HOLIDAY HAUS
VESTING TENTATIVE TRACT MAP

INDEX TO SHEETS

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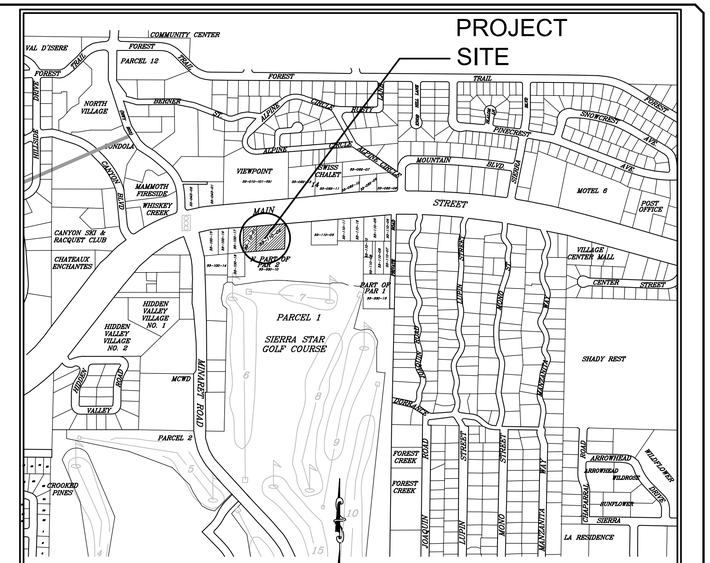
SHEET 2 CONCEPTUAL SITE GRADING
SHEET 3 CONCEPTUAL SITE DRAINAGE
SHEET 4 CONCEPTUAL SITE UTILITIES & TREE REMOVAL PLAN
SHEET 5 CROSS SECTIONS
SHEET 6 CROSS SECTIONS

OWNER:
HOLIDAY HAUS, LLC
ATTN: E. WARD JONES
PO BOX 100, PMB 170
MAMMOTH LAKES, CA 93546
(760) 924-8119

PREPARED BY:
DAVID LAVERTY – L.S. 4587
TRIAD/HOLMES ASSOCIATES
PO BOX 1570
MAMMOTH LAKES, CA 93546

BOUNDARY AND EASEMENT MAP



VICINITY MAP
N.T.S.

LEGAL DESCRIPTION

PARCEL 1 (APN 33-110-01)

THE WEST 100 FEET OF THE EAST 721 FEET (BETWEEN PARALLEL LINES) OF THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B. & M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE CALIFORNIA STATE HIGHWAY DISTANT 449 FEET WEST OF THE INTERSECTION OF THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 309 FEET TO A POINT; THENCE WESTERLY ALONG A LINE CONCENTRIC WITH THE CENTER LINE OF SAID STATE HIGHWAY AND DISTANT 309 FEET THEREFROM TO A POINT IN THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH ALONG SAID WEST LINE 309 FEET TO THE CENTER OF SAID STATE HIGHWAY; THENCE EASTERLY ALONG THE CENTER LINE OF SAID STATE HIGHWAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION INCLUDED IN SAID STATE HIGHWAY.

PARCEL 2 (APN 33-110-02)

THE WEST 200 FEET OF THE EAST 600 FEET (BETWEEN PARALLEL LINES) OF THAT PORTION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 27 EAST, M.D.B. & M., IN THE COUNTY OF MONO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTER LINE OF THE CALIFORNIA STATE HIGHWAY, DISTANT 449 FEET WEST OF THE INTERSECTION WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 309 FEET TO A POINT; THENCE WESTERLY ALONG A LINE CONCENTRIC WITH THE CENTER LINE OF SAID STATE HIGHWAY AND DISTANT 309 FEET THEREFROM, TO A POINT IN THE WEST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH ALONG SAID WEST LINE 309 FEET TO THE CENTER OF SAID STATE HIGHWAY; THENCE EASTERLY ALONG THE CENTER LINE OF SAID STATE HIGHWAY TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THAT PORTION IN SAID STATE HIGHWAY.

DESIGN NOTES:

ASSESSOR'S PARCEL NO.:	33-110-01 AND 33-110-02
EXISTING ZONING:	COMMERCIAL LODGING
EXISTING DRAINAGE:	SHEET FLOW FROM NORTHWEST TO SOUTHEAST
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRIC:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
L.P.G:	TURNER PROPANE
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
EROSION CONTROL:	PER FUTURE SWPPP

DEVELOPMENT SUMMARY/SITE DATA:

NUMBER OF UNITS:	ONE BUILDING (92 CONDOMINIUM UNITS) 12 ONE-BEDROOM/L.O. TYPE A UNITS (24 BEDS) 15 ONE-BEDROOM/L.O. TYPE B UNITS (30 BEDS) 16 TWO-BEDROOM UNITS (32 BEDS) 27 ONE-BEDROOM UNITS (27 BEDS) 7 STUDIO UNITS (7 BEDS) 6 AFFORDABLE ONE BEDROOM (6 BEDS) 3 AFFORDABLE STUDIO TYPE A (3 BEDS) 4 AFFORDABLE STUDIO TYPE B (4 BEDS) 1 MANAGER ONE-BEDROOM/L.O. (2 BEDS) 1 COMMERCIAL (CONFERENCE ROOM)
USE:	FOR CONDOMINIUM PURPOSES
GROSS SITE AREA:	1.55± ACRES; 67,345± Sq. Ft.
SITE COVERAGE, DENSITY, AND PARKING INFORMATION:	SEE ARCHITECTURAL SITE PLAN

UTILITY EASEMENTS:

UTILITY EASEMENTS TO BE PROVIDED AS NECESSARY AND PER REQUIREMENTS OF INDIVIDUAL UTILITY COMPANIES, EITHER A DEFINED STRIP, OR NON-EXCLUSIVE GRANT OF "LOT 1", OR BLANKET TYPE.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

LICENSED LAND SURVEYOR
DAVID A. LAVERTY
EXP. 9/30/08
NO. 4587
STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

DAVID LAVERTY DATE
L.S. No. 4587 EXP. 09/30/08

HOLIDAY HAUS
VESTING TENTATIVE TRACT NO. 36-237
FOR CONDOMINIUM PURPOSES
BEING A RESUBDIVISION OF ASSESSORS PARCEL NO. 33-110-01 AND 33-110-02 PER DEED RECORDED IN BOOK 406 OF OFFICIAL RECORDS AT PAGE 589, IN THE OFFICE OF THE COUNTY RECORDER, TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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10/26/2007 R2	kp
02/15/2008 R3	kp
06/13/2008 R4	kp

DATE 09/29/2005
SCALE 1"=30'
DRAWN DL/KP
JOB NO. 1371.1
DWG. 1371ttm_R3.dwg
SHEET 1 OF 6 SHEETS

P:\1371-11\DGN\Technical\Boundary Easements\1371ttm_R4.dwg Jun 16,2008 - 12:01pm, kpaskett

HOLIDAY HAUS
CONCEPTUAL GRADING PLAN

INDEX TO SHEETS

SHEET 1 TENTATIVE TRACT MAP
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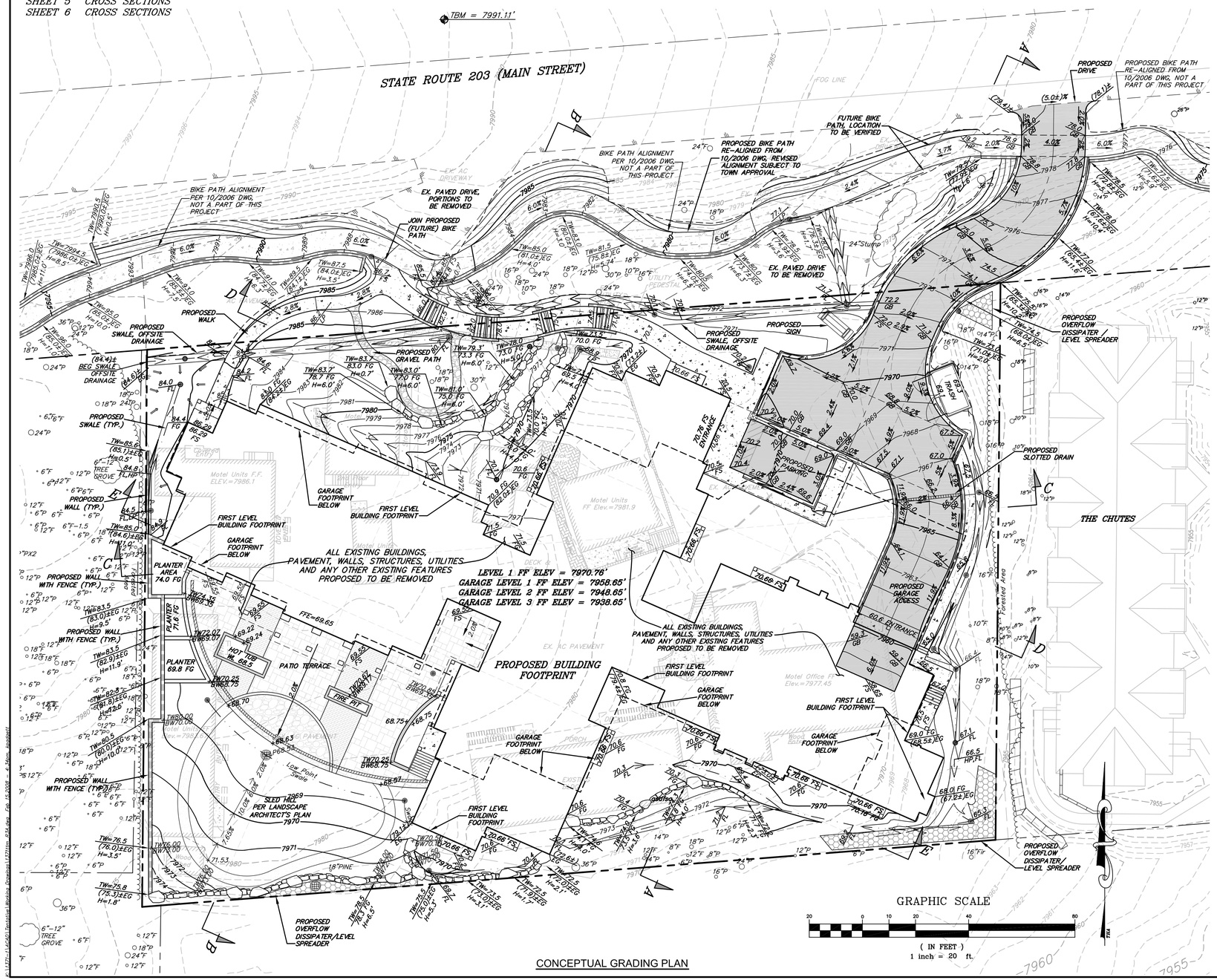

CONCEPTUAL GRADING PLAN

LEGEND

PROPERTY LINE	
EX. EDGE OF PAVEMENT	
CENTER LINE	
EX. CONTOURS (1' INTERVAL)	8075
TREE TYPE AND SIZE	24"P
FINISHED SURFACE CONTOUR	7975
PROPOSED FINISHED GRADE	77.5 / gb
PROPOSED GRADE RATE	7.1%
PROPOSED WALL	
PROPOSED PAVEMENT	

ABBREVIATIONS

EG	EXISTING GROUND
EL,ELEV	ELEVATION
EP	EXISTING PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
PL	PROPERTY LINE
TW	TOP OF WALL
TYP.	TYPICAL

NOTE:
"H" ON WALL HEIGHTS DENOTES HEIGHT FROM TOP OF WALL TO EG/FG/FS. THE HEIGHT DOES NOT ACCOUNT FOR ANY WALL FROM TOP OF FOOTING TO EG/FG/FS.

PARKING INFORMATION AND BUILDING DIMENSIONS SHOWN ON ARCHITECTURAL PLANS.

CONSTRUCTION MATERIAL STORAGE, STOCKPILING, AND WORKER PARKING ANTICIPATED TO BE ONSITE. EXACT LOCATIONS UNKNOWN AT THIS TIME, CONSTRUCTION MANAGEMENT PLAN DURING IMPROVEMENT PLANS WILL PROVIDE LOCATIONS.

TEMPORARAY BENCHMARK:
CENTER SEWER MANHOLE COVER
ELEVATION – 7991.11'

EARTHWORK:
EXCAVATION AND EMBANKMENT – 1,000± cy
EXCAVATION AND EXPORT – 45,000± cy

EARTHWORK AMOUNTS DO NOT TAKE INTO ACCOUNT SHRINKAGE, ROCK LOSS, OR STRIPPING AND REMOVAL OF ANY SOIL AS RECOMMENDED IN SOILS REPORT.

HOLIDAY HAUS – CONCEPTUAL GRADING PLAN

VESTING TENTATIVE TRACT NO. 36-237

FOR CONDOMINIUM PURPOSES

BEING A RESUBDIVISION OF ASSESSORS PARCEL NO. 33-110-01 AND 33-110-02 PER DEED RECORDED IN BOOK 406 OF OFFICIAL RECORDS AT PAGE 589, IN THE OFFICE OF THE COUNTY RECORDER, TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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10/26/2007 R2	kp
02/15/2008 R3	kp

DATE	09/29/2005
SCALE	1"=20'
DRAWN	DL/KP
JOB NO.	1371.1
DWG.	1371ttm_R3.dwg
SHEET	2 OF 6 SHEETS

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 EXP. 3/31/09 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ DATE
P.E. C 41039 EXP. 3-31-09

HOLIDAY HAUS
CONCEPTUAL DRAINAGE PLAN

INDEX TO SHEETS

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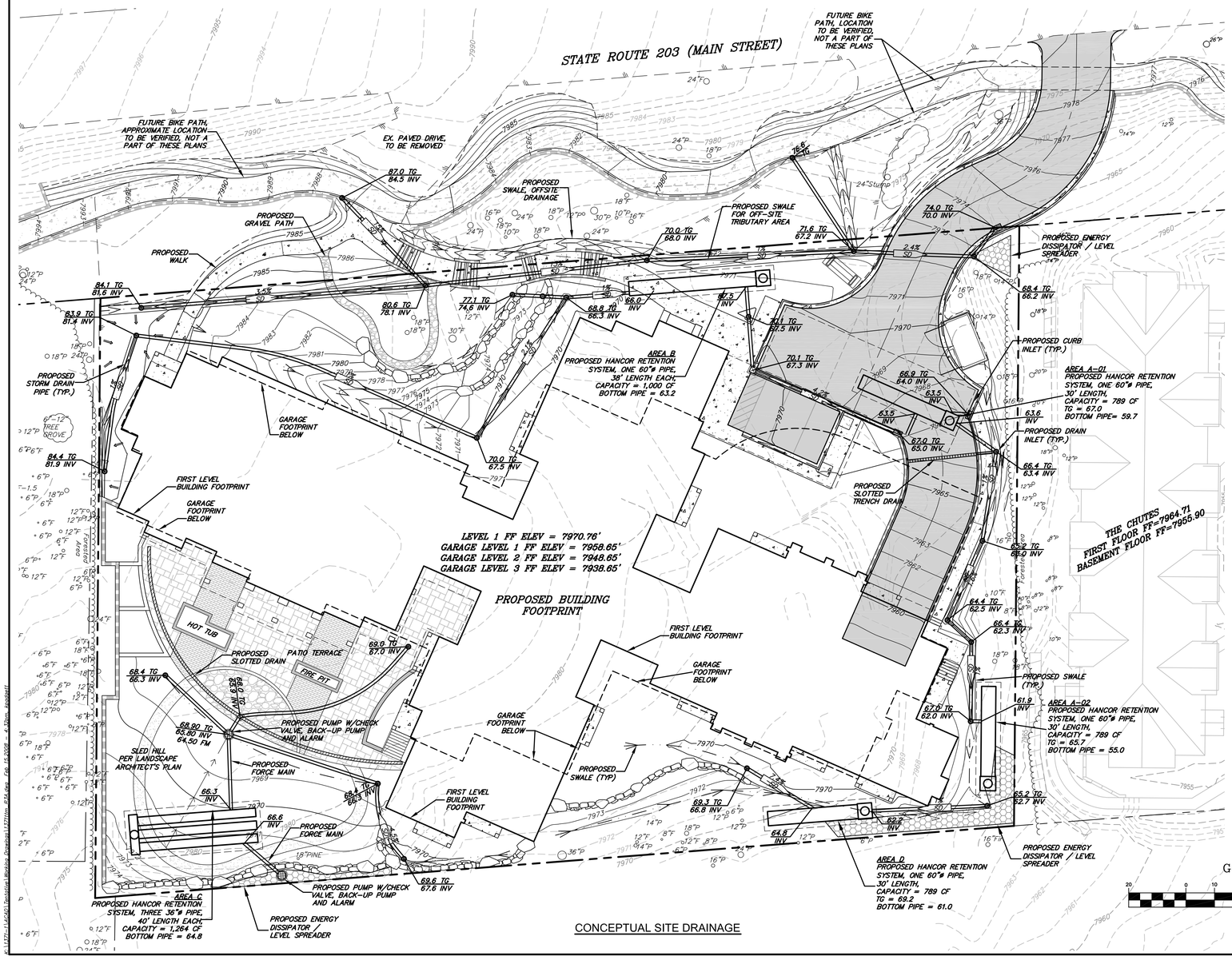
ABBREVIATIONS

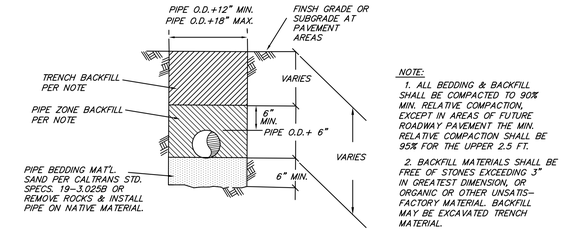
BW	BACK OF WALK
EG	EXISTING GROUND
EL,ELEV	ELEVATION
EP	EXISTING PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
PL	PROPERTY LINE
PP	POWER POLE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SEWER LATERAL
SS	SEWER SERVICE
SQ.FT.,SF	SQUARE FEET
TG	TOP OF GRATE
TW	TOP OF WALL
TYP.	TYPICAL
WL	WATER LATERAL

LEGEND

PROPERTY LINE
EX. EDGE OF PAVEMENT
CENTER LINE
EX. CONTOURS (1' INTERVAL) — 8075
PROPOSED SWALE
PROPOSED STORM DRAIN PIPE — 1.0% 12" SD
PROPOSED DROP INLET
PROPOSED CURB INLET
PROPOSED WALL
EX. TREE TO REMAIN — 18"P

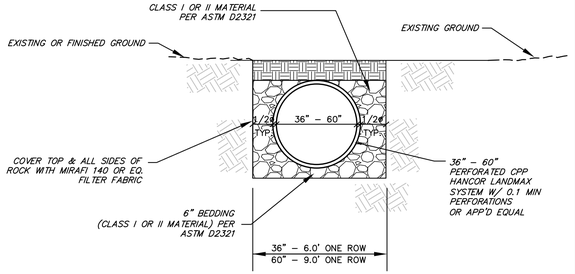


CONCEPTUAL SITE DRAINAGE

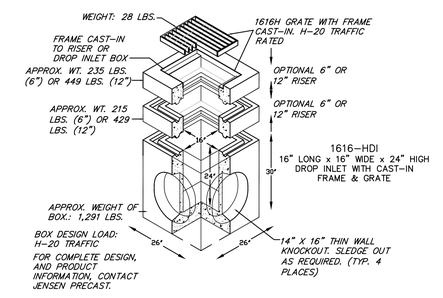


NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO 90% MIN. RELATIVE COMPACTION, EXCEPT IN AREAS OF FUTURE ROADWAY PAVEMENT THE MIN. RELATIVE COMPACTION SHALL BE 95% FOR THE UPPER 2.5 FT.
2. BACKFILL MATERIALS SHALL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATIS-FACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

TYPICAL TRENCH DETAIL
NTS



TYPICAL STORMWATER RETENTION BASIN
NTS



JENSEN 1616 DROP INLET DETAIL
NTS

STORM WATER RETENTION
RETENTION REQUIRED: 4,277 CF

HANCOR PIPES:
128 LF 60" PERFORATED CPP PIPE WITH HEADER STORAGE
120 LF 36" PERFORATED CPP PIPE WITH HEADER STORAGE

4,630 CF RETENTION PROVIDED

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 EXP. 3/31/09 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ DATE
P.E. C 41039 EXP. 3-31-09

HOLIDAY HAUS - CONCEPTUAL DRAINAGE PLAN
VESTING TENTATIVE TRACT NO. 36-237
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SHEET 3 OF 6 SHEETS

HOLIDAY HAUS
CONCEPTUAL UTILITY AND TREE REMOVAL PLAN

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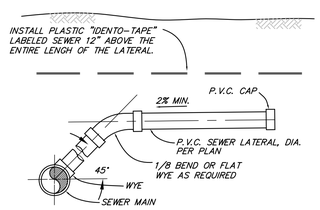
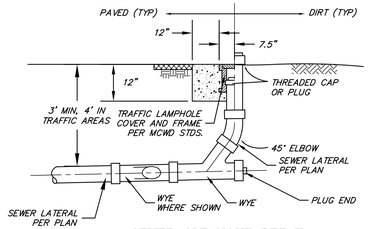


SEWER LATERAL DETAIL
NTS



SEWER CLEANOUT DETAIL
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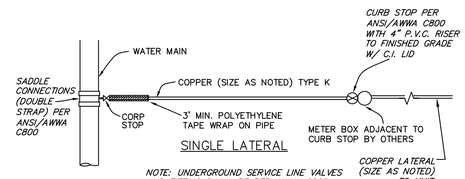


NOTE: UNDERGROUND SERVICE LINE VALVES AND FITTING SHALL BE PER AWWA C800

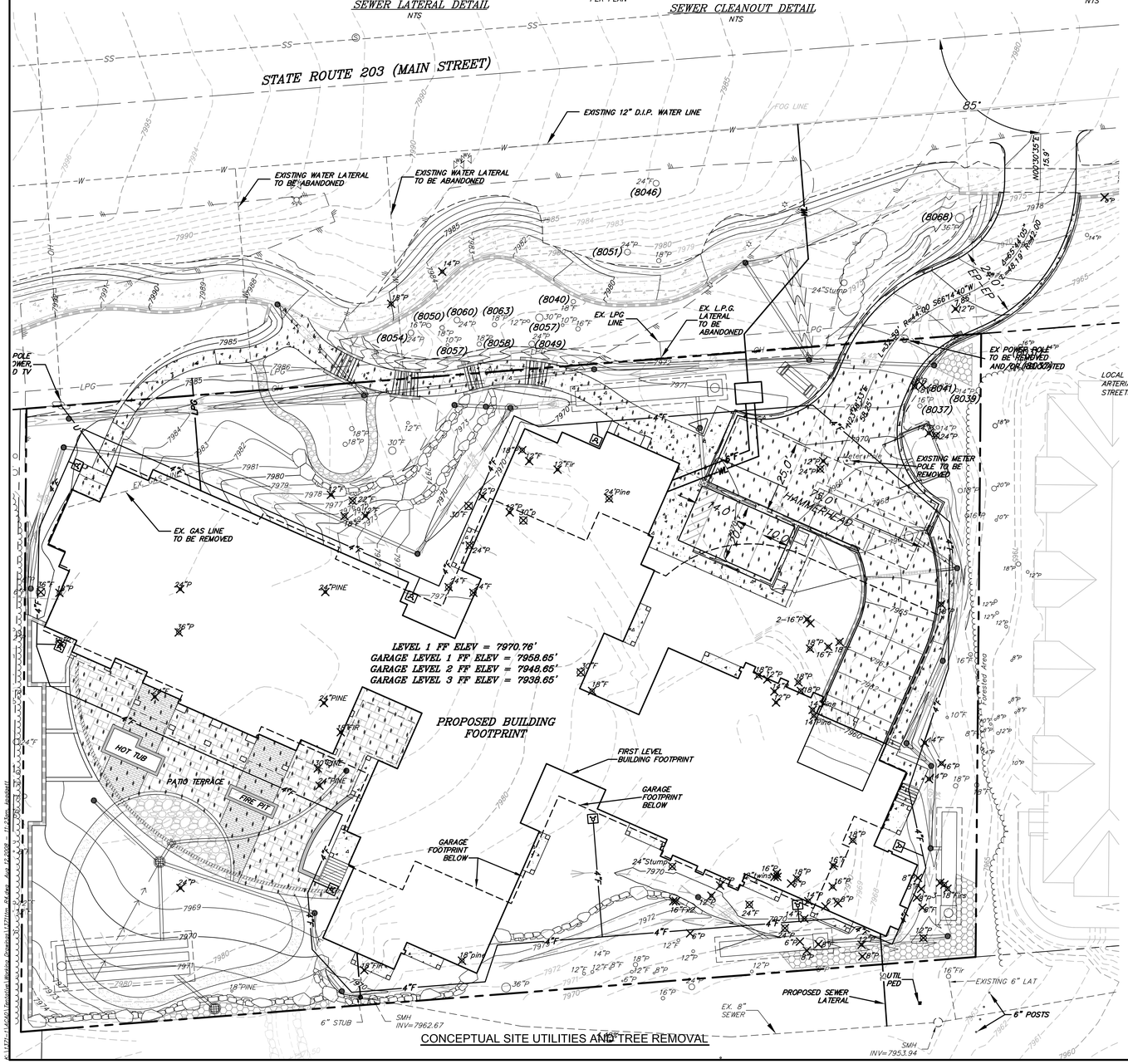
WATER SERVICE DETAIL
NTS

ABBREVIATIONS

BW	BACK OF WALK
EG	EXISTING GROUND
EL,ELEV	ELEVATION
EP	EXISTING PAVEMENT
EX	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
HP	HIGH POINT
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
PL	PROPERTY LINE
PP	POWER POLE
ROW	RIGHT OF WAY
SD	STORM DRAIN
SL	SEWER LATERAL
SS	SEWER SERVICE
SQ.FT.,SF	SQUARE FEET
TG	TOP OF GRATE
TW	TOP OF WALL
TYP.	TYPICAL
WL	WATER LATERAL

LEGEND

	PROPERTY LINE
—SL—	PROPOSED SEWER LATERAL
—WL—	PROPOSED WATER LATERAL
—LPG—	PROPOSED L.P.G. LATERAL
—4"F—	PROPOSED DRY 4" LOOPED FIRE SYSTEM
	EDGE OF EXISTING PAVEMENT
—6"F—	PROPOSED 6" FIRE LINE
—U—	PROPOSED UNDERGROUND UTILITIES
	PROPOSED MASTER WATER METER
	PROPOSED 4" FIRE RISER
—SS—	EXISTING SEWER
—LPG—	EXISTING L.P.G.
—OH—	EXISTING OVERHEAD UTILITIES
—W—	EXISTING WATER
	EXISTING POWER POLE
24"PINE	EXISTING TREE TO BE REMOVED
24"PINE	EXISTING TREE TO REMAIN AND BE PROTECTED
(8063)	TREE HEIGHT ELEVATION
	PROPOSED SNOW STORAGE AREAS
	PROPOSED SNOW MELT IN PAVED AREAS



CONCEPTUAL SITE UTILITIES AND TREE REMOVAL

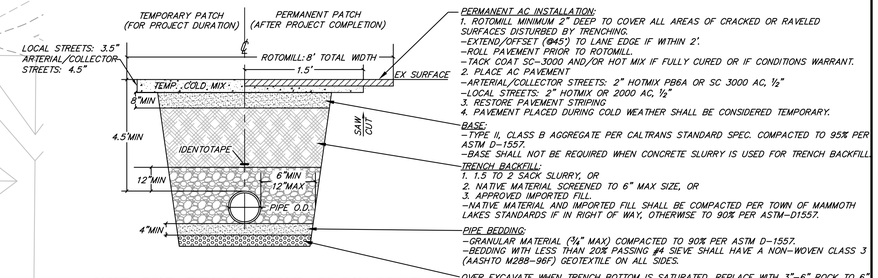
SNOW STORAGE

UNCOVERED DRIVE AND PARKING PAVING (ONSITE ONLY, DOES NOT INCLUDE DRIVE OUT OF PROPERTY): 6,610 SF

COMMERCIAL LODGING: AN AREA EQUAL TO A MINIMUM OF 60% OF ALL UNCOVERED PARKING AND DRIVEWAY AREAS

6,610 sf x 60% = 3,966 sf

SNOW STORAGE PROVIDED:
SEE LANDSCAPE ARCHITECT'S SNOW MANAGEMENT PLAN.



PERMANENT AC INSTALLATION:
1. ROTOMILL MINIMUM 2" DEEP TO COVER ALL AREAS OF CRACKED OR RAVELED SURFACES DISTURBED BY TRENCHING.
-EXTEND/OFFSET (@45°) TO LANE EDGE IF WITHIN 2'.
-ROLL PAVEMENT PRIOR TO ROTOMILL.
-TACK COAT SC-3000 AND/OR HOT MIX IF FULLY CURED OR IF CONDITIONS WARRANT.
2. PLACE AC PAVEMENT
-ARTERIAL/COLLECTOR STREETS: 2" HOTMIX PBBA OR SC 3000 AC, ½"
-LOCAL STREETS: 2" HOTMIX OR 2000 AC, ½"
3. RESTORE PAVEMENT STRIPING
4. PAVEMENT PLACED DURING COLD WEATHER SHALL BE CONSIDERED TEMPORARY.

BASE:
-TYPE II, CLASS B AGGREGATE PER CALTRANS STANDARD SPEC. COMPACTED TO 95% PER ASTM D-1557.
-BASE SHALL NOT BE REQUIRED WHEN CONCRETE SLURRY IS USED FOR TRENCH BACKFILL.

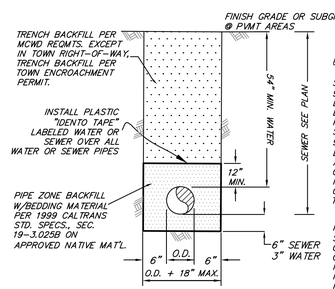
TRENCH BACKFILL:
1. 1.5 TO 2 SACK SLURRY, OR
2. NATIVE MATERIAL SCREENED TO 6" MAX SIZE, OR
3. APPROVED IMPORTED FILL.
-NATIVE MATERIAL AND IMPORTED FILL SHALL BE COMPACTED PER TOWN OF MAMMOTH LAKES STANDARDS IF IN RIGHT OF WAY, OTHERWISE TO 90% PER ASTM-D1557.

PIPE BEDDING:
-GRANULAR MATERIAL (¾" MAX) COMPACTED TO 90% PER ASTM D-1557.
-BEDDING WITH LESS THAN 20% PASSING #4 SIEVE SHALL HAVE A NON-WOVEN CLASS 3 (AASHTO M288-96F) GEOTEXTILE ON ALL SIDES.

OVER EXCAVATE WHEN TRENCH BOTTOM IS SATURATED. REPLACE WITH 3"-6" ROCK TO 6" MINIMUM DEPTH. COVER WITH NON-WOVEN CLASS 3 (AASHTO M288-96) GEOTEXTILE ON ALL SIDES.

MCWD-TOML TYPICAL TRENCH IN ROW DETAIL
NTS

NOTE
STREET LIGHTS WILL BE REQUIRED ON MAIN STREET/STATE ROUTE 203 ALONG PROJECT FRONTAGE. PLACEMENT/DESIGN OF LIGHTS WILL BE PER IMPROVEMENT PLANS.



NOTE:
1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO MIN. 90% OF MATERIAL'S MAX. DRY DENSITY, EXCEPT IN AREAS OF EXISTING OR FUTURE PAVEMENT WHERE BACKFILL SHALL BE COMPACTED TO MIN. 95% OF MATERIAL'S MAX. DRY DENSITY FOR THE UPPER 12". ALL TRENCH BACKFILL IN TOWN OF MAMMOTH LAKES RIGHT-OF-WAYS SHALL BE COMPACTED TO MIN. 95% FOR THE UPPER 5 FEET.
2. TRENCH BACKFILL MATERIALS WILL BE FREE OF STONES EXCEEDING 3" IN GREATEST DIMENSION, OR ORGANIC OR OTHER UNSATISFACTORY MATERIAL. BACKFILL MAY BE EXCAVATED TRENCH MATERIAL.

TYPICAL TRENCH DETAIL
NTS

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

REGISTERED PROFESSIONAL ENGINEER THOMAS A. PLATZ NO. C 41039 EXP. 3/31/09 CIVIL STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:

THOMAS A. PLATZ DATE
P.E. C 41039 EXP. 3-31-09

HOLIDAY HAUS - CONCEPTUAL SITE UTILITIES AND TREE REMOVAL PLAN
VESTING TENTATIVE TRACT NO. 36-237
FOR CONDOMINIUM PURPOSES
BEING A RESUBDIVISION OF ASSESSORS PARCEL NO. 33-110-01 AND 33-110-02 PER DEED RECORDED IN BOOK 406 OF OFFICIAL RECORDS AT PAGE 589, IN THE OFFICE OF THE COUNTY RECORDER, TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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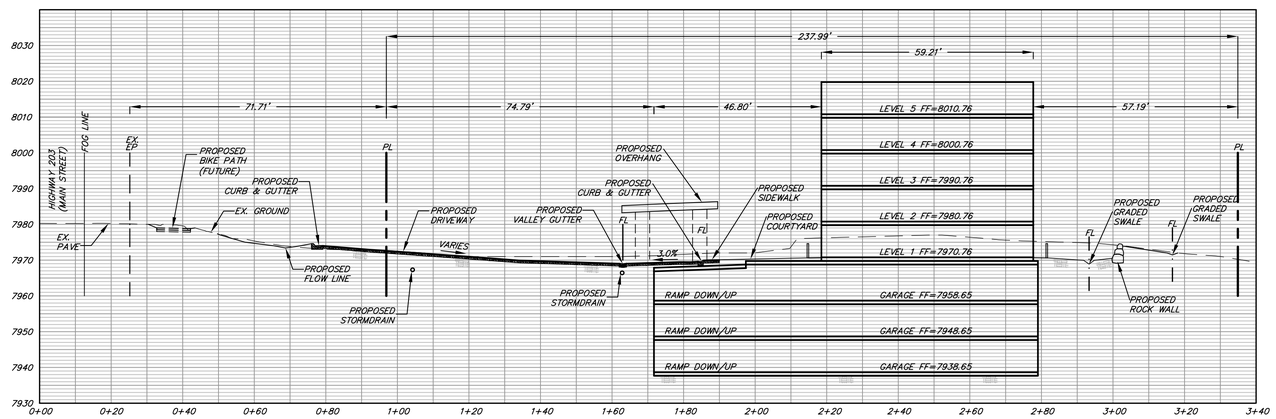
REVISIONS	BY
10/26/2007 R2	kp
05/22/2008 R3	kp
08/12/2008 R4 tree hts added	kp

DATE 09/29/2005
SCALE 1"=20'
DRAWN DL/KP
JOB NO. 1371.1
DWG 1371ttm_R4.dwg
SHEET 4 OF 6 SHEETS

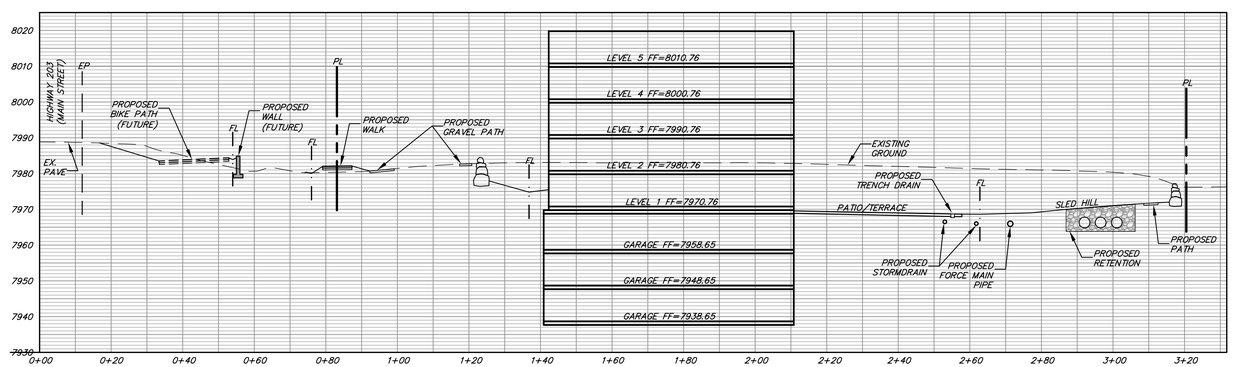
HOLIDAY HAUS
CROSS SECTIONS

INDEX TO SHEETS

SHEET 1 TENTATIVE TRACT MAP
SHEET 2 CONCEPTUAL SITE GRADING
SHEET 3 CONCEPTUAL SITE DRAINAGE
SHEET 4 CONCEPTUAL SITE UTILITIES & TREE REMOVAL PLAN
SHEET 5 CROSS SECTIONS
SHEET 6 CROSS SECTIONS



SECTION A–A
HORIZ: 1" = 20'
VERT: 1" = 20'



SECTION B–B
HORIZ: 1" = 20'
VERT: 1" = 20'

HOLIDAY HAUS – CROSS SECTIONS
VESTING TENTATIVE TRACT NO. 36–237
FOR CONDOMINIUM PURPOSES
BEING A RESUBDIVISION OF ASSESSORS PARCEL NO. 33–110–01 AND 33–110–02 PER DEED RECORDED IN BOOK 406 OF OFFICIAL RECORDS AT PAGE 589, IN THE OFFICE OF THE COUNTY RECORDER, TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

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10/26/2007 R2	kp
02/15/2008 R3	kp

DATE 09/29/2005
SCALE as shown
DRAWN DL/KP
JOB NO. 1371.1
DWG. 1371ttm_R3.dwg
SHEET 5 OF 6 SHEETS

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HOLIDAY HAUS
CROSS SECTIONS

INDEX TO SHEETS

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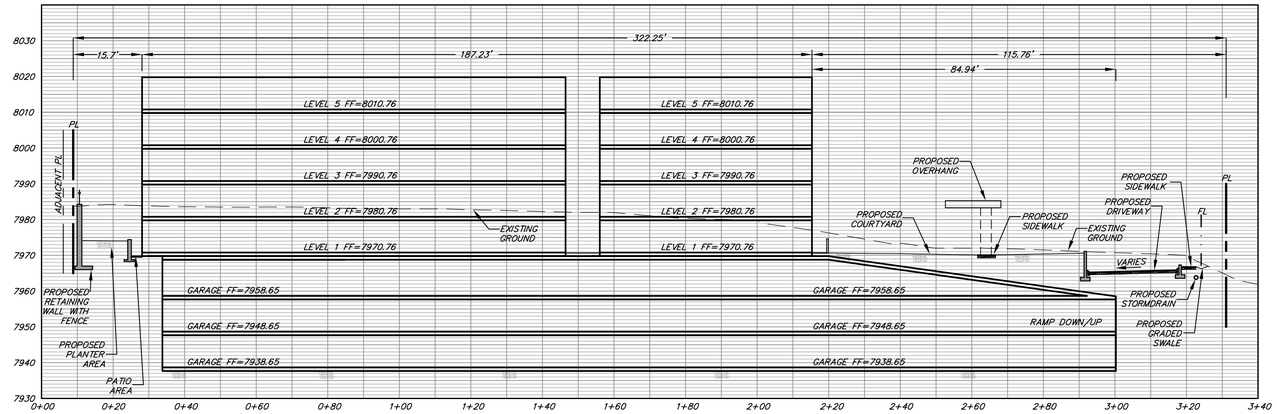
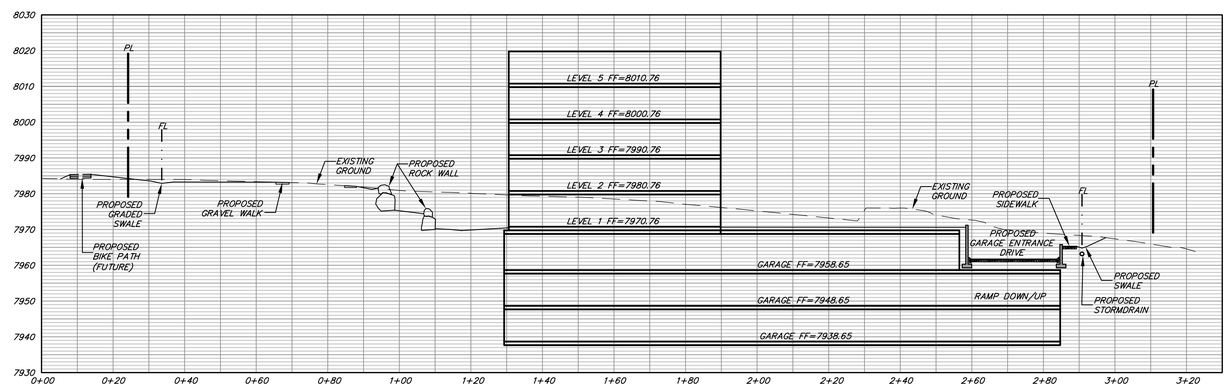
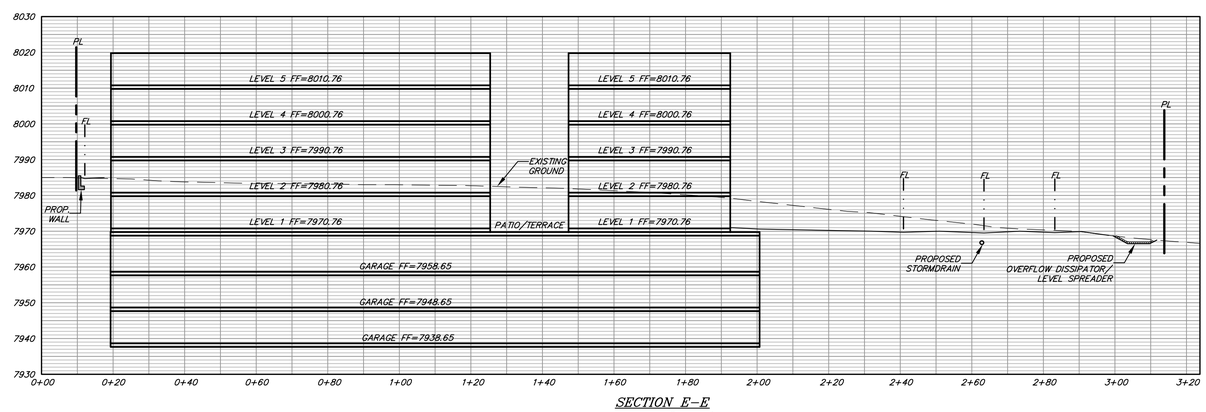
SHEET 6 CROSS SECTIONS



SECTION C–C
HORIZ: 1" = 20'
VERT: 1" = 20'



SECTION D–D
HORIZ: 1" = 20'
VERT: 1" = 20'



SECTION E–E
HORIZ: 1" = 20'
VERT: 1" = 20'

HOLIDAY HAUS – CROSS SECTIONS
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10/26/2007 R2	kp
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DATE 09/29/2005
SCALE as shown
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JOB NO. 1371.1
DWG. 1371ttm_R3.dwg
SHEET 6 OF 6 SHEETS

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