HIGHMARK MAMMOTH

SIERRA CENTER MALL

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

2019 NOVEMBER 07

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

AREA CALCULATION

Level	Name	Area
FAR AREA		
LEVEL 01		
LEVEL 01	FORT	968 SF
LEVEL 01	HOTEL	25,415 SF
LEVEL 01	RESTAURANT	3,510 SF
LEVEL 01	RETAIL	1,150 SF
LEVEL 01	SHAFTS	247 SF
LEVEL 01	STAIR	852 SF
LEVEL 02		
LEVEL 02	HOTEL	32,271 SF
LEVEL 03		
LEVEL 03	HOTEL	36,469 SF
LEVEL 04		
LEVEL 04	HOTEL	16,088 SF
LEVEL 04	RESTAURANT	8,269 SF
FAR AREA		125,240 SF

Level	Name	Area
Non-FAR AREA		
LEVEL B1		
LEVEL B1	MEP	337 SF
LEVEL B1	PARKING	35,916 SF
LEVEL B1	SHAFTS	71 SF
LEVEL B1	STAIR	149 SF
LEVEL 01		
LEVEL 01	MEP	220 SF
LEVEL 01	SERVICE LOADING	1,429 SF
LEVEL 02		
LEVEL 02	MEP	184 SF
LEVEL 02	SHAFTS	241 SF
LEVEL 02	STAIR	532 SF
LEVEL 03		
LEVEL 03	MEP	181 SF
LEVEL 03	SHAFTS	241 SF
LEVEL 03	STAIR	531 SF
LEVEL 04		
LEVEL 04	MEP	120 SF
LEVEL 04	SHAFTS	239 SF
LEVEL 04	STAIR	578 SF
Non-FAR AREA		40,969 SF
Grand total		166,208 SF

ROOM SCHEDULE

Room Schedule	
Level	Name
LEVEL 01	GUESTROOM
LEVEL 01: 9	
LEVEL 02	GUESTROOM
LEVEL 02: 63	
LEVEL 03	GUESTROOM
LEVEL 03: 70	
LEVEL 04	GUESTROOM
LEVEL 04: 22	
Grand total: 164	

PROJECT INFORMATION

PROJECT ADDRESS: 452 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

OCCUPANCY TYPE: A-2: RESTAURANTS
A-3: MEETING ROOMS
B: BUSINESS CENTER
M: RETAIL
R-1: HOTEL GUESTROOMS
S-2: STORAGE ROOMS

APN: 035-200-019-000

CONSTRUCTION TYPE: TYPE III-B

NUMBER OF STORIES: FOUR STORIES ABOVE GRADE
ONE STORY BELOW GRADE

BUILDING HEIGHT ABOVE GRADE: 49'-6" (INCLUDE 10% HEIGHT BONUS)

PROJECT AREA: 100,633 SF (EXISTING CONDITION)

36,473 SF (BELOW GRADE NON-FAR)
4,494 SF(ABOVE GRADE NON-FAR)

125,240 SF (TOTAL FAR)

BUILDING COVERAGE AREA: 38,740 SF (EXISTING CONDITION)

SITE AREA: 84.491 SF (1.94 Acres)

LANDSCAPE AREA: 4,512 SF

EXISTING SETBACKS: FRONT 11'-6"
SIDE (SOUTH) 3'-11"
SIDE (NORTH) 0'-0"
REAR 4'-2"

SCOPE OF WORK

PROJECT DESCRIPTION:

1 LEVEL BELOW GRADE PARKING, 4 LEVEL ABOVE GRADE WITH GROUND LEVEL RESTAURANT, HOTEL RETAIL AND SUPPORT SPACES, AND 3 LEVELS OF GUESTROOMS (INCLUDING POOL DECK AND RESTAURANT).

PROJECT SUMMARY:

THE EXISTING THREE STORY OFFICE BUILDING ON SITE WILL BE CONVERTED TO A FOUR STORY 164 GUESTROOM HOTEL BUILDING WITH GROUND LEVEL RETAIL AND RESTAURANT.

THE PROJECT WILL HAVE A NEW FACADE DESIGN AND INTERIOR LAYOUT. THE PROJECT WILL RETAIN THE MAIN EXISTING STRUCTURAL SYSTEM AND REINFORCED WHERE REQUIRED FOR NEW USES PER CURRENT CODE.

SNOW TRUCKING PROGRAM TO BE IMPLEMENTED FOR SNOW MANAGEMENT.

BUILDING FOOTPRINT, HARDSCAPE, AND LANDSCAPE AREAS TO REMAIN.

PARKING

Existing Conditions (Current Municipal Code Parking Requirement)				
Land Uses	**Size**	**Unit**	**Parking Requirement**	**Spaces**
Retail	22,109	SF	3 spaces per 1,000 SF	66
Office	37,701	SF	3 spaces per 1,000 SF	113
Restaurant	15,306	SF	6.6 spaces per 1,000 SF	101
Total	75,116		-	**280**
			Parking Supply	**193**
			Parking Surplus/(Deficit)	**(87)**
Proposed Conditions (Current Municipal Code Parking Requirement)				
Land Uses	**Size**	**Unit**	**Parking Requirement**	**Spaces**
Hotel	164	room	1 space per room	164
Retail	1,150	SF	3 spaces per 1,000 SF	3
Restaurant	10,370	SF	6.6 spaces per 1,000 SF	68
Service	975	SF	3 spaces per 1,000 SF	3
Total	-		-	**238**
			Parking Supply with Valet	**185**
			Parking Surplus/(Deficit)	**(53)**
Proposed Conditions (NVSP Resort General Parking Requirement)				
Land Uses	**Size**	**Unit**	**Parking Requirement**	**Spaces**
Hotel	164	room	1 space per room	164
Retail	1,150	SF	3.5 spaces per 1,000 SF	4
Restaurant	10,370	SF	3.5 spaces per 1,000 SF	36
Service	975	SF	3.5 spaces per 1,000 SF	3
Total	-		-	**207**
			Parking Supply with Valet	**185**
			Parking Surplus/(Deficit)	**(22)**

NVSP = North Village Specific Plan
SF = square feet

SHEET INDEX

SHEET NUMBER	SHEET NAME
A-G0.000	COVER PAGE
A-G0.001	PROJECT INFORMATION
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A-L1.01	LANDSCAPE SITE PLAN
A-A1.00B1	FLOOR PLAN - LEVEL B1
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A-A1.002	FLOOR PLAN - LEVEL 2
A-A1.003	FLOOR PLAN - LEVEL 3
A-A1.004	FLOOR PLAN - LEVEL 4
A-A2.000	MATERIAL KEY
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A-A2.002	BUILDING ELEVATIONS
A-A3.001	BUILDING SECTIONS
A-A7.001	3D VIEW
A-A7.002	3D VIEW
A-A7.003	3D VIEW
A-A7.004	3D VIEW
A-A7.005	3D VIEW
A-A7.006	3D VIEW
A-A7.007	3D VIEW
A-A7.008	3D VIEW
A-A7.009	3D VIEW
A-A7.010	3D VIEW
A-A7.011	3D VIEW
A-A7.012	3D VIEW
A-A7.013	3D VIEW
A-A7.014	3D VIEW
A-A7.015	3D VIEW
A-A8.001	SHADOW STUDIES - 3 LEVELS EXISTING - SPRING EQUINOX
A-A8.002	SHADOW STUDIES - 3 LEVELS EXISTING - SUMMER SOLSTICE
A-A8.003	SHADOW STUDIES - 3 LEVELS EXISTING - WINTER SOLSTICE
A-A8.004	SHADOW STUDIES - 4 LEVELS - SPRING EQUINOX
A-A8.005	SHADOW STUDIES - 4 LEVELS - SUMMER SOLSTICE
A-A8.006	SHADOW STUDIES - 4 LEVELS - WINTER SOLSTICE

VICINITY MAP



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SIERRA CENTER MALL

Project Number
005.2476.000

Description
PROJECT INFORMATION

Scale

A-G0.001

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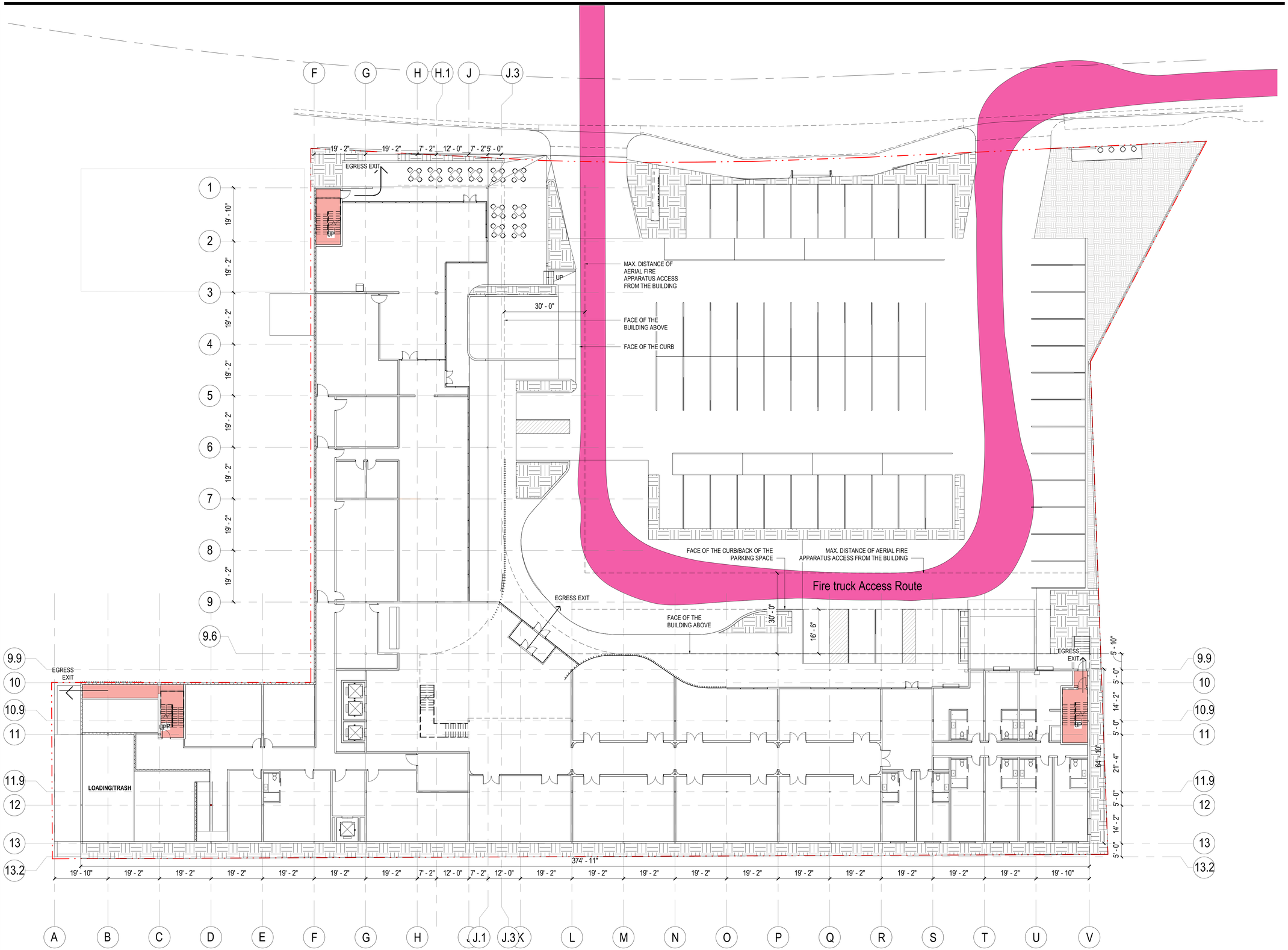

1 FIRE ACCESS AND EGRESS
SCALE: 1/16" = 1'-0"

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FIRE ACCESS AND EGRESS

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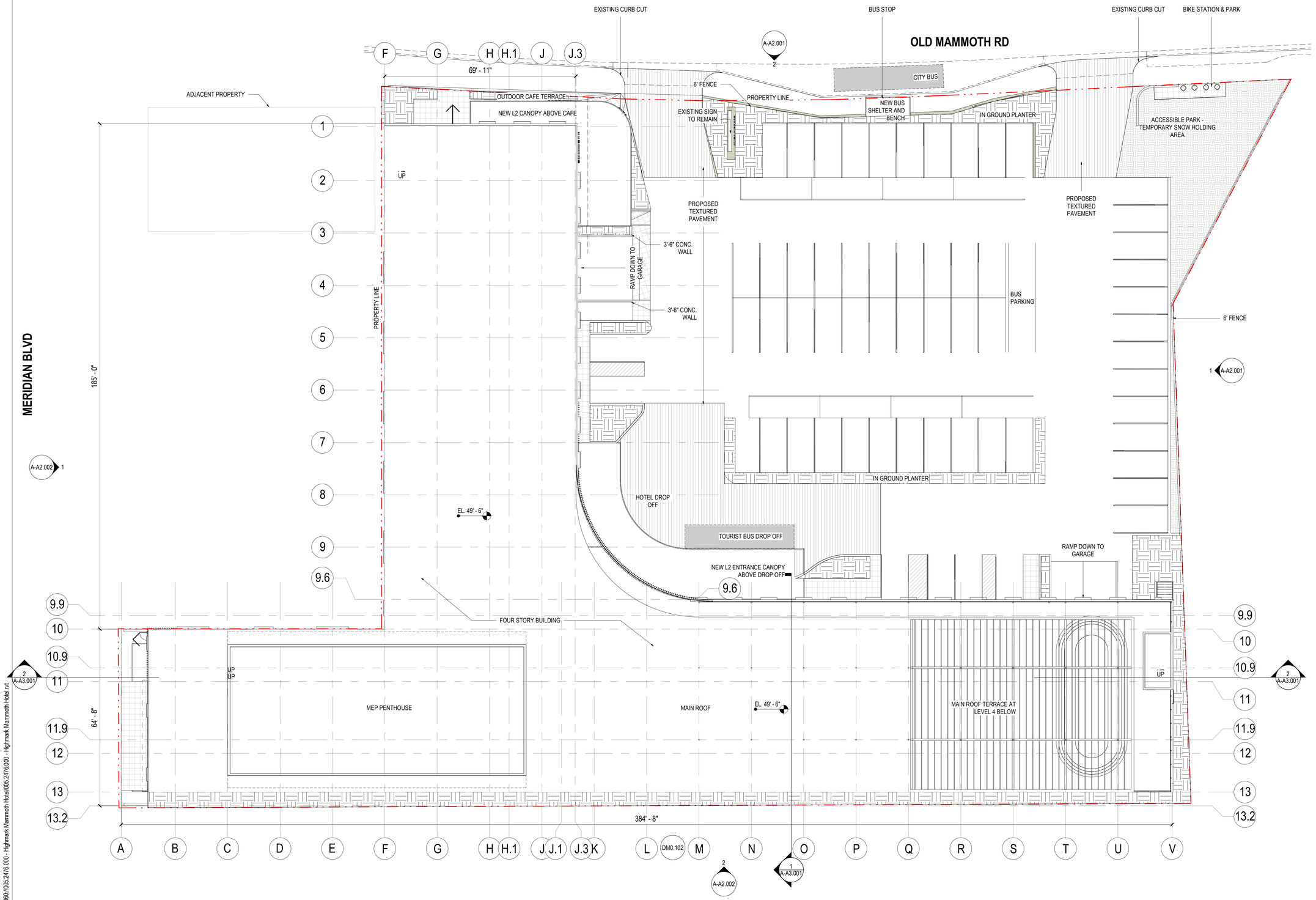

1 SITE PLAN - ROOF

SCALE: 1/16" = 1'-0"

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SITE PLAN (ROOF)

Scale

1/16" = 1'-0"

North

A-A0.001

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Pinus nigra (Low Water)
Australian Black Pine



Populus tremuloides (High Water)
Quaking Aspen



Rhus aromatica (Low Water)
Fragrant Sumac



Rosa woodsii (Medium Water)
Wood's Rose



Achillea millefolium (Low Water)
Yarrow - White



Potentilla gracilis
slender cinquefoil

TOTAL LANDSCAPE AREA	4,512 SQ.FT.
MAWA (Max Allowable Water Use)	38,912 Gallons per year
ETWU (Estimated Water Use)	23,060 Gallons per year
Average ETAF	0.27



1/16" = 1'-0"
0 5' 10' 20' 30'

1 LANDSCAPE SITE PLAN
SCALE: 1/16" = 1'-0"

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Description
LANDSCAPE SITE PLAN

Scale

A-L1.01

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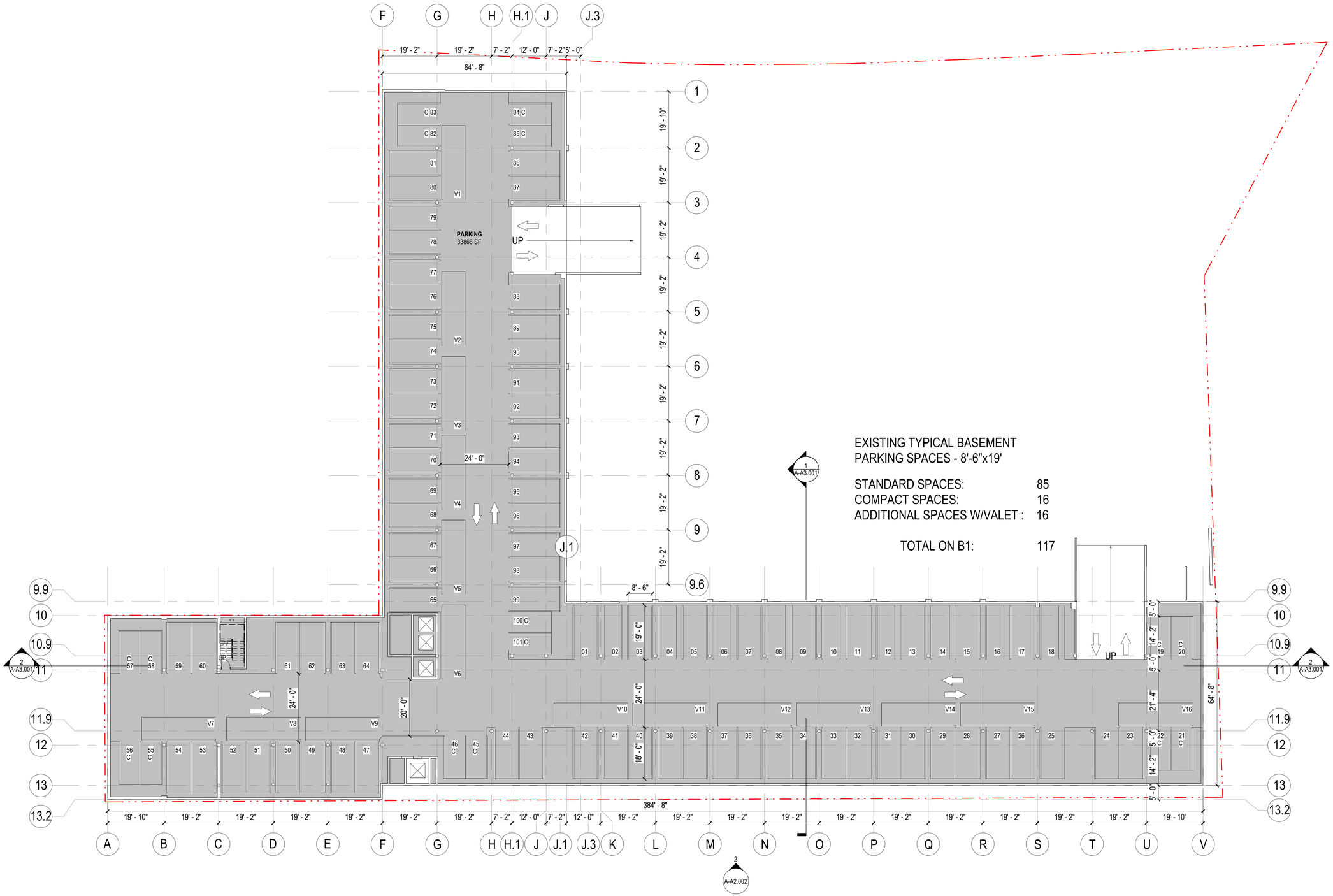

EXISTING TYPICAL BASEMENT
PARKING SPACES - 8'-6"x19'

STANDARD SPACES:	85
COMPACT SPACES:	16
ADDITIONAL SPACES W/VALET :	16
TOTAL ON B1:	117

1 LEVEL B1 PLAN
SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL B1

Scale
1/16" = 1'-0"

North

A-A1.00B1

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FLOOR PLAN - LEVEL 1

Scale
1/16" = 1'-0"

North

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1 LEVEL 01 PLAN
SCALE: 1/16" = 1'-0"

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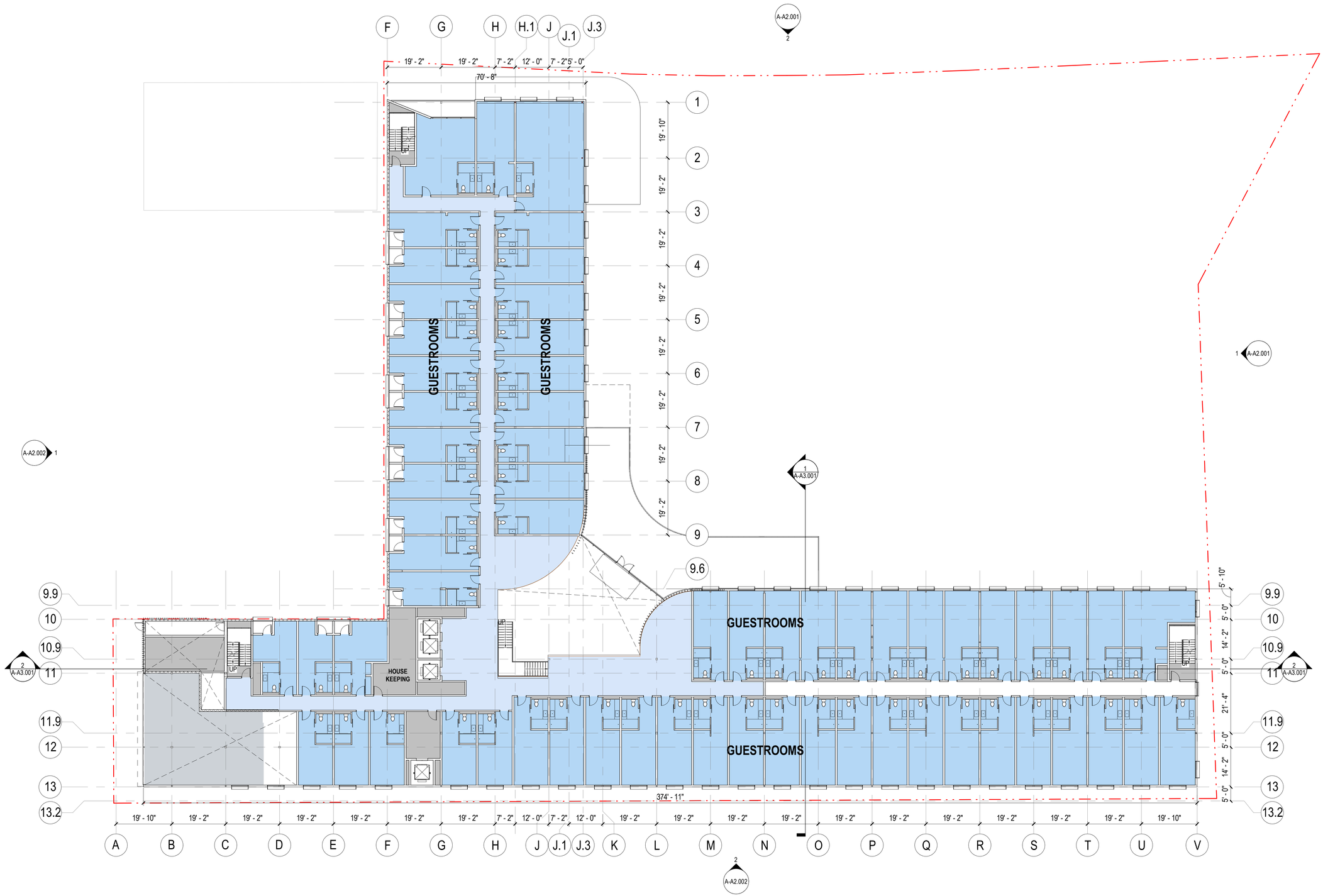

1 LEVEL 02 PLAN
SCALE: 1/16" = 1'-0"

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Description
FLOOR PLAN - LEVEL 2

Scale
1/16" = 1'-0"

North

A-A1.002

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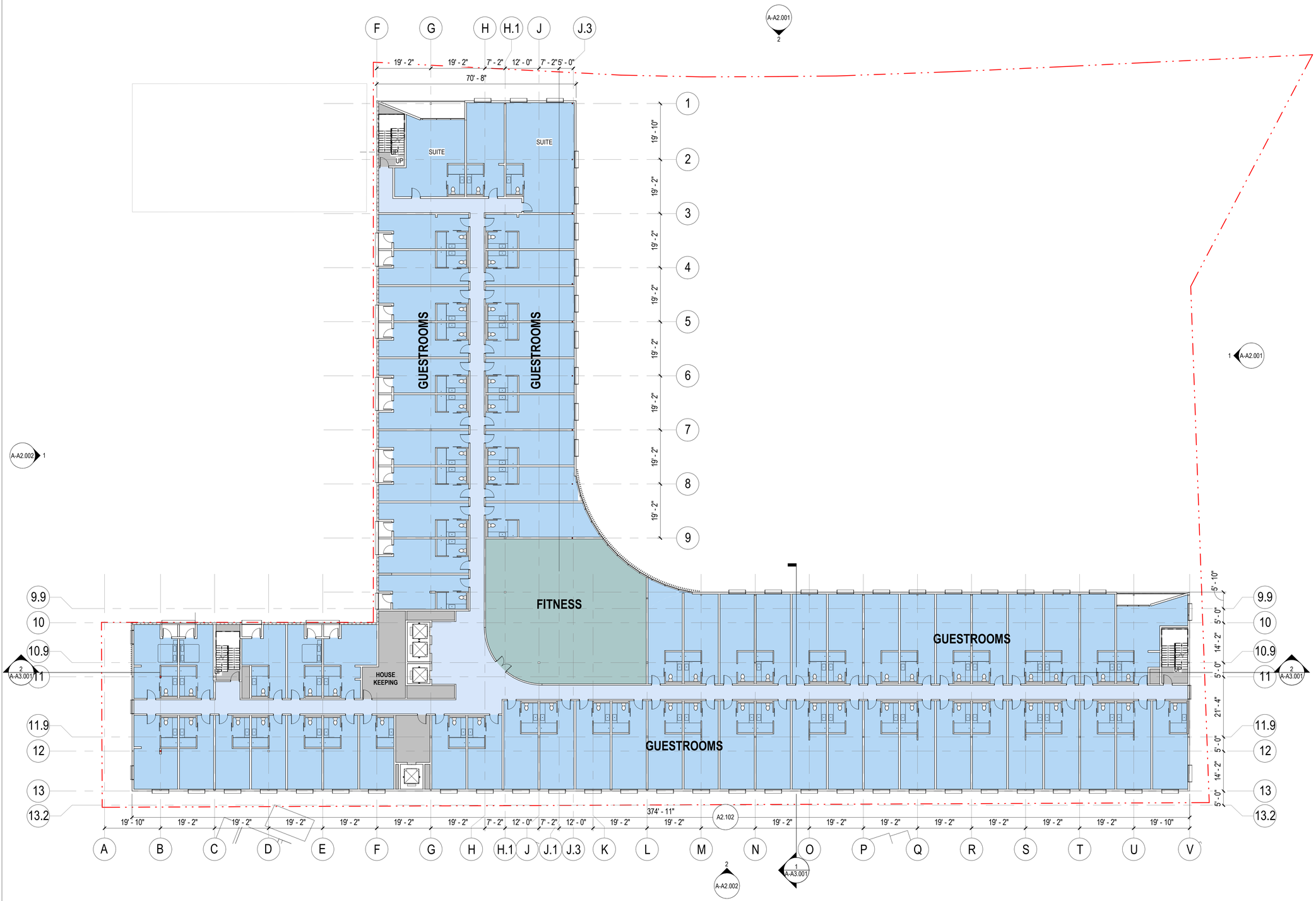

1 LEVEL 03 PLAN
SCALE: 1/16" = 1'-0"

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Description
FLOOR PLAN - LEVEL 3

Scale
1/16" = 1'-0"

North

A-A1.003

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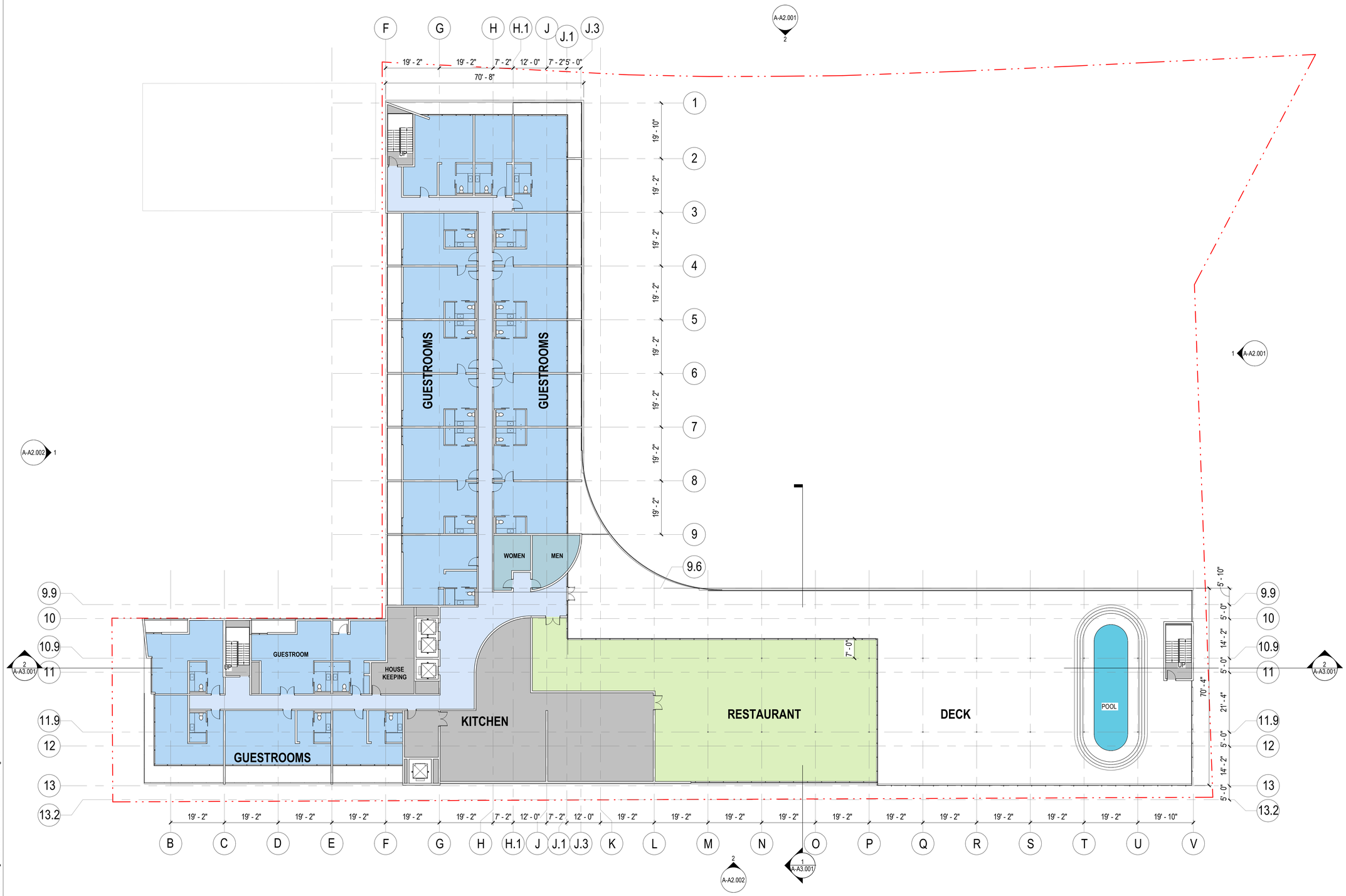

1 ROOF DECK PLAN

SCALE: 1/16" = 1'-0"

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FLOOR PLAN - LEVEL 4

Scale

1/16" = 1'-0"

North

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GL1 - LOW IRON INSULATED GLASS UNIT WITH LOW-E COATING



MT4 - METAL PANEL, ALMOND (DARK)



MT1 - BLACK ANODIZED ALUMINUM



WP4 - COMPOSITE STRIPES (LIGHT)



WP1 - COMPOSITE STRIPES



W1 - BOARD FORM CONCRETE



GL2 - INSULATED GLASS UNIT WITH LOW-E COATING



MT5 - METAL PANEL, ALMOND (LIGHT)



MT2 - BRONZE METAL RAILING



WP5 - CEMENT BOARD (WIDE)



WP2 - COMPOSITE BOARD



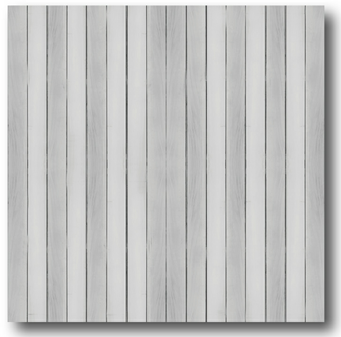
W2 - EXISTING CONCRETE BLOCK WALL, PAINTED



CL1 - COMPOSITE PANEL CEILING



MT3 - WEATHERED STEEL



WP6 - CEMENT BOARD (THIN)



WP3 - COMPOSITE FINS



P1 - CONCRETE PAVER

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Project Number
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Description
MATERIAL KEY

Scale

A-A2.000

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1 ADP - SOUTH ELEVATION

SCALE: 1/16" = 1'-0"



2 EAST ELEVATION

SCALE: 1/16" = 1'-0"

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BUILDING ELEVATIONS

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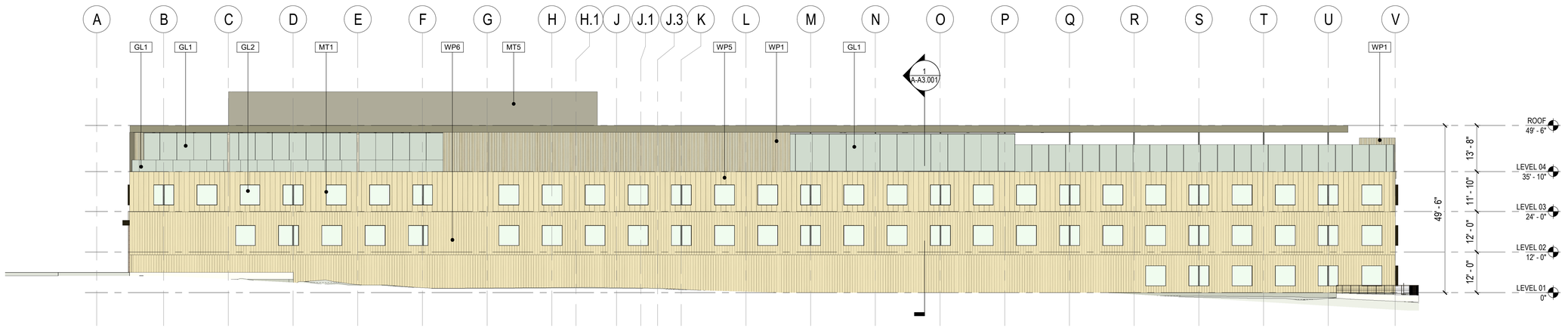
1 NORTH ELEVATION

SCALE: 1/16" = 1'-0"



2 WEST ELEVATION

SCALE: 1/16" = 1'-0"

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BUILDING ELEVATIONS

Scale

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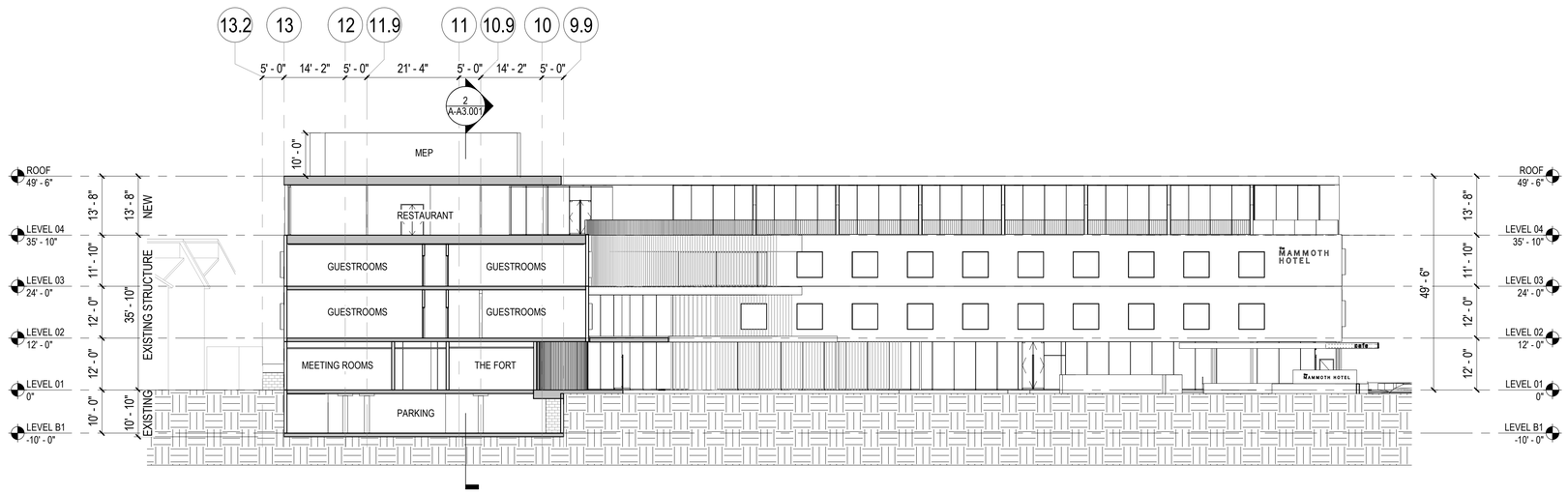
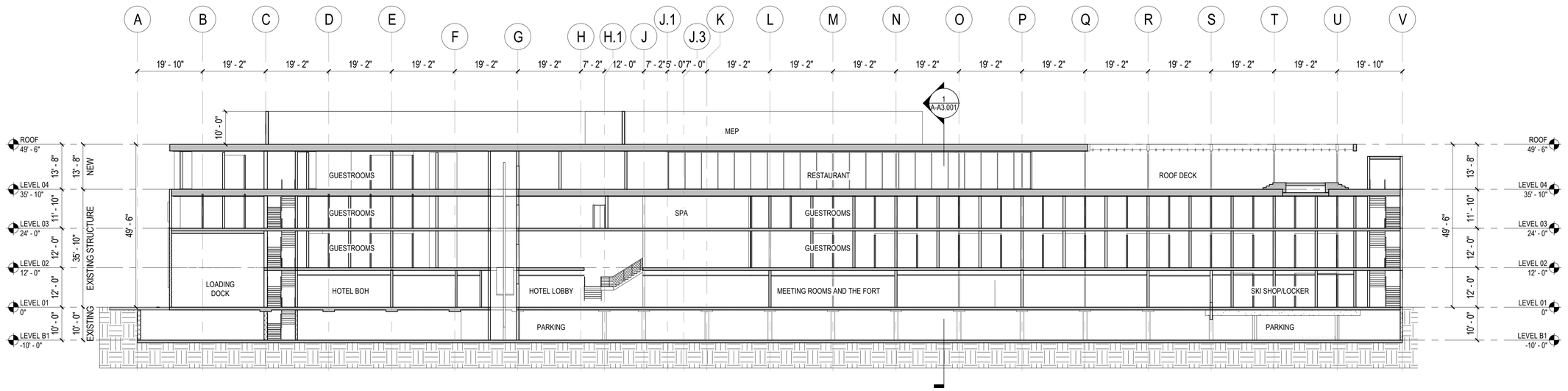


1 BUILDING SECTION - EAST-WEST

SCALE: 1/16" = 1'-0"



2 BUILDING SECTION - NORTH-SOUTH

SCALE: 1/16" = 1'-0"

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BUILDING SECTIONS

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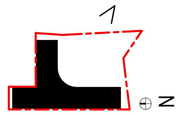

AERIAL VIEW LOOKING WEST AT OLD MAMMOTH RD

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3D VIEW

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VIEW LOOKING NORTH AT OLD MAMMOTH RD

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3D VIEW

Scale

N

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Date	Description
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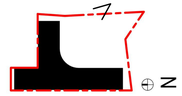

Seal / Signature

NOT FOR CONSTRUCTION

Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.003

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VIEW LOOKING NORTH AT OLD MAMMOTH RD

11/7/2019 9:09:01 AM BIM 360://005.2476.000 - Highmark Mammoth Hotel/005.2476.000 - Highmark Mammoth Hotel.rvt



VIEW LOOKING WEST AT OLD MAMMOTH RD

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

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	11/07/2019	Final Re-Submittal

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NOT FOR CONSTRUCTION

Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.004

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HIGHMARK MAMMOTH

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MAMMOTH LAKES, CA 93546





VIEW LOOKING SOUTH AT OLD MAMMOTH RD

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

Date	Description
11/07/2019	Final Re-Submittal

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NOT FOR CONSTRUCTION

Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.005

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HIGHMARK MAMMOTH

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MAMMOTH LAKES, CA 93546

Gensler

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Los Angeles, California 90071
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Fax 213.327.3601

△	Date	Description
	11/07/2019	Final Re-Submittal





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NOT FOR CONSTRUCTION

Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.006

VIEW LOOKING WEST AT MERIDIAN BLVD

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VIEW LOOKING EAST AT MERIDIAN BLVD

HIGHMARK MAMMOTH

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MAMMOTH LAKES, CA 93546

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Fax 213.327.3601

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	11/07/2019	Final Re-Submittal

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Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
3D VIEW

Scale

A-A7.007

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VIEW LOOKING WEST AT OLD MAMMOTH RD AT LOBBY ENTRY

HIGHMARK MAMMOTH

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MAMMOTH LAKES, CA 93546

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Los Angeles, California 90071
United States

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Fax 213.327.3601

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	11/07/2019	Final Re-Submittal

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Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
3D VIEW

Scale

A-A7.008

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PARTIAL EAST FACADE AT OLD MAMMOTH RD

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

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Los Angeles, California 90071
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Fax 213.327.3601

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Project Name
SIERRA CENTER MALL

Project Number
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Description
3D VIEW

Scale

A-A7.009

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PARTIAL EAST FACADE AT OLD MAMMOTH RD

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HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
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Project Number
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Description
3D VIEW

Scale

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NORTH FACADE AT MERIDIAN BLVD

HIGHMARK MAMMOTH

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Fax 213.327.3601

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	11/07/2019	Final Re-Submittal

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Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
3D VIEW

Scale

A-A7.011

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WEST FACADE FROM ADJACENT PROPERTY

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Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.012

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PEDESTRIAN VIEW EAST ENTRY FROM OLD MAMMOTH RD

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

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Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△ Date	Description
11/07/2019	Final Re-Submittal

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Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
3D VIEW

Scale

A-A7.013

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PEDESTRIAN VIEW COVERED WALKWAY FROM HOTEL LOBBY

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

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United States

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Fax 213.327.3601

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	11/07/2019	Final Re-Submittal

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Project Name

SIERRA CENTER MALL

Project Number

005.2476.000

Description

3D VIEW

Scale

A-A7.014

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SOUTH FACADE FROM ADJACENT PROPERTY

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

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Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

△	Date	Description
	11/07/2019	Final Re-Submittal

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Project Name

SIERRA CENTER MALL

Project Number

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Description

3D VIEW

Scale

A-A7.015

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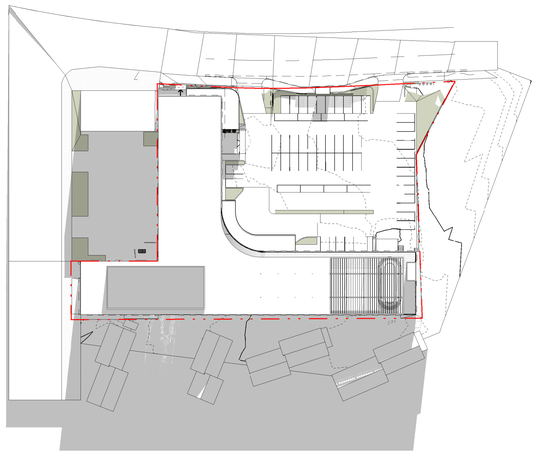
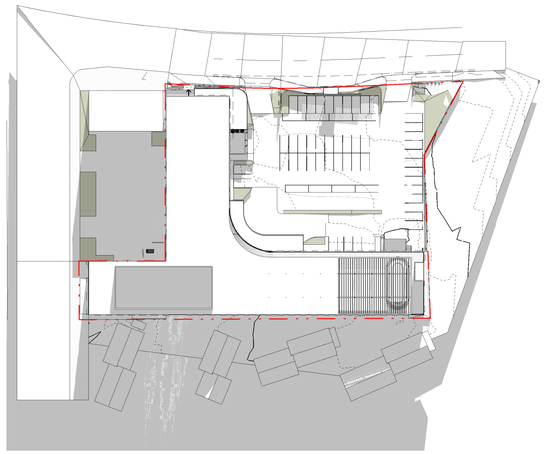
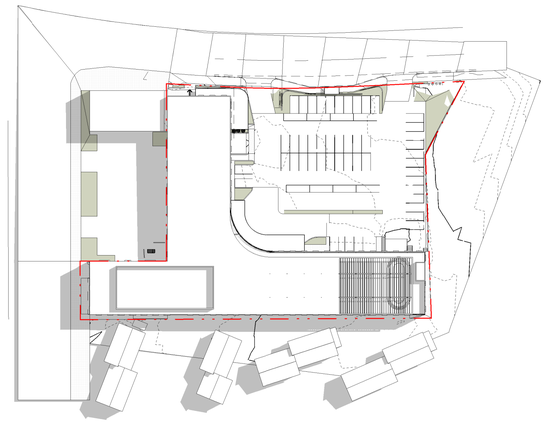


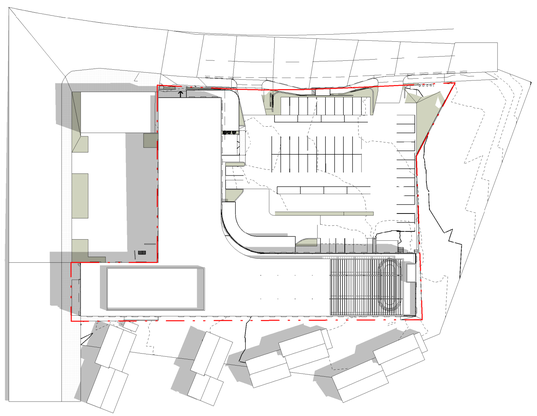
1 SPRING EQUINOX - 8AM
SCALE: 1" = 80'-0"



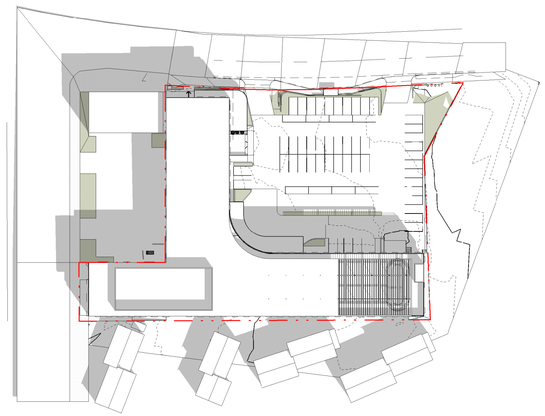
2 SPRING EQUINOX - 10AM
SCALE: 1" = 80'-0"



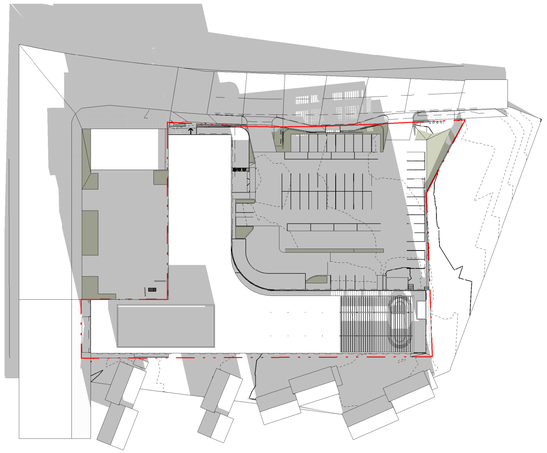
3 SPRING EQUINOX - 12PM
SCALE: 1" = 80'-0"



4 SPRING EQUINOX - 2PM
SCALE: 1" = 80'-0"



5 SPRING EQUINOX - 4PM
SCALE: 1" = 80'-0"



6 SPRING EQUINOX - 6PM
SCALE: 1" = 80'-0"

HIGHMARK MAMMOTH
452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

Gensler
500 South Figueroa Street
Los Angeles, California 90071
United States
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Fax 213.327.3601

△ Date	Description
11/07/2019	Final Re-Submittal

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
SHADOW STUDIES - 4 LEVELS - SPRING EQUINOX

Scale
1" = 80'-0"
North

A-A8.004

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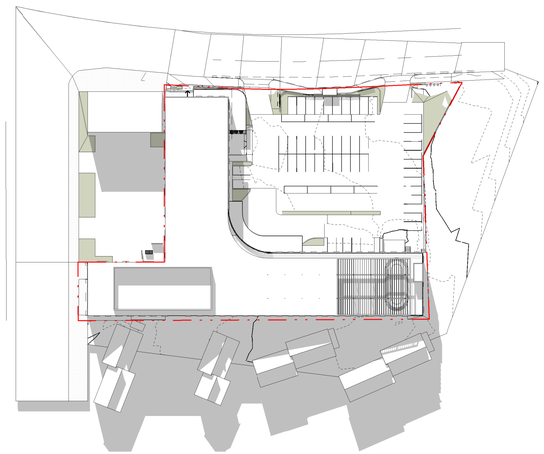
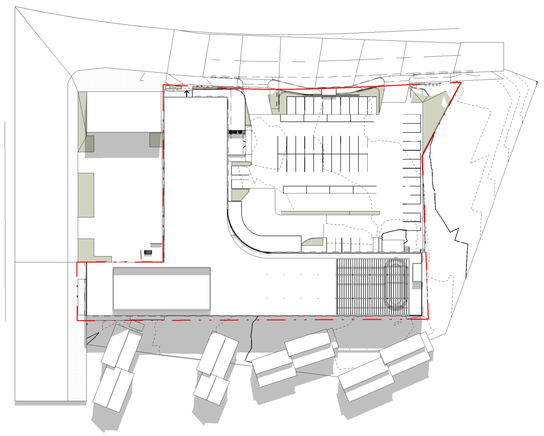


1 SUMMER SOLSTICE - 8AM
SCALE: 1" = 80'-0"



2 SUMMER SOLSTICE - 10AM
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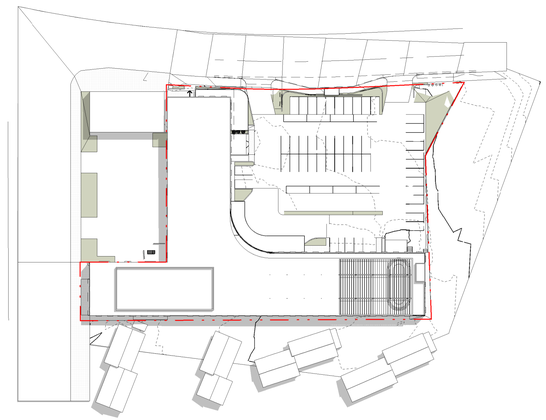
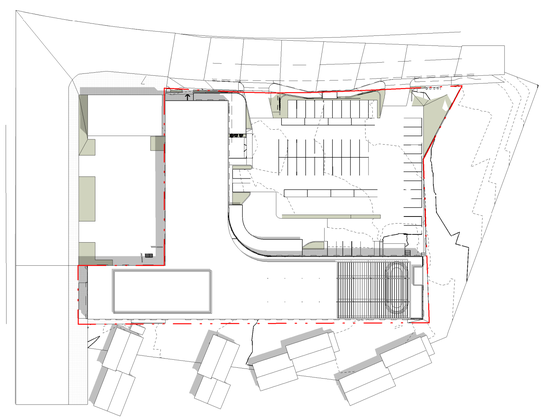
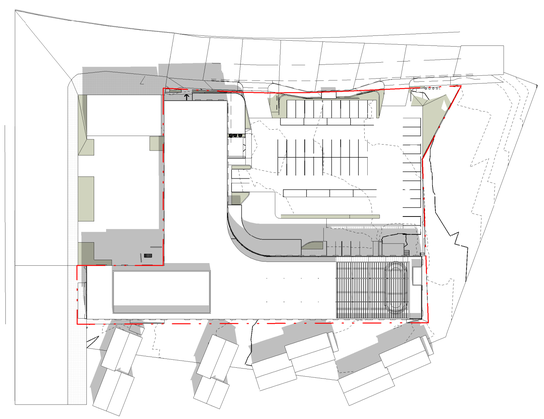


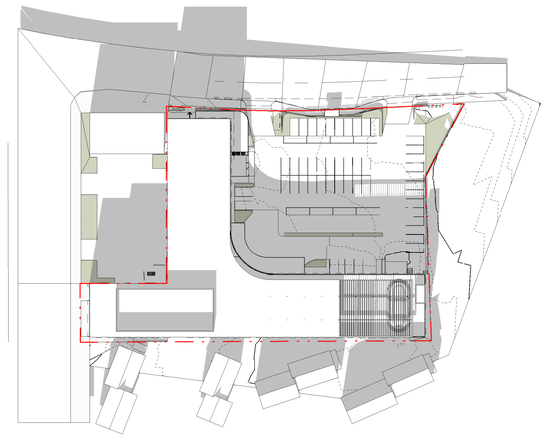
3 SUMMER SOLSTICE - 12PM
SCALE: 1" = 80'-0"



4 SUMMER SOLSTICE - 2PM
SCALE: 1" = 80'-0"



5 SUMMER SOLSTICE - 4PM
SCALE: 1" = 80'-0"



6 SUMMER SOLSTICE - 6PM
SCALE: 1" = 80'-0"

HIGHMARK MAMMOTH

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MAMMOTH LAKES, CA 93546

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NOT FOR CONSTRUCTION

Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
SHADOW STUDIES - 4 LEVELS - SUMMER SOLSTICE

Scale
1" = 80'-0"

North

A-A8.005

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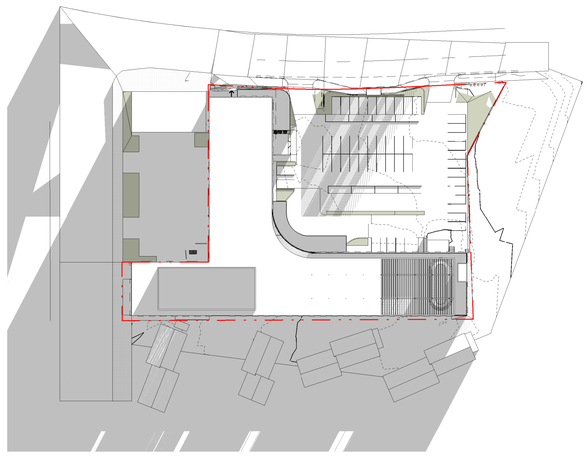
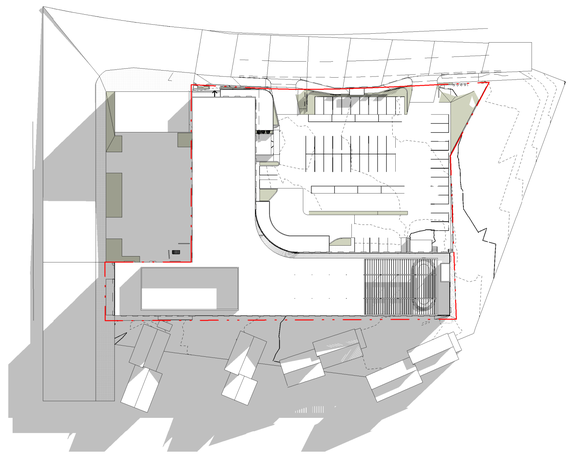
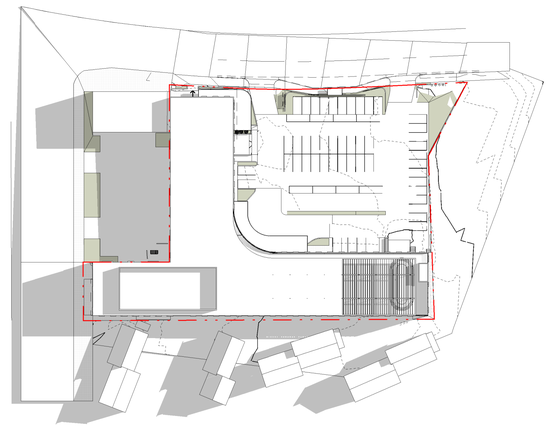


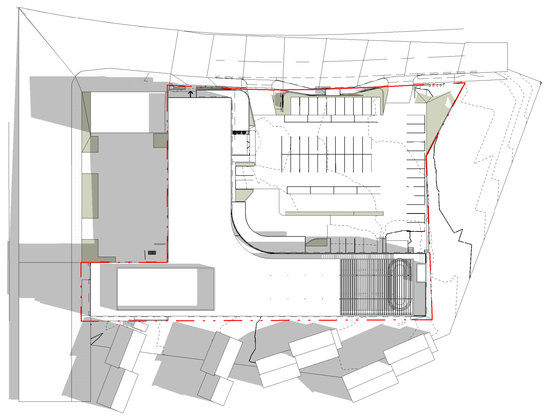
1 WINTER SOLSTICE - 8AM
SCALE: 1" = 80'-0"



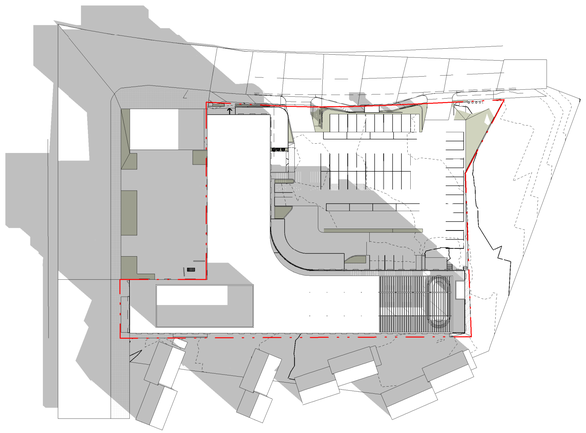
2 WINTER SOLSTICE - 10AM
SCALE: 1" = 80'-0"



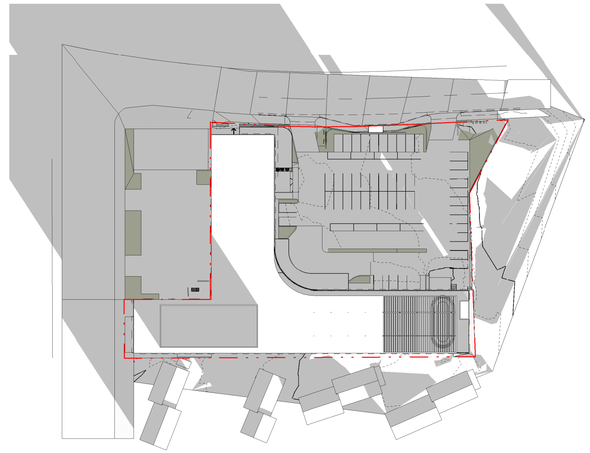
3 WINTER SOLSTICE - 12PM
SCALE: 1" = 80'-0"



4 WINTER SOLSTICE - 2PM
SCALE: 1" = 80'-0"



5 WINTER SOLSTICE - 4PM
SCALE: 1" = 80'-0"



6 WINTER SOLSTICE - 6PM
SCALE: 1" = 80'-0"

HIGHMARK MAMMOTH

452 OLD MAMMOTH ROAD,
MAMMOTH LAKES, CA 93546

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Project Name
SIERRA CENTER MALL

Project Number
005.2476.000

Description
SHADOW STUDIES - 4 LEVELS - WINTER SOLSTICE

Scale
1" = 80'-0"

North

A-A8.006

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