landscape architect

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Bob Tuttle
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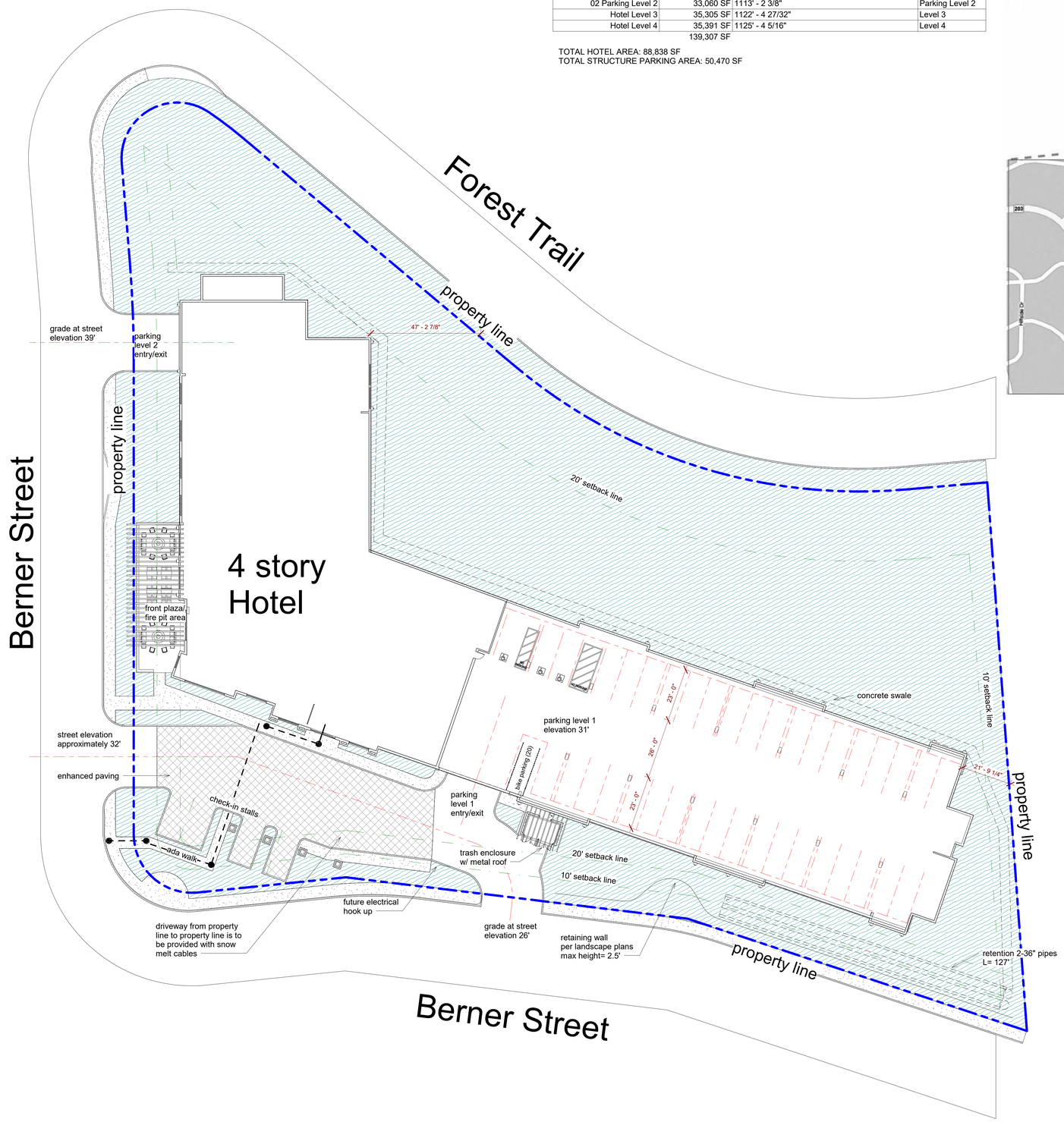
owner:

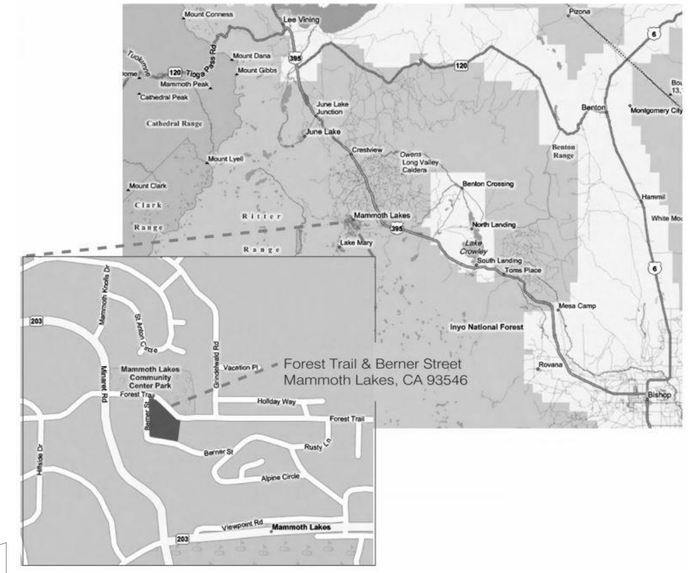
Greens Group, Inc.
9289 Research Drive
Irvine, CA 92618
Atman Kadakia
949 322-1760
atman.kadakia@greens.com

Area Schedule (Gross Building)			
Level	Area	Perimeter	Name
01 Lobby + Parking Level 1	18,142 SF	651' - 8 23/32"	Lobby
01 Lobby + Parking Level 1	17,410 SF	629' - 1 5/8"	Parking Level 1
02 Parking Level 2	33,060 SF	1113' - 2 3/8"	Parking Level 2
Hotel Level 3	35,305 SF	1122' - 4 27/32"	Level 3
Hotel Level 4	35,391 SF	1125' - 4 5/16"	Level 4
	139,307 SF		

TOTAL HOTEL AREA: 88,838 SF
TOTAL STRUCTURE PARKING AREA: 50,470 SF



LOCATION MAP:



SITE STATISTICS:

PROJECT ADDRESS:
Southeast Corner of Forest Trail and Berner Street
Mammoth Lakes, CA

ASSESSOR'S PARCEL NUMBER:
33-041-11 and 39-030-14

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
Speciality Lodging (SL)
North Village Specific Plan (NVSP)

USE:
Existing: Four multi-tenant light industrial buildings and one single family residence utilized as rental property
Proposed: 4-story. 101 guestroom hotel with indoor pool, outdoor amentity area and covered parking

ADJOINING PARCELS:

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1, A-2

LOT SIZE:
Max. site coverage - 60%
Hotel footprint: 35,552 SF (38%)
Landscape:

TOTAL: 91,877 SF (2.01 acres)

BLDG. SQUARE FOOTAGE:
Max. building area - 75,000SF

UNIT COUNT:
3rd FLOOR 51 rooms
4th FLOOR 50 rooms

TOTAL ROOMS 101 rooms
ALLOWED UNITS/ACRE 48/2.01=101

REQUIRED PARKING:
Hotel-
1.05:1/room 107 stalls

PARKING PROVIDED:
Regular- Hotel 109 stalls (5 ADA)
Clean Air Vanpool: 8 stalls
Check-in 4 stalls
Bicycle (101x.2) 20 (3 short term, 17 long term)

STRUCTURAL HEIGHT:
Height Limitation: 40'-0"
(measured from garage roof elevation at perimeter)
*bldg. projections no more than 50% SF can be up to 50'-0"

parking garage max height 20'-0"

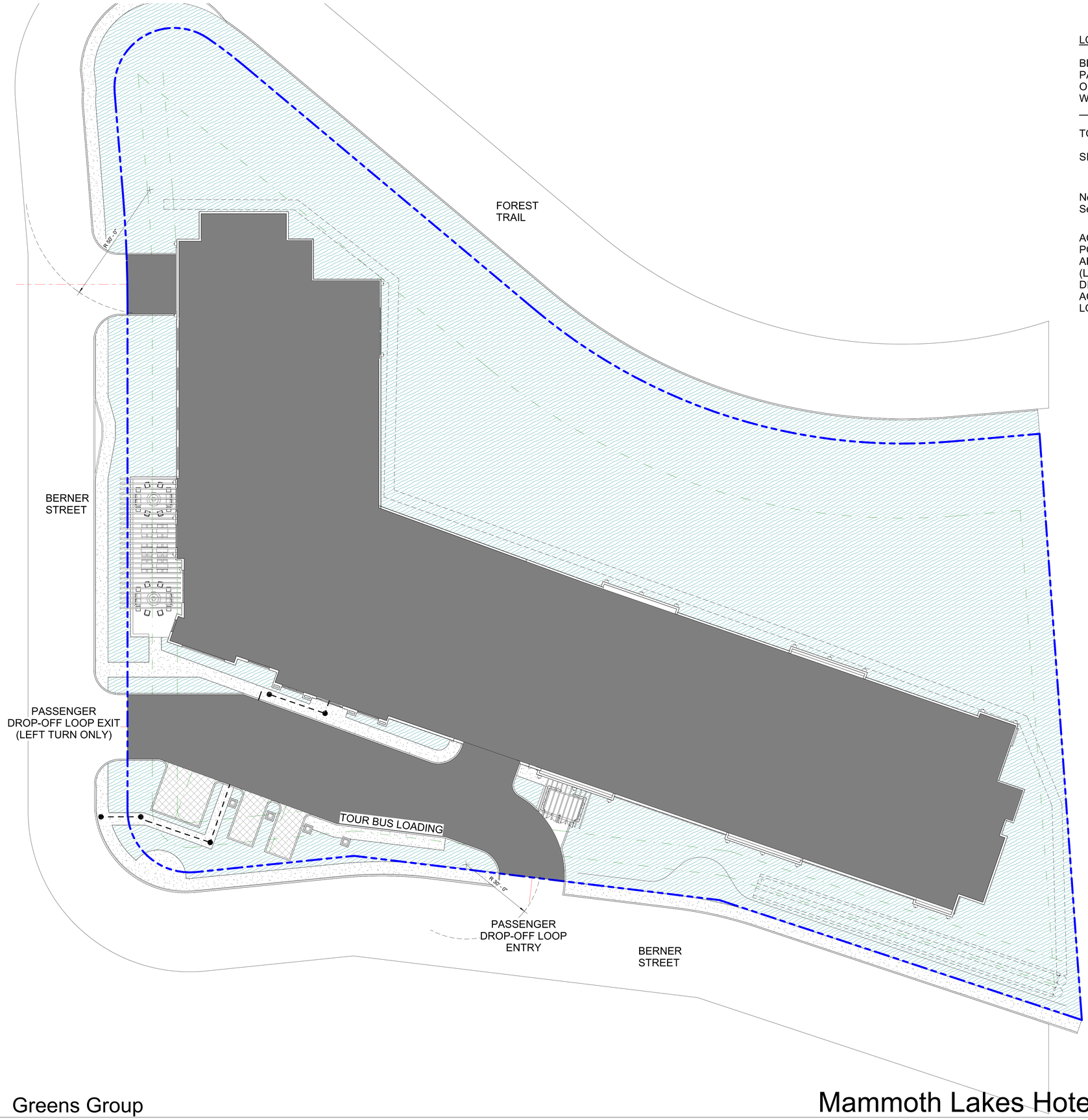
Proposed structural height

SETBACKS:

	Required	Proposed
Front	20'-0"	20'-0"
Side	10'-0"	10'-0"
Rear	20'-0"	20'-0"

NORTH

1 Site
A-1 1" = 20'-0"



LOT COVERAGE

BLDG FOOTPRINT	34,350.90 SF
PAVED VEHICLE ACCESS	6,463.32 SF
OUTDOOR PATIO AREA	1,187.12 SF
WALKWAYS	4,663.52 SF
TOTAL	46,664.86 SF
SITE(2.11 ACRES) 50% COVERED (60% PERMITTED)	91,911 SF

Note: All exterior hardscape to be snow melted.
See Civil for snow storage

ACCESSIBLE ROUTES
PORTE COCHERE & BERNER STREET ENTRIES
ARE ALL ESSENTIALLY LEVEL
(LESS THAN 2% CROSS SLOPE OR SLOPE IN
DIRECTION OF TRAVEL)
ACCESSIBLE PARKING IN PREFERRED
LOCATIONS WITHIN GARAGE

1 Lot Coverage
A-1.1 1/16" = 1'-0"

1/16" = 1'-0"
3/1/2022 5:23:08 PM

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Mammoth Lakes Hotel
Berner Street, Mammoth Lakes, California

March 1, 2022
Lot Coverage & Site Plan

Robert F. Tuttle Architects, Inc.

848
A-1.1

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PRESERVED

NOTE:
1. PRELIMINARY PLAN SUBJECT TO ARBURIST REPORT FOR "HEALTH AND LIABILITY" OF THE EXISITING TREES.

NORTH

1 Tree Preservation Plan
A-1.2 1/16" = 1'-0"

1/16" = 1'-0"
3/1/2022 5:23:19 PM

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Mammoth Lakes Hotel
Berner Street, Mammoth Lakes, California

March 1, 2022
Tree Preservation Plan

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A-1.2

RIGHT OF WAY OR, PROPERTY LINE

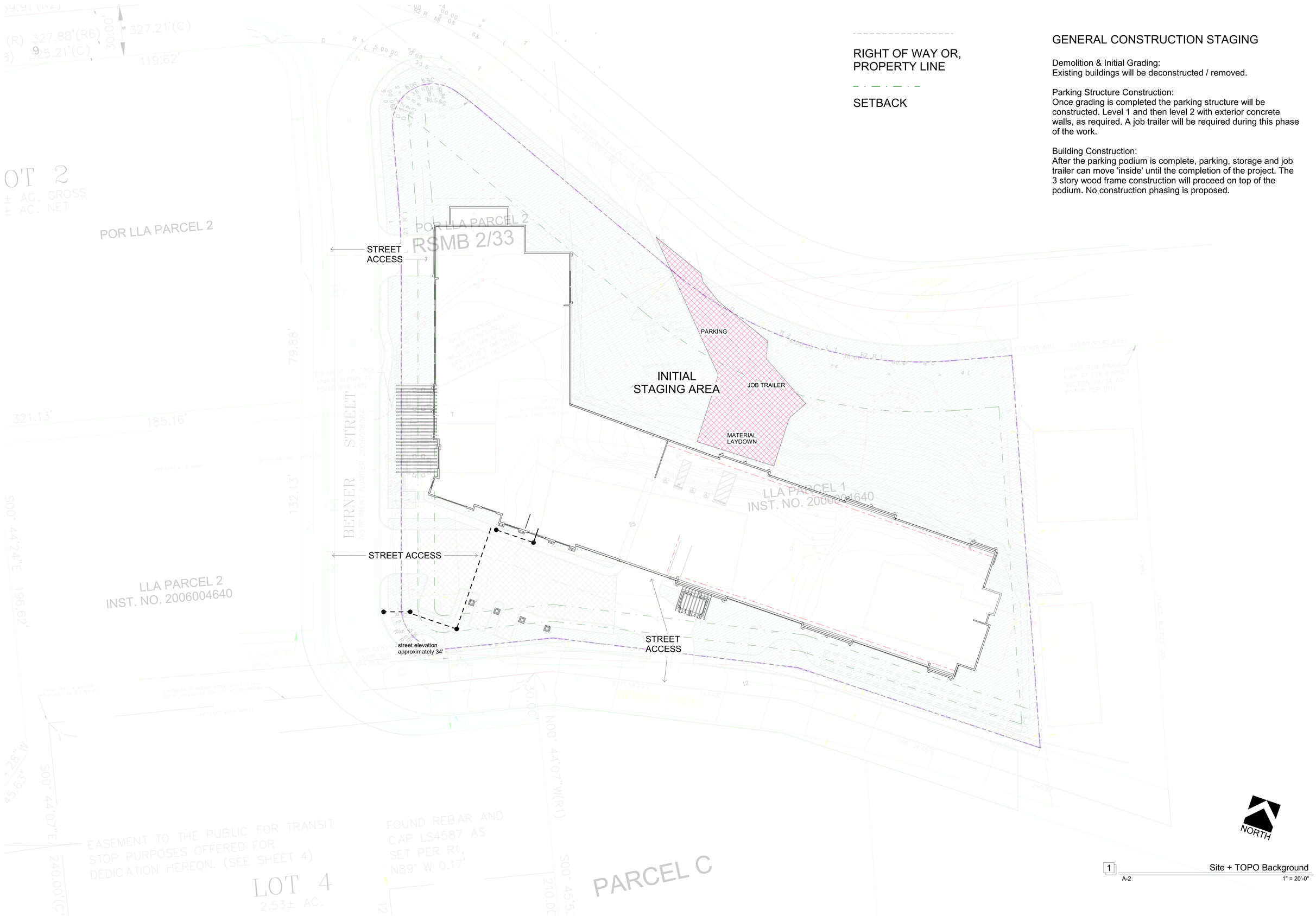
SETBACK

GENERAL CONSTRUCTION STAGING

Demolition & Initial Grading:
Existing buildings will be deconstructed / removed.

Parking Structure Construction:
Once grading is completed the parking structure will be constructed. Level 1 and then level 2 with exterior concrete walls, as required. A job trailer will be required during this phase of the work.

Building Construction:
After the parking podium is complete, parking, storage and job trailer can move 'inside' until the completion of the project. The 3 story wood frame construction will proceed on top of the podium. No construction phasing is proposed.



1 Site + TOPO Background
A-2 1" = 20'-0"

1" = 20'-0"
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Mammoth Lakes Hotel
Berner Street, Mammoth Lakes, California

March 1, 2022
Construction Staging Plan

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A-2

REQUIRED PARKING:
RESORT CONDOS <50 UNITS

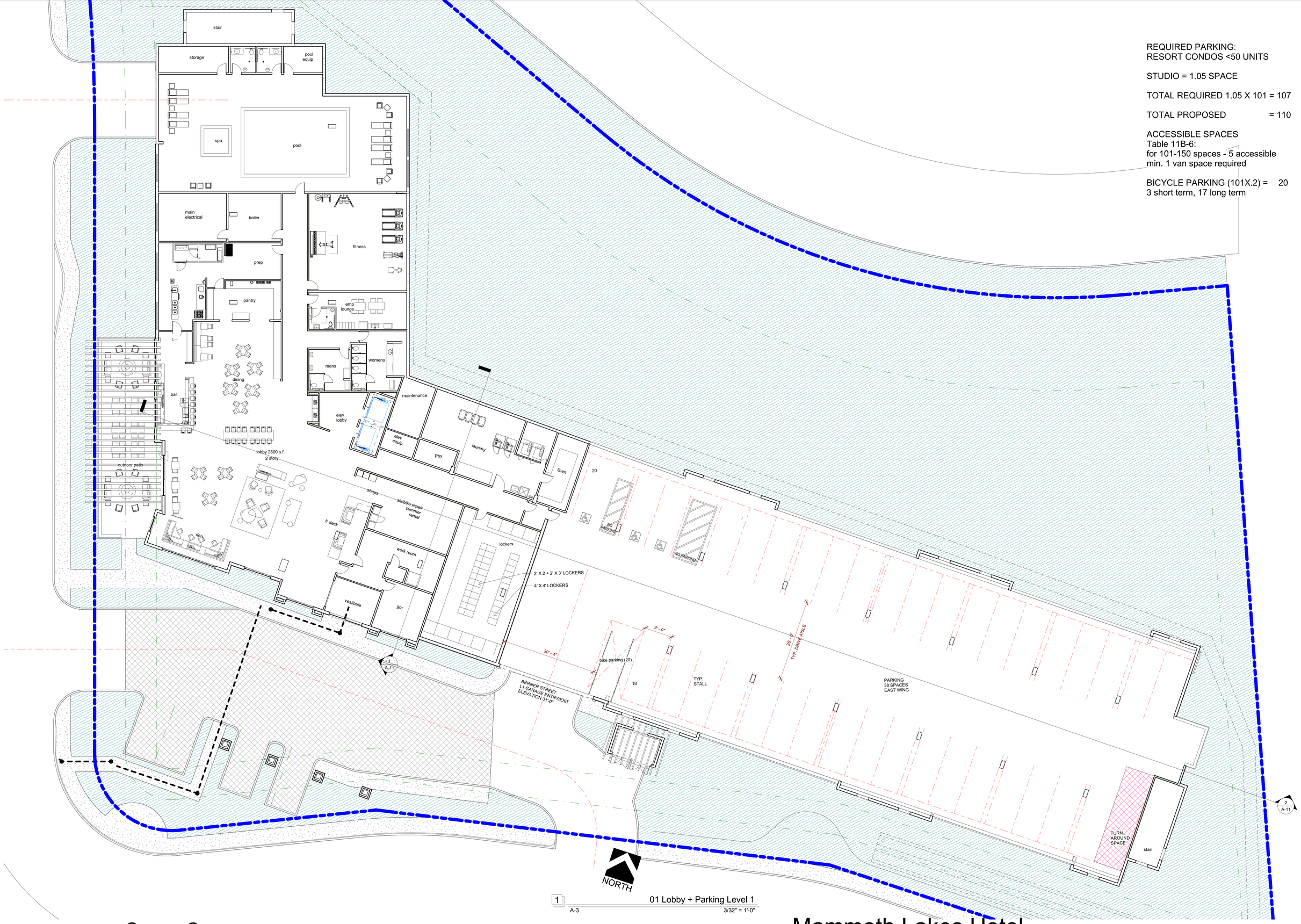
STUDIO = 1.05 SPACE

TOTAL REQUIRED 1.05 X 101 = 107

TOTAL PROPOSED = 110

ACCESSIBLE SPACES
Table 11B-6:
for 101-150 spaces - 5 accessible
min. 1 van space required

BICYCLE PARKING (101X.2) = 20
3 short term, 17 long term



1 01 Lobby + Parking Level 1
A-3 3/32" = 1'-0"

3/32" = 1'-0"

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Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 1, 2022

Floor Plan - Parking Level 1

Robert F. Tuttle Architects, Inc.

3/1/2022 5:23:32 PM

848

A-3

1 02 Parking Level 2
A-4 3/32" = 1'-0"

REQUIRED PARKING:
RESORT CONDOS <50 UNITS

STUDIO = 1.05 SPACE

TOTAL REQUIRED 1.05 X 101 = 109

TOTAL PROPOSED
L1 = 38 (3 ADA)
L2 = 71 (2 ADA)
TOTAL = 109

ACCESSIBLE SPACES
Table 11B-6:
for 101-150 spaces - 5 accessible
min. 1 van space required

BOH
CIRCULATION
MECHANICAL
PARKING
PUBLIC

3/32" = 1'-0"

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Mammoth Lakes Hotel
Berner Street, Mammoth Lakes, California

March 1, 2022

Robert F. Tuttle Architects, Inc.

Floor Plan - Parking Level 2

3/1/2022 5:23:40 PM

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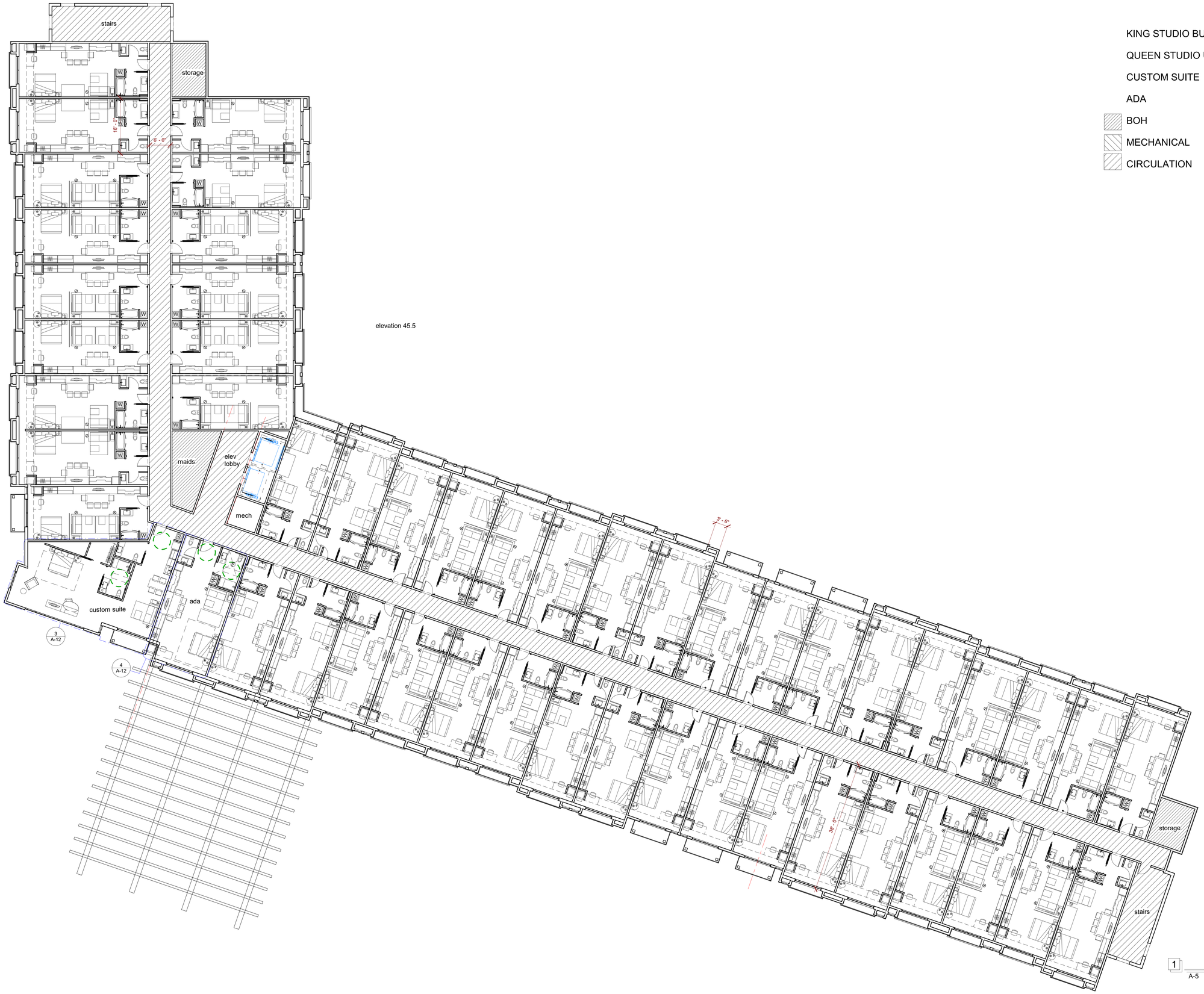
A-4

KING STUDIO BUNK BED UNIT	=20
QUEEN STUDIO UNIT	=30
CUSTOM SUITE	=1
ADA	=1

BOH

MECHANICAL

CIRCULATION



1 Hotel Level 3
A-5 3/32" = 1'-0"

3/32" = 1'-0"

3/1/2022 5:23:43 PM

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Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 1, 2022

Floor Plan - Level 3

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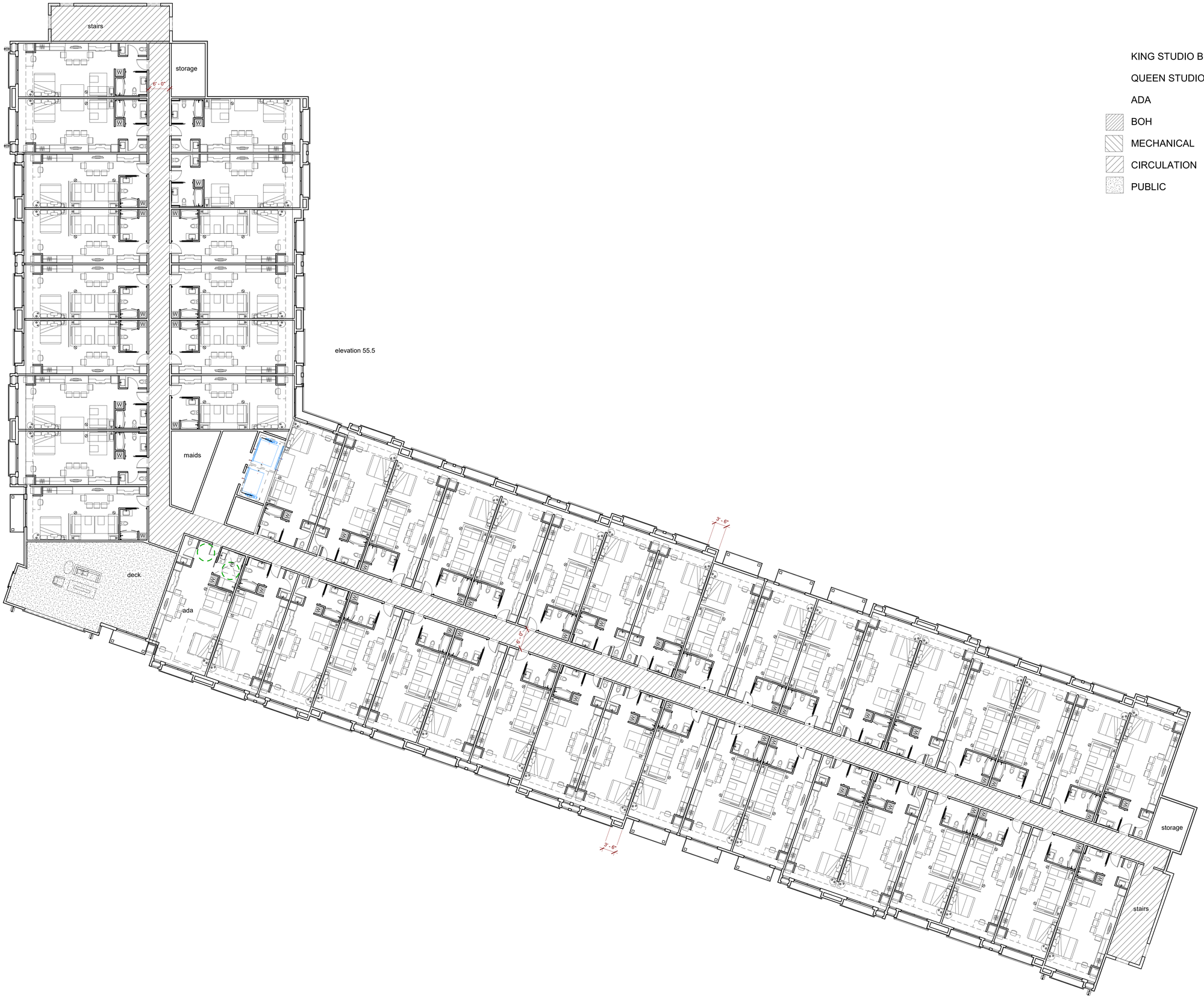
A-5



KING STUDIO BUNK BED UNIT	=20
QUEEN STUDIO UNIT	=29
ADA	=1

BOH
MECHANICAL
CIRCULATION
PUBLIC

NORTH

2 Hotel Level 4
A-6 3/32" = 1'-0"

3/32" = 1'-0"

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Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 1, 2022

Floor Plan - Level 4

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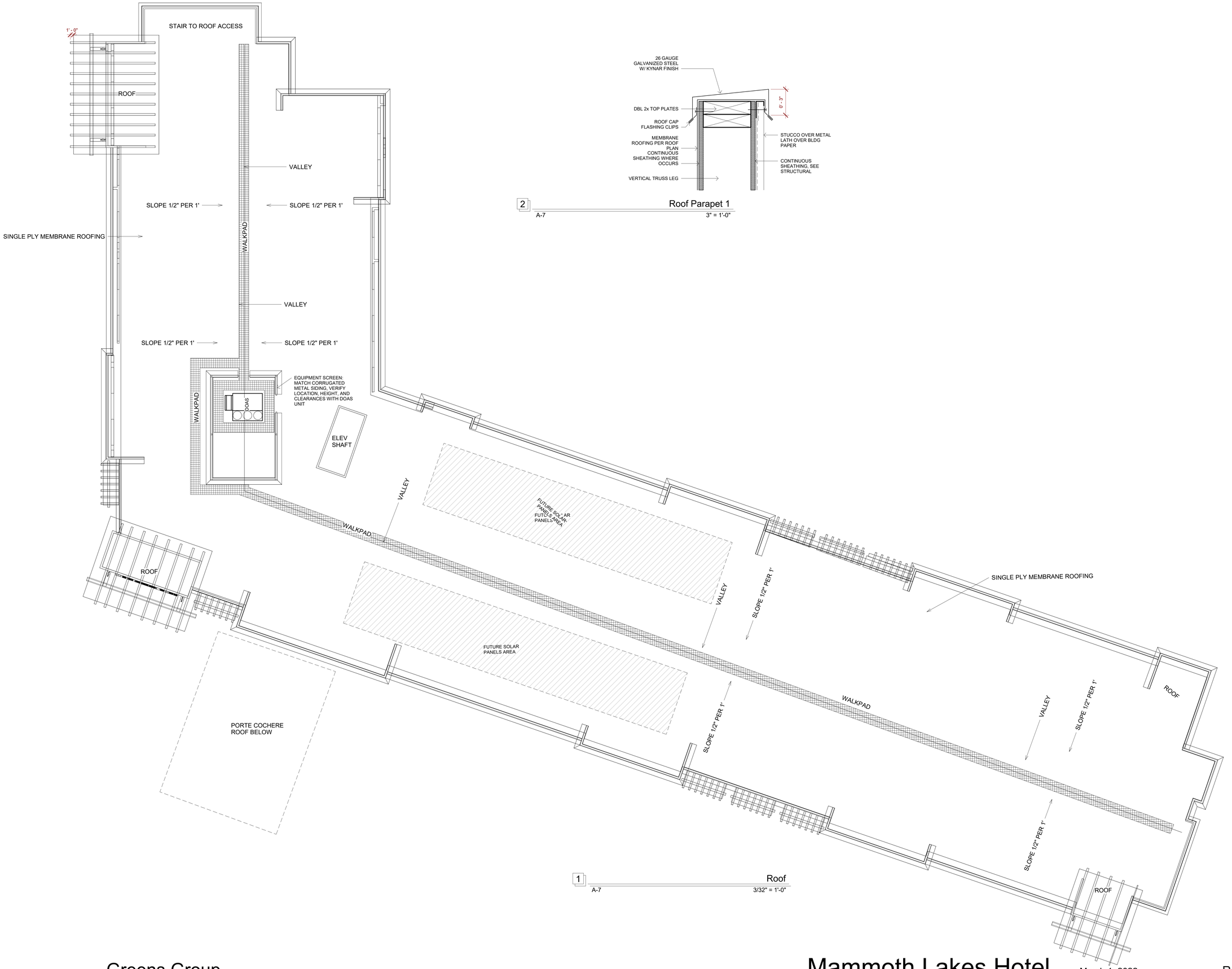
A-6



As indicated

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Berner Street, Mammoth Lakes, California

March 1, 2022

Roof Plan

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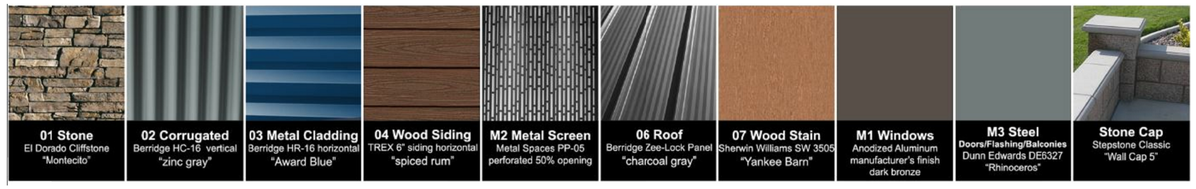
A-7



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Key Value	Keynote Text
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02	SIDING: CORRUGATED METAL SIDING BERRIDGE HC-16 VERTICAL "ZINC GRAY"
03	CLADDING: BERRIDGE HR-16 HORIZONTAL "AWARD BLUE"
04	WOOD SIDING: TREX 6" SIDING HORIZONTAL "SPICED RUM"
05	METAL SCREEN: PARKING GARAGE SCREEN METAL SPACES PP-05 "GRAY"
06	ROOF: STANDING SEAM BERRIDGE ZEE-LOCK PANEL "CHARCOAL GRAY"
07	WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL

2 East Elevation
A-8 3/32" = 1'-0"

1 North Elevation
A-8 3/32" = 1'-0"

3/32" = 1'-0"
3/1/2022 5:24:12 PM

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Mammoth Lakes Hotel
Berner Street, Mammoth Lakes, California

March 1, 2022
Building Elevations

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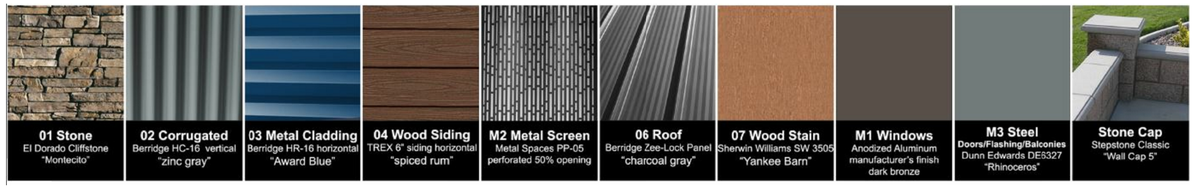
A-8



Keynote Legend	
Key Value	Keynote Text
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02	SIDING: CORRUGATED METAL SIDING BERRIDGE HC-16 VERTICAL "ZINC GRAY"
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04	WOOD SIDING: TREX 6" SIDING HORIZONTAL "SPICED RUM"
05	METAL SCREEN: PARKING GARAGE SCREEN METAL SPACES PP-05 "GRAY"
06	ROOF: STANDING SEAM BERRIDGE ZEE-LOCK PANEL "CHARCOAL GRAY"
07	WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
10	STOREFRONT WINDOW FRAMES AND DOORS: ANODIZED ALUMINUM, LIGHT BRONZE FINISH
12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL
13	HOTEL SIGNAGE: STANDARD SIGN AND COLORS, SEPARATE PERMIT REQUIRED

1 South Elevation
A-9 3/32" = 1'-0"

2 West Elevation
A-9 3/32" = 1'-0"

3/32" = 1'-0"
3/1/2022 5:24:46 PM

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Mammoth Lakes Hotel
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March 1, 2022
Building Elevations

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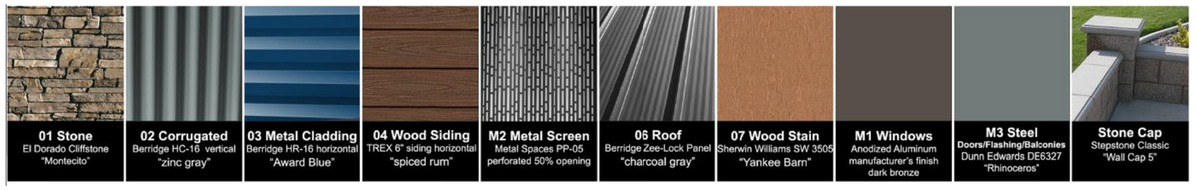
A-9



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02	SIDING: CORRUGATED METAL SIDING BERRIDGE HC-16 VERTICAL "ZINC GRAY"
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04	WOOD SIDING: TREX 6" SIDING HORIZONTAL "SPICED RUM"
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12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL

1 Elevation 2 - a
A-10 3/32" = 1'-0"

2 Elevation 3 - a
A-10 3/32" = 1'-0"

3/32" = 1'-0"
3/1/2022 5:25:08 PM

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March 1, 2022
Building Elevations

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A-10

1 Section 1
A-11 3/32" = 1'-0"

2 Section 2
A-11 3/32" = 1'-0"

3 Section 3
A-11 3/32" = 1'-0"

3/32" = 1'-0"

3/1/2022 5:25:48 PM

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March 1, 2022
Cross Sections

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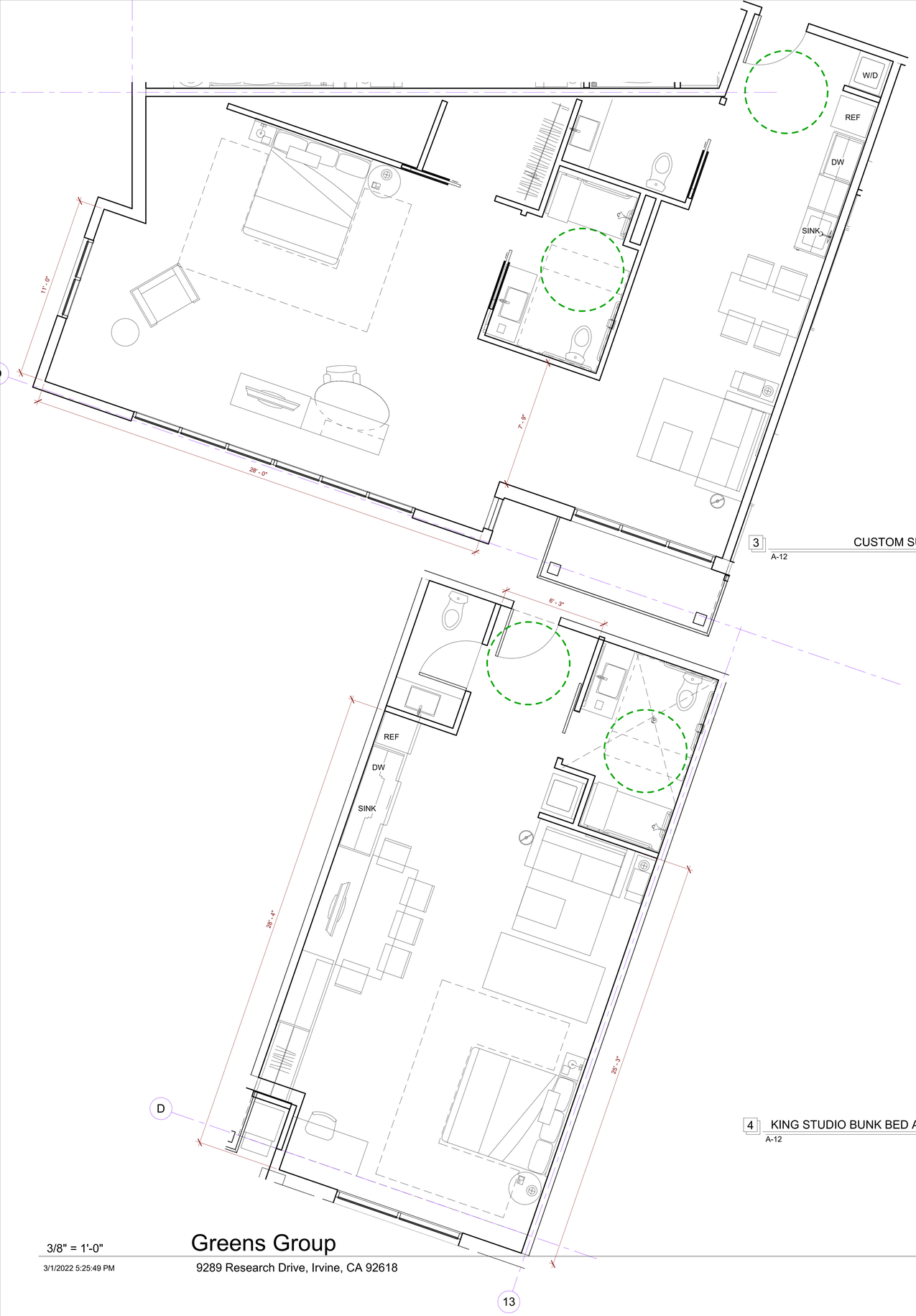
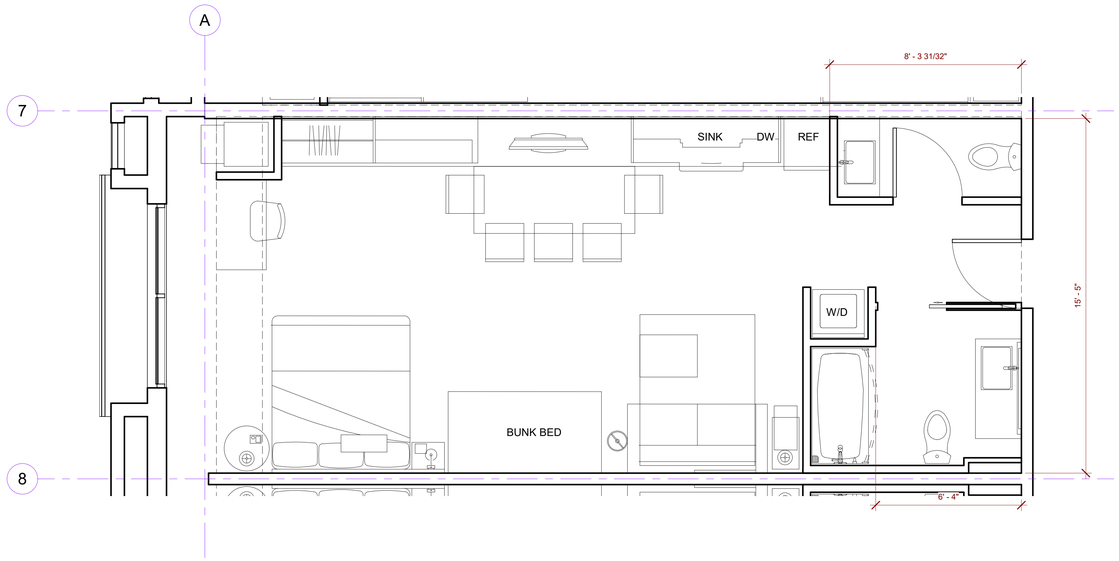
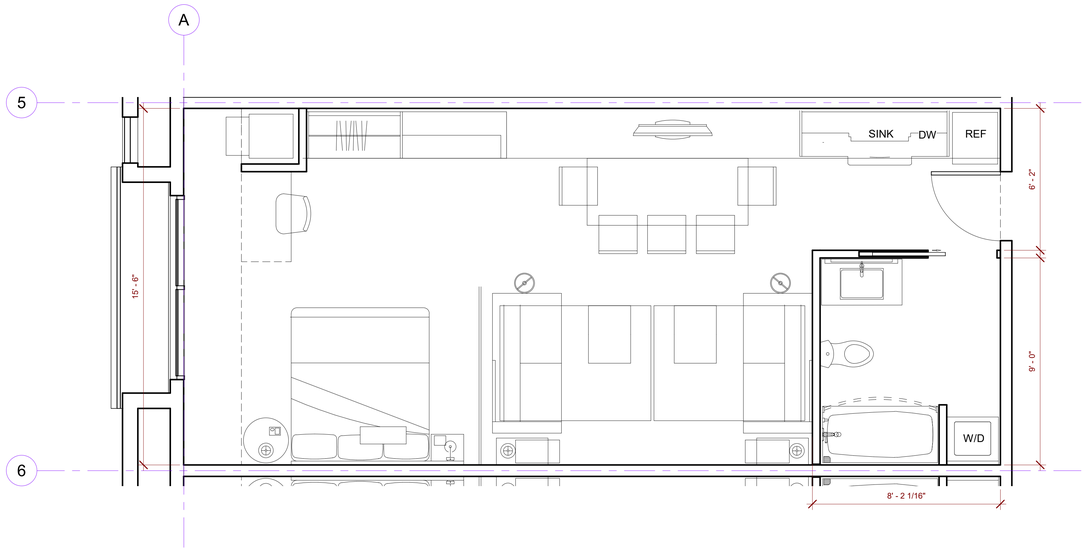
A-11



3 CUSTOM SUITE GUESTROOM
A-12 3/8" = 1'-0"



1 KING STUDIO BUNK BED GUESTROOM
A-12 3/8" = 1'-0"



4 KING STUDIO BUNK BED ADA GUESTROOM
A-12 3/8" = 1'-0"

2 QUEEN SOFA BED GUESTROOM
A-12 3/8" = 1'-0"

3/8" = 1'-0"

3/1/2022 5:25:49 PM

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Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 1, 2022

Units Plans

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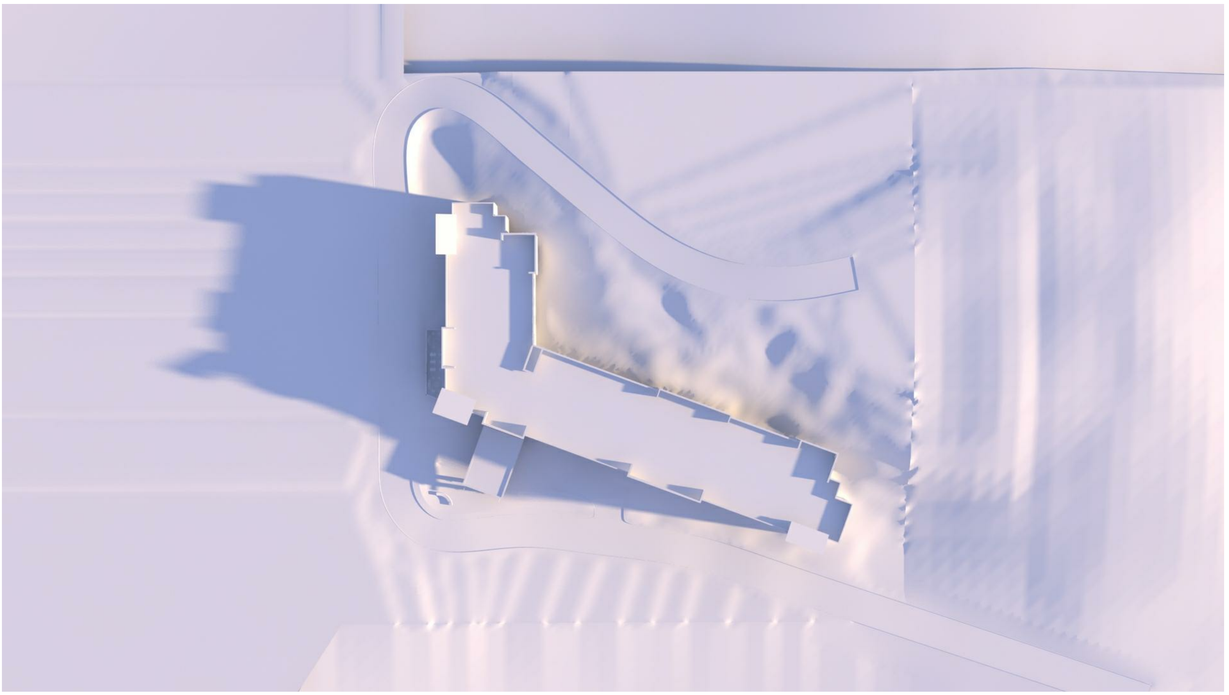
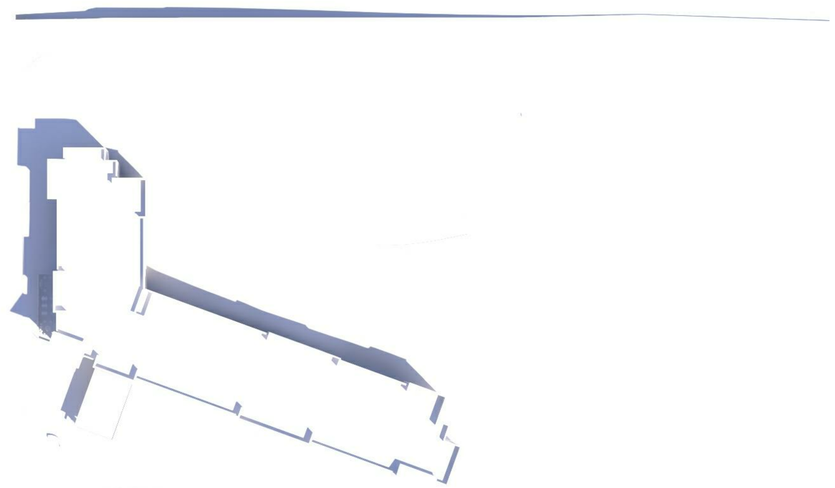
A-12

FRONT PERSPECTIVE

PATIO PERSPECTIVE



MARCH 21ST 7AM



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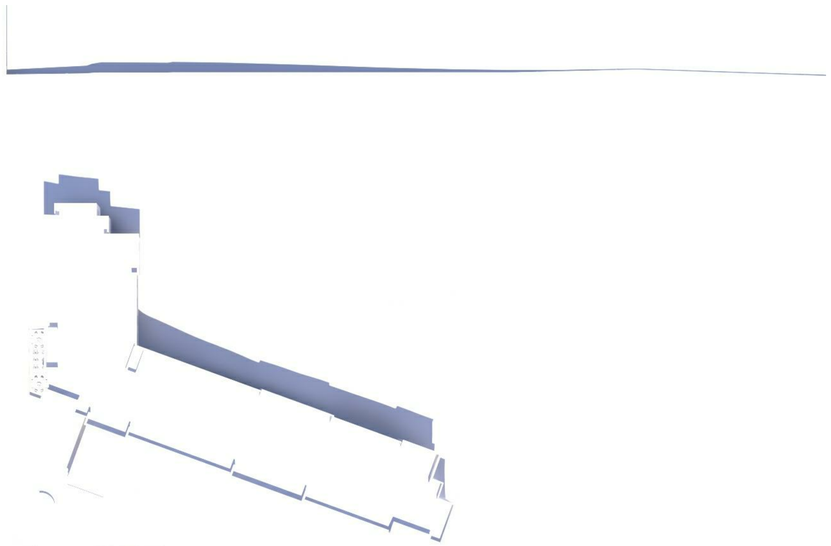
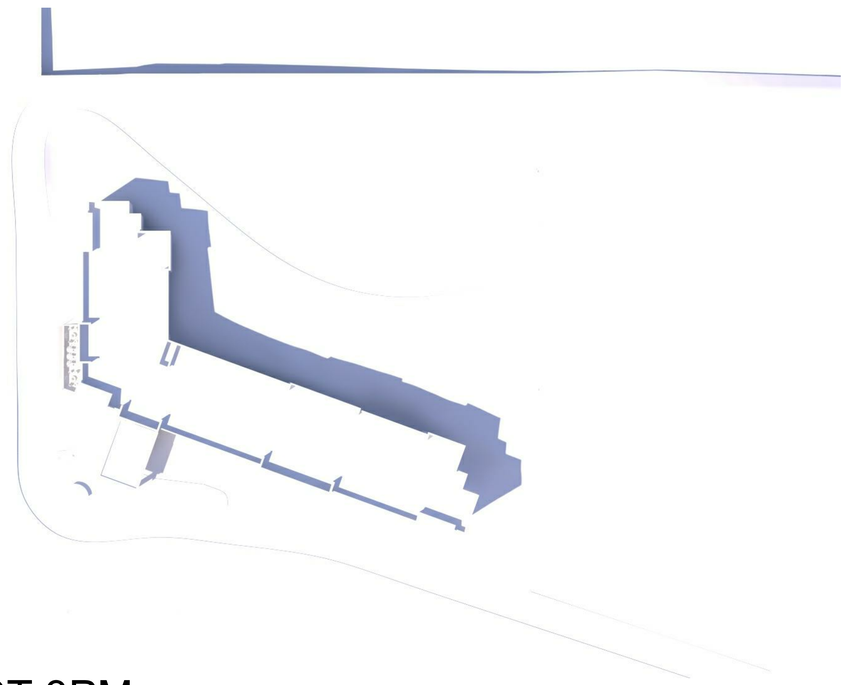


MARCH 21ST 12PM



MARCH 21ST 3PM