

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER: 035-170-025-0000,  
663 OLD MAMMOTH RD.  
LLA PARCEL 1, 2006-05  
MAMMOTH LAKES, CALIFORNIA 93546

OWNERS

MAMMOTH HOTEL ASSOCIATES, MAMMOTH CREEK INN  
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SANTA MONICA, CA. 90401  
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CIVIL CONSULTANT

TRIAD/HOLMES ASSOCIATES  
MAMMOTH LAKES OFFICE  
P.O. BOX 1570  
549 OLD MAMMOTH ROAD, SUITE 202  
MAMMOTH LAKES, CA 93546  
760.934.7588

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- A5.4 SOUTH AND WEST ELEVATIONS - BUILDING C
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- A6.2 PERSPECTIVES - BUILDING C

BUILDING A/B AREA CALCULATIONS

| FOURTH Floor (UNITS A4, B4) Area Calcs |   |             |  |
|----------------------------------------|---|-------------|--|
| PROPOSED CONDITIONED AREA (A)          | = | 574 SQ.FT.  |  |
| PROPOSED CONDITIONED AREA (B)          | = | 574 SQ.FT.  |  |
| (FOURTH FLR. CONDIT. AREA (TOTAL)      | = | 1148 SQ.FT. |  |
| PROPOSED COMMON/ELEVATOR AREA=         |   | 430 SQ.FT.  |  |
| DECK/ MECH.                            |   |             |  |
| NET CONDO AREA (A)                     | = | 380 SQ.FT.  |  |
| NET CONDO AREA (B)                     | = | 409 SQ.FT.  |  |
| PROPOSED FOURTH FLOOR AREA             | = | 1578 SQ.FT. |  |

| THIRD Floor (UNITS A3, B3) Area Calcs |   |              |  |
|---------------------------------------|---|--------------|--|
| PROPOSED CONDITIONED AREA (A)         | = | 1150 SQ.FT.  |  |
| PROPOSED CONDITIONED AREA (B)         | = | 1150 SQ.FT.  |  |
| (THIRD FLR. CONDIT. AREA (TOTAL)      | = | 2300 SQ.FT.) |  |
| PROPOSED COMMON/ELEVATOR AREA=        |   | 580 SQ.FT.   |  |
| DECK/ MECH.                           |   |              |  |
| NET CONDO AREA (A)                    | = | 1078 SQ.FT.  |  |
| NET CONDO AREA (B)                    | = | 1078 SQ.FT.  |  |
| PROPOSED THIRD FLOOR AREA             | = | 2880 SQ.FT.  |  |

| SECOND Floor (UNITS A2, B2) Area Calcs |   |              |  |
|----------------------------------------|---|--------------|--|
| PROPOSED CONDITIONED AREA (A)          | = | 1117 SQ.FT.  |  |
| PROPOSED CONDITIONED AREA (B)          | = | 1117 SQ.FT.  |  |
| (SECOND FLR CONDIT. AREA (TOTAL)       | = | 2234 SQ.FT.) |  |
| PROPOSED COMMON/ELEVATOR AREA=         |   | 468 SQ.FT.   |  |
| DECK/ MECH.                            |   |              |  |
| NET CONDO AREA (A)                     | = | 1055 SQ.FT.  |  |
| NET CONDO AREA (B)                     | = | 1055 SQ.FT.  |  |
| PROPOSED SECOND FLOOR AREA             | = | 2702 SQ.FT.  |  |

| FIRST Floor (UNITS A1, B1) Area Calcs |   |               |  |
|---------------------------------------|---|---------------|--|
| PROPOSED CONDITIONED AREA (A)         | = | 420 SQ.FT.    |  |
| PROPOSED CONDITIONED AREA (B)         | = | 420 SQ.FT.    |  |
| (GROUND FLR. CONDIT. AREA (TOTAL)     | = | 840 SQ.FT.)   |  |
| PROPOSED COMMON/ELEVATOR AREA=        |   | 650 SQ.FT.    |  |
| PROPOSED GARAGE AREA 2X 707 SF        | = | 1414 SQ.FT.   |  |
| NET CONDO AREA (A)                    | = | 372 SQ.FT.    |  |
| NET CONDO AREA (B)                    | = | 372 SQ.FT.    |  |
| PROPOSED BLDG. FOOTPRINT AREA         | = | 2904 SQ.FT.   |  |
| BUILDING A/B TOTAL COND. AREA         | = | 6522 SQ.FT.   |  |
| TOTAL COMBINED FLOOR AREA A/B         | = | 10,064 SQ.FT. |  |

BUILDING C AREA CALCULATIONS

| FOURTH Floor (UNIT C4) Area Calcs |   |            |  |
|-----------------------------------|---|------------|--|
| PROPOSED COND. AREA               | = | 545 SQ.FT. |  |
| PROPOSED DECK/STAIR/ELEV.         | = | 303 SQ.FT. |  |
| PROPOSED FOURTH FLOOR AREA        | = | 848 SQ.FT. |  |
| NET CONDO AREA                    | = | 442 SQ.FT. |  |

| THIRD Floor (UNIT C3) Area Calcs |   |             |  |
|----------------------------------|---|-------------|--|
| PROPOSED COND. AREA              | = | 1178 SQ.FT. |  |
| PROPOSED DECK/STAIR/ELEV.        | = | 370 SQ.FT.  |  |
| PROPOSED THIRD FLOOR AREA        | = | 1548 SQ.FT. |  |
| NET CONDO AREA                   | = | 1069 SQ.FT. |  |

| SECOND Floor (UNIT C2) Area Calcs |   |             |  |
|-----------------------------------|---|-------------|--|
| PROPOSED CONDITIONED AREA         | = | 1119 SQ.FT. |  |
| PROPOSED DECK/STAIR/ELEV.         | = | 409 SQ.FT.  |  |
| PROPOSED SECOND FLOOR AREA        | = | 1528 SQ.FT. |  |
| NET CONDO AREA                    | = | 1050 SQ.FT. |  |

| FIRST Floor (UNIT C1) Area Calcs |   |             |  |
|----------------------------------|---|-------------|--|
| PROPOSED CONDITIONED AREA        | = | 431 SQ.FT.  |  |
| PROPOSED DECK/STAIR/MECH.        | = | 359 SQ.FT.  |  |
| PROPOSED ELEV. AREA              | = | 67 SQ.FT.   |  |
| PROPOSED GARAGE AREA             | = | 707 SQ.FT.  |  |
| NET CONDO AREA                   | = | 364 SQ.FT.  |  |
| PROPOSED BLDG. FOOTPRINT AREA    | = | 1564 SQ.FT. |  |
| BUILDING C TOTAL COND. AREA      | = | 3163 SQ.FT. |  |
| BUILDING C TOTAL FLOOR AREA      | = | 5488 SQ.FT. |  |

EXISTING HOTEL AREA CALCULATIONS

| SECOND Floor Area Calcs |   |              |  |
|-------------------------|---|--------------|--|
| PROPOSED COND. AREA     | = | 5,912 SQ.FT. |  |

| GROUND Floor Area Calcs   |   |              |  |
|---------------------------|---|--------------|--|
| PROPOSED CONDITIONED AREA | = | 5,912 SQ.FT. |  |
| FRONTAGE WALK/RAMP ACCESS | = | 671 SQ.FT.   |  |
| PROPOSED FOOTPRINT AREA   | = | 6583 SQ.FT.  |  |

|                                  |   |              |  |
|----------------------------------|---|--------------|--|
| Basement Floor Exist. Area Calcs | = | 5,912 SQ.FT. |  |
| EXISTING CONDITIONED AREA        | = | 963 SQ.FT.   |  |
| EXISTING ACCESS STAIRS/MECH      | = | 6875 SQ.FT.  |  |
| PROPOSED FOOTPRINT AREA          | = |              |  |

STATISTICS  
PARKING ANALYSIS

|                                                   |                      |
|---------------------------------------------------|----------------------|
| COVERED SPACES PROVIDED UNDER PROPOSED BUILDINGS  | 12- SPACES (9'X18')  |
| SITE PARKING - UNCOVERED                          | 24- SPACES (10'X20') |
| ADDITIONAL SPACES UNDER EXIST. HOTEL ( NO TANDEM) | 1- SPACES ( 9'X18')  |
| ADA VAN ACCESSIBLE                                | 3- SPACES            |
| PROPOSED PARKING PROVIDED                         | 37 REGULAR SPACES    |
| ADA VAN ACCESS.                                   | 3 SPACES             |
| TOTAL SPACES PROVIDED                             | 40 SPACES            |

LOT COVERAGE CALCULATION

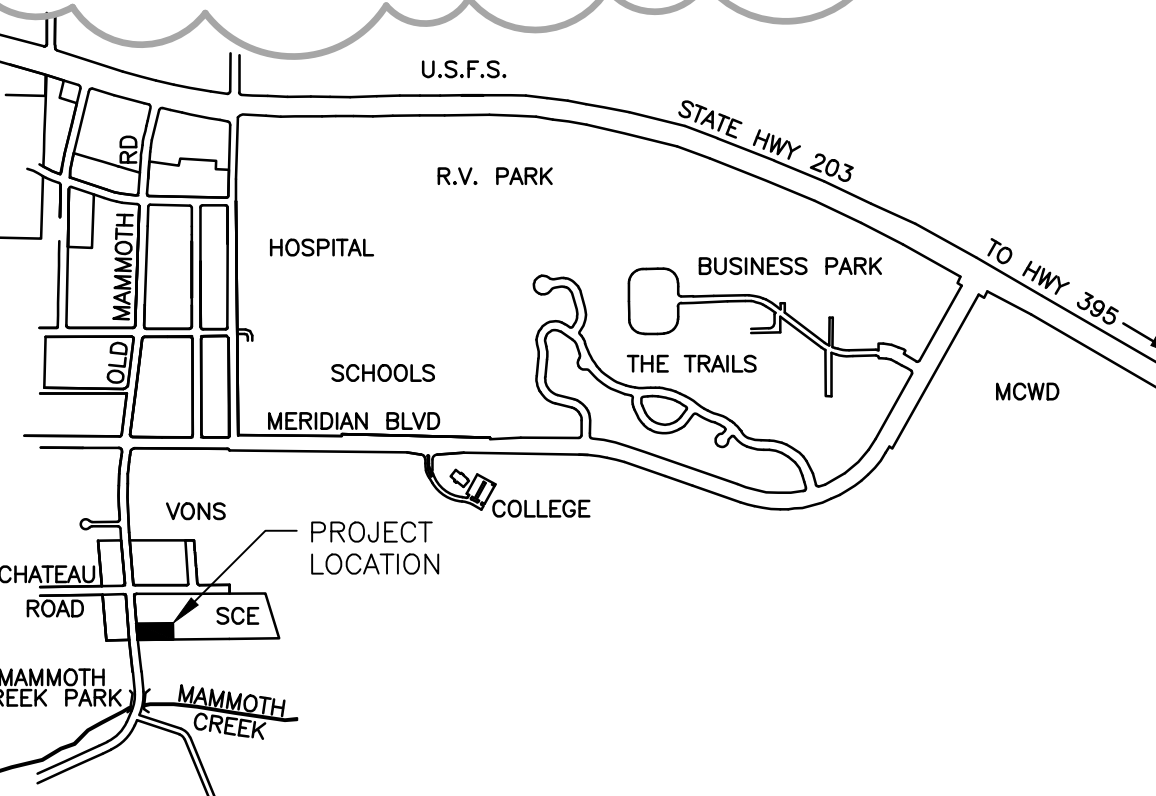
|                             |       |               |
|-----------------------------|-------|---------------|
| TOTAL LOT AREA              | 100 % | 34,074 SQ.FT. |
| ALLOWABLE COVERED AREA      |       |               |
| CURRENT CONFORMANCE/ F.A.R. | 2.5   | 85,185 SQ.FT. |

|                                               |                |
|-----------------------------------------------|----------------|
| PROPOSED FLOOR AREA BUILDING A/B (ALL FLOORS) | 10,064 SQ.FT.  |
| PROPOSED FLOOR AREA BUILDING C (ALL FLOORS)   | 5,472 SQ.FT.   |
| EXISTING HOTEL FLOOR AREA                     | 18,707 SQ.FT.  |
| [PROPOSED TOTAL BUILDING AREA                 | 34,243 SQ.FT.] |
| PROPOSED PAVING/ DRIVE - PARKING              | 17,028 SQ.FT.  |

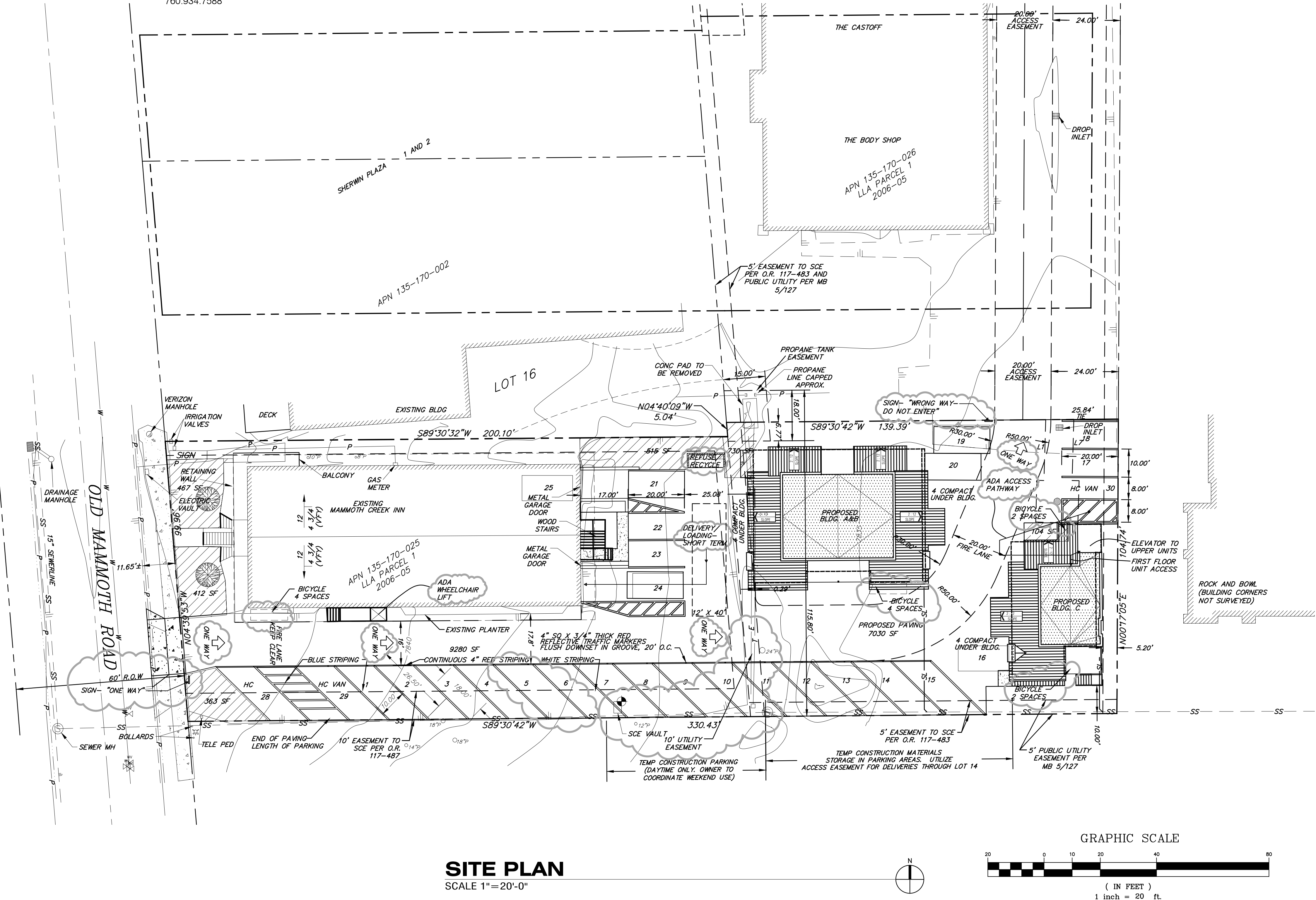
|                                   |                |
|-----------------------------------|----------------|
| PROPOSED COVERED TOTAL AREA       | 28,080 SQ.FT.  |
| SNOW STORAGE REQ'D (17,028 x .60) | 10,217 SQ.FT.  |
| SNOW STORAGE PROVIDED -ON SITE    | 1,242 SQ.FT.   |
| [PROPOSED TOTAL BUILDING AREA     | 34,243 SQ.FT.] |

CODE COMPLIANCE

|                 |                                                                                                            |
|-----------------|------------------------------------------------------------------------------------------------------------|
| CONSTRUCTION    | TYPE V-B, FIRE SPRINKLERS, ONE-HOUR RATED                                                                  |
| CODE COMPLIANCE | 2013 CALIF. RESIDENTIAL CODE/2013 CALIF. BLDG. CODE<br>2013 CALIF. GREEN CODE/NEC, GFC, 2013 CMC, 2013 IBC |
| OCCUPANCY       | R-1 CONDOMINIUM RESIDENCE/ U-1 GARAGE                                                                      |
| ZONED           | OLD MAMMOTH ROAD (OMR)                                                                                     |
| JURISDICTION    | MAMMOTH LAKES BLDG DEPT. 934.8989/ EXT. 274<br>PERMIT PROCESSING                                           |

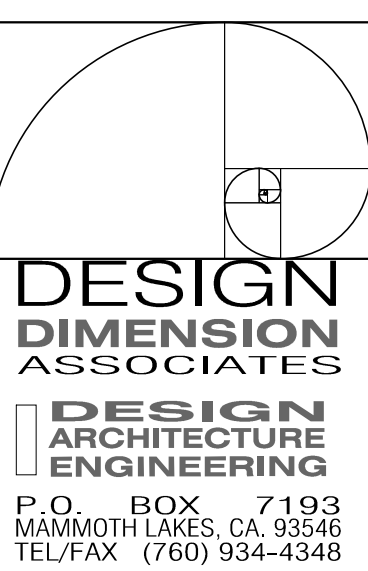


VICINITY MAP



SITE PLAN

SCALE 1"=20'-0"



SITE/ROOF PLAN,  
COVER INFORMATION

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MAMMOTH CREEK INN

REVISIONS

PLANNING REVISIONS  
09-09-14

JUNE 2014

SCALE:  
DRAWN: CWT/JP  
PRINTED 9.10.2014  
SHEET

A-1.0

SITE CONTEXT PLAN &  
SITE CONTEXT ELEVATION

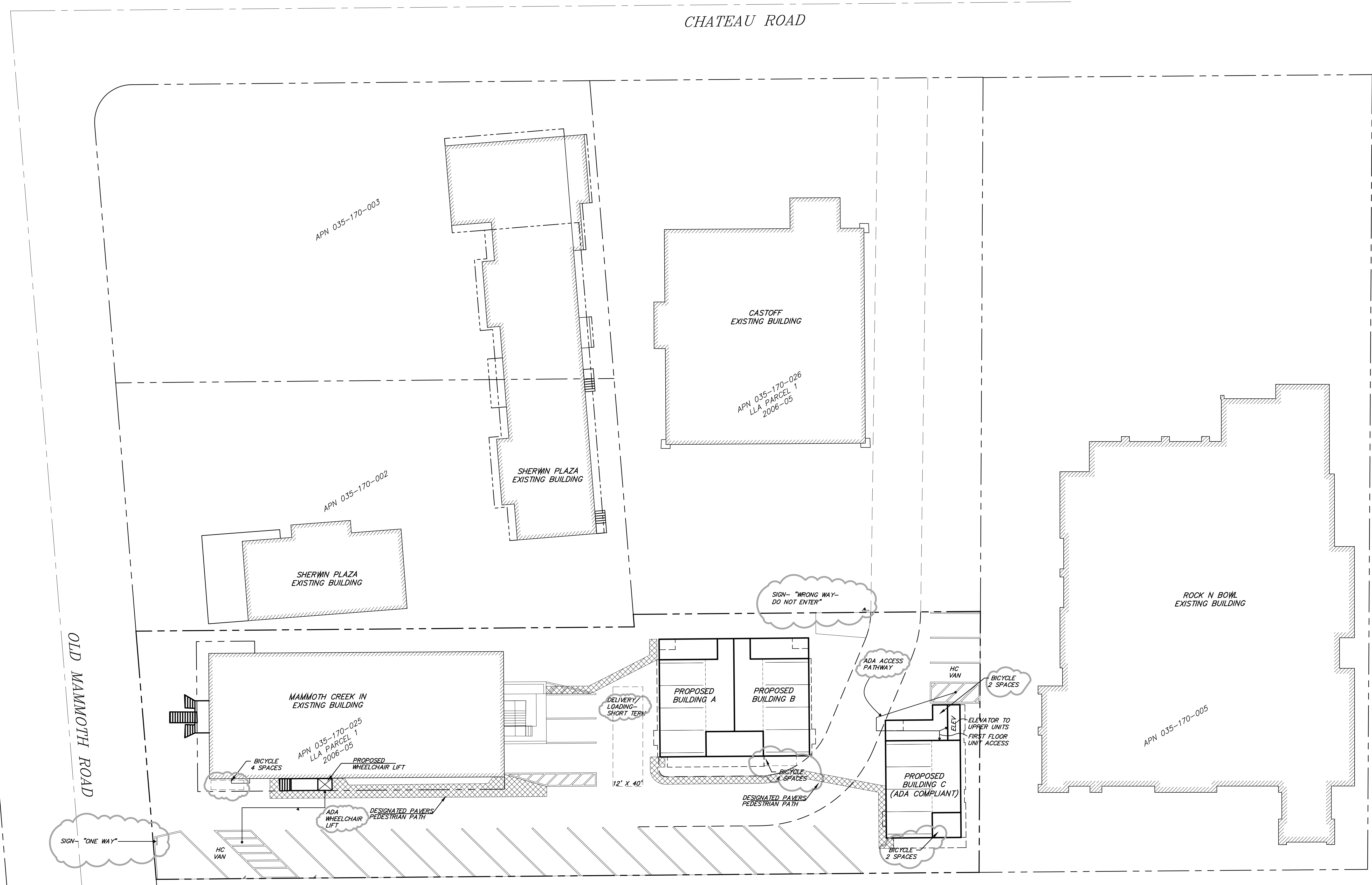
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**MAMMOTH CREEK INN**  
MAMMOTH HOTEL ASSOC., LLC  
STEVEN HAKIM  
PROJECT ADDRESS:  
1541 OCEAN AVE. SUITE 200  
SANTA MONICA, CA 90401  
310.393.5800  
663 OLD MAMMOTH ROAD, MAMMOTH LAKES, CA 93546

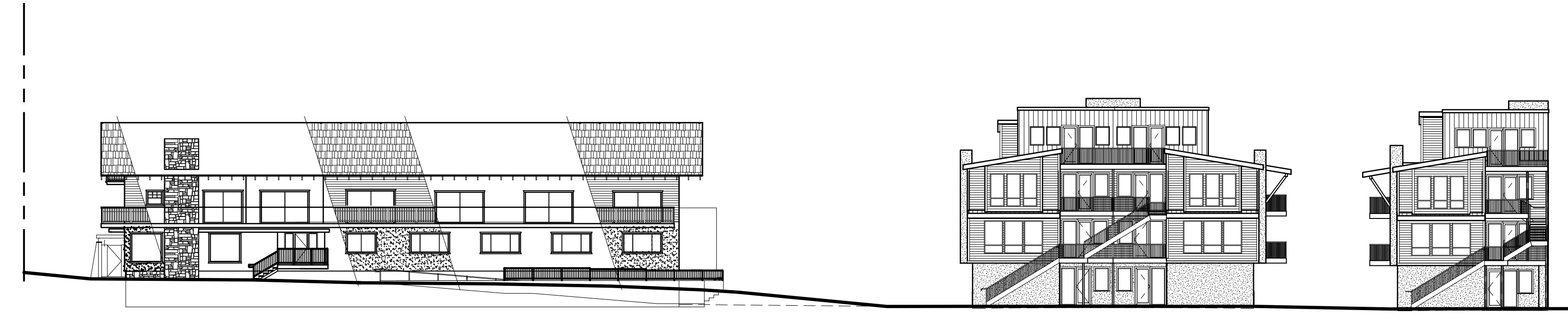
REVISIONS

PLANNING REVISIONS  
09-09-14

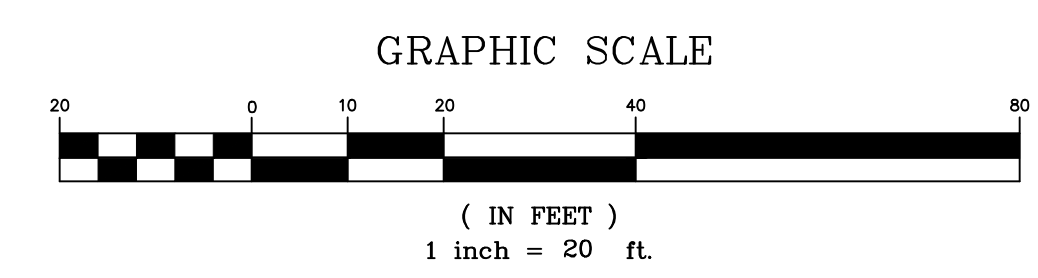
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PRINTED 9.10.2014  
SHEET  
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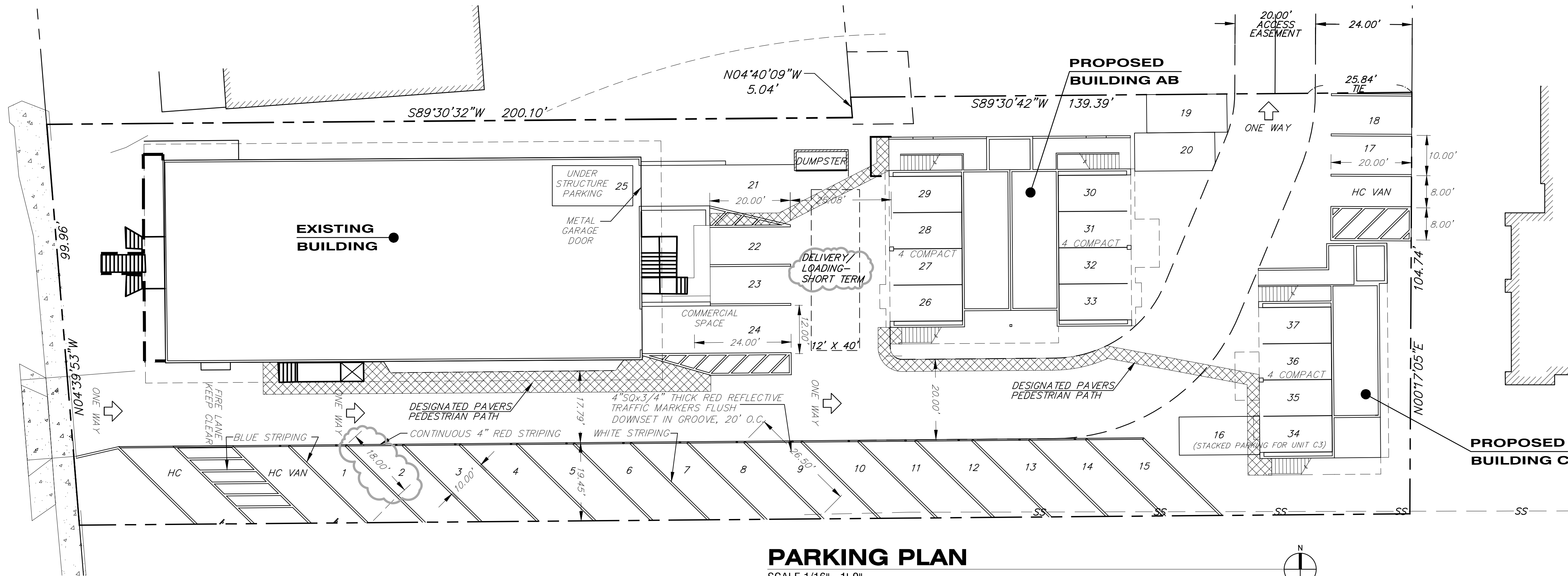
**SITE CONTEXT MAP**  
SCALE 1"=20'-0"



**SITE CONTEXT ELEVATION (SOUTH)**  
SCALE 1"=20'-0"



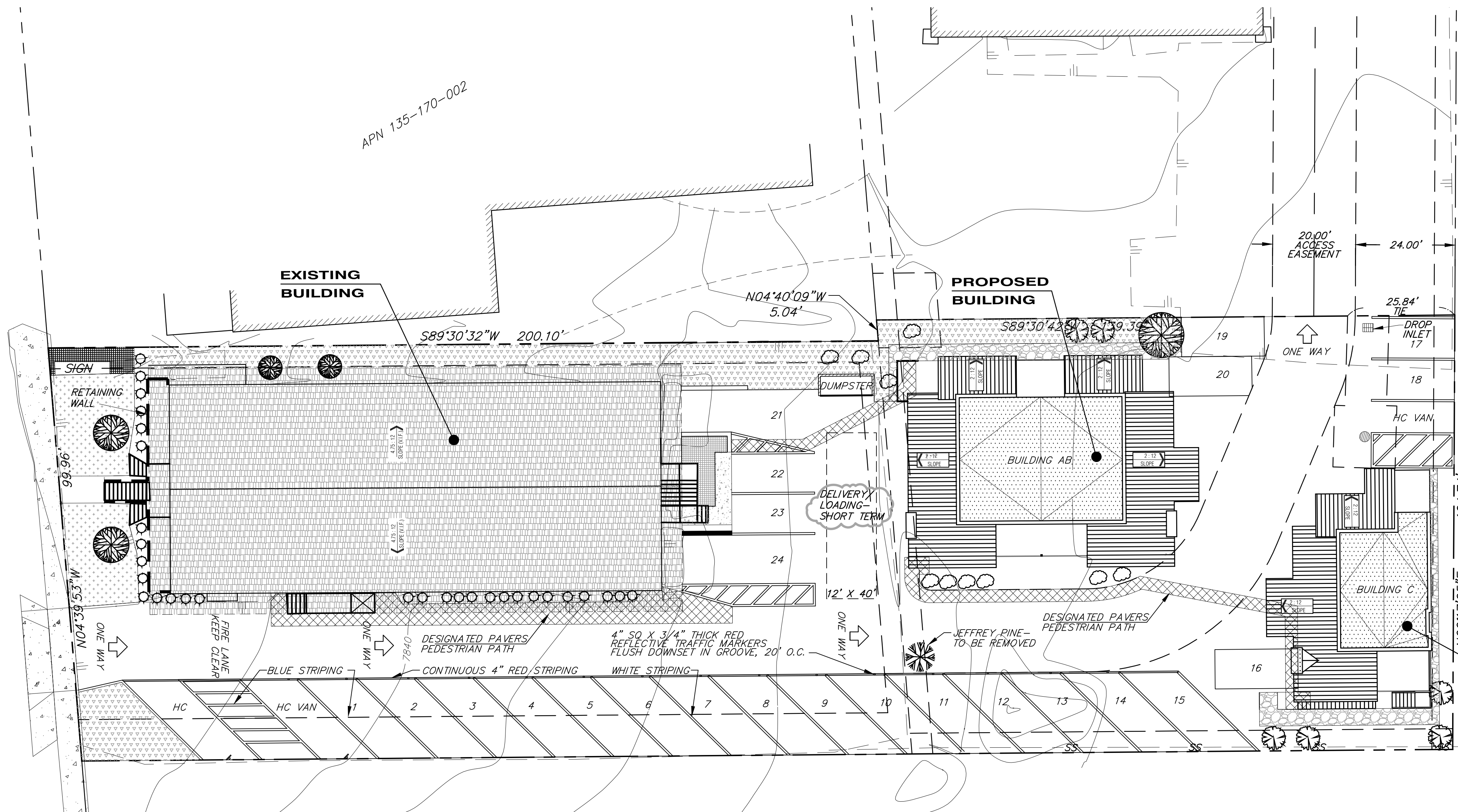
OLD MAMMOTH ROAD



| PARKING ANALYSIS<br>FROM SITE PLAN |                       |
|------------------------------------|-----------------------|
| 24                                 | UNCOVERED             |
| 12                                 | UNDER BUILDINGS A,B,C |
| 1                                  | UNDER EXISTING HOTEL  |
| 3                                  | ADA VAN ACCESSIBLE    |
| 40                                 | TOTAL                 |

- LANDSCAPE LEGEND**
- JEFFREY PINE TREES, 6" CALIPER
  - WHITE FIR TREES, 6" CALIPER
  - COLORADO BLUE SPRUCE (QUANTITY- 5)
  - 12"-15" QUAKING ASPENS (POPULUS TREM.) (QUANTITY- 10)
  - NATIVE SAGE APPROX. COVERAGE 1,632 SQ. FT.
  - 4"-6" GRANITE RIVER ROCK COBBLE APPROX. COVERAGE 600 SQ. FT.
  - TURF (BLUE/RYE) APROXIMATE COVERAGE 1,240 SQ. FT.
  - REQUIRED LANDSCAPE AREA (10% OF PAVED AREA) = 1700 SQ. FT.  
PROPOSED LANDSCAPE AREA = 3,467 SQ. FT.
  - POTENTILLA FRUTICOSA (BUSHCINQUOIL) BUSHCINQUOIL, "MT EVEREST" PURE WHITE, YELLOW CENTERED, 1 1/2" WIDE ON UPRIGHT, BUSHY SHRUB TO 4'-6" TALL, BLOOMS JUNE-OCTOBER IN FULL SUN, MODERATE WATER IN WELL DRAINED SOILS. AMOUNT: 17 COUNT, 1 GALLON
  - SALIX PURPUREA "GRACILIS"- ALASKA BLUE WILLOW ALASKA BLUE WILLOW DWARF PURPLE OSIER, COLD WEATHER AND SHADE, CAN BE CLIPPED TO HEDGE 3'-4" HIGH AND WIDE, FINE TEXTURED PURPLE BRANCHES, NARROW GREEN LEAVES WITH BLuish UNDERSIDES, FOR GREY-BLUE COLOR EFFECT, BACKGROUND AND/OR SIGHT SCREEN PLANT, AMOUNT: 10 COUNT @ 15 GAL X 6"

OLD MAMMOTH ROAD



ROCK AND BOWL  
(BUILDING CORNERS  
NOT SURVEYED)

# LANDSCAPE PLAN & PARKING PLAN

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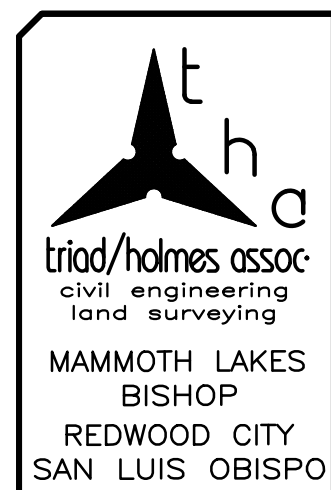
# MAMMOTH CREEK INN

| REVISIONS |                                |
|-----------|--------------------------------|
| △         | PLANNING REVISIONS<br>09-09-14 |

JUNE 2014  
SCALE:  
DRAWN: CWT/JP  
PRINTED 9.10.2014  
SHEET

A-1.2

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PREPARED & SUBMITTED BY:

DATE:

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MAMMOTH CREEK INN  
USE PERMIT - EXISTING SITE  
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

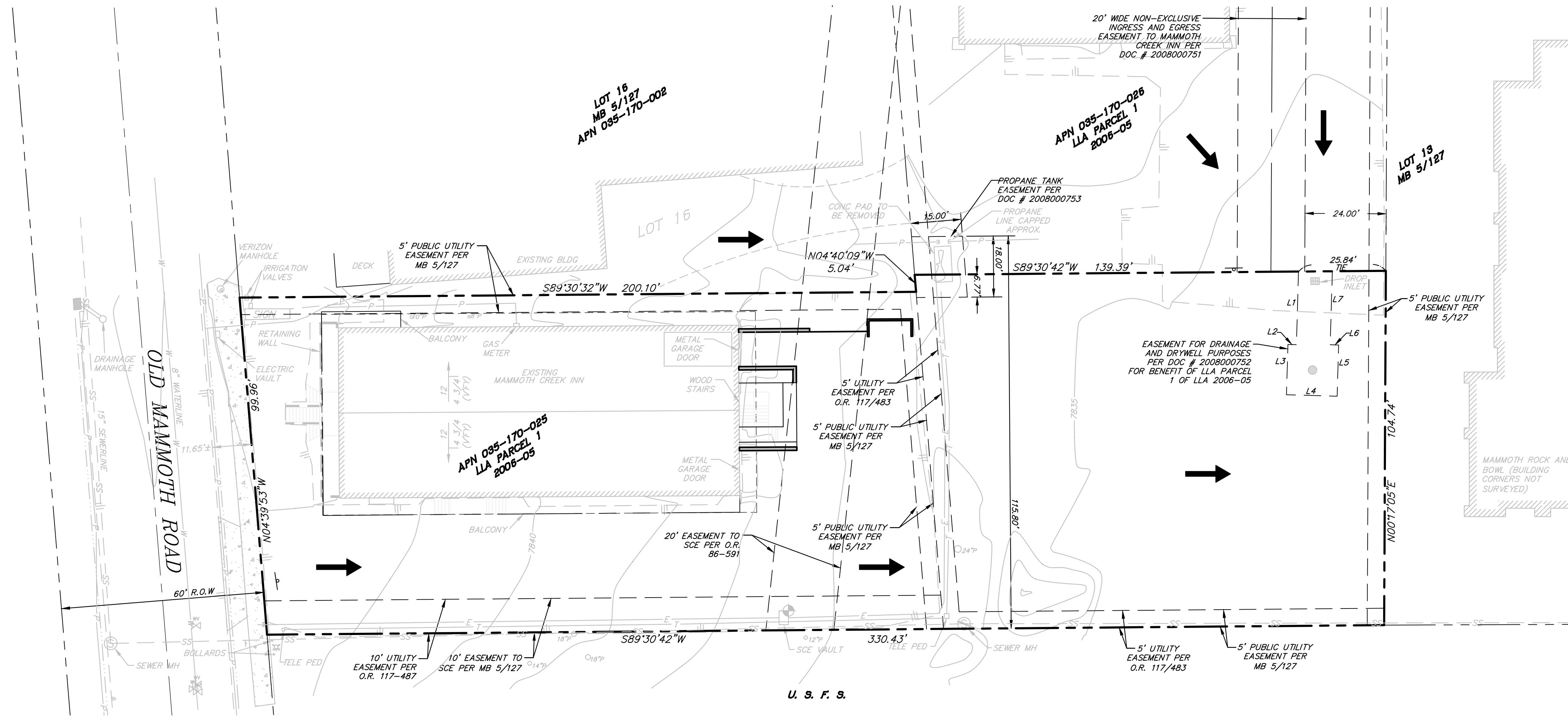
DATE 09/11/2014  
SCALE 1"=20'  
DRAWN SR  
JOB NO. 01.2701.3  
DWG C1  
SHEET 1 OF 2

## LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER DRAWN TO APPROX. SIZE ORIENTATION VARIES
- FENCE
- TREE TYPE & SIZE  
P=PINE/F=FIR/S=SNAG
- EXISTING GROUND CONTOUR & ELEV.
- EXISTING GROUND SPOT ELEVATION
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING PROPANE LINE
- EXISTING DRAINAGE FLOW DIRECTION

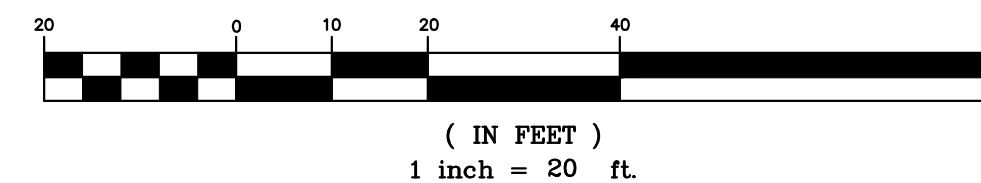
## SHEET INDEX

- C1 EXISTING SITE
- C2 USE PERMIT SITE PLAN



CONTOUR INTERVAL: 1'

GRAPHIC SCALE



( IN FEET )  
1 inch = 20 ft.

IMPROVEMENT NOTES

- 1 PROPOSED DVS-48 KRISTAR FLOGARD DUAL-VORTEX HYDRODYNAMIC SEPARATOR.
- 2 PROPOSED 3' WIDE GRADED EARTH SWALE.
- 3 PROPOSED 3' WIDE CONCRETE SWALE.
- 4 PROPOSED 24"x24" JENSEN PRECAST DRAIN INLET.
- 5 PROPOSED 12" DRAIN PIPE.
- 6 PROPOSED 18"x24"x15' DRYWELL.
- 7 INSTALL FILTER FABRIC ABOVE EXIST DRYWELL AND ADJUST TO GRADE.
- 8 ADJUST DRAIN INLET TO GRADE.
- 9 VERIFY SIZE OF WATER SUPPLY TO EXISTING INN. STUB NEW WATER LINE TO NEW BUILDINGS IF EXISTING IS 2" OR GREATER.
- 10 PROPOSED "ONE WAY" SIGN PER CALIFORNIA MUTCD R6-1.
- 11 PROPOSED "DO NOT ENTER" SIGN PER CALIFORNIA MUTCD R5-1 AND "WRONG WAY" SIGN PER CALIFORNIA MUTCD R5-1a.
- 12 PROPOSED SEWER LATERAL.

STORMWATER RETENTION VOLUME CALCULATIONS

|                                                                     | C    | AREA        | CA     |
|---------------------------------------------------------------------|------|-------------|--------|
| CONC                                                                | 0.95 | 1,276 SQFT  | 1,212  |
| AC PAVEMENT                                                         | 0.90 | 15,117 SQFT | 13,605 |
| LANDSCAPE                                                           | 0.35 | 6,629 SQFT  | 2,320  |
| ROOF                                                                | 0.90 | 11,052 SQFT | 9,947  |
| TOTAL CA = 27,084                                                   |      |             |        |
| VOLUME REQUIRED 0.083(CA) = 2,248 CF                                |      |             |        |
| VOLUME PROVIDED 18x24x15x0.3+3.14(1.5) <sup>2</sup> (15) = 2,277 CF |      |             |        |

LEGEND

- PROPERTY LINE
- CENTERLINE
- EDGE OF PAVEMENT
- BOULDER DRAWN TO APPROX. SIZE ORIENTATION VARIES
- X FENCE
- 12"P TREE TYPE & SIZE  
P=PINE/F=FIR/S=SNAG
- 7840 EXISTING GROUND CONTOUR & ELEV.
- 116.54 EXISTING GROUND SPOT ELEVATION
- FIRE HYDRANT
- WATER VALVE BOX
- SEWER MANHOLE
- EXISTING WATERLINE
- EXISTING SEWERLINE
- EXISTING PROPANE LINE
- PROPOSED CONCRETE PAVEMENT
- PROPOSED AC PAVEMENT
- SNOW STORAGE AREA
- WL PROPOSED WATER LATERAL
- SL PROPOSED SEWER LATERAL
- PL PROPOSED PROPANE LATERAL

LOT COVERAGE

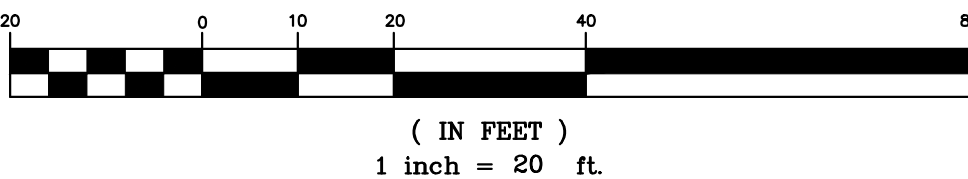
|                                                         |       |               |
|---------------------------------------------------------|-------|---------------|
| TOTAL LOT AREA                                          | 100 % | 34,074 SQ.FT. |
| ALLOWABLE COVERED AREA                                  |       |               |
| CURRENT CONFORMANCE/F.A.R.                              | 2.5   | 85,185 SQ.FT. |
| PROPOSED FLOOR AREA BUILDING A/B                        |       | 10,064 SQ.FT. |
| PROPOSED FLOOR AREA BUILDING C                          |       | 4,624 SQ.FT.  |
| EXISTING TOTAL FLOOR AREA                               |       | 18,707 SQ.FT. |
| PROPOSED TOTAL BUILDING AREA                            |       | 33,395 SQ.FT. |
| PROPOSED UNCOVERED REQUIRED PARKING AND DRIVEWAY PAVING |       | 16,120 SQ.FT. |
| PROPOSED COVERED AREA                                   |       | 28,080 SQ.FT. |

SNOW STORAGE

|                                   |              |
|-----------------------------------|--------------|
| SNOW STORAGE REQ'D (16,120 x .60) | 9,672 SQ.FT. |
| ONSITE SNOW STORAGE PROVIDED:     | 1,896 SQ FT  |

CONTOUR INTERVAL: 1'

GRAPHIC SCALE



PREPARED & SUBMITTED BY:

DATE:

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PREPARED FOR:  
MAMMOTH HOTEL ASSOCIATES  
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SANTA MONICA, CA 90401  
310-393-5800

MAMMOTH CREEK INN  
USE PERMIT - SITE PLAN  
TOWN OF MAMMOTH LAKES, MONO COUNTY, STATE OF CALIFORNIA

|         |            |
|---------|------------|
| DATE    | 09/11/2014 |
| SCALE   | 1"=20'     |
| DRAWN   | SR         |
| JOB NO. | 01.2701.3  |
| DWG     | C2         |
| SHEET   | 2 of 2     |