

PROJECT DESIGN TEAM

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Site Information

Project Site Area: 6.1 Acres = 265,716 SF
Building Footprint: 111,735 SF (42%)
Underground Garage Structure: 160,000 SF

Building Information

Hotel Room Area (excludes common spaces):
• 471 rooms X 405 SF/ room (AVG.) = 190,755 SF
Hotel Gross Area (includes common spaces & BOH): 310,230 SF

Retail/ Commercial Area:
• Old Mammoth Road & Market Hall = 21,250 SF
• Restaurants = 17,360 SF
• Spa = 4,500 SF
• Total = 43,110 SF

Conference Area
• Conference A = 2,430 SF
• Conference B = 1,530 SF
• Conference C = 2,725 SF
• Pre-function = 2,895 SF
• Total = 9,580 SF

Workforce Housing Requirements

•Hotel Rooms: 405 SF (AVG.) X 244 (CSP Base Density) = 98,820 SF
98,820 SF X .0005 FTEE = 49.41 = 49.5 FTEE's

•Retail/ Commercial: 43,110 SF X .00042 FTEE = 18.11 = 18.5 FTEE'S

•Total New FTEE's: 68 – 42 (Credit for Existing Use per CSP) = 26

Per Section 17.36.030 of Zoning Code, 4 FTEE's = 3BR unit @ 1,000 SF
•Total Workforce Housing Units = 6.5 = (7) 3BR Units = 7,000 SF

Parking Information

Per LSA Report, up to 619 spaces will be provided including valet parking.

OLD MAMMOTH PLACE
PLANNING COMMISSION SUBMITTAL

02 . 02 . 10



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- C5.0 CONCEPTUAL SITE UTILITY PLAN
- C6.0 SITE CROSS SECTIONS

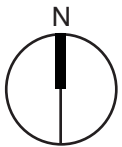
HEIGHT, MASSING & VIEW ANALYSIS

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TO EXISTING VILLAGE AND GONDOLA

PROPOSED ROUNDABOUT AND GONDOLA STATION

EXISTING TOWN PARKING LOT



PROJECT SITE:
OLD MAMMOTH PLACE

DOWNTOWN
COMMERCIAL CORRIDOR



① view from Old Mammoth Rd & Sierra Nevada Rd



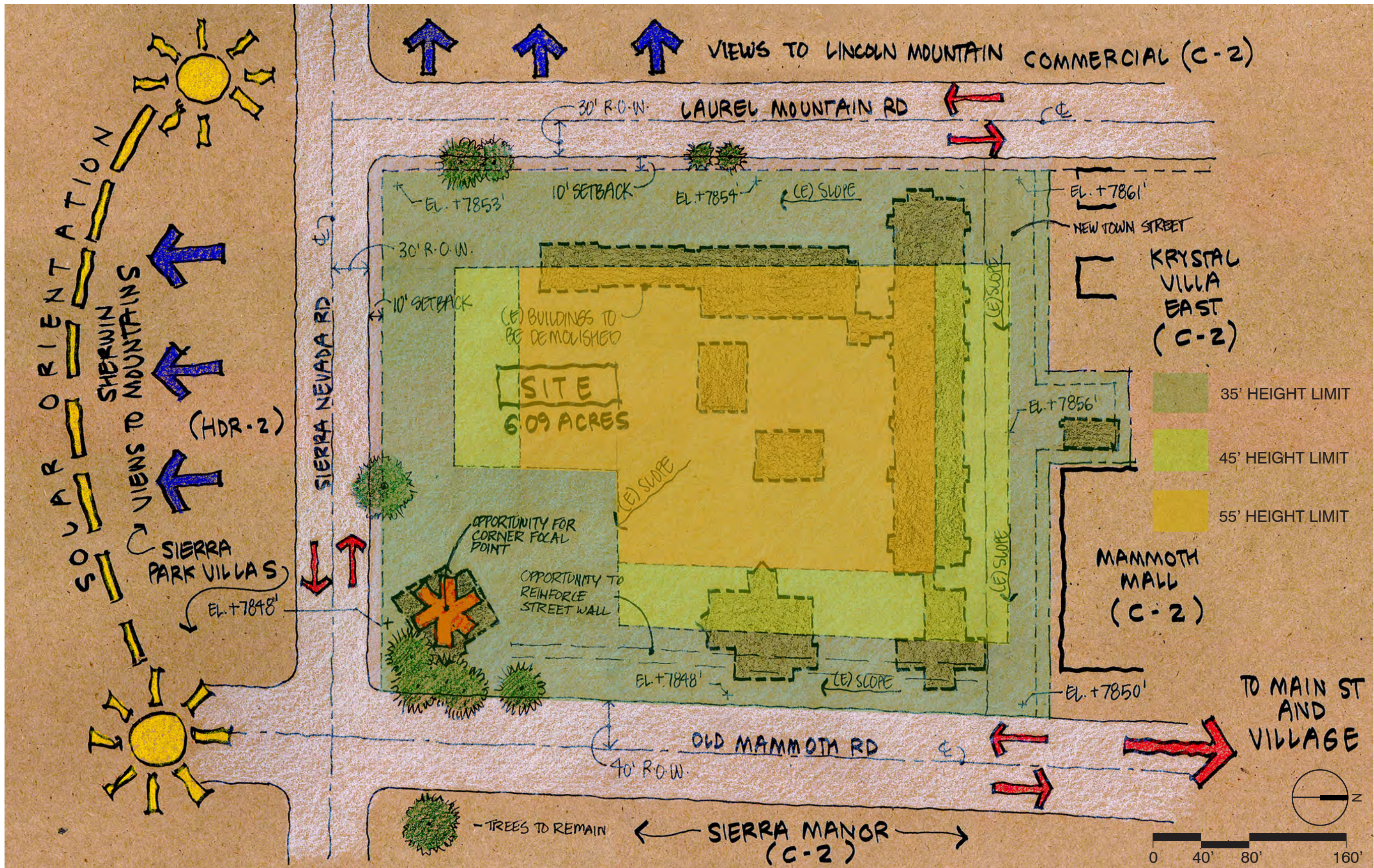
② view from Laurel Mt Rd & Sierra Nevada Rd

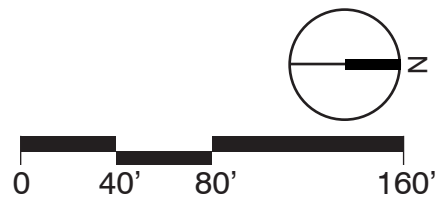
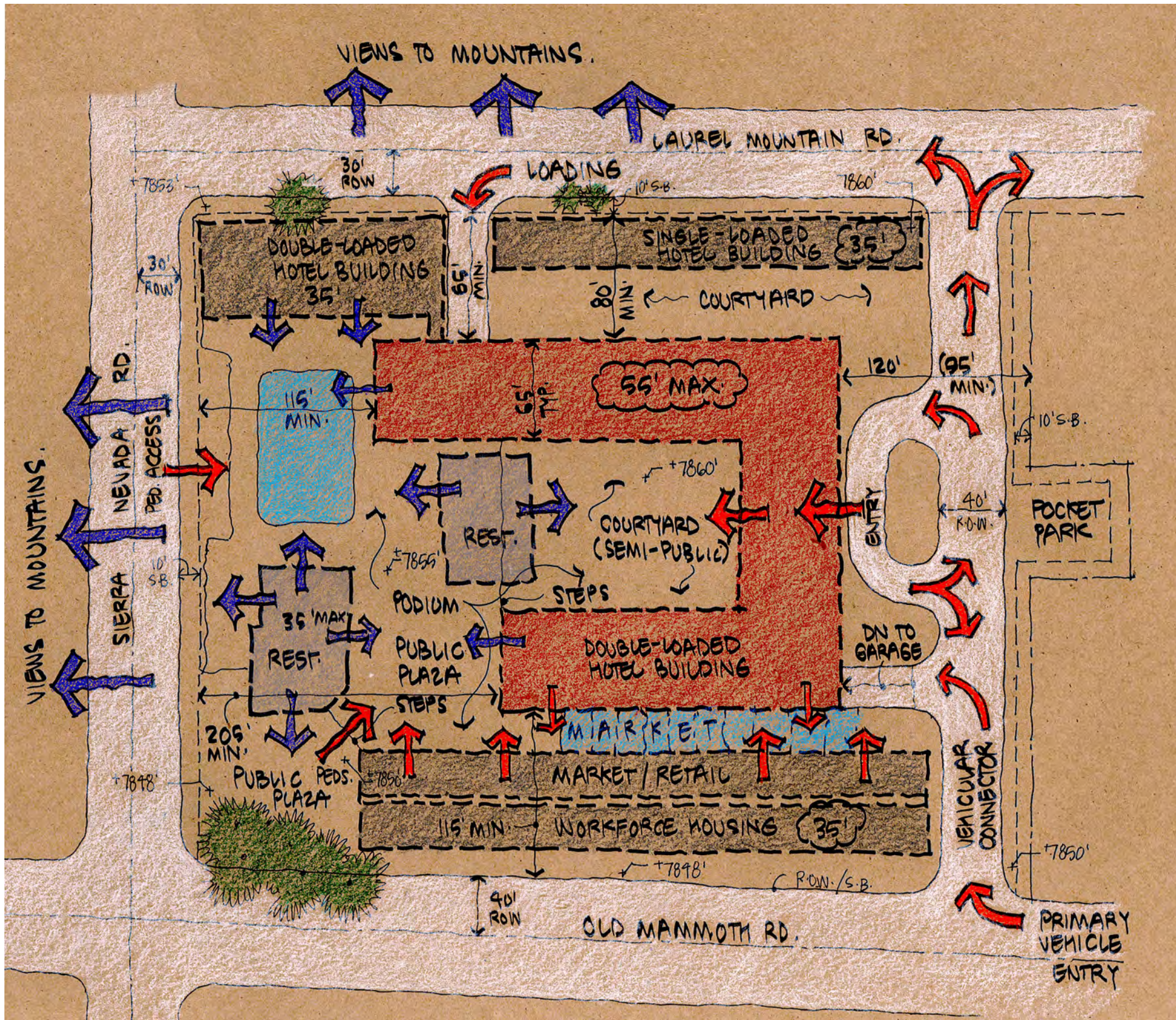


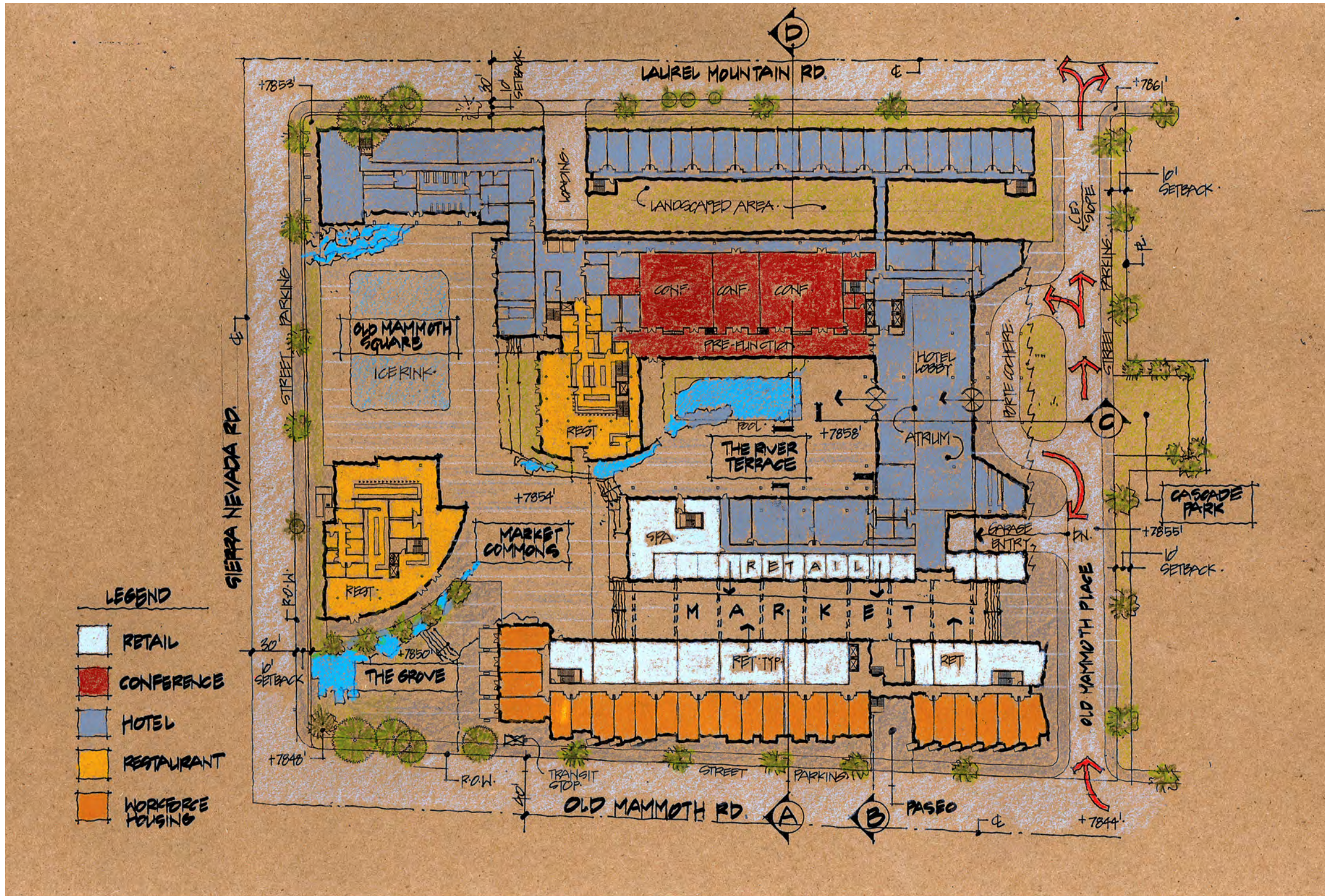
③ view from Laurel Mt Rd



④ view from Old Mammoth Rd



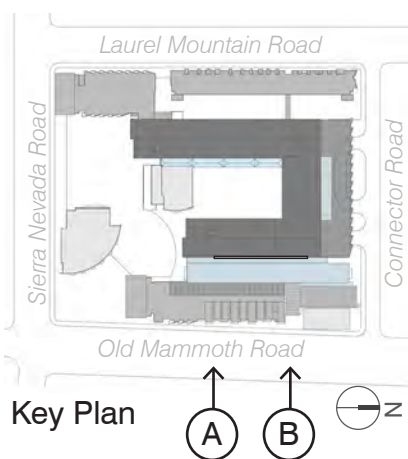
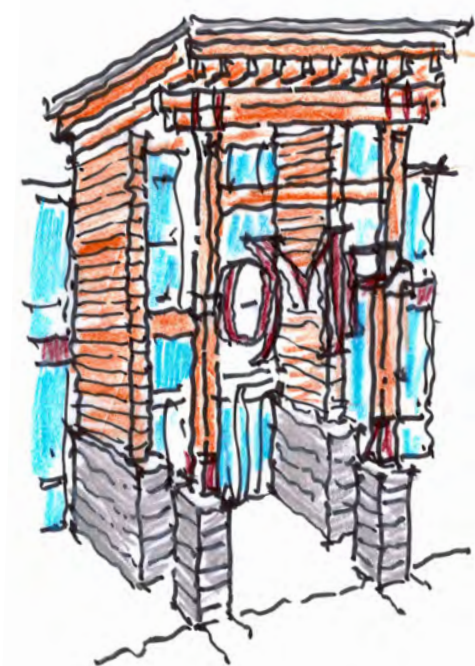
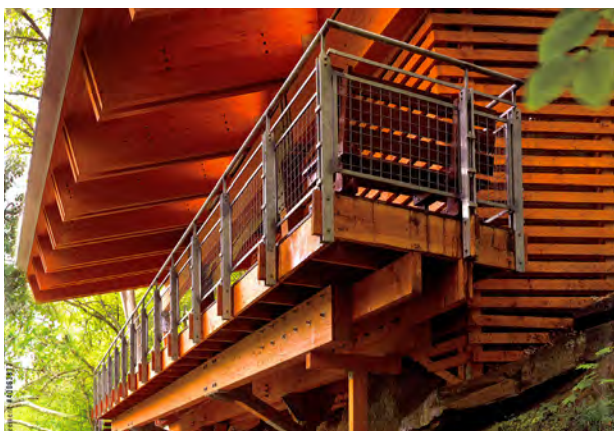






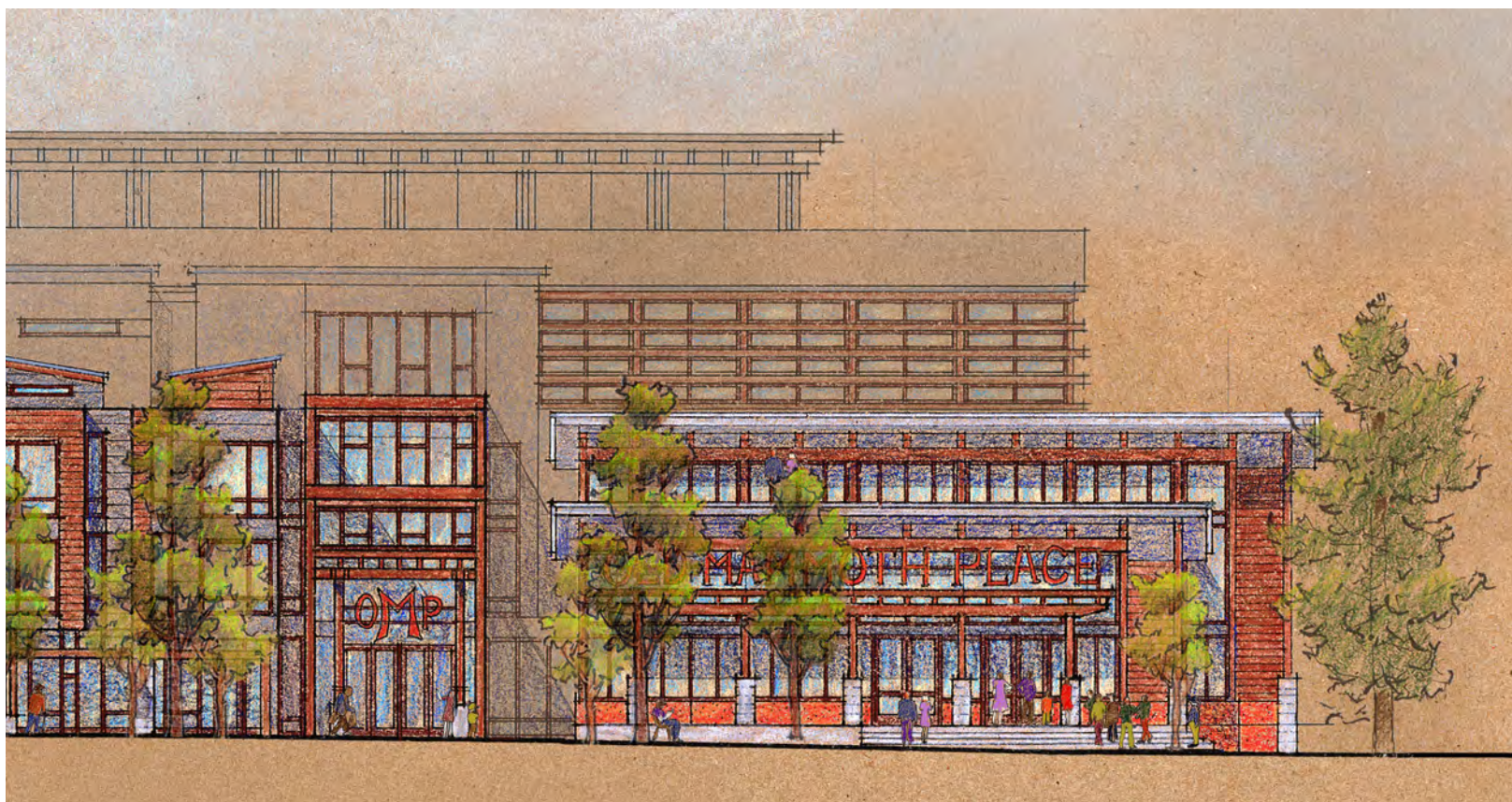
(A) Rendered Elevation: Old Mammoth Road

0 16' 32' 64'



Key Plan

(A) (B)

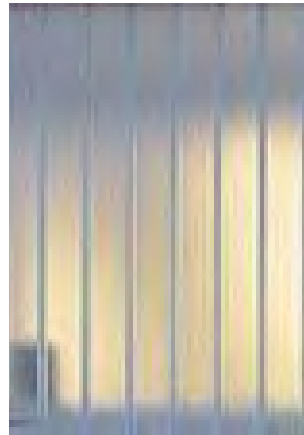


(B) Elevation Detail: Old Mammoth Road

0 10' 20' 40'



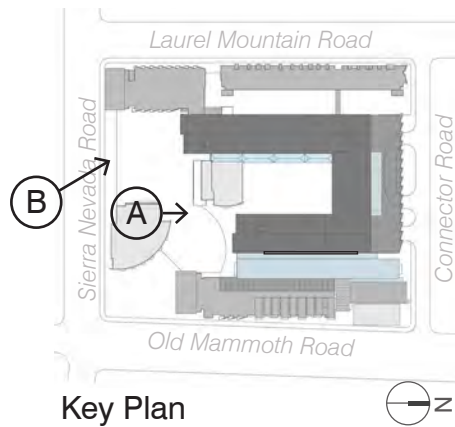
(A) Rendered Elevation: Sierra Nevada Road



Channel Wall



(B) 3D View of Old Mammoth Square

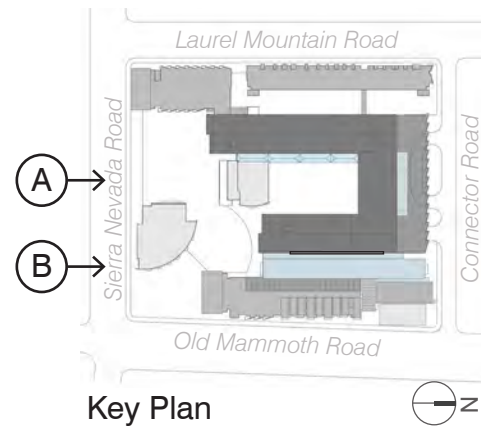


Key Plan

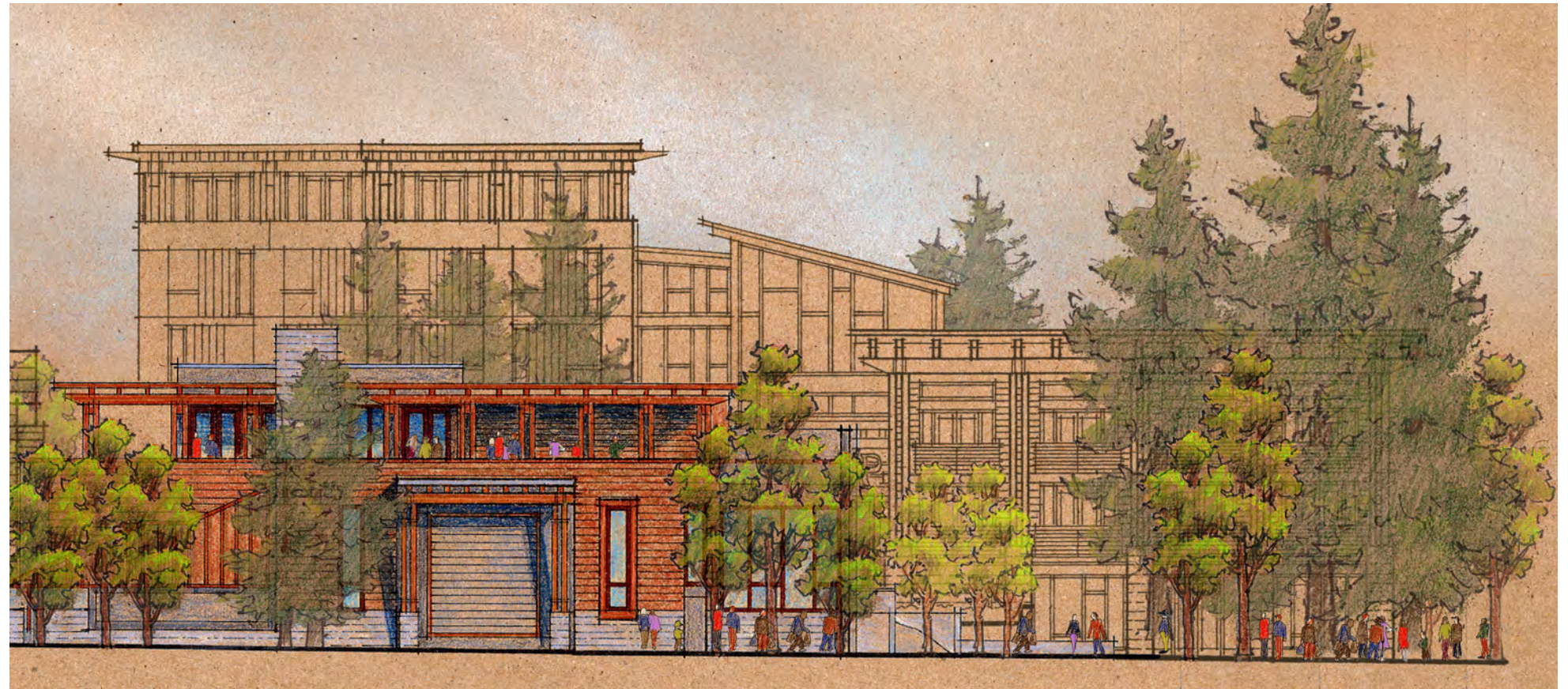


(A) Rendered Elevation: Sierra Nevada Road

0 16' 32' 64'



Key Plan



(B) Elevation Detail: Sierra Nevada Road

0 10' 20' 40'



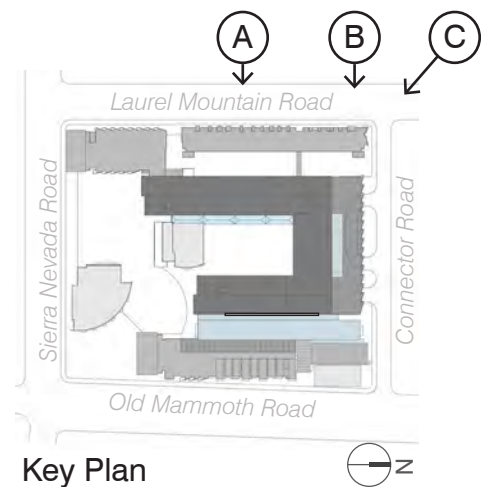
(A) Rendered Elevation: Laurel Mountain Road

0 20' 40' 80'

B



(C) Rendered Corner View: Laurel Mountain Road

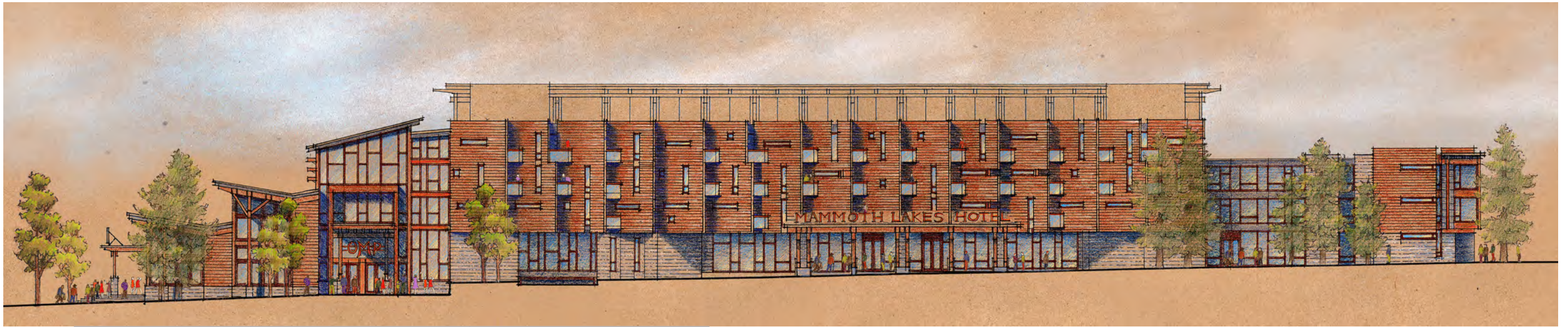


Key Plan



(B) Elevation Detail: Laurel Mountain Road

0 10' 20' 40'

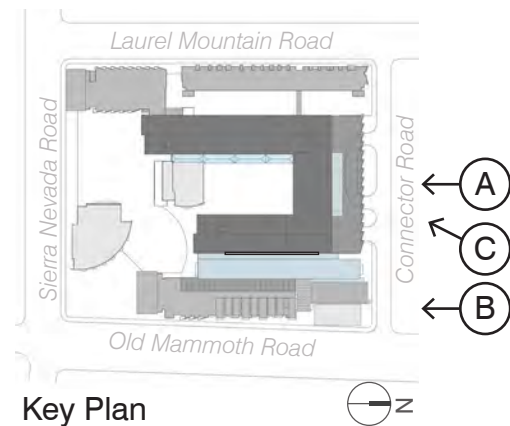


(A) Elevation: Connector Road

0 16' 32' 64'



(C) View of Hotel Porte Cochere



Key Plan

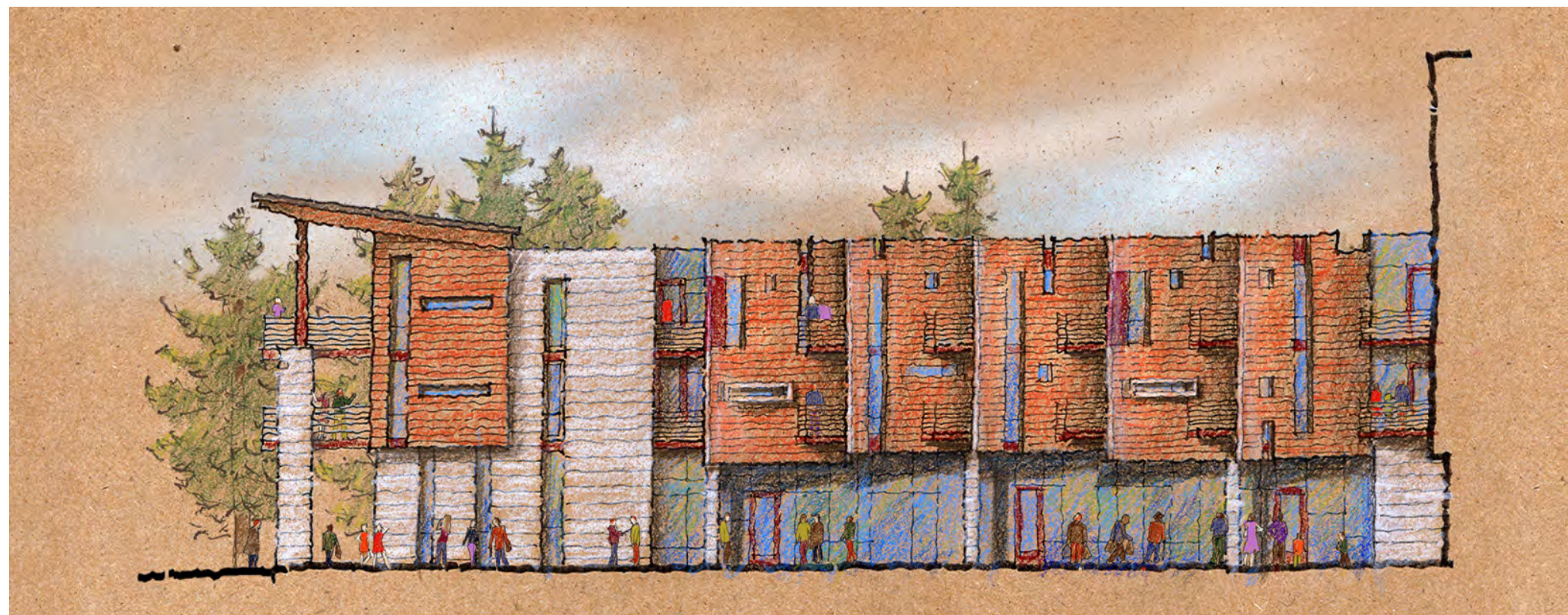


(B) Elevation Detail: Connector Road

0 10' 20' 40'

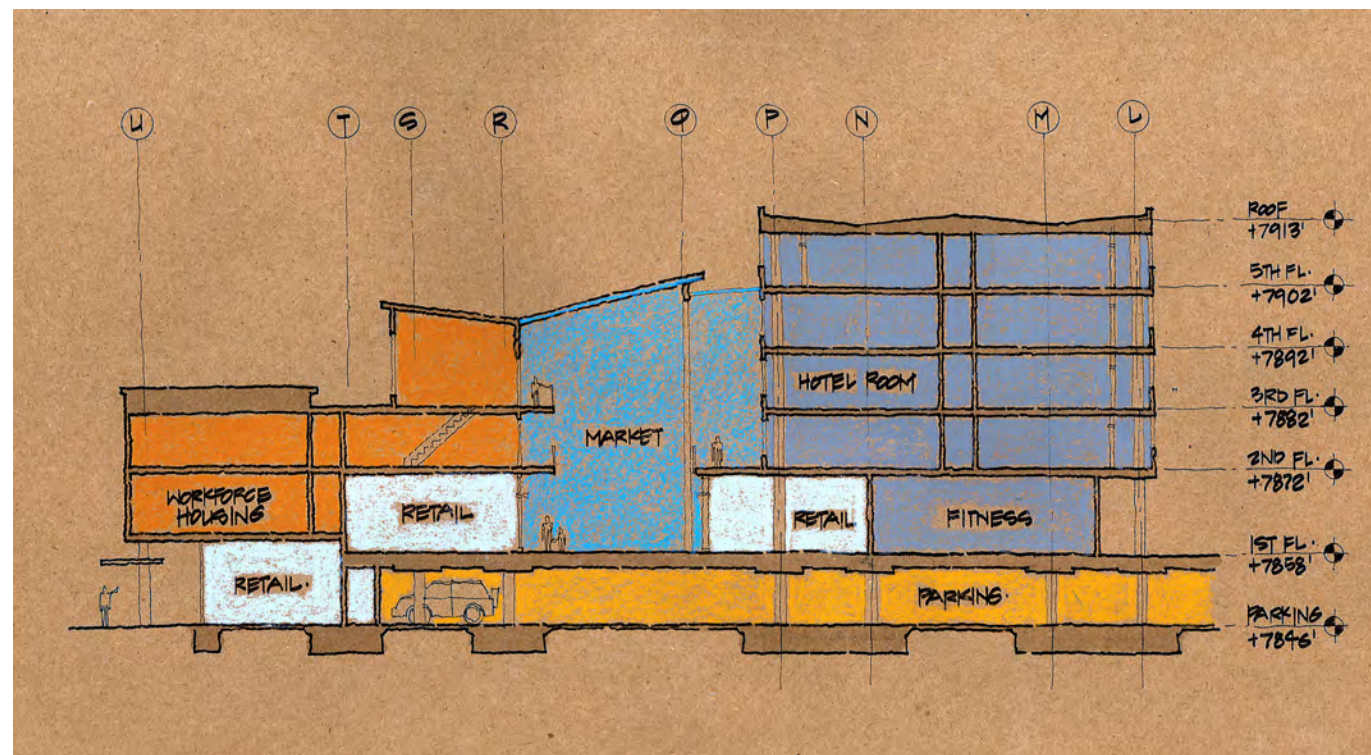


Hotel Corner Perspective from Ice Rink

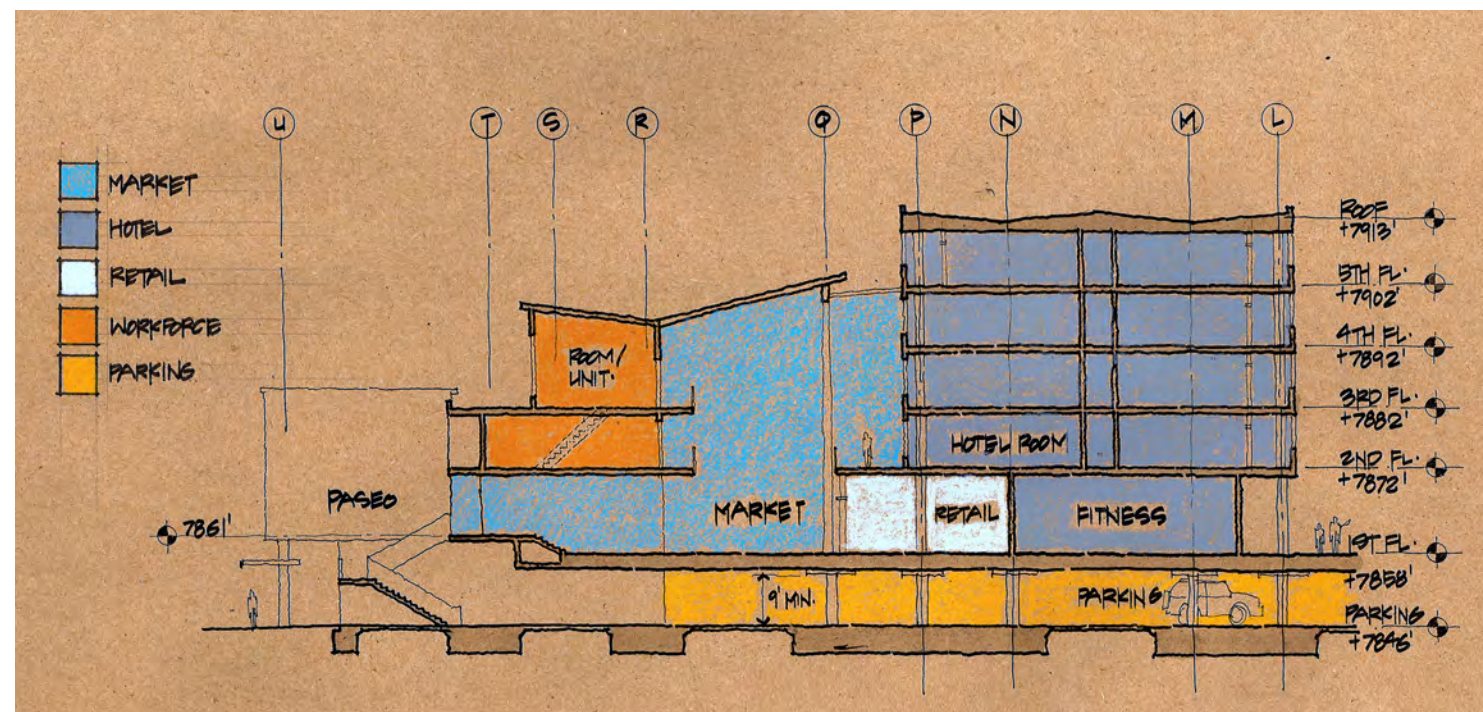


Hotel Corner Elevation from Ice Rink



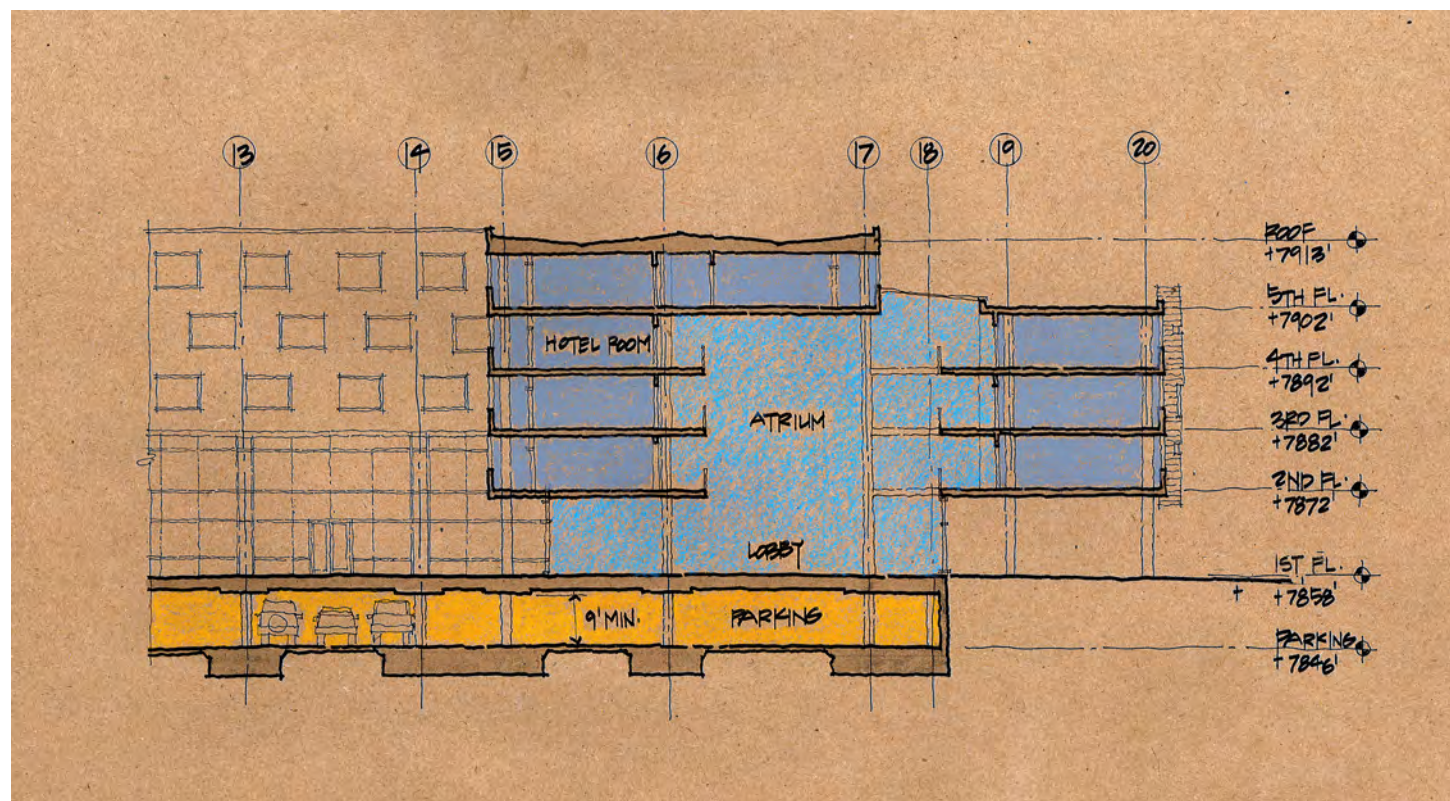


Section A: Section through Market Hall and Sidewalk Retail

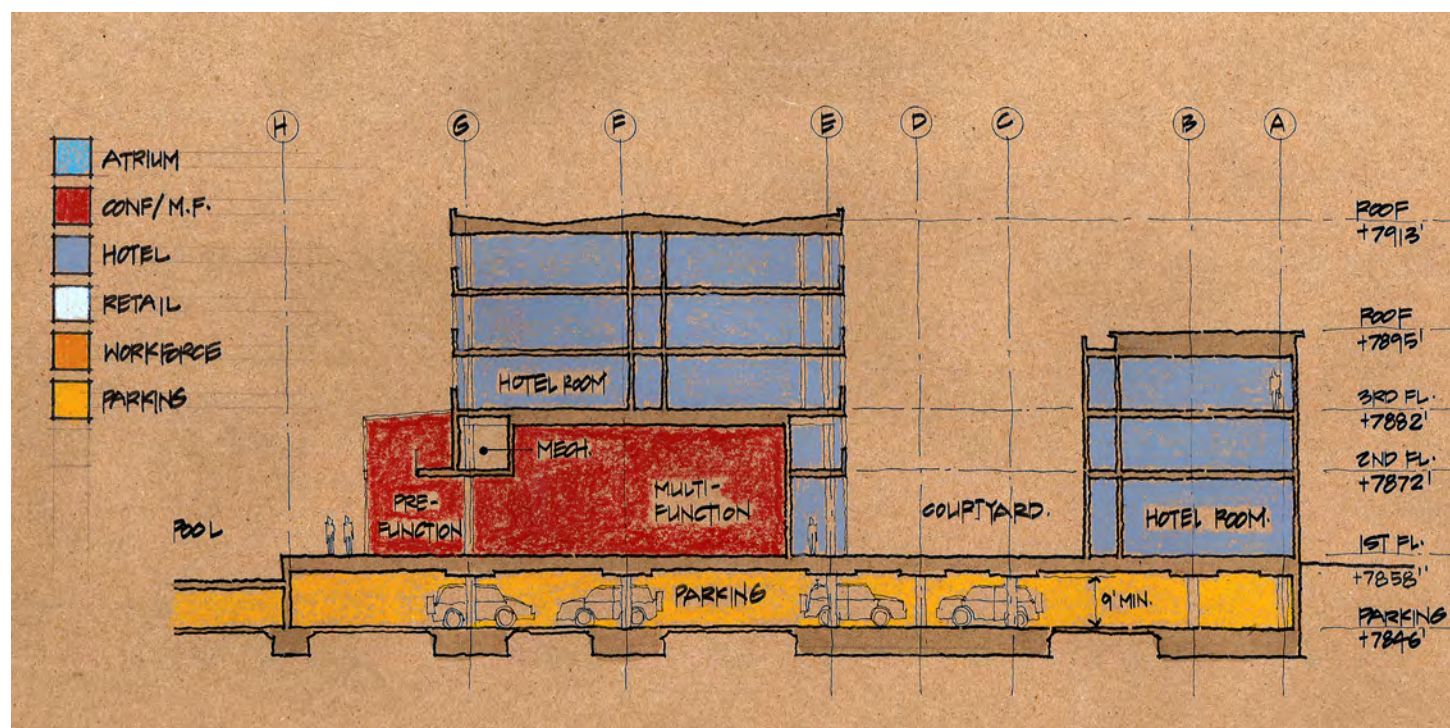


Section B: Section through Paseo



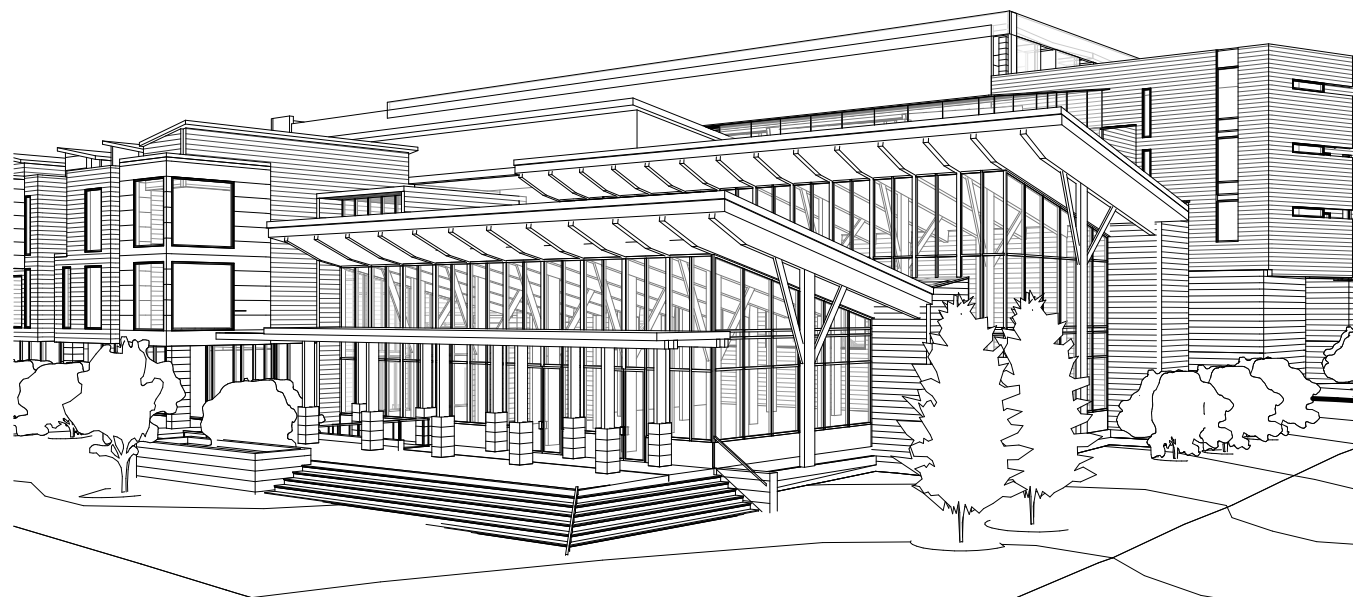


Section C: Section through Entry Lobby and Atrium



Section D: Section through Multifunction and Prefunction Spaces





Revit Model View of Corner Retail



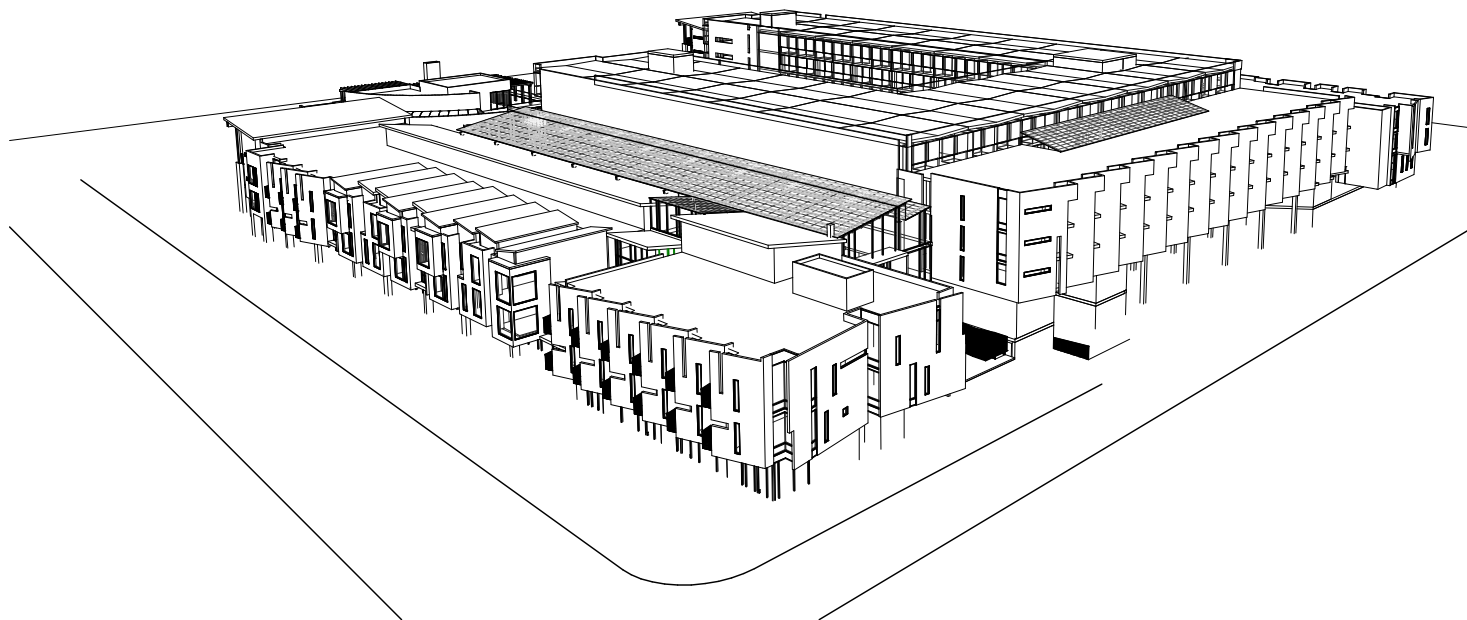
Precedent Image



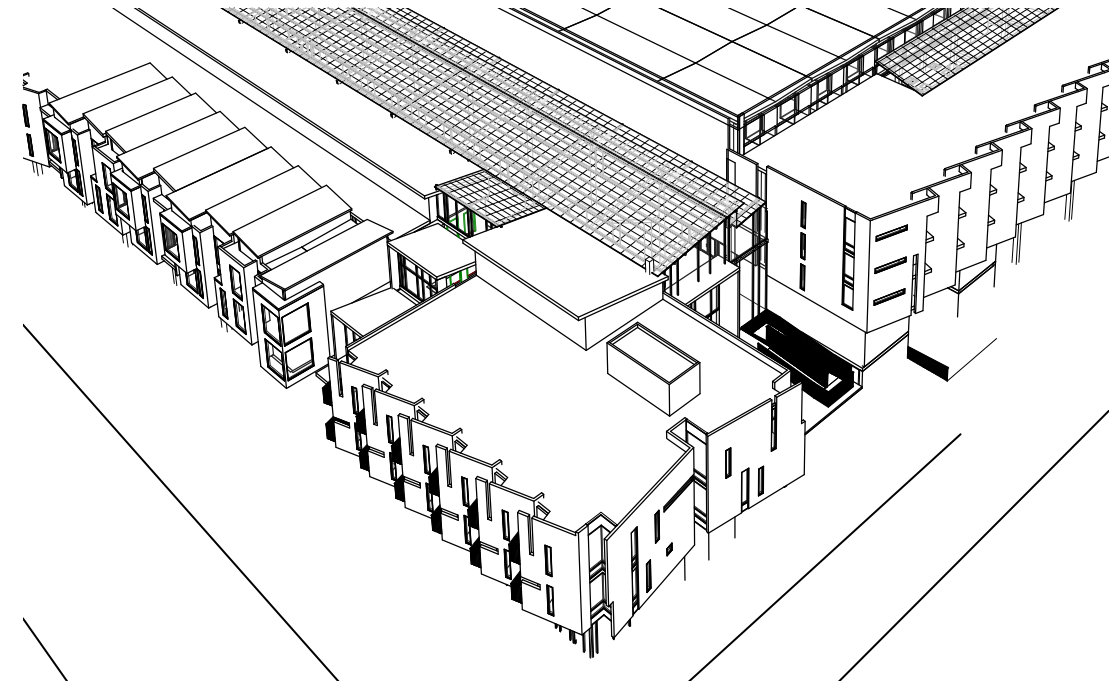
Perspective Sketch of Corner Retail



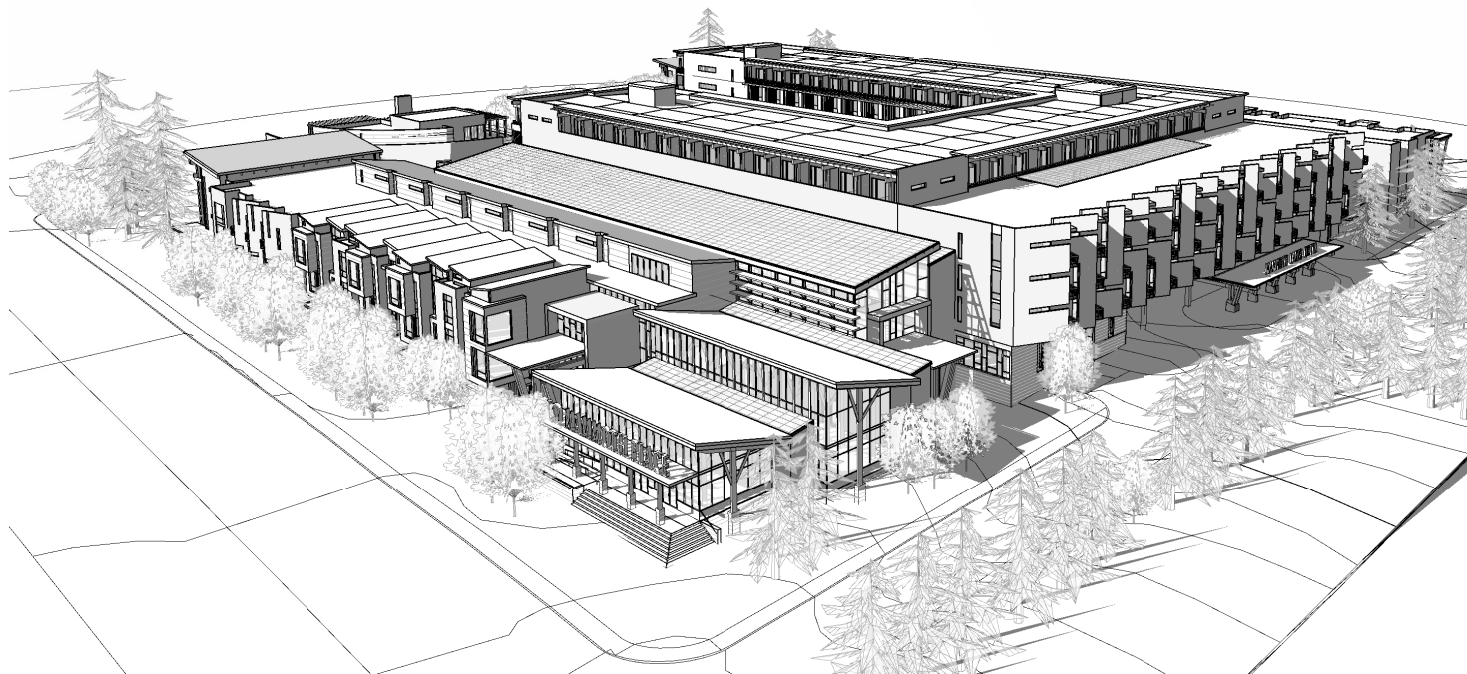
Precedent Image



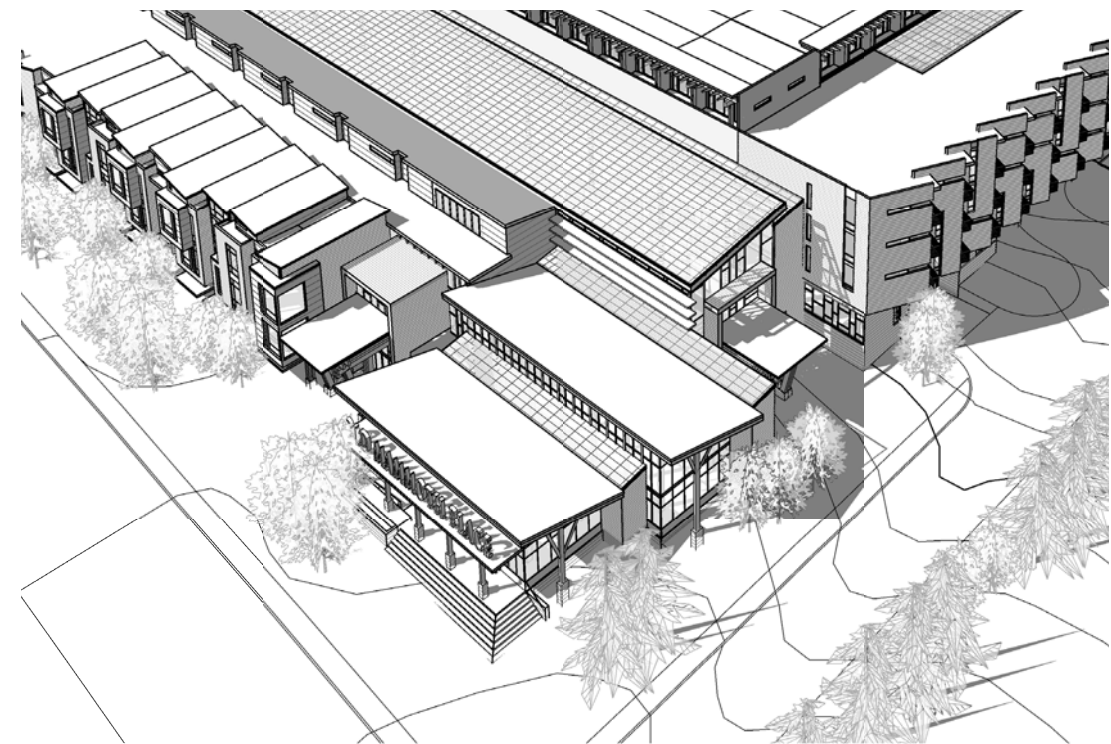
3D View of Original Concept



3D View of Original Concept



3D View of Proposed Concept



3D View of Proposed Concept

Lighted Monumental Signage:
Metal Letters Mounted to Steel Armature

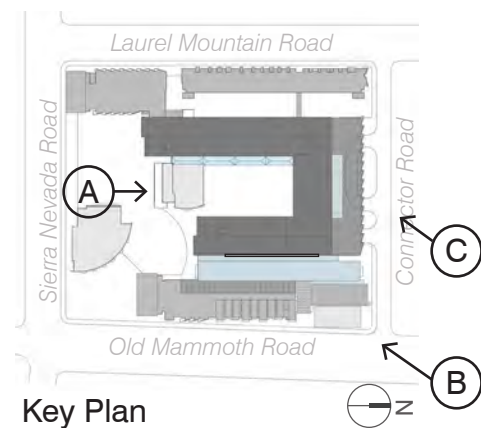


(A) Rendered Elevation of Restaurant Signage

Lighted Monumental Signage:
Metal Letters Mounted to Steel
Armature



(B) 3D View of Retail Signage



Key Plan



(C) 3D View of Hotel Signage

Lighted Monumental Signage:
Metal Letters Mounted to Steel
Armature

Iconic Signage:
Lighted Metal Signage on Steel
Armature above Paseo Entry Portal

Lighted Monumental Signage:
Metal Letters Mounted to Steel
Armature



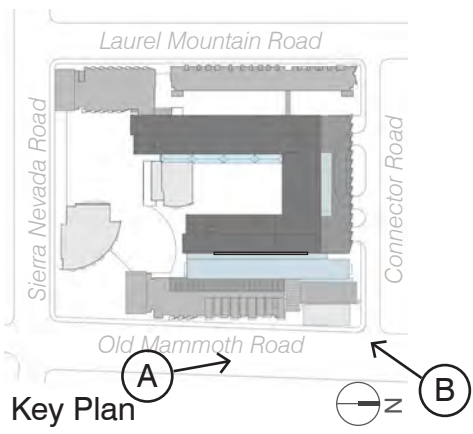
Retail Signage Mounted to
Storefront Awnings

(A) Retail Perspective Along Old Mammoth Road

Blade Signage Mounted to Board-
formed Concrete Column, Typical



(B) Rendering of Sidewalk Retail



Key Plan



Iconic Signage:
Lighted Metal Signage on Steel Armature
Mounted in Market Entry Portal

Lighted Restaurant Signage:
Metal Letters Punched in Lighted
Steel Box

(A) Rendered North Elevation of Market Entry Portal

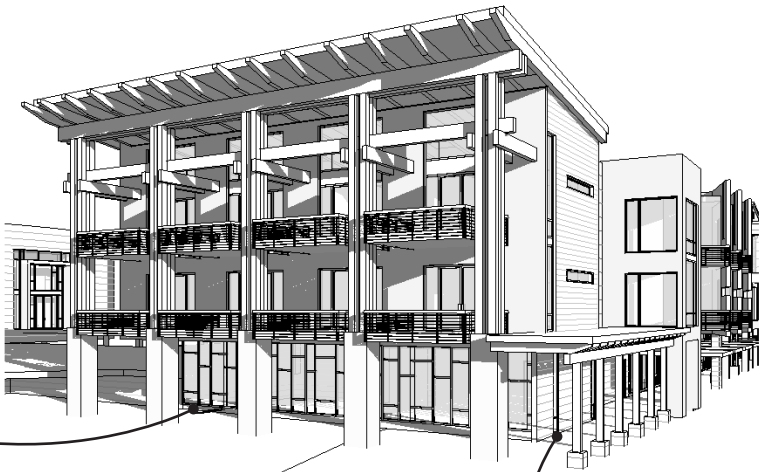


Lighted Display Window/ Vitrine

(B) Rendered South Elevation of Restaurant

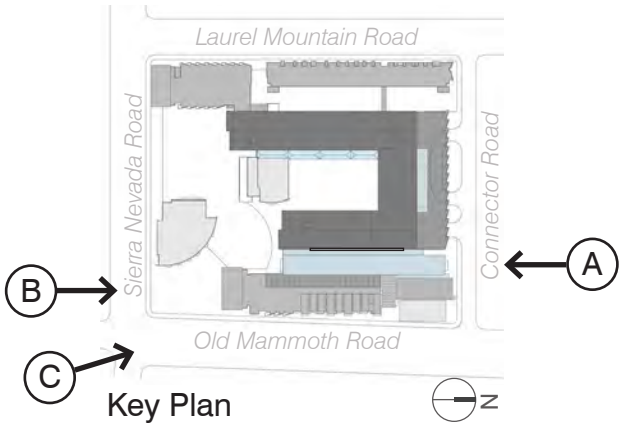


Floor to Ceiling Storefront Windows
for Lighted Retail Display



Lighted Display Window/
Vitrine at Pedestrian Level

(C) 3D View of Grove Facing Retail



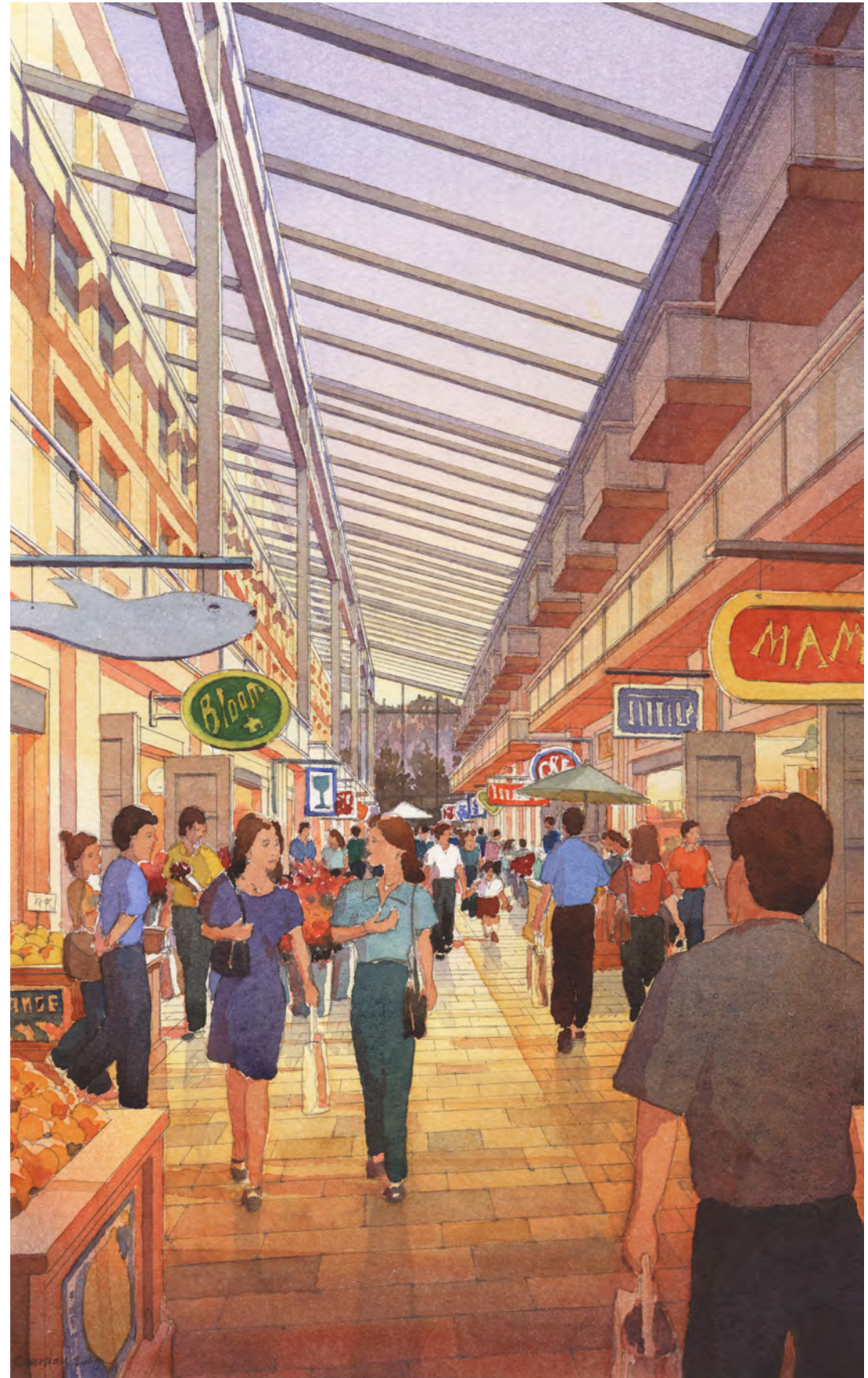


WATERCOLOR PERSPECTIVE : LOOKING NORTHWEST FROM THE GROVE
02.02.10

OLD MAMMOTH PLACE

Mammoth Lakes, CA









WATERCOLOR PERSPECTIVE : RESTAURANT ROOF DECK VIEW OF OLD MAMMOTH SQUARE
02 . 02 . 10

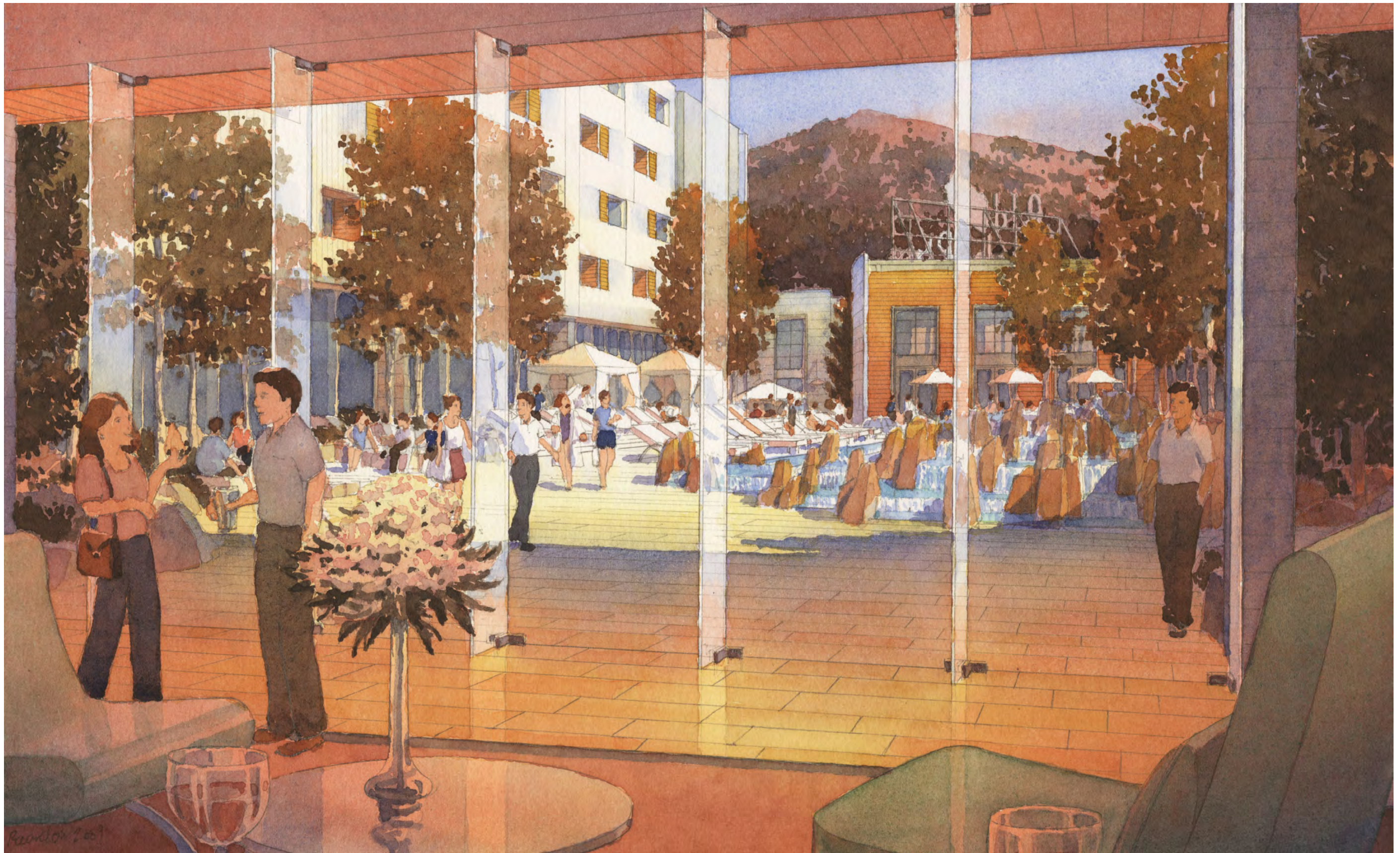
OLD MAMMOTH PLACE

Mammoth Lakes, CA



OLD MAMMOTH PLACE

Mammoth Lakes, CA



WATERCOLOR RENDERING : LOOKING TOWARD THE RIVER TERRACE FROM HOTEL LOBBY
02.02.10

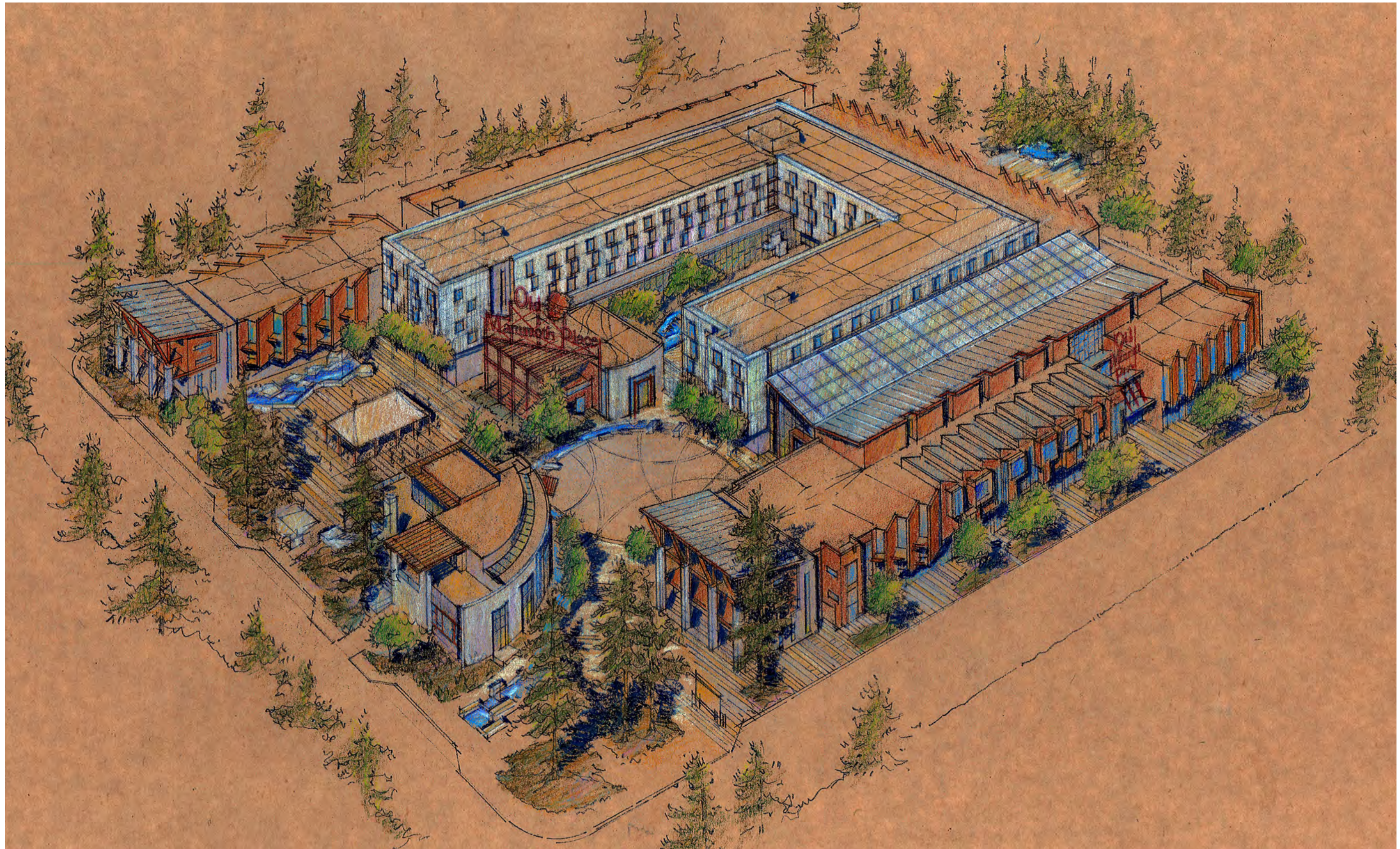
OLD MAMMOTH PLACE

Mammoth Lakes, CA

METRIC MAMMOTH LLC
269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212

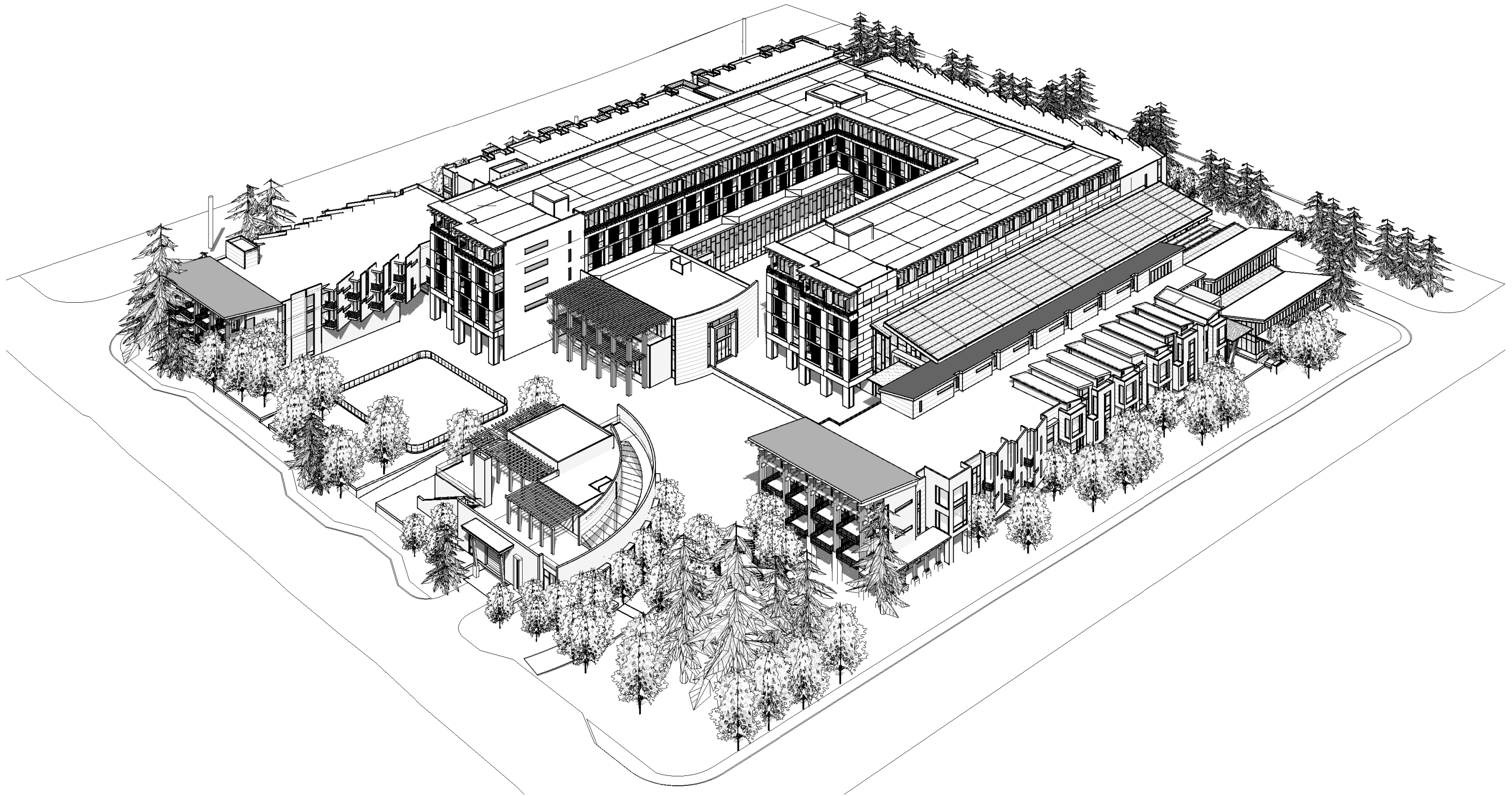
SEVERY REALTY GROUP
127 El Paseo, Santa Barbara, California 93101

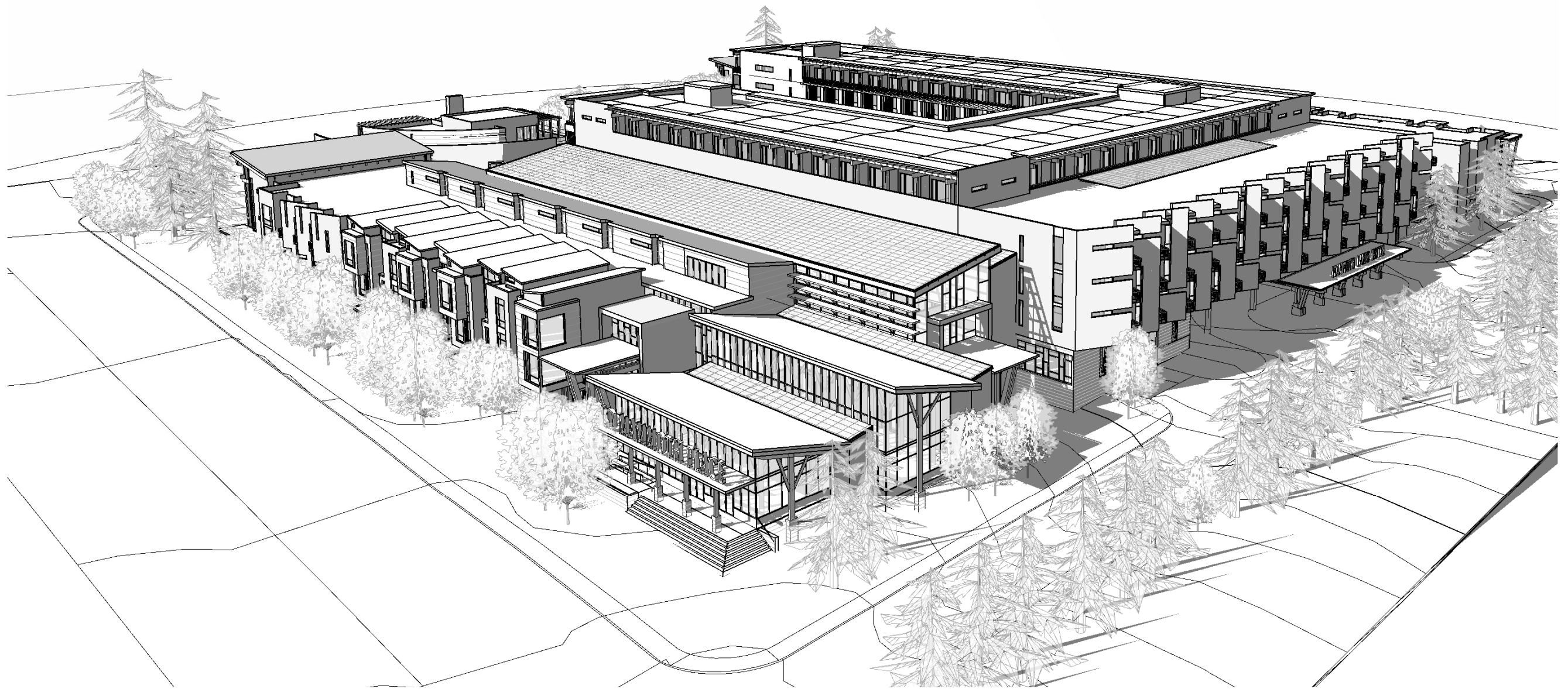
BSA ARCHITECTS
BULL STOCKWELL ALLEN

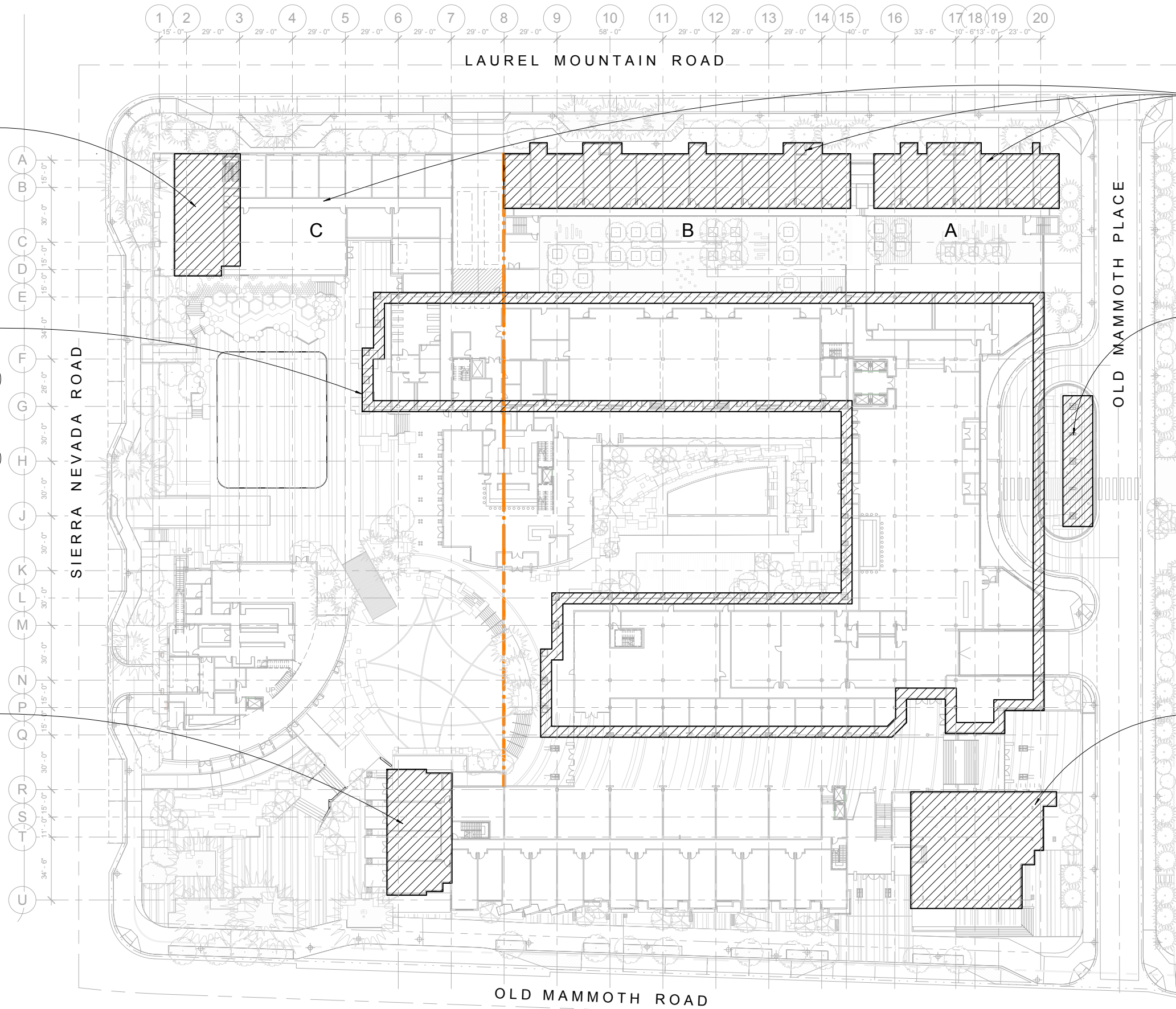


OLD MAMMOTH PLACE

Mammoth Lakes, CA







HEAVY TIMBER BALCONIES AND ROOF ELEMENTS FURTHER REFINED AND ACCENTUATED. SEE SHEET A.19

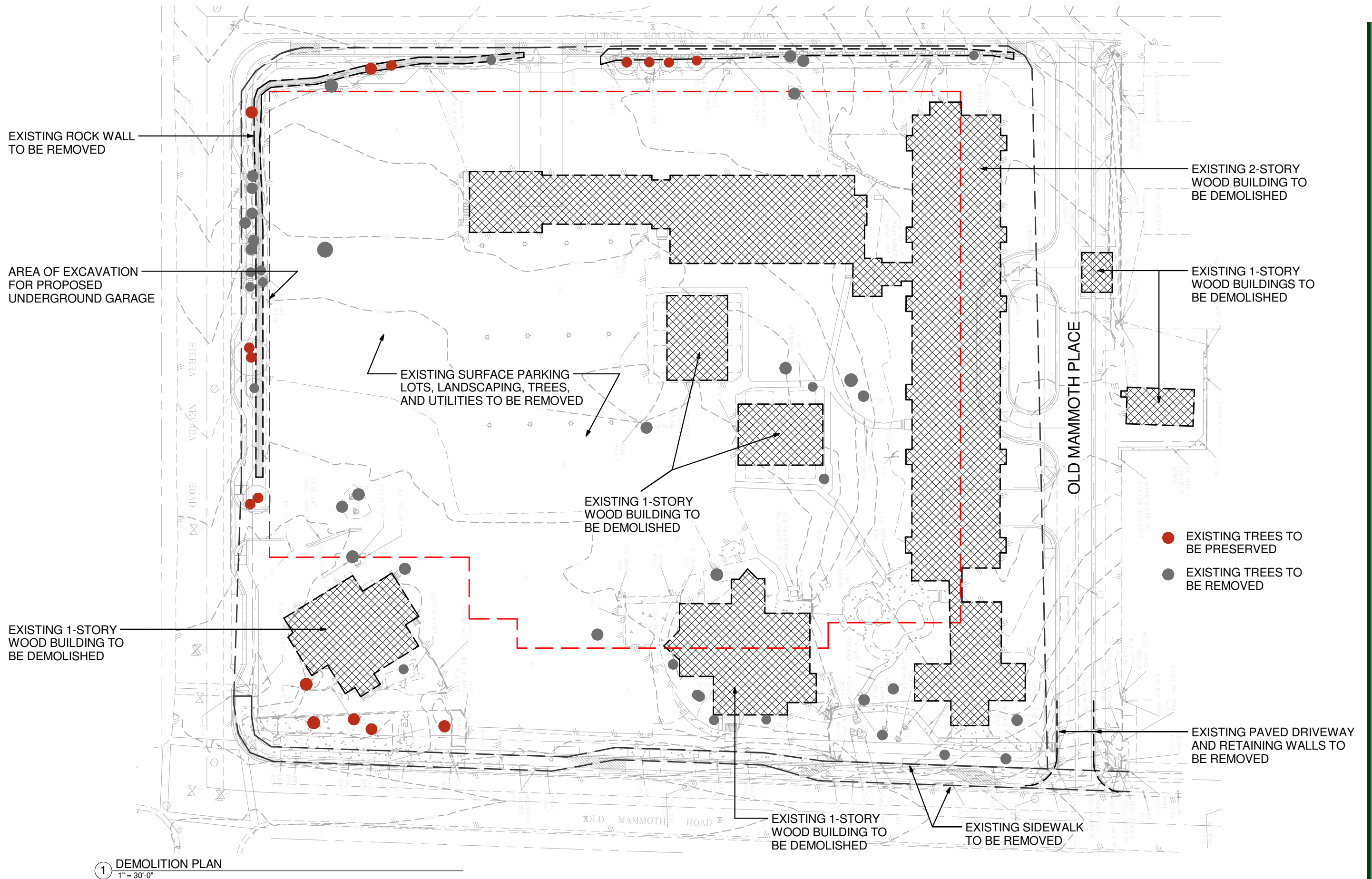
REDEFINED MASSING OF 5-STORY HOTEL INCLUDING RECESSED 5TH FLOOR, WHICH NOW FEATURES A HEAVY TIMBER TRELLIS / CROWN AT TOP FLOOR BALCONIES AND MORE DEFINED BASE, BODY AND TOP. EARTH-TONED, RUSTIC FLAME-FINISH GRANITE PANELS ADD MORE VISUAL WARMTH AND DURABLE, "MOUNTAIN" AESTHETIC. SEE SHEET A.13.

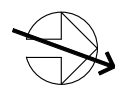
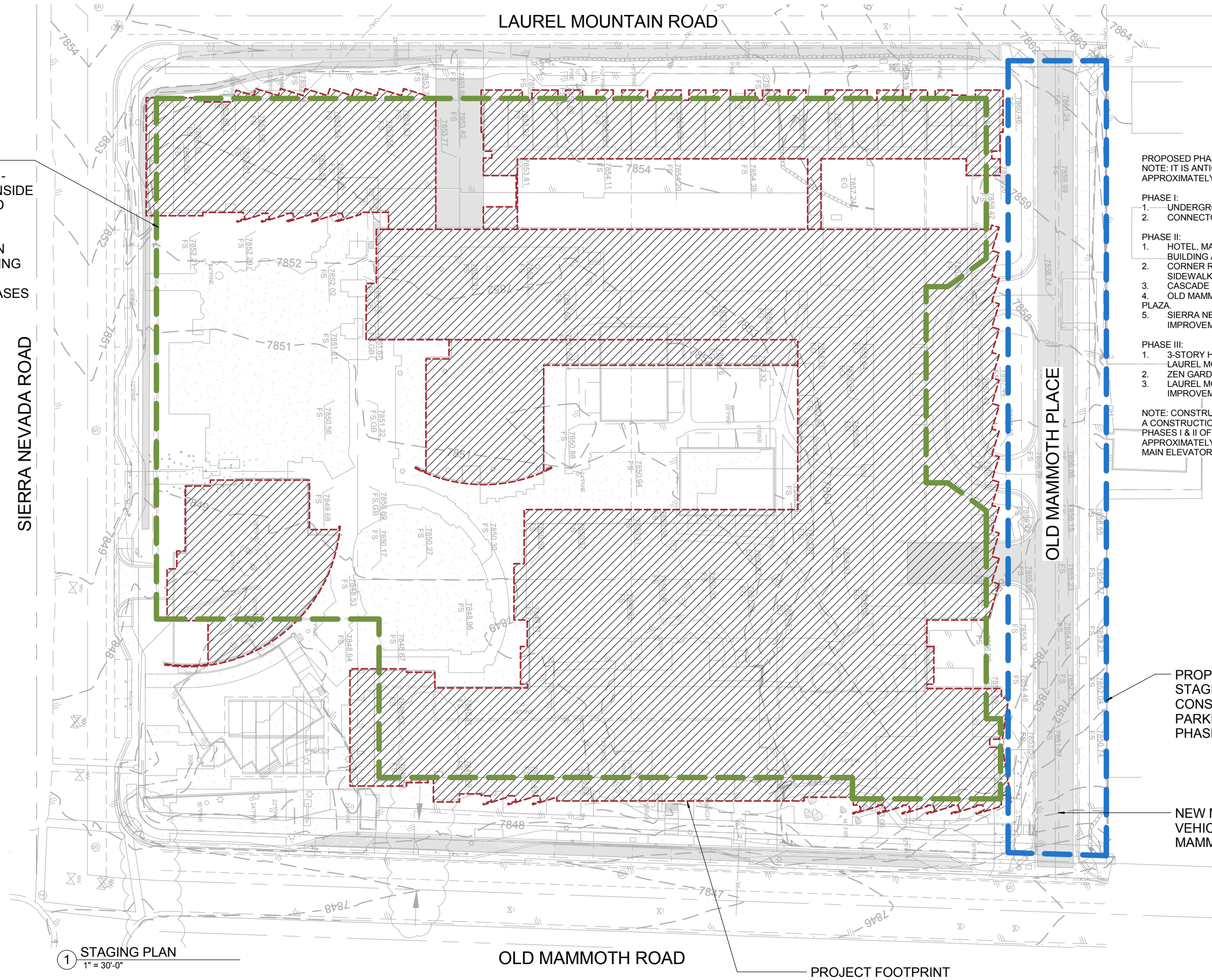
HEAVY TIMBER BALCONIES AND ROOF ELEMENTS FURTHER REFINED AND ACCENTUATED. SEE SHEET A.19.

ADDED FURTHER MASSING AND BAY MATERIALS ARTICULATION ALONG LAUREL MOUNTAIN ROAD. SEE SHEET A.15. BUILDINGS B AND C REDUCED 3'-0" IN HEIGHT TO FOLLOW NATURAL SLOPE OF SITE AND FURTHER MODULATE HEIGHT AND MASSING ALONG LAUREL MOUNTAIN ROAD.

HEAVY TIMBER HOTEL PORTE-COCHERE AWNING STRUCTURE ADDED WHICH INCLUDES MONUMENTAL SIGNAGE AND CLEAR POINT OF ENTRY FROM OLD MAMMOTH PLACE. SEE SHEETS A.16, A.17.

ENTIRE NORTH EAST BUILDING AND SITE CORNER REDEFINED FROM HOUSING MASS WHICH OBSCURED MARKET ENTRY INTO ARTICULATED, OPEN RETAIL CORNER WITH MONUMENTAL SIGNAGE AND INCREASED PRESENCE FROM VEHICULAR APPROACH ALONG OLD MAMMOTH ROAD. SEE SHEETS A.10, A.11, A.12.





PROPOSED STAGING AREA - PHASE II & III (INSIDE UNDERGROUND GARAGE)

CONSTRUCTION WORKER PARKING LOCATED IN GARAGE IN PHASES II & III

SIERRA NEVADA ROAD

OLD MAMMOTH PLACE

LAUREL MOUNTAIN ROAD

OLD MAMMOTH ROAD

PROJECT FOOTPRINT

PROPOSED PHASING:
NOTE: IT IS ANTICIPATED THAT EACH PHASE WILL LAST APPROXIMATELY 18 TO 24 MONTHS IN DURATION

PHASE I:
1. UNDERGROUND PARKING FACILITY.
2. CONNECTOR STREET (OLD MAMMOTH PLACE.)

PHASE II:
1. HOTEL, MARKET HALL & 3-STORY MIXED-USE BUILDING ALONG OLD MAMMOTH ROAD.
2. CORNER RESTAURANT & OLD MAMMOTH ROAD SIDEWALK IMPROVEMENTS.
3. CASCADE PARK & THE GROVE.
4. OLD MAMMOTH SQUARE/ ICE RINK/ EVENTS PLAZA.
5. SIERRA NEVADA ROAD STREET AND SIDEWALK IMPROVEMENTS

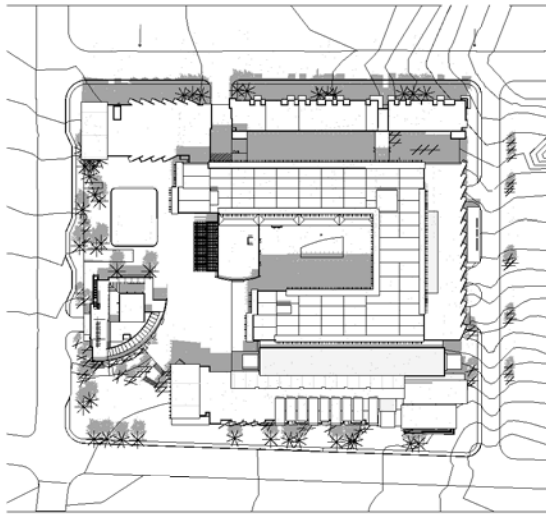
PHASE III:
1. 3-STORY HOTEL/ RESIDENTIAL BUILDING ALONG LAUREL MOUNTAIN ROAD.
2. ZEN GARDEN
3. LAUREL MOUNTAIN STREET AND SIDEWALK IMPROVEMENTS

NOTE: CONSTRUCTION CRANE; IT IS ANTICIPATED THAT A CONSTRUCTION CRANE WILL BE USED DURING PHASES I & II OF THE PROJECT. IT WILL BE LOCATED APPROXIMATELY AT THE LOCATION OF THE HOTEL'S MAIN ELEVATOR BANK.

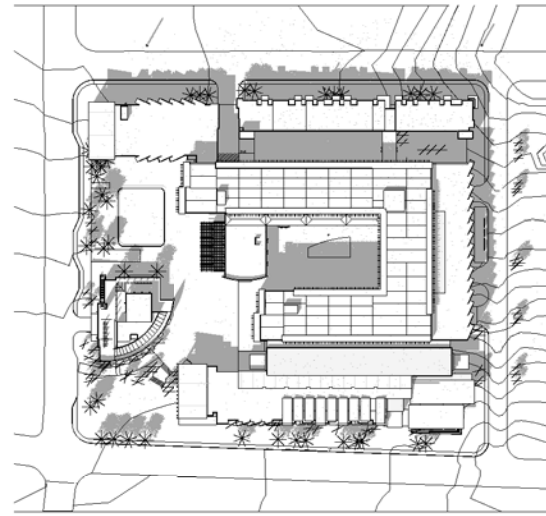
PROPOSED STAGING AREA & CONSTRUCTION PARKING - PHASE I

NEW MID-BLOCK CONNECTOR/ VEHICULAR ACCESS (OLD MAMMOTH PLACE)

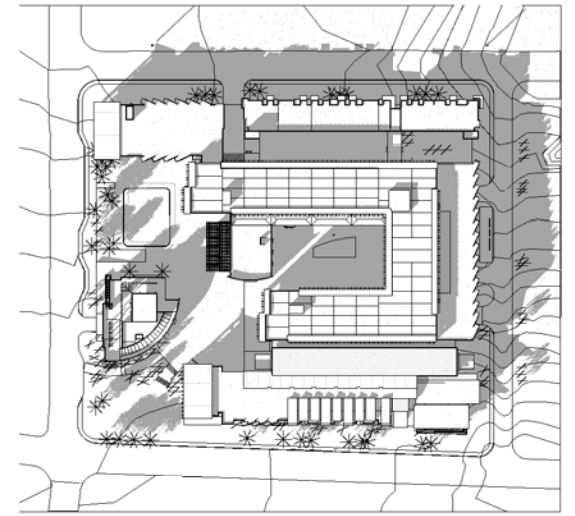
1 STAGING PLAN
1" = 30'-0"



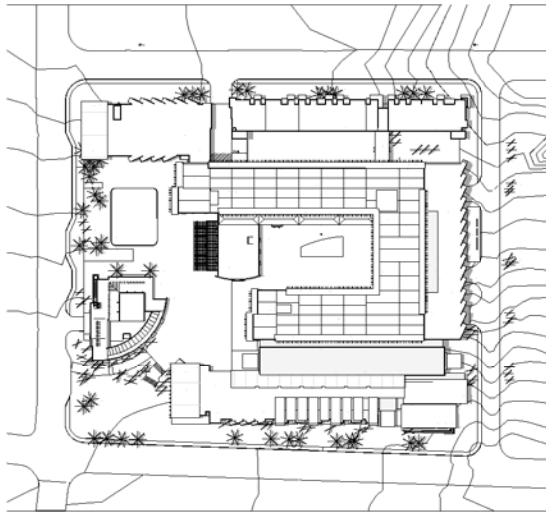
⑦ SHADOW STUDY - SUMMER 9 AM
1 : 1500



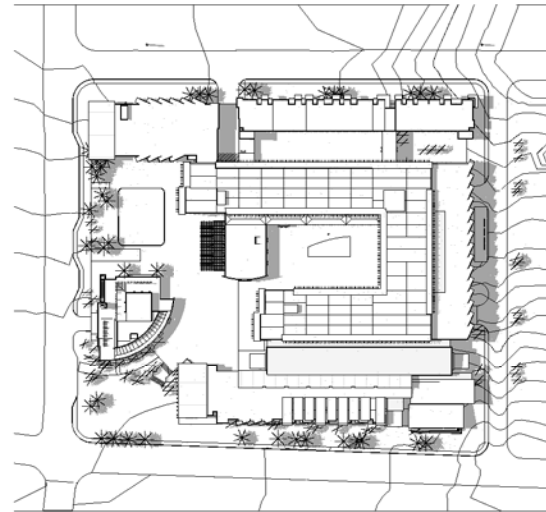
④ SHADOW STUDY - EQUINOX 9 AM
1 : 1500



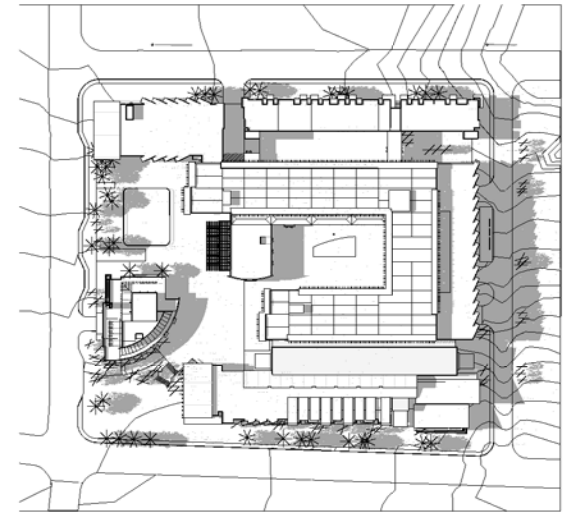
① SHADOW STUDY - WINTER 9AM
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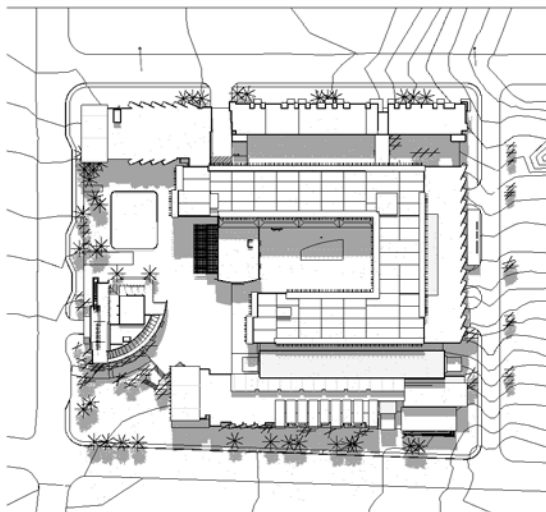
⑧ SHADOW STUDY - SUMMER 12 PM
1 : 1500



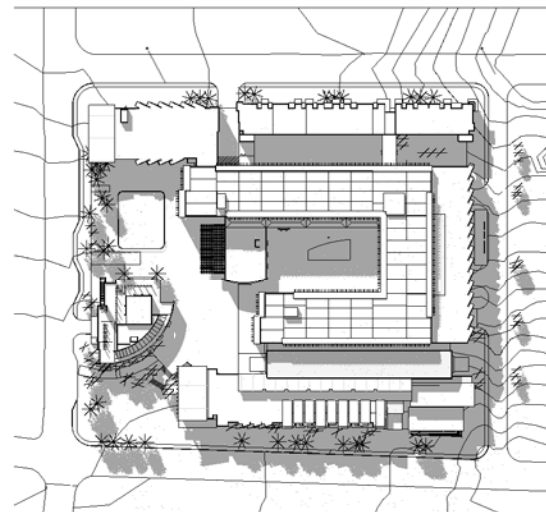
⑤ SHADOW STUDY - EQUINOX 12 PM
1 : 1500



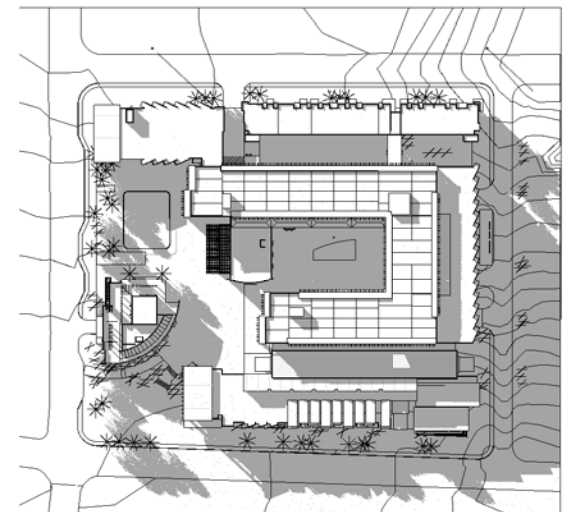
② SHADOW STUDY - WINTER 12 PM
1 : 1500



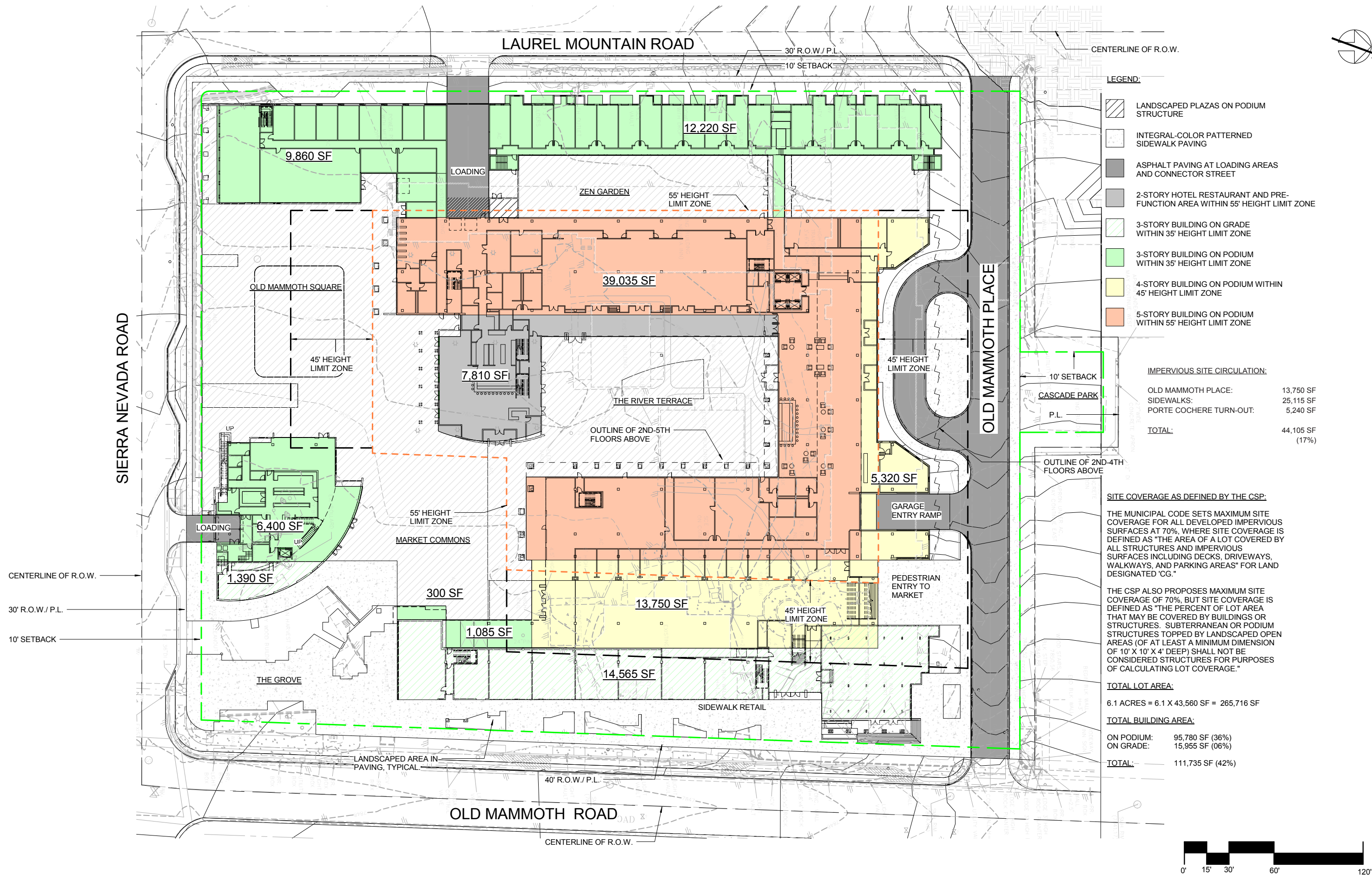
⑨ SHADOW STUDY - SUMMER 3 PM
1 : 1500

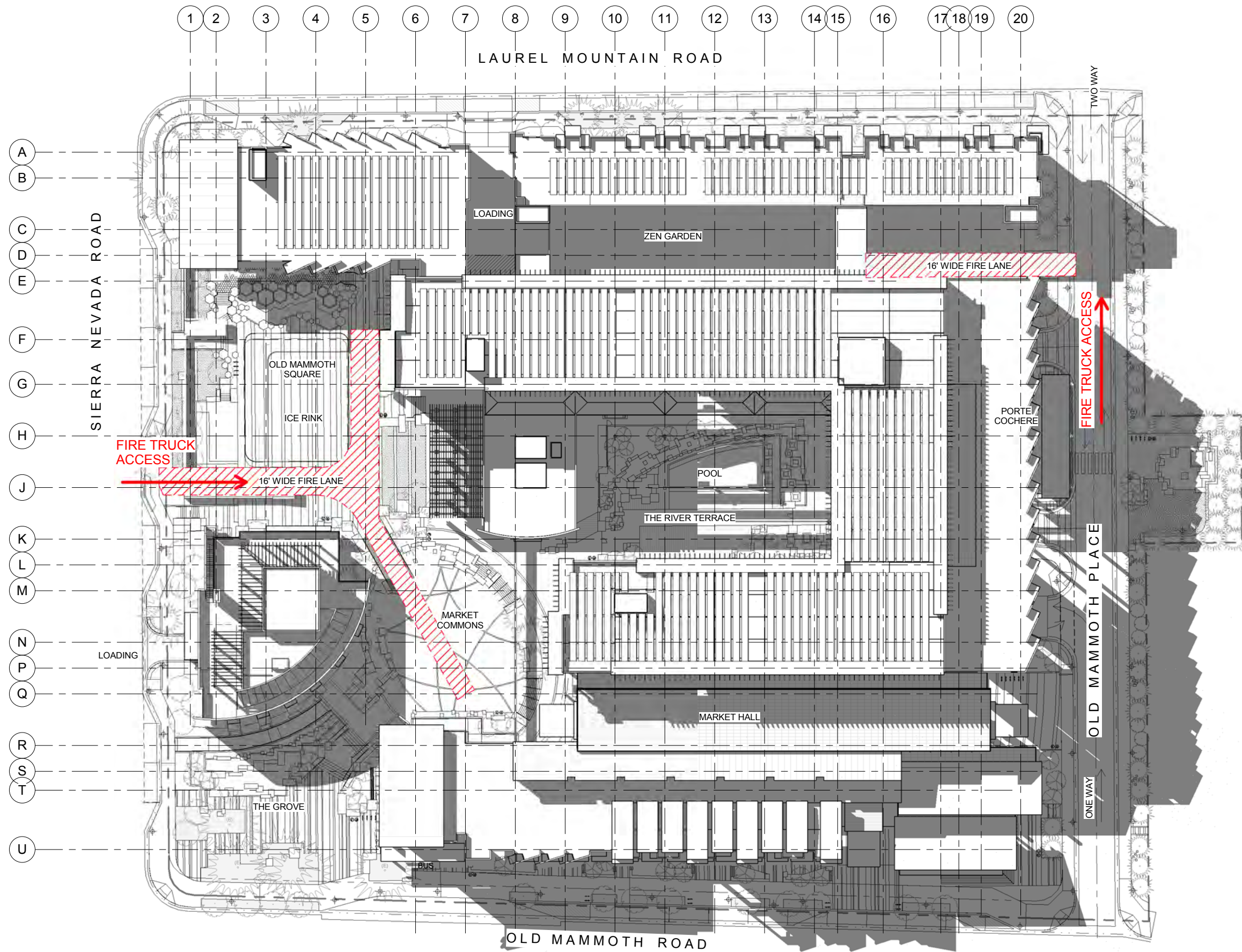


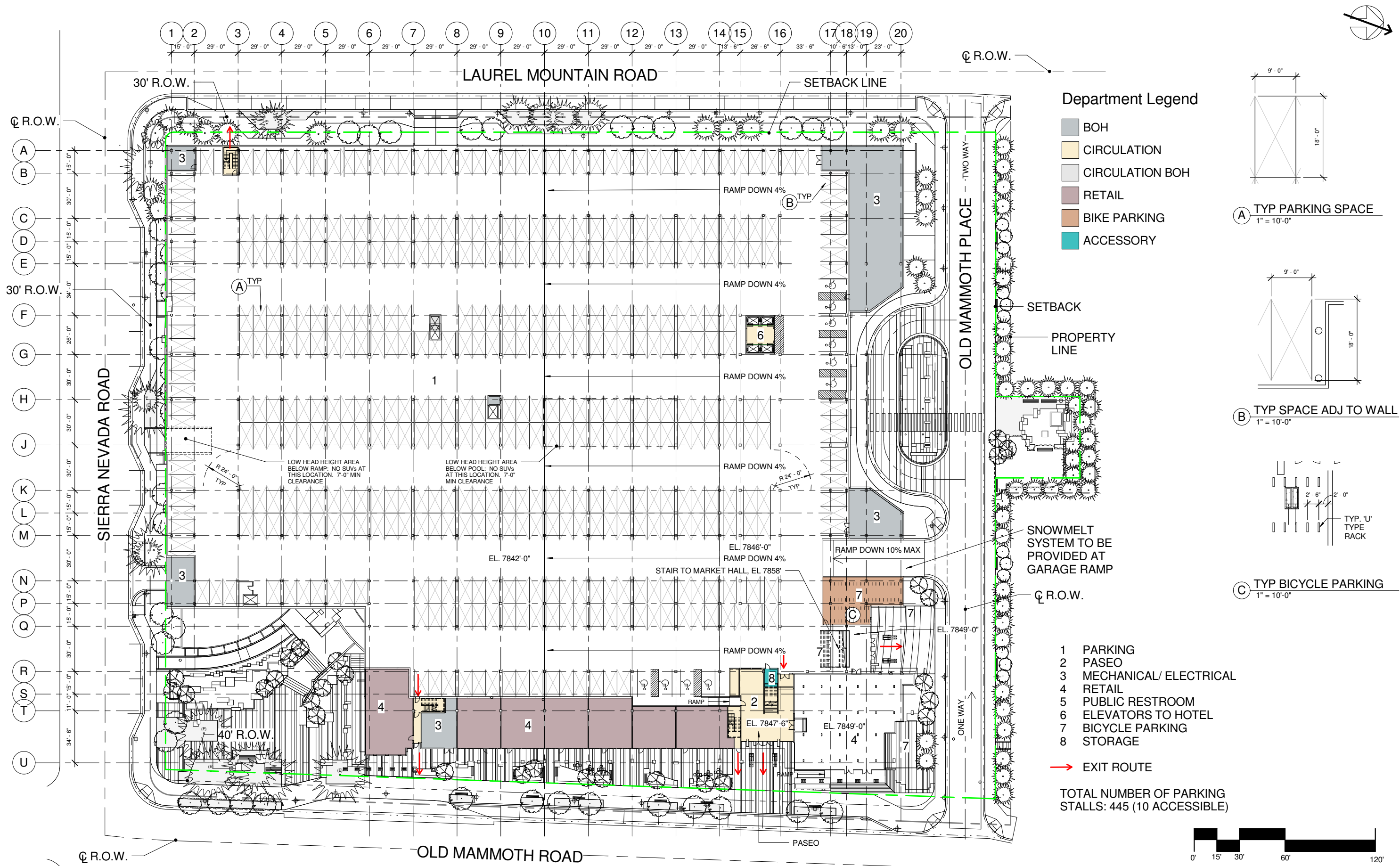
⑥ SHADOW STUDY - EQUINOX 3 PM
1 : 1500

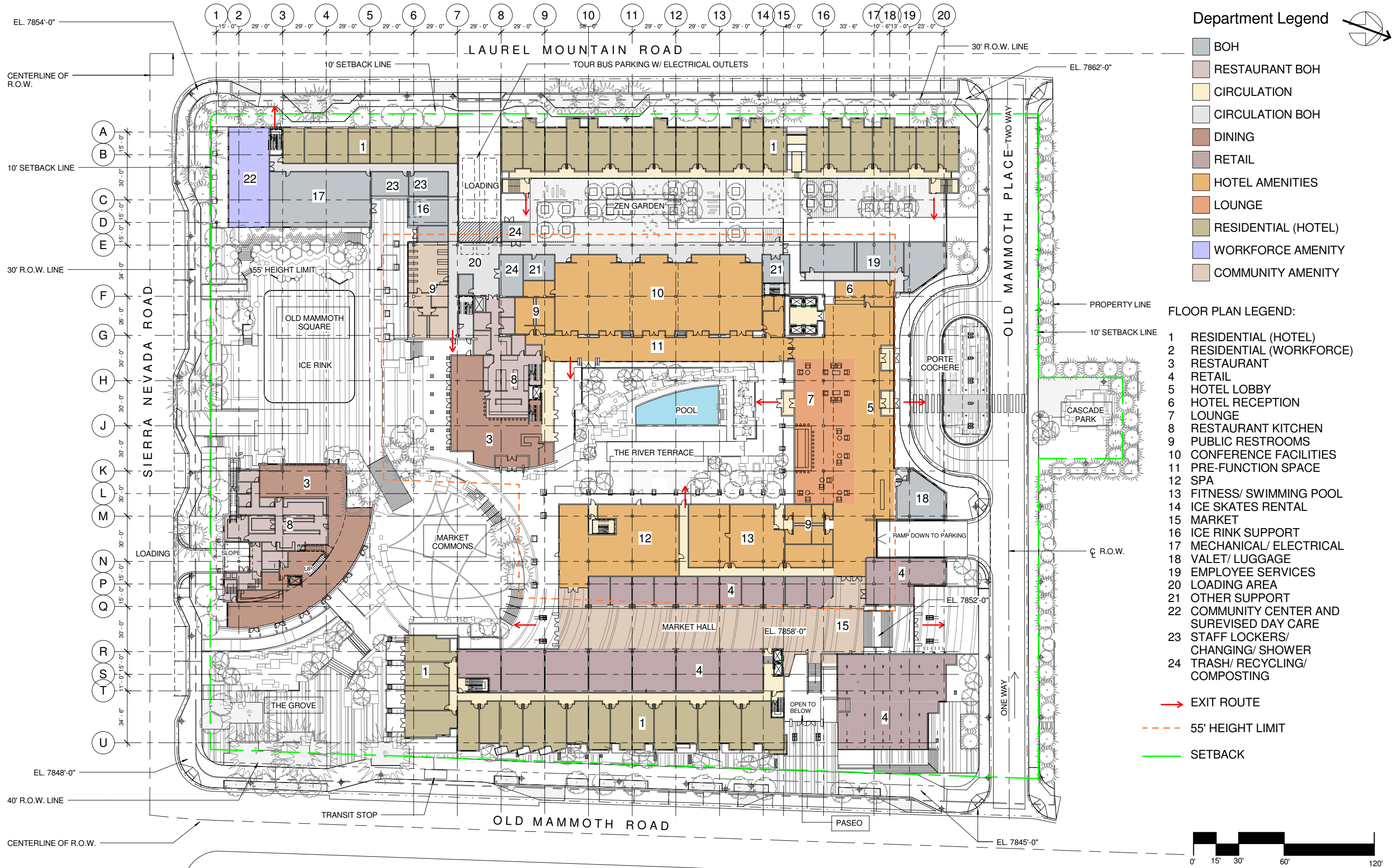


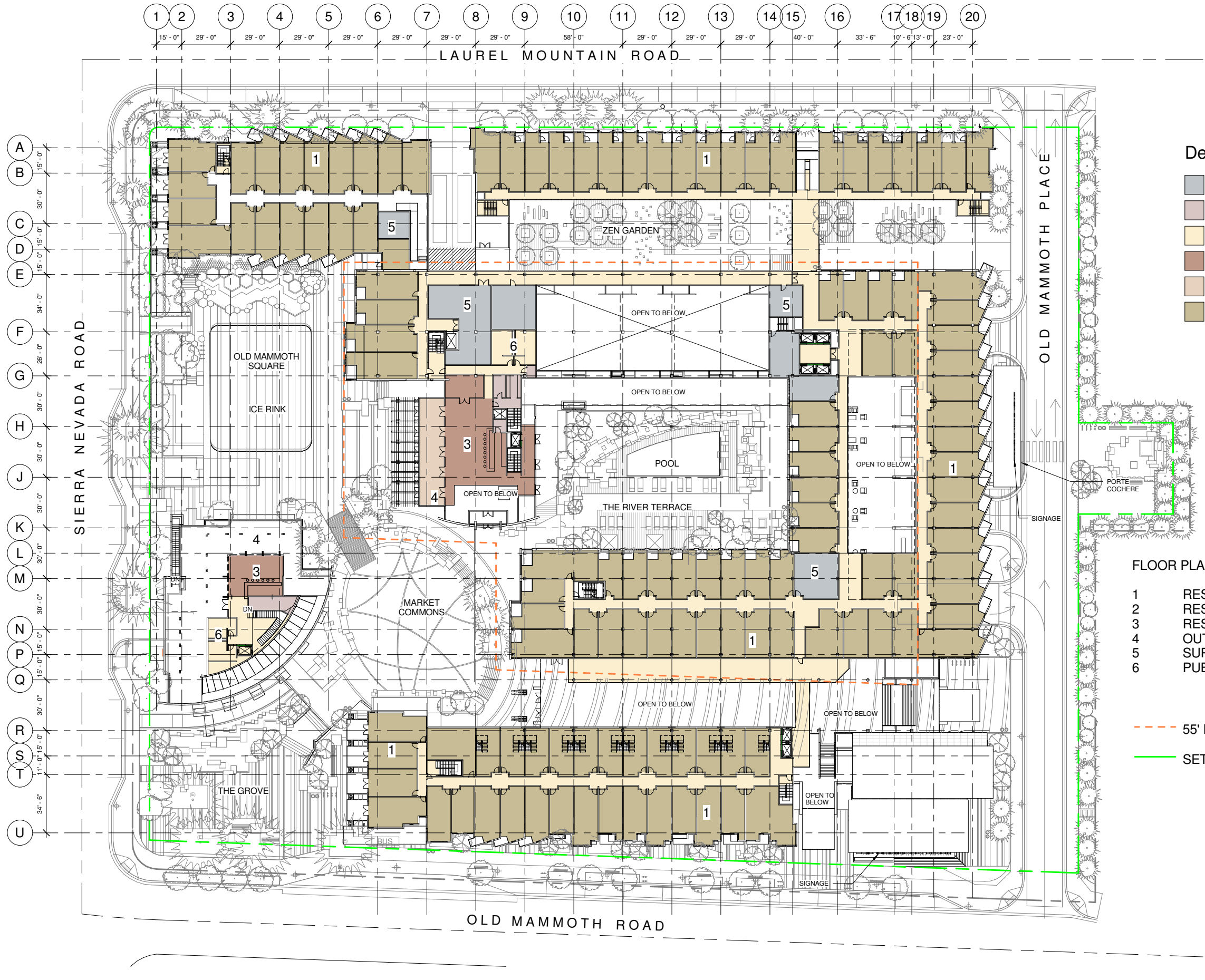
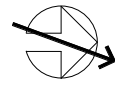
③ SHADOW STUDY - WINTER 3 PM
1 : 1500











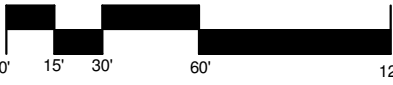
Department Legend

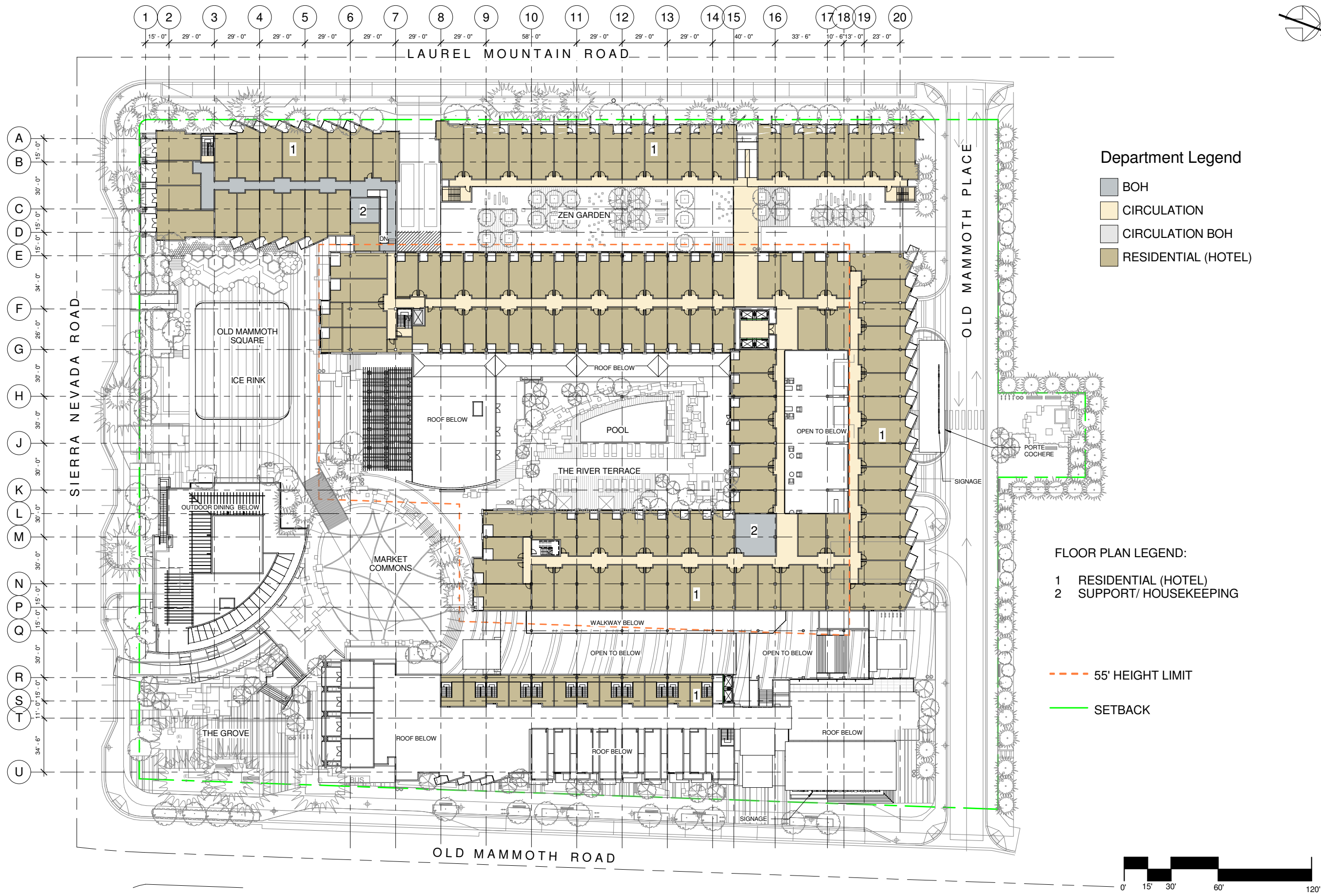
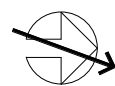
- BOH
- RESTAURANT BOH
- CIRCULATION
- DINING
- DINING - OUTDOOR
- RESIDENTIAL (HOTEL)

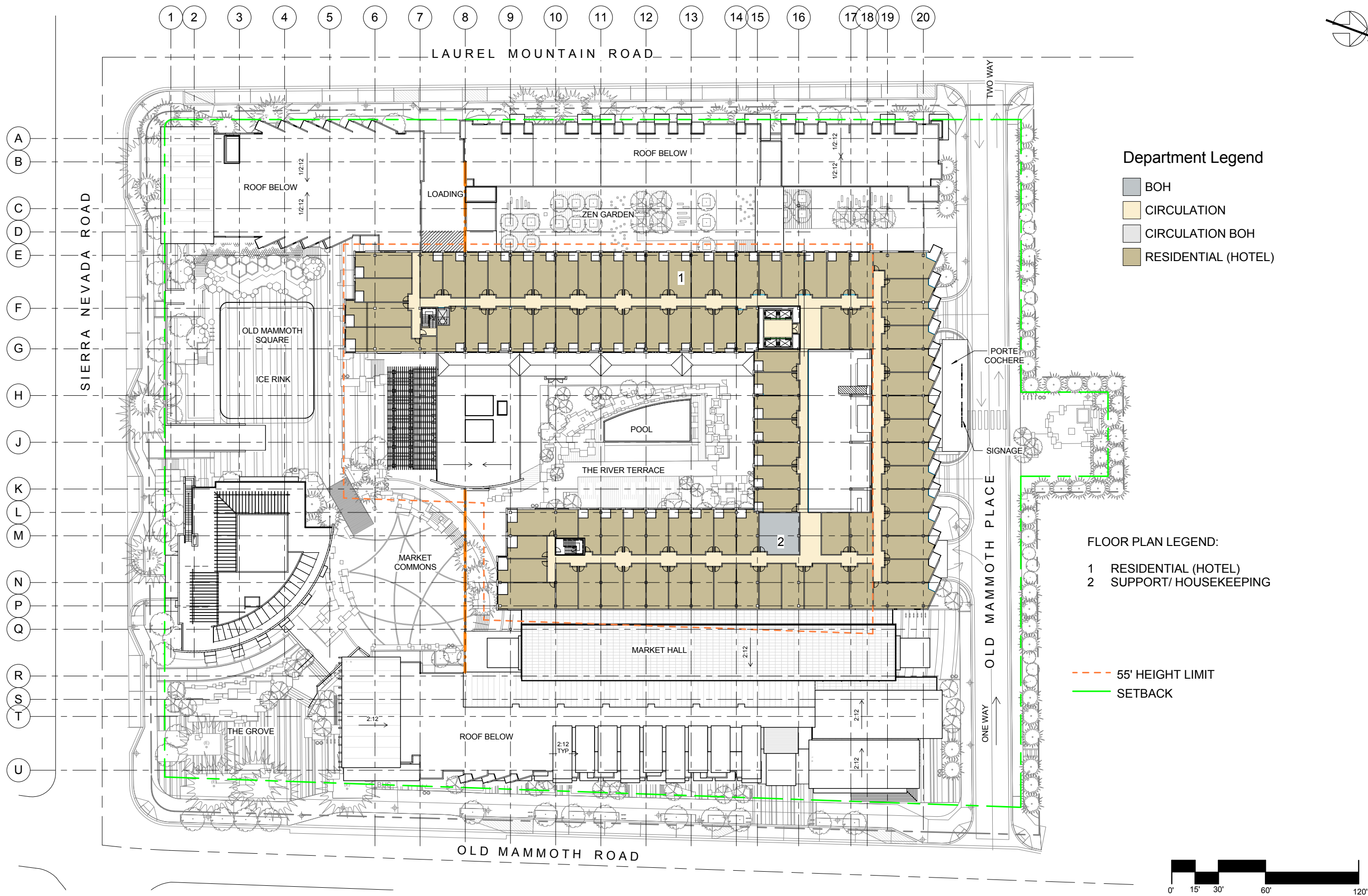
FLOOR PLAN LEGEND:

- 1 RESIDENTIAL (HOTEL)
- 2 RESIDENTIAL (WORKFORCE)
- 3 RESTAURANT
- 4 OUTDOOR DINING
- 5 SUPPORT/ HOUSEKEEPING
- 6 PUBLIC RESTROOM

- 55' HEIGHT LIMIT
- SETBACK







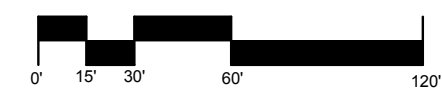
Department Legend

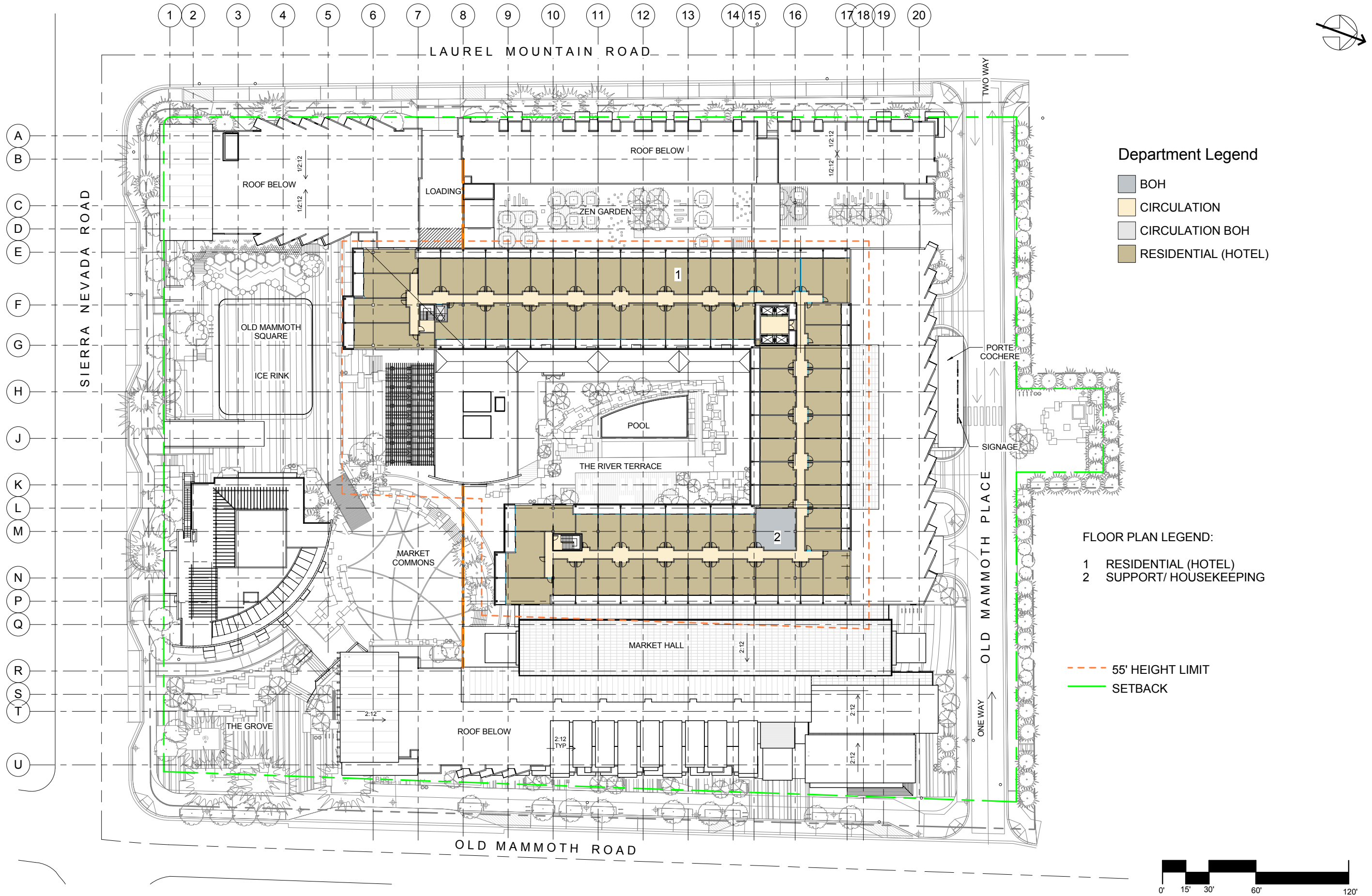
- BOH
- CIRCULATION
- CIRCULATION BOH
- RESIDENTIAL (HOTEL)

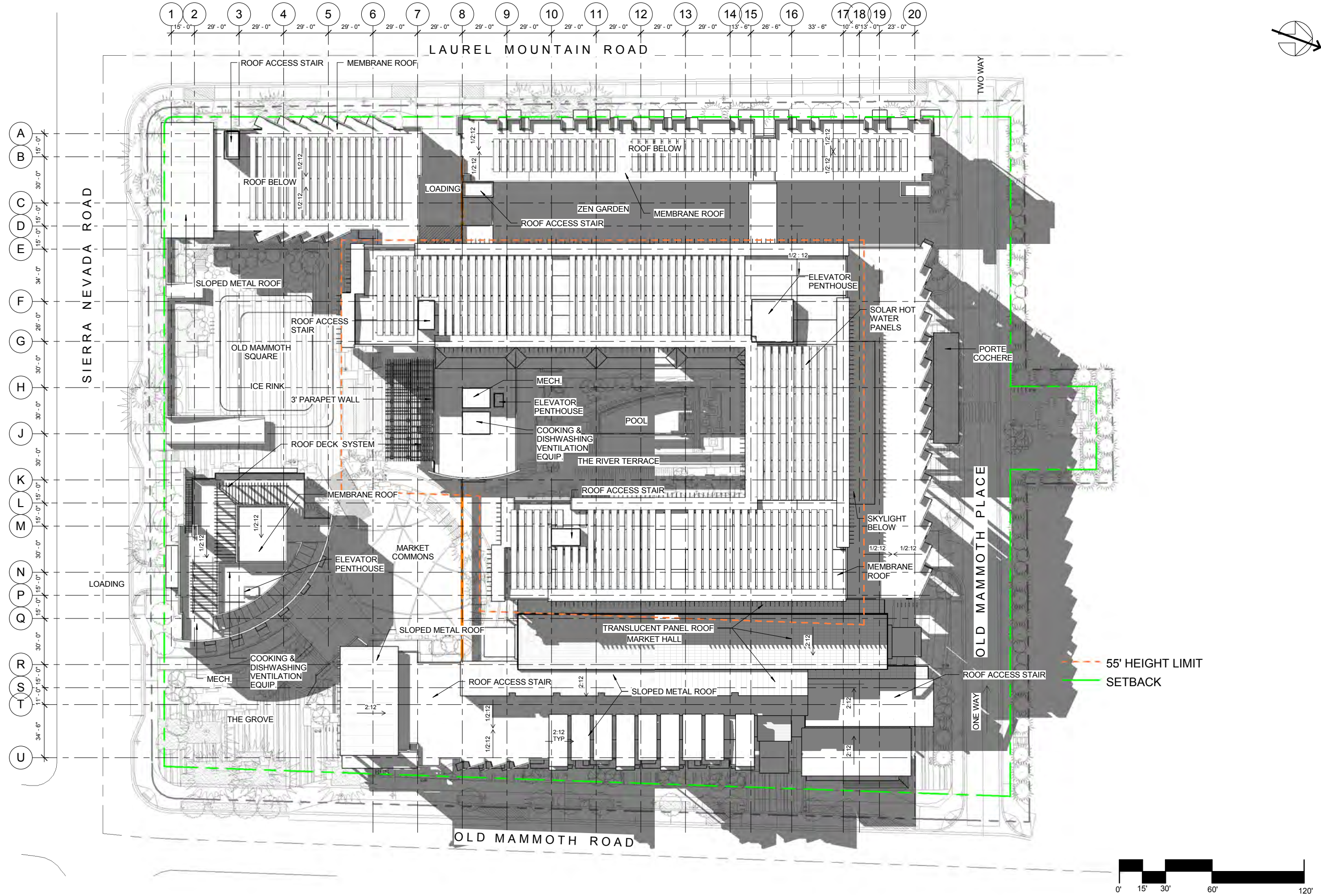
FLOOR PLAN LEGEND:

- 1 RESIDENTIAL (HOTEL)
- 2 SUPPORT/ HOUSEKEEPING

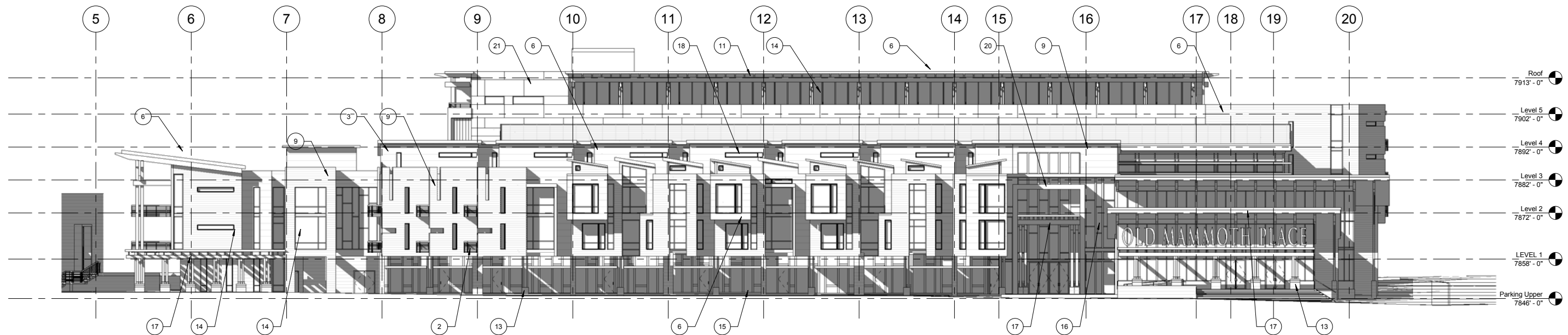
- 55' HEIGHT LIMIT
- SETBACK



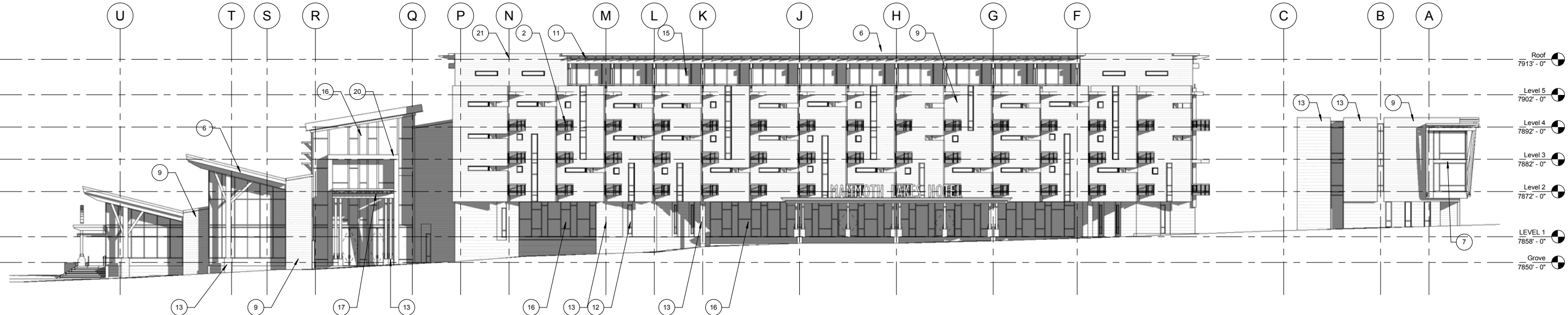




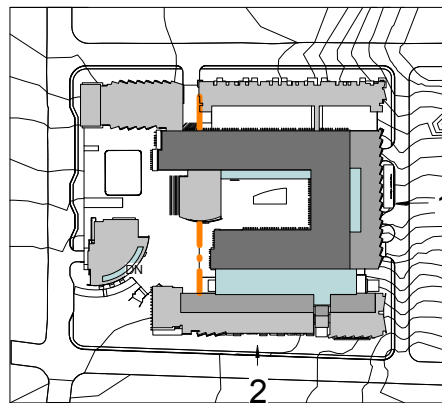
OLD MAMMOTH PLACE
Mammoth Lakes, CA



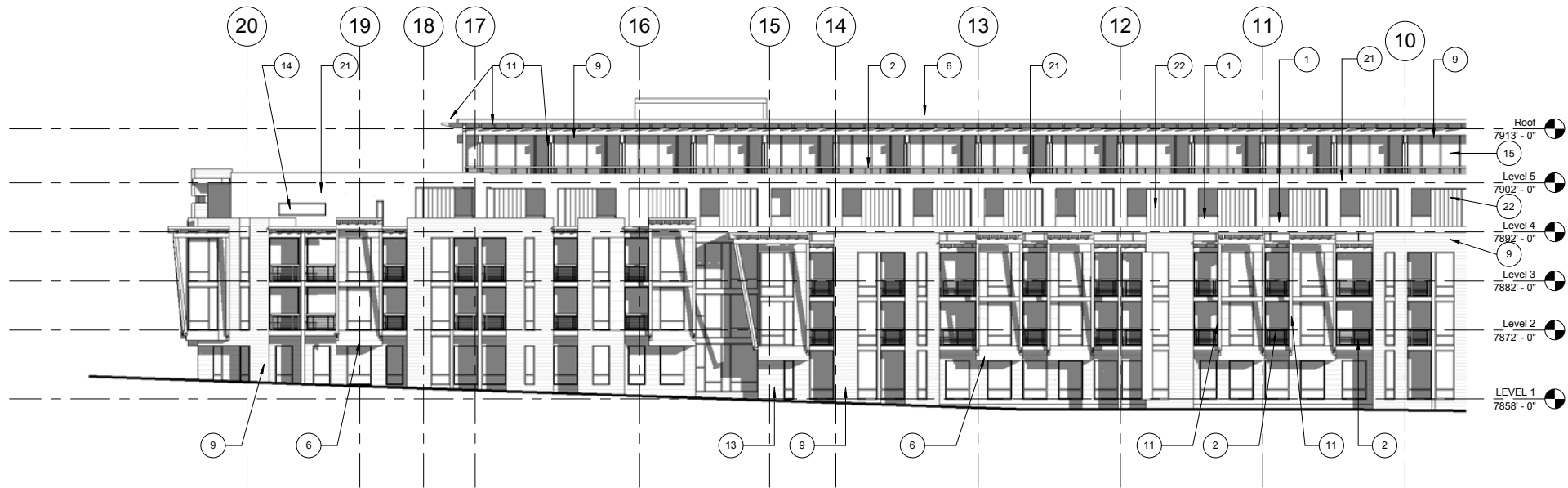
1 OLD MAMMOTH ROAD ELEVATION
1/16" = 1'-0"



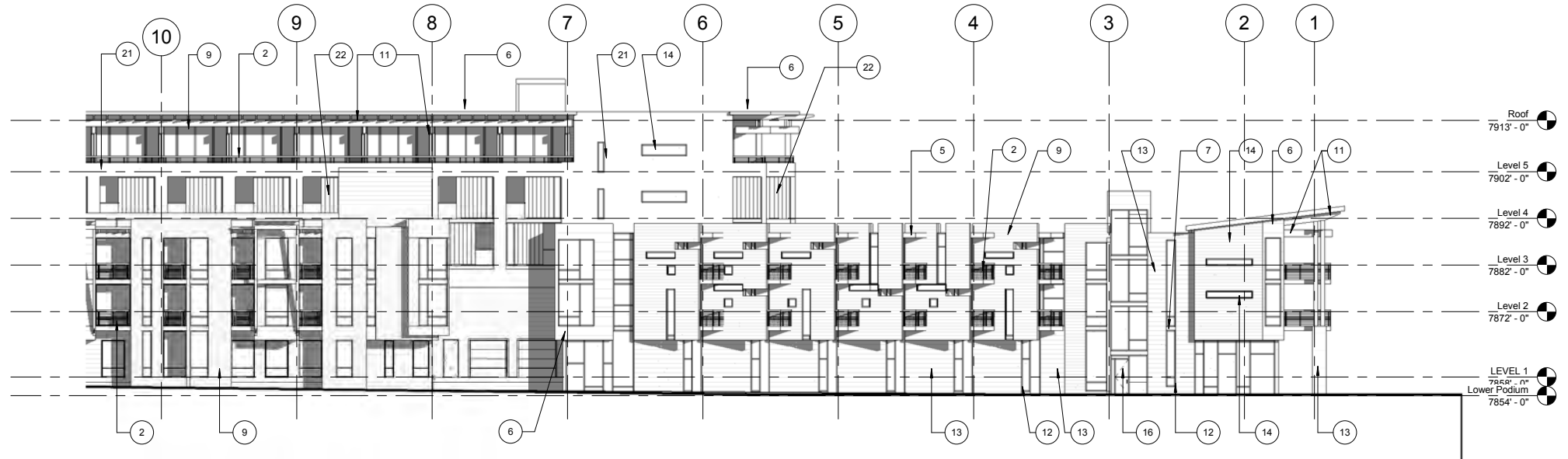
2 OLD MAMMOTH PLACE ELEVATION (HOTEL NORTH)
1/16" = 1'-0"



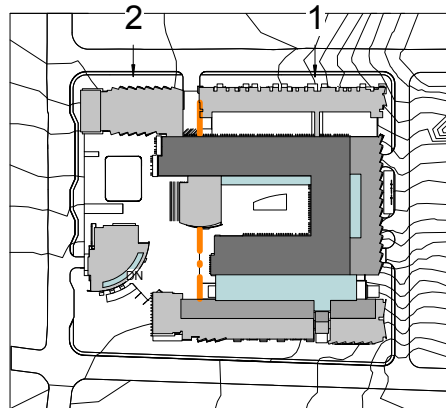
ELEVATION KEYED NOTES							
1	GLASS RAILING W/ WOOD TOP RAIL	9	T&G WESTERN RED CEDAR, S/T STAIN	15	CURTAINWALL OR STOREFRONT SYSTEM WITH INSULATED GLAZING, ANODIZED FINISH. SLIDING DOORS AT 5TH FLOOR UNITS	21	1 1/2" THICK GRANITE PANEL OVER STEEL SUBGIRTS. FLAME FINISH, TYP.
2	METAL RAILING, GUNMETAL FINISH	10	CEDAR OR TEAK WOOD TRIM, S/T STAIN.	16	CUSTOM STEEL & GLASS STOREFRONT, GUNMETAL FINISH WITH STAINED CEDAR ACCENT PANELS	22	10" NOMINAL INSUL CHANNEL GLASS WALL SYSTEM
3	METAL WALL PANELS- AEP- SPAN METALLIC SILVER	11	GLU-LAM WOOD POST OR BEAM, ARCH GRADE, SEMI-TRANSPARENT STAIN, SATIN FINISH				
4	CLEAR GLASS SKYLIGHT OR BUTT-GLAZING	12	CONCRETE WALL, SMOOTH-TROWELED FINISH WITH CLEAR SEALER	17	CUSTOM STEEL & WOOD AWNING STRUCTURE, SEMI-TRANSPARENT STAIN	23	T&G WESTERN CEDAR OR CFB BOARD & BATTEN, STAINED & SEALED
5	ROOF, FLAT (1/2"/12" MIN.), SARNAFIL LIGHT GRAY			18	CEDAR SHADOWBOX AT WINDOW, SEMI-TRANSPARENT STAIN.		
6	STANDING SEAM METAL ROOF, WITH MATCHING TRIM			19	CUSTOM STEEL & WOOD POST & BEAM AWNING STRUCTURE, STAINED & SEALED		
7	ALUMINUM SPANDREL PANEL, RED	14	RECESSED ALUMINUM-CLAD WOOD WINDOW: INSULATED GLAZING, LOW-E TYPICAL	20	CEDAR-CLAD, STEEL-FRAMED ENTRANCE PORTAL, SEMI-TRANSPARENT STAIN.		
8	STEEL PANEL SYSTEM, AEP SPAN METALLIC SILVER						



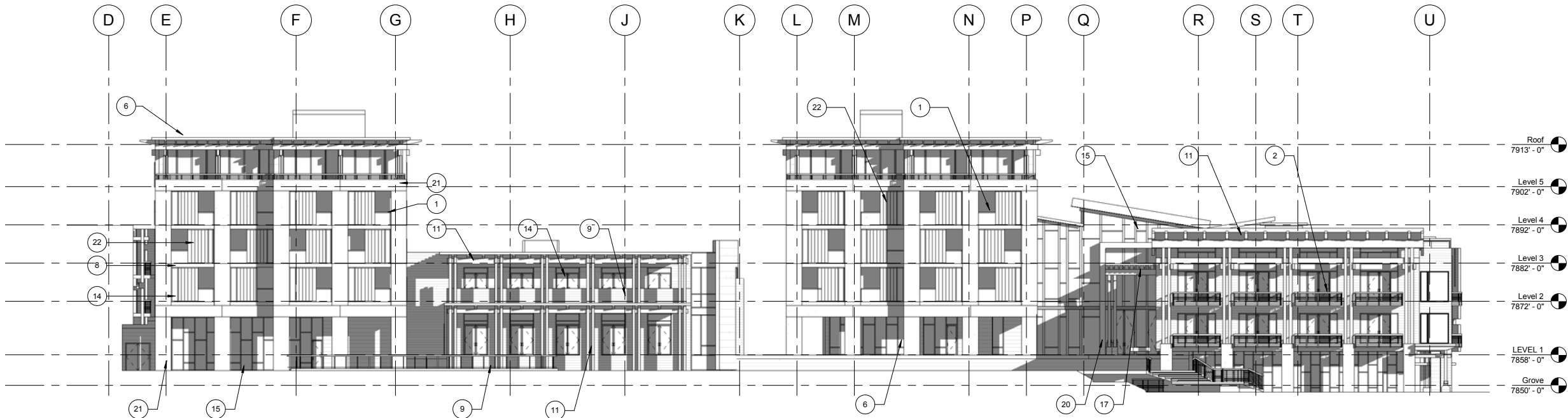
1 LAUREL MOUNTAIN ROAD (left)
1/16" = 1'-0"



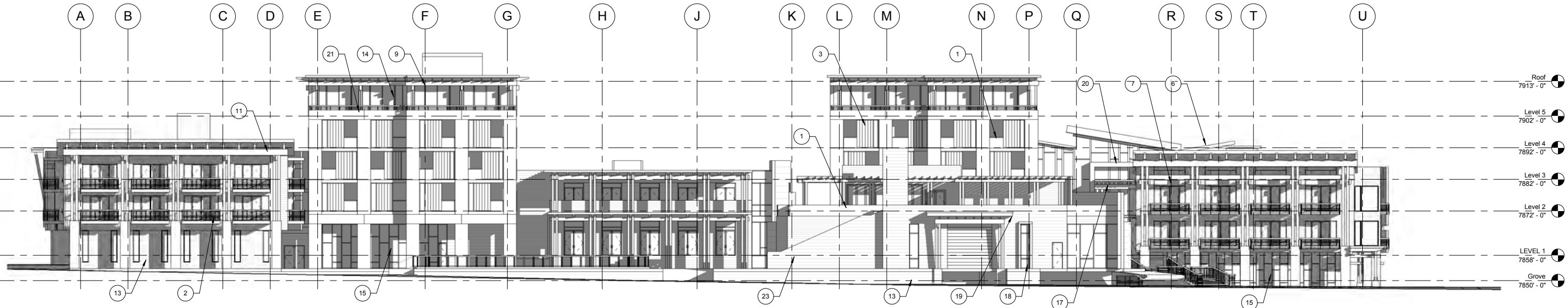
2 LAUREL MOUNTAIN ROAD (right)
1/16" = 1'-0"



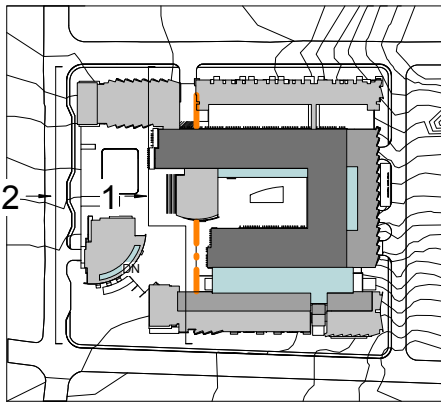
ELEVATION KEYED NOTES					
1	GLASS RAILING W/ WOOD TOP RAIL	9	T&G WESTERN RED CEDAR, S/T STAIN	15	CURTAINWALL OR STOREFRONT SYSTEM WITH INSULATED GLAZING, ANODIZED FINISH. SLIDING DOORS AT 5TH FLOOR UNITS
2	METAL RAILING, GUNMETAL FINISH	10	CEDAR OR TEAK WOOD TRIM, S/T STAIN.	16	CUSTOM STEEL & GLASS STOREFRONT, GUNMETAL FINISH WITH STAINED CEDAR ACCENT PANELS
3	METAL WALL PANELS- AEP- SPAN METALLIC SILVER	11	GLU-LAM WOOD POST OR BEAM, ARCH GRADE, SEMI-TRANSPARENT STAIN, SATIN FINISH	17	CUSTOM STEEL & WOOD AWNING STRUCTURE, SEMI-TRANSPARENT STAIN
4	CLEAR GLASS SKYLIGHT OR BUTT-GLAZING	12	CONCRETE WALL, SMOOTH-TROWELED FINISH WITH CLEAR SEALER	18	CEDAR SHADOWBOX AT WINDOW, SEMI-TRANSPARENT STAIN.
5	ROOF, FLAT (1/2"/12" MIN.), SARNAFIL LIGHT GRAY	13	CONCRETE WALL, COLUMN, OR COLUMN BASE BOARD-FORMED WITH CLEAR SEALER	19	CUSTOM STEEL & WOOD POST & BEAM AWNING STRUCTURE, STAINED & SEALED
6	STANDING SEAM METAL ROOF, WITH MATCHING TRIM	14	RECESSED ALUMINUM-CLAD WOOD WINDOW: INSULATED GLAZING, LOW-E TYPICAL	20	CEDAR-CLAD, STEEL-FRAMED ENTRANCE PORTAL, SEMI-TRANSPARENT STAIN.
7	ALUMINUM SPANDREL PANEL, RED			21	1 1/2" THICK GRANITE PANEL OVER STEEL SUBGIRTS. FLAME FINISH, TYP.
8	STEEL PANEL SYSTEM, AEP SPAN METALLIC SILVER			22	10" NOMINAL INSUL CHANNEL GLASS WALL SYSTEM
				23	T&G WESTERN CEDAR OR CFB BOARD & BATTEN, STAINED & SEALED



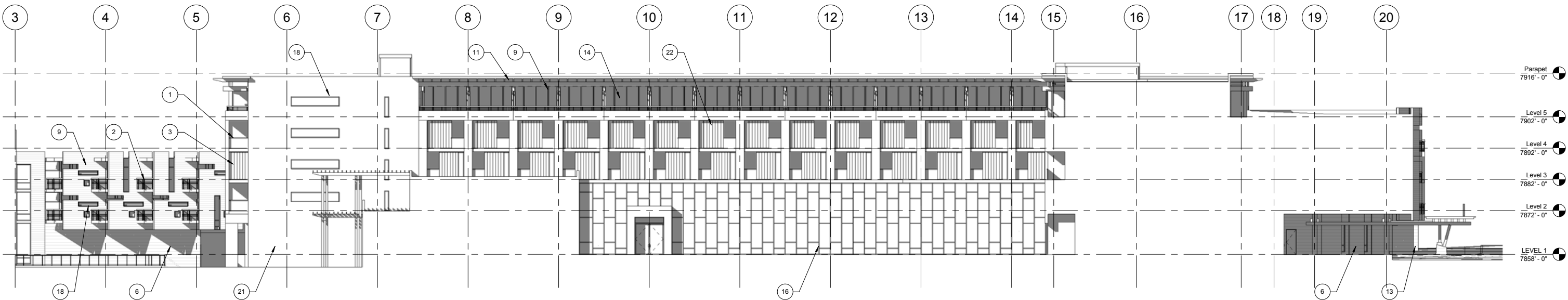
1 ELEVATION - PLAZA AND HOTEL SOUTH
1/16" = 1'-0"



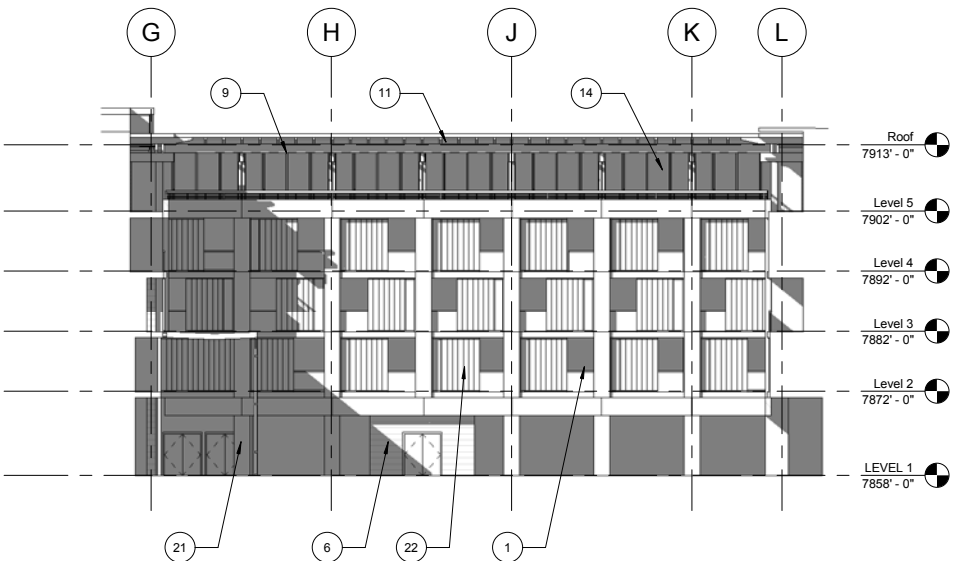
2 ELEVATION - SIERRA NEVADA RD
1/16" = 1'-0"



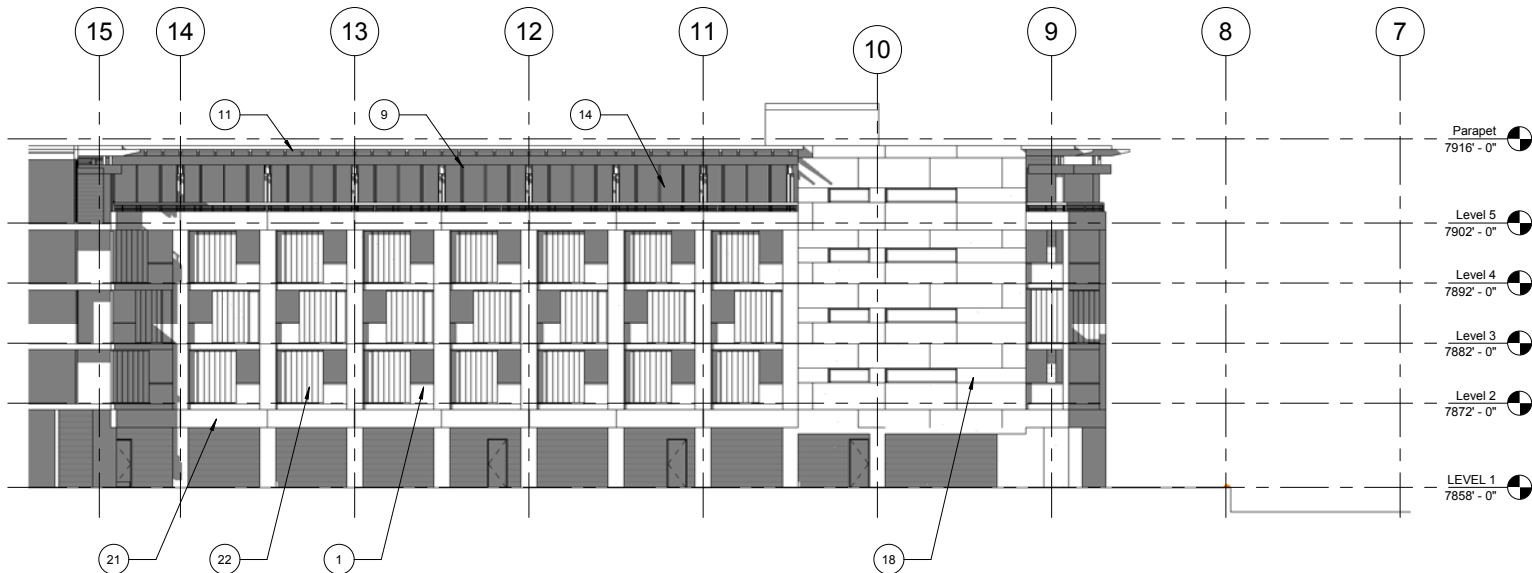
ELEVATION KEYED NOTES					
1	GLASS RAILING W/ WOOD TOP RAIL	9	T&G WESTERN RED CEDAR, S/T STAIN	15	CURTAINWALL OR STOREFRONT SYSTEM WITH INSULATED GLAZING, ANODIZED FINISH. SLIDING DOORS AT 5TH FLOOR UNITS
2	METAL RAILING, GUNMETAL FINISH	10	CEDAR OR TEAK WOOD TRIM, S/T STAIN.	16	CUSTOM STEEL & GLASS STOREFRONT, GUNMETAL FINISH WITH STAINED CEDAR ACCENT PANELS
3	METAL WALL PANELS- AEP- SPAN METALLIC SILVER	11	GLU-LAM WOOD POST OR BEAM, ARCH GRADE, SEMI-TRANSPARENT STAIN, SATIN FINISH	17	CUSTOM STEEL & WOOD AWNING STRUCTURE, SEMI-TRANSPARENT STAIN
4	CLEAR GLASS SKYLIGHT OR BUTT-GLAZING	12	CONCRETE WALL, SMOOTH-TROWELED FINISH WITH CLEAR SEALER	18	CEDAR SHADOWBOX AT WINDOW, SEMI-TRANSPARENT STAIN.
5	ROOF, FLAT (1/2"/12" MIN.), SARNAFIL LIGHT GRAY	13	CONCRETE WALL, COLUMN, OR COLUMN BASE BOARD-FORMED WITH CLEAR SEALER	19	CUSTOM STEEL & WOOD POST & BEAM AWNING STRUCTURE, STAINED & SEALED
6	STANDING SEAM METAL ROOF, WITH MATCHING TRIM	14	RECESSED ALUMINUM-CLAD WOOD WINDOW: INSULATED GLAZING, LOW-E TYPICAL	20	CEDAR-CLAD, STEEL-FRAMED ENTRANCE PORTAL, SEMI-TRANSPARENT STAIN.
7	ALUMINUM SPANDREL PANEL, RED				
8	STEEL PANEL SYSTEM, AEP SPAN METALLIC SILVER			21	1 1/2" THICK GRANITE PANEL OVER STEEL SUBGIRTS. FLAME FINISH, TYP.
				22	10" NOMINAL INSUL CHANNEL GLASS WALL SYSTEM
				23	T&G WESTERN CEDAR OR CFB BOARD & BATTEN, STAINED & SEALED



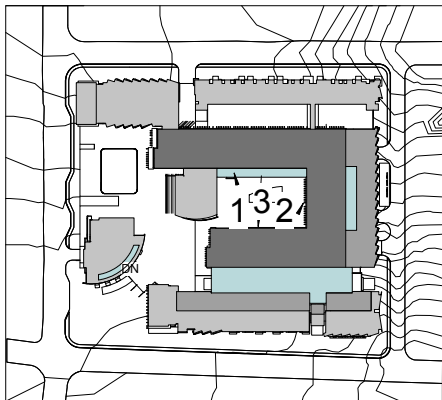
1 HOTEL COURTYARD- WEST ELEVATION
1/16" = 1'-0"



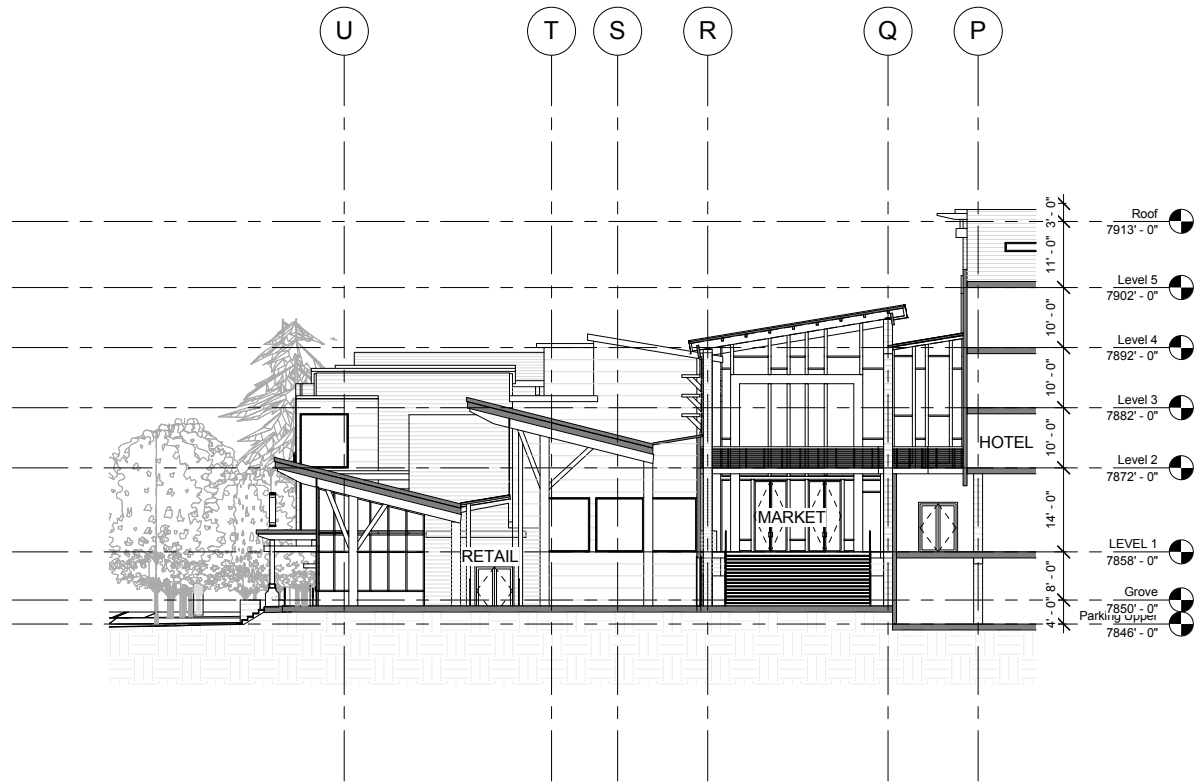
2 ELEVATION-HOTEL COURTYARD NORTH
1/16" = 1'-0"



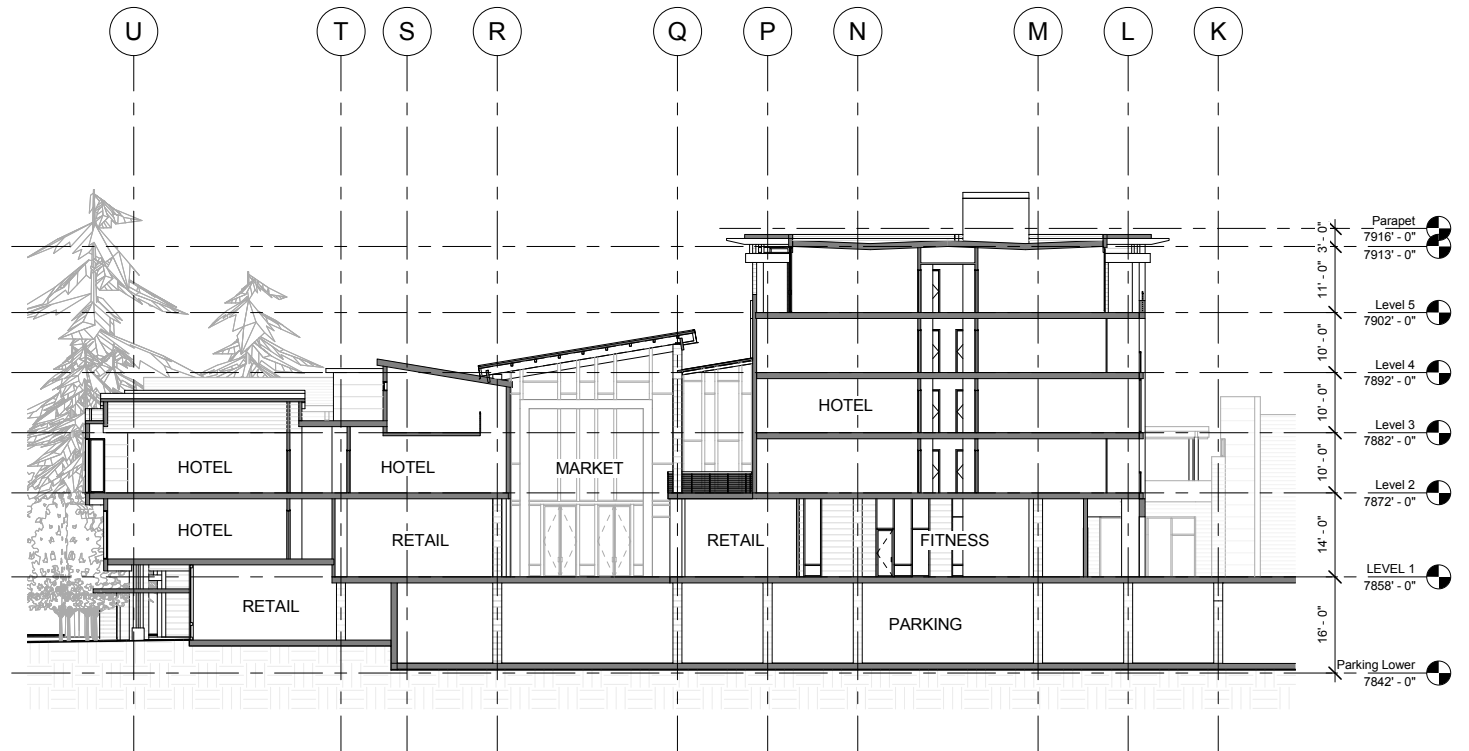
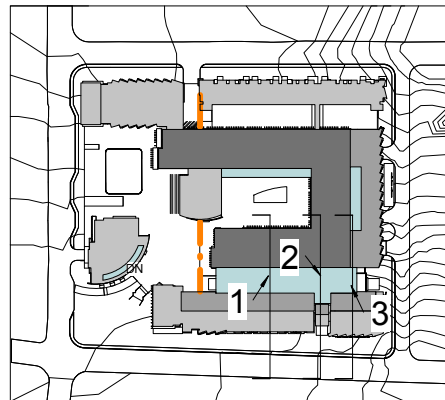
3 HOTEL COURTYARD- EAST ELEVATION
1/16" = 1'-0"



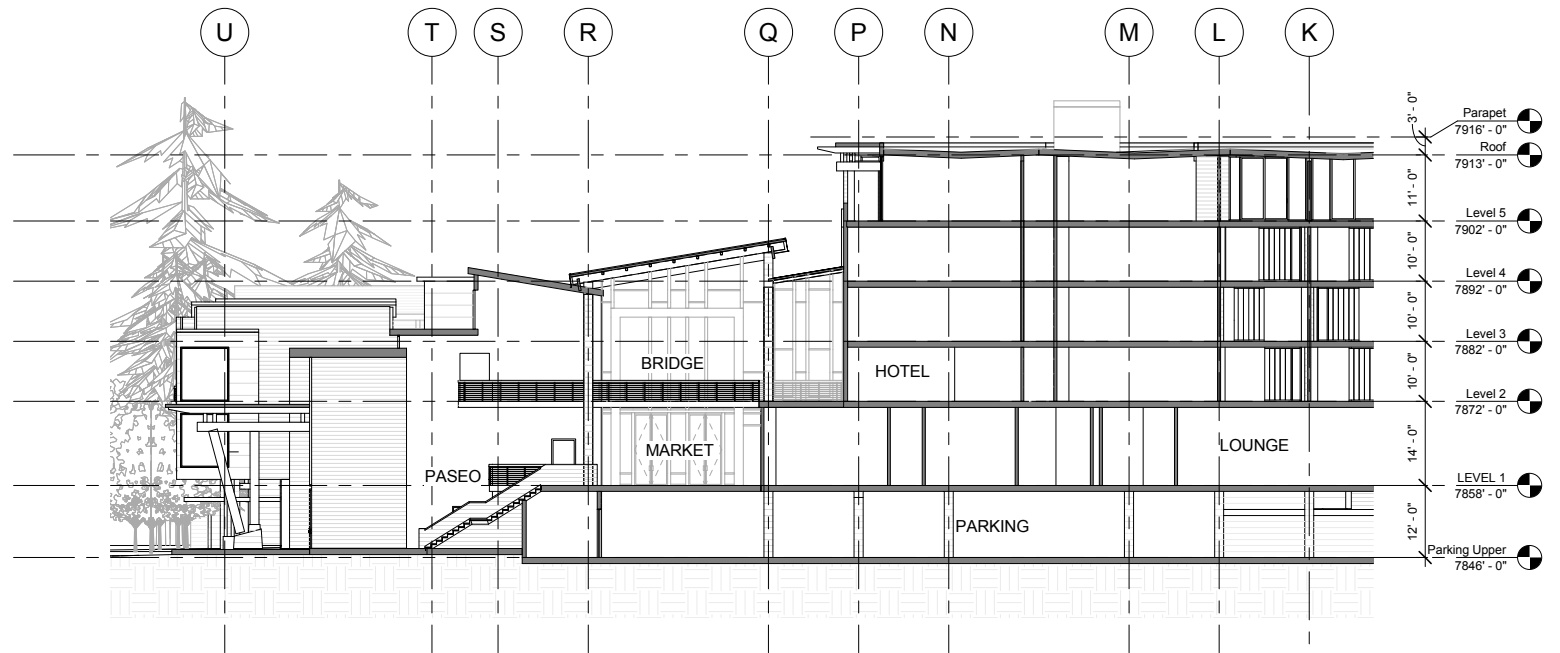
ELEVATION KEYED NOTES					
1	GLASS RAILING W/ WOOD TOP RAIL	9	T&G WESTERN RED CEDAR, S/T STAIN	15	CURTAINWALL OR STOREFRONT SYSTEM WITH INSULATED GLAZING, ANODIZED FINISH. SLIDING DOORS AT 5TH FLOOR UNITS
2	METAL RAILING, GUNMETAL FINISH	10	CEDAR OR TEAK WOOD TRIM, S/T STAIN.	16	
3	METAL WALL PANELS- AEP- SPAN METALLIC SILVER	11	GLU-LAM WOOD POST OR BEAM, ARCH GRADE, SEMI-TRANSPARENT STAIN, SATIN FINISH	17	CUSTOM STEEL & GLASS STOREFRONT, GUNMETAL FINISH WITH STAINED CEDAR ACCENT PANELS
4	CLEAR GLASS SKYLIGHT OR BUTT-GLAZING	12	CONCRETE WALL, SMOOTH-TROWELED FINISH WITH CLEAR SEALER	18	CUSTOM STEEL & WOOD AWNING STRUCTURE, SEMI-TRANSPARENT STAIN
5	ROOF, FLAT (1/2"12" MIN.), SARNAFIL LIGHT GRAY	13	CONCRETE WALL, COLUMN, OR COLUMN BASE BOARD-FORMED WITH CLEAR SEALER	19	CEDAR SHADOWBOX AT WINDOW, SEMI-TRANSPARENT STAIN.
6	STANDING SEAM METAL ROOF, WITH MATCHING TRIM	14	RECESSED ALUMINUM-CLAD WOOD WINDOW: INSULATED GLAZING, LOW-E TYPICAL	20	CUSTOM STEEL & WOOD POST & BEAM AWNING STRUCTURE, STAINED & SEALED
7	ALUMINUM SPANDREL PANEL, RED			21	1 1/2" THICK GRANITE PANEL OVER STEEL SUBGIRTS. FLAME FINISH, TYP.
8	STEEL PANEL SYSTEM, AEP SPAN METALLIC SILVER			22	10" NOMINAL INSUL CHANNEL GLASS WALL SYSTEM
				23	T&G WESTERN CEDAR OR CFB BOARD & BATTEN, STAINED & SEALED



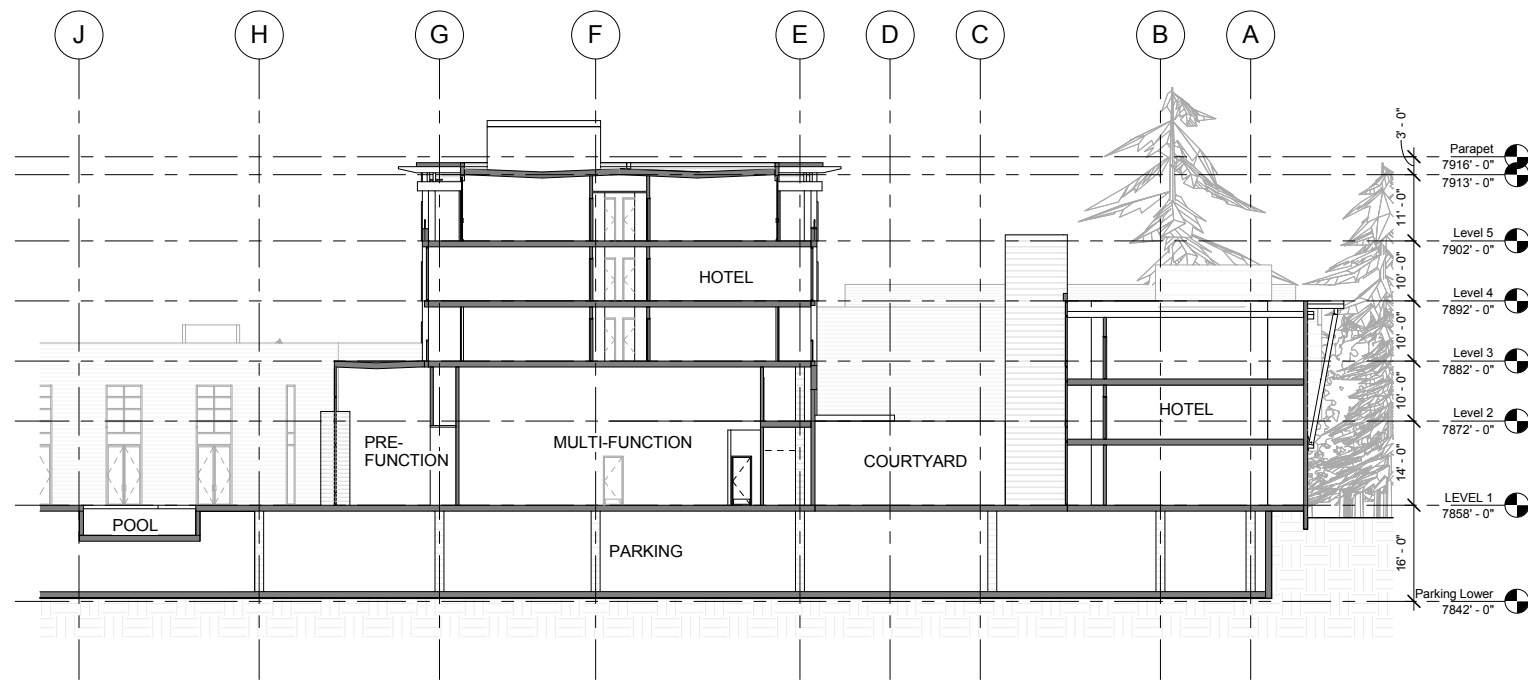
3 BUILDING SECTION AT CORNER RETAIL
1/16" = 1'-0"



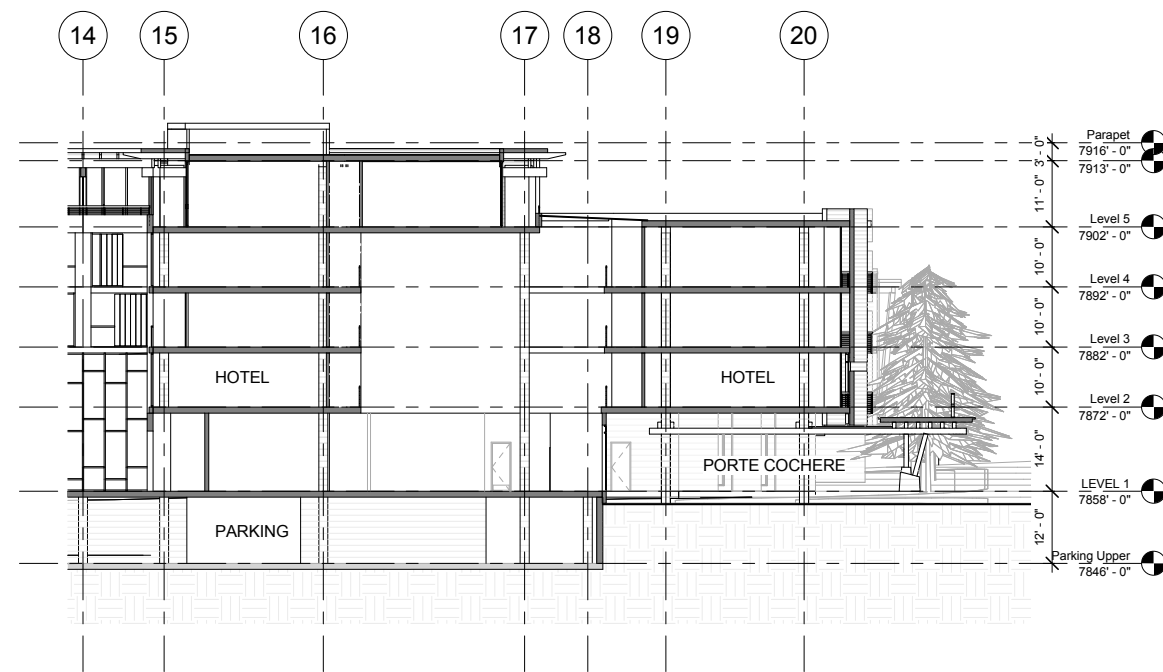
1 BUILDING SECTION AT MARKET HALL
1/16" = 1'-0"



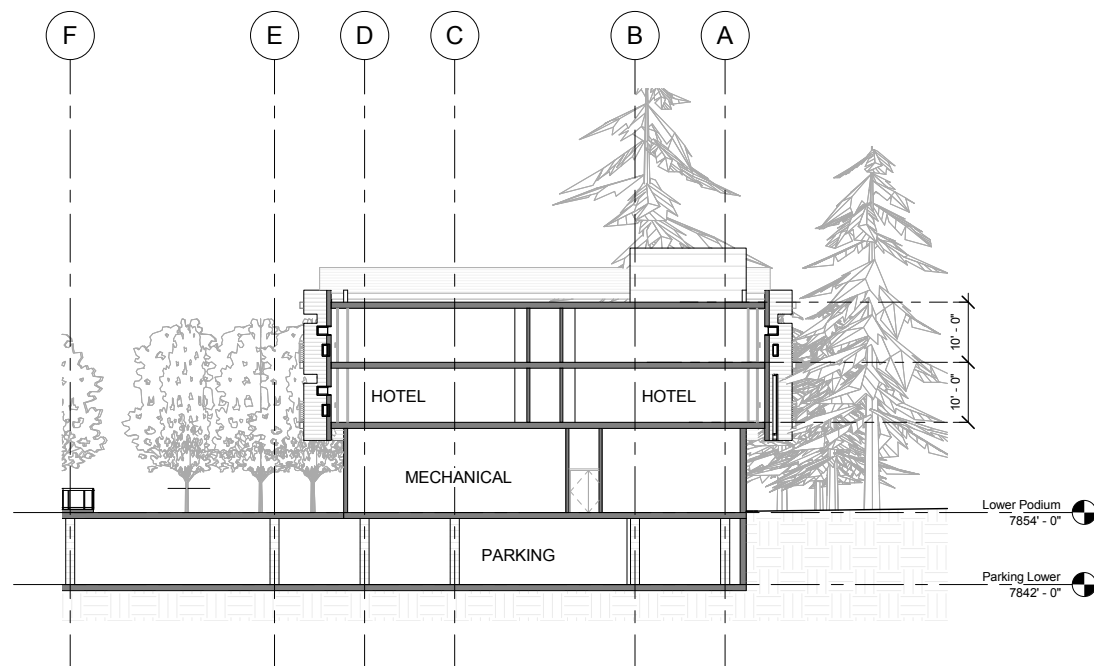
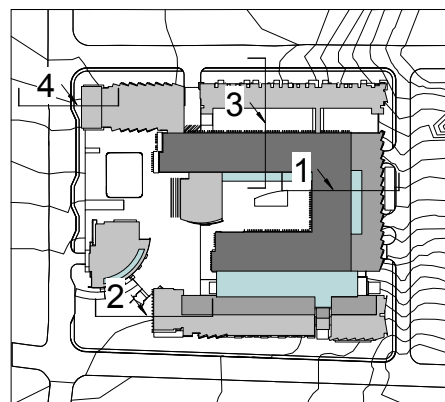
2 BUILDING SECTION AT PASEO
1/16" = 1'-0"



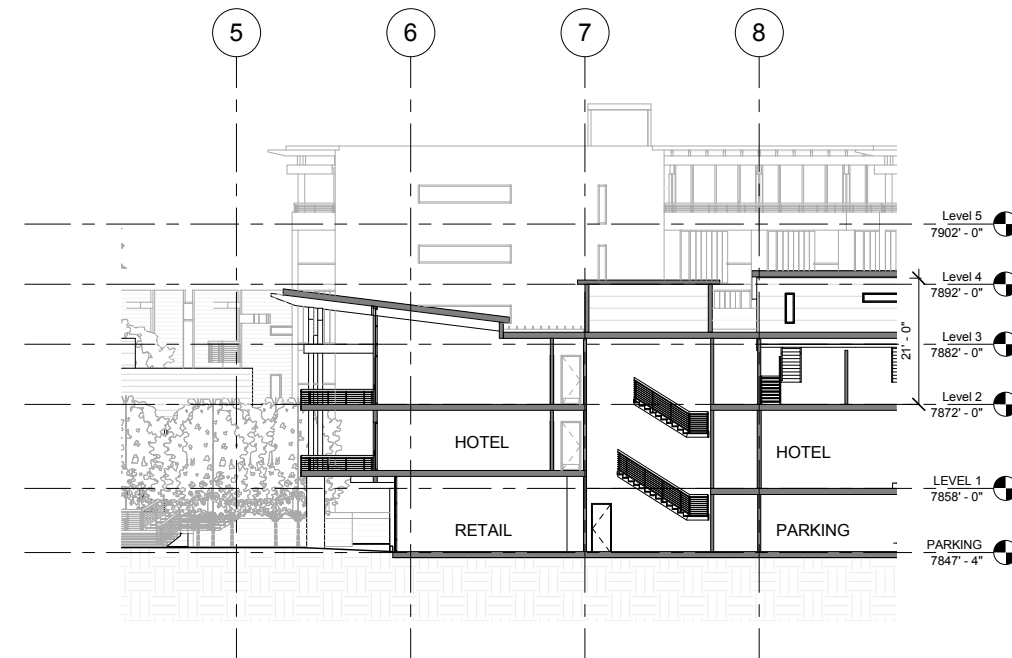
3 BUILDING SECTION AT PRE-FUNCTION
1/16" = 1'-0"



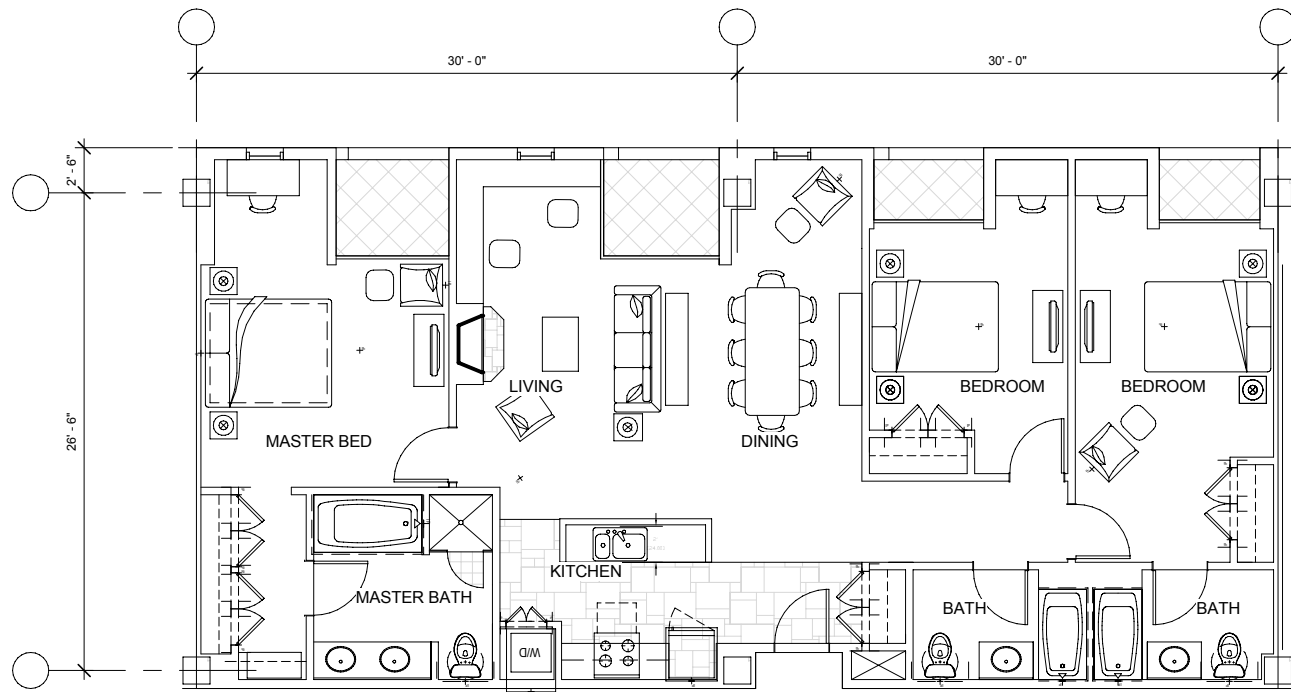
1 BUILDING SECTION AT HOTEL & PORTE COCHERE
1/16" = 1'-0"



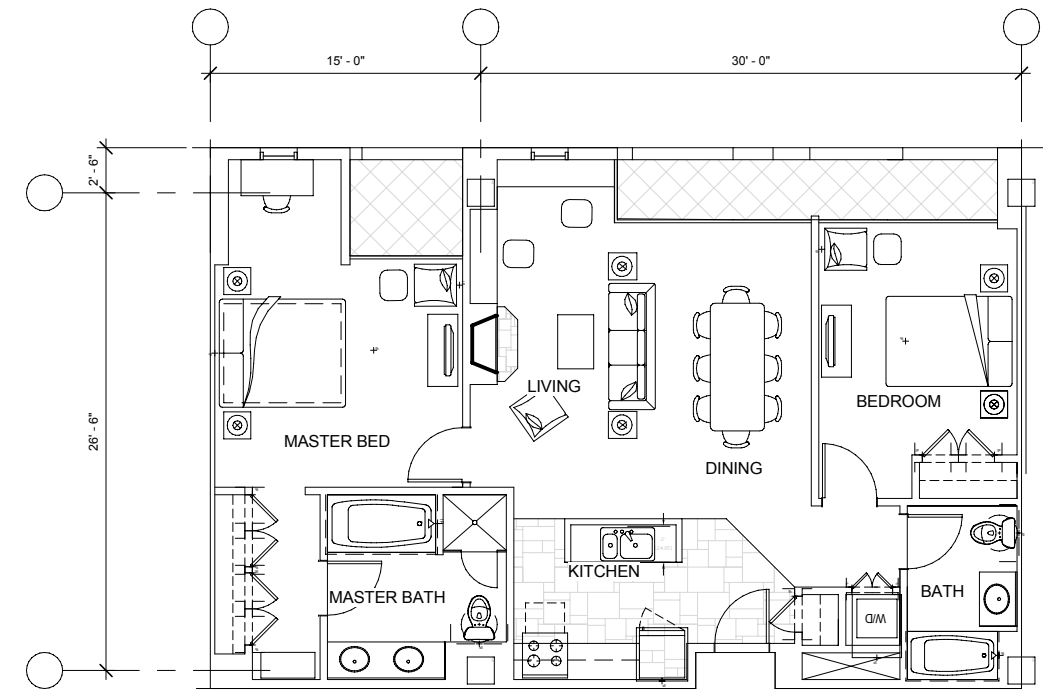
4 BUILDING SECTION AT PINECONE RESIDENTIAL
1/16" = 1'-0"



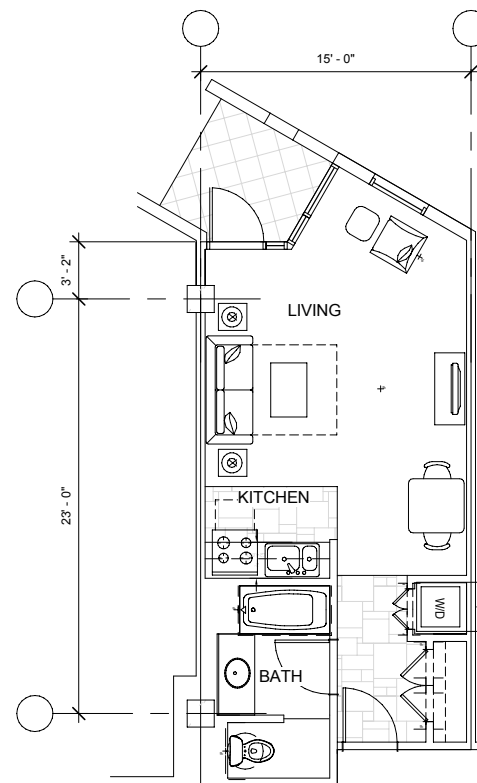
2 BUILDING SECTION AT END BALCONY UNITS
1/16" = 1'-0"



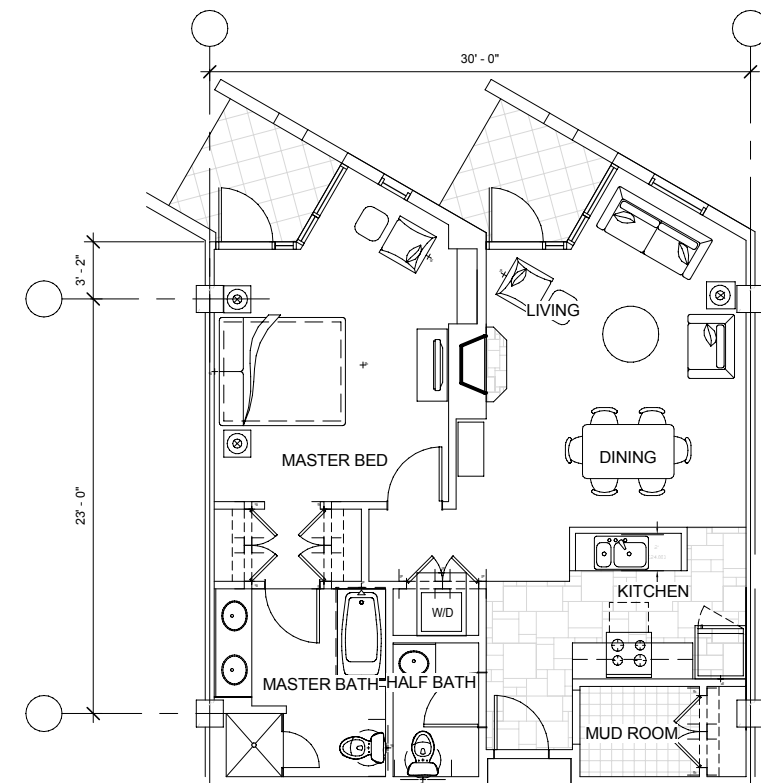
3-BEDROOM UNIT (AREA: 1667 SF)



2-BEDROOM UNIT (AREA: 1220 SF)

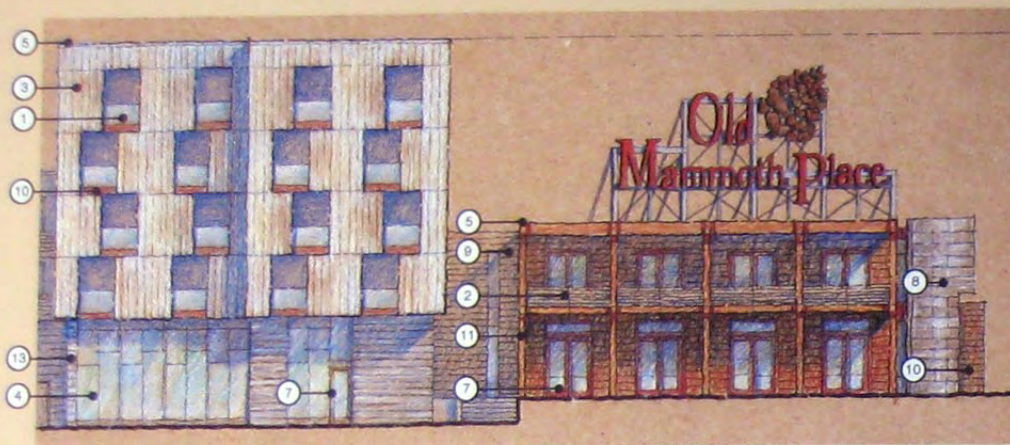


STUDIO UNIT (AREA: 465 SF)



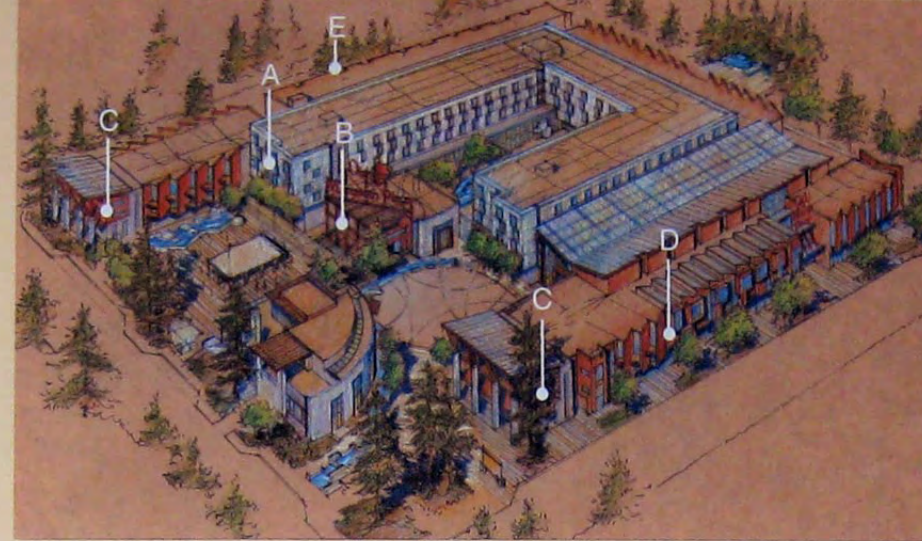
1-BEDROOM UNIT (AREA: 954 SF)

① UNIT PLANS
3/16" = 1'-0"

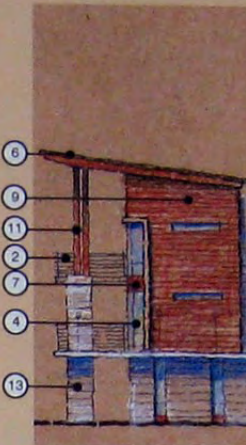


A Hotel view from ice rink looking South

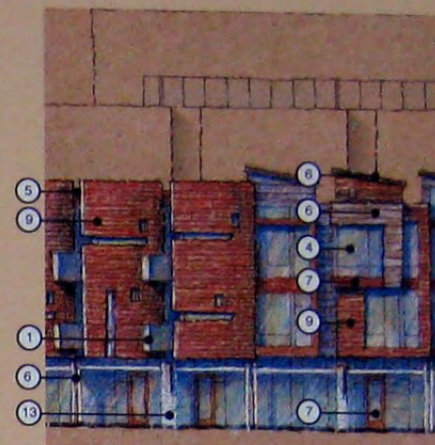
B Restaurant view from ice rink



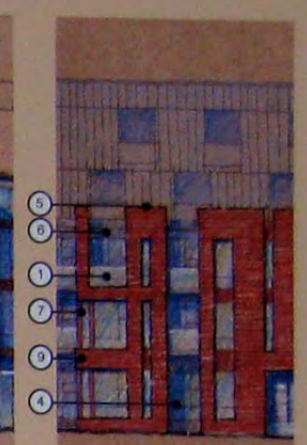
Rendering of birds eye view from Old Mammoth Road and Sierra Nevada Road Corner



C view from Old Mammoth Road



D view from Old Mammoth Road



E view from Laurel Mountain Road

Unit Balconies

Railings: Glass



Railings: Metal



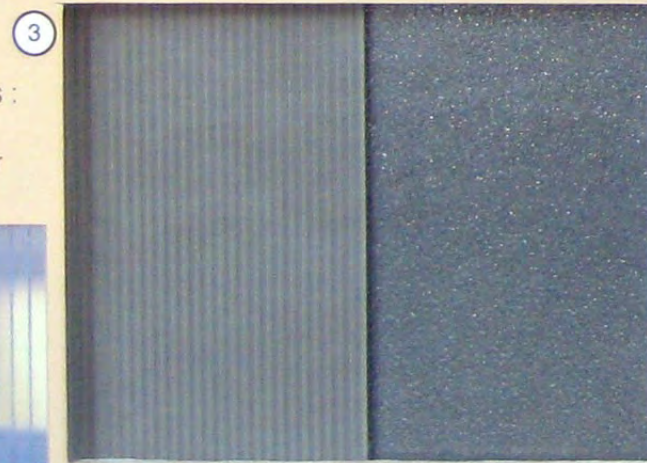
Storefronts/Windows/ Railings/Doors

Glass : Clear



Exterior Cladding

Channel Glass :
Bendheim :
Piccolo & Azur
Rough Cast



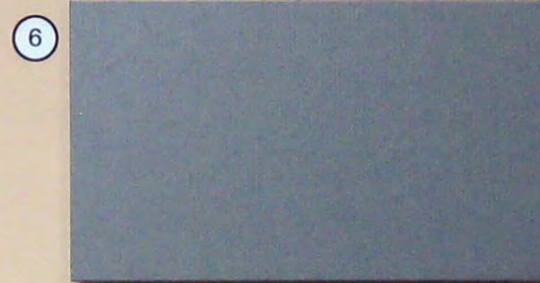
Flat Roofs

Energy Smart Single-Ply :
Sarnafil : Light Grey



Sloped Roofs/ Recessed Walls

Metal Roofing :
Flat Seamed :
Weathered Zinc



Window & Storefront Doors

Aluminum Clad :
Commercial Wood : Marvin



Exterior Accent Walls

Metal Panels : Core Ten :
Weathered Metal



Exterior Walls

Wood Siding :
Horizontal : T&G :
Western Red Cedar :
Stained



Unit Balconies/ Entry Portals

Wood :
Western Red Cedar :
Stained



Bracing

Steel and Glulam



Base & Side Walls

Concrete : Site & Precast :
Pattern Varies

Smooth-Seamed



Board Formed





Old Mammoth Road Elevation

NOTE: Hotel Facade Composed of Yosemite Granite, Heavy Timber, Channel Glass, and Rustic Metal Accents



Hotel Elevation



Laurel Mountain Elevation

5 Laurel Mountain Bays Composed of Deep Shadow Profiled Corrugated Metal: Centria 9960 Medium Gray



Centria 9947 Gray Velvet

1 Horizontal, Staggered Flat Seam Metal Panel System: Centria 9947 Gray Velvet



2 Post and Beam Heavy Timber Supports, Beams and Metal Clad Panels



3 Rough Hewn Yosemite Granite

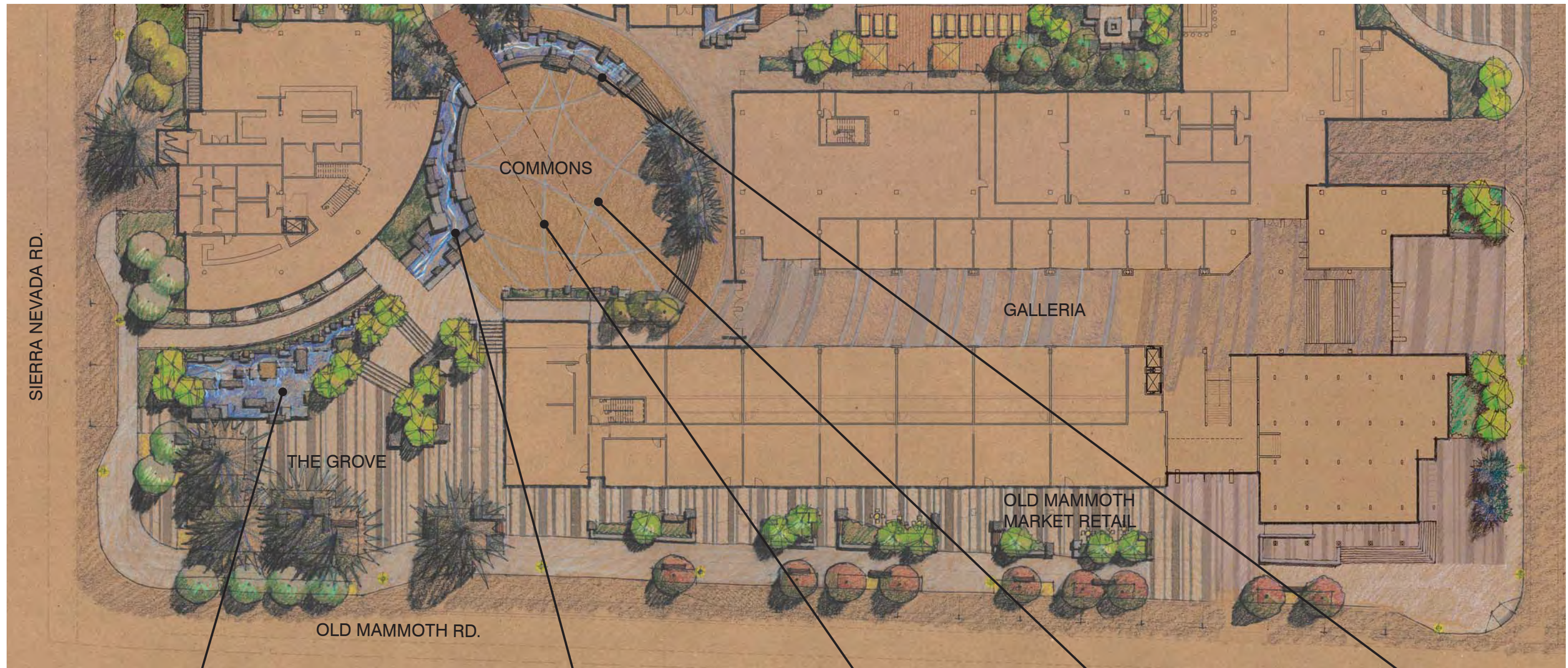


4 Channel Glass



Centria 9960 Medium Gray





WATERFALL



CASCADE



FARMER'S MARKET



HOLIDAY TREE



CASCADE

CAFE



DEVIL'S POSTPILE FOUNTAIN



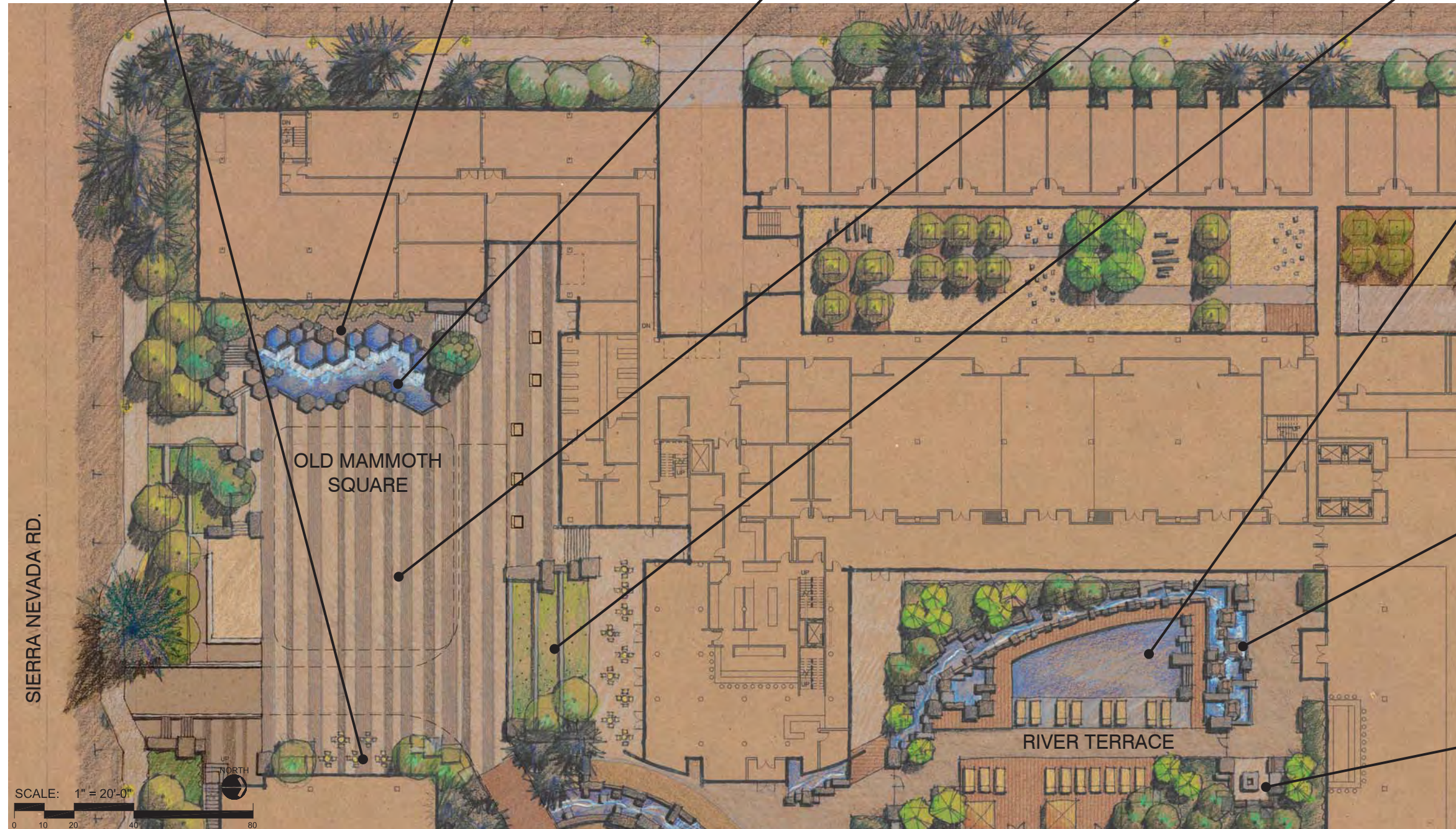
DEVIL'S POSTPILE POOL



SEASONAL ICE RINK



TERRACED LAWN SEATING



POOL



MINARET HEADWATERS



FIRE PIT

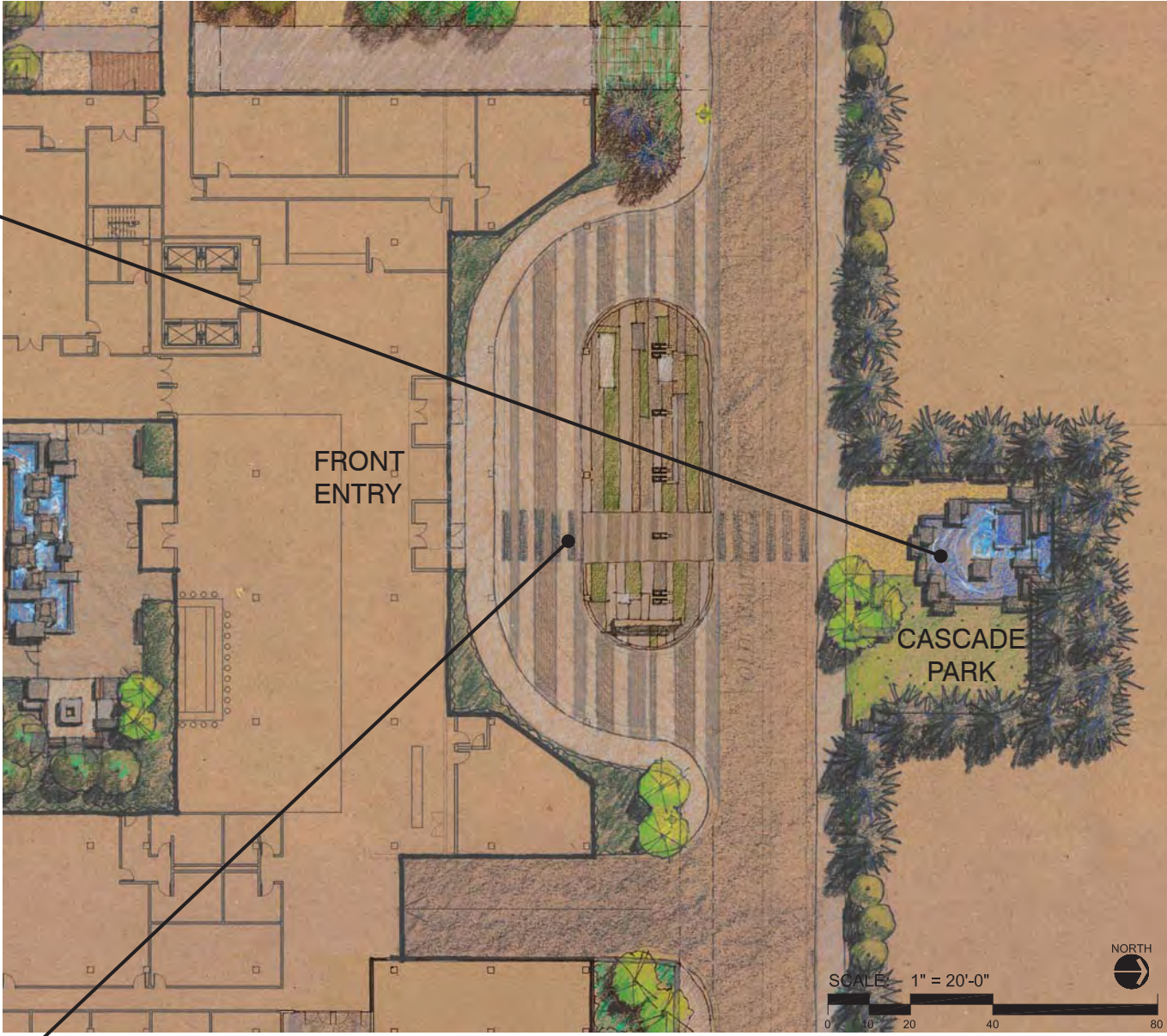


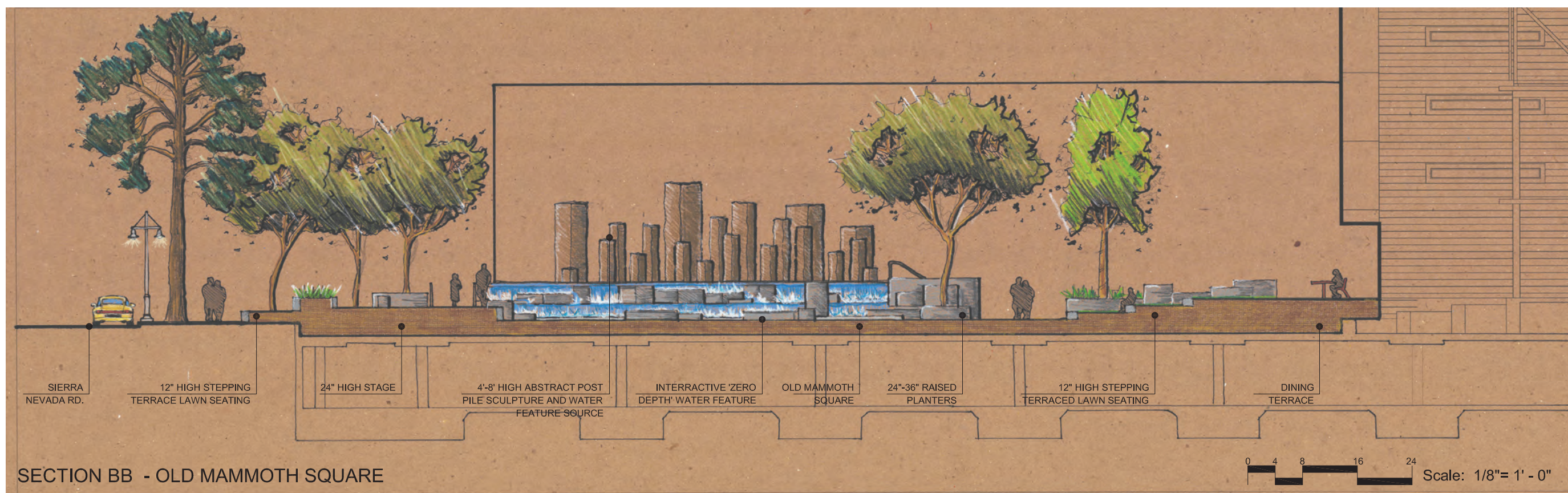


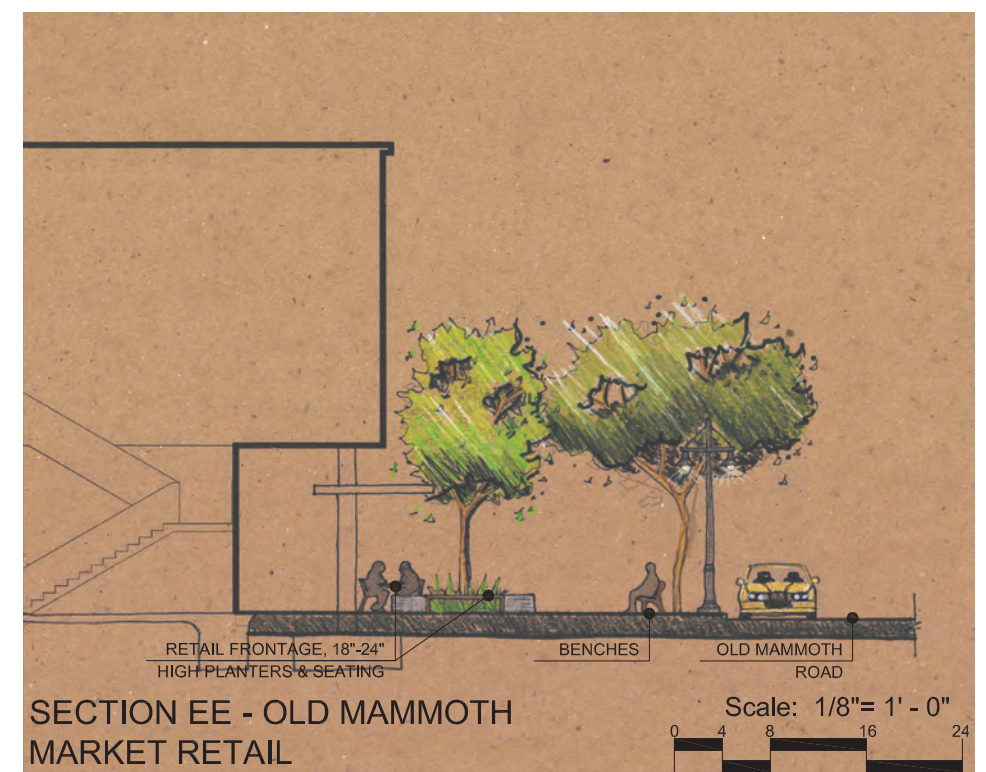
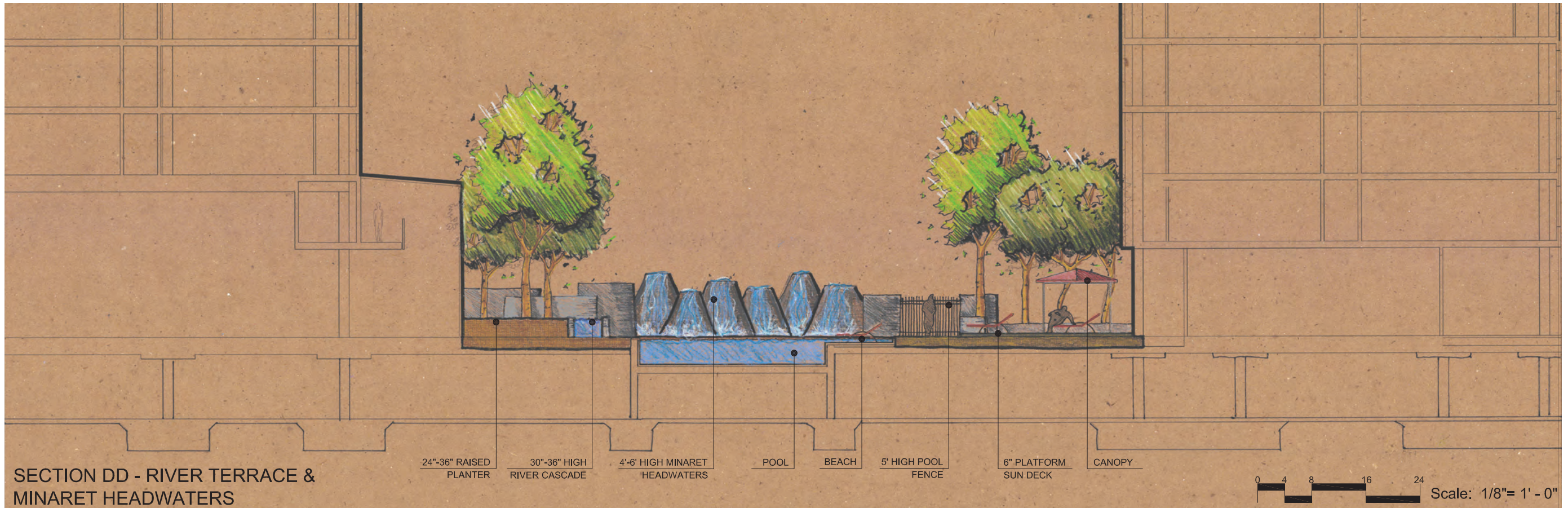
CASCADE PARK

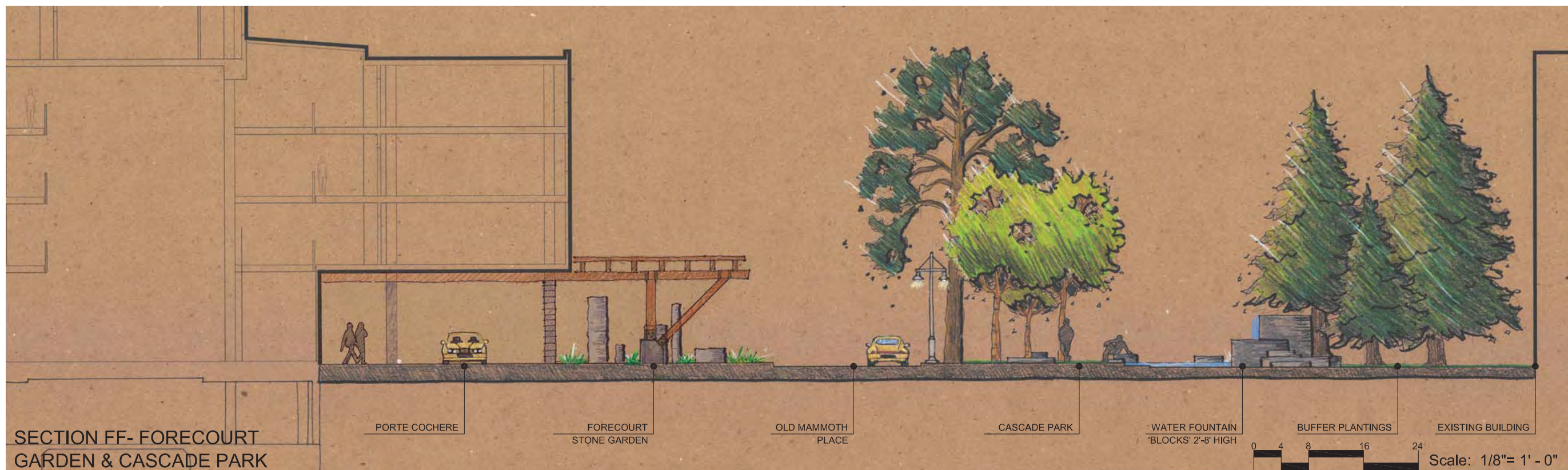


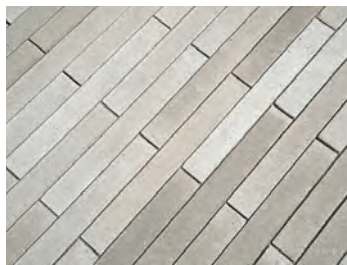
HOTEL ENTRY FORECOURT



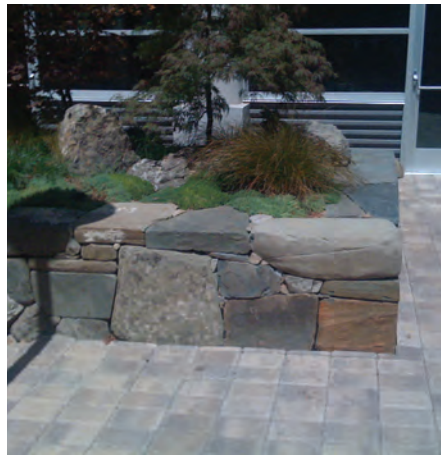
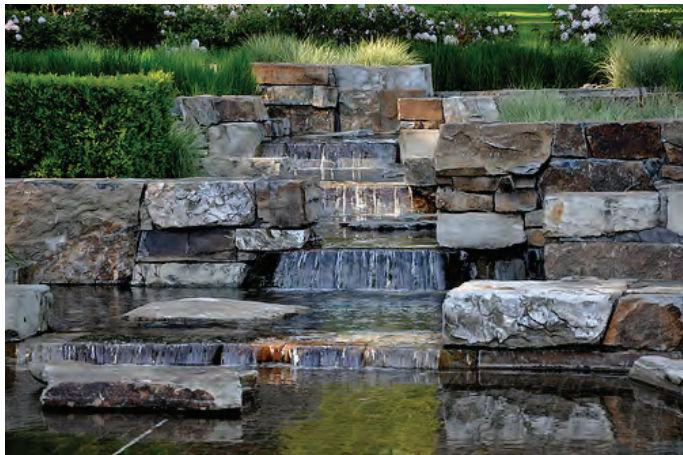




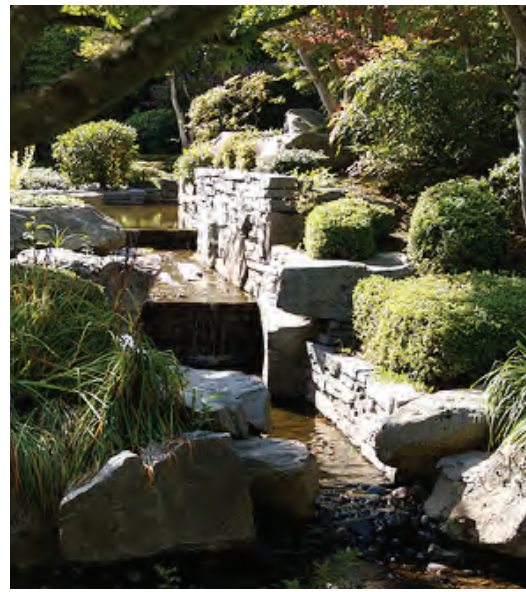
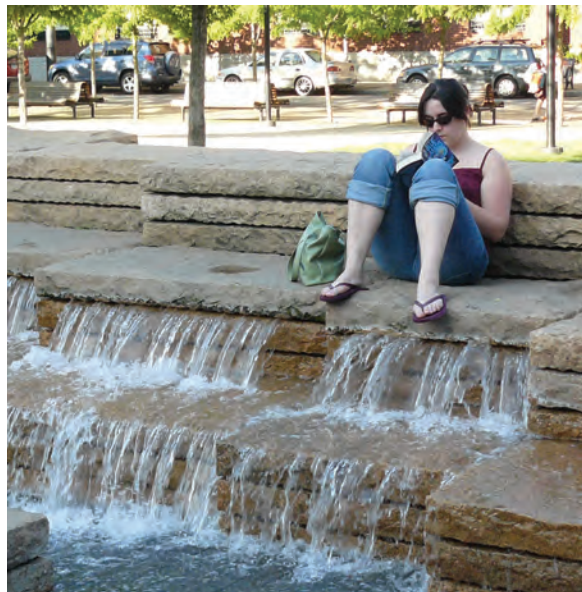




① PAVING

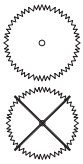


② WALLS



③ WATER FEATURES

TREE PRESERVATION / PROTECTION PLAN LEGEND

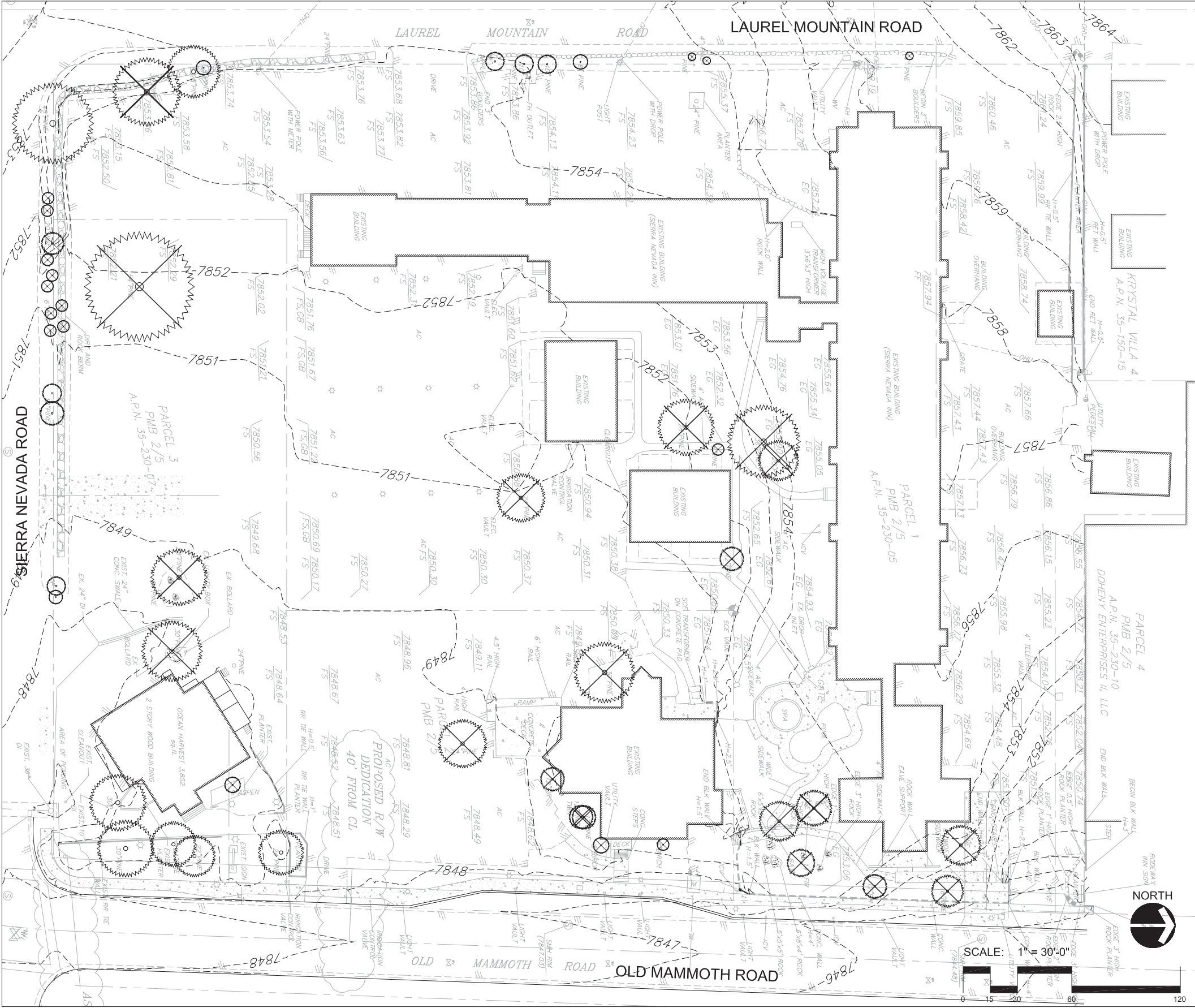
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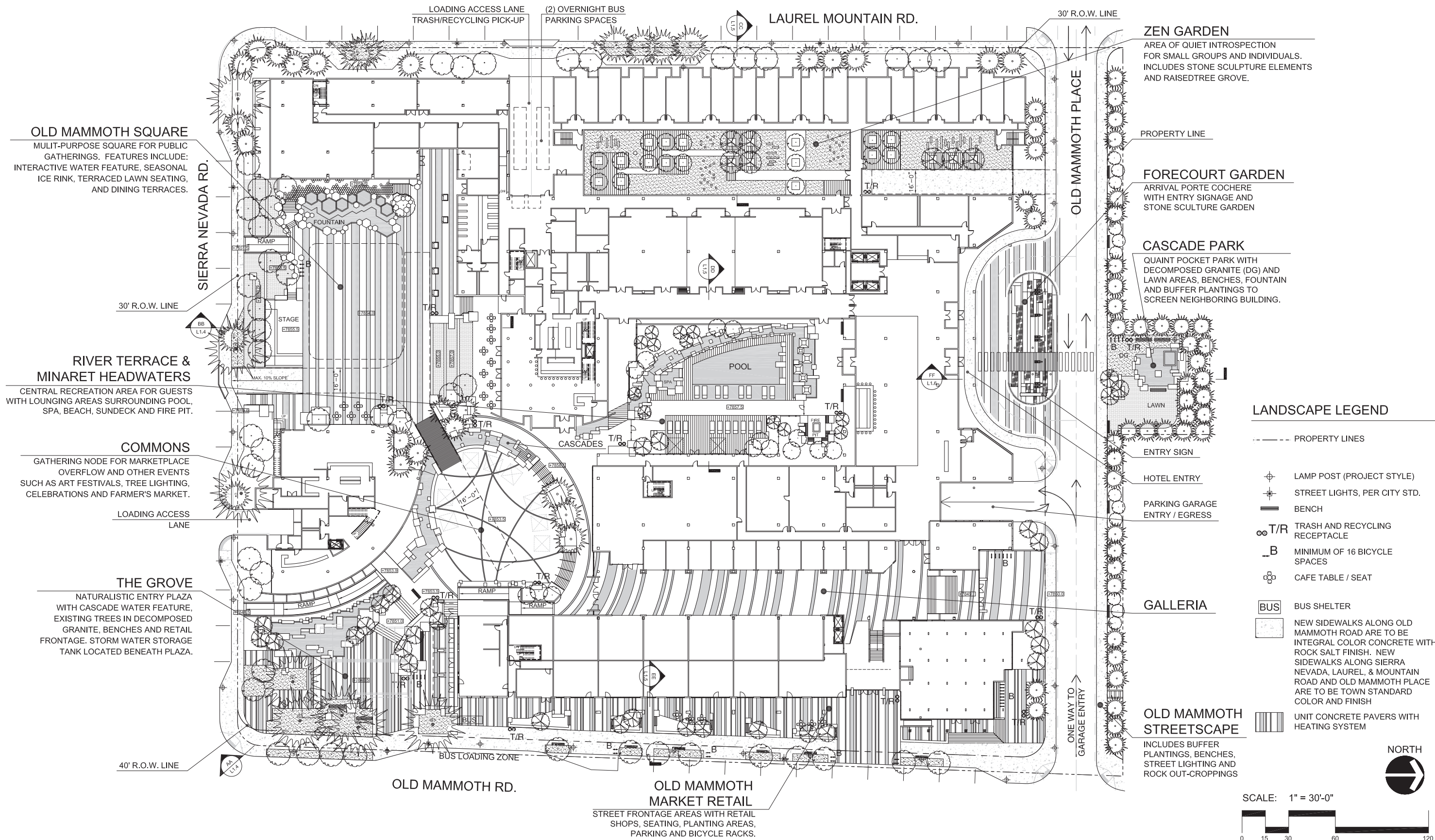
EXISTING TREE TO REMAIN
- 

EXISTING TREE TO BE REMOVED
(PER SPECIFIC PLAN DEVELOPMENT)

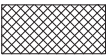
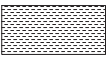
TREE PRESERVATION / PROTECTION PLAN NOTES:

- Preserve and protect existing trees, shrubs and other plant materials to remain, including protecting plants on adjoining properties during removal work, site preparation work and construction.
- Contractor shall review and identify with the Owner's Representative the limits of Work and extent of plant materials to be protected.
- Plant Protection:
 - Protect trees against cutting, breaking, skinning and bruising of bark, limbs and roots; permit no traffic or stockpiling within drip line.
 - Do not change earth surface within drip line of trees except as approved in writing by the Owner.
 - Do not park vehicles or store materials, supplies and construction equipment within drip line of trees.
 - Install a temporary 4-foot high orange plastic fence typically at the "drip line" of the tree(s) except as otherwise directed by the Arborist / Owner's Representative.
 - Obtain specific instruction from Arborist / Owner's Representative for pruning of trees, shrubs, roots or disturbance of soil within spread of exiting tree branches.
 - Roots one inch and greater in diameter that must be cut shall be cut cleanly and obliquely with the cut surface facing down.
 - Exposed and pruned roots shall be covered with light well-drained soil backfill and mulch over immediately after cutting. The area shall be kept moist.
 - Any trenching required within the root zone shall be done by hand to avoid cutting major roots and as directed by the Arborist / Owner's Representative.
 - In areas where construction in tree protection zones is authorized, Contractor shall protect trees with a strapped "barrel stave-like" surrounding of 2"X4"s, around the full circumference of the tree trunk. Such protection shall be installed at no additional cost to the Owner as accepted by the Owner's Representative.
- Plant Replacement: Contractor shall replace trees cut or severely damaged due to the Contractor's work. Replace any damaged planting in kind using "specimen" plants as follows and at no cost to Owner:
 - Tress up to 3" DBH: Replace with 36" box size
 - Trees 3" - 6" DBH: Replace with 72" box size
 - Trees 6" - 12" DBH: Replace with 84" box size
 - Trees 12" DBH and larger: Trees shall be determined by Arborist using Coucil of Tree and landscape Apprasiers (CTLA) method. Replace damaged tree with largest available nursery boxed tree and cash difference between value of damaged tree and nursery sotck replacement cost.
- If access to tree/shrub zones cannot be avoided an intact four inch layer of mulch with minimum 1.25 inch thick, metal strap linked plywood shielding shall be maintained in the tree/shrub zone where heavy equipment will be operated.
- Field Verification: Before removing non-designated trees, shrubs, stumps, bushes, vines, rubbish, undergrowth and deadwood as shown on the Drawings and as specified, obtain verification from Owner's Representative.



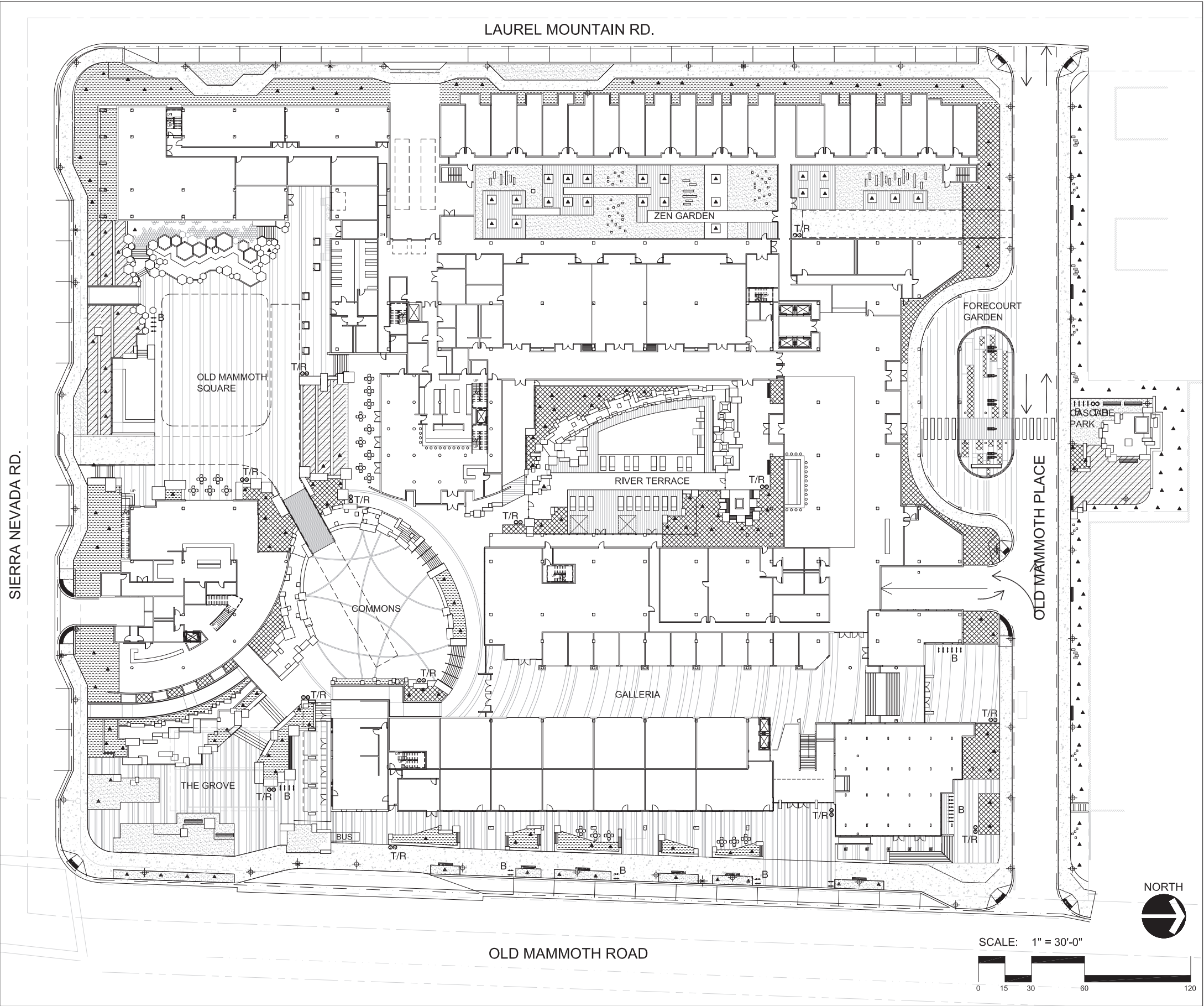


IRRIGATION LEGEND

-  ZONE 1 - DRIP IRRIGATION
SHRUBS & GROUNDCOVER SHADED AREA
-  ZONE 2 - DRIP IRRIGATION
SHRUBS & GROUNDCOVER SUN AREA
-  ZONE 3 - SPRAY IRRIGATION
TURF SUN AREA
-  BUBBLER IRRIGATION
2 BUBBLERS PER TREE

IRRIGATION NOTES

1. The irrigation system shall be an automatic irrigation system operated by a on-site controller with a rain shut-off system, remote control valves operate the system. There are two types of irrigation, drip and spray.
2. The irrigation system shall be under full automatic operation for a period of 2 days prior to any planting. maintain irrigation system in approved working order for full duration of plant installation and maintenance periods.
3. The planting maintenance period shall be 90 days after all planting is complete and all installation approved. A longer period may be required if the plant material is not acceptably maintained during the maintenance period. The maintenance period may be suspended at any time upon written notice to the contractor that the landscaping is not being acceptably maintained and the day count suspended until the landscape is brought up to acceptable standards as determined by the owner's representative.
4. Repair all damaged-planted area and replace plants immediately upon discovery of damage or loss. Check irrigation systems at each watering; adjust coverage and clean heads immediately. Adjust timing of controller to prevent flooding.
5. Maintain adequate moisture depth in soil to ensure vigorous growth, check rootball of all trees & shrubs and vines independent of surrounding soils, and hand-water as required. Keep planting areas free from weeds, prune when requested. Replace damaged, unhealthy, or dead shrubs and ground covers with new plants immediately; size as indicated on the drawings.



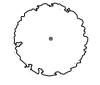
PLANT LIST

Common Name	Scientific Name	Size	Size (At Planting)	Size (Full Grown)	Spacing
CONIFEROUS TREES					
Red Fir*	Abies magnifica		B+B / 8' HT	80' H x 20' W	As Shown
Jeffrey Pine*	Pinus jeffreyi		B+B / 8' HT	80' H x 20' W	
Lodgepole Pine*	Pinus contorta		B+B / 8' HT	40' H x 35' W	
Mountain Hemlock*	Tsuga mertensiana		B+B / 8' HT	50' H x 25' W	
DECIDUOUS TREES					
Mountain Maple*	Acer glabrum		B+B / 2" cal.	20' H x 20' W	As Shown
Box Elder*	Acer negundo		B+B / 2" cal.	60' H x 60' W	
Mountain Alder*	Alnus tenuifolia		B+B / 2" cal.	25' H x 20' W	
ACCENT TREES					
Western Water Birch*	Betula occidentalis		B+B / 2" cal.	25' H x 15' W	As Shown
Quaking Aspen*	Populus tremuloides		B+B / 2" cal.	35' H x 30' W	As Shown
Western Chokecherry*	Prunus virginiana demissa		B+B / 1 1/2" cal.	18' H x 18' W	
Native *					
B+B: BALLED + BURLAP (IF AVAILABLE)					

PLANT LEGEND



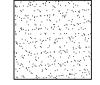
CONIFEROUS TREES



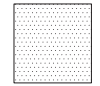
DECIDUOUS TREES



ACCENT TREES

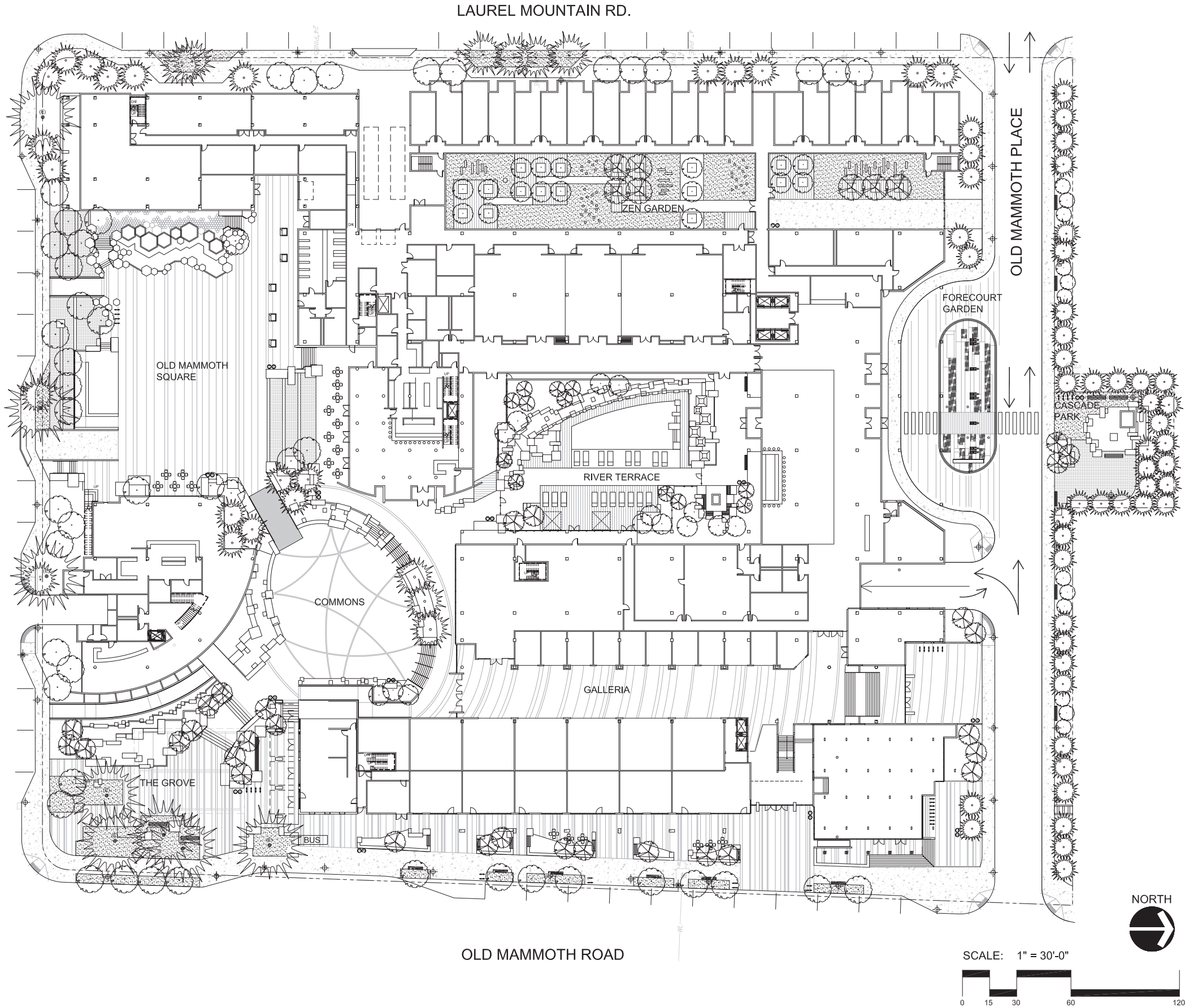


PERMEABLE PAVING SYSTEM (PAVERS OR COBBLES WITH OPEN JOINTS)



TURF (DROUGHT TOLERANT)

SIERRA NEVADA RD.



PLANT LIST

Common Name	Scientific Name	Container Size (At Planting)	Size (Full Grown)
TALL SHRUBS (OVER 6')			
Chokeberry	Aronia melanocarpa	5 GAL.	8' H x 8' W
Mountain Mahogany*	Cercocarpus ledifolius	5 GAL.	8' H x 8' W
Creek Dogwood*	Cornus sericea	5 GAL.	9' H x 12' W
Redtwig Dogwood*	Cornus stolonifera	5 GAL.	9' H x 12' W
Mugho Pine	Pinus mugo	5 / 15 GAL.	8' H x 12' W
Common Lilac	Syringa vulgaris	5 / 15 GAL.	18' H x 18' W
LOW SHRUBS (UNDER 6')			
Bearberry, Kinnikinnick	Arctostaphylos uva-ursi	1 GAL.	1' H x 15' W
Tatarian Dogwood	Cornus alba 'Ivory Halo'	5 GAL.	4' H x 4' W
Sulfur Buckwheat*	Eriogonum umbellatum	1 GAL.	1' H x 3' W
Shrubby Potentilla*	Potentilla fruticosa	1/ 5 GAL.	3' H x 3' W
Golden Currant	Ribes aureum	5 GAL.	4' H x 4' W
Ramanas Rose	Rosa Rugosa	1/ 5 GAL.	4' H x 4' W
Billiard Spiraea	Spiraea billiardii	5 GAL.	6' H x 6' W
Mountain Snowberry*	Symphoricarpos oreophilus	5 GAL.	5' H x 5' W
Cranberry Bush	Viburnum opulus 'Nanum'	5 GAL.	2' H x 2' W
GROUNDCOVERS			
Bearberry, Kinnikinnick	Arctostaphylos uva-ursi	1 GAL.	1' H x 15' W
GRASSES			
Creeping Wild Rye*	Leymus cinereus	1 GAL.	3' H
PERENNIALS			
Columbine	Aquilegia caerulea	1 GAL.	2' H x 2' W
Clark Valley Larkspur	Delphinium geraniifolium	1 GAL.	2' H x 2' W
Wild Strawberry	Fragaria ovals	1 GAL.	6" H
Western Blue Flag	Iris missouriensis	1 GAL.	3' H x 3' W
Lupine*	Lupinus spp.	1 GAL.	3' H x 3' W
Catmint	Nepeta x faassenii	1 GAL.	1' H x 2' W
Penstemon*	Penstemon spp.	1 GAL.	2' H x 2' W
Phlox	Phlox paniculata	1 GAL.	4' H x 2' W
Phlox	P. suffruticosa	1 GAL.	4' H x 2' W
FERNS			
Western Sword Fern*	Polystichum munitum	1/ 5 GAL.	4'H x 4' W
Native *			

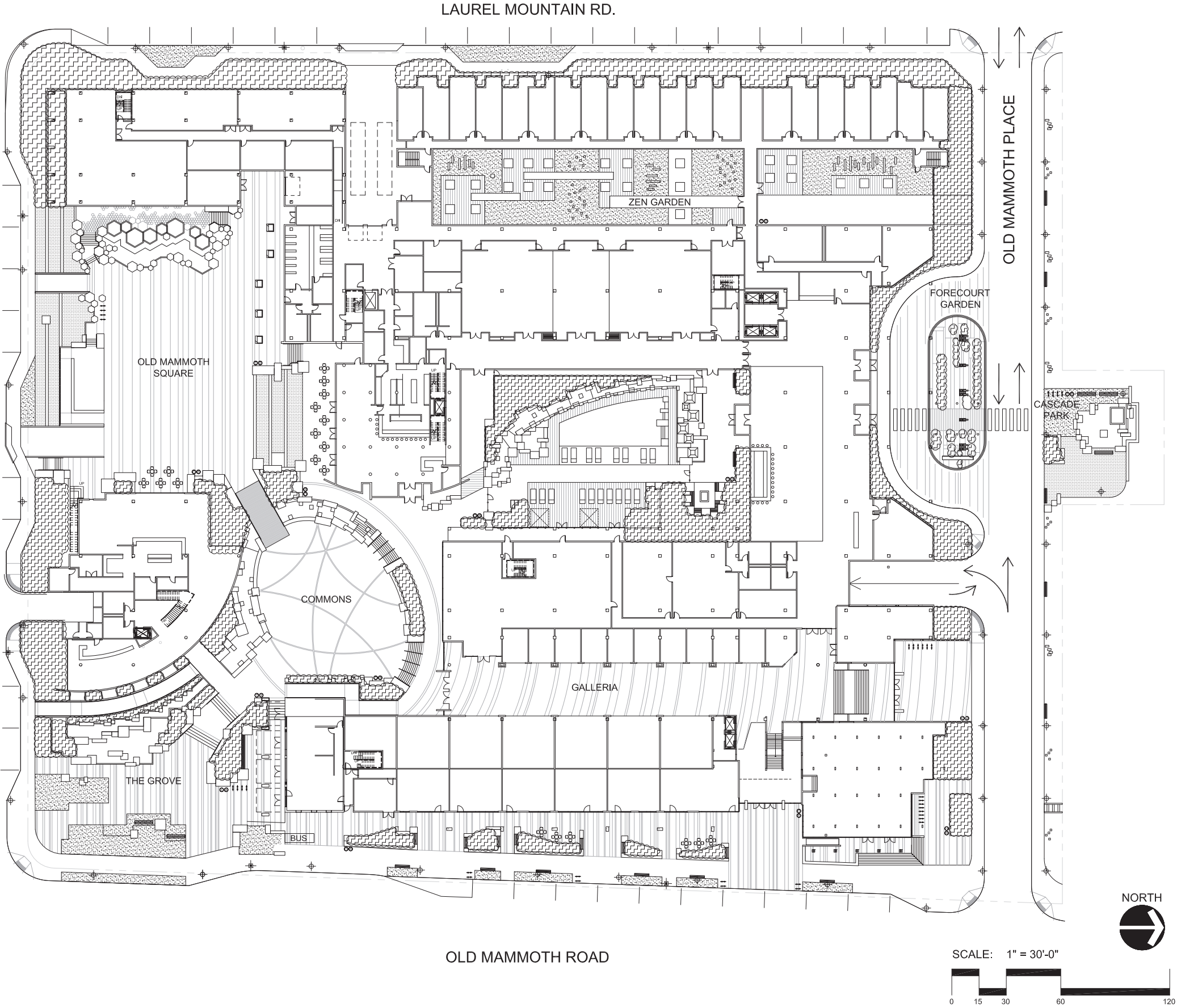
PLANT LEGEND

**SHRUB / PERENNIAL / GRASSES /
GROUNDCOVER / FERN PLANTING AREAS**

**PERMEABLE PAVING SYSTEM (PAVERS OR
COBBLES WITH OPEN JOINTS)**

**TURF (DROUGHT TOLERANT)**

SIERRA NEVADA RD.



TALL SHRUBS (over 6')



Chokeberry -
Aronia melanocarpa



Mountain Mahogany -
Cercocarpus ledifolius*



Creek Dogwood -
Cornus sericea*



Redtwig Dogwood -
Cornus stolonifera



Common Lilac -
Syringa vulgaris



Mugho Pine - Pinus mugo

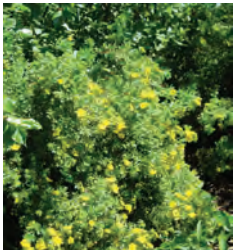
LOW SHRUBS (under 6')



Tatarian Dogwood
Cornus alba 'Ivory Halo'



Sulfur Buckwheat
Eriogonum umbellatum*



Shrubby Potentilla
Potentilla fruticosa*



Ramanas Rose
Rosa rugosa



Golden Currant
Ribes aureum



Billiard Spiraea
Spiraea billiardii



Mountain Snowberry - Symphoricarpos oreophilus*

PERENNIALS



Columbine -
Aquilegia caerulea



Western Blue Flag -
Iris missouriensis



Clark Valley Larkspur -
Delphinium geraniifolium



Wild Strawberry -
Fragaria ovalis



Lupine - Lupinus spp.*



Catnip - Nepeta x faassenii



Penstemon - Penstemon spp.*



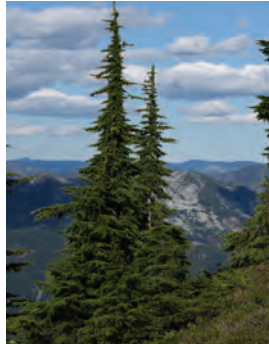
Phlox - Phlox paniculata

Native Plant (*)

NATIVE EVERGREEN TREES



Red Fir - Abies magnifica



Mountain Hemlock - Tsuga mertensia



Lodgepole Pine - Pinus contorta



Jeffrey Pine - Pinus jeffreyi

NATIVE DECIDUOUS TREES



Box Elder - Acer negundo



Mountain Alder - Alnus tenuifolia



Mountain Maple - Acer glabrum

NATIVE DECIDUOUS ACCENT TREES



Western Chokecherry - Prunus virginiana demissa



Quaking Aspen - Populus tremuloides



Western Water Birch - Betula occidentalis

GRASSES



Creeping Wild Rye - Leymus cinereus*

GROUNDCOVER



Bearberry - Arctostaphylos uva-ursi

FERNS



Western Sword Fern - Polystichum munitum*

- INDEX TO SHEETS
- C1.0 VESTING TENTATIVE TRACT MAP
 - C2.0 EXISTING SITE AND SITE CONTEXT MAP
 - C3.0 CONCEPTUAL SITE GRADING
 - C4.0 CONCEPTUAL SITE DRAINAGE
 - C5.0 CONCEPTUAL SITE UTILITIES, SNOW STORAGE AND TREE REMOVAL
 - C6.0 SITE CROSS SECTIONS AND OLD MAMMOTH ROAD/SIERRA NEVADA ROAD INTERSECTION DETAIL

RECORD OWNER(S):
PARCELS 1, 2 AND 3:
METRIC MAMMOTH, LLC
ATTN: DANA SEVERY
269 SOUTH BEVERLY DRIVE
SUITE 576
BEVERLY HILLS, CA 90212
(805) 962-8803

PREPARED BY:
TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760)934-7588 PHONE
(760)934-5619 FAX

LEGAL DESCRIPTION:
PARCELS 1, 2 AND 3 OF PARCEL MAP NO. 36-47, IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, AS PER PARCEL MAP RECORDED IN BOOK 2, PAGES 5 AND 5A OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EASEMENT NOTES:
EASEMENTS ARE FROM THE PRELIMINARY TITLE REPORT FROM INYO-MONO TITLE COMPANY, NO. 132541, DATED 08/21/2009.

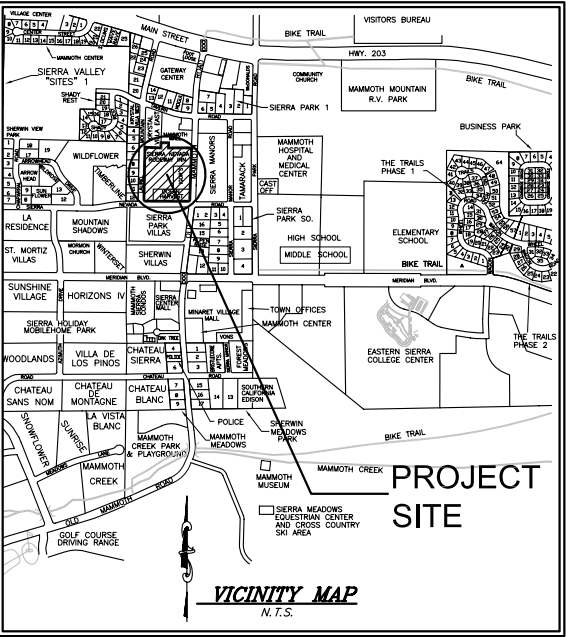
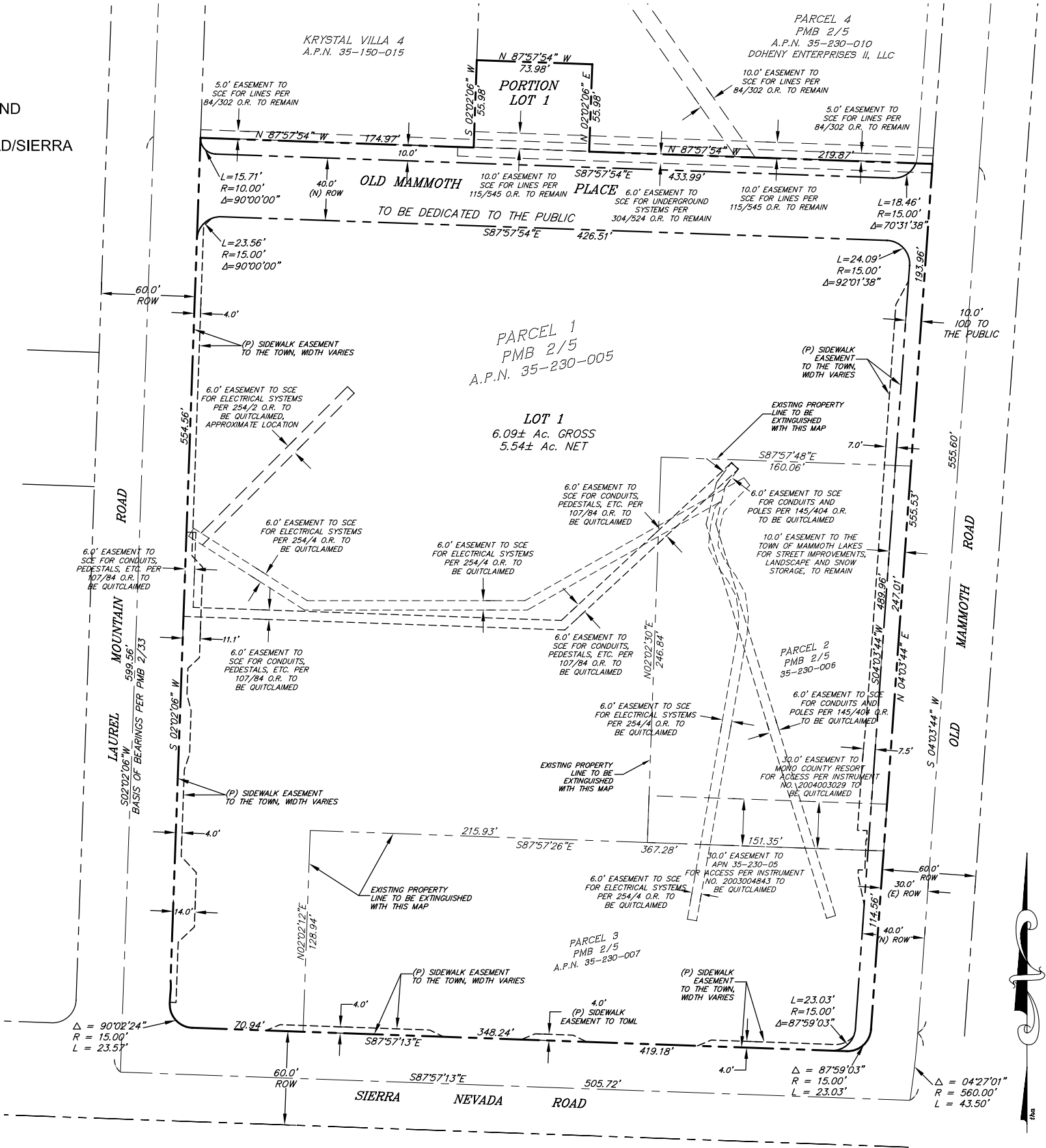
THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY:
NOT LOCATABLE: 10' WIDE EASEMENT TO CALIFORNIA INTERSTATE TELEPHONE COMPANY PER BOOK 79, PAGE 391 OF OFFICIAL RECORDS. EASEMENT IS 5 FEET EITHER SIDE OF GRANTEE'S POLE LINE FACILITIES "AS THEY NOW EXIST" (MARCH 10, 1966). THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

NOT LOCATABLE: EASEMENTS, 20' AND 4' IN WIDTH, TO SCE FOR POLE LINES, PER BOOK 79 PAGE 417 OF OFFICIAL RECORDS. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BLANKET EASEMENT ON APN 35-230-05 FOR PARKING AND ACCESS TO APN 35-230-06, PER INSTRUMENT NO. 2003004843, TO BE QUITCLAIMED.

NOT LOCATABLE: 10' WIDE EASEMENT, 5' ON EITHER SIDE OF THE CENTER LINE OF SHADY REST WATER TRANSMISSION PIPELINE, LOCATED IN PLACE, OVER, UNDER AND ACROSS SAID LAND; AND ANY VESTED AND ACCRUED WATER RIGHTS, PER BOOK 80 PAGE 219. THIS EASEMENT MAY OR MAY NOT AFFECT SUBJECT PARCEL(S).

BASIS OF BEARINGS:
BASIS OF BEARINGS IS THE CENTER LINE OF LAUREL MOUNTAIN ROAD S02°02'06"W PER PMB 2/33.



DESIGN NOTES:
ASSESSOR'S PARCEL NUMBERS:
EXISTING ZONING:
EXISTING LAND USE DESIGNATION:
WATER SUPPLY:
SEWAGE DISPOSAL:
ELECTRICITY:
TELEPHONE:
FIRE PROTECTION:
SOLID WASTE:
DRAINAGE:
EROSION CONTROL:
EXISTING PARCELS:

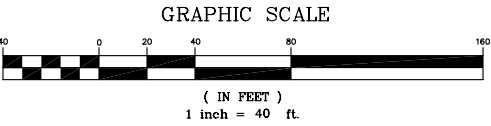
PARCEL 1 - 35-230-005
PARCEL 2 - 35-230-006
PARCEL 3 - 35-230-007
SPECIFIC PLAN
C2
MAMMOTH COMMUNITY WATER DISTRICT
MAMMOTH COMMUNITY WATER DISTRICT
SOUTHERN CALIFORNIA EDISON
VERIZON
MAMMOTH LAKES FIRE PROTECTION DISTRICT
MAMMOTH DISPOSAL
ON-SITE RETENTION PER LAHONTAN RWQCB REQUIREMENTS PER SWPPP

DEVELOPMENT SUMMARY/SITE DATA:
NUMBER OF UNITS:
340 MAXIMUM MARKET-RATE CONDO/HOTEL/RESIDENTIAL UNITS INCLUSIVE OF WORKFORCE HOUSING UNITS
WITHIN THESE 340 UNITS, THERE WILL BE NO MORE THAN 8 WORKFORCE HOUSING UNITS
(NOTE: PROJECT BEDROOM COUNT EXCLUSIVE OF WORKFORCE HOUSING BEDROOMS TOTALS 488)
80 COMMERCIAL CONDOMINIUMS
SEE ARCHITECTURAL PLAN FOR CONDOMINIUM PURPOSES
GROSS SITE AREA:
NET SITE AREA:

340 MAXIMUM MARKET-RATE CONDO/HOTEL/RESIDENTIAL UNITS INCLUSIVE OF WORKFORCE HOUSING UNITS
WITHIN THESE 340 UNITS, THERE WILL BE NO MORE THAN 8 WORKFORCE HOUSING UNITS
(NOTE: PROJECT BEDROOM COUNT EXCLUSIVE OF WORKFORCE HOUSING BEDROOMS TOTALS 488)
80 COMMERCIAL CONDOMINIUMS
SEE ARCHITECTURAL PLAN FOR CONDOMINIUM PURPOSES
6.09± acres; 265,355± sq. ft.
5.54± acres; 241,179± sq. ft.

SITE COVERAGE, DENSITY, AND PARKING:
SEE ARCHITECTURAL PLAN
NOTES:
COMMON AREA TO INCLUDE DRIVES, PARKING, LANDSCAPING AND SNOW STORAGE.
SEE ARCHITECT'S PLAN FOR PARKING INFORMATION AND BUILDING DIMENSIONING.

PROPOSED 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.



PREPARED UNDER THE DIRECTION OF DAVID LAVERTY, L.S. 4587



DAVID LAVERTY
L.S. 4587
DATE
LIC. EXP. 9-30-10

METRIC MAMMOTH LLC
269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212

SEVERY REALTY GROUP
127 El Paseo, Santa Barbara, California 93101

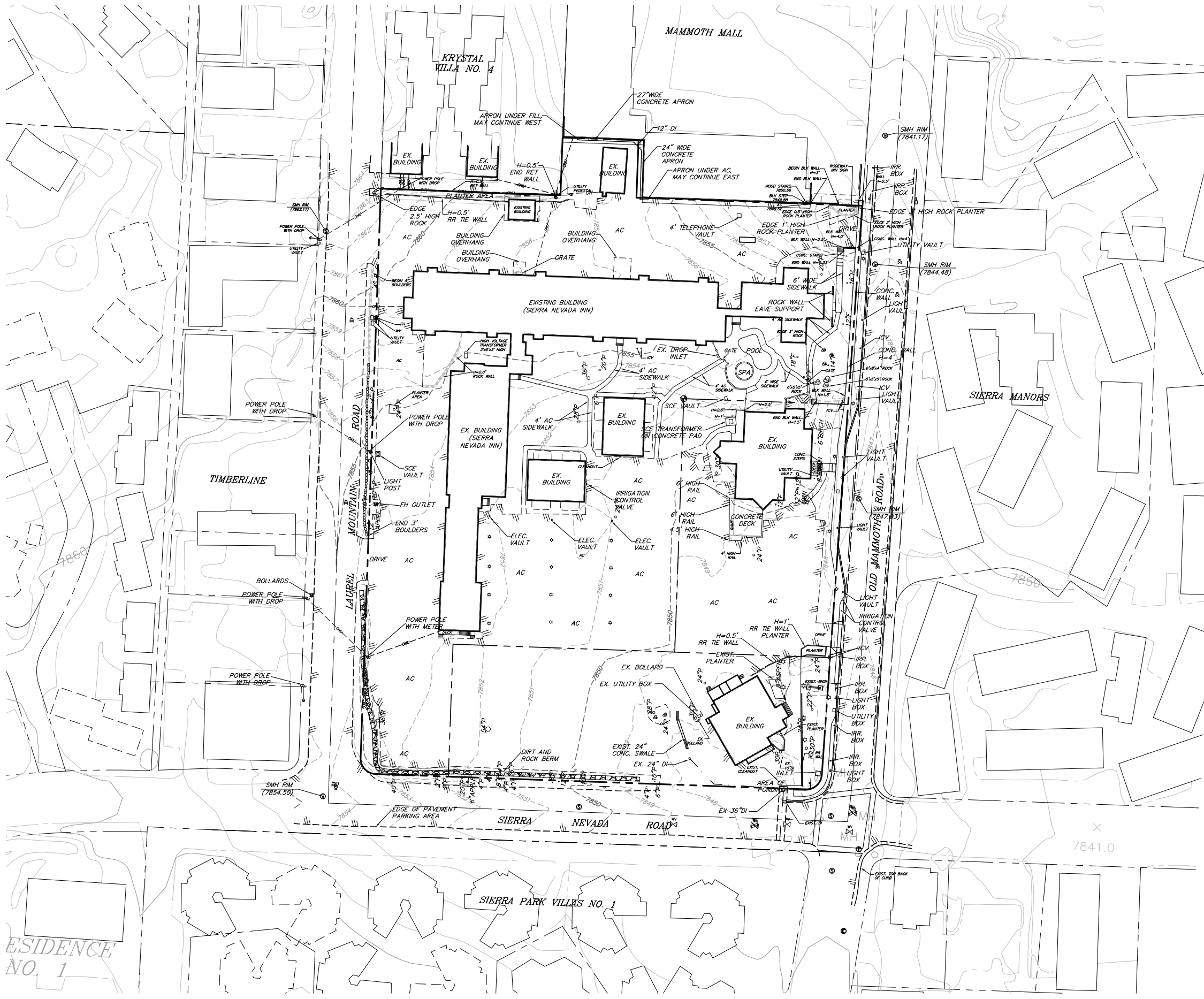
VESTING TENTATIVE MAP
02.02.10

VESTING TTM NO. 09-003

FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE
Mammoth Lakes, CA

C1.0



(E) SITE LEGEND

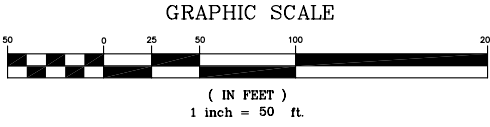
PROPERTY LINE	---
(E) EDGE OF PAVEMENT	---
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	---8075---
TREE TYPE AND SIZE	24" P O
(E) OVERHEAD POWER LINE	---OHU---
(E) WATER VALVE	WV
(E) FIRE HYDRANT	FD
(E) UTILITY POLE	UP
(E) STORM DRAIN MANHOLE	SD
(E) SEWER MANHOLE	SMH
(E) ONSITE STRUCTURES	[Symbol]
(E) OFFSITE STRUCTURES	[Symbol]

ABBREVIATIONS

BSW	BACK SIDEWALK
EG	EXISTING GROUND
EL/ELEV	ELEVATION
EP	EXISTING PAVEMENT
(E), EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
ICV	IRRIGATION CONTROL VALVE
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
OHU	OVERHEAD UTILITIES
PL	PROPERTY LINE
(P)	PROPOSED
ROW	RIGHT OF WAY
SMH	SEWER MANHOLE
TW	TOP OF WALL
TYP.	TYPICAL

NOTE:
THERE ARE NO STREAMS OR RIDGE LINES IN THE
NEAR VICINITY TO THE PROJECT SITE.

BENCHMARK:
FND 1"IP 4857
EL = 7851.57



EXISTING SITE AND SITE CONTEXT
02.02.10

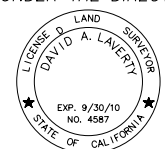
VESTING TTM NO. 09-003

FOR CONDOMINIUM PURPOSES
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

OLD MAMMOTH PLACE
Mammoth Lakes, CA

METRIC MAMMOTH LLC
269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212

SEVERY REALTY GROUP
127 El Paseo, Santa Barbara, California 93101

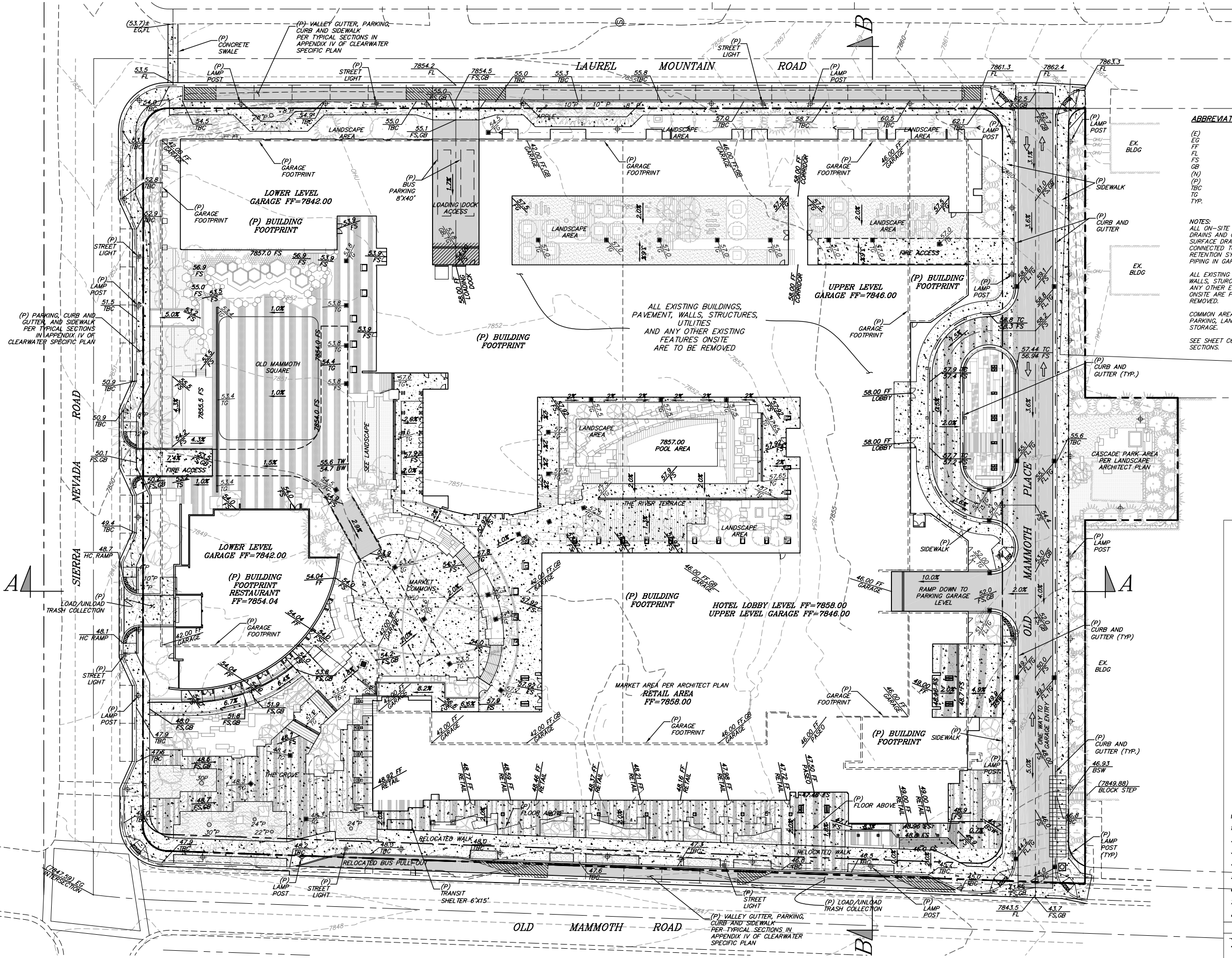


DAVID LAVERTY
L.S. 4587
DATE
LIC. EXP. 9-30-10

C2.0

PREPARED UNDER THE DIRECTION OF DAVID LAVERTY, L.S. 4587

C:\2740-2\2740-2\Working Drawings\2740-1-1\11m_01.dwg, Jan 31, 2010 - 10:46pm, vladgoff



GRADING LEGEND

PROPERTY LINE	---
(E) EDGE OF PAVEMENT	---
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	---
TREE TYPE AND SIZE	24" P O
(P) FINISHED GRADE	77.5 90
(P) GRADE RATE	2.1%
(P) SWALE	---
(P) STREET LIGHTING PER TOLM STANDARDS	---
(P) LAMP POST	---
(P) PAVEMENT	---
(P) CONCRETE/HARDSCAPE	---

ABBREVIATIONS

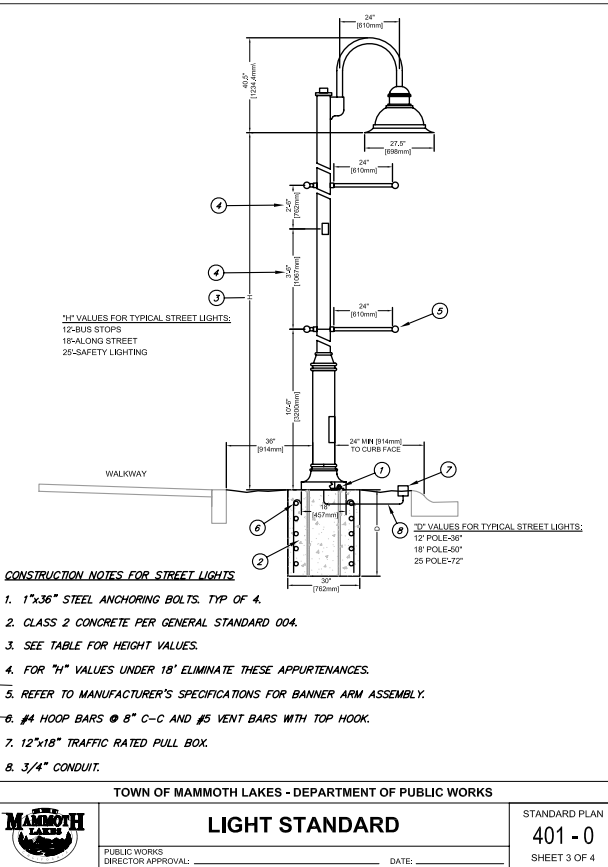
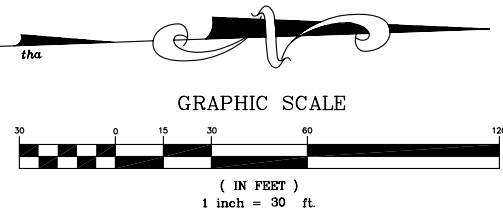
(E)	EXISTING
EG	EXISTING GROUND
FF	FINISHED FLOOR
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
(N)	NEW
(P)	PROPOSED
TBC	TOP BACK CURB
TG	TOP OF GRATE
TYP.	TYPICAL

NOTES:
ALL ON-SITE DRAIN INLETS, SLOTTED DRAINS AND OTHER ASSOCIATED SURFACE DRAINAGE SYSTEMS, TO BE CONNECTED TO THE CONSPAN RETENTION SYSTEM VIA SUSPENDED PIPING IN GARAGE AREA.

ALL EXISTING BUILDINGS, PAVEMENT, WALLS, STRUCTURES, UTILITIES AND ANY OTHER EXISTING FEATURES ON-SITE ARE PROPOSED TO BE REMOVED.

COMMON AREA TO INCLUDE DRIVES, PARKING, LANDSCAPING AND SNOW STORAGE.

SEE SHEET C6.0 FOR CROSS SECTIONS.

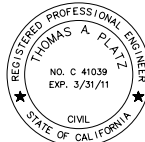


METRIC MAMMOTH LLC

269 South Beverly Drive, Suite No. 576, Beverly Hills, CA 90212

SEVERY REALTY GROUP

127 El Paseo, Santa Barbara, California 93101



PREPARED AND SUBMITTED BY:

THOMAS A. PLATIZ
P.E. C-41039 EXP. 3-31-11 DATE

OLD MAMMOTH PLACE

Mammoth Lakes, CA

CONCEPTUAL GRADING PLAN

VESTING TTM NO. 09-003

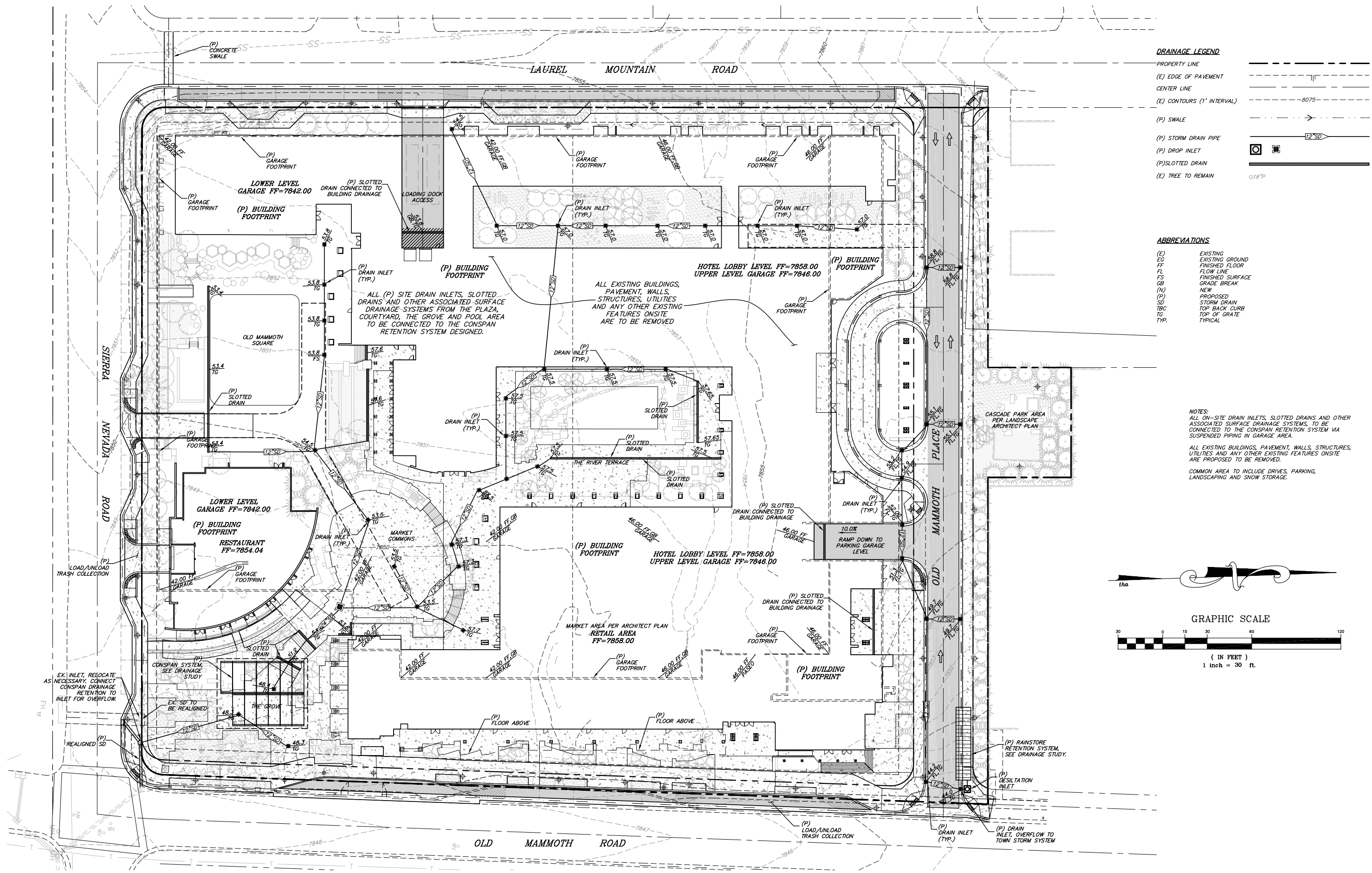
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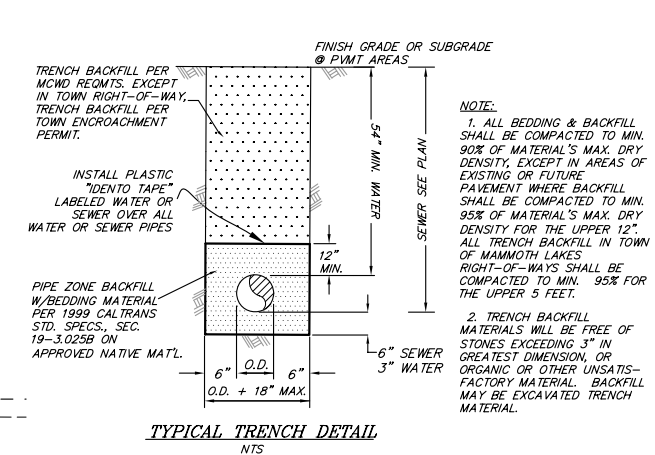
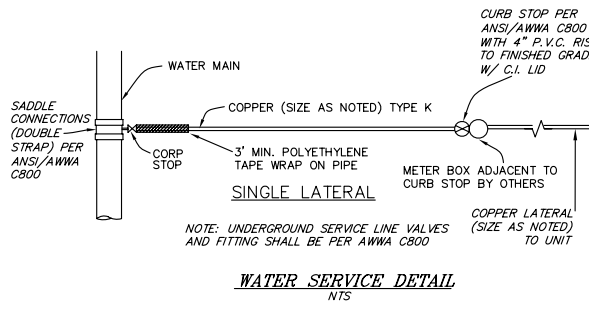
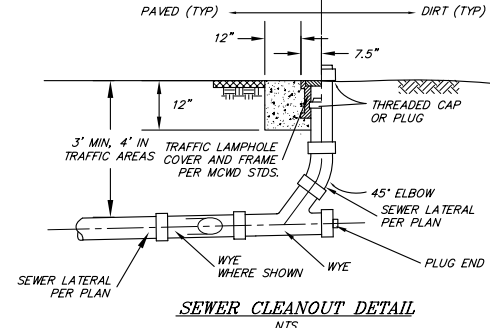
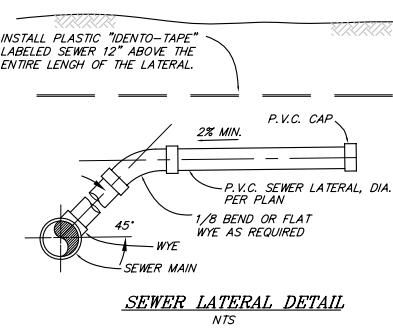
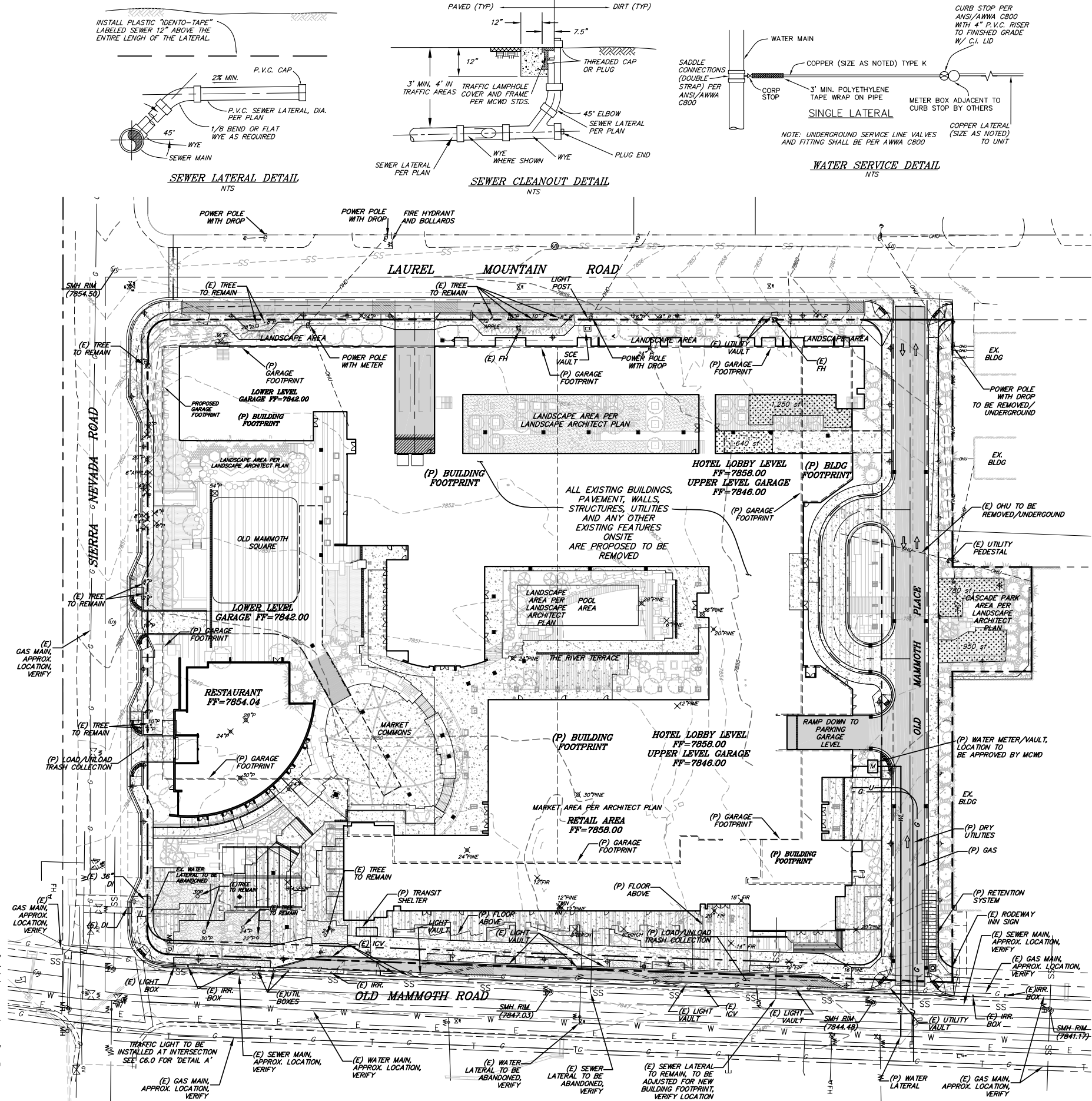
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,

IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA

02.02.10

C3.0





UTILITY LEGEND	
PROPERTY LINE	---
(P) SEWER LATERAL	---
(P) WATER LATERAL	---
(P) MASTER WATER METER	M
(P) DRY UTILITIES	---
EDGE OF (E) PAVEMENT	---
(E) SEWER	---
(E) OVERHEAD UTILITIES	---
(E) WATER	---
(E) ELECTRIC/TELEPHONE	---
(E) GAS	---
(E) POWER POLE	---
(E) TREE TO BE REMOVED	24\"/>
(E) TREE TO REMAIN AND BE PROTECTED	24\"/>
(E) FIRE HYDRANT	---
(E) STORMDRAIN MANHOLE	---
(E) SEWER MANHOLE	---
(E) WATER VALVE	---
(E) GAS VALVE	---
(P) STREET LIGHTING, PER TOWN STANDARDS	---
(P) LAMP POST	---
(P) SNOW STORAGE	---

NOTES:
TRAFFIC LIGHT TO BE INSTALLED AT THE INTERSECTION OF OLD MAMMOTH ROAD AND SIERRA NEVADA ROAD.
STREET LIGHT SPACING TO BE DETERMINED BY STUDIES AT A LATER DATE.

SNOW STORAGE NOTES:
ALL EXTERIOR HARDSCAPE FOR THE PROJECT ARE PROPOSED TO HAVE SNOW MELT.

IN THE CASE OF ANY ONGOING SNOW MELT FAILURE, THE WALKS WILL BE CLEARED MANUALLY AND OFF-HAULED. IF NEEDED, SNOW WILL BE STORED IN THE LOCATIONS SHOWN ON THE PLAN HEREON. IT IS ANTICIPATED THAT THIS WILL ONLY OCCUR IN AN EMERGENCY SITUATION, AS THE SNOWMELT WILL KEEP ALL WALKS CLEAR.

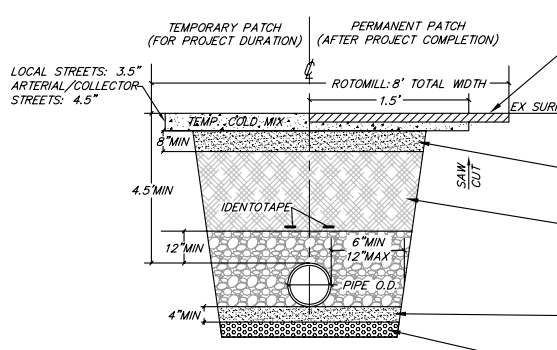
ALL BUILDINGS ARE DESIGNED WITH NON-SHEDDING ROOFS PER ARCHITECTURAL PLANS

IN AN EMERGENCY SITUATION, SNOW STORAGE PROVIDED UNTIL OFF-HAULED:

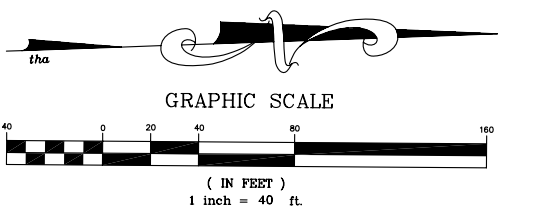
CASCADE PARK	1,730 SF
ZEN GARDEN	1,890 SF
TOTAL	3,620 SF

ABBREVIATIONS	
(E)	EXISTING GROUND
EG	EXISTING GROUND
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
IRR	IRRIGATION
(N)	NEW
OHU	OVERHEAD UTILITIES
(P)	PROPOSED
SD	STORM DRAIN
SMH	SEWER MANHOLE
TBC	TOP BACK CURB
TG	TOP OF GRADE
TYP.	TYPICAL

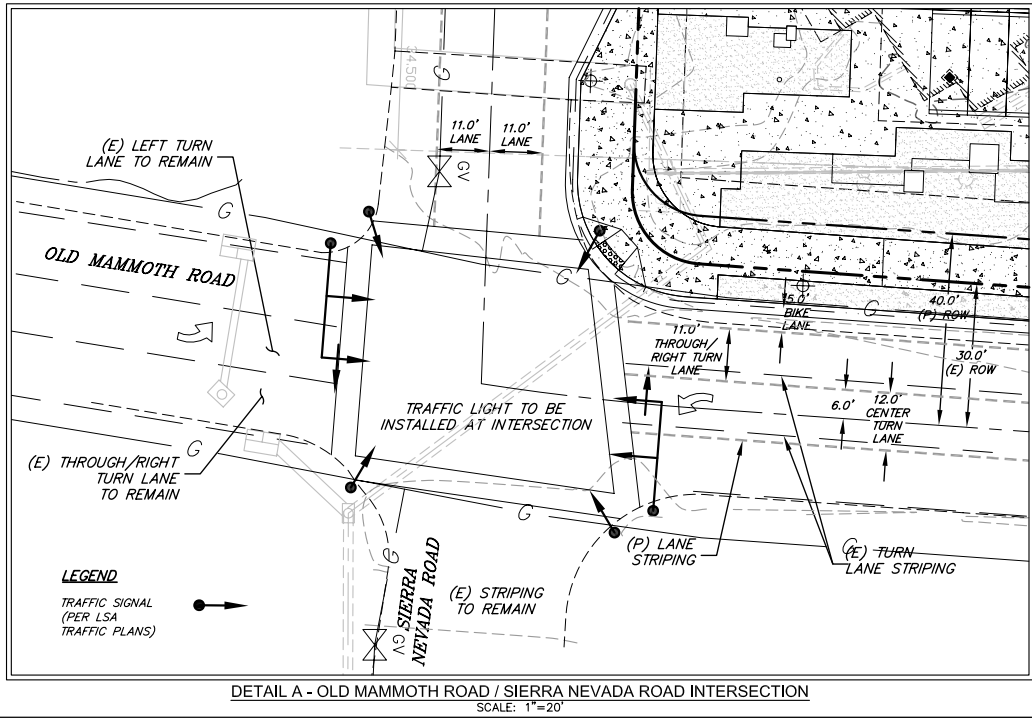
PERMANENT AC INSTALLATION:
1. ROTOMILL MINIMUM 2\"/>



MCWD-TOML TYPICAL TRENCH IN ROW DETAIL NTS



c:\2740-2\KCAD\Terraces\Working Drawings\2740-1-1\dm_01.dwg Jan 31, 2010 10:36pm, kwsdgn1

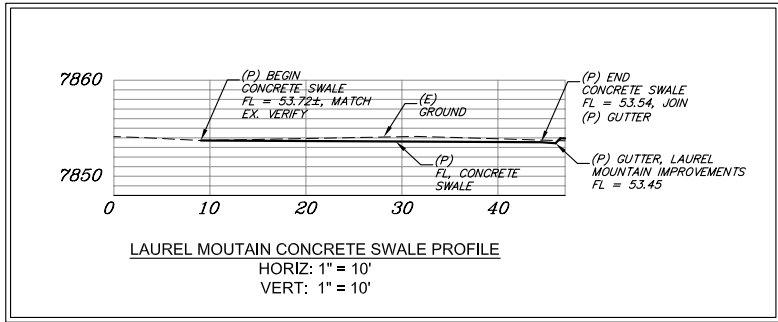
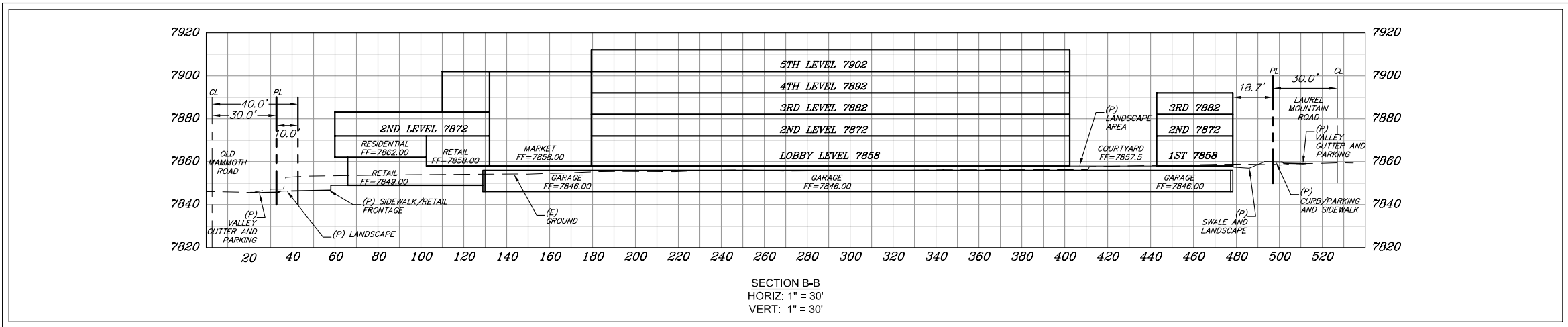
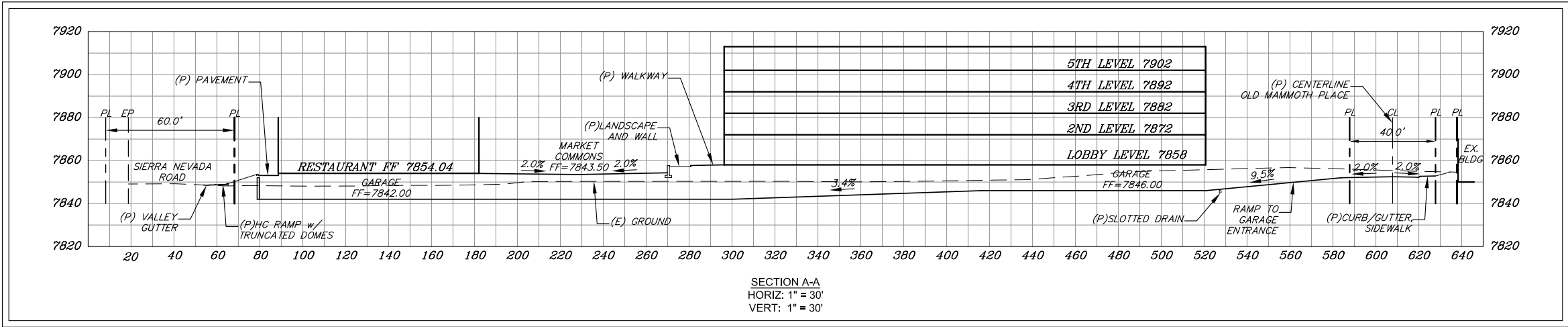


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OLD MAMMOTH PLACE

Mammoth Lakes, CA

VESTING TTM NO. 09-003

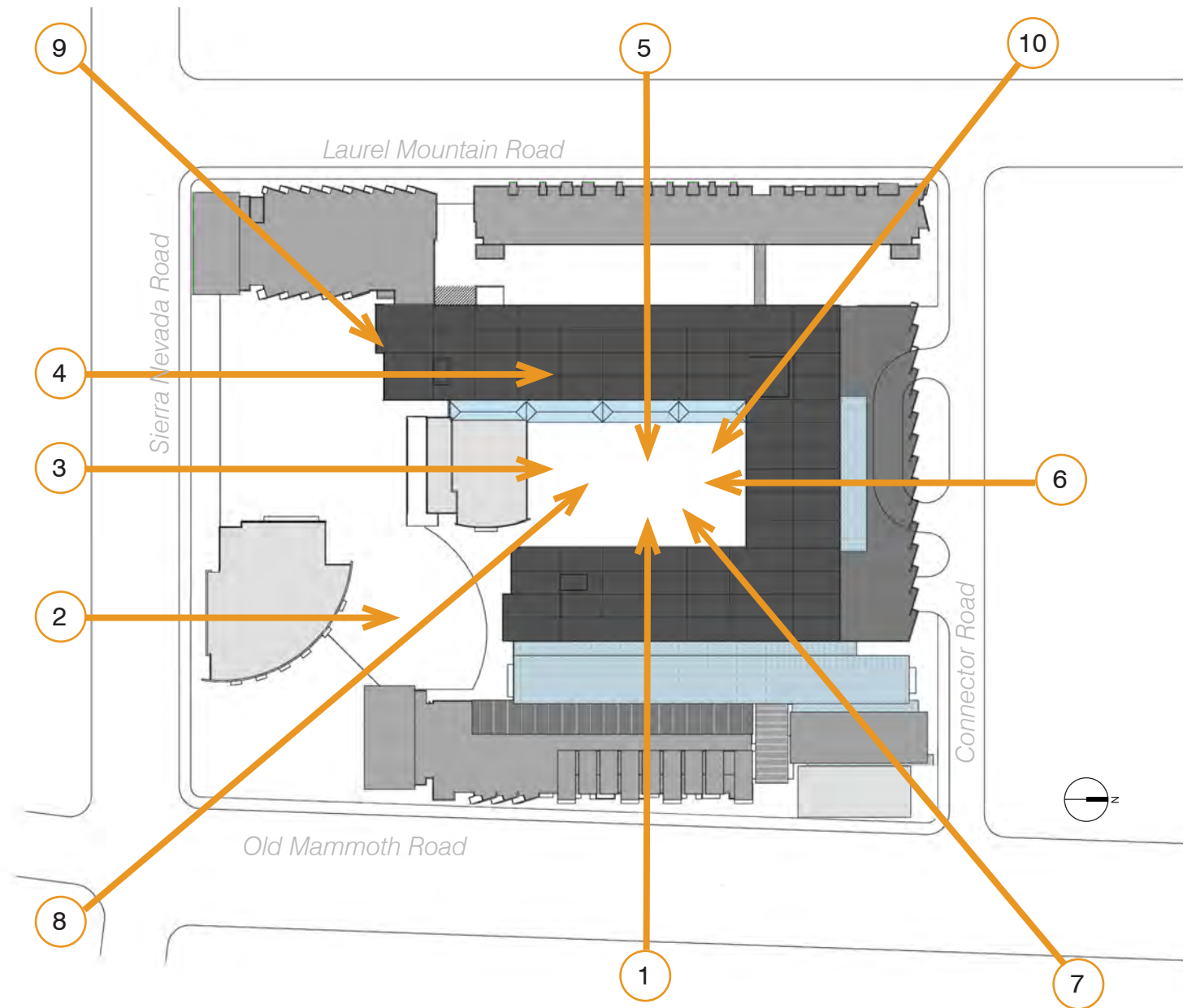
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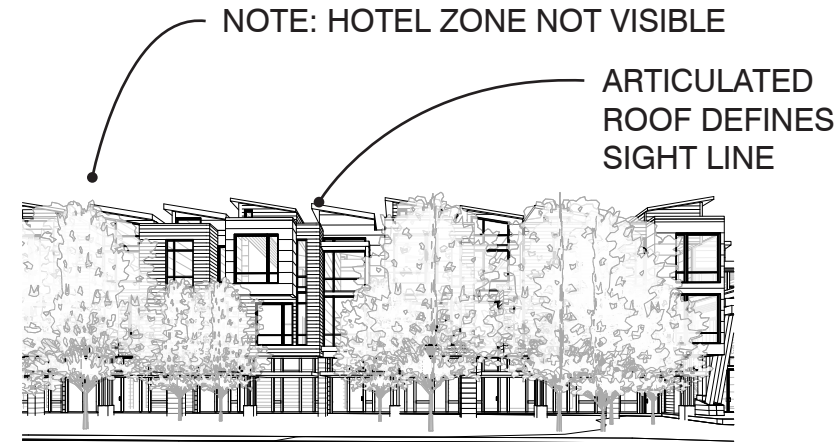
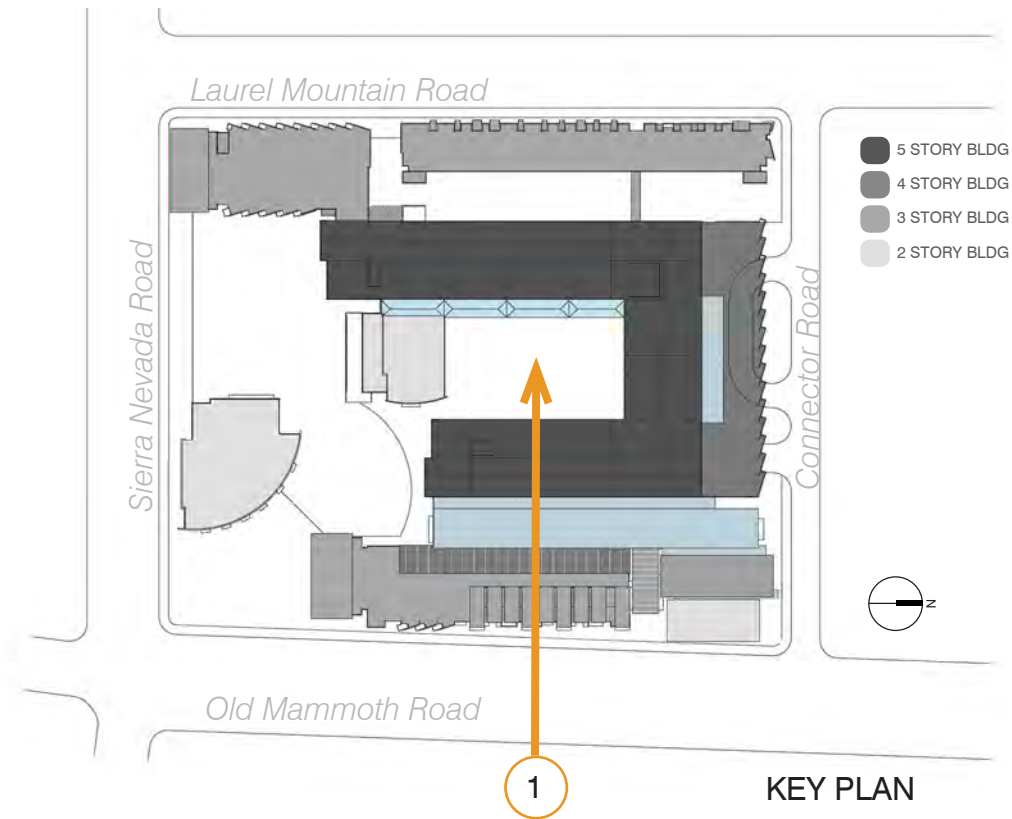
BEING A RE-SUBDIVISION OF PARCELS 1, 2 AND 3 OF PM 36-47 IN PMB 2/5,
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CROSS SECTIONS

02.02.10

C6.0

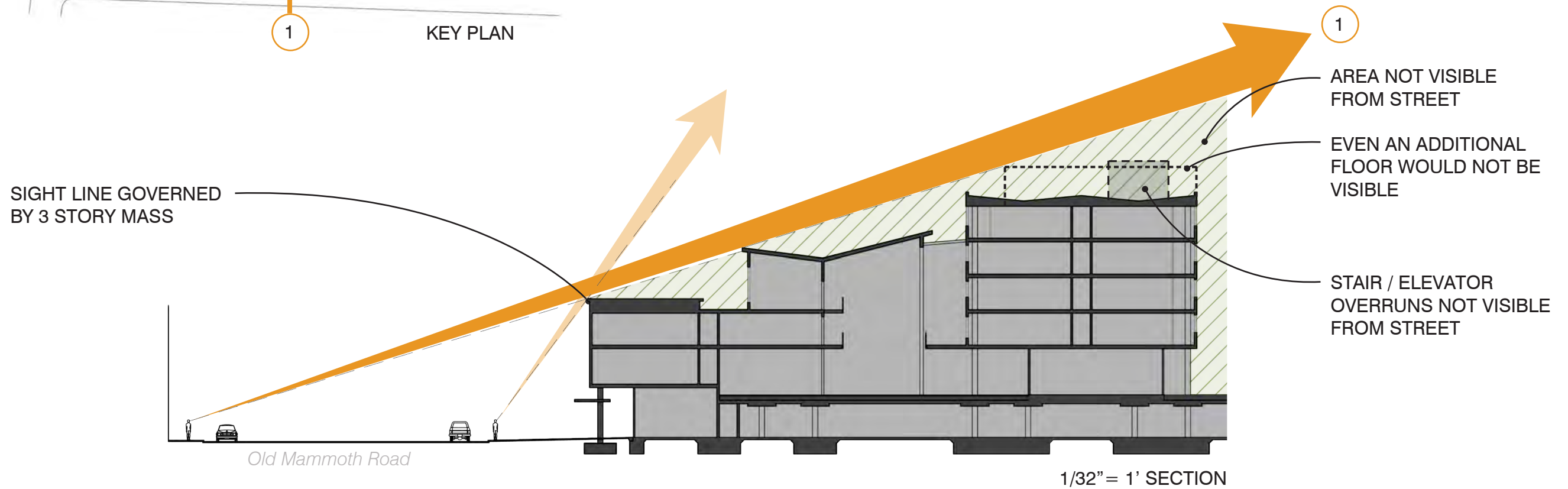




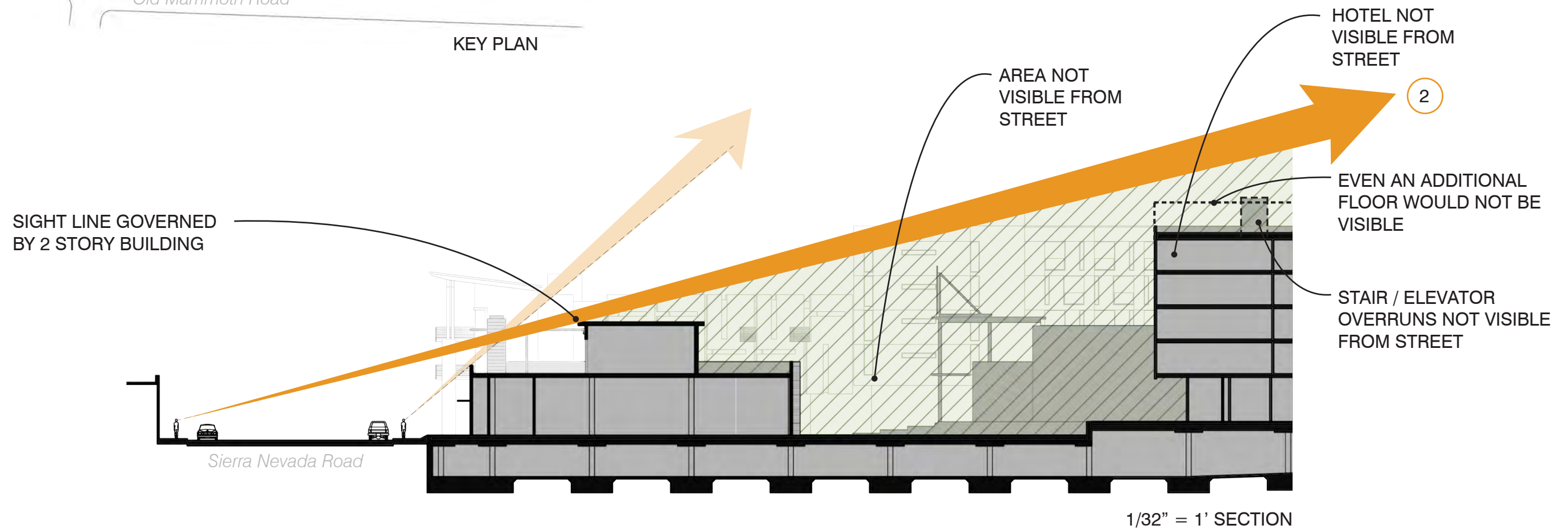
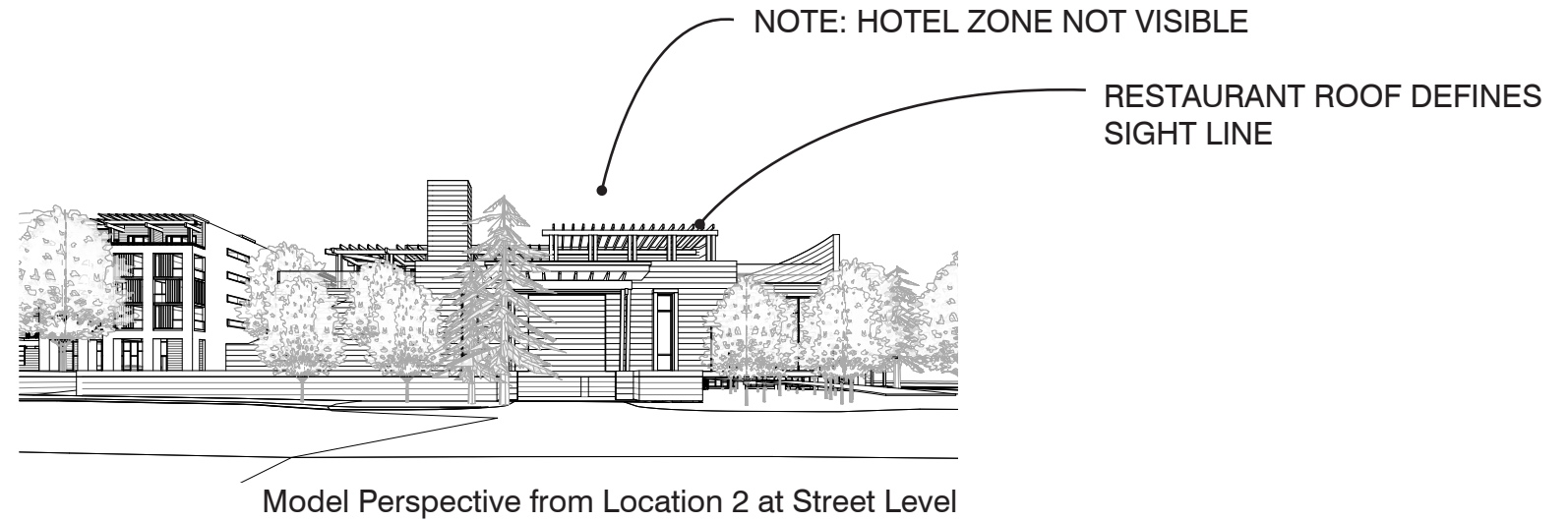
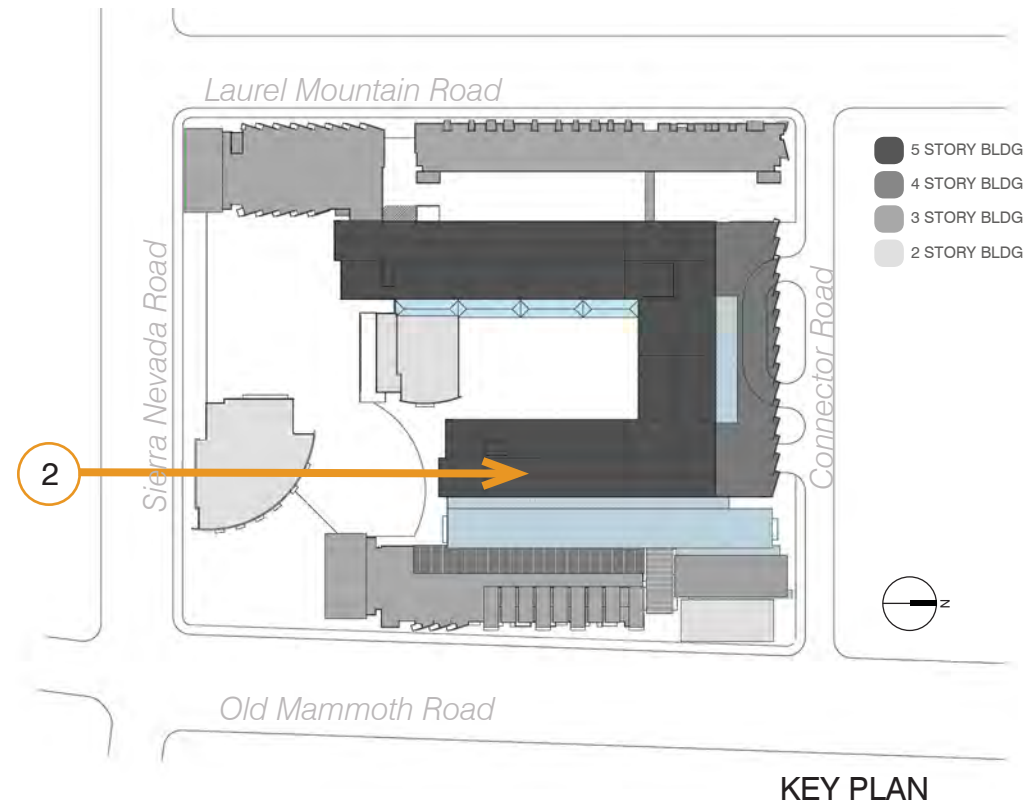
Model Perspective from Location 1 at Street Level

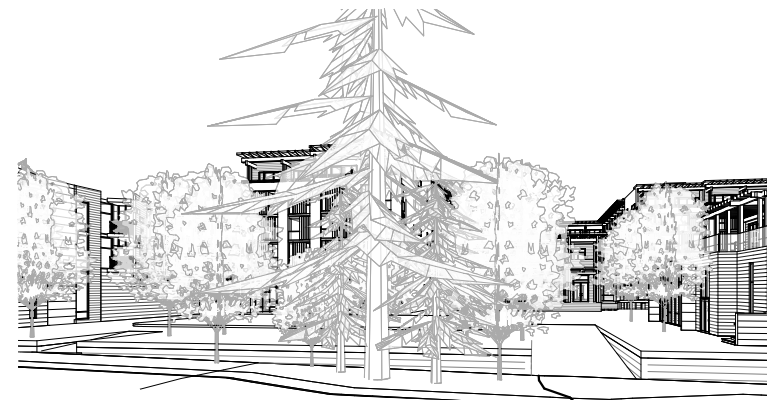
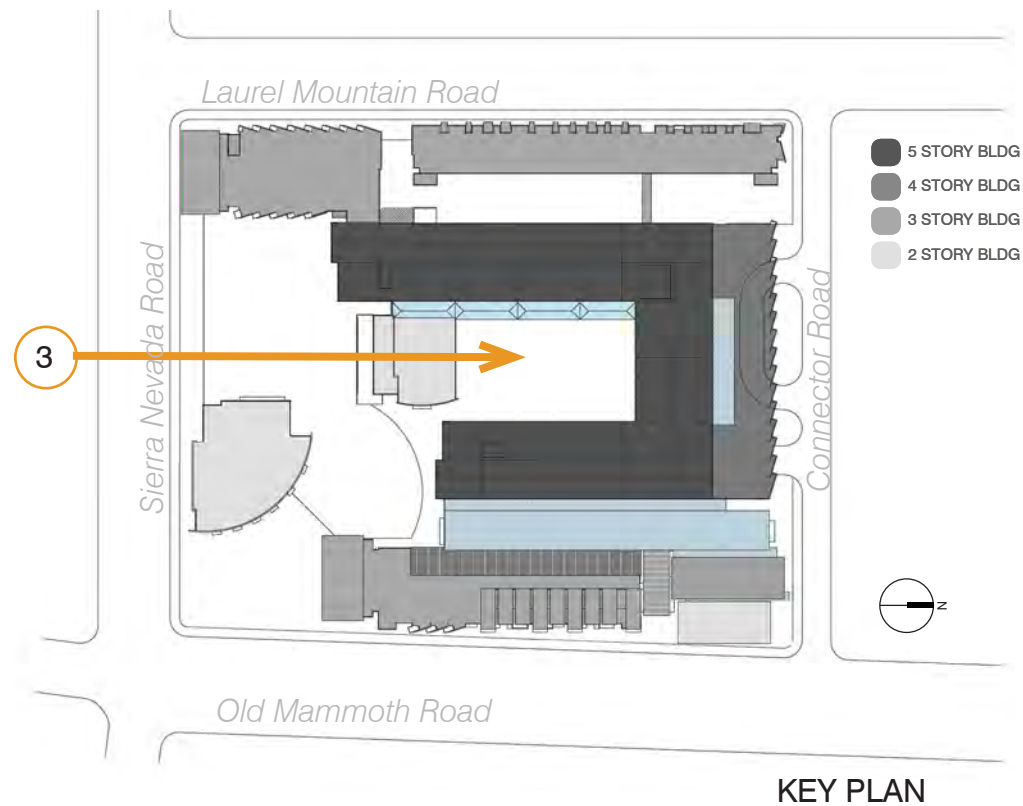


Rendering of Streetscape



1/32" = 1' SECTION

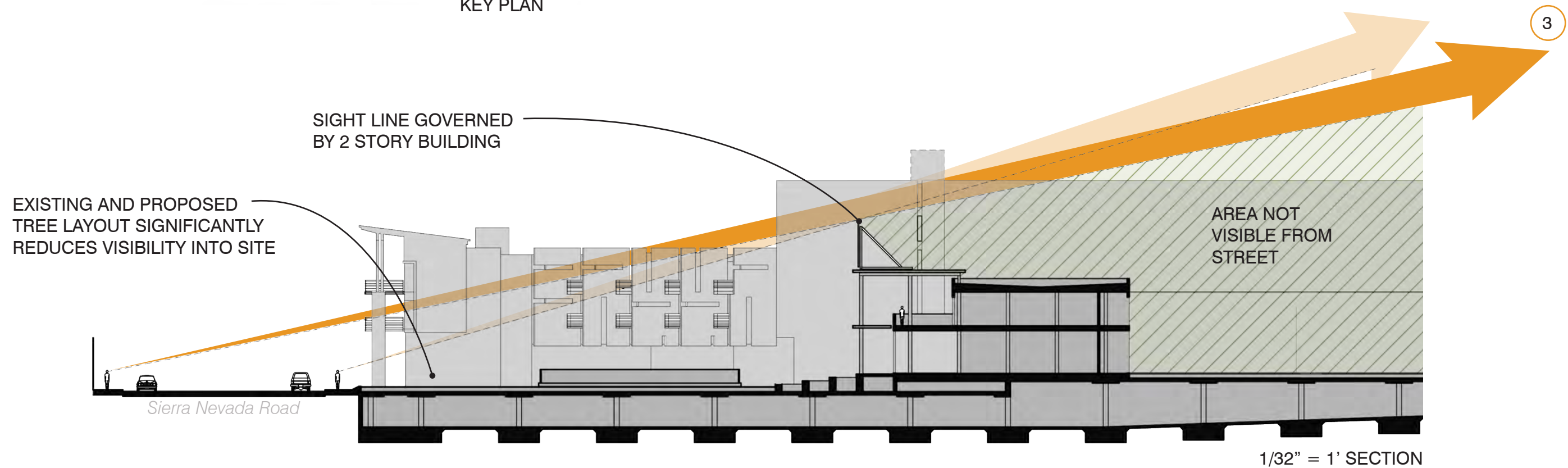


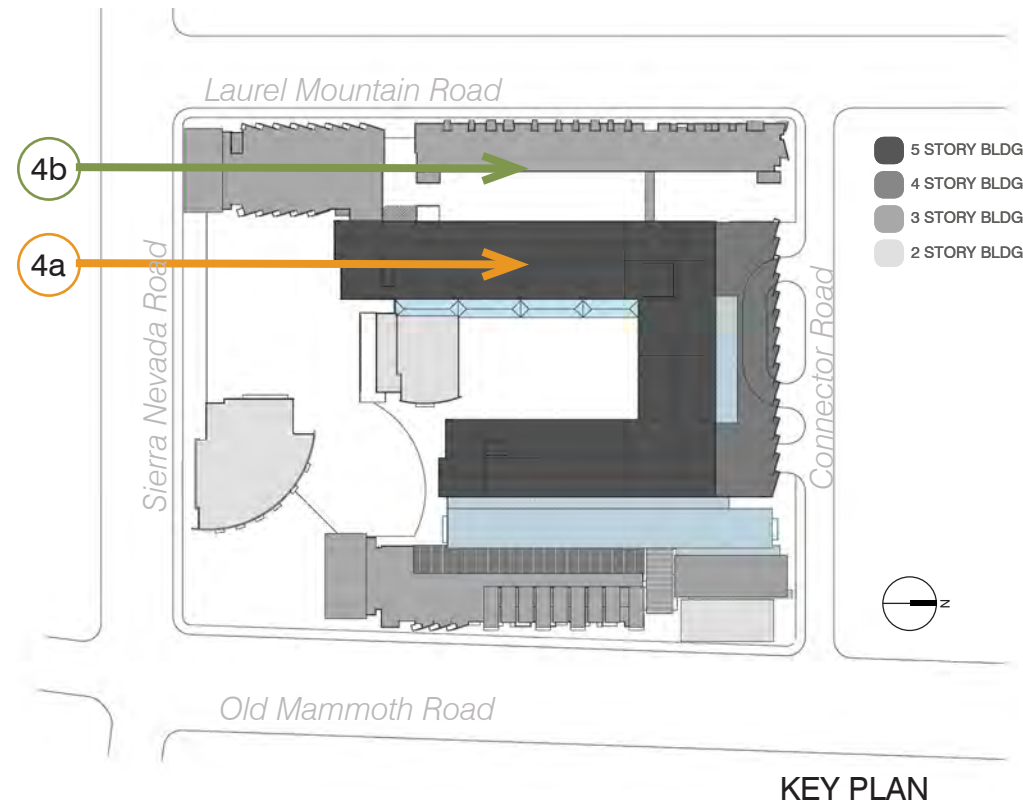


Model Perspective from Location 3 at Street Level



Rendering of Ice Rink

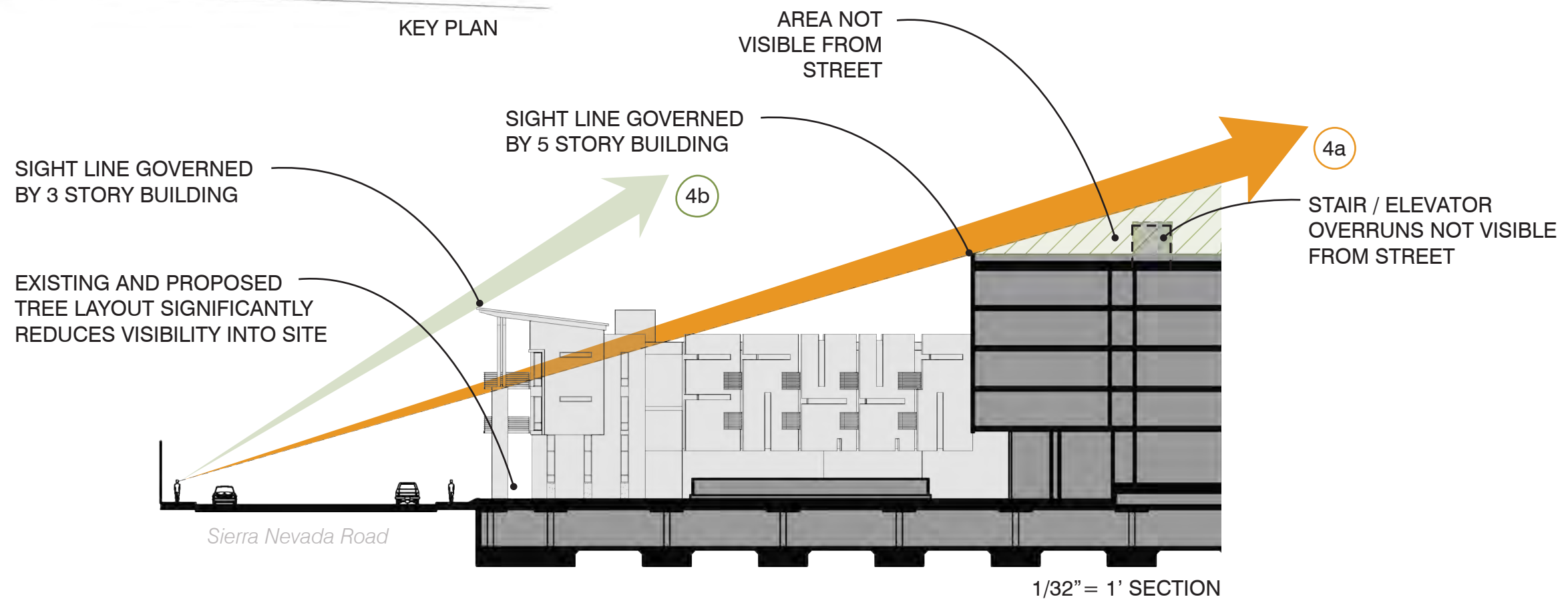


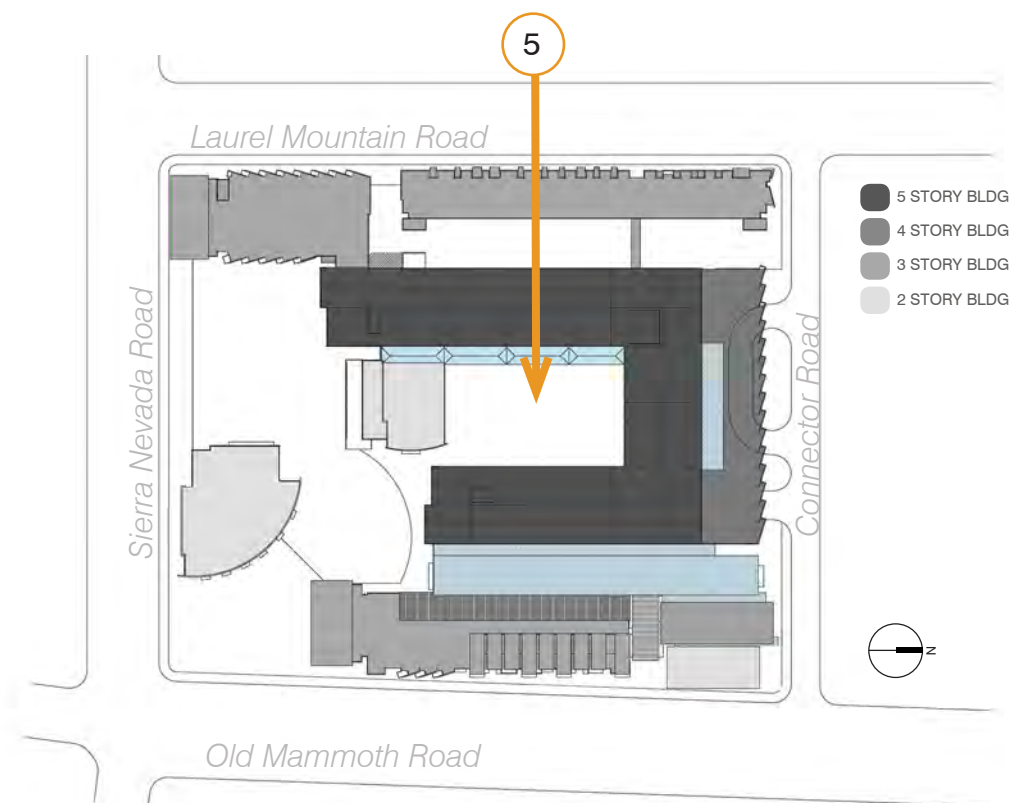


Model Perspective from Location 4a at Street Level

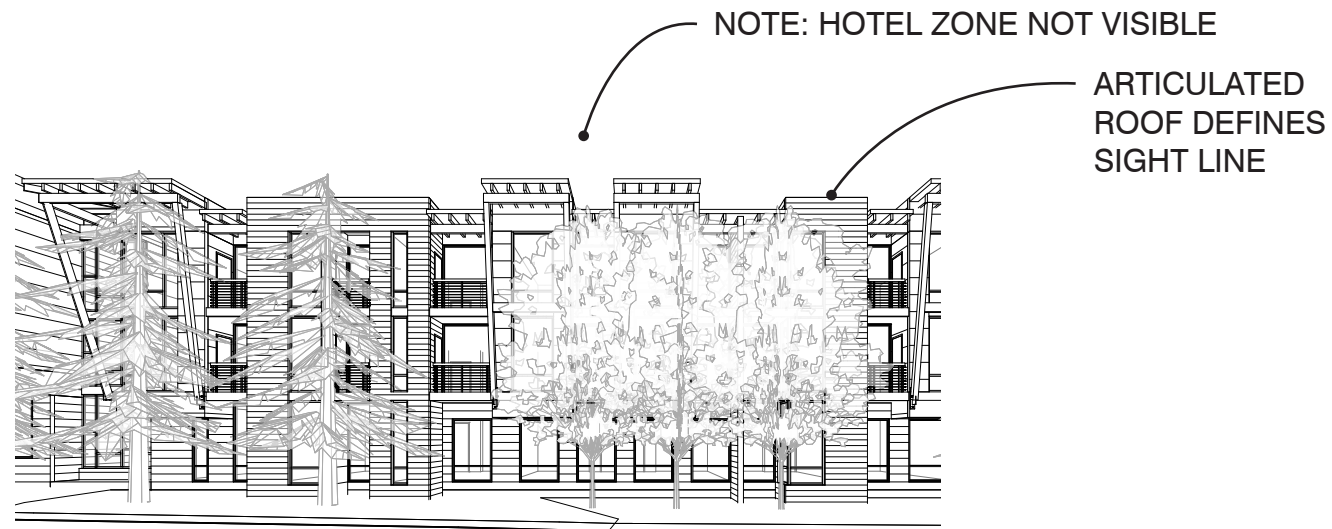


Rendering of Ice Rink

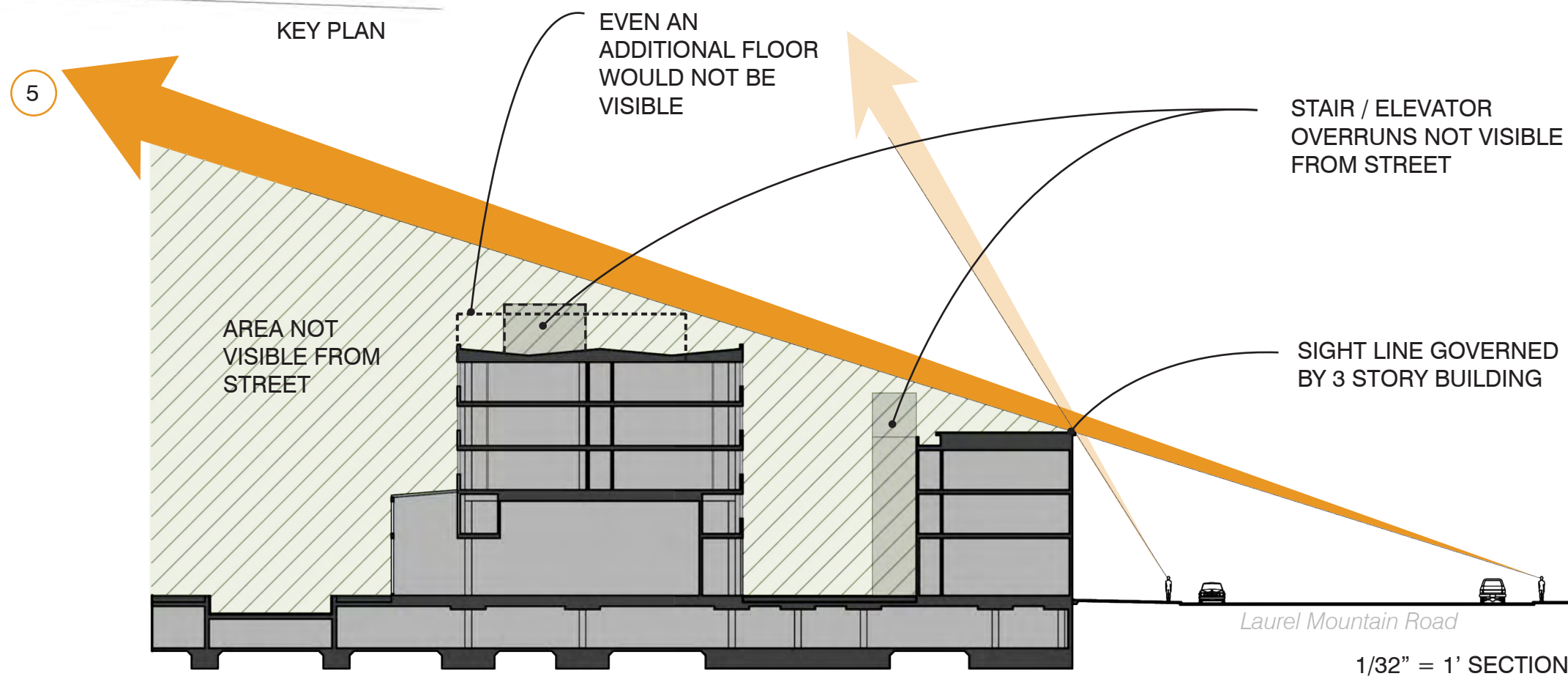


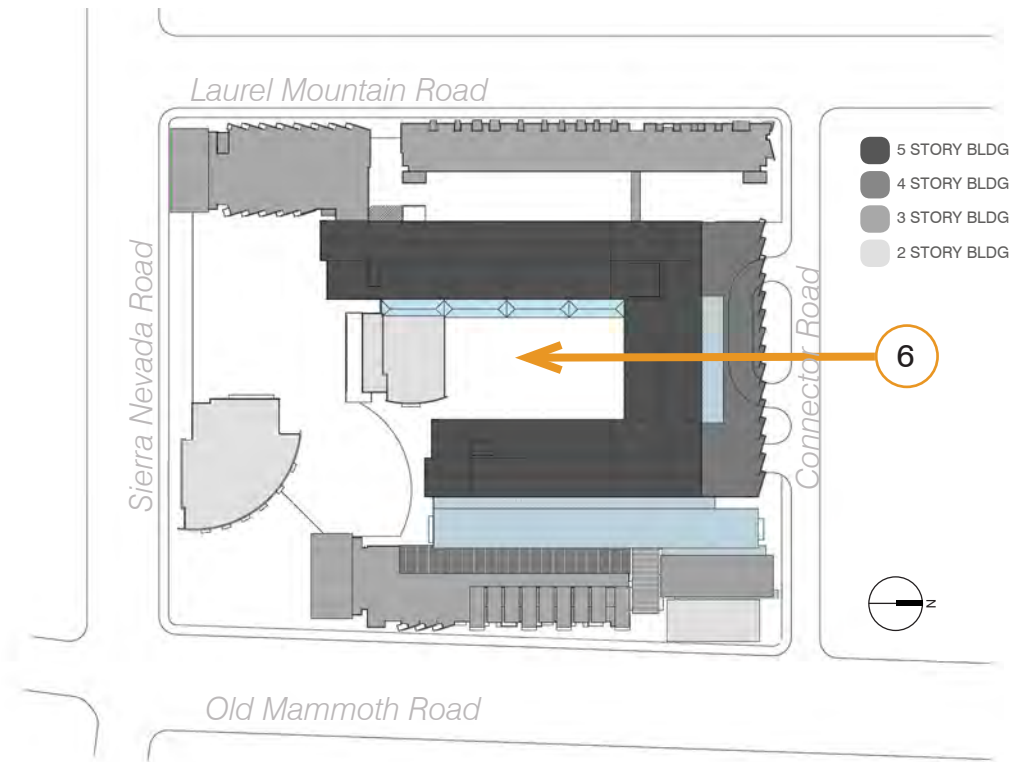


KEY PLAN

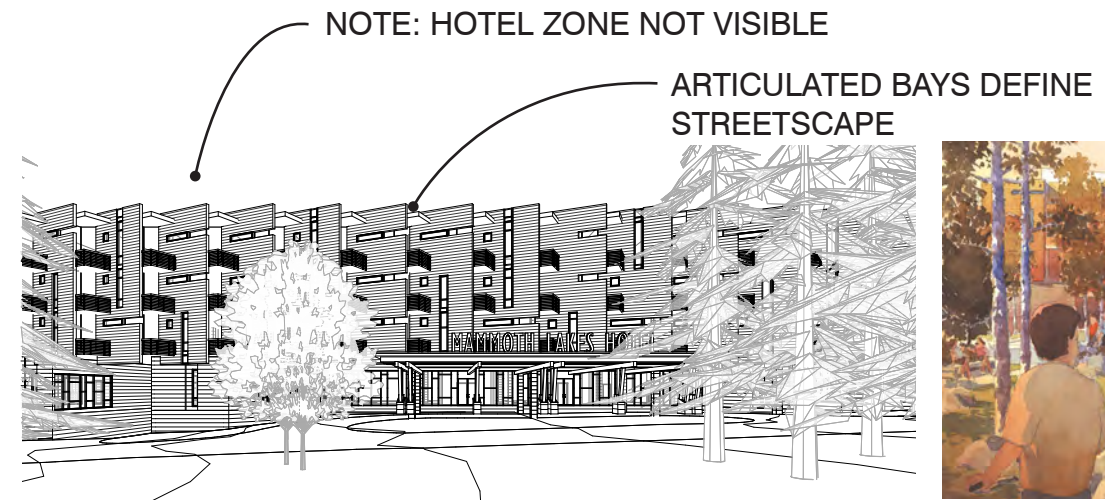


Model Perspective from Location 5 at Street Level





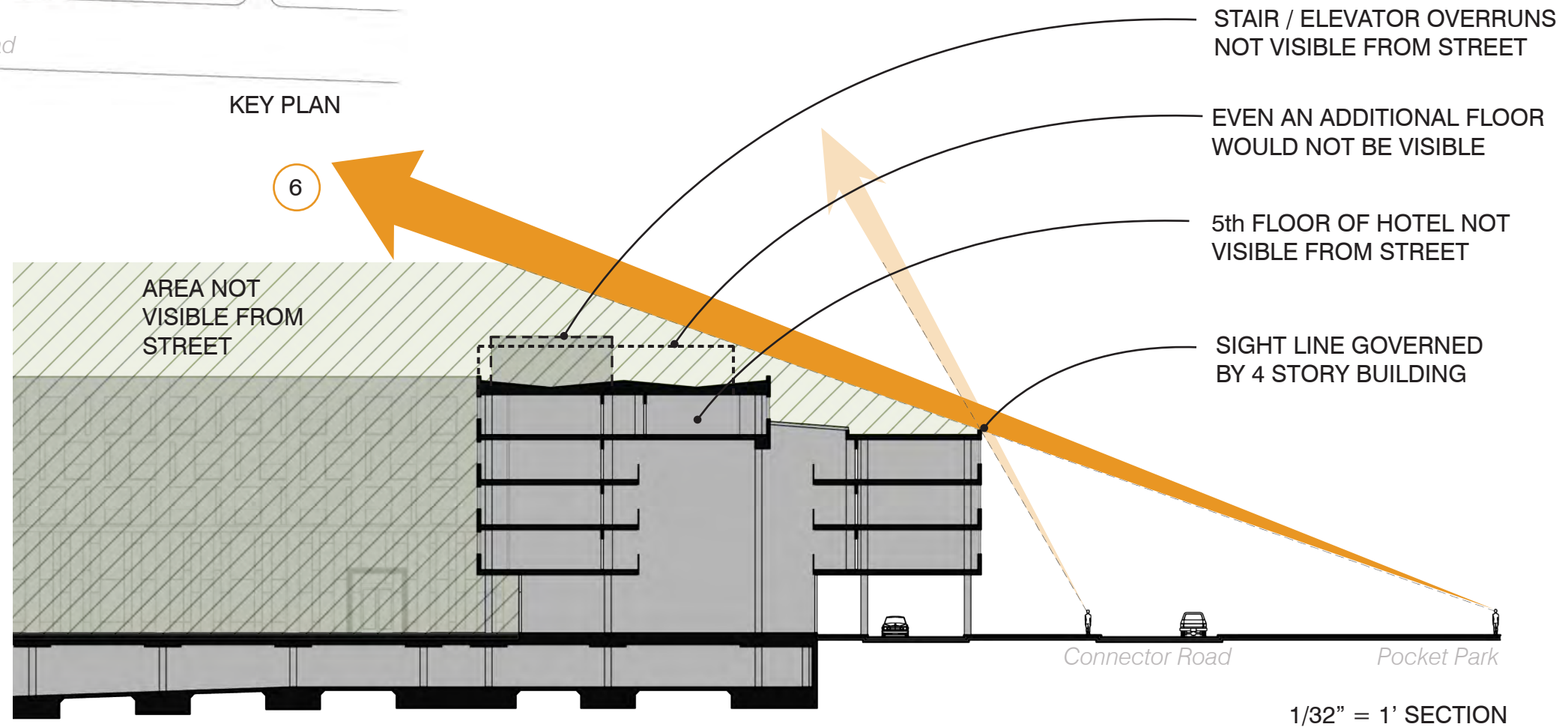
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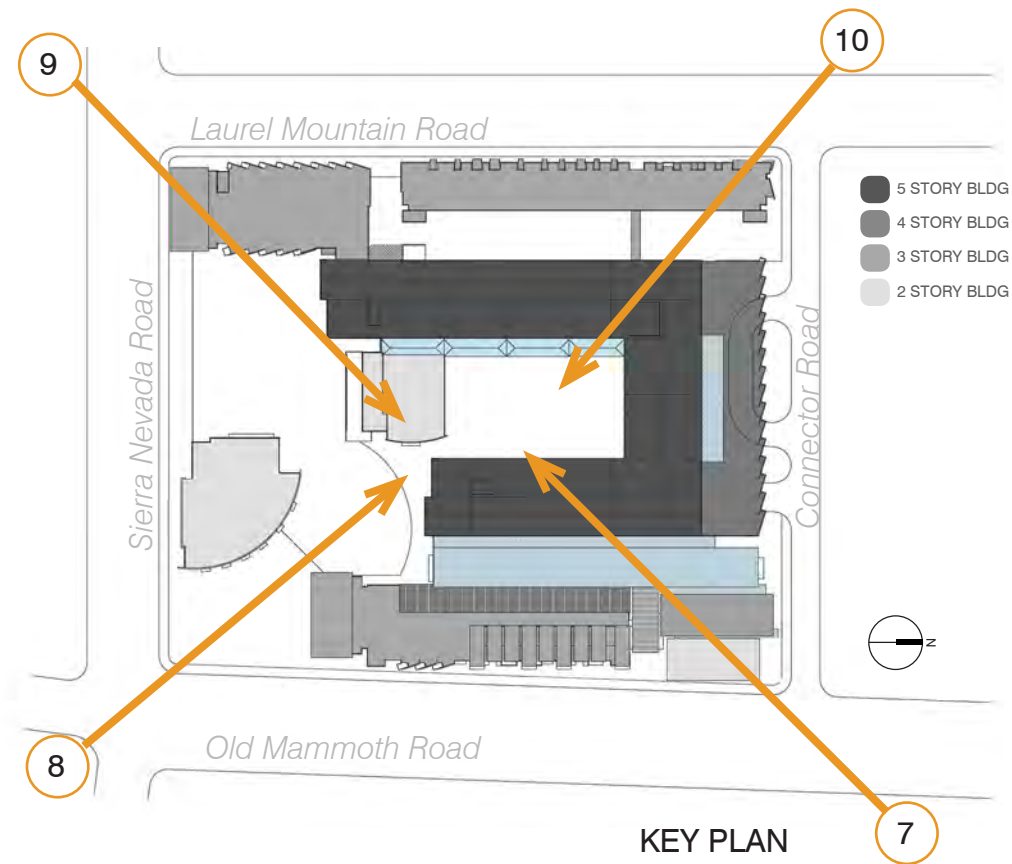
Model Perspective from Location 6 at Street Level



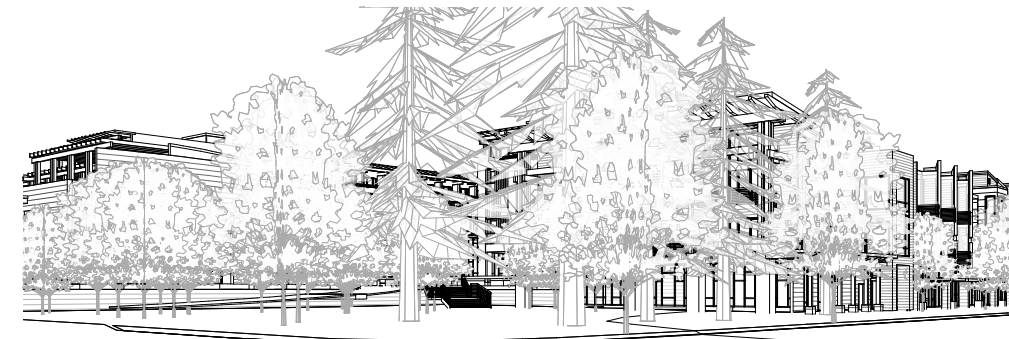
Rendering from Back of Pocket Park



1/32" = 1' SECTION



7 Model Perspective from Location 7 at Street Level



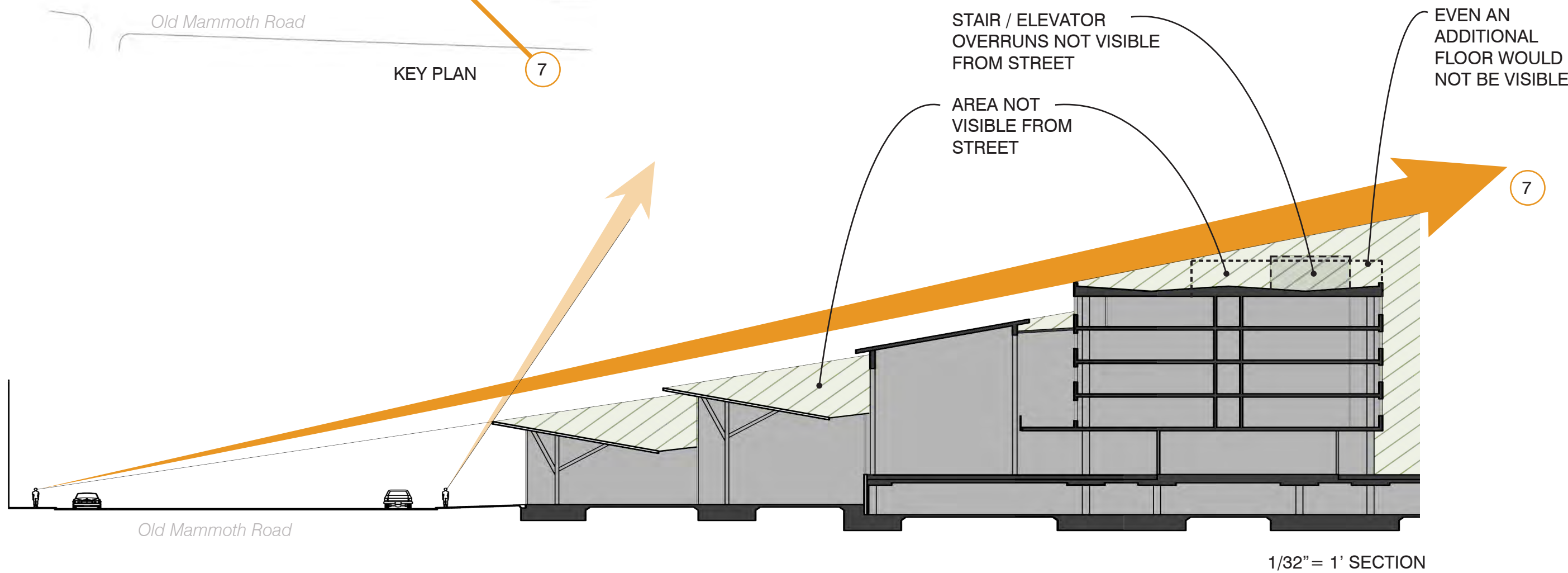
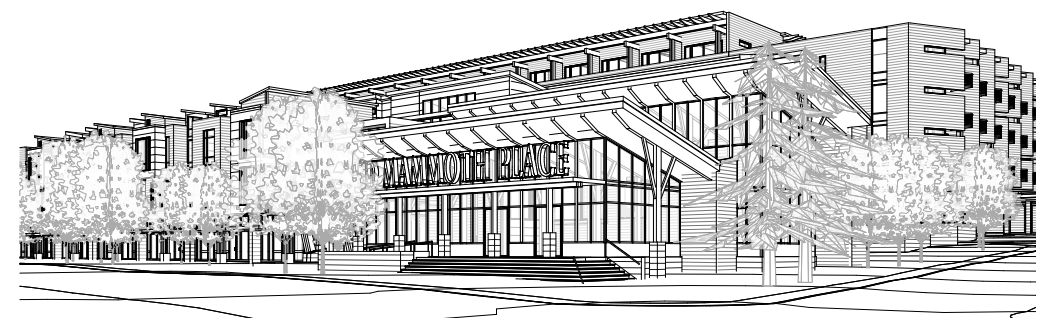
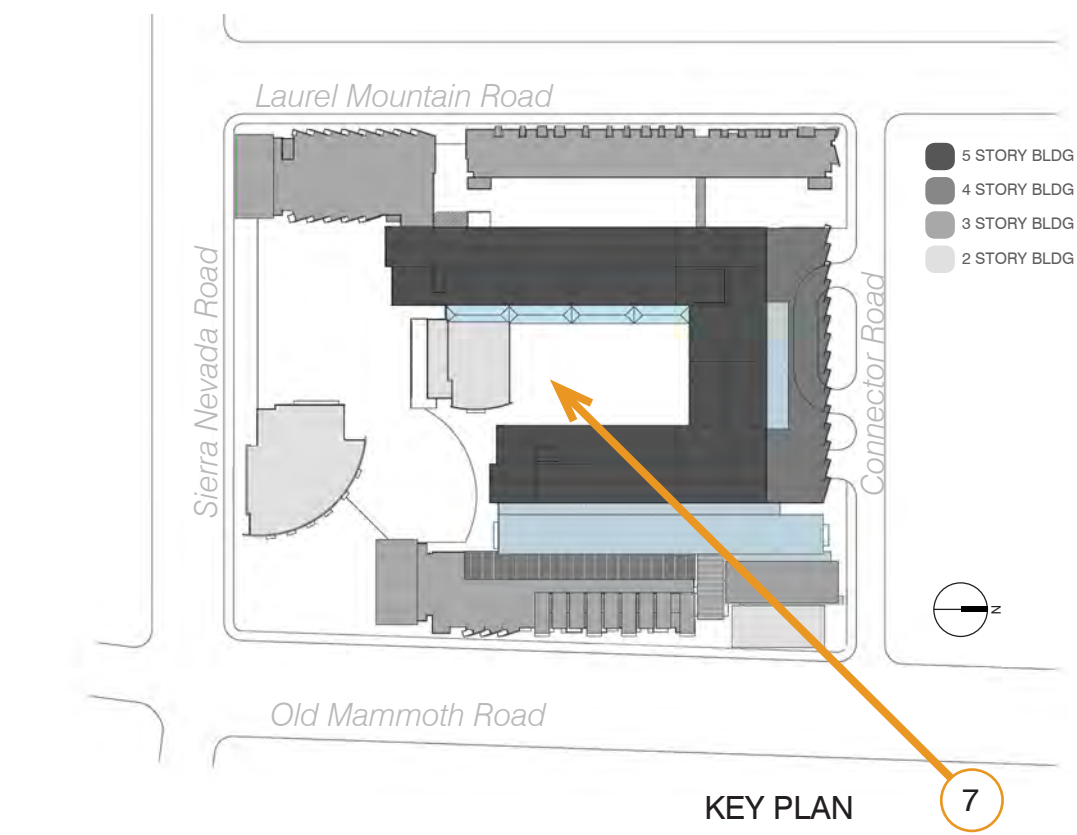
8 Model Perspective from Location 8 at Street Level

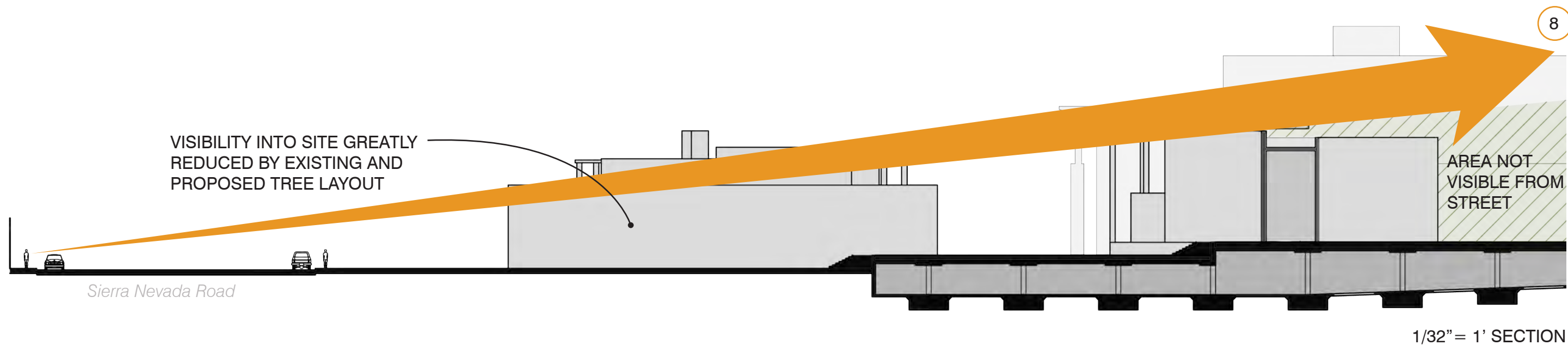
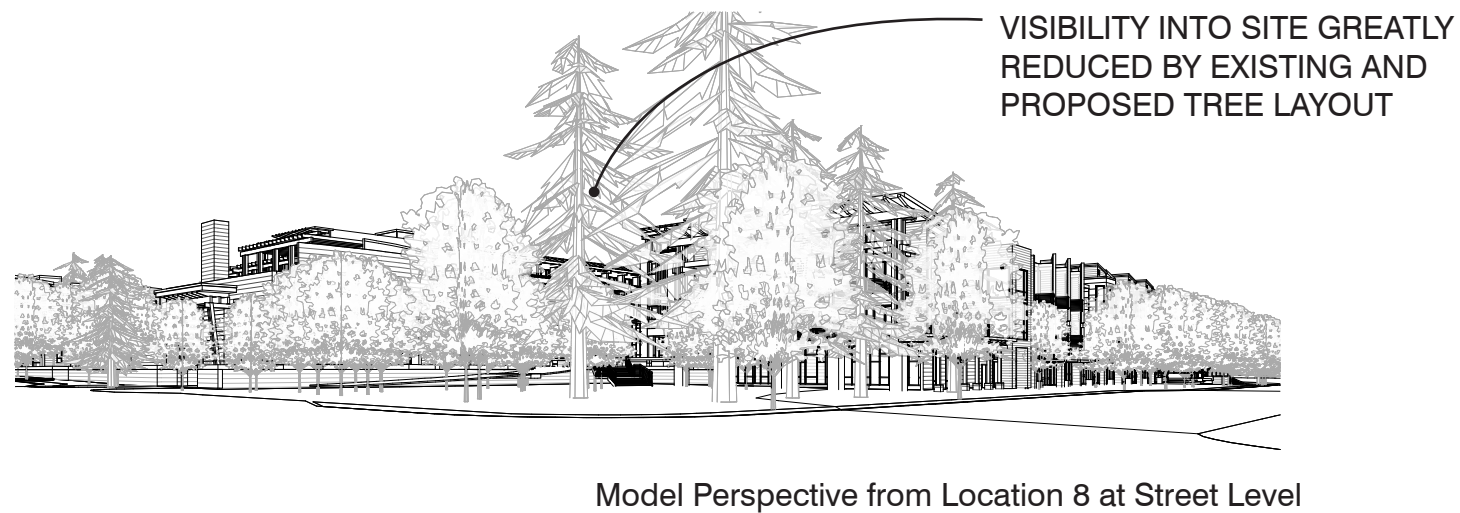
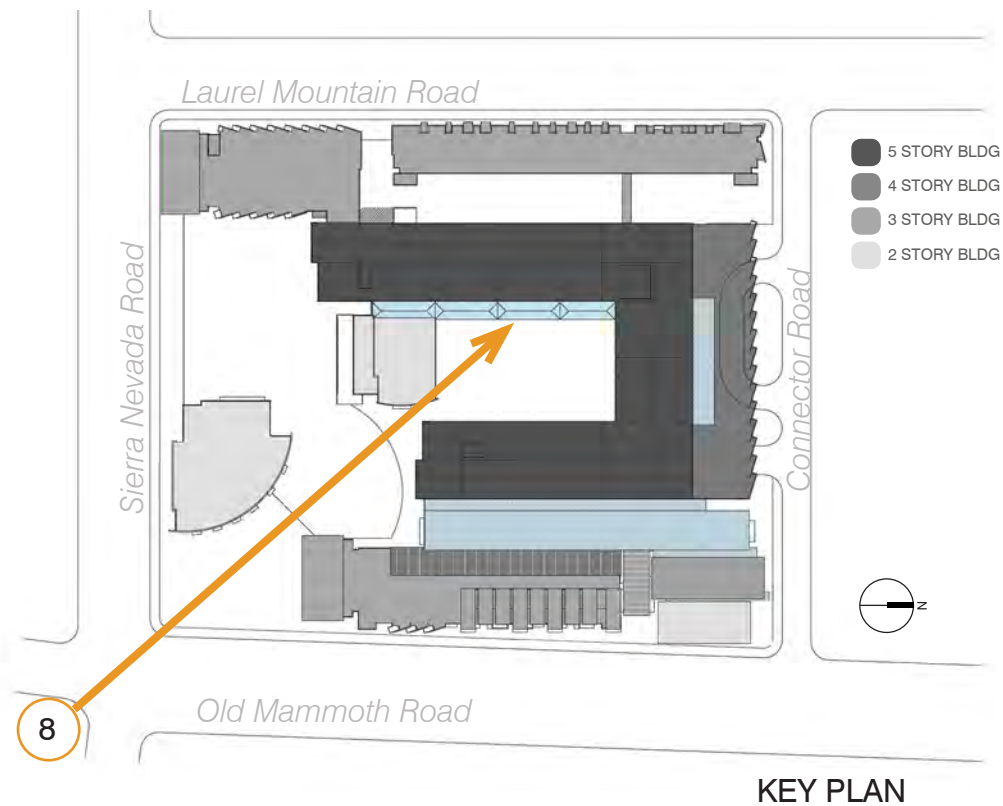


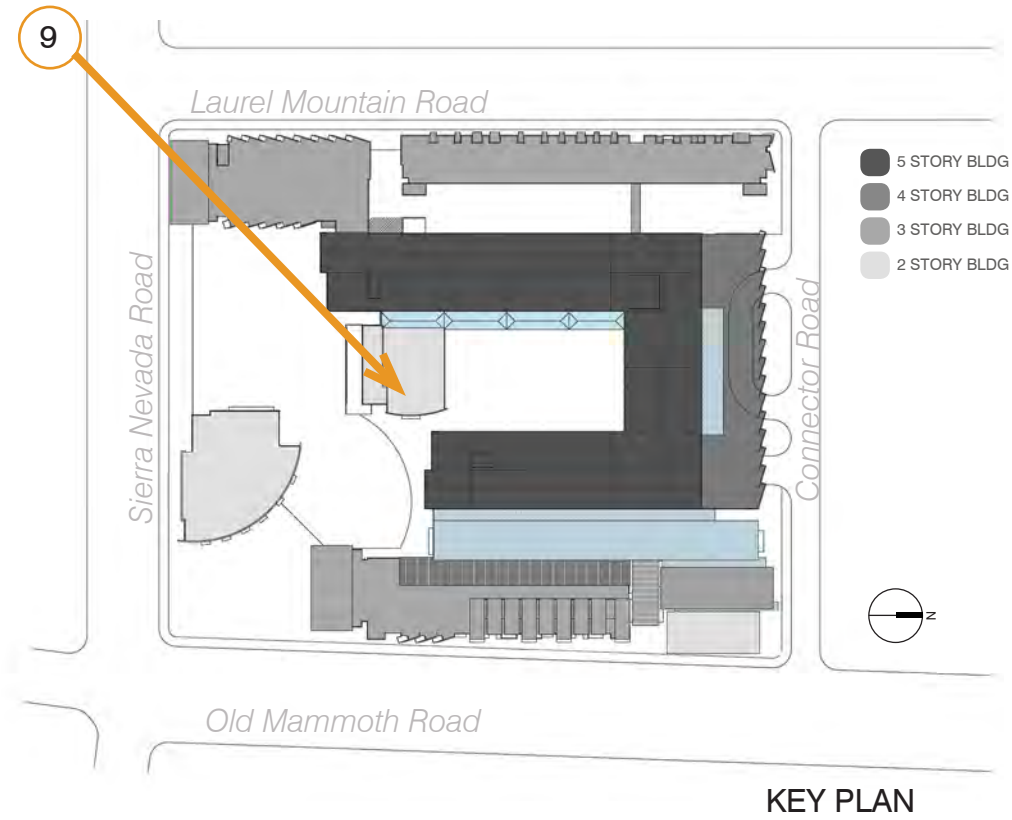
9 Model Perspective from Location 9 at Street Level



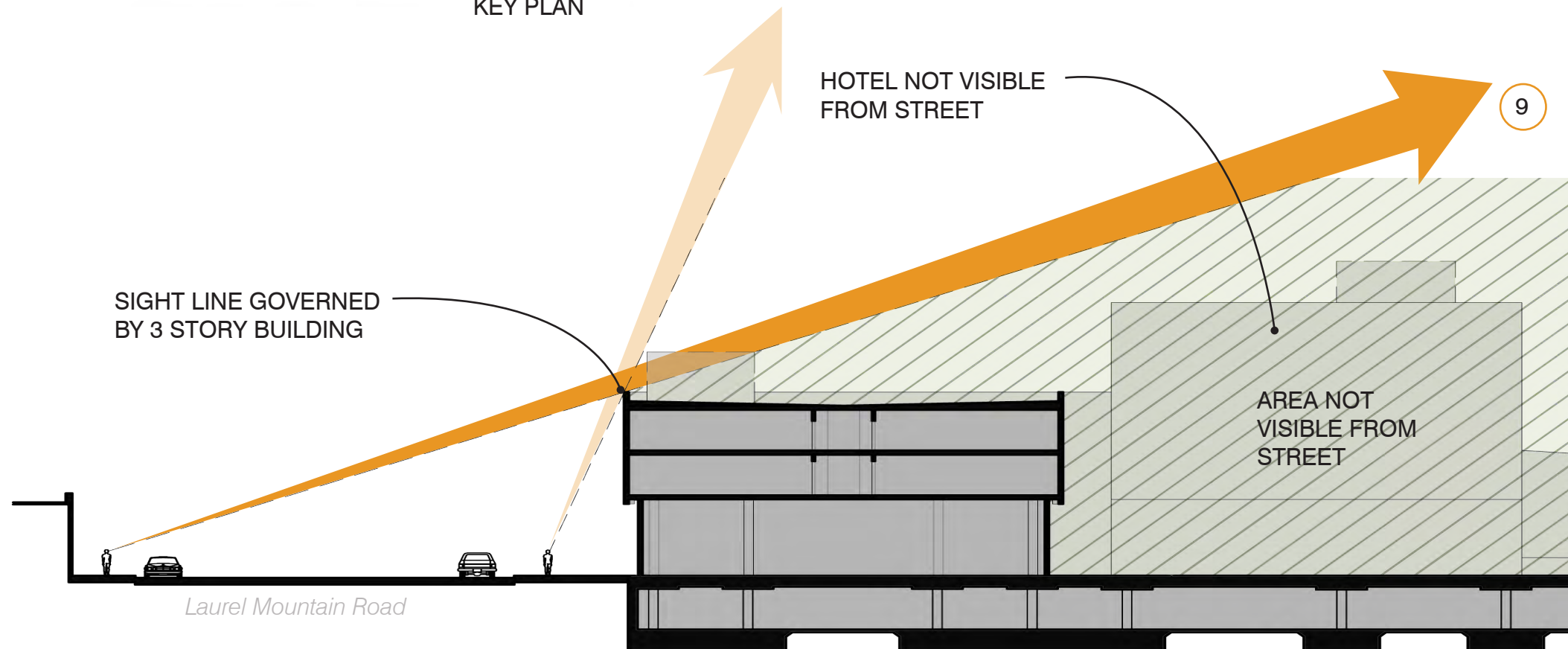
10 Model Perspective from Location 10 at Street Level

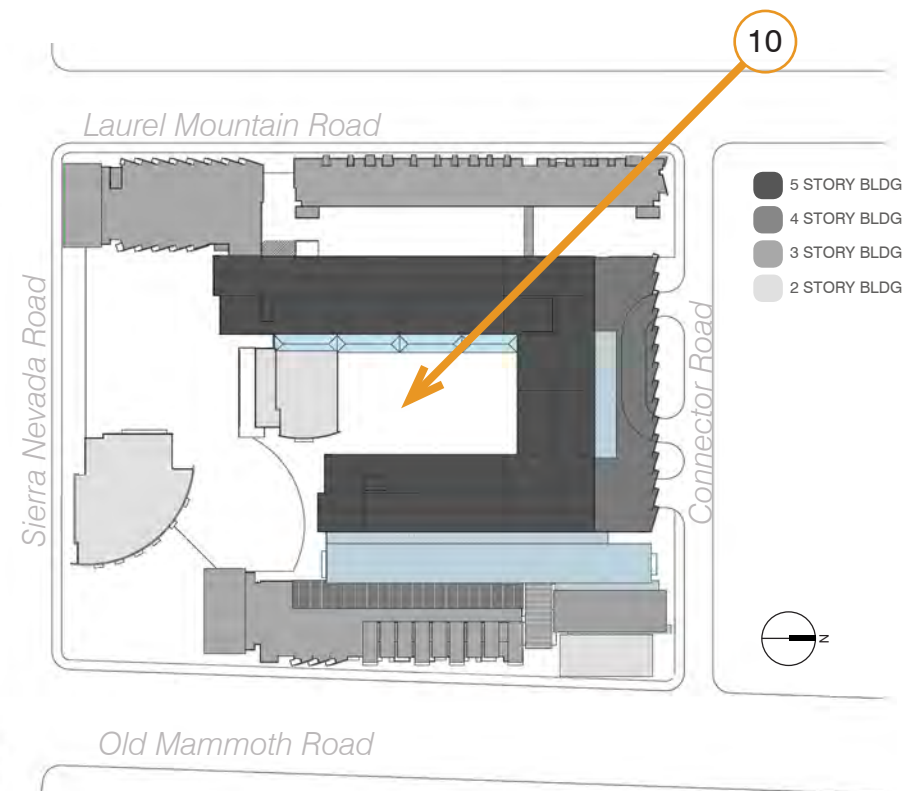




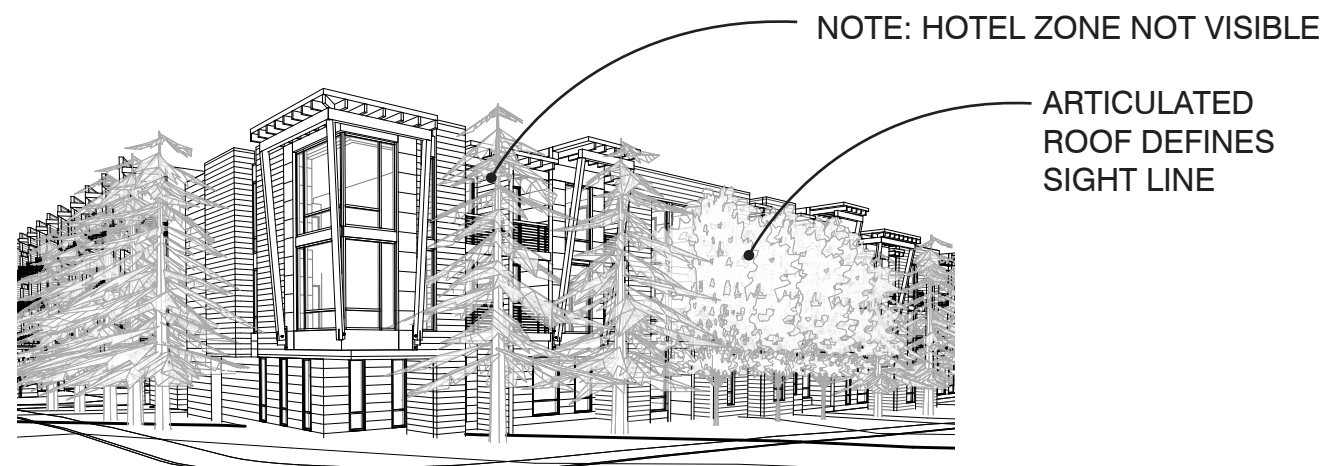


Model Perspective from Location 9 at Street Level

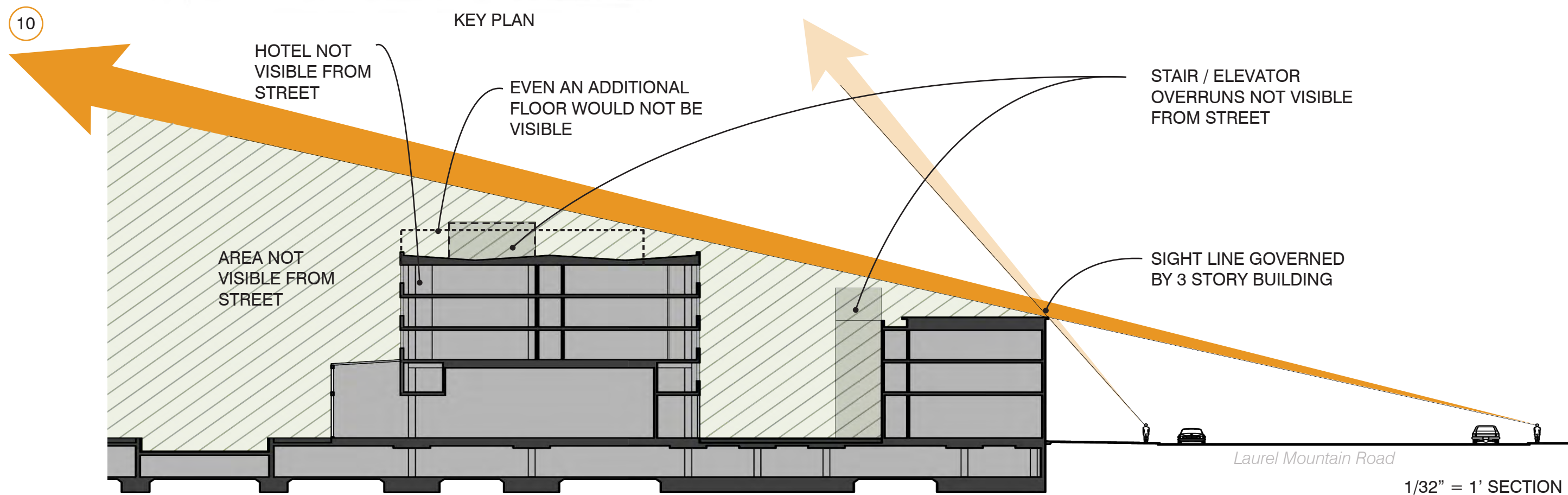




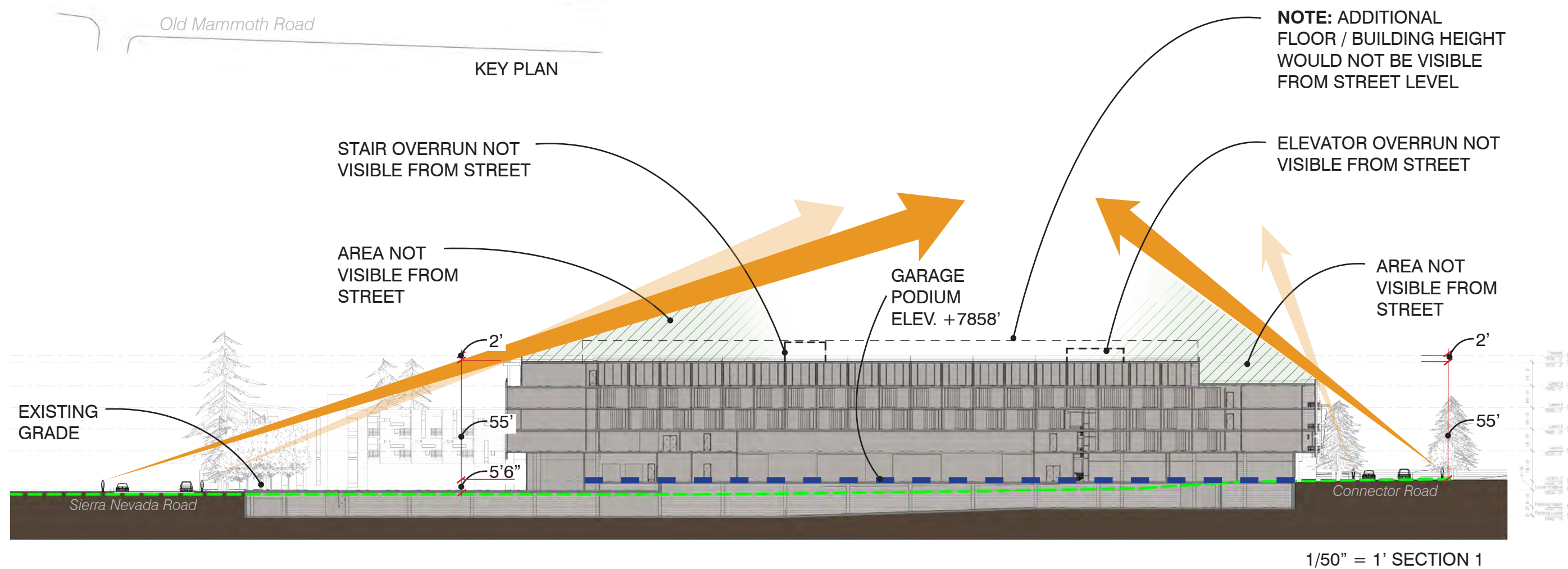
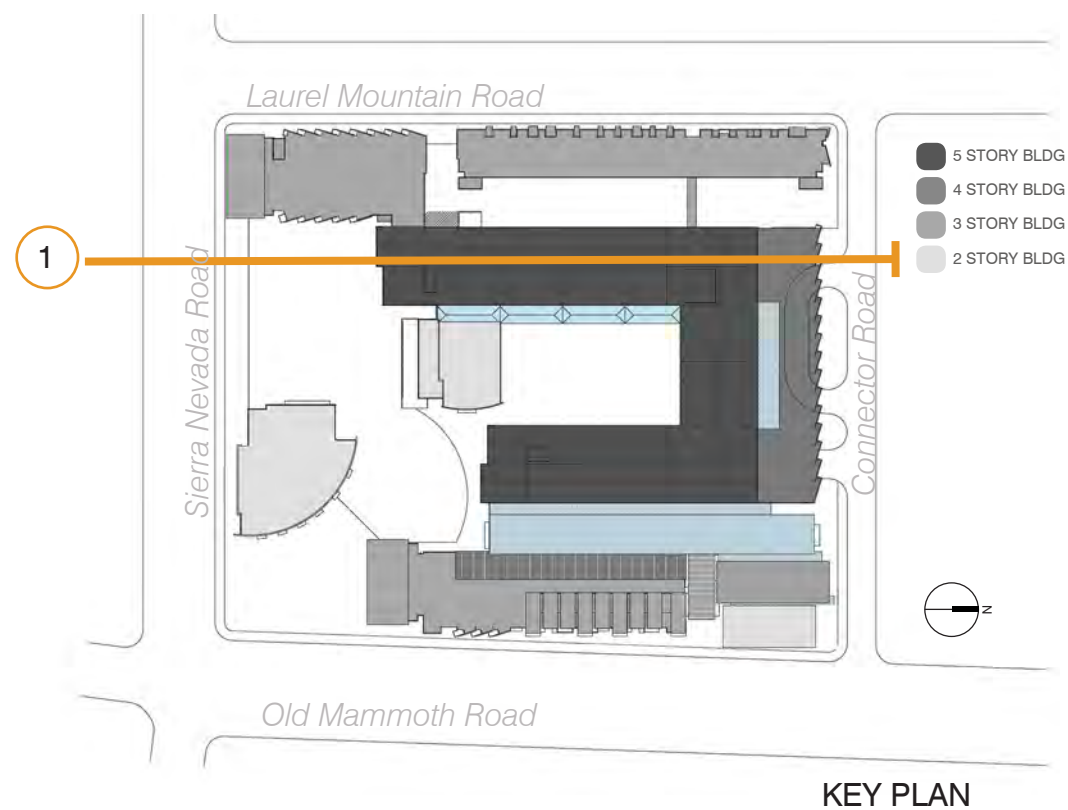
KEY PLAN

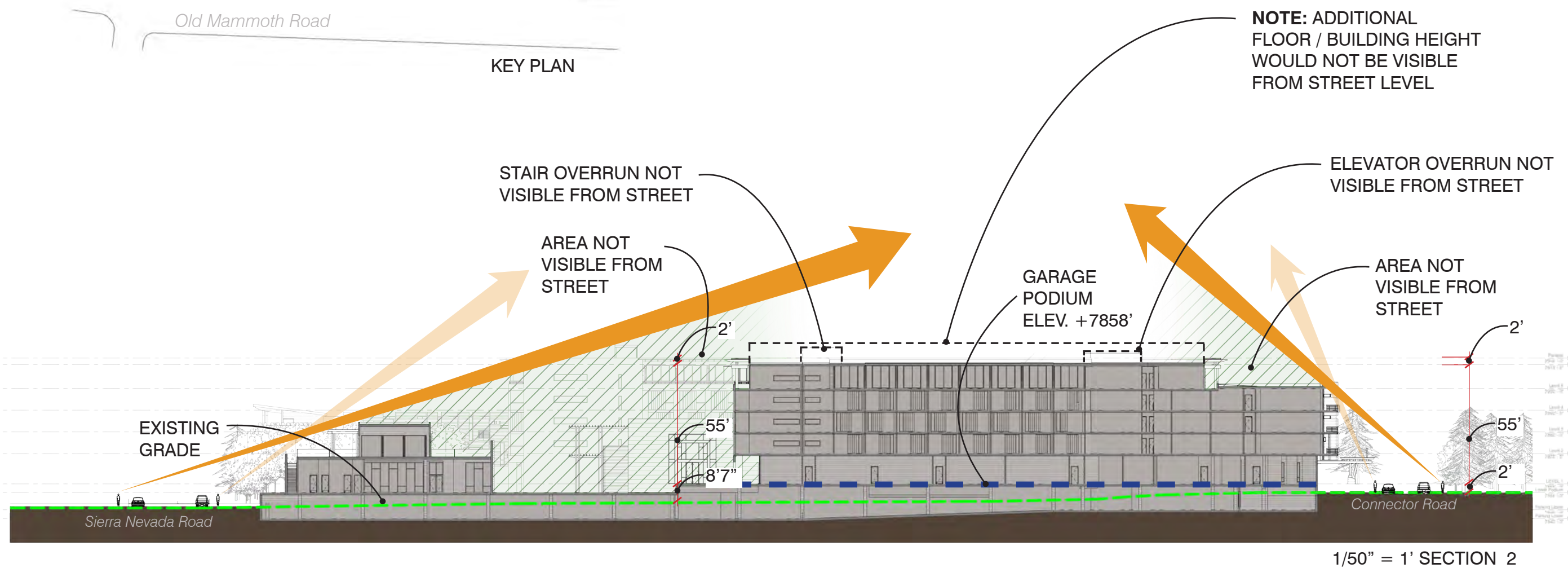
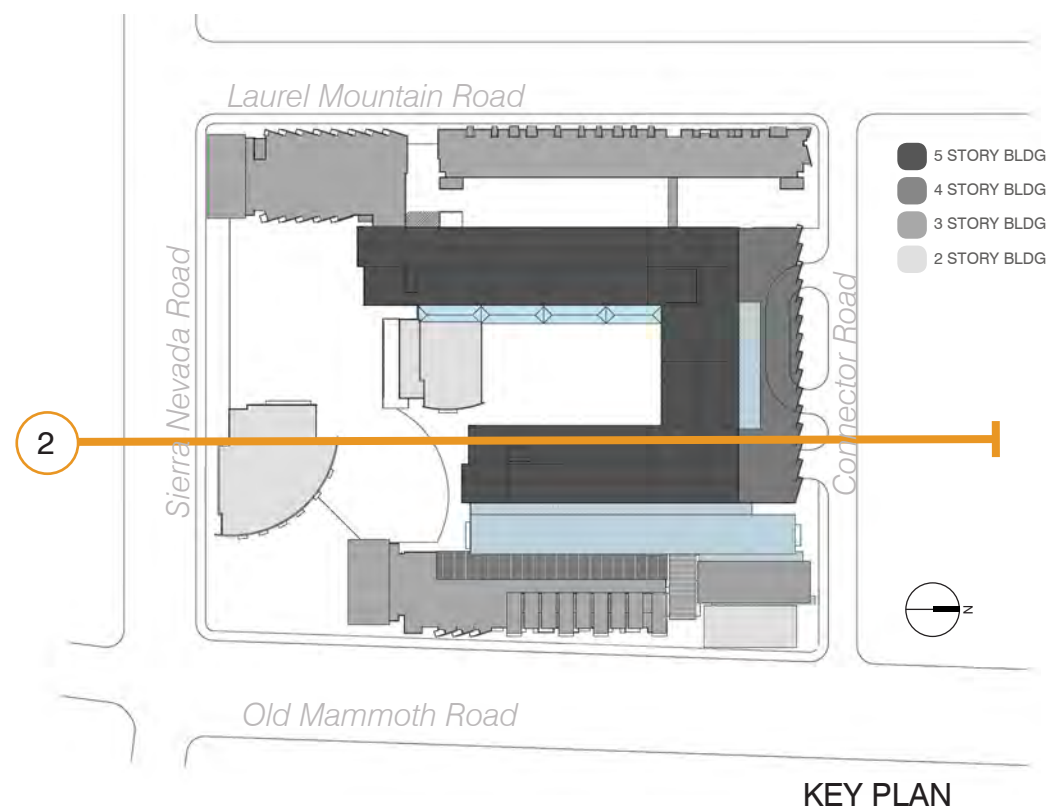


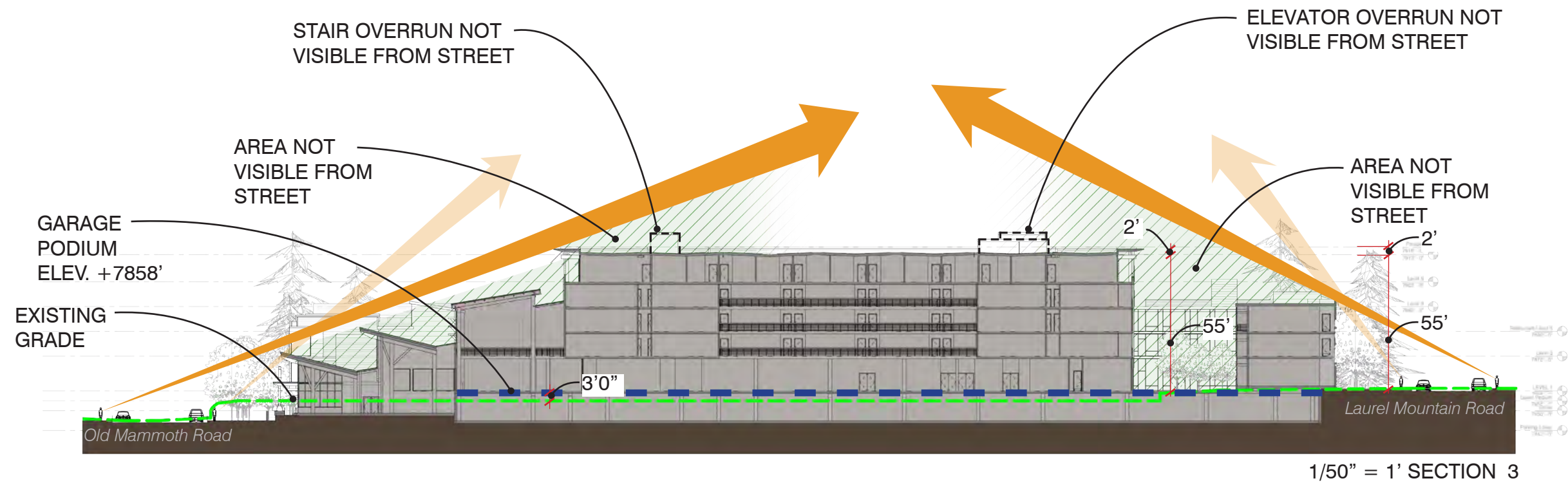
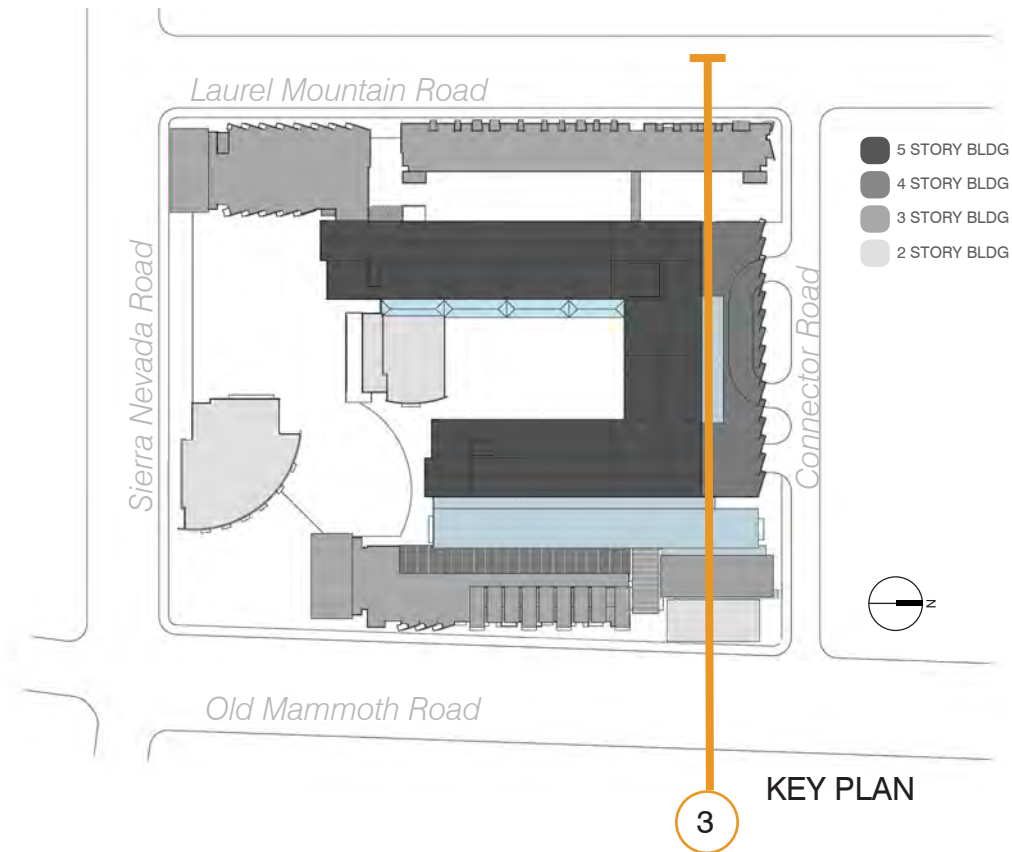
Model Perspective from Location 10 at Street Level

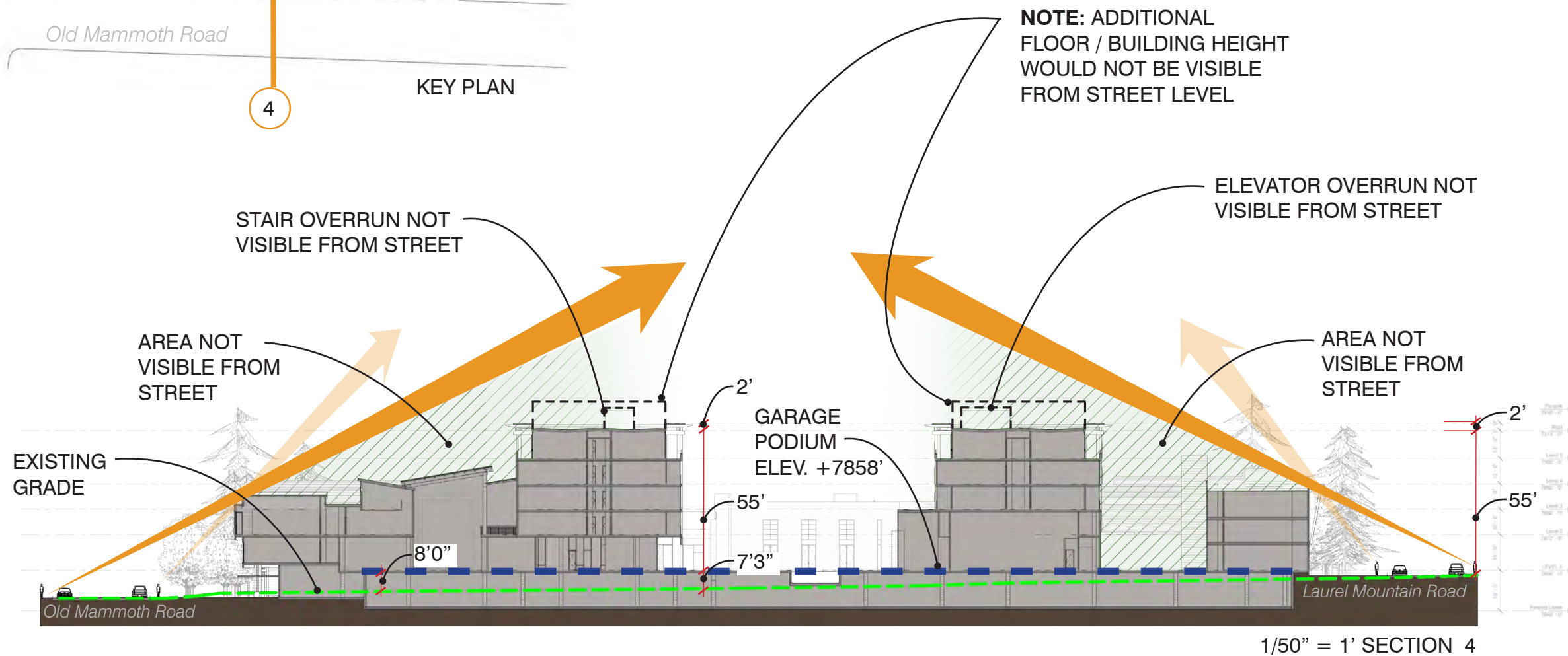
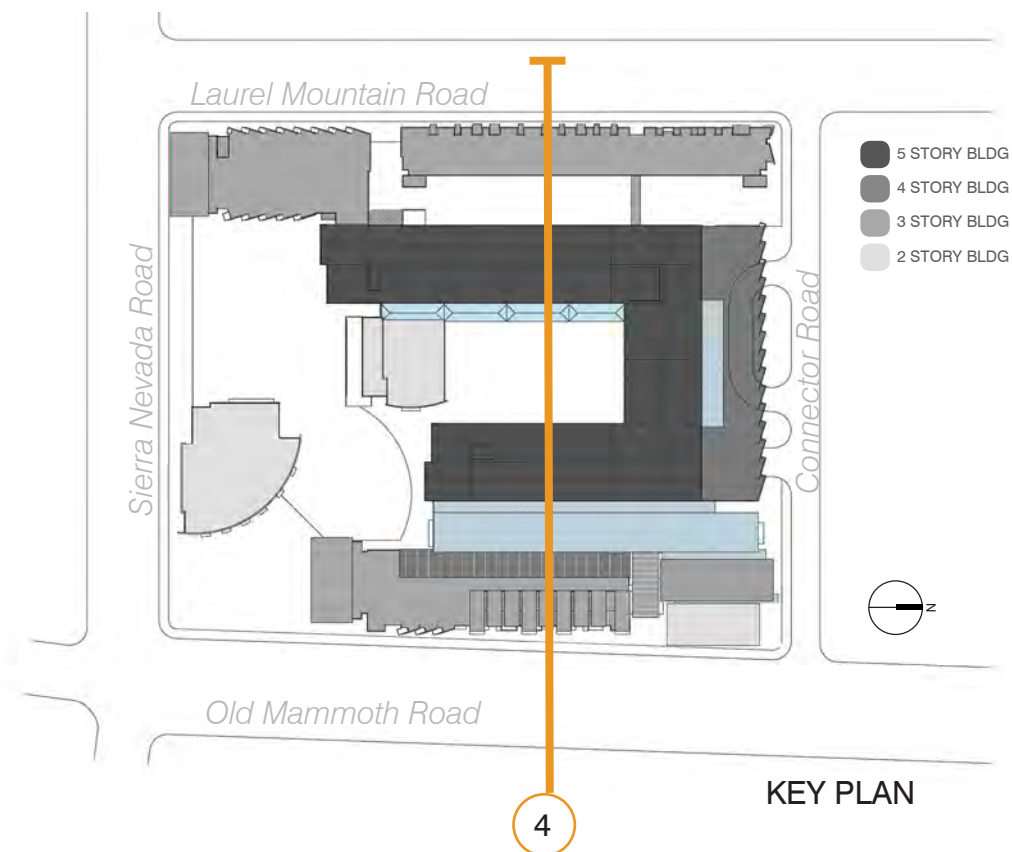


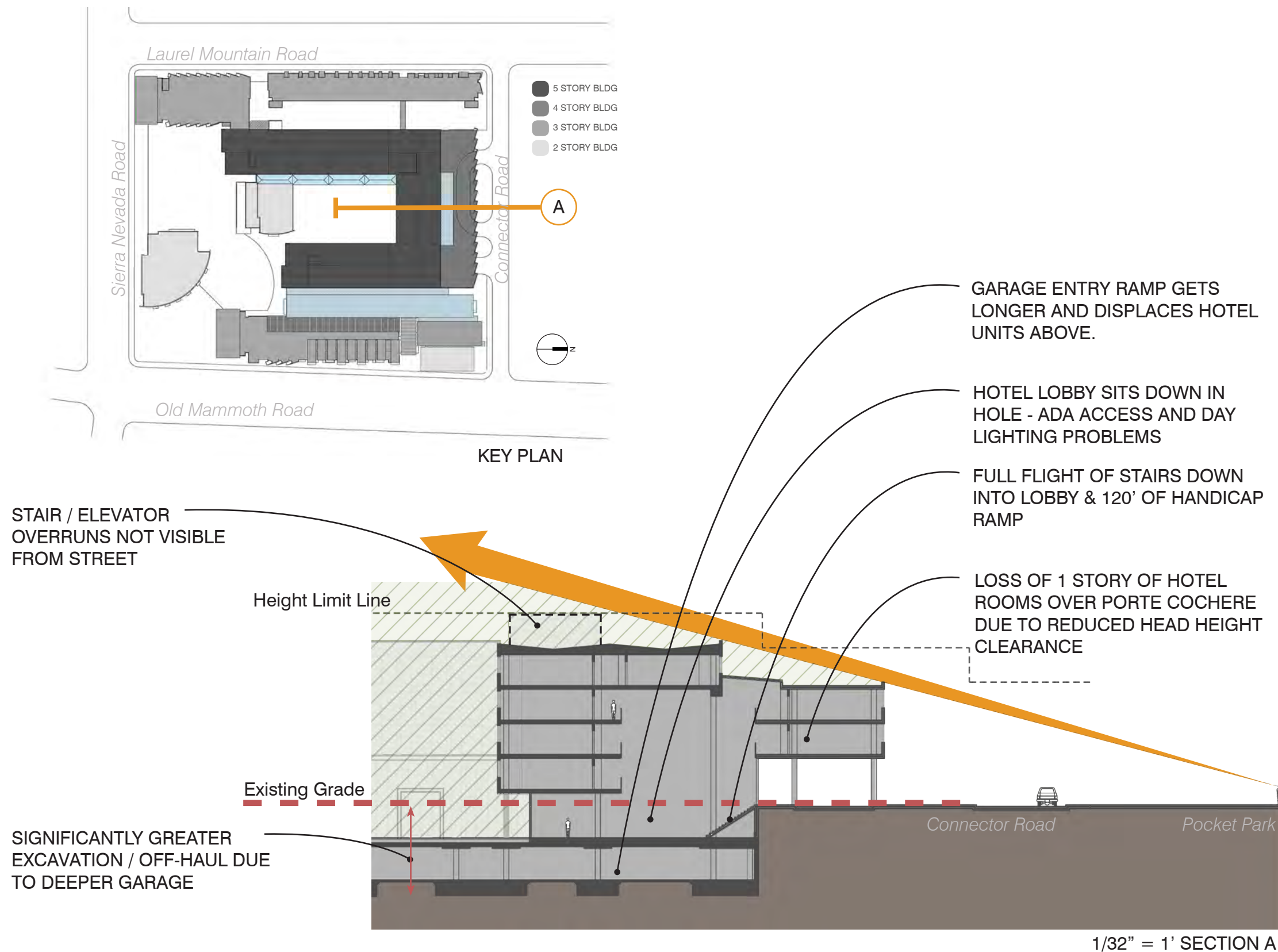
1/32" = 1' SECTION

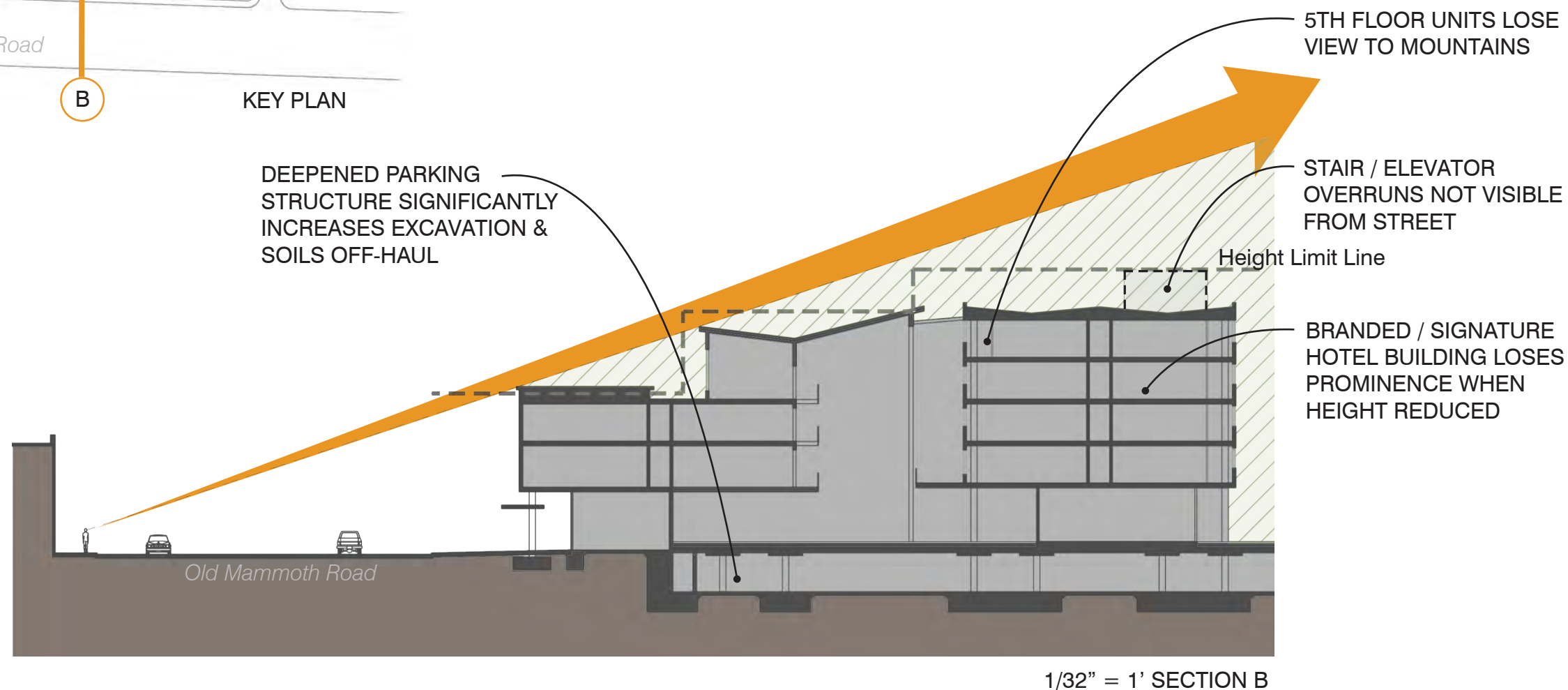
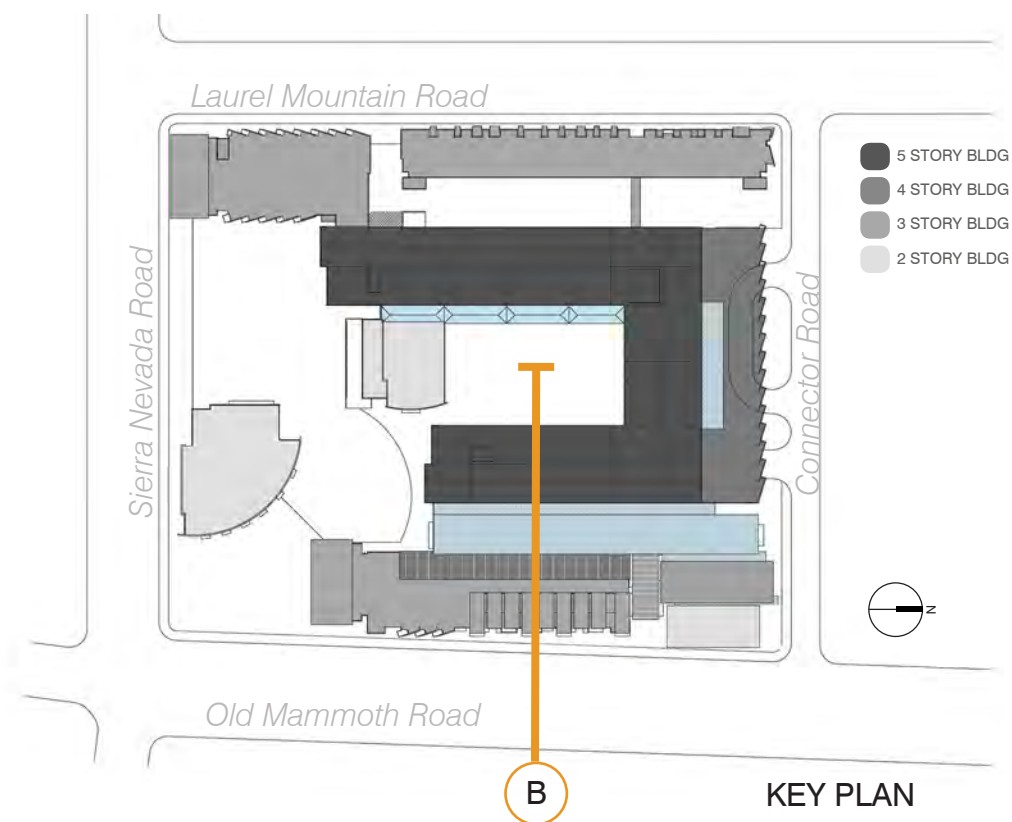


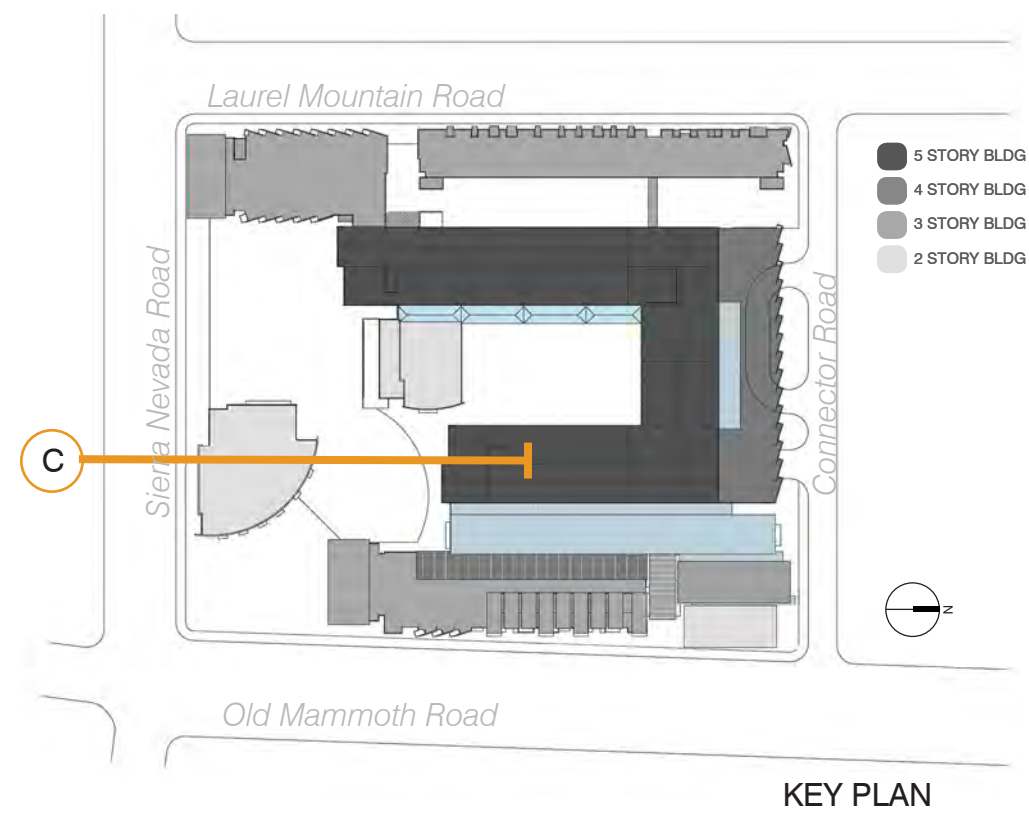




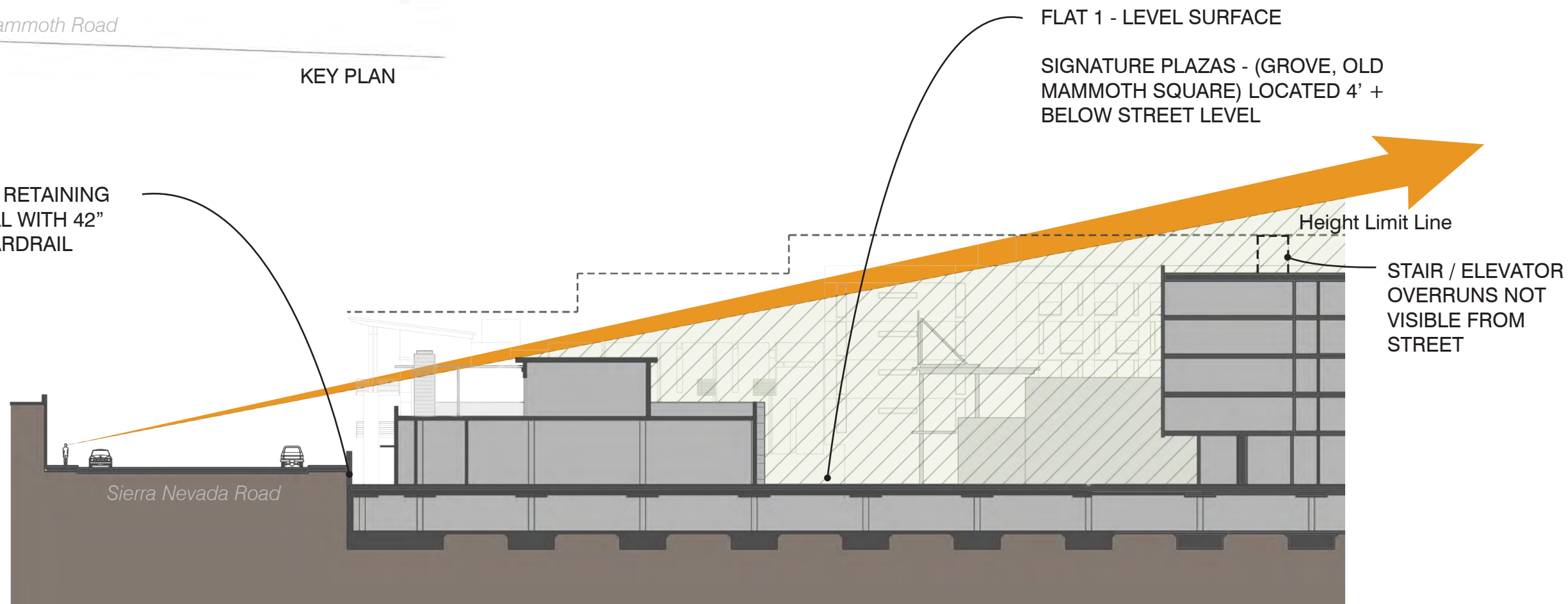




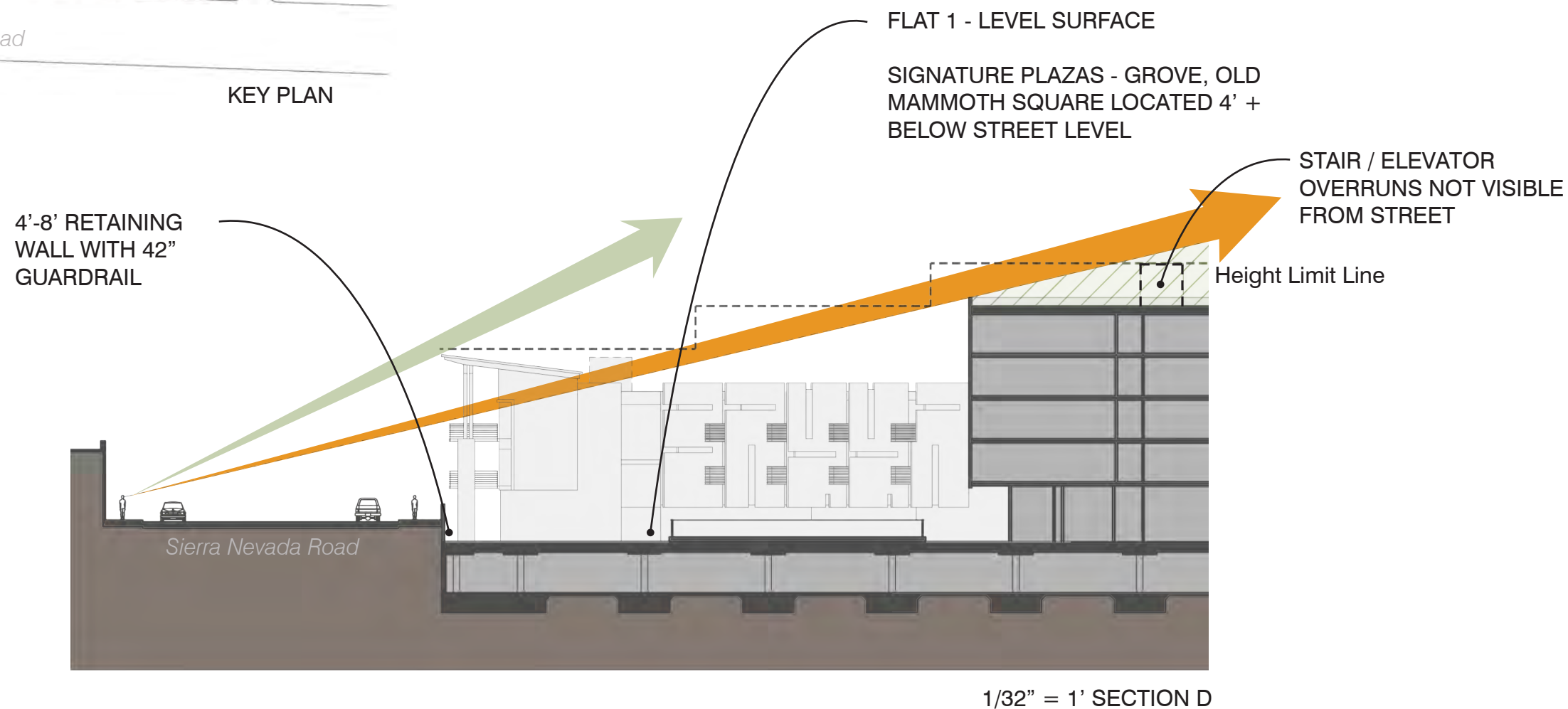
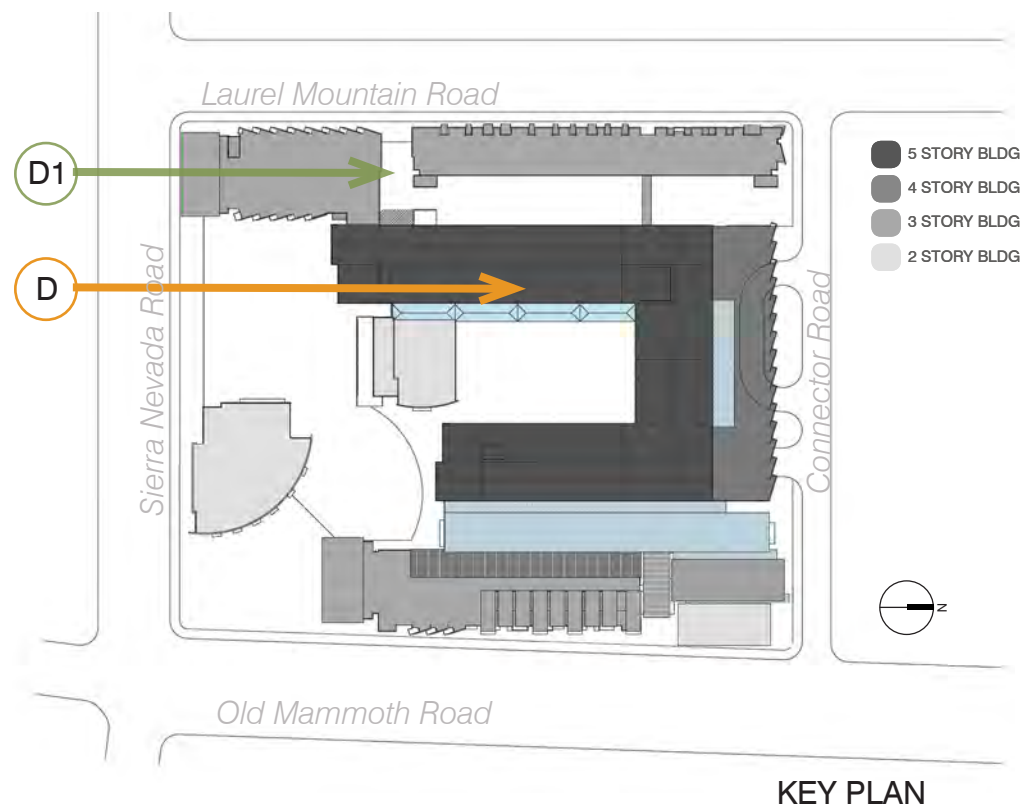


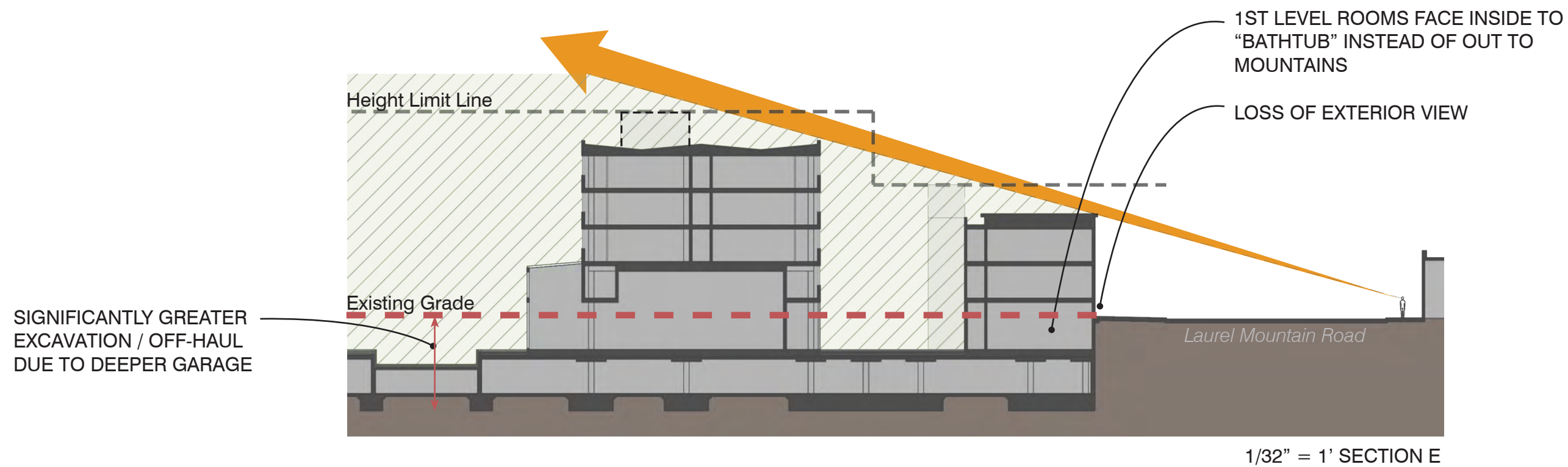
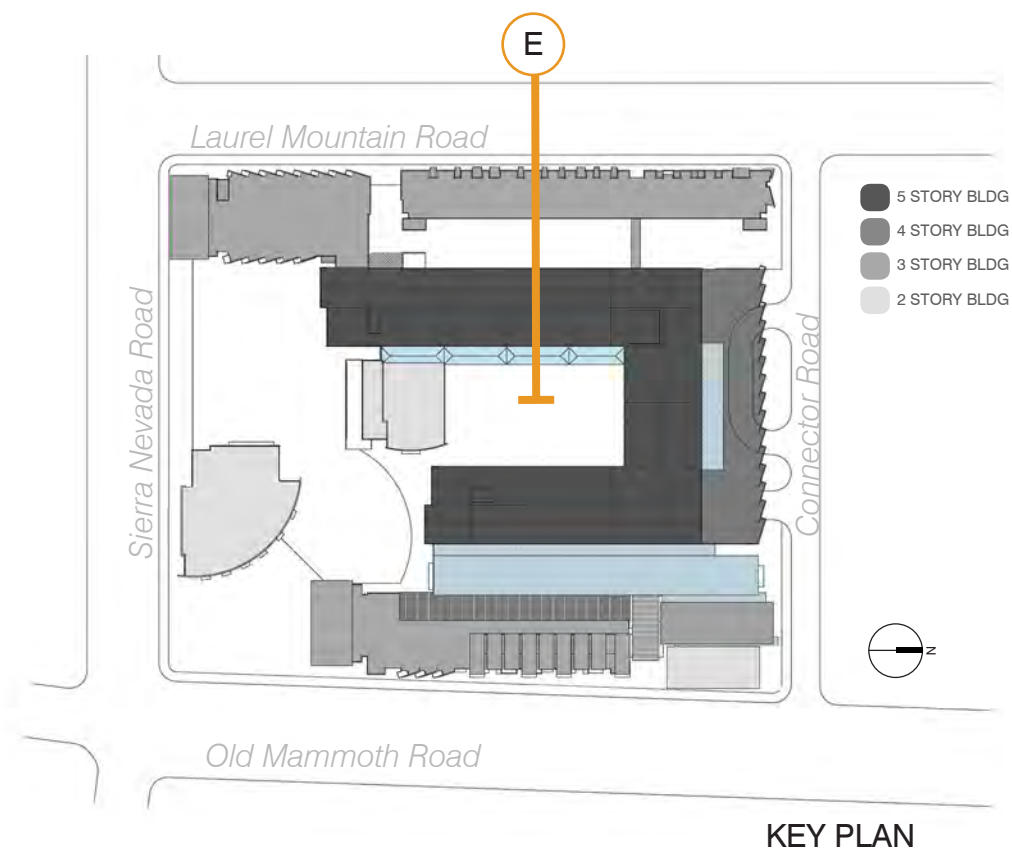


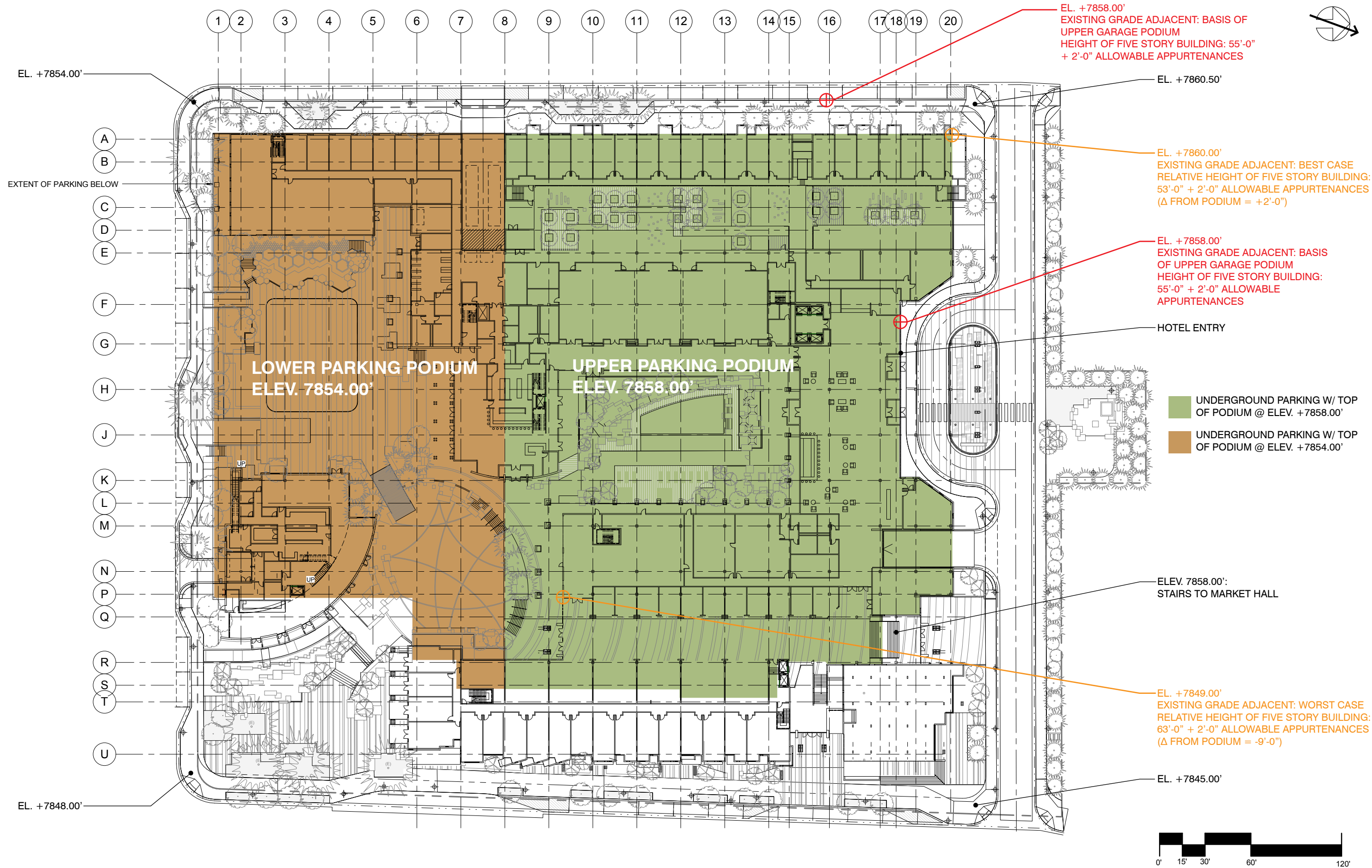
4'-8' RETAINING
WALL WITH 42"
GUARDRAIL

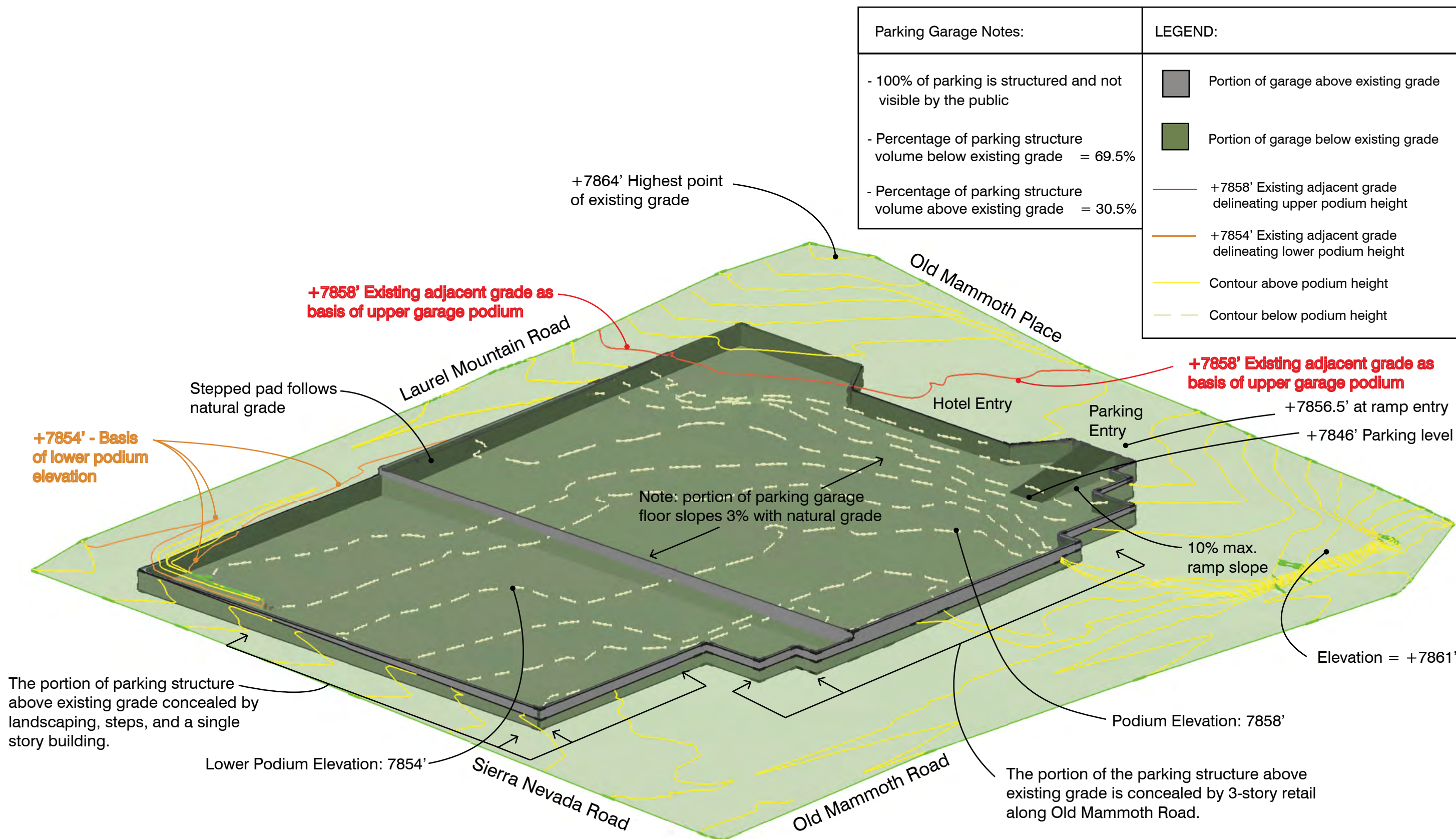


1/32" = 1' SECTION C



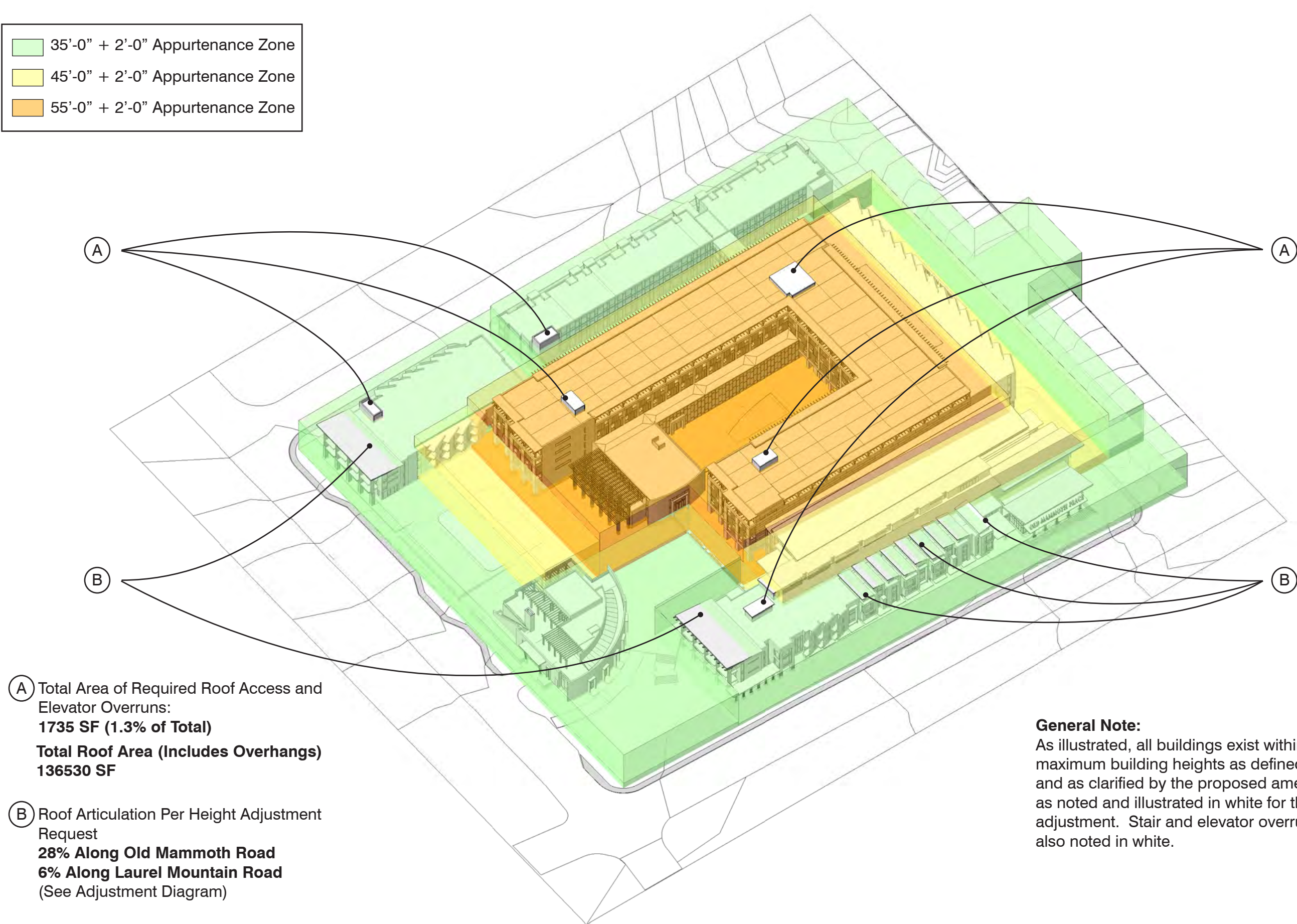






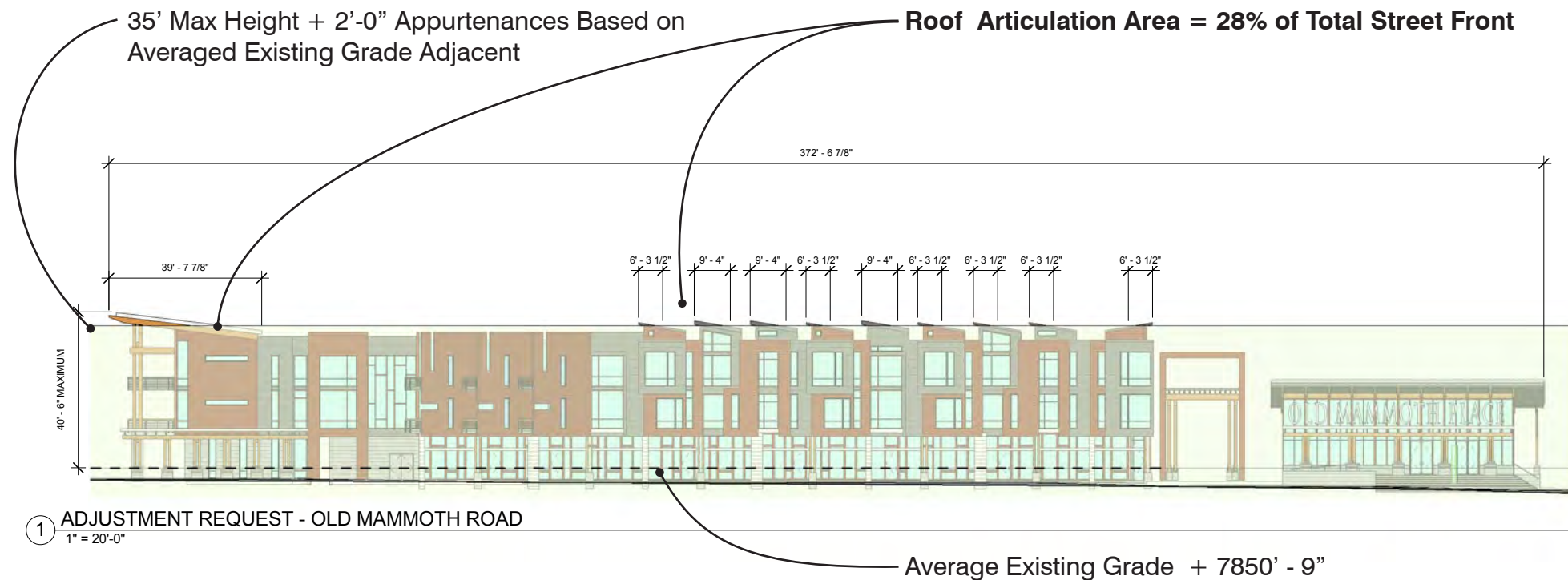
3D Garage Model

- 35'-0" + 2'-0" Appurtenance Zone
- 45'-0" + 2'-0" Appurtenance Zone
- 55'-0" + 2'-0" Appurtenance Zone



- (A) Total Area of Required Roof Access and Elevator Overruns:
1735 SF (1.3% of Total)
Total Roof Area (Includes Overhangs)
136530 SF
- (B) Roof Articulation Per Height Adjustment Request
28% Along Old Mammoth Road
6% Along Laurel Mountain Road
(See Adjustment Diagram)

General Note:
As illustrated, all buildings exist within required maximum building heights as defined by the CSP and as clarified by the proposed amendment except as noted and illustrated in white for the requested adjustment. Stair and elevator overrun locations are also noted in white.





View of SE Corner Looking North on Old Mammoth Road



View of NW Corner Looking South on Old Mammoth Road



View of NW Corner Looking South on Laurel Mountain Road



View of SW Corner Looking East on Sierra Nevada Road