

OLD MAMMOTH PLACE

Additional Area Design Review June, 2015

Project Statement:

The attached drawings show the potential addition of residential rooms to the existing Old Mammoth Place entitlement through a carefully studied increase in floor area and height. The overall character, architectural style, and planning of the project will remain. The elevations, sections, and materials described in the 02/02/10 Planning submittal documents should be referred to. It is envisioned that these increases can be accomodated within the design without detrimental effect to views, daylight, or overall visual mass where compared to the original design.

The additional residential areas are shown hatched in plan and can be summarized as follows:

- 1st Floor:** Back of house and mechanical space have been taken by residential at the South-west corner of the site. The depth and width of the units along Old Mammoth Road have been increased; Unit added to end of Laurel Mountain Road block.
- 2nd Floor:** Unit depth increased along Old Mammoth Place; Units added over double-height conference space; length of Old Mammoth Road block increased; Unit added to end of Laurel Mountain Road block.
- 3rd Floor:** Unit depth increased along Old Mammoth Place; Loft units over Old Mammoth Road block enlarged; Unit added to end of Laurel Mountain Road block.
- 4th Floor:** Unit depth increased along Old Mammoth Place; Additional floor of residential units added above Laurel Mountain Road buildings.
- 5th Floor:** Additional floor added to Old Mammoth Road block; Unit depth increased on three sides.
- 6th Floor:** All new floor area with building height increased by ten feet.
- Amenity spaces such as restaurant facilities, retail and market space, and outdoor public features such as the ice rink and plaza, will largely remain at the same areas and status on the site. Changes to the internal areas of the Hotel remain as possible considerations as the program of this space is more carefully honed.

Old Mammoth Place
7/17/2015
Residential Area Re-Calc's

	02/02/10 Design	07/17/15 redesign
Parking Level	0	0
First Floor	16,441	28,063
Second Floor	54,738	73,010
Third Floor	56,079	69,964
Fourth Floor	36,658	61,542
Fifth Floor	26,576	44,762
Sixth Floor	0	34,787
New Total Residential Area:	190,492	312,128
No. of residential units (keys)	471 rms x 405 s.f avg (single hotel room units)	378 Units (mixed room sizes)
Parking Spaces provided	619	619
Building Footprint (coverage) (70% allowed as per Clearwater Specific Plan 4/21/10)	111,735 (42%)	123,667 (47%)
Retail Space	21,250	20,665
Restaurant	17,360	17,360
Hotel Common Spaces	13,850	14,608
Conference Space	9,580	10,030
Spa	4,500	4,995
BOH, Circ, Storage, Mech, Etc. (not including parking)	96,045	102,038
Gross building area:	353,077	481,824

*Note: Floor areas above represent net internal areas, exclusive of structure, balconies, and external spaces. Final area calculations are subject to minor changes as final design is refined and developed, so area may increase or decrease.

Density Calculation

Old Mammoth Place

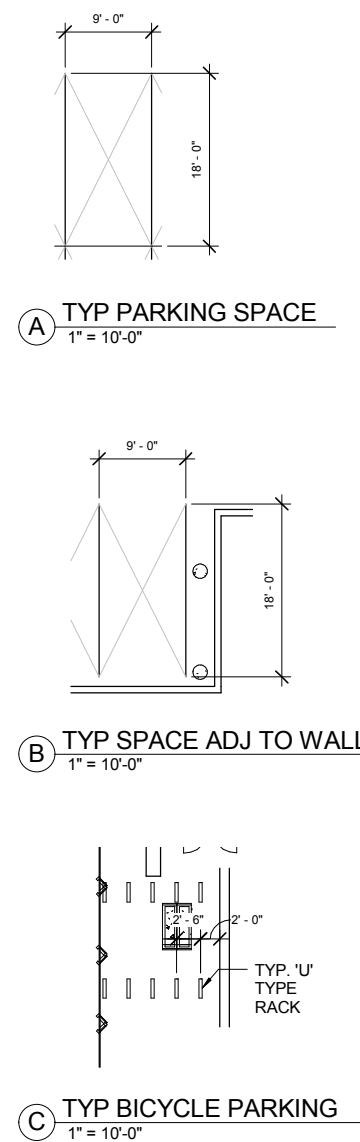
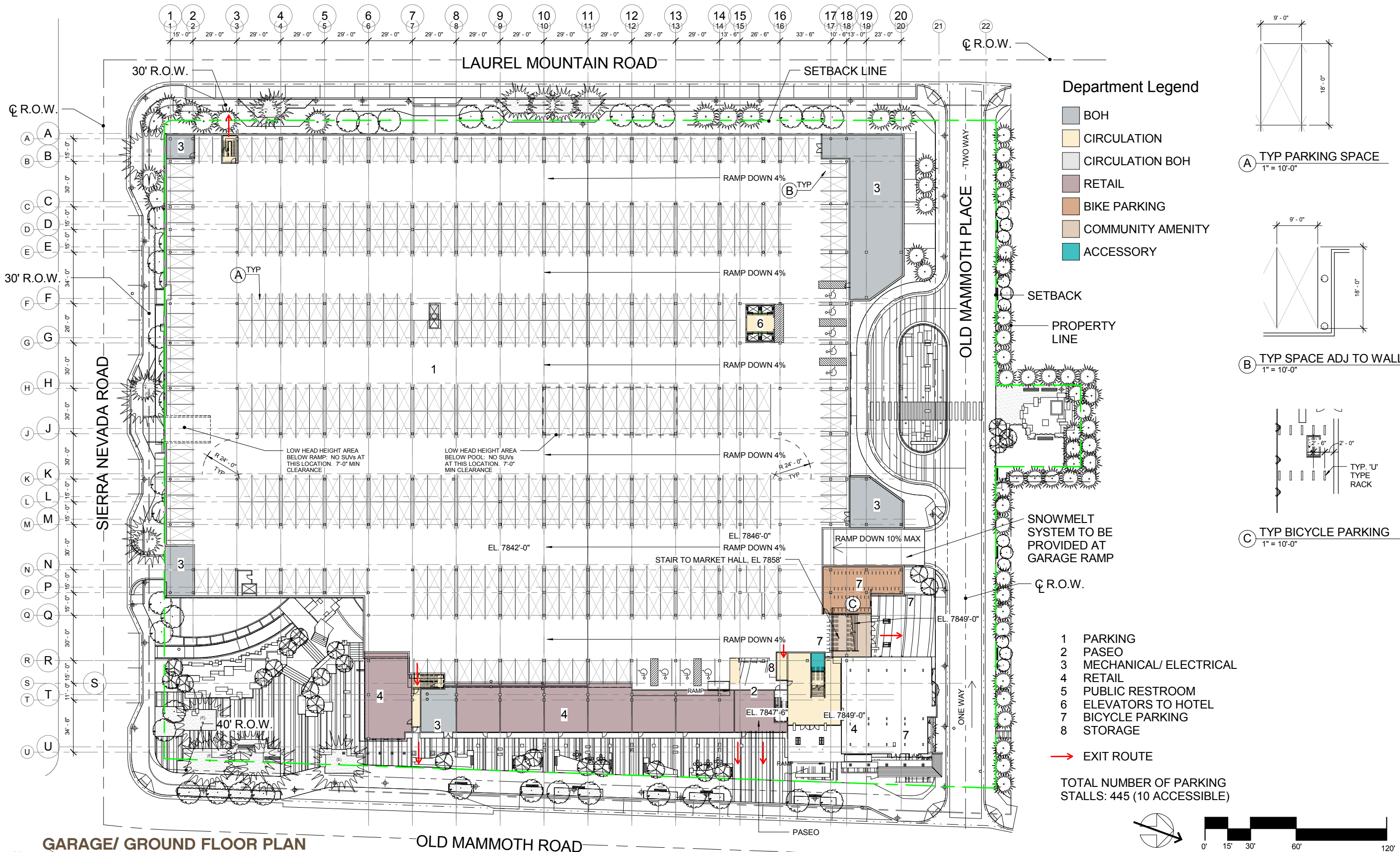
	Approx. Size	Hotel Unit Type (# bedrooms)	Total unit count	Total Room Count*
Hotel Studio/1 Bedroom	450-900 s.f	1	291	291
2 Bedroom w/ lock-off	1200 s.f	2	71	142
3 Bedroom	1600 s.f	3	16	48
Total Units:			378	481
			Density: (DU/Acre)	78.85

* The Clearwater Specific Plan allows a density of up to 80 rooms per acre. A hotel/motel (guest room, room) is defined as a traditional studio-type hotel room, and in cases where a hotel unit has more than one bedroom, each bedroom shall be counted as a room.



Schedule of Areas and Project Statement

OLD MAMMOTH PLACE 2015 DESIGN REVISIONS



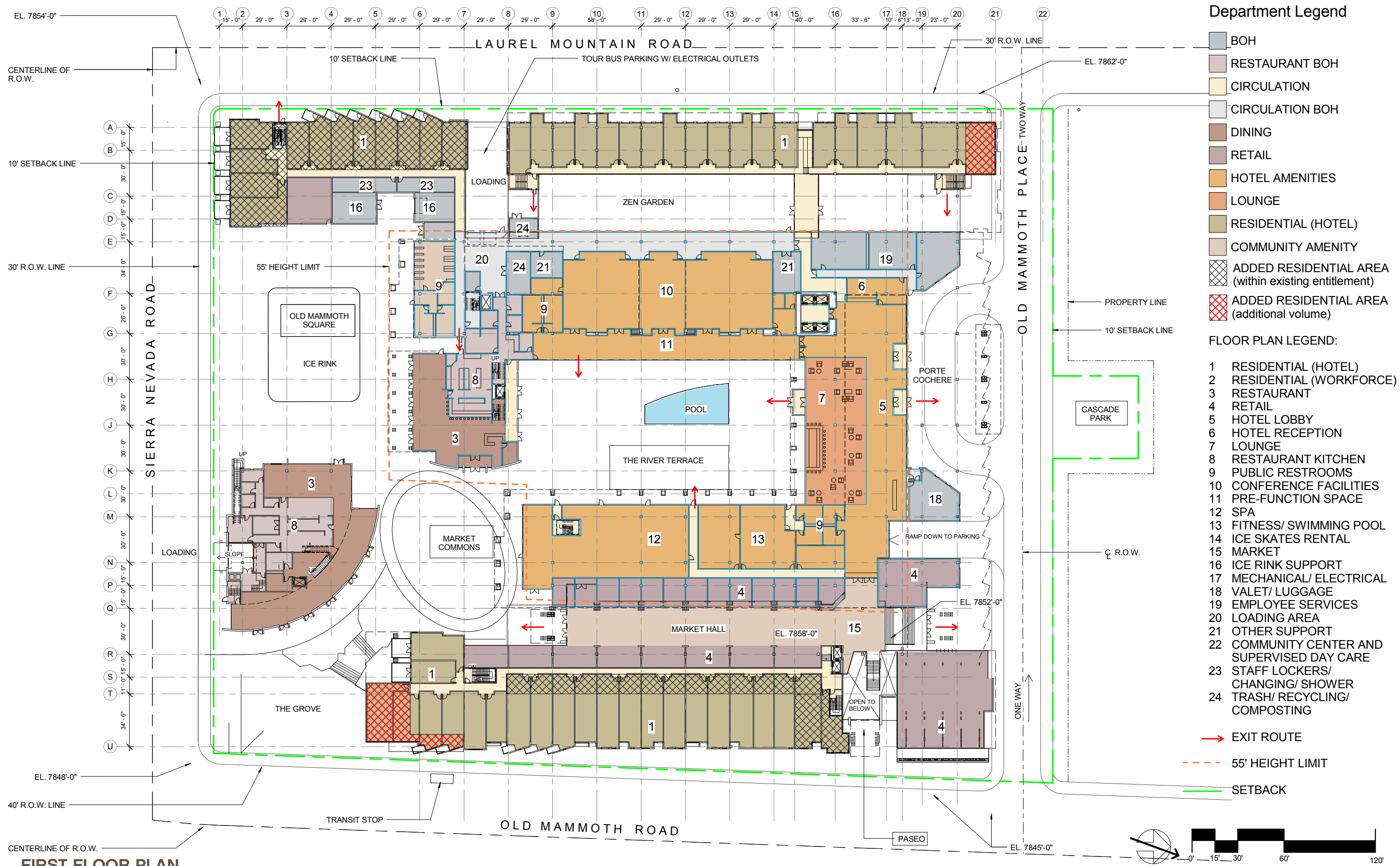
GARAGE/ GROUND FLOOR PLAN

OLD MAMMOTH PLACE

07. 17. 15

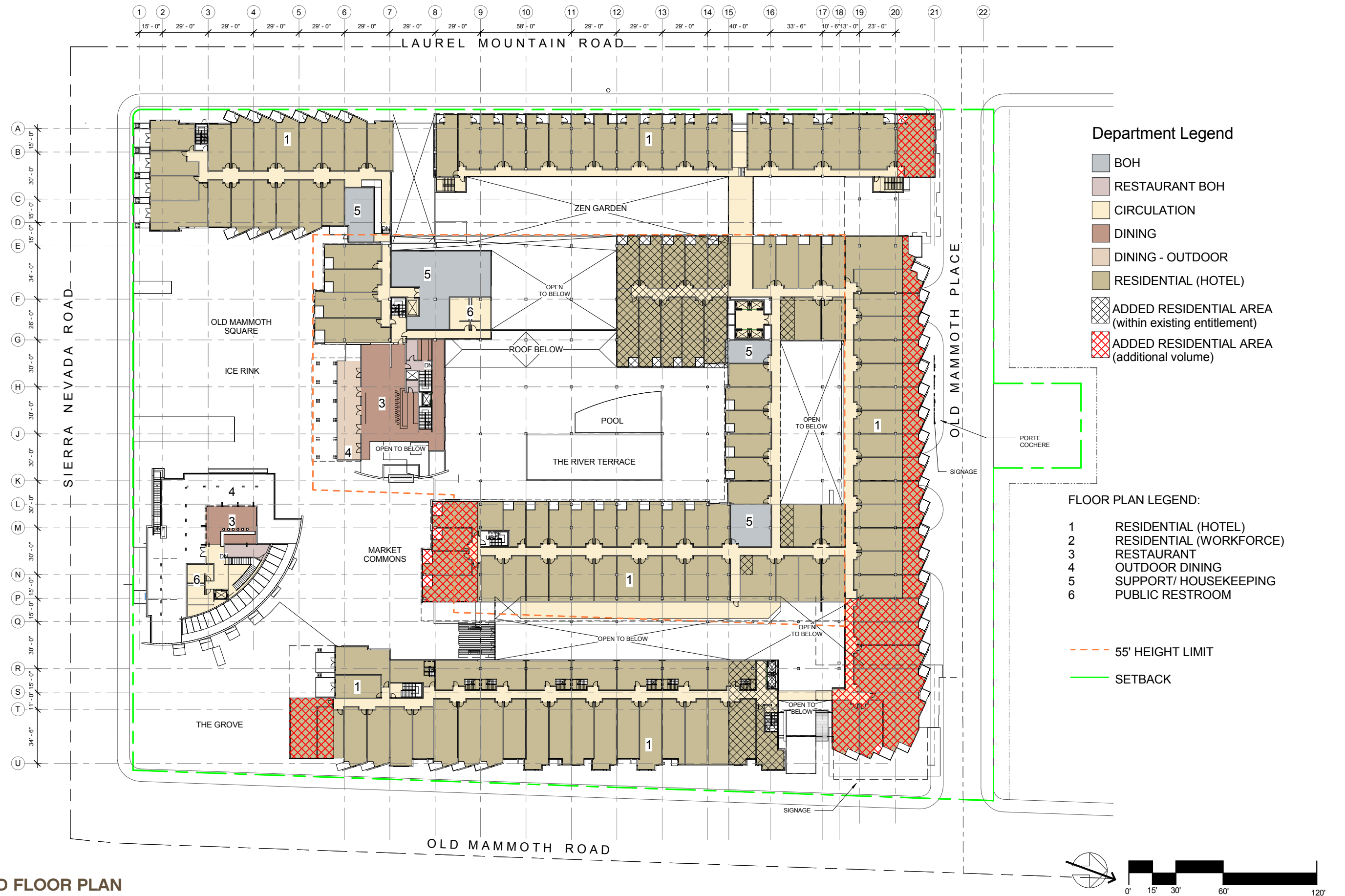
A2.00

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS



FIRST FLOOR PLAN

OLD MAMMOTH PLACE



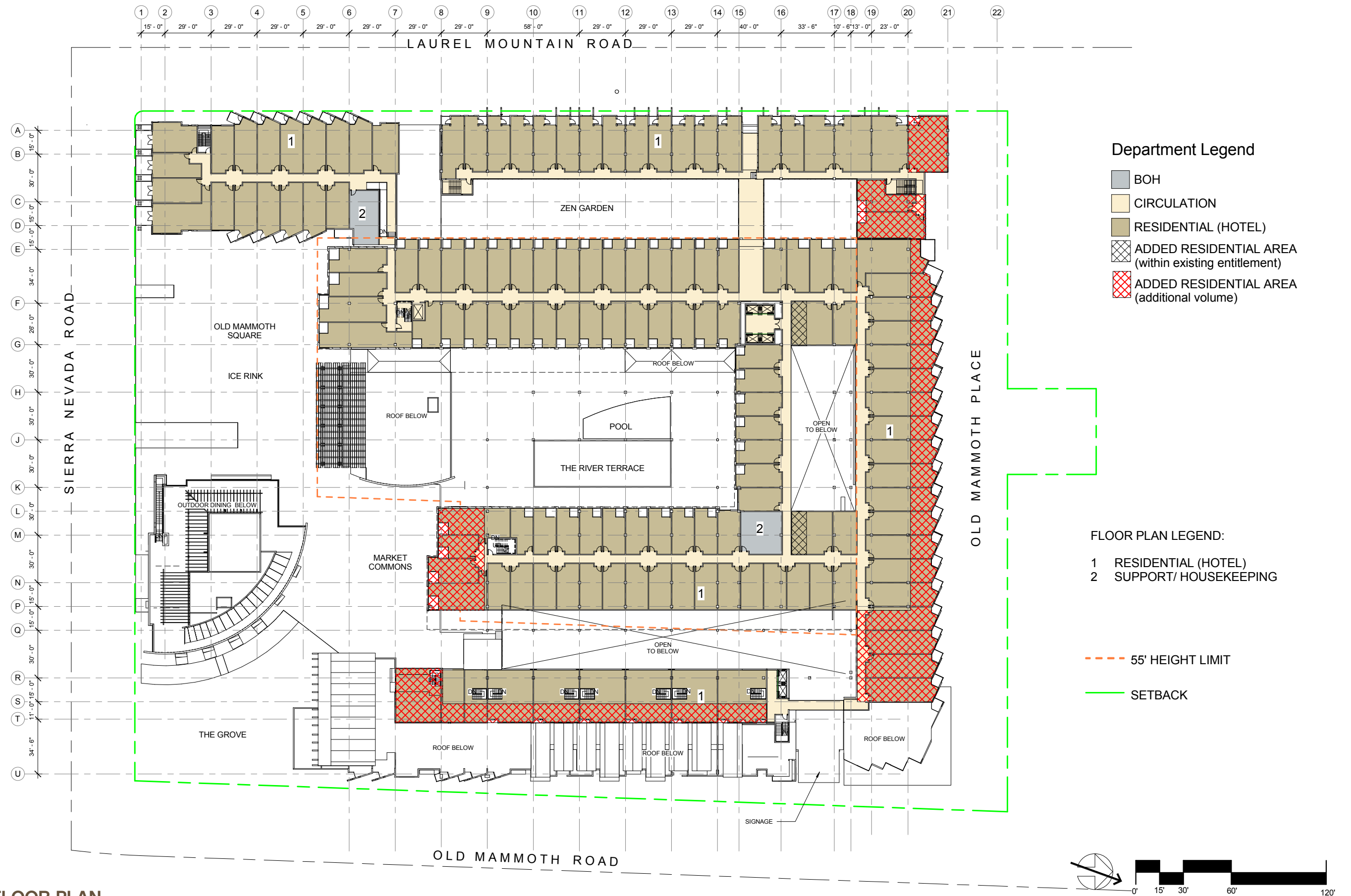
SECOND FLOOR PLAN

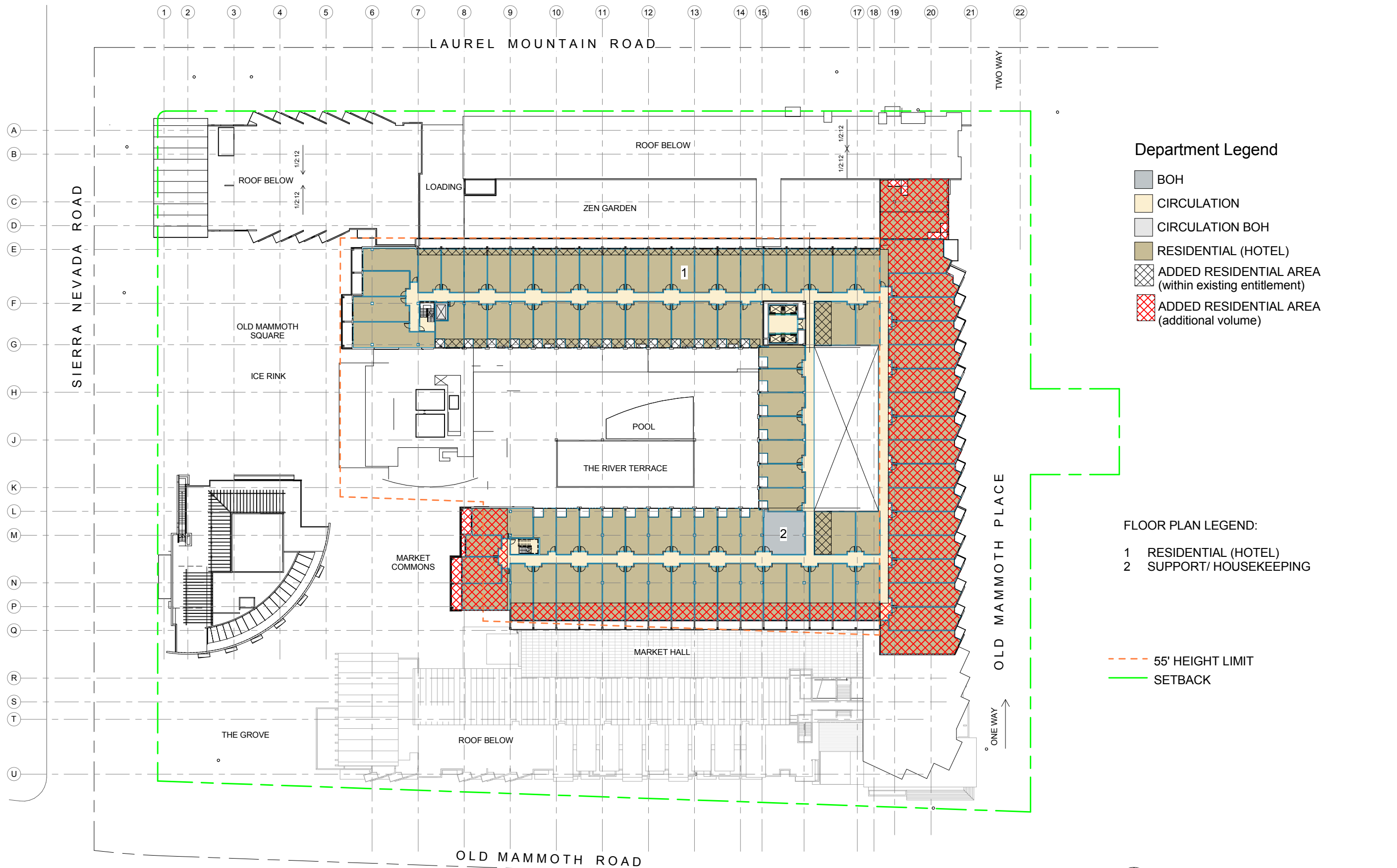
OLD MAMMOTH PLACE

07.17.15

A2.20

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS





- Department Legend**
- BOH
 - CIRCULATION
 - CIRCULATION BOH
 - RESIDENTIAL (HOTEL)
 - ADDED RESIDENTIAL AREA (within existing entitlement)
 - ADDED RESIDENTIAL AREA (additional volume)

- FLOOR PLAN LEGEND:**
- 1 RESIDENTIAL (HOTEL)
 - 2 SUPPORT/ HOUSEKEEPING

- 55' HEIGHT LIMIT
- SETBACK



FIFTH FLOOR PLAN

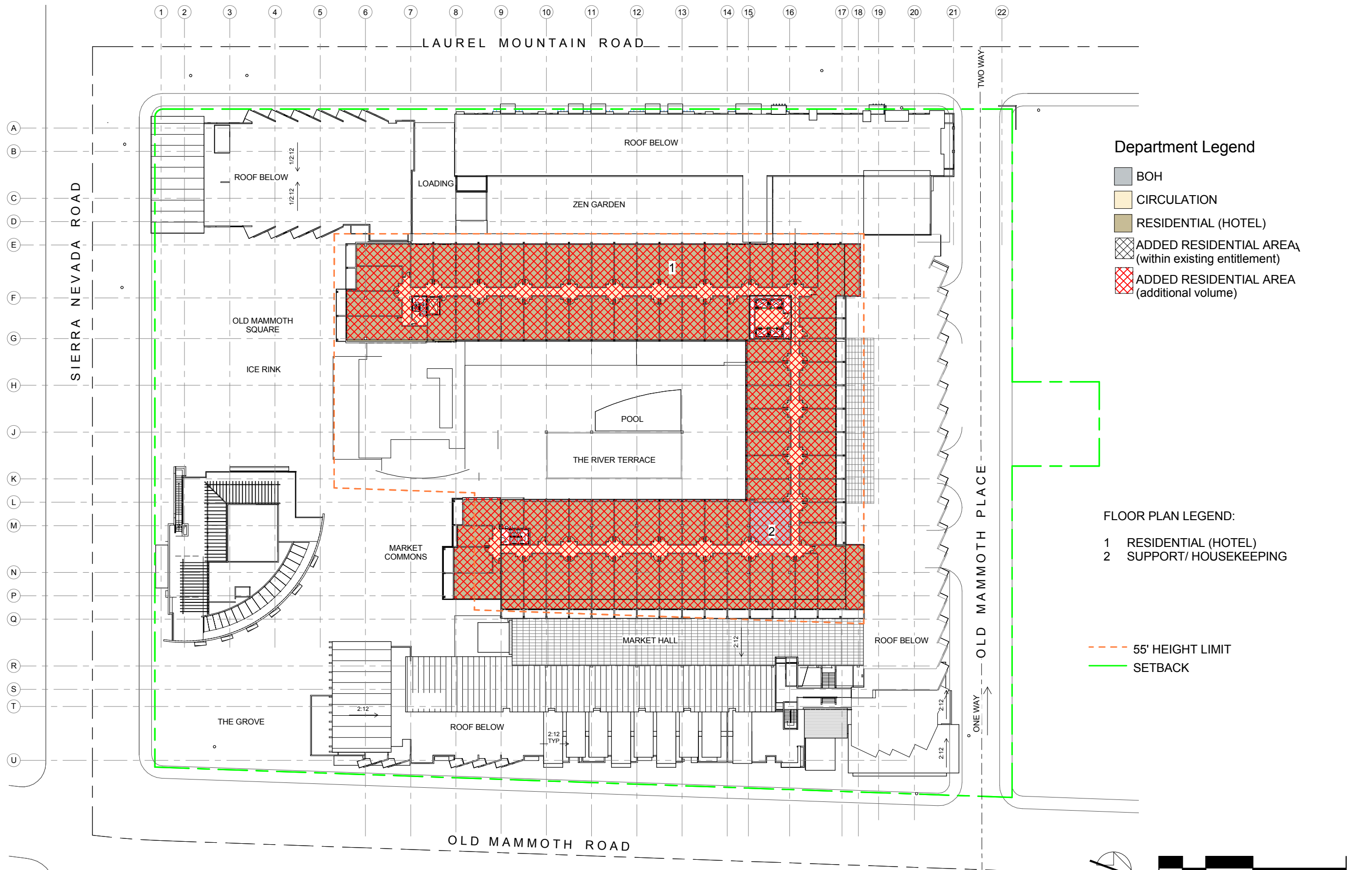
OLD MAMMOTH PLACE

07.17.15

A2.50



bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS



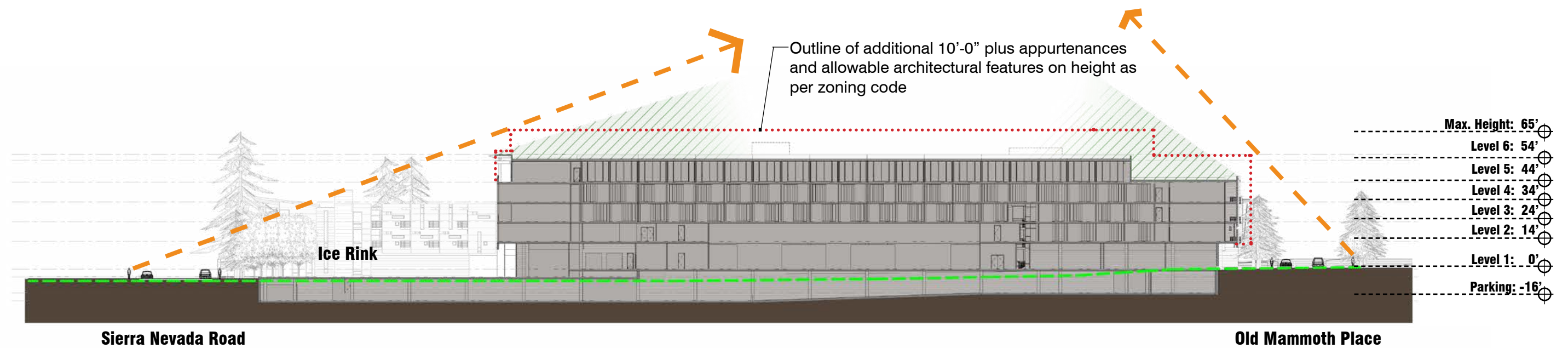
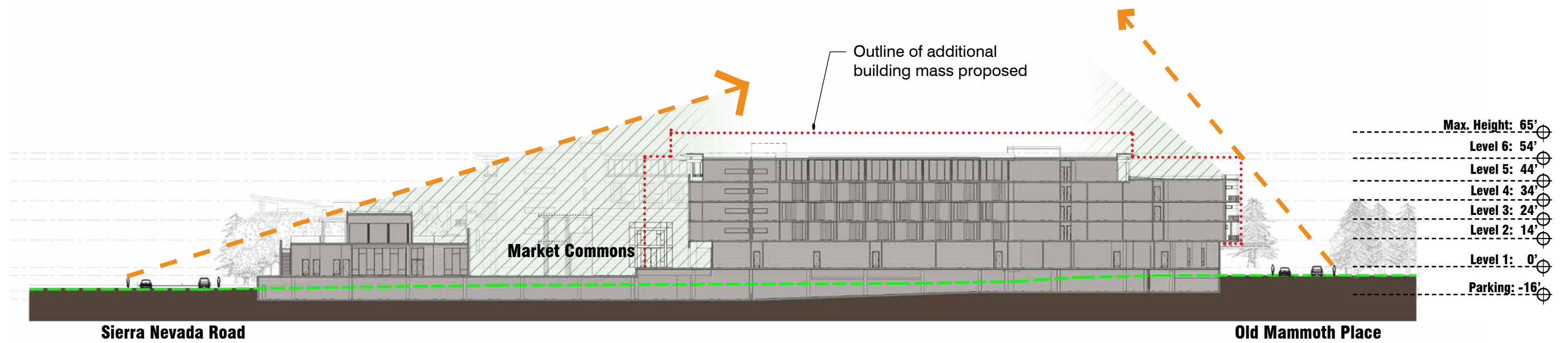
SIXTH FLOOR PLAN

OLD MAMMOTH PLACE

07.17.15

A2.60

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

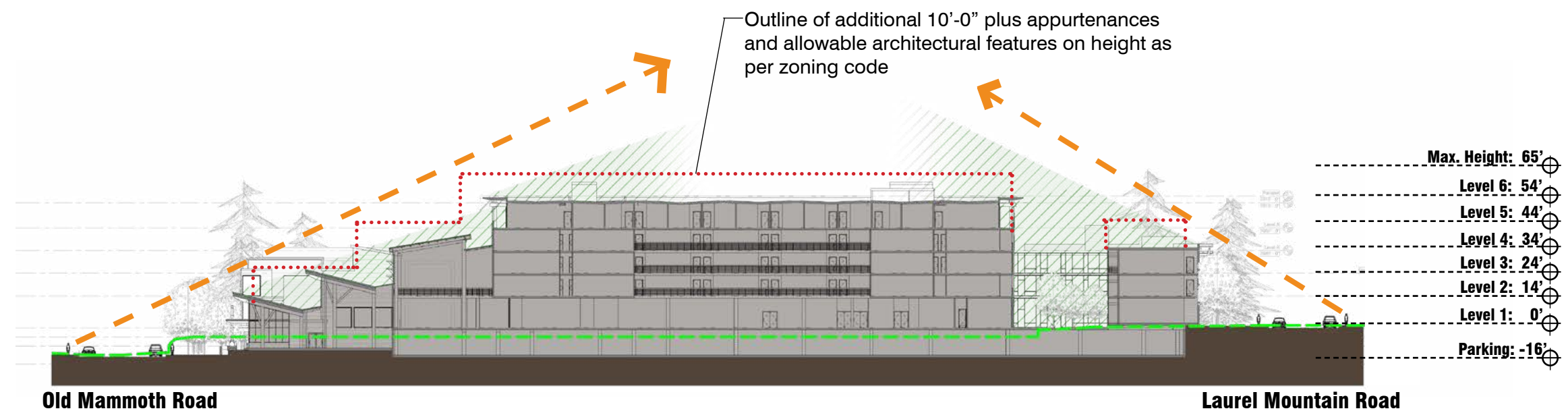
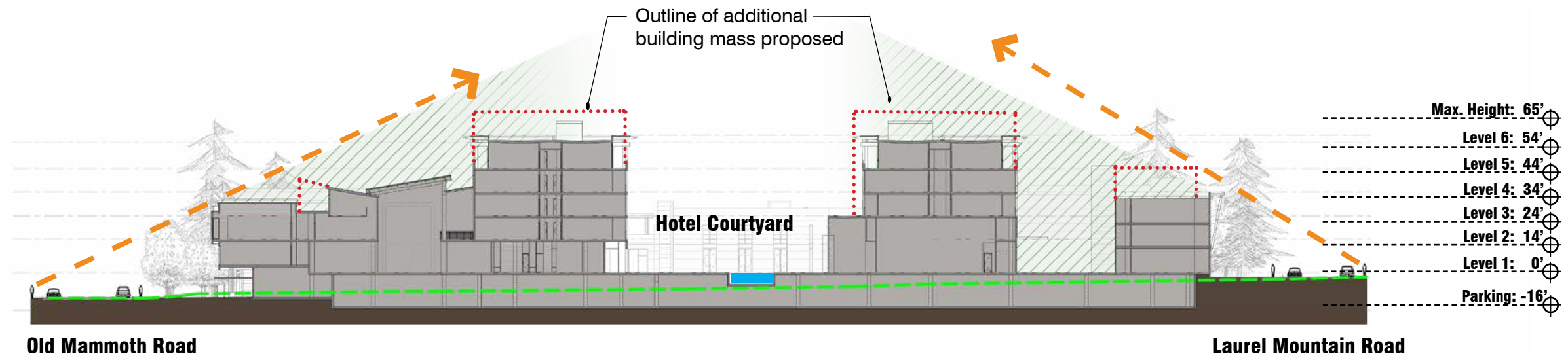


Site Sections

OLD MAMMOTH PLACE 2015 DESIGN REVISIONS

16 July 2015

1" = 50'

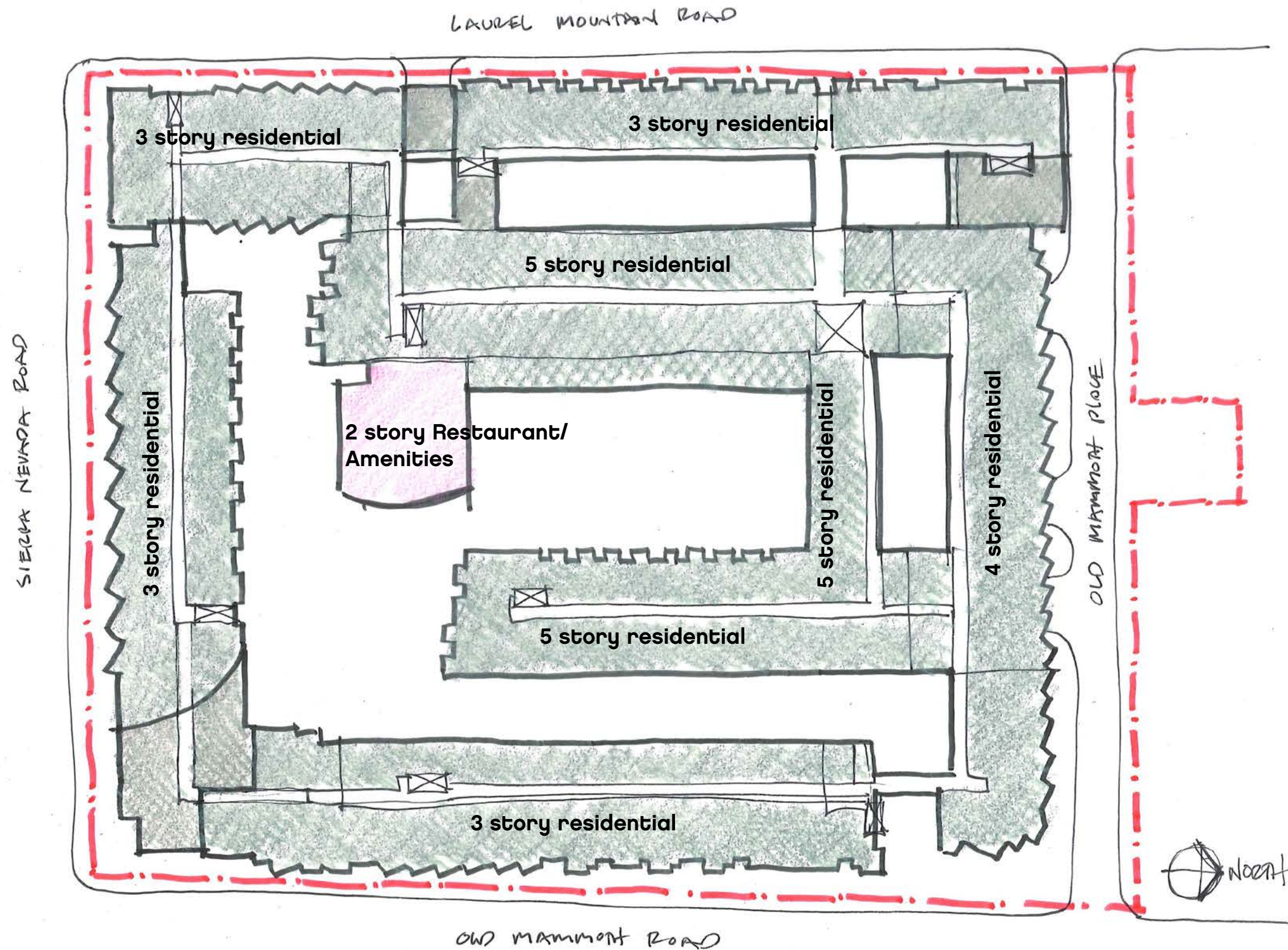


Site Sections

OLD MAMMOTH PLACE 2015 DESIGN REVISIONS

16 July 2015

1"= 50'



Approximate Development:

Lot Coverage: 140,517 sf. (53%)
(70% max. allowed)

Maximum Height : 55'

Total room count as per calculations on the previous page, redistributed overbuilding areas as shown (density as previously proposed).



Alternative Low Level Scheme Plan with Added Residential

OLD MAMMOTH PLACE 2015 DESIGN REVISIONS

10 June 2015