

Attachment 5

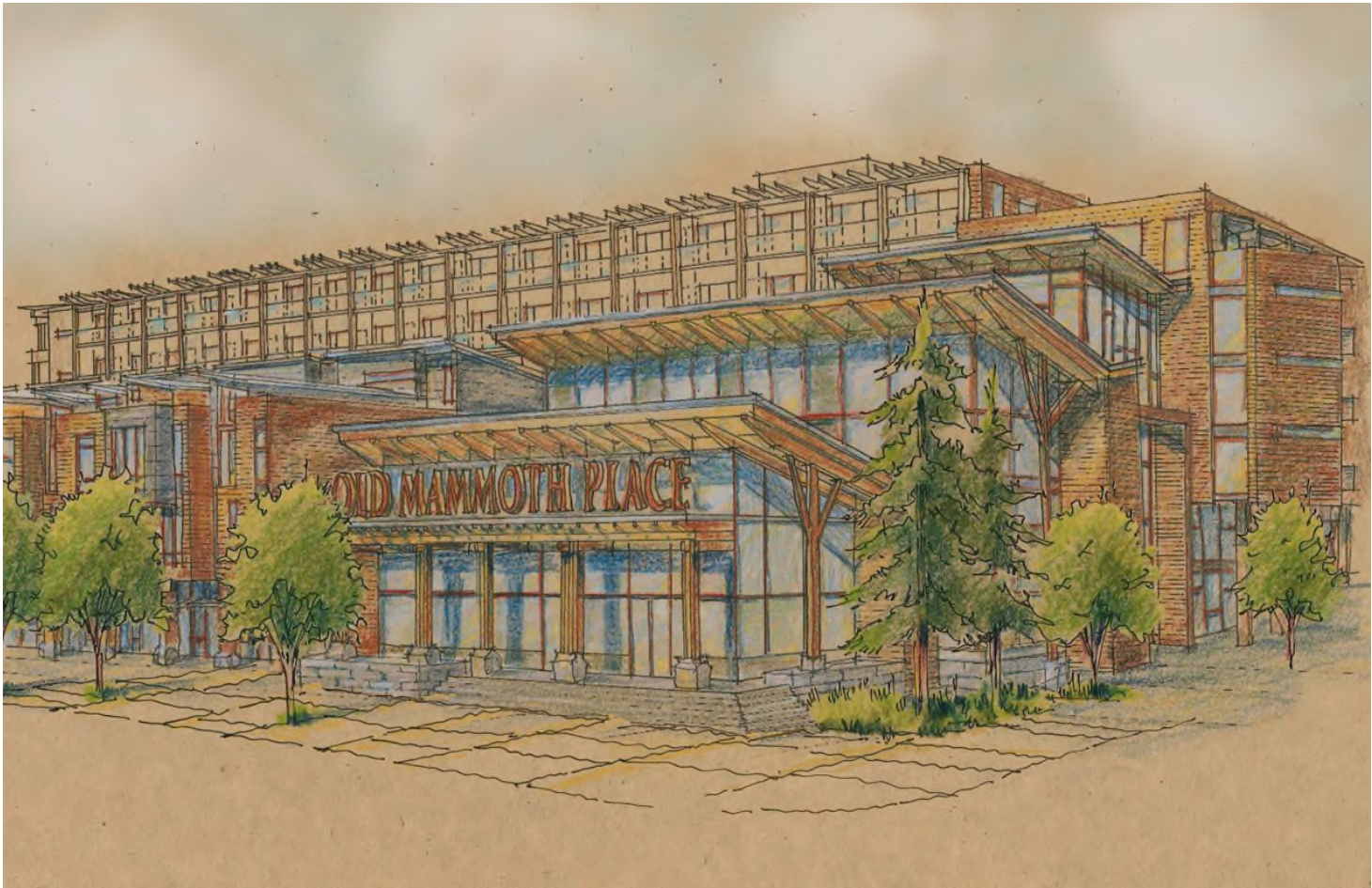
Volume 2

Project Plans

Note: Full size (22x34) versions are available online at:

<http://www.townofmammothlakes.ca.gov/DocumentCenter/View/6061>

BLANK PAGE



CONDITIONAL USE PERMIT AMENDED SUBMITTAL

OLD MAMMOTH PLACE

VOLUME TWO

JUNE 7, 2016

DIRECTORY

OWNER	OWNER'S REPRESENTATIVE	ARCHITECT	LANDSCAPE	CIVIL
METRIC MAMMOTH LLC 269 South Beverly Drive, No. 576 Beverly Hills, CA 90212 Jim Demetriades Tel. 310-271-1845	Sierra Nevada Resort 164 Old Mammoth Rd Mammoth Lakes, CA 93546 Brent Truax Tel. 760-934-2515	BSA Architects, Inc. Bull Stockwell Allen 300 Montgomery Street, Suite 1135 San Francisco, CA 94104 John Ashworth tel: 415-281-4720 fax: 415-281-4721 jashworth@bsaarchitects.com	RHAA Royston Hanamoto Alley & Abey 323 Geary Street, #602 San Francisco, California 94102 tel. 415-861-7900 fax. 415-861-7908 sfstudio@rhaa.com	Triad/Holmes Associates Corporate Headquarters P.O. Box 1570 549 Old Mammoth Road, Suite 202 Mammoth Lakes, CA 93546 Thomas Platz tel: 760-934-7588 fax: 760-934-5619 tplatz@thainc.com

DRAWING SHEET INDEX

Volume One

EXECUTIVE SUMMARY
CR15-001 FEEDBACK & RESPONSE
APPLICATION
SUMMARY OF AMENDMENTS

Volume Two

CONCEPTUAL DESIGN AND APPROACH

- 10 NORTHEAST CORNER
- 11 OLD MAMMOTH PLACE
- 12 EL PASEO
- 13 MARKET HALL ENTRY
- 14 LAUREL MOUNTAIN ROAD
- 15 MARKET HALL
- 20 PERSPECTIVE MASSING VIEW FROM SOUTHEAST - COMPARISON
- 21 3D VIEW FROM NORTHEAST CORNER - COMPARISON
- 22 PERSPECTIVE MASSING VIEW FROM SOUTHEAST
- 23 3D VIEW FROM NORTHEAST CORNER
- 30 PROPOSED MATERIALS AND FINISH SELECTIONS
- 31 SUPPLEMENTAL MATERIALS AND FINISH SELECTIONS
- 32 LANDSCAPE SECTION DIAGRAM

ARCHITECTURAL DRAWINGS

- A1.0 DEMOLITION PLAN
- A1.1 CONSTRUCTION STAGING/ MANAGEMENT PLAN
- A1.2 SHADOW STUDIES
- A1.3 SITE COVERAGE PLAN
- A1.5 FIRE ACCESS LANE DIAGRAM
- A1.6 ARCHITECTURAL CHANGES
- A2.0A GARAGE/ GROUND FLOOR PLAN - SELF-PARK PARKING LAYOUT
- A2.0B GARAGE/ GROUND FLOOR PLAN - LSA VALET PARKING LAYOUT
- A2.0C GARAGE/ GROUND FLOOR PLAN - TOWN'S (9'X18') VALET PARKING LAYOUT
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 FOURTH FLOOR PLAN
- A2.5 FIFTH FLOOR PLAN
- A2.6 SIXTH FLOOR PLAN
- A2.7 ROOF PLAN
- A3.1 ELEVATION - OLD MAMMOTH ROAD
- A3.2 ELEVATION - OLD MAMMOTH PLACE
- A3.3 ELEVATION - LAUREL MOUNTAIN ROAD
- A3.4 ELEVATION - PLAZA AND HOTEL SOUTH
- A3.5 ELEVATION - SIERRA NEVADA ROAD
- A4.1 UNIT PLANS
- A4.2 UNIT PLANS
- A4.3 UNIT PLANS
- A.37 PHOTOMONTAGE - SOUTHEAST CORNER
- A.38 PHOTOMONTAGE - NORTHEAST CORNER
- A.39 PHOTOMONTAGE - NORTHWEST CORNER

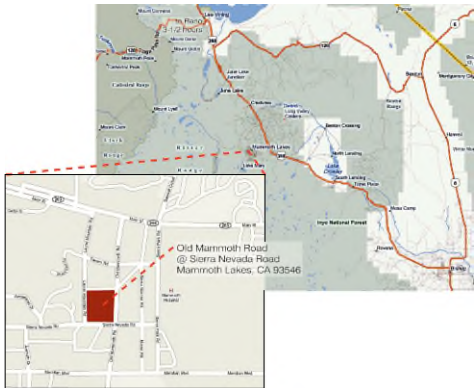
LANDSCAPE DRAWINGS (Previously approved. For Reference)

- L1.0 CONCEPTUAL LANDSCAPE PLAN
- L1.1 ENLARGED PLAZA PLANS
- L1.2 ENLARGED PLAZA PLANS
- L1.3 ENLARGED PLAZA PLANS
- L1.4 SECTIONS
- L1.5 SECTIONS
- L1.6 SECTIONS
- L1.7 PROPOSED MATERIALS AND FINISH SELECTIONS
- L5.2 PLANTING IMAGES

HEIGHT, MASSING & VIEW ANALYSIS

- HA.2 RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH ROAD
- HA.6 RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN ROAD
- HA.7 RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH PLACE
- HA.9 RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH CORNER
- HA.12 RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN CORNER
- HA.15 RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH PLACE

LOCATION MAP



PROJECT DESCRIPTION

PROPERTY SUMMARY

Location: Bounded by Old Mammoth Road, Sierra Nevada Road and Laurel Mountain Road in Mammoth Lakes, CA

Parcel size: 6.1 acres
APN #(s): 35-230-05, 35-230-06 & 35-230-07

Planning area: Clearwater Specific Plan ("CSP")
Zoning designation: CSP

Existing improvements: Current improvements on the property include five older commercial buildings. These one and two story wood framed buildings are distributed across the 6.1 acre site and separated by asphalt paved parking lots. One laundry facility. Existing landscaping is minimal. Three of the buildings are undergoing a short-term upgrade and are operated as a lodging facility under the Rodeway Inn moniker. The other two existing buildings front Old Mammoth Road have been vacant for a number of years. Historically, these buildings have incorporated restaurant uses

Owner: Jim Demetriades/ METRIC MAMMOTH LLC

The mixed-use building program has five primary components that provide significant community benefits. They include a four-star branded full service hotel, state-of-the-art conference and banquet facilities, retail and food & beverage component oriented toward local tenancy, and expansive outdoor public events plazas and related amenities. Additionally, parking requirements would be satisfied in a subterranean parking facility supplemented by a nominal on-street parking component. This mix of complimentary uses would be housed in five buildings of varying sizes ranging in height from one to six stories.

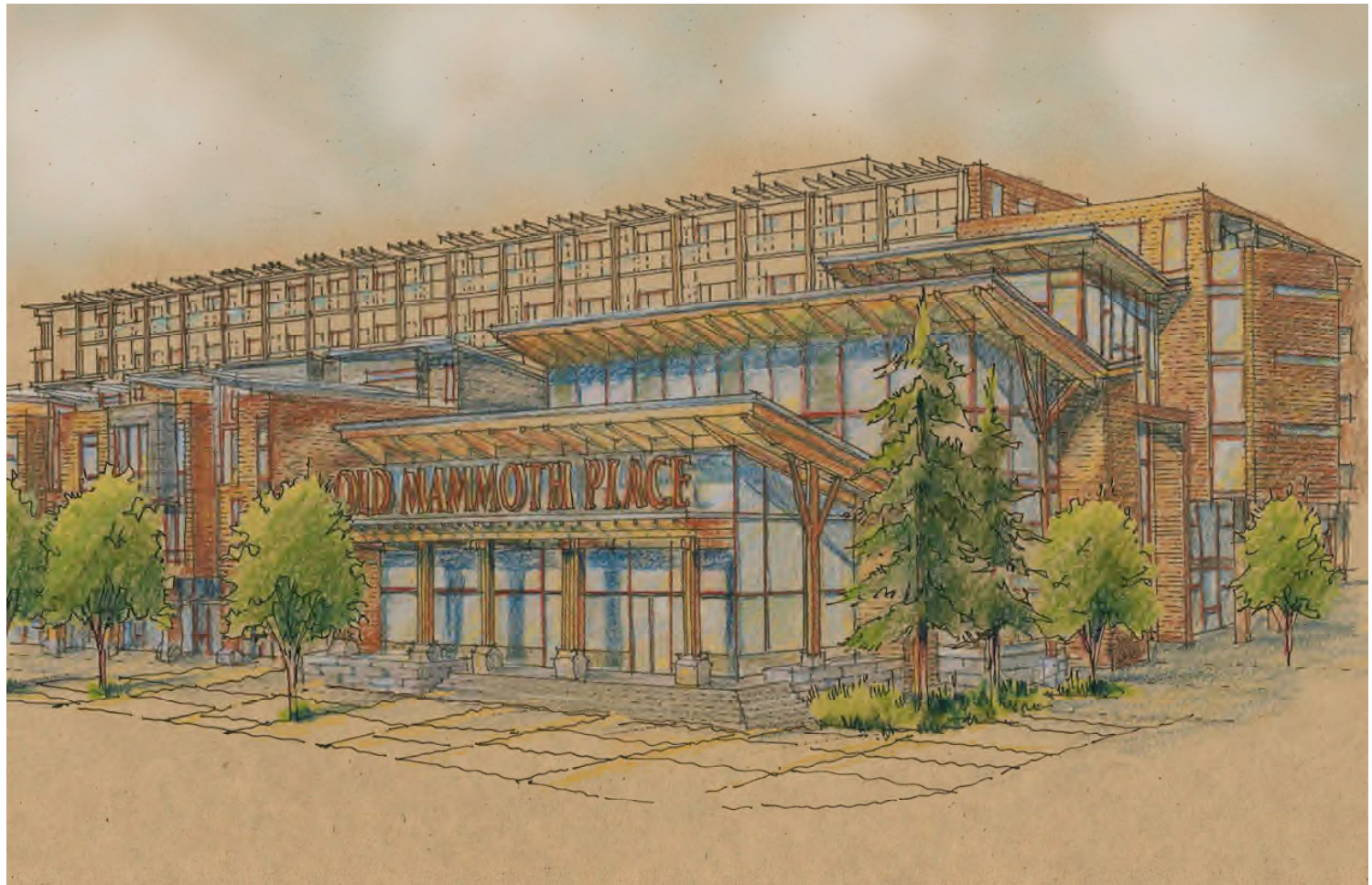
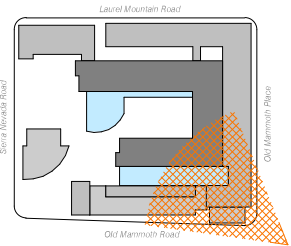
In the aggregate, approximately 482,800 square feet of mixed-use building area encompassing Mammoth's first full-service hotel, conference and banquet facilities, and commercial space will be distributed across the expansive 6.1 acre site in five buildings. The combined building footprint of 125,344 square feet encompasses only 48% the overall site area, leaving 52% as open space. This vast open space component includes expansive sidewalks along Old Mammoth Road and numerous sun filled public events plazas and associated amenities. The underground parking facility will encompass 160,000 square feet or 60% of the Property. This large parking structure will assure that the private car no longer dominates the site but is hidden from view.

As currently configured, the proposed development program for Old Mammoth Place includes an estimated 460 keyed rooms, 37,000 square feet of retail space and food & beverage venues, 14,500 square feet of state-of-the-art conference and banquet space, 5,500 square foot quality spa and wellness center, subterranean parking capacity for 613 cars, and expansive outdoor public events plazas and associated amenities. As noted, this program is contained within five buildings, which range in height from one to six stories.

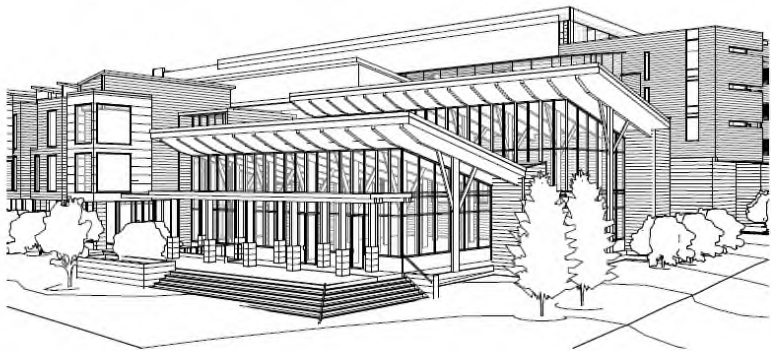
COVER SHEET



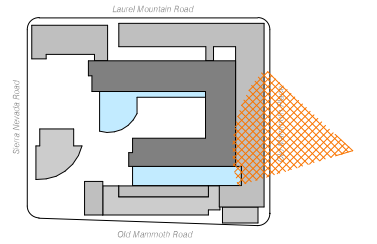
DESIGN CONCEPT and APPROACH



IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



NORTHEAST CORNER



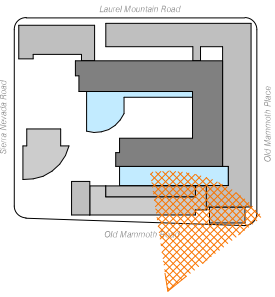
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



Lighted Monumental Signage:
Metal Letters Mounted to Steel
Armature

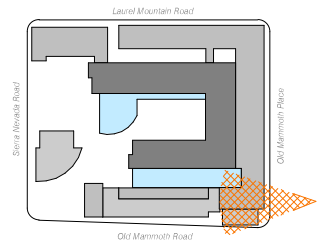


OLD MAMMOTH PLACE



IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



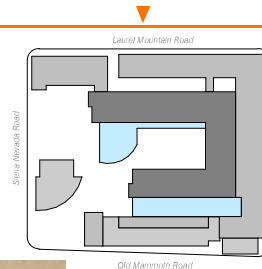


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



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

MARKET HALL ENTRY

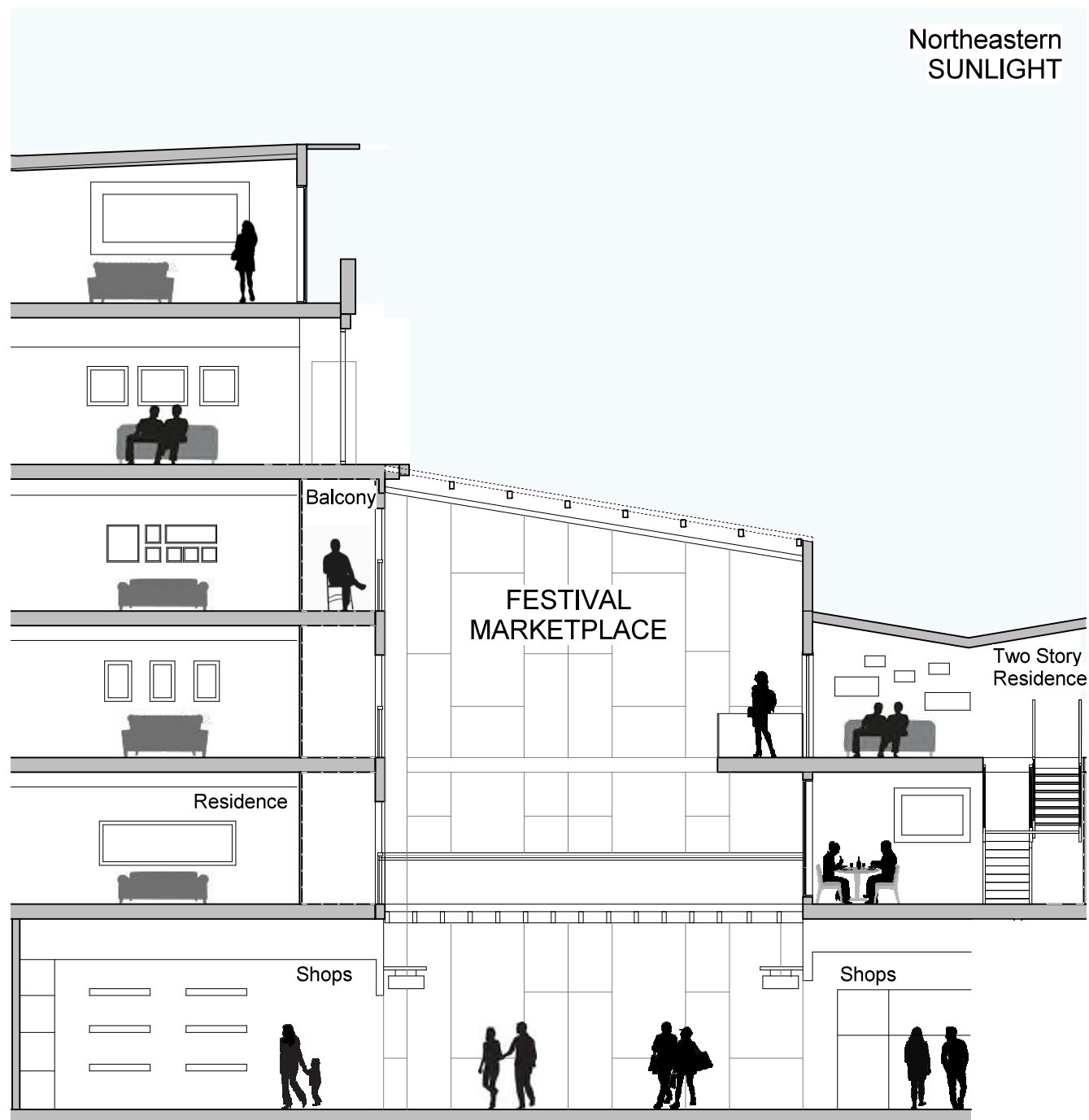
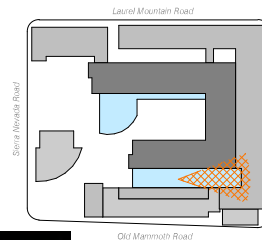


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



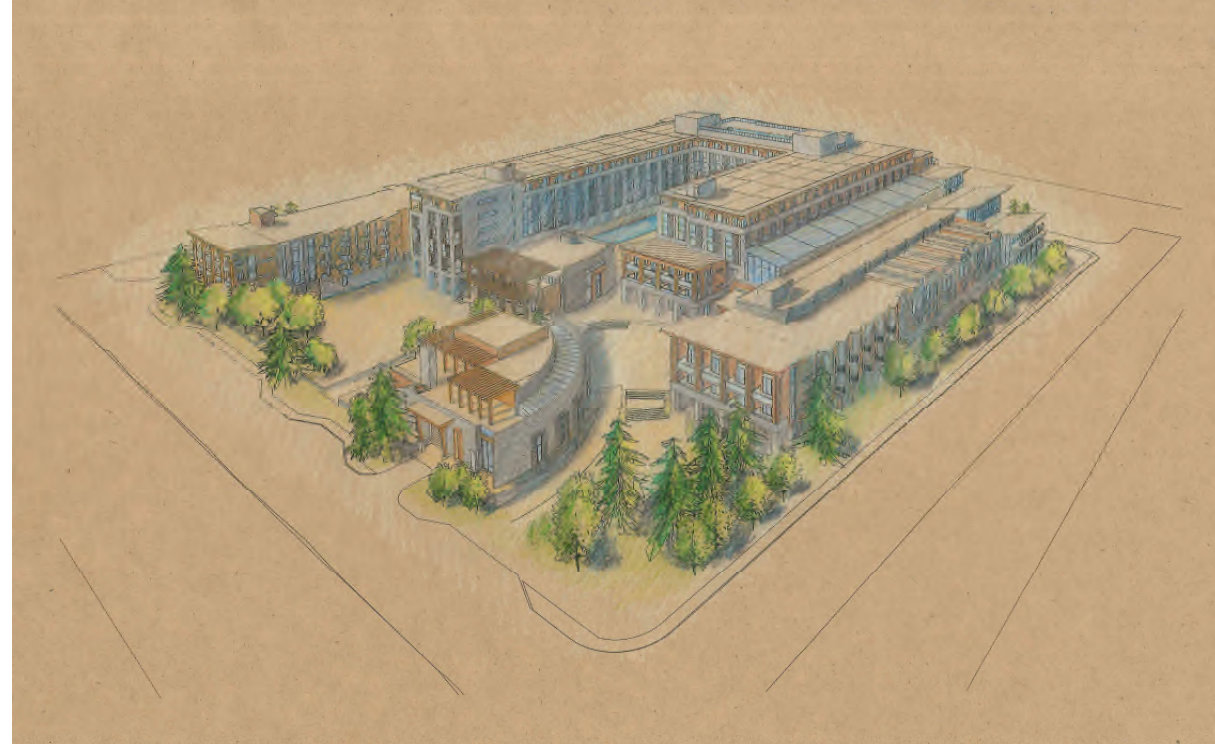
LAUREL MOUNTAIN ROAD

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS

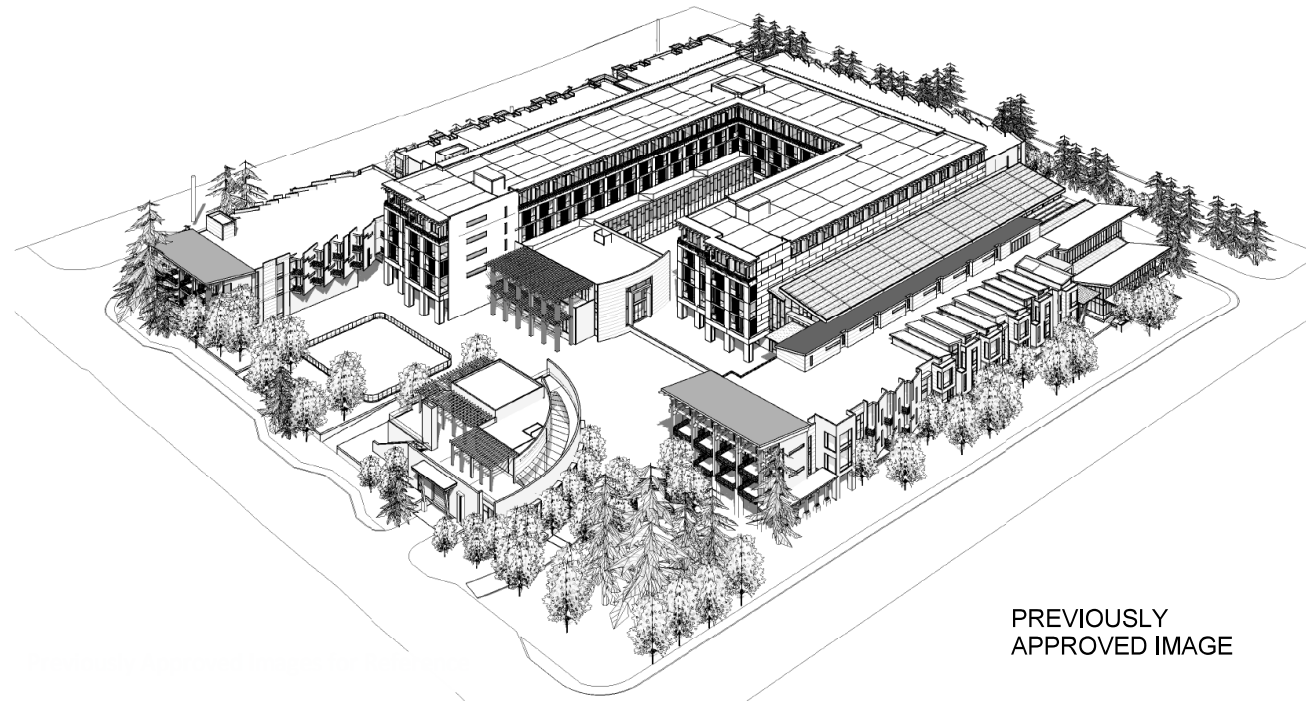
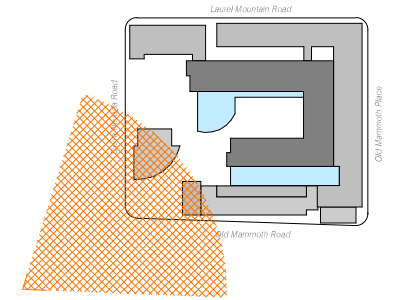


PREVIOUSLY APPROVED IMAGE FOR REFERENCE

MARKET HALL

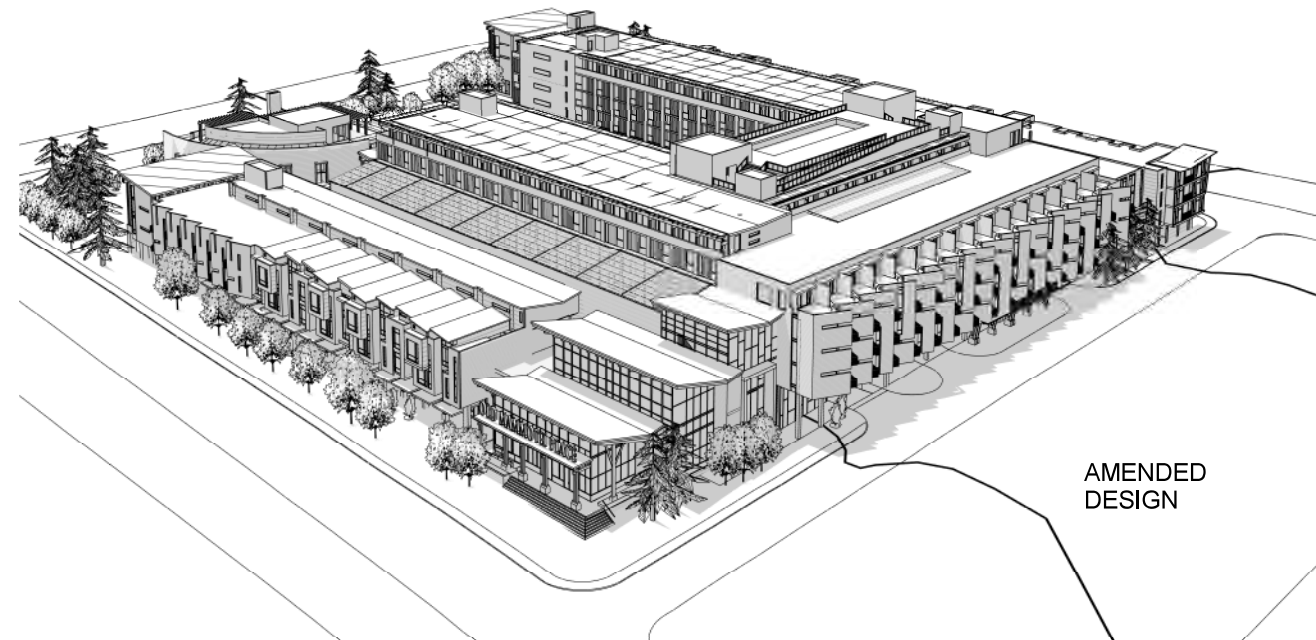
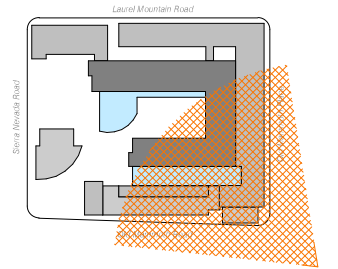


AMENDED DESIGN

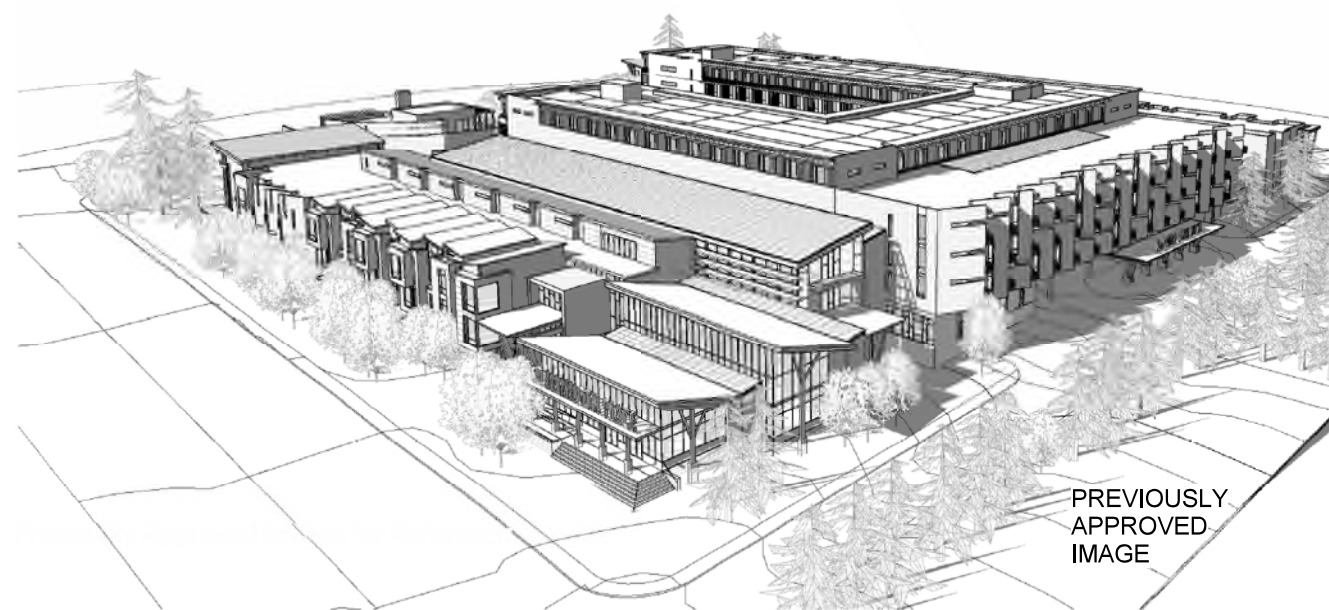


PREVIOUSLY
APPROVED IMAGE

PERSPECTIVE MASSING VIEW FROM SOUTHEAST - COMPARISON

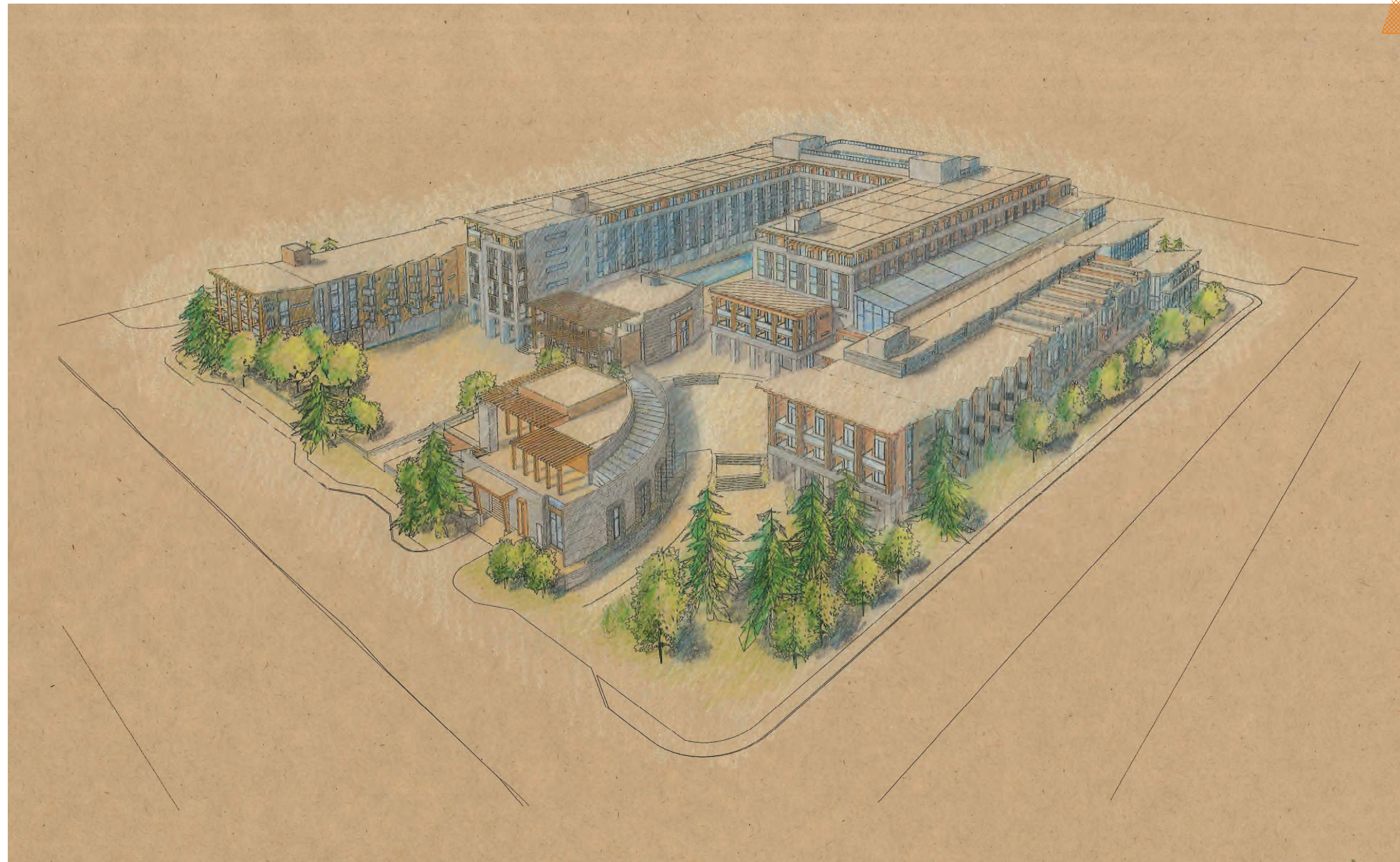
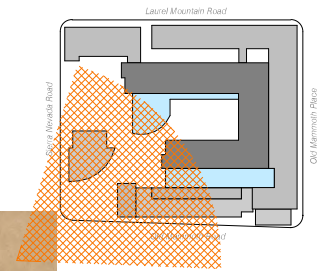


AMENDED
DESIGN

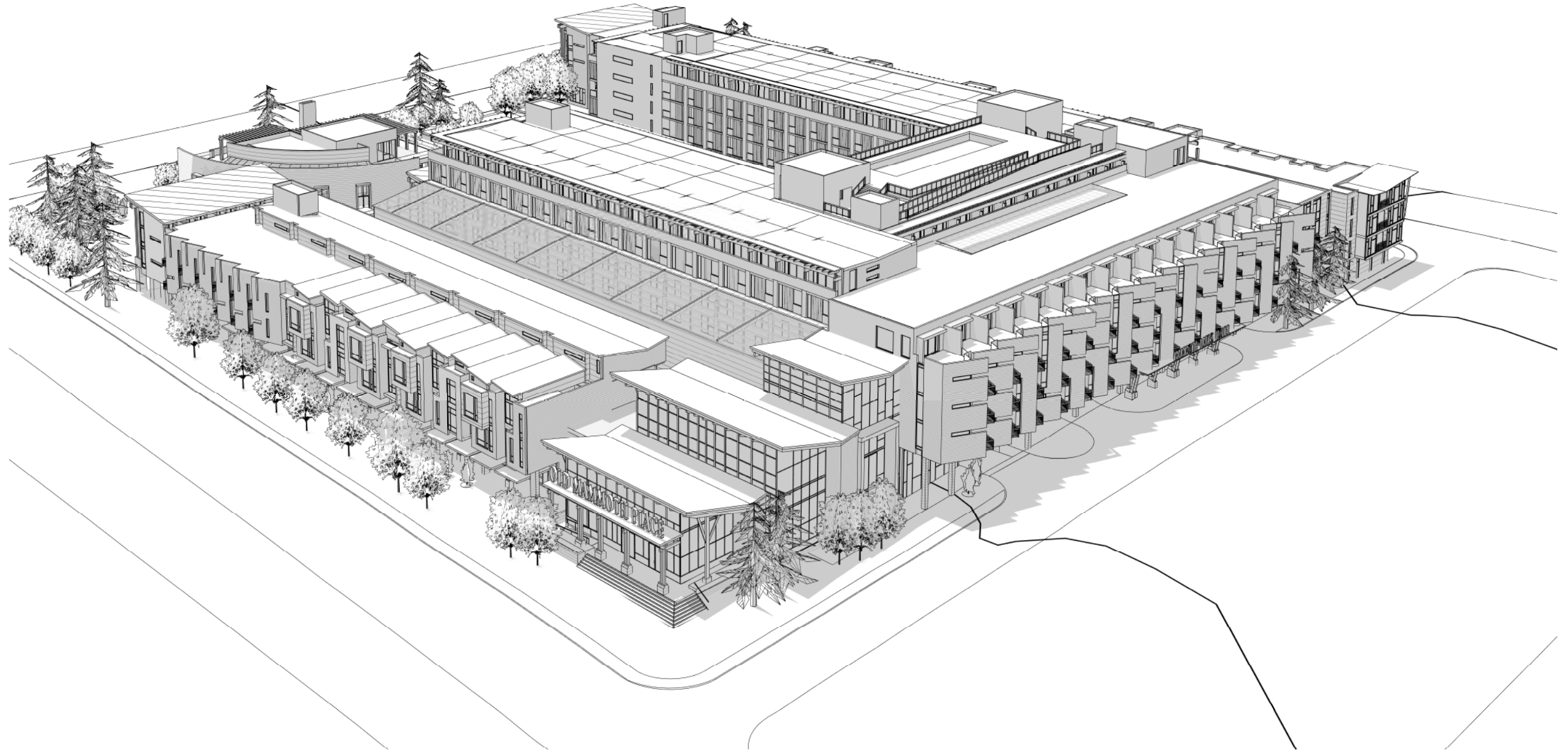
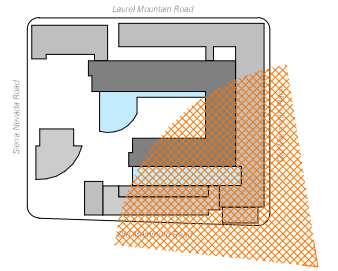


PREVIOUSLY
APPROVED
IMAGE

3D VIEW FROM NORTHEAST CORNER - COMPARISON



PERSPECTIVE MASSING VIEW FROM SOUTHEAST



3D VIEW FROM NORTHEAST CORNER



Old Mammoth Road Elevation

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



Hotel Elevation



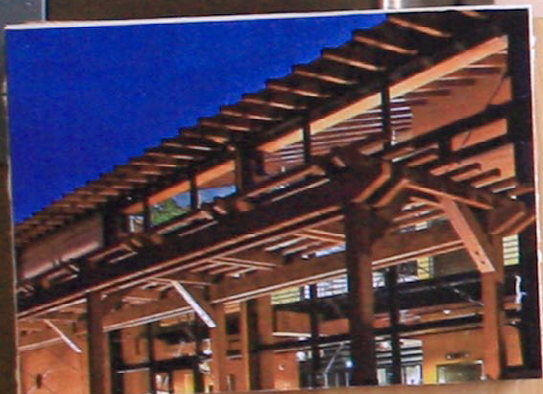
Laurel Mountain Elevation

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



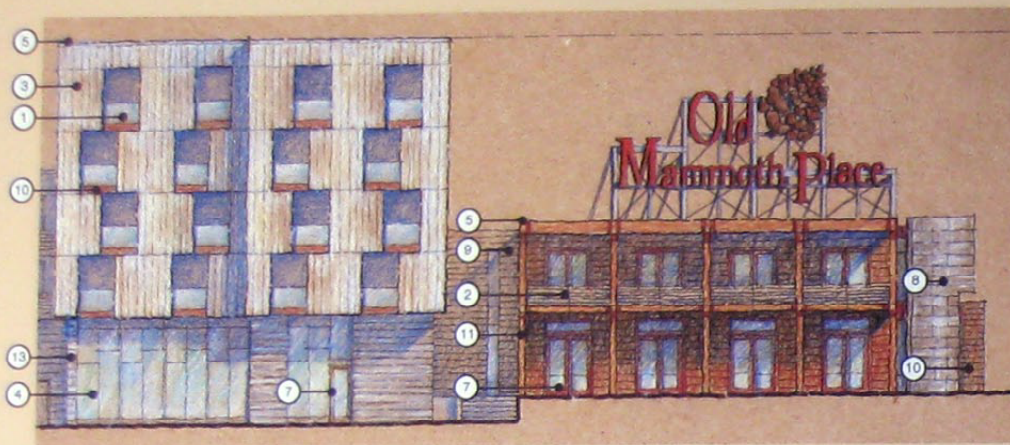
3 Rough Hewn Yosemite Granite



4 Channel Glass

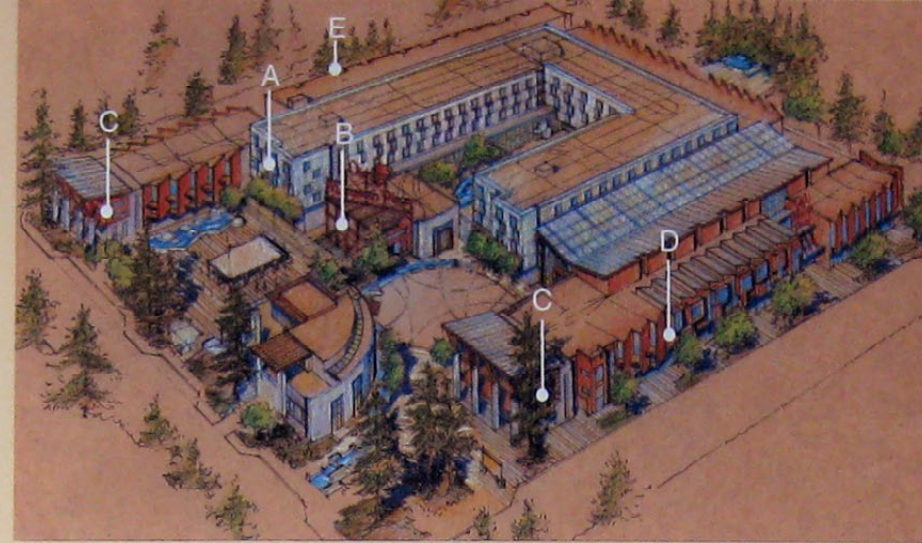


Centria 9960 Medium Gray

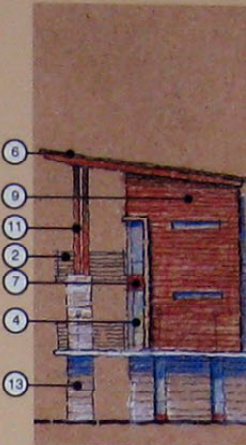


A Hotel view from ice rink looking South

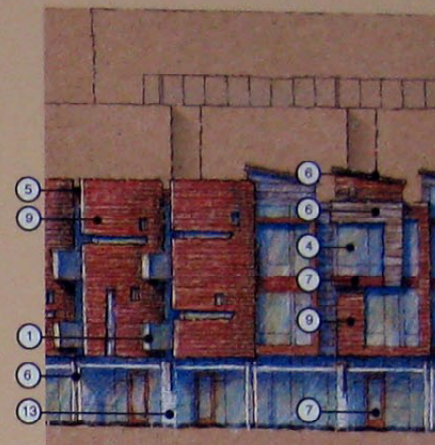
B Restaurant view from ice rink



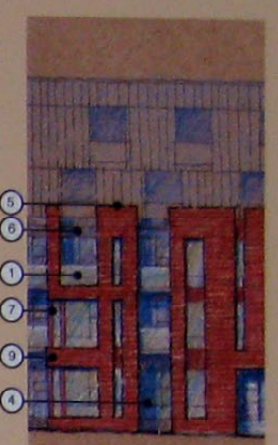
Rendering of birds eye view from Old Mammoth Road and Sierra Nevada Road Corner



C view from Old Mammoth Road



D view from Old Mammoth Road



E view from Laurel Mountain Road

Unit Balconies

Railings: Glass



Railings: Metal



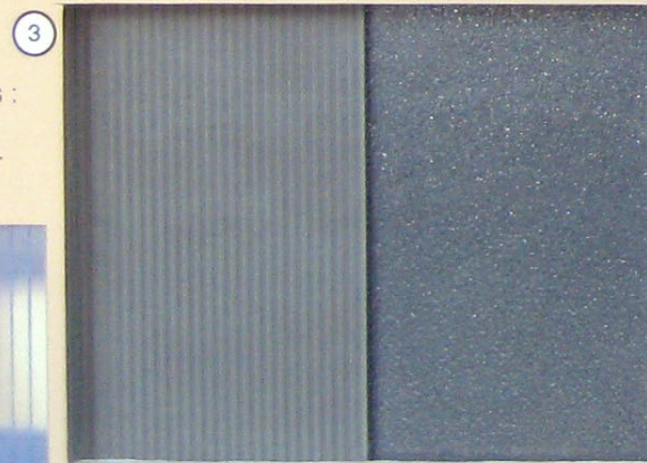
Storefronts/Windows/ Railings/Doors

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

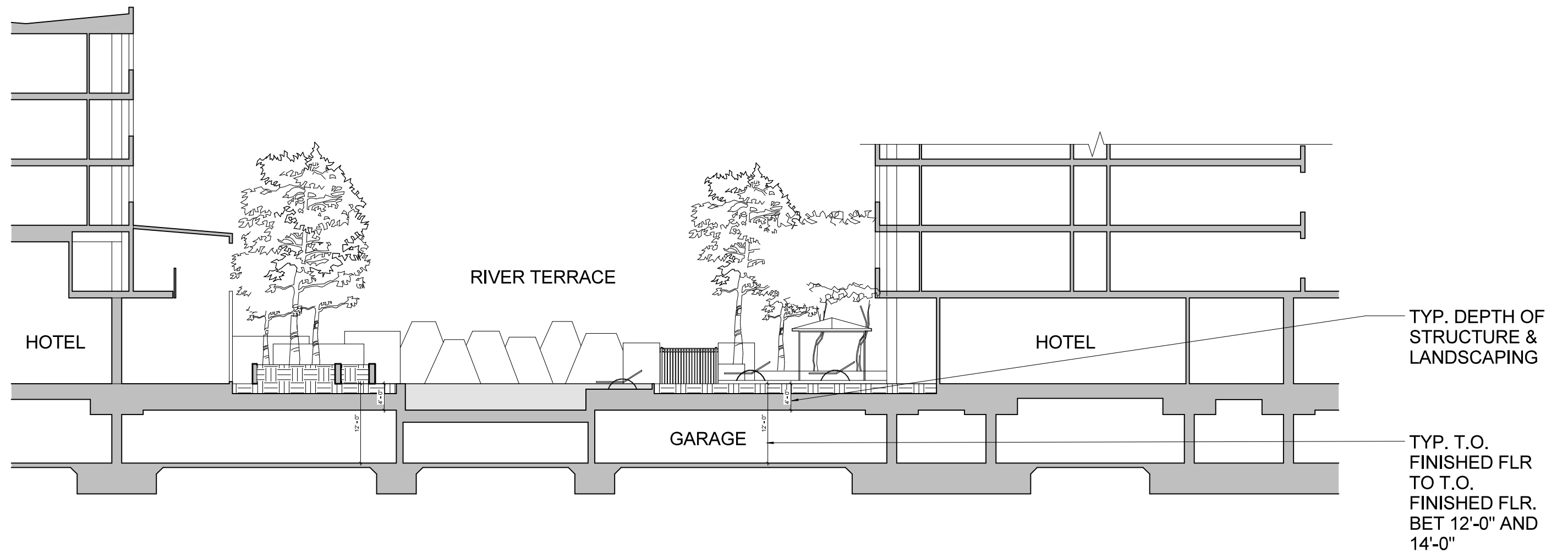
Concrete : Site & Precast :
Pattern Varies

Smooth-Seamed



Board Formed

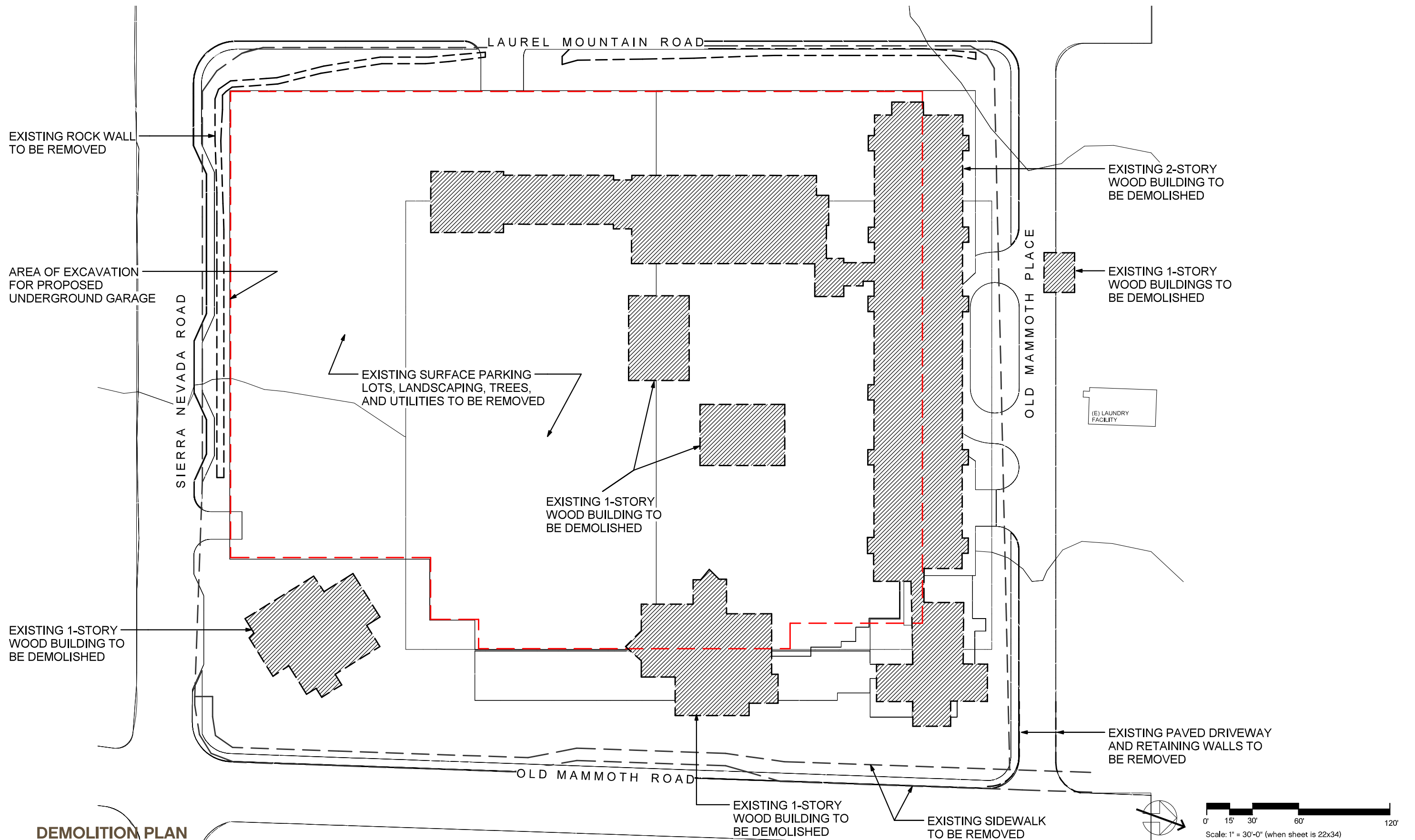


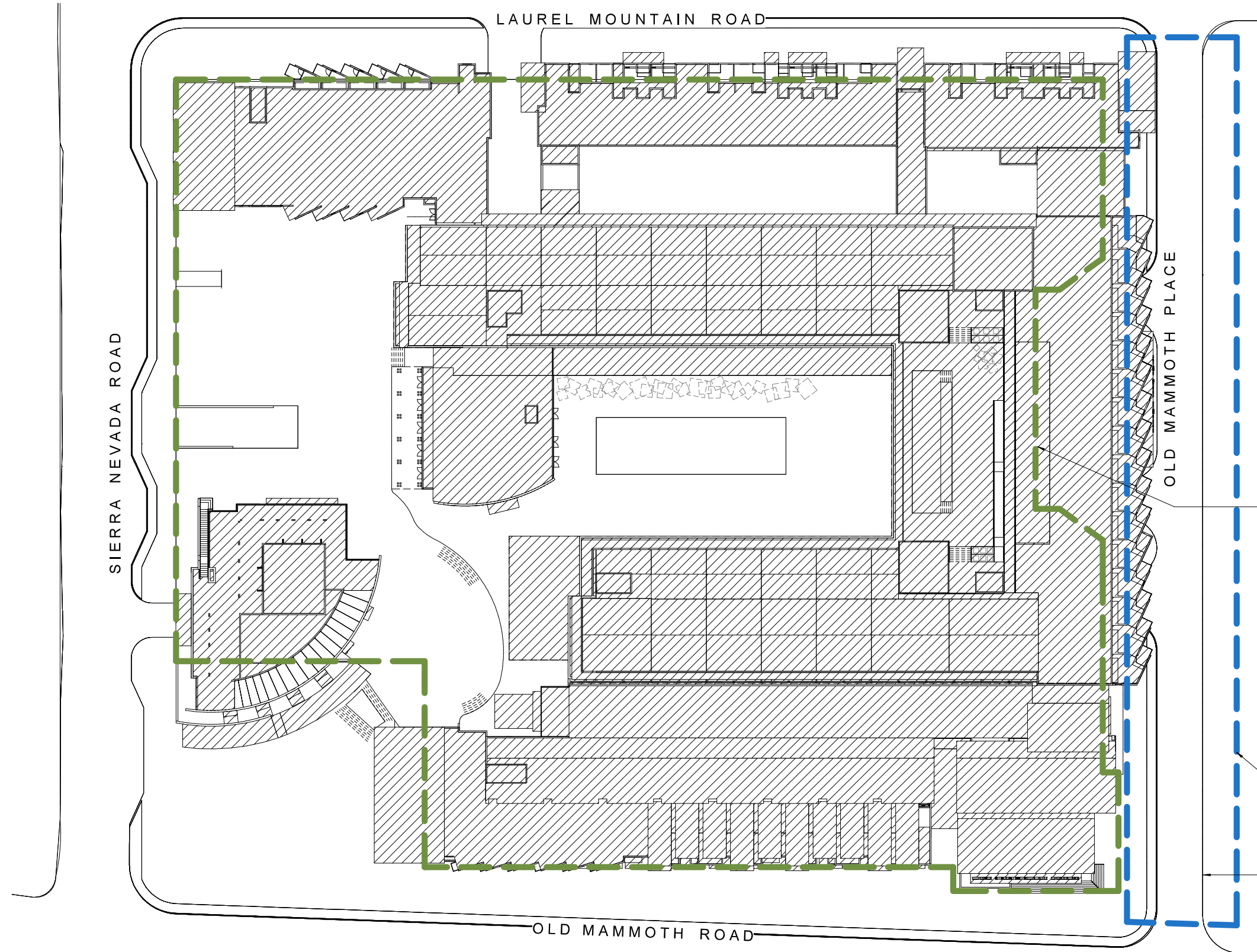


LANDSCAPE SECTION DIAGRAM



ARCHITECTUAL DRAWINGS





PROPOSED PHASING:

PHASE I:

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

PHASE II:

1. HOTEL, MARKET HALL & MIXED-USE BUILDING ALONG OLD MAMMOTH ROAD.
2. CORNER RESTAURANT & OLD MAMMOTH ROAD SIDEWALK IMPROVEMENTS.
3. OLD MAMMOTH SQUARE/ EVENTS PLAZA.

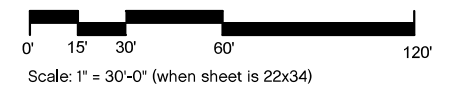
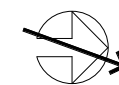
PHASE III:

1. HOTEL/ RESIDENTIAL BUILDING ALONG LAUREL MOUNTAIN ROAD.
2. ZEN GARDEN

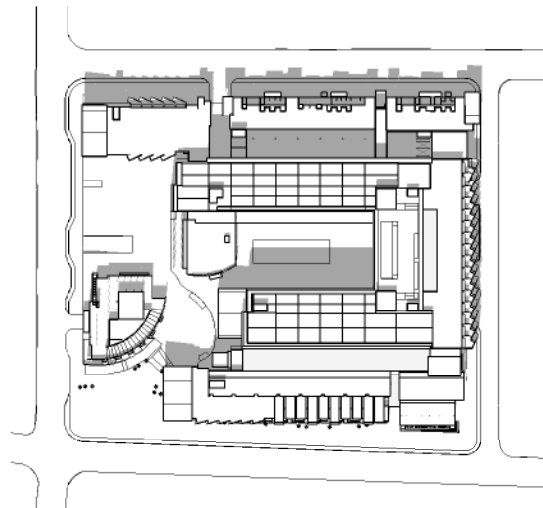
PROPOSED STAGING AREA -
PHASE II (INSIDE
UNDERGROUND GARAGE)

PROPOSED STAGING
AREA - PHASE I

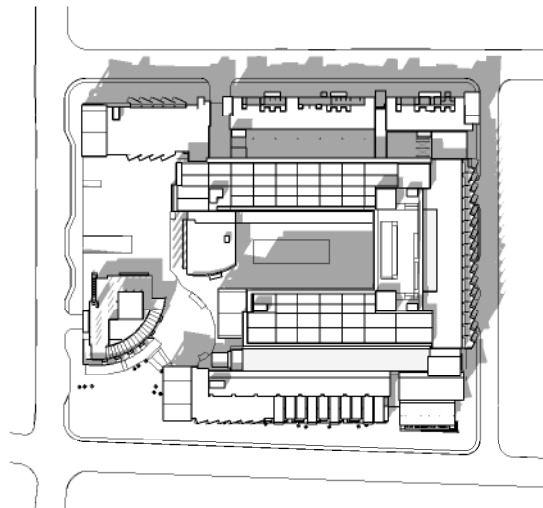
NEW MID-BLOCK CONNECTOR/ VEHICULAR ACCESS
(OLD MAMMOTH PLACE)



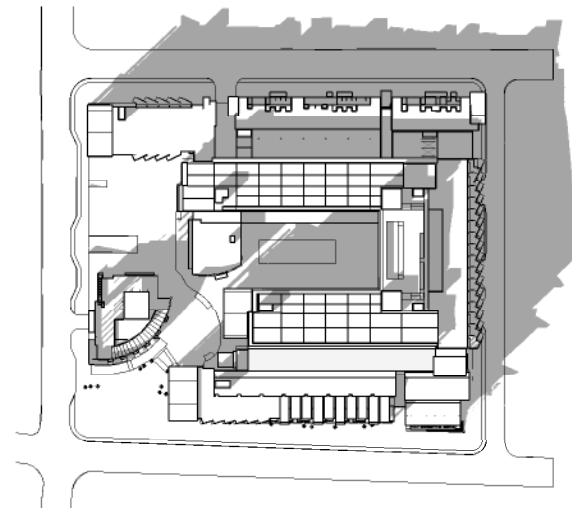
CONSTRUCTION STAGING/ MANAGEMENT PLAN



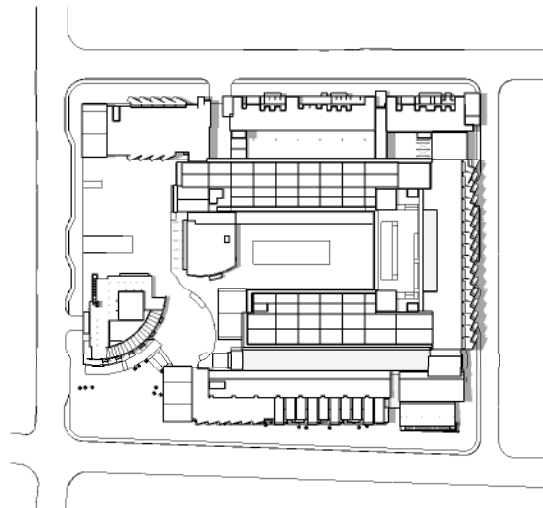
⑦ SHADOW STUDY - SUMMER 9 AM
1 : 1500



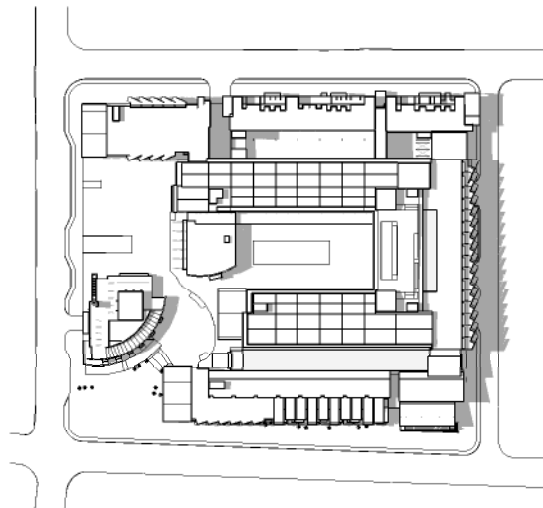
④ SHADOW STUDY - EQUINOX 9 AM
1 : 1500



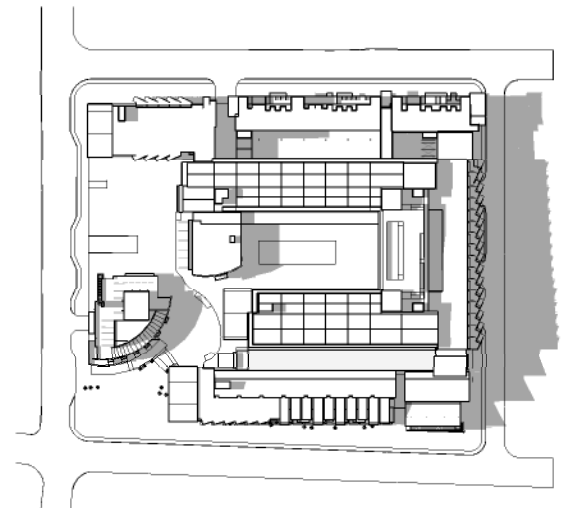
① SHADOW STUDY - WINTER 9AM
1 : 1500



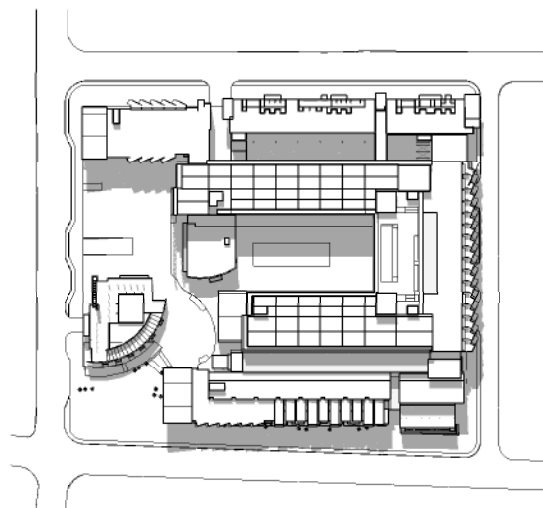
⑧ SHADOW STUDY - SUMMER 12 PM
1 : 1500



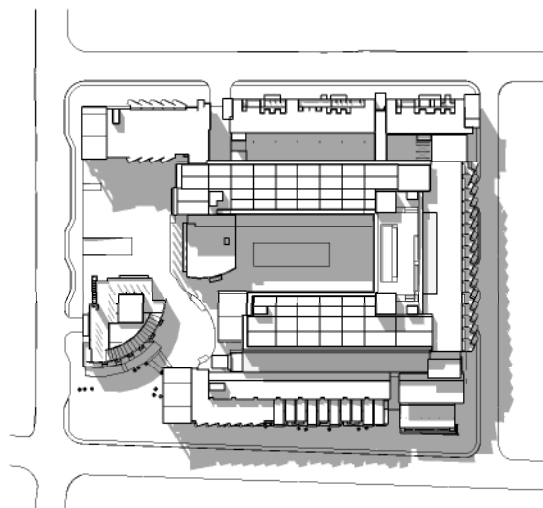
⑤ SHADOW STUDY - EQUINOX 12 PM
1 : 1500



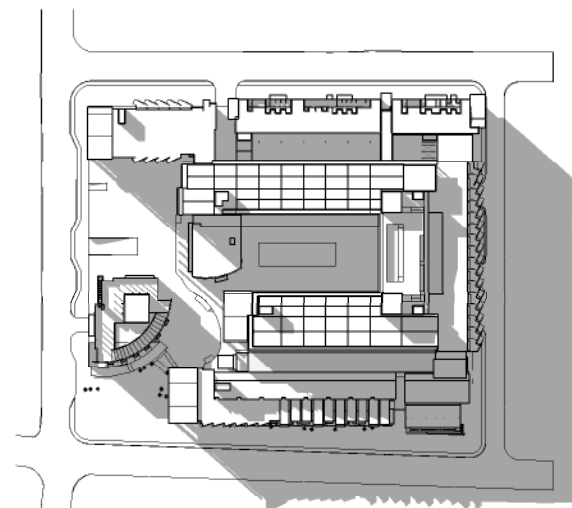
② SHADOW STUDY - WINTER 12 PM
1 : 1500



⑨ SHADOW STUDY - SUMMER 3 PM
1 : 1500

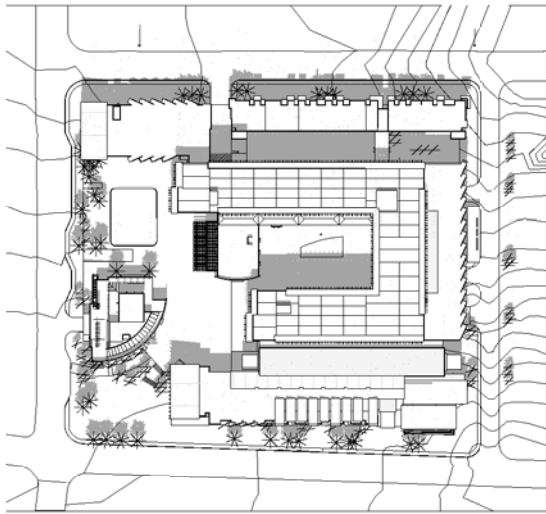


⑥ SHADOW STUDY - EQUINOX 3 PM
1 : 1500

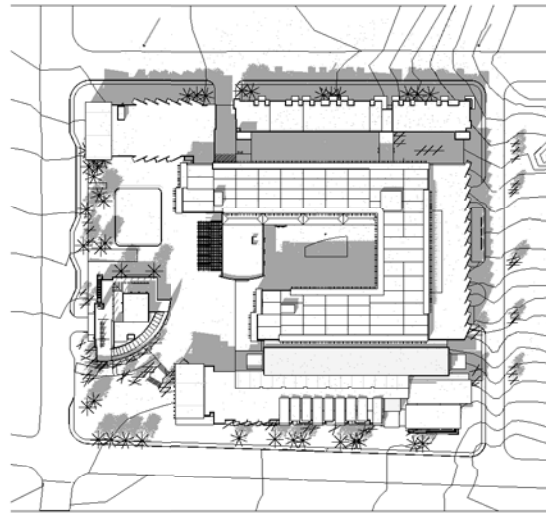


③ SHADOW STUDY - WINTER 3 PM
1 : 1500

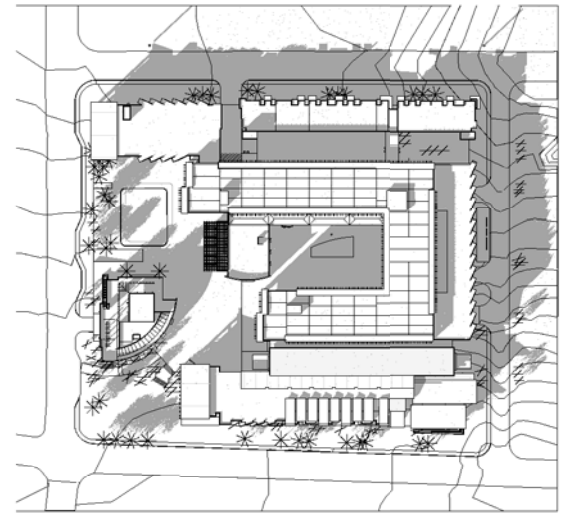
SHADOW STUDIES



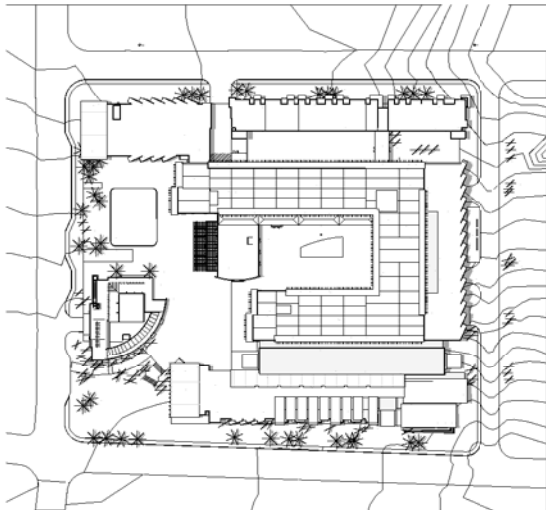
7 SHADOW STUDY - SUMMER 9 AM
1 : 1500



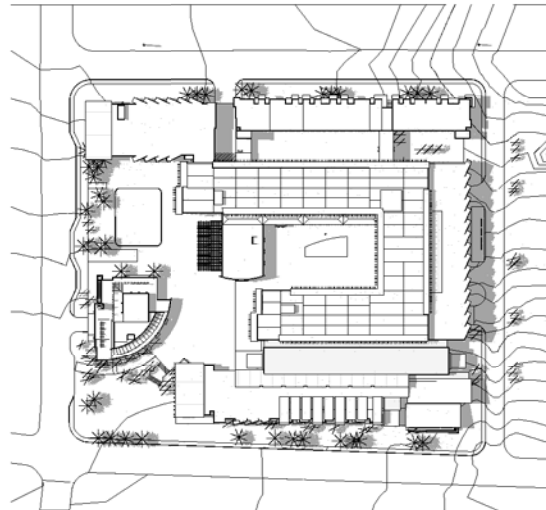
4 SHADOW STUDY - EQUINOX 9 AM
1 : 1500



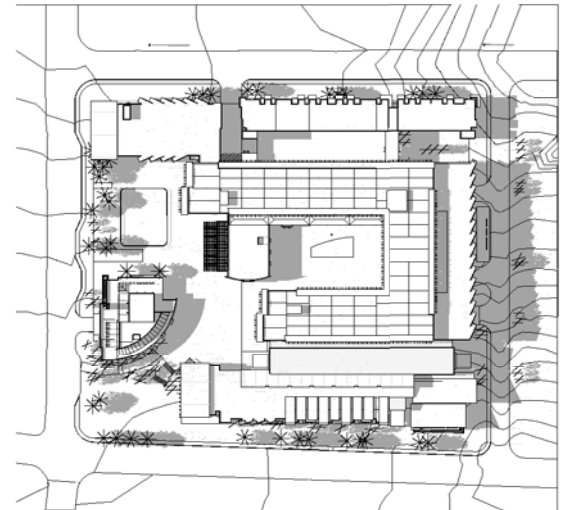
1 SHADOW STUDY - WINTER 9AM
1 : 1500



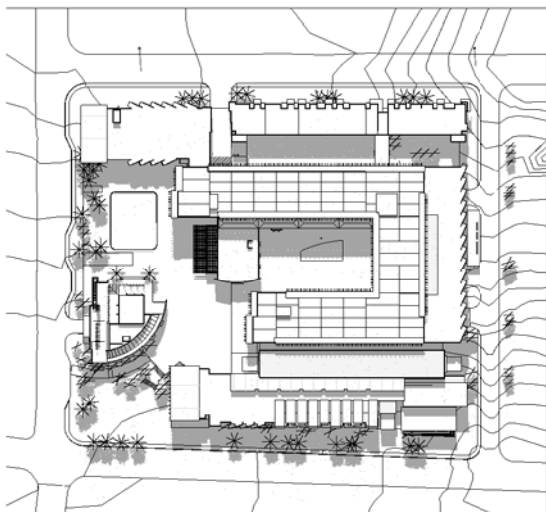
8 SHADOW STUDY - SUMMER 12 PM
1 : 1500



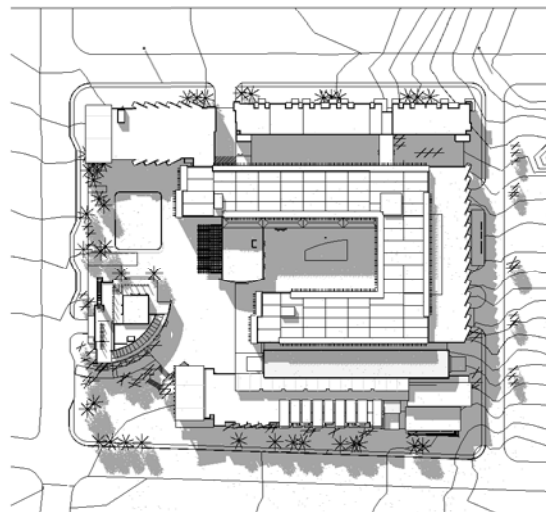
5 SHADOW STUDY - EQUINOX 12 PM
1 : 1500



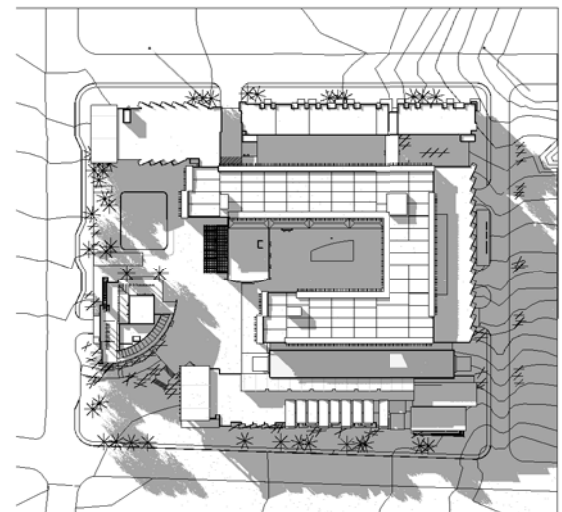
2 SHADOW STUDY - WINTER 12 PM
1 : 1500



9 SHADOW STUDY - SUMMER 3 PM
1 : 1500



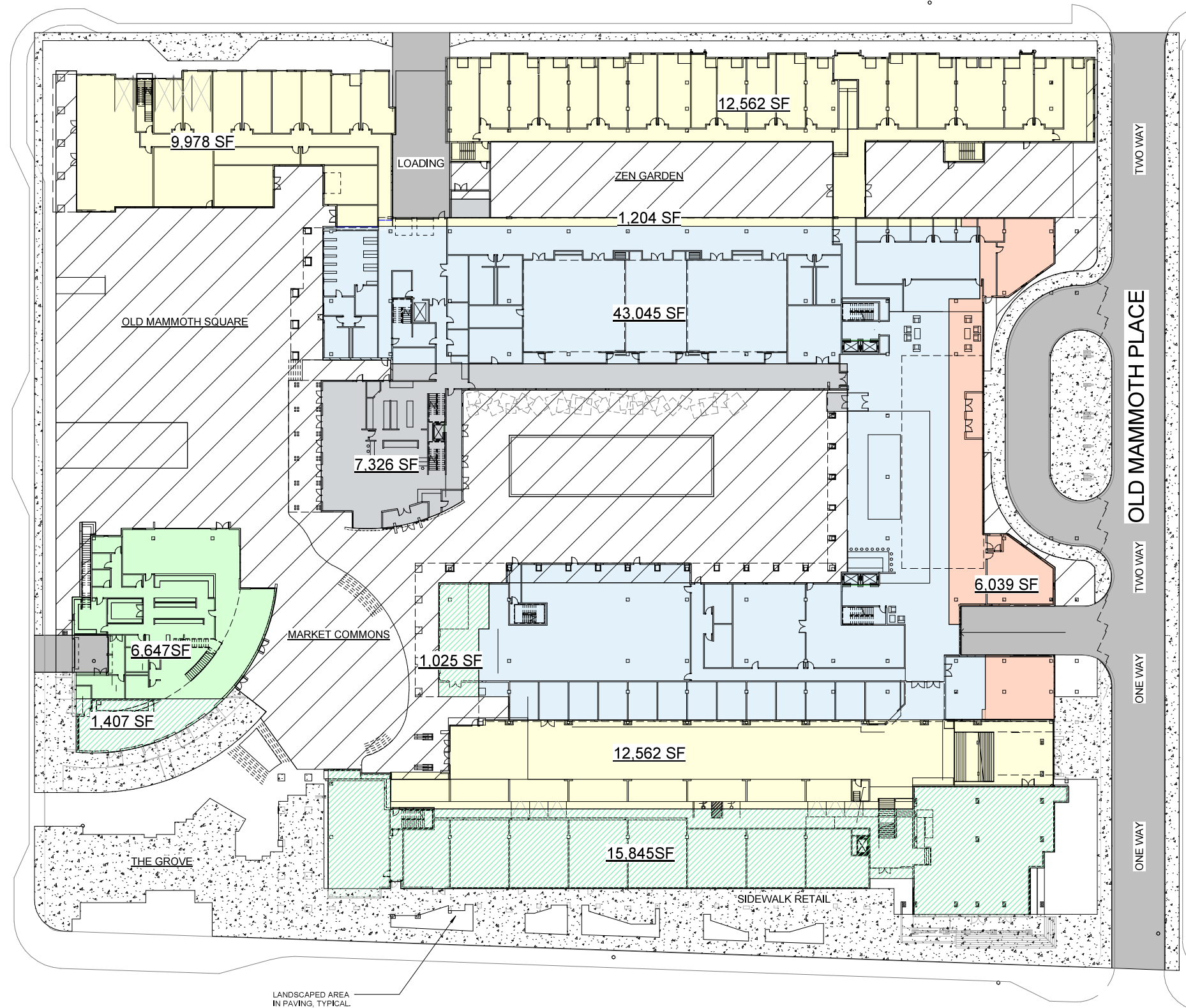
6 SHADOW STUDY - EQUINOX 3 PM
1 : 1500



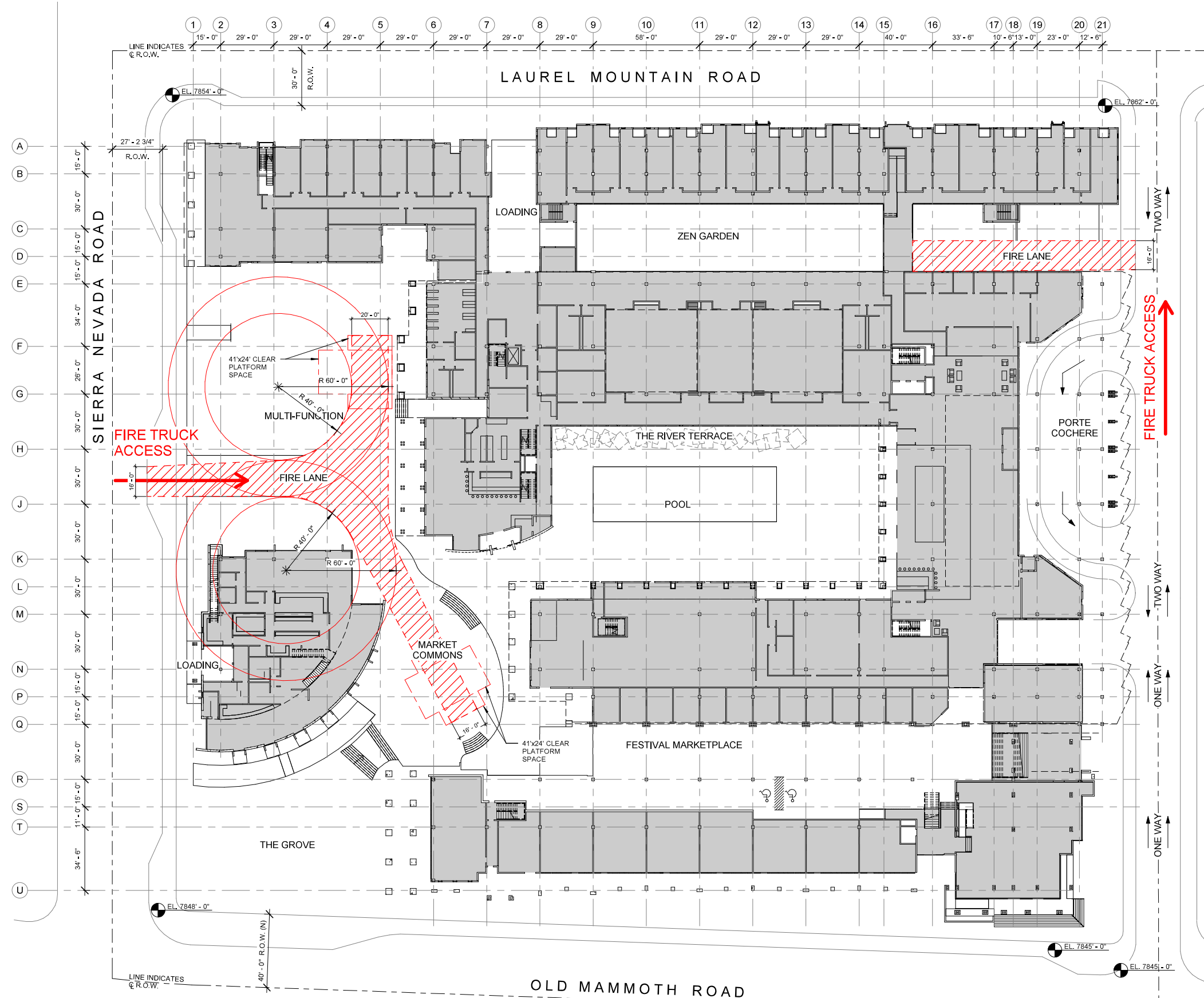
3 SHADOW STUDY - WINTER 3 PM
1 : 1500

SIERRA NEVADA ROAD

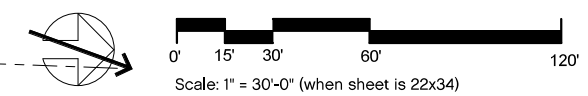
LAUREL MOUNTAIN ROAD

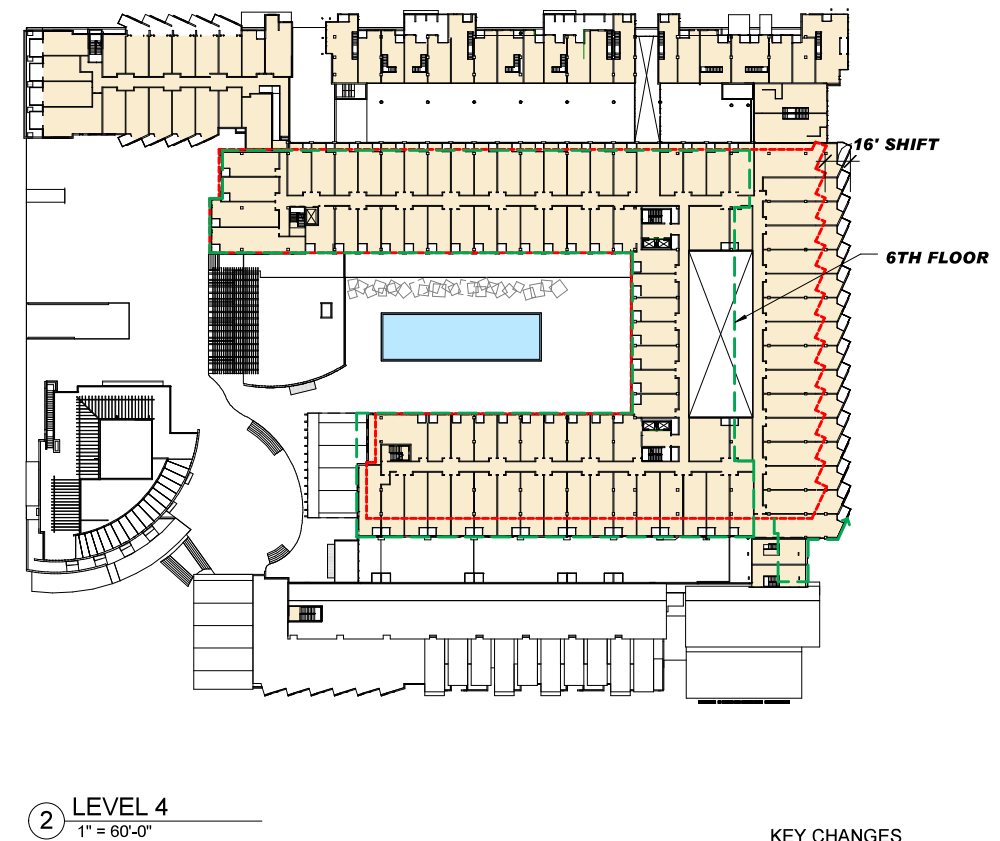
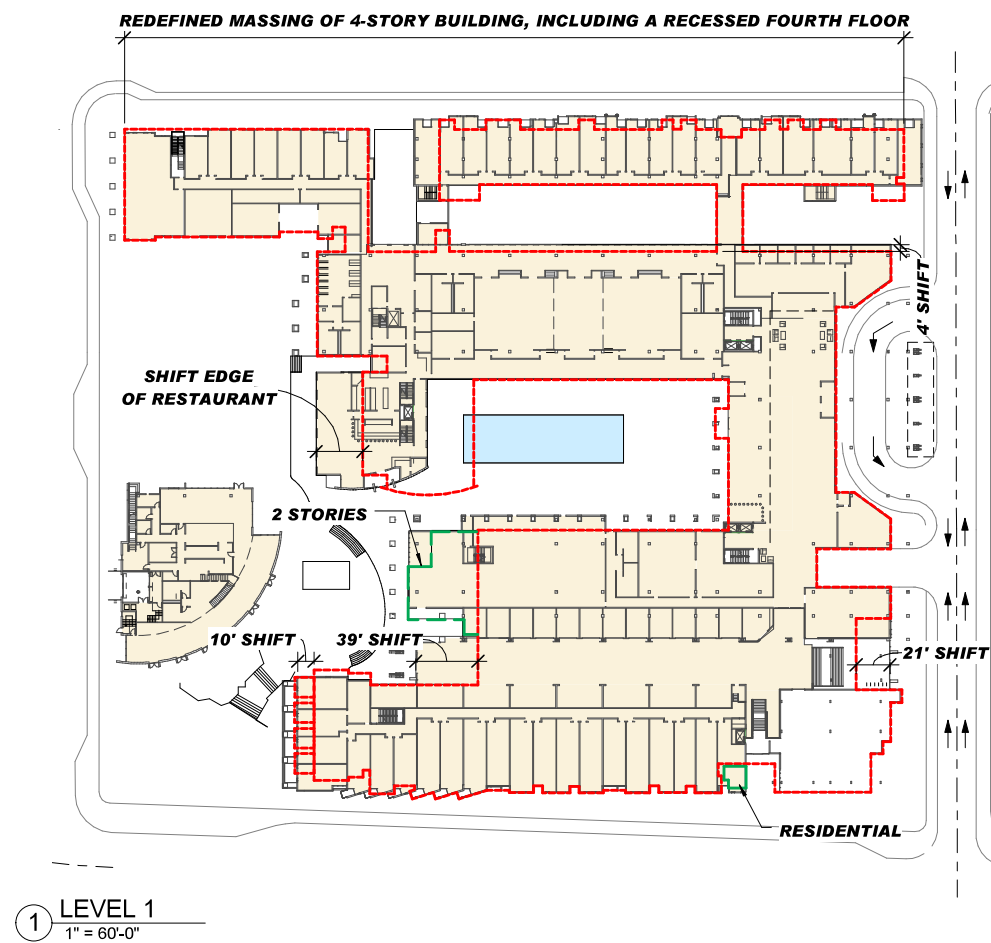


SITE COVERAGE PLAN



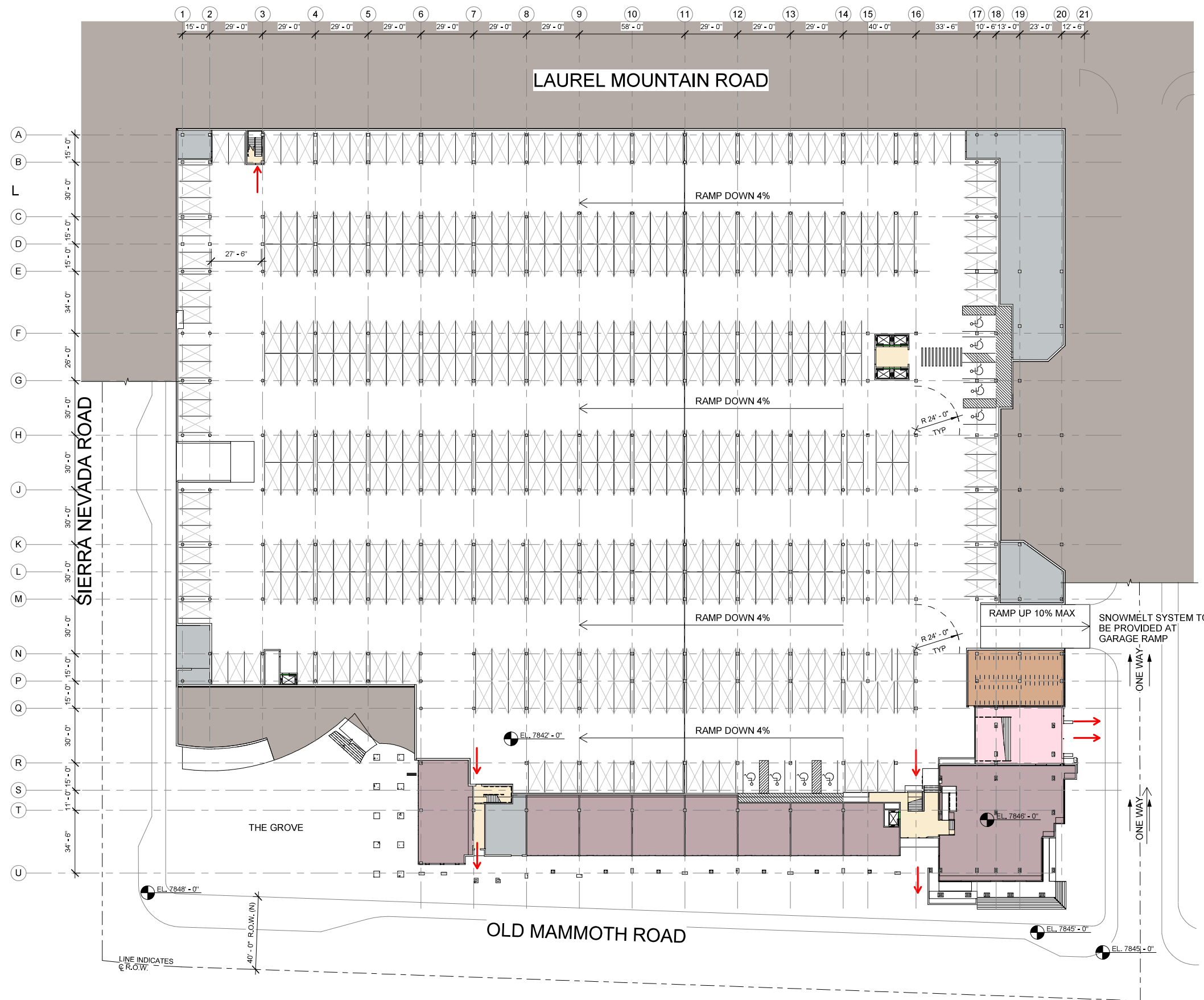
FIRE ACCESS LANE DIAGRAM





- KEY CHANGES**
- PROPERTY LINE
 - FOOTPRINT FROM 2010 SUBMITTAL
 - NEW FOOTPRINT

ARCHITECTURAL CHANGES



DEPARTMENT LEGEND

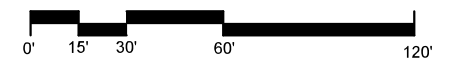
- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

SEE SHEET A2.0A FOR TYP.
STALL LAYOUTS

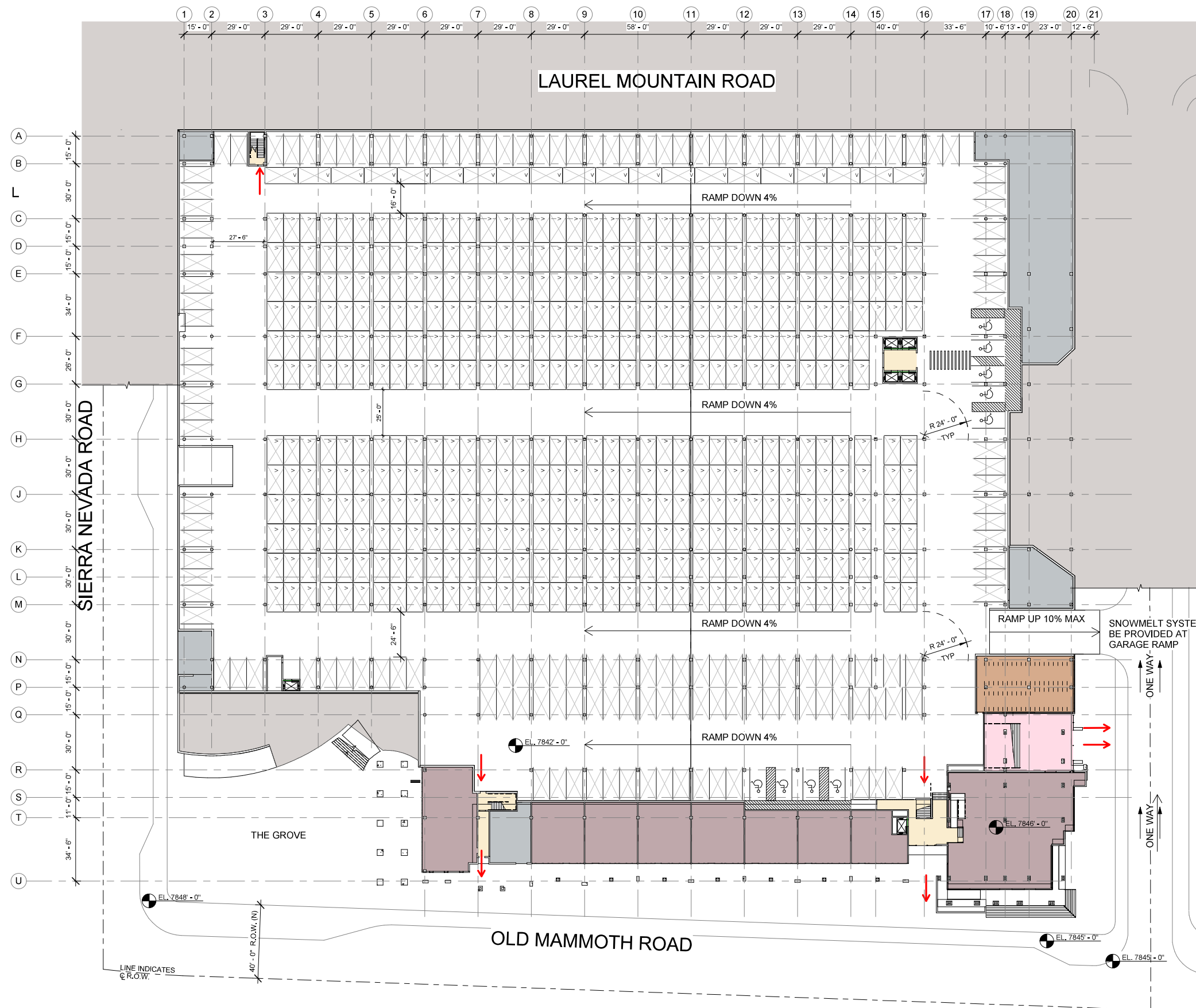
→ EXIT ROUTE

TOTAL NUMBER OF PARKING
STALLS: 447

150 STALLS SHORT OF THE 597 REQUIRED

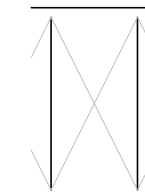


GARAGE/ GROUND FLOOR PLAN - SELF-PARK PARKING LAYOUT

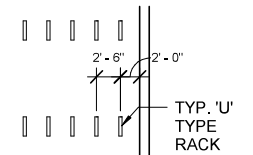


DEPARTMENT LEGEND

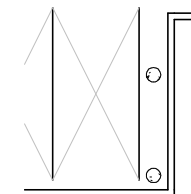
- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING



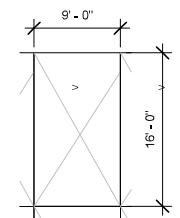
② PARKING SPACE- TYP.
1" = 10'-0"



④ BICYCLE PARKING- TYP.
1" = 10'-0"



③ SPACE ADJ TO WALL- TYP.
1" = 10'-0"

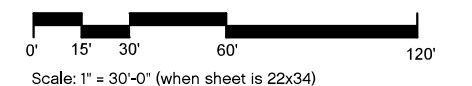


⑤ VALET SPACE- TYP.
1" = 10'-0"

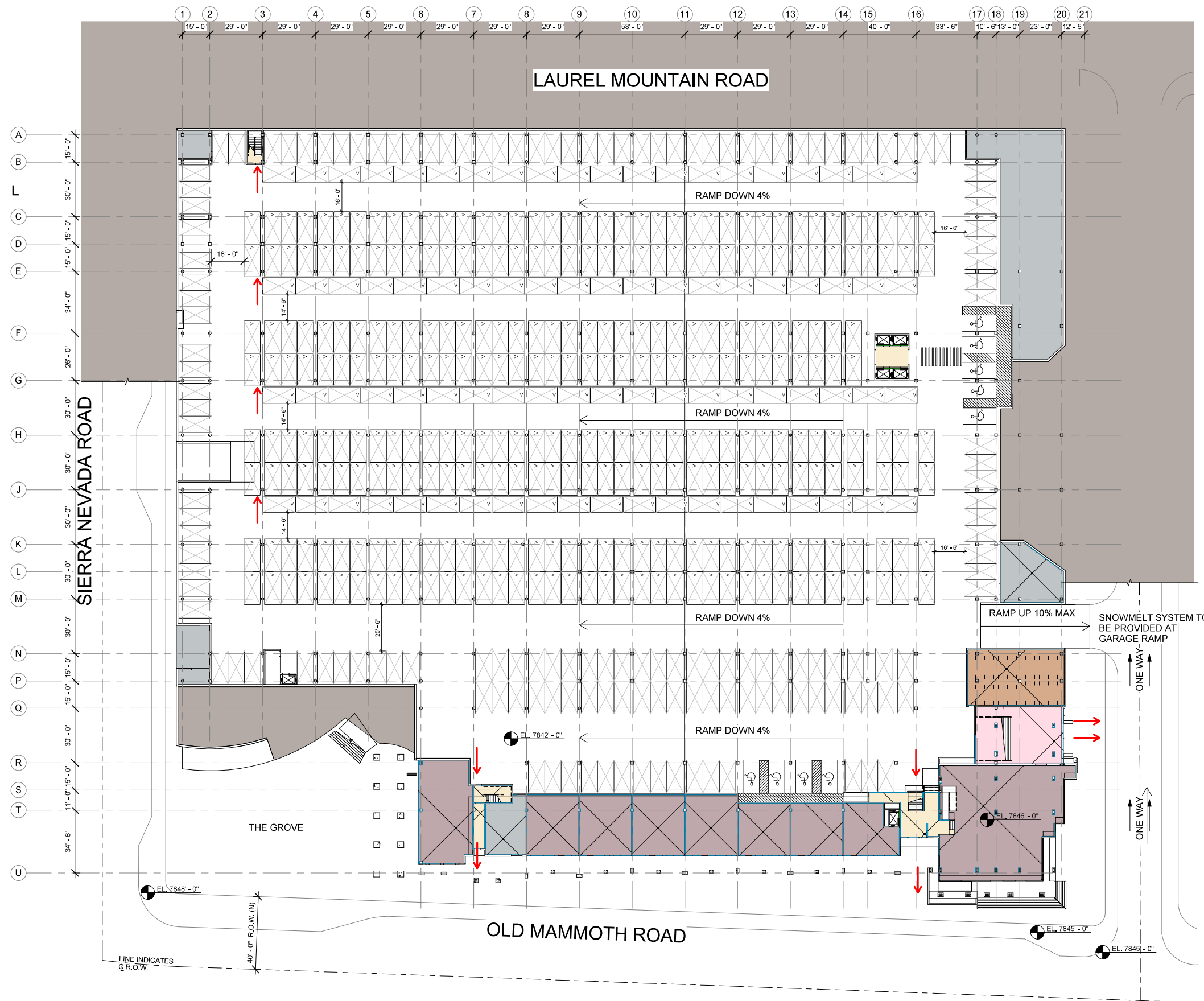
→ EXIT ROUTE

TOTAL NUMBER OF PARKING
STALLS: 613

16 OVER THE EST. PEAK OF 597



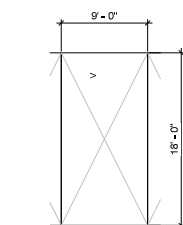
GARAGE/ GROUND FLOOR PLAN - LSA VALET PARKING LAYOUT



DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

SEE SHEET A2.0A FOR OTHER
TYP. STALL LAYOUTS



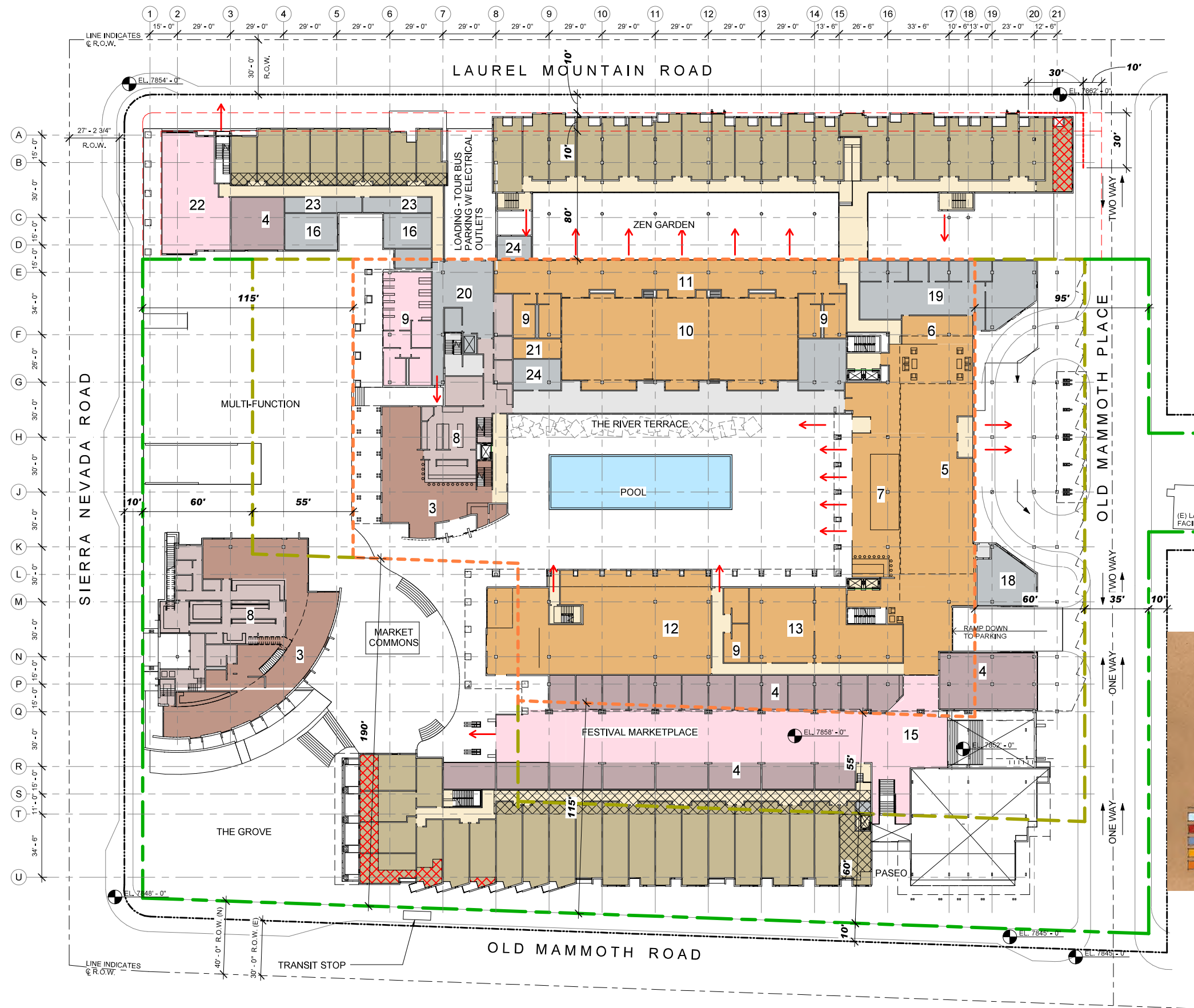
② 9' x 18' VALET SPACE- TYP.
1" = 10'-0"

→ EXIT ROUTE

TOTAL NUMBER OF PARKING
STALLS: 541

56 STALLS SHORT OF THE 597 REQUIRED

GARAGE/ GROUND FLOOR PLAN - TOWN'S (9'X18') VALET PARKING LAYOUT



DEPARTMENT LEGEND

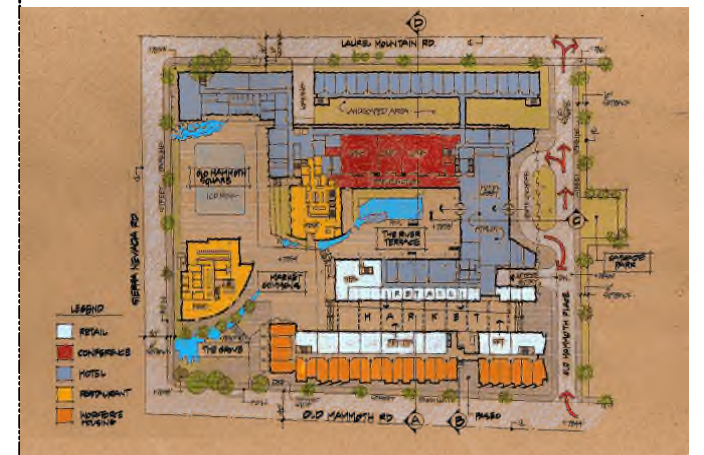
BOH	RETAIL
RESTAURANT BOH	HOTEL AMENITIES
CIRCULATION	RESIDENTIAL (HOTEL)
CIRCULATION BOH	COMMUNITY AMENITY
DINING	

FLOOR PLAN LEGEND:

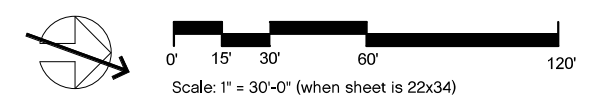
DINING	COMMUNITY AMENITY
3 RESTAURANT	9 PUBLIC RESTROOMS
8 RESTAURANT KITCHEN	15 MARKET
RETAIL	22 COMMUNITY CENTER AND SUPERVISED DAY CARE
4 RETAIL	B.O.H.
HOTEL AMENITIES	16 MULTI-FUNCTION SUPPORT
5 HOTEL LOBBY	18 VALET/ LUGGAGE
6 HOTEL RECEPTION	19 EMPLOYEE SERVICES
7 MULTI-FUNCTION	20 LOADING AREA
10 CONFERENCE	23 STAFF LOCKERS (CHANGING & SHOWER)
11 PRE-FUNCTION	24 TRASH, RECYCLING, & COMPOSTING
12 SPA	
13 POOL	
21 GREEN ROOM	
	ADDED RESIDENTIAL AREA (within existing entitlement)
	ADDED RESIDENTIAL AREA (additional volume)

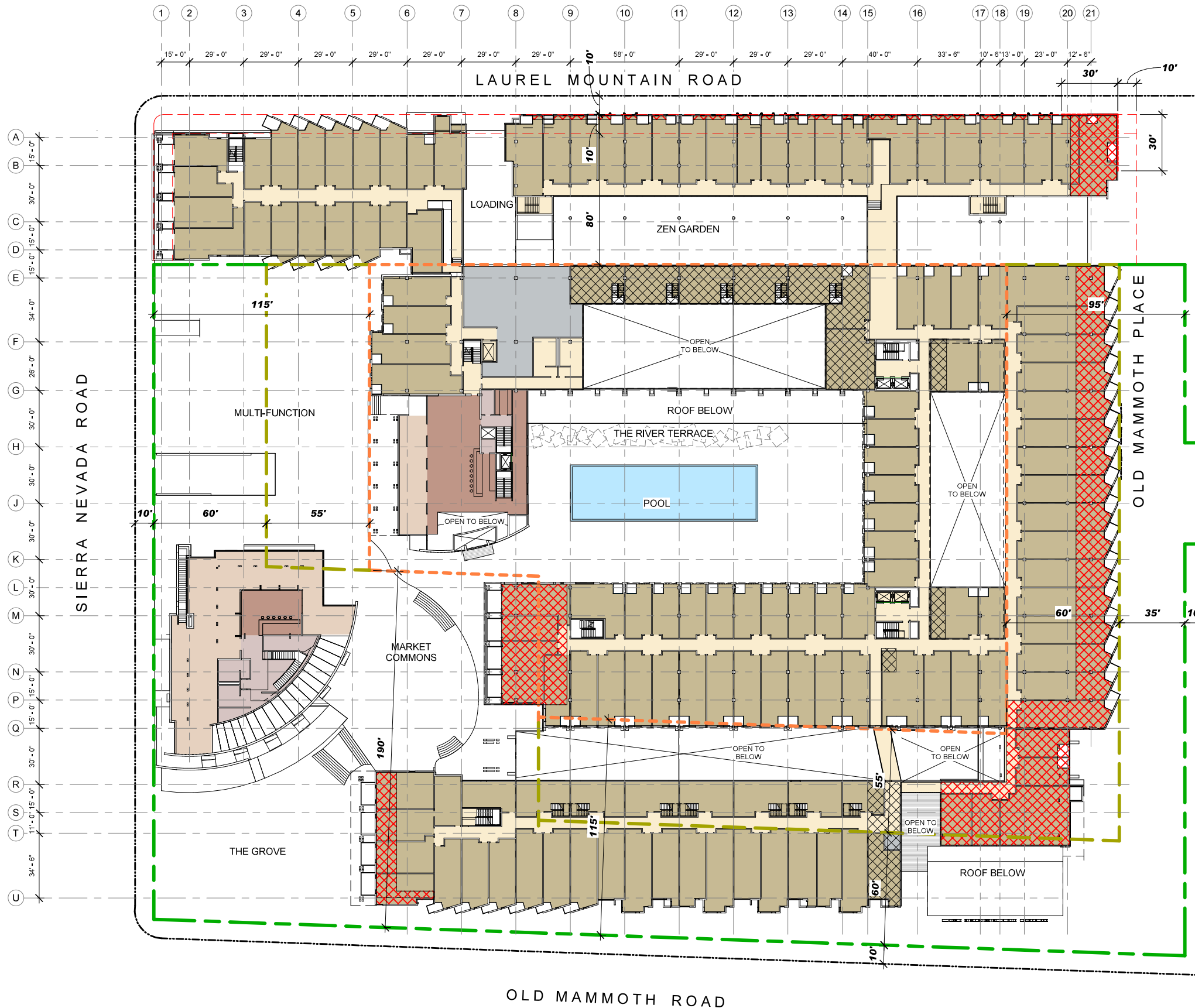
FLOOR PLAN LEGEND:

EXIT ROUTE	ELEVATION
DRIVING DIRECTION	



FIRST FLOOR PLAN

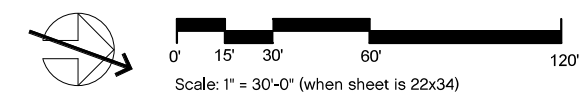


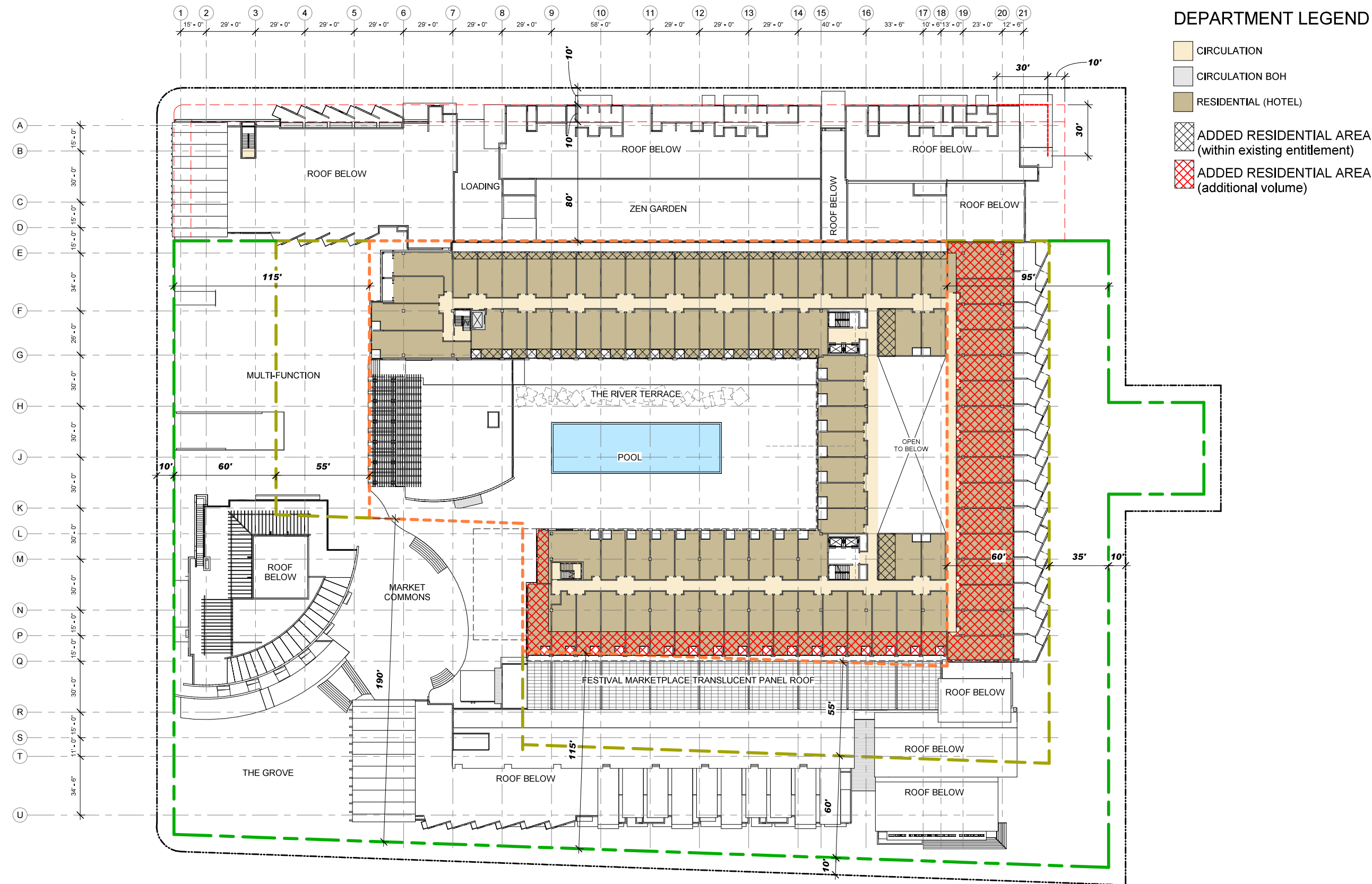


DEPARTMENT LEGEND

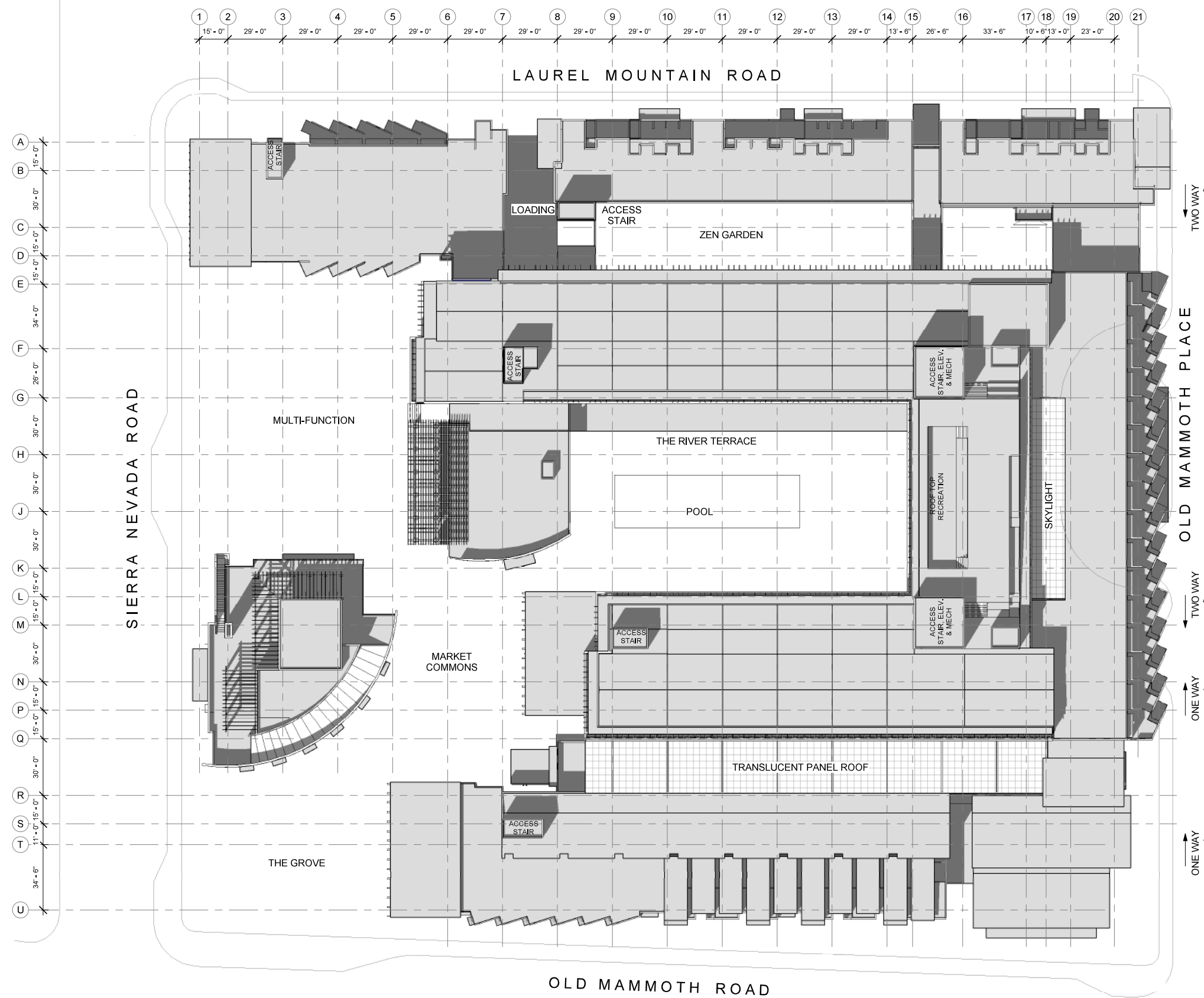
- BOH
- RESTAURANT BOH
- CIRCULATION
- DINING
- DINING - OUTDOOR
- RESIDENTIAL (HOTEL)
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

SECOND FLOOR PLAN

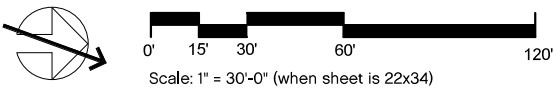


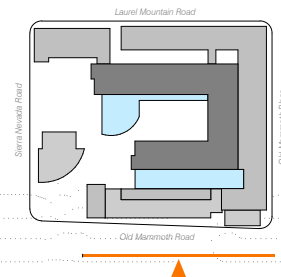


FIFTH FLOOR PLAN

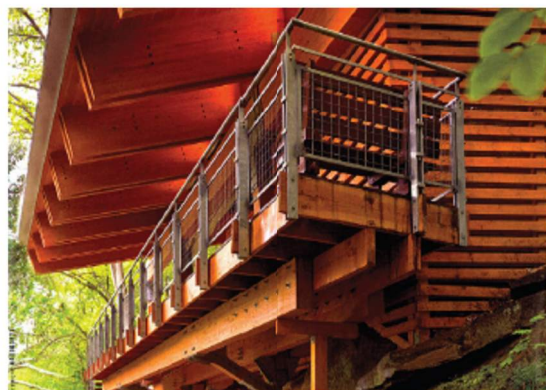


ROOF PLAN

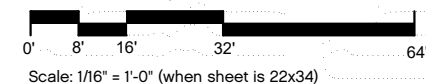


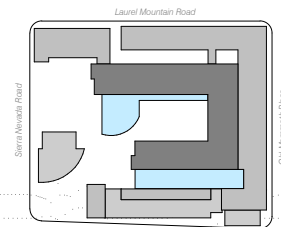


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



ELEVATION - OLD MAMMOTH ROAD

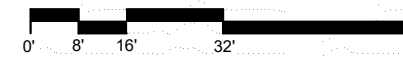




IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.

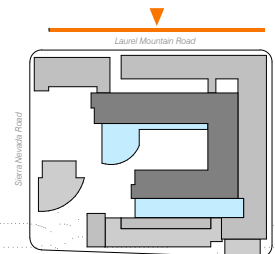


ELEVATION - OLD MAMMOTH PLACE

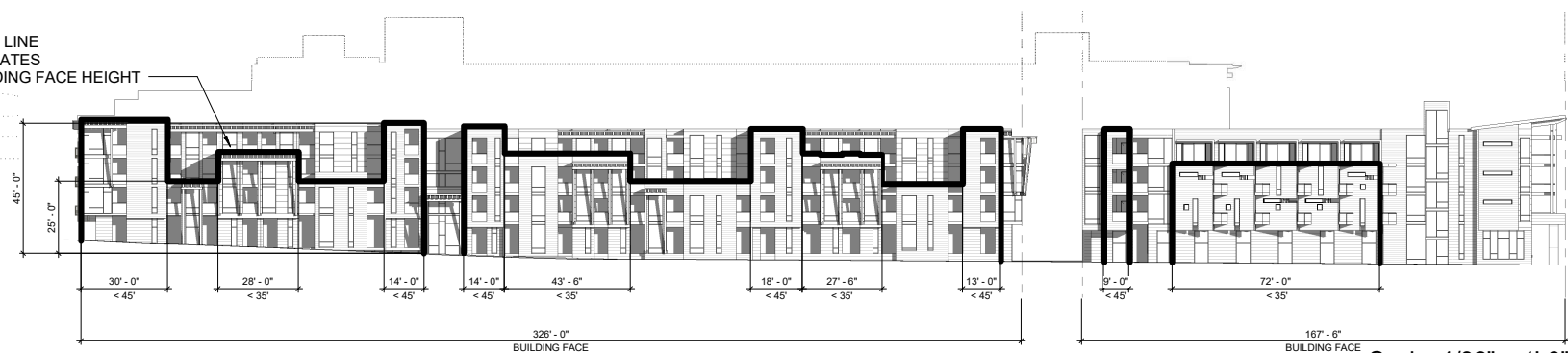


Scale: 1/16" = 1'-0" (when sheet is 22x34)

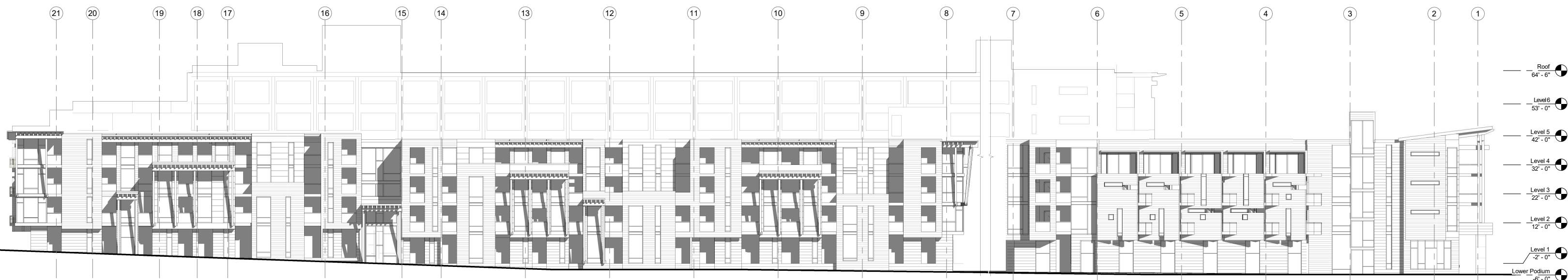
bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS



BOLD LINE
INDICATES
BUILDING FACE HEIGHT

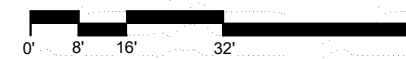


Scale: 1/32" = 1'-0"



- Roof
64' - 6"
- Level 6
53' - 0"
- Level 5
42' - 0"
- Level 4
32' - 0"
- Level 3
22' - 0"
- Level 2
12' - 0"
- Level 1
2' - 0"
- Lower Podium
-6' - 0"

IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.

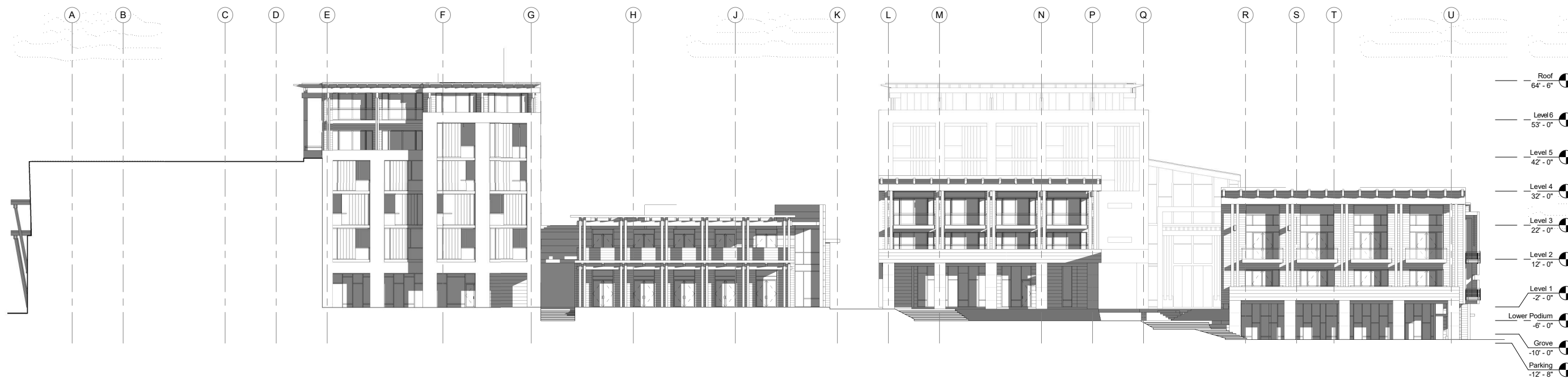
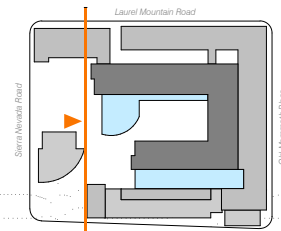


Scale: 1/16" = 1'-0" (when sheet is 22x34)



ELEVATION - LAUREL MOUNTAIN ROAD

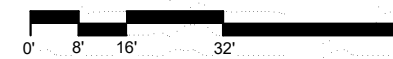
bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS



IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.

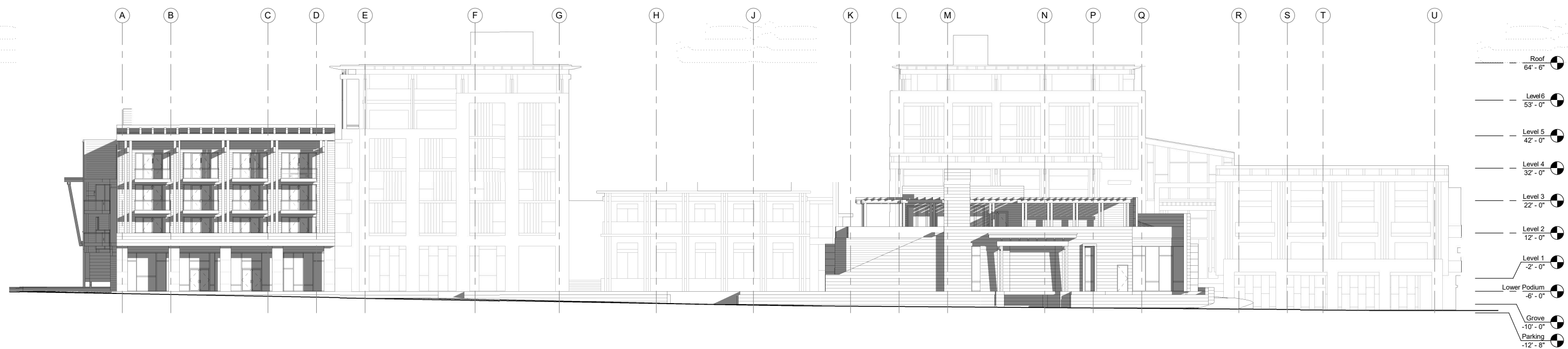
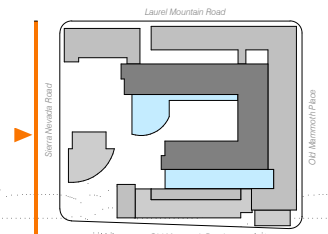


ELEVATION - PLAZA AND HOTEL SOUTH

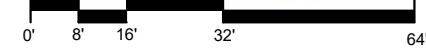


Scale: 1/16" = 1'-0" (when sheet is 22x34)

bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS



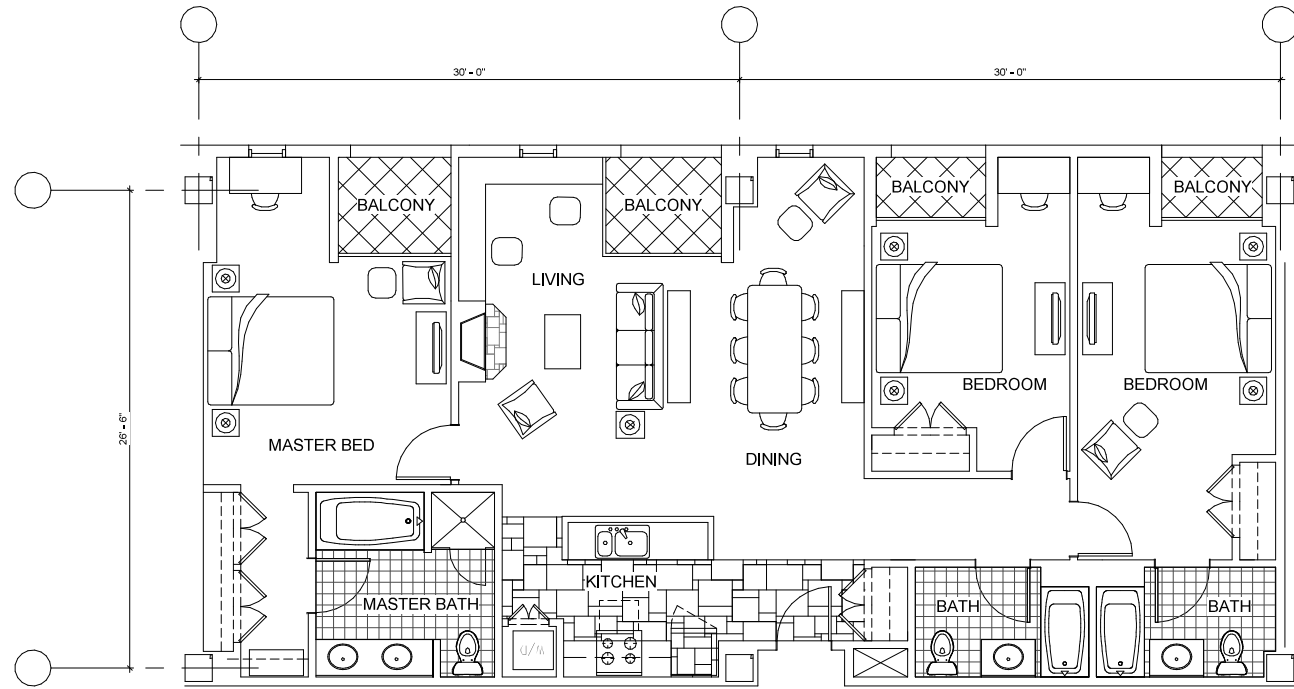
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



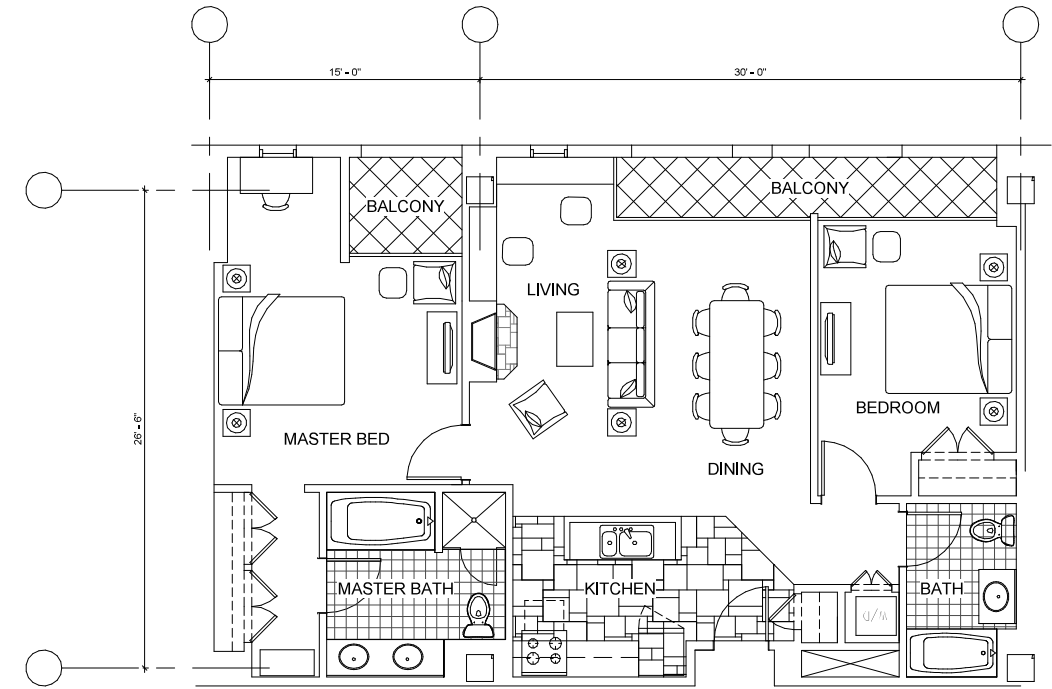
Scale: 1/16" = 1'-0" (when sheet is 22x34)



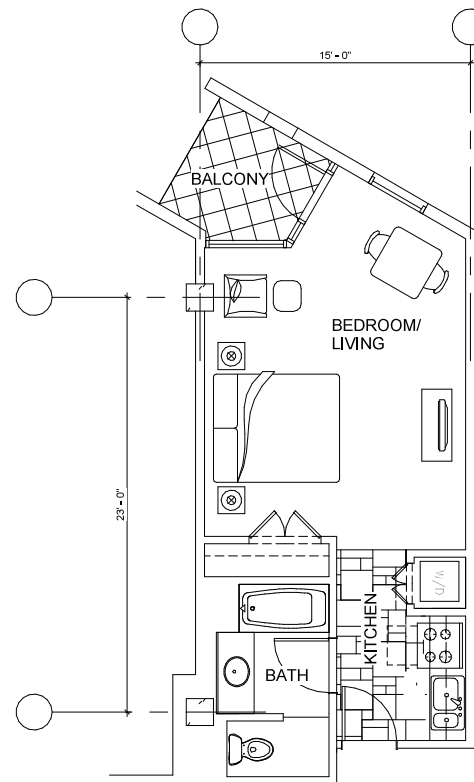
ELEVATION - SIERRA NEVADA ROAD



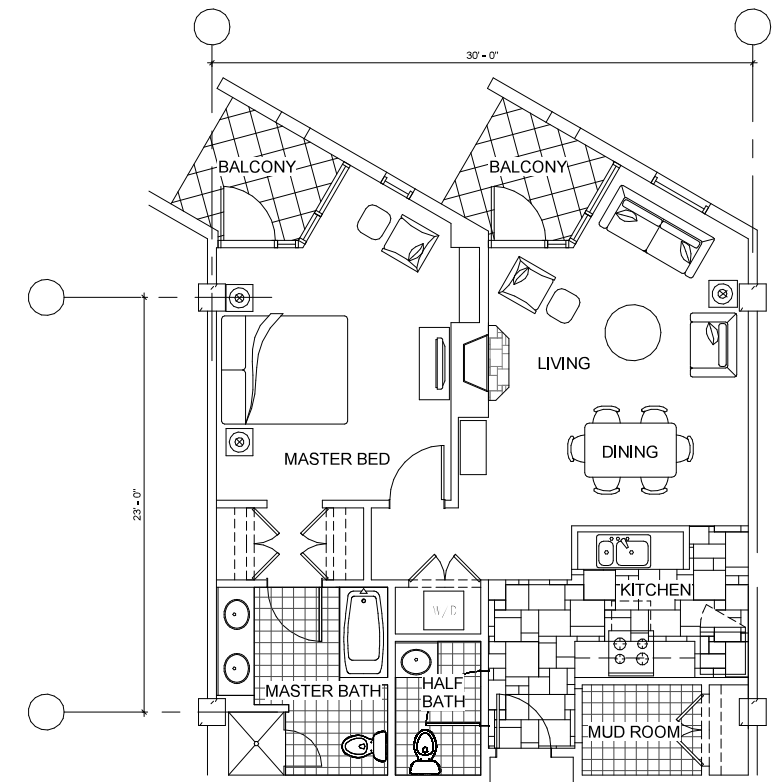
3-BEDROOM UNIT (AREA: 1667 SF)



2-BEDROOM UNIT (AREA: 1220 SF)

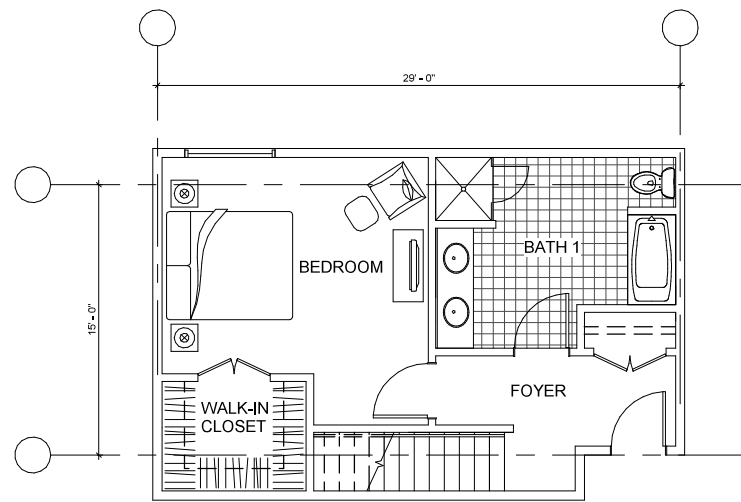


STUDIO UNIT (AREA: 465 SF)

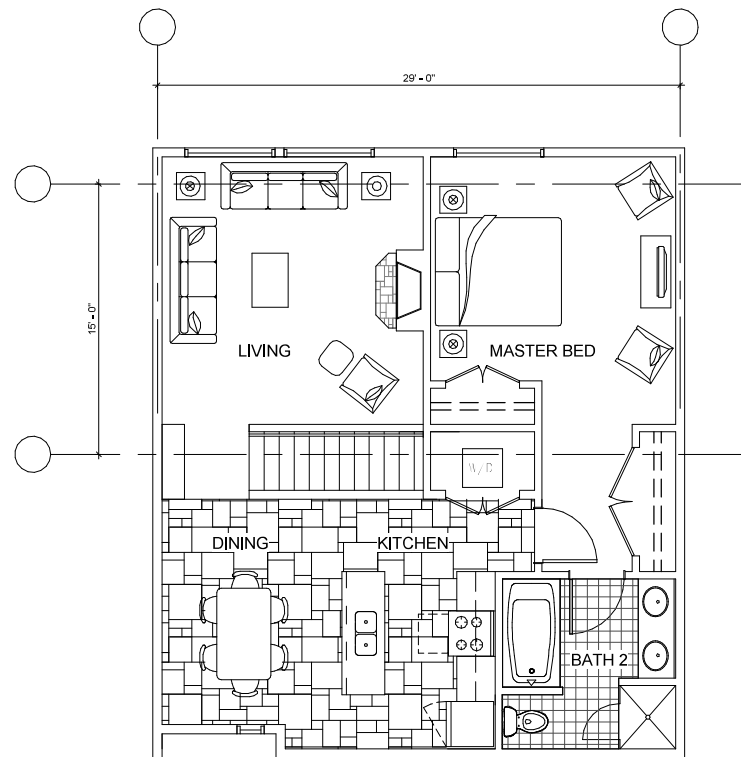


1-BEDROOM UNIT (AREA: 954 SF)

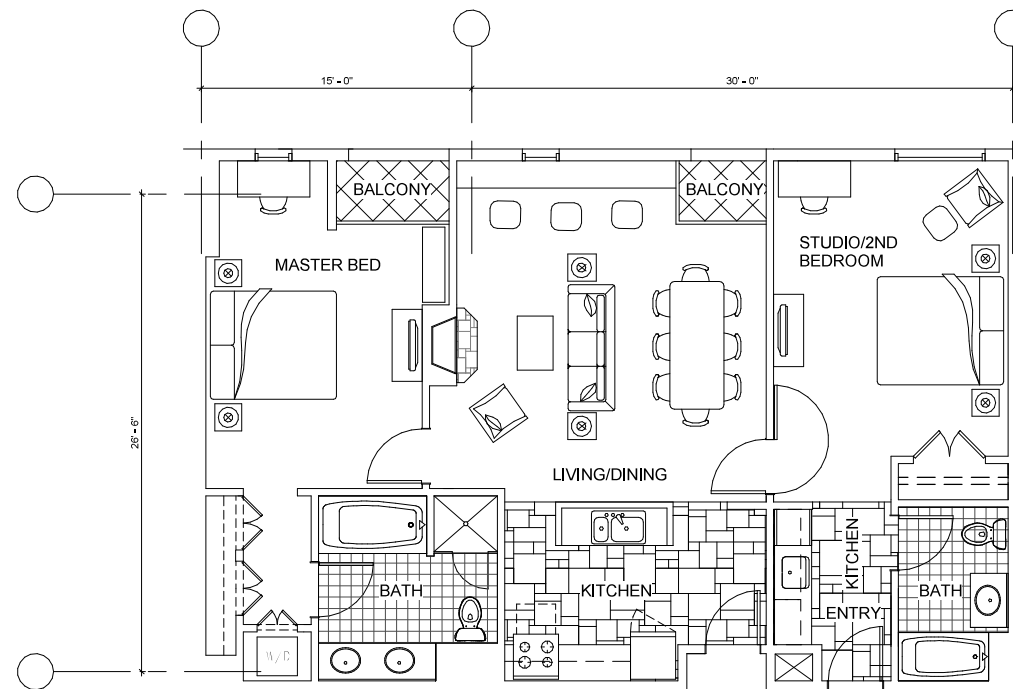
UNIT PLANS



2-BEDROOM LOFT UNIT - 1ST FLOOR (AREA: 512 SF)

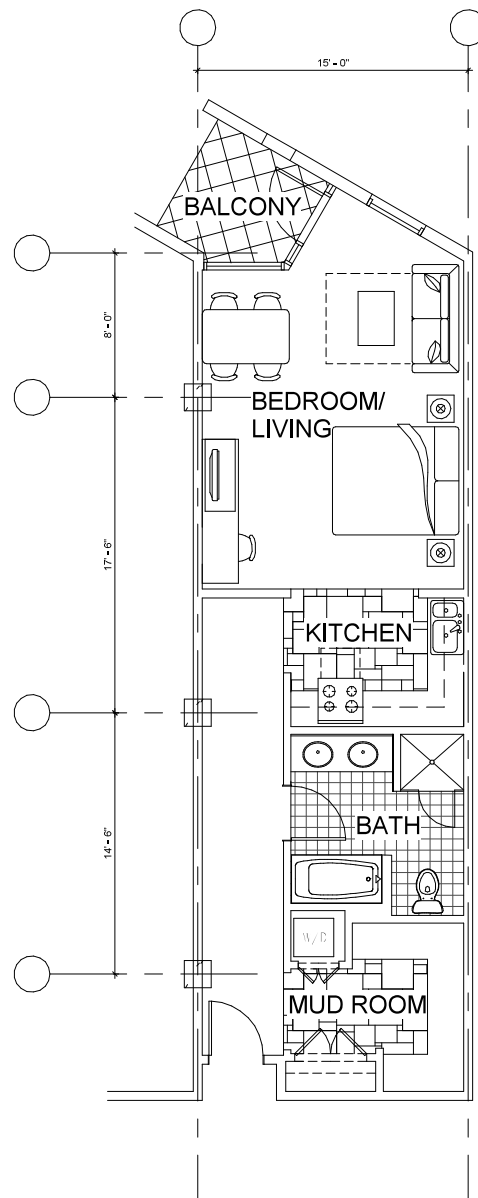


2-BEDROOM LOFT UNIT - 2ND FLOOR (AREA: 925 SF)

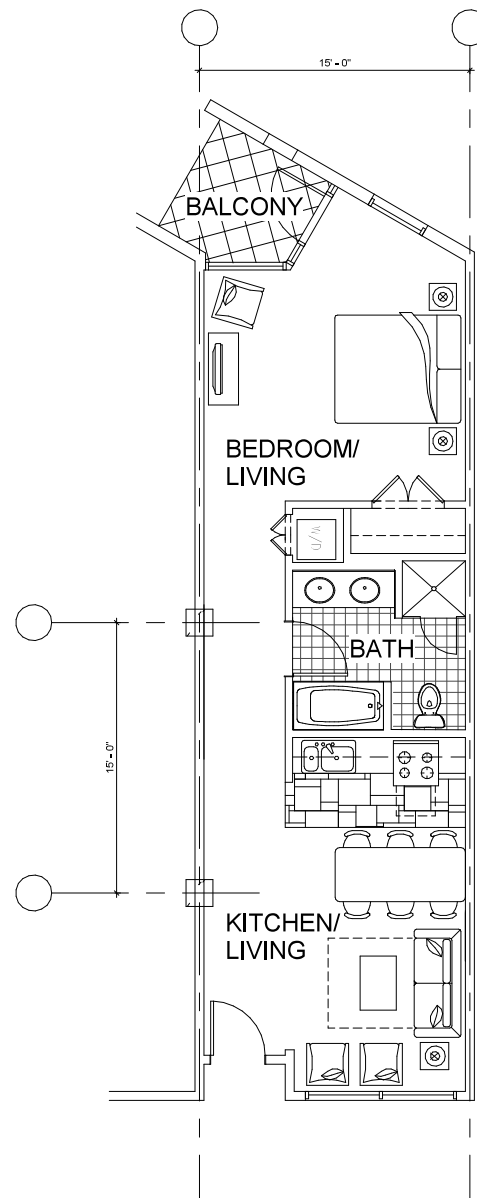


2-BEDROOM LOCK-OFF UNIT (AREA: 1,230 SF)

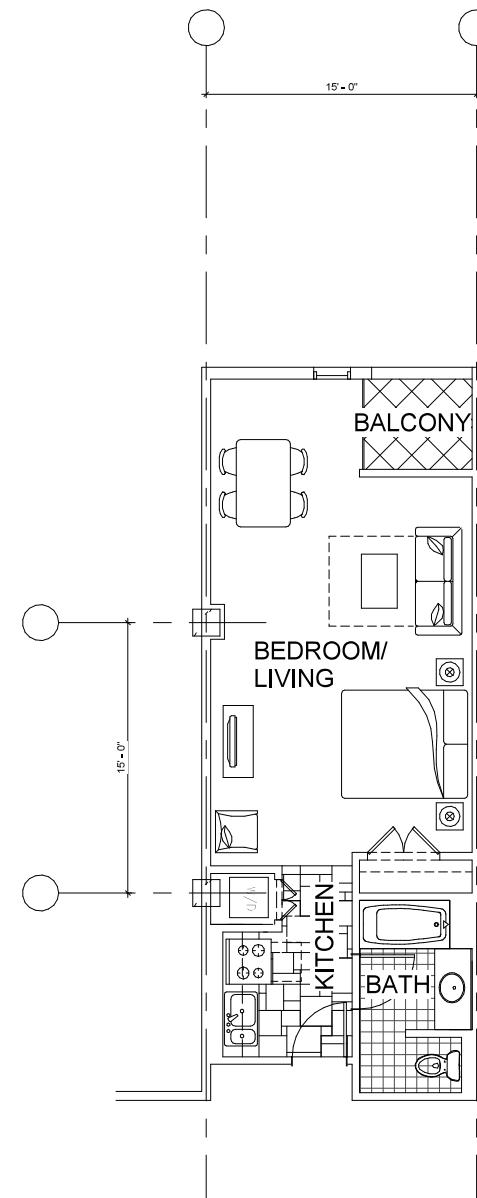
UNIT PLANS



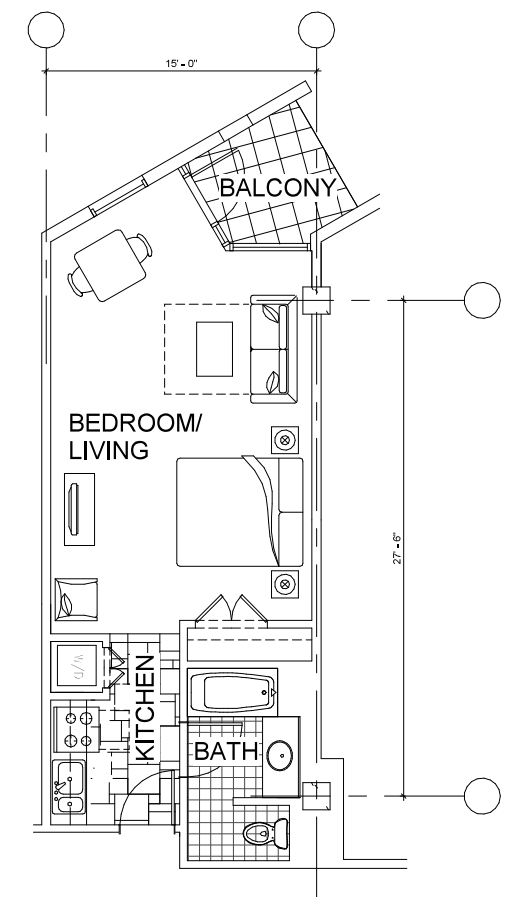
STUDIO @ OLD MAMMOTH PLACE (AREA: 724 SF)



STUDIO @ OLD MAMMOTH PLACE (AREA: 724 SF)



STUDIO @ MARKET PLACE ATRIUM (AREA: 545 SF)



EXTENDED STUDIO (AREA: 535 SF)

UNIT PLANS



PHOTOMONTAGE - SOUTHEAST CORNER



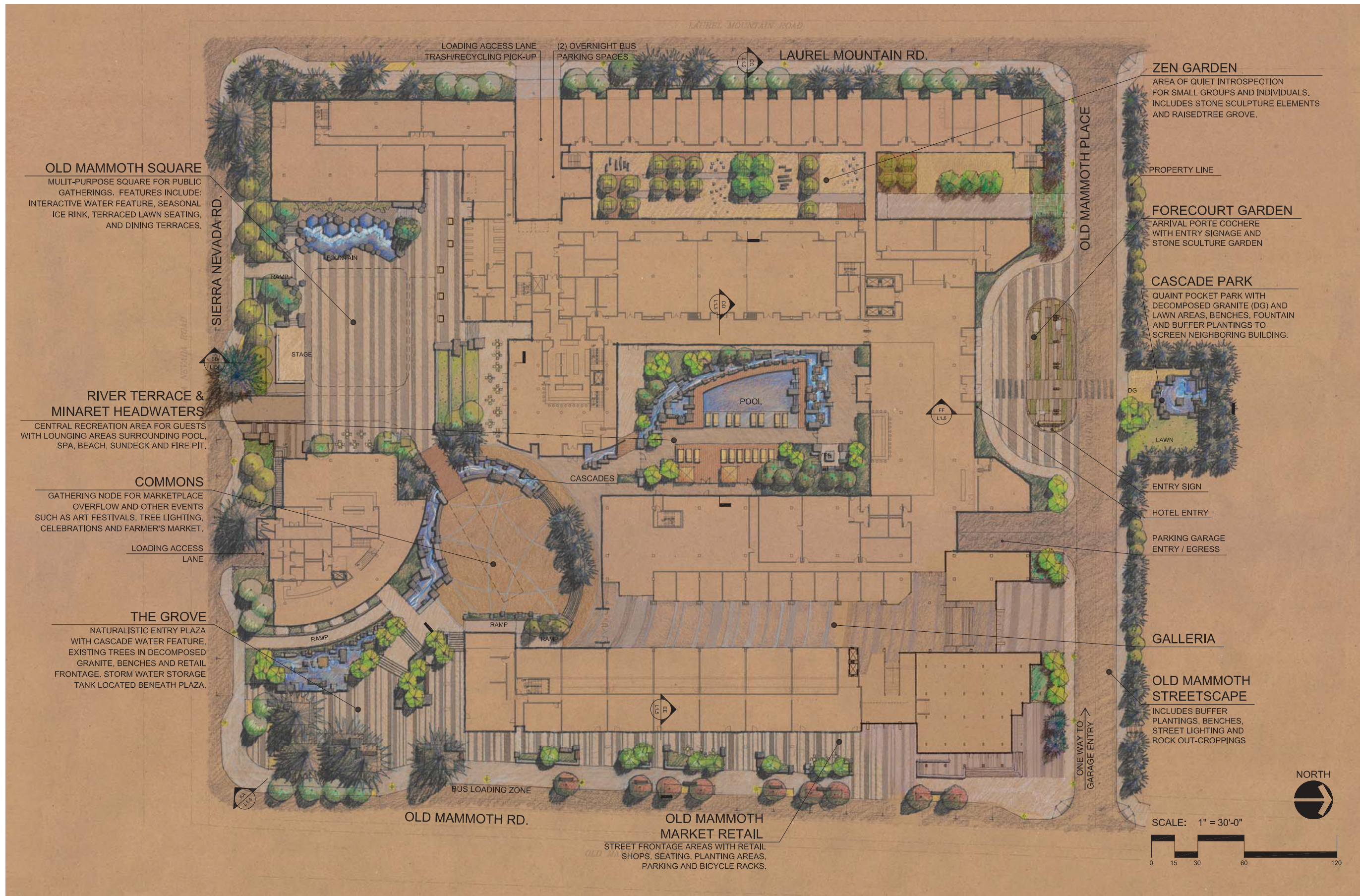
PHOTOMONTAGE - NORTHEAST CORNER

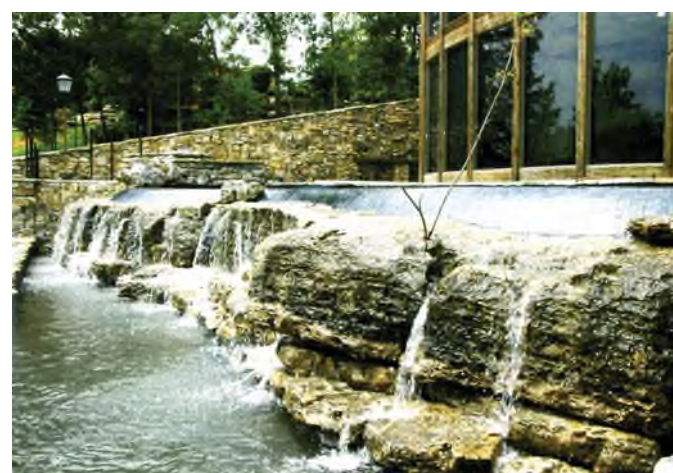
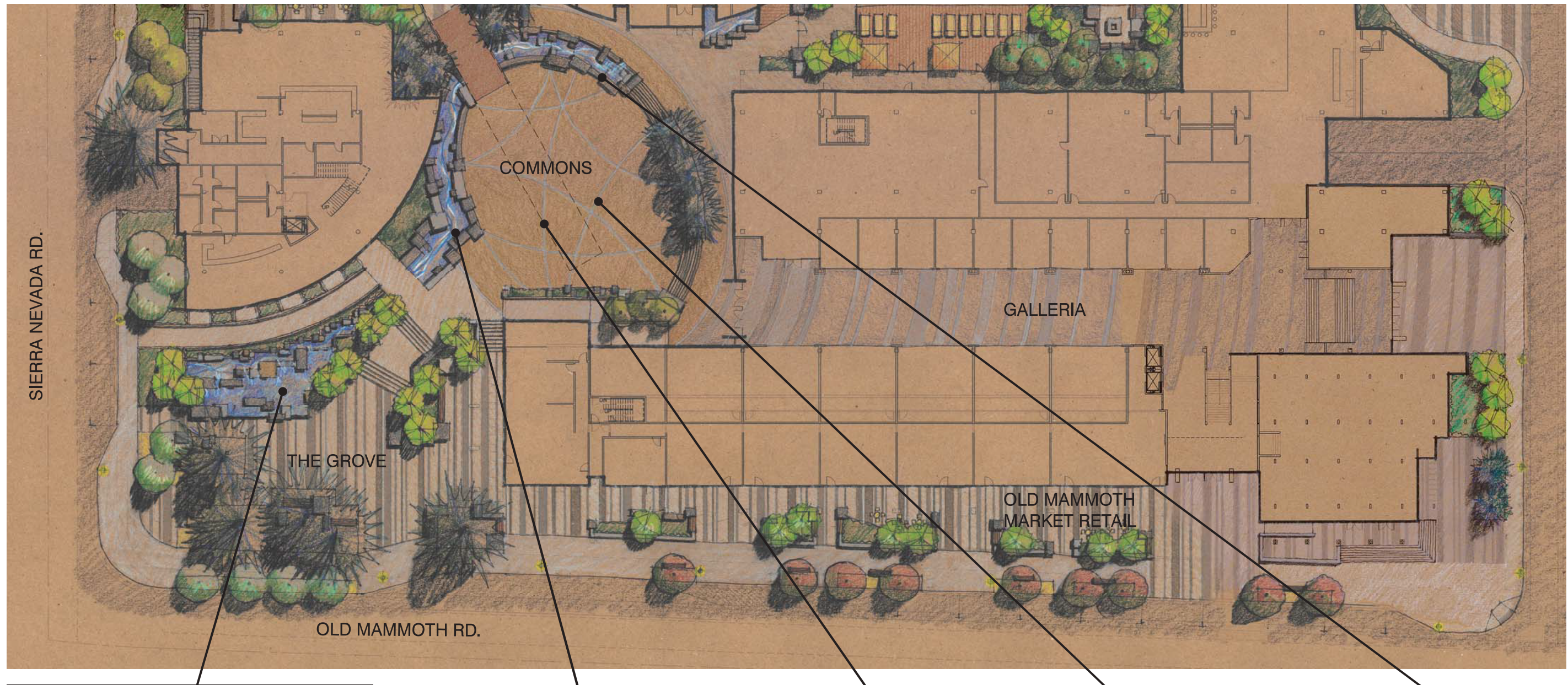


PHOTOMONTAGE - NORTHWEST CORNER



LANDSCAPE DRAWINGS





WATERFALL



CASCADE



FARMER'S MARKET



HOLIDAY TREE



CASCADE

CAFE



DEVIL'S POSTPILE FOUNTAIN



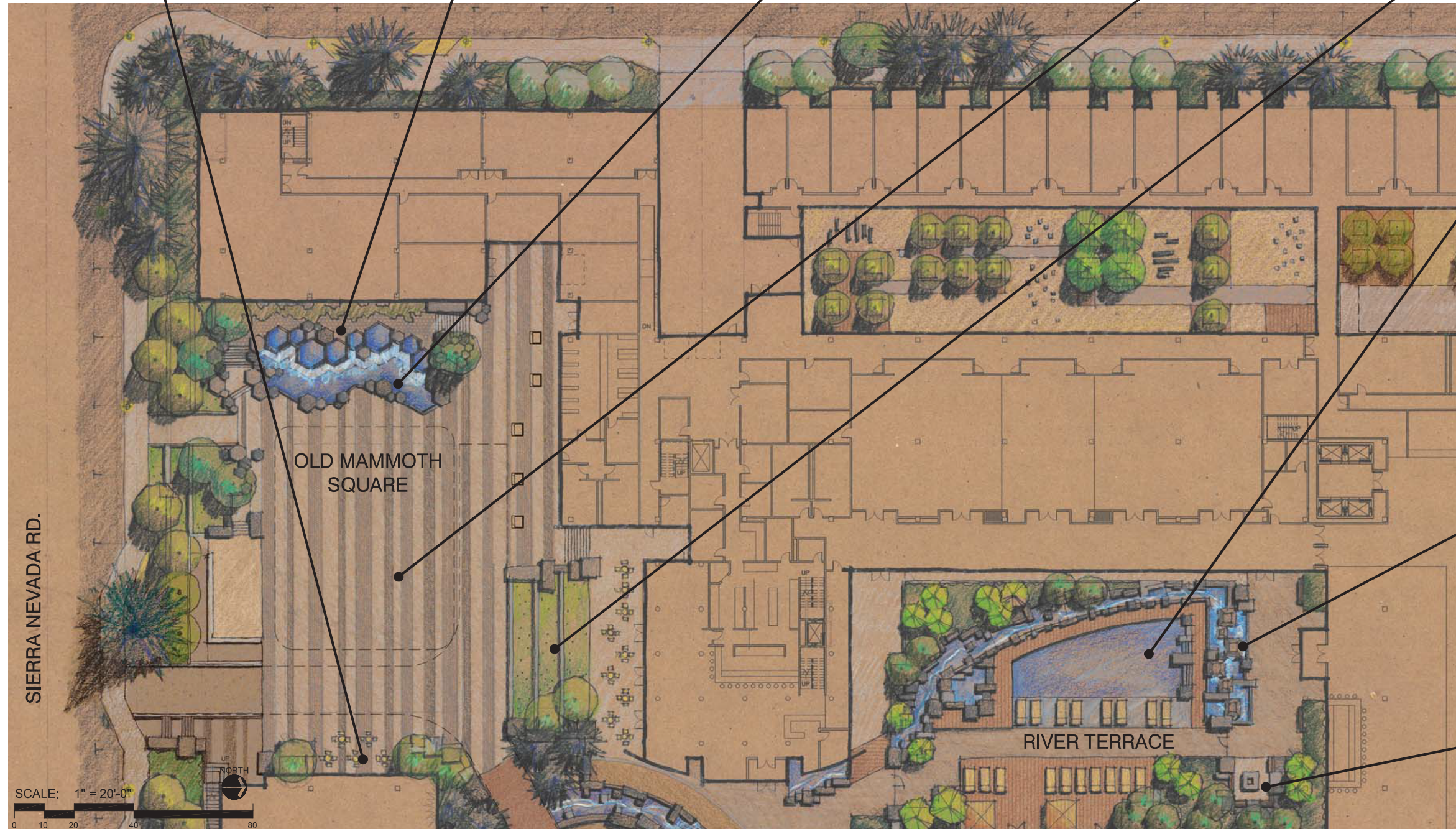
DEVIL'S POSTPILE POOL



SEASONAL ICE RINK



TERRACED LAWN SEATING



POOL



MINARET HEADWATERS



FIRE PIT

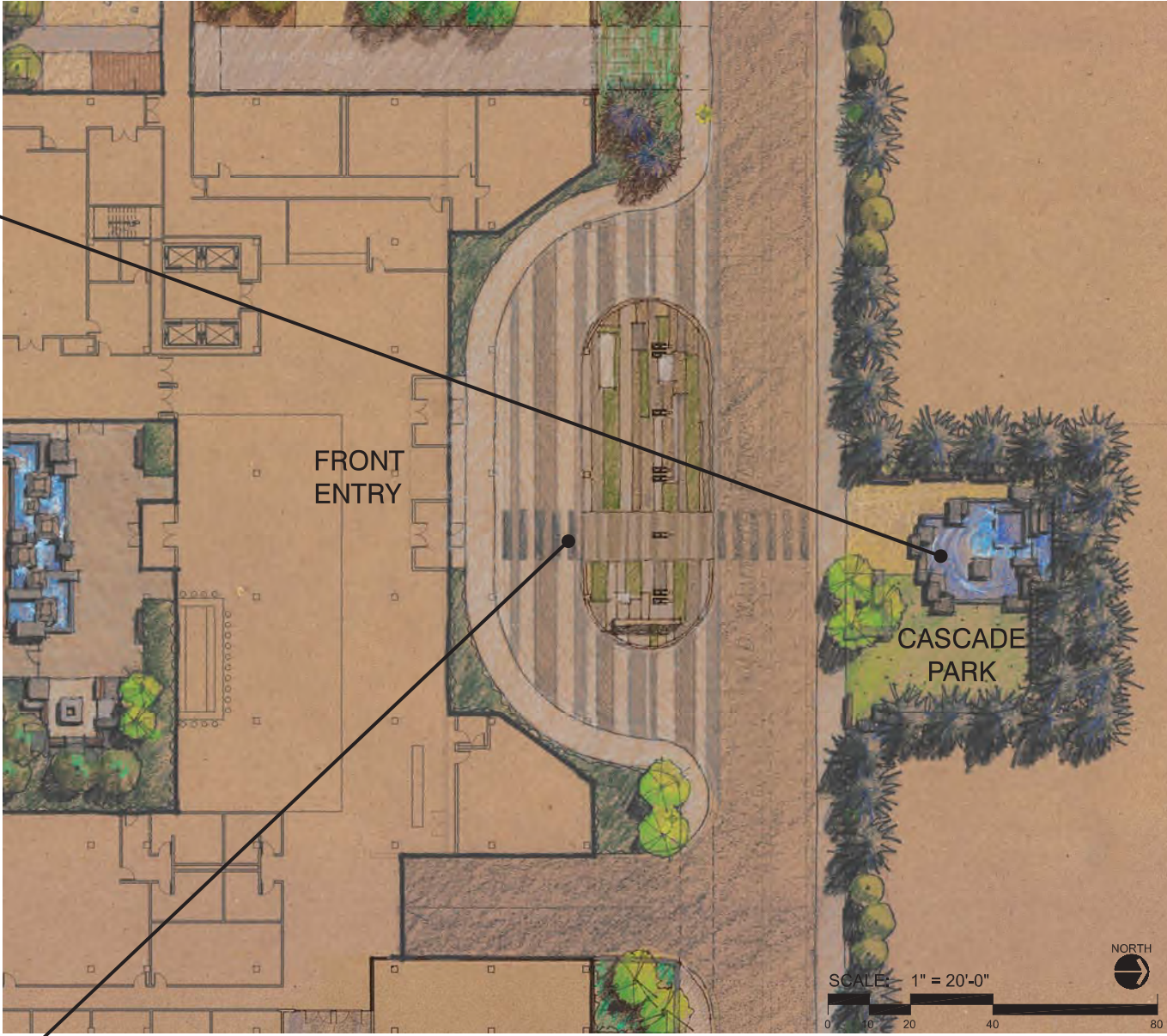


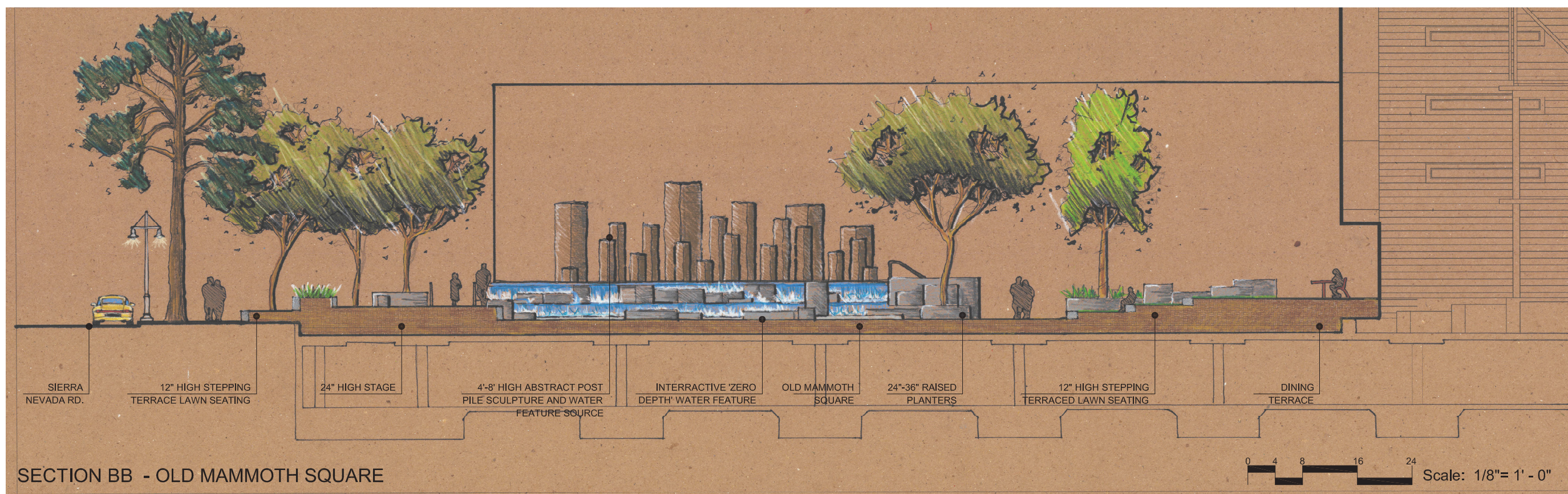
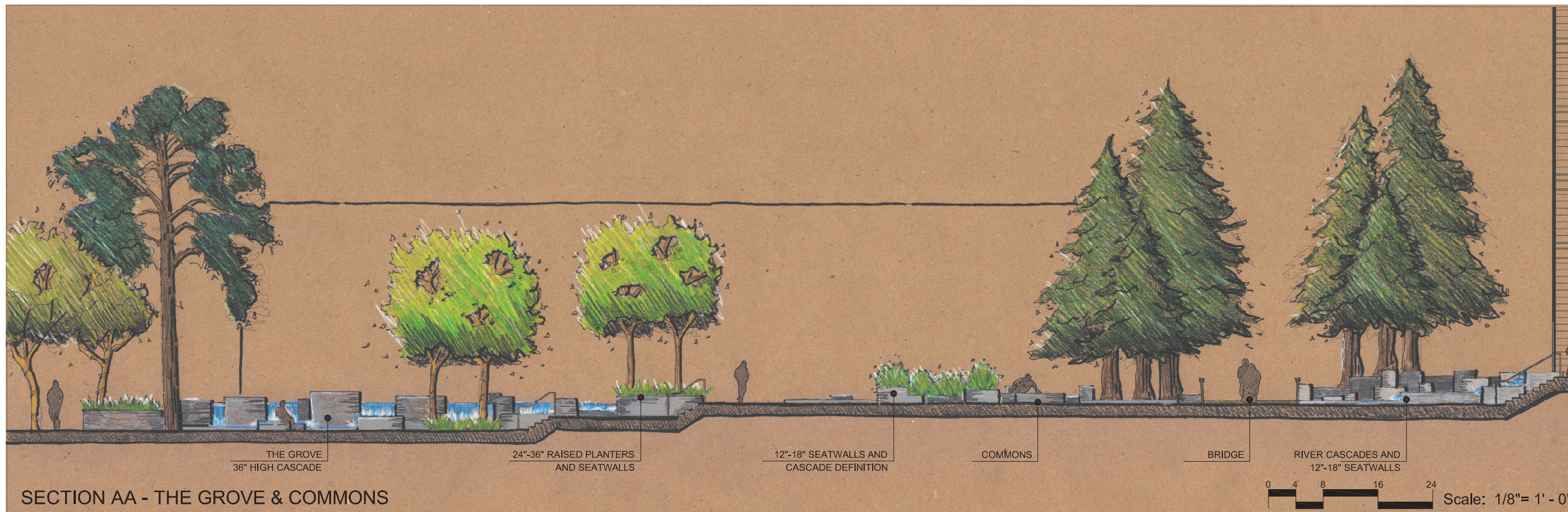


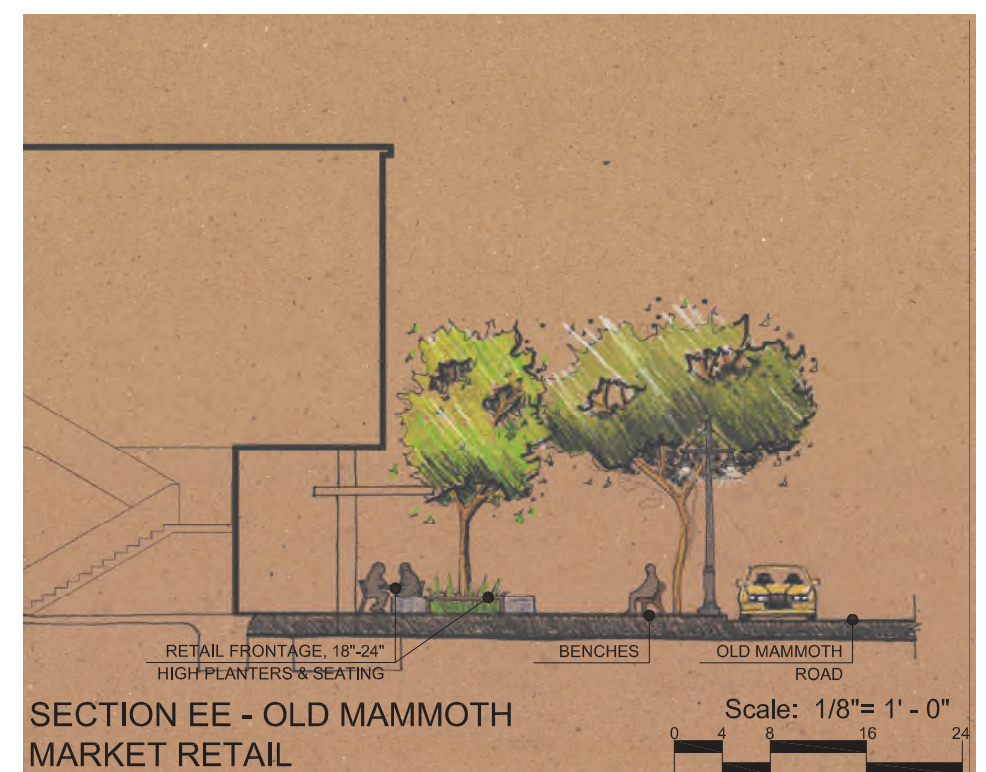
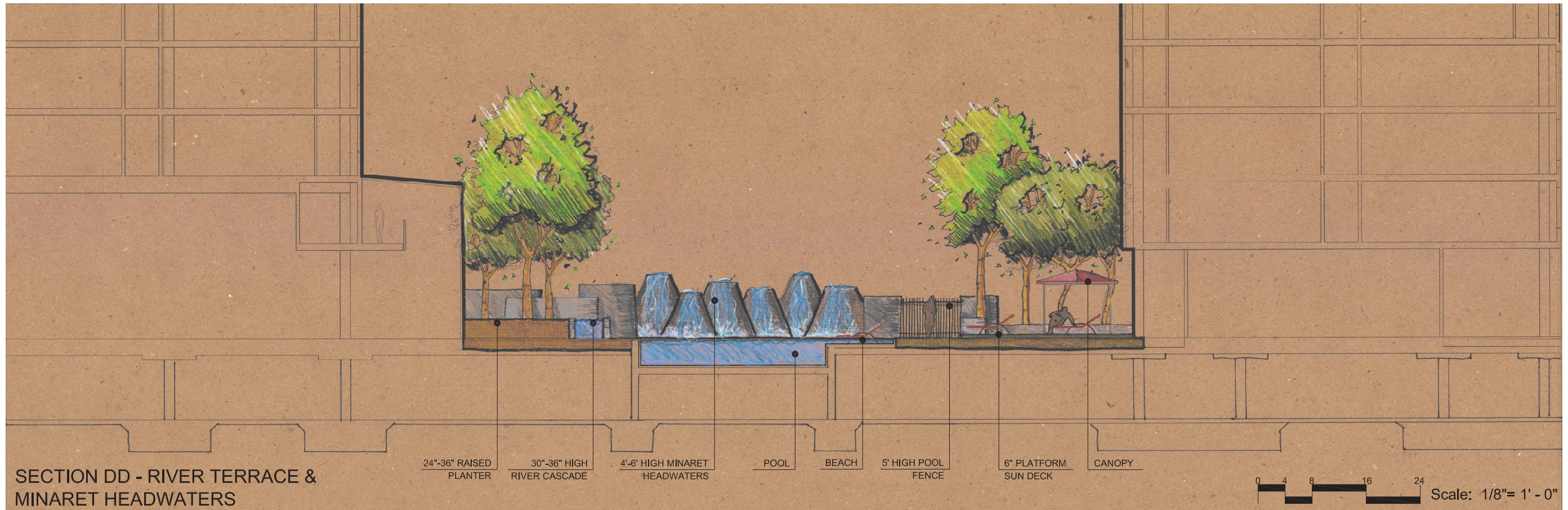
CASCADE PARK

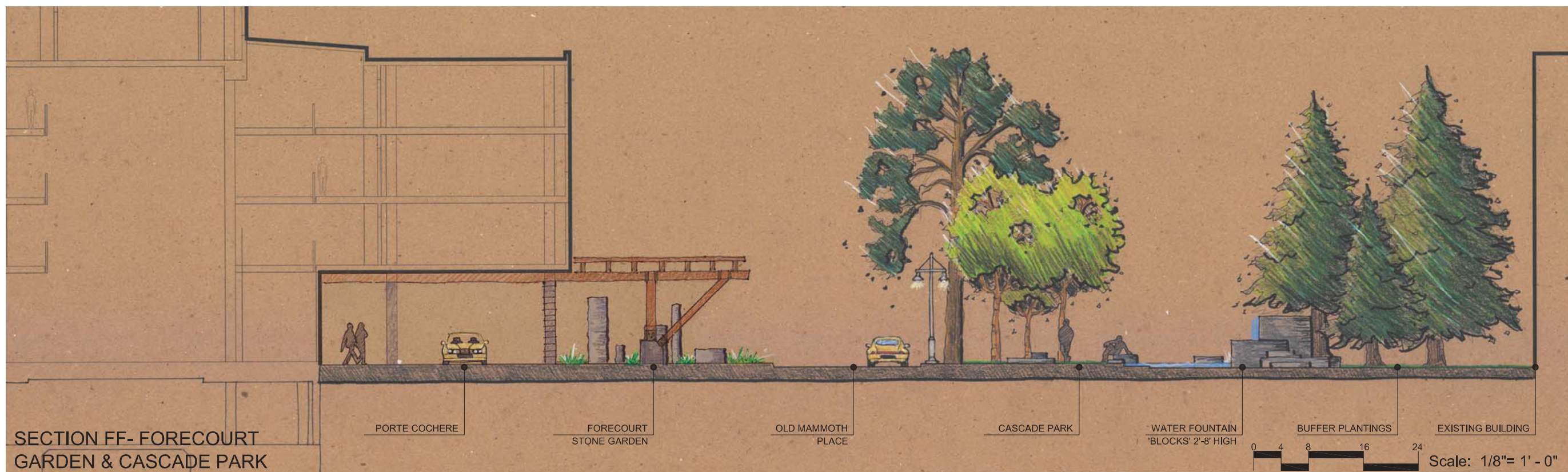


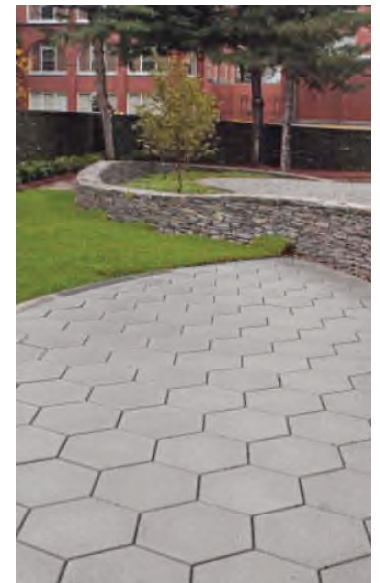
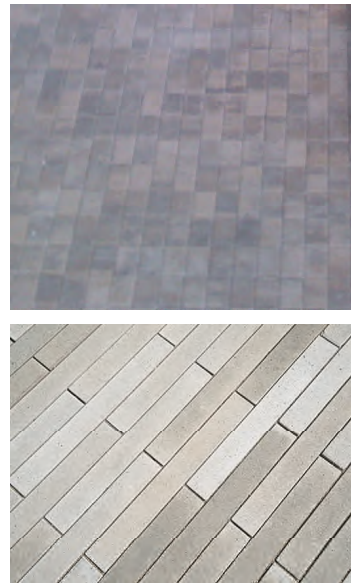
HOTEL ENTRY FORECOURT











① PAVING



② WALLS



③ WATER FEATURES

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

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

R | H | A | A

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

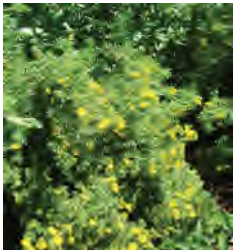
LOW SHRUBS (under 6')



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*

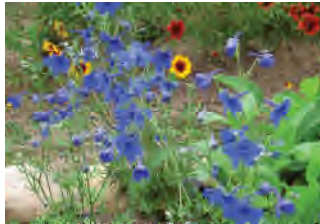
PERENNIALS



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.*



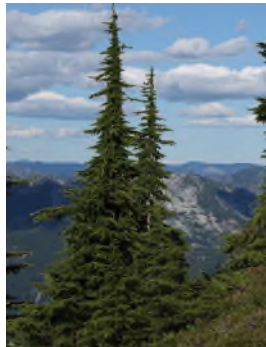
Phlox - Phlox paniculata

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

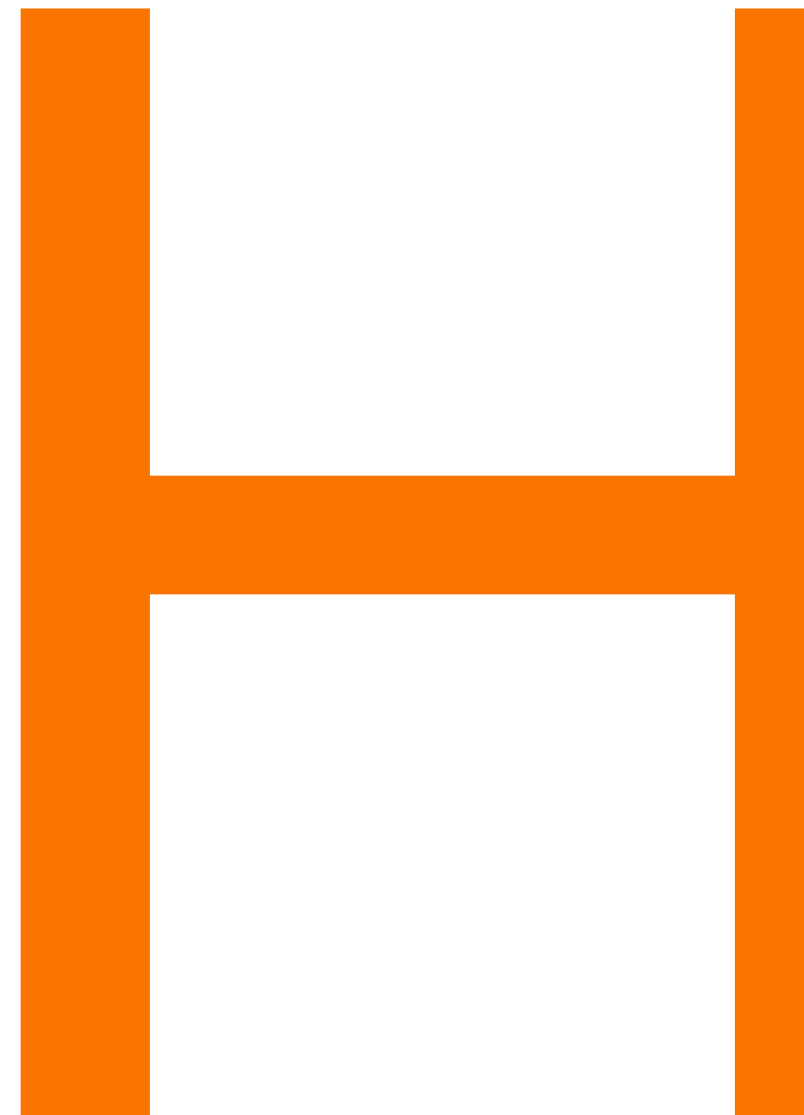


Bearberry - Arctostaphylos uva-ursi

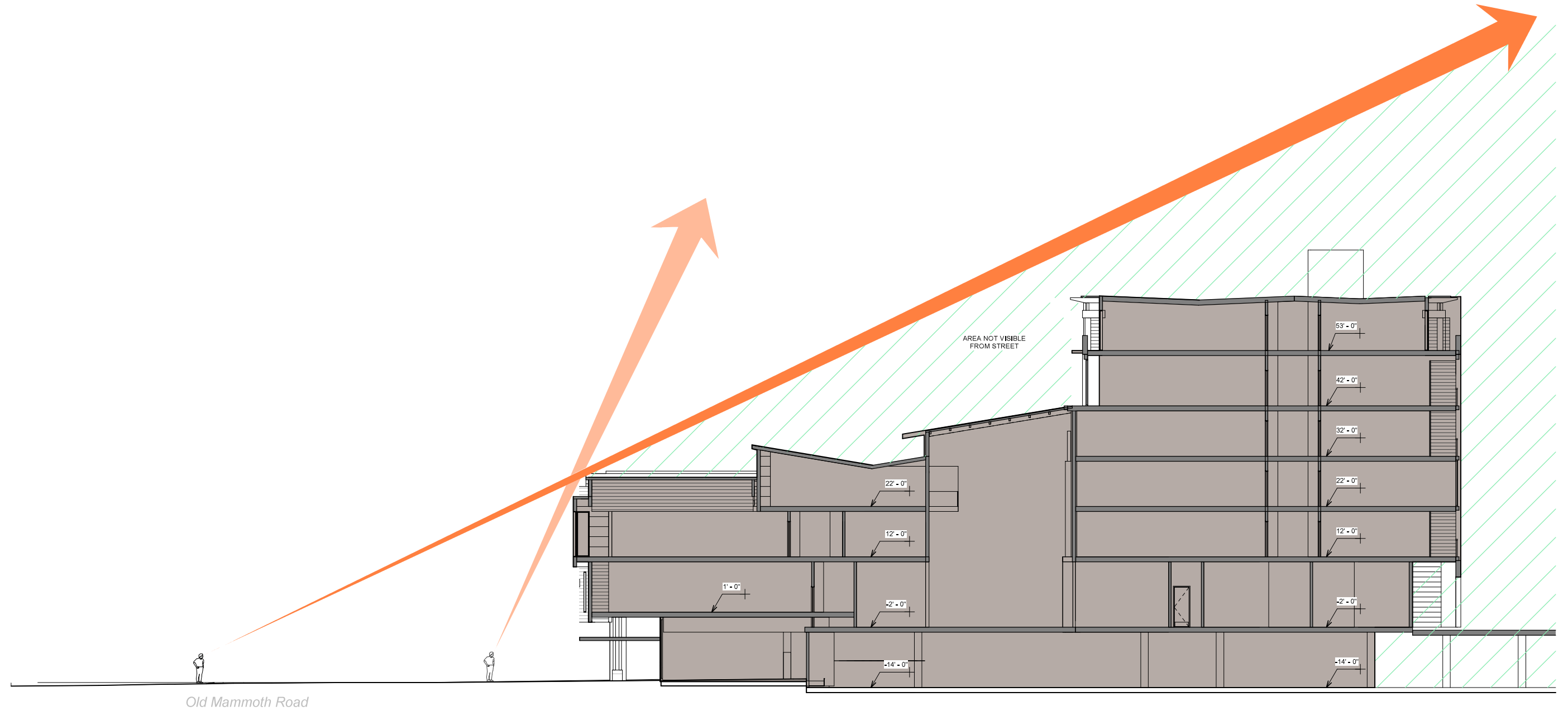
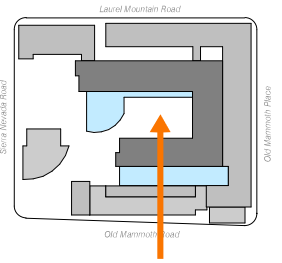
FERNS



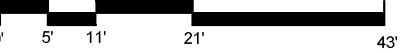
Western Sword Fern - Polystichum munitum*



RELATIVE HEIGHT SECTIONS

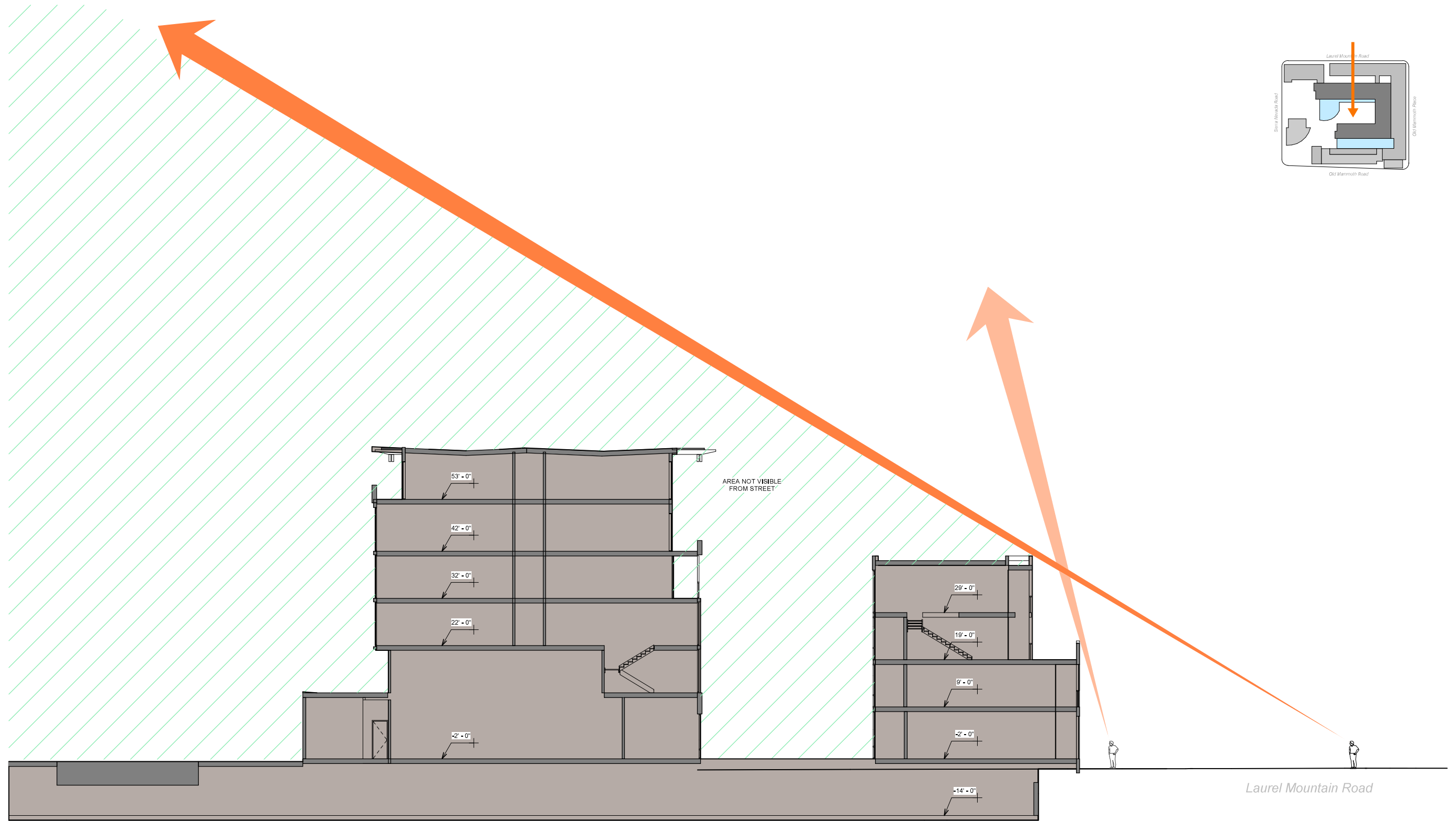
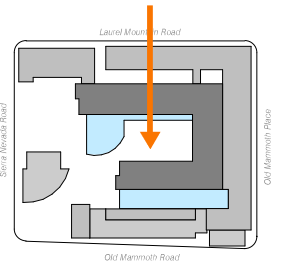


NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



Scale: 3/32" = 1'-0" (when sheet is 22x34)

RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH ROAD

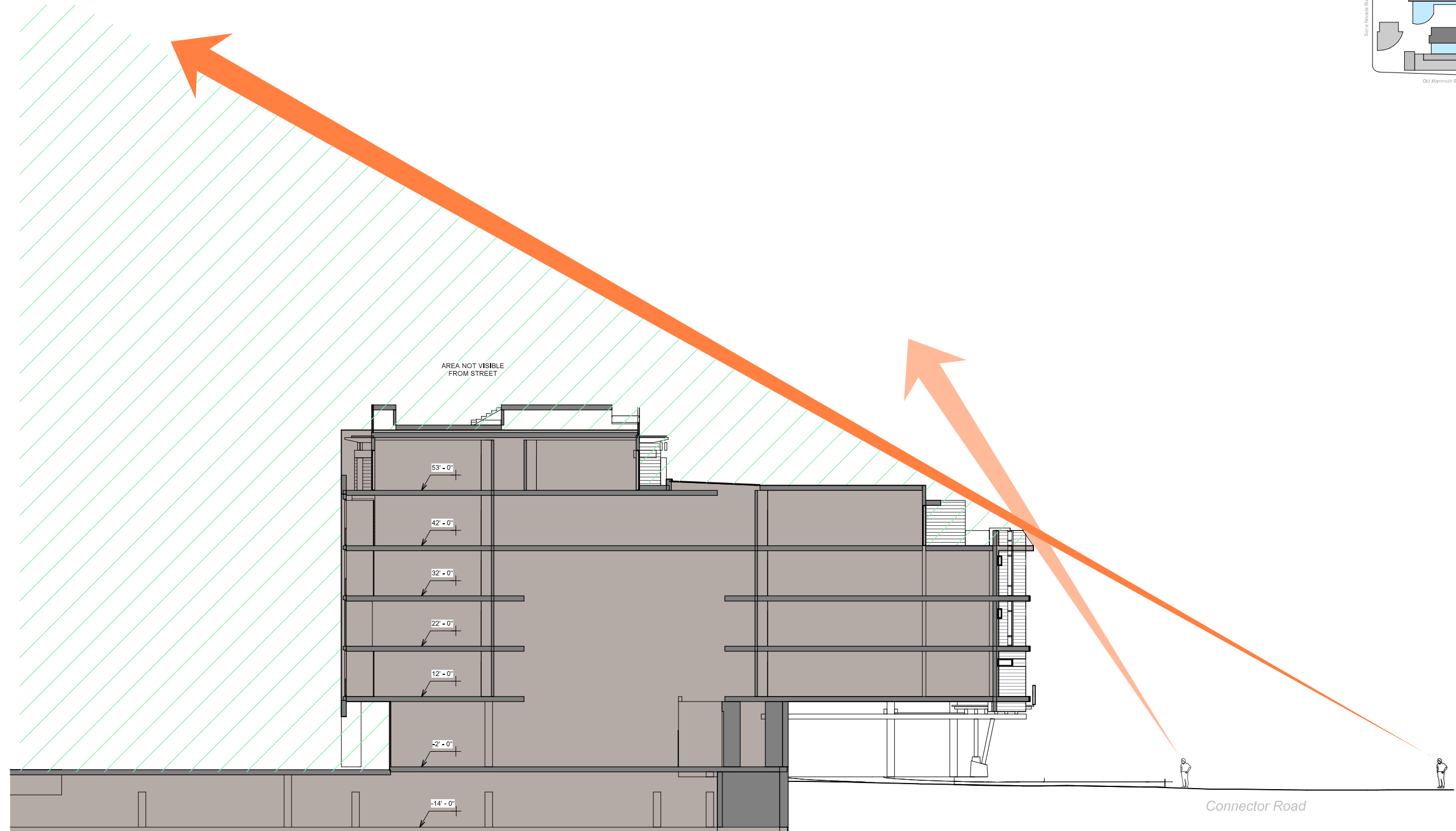
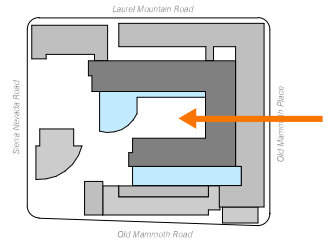


RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN ROAD

NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"

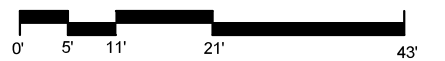


Scale: 3/32" = 1'-0" (when sheet is 22x34)

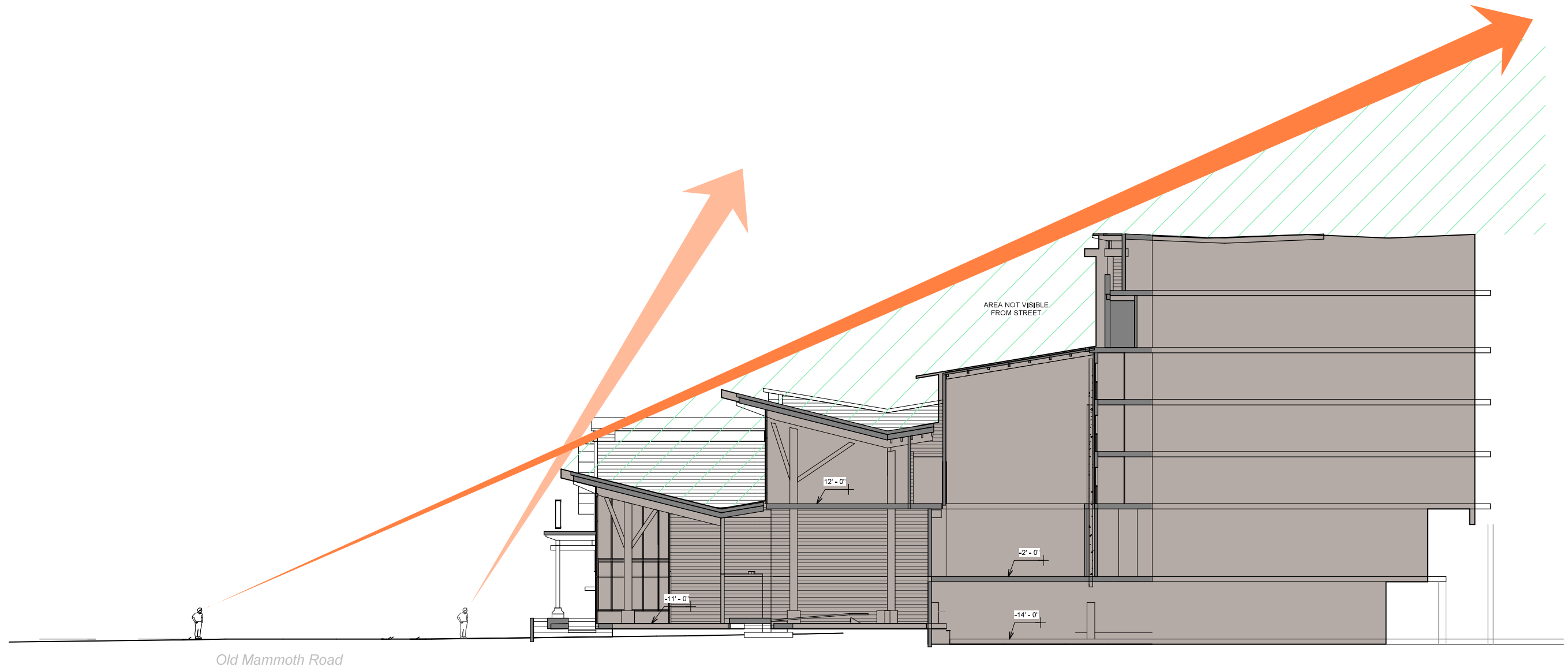
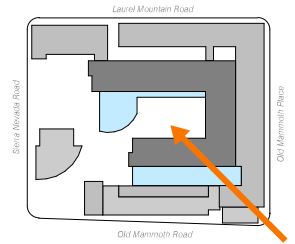


RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH PLACE

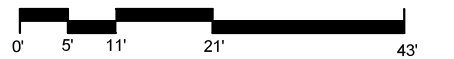
NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



Scale: 3/32" = 1'0" (when sheet is 22x34)

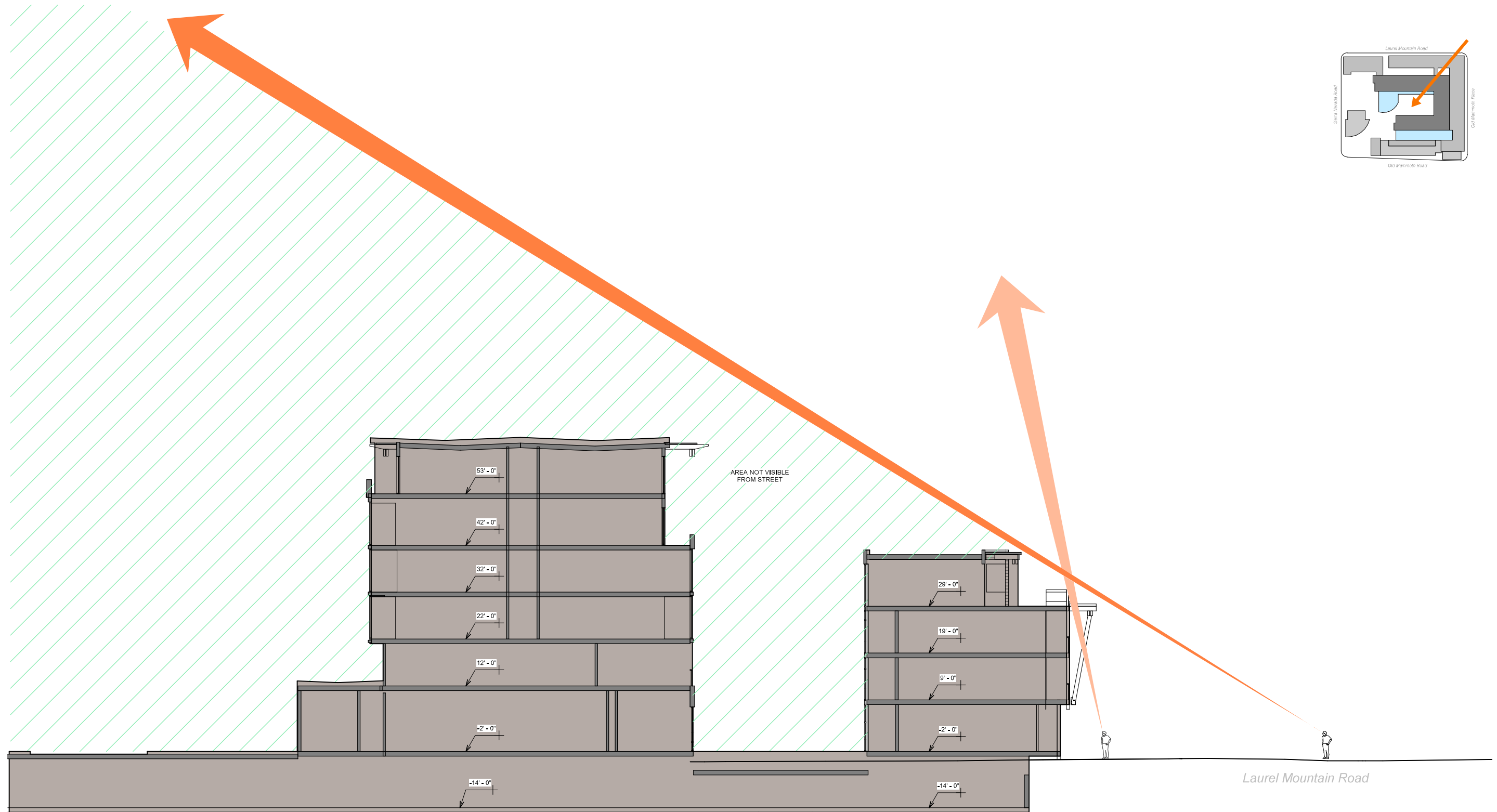
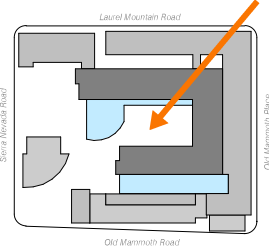


NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



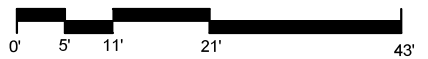
Scale: 3/32" = 1'-0" (when sheet is 22x34)

RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH CORNER

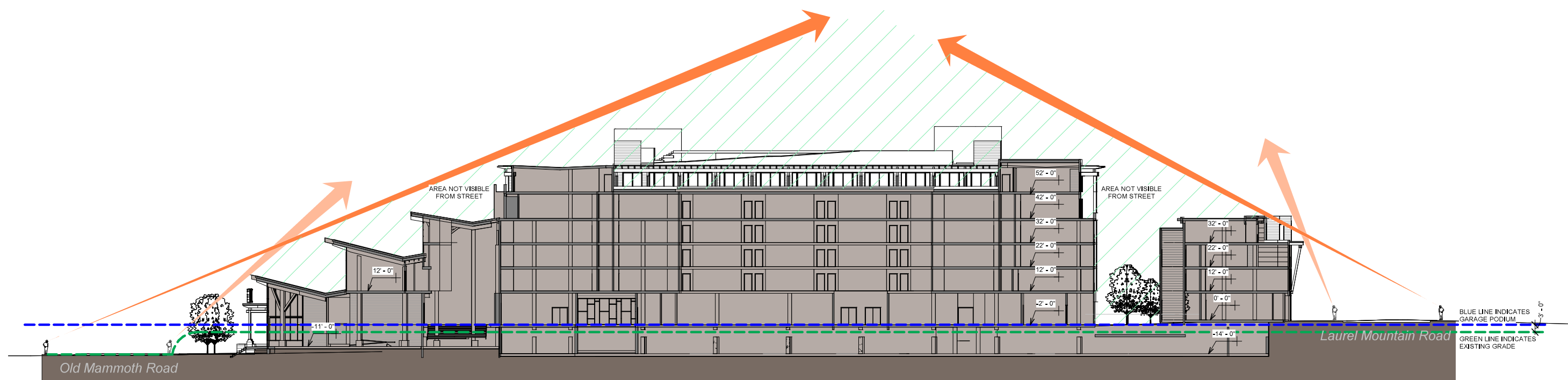


RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN CORNER

NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



Scale: 3/32" = 1'-0" (when sheet is 22x34)



bull stockwell allen
ARCHITECTURE + PLANNING + INTERIORS