



360 west aspen avenue
salt lake city, utah 84101
801 532 4422

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project:

YotelPAD
Mammoth
Lakes

project #: 18.0280

date: 4.26.2019

revisions :

title:

COVER
SHEET

sheet:

A-1
SD SET



YOTEL PAD MAMMOTH LAKES, CA
SD DESIGN REVIEW 4.26.19

- NVSP Key Points:**
- Heights
 - Proposed Building Height 56 ft. Max Allowed Height 56 ft.
 - Main Building Flat Roof, Townhomes Flat Roofs
 - Setbacks
 - See Site Plan
 - Density (198.25 Bedrooms Allowed, 198 Bedrooms Proposed)
 - Main Building (156 Units)
 - 156 Bedrooms (Studio, 1 Bedroom Units) (approx 347 sf to 629 sf units)
 - Townhomes (21 Units) - (2 Bedroom + Family Room Units - approx 1,500 sf)
 - 3rd Party Restaurant (approx 4,100 sf)
 - Main Building Commercial (approx 1,000 sf)
 - Parking: 201 Stalls Provided
 - Surface Stalls - 14 Stalls (includes 3 check-in stalls)
 - Garage Stalls - 161 Stalls + 26 Valet Aisle Stalls = 187
 - Site Coverage
 - Proposed Site Coverage = 73.5% (Max Allowed Coverage = 75%)

DRAWING INDEX

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project:

YotelPAD Mammoth Lakes

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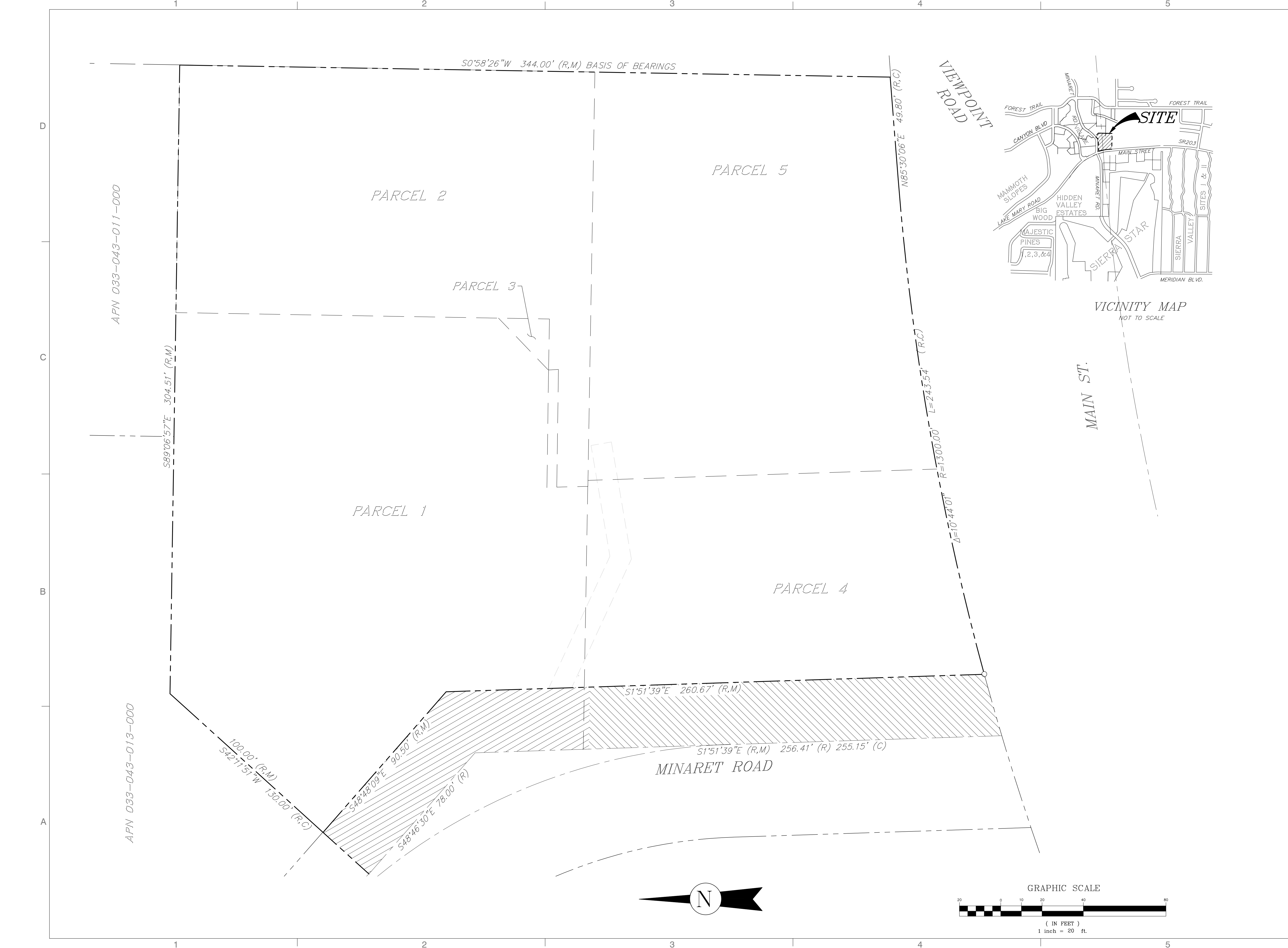
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VACINITY PLAN

sheet:

B-1

SD SET



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project:
**Yotel Pad
Mammoth
Lakes**

project #: SD COST ESTIMATE
date: 5.03.2019
revisions :

title:
**SUBJECT
PROPERTY
PLAT**

sheet:
C-1
SD SET



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Yotel Pad Mammoth Lakes

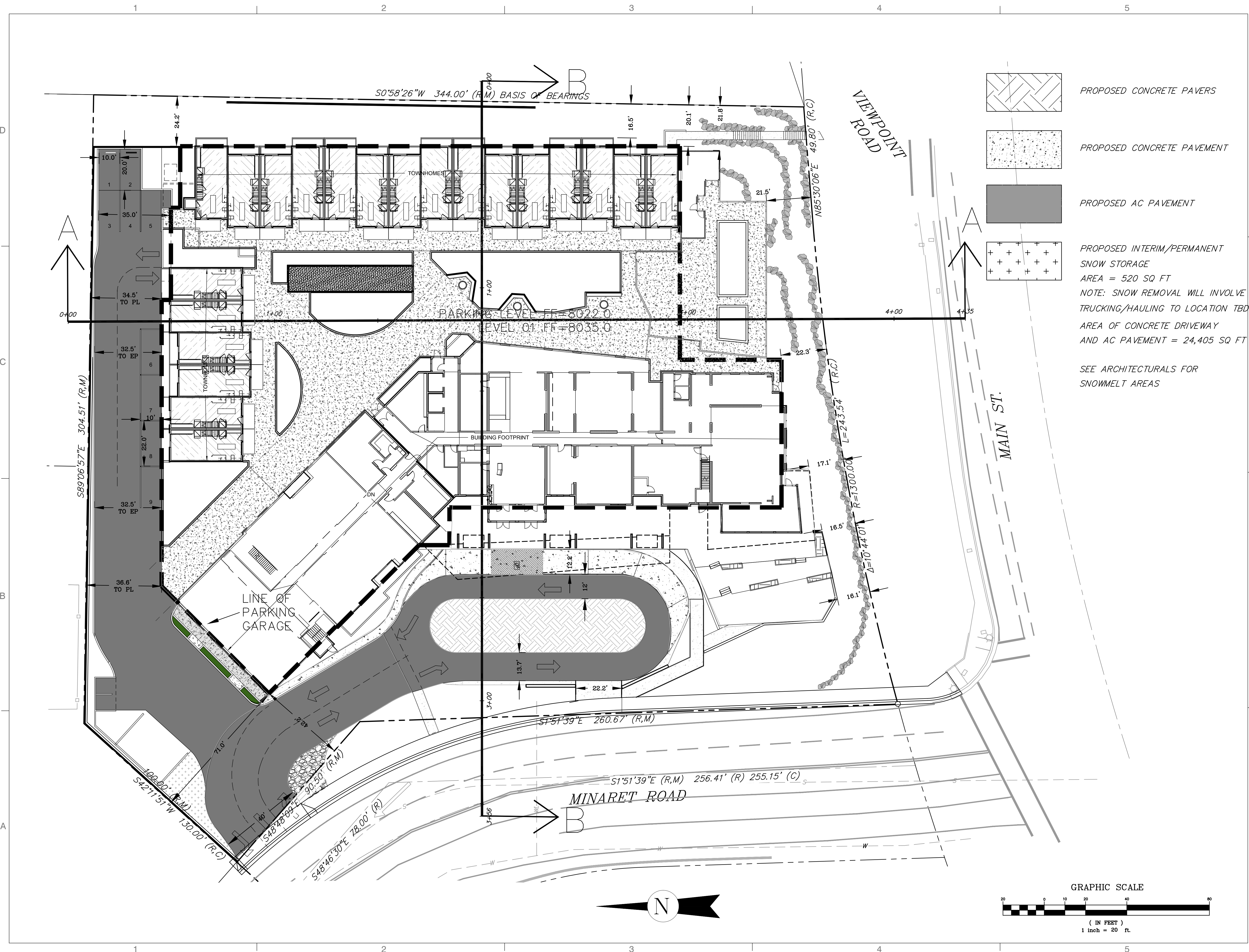
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TOPOGRAPHICAL SURVEY

C-2

D SET





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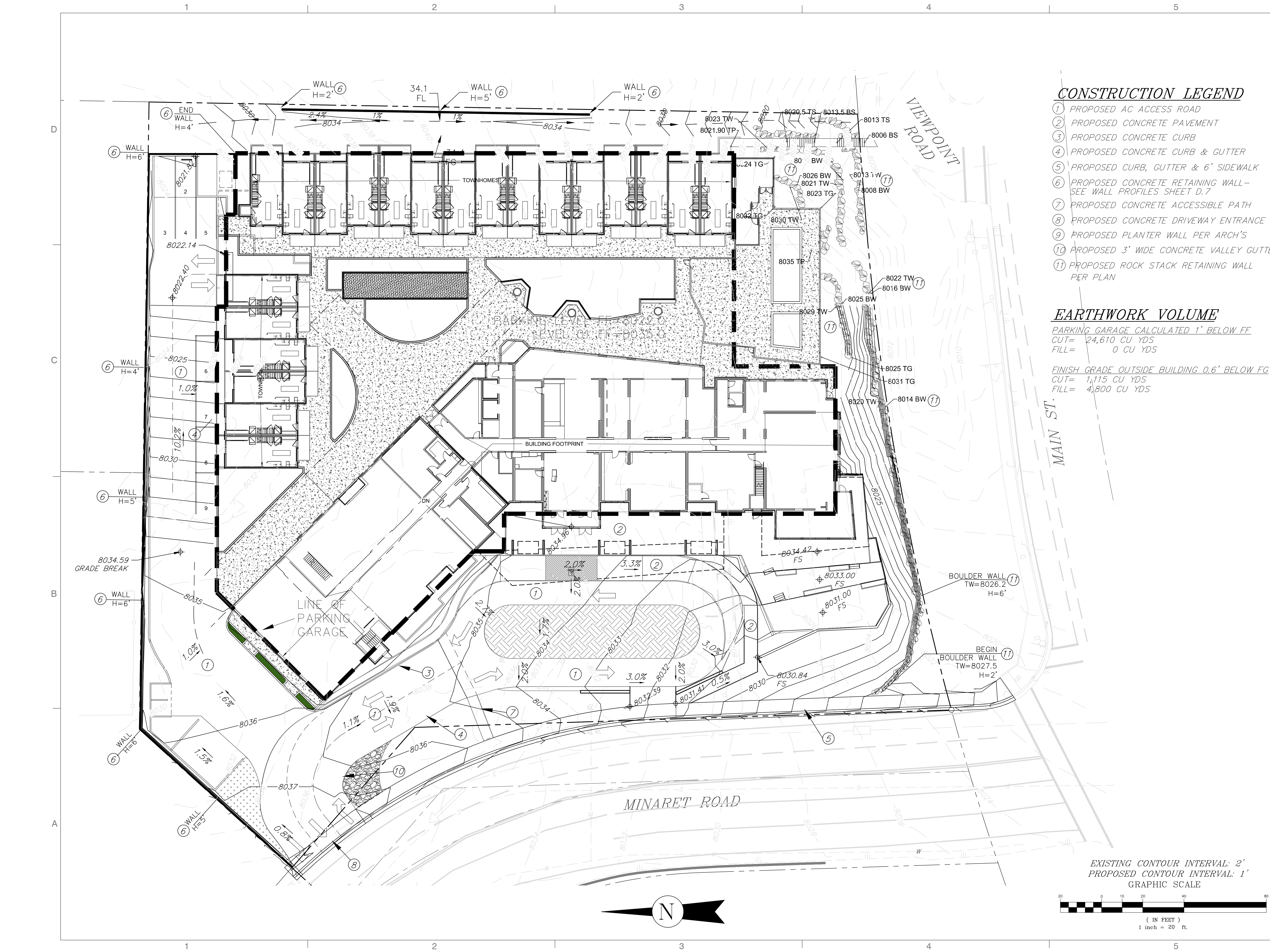
project:
**Yotel Pad
Mammoth
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title:
**CONCEPTUAL
SITE PLAN**

sheet:
D-1
SD SET



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project:
**Yotel Pad
Mammoth
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title:
**CONCEPTUAL
SITE GRADING
PLAN**

sheet:
D-2
SD SET



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revisions :

title:

CONCEPTUAL
SITE DRAINAGE
PLAN

sheet:

D-3

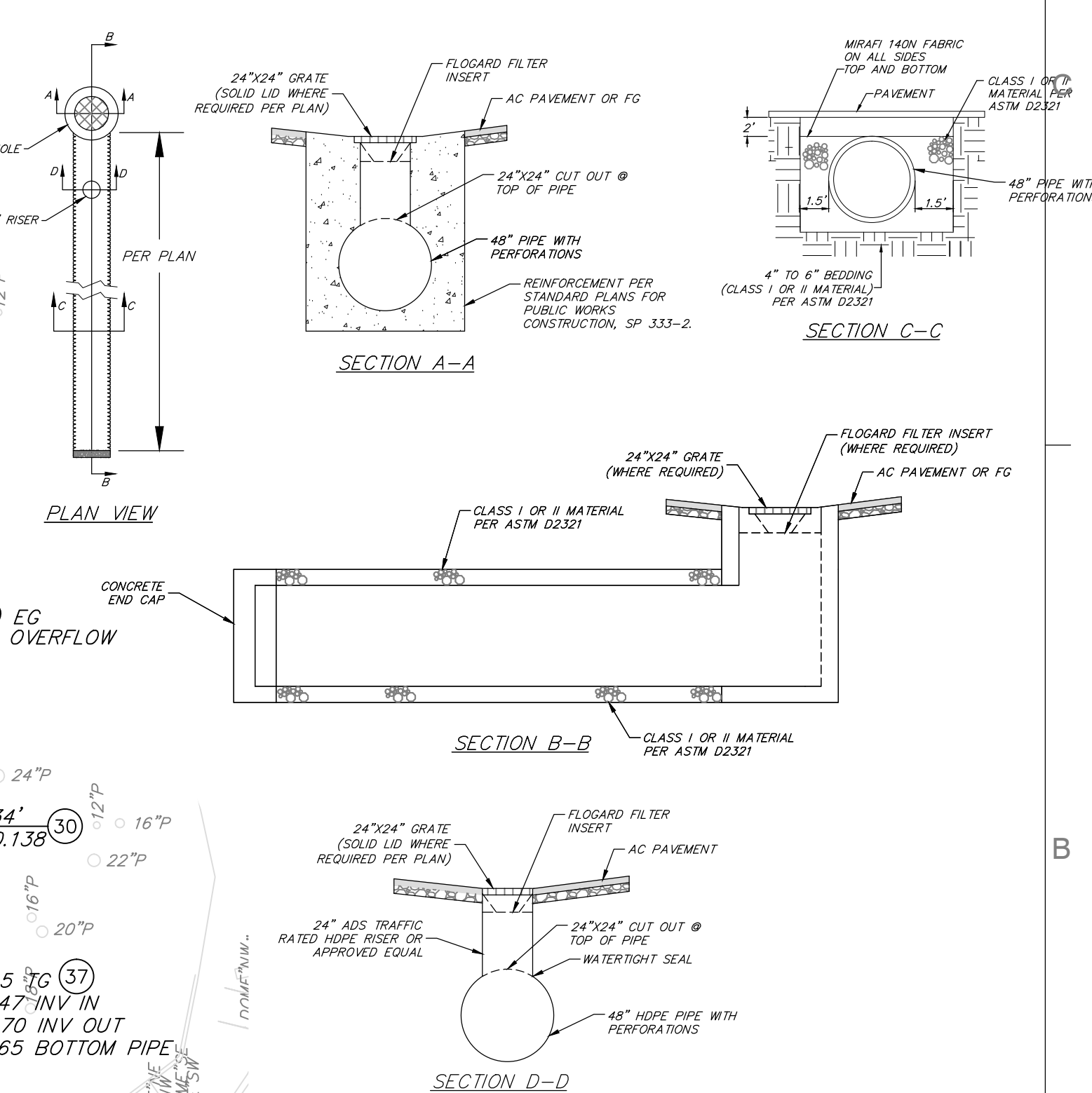
SD SET

CONSTRUCTION LEGEND

- 30 INSTALL 12" CORRUGATED HDPE TYPE S STORM DRAIN PIPE.
- 31 INSTALL 24"x24" JENSEN PRECAST DROP INLET OR APPROVED EQUAL.
- 32 INSTALL 6" TRENCH DRAIN.
- 33 INSTALL 48" PERFORATED HDPE RETENTION PIPES PER DETAIL ON THIS SHEET.
- 34 INSTALL 60" CONCRETE MANHOLE WITH FLAT SOLID LID.
- 35 INSTALL 24" CLEANOUT WITH SOLID LID.
- 36 INSTALL FLOGARD FILTER INSERT PER MANUFACTURER'S RECOMMENDATIONS OR APPROVED EQUAL. CONTRACTOR SHALL VERIFY MODEL COMPATIBILITY WITH INLET/TRENCH DRAIN.
- 37 INSTALL 60" CONCRETE MANHOLE WITH FLAT LID AND DRAIN GRATE.
- 38 INSTALL 18" OUTFLOW PIPE.
- 39 INSTALL 24" CLEANOUT WITH DRAIN GRATE.
- 40 CONSTRUCT 18" OUTFLOW PIPE THROUGH WALL.

DRAINAGE NOTES:

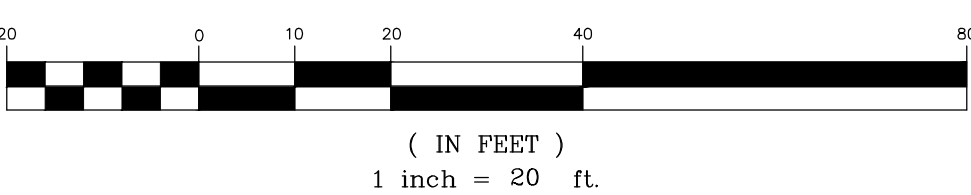
1. DRAIN INLETS AND PIPING FROM PLAZA LEVEL WILL BE SHOWN ON LANDSCAPE CONSTRUCTION DOCUMENTS. STORM DRAIN PIPING FROM PLAZA LEVEL WILL BE ALIGNED IN PARKING GARAGE CEILING PER PLUMBING CONSTRUCTION DOCUMENTS.
2. RETENTION SYSTEMS SHOWN ARE PRELIMINARY AND CAN BE SUBSTITUTED WITH A DIFFERENT TYPE OF SYSTEM OF EQUAL VOLUME.



RETENTION PIPES TYPICAL DETAIL

N.T.S.

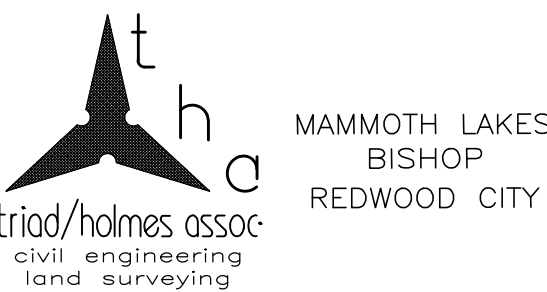
EXISTING CONTOUR INTERVAL: 2'
PROPOSED CONTOUR INTERVAL: 1'
GRAPHIC SCALE





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Mammoth
Lakes**

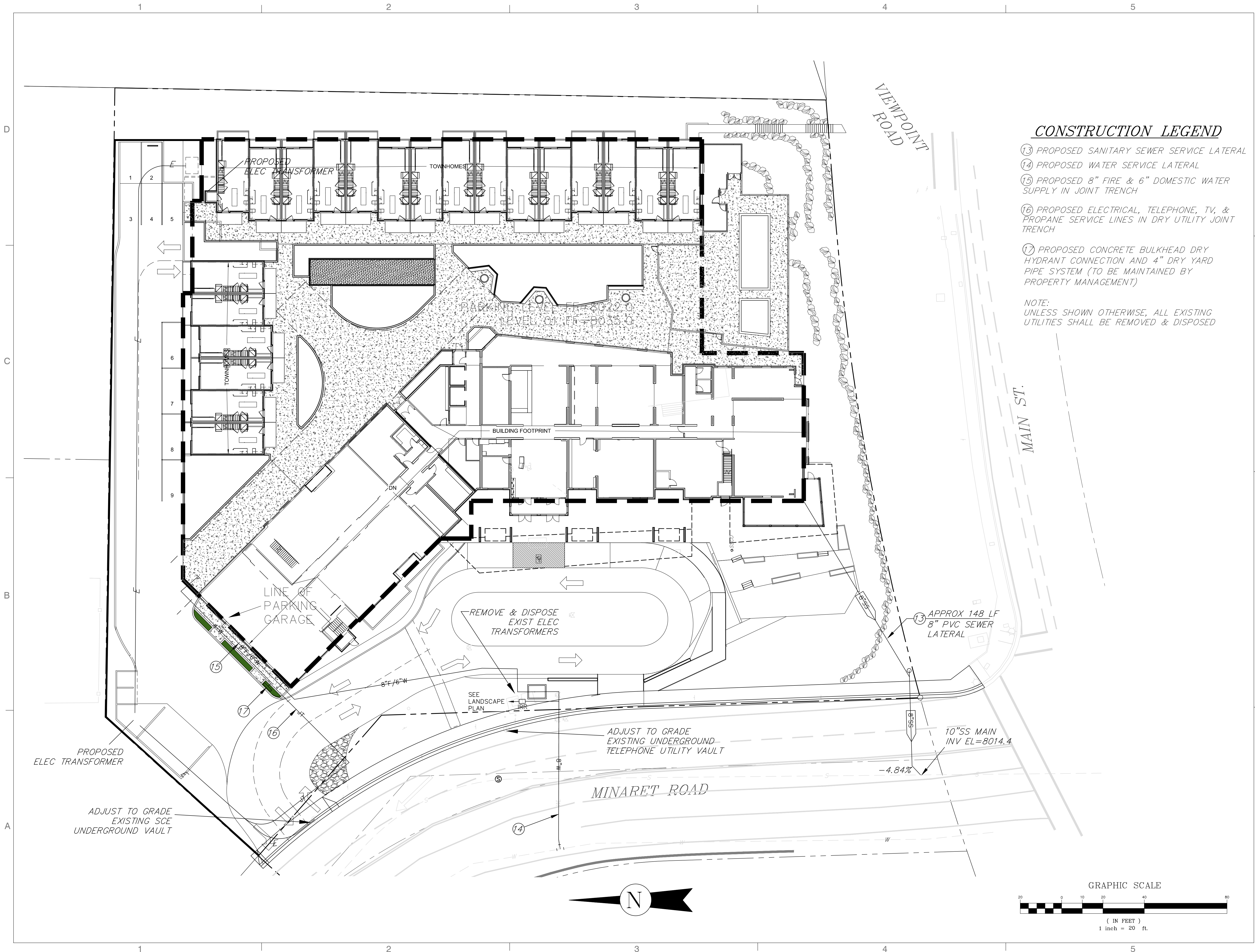
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revisions :

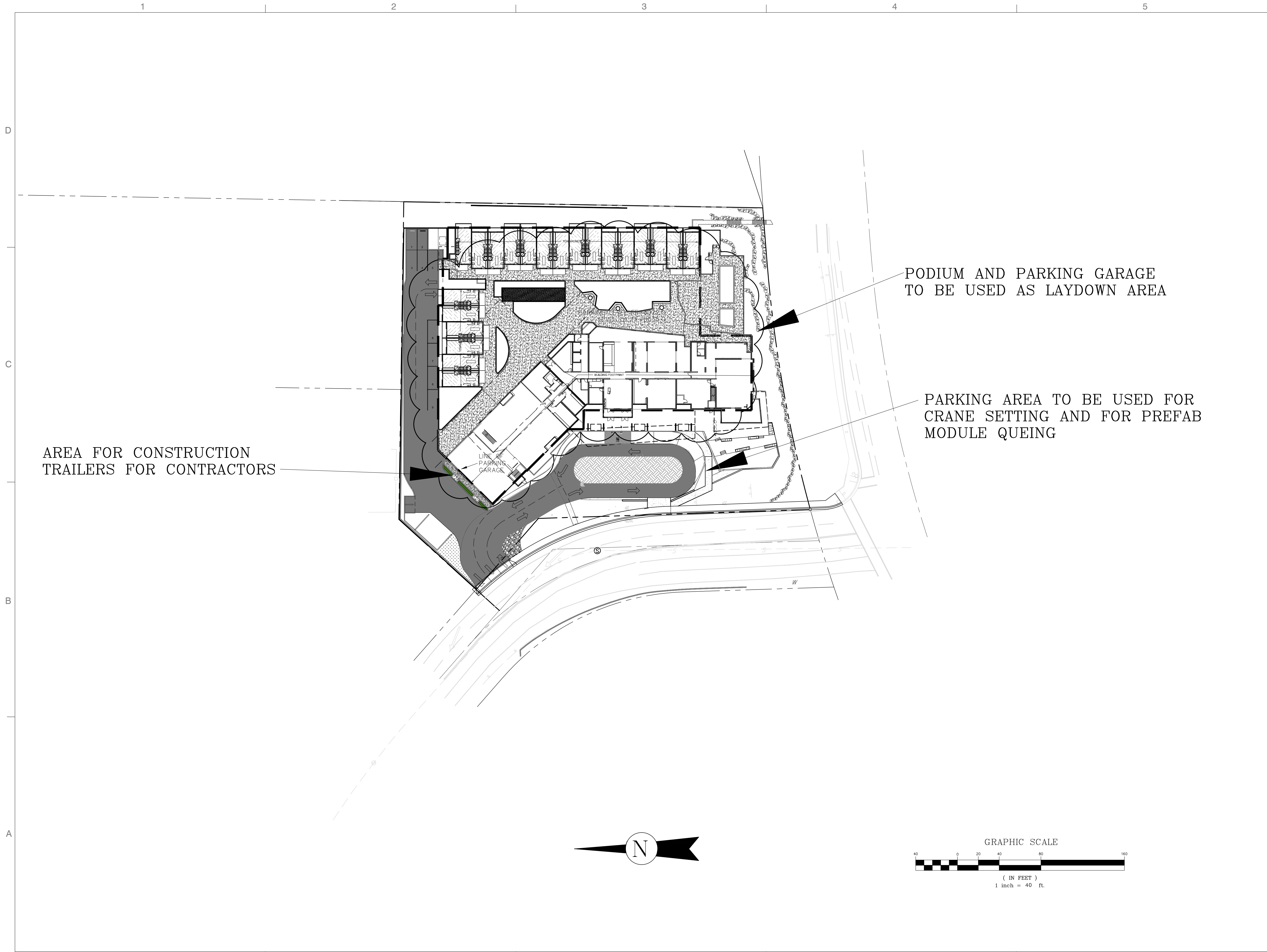
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**CONCEPTUAL
UTILITY PLAN**

sheet:

D-4

SD SET





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**Yotel Pad
Mammoth
Lakes**

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revisions :

title:
**CONCEPTUAL
STAGING
PLAN**

sheet:
D-5
SD SET



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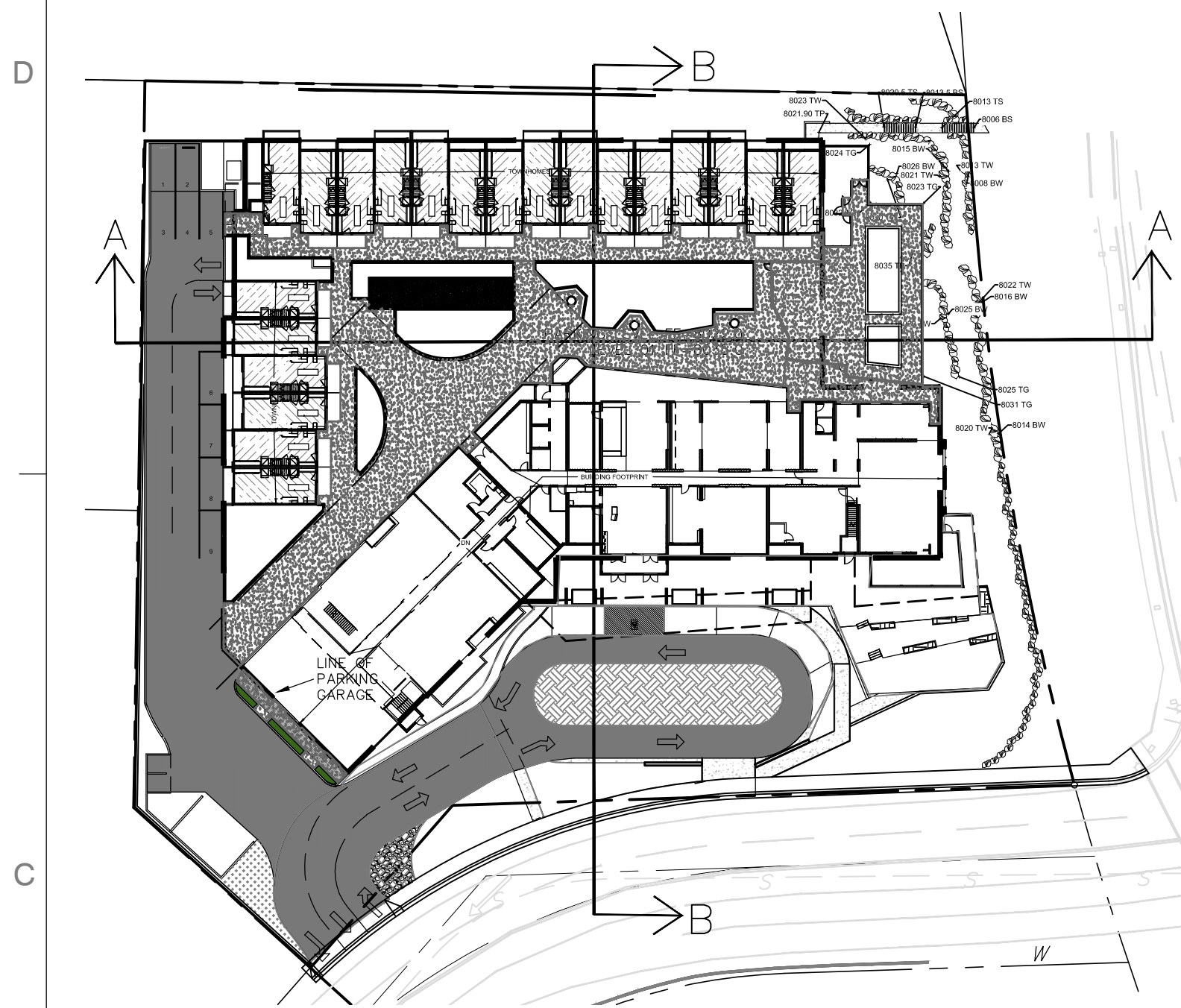
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**SITE
CROSS
SECTIONS**

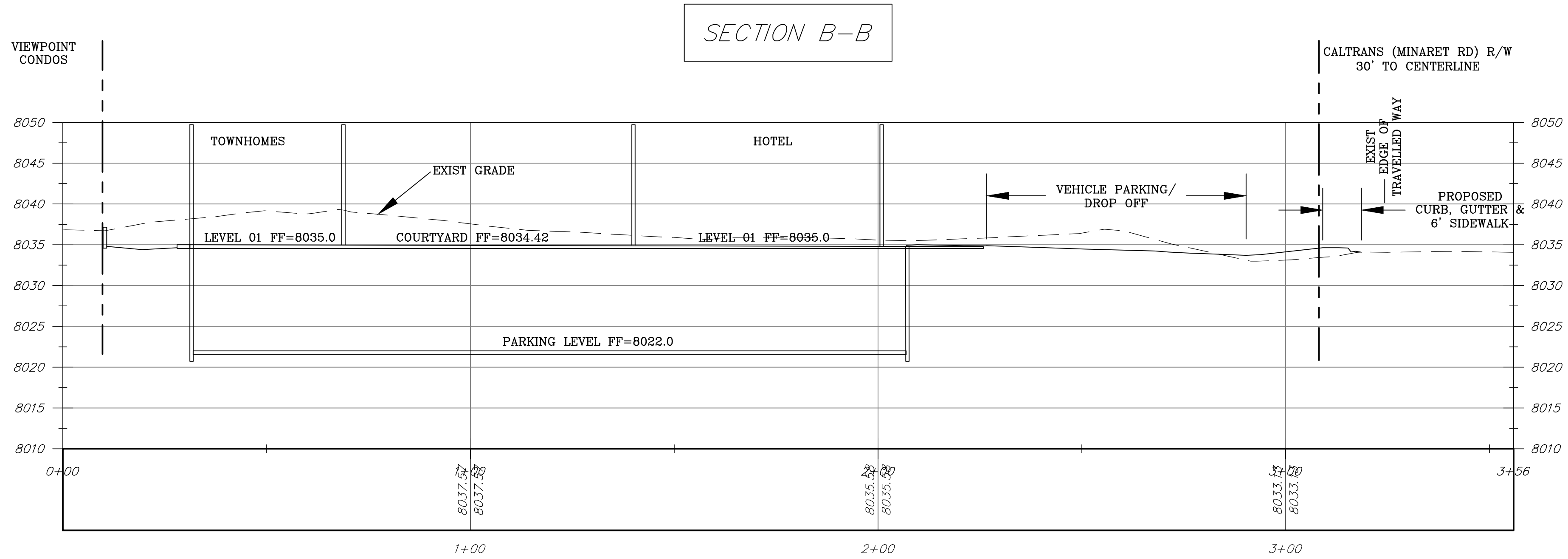
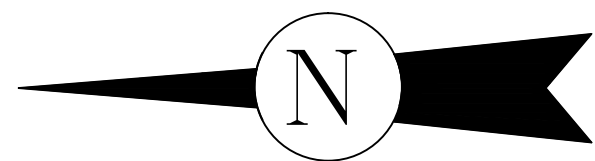
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D-6

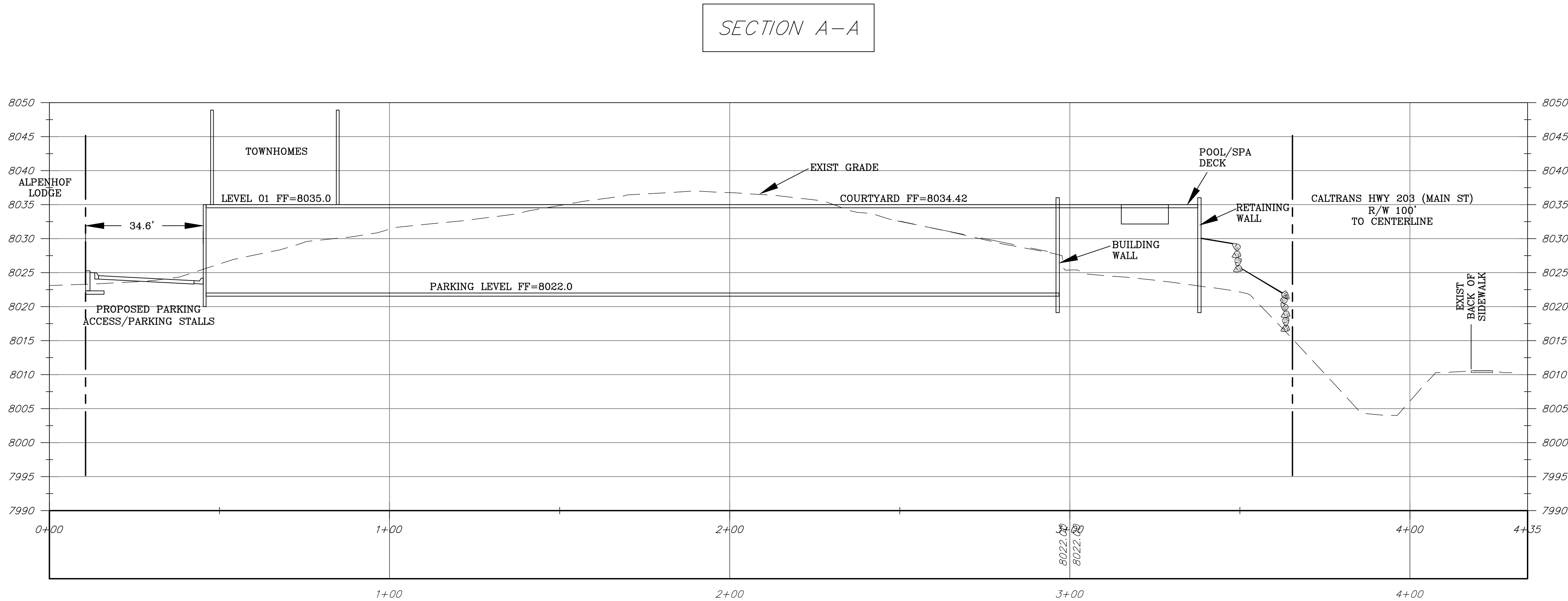
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SITE SECTIONS
SCALE 1"=60'



HORIZ 1"=20'
VERT 1"=10'





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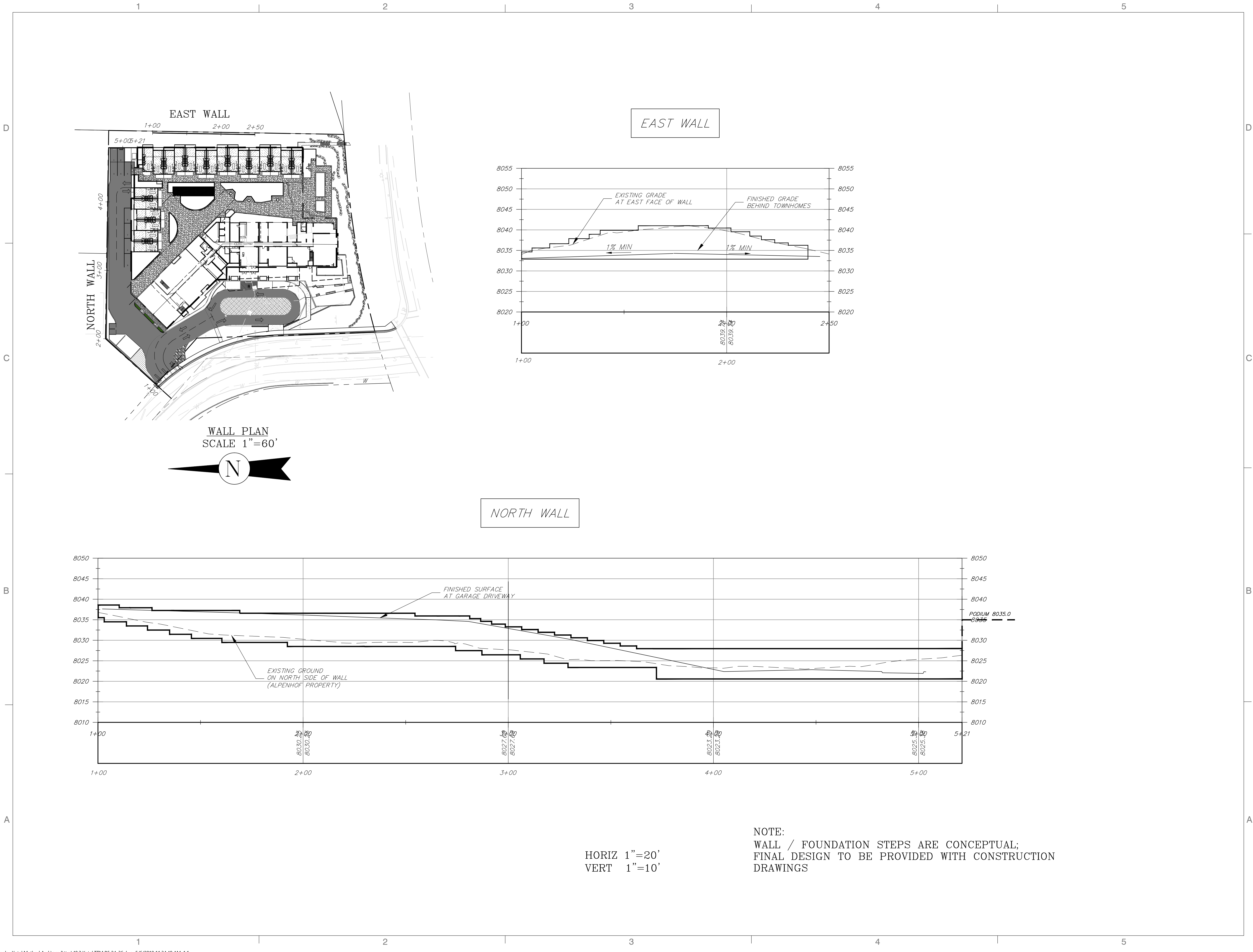
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Mammoth
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**SITE WALL
PROFILES**

sheet:
D-7
SD SET





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project:

YotelPAD
Mammoth
Lakes

project# : 18.0280

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revisions :

title:

EAST / WEST
ELEVATIONS -
HOTEL

sheet:

E-1

SD SET





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revisions :

title:

NORTH /
SOUTH
ELEVATIONS -
HOTEL

sheet:

E-2

SD SET





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project:

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Mammoth
Lakes

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revisions :

title:

TOWNHOME -
ELEVATIONS

sheet:

E-3

SD SET

10'-0" SETBACK
PROPERTY LINE

CORRUGATED METAL
PANEL, 1/4" CORRUGATIONS

2" THICK NATURAL
STONE VENEER

FIBER CEMENT VERTICAL
SIDING - CEDAR LOOK

10'-0" SETBACK
PROPERTY LINE

ROOF - 135' - 0"

LEVEL 03 - 122' - 0"

LEVEL 02 - 111' - 0"

LEVEL 01 - 100' - 0"

PARKING - 87' - 0"

WEST ELEVATION

FIBER CEMENT
HORIZONTAL SIDING

CORRUGATED METAL
PANEL, 1/4" CORRUGATIONS

FIBER CEMENT VERTICAL
SIDING - CEDAR LOOK

10'-0" SETBACK
PROPERTY LINE

10'-0" SETBACK
PROPERTY LINE

ROOF - 135' - 0"

LEVEL 03 - 122' - 0"

LEVEL 02 - 111' - 0"

LEVEL 01 - 100' - 0"

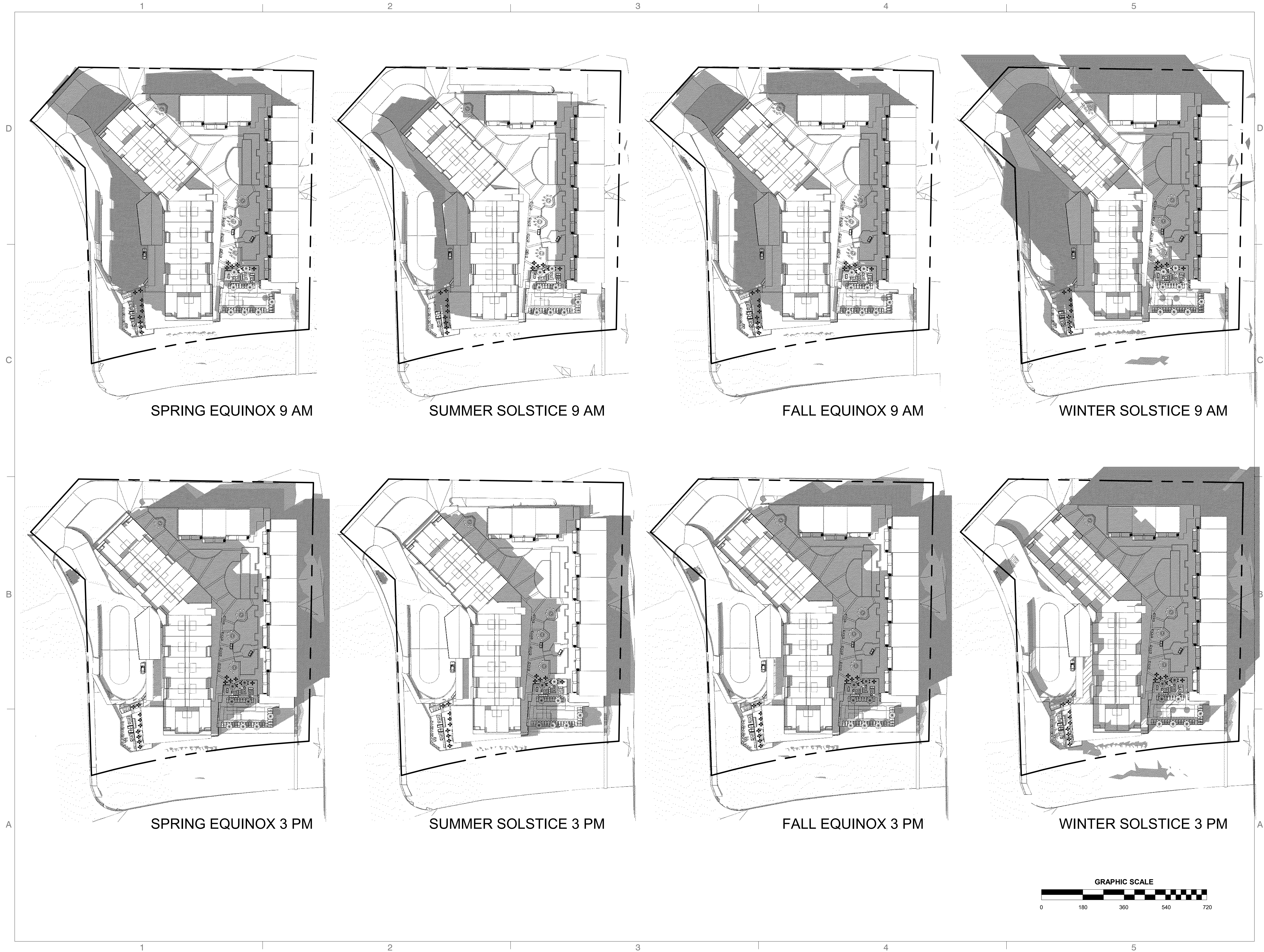
PARKING - 87' - 0"

FIBER CEMENT
HORIZONTAL SIDING

EAST ELEVATION

GRAPHIC SCALE





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**SHADOW
STUDY**

sheet:

F-0

SD SET



HOTEL CORNER VIEW



PORT COCHERE



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**HOTEL
PERSPECTIVES**

sheet:

F-1

SD SET



RESTAURANT



PATIO TERRACE



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**HOTEL
PERSPECTIVES**

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F-2

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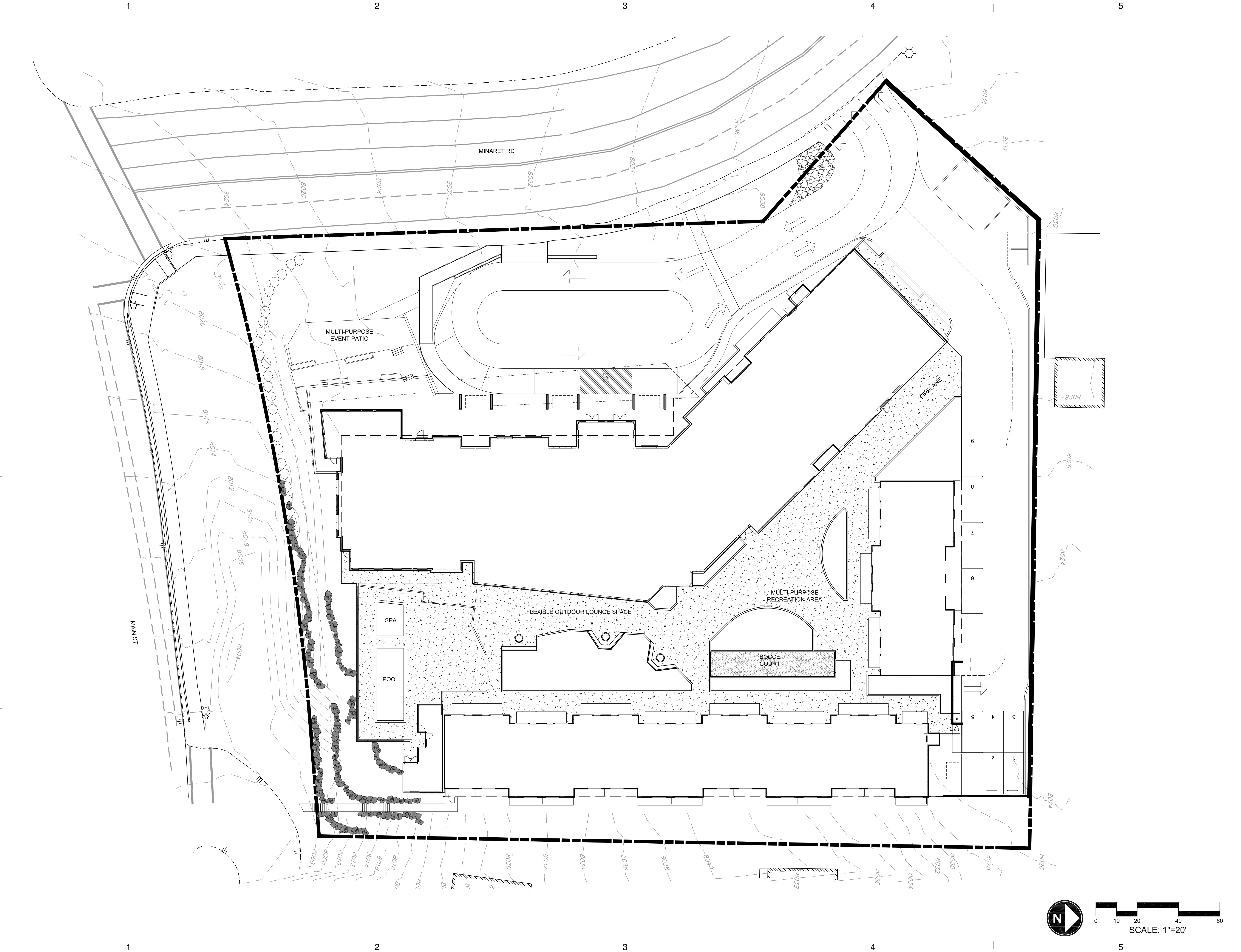
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**HOTEL
PERSPECTIVES**

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F-3

SD SET



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Yotel Pad Mammoth Lakes

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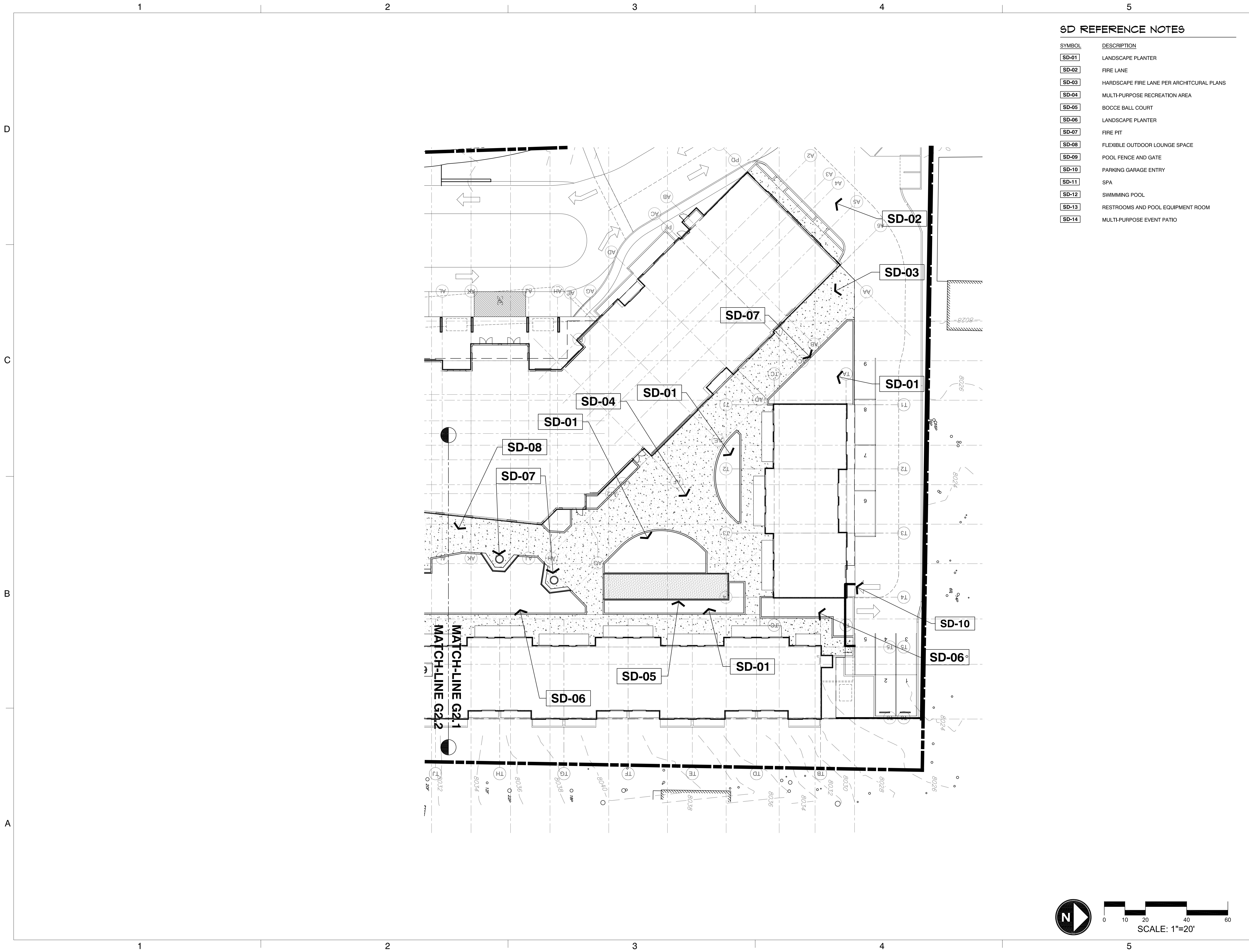
title:

CONCEPTUAL LANDSCAPE SITE PLAN

sheet:

G-1

SD SET



SD REFERENCE NOTES

SYMBOL	DESCRIPTION
SD-01	LANDSCAPE PLANTER
SD-02	FIRE LANE
SD-03	HARDSCAPE FIRE LANE PER ARCHITCTURAL PLANS
SD-04	MULTI-PURPOSE RECREATION AREA
SD-05	BOCCE BALL COURT
SD-06	LANDSCAPE PLANTER
SD-07	FIRE PIT
SD-08	FLEXIBLE OUTDOOR LOUNGE SPACE
SD-09	POOL FENCE AND GATE
SD-10	PARKING GARAGE ENTRY
SD-11	SPA
SD-12	SWIMMING POOL
SD-13	RESTROOMS AND POOL EQUIPMENT ROOM
SD-14	MULTI-PURPOSE EVENT PATIO



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**CONCEPTUAL
BACKYARD
PLAN**

sheet:

G-2.1
SD SET



SD REFERENCE NOTES

SYMBOL	DESCRIPTION
SD-01	LANDSCAPE PLANTER
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SD-04	MULTI-PURPOSE RECREATION AREA
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project:

Yotel Pad
Mammoth
Lakes

project #: DESIGN REVIEW SUBMITTAL
date: 5.03.2019

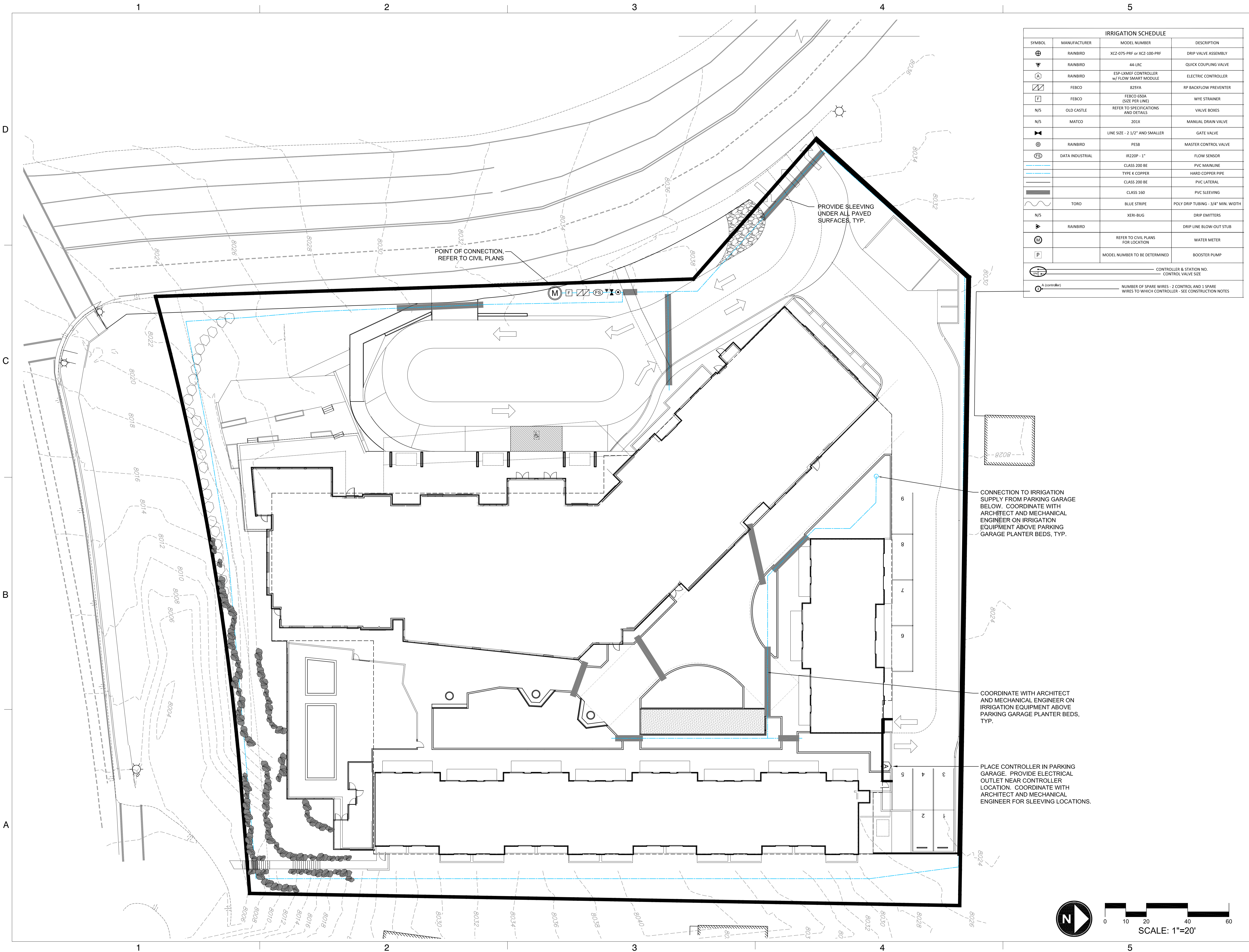
revisions :

title:

CONCEPTUAL
BACKYARD
PLAN

sheet:

G-2.2
SD SET



IRRIGATION SCHEDULE			
SYMBOL	MANUFACTURER	MODEL NUMBER	DESCRIPTION
⊕	RAINBIRD	KCZ-075-PRF or KCZ-100-PRF	DRIP VALVE ASSEMBLY
▼	RAINBIRD	44-LRC	QUICK COUPLING VALVE
Ⓐ	RAINBIRD	ESP-LXMEF CONTROLLER w/ FLOW SMART MODULE	ELECTRIC CONTROLLER
⌘	FESCO	825YA	RP BACKFLOW PREVENTER
⌈	FESCO	FESCO 650A (SIZE PER LINE)	WYE STRAINER
N/S	OLD CASTLE	REFER TO SPECIFICATIONS AND DETAILS	VALVE BOXES
N/S	MATCO	201X	MANUAL DRAIN VALVE
⬄		LINE SIZE - 2 1/2" AND SMALLER	GATE VALVE
⊙	RAINBIRD	PES8	MASTER CONTROL VALVE
Ⓢ	DATA INDUSTRIAL	IR220P - 1"	FLOW SENSOR
		CLASS 200 BE	PVC MAINLINE
		TYPE K COPPER	HARD COPPER PIPE
		CLASS 200 BE	PVC LATERAL
		CLASS 160	PVC SLEEVING
	TORO	BLUE STRIPE	POLY DRIP TUBING - 3/4" MIN. WIDTH
N/S		XERI-BUG	DRIP EMITTERS
⬮	RAINBIRD		DRIP LINE BLOW-OUT STUB
Ⓜ		REFER TO CIVIL PLANS FOR LOCATION	WATER METER
Ⓟ		MODEL NUMBER TO BE DETERMINED	BOOSTER PUMP
		CONTROLLER & STATION NO.	
		CONTROL VALVE SIZE	
A (controller)		NUMBER OF SPARE WIRES - 2 CONTROL AND 3 SPARE WIRES TO WHICH CONTROLLER - SEE CONSTRUCTION NOTES	



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project:
**Yotel Pad
Mammoth
Lakes**

project#: DESIGN REVIEW SUBMITTAL
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title:
**CONCEPTUAL
IRRIGATION
PLAN**

sheet:
G-3
SD SET



LANDSCAPE DESIGN ELEMENTS:

A LIMITED PALETTE OF NATIVE PLANTS WILL COMPOSE A MAJORITY OF THE PLANTING. THESE PLANTS WILL BE SELECTED TO PROVIDE A SENSE OF PLACE AND TO PROVIDE AESTHETIC INTEREST. OTHER TREES WILL BE INCLUDED WHERE APPROPRIATE TO ENHANCE THE SCENIC QUALITY. THE SCOPE OF THE PLANTING DESIGN INCLUDES THE FRONT OF THE BUILDING AND THE PLANTINGS LOCATED IN THE SURROUNDING AREA.



Jeffrey Pine



Quaking Aspen

Plant Schedule

SYMBOL	BOTANICAL/COMMON NAME	SIZE
TREES		
	Populus tremuloides Quaking Aspen	10' Height
	Pinus jeffreyi Jeffrey Pine	10' Height
	Existing Tree, typ (to be protected and preserved)	Varies
SHRUBS		
	Amelanchier utahensis Serviceberry	5 gal.
	Cornus sericea Dogwood	5 gal.
	Pinus mugo 'Slowmound' Slowmound Mugo Pine	5 gal.
	Potentilla fruticosa Shrubby cinquefoil	5 gal.
	Ribes alpinum Alpine Currant	5 gal.
	Rhus trilobata Oakbrush / Three Leaf Sumac	5 gal.
	Arctostaphylos patula Greenleaf Manzanita	5
	Ceanothus velutinus Snowbrush	5 gal.
GROUNDCOVERS		
	Arctostaphylos uva-ursi Kinnikinnick	
	Juniperus horizontalis 'Bar Harbor' Bar Harbor Juniper	
	Mahonia aquifolium 'compacta' Compact Oregon Grape	
	Rhus aromatica 'Grow Low' Grow Low Sumac	
PERENNIALS		
	Aquilegia spp. Columbine	
	Aquilegia canadensis 'Little Lanterns' Little Lanterns Columbine	
	Leucanthemum x superbum 'Alaska' Alaska Shasta Daisy	
	Monarda didyma Bee Balm	
	Echinacea purpurea Purple Coneflower	
	Rudbeckia californica California coneflower	
	Eriogonum umbellatum Sulfur Buckwheat	



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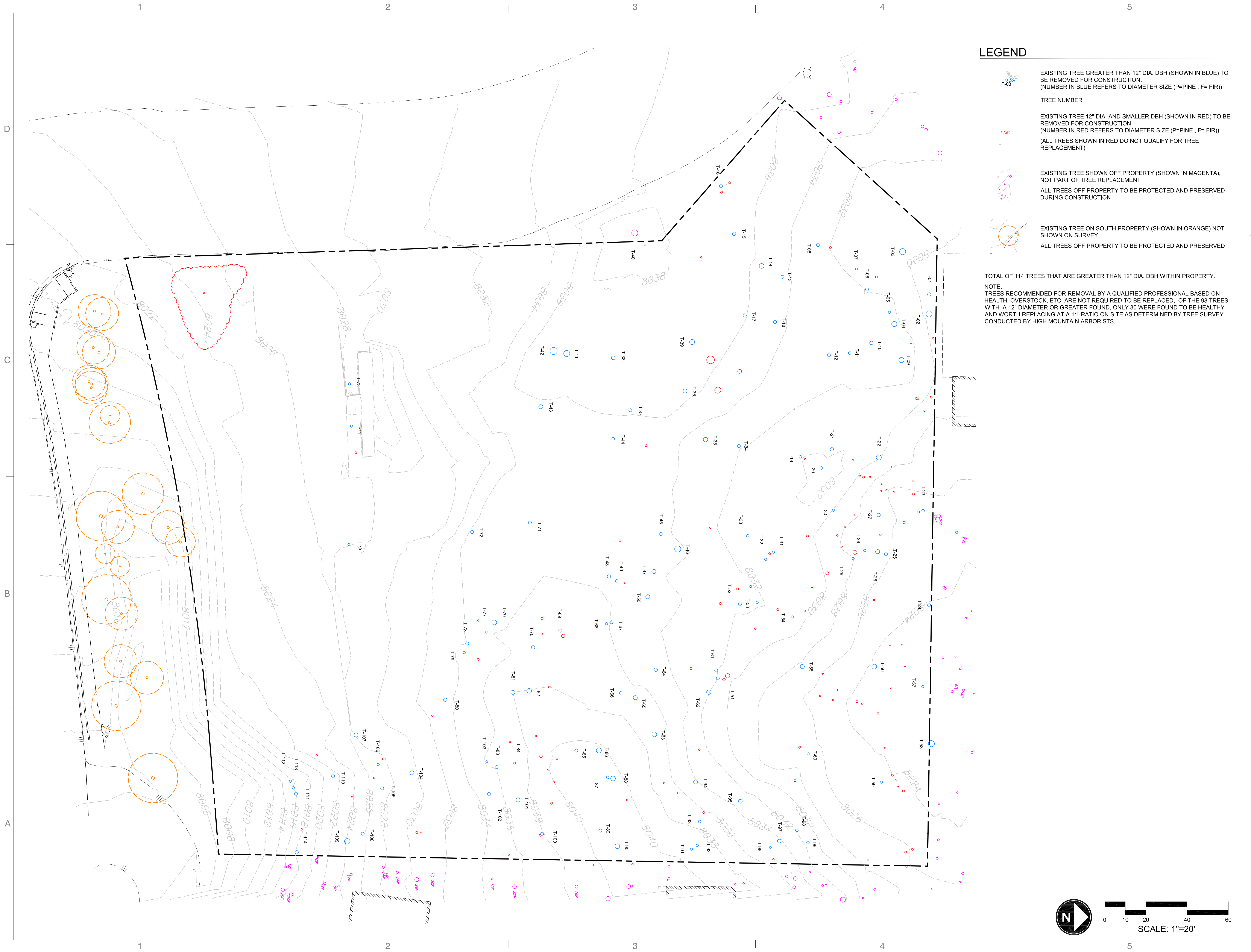
revisions :

title:

CONCEPTUAL
LANDSCAPE
PLAN

sheet:

G-4
SD SET



LEGEND

EXISTING TREE GREATER THAN 12" DIA. DBH (SHOWN IN BLUE) TO BE REMOVED FOR CONSTRUCTION.
(NUMBER IN BLUE REFERS TO DIAMETER SIZE (P=PINE , F= FIR))

EXISTING TREE 12" DIA. AND SMALLER DBH (SHOWN IN RED) TO BE REMOVED FOR CONSTRUCTION.
(NUMBER IN RED REFERS TO DIAMETER SIZE (P=PINE , F= FIR))

(ALL TREES SHOWN IN RED DO NOT QUALIFY FOR TREE REPLACEMENT)

EXISTING TREE SHOWN OFF PROPERTY (SHOWN IN MAGENTA), NOT PART OF TREE REPLACEMENT

ALL TREES OFF PROPERTY TO BE PROTECTED AND PRESERVED DURING CONSTRUCTION.

EXISTING TREE ON SOUTH PROPERTY (SHOWN IN ORANGE) NOT SHOWN ON SURVEY.

ALL TREES OFF PROPERTY TO BE PROTECTED AND PRESERVED

TOTAL OF 114 TREES THAT ARE GREATER THAN 12" DIA. DBH WITHIN PROPERTY.

NOTE:
TREES RECOMMENDED FOR REMOVAL BY A QUALIFIED PROFESSIONAL BASED ON HEALTH, OVERSTOCK, ETC. ARE NOT REQUIRED TO BE REPLACED. OF THE 98 TREES WITH A 12" DIAMETER OR GREATER FOUND, ONLY 30 WERE FOUND TO BE HEALTHY AND WORTH REPLACING AT A 1:1 RATIO ON SITE AS DETERMINED BY TREE SURVEY CONDUCTED BY HIGH MOUNTAIN ARBORISTS.



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**Yotel Pad
Mammoth
Lakes**

project#: DESIGN REVIEW SUBMITTAL
date: 5.03.2019
revisions :

title:
**TREE
PRESERVATION
PLAN**

sheet:
G-5
SD SET



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project:

**YotelPAD
Mammoth
Lakes**

project#: 18.0280

date: 4.26.2019

revisions :

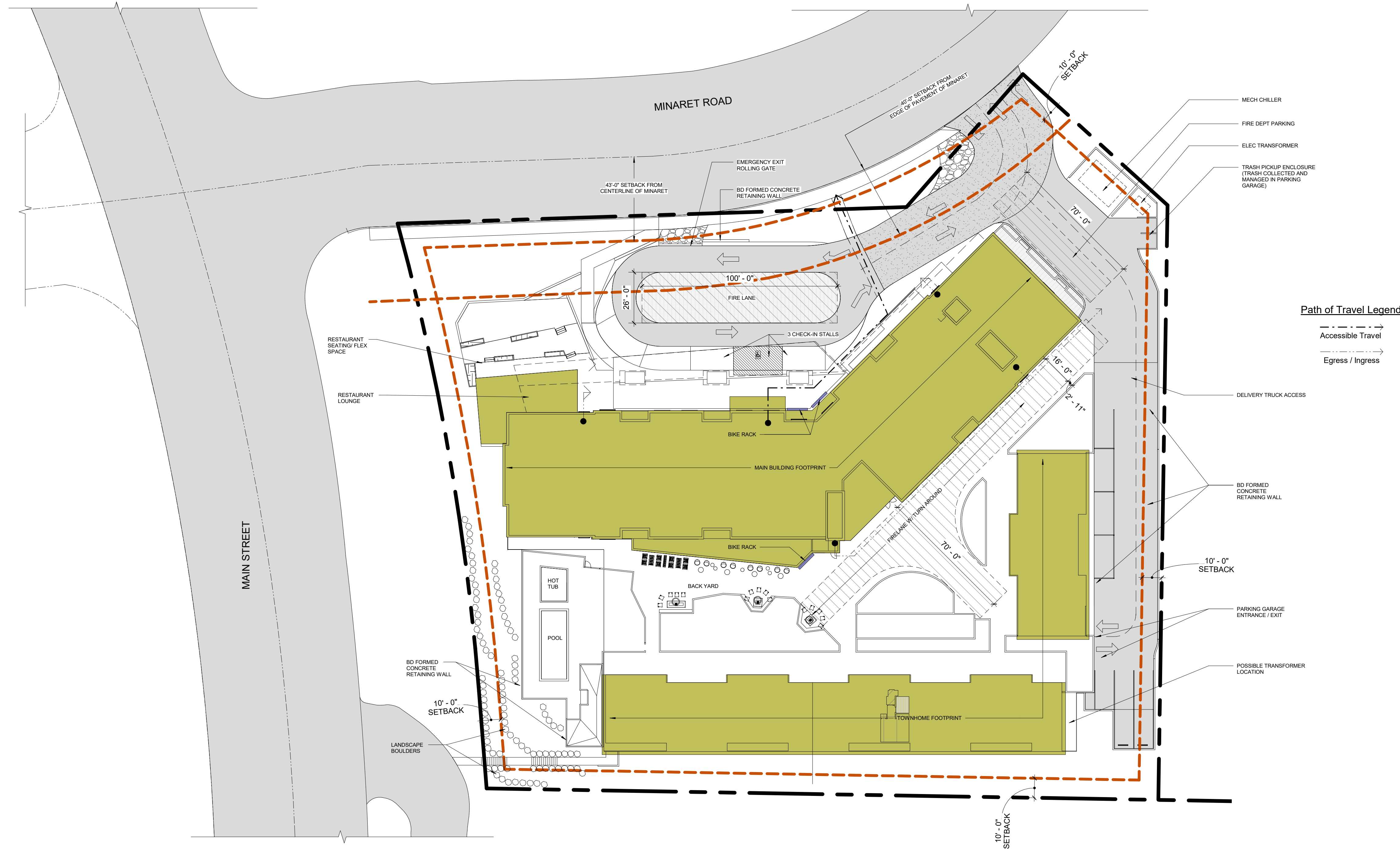
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**ARCHITECTURAL
SITE PLAN**

sheet:

H-1

SD SET



1 ARCHITECTURAL SITE PLAN
1" = 30'-0"



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Mammoth
Lakes

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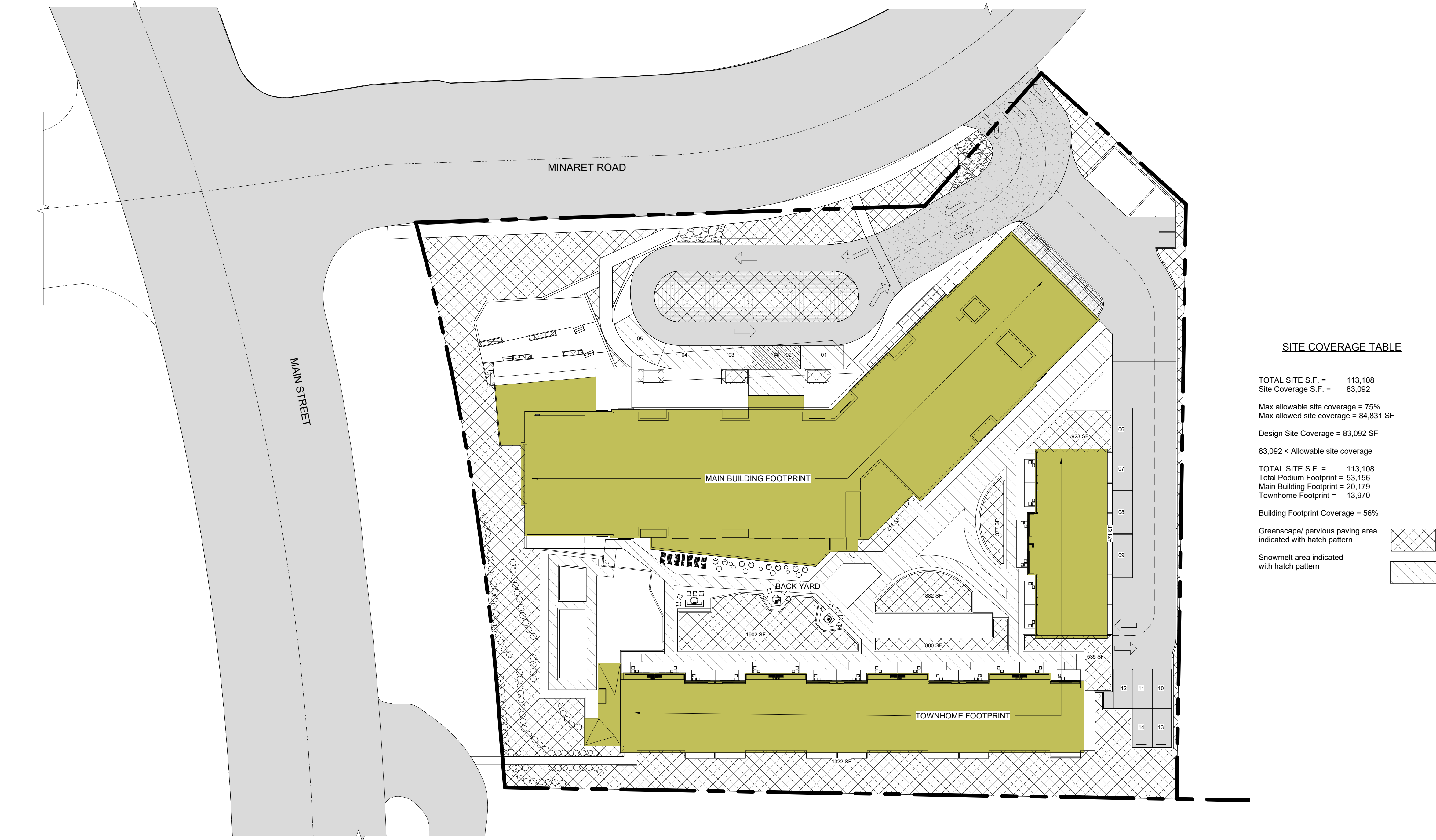
title:

SITE
COVERAGE
PLAN

sheet:

H-1-1

SD SET



1 SITE COVERAGE PLAN
1" = 30'-0"



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project:

YotelPAD Mammoth Lakes

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revisions :

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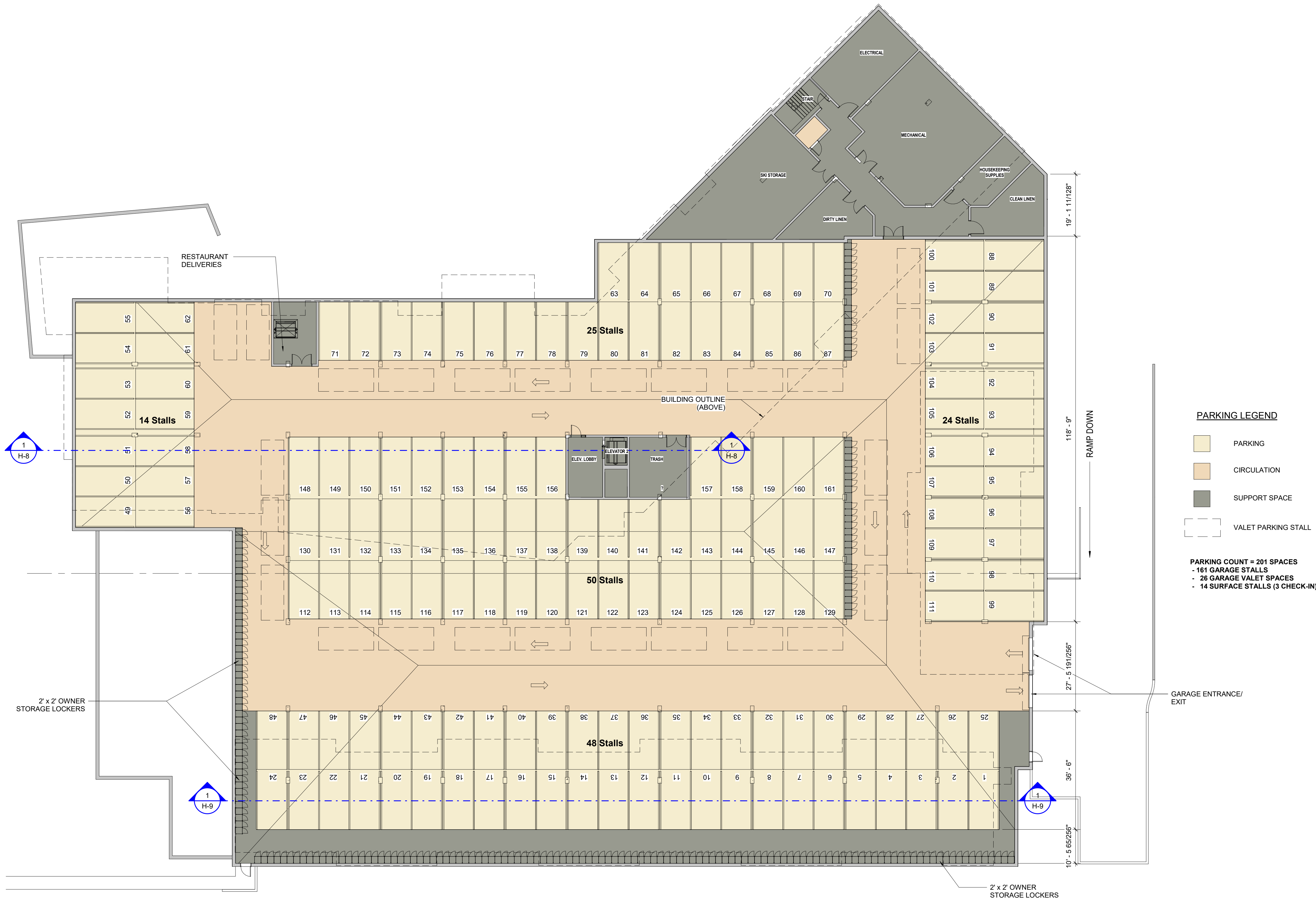
GARAGE FLOOR PLAN

sheet:

H-2

SD SET

1 GARAGE FLOOR PLAN
1/16" = 1'-0"





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project:

YotelPAD Mammoth Lakes

project#: 18.0280

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revisions :

title:

LEVEL 01 FLOOR PLAN

sheet:

H-3

SD SET



1 LEVEL 01 FLOOR PLAN
1/16" = 1'-0"



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YotelPAD Mammoth Lakes

project #: 18.0280

date: 4.26.2019

revisions :

title:

LEVEL 02 FLOOR PLAN

sheet:

H-4

SD SET



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

1 LEVELS 2-4 FLOOR PLAN
1/16" = 1'-0"



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project:

YotelPAD Mammoth Lakes

project# : 18.0280

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title:

LEVEL 03 FLOOR PLAN

sheet:

H-5

SD SET



1 SD - Level 03 Floor Plan 24X36
1/16" = 1'-0"



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project#: 18.0280

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revisions :

title:

LEVEL 04 FLOOR PLAN

sheet:

H-6

SD SET

1 SD - Level 04 Floor Plan 24X36
1/16" = 1'-0"



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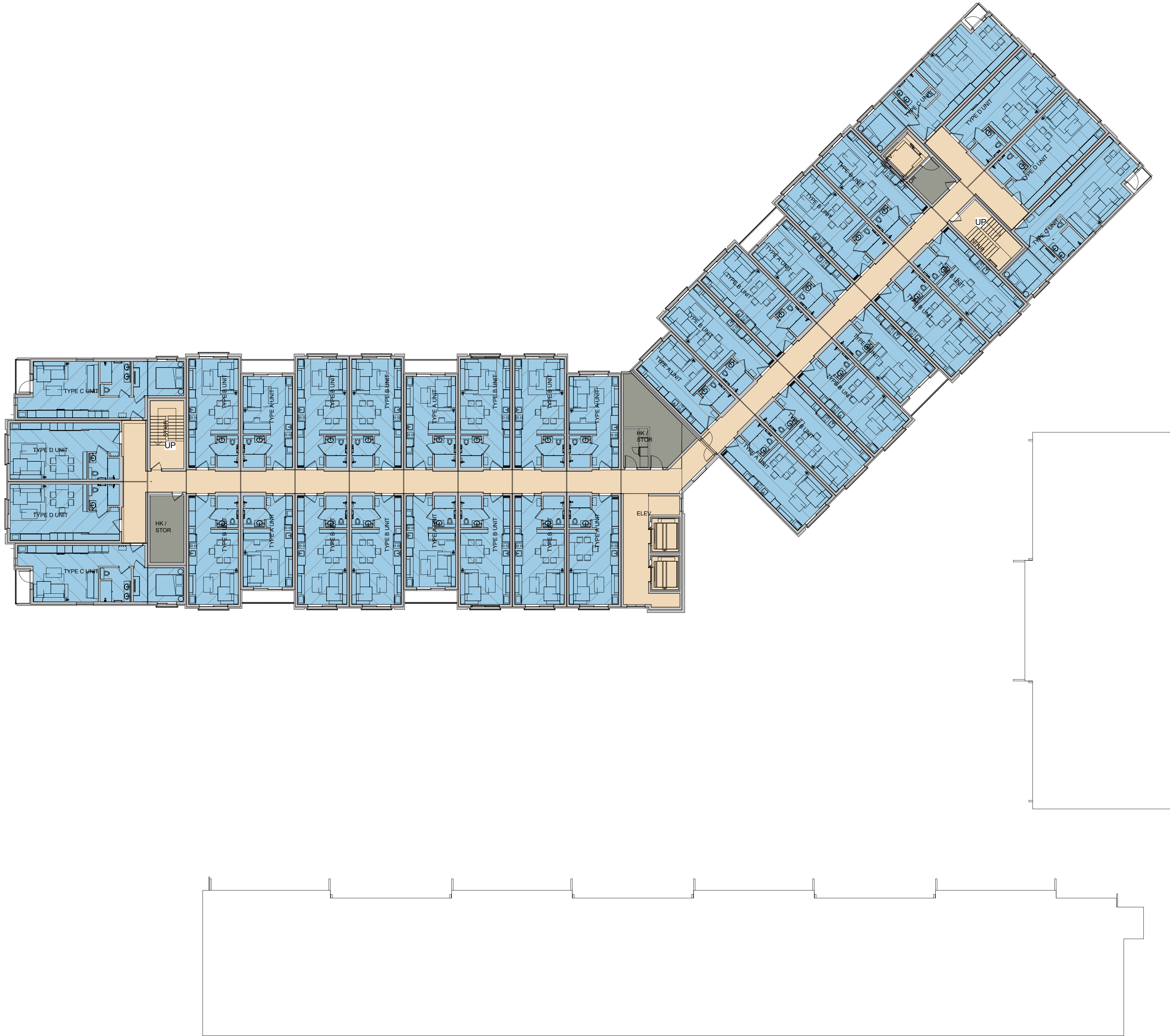
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**YotelPAD
Mammoth
Lakes**

project#: 18.0280
date: 4.26.2019
revisions :

title:
**LEVEL 05
FLOOR PLAN**

sheet:
H-7
SD SET



COLOR LEGEND

- AMENITY SPACE
- RESIDENTIAL
- CIRCULATION
- SUPPORT SPACE

1 SD - Level 05 Floor Plan 24x36
1/16" = 1'-0"



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Mammoth
Lakes

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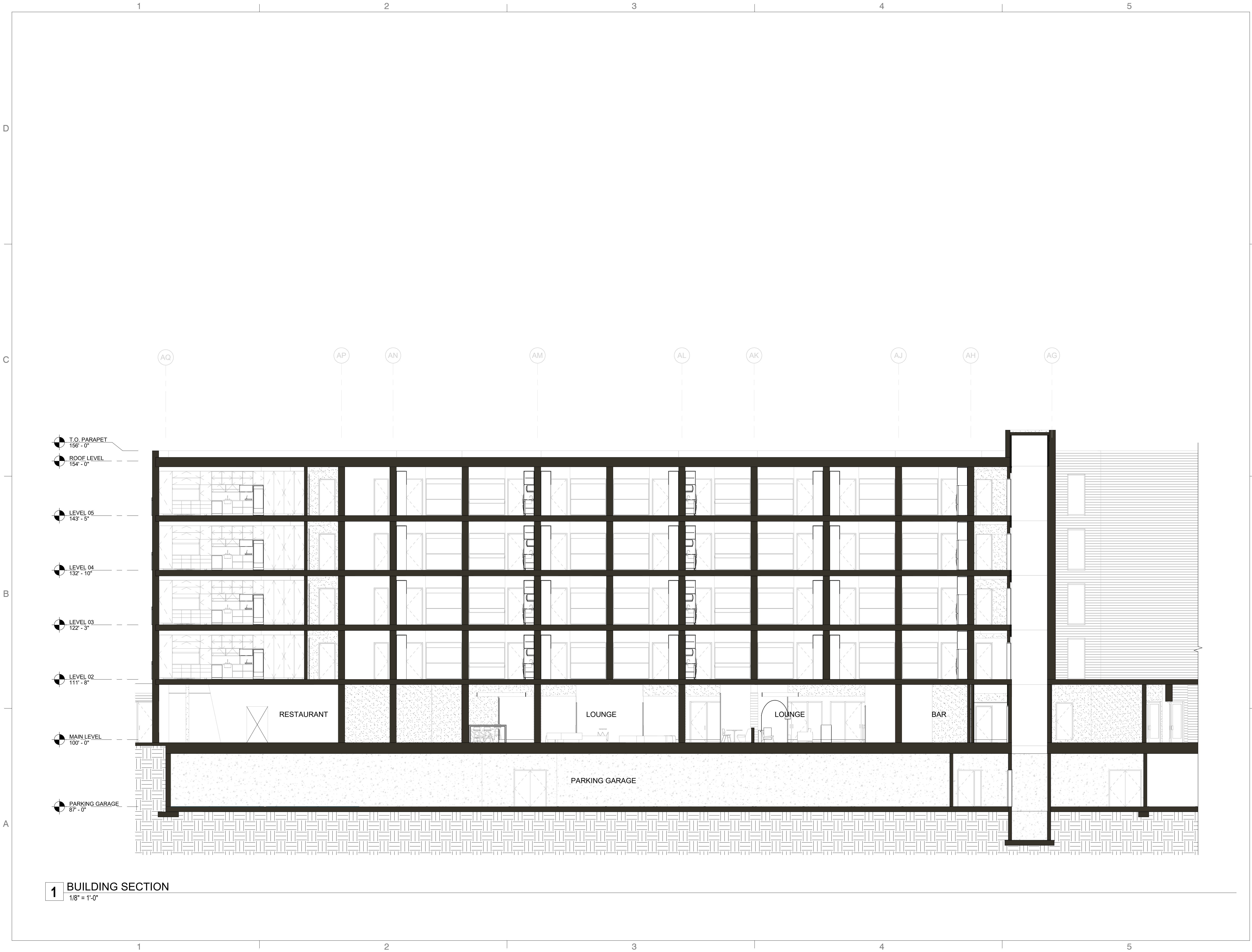
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BUILDING
SECTION

sheet:

H-8

SD SET





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Lakes

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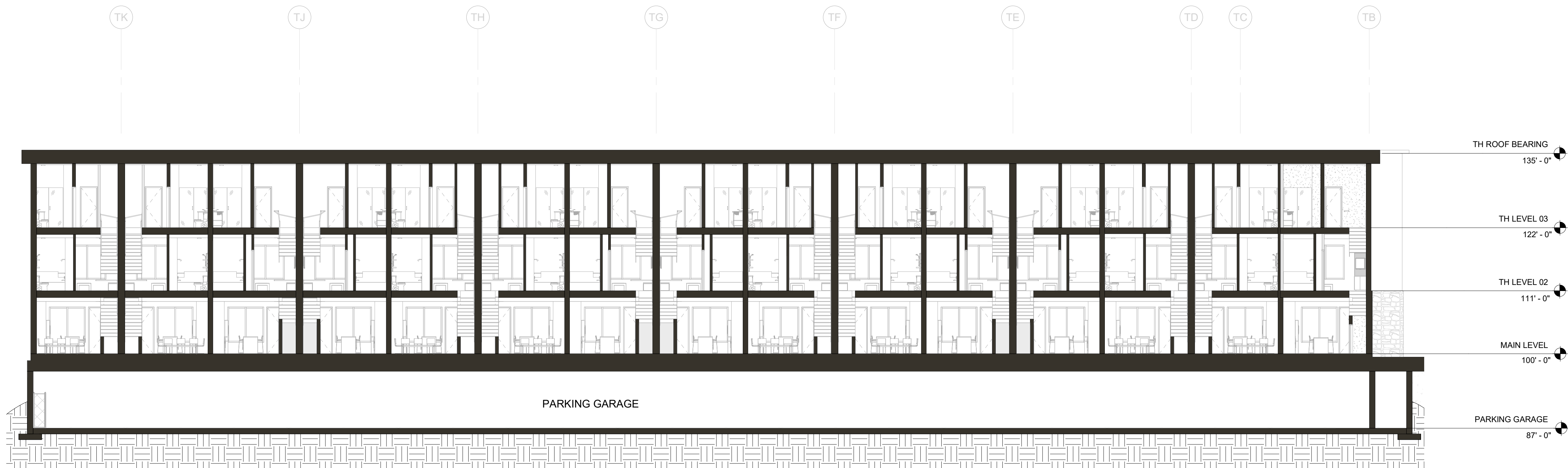
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TOWNHOME
SECTION

sheet:

H-9

SD SET



1 TOWNHOME SECTION
3/32" = 1'-0"

1

2

3

4

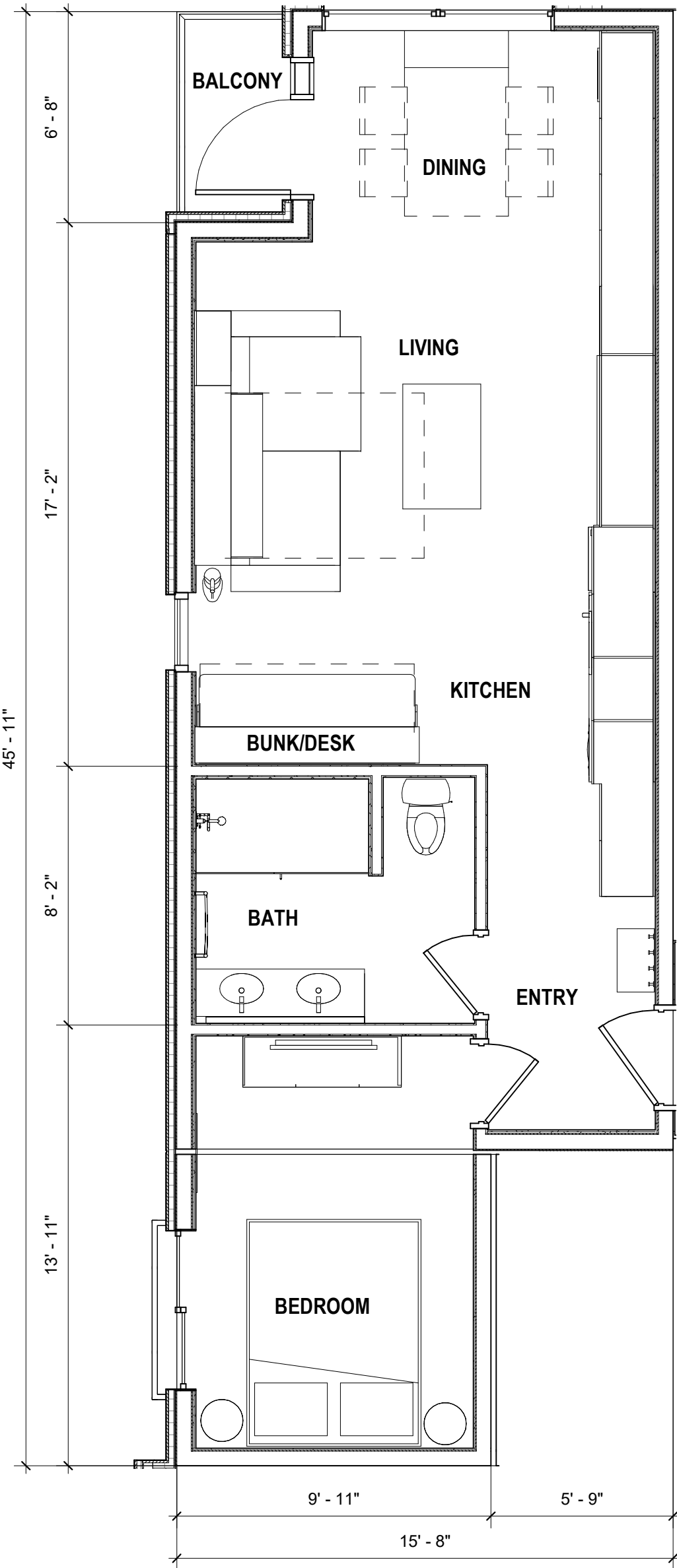
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D

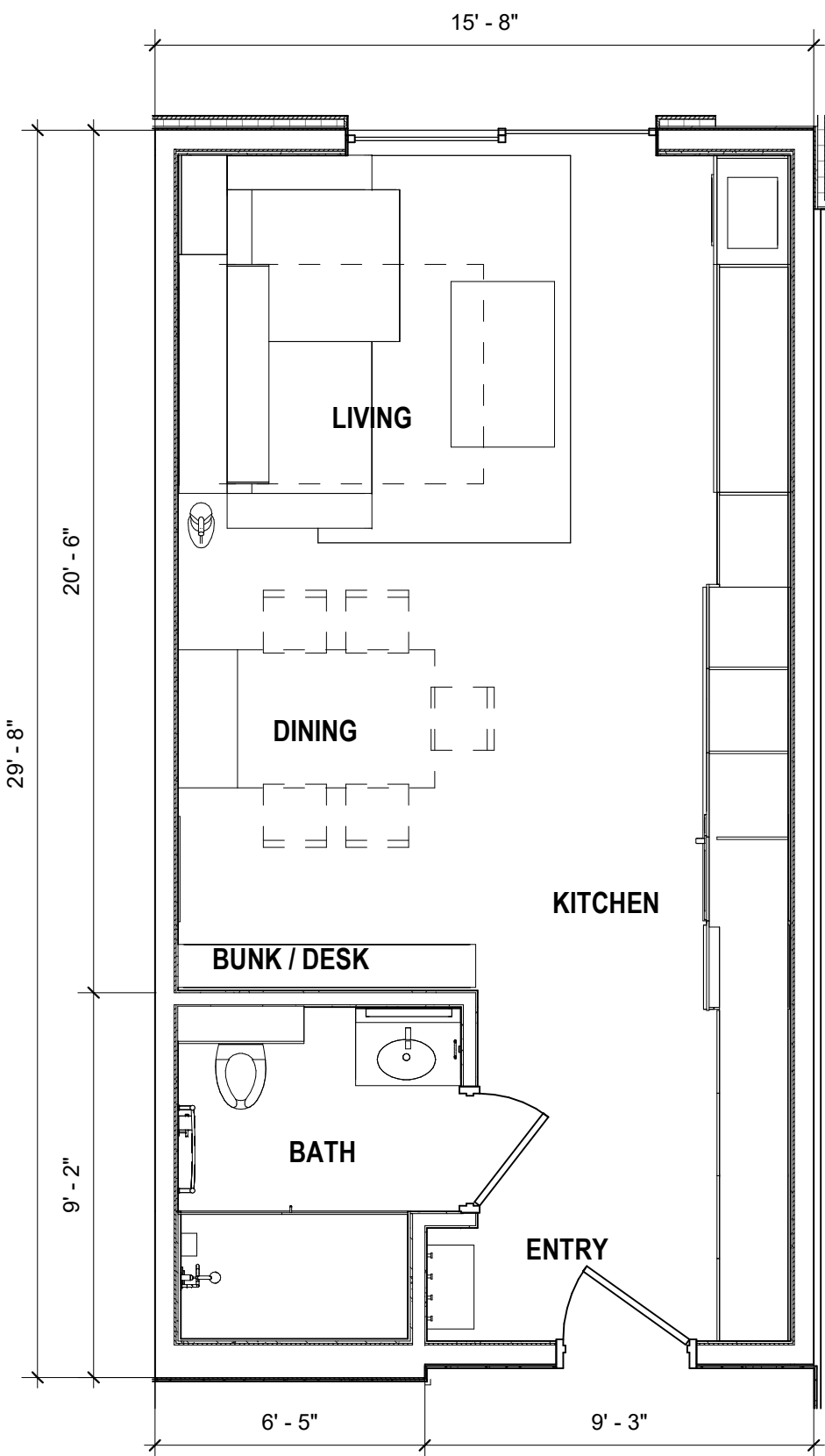
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B

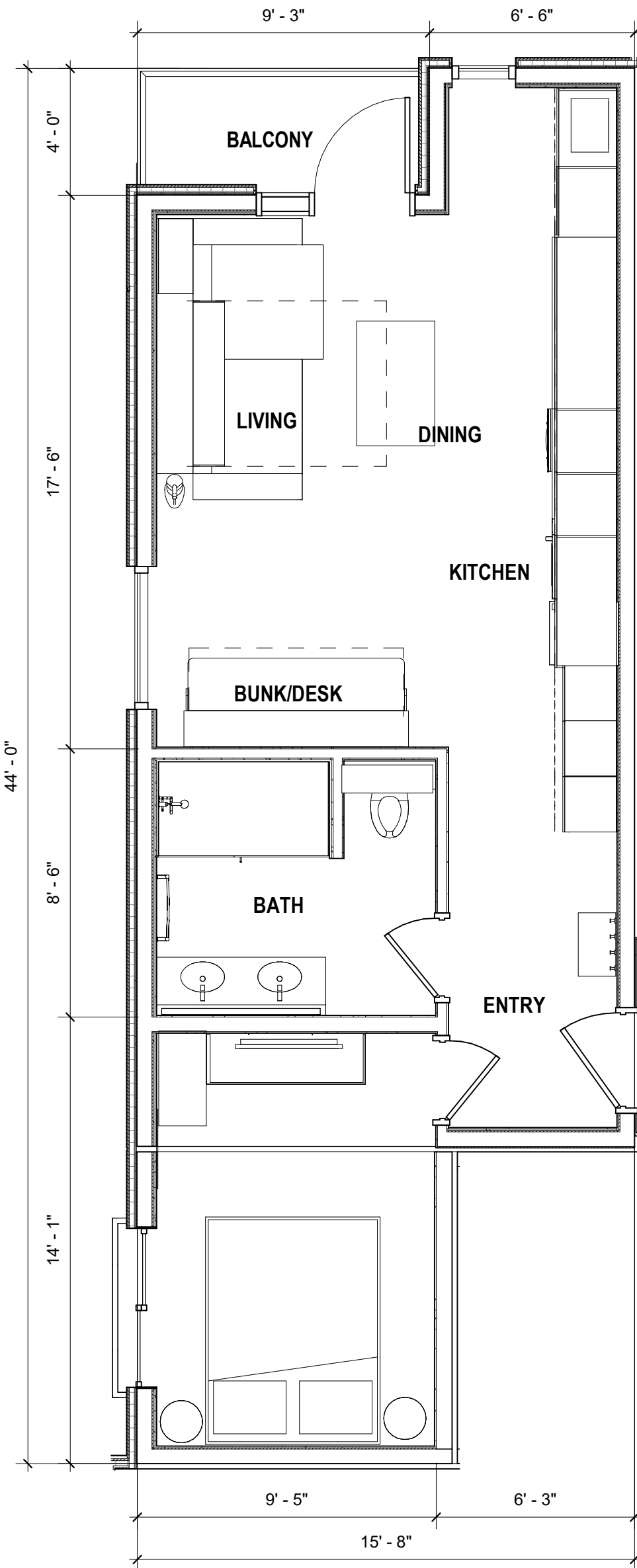
A



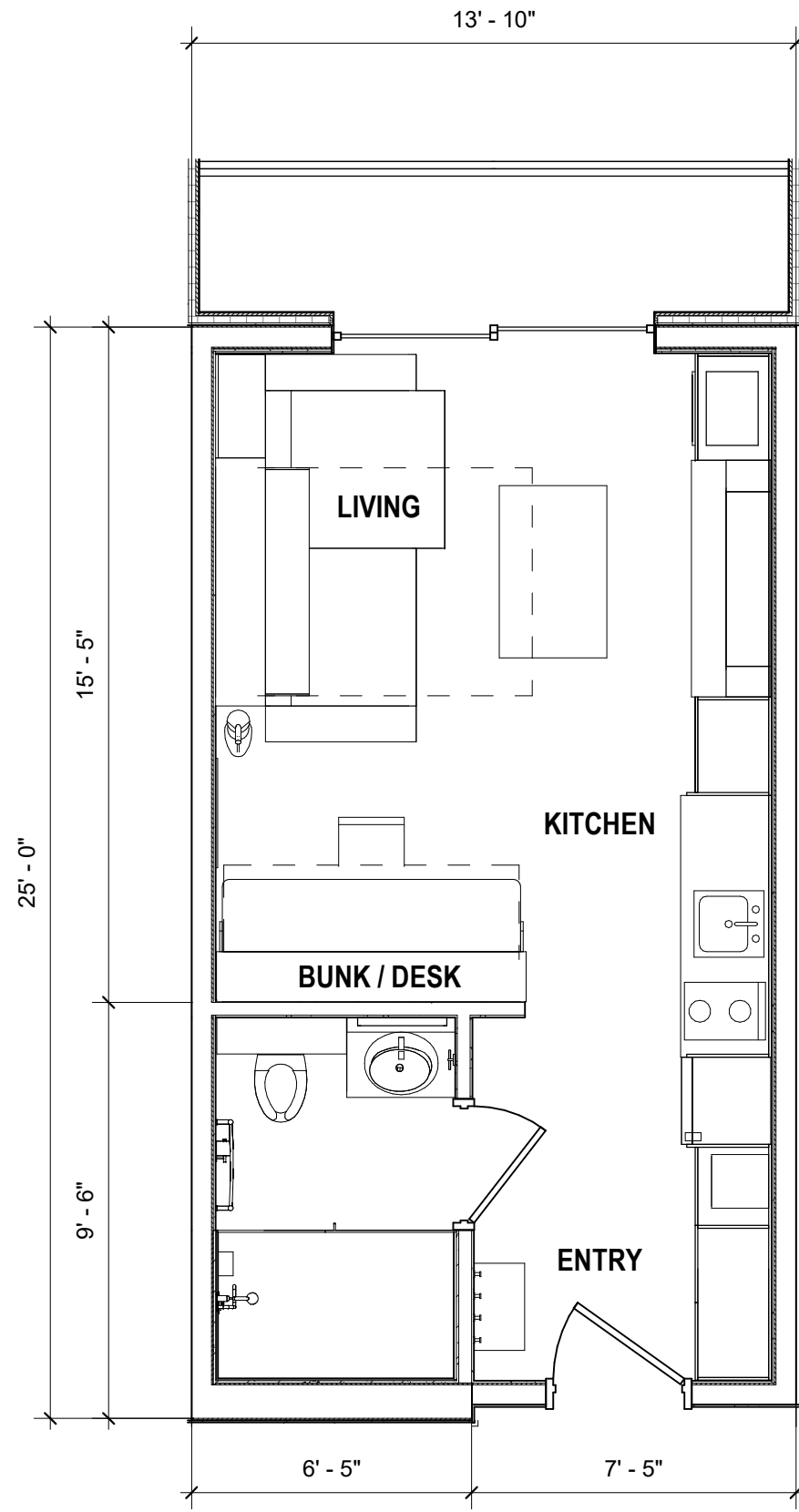
5 TYPE E UNIT FLOOR PLAN 24X36
1/4" = 1'-0"



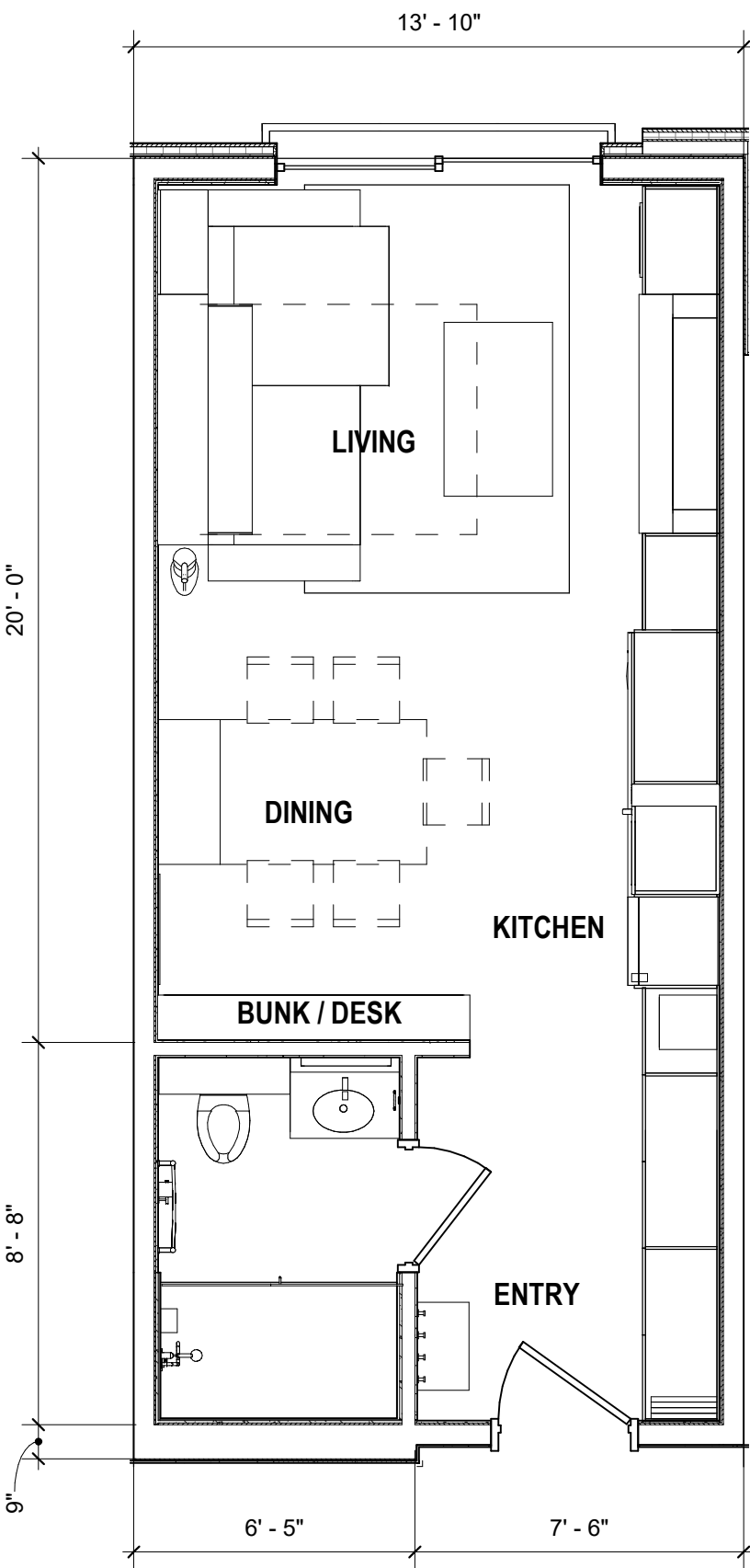
4 TYPE D UNIT FLOOR PLAN 24X36
1/4" = 1'-0"



3 TYPE C UNIT FLOOR PLAN
1/4" = 1'-0"



1 TYPE A UNIT FLOOR PLAN
1/4" = 1'-0"



2 TYPE B UNIT FLOOR PLAN
1/4" = 1'-0"



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**YotelPAD
Mammoth
Lakes**

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UNIT PLANS

sheet:

H-10

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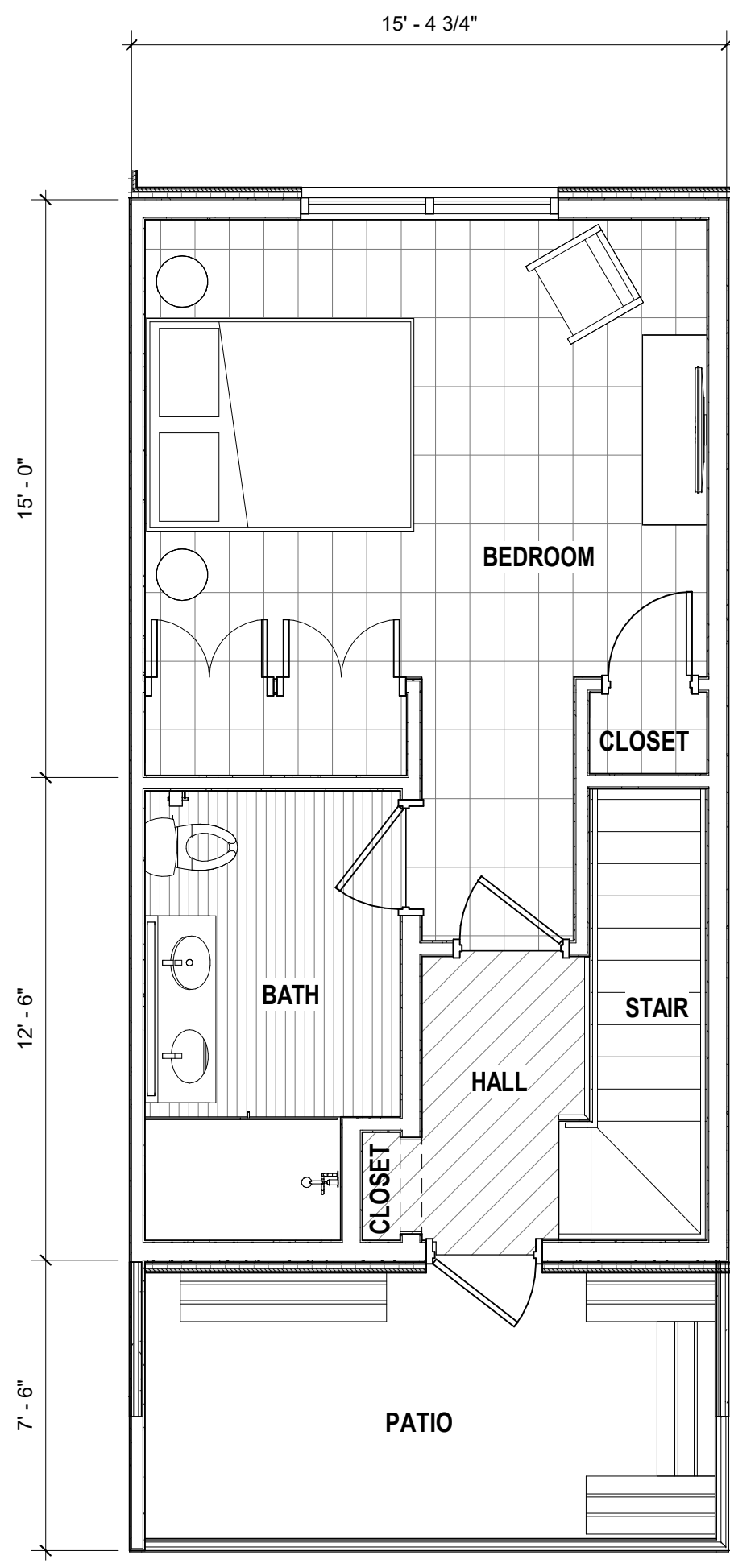
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TOWNHOME PLANS

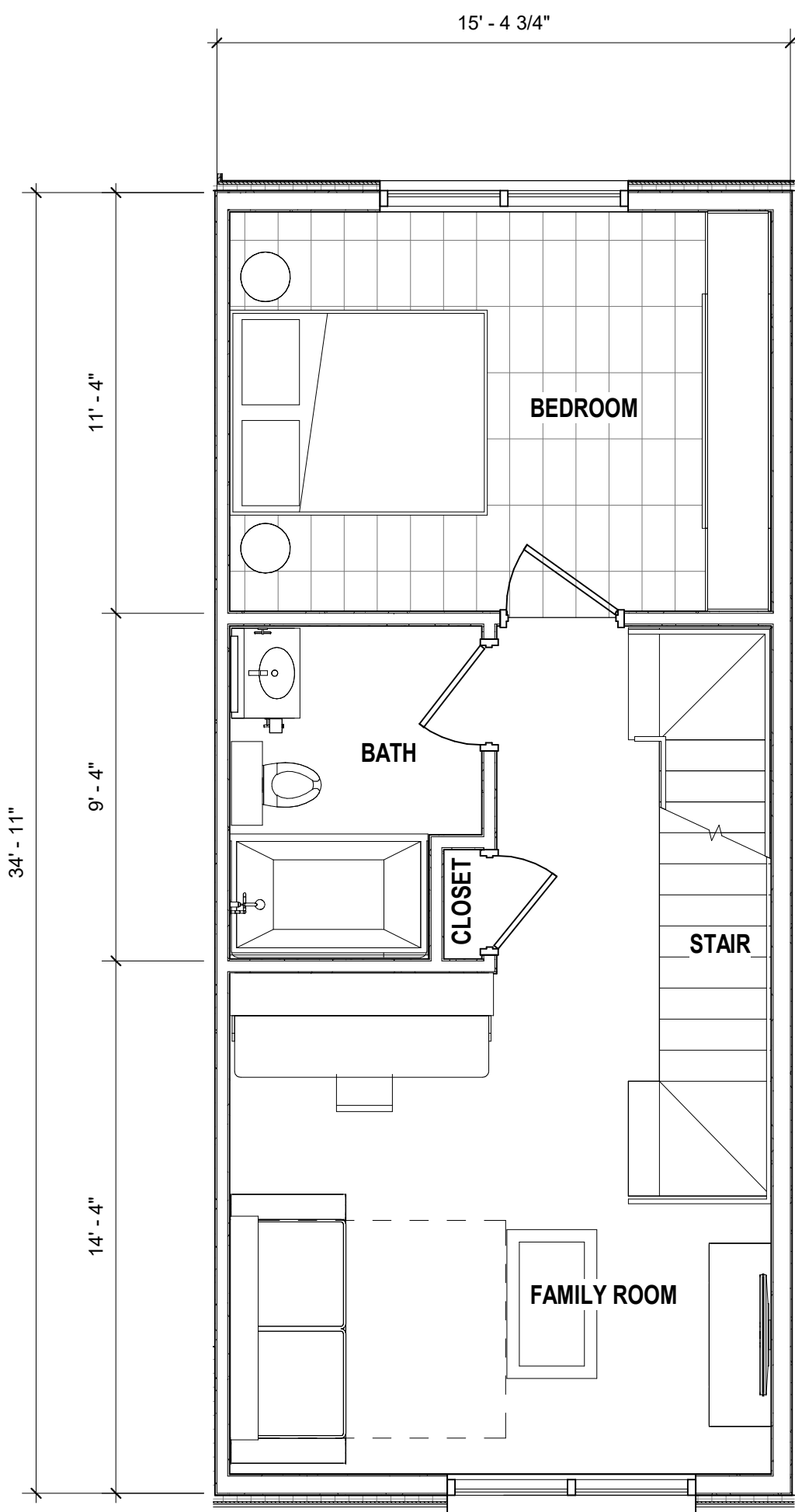
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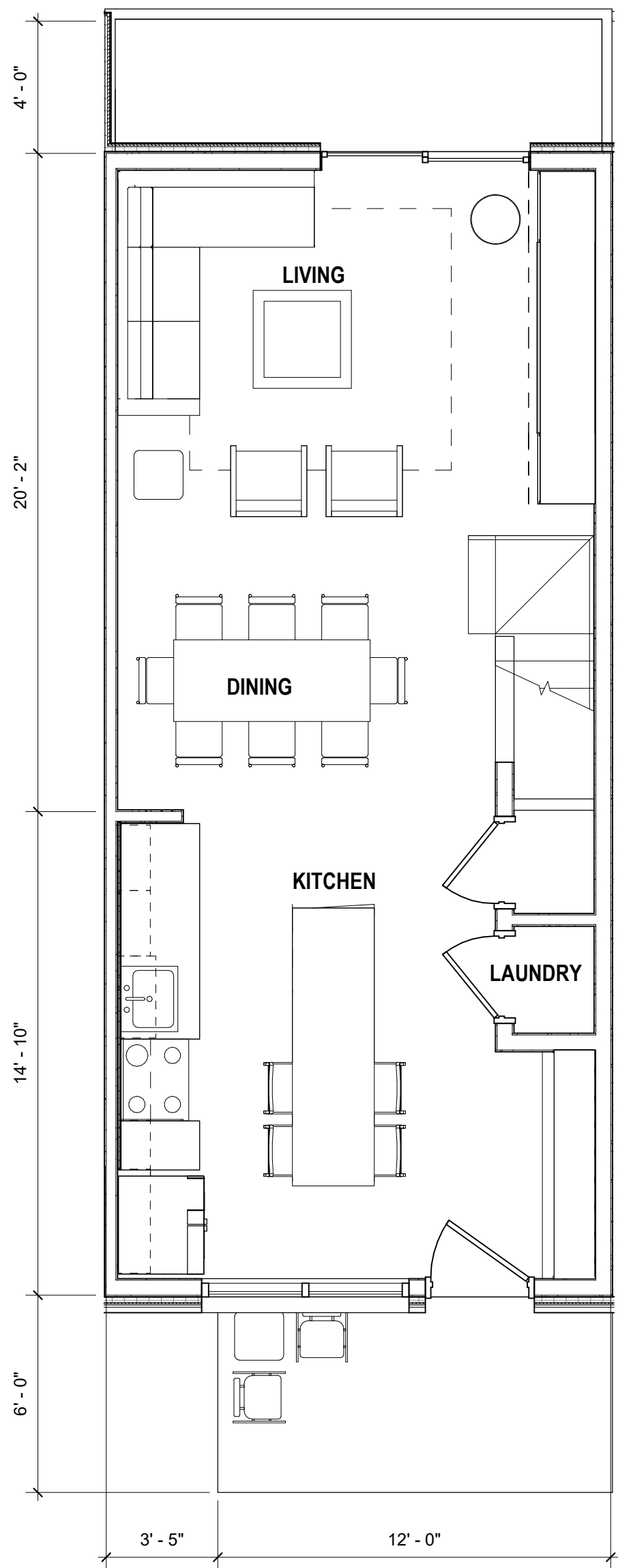
SD SET



3 TOWNHOME LEVEL 3 - 24X36
1/4" = 1'-0"



2 TOWNHOME LEVEL 2
1/4" = 1'-0"



1 TOWNHOME LEVEL 1
1/4" = 1'-0"



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project:
**YotelPAD
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revisions :

title:
**VIEWSHED
ANALYSIS**

sheet:
J-1
SD SET



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title:
**VIEWSHED
ANALYSIS**

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J-2
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Mammoth
Lakes**

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date: 4.26.2019

revisions :

title:

**VIEWSHED
ANALYSIS**

sheet:

J-3

SD SET



VIEW TO SOUTH @ ENTRY DRIVEWAY



VIEW TO SOUTH @ COURTYARD / POOL DECK



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date: 4.26.2019

revisions :

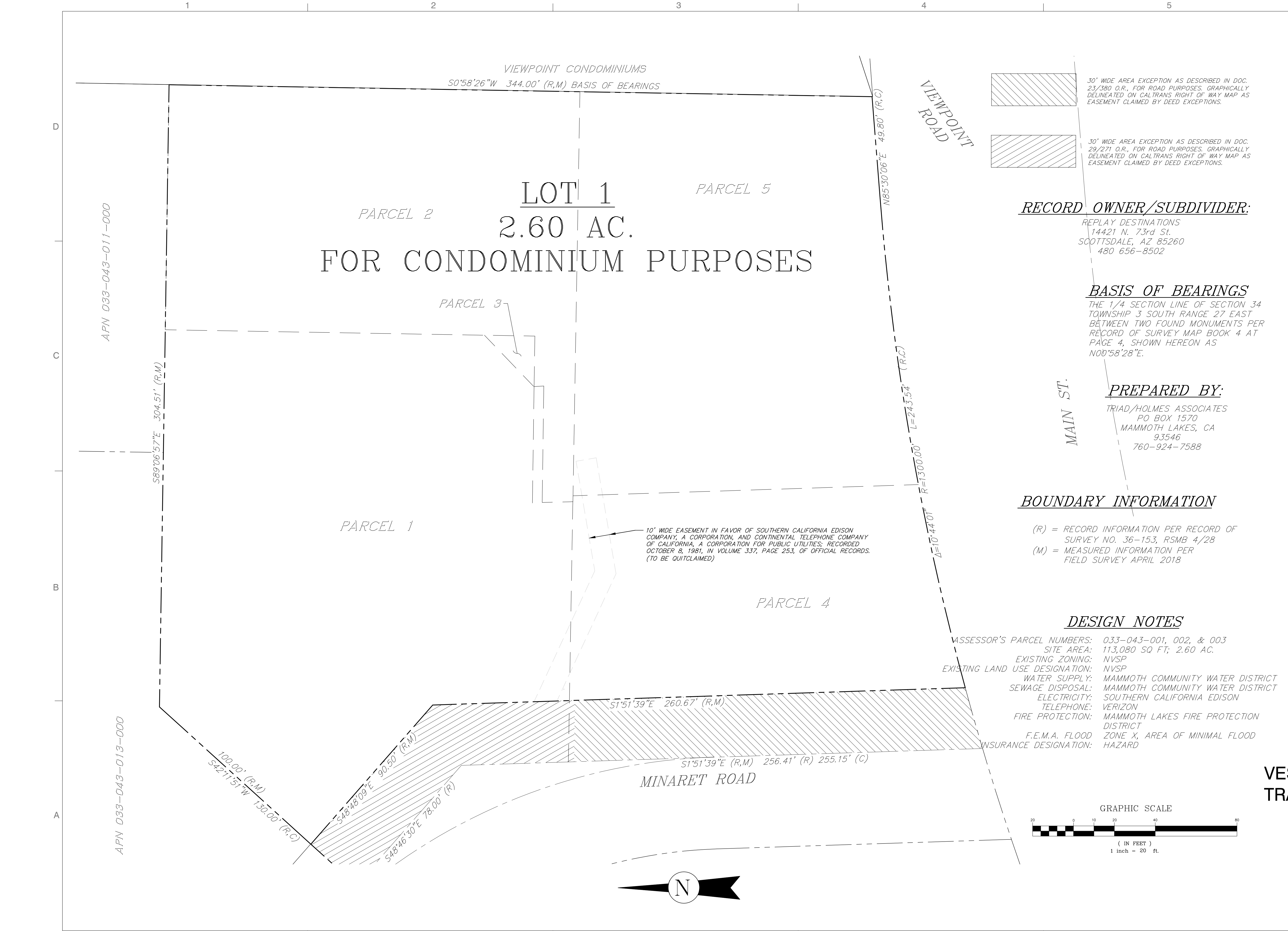
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J-4

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date: 5.03.2019

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**VESTING TENTATIVE
TRACT MAP 18-003
FOR CONDOMINIUM
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RENDERING

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L-1

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