

HIGHMARK MAMMOTH

SIERRA CENTER MALL

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States

Tel 213.327.3600
Fax 213.327.3601

2019 SEPTEMBER 9

452 OLD MAMMOTH
ROAD

AREA CALCULATION

Level	Name	Area	Comments
FAR AREA			
LEVEL 01			
LEVEL 01	FORT	974.31 SF	FAR AREA
LEVEL 01	HOTEL	25,511.29 SF	FAR AREA
LEVEL 01	RESTAURANT	3,612.35 SF	FAR AREA
LEVEL 01	RETAIL	1,149.95 SF	FAR AREA
LEVEL 01	SHAFTS	246.82 SF	FAR AREA
LEVEL 01	STAIR	861.58 SF	FAR AREA

LEVEL 02			
LEVEL 02	HOTEL	33,150.86 SF	FAR AREA

LEVEL 03			
LEVEL 03	HOTEL	36,884.32 SF	FAR AREA

LEVEL 04 POOL DECK			
LEVEL 04 POOL DECK	HOTEL	16,201.28 SF	FAR AREA
LEVEL 04 POOL DECK	RESTAURANT	7,901.56 SF	FAR AREA
FAR AREA		126,494.31 SF	

Non-FAR AREA			
LEVEL B1			
LEVEL B1	MEP	337.13 SF	Non-FAR AREA
LEVEL B1	PARKING	35,915.60 SF	Non-FAR AREA
LEVEL B1	SHAFTS	70.67 SF	Non-FAR AREA
LEVEL B1	STAIR	148.58 SF	Non-FAR AREA

LEVEL 01			
LEVEL 01	MEP	221.88 SF	Non-FAR AREA
LEVEL 01	SERVICE LOADING	1,435.12 SF	Non-FAR AREA

LEVEL 02			
LEVEL 02	MEP	55.78 SF	Non-FAR AREA
LEVEL 02	SHAFTS	241.49 SF	Non-FAR AREA
LEVEL 02	STAIR	532.29 SF	Non-FAR AREA

LEVEL 03			
LEVEL 03	MEP	55.78 SF	Non-FAR AREA
LEVEL 03	SHAFTS	241.49 SF	Non-FAR AREA
LEVEL 03	STAIR	531.21 SF	Non-FAR AREA

LEVEL 04 POOL DECK			
LEVEL 04 POOL DECK	MEP	56.70 SF	Non-FAR AREA
LEVEL 04 POOL DECK	SHAFTS	238.56 SF	Non-FAR AREA
LEVEL 04 POOL DECK	STAIR	559.12 SF	Non-FAR AREA
Non-FAR AREA		40,641.39 SF	
Grand total		167,135.70 SF	

Room Schedule	
Level	Name

LEVEL 01	GUESTROOM
LEVEL 01: 9	
LEVEL 02	GUESTROOM
LEVEL 02: 63	
LEVEL 03	GUESTROOM
LEVEL 03: 70	
LEVEL 04 POOL DECK	GUESTROOM
LEVEL 04 POOL DECK: 22	
Grand total: 164	

PROJECT INFORMATION

PROJECT ADDRESS: 452 OLD MAMMOTH ROAD
MAMMOTH LAKES, CA 93546

OCCUPANCY TYPE: A-2: RESTAURANTS
A-3: MEETING ROOMS
B: BUSINESS CENTER
M: RETAIL
R-1: HOTEL GUESTROOMS
S-2: STORAGE ROOMS

APN: 035-200-019-000

CONSTRUCTION TYPE: TYPE III-B

NUMBER OF STORIES: FOUR STORIES ABOVE GRADE
ONE STORY BELOW GRADE

BUILDING HEIGHT ABOVE GRADE: 49'-6" (INCLUDE 10% HEIGHT BONUS)

PROJECT AREA: 36,472 SF (BELOW GRADE NON-FAR)
4,169 SF(ABOVE GRADE NON-FAR)

126,494 SF (ABOVE GRADE FAR)

BUILDING COVERAGE AREA: 38,740 SF (EXISTING CONDITION)

LANDSCAPE AREA: 7,315 SF

EXISTING SETBACKS: FRONT 11'-6"
SIDE (SOUTH) 3'-11"
SIDE (NORTH) 0'-0"
REAR 4'-2"

SCOPE OF WORK

PROJECT DESCRIPTION:

1 LEVEL BELOW GRADE PARKING, 4 LEVEL ABOVE GRADE WITH GROUND LEVEL RESTAURANT , HOTEL RETAIL AND SUPPORT SPACES, AND 3 LEVELS OF GUESTROOMS (INCLUDING POOL DECK AND RESTAURANT).

PROJECT SUMMARY:

THE EXISTING THREE STORY OFFICE BUILDING ON SITE WILL BE CONVERTED TO A FOUR STORY 164 GUESTROOM HOTEL BUILDING WITH GROUND LEVEL RETAIL AND RESTAURANT.

THE PROJECT WILL HAVE NEW FACADE DESIGN AND INTERIOR LAYOUT. THE PROJECT WILL RETAIN THE MAIN EXISTING STRUCTURAL SYSTEM AND REINFORCED WHERE REQUIRED FOR NEW USES PER CURRENT CODE.

SNOW TRUCKING PROGRAM TO BE IMPLEMENTED FOR SNOW MANAGEMENT.

BUILDING FOOTPRINT, HARDSCAPE, AND LANDSCAPE AREAS TO REMAIN.

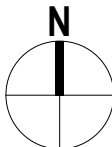
PARKING

Existing Use		Parking Requirement per Code	
Area	Minimum required		
Retail 22,109 gsf	66	3 per 1,000 gsf	
Restaurant 15,306 gsf	101	6.6 per 1,000 gsf	
Service Use 37,701 gsf	113	3 per 1,000 gsf	
		280	
		Existing parking on site per survey	
		193	
Parking deficit		-87	
Proposed Use		Parking Requirement per Code	
Area	Minimum required		
Hotel 164 key	164	1 per room	
Retail 1,150 gsf	3	3 per 1,000 gsf	
Restaurant 10,370 gsf	66	6.6 per 1,000 gsf	
(Ground Level café including 2,590 sf dining + 1,025 kitchen/storage)			
(4th Level Restaurant including 5,030 sf dining + 1,725 : 60% kitchen/storage, assume other 40% for hotel room service)			
Service Use (Fort) 975 gsf	3	3 per 1,000 gsf	
		236	
		Proposed parking on site	
		185	(with valet)
		161	(without valet)
Parking deficit		-51	

SHEET INDEX

SHEET NUMBER	SHEET NAME
G0.000	COVER PAGE
G0.001	PROJECT INFORMATION
G0.002	FIRE ACCESS AND EGRESS
L1.01	LANDSCAPE SITE PLAN
A0.001	SITE PLAN (ROOF)
A1.00B1	FLOOR PLAN - LEVEL B1
A1.001	FLOOR PLAN - LEVEL 1
A1.002	FLOOR PLAN - LEVEL 2
A1.003	FLOOR PLAN - LEVEL 3
A1.004	FLOOR PLAN - LEVEL 4
A2.000	MATERIAL KEY
A2.001	BUILDING ELEVATIONS
A2.002	BUILDING ELEVATIONS
A3.001	BUILDING SECTIONS
A7.001	3D VIEW
A7.002	3D VIEW
A7.003	3D VIEW
A7.004	3D VIEW
A7.005	3D VIEW
A7.006	3D VIEW
A7.007	3D VIEW

VICINITY MAP



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Project Number
05.2476.000

Description
PROJECT INFORMATION

Scale

G0.001

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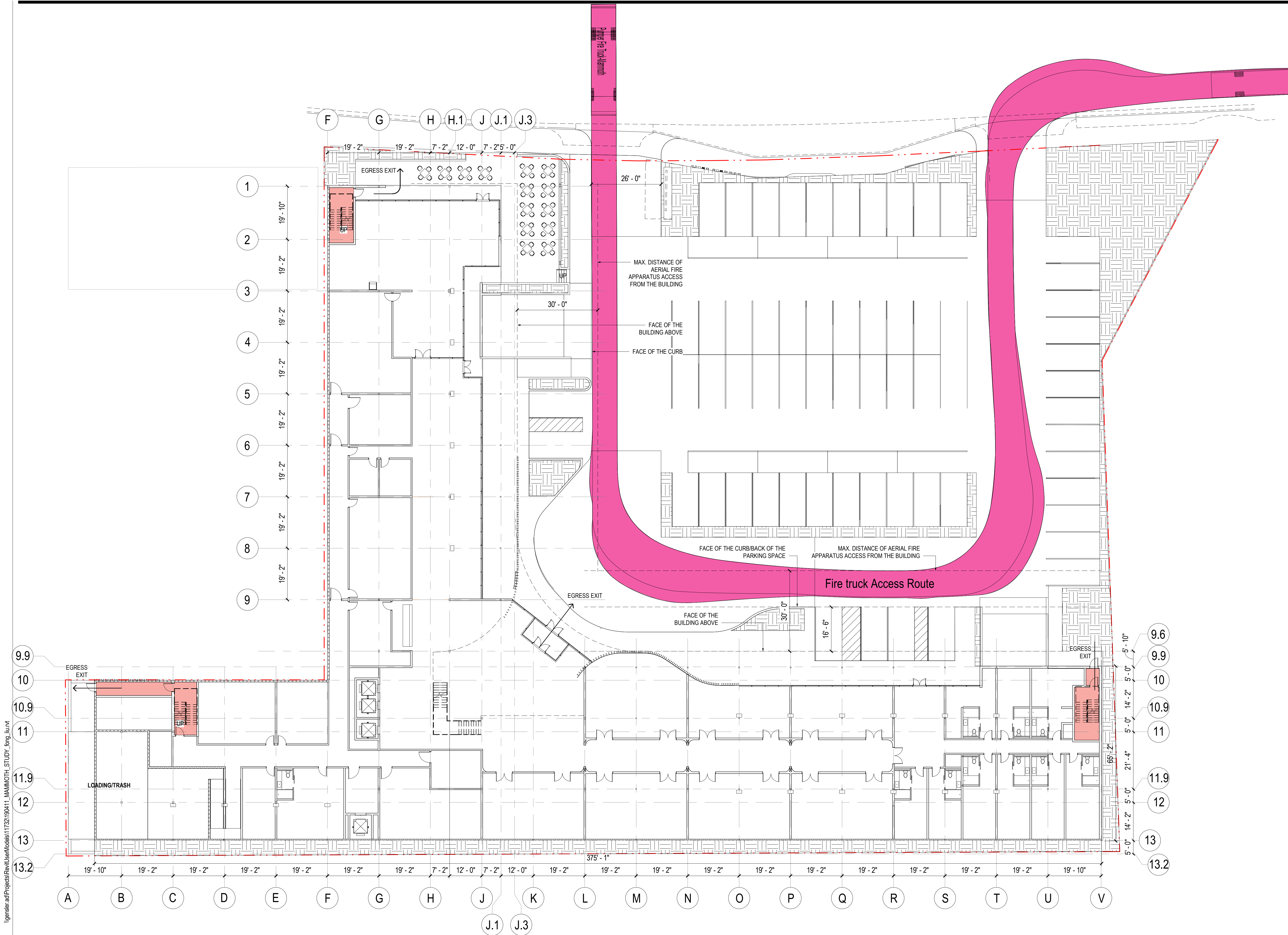
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Description
FIRE ACCESS AND EGRESS

Scale
1/16" = 1'-0"

G0.002

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Pinus nigra (Low Water)
Australian Black Pine



Populus tremuloides (High Water)
Quaking Aspen



Rhus aromatica (Low Water)
Fragrant Sumac



Rosa woodsii (Medium Water)
Wood's Rose



Achillea millefolium (Low Water)
Yarrow - White



Potentilla gracilis
slender cinquefoil

TOTAL LANDSCAPE AREA
MAWA (Max Allowable Water Use)
ETWU (Estimated Water Use)
Average ETAF

4,512 SQ.FT.
38,912 Gallons per year
23,060 Gallons per year
0.27



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Description
LANDSCAPE SITE PLAN

Scale
1/16" = 1'-0"

L1.01

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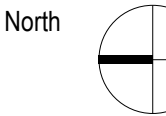
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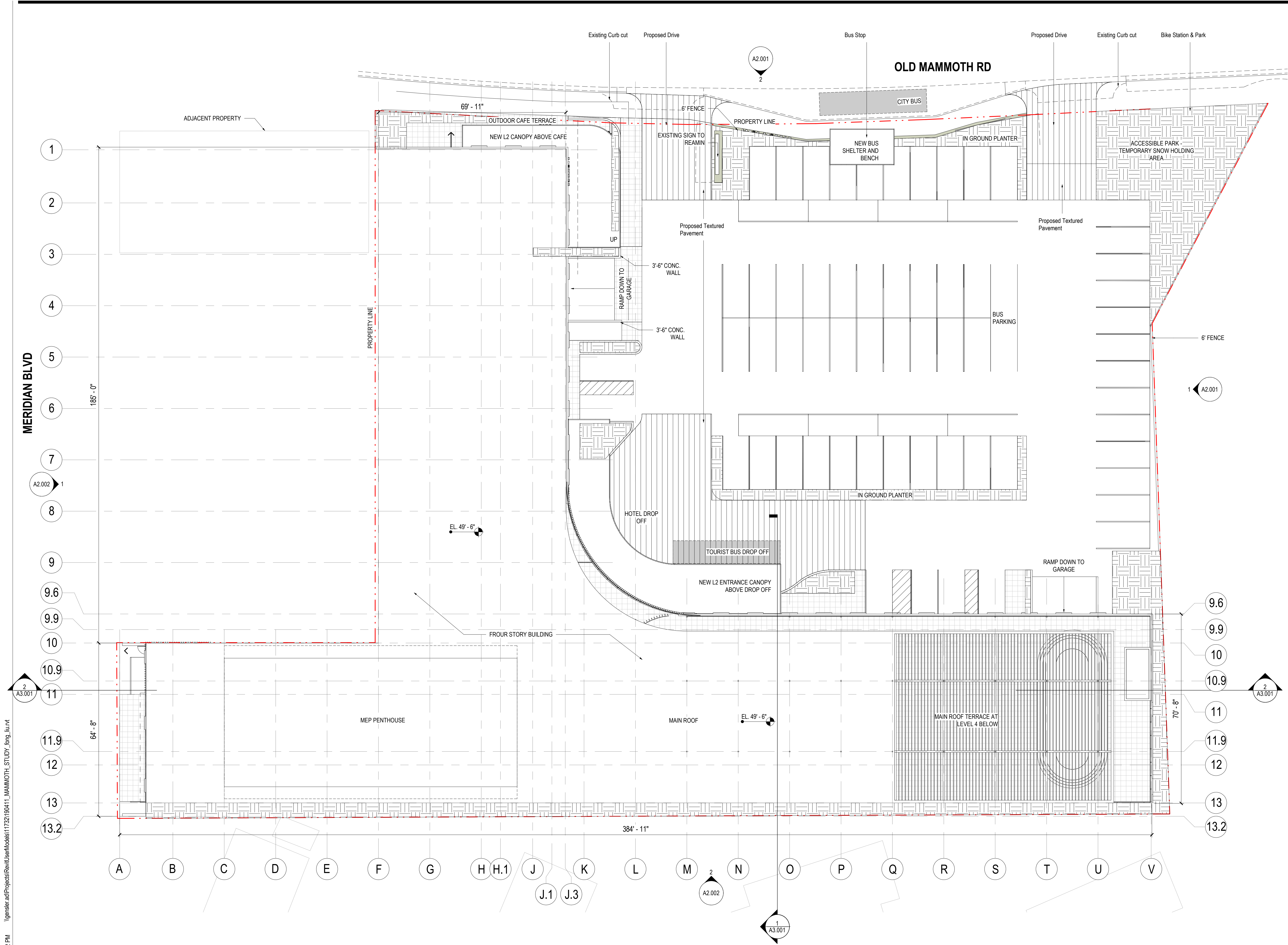
Description
SITE PLAN (ROOF)

Scale
1/16" = 1'-0"



A0.001

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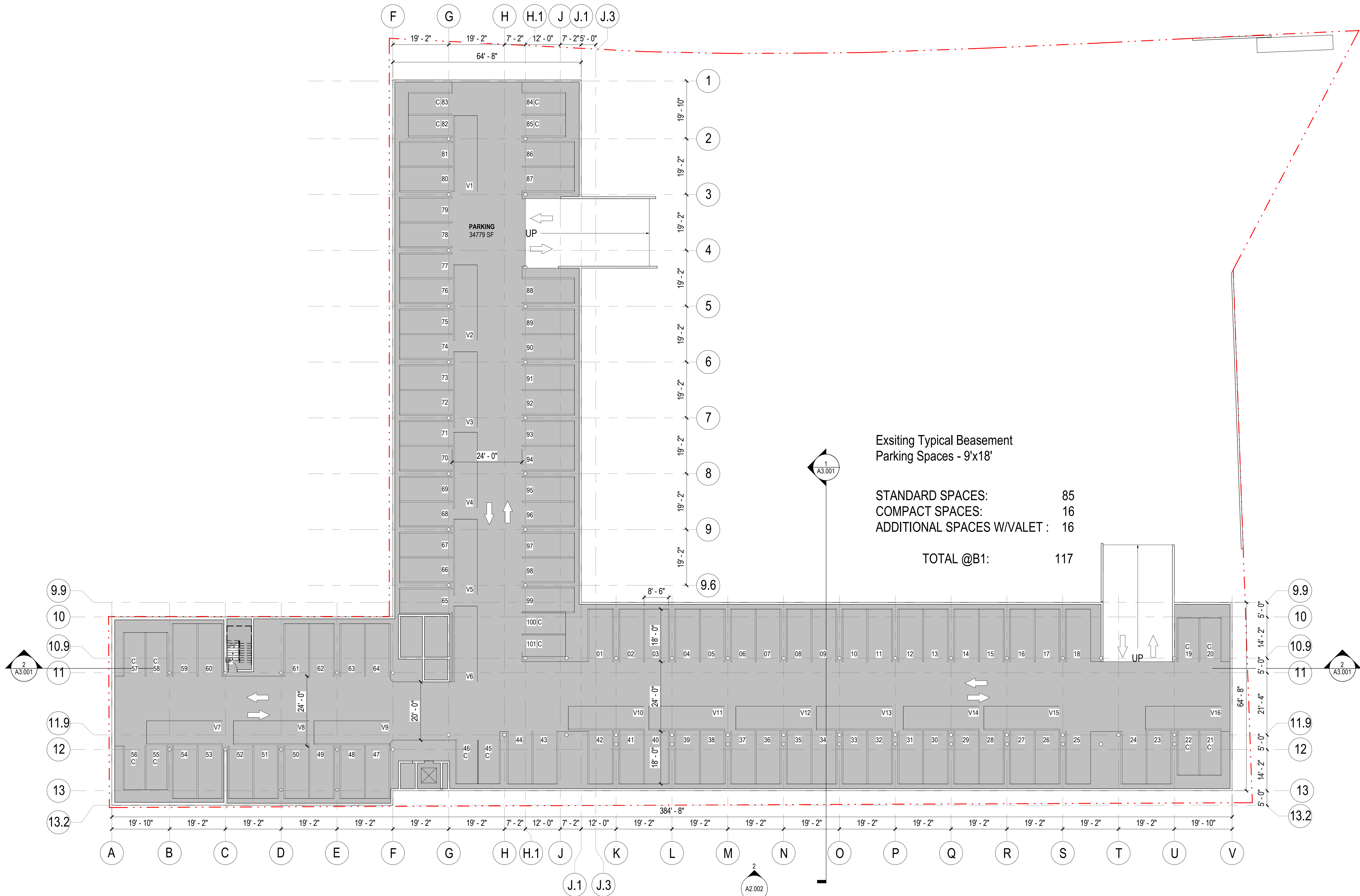
1 SITE PLAN - ROOF
SCALE: 1/16" = 1'-0"

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1

LEVEL B1 - OVERALL PLAN

SCALE: 1/16" = 1'-0"



Exsiting Typical Beasement
Parking Spaces - 9'x18'

STANDARD SPACES: 85
COMPACT SPACES: 16
ADDITIONAL SPACES W/VALET : 16

TOTAL @B1: 117

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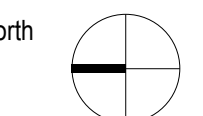
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Description
FLOOR PLAN - LEVEL B1

Scale
1/16" = 1'-0"



A1.00B1

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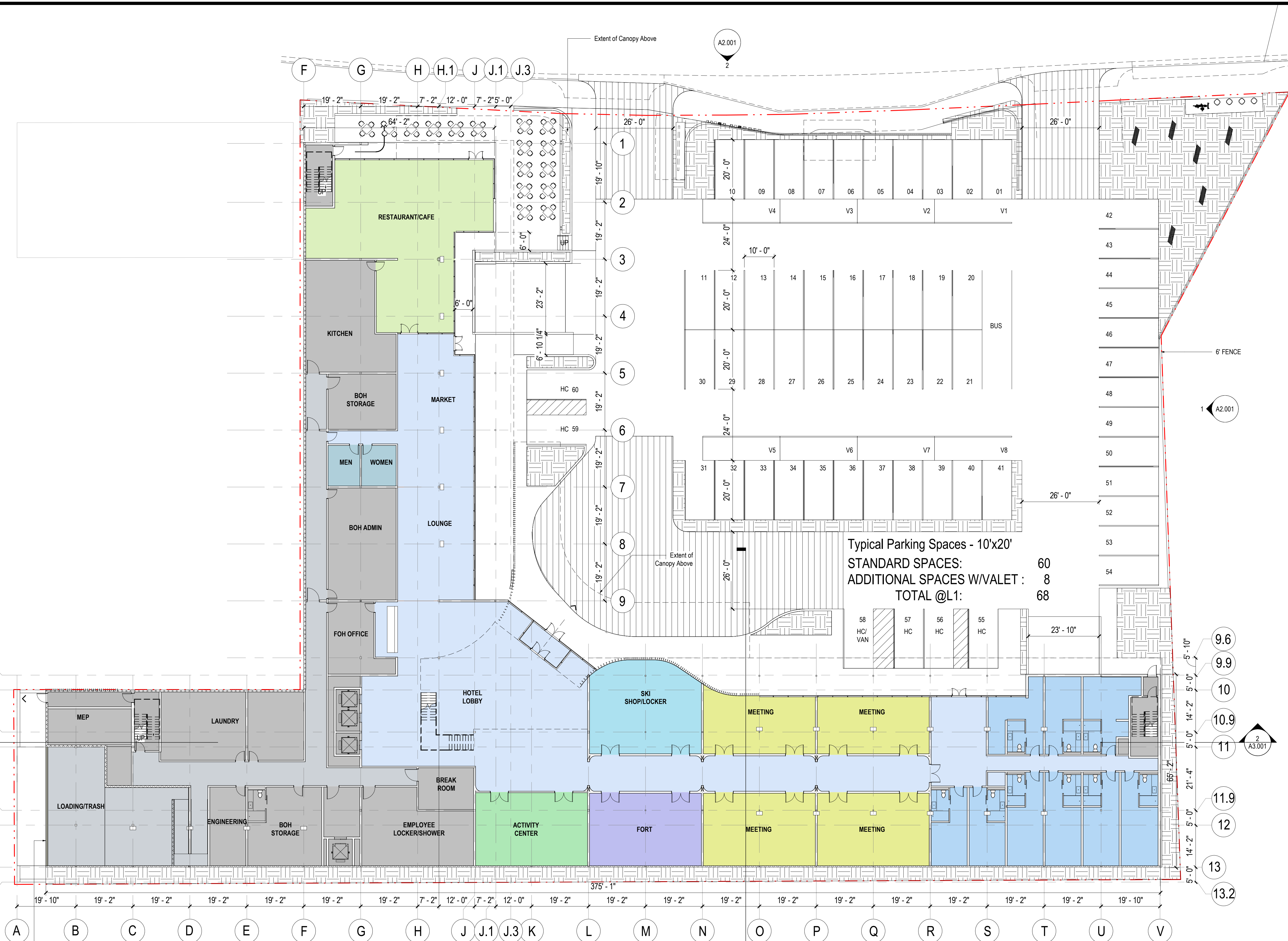
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A2.002 1

2
A3.001

9.9
10
10.9
11
11.9
12
13
13.2

Roll-up
Door



Typical Parking Spaces - 10'x20'
STANDARD SPACES: 60
ADDITIONAL SPACES W/VALET: 8
TOTAL @L1: 68

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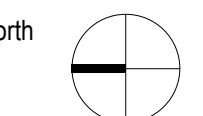
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Description
FLOOR PLAN - LEVEL 1

Scale
1/16" = 1'-0"



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1 LEVEL 01 - OVERALL PLAN
SCALE: 1/16" = 1'-0"

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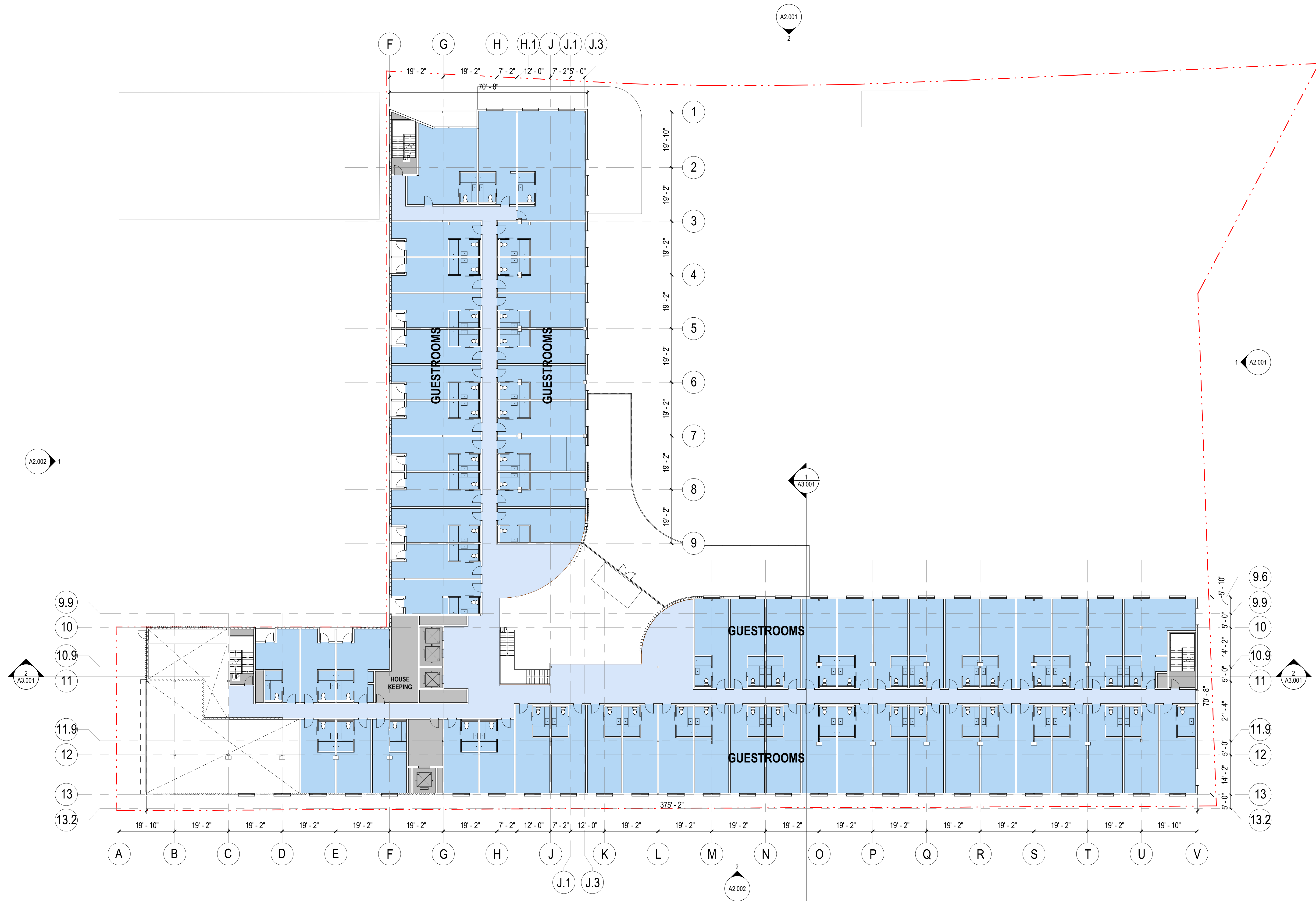
FLOOR PLAN - LEVEL 2

Scale

$1/16" = 1'-0"$

A1.002

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1 LEVEL 02 - OVERALL PLAN

SCALE: 1/16" = 1'-0"

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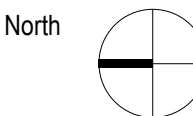
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Description
FLOOR PLAN - LEVEL 3

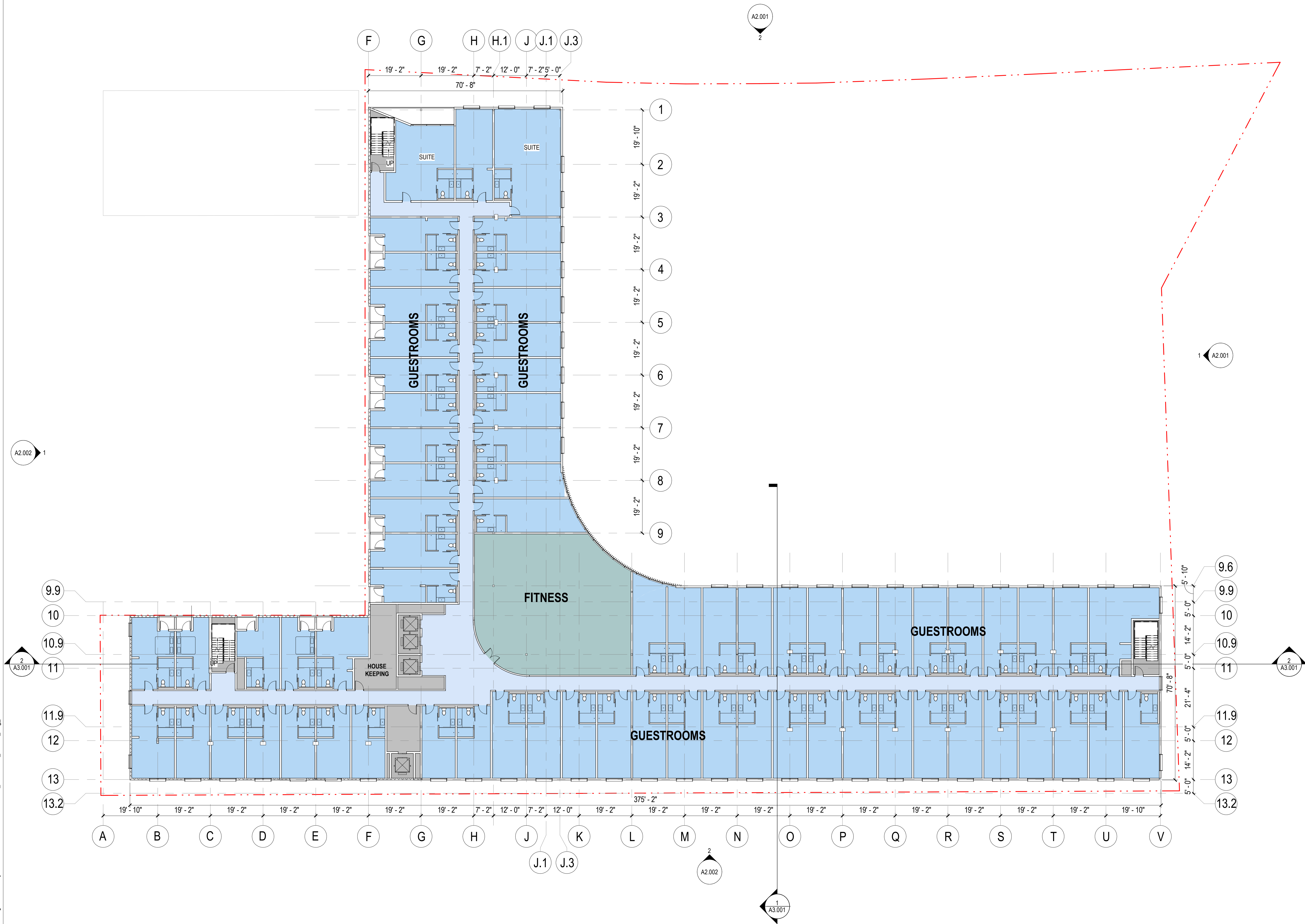
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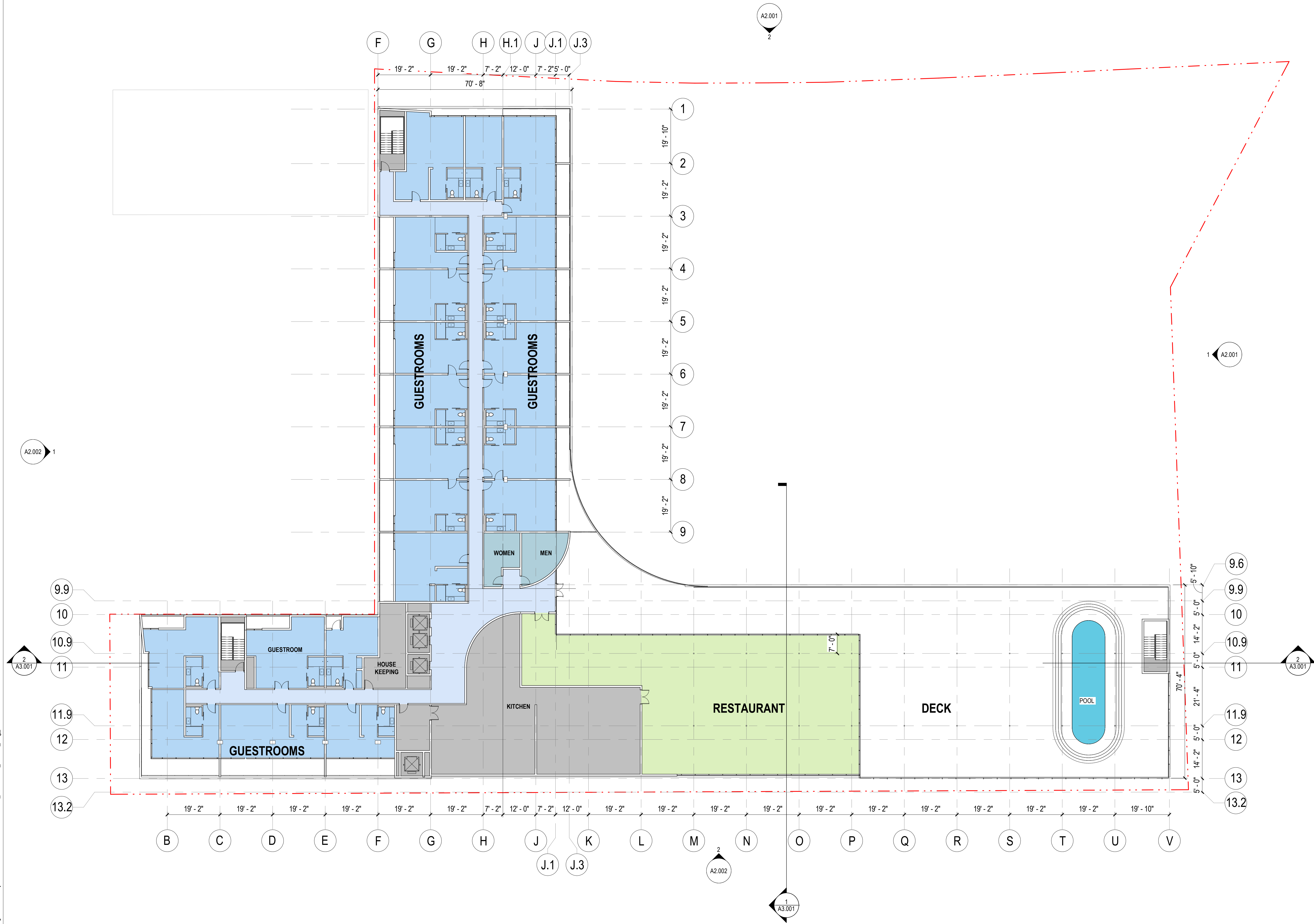
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1 LEVEL 03 - OVERALL PLAN
SCALE: 1/16" = 1'-0"



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1 ROOF DECK -OVERALL PLAN
SCALE: 1/16" = 1'-0"

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Description
FLOOR PLAN - LEVEL 4

Scale
1/16" = 1'-0"

North

A1.004



GL1 - LOW IRON INSULATED GLASS UNIT WITH LOW-E COATING



MT4 -METAL PANEL, PAINTED LIGHT GRAY



MT1 - BLACK ANODIZED ALUMINUM



WP1 - COMPOSITE STRIPES



W1 - BOARD FORM CONCRETE



GL2 - INSULATED GLASS UNIT WITH LOW-E COATING



MT5 -METAL PANEL, PAINTED WARM GRAY



MT2 - BRONZE METAL RAILING



WP2 - COMPOSITE BOARD



W2 - EXISTING CONC BLOCK WALL, PAINTED



CL1 - COMPOSITE PANEL CEILING



MT3 - WEATHERED STEEL



WP3 - COMPOSITE FINs



P1 - CONCRETE PAVER

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Description
MATERIAL KEY

Scale

A2.000

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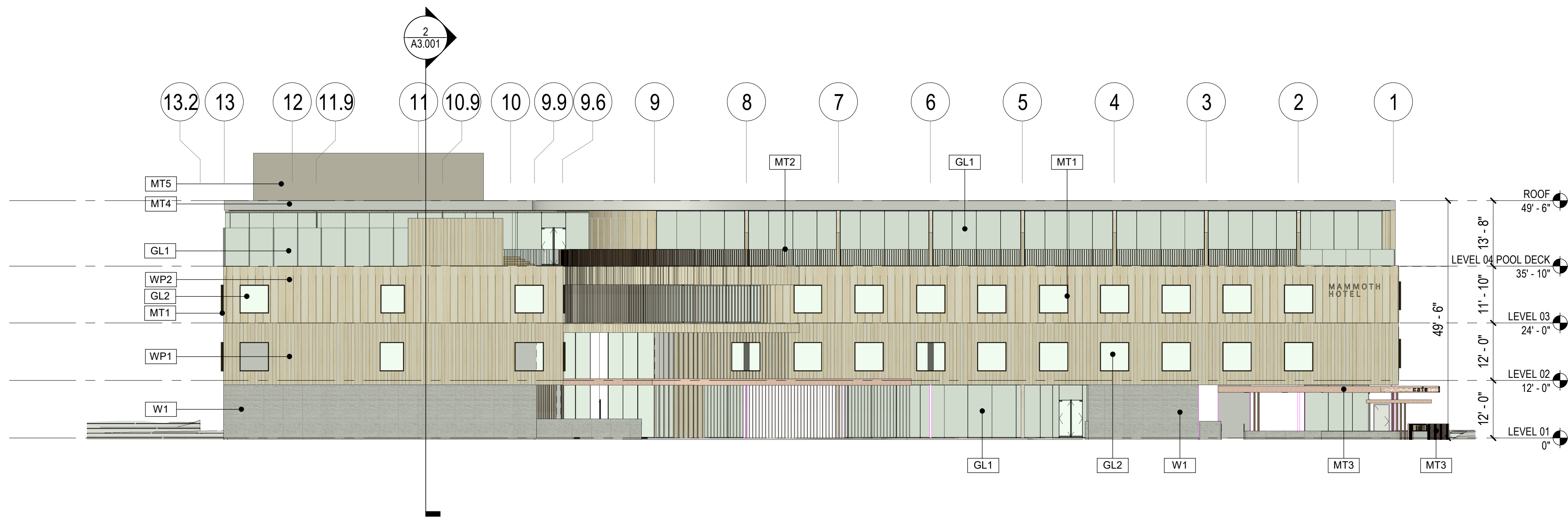
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Description
BUILDING ELEVATIONS

Scale
1/16" = 1'-0"

A2.001

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1 OVERALL ELEVATION - SOUTH
SCALE: 1/16" = 1'-0"



2 OVERALL ELEVATION - EAST
SCALE: 1/16" = 1'-0"

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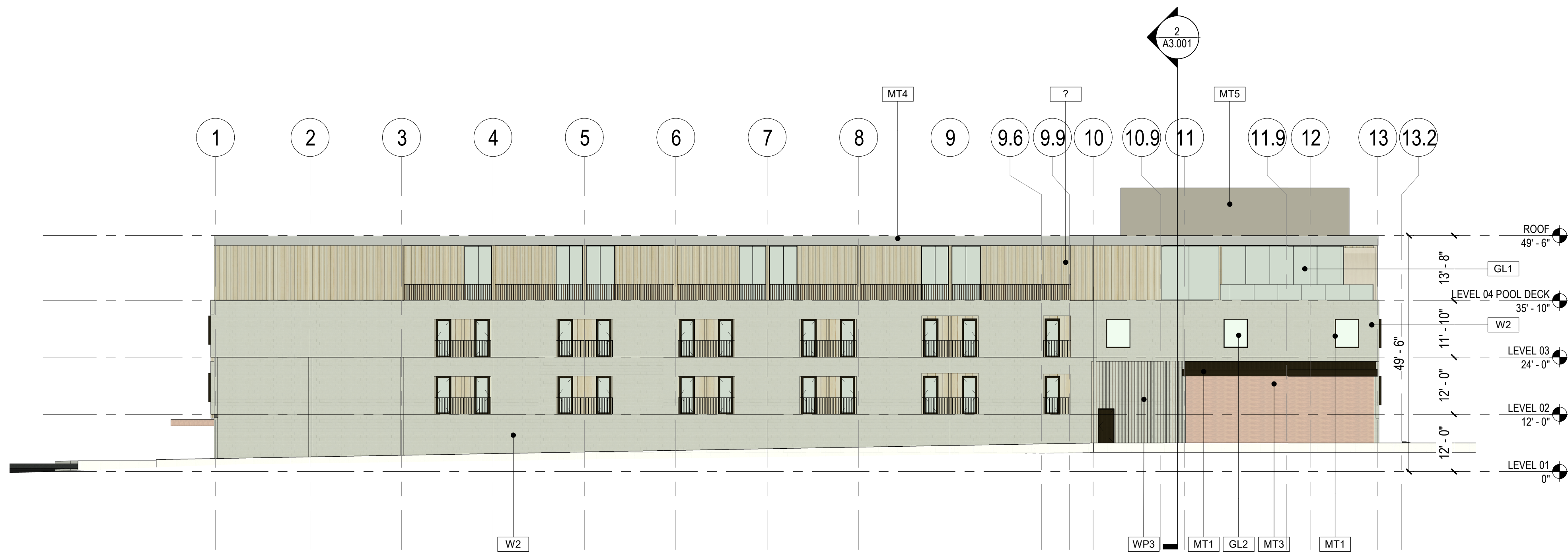
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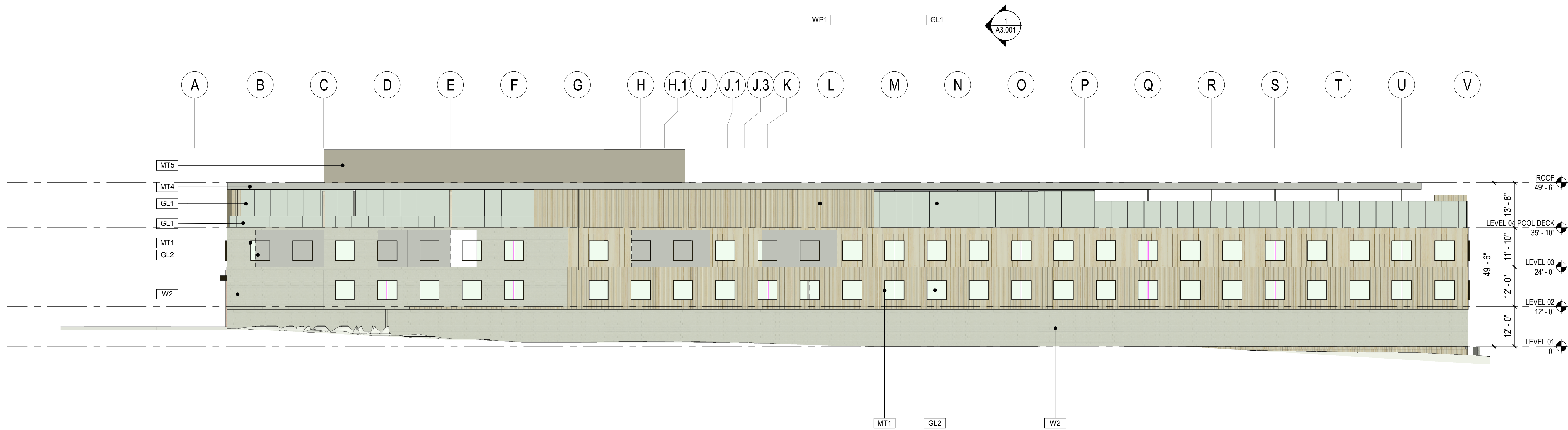
Scale
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1 OVERALL ELEVATION - NORTH
SCALE: 1/16" = 1'-0"



2 OVERALL ELEVATION - WEST
SCALE: 1/16" = 1'-0"

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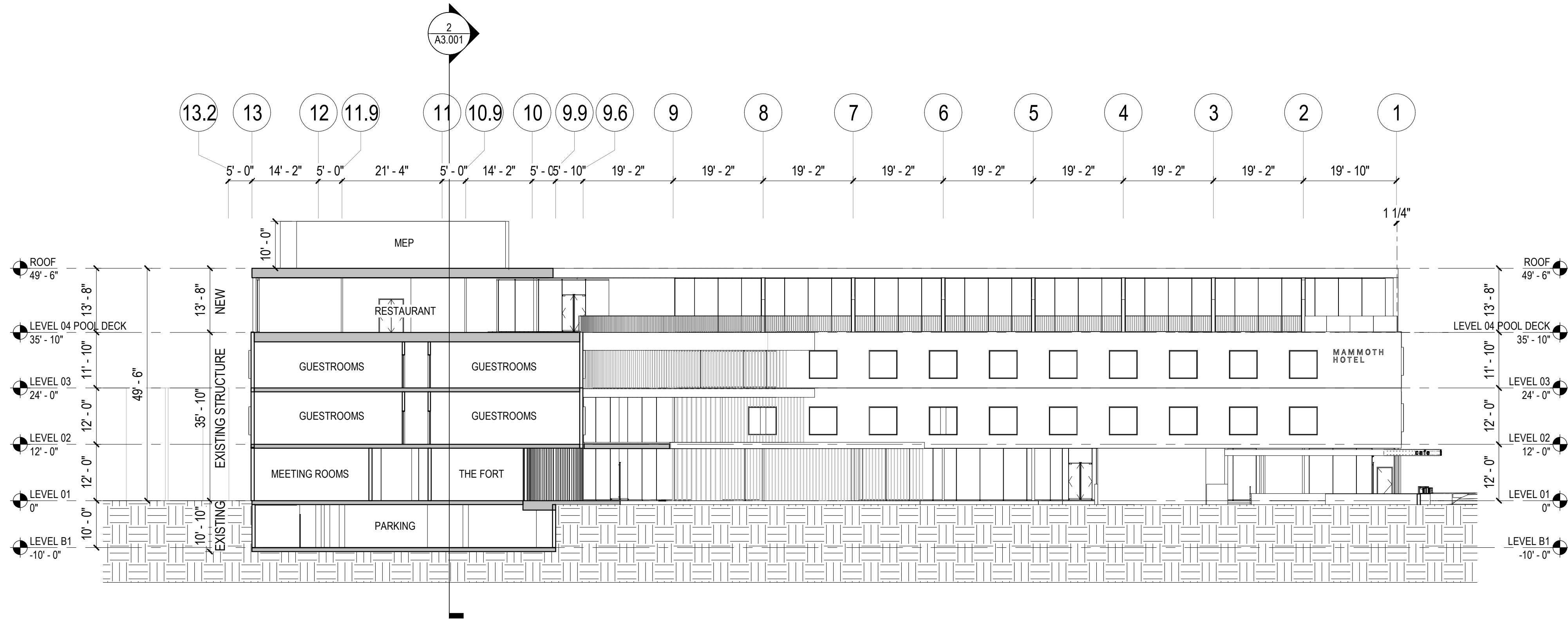
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BUILDING SECTIONS

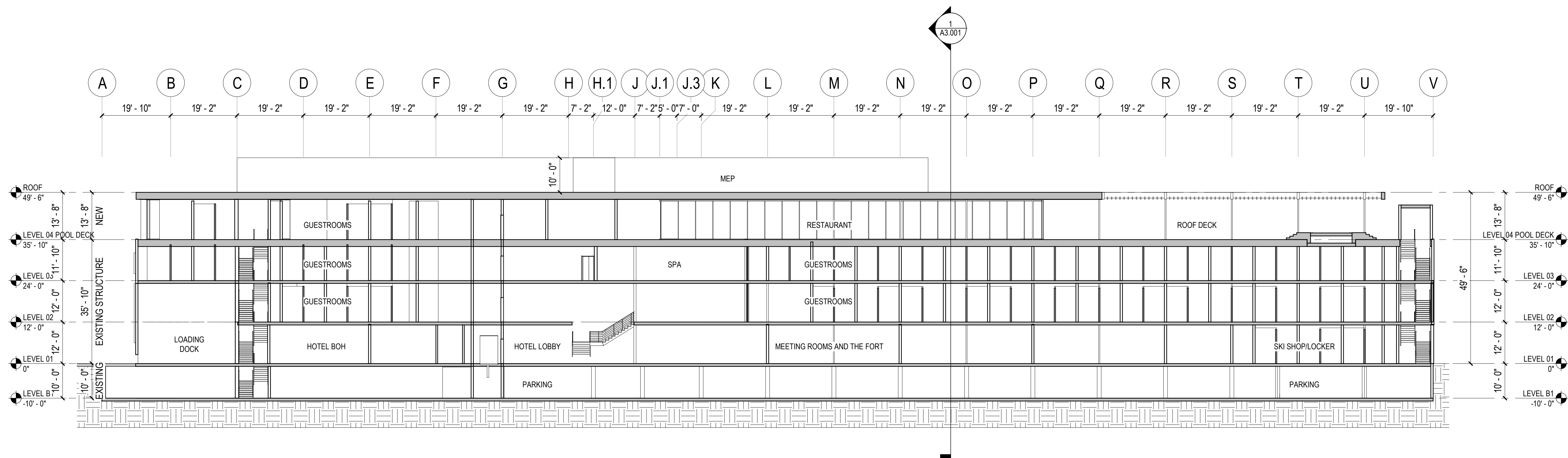
Scale
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1 BUILDING SECTION - EAST-WEST
SCALE: 1/16" = 1'-0"



2 BUILDING SECTION - NORTH-SOUTH
SCALE: 1/16" = 1'-0"

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Description
3D VIEW

Scale

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AERIAL VIEW LOOKING WEST AT OLD MAMMOTH RD



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3D VIEW

Scale

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VIEW LOOKING NORTH AT OLD MAMMOTH RD



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3D VIEW

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