

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 JUNE 19

452 OLD MAMMOTH
ROAD



Pinus nigra (Low Water)
Australian Black Pine



Populus tremuloides (High Water)
Quaking Aspen



Rhus aromatica (Low Water)
Fragrant Sumac



Rosa woodsii (Low Water)
Wood's Rose



Achillea millefolium (Low Water)
Yarrow - White

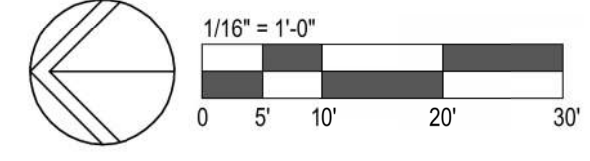


Potentilla gracilis
slender cinquefoil

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

4,693 SQ.FT.
40,473 Gallons per year
23,985 Gallons per year
0.27

MERIDIAN BLVD.



SHA LANDSCAPE ARCHITECTURE
www.sha-design.com
909.833.7890

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Date	Description
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Seal / Signature

NOT FOR CONSTRUCTION

Project Name
SIERRA CENTER MALL

Project Number
05.2476.000 (SHA 19-18)

Description
LANDSCAPE SITE PLAN

Scale
1/16" = 1'-0"

L1.01

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AREA CALCULATION

LEVEL	NAME	AREA
GARAGE	CIRCULATION	35,389 SF
GARAGE		35,389 SF
LEVEL 01	ACTIVITY CENTER	926 SF
LEVEL 01	BOH ADMIN	581 SF
LEVEL 01	BOH CIRCULATION	1,932 SF
LEVEL 01	BOH STORAGE	656 SF
LEVEL 01	BREAK ROOM	262 SF
LEVEL 01	CIRCULATION	370 SF
LEVEL 01	EMPLOYEE LOCKER/SHOWER	844 SF
LEVEL 01	ENGINEERING	320 SF
LEVEL 01	F/B STORAGE	426 SF
LEVEL 01	FOH OFFICE	413 SF
LEVEL 01	FORT	2,751 SF
LEVEL 01	HOTEL LOBBY	5,418 SF
LEVEL 01	HOUSE KEEPING	637 SF
LEVEL 01	KITCHEN	844 SF
LEVEL 01	LAUNDRY	656 SF
LEVEL 01	LOADING/TRASH	1,386 SF
LEVEL 01	LOUNGE	1,261 SF
LEVEL 01	MARKET	1,424 SF
LEVEL 01	MEETING	2,552 SF
LEVEL 01	MEN	597 SF
LEVEL 01	MEP	465 SF
LEVEL 01	RECEIVING/SECURITY	109 SF
LEVEL 01	RESTAURANT/CAFE	2,874 SF
LEVEL 01	SKI SHOP/LOCKER	3,297 SF
LEVEL 01	VT	620 SF
LEVEL 01	WOMEN	519 SF
LEVEL 01		32,140 SF
LEVEL 02	FOH CIRCULATION	4,204 SF
LEVEL 02	GUESTROOM	24,407 SF
LEVEL 02	HOUSE KEEPING	560 SF
LEVEL 02	MEP	181 SF
LEVEL 02	VT	823 SF
LEVEL 02		30,174 SF
LEVEL 03	FITNESS	2,722 SF
LEVEL 03	FOH CIRCULATION	3,566 SF
LEVEL 03	GUESTROOM	26,093 SF
LEVEL 03	HOUSE KEEPING	560 SF
LEVEL 03	MEP	181 SF
LEVEL 03	VT	815 SF
LEVEL 03		33,937 SF
POOL DECK	FOH CIRCULATION	2,339 SF
POOL DECK	GUESTROOM	11,868 SF
POOL DECK	HOUSE KEEPING	560 SF
POOL DECK	KITCHEN	2,744 SF
POOL DECK	MEN	249 SF
POOL DECK	MEP	95 SF
POOL DECK	RESTAURANT	5,155 SF
POOL DECK	VT	799 SF
POOL DECK	WOMEN	209 SF
POOL DECK		24,019 SF
Grand total		155,659 SF

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:	35,389 SF (BELOW GRADE) 120,253 SF (ABOVE GRADE)
BUILDING COVERAGE AREA:	38,740 SF (EXISTING CONDITION)
LANDSCAPE AREA:	5,300 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 145 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.

PARKING REQUIREMENT FOR NON-HOTEL PROGRAMS TO REMAIN AT 2 SPACES PER 1,000 SF OF FLOOR AREA.

SNOW TRUCKING PROGRAM TO BE IMPLEMENTED FOR SNOW MANAGEMENT.

BUILDING FOOTPRINT, HARDSCAPE, AND LANDSCAPE AREAS TO REMAIN.

PARKING

PROGRAM		PARKING RATIO	PARKING
RESTAURANT/CAFE:	2,874 SF		
MARKET:	1,424 SF		
THE FORT:	2,751 SF		
TOTAL NON-HOTEL:	7,049 SF	2 PER 1,000 SF*	14
HOTEL:	146 ROOMS	1 PER ROOM	146
		TOTAL REQUIRED:	160
		EXISTING STRIPPED SPCAES:	197

* NON-HOTEL PARKING REQUIREMENT PER EXISTING CALCULATION OF 2 PARKING SPACES PER 1,000 SF OF FLOOR AREA

SHEET INDEX

SHEET NUMBER	SHEET NAME
G0.000	COVER PAGE
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



HIGHMARK
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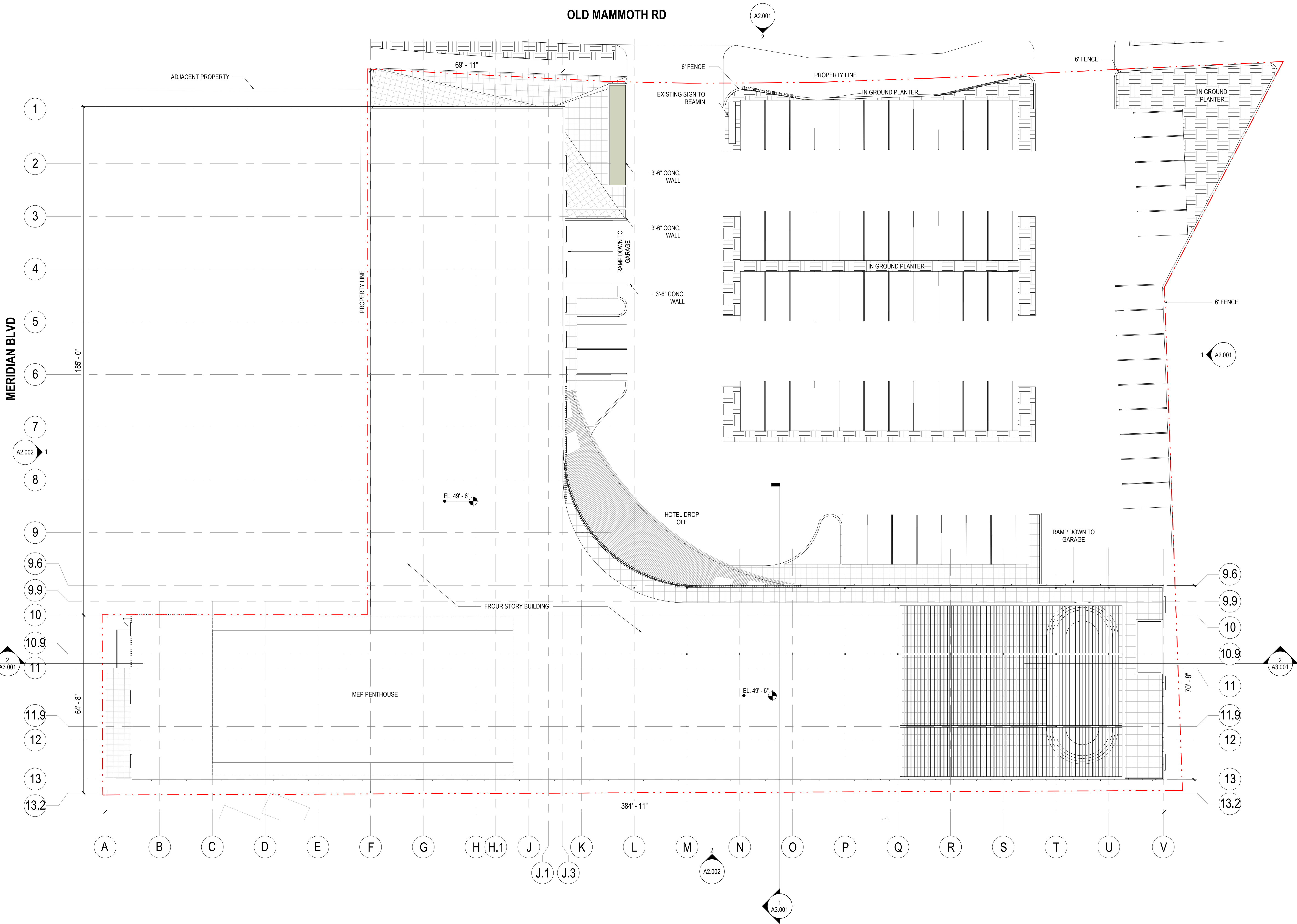
PROJECT INFORMATION

Scale

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OLD MAMMOTH RD



1 SITE PLAN - ROOF

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

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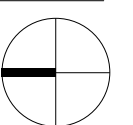
Description

SITE PLAN (ROOF)

Scale

1/16" = 1'-0"

North



A0.001

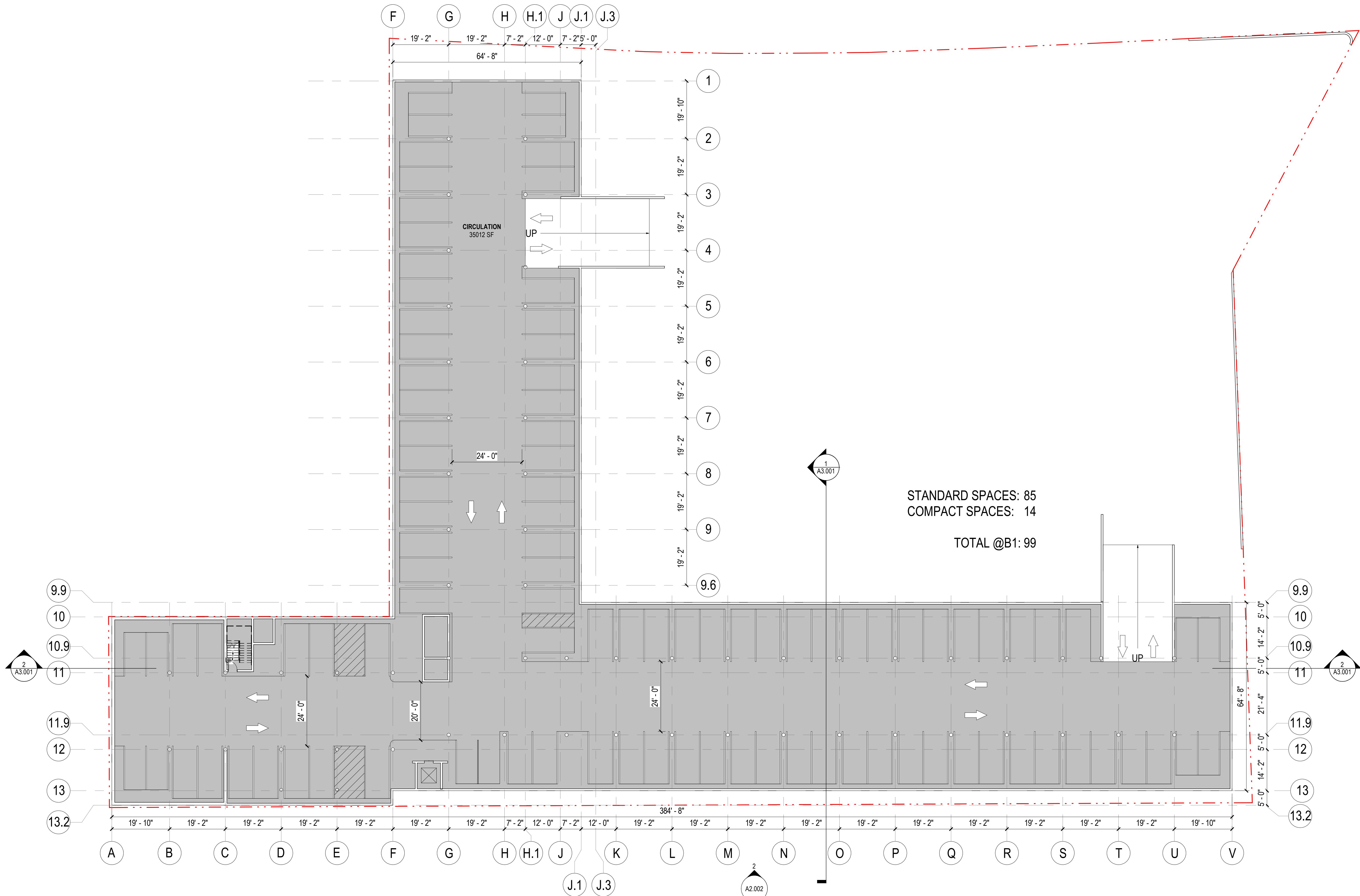
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1

LEVEL B1 - OVERALL PLAN

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



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FLOOR PLAN - LEVEL B1

Scale

1/16" = 1'-0"

North

A1.00B1

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description

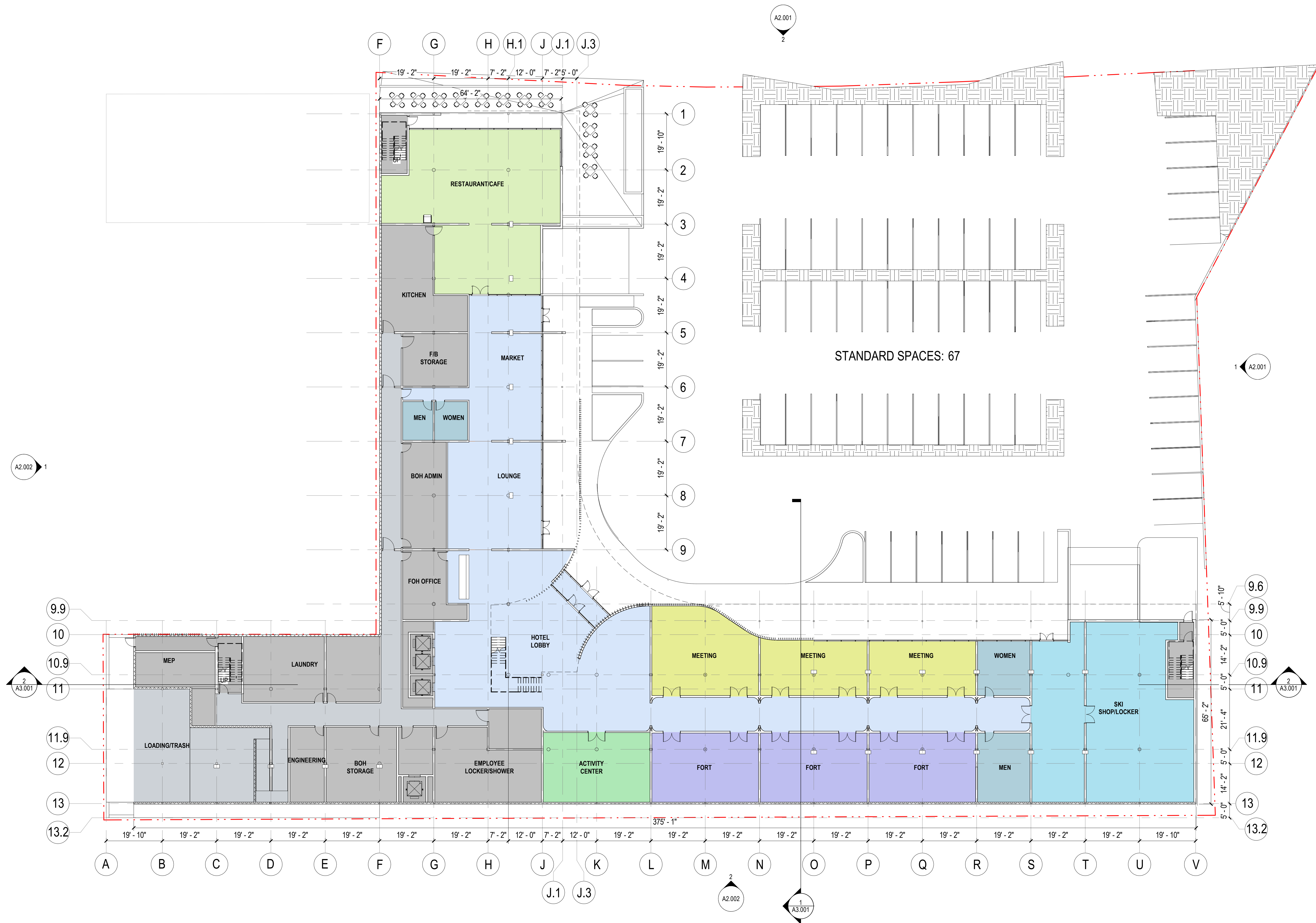
FLOOR PLAN - LEVEL 1

Scale

1/16" = 1'-0"

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019 Gensler



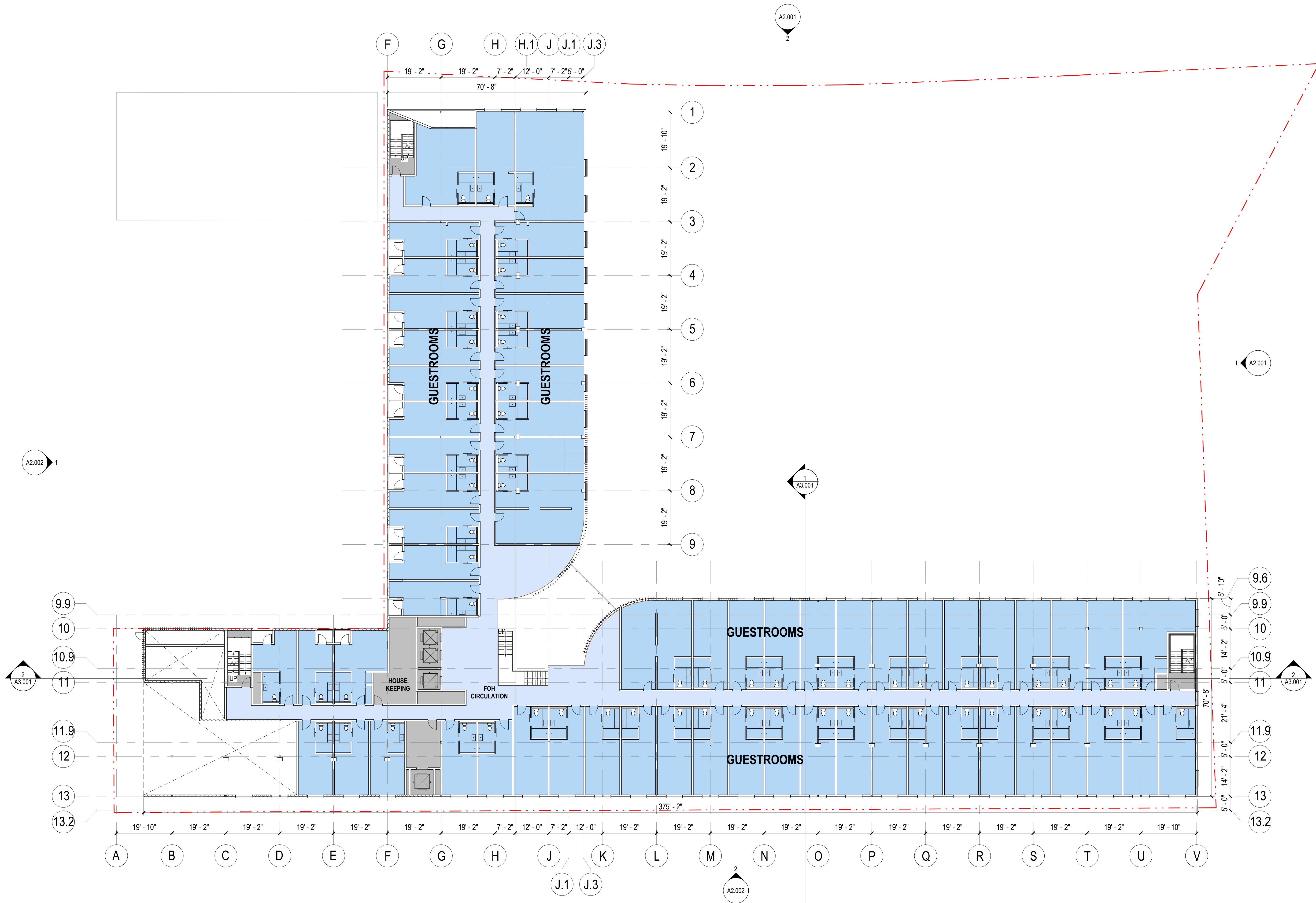
1 LEVEL 01 - OVERALL PLAN

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1 LEVEL 02 - OVERALL PLAN

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



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Description
FLOOR PLAN - LEVEL 2

Scale
1/16" = 1'-0"

North

A1.002

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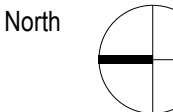
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CONSTRUCTION

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Description
FLOOR PLAN - LEVEL 3

Scale
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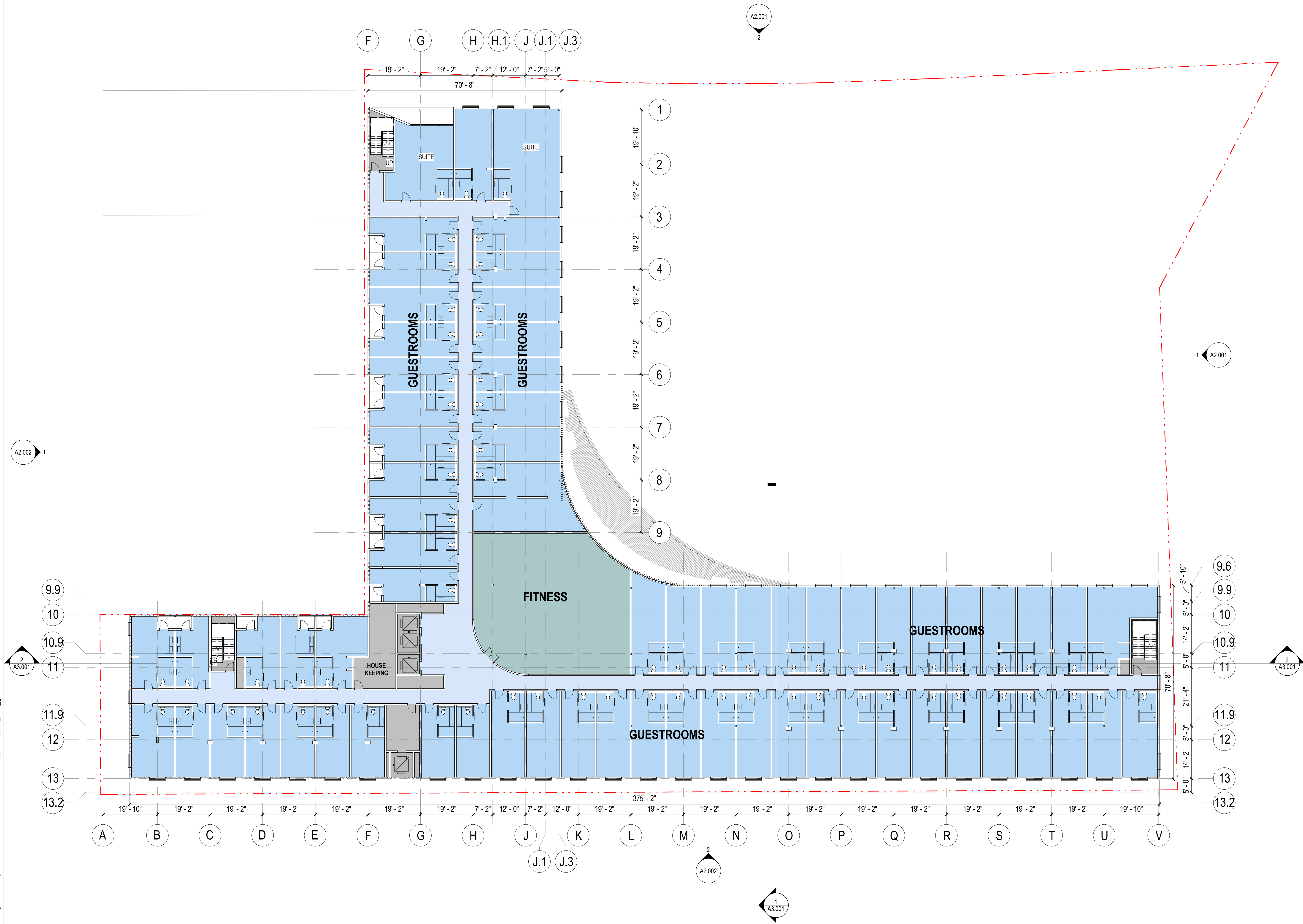


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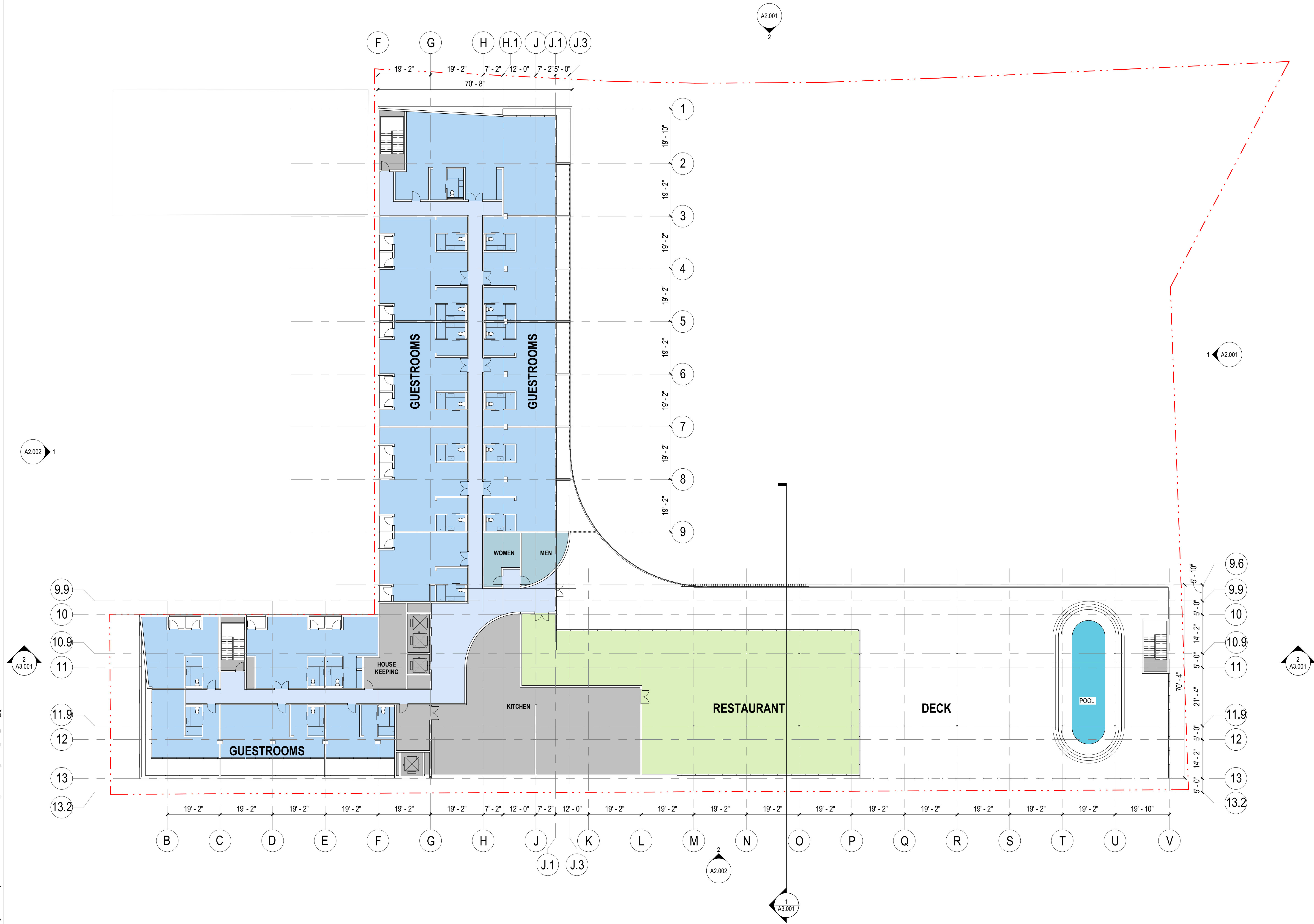
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1 LEVEL 03 - OVERALL PLAN

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

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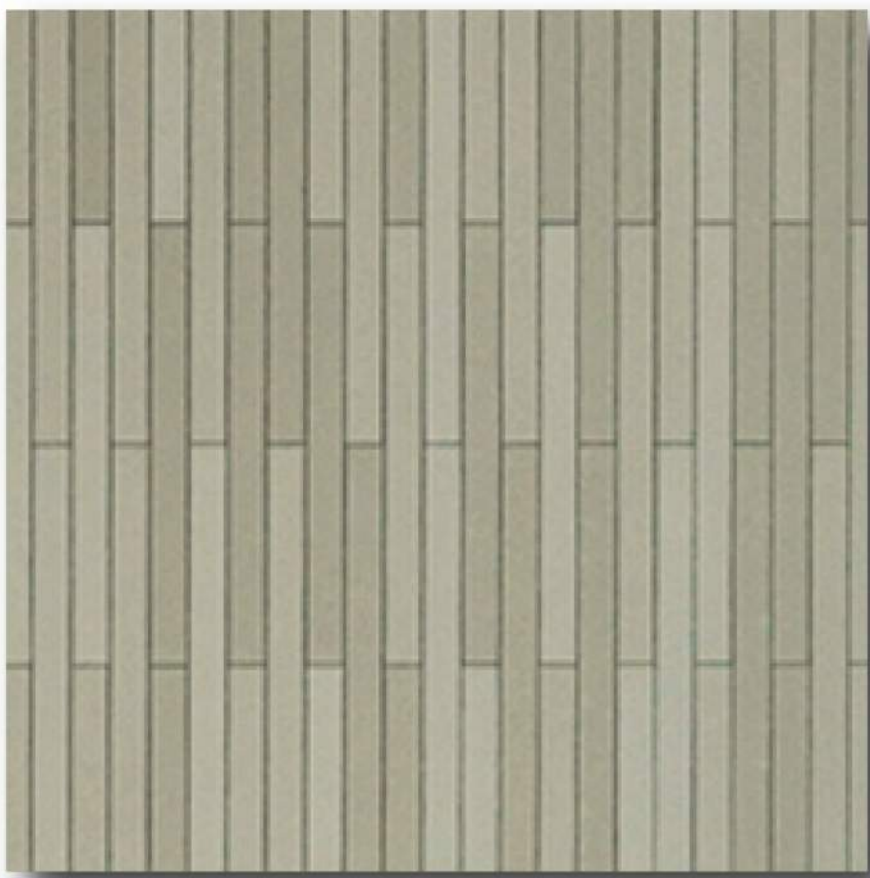
GL1 - LOW IRON INSULATED GLASS UNIT WITH LOW-E COATING



MT4 -METAL PANEL, PAINTED LIGHT GRAY



MT1 - BLACK ANODIZED ALUMINUM



WP1 - FIBER CEMENT STRIPES



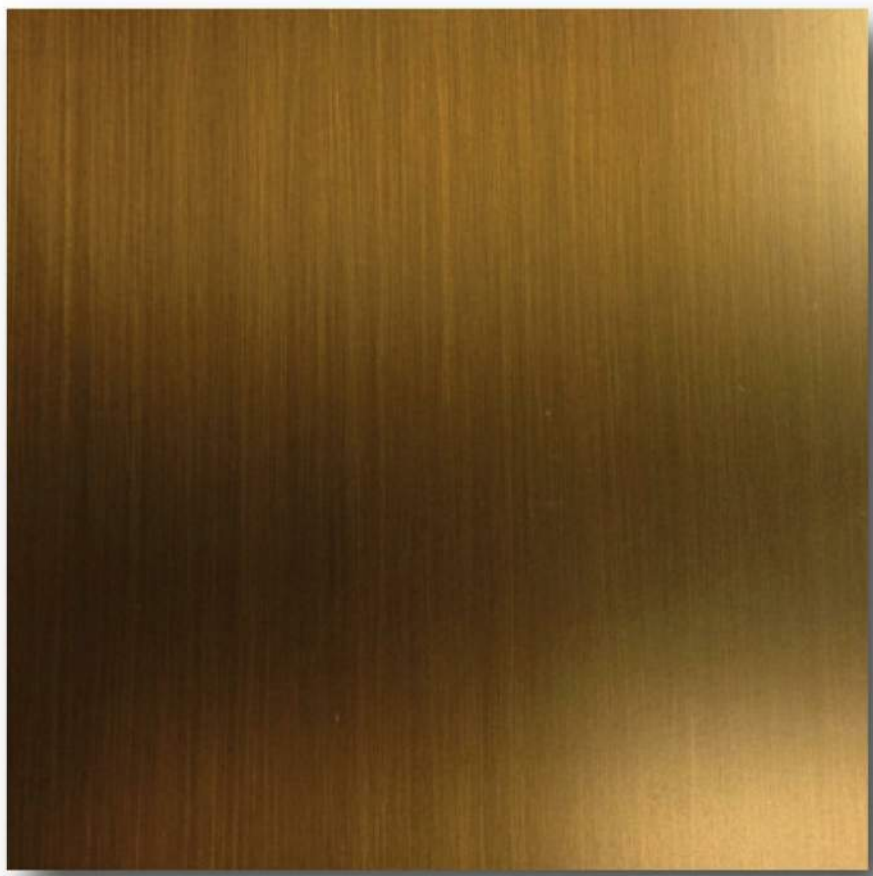
W1 - BOARD FORM CONCRETE



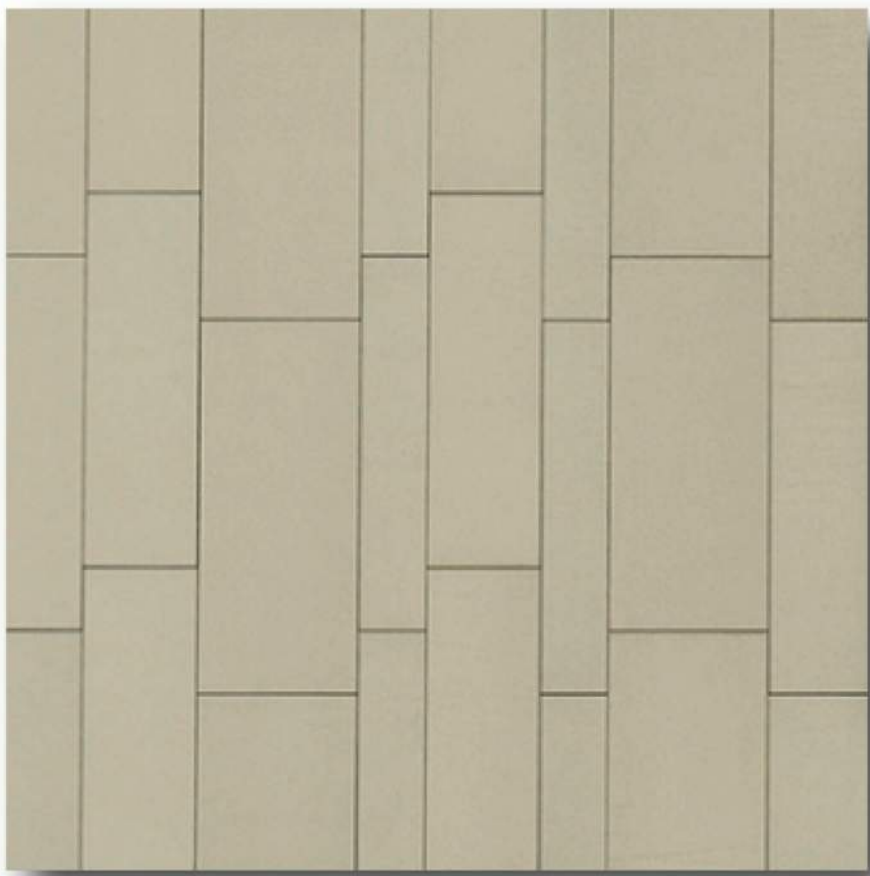
GL2 - INSULATED GLASS UNIT WITH LOW-E COATING



MT5 -METAL PANEL, PAINTED WARM GRAY



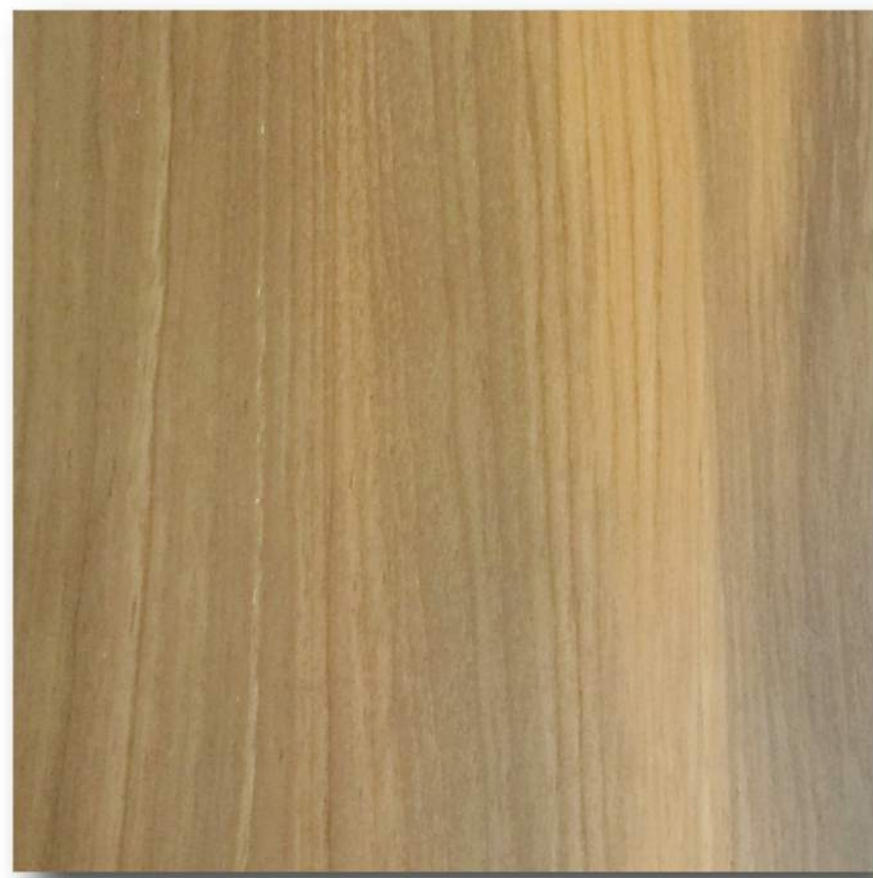
MT2 - BRONZE METAL RAILING



WP2 - FIBER CEMENT BOARD



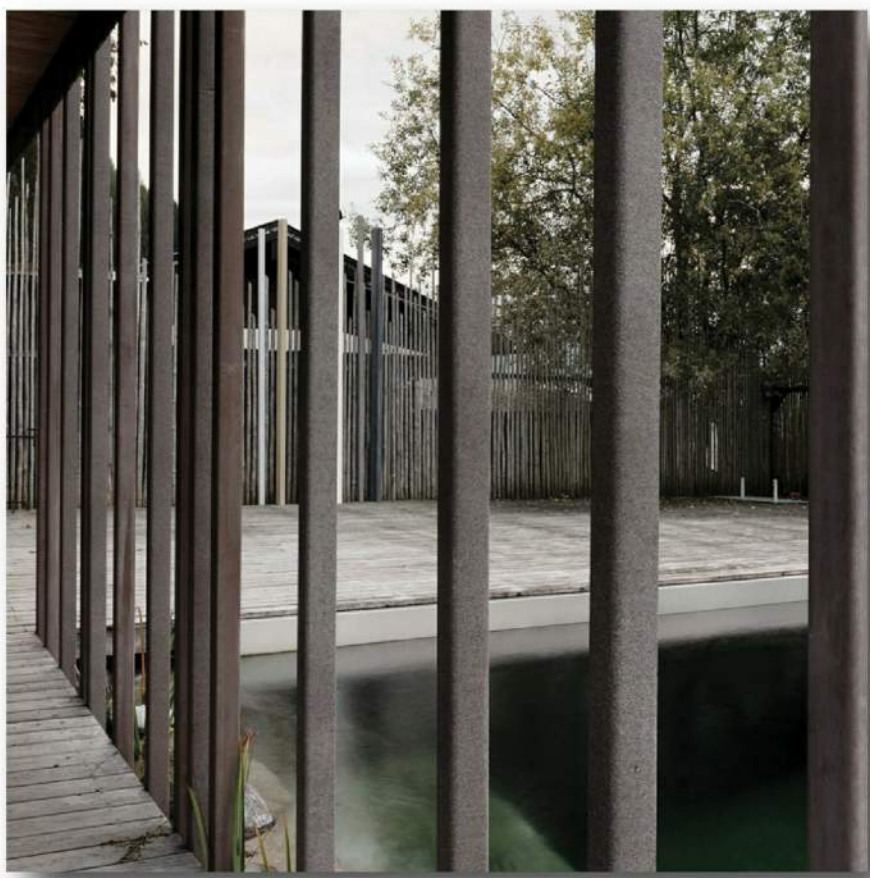
W2 - EXISTING CONC BLOCK WALL, PAINTED



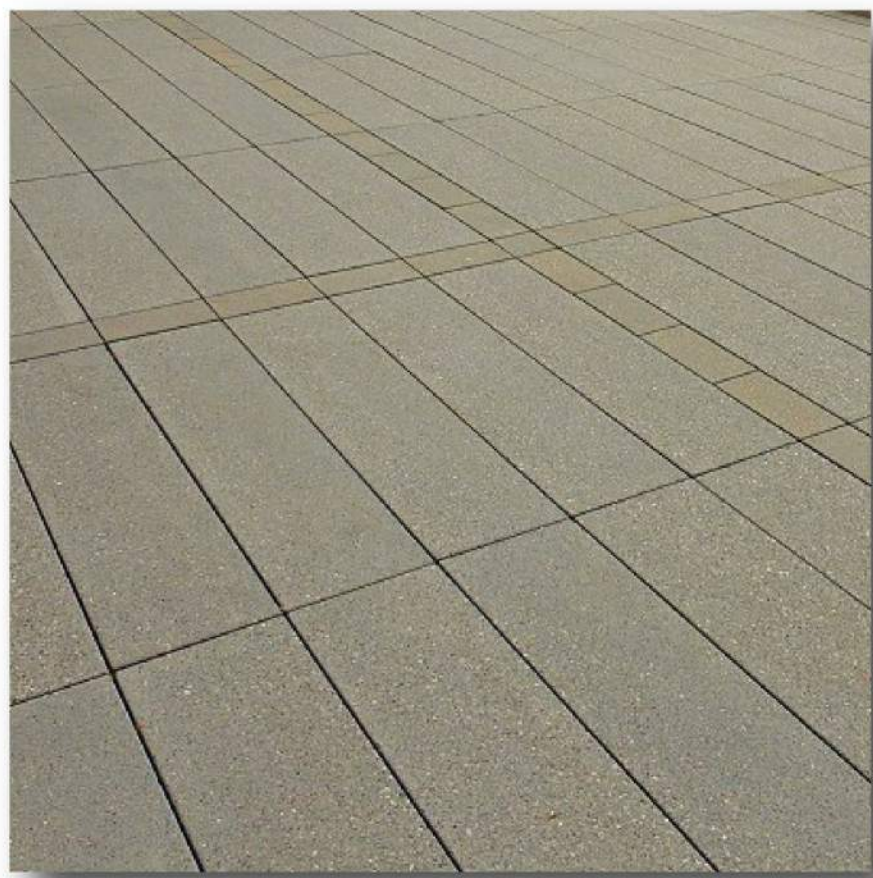
CL1 - COMPOSITE PANEL CEILING



MT3 - WEATHERED STEEL



WP3 - FIBER CEMENT FINS



P1 - CONCRETE PAVER

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Description

MATERIAL KEY

Scale

A2.000

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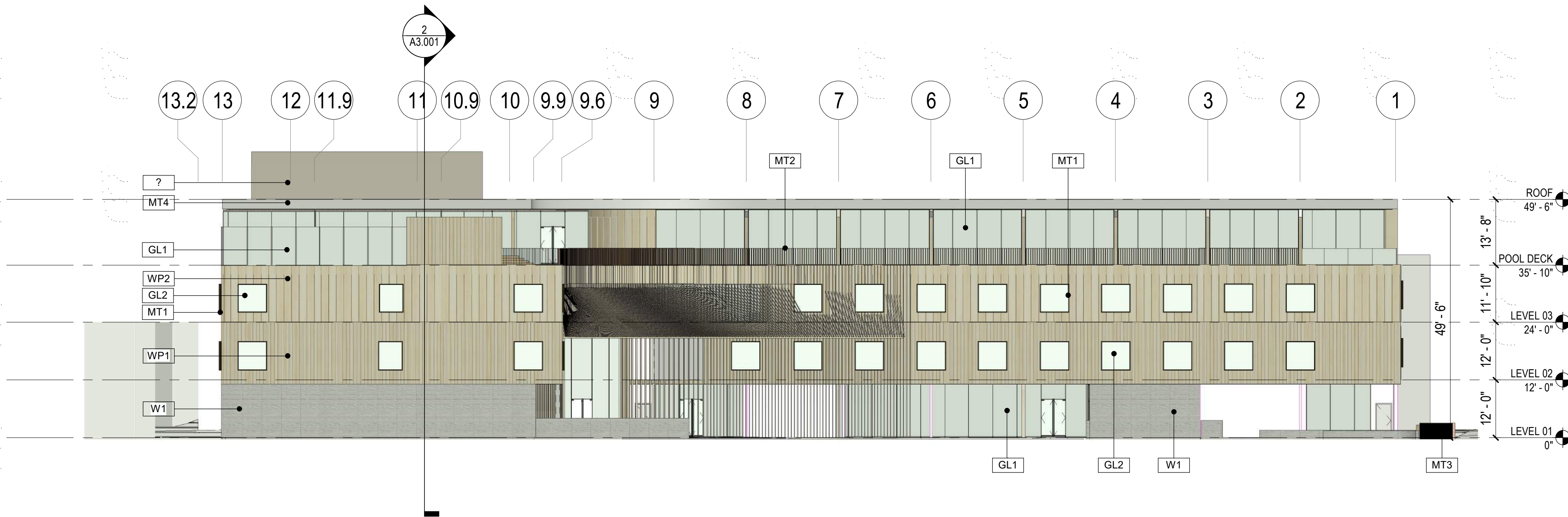
Project Number
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Description
BUILDING ELEVATIONS

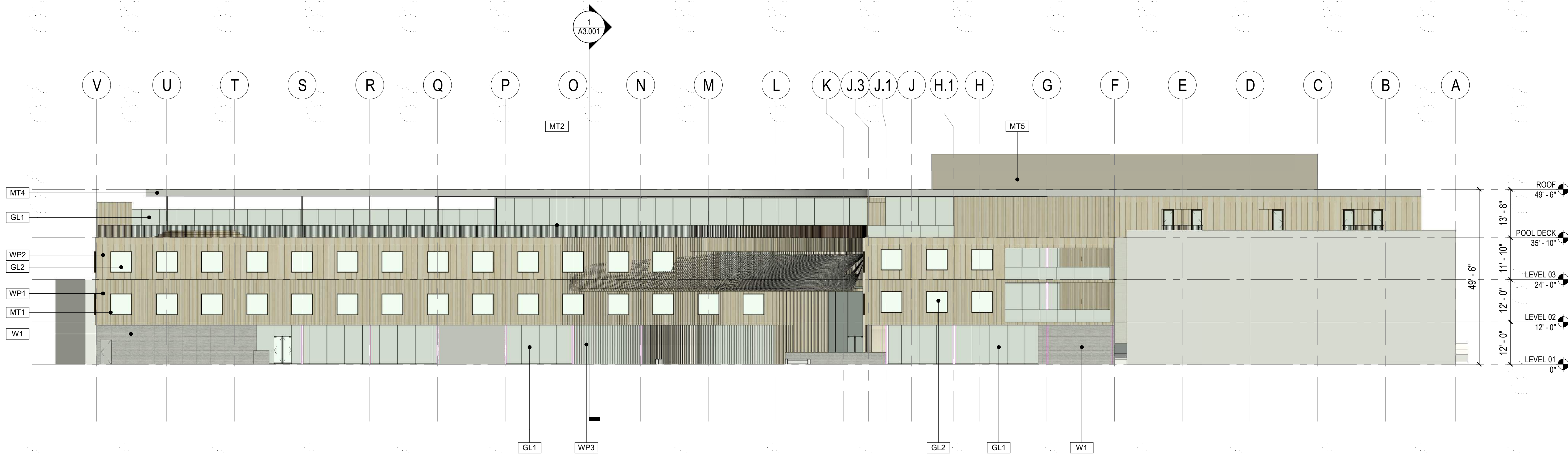
Scale
1/16" = 1'-0"

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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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Description
BUILDING ELEVATIONS

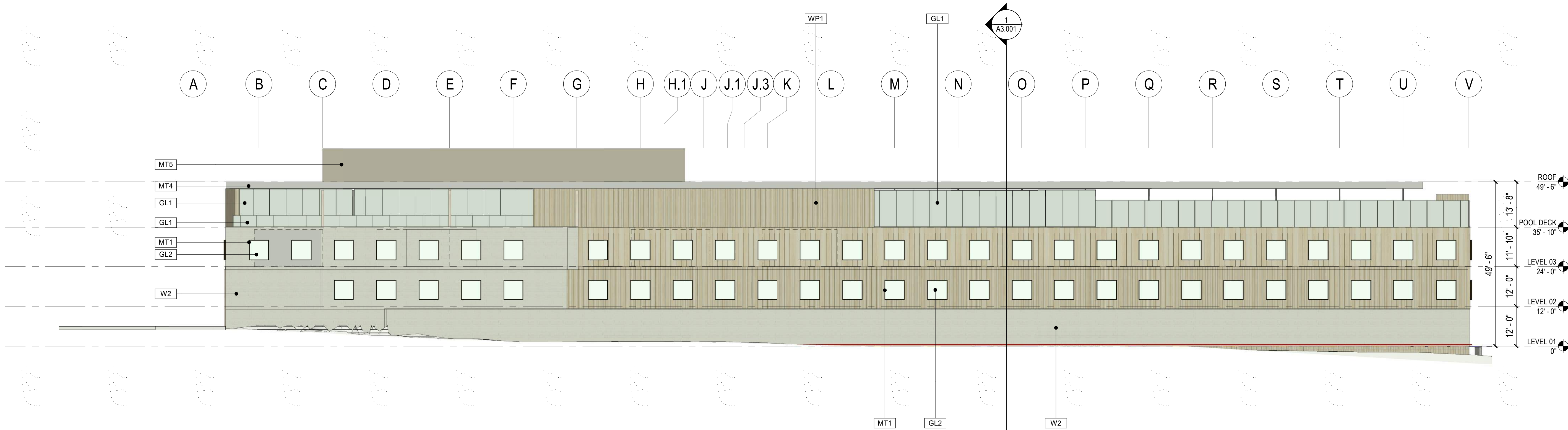
Scale
1/16" = 1'-0"

A2.002

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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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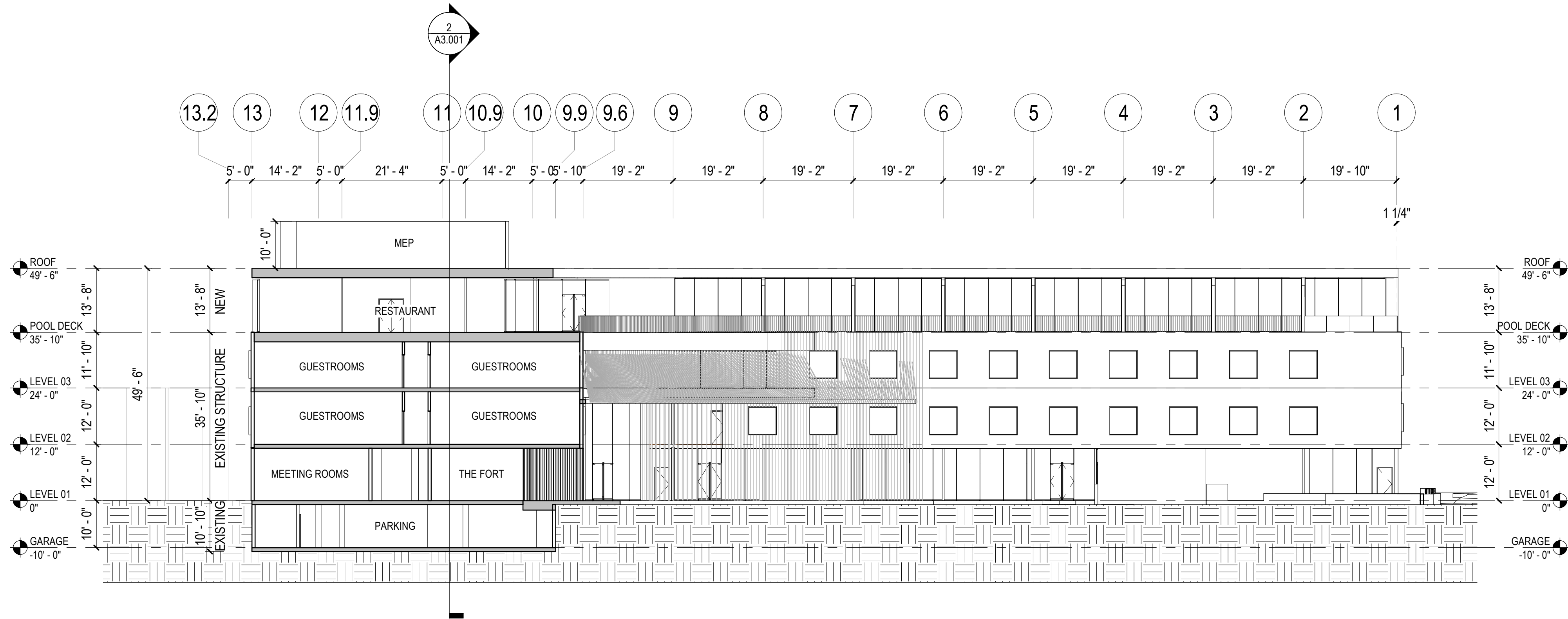
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BUILDING SECTIONS

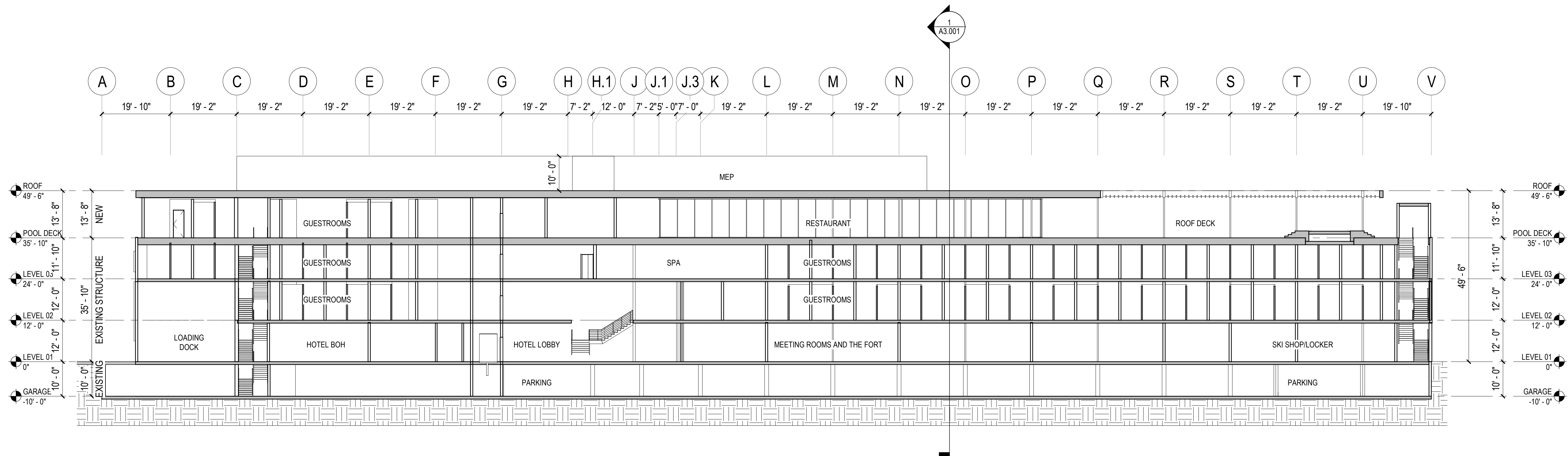
Scale
1/16" = 1'-0"

A3.001

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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

A7.002



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Description
3D VIEW

Scale

A7.003



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VIEW LOOKING WEST AT OLD MAMMOTH RD

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3D VIEW

Scale

A7.006



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