



landscape architect

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owner:

Greens Group, Inc.
9289 Research Drive
Irvine, CA 92618
Atman Kadakia
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atman.kadakia@greens.com

Area Schedule (Gross Building)			
Level	Area	Perimeter	Name
01 Lobby + Parking Level 1	18,142 SF	651' - 8 23/32"	Lobby
01 Lobby + Parking Level 1	17,410 SF	629' - 1 5/8"	Parking Level 1
02 Parking Level 2	33,060 SF	1113' - 2 3/8"	Parking Level 2
Hotel Level 3	35,305 SF	1122' - 4 27/32"	Level 3
Hotel Level 4	35,391 SF	1125' - 4 5/16"	Level 4
		139,307 SF	
TOTAL HOTEL AREA: 88,838 SF			
TOTAL STRUCTURE PARKING AREA: 50,470 SF			

LOCATION MAP:



SITE STATISTICS:

PROJECT ADDRESS:
Southeast Corner of Forest Trail and Berner Street
Mammoth Lakes, CA

ASSESSOR'S PARCEL NUMBER:
33-041-11 and 39-030-14

LEGAL DESCRIPTION:

GOVERNING CODE:
This project shall comply with the 2019 edition of the California building code (title 24)

ZONE:
Speciality Lodging (SL)
North Village Specific Plan (NVSP)

USE:
Existing: Four multi-tenant light industrial buildings and one single family residence utilized as rental property

Proposed: 4-story, 101 guestroom hotel with indoor pool, outdoor amenity area and covered parking

ADJOINING PARCELS:

CONSTRUCTION TYPE:
TYPE V-A sprinklered

OCCUPANCY:
R-1, A-2

LOT SIZE:
Max. site coverage - 60%
Hotel footprint: 35,552 SF (38%)
Landscape:

TOTAL: 91,877 SF (2.01 acres)

BLDG. SQUARE FOOTAGE:
Max. building area - 75,000SF

UNIT COUNT:
3rd FLOOR 51 rooms
4th FLOOR 50 rooms

TOTAL ROOMS 101 rooms
ALLOWED UNITS/ACRE 48/2.01=101

REQUIRED PARKING:
Hotel- 107 stalls
1.05:1/room

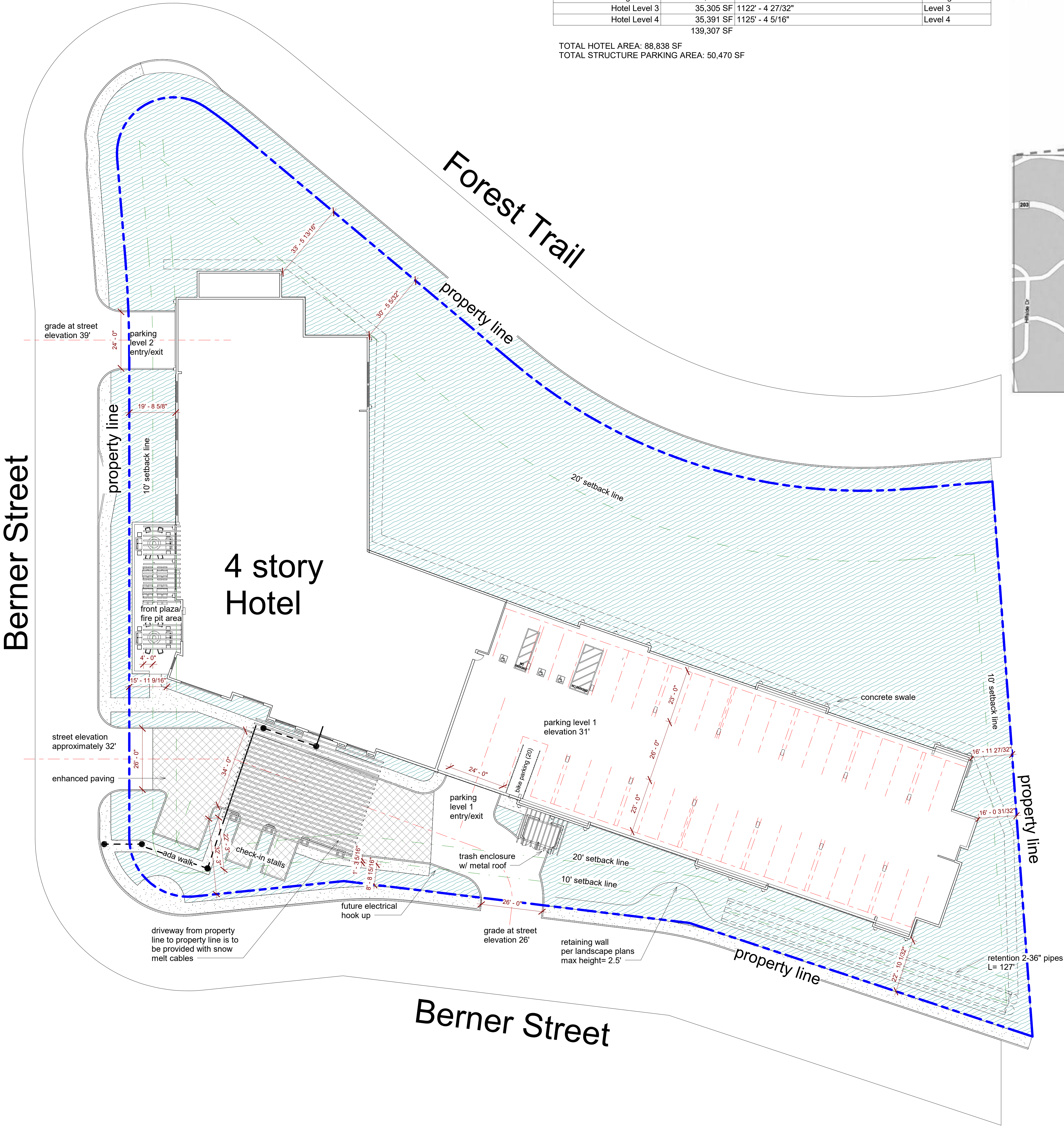
PARKING PROVIDED:
Regular- Hotel 109 stalls (5 ADA)
Clean Air Vanpool: 8 stalls
Check-in 4 stalls
Bicycle (101x.2) 20 (3 short term, 17 long term)

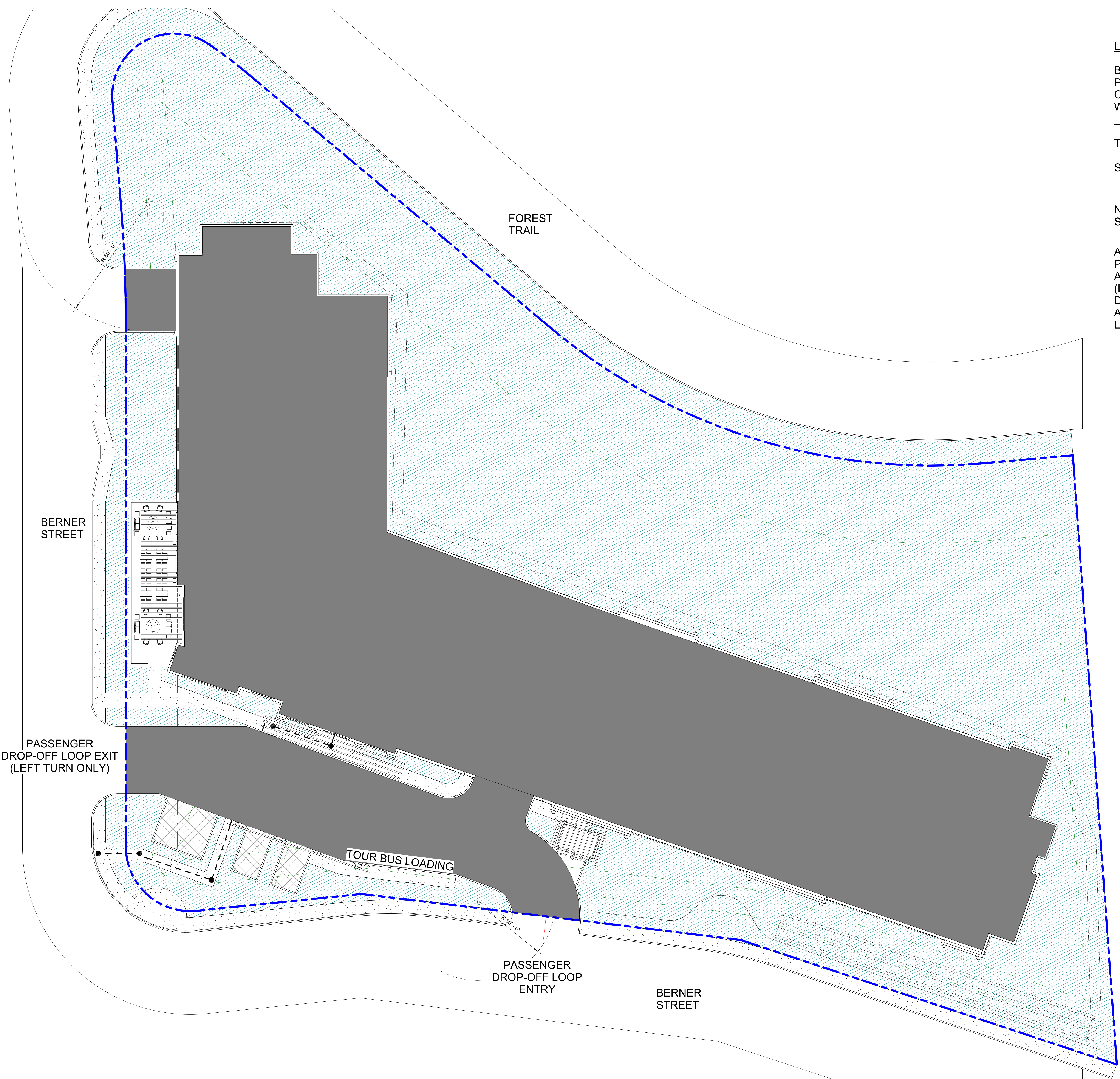
STRUCTURAL HEIGHT:
Height Limitation: 40'-0"
(measured from garage roof elevation at perimeter)
*bldg. projections no more than 50% SF can be up to 50'-0"

parking garage max height 20'-0"

Proposed structural height

SETBACKS:		
	Required	Proposed
Front	20'-0"	20'-0"
Side	10'-0"	10'-0"
Rear	20'-0"	20'-0"





LOT COVERAGE	
BLDG FOOTPRINT	34,350.90 SF
PAVED VEHICLE ACCESS	6,463.32 SF
OUTDOOR PATIO AREA	1,187.12 SF
WALKWAYS	4,663.52 SF
TOTAL	46,664.86 SF
SITE(2.11 ACRES)	91,911 SF
50% COVERED (60% PERMITTED)	

Note: All exterior hardscape to be snow melted.
See Civil for snow storage

ACCESSIBLE ROUTES
PORTE COCHERE & BERNER STREET ENTRIES
ARE ALL ESSENTIALLY LEVEL
(LESS THAN 2% CROSS SLOPE OR SLOPE IN
DIRECTION OF TRAVEL)
ACCESSIBLE PARKING IN PREFERRED
LOCATIONS WITHIN GARAGE

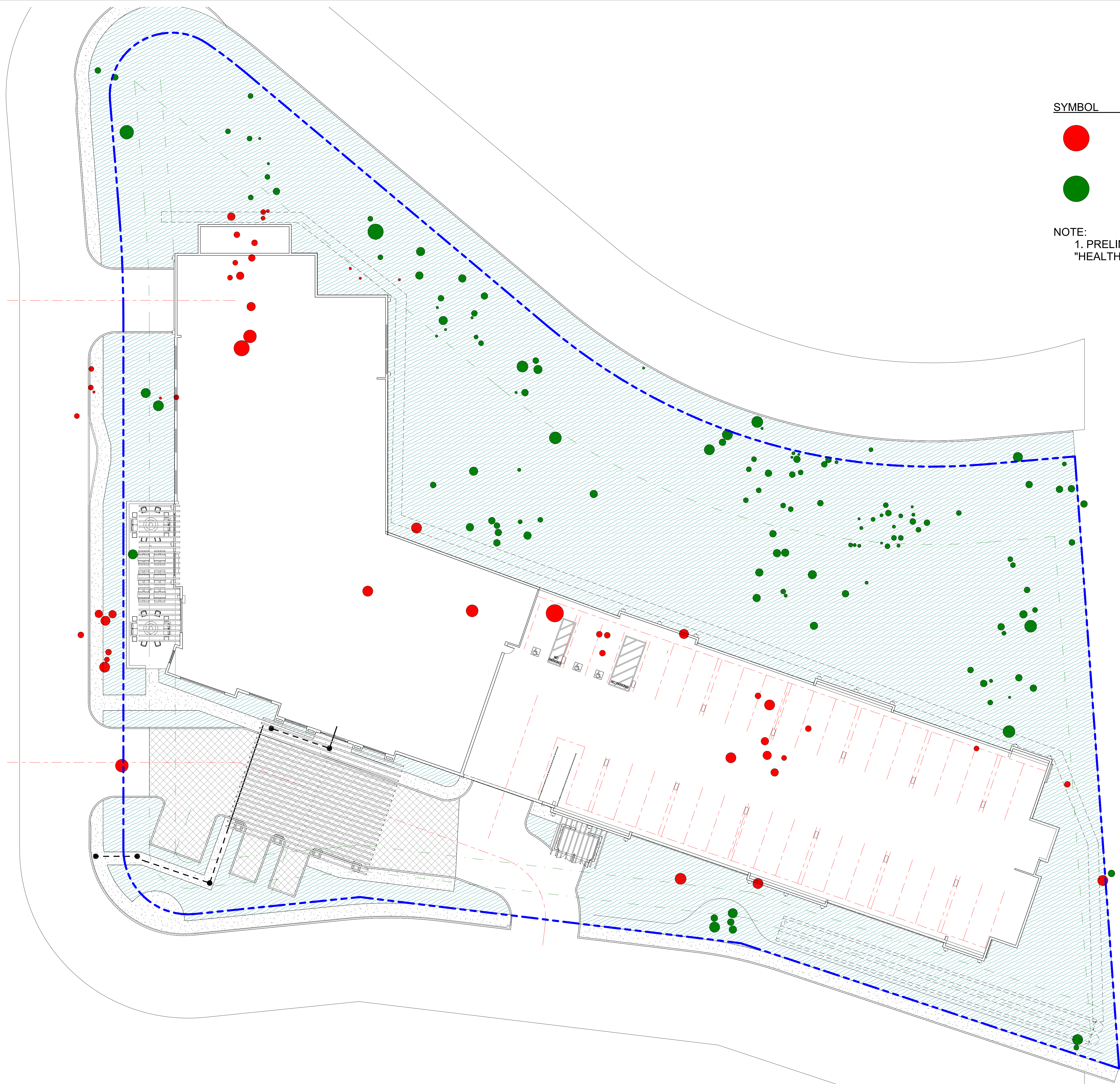
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A-1.1

NORTH

Lot Coverage

1/16" = 1'-0"



SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PRESERVED

NOTE:
1. PRELIMINARY PLAN SUBJECT TO ARBURIST REPORT FOR
"HEALTH AND LIABILITY" OF THE EXISITING TREES.

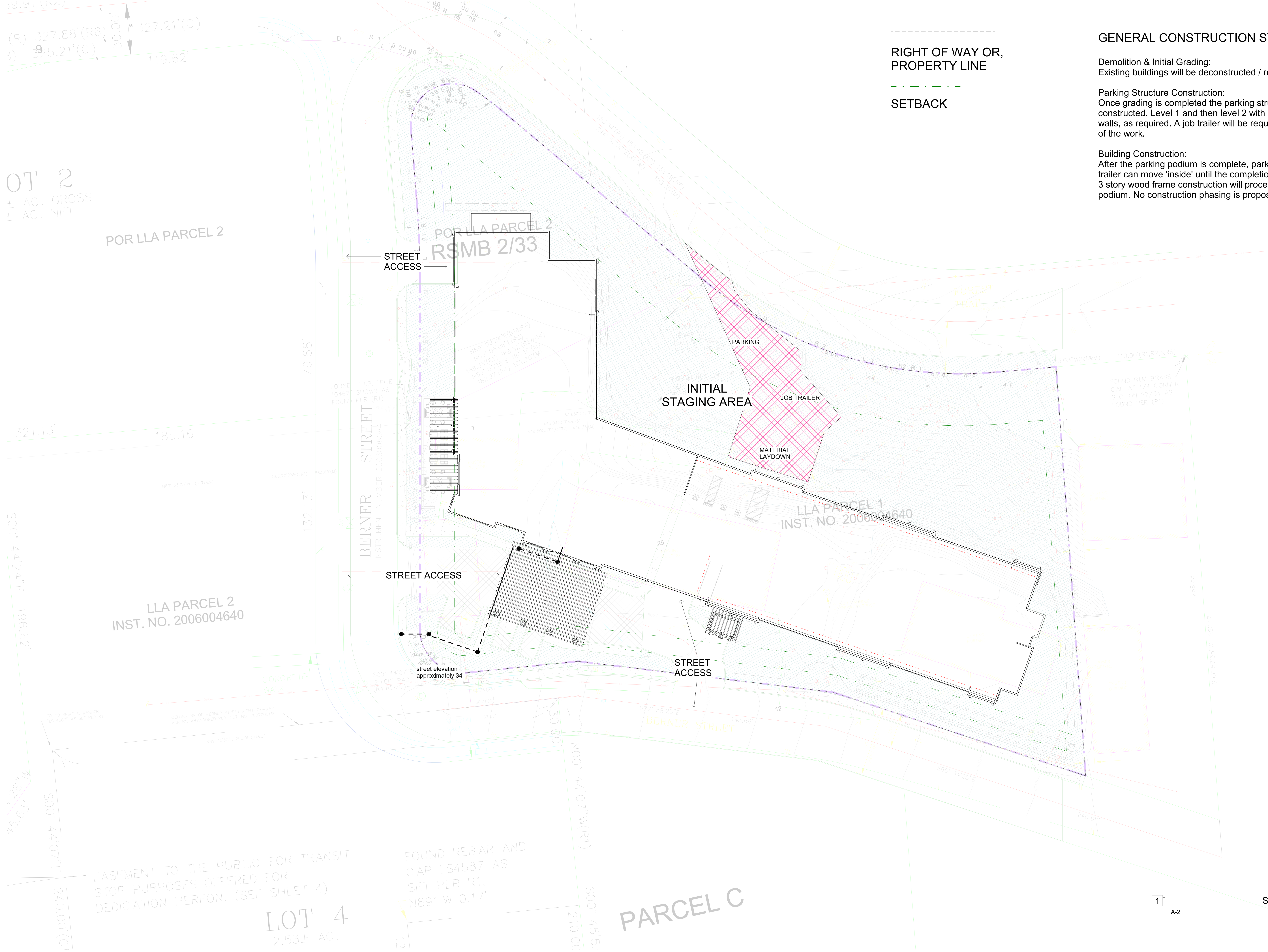


1

A-1.2

Tree Preservation Plan

1/16" = 1'-0"



RIGHT OF WAY OR,
PROPERTY LINE

SETBACK

GENERAL CONSTRUCTION STAGING

Demolition & Initial Grading:
Existing buildings will be deconstructed / removed.

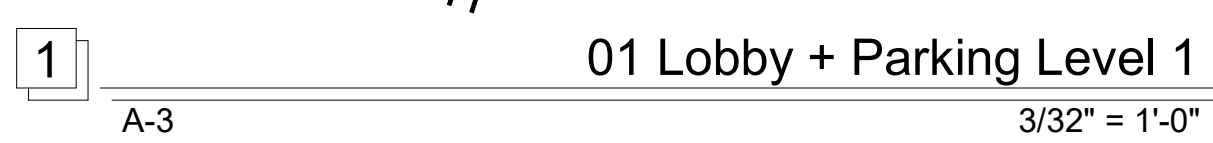
Parking Structure Construction:
Once grading is completed the parking structure will be constructed. Level 1 and then level 2 with exterior concrete walls, as required. A job trailer will be required during this phase of the work.

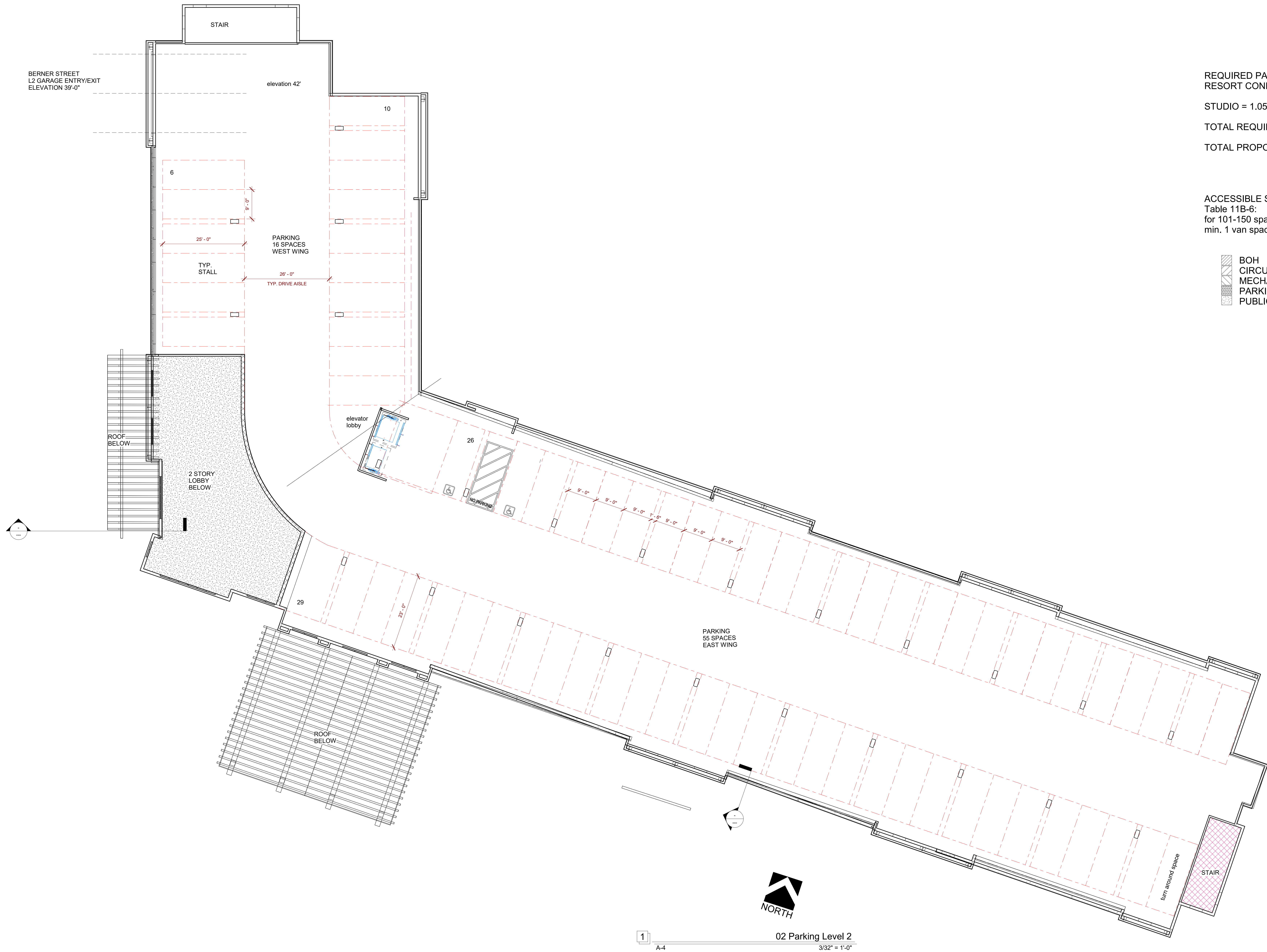
Building Construction:
After the parking podium is complete, parking, storage and job trailer can move 'inside' until the completion of the project. The 3 story wood frame construction will proceed on top of the podium. No construction phasing is proposed.



1" = 20'-0"
A-2
Site + TOPO Background
1" = 20'-0"

BICYCLE PARKING (101X.2) = 20
3 short term, 17 long term





REQUIRED PARKING:
RESORT CONDOS <50 UNITS

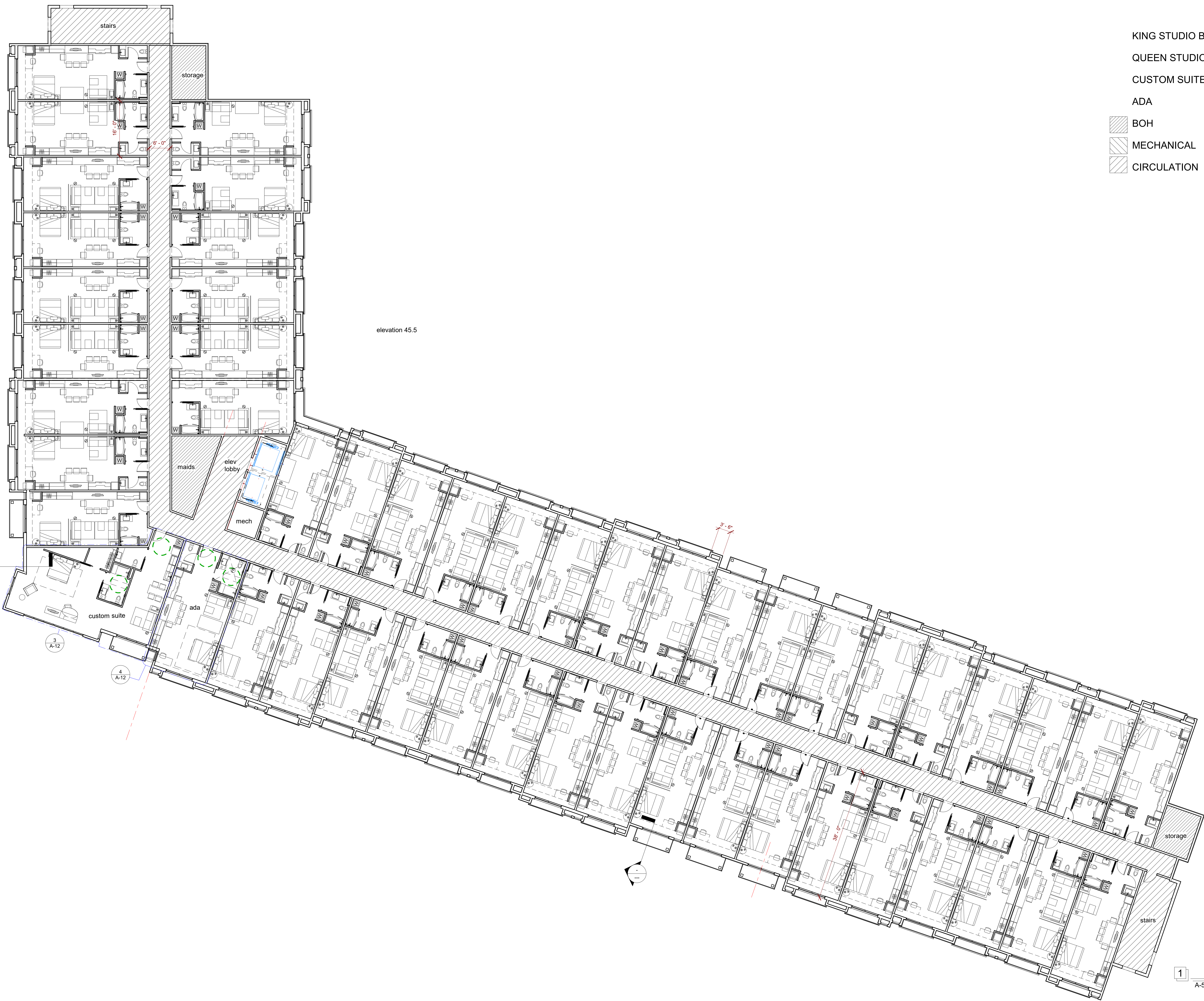
STUDIO = 1.05 SPACE

TOTAL REQUIRED 1.05 X 101 = 109

TOTAL PROPOSED
L1 = 38 (3 ADA)
L2 = 71 (2 ADA)
TOTAL = 109

ACCESSIBLE SPACES
Table 11B-6:
for 101-150 spaces - 5 accessible
min. 1 van space required

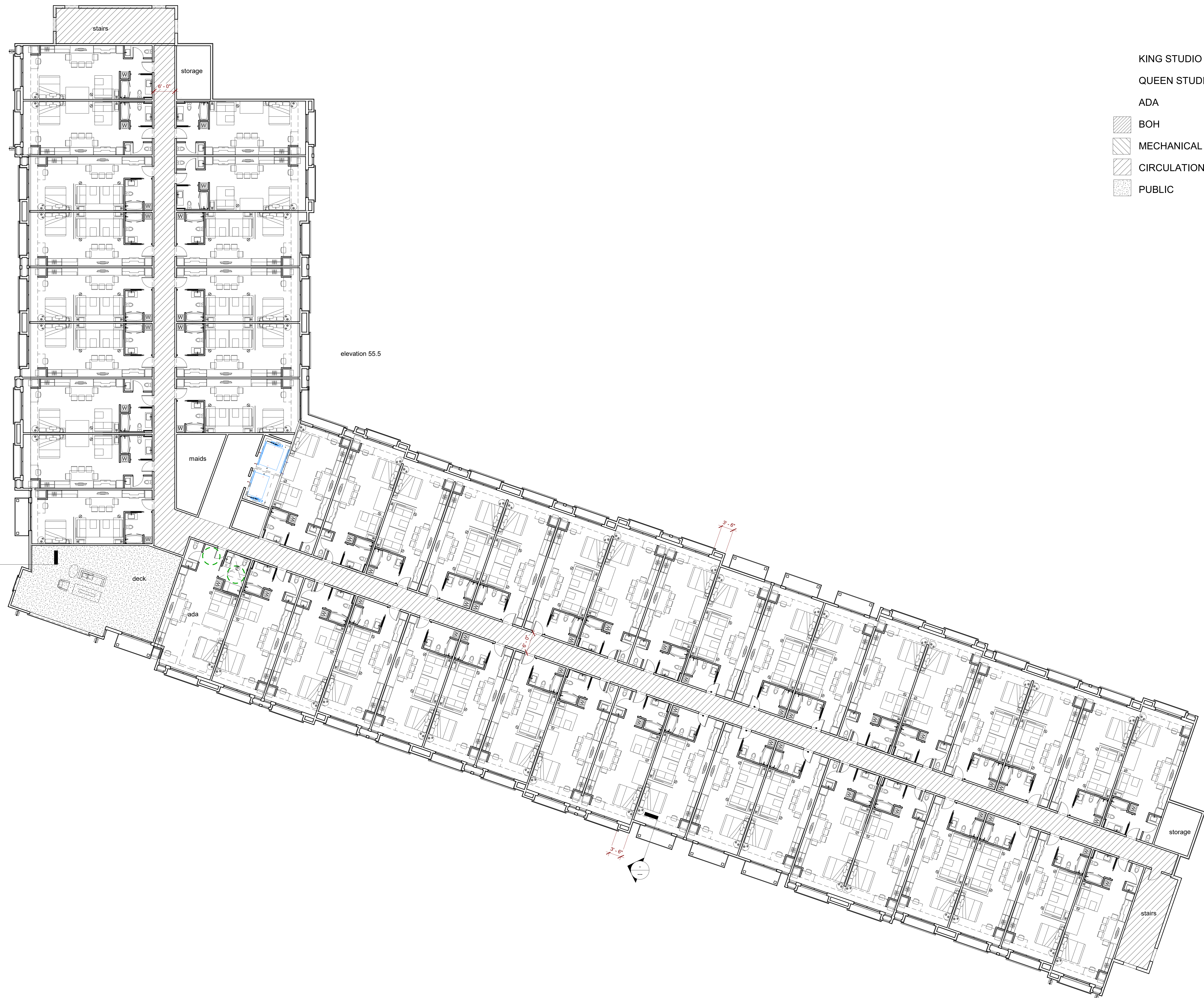
BOH
CIRCULATION
MECHANICAL
PARKING
PUBLIC



- KING STUDIO BUNK BED UNIT =20
- QUEEN STUDIO UNIT =30
- CUSTOM SUITE =1
- ADA =1
- BOH
- MECHANICAL
- CIRCULATION

KING STUDIO BUNK BED UNIT =20
QUEEN STUDIO UNIT =29
ADA =1

- BOH
- MECHANICAL
- CIRCULATION
- PUBLIC



Hotel Level 4

2
A-6

Robert F. Tuttle Architects, Inc.

848

A-6

Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 23, 2022

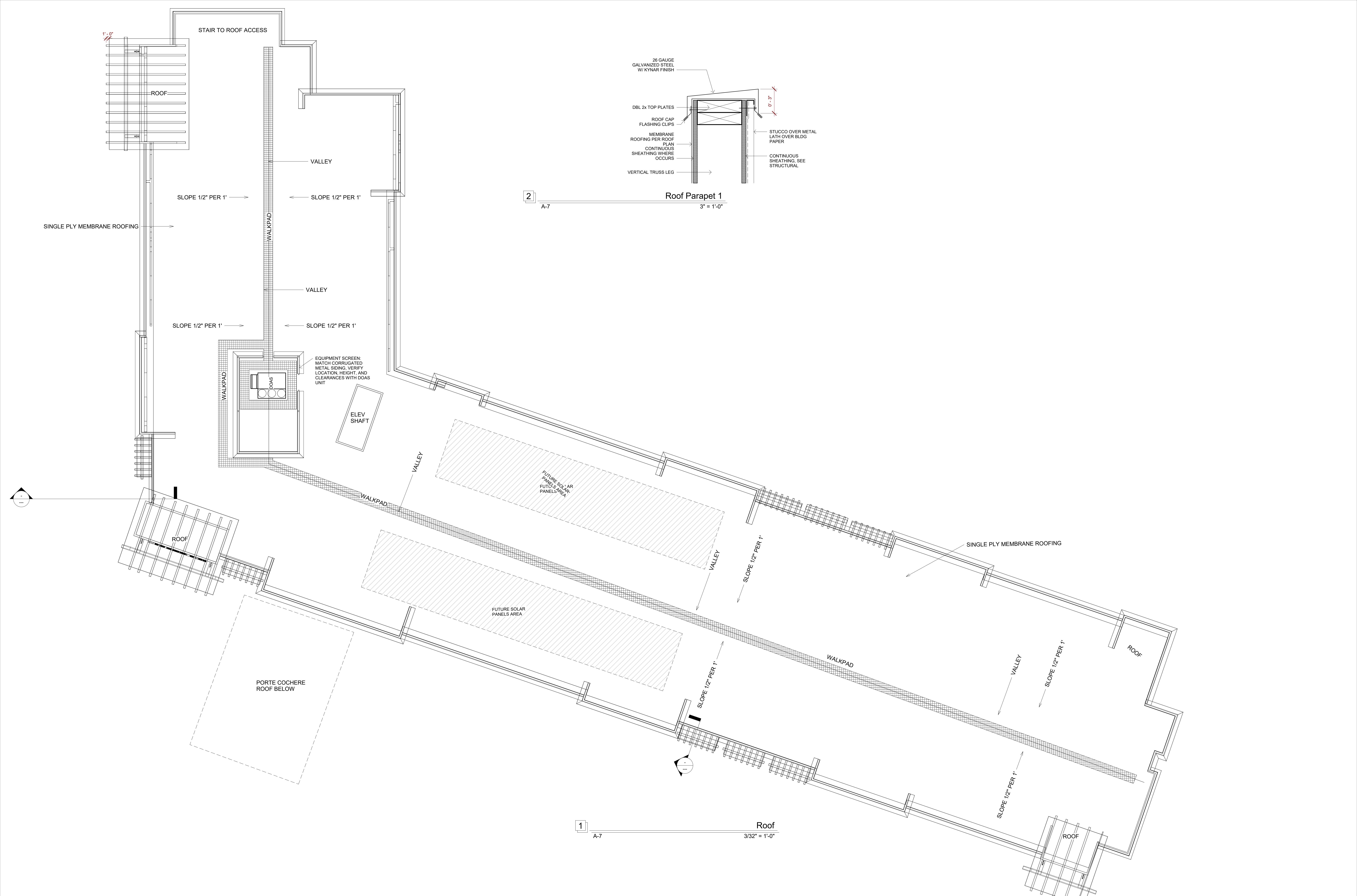
Floor Plan - Level 4

Greens Group

9289 Research Drive, Irvine, CA 92618

3/32" = 1'-0"

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01 Stone
El Dorado Cliffstone
"Montecito"

02 Corrugated
Berridge HC-16 vertical
"zinc gray"

03 Metal Cladding
Berridge HR-16 horizontal
"Award Blue"

04 Wood Siding
TREX 6" siding horizontal
"spiced rum"

M2 Metal Screen
Metal Spaces PP-05
perforated 50% opening

06 Roof
Berridge Zee-Lock Panel
"charcoal gray"

07 Wood Stain
Sherwin Williams SW 3505
"Yankee Barn"

M1 Windows
Anodized Aluminum
manufacturer's finish
dark bronze

M3 Steel
Dunn Edwards DE6327
"Rhinoseros"

Stone Cap
Stepstone Classic
"Wall Cap 5"

Keynote Legend

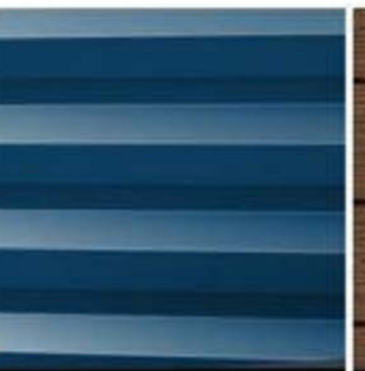
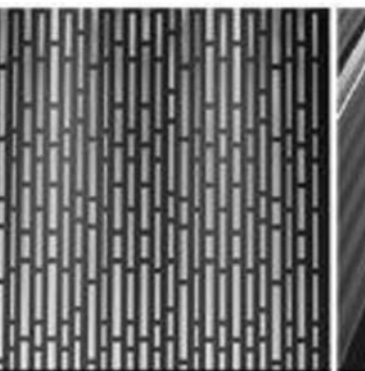
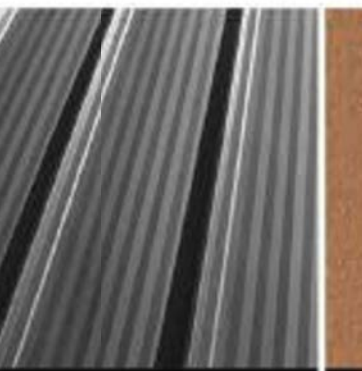
Key Value	Keynote Text
01	STONE: EL DORADO CLIFFSTONE "MONTECITO"
02	SIDING: CORRUGATED METAL SIDING BERRIDGE HC-16 VERTICAL "ZINC GRAY"
03	CLADDING: BERRIDGE HR-16 HORIZONTAL "AWARD BLUE"
04	WOOD SIDING: TREX 6" SIDING HORIZONTAL "SPICED RUM"
05	METAL SCREEN: PARKING GARAGE SCREEN METAL SPACES PP-05 "GRAY"
07	WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL



2 East Elevation
A-8 3/32" = 1'-0"



1 North Elevation
A-8 3/32" = 1'-0"

									
01 Stone El Dorado Cliffstone "Montecito"	02 Corrugated Berridge HC-16 vertical "zinc gray"	03 Metal Cladding Berridge HR-16 horizontal "Award Blue"	04 Wood Siding TREX 6" siding horizontal "spiced rum"	M2 Metal Screen Metal Spaces PP-06 perforated 50% opening	06 Roof Berridge Zee-Lock Panel "charcoal gray"	07 Wood Stain Sherwin Williams SW 3505 "Yankee Barn"	M1 Windows Anodized Aluminum manufacturer's finish dark bronze	M3 Steel Doors/Flashing/Balconies Dunn Edwards DE327 "Rhinoseros"	Stone Cap Stepstone Classic "Wall Cap 5"

Keynote Legend	
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01	STONE: EL DORADO CLIFFSTONE "MONTECITO"
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05	METAL SCREEN: PARKING GARAGE SCREEN METAL SPACES PP-05 "GRAY"
06	ROOF: STANDING SEAM BERRIDGE ZEE-LOCK PANEL "CHARCOAL GRAY"
07	WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"
09	GLAZING: LOW 3 DOUBLE GLAZING CLEAR
10	STOREFRONT WINDOW FRAMES AND DOORS: ANODIZED ALUMINUM, LIGHT BRONZE FINISH
12	FLASHING - PAINTED STEEL TO MATCH DUNN EDWARDS DE6327: POLYMER PAINT ON FACTORY PRIMED STEEL
13	HOTEL SIGNAGE: STANDARD SIGN AND COLORS, SEPARATE PERMIT REQUIRED



1 South Elevation
A-9
3/32" = 1'-0"



2 West Elevation
A-9
3/32" = 1'-0"

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El Dorado Cliffstone
"Montecito"

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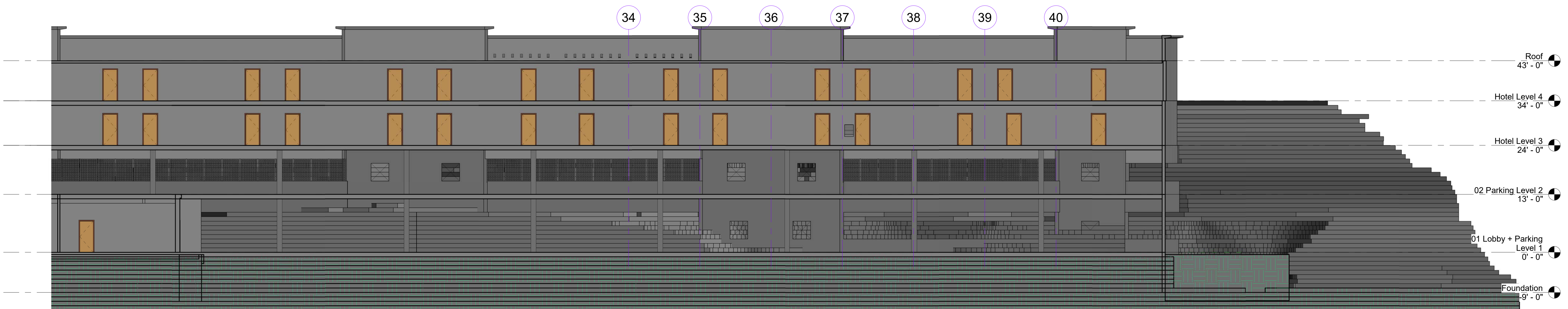
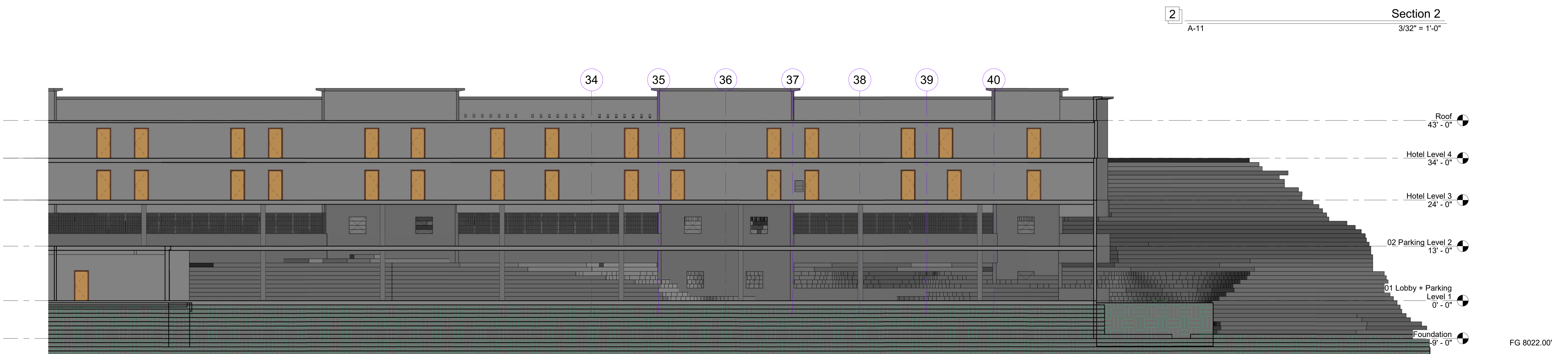
06 ROOF: STANDING SEAM BERRIDGE ZEE-LOCK PANEL "CHARCOAL GRAY"

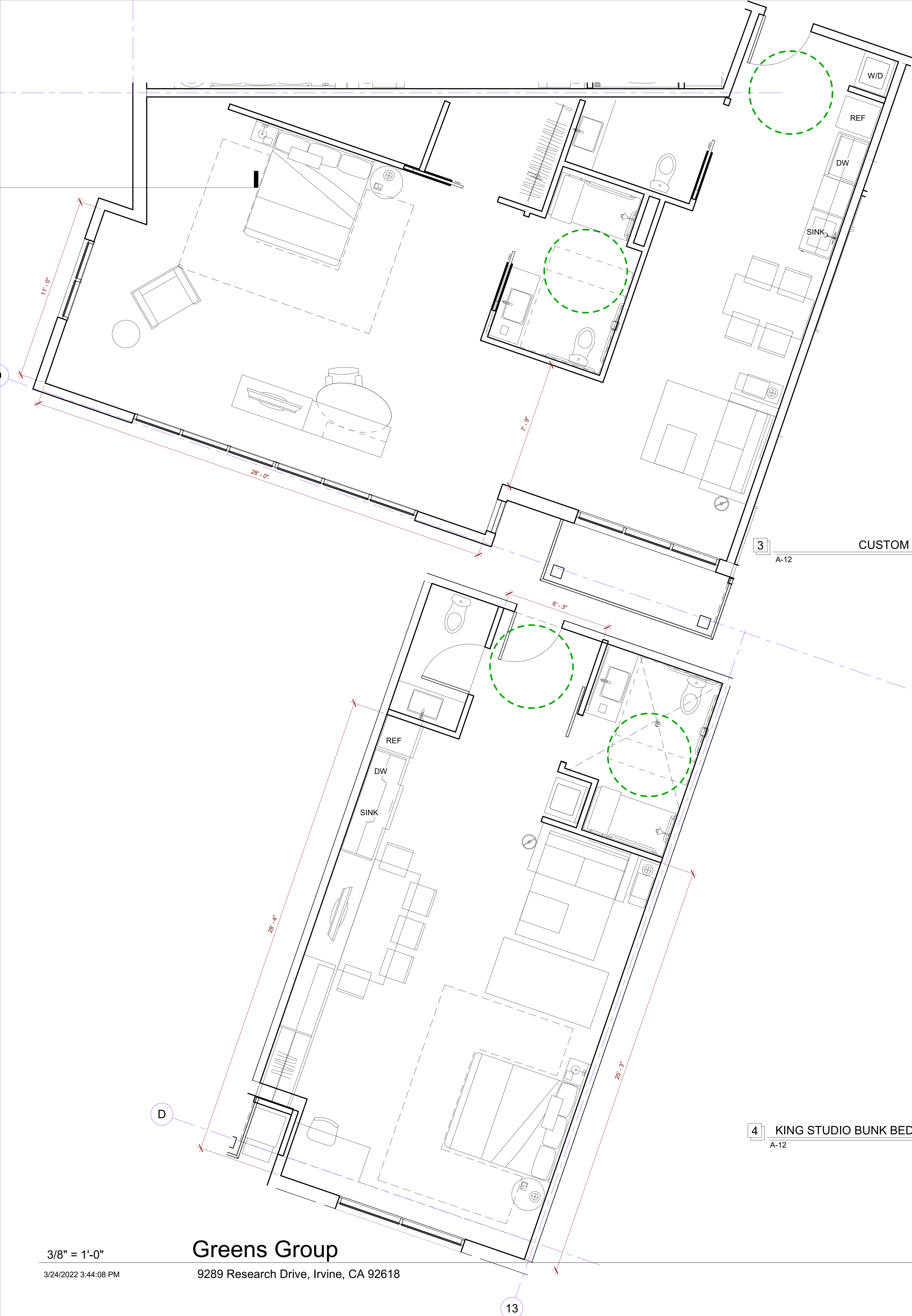
07 WOOD STAIN: TO MATCH SHERMAN WILLIAMS SW3505 "YANKEE BARN"

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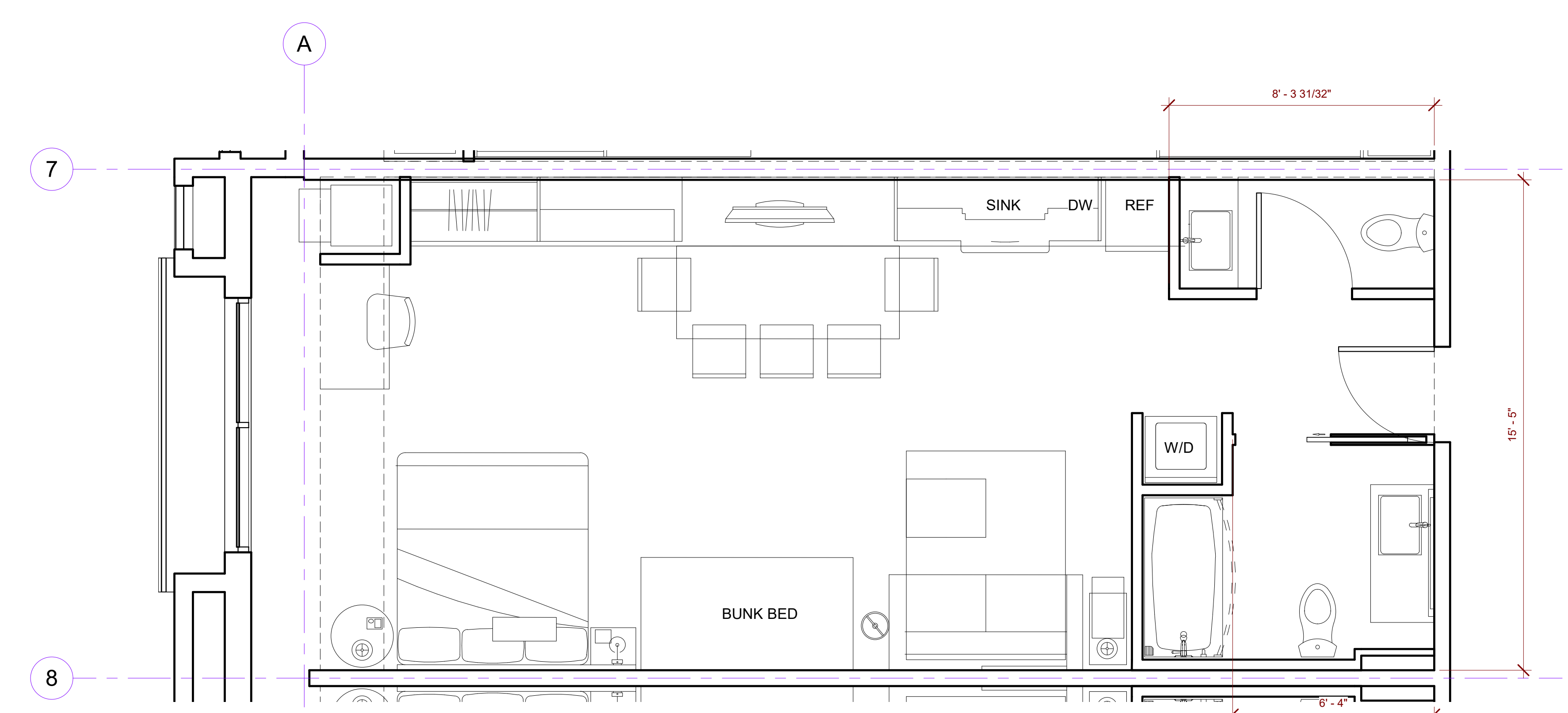




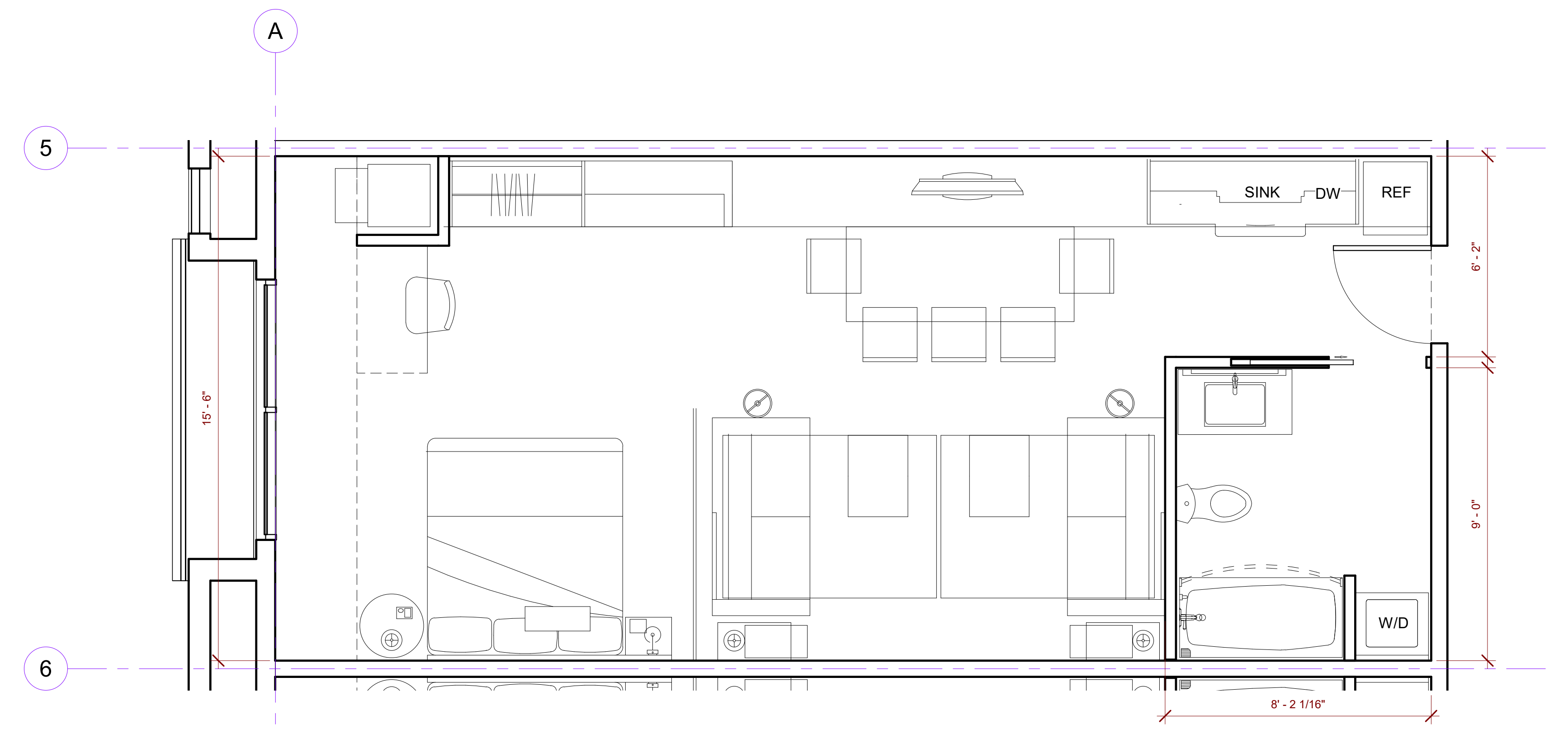


3 CUSTOM SUITE GUESTROOM
A-12 3/8" = 1'-0"

4 KING STUDIO BUNK BED ADA GUESTROOM
A-12 3/8" = 1'-0"



1 KING STUDIO BUNK BED GUESTROOM
A-12 3/8" = 1'-0"



2 QUEEN SOFA BED GUESTROOM
A-12 3/8" = 1'-0"

3/8" = 1'-0"

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Greens Group

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Mammoth Lakes Hotel

Berner Street, Mammoth Lakes, California

March 23, 2022

Units Plans

Robert F. Tuttle Architects, Inc.

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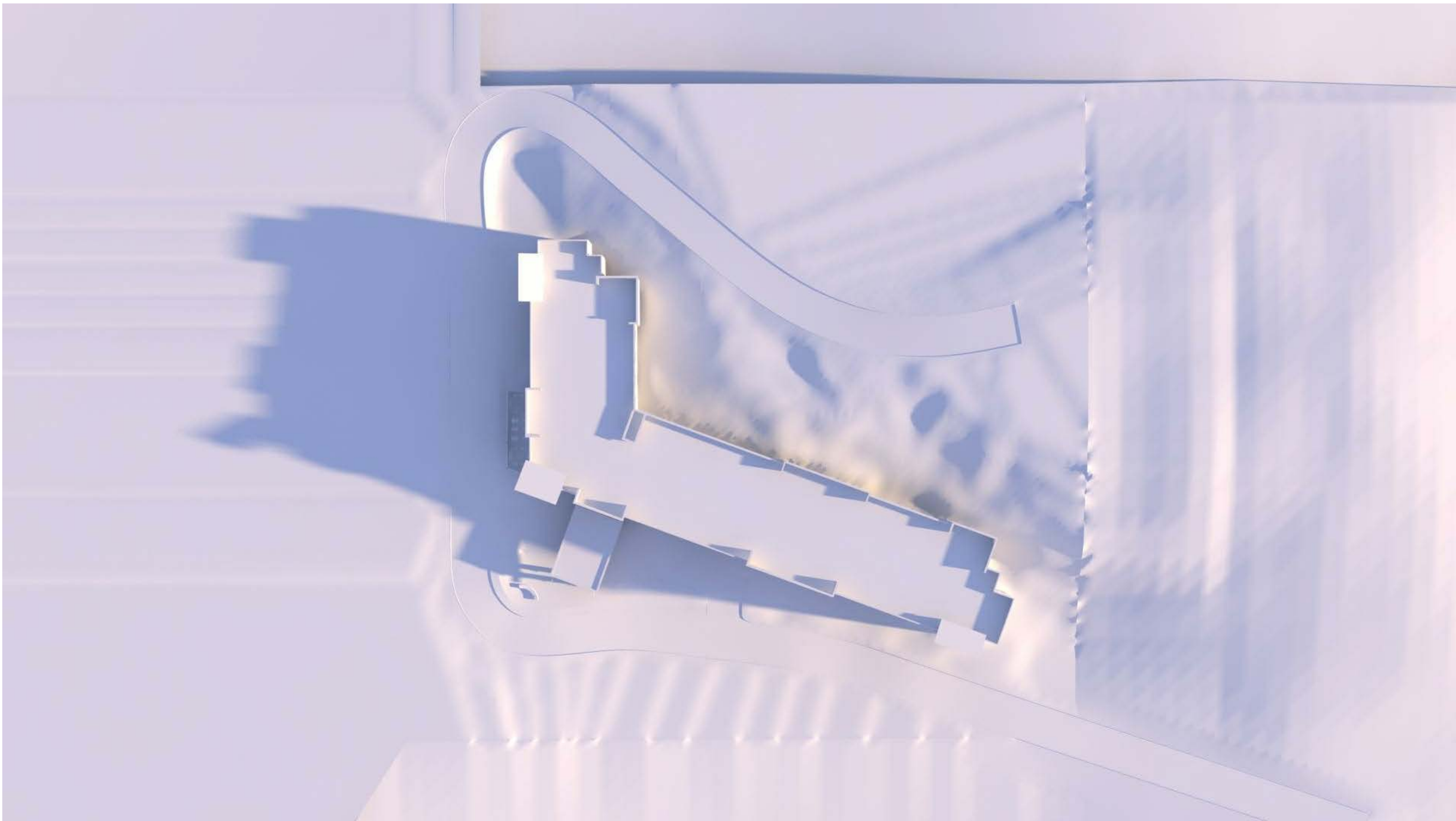
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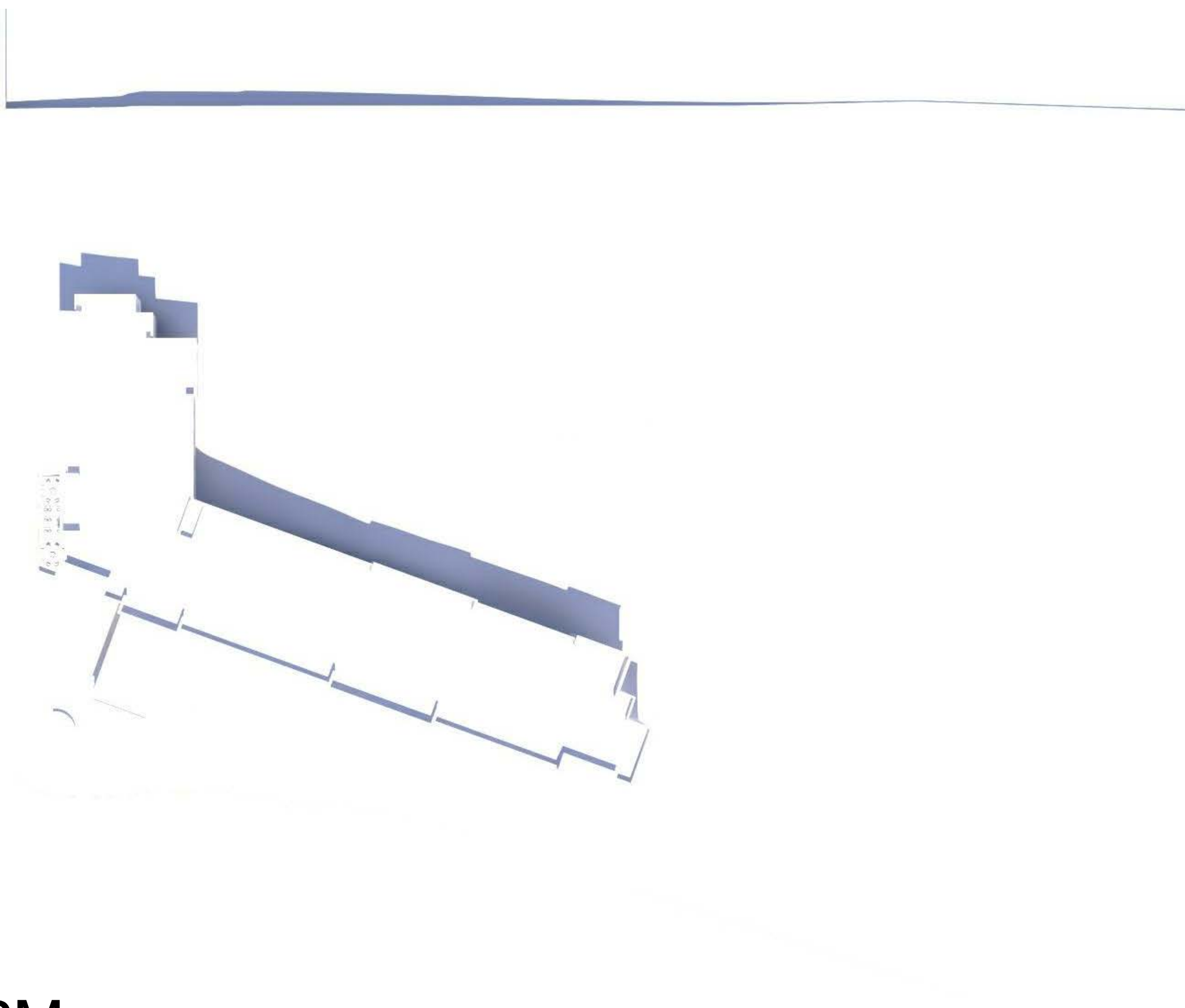
FRONT PERSPECTIVE



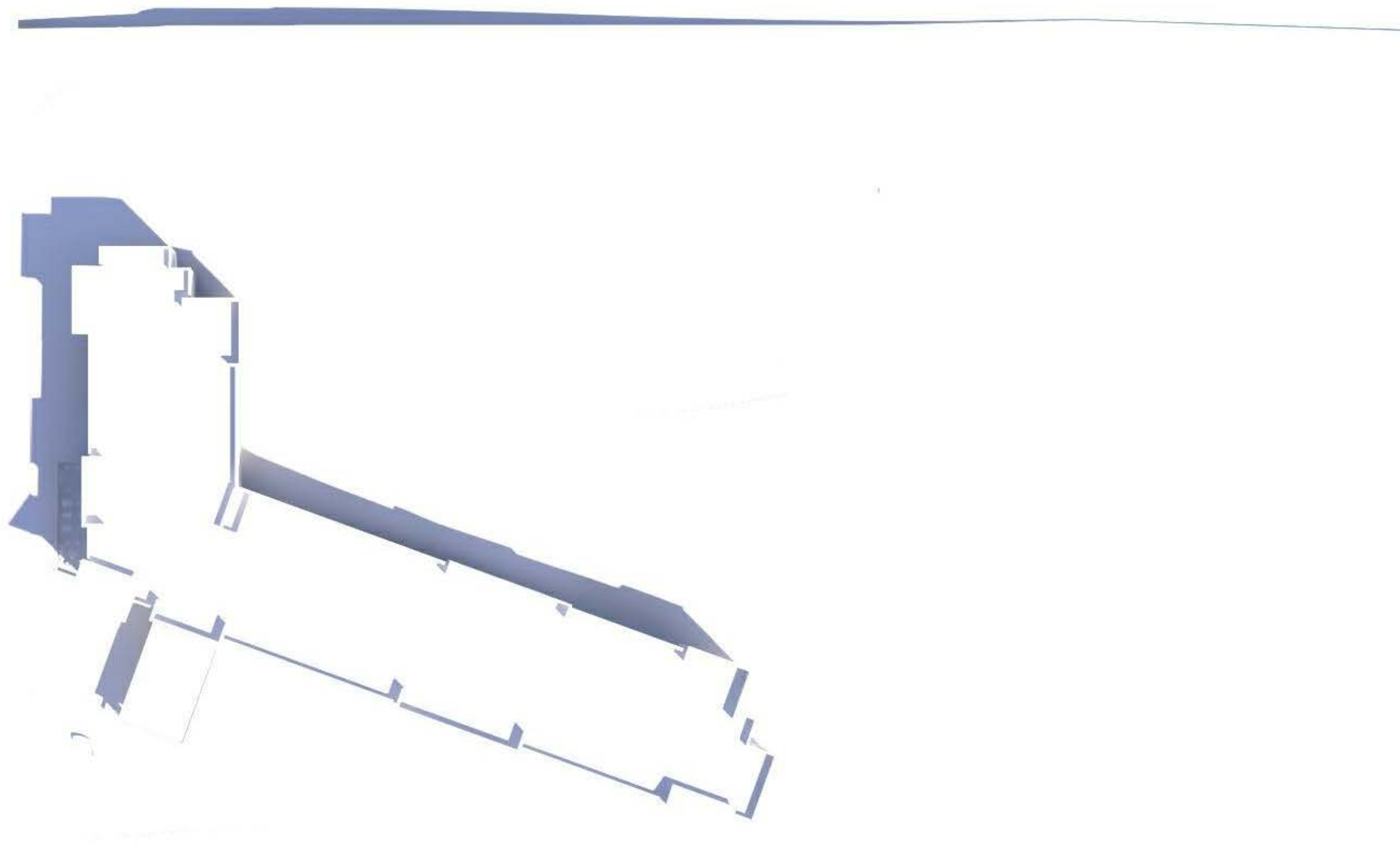
PATIO PERSPECTIVE



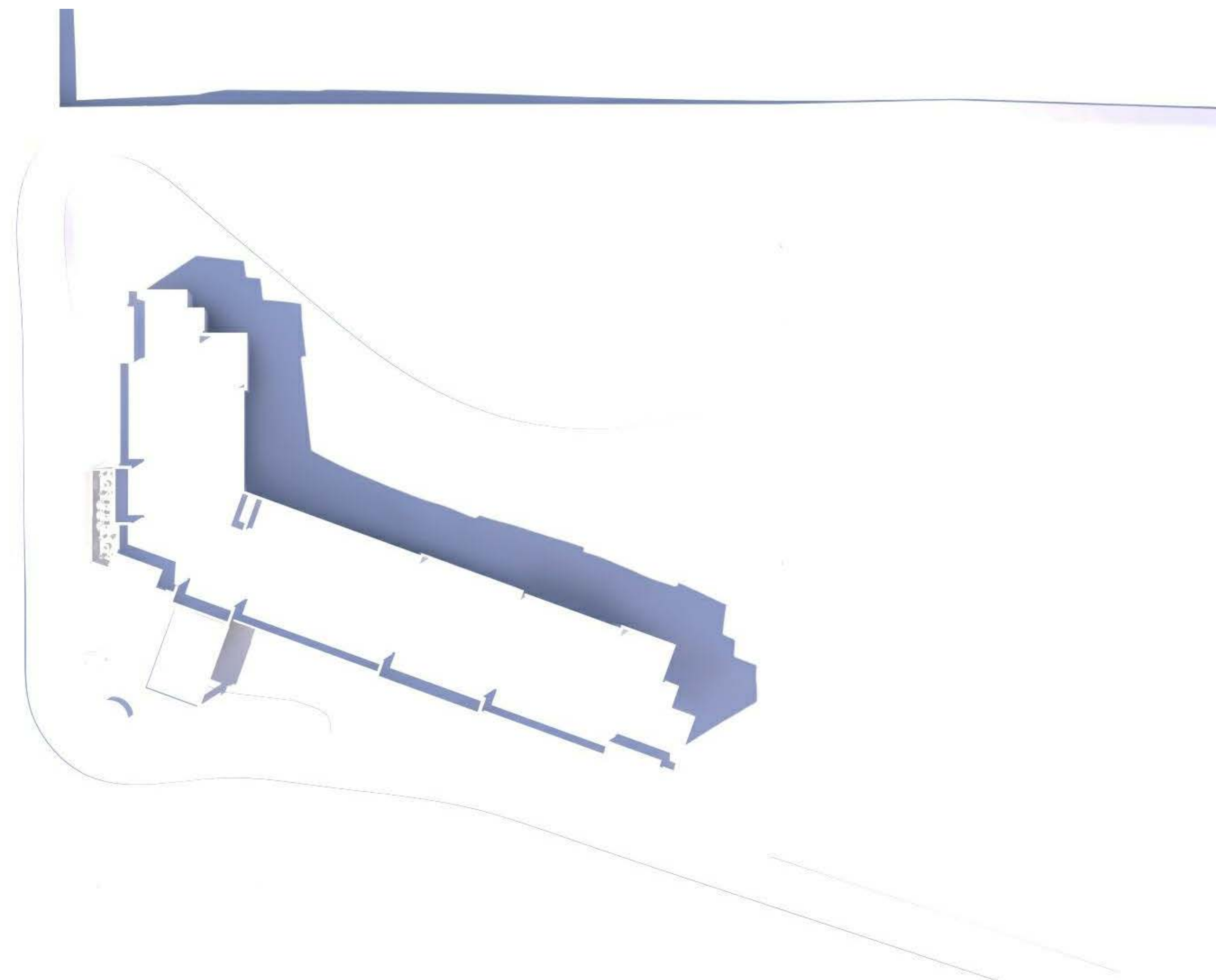
MARCH 21ST 7AM



MARCH 21ST 12PM



MARCH 21ST 10AM



MARCH 21ST 3PM