

Mammoth Hillside Resort

Mammoth Lakes, California

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LANDSCAPE ARCHITECTS
CONSTRUCTION INSPECTION
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ARCHITECTS
925 Alma Street Palo Alto CA 94301-2405
TEL: 650-617-0346 FAX: 650-617-0373

MG
THE MERIDIAN GROUP
P.O. BOX 100-595 MAMMOTH LAKES, CA 93546
TEL: 760-924-8582 FAX: 760-924-7799

R.A. NELSON
fine builders
GE JOHNSON
CONSTRUCTION COMPANY
A Joint Venture

NOVEMBER 18, 2005

DEC 7TH 2005
Approved set
by PC
CRD

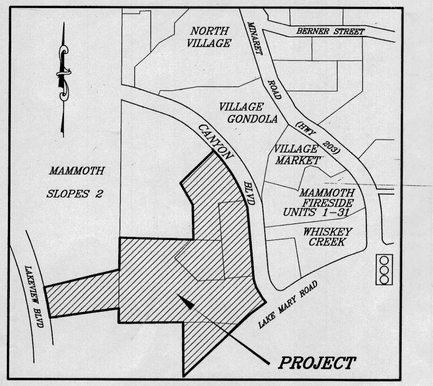
© HILL GLAZIER ARCHITECTS, INC. 2005

TENTATIVE TRACT MAP No. 36-235

MAMMOTH HILLSIDE, LLC

A RESUBDIVISION MAP FOR CONDOMINIUM PURPOSES

MAMMOTH LAKES, MONO COUNTY, CALIFORNIA



VICINITY MAP
N.T.S.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)

1 inch = 50 ft.

EASEMENT NOTES

THE NUMBERS ON EASEMENTS CORRESPOND TO THE LINE ITEMS IN PRELIMINARY TITLE REPORT DATED OCTOBER 31, 2005.

(8) (27) EASEMENT AGREEMENT (CANYON BOULEVARD SLOPE) BETWEEN INTRAWEST CALIFORNIA HOLDINGS, INC. AND THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2003007395 DATED JULY 11, 2003 TO BE PARTIALLY QUITCLAIMED.

(10) TRANSIT IMPROVEMENT EASEMENT IN FAVOR OF THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2003007393, DATED JULY 11, 2003 TO REMAIN.

(20) CONSTRUCTION EASEMENT AGREEMENT (FOR CRANE FOOTINGS, SOIL PINS, AND ACCESS) BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006019 DATED JUNE 29, 2004. ACCESS EASEMENTS TO BE TERMINATED IN ACCORDANCE WITH SAID AGREEMENT. EASEMENTS FOR CRANE FOOTINGS AND SOIL PINS TO REMAIN.

(25) POLE LINES AND CONDUIT EASEMENT IN FAVOR OF SOUTHERN CALIFORNIA EDISON COMPANY AS PER 78/129 O.R., DATED DEC. 8, 1965 TO BE PARTIALLY QUITCLAIMED.

(28) UTILITY EASEMENT IN FAVOR OF THE TOWN OF MAMMOTH LAKES PER INSTRUMENT NO. 2004006305, DATED MAY 14, 2004 TO REMAIN.

THE FOLLOWING MAY AFFECT A PORTION OF OR ALL OF THE PROPERTY, THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD:

(9) AN EASEMENT BY SOUTHERN CALIFORNIA EDISON COMPANY AND VERIZON CALIFORNIA, INC. FOR ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AFFECTING ALL THAT PORTION OF LAND LYING WITHIN TRACT NO. 36-193A PER INSTRUMENT NO. 2001006640 TO BE QUITCLAIMED.

(20) CONSTRUCTION EASEMENT AGREEMENT (FOR CRANE AIRSPACE) BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006019 DATED JUNE 29, 2004 TO BE TERMINATED IN ACCORDANCE WITH SAID AGREEMENT.

(21) A DRAINAGE EASEMENT AGREEMENT BY AND BETWEEN INTRAWEST CALIFORNIA HOLDINGS, INC. AND MAMMOTH HILLSIDE LLC PER INSTRUMENT NO. 2004006020 TO REMAIN.

(22) A BRIDGE RECIPROCAL EASEMENTS AGREEMENT BY AND BETWEEN MAMMOTH HILLSIDE, LLC AND INTRAWEST CALIFORNIA HOLDINGS, INC. PER INSTRUMENT NO. 2004006021 DATED JUNE 29, 2004 TO REMAIN.

PHASING

TWO PHASES PROPOSED WITH THIS TENTATIVE MAP; A SECOND FINAL MAP WILL BE FILED ON THE REMAINDER PARCEL FROM PHASE 1.

	PHASE 1	PHASE 2	TOTAL
UNITS	193	41	234
BEDROOMS	325	107	432

MAXIMUM HOUSING UNITS: 37

LEGAL DESCRIPTION

SEE TITLE REPORT

DESIGN NOTES

ASSESSOR'S PARCEL NO.:	31-110-27, 33-010-02, 33-020-10, 33-020-11, 33-020-21, AND 33-020-33
GROSS SITE AREA:	6.37 ACRES
EXISTING ZONING:	PLAZA RESORT AND SPECIALTY LODGING
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON CALIFORNIA
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT
SOLID WASTE:	MAMMOTH DISPOSAL
PROPOSED LOTS:	2

RECORD OWNER

MAMMOTH HILLSIDE LLC, A DELAWARE LIMITED LIABILITY COMPANY
P.O. BOX 100-PMB 595
MAMMOTH LAKES, CA 93546
760 924-1015

PREPARED BY

TRIAD/ HOLMES ASSOCIATES
P.O. BOX 1570
MAMMOTH LAKES, CA 93546
(760) 934-7588 934-5619 FAX

LEGEND

EXISTING PROPERTY LINE

CENTERLINE

INTERIOR PROPERTY LINE TO BE EXTINGUISHED UPON RECORDATION OF PHASE 1 FINAL MAP

LICENSED LAND SURVEYOR DAVID A. LAVERTY EXP. 9/30/06 NO. 4587 STATE OF CALIFORNIA

DAVID LAVERTY L.S. 4587 — DATE — LIC. EXP. 9-30-06

PREPARED UNDER THE DIRECTION OF DAVID LAVERTY, L.S. 4587.

triad/holmes assoc.
civil engineering
land surveying

post office box 1570
548 old mammoth rd., ste. 202
MAMMOTH LAKES, ca 93546
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fax (760) 934-5619
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e-mail bishop@thainc.com

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fax (650) 366-0298
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fax (805) 544-8932
e-mail slo@thainc.com

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phone (805) 742-0033
fax (805) 742-0033
e-mail lompoc@thainc.com

1061 serpentine lane, suite f
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phone (925) 485-1080
fax (925) 485-1083
e-mail pleasanton@thainc.com

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REVISIONS	BY
ZONING 1/27/06	CS

DATE 11/28/05

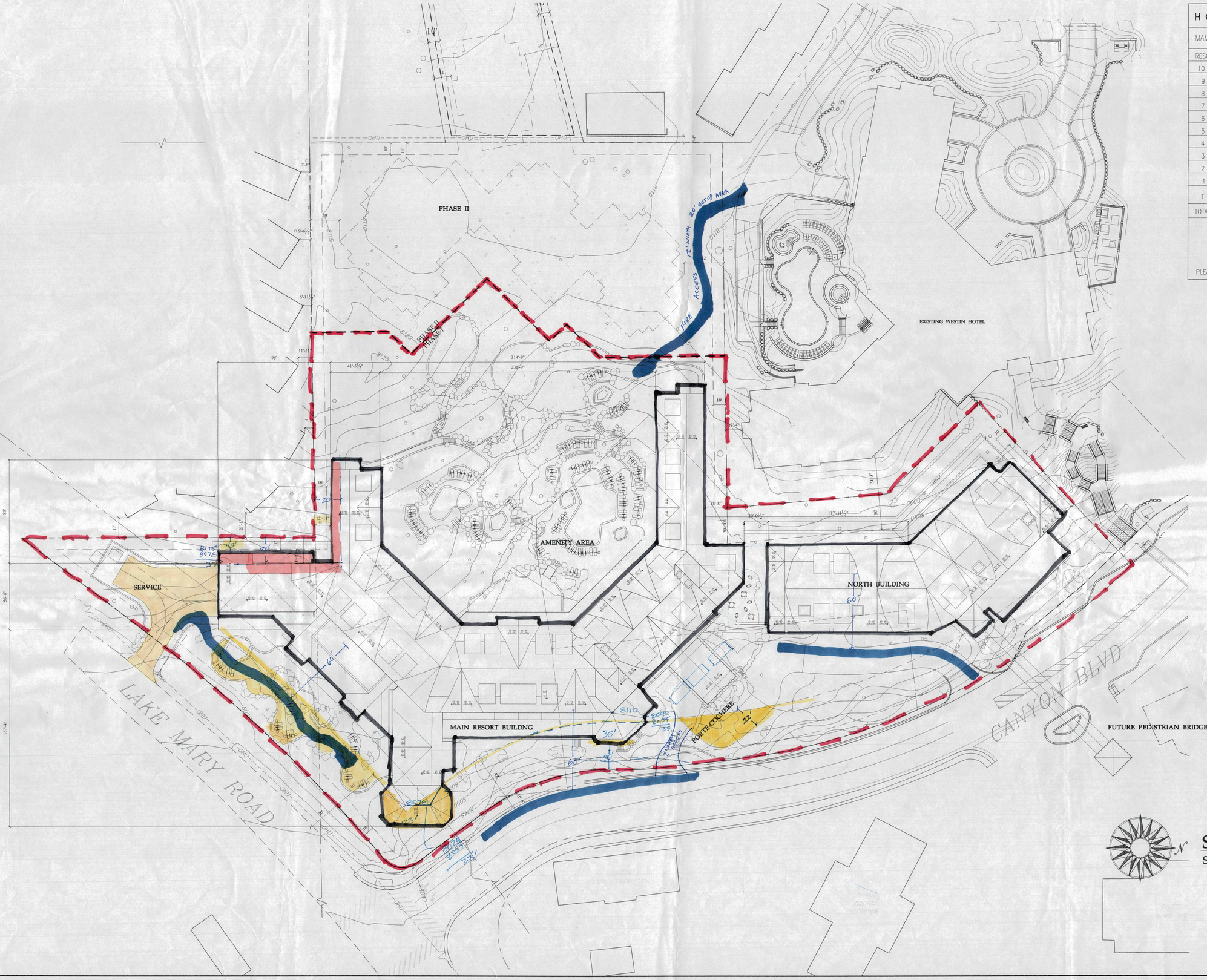
SCALE AS SHOWN

DRAWN JG

JOB NO. 2473

DWG 2473TTM.DWG

SHEET M1 OF SHEETS



HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

RESORT LEVEL	AREA			GARAGE	
10 145'–0"	12,260				
9 135'–0"	17,870	NORTH BLDG	AREA		
8 125'–0"	34,570	115'–0"	8,900		
7 115'–0"	37,725	105'–0"	19,060		
6 105'–0"	38,450	95'–0"	19,060		
5 95'–0"	39,730	85'–0"	19,060		
4 78'–0"	49,270	75'–0"	19,060		
3 65'–0"	40,720			47	22,165
2 55'–0"	46,385			51	27,655
1 8045'–0"	12,310			161	59,055
T SQ. FT.	329,290		85,140	259	108,875

TOTAL BUILDING AREA 414,430

TOTAL FOOTPRINT PHASE I 82,760
PHASE II 28,000

AREA BELOW FINISH GRADE

PLEASE SEE C–1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.

N

SITE PLAN

SCALE: 1/32=1'-0"

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Mammoth Lakes, California

HG
ILL GLAZIER
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TEL: 760-924-9582 FAX: 760-924-7700

Project No.:	04041
Date:	NOVEMBER 18, 2005 REV. DEC. 1, 2005
Scale:	AS NOTED
Sheet No.:	A1.00

GLAZIER ARCHITECTS, INC. 2005

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

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MECHANICAL 3,045 (X)

PARKING 161 STALLS 445

GUEST SERVICES 2,960 (XX)

GUEST SERVICES 2,970 (XX)

PHASE II

PHASE I

LAKE MARY ROAD

CANYON BLVD

PARKING SPACES
161
51
47
259

N

LEVEL 1 +8045'
SCALE: 1/32=1'-0"

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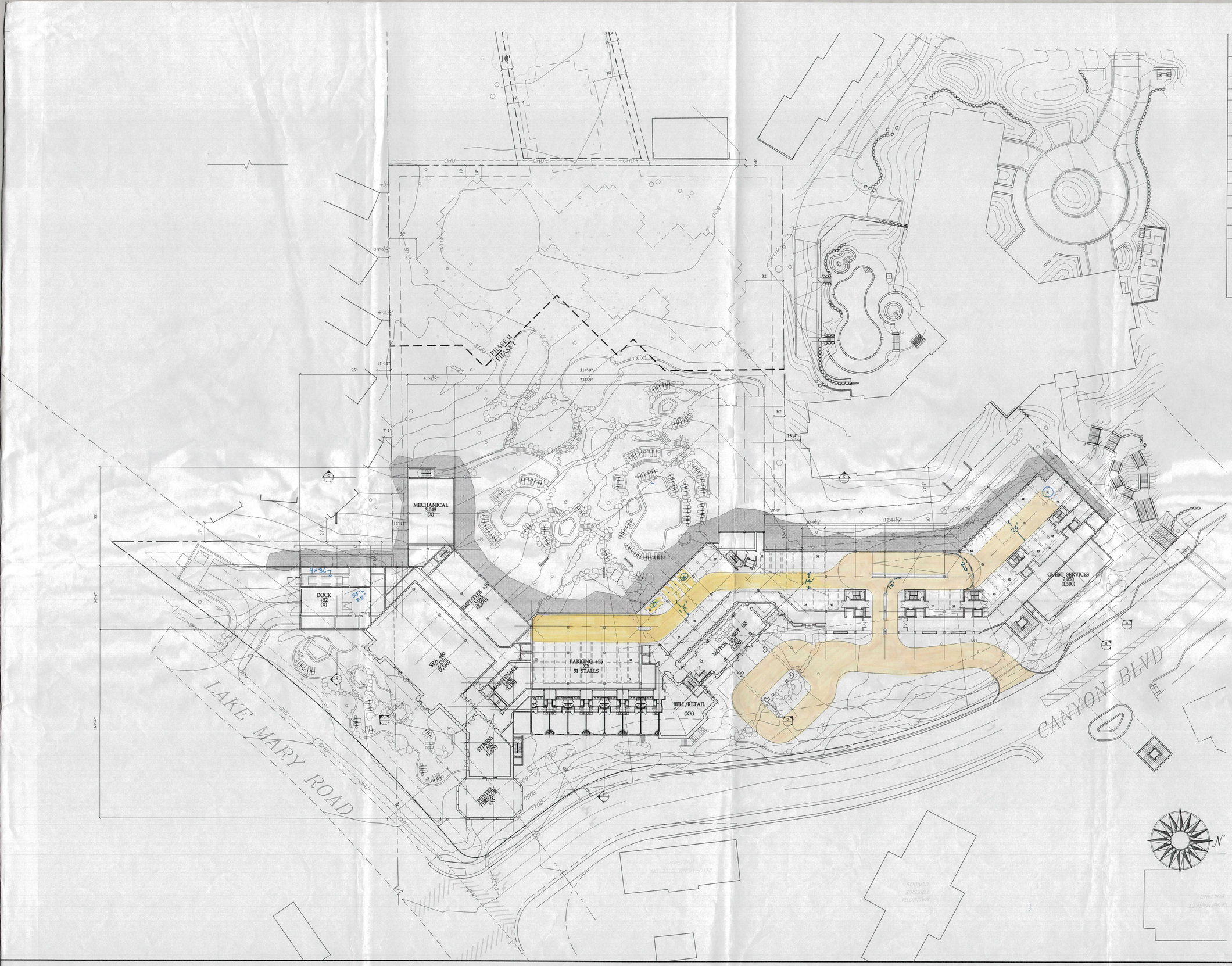

HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

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AREA BELOW FINISH GRADE

PLEASE SEE C-1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.

LEVEL 2 +8055'
SCALE: 1/32=1'-0"

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

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LAKE MARY ROAD

CANYON BLVD

LEVEL 3 +8065'
SCALE: 1/32=1'-0"

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HOTEL AREA

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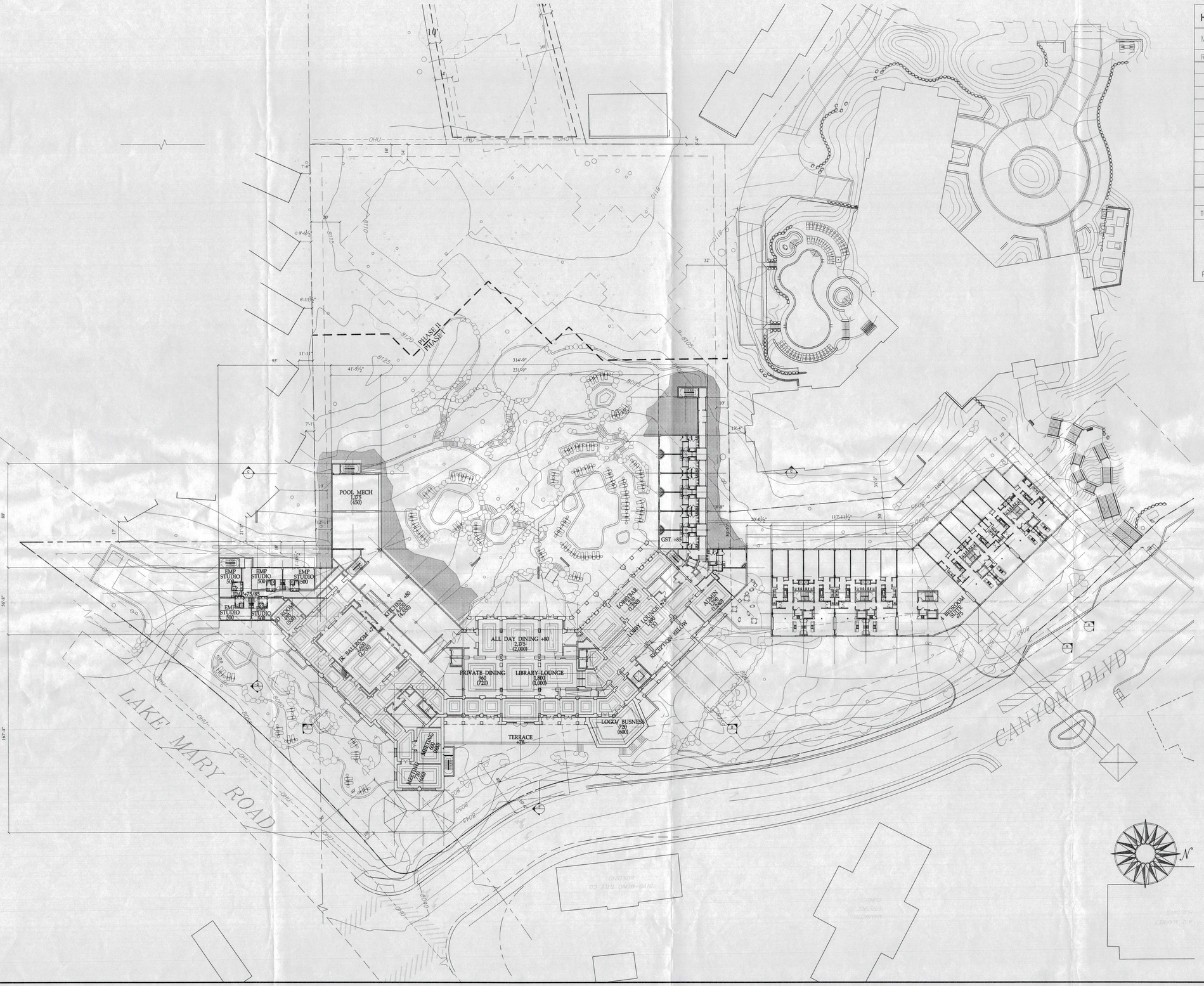

N

LEVEL 4 +8078'/80/75

SCALE: 1/32=1'-0"

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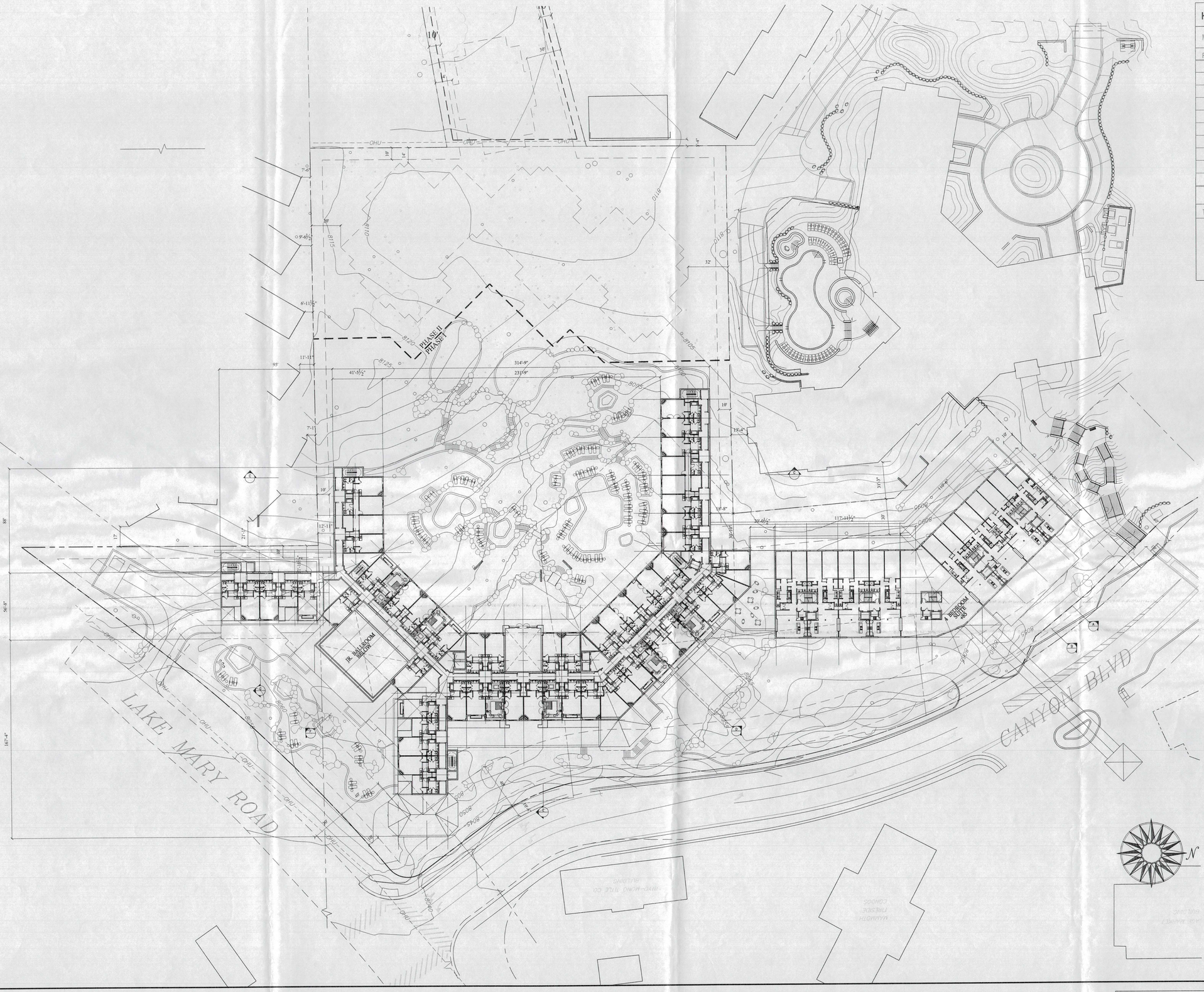

N

LEVEL 5 +8095'/90'
SCALE: 1/32=1'-0"

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PHASE II 28,000

AREA BELOW FINISH GRADE

PLEASE SEE C-1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.

LAKE MARY ROAD

CANYON BLVD

PHASE II
PHASE I

LEVEL 6 +8105'/100'
SCALE: 1/32=1'-0"

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A Joint Venture

MG THE MERIDIAN GROUP
P.O. BOX 1005 • 585 MAMMOTH LAKES, CA 93546
TEL: 760-924-8582 FAX: 760-924-7709

Project No.: 04041
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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

RESORT LEVEL	AREA	NORTH BLDG	AREA	GARAGE	
10 145'-0"	12,260				
9 135'-0"	17,870				
8 125'-0"	34,570	115'-0"	8,900		
7 115'-0"	37,725	105'-0"	19,060		
6 105'-0"	38,450	95'-0"	19,060		
5 95'-0"	39,730	85'-0"	19,060		
4 78'-0"	49,270	75'-0"	19,060	GARAGE	
3 65'-0"	40,720			47	22,165
2 55'-0"	46,385			51	27,655
1 8045'-0"	12,310			161	59,055
T SQ. FT.	329,290		85,140	259	108,875

TOTAL BUILDING AREA 414,430

TOTAL FOOTPRINT PHASE I 82,760
PHASE II 28,000

AREA BELOW FINISH GRADE

PLEASE SEE C-1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.



N

LEVEL 7 +8115'/110'

SCALE: 1/32=1'-0"

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TEL: 650-617-0366 FAX: 650-617-0373

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Mammoth Lakes, California

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

RESORT LEVEL		AREA				
10	145'-0"	12,260				
9	135'-0"	17,870	NORTH BLDG	AREA		
8	125'-0"	34,570	115'-0"	8,900		
7	115'-0"	37,725	105'-0"	19,060		
6	105'-0"	38,450	95'-0"	19,060		
5	95'-0"	39,730	85'-0"	19,060		
4	78'-0"	49,270	75'-0"	19,060	GARAGE	
3	65'-0"	40,720			47	22,165
2	55'-0"	46,385			51	27,655
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TOTAL FOOTPRINT PHASE I 82,760
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AREA BELOW FINISH GRADE

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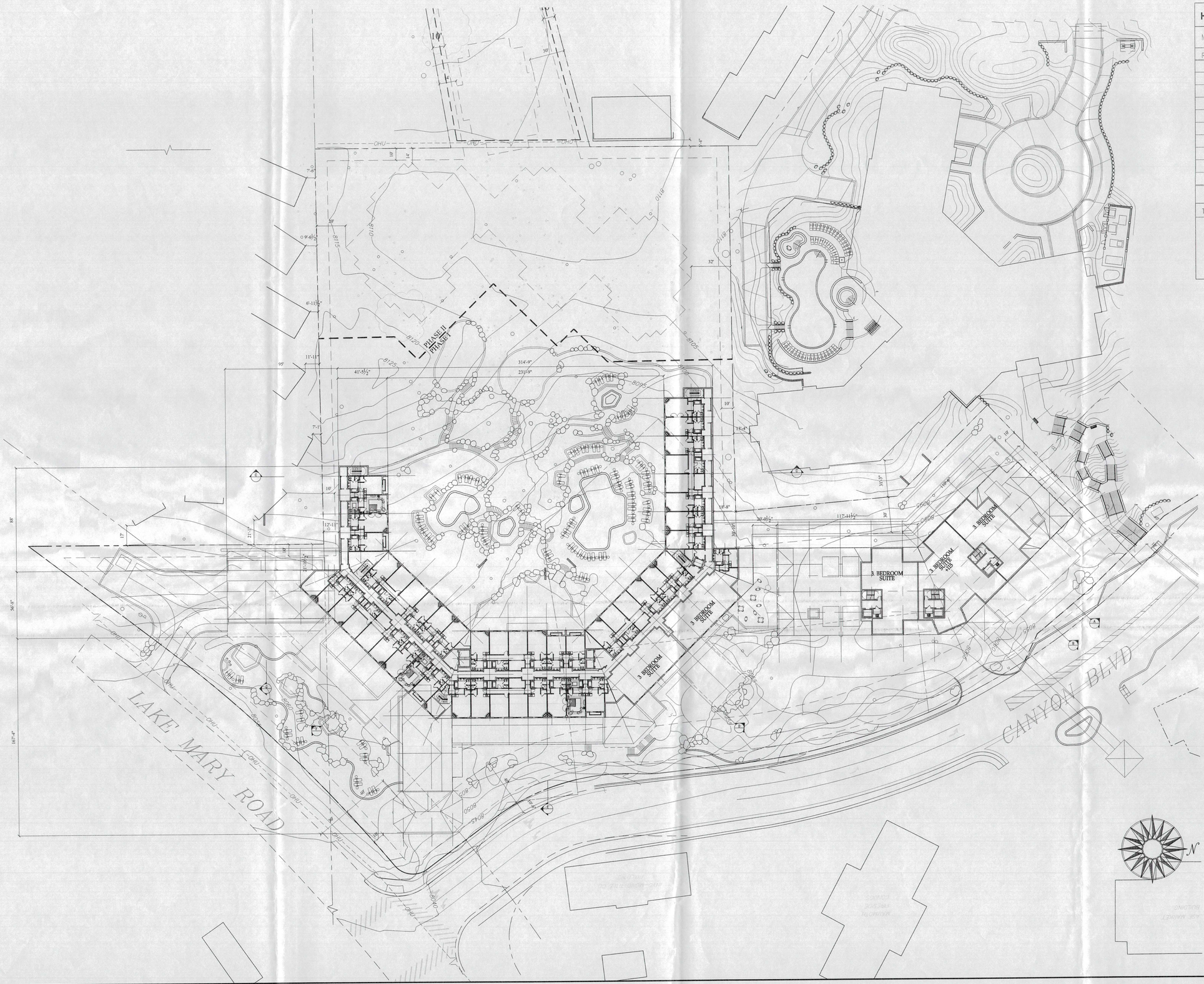

N

LEVEL 8 +8125'
SCALE: 1/32=1'-0"

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

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2 55'-0"	46,385			51	27,655
1 8045'-0"	12,310			161	59,055
T SQ. FT.	329,290		85,140	259	108,875
TOTAL BUILDING AREA			414,430		

TOTAL FOOTPRINT PHASE I 82,760
PHASE II 28,000

AREA BELOW FINISH GRADE

PLEASE SEE C-1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.

PHASE II
INTASET

LAKE MARY ROAD

CANYON BLVD

3 BEDROOM SUITES

N

LEVEL 9 +8135'
SCALE: 1/32=1'-0"

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

RESORT LEVEL	AREA	NORTH BLDG	AREA	GARAGE	
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9 135'-0"	17,870				
8 125'-0"	34,570	115'-0"	8,900		
7 115'-0"	37,725	105'-0"	19,060		
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TOTAL BUILDING AREA 414,430

TOTAL FOOTPRINT PHASE I 82,760
PHASE II 28,000

AREA BELOW FINISH GRADE

PLEASE SEE C-1,2 FOR ADD'L EASMENTS AND DRIVE PROFILES.


PHASE II
PHASE I
LAKE MARY ROAD
CANYON BLVD
8110
8115
8120
8125
8105
8095
8080
8060
8045
8050
8040
8030
8025
8035
8055
8065
8075
8085
8090
8100
8070
8120
8110

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HOTEL AREA

MAMMOTH HILLSIDE RESORT 04041

RESORT LEVEL	AREA	NORTH BLDG	AREA	GARAGE	
10 145'-0"	12,260				
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TOTAL FOOTPRINT PHASE I 82,760
PHASE II 28,000

AREA BELOW FINISH GRADE

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LAKE MARY ROAD

CANYON BLVD

N

LEVEL 11 +8155'
SCALE: 1/32=1'-0"

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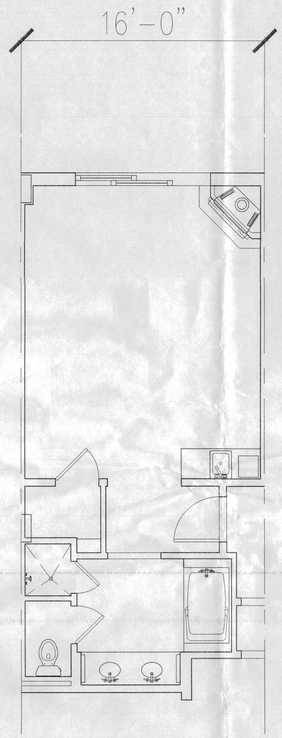
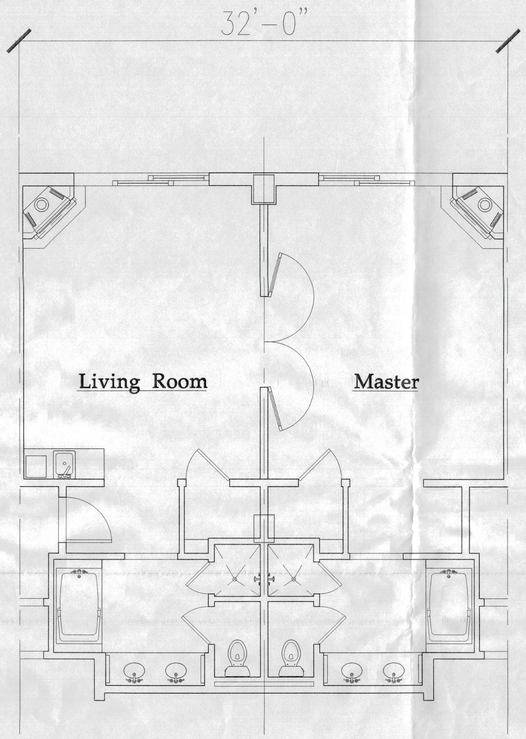
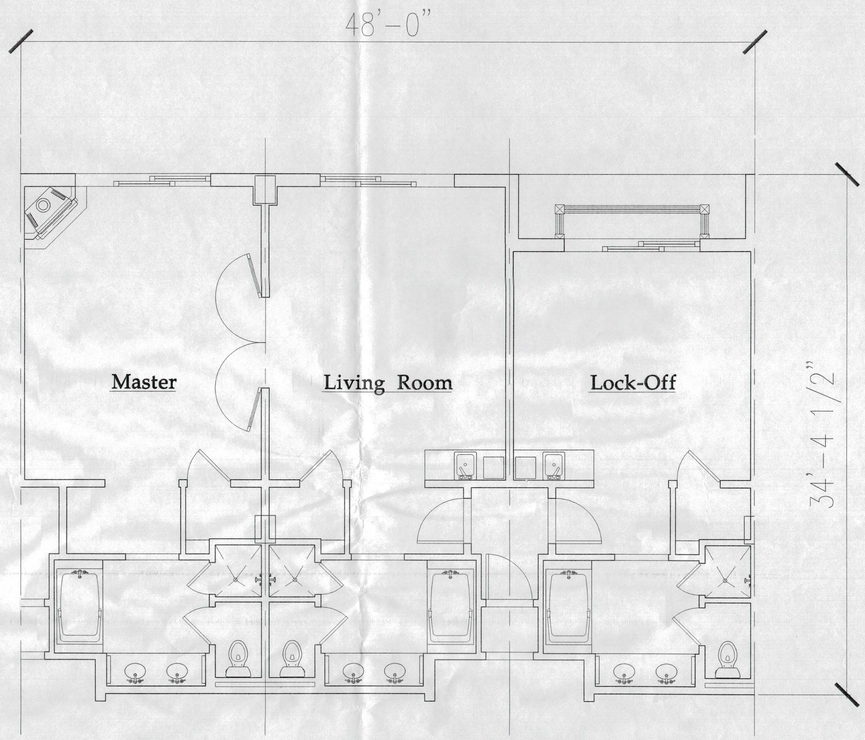


TYPICAL GUESTROOM



1 BEDROOM SUITE



2 BEDROOM SUITE

GUESTROOMS

SCALE: 1/4=1'-0"

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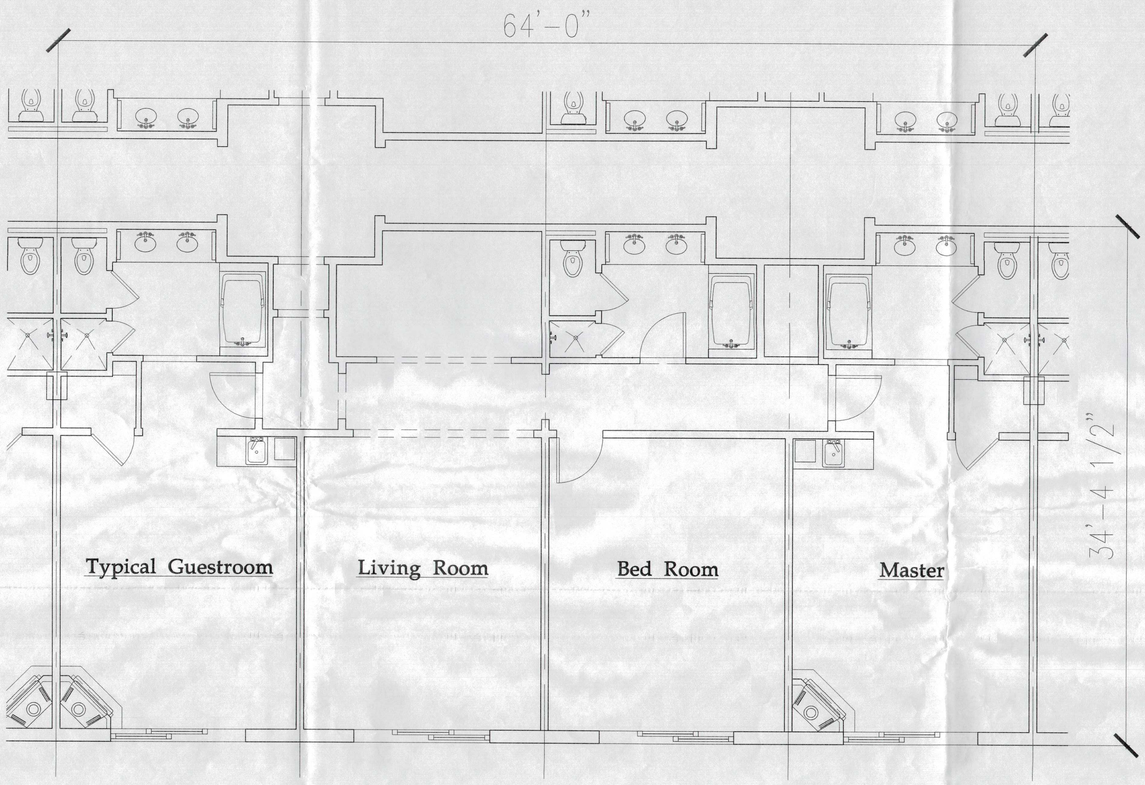
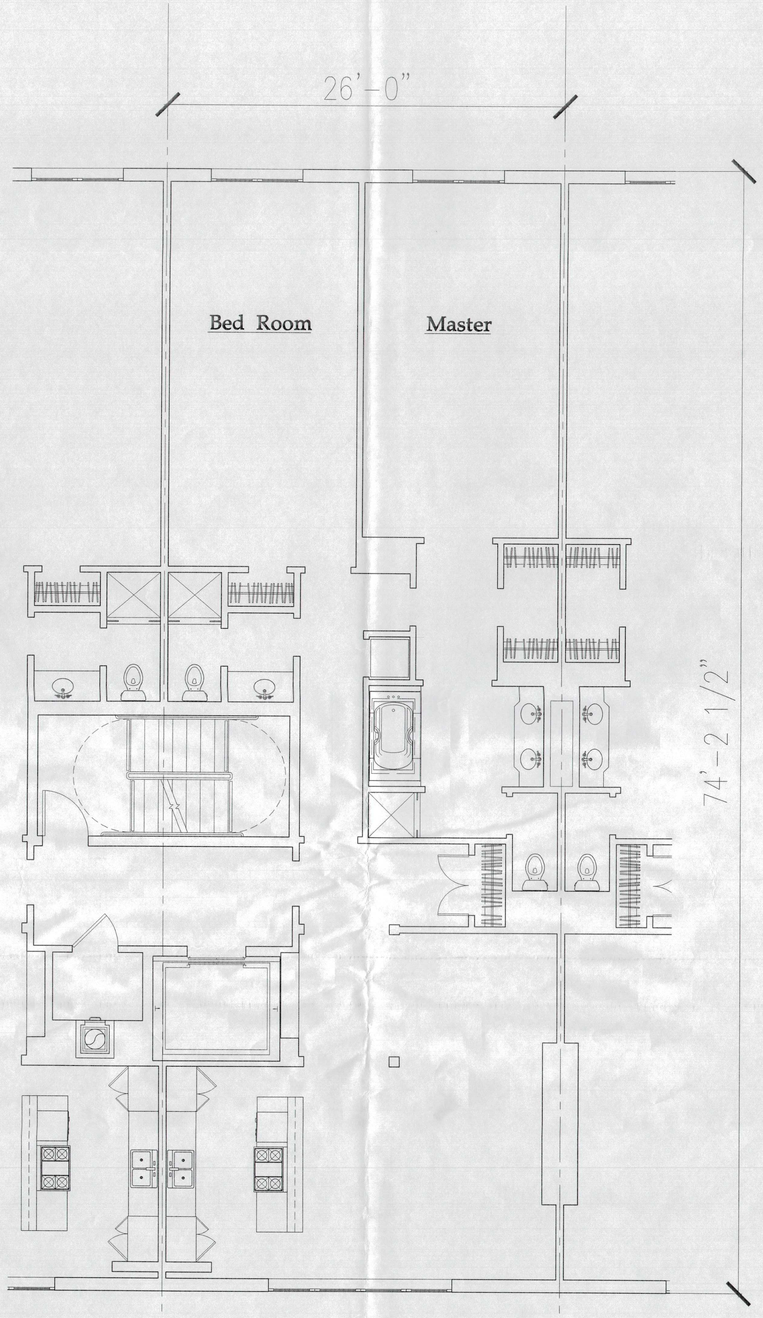


3 BEDROOM SUITE



2 BEDROOM CONDO

GUESTROOMS

SCALE: 1/4=1'-0"

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RESORT PERSPECTIVE

N.T.S

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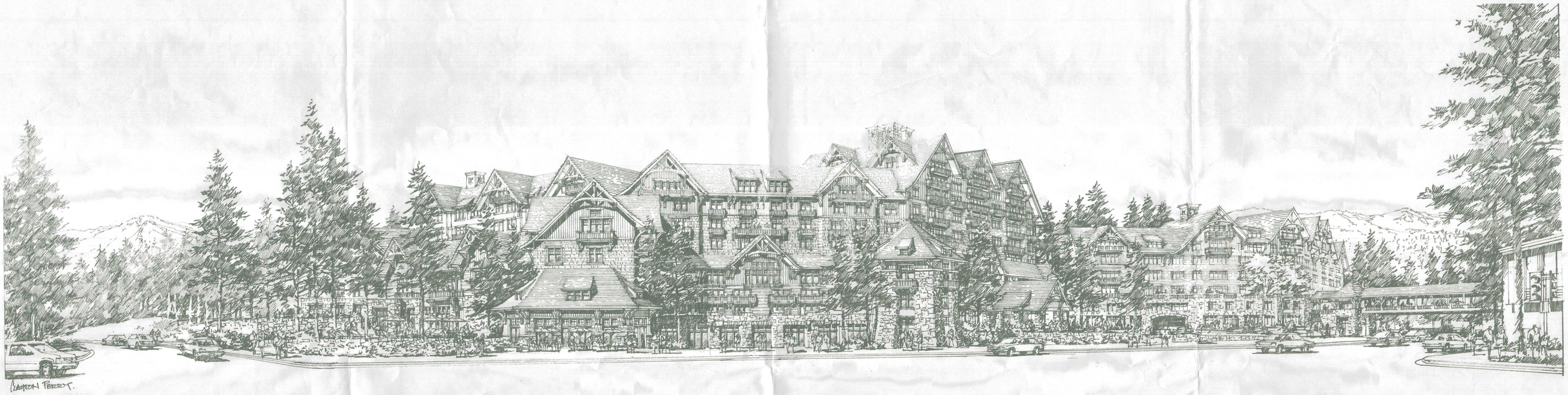

RESORT PERSPECTIVE

N.T.S

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COMMUNITY DEVELOPMENT DEPARTMENT

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RESORT PERSPECTIVE

N.T.S

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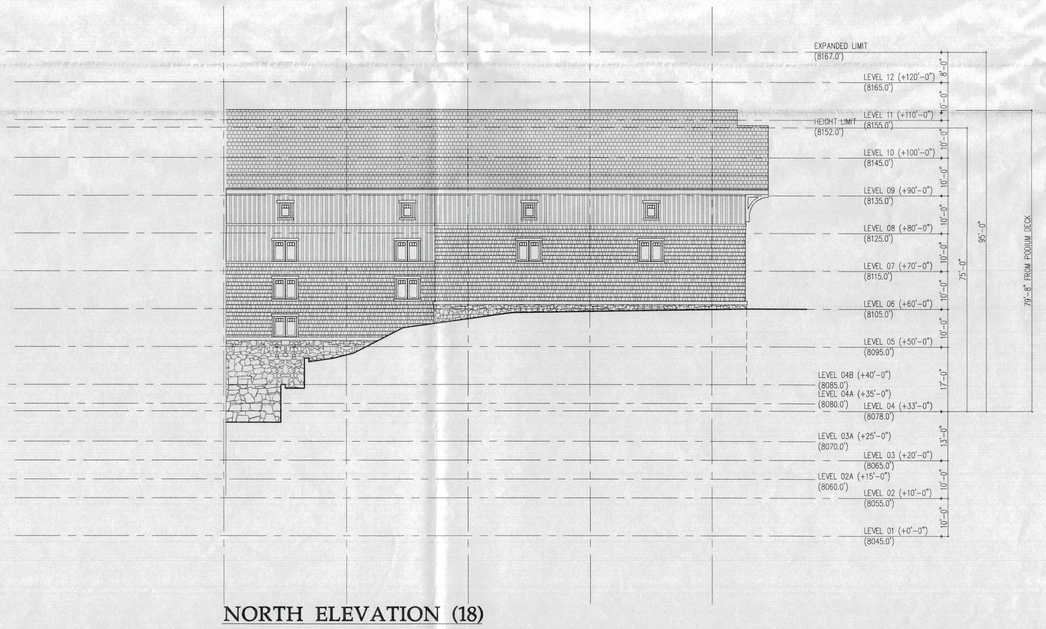
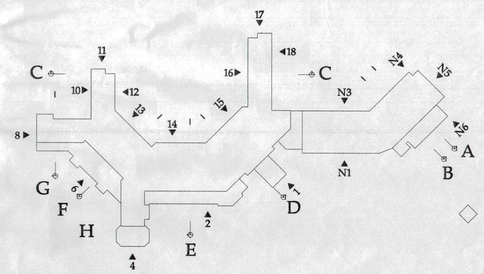
EAST ENTRY ELEVATION - CANYON (1,2,4)



NORTH ELEVATION (18)



RESORT ELEVATIONS

SCALE: 1/16=1'-0"

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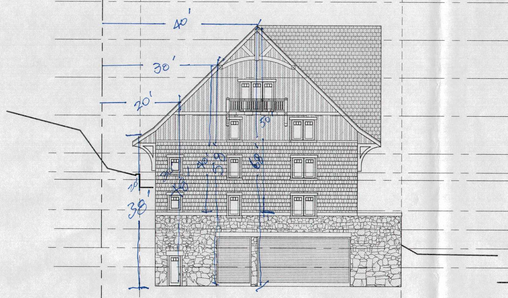
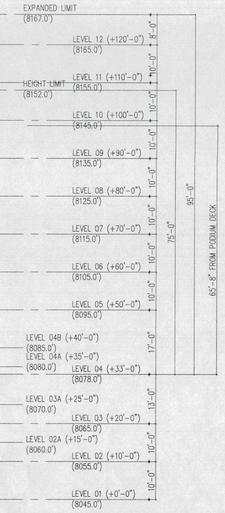
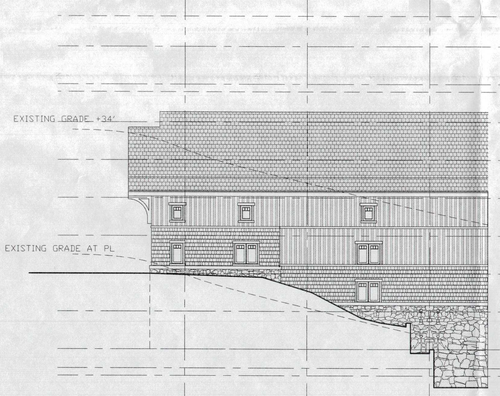


SOUTH ELEVATION (8)



SOUTH ELEVATION - LAKE MARY ROAD (5,6,7)





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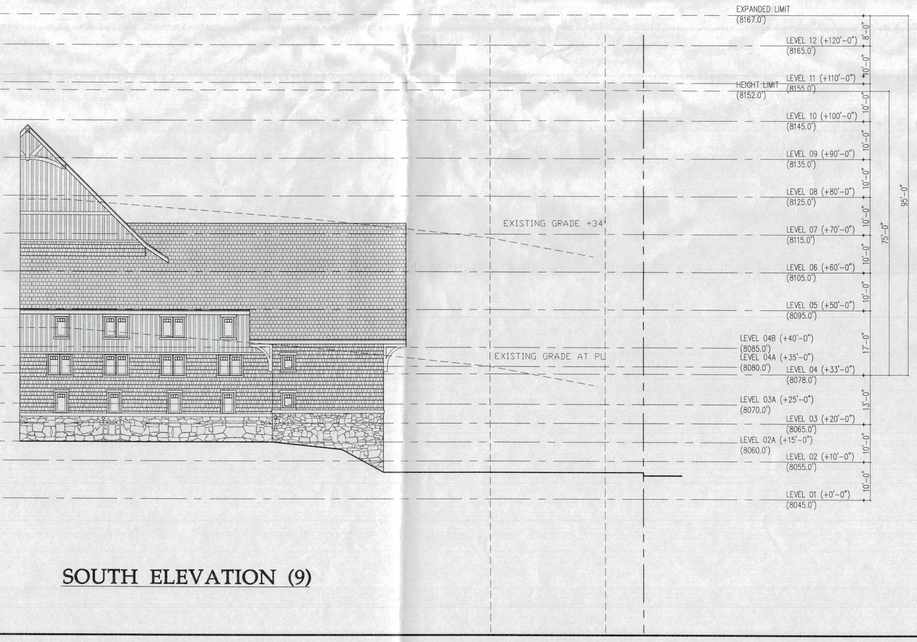

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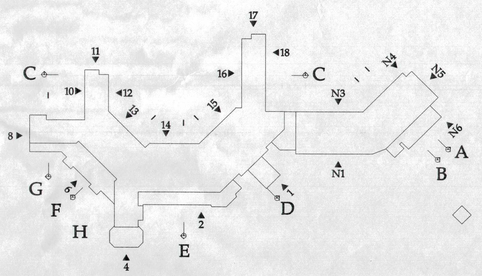

RESORT ELEVATIONS

SCALE: 1/16=1'-0"

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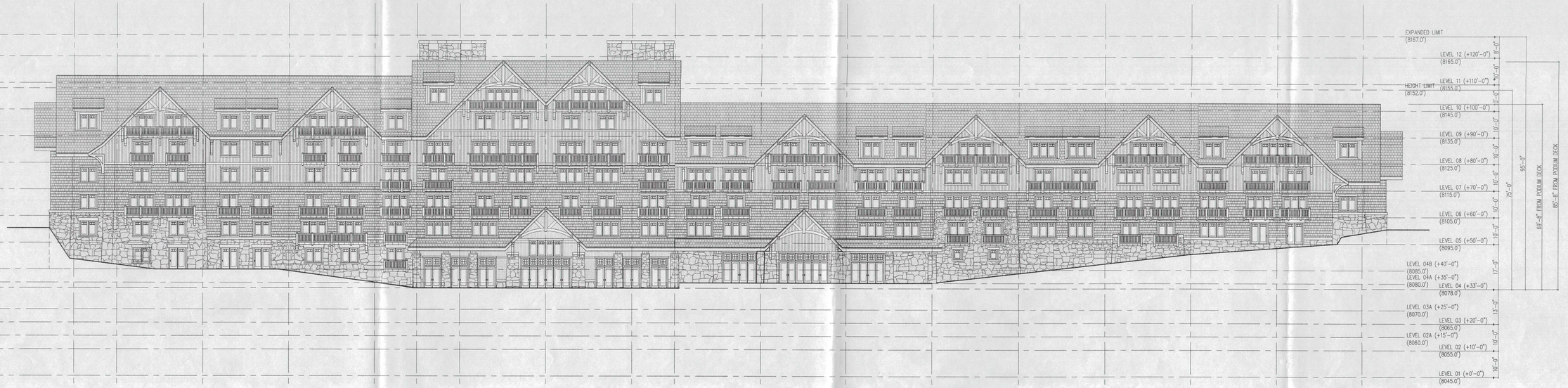
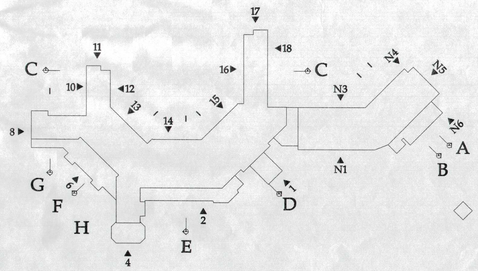


INTERIOR ELEVATION (12-16)



SOUTH END (11)

NORTH END (17)



RESORT ELEVATIONS

SCALE: 1/16=1'-0"

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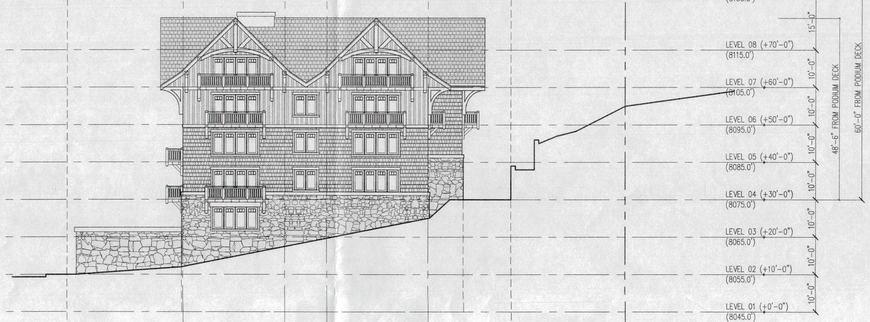
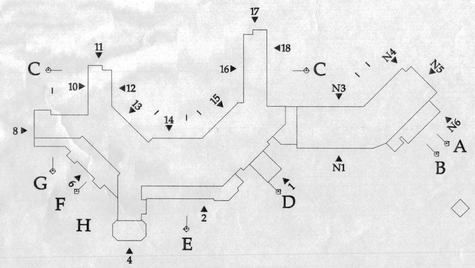
SOUTH ENTRY ELEVATION - CANYON (N1,N6)



NORTH END ELEVATION (N5)



WEST ELEVATION (N3,N4)



NORTH BLDG ELEVATIONS

SCALE: 1/16=1'-0"

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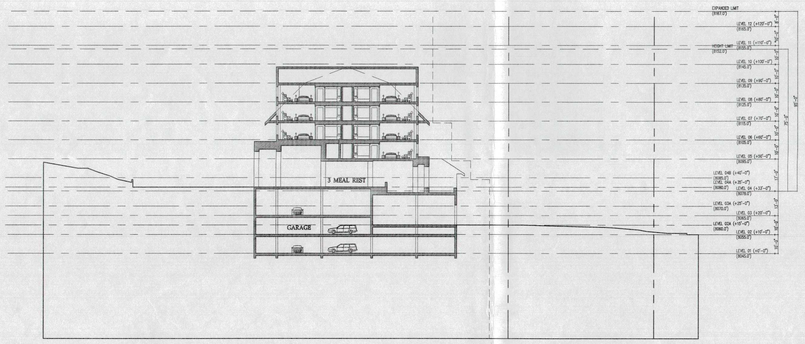

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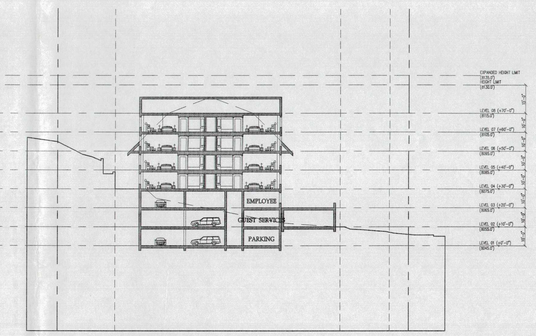
SECTION C-C



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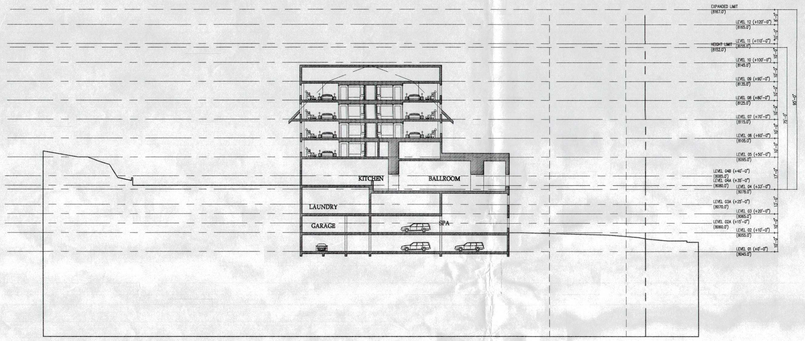

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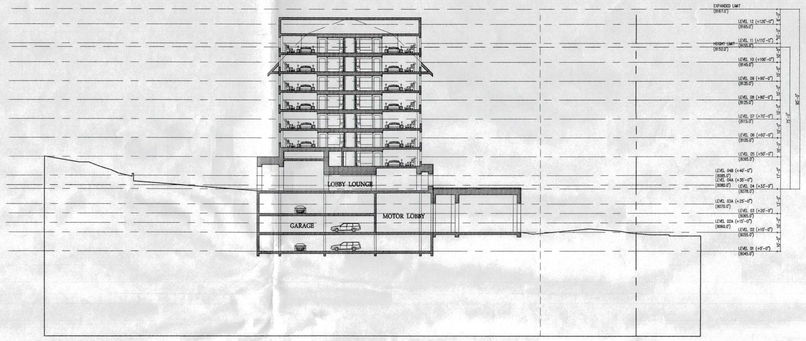

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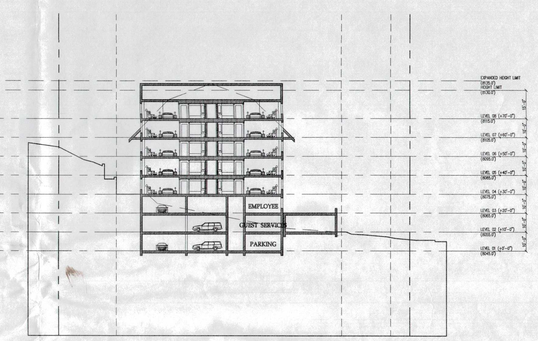

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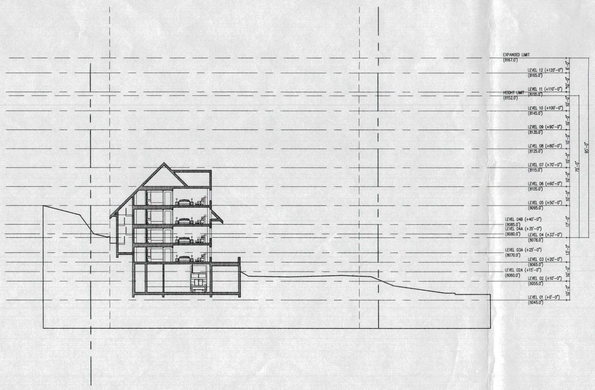

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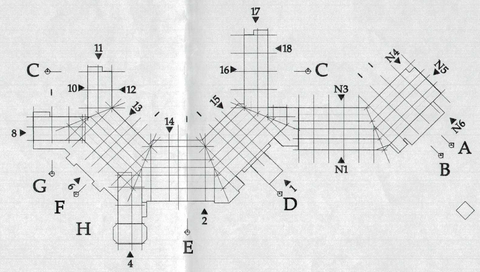

SECTIONS

SCALE: 1/32=1'-0"

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Plant Legend

*Denotes Native Plants

Existing Trees

Proposed Trees

Botanical Name	Common Name
Large Trees	
Pinus contorta	Lodgepole Pine*
Pinus jeffreyi	Jeffrey Pine*
Pinus thunbergiana	Japanese Black Pine
Medium Trees	
Betula occidentalis	Western Water Birch
Fraxinus pennsylvanica	Green Ash
Populus tremuloides	Quaking Aspen*
Sorbus aucuparia	Mountain Ash
Small Trees	
Acer ginnala	Amur Maple
Acer glabrum	Mountain Maple*
Pyrus calleryana	Flowering Pear
Rhus glabra	Smooth Sumac
Shrubs	
Amelanchier alnifolia	Shadbush*
Aronia melanocarpa	Chokeberry
Cornus sericea	Creek Dogwood*
Euonymus alatus	Winged Euonymus
Myrica pennsylvanica	Bayberry
Sambucus coerulea	Blue Elderberry*
Euonymus alatus	Dwarf Burning Bush
Potentilla fruticosa	Shrubby Potentilla*
Rhus aromatica	Fragrant Sumac
Ribes aureum	Golden Currant
Spiraea billiardi	Spirea
Viburnum opulus 'Nana'	Dwarf European Cranberry Bush
Ground Covers	
Campanula poscharskyana	Serbian Bellflower
Cerastium tomentosum	Snow-in-Summer
Euonymus for. 'Colorata'	Purple Leaf Winter Creeper
Phlox subulata	Mossphk
Perennials	
Achillea spp.	Yarrow*
Aquilegia spp.	Columbine*
Hemerocallis spp.	Daylily
Lupinus spp.	Lupine*
Oenothera caespitosa	Evening Primrose*
Penstemon spp.	Penstemon*
Meadow Grasses	
Achnatherum spp	Needle Grass*
Hesperostipa comata	Needle and Thread Grass*
Leymus triticoides	Creeping Wild Rye*
Lawn	
Mulch	

Planting Notes

The planting concept is to create a lush and welcoming landscape inspired by the High Sierra forests and meadows of the Mammoth area. The planting is to appear as natural as possible, occurring in swaths of native shrubs, ground covers, and grasses. Trees are to be placed in organic groupings. Wherever possible, tall conifers are to be utilized to break down the scale of the main facade. The colors and textures of the foliage are to compliment the stone and wood of the building. Ornamental flowering trees are to be used to help signal the main entrances. Plant materials are to provide seasonal color all year round. The meadow areas provide sunny open places that may be used as temporary exhibition spaces for sculpture or other art objects.

Plant Establishment
Site is to be cleared and grubbed and the soils are to be prepared and make friable as per industry standards. All tree and shrub planting is to be planted in holes two times the root ball size minimum. Soil amendments are to be done based on soil tests done by a licensed testing lab.

Irrigation
A drip irrigation system is to be utilized. Drip emitters are to be placed as to create a continuous wetted pattern within the drip line of all trees and shrubs. Trees are to be placed on separate circuits from shrubs and ground covers allowing for longer periods of irrigation. System is to be designed and installed by qualified professionals and is to comply with all applicable codes and requirements.

Maintenance
A licensed landscape maintenance company is to be employed to provide regular long-term maintenance.

Legend

1. Service Entry / Exit
2. Hotel Entry
3. Garage Entrance / Exit
4. Porte Cochere
5. Future Pedestrian Bridge
6. Pedestrian Walkway
7. Main Pool with Walk-in Edge
8. Spa
9. Dipping Pool
10. Stream with Boulders
11. Source Pool for Stream
12. Battered Stone Retaining Wall
13. Bridge
14. Pathway
15. Meadow
16. Fire Pit
17. Rockery Wall
18. Secluded Spa
19. Water Element/Fountain
20. Existing Trees to Remain
21. Public Art Opportunity
22. Entry Monument
23. Transit Center Bus Parking

LANDSCAPE PLAN

0 15' 30' 60'

SCALE 1"=30'-0"

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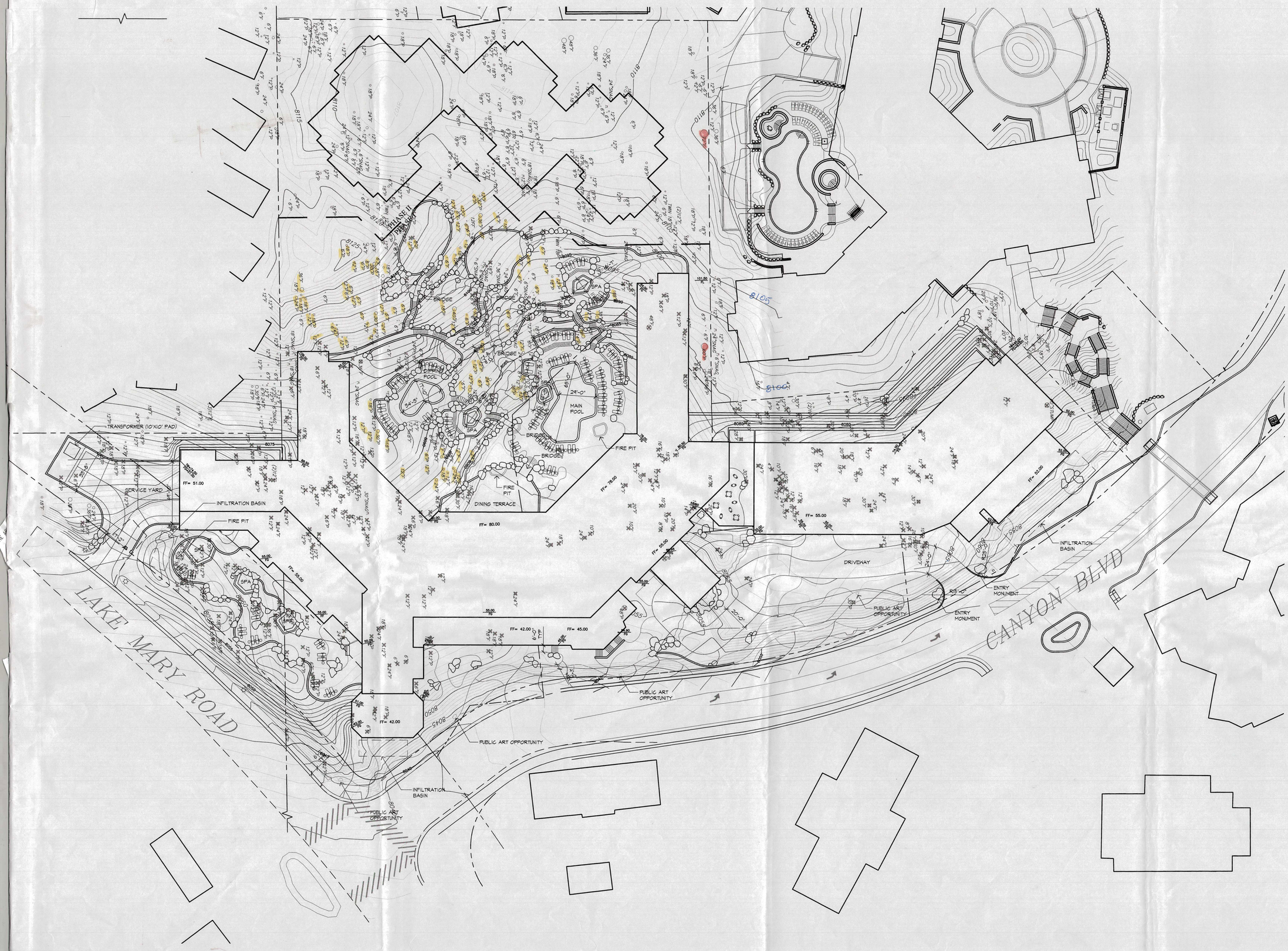

Tree Protection Notes

1. TOWN OF MAMMOTH LAKES PLANNING DEPARTMENT SHALL APPROVE ALL TREES THAT ARE TO BE REMOVED. CONTRACTOR SHALL MARK ALL TREES TO BE REMOVED AND REQUEST REVIEW OF THE SITE BEFORE STARTING TIMBER OPERATIONS.
2. TREES TO REMAIN WILL BE PROTECTED DURING CONSTRUCTION WITH TEMPORARY FENCING TO KEEP HEAVY EQUIPMENT AWAY FROM THE TREE DRIP LINE.
3. IN AREAS WITH RETAINING WALLS, THE CONTRACTOR WILL EXCAVATE AROUND EXISTING TREES TO CHECK ROOT GROWTH AND STRUCTURE DURING MASS GRADING OPERATIONS. TREES DETERMINED TO BE QUESTIONABLE DUE TO EXCESSIVE ROOT CUTTING WILL EITHER BE TRANSPLANTED OR REMOVED FROM THE SITE. TREES WITH MINIMAL ROOT CUTTING THAT DO NOT POSE A FUTURE HAZARD TO BUILDINGS OR OTHER SITE IMPROVEMENTS WILL BE RETAINED IN AREAS SHOWN ON THE PLANS. ROCK WALLS WILL MAKE UP THE GRADE DIFFERENCE AROUND THE TREE BASE.
4. ALL SNAGS ARE TO BE REMOVED WITHIN PHASE I. (SNAGS ARE NOT INCLUDED IN TREE COUNT)
5. TREES NOT MARKED AS REMOVED ARE INTENDED TO REMAIN.
6. TREES ON ADJACENT PRIVATE PROPERTY TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

Tree Protection Calculations

Trees to be Saved: 276

Trees to be Removed: 317

○24"IP Existing pine tree with diameter

○24"IF Existing fir tree with diameter

✖24"IP Trees planned to be removed or relocated

Hardscape Notes

Site grading is to be as naturalistic as possible. Retaining walls are to be organic in form and should be made of stone that is appropriate for the region. They are to be battered and should not exceed six feet in height. An "Art Walk" will meander through the landscape. This winding pathway will have numerous art display and seating areas. The art walk is to be integrated into the overall design of the site. Existing trees are to be saved or transplanted wherever possible. All decisions regarding the salvage and transplantation of existing trees are to be based on the recommendations of a certified arborist.

TREE RETENTION, REMOVAL AND HARDSCAPE PLAN

0 15' 30' 60'

SCALE 1"=30'-0"

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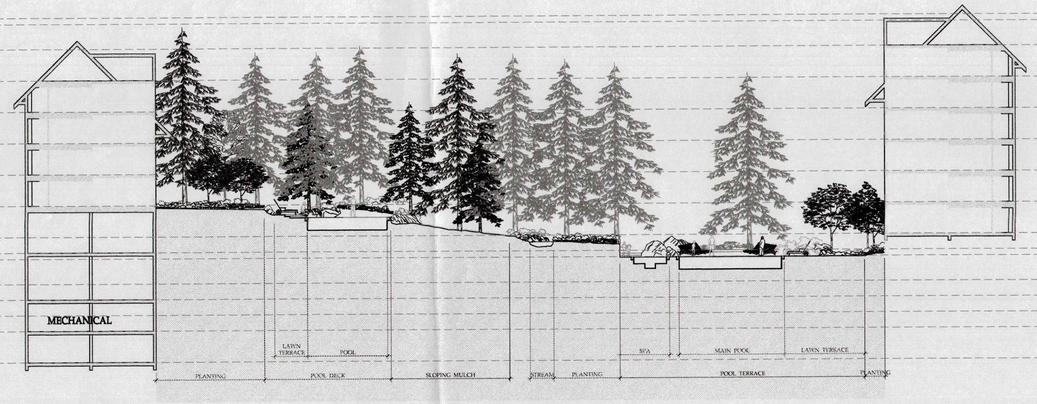

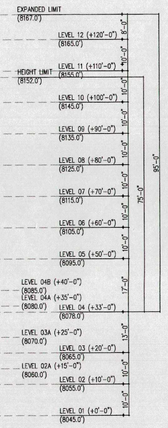

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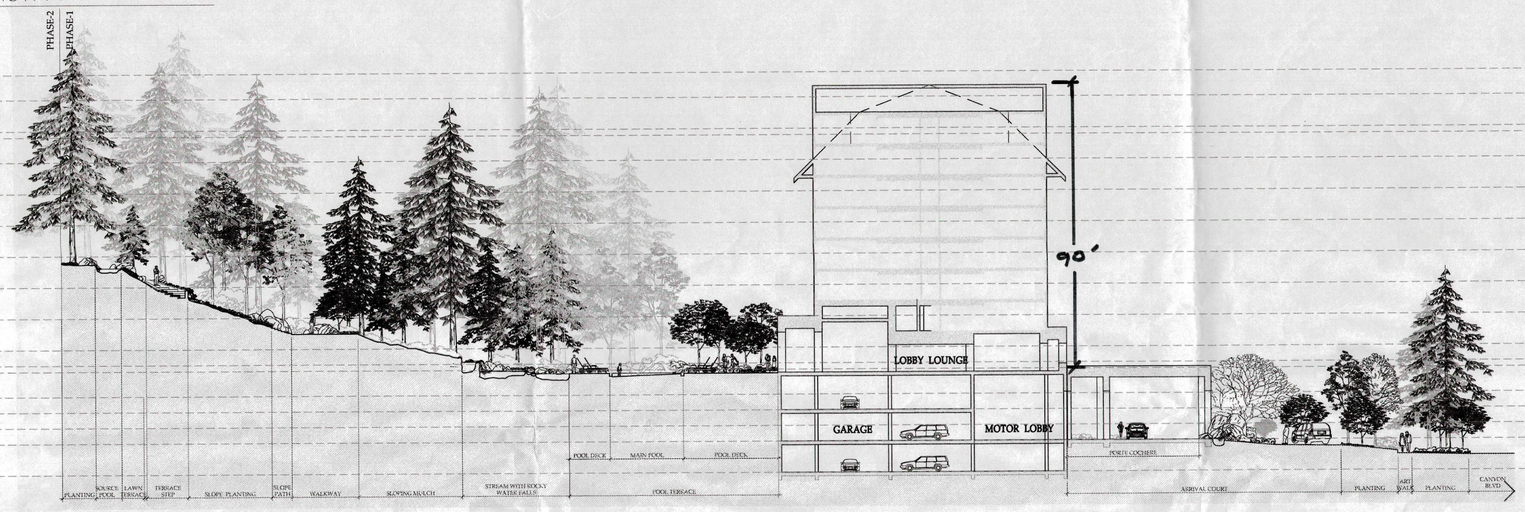

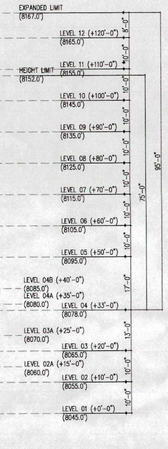

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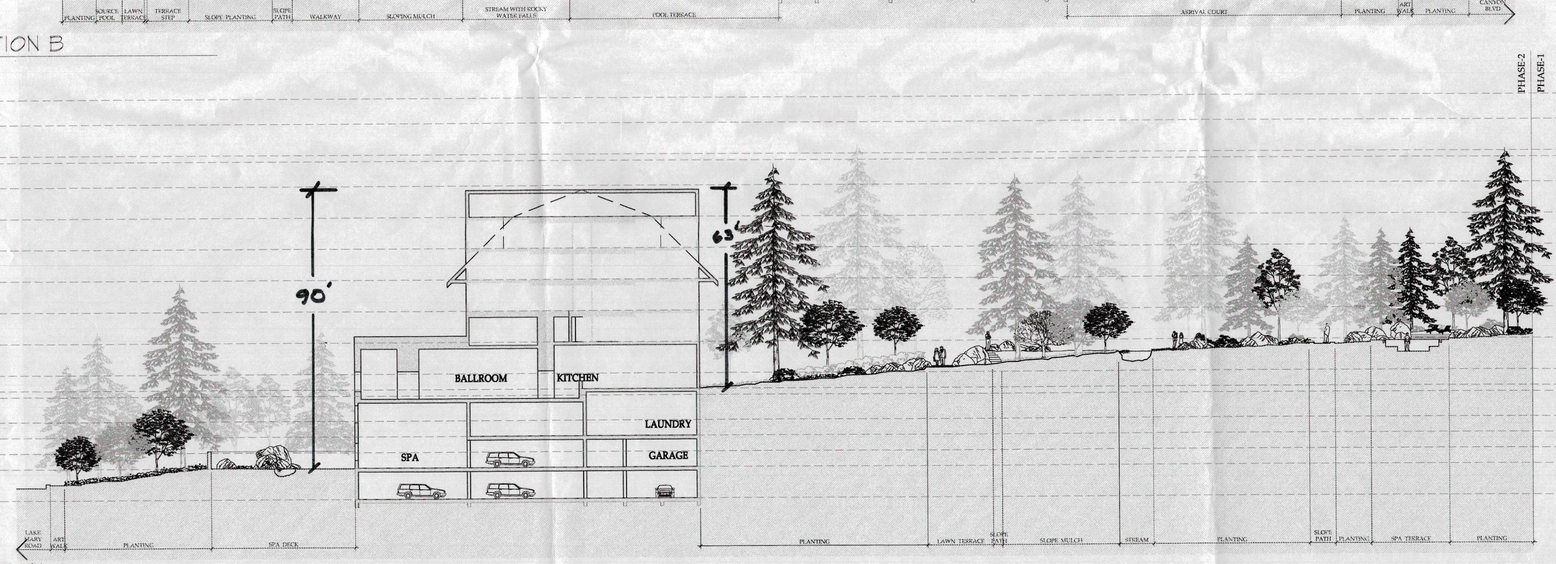

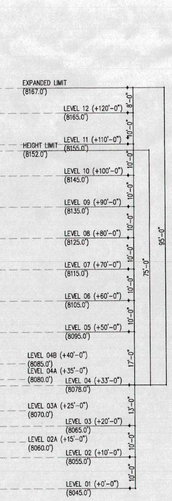

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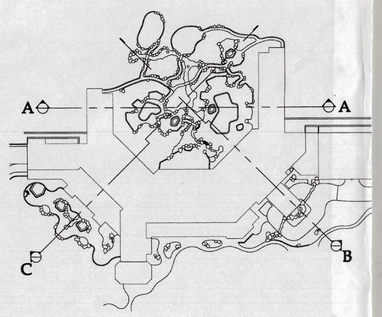

LANDSCAPE SECTIONS

SCALE 1"=20'-0"

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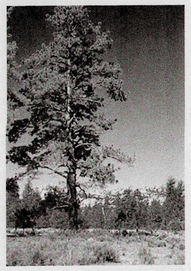
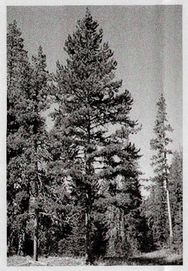
LARGE TREES



Pinus jeffreyi
Jeffrey Pine



Pinus thunbergiana
Japanese Black Pine



Pinus contorta
Lodgepole Pine

MEDIUM TREES



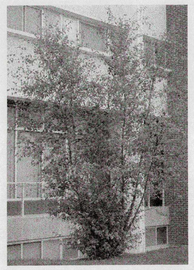
Fraxinus pennsylvanica
Green Ash



Sorbus aucuparia
Mountain Ash

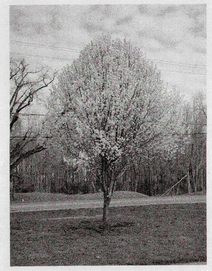


Populus tremuloides
Quaking Aspen



Betula occidentalis
Western Water Birch

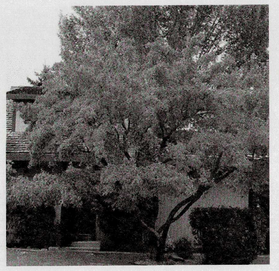
SMALL TREES



Pyrus calleryana
Flowering Pear



Acer glabrum
Mountain Maple



Acer ginnala
Amur Maple



Rhus glabra
Smooth Sumac

SHRUBS



Myrica pennsylvanica
Bayberry



Sambucus caerulea
Blue Elderberry



Aronia melanocarpa
Chokeberry



Cornua sericea
Creek Dogwood



Amelanchier alnifolia
Shadbush



Euonymus alatus
Winged Euonymus



Ribes aureum
Golden Current

GRASSES

Spiraea billiardi
Spirea

Viburnum opulus 'Nana'
Dwarf European Cranberry Bush

Rhus aromatica
Fragrant Sumac

Potentilla fruticosa
Shrubby Potentilla

Achnatherum ssp.
Needle Grass

Hesperostipa comata
Needle and Thread Grass



Leymus triticoides
Creeping Wild Rye

PERENNIALS



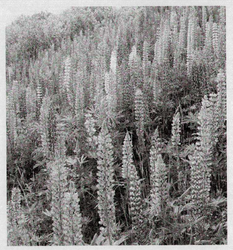
Achillea ssp.
Yarrow



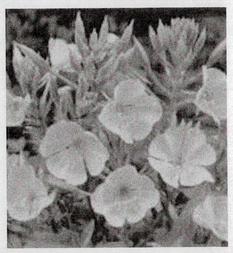
Aquilegia ssp.
Columbine



Hemerocallis ssp.
Daylily



Lupinus ssp.
Lupine



Oenethera caespitosa
Evening Primrose



Penstemon ssp.
Penstemon

GROUND COVERS



Phlox subulata
Mosspink



Cerastium tomentosum
Snow-in-Summer



Euonymus for. 'Colorata'
Purple Leaf Winter Creeper



Campanula poscharskyana
Serbian Bellflower

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Mammoth Hillside Resort

Mammoth Lakes, California

R.A. NELSON fine builders
GE JOHNSON CONSTRUCTION COMPANY
A Joint Venture

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Date:	NOVEMBER 18, 2005
Scale:	AS NOTED
Sheet No.:	L5

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NOTE:
TYPE EX.A FIXTURES TO BE PLACED IN STEPS TO PROVIDE A LOW LEVEL WASH ACROSS STAIRWAY.

NOTE:
TYPE EX.D1 FIXTURE TO BE A DECORATIVE METAL LANTERN LOCATED AT EACH STREAM BRIDGE CROSSING AS SHOWN TO ILLUMINATE WALKWAY.

NOTE:
TYPE EX.D2 TO BE A RUSTIC WOODEN BOLLARD WITH A METAL LANTERN LOCATED ALONG PATHWAY AS SHOWN.

NOTE:
CARE TO BE TAKEN TO LIMIT LIGHT BLEED FROM LOWER LEVEL PARKING GARAGE.

NOTE:
TYPE EX.A STEPLIGHT FIXTURE TO BE INCORPORATED INTO SURROUNDING LOW WALL TO PROVIDE A WASH OF LIGHT ALONG THE PATHWAYS..

NOTE:
POSSIBLE HOTEL MONUMENT SIGN LOCATION. ILLUMINATE WITH FIXTURES ATTACHED TO SIGNAGE. FIXTURES TO BE SIMILAR TO BK-LIGHTING SIGN STAR. REFER TO FIXTURE TYPE EX.C ON THE LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
TYPICAL STREET POLE- RUSTIC WOOD OR METAL POLE WITH DECORATIVE METAL LANTERN. POLE HEIGHT TO BE 15'-18'. SEE SPECIFICATION FOR TYPE EX.D FOR FURTHER INFORMATION.

NOTE:
ALL WHIRLPOOLS TO BE ILLUMINATED WITH (2) TYPE EX.H FIXTURES. REFER TO LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
GAS LANTERNS TO BE INTEGRATED ON THE BUILDING FACADE OF THE SPA EXTERIOR AREA.

NOTE:
GAS LANTERNS TO BE INTEGRATED IN AND AROUND ENTRY AND ARCADE.

NOTE:
TYPE EX.E FIXTURE TO BE INTEGRATED INTO COLUMN BASE TO UPLIGHT BOTH COLUMNS AND PORTE COCHERE ROOF STRUCTURE.

NOTE:
SCULPTURE TO BE PLACED ON STONE BASE/ PEDESTAL AND LIGHTING TO BE INTEGRATED INTO PEDESTAL TO UPLIGHT SCULPTURE. REFER TO TYPE EX.B ON THE LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION. EXACT FIXTURE LOCATIONS TO BE COORDINATED WITH SCULPTURE LAYOUT.

NOTE:
ALL WHIRLPOOLS TO BE ILLUMINATED WITH (2) TYPE EX.H FIXTURES. REFER TO LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
DIPPING POOL TO BE ILLUMINATED WITH TYPE EX.G FIXTURES. REFER TO LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
PLAY POOL TO BE ILLUMINATED WITH (5) TYPE EX.G FIXTURES. REFER TO LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
ADULT POOL TO BE ILLUMINATED WITH (8) TYPE EX.F FIXTURES. REFER TO LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
TYPE EX.J FIXTURES TO BE LOCATED IN TERRACE PLANTING AREAS TO PROVIDE LOW LEVEL ACCENT LIGHTING.

NOTE:
GAS LANTERNS TO BE INTEGRATED IN AND AROUND ENTRY AND ARCADE.

NOTE:
GAS LANTERNS TO BE INTEGRATED IN AND AROUND ENTRY PORTE COCHERE AND ARCADE.

NOTE:
POSSIBLE HOTEL MONUMENT SIGN LOCATION. ILLUMINATE WITH FIXTURES ATTACHED TO SIGNAGE. FIXTURES TO BE SIMILAR TO BK-LIGHTING SIGN STAR. REFER TO FIXTURE TYPE EX.C ON THE LIGHTING EQUIPMENT SCHEDULE FOR FURTHER INFORMATION.

NOTE:
TYPE EX.A STEPLIGHTS TO BE MOUNTED ON SIDE WALLS APPROXIMATELY 9" AFF.

NOTE:
TYPE EX.A STEPLIGHTS TO BE PLACED ON THE FRONT FACE OF STAIR RAISER AS SHOWN TO ILLUMINATE THE WALKWAY.

NOTE:
NO LIGHT FIXTURE TO BE LOCATED AT INDIVIDUAL GUEST ROOM BALCONIES. TYPICAL

NOTE:
TYPICAL STREET POLE- RUSTIC WOOD OR METAL POLE WITH DECORATIVE METAL LANTERN. POLE HEIGHT TO BE 15'-18'. SEE SPECIFICATION FOR TYPE EX.D FOR FURTHER INFORMATION.

NOTE:
BRIDGE LIGHTING TO BE CAR LEVEL LIGHTING SIMILAR TO WHAT WILL BE ACHIEVED WITH THE TYPE EX.A STEPLIGHT.

NOTE:
TOWERS AT PEDESTRIAN BRIDGE TO BE ACCENTED WITH DECORATIVE GAS LANTERNS THAT FLANK THE CASED OPENINGS. INCANDESCENT LIGHTING TO BE INCORPORATED IN THE INTERIOR OF THE TOWERS TO PRODUCE A WARM GLOW FROM THE WINDOWS AT NIGHT.

LIGHTING LEGEND

- DIRECT BURIAL LOW VOLTAGE UPLIGHT
- WALL SCONCE OR LANTERN
- PENDANT OR LANTERN
- LOW VOLTAGE LOUVERED STEPLIGHT
- RUSTIC WOODEN BOLLARD WITH METAL LANTERN
- RUSTIC WOODEN STREET POLE WITH METAL LANTERN

ALL SYMBOLS MAY NOT BE USED

MAIN HOTEL

LAKE MARY ROAD

CANYON BLVD

PHASE II
PHASE I

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EXTERIOR LANDSCAPE AND WATER FEATURE LIGHTING EQUIPMENT SCHEDULE

Type	Description	Manufacturer No.	Lamp	Voltage
EX.A	**Recessed Louvered Low Voltage MR16 Step Light with Remote Transformer** Finish: Bronze 5"x 3"x 3" Deep	BK-Lighting BQ-3-BZP-Louvered Faceplate Fixture requires a remote 12V transformer. Contractor to determine location, quantity, and size	GE Constant Color Q35MR16/CSP12 (FRB)	120/12
EX.B	**Direct Burial Adjustable Low Voltage MR16 Uplight with Remote Transformer** Finish: Bronze 2.75" Diameter x 10" Deep	Winona/ Winscape LA-12-12V-LS-BRS-F0-SH0-PC-STD Fixture requires a remote 12V transformer. Contractor to determine location, quantity, and size	GE Constant Color Q35MR16/CSP12 (FRB)	120/12
EX.C	**Shielded Incandescent Monument Sign Accent** Finish: Bronze 18" Projection from Sign Fixture Mounting to Monument Sign to be coordinated by LLD and Sign Consultant.	BK Lighting SN-0-BZP-18-E	GE 100A/W Soft White	120
EX.D	**Decorative Wooden/ Metal Street Pole with Metal/ Glass Lantern**	Exact Fixture to be Determined		277
EX.D1	**Decorative Metal/ Glass Lantern at Pathway Bridges**	Exact Fixture to be Determined		120
EX.D2	**Decorative Wooden/ Metal Bollard with a Metal/ Glass Lantern**	Exact Fixture to be Determined		120
EX.E	**Direct Burial Adjustable Low Voltage AR111 Uplight with Integral Transformer** Finish: Bronze 6" Diameter x 14" Deep	BK Lighting HP2-AR-TR-40-BZP-11-120-AH-CPC Fixture has an integral 12V transformer	Osram Sylvania 50AR111/NFL25	120/12
EX.F	**Niche Mounted Adult Pool Light** 10" Diameter x 7.75" Deep Finish: Stainless Steel	Hydrel 4425-SS-P56500-120-WFL-CLS-NM-34B-CSLXX-SWM-LP-SS Contractor to determine length of #18-2/16-STW-A submersible cord required. Sufficient cord must be coiled in the niche to allow for the removal of fixture to above water level for relamping.	GE 500PAR56/WFL Lamp Included	120
EX.G	**Kid's Swimming Pool/ Dipping Pool Light** 5" Diameter x 6" Deep Finish: Stainless Steel	Hydrel 4800-RD-SS-100Q-120-NM-XX-CSLXX-SWM-LP Contractor to determine length of #18-2/16-STW-A submersible cord required. Sufficient cord must be coiled in the niche to allow for the removal of fixture to above water level for relamping. Fixture requires a remote 12V transformer. Contractor to determine location, quantity, size	GE 100T4 Quartz Lamp Included	120
EX.H	**Niche Mounted Low Voltage Small Whirl Pool Light** 5.5" Diameter x 7" Deep	Hydrel 4800-RD-B-M75-12-FL-CLS-NM-XX-CSLXXX-SWM-LPI Remote Transformer by others Bronze Finish Contractor to determine length of #16-3 STW-A submersible cord required. Sufficient cord must be coiled in the niche to allow for the removal of fixture to above water level for relamping. Fixture requires a remote 120/12V transformer. Contractor to determine location, quantity, size	GE Precise MR16 Constant Color-UV Control 71 EFY/CC Product Code: 20843	120/12
EX.I	**Not Used**			
EX.J	**Stake Mounted Shielded Low Voltage Uplights** Finish: Bronze Adjustable Power Pipe	BK-Lighting Delta Star DS-1-BZP-B-11-B With PP-A-12-B-BZP	20 Watt MR16 Lamp Included	120/12

General Light Fixture Schedule Notes:

1. The Contractor shall provide the following with their bid:
   - The unit price, without lamp, labor and lighting controls for each light fixture type listed in the Lighting Equipment Schedule. The unit price shall be for the fixture as provided by the manufacturer listed in the schedule for that type. The manufacturer shall be identified. Substitutions or fixture provided by manufacturers not listed in the schedule are not acceptable.
   - The total quantity of each fixture type with the price extension for that quantity.
2. Light fixture catalog cutsheets submitted for review by Lang Lighting Design, Inc. shall list:
   - Fixture type
   - Lamp type, quantity, wattage and phosphor color if applicable
   - Ballast type and fixture voltage
3. Contractor shall verify fixture voltages prior to ordering fixtures.
4. Where the specifications call for field verification, the Contractor shall make field verification measurements in a timely manner as to not cause those lighting fixtures to be delivered to the jobsite late and affect other trades or delays the completion of construction. No substitutions will be allowed due to lead time difficulties arising out of the late ordering of light fixtures.
5. The Electrical Contractor shall provide labor and equipment to assist Lang Lighting Design, Inc. in the setting of the aiming of the landscape light fixtures. The Electrical Contractor shall be prepared to do some of this work after dark if necessary.
6. Contractor to verify wire size of secondary conductors from transformers to luminaires. Wire size shall be sufficient to limit voltage drop to a minimum of 11.5 Volts at the fixture.
7. Contractor to coordinate remote transformer locations with LLD and One Leisure prior to installation.
8. Upon energizing any metal halide fixtures, burn in lamps 100 CONTINUOUS HOURS.

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B-K LIGHTING
Quality to Last a Lifetime

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Louvered Brick Stair

Catalog Number Logic

S - CD - BQL - GU - 163 - POL - C -

Click to view

http://bklighting.com/products/louvered/lou_brickst.html 8/30/2005

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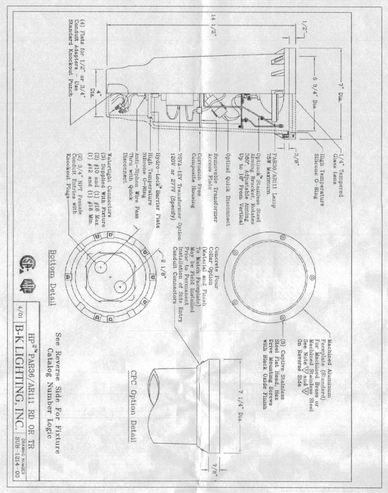

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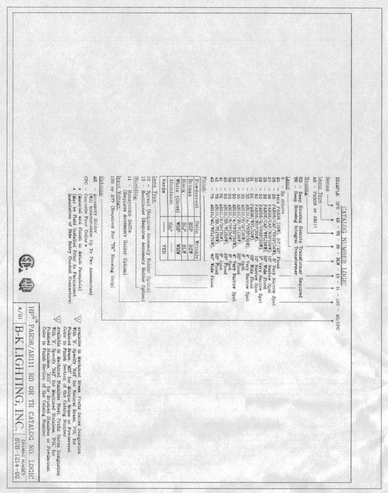

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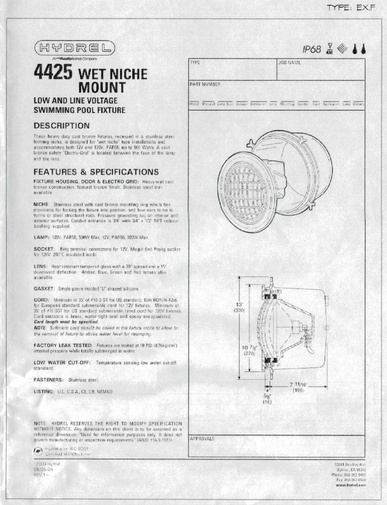

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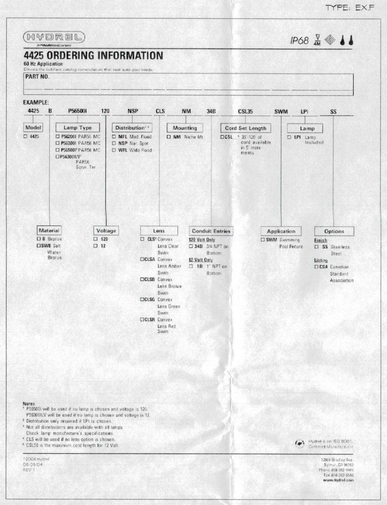

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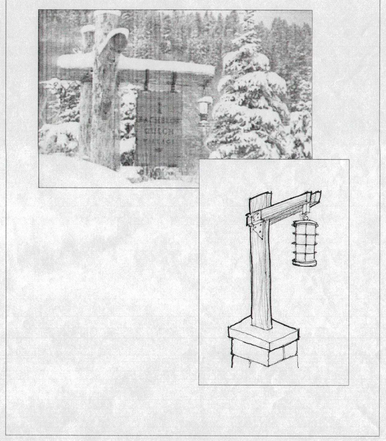

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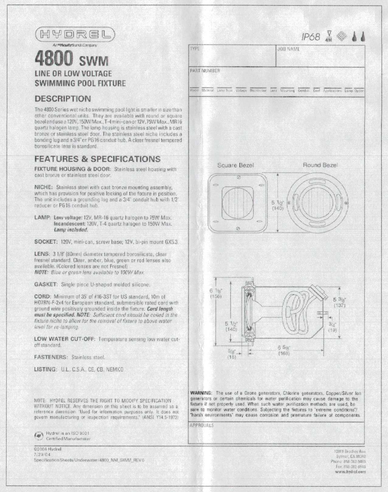

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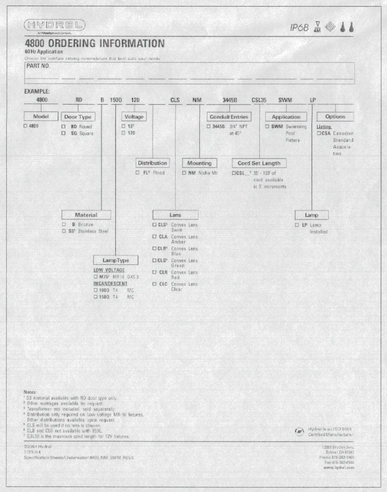

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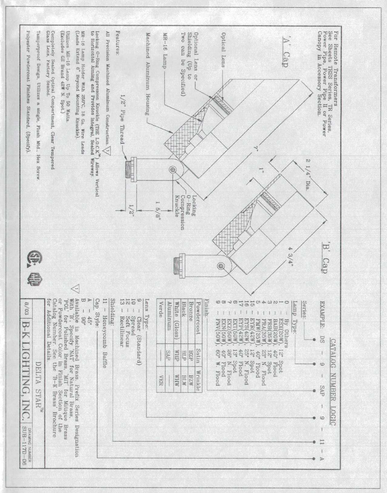

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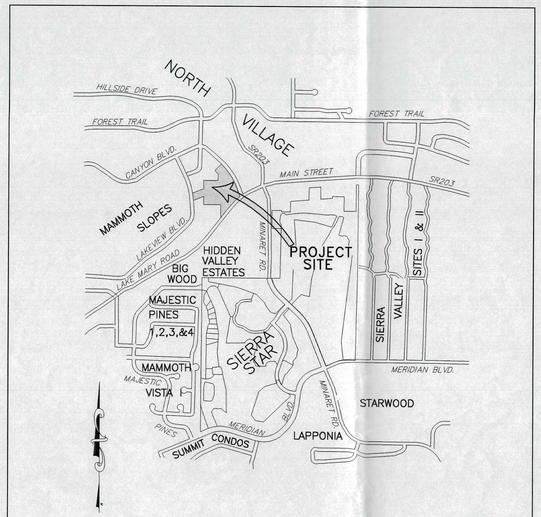
LEGEND

- NEW ASPHALT PAVEMENT
- NEW CONCRETE
- CUT/FILL SLOPES
- EXISTING CURB & GUTTER
- NEW ROLLED CURB & GUTTER
- 4390 EXISTING CONTOUR
- 2% DIRECTION OF FLOW
- PROPOSED STORM DRAIN (SIZE AS NOTED)
- EXISTING STORM DRAIN
- PROPOSED SANITARY SEWER (SIZE AS NOTED)
- EXISTING SANITARY SEWER
- GRADE BREAK
- NEW CATCH BASIN/MANHOLE
- EXISTING CATCH BASIN
- STREET SIGN
- PEDESTRIAN RAMP
- W EXISTING WATER LINE W/VALVE
- FIRE HYDRANT
- 89.34 TC SPOT ELEVATION
- ROCK RIPRAP
- PROPOSED WATER VALVE
- FLUSH VALVE ASSEMBLY
- THRUST BLOCK
- AIR RELEASE VALVE
- PROPOSED TRENCH DRAIN
- PROPOSED STORM WATER DETENTION/INFILTRATION STRUCTURE
- WV EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER MANHOLE
- E PROPOSED ELECTRICAL TRANSFORMER PAD (SCHEMATIC–TO BE DESIGNED BY OTHERS)
- PROPOSED BACKFLOW PREVENTER
- FDC PROPOSED FIRE DEPARTMENT CONNECTION (FDC)
- PROPOSED CLEANOUT OR AREA DRAIN
- PROPOSED YARD DRAIN
- PIV PROPOSED POST INDICATOR VALVE
- 6" FW PROPOSED FIRE WATER (SIZE AS NOTED)
- 6" DW PROPOSED DOMESTIC WATER (SIZE AS NOTED)
- DW PROPOSED DOMESTIC WATER METER
- IRR PROPOSED IRRIGATION WATER METER
- E PROPOSED ELECTRICAL CONDUIT (DESIGN BY OTHERS)
- EXISTING STREET LIGHT



VICINITY MAP
NOT TO SCALE

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ABBREVIATIONS

AB	ANCHOR BOLT	DIP	DUCTILE IRON PIPE	MAX	MAXIMUM	SSCLSR	STANDARD SPECIFICATIONS FOR CONSTRUCTION OF LOCAL STREETS AND ROADS
ABAN	ABANDONED	DTL, DTLS.	DETAIL(S)	MCWD	MAMMOTH COMMUNITY WATER DISTRICT	SSE	MAXIMUM DRY DENSITY
ABC	AGGREGATE BASE COURSE	DWG	DRAWING	MDD	MAXIMUM DRY DENSITY	STA	SANITARY SEWER EASEMENT
AC	ASPHALT CONCRETE	E	EASTING	MECH	MECHANICAL	SIM	STATION
ADD	ADDITIONAL	EX or EXIST	EXISTING	MFR	MANUFACTURER	SPEC	SIMILAR
ADJ	ADJACENT	EA	EACH	MH	MANHOLE	SPPCo	SPECIFICATIONS
APPROX	APPROXIMATE	EC	END CURVE	MIN	MINIMUM	SQ	SIERRA PACIFIC POWER COMPANY
APPR	APPROVED	ECR	END CURB RETURN	MISC	MISCELLANEOUS	SS	SQUARE
ARCH	ARCHITECTURAL	ECC	ECCENTRIC	MLFD	MAMMOTH LAKES FIRE DEPARTMENT	SSCLSR	SANITARY SEWER
ARV	AIR RELEASE VALVE	EL	ELEVATION	MPH	MILES PER HOUR		STANDARD SPECIFICATION FOR CONSTRUCTION OF LOCAL STREETS AND ROADS
BC	BEGIN CURVE	ELEC	ELECTRIC	N	NORTHING	STD	STANDARD
BCR	BEGIN CURB RETURN	ENGR	ENGINEER	NTS	NOT TO SCALE	SYMM	SYMMETRICAL
BF	BLIND FLANGE	EQPT	EQUIPMENT	OC	ON CENTER	TAN	TANGENT
BFC	BACK FACE OF CURB	EVC	END OF VERTICAL CURVE	OG	ORIGINAL GROUND	TB	THRUST BLOCK
BFV	BUTTERFLY VALVE	EW	EACH WAY	OR	ORIGINAL RECORDS	TC	TOP OF CURB
BLDG	BUILDING	EXP JT	EXPANSION JOINT	OZ	OUNCE	TECH	TECHNICAL
BM	BENCH MARK	FDC	FIRE DEPARTMENT CONNECTION	P	PROPOSED	TEL	TELEPHONE
BOT	BOTTOM	FES	FLARED END SECTION	PC	POINT OF CURVE	TEMP	TEMPERATURE
BS	BOTTOM OF STEP	FF	FINISH FLOOR	P.C.C.	PORTLAND CEMENT CONCRETE	TF	TOP FACE
BVC	BEGIN VERTICAL CURVE	FFC	FRONT FACE OF CURB	PE	POLYETHYLENE	TM	TRACK MAP
CARV	COMBINATION AIR RELEASE VALVE	FG	FINISH GRADE	PI	POINT OF INTERSECTION	TMB	TRACK MAP BOOK
CB	CATCH BASIN	FH	FIRE HYDRANT	PIV	POST INDICATOR VALVE	TOML	TOWN OF MAMMOTH LAKES
CD	CONSTRUCTION DOCUMENTS	FIG	FIGURE	or PL	PROPERTY LINE	TS	TOP OF STEP
CFS	CUBIC FEET PER SECOND	FLG	FLANGE	PRC	POINT OF REVERSE CURVE	TW of TOW	TOP OF WALL
CI	CAST IRON	GR FL	FLOWLINE	PREFAB	PREFABRICATED	TYP	TYPICAL
CJ	CONSTRUCTION JOINT	FNSH	FINISH	PROP	PROPERTY	V	VELOCITY
or CL	CENTERLINE	FPS	FEET PER SECOND	PSF	POUNDS PER SQUARE FOOT	V1/2	VELOCITY AT ONE HALF DEPTH
CLR	CLEAR	FT	FOOT or FEET	PSI	POUNDS PER SQUARE INCH	VC	VERTICAL CURVE
CMP	CORRUGATED METAL PIPE	FTG	FOOTING	PT	POINT OF TANGENCY	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	FVA	FLUSH VALVE ASSEMBLY	PUE	PUBLIC UTILITY EASEMENT	VG	VALLEY GUTTER
CO	CLEANOUT	F	DEGREE FAHRENHEIT	PVC	POLYVINYL CHLORIDE	W	WATER
COL	COLUMN	G	GAS	PVI	POINT OF VERTICAL INTERSECTION	WL	WATER LINE
CONC	CONCRETE	GAL	GALLON	PVMT	PAVEMENT	WV	WATER VALVE
CONN	CONNECTION	GALV	GALVANIZED	Q5	FIVE YEAR FLOW RATE	WWF	WELDED WIRE FABRIC
CONT	CONTINUOUS	GPD	GALLONS PER DAY	Q100	ONE HUNDRED YEAR FLOW RATE	YD	YARD
COORD	COORDINATE	HGL	HYDRAULIC GRADE LINE	QCAP	FLOW RATE CAPACITY		
CSP	CORRUGATED STEEL PIPE	HORIZ	HORIZONTAL	R	RADIUS		
CTR	CENTER	HP	HORSEPOWER	RCW	RECLAIMED WATER		
CU	CUBIC	HW	HEADWALL	RCB	REINFORCED CONCRETE BOX CULVERT		
CU FT	CUBIC FEET	ID	INSIDE DIAMETER	RCP	REINFORCED CONCRETE PIPE		
CU IN	CUBIC INCH	IE	INVERT ELEVATION	RD	ROAD		
CU YD	CUBIC YARD	IN	INCH	REF	REFERENCE or REFER		
CULV	CULVERT	INV	INVERT	REINF	REINFORCED		
CV	CHECK VALVE	IRR	IRRIGATION	REQD	REQUIRED		
DSG	MEDIAN DIAMETER	JT	JOINT	RT	RIGHT		
DBL	DOUBLE	KW	KILOWATT	RW or ROW	RIGHT–OF–WAY		
DCVA	DOUBLE CHECK VALVE ASSEMBLY	L	LENGTH	RWL	RECLAIMED WATER LINE		
DET	DETAIL	LAT	LATERAL	SCH	SCHEDULE		
	DROP INLET, DUCTILE IRON	LB	POUNDS	SD	STORM DRAIN		
		LB/CU FT	POUNDS PER CUBIC FOOT	SECT	SECTION		
		LONG	LONGITUDINAL	SF	SQUARE FOOT		
		LPSS	LOW PRESSURE SANITARY SEWER	SI	SQUARE INCH		
		LT	LEFT				

SHEET INDEX

C1.0 TITLE SHEET
C2.0 PRELIMINARY SITE PLAN
C3.0 PRELIMINARY GRADING PLAN
C4.0 PRELIMINARY CROSS SECTIONS
C5.0 PRELIMINARY UTILITY PLAN
C6.0 PRELIMINARY TREE ANALYSIS

GENERAL NOTES

1. SEE TENTATIVE MAP PREPARED BY TRIAD/HOLMES ASSOCIATES
2. SEE ARCHITECTURAL PLANS PREPARED BY HILL GLAZIER ARCHITECTS
3. SEE LANDSCAPE PLANS PREPARED BY PROJECTS PACIFIC
4. EXISTING ZONING= SP (SPECIFIC PLAN)
5. ASSESSOR'S PARCEL NUMBERS: 31–110–27, 33–010–02, 33–020–10, 33–020–11, 33–020–21, AND 33–020–33

UTILITY INFORMATION

1. SOURCE OF POWER: SOUTHERN CALIFORNIA EDISON
   CONTACT: DEE–ANN TOTH/SERVICE PLANNER
   PHONE: (760) 934–8236
2. SOURCE OF WATER AND SEWAGE DISPOSAL:
   MAMMOTH COMMUNITY WATER DISTRICT
   CONTACT: JOHN PEDERSEN
   PHONE: (760) 934–2596
3. SOURCE OF TELEPHONE: GTE/VERIZON
   CONTACT: COREY BOLTON
   PHONE: (760) 782–0967
4. SOURCE OF GAS: ROCK CREEK ENERGY
   CONTACT: GEORGE JAGGARD/SUPERINTENDENT
   PHONE: (760) 343–1180
5. CABLE TV: MAMMOTH CABLE
   CONTACT: JOE WARTA/PLANNER
   PHONE: (760) 934–8553
6. FIRE SERVICES: MAMMOTH LAKES FIRE DEPT.
   CONTACT: THOM HELLER/FIRE MARSHAL
   PHONE: (760) 934–2300

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY A. HOLST
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA
12-1-05

TITLE SHEET

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A Joint Venture

MG THE MERIDIAN GROUP
P.O. BOX 100-595 MAMMOTH LAKES, CA 93546
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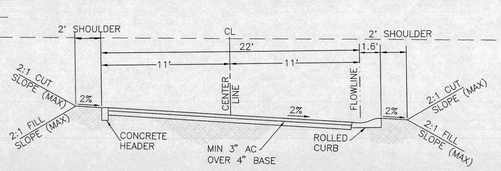
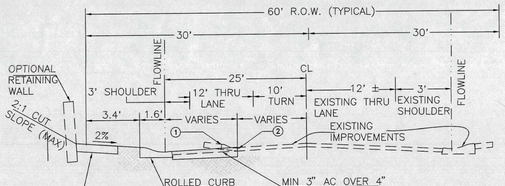


A C2 TYPICAL ACCESS DRIVEWAY SECTION NTS



B C2 TYPICAL SECTION CANYON BLVD. NTS

SITE AND PAVING NOTES

1. (E) ROLLED CURB TO BE REMOVED
2. (E) ROLLED CURB (PROTECT IN PLACE)
3. (E) SIDEWALK (TO BE REMOVED)
4. (P) P.C.C. PATH/SIDEWALK
5. (P) SAWCUT LINE
6. (P) 2.0' P.C.C. ROLLED CURB & GUTTER
7. (P) ROCKERY/DRY STACK WALLS (REFER TO GRADING PLANS FOR APPROXIMATE HEIGHT)
8. (P) TRANSFORMER PAD
9. (E) SITE LIGHT
10. (P) P.C.C. VALLEY GUTTER
11. (P) DIRECTIONAL ARROW & STRIPING (TYP)

LAND USE FOR PHASE 1:

PAVED AREA (DRIVEWAYS, WALLS, BOULDERS, PATHS, POOL, AND SPAS)	±1.06 ACRES
BUILDING AREA	±1.89 ACRES
LANDSCAPED AREA	±2.13 ACRES
TOTAL	5.08 ACRES

TTM CALLS OUT 4.6 ACRES

NUMBER OF UNITS/BEDROOMS

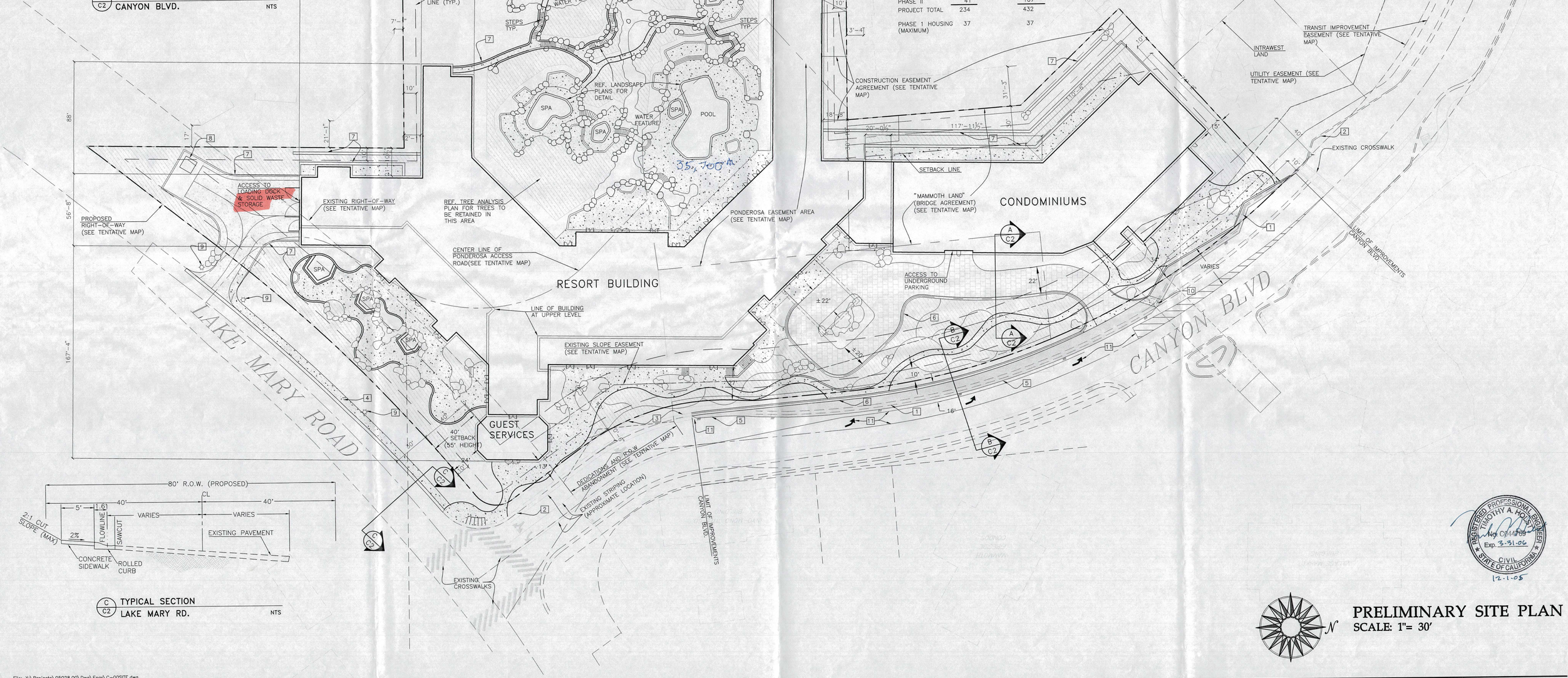
	UNITS	BEDROOMS
PHASE I	193	325
PHASE II	41	107
PROJECT TOTAL	234	432
PHASE 1 HOUSING (MAXIMUM)	37	37

GENERAL SITE NOTES:

1. PAVED AREAS:
   - PROPOSED STAMPED P.C.C. OR PAVER DRIVEWAY (±8,785 SF) (CONSULT GEOTECHNICAL ENGINEER/REPORT FOR ALL CONCRETE PAVING SPECIFICATIONS)
   - ONSITE PROPOSED P.C.C. DRIVEWAY (±4,625 SF) OR HARDSCAPE
   - PROPOSED ASPHALT CONCRETE (±4,670 SF)
2. SNOW STORAGE AREA FOR PHASE 1:
   AREAS REQUIRING SNOW REMOVAL:

ONSITE: DRIVE,	PATHS,	TOTAL
±13,410 SF	±32,715 SF	= ±46,125 SF

   TOTAL SNOW STORAGE REQUIRED (0.75 X ±46,125 SF = ±34,595 SF)
   - SNOW STORAGE PROVIDED: ±36,317 SF
4. SITE COVERAGE FOR PHASE 1:
   SITE AREA = 5.08 ACRES
   PROPOSED SITE COVERAGE: ±2.95 ACRES (INCLUDING BUILDINGS, DRIVEWAYS, PATHS, POOLS, & SPAS)
   PERCENTAGE OF SITE COVERAGE: ±3.19/±5.08= ±58%
5. REFERENCE SHEET C2.0 FOR GRADING & DRAINAGE INFORMATION.
6. REFERENCE SHEET C4.0 FOR UTILITY INFORMATION.
7. REFERENCE SHEET C5.0 FOR TREE IDENTIFICATION & ANALYSIS.
8. EXISTING OVERHEAD ELECTRIC TO BE UNDERGROUNDED PER SCE IN LAKE MARY ROAD.
9. REFERENCE TENTATIVE MAP BY OTHERS FOR EASEMENTS NOT SHOWN.
10. ALL ON-SITE PAVED AREAS TO INCLUDE SNOWMELT SYSTEM (DESIGNED BY OTHERS).
11. REFERENCE LANDSCAPE PLANS BY OTHERS FOR PLANTING, HARDSCAPE, POOLS, WATER FEATURES, DECORATIVE ROCKS, AND OTHER SITE AMENITIES.
12. REFERENCE ARCHITECTURAL PLANS FOR BUILDING INFORMATION.
13. SOLID WASTE TO BE STORED IN CONDITIONED SPACE INSIDE BUILDING, PRIOR TO PICKUP.
14. PUBLIC USE EASEMENT REQUIRED FOR ON-SITE PORTIONS OF CANYON BLVD. SIDEWALK.



C C2 TYPICAL SECTION LAKE MARY RD. NTS

REGISTERED PROFESSIONAL ENGINEER TIMOTHY A. HOLSEN Reg. C044769 Exp. 3-31-06 CIVIL STATE OF CALIFORNIA
12-1-05

N

PRELIMINARY SITE PLAN
SCALE: 1"= 30'

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Mammoth Lakes, California

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MG THE MERIDIAN GROUP P.O. BOX 100-595 MAMMOTH LAKES, CA 93546 TEL: 760-924-8582 FAX: 760-924-7799

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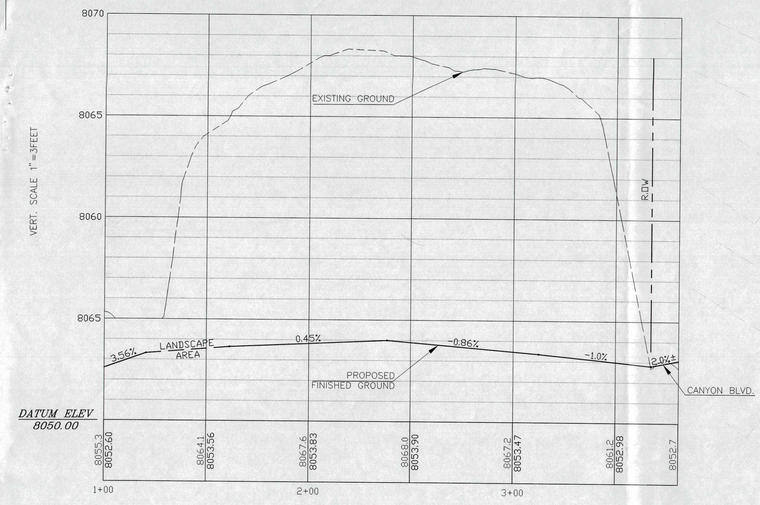
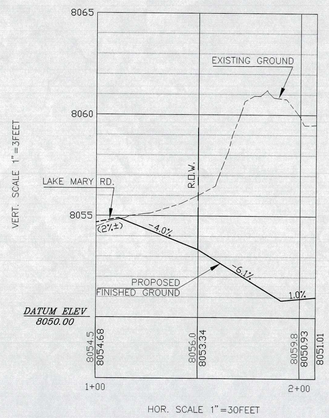


PROFILE "B"



PROFILE "A"

GRADING NOTES

1. GRADING SHALL CONFORM TO TOWN OF MAMMOTH LAKES CODE, THE FINAL GEOTECHNICAL INVESTIGATION, AND ALL APPLICABLE CALIFORNIA REGULATIONS INCLUDING BEST MANAGEMENT PRACTICES.
2. ELEVATIONS, AND CONTOURS SHOWN ON THIS PLAN CONVEY THE INTENT OF THE GRADING CONCEPT AND ARE SUBJECT TO CHANGE DURING THE FINAL DESIGN PROCESS.
3. EXISTING IMPROVEMENTS AND TOPOGRAPHY SHALL BE FIELD VERIFIED AT THE TIME OF FINAL DESIGN.
4. SEE PRELIMINARY SITE PLAN FOR SETBACKS AND COVERAGE.
5. SEE PRELIMINARY UTILITY PLAN FOR STORM DRAIN.
6. FINISH GRADE (FG) TAKEN AT FRONT FACE OF RETAINING WALL, WHERE APPLICABLE.
7. THIS PLAN SHOWS THE MOST SIGNIFICANT FEATURES, INCLUDING RETAINING WALLS. ADDITIONAL RETAINING WALLS MAY BE REQUIRED AT FINAL DESIGN.

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY A. HOSTA
No. C044769
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA
12-1-05

PRELIMINARY GRADING PLAN
SCALE: 1"= 30'

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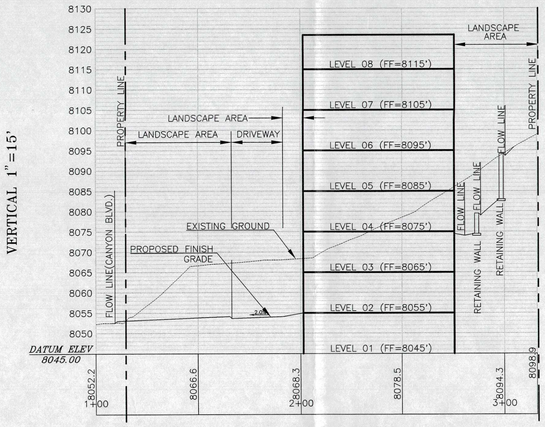
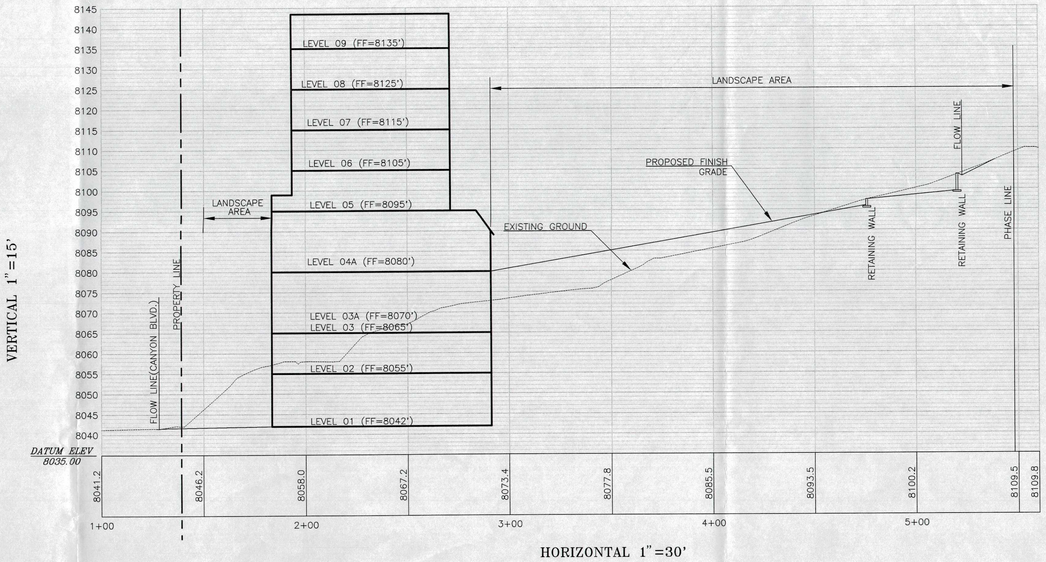


A SITE SECTION



B SITE SECTION

C SITE SECTION

D SITE SECTION

CROSS SECTION NOTES

1. BUILDINGS SHOWN SCHEMATICALLY FOR REFERENCE. SEE ARCHITECTURAL PLANS FOR DETAILS.
2. LANDSCAPE AREA INCLUDES LANDSCAPE, HARDSCAPE, SPAS, WALKS AND MISCELLANEOUS SITE AMENITIES. SEE LANDSCAPE PLANS FOR DETAILS.

REGISTERED PROFESSIONAL ENGINEER TIMOTHY A. HOLLOWAY Exp. 3-31-06 CIVIL STATE OF CALIFORNIA 12-1-05

PRELIMINARY CROSS SECTIONS

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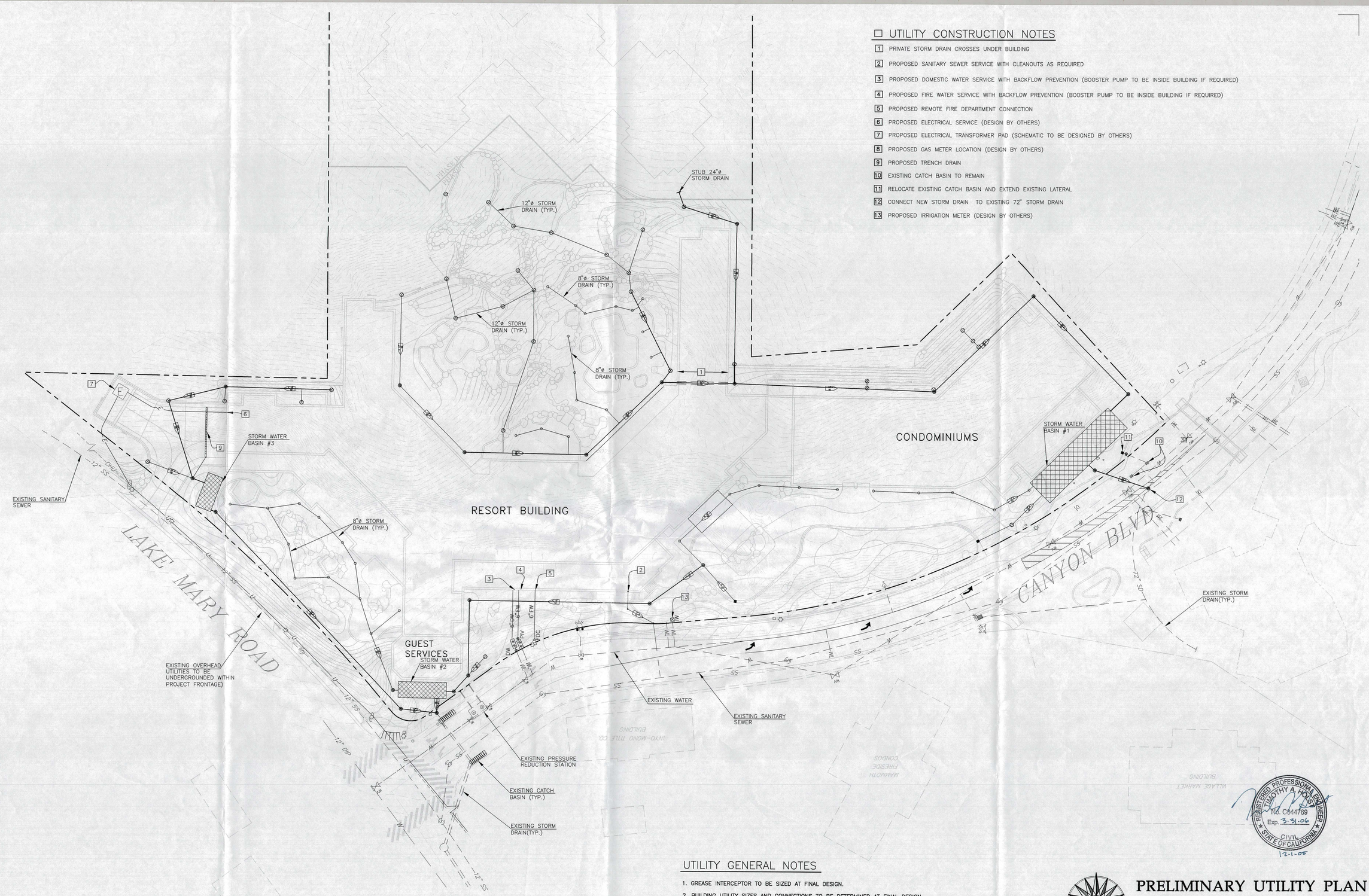
UTILITY CONSTRUCTION NOTES

1. PRIVATE STORM DRAIN CROSSES UNDER BUILDING
2. PROPOSED SANITARY SEWER SERVICE WITH CLEANOUTS AS REQUIRED
3. PROPOSED DOMESTIC WATER SERVICE WITH BACKFLOW PREVENTION (BOOSTER PUMP TO BE INSIDE BUILDING IF REQUIRED)
4. PROPOSED FIRE WATER SERVICE WITH BACKFLOW PREVENTION (BOOSTER PUMP TO BE INSIDE BUILDING IF REQUIRED)
5. PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
6. PROPOSED ELECTRICAL SERVICE (DESIGN BY OTHERS)
7. PROPOSED ELECTRICAL TRANSFORMER PAD (SCHEMATIC TO BE DESIGNED BY OTHERS)
8. PROPOSED GAS METER LOCATION (DESIGN BY OTHERS)
9. PROPOSED TRENCH DRAIN
10. EXISTING CATCH BASIN TO REMAIN
11. RELOCATE EXISTING CATCH BASIN AND EXTEND EXISTING LATERAL
12. CONNECT NEW STORM DRAIN TO EXISTING 72" STORM DRAIN
13. PROPOSED IRRIGATION METER (DESIGN BY OTHERS)



UTILITY GENERAL NOTES

1. GREASE INTERCEPTOR TO BE SIZED AT FINAL DESIGN.
2. BUILDING UTILITY SIZES AND CONNECTIONS TO BE DETERMINED AT FINAL DESIGN.
3. EXISTING UTILITY INFORMATION IS BASED ON RECORD DRAWINGS AND MUST BE FIELD VERIFIED PRIOR TO FINAL DESIGN

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY A. POST
No. C044769
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA
12-1-05

PRELIMINARY UTILITY PLAN

N SCALE: 1"= 30'

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1. TREE PROTECTION FENCING SHALL BE INSTALLED AT THE DRIP LINE OF TREES TO BE RETAINED AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED.
2. THE CONTRACTOR SHALL MINIMIZE DISTURBANCE TO TREES DURING CONSTRUCTION WITH TEMPORARY FENCING TO KEEP HEAVY EQUIPMENT AWAY FROM THE TREE DRIP LINE.
3. IN AREAS WITH RETAINING WALLS, THE CONTRACTOR WILL EXCAVATE AROUND EXISTING TREES TO CHECK ROOT GROWTH AND STRUCTURE DURING MASS GRADING OPERATIONS. TREES DETERMINED TO BE QUESTIONABLE DUE TO EXCESSIVE ROOT CUTTING WILL EITHER BE TRANSPLANTED OR REMOVED FROM THE SITE. TREES WITH MINIMAL ROOT CUTTING THAT DO NOT POSE A FUTURE HAZARD TO BUILDINGS OR OTHER SITE IMPROVEMENTS WILL BE RETAINED IN AREAS SHOWN ON THE PLANS. ROCK WALLS WILL MAKE UP THE GRADE DIFFERENCE AROUND THE TREE BASE.
4. ALL SNAGS ARE TO BE REMOVED WITHIN PHASE I. (SNAGS ARE NOT INCLUDED IN TREE COUNT)
5. TREES NOT MARKED AS REMOVED ARE INTENDED TO REMAIN.
6. TREES ON ADJACENT PRIVATE PROPERTY TO BE PROTECTED IN PLACE UNLESS OTHERWISE NOTED.

PHASE II
PHASE I

RESORT BUILDING

CONDOMINIUMS

GUEST SERVICES

LAKE MARY ROAD

CANYON BLVD

LEGEND AND SUMMARY

∘24"P	EXISTING PINE TREE WITH DIAMETER
∘24"F	EXISTING FIR TREE WITH DIAMETER
±276	TOTAL TREES PLANNED TO REMAIN
X24"P	TREES PLANNED TO BE REMOVED OR RELOCATED
±317	TOTAL TREES PLANNED TO BE REMOVED OR RELOCATED

REGISTERED PROFESSIONAL ENGINEER
TIMOTHY A. HOLSMAN
No. 044769
Exp. 3-31-06
CIVIL
STATE OF CALIFORNIA
12-1-05

N

PRELIMINARY TREE ANALYSIS

SCALE: 1"= 30'

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