

LEGAL DESCRIPTION

ASSESSOR PARCEL NUMBER: 035-170-025-0000,
663 OLD MAMMOTH RD.
LLA PARCEL 1, 2006-05
MAMMOTH LAKES, CALIFORNIA 93546

OWNERS

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SHEET INDEX- PLANNING SUBMITTAL

- A1.0 SITE / ROOF PLAN, COVER INFO.
- A1.1 SITE CONTEXT MAP & SITE CONTEXT ELEVATION
- A1.2 LANDSCAPE PLAN & PARKING PLAN
- C1 TENTATIVE TRACT MAP - TRIAD
- C2 USE PERMIT SITE PLAN - TRIAD
- A3.01 FLOOR AREA SUMMARY - BUILDING A/B
- A3.02 FLOOR AREA SUMMARY - BUILDING C
- A3.1 FIRST FLOOR PLAN - BUILDING A/B
- A3.2 SECOND FLOOR PLAN - BUILDING A/B
- A3.3 THIRD FLOOR PLAN - BUILDING A/B
- A3.4 FOURTH FLOOR PLAN - BUILDING A/B
- A3.5 FIRST AND SECOND FLOOR PLANS - BUILDING C
- A3.6 THIRD AND FOURTH FLOOR PLANS - BUILDING C
- A4.1 BUILDING SECTIONS - BUILDING A/B
- A4.2 BUILDING SECTIONS - BUILDING C
- A5.1 SOUTH ELEVATION - BUILDING A/B
- A5.2 EAST AND WEST ELEVATIONS - BUILDING A/B
- A5.3 NORTH ELEVATION - BUILDING A/B
- A5.4 SOUTH AND WEST ELEVATIONS - BUILDING C
- A5.5 NORTH AND EAST ELEVATIONS - BUILDING C
- A6.1 PERSPECTIVES - BUILDING A/B
- A6.2 PERSPECTIVES - BUILDING C

BUILDING A/B AREA CALCULATIONS

FOURTH Floor (UNITS A4, B4) Area Calcs

PROPOSED CONDITIONED AREA (A)	= 574 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 574 SQ.FT.
FOURTH FLR. CONDIT. AREA (TOTAL)	= 1148 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA	= 430 SQ.FT.
DECK/ MECH.	
NET CONDO AREA (A)	= 380 SQ.FT.
NET CONDO AREA (B)	= 409 SQ.FT.
PROPOSED FOURTH FLOOR AREA	= 1578 SQ.FT.

THIRD Floor (UNITS A3, B3) Area Calcs

PROPOSED CONDITIONED AREA (A)	= 1150 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 1150 SQ.FT.
THIRD FLR. CONDIT. AREA (TOTAL)	= 2300 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA	= 580 SQ.FT.
DECK/ MECH.	
NET CONDO AREA (A)	= 1078 SQ.FT.
NET CONDO AREA (B)	= 1078 SQ.FT.
PROPOSED THIRD FLOOR AREA	= 2880 SQ.FT.

SECOND Floor (UNITS A2, B2) Area Calcs

PROPOSED CONDITIONED AREA (A)	= 1117 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 1117 SQ.FT.
SECOND FLR CONDIT. AREA (TOTAL)	= 2234 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA	= 468 SQ.FT.
DECK/ MECH.	
NET CONDO AREA (A)	= 1055 SQ.FT.
NET CONDO AREA (B)	= 1055 SQ.FT.
PROPOSED SECOND FLOOR AREA	= 2702 SQ.FT.

FIRST Floor (UNITS A1, B1) Area Calcs

PROPOSED CONDITIONED AREA (A)	= 420 SQ.FT.
PROPOSED CONDITIONED AREA (B)	= 420 SQ.FT.
GROUND FLR. CONDIT. AREA (TOTAL)	= 840 SQ.FT.
PROPOSED COMMON/ELEVATOR AREA	= 650 SQ.FT.
PROPOSED GARAGE AREA 2X 707 SF	= 1414 SQ.FT.
NET CONDO AREA (A)	= 372 SQ.FT.
NET CONDO AREA (B)	= 372 SQ.FT.
PROPOSED BLDG. FOOTPRINT AREA	= 2904 SQ.FT.
BUILDING A/B TOTAL COND. AREA	= 6522 SQ.FT.
TOTAL COMBINED FLOOR AREA A/B	= 10,064 SQ.FT.

BUILDING C AREA CALCULATIONS

FOURTH Floor (UNIT C4) Area Calcs

PROPOSED COND. AREA	= 545 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 303 SQ.FT.
PROPOSED FOURTH FLOOR AREA	= 848 SQ.FT.
NET CONDO AREA	= 442 SQ.FT.

THIRD Floor (UNIT C3) Area Calcs

PROPOSED COND. AREA	= 1178 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 370 SQ.FT.
PROPOSED THIRD FLOOR AREA	= 1548 SQ.FT.
NET CONDO AREA	= 1069 SQ.FT.

SECOND Floor (UNIT C2) Area Calcs

PROPOSED CONDITIONED AREA	= 1119 SQ.FT.
PROPOSED DECK/STAIR/ELEV.	= 409 SQ.FT.
PROPOSED SECOND FLOOR AREA	= 1528 SQ.FT.
NET CONDO AREA	= 1050 SQ.FT.

FIRST Floor (UNIT C1) Area Calcs

PROPOSED CONDITIONED AREA	= 431 SQ.FT.
PROPOSED DECK/STAIR/MECH.	= 359 SQ.FT.
PROPOSED ELEV. AREA	= 67 SQ.FT.
PROPOSED GARAGE AREA	= 707 SQ.FT.
NET CONDO AREA	= 364 SQ.FT.
PROPOSED BLDG. FOOTPRINT AREA	= 1564 SQ.FT.
BUILDING C TOTAL COND. AREA	= 3163 SQ.FT.
BUILDING C TOTAL FLOOR AREA	= 5488 SQ.FT.

EXISTING HOTEL AREA CALCULATIONS

SECOND Floor Area Calcs

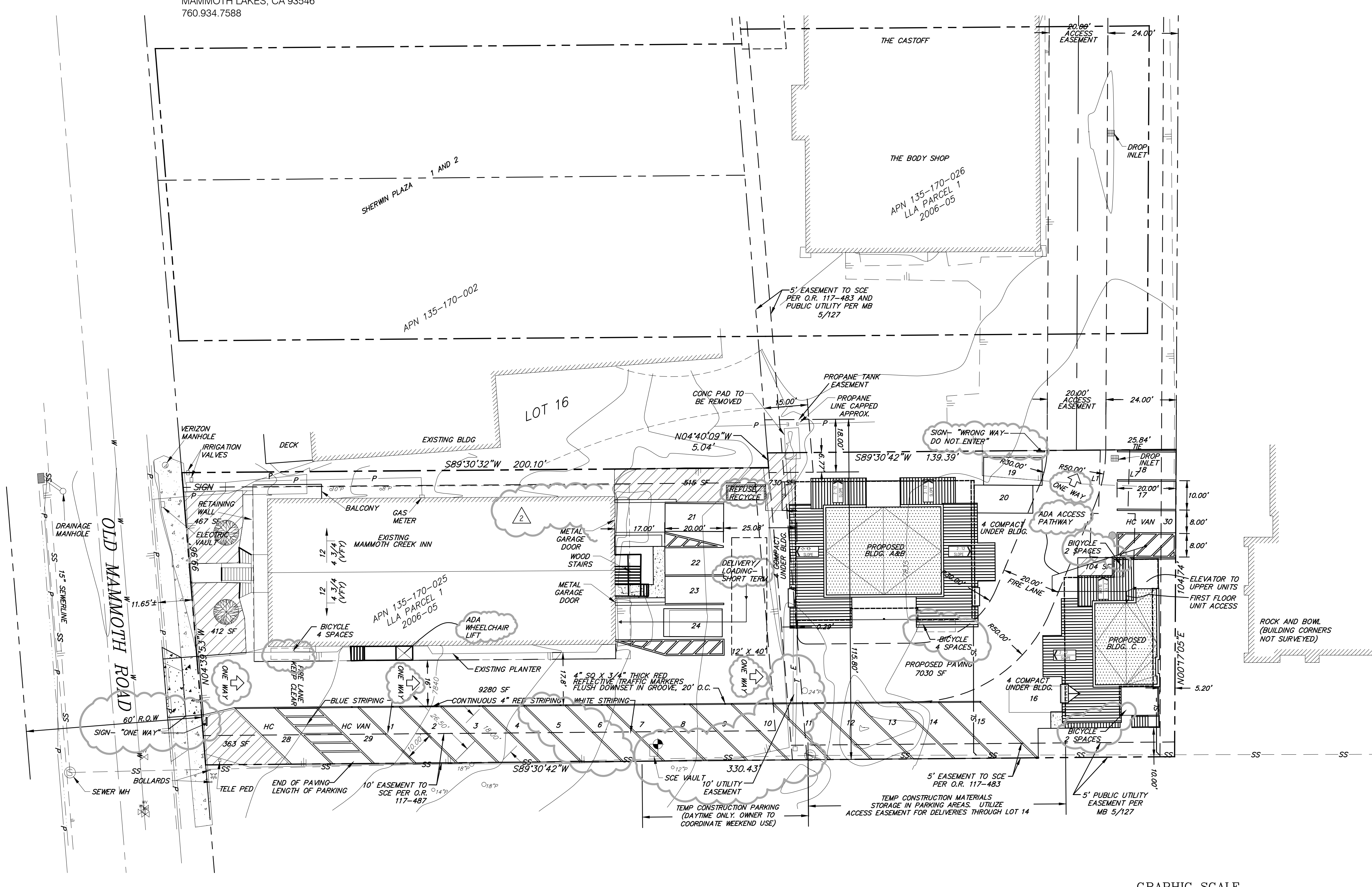
PROPOSED COND. AREA	= 5,912 SQ.FT.
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GROUND Floor Area Calcs

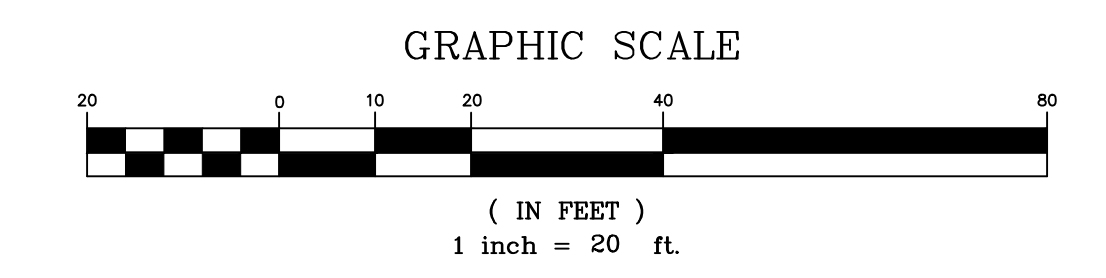
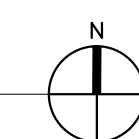
PROPOSED CONDITIONED AREA	= 5,912 SQ.FT.
FRONTAGE WALK/RAMP ACCESS	= 671 SQ.FT.
PROPOSED FOOTPRINT AREA	= 6583 SQ.FT.

Basement Floor Exist. Area Calcs

EXISTING CONDITIONED AREA	= 963 SQ.FT.
EXISTING ACCESS STAIRS/MECH	= 6875 SQ.FT.
PROPOSED FOOTPRINT AREA	



SITE PLAN
SCALE 1"=20'-0"



STATISTICS PARKING ANALYSIS

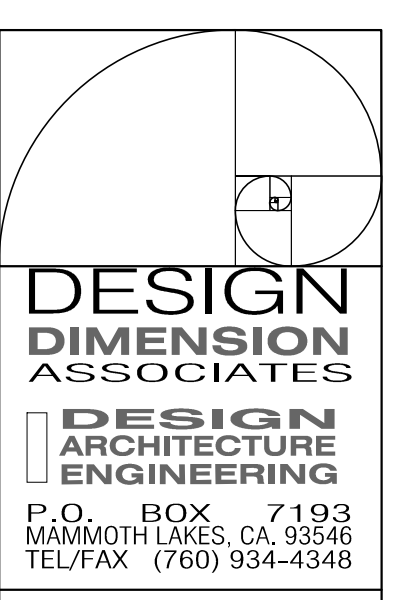
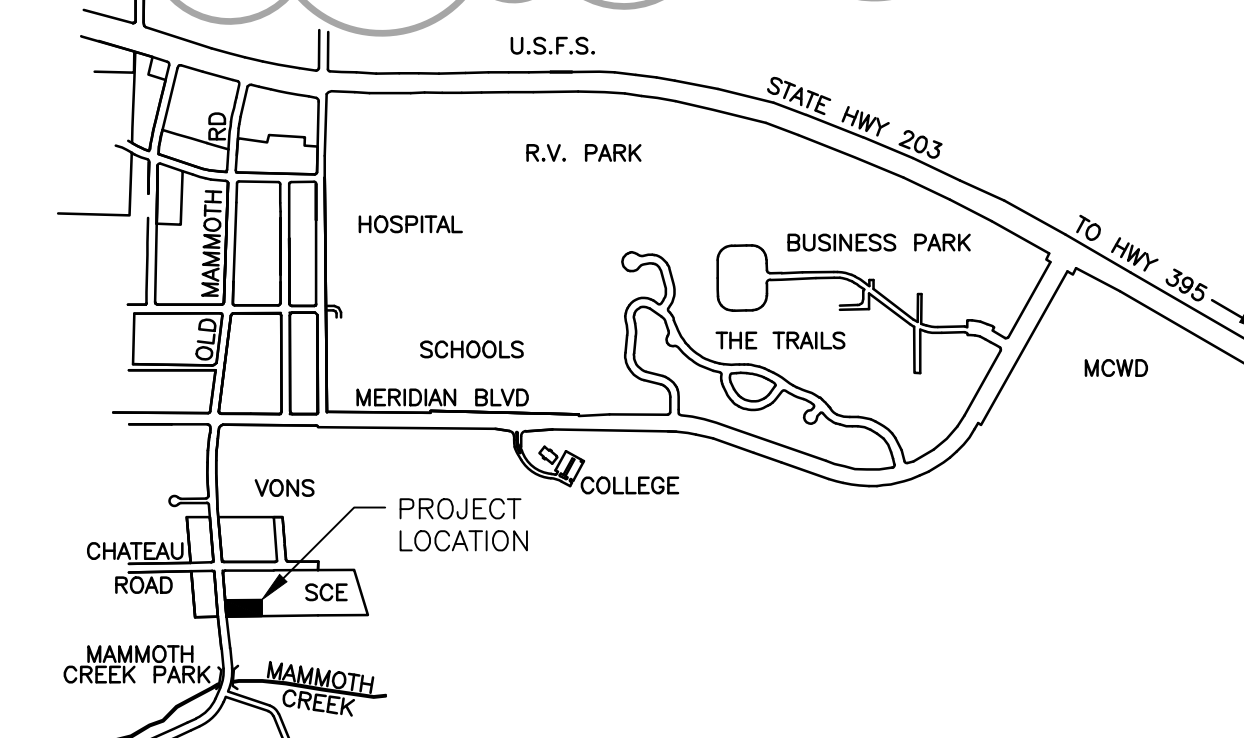
COVERED SPACES PROVIDED UNDER PROPOSED BUILDINGS	12- SPACES (9'X18')
SITE PARKING - UNCOVERED	24- SPACES (10'X20')
ADA VAN ACCESSIBLE	3- SPACES
PROPOSED PARKING PROVIDED	36 REGULAR SPACES
ADA VAN ACCESS	3 SPACES
TOTAL SPACES PROVIDED	39 SPACES

LOT COVERAGE CALCULATION

TOTAL LOT AREA	100 %	34,074 SQ.FT.
ALLOWABLE COVERED AREA		
CURRENT CONFORMANCE/ F.A.R.	2.5	85,185 SQ.FT.
PROPOSED FLOOR AREA BUILDING A/B (ALL FLOORS)		10,064 SQ.FT.
PROPOSED FLOOR AREA BUILDING C (ALL FLOORS)		5,472 SQ.FT.
EXISTING HOTEL FLOOR AREA		18,707 SQ.FT.
[PROPOSED TOTAL BUILDING AREA		34,243 SQ.FT.]
PROPOSED PAVING/ DRIVE - PARKING		17,028 SQ.FT.
PROPOSED COVERED TOTAL AREA		28,080 SQ.FT.
SNOW STORAGE REQ'D (17,028 x .60)		10,217 SQ.FT.
SNOW STORAGE PROVIDED -ON SITE		1,242 SQ.FT.
[PROPOSED TOTAL BUILDING AREA		34,243 SQ.FT.]

CODE COMPLIANCE

CONSTRUCTION	TYPE V-B, FIRE SPRINKLERS, ONE-HOUR RATED
CODE COMPLIANCE	2013 CALIF. RESIDENTIAL CODE/2013 CALIF. BLDG. CODE 2013 CALIF. GREEN CODE/NEC, CPC, 2013 CMC, 2013 IBC
OCCUPANCY	R-1 CONDOMINIUM RESIDENCE/ U-1 GARAGE
ZONED	OLD MAMMOTH ROAD (OMR)
JURISDICTION	MAMMOTH LAKES BLDG DEPT. 934.8989/ EXT. 274 PERMIT PROCESSING



**SITE/ROOF PLAN,
COVER INFORMATION**

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REVISIONS

1	PLANNING REVISIONS 09-09-14
2	PLANNING REVISIONS 10-21-14

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SHEET

A-1.0