Mammoth View

A Handmade Hotel

planning application submission
hotel & condominium project

december 10, 2010 (selected sheets revised 08-03-11)

owner: mammoth view llc, mammoth view two llc, and alpine circle llc

developer: project^ecological development
architect: CCY Architects
landscape architect: Fletcher Studio
civil engineer: Triad Holmes

mission statement

The proposed scheme represents a fresh approach to the Project and the redevelopment of the site. The goal is to create a year-round visitor experience that is uniquely Mammoth and is derived from the natural landscape. The outcome is a project that enhances the natural features of the site by balancing development rather than maximize the site's density.

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planning application submission

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

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appendix

01. overview

01.01 project site

The Project site is located on the knoll above Main Street at the intersection of Mountain Boulevard, just east of the View Point Condominiums and less than half a mile from the North Village. The site has very steep topography and can be divided into two major areas, a western part that is accessible by Viewpoint Road, and an eastern part accessible from Mountain Boulevard and Alpine Circle. In the past, Viewpoint Road went across the southern edge of the site and connected to Mountain Boulevard. However, due to the steep grade (greater than 10%) of Viewpoint Road and the fact that it does not meet current engineering standards, the Owner blocked this street.

1. viewpoint road

2. royal pines resort

3. main street

4. Crystal Crag

immediate site context

01.02 project history

acquisition

In March 2006, the Owner acquired a 4.49-acre entitled project from Kern River Development and began to address the conditions of approval. To allow for greater flexibility in the massing and placement of the building, the Owner acquired four additional sites, 41 Alpine Circle, Renner, and two Caltrans right of-ways fronting the property. Together, the Owner now has 5.51 acres of contiguous property, which is being considered for the proposed development.

existing and past uses

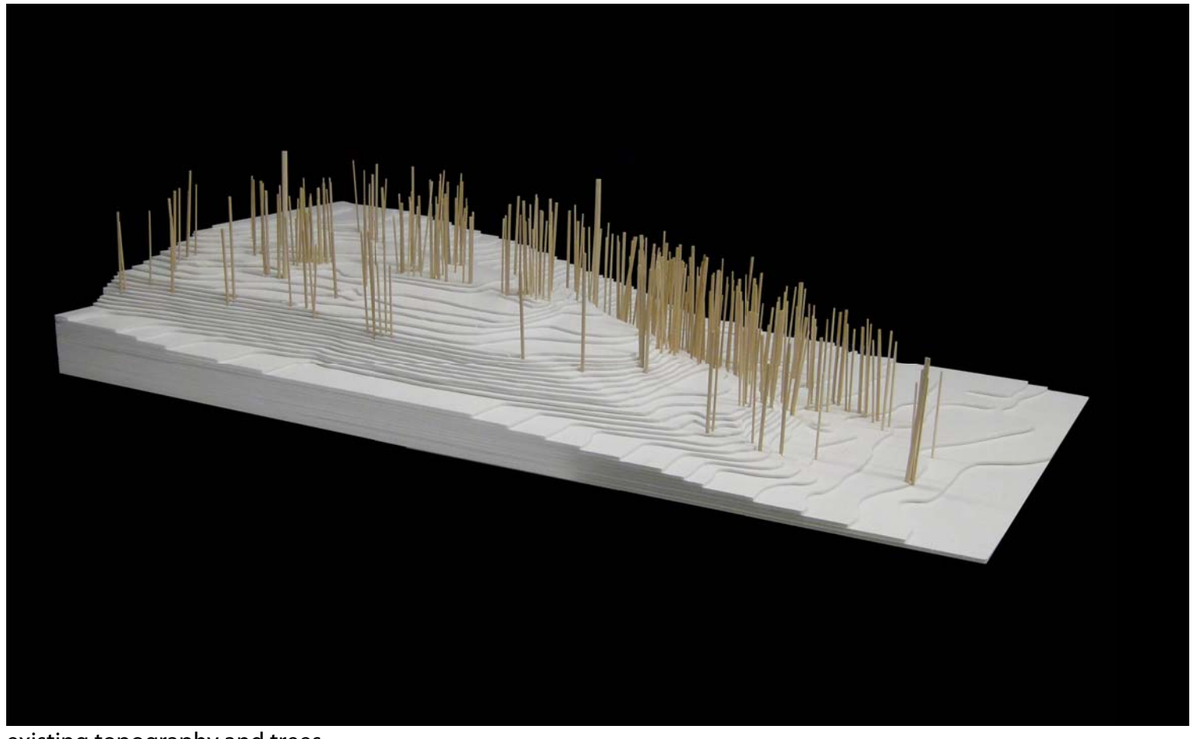
There are currently two operational buildings on site, the 29-room Royal Pines motel and the 25-room Swiss Chalet motel. Both of these structures were developed in the 1960's and have surface parking lots. Due the severe grade of the property (22%), portions of the site have been significantly disturbed to accommodate the placement of these and other buildings. There are building pads remaining on-site for four demolished structures, a former restaurant known as Cervino's, a former commercial complex known as the Renner parcel, a former 6-unit apartment complex, and a former duplex cabin. These structures were fully operational yet run-down at the time the Owner purchased the site, and were strategically demolished to remove unsightly blight along this prominent location on Main Street. The decision to demolish these structures was with an understating from the Town that the Owner would obtain full credit for offsets from these existing uses. In addition, the Owner allowed the fire department to train in one of the structures before it was demolished.

project description

Since the acquisition of the property, the Owner has been working to develop a project that capitalizes on the assets of the site, conforms with the future vision of the Town, adds value to the community and adjacent properties, and is feasible in this current regulatory and commercial real estate market. This well-considered process has resulted in an evolution from the currently entitled project of 2003 to a more intense scheme in 2007 that maximized the site's height and density, to today, with the proposal of a more modest and environmentally sensitive project. The Project proposed today redevelops the entire site into a mixed-use development with a hotel and for-sale residential cabins and townhouses, owned as condominiums. The cabin and townhouse owners would be offered the opportunity to participate in a voluntary rental program to promote a lively year-round development.

aerial view of site

existing pine trees on-site

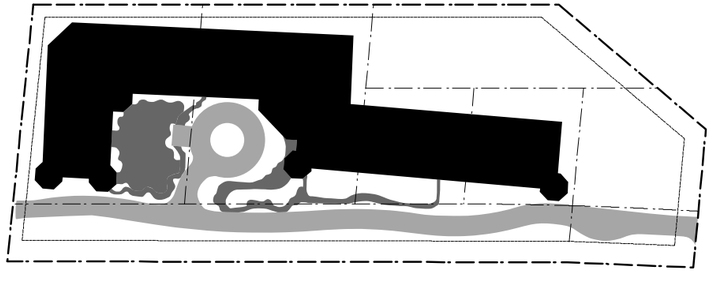


existing topography and trees

01.03 entitled scheme (2003)

In 2003, the Town approved the 4.49-acre "Swiss Chalet Hotel/Condominium and Private Residence Club" for Kern River Development, LLC. The approved project, a traditional Alpine-style resort, consists of 23 condo-hotel units, 48 private resident club units, and 28 SRO units. However, the site area and lack of control over access obliged the previous developer (Kern River) to locate the building in close proximity to adjacent property owners. Additionally, those constraints required cutting into the existing grade for habitable areas and below-grade parking and lowering Viewpoint Road by 8 to 10 feet to reduce the grade to 10%. Further site excavation was also proposed to daylight units. Due to the severe grade of the property (22%), 100% below-grade parking, and on–site workforce housing, the Town granted relief to the 45 feet height standard. The ridgeline heights ranged from 28 to 57 feet, while the tower feature located above the entry lobby measured 60 feet (all heights above natural grade).

The current entitlements for this project are set to expire in December 2011 and although this is not the preferred scheme, the Owner is working on the feasibility of continuing with this development in the event that they are not successful in obtaining approvals on the proposed concept.

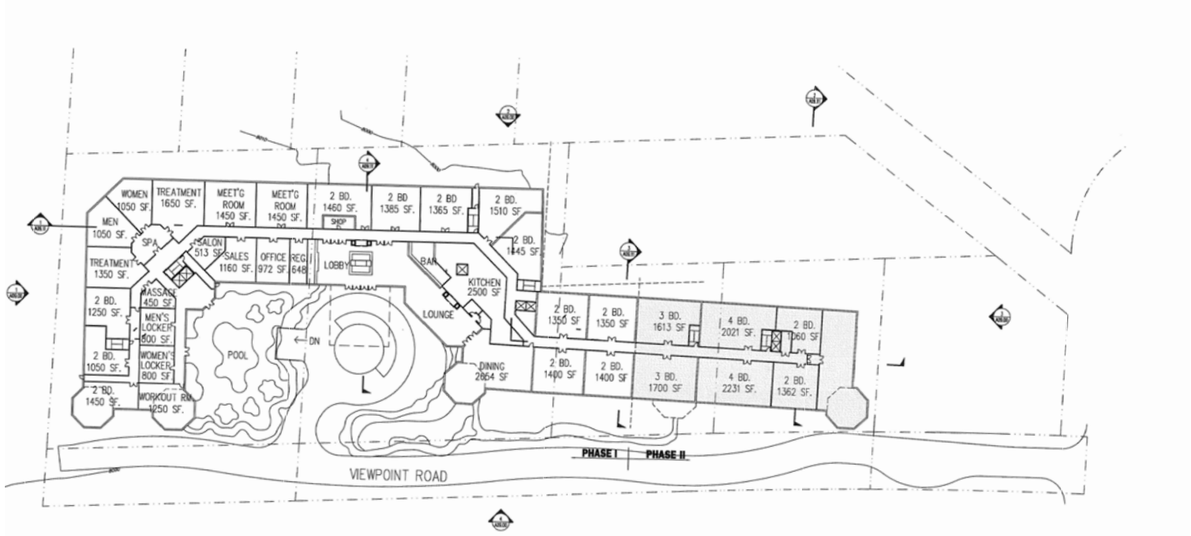


site acreage: 4.49 acres

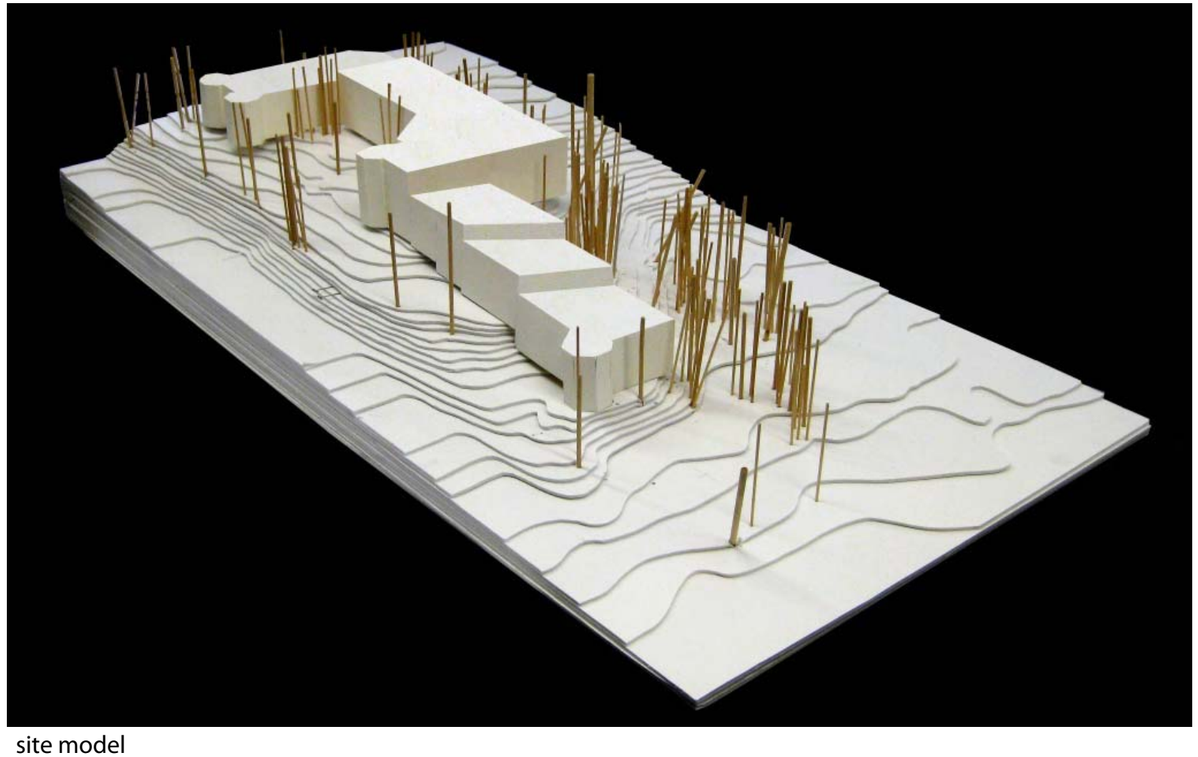
building gross area: 264,993 sf

coverage: 106,364 sf

percent coverage: 54%



site plan

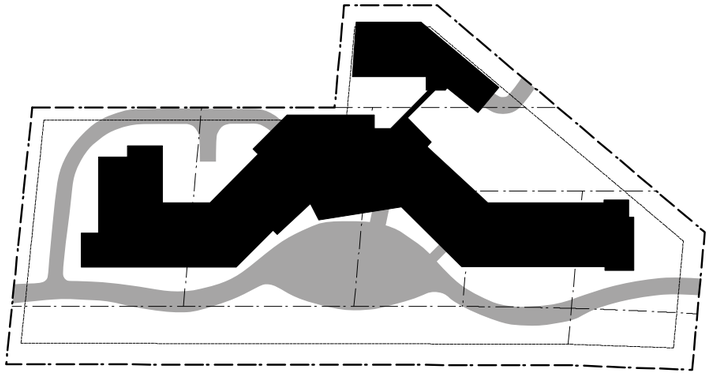


site model

01.04 condo - hotel PRC scheme (2007)

In 2007, the Owner developed a new proposal to better address a number of the site and design issues in the Entitled Scheme (2003). The acquisition of additional acreage provided the Owner with the flexibility to change the massing and placement of the building, thereby reducing the impact to the adjacent property owners. The Owner used this opportunity to redesign the project to optimize the massing of the building to take full advantage of the views of the Sherwin Mountains and it's prominence on the hill. Significant re-grading of the site was still needed to make access to the site and Viewpoint Road functional for this scheme, which included a Private Residence Club (PRC) containing 92 fractional ownership units and a Condominium Hotel with 106 units. The PRC units were to be built in three phases. Phase one consisted of the hotel, below-grade parking, public spaces, and amenities. Subsequent phases added PRC units to the west side of the development. A second building, proposed for Workforce Housing units, would have been located on the northeastern corner of the site.

The Owner chose not to proceed further with this scheme due to unfavorable market conditions and the challenges of building and financing such a large project in the Town of Mammoth.

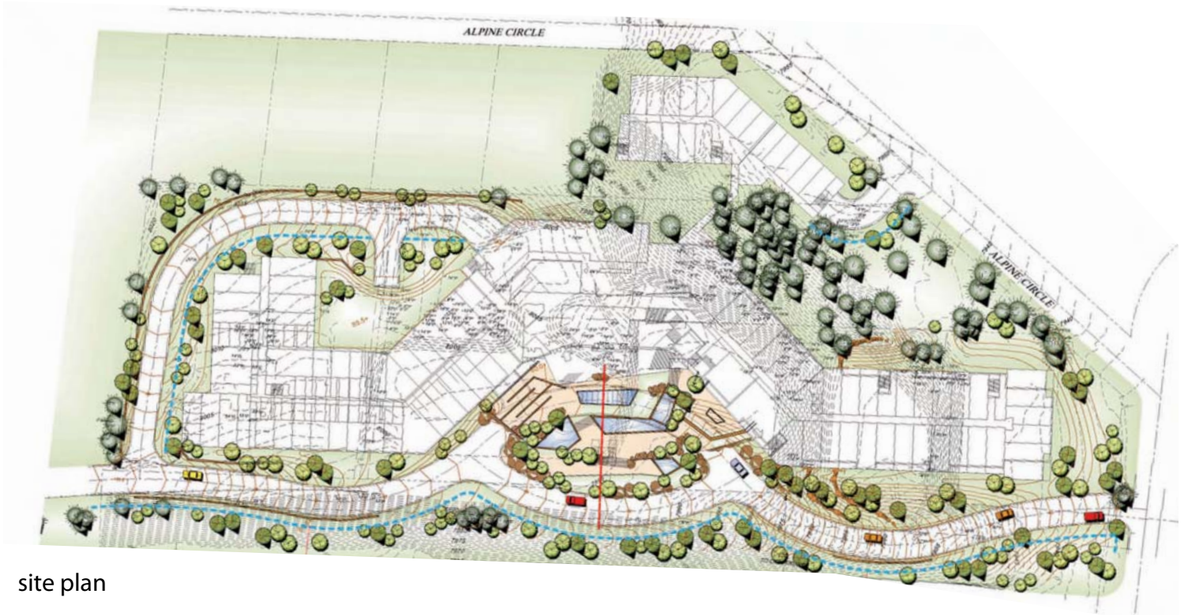


site acreage: 5.51 acres

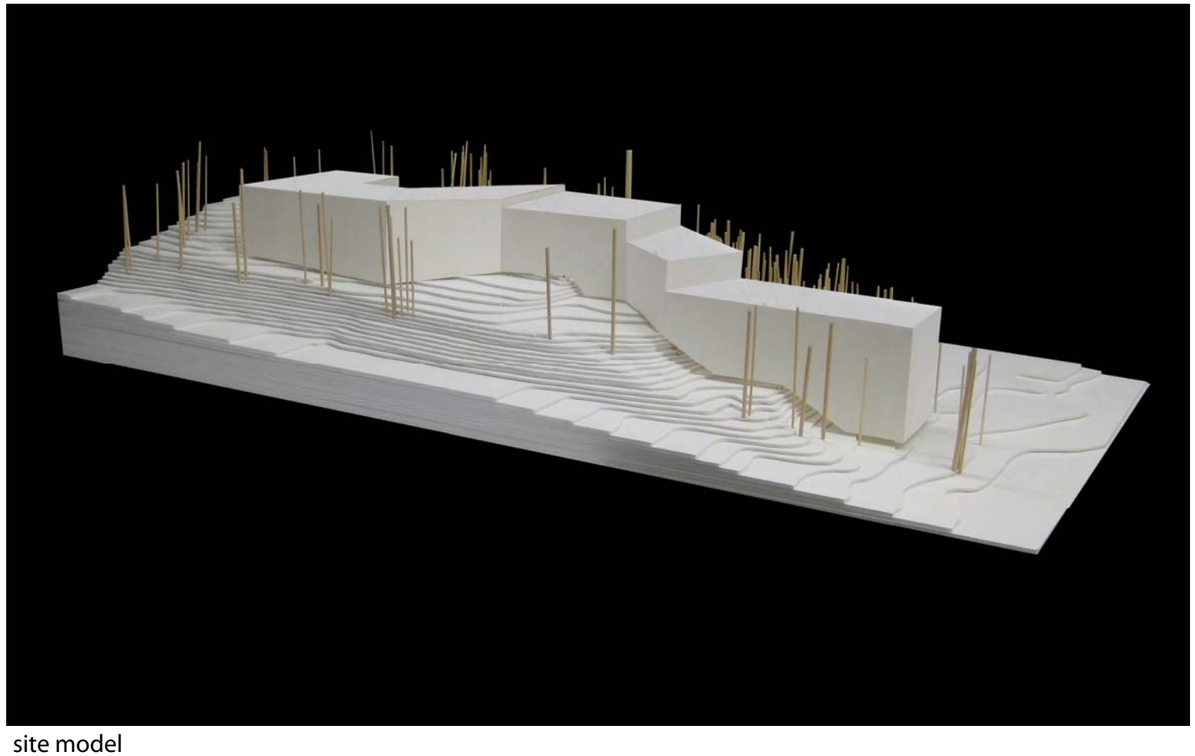
building gross area: 400,993 sf

coverage: 142,148 sf

percent coverage: 59%



site plan



site model

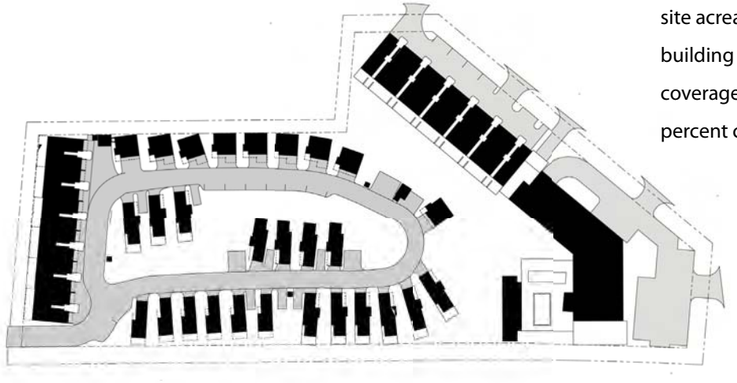
01.05 proposed scheme (2010)

Project Narrative

The current proposed scheme represents a fresh approach to the Project and the redevelopment of the site. The goal is to create a year-round visitor experience that is uniquely Mammoth and is derived from the natural landscape. The specific character of the steep pine forest was the inspiration. The design of the Project starts with this landscape by working around these existing trees, utilizing the topography as an asset, and emphasizing the site's majestic views toward the mountains. The beauty of the site is that it naturally lends itself to three distinct development zones, each with its own unique character and potential for development. Buildings, access roads, and amenities were scaled to fit within these zones, while a richly designed landscape is used to unite them. The result is a scheme where the buildings are integrated into the landscape with significant portions of the existing pine forest preserved and enhanced.

The Project is comprised of a 54-room hotel, 24 townhouse condominium units in two buildings, and 28 freestanding condominium cabin units. This proposed scheme is significantly smaller than the 2003 entitled scheme (151,003 sf vs. 264,993 sf) and has many smaller structures as opposed to one larger structure. The proposed scheme is also designed to conform to the zoning requirements for height and density, and does not require any zoning concessions. We decided that it was more important to maximize the site by balancing natural spaces and development uses rather than maximizing the density. The Project has been designed so that there is flexibility with phasing. The final phasing will be based on market conditions. The Owner's intent is to have a financially viable project that streamlines the planning and approval process and reduces the impact on the Town's resources.

The Owner is in the process of investigating the potential of geothermal resources on the site. If deemed viable, some or all of the buildings will be heated through district geothermal heating using an open-loop system with a production and injection wells, where the water is not consumed but rather used for its heat and then put back into the ground.



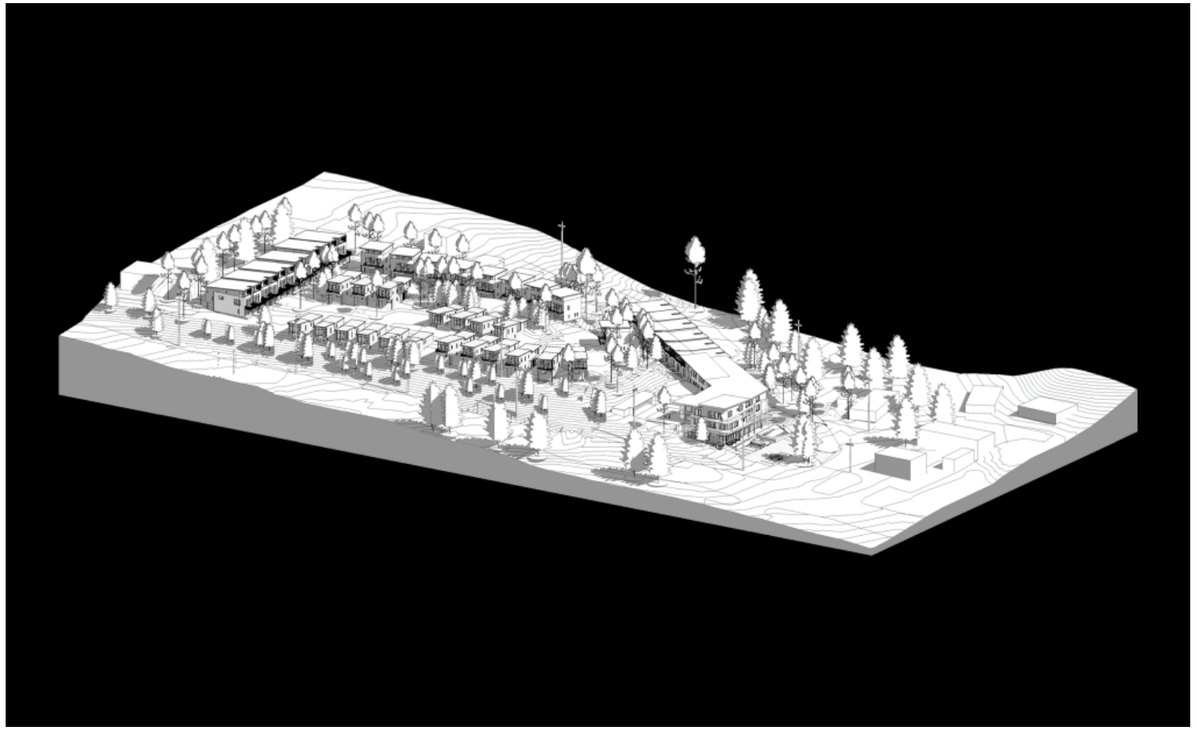
site acreage: 5.51 acres

building gross area: 110,132 sf

coverage: 128,454 sf

percent coverage: 52%

site plan

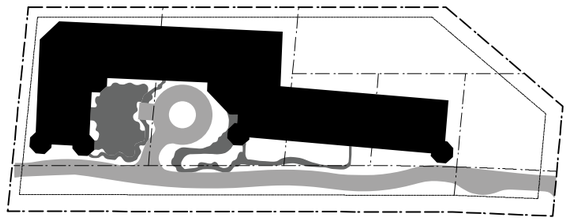


site model

01.06 scheme comparison

As previously noted, the current proposal includes significantly reducing the overall building area, to conform to the zoning of the site and meet the intent of the general plan. Rather than creating one large multi-story structure stretching across the site, the newly proposed design scatters a number of smaller buildings within the natural landscape, presenting a much more residential image to surrounding properties. Finally, this design creates a true hotel which is inviting, vibrant, and functional at the most visible location of the site and is accessible to Main Street, its pedestrian, bike, and vehicular traffic.

entitled scheme (2003)

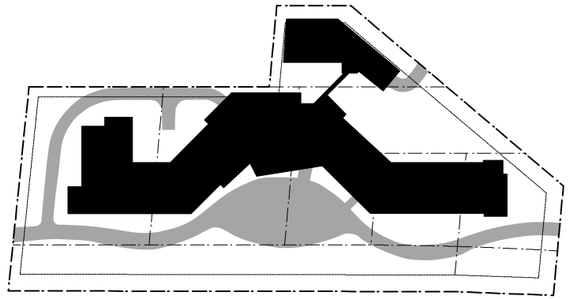


site acreage: 4.49 acres
building gross area: 264,993 sf
coverage: 131,273 sf
percent coverage: 54%

condo-hotel units & private residence club
two bedroom: 15
three bedroom 17
four bedroom: 39
total: 71

single residence occupancy
total: 28

condo - hotel PRC (2007)

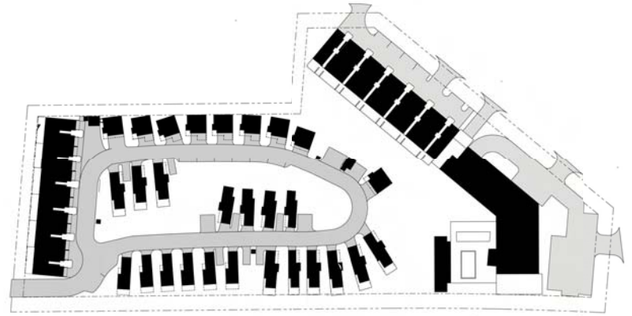


site acreage: 5.51 acres
building gross area: 400,993 sf
coverage: 142,148 sf
percent coverage: 59%

fractional ownership / private residence club
two bedroom: 62
three bedroom 20
four bedroom 10
total: 92

condo-hotel
studio: 86
one bedroom units: 81
two bedroom 12
total: 106

proposed scheme (2010)



site acreage: 5.51 acres
building gross area: 110,132 sf
coverage: 128,454 sf
percent coverage: 52%

cabin & townhouse
one bedroom: 6
two bedroom: 13
three bedroom: 9
three bedroom townhouses: 24
total: 52

hotel studio
total: 54

02. site design

02.01 site analysis

We studied the views, topography, tree cover, infrastructure, and access on and to the site to determine which areas are best for development, what type of development, and at what scale.

views

Spectacular views of the Sherwin Mountains are one of the site's defining features. The intent is to utilize the changing topography and placement of the buildings to capitalize on the views but also to provide view corridors across the site in specific areas.

topography

The topography of the site is both an asset and a challenge. There is approximately 80 feet of grade change across the site, creating challenges for access (vehicular, fire, and pedestrian) and for building placement. Fire access is a major issue, as Viewpoint Road at the site's southern edge does not meet current engineering standards due to the steep grade. However, the grade change across the site also creates opportunities for buildings to sit at a higher elevation with views over the buildings down below.

trees

The existing trees, some older-growth pines, are an important characteristic of the site. Where feasible our intent is to preserve mature trees, especially in the steeper sloped areas. This will maintain the essential character of the site, facilitate water infiltration on-site, reduce soil erosion, and the need for new planting. The proposed concept will save substantially more trees than the currently entitled project and other concepts considered for the site. In addition, numerous smaller young trees along the Main Street frontage will provide valuable screening and extend the forested character of the site to public view.

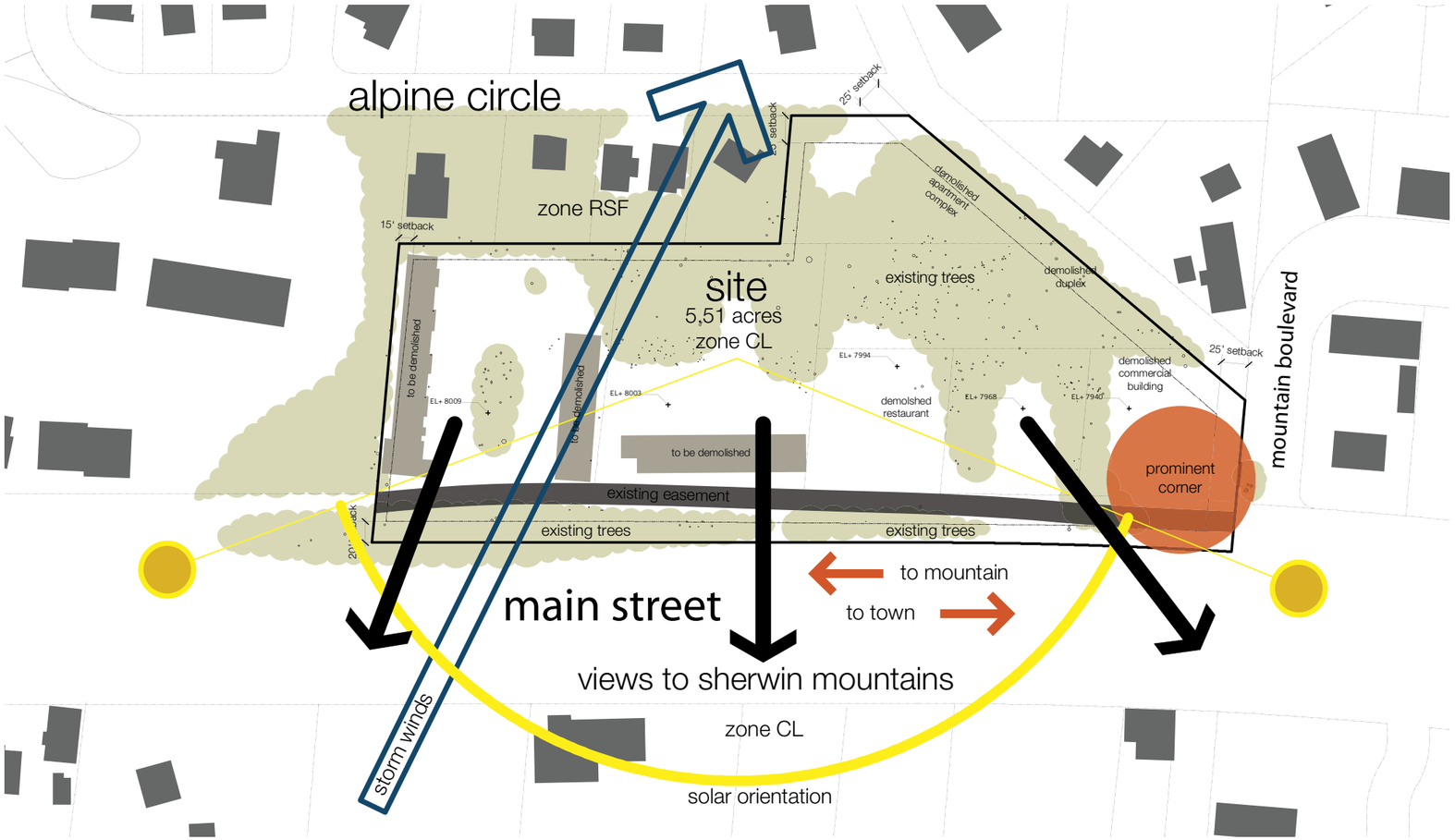
infrastructure

With careful planning the existing site infrastructure can be an asset. The current site is made up of multiple parcels, each with their own utilities and flat pad areas. By utilizing some of the existing pad areas for new buildings, we have created a more efficient solution for building placement, access and servicing, and reduced disturbance to the current landscape.

tree canopy

existing buildings

views from the site



02.02 site concept

The beauty of the site is that it naturally lends itself to three distinct development zones, each with its own characteristics and potential. Together these concepts determine the building placement, project design and program, and tell the story of Mammoth View.

summit

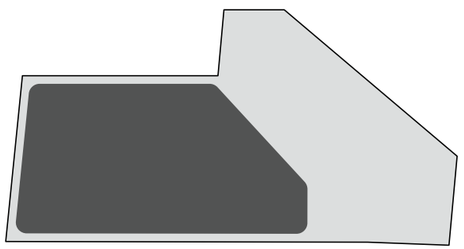
The Summit is the relatively flat area where the existing motels are located. The Summit is the ultimate destination with amenities and views. This portion of the site is more secluded than Basecamp or Ridge.

ridge

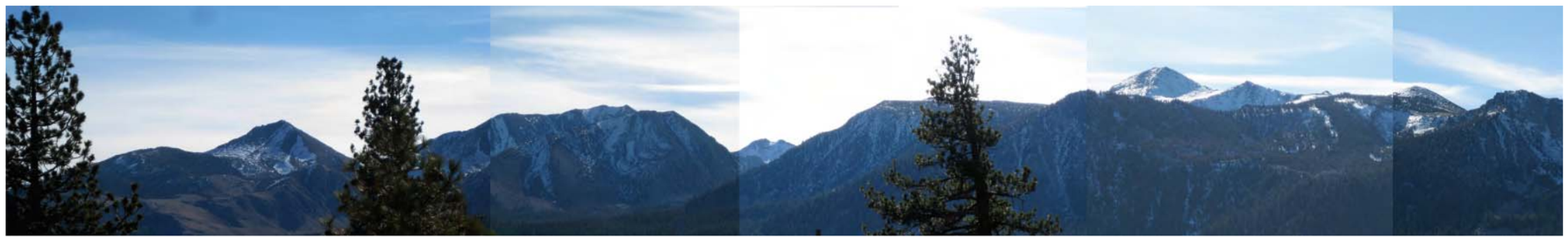
Heavily forested and steep, the ridge divides the upper and lower portions of the site. The Ridge is more secluded and private; challenging terrain rewards visitors with hidden treasures.

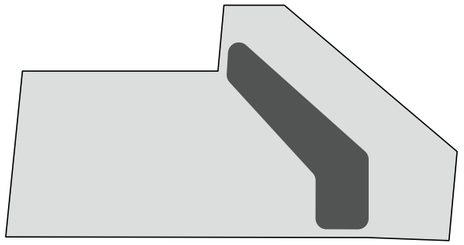
the basecamp

This area is gently sloped and flanks Mountain Boulevard and Alpine Circle. Basecamp is the arrival point, a place to meet, greet, gather, and regroup. This is also the most public portion of the proposed development, envisioned for use not only by our residents but also by others of the community, as is appropriate to its location and visibility directly off of Main Street.

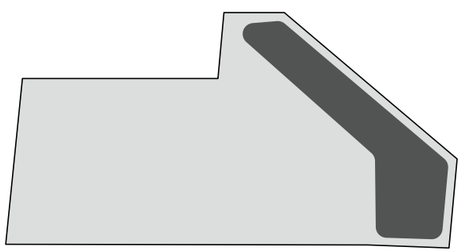


summit





ridge



basecamp

02.03 summit

The Summit is about views and creating community through inviting outdoor spaces. The site planning capitalizes on areas already flat and cleared, to position buildings and communal elements while taking full advantage of the spectacular views of the Sherwin Mountains. The landscape is a series of unique destinations positioned in and around interconnected meadows and a dry creek. Four types of cabins are carefully positioned within this landscape. The A Cabins are nestled along the southern edge of the site and present a single story to the loop road. Two types of B Cabins intertwine between meadows and forest to activate the central portion of the site and are located on the southern edge of the site. B Cabins are two stories tall to reduce their footprint and provide access to views from upper level living spaces. C Cabins sit above the A and B Cabins, amongst the trees on the top of the site. The Summit Townhouses step up the slope along the western edge of the site and face inward toward the new landscape. The buildings in the Summit are strategically grouped to maintain view corridors across the site and to minimize the visibility of development from Main Street.

design approach

- Smaller scale buildings with views out of the site
- Small footprints at modest spacing to consolidate open space
- Flat open spaces for winter and summer activities

summit townhouses

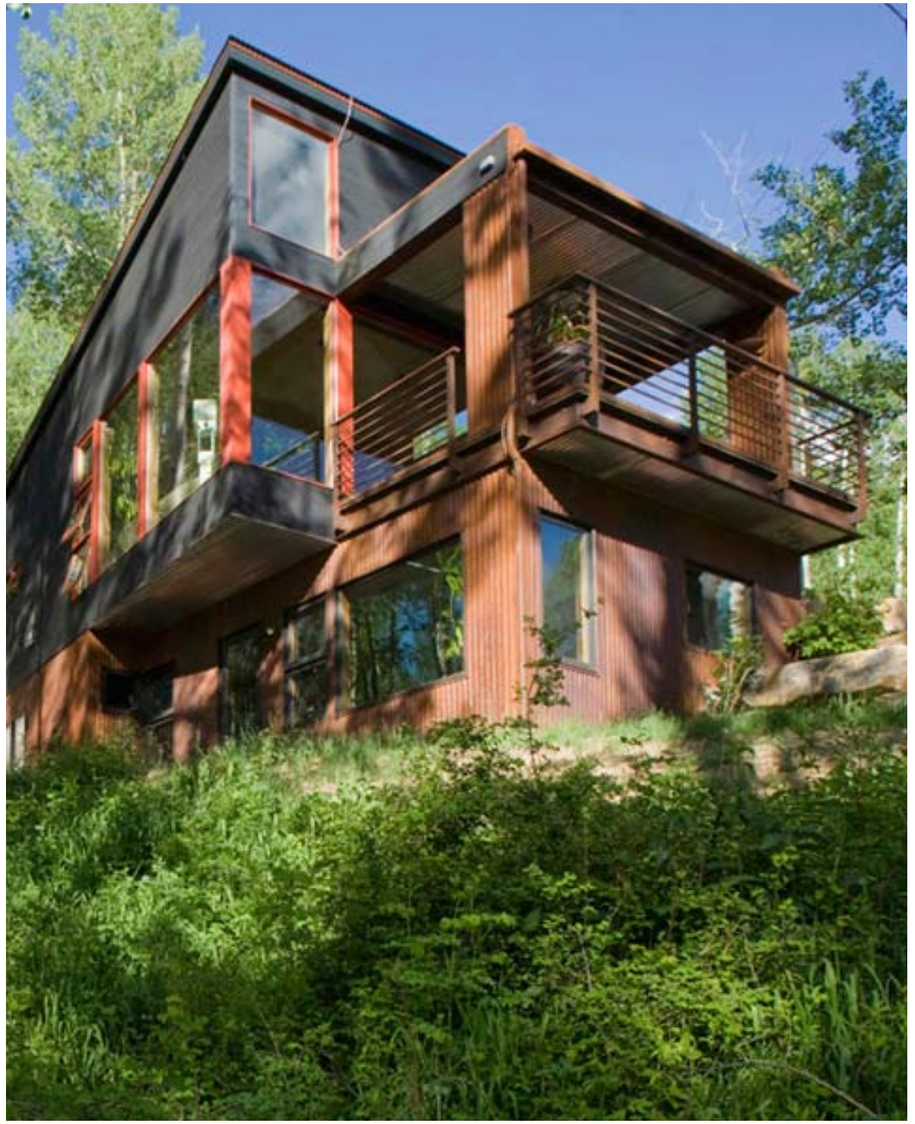
- 3 bedroom townhouses
- Two story structure over 2-car parking garage
- Modern approach to classic cabin design
- Efficient design with simple non-fussy finishes
- Use of innovative, sustainable materials

cabins

- Four cabins types: one, two, and three bedrooms
- Urban-village cabins
- Indoor/outdoor spaces for year-round living
- Design centered on larger open spaces
- Modern approach to classic cabin design
- Efficient design with simple non-fussy finishes
- Use of innovative, sustainable materials

winter/summer amenities

- Group picnic areas
- Playground
- Meadow area for flag football, frisbee, and pick-up games










02.04 ridge

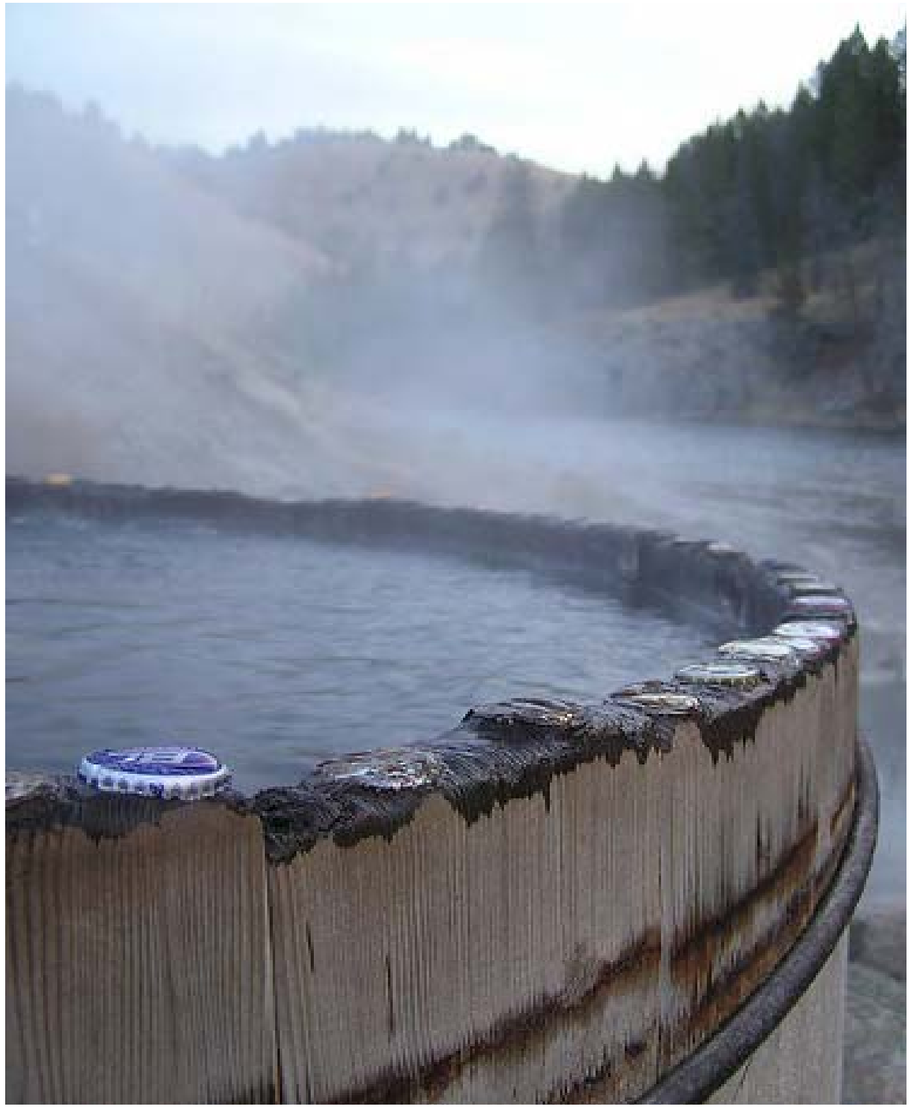
The Ridge design allows for escape in the natural landscape. This area is physically and visually protected from Main Street and is devoid of cars and parking. Winter and summer amenities, including a swimming pool, fire pit, hot tub/sauna, and rock climbing wall, will be carefully placed within the site's sloping natural contours. Paths will nestle into the existing topography in a manner that appears "unplanned". The Ridge will be a modern version of an outdoor camp experience.

design approach

- Activities and trails set in the landscape
- Minimal disturbance to the land and existing vegetation
- Landscape buffering from traffic and parking

winter/summer amenities

- Swimming Pool
- Hot tubs - iron strapped reclaimed redwood tub
- Spa with sauna/steam room embedded in the landscape
- Viewing screen
- Camp style setting with one large central fire pit
- Natural climbing wall, adventure playground, or network of ropes



02.05 basecamp

Basecamp is all about the Town of Mammoth. It responds to the street, the city, and the people that pass through. A 54-room hotel that takes it's inspiration from the modern European ski chalets will anchor the southeastern corner of the site; a public place where locals and visitors mingle. Basecamp is a place where people are seen and form into groups before going out and exploring the outdoors. Twelve townhouses with direct access off of Alpine Circle are located at the northeastern edge of the site.

design approach

- Entry sequence gives a sense of arrival
- Higher density area of the site

hotel

- Hotel with a strong street presence on Main Street
- Three-story high hotel over below-grade parking
- Modern hotel
- Hotel restaurant, gear shop/rental, ski tuning area
- Innovative gear storage (indoor or outdoor)
- Graphic, youthful and fresh
- Simple, modern feel, warm and comfortable
- Sustainable, natural materials and finishes
- Locally made products

base camp townhouses

- 3 bedroom townhouses
- Two story structure over 2-car parking garage
- Modern approach to classic cabin design
- Efficient design with simple non-fussy finishes
- Use of innovative, sustainable materials

winter/summer amenities

- Bar and area for large groups and parties
- Ride-boards, meeting destinations, workshops for bike enthusiast
- Daily activities board updated every morning

02.06 site plan

0 30 60 120 FEET

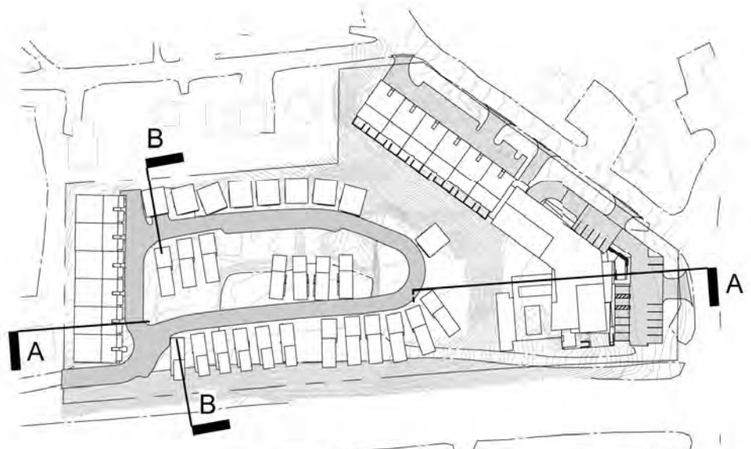
0 5 10 20 40 METERS

this sheet has been further revised 08-03-11

02.07 site context plan

02.08 site sections

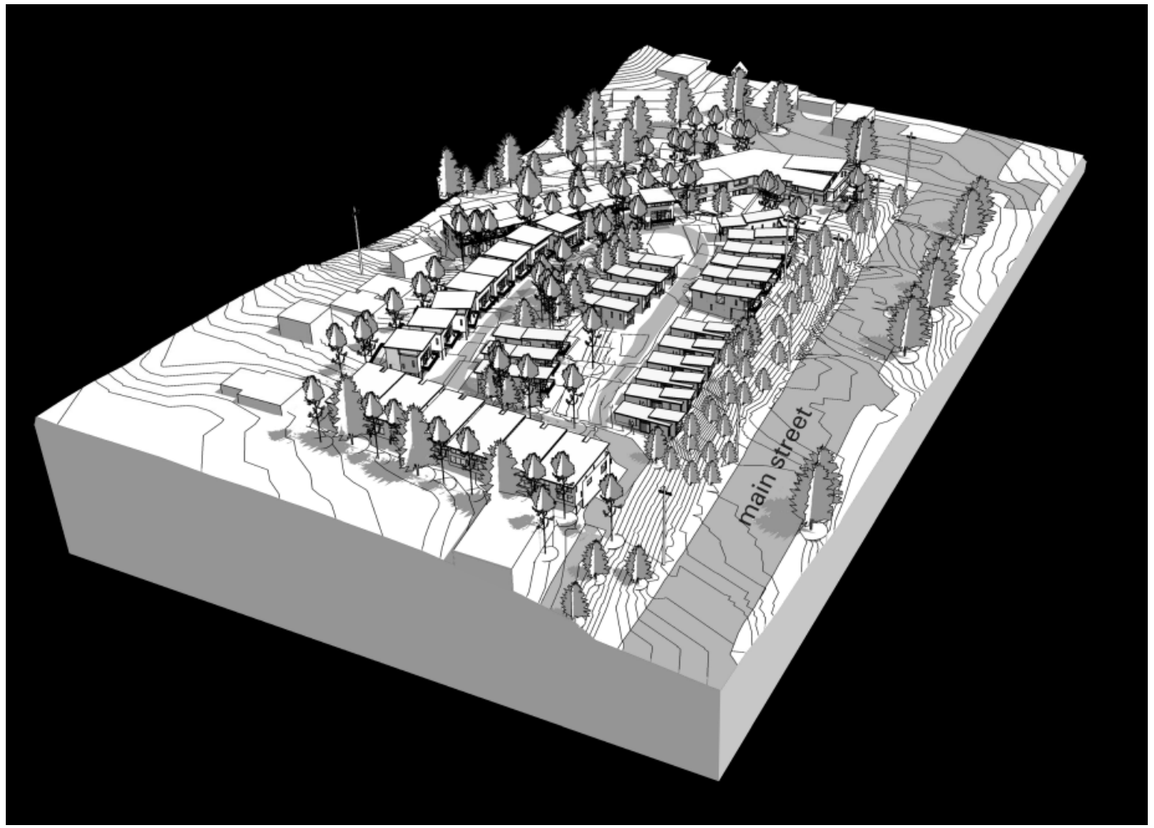
section b



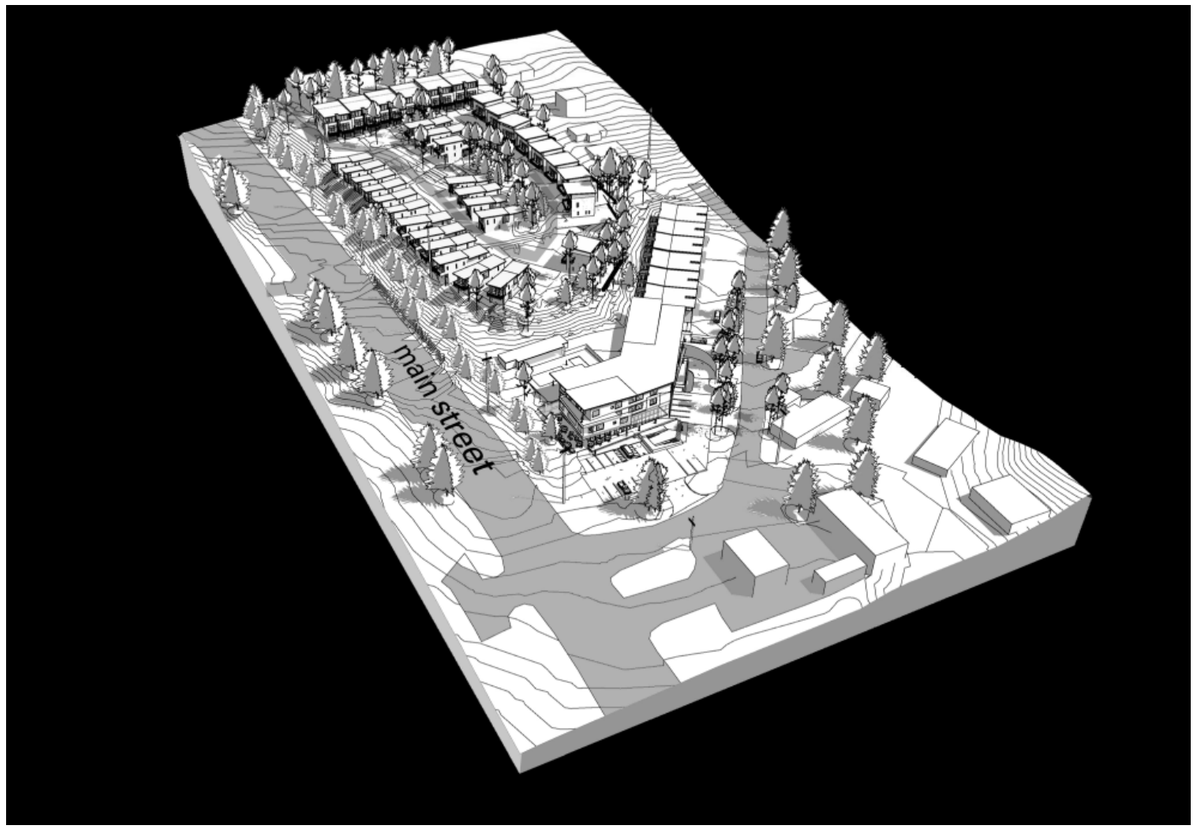
key plan

section a

02.09 site model



looking northeast



looking northwest

02.10 site perspectives

after: view of summit from mainstreet near viewpoint road

after: view of project from east of sierra boulevard

before: view of summit from mainstreet near viewpoint road

before: view of project from east of sierra boulevard

02.11 sustainability and energy savings strategy

strategy

Sustainability and energy savings is integral to the design, programming, functionality, and operations of this Project. In addition to the major design moves of preserving significant portions of the existing mature pines which minimizes the grading on the site, the Owner is in the process of exploring a number of other sustainability measures, including geothermal or geoexchange heating and cooling, localized district heating system, use of a bio-swale (dry creek) for drainage on-site, passive heating and cooling, water/energy reduction fixtures, and the use of locally sourced materials.

best practices

The Owner is also exploring registering this Project with the LEED sustainability rating system in either the LEED for Homes, LEED for New Construction, or LEED for Neighborhood Development categories. Even if the Owner elects not to proceed with the certification itself, the Owner is committed to implementing some of the sustainability industry's best practices promoted by the US Green Building Council (USGBC).

This means the Project will be exceptionally eco-friendly, from a reduced carbon footprint to improved interior air quality to energy-efficient heating systems. The advantages of following best sustainability practices is that the focus can be on more than green building practices but also emphasize design and construction elements that bring buildings and infrastructure together into a neighborhood and relate the neighborhood to its landscape as well as its local and regional context.

geothermal heating

A preliminary study conducted by the Owner suggests the potential for finding naturally heated waters in usable quantities below the Project site. Further studies are needed to determine the actual presence of these waters and the economic viability of tapping into such resources. If viable, the Owner would propose to use an open-loop system with a production and an injection well, where the water is used for its heat and then put back into the ground.

geothermal pump

bioswale

permeable surfaces

reclaimed materials

02.12 land use and density summary

building components

Location	Land Use	Building					Parking						Deck or Terrace				
		(density units)	(# of buildings)	(gsf per unit)	(gsf total)	(floors)	(sqft per garage)	(# of garages)	(sqft garage total)	(stalls)	(ratio)	(type)	(# of units)	(gsf per deck)	(gsf deck total)	(gsf per terrace)	(gsf terrace total)
Basecamp	Hotel	54	1	33,360	33,360	3	15,575	1	15,575	42	1 .1 per room	below-grade	9	1,346	12,114	0	0
									n/a	18		surface					
Basecamp	Townhouse	12	1	1,700	20,400	3	640	12	7,680	24	2 per unit	garage	12	157	1,884	156	1,872
The Ridge	Spa	n/a	1	1,550	1,550	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Summit	Housekeeping	n/a	2	225	450	1	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Summit	Townhouse	12	1	1,750	21,000	3	672	12	8,064	24	2 per unit	garage	12	210	2,520	0	-
Summit	Cabin A*	3	6	850	5,100	2	264	6	1,584	6	1 per unit	garage	0	0	-	0	-
Summit	Cabin B Uphill	4	4	1,200	4,800	2	264	4	1,056	8	2 per unit	garage/surface	0	0	-	0	-
Summit	Cabin B Downhill	9	9	1,240	11,160	2	264	9	2,376	18	2 per unit	garage/surface	9	96	864	0	-
Summit	Cabin C	9	9	1,368	12,312	3	504	9	4,536	18	2 per unit	garage	9	140	1,260	0	-
		103	**34**	**Total Building:**	**110,132**				n/a	15	for property	guest surface			**Total Decks:**	**18,642**	**Total Terrace**	**1,872**
				+ Garage Parking:	**151,003**												
				+ Decks:	**169,645**				**Total Parking:**	**40,871**	**173**						

NOTE:

*Cabin A are 850 SQFT and count as 1/2 units of density

landscape components

	Site Area (sqft)	Site Area (acres)	(%)
Total Site Footprint	240,085	5.51	100%
Impervious Surfaces			
Building Footprint	64,130	1.47	27%
Roads, Driveways, Parking Lots	48,369	1.11	20%
Decks 8' above grade (50% of the sqft)	3,887	n/a	n/a
Hardscape	12,068	0.28	5%
Total/Lot Coverage:	128,454	2.86	**52%**
Pervious Surfaces			
Gravel, Decomposed Granite	687	0.02	0%
Landscaped Areas - Permanent Irrigation	21,731	0.50	9%
Landscape Areas - Temporary Irrigation	16,784	0.39	7%
Restored Natural Areas - No Irrigation	76,316	1.75	32%
Total:	115,518	2.65	48%

Tree Count*	(number)	(% of existing trees)
Existing Tree Count	388	100%
Trees Preserved and Protected	195	50%
Trees to be Removed	193	50%
New Trees to be Planted (estimate)	77	n/a
Proposed Tree Count	272	**70%**

* The tree count has been revised since the Planning Application (Dec 2010) submission to reflect Town comments.

snow storage requirement

Summit	(sqft)	
Impervious Surface	36,131	
Required (60% of Impervious)	21,680	(% provided)
Provided	21,120	97.42%

Base Camp Townhouses	(sqft)	
Impervious Surface	6,840	
Required (60% of Impervious)	4,104	(% provided)
Provided	4,130	100.63%

Base Camp Hotel	(sqft)	
Impervious Surface	18,496	
Required (60% of Impervious)	11,098	(% provided)
Provided	8,104	73.02%

Total	(sqft)	
Impervious Surface	61,467	
Required (60% of Impervious)	36,880	(% provided)
Provided	33,354	90.44%

NOTE:

Impervious Surface for Snow Storage Calculations include Roads, Driveways, Parking Lots and the Pool Area

development density

Lot 1: Hotel

Hotel	Site Area (sqft)	Site Area (acres)	Units (per acre)	Units (total)
Allowed	62,360	1.43	40	57
Proposed	62,360	1.43	40	54
			Proposed Additional Density	-3

Lot 2: Cabins and Townhouses

Residential	Site Area (sqft)	Site Area (acres)	Units (per acre)	Units (total)
Allowed	177,725	4.08	12	49
Proposed	177,725	4.08	12	49
			Proposed Additional Density	0

NOTE:

The development density calculation demonstrates that the plan conforms to existing zo

02.13 general plan and zoning compliance

general plan

Mammoth View fulfills a number of goals of the Town's 2007 General Plan. By providing short-term lodging for active visitors to the Mammoth Lakes region and developing on land that has been previously active, this project contributes to Sustainable Tourism and Sustainable Economic Development goals.

The design of this project Celebrates the Spectacular Natural Surroundings by locating residential living areas and common use spaces where they can take advantage of the site's views, both near and distant.

Careful Site Planning allows the project to retain many of the large existing trees and create natural outdoor spaces for resident use and habitat preservation for native plants and small animals.

Distinctive Architecture both fits with the Town's existing character and enhances that with an energetic and up-to-date style. The project's Community Design and Streetscape character will balance public accessibility at the hotel while providing a quiet residential character in the Summit area.

The Hotel, in particular, has been designed in response to directions in the General Plan for the Main Street District, inviting pedestrian activity through its generous south-facing front off Main Street. This creates opportunity for interaction and vibrancy not present at the existing site. This building will have a high level of detail and present an active storefront use to its most public exposure.

zoning

The Mammoth View project is located in the Town's CL (Commercial Lodging) Zone, "an area designed primarily for the location of transient lodging facilities" (TOML Municipal Code 17.20.020). The proposed Hotel is a permitted use of those listed in this zoning classification (see line B15). The Cabins and Townhouses will be under condominium ownership (allowed subject to special use permit, see line F.3) and their owners will be given the option of placing them in the Hotel's rental program if they choose.

The proposed lot area exceeds the 10,000 sf minimums, and the lot width, depth, and setbacks conform to the zone requirements. Lot coverage is less than the 60% permitted maximum and snow storage is provided per the requirements (see 17.2-0.040.J).

All building heights conform to the zone limits. The average height of the Hotel conforms to the CL zone limitation of 35' however a portion of the hotel exceeds the basic zone limitation of 45' maximum. This excess is allowable under the terms of 17.20.040.G.4, which states that for a commercial structure with parking beneath it, the Planning Commission may approve an increase in height of up to ten feet, to 45' average, 55' maximum. The maximum height of the hotel is 50', and so complies with this adjusted limitation. The Planning Commission has preliminarily approved this adjusted height limitation for Mammoth View during the Concept Review Submission.

Parking is provided as required, including shared guest parking, and is designed to the Town's standards. Additional details and dimensions will be provided on construction plans submitted for permitting.

In regard to roof design, the Design Guidelines state that "flat roofs are generally not a form permitted in Mammoth", however, Staff in their comments on the Concept Review Submission noted "several recent projects have been approved with flat roofs, indicating that flat roofs can be appropriate if they are designed to be attractive and functional." Staff further noted some concerns with snow shedding from sloping portions of some roofs and "recommended that the applicant revise the roof form to be a flat rather than a sloped roof."

Considering the Town's input, as well as the design team and Owner desire to limit snow shedding and dumping, the roofs have been revised to include modestly sloping portions where they have the most visual value and nearly flat areas which will hold snow. This combination of roof forms will create a traditional high-alpine "snow-covered roof" character in line with the intent for this zone.

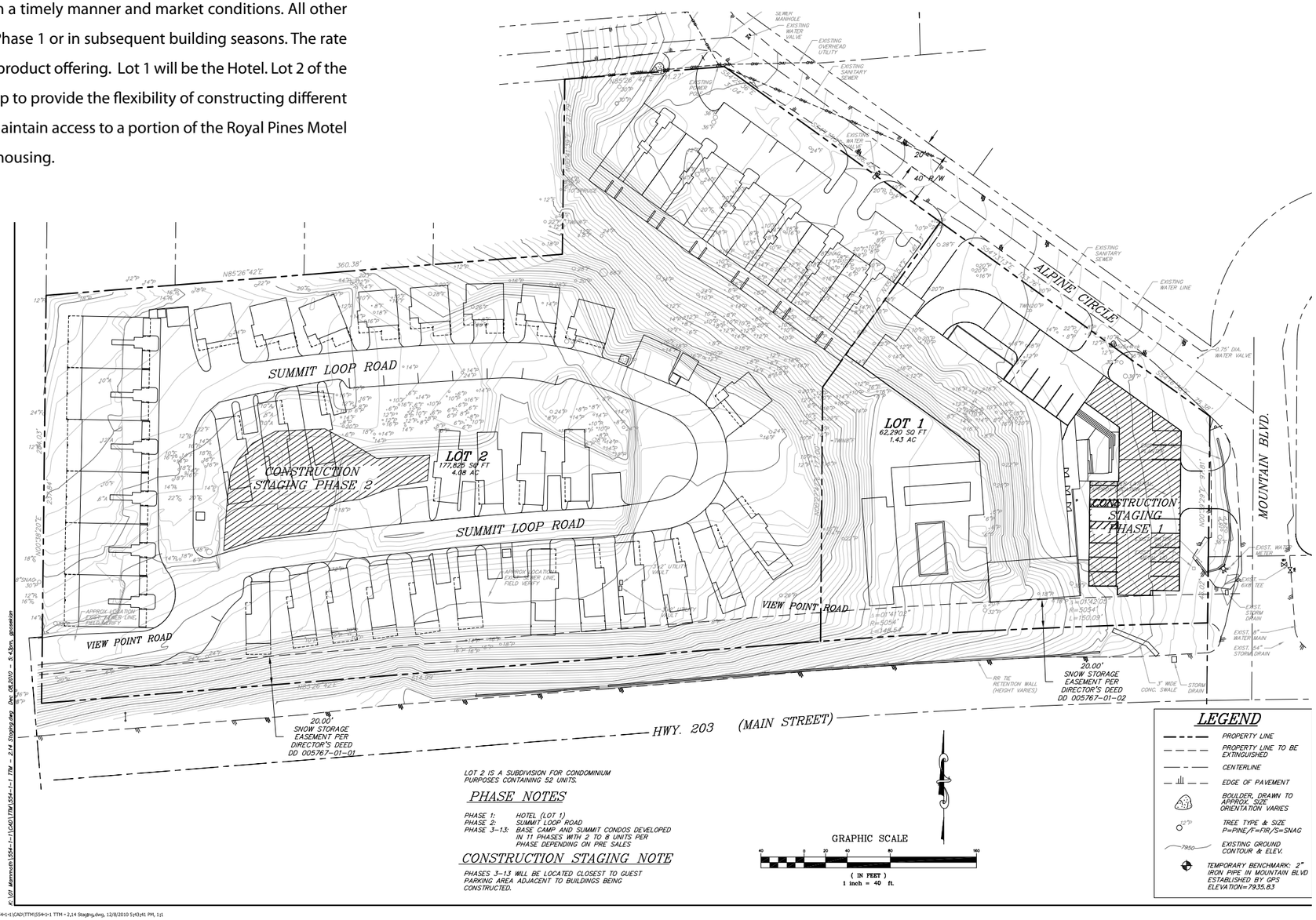
02.14 construction phasing and staging

The first phase of this project is the Hotel, which is tentatively scheduled to start in May 2012 and open by November 2013 contingent upon receiving entitlements in a timely manner and market conditions. All other phases of the project could either start concurrently with Phase 1 or in subsequent building seasons. The rate of building will be based on pre-sales of the condominium product offering. Lot 1 will be the Hotel. Lot 2 of the project is going to be a phased air space condominium map to provide the flexibility of constructing different types of units during each phase. We intend to keep and maintain access to a portion of the Royal Pines Motel during construction of Phase 1 and Phase 2, for employee housing.

Phase 1: Hotel
Staging: The location of the future surface parking lot for the Hotel

Phase 2: Loop Road
Staging: The future location of the "meadow" in the southwest area of the Summit

Phase 3-13: Cabins and Townhouses (2-8 units per phase based on pre-sales)
Staging: The guest parking space closest to each building being constructed



03. landscape design

03.01 landscape design concept

The landscape is conceived as a series of meadows that act as “programmatic stepping-stones” through the site. An intertwining dry creek and landscape path that meander from the Summit, down to Basecamp act as a strong integrating feature. Amenities and open spaces, that serve a diversity of activities and programs, will be distributed along these. Besides being a beautifying element, the dry creek and meadows perform a crucial function as a drainage network for cleansing, retaining, and conveying stormwater, for the proposed development.

The site will offer many outdoor summer and winter activities, which will reinforce it as a year-round attraction. In the summer, meadows will offer residents a place to picnic, bird watch, swim, and walk in the landscape. In the winter, the meadows and other open spaces will form the crucial function of snow storage and allow for snowmelt to occur on site and to feed into the stormwater system of the dry creek bed. Topography, one of the sites greatest assets, will be used for sledding and tobogganing on the lookout mountain and the Ridge. The pool/hot tub deck at the hotel will offer a warm spot to relax and socialize after a long day of winter activities.

legend	recreation area provided
① The Summit Meadow	2000 sf
② Summer Pool	7000 sf
③ Picnic Areas	1200 sf
④ Lookout Mountain	
⑤ The Dry Creek	
⑥ Play Meadow	2000 sf
⑦ Gathering Areas	1500 sf
⑧ The Ridgeline Meadow	
⑨ The Lower Meadow	
⑩ Pool Fence	
⑪ Bike Parking	
⑫ Terrace	2000 sf
⑬ Recreation Areas within Hotel	2910 sf
total	18,610 sf
(compares to 15,900 sf required per m. c.)	

0 | 30 | 60 | 120 FEET

0 | 5 | 10 | 20 | 40 METERS

03.02 landscape summer plan

The site is planned to provide a variety of active and passive uses during all seasons.

NATURE EXPLORATION

SWIMMING + WADING

INFORMAL PLAY GROUND

PICNIC AREA

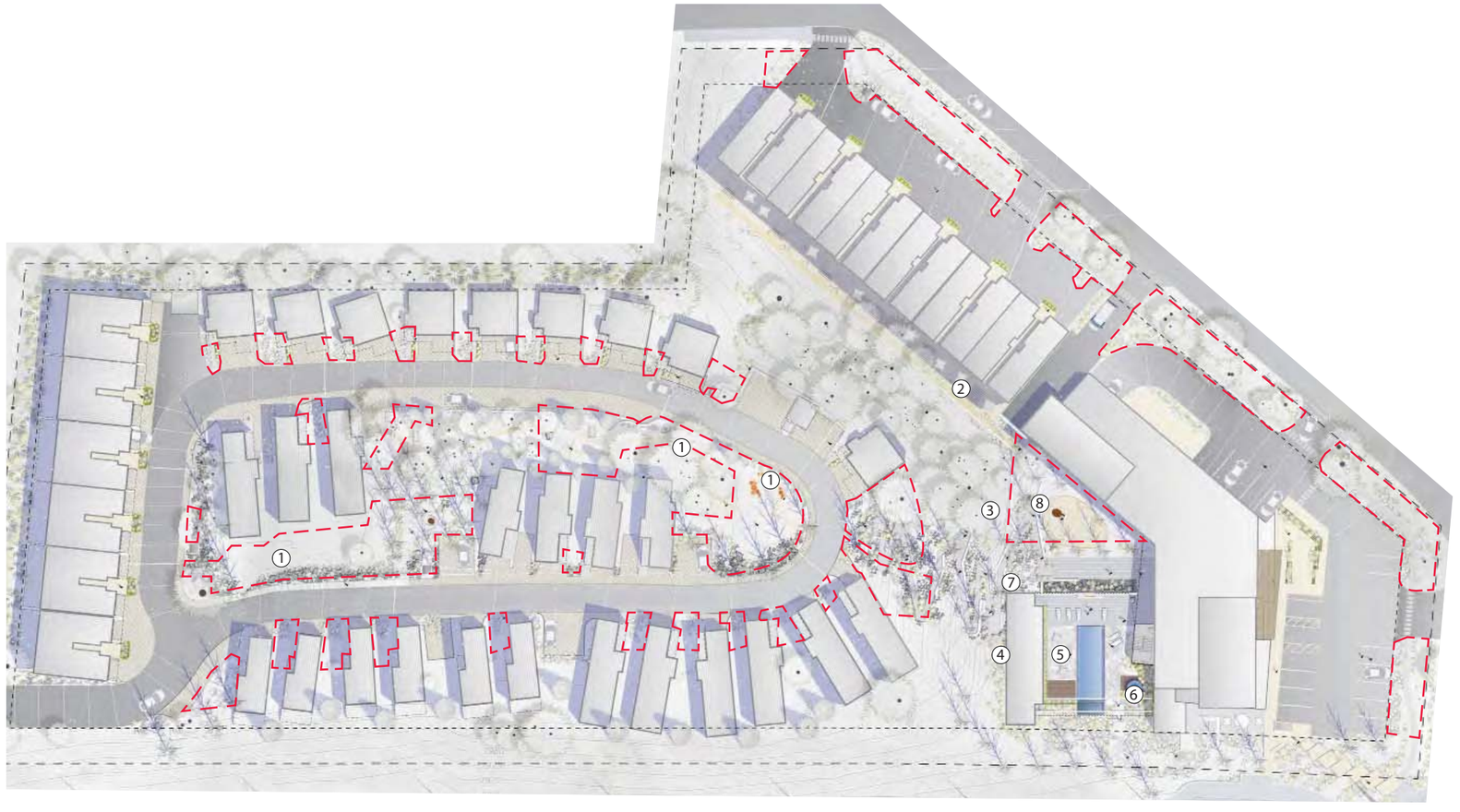
LOOKOUT

SAUNA + HOT TUBS

HIKING

FIRE PIT

03.03 landscape winter plan



Snow Storage Zone

The intent of our project is to provide all snow storage on-site through the series of open meadows and in-between buildings as appropriate. We have been able to achieve this in both the Summit and where Basecamp Townhouses are located. Due to the site constraints including heavy tree cover, steep topography and the desire to create a vibrant urban street front on the Corner of Main Street and Mountain Boulevard, we are unable to provide the full amount of snow storage for the Hotel (approximately 81%). The Owner will consider participating in a snow removal district, in order to remove this excess snow but may choose to truck it offsite.

WINTER PLAY

HIKING

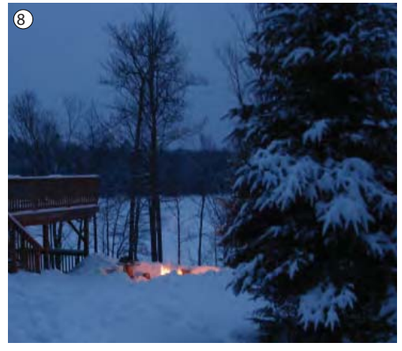
TOBOGGAN

SAUNA

SWIMMING

HOT TUBS

THE ICICLE WALL



FIRE PIT

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11
mammoth view planning application submission- december 10, 2010
this sheet has been further revised 08-03-11

03.04 accessory structures and signage

The signage on the site will be designed in accordance with the branding of the project and is subject to change. The following express the Owner's design intent, which is in keeping with the general material aesthetic of the project.

Signage will be made from unfinished materials, which will include corten steel, stainless steel, wood, and stone. The wayfinding and identity signage will be organized in three distinct categories. The primary identity signage will be corten steel. This might be in the form of supergraphic lettering and backlighted water cut steel. This signage will serve to express the hotel, and development identity. Wayfinding, the second category, such as directional signage and addresses will be made from a hybrid of steel and wood or of stainless steel and corten steel. The third category is the monumental markers. This would be a more subtle form of wayfinding, where each space would have a marker at its transition into another space. This may be in the form of large stone cairns, or piles. It might also be in the form of a 'poem' engraved into a large stone onsite.

① primary identity

Site signage would be of rusting steel, contemporary and aging.

- Monolithic panels set in the ground or paving
- Backlighted Panels
- Cut Panels with patterns and information

CORTEN STEEL PLATE

BACKLIGHTED STEEL

SCULPTURAL SUPER GRAPHICS

② secondary directional signage

Use of sandblasted wood signage

- Stone Markers
- Use of Steel mounted on Wood
- LED Imbedded in Wood

STAINLESS AND CORTEN

WOOD AND CORTEN

WOOD WITH LED

③ tertiary monumental

Wayfinding would be assisted by artful masonry.

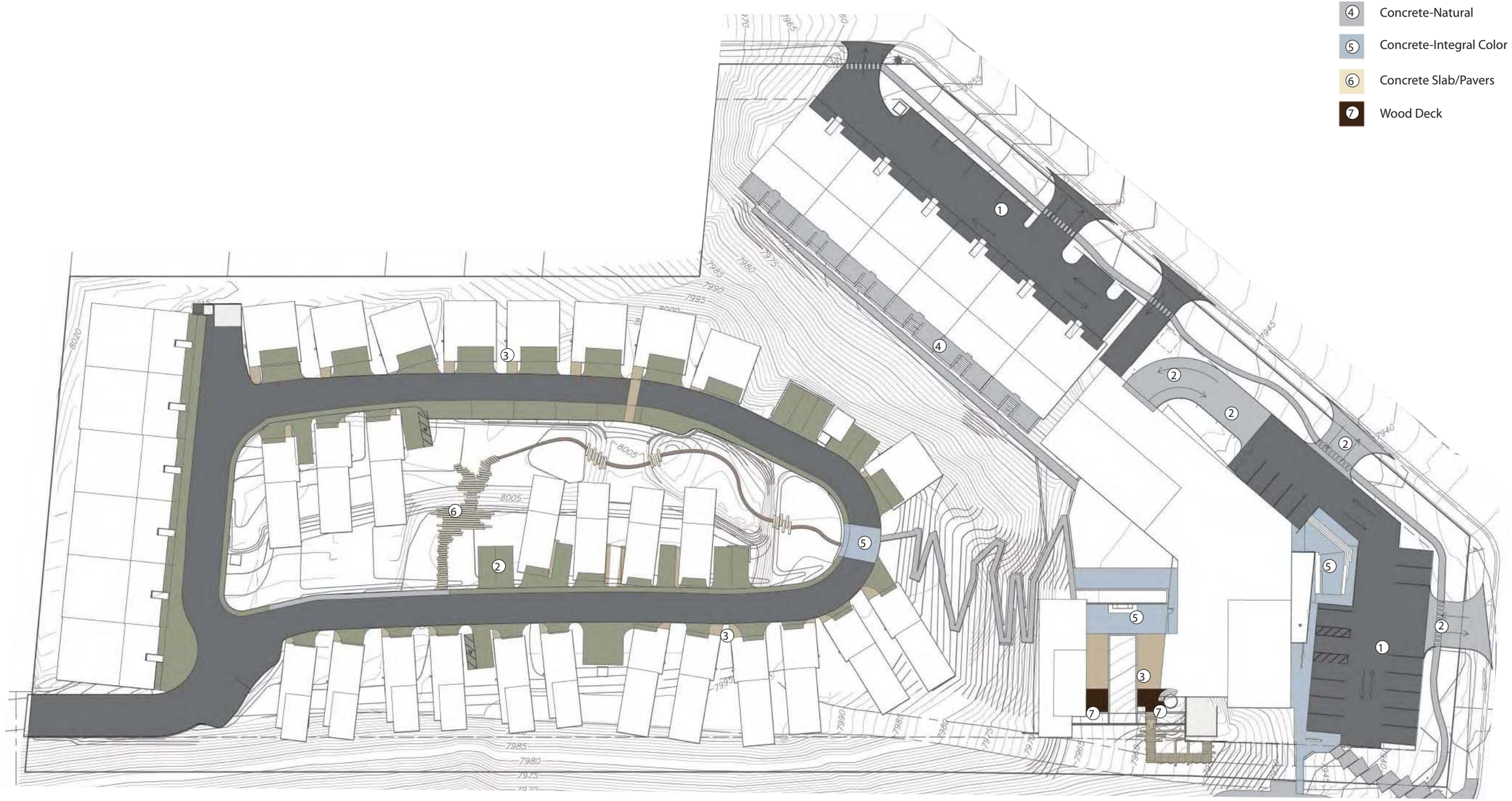
- Stone Markers and Monuments
- Sandblasted Stone Slabs

SANDBLASTED STONE

STONE CAIRNS

CARVED STONE SLABS

03.05 hardscape plan



this sheet has been further revised 08-03-11

03.06 hardscape materials

vertical

Site materials would have natural finishes and would relate to Mammoth's material context.

- Basalt Columns
- Poured-in-Place Concrete
- Gabion
- Concrete Block
- Planted Walls
- Stacked Logs

horizontal

The project will have a variety of paving types. The main vehicular paving will be asphalt. Pedestrian paving will vary with regards to intended program, heating, and durability.

- Wood Decking
- Stone
- Wood and Rock
- Modular Pavers
- Integral Colored Concrete
- Asphalt


LIVING WALLS


BASALT TOTEMS


PINE LOG REUSE


GABION RETAINING


WOOD RETAINING


SEATING IN TOPOGRAPHY


BOARD FORMED CONCRETE


INTEGRATED FURNITURE


INFORMAL STONE GATHERING


NARROW MODULAR PAVERS

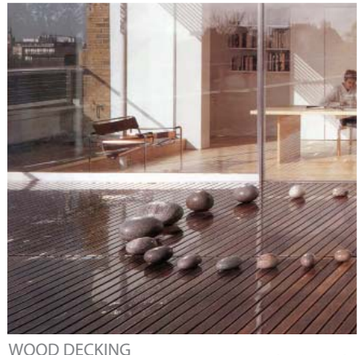

PATHWAYS CUT FOR MEADOWS


WOOD BRIDGES


AREAS

DECOMPOSED GRANITE


INFORMAL CONCRETE PAVING


WOOD DECKING


INTEGRAL COLOR CONCRETE

03.07 vegetation plan - shrubs and groundcover

The landscape for the proposed development will be comprised of 90% native plant species, with 10% non-invasive drought tolerant species. At present, there are 5 native species (noted on the vegetation materials page) that are thriving on-site with no irrigation. The planting concept is that 80% of the proposed landscape will be comprised of these same plant materials. It is our intention that the landscape would need minimal irrigation and maintenance, once established. The meadows will be an ever-changing tapestry of color and life. Each meadow will then be seeded with a mix of native wildflowers and native warm season grasses, to give each a distinct blooming event and choreography while attracting a variety of wildlife.

legend

1. Groundcover
2. Shrubs
3. Perennials
4. Native Grasses
5. Meadow
6. Hydroseed

0 30 60 120 FEET

0 5 10 20 40 METERS

03.08 vegetation plan - trees

The tree plantings are meant to augment the existing native pines on-site. Aspen and Birch trees will also be added to create pedestrian scaled groves and allees that provide continuity from the Summit to the Basecamp.

legend

- Jeffery Pine
- Quaking Aspen
- Screening

0 30 60 120 FEET

0 5 10 20 40 METERS

this sheet has been further revised 08-03-11
this sheet has been revised. submitted 05-04-11

03.09 vegetation

trees

- PINUS CONTORTA — Lodgepole pine*
- JEFFREY PINE — Pinus jefreyi*
- POPULUS TREMOLOIDES — Quaking aspen
- MOUNTAIN MAPLE — Acer spicatum
- SORBUS AUCUPARIA — Mountain ash

groundcover

- ARTEMISIA TRIDENTATA — Big sagebrush*
- ARCTOSTAPHYLOS UVA — Kinnikinick
- GALIUM ODORATUM — Sweet woodruff

shrubs

- BACCHARIS PILULARIS — Coyote brush*
- CHRYSOTHAMNUS NAUSEOSUS — Rubber rabbitbrush*
- CORNUS SANGUINEA — Bloodtwig dogwood
- SYMPHORICARPOS MOLLIS — Creeping snowberry
- ROSA WOODSII — Woods Rose

perennials

- LITHOSPERMUM RUDERALE — Western stoneseed*
- PENSTEMON EATONII — Firecracker penstemon*
- ASTER ADSCENDENS — Common aster*
- PHLOMIS FRUTICOSA — Jeruseluem sage*

native grasses

- AGROPYRON SPICATUM — Bluebunch wheatgrass*
- FESTUCA IDAHOENSIS — Idaho fescue*
- ELYMUS CYNEREUS — Giant Wild Rye*

meadows

- BOUTELOUA DACTYLIODES — Buffalo Grass
- BOUTELOUA GRACILI — Blue Gramma Grass

the lichen rock gardens

- LICHEN SPP. — Mixed Lichen Species*

* denotes plants native plants presently growing onsite


QUAKING ASPEN


QUAKING ASPEN


JEFFREY PINE


MOUNTAIN MAPLE


BIG SAGEBRUSH*


JERUSELUEM SAGE*


RUBBER RABBITBRUSH*


KINNIKINNICK*


WOODS ROSE

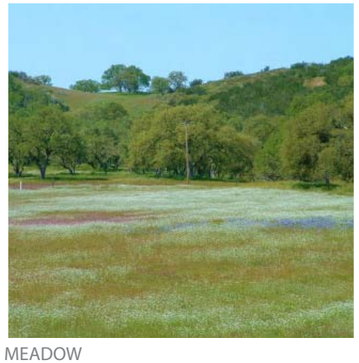

CREEPING SNOWBERRY*


FIRECRACKER PENSTEMON*


COYOTE BRUSH*


BLUE BUNCH WHEATGRASS*


IDAHO FESCUE*


MEADOW


LICHEN GARDENS*

03.10 water quality, reuse, and irrigation concept

The dry creek will be a vegetated bio-infiltration swale, with plant materials that serve to improve water quality. Surface drainage will flow from west to east and will encounter drywells for percolation. Drainage will also travel down, from the Summit to the Basecamp into a large infiltration drywell, the Rock Lichen Garden. Water will be collected in a large sub-surface detention structure. One cistern will be used, at the Summit, to reuse water for irrigation in the summer months. The cisterns will be sized to provide for 20% of the total irrigation demand.

Perimeter plantings (hydroseed) and tree replacements will receive a temporary irrigation system that will be removed after a one-year maintenance and establishment period. A limited area of core plantings of trees, shrubs, and groundcovers will have a permanent irrigation system. The irrigation system will be telemetry based, automatically downloading local climate data and eT rates from a Mammoth CIMIS station. This system will function to greatly reduce overwatering. The use of potable water for this area will be reduced by 20% with the reuse of water captured in two cisterns.

03.11 preservation, protection, and maintenance

maintenance

- Maintenance will comply with the Fire Commissioner's Maintenance (Ordinance No. #08-03 for Mammoth Lakes Fire Protection District).
- Branches above the eave of the building are to be removed.
- No branches to be within 10' of openings.
- In older-dead or dying trees, the dead/dry plant material at the top is to be cleared at all times.
- Tree in close proximities to each other should be monitored with special attention given to older, larger Firs due to their thicker and larger canopies.
- Maintain a firebreak around and adjacent to buildings by removing and clearing flammable vegetation or other combustibles growth within 30' on each side of building.

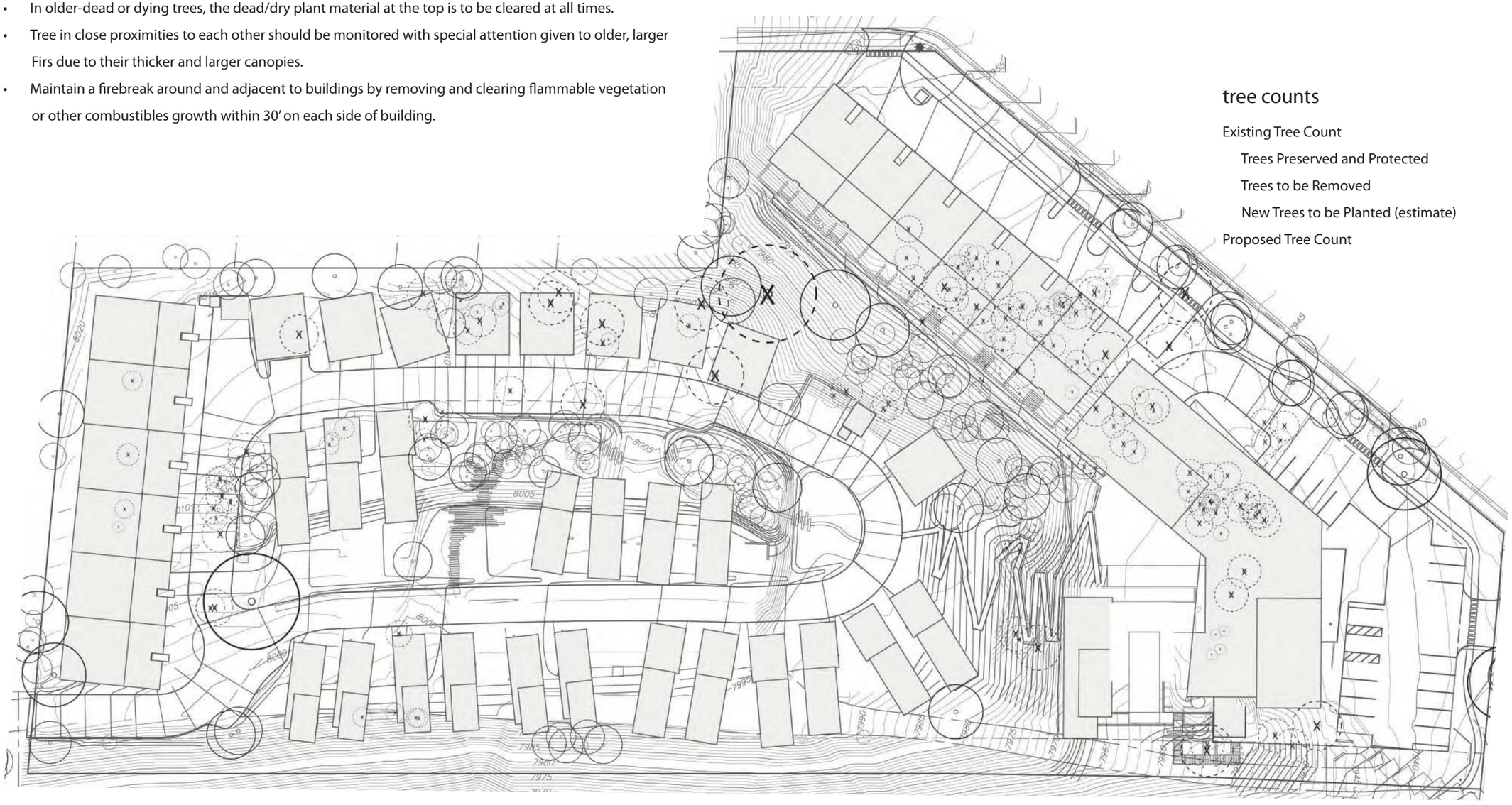
legend

X Existing Tree to be Removed

Existing Tree to be preserved & protected

tree counts

Existing Tree Count	388
Trees Preserved and Protected	211
Trees to be Removed	179
New Trees to be Planted (estimate)	77
Proposed Tree Count	288



0 30 60 120 FEET

0 5 10 20 40 METERS

04. cabin design

04.01 cabin concept

The concept for the cabins and their design and placement are driven by the desire to capture views to the unique landscape, from as many locations as possible. While cabins vary from 1.5 to 3 stories tall, they all share modern loft-like living-dining-kitchen spaces and sleeping rooms which open southward to dramatic mountain views, sunlight and warmth, and in other directions to the wooded and meadow site. Locating main living spaces on upper levels ensures access to daylight and views even when the ground is deeply covered with snow.

The form of the cabins employs sloping roofs which open up to southern views and solar gain (with appropriate shading) as well as to the main public aspect; Main Street. Behind these, low-slope portions will hold snow, taking advantage of its insulating capacity and minimizing snow shedding and piling, all while contributing to a "traditional high alpine" look in the depths of winter.

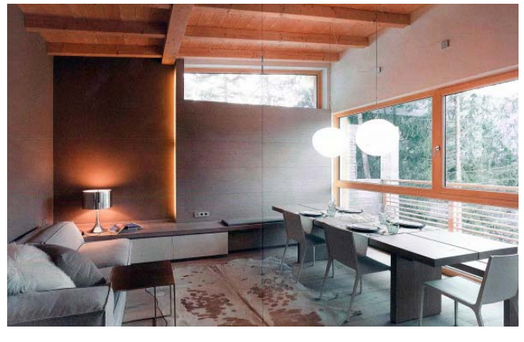
Careful placement of cabins creates view corridors between them and consolidates open space into a variety of natural features and pocket gardens for year-round indoor/outdoor living. Subtle shifts in building orientation and placement emphasize that these are individual homes, not a mechanical array of identical 'units.'

The design of the buildings is efficient, yet well crafted, and informed by an understanding of the local building culture. Based on discussions with local building professionals, we have developed an elegant ground-up design that uses simple wood frame construction and consolidates kitchen, bathrooms, and utilities into one efficient core. Overall, our intent is to capitalize on local building materials, trades, and experience to build smaller, more beautiful, and smarter.

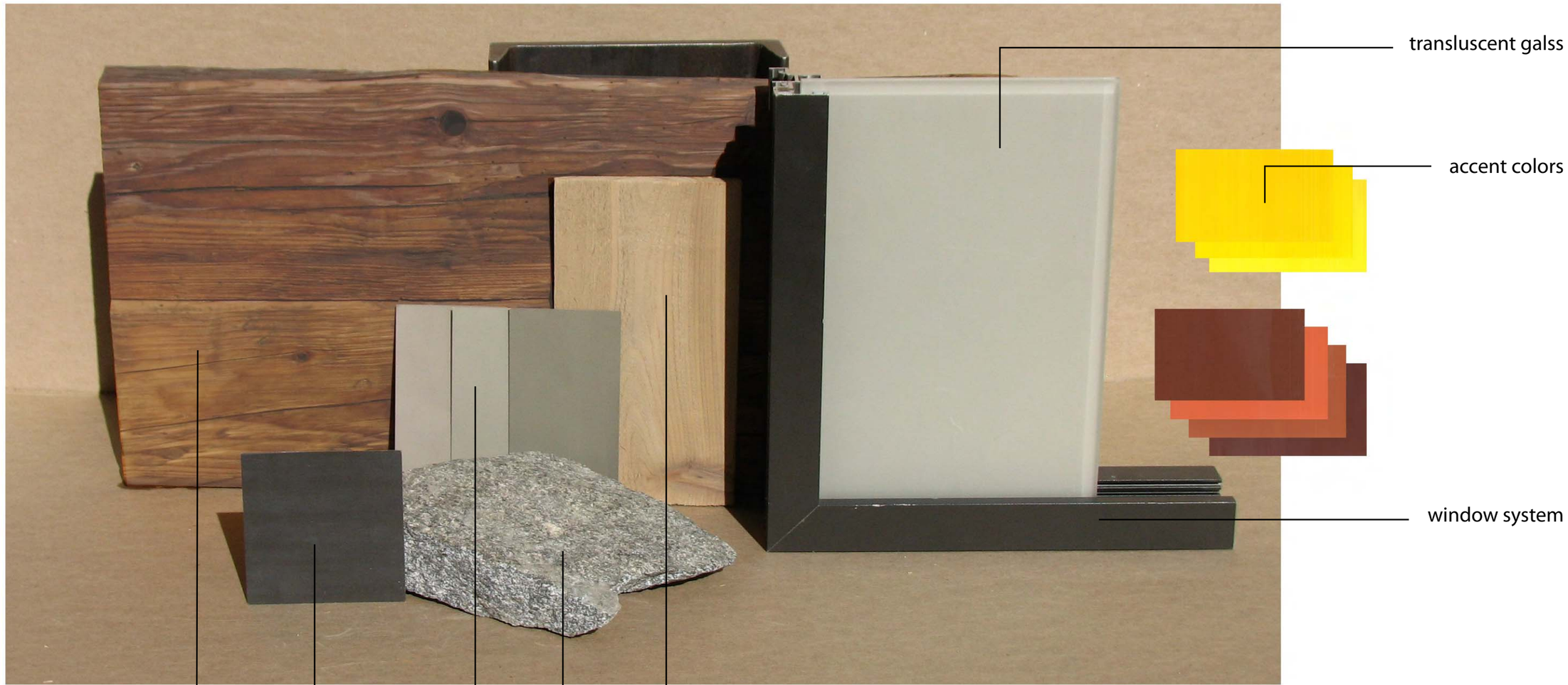
cabin materials

A reclaimed timber entry element places the traditional look and feel of heavy wood where it is most noticeable and maintainable, while a combination of fiber-cement siding and corten (self-finishing oxidized steel) cladding breaks down cabin massing to a very human scale. Colors have been chosen to harmonize with the landscape – rusty-red steel picking up tones from tree bark and dried needles, several shades of cool gray on siding reflecting indigenous granite, distant sky and shadowed snowpack.

Other materials include aluminum-clad wood windows, pre-finished sheet metal flashings, and board-formed concrete (in those areas where the foundation is exposed). This straightforward use of structure and materials fits with the ethos of an authentic Mammoth mountain experience.



04.02 cabin materials

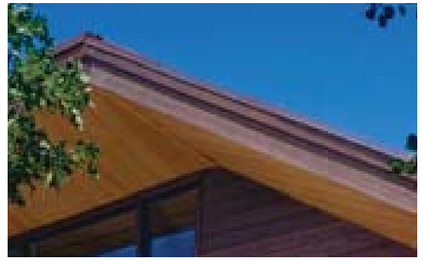


site textures and materials

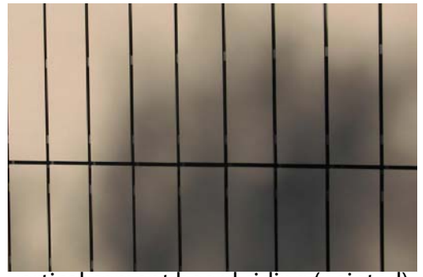
04.03 cabin perspective

cabin b uphill perspective

prefinished sheet metal flashing and trim



cedar fascia and soffit



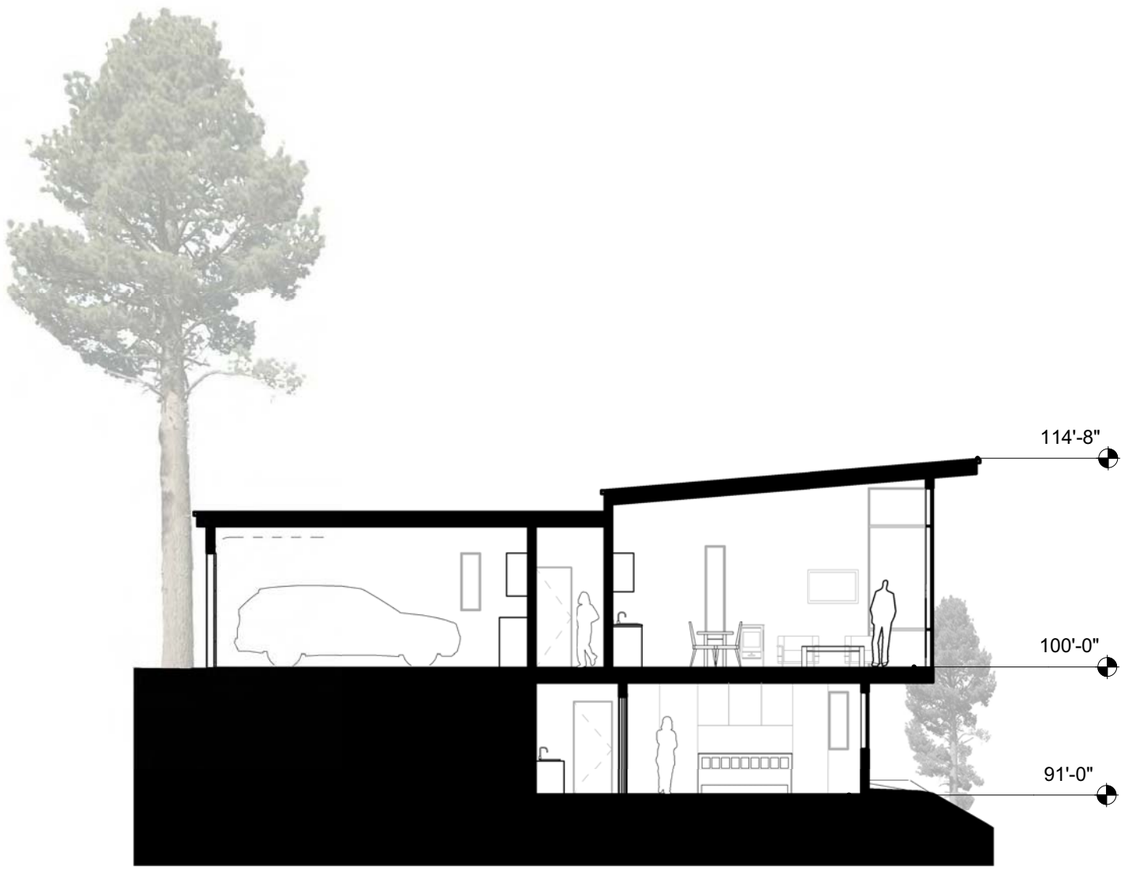
vertical cement board siding (painted)

transluscent glass

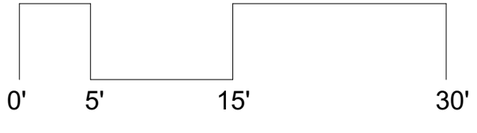
reclaimed timbers

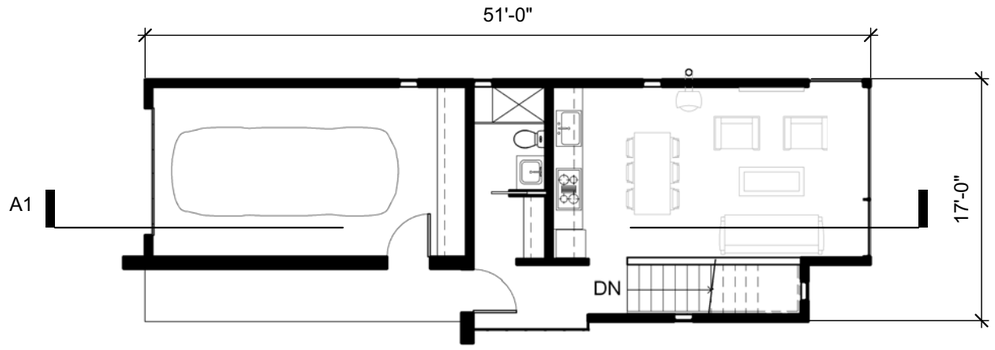
04.04 cabin a - floor plans and section

850 square feet

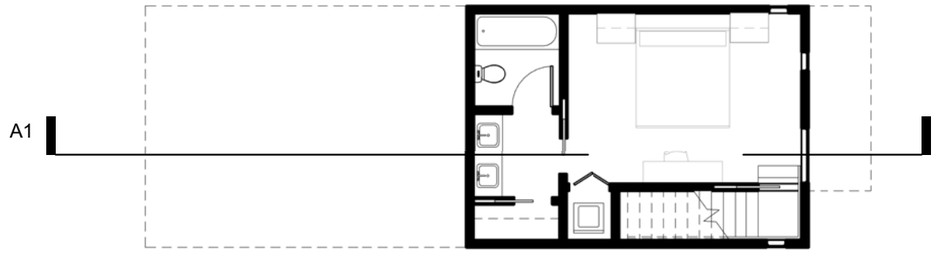


SECTION A1





LEVEL 2



LEVEL 1

04.05 cabin a - elevations

east elevation

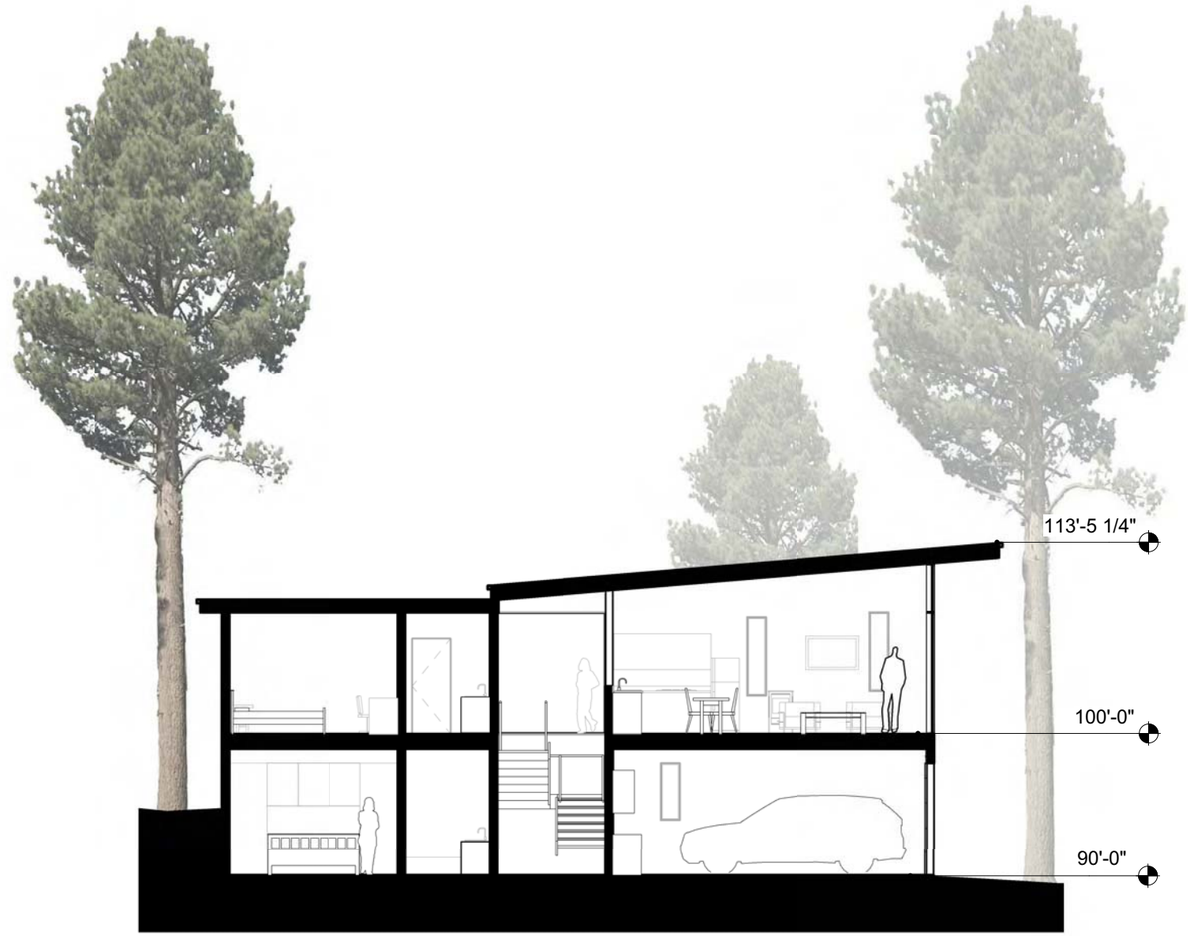
south elevation

west elevation

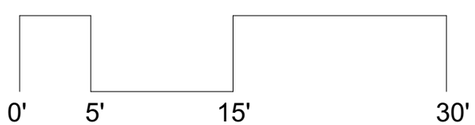
north elevation

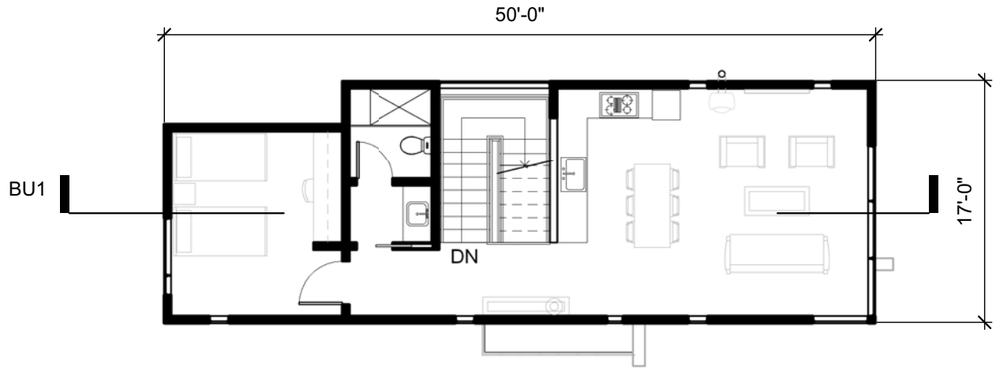
04.06 cabin b uphill - floor plans and section

1,200 square feet

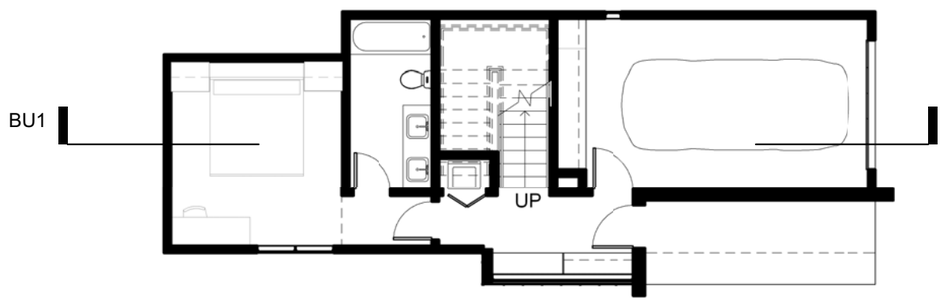


SECTION BU1





LEVEL 2

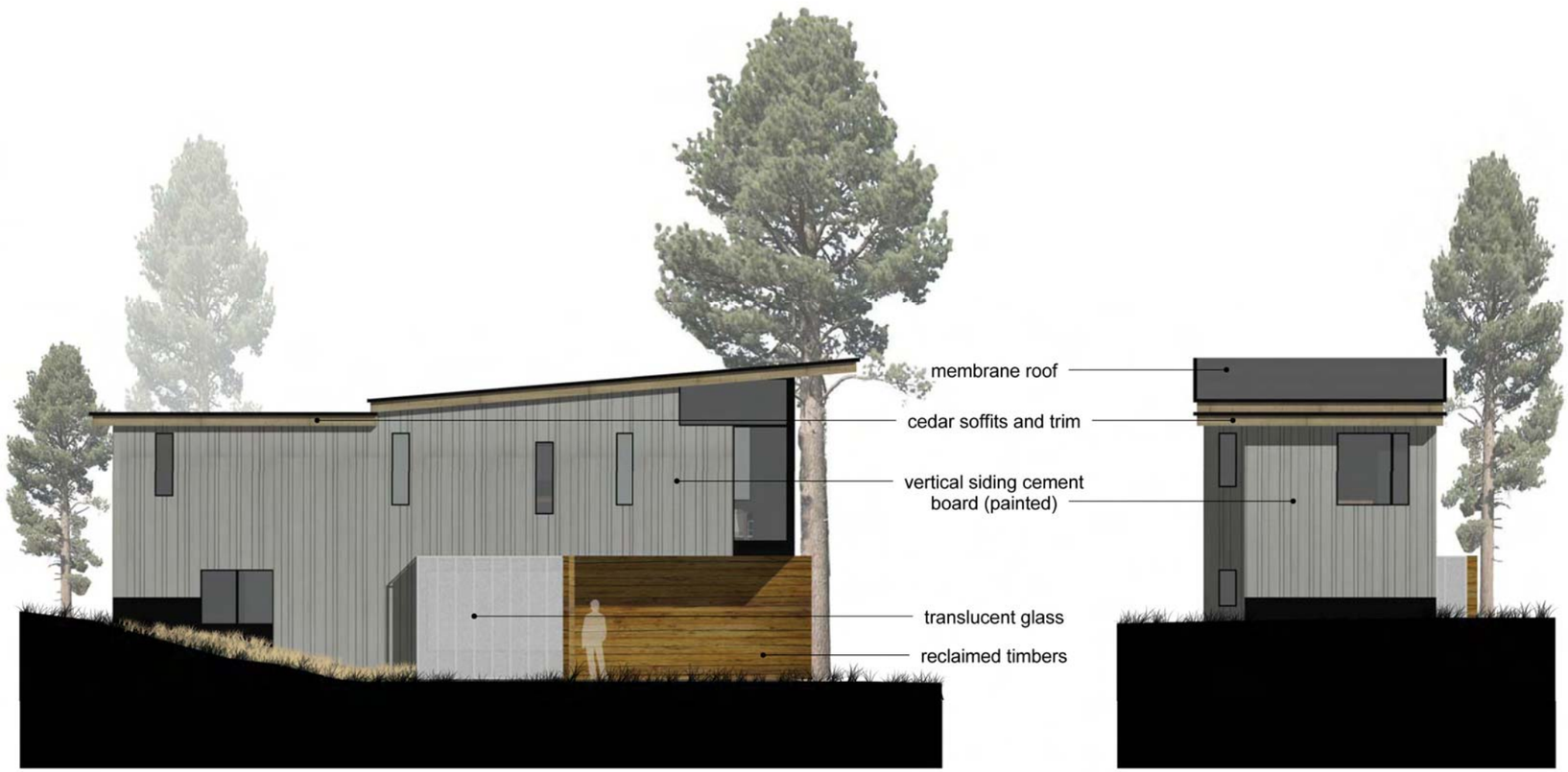


LEVEL 1

04.07 cabin b uphill - elevations

east elevation

south elevation



west elevation

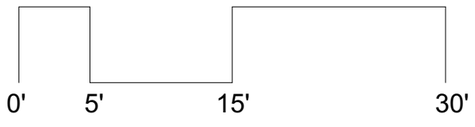
north elevation

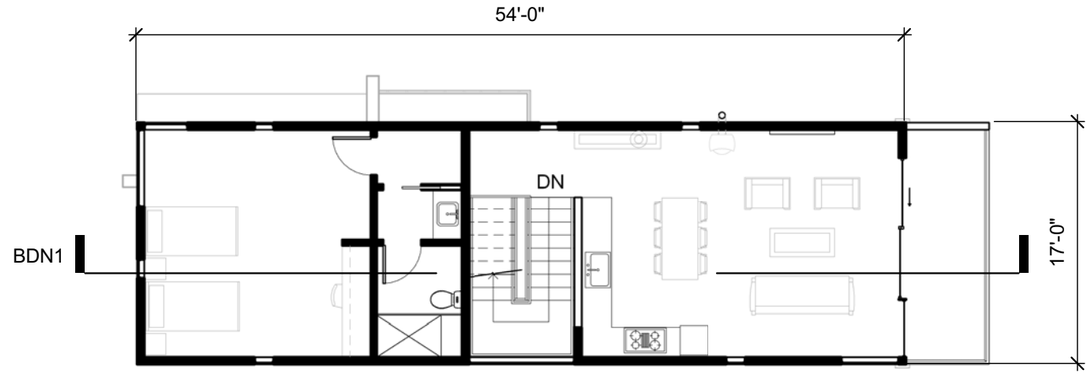
this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

04.08 cabin b downhill - floor plans and section

1,240 square feet

SECTION BDN1





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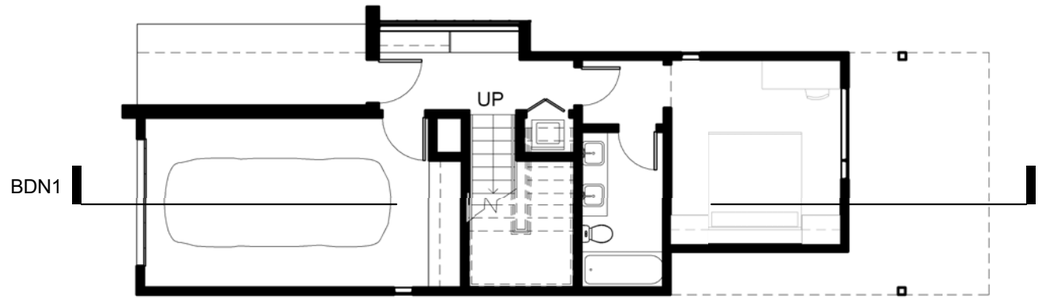


LEVEL 1

04.09 cabin b downhill - elevations

west elevation

south elevation

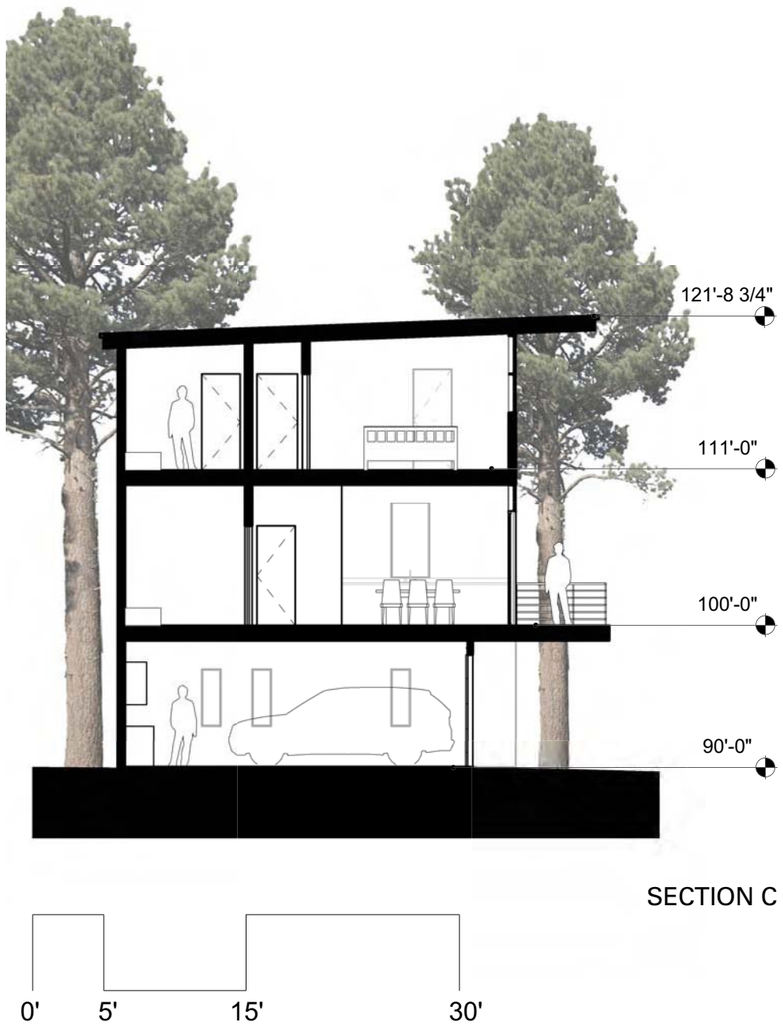
east elevation

north elevation

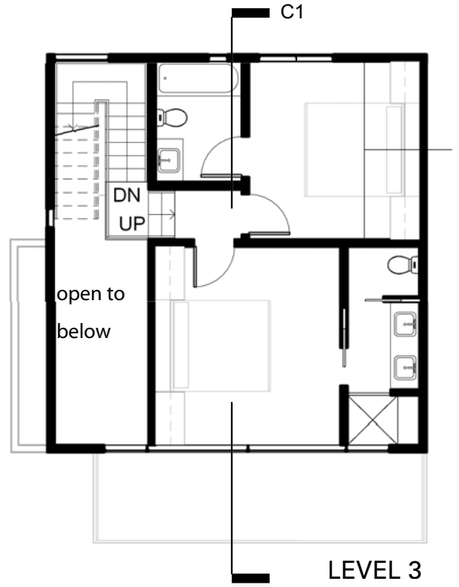
this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

04.10 cabin c - floor plans and section

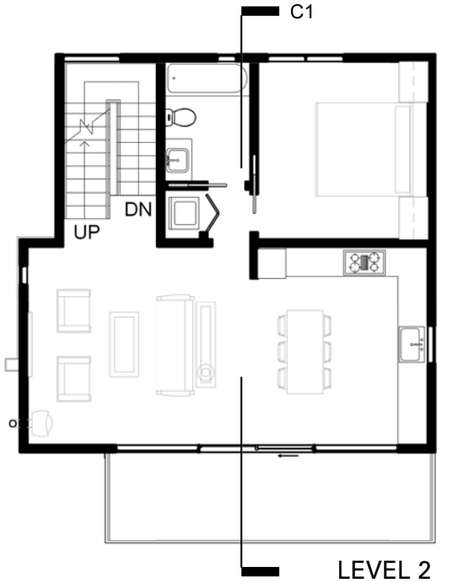
1,368 square feet



SECTION C



LEVEL 3



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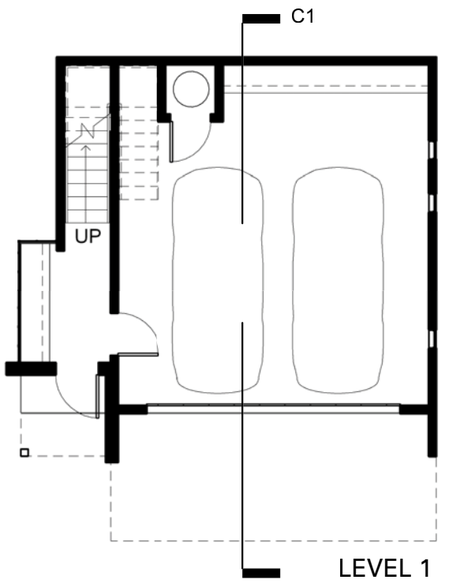


LEVEL 1

04.11 cabin c - elevations

east elevation

south elevation

west elevation

north elevation

05. townhouse design

05.01 townhouse concept

The townhouses embody many of the same qualities as the cabins, albeit in a more concentrated form. Located on the second floor, their modern loft-like living-dining-kitchen spaces open to dramatic views of the interior natural space in the case of the Summit Townhouses, and of the ridgeline to the northeast, in the case of Basecamp Townhouses.

The design of the townhouses is efficient, well crafted, and informed by an understanding of the local building culture. Fire-rated party walls will be combined with wood frame construction and layouts that consolidate kitchen, bathrooms, and utilities into one efficient core. The ultimate design is characterized by a straightforward use of structure and materials that fits with the ethos of an authentic Mammoth mountain experience.

Units are composed in pairs, which combined with stepping up the site's natural gradient, gives a sense of unique location, even though there are repetitive elements. Like the cabins, the form of the townhouses employs sloping roofs, which open up to capture views and light and present a welcoming image. Behind these, low-slope portions will hold snow, taking advantage of its insulating capacity, and minimizing snow shedding and piling.

Similar to the cabins, the Townhouses capitalize on local building materials, trades, and experience to build smaller, more beautiful, and smarter.

townhouse materials

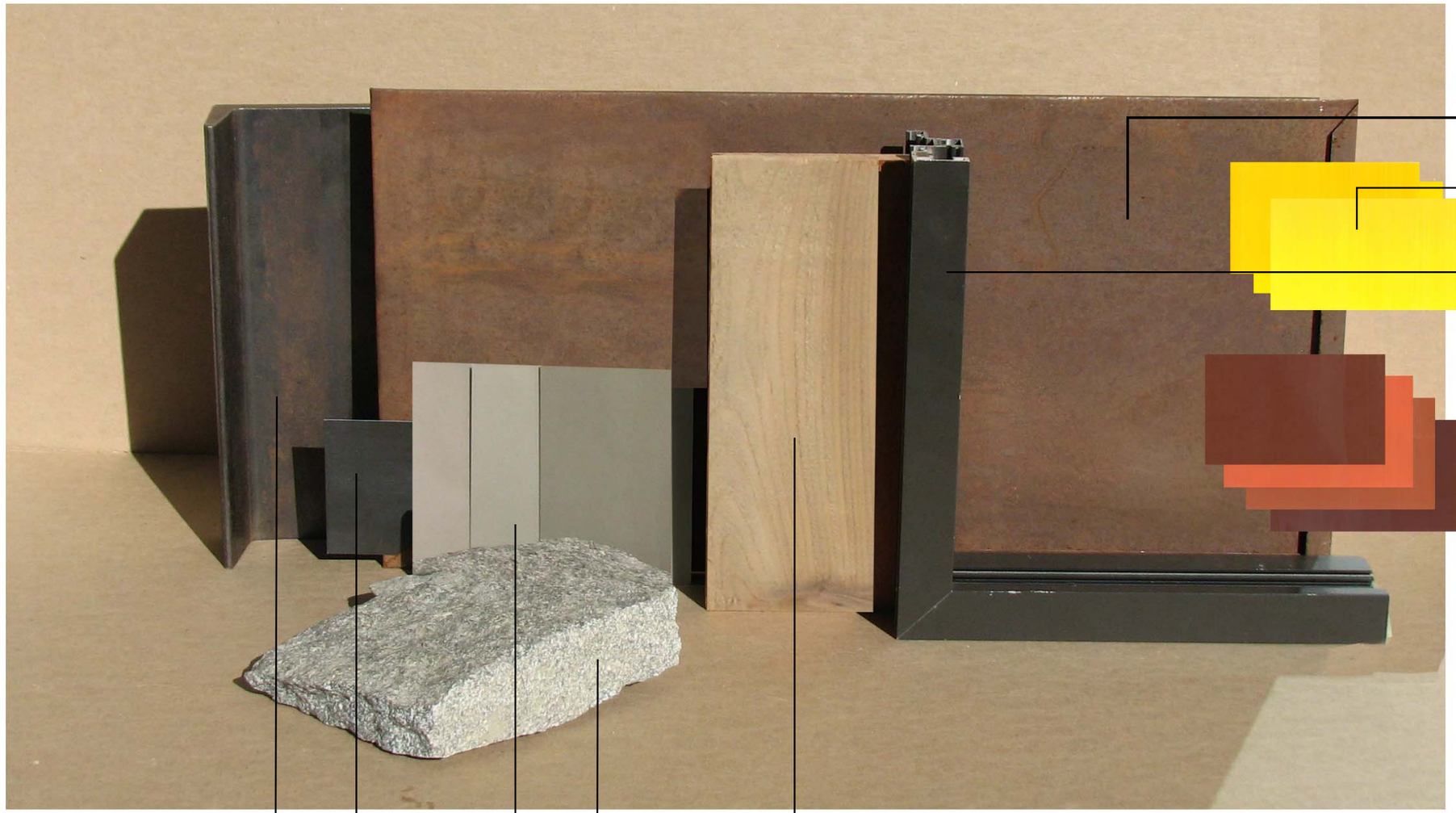
Wood siding on the ground level (parking) extends up into the shared entries, giving a rich, warm look where it is most noticeable and maintainable. While a combination of fiber-cement siding and corten (self-finishing oxidized steel) cladding breaks down the townhouse massing from the ground floor to the roof and from unit to unit.

Colors have been chosen to harmonize with the landscape – rusty-red steel picking up tones from tree bark and dried needles, several shades of cool gray on siding reflecting indigenous granite, distant sky and shadowed snowpack. Other materials include aluminum-clad wood windows, pre-finished sheet metal flashings, and board-formed concrete (in those areas where the foundation is exposed). This straightforward use of structure and materials fits with the ethos of an authentic Mammoth mountain experience.

after: view of basecamp townhouses from alpine circle intersection

before: view of basecamp townhouses from alpine circle intersection

05.02 townhouse materials

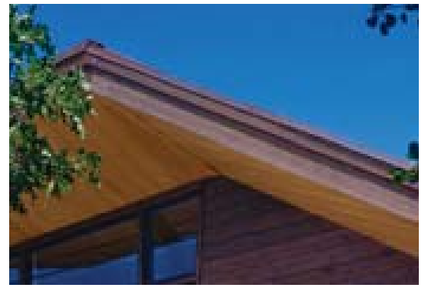


site textures and materials

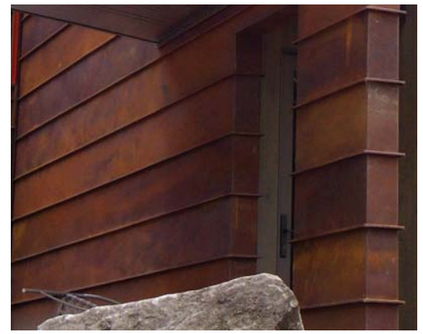
05.03 townhouse perspective

basecamp townhouses from northwest looking toward hotel

vertical cement board siding (painted)



cedar fascia and soffit

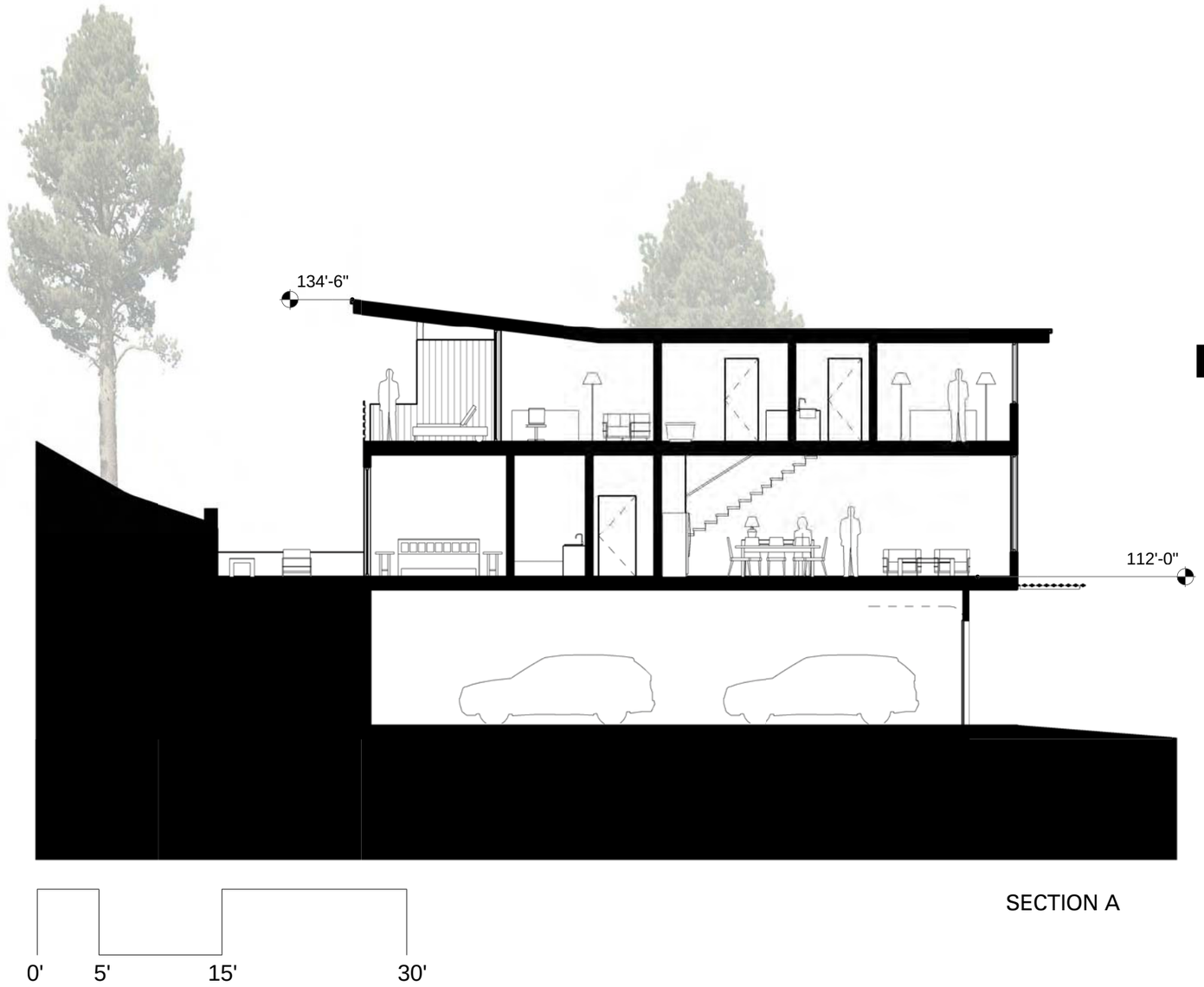


rusted corten steel

cedar siding

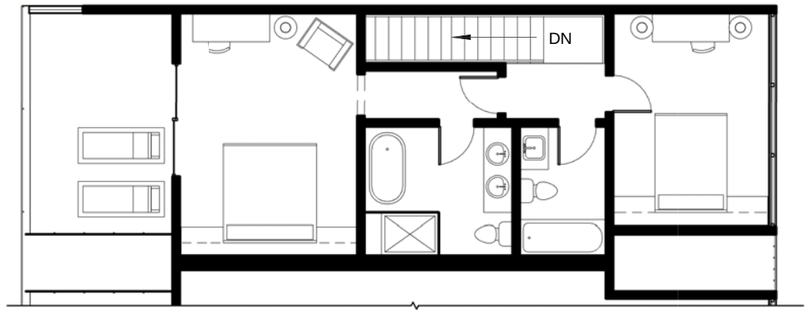
05.04 basecamp townhouse - floor plans and section

1,700 square feet



SECTION A

0' 5' 15' 30'



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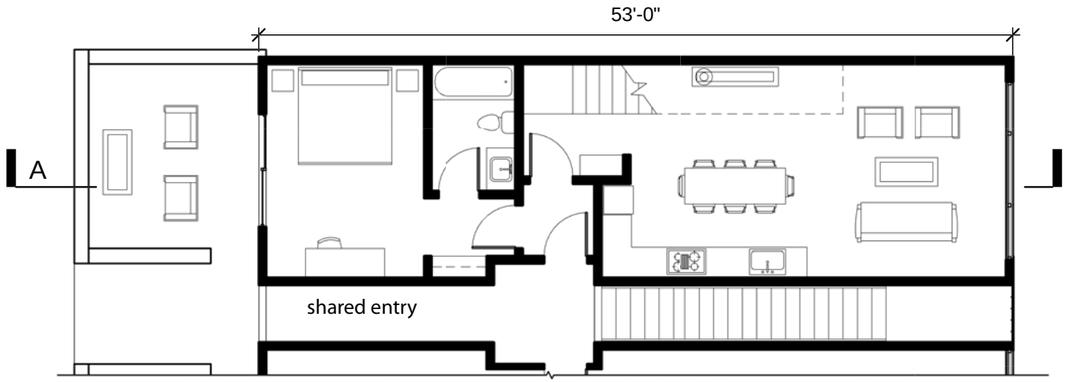

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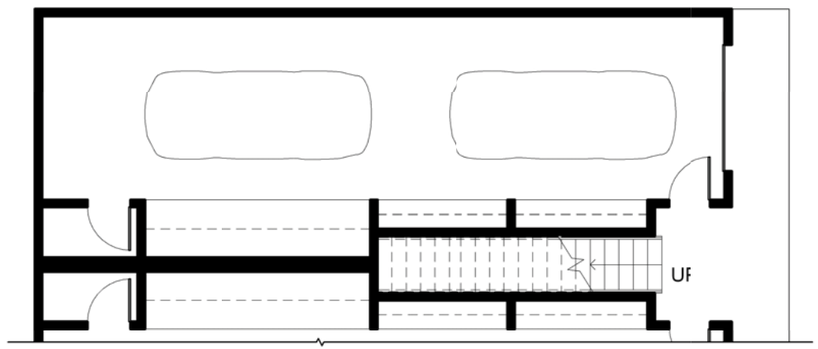


LEVEL 1

05.05 basecamp townhouse - elevations

basecamp townhouse north elevation

basecamp townhouse street elevation

this sheet has been further revised 08-03-11

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

mammoth view planning application submission- december 10, 2010

05.06 basecamp townhouse - elevations

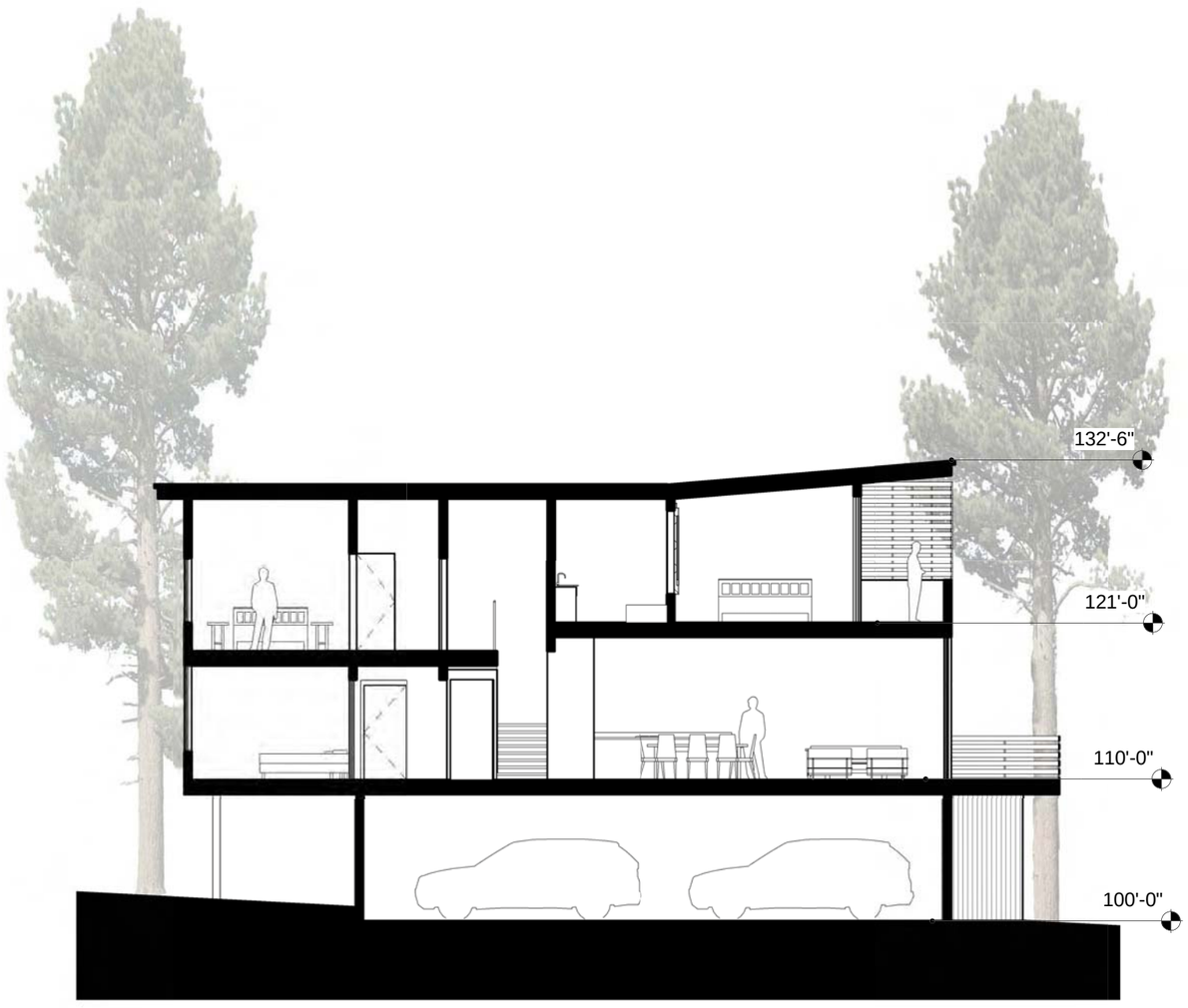
basecamp townhouse south

basecamp townhouse hillside elevation

this sheet has been further revised 08-03-11
this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11
mammoth view planning application submission- december 10, 2010

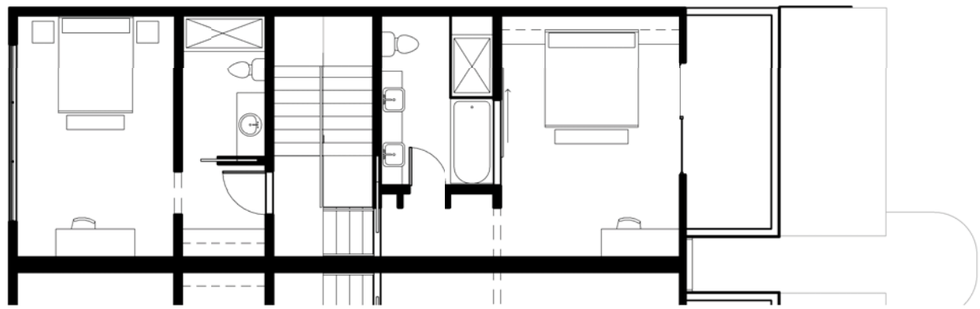
05.07 summit townhouse - floor plans and section

1,750 square feet



SECTION A

0' 5' 15' 30'



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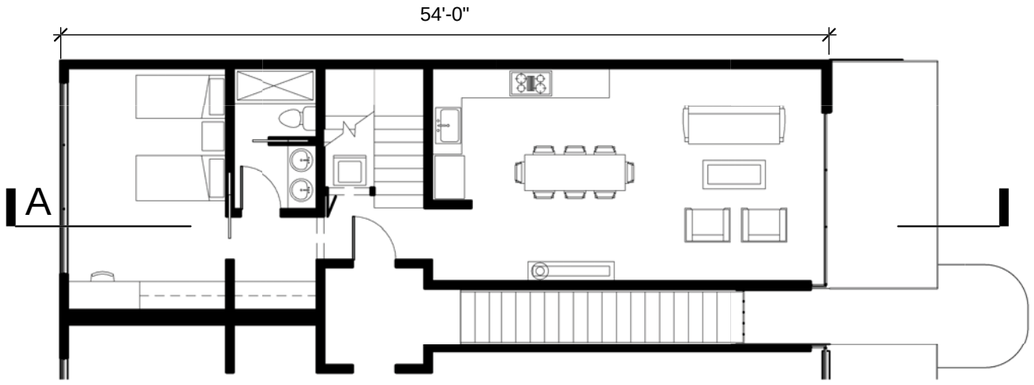

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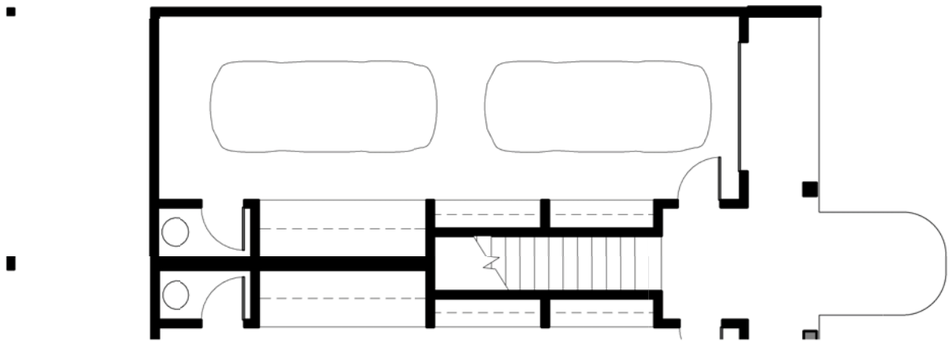


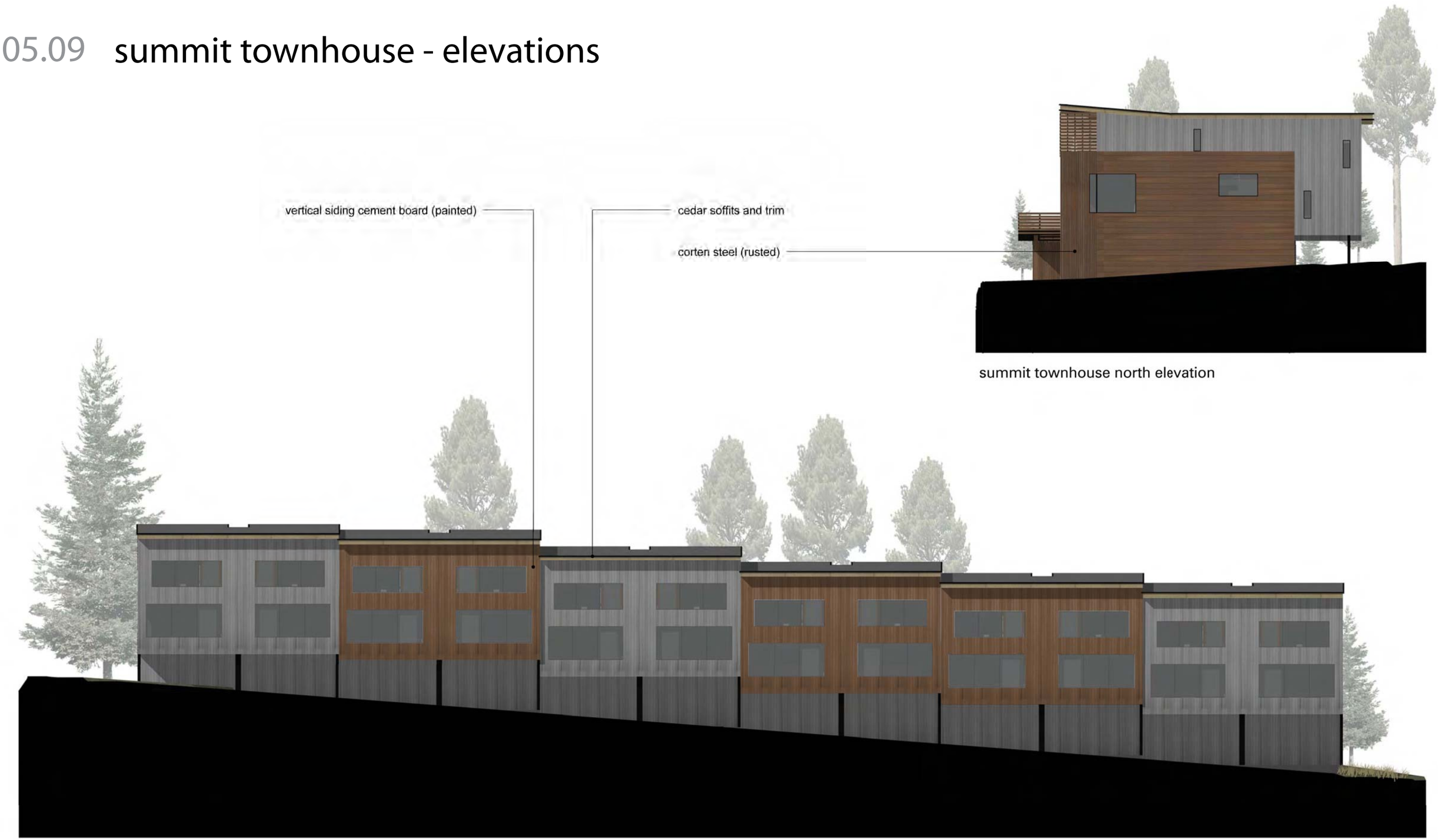
LEVEL 1

05.08 summit townhouse - elevations

summit townhouse east elevation

summit townhouse south elevation

05.09 summit townhouse - elevations



summit townhouse north elevation

summit townhouse west elevation

this sheet has been further revised 08-03-11

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

06. hotel

06.01 hotel concept

The Owner is in the process of conducting marketing research to refine the hotel concept, consider this proposal a preliminary concept.

The hotel is designed to resonate with the people who come to Mammoth and complement the area's natural beauty. This will be a signature boutique hotel that capitalizes upon the Mammoth and Eastern Sierra experience. Our inspiration comes first and foremost from the landscape and secondarily from European alpine chalets and exciting recent hospitality designs that focus on using real and local materials and services. These places put a priority on creativity and design and use their environment as a source of inspiration, complemented with thoughtful intervention. The result is the ultimate home base from which to explore and indulge in the best the region has to offer.

program

The 54-room true hotel is designed as a year-round destination. Its gateway location and design will be a beacon and will function as a meeting place for visitors and locals alike. The accommodations include a mix of standard rooms, premium rooms, and bunkrooms to attract a variety of users and price points. The Hotel facilities will include a small hotel-focused unique restaurant/coffee bar/bar, and a place for gear (ski and bike) sales, rental, and storage. The focus of the food and beverage and other products will be on locally sourced high-quality ingredients - real nourishment and supply.

layout

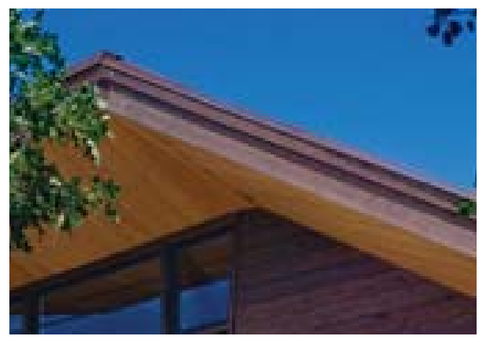
The hotel follows the gently sloping grade along Alpine Circle and consists of three levels of building over below-grade parking. The first level consists of the primary entry facing Alpine Circle, public spaces, service, and loading areas. The second and third levels contain standard, premium, and bunkrooms. Premium rooms located on the south side of the building will have exterior decks while those on the second level that face the Ridge will have on-grade terraces. Also on the second level is a small meeting space with direct access to the pool/spa terrace and the Ridge landscape.

materials

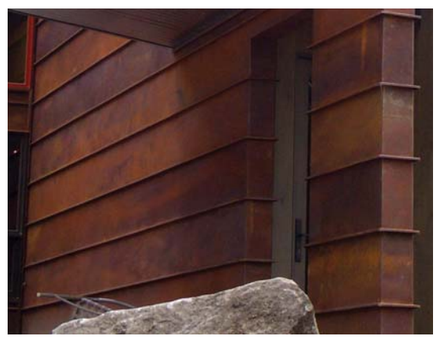
The below-grade parking and first floor slab are concrete structures, which provide lateral stability, retain earth, and afford fire separation between parking and residential occupancies. The structure above the ground floor slab is primarily wood frame construction, with some timber or steel elements where spans and loading require them.

The primary cladding materials are similar to the cabins and townhouses; painted fiber-cement and oxidized corten steel, the latter used here as a light screen or scrim set out from the solid walls, giving depth to the façade and creating a constantly changing play of light, shadow and transparency. Aluminum-clad wood windows, pre-finished sheet metal flashings and board formed concrete (where exposed) complete the materials palette. While much of the roof is kept intentionally low, selected areas peel upward for a traditional sloped-roof image from the most prominent viewpoints and to attract the eye to the public corner at Main Street and Mountain Boulevard. The effect is to create a modern but richly material architecture suited to its mountain setting.

vertical cement board siding (painted)

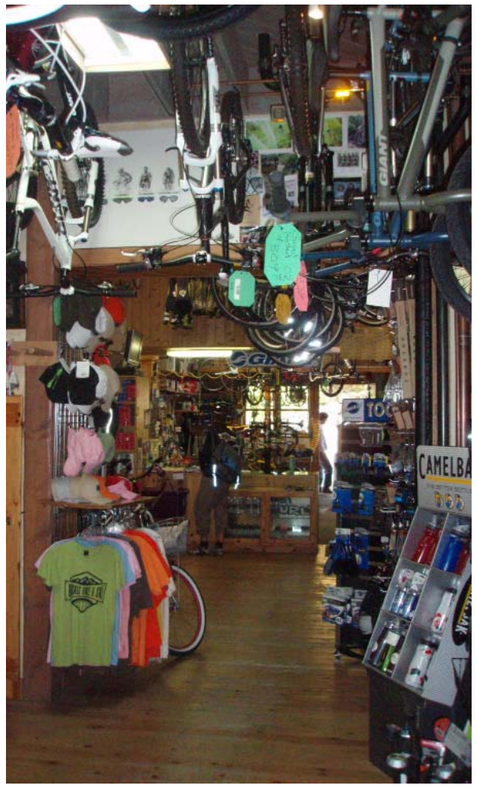


cedar fascia and soffit

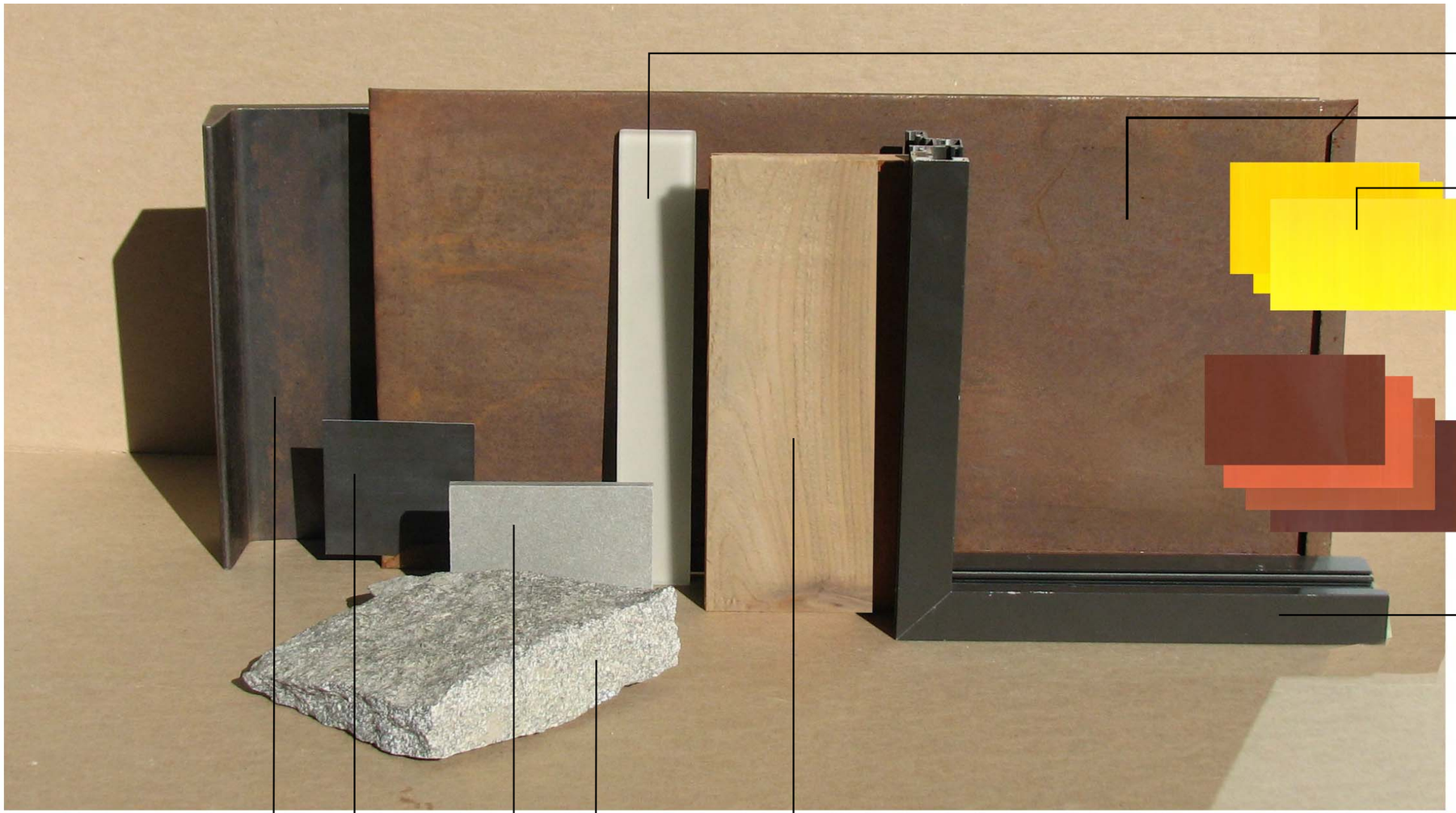


rusted corten steel

06.02 hotel concept (continued)



06.03 hotel materials



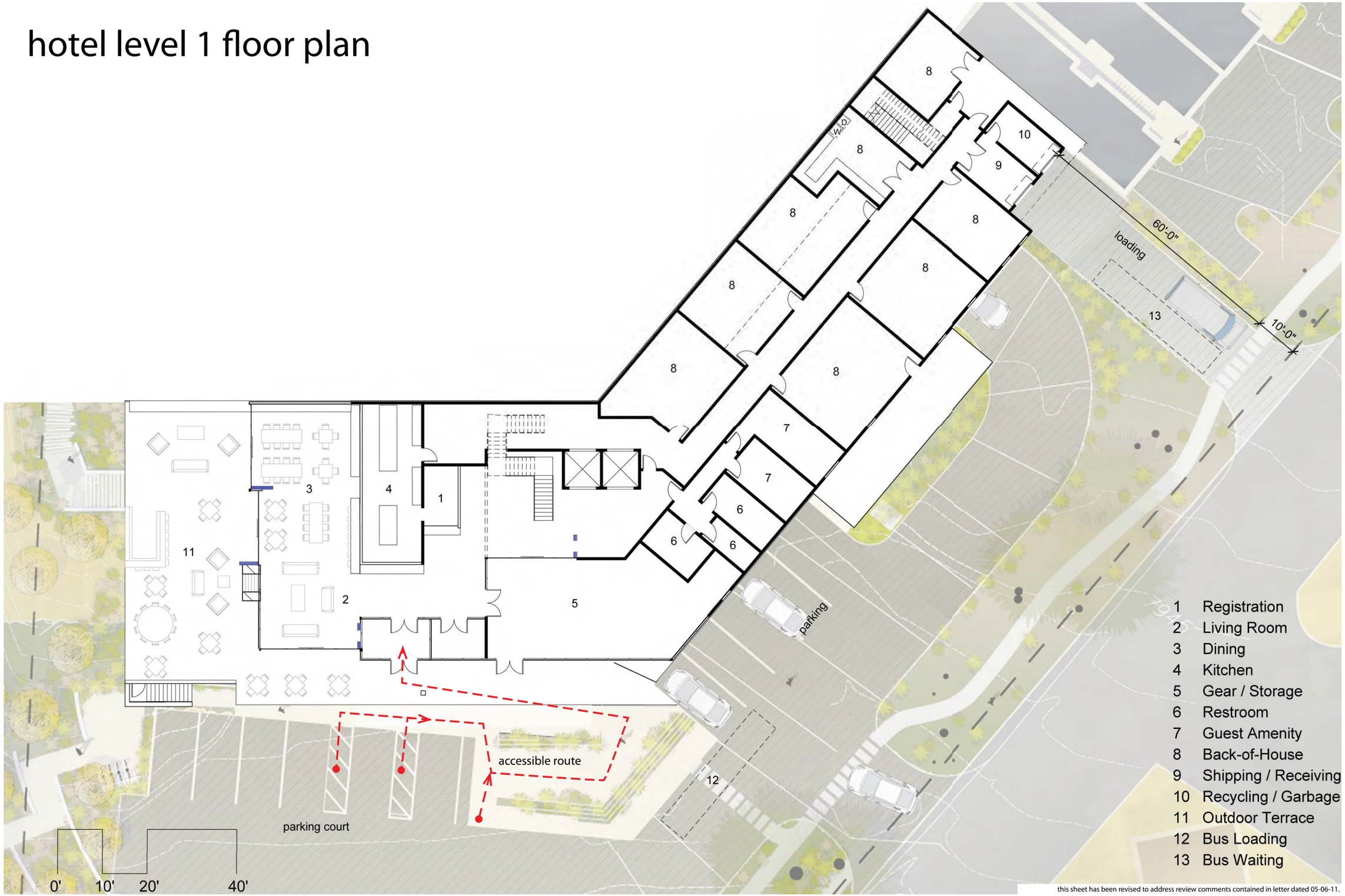
site textures and materials

06.04 hotel perspective

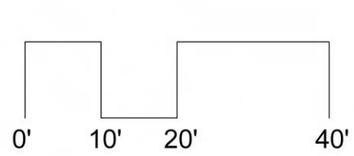
before: hotel from approach along main street, just east of mountain boulevard

after: hotel from approach along main street, just east of mountain boulevard

06.05 hotel level 1 floor plan

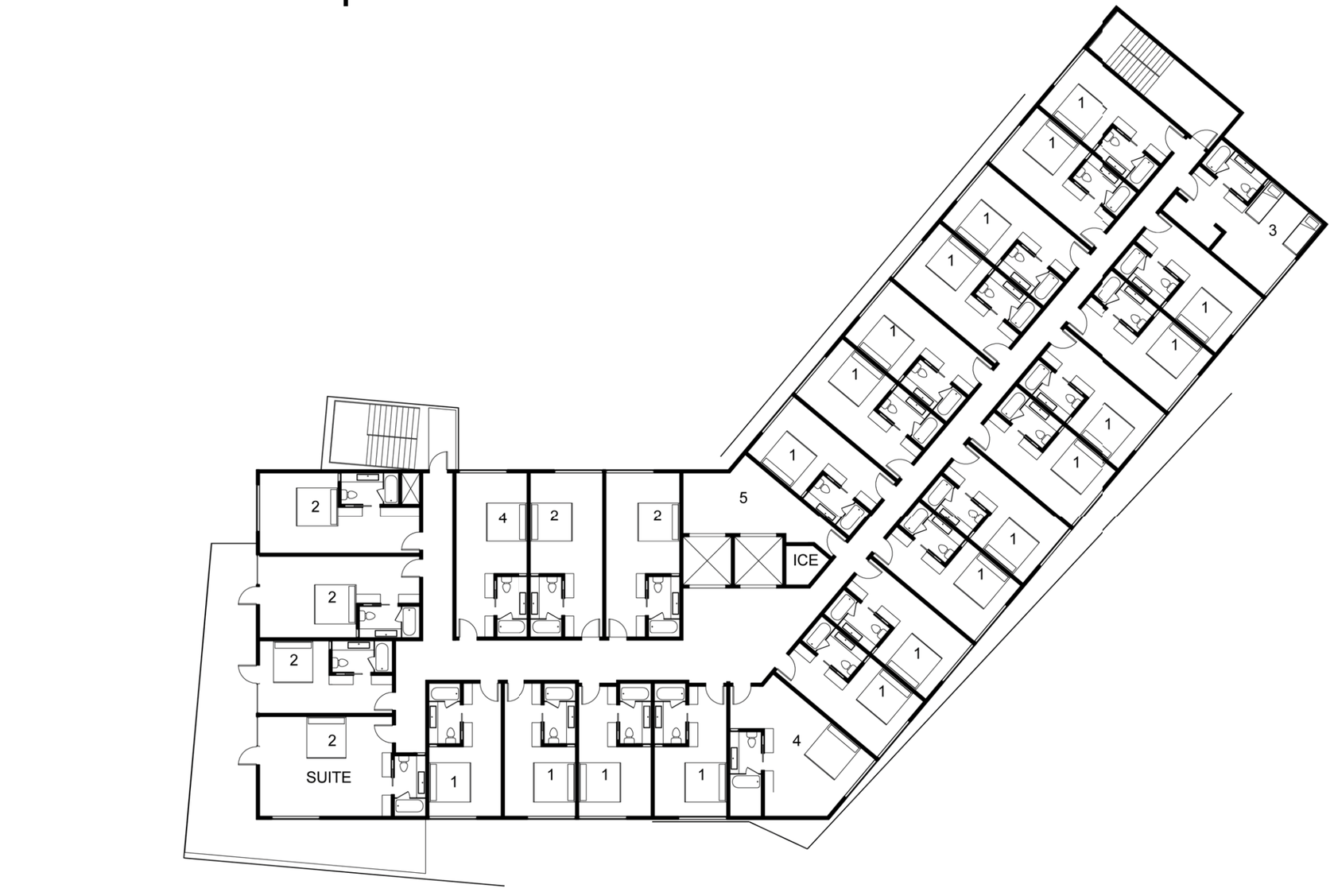


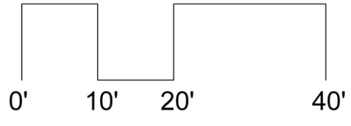
06.06 hotel level 2 floor plan



1 Standard Guest Room
2 Premium Guest Room
3 Bunk Room
4 Accessible Room
5 Guest Amenity
6 Housekeeping

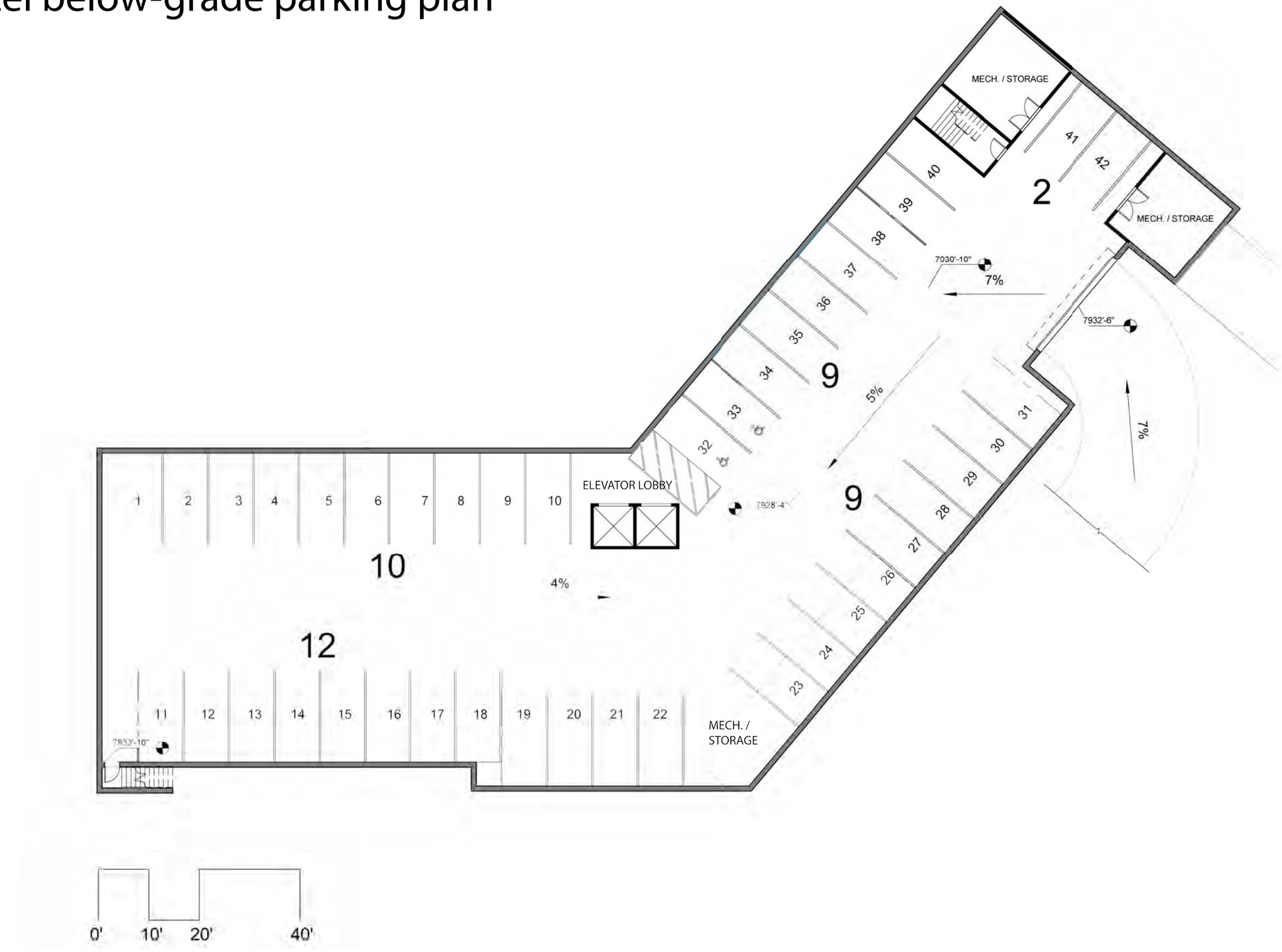
06.07 hotel level 3 floor plan



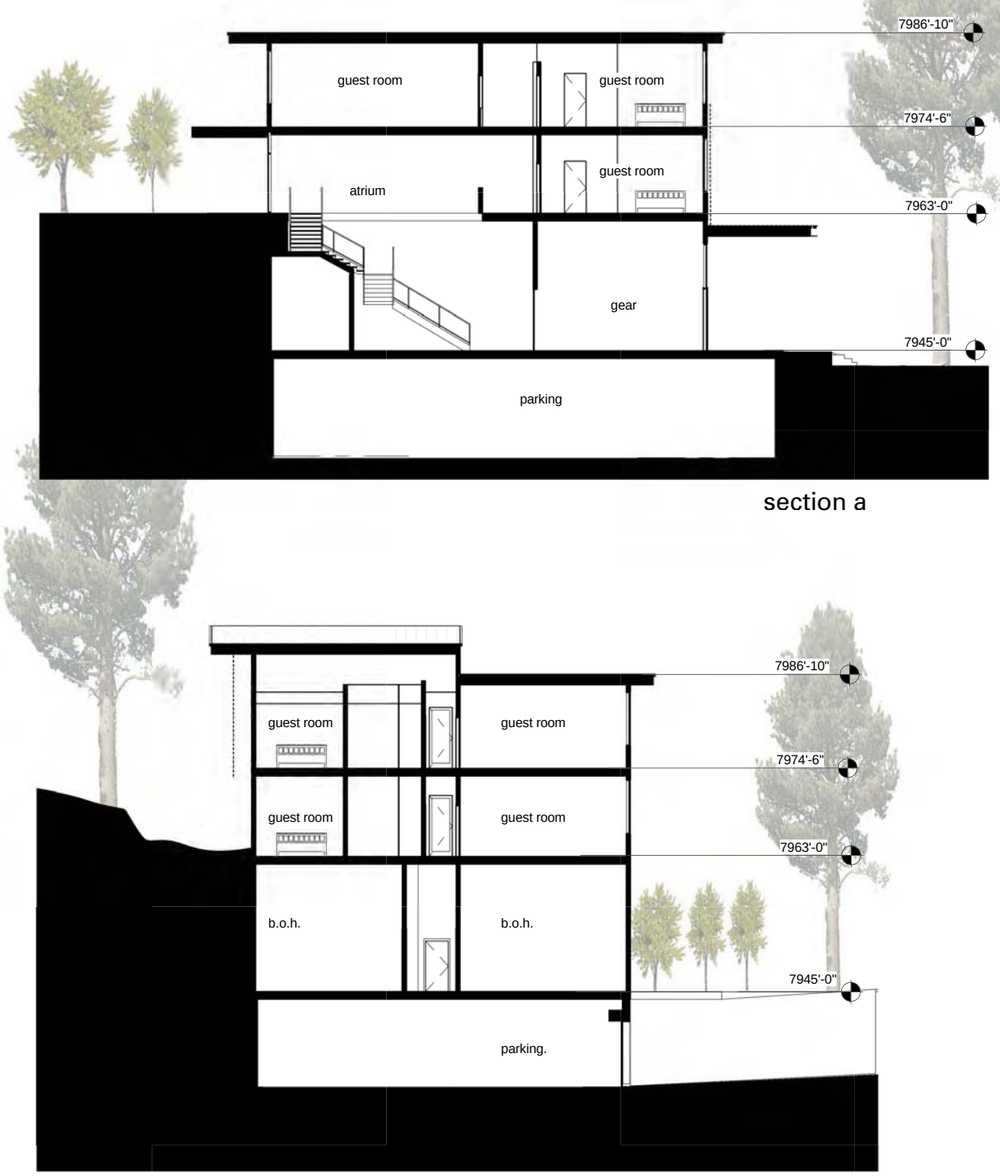


1 Standard Guest Room
2 Premium Guest Room
3 Bunk Room
4 Accessible Room
5 Housekeeping

06.08 hotel below-grade parking plan



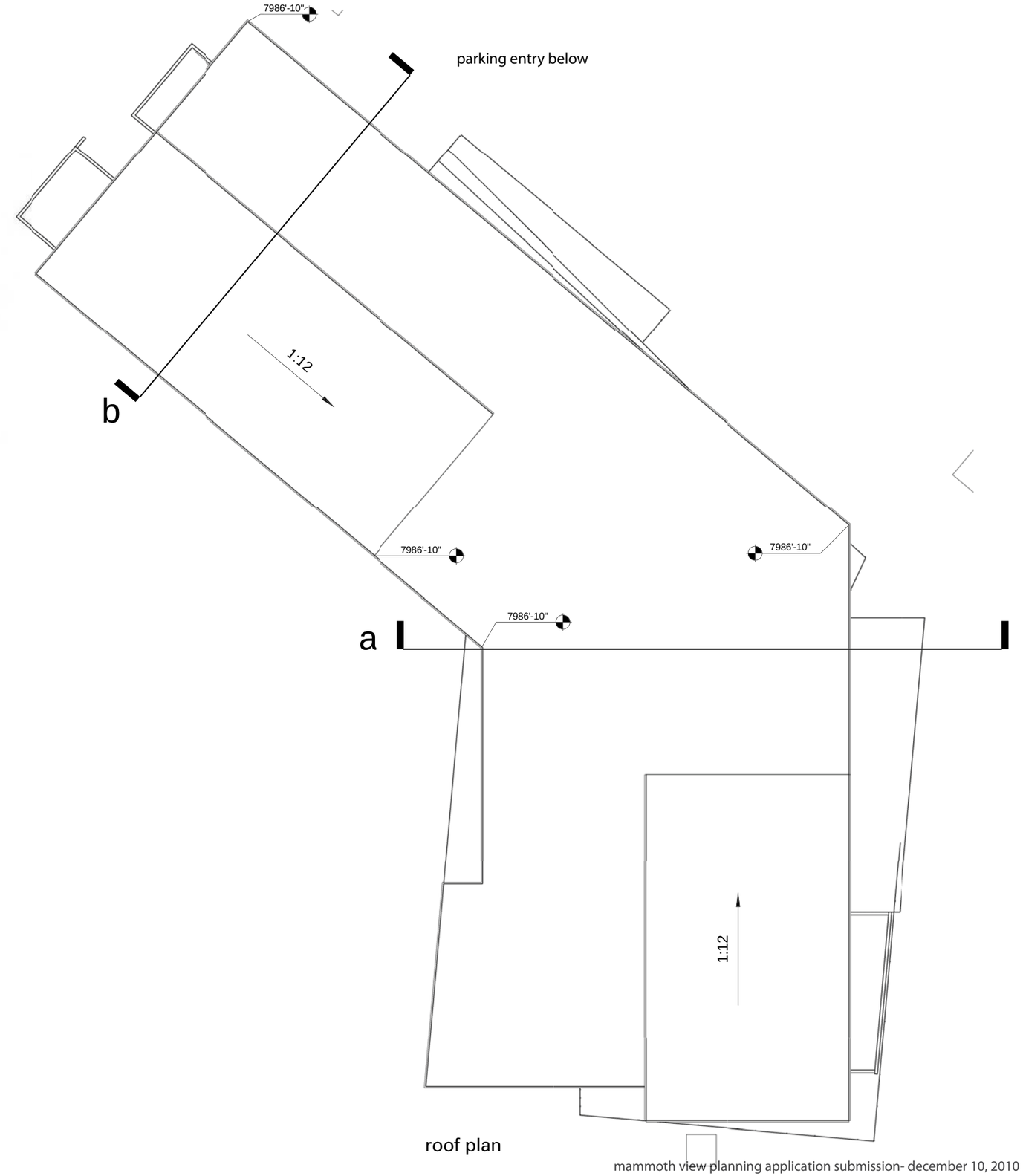
06.09 hotel sections



section a

section b

0' 10' 20' 40'



roof plan

06.10 hotel south elevation

south elevation

06.11 hotel north elevation

north-east elevation

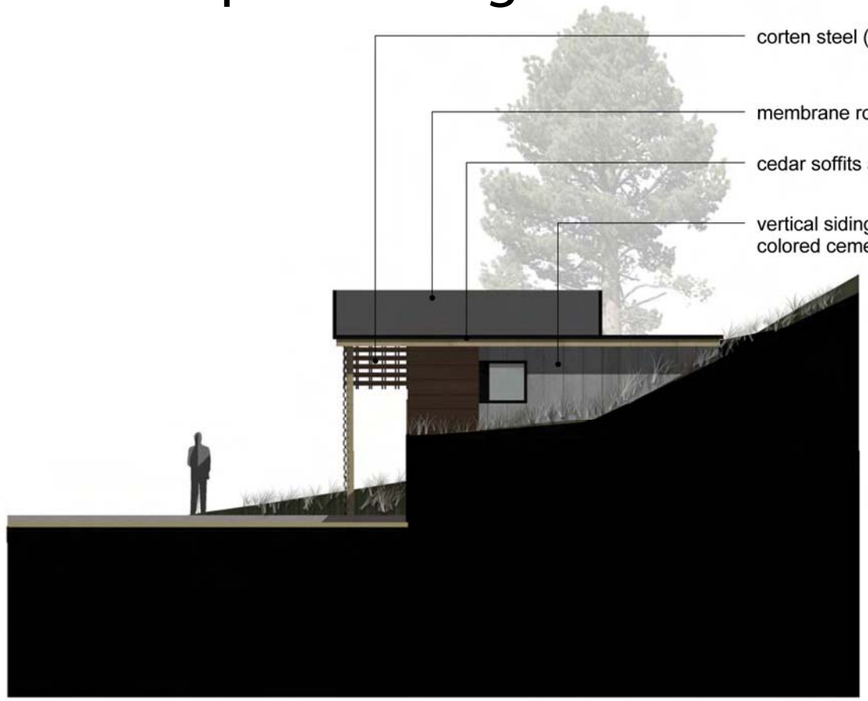
06.12 hotel east elevation

east elevation

06.13 hotel west elevation

west elevation

06.14 spa building elevations



spa north elevation

spa south elevation

spa east elevation

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

07. technical plans and calculations

07.01 dimensions and roof plan

Site organization and dimensions have been determined in large part by access, zoning, and setback requirements. The hotel and Basecamp townhouses are located off Mountain Boulevard and Alpine Circle and served by access drives whose locations have been worked out in cooperation with Town staff.

Roadway design and dimensions for the upper portion of the site, the Summit, were developed in cooperation with the Fire District to ensure adequate access. With that as a given, the buildings have been clustered in order to preserve significant outdoor landscape.

The roof design on all buildings utilizes sloping areas to enhance the aesthetics where they are most visible to the public and to capture access to views and daylight, combined with low-slope areas behind these to hold and capture much of snowpack rather than dumping it onto the roads and paths.

this sheet has been further revised 08-03-11

07.02 parking, circulation, and fire access

All cabins and townhouses have enclosed garages, accommodating one car each for Cabins A and B, and two cars each for Cabin C and the townhouses. Additional parking for Cabin B (one car each) is located nearby, and spaces for general guest usage are dispersed around the Summit and in front of the Basecamp townhouses. Parking for the hotel is provided by a below-grade parking structure and surface parking near the entry. The parking summary on 02.12 Land Use and Density, demonstrates that the proposed plan provides the required number of spaces.

The project team has worked with the Fire Marshall to develop a new approach to circulation that eliminates the need to significantly re-grade the southern edge of the site while also improving life/safety conditions. The Basecamp will be accessed from Mountain Boulevard and Alpine Circle with separate entrances for the hotel and the townhouses. A new loop road will connect to Viewpoint Road as it enters the western edge of the site to serve the Summit. The proposed project provides 40 units on the Summit, well below the maximum 49 units that the Fire Marshall could permit. In fact, the proposed project improves the fire and life/safety conditions on the Summit over the existing motels by:

1) reducing the number of habitable units from 54 to 40, 2) all new units will be equipped with fire sprinklers, which are not featured in the current motels given the age of their construction, 3) incorporating a loop road designed to meet current fire standards and eliminating the private section of Viewpoint Road that does not meet current fire standards, and 4) adding several fire hydrants systematically placed to ensure adequate coverage.

B: Indicates second required parking spaces for B cabins

G: Indicates shared guest parking spaces

INDICATES SNOW-MELTED PAVEMENT

this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

mammoth view planning application submission- december 10, 2010

this sheet has been further revised 08-03-11

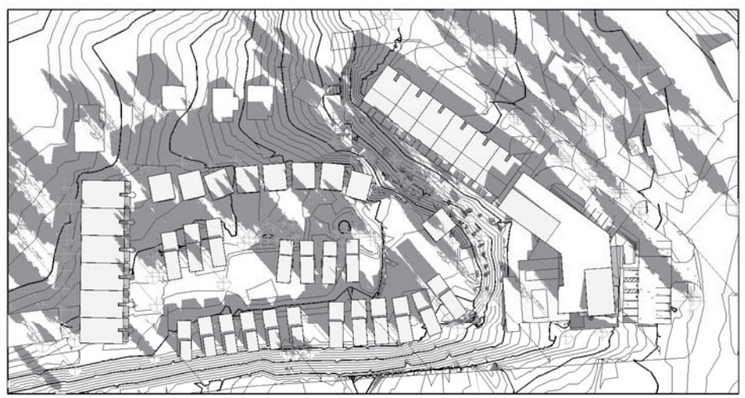
07.03 shade and shadow study

These studies demonstrate that the proposed structures do not cast significant shadows on roadways or adjacent properties. It may be worth noting that, due to the extent that the design has worked to preserve existing trees, their shadowing is in some places as significant as that of the buildings. Use of relatively low roof slopes helps to minimize building heights and shadowing.

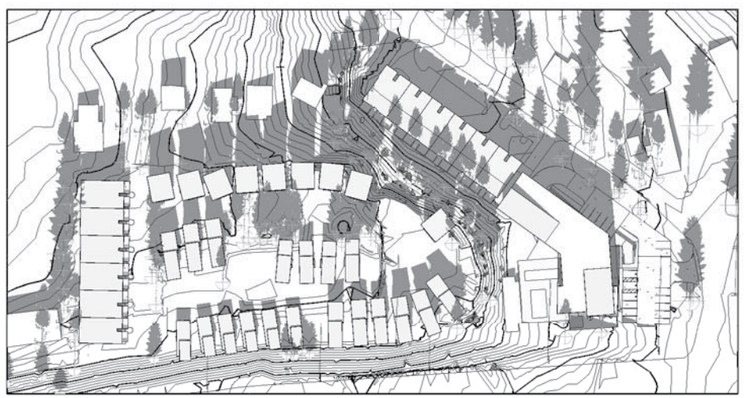
june 21, 9 am

june 21, 12 pm

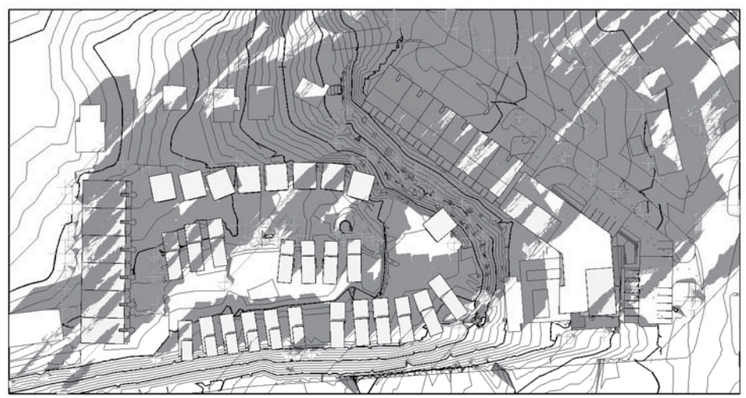
june 21, 3 pm



december 21, 9 am



december 21, 12 pm



december 21, 3 pm

07.04 lot coverage

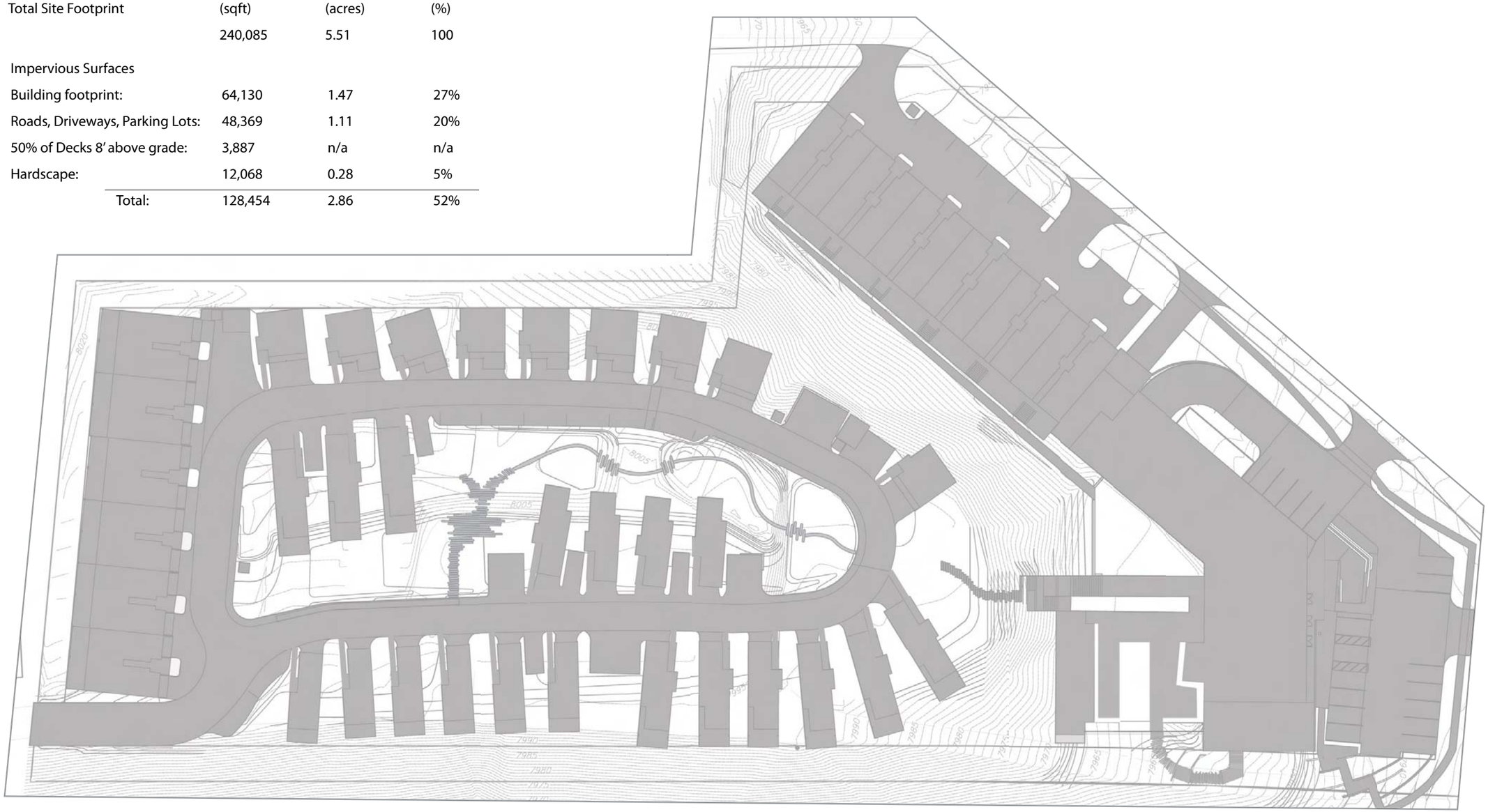
Area Calculations

As the data below show, the Lot Coverage is less than the 60% maximum coverage permitted in the underlying CL (Commercial Lodging) zoning district.

Total Site Footprint	(sqft)	(acres)	(%)
	240,085	5.51	100
Impervious Surfaces			
Building footprint:	64,130	1.47	27%
Roads, Driveways, Parking Lots:	48,369	1.11	20%
50% of Decks 8' above grade:	3,887	n/a	n/a
Hardscape:	12,068	0.28	5%
Total:	128,454	2.86	52%

legend

Imperivous Surface

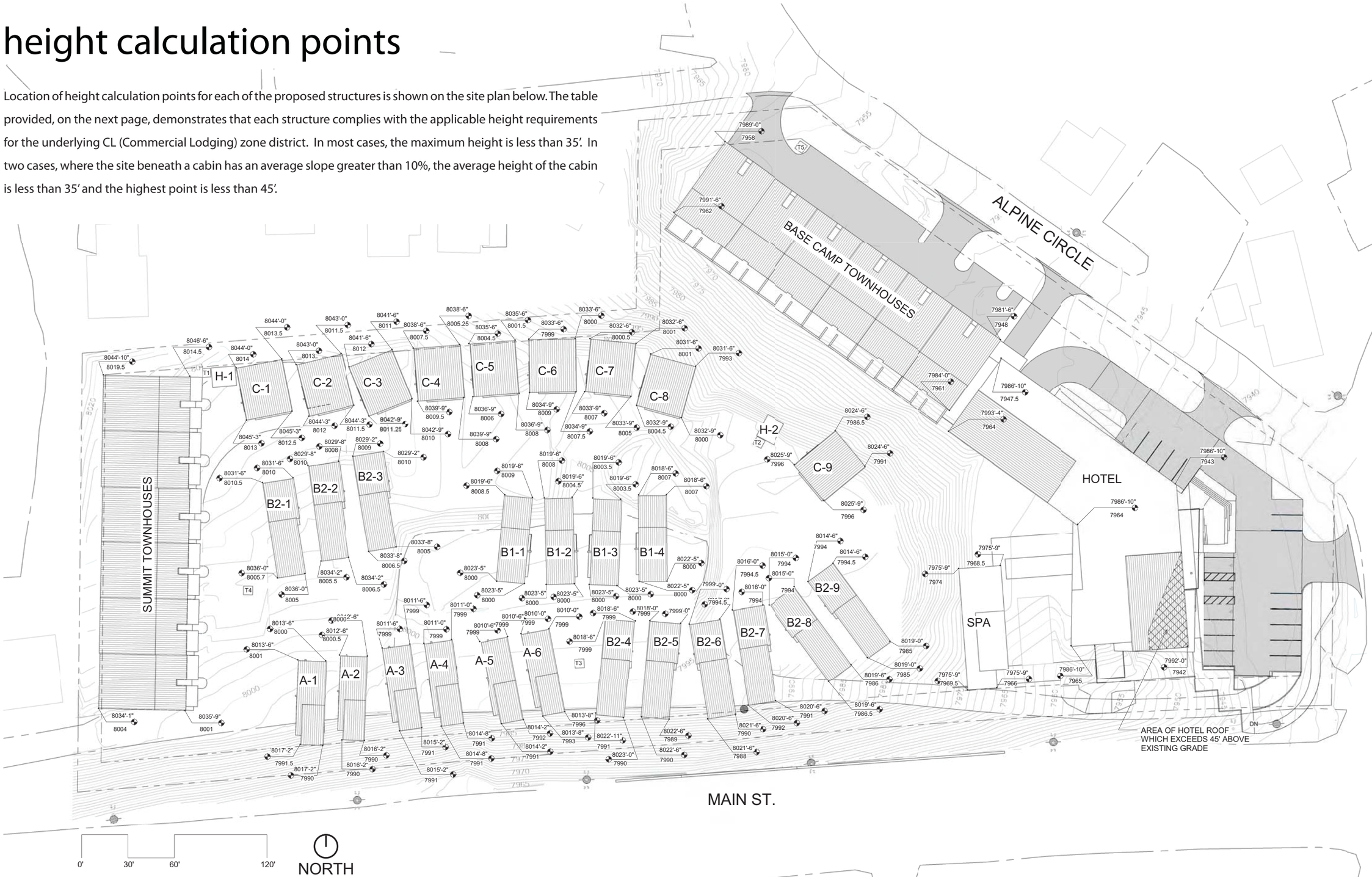


0 30 60 120 FEET

0 5 10 20 40 METERS

07.05 height calculation points

Location of height calculation points for each of the proposed structures is shown on the site plan below. The table provided, on the next page, demonstrates that each structure complies with the applicable height requirements for the underlying CL (Commercial Lodging) zone district. In most cases, the maximum height is less than 35'. In two cases, where the site beneath a cabin has an average slope greater than 10%, the average height of the cabin is less than 35' and the highest point is less than 45'.



this sheet has been added or revised to address the 01-24-11 completeness letter. submitted 02-09-11

mammoth view planning application submission- december 10, 2010

this sheet has been further revised 08-03-11

07.06 cabin and townhouse height calculations

		Corner elevations				Existing Grade at corners				Corner hts. Above Grade				Max. ht. (35' allowable for siteslope < 10%)	These Columns apply only to siteslope = to or > 10%		
		Point 1	Point 2	Point3	Point 4	Point 1	Point 2	Point3	Point 4	Point 1	Point 2	Point3	Point 4		Average site slope	Average ht. (35' limit applies for siteslope 10% or greater)	Max ht. - 45' allowable for siteslope 10% or greater)
Cabins																	
	A-1	8017.16	8017.16	8013.50	8013.50	7991.50	7990.00	8001.00	8000.00	25.66	27.16	12.50	13.50	Complies			
	A-2	8016.17	8016.67	8012.50	8012.50	7990.00	7990.00	8000.50	8000.00	26.17	26.67	12.00	12.50	Complies			
	A-3	8015.17	8015.17	8011.50	8011.50	7991.00	7991.00	7999.00	7999.00	24.17	24.17	12.50	12.50	Complies			
	A-4	8014.66	8014.66	8011.00	8011.00	7991.00	7991.00	7999.00	7999.00	23.66	23.66	12.00	12.00	Complies			
	A-5	8014.17	8014.70	8010.50	8010.50	7991.00	7992.00	7999.00	7999.00	23.17	22.70	11.50	11.50	Complies			
	A-6	8013.66	8013.66	8010.00	8010.00	7993.00	7996.00	7999.00	7999.00	20.66	17.66	11.00	11.00	Complies			
	B1-1	8023.50	8023.50	8019.50	8019.50	8000.00	8000.00	8008.50	8009.50	23.50	23.50	11.00	10.00	Complies			
	B1-2	8023.50	8023.50	8019.50	8019.50	8000.00	8000.00	8008.00	8004.50	23.50	23.50	11.50	15.00	Complies			
	B1-3	8023.50	8023.50	8019.50	8019.50	8000.00	8000.00	8003.50	8003.50	23.50	23.50	16.00	16.00	Complies			
	B1-4	8022.50	8022.50	8018.50	8018.50	8000.00	8000.00	8007.00	8007.00	22.50	22.50	11.50	11.50	Complies			
	B2-1	8036.00	8036.00	8031.50	8031.50	8005.50	8005.00	8010.50	8010.00	30.50	31.00	21.00	21.50	Complies			
	B2-2	8034.17	8034.17	8029.66	8029.66	8005.50	8006.50	8010.00	8012.00	28.67	27.67	19.66	17.66	Complies			
	B2-3	8033.66	8033.66	8029.17	8029.17	8005.57	8006.50	8009.00	8010.00	28.09	27.16	20.17	19.17	Complies			
	B2-4	8023.00	8023.00	8018.50	8018.50	7991.00	7989.00	7999.00	7999.00	32.00	34.00	19.50	19.50	Complies			
	B2-5	8022.50	8022.50	8018.00	8018.00	7990.00	7989.00	7999.00	7999.00	32.50	33.50	19.00	19.00	Complies			
	B2-6	8021.50	8021.50	8017.00	8017.00	7988.00	7990.00	7999.00	7994.50	33.50	31.50	18.00	22.50	Complies			
	B2-7	8020.50	8020.50	8016.00	8016.00	7992.00	7991.00	7994.50	7994.00	28.50	29.50	21.50	22.00	Complies			
	B2-8	8019.50	8019.50	8015.00	8015.00	7986.50	7986.00	7994.00	7994.00	33.00	33.50	21.00	21.00	Complies			
	B2-9	8019.00	8019.00	8014.50	8014.50	7985.00	7985.00	7994.00	7994.50	34.00	34.00	20.50	20.00	Complies			
	C-1	8045.25	8045.25	8044.00	8044.00	8013.00	8012.50	8014.00	8013.50	32.25	32.75	30.00	30.50	Complies			
	C-2	8044.25	8044.25	8043.00	8043.00	8012.00	8011.50	8013.00	8011.50	32.25	32.75	30.00	31.50	Complies			
	C-3	8042.75	8042.75	8041.50	8041.50	8011.25	8010.00	8012.00	8011.00	31.50	32.75	29.50	30.50	Complies			
	C-4	8039.75	8039.75	8038.50	8038.50	8009.50	8008.00	8007.50	8005.25	30.25	31.75	31.00	33.25	Complies			
	C-5	8036.75	8036.75	8035.60	8035.60	8006.00	8008.00	8004.50	8001.50	30.75	28.75	31.10	34.10	Complies			
	C-6	8034.75	8034.75	8033.50	8033.50	8009.00	8007.00	7999.00	8000.00	25.75	27.75	34.50	33.50	Complies			
	C-7	8033.75	8033.75	8032.50	8032.50	8007.00	8005.00	8000.50	8001.00	26.75	28.75	32.00	31.50	Complies			
	C-8	8032.75	8032.75	8031.50	8031.50	8004.50	8000.00	8001.00	7993.00	28.25	32.75	30.50	38.50		>10%		38.50 Complies
	C-8 Av. Ht.	8032.75	8032.75	8032.75	8032.75	8004.50	8000.00	8001.00	7993.00	28.25	32.75	31.75	39.75			33.13	Complies
	C-9	8025.75	8025.75	8024.50	8024.50	7996.00	7996.00	7986.50	7991.00	29.75	29.75	38.00	33.50		>10%		38.00 Complies
	C-9 Av. Ht.	8025.75	8025.75	8025.75	8025.75	7996.00	7996.00	7986.50	7991.00	29.75	29.75	39.25	34.75			33.38	Complies
Summit Townhouses		8034.08	8035.75	8044.83	8046.50	8004.00	8001.00	8019.50	8014.50	30.08	34.75	25.33	32.00	Complies			
Basecamp Townhouses		7984.00	7981.50	7991.50	7989.00	7961.00	7948.00	7962.00	7958.00	23.00	33.50	29.50	31.00	Complies			

The following ancillery structures have not yet been fully developed, the hts. given are maximum possible high point, to demonstrate compliance with ht. limits.

Housekeeping														
	H-1	8030.50	8030.50	8030.50	8030.50	8014.25	8013.75	8014.75	8014.25	16.25	16.75	15.75	16.25	Complies
	H-2	8012.50	8012.50	8012.50	8012.50	7996.25	7996.00	7991.00	7989.50	16.25	16.50	21.50	23.00	Complies
Trash														
	T-1	8026.50	8026.50	8026.50	8026.50	8014.75	8014.50	8015.00	8014.75	11.75	12.00	11.50	11.75	Complies
	T-2	8008.33	8008.33	8008.33	8008.33	7996.50	7996.33	7996.25	7996.25	11.83	12.00	12.08	12.08	Complies
	T-3	8011.00	8011.00	8011.00	8011.00	7999.00	7999.00	7999.00	7999.00	12.00	12.00	12.00	12.00	Complies
	T-4	8017.50	8017.50	8017.50	8017.50	8005.50	8005.50	8006.00	8006.00	12.00	12.00	11.50	11.50	Complies
	T-5	7966.50	7966.50	7966.50	7966.50	7954.50	7954.50	7954.50	7954.50	12.00	12.00	12.00	12.00	Complies

this sheet has been further revised 08-03-11

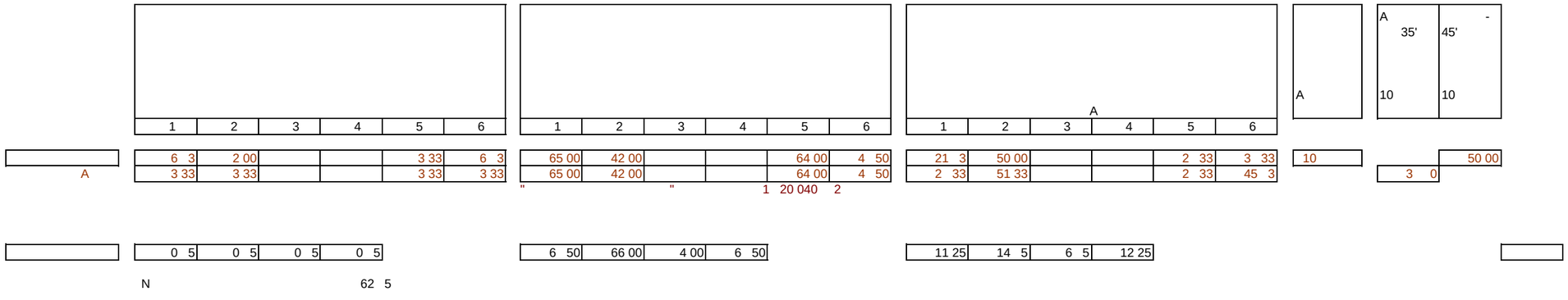
this sheet has been revised to address review comments contained in letter dated 05-06-11.

07.07 hotel height calculations

In response to the Concept Review Application Submission July 8, 2010, the Planning Commission Staff Report [Concept Review 10-001-Mammoth View, August 25, 2010] noted that the hotel is located on a very steep site, which has been previously disturbed. The average slope of natural grade beneath the hotel exceeds 10%, in which case the applicable limitations are 35' average height and 45' maximum height. In the comments on Height (page 4 of 6) staff noted that, "since the hotel has parking beneath the entire building, per M.C. 17.20.040.G.4, the Planning Commission has the discretion to approve up to an additional 10' in height, and suggested the Commission consider this." This was approved in concept during the August 25, 2010 Planning Commission Meeting.

In the Concept Review Submission, the average height of the hotel was calculated at 35.5," however that calculation considered ht. from grade at each corner to roof at that same location. Since that time Applicant has been informed that TOML now requires average ht. to be calculated from grade at each corner to the elevationof the highest point of the entire roof. Revised on that basis, the project as previously submitted and considered had an average ht. of 41.25'. In this current submission, the average ht., calculated per the current method, has been reduced to 38.7'. Also in that Concept Review Submission, the maximum height of the hotel roof was 52'. In this current submission it has been reduced to 50.' As before, the height in excess of 45' only occurs along a small portion of the roof (see previously submitted revision to Sheet 07.05 for illustration of where this occurs). Locations of height calculation points for the hotel are shown on the Sheet 07.05.

In summary, the project as currently designed and submitted is significantly lower than the generation which was considered at Concept Review.



this sheet has been revised to address review comments contained in letter dated 05-06-11.

07.08 parcel information

PROPERTY DESCRIPTION

UPPER SITE

Owner	Parcel Name	Address	APN	sqft	acres	Topography	Uses	Structures	Existing Zoning	Road Access
Mammoth View LLC	Russell	3730 Viewpoint Road	33-082-09	17,994	0.41	flat / very steep	Vacant	none	Commercial Lodging	Viewpoint Road
Mammoth View LLC	Cervinios-Melin	3752 Viewpoint Road	33-082-10	17,721	0.41	flat / sloped	Vacant	none	Commercial Lodging	Viewpoint Road
Mammoth View LLC	Swiss Chalet	3776 Viewpoint Road	33-082-11	48,134	1.11	flat / steep	Hotel	1 building	Commercial Lodging	Viewpoint Road
Mammoth View LLC	Royal Pines	3814 Viewpoint Road	33-082-12	47,756	1.10	sloped	Hotel	2 buildings	Commercial Lodging	Viewpoint Road
Mammoth View LLC	Caltrans	n/a	33-082-13	30,519	0.70	very steep	Vacant	none	Commercial Lodging	Viewpoint Road
			Subtotal:	162,124	3.72					

LOWER SITE

Owner	Parcel Name	Address	APN	sqft	acres	Topography	Uses	Structures	Existing Zoning	Road Access
Alpine Circle LLC	Apartment	41 Alpine Circle	33-082-06	22,862	0.52	flat / steep	Vacant	none	Commercial Lodging	Alpine Circle
Mammoth View LLC	Russel - SFR	11 Alpine Circle	33-082-07	28,287	0.65	very steep	Vacant	none	Commercial Lodging	Alpine Circle
Mammoth View Two LLC	Renner	3704 Main Street	33-082-08	19,912	0.46	flat / very steep	Vacant	none	Commercial Lodging	Mountain Boulevard
Mammoth View Two LLC	Caltrans	n/a	33-082-14	6,900	0.16	sloped	Vacant	none	Commercial Lodging	Mountain Boulevard
			Subtotal:	77,961	1.79					
			Total:	240,085	5.51					

SURROUNDING ZONING AND LAND USE

North	Commercial Lodging, Residential Single Family
East	Commercial Lodging
West	Commercial Lodging
South	Main Street, Commercial Lodging, Resort