

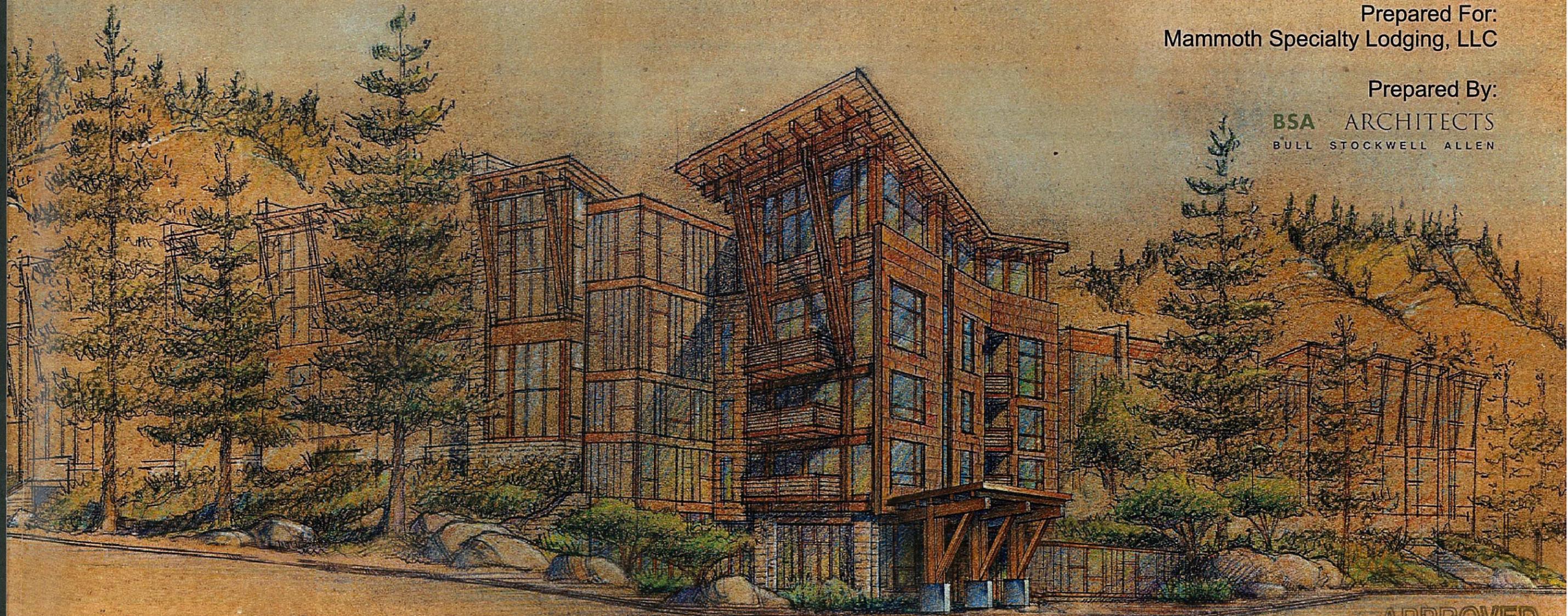
**Vista Point  
Conditional Use Permit  
and Vesting Tentative Map  
Submittal Package**

Mammoth Lakes, CA

Prepared For:  
Mammoth Specialty Lodging, LLC

Prepared By:

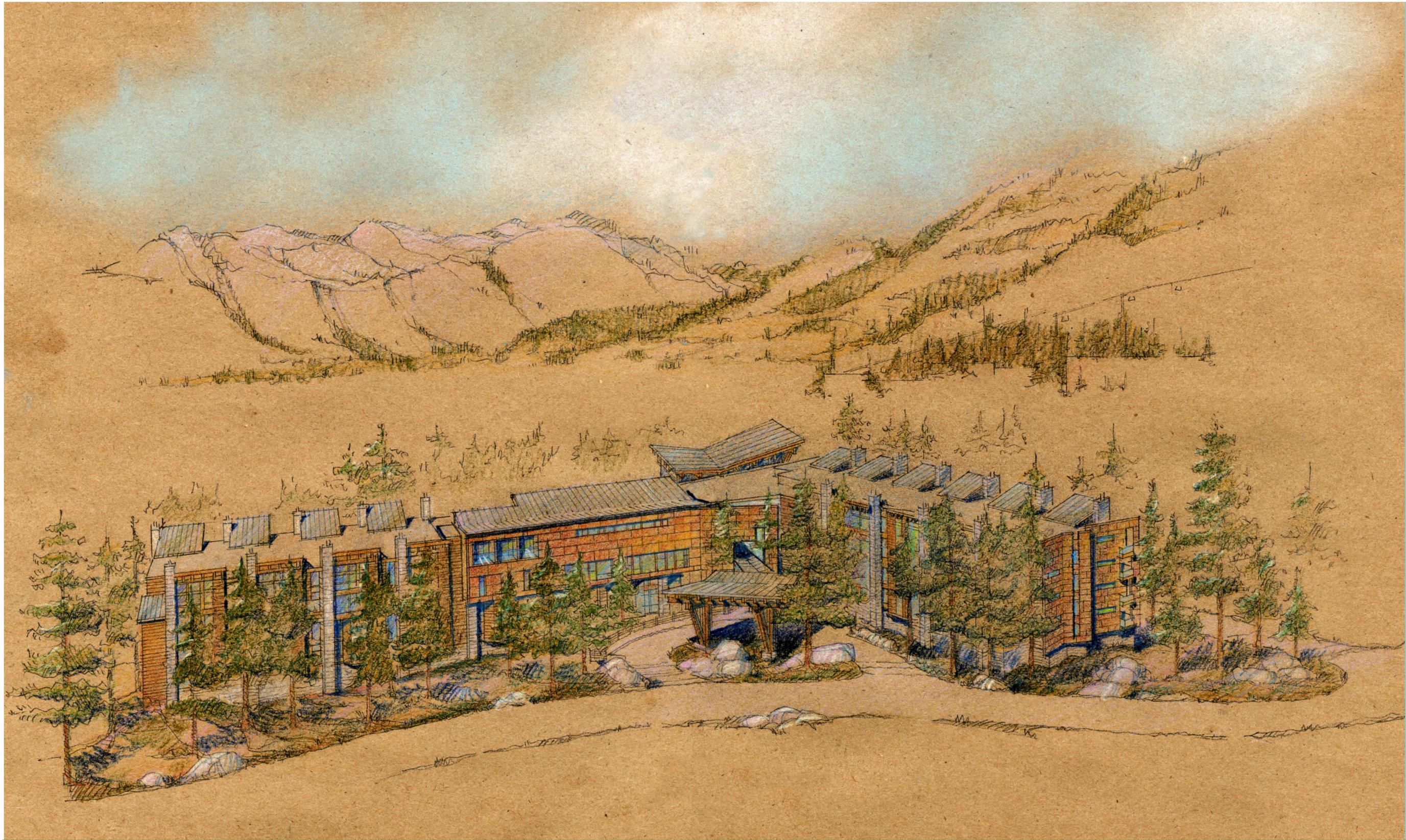
**BSA** ARCHITECTS  
BULL STOCKWELL ALLEN



APPROVED

NOV 18 2009

TOWN OF MAMMOTH LAKES  
PLANNING DEPARTMENT



**BSA** ARCHITECTS  
BULL STOCKWELL ALLEN

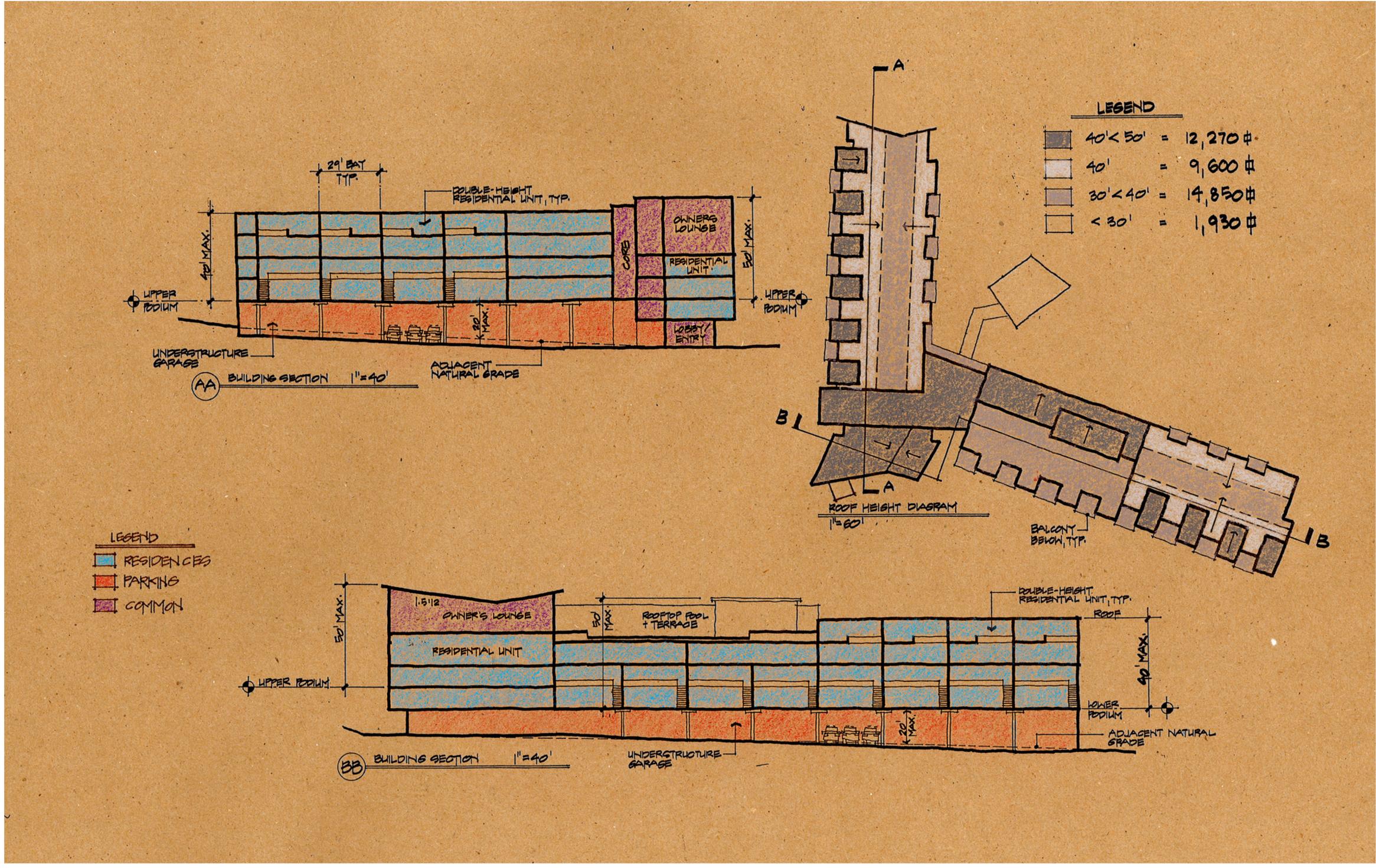
MAMMOTH SPECIALTY LODGING

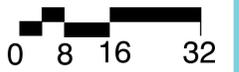
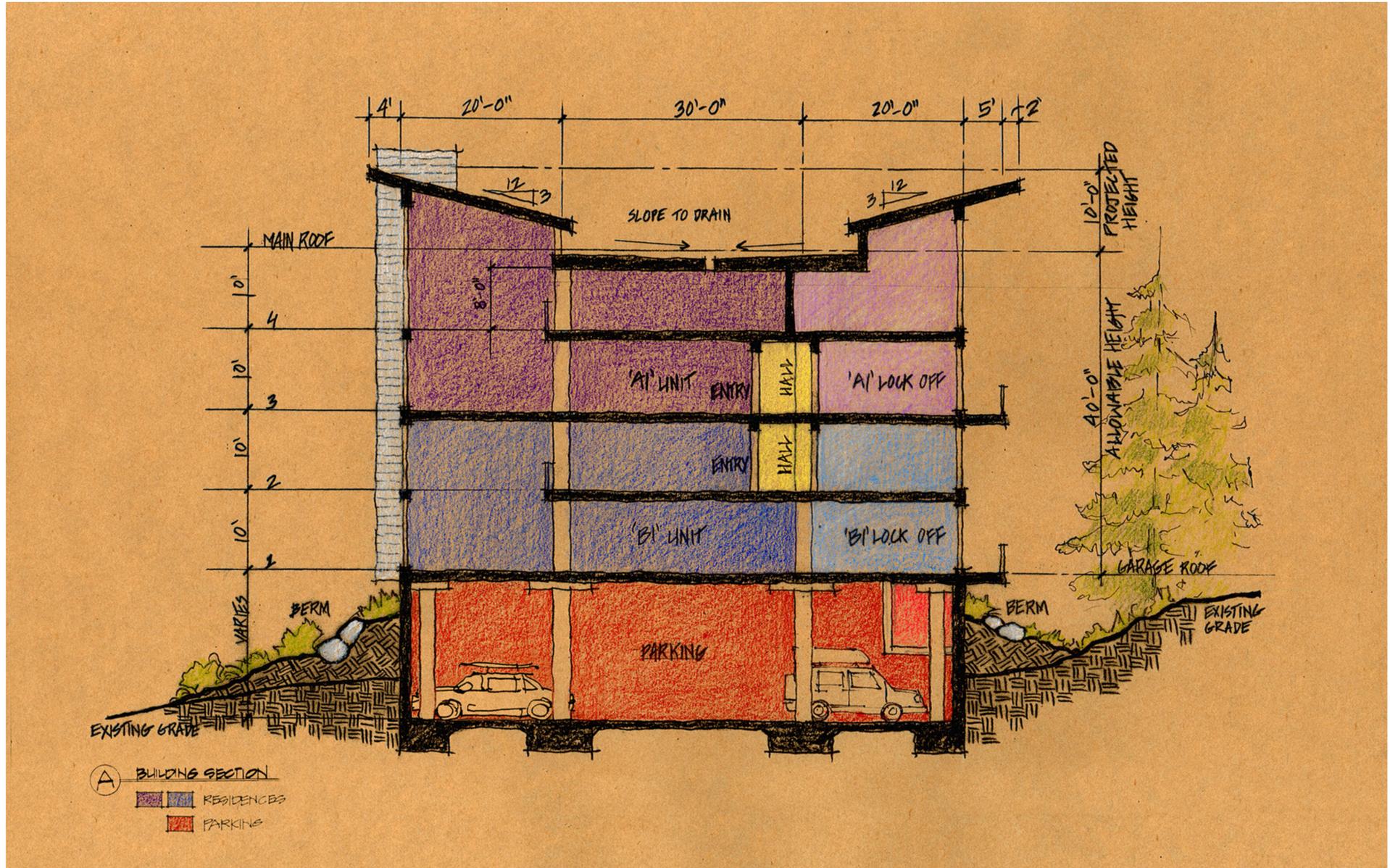
04 . 27 . 09

RENDERING LOOKING TOWARD SHERWINS & MAMMOTH MOUNTAIN  
Overhead, Overpines from North of Forest Trail



MAMMOTH SPECIALTY LODGING

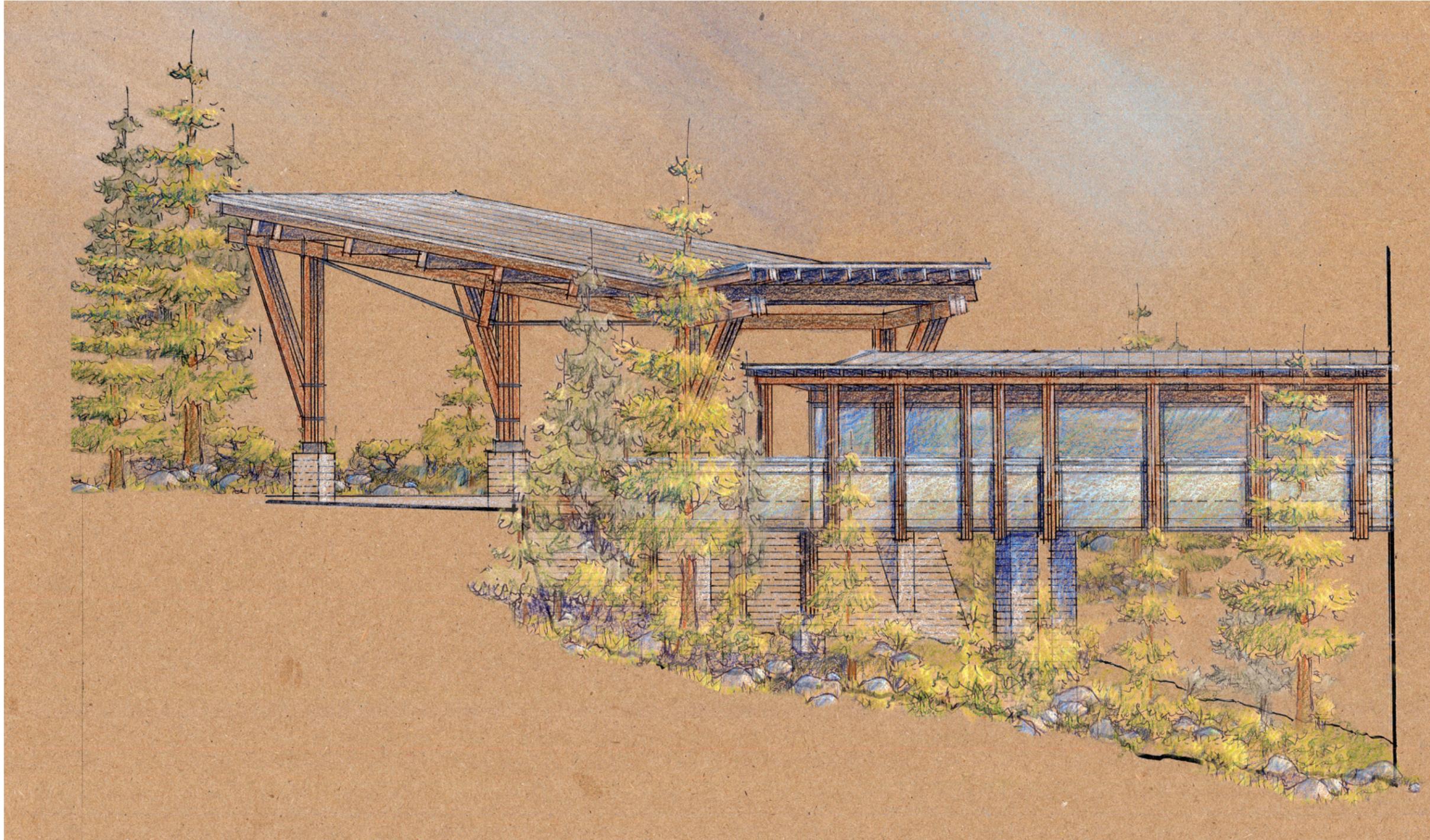




04.27.09  
TYPICAL SECTION

MAMMOTH SPECIALTY LODGING





**BSA** ARCHITECTS  
BULL STOCKWELL ALLEN

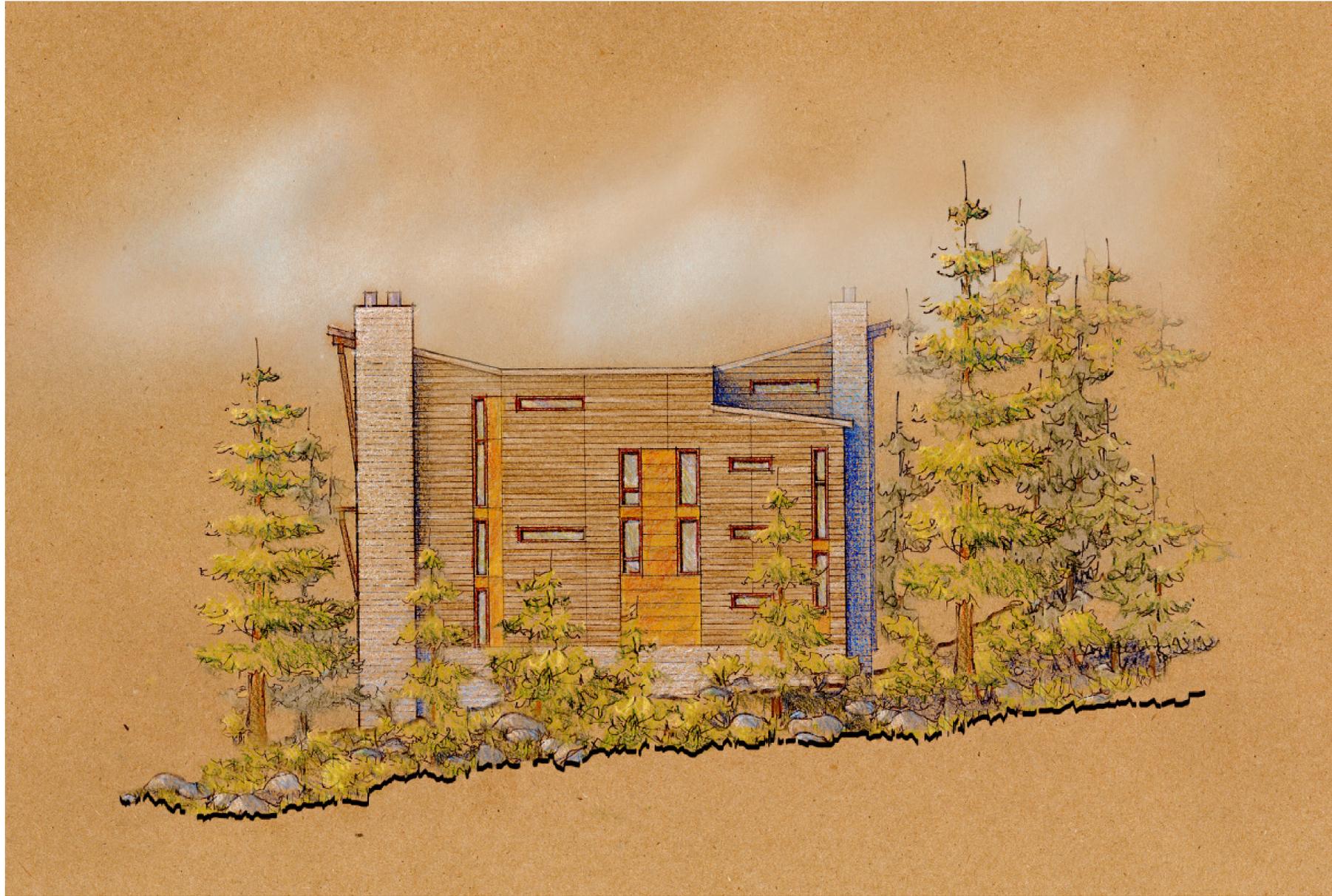
MAMMOTH SPECIALTY LODGING

04 . 27 . 09  
ENTRY BRIDGE THROUGH RESTORED FOREST  
FROM PROJECT LOOKING EAST





04 . 27 . 09  
EAST WING SOUTH ELEVATION  
from lower Berner looking North



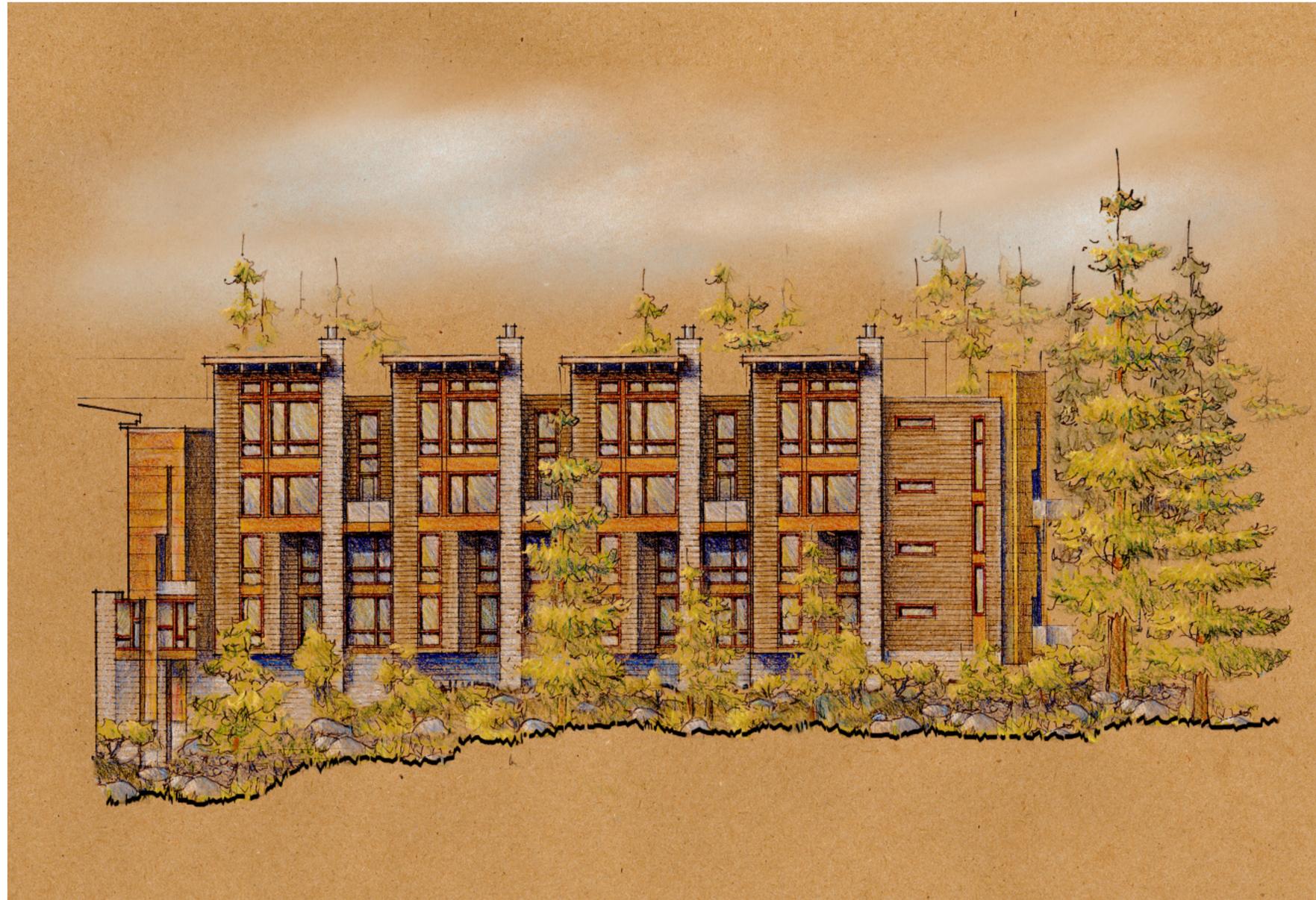
04 . 27 . 09  
EAST WING EAST ELEVATION  
from adjacent property at lower Berner looking West

MAMMOTH SPECIALTY LODGING



04 . 27 . 09

**EAST WING NORTH ELEVATION**  
from site, Forest Trail side, looking South





04 . 27 . 09  
WEST WING NORTH ELEVATION  
from Forest Trail/ Berner intersection looking South

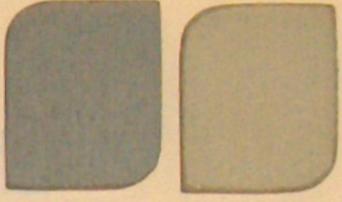
MAMMOTH SPECIALTY LODGING



**Window & Unit  
Balcony Doors**  
Aluminum Clad  
Commercial Wood : Marvin



**Flat Roofs**  
Energy Smart Single-Ply :  
Sarnafil : Light Grey

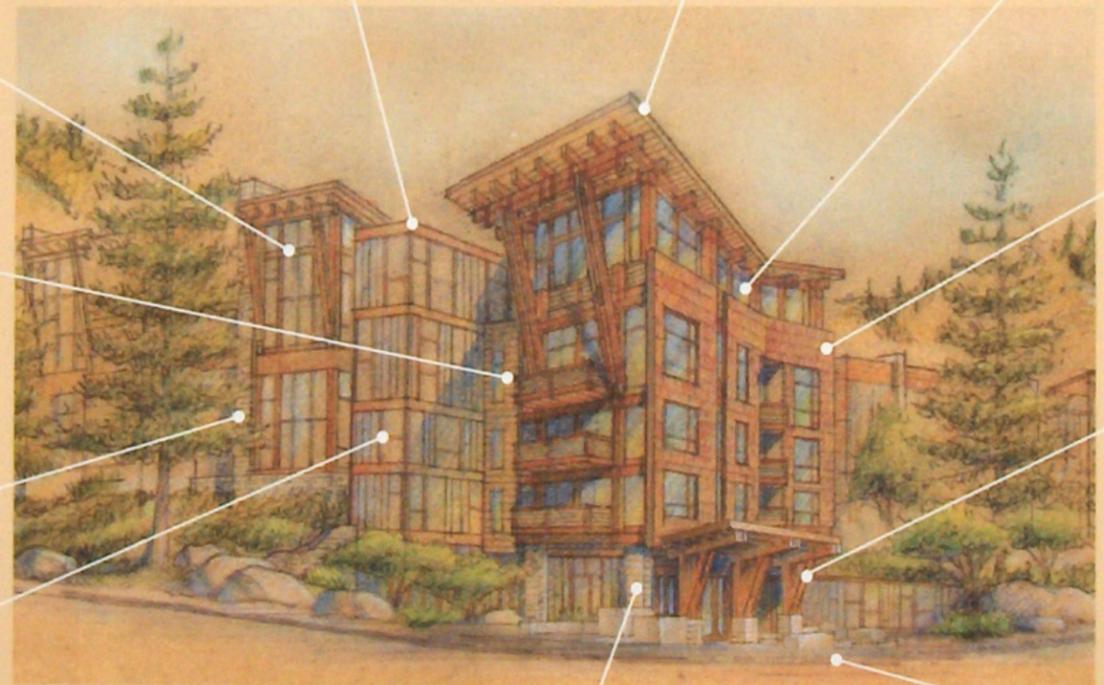


**Sloped Roofs**  
Metal Roofing :  
ATAS Terne



**Exterior Walls**  
Panels :  
Weathering Steel :  
CoreTen AZP

**Recessed Walls**  
Siding : Horizontal :  
Stained



*Rendering of view from Berner St. path to Village & Gondola*

**Balconies & Terraces**  
Concrete : Snowmelt  
Integral Color :  
to match stone at hardscape

**Structural Bracing,  
Beams,  
Feature Roof Framing,  
Brise - Soleil**  
Steel & Glulam



**Unit Balconies**  
Glass Railings :  
Clear



**Lobbies**  
Channel Glass :  
Pilkington Profilit :  
Antisol & Amethyst



**Base & Chimneys**  
Concrete : Smooth-Seamed :  
Board Formed : Site & Precast : Pattern Varies



*Note: Existing  
Jeffrey & Lodgepole Pines  
(with supplemental planting)  
to be predominant landscaping*

**Exterior Hardscapes,  
Entries & Terraces**  
Snowmelt : Pavers



# Vista Pointe Roof Height Diagram

Heights relative to top of parking  
below each wing

5' Catagory	Square Feet (approx.)
Less than 20'	2,900
20' - 25'	834
25' - 30'	0
30' - 35'	5,306
35' - 40'	8,586
40'	8,931
41' - 45'	8,559
45' - 50'	6,119

14.8% of Roof Above 40'  
85.2% of Roof 40' or below



This calculation includes  
the chimneys as roof area

'Flat' roof portions begin at  
40' and slope down to drain

## Natural Grade vs. Existing Grade

The existing light commercial buildings along Berner Street sit on an artificially created flat area cut out of the bottom of the previous hill. Furthermore, the upslope grade was further altered from its natural state to allow for the driveway connecting to the residential property off of Forest Trail.

The proposed Vista Pointe project footprint stays as close as possible to this previously disturbed area and largely recreates the grades as they had previously existed. By keeping the garage 'in the hole' of the site and back grading around the upslope side of the building the project will restore much of the natural drainage on the property and minimize the number of mature trees removed for construction.



Site Section

8032' Existing Grade contour

Natural 8032' Grade was heavily modified by existing buildings

Forest Trail

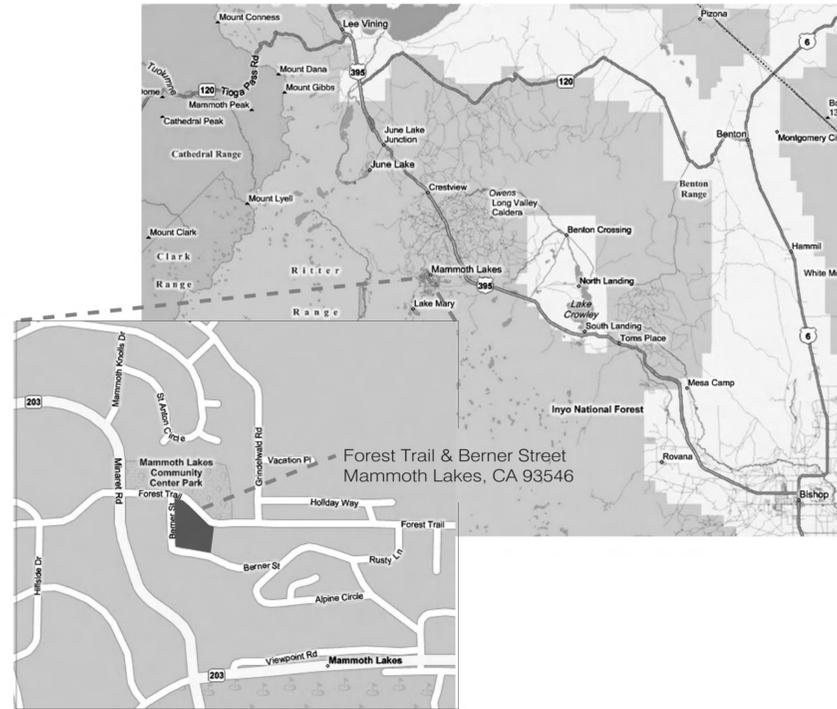
Approximate Natural Grade

Berner Street

Existing (Heavily Disturbed) Grade

Site Section

**LOCATION MAP**



**VIEW FROM VILLAGE LOOKING NORTHEAST AT PROPOSED PROJECT**



**PROJECT DIRECTORY**

<b>CLIENT</b> Mammoth Specialty Lodging, LLC Dana Severy danasevery@gmail.com	<b>ARCHITECT</b> BSA Architects, Inc Bull Stockwell Allen 501 Folsom Street, 4th Floor San Francisco, CA 94105  John Ashworth TEL: 415 281 4720 FAX: 415 281 4721 jashworth@bsaarchitects.com	<b>LANDSCAPE</b> Jane Sedona Integrated Design Studio 219 Shoreline Highway Mill Valley, CA 94941 415-381-9500 415-381-9501 jane@integrated-ds.com
<b>STRUCTURAL</b> Tipping Mar Associates 1906 Shattuck Avenue Berkeley, CA 94704  Steve Tipping Leo Panian 510-549-1906 Fax: 510-549-1912 leo.panian@tippingmar.com	<b>CIVIL</b> Triad/Holmes Associates Corporate Headquarters P.O. Box 1570 549 Old Mammoth Road, Suite 202 Mammoth Lakes, CA 93546  Dave Lavery (760) 934-7588 FAX: (760) 934-5619 dlavery@thainc.com	

**PROJECT DESCRIPTION**

**PROPERTY SUMMARY**  
Location: Southeast corner of Forest Trail and Berner Street in Mammoth Lakes, California  
Parcel size: 2.1 acres  
APN #(s): 33-041-11 and 39-030-14  
Planning area: North Village Specific Plan ("NVSP")  
Zoning designation: Specialty Lodging ("SL")

Existing improvements: Four older multi-tenant light industrial buildings and one older single-family residence utilized as a rental property  
Owner: Mammoth Specialty Lodging, LLC ("MSL").

A development program focused on provision of a "warm bed" residential condominium offering has informed the recent conceptual design efforts of the MSL project team. Under the "Specialty Lodging" ("SL") zoning designation that overlays the Property, maximum allowable residential/transient occupancy densities total 48 beds per acre. This translates to a total of 101 beds within a building height averaging less than forty feet. Consistent with the planning objectives of the NVSP, parking for a 101 bed project on the Property will be contained on-site in an understructure parking facility. The building footprint would approximate 34,500 square feet and encompass roughly one-third of the overall parcel area.

As currently configured, the proposed development program would include approximately twenty eight residential/lodging units with associated owner/guest amenities, common areas, and parking facilities. The proposed residential building with its pedestrian lobby and associated space will contain roughly 123,000 square feet of conditioned space. The approximately 34,500 square foot parking structure will contain about 61 parking spaces. Differentiating itself from the competitive set of properties within the resort community of Mammoth Lakes, the Property's units will feature compelling two-story spaces approximately 19 feet in height. Eschewing the "standard issue" double loaded hallway program associated with Mammoth's Village and most other mountain resort real estate products, the majority of the proposed units adopt an innovative single loaded layout. As a result, all of the Property's units will provide southern or western exposures, oriented toward desirable views, that are much preferred by resort owners and guests. This design feature is particularly relevant when considering the significant forty foot slope on the north side of the Property.

At the rooftop, a pool, locker rooms and an owners lounge will be located to offer mountain vistas and maximum solar exposure throughout the year.

**DRAWING SHEET INDEX**

SHEET NO	SHEET NAME	SHEET NO	SHEET NAME
<b>GENERAL</b>			
T1.01	TITLE SHEET	A2.50	FIFTH LEVEL
T1.02	SYMBOLS & ABBREVIATIONS	A2.60	ROOF PLAN
T1.05	CODE ANALYSIS	A3.00	BUILDING PERSPECTIVES
<b>CIVIL</b>			
C1.0	VESTING TENTATIVE TRACT MAP	A3.1	BUILDING ELEVATIONS
C2.0	EXISTING SITE & SITE CONTEXT MAP	A3.2	BUILDING ELEVATIONS
C3.0	CONCEPTUAL SITE GRADING	A3.3	PARTIAL ELEVATIONS
C4.0	CONCEPTUAL SITE DRAINAGE	A3.4	BRIDGE & PORTE COCHERE ELEVATIONS & SECTION
C5.0	CONCEPTUAL SITE UTILITIES, TREE REMOVAL & SNOW STORAGE	A3.20	BUILDING SECTIONS
C6.0	SITE SECTIONS	A3.21	BUILDING SECTIONS
<b>LANDSCAPE</b>			
L1.0	ILLUSTRATIVE LANDSCAPE PLAN	A4.01	ENLARGED PLANS
L1.1	ILLUSTRATIVE PLAZA PLAN	A4.10	ENLARGED PLAN
L1.2	ILLUSTRATIVE POOL AREA PLAN	A4.20	ENLARGED PLANS - SECOND LEVEL
L2.0	TREE PRESERVATION / PROTECTION PLAN	A4.30	ENLARGED PLANS - THIRD LEVEL
L3.0	LANDSCAPE SITE PLAN	A4.40	ENLARGED PLANS - LOUNGE & TERRACE
L3.1	PLAZA PLAN	A4.61	UNIT PLANS A1 & A2
L3.2	POOL PLAN	A4.62	UNIT PLANS B1 & B2
L4.0	IRRIGATION	A4.63	UNIT PLANS C1 & C2
L5.0	PLANTING PLAN	A4.64	UNIT PLANS D1 & D2
L5.1	PRELIMINARY PLANT PALETTE	A4.65	UNIT PLANS E1 & E2
L6.0	LANDSCAPE SITE SECTIONS		
L6.1	LANDSCAPE SITE SECTIONS		
L6.2	LANDSCAPE SITE SECTIONS		
<b>ARCHITECTURAL</b>			
A1.1	LOT COVERAGE & ARCHITECTURAL SITE PLAN		
A1.2	SHADOW STUDIES		
A1.3	CONSTRUCTION STAGING PLAN		
A2.01	PARKING LEVEL PLAN		
A2.10	FIRST LEVEL PLAN		
A2.20	SECOND LEVEL PLAN		
A2.30	THIRD LEVEL PLAN		
A2.40	FOURTH LEVEL & TERRACE LEVEL		

**VISTA POINT  
CONDITIONAL USE PERMIT &  
VESTIVE TENTAIVE MAP  
SUBMITTAL (DRAWINGS)**

**ARCHITECTURAL DRAWING ABBREVIATIONS**

& L @ C O #	AND ANGLE AT CENTERLINE DIAMETER OR ROUND POUND OR NUMBER	E EAST (E) EXISTING EA EACH EIFS EXTERIOR INSULATION FINISH SYSTEM EJ EXPANSION JOINT EL ELEVATION ELEC ELECTRICAL EMER EMERGENCY ENCL ENCLOSURE EQ EQUAL EOPT EQUIPMENT EWC ELECTRICAL WATER COOLER EXP EXPANSION EXPO EXPOSED EXIST EXISTING EXT EXTERIOR	MAX MAXIMUM MB MACHINE BOLT(S) MDF MEDIUM DENSITY FIBER BOARD MECH MECHANICAL MEMB MEMBRANE MFR MANUFACTURER MTL METAL MFR MANUFACTURER MH MANHOLE MIN MINIMUM MIR MIRROR MISC MISCELLANEOUS MNO MASONRY OPENING MTD MOUNTED MUL MULLION (N) NEW N NORTH NIC NOT IN CONTRACT NO OR #NUMBER NOM NOMINAL NTS NOT TO SCALE	SCHED SCHEDULE SD SMOKE DETECTOR SD STORM DRAIN SECT SECTION SH SHELF SHR SHOWER SHT SHEET SIM SHIMILAR SJ SEISMIC JOINT SND SANITARY NAPKIN DISPENSER SNR SANITARY NAPKIN RECEPTACLE SPEC SPECIFICATION SQ SQUARE SS SANITARY SEWER SS STAINLESS STEEL STA STATION STD STANDARD STL STEEL STN STONE STOR STORAGE STRUC STRUCTURAL SUSP SUSPENDED SYM SYMMETRICAL
AC ACOUS ACP AD ADA ADC ADO ADJ AFF AGGR AHS ALUM APPROX ARCH AC TILE ASPH ASS AV AWP	AIR CONDITIONING ACOUSTICAL ACOUSTICAL CEILING PANEL AREA DRAIN AMERICAN DISABILITIES ACT AUTOMATIC DOOR CONTROL AUTOMATIC DOOR OPERATOR ADJUSTABLE ABOVE FINISH FLOOR AGGREGATE ALLEN HEAD SCREW ALUMINUM APPROXIMATE ARCHITECTURAL ACOUSTICAL TILE ASPHALT ABOVE STRUCTURAL SLAB AUDIO/VISUAL ACOUSTICAL WALL PANEL	FAP FIRE ALARM PANEL FA FIRE ALARM FB FLAT BAR FD FLOOR DRAIN FDN FOUNDATION FE FIRE EXTINGUISHER FEC FIRE EXTINGUISHER CABINET FIN FINISH FHS FLAT HEAD SCREW(S) FH FIRE HYDRANT FL FLOOR FLOW LINE FLASH FLASHING FLUOR FLUORESCENT FO FACE OF FOB FACE OF BRICK FOC FACE OF CONCRETE/CMU FOF FACE OF FINISH FOS FACE OF STUDS FPRF FIREPROOF FRT FIRE RETARDANT TREATED FS FLOOR SINK FS FULL SIZE FT FOOT OR FEET FTG FOOTING FURR FURRING FURN FURNACE	OB OVERALL OBS OBSURE OCC OCCUPANTS OC ON CENTER OD OUTSIDE DIAMETER (DIM) OFCI OWNER FURNISH CONTRACTOR INSTALL OVERFLOW DRAIN OH OPPOSITE HAND OH OVERHEAD OFF OFFICE OPNG OPENING OPP OPPOSITE OZ OUNCE PAF POWDER ACTUATED FASTENER PC PRECAST PCC PRECAST CONCRETE PH PANIC HARDWARE PHS PAN HEAD SCREW(S) PL PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLYWD PLYWOOD PR PAIR PT PAINT PT POINT PRESERVATIVE TREATED PTD PAINTED PTD PAPER TOWEL DISPENSER PTD/R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PARTITION PTN QUARRY TILE	T THREAD TB TOWEL BAR TBB TILE BACKER BOARD TEL TELEPHONE T & G TONGUE AND GROOVE TJ TRUSS JOIST THK THICK TO TOP OF TOC TOP OF CURB TOP TOP OF PLATE TOS TOP OF SLAB TOW TOP OF WALL TP TOP OF PAVEMENT TPD TOILET PAPER DISPENSER TV TELEVISION TYP TYPICAL UNF UNFINISHED UON UNLESS OTHERWISE NOTED UR URINAL VCT VINYL COMPOSITION TILE VERT VERTICAL VEST VESTIBULE W WATER W WEST W/ WITH WC WATER CLOSET WC WALL COVERING WD WOOD WDB WOOD BASE WH WATER HEATER W/O WITHOUT WP WATERPROOF WP WORK POINT WSCOT WAINSCOT WT WEIGHT
BD BITUM BLDG BLK BLKG BM BOH BO BOT CAB CB CBB CEM CER CG CI CIP CJ CLKG CLNG CLOS CLR CT CMU CNTR CO COL CONC CONN CONST CONT CS CTR CTSK	BOARD BITUMINOUS BUILDING BLOCK BLOCKING BEAM BACK OF HOUSE BOTTOM OF BOTTOM CABINET CATCH BASIN CEMENTITIOUS BACKER BOARD CEMENT CERAMIC CORNER GUARD CAST IRON CAST IN PLACE CONTROL JOINT CALLKING CEILING CLOS CLEAR CERAMIC TILE CONCRETE MASONRY UNIT CASED OPENING COLUMN CONCRETE CONNECTION CONSTRUCTION CONTINUOUS CONCRETE SEALER CENTER COUNTERSUNK	FL FLOOR FLOW LINE FLUOR FLUORESCENT FO FACE OF FOB FACE OF BRICK FOC FACE OF CONCRETE/CMU FOF FACE OF FINISH FOS FACE OF STUDS FPRF FIREPROOF FRT FIRE RETARDANT TREATED FS FLOOR SINK FS FULL SIZE FT FOOT OR FEET FTG FOOTING FURR FURRING FURN FURNACE	OFD OVERFLOW DRAIN OH OPPOSITE HAND OH OVERHEAD OFF OFFICE OPNG OPENING OPP OPPOSITE OZ OUNCE PAF POWDER ACTUATED FASTENER PC PRECAST PCC PRECAST CONCRETE PH PANIC HARDWARE PHS PAN HEAD SCREW(S) PL PLATE PLAM PLASTIC LAMINATE PLAS PLASTER PLYWD PLYWOOD PR PAIR PT PAINT PT POINT PRESERVATIVE TREATED PTD PAINTED PTD PAPER TOWEL DISPENSER PTD/R COMBINATION PAPER TOWEL DISPENSER & RECEPTACLE PARTITION PTN QUARRY TILE	W WATER W WEST W/ WITH WC WATER CLOSET WC WALL COVERING WD WOOD WDB WOOD BASE WH WATER HEATER W/O WITHOUT WP WATERPROOF WP WORK POINT WSCOT WAINSCOT WT WEIGHT
DBL DEPT DF DIA DIM DISP DN DO DR DS DSP DTL DWG DWR	DOUBLE DEPARTMENT DRINKING FOUNTAIN DIAMETER DIMENSION DISPENSER DOWN DOOR OPENING DOOR DOWNSPOUT DRY STANDPIPE DETAIL DRAWING DRAWER	INSUL INSULATION INT INTERIOR IRRIG IRRIGATION JAN JANITOR JT JOINT KAT KITCHEN LAM LAMINATE LAV LAVATORY LB LAG BOLT(S) LKR LOCKER LT LIGHT LTG LIGHTING	REQ REQUIRED RESILIENT REGISTER REVEAL JOINT ROOM ROOF ROOF VENT RVD REDWOOD RAINWATER LEADER S SEWER SOUTH SAF SELF-ADHERING FLASHING SAWM SELF-ADHERING WATERPROOFING MEMBRANE SPALSH BLOCK SOLID CORE	DRAWING REFERENCES SAD SEE ARCHITECTURAL DRAWINGS SCD SEE CIVIL DRAWINGS SED SEE ELECTRICAL DRAWINGS SFS SEE FOOD SERVICE DRAWINGS SGD SEE GRAPHICS DRAWINGS SIDD SEE INTERIOR DESIGN DRAWINGS SLD SEE LANDSCAPE DRAWINGS SMD SEE MECHANICAL DRAWINGS SPD SEE PLUMBING DRAWINGS SSD SEE STRUCTURAL DRAWINGS SSED SEE SECURITY DRAWINGS SSPD SEE SWIM POOL DRAWINGS STD SEE TELECOMMUNICATION DRAWINGS

**GENERAL NOTES**

1. THE CONSULTANT DRAWINGS ARE SUPPLEMENTARY TO THE ARCHITECTURAL DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO CHECK WITH THE ARCHITECTURAL DRAWINGS BEFORE THE INSTALLATION OF CONSULTANT WORK. SHOULD THERE BE A DISCREPANCY BETWEEN THE ARCHITECTURAL DRAWINGS AND THE DRAWINGS OF THE CONSULTING ENGINEERS, IT SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION FOR CLARIFICATION. ANY WORK INSTALLED IN CONFLICT WITH ANY OF THE DRAWINGS SHALL BE CORRECTED AT NO EXPENSE TO THE OWNER OR ARCHITECT.
2. ALL SYMBOLS, ABBREVIATIONS, AND MATERIAL INDICATIONS ARE CONSIDERED TO BE CONSTRUCTION STANDARDS. IF THE CONTRACTOR HAS QUESTIONS REGARDING THEIR EXACT MEANING, THE CONTRACTOR SHALL REQUEST THAT THE ARCHITECT ISSUE A CLARIFICATION.
3. DO NOT SCALE DRAWINGS. DIMENSIONS MISSING FROM PLANS OR NEEDED FOR EXECUTION OF THE WORK SHALL BE CLARIFIED OR PROVIDED BY THE ARCHITECT BEFORE THE WORK IS INSTALLED.
4. ALL DIMENSIONS ARE FROM GRIDLINE, FACE OF FRAMING, UON.
5. FINISH FLOOR DIMENSIONS ARE TO TOP OF CONCRETE, PLYWOOD, OR GYPSUM CONCRETE U.O.N.
6. CEILING HEIGHTS ARE FROM STRUCTURAL FLOOR TO FINISH FACE OF CEILING.
7. DOOR AND CASED OPENINGS WITHOUT LOCATION DIMENSIONS SHALL BE 5 INCHES FROM THE FACE OF THE ADJACENT PARTITION OR CENTERED BETWEEN PARTITIONS AS IS MOST APPARENT, BUT NOT LESS THAN 5".
8. ALIGNMENTS TAKE PRECEDENCE OVER DIMENSIONS.
9. ANY CONFLICTS IN WHICH THE METHODS OR STANDARDS OF INSTALLATION OR MATERIALS SPECIFIED DO NOT EQUAL OR EXCEED THE REQUIREMENTS OF THE LAWS OR ORDINANCES GOVERNING THE PROJECT, THE LAWS AND ORDINANCES SHALL TAKE PRECEDENCE. NOTIFY THE ARCHITECT OF ALL CONFLICTS.
10. THERE SHALL BE NO EXPOSED CONDUITS, DUCTS, VENTS, ETC. UNLESS SPECIFICALLY NOTED OTHERWISE. ALL UTILITY AND CONDUIT LINES SHALL BE CONCEALED IN ASSEMBLIES OR IN FURRED SPACES PROVIDED.
11. OFFSET STUDS WHERE REQUIRED TO CLEAR LINES SO THAT THE FINISH WALL SURFACE WILL BE FLUSH.
12. PROVIDE GALVANIC ISOLATION BETWEEN DISSIMILAR MATERIALS.
13. WHERE FLOOR DRAINS OR FLOOR SINKS OCCUR, ALL FINISHED FLOORS SHALL SLOPE TO DRAIN, U.O.N.
14. THE PROJECT IS TO BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT. THE FIRE PROTECTION CONTRACTOR SHALL SUBMIT FIRE PROTECTION DRAWINGS TO THE GOVERNING CODE AUTHORITIES FOR APPROVAL PRIOR TO INSTALLATION. THE FIRE PROTECTION CONTRACTOR MAY BE REQUIRED TO RELOCATE AT HIS EXPENSE ANY FIRE PROTECTION EQUIPMENT, PIPING OR APPLIANCE WHICH HAS BEEN INSTALLED WITHOUT APPROVAL OF THE OWNER AND GOVERNING AGENCIES AND CONCURRENCE BY THE ARCHITECT.
15. THE FIRE PROTECTION CONTRACTOR IS REQUIRED TO RUN ALL MAIN DRAIN LINES AND/OR INSPECTION LINES BEYOND THE BUILDING LINE OR TO THE FACE OF CURB.
16. THE CONTRACTOR IS TO PROVIDE FIRE DAMPERS & ACCESS DOORS FOR DUCTS & A/C FIXTURES WHERE THEY PASS THROUGH A FIRE RATED ASSEMBLY AND TO COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION FOR APPROVED LOCATIONS.
17. THE CONTRACTOR SHALL MAKE CERTAIN THAT THE WORK OF THE NEW CONSTRUCTION WILL NOT OBSTRUCT FIRE DEPARTMENT ACCESS TO THE CONSTRUCTION OR NEARBY BUILDINGS. EXITS FROM THE BUILDING SHALL BE MAINTAINED FREE AND CLEAR OF ALL OBSTRUCTIONS.
18. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS VARYING FROM INFORMATION HEREIN PRIOR TO PROCEEDING WITH WORK.
19. THERE SHALL BE NO DRAINAGE OF WATER ACROSS SIDEWALKS, TERRACES OR ANY OTHER PAVED AREAS AROUND THE PERIMETER OF THE BUILDING, UON.
20. MECHANICAL, PLUMBING, ELECTRICAL OR FIRE SPRINKLER SYMBOLS ON ARCHITECTURAL DRAWINGS ARE FOR LAYOUT AND DESIGN INTENT ONLY-REFER TO MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR FIXTURE SCHEDULES AND SYMBOL LISTS.
21. TO ESTABLISH ARCHITECTURAL INTENT, EVERY ATTEMPT HAS BEEN MADE TO IDENTIFY MOST CONDITIONS. SHOULD ANY UNIDENTIFIED CONDITION BE ENCOUNTERED, NOTIFY ARCHITECT FOR A CLARIFICATION.
22. ALL REQUESTS FOR CLARIFICATION OR INFORMATION FROM THE ARCHITECT MUST BE IN WRITING.
23. ALL EXTERIOR WALL OPENINGS, FLASHINGS, COUNTER FLASHINGS AND EXPANSION JOINTS SHALL BE CONSTRUCTED IN SUCH A MANNER TO MAKE THEM WATERPROOF. THIS SHALL BE BASED ON LAPPING/SOLDERED JOINTS AND SEALANT AS DETAILED. SEALANT WILL BE A SECONDARY BACKUP COMPONENT TO COMPLETING THIS CLOSURE.

**ARCHITECTURAL SYMBOLS**

	DETAIL BUBBLE		PARTITION TYPE, SEE A9 SERIES
	DETAIL SECTION SYMBOL		DOOR NUMBER, SEE A11 SERIES
	BLDG/WALL SECTION SYMBOL		WINDOW NUMBER, SEE A11 SERIES
	PLAN DETAIL SYMBOL		LOUVER NUMBER, SEE A11 SERIES
	INTERIOR ELEVATION		TOILET ACCESSORY SYMBOL
	EXTERIOR ELEVATION		SHEET NOTE
	GRIDLINE		GRADE SYMBOL
	ROOM NUMBER		WORK POINT
	NORTH LOCATOR		MATCH LINE
	REVISION BUBBLE		TRUE NORTH
			PLAN NORTH

**OUTLINE SPECIFICATIONS**

**GENERAL CONDITIONS**

- LEED: Project to achieve LEED Silver rating. Provide alternate pricing for Gold rating.
- Mock-ups: Provide full-size mock-ups for exterior finishes, board-formed concrete, window systems, waterproofing, etc.
- Mitigation:
  - Protect existing trees
  - Provide storm water pollution prevention plan.
  - Provide construction waste management plan
  - Provide interior air quality / construction cleanliness plan
  - Provide area separation (one), occupancy separations (several)

**SITework**

- Deconstruction: Recycle existing building for waste diversion of existing buildings
- Pavings: Hydronic snow melt system at pedestrian building access points, vehicular drop off areas, garage entrances, pool terrace area and exterior egress paths.
- Landscaping: Terraced retaining walls of board formed concrete wrap perimeter of building.

**BUILDING STRUCTURE**

- Primary Structure:
  - Reinforced concrete slab over 20 ml vapor barrier on grade w/ spread footings
  - Below grade sheet waterproofing: WR Grace Bituthene 4000
  - Reinforced concrete columns & piers
  - Concrete shear walls system at stairwells / elevator core + select locations
  - Post-tensioned concrete floors & roof
  - Board formed pattern concrete walls at garage level and residential chimneys (expressed on interior / exterior of building). Apply Davis Color W-1000 concrete sealer to all exposed concrete.
- Secondary Structure:
  - Pressure-treated exterior glu-lam & solid stock lumber at porte cochere, roof overhangs & support brackets, exposed metal connections (custom)
  - Stairs: Standard manufactured metal pan & concrete tread stairs at enclosed exit stairwells
  - Custom, shop-fabricated steel and glass stairs & railings at public stairs (lobby, spa) and inside residential units

**EXTERIOR ASSEMBLIES & MATERIALS**

- Typical exterior wall assembly:
  - 6" non-bearing exterior metal stud walls with (cynene) spray foam insulation (R-29) and vapor barrier on interior face of wall.
  - Exterior weather barrier (Fortifiber Moistop or equal) over 5/8" sheathing (Dens-Glass Gold or USG Fiberock) typical.
  - Provide alternate for Vaproshield rain screen system.
- Exterior Wall finishes:
  - Wood siding: T&G Western Red Cedar (6") or Cor-Ten AZP weathered steel exterior wall panels (at corner units and as accents) mounted on rain screen system or horizontal steel furring, typical. See elevations.
  - Fiber-cement panels: Factory-stained, wood finish.

- Doors:
  - Automatic aluminum sliding door system at public entries: Horton
  - Commercial grade aluminum clad wood doors at residential & roof top decks: Marvin
  - Nanawall system at roof terrace locations and as alternate at unit balconies
  - Hollow metal doors at utility rooms & exits. Provide welded & primed steel frames, typical.

- Glazing:
  - Punched openings & unit doors: Low-e clear insulated glazing (e366) in commercial-grade, aluminum-clad wood window system: Marvin
  - Window wall at public areas, lobbies, corner unit, double height areas: Vistawall
  - Channel glass wall at elevator lobby, exercise room, spa
  - Kalwall type skylights over upper residential unit stairwells
  - Velux clear skylight over select public areas on upper levels

- Sloped Roof Areas:
  - Timberline Select 40 year composition shingle w/ snow retention brackets & fencing
  - Roof snow melt system as required at select locations: Bylin Systems
  - Coreten and/ or PT solid stock lumber fascia

- Flat Roof Areas:
  - 80 mil single ply PVC membrane: Sarnafil over Sarnatherm insulation (R-49.)

- Roof Terrace:
  - Hydronic snow melt system on pavers ov/ Pedestals
  - Tile finish custom swimming pool (price black plaster as alternate)
  - Tile finish Jacuzzi (price black plaster as alternate)
  - Planters w/ irrigation and connection to storm drain

- Exterior Equipment:
  - Matsinc walk-off systems at exterior doors and vestibules
  - Custom metal mechanical enclosures for ventilation at roof
  - Custom metal entry canopies at side entries / auto ramps
  - Key-card entry system at parking garage
  - Motorized Coiling overhead doors at garage enties, fully-isolated motor and guiderail assemblies from building structure.

**INTERIOR ASSEMBLIES**

- Typical wall assemblies:
  - Non-bearing interior metal stud walls at all unit interior partitions. Provide slotted top tracks as required for connection to post-tensioned concrete slabs.
  - Provide 1-HR partitions (one layer 5/8" Type 'X' gypsum board each side)at all unit interior partitions except bathroom tile areas. All partitions to be acoustically-sealed.
  - Provide metal strap blocking in all residential bathroom walls for future grab bar installation adjacent toilet and bath.
- Typical Partitions:
  - Provide 5/8" Dens-Shield tile backer panels at all bathroom walls receiving tile finish (with 5/8" Type 'X' gypsum board on opposite side for 1-HR assembly).
  - Provide 'Luxury' (STCS5 min.) acoustical partition assemblies between all keyed residential units: Two 4" metal stud partitions separated by 1" gap, fully-sealed with doublebatt or Icyne insulation (R-11.) Apply two layers 5/8" Type 'X' gypsum board to each side of partition.
  - Provide 1-HR, acoustical partitions between units and corridors. Two layers 5/8" Type 'X' gypsum board on corridor side with one layer on unit side, sealed. Batt or Icyne insulation at all stud bays.

**Public Spaces/ Common Areas**

- Walls:
  - Painted 5/8" Type 'X' gypsum board, Level 5 finish.
  - Exposed board formed concrete
  - Stone veneer
- Floors:
  - Stone veneer
  - Carpet
  - Tile at restrooms
- Doors:
  - Veneer wood doors & frames within residential units; hollow metal frames at corridors
  - Hollow metal doors at utility rooms & exits

- Casework/ Furnishings:
  - Custom casework / furnishing at public lobbies, lounge, spa, exercise room, roof terrace

- Furnishings:
  - Stainless steel bathroom partitions, stone countertops, Kohler fixtures, ultra-low flow fixtures

- Residential Units:
  - Exposed board formed concrete
  - Level 5 finish, painted gypsum board. Benjamin Moore Eco Spec interior latex paint (eggshell finish) and Eco Spec primer/ sealer.
  - Stone veneer at fireplaces
  - Floors:
    - Stone veneer at entries and mudrooms thin set on 5mm Regupol QTscu.
    - Tile at bathrooms (DalTile Limestone Collection L760) thin set on 5mm Regupol QTscu.
    - Hardwood T&G on 5mm Regupol QTscu.
    - Carpet (Patcraft Designweave 'Konstrukt' series) on pad at bedrooms & closets

- Ceilings:
  - Veneered wood trim
  - Veneered wood T&G
  - Painted (level 5) 5/8" Type 'X' gypsum board on resilient channels
- Trim:
  - Veneered wood &/or Pitcon drywall reveals
- Solid Surfaces:
  - Integral color concrete countertops in kitchen
  - Cut stone for bathrooms
- Casework:
  - Glass & wood faced cabinetry

**EQUIPMENT & FURNISHINGS**

- Public Areas:
  - Collapsible ski-rack ski storage
  - Bike storage racks (Welles Vertitrack II, wall-mounted 2 per parking space.)
  - 240 "x4" solid phenolic storage lockers
  - Full bar (ice maker, wunderbar dispensing system, custom storage / lighting, Blender, refrigerators, sink, dishwasher, etc.)
  - 16 piece exercise room
  - Sauna for spa
  - Demonstration commercial kitchen at owners lounge:
    - commercial residential range, range hood, twin ovens, salamander, dishwasher, dual sinks, etc.)
    - Concentrate cleaning supply system
    - Dual / switched trash / recycling chutes

**Residential Units:**

- Kitchen:
  - Refrigerator: Sub-Zero 42" w
  - Range/ Oven: 6 burner Wolf residential gas range/ oven
  - Range hood: direct-vented to building exterior wall, Wolf
  - Microwave: Built-in type, Wolf
  - Sink: Kohler cast iron two-hole, under-mount kitchen sink
  - Entertainment sink: Kohler sink at kitchen island
  - Wine Refrigerator: Under-counter type, Sub-Zero
  - Food Waste Disposer: InSinkErator "Evolution Excel"
  - Dishwasher: Bosch 24" 800 Series
  - Alternates: Provide alternate pricing for GE Monogram and appliances (stainless steel typical.)

- Misc.
  - Washer/ Dryer: Combo/ Stackable type washer & dryer (GE or Whirlpool).
  - Dryer direct-vented to building exterior wall.
  - Boot rack dryer
  - Oil driven towel warmer system
  - Steam generator for showers (Mr. Steam)
  - Bath Exhaust Fan: Panasonic 'Whispergreen' FV-08VK1, direct-vented to building exterior wall.
  - Ceiling Fans: 8' diameter Powerfoil by Big Ass Fans at all double-height spaces.

- Plumbing fixtures:
  - Kohler throughout
  - Bath tub, shower receptacles, vanity under-mount sinks
  - High-efficiency water closets. Provide pricing for TOTO Aquia Dual-Flush toilet with softclose seat.

**CODE ANALYSIS**

**PROJECT DESCRIPTION**

- Location:
  - Four levels R-2 Occupancy, Type II-A Construction above one level, S-2
  - Seasonal conditions in this eastern Sierras location include heavy snow loads.
- Site:
  - Site is approximately 2.1 acres at 8000ft. + above sea level. Site has steep grade increase of 40' from northeast corner (high point) to southeast corner (low point.)
- Building Area:
  - Approximately 117,600 sf. gross conditioned, 31,300 sf. gross unconditioned on an approximately 35,000 sf. footprint.

**CODE ANALYSIS**

- Occupancy (CBC Chapter 3) & Construction Type (CBC Chapter 6):
  - Four levels R-2 Occupancy, Type II-A Construction above one level, S-2
  - Occupancy, Type I-A parking garage
  - Table 601 allows heavy timber roof construction in all occupancies where a 1-HR or less fire-resistance rating is required (i.e. fourth floor unit and owner lounge ceiling/ roof assemblies.)
- Allowable Areas (CBC Table 503):
  - Type II-A Construction, R-2 Occupancy: 4 Stories/ 24,000sf
  - Type I-A Construction, S-2 Occupancy: UL Stories/ UL Area
- Automatic Sprinkler System Height Increase (CBC 504.2):
  - One additional story allowed above prescribed maximum from Table 503.

- Frontage Increase (CBC 506.2):
  - $I=I/P-0.25/W/30 = [680/1130-0.25]30/30 = (.35)(1) = 35%$  allowable area increase.
  - I= Area increase due to frontage
  - F= building perimeter fronting a public way or open space with 20' minimum open width
  - P= perimeter of entire building (feet)
  - W= width of public way or open space (feet)

- R-2 Occupancy Floors:
  - [24,000sf] (.35) = 8,400sf
  - 24,000sf + 8,400sf = 32,400sf maximum floor area.
- S-2 Occupancy Floor: No area increases required.

- Section 509.2: Group S-2 enclosed or open parking garage with group A, B, I-1, M, R, or S above.
  - Requires that an S-2 parking garage may be considered as a separate and distinct building from an R-2 occupancy above provided the basement or first story garage is Type I-A construction and is separated from the occupancy above by a 3-HR fire-resistive horizontal assembly (i.e. concrete slab.)

- Fire Partitions (CBC 708.3): Fire Partitions (i.e. party walls) shall have a fire-resistance rating of not less than 1-HR. Fire partitions shall be continuous from the podium slab (top of garage structure) to the underside of the floor or roof sheathing, slab or deck above (CBC 708.4).

- Automatic Sprinkler Systems (CBC Chapter 9):
  - Building to be equipped throughout with an automatic sprinkler system per CBC 903.2.7 (Group R) and CBC 903.2.9 (Group S-2)

- Stair Enclosures (CBC 1020.1): Exit enclosures shall have a 2-HR fire-resistance rating where connecting four stories or more.

- Exit Passageways (CBC 1021.3): Exit passageway enclosures (i.e. corridors) shall have walls, floors and ceilings of not less than 1-HR fire-resistance rating.

- Fireplaces:
  - Wood-burning fireplace in Owners Lounge
  - Gas-buring fireplace in main lobby
  - Gas-burning fireplace in residential units.

**BUILDING SYSTEMS**

- Elevators:
  - (2) electric traction elevators, 2500 lb, 150fpm. Otis GEN2 or KONE Ecospace.
  - custom cab design: stained & sealed wood panel cab walls and ceilings withstainless steel trim. Stone floor finish matching lobby floor finish.
  - stainless steel cab doors & frames.

- Wheelchair Lift: Ascension 'Virtuoso 5460F' at fourth floor corridor.

- Mechanical Systems:
  - 4 pipe central boiler & chiller system with residential fan coil units
  - Combined w/ in-floor hydronic heat for double height spaces in units
  - Snowmelt at entries, drop off, bridge, roof terrace
  - Ground source heat exchange / direct-gain geothermal system
  - Pool equipment / Jacuzzi tub equipment
  - DDC building monitoring system
  - CO2 sensor driven VAV system for public areas

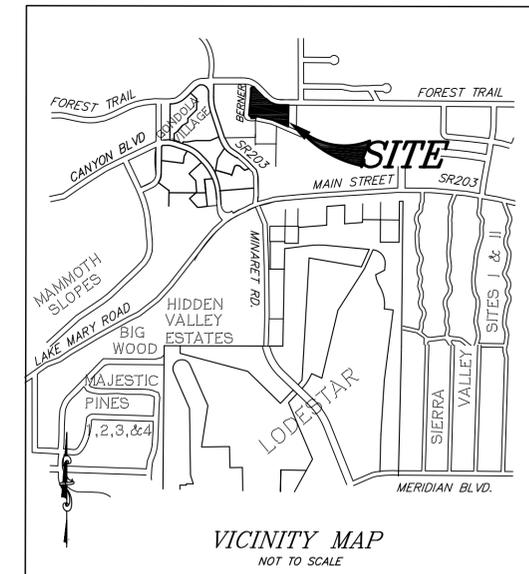
- Plumbing Systems:
  - Ground source heat exchange / direct-gain geothermal system
  - Solar hot water heating
  - Boiler assisted storage for active/passive heating systems
  - Fire protection : sprinklered throughout, foam system at Owners' Lounge kitchen/ bar
  - All domestic water and drainage piping to be acoustically isolated from the building structure. Provide Holdrite #261/ 262 silencers for copper piping and #274 neoprene pads at all cast iron waste piping where in contact with floor slabs, typical.
  - All solenoid-activated appliances (i.e. clothes washers, dishwashers) to be equipped with water hammer arrestors.
  - Provide hot and cold water shutoffs in fire-rated metal access panels at all unit stacks.
  - Provide Fire-rated outlet boxes at all clothes washer and refrigerator icemaker locations. Oatey #38470 & 38486 or equal.

- Electrical & Communications:
  - Each room data/signal ready (CAT5e cable), wi-fi saturation
  - Closed circuit building security A/V system for entry controls
  - Daylight harvesting continuous dimming lighting in public areas and double-height spaces in units
  - Artemide, Energie luminaires throughout
  - A/V PA system for owners lounge
  - Security system, cameras, occupancy sensors, break-in alarms
  - Fire alarm and detection system
  - Smart-card keypad electricity cut-offs at units
  - Concealite exiting, emergency lighting
  - Landscape, tree and accent/ path lighting on photocells.
  - Emergency power system: battery backup/ inverter system for minimum 90-min duration power supply.

TOWN OF MAMMOTH LAKES  
39-030-08

# INDEX TO SHEETS

- C1. VESTING TENTATIVE TRACT MAP
- C2. EXISTING SITE, AND SITE CONTEXT MAP
- C3. CONCEPTUAL SITE GRADING
- C4. CONCEPTUAL SITE DRAINAGE
- C5. CONCEPTUAL SITE UTILITIES, TREE REMOVAL AND SNOW STORAGE
- C6. SITE CROSS SECTIONS



**RECORD OWNER/SUBDIVIDER**  
Mammoth Specialty Lodging, LLC  
Delaware limited liability company  
127 El Paseo  
Santa Barbara, CA 93101  
(805) 962-8801

**LEGAL DESCRIPTION**  
LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2006-03 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2006004640 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AND LOT LINE ADJUSTMENT PARCEL 1 OF LOT LINE ADJUSTMENT NUMBER 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA, PER CERTIFICATE OF COMPLIANCE RECORDED AS INSTRUMENT NO. 2007007267 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

**NOTES**

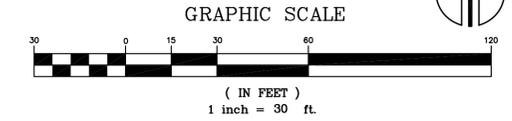
ASSESSOR'S PARCEL NO.'S:	33-041-11 AND 39-030-14
GROSS SITE AREA:	2.11± AC.
NET SITE AREA:	2.02± AC.
EXISTING ZONING:	SP
EXISTING LAND USE DESIGNATION:	RESORT (NEAR ACTIVITY NODE) AND RESIDENTIAL MULTI FAMILY 1
NUMBER OF UNITS:	27 RESIDENTIAL
WATER SUPPLY:	MAMMOTH COMMUNITY WATER DISTRICT
SEWAGE DISPOSAL:	MAMMOTH COMMUNITY WATER DISTRICT
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON
TELEPHONE:	VERIZON
FIRE PROTECTION:	MAMMOTH LAKES FIRE PROTECTION DISTRICT

**EASEMENT NOTES**  
EASEMENTS ARE FROM PRELIMINARY REPORT No. 132120 FROM INYO-MONO TITLE COMPANY DATED APRIL 15, 2009  
THE FOLLOWING MAY AFFECT A PORTION OR ALL OF THE PROPERTY. THE EXACT LOCATIONS ARE NOT DISCLOSED AS OF RECORD:  
A RIGHT-OF-WAY FOR DITCHES, OR CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES OF AMERICA, RESERVED PER 370/573 O.R.



DAVID LAVERTY  
L.S. 4587  
DATE  
LIS. EXP. 9-30-10

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



LLA PARCEL 2  
39-030-15

LLA PARCEL 1  
INST. NO. 2007007267  
39-030-14

TOWN OF MAMMOTH LAKES  
128/26 O.R.  
39-030-03

**LOT 1**  
2.11 AC.± GROSS  
2.02 AC.± GROSS

LLA PARCEL 1  
INST. NO. 2006004640  
33-041-11

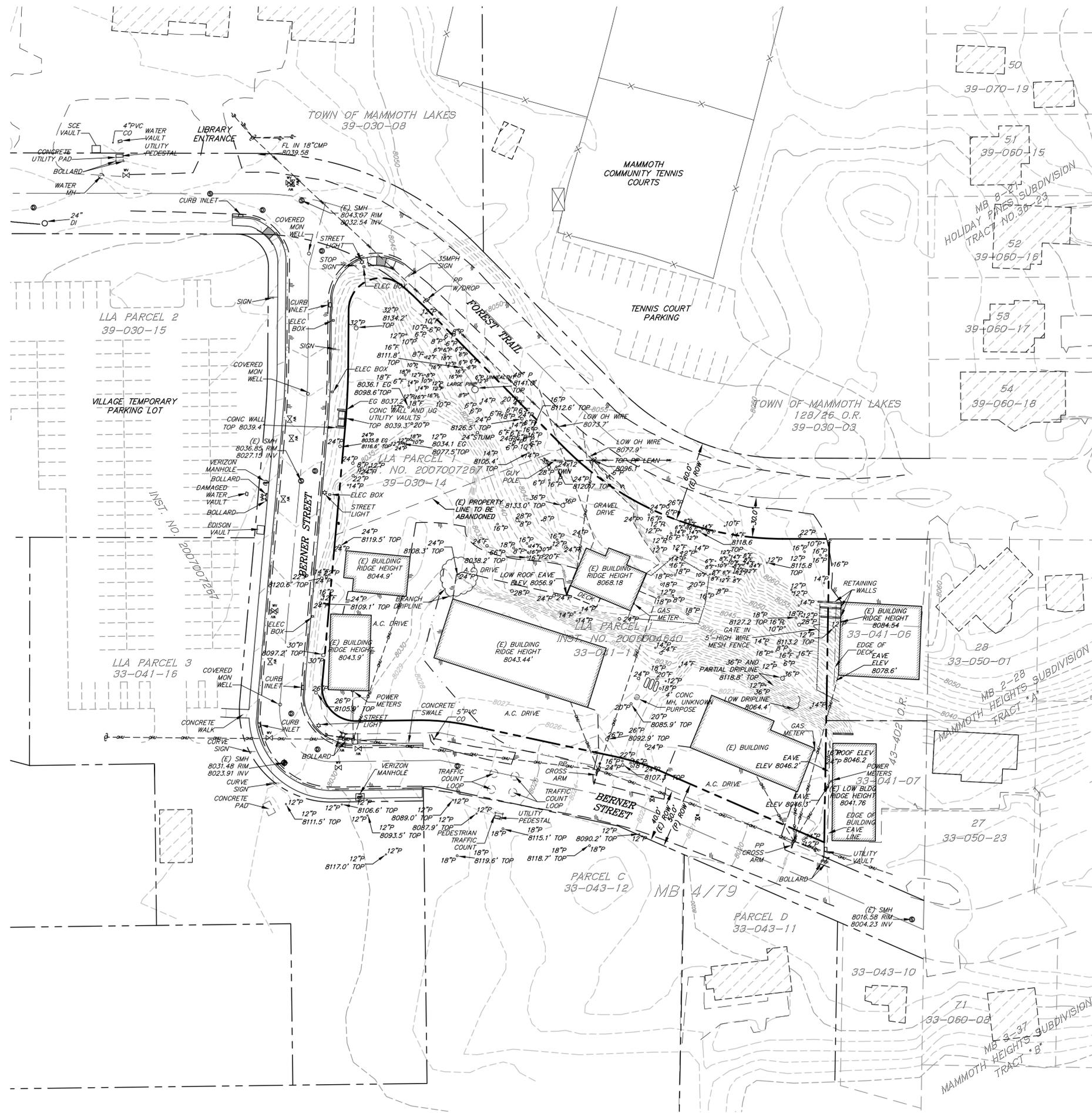
LLA PARCEL 3  
33-041-16

PARCEL C  
33-043-12

PARCEL D  
33-043-11

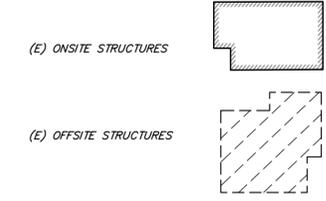
VESTING TENTATIVE MAP  
TRACT NO. 2009-  
LOT 1 FOR CONDOMINIUM PURPOSES  
BEING A SUBDIVISION OF LLA PARCEL 1 OF LLA 2006-03 AND LLA PARCEL 1 OF LLA 2007-07 IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA





**(E) SITE LEGEND**

PROPERTY LINE	---
(E) EDGE OF PAVEMENT	---
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	---8075---
TREE TYPE AND SIZE	24" P O
(E) OVERHEAD POWER LINE	---OH---
(E) WATER VALVE	---8"SS---
(E) FIRE HYDRANT	---8"W---
(E) UTILITY POLE	---
(E) STORM DRAIN MANHOLE	---
(E) SEWER MANHOLE	---



**ABBREVIATIONS**

BSW	BACK SIDEWALK
EG	EXISTING GROUND
EL, ELEV	ELEVATION
EP	EXISTING PAVEMENT
(E), EX.	EXISTING
FF	FINISHED FLOOR
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE
GB	GRADE BREAK
H	HEIGHT
INV	INVERT
LP	LOW POINT
NTS	NOT TO SCALE
OHU	OVERHEAD UTILITIES
PL	PROPERTY LINE
(P)	PROPOSED
ROW	RIGHT OF WAY
SMH	SEWER MANHOLE
TW	TOP OF WALL
TYP.	TYPICAL

**NOTE:**  
THERE NO STREAMS OR RIDGE LINES IN THE NEAR VICINITY TO THE PROJECT SITE. A COMMUNITY LIBRARY AND TENNIS COURT ARE LOCATED JUST NORTH OF THE PROJECT SITE.

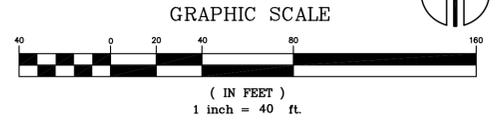
TEMPORARY BENCHMARK:  
CENTER SEWER MANHOLE COVER  
ELEVATION = 8031.48'



DAVID LAVERTY  
L.S. 4587

DATE  
LIS. EXP. 9-30-10

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



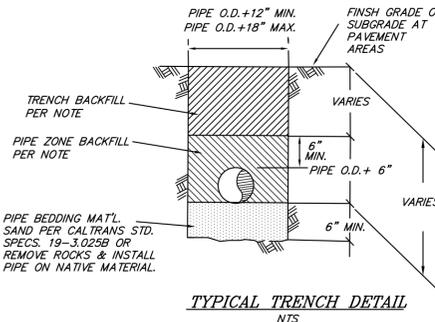
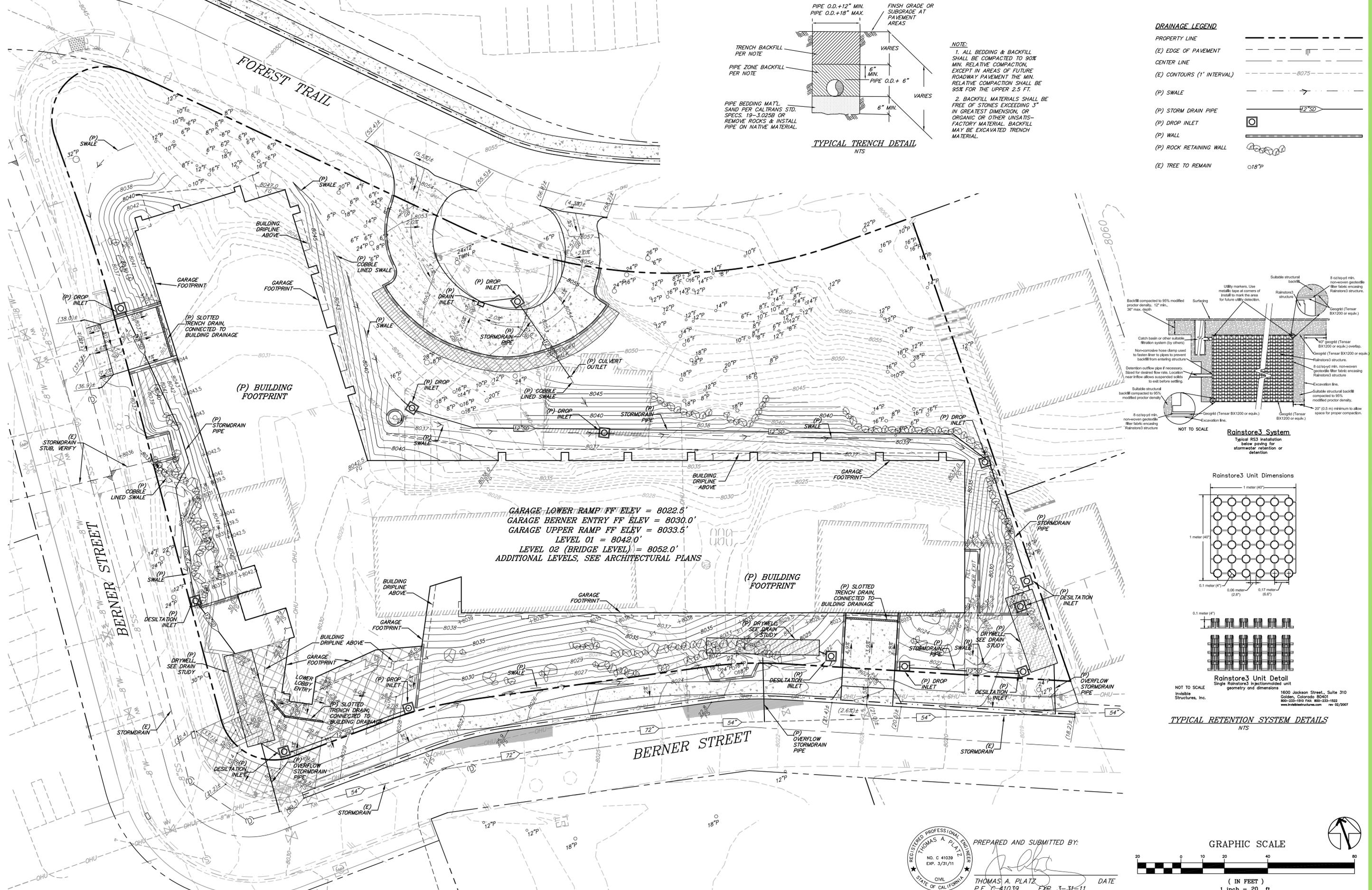
**Mammoth Specialty Lodging**

**VESTING TENTATIVE MAP**  
**TRACT NO. 2009 -**



LOT 1 FOR CONDOMINIUM PURPOSES  
BEING A SUBDIVISION OF LLA PARCEL 1 OF LLA 2006-03 AND LLA PARCEL 1 OF LLA 2007-07  
IN THE TOWN OF MAMMOTH LAKES, COUNTY OF MONO, STATE OF CALIFORNIA



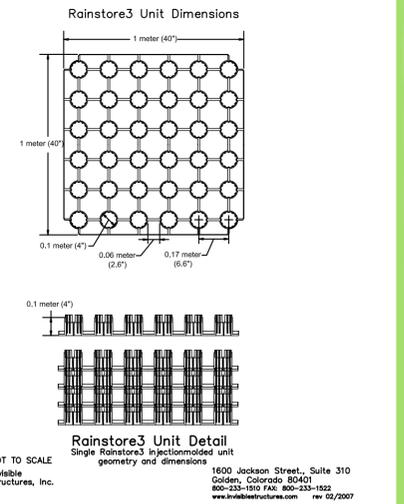
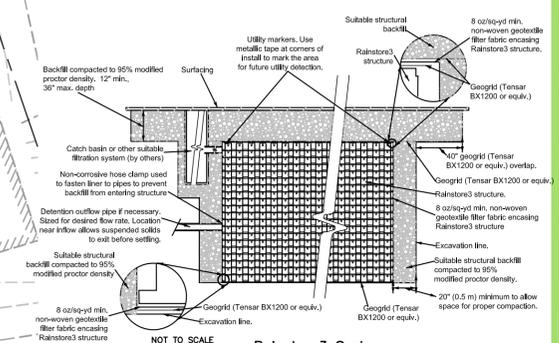


**NOTE:**  
 1. ALL BEDDING & BACKFILL SHALL BE COMPACTED TO 90% MIN. RELATIVE COMPACTION, EXCEPT IN AREAS OF FUTURE ROADWAY PAVEMENT THE MIN. RELATIVE COMPACTION SHALL BE 95% FOR THE UPPER 2.5 FT.  
 2. BACKFILL MATERIALS SHALL BE FREE OF STONES EXCEEDING 3\"/>

**DRAINAGE LEGEND**

PROPERTY LINE	---
(E) EDGE OF PAVEMENT	
CENTER LINE	---
(E) CONTOURS (1' INTERVAL)	-8075-
(P) SWALE	→
(P) STORM DRAIN PIPE	— 12" SD —
(P) DROP INLET	⊗
(P) WALL	▬
(P) ROCK RETAINING WALL	⊕
(E) TREE TO REMAIN	○18" P

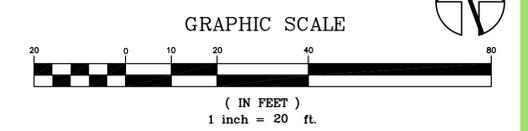
GARAGE LOWER RAMP FF ELEV = 8022.5'  
 GARAGE BERNER ENTRY FF ELEV = 8030.0'  
 GARAGE UPPER RAMP FF ELEV = 8033.5'  
 LEVEL 01 = 8042.0'  
 LEVEL 02 (BRIDGE LEVEL) = 8052.0'  
 ADDITIONAL LEVELS, SEE ARCHITECTURAL PLANS



**TYPICAL RETENTION SYSTEM DETAILS**  
 NTS

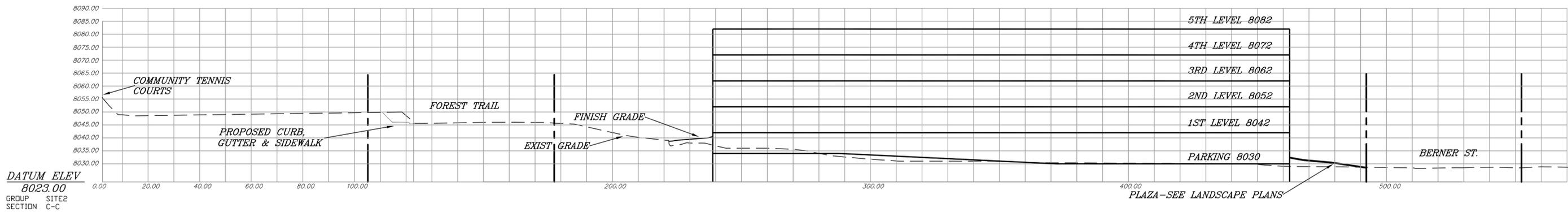
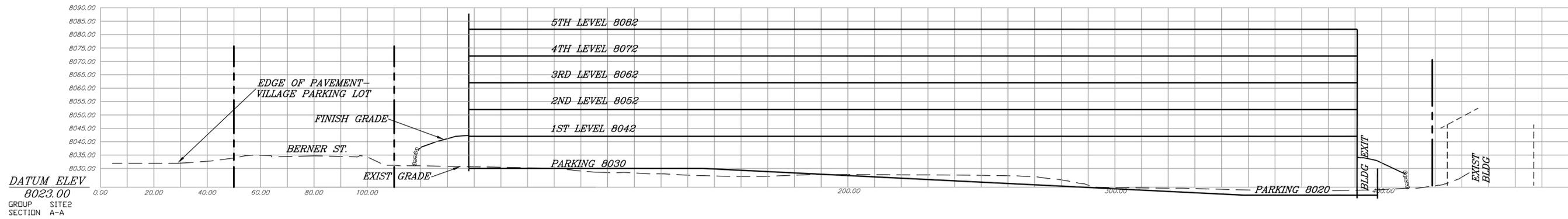
REGISTERED PROFESSIONAL ENGINEER  
 THOMAS A. PLATZ  
 NO. C 41039  
 EXP. 3/31/11  
 CIVIL  
 STATE OF CALIFORNIA

PREPARED AND SUBMITTED BY:  
 THOMAS A. PLATZ  
 P.E. C-41039 EXP. 3-31-11 DATE

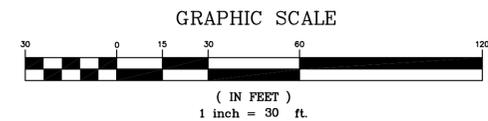


K:\2338-4\ACAD\Tentative\Working Drawings\2338-4\tdm.dwg Apr 27, 2009 - 10:41am, spodgett

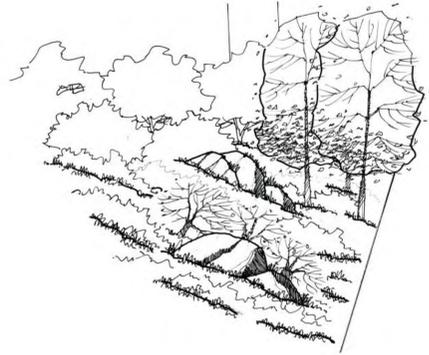




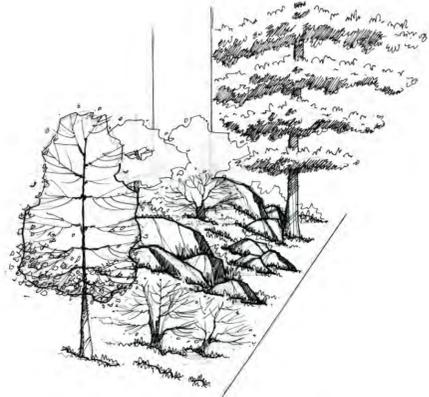
PREPARED AND SUBMITTED BY:  
*Thomas A. Platz*  
THOMAS A. PLATZ DATE  
P.E. C-41039 EXP. 3-31-11



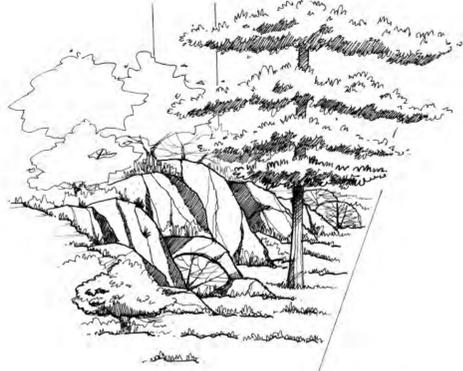
LANDSCAPE BOULDER WALL CONCEPTS



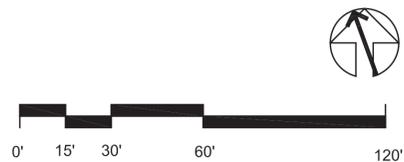
LOW CONDITION - ACCENT BOULDERS

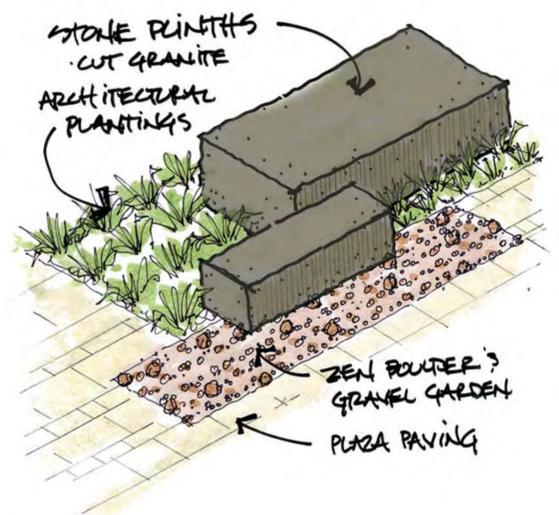


MEDIUM CONDITION - STACKED BOULDERS

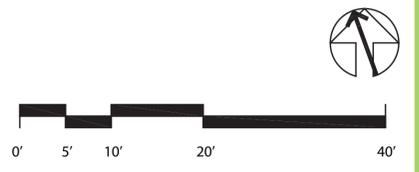
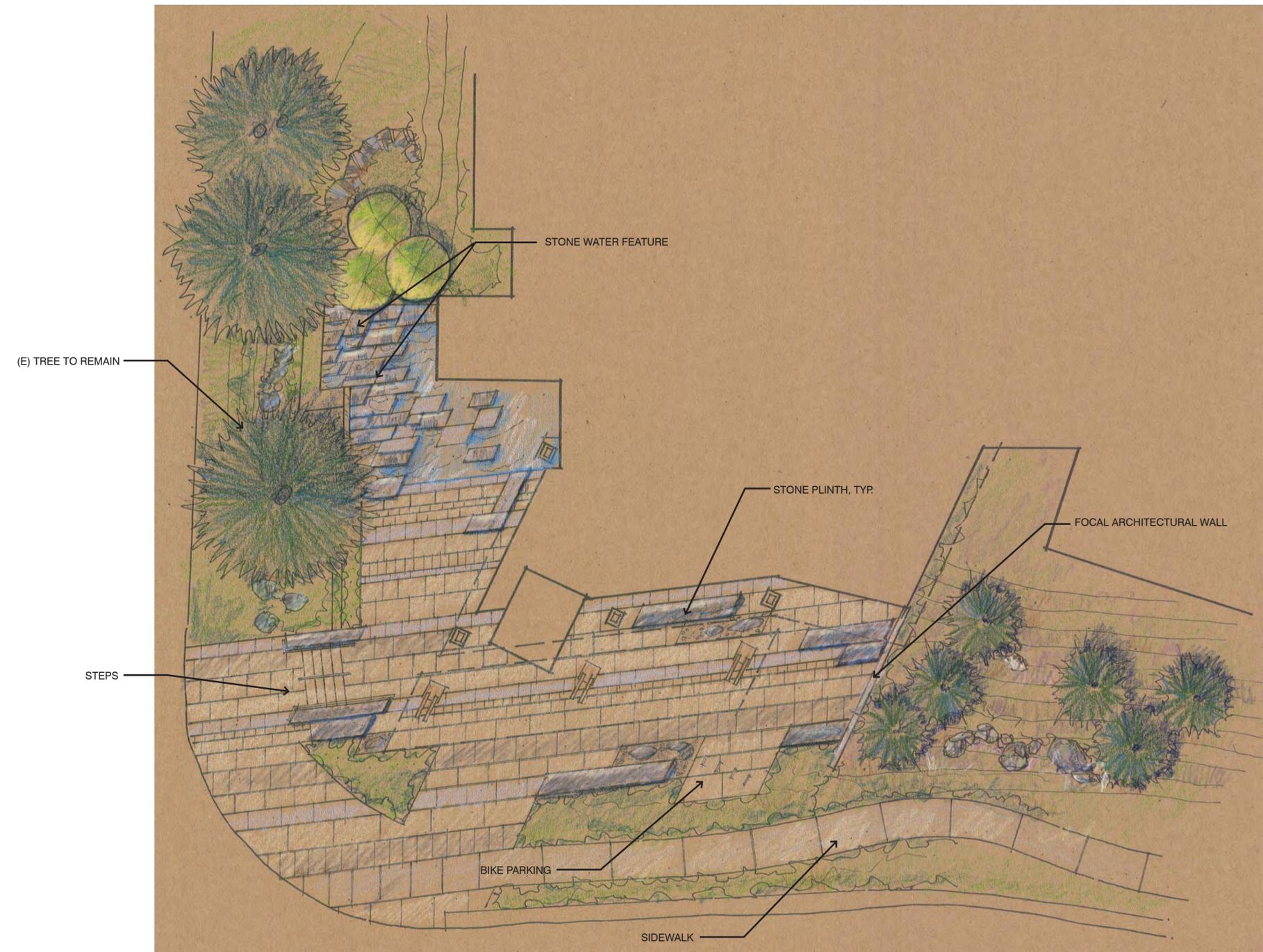
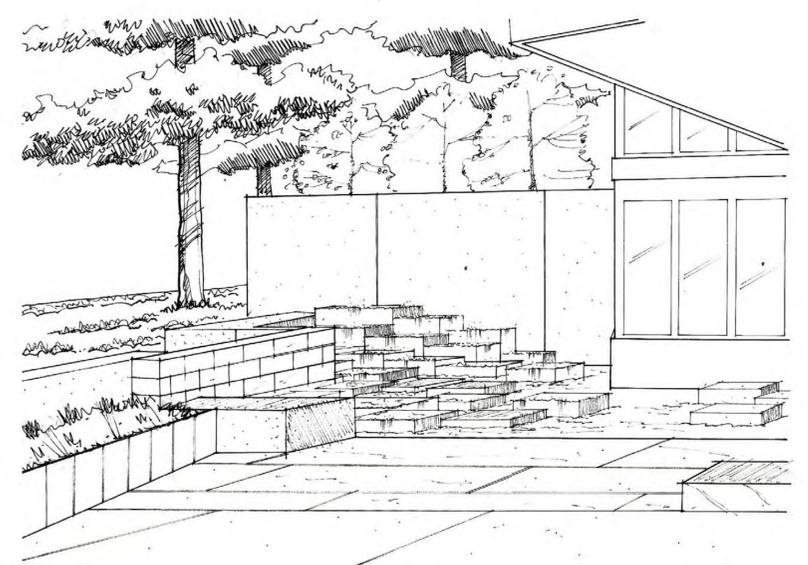


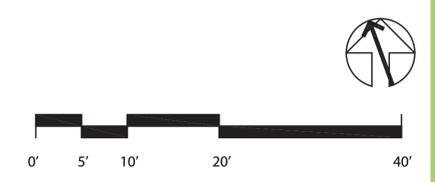
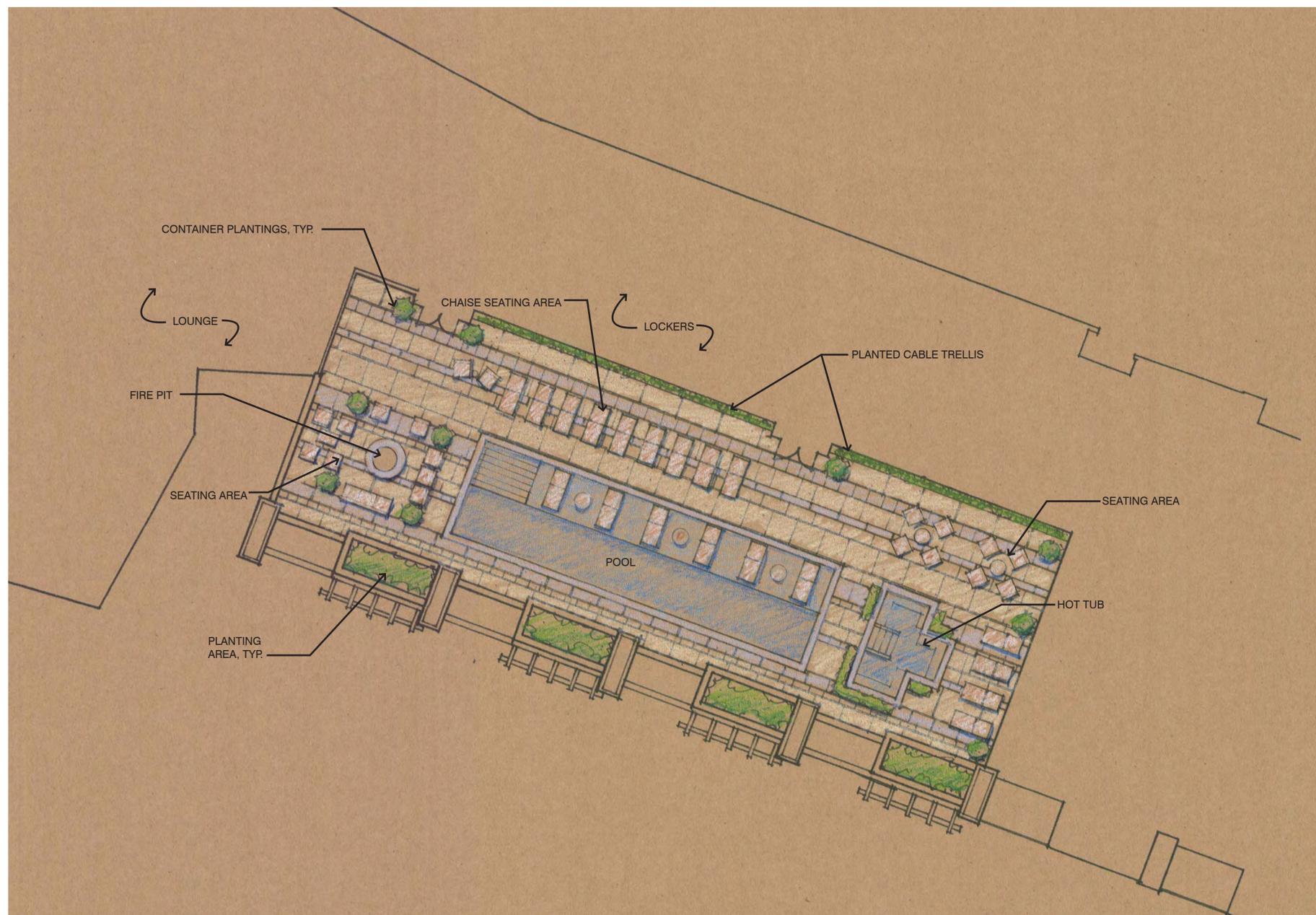
STEEP CONDITION - ENGINEERED BOULDER WALL





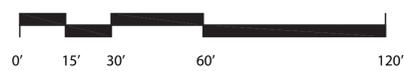
STONE PLINTHS





LEGEND

SYMBOL	DESCRIPTION
	TREE TO BE REMOVED
	TREE TO BE PRESERVED
	SITE SECTION LOCATION REFER TO L6.0-L6.2 FOR DETAIL

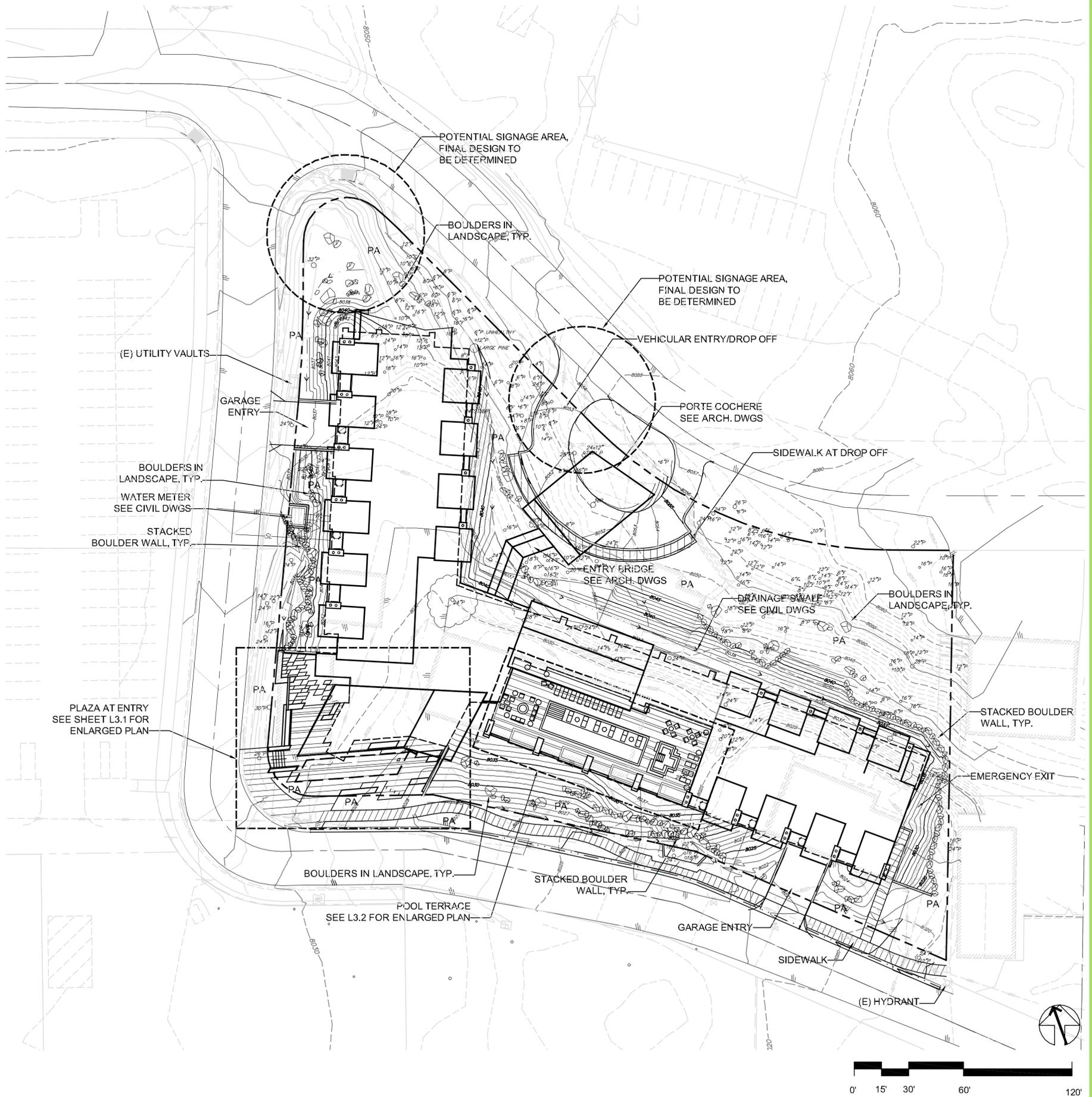


# LEGEND

SYMBOL	DESCRIPTION
	INTEGRAL COLOR CONCRETE
PA	PLANTING AREA
	BOULDERS/BOULDER WALLS, TYP.

**NOTES:**

- 1) SEE L-3.1 FOR PLAZA MATERIALS.
- 2) SEE L-3.2 FOR POOL AREA MATERIALS.



# LEGEND

SYMBOL DESCRIPTION

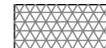
 INTEGRAL COLOR CONCRETE

**STONE BANDING**

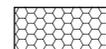
- BASALT - A DENSE TEXTURED (APHANITIC) IGNEOUS ROCK OF A LAVA FLOW OR MINOR INTRUSION COMPOSED ESSENTIALLY OF LABRADORITE AND PYROXENE, OFTEN DISPLAYING A COLUMNAR STRUCTURE.
- BASALT IS RELATIVELY HIGH IN IRON AND MAGNESIA MINERALS AND RELATIVELY LOW IN SILICA, GENERALLY DARK GRAY TO BLACK, AND FELDSPATHIC.
- A GENERAL TERM IN CONTRADISTINCTION TO FELSITE, A LIGHT-COLORED FELDSPATHIC AND HIGHLY SILICEOUS ROCK OF SIMILAR TEXTURE AND ORIGIN.

 **STONE PAVING**

- QUARTZITE / SANDSTONE - THE MATERIAL HAS THE AESTHETICS OF SANDSTONE BUT DURABILITY OF QUARTZITE AND HAS A VERY REMARKABLE RANGE OF STRIATED COLORS FROM THE SAME DEPOSIT.
- QUARTZITE - A COMPACT GRANULAR ROCK COMPOSED OF QUARTZ CRYSTALS, USUALLY SO FIRMLY CEMENTED AS TO MAKE THE MASS HOMOGENEOUS. THE STONE IS GENERALLY QUARRIED IN STRATIFIED LAYERS, THE SURFACES OF WHICH ARE UNUSUALLY SMOOTH. ITS CRUSHING AND TENSILE STRENGTHS ARE EXTREMELY HIGH. THE COLOR RANGE IS WIDE.
- SANDSTONE - A SEDIMENTARY ROCK CONSISTING USUALLY OF QUARTZ CEMENTED WITH SILICA, IRON OXIDE OR CALCIUM CARBONATE. SANDSTONE IS DURABLE, HAS A VERY HIGH CRUSHING AND TENSILE STRENGTH, AND A WIDE RANGE OF COLORS AND TEXTURES.

 **STONE WATER FEATURE**

- BASALT - A DENSE TEXTURED (APHANITIC) IGNEOUS ROCK OF A LAVA FLOW OR MINOR INTRUSION COMPOSED ESSENTIALLY OF LABRADORITE AND PYROXENE, OFTEN DISPLAYING A COLUMNAR STRUCTURE.
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- GRANITE - A FINE TO COARSE-GRAINED, IGNEOUS ROCK FORMED BY VOLCANIC ACTION AND CONSISTING OF QUARTZ, FELDSPAR, MICA, AND ACCESSORY MINERALS. GRANITE-TYPE ROCKS INCLUDE THOSE OF SIMILAR TEXTURE AND ORIGIN.

 **STONE BOULDER BEDS**

 **STONE PLINTH**

- BASALT - A DENSE TEXTURED (APHANITIC) IGNEOUS ROCK OF A LAVA FLOW OR MINOR INTRUSION COMPOSED ESSENTIALLY OF LABRADORITE AND PYROXENE, OFTEN DISPLAYING A COLUMNAR STRUCTURE.
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 BICYCLE RACK

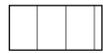
 PLANTING AREA

 BOULDERS/BOULDER WALLS, TYP.



# LEGEND

SYMBOL DESCRIPTION

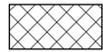


INTEGRAL COLOR CONCRETE



STONE BANDING

- BASALT - A DENSE TEXTURED (APHANITIC) IGNEOUS ROCK OF A LAVA FLOW OR MINOR INTRUSION COMPOSED ESSENTIALLY OF LABRADORITE AND PYROXENE, OFTEN DISPLAYING A COLUMNAR STRUCTURE.
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STONE PAVING

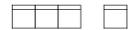
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PA

PLANTING AREA



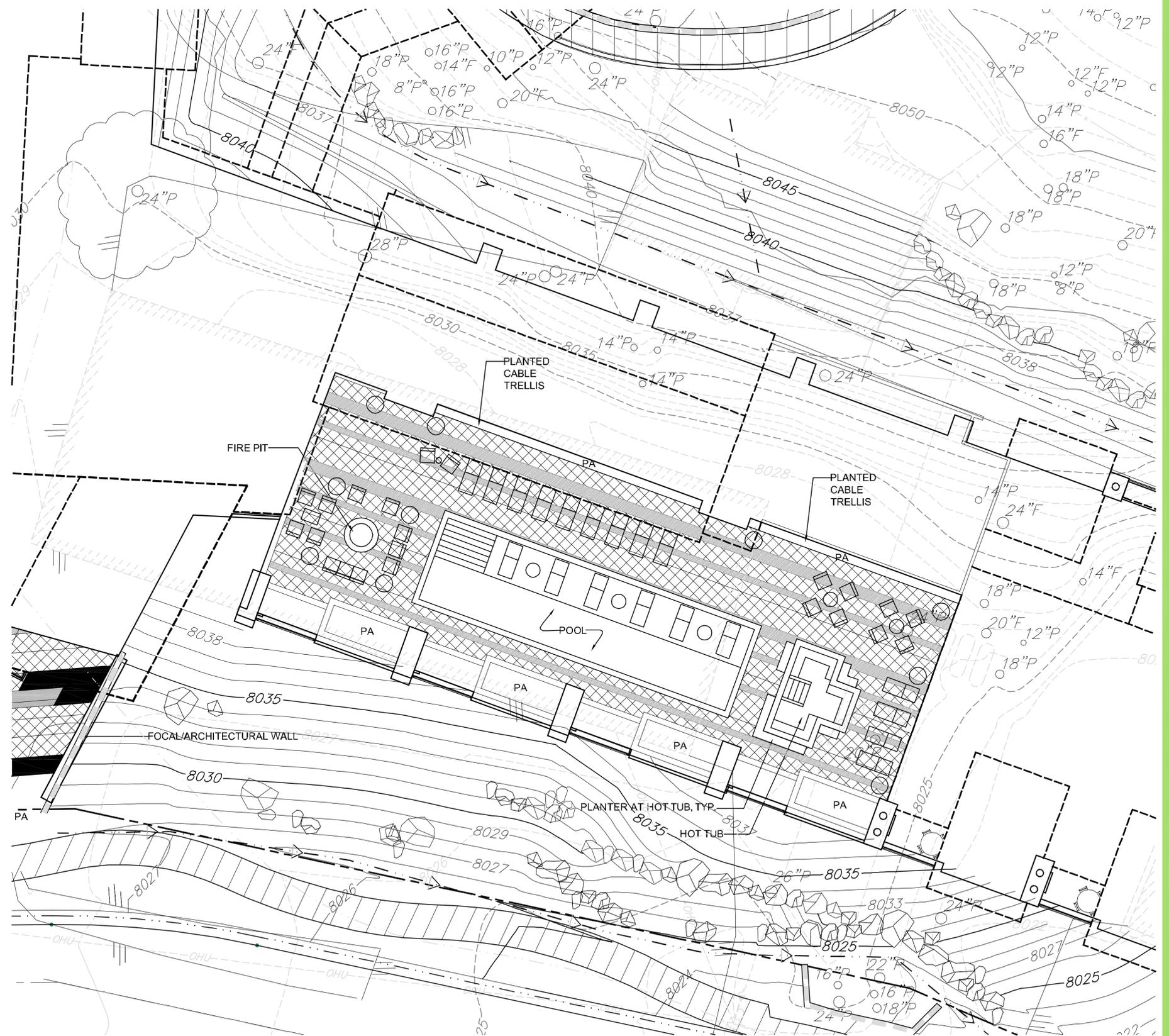
CHAISE LOUNGE



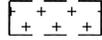
CHAIR/SOFA



PLANTER



IRRIGATION LEGEND

SYMBOL	ZONE	TYPE OF IRRIGATION
	ESTABLISHMENT OF NATIVES REMOVE/TURN OFF ONCE ESTABLISHED	DRIP
	PERIMETER PLANTING SEASONAL/AS REQUIRED	DRIP
	ENTRY AREA PLANTING SEASONAL/AS REQUIRED	DRIP & SPRAY
	CONTAINER PLANTING SEASONAL/AS REQUIRED	DRIP

IRRIGATION NOTES

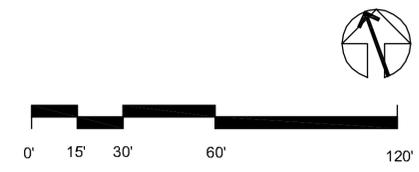
THE IRRIGATION SYSTEM SHALL BE AN AUTOMATIC IRRIGATION SYSTEM OPERATED BY A ON-SITE CONTROLLER, WITH A RAIN SHUT-OFF SYSTEM. REMOTE CONTROL VALVES OPERATE THE SYSTEM, WHERE THERE ARE TWO TYPES OF IRRIGATION, DRIP AND SPRAY.

THE IRRIGATION SYSTEM SHALL BE UNDER FULL AUTOMATIC OPERATION FOR A PERIOD OF 2 DAYS PRIOR TO ANY PLANTING. MAINTAIN IRRIGATION SYSTEM IN APPROVED WORKING ORDER FOR FULL DURATION OF PLANT INSTALLATION AND MAINTENANCE PERIODS.

THE PLANTING MAINTENANCE PERIOD SHALL BE 90 DAYS AFTER ALL PLANTING IS COMPLETE AND ALL INSTALLATION APPROVED. A LONGER PERIOD MAY BE REQUIRED IF THE PLANT MATERIAL IS NOT ACCEPTABLY MAINTAINED DURING THE MAINTENANCE PERIOD. THE MAINTENANCE PERIOD MAY BE SUSPENDED AT ANY TIME UPON WRITTEN NOTICE TO THE CONTRACTOR THAT THE LANDSCAPING IS NOT BEING ACCEPTABLY MAINTAINED, AND THE DAY COUNT SUSPENDED UNTIL THE LANDSCAPE IS BROUGHT UP TO ACCEPTABLE STANDARDS AS DETERMINED BY THE OWNER'S REPRESENTATIVE.

REPAIR ALL DAMAGED-PLANTED AREAS, AND REPLACE PLANTS IMMEDIATELY UPON DISCOVERY OF DAMAGE OR LOSS. CHECK SPRINKLER SYSTEMS AT EACH WATERING; ADJUST COVERAGE AND CLEAN HEADS IMMEDIATELY. ADJUST TIMING OF SPRINKLER CONTROLLER TO PREVENT FLOODING.

MAINTAIN ADEQUATE MOISTURE DEPTH IN SOIL TO ENSURE VIGOROUS GROWTH. CHECK ROOTBALL OF SHRUBS AND VINES INDEPENDENT OF SURROUNDING SOILS, AND HAND-WATER AS REQUIRED. KEEP PLANTING AREAS FREE FROM WEEDS BY HOEING OR HAND PULLING. MAINTAIN BY REGULAR WATERING, CULTIVATING, WEEDING, AND SPRAYING AS APPROVED FOR INSECT PESTS. PRUNE WHEN REQUESTED. REPLACE ALL DAMAGED, UNHEALTHY, OR DEAD SHRUBS, VINES, AND GROUND COVERS WITH NEW STOCK IMMEDIATELY; SIZE AS INDICATED ON THE DRAWINGS.



# PLANT LEGEND

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN
	ASPEN (OR OTHER DECIDUOUS TREE, TBD.)
	PINE (OR OTHER CONIFER, TBD.)
	SHRUBS
	GROUNDCOVERS/PERENNIALS

### PLANTING NOTES:

1. PLANTS TO BE SELECTED FROM PLANT PALETTE ON SHEET L5.1, PENDING CONSULTATION WITH LOCAL NURSERY.
2. FINAL TREE PRESERVATION TO BE CONFIRMED BASED ON ARBORIST REPORT (PRIOR TO CONSTRUCTION).
3. FINAL TREE PLACEMENT TO BE FIELD ADJUSTED.
4. SEE SHEET L5.1 FOR PLANT LIST AND SPACING.

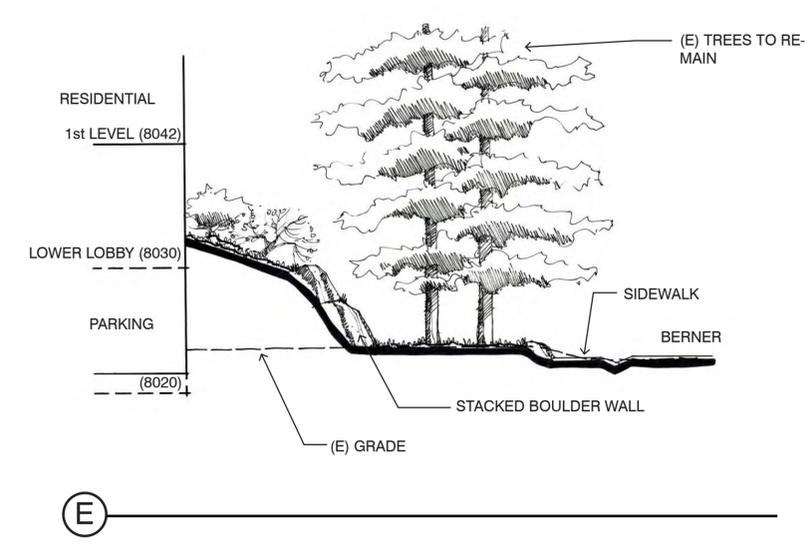
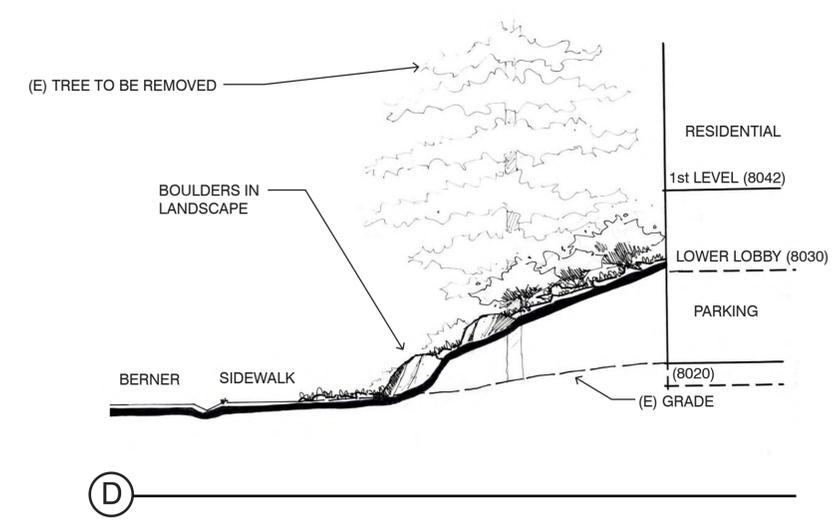
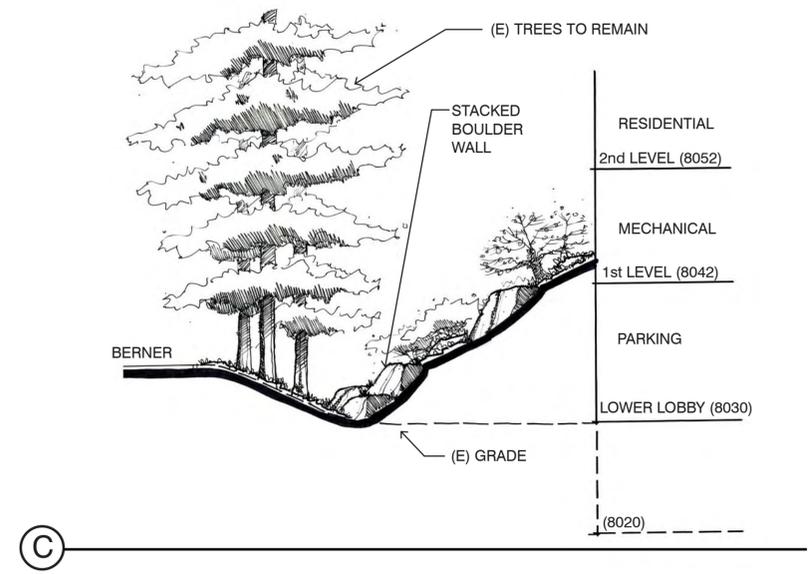
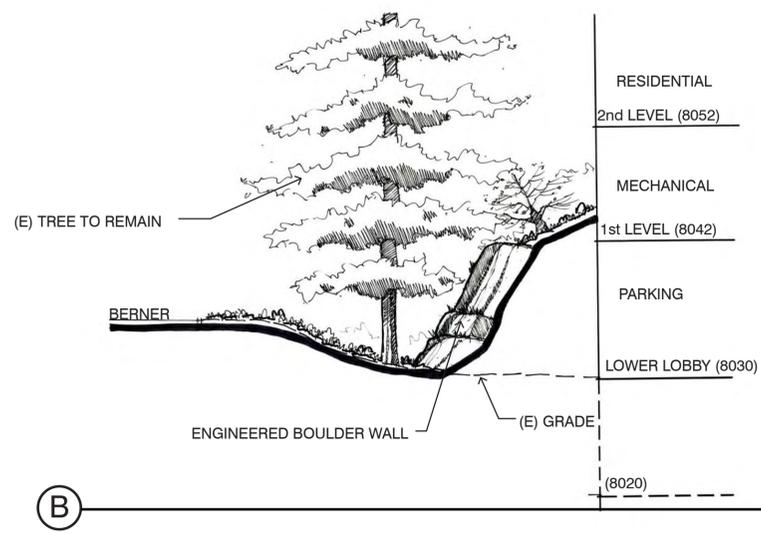
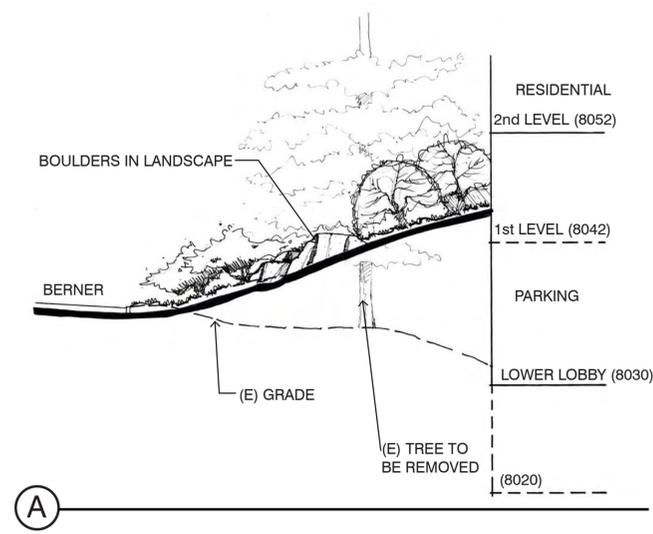


PRELIMINARY PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	NOTES/COMMENTS	SPACING
<b>TREES</b>				
ACER GLABRUM*	MOUNTAIN MAPLE	6-8' HT	-	10' o.c.
BETULA NIGRA	RED BIRCH	8-10' HT	-	10' o.c.
BETULA OCCIDENTALIS	WATER BIRCH	6-8' HT	-	10' o.c.
CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	6-8' HT	-	10' o.c.
MALUS BACCATA 'JACKIE'	SIBERIAN CRABAPPLE	6-8' HT	-	10' o.c.
MALUS FLORIBUNDA	JAPANESE CRABAPPLE	6-8' HT	-	10' o.c.
PICEA PUNGENS*	COLORADO SPRUCE	6-8' HT	-	12' o.c.
PINUS CONTORTA*	LOGEPOLE PINE	6-8' HT	-	12' o.c.
POPULUS FREMONTII 'NEVADA'	FREMONT COTTONWOOD	8-10' HT	MALE OF SPECIES ONLY	10' o.c.
POPULUS TREMULOIDES*	QUAKING ASPEN	8-10' HT	-	10' o.c.
PRUNUS VIRGINIANA	CHOKECHERRY	6-8' HT	-	10' o.c.
RHUS TRILOBATA	SQUAWBUSH SUMAC	6-8' HT	-	10' o.c.
SORBUS AUCUPARIA	MOUNTAIN ASH	8-10' HT	-	10' o.c.
<b>SHRUBS</b>				
BERBERIS THUNBERGII	JAPANESE BARBERRY	15 GAL	-	5' o.c.
BERBERIS THUNBERGII 'ATROPURPUREA'	RED BARBERRY	5 GAL	-	5' o.c.
BUDDLEIA DAVIDII	BUTTERFLY BUSH	15 GAL	-	8' o.c.
CORNUS SANGUINEA*	BLOODTWIG DOGWOOD	15 GAL	-	5' o.c.
CORNUS STOLONIFERA*	REDTWIG DOGWOOD	5 GAL	-	5' o.c.
HAMAMELIS X INTERMEDIA*	WITCH HAZEL	15 GAL	-	8' o.c.
POTENTILLA FRUTICOSA*	SHRUBBY POTENTILLA	5 GAL	-	5' o.c.
RIBES AUREUM	GOLDEN CURRANT	5 GAL	-	5' o.c.
SYMPHORICARPOS MOLLIS*	CREeping SNOWBERRY	5 GAL	-	5' o.c.
<b>GROUNDCOVERS/PERENNIALS</b>				
ACHILLEA*	YARROW	1 GAL	-	18" o.c. TRIANGULAR
ARCTOSTAPHYLOS UVA-URSI 'WOOD'S COMPACT'	KINNIKINNICK	1 GAL	-	18" o.c. TRIANGULAR
CAMPANULA POSCHARSKYANA	SERBIAN BELLFLOWER	1 GAL	-	18" o.c. TRIANGULAR
EUNYMIUS FORTUNEI 'COLORATA'	PURPLE-LEAF WINTER CREEPER	1 GAL	-	18" o.c. TRIANGULAR
GALIUM ODORATUM*	SWEET WOODRUFF	1 GAL	-	12" o.c. TRIANGULAR
JUNIPERUS HORIZONTALIS*	CREeping JUNIPER	1 GAL	-	36" o.c. TRIANGULAR
JUNIPERUS SABINA 'TAMARISCIFOLIA'	TAM JUNIPER	5 GAL	-	36" o.c. TRIANGULAR
PHLOX SUBULATA	MOSS PINK	1 GAL	-	18" o.c. TRIANGULAR
SEDUM SPURIUM*	STONECROP	1 GAL	-	12" o.c. TRIANGULAR
SEDUM SPURIUM 'DRAGON'S BLOOD'	PURPLE-LEAF STONECROP	1 GAL	-	12" o.c. TRIANGULAR
STACHYS LANATA	LAMB'S EAR	1 GAL	-	18" o.c. TRIANGULAR
VERONICA INCANA	WOOLY SPEEDWELL	1 GAL	-	18" o.c. TRIANGULAR

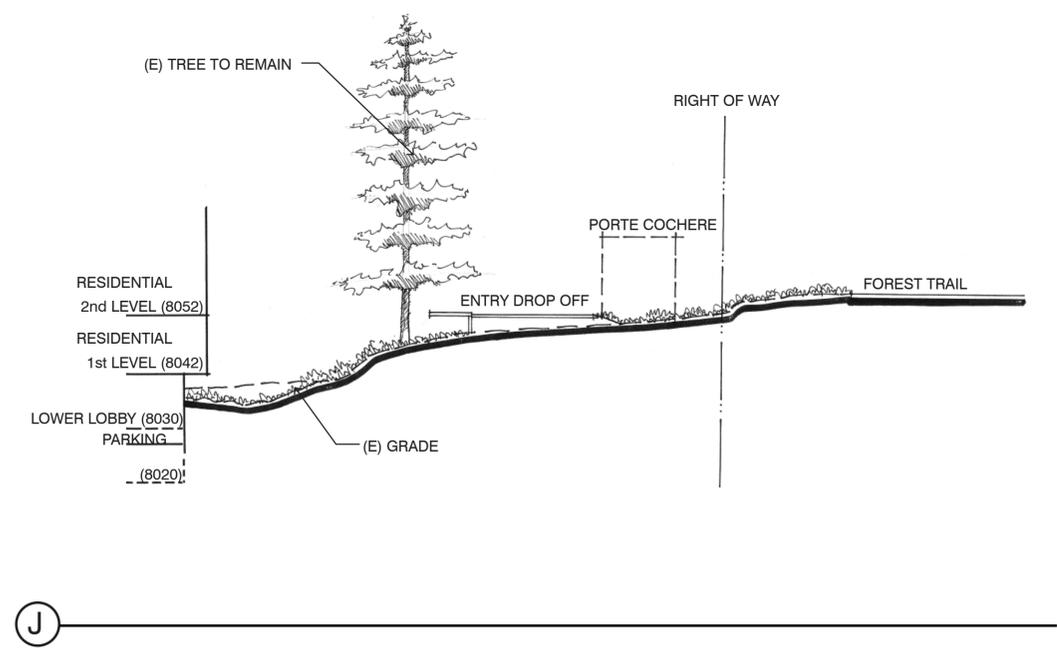
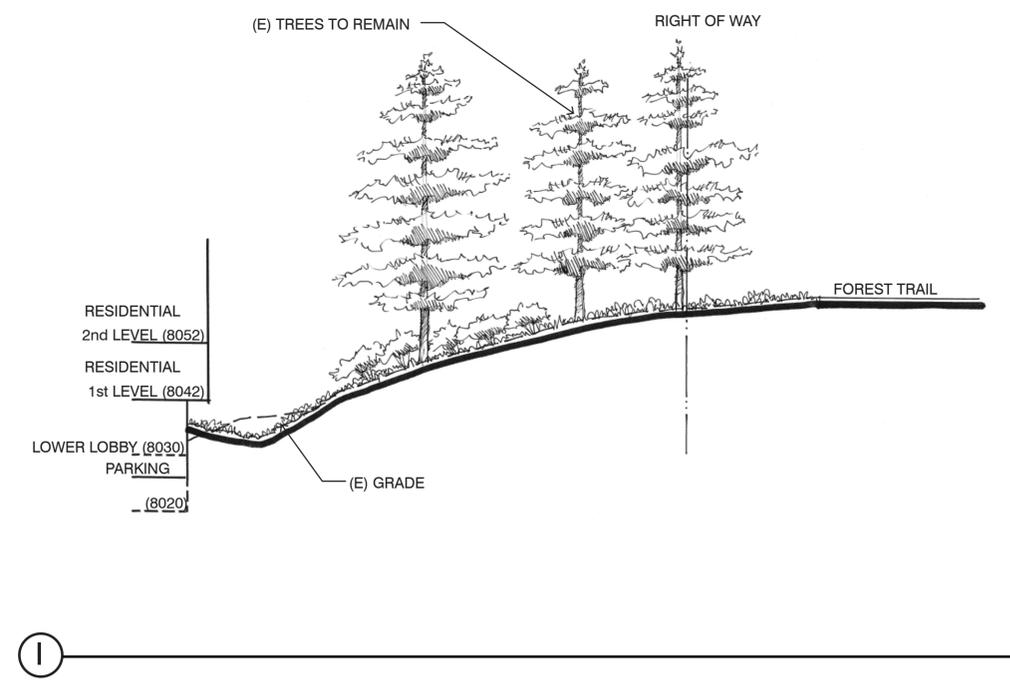
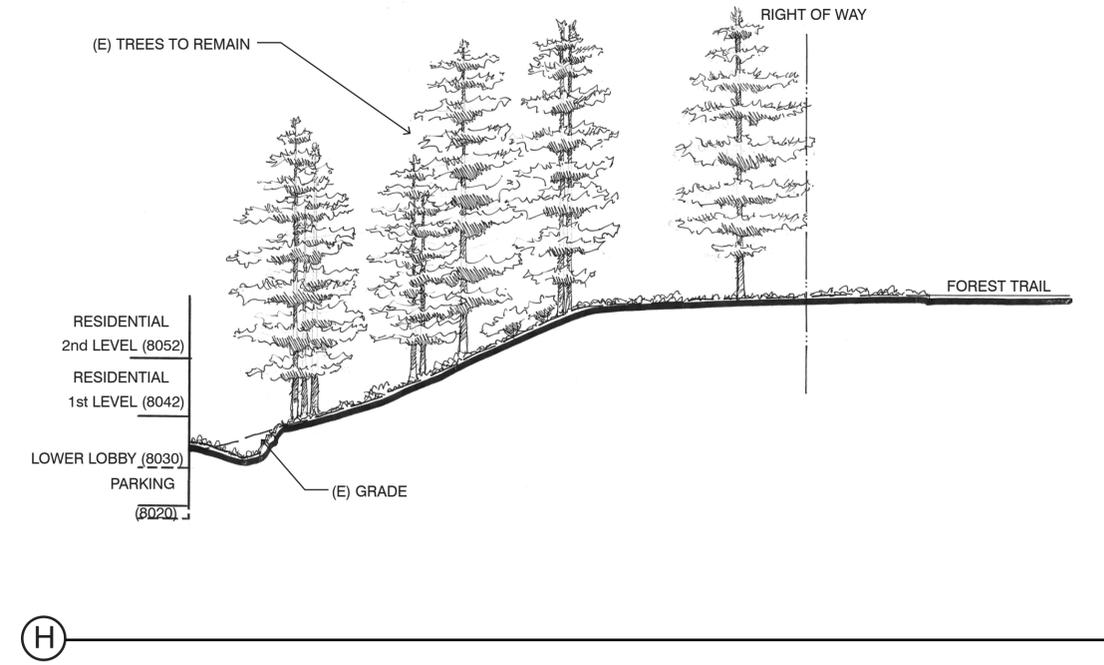
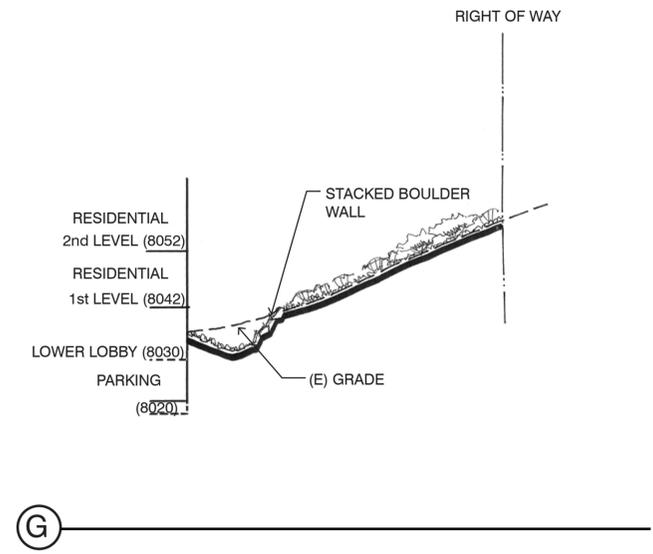
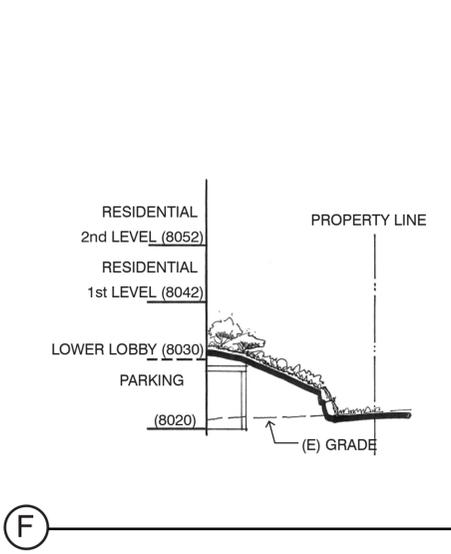
\* - PREFERRED SPECIES





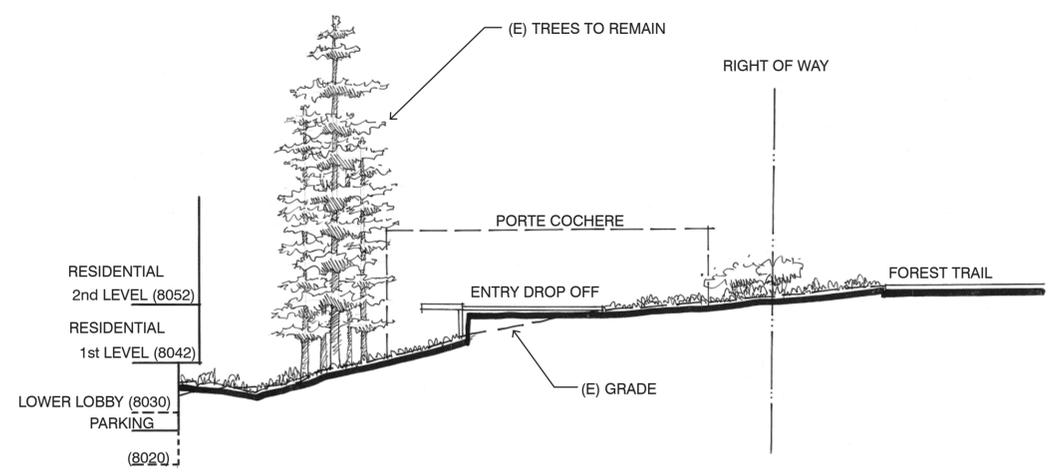
SEE L2.0 FOR SECTION CUT LOCATIONS



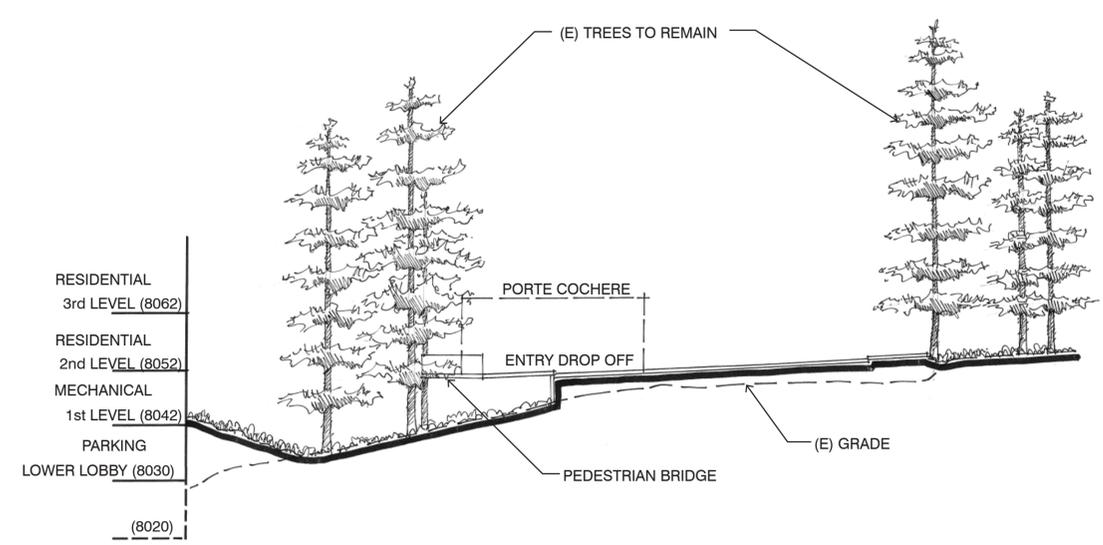


SEE L2.0 FOR SECTION CUT LOCATIONS

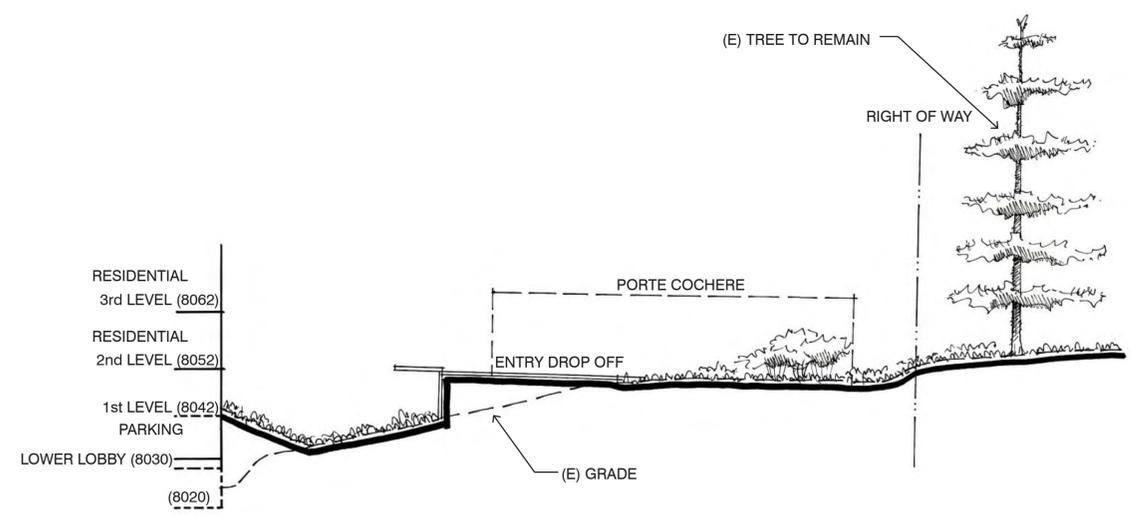




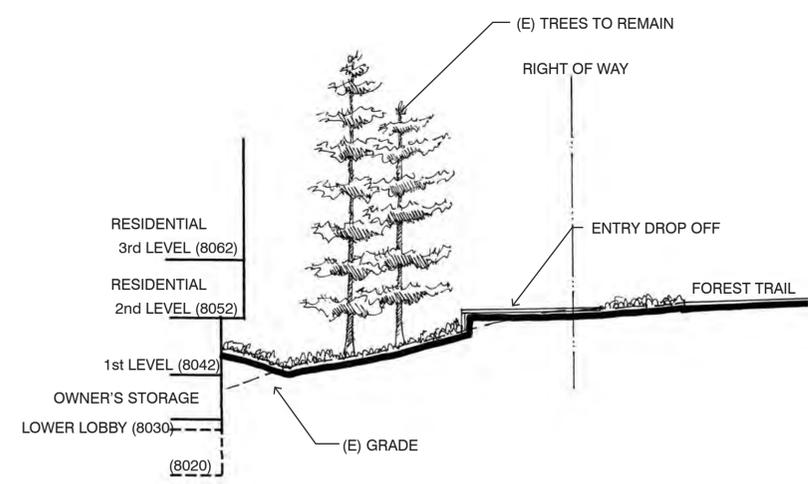
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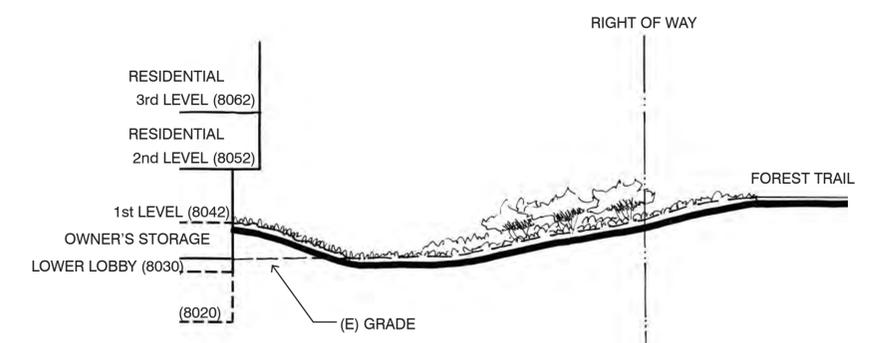
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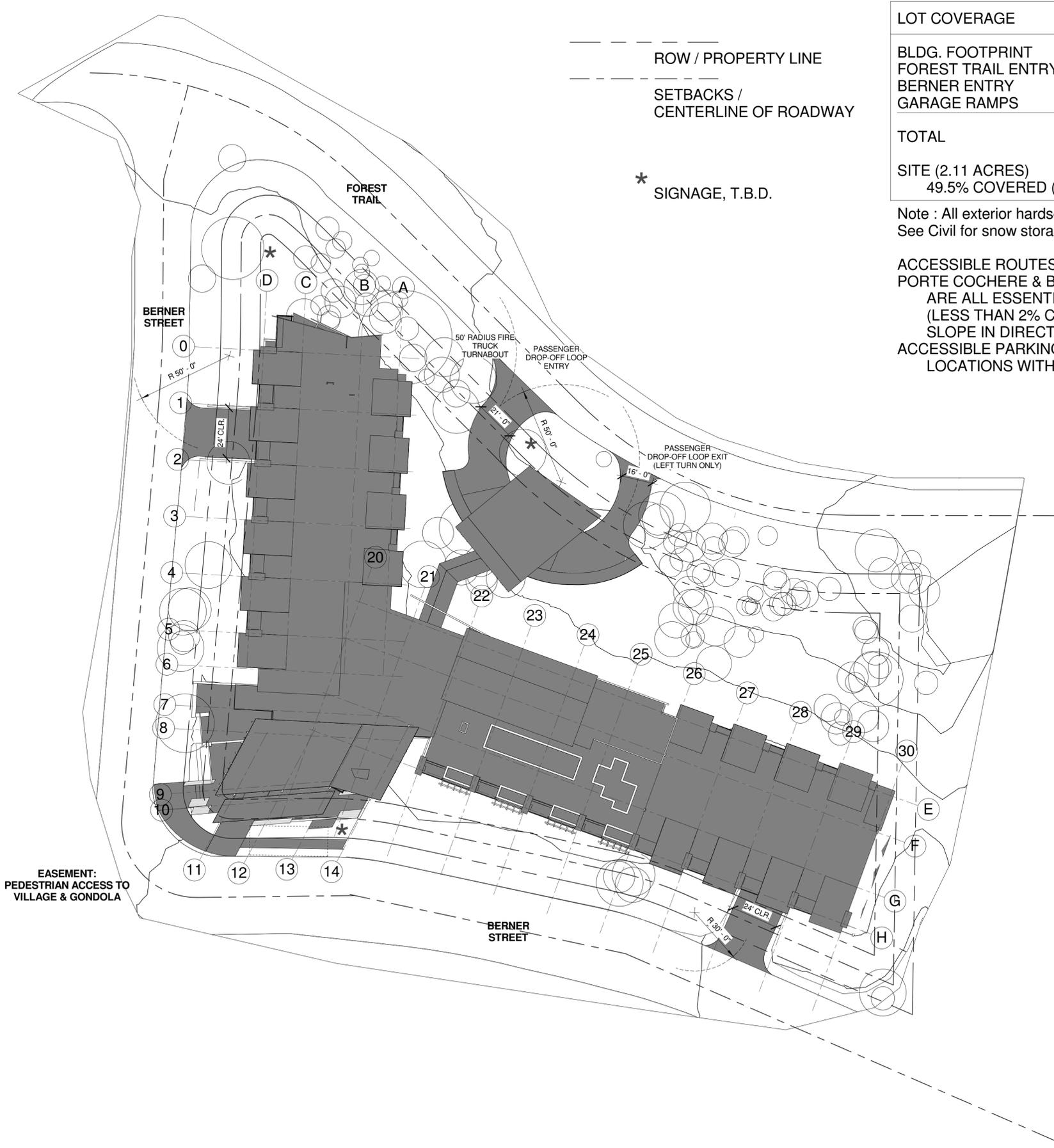
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SEE L2.0 FOR SECTION CUT LOCATIONS

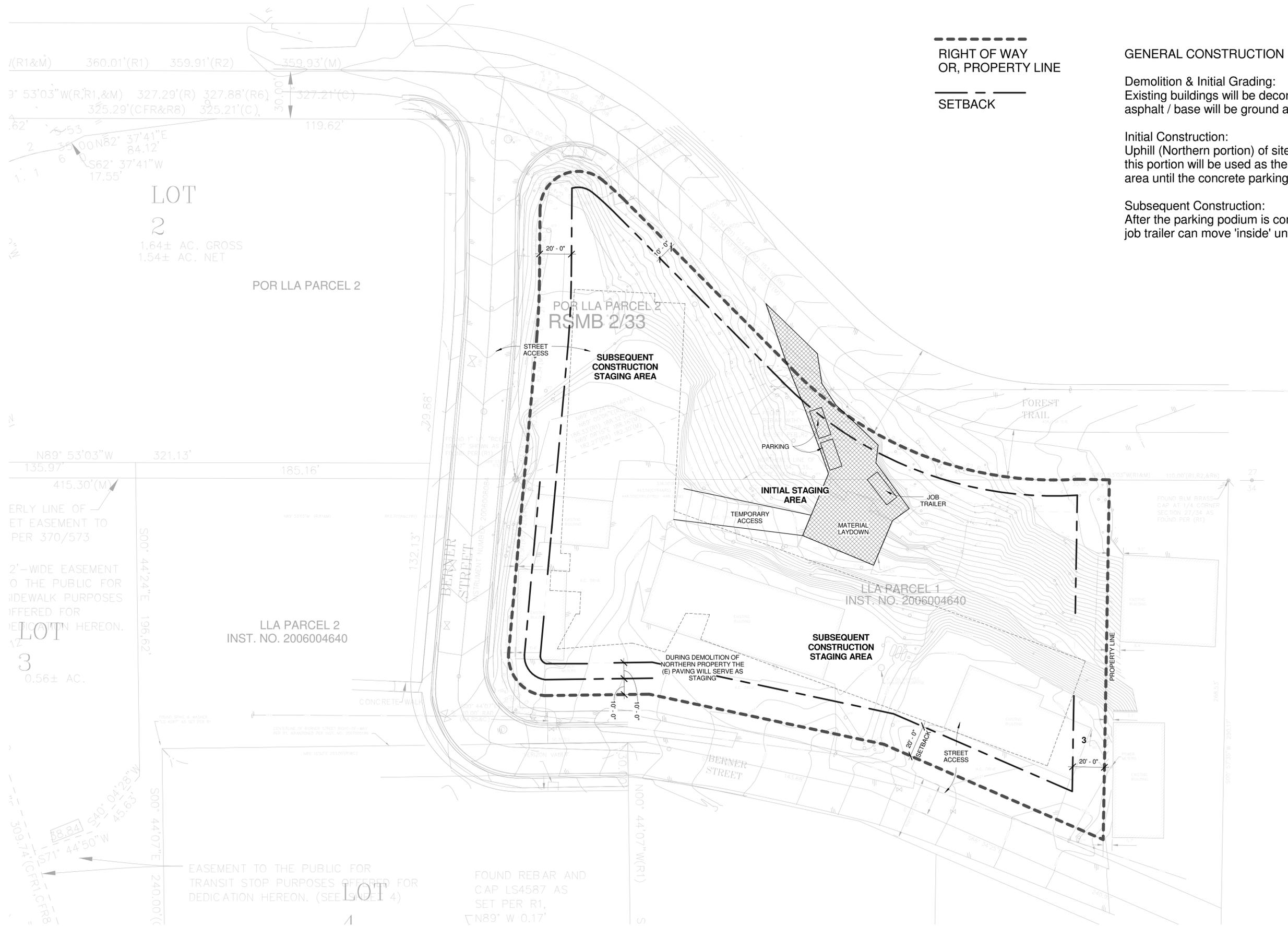




LOT COVERAGE	
BLDG. FOOTPRINT	34,500
FOREST TRAIL ENTRY	4,200
BERNER ENTRY	4,900
GARAGE RAMPS	1,900
<b>TOTAL</b>	<b>45,500 SF</b>
SITE (2.11 ACRES)	91,911
49.5% COVERED (60% PERMITTED)	

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

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



-----  
 RIGHT OF WAY  
 OR, PROPERTY LINE

-----  
 SETBACK

**GENERAL CONSTRUCTION STAGING**

**Demolition & Initial Grading:**  
 Existing buildings will be deconstructed / removed. Existing asphalt / base will be ground and stockpiled on site.

**Initial Construction:**  
 Uphill (Northern portion) of site will be completed first, then this portion will be used as the job trailer, storage and parking area until the concrete parking podium is under roof.

**Subsequent Construction:**  
 After the parking podium is complete, parking, storage and job trailer can move 'inside' until the completion of the project.

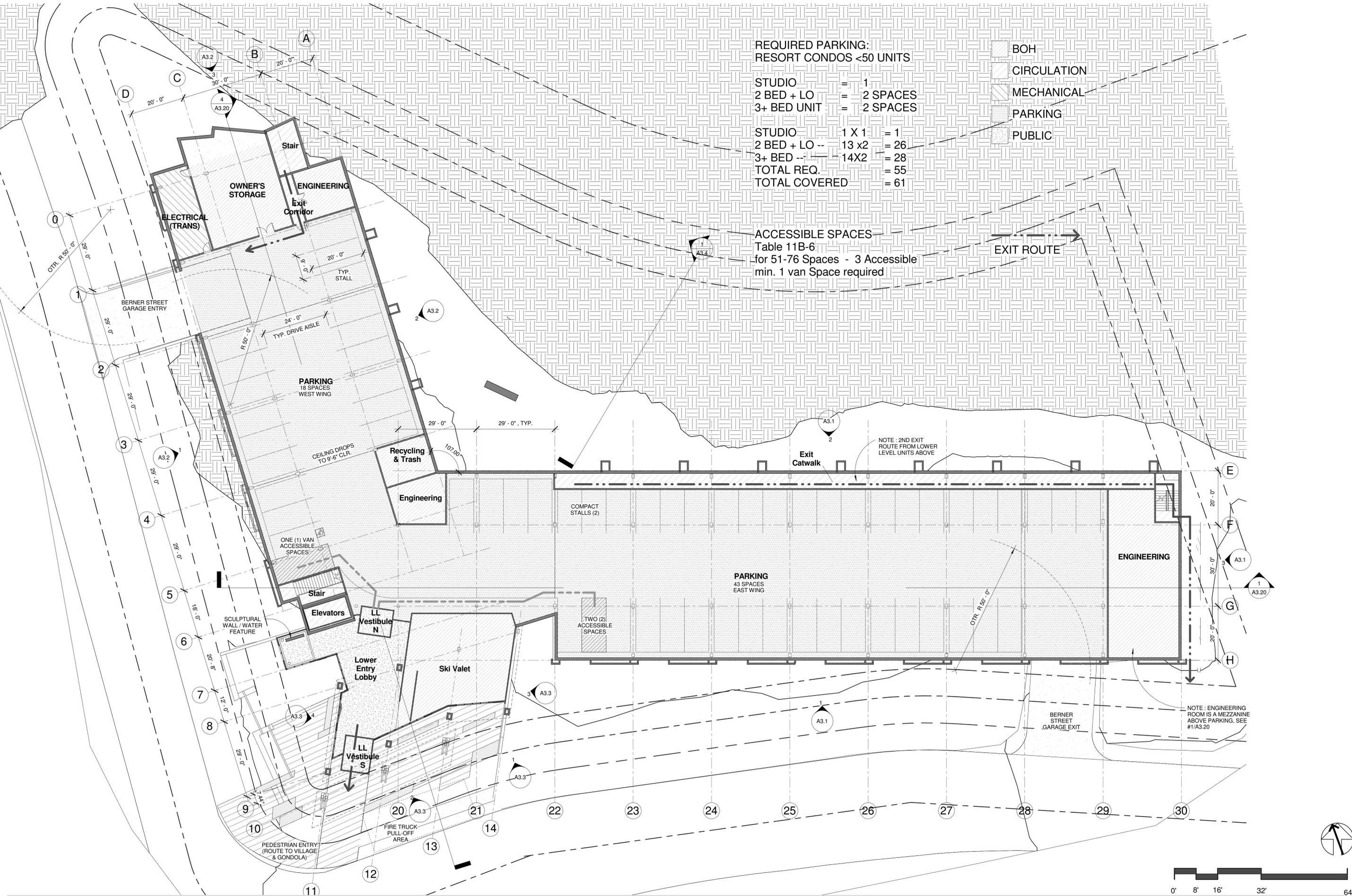
REQUIRED PARKING:  
RESORT CONDOS <50 UNITS

STUDIO	=	1
2 BED + LO	=	2 SPACES
3+ BED UNIT	=	2 SPACES
STUDIO	1 X 1	= 1
2 BED + LO	13 X 2	= 26
3+ BED	14 X 2	= 28
TOTAL REQ.		= 55
TOTAL COVERED		= 61

- BOH
- CIRCULATION
- MECHANICAL
- PARKING
- PUBLIC

ACCESSIBLE SPACES  
Table 11B-6  
for 51-76 Spaces - 3 Accessible  
min. 1 van Space required

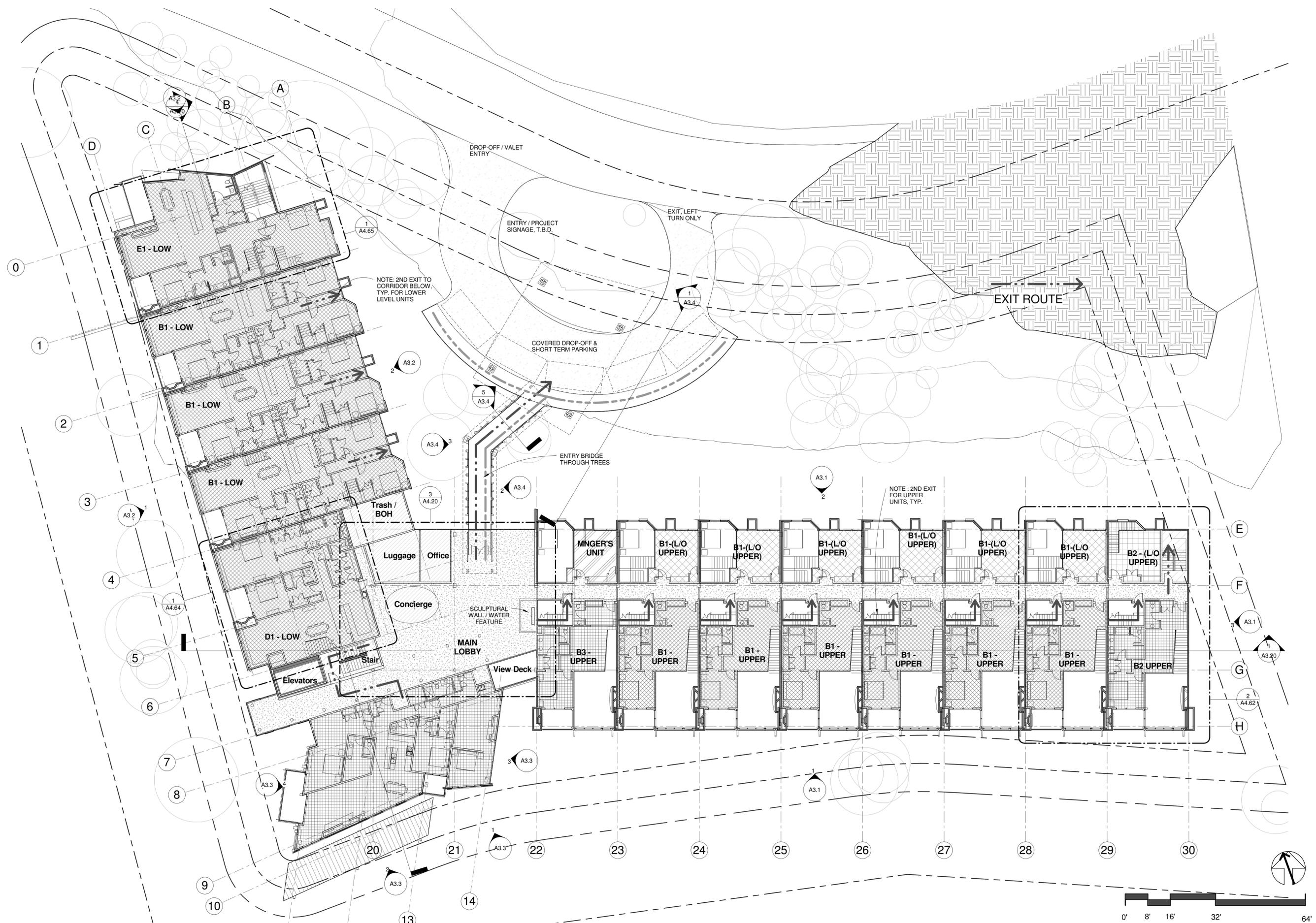
EXIT ROUTE



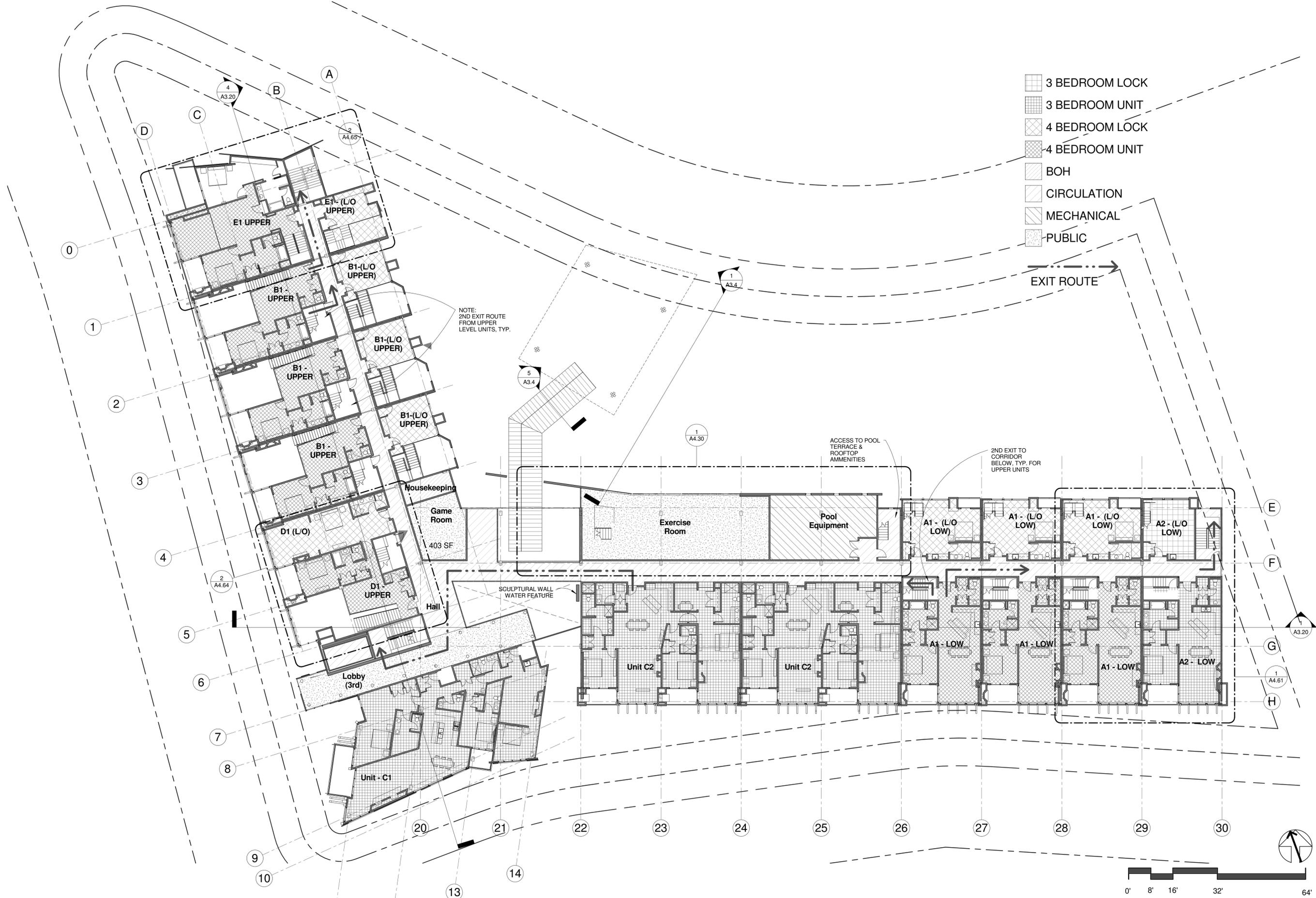
PARKING LEVEL PLAN  
04.27.09



FIRST LEVEL PLAN  
04.27.09



SECOND LEVEL PLAN  
04.27.09



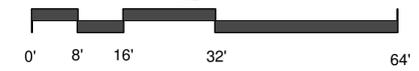
- 3 BEDROOM LOCK
- 3 BEDROOM UNIT
- 4 BEDROOM LOCK
- 4 BEDROOM UNIT
- BOH
- CIRCULATION
- MECHANICAL
- PUBLIC

NOTE: 2ND EXIT ROUTE FROM UPPER LEVEL UNITS, TYP.

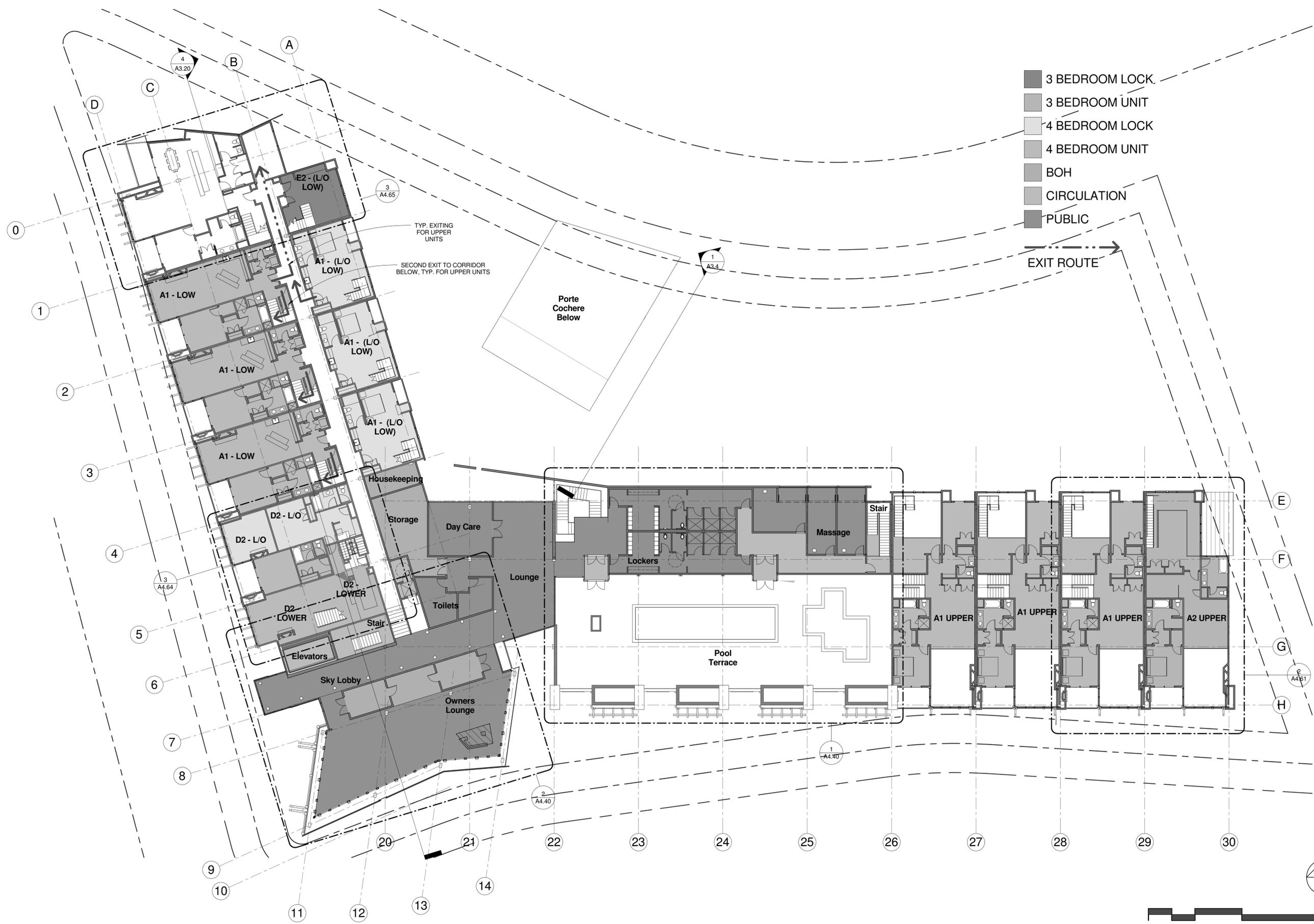
2ND EXIT TO CORRIDOR BELOW, TYP. FOR UPPER UNITS

ACCESS TO POOL TERRACE & ROOFTOP AMMENITIES

SCULPTURAL WALL WATER FEATURE

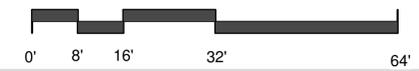


THIRD LEVEL PLAN  
04.27.09



- 3 BEDROOM LOCK
- 3 BEDROOM UNIT
- 4 BEDROOM LOCK
- 4 BEDROOM UNIT
- BOH
- CIRCULATION
- PUBLIC

EXIT ROUTE →



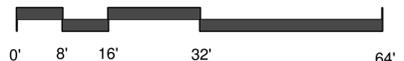
FOURTH LEVEL & TERRACE LEVEL

04.27.09



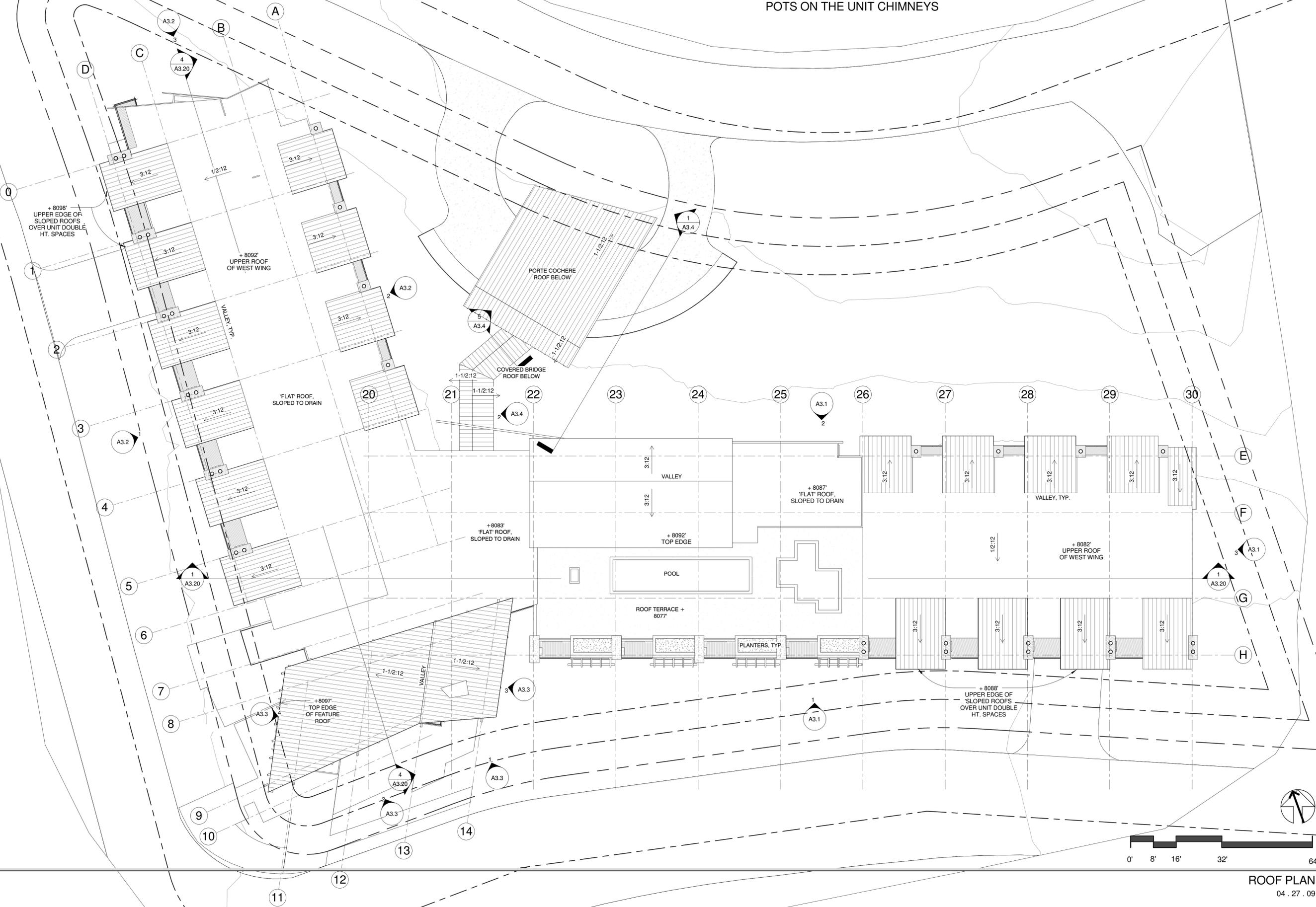
- 4 BEDROOM UNIT
- BOH
- CIRCULATION
- PUBLIC

EXIT ROUTE



FIFTH LEVEL  
04.27.09

NOTE:  
NO ROOF-TOP MECHANICAL  
EQUIPMENT OTHER THAN CHIMNEY  
POTS ON THE UNIT CHIMNEYS



0' 8' 16' 32' 64'

ROOF PLAN  
04.27.09



② BERNER & FOREST TRAIL (LOOKING SOUTH)



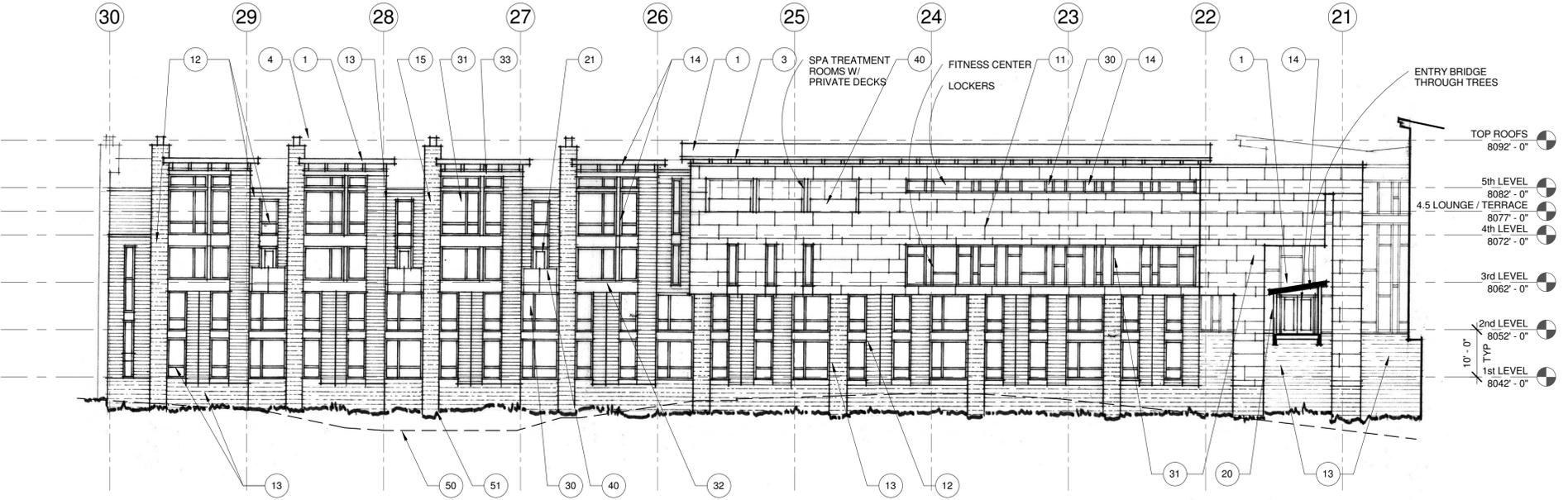
① FROM GONDOLA PATH ACROSS BERNER STREET



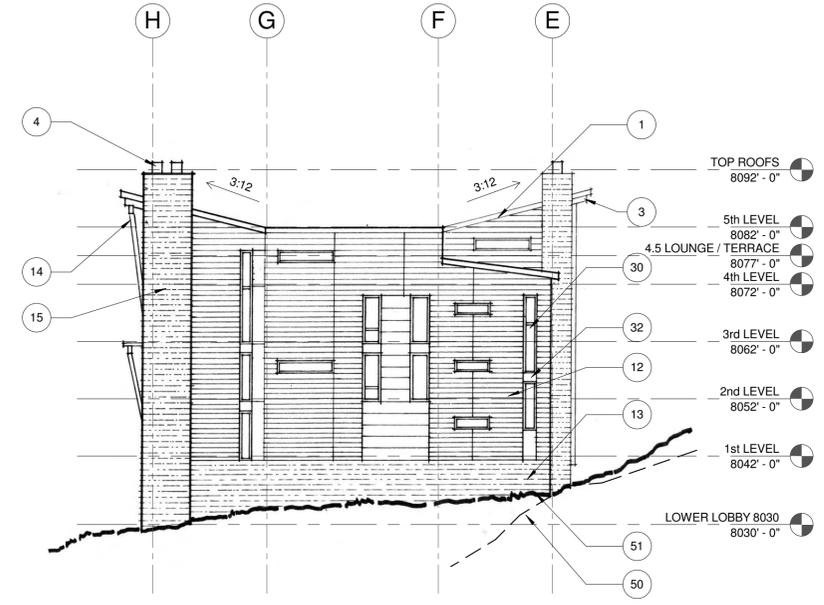
③ Overhead Overpines



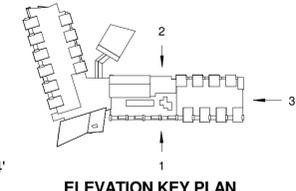
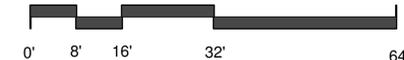
1 EAST WING SOUTH  
1/16" = 1'-0"



2 EAST WING NORTH  
1/16" = 1'-0"



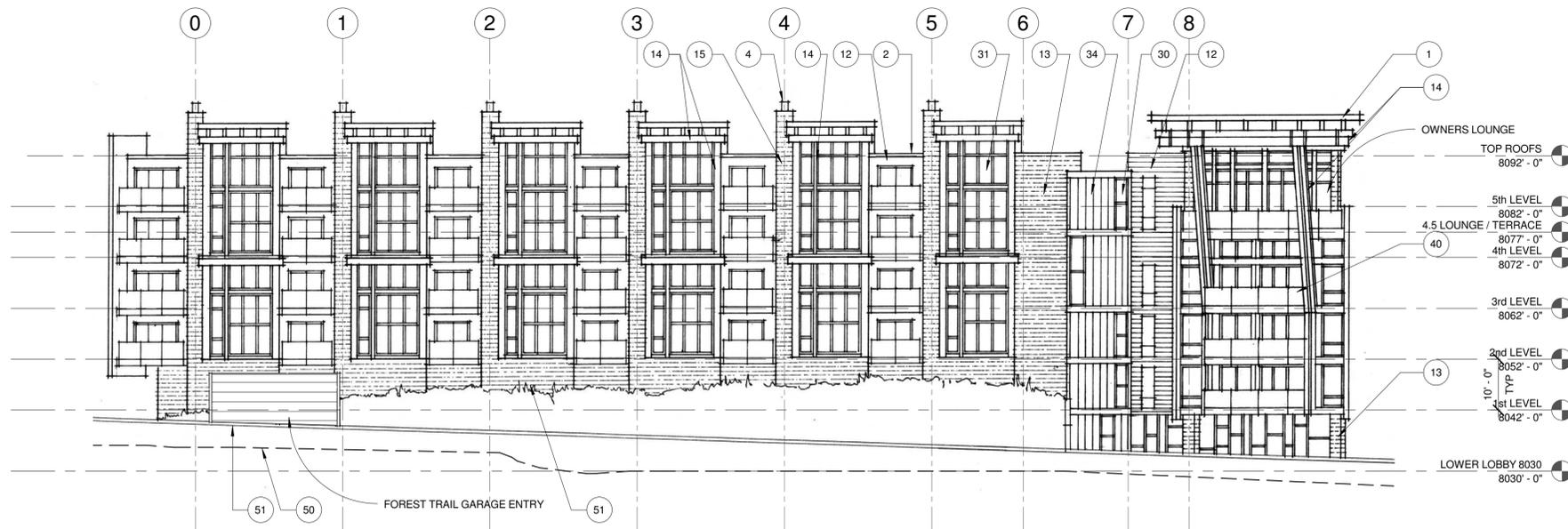
3 EAST WING EAST  
1/16" = 1'-0"



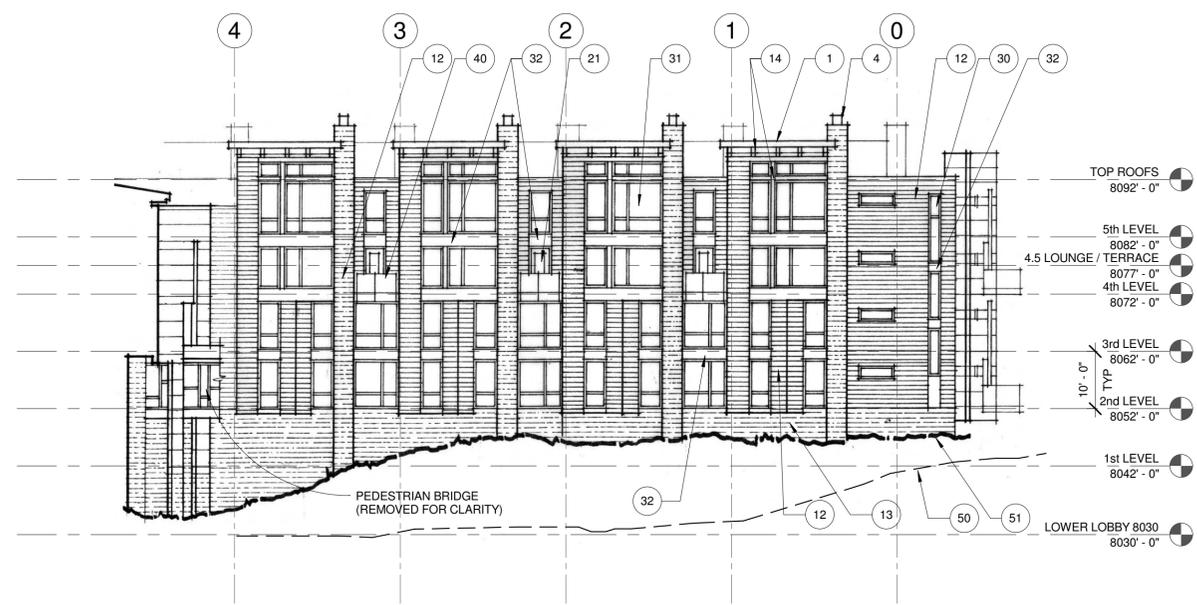
NOTE: EXTERIOR SIGNAGE TBD TO MATCH CHARACTER OF LANDSCAPE & ARCHITECTURE OF BUILDING WITH FULL CUT-OF FIGHT FIXTURES

ARCHITECT OF RECORD:  
JOHN ASWORTH, AIA, LEED-AP  
BSA ARCHITECTS, INC.  
BULL STOCKWELL ALLEN  
501 FOLSOM STREET  
SAN FRANCISCO, CA 94105

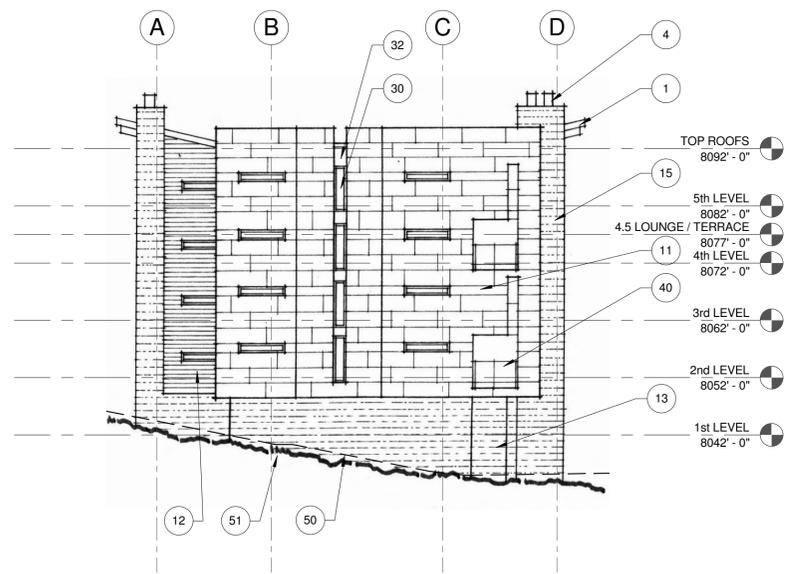
ELEVATION KEYED NOTES											
ROOFING / SKYLIGHT MATERIALS AND NOTES		WALL MATERIALS AND NOTES		DOORS / LOUVERS MATERIALS AND NOTES		WINDOW GLAZING MATERIALS AND NOTES		RAILINGS AND NOTES		GENERAL NOTES	
NOTE #	DESCRIPTION:	NOTE #	DESCRIPTION:	NOTE #	DESCRIPTION	NOTE #	DESCRIPTION	NOTE #	DESCRIPTION	NOTE #	DESCRIPTION
1	ROOF, FLAT-SEAM METAL, TERNE	11	WEATHERED STEEL PANEL SYSTEM, "CORE-TEN"	20	ENTRY DOOR, GLASS, ALUM FRAME, PRE-FINISHED	30	WINDOWS, WOOD, ALUM CLAD, RED	40	GUARDRAIL - SHAPED WOOD RAILING CAP TO MATCH GLU-LAM, GLASS PANELS W/ TERNE COLORED METAL POSTS	50	(E) GRADE
2	ROOF, FLAT, SARNAFIL LIGHT TRAY	12	SIDING, HOR, LIGHT BROWN/NATURAL CEDAR	21	DOOR, WOOD, ALUM CLAD	31	WINDOW WALL, ALUM, RED			51	FINISH GRADE SLD, SCD
3	EDGE FASCIA, BRAKE METAL FORMED	13	CONCRETE WALL, HOR BOARD-FORMED	22		32	METAL SPANDREL PANEL, "CORE-TEN"	41		52	
4	CHIMNEY POT, CUSTOM SHAPE, TERNE METAL FINISH	14	GLU-LAM, ARCH GRADE, SEMI-TRANSPARENT STAIN, SATIN FINISH	23		33	HARDWARE, TERNE	42		53	
5		15	FIREPLACE CHIMNEY, BOARD-FORMED CONCRETE	24		34	CHANNEL GLASS	43		54	
6		16		25		35		44		55	
7		17		26		36		45		56	
8		18		27		37		46		57	
9		19		28		38		47		58	
10				29		39		48		59	



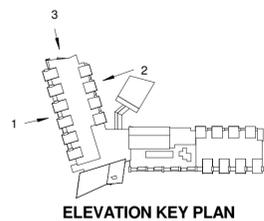
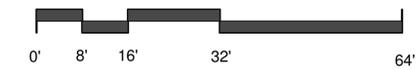
1 WEST WING WEST  
1/16" = 1'-0"



2 WEST WING EAST  
1/16" = 1'-0"



3 WEST WING NORTH  
1/16" = 1'-0"



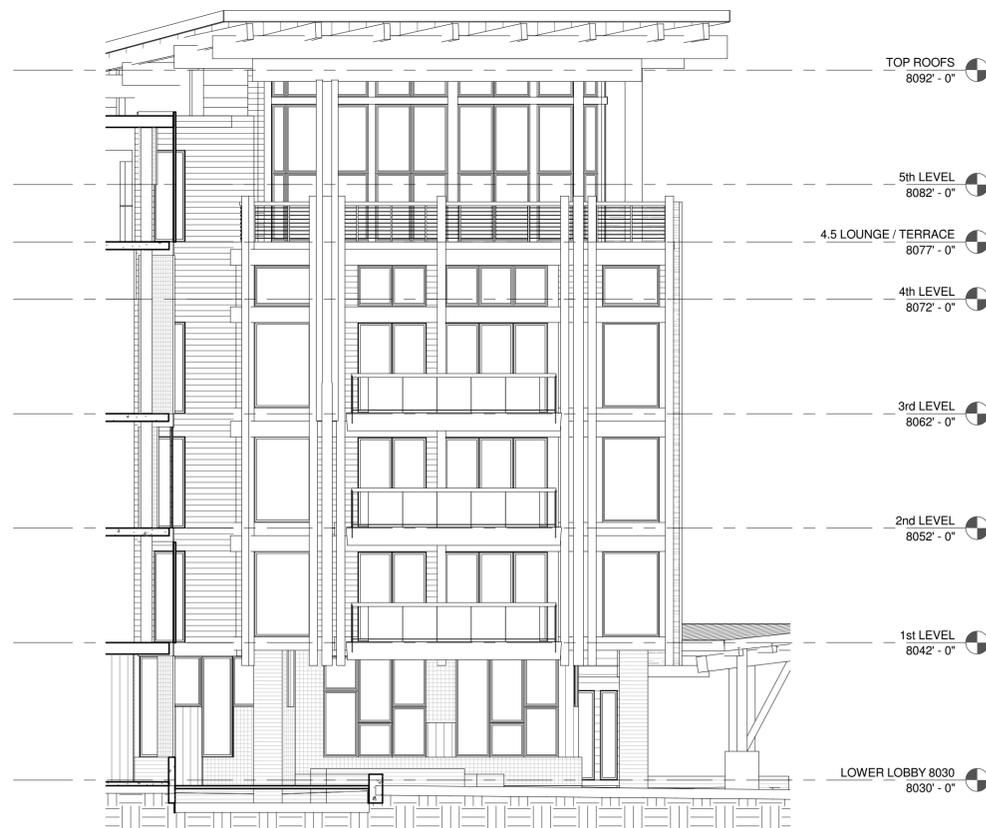
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ROOFING / SKYLIGHT MATERIALS AND NOTES		WALL MATERIALS AND NOTES		DOORS / LOUVERS MATERIALS AND NOTES		WINDOW GLAZING MATERIALS AND NOTES		RAILINGS AND NOTES		GENERAL NOTES	
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9		19		28		38		48		58	
10				29		39				59	



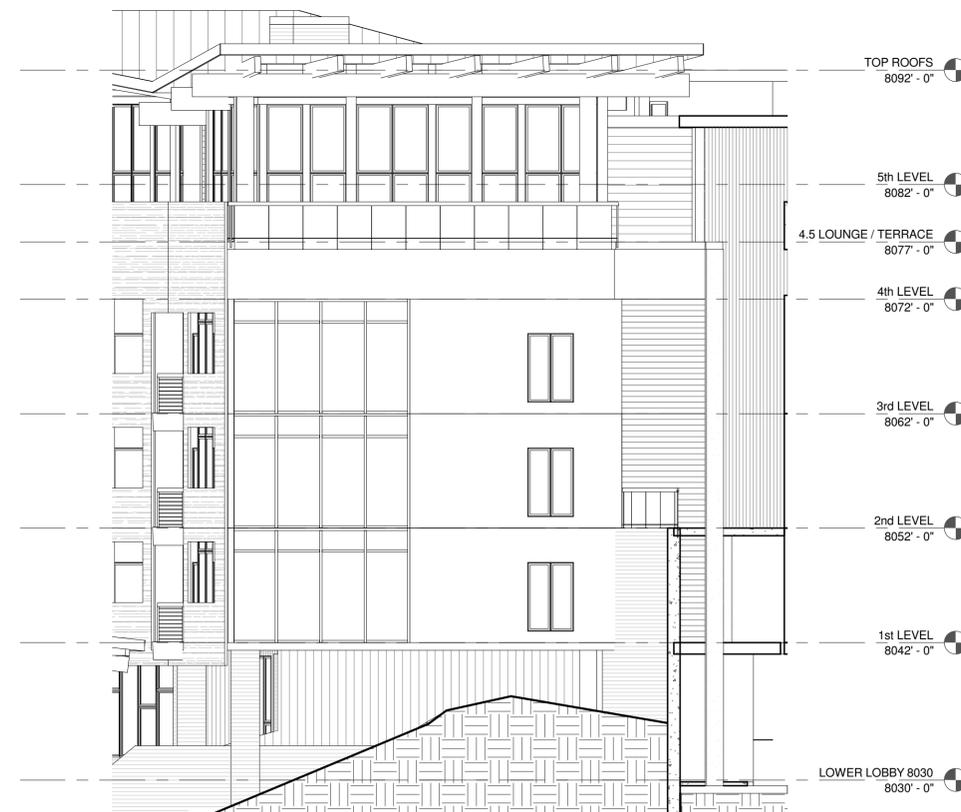
② CORNER ELEMENT SOUTH 2  
1/8" = 1'-0"



① CORNER ELEMENT SOUTH 1  
1/8" = 1'-0"



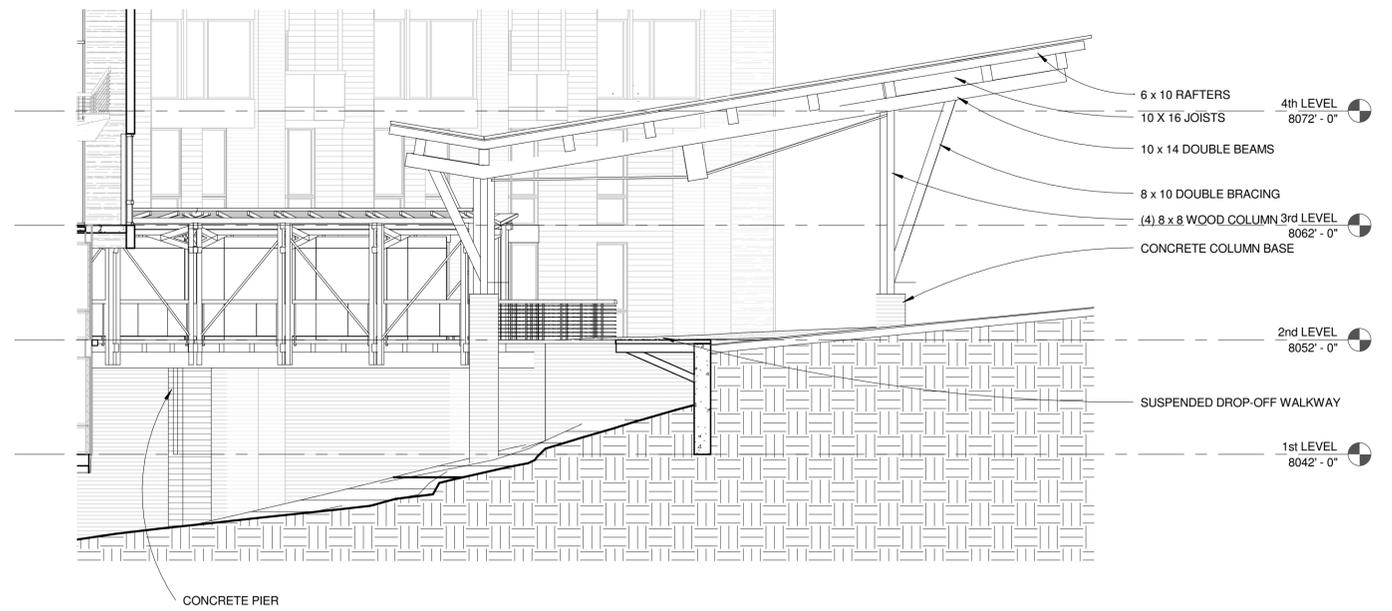
④ CORNER ELEMENT WEST  
1/8" = 1'-0"



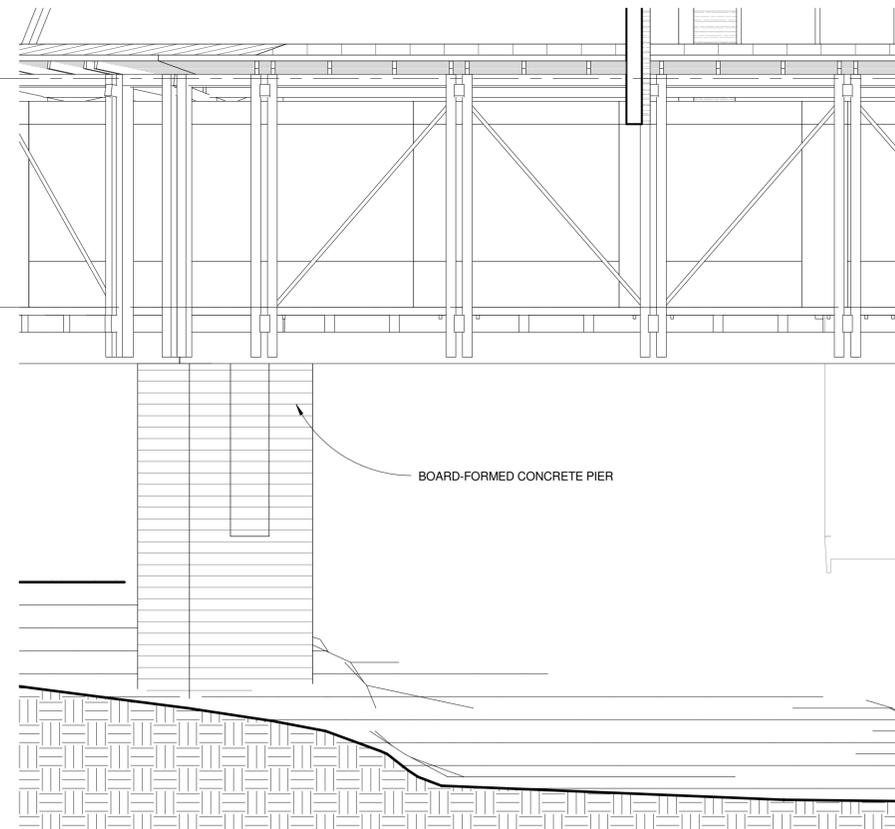
③ CORNER ELEMENT EAST  
1/8" = 1'-0"



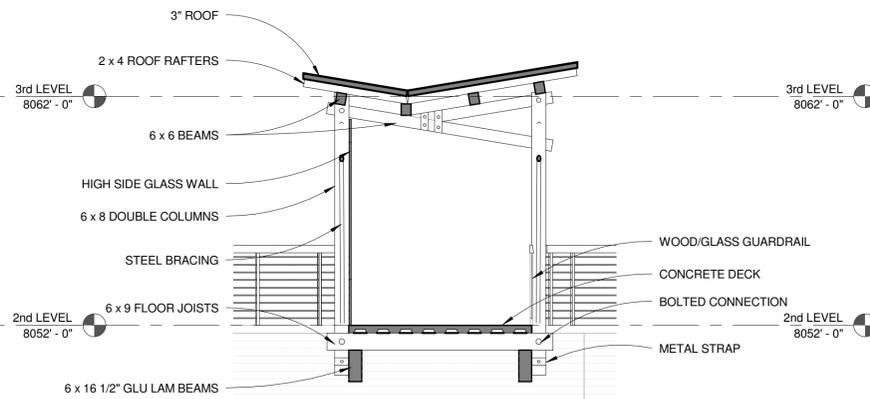
6 BRIDGE PERSPECTIVE



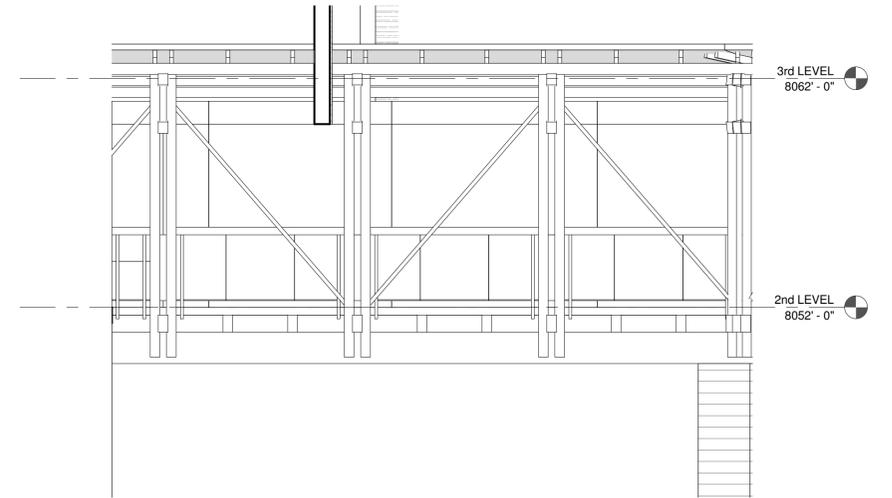
1 PORTE COCHERE WEST ELEVATION  
1/8" = 1'-0"



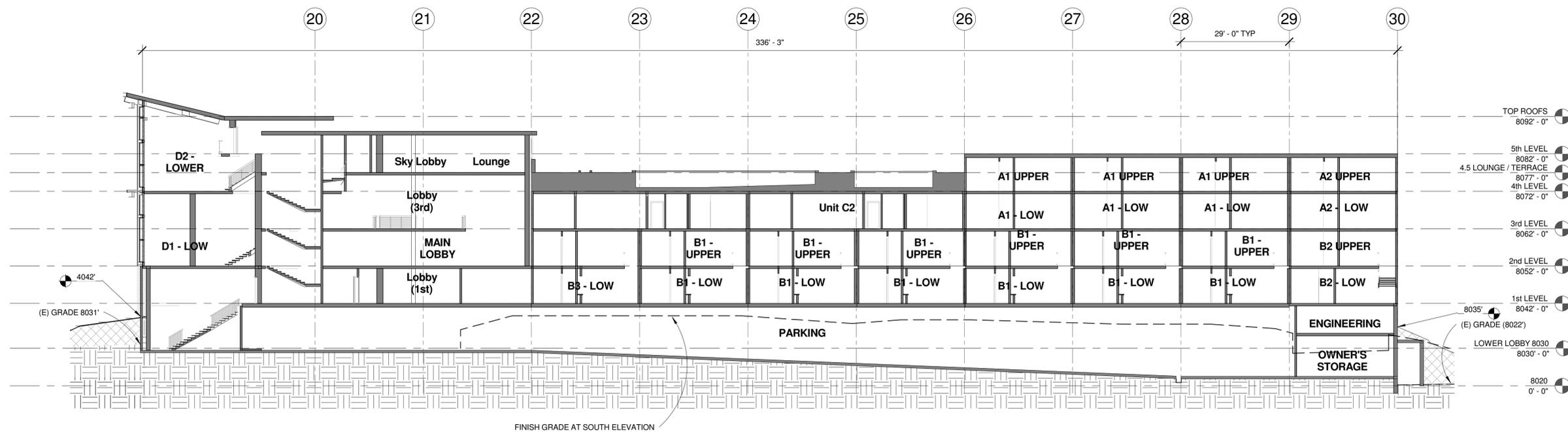
3 BRIDGE PARTIAL ELEVATION (HIGH SIDE)  
1/4" = 1'-0"



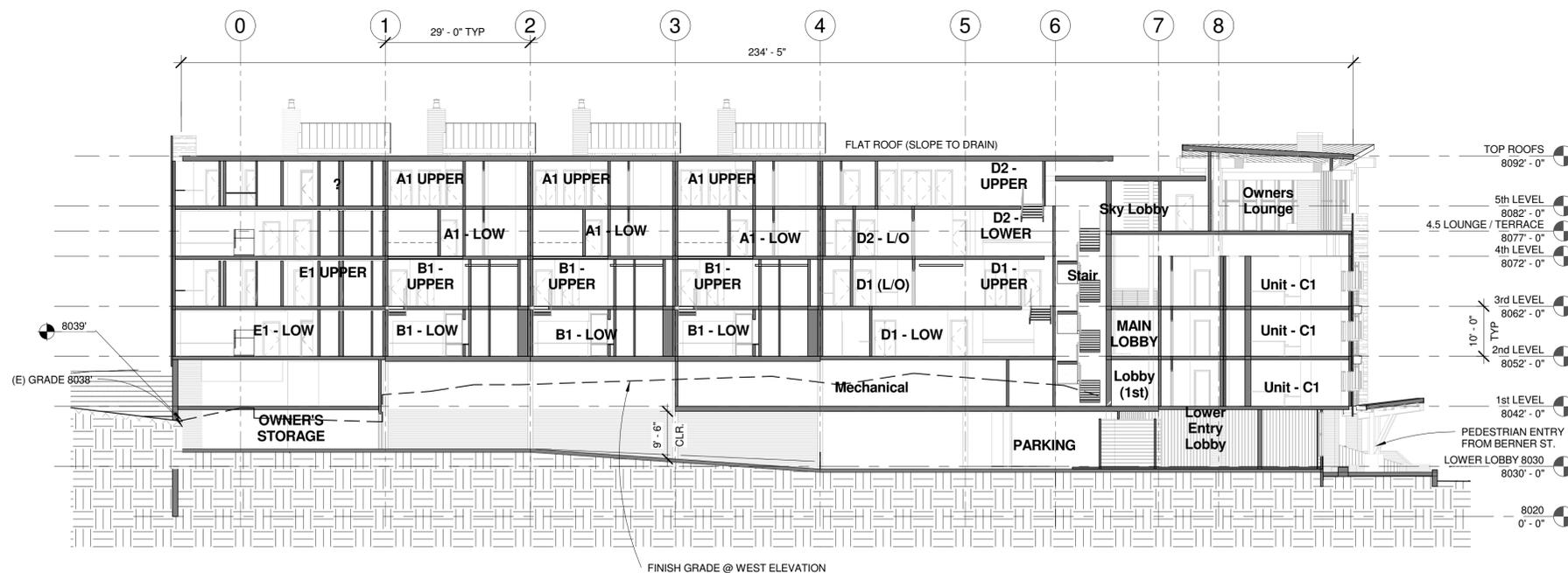
5 BRIDGE CROSS SECTION  
1/4" = 1'-0"



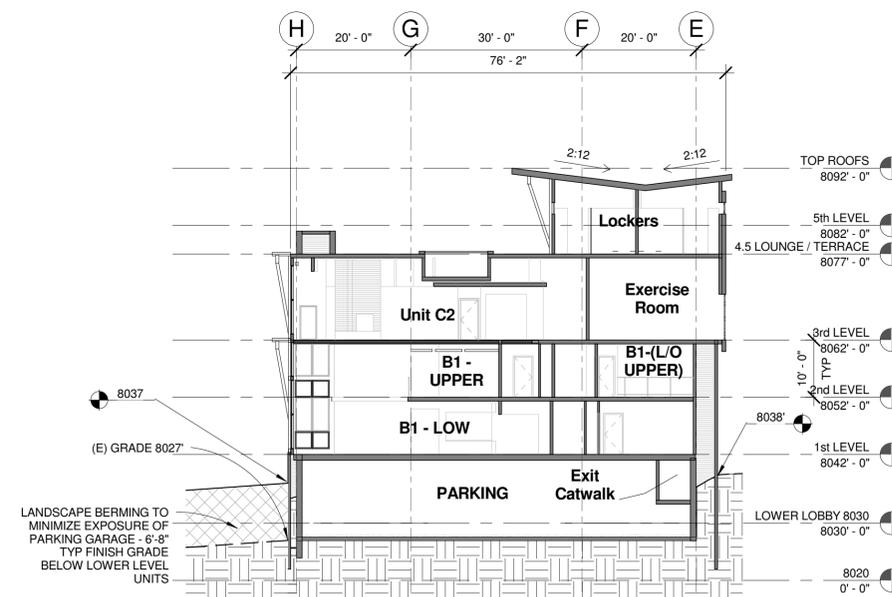
2 BRIDGE PARTIAL ELEVATION (LOW SIDE)  
1/4" = 1'-0"



1 LONGITUDINAL - EAST WING  
1/16" = 1'-0"

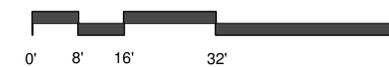


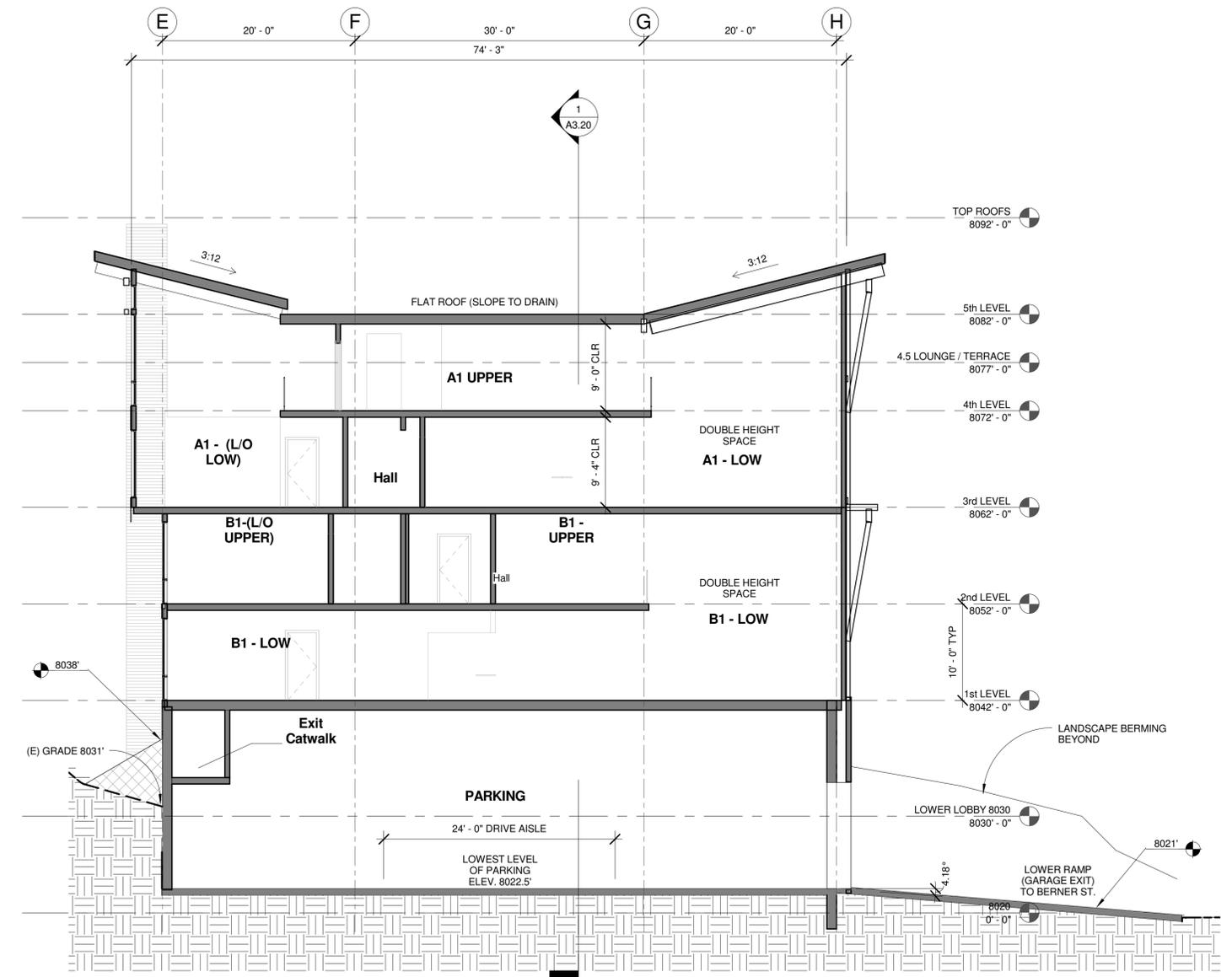
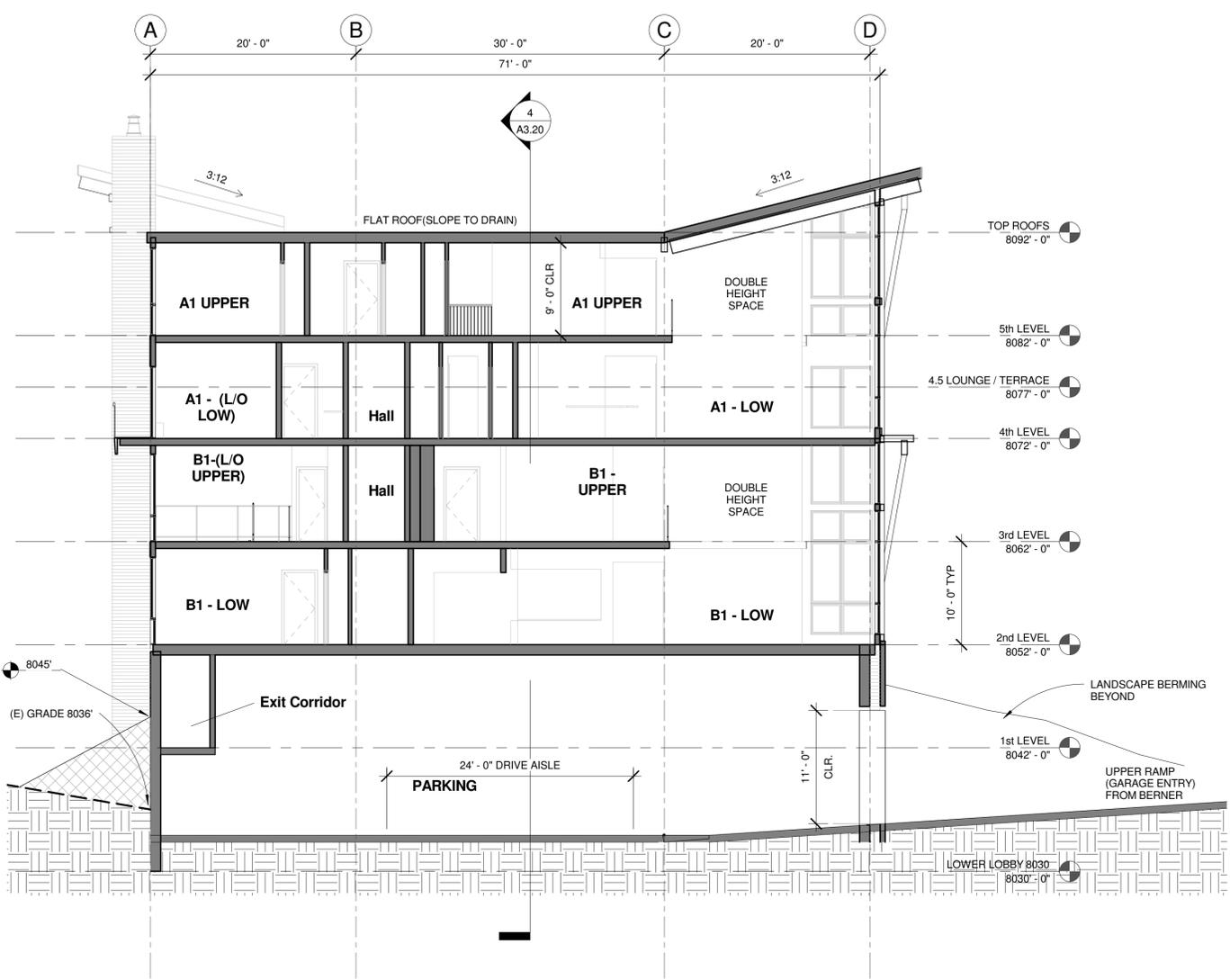
4 LONGITUDINAL - WEST WING  
1/16" = 1'-0"



3 EAST WING AT EXERCISE & TERRACE  
1/16" = 1'-0"

NOTE: SEE BUILDING HEIGHT DIAGRAM FOR BUILDING HEIGHTS RELATIVE TO PARKING GARAGE ROOF

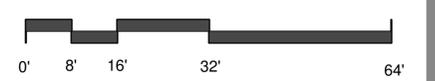


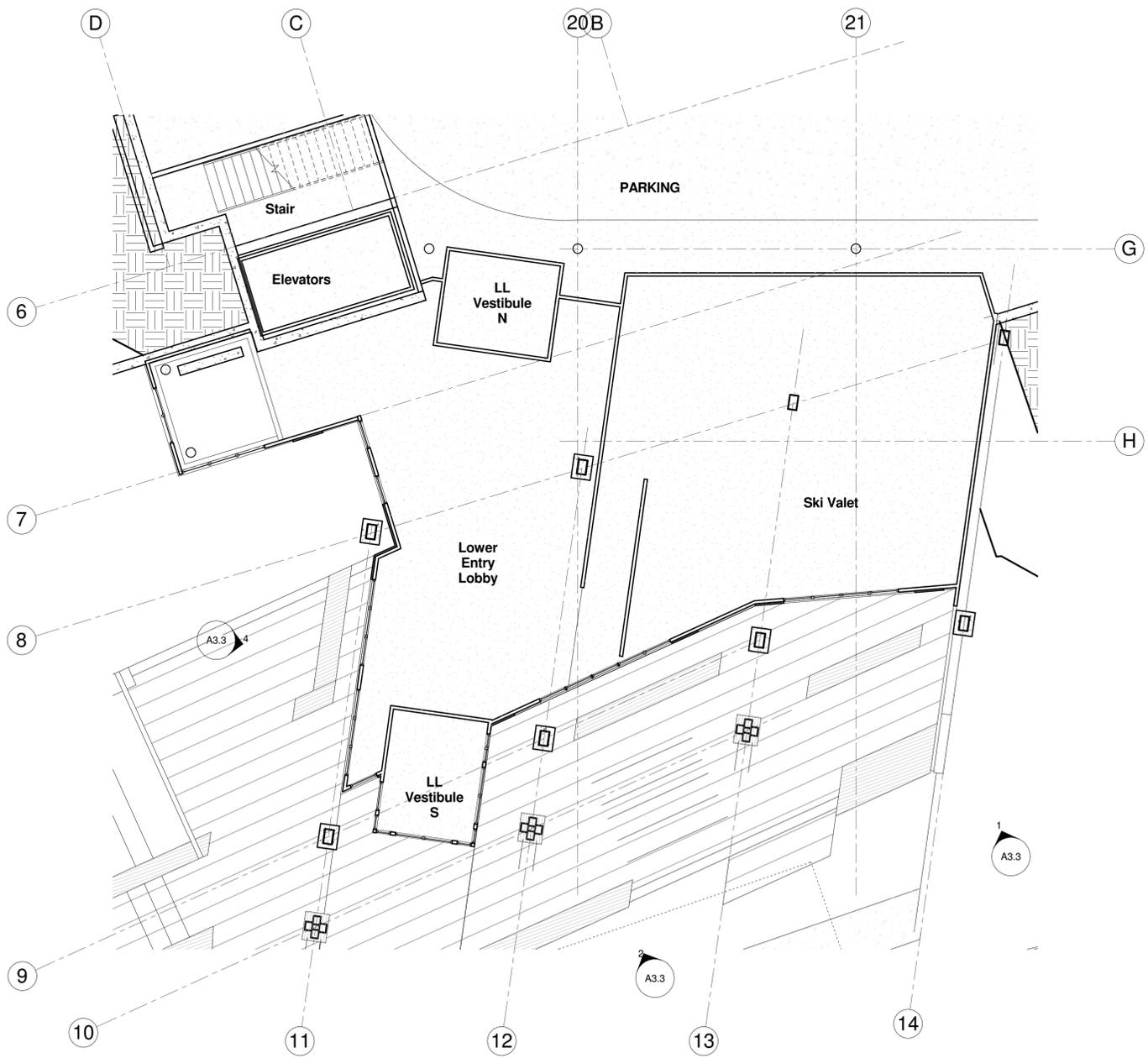


2 PARKING UPPER RAMP  
1/8" = 1'-0"

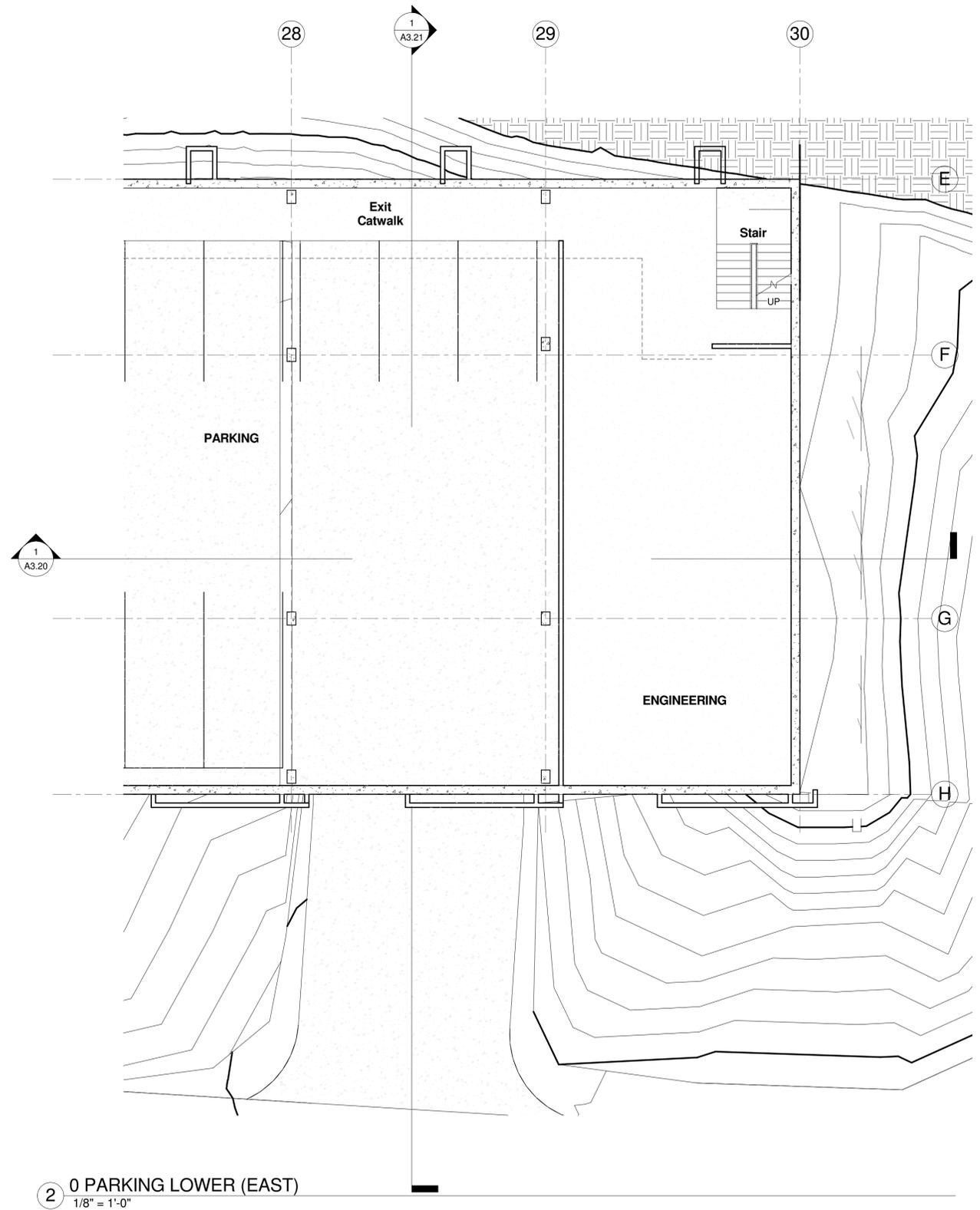
1 PARKING LOWER RAMP  
1/8" = 1'-0"

NOTE: SEE BUILDING HEIGHT DIAGRAM FOR BUILDING HEIGHTS RELATIVE TO PARKING GARAGE ROOF

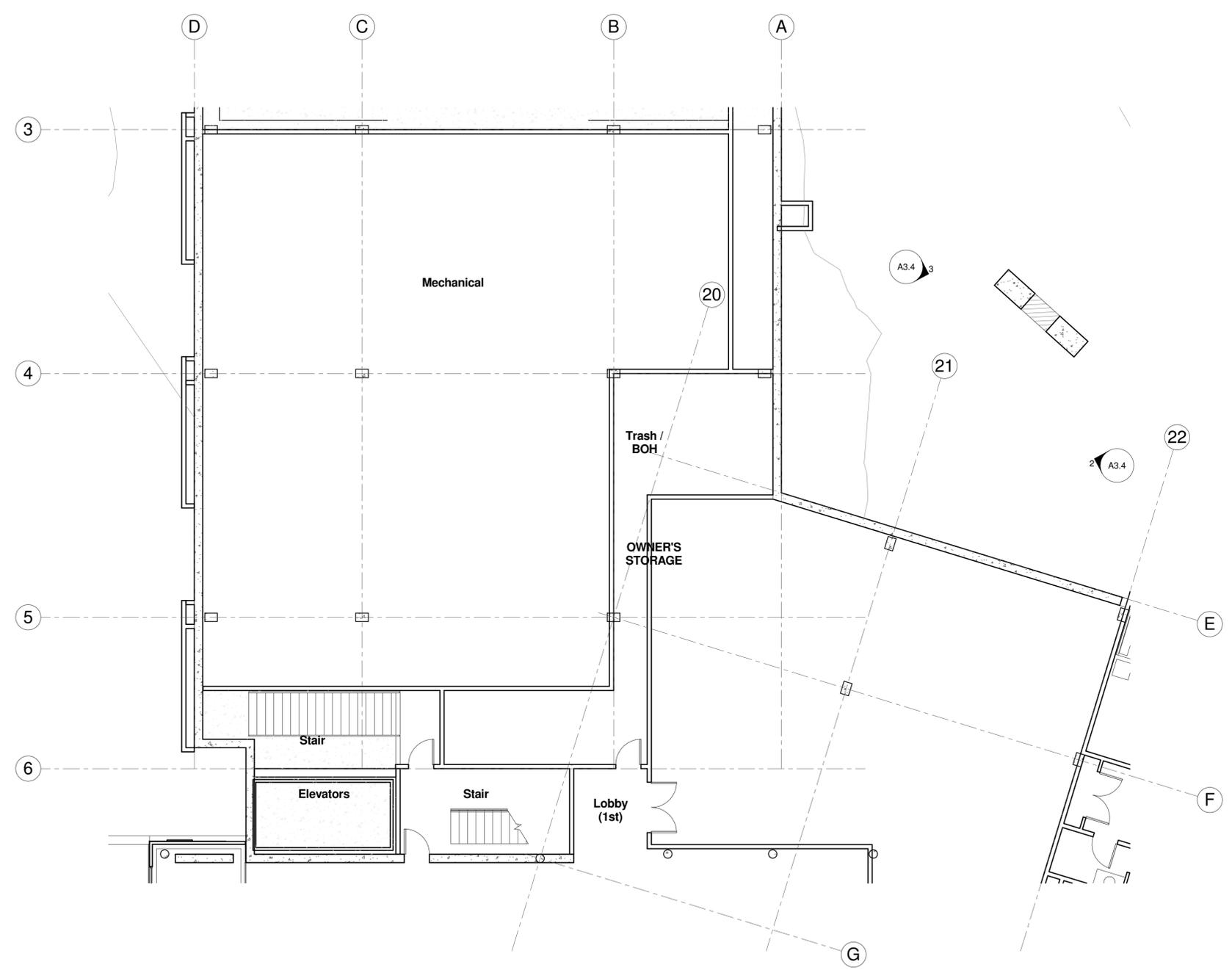




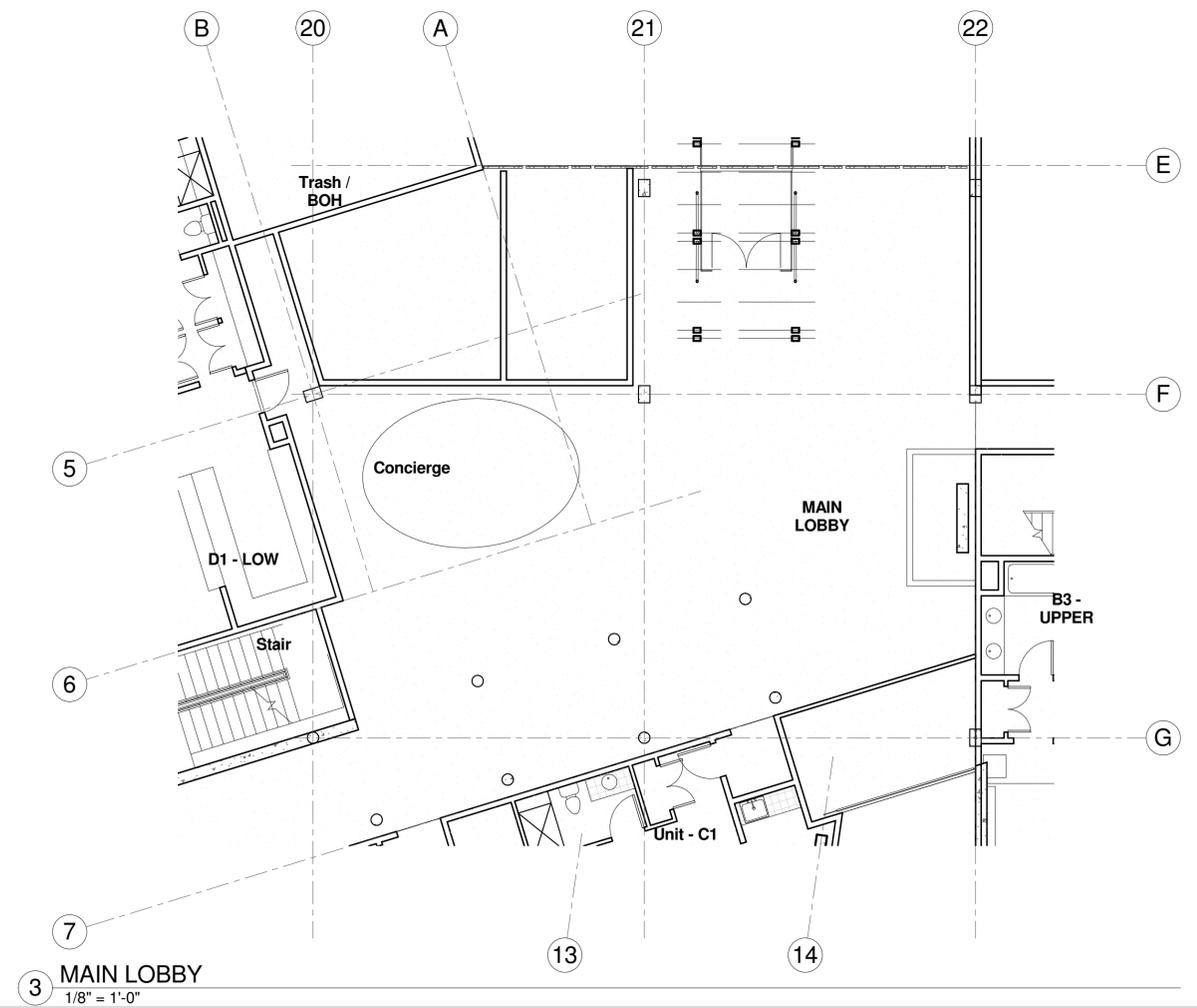
1 BERNER STREET ENTRY  
1/8" = 1'-0"



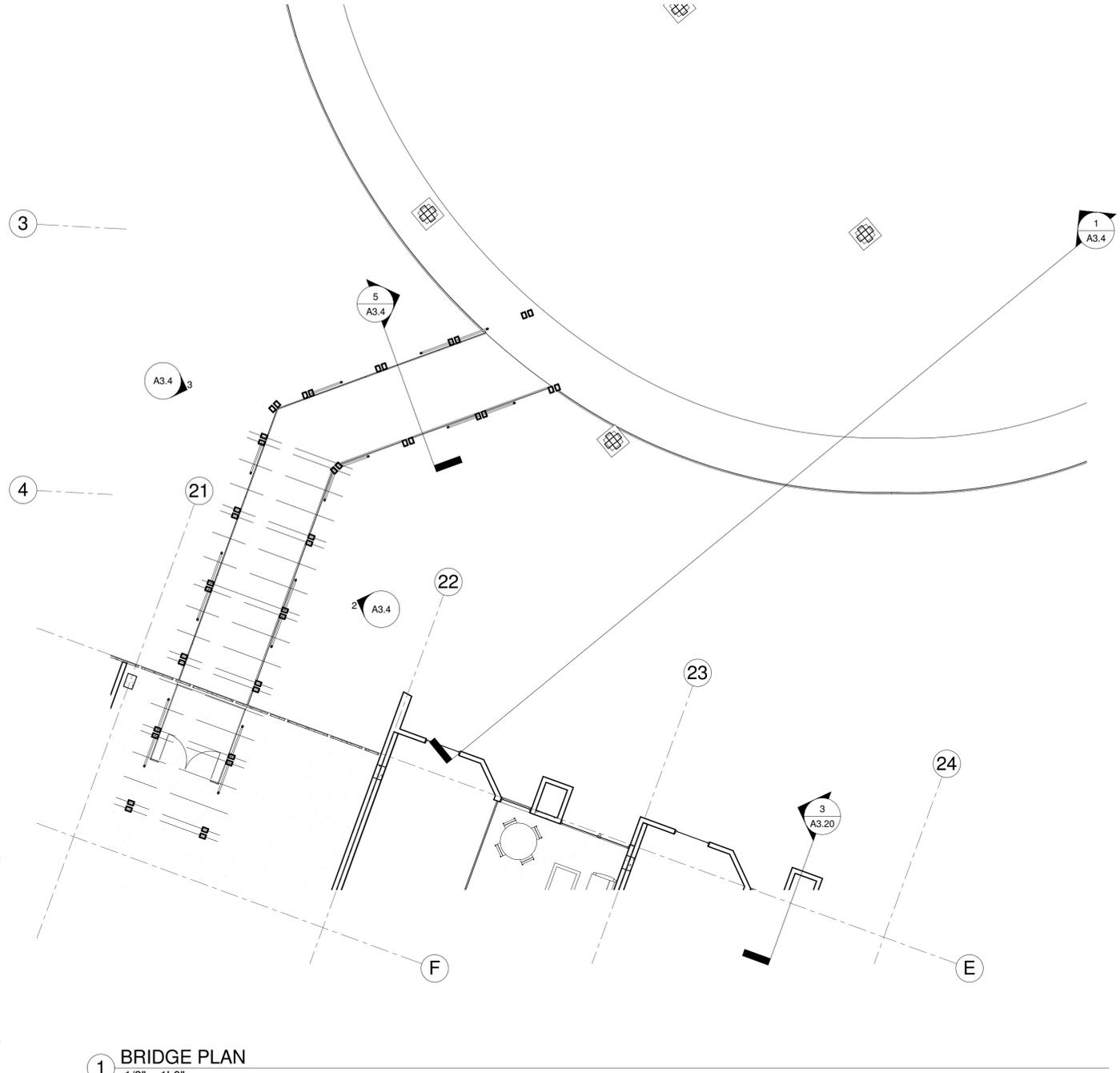
2 0 PARKING LOWER (EAST)  
1/8" = 1'-0"



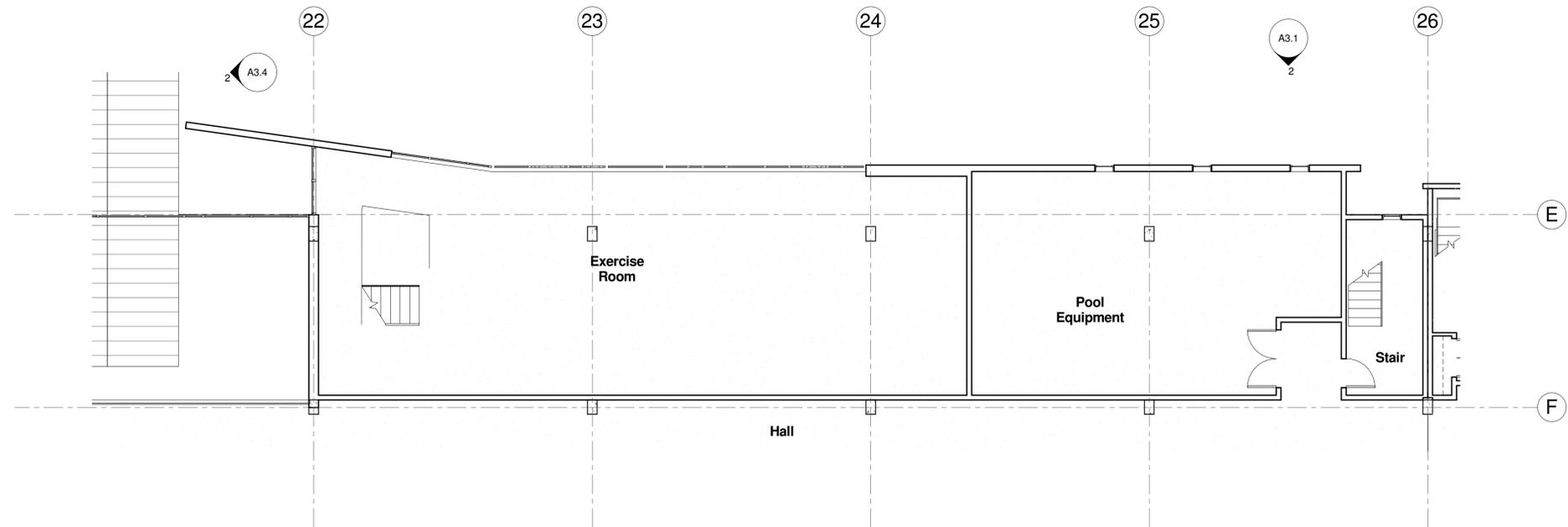
1 MECHANICAL & OWNERS STORAGE  
1/8" = 1'-0"



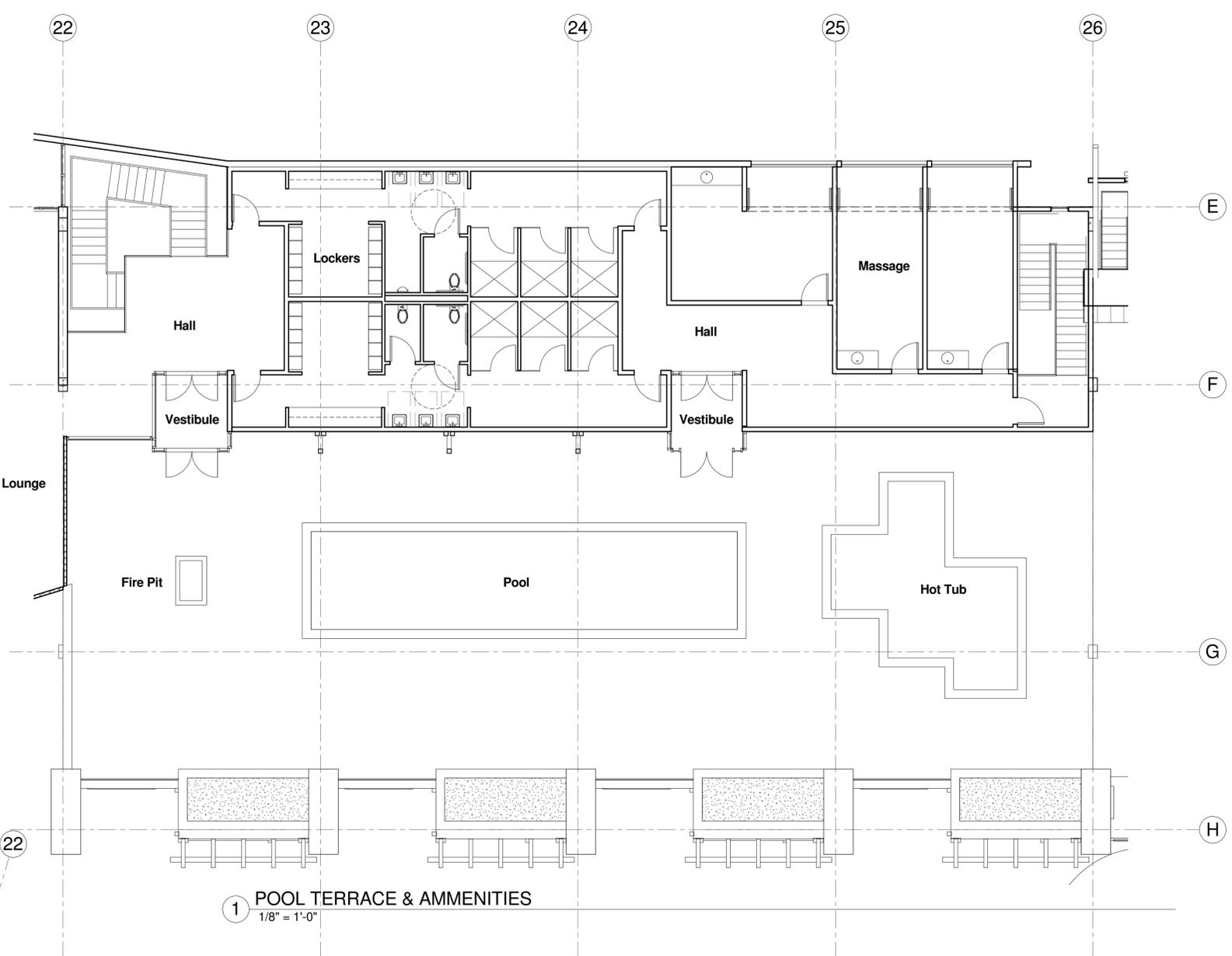
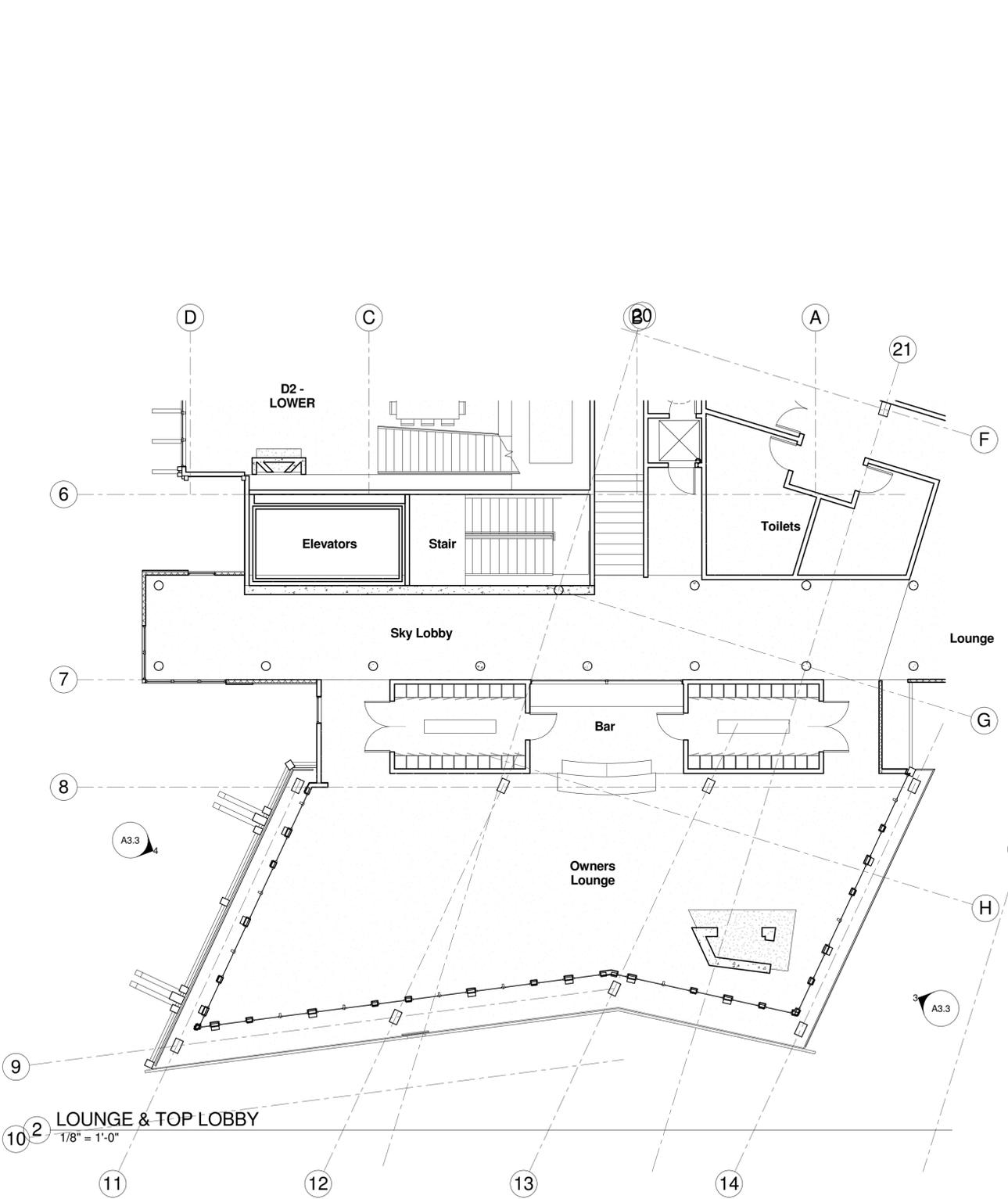
3 MAIN LOBBY  
1/8" = 1'-0"

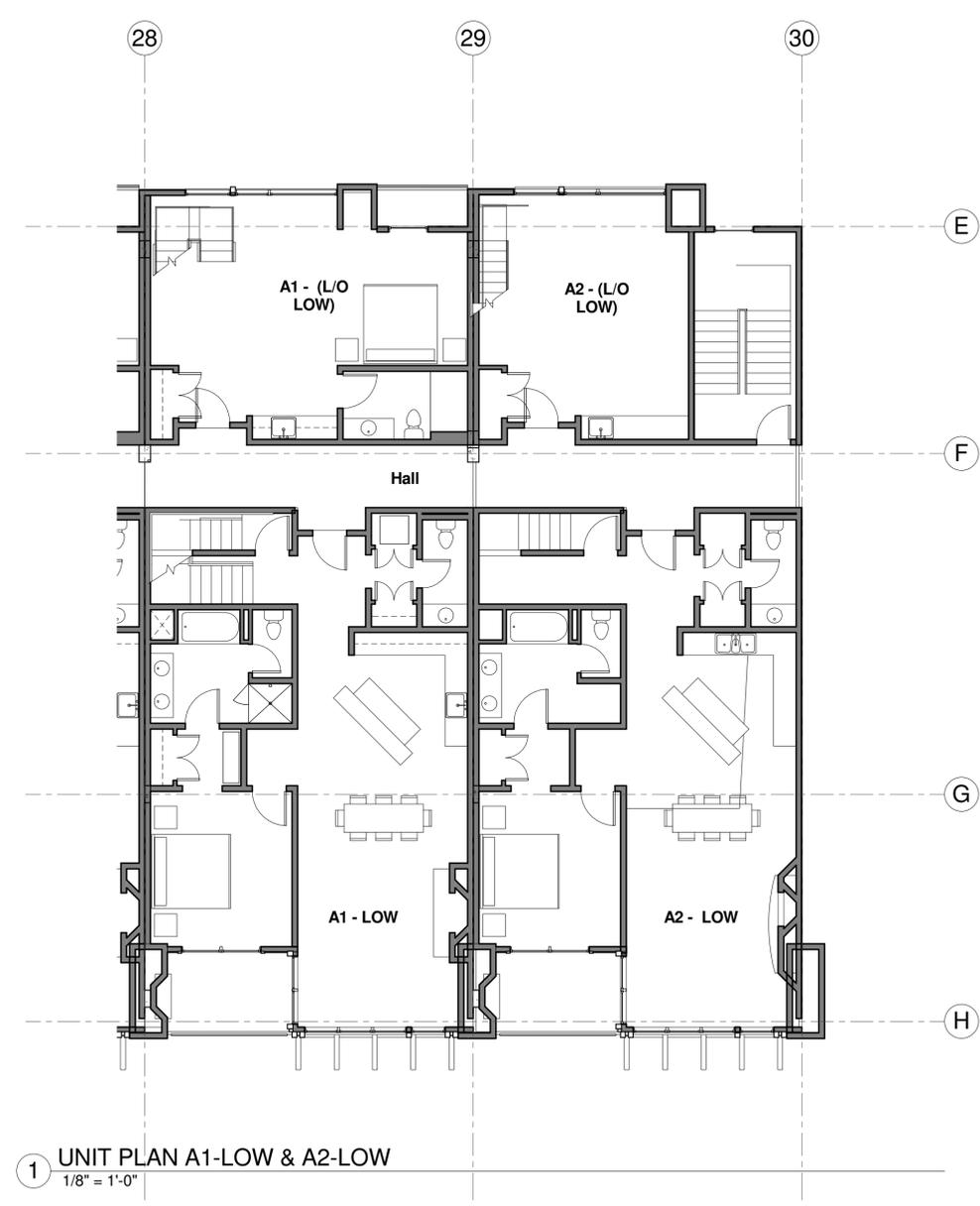
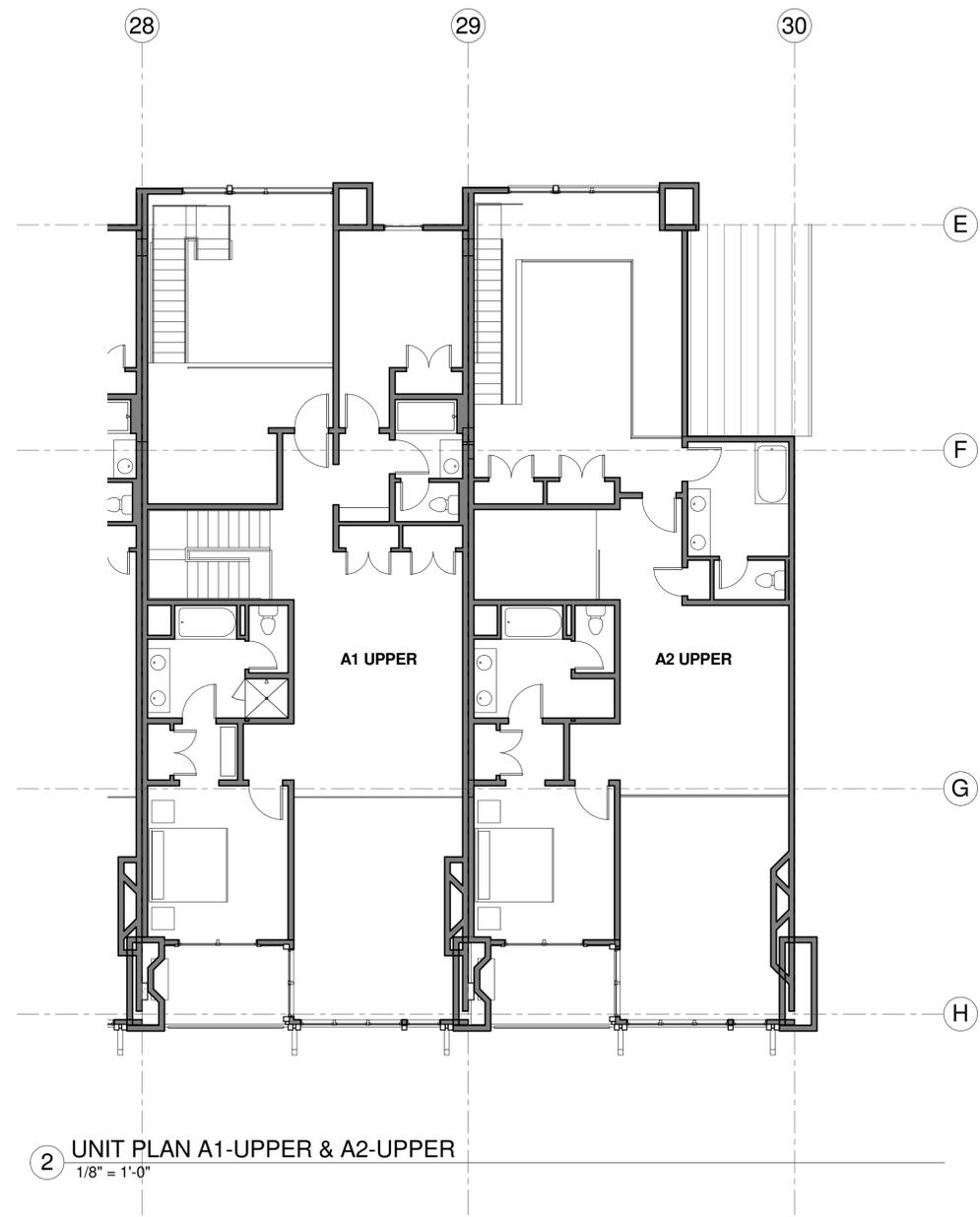


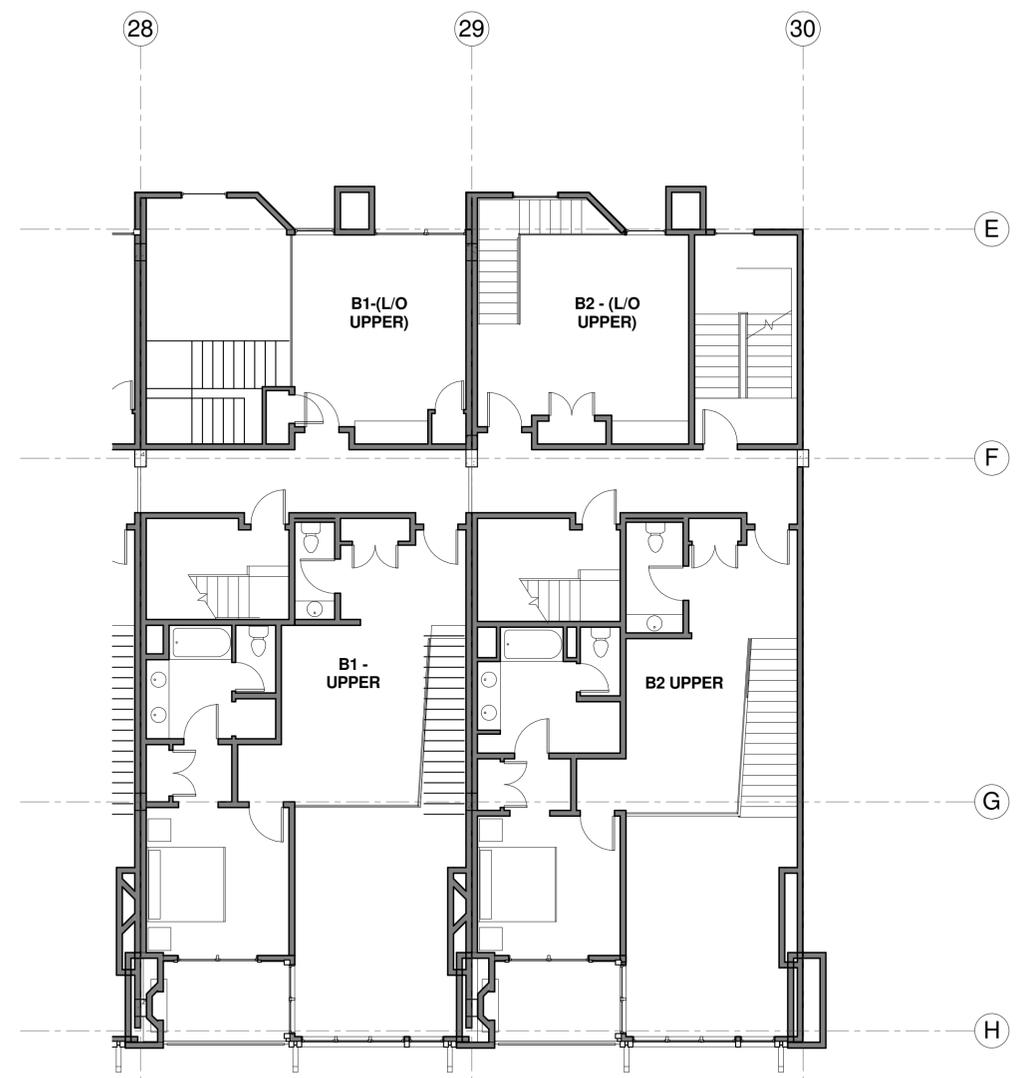
1 BRIDGE PLAN  
1/8" = 1'-0"



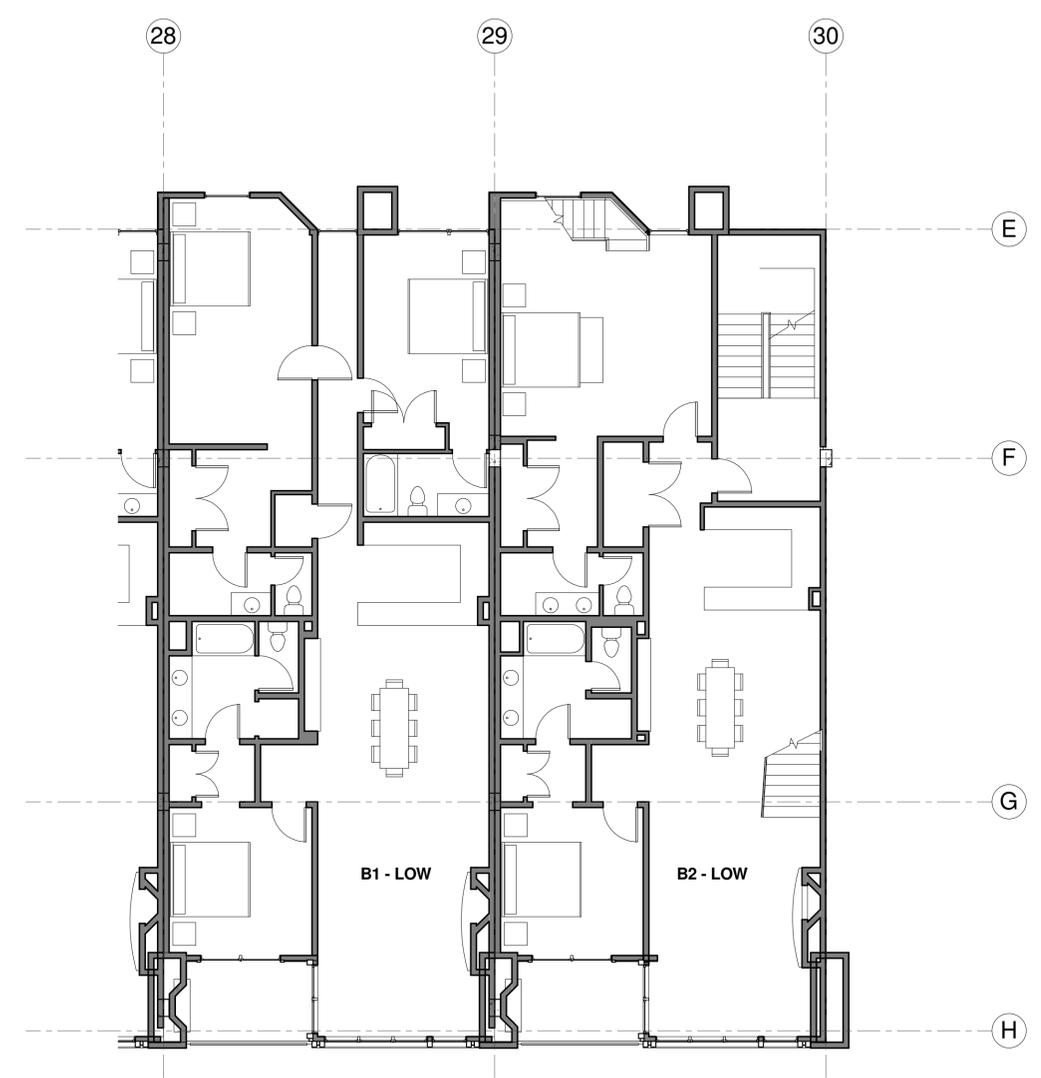
1 EXERCISE & POOL EQUIPMENT  
 1/8" = 1'-0"



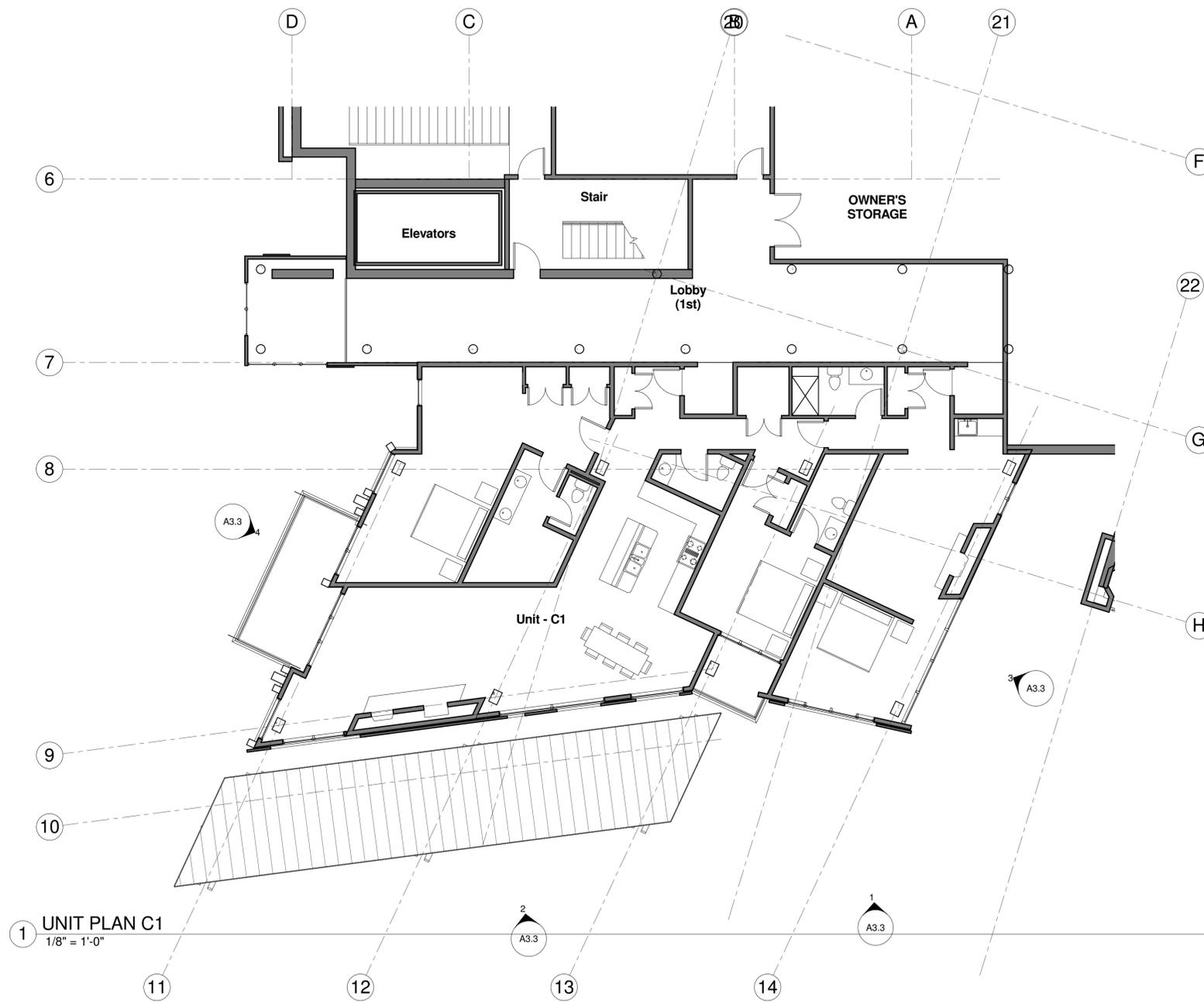
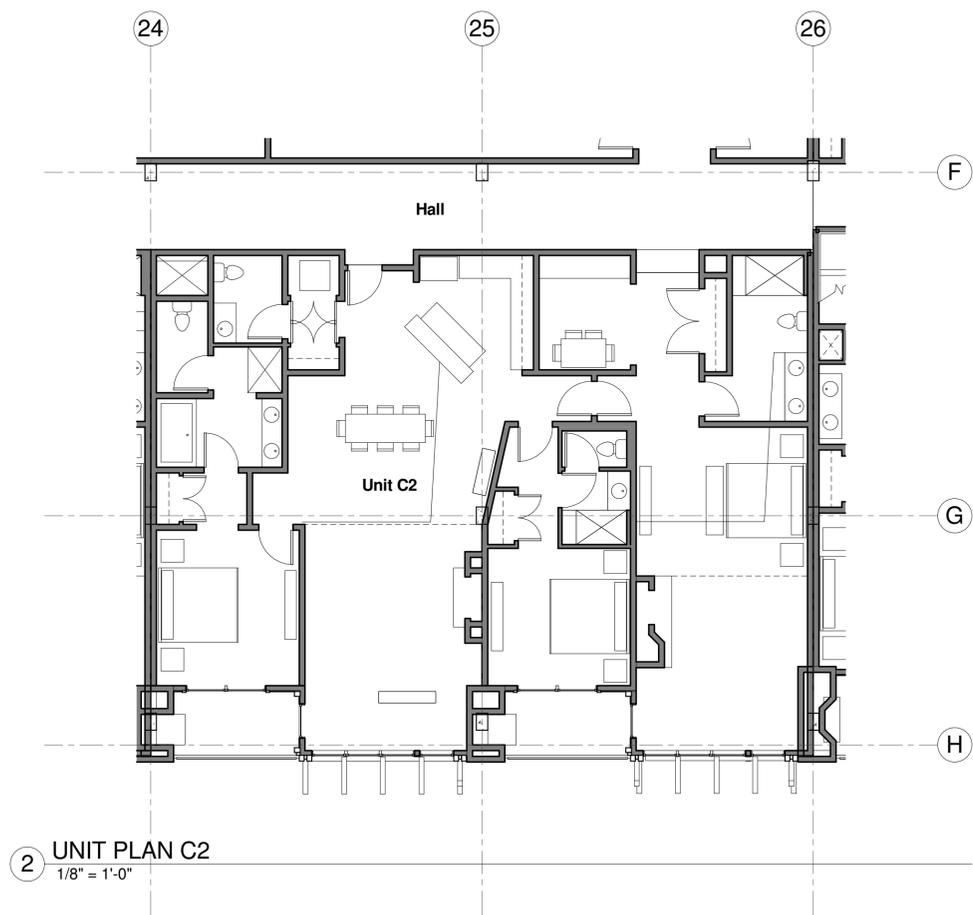


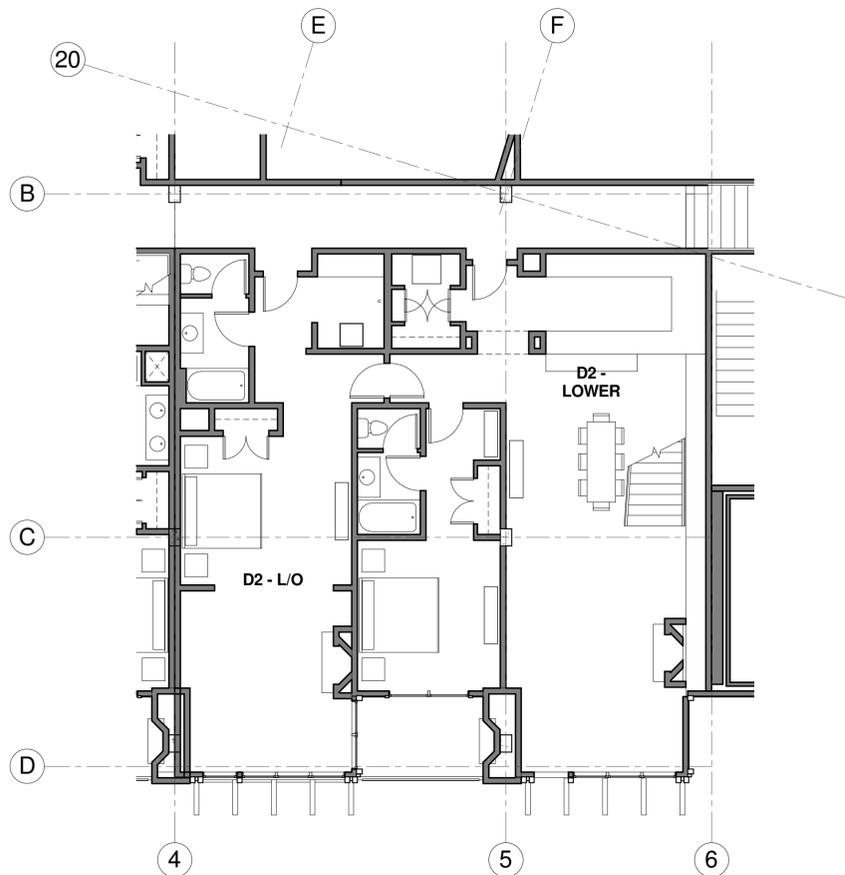


2 UNIT PLAN B1-UPPER & B2-UPPER  
1/8" = 1'-0"

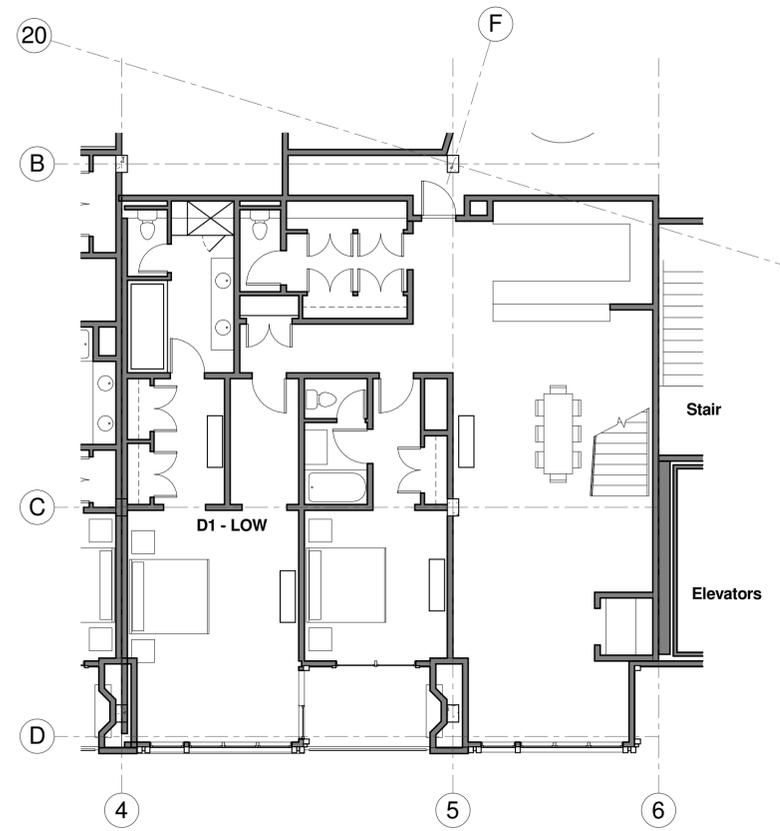


1 UNIT PLAN B1-LOW & B2-LOW  
1/8" = 1'-0"

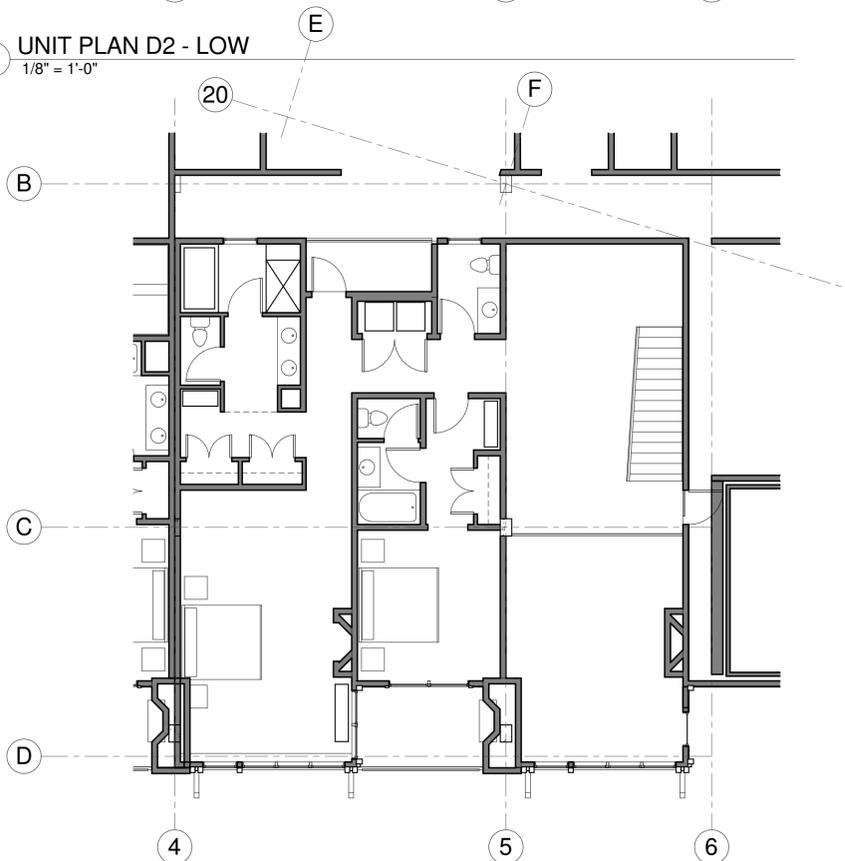




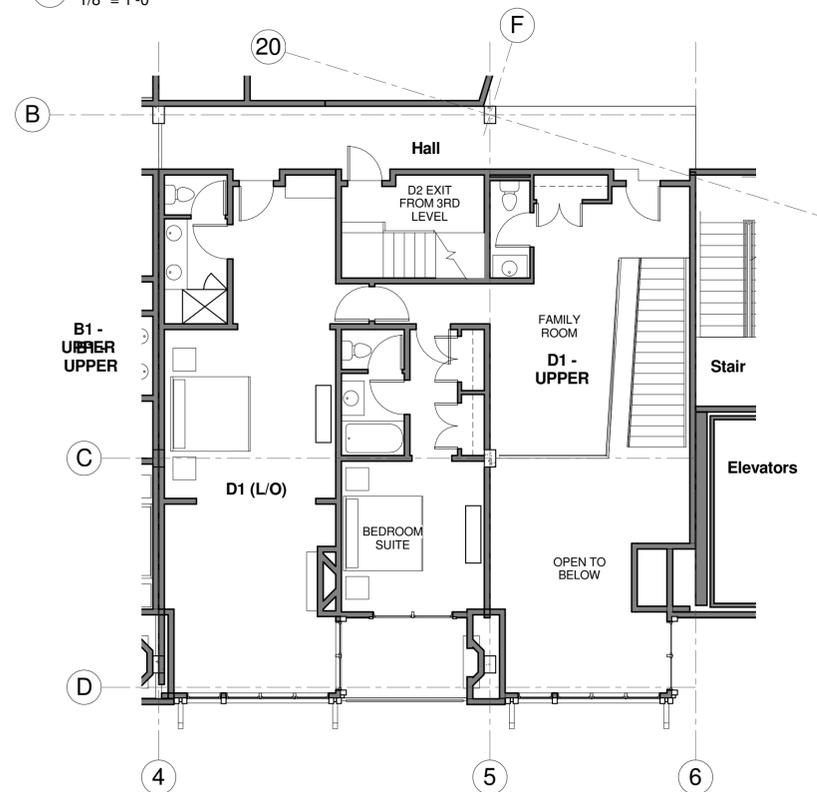
3 UNIT PLAN D2 - LOW  
1/8" = 1'-0"



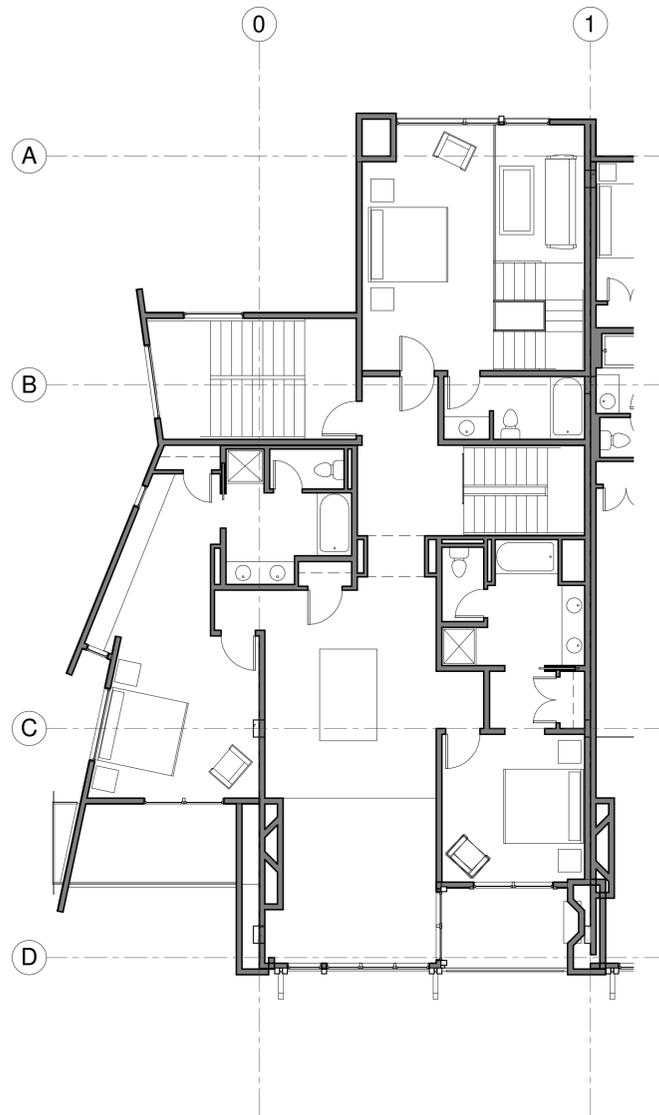
1 UNIT PLAN D1 - LOW  
1/8" = 1'-0"



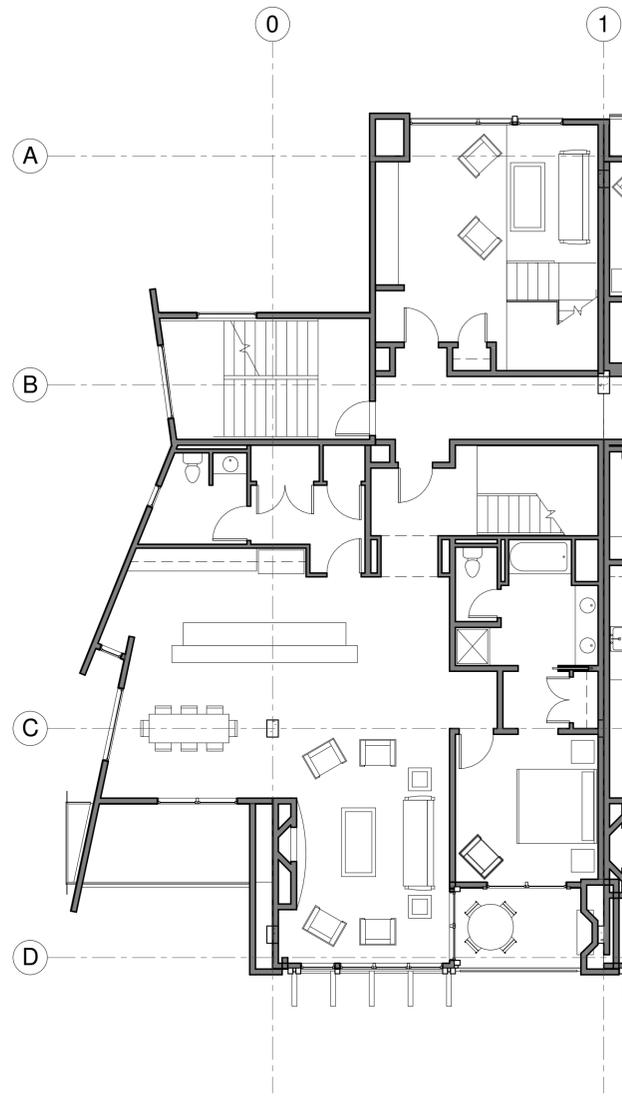
4 UNIT PLAN D2 - UPPER  
1/8" = 1'-0"



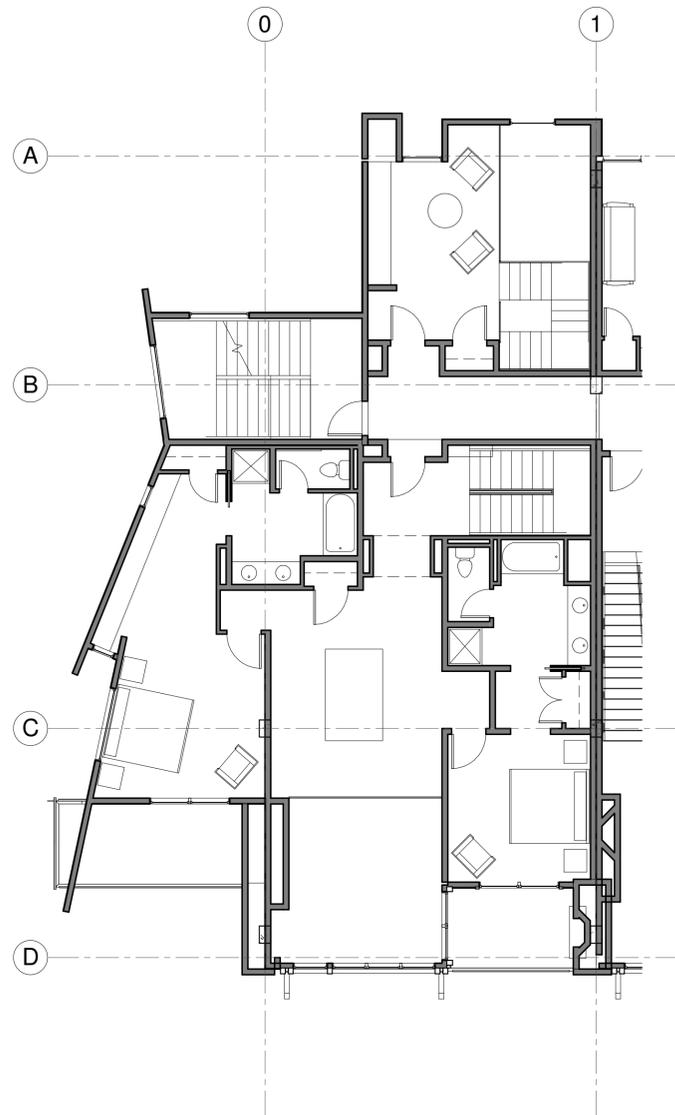
2 UNIT PLAN D1 - UPPER  
1/8" = 1'-0"



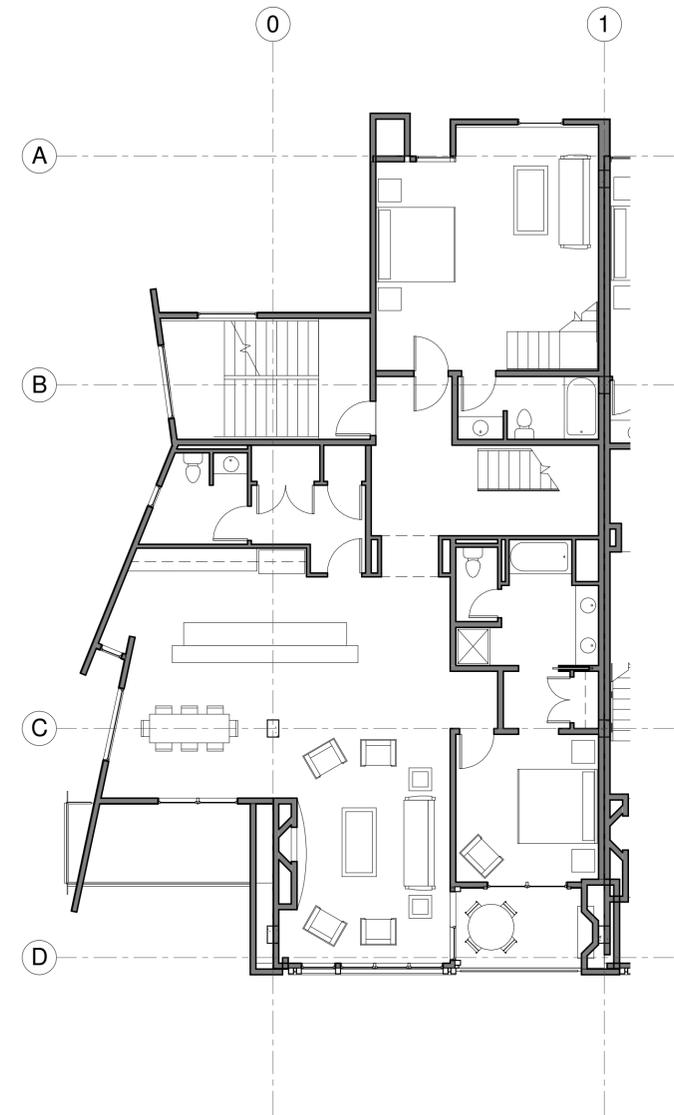
4 UNIT PLAN E2 - UPPER  
1/8" = 1'-0"



3 UNIT PLAN E2 - LOW  
1/8" = 1'-0"



2 UNIT PLAN E1 - UPPER  
1/8" = 1'-0"



1 UNIT PLAN E1 - LOW  
1/8" = 1'-0"