

# **Attachment 3**

## **Volume 2**

### **Project Plans**

Note: Full size (22x34) versions are available online at:

<http://www.townofmammothlakes.ca.gov/DocumentCenter/View/6061>

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# OLD MAMMOTH PLACE

VOLUME TWO

JUNE 7, 2016



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## LOCATION MAP



## PROJECT DESCRIPTION

### PROPERTY SUMMARY

Location: Bounded by Old Mammoth Road, Sierra Nevada Road and Laurel Mountain Road in Mammoth Lakes, CA

Parcel size: 6.1 acres  
APN #(s): 35-230-05, 35-230-06 & 35-230-07

Planning area: Clearwater Specific Plan ("CSP")  
Zoning designation: CSP

Existing improvements: Current improvements on the property include five older commercial buildings. These one and two story wood framed buildings are distributed across the 6.1 acre site and separated by asphalt paved parking lots. One laundry facility. Existing landscaping is minimal. Three of the buildings are undergoing a short-term upgrade and are operated as a lodging facility under the Rodeway Inn moniker. The other two existing buildings front Old Mammoth Road have been vacant for a number of years. Historically, these buildings have incorporated restaurant uses

Owner: Jim Demetriades/ METRIC MAMMOTH LLC

The mixed-use building program has five primary components that provide significant community benefits. They include a four-star branded full service hotel, state-of-the-art conference and banquet facilities, retail and food & beverage component oriented toward local tenancy, and expansive outdoor public events plazas and related amenities. Additionally, parking requirements would be satisfied in a subterranean parking facility supplemented by a nominal on-street parking component. This mix of complimentary uses would be housed in five buildings of varying sizes ranging in height from one to six stories.

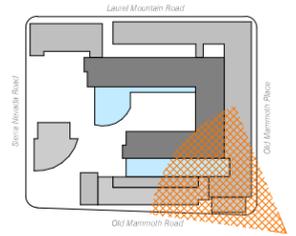
In the aggregate, approximately 482,800 square feet of mixed-use building area encompassing Mammoth's first full-service hotel, conference and banquet facilities, and commercial space will be distributed across the expansive 6.1 acre site in five buildings. The combined building footprint of 125,344 square feet encompasses only 48% the overall site area, leaving 52% as open space. This vast open space component includes expansive sidewalks along Old Mammoth Road and numerous sun filled public events plazas and associated amenities. The underground parking facility will encompass 160,000 square feet or 60% of the Property. This large parking structure will assure that the private car no longer dominates the site but is hidden from view.

As currently configured, the proposed development program for Old Mammoth Place includes an estimated 460 keyed rooms, 37,000 square feet of retail space and food & beverage venues, 14,500 square feet of state-of-the-art conference and banquet space, 5,500 square foot quality spa and wellness center, subterranean parking capacity for 613 cars, and expansive outdoor public events plazas and associated amenities. As noted, this program is contained within five buildings, which range in height from one to six stories.

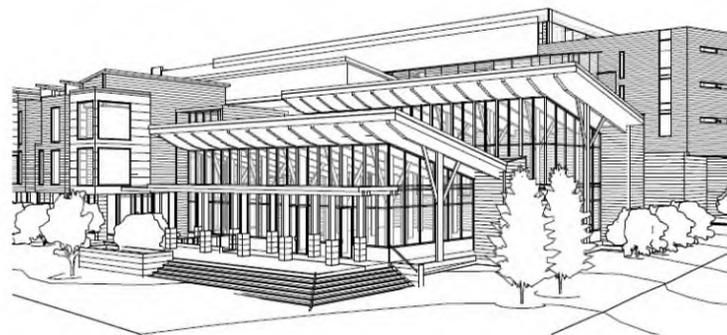
## COVER SHEET



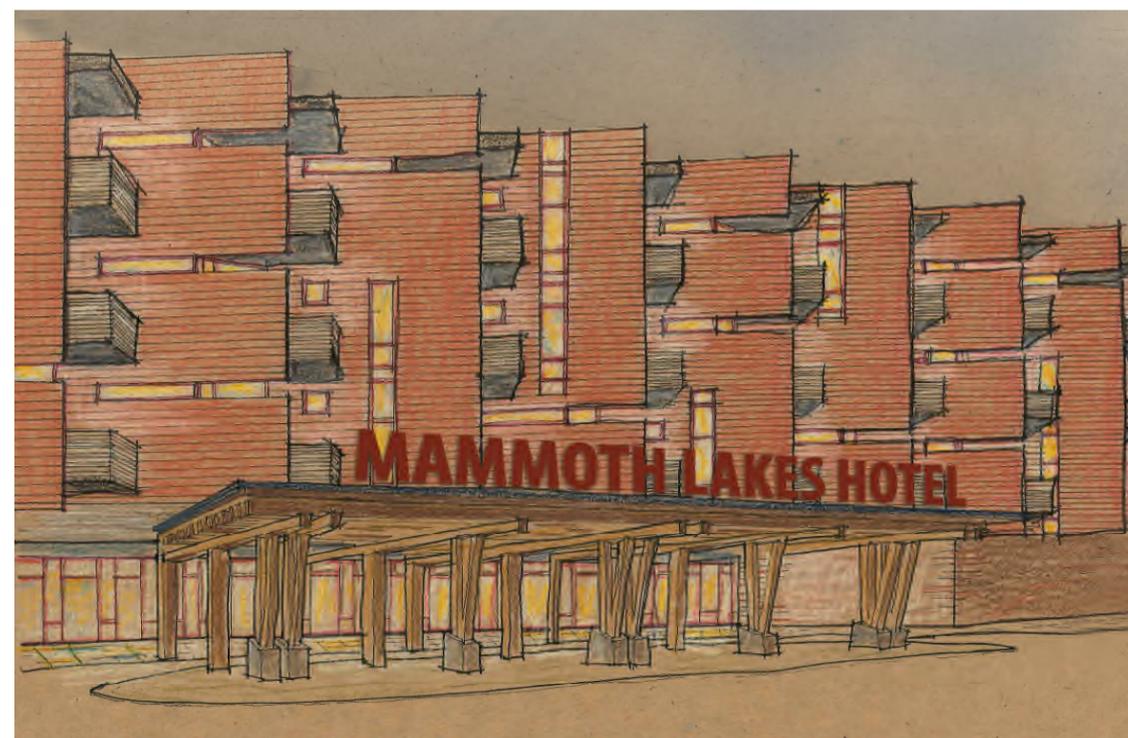
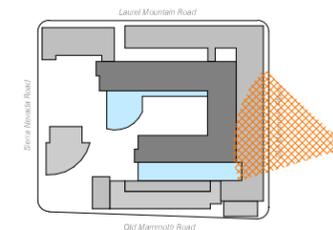
DESIGN CONCEPT and APPROACH



IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



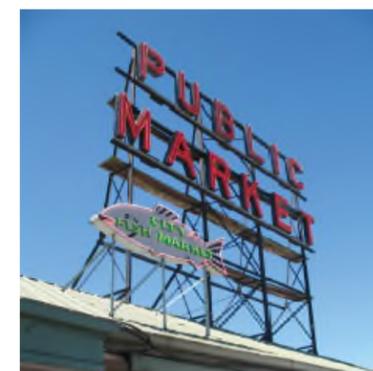
**NORTHEAST CORNER**



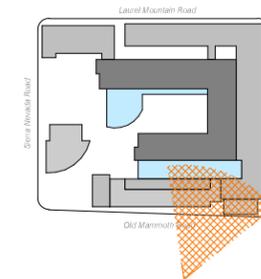
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.  
IMAGES ARE NOT TO SCALE.



Lighted Monumental Signage:  
Metal Letters Mounted to Steel  
Armature



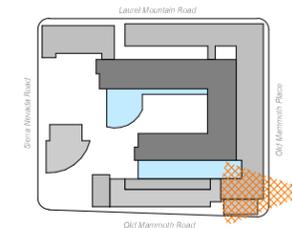
OLD MAMMOTH PLACE



IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



EL PASEO

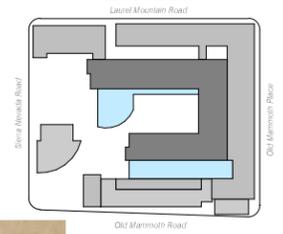


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.  
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Iconic Signage:  
Lighted Metal Signage on Steel Armature  
Mounted in Market Entry Portal

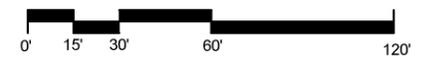
**MARKET HALL ENTRY**

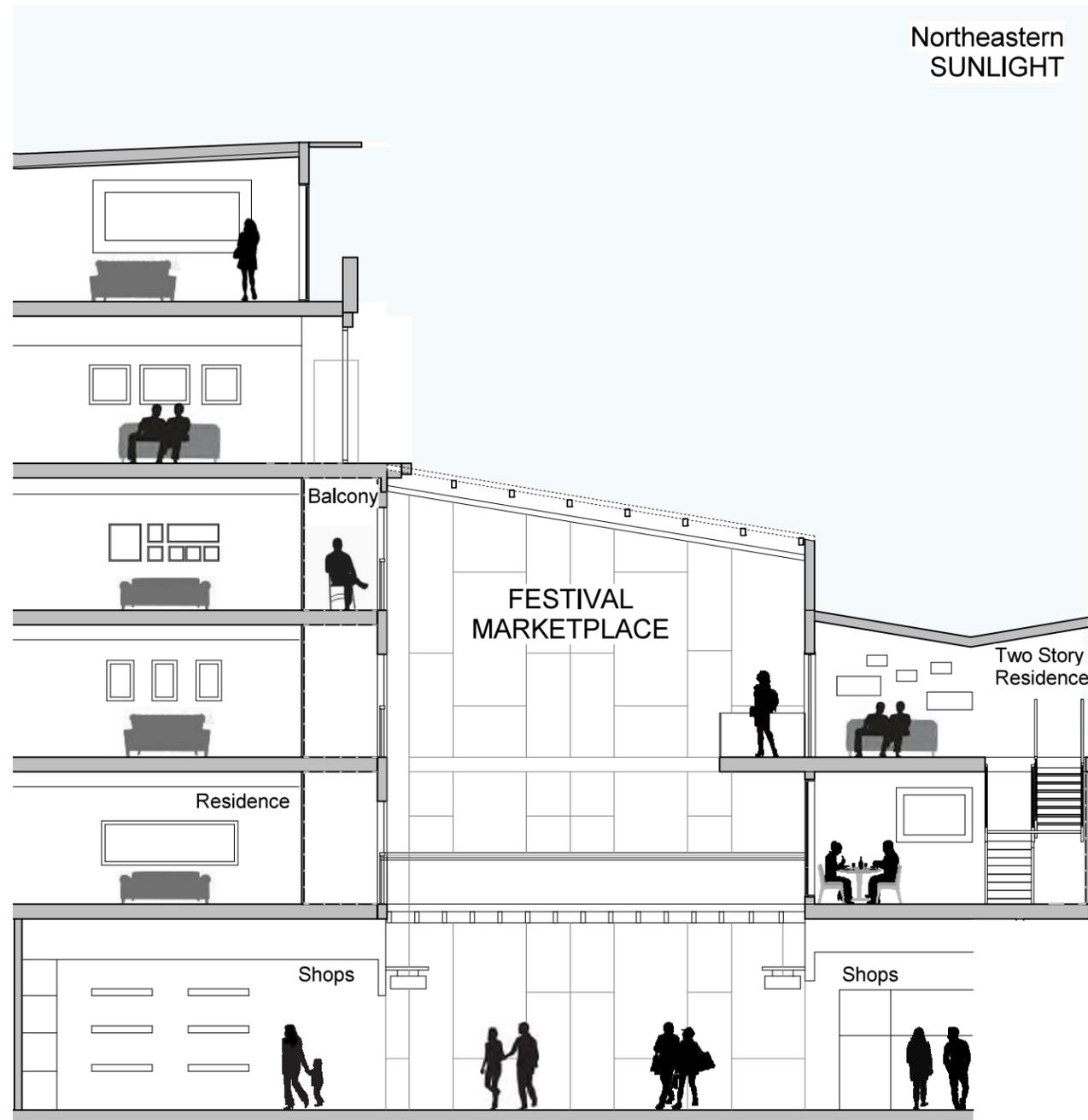
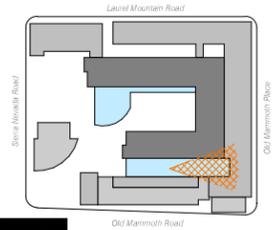


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.  
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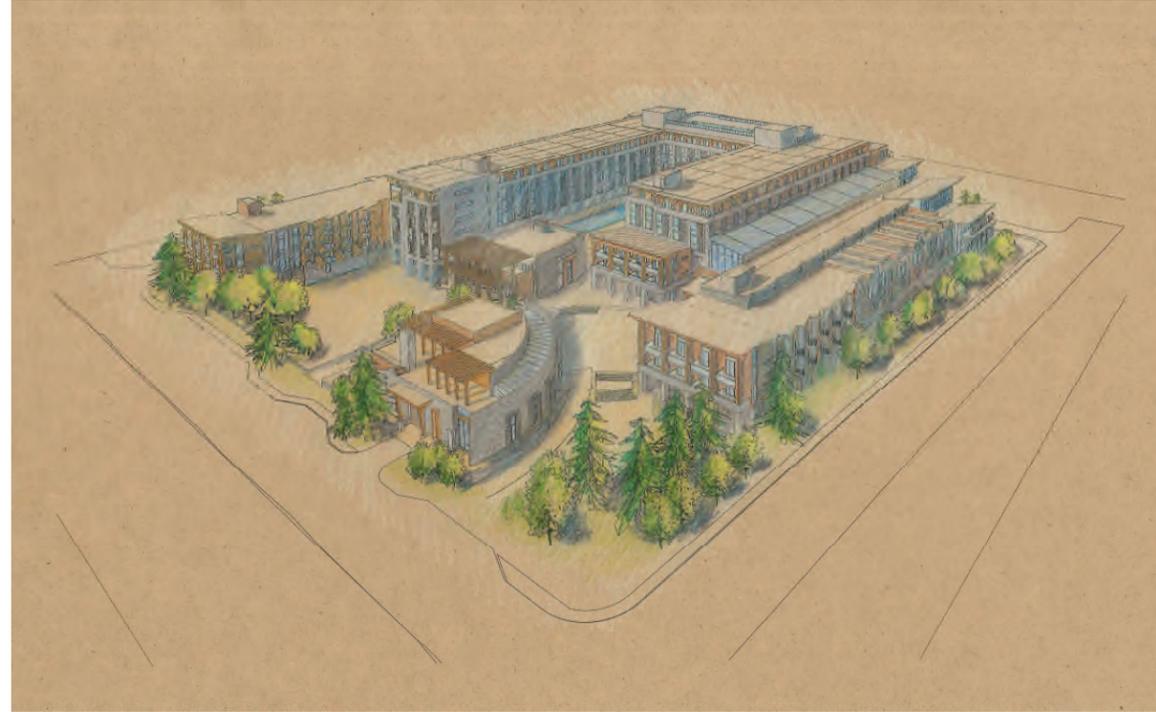
LAUREL MOUNTAIN ROAD



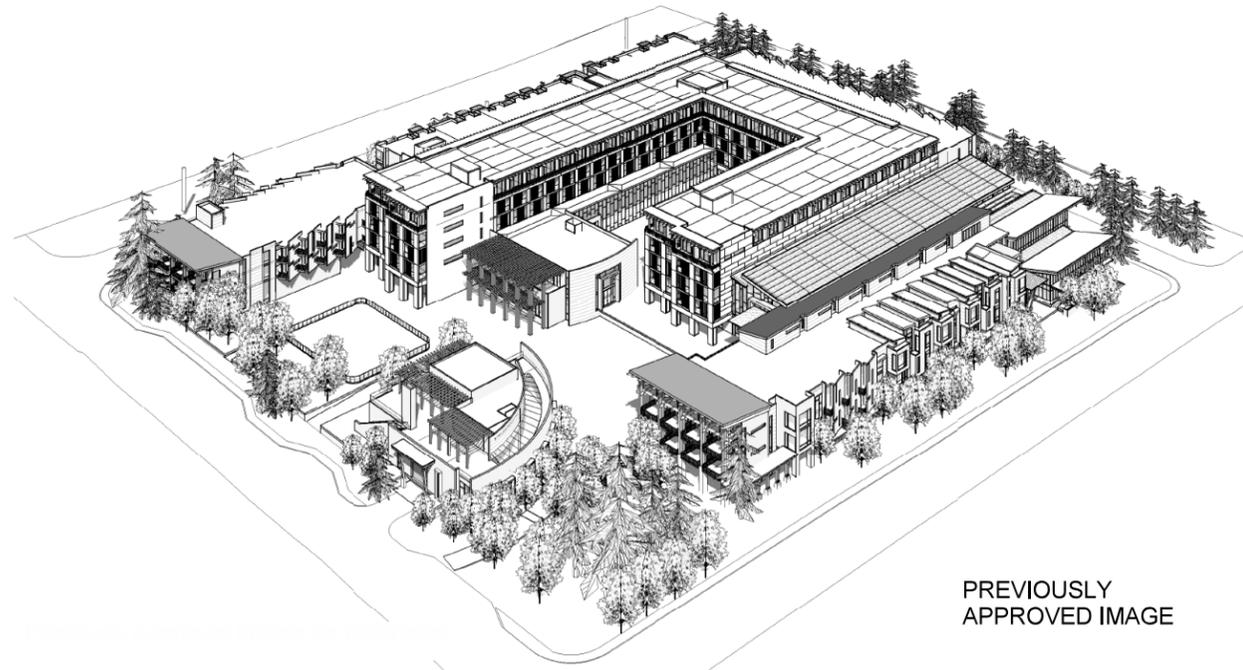
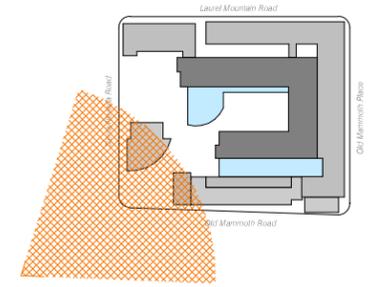


PREVIOUSLY APPROVED IMAGE FOR REFERENCE

MARKET HALL

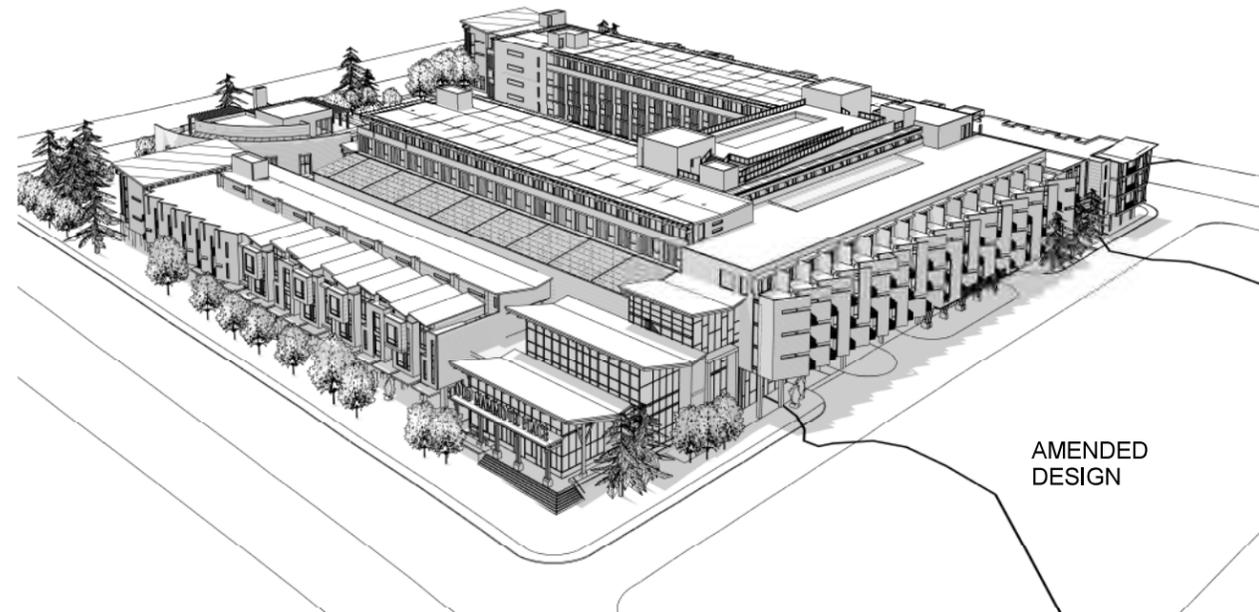
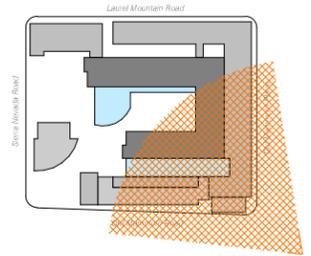


AMENDED DESIGN

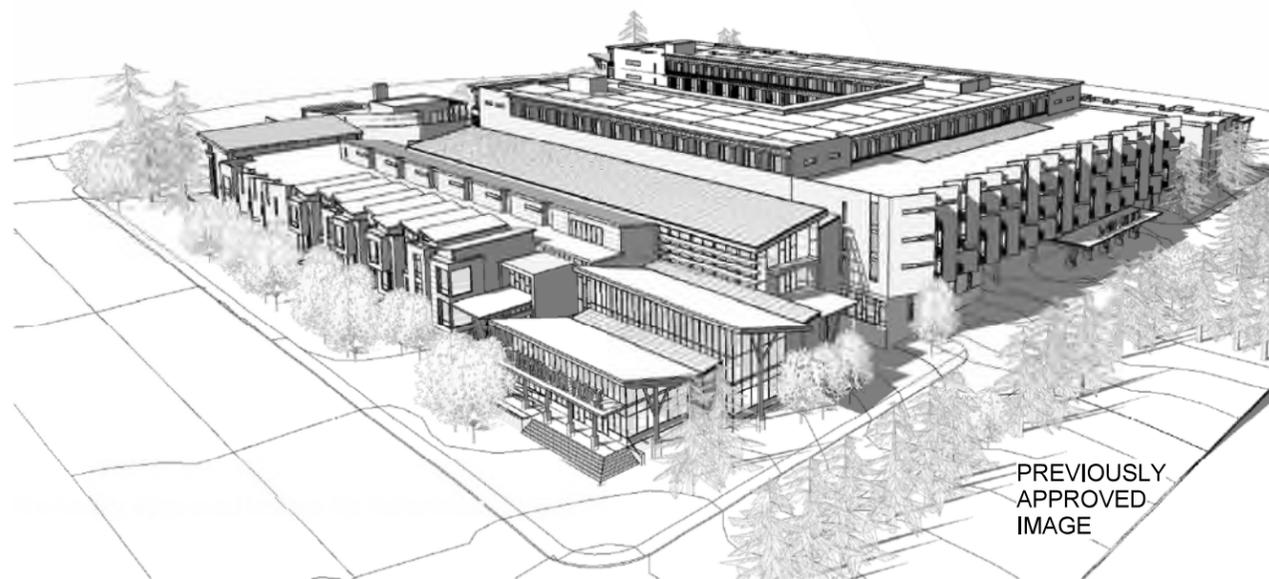


PREVIOUSLY APPROVED IMAGE

PERSPECTIVE MASSING VIEW FROM SOUTHEAST - COMPARISON

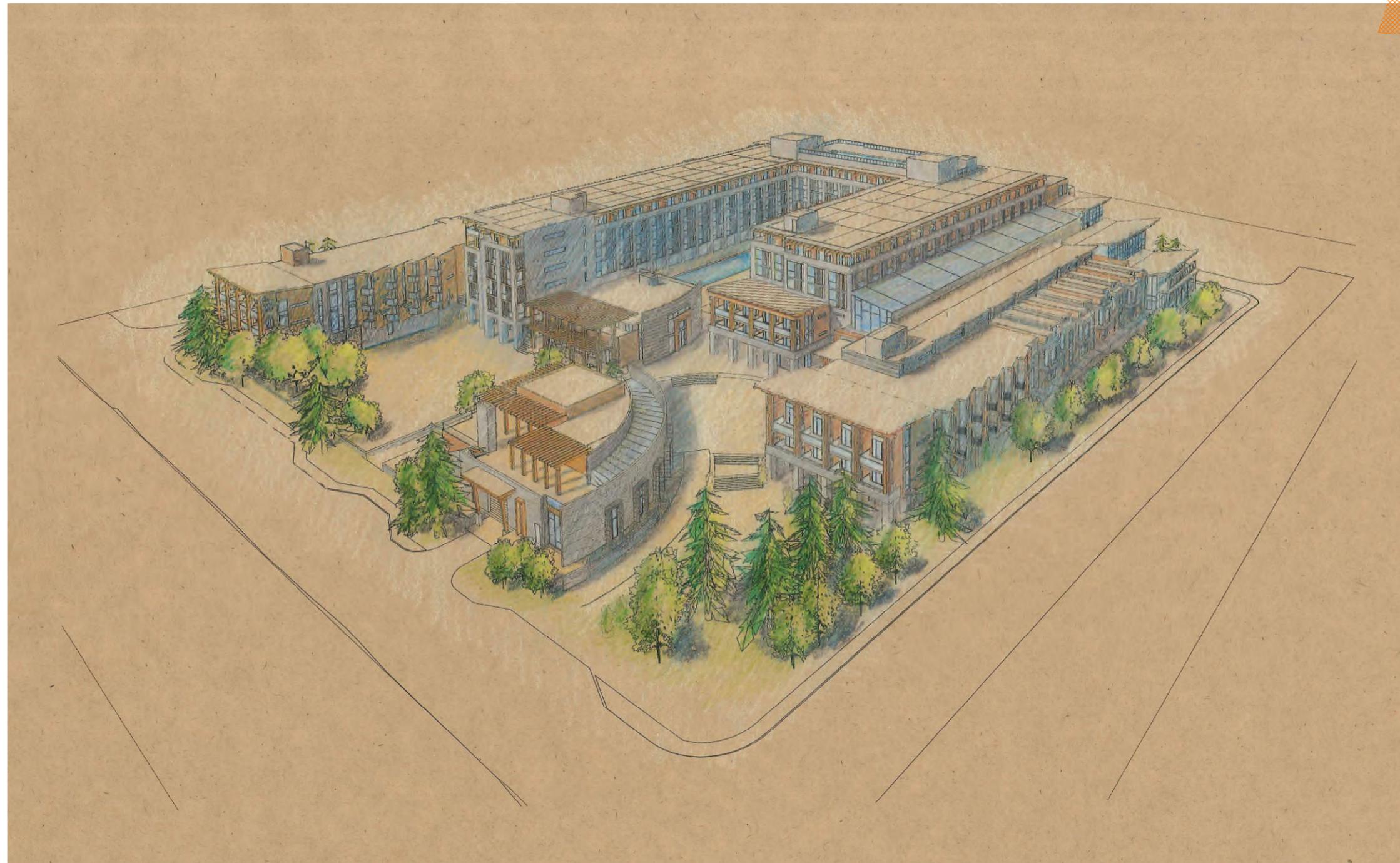
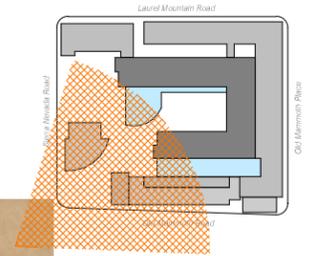


AMENDED  
DESIGN

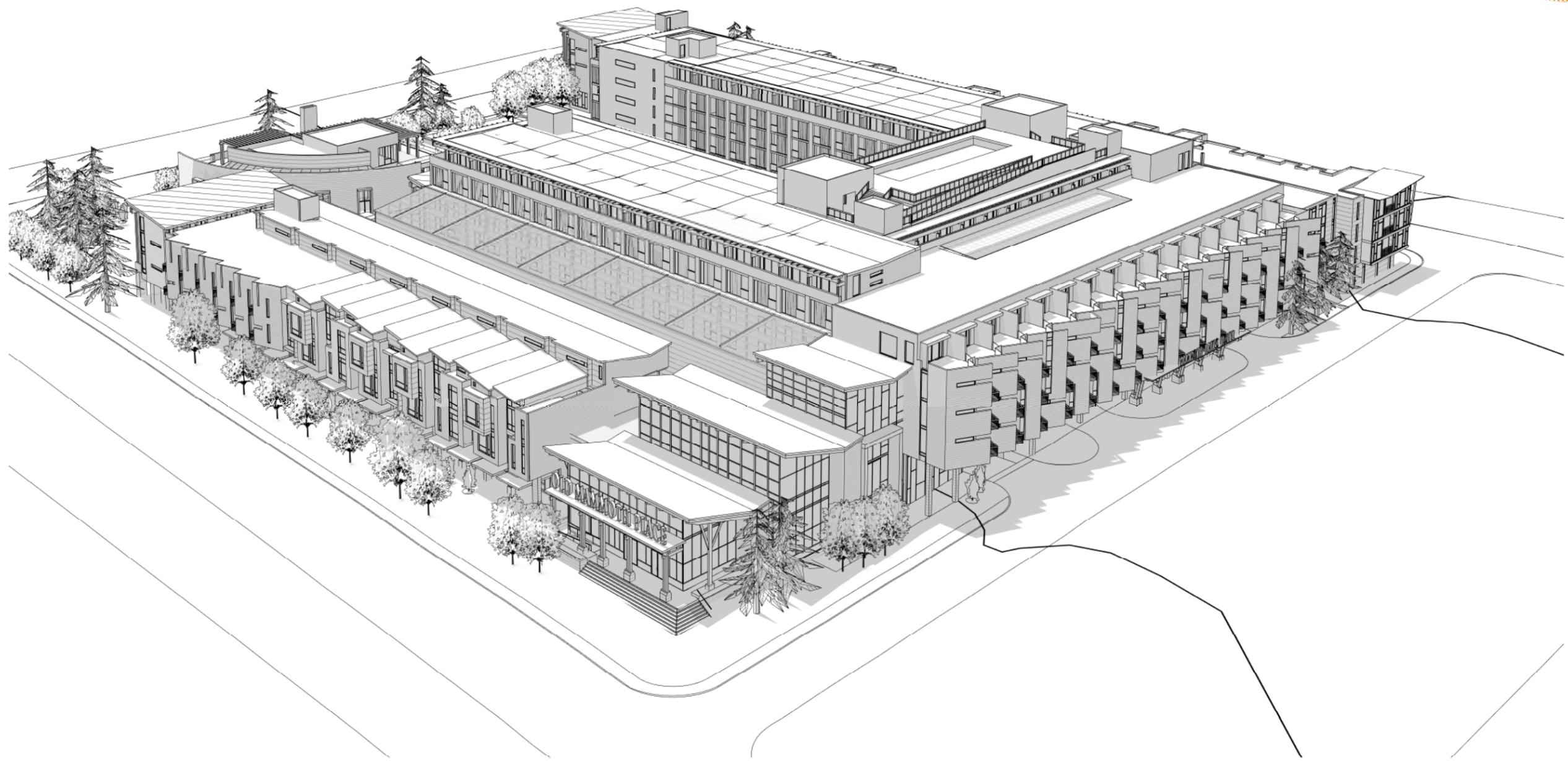
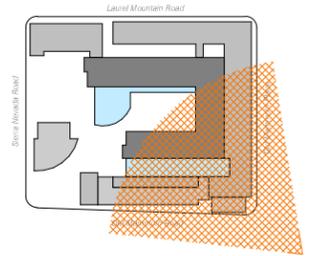


PREVIOUSLY  
APPROVED  
IMAGE

**3D VIEW FROM NORTHEAST CORNER - COMPARISON**



PERSPECTIVE MASSING VIEW FROM SOUTHEAST



3D VIEW FROM NORTHEAST CORNER



Old Mammoth Road Elevation

NOTE: Hotel Facade Composed of Yosemite Granite, Heavy Timber, Channel Glass, and Rustic Metal Accents



Hotel Elevation



Laurel Mountain Elevation

5 Laurel Mountain Bays Composed of Deep Shadow Profiled Corrugated Metal: Centria 9960 Medium Gray



Centria 9947 Gray Velvet



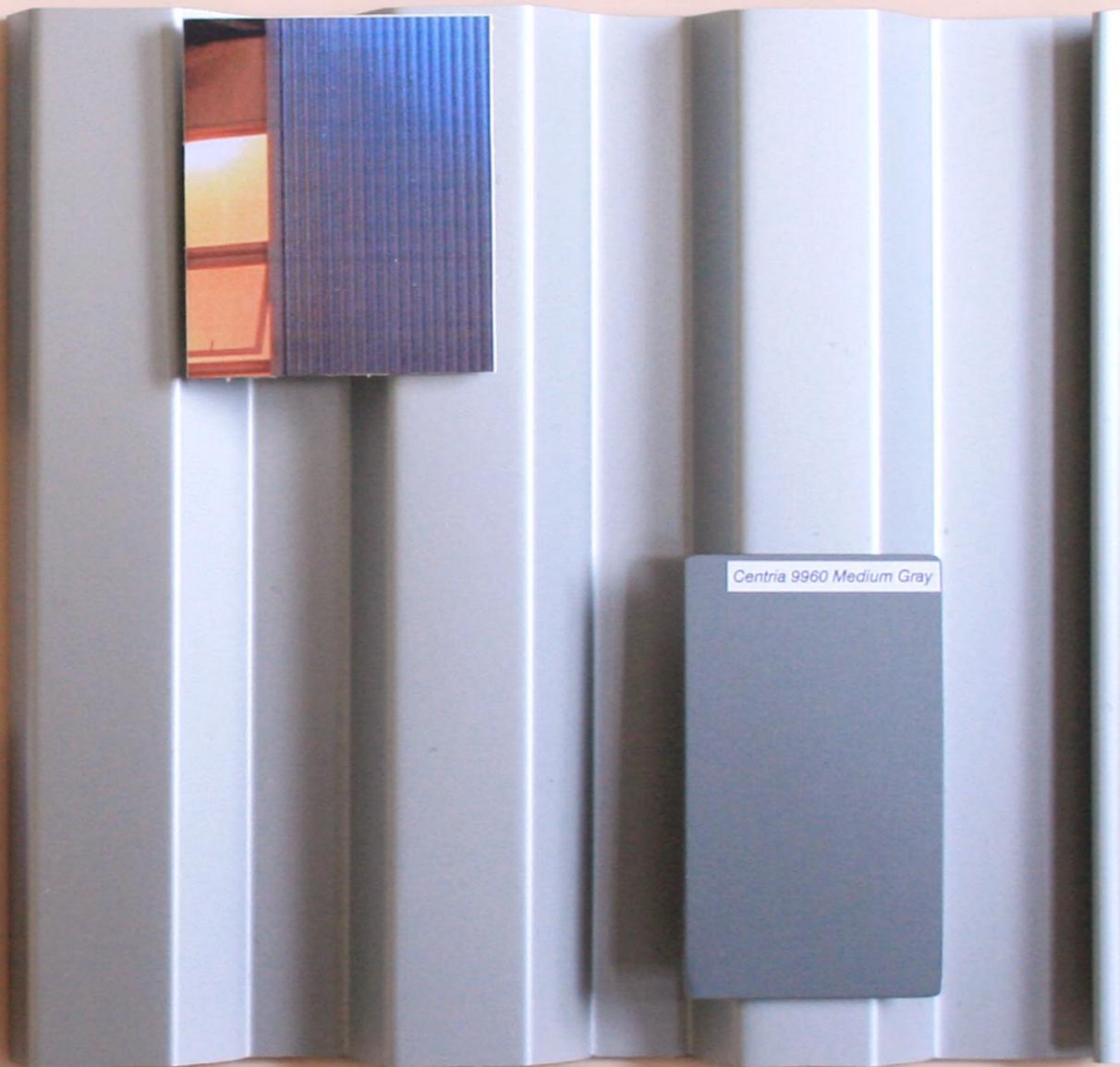
3 Rough Hewn Yosemite Granite



2 Post and Beam Heavy Timber Supports, Beams and Metal Clad Panels

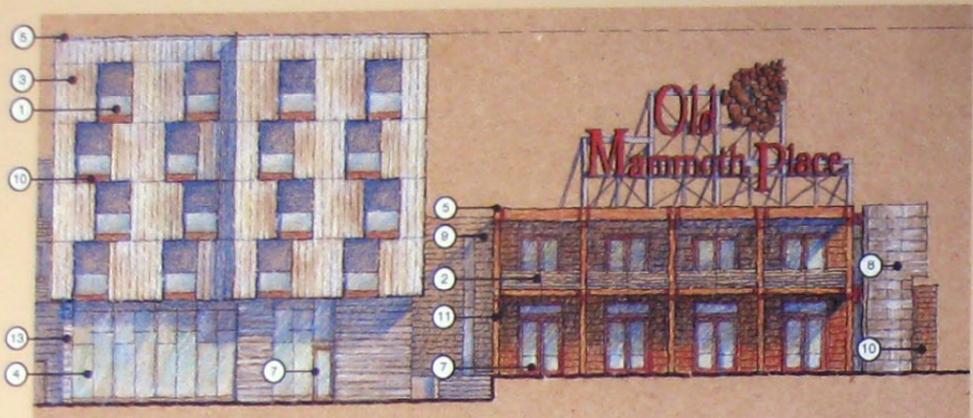


4 Channel Glass



Centria 9960 Medium Gray

1 Horizontal, Staggered Flat Seam Metal Panel System : Centria 9947 Gray Velvet

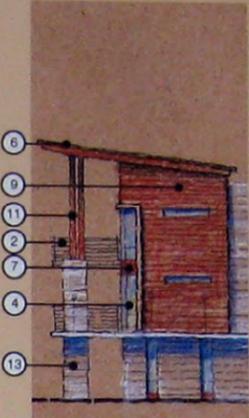


A Hotel view from ice rink looking South

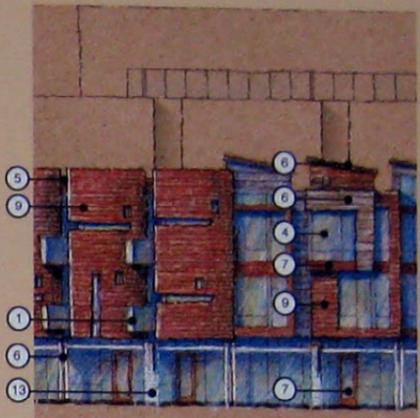
B Restaurant view from ice rink



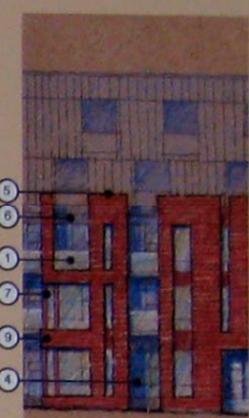
Rendering of birds eye view from Old Mammoth Road and Sierra Nevada Road Corner



C view from Old Mammoth Road



D view from Old Mammoth Road



E view from Laurel Mountain Road

**Unit Balconies**

Railings: Glass



Railings: Metal



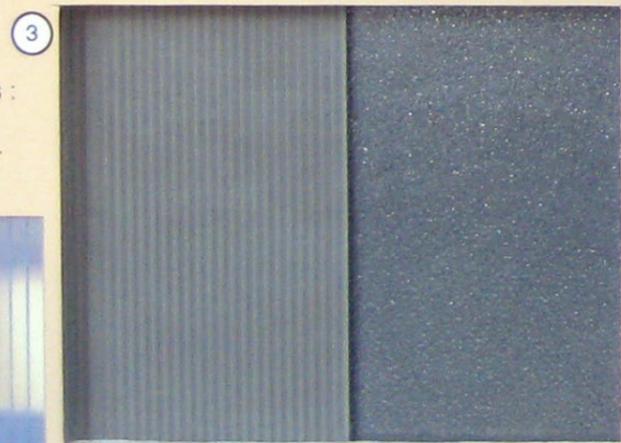
**Storefronts/Windows/  
Railings/Doors**

Glass : Clear



**Exterior  
Cladding**

Channel Glass :  
Bendheim :  
Piccolo & Azur  
Rough Cast



**Flat Roofs**

Energy Smart Single-Ply :  
Sarnafil : Light Grey



**Sloped Roofs/  
Recessed Walls**

Metal Roofing :  
Flat Seamed :  
Weathered Zinc



**Window &  
Storefront Doors**

Aluminum Clad :  
Commercial Wood : Marvin



**Exterior Accent Walls**

Metal Panels : Core Ten :  
Weathered Metal



**Exterior Walls**

Wood Siding :  
Horizontal : T&G :  
Western Red Cedar :  
Stained



**Unit Balconies/  
Entry Portals**

Wood :  
Western Red Cedar :  
Stained



**Bracing**

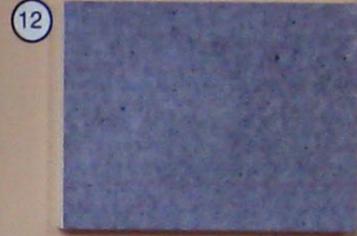
Steel and Glulam



**Base & Side Walls**

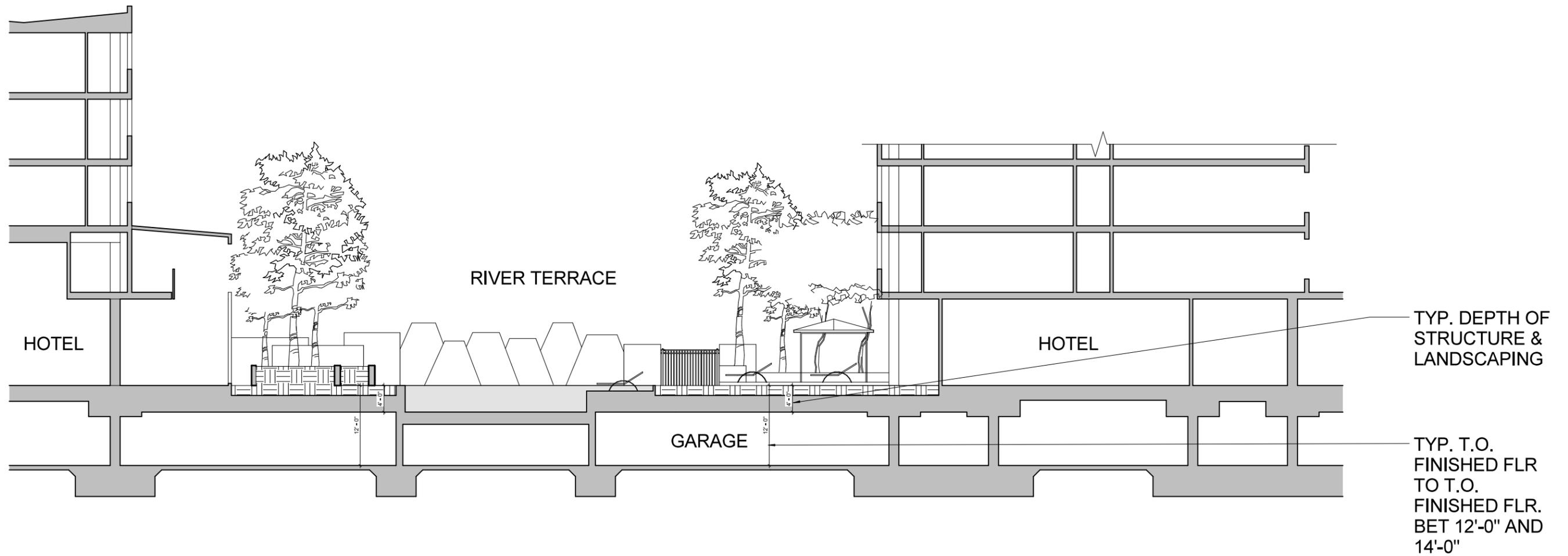
Concrete : Site & Precast :  
Pattern Varies

Smooth-Seamed



Board Formed





LANDSCAPE SECTION DIAGRAM