

OLD MAMMOTH PLACE

VOLUME TWO

JUNE 7, 2016



DIRECTORY

OWNER

METRIC MAMMOTH LLC
269 South Beverly Drive, No. 576
Beverly Hills, CA 90212

Jim Demetriades
Tel. 310-271-1845

OWNER'S REPRESENTATIVE

Sierra Nevada Resort
164 Old Mammoth Rd
Mammoth Lakes, CA 93546

Brent Truax
Tel. 760-934-2515

ARCHITECT

BSA Architects, Inc
Bull Stockwell Allen
300 Montgomery Street,
Suite 1135
San Francisco, CA 94104

John Ashworth
tel: 415-281-4720
fax: 415-281-4721
jashworth@bsaarchitects.com

LANDSCAPE

RHAA
Royston Hanamoto Alley & Abey
323 Geary Street, #602
San Francisco, California 94102

tel. 415-861-7900
fax. 415-861-7908
sfstudio@raa.com

CIVIL

Triad/Holmes Associates
Corporate Headquarters
P.O. Box 1570
549 Old Mammoth Road, Suite 202
Mammoth Lakes, CA 93546

Thomas Platz
tel: 760-934-7588
fax: 760-934-5619
tplatz@thainc.com

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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.

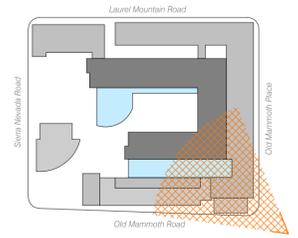
As currently configured, the proposed development program for Old Mammoth Place includes an estimated 460 keyed rooms, 37,000 square feet of retail space and food & beverage venues, 14,500 square feet of state-of-the-art conference and banquet space, 5,500 square foot quality spa and wellness center, 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

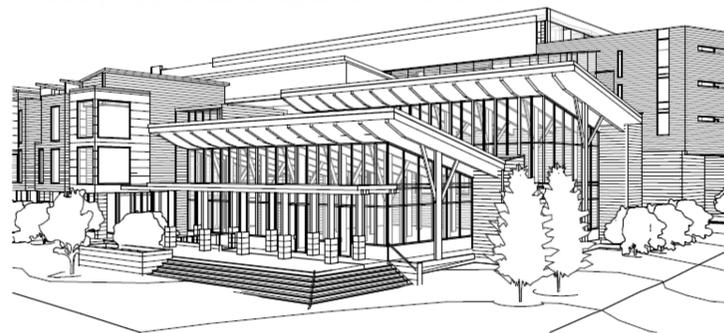




DESIGN CONCEPT and APPROACH

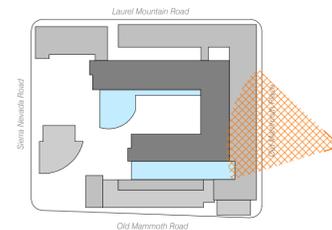


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



NORTHEAST CORNER





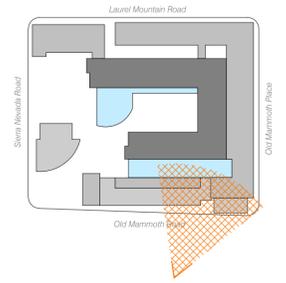
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



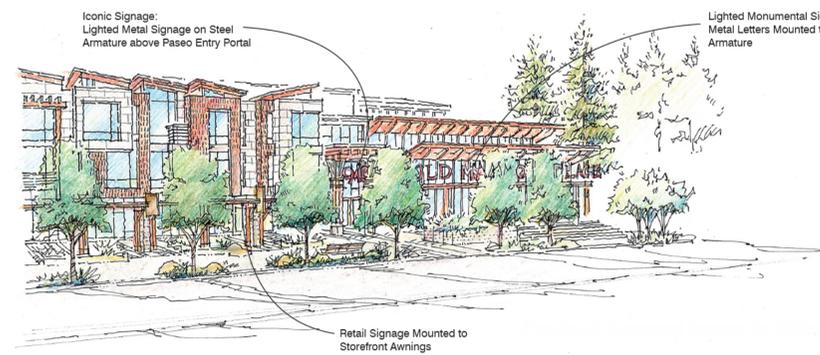
Lighted Monumental Signage:
Metal Letters Mounted to Steel
Armature

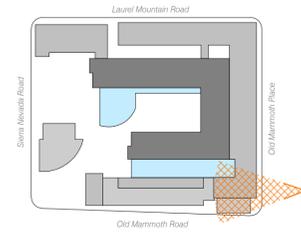


OLD MAMMOTH PLACE



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





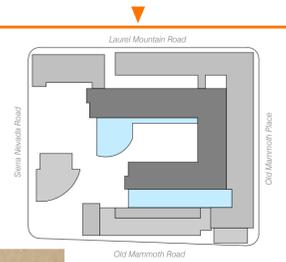
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



Iconic Signage:
Lighted Metal Signage on Steel Armature
Mounted in Market Entry Portal



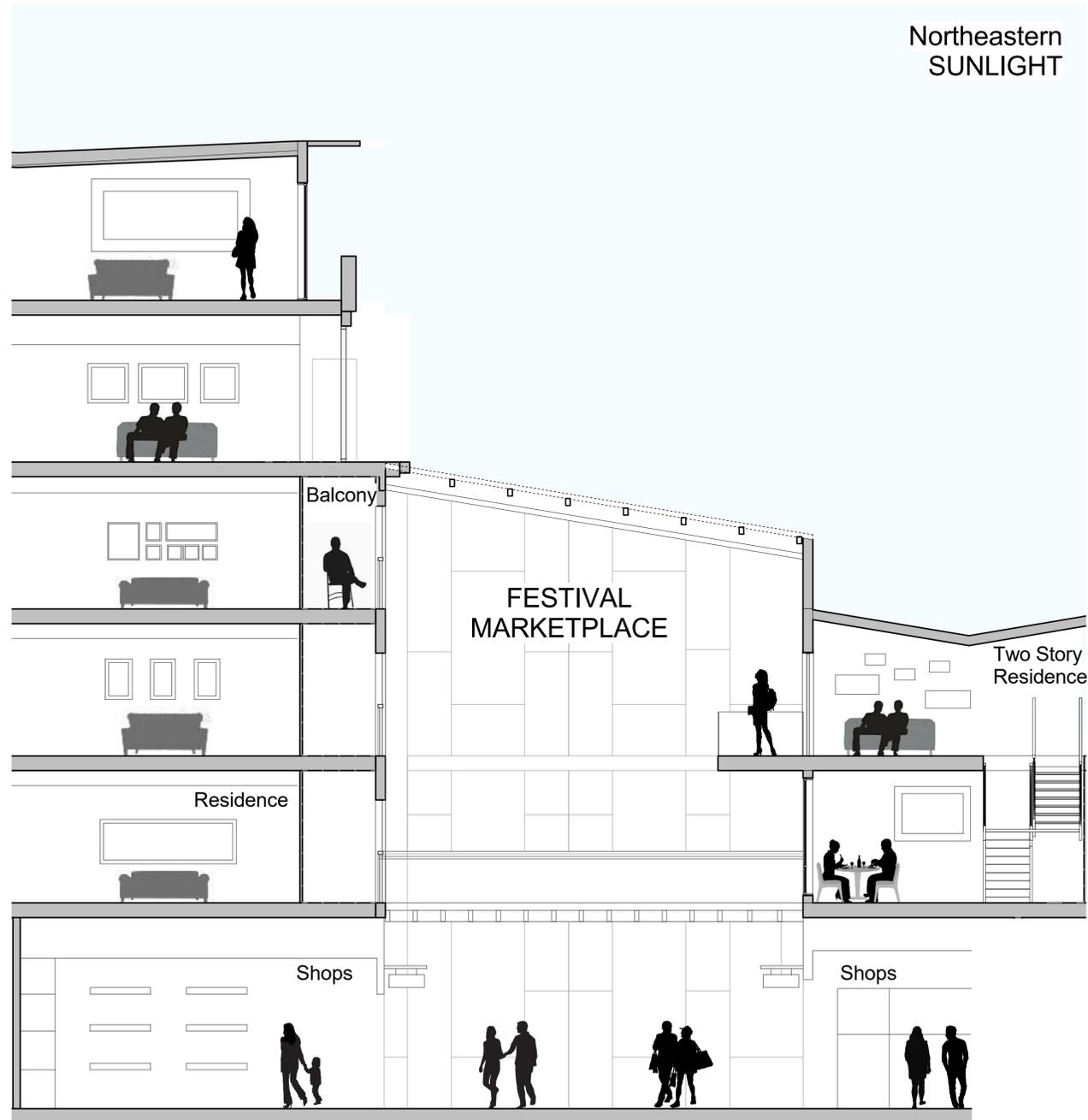
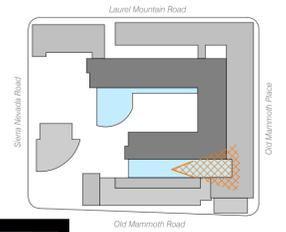
MARKET HALL ENTRY



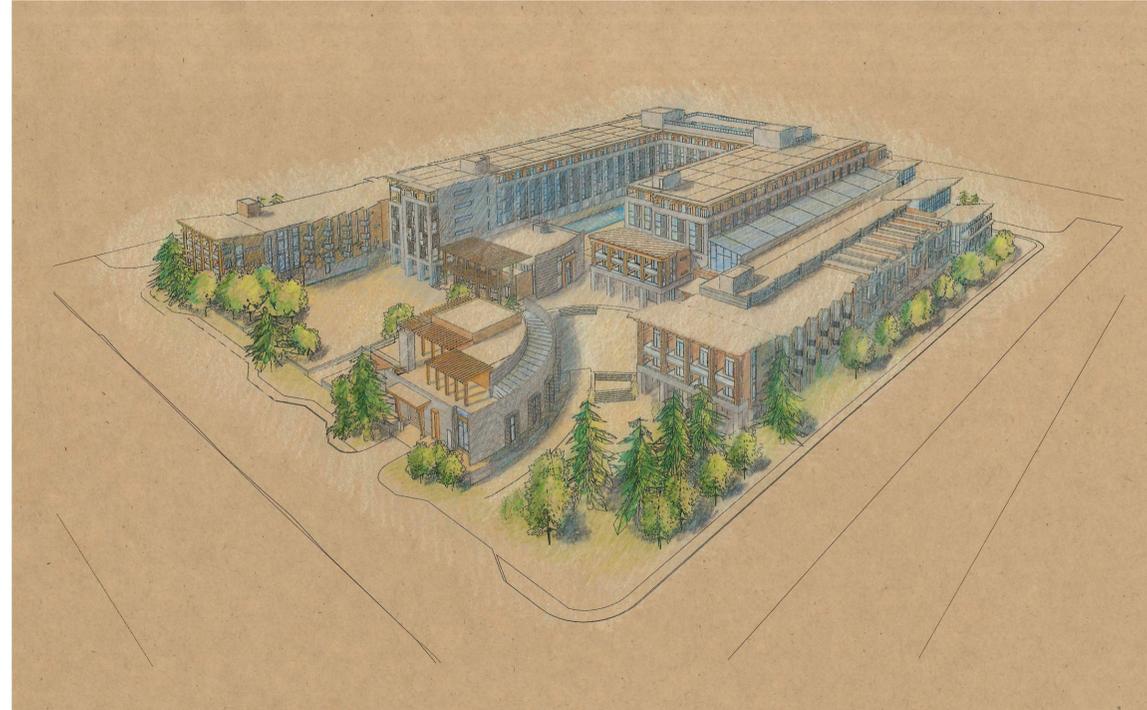
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE.
IMAGES ARE NOT TO SCALE.



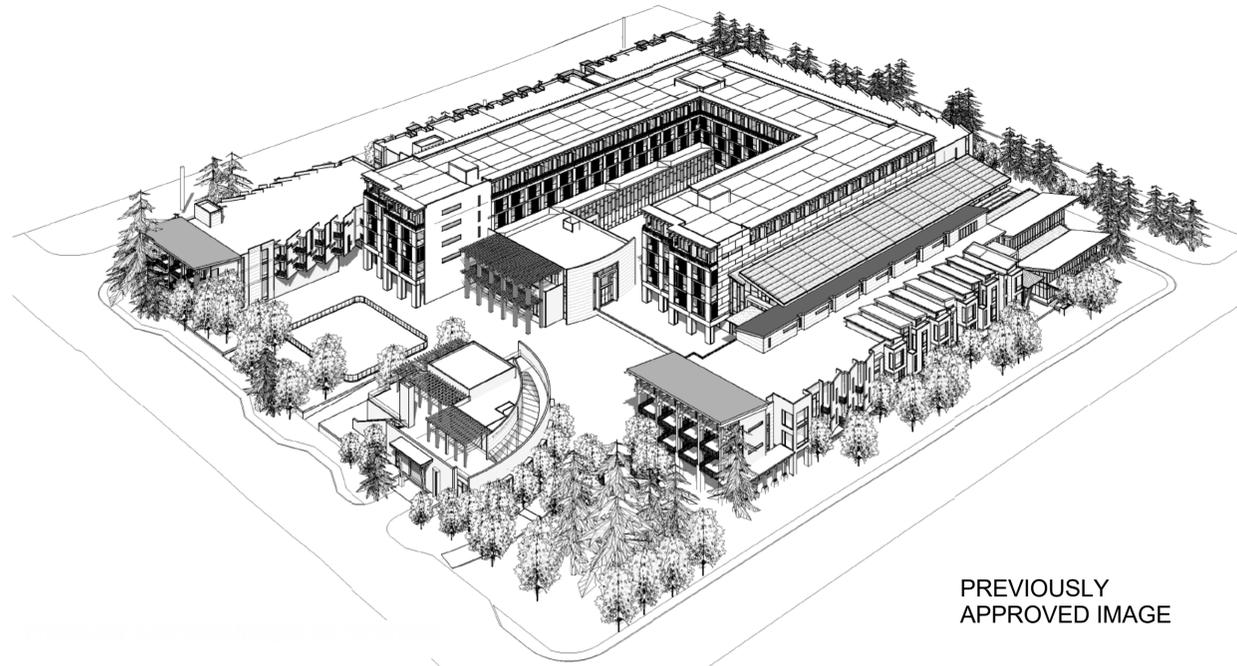
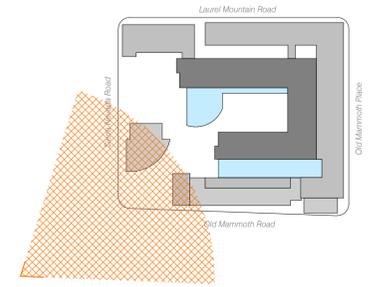
LAUREL MOUNTAIN ROAD



PREVIOUSLY APPROVED IMAGE FOR REFERENCE



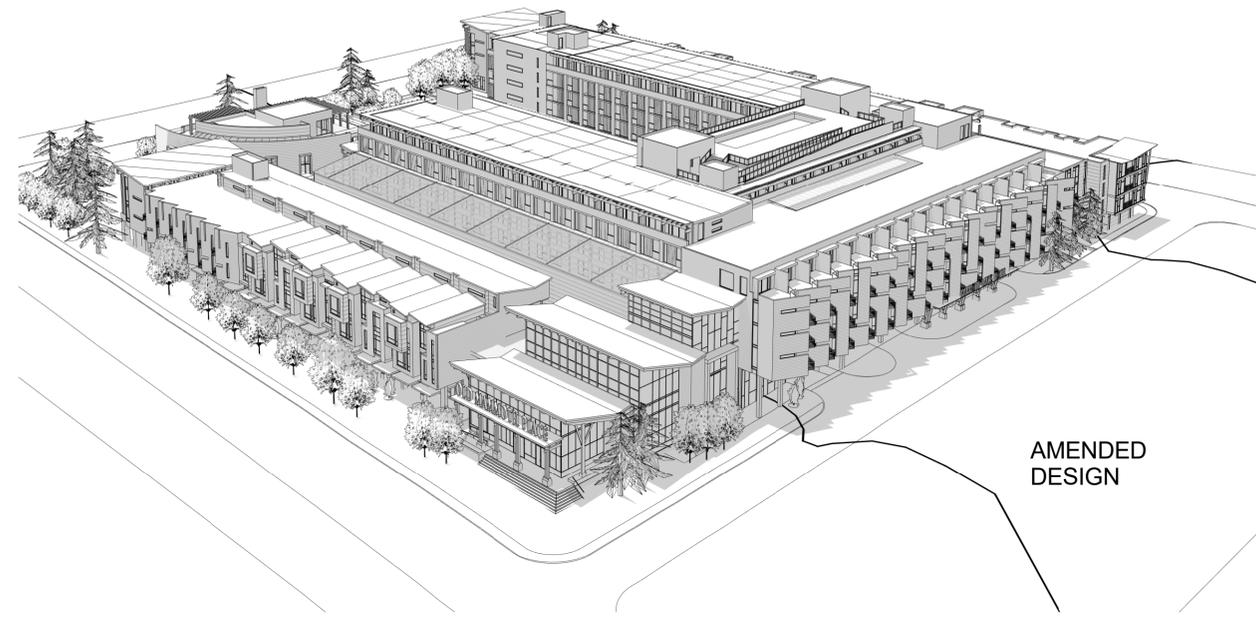
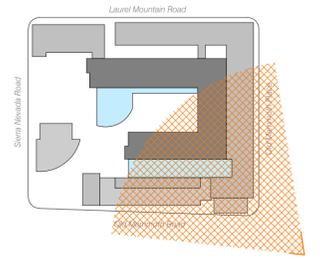
AMENDED DESIGN



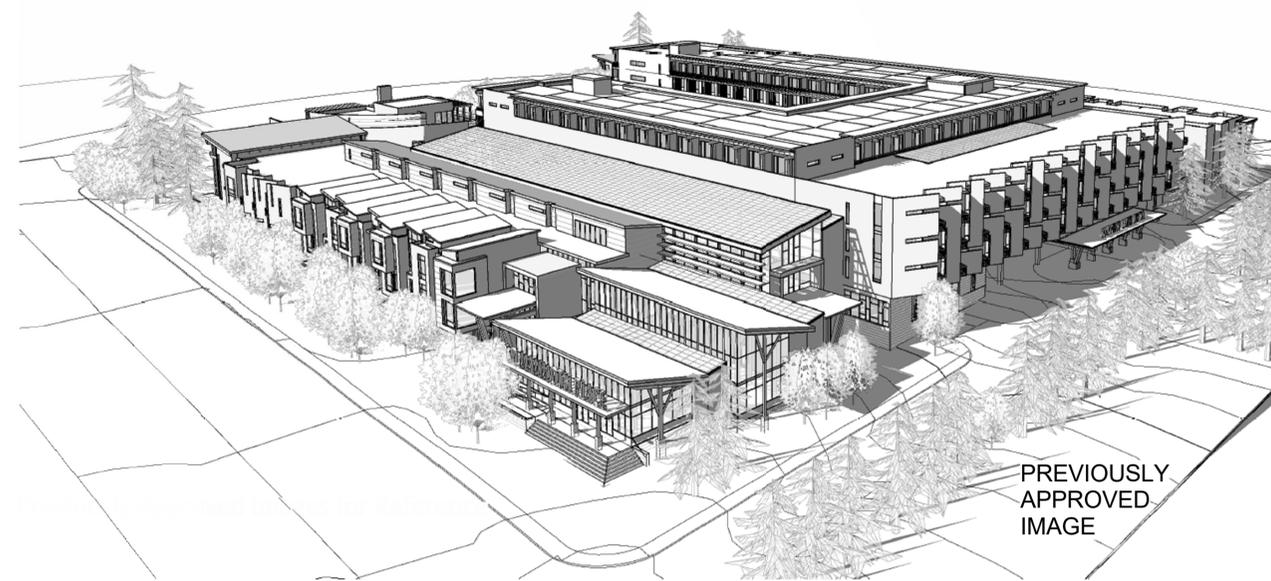
PREVIOUSLY APPROVED IMAGE

PERSPECTIVE MASSING VIEW FROM SOUTHEAST - COMPARISON





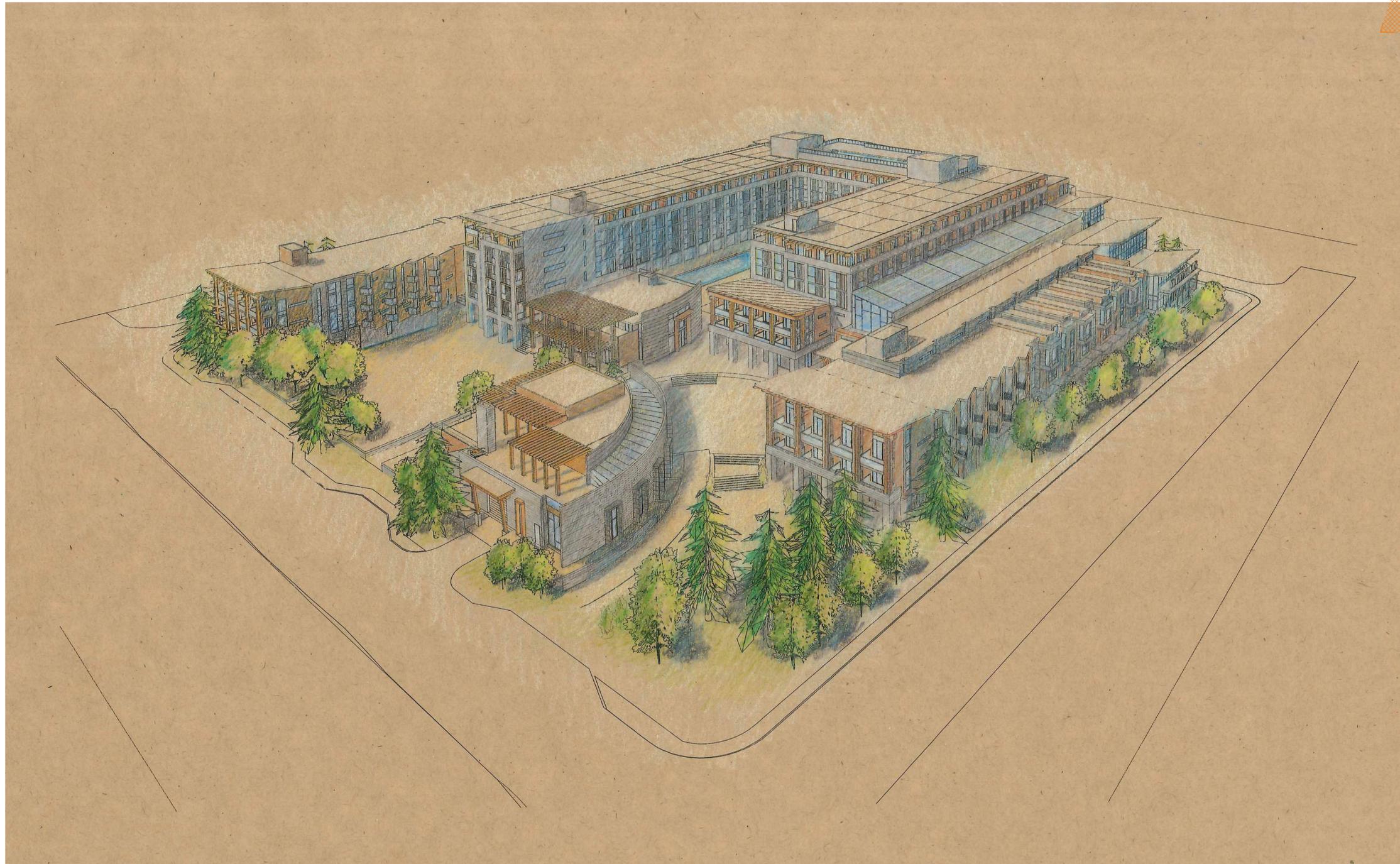
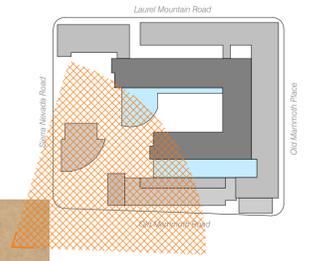
AMENDED
DESIGN



PREVIOUSLY
APPROVED
IMAGE

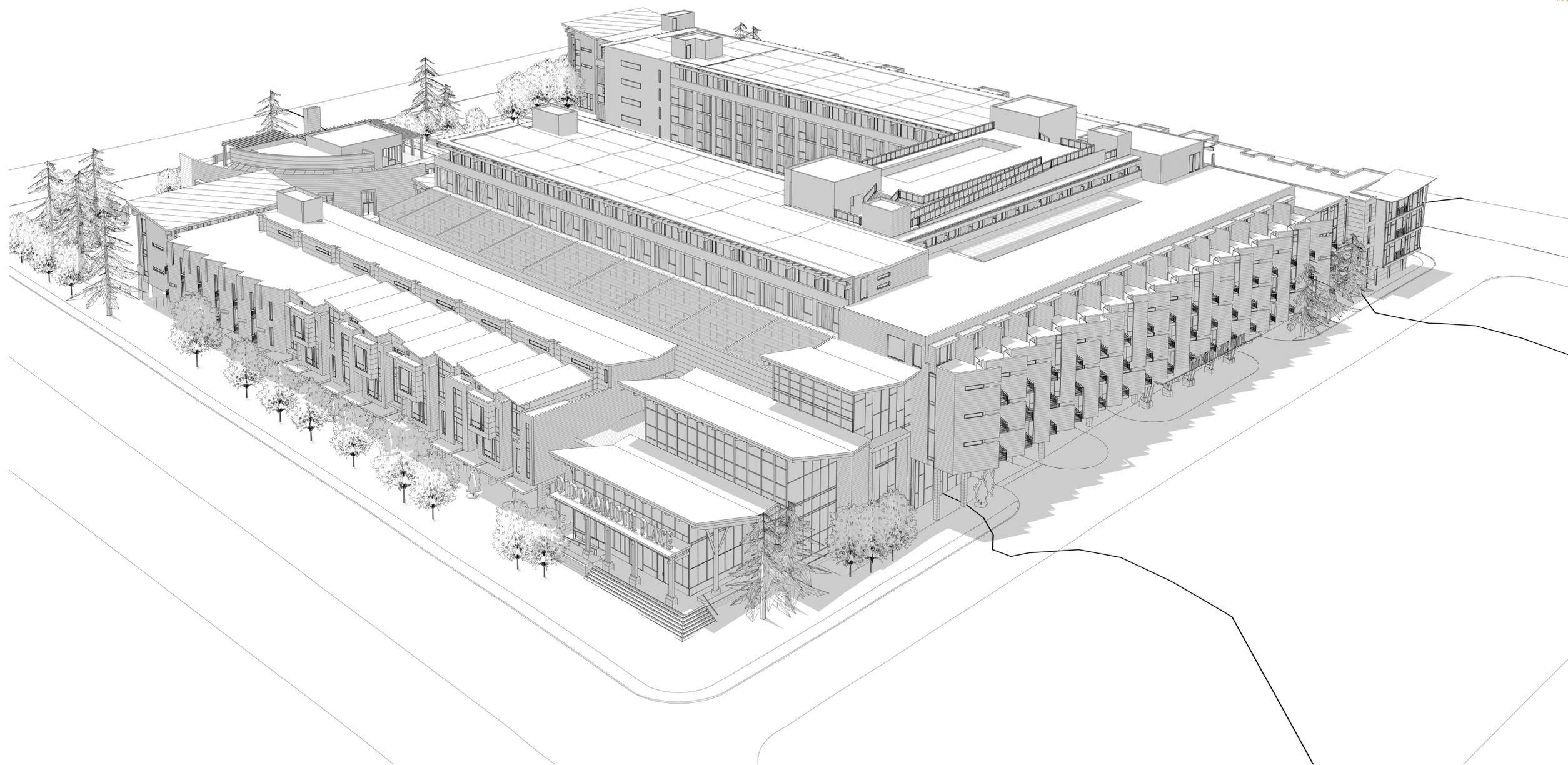
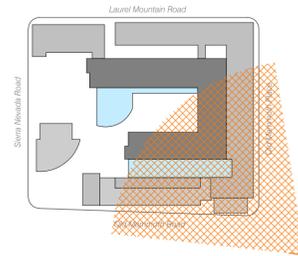
3D VIEW FROM NORTHEAST CORNER - COMPARISON





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



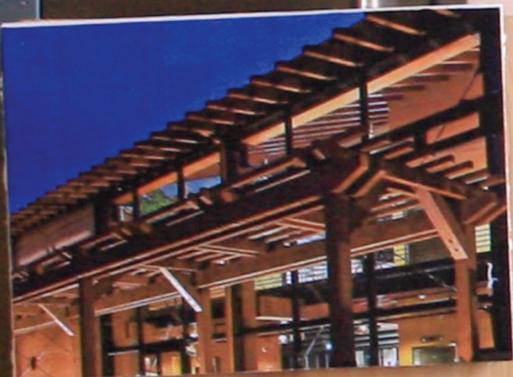
Centria 9947 Gray Velvet



3 Rough Hewn Yosemite Granite



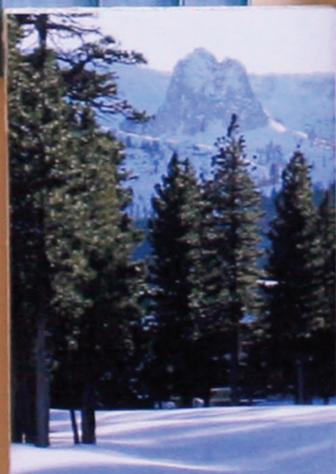
Centria 9960 Medium Gray



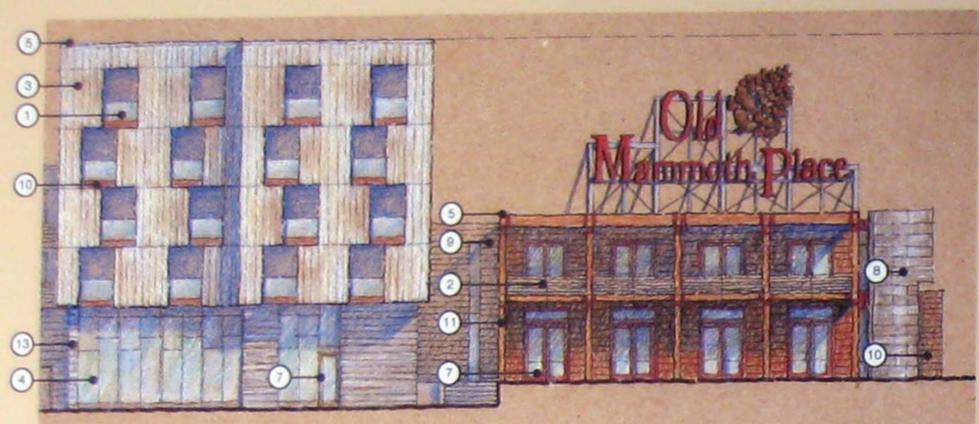
2 Post and Beam Heavy Timber Supports, Beams and Metal Clad Panels



4 Channel Glass



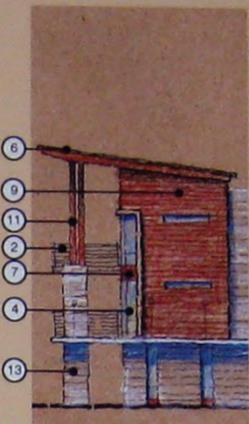
1 Horizontal, Staggered Flat Seam Metal Panel System : Centria 9947 Gray Velvet



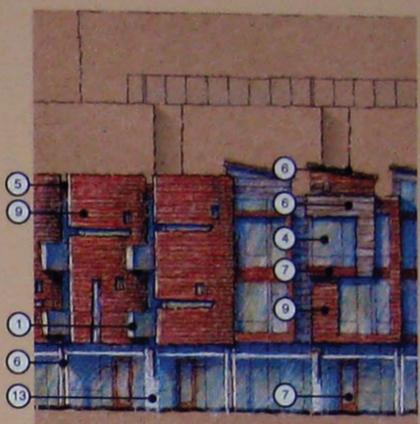
A Hotel view from ice rink looking South
B Restaurant view from ice rink



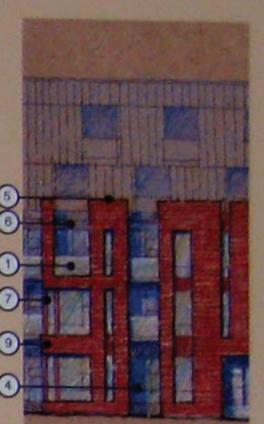
Rendering of birds eye view from Old Mammoth Road and Sierra Nevada Road Corner



C view from Old Mammoth Road



D view from Old Mammoth Road



E view from Laurel Mountain Road

Unit Balconies

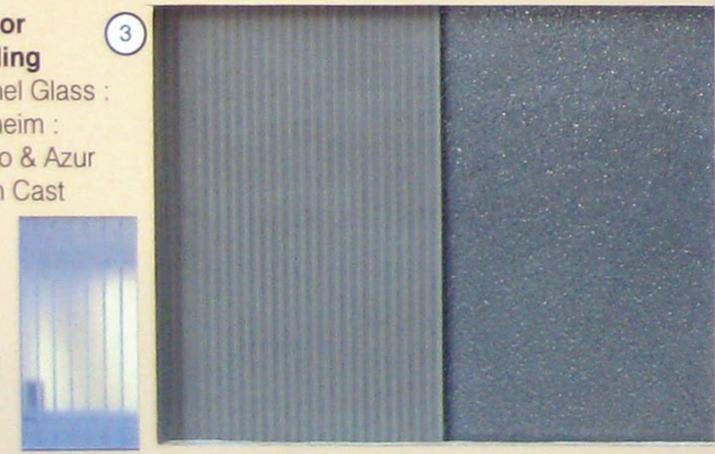


**Storefronts/Windows/
Railings/Doors**



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

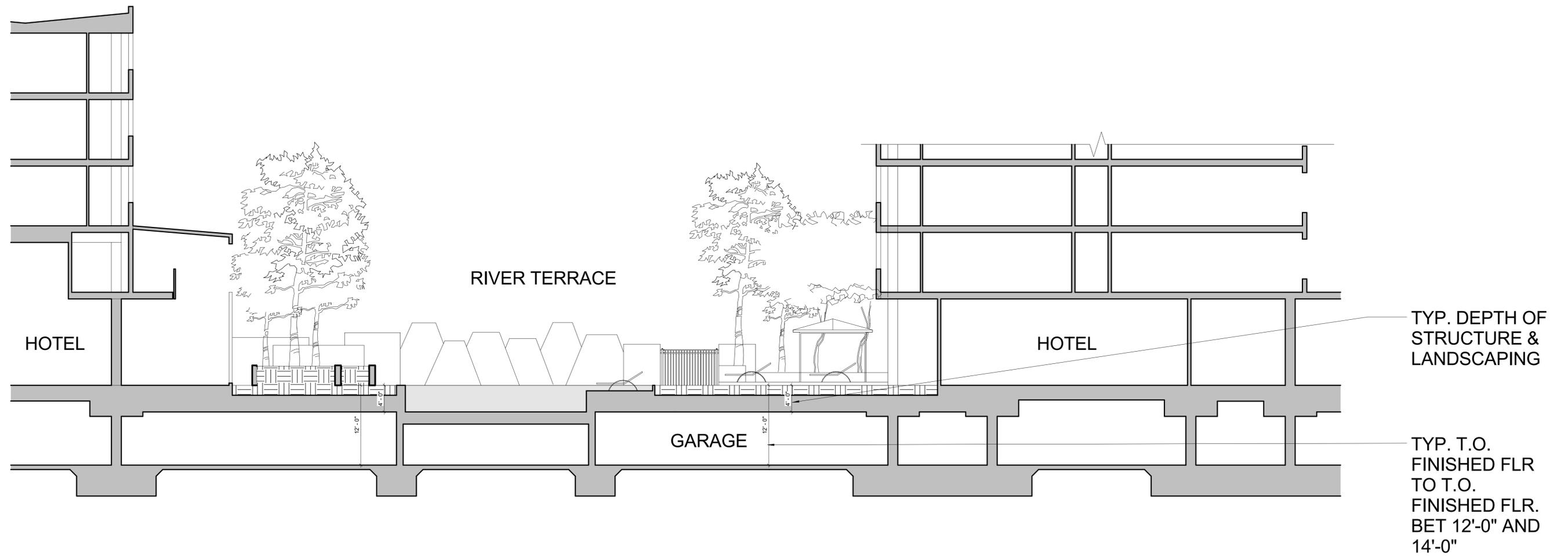
Steel and Glulam



Base & Side Walls

Concrete : Site & Precast :
Pattern Varies



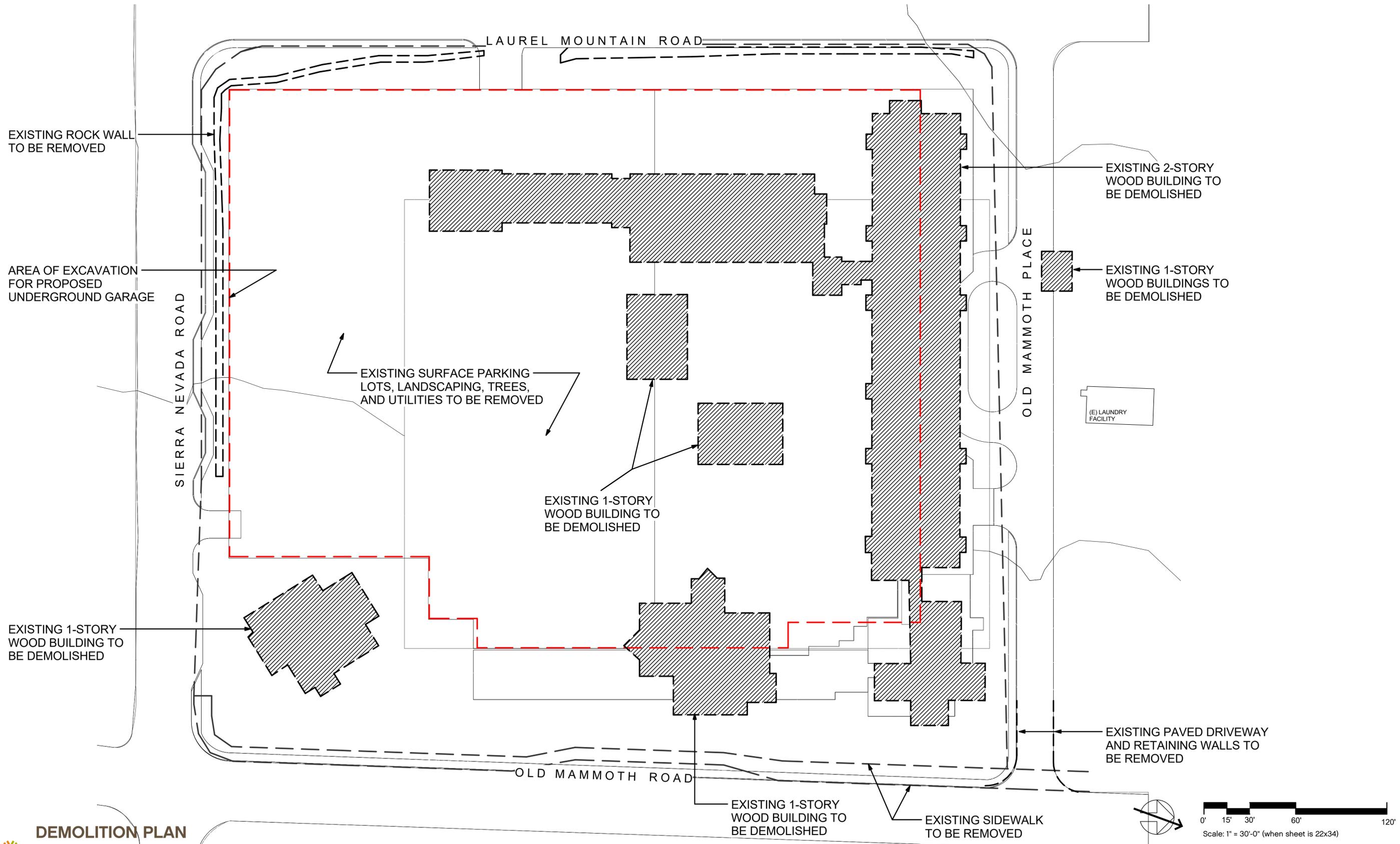


LANDSCAPE SECTION DIAGRAM



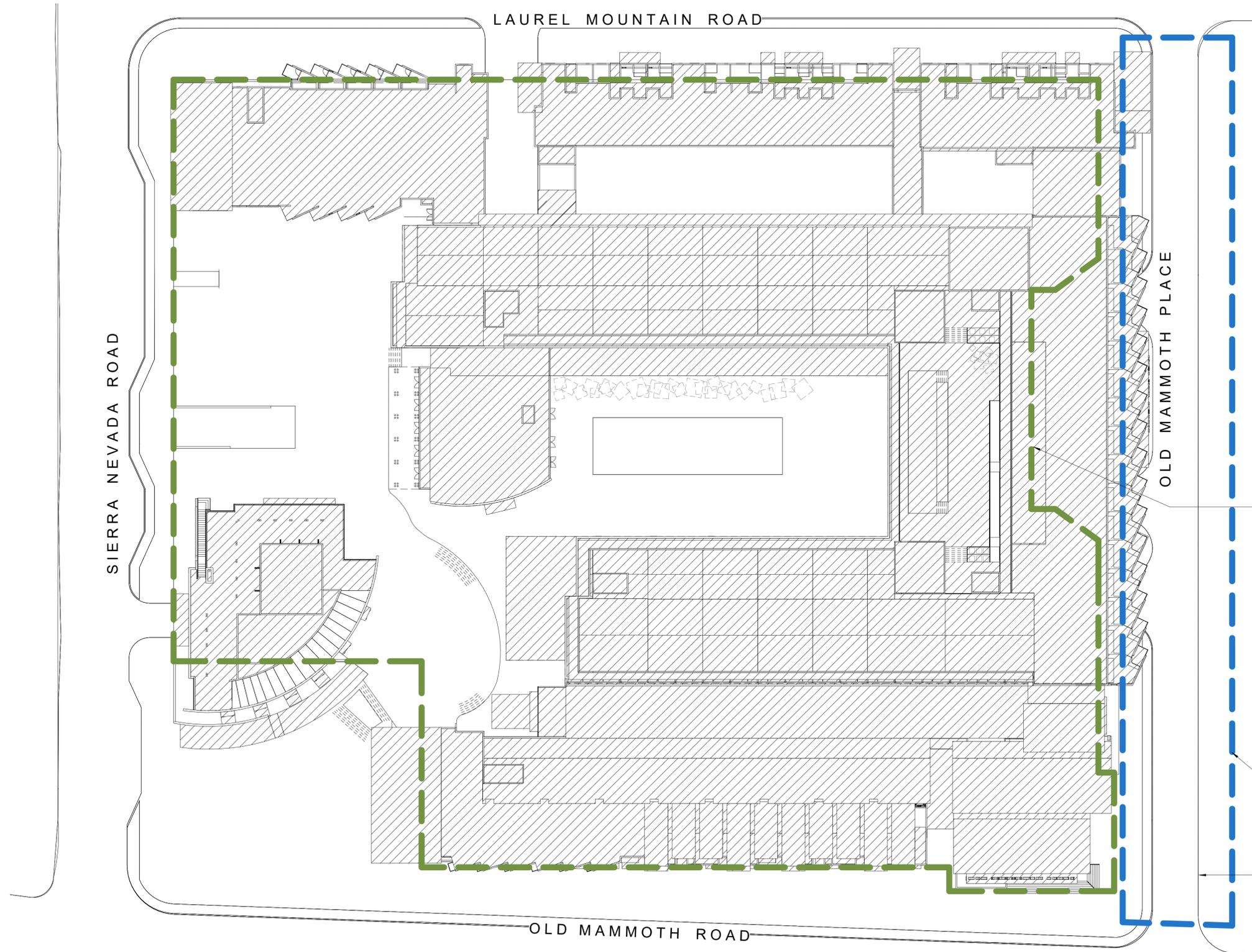


ARCHITECTURAL DRAWINGS



DEMOLITION PLAN





PROPOSED PHASING:

PHASE I:

1. UNDERGROUND PARKING FACILITY.
2. CONNECTOR STREET (OLD MAMMOTH PLACE.)

PHASE II:

1. HOTEL, MARKET HALL & MIXED-USE BUILDING ALONG OLD MAMMOTH ROAD.
2. CORNER RESTAURANT & OLD MAMMOTH ROAD SIDEWALK IMPROVEMENTS.
3. OLD MAMMOTH SQUARE/ EVENTS PLAZA.

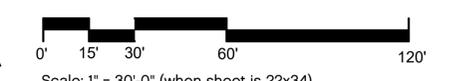
PHASE III:

1. HOTEL/ RESIDENTIAL BUILDING ALONG LAUREL MOUNTAIN ROAD.
2. ZEN GARDEN

PROPOSED STAGING AREA - PHASE II (INSIDE UNDERGROUND GARAGE)

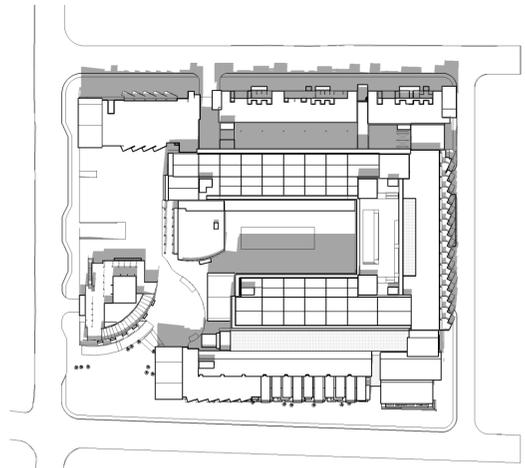
PROPOSED STAGING AREA - PHASE I

NEW MID-BLOCK CONNECTOR/ VEHICULAR ACCESS (OLD MAMMOTH PLACE)

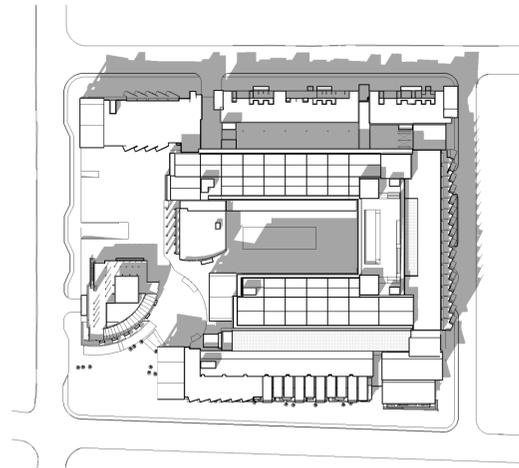


CONSTRUCTION STAGING/ MANAGEMENT PLAN

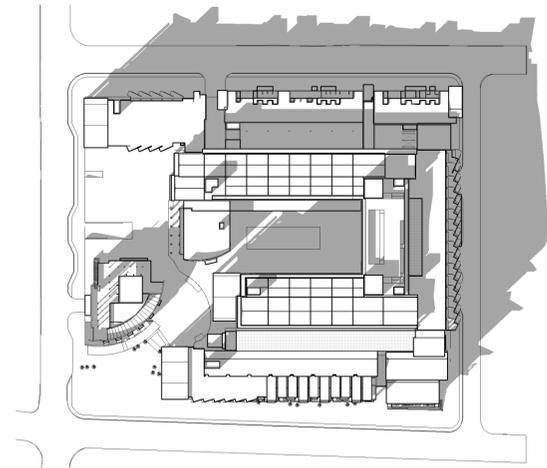




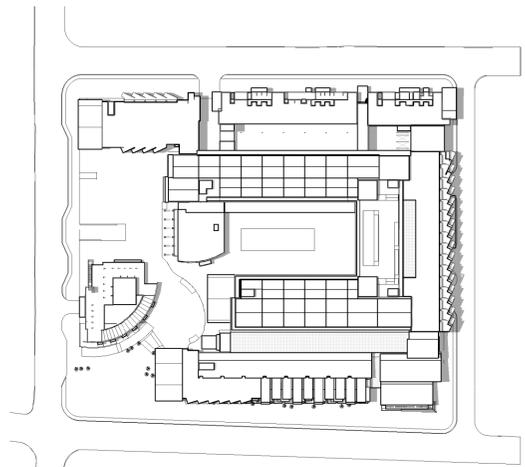
7 SHADOW STUDY - SUMMER 9 AM
1 : 1500



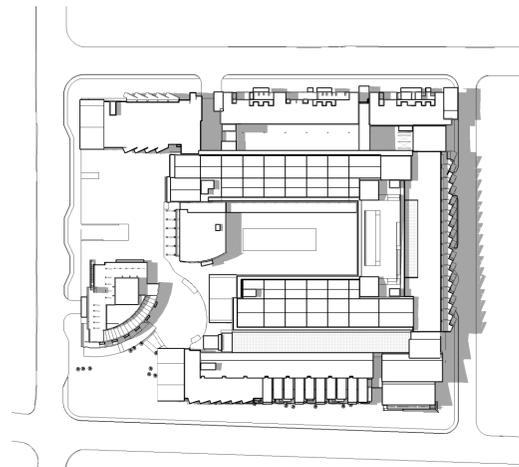
4 SHADOW STUDY - EQUINOX 9 AM
1 : 1500



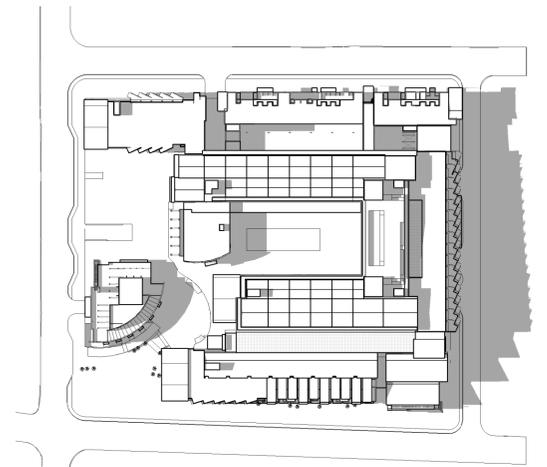
1 SHADOW STUDY - WINTER 9AM
1 : 1500



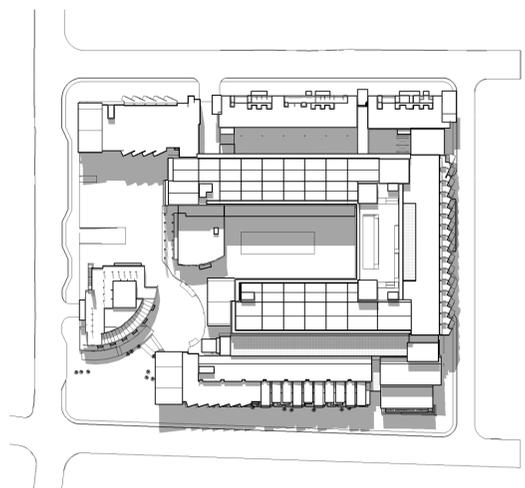
8 SHADOW STUDY - SUMMER 12 PM
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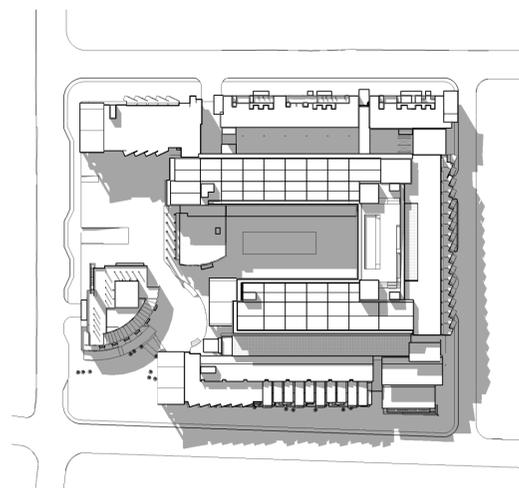
5 SHADOW STUDY - EQUINOX 12 PM
1 : 1500



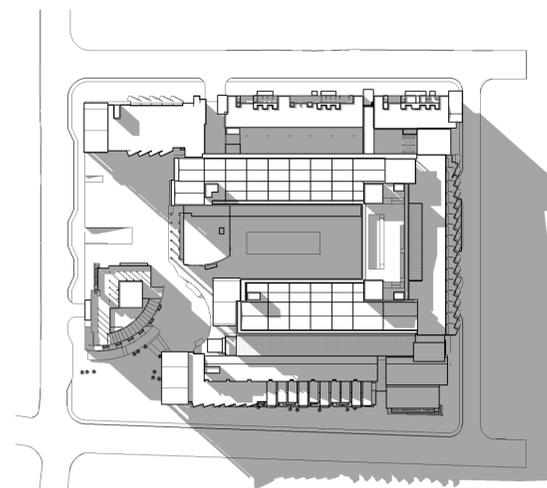
2 SHADOW STUDY - WINTER 12 PM
1 : 1500



9 SHADOW STUDY - SUMMER 3 PM
1 : 1500



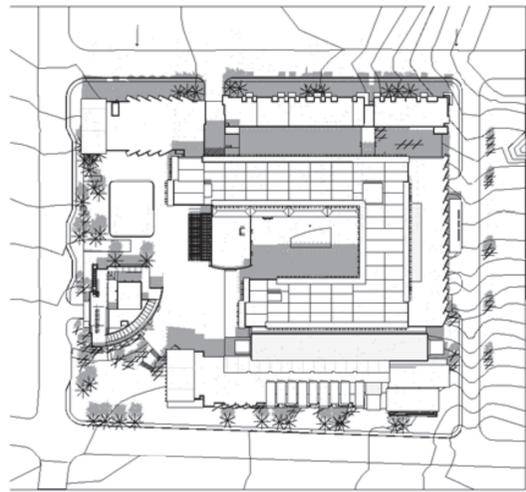
6 SHADOW STUDY - EQUINOX 3 PM
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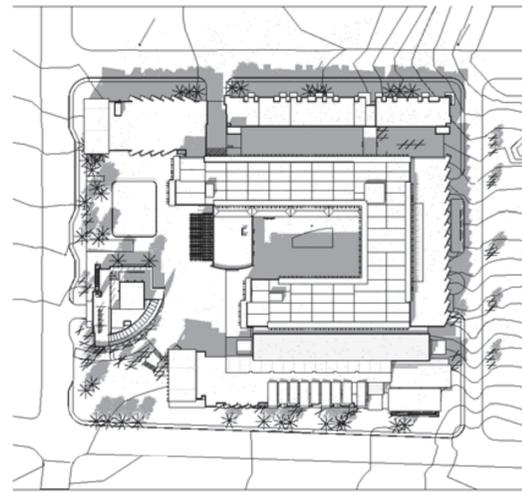
3 SHADOW STUDY - WINTER 3 PM
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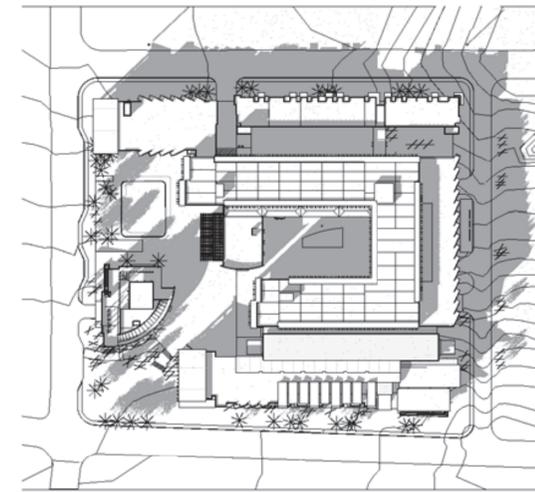
SHADOW STUDIES



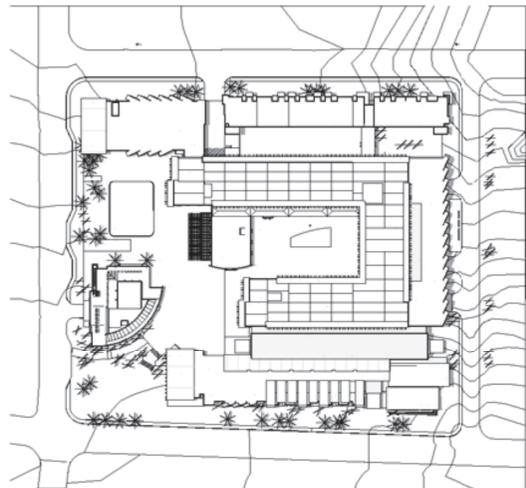
7 SHADOW STUDY - SUMMER 9 AM
1 : 1500



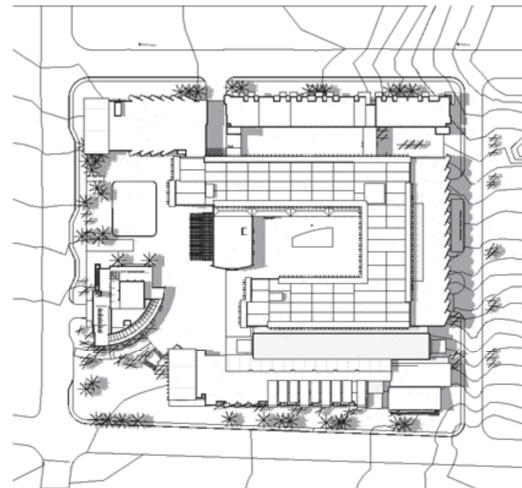
4 SHADOW STUDY - EQUINOX 9 AM
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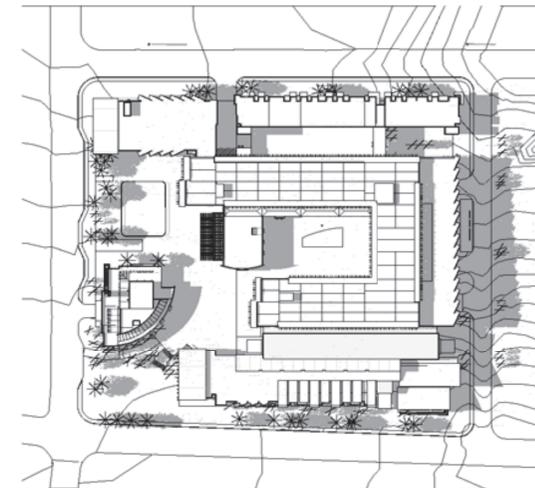
1 SHADOW STUDY - WINTER 9 AM
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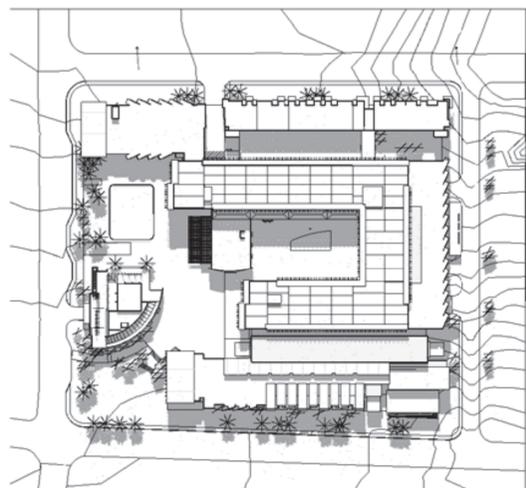
8 SHADOW STUDY - SUMMER 12 PM
1 : 1500



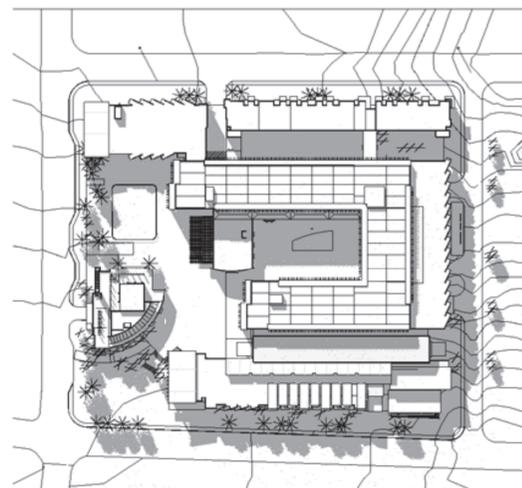
5 SHADOW STUDY - EQUINOX 12 PM
1 : 1500



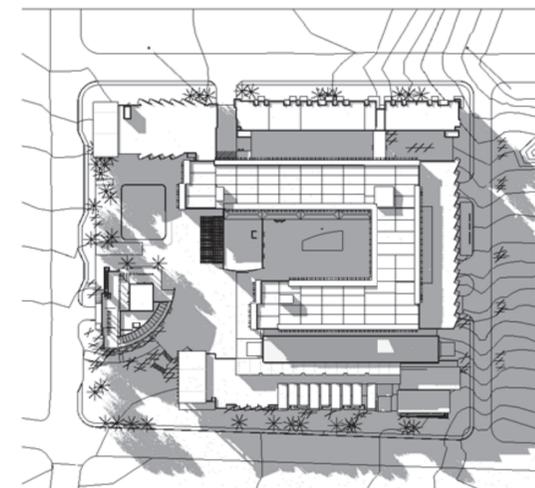
2 SHADOW STUDY - WINTER 12 PM
1 : 1500



9 SHADOW STUDY - SUMMER 3 PM
1 : 1500



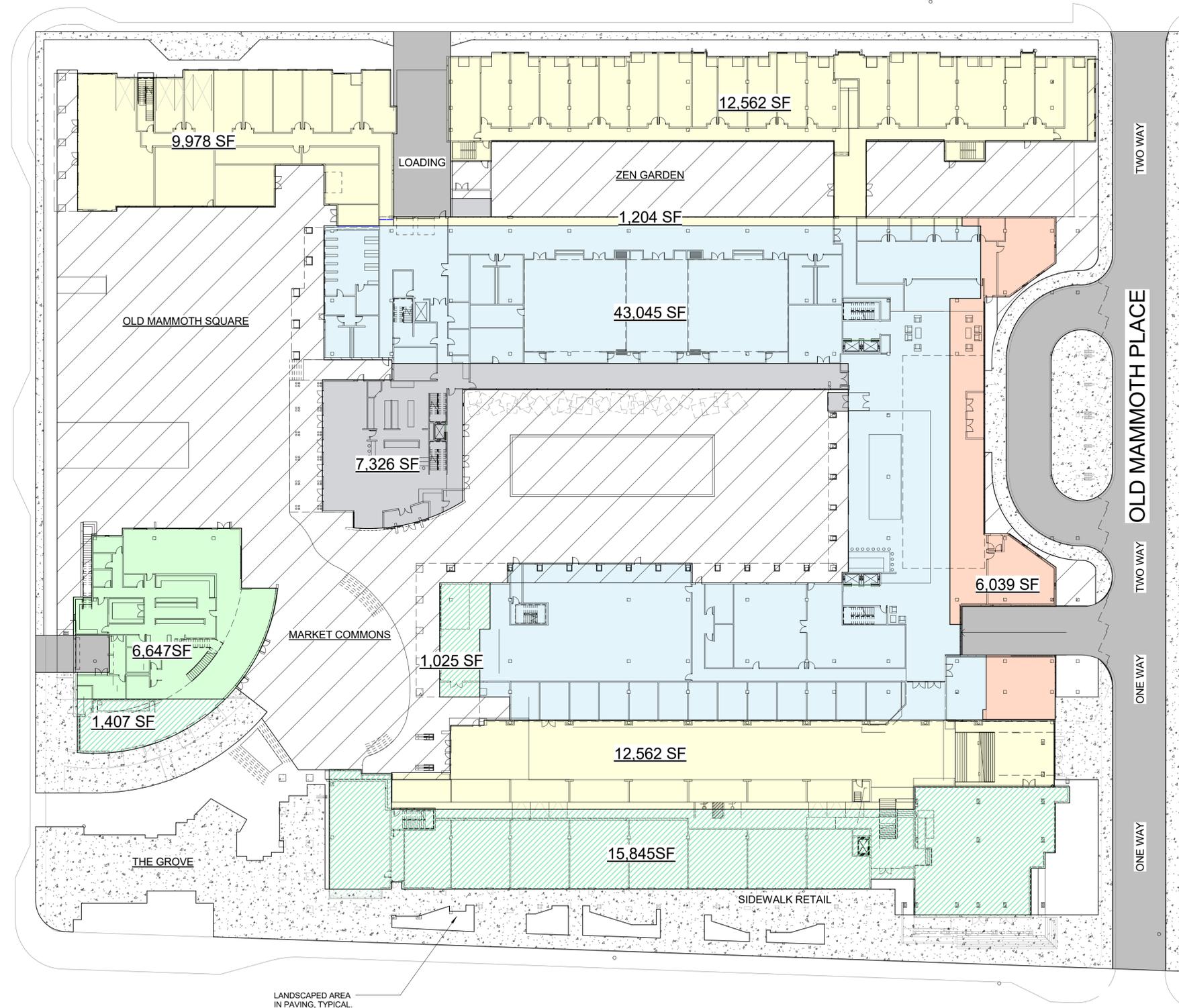
6 SHADOW STUDY - EQUINOX 3 PM
1 : 1500



3 SHADOW STUDY - WINTER 3 PM
1 : 1500

SIERRA NEVADA ROAD

LAUREL MOUNTAIN ROAD



LANDSCAPED AREA IN PAVING, TYPICAL

OLD MAMMOTH ROAD

LEGEND:

- LANDSCAPED PLAZAS ON PODIUM STRUCTURE
- INTEGRAL-COLOR PATTERNED SIDEWALK PAVING
- ASPHALT PAVING AT LOADING AREAS AND CONNECTOR STREET
- 2-STORY HOTEL RESTAURANT AND SERVICE AREA
- 3-STORY BUILDING ON GRADE
- 3-STORY BUILDING ON PODIUM
- 4-STORY BUILDING ON PODIUM
- 5-STORY BUILDING ON PODIUM
- 6-STORY BUILDING ON PODIUM

IMPERVIOUS SITE CIRCULATION:

OLD MAMMOTH PLACE:	13,750 SF
SIDEWALKS:	25,115 SF
PORTE COCHERE TURN-OUT:	5,240 SF
TOTAL:	44,105 SF (17%)

SITE COVERAGE AS DEFINED BY THE CSP:

The municipal code sets maximum site coverage for all developed impervious surfaces at 70%, where site coverage is defined as "the area of a lot covered by all structures and impervious surfaces including decks, driveways, walkways, and parking areas" for land designated 'cg.'

The csp also proposes maximum site coverage of 70%, but site coverage is defined as "the percent of lot area that may be covered by buildings or structures. Subterranean or podium structures topped by landscaped or structures. Subterranean or podium structures topped by landscaped open areas (of at least a minimum dimension of 10' x 10' x 4' deep) shall not be considered structures for purposes of calculating lot coverage."

TOTAL LOT AREA:

6.1 ACRES = 6.1 X 43,560 SF = 265,716 SF

TOTAL BUILDING AREA:

ON PODIUM:	100,373 SF (39%)
ON GRADE:	24,971 SF (09%)
TOTAL:	125,344 SF (48%)

1,072 SF
(E) LAUNDRY FACILITY

TWO WAY

OLD MAMMOTH PLACE

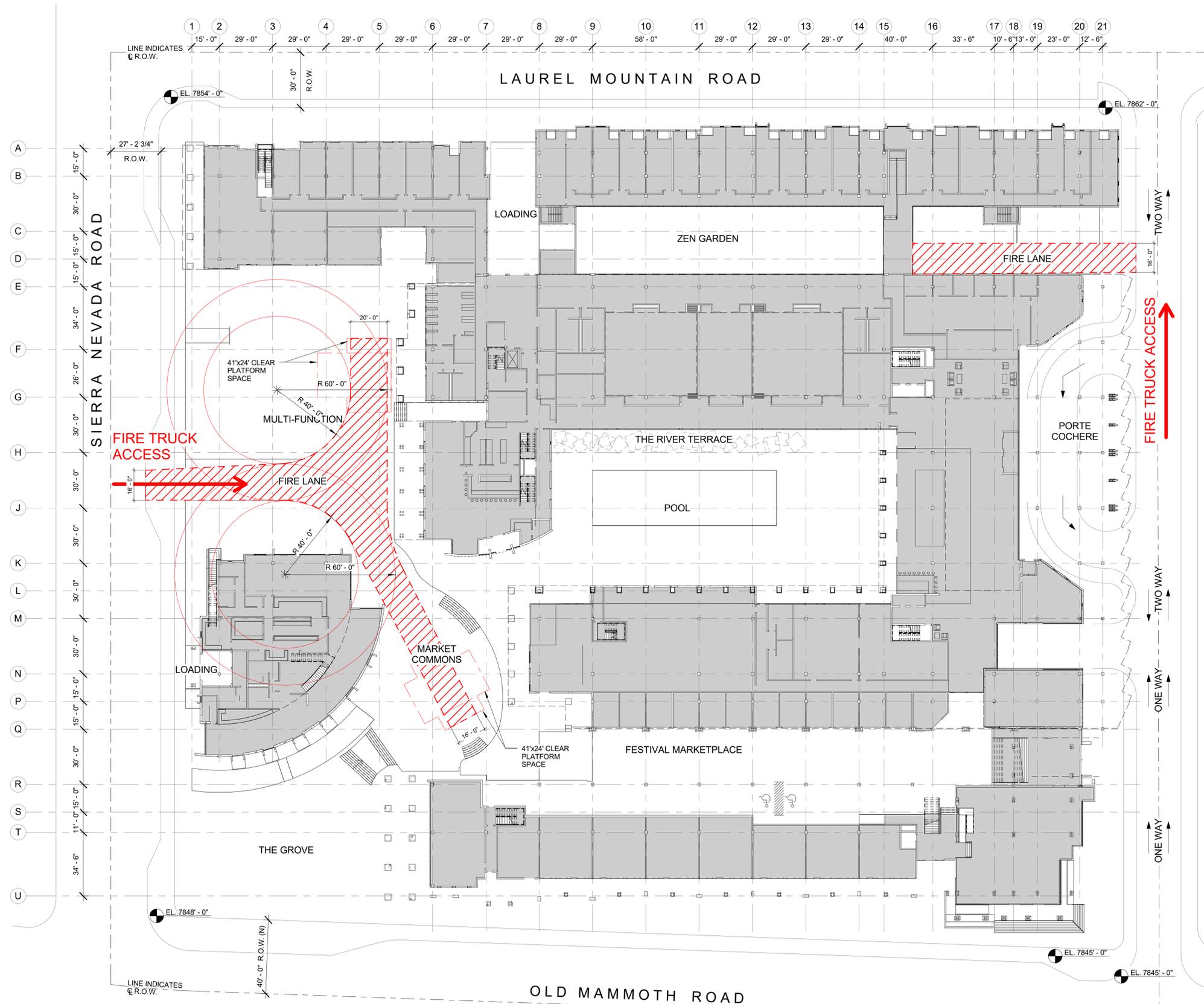
TWO WAY

ONE WAY

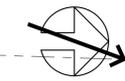
ONE WAY

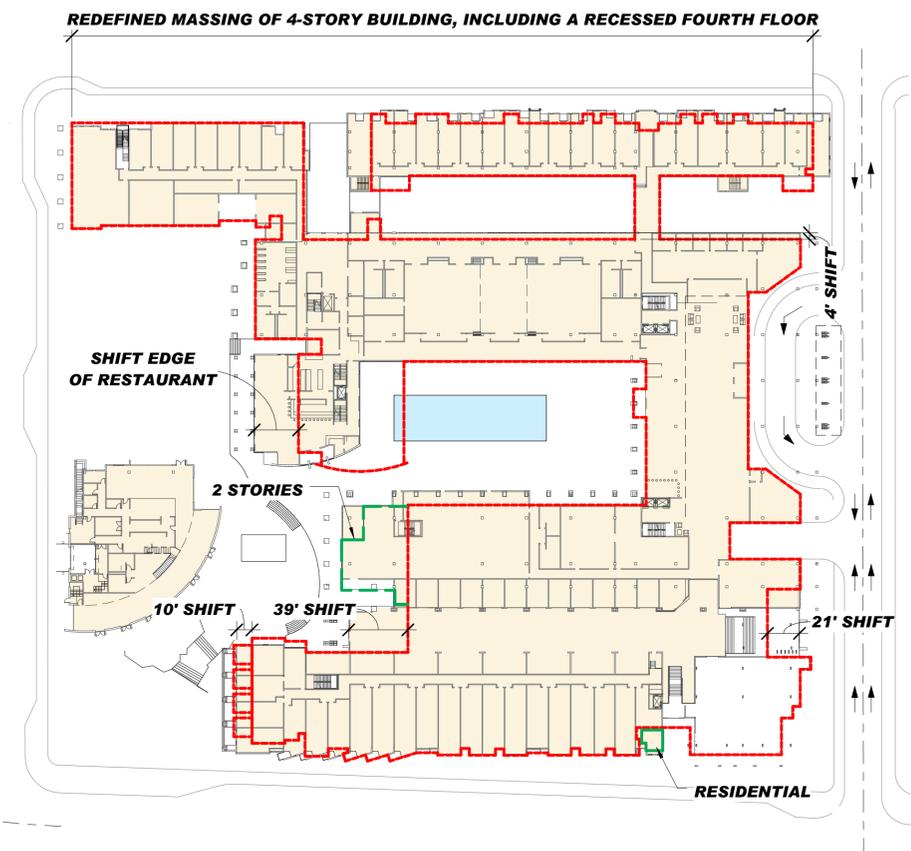
SITE COVERAGE PLAN



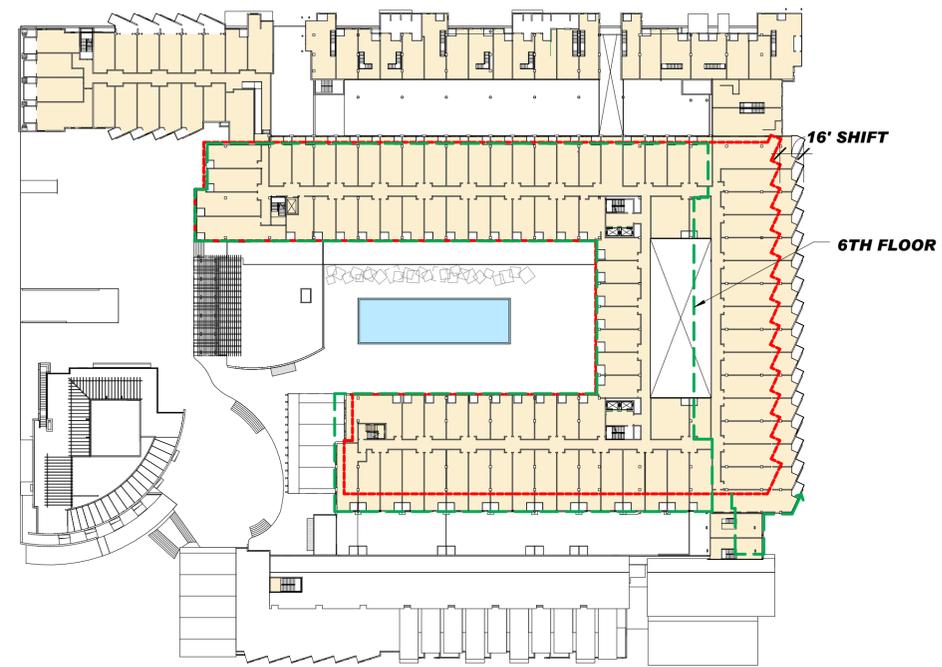


FIRE ACCESS LANE DIAGRAM





① LEVEL 1
1" = 60'-0"



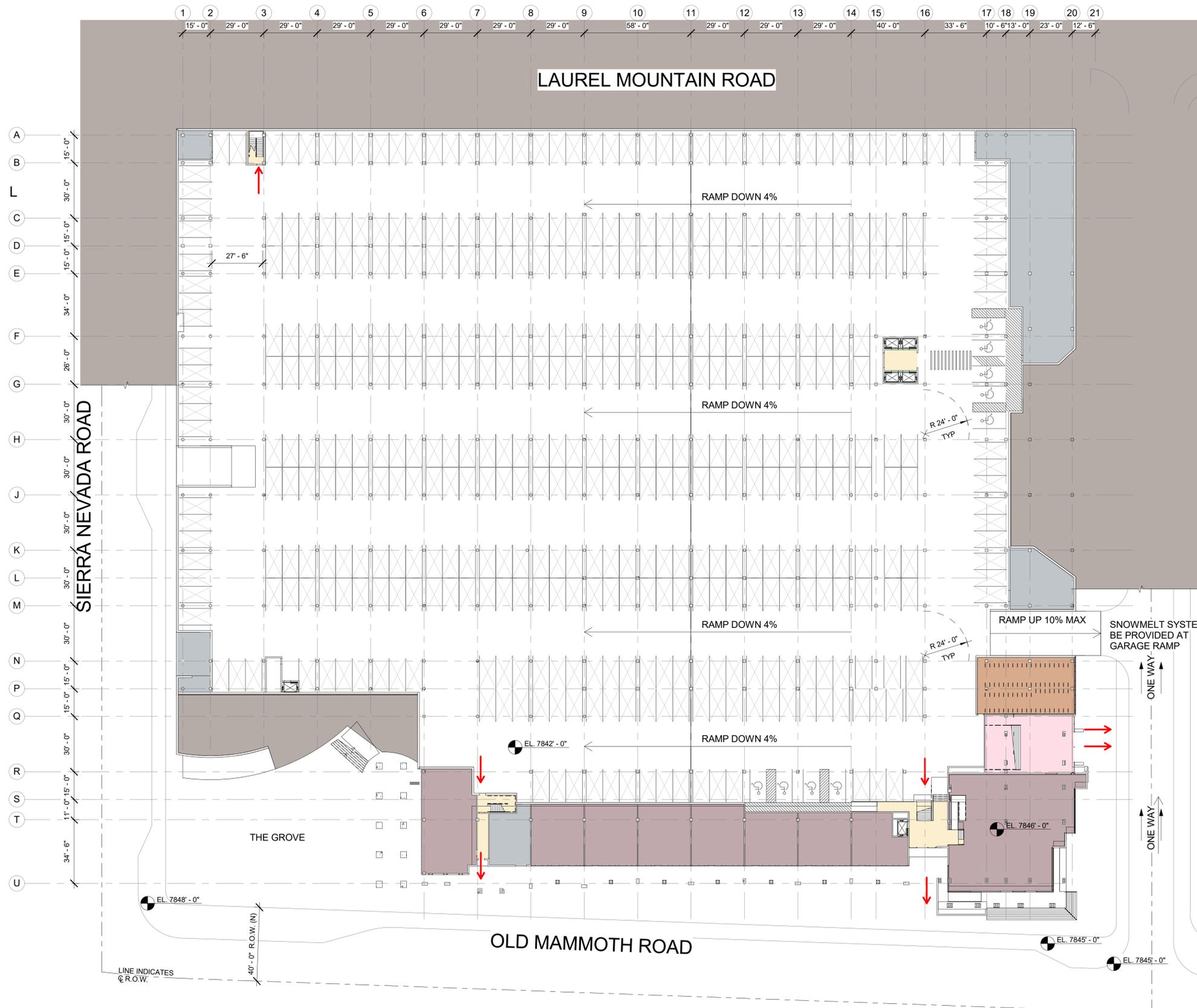
② LEVEL 4
1" = 60'-0"

KEY CHANGES

- PROPERTY LINE
- FOOTPRINT FROM 2010 SUBMITTAL
- NEW FOOTPRINT



ARCHITECTURAL CHANGES



DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

SEE SHEET A2.0A FOR TYP. STALL LAYOUTS

→ EXIT ROUTE

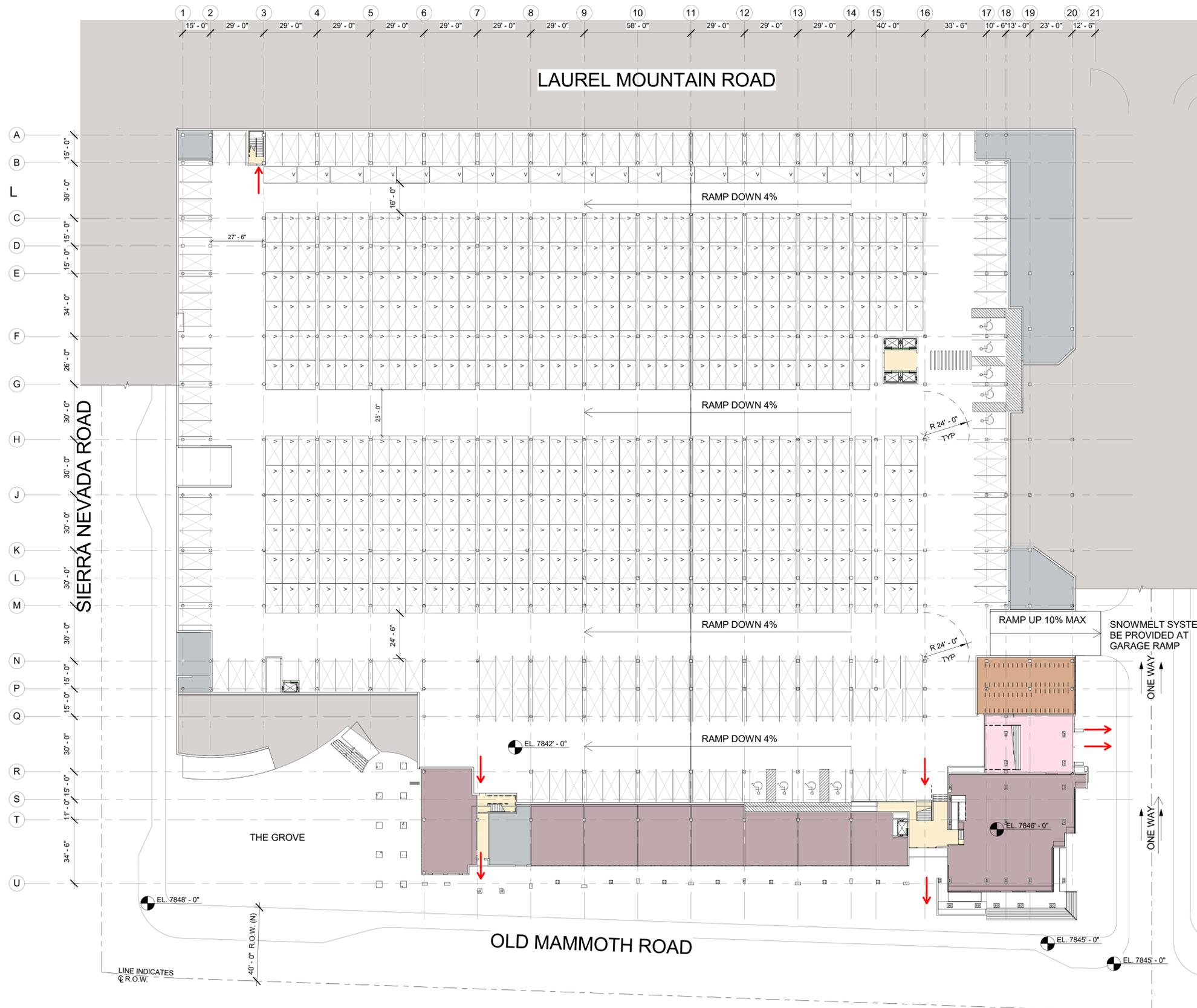
TOTAL NUMBER OF PARKING STALLS: 447

150 STALLS SHORT OF THE 597 REQUIRED



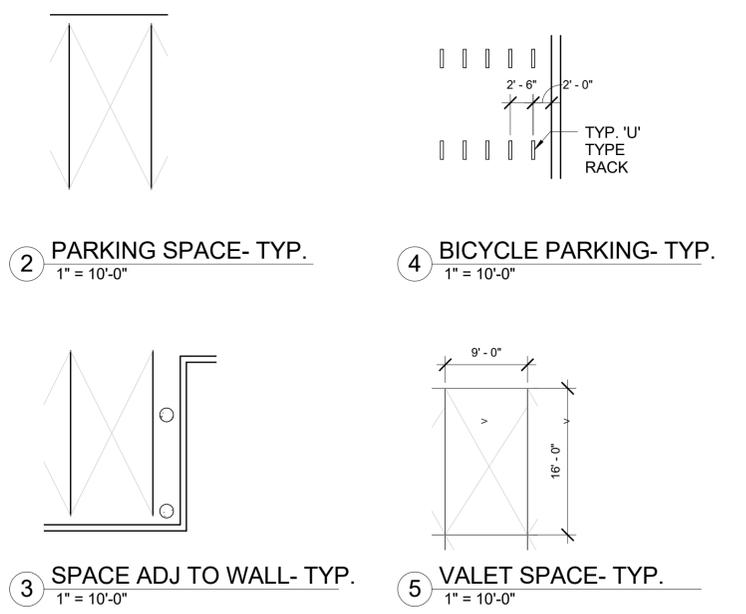
GARAGE/ GROUND FLOOR PLAN - SELF-PARK PARKING LAYOUT





DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

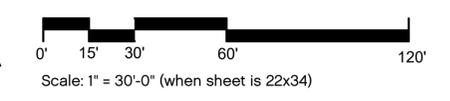


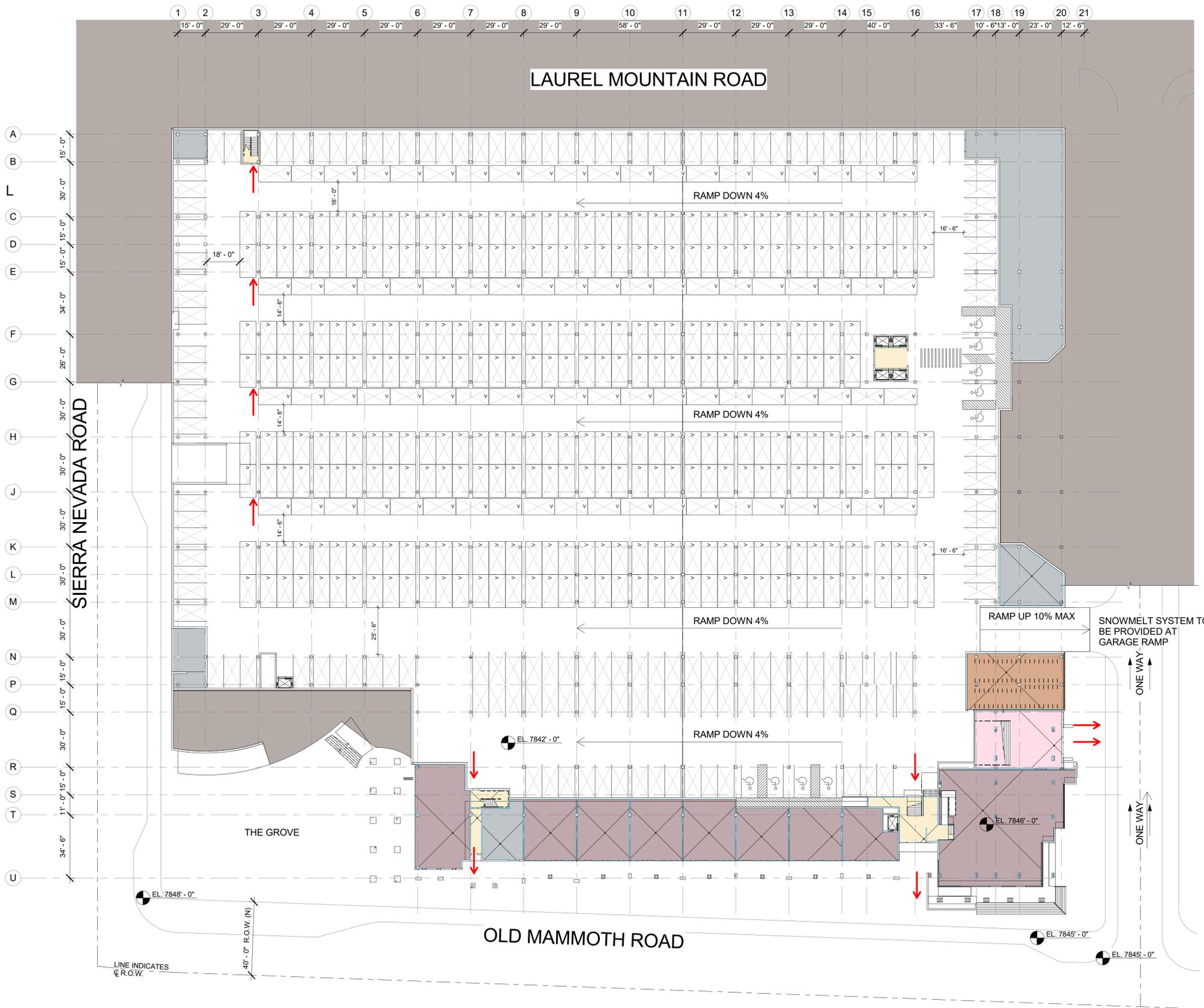
→ EXIT ROUTE

TOTAL NUMBER OF PARKING STALLS: 613

16 OVER THE EST. PEAK OF 597

GARAGE/ GROUND FLOOR PLAN - LSA VALET PARKING LAYOUT

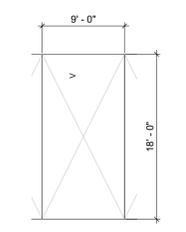




DEPARTMENT LEGEND

- BOH
- CIRCULATION
- RETAIL
- BIKE PARKING
- COMMUNITY AMENITY
- PARKING

SEE SHEET A2.0A FOR OTHER TYP. STALL LAYOUTS



2 9' x 18' VALET SPACE- TYP.
1" = 10'-0"

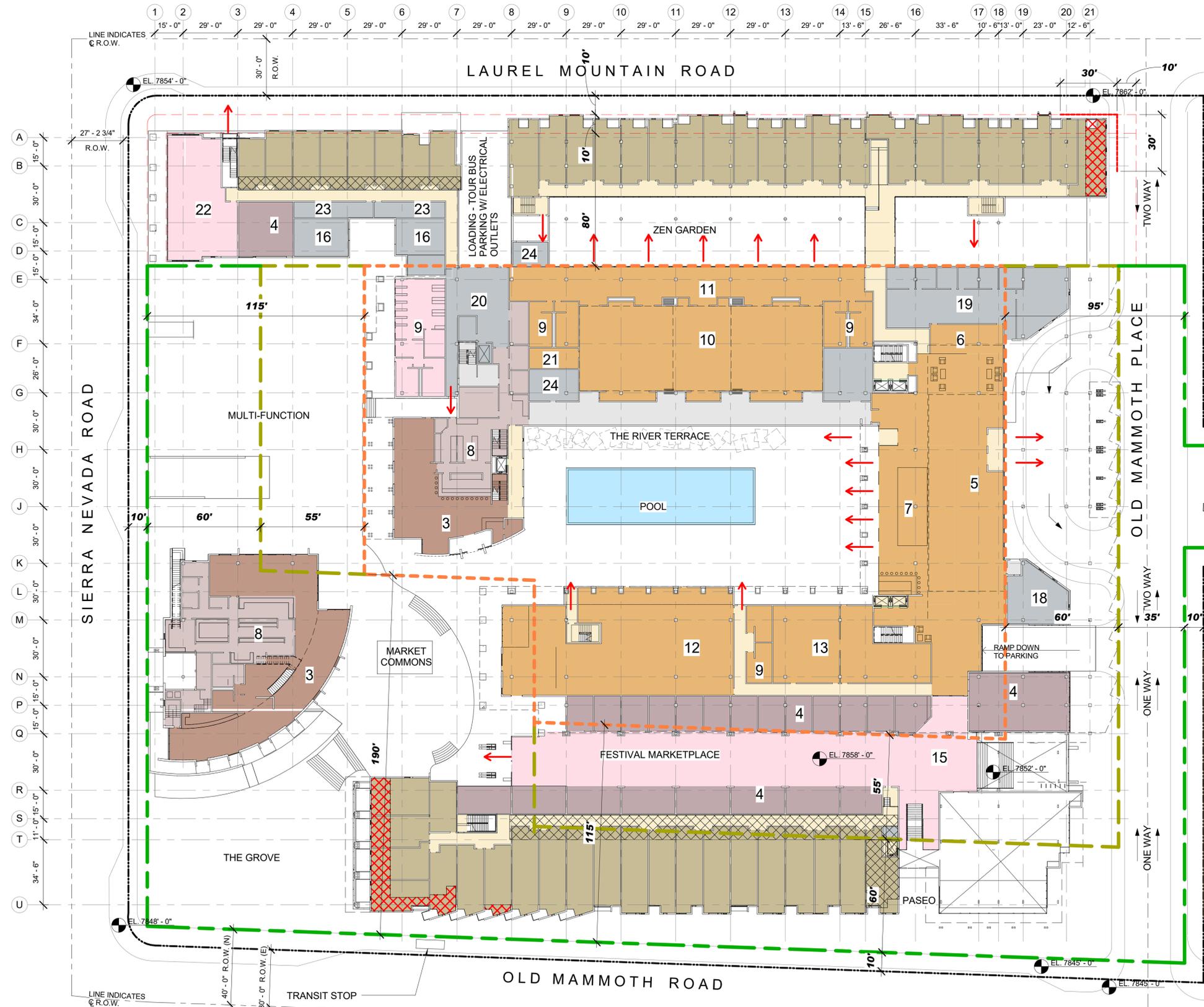
→ EXIT ROUTE

TOTAL NUMBER OF PARKING STALLS: 541

56 STALLS SHORT OF THE 597 REQUIRED

GARAGE/ GROUND FLOOR PLAN - TOWN'S (9'X18') VALET PARKING LAYOUT





DEPARTMENT LEGEND

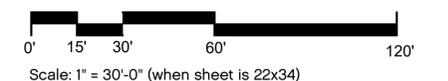
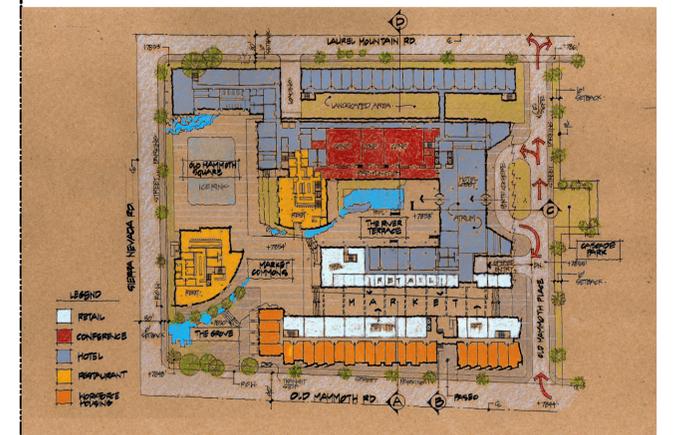
- BOH
- RESTAURANT BOH
- CIRCULATION
- CIRCULATION BOH
- DINING
- RETAIL
- HOTEL AMENITIES
- RESIDENTIAL (HOTEL)
- COMMUNITY AMENITY

FLOOR PLAN LEGEND:

- DINING
- 3 RESTAURANT
- 8 RESTAURANT KITCHEN
- RETAIL
- 4 RETAIL
- HOTEL AMENITIES
- 5 HOTEL LOBBY
- 6 HOTEL RECEPTION
- 7 MULTI-FUNCTION
- 10 CONFERENCE
- 11 PRE-FUNCTION
- 12 SPA
- 13 POOL
- 21 GREEN ROOM
- COMMUNITY AMENITY
- 9 PUBLIC RESTROOMS
- 15 MARKET
- 22 COMMUNITY CENTER AND SUPERVISED DAY CARE
- B.O.H.
- 16 MULTI-FUNCTION SUPPORT
- 18 VALET/ LUGGAGE
- 19 EMPLOYEE SERVICES
- 20 LOADING AREA
- 23 STAFF LOCKERS (CHANGING & SHOWER)
- 24 TRASH, RECYCLING, & COMPOSTING
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

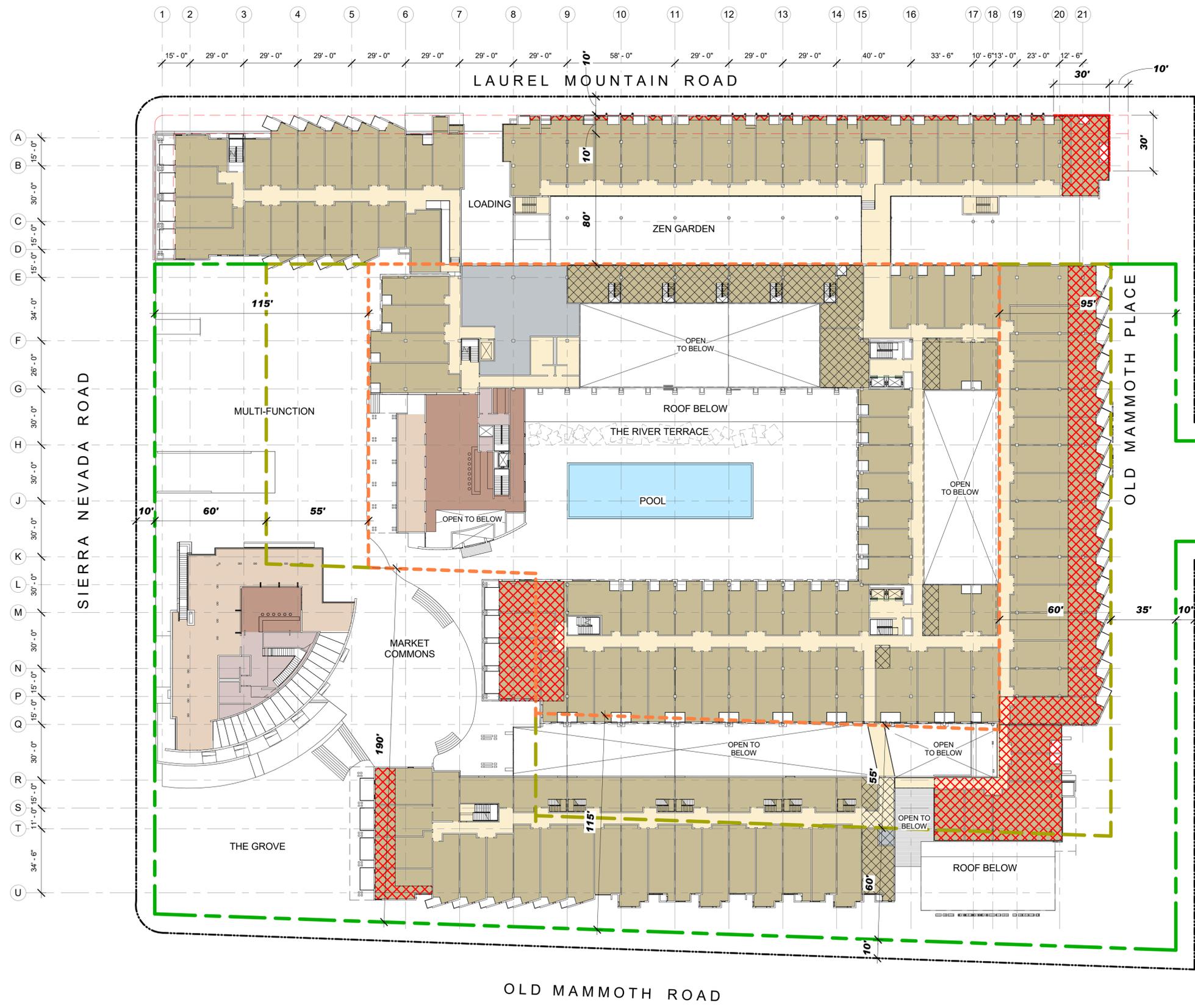
FLOOR PLAN LEGEND:

- EXIT ROUTE
- ELEVATION
- DRIVING DIRECTION



FIRST FLOOR PLAN

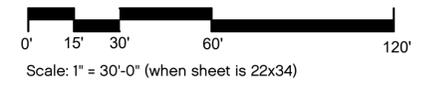


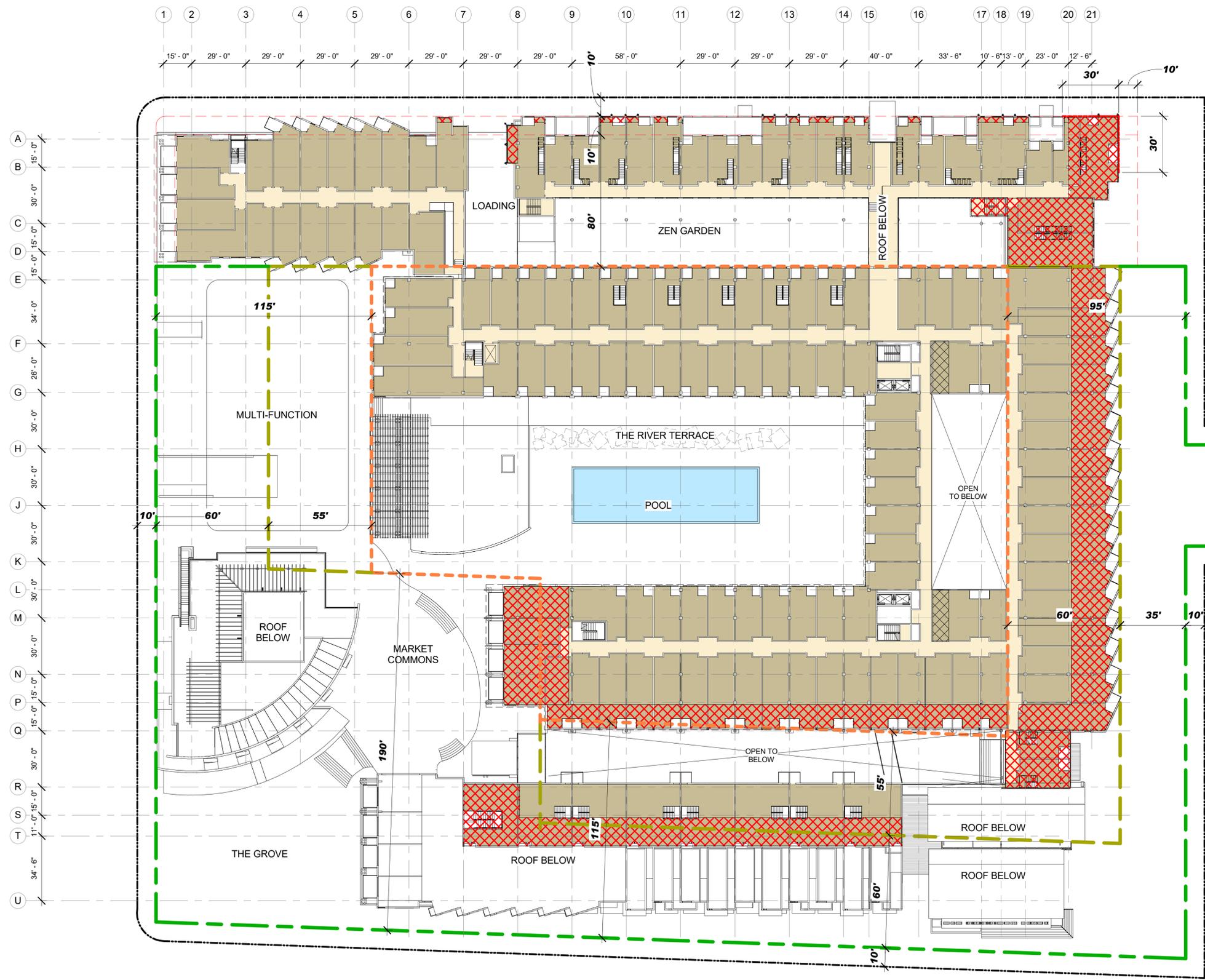


DEPARTMENT LEGEND

- BOH
- RESTAURANT BOH
- CIRCULATION
- DINING
- DINING - OUTDOOR
- RESIDENTIAL (HOTEL)
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

SECOND FLOOR PLAN

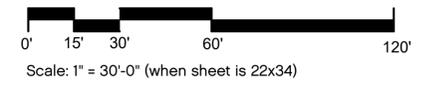


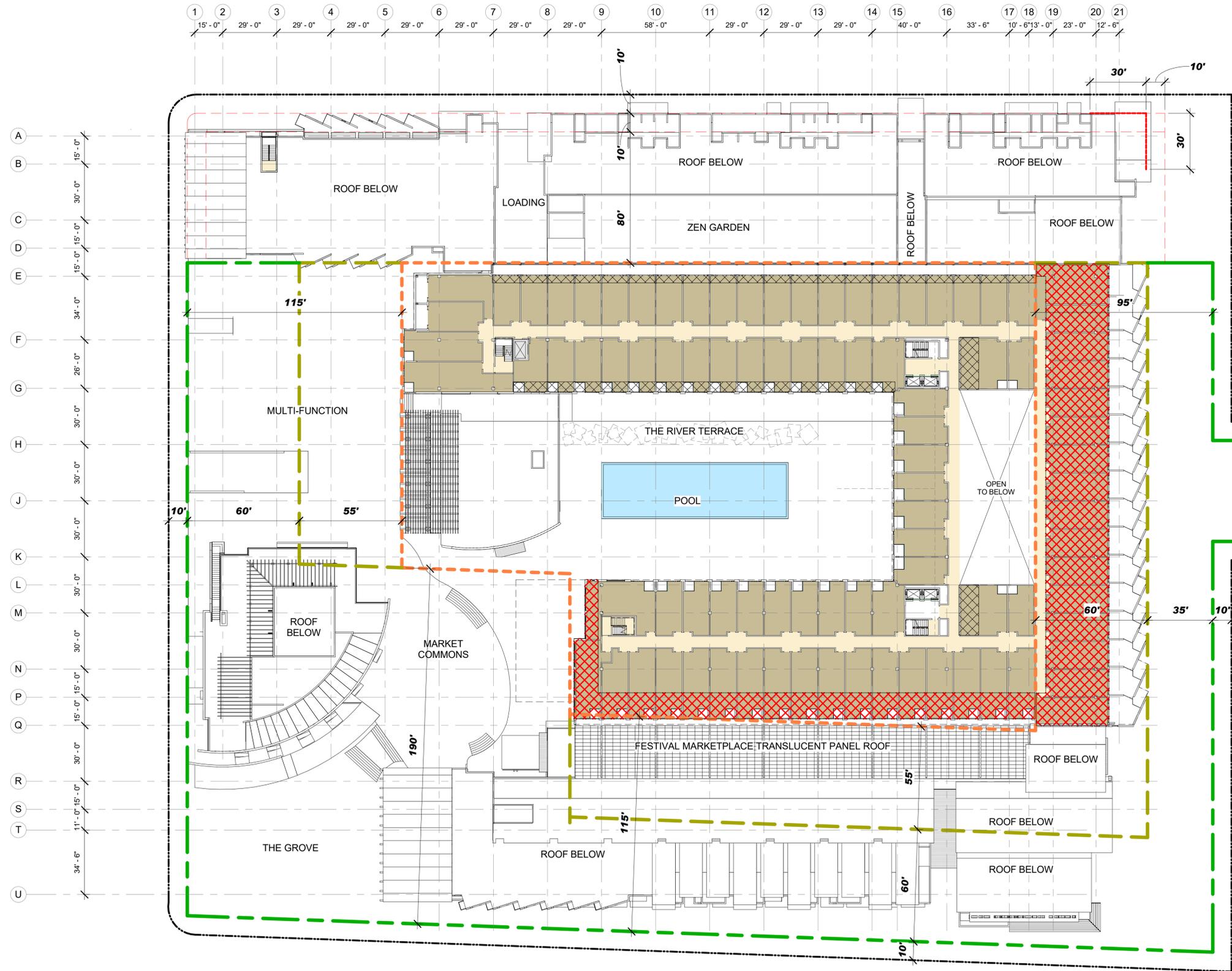


DEPARTMENT LEGEND

- CIRCULATION
- RESIDENTIAL (HOTEL)
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

THIRD FLOOR PLAN

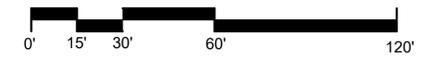




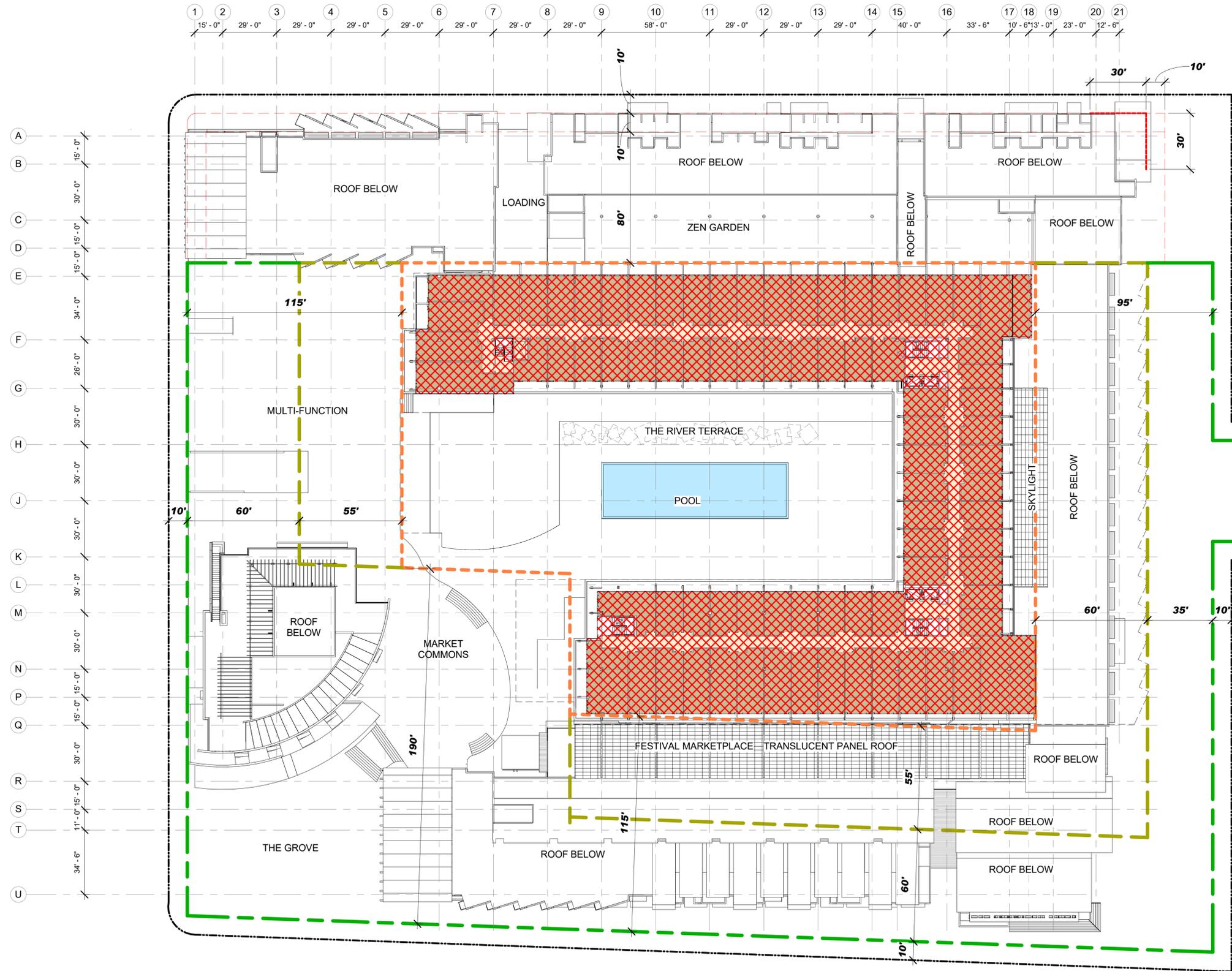
DEPARTMENT LEGEND

- CIRCULATION
- CIRCULATION BOH
- RESIDENTIAL (HOTEL)
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

FIFTH FLOOR PLAN



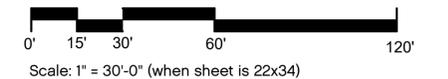
Scale: 1" = 30'-0" (when sheet is 22x34)

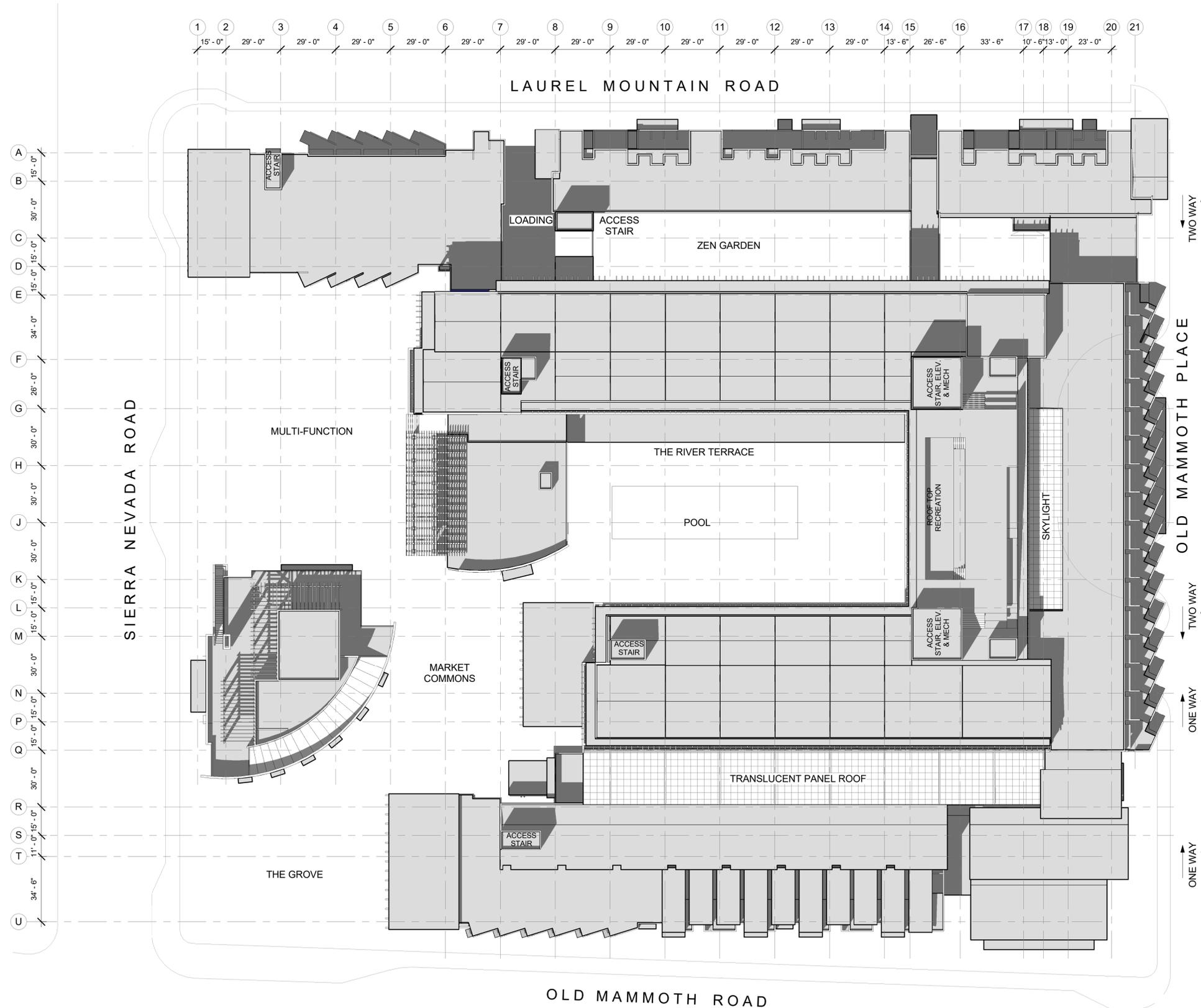


DEPARTMENT LEGEND

- CIRCULATION
- RESIDENTIAL (HOTEL)
- ADDED RESIDENTIAL AREA (within existing entitlement)
- ADDED RESIDENTIAL AREA (additional volume)

SIXTH FLOOR PLAN

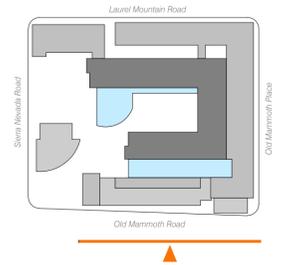




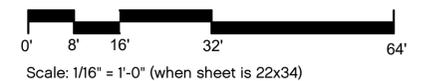
ROOF PLAN



Scale: 1" = 30'-0" (when sheet is 22x34)

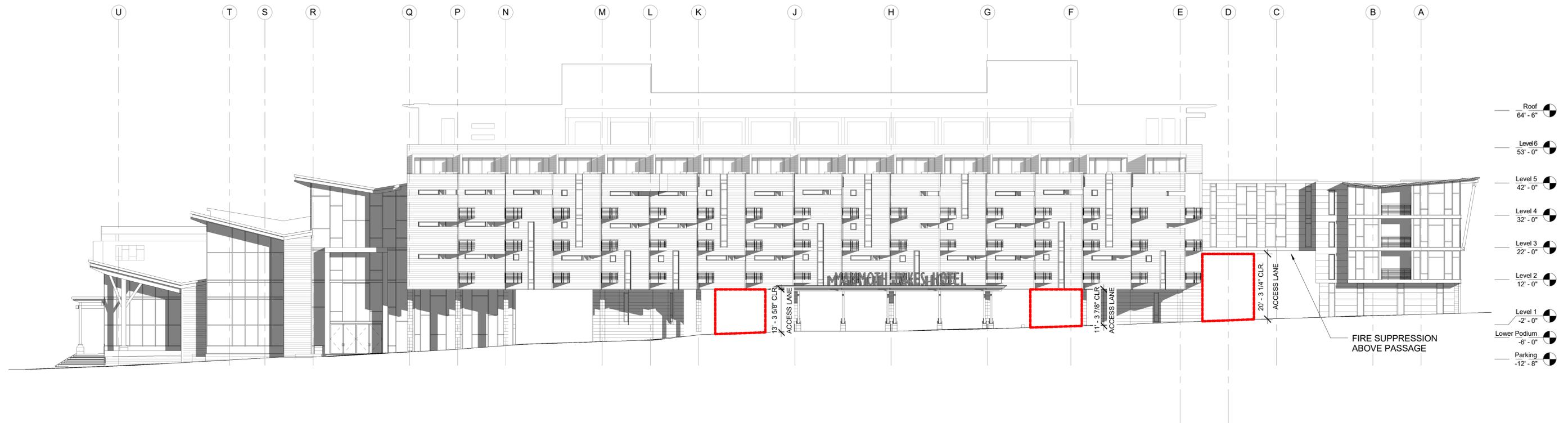
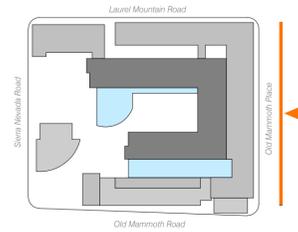


IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.

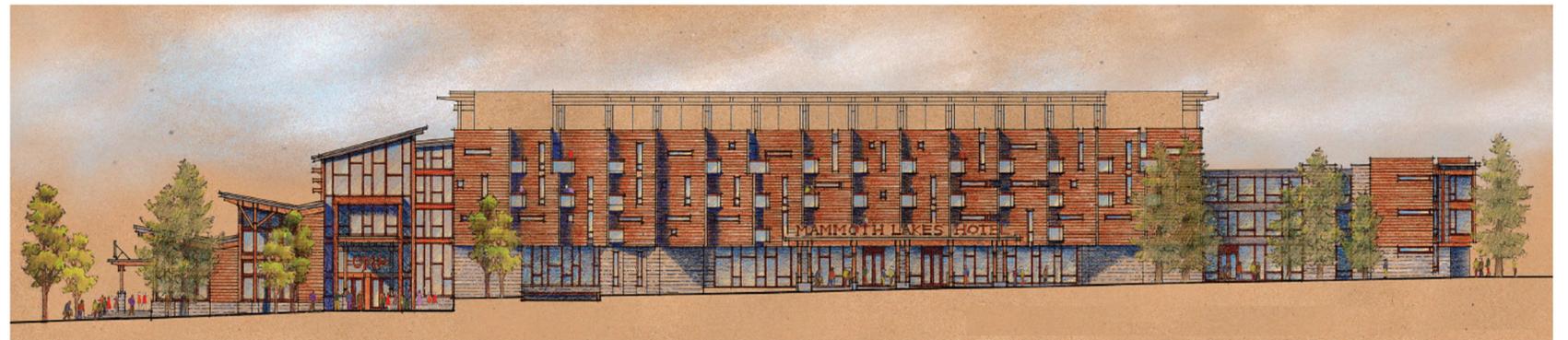


ELEVATION - OLD MAMMOTH ROAD





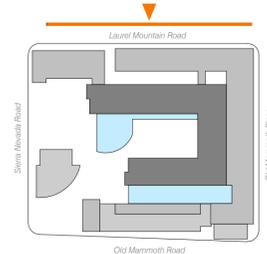
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



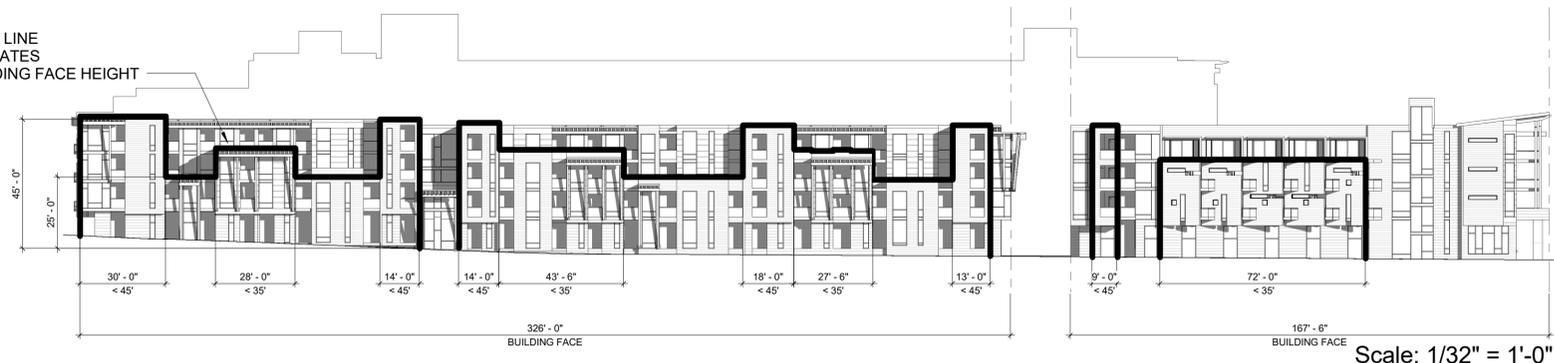
ELEVATION - OLD MAMMOTH PLACE



Scale: 1/16" = 1'-0" (when sheet is 22x34)



BOLD LINE INDICATES BUILDING FACE HEIGHT



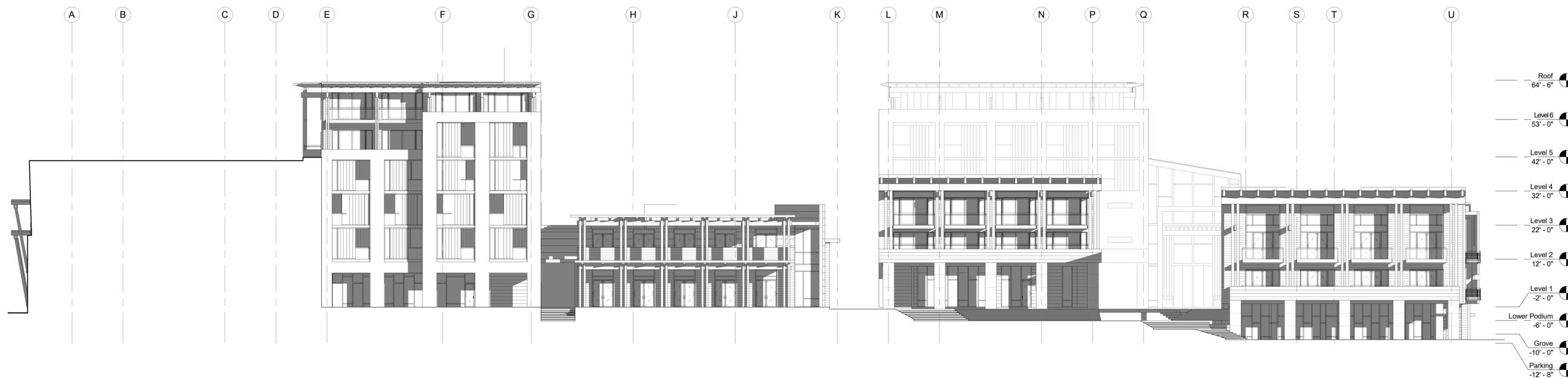
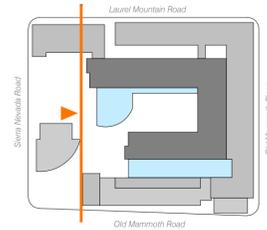
21 20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



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



ELEVATION - LAUREL MOUNTAIN ROAD



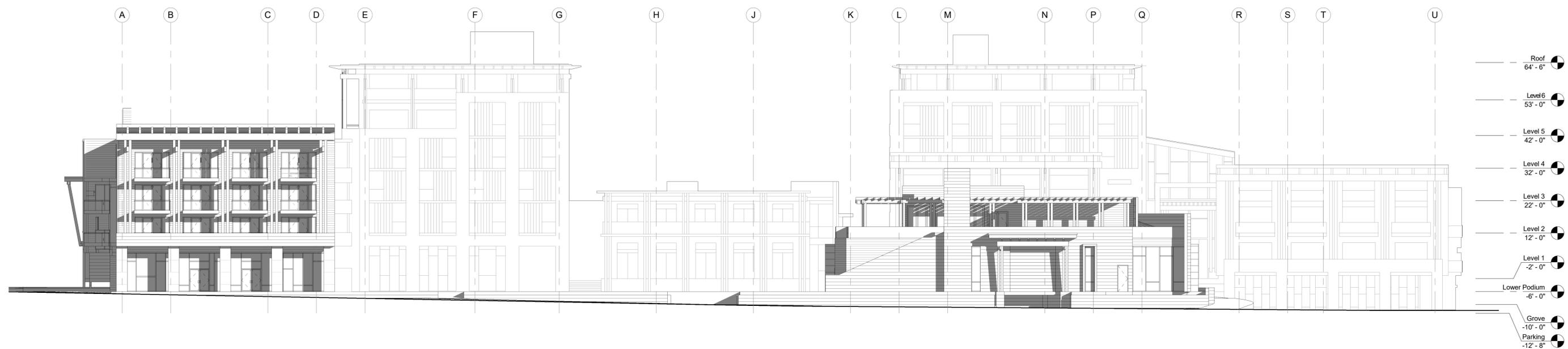
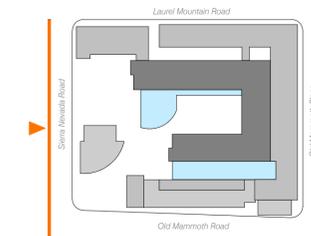
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



ELEVATION - PLAZA AND HOTEL SOUTH



Scale: 1/16" = 1'-0" (when sheet is 22x34)



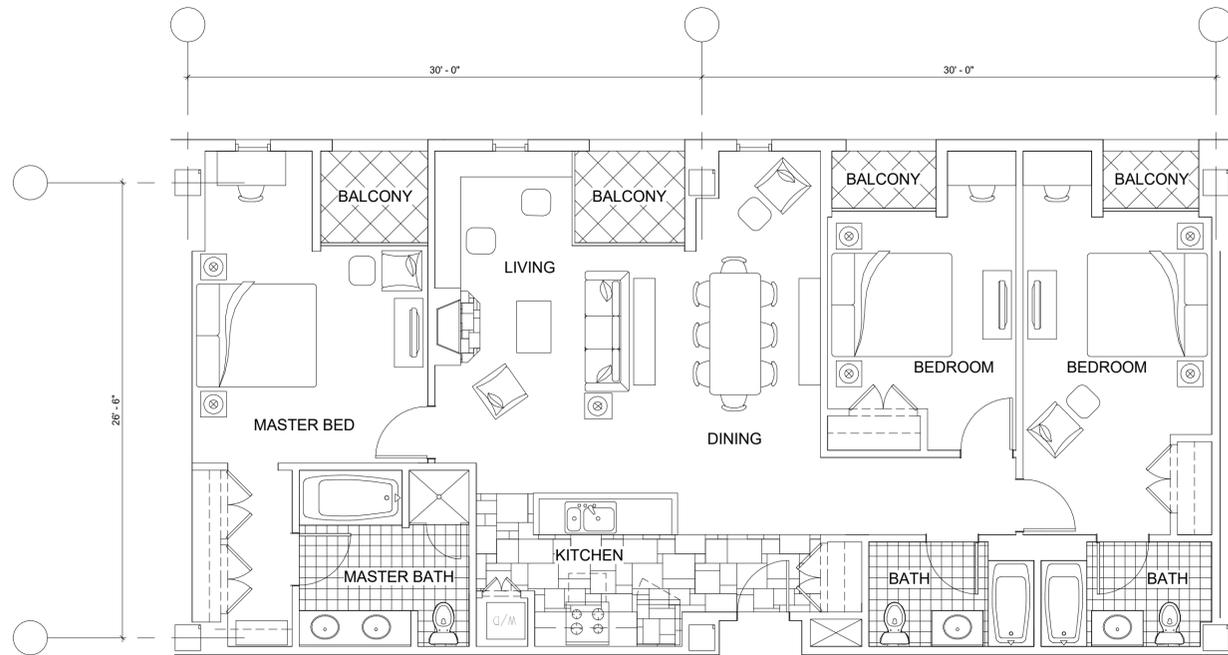
IMAGES BELOW LINE ARE PREVIOUSLY APPROVED IMAGES FOR REFERENCE. THEY EXPRESS MATERIALITY AND ATMOSPHERE INHERENT TO OLD MAMMOTH PLACE. IMAGES ARE NOT TO SCALE.



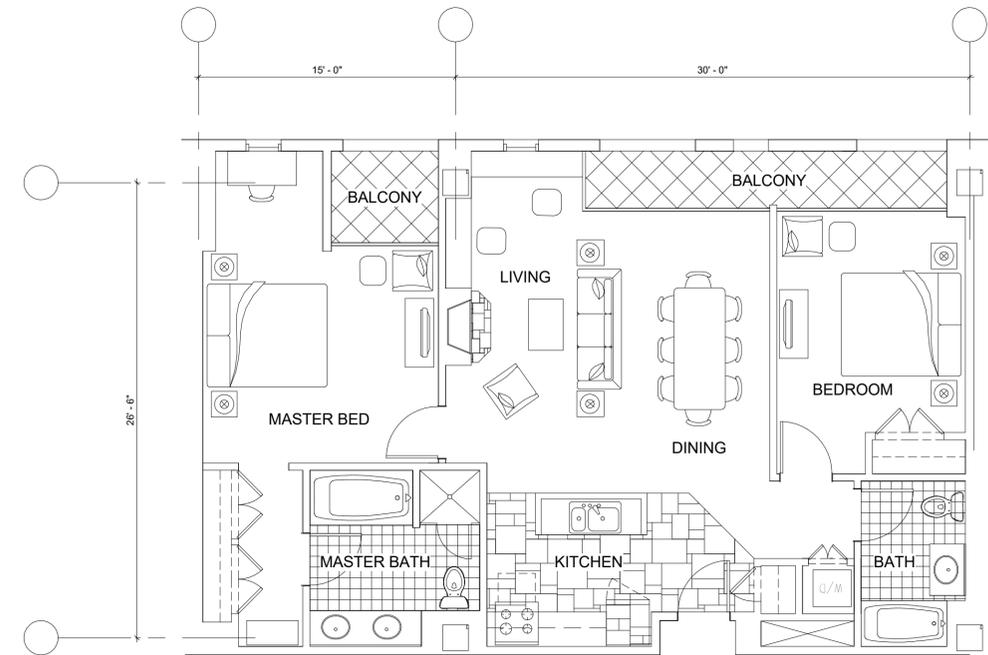
Scale: 1/16" = 1'-0" (when sheet is 22x34)

ELEVATION - SIERRA NEVADA ROAD

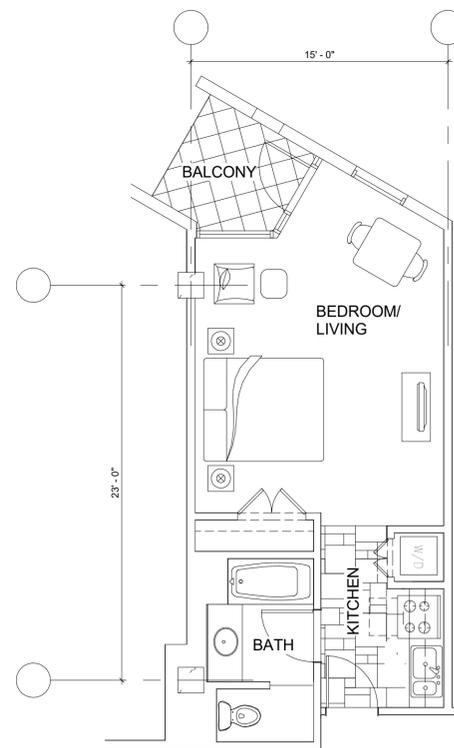




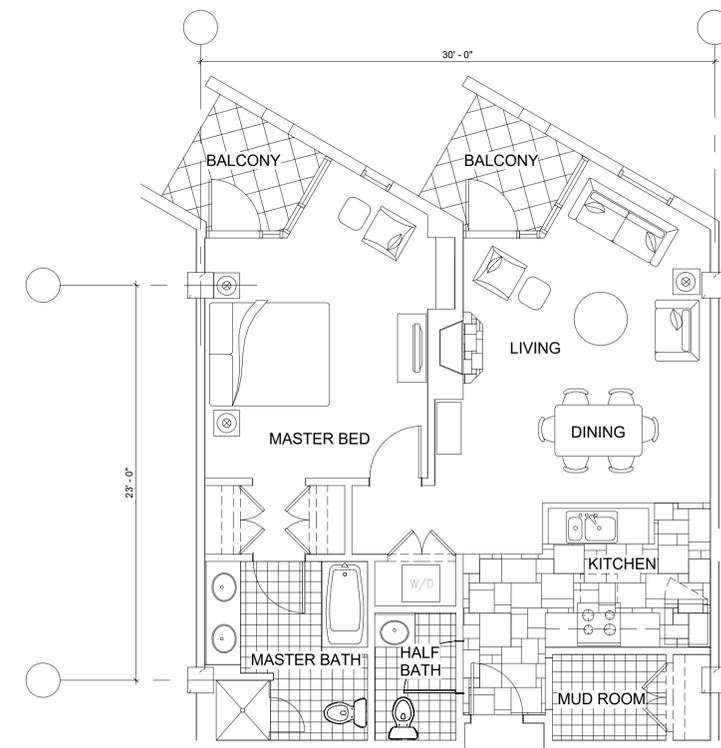
3-BEDROOM UNIT (AREA: 1667 SF)



2-BEDROOM UNIT (AREA: 1220 SF)



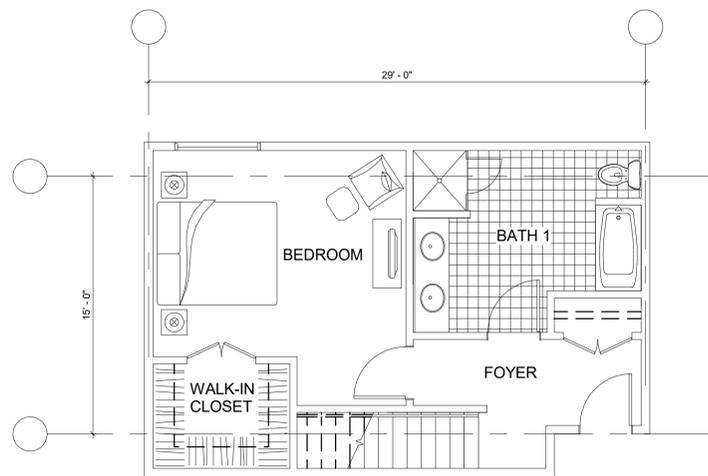
STUDIO UNIT (AREA: 465 SF)



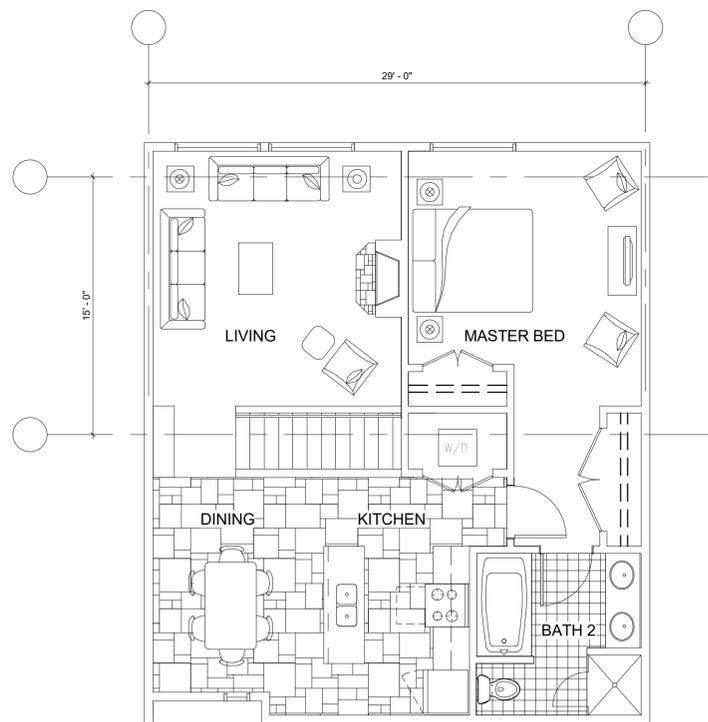
1-BEDROOM UNIT (AREA: 954 SF)

UNIT PLANS

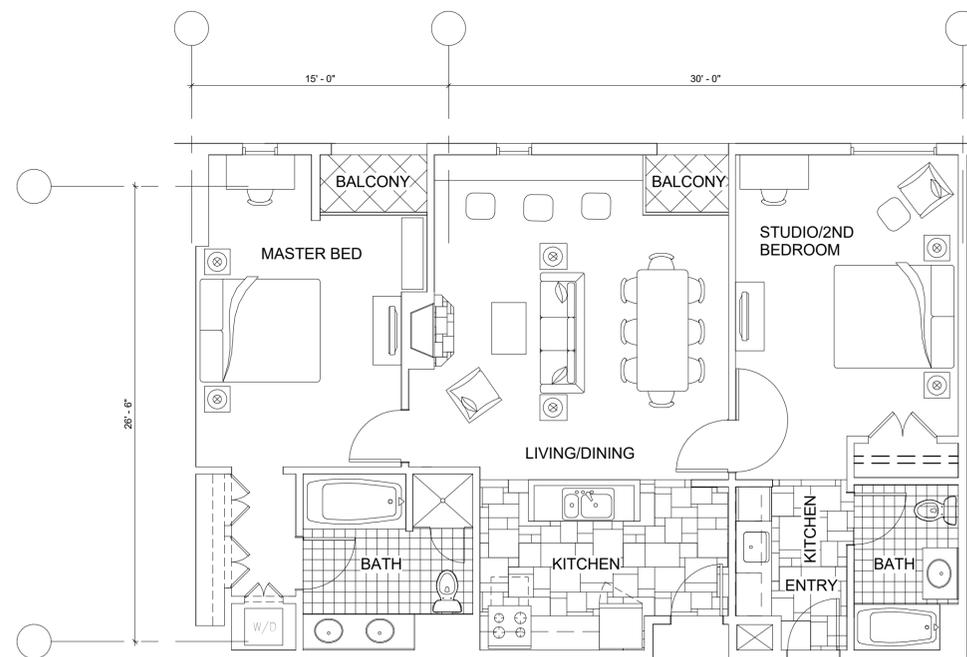




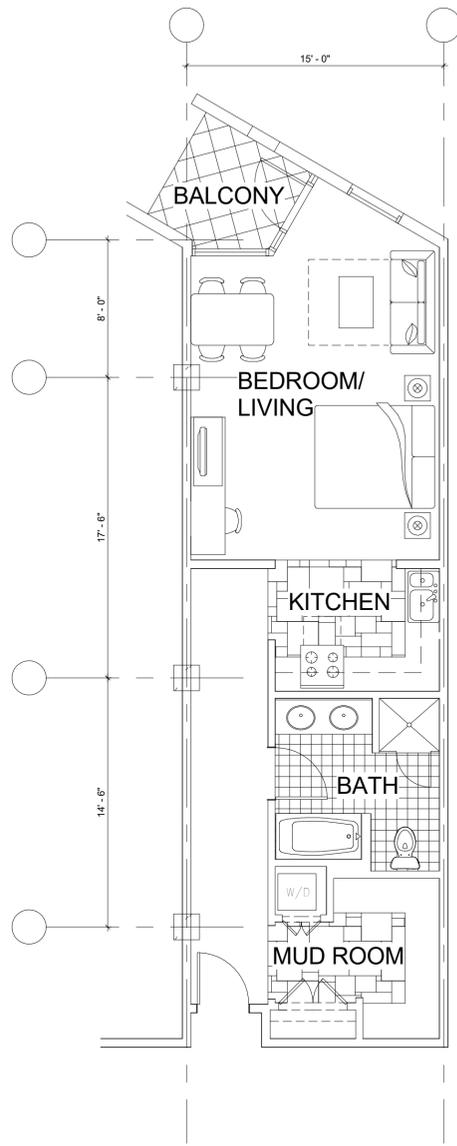
2-BEDROOM LOFT UNIT - 1ST FLOOR (AREA: 512 SF)



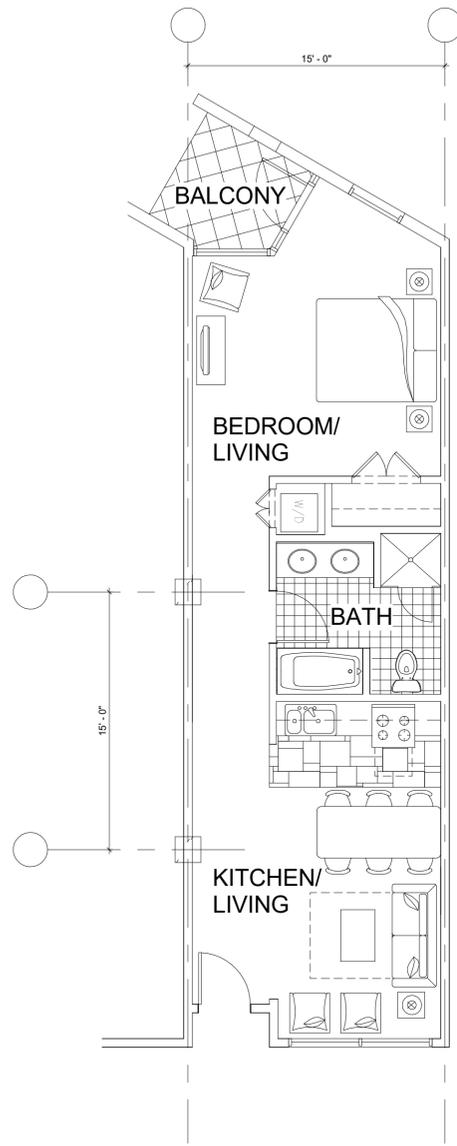
2-BEDROOM LOFT UNIT - 2ND FLOOR (AREA: 925 SF)



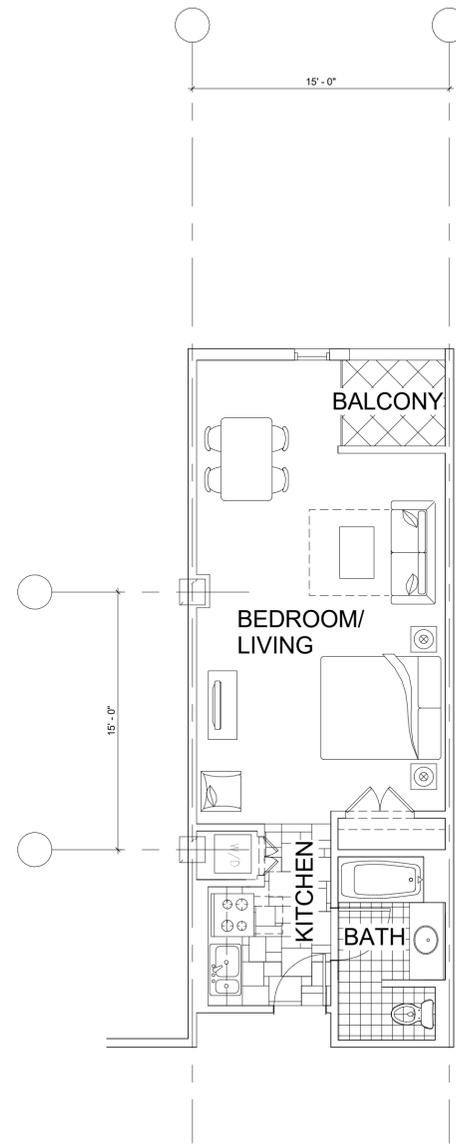
2-BEDROOM LOCK-OFF UNIT (AREA: 1,230 SF)



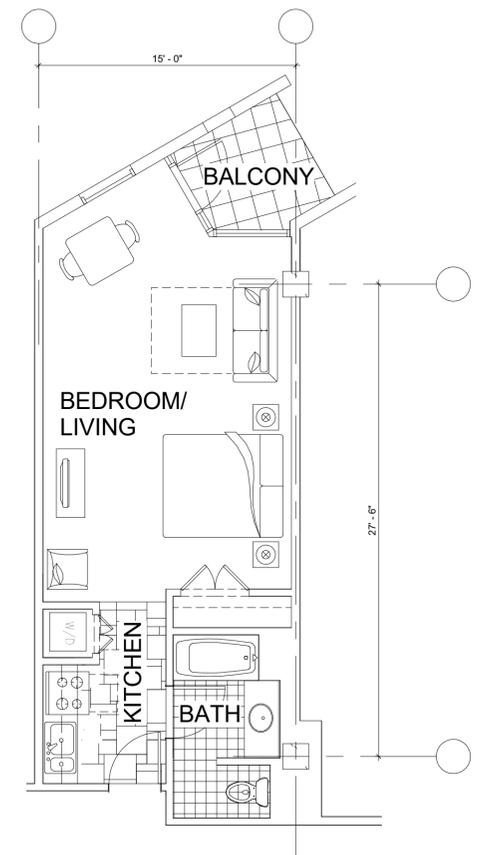
STUDIO @ OLD MAMMOTH PLACE (AREA: 724 SF)



STUDIO @ OLD MAMMOTH PLACE (AREA: 724 SF)



STUDIO @ MARKET PLACE ATRIUM (AREA: 545 SF)



EXTENDED STUDIO (AREA: 535 SF)



PHOTOMONTAGE - SOUTHEAST CORNER





PHOTOMONTAGE - NORTHEAST CORNER



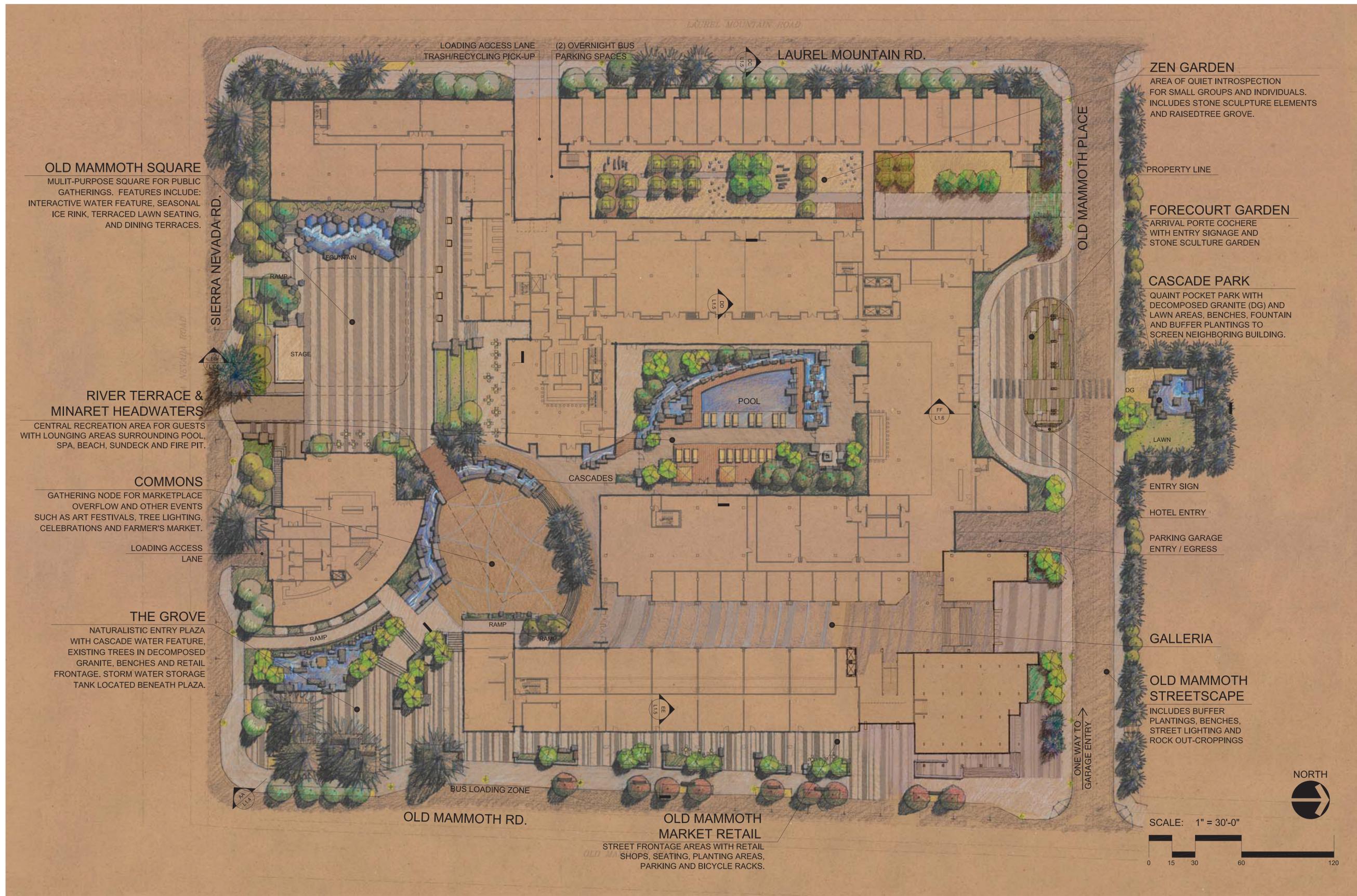


PHOTOMONTAGE - NORTHWEST CORNER

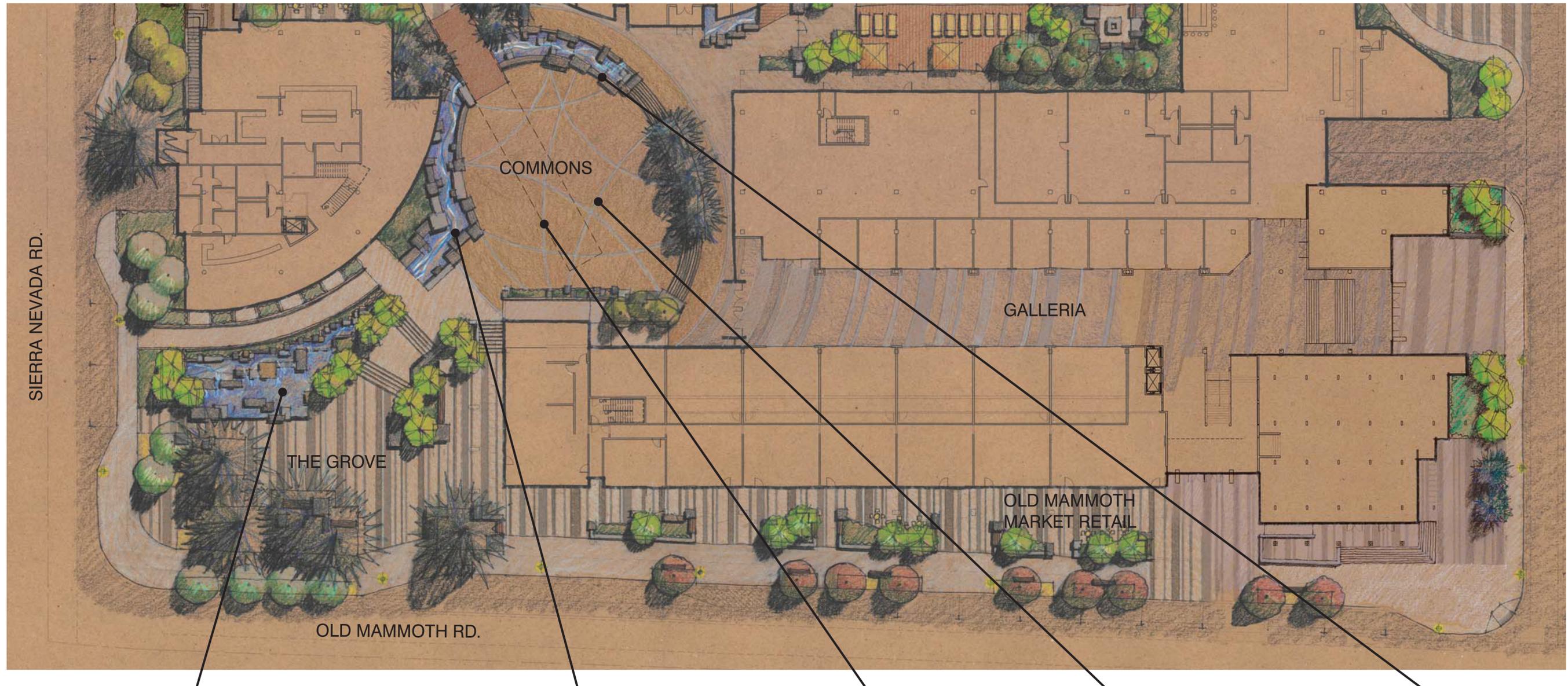




LANDSCAPE DRAWINGS



OLD MAMMOTH PLACE
Mammoth Lakes, CA



WATERFALL



CASCADE



FARMER'S MARKET



HOLIDAY TREE



CASCADE

CAFE



DEVIL'S POSTPILE FOUNTAIN



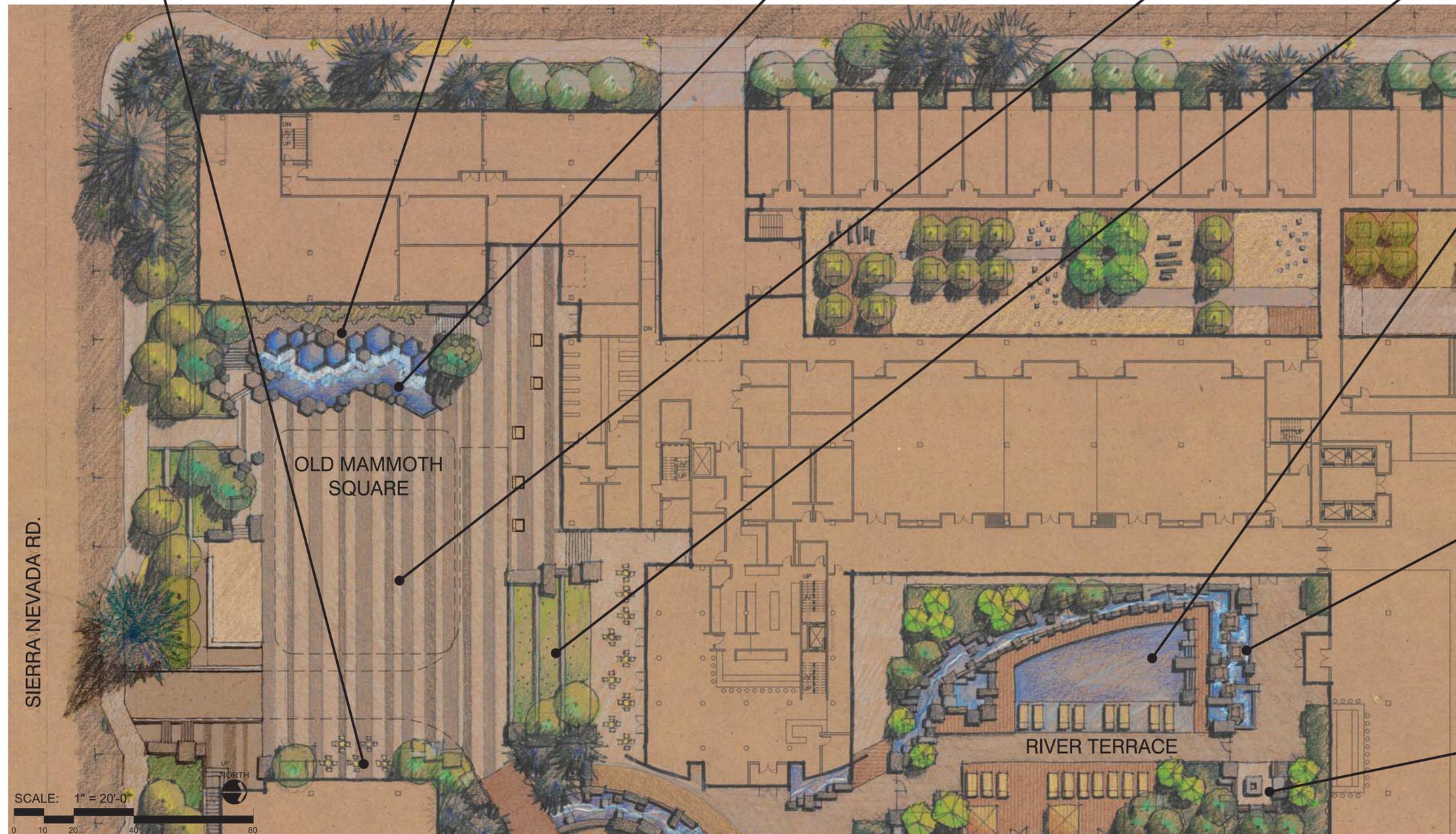
DEVIL'S POSTPILE POOL



SEASONAL ICE RINK



TERRACED LAWN SEATING



POOL



MINARET HEADWATERS



FIRE PIT

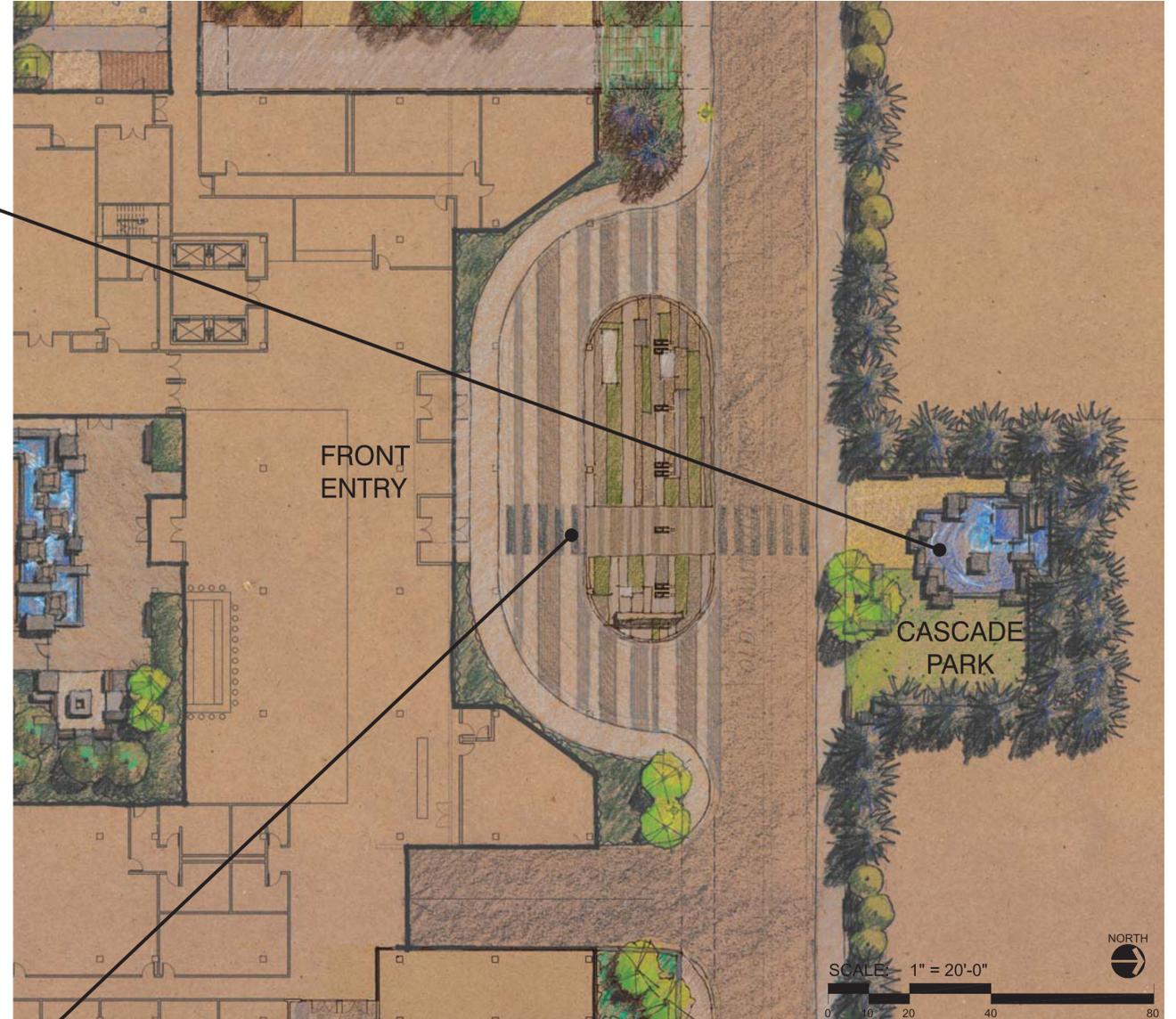


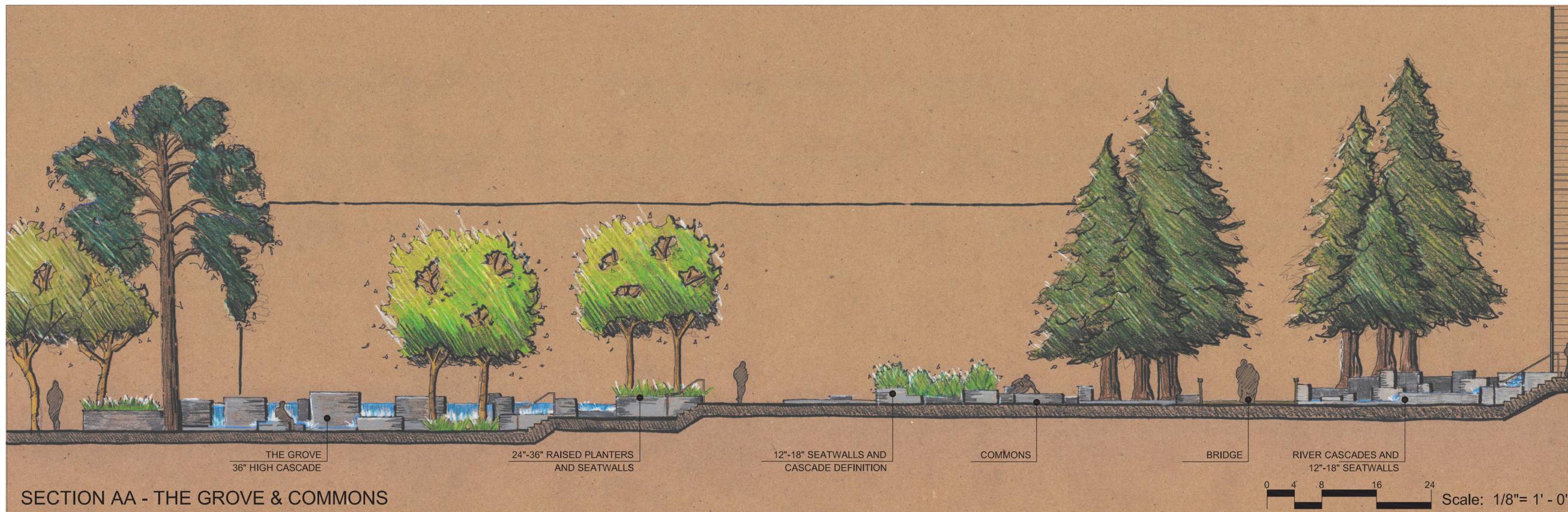


CASCADE PARK

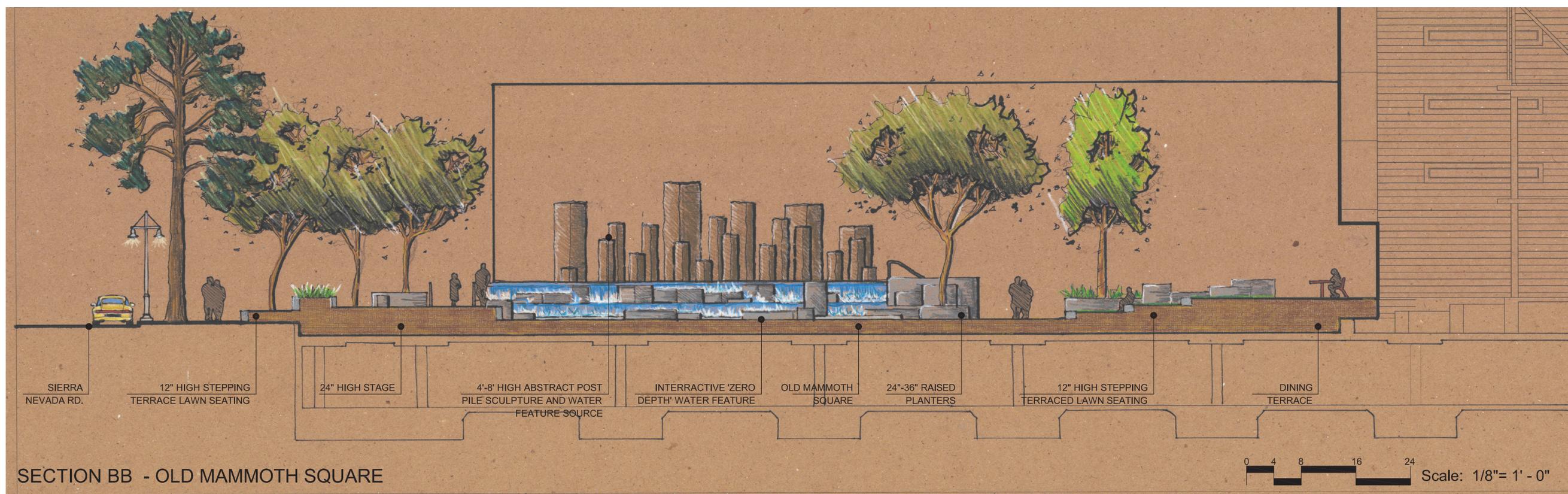


HOTEL ENTRY FORECOURT

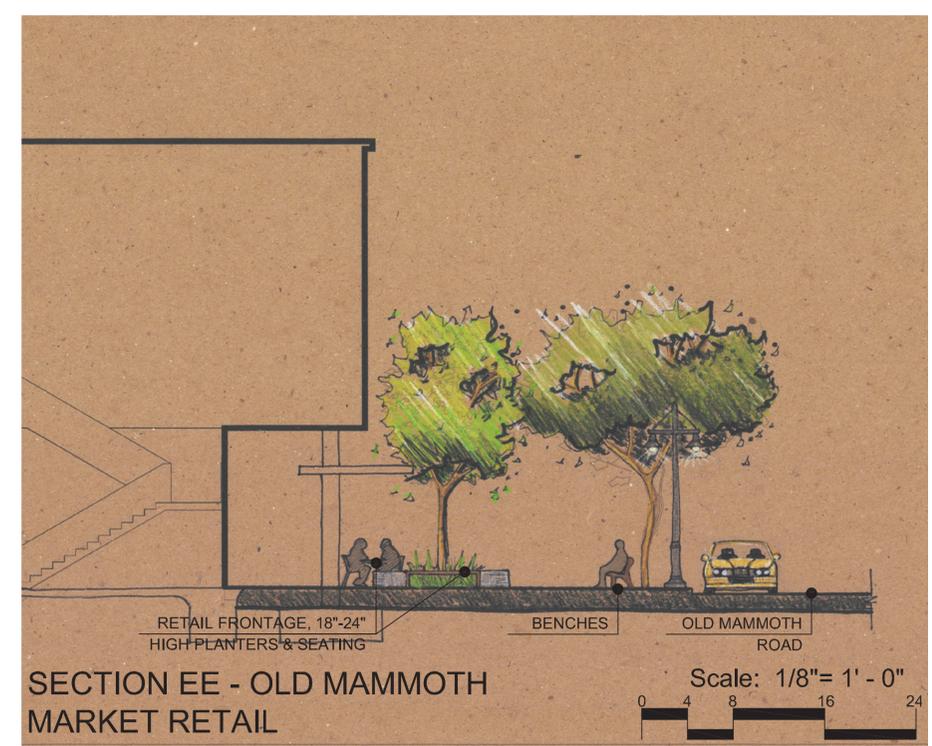
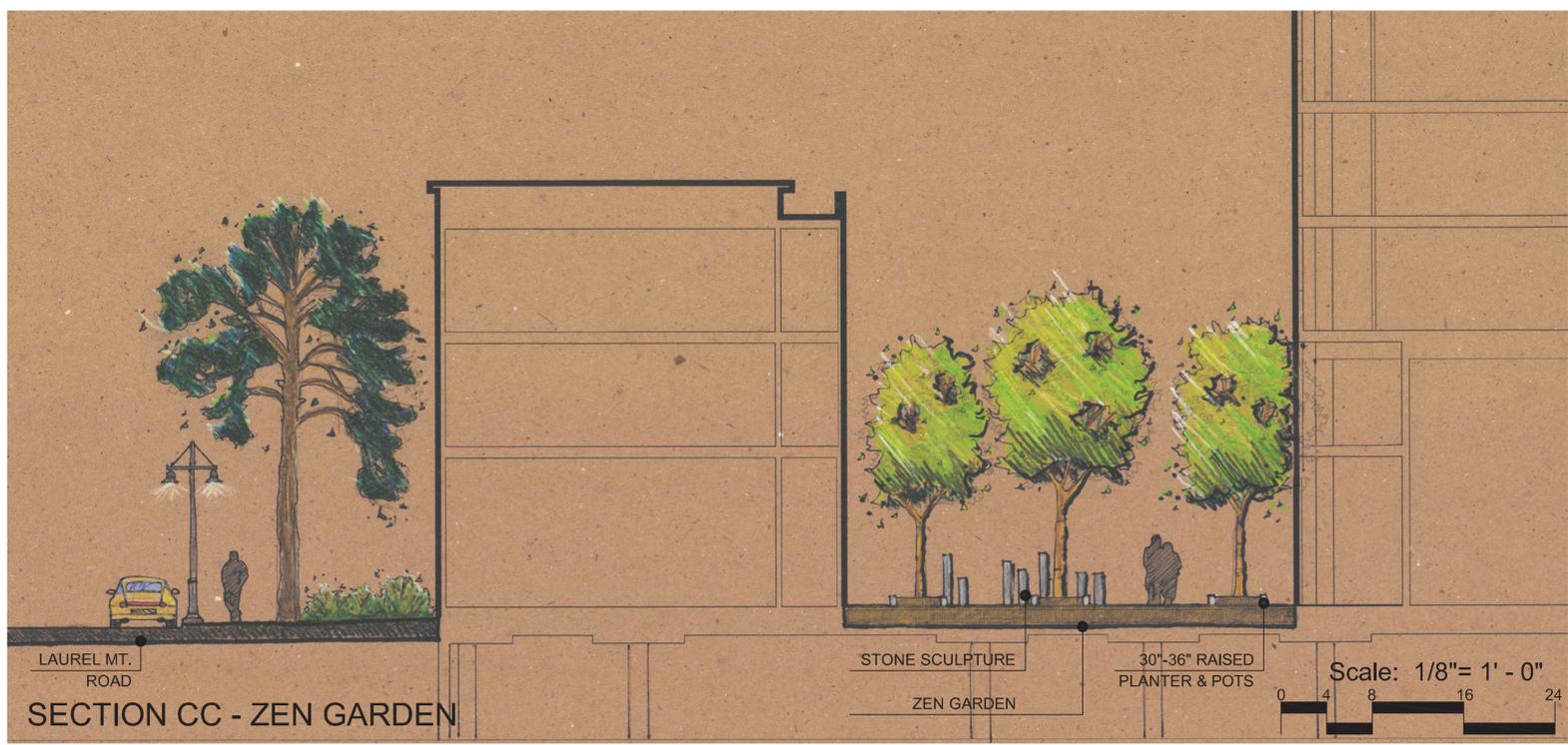
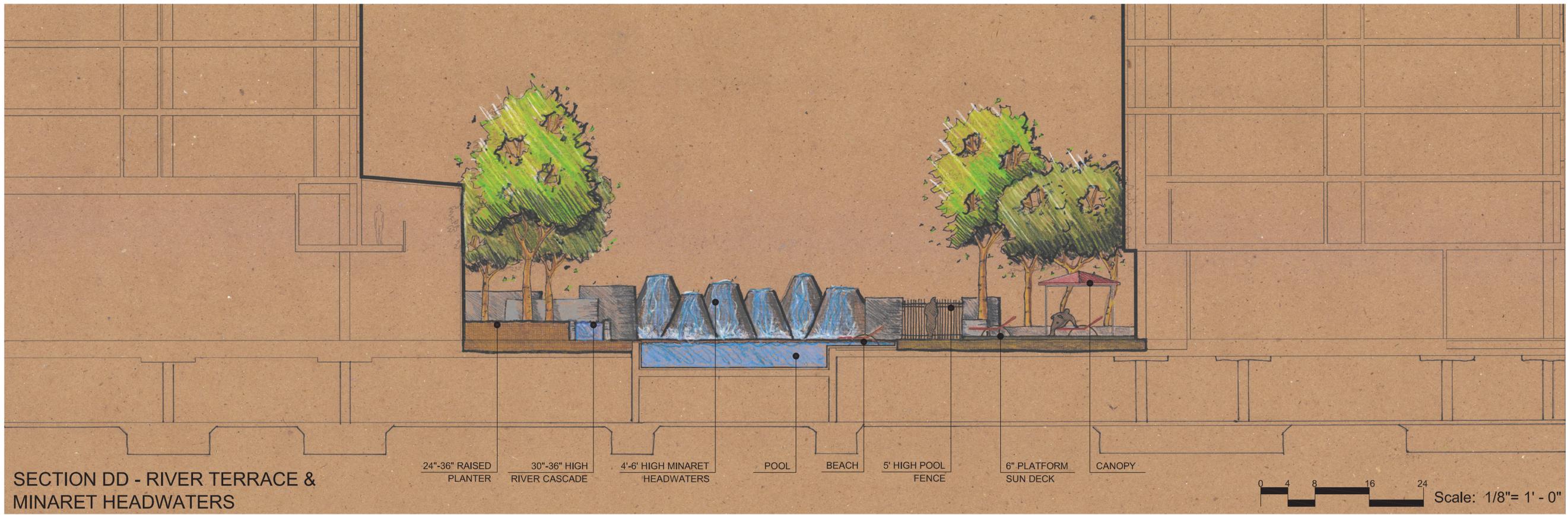




SECTION AA - THE GROVE & COMMONS

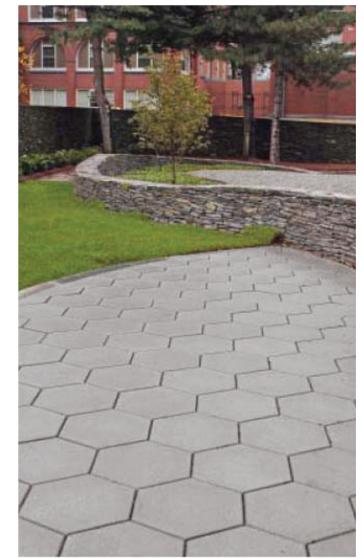


SECTION BB - OLD MAMMOTH SQUARE

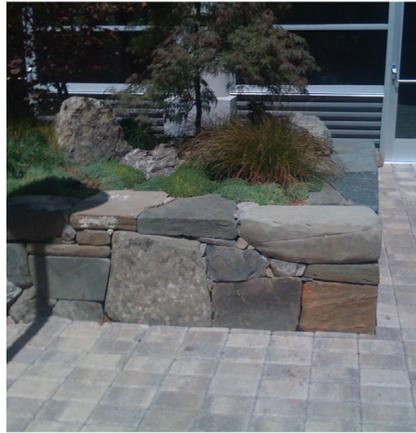




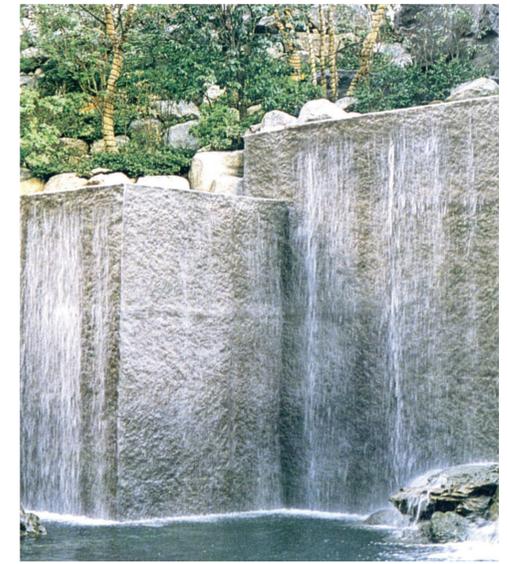
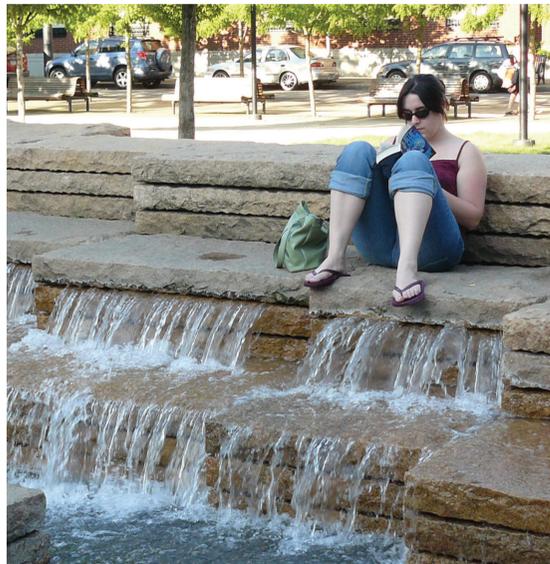
OLD MAMMOTH PLACE
Mammoth Lakes, CA



① PAVING



② WALLS



③ WATER FEATURES

TALL SHRUBS (over 6')



Chokeberry -
Aronia melanocarpa



Mountain Mahogany -
Cercocarpus ledifolius*



Creek Dogwood -
Cornus sericea*



Redtwig Dogwood -
Cornus stolonifera



Common Lilac -
Syringa vulgaris



Mugho Pine - Pinus mugo

NATIVE EVERGREEN TREES



Red Fir - Abies magnifica



Mountain Hemlock - Tsuga mertensia

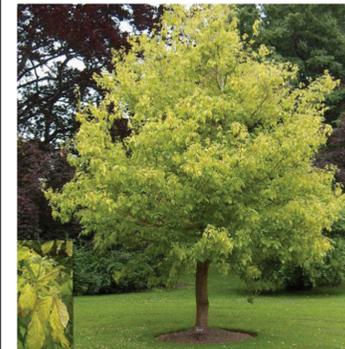


Lodgepole Pine - Pinus contorta



Jeffrey Pine - Pinus jeffreyi

NATIVE DECIDUOUS TREES



Box Elder - Acer negundo

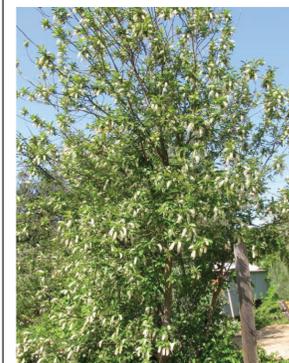


Mountain Alder - Alnus tenuifolia



Mountain Maple - Acer glabrum

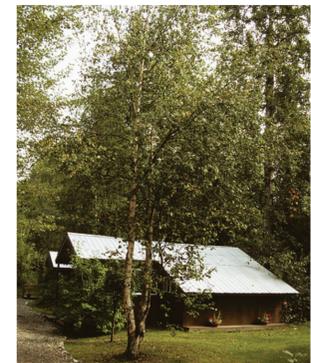
NATIVE DECIDUOUS ACCENT TREES



Western Chokecherry - Prunus virginiana demissa



Quaking Aspen - Populus tremuloides



Western Water Birch - Betula occidentalis

LOW SHRUBS (under 6')



Tatarian Dogwood
Cornus alba 'Ivory Halo'



Sulfur Buckwheat
Eriogonum umbellatum*



Shrubby Potentilla
Potentilla fruticosa*



Ramanas Rose
Rosa rugosa



Golden Currant
Ribes aureum



Billiard Spiraea
Spiraea billiardii



Mountain Snowberry - Symphoricarpos oreophilus*

PERENNIALS



Columbine -
Aquilegia caerulea



Western Blue Flag -
Iris missouriensis



Clark Valley Larkspur -
Delphinium geraniifolium



Wild Strawberry -
Fragaria ovalis



Lupine - Lupinus spp.*



Catnip - Nepeta x faassenii



Penstemon - Penstemon spp.*



Phlox - Phlox paniculata

Native Plant (*)

GRASSES



Creeping Wild Rye - Leymus cinereus*

GROUNDCOVER



Bearberry - Arctostaphylos uva-ursi

FERNS



Western Sword Fern - Polystichum munitum*

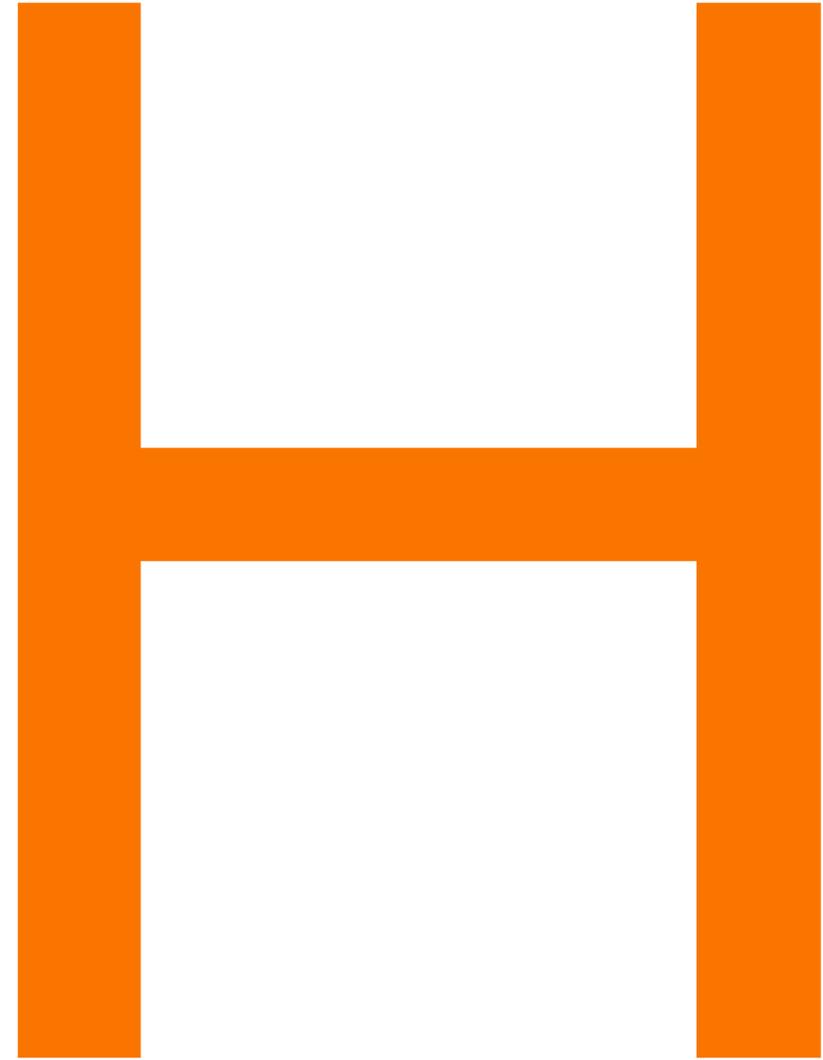
METRIC MAMMOTH LLC

269 South Beverly Drive, Suite No. 576, Beverly Hills CA 90212

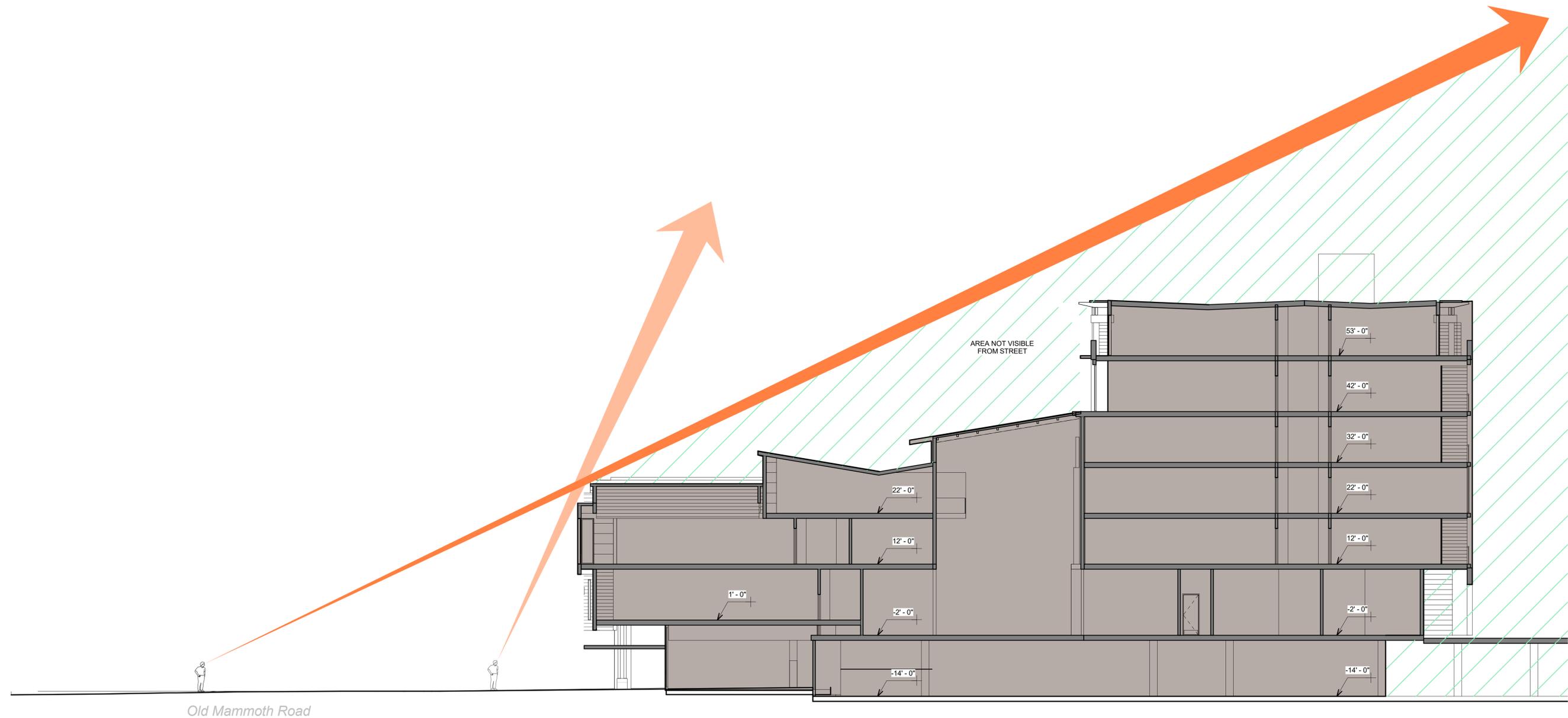
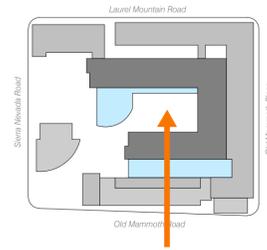
SEVERY REALTY GROUP

127 El Paseo, Santa Barbara, California 93101

R | H | A | A



RELATIVE HEIGHT SECTIONS



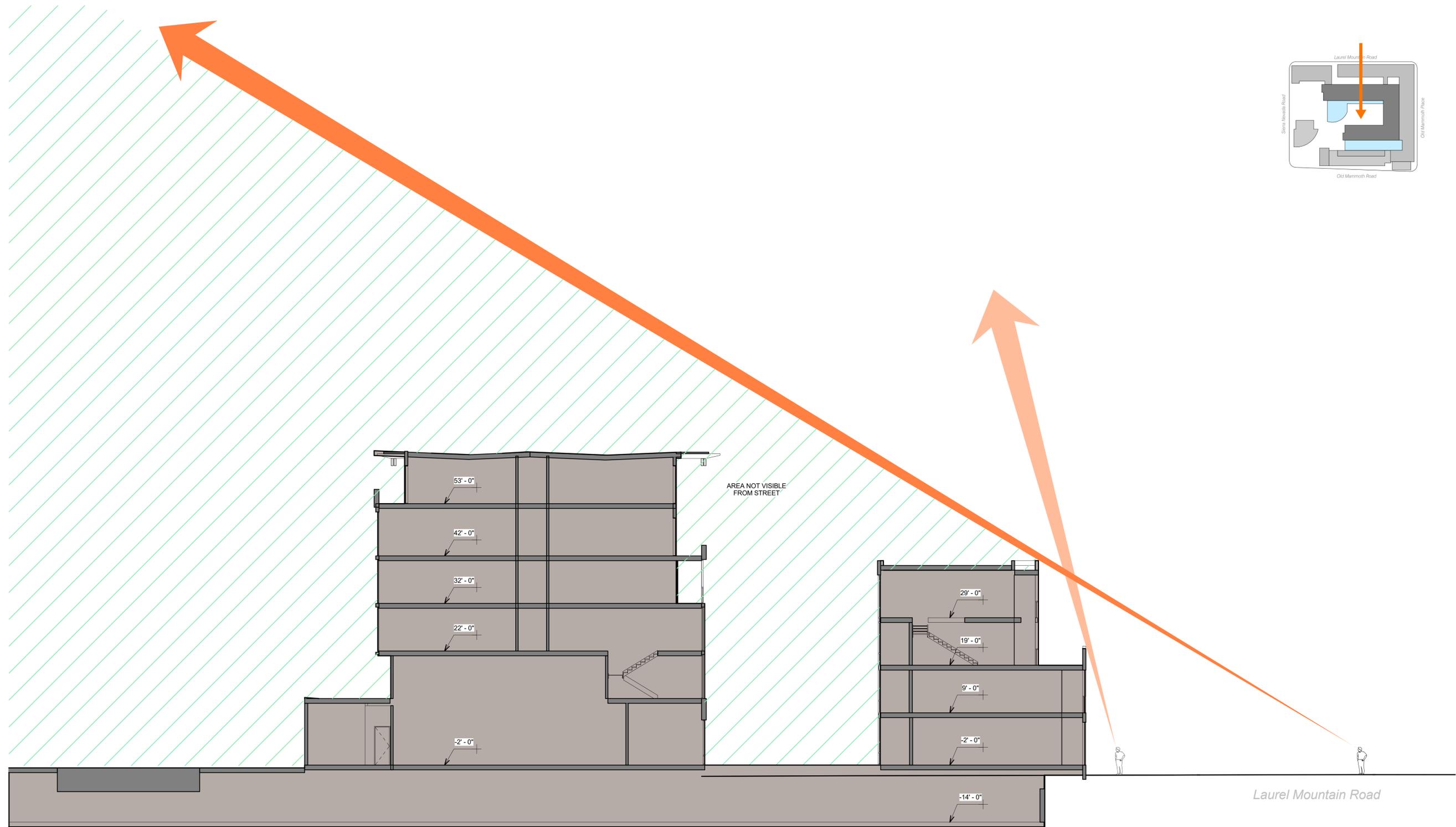
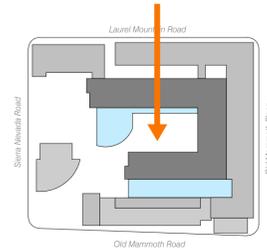
NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



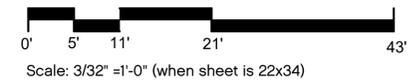
Scale: 3/32" = 1'-0" (when sheet is 22x34)

RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH ROAD



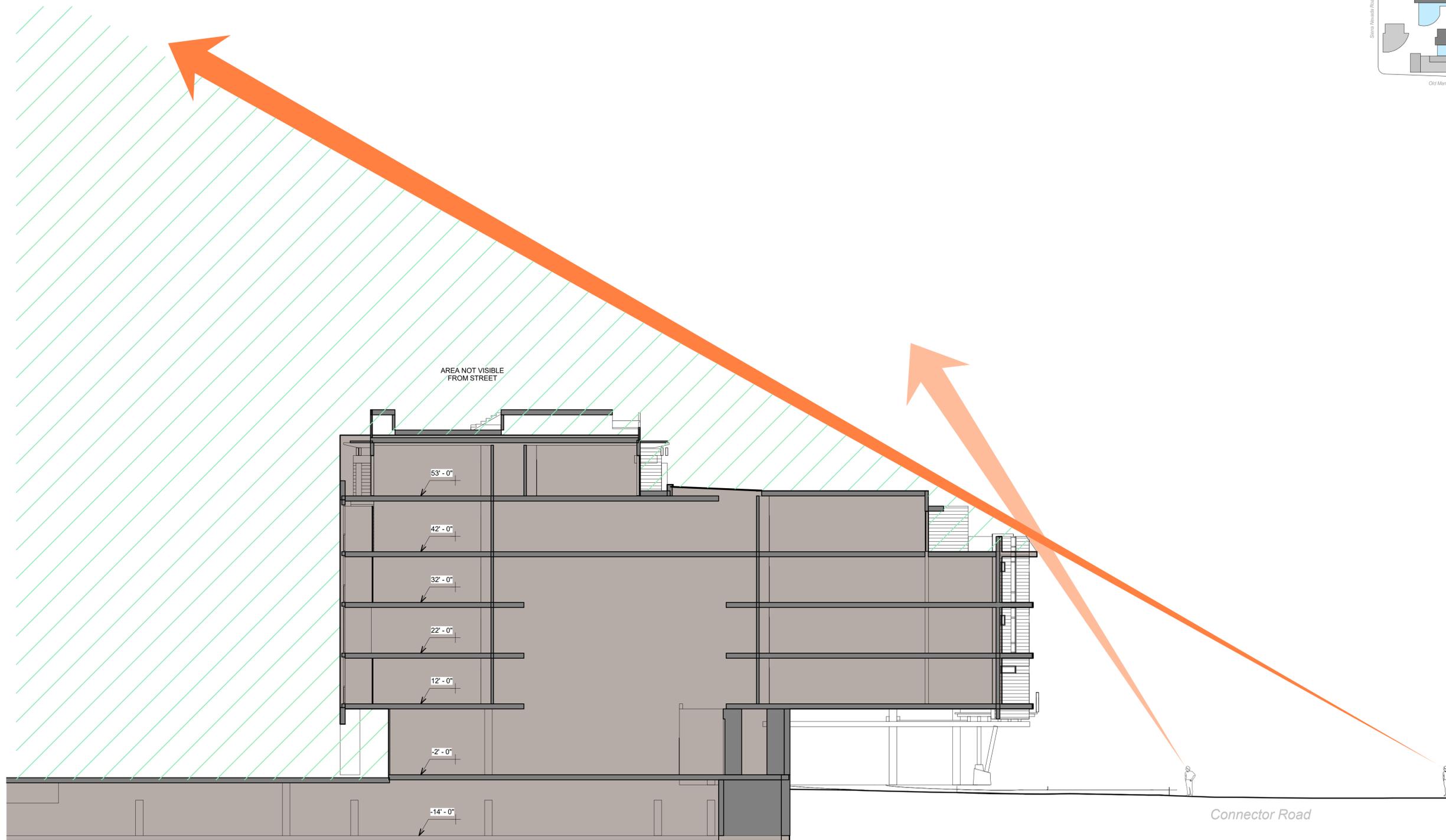
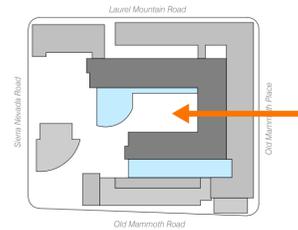


NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN ROAD





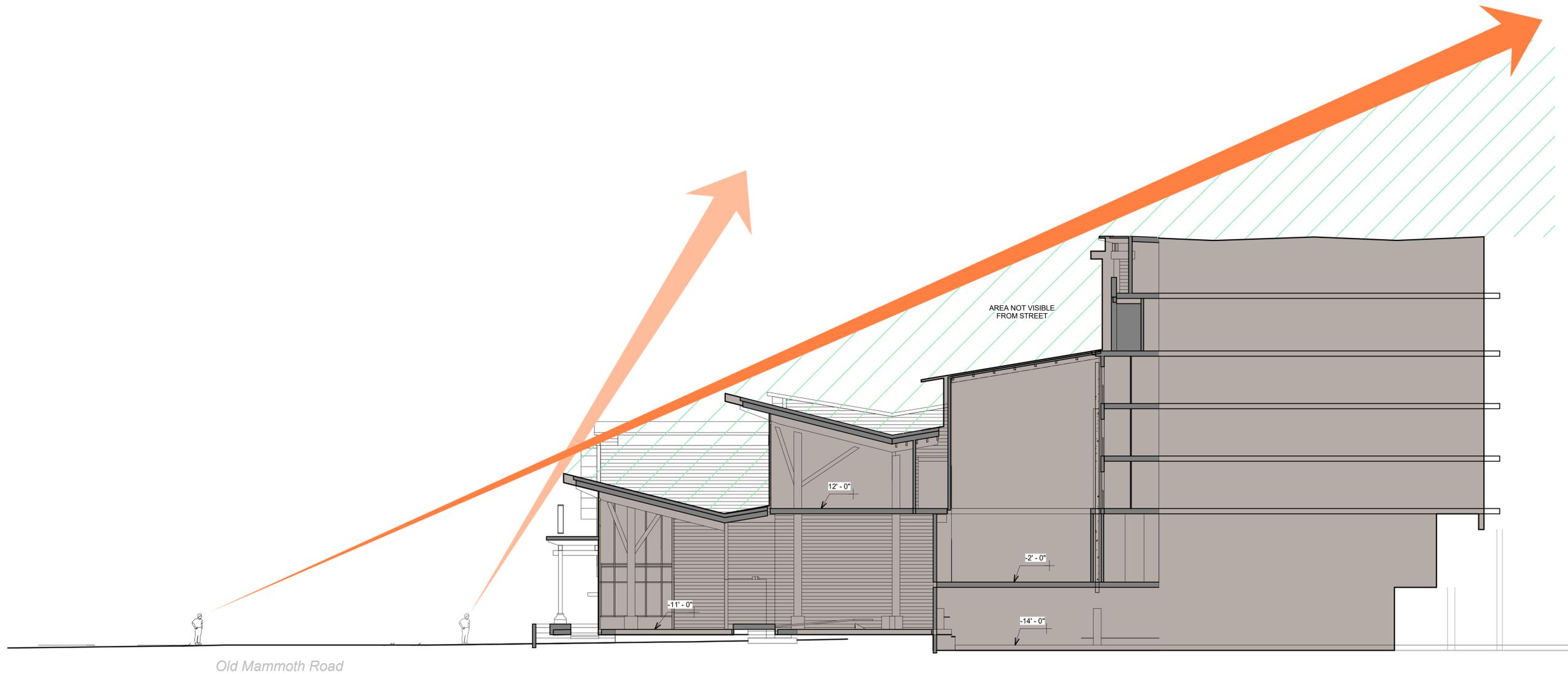
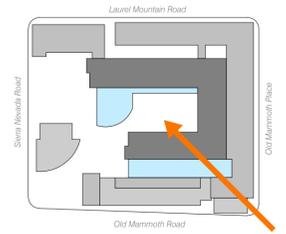
NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



Scale: 3/32" = 1'0" (when sheet is 22x34)

RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH PLACE





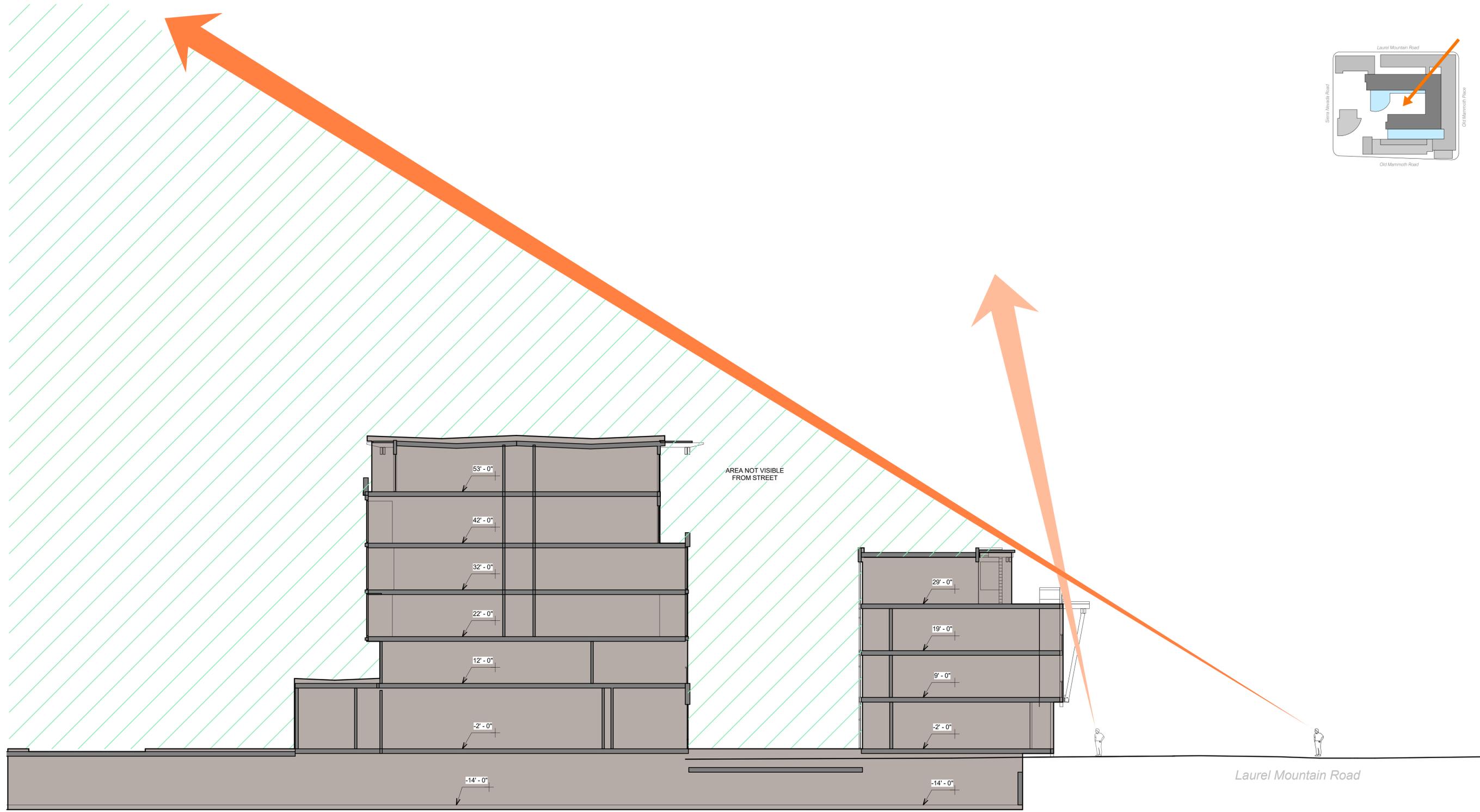
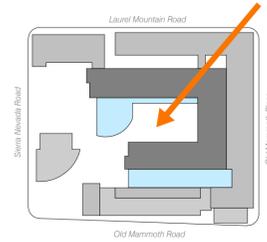
NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



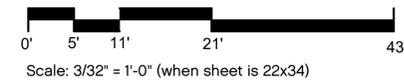
Scale: 3/32" = 1'-0" (when sheet is 22x34)

RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH CORNER



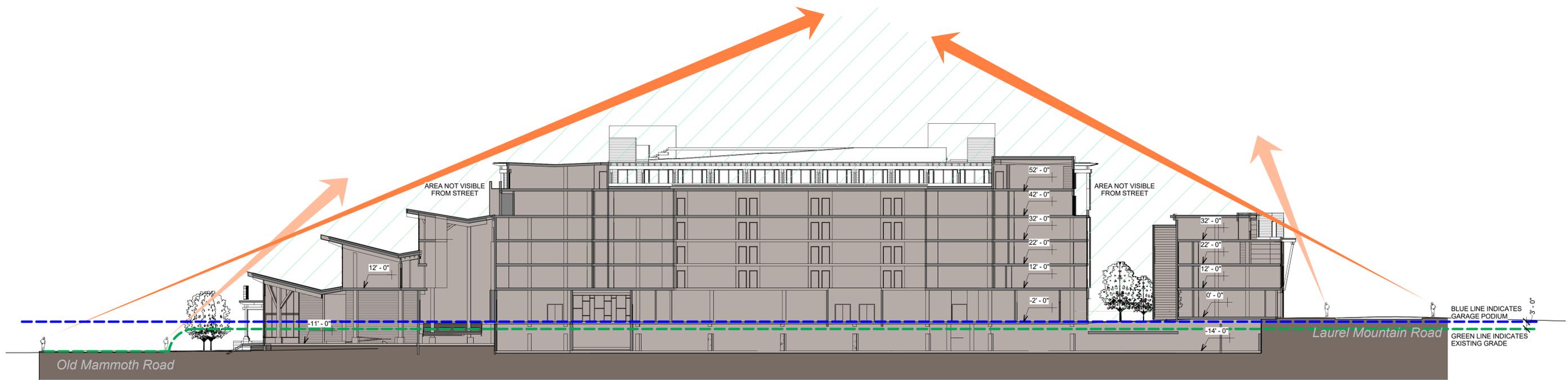
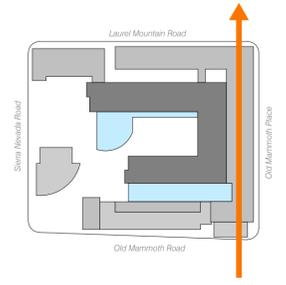


NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"

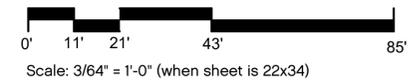


RELATIVE HEIGHT SIGHT SECTION - LAUREL MOUNTAIN CORNER





NOTE:
RELATIVE EL. 0'-0" IS PROJECT EL. 7,860'-0"



RELATIVE HEIGHT SIGHT SECTION - OLD MAMMOTH PLACE

