

Lynn Road Cabins

Lynn Road

Big Bear Lake, CA 92315

Project Directory

Property Owner: Lynn Road LLC
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San Diego, CA 92116
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Project Address: Lynn Road
Big Bear Lake, CA 92315

Architect: Bradford MacArthur Architect, INC.
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Scope of Work: A new development for a hotel type, transient use. The rental units are designed as cabin style, single dwelling units intended as short term rentals. An onsite office office with small storage area is included.

Site Information

APN: Lots to be merged per lot merger #####:
APN 0308-147-05; TRACT 2820 LOT 51
APN 0308-147-06; TRACT 2820 LOT 50
APN 0308-147-07; TRACT 2820 LOT 49
APN 0308-161-06; TRACT 3184 LOT 17
General Land Plan
Zoning CL - Commercial Lodging
VSP - Village Specific Plan
Lot Building Coverage: 50% Max
Open Space: 20% Min
Building Ht. Average: 34'-6" / 40' Max (See Sheet SD10)

Lot Coverage

Name	Area	Percent
A/C Paving Lot 1	6,445 SF	26%
A/C Paving Lot 2	2,778 SF	11%
Building Footprint	7,458 SF	31%
Conc. Walk	2,038 SF	8%
Landscaping / Open Space	5,500 SF	23%
Trash Enclosure	179 SF	1%
Total Lot:	24,397 SF	100%

Parking Calculation

Required Parking		
	1 space per bedroom (VSP Ordinance No. 87-142)	1 space per employee
Required	Provided	No. Cabins Total Required
1 Bed Cabins	1 Space	16 16
1 Bed Studio Cabins	1 Spaces	8 8
Employee	2 Spaces	- 2
	Totals:	24 Cabins 26 Spaces

Provided Parking Spaces		
Standard Spaces	16	
Employee Standard Spaces	2	
HO Accessible Van Space	1	
HO Accessible Standard	1	
EV Capable	6	
EV Capable Van Accessible	1	
EV Capable Standard Accessible	1	
Total Spaces	26	

Required Accessible parking spaces

11B-208.2 Minimum number: Where more than one parking facility is provided on a site, the number of accessible spaces provided on the site shall be calculated according to the number of spaces required for each parking facility.

Lot 1 Provided Spaces = 18
Lot 1 Req'd Accessible Space = 1 (1-25)
Lot 2 Provided Spaces = 8
Lot 2 Req'd Accessible Space = 1 (1-25)

Total Req'd Accessible Spaces = 2

11B-208.3.1 Exception 2: Parking spaces shall be permitted to be located in different parking facilities if substantially equivalent or greater accessibility is provided in terms of distance from an accessible entrance or entrances, parking fee, and user convenience.

Green Building Code EV Charging Spaces

CGBSC 5.106.5.3.1 EV CAPABLE Spaces
Required EV Capable Spaces: 8 (26-50) spaces per table CGBSC Table 5.106.5.3.1)
Required EV Capable Spaces with EVSC: 2 (May count toward total EV Capable spaces)

Note: EV Capable spaces shall count toward the total parking spaces required by the local enforcing agency.

Table 11B-228.3.2 Electric Vehicle Charging Stations for Public and Common Use
Total No. EVCS 8
Van Accessible Req'd 1 (Table 11B-228.3.2.1)
Standard Accessible Req'd 1
Ambulatory Req'd 0

Green Building Code Bicycle Parking
CGBSC 4.106.4.1.1 Short Term Bicycle Parking
5% of parking spaces = 2 Spaces

Landscaping Requirements

- A. 1 Tree / 6 Parking Spaces (VSP-V.D.8.j.3 (pg. V8-V9))
- B. All ends of parking lanes having 6 spaces or more shall have 5' wide min landscaped islands containing two trees minimum (VSP-V.D.8.j.3 (pg. V9))
- C. 5% of the parking area shall be landscaped.
 - a. Lot 1: 6,445 SF x 5% = 323 SF Req'd.
 - b. Lot 2: 2,802 SF x 5% = 140 SF Req'd
- D. 20% Landscaping / Open space required

Snow Storage

Lot 1 5% x 6,445 SF = 323 SF Req'd
Lot 2 5% x 2,803 SF = 141 SF Req'd

Building Code

All plans and work for the project shall conform to the requirements of the following codes with local amendments:

2022 California Administrative Code
2022 California Building Code, Vols. 1 and 2
2022 California Mechanical Code
2022 California Plumbing Code
2022 California Electrical Code
2022 California Energy Code
2022 California Fire Code
2022 California Green Building Standards Code

Building Code Information

Type of Const.: V-B
Fire Sprinkler: NFPA 13R for R-1 Low Rise Residential
Number of Stories: 2
Occupancy: R-1 Hotel (Transient); B Office
Occupant Load Factor: 200 gross
Required no. exits per cabin / per story 1 / 1 (number of requirements below)
Occupancy Separation: 1 Hr - B / R-1 w/ sprinkler
Allowable height above grade plane: R-1 2 Stories w/ S13R sprinkler, B = 3 stories
Allowable no. of stories above grade plane: R-1 S13R = 7,000 SF per story
Allowable Area per story: B SM = 27,000 SF per story
R-1 S13R = 10,500 SF per story
Allowable Area per story with Increase: B SM = 31,500 SF per story

Building Area & Occupancy

R-1 Area Schedule 1st Flr.

Cabin	Count	Occupancy	Area	Occupant Load Factor	Occupant Load
#1	1	R-1	572 SF	200 SF	2.9
#2	1	R-1	564 SF	200 SF	2.8
#3	1	R-1	565 SF	200 SF	2.8
#4	1	R-1	569 SF	200 SF	2.8
#5	1	R-1	413 SF	200 SF	2.1
#6	1	R-1	431 SF	200 SF	2.2
#7	1	R-1	409 SF	200 SF	2.0
#8	1	R-1	390 SF	200 SF	1.9
#9	1	R-1	569 SF	200 SF	2.8
#10	1	R-1	565 SF	200 SF	2.8
#11	1	R-1	564 SF	200 SF	2.8
#12	1	R-1	572 SF	200 SF	2.9
Breezeway	1	R-1	106 SF		
Covered Entry	14	R-1	505 SF		
Stairs	6	R-1	327 SF	200 SF	
					7122 SF
					Grand total:

B Area Schedule 1st Flr.

Cabin	Count	Occupancy	Area	Occupant Load Factor	Occupant Load
Office	1	B	326 SF	200 SF	1.6
					326 SF
					Grand total:

R-1 Area Schedule 2nd Flr.

Cabin	Count	Occupancy	Area	Occupant Load Factor	Occupant Load
#13	1	R-1	553 SF	200 SF	2.8
#14	1	R-1	545 SF	200 SF	2.7
#15	1	R-1	545 SF	200 SF	2.7
#16	1	R-1	533 SF	200 SF	2.7
#17	1	R-1	427 SF	200 SF	2.1
#18	1	R-1	427 SF	200 SF	2.1
#19	1	R-1	427 SF	200 SF	2.1
#20	1	R-1	427 SF	200 SF	2.1
#21	1	R-1	533 SF	200 SF	2.7
#22	1	R-1	545 SF	200 SF	2.7
#23	1	R-1	545 SF	200 SF	2.7
#24	1	R-1	552 SF	200 SF	2.8
Balcony	10	R-1	449 SF		
Stairs	6	R-1	502 SF		
					7009 SF
					Grand total:

B Area Schedule 2nd Flr.

Cabin	Count	Occupancy	Area	Occupant Load Factor	Occupant Load
Office	1	B	0 SF	200 SF	
Office/Elec/ Storage	1	B	432 SF	200 SF	2.2
					432 SF
					Grand total:

Total Areas:

First Floor: 7,448 SF

Second Floor: 7,414 SF

Total: 14,869 SF

Section 506.2.2 Mixed Occupancy & Area Increase Equation 5-3

Aa R-1 = [At + (NS x It)]

If = .5 (F=364.5'; P=557'; F/P=.65 open space > 30. per Table 506.3.3)

Aa R-1 = 7,000 + (7,000 * .5)

Aa R-1 = 10,500 SF

Aa B = [At + (NS x It)]

If = .5 (F=364.5'; P=557'; F/P=.65 open space > 30. per Table 506.3.3)

Aa B = 27,000 + (9,000 * .5)

Aa B = 31,500 SF

Section 508.4.2 Allowable Area (Separated Occupancies)

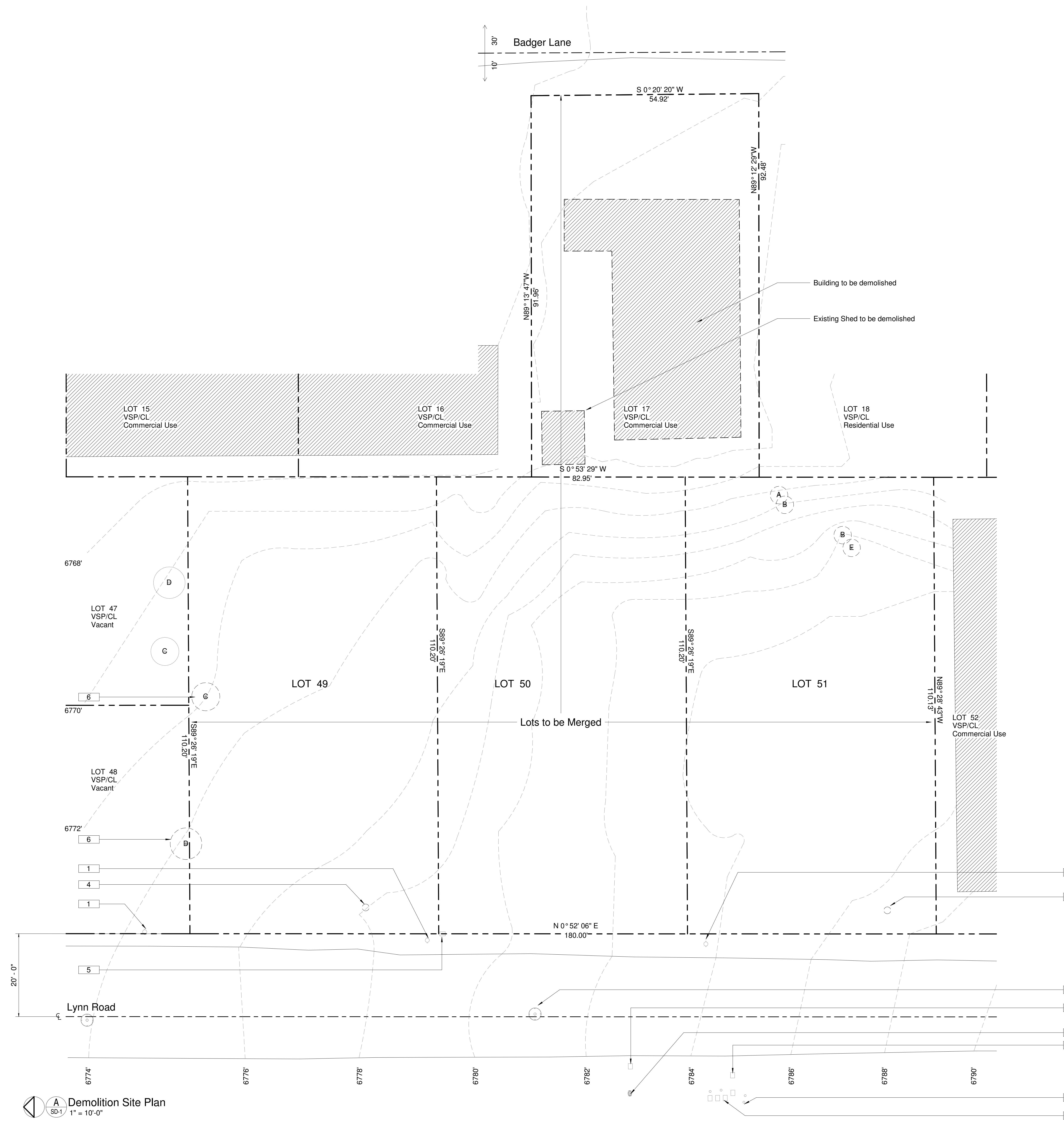
Sum of each Occupancy Actual Area / Allow Area < 1 per story

1st Flr. (R-1 7,122/10,500) + (B 326/31,500) = .69 < 1 OK

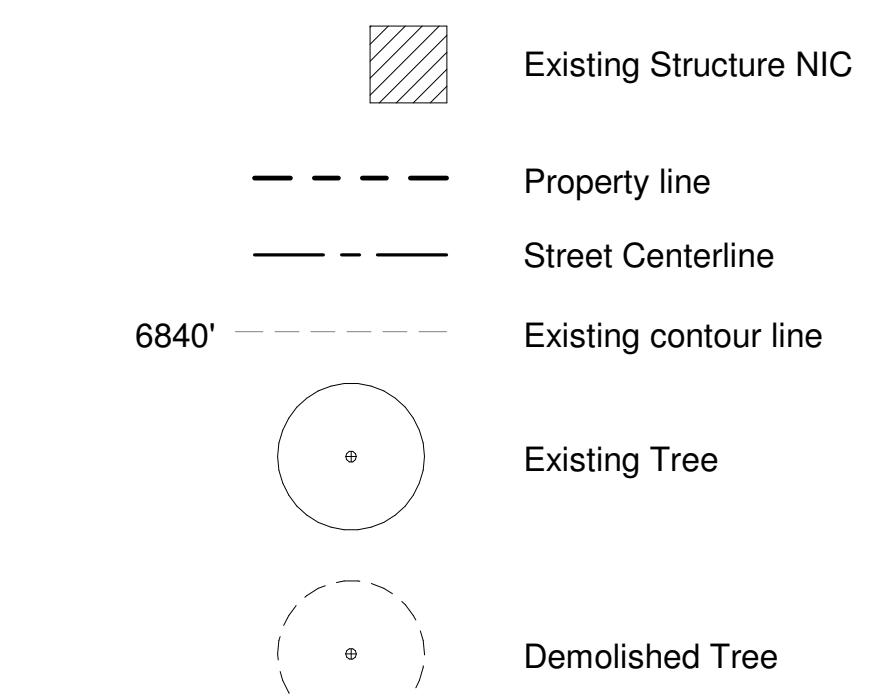
Table 601 Fire-Resistance Ratings For Building Elements

Primary Structural Frame	0 hrs
Bearing Walls	0 hrs
Non Bearing Walls	0 hrs
Floor Construction	0 hrs
Roof Construction	0 hrs

<h



Legend



Tree Legend

Mark	Count	Description
A	1	6" Pine
B	2	18" Pine
C	2	24" Pine
D	2	36" Pine
E	1	Alder

Total: 8

Keynote Legend

1	Existing utility pole.
2	Existing sewer manhole.
3	Existing fire hydrant.
4	Existing abandoned conc. pillar/utility to be demolished.
5	Existing tele box.
6	Existing tree to be demolished. See schedule.
7	Existing bollard.
8	Existing water meter.
9	Existing WV.

Demolition Site Plan - SD-1

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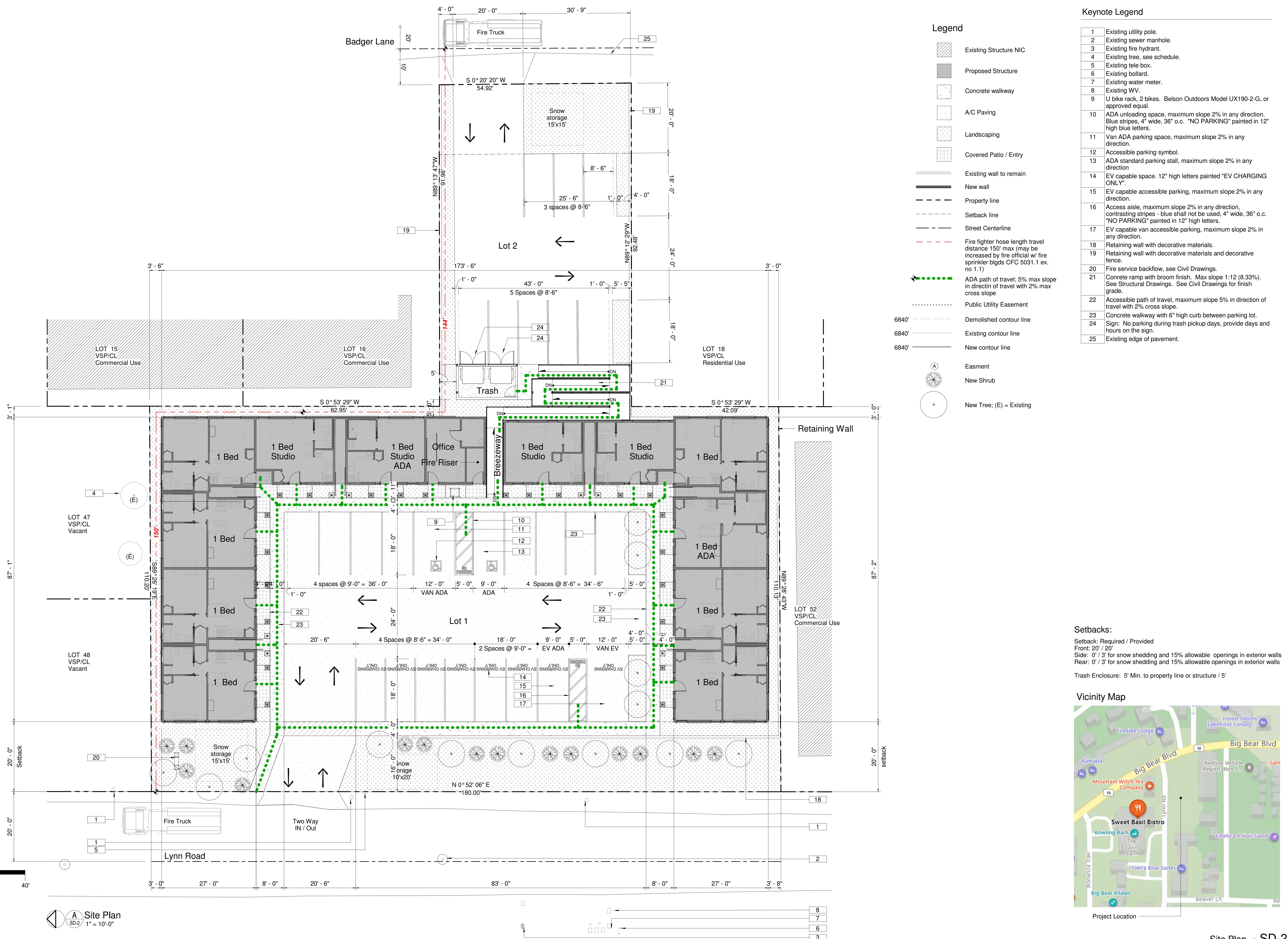
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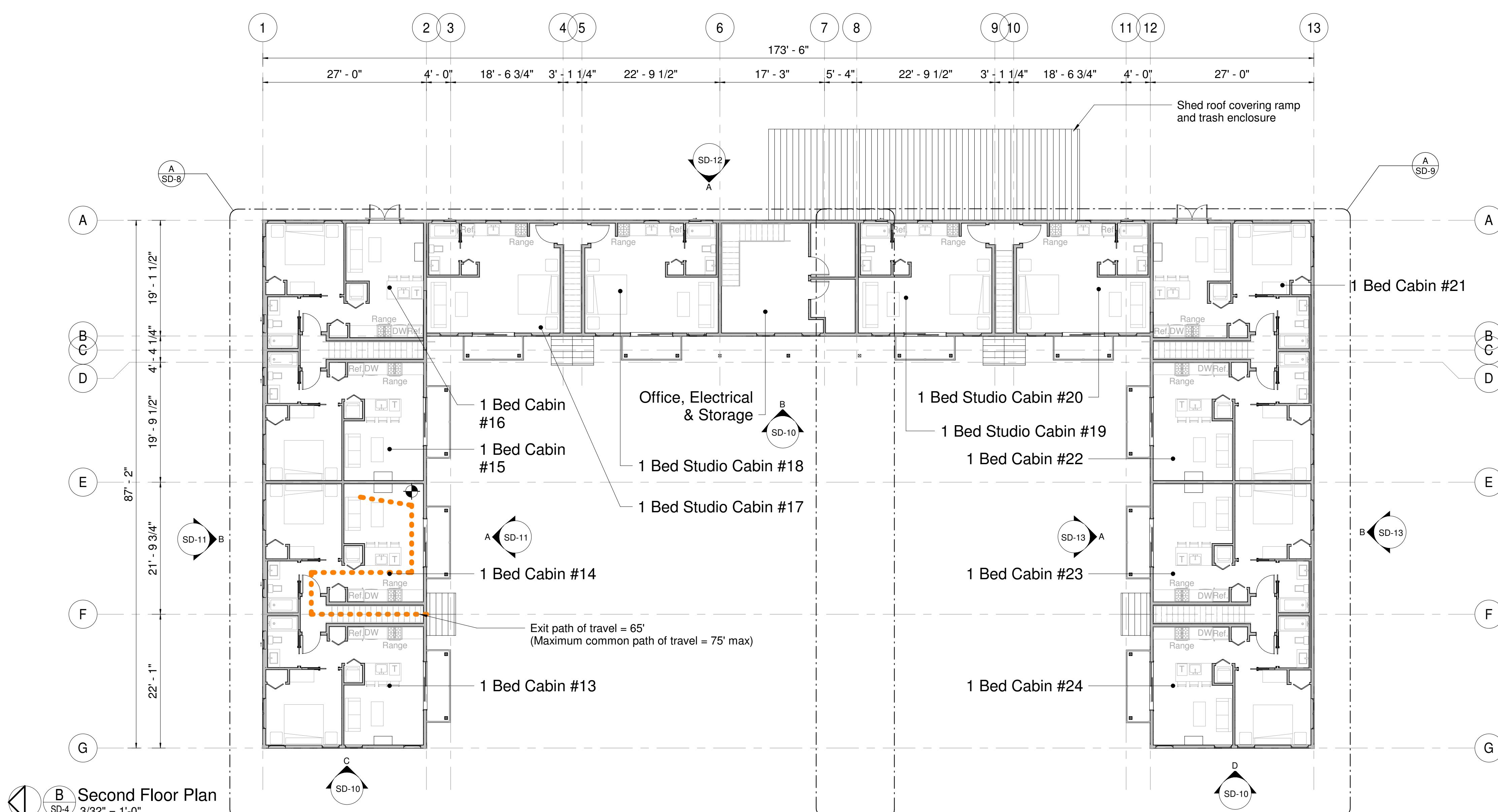
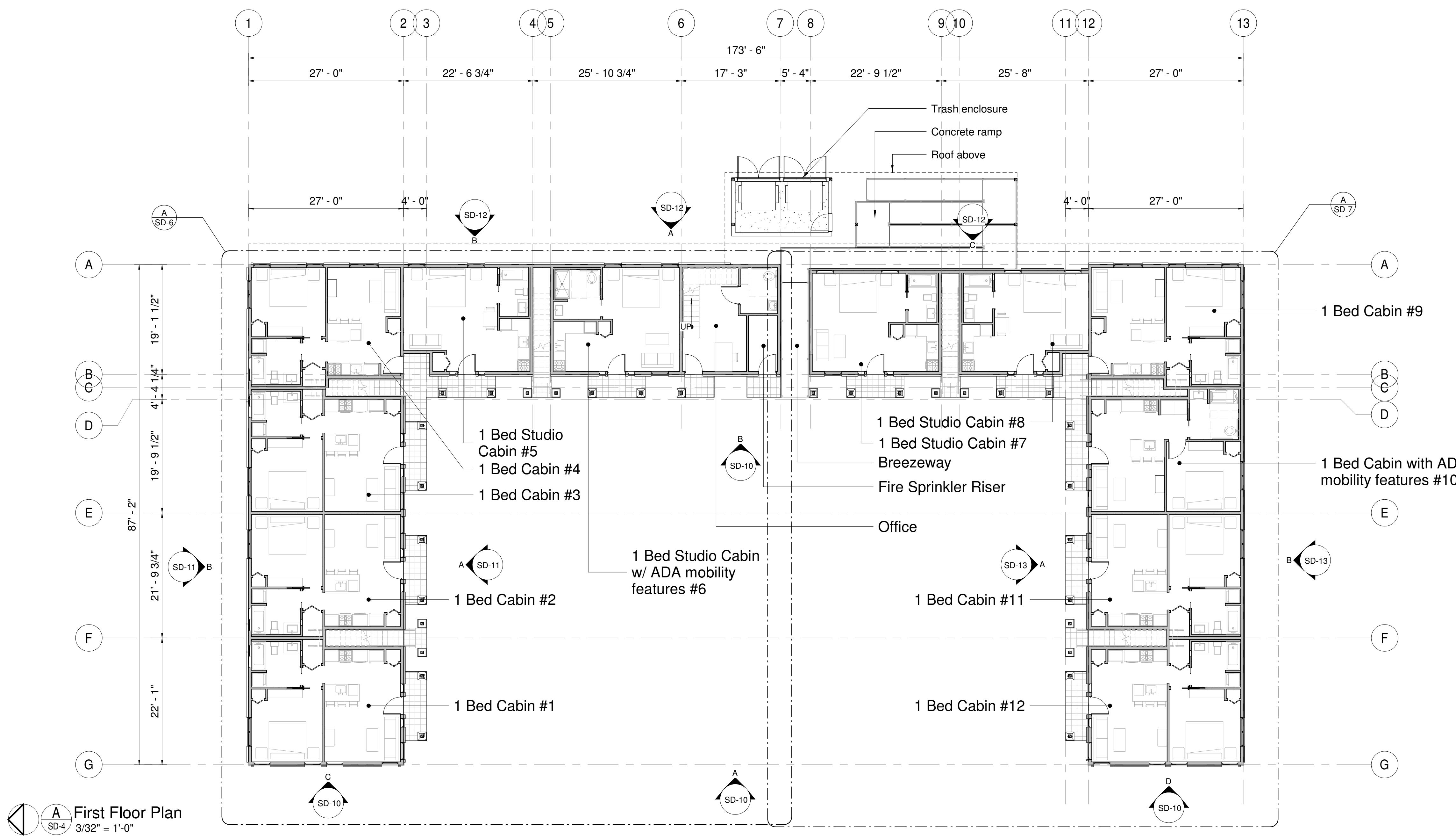
scale: 1" = 10'-0"

date: 04 March 2023

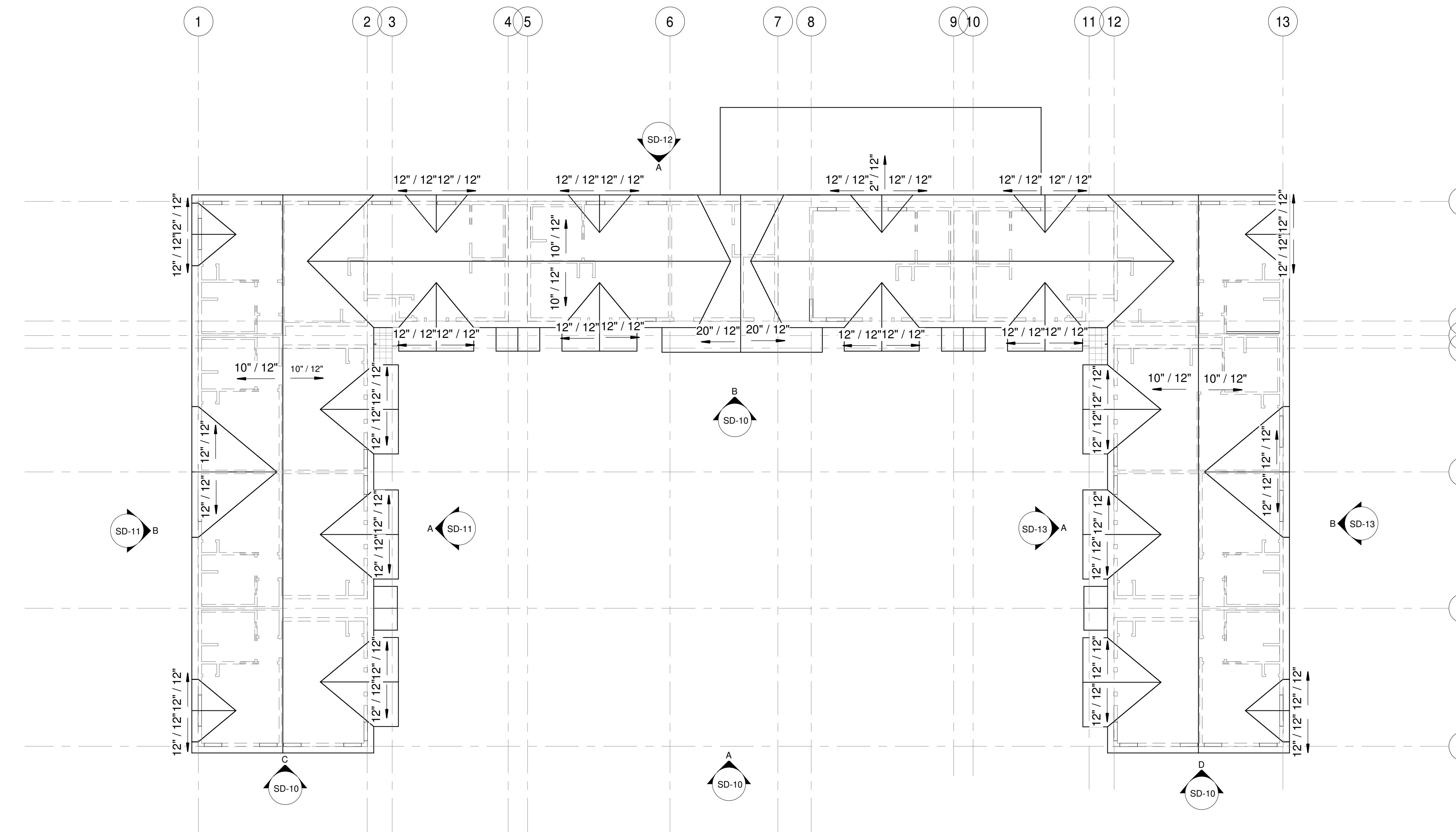
SD

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Overall Floor Plans - SD-4



A circular icon containing a triangle and the letter 'A', representing a roof plan.

A circular icon containing the text 'SD-5', representing a specific section detail.

Roof Plan

3/32" = 1'-0"

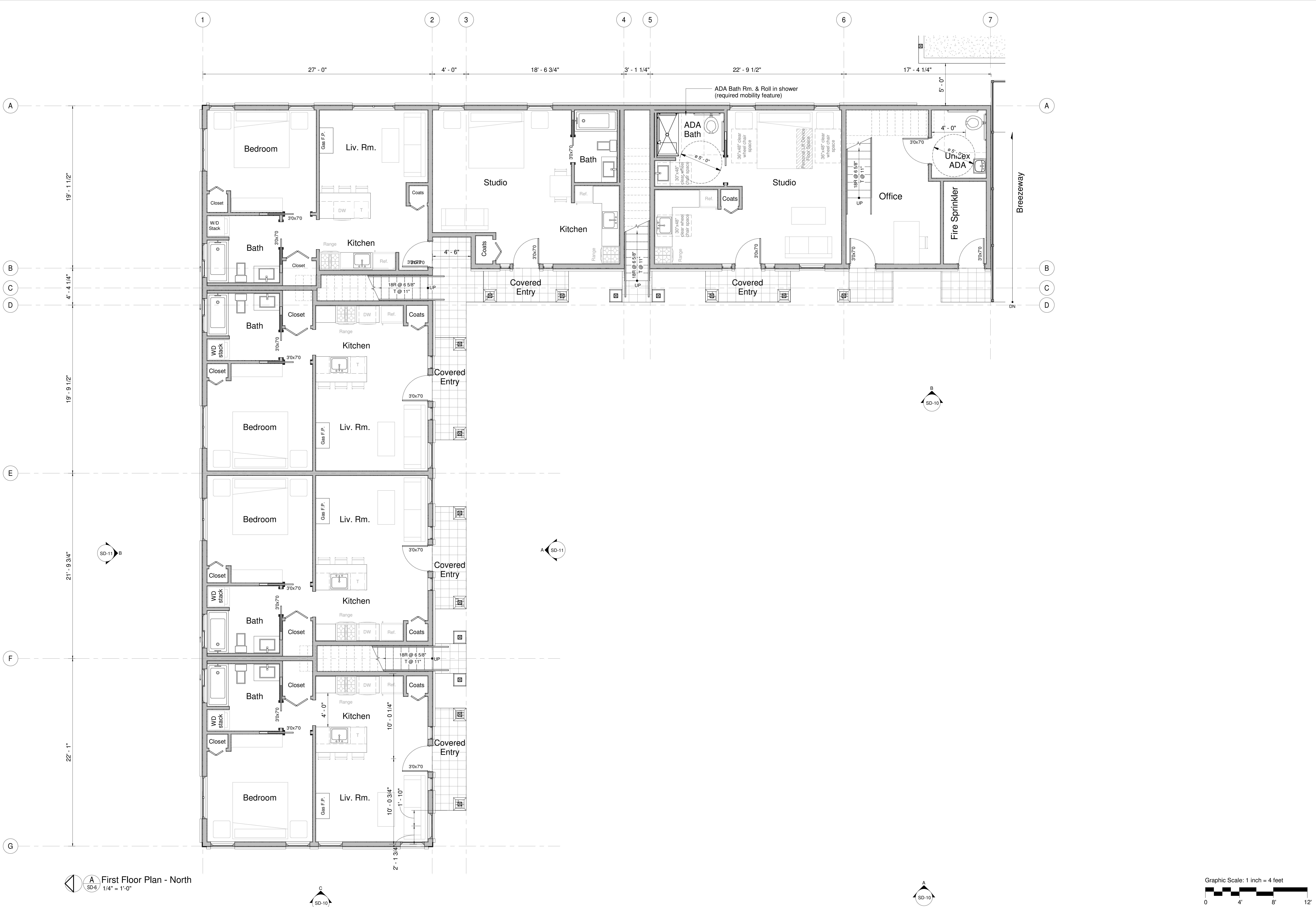
Roof Plan - SD-5

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Lynn Road Cabins - PRE DRC

Lynn Road
Big Bear Lake, CA 92315

job no.: 22010
scale: 3/32" = 1'-0"
date: 04 March 2023
SD





First Floor Plan - North

SD-6 1/4" = 1'-0"

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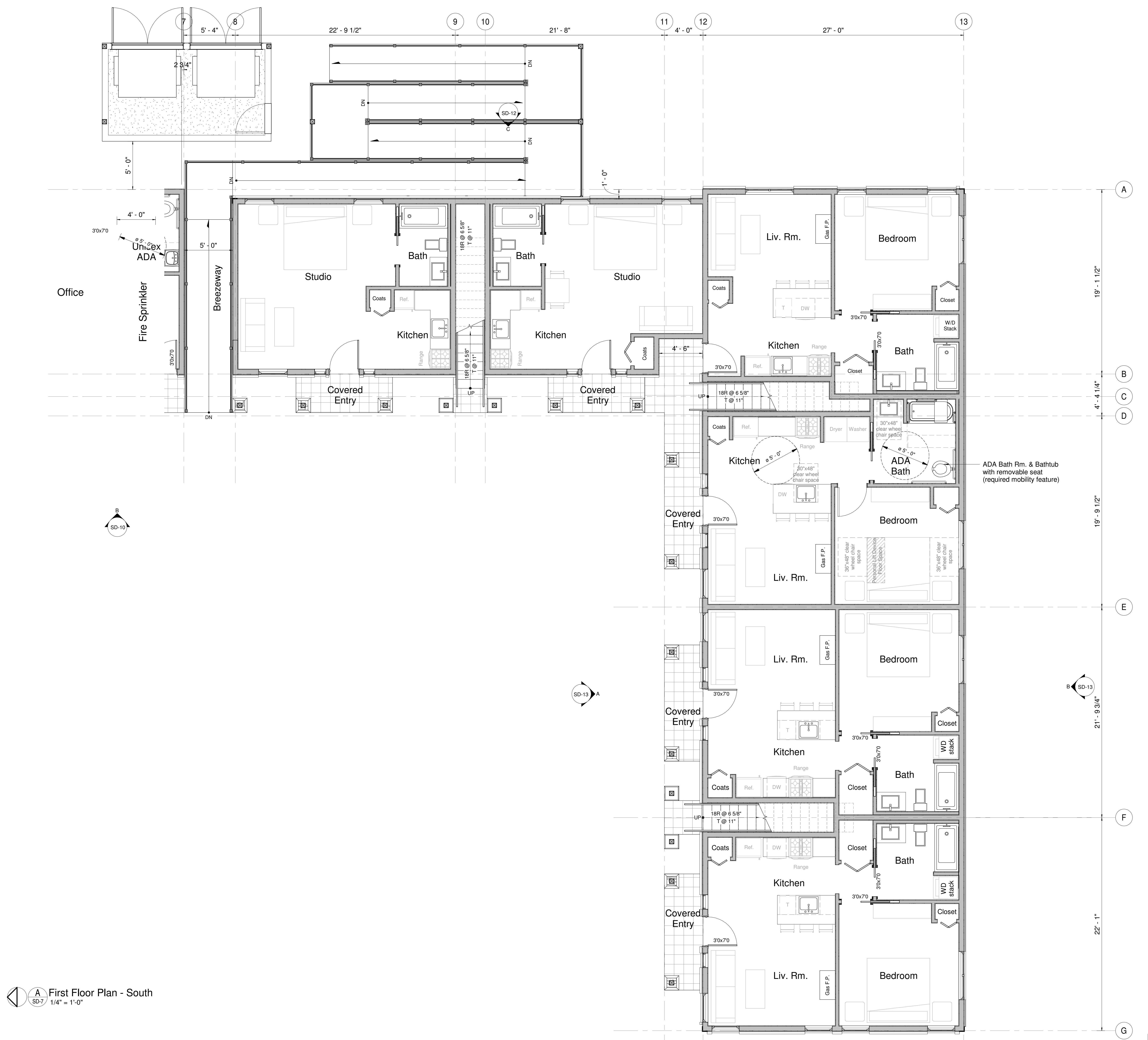
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Graphic Scale: 1 inch = 4 feet



A horizontal scale bar consisting of a series of black rectangular blocks of equal width. There are 11 such blocks. Below the scale bar, vertical tick marks are placed at the start and end of the first, third, and fifth blocks. These tick marks are labeled with the values 0, 4', and 8' respectively. To the right of the eighth block, there is an additional tick mark without a label, and to the right of the 11th block, the value 12' is labeled.

job no.: 22010
ile: 1/4" = 1'-0"
04 March 2023
SD



  **First Floor Plan - South**
1/4" = 1'-0"

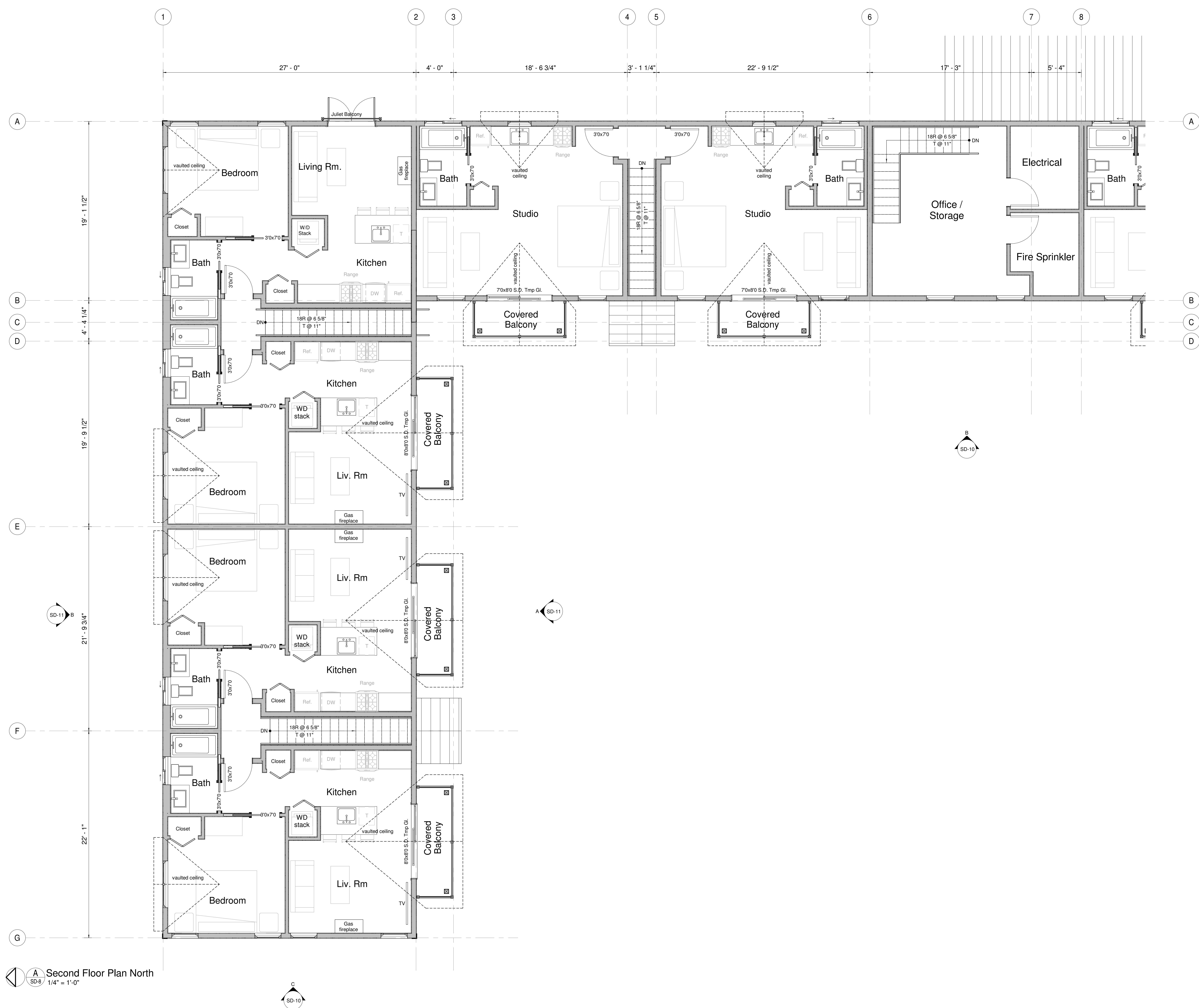
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job no.: 22010
scale: 1/4" = 1'-0"
e: 04 March 2023
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Lynn Road Cabins - PRE DRC

Lynn Road
Big Bear Lake, CA 9231

Second Floor Plan - North - SD-8

job no.: 22010

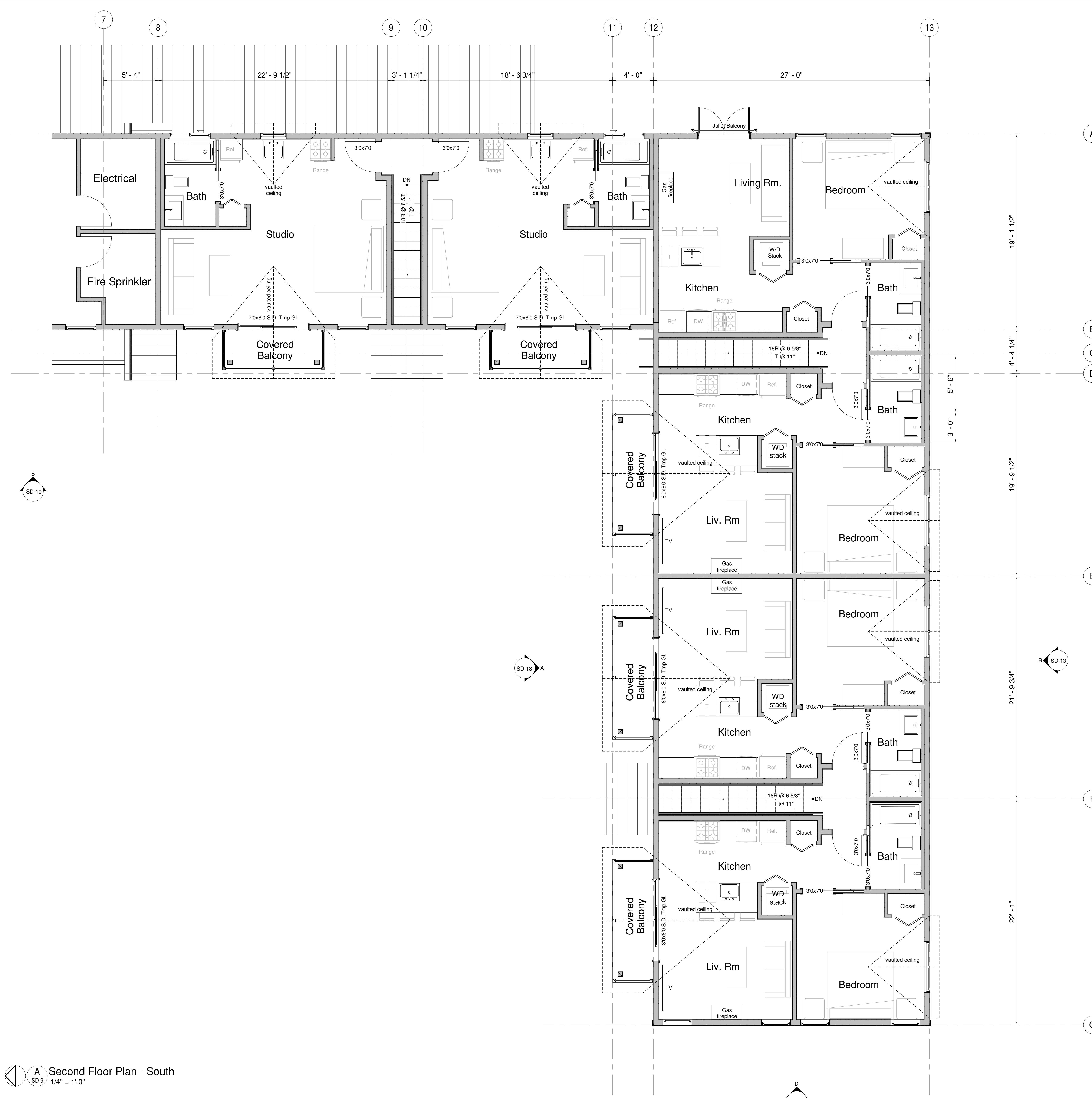
scale: 1/4" = 1'-0"

Page: 04 March 2023

SD

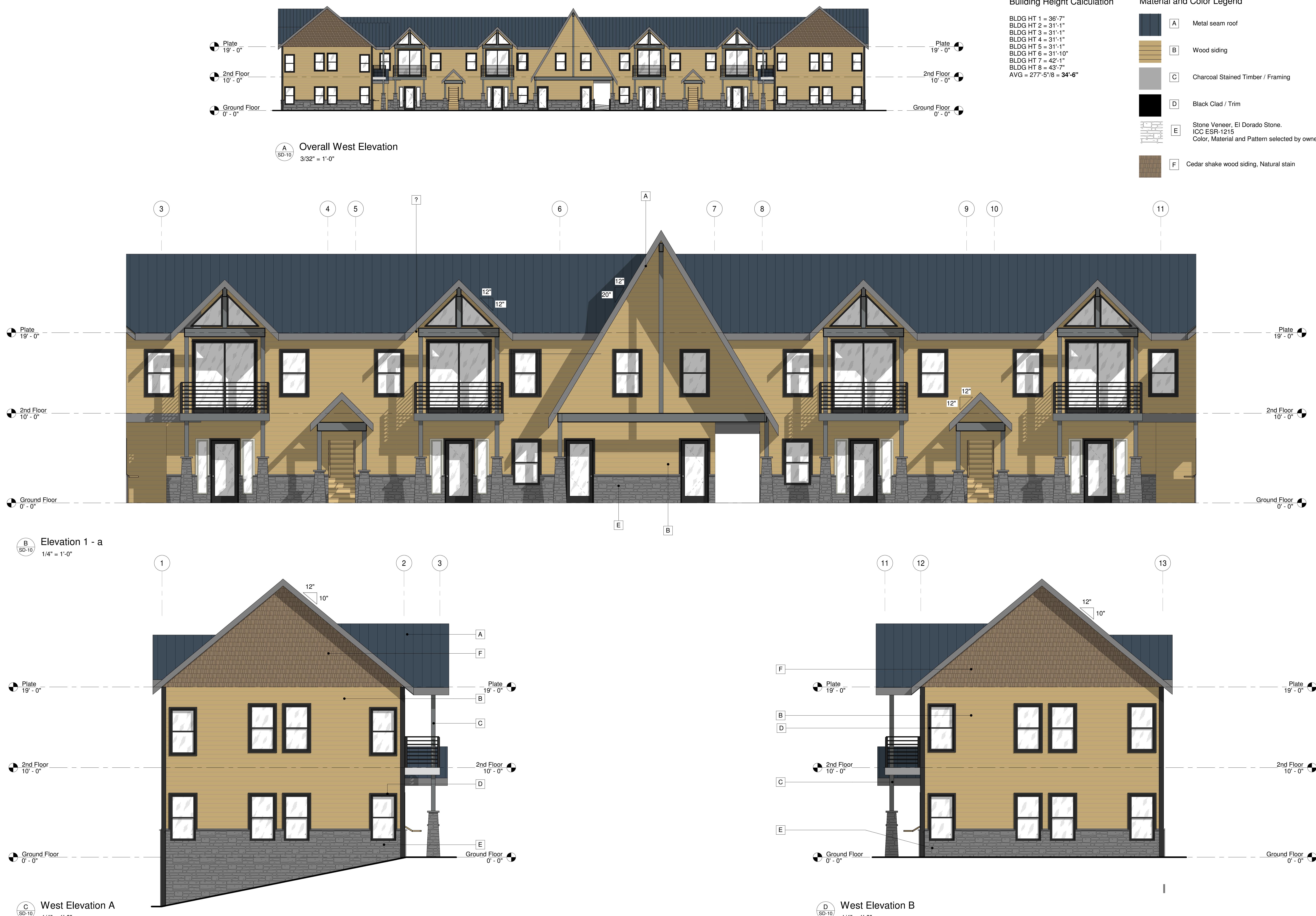
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 A SD-9 1/4" = 1'-0" Second Floor Plan - South

Second Floor Plan - South - SD-9





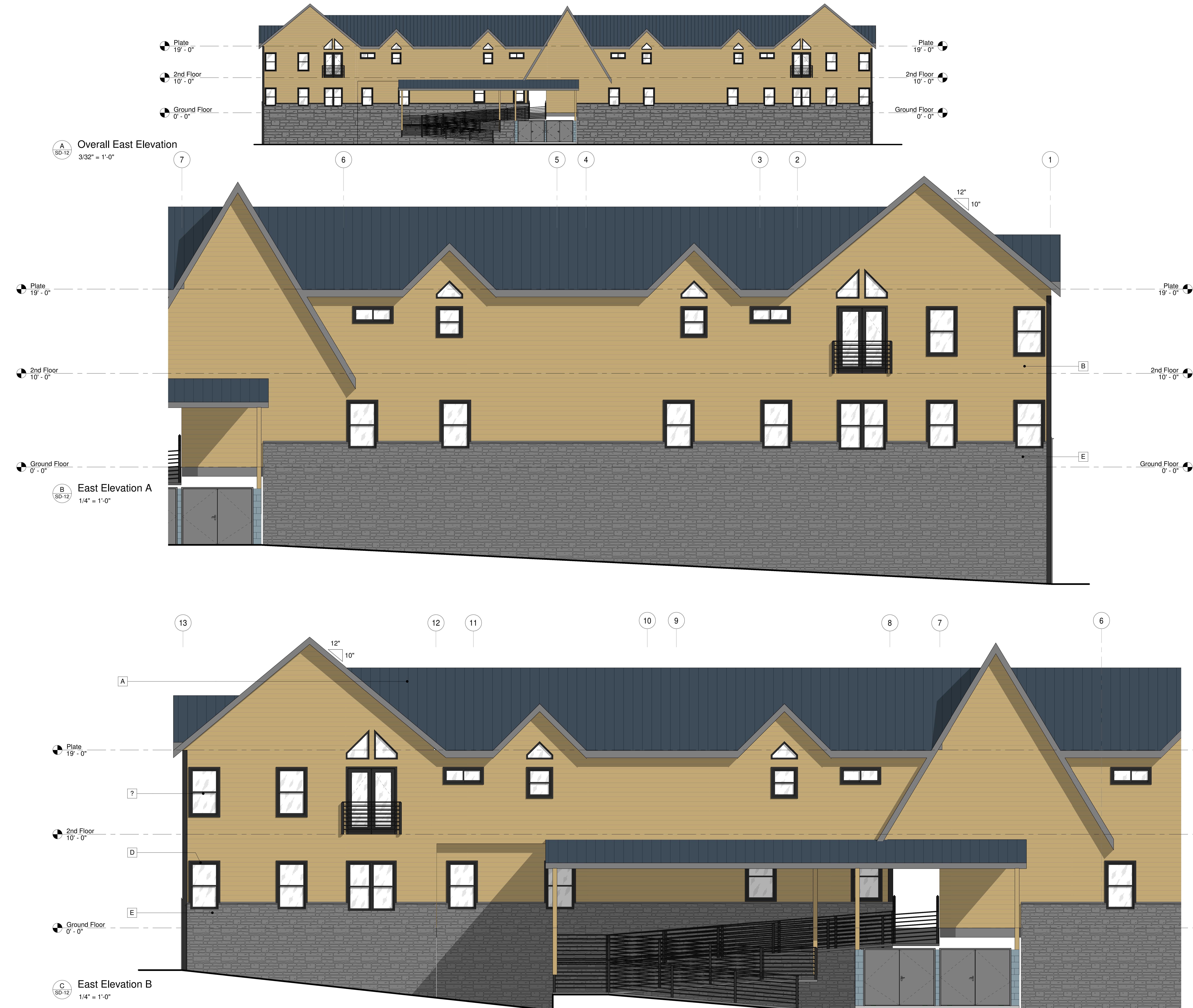
Material and Color Legend	
	A Metal seam roof
	B Wood siding
	C Charcoal Stained Timber / Framing
	D Black Clad / Trim
	E Stone Veneer, El Dorado Stone. ICC ESR-1215 Color, Material and Pattern selected by owner
	F Cedar shake wood siding, Natural stain

South Elevation A
SD-11
1/4" = 1'-0"



North Elevation A
SD-11
1/4" = 1'-0"

Elevations- SD-11



Lynn Road Cabins - PRE DRC

Lynn Road
Big Bear Lake, CA 92315



Elevations- SD-13



Perspective View A



Perspective View B

Perspective Views- SD-14