

Lynn Road Cabins

Lynn Road Big Bear Lake, CA 92315

Project Directory

Property Owner:	Lynn Road LLC 4785 Panorama Drive San Diego, CA 92116 Contact: Jason Saphire (617) 833-1739 jps.bos@gmail.com
Project Address:	Lynn Road Big Bear Lake, CA 92315
Architect:	Bradford MacArthur Architect, INC. P.O. Box 289 Bishop, CA 93515 Brad MacArthur (310)-999-4680 brad.macarthur@yahoo.com
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
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	1 Space	16	16
1 Bed Studio Cabins	1 Spaces	1 Spaces	8	8
Employee	2 Spaces	2 Spaces	2	2
	Totals:		24 Cabins	26 Spaces

Provided Parking Spaces

Standard Spaces	16
Employee Standard Spaces	2
HC Accessible Van Space	1
HC 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-228.3.2.1 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
Amulatory 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 Requirments

- 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 NFPA 13 for B Office
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 (see chapter 10 requirements below)
Occupancy Separation:	1 Hr - B / R-1 w/ sprinkler
Allowable height above grade plane:	R-1 w/ S13R / B = 60'
Allowable no. of stories above grade plane:	R-1 2 Stories w/ S13R sprinkler, B = 3 stories
Allowable Area per story:	R-1 S13R = 7,000 SF per story B SM = 27,000 SF per story
Allowable Area per story with Increase:	R-1 S13R = 10,500 SF per story 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	
Grand total			7122 SF		

B Area Schedule 1st Flr.

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

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		
Grand total			7009 SF		

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
Grand total			432 SF		

Total Areas:

First Floor: 7,448 SF
Second Floor: 7,414 SF
Total: 14,889 SF

Section 506.2.2 Mixed Occupancy & Area Increase Equation 5-3

Aa R-1 = [At + (NS x If)]
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 If)]
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 Constriction	0 hrs

Table 602 Fire-Resistance Ratings For Exterior Walls Based on Fire Separation Distance

X<5'	1 hr
5'<X<10'	1 hrs
10'<X<30'	0 hrs

705.2 Projections

Corncices, eave overhangs, exterior balconies and similar projections...
Exception: Buildings on the same lot and considered as portions of one building in accordance with **Section 705.3** are not required to comply with this section.

705.3 Buildings on the same lot.

Exception 1: Two or more buildings on the same lot shall be considered protions of one building if the aggregate area of such buildings is within the limits specified in Chapter 5 for a single building.

Table 705.8 Maximum area of exterior wall openings based on fire separation distance and degree of opening protection

Fire Separation Distance	Degree of Opening Protection	Allowable Area
0' < 3'	UP,S or P	Not Permitted
3' < 5'	UP,S or P	15%
5' < 10'	UP,S or P	25%
10' < 15'	UP,S or P	45%
15' < 20'	UP,S or P	75%
20' < 25'	UP,S or P	No Limit

Chapter 10 Egress Requirements

Definitions (Per Chapter 2)

Dwelling:

A building that contains one or two dwelling units used, intended or designed to be used, rented, leased, let or hired out to be occupied for living purposes.

Dwelling Unit:

A single unit providing complete, independent living facilities for one or more persons, including provisions for living, sleeping, eating, cooking and sanitation.

Multistory Dwelling Unit: A dwelling unit with finished living space located on one floor and the floor or floors immediately above or below it.

1006.3.1 Adjacent story

The path of egress travel to an exit shall not pass through more than one story.
Exception 1. In Group R-1 Occupancy, exit access stairways connecting four stories or less serving and contained within an individual **dwelling unit** or sleeping unit.

1006.3.3 Single Exits

A single exit or exit access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:

- Individual single-story or **multistory dwelling units** shall be permitted to have a single exit or exit access to a single exit from the **dwelling unit** provided that both of the following conditions are met:
 - The **dwelling unit** complies with Section **1006.2.1** as a space with one means of egress.
 - The exit from the **dwelling unit** discharges to the exterior at the level of exit discharge.

Table 1006.2.1 Spaces With One Exit or Exit Access Doorway

Occupancy	Maximum Occupant Load	Common Path of Travel
R-1	20	75'

Table 1017.2 Exit Travel Distance

R-1 w/ sprinkler = 200' Max

1030 Emergency escape and rescue openings in sleeping rooms for R Occupancies.

- Net clear opening of 5.7 SF min.
- Net clear opening of 5.0 S.F. min at grade floor.
- Net clear height of 24" min.
- Net clear width of 20" min.
- Bottom of clear opening shall be 44" A.F.F. min.

Chapter 11-B Requirements (ADA)

Accessible Route Requirements

(2nd floor/loft not required to be accessible):

11B-206.2.3: At least one accessible route shall connect each story and mezzanine in multi-story buildings and facilities.

Exception 5: Within multi-story transient lodging guest rooms with mobility features, an accessible route shall not be required to connect stories provided that the living and dining areas, exterior spaces and sleeping areas are on an accessible route and sleeping accommodations for two persons minimum are provided on a story served by an accessible route. **11B-206.2.3, Exception 5.**

Guest Room Toilet and Bathing Rooms

Where toilet and bathing rooms are provided in guest rooms that are not required to provide compliant mobility features as detailed below, toilet and bathing fixtures shall only be required to provide all toilet and bathing fixtures in a location that allows a person using a wheelchair measuring 30 inches by 48 inches (762 mm by 1219 mm) to touch the wheelchair to any lavatory, uninal, water closet, tub, sauna, shower stall and any other similar sanitary installation, if provided.

11B-224.1.4, 11B-603.6

Table 11B-224.2 Guest Rooms with Mobility Features

Total number of guest rooms 24 (2 to 25)

Min. req'd rooms without roll in shower (provide bathtub **11B-607** or transfer type shower **11B-608.2.1**) 1

Min. req'd rooms with roll in shower (provide standard roll in shower **11B-608.2.2** or alt. roll in shower **11B-608.2.3**) 1

Total number of required rooms with mobility features 2
Provided cabins with mobility features 2

Table 11B-224.4 Guest Rooms with Communication Features

Total number of rooms 24 (2-25)

Total number of required rooms with communication features 2
Provided cabins with communication features 2

11B-214 Washing Machines and Clothes Dryers

Washing Machines

Where three or fewer washing machines are provided, at least one shall comply with Section **11B-611**. Where more than three washing machines are provided, at least two shall comply as detailed. **11B-214.2, 11B-611, 214.2, 611**

Clothes Dryers

Where three or fewer clothes dryers are provided, at least one shall comply with Section **11B-611**. Where more than three clothes dryers are provided, at least two shall comply as detailed. **11B-214.3, 11B-611, 214.3, 611**

11B-206.5.3 Transient Lodging Facilities

(entrance doors need only comply with clear width)

In transient lodging facilities, **entrances**, doors, and doorways providing user passage into and within guest rooms that are not required to provide compliant mobility features complying with section **11B-806.2** shall comply with **11B-404.2.3**. Bathrooms doors shall be either sliding or hung to swing in the direction of egress from the bathroom.
11B-206.5.3, 11B-224.1.2

11B-806 Transient Lodging Guest Rooms

11B-806.1 General

Transient lodging guest rooms shall comply woth Section **11B-806**. Guest rooms required to provide mobility features shall comply with items Section **11B-806.2**. Guest rooms required to provide communication features shall comply with Section **11B-806.3**.

11B-806.2 Guest Rooms with Mobility Features

Guest rooms required to provide mobility features shall comply with Section **11B-806.2**

11B-806.2.1 Living and Dining Areas

Living and dining areas shall be accessible.

11B-806.2.2 Exterior Spaces

Exterior spaces, including patios, terraces and balconies, that serve the guest room shall be accessible.

11B-806.2.3 Sleeping Areas

At least one sleeping area shall provide a 36 inch (914 mm) by 48 inch (1219 mm) minimum clear space on both sides of a bed. The clear space shall be positioned for parallel approach to the side of the bed. **11B-806.2.3 806.2.3**

11B-806.2.3. Personal Lift Device Floor Space

There shall be a clear space under the bed for the use of a personal lift device.

11B-806.2.3.1 The clear space shall extend under the bed parallel to the long side and shall be adjacent to an accessible route. The clear space shall extend to points horizontally 30 inches (762 mm), vertically 7 inches (178 mm) and not more than 12 inches (305 mm) from the head and foot end of the bed.

11B-806.2.4 Toilet ant Bathing Facilities

No fewer than one water closet, one lavatory, and one bathtub or shower shall comply with applicable requirements of Sections 11B-603 through 11B-610 for toilet and bathing facilities. In addition, required roll-in shower compartments shall comply with the requirements for an accessible "Standard Roll-In Type Shower Compartment", or an "Alternate Roll-In Type Shower Compartment", contained in Section **11B-608.2.2** or **11B-6082.2.3**, "SHOWER COMPARTMENTS". Toilet and bathing fixtures required to comply with Sections 11B-603 though 11B-610 shall be permitted to be located in more than one toilet or bathing area, provided that travel between fixtures does not require travel between other parts of the guest room.

11B-806.2.4.1 Vanity Counter Top Space

If vanity counter top space is provided in non-accessible guest toilet or bathing rooms, comparable vanity counter top space, in terms of size and proximity to the lavatory, shall also be provided in accessible guest toilet or bathing rooms.

11B-806.2.5 Kitchens, Kitchenettes and Wet Bars

Kitchens, kitchenettes and wet bars shall comply with Section 11B-804

11B-806.2.6 Turning Space

Turning space complying with Section 11B-806.2.6

Sheet Index

Sheet No.	Sheet Name	Sheet Issue Date	Current Revision	Current Revision Date
Architectural				
SD-0	Cover Sheet			
SD-1	Demolition Site Plan			
SD-2	Site Plan			
SD-3	Preliminary Site Grading			
SD-4	Overall Floor Plans			
SD-5	Roof Plan			
SD-6	First Floor Plan - North			
SD-7	First Floor Plan - South			
SD-8	Second Floor Plan - North			
SD-9	Second Floor Plan - South			
SD-10	Elevations			
SD-11	Elevations			
SD-12	Elevations			
SD-13	Elevations			
SD-14	Perspective Views			

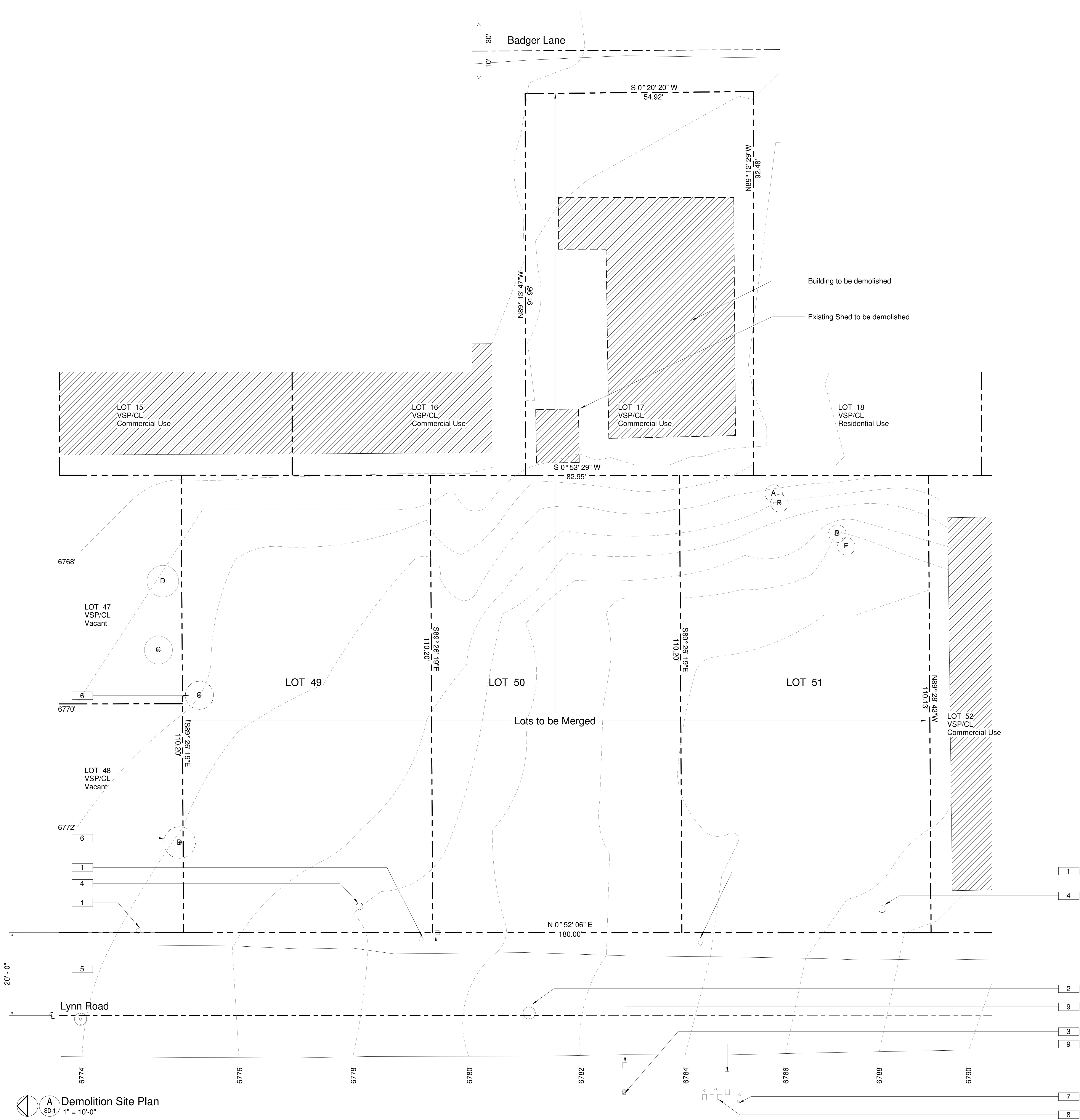
Revisions			
No.	Date	Description	

Lynn Road Cabins

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Legend

- Existing Structure NIC
- Property line
- Street Centerline
- Existing contour line
- Existing Tree
- Demolished Tree

Tree Legend

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

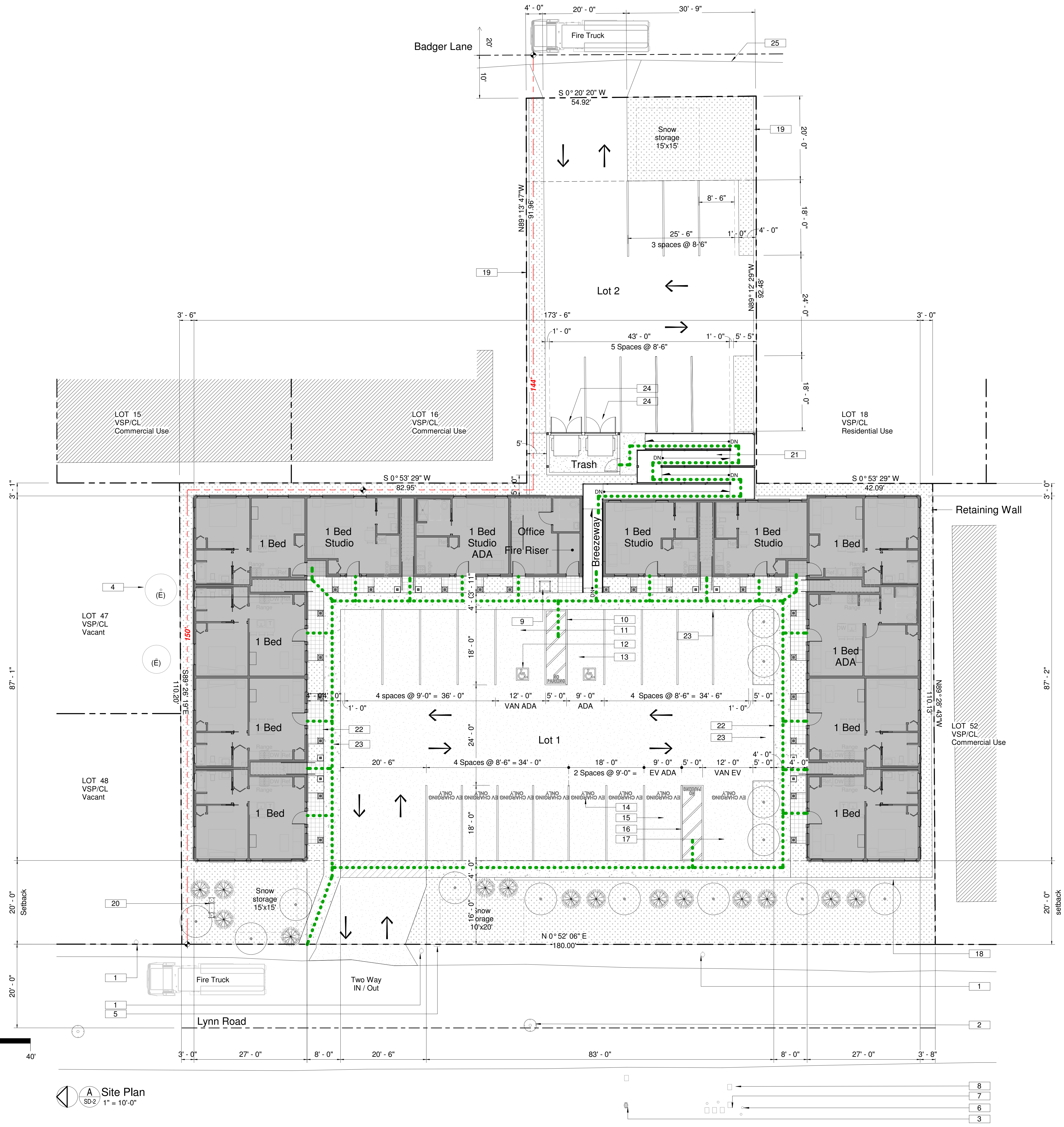
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Keynote Legend

- Existing utility pole.
- Existing sewer manhole.
- Existing fire hydrant.
- Existing abandoned conc. pillar/utility to be demolished.
- Existing tele box.
- Existing tree to be demolished. See schedule.
- Existing bollard.
- Existing water meter.
- Existing WV.

Demolition Site Plan
SD-1
1" = 10'-0"

Demolition Site Plan - SD-1



Legend

- Existing Structure NIC
- Proposed Structure
- Concrete walkway
- A/C Paving
- Landscaping
- Covered Patio / Entry
- Existing wall to remain
- New wall
- Property line
- Setback line
- Street Centerline
- Fire fighter hose length travel distance 150' max (may be increased by fire official w/ fire sprinkler bldgs CFC 5031.1 ex. no 1.1)
- ADA path of travel; 5% max slope in directin of travel with 2% max cross slope
- Public Utility Easement
- Demolished contour line
- Existing contour line
- New contour line
- Easment
- New Shrub
- New Tree; (E) = Existing

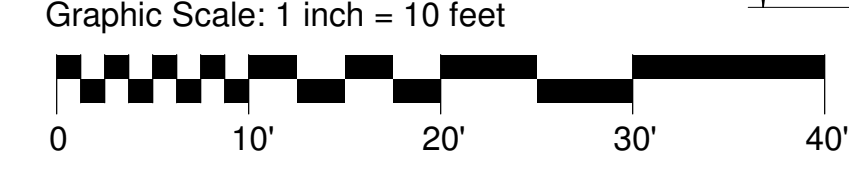
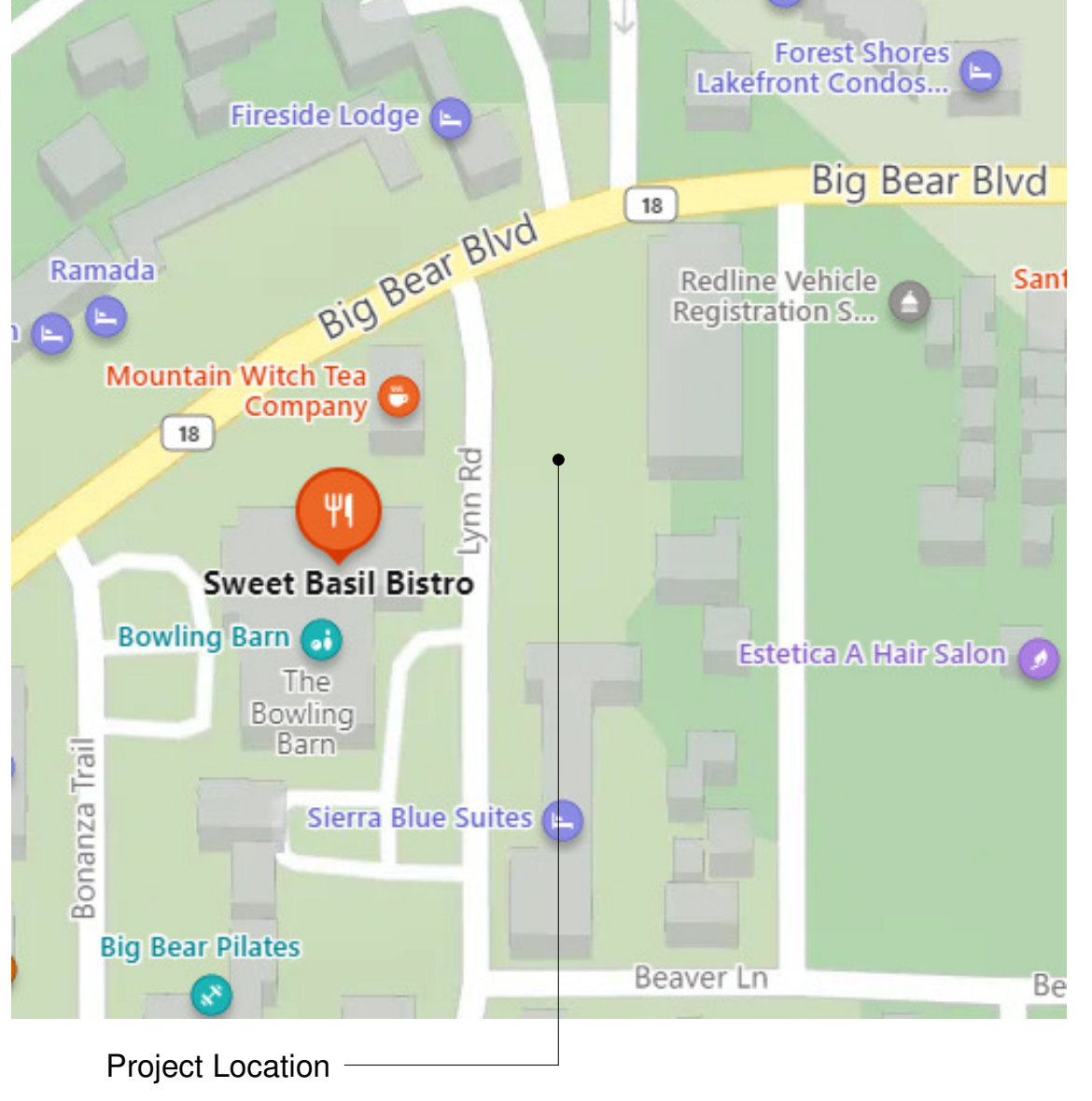
Keynote Legend

- 1 Existing utility pole.
- 2 Existing sewer manhole.
- 3 Existing fire hydrant.
- 4 Existing tree, see schedule.
- 5 Existing tele box.
- 6 Existing bollard.
- 7 Existing water meter.
- 8 Existing WV.
- 9 U bike rack, 2 bikes. Belson Outdoors Model UX190-2-G, or approved equal.
- 10 ADA unloading space, maximum slope 2% in any direction. Blue stripes, 4" wide, 36" o.c. "NO PARKING" painted in 12" high blue letters.
- 11 Van ADA parking space, maximum slope 2% in any direction.
- 12 Accessible parking symbol.
- 13 ADA standard parking stall, maximum slope 2% in any direction.
- 14 EV capable space. 12" high letters painted "EV CHARGING ONLY".
- 15 EV capable accessible parking, maximum slope 2% in any direction.
- 16 Access aisle, maximum slope 2% in any direction, contrasting stripes - blue shall not be used, 4" wide, 36" o.c. "NO PARKING" painted in 12" high letters.
- 17 EV capable van accessible parking, maximum slope 2% in any direction.
- 18 Retaining wall with decorative materials.
- 19 Retaining wall with decorative materials and decorative fence.
- 20 Fire service backflow, see Civil Drawings.
- 21 Concrete ramp with broom finish. Max slope 1:12 (8.33%). See Structural Drawings. See Civil Drawings for finish grade.
- 22 Accessible path of travel, maximum slope 5% in direction of travel with 2% cross slope.
- 23 Concrete walkway with 6" high curb between parking lot.
- 24 Sign: No parking during trash pickup days, provide days and hours on the sign.
- 25 Existing edge of pavement.

Setbacks:

Setback: Required / Provided
Front: 20' / 20'
Side: 0' / 3' for snow shedding and 15% allowable openings in exterior walls
Rear: 0' / 3' for snow shedding and 15% allowable openings in exterior walls
Trash Enclosure: 5' Min. to property line or structure / 5'

Vicinity Map



Site Plan
SD-2 / 1" = 10'-0"

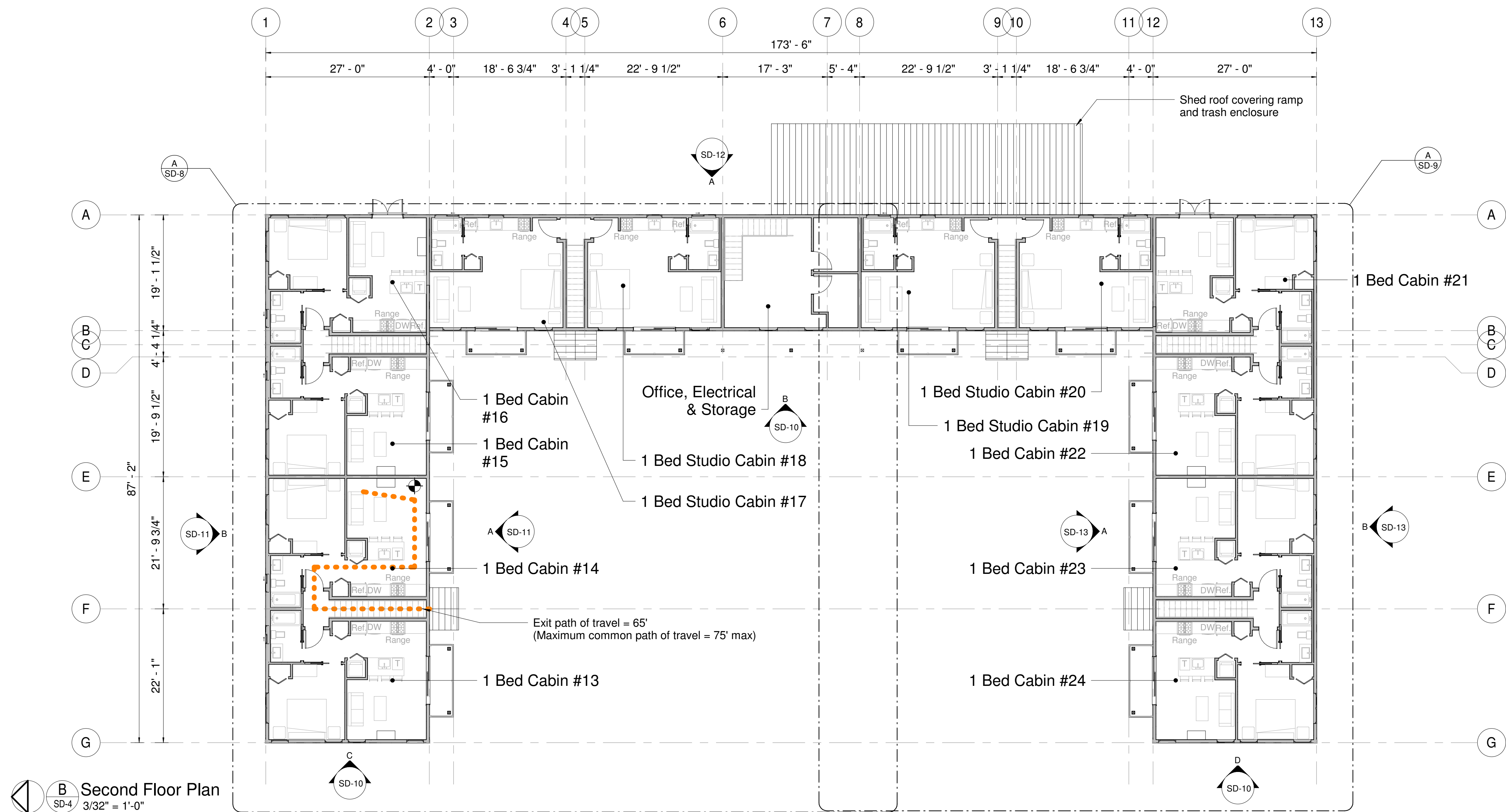
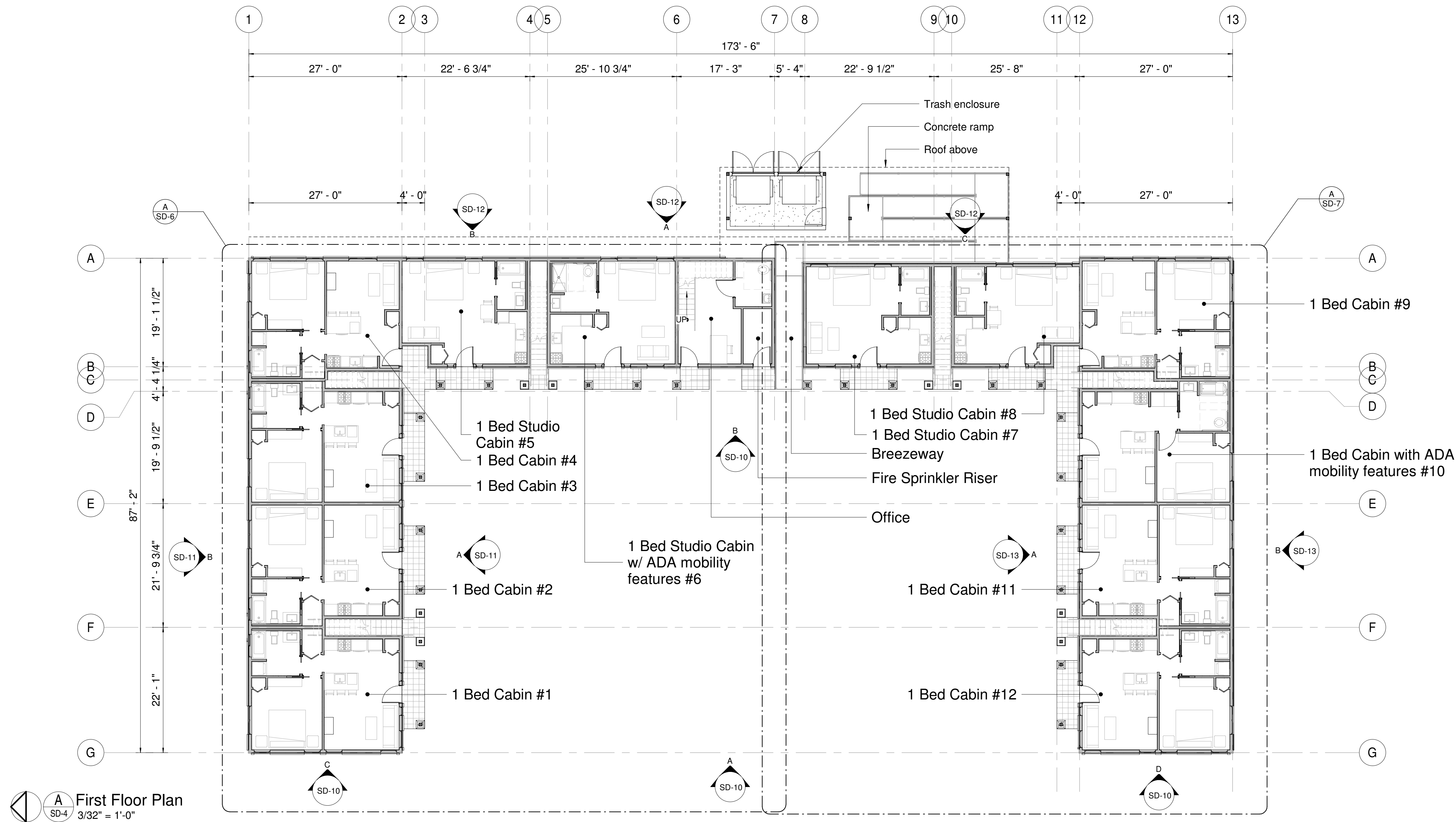
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Site Plan - SD-2

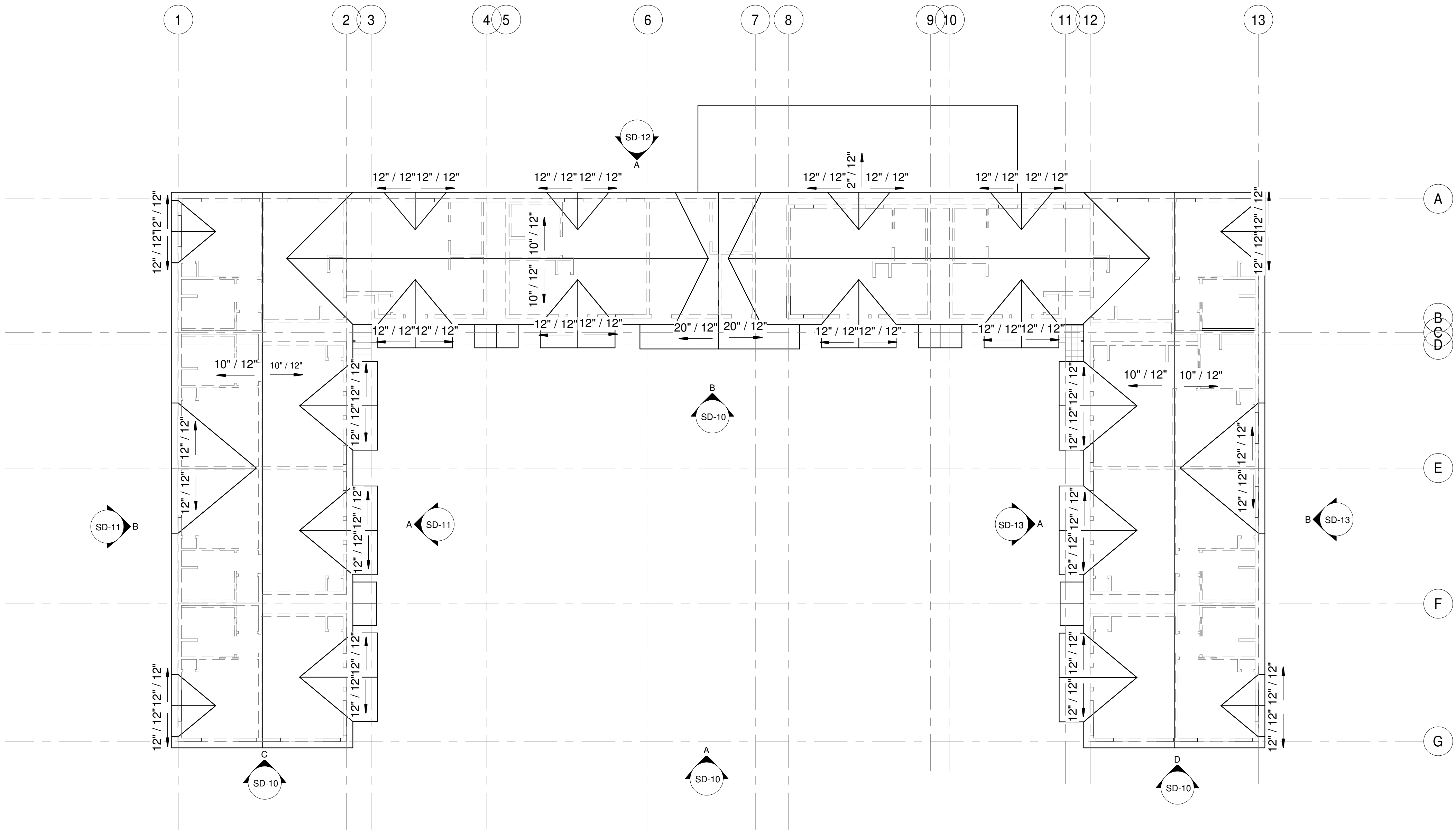
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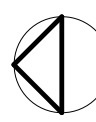
The design concepts and other information contained herein are the intellectual property of the Architect, and are protected by national and international copyright law. This drawing is an instrument of service, and may not be reused, reproduced, or altered without the express written consent of the Architect.

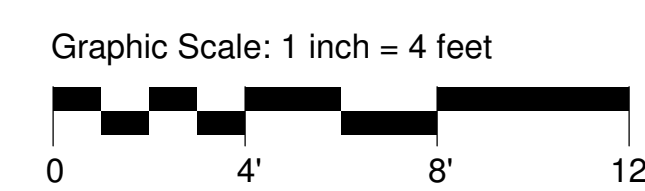


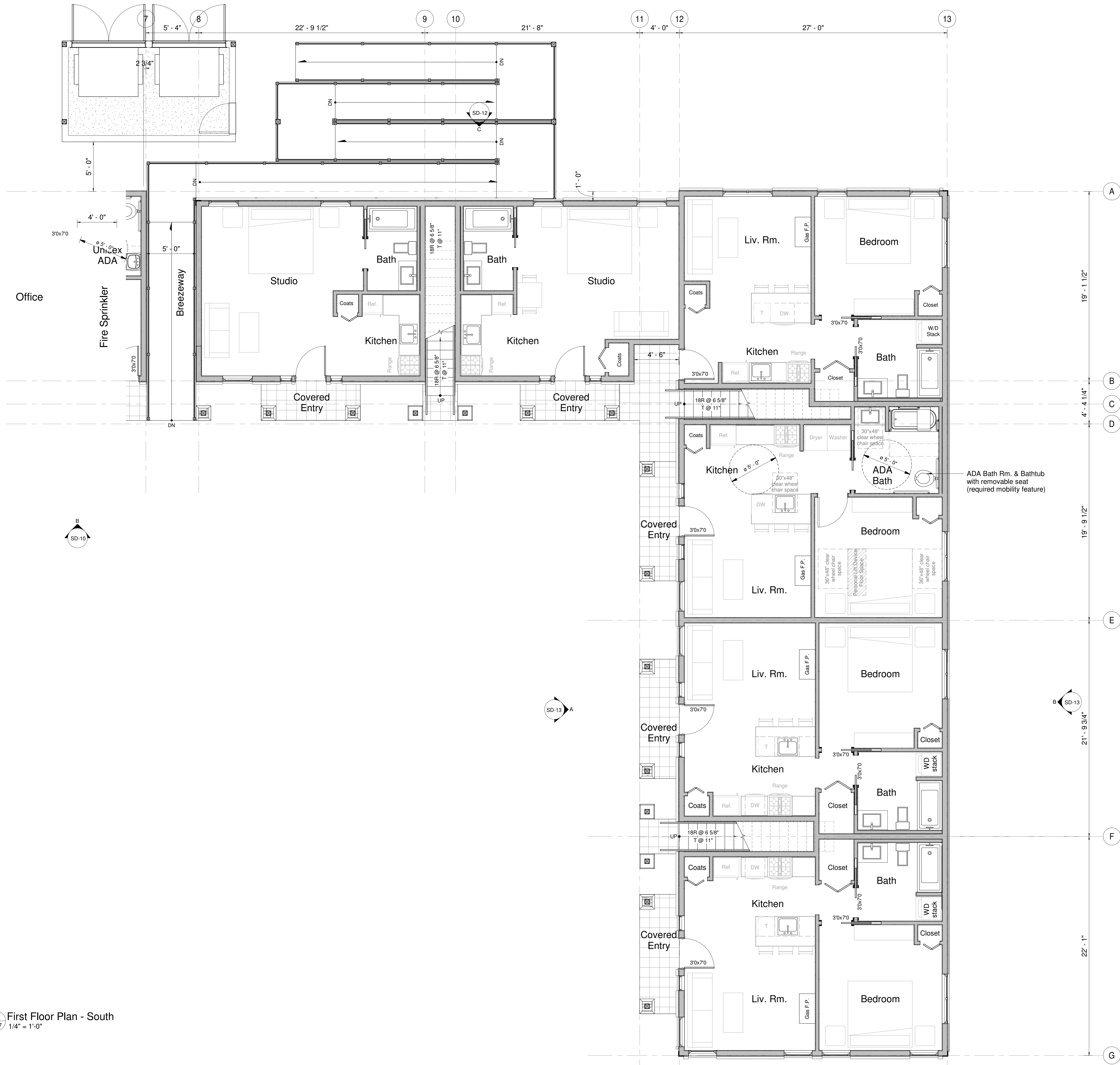
ADA Path and Entrance Notes:

1. All ground floor entrances are on an accessible route with no change in elevation at the entrance.
2. Cabins with mobility features meet maneuvering clearance at doors. Cabins without mobility features are only required to meet the clear width requirement at entrance doors. (11B-206.5.3)



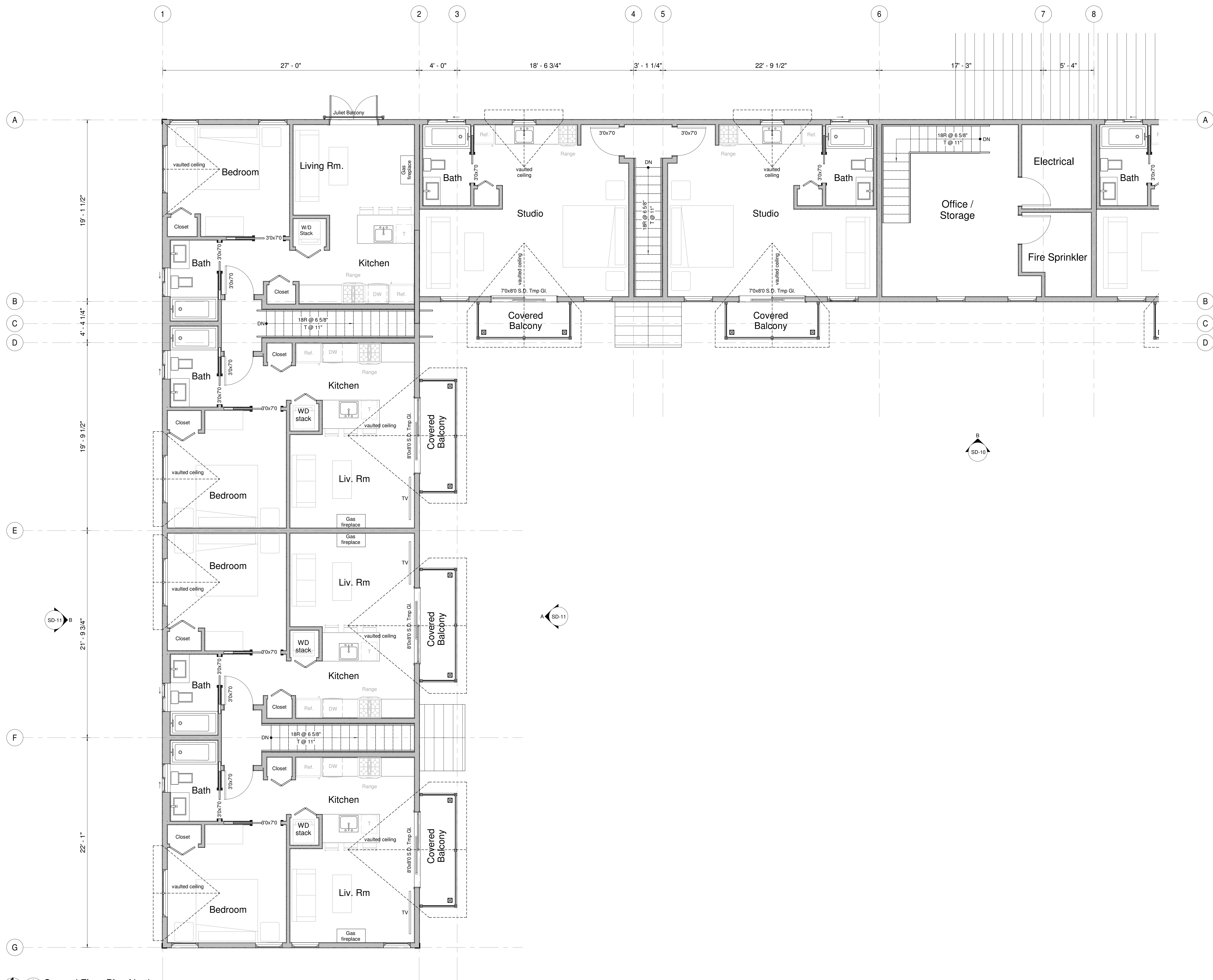
 **A** Roof Plan
SD-5
3/32" = 1'-0"





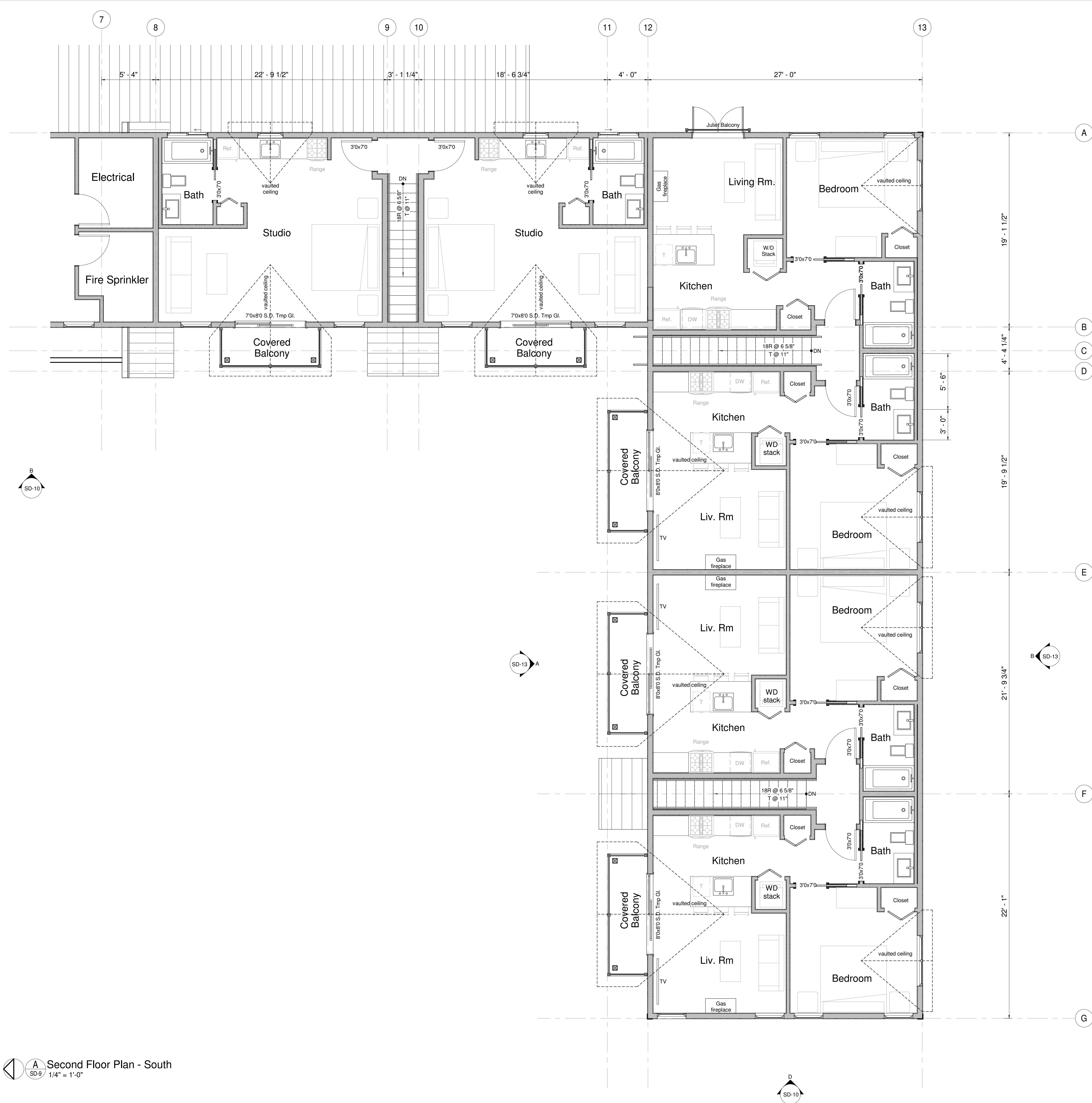
First Floor Plan - South
1/4" = 1'-0"

First Floor Plan - South - SD-7



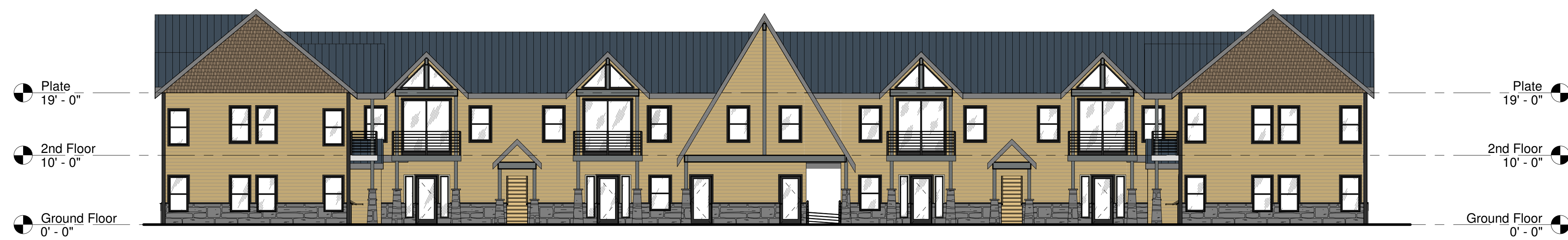
Second Floor Plan North
SD-8
1/4" = 1'-0"

Second Floor Plan - North - SD-8



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

Second Floor Plan - South - SD-9


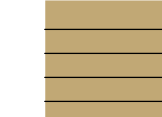






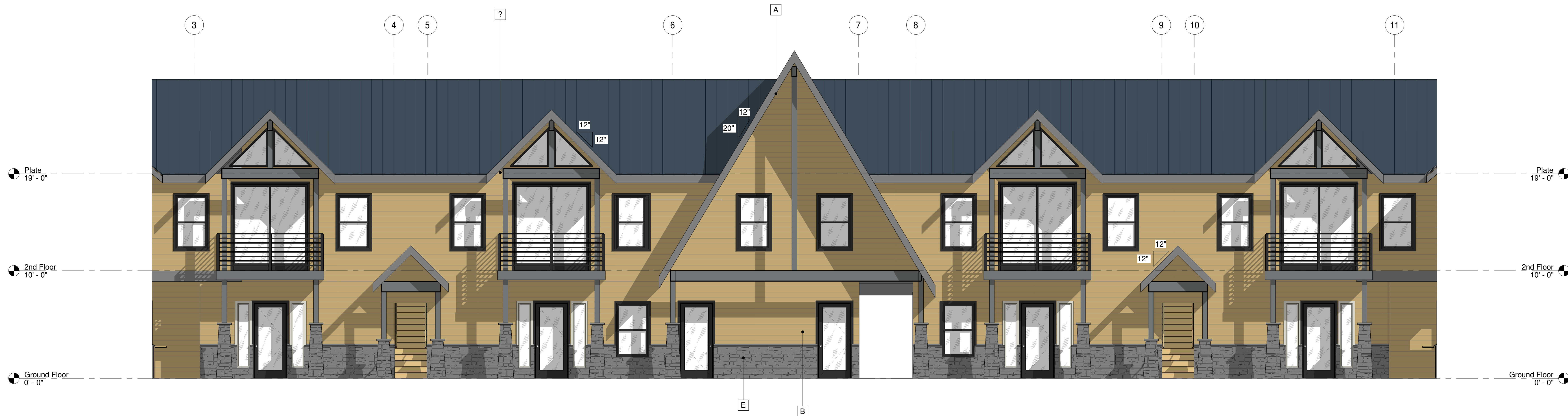
A
Overall West Elevation
3/32" = 1'-0"

Building Height Calculation

BLDG HT 1 = 36'-7"
BLDG HT 2 = 31'-1"
BLDG HT 3 = 31'-1"
BLDG HT 4 = 31'-1"
BLDG HT 5 = 31'-1"
BLDG HT 6 = 31'-10"
BLDG HT 7 = 42'-1"
BLDG HT 8 = 43'-7"
AVG = 277'-5"/8 = **34'-6"**

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 |



B
Elevation 1 - a
1/4" = 1'-0"



C
West Elevation A
1/4" = 1'-0"



D
West Elevation B
1/4" = 1'-0"



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



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

- 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



Overall East Elevation
3/32" = 1'-0"

- 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



East Elevation A
1/4" = 1'-0"



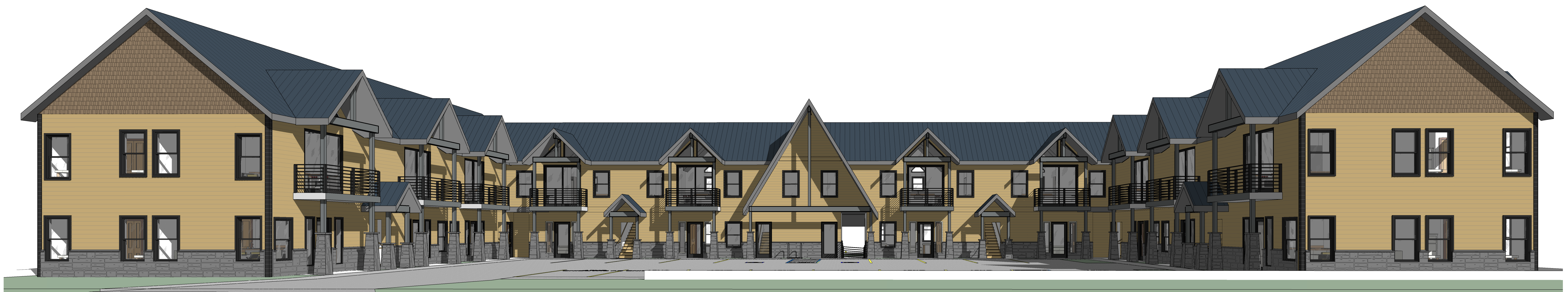
East Elevation B
1/4" = 1'-0"

Elevations- SD-12





A Perspective View A
SD-14



B Perspective View B
SD-14