

# Lynn Road Cabins

## Option 2

# 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:	-
Site Information	
APN:	APN 0308-147-05; TRACT 2820 LOT 51 APN 0308-147-06; TRACT 2820 LOT 50 APN 0308-147-07; TRACT 2820 LOT 49
General Land Plan Zoning	CL - Commercial Lodging VSP - Village Specific Plan

### Lot Coverage

Name	Area	Percent
A/C Paving	7,551 SF	38%
Conc. Walk	1,658 SF	8%
East Building Footprint	1,734 SF	9%
Landscaping / Open Space	4,418 SF	22%
Landscaping Island	374 SF	2%
North Building Footprint	1,743 SF	9%
South Building Footprint	2,242 SF	11%
Trash Enclosure	105 SF	1%
Total Lot:	19,825 SF	100%

### Parking Calculation

Required Parking	1 space per bedroom (VSP Ordinance No. 87-142) 1 space per employee																												
	<table border="1"> <thead> <tr> <th>Required</th> <th>Provided</th> <th>No. Cabins</th> <th>Total Provided</th> </tr> </thead> <tbody> <tr> <td>Cabin A; 2 Bed</td> <td>2 Spaces</td> <td>2</td> <td>2</td> </tr> <tr> <td>Cabin B; 2 Bed</td> <td>2 Spaces</td> <td>2</td> <td>2</td> </tr> <tr> <td>Cabin C; 3 Bed</td> <td>3 Spaces</td> <td>3</td> <td>3</td> </tr> <tr> <td>Cabin D; 1 Bed</td> <td>1 Space</td> <td>1</td> <td>1</td> </tr> <tr> <td></td> <td></td> <td>8</td> <td>8</td> </tr> <tr> <td></td> <td></td> <td><b>Total: 15</b></td> <td></td> </tr> </tbody> </table>	Required	Provided	No. Cabins	Total Provided	Cabin A; 2 Bed	2 Spaces	2	2	Cabin B; 2 Bed	2 Spaces	2	2	Cabin C; 3 Bed	3 Spaces	3	3	Cabin D; 1 Bed	1 Space	1	1			8	8			<b>Total: 15</b>	
Required	Provided	No. Cabins	Total Provided																										
Cabin A; 2 Bed	2 Spaces	2	2																										
Cabin B; 2 Bed	2 Spaces	2	2																										
Cabin C; 3 Bed	3 Spaces	3	3																										
Cabin D; 1 Bed	1 Space	1	1																										
		8	8																										
		<b>Total: 15</b>																											
<b>Provided Parking Spaces</b>																													
Standard Spaces	11																												
Employee Standard Spaces	2																												
HC Van Space	1 Required																												
Clean Air Vehicle	1																												
Future EV / Clean Air Vehicle Standard Space	1																												
HC Van Future Electric Vehicle Charging / Clean Air	1																												
<b>Total Spaces</b>	<b>17</b>																												

### Green Building Code Clean Air Vehicle and Future EV Charging Spaces

<b>CGBSC 5.106.5.2 Clean Air Vehicle Parking Designated Spaces</b>	
Provided Spaces	15
Required Clean Air Vehicle	3 (10-25 spaces per table CGBSC Table 5.106.5.2)

### CGBSC 5.106.5.3 Future Electric Vehicle Charging Parking Designated Spaces

Provided Spaces	15
EV Charging Spaces Req'd	2 (10-25 spaces per table CGBSC Table 5.106.5.3.3)

**CSBSC 5.106.5.3.5 Future charging spaces qualify as designated parking spaces in Section 5.106.5.2 Designated parking for clean air vehicles.**  
**Note:** Future EV charging 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. of EVCS Provided	2 (1-4)
Van Accessible Req'd	1
Standard Accessible Req'd	0
Ambulatory Req'd	0

### Landscaping Requirments

- 1 Tree / 6 Parking Spaces (VSP-V.D.8.j.3 (pg. V8-V9))
- 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))
- 5% of the parking area shall be landscaped. 7,040 SF x 5% = 352 SF Req'd.
- 20% Landscaping / Open space required

### Snow Storage

5% x 7,040 SF = 352 SF Req'd

### Building Code Information

Type of Const.:	V-B
Fire Sprinkler:	Fire Sprinkler Required
Number of Stories:	2
Occupancy:	R-1 Hotel (Transient)
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 / B = 60' (without area increase)
Allowable no. of stories above grade plane:	R-1 / B = 3 Stories (without area increase)
Allowable Area per story:	R-1 SM = 21,000 SF (without height increase) B SM = 27,000 SF

Building Areas (Considered as portions of one building per **Section 705.3**)

#### Area Schedule R-1 1st Fir

Building Iden	Cabin	Count	Occupancy	Area
East Building	D	3	R-1	1305 SF
East Building	D-1	1	R-1	438 SF
North Building	D	4	R-1	1743 SF
South Building	A	1	R-1	653 SF
South Building	B	1	R-1	539 SF
South Building	C	1	R-1	539 SF
Grand total				5216 SF

#### Area Schedule R-1 2nd Fir

Building Iden	Cabin	Count	Occupancy	Area
South Building	A	1	R-1	644 SF
South Building	B	1	R-1	539 SF
South Building	C	1	R-1	873 SF
Grand total				2055 SF

#### Area Schedule B 1st Fir

Building Iden	Cabin	Count	Occupancy	Area
South Building	Office	1	B	334 SF
Grand total				334 SF

### Section 508.4.2 Allowable Area (Separated Occupancies)

Sum of each Occupancy Actual Area / Allow Area < 1 per story  
 1st Fir. (R-1 4,875/21,000) + ( B 321/27,000) = .24 < 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 prtions 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, independant living facilities for one or more persons, including provisions for living, sleepng, eating, cooking and sanitation.

#### 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:  
 5. 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:  
 5.1. The **dwelling unit** complies with Section **1006.2.1** as a space with one means of egress.  
 5.2. 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	125'

#### 1011.10 Spiral Stairways:

Spiral Stairways are permitted to be used as a component in the means of egress only within **dwelling units** or from a space not more than 250 SF and serving not more than five occupants. (Not required to be an accessible route - See Accessible Route Requirements)

## 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, urinal, 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 2 to 25 (14)

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 (cabins A & D-1)

### Table 11B-224.4 Guest Rooms with Communication Features

Total number of rooms 2 to 25

Total number of required rooms with communication features 2  
 Provided cabins with communication features 2 (cabins A & D-1)

### 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**

Total Provided W/D	3
Required Accessible W/D	1
Provided Accessible Each W/D	1 (Cabins A-1)

### Guest Room Doors and Doorways

Entrances, doors, and doorways providing user passage into and within guest rooms that are not required to provide compliant mobility features shall comply with the Clear Width requirements for door openings contained in items C through F of Section 14, "DOORS, DOORWAYS AND GATES". Bathrooms doors shall be either sliding or hung to swing in the direction of egress from the bathroom. **11B-206.5.3, 11B-224.1.2 206.5.3, 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	South Building - First Floor Plan			
SD-5	South Building - Second Floor Plan			
SD-6	South Building Elevations			
SD-7	South Building Elevations			
SD-8	East Building			
SD-9	East Building Elevations			
SD-10	North Building			
SD-11	North Building Elevations			

Revisions		
No.	Date	Description

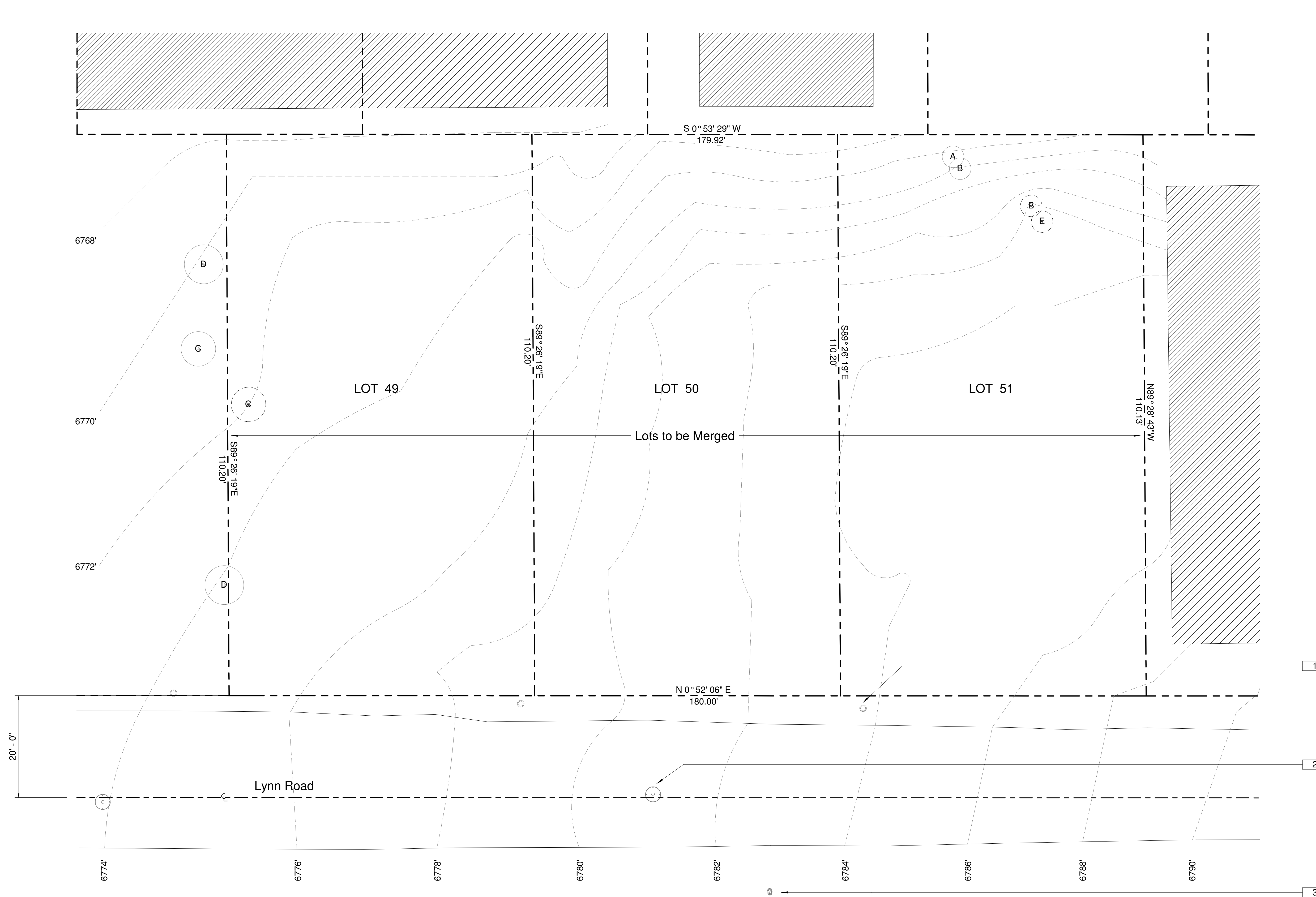
## Lynn Road Cabins - Option 2

Lynn Road  
Big Bear Lake, CA 92315

**bma**  
 Bradford MacArthur Architect, INC  
 www.bma-architecture.com  
 P.O. Box 289, Bishop, California 93515  
 Telephone (310) 999-4680

### Cover Sheet

Phase	Scale	Author
Drawn	Checked	Checker
SD	Job Number	22002
	Issued Date	
		SD-0



- 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

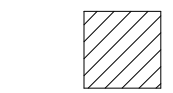
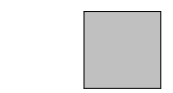
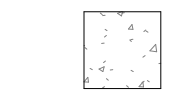

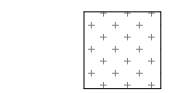
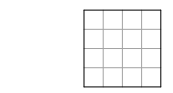
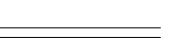








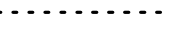
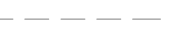

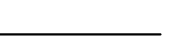

Total: 8

**Keystone Legend**

1	Existing utility pole.
2	Existing sewer manhole.
3	Existing fire hydrant.

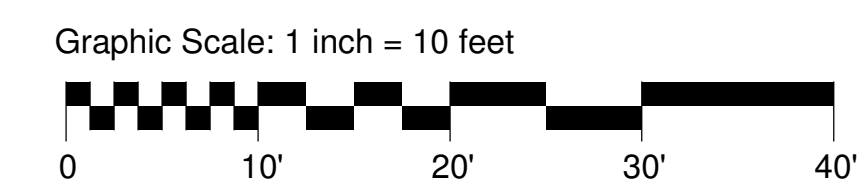
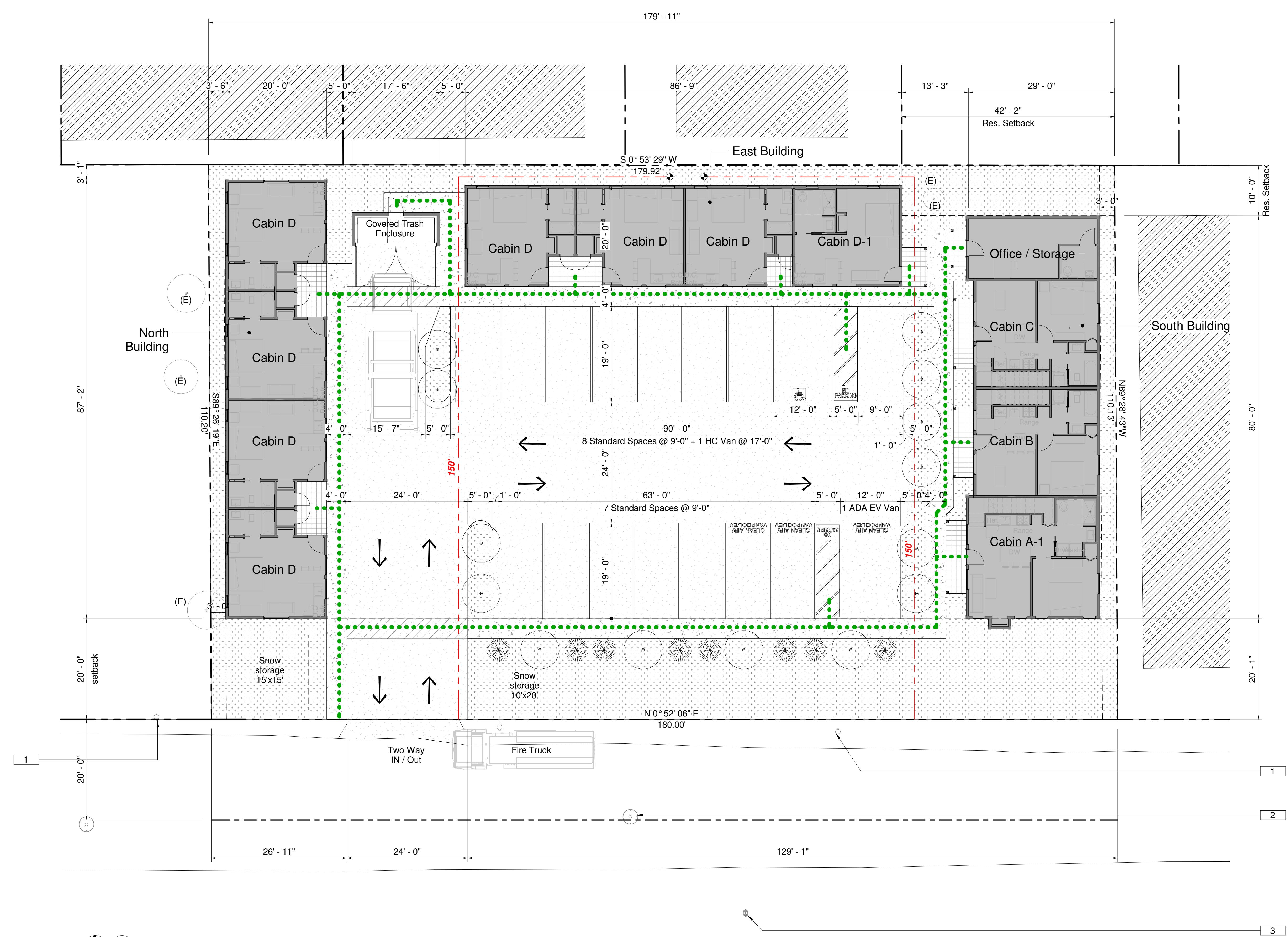
**A**  
SD-1  
Demolition Site Plan  
1" = 10'-0"

**Legend**

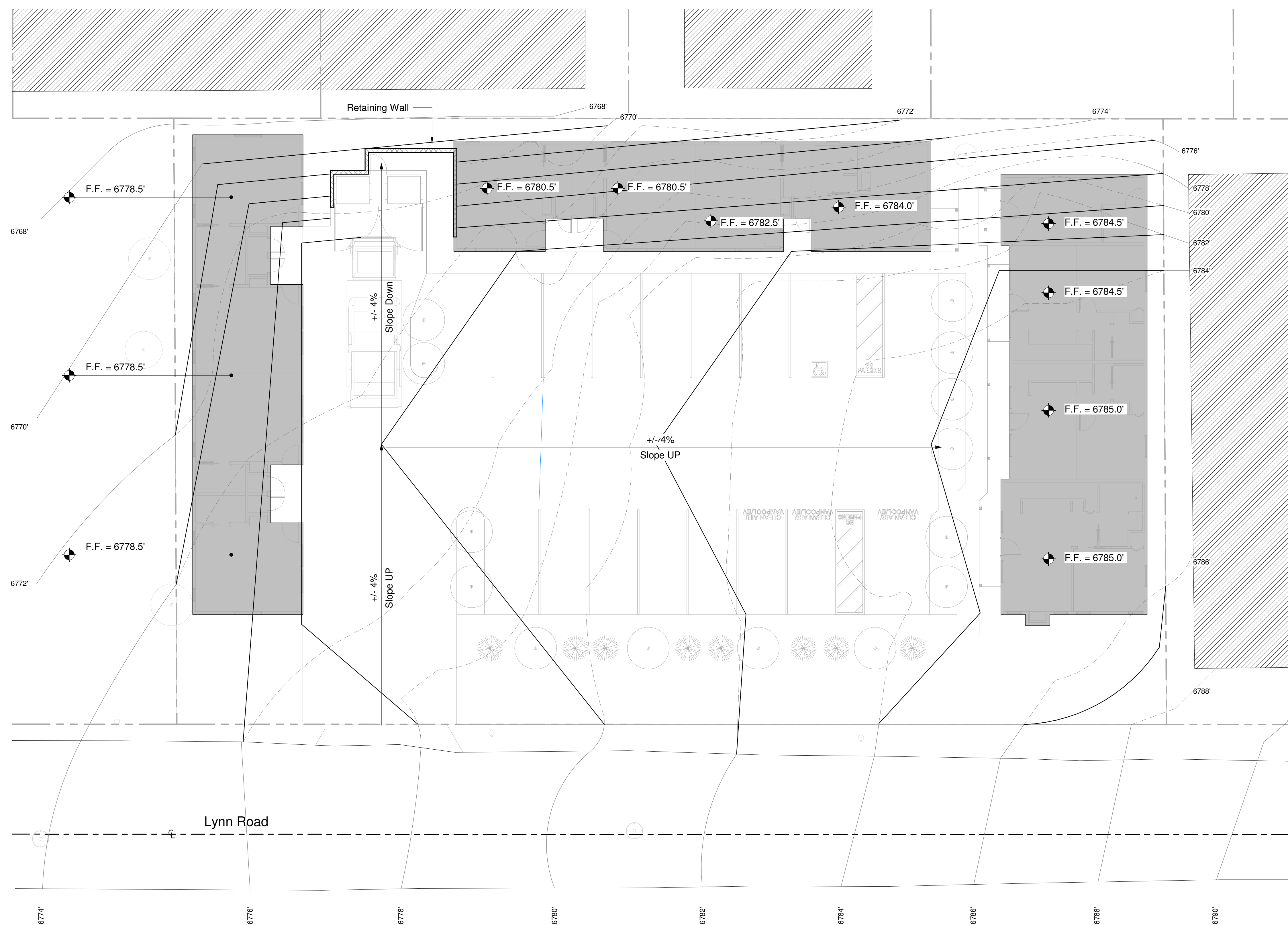
-  Existing Structure NIC
-  Proposed Structure
-  Concrete walkway
-  A/C Paving
-  Landscaping
-  Covered Patio / Entry
-  Existing wall to remain
-  New wall
-  Property line
-  Setback line
-  Street Centerline
-  Fire fighter hose length travel distance 150' max (may be increased w/ fire sprinkler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

**Keystone Legend**

- |   |                         |
|---|-------------------------|
| 1 | Existing utility pole.  |
| 2 | Existing sewer manhole. |
| 3 | Existing fire hydrant.  |



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



- 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 w/ fire sprinkler bigds CFC 5031.1 ex. no 1.1)
  - ADA path of travel
  - Public Utility Easement
  - Demolished contour line
  - Existing contour line
  - New contour line
  - Easment
  - New Shrub
  - New Tree; (E) = Existing

1 Site Plan  
SD-3  
1" = 10'-0"

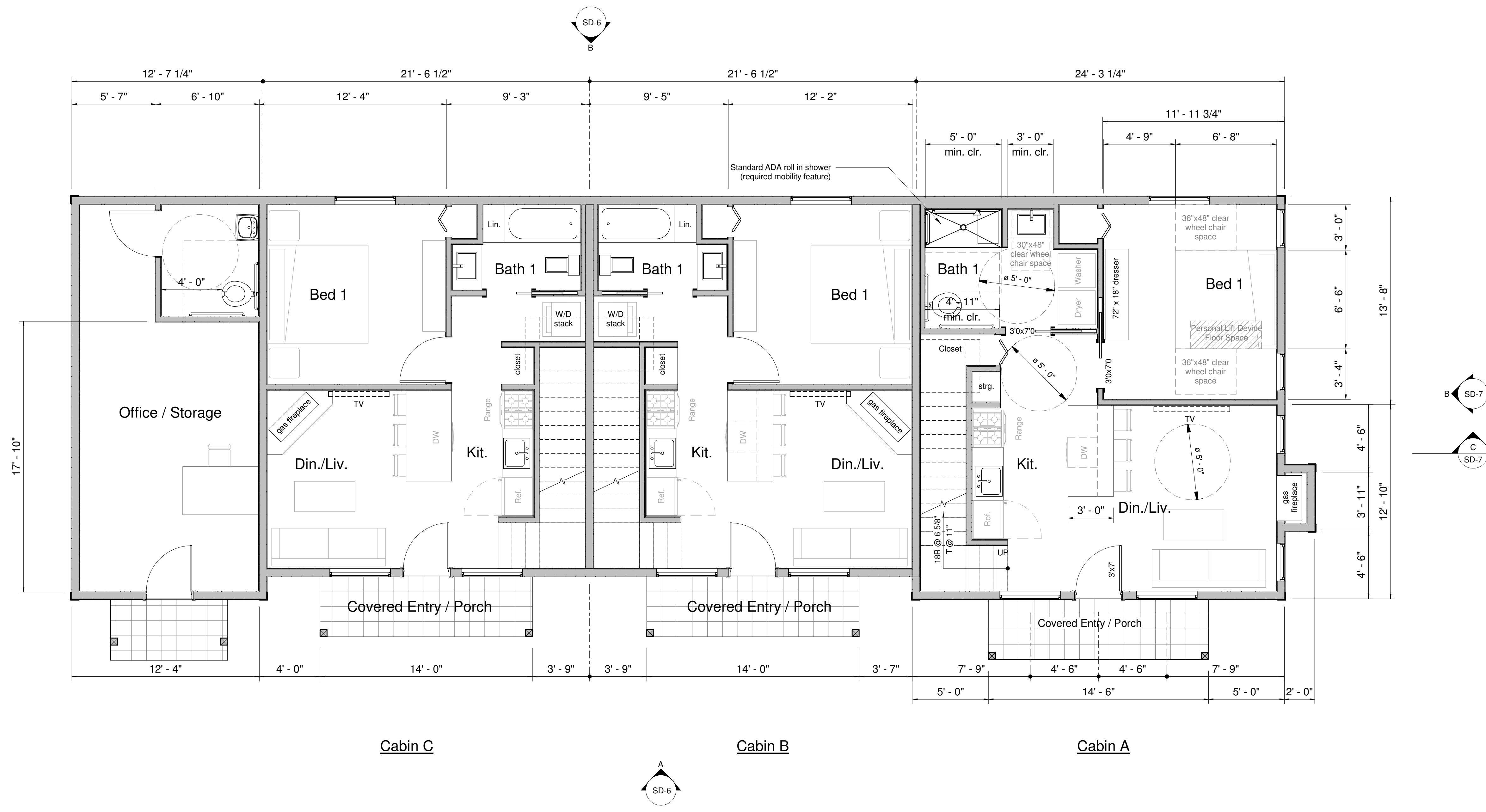
Preliminary Site Grading - SD-3

**bma**  
Bradford MacArthur Architect, INC.  
www.bma-architecture.com  
P.O. Box 289, Bishop, California 93515  
Telephone (310) 999-4680  
brad.macarthur@yahoo.com

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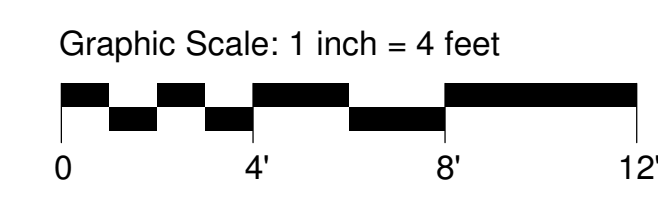
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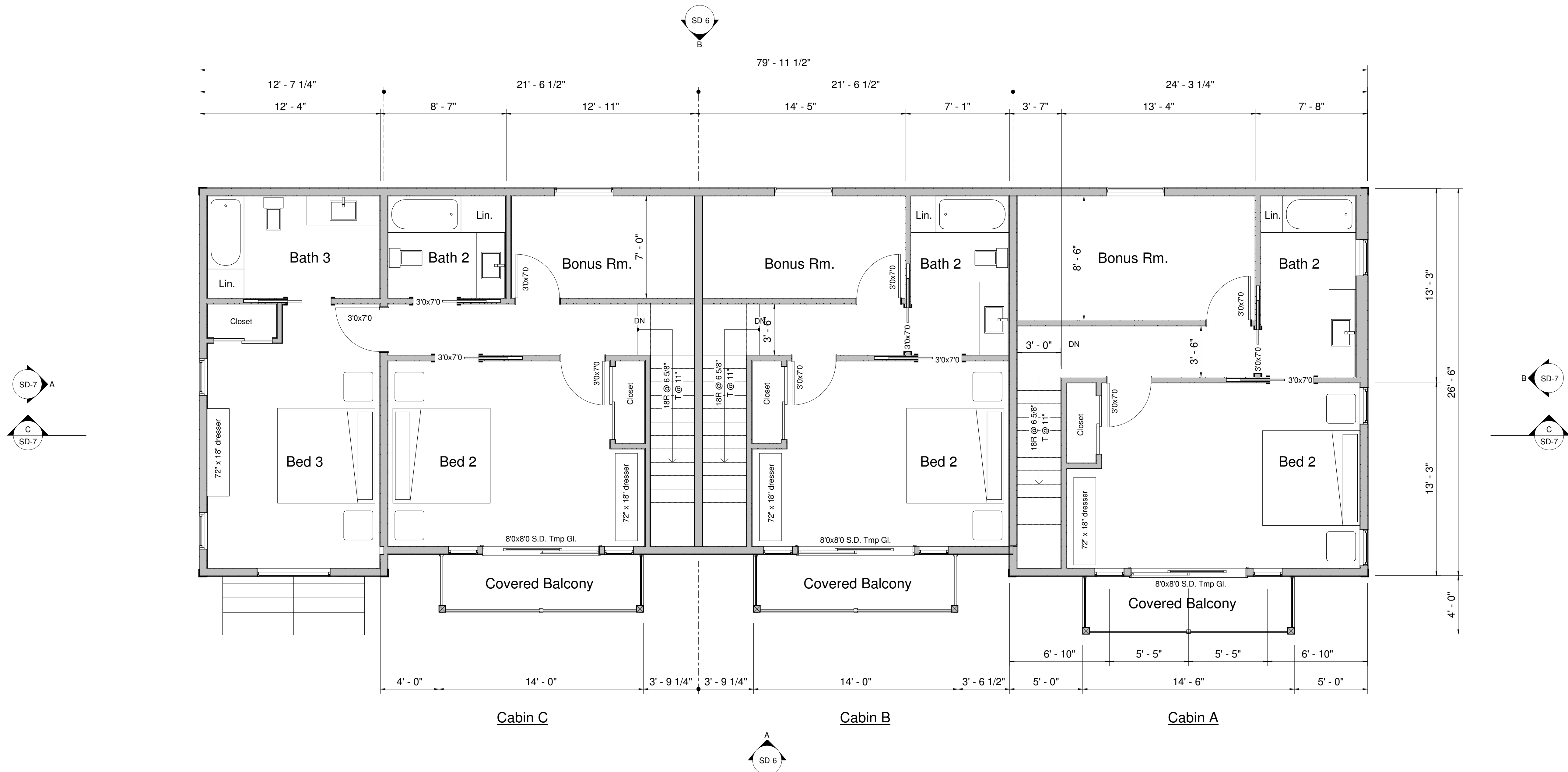
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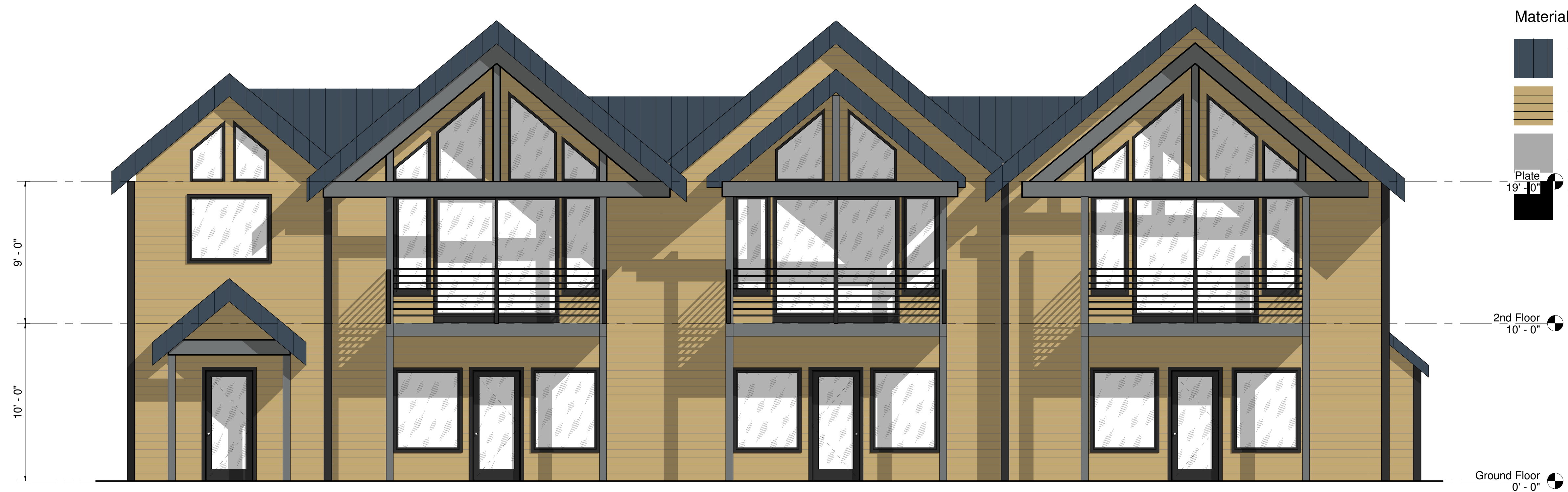
**A**  
SD-4  
South Building - First Floor Plan  
1/4" = 1'-0"

Floor Area					
Cabin	Name	Area	Occupancy	Occupant Load Factor	Occupant Load
A	First Floor	653 SF	R-1	200 SF	3.3
A	Second Floor	644 SF	R-1	200 SF	3.2
B	First Floor	539 SF	R-1	200 SF	2.7
B	Second Floor Plan	539 SF	R-1	200 SF	2.7
C	First Floor	539 SF	R-1	200 SF	2.7
C	Second Floor Plan	873 SF	R-1	200 SF	4.4
Office	First Floor Office	334 SF	B	150 SF	2.2
Grand total		4119 SF			



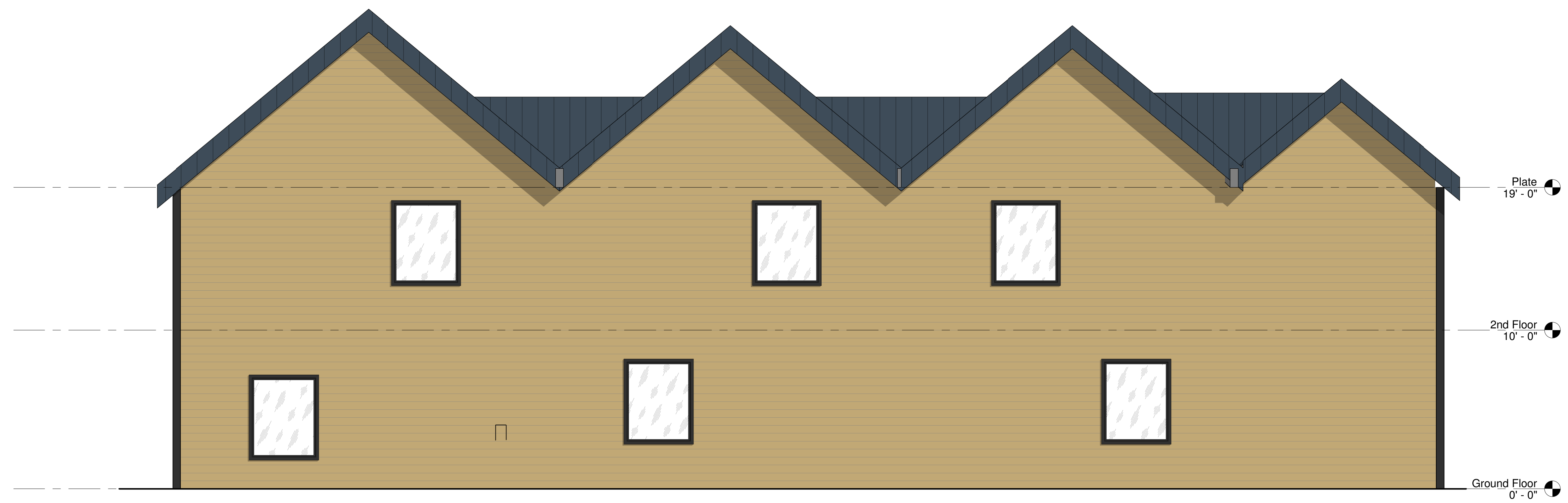


**A**  
SD-5  
South Building - Second Floor Plan  
1/4" = 1'-0"



- Material and Color Legend**
- A Metal seam roof
  - B Wood siding
  - C Charcoal Stained Timber / Framing
  - D Black Clad / Trim

**A**  
SD-6  
Front Elevation  
1/4" = 1'-0"



**B**  
SD-6  
Rear Elevation  
1/4" = 1'-0"

South Building Elevations - SD-6



**A**  
SD-7  
Left Elevation  
1/4" = 1'-0"

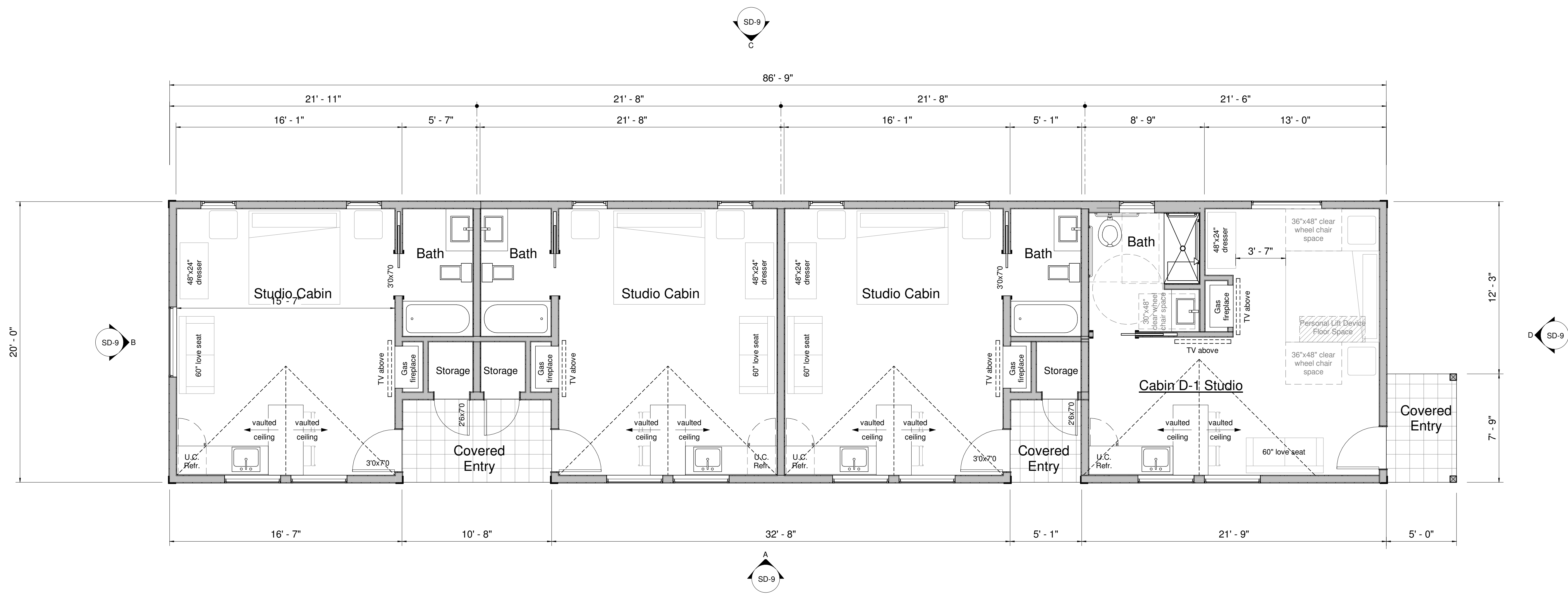


**B**  
SD-7  
Right Elevation  
1/4" = 1'-0"



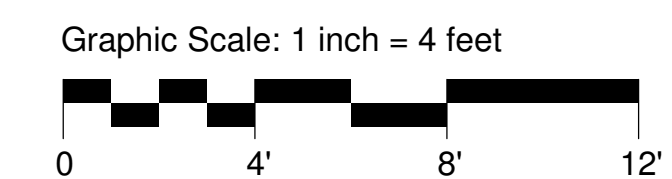
**C**  
SD-7  
Section  
1/4" = 1'-0"

South Building Elevations - SD-7



**A**  
SD-8  
Floor Plan - East Building  
1/4" = 1'-0"

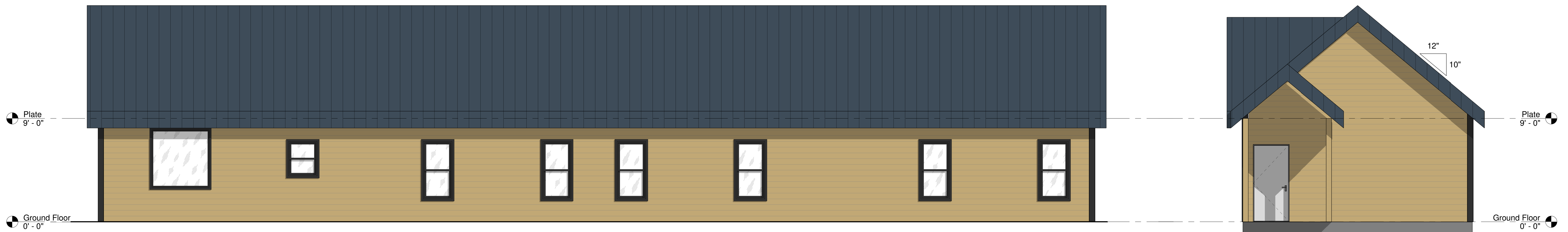
Floor Area				
Name	Area	Occupancy	Occupant Load Factor	Occupant Load
First Floor D	438 SF	R-1	200 SF	2.2
First Floor D	433 SF	R-1	200 SF	2.2
First Floor D	433 SF	R-1	200 SF	2.2
First Floor D-1	438 SF	R-1	200 SF	2.2
<b>Grand total</b>	<b>1743 SF</b>			<b>8.7</b>





**A** Front Elevation  
1/4" = 1'-0"

**B** Left Elevation  
1/4" = 1'-0"

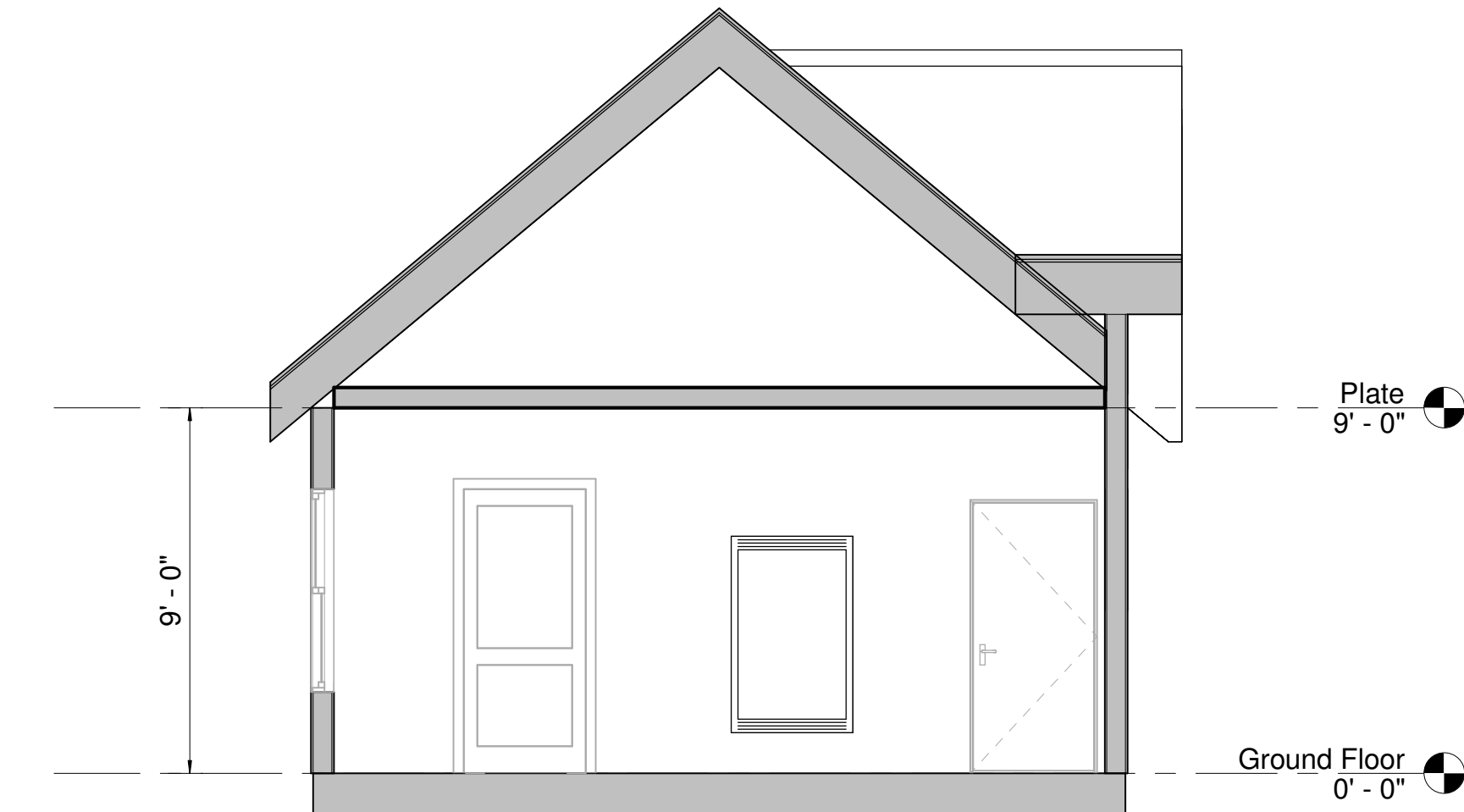


**C** Rear Elevation  
1/4" = 1'-0"

**D** Right Elevation  
1/4" = 1'-0"

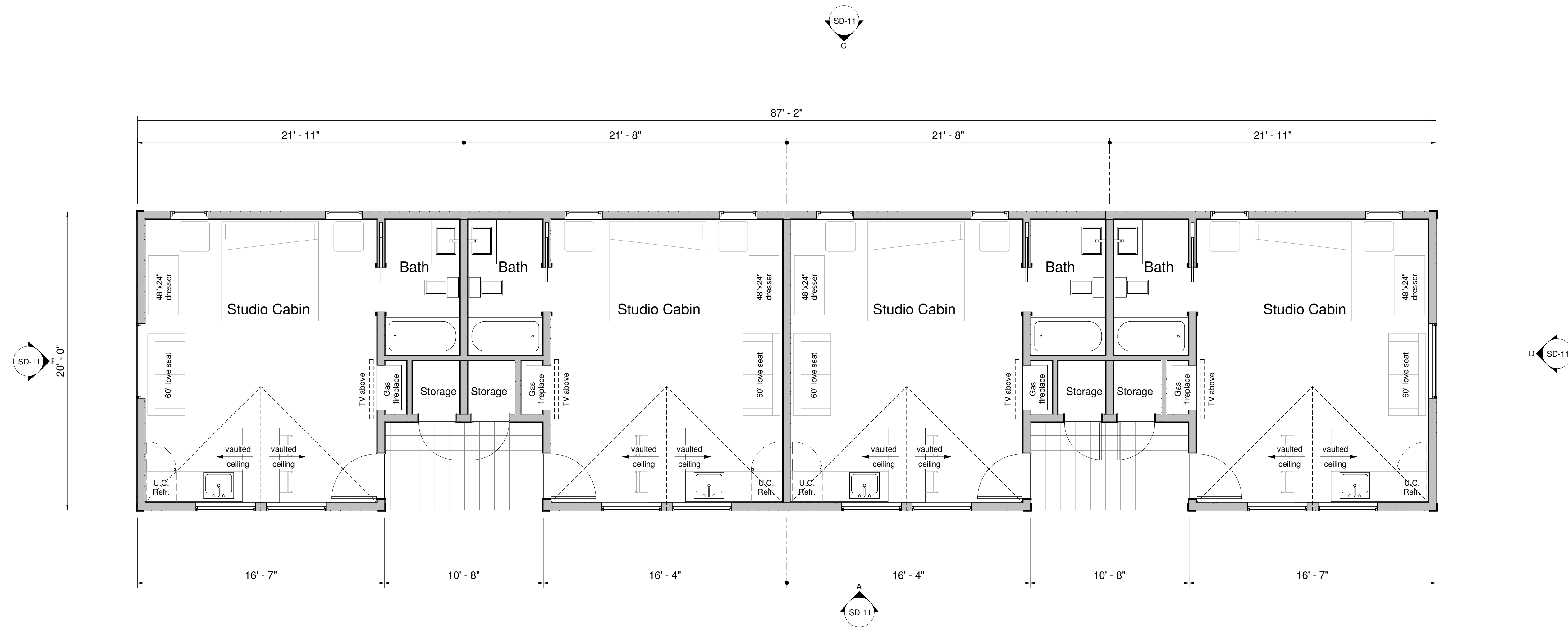
**Material and Color Legend**

- A** Metal seam roof
- B** Wood siding
- C** Charcoal Stained Timber / Framing
- D** Black Clad / Trim



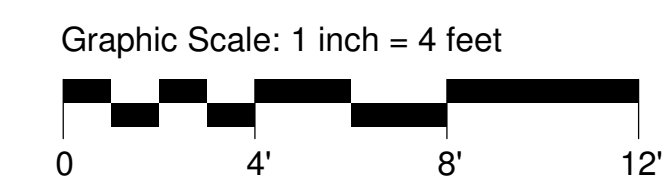
**E** Section  
1/4" = 1'-0"

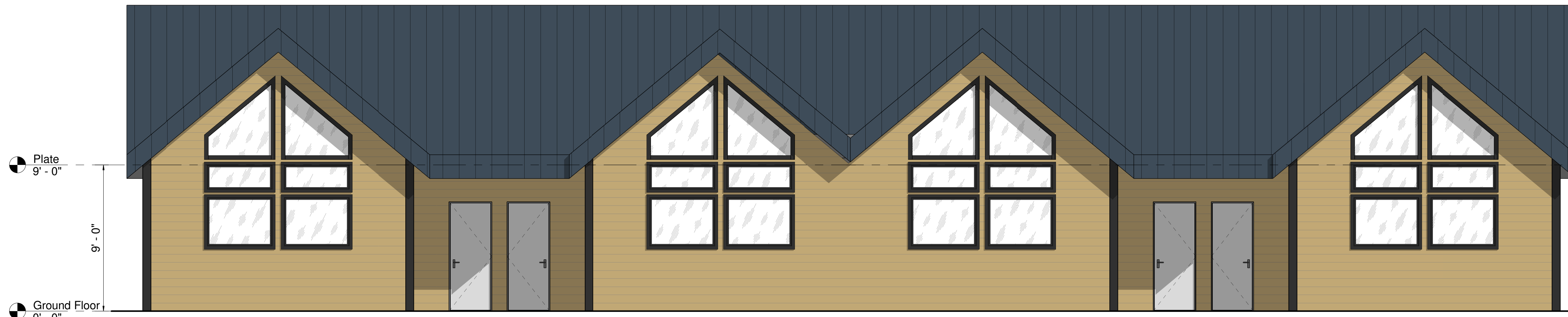
East Building Elevations - SD-9



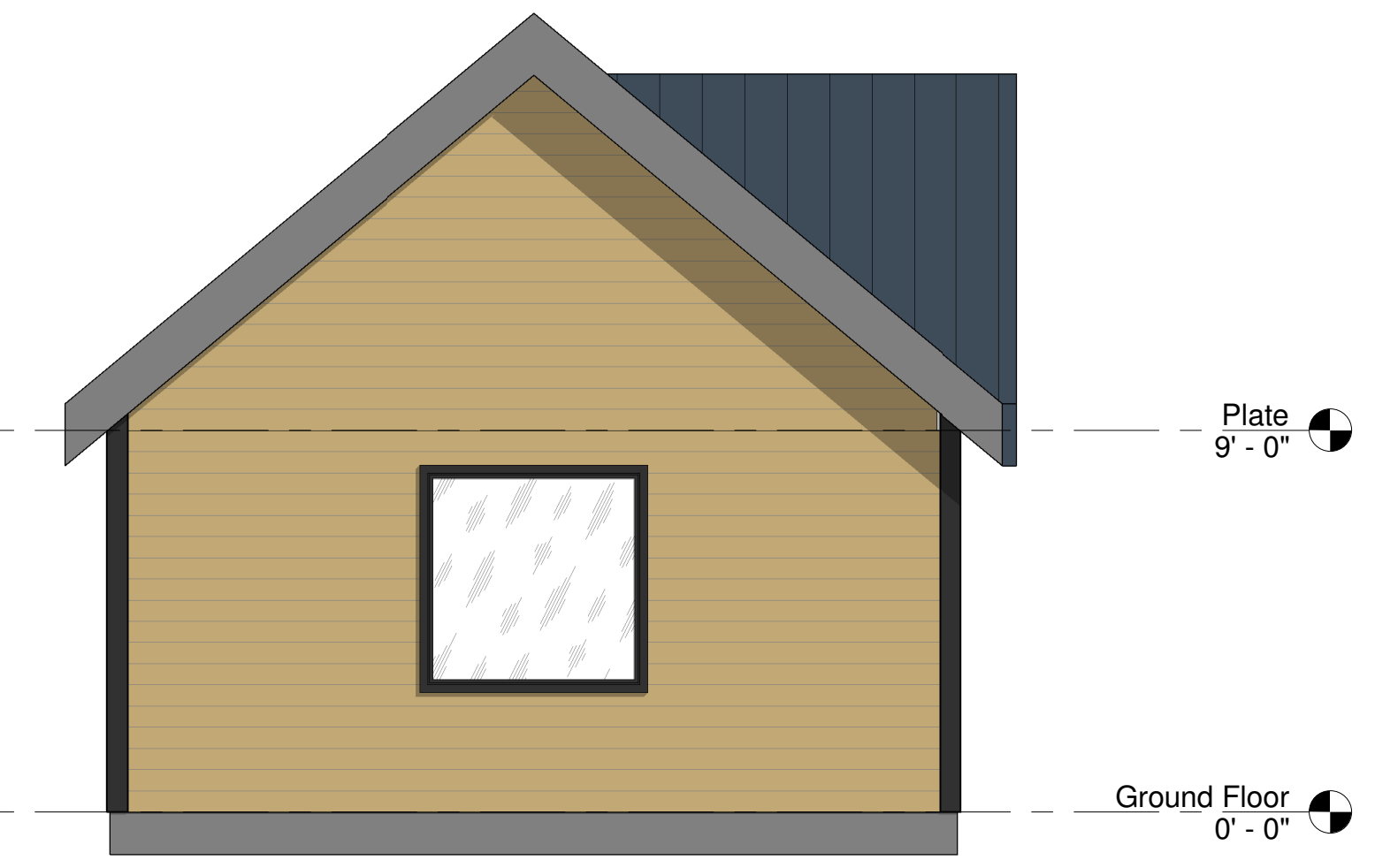
**A**  
SD-10  
Floor Plan - North Building  
1/4" = 1'-0"

Floor Area				
Name	Area	Occupancy	Occupant Load Factor	Occupant Load
First Floor D1	438 SF	R-1	200 SF	2.2
First Floor D2	433 SF	R-1	200 SF	2.2
First Floor D3	433 SF	R-1	200 SF	2.2
First Floor D4	438 SF	R-1	200 SF	2.2
Grand total	1743 SF			8.7

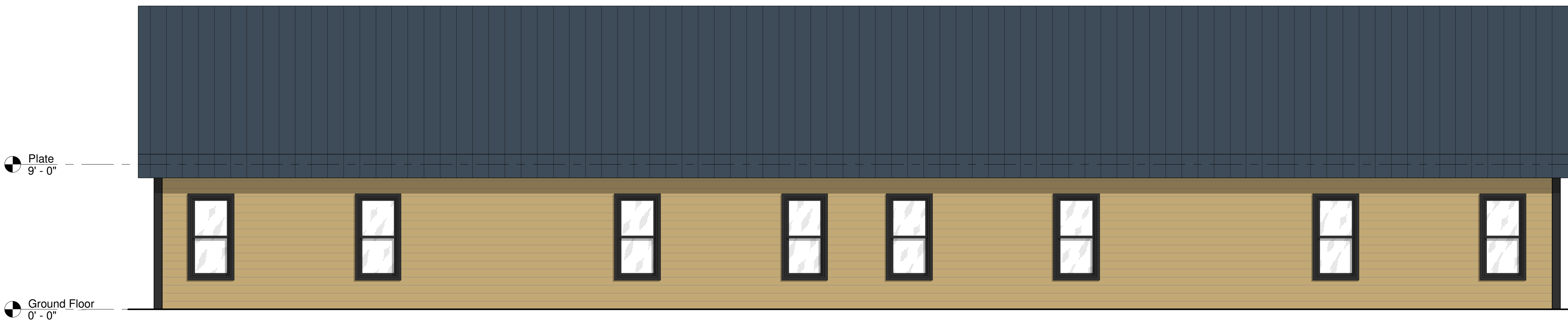




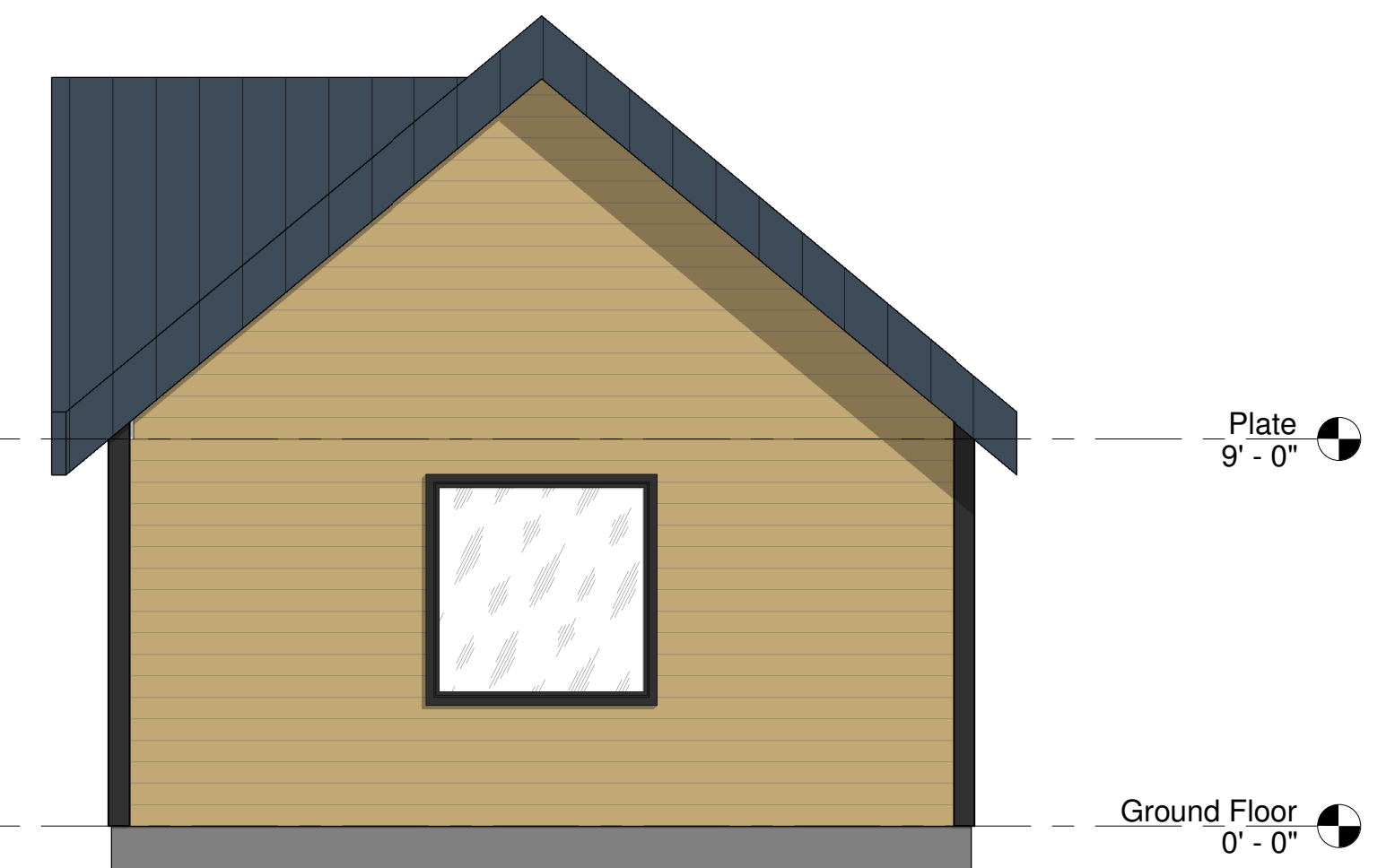
**A Front Elevation**  
1/4" = 1'-0"



**B Left Elevation**  
1/4" = 1'-0"



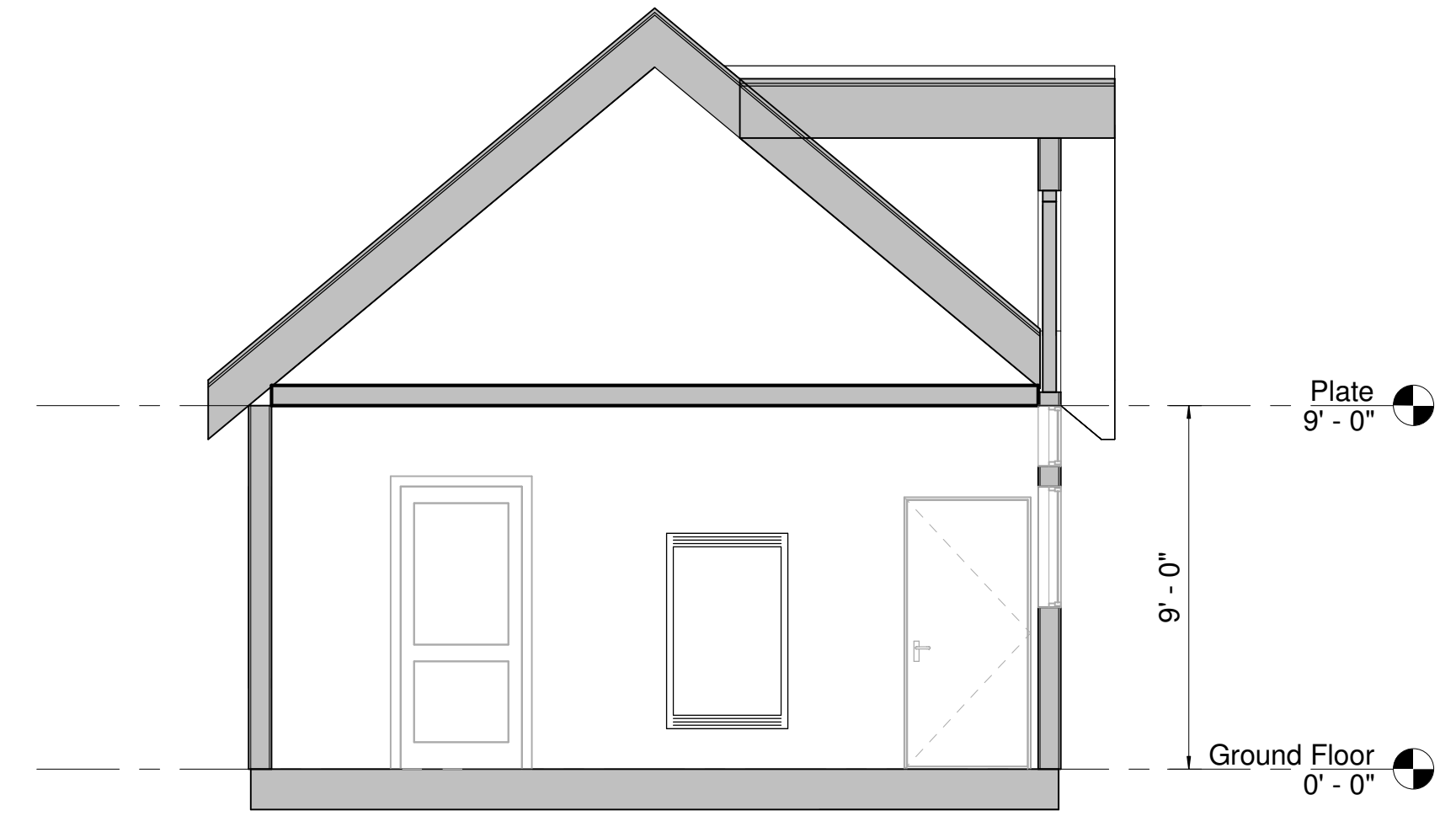
**C Rear Elevation**  
1/4" = 1'-0"



**D Right Elevation**  
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 Section**  
1/4" = 1'-0"

**North Building Elevations- SD-11**