

PROJECT DIRECTORY		7
PROJECT SPONSOR:	6060 MINARET LLC. 1055 ASHBURY STRET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT:	STANLEY SAITOWITZ NATOMA ARCHITECTS 1022 NATOMA STREET #3 SAN FRANCISCO, CA 94103 415. 626.8977 X112 CONTACT: NEIL KAYE NKAYE@SAITOWITZ.COM	
LANDSCAPE:	SWA GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 CONTACT: JOHN WONG E: JWONG@SWAGROUP.COM	
CIVIL:	BKF ENGINEERS 1646 N CALIFORNIA BLVD, SUITE 400 WALNUT CREEK, CA 94596 925. 940.2200 CONTACT: JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
GEOTECH:	SIERRA GEOTECH SERVICES INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 CONTACT: JOSEPH A. ADLER T: 925.940.2210	

SHEET INDEX			6
SHEET #	SHEET TITLE	SCALE	
A0 SERIES: GENERAL			
A0.0	TITLE SHEET	N.T.S.	
A0.2	PROJECT DATA	N.T.S.	
A0.3A	SITE IMAGES	N.T.S.	
A0.3B	SITE IMAGES	N.T.S.	
A0.4	SITE PLAN	1/32"=1'-0"	
A0.5	SHADOW STUDIES	N.T.S.	
A0.6	SITE COVERAGE	N.T.S.	
A0.7	IMAGES	N.T.S.	
A0.8	IMAGES	N.T.S.	
A0.9	IMAGES	N.T.S.	
A0.10	IMAGES	N.T.S.	
A0.11	IMAGES	N.T.S.	
A0.12	DIAGRAM	N.T.S.	
C SERIES: CIVIL			
C0.0	SUBJECT PROPERTY PLAT	AS NOTED	
C1.0	EXISTING CONDITIONS PLAN	AS NOTED	
C2.0	CONCEPTUAL SITE PLAN	AS NOTED	
C3.0	CONCEPTUAL SITE GRADING PLAN	AS NOTED	
C4.0	CONCEPTUAL SITE DRAINAGE PLAN	AS NOTED	
C5.0	CONCEPTUAL SITE UTILITY PLAN	AS NOTED	
C6.0	FIRE ACCESS PLAN	AS NOTED	
L SERIES: LANDSCAPE			
L0.0			
L0.01	CIRCULATION DIAGRAM	AS NOTED	
L0.02	TREE REMOVAL & PROTECTION PLAN	AS NOTED	
L0.03	TREE REMOVAL TABLE	AS NOTED	
L1.00	LANDSCAPE LAYOUT	AS NOTED	
L1.01	LANDSCAPE LAYOUT ENLARGEMENT	AS NOTED	
L2.00	LANDSCAPE SECTIONS	AS NOTED	
L3.00	LANDSCAPE MATERIALS AND FURNITURE	AS NOTED	
L4.00	PLANTING LIST & IMAGES	AS NOTED	
L4.01	CONCEPT PLANTING PLAN	AS NOTED	
L5.00	WOODLAND GARDEN VIEWS	AS NOTED	
A SERIES: ARCHITECTURAL			
A1.1	PLANS		
A1.2	PLANS	1/16" = 1'-0"	
A1.3	PLANS	1/16" = 1'-0"	
A1.4	PLANS	1/16" = 1'-0"	
A1.5	PLANS	1/16" = 1'-0"	
A2.1	SECTION	1/16" = 1'-0"	
A2.2	SECTION	1/16" = 1'-0"	
A3.1	ELEVATIONS	1/16" = 1'-0"	
A3.2	ELEVATIONS	1/16" = 1'-0"	
A3.3	MATERIAL ELEVATIONS	N.T.S.	
A3.4	MATERIAL BOARD	N.T.S.	
RCP-1	RCP	1/16" = 1'-0"	
RCP-2	RCP	1/16" = 1'-0"	
SHEET TOTAL			

ADDRESS INFOMATION		5
ADDRESS:	6060 MINARET RD. MAMMOTH LAKES, CA 93546	
APN:	033-043-001; 033-043-002; 033-043-001;	
CROSS STREETS:	MINARET RD. AND MAIN ST.	
LOT AREA:	~113,080 SF (2.6 ACRES)	
ZONE:	NVSP-NORTH VILLAGE SPECIFIC PLAN, PARCEL 38 (DEMPSEY/NEVADOS SITE)	
LAND USE:	RG-RESORT GENERAL ZONE CONDOMINIUMS PERMITTED USE	

PROJECT SUMMARY		3
THE PROJECT IS LOCATED AT 6060 MINARET RD. WITH A SITE AREA OF APPROXIMATELY 113,080 SF. THE PROPOSED NEW DEVELOPMENT WOULD BE FOR A 5 STORY MIXED USED DEVELOPMENT. THIS NEW DEVELOPMENT WOULD INCLUDE 118 UNITS (198 BEDROOMS) RESTAURANT AND SKI VALET. THE PROJECT SPONSOR PROPOSED DEMOLISHING THE EXISTING BUILDINGS ONSITE.		
THE NEW PROPOSED BUILDING WOULD BE APPROXIMATELY 53’ IN HEIGHT AND BE A MIXTURE OF STUDIO, 1, 2, AND 3 BEDROOM UNITS WITH AT GRADE AND SUBTERRANEAN PARKING BELOW.		
CONSTRUCTION TYPE:	III-A OVER I-A	
OCCUPANCY:	R-2 MULTIFAMILY, S-2 GARAGE, M RETAIL, B OFFICE, A2 DINING, A3 GYM	
SPRINKLERS:	NFPA 13	
ACCESSIBILITY:	CBC 11A- PRIVATLEY FUNDED 11A DWELLING CBC 11B- COMMON SPACE	

CODES USED		4
2022 CBC (BUILDING)		
2022 CFC (FIRE)		
2022 CMC (MECHANICAL)		
2022 CEC (ELECTRICAL)		
2022 CPC (PLUMBING)		
2022 CEC (ENERGY)		
2022 CGBC (GREEN)		
NFPA 13 – SPRINKLER SYSTEMS		
NFPA 14 – STANDPIPE & HOSE		
NFPA 72 – FIRE ALARM		
2010 ADA		
1998 FHA		
2000 NORTH VILLAGE SPECIFIC PLAN		

LOCATION MAP		2
		

PROJECT IMAGE		1
		

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYE@SAITOWITZ.COM	
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GEOTECH: SGS SIERRA GEOTECH SERVICES INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: COVER SHEET	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	
SHEET NO: A0.0	

AREA									3	
			Net Square Footage							
	Gross SF		Residential (net)	Service	Amenity	Restaurant	Circulation	MEP / Storage	Parking	
Level 1	59,595		0	4,150	2,945	2,200	400	6,000	43,900	
Level 2	38,215		30,185		2,300	0	5,270	460	0	
Level 3	35,915		30,185		0	0	5,270	460	0	
Level 4	35,915		30,185		0	0	5,270	460	0	
Level 5	33,690		28,105		0	0	5,125	460	0	
Total	203,330		118,660	Total		5,245	2,200	21,335	7,840	43,900
PARKING DATA									4	
Required			Units		Ratio		Stalls			
Studio and Juniors			20		1.05		21.0			
1bd / 1ba			12		1.05		12.6			
1bd+study / 1ba			12		1.05		12.6			
1bd+study / 2ba			12		1.05		12.6			
2bd / 2ba			36		1.05		37.8			
3bd / 2ba			12		1.50		18.0			
Pnthse 2BR+2			8		1.05		8.4			
Pnthse 3BR+3			2		1.50		3.0			
Pnthse 3BR+3			4		1.50		6.0			
Subtotal (Per NVSP Tbl 7, 10% Accs. To Guests							132			
Check in (Per NVSP Tbl 7)							3			
Total required							135			
Total Provided							141			
Restaurant (Primary Service to Residents)							0			
ADA Stalls					2%		3			
EV Stalls										
EV Chargers (5% of total parking spaces)					5%		8			
EV Capable (10% of total parking sapces)					10%		15			
EV Ready (25% w/ low power receptacles)					25%		36			
Bicycle Parking										
Total Space Required			118		0.67		79			
Long term - Provided					85%		156			
Short Term - Provided					15%		12			
UNIT DATA									5	
Density Calculation										
		Density (Rooms / Acre)			Area (Acre)			Room Count (bedroom, loft or other sleeping area in residential use per NVSP, 2000)		
Base Density		48			2.6			125		
Bonus Density								73		
Permitted Density								198		
Proposed Density								198		
UNIT TYPE										
Designation	Studio	Jnr	1bd / 1ba	1bd+study / 1ba	1bd+study / 2ba	2bd / 2ba	3bd / 2ba	Pnthse 2BR+2	Pnthse 3BR+3	Pnthse 3BR+3
Area	460	520	635	980	980	980	1,450	1,450	1,950	2,415
Level 1	0	0	0	0	0	0	0	0	0	0
Level 2	4	2	3	4	4	12	4	0	0	0
Level 3	4	2	3	4	4	12	4	0	0	0
Level 4	4	2	3	4	4	12	4	0	0	0
Level 5	0	2	3	0	0	0	0	8	2	4
Total	12	8	12	12	12	36	12	8	2	4
% of total	10%	7%	10%	10%	10%	31%	10%	7%	2%	3%
Net SF	5,520	4,160	7,620	11,760	11,760	35,280	17,400	11,600	3,900	9,660
Unit Count	12	8	12	12	12	36	12	8	2	4
Room Count (bedroom, loft or other sleeping area in residential use per NVSP, 2000)	12	8	12	12	12	72	36	16	6	12
		Exempt as primarily services residents otherwise 1 room per 450 sf								
118										

PROJECT SUMMARY DATA				1
Summary Data	Permitted	Entitled	Proposed Project	
Project Gross Sq Ft (Incl. Parking)	225,848	182,000	203,330	
Quantity of Residential Bedrooms	198	198	198	
Quantity of Parking Stalls	0	201	141	
Height	56 ft	56 ft	53.0 ft	
Site Coverage	75%	73%	71%	
ZONING REQUIREMENTS DATA				2
Town of Mammoth Zoning Tabulations				
	Permitted / Required	Entitled	Proposed	
Zoning Regulations	General plan, Zoning Code, North Village Specific Plan			
District / Zone	RG	RG	RG	
Development Standards				
Minimum Parcel Size (SF)	20,000	113,080	113,080	
Building Area (Sf/acre)	87,000 sf/acre maximum	49,710	61,415	
Site coverage	75 % (84,8131 sf)	73%	71%	
Snow Storage	Sufficient onsite	520 sf + snow melt	7,212 sf (60% of Asphalt)	
Density				
Rooms per Acre	48 rooms / acre + 73.25 rooms	48 rooms / acre + 73.25 rooms	76.3	
Total rooms (bedroom, loft or other sleeping area in residential use per NVSP, 2000)	198	198	198	
Commercial Density	450 sf = 1 room	Excluded as restaurant space to primarily serve residents	Excluded as restaurant space to primarily serve residents	
Building Height				
Permitted Height / Proposed Height	56 ft	56 ft	53 ft	
Projected height	67 ft	60 ft	53.0 ft	
Parking Garage	20 ft maximum height	12 ft	17 ft	
Building Levels (parking podium excluded)	1 to 5	5	4	
Setbacks (20% additionl setback permitted per 6.h.iv)				
Side Yard - North Side	10 ft min (no additional setback allowed)	30 ft	17 ft (parking) / 25 ft for 50' bldg	
Minaret Road Setbacks - West Side				
Min. distance to EOP at Proposed height	30 ft for 35'-54' ft bldg	66 ft (56ft bldg)	43.25 ft (50'+ ft bldg roofline)	
	24 ft min. allowed w/ 20% reduction		39.5' at 5th lvl balcony	
Min. distance to centerline Minaret	43 ft min distance	94 ft	73 ft	
Main Street Setbacks - South Side (add 20% permitted)	30 ft for 35'-54' ft bldg	82 ft	86 ft (50 ft bldg)	
Specific Boundry Setbacks - East Side				
Min. distance to PL at Proposed height (add. 20% permitted)	10' for 0' to 24' height/ 20 ft for 54 ft bldg.	22 ft	20 ft	
Parking				
Studio, 1 bedroom, 2 bedroom (100 units @ 1.05 /unit)	105.0	-	105	
3 bedroom (18 units @ 1.5 /unit)	27.0	-	27	
Check-In Spaces	3.0	-	3	
Total Required	135.0	201	-	
Total Provided	-	201	141	
ADA Stalls (2% of total). Incl HC Van	2.82		3	
EV Chargers (5% of total parking spaces)	7.05		8	
EV Capable (10% of total parking sapces)	14.1		15	
EV Ready (25% w/ low power receptacles)	35.25		36	
Parking spaces per key	Not less than 1.05	-	1.12	
Stalls Accessible to Guests(See A1.1 Outdoor Parking)	13.2	-	13 Stalls / 10% of total	
Delivery Loading Area	Required	1	1	
Bicycle Parking (0.67 per unit)	79	35	168	
Long Term (provided at garage storage room)	156	-	156	
Short Term (provided throughout site)	12	-	12	

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6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: PROJECT DATA	
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DRAWN:	
SHEET NO: A0.2	



VIEW EAST DOWN LAKE MARY RD. 4



VIEW WEST DOWN MAIN ST. 3



VIEW NORTH UP MINARET RD. 2



VIEW SOUTH DOWN MINARET RD. 1

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SHEET TITLE: SITE IMAGES	
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SHEET NO: A0.3A	



AERIAL VIEW TOWARD MAMMOTH VALLEY

1

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R4	10.24.2023
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GEOTECH:

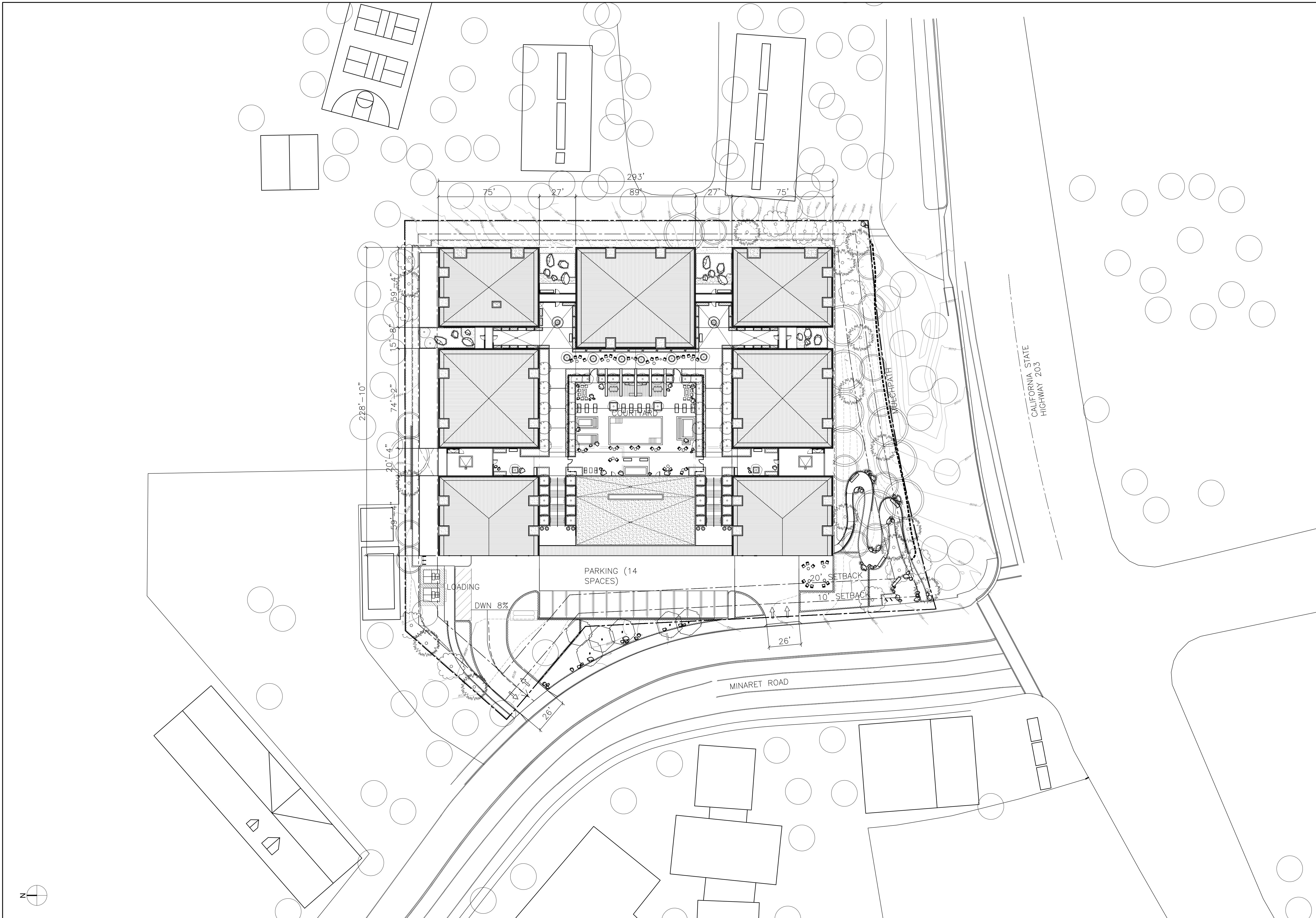
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SITE IMAGES

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A0.3B



0' 10' 20' 40'

SITE PLAN 1

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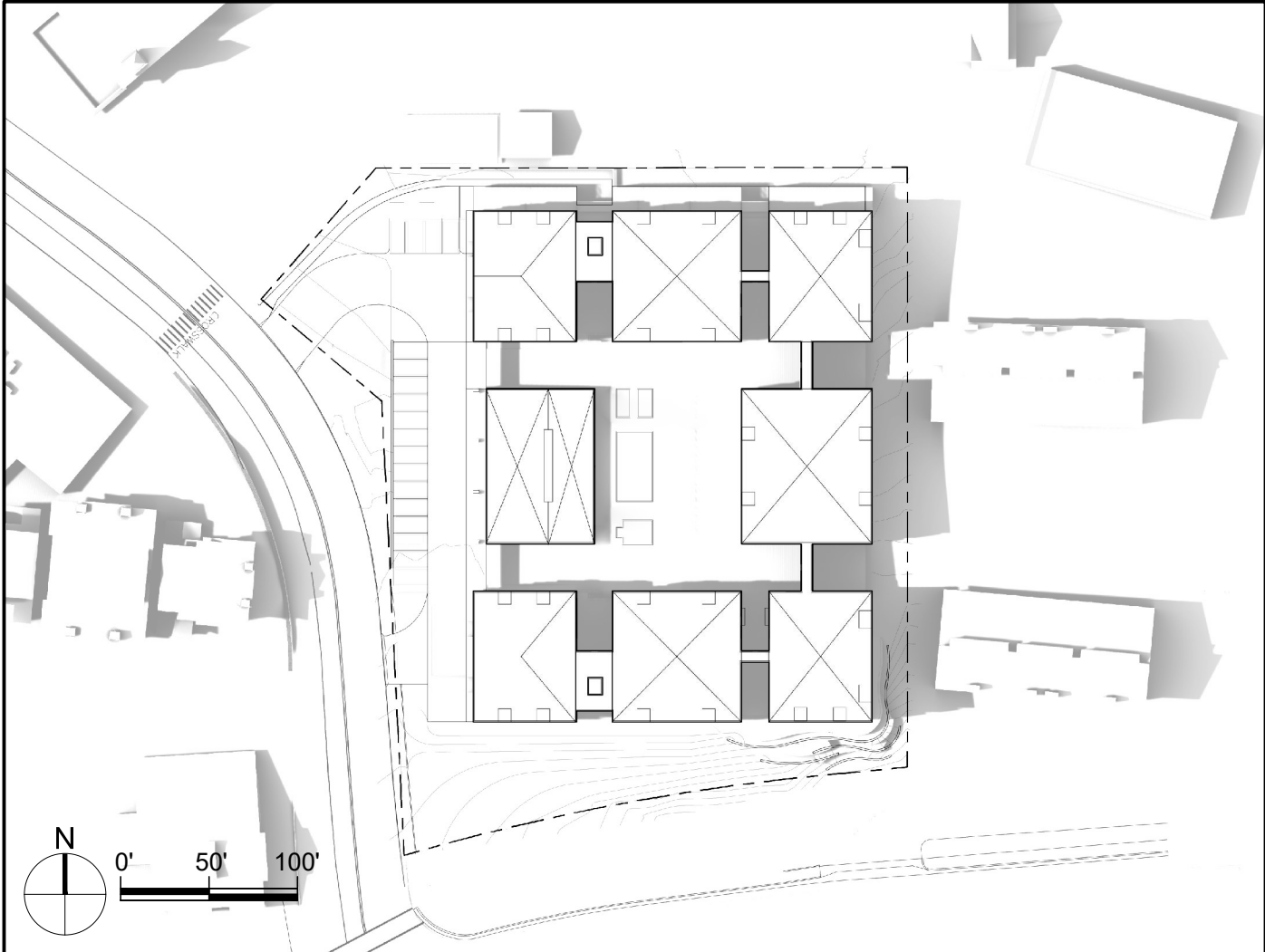
6060 MINARET RD
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SHEET TITLE:
SITE PLAN

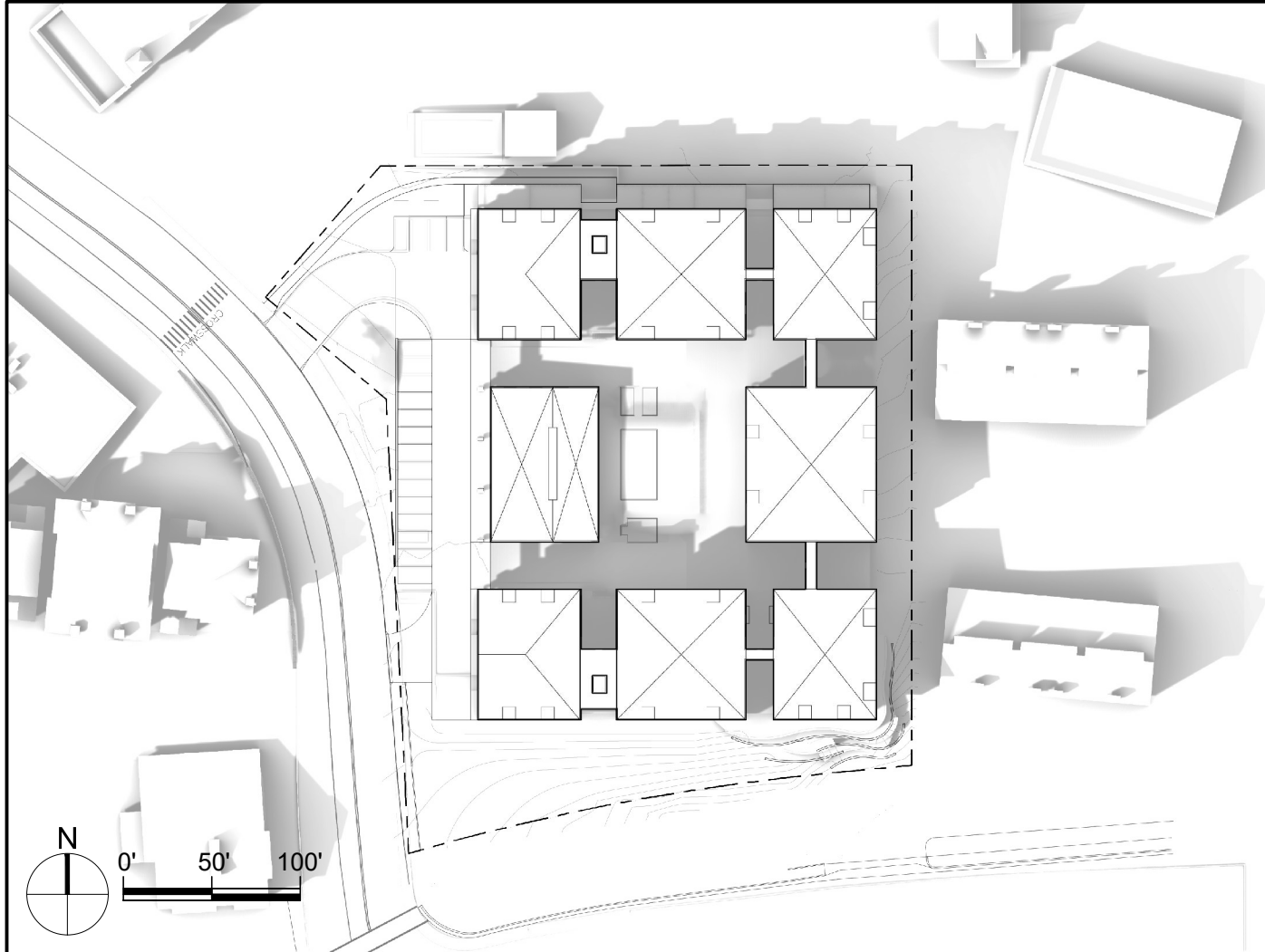
SET:	PLANNING PRE-APP
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SCALE:	1/32"= 1'-0"
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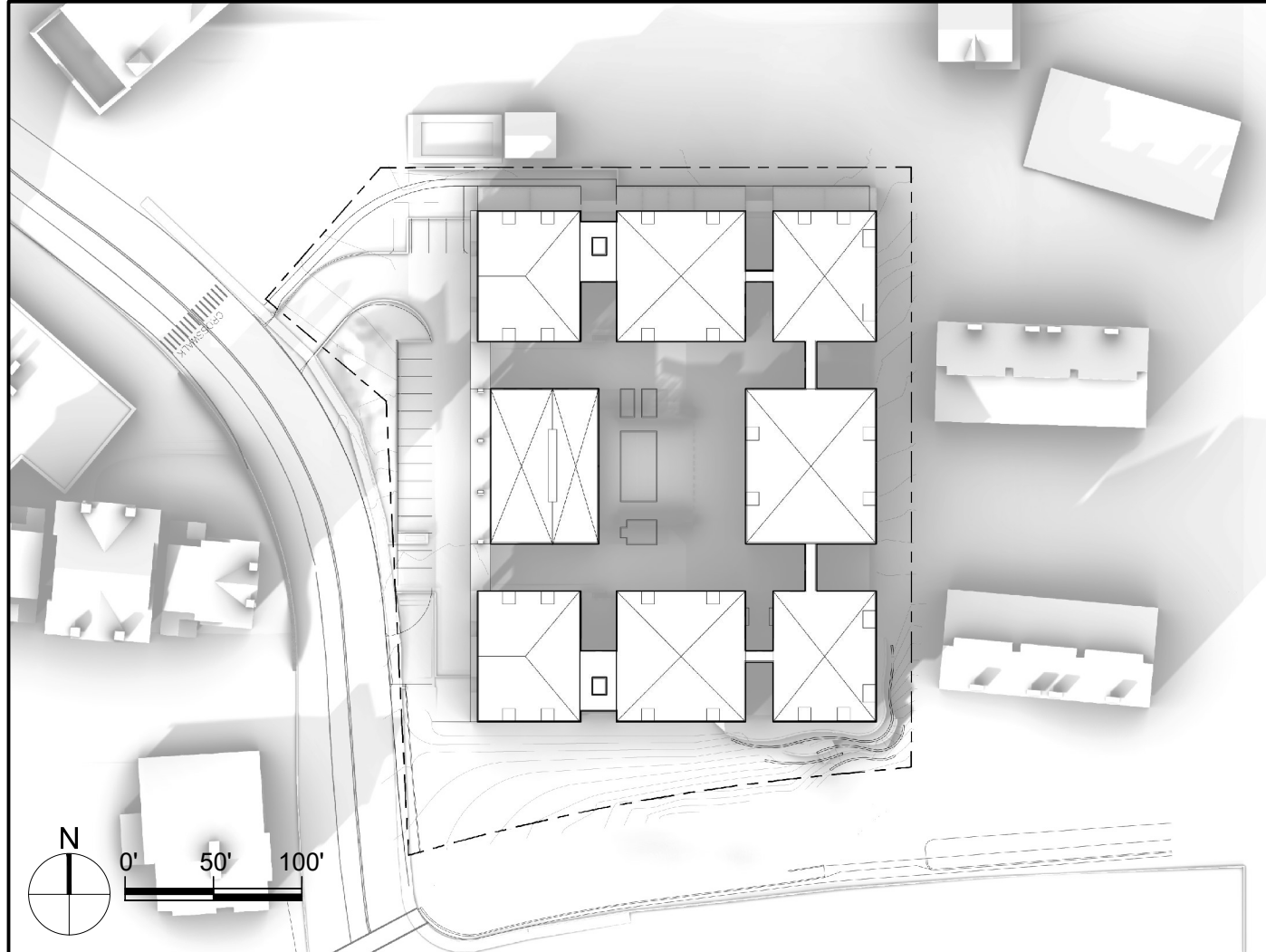
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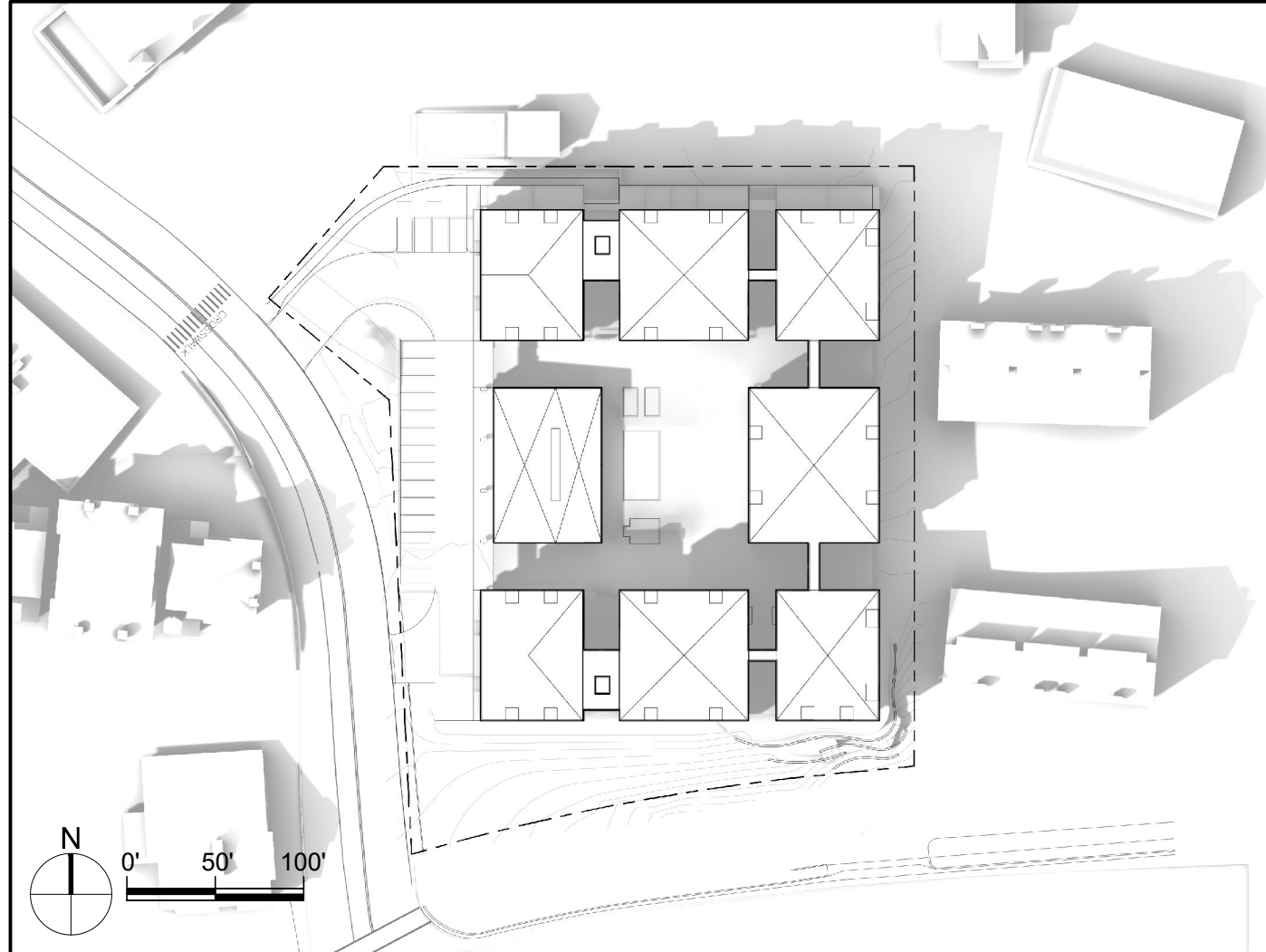
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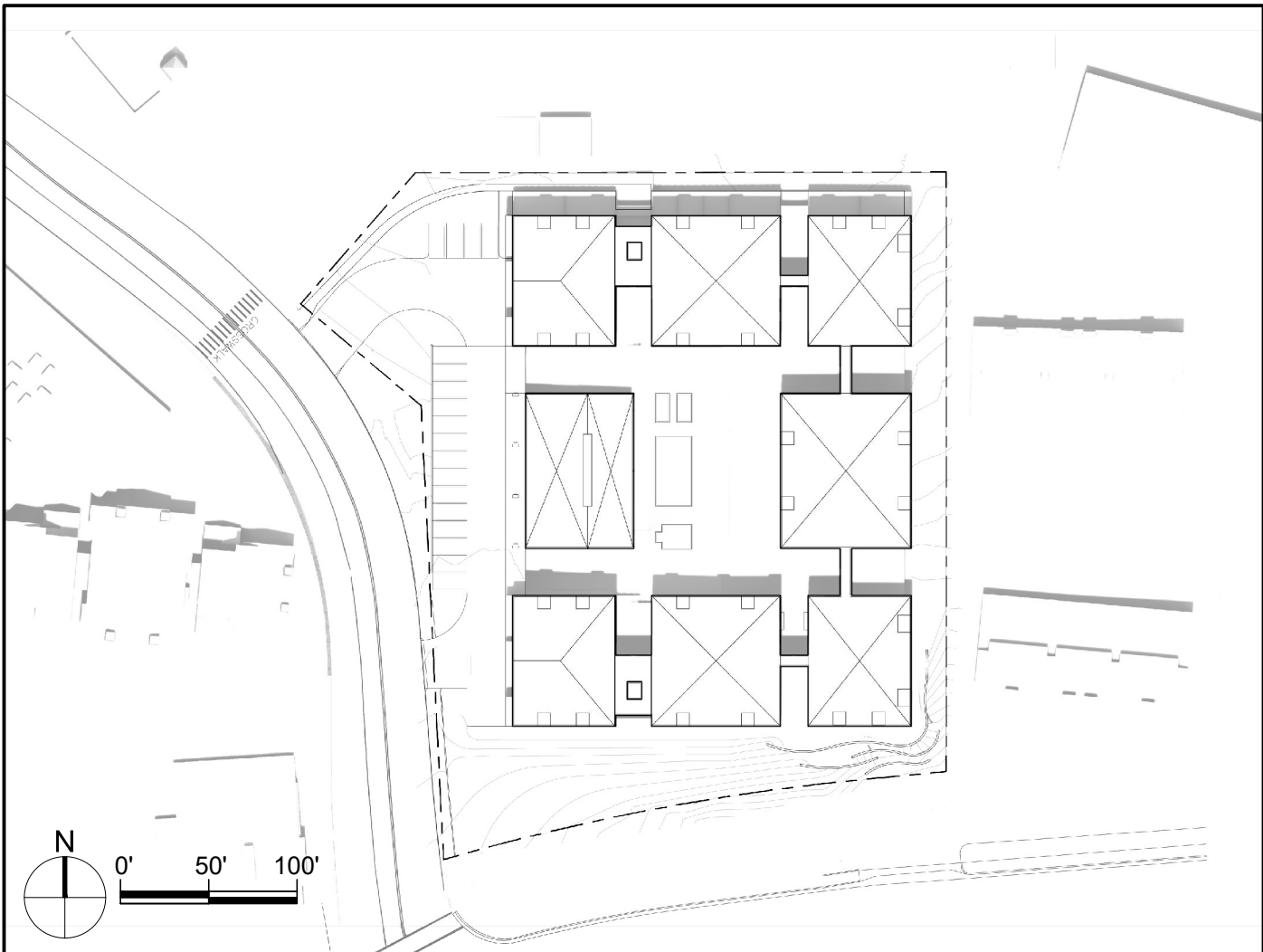
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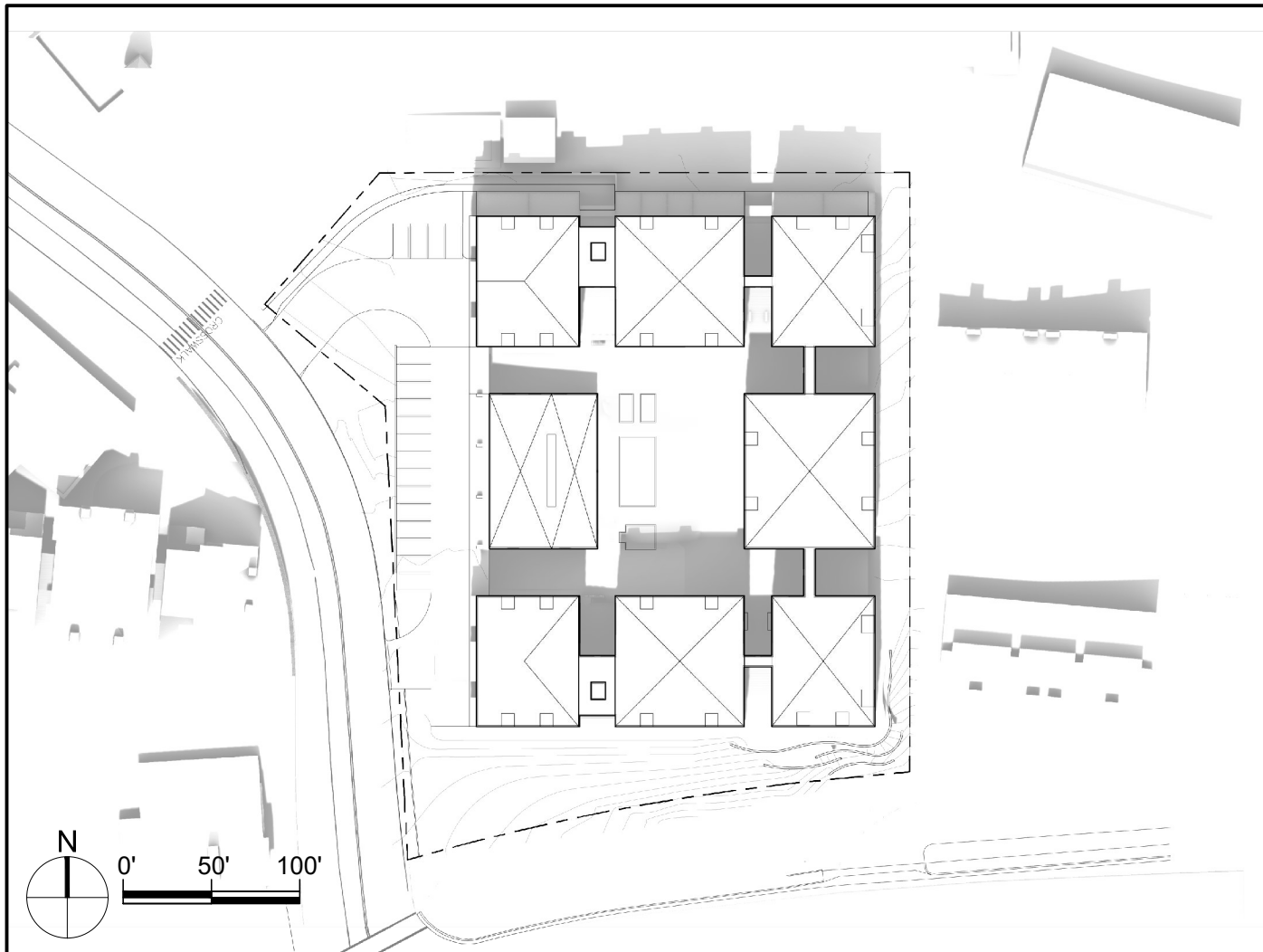
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SPRING EQUINOX: 3PM 3



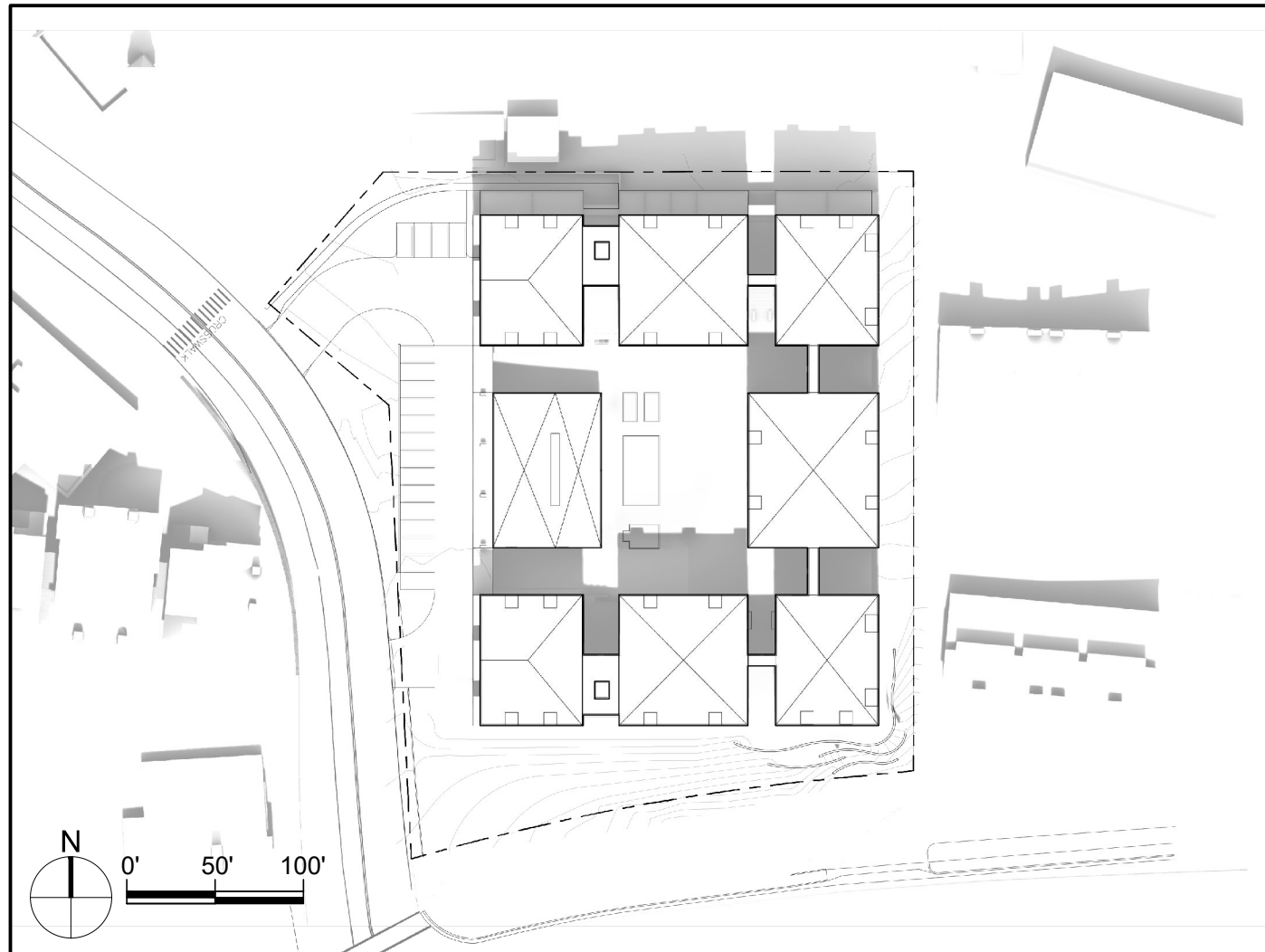
SUMMER SOLSTICE: 3PM 11



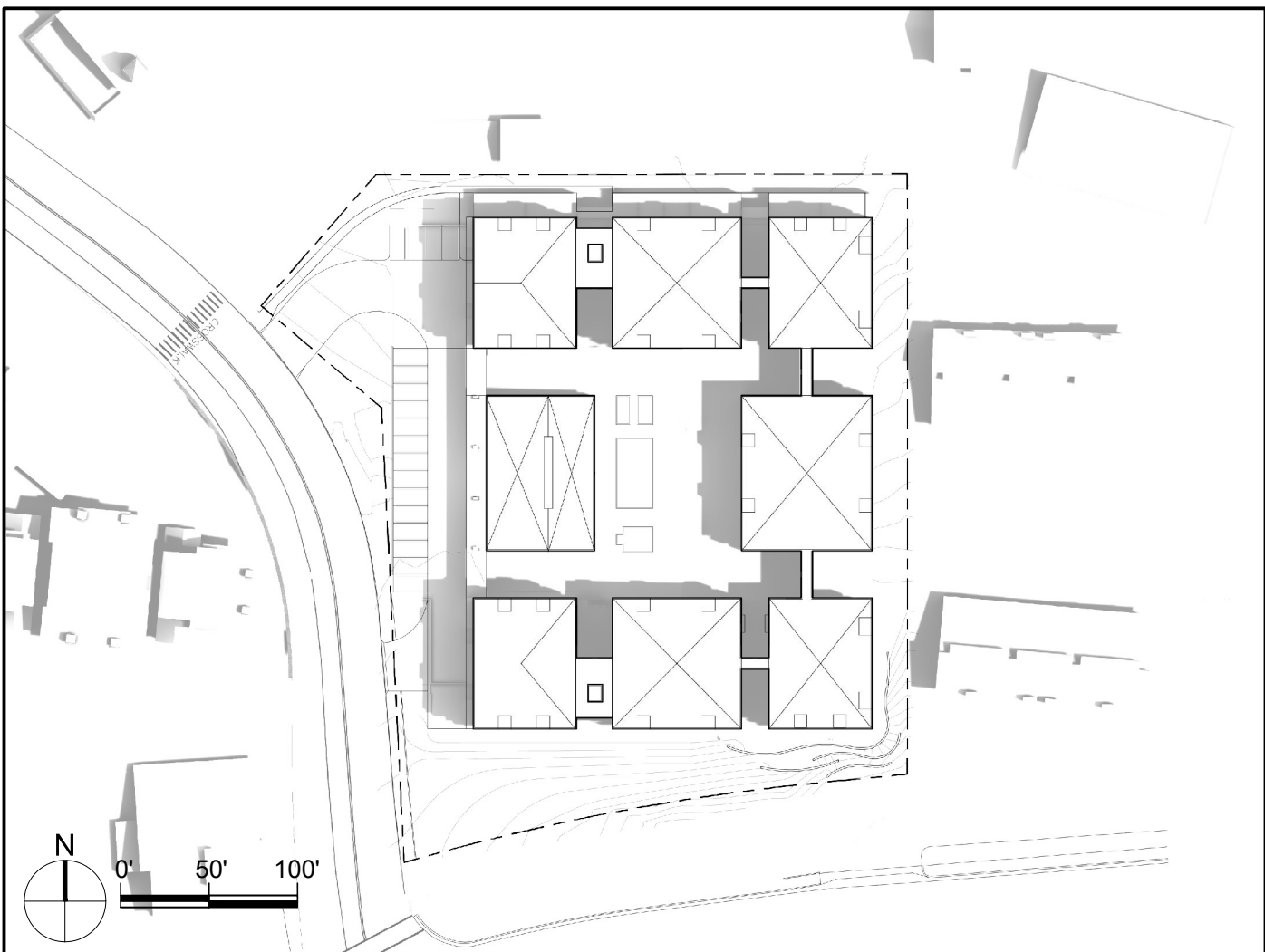
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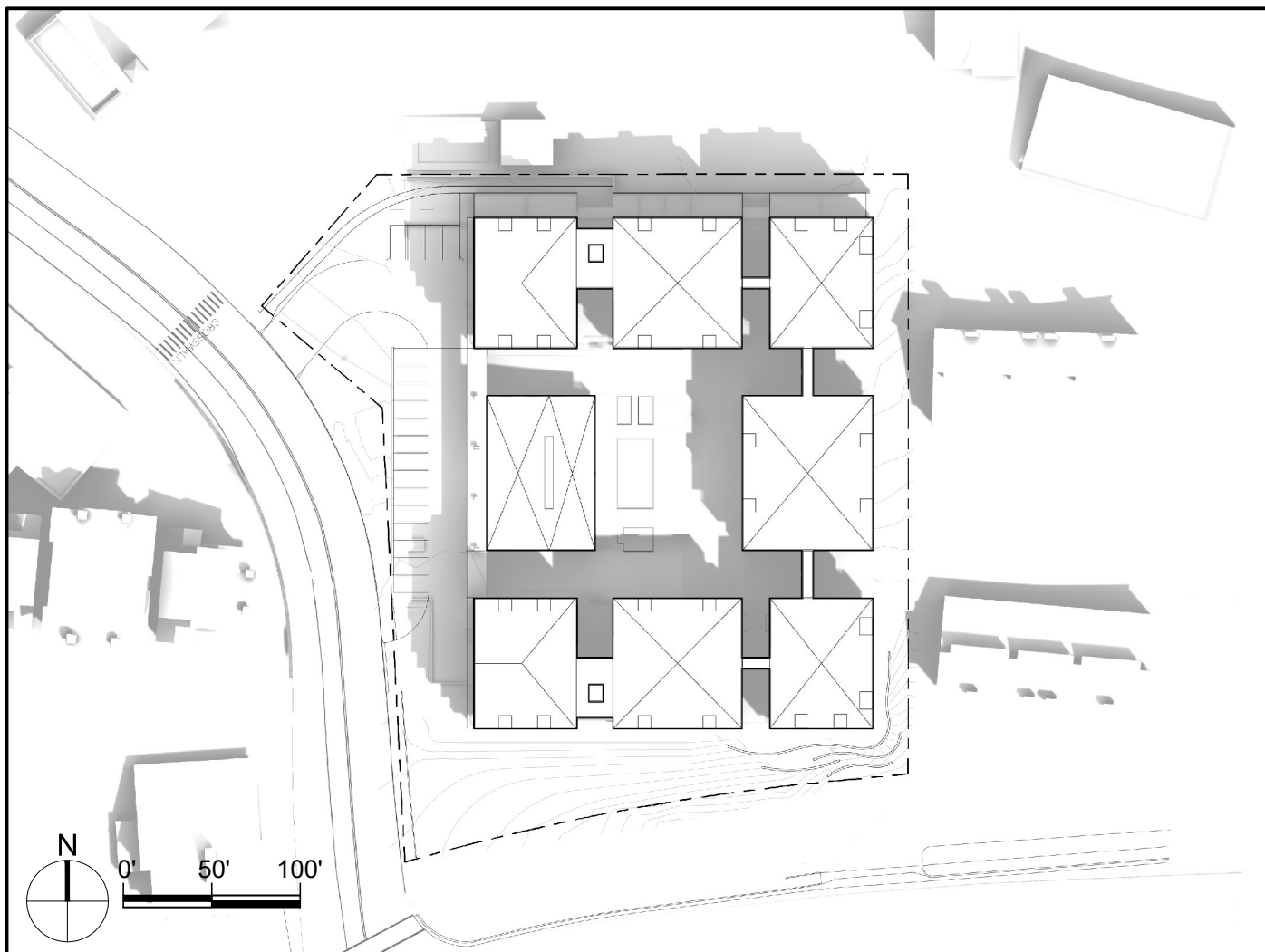
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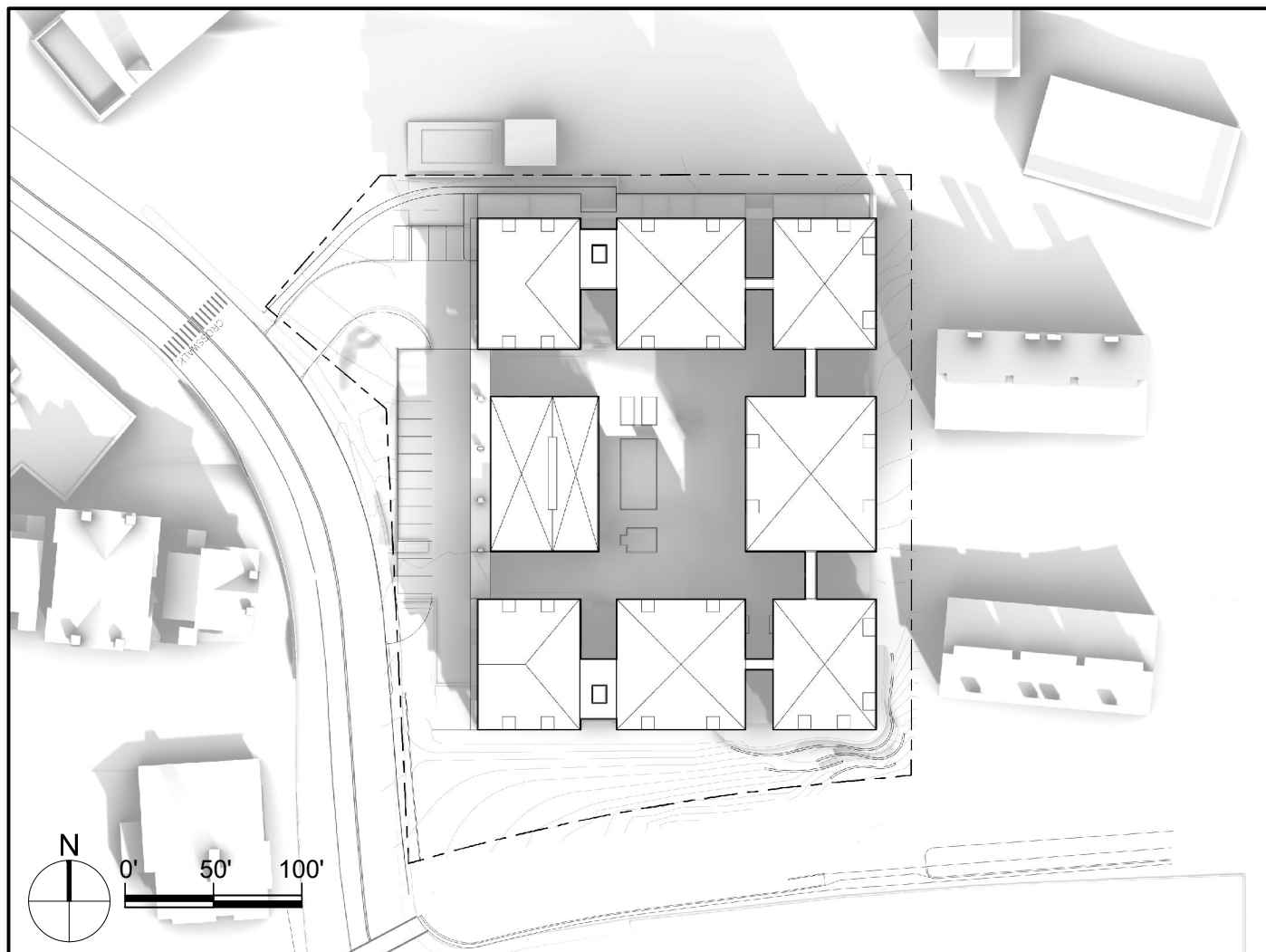
SPRING EQUINOX: 12PM 2



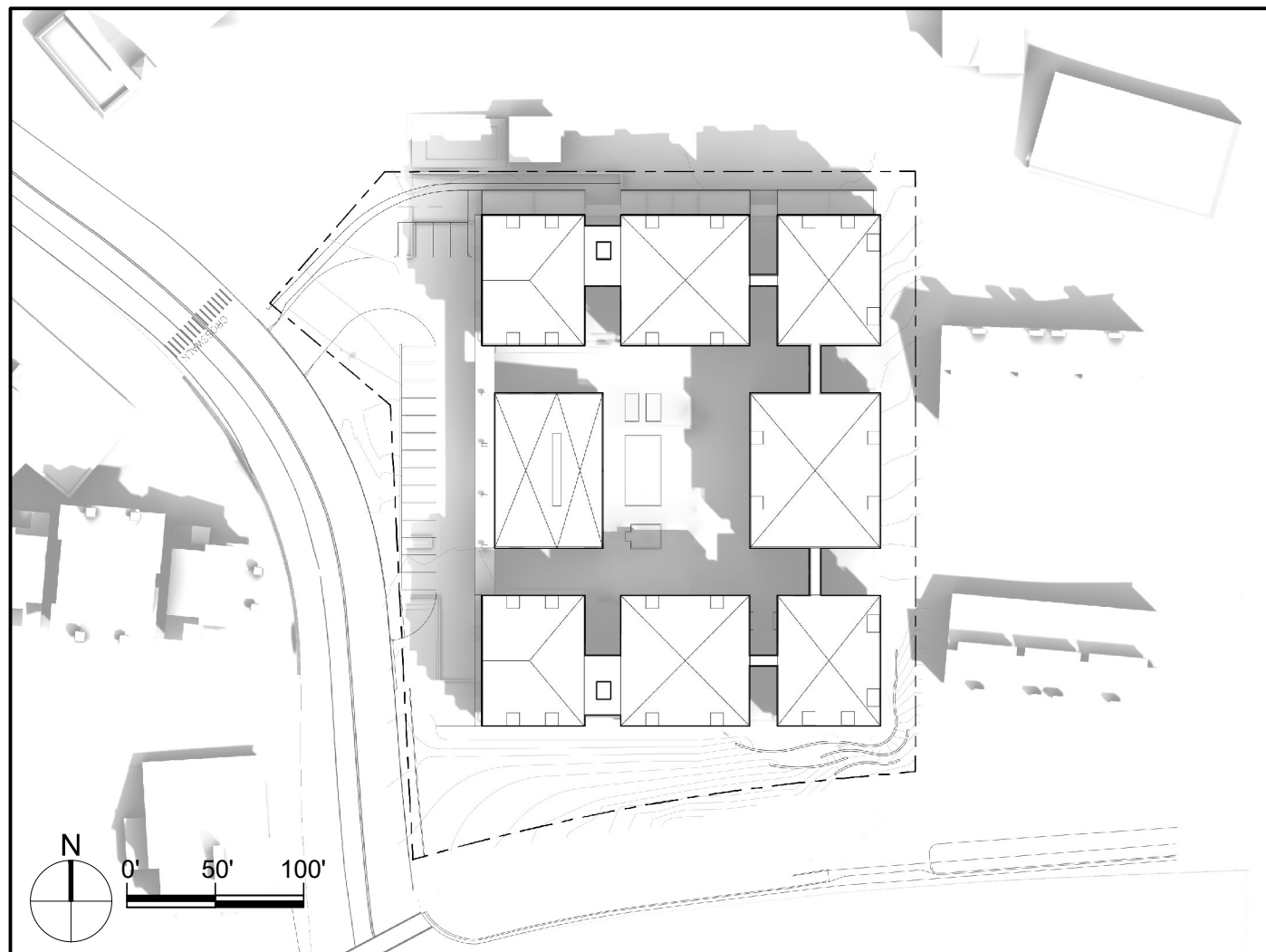
SUMMER SOLSTICE: 10AM 10



FALL EQUINOX: 10AM 7



WINTER SOLSTICE: 10AM 4



SPRING EQUINOX: 10AM 1

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OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAIOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NAYES@SAIOWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SGS MINERAL TECHNOLOGIES, INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: SHADOW STUDY	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	
SHEET NO: A0.5	



VIEW FROM MAIN ST. 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ |
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NEIL KAYE
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E: NKAYE@SAITOWITZ.COM

CIVIL ENGINEERS:
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JOSEPH YOUNG
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LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
SGS
MAMMOTH LAKES ENGINEERING, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:

A0.7



VIEW FROM BREWERY

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103
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E: NKAYE@SAIOWITZ.COM

CIVIL ENGINEERS:
BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400, WALNUT CREEK, CA 94596
JOSEPH YOUNG
T: 925.940.2210
E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
SGS
MINARET DEVELOPMENT, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.8



VIEW OF THE COURTYARD

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAIOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYE@SAIOWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SGS PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: IMAGES	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	
SHEET NO: A0.9	



VIEW FROM MAIN ST. TO THE NORTHWEST

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ |
NATOMA ARCHITECTS INC.
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SAN FRANCISCO, CA 94103
NEIL KAYE
T: 415.626.8977 X112
E: NKAYE@SAITOWITZ.COM

CIVIL ENGINEERS:
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E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
swa GROUP
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94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
SGS
GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
IMAGES

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:
A0.10



VIEW FROM PROPERTY NORTH TO THE SOUTHEAST 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAIOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYE@SAIOWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SGS PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: IMAGES	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	
SHEET NO: A0.11	



NVSP VIEW DIAGRAM 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.
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SAN FRANCISCO, CA 94103
NEIL KAYE
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E: NKAYESAIOWITZ.COM

CIVIL ENGINEERS:
BKF ENGINEERS
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SUITE 400, WALNUT CREEK, CA 94596
JOSEPH YOUNG
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E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
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94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
SGS
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

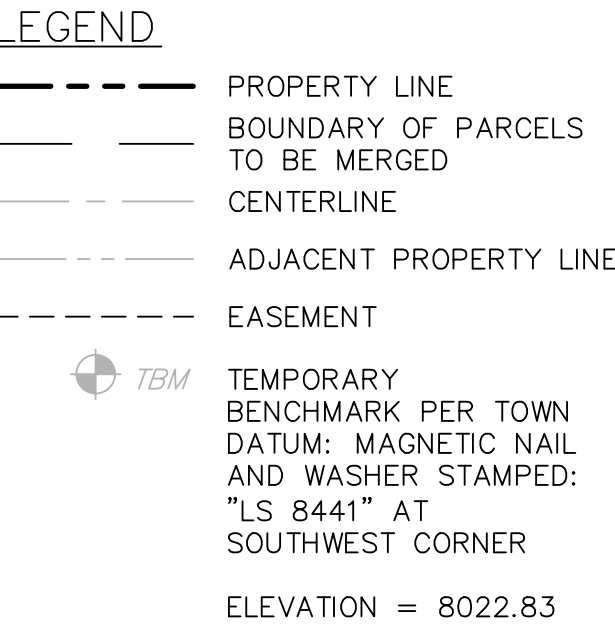
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
DIAGRAM

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:

A0.12



REFER TO SEPARATE SIGNED ALTA LAND TITLE SURVEY PROVIDED BY TRIAD/HOLMES ASSOCIATES DATED 2018-05-16 (REV. 2018-08-23) FOR TITLE AND SURVEY INFORMATION THIS TENTATIVE TRACT MAP IS BASED UPON.

2. AREA: 2.60 ACRES
APN: 033-043-001, 033-043-002, 033-043-003
ADDRESS: 6042, 6040 AND 6060 MINARET ROAD MAMMOTH LAKES, CA
OWNER: 6060 MINARET LLC.
NUMBER OF UNITS: 120

3. THE PROPERTIES AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NUMBERS 2002-005013 AND 2002-005014 IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA.

(R)= RECORD INFORMATION PER RECORD OF SURVEY NO. 36-153 RSMB 4/28.

(M)= MEASURED INFORMATION PER FIELD SURVEY APRIL 2018 BY TRIAD/ HOLMES ASSOC.

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
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R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103
NEIL KAYE
T: 415.626.8977 X112
E: NKAYE@SAITOWITZ.COM

CIVIL ENGINEERS:
 **BKF ENGINEERS**
 1646 N. CALIFORNIA BLVD.
 SUITE 400, WALNUT CREEK, CA 94596
 JOSEPH YOUNG
 T: 925.940.2210

LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH: 
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

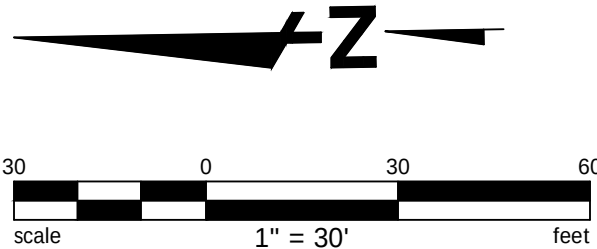
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**TENTATIVE TRACT
MAP NO. _____
FOR CONDOMINIUM
PURPOSES**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	SSJ/NAI © COPYRIGHT STANLEY SADOWITZ NADOMA ARCHITECTS INC.

SHEET NO:

C0.0





LEGEND

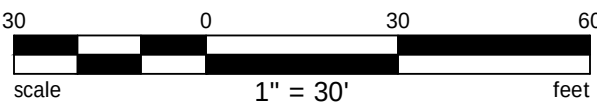
- PROPERTY LINE
- LOT LINE
- EDGE OF PAVEMENT
- EASEMENT
- WATER LINE
- SANITARY SEWER LINE
- OVERHEAD UTILITIES
- FENCE LINE, WOOD POST, & IRON FENCING
- FENCE POST WITH SLEEVE
- WATER VALVE BOX
- UTILITY POLE
- GUY WIRE ANCHOR
- SEWER MANHOLE
- COMMUNICATION MH
- LIGHT STANDARD
- TEMPORARY BENCHMARK PER TOWN DATUM: MAGNETIC NAIL AND WASHER STAMPED: "LS 8441" AT SOUTHWEST CORNER
- ELEVATION = 8022.83

EXISTING NOTES

- THE BOUNDARY AND EASEMENT INFORMATION SHOWN ON THE PLANS WAS PROVIDED TO BKF BY THE OWNER AND PREPARED BY TRIAD/HOLMES ASSOCIATE (THA), DATED JUNE 5, 2018. BKF TAKES NO CLAIM AS TO THE ACCURACY OF THIS DATA AND IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
- AREA: 2.60 ACRES
APN: 033-043-001, 033-043-002, 033-043-003
ADDRESS: 6042, 6040 AND 6060 MINARET ROAD MAMMOTH LAKES, CA
OWNER: 6060 MINARET LLC.
- THE PROPERTIES AS DESCRIBED IN GRANT DEED RECORDED AS INSTRUMENT NUMBERS 2002-005013 AND 2002-005014 IN THE OFFICE OF THE COUNTY RECORDER, MONO COUNTY, CALIFORNIA.
(R)= RECORD INFORMATION PER RECORD OF SURVEY NO. 36-153, RSMB 4/28.
(M)= MEASURED INFORMATION PER FIELD SURVEY APRIL 2018 BY TRIAD/ HOLMES ASSOC.
- ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
- THE UTILITIES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND RECORD DATA ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY UTILITY SHOWN OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

EXISTING ABBREVIATIONS

- | | |
|------|------------------|
| AC | ASPHALT CONCRETE |
| BLDG | BUILDING |
| BW | BACK OF WALK |
| CC | CONCRETE |
| CL | CENTERLINE |
| CO | CLEANOUT |
| DI | DRAIN INLET |
| E | ELECTRICAL |
| EL | ELEVATION |
| ES | EXISTING SURFACE |
| FL | FLOWLINE |
| FS | FINISHED SURFACE |
| G | GAS |
| GB | GRADE BREAK |
| GD | GRADE |
| GV | GAS VALVE |
| INV | INVERT |
| MH | MANHOLE |
| OH | OVERHEAD LINES |
| SD | STORM DRAIN |
| SL | STREET LIGHT |
| SS | SANITARY SEWER |
| T | TELEPHONE |
| TC | TOP OF CURB |
| TOW | TOP OF WALL |
| TYP | TYPICAL |
| W | WATER |
| WM | WATER METER |
| WV | WATER VALVE |



REVISIONS	DATE
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R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARGI9958@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.
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CIVIL ENGINEERS:
BKF ENGINEERS
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JOSEPH YOUNG
T: 925.940.2210
E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
E: JYOUNG@SWAGROUP.COM

GEOTECH:
SCS
PO BOX 5024
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

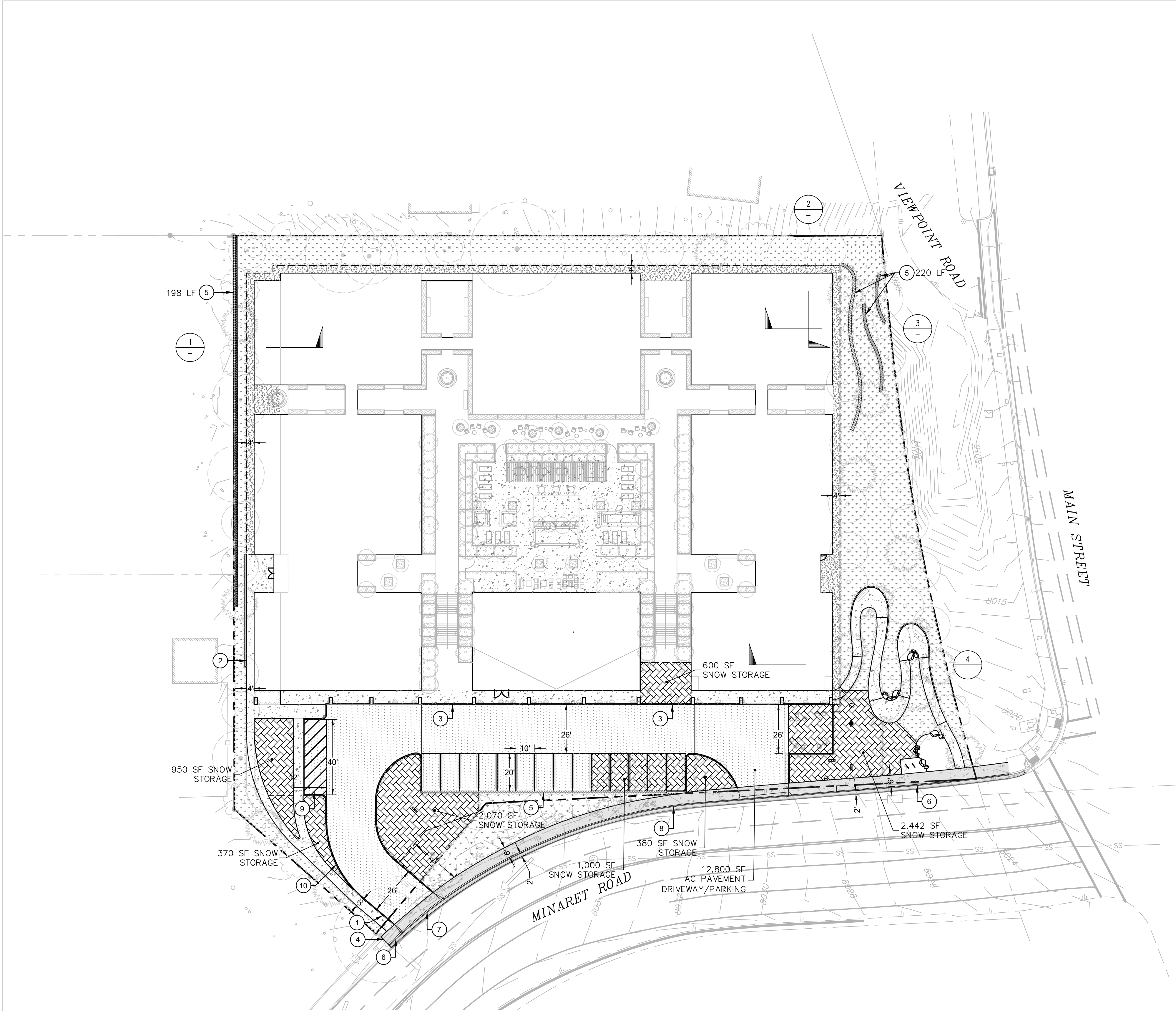
SHEET TITLE:

EXISTING CONDITIONS PLAN

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	SS/NAI

SHEET NO:

C1.0



LEGEND

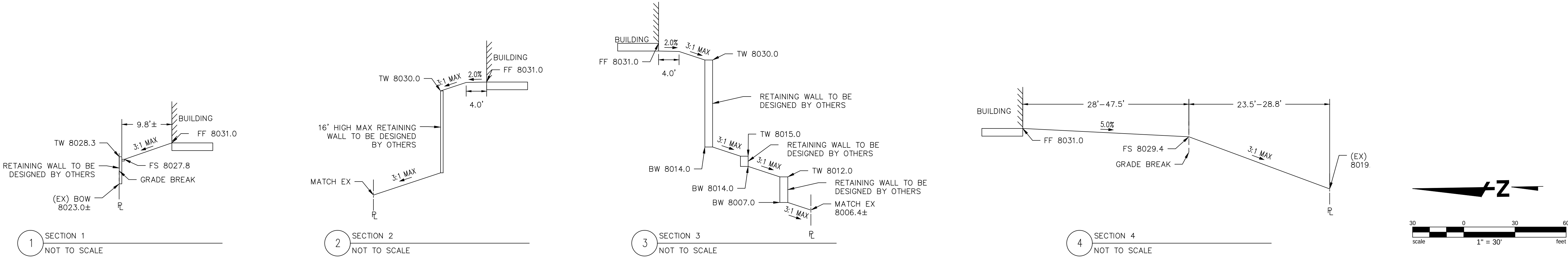
- ON SITE CONCRETE PAVEMENT/ SIDEWALK/ DRIVE AISLE
- AC PAVEMENT (12,850 SF)
- LANDSCAPE AREA
- CALTRANS STANDARD SIDEWALK AND DRIVEWAY
- AC PLUG
- PROPOSED INTERIM SNOW STORAGE (7,710 SF MIN.) (SEE NOTE 2)
- DECOMPOSED GRANITE (DG) PATH
- PROPERTY LINE

GENERAL NOTES

- UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
- SNOW STORAGE PROVIDED IS 60% OF THE ASPHALT AREA PER TOWN OF MAMMOTH LAKES MUNICIPAL CODE, SECTION 17.36.110.

KEY NOTES

- CONCRETE VERTICAL CURB
- CONCRETE PAVEMENT
- CONCRETE DRIVE AISLE
- CONCRETE SIDEWALK
- RETAINING WALL (REFERENCE ONLY) DESIGN TO BE BY OTHERS
- CURB AND GUTTER PER CALTRANS STANDARD PLAN A87A
- STANDARD DRIVEWAY PER CALTRANS STANDARD PLAN A87A
- TYPE D CURB PER CALTRANS STANDARD PLAN A87A
- LOADING ZONE
- RETAINING CURB



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OWNER:
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94965-1750
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CA 93546

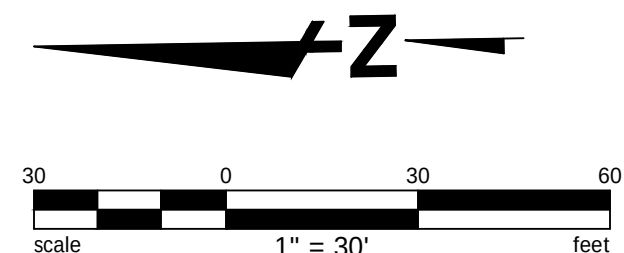
SHEET TITLE:

CONCEPTUAL SITE PLAN

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	SS/NAI

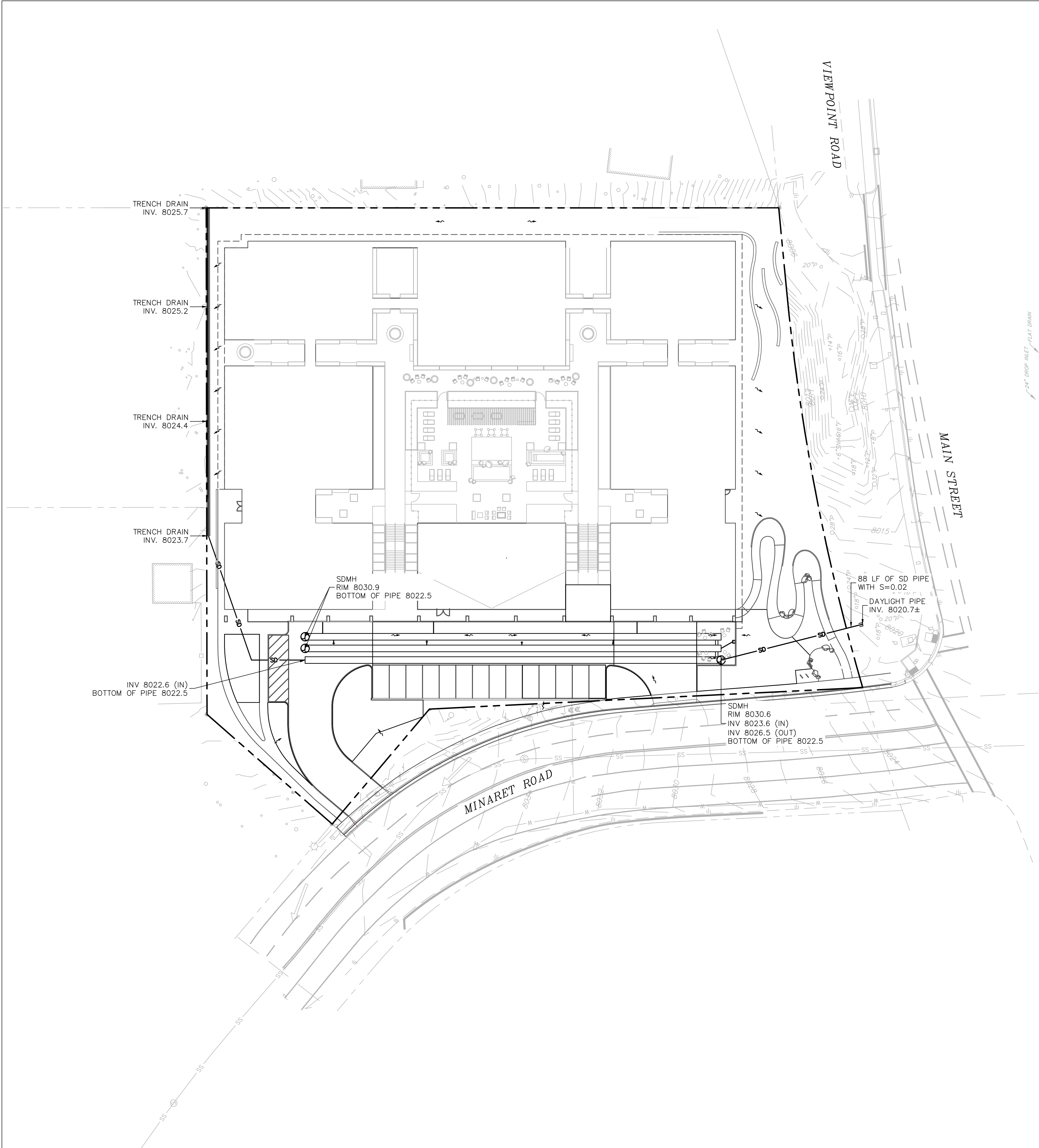
SHEET NO:

C2.0



CY	CUBIC YARD
EW	EDGE OF WALL
EX	EXISTING
FF	FINISH FLOOR
FL	FLOW LINE
FS	FINISH SURFACE
TC	TOP OF CURB
TW	TOP OF WALL

C3.0



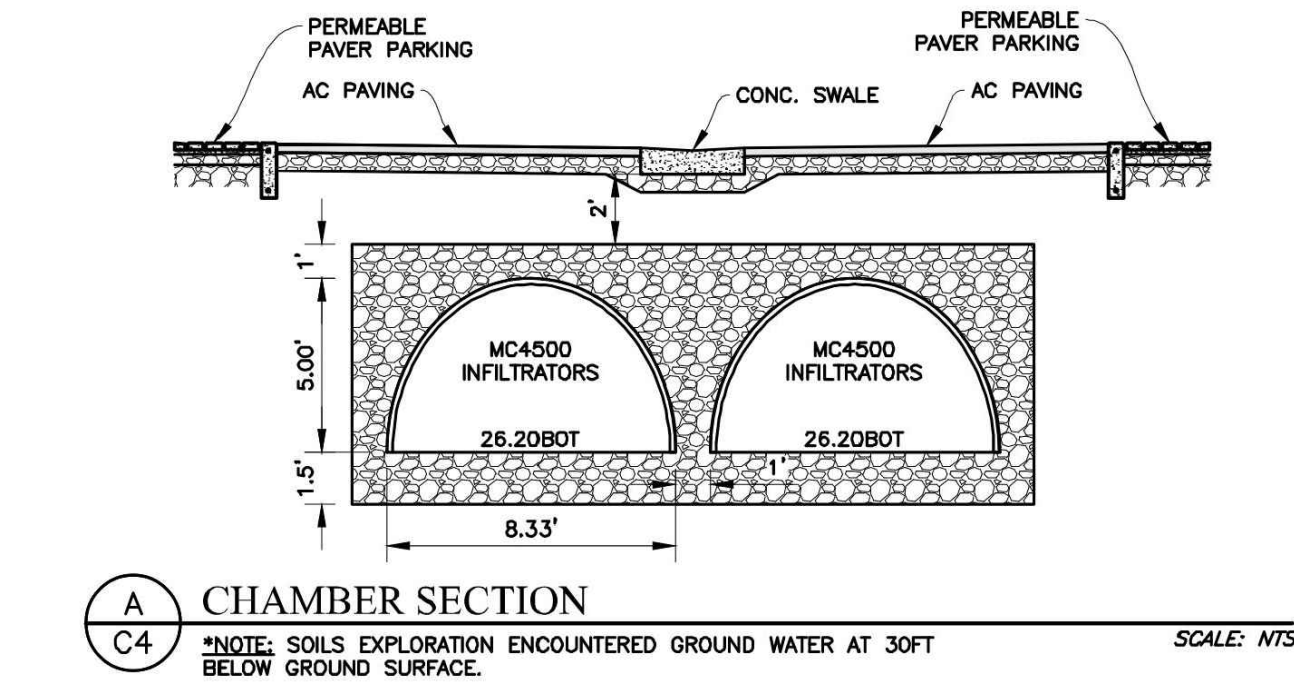
LEGEND

PROPOSED

- STORM DRAIN INLET
- UNDERGROUND CHAMBER
- STORM DRAIN LINE
- DURA SLOPE TRENCH DRAIN - PRE SLOPED
- FLOW ARROW

NOTES

- PER. TOWN OF MAMMOTH LAKES STORMWATER MASTER PLAN 2015 THERE IS NO NPDES MS4 PERMIT REQUIRED DUE TO A POPULATION OF LESS THAN 10,000 RESIDENTS.
- PER THE MAMMOTH STORM DRAIN MASTER PLAN THE TOWN ENTERED A MEMORANDUM OF UNDERSTANDING WITH THE LOHANTAN REGIONAL WATER QUALITY CONTROL BOARD, THE MEMO REQUIRES ALL NEW DEVELOPMENTS MUST RETAIN ON-SITE RUNOFF PRODUCED FROM A 1-HOUR 20-YEAR STORM EVENT.
- RETENTION SYSTEM SHOWN IS SIZED TO RETAIN VOLUME OF STORM RUNOFF PER NOTE 2 ABOVE, WITH OVERFLOWS RELEASED TO THE EXISTING SLOPE THAT DRAINS TO THE TOWN STORM SYSTEM TO THE SOUTH OF THE 6060 MINARET PROPERTY.
- DESIGN RAINFALL DEPTH FOR THE 20 YEAR FREQUENCY EVENT IS 0.94 INCHES PER THE 1984 MAMMOTH LAKES STORM DRAINAGE DESIGN MANUAL (FIGURE 1-4).

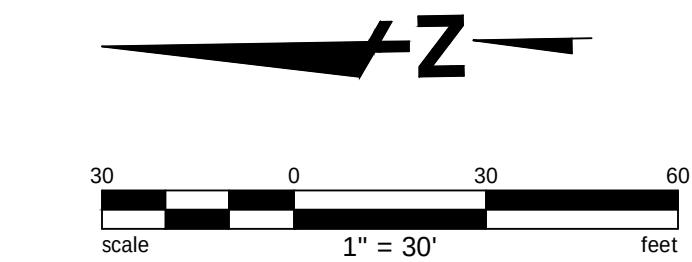


SECTION NOTE

- EXAMPLE CHAMBER SECTION SHOWN ABOVE IS NOT FINAL AND MAY BE REPLACED WITH AN APPROVED EQUIVALENT THAT HOLDS THE REQUIRED RETENTION VOLUME PER NOTES 1-4 ABOVE.

ABBREVIATIONS

- INV INVERT
- S SLOPE
- SDMH STORM DRAIN MANHOLE



REVISIONS	DATE
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R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARGI1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103
NEIL KAYE
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E: NKAYE@SAITOWITZ.COM

CIVIL ENGINEERS:
BKF ENGINEERS
1246 N. CALIFORNIA BLVD.
SUITE 400, WALNUT CREEK, CA 94596
JOSEPH YOUNG
T: 925.940.2210
E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEMAN
SALISALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

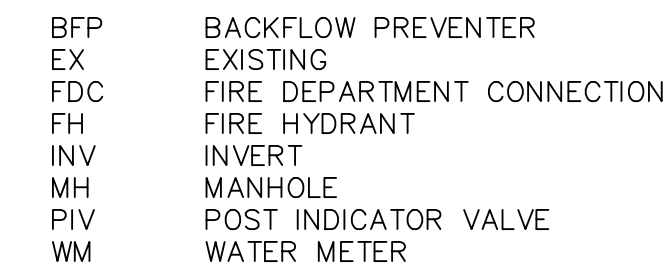
GEOTECH:
SCS
PO BOX 5024
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

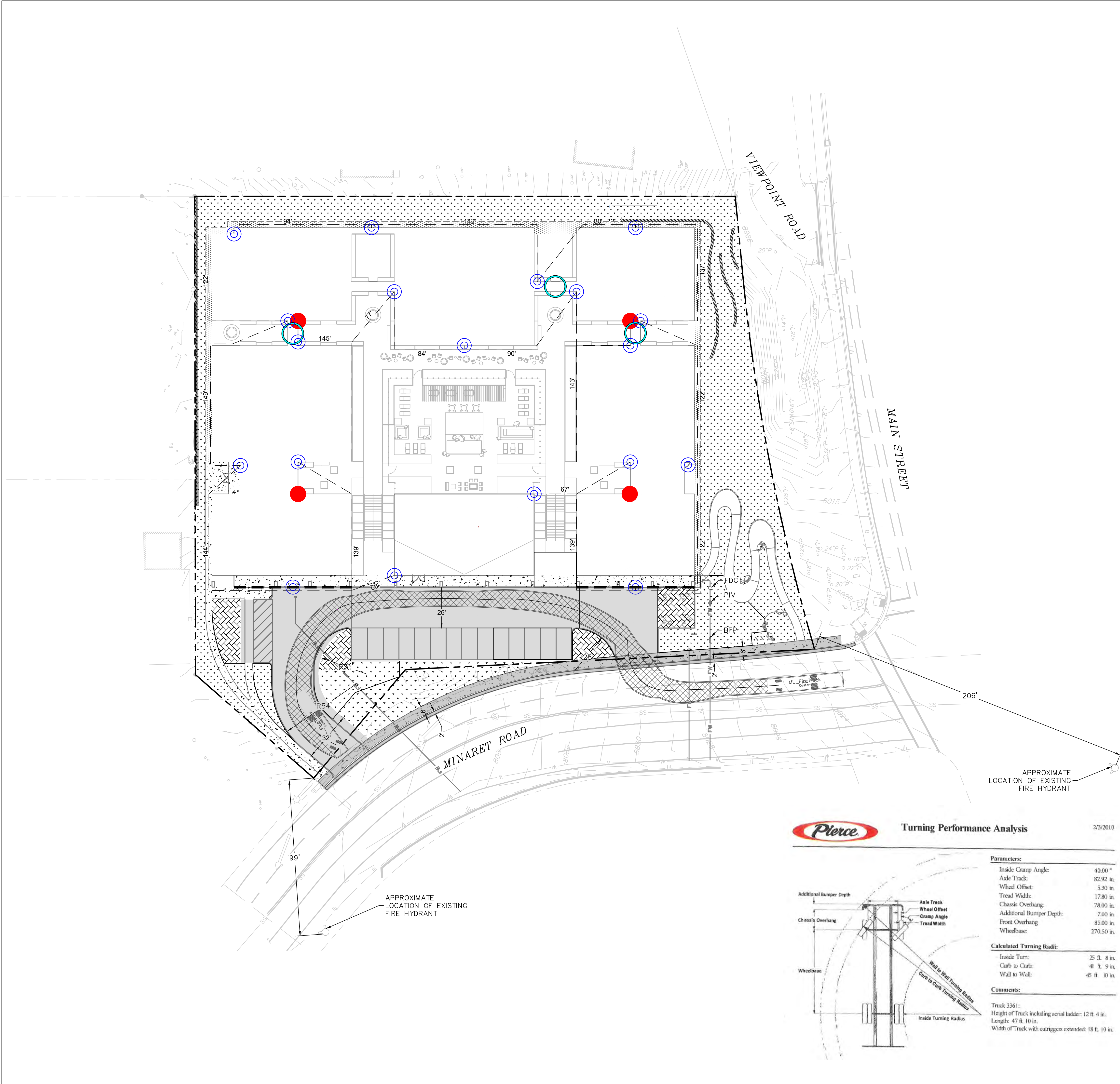
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**CONCEPTUAL SITE
DRAINAGE PLAN**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	SSJ/NAI

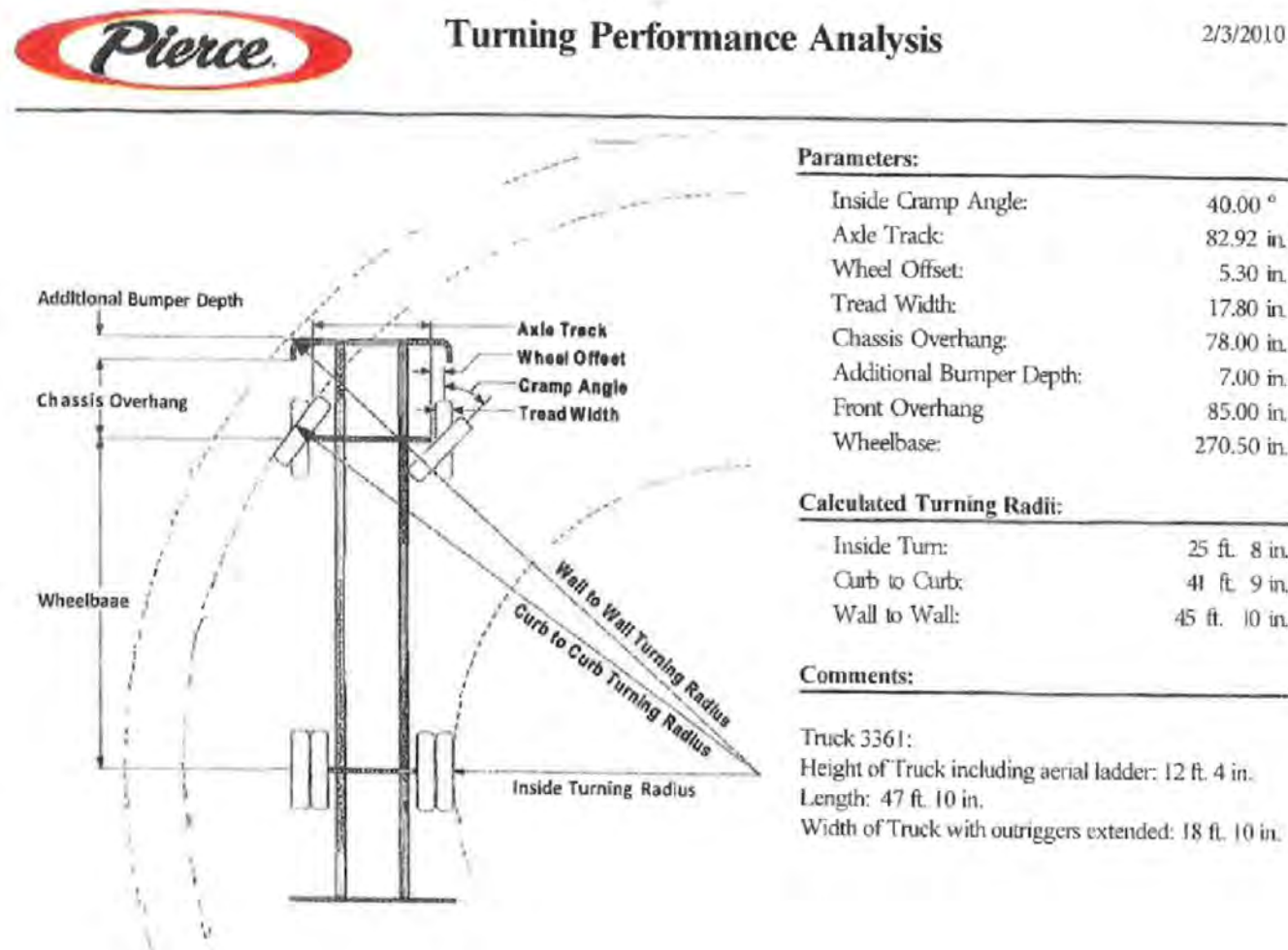
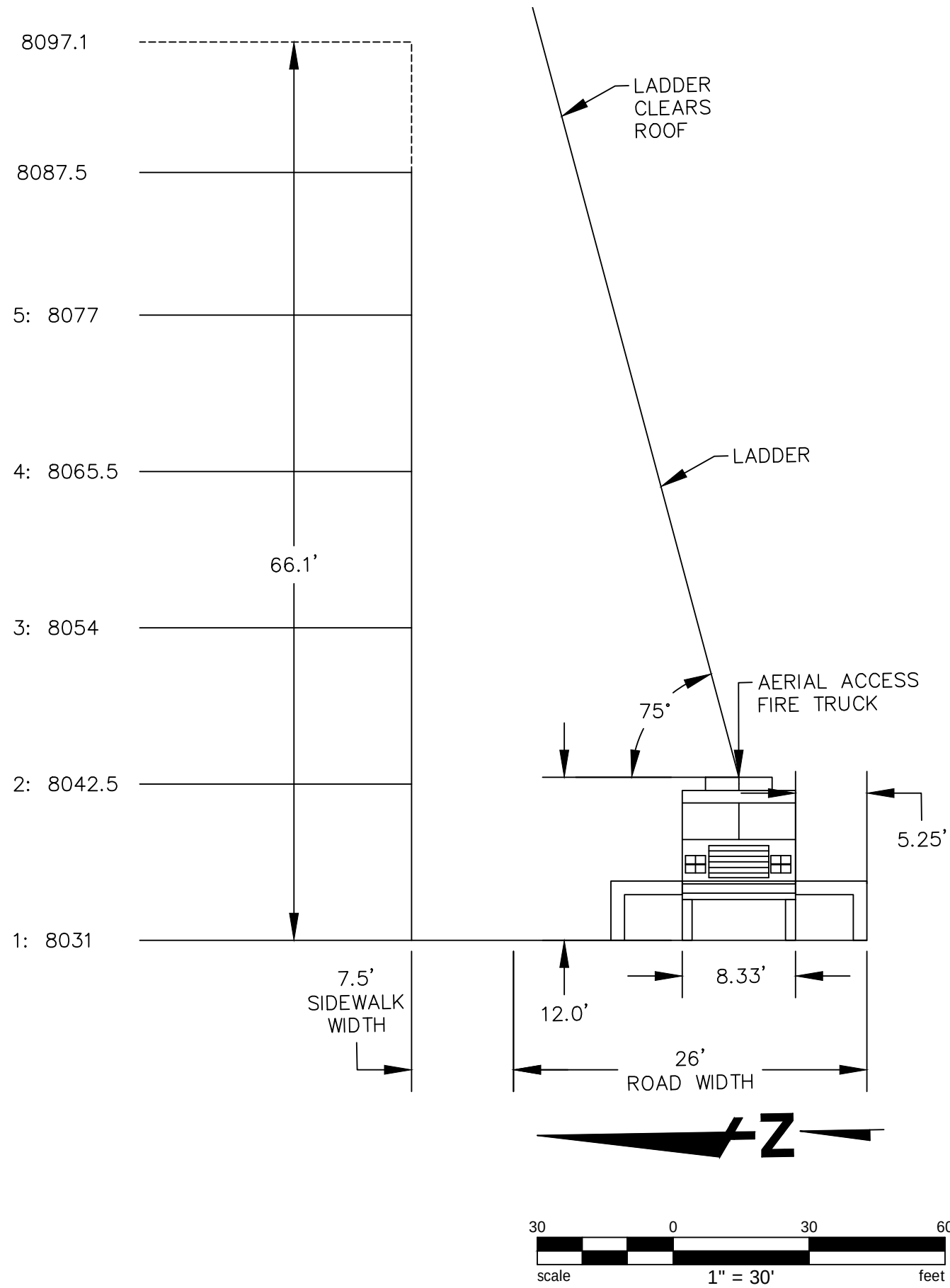
SHEET NO:
C4.0





- LEGEND**
- FIRE DEPARTMENT CONNECTION (FDC)
 - POST INDICATOR VALVE (PIV)
 - BACKFLOW PREVENTER (BFP)
 - WATER METER (WM)
 - CLASS 1 AUTOMATIC WET STANDPIPE HOSE OUTLETS OUTSIDE OF BUILDING NEW FIRE HYDRANT
 - ACCESS/EGRESS POINT
 - FIRE HYDRANT
 - FIRE APPARATUS ACCESS
 - LANDSCAPE AREA
 - CALTRANS STANDARD SIDEWALK AND DRIVEWAY
 - FIRE ACCESS ROADWAY
 - WALKWAY AROUND BUILDING
 - FIRETRUCK TURNING SIMULATION PATH
 - PROPOSED INTERIM SNOW STORAGE
 - PROPERTY LINE
 - AERIAL ACCESS SIDE OF BUILDING
 - STANDPIPE WALKWAY ACCESS

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB/FACE OF BUILDING UNLESS OTHERWISE NOTED ON PLANS
 - EXISTING UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARGI9958@GMAIL.COM	
ARCHITECT: STANLEY SAIOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYE@SAIOWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1246 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2202 BRIDGEWAY SALISALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SCS PO BOX 5024 MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: FIRE ACCESS PLAN	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	SS NAI
DRAWN:	SS NAI
SHEET NO: C6.0	



Sheet List Table	
Sheet Number	Sheet Title
L0.00	COVER SHEET
L0.01	CIRCULATION DIAGRAM
L0.02	TREE REMOVAL & PROTECTION PLAN
L0.03	TREE REMOVAL TABLE
L1.00	LANDSCAPE LAYOUT
L1.01	LANDSCAPE LAYOUT ENLARGEMENT
L2.00	LANDSCAPE MATERIALS AND FURNITURE
L3.00	PLANTING LIST AND IMAGES
L3.01	CONCEPT PLANTING PLAN
L4.00	WOODLAND GARDEN VIEWS

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

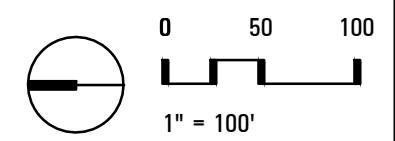
OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
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ARCHITECT:
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
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GEOTECH:
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SERRA CONSULTING ENGINEERS, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
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T: 925.940.2210

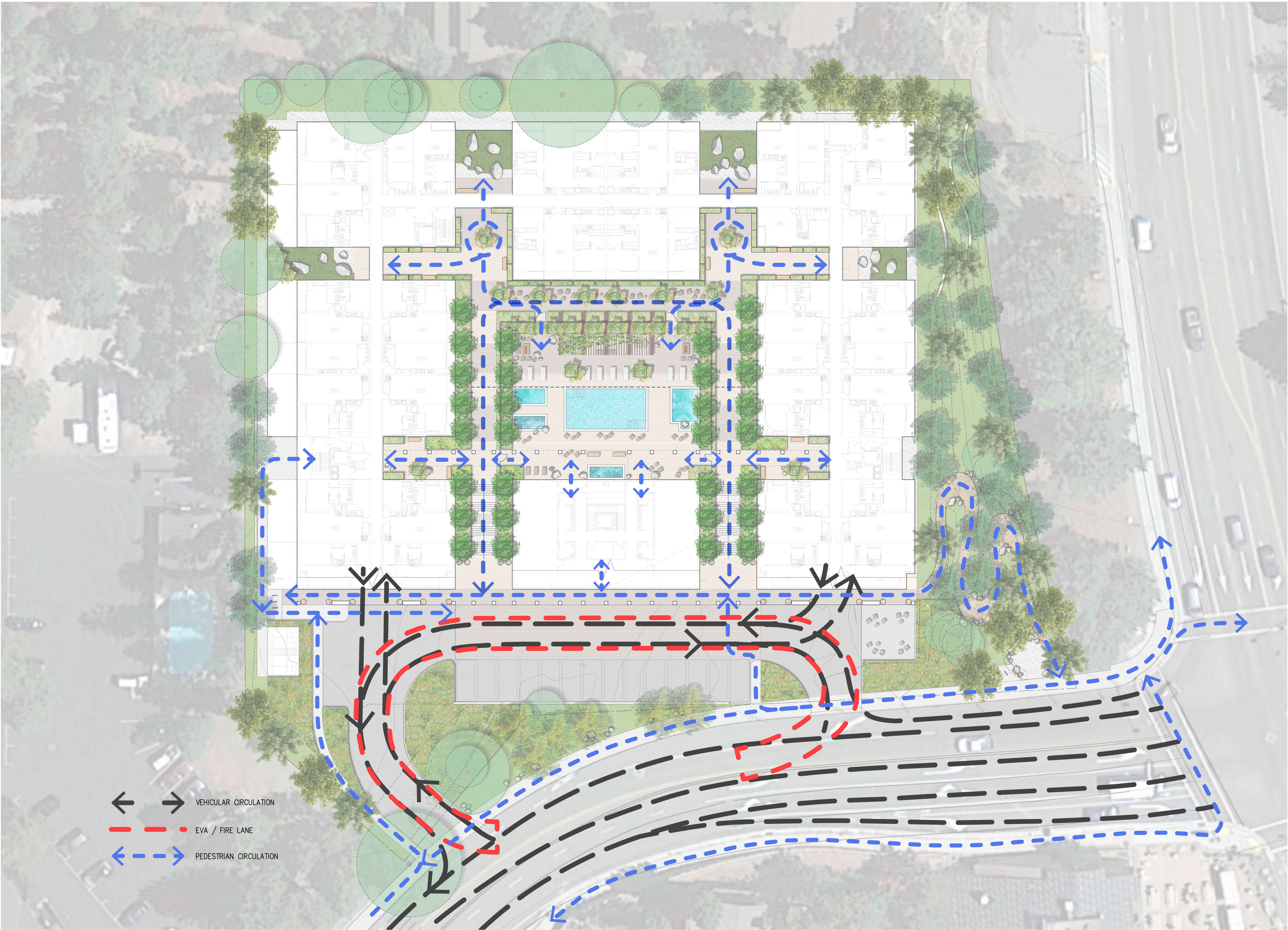


6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
COVER SHEET

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:
L0.00



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R1	06.07.2023
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R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

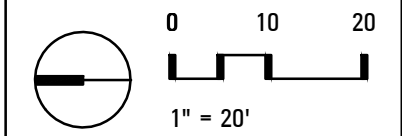
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PO BOX 5024,
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JOSEPH A. ADLER
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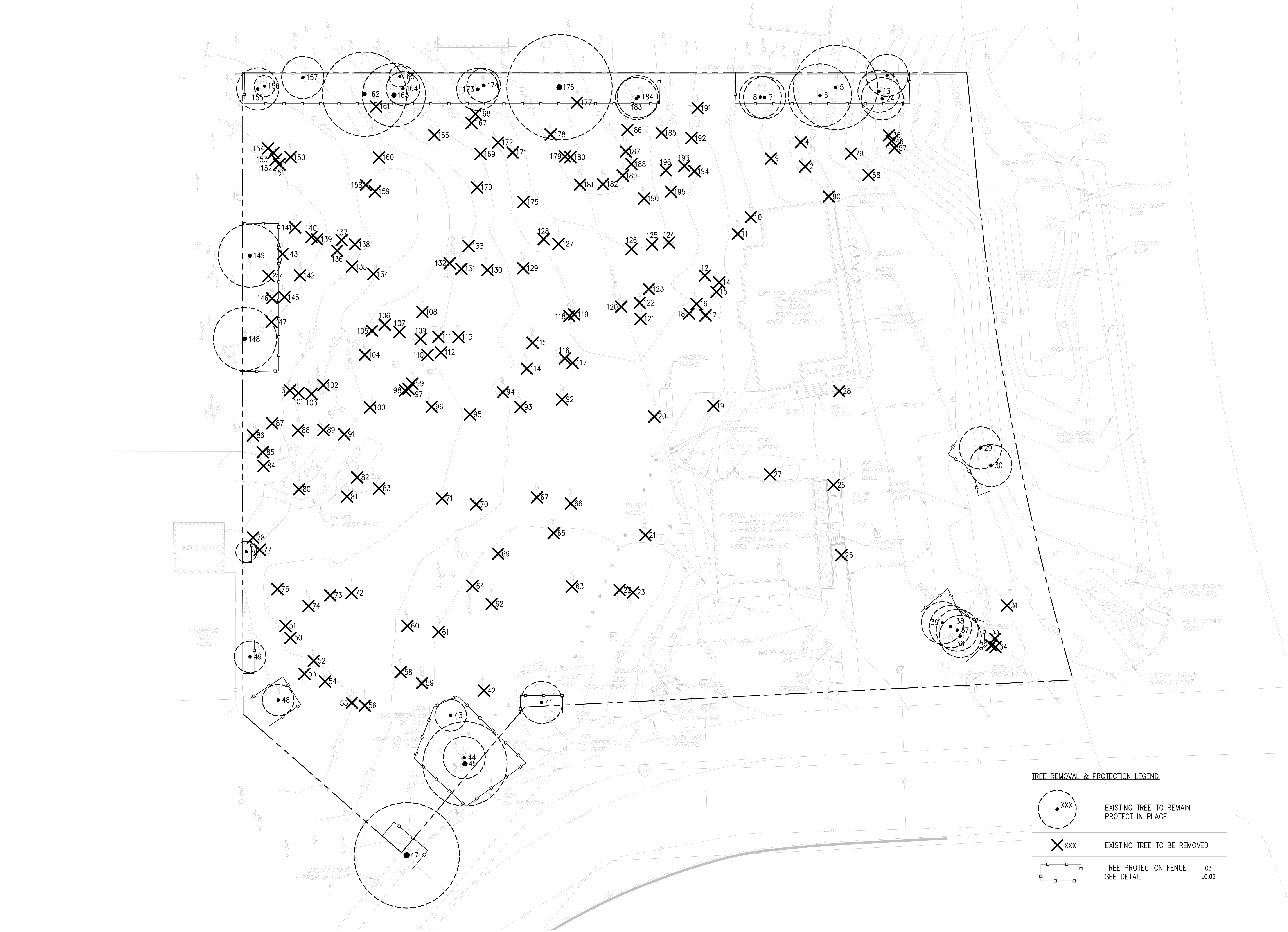


6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**CIRCULATION
DIAGRAM**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:
L0.01



TREE REMOVAL & PROTECTION LEGEND

	EXISTING TREE TO REMAIN PROTECT IN PLACE
	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE SEE DETAIL

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

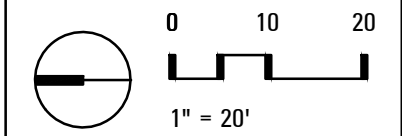
OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

GEOTECH:
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MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210



6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**TREE REMOVAL &
PROTECTION PLAN**

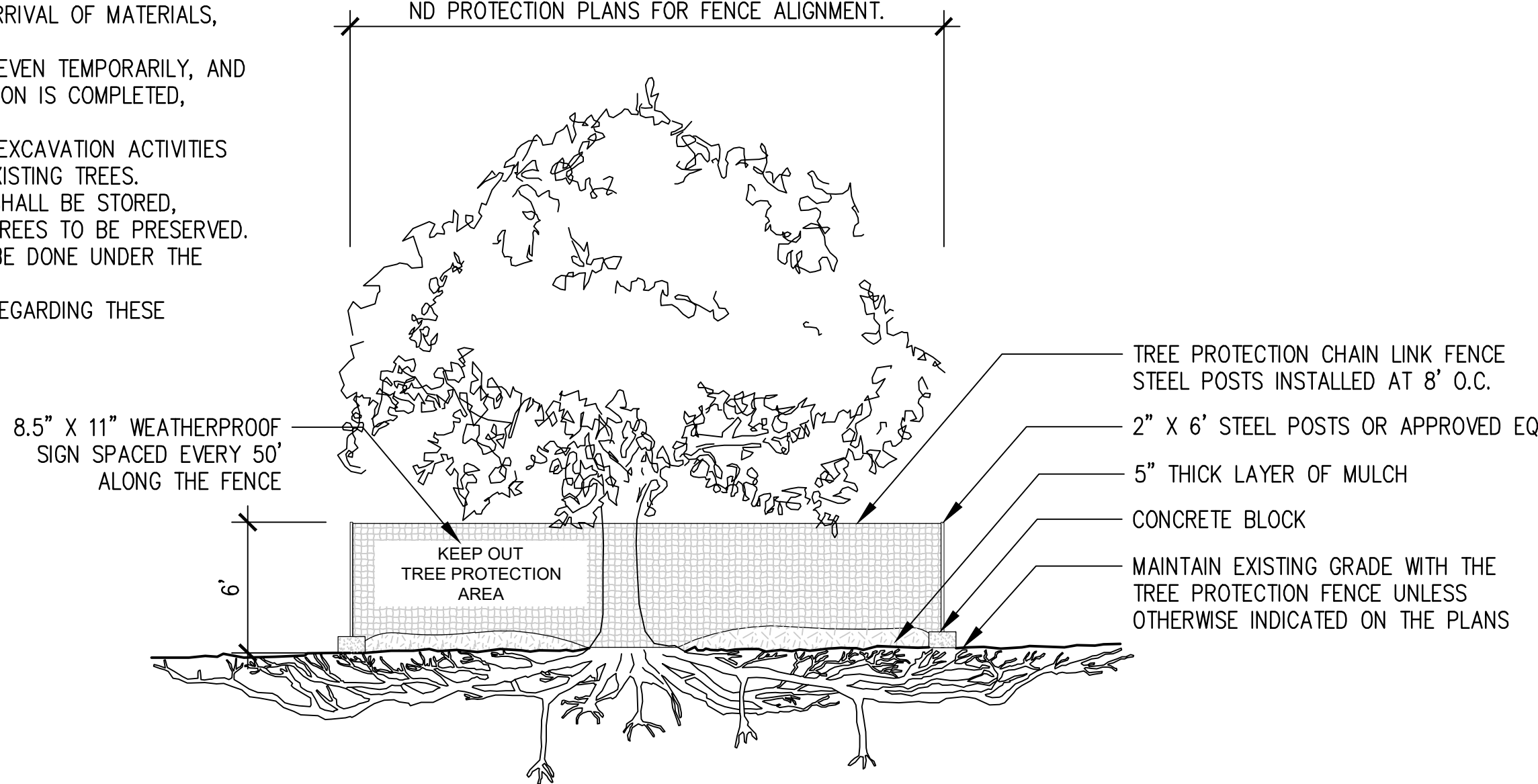
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:
L0.01

NOTES:

1. NO EQUIPMENT SHALL OPERATE INSIDE THE PROTECTIVE FENCING INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
2. FENCING MUST BE INSTALLED PRIOR TO THE ARRIVAL OF MATERIALS, VEHICLES, OR EQUIPMENT.
3. PROTECTIVE FENCING MUST NOT BE REMOVED, EVEN TEMPORARILY, AND MUST REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED, UNLESS APPROVED BY A CERTIFIED ARBORIST.
4. A CERTIFIED ARBORIST SHALL SUPERVISE ANY EXCAVATION ACTIVITIES WITHIN THE TREE PROTECTION ZONE OF THE EXISTING TREES.
5. NO MATERIALS, INCLUDING EXCAVATED SOILS, SHALL BE STORED, DUMPED, OR BURIED INSIDE THE DRIPLINE OF TREES TO BE PRESERVED. ALL TREE BRANCH AND ROOT PRUNING MUST BE DONE UNDER THE DIRECTION OF A CERTIFIED ARBORIST.
6. SEE SPECIFICATIONS FOR MORE INFORMATION REGARDING THESE REQUIREMENTS

TREE PROTECTION AREA LIMITS AT CROWN DRIP LINE
UNLESS OTHERWISE DIRECTED BY APPROVED ARBORIST.
SEE EXISTING TREE LOCATION, REMOVAL
AND PROTECTION PLANS FOR FENCE ALIGNMENT.



Tree Removals	
Species	Qty. Removed
Abies concolor	51
Abies magnifica	30
Picea engelmannii	2
Pinus jeffreyi	74
Populus tremuloides	4
Total	161

Number of Trees Required for Mitigation (Trees to be removed that are greater than 12" diameter and are not recommended for removal)	125 Total
---	-----------

Proposed Trees	
Species	Quantity
Abies concolor	9
Abies magnifica	13
Betula occidentalis	30
Cornus nuttallii	6
Crataegus crus-galli	18
Pinus jeffreyi	22
Populus tremuloides	6
Total	104

03 TREE PROTECTION FENCE
1/4" = 1'-0"

Tree #	Species	DBH (Inches)	Ave Crown Radius (Feet)	Total Height (Feet)	Action	Tree Greater than 12" Diameter	Tree Recommended for Removal	Mitigation Required
1	Abies magnifica	26	10	84	Remain	Yes	No	No
2	Abies concolor	20	10	64	Remove	Yes	No	Yes
3	Abies magnifica	22	15	80	Remove	Yes	No	Yes
4	Abies concolor	22	10	78	Remove	Yes	No	Yes
5	Pinus jeffreyi	38	20	91	Remain	Yes	No	No
6	Abies concolor	22	15	58	Remain	Yes	No	No
7	Abies concolor	16	10	52	Remain	Yes	No	No
8	Abies concolor	16	10	58	Remain	Yes	No	No
9	Pinus jeffreyi	28	20	84	Remove	Yes	No	Yes
10	Pinus jeffreyi	13	5	42	Remove	Yes	No	Yes
11	Abies concolor	25	15	66	Remove	Yes	Yes	No
12	Pinus jeffreyi	13	8	49	Remove	Yes	No	Yes
13	Abies concolor	17	10	59	Remain	Yes	No	No
14	Pinus jeffreyi	17	10	60	Remove	Yes	No	Yes
15	Pinus jeffreyi	21	10	62	Remove	Yes	No	Yes
16	Abies concolor	20	15	61	Remove	Yes	No	Yes
17	Abies magnifica	13	15	37	Remove	Yes	No	Yes
18	Pinus jeffreyi	31	20	78	Remove	Yes	No	Yes
19	Pinus jeffreyi	23	15	54	Remove	Yes	No	Yes
20	Abies magnifica	25	15	58	Remove	Yes	Yes	No
21	Pinus jeffreyi	31	20	76	Remove	Yes	No	Yes
22	Abies concolor	38	20	94	Remove	Yes	No	Yes
23	Abies concolor	46	25	99	Remove	Yes	No	Yes
24	Abies concolor	12	10	38	Remain	No	No	No
25	Picea engelmannii	22	20	65	Remove	Yes	No	Yes
26	Picea engelmannii	17	15	42	Remove	Yes	No	Yes
27	Abies concolor	6	5	17	Remove	No	No	No
28	Pinus jeffreyi	19	10	30	Remove	Yes	No	Yes
29	Pinus jeffreyi	28	25	75	Remain	Yes	No	No
30	Pinus jeffreyi	24	15	69	Remain	Yes	No	No
31	Populus tremuloides	6	8	34	Remove	No	No	No
32	Populus tremuloides	7	5	28	Remove	No	No	No
33	Populus tremuloides	7	5	41	Remove	No	No	No
34	Populus tremuloides	8	8	39	Remove	No	No	No
35	Abies concolor	25	15	90	Remove	Yes	No	Yes
36	Populus tremuloides	8	5	35	Remain	No	No	No
37	Populus tremuloides	7	5	30	Remain	No	No	No
38	Populus tremuloides	6	5	36	Remain	No	No	No
39	Populus tremuloides	7	8	31	Remain	No	No	No
41	Abies magnifica	17	10	57	Remain	Yes	No	No
42	Pinus jeffreyi	14	0	36	Remove	Yes	Yes	No
43	Abies concolor	27	15	80	Remain	Yes	No	No
44	Pinus jeffreyi	14	10	30	Remain	Yes	Yes	No
45	Pinus jeffreyi	26	20	68	Remain	Yes	No	No
46	Abies concolor	19	10	83	Remove	Yes	No	Yes
47	Pinus jeffreyi	31	25	74	Remain	Yes	No	No
48	Abies magnifica	39	15	91	Remain	Yes	No	No
49	Abies magnifica	26	15	75	Remain	Yes	No	No
50	Abies magnifica	17	10	60	Remove	Yes	No	No
51	Abies magnifica	35	15	101	Remove	Yes	No	No
52	Abies magnifica	25	15	71	Remove	Yes	No	Yes
53	Abies concolor	15	10	53	Remove	Yes	No	Yes
54	Abies concolor	18	15	61	Remove	Yes	No	Yes
55	Abies magnifica	15	10	38	Remove	Yes	Yes	No
56	Abies magnifica	25	15	76	Remove	Yes	No	Yes
57	Abies concolor	23	15	77	Remove	Yes	No	Yes
58	Pinus jeffreyi	22	10	70	Remove	Yes	No	Yes
59	Pinus jeffreyi	31	15	71	Remove	Yes	No	Yes
60	Pinus jeffreyi	31	15	74	Remove	Yes	No	Yes
61	Pinus jeffreyi	25	15	51	Remove	Yes	No	Yes
62	Pinus jeffreyi	34	20	76	Remove	Yes	No	Yes
63	Pinus jeffreyi	25	20	72	Remove	Yes	No	Yes
64	Pinus jeffreyi	7	5	25	Remove	No	No	No
65	Pinus jeffreyi	21	20	75	Remove	Yes	No	Yes
66	Pinus jeffreyi	21	15	60	Remove	Yes	No	Yes

Tree #	Species	DBH (Inches)	Ave Crown Radius (Feet)	Total Height (Feet)	Action	Tree Greater than 12" Diameter	Tree Recommended for Removal	Mitigation Required
67	Pinus jeffreyi	16	10	50	Remove	Yes	No	Yes
68	Abies concolor	15	10	33	Remove	Yes	No	Yes
69	Pinus jeffreyi	26	0	64	Remove	Yes	No	Yes
70	Abies concolor	31	20	89	Remove	Yes	No	Yes
71	Pinus jeffreyi	23	15	69	Remove	Yes	No	Yes
72	Pinus jeffreyi	23	15	72	Remove	Yes	No	Yes
73	Abies concolor	13	10	62	Remove	Yes	No	Yes
74	Abies magnifica	24	10	67	Remove	Yes	No	Yes
75	Abies magnifica	34	15	97	Remove	Yes	Yes	No
76	Abies magnifica	18	10	67	Remain	Yes	Yes	No
77	Abies concolor	16	10	56	Remove	Yes	No	Yes
78	Abies magnifica	13	8	45	Remove	Yes	No	Yes
79	Pinus jeffreyi	25	15	60	Remove	Yes	No	Yes
80	Abies concolor	34	20	78	Remove	Yes	No	Yes
81	Pinus jeffreyi	25	15	77	Remove	Yes	No	Yes
82	Pinus jeffreyi	20	10	63	Remove	Yes	No	Yes
83	Pinus jeffreyi	19	15	65	Remove	Yes	No	Yes
84	Pinus jeffreyi	14	5	57	Remove	Yes	No	Yes
85	Pinus jeffreyi	15	8	61	Remove	Yes	No	Yes
86	Pinus jeffreyi	17	10	74	Remove	Yes	No	Yes
87	Pinus jeffreyi	16	5	69	Remove	Yes	No	Yes
88	Abies magnifica	24	15	74	Remove	Yes	No	Yes
89	Pinus jeffreyi	15	8	56	Remove	Yes	No	Yes
90	Pinus jeffreyi	30	10	77	Remove	Yes	No	Yes
91	Pinus jeffreyi	16	8	51	Remove	Yes	No	Yes
92	Pinus jeffreyi	15	10	39	Remove	Yes	No	Yes
93	Abies concolor	23	15	66	Remove	Yes	No	Yes
94	Abies concolor	35	20	66	Remove	Yes	No	Yes
95	Pinus jeffreyi	13	8	43	Remove	Yes	No	Yes
96	Pinus jeffreyi	20	10	64	Remove	Yes	No	Yes
97	Abies magnifica	15	10	52	Remove	Yes	No	Yes
98	Abies concolor	18	20	62	Remove	Yes	No	Yes
99	Abies concolor	17	15	53	Remove	Yes	No	Yes
100	Pinus jeffreyi	16	10	58	Remove	Yes	No	Yes
101	Abies concolor	29	15	77	Remove	Yes	No	Yes
102	Abies magnifica	16	10	62	Remove	Yes	No	Yes
103	Abies magnifica	18	10	58	Remove	Yes	No	Yes
104	Abies concolor	11	8	39	Remove	No	No	No
105	Pinus jeffreyi	13	8	52	Remove	Yes	No	Yes
106	Abies concolor	18	10	63	Remove	Yes	No	Yes
107	Pinus jeffreyi	15	10	61	Remove	Yes	No	Yes
108	Abies concolor	12	5	33	Remove	No	No	No
109	Pinus jeffreyi	17	10	60	Remove	Yes	No	Yes
110	Pinus jeffreyi	14	5	56	Remove	Yes	No	Yes
111	Abies concolor	23	10	71	Remove	Yes	No	Yes
112	Abies concolor	15	10	51	Remove	Yes	No	Yes
113	Pinus jeffreyi	15	8	51	Remove	Yes	No	Yes
114	Pinus jeffreyi	28	15	72	Remove	Yes	No	Yes
115	Pinus jeffreyi	25	20	69	Remove	Yes	No	Yes
116	Pinus jeffreyi	18	10	65	Remove	Yes	No	Yes
117	Pinus jeffreyi	24	15	67	Remove	Yes	No	Yes
118	Abies concolor	22	15	56	Remove	Yes	No	Yes
119	Pinus jeffreyi	14	0	37	Remove	Yes	Yes	No
120	Pinus jeffreyi	26	20	66	Remove	Yes	No	Yes
121	Pinus jeffreyi	12	15	27	Remove	No	No	No
122	Pinus jeffreyi	11	8	26	Remove	No	No	No
123	Abies concolor	25	10	74	Remove	Yes	Yes	No
124	Pinus jeffreyi	21	15	55	Remove	Yes	No	Yes
125	Abies concolor	28	0	29	Remove	Yes	Yes	No
126	Abies concolor	15	10	46	Remove	Yes	No	Yes
127	Abies concolor	20	15	65	Remove	Yes	No	Yes
128	Abies concolor	26	10	70	Remove	Yes	No	Yes
129	Pinus jeffreyi	24	20	66	Remove	Yes	No	Yes
130	Pinus jeffreyi	14	8	60	Remove	Yes	No	Yes
131	Pinus jeffreyi	19	10	64	Remove	Yes	No	Yes
132	Abies magnifica	21	15	60	Remove	Yes	No	Yes

02 TREE MITIGATION TABLE
1' = 1'-0"

Tree #	Species	DBH (Inches)	Ave Crown Radius (Feet)	Total Height (Feet)	Action	Tree Greater than 12" Diameter	Tree Recommended for Removal	Mitigation Required
133	Abies magnifica	28	15	73	Remove	Yes	No	Yes
134	Abies magnifica	0	0	77	Remove	No	Yes	No
135	Abies magnifica	14	10	48	Remove	Yes	No	Yes
136	Abies magnifica	13	5	38	Remove	Yes	No	Yes
137	Pinus jeffreyi	14	8	48	Remove	Yes	No	Yes
138	Pinus jeffreyi	13	5	35	Remove	Yes	No	Yes
139	Abies magnifica	17	8	54	Remove	Yes	No	Yes
140	Abies magnifica	15	8	52	Remove	Yes	No	Yes
141	Abies magnifica	14	8	52	Remove	Yes	No	Yes
142	Pinus jeffreyi	31	20	85	Remove	Yes	No	Yes
143	Abies magnifica	11	5	42	Remove	No	No	No
144	Abies magnifica	10	5	46	Remove	No	No	No
145	Abies magnifica	8	5	30	Remove	No	No	No
146	Abies magnifica	10	8	46	Remove	No	No	No
147	Pinus jeffreyi	11	10	42	Remove	No	No	No
148	Pinus jeffreyi	22	15	74	Remain	Yes	No	No
149	Abies magnifica	20	15	70	Remain	Yes	No	No
150	Abies concolor	20	15	57	Remove	Yes	No	Yes
151	Abies magnifica	17	15	62	Remove	Yes	No	Yes
152	Abies magnifica	15	8	57	Remove	Yes	No	Yes
153	Pinus jeffreyi	10	5	42	Remove	No	No	No
154	Abies magnifica	13	8	46	Remove	Yes	No	Yes
155	Pinus jeffreyi	15	10	53	Remain	Yes	No	No
156	Pinus jeffreyi	13	5	34	Remain	Yes	No	No
157	Pinus jeffreyi	17	10	50	Remain	Yes	No	No
158	Pinus jeffreyi	20	15	66	Remove	Yes	No	Yes
159	Pinus jeffreyi	16	10	58	Remove	Yes	No	Yes
160	Pinus jeffreyi	12	5	47	Remove	No	No	No
161	Pinus jeffreyi	21	15	65	Remove	Yes	No	Yes
162	Abies concolor	20	20	68	Remain	Yes	No	No
163	Abies concolor	26	15	75	Remain	Yes	No	No
164	Pinus jeffreyi	14	8	52	Remain	Yes	No	No
165	Pinus jeffreyi	12	5	53	Remain	No	No	No
166	Abies concolor	29	20	71	Remove	Yes	No	Yes
167	Pinus jeffreyi	15	10	61	Remove	Yes	No	Yes
168	Abies concolor	20	20	63	Remove	Yes	No	Yes
169	Abies concolor	26	10	61	Remove	Yes	Yes	No
170	Pinus jeffreyi	12	5	30	Remove	No	No	No
171	Pinus jeffreyi	10	5	36	Remove	No	No	No
172	Abies concolor	13	8	42	Remove	Yes	No	Yes
173	Abies concolor	17	10	53	Remain	Yes	Yes	No
174	Abies concolor	17	8	54	Remain	Yes	No	No
175	Pinus jeffreyi	30	15	67	Remove	Yes	No	Yes
176	Pinus jeffreyi	30	25	60	Remain	Yes	No	No
177	Abies concolor	21	20	63	Remove	Yes	No	Yes
178	Abies concolor	10	8	31	Remove	No	No	No
179	Abies concolor	18	20	57	Remove	Yes	No	Yes
180	Pinus jeffreyi	30	20	73	Remove	Yes	No	Yes
181	Pinus jeffreyi	30	25	69	Remove	Yes	No	Yes
182	Abies concolor	20	20	51	Remove	Yes	No	Yes
183	Abies concolor	22	10	66	Remain	Yes	No	Yes
184	Abies concolor	13	8	34	Remain	Yes	No	Yes
185	Abies concolor	26	25	60	Remove	Yes	No	Yes
186	Abies concolor	14	10	50	Remove	Yes	No	Yes
187	Abies concolor	12	5	38	Remove	No	Yes	No
188	Abies concolor	10	5	35	Remove	No	No	No
189	Abies concolor	13	10	45	Remove	Yes	No	Yes
190	Abies concolor	11	15	36	Remove	No	No	No
191	Pinus jeffreyi	10	10	24	Remove	No	No	No
192	Abies concolor	23	10	61	Remove	Yes	No	Yes
193	Pinus jeffreyi	20	10	51	Remove	Yes	No	Yes
194	Abies concolor	15	15	46	Remove	Yes	No	Yes
195	Abies concolor	15	15	41	Remove	Yes	No	Yes
196	Pinus jeffreyi	12	10	47	Remove	No	No	No



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

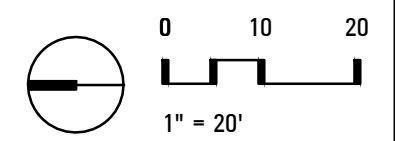
OWNER:
6060 MINARET LLC.
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E: POORVA.GARG1995@GMAIL.COM

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GEOTECH:
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**LANDSCAPE
LAYOUT**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:

L1.00



1.TRELLIS



3.SPA / PLUNGE POOL



6.PLANTERS - RECTANGULAR



10.OUTDOOR COUCH



13.SEATING AREA



15.PAVERS



1.TRELLIS



3.SPA / PLUNGE POOL



7.ROUND PLANTER WITH BENCH



11.LOUNGE CHAIR



14.OUTDOOR KITCHEN



15.PAVERS



1.TRELLIS



3.SPA / PLUNGE POOL



8.LINEAR BENCH



12.FIRE PIT



14.OUTDOOR KITCHEN



15.PAVERS



2.FENCE



4.PLANTERS - SQUARE



9.TABLE AND CHAIRS



12.FIRE PIT



15.PAVERS



16.SEEDED CONCRETE AT NATURAL PATH



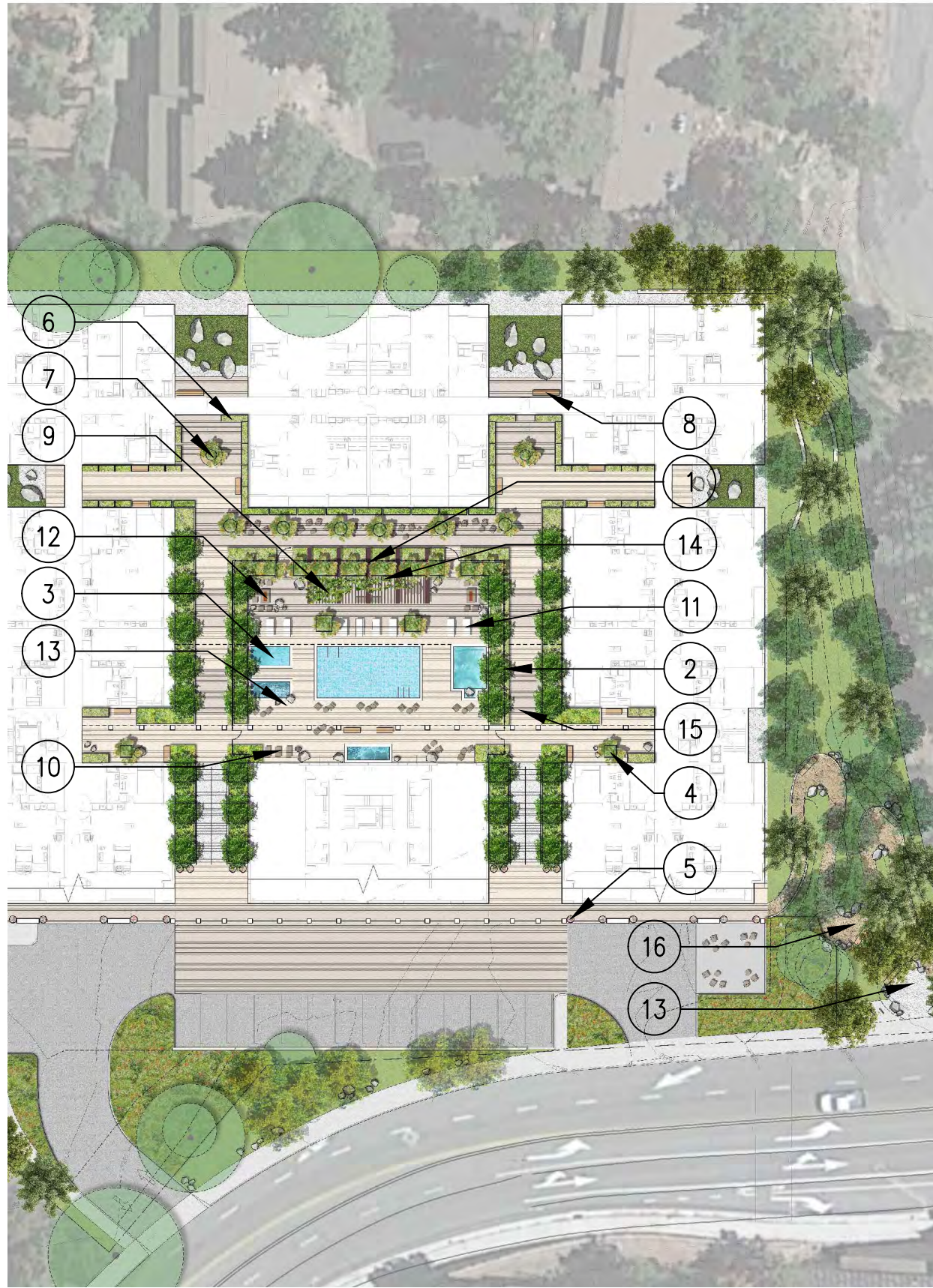
2.FENCE



5.PLANTERS AT ENTRY



9.TABLE AND CHAIRS



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
LANDSCAPE
MATERIALS AND
FURNITURE

SET: PLANNING PRE-APP

DATE: 04-14-2023

SCALE:

DRAWN:

SHEET NO:

L2.00

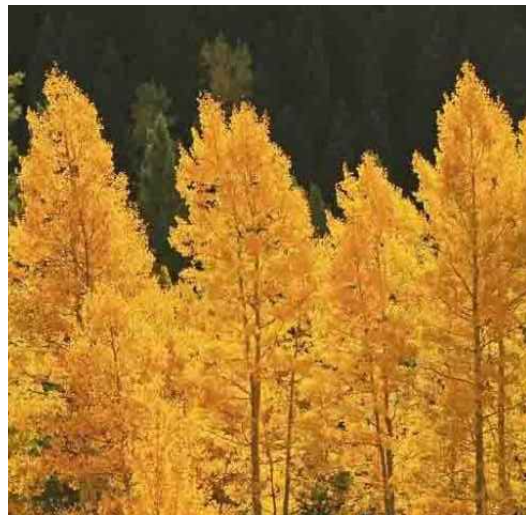
TREE SPECIES AT PERIMETER



ABIES CONCOLOR
WHITE FIR



ABIES MAGNIFICA
RED FIR



POPULUS TREMULOIDES
QUAKING ASPEN



PINUS JEFFREYI
JEFFREY PINE

TREE SPECIES AT COURTYARD



BETULA OCCIDENTALIS
WESTERN WATER BIRCH



CRATAEGUS CRUS-GALLI
COCKSPUR HAWTHORN

SHRUBS AT PERIMETER



CEANOTHUS GREGGII
DESERT CEANOTHUS



CHAMAEBATIARIA
MILLEFOLIUM
FERNBUSH



CORNUS SERICEA
CREEK DOGWOOD



CORNUS SIBIRICA
SIBERIAN DOGWOOD



FORSYTHIA X 'BEATRIX
FARRAND'
'BEATRIX FARRAND'
FORSYTHIA



JUNIPERUS CHINENSIS
'PFITZERIANA'
'PFITZER' JUNIPER



SYMPHORICARPOS
ROTUNDIFOLIUS
MOUNTAIN SNOWBERRY

SHRUBS AT BUILDING



ACHILLEA MILLEFOLIUM
YARROW



CERASTIUM TOMENTOSUM
SNOW-IN-SUMMER



CORNUS SERICEA
CREEK DOGWOOD



EUONYMUS ALATUS
DWARF WINGED EUONYMUS



HEMEROCALLIS SPECIES
DAYLILY



POTENTILLA FRUTICOSA
SHRUBBY POTENTILLA



RHAMNUS FRANGULA
'COLUMNARIS'
TALL HEDGE BUCKTHORN



SALVIA DORRII
PURPLE SAGE



VERONICA INCANA
WOOLLY SPEEDWELL



JASMINUM NUDIFLORUM
WINTER JASMINE

TREES						
ABBREVIATION	BOTANICAL NAME	COMMON NAME	DEC/EVER.	SIZE	WATER USE	SPACING
ABI CON	ABIES CONCOLOR	WHITE FIR	EVERGREEN	24" BOX	MEDIUM	AS SHOWN
ABI MAG	ABIES MAGNIFICA	RED FIR	EVERGREEN	24" BOX	MEDIUM	"
POP TRE	POPULUS TREMULOIDES	QUAKING ASPEN	DECIDUOUS	24" BOX	MEDIUM	"
PIN JEF	PINUS JEFFREYI	JEFFREY PINE	EVERGREEN	24" BOX	LOW	"
SMALL TREES						
BET OCC	BETULA OCCIDENTALIS	WESTERN WATER BIRCH	DECIDUOUS	24" BOX	HIGH	AS SHOWN
CRA CRU	CRATAEGUS CRUS-GALLI	COCKSPUR HAWTHORN	DECIDUOUS	24" BOX	MEDIUM	"
SHRUBS AT PERIMETER						
CEA GRE	CEANOTHUS GREGGII	DESERT CEANOTHUS	EVERGREEN	5 GALLONS	VERY LOW	48" O.C.
CHA MIL	CHAMAEBATIARIA MILLEFOLIUM	FERNBUSH	EVERGREEN	5 GALLONS	LOW	36" O.C.
COR SER	CORNUS SERICEA	CREEK DOGWOOD	DECIDUOUS	5 GALLONS	HIGH	54" O.C.
COR SIB	CORNUS SIBIRICA	SIBERIAN DOGWOOD	DECIDUOUS	5 GALLONS	MEDIUM	30" O.C.
FOR SIB	FORSYTHIA X 'BEATRIX FARRAND'	'BEATRIX FARRAND' FORSYTHIA	DECIDUOUS	5 GALLONS	LOW	60" O.C.
JUN CHI	JUNIPERUS CHINENSIS 'PFITZERIANA'	PFITZER JUNIPER	EVERGREEN	5 GALLONS	LOW	72" O.C.
SYM ROT	SYMPHORICARPOS ROTUNDIFOLIUS	MOUNTAIN SNOWBERRY	DECIDUOUS	5 GALLONS	LOW	40" O.C.
SHRUBS/GROUNDCOVERS AT BUILDING						
ACH MIL	ACHILLEA MILLEFOLIUM	YARROW	DECIDUOUS	2 GALLONS	LOW	18" O.C.
CER TOM	CERASTIUM TOMENTOSUM	SNOW-IN-SUMMER	DECIDUOUS	2 GALLONS	MEDIUM	18" O.C.
COR SER	CORNUS SERICEA	AMERICAN DOGWOOD	DECIDUOUS	5 GALLONS	HIGH	60" O.C.
EVO ALA	EUONYMUS ALATUS	BURNING BUSH	DECIDUOUS	5 GALLONS	MEDIUM	60" O.C.
HEM ###	HEMEROCALLIS SPECIES	DAYLILY	DECIDUOUS	5 GALLONS	MEDIUM	60" O.C.
POT FRU	POTENTILLA FRUTICOSA	SHRUBBY CINQUEFOIL	DECIDUOUS	5 GALLONS	MEDIUM	30" O.C.
RHA FRA	RHAMNUS FRANGULA 'COLUMNARIS'	TALL HEDGE BUCKTHORN	DECIDUOUS	5 GALLONS	LOW	48" O.C.
SAL DOR	SALVIA DORRII	DESERT SAGE	DECIDUOUS	5 GALLONS	LOW	24" O.C.
VER INC	VERONICA INCANA	WOOLLY SPEEDWELL	DECIDUOUS	5 GALLONS	MEDIUM	8" O.C.
JAS NUD	JASMINUM NUDIFLORUM	WINTER JASMINE	DECIDUOUS	5 GALLONS	LOW	36" O.C.

NATIVE ANNUALS AT SNOW STORAGE (SEEDED SEASONALLY)		
ARG MUN	ARGEMONE MUNITA	FLATBUD PRICKLY POPPY
CAR TOM	CAREX TOMPKINSII	TOMPKINS SEDGE
CAS APP	CASTILLEJA APLEGATEI SSP PALLIDA	BREWER'S INDIAN PAINTBRUSH
CHA DOU	CHAENACTIS DOUGLASII	HOARY CHAENACTIS
ERI DIV	ERIGERON DIVERGENS	SPREADING FLEABANE
MAD ELE	MADIA ELEGANS	SPRING MADIA
STI COM	STIPA COMATA	NEEDLEGRASS



ARGEMONE MUNITA
FLATBUD PRICKLY POPPY



CAREX TOMPKINSII
TOMPKINS SEDGE



CASTILLEJA APLEGATEI
SSP PALLIDA
BREWER'S INDIAN PAINTBRUSH



CHAENACTIS DOUGLASII
HOARY CHAENACTIS



ERIGERON DIVERGENS
SPREADING FLEABANE



MADIA ELEGANS
SPRING MADIA



STIPA COMATA
NEEDLEGRASS

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
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R4	10.24.2023
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R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
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E: POORVA.GARG1995@GMAIL.COM

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SGS
SERRA CONSULTING ENGINEERS, INC.
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**PLANTING
LIST AND
IMAGES**

SET: PLANNING PRE-APP

DATE: 04-14-2023

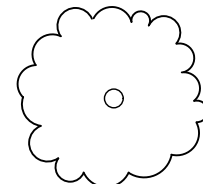
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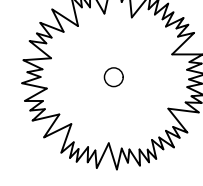
SHEET NO:

L3.00

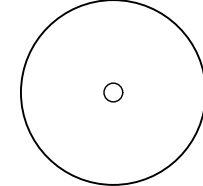
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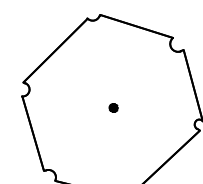
ABIES CONCOLOR - WHITE FIR



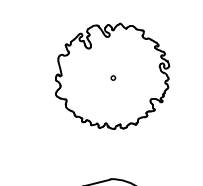
ABIES MAGNIFICA - RED FIR



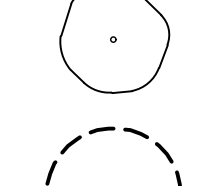
PINUS JEFFREYI - JEFFREY PINE



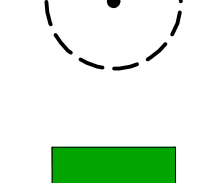
POPULUS TREMULOIDES - QUAKING ASPEN



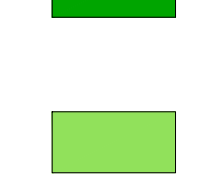
BETULA OCCIDENTALIS - WESTERN WATER BIRCH



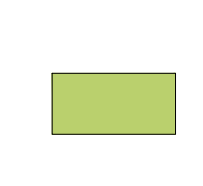
CRATAEGUS CRUX GALLI - COCKSPUR HAWTHORN



EXISTING TREES



PLANTING AT PERIMETER



PLANTING AT BUILDING



ANNUALS/SNOW STORAGE



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
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R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

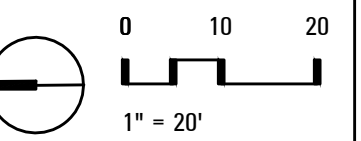
OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**CONCEPT
PLANTING
PLAN**

SET: PLANNING PRE-APP

DATE: 04-14-2023

SCALE:

DRAWN:

SHEET NO:

L3.01



WOODLAND GARDEN - SOUTHEAST VIEW



WOODLAND GARDEN - SOUTHWEST VIEW

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
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R9—ZONING	03.15.2024

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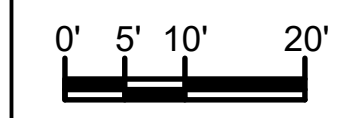
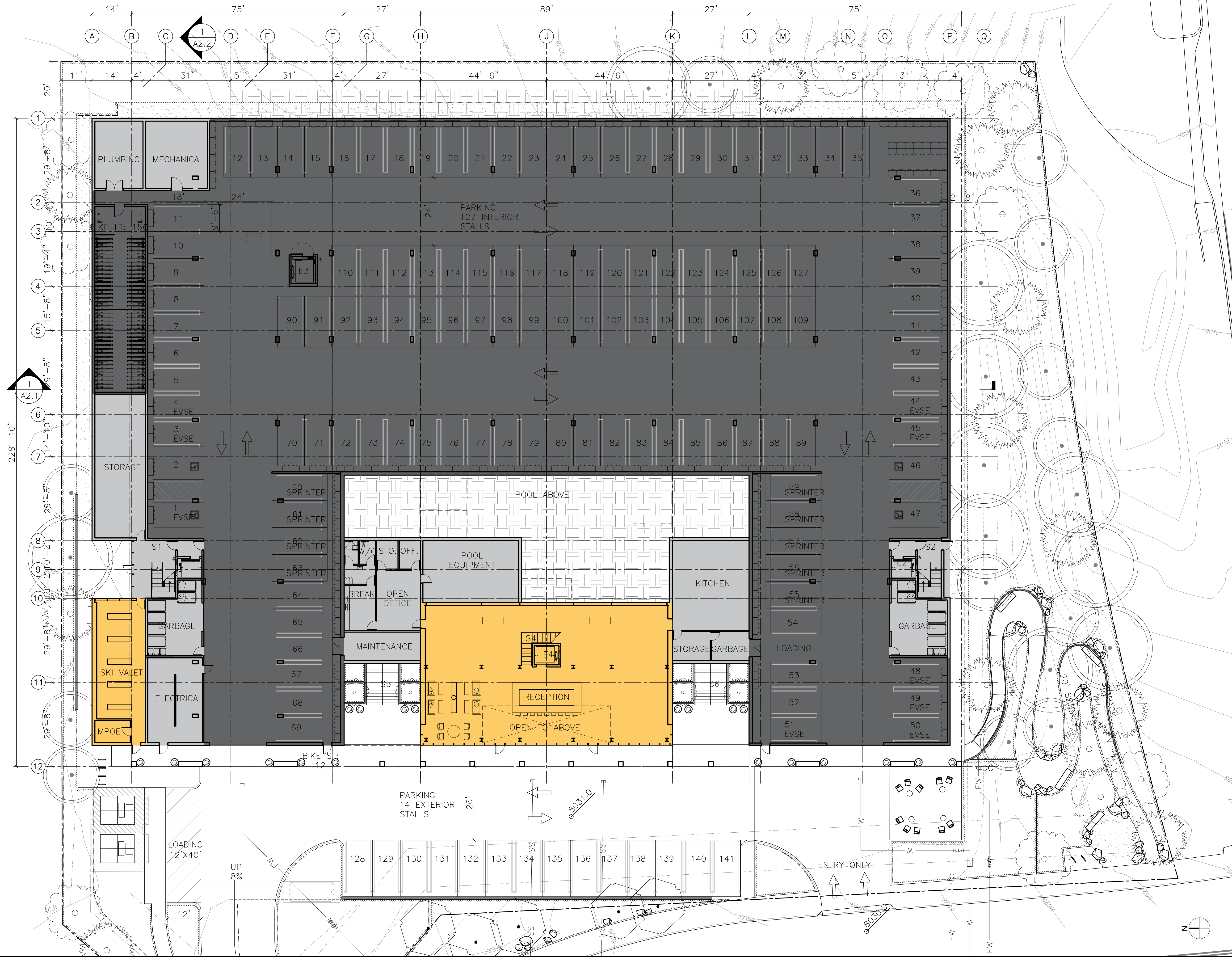
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JOSEPH A. ADLER
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CA 93546

SHEET TITLE:
**WOODLAND
GARDEN VIEWS**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:
L4.00



GROUND FLOOR PLAN (PARKING)

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
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R8-ZONING	02.02.2024
R9-ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAIOTWITZ/ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYESAIOTWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SCS SINCE ENGINEERING & CONSULTING, INC. PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: FLOOR PLAN	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	
SHEET NO: A1.1	



LEVEL 2 FLOOR PLAN (COURTYARD)

1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
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R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

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E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
STANLEY SAIOTWITZ / NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103
NEIL KAYE
T: 415.626.8977 X112
E: NKAYESAIOTWITZ.COM

CIVIL ENGINEERS:
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1646 N. CALIFORNIA BLVD.
SUITE 400, WALNUT CREEK, CA 94596
JOSEPH YOUNG
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E: JYOUNG@BKF.COM

LANDSCAPE ARCHITECTS:
swa GROUP
2200 BRIDGEWAY
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94965-1750
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GEOTECH:
SCS
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

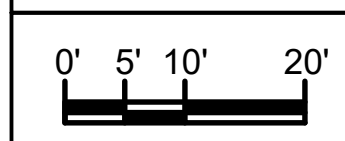
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:

A1.2



1

GEOTECH:

 PO BOX 5024,
 MAMMOTH LAKES, CA 93546
 JOSEPH A. ADLER
 T: 925.940.2210

SHEET NO:

A1.3



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
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E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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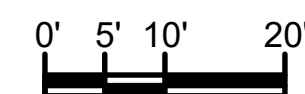
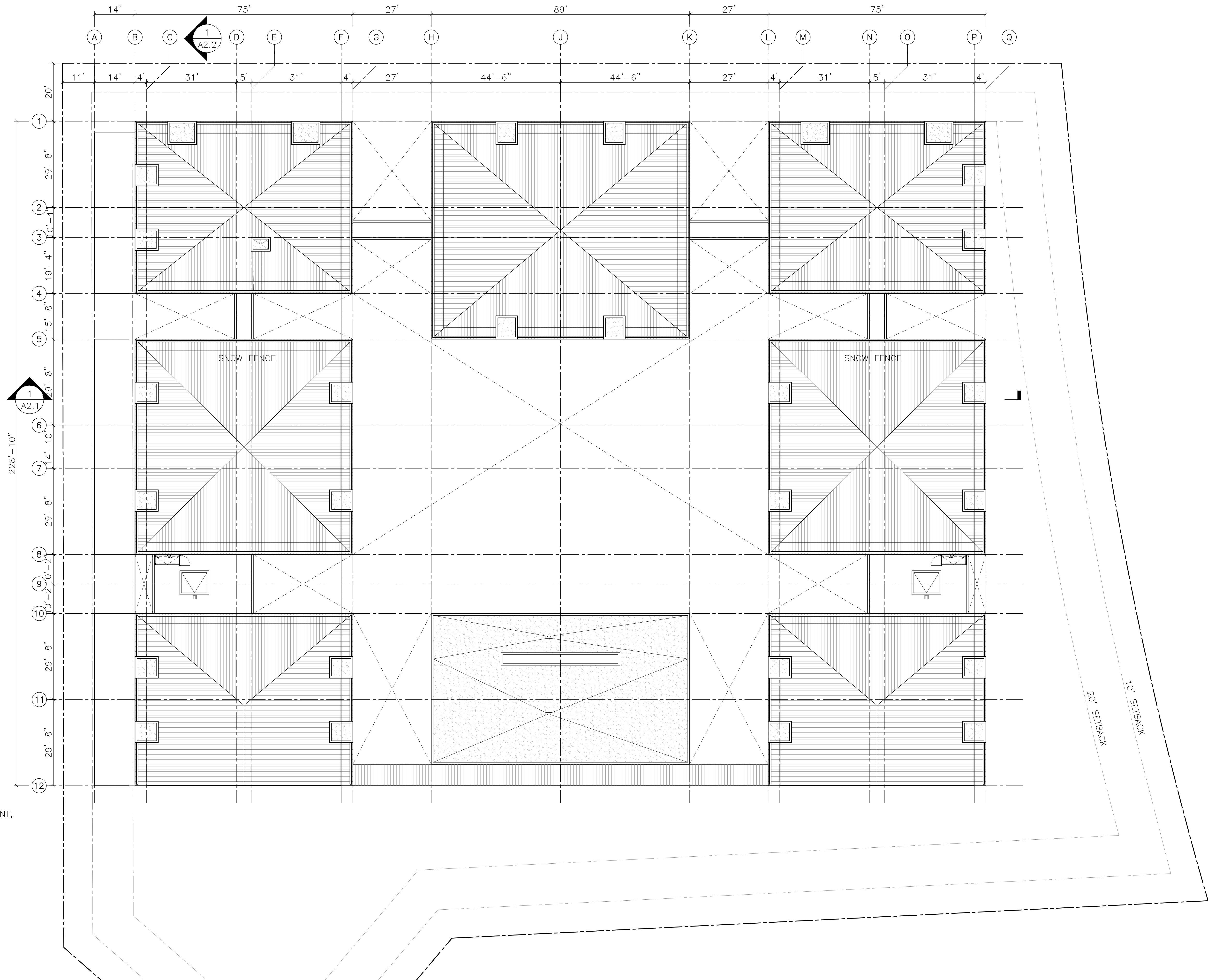
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:

A1.4



ROOF PLAN

1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
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E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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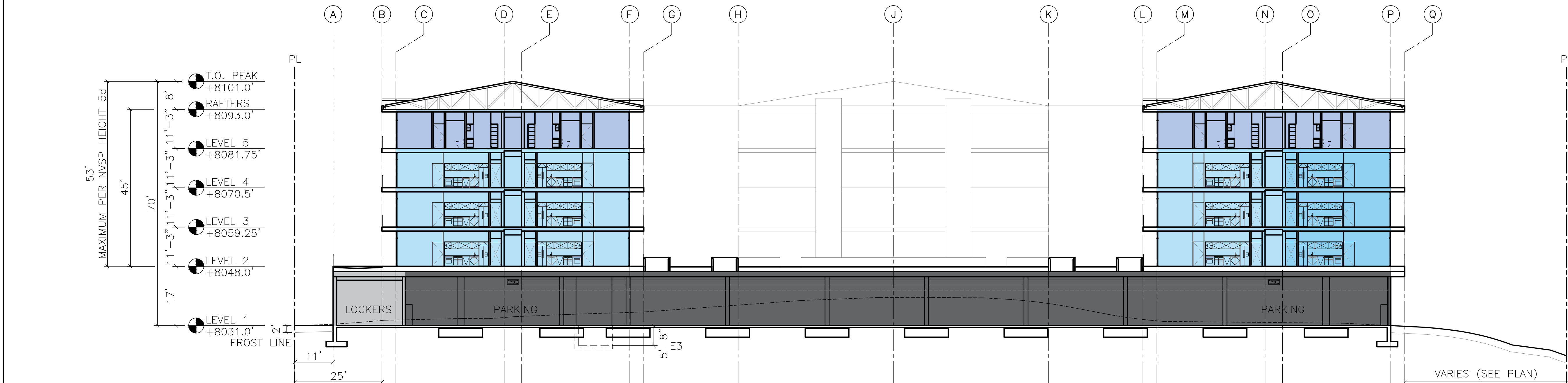
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

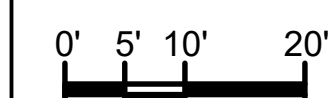
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:

A1.5



- OPENSOURCE
- PARKING
- MEP
- STORAGE/ SERVICE
- COMMON, RESTAURANT, SKI VALET
- STUDIO
- 1 BD
- 2 BD
- 3 BD
- PENTHOUSE



SECTION 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
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R9-ZONING	03.15.2024

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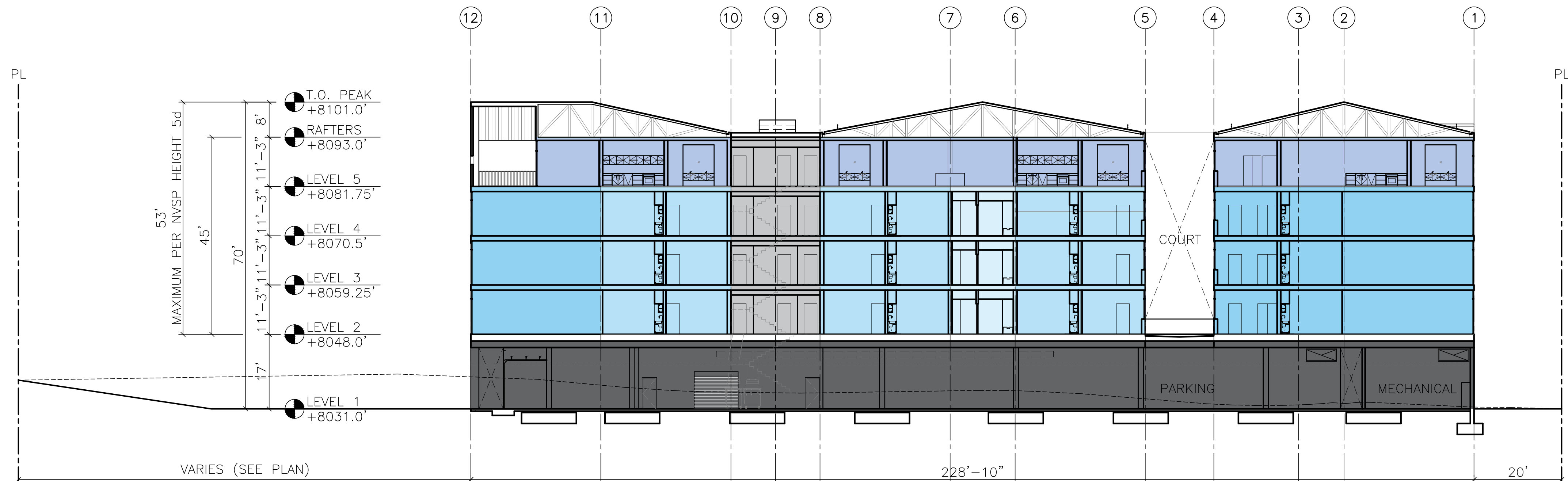
GEOTECH:
SGS
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

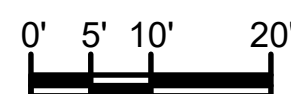
SHEET TITLE:
SECTION

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A2.1



- OPENSOURCE
- PARKING
- MEP
- STORAGE/ SERVICE
- COMMON, RESTAURANT, SKI VALET
- STUDIO
- 1 BD
- 2 BD
- 3 BD
- PENTHOUSE



SECTION 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
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R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

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SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SECTION

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A2.2

- ELEVATION LEGEND
- A. FIBER CEMENT BOARD HOZ. WOOD SIDING (CAPPUCINO)
 - B. FIBER CEMENT BOARD HOZ. WOOD SIDING (GOLDEN BROWN)
 - C. ROCK RETAINING WALLS, SEE LANDSCAPE DRAWINGS
 - D. ALUM. FRAMED WINDOWS (DARK BRONZE)
 - E. STACKED STONE FORMLINER TEXTURED CONCRETE (GAUNTLET GREY)
 - F. METAL ROD GUARDRAIL (BLACK)
 - G. METAL STANDING SEAM ROOF (DARK BRONZE)
 - H. FIBER CEMENT BOARD HOZ. WOOD SIDING (ESPRESSO)



EAST ELEVATION 2



WEST ELEVATION 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5-ZONING	11.13.2023
R6-ZONING	12.08.2023
R7-ZONING	01.15.2024
R8-ZONING	02.02.2024
R9-ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
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E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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LANDSCAPE ARCHITECTS:
swa GROUP
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94965-1750
E: JWONG@SWAGROUP.COM

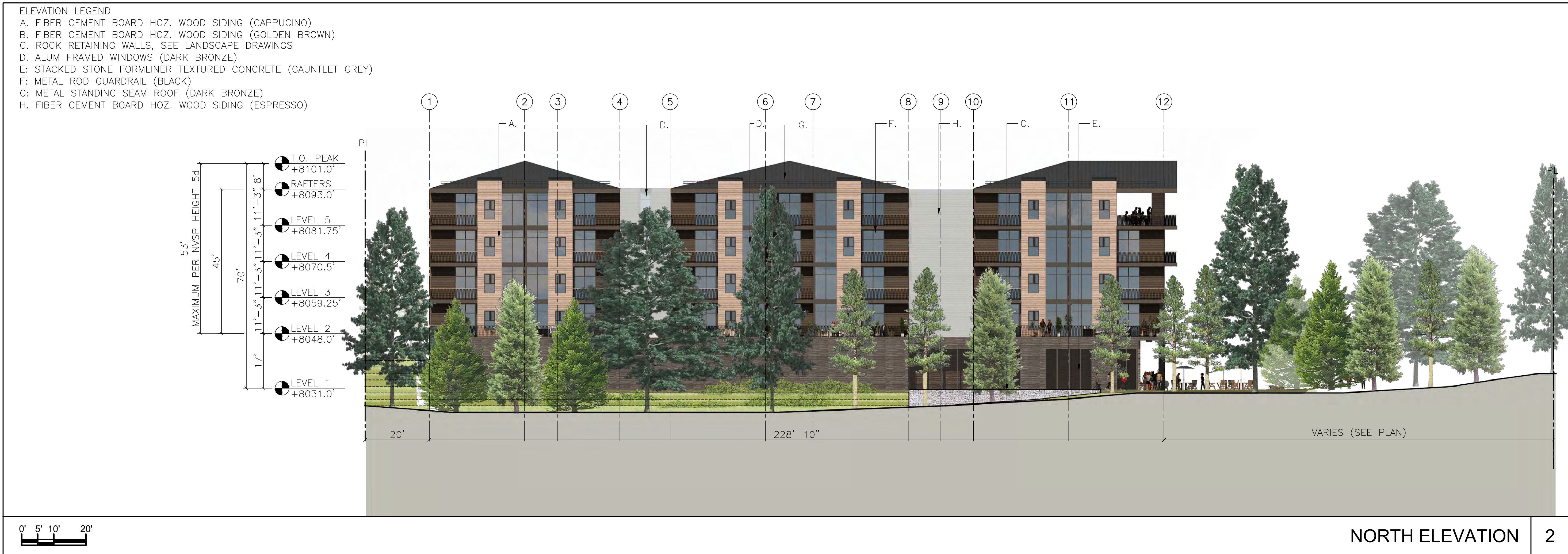
GEOTECH:
SGS
SEISMIC TECHNOLOGICAL CONSULTING, INC.
PO BOX 5024
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

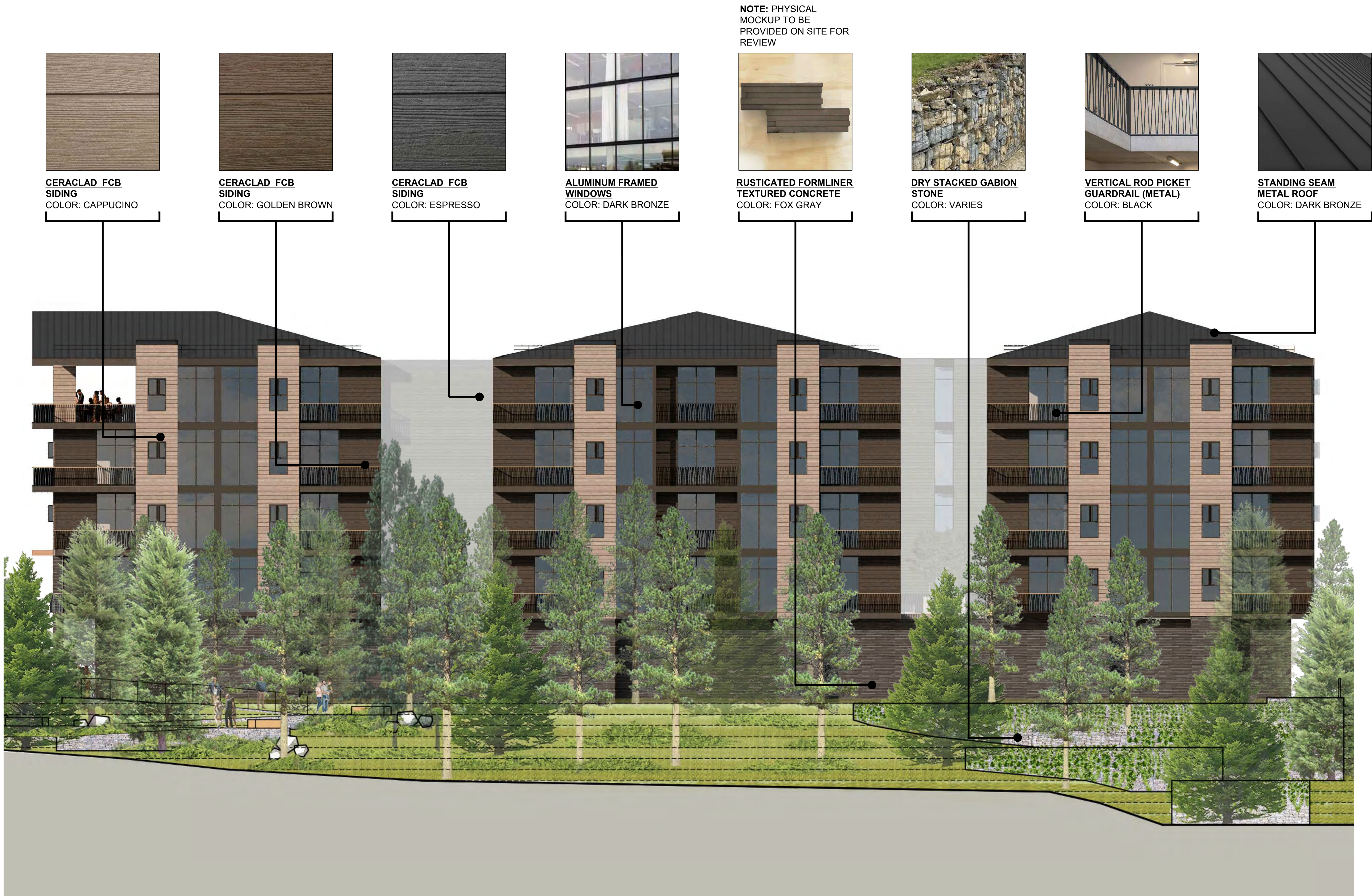
SHEET TITLE:
ELEVATIONS

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	

SHEET NO:
A3.1



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
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R8—ZONING	02.02.2024
R9—ZONING	03.15.2024
OWNER: 6060 MINARET LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117 E: POORVA.GARG1995@GMAIL.COM	
ARCHITECT: STANLEY SAIOTOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103 NEIL KAYE T: 415.626.8977 X112 E: NKAYE@SSAIOTOWITZ.COM	
CIVIL ENGINEERS: BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596 JOSEPH YOUNG T: 925.940.2210 E: JYOUNG@BKF.COM	
LANDSCAPE ARCHITECTS: swa GROUP 2200 BRIDGEWAY SAUSALITO, CALIFORNIA 94965-1750 E: JWONG@SWAGROUP.COM	
GEOTECH: SGS PO BOX 5024, MAMMOTH LAKES, CA 93546 JOSEPH A. ADLER T: 925.940.2210	
6060 MINARET RD MAMMOTH LAKES, CA 93546	
SHEET TITLE: ELEVATIONS	
SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/16"= 1'-0"
DRAWN:	
SHEET NO: A3.2	



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
R5—ZONING	11.13.2023
R6—ZONING	12.08.2023
R7—ZONING	01.15.2024
R8—ZONING	02.02.2024
R9—ZONING	03.15.2024

OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117
E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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6060 MINARET RD
MAMMOTH LAKES,
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SHEET TITLE:
ELEVATIONS

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:

A3.3



REVISIONS	DATE
R1	06.07.2023
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GEOTECH:
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MILWAUKEE ENGINEERING, INC.
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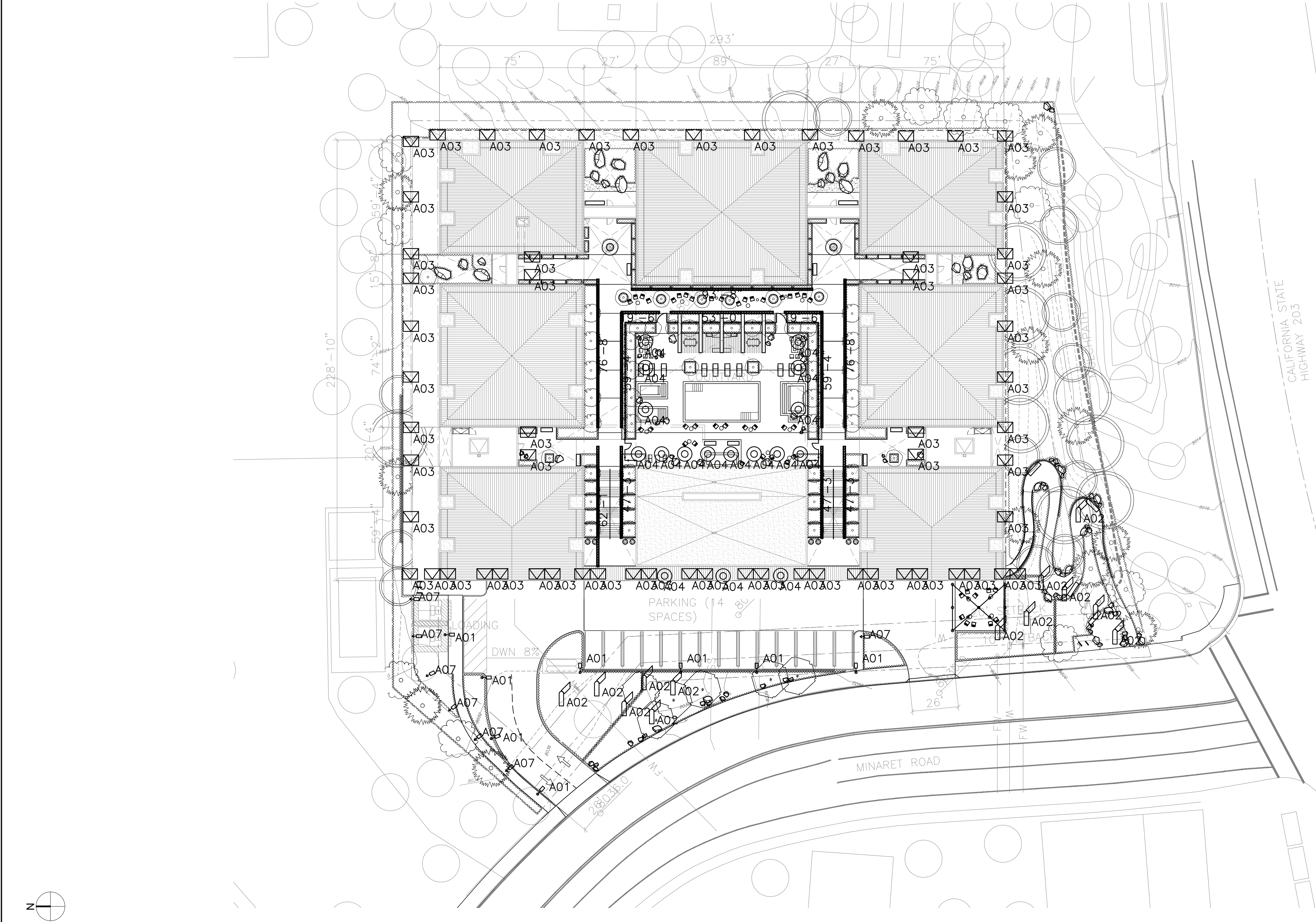
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
**MATERIAL
BOARD**

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	N.T.S.
DRAWN:	

SHEET NO:

A3.4



ELECTRICAL - LIGHT FIXTURES	
ROADWAY POLE: A01	A01
TREE ACCENT: A02	A02
EXTERIOR CAST LED STEP LIGHT: A03	A03
RECESSED LED DOWNLIGHT: A04	A04
EXTERIOR LINEAR LED W/LENGTH: A05	8'-0"
PEDESTRIAN POLE: A07	A07

RCP

1

MAMMOTH GUIDELINES

- A. All exterior lighting associated with the property shall be shielded, directed downward, and not visible from off the property.
- B. Lighting shall be provided for safety, security, and an attractive nighttime environment.
- C. Wherever possible, the applicant shall use cover material composed of dark, non-reflective material demonstrated to minimize the contribution to sky glow.
- D. Light fixtures on roadway are to be 15'-24' in height. Light fixtures on parking areas are to be 15'-20' in height. Light fixtures on pedestrian paths to be 3'-15' in height.

DESIGN ADHERES TO GUIDELINES USING THE FOLLOWING TECHNIQUES:

1. Spill Control Optics
2. Full Cut-off
3. Field Installed House-side Shield
4. Capable of Photocell and Occupancy Sensor Control

LIGHT LEVEL CRITERIA

- Porte Cochere (drop off area): 10FC Average (2:1 ratio of Average to Minimum)
- Pool Deck: 1FC Average (3:1 ratio of Average to Minimum)
- Pedestrian Walkways: 0.25FC Minimum (2:1 ratio of Average to Minimum)
- Interior Roadways: 0.5FC Minimum (15:1 ratio of Maximum to Minimum)
- Interior Roadways (Fire Lane): 1FC Minimum (40:1 ratio of Maximum to Minimum)
- Egress Walkways: 1FC Minimum

NOTES

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SHEET TITLE:
RCP

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SHEET NO:

RCP-1

