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
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LANDSCAPE: SWA GROUP
2200 BRIDGEWAY
SAUSALITO, CALIFORNIA
94965-1750
CONTACT: JOHN WONG
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CIVIL: BKF ENGINEERS
1646 N CALIFORNIA BLVD, SUITE 400
WALNUT CREEK, CA 94596
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GEOTECH: SIERRA GEOTECH SERVICES INC.
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MAMMOTH LAKES, CA 93546
CONTACT: JOSEPH A. ADLER
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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

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

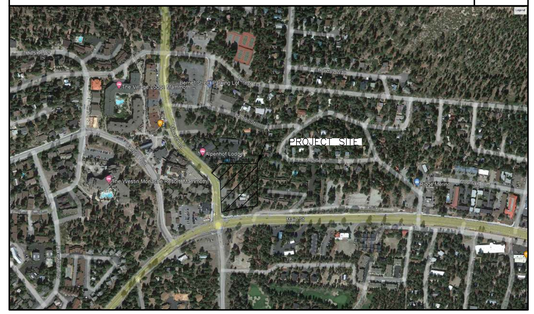
PROJECT SUMMARY 3

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

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

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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

	Gross SF	Net Square Footage						
		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		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
118		Exempt as primarily services residents otherwise 1 room per 450 sf								

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 additonal 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 thoughout site)	12	-	12

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CA 93546

SHEET TITLE:
PROJECT DATA

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DATE:	04-14-2023
SCALE:	N.T.S.
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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A0.3A



AERIAL VIEW TOWARD MAMMOTH VALLEY | 1

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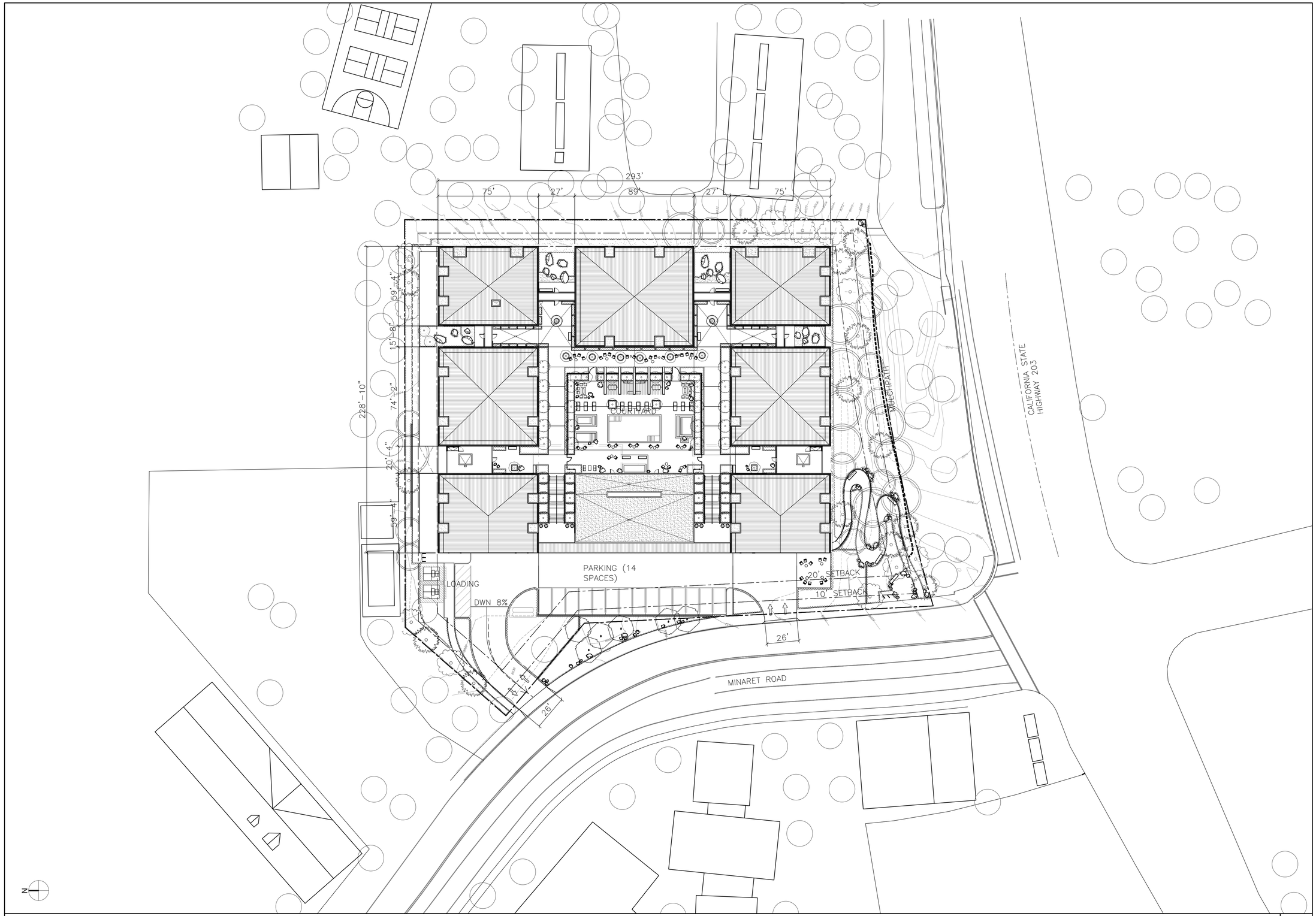
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SITE IMAGES

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SITE PLAN | 1

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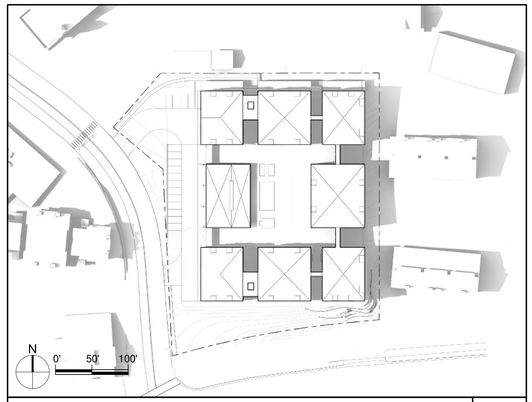
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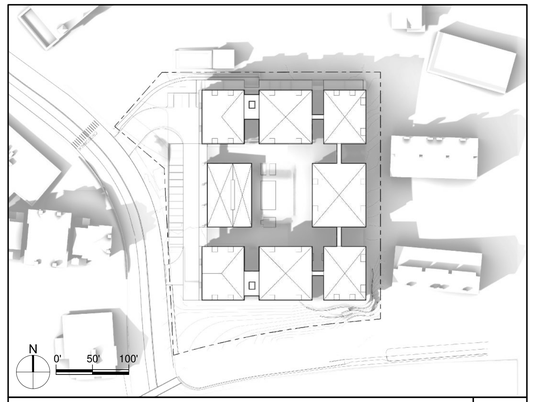
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SITE PLAN

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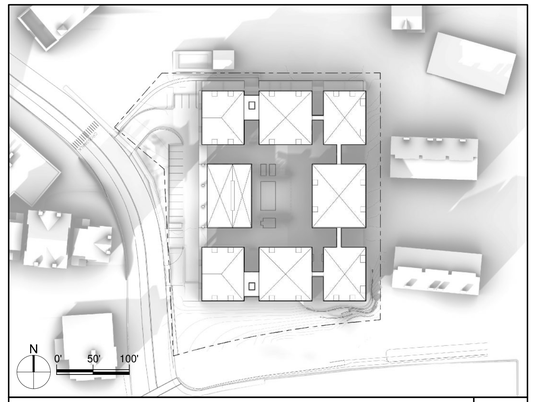
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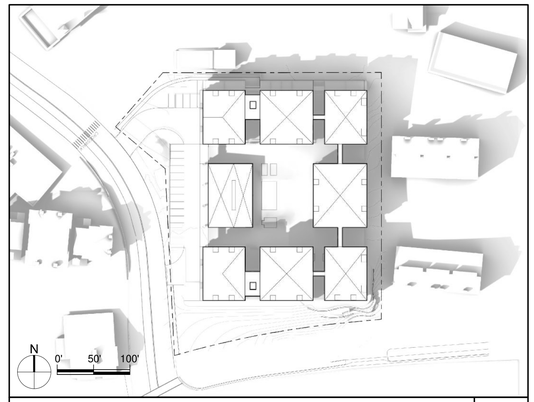
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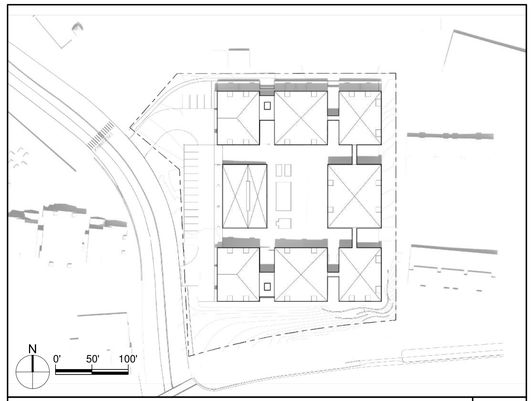
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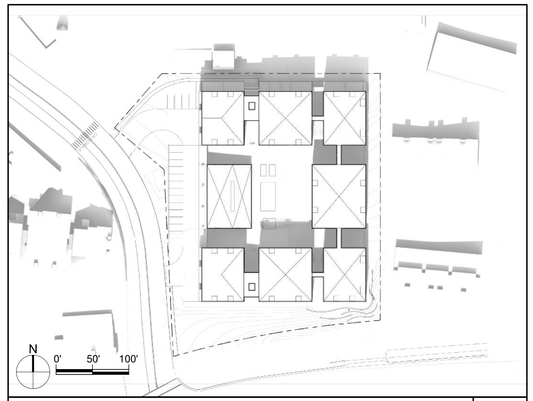
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SPRING EQUINOX: 3PM | 3



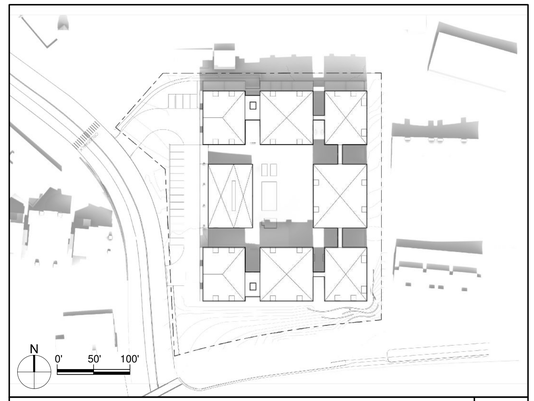
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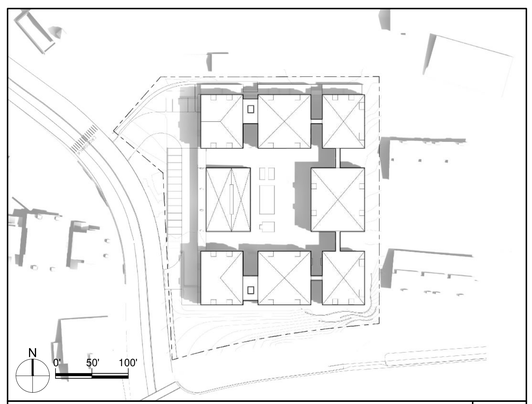
FALL EQUINOX: 12PM | 8



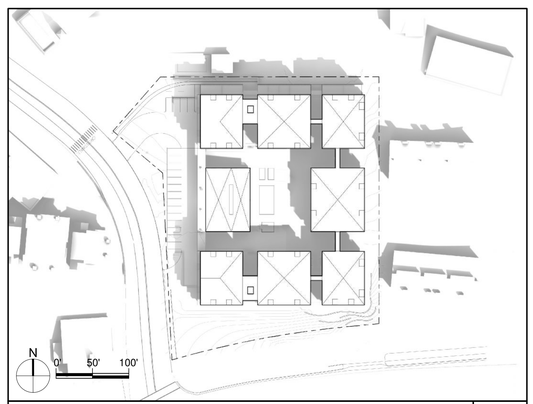
WINTER SOLSTICE: 12PM | 5



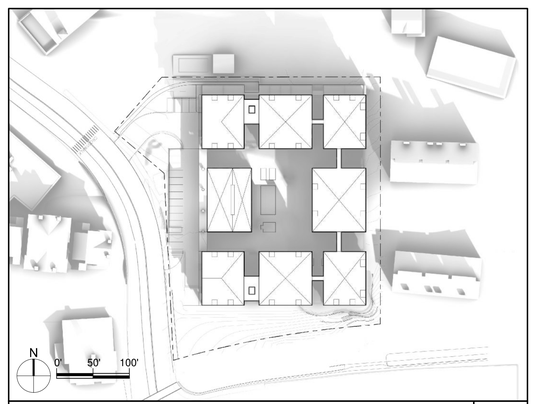
SPRING EQUINOX: 12PM | 2



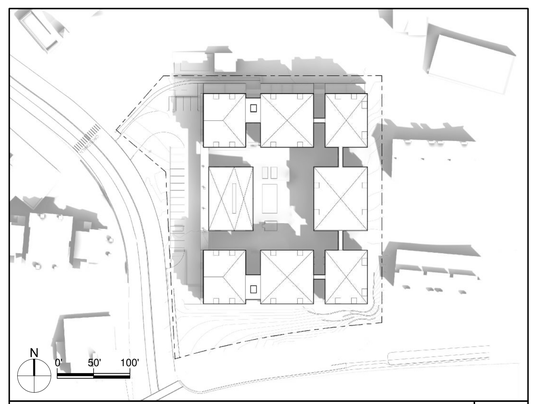
SUMMER SOLSTICE: 10AM | 10



FALL EQUINOX: 10AM | 7



WINTER SOLSTICE: 10AM | 4



SPRING EQUINOX: 10AM | 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
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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
SAUSALITO, CALIFORNIA
94965-1750
E: JWONG@SWAGROUP.COM

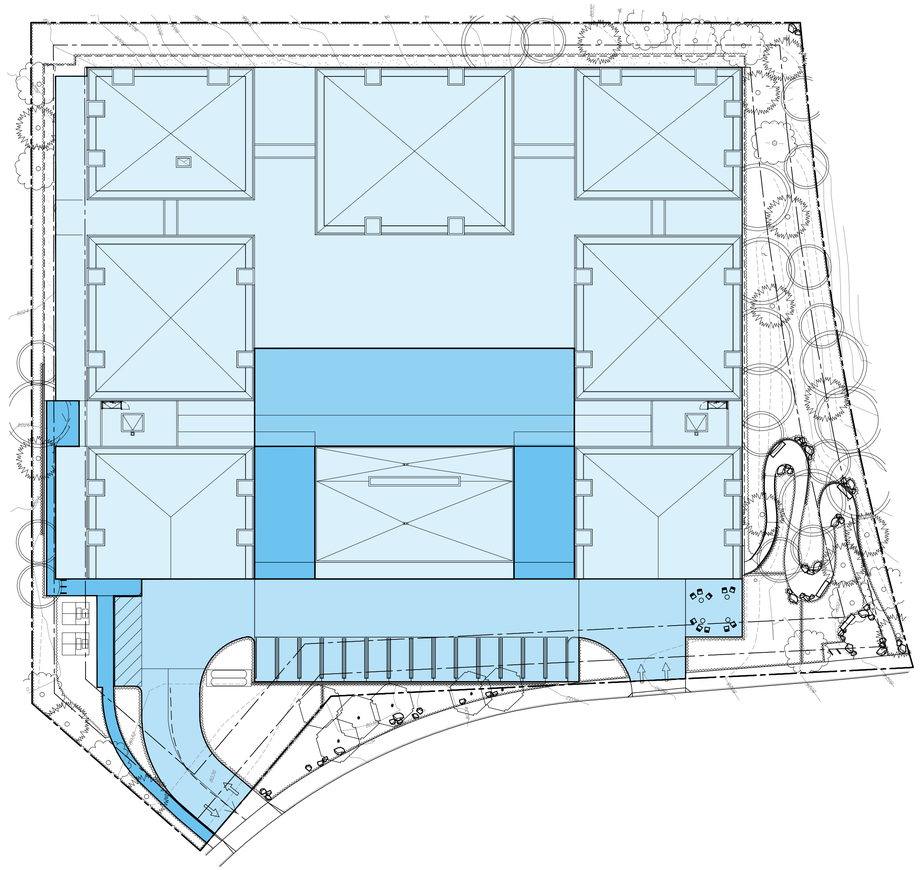
GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SHADOW STUDY

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

SHEET NO:
A0.5



Lot Coverage	
Item	Area (SF)
Building Footprint	61,238
Paved Vehicle Access	13,424
Outdoor Courtyard	8,566
Walkways (Non-permeable)	2,298
In grade planting deduction	-5,573
Total	79,953
Site (2.6 Acres)	113,080
Lot Coverage	71%

N

SITE COVERAGE | 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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GEOTECH:
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JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
SITE COVERAGE

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

SHEET NO:
A0.6



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
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E: POORVA.GARG1995@GMAIL.COM

ARCHITECT:
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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 | 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

OWNER:
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GEOTECH:
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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 | 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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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 | 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:
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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:
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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

1. COLOR FINISHED ALUM WINDOWS

2. UPPER CANOPY ARTICULATES BUILDING BASE

3. CONTINUOUS ARCADE AND LOWER CANOPY FOR PEDESTRIAN SCALE

4. ALTERNATING COLOR UPPER STORIES SIDING

5. METAL PICKET BALCONIES

6. RUSTIC CONC. BASE

7. MODULATED ROOF LINE



NVSP VIEW DIAGRAM | 1

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
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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 SAITOWITZ | NATOMA ARCHITECTS INC.
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LANDSCAPE ARCHITECTS:
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SAUSALITO, CALIFORNIA
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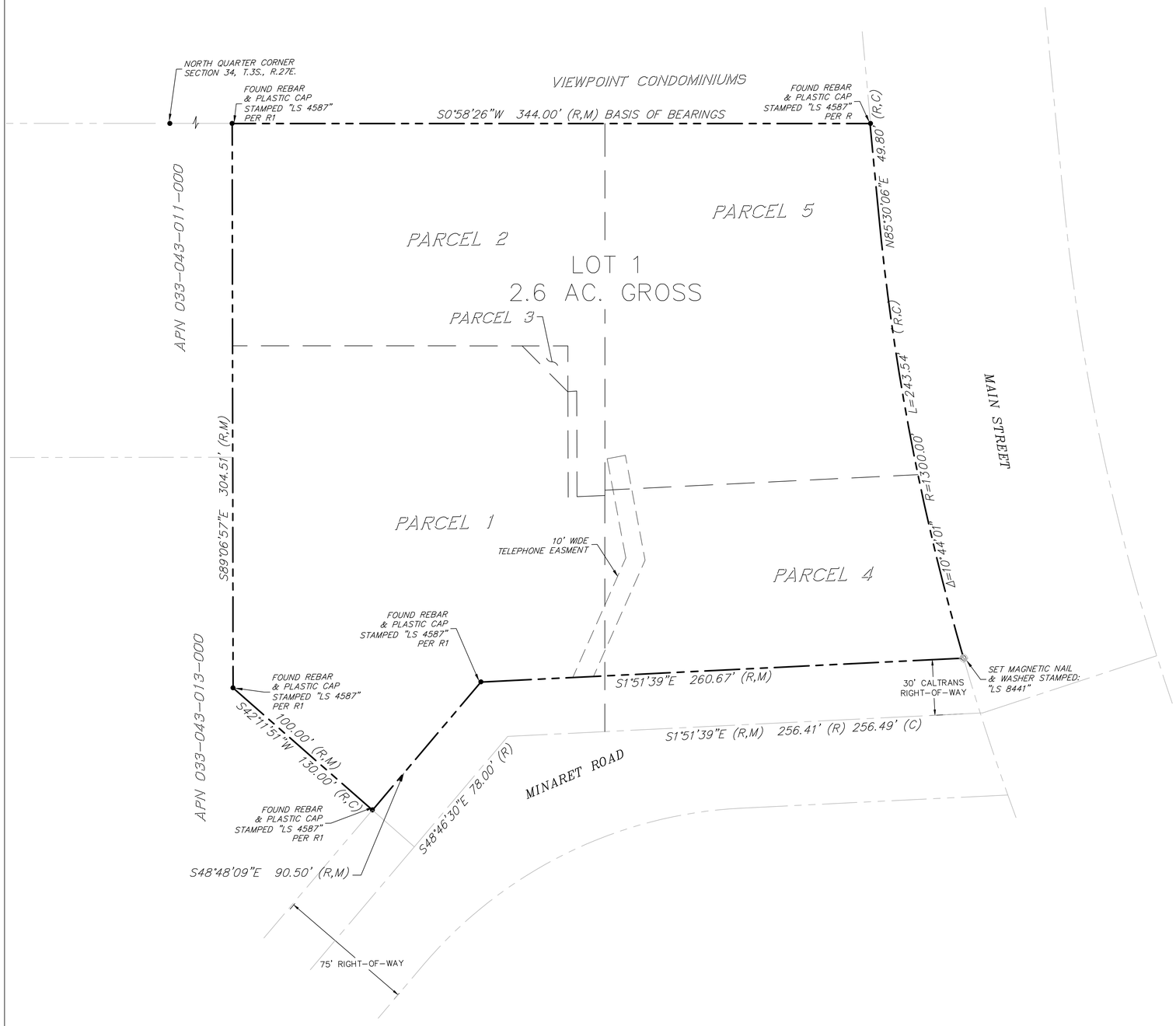
GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
DIAGRAM

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

SHEET NO:
A0.12



LEGEND

- PROPERTY LINE
- BOUNDARY OF PARCELS TO BE MERGED
- CENTERLINE
- ADJACENT PROPERTY LINE
- EASEMENT
- TBM TEMPORARY BENCHMARK PER TOWN DATUM: MAGNETIC NAIL AND WASHER STAMPED: "LS 8441" AT SOUTHWEST CORNER

  ELEVATION = 8022.83

BOUNDARY NOTES

1. 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.

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE
R1	06.07.2023
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OWNER:
6060 MINARET LLC.
1055 ASHBURY STREET
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E: POORVA.GARG1995@GMAIL.COM

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GEOTECH:
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PO BOX 5024,
MAMMOTH LAKES, CA 93546
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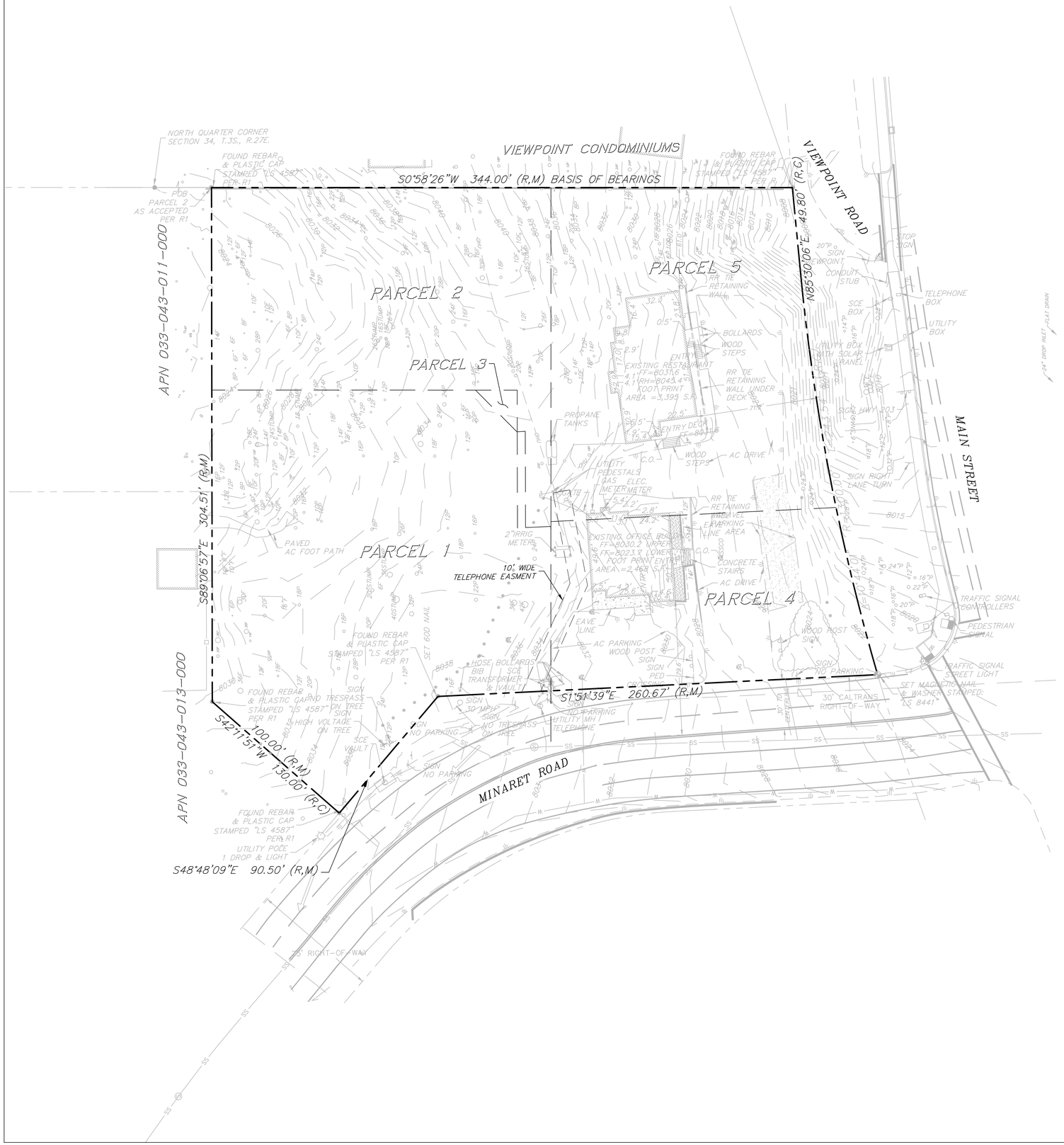
6060 MINARET RD
MAMMOTH LAKES,
CA 93546

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

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

SHEET NO:

C0.0



LEGEND

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

  ELEVATION = 8022.83

EXISTING NOTES

1. 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.
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.
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.
4. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
5. 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

N

30 0 30 60
scale 1" = 30' feet

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
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CA 93546

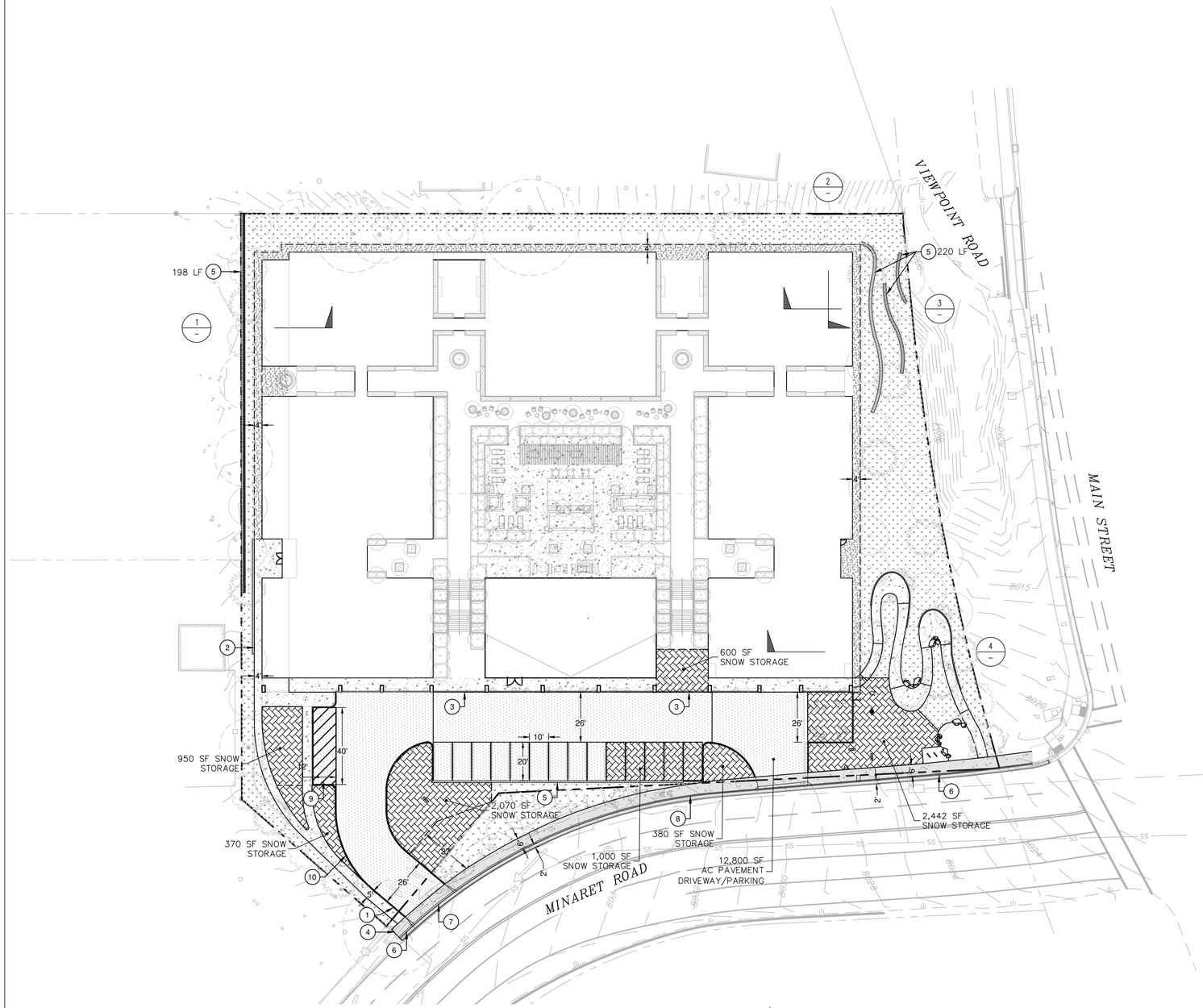
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EXISTING CONDITIONS PLAN

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	
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C1.0



LEGEND

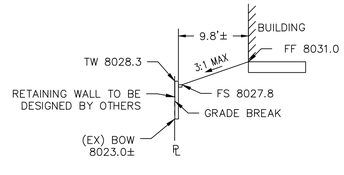
- ONSITE CONCRETE PAVEMENT/ SIDEWALK/ DRIVE AISLE
- AC PAVEMENT (12,850 SF)
- LANDSCAPE AREA
- CALTRANS STANDARD SIDEWALK AND DRIVEWAY
- AC PLUG
- PROPOSED INTERIM SNOW STORAGE (7,710 SF MIN.) (SEE NOTE 2)
- DECOMPOSED GRANITE (DG) PATH
- PROPERTY LINE

GENERAL NOTES

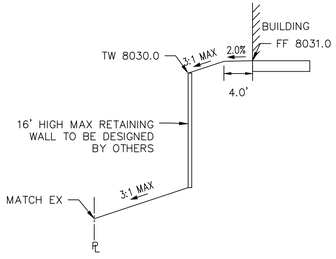
1. UTILITIES SHOWN ON THIS PLAN SET ARE DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION, DEPTH AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION.
2. SNOW STORAGE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

KEY NOTES

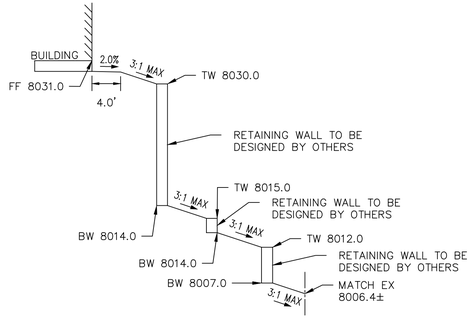
1. CONCRETE VERTICAL CURB
2. CONCRETE PAVEMENT
3. CONCRETE DRIVE AISLE
4. CONCRETE SIDEWALK
5. RETAINING WALL (REFERENCE ONLY) DESIGN TO BE BY OTHERS
6. CURB AND GUTTER PER CALTRANS STANDARD PLAN A87A
7. STANDARD DRIVEWAY PER CALTRANS STANDARD PLAN A87A
8. TYPE D CURB PER CALTRANS STANDARD PLAN A87A
9. LOADING ZONE
10. RETAINING CURB



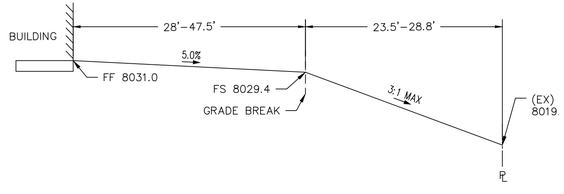
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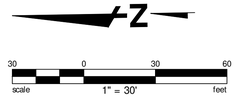
2 SECTION 2
NOT TO SCALE



3 SECTION 3
NOT TO SCALE



4 SECTION 4
NOT TO SCALE



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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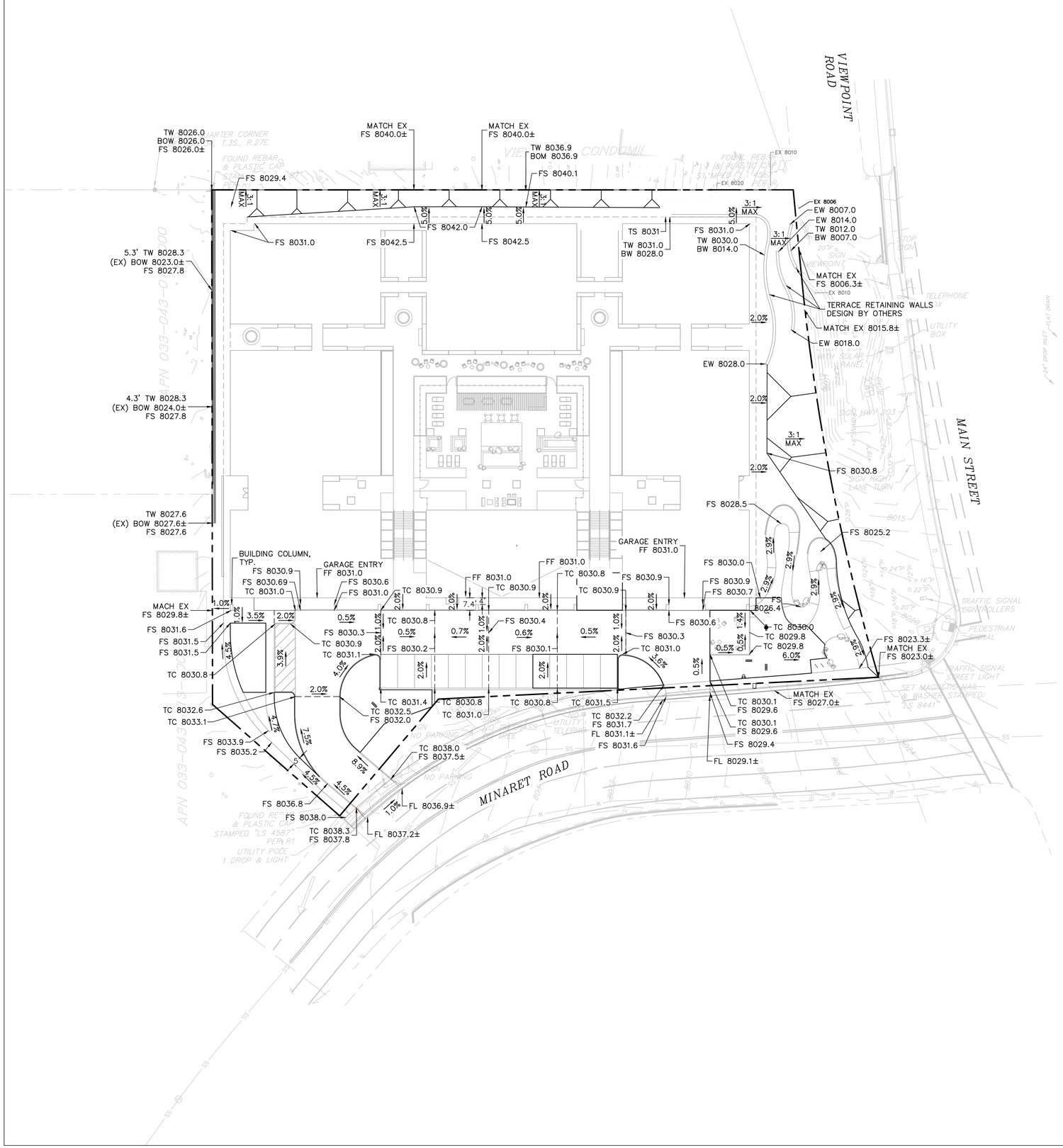
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
CONCEPTUAL SITE PLAN

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

SHEET NO:
C2.0



NOTES

1. THE UTILITIES SHOWN ON THIS PLAN AREA DERIVED FROM RECORD DATA AND/OR SURFACE OBSERVATION AND ARE APPROXIMATE ONLY. ACTUAL LOCATION AND SIZE, TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED BY THE CONTRACTOR IN THE FIELD PRIOR TO CONSTRUCTION.
2. ALL EXISTING UNDERGROUND IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED UNLESS OTHERWISE NOTED.
3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. GRADING OPERATIONS WILL OCCUR OVER EXISTING UTILITIES. CONTRACTOR SHALL EXERCISE THE NECESSARY CARE TO ENSURE EXISTING UTILITIES ARE NOT DAMAGED OR EXPERIENCE ANY INTERRUPTION IN SERVICE. ANY UTILITIES DAMAGED DUE TO THE CONTRACTOR'S ACTIVITIES SHALL BE REPAIRED TO ORIGINAL CONDITION AT THE EXPENSE OF THE CONTRACTOR.
5. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.
6. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.
7. CONTRACTOR TO POTHOLE AND FIELD VERIFY ALL UTILITY CROSSINGS.
8. CONTRACTOR TO CONTACT USA AT (800)247-2600 AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION. UTILITY REMOVAL OR EXCAVATION.

EARTHWORK NOTES

1. THE EARTHWORK TABLE HAS PREPARED FOR THE PURPOSE OF DETERMINING THE ROUGH ORDER OF MAGNITUDE FOR PRELIMINARY COST AND CONCEPTUAL DESIGN. THIS DOES NOT REFLECT THE FINAL DESIGN. ALL ASSUMPTIONS ARE PRELIMINARY AND SUBJECT TO ALTERATION UNTIL FINAL PERMIT AND APPROVAL.
2. DEPTH OF FOUNDATION AND ASPHALT WERE BASED ON GEOTECHNICAL REPORT PREPARED BY SIERRA GEOTECHNICAL SERVICES, INC. DATED AUGUST 15, 2018. EXTERIOR BUILDING FOUNDATION DEPTH OF 18", INTERIOR BUILDING FOUNDATION OF 12", AND ASPHALT-CONCRETE THICKNESS OF 4" WITH AGGREGATE BASE OF 6" FOR TRAFFIC INDEX 7.
3. CONCRETE DRIVE AISLE AND SIDEWALK DEPTH ASSUMED TO BE 4" THICK WITH 6" BASE COURSE.

CUT / FILL SUMMARY

CUT (CY)	FILL (CY)	NET FILL (CY)
7,136	10,520	3,384

ABBREVIATIONS

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

30 0 30 60
scale 1" = 30' feet

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R1	06.07.2023
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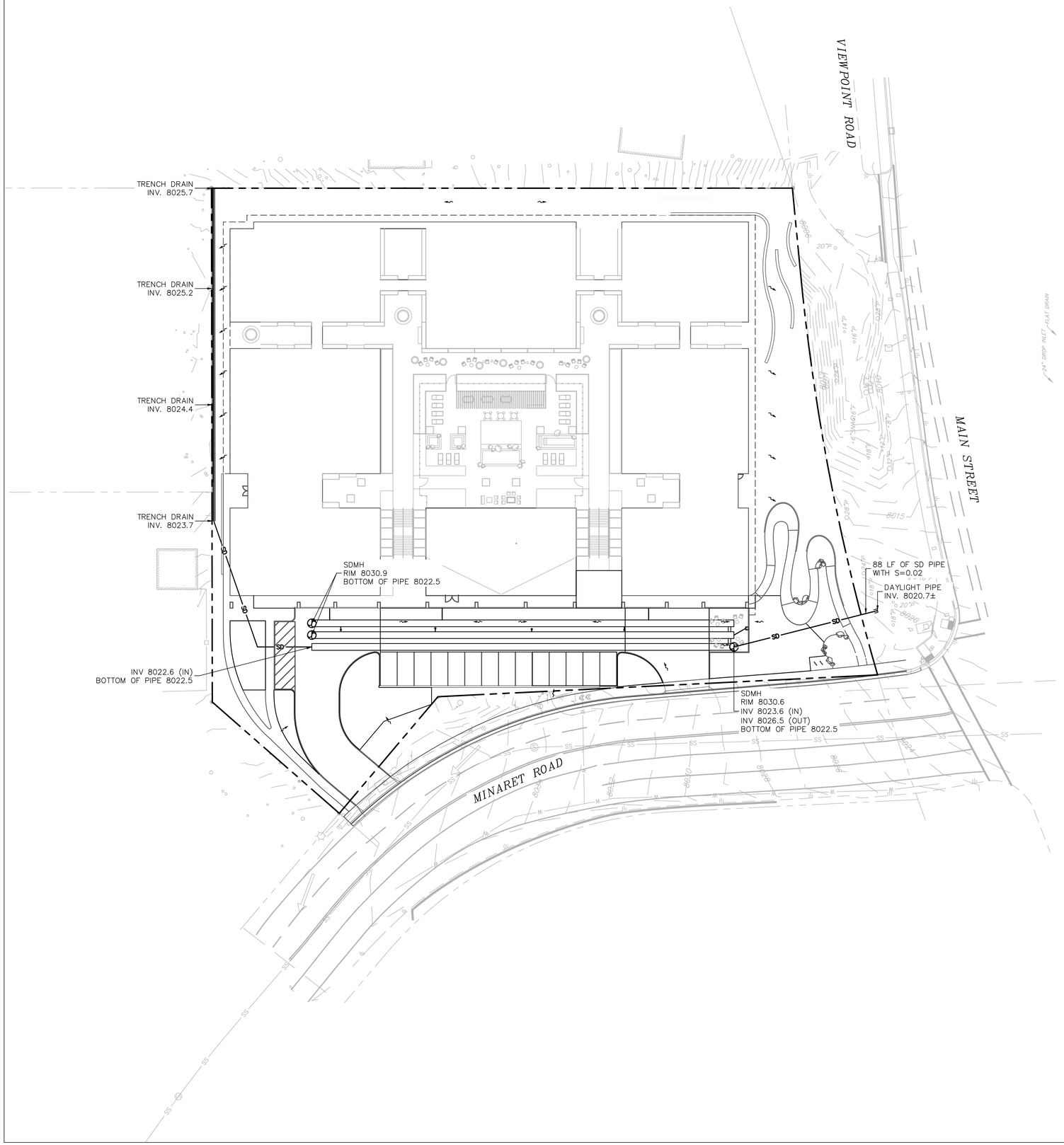
CONCEPTUAL SITE GRADING PLAN

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C3.0



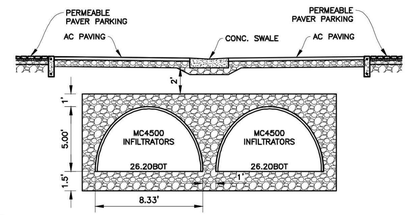
LEGEND

PROPOSED

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

NOTES

1. 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.
2. 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.
3. 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.
4. 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).



A / C4 CHAMBER SECTION

*NOTE: SOILS EXPLORATION ENCOUNTERED GROUND WATER AT 30FT BELOW GROUND SURFACE.

SCALE: NTS

SECTION NOTE

1. 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

N

30 0 30 60
scale 1" = 30' feet

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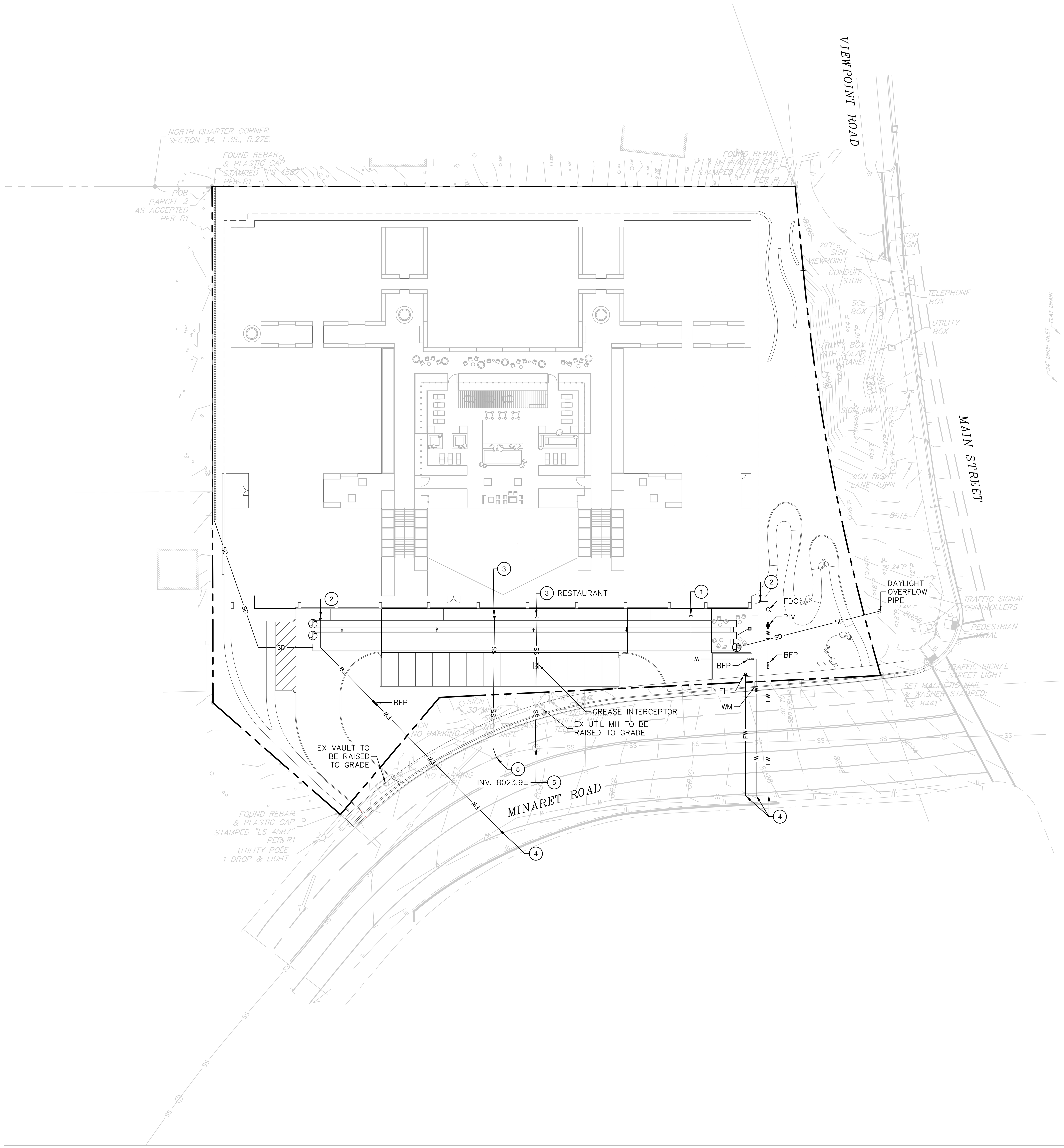
CONCEPTUAL SITE DRAINAGE PLAN

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SHEET NO:

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LEGEND

PROPOSED

FW	FIRE WATER LINE
SS	SANITARY SEWER LINE
W	DOMESTIC WATER LINE
SD	STORM DRAIN LINE
(symbol)	FIRE DEPARTMENT CONNECTION
(symbol)	POST INDICATOR VALVE
(symbol)	BACKFLOW PREVENTER
(symbol)	WATER METER

NOTES

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3. ALL EXISTING UTILITY BOXES, STRUCTURES, MANHOLES AND VALVES WITHIN THE LIMIT OF WORK SHALL BE ADJUSTED TO FINAL GRADE UNLESS OTHERWISE NOTED.
4. ORDER OF WORK WITHIN THE PUBLIC RIGHT OF WAY SHALL BE PHASED SUCH THAT CLOSURE OF PUBLIC FACILITIES ARE MINIMIZED.
5. CONTRACTOR SHALL VERIFY EXACT LOCATION AND ELEVATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCEMENT OF WORK.

KEY NOTES

(1) DOMESTIC WATER CONNECTION TO BUILDING BY OTHERS

(2) FIRE WATER CONNECTION TO BUILDING BY OTHERS

(3) SANITARY SEWER CONNECTION TO BUILDING BY OTHERS

(4) FIRE AND DOMESTIC WATER POINT OF CONNECTION TO EXISTING WATER MAIN

(5) SANITARY SEWER POINT OF CONNECTION TO EXISTING SANITARY MAIN

ABBREVIATIONS

BFP	BACKFLOW PREVENTER
EX	EXISTING
FDC	FIRE DEPARTMENT CONNECTION
FH	FIRE HYDRANT
INV	INVERT
MH	MANHOLE
PIV	POST INDICATOR VALVE
WM	WATER METER

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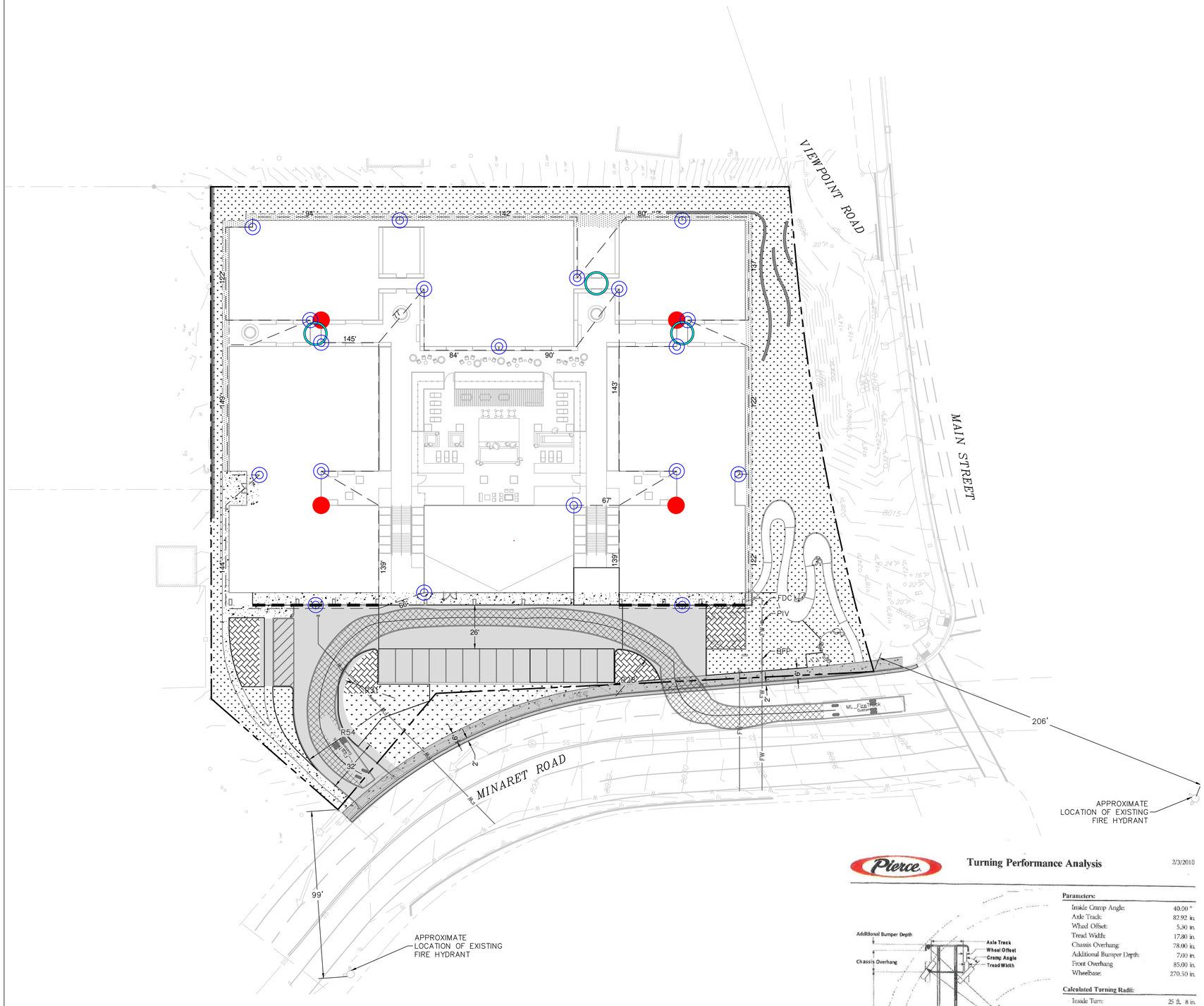
CONCEPTUAL SITE UTILITY PLAN

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SHEET NO:

C5.0



LEGEND

- FIRE DEPARTMENT CONNECTION (FDC)
- POST INDICATOR VALVE (PIV)
- BACKFLOW PREVENTER (BFP)
- WATER METER (WM)
- CLASS I 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

1. ALL DIMENSIONS ARE TO FACE OF CURB/FACE OF BUILDING UNLESS OTHERWISE NOTED ON PLANS
2. 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.

Pierce

Turning Performance Analysis 2/3/2010

Parameters:

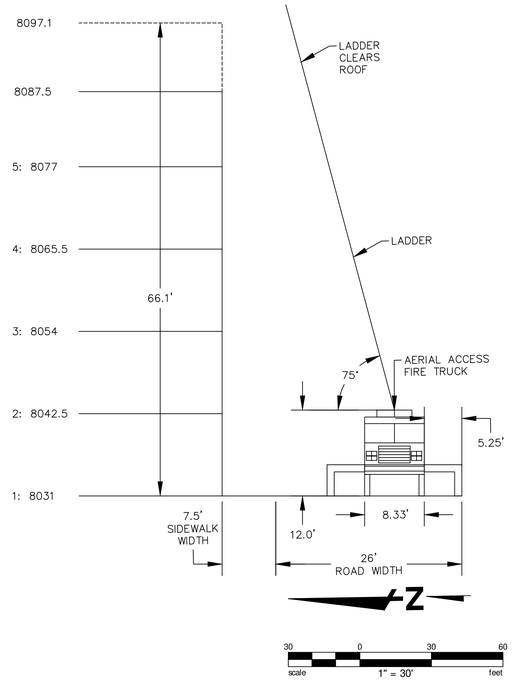
Inside Cramp Angle:	40.00 °
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.80 in.
Chassis Overhang:	78.00 in.
Additional Bumper Depth:	7.00 in.
Front Overhang	85.00 in.
Wheelbase:	270.50 in.

Calculated Turning Radii:

Inside Turn:	25 ft. 8 in.
Curb to Curb:	41 ft. 9 in.
Wall to Wall:	45 ft. 10 in.

Comments:

Truck 3361:
Height of Truck including aerial ladder: 12 ft. 4 in.
Length: 47 ft. 10 in.
Width of Truck with outriggers extended: 18 ft. 10 in.



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SHEET TITLE:

FIRE ACCESS PLAN

SET:	PLANNING PRE-APP
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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

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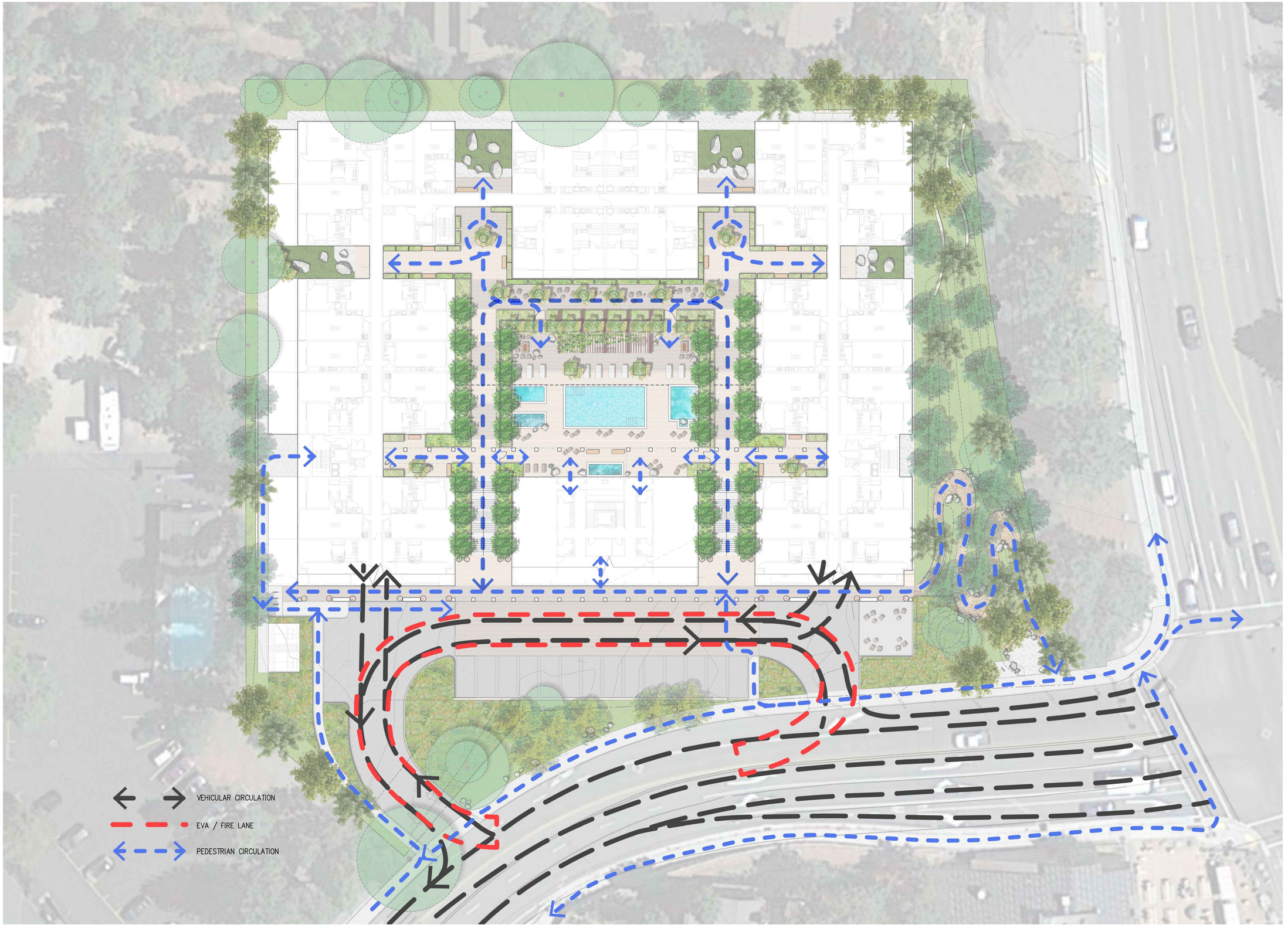
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6060 MINARET RD
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CA 93546

SHEET TITLE:
COVER SHEET

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DATE:	04-14-2023
SCALE:	
DRAWN:	

SHEET NO:
L0.00



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.
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LANDSCAPE ARCHITECTS:
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GEOTECH:
SGS SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024
MAMMOTH LAKES, CA 93546
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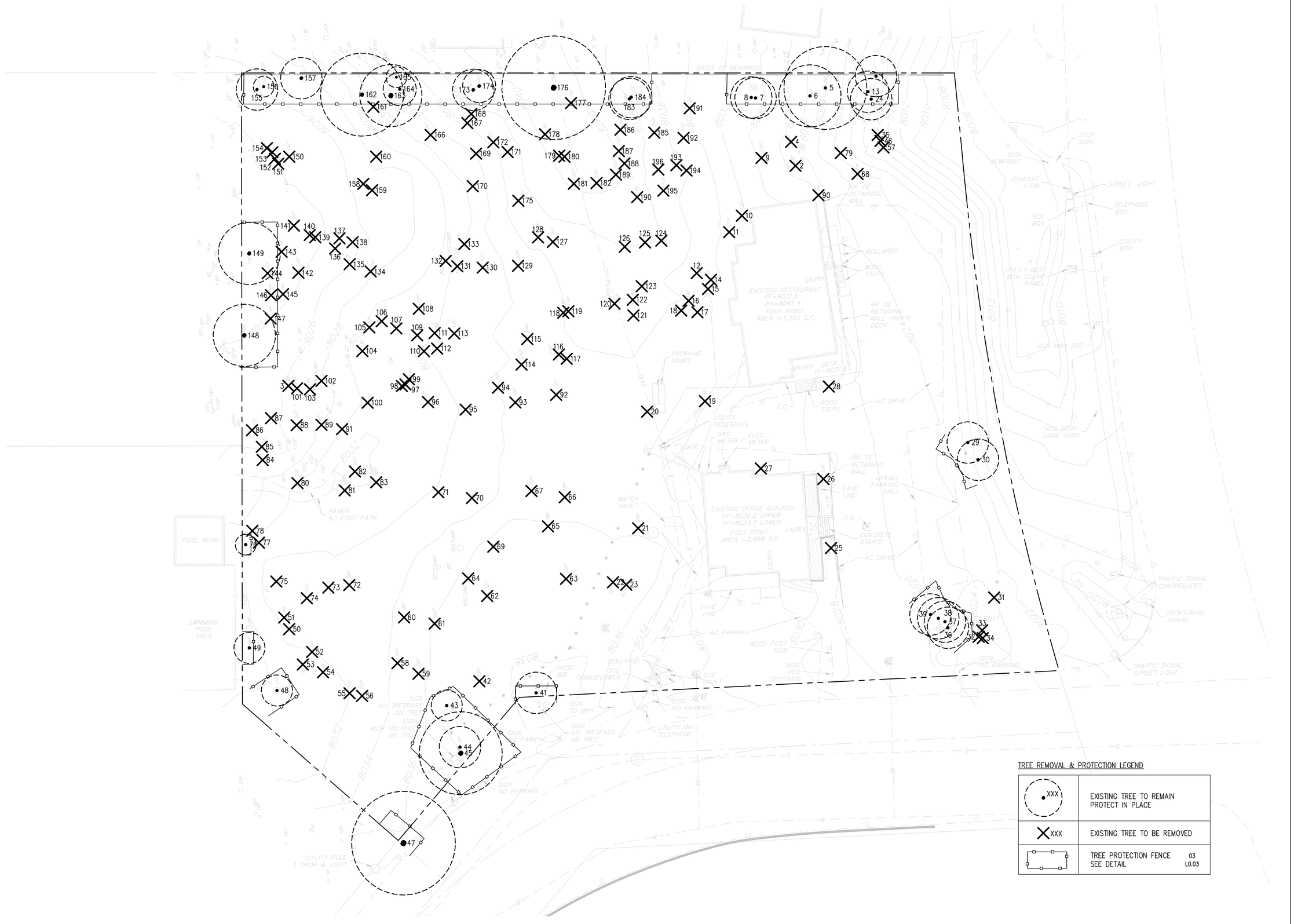
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1" = 20'

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

XXX	EXISTING TREE TO REMAIN PROTECT IN PLACE
XXX	EXISTING TREE TO BE REMOVED
	TREE PROTECTION FENCE SEE DETAIL 03 L0.03

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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1" = 20'

6060 MINARET RD
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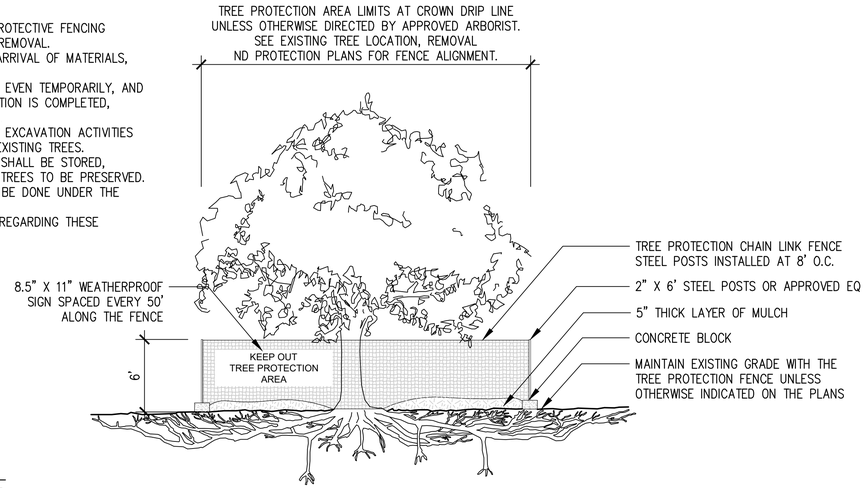
SHEET TITLE:
TREE REMOVAL & PROTECTION PLAN

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



03 TREE PROTECTION FENCE

1/4" = 1'-0"

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

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
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
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
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

01 TREE INVENTORY TABLE

1' = 1'-0"

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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CA 93546

SHEET TITLE:
TREE REMOVAL TABLE

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

SHEET NO:
L0.02



REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
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0 10 20
1" = 20'

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



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
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R8–ZONING	02.02.2024
R9–ZONING	03.15.2024	

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0 5 10
1" = 10'

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MAMMOTH LAKES,
CA 93546

SHEET TITLE:
LANDSCAPE LAYOUT ENLARGEMENT

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

SHEET NO:
L1.01



1.TRELLIS



1.TRELLIS



1.TRELLIS



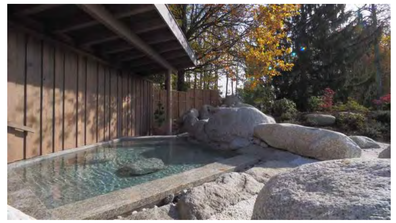
2.FENCE



2.FENCE



3.SPA / PLUNGE POOL



3.SPA / PLUNGE POOL



3.SPA / PLUNGE POOL



4.PLANTERS - SQUARE



5.PLANTERS AT ENTRY



6.PLANTERS - RECTANGULAR



7.ROUND PLANTER WITH BENCH



8.LINEAR BENCH



9.TABLE AND CHAIRS



9.TABLE AND CHAIRS



10.OUTDOOR COUCH



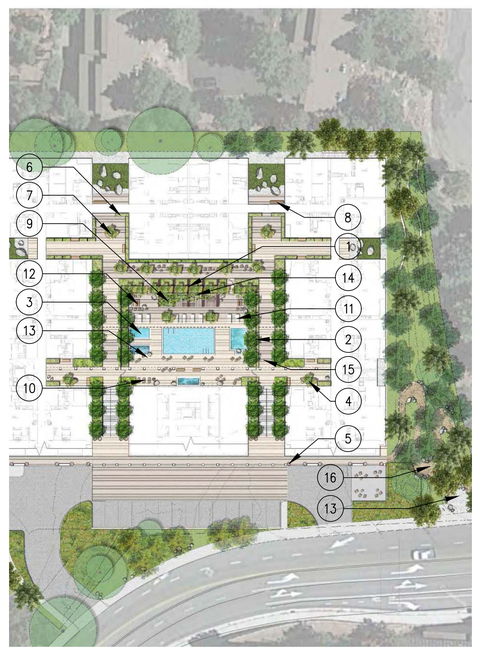
11.LOUNGE CHAIR



12.FIRE PIT



12.FIRE PIT





13.SEATING AREA



14.OUTDOOR KITCHEN



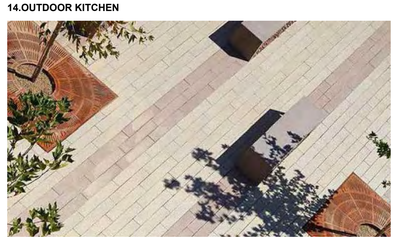
14.OUTDOOR KITCHEN



15.PAVERS



15.PAVERS



15.PAVERS



15.PAVERS



16.SEEDED CONCRETE AT NATURAL PATH

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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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.
EUO 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 APPLEGATEI 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 APPLEGATEI
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
R3	08.14.2023
R4	10.24.2023
R5–ZONING	11.13.2023
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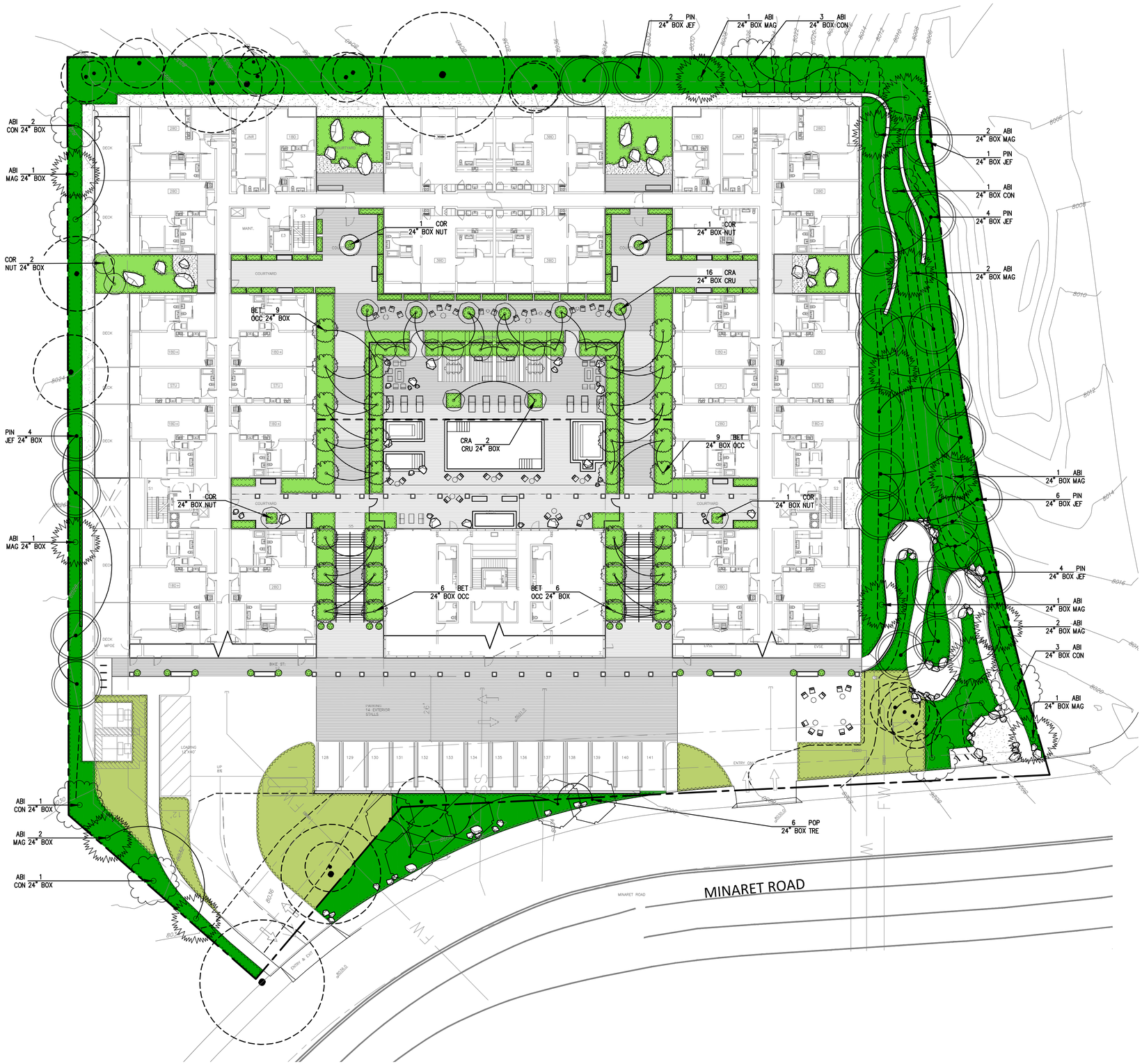
SHEET TITLE:
PLANTING LIST AND IMAGES

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

SHEET NO:
L3.00

LEGEND

- ABIES CONCOLOR – WHITE FIR
- ABIES MAGNIFICA – RED FIR
- PINUS JEFFREY1 – 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
R3	08.14.2023
R4	10.24.2023
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R9–ZONING	03.15.2024

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0 10 20
1" = 20'

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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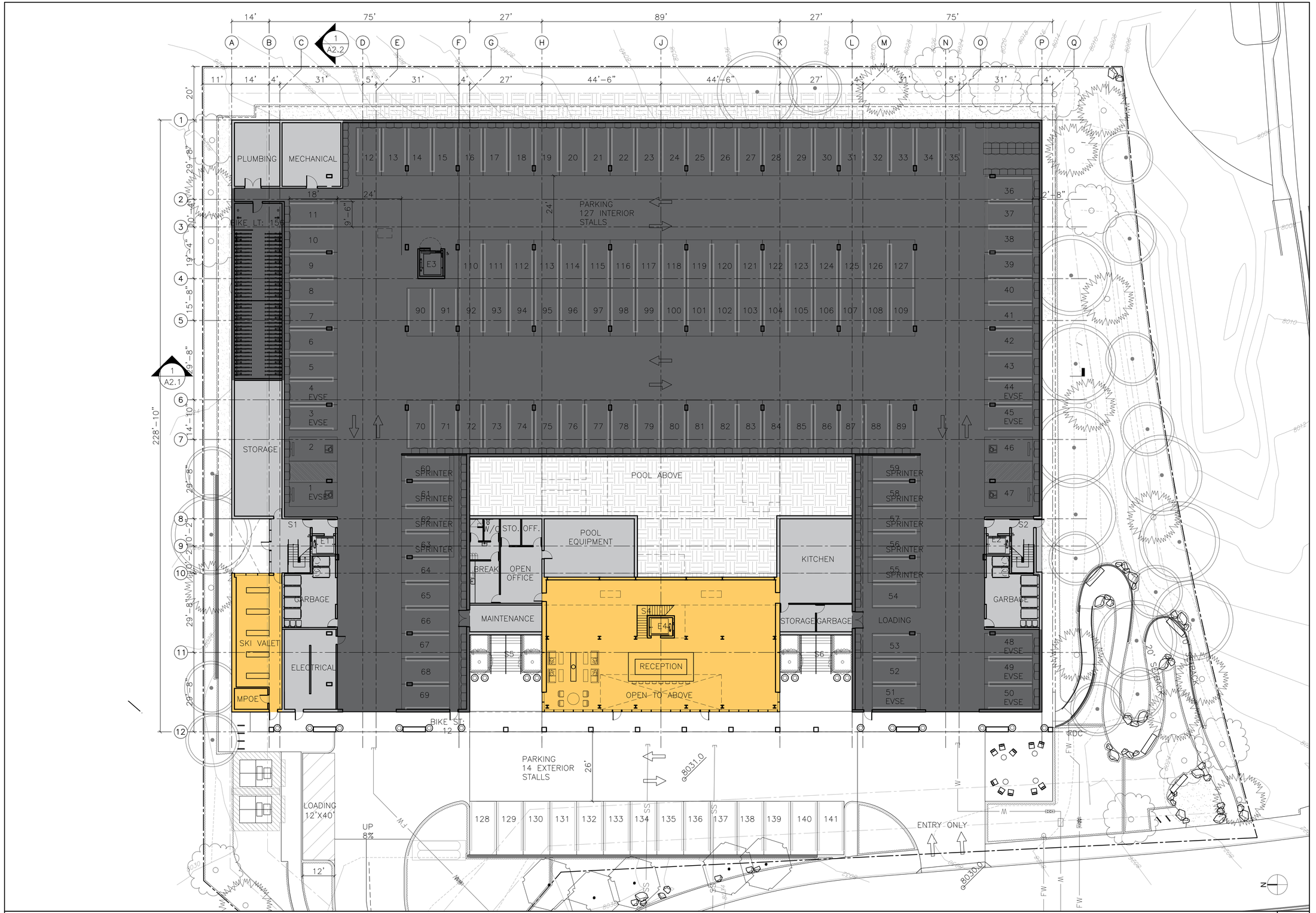
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MAMMOTH LAKES,
CA 93546

SHEET TITLE:
WOODLAND GARDEN VIEWS

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

SHEET NO:
L4.00



0' 5' 10' 20'

GROUND FLOOR PLAN (PARKING) | 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

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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
R6–ZONING	12.08.2023
R7–ZONING	01.15.2024
R8–ZONING	02.02.2024
R9–ZONING	03.15.2024

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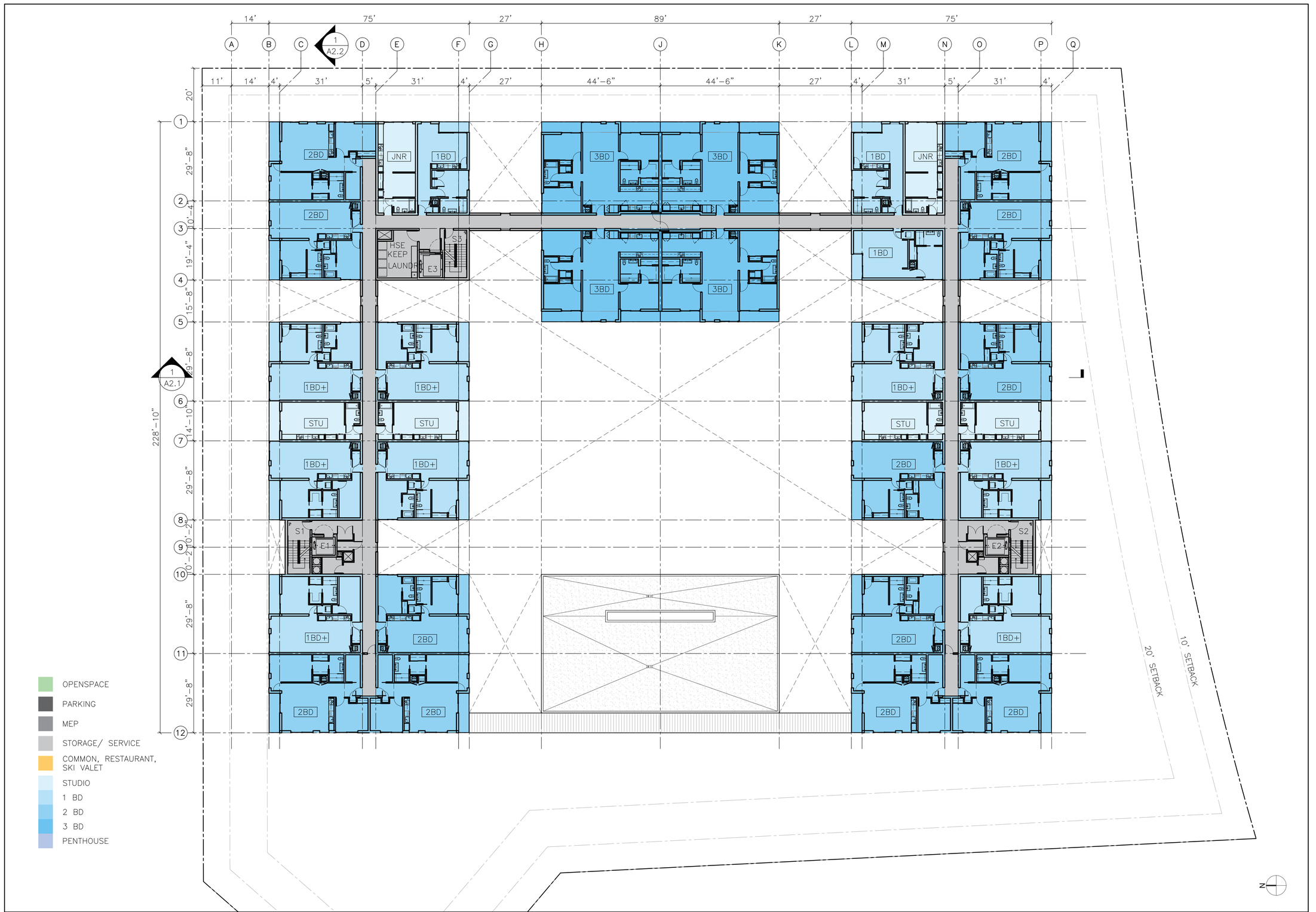
GEOTECH:
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SHEET TITLE:
FLOOR PLAN

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

SHEET NO:
A1.2



TYPICAL FLOOR PLAN (LEVEL 3/4) | 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

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SHEET TITLE:
FLOOR PLAN

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

SHEET NO:
A1.3



LEVEL 5 FLOOR PLAN (PENTHOUSE LEVEL) | 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

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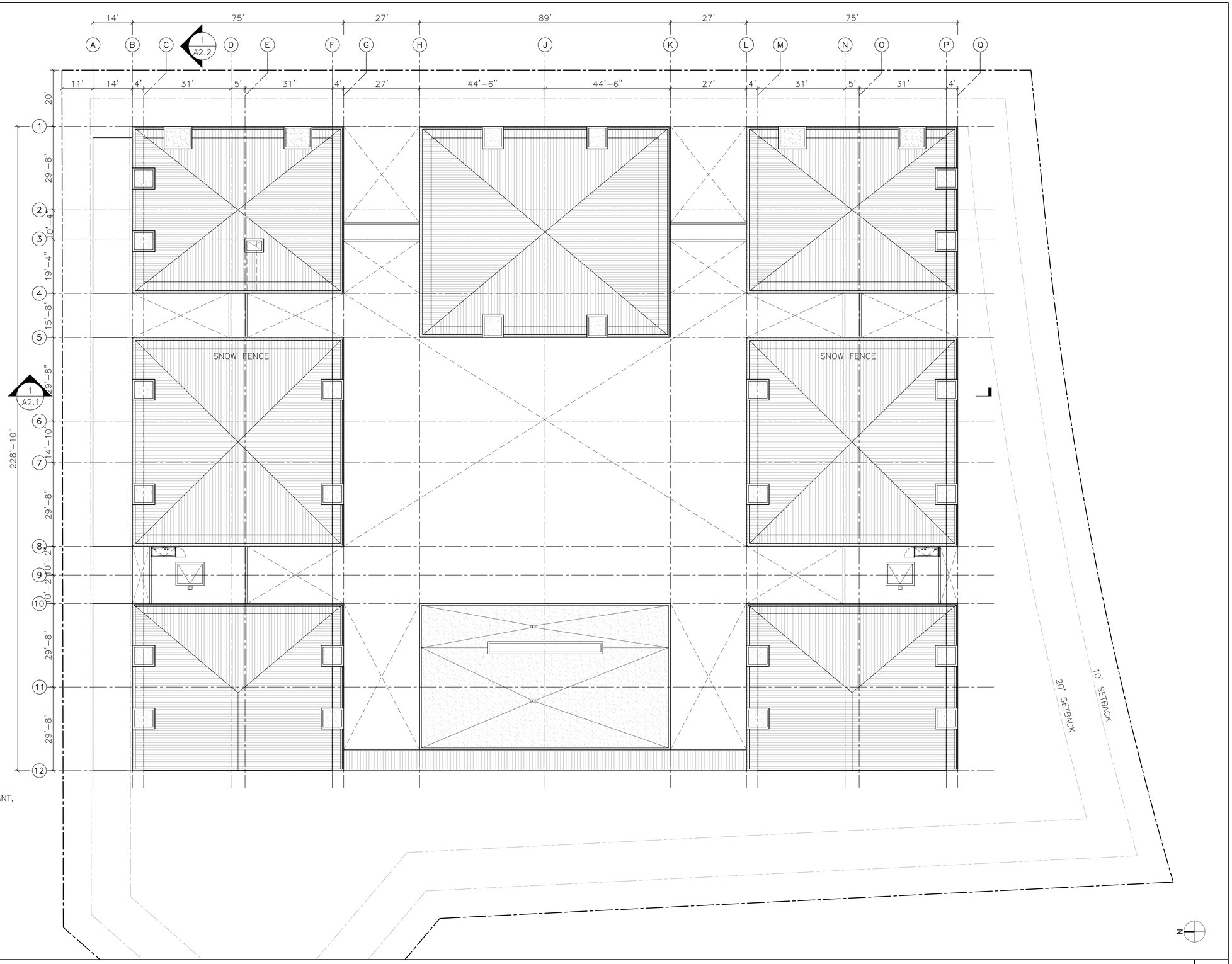
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SHEET TITLE:
FLOOR PLAN

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
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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

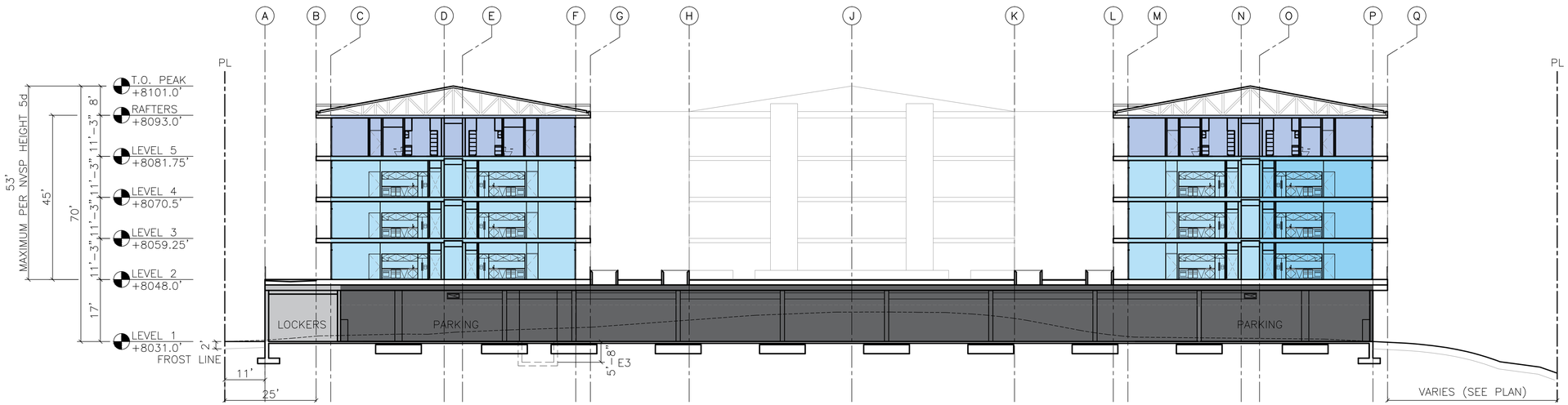
GEOTECH:
SIERRA GEOTECHNICAL SERVICES, INC.
PO BOX 5024,
MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
FLOOR PLAN

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

SHEET NO:
A1.5



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

0' 5' 10' 20'

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
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
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E: NKAYE@SAITOWITZ.COM

CIVIL ENGINEERS:
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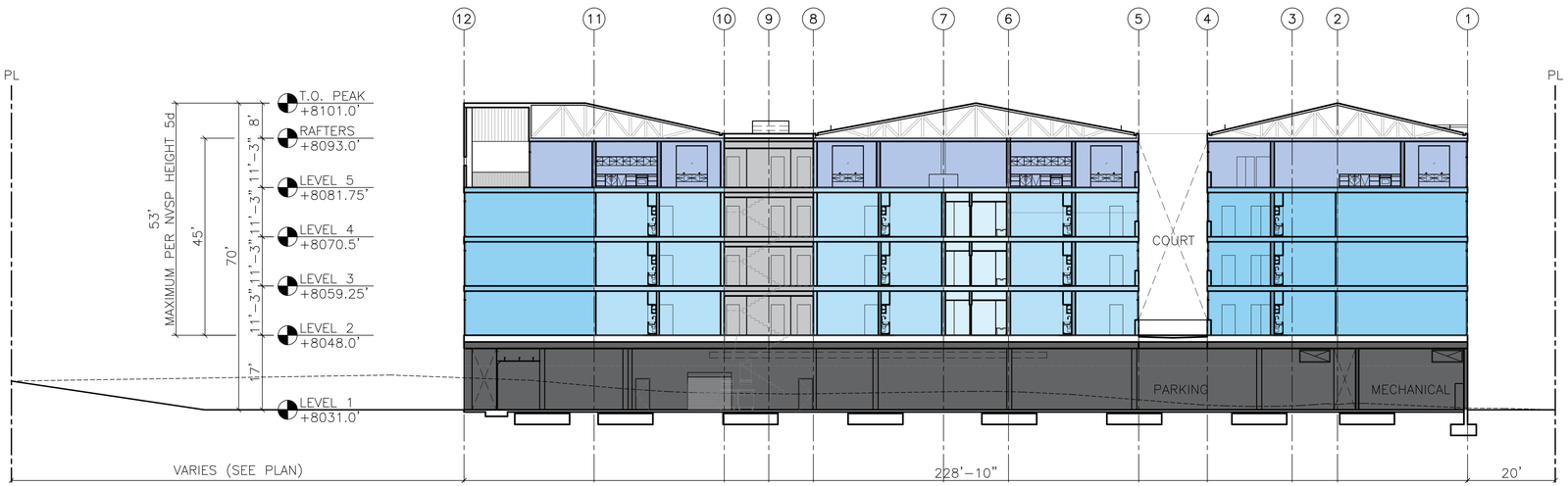
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CA 93546

SHEET TITLE:
SECTION

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

SHEET NO:
A2.1



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

0' 5' 10' 20'

SECTION | 1

REVISIONS	DATE
R1	06.07.2023
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R5–ZONING	11.13.2023
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6060 MINARET RD
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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)



0' 5' 10' 20'

EAST ELEVATION | 2



0' 5' 10' 20'

WEST ELEVATION | 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
R4	10.24.2023
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R9–ZONING	03.15.2024

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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

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)



0' 5' 10' 20'

NORTH ELEVATION | 2



0' 5' 10' 20'

SOUTH ELEVATION | 1

REVISIONS	DATE
R1	06.07.2023
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R7–ZONING	01.15.2024
R8–ZONING	02.02.2024
R9–ZONING	03.15.2024	

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GEOTECH:
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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

NOTE: PHYSICAL MOCKUP TO BE PROVIDED ON SITE FOR REVIEW



CERACLAD FCB SIDING
COLOR: CAPPUCINO



CERACLAD FCB SIDING
COLOR: GOLDEN BROWN



CERACLAD FCB SIDING
COLOR: ESPRESSO



ALUMINUM FRAMED WINDOWS
COLOR: DARK BRONZE



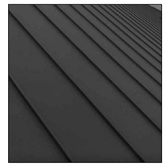
RUSTICATED FORMLINER TEXTURED CONCRETE
COLOR: FOX GRAY



DRY STACKED GABION STONE
COLOR: VARIES



VERTICAL ROD PICKET GUARDRAIL (METAL)
COLOR: BLACK



STANDING SEAM METAL ROOF
COLOR: DARK BRONZE



MATERIAL ELEVATION | 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
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R4	10.24.2023
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6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
ELEVATIONS

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

SHEET NO:
A3.3



MATERIAL BOARD | 1

REVISIONS	DATE
R1	06.07.2023
R2	07.21.2023
R3	08.14.2023
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R5–ZONING	11.13.2023
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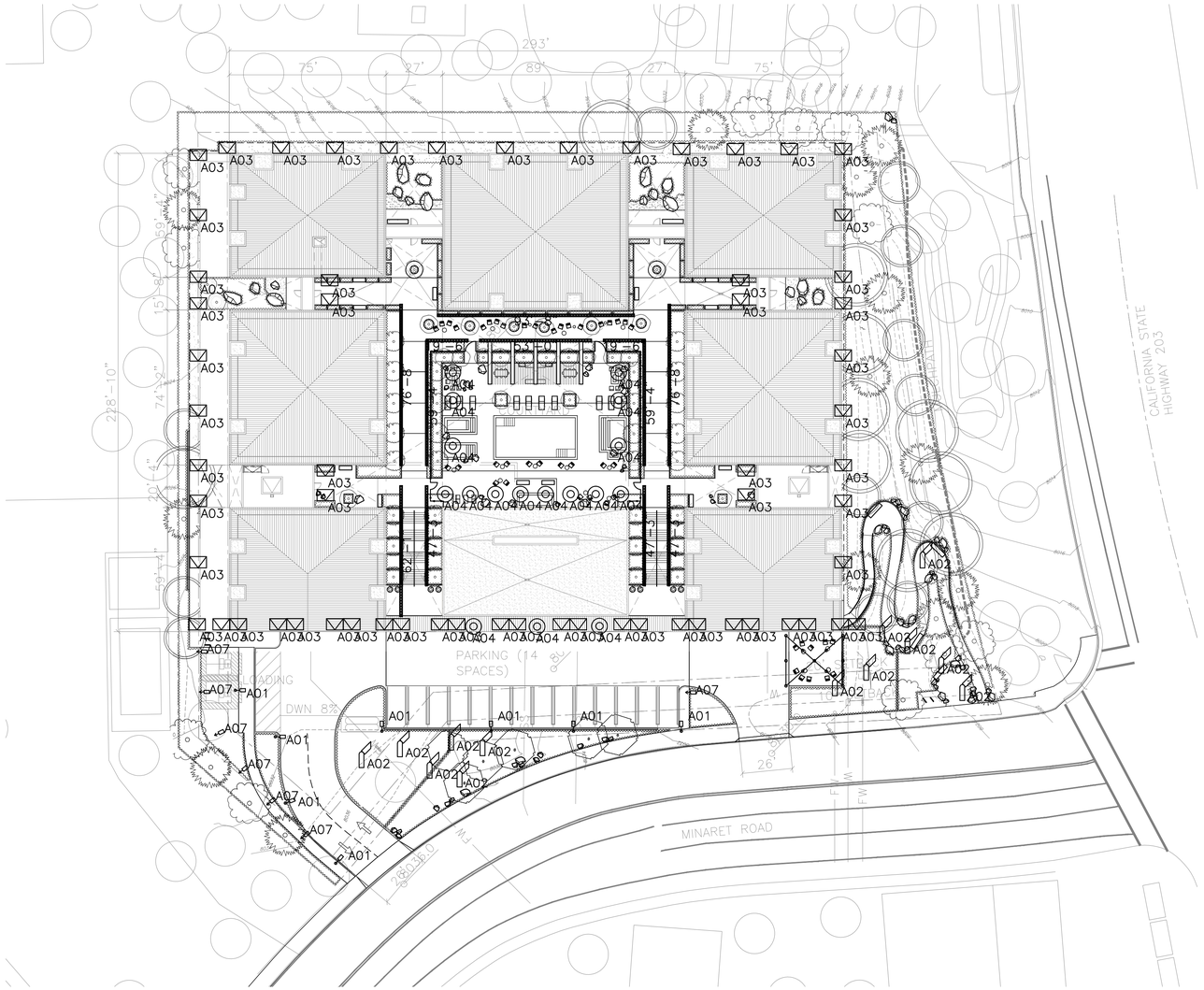
GEOTECH:
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MAMMOTH LAKES, CA 93546
JOSEPH A. ADLER
T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES,
CA 93546

SHEET TITLE:
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

SET:	PLANNING PRE-APP
DATE:	04-14-2023
SCALE:	1/32"= 1'-0"
DRAWN:	

SHEET NO:
RCP-1

DURA LAMP
a brand of TARGETT

DURATAPE™ 120V
IP65 ALL ENVIRONMENT



QUICK SHIP 1-2 weeks · IP65 · RoHS · UL

KEY FEATURES

- DURATAPE 120V is a direct line voltage connection product with the advantage of being able to reach a long distance continuous lengths within without the inconvenience of a remote LED driver.
- DURATAPE 120V is ideal for long length interior/exterior coves.
- Energy efficient LED flexible linear light strip for continuous consistant color in linear applications.
- Connects directly into line voltage by means of 120V AC two prong plug or with single gange J-Box cover and free wire connection.
- Pre-assembled to specific lengths with various connector options for project requirements and efficient power configuration. Product order lengths must be in 7-7/8" increments.
- Shipped with choice of 2 prong 120V AC plug lead or single gang J-Box and free wire connection lead to accommodate application installation requirements.
- Clean dimming down to 5% with ELV 120V dimming.
- Max continuous length: up to 164' per run

FIXTURE DATA

Model	Efficacy Lm/W	Lm/Ft	Wt/Ft
2700K*	90	351	3.9
3000K*	93.8	366	3.9
3500K*	100.1	390.4	3.9
4000K*	89.9	350.7	3.9

* Meets Title 24 High efficacy rating.

LED DATA

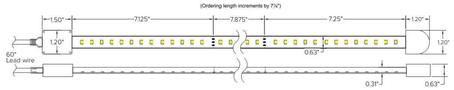
Model	Wt/LED	Viewing Angle*	Lifespan at 90% drive
DuraTape 120V	0.5W	110°	50,000hrs

* LEDs operating at 90% of LED manufacturers maximum current rating.

DETAILS

Spacing	0.50" OC LED Spacing
LEDs	24 LEDs per foot
Wattage	3.9W/ft
Color Temp	2700K / 3000K / 3500K / 4000K
Color Consistency	Bin centered on the Planck curve with a 3 step MacAdam tolerance.
CRI	>Ra84
Wiring Options	Factory prepared wiring options (See Page 2)
Mounting	Includes installation-ready 3M tape adhesive for simplified installation directly to application surface.
Installation	Factory manufactured lengths with directional power connector and 60in lead wire assemblies into different Clip or Channel styles for creating different configurations. Mounting clips and power by connection to with factory attached two prong 120V AC wall socket. **NOT FIELD CUTTABLE.**
Power Supply	120V AC Power. Each run length includes secondary fuse protection module at start of run.
Listing	UL Listed
Compliance	ROHS compliant
Certification	Energy efficient for California installations.
Warranty	3 year warranty

DIMENSIONAL DRAWINGS



PRODUCT CODE	VOLTAGE	IP RATING	COLOR TEMP	CRI
DL — DURATAPE™	**120** — 120V AC	**A** — IP65 All Environment	**27** — 2700K **30** — 3000K **35** — 3500K **40** — 4000K	**5C** — >84 CRI

QUICK SHIP 1-2 weeks **DL5120A30C-GR** / **DL120-PLUG-GR**
DL5120A35C-GR / **DL120-PLUG-GR**
* Lead time for quick ship fixtures is 1-2 weeks from processed PO date. Contact factory for quantities of over 12000ft to confirm lead time.

DURA LAMP
a brand of TARGETT

DURATAPE™ 120V
IP65 ALL ENVIRONMENT

PROFILE OPACITY LEVEL KEY:

Uniform	Blended	Pixelated
Direct View	Direct / Indirect View	Indirect View



NOTE: Terminal connections will mount outside of profile for all profile options.



DL120-CLPKT
Duratape120 mounting clips. Package of 10 each for 10ft section. #8 countersink screws not included.

SURFACE PROFILES



PRAP-U
Surface mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 7'9in (2M) lengths.



KTPRU-CL
5 sets of clips



OR-DEV
Set of steel supports required with use of KTORDEV-U.

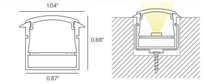
KTORDEV-U
Set of aluminum mounting heads required with use of OR-DEV.



PRIN-U
Flush mount aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 7'9in (2M) lengths.



KTPRU-CL
5 sets of clips

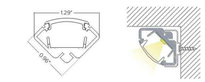




PRAN-U
45□ aluminum profile. Anodized aluminum rigid profile complete with opal translucent diffuser cover. Available in 7'9in (2M) lengths.



KTPRU-CL
5 sets of clips



EXTERIOR LINEAR LED | A05

DURA LAMP
a brand of TARGETT

DURALED™
CABLE LIGHT



QUICK SHIP 1-2 weeks · Dark Sky · IP65 · ETL

Key Features

- Perfect for festoon mounting and garden lighting, taught or sweyed with cable mounted downward direction for outdoor wet IP65 use. Product can be mounted in outward or upward directions for indoor/ outdoor damp IP44 use.
- Sockets available in E26 medium base and GU10 base.
- Lamp spacing available in 12" OC and 24" OC.
- To be competited with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold seperately.
- Provided with one Male 2 prong 120V AC plug with 5ft lead and one female 2 hole 120V AC socket with 2ft end per spool.
- Max continuous length: 1300W max per continuous interconnected spools
- Spool length: 48ft 48 sockets @ 12" OC) or 48ft 24 sockets @ 24" OC)

Dimensional Drawings



Installation Examples

Sweyed



Straight

Aircraft Cable



Aircraft Cable and Eye Bolt (provided by others)

Junction Box (provided by others)

GFI Receptical (provided by others)

PRODUCT CODE	TYPE	SOCKET	SPACING	CABLE FINISH	LAMP
DLD — DuraLed®	**CL** — Cable Light	**MD** — E26 Medium Base **GU** — GU10 Base	**12** — 12" OC **24** — 24" OC	**BK** — Black	**DURALED STARGAZER** **DURALED TECNO VINTAGE G25** **DURALED TECNO VINTAGE S21** **DURALED TECNO VINTAGE A60** **DURALED TECNO VINTAGE G30**

QUICK SHIP 1-2 weeks Lead time for quick ship fixtures is 1 week from processing PO date.

Details

Spacing	12" or 24" OC Socket Spacing
Lamp Type	For use with DURALED STARGAZER or DECOLED TECNO VINTAGE lamp range, sold seperately.
Wattage	5W max per socket
Voltage	120V AC 60-Hz
Length	Sold in 48ft spools.
Installation	Junction Box or GFI installation only. Attach to aircraft cable (sold seperately, page 2). Recommended 1/8" aircraft cable for wall to wall installation, 3/16" aircraft cable for pole to pole installation. Optional cable wrap encases aircraft cable and DuraLED Cable for a clean one wire look.
Weight	**E26 Medium Base** *Cable Only* 12"OC = 0.19Lbs/ft 24"OC = 0.15Lbs/ft **GU10 Base** *Cable Only* 12"OC = 0.21lbs/ft 24"OC = 0.16Lbs/ft
IP Rating	IP65 (IP44 if mounted in outward or upward direction)
Certification	Energy efficient for California installations.
Listing	cETLus
Warranty	5 year warranty

*Dark Sky Compliant when using Decorative Shade and DURALED STARGAZER lamp.

DURA LAMP
a brand of TARGETT

DECOLED TECNO VINTAGE™
LED G-LAMP



QUICK SHIP 1-2 weeks · UL

DIMENSIONAL DRAWINGS



DETAILS

Lamp Type	G25 Retro Vintage Filament Style LED Lamp
Color Temp	2200K
Color Consistency	Advanced LED binning with +/- 2-step MacAdam Ellipses *Color consistency maintained through rated lamp life*
Wattage	4.5W
Lumen	345Lm
Efficacy	77Lm/W
Voltage	120V
Color Quality	>80Ra
Lamp Life	15,000 hours at L70
Base	E26
Distribution	320□
Dimming	ELV or MLV & CL Leading Edge Dimmers
Dimensions	3.15" Dia x 4.8" Length
Weight	0.2Lbs
Listing	UL Wet Listed E486283
Certifications	Tested in accordance with LM-79-08
Warranty	3 year warranty

PRODUCT CODE	TYPE	SOCKET BASE	WATTAGE	COLOR TEMP	VOLTAGE	DIMMING
DLV — DuraLed™ Vintage	**G25** — G25 Lamp	**MD** — E26 Medium Base	**04** — 4.5W	**22** — 2200K	**120** — 120VAC	**D** — Dimmable

QUICK SHIP 1-2 weeks **Lead time for quick ship fixtures is 1 week from processing PO date.**

TREE ACCENT | A02

GDS2DR
2" Gravity LED Shallow Lensed Downlight - Wet Location

JOB NAME		CATALOG NUMBER	
NOTES		TYPE	

ELECTRICAL DATA

LED Light Engine	Nominal Delivered Lumens*	System Wattage**
L1 L2	800lm @ 3000K / 82CRI 1100lm @ 3000K / 82CRI	10 Watts 15 Watts

* Delivered Lumens will vary depending on CCT, CRI, optic and reflector finish. | ** System Wattage includes driver and LED Module consumption.

FEATURES
- Dedicated high performance 7° narrow spot and field changeable 18° to 60° optics
- Integral field changeable accessory holder
- In-field adjustable collar height accommodates ½" to 1-½" ceiling thickness

LED LIGHT ENGINE
- 10W & 15W
- 7° Optic: 3 SDCM, 92CRI in 2700K, 3000K & 3500K
- 18° to 60° Optics: 2 SDCM, 82/92CRI in 2700K, 3000K, 3500K & 4000K
- Rated life of >50,000 hours L70 based on LED testing per LM-80-08 and projected values using IESNA TM21-11

OPTICS
- Dedicated 7° Narrow Spot
- Field changeable 16° Spot, 24° Narrow Flood, 36° Flood, 48° Wide Flood and 60° Very Wide Flood
- Accepts (2) field changeable filter media

ELECTRICAL SYSTEM
- 120V/277V input; Power factor > 9, 50/60Hz
- This product complies with IEEE C62.41 for surge endurance up to 2.5KV. Additional surge protection recommended. Damage from power surge is not covered by warranty.

HOUSING
- Heavy duty black powder coated 18 gauge steel frame
- Accommodates ½" to 1-¼" Ceilings
- Integral driver compartment with below ceiling access

EMERGENCY BACKUP
- Remote test switch included. External Battery operates LED load @ 725 nominal delivered Lumens. Servicing requires above ceiling access.

INSTALLATION
- Non-IC rated housings must be kept at a minimum of 3" away from insulation
- Adjustable (113-¼" to 25") justy/ grid ceiling bar hangers included (flanger bars does not allow for height adjustments)

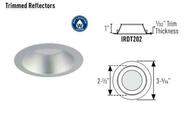
REFLECTOR
- Specification grade 1.8mm spun aluminum reflector with architectural, discrete polished self flange
- Deep cone option for maximum visual comfort
- Reflector available in black, white, haze and wheat finishes (Consult factory for other finishes)

DIMMING
- Phase dimming, f orward 1% & Reversed 5% (120V only)
- 0-10V 1% Dimming 1%
- Eldo LED SOLDrive 0-10V 0.1%
- Eldo LED ECOdriver 0-10V 1%
- Lutron® LDE1 Hi-Lume 1% EcoSystem LED driver with Soft-on, Fade-to-Black dimming technology
- Lutron® LTEA2W Hi-lume 1% 2-Wire LED driver (120V forward phase only)

REMOTE BOX
- Remote box included when required by specification (eldoLED or Lutron dimming option).
- Above ceiling access required for servicing
- Galvanized steel construction with separate line voltage and low voltage wiring compartments
- 50ft remote distance maximum

LISTING / WARRANTY
- 5-Year Intense LED Limited Warranty
- ETL Listed to US and Canadian standards for wet locations
- IC / AC Only) ETL listed for direct contact w/insulation
- (AIC Only) Air-Tight Certified ASTM E283.
- (AIC Only) Can be used to comply with Title 24, Part 6, JA8 high efficacy LED light source requirements

Trimmed Reflectors

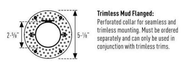


Ceiling Cutout: 2-⅞"

Trimless Reflectors



Ceiling Cutout: 2-⅞"



Trimless Mud Flanged:
Perforated collar for seamless and trimless mounting. Must be ordered separately and can only be used in conjunction with trimless trims.

Available Trim Finishes



Housing Part Number: [Example: GDS2ARNC127910MUWSP]

Housing	Installation Type	Wattage	CCT / CRI	Dimming	Voltage	Optic	Options
☐ **GDS2DR**	☐ **NIC** (New Cons (C-Rated) ☐ **NAIC** (New Cons Air-Tight IC)	☐ **L1** (10W) ☐ **L2** (15W)	☐ **27** (2700K / 82CRI) ☐ **27T** (2700K / 92CRI) ☐ **30** (3000K / 82CRI) ☐ **30T** (3000K / 92CRI) ☐ **35** (3500K / 82CRI) ☐ **35T** (3500K / 92CRI) ☐ **40** (4000K / 82CRI) ☐ **40T** (4000K / 92CRI)	☐ **DIM*** (Phase Dimming) (1-10V Dimming 1%) ☐ **ED10V1%*** (eldoLED 0-10V 1%) ☐ **ED10V0.1*** (eldoLED 0-10V 0.1%) ☐ **LUT***,3 (Lutron® LDE1 EcoSystem 1%) ☐ **LUT2***,3 (Lutron® LTEA2W 2-Wire 1%)	☐ **UNV** (Universal, 120V/277V)	☐ **NS*** (7° NSP) ☐ **SP** (16° MFL) ☐ **NF** (24° MFL) ☐ **FL** (36° FL) ☐ **WF** (48° WFL) ☐ **VF** (60° VFL)	☐ **EM7*** (7W Emergency Backup (CEA part #ILB-CP07-A)

Reflector Part Number: [Example: IRDT202W-SF]

Reflector	Reflector Finish	Trim	Lens	Optional Accessory
☐ **IRDT202** (1" Regress Trim) ☐ **IRDL202*** (1" Regress Trimless)	☐ **W** (White) ☐ **B*** (Black) ☐ **HZ** (Haze) ☐ **WHT*** (Wheat)	☐ **-SF** (Self Flanged) ☐ **blank*** (Trimless)	☐ **-SL** (Solite) ☐ **-HI*** (High Intensity Etched Glass)	☐ **GDZR-MB*** Round Trimless Mud Ring

Filter Media
- ☐ **PFLT-45** Hex Louver
- ☐ **PFL4-45** Soft Focus Film

Notes:
1. Available in 120V only
2. Remote driver box required for eldoLED, Lutron and LM dimming
3. Not available with L3
4. 7° Narrow spot not available in 4000K or 82CRI. Must specify -HI (High Intensity Etched Glass)
5. Trimless options are for use with mud ring accessory only
6. Consult factory for lead times

Intense Lighting
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intense by LEVITON a Leviton company

RECESSED LED DOWNLIGHT | A04

UBE-20011
Benton 4 Light Column

LiGMAN LIGHTING USA



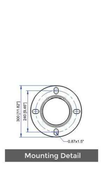
20w COB
1102 Lumens

76° Optic

IP65
Suitable for wet locations

IK08
Impact Resistant (Vandal Resistant)

Weight 45.6 lbs



Mounting Detail

Construction

Aluminum
Less than 0.1% copper content - Marine Grade 6060 extruded & LM6 Aluminum High Pressure die casting provides excellent mechanical strength , clean detailed product lines and excellent heat dissipation.

Pre paint
8 step degrease and phosphate process that includes deoxidizing and etching as well as a zinc and nickel phosphate process before product painting.

Memory Retentive -Silicon Gasket
Provided with special injection molded "fit for purpose" long life high temperature memory retentive silicon gaskets. Maintains the gaskets exact profile and seal over years of use and compression.

Thermal management
LM6 Aluminum is used for its excellent mechanical strength and thermal dissipation properties in low and high ambient temperatures. The superior thermal heat sink design by Ligman used in conjunction with the driver, controls thermals below critical temperature range to ensure maximum luminous flux output, as well as providing long LED service life and ensuring less than 10% lumen depreciation at 50,000 hours.

Surge Suppression
Standard 10kv surge suppressor provided with all fixtures.

BUG Rating
B1 - U0 - G0

Finishing
All Ligman products go through an extensive finishing process that includes fettling to improve paint adherence.

Paint
UV Stabilized 4.5Mil thick powder coat paint and baked at 200 Deg C.
This process ensures that Ligman products can withstand harsh environments. Rated for use in natatoriums.

Hardware
Provided Hardware is Marine grade 316 Stainless steel.

Anti Seize Screw Holes
Tapped holes are infused with a special anti seize compound designed to prevent seizure of threaded connections, due to electrolysis from heat, corrosive atmospheres and moisture.

Crystal Clear Low Iron Glass Lens
Provided with tempered, impact resistant crystal clear low iron glass ensuring no green glass tinge.

Optics & LED
Precise optic design provides exceptional light control and precise distribution of light. LED CRI > 80

Lumen - Maintenance Life
L80 /81.0 at 50,000 hours (This means that at least 90% of the LED still achieve 80% of their original flux)

Modern urban lighting furniture. Fashionable contemporary structures creating glare-free soft illumination patterns and available with optional top-mounted adjustable accent spotlights.

A stylish Dark Sky Compliant round high performance light column with downward light distribution using LED lamps. This light column offers optimal visual comfort through glare control by utilizing a controlled optics designed by Ligman. These columns have a round design providing a unique wide light distribution, offering an architecturally appealing clover leaf pattern on the paving. The internal sides of the supporting pillars are accented by light from the LED.

Color temperature 2700K, 3000K, 3500K and 4000K. The minimalistic shape provides distinctive lighting effects by night and decorative urban effect during the day. Suitable for pedestrian areas, precincts, building surrounds, shopping centers, squares and parks. The Benton Column comes standard with a unique waterproof internal driver housing compartment that is situated at the top of the pole to stop water and dust from entering the electrical components. This fixture is supplied completely wired with powercord and waterproof gland from the driver enclosure to the base of the column to ensure quick trouble-free installation.

Custom column heights are available to suit customer design requirements, please specify.
This luminaire is supplied complete with anchor bolts and top quality die-cast aluminum anchor bolt cover.
Reduced custom wattages and dimming can be provided to suit Title 24 and customer requirements. (Specify total watt requirement per fixture)

Designed to complement the Benton bollard UBE-10001
• NOTE: For the square version of the Benton, please see the Vancouver Light Column and Bollard



Ligman Lighting USA reserves the right to change specifications without print notice, please contact factory for latest information. Due to the continual improvements in LED technology data and components may change without notice.

PEDESTRIAN POLE | A07

Pole-top luminaire - asymmetric distribution

BEGA

Application
Single pole-top luminaire with asymmetric forward throw light distribution (Type III). The asymmetric forward throw provides light in front of the luminaire to uniformly wash surfaces. Slip fits 3" O.D. pole top or tenon.

Materials
Luminaire housing and pole fitter constructed of die-cast marine grade, copper free (≤0.3% copper content) A360.0 aluminum alloy
Clear safety glass
Reflector made of pure anodized aluminum
High temperature silicone gasket
Mechanically captive stainless steel fasteners

NRTL listed to North American Standards, suitable for wet locations
Protection class IP66
Effective projection area: 0.65 sq. ft.
Weight: 19.4 lbs

Electrical

Operating voltage	120-277VAC
Minimum start temperature	-40°C
LED module wattage	98.3W
System wattage	105.0W
Controllability	0-10V dimmable
Color rendering index	Ra> 80
Luminaire lumens	10,523 lumens (4000K)
LED service life (L70)	60,000 hours

LED color temperature
☐ 4000K - Product number + **K4**
☐ 3500K - Product number + **K35**
☐ 3000K - Product number + **K3**
☐ 2700K - Product number + **K27**

BEGA can supply you with suitable LED replacement modules for up to 20 years after the purchase of LED luminaires - see website for details

Finish
All BEGA standard finishes are matte, textured powder coat with minimum 3 mil thickness. BEGA Unidure® finish, a fluoropolymer technology, provides superior fade protection in Black, Bronze, and Silver. BEGA standard White, as well as optionally available RAL and custom colors, are a polyester powder.
Available colors ☐ Black (BLK) ☐ White (WHT) ☐ RAL:
☐ Bronze (BRZ) ☐ Silver (SLV) ☐ CUS:

Type:
BEGA Product:
Project:
Modified:

Available options
☐ **FSC** Fusing





Pole-top luminaire - asymmetric distribution

	LED	A	B	C
84250	98.3W	12½	10¼	24½

BEGA 1000 BEGA Way, Carpinteria, CA 93013 (805) 684-0533 info@bega-us.com
Due to the dynamic nature of lighting products and the associated technologies, luminaire data on this sheet is subject to change at the discretion of BEGA North America. For the most current technical data, please refer to bega-us..com
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Updated 11/18/20

ROADWAY POLE | A01

VEX WALL SCONCE

TECH LIGHTING

The Vex Outdoor LED Wall Sconce is a minimalist profile featuring up and down lighting and delivers a wide range of optical control and illumination options. Independently controlled beam angles range from 10° - 120° achieved with a simple tool-free adjustment. Beams are lockable and can be set symmetric or asymmetric in both directions. Angle markers ensure consistency and precision from fixture to fixture. Vex is ideal for indoor or outdoor accent lighting, ambient lighting and wayfinding where beam angle is critical.

Key features
- Tool-free, independent, up/down beam angle adjustment 10° - 120°
- Asymmetric or Symmetric Beam Shaping
- Lockable
- Angle markers for consistent and precise aiming

SPECIFICATIONS

DELIVERED LUMENS	554.3
WATTS	18.7
VOLTAGE	Universal 120V - 277V
DIMMING	0-10V, ELV, TRIAC, CL
LIGHT DISTRIBUTION	Symmetric or Asymmetric depending on beam doors position
MOUNTING OPTIONS	Wall
OPTICS	Adjustable beam spread
CCT	2700K, 3000K or 4000K
CRI	90+
COLOR BINNING	3-Step
BUG RATING	B0-U3-G0
DARK SKY	Non-Compliant
WET LISTED	IP65
GENERAL LISTING	ETL, ADA
CALIFORNIA TITLE 24	Can be used to compy with CEC 2019 Title 24 Part 6 for outdoor use. Registration with CEC Appliance Database not required.
START TEMP	-30°C
FIELD SERVICEABLE LED	Yes
CONSTRUCTION	Aluminum
HARDWARE	Stainless Steel
FINISH	Powder Coat
LED LIFETIME	L70, >60,000 Hours
WARRANTY*	5 years
WEIGHT	2.4 lbs.

*Visit techlighting.com for specific warranty limitations and details.
Ships with optional acrylic cover for protection against outdoor debris.


VEX
shown in black


VEX
shown in bronze


VEX
shown in charcoal


VEX
shown in white

ORDERING INFORMATION

PRODUCT	CRI/CCT	LENGTH	FINISH	FUNCTION	INPUT VOLTAGE
7000WVEX	**927** 90 CRI, 2700K **930** 90 CRI, 3000K **940** 90 CRI, 4000K	**4** 4'	**H** CHARCOAL **Z** BRONZE **W** WHITE **B** BLACK	**UPDT** UPLIGHT AND DOWNLIGHT **DO** DOWNLIGHT ONLY	**UNV** UNV (120V-277V)

SHIPS WITH OPTIONAL ACRYLIC COVER FOR PROTECTION AGAINST OUTDOOR DEBRIS.

techlighting.com

UPDATED 6/17/21

EXTERIOR CAST LED STEP LIGHT | A03

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

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E: POORVA.GARG1995@GMAIL.COM

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T: 925.940.2210

6060 MINARET RD
MAMMOTH LAKES, CA 93546

SHEET TITLE:
LIGHTING CUTSHEETS

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

SHEET NO:
RCP-2