

YD	EXTRUDED POLY STYRENE	FACP	FIRE ALARM CONTROL PANEL	NRCA	NATL RFG CNTRCTR'S ASSOC
YR	YEAR	FAR	FLOOR AREA RATIO	NSR	NOTICE OF SPL RESTRICTNS
AB	ADMINISTRATIVE BULLETIN	FCB	FIBER CEMENT BOARD	NTE	NOT TO EXCEED
A.C.	ASPHALT CONCRETE	FC	FOOTCANDLE	NTP	NOTICE TO PROCEED
ACI	AM CONCRETE INSTITUTE	FCU	FAN COIL UNIT	N.T.S.	NOT TO SCALE
ACOUS	ACOUSTICAL	FLB	FLAT BAR	OAC	OWNER ARCH CONTRACTOR
		F.D.	FLOOR DRAIN	O.C.	ON CENTER
ADJ.	ADJACENT OR ADJUSTABLE	FDC	FIRE DEPT CONNECTION	O.D.	OUTSIDE DIAMETER
ADA	AM W/ DISABILITIES ACT	FDE	FOUNDATION	OITC	OUT IN TRANSMISSION CLASS
ADU	ACCESSORY DWELLING UNIT	FDN	FURNISHINGS FIXT EQUIP	OITC	OCCUPANT LOAD
AF	AFTER FINISHED FLOOR	FHA	FAIR HOUSING ACT	O&M	OPERATIONS & MAINTENANCE
ALM	ALUMINUM	FIG	FIGURE	OPNG.	OPENING
ALT	ALTERNATE	FL	FLOOR LINE	OPP	OPPOSITE
ALTA	AM LAND LTD SITE ASSOC	FLEX	FLEXIBLE	OPPH	OPPOSITE HAND
ANSI	AM NATL STANDS INSTITUTE	FLS	FIRE LIFE SAFETY		
AOR	ARCHITECT OF RECORD	F.F.	FINISHED FLOOR	OSHA	OCCUP SFETY & HLTH ADMIN
APA	AM PLYWOOD INSTIT	FIN.	FINISH	OTC	OVER THE COUNTER
AGG.	AGGREGATE	FL.	FLOOR	OWJ	OPEN WEB JOIST
APPROX	APPROXIMATE	FLR.	FLOOR	OZ	OUNCE
		FLSHG	FLASHING	PD	PRE DESIGN
ARCH	ARCHITECTURAL/ARCHITECT	FNDTN	FOUNDATION	PE	PROFESSIONAL ENGINEER
ASCE	AM SOC OF CIVIL ENG	F.O.C.	FACE OF CONCRETE	PERF.	PERFORATED
ASHRAE	AM SOC HTG RFG & AC ENG E	F.O.F.R	FACE OF FRAMING	PERM	PERMEABLE
ASI	ARCH SITE INSTRUCTIONS	MG		PGE	PACIFIC GAS & ELEC
		F.O.F.	FACE OF FINISH	PL	PLATE
ASTM	AM SOCIETY TESTING MTRLs	F.O.P.	FACE OF FLYWOOD	PL	PLASTIC
B.C.	BOTTOM OF CONC/CURB	F.O.SHT	FACE OF SHEATHING	P.L	PROPERTY LINE
BD	BOARD	G		PLAS	PLASTER
BFP	BACK FLOW PREVENTOR	FR	FIRE RATED	PLY	PLYWOOD
BLDG.	BUILDING	FRTW	FIRE TREATED WOOD	PM	PROJECT MANAGER
B/N	BID NEGOTIATION	FSD	FIRE SEPARATION DISTANCE	PMR	PROCTD MEMBRANE ROOF
B.O.	BOTTOM OF	FT	FOOT	PPA	PRELIM PRJCT ASSESSMENT
BLKG	BLOCKING	FTG	FOOTING	PR	PAIR
BM.	BEAM	FTF	FLOOR TO FLOOR	PRE-AP	PRE APPLICATION MTG
BMR	BELW MARKET RATE UNIT	FURG	FURRING	PRECO	N PRECONSTRUCTION
BOMA	BLDG OWNNR'S MNGRS ASSOC	G.#	GYPNUM ASSOC #	PSI	POUND PER SQUARE INCH
BOT	BOTTOM	GAL.	GALLON	PSF	POUND PER SQUARE FT
BOW	BOTTOM OF WALL	GALV.	GALVANIZED	PT	POST TENSIONED CONC
BSM	BUREAU ST USE MAPPING	G.B.	GRAB BAR	P.T	PRESSURE TREATED
BTWN.	BETWEEN	GC	GENERAL CONTRACTOR	PTD	PAINTED
BTUH	BRITISH THERMAL UNIT HR	GFC	GLASS FIBER REINF CONC	PV	PHOTOVOLTAIC
B.U.R.	BUILT-UP ROOF	GL.	GLASS	PVC	POLYVINYL CHLORIDE
B.W.	BOTTOM OF WALL	G.L.	GRID LINE	PWD	PLYWOOD DECK
CA	BACK OF WALK	GMP	GUARANTEED MAX PRICE	QTY	QUANTITY
CAB.	CABINET	GPM	GALLONS PER FLUSH	RC	REINFORCED CONCRETE
CALC	CALCULATE	GPF	GALLONS PER MINUTE	RCP	REFLECTED CEILING PLAN
C.B.	CATCH BASIN	GSR	GREENPOINT RATED	REINF	REINFORCE
CBC	CAL BUILDING CODE	GSF	GROSS SQUARE FOOT	RET	RETAINING
CD	CNSTN DOCUMENTS	GSM.	GALVANIZED SHEET METAL	RFI	REQUEST FOR INFORMATION
CGBC	CAL GREEN BLDG CODE	GYP	GYPNUM	RFP	REQUEST FOR PROPOSAL
C.EC	CAL ENERGY CODE	GYPBD	GYPNUM BOARD	RM	ROOM
CEM.	CEMENT	# H	# HEIGHT, HIGH (E.G. 7'H)	R.O.	ROUGH OPENING DIM
CFC	CAL FIRE CODE	H.B.	HOSE BIB	RQD	REQUIRED
CFM	CUBIC FT PER MINUTE	H.C.	HANDICAPPED	RAF	ROUGH ROOF UNIT
CIP	CAST IN PLACE	HDWE.	HARDWARE	RSF	SELF-ADHERING FLASHING
C.L.	CENTER LINE	HERS	HI ENERGY RTG SCHEME	SCD	SOLID CORE DOOR
CLG.	CEILING	H.M.	HOLLOW METAL	SD	SCHEMATIC DESIGN
CLOS	CLOSE	HMD	HOLLOW METAL DOOR	SF	SQUARE FOOT
CLR	CLEAR	HORIZ.	HORIZONTAL	SFBD	SF DEPT OF BLDG INSP
CLT	CROSS LAM TIMBER	H.P.	HIGH POINT	SFDF	SF FIRE DEPT
CM	CM CNSTN MANAGER	HR	HOUR	SFFC	SF PLUMBING CODE
CMC	CAL MECHANICAL CODE	HRS	HISTORIC RESOURCE DETER	SFPUC	SF PLANNIC UTILITIES COM
CMU	COMMON CEMENTARY UNIT	HSS	HOLLOW STEEL SECTION	SHT	SHEET
CNSTN	CONSTRUCTION	HYV	HEATING VENT A/C	SHTG	SHEATHING
CNTL.	CONTROL JOINT	HT	HEIGHT	S.I.	SQUARE INCH
C.J.		I&Q	INDOOR AIR QUALITY	SIP	STRUCTURAL INSUL PANEL
C.O.F.	COEFFICIENT OF FRICTION	IBC	INTL BUILDING CODE	SMP	SITE MITIGATION REPORT
COL.	COLUMN	ICBO	INTL CONF OF BLDG OFFCLs	SOG	SLAB ON GRADE
CONC.	CONCRETE	IM&CT	IMPACT ISOLATION CLASS	SRI	SOLAR REFLECTANCE INDEX
CONT.	CONTINUOUS	I.D.	INSIDE DIAMETER	SRO	SINGLE ROOM OCCUPANCY
CPC	CAL PLUMBING CODE	IGU	INSULATED GLASS UNIT	SSD.	SEE STRUCTURAL DRAWING
CSI	CNSTN SPECS INSTITUTE	IN	INCH	S.S.D.	
CSINK	COUNTER SINK	INT	INTERIOR	SS, S.S	STAINLESS STEEL
CT	CT PROFILE STUD	INSUL	INSULATION	STC	SOUND TRANSMISSION CLASS
CTR.	CENTER	ISO	POLYISOCYANURATE	STF	SHAPED TO FIT
CU	CONDITIONAL USE	JT.	JOINT	STL	STEEL
CU FT	CUBIC FOOT	KIT	KITCHEN	SWPPP	STORM WATER POLTN PREV
CU YD	CUBIC YARD	KW	KILOWATT	S.Y.	SQUARE YARD
# D	DEPTH, DEEP (E.G. 7" D)	KWA	KILOWATT ANNUAL	TBL	TABLE
D/B	DESIGN BUILDER	L	LENGTH, LONG (E.G. 'L)</		

	GRID LINE		LEVEL / DATUM
	SECTION / ELEVATION TAG		INT. ELEVATION TAG
Room name 	ROOM TAG		DOOR TAG
	WALL TAGS		WINDOW TAG
	FLOOR TAG		FINISH / MATERIAL TAG

DISCIPLINE	CONSULTANT NAME	KEY CONTACT	EMAIL	PHONE #
Ownership	Promark Investment	Mark Rafah	mark@promarkinvestments.com	
	Rockspring LLC	Poorva Garg	pgoorva.garg1995@gmail.com	
Civil	Rockspring LLC	Christopher Lasky	clasky@gmail.com	
	BKF	Joseph Young	jyoung@bkf.com	925-940-2210
Landscape Architect	BKF	Lorelyn Carlos	lcarlos@bkf.com	
	Pakshong Landscape	Victoria Pakshong	victoria@plac-e.com	
Structural Engineer	Pakshong Landscape	Cathryn Widmann	cathryn@plac-e.com	
	Nous Engineering	Matt Melnyk	matthew.melnik@nousengineering.com	
MEP Engineers	Nous Engineering	Mit Gala	mit.gala@nousengineering.com	213-627-6687 x107
	ACIES	Alex Petrovic	alex@acies.net	408-522-5255 x105
	ACIES	Tomislav Gajic	tomislav@acies.net	408-522-5255 x104
	ACIES	Sanja Vujic	sanja@acies.net	408-522-5255 x106
	ACIES	Zoran Sutlovic	zoran@acies.net	408-522-5255 x200
Dry Utility Consultant	Tarrar Utility Consultants	Russell Rule	rrule@tarrar.com	925-240-2595
Low Voltage	Salas O'brien	Victor Becerra	victor.becerra@salasobrien.com	
	Salas O'brien	Allan Calderon	allan.calderon@salasobrien.com	949-356-6170
FP Consultant	Salas O'brien	Brian Smith	brian.smith@salasobrien.com	
	CCI Code Consultants	Chris Prueher	chrisp@codeconsultants.com	310-483-4487
	CCI Code Consultants	Bill Dust	billd@codeconsultants.com	314-276-9026
Specifications	CCI Code Consultants	Aden Stepanians	aden@codeconsultants.com	
	CCI Code Consultants	Daniel Santoro	dsantoro@codeconsultants.com	
	AWC West	Andrew Wilson	andrew@awcwest.com	661-2874211
	AWC West	Natalee Davis	natalee@awcwest.com	
	AWC West	Kristen Leon	kristen@awcwest.com	

General Site Data				
Zoning	RMF-2			
	Area SF	Acres		
Site Area (SF)	140,086	3.22		
Density Ratio permitted		12		
Density Ratio proposed		12		
Residential Unit Tabulation	Proposed	Permitted		
Residential Units / Density	38	38.591		
Unit Data				
Unit Types	Quantity	Net Area	Total Net SF	Gross SF (Incl. Parking)
TYPE A 3 Bedroom / 2.5 Bath	6	1,651	9,906	13,458
TYPE B 3 Bedroom + / 3.5 Bath	32	2,345	75,040	90,016
Total	38		84,946	103,474
Parking Data				
Parking Calculations	Quantity (units)	Ratio	Total Stalls Proposed	Total Stalls Required
(1 stall per unit EV B)				
3 Bedroom Unit (Enclosed)	6	2	12	12
3 Bedroom + Den Unit (Enclosed)	32	2	64	64
Guest Parking (Exterior)				
		0.5	6	6
1 to 12 Units		0.25	6.5	6.5
13 to 38 Units			18	12.5
Total Parking Stalls				
Lot Coverage				
Lot Coverage	Proposed Area	Permitted		
Building Coverage	34,726	-		
Private Driveways	10,239	-		
Vehicular Access / Road	19,110	-		
Bike Path	11,724			
Total	75,799	84,052		
Percentage Lot Coverage	54%	60%		
Setbacks and Height				
Setbacks and Height	Proposed	Permitted		
Front Street (Meridian)	27.25 ft	25 ft		
Side Street (Joaquin)	31.5 ft	20 ft		
Sideyard	31.5 ft	10 ft		
Rearyard	24 ft	20 ft		
Height	35 ft	35 ft		
RMF Zoning Requirements				
	Quantity (units)	Ratio	Proposed	Required
Common Area				
Outdoor Recreation area	38	150	5700	5700
Private Outdoor Space	3+ Bedroom	3 Bedroom		
Required (Yard @ grade)	60	60		
Proposed (Yard @ grade)	60	60		
Laundry			Provided within unit (see plans)	
Storage (100 CU Ft req.)			Provided within garage (see plans)	
Snow Storage				
Parking / Driveways (SF)	31,030			
Snow Storage 75% Required (SF)	23,273			
Snow Storage Proposed (SF)	23,460			
% Provided	76%			

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474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

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RESERVED.

100

474 JOAQUIN

474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

TITLE SHEET

SET:	PLANNING
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DATE:	12-12-2025
SCALE:	12" = 1'-0"

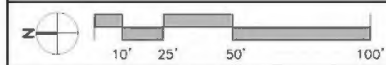
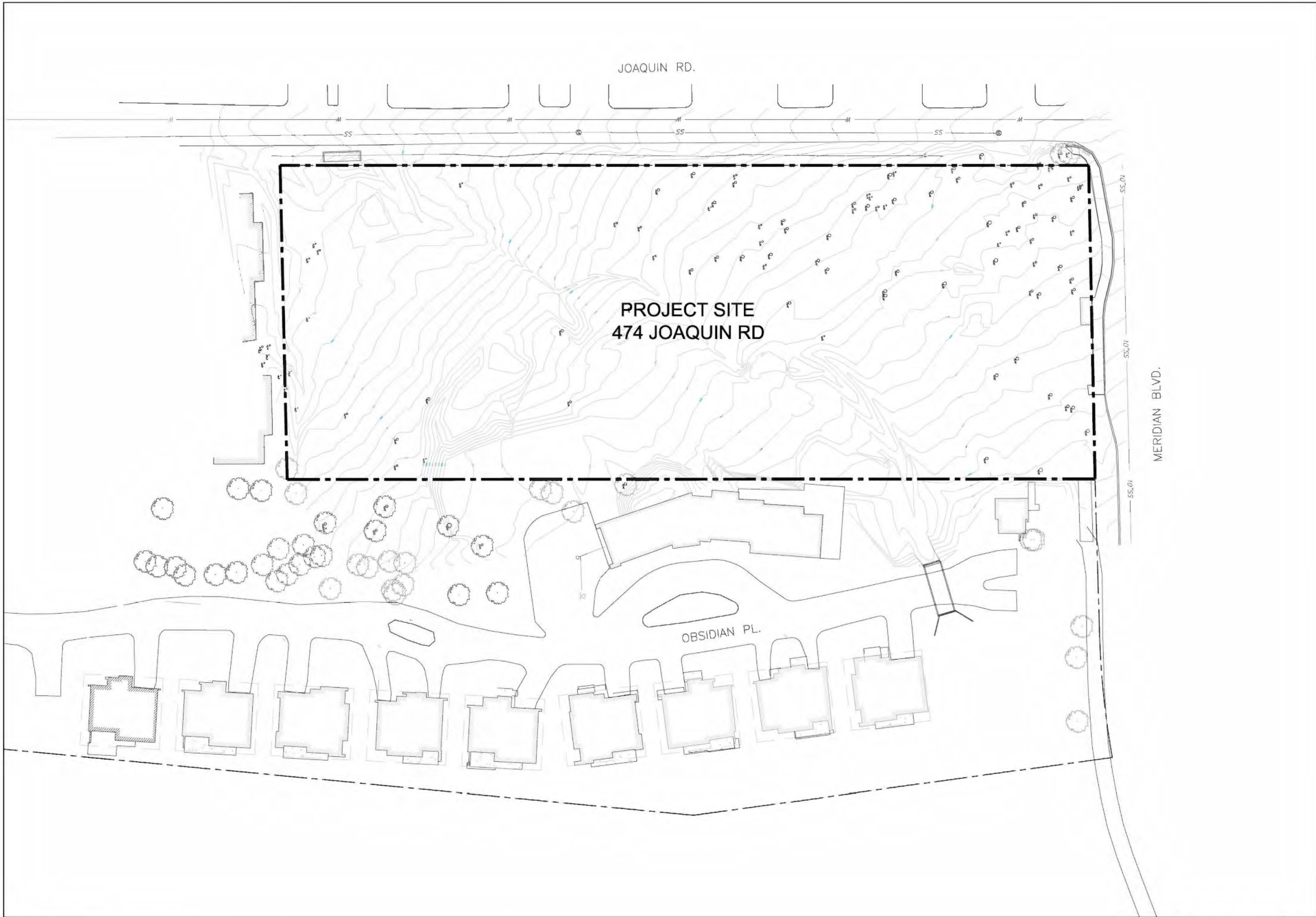
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SHEET NO:	

A0.0

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SHEET INDEX	
SHEET NUMBER	SHEET NAME
ARCHITECTURE	
A0 Series	
A0.0	TITLE SHEET
A0.1	INDEX, CODE, NOTES
A0.2	EXISTING SITE PLAN
A0.3	PROPOSED SITE PLAN
A0.4.1	ENLARGED PLOT PLAN
A0.4.2	ENLARGED PLOT PLAN
A0.5.1	RENDERING
A0.5.2	RENDERING
A0.6	TRASH ENCLOSURE
A1 Series	
A1.A1	TYPE A - LEVEL 1 FLOOR PLAN
A1.A2	TYPE A - LEVEL 2 FLOOR PLAN
A1.A3	TYPE A - LEVEL 3 FLOOR PLAN
A1.A4	TYPE A - ROOF PLAN
A1.B1	TYPE B - LEVEL 1 FLOOR PLAN
A1.B2	TYPE B - LEVEL 2 FLOOR PLAN
A1.B3	TYPE B - LEVEL 3 FLOOR PLAN
A1.B4	TYPE B - ROOF PLAN
A2 Series	
A2.A1	TYPE A - SECTION
A2.A2	TYPE A - SECTION
A2.B1	TYPE B - SECTION
A2.B2	TYPE B - SECTION
A3 Series	
A3.0	MATERIAL BOARD
A3.A1	TYPE A - ELEVATIONS
A3.A2	TYPE A - ELEVATIONS
A3.A3	TYPE A - ELEVATIONS
A3.A4	TYPE A - ELEVATIONS
A3.A5	TYPE A - OPENING DIAGRAM
A3.A6	TYPE A - OPENING DIAGRAM
A3.B1	TYPE B - ELEVATIONS
A3.B2	TYPE B - ELEVATIONS
A3.B3	TYPE B - ELEVATIONS
A3.B4	TYPE B - ELEVATIONS
A3.B5	TYPE B - OPENING DIAGRAM
RCP Series	
RCP.0	SITE LIGHTING PLAN
ARCHITECTURE: 34	
LANDSCAPE	
L2.00	SITE PLAN
L2.02	PLANTING LEGEND & IMAGES
LANDSCAPE: 2	
GRAND TOTAL: 36	

[illegible][illegible]



EXISTING SITE PLAN

1

ID	REVISION DATE	REVISION DESCRIPTION

474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
8617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
VOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

SOFT TRENCH & DRY UTILITIES
FARRAR CONSULTANTS
913 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
EXISTING SITE PLAN

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/32" = 1'-0"
DRAWN:	AUTHOR NATOMA ARCHITECTS INC.

SHEET NO.:

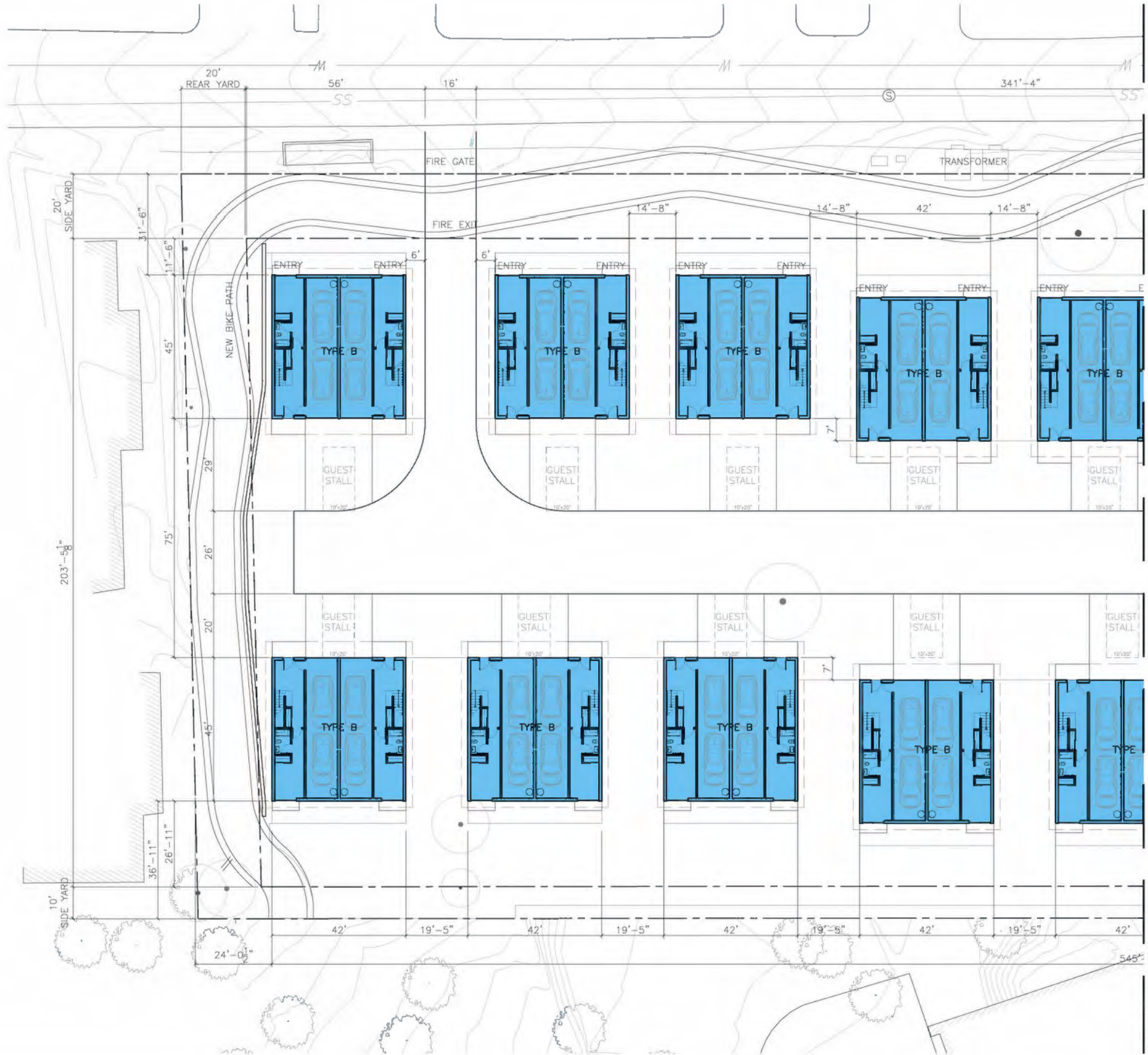
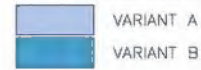
A0.2



PROPOSED SITE PLAN 1

ID	REVISION DATE	REVISION DESCRIPTION
OWNER 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
CIVIL TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN		
474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE		
PROPOSED SITE PLAN		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/32" = 1'-0"	
DRAWN:	Author © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:		
A0.3		

UNIT VARIANT LEGEND



OVERALL PLAN
LEVEL 1 (NORTH)

1

ID	REVISION DATE	REVISION DESCRIPTION

474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

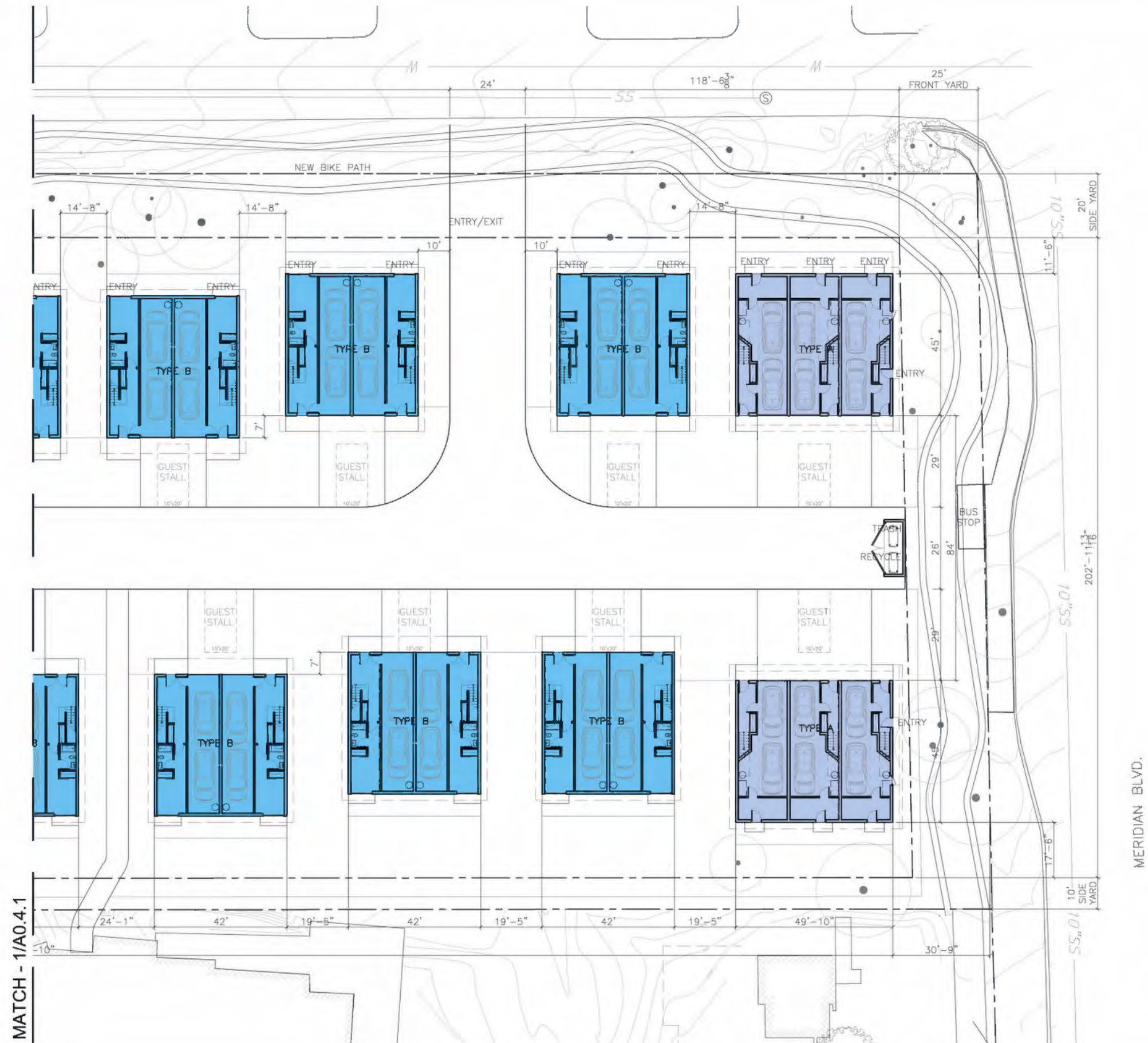
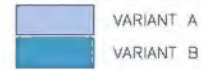
SHEET TITLE
ENLARGED
PLOT PLAN

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/16" = 1'-0"
DRAWN:	AUTHOR © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.

SHEET NO:

A0.4.1

UNIT VARIANT LEGEND



MATCH - 1/A0.4.1

MERIDIAN BLVD.

OVERALL PLAN
LEVEL 1 (SOUTH)

1

ID	REVISION DATE	REVISION DESCRIPTION

474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN

474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE

ENLARGED
PLOT PLAN

SET: PLANNING

DATE: 12-12-2025

SCALE: 1/16" = 1'-0"

DRAWN: AUTHOR
© COPYRIGHT STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.

SHEET NO:

A0.4.2



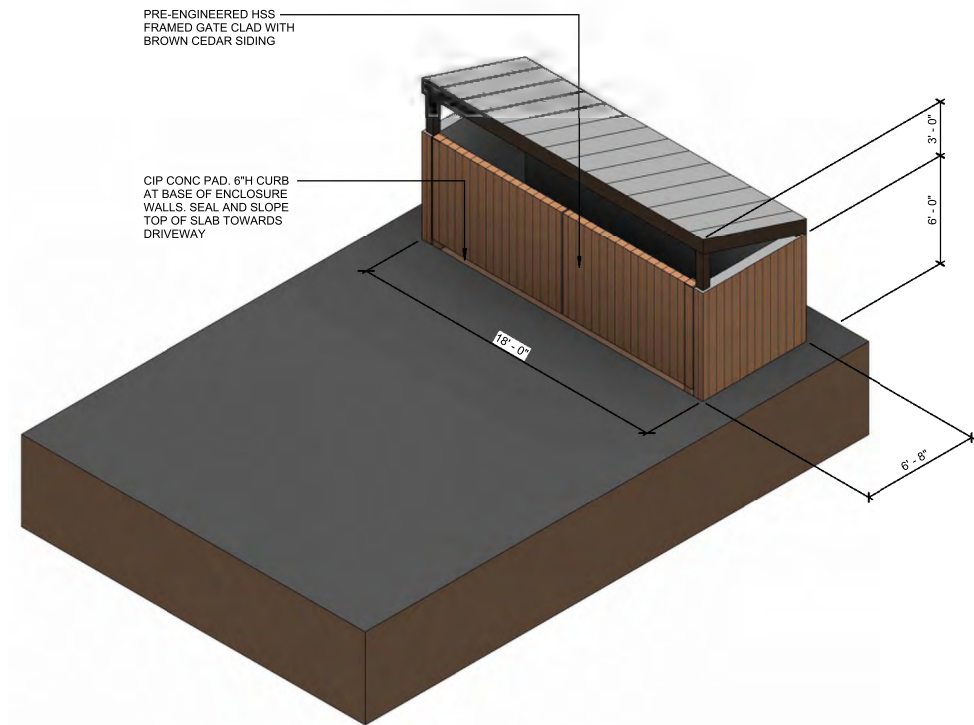
RENDERING - VIEW FROM NE CORNER

ID	REVISION DATE	REVISION DESCRIPTION
OWNER		
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT		
STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER		
BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT		
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER		
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER		
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES		
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN		
474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE		
RENDERING		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:		
DRAWN:	SSNAI © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:		
A0.5.1		

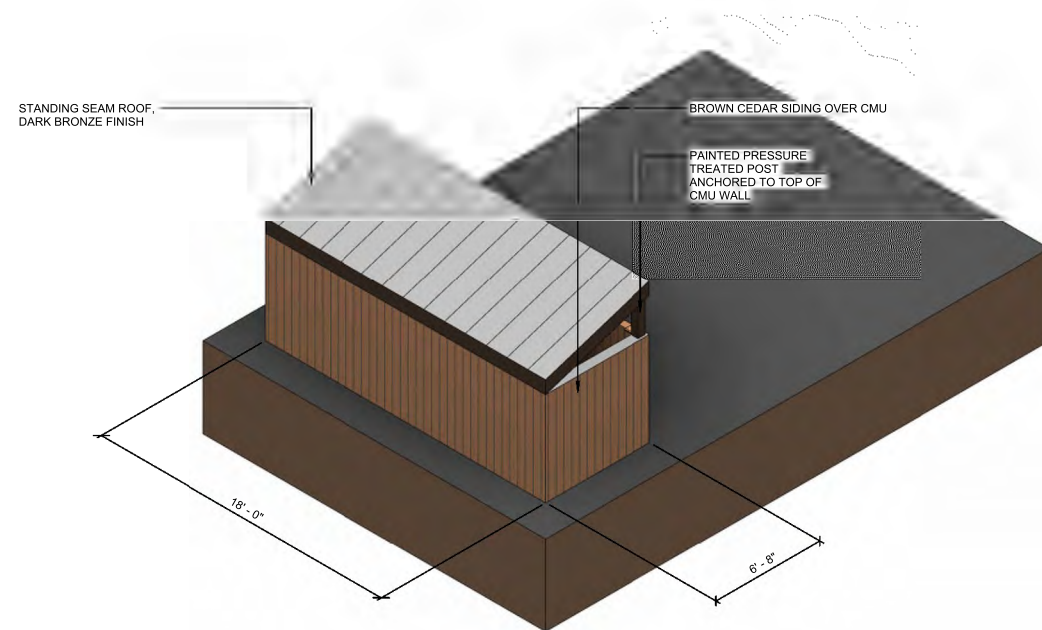


RENDERING - VIEW FROM SE CORNER

ID	REVISION DATE	REVISION DESCRIPTION
OWNER		
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT		
STANLEY SAIOTOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER		
BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT		
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER		
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER		
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES		
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN		
474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE		
RENDERING		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:		
DRAWN:	SSNAI © COPYRIGHT STANLEY SAIOTOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:		
A0.5.2		



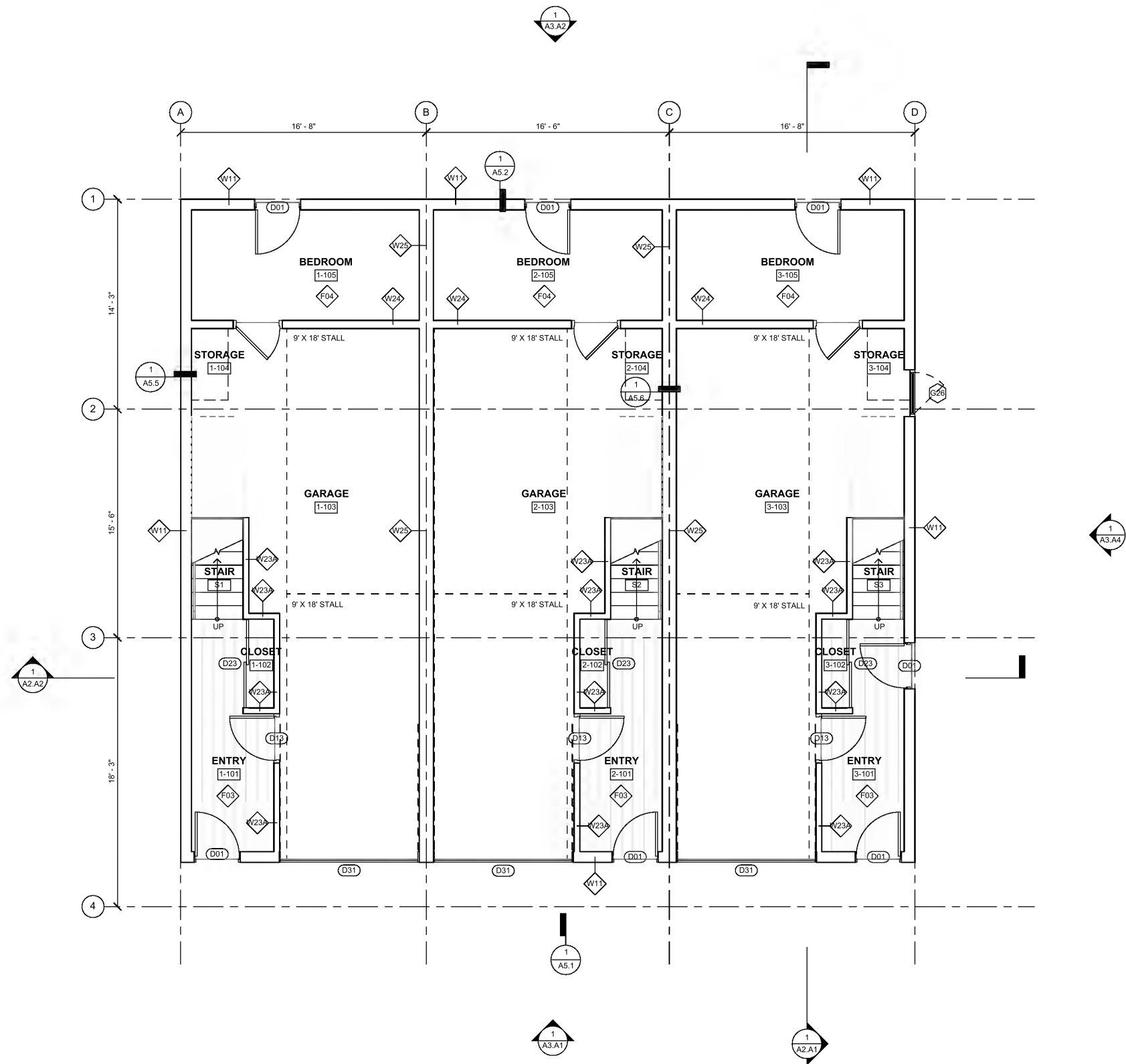
2 AXON - TRASH ENCLOSURE 2



1 AXON - TRASH ENCLOSURE 1

ID	REVISION DATE	REVISION DESCRIPTION
OWNER		
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT		
STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER		
BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT		
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER		
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER		
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES		
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN		
474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE		
TRASH ENCLOSURE		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:		
DRAWN:	Author © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:		
A0.6		

1 TYPE A - LEVEL 1 FLOOR PLAN
1/4" = 1'-0"



MERIDIAN BLVD

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

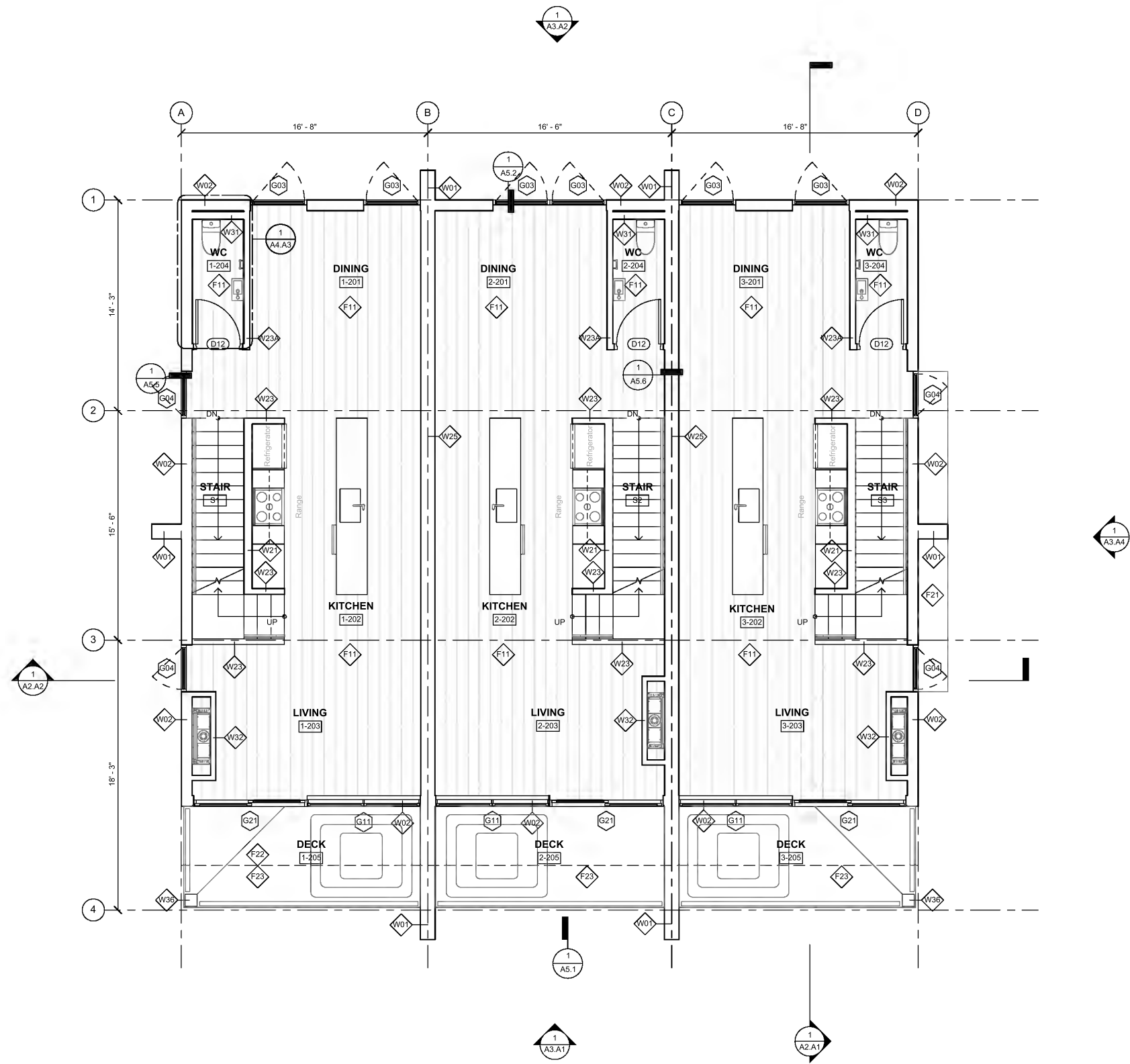
RESERVED:

**474 JOAQUIN
VARIANT A**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
**TYPE A - LEVEL
1 FLOOR PLAN**

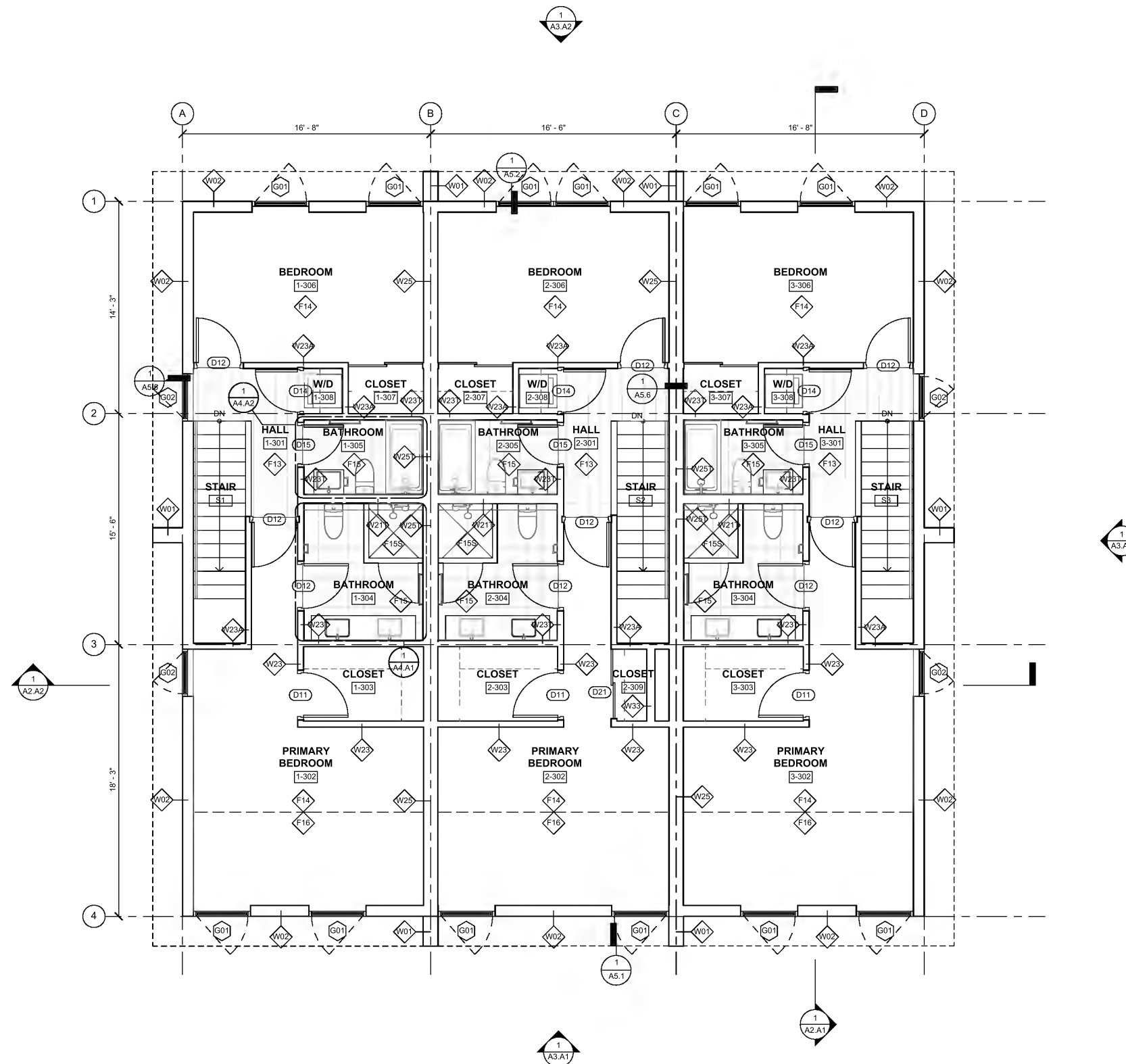
SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A1.A1



1 TYPE A - LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION
OWNER: 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
CIVIL TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT A 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE TYPE A - LEVEL 2 FLOOR PLAN		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO: A1.A2		



1 TYPE A - LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

DRAWN BY
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
**STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.**
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

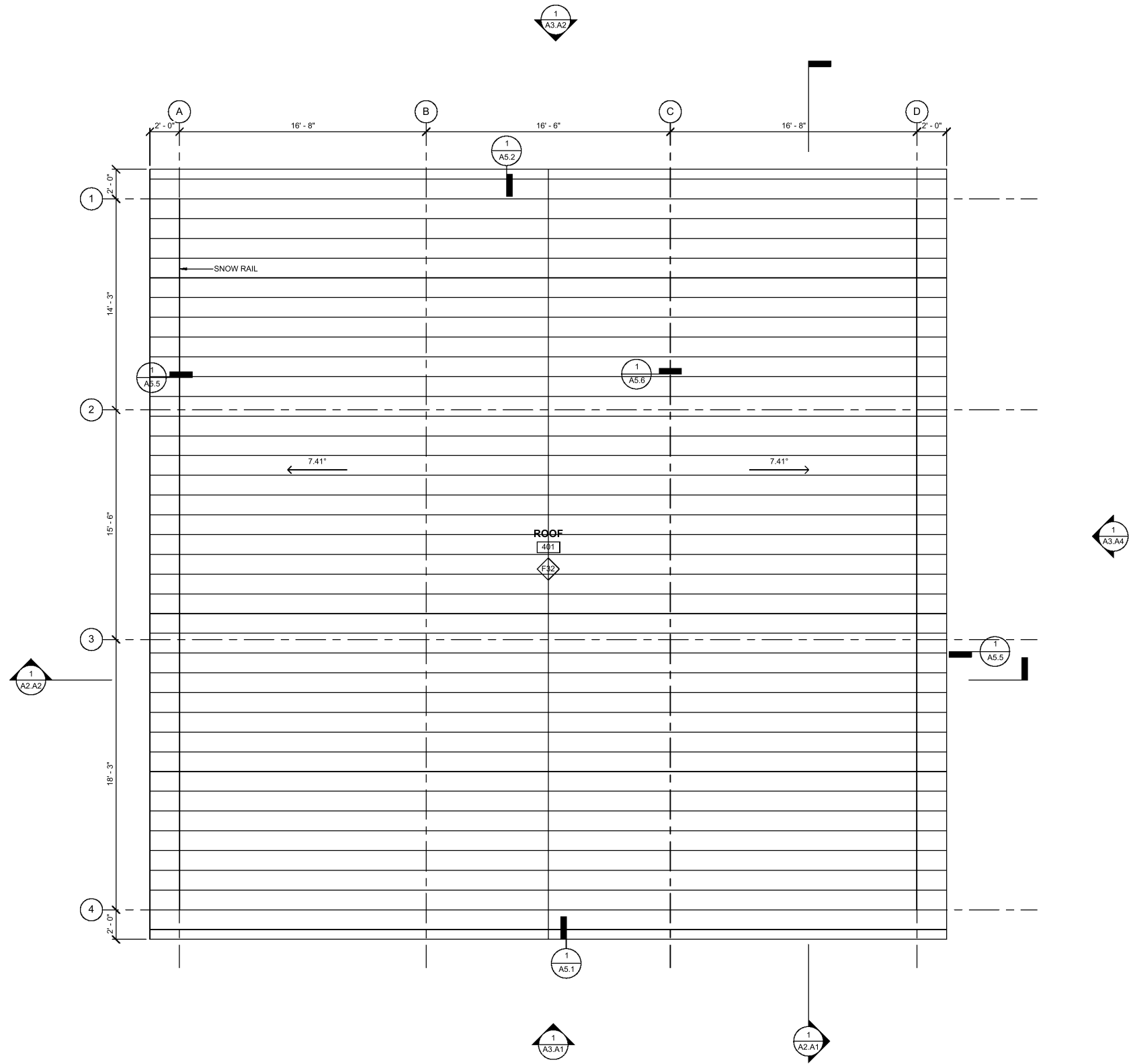
**474 JOAQUIN
VARIANT A**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
**TYPE A - LEVEL
3 FLOOR PLAN**

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A1.A3

1 TYPE A - ROOF PLAN
1/4" = 1'-0"



ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

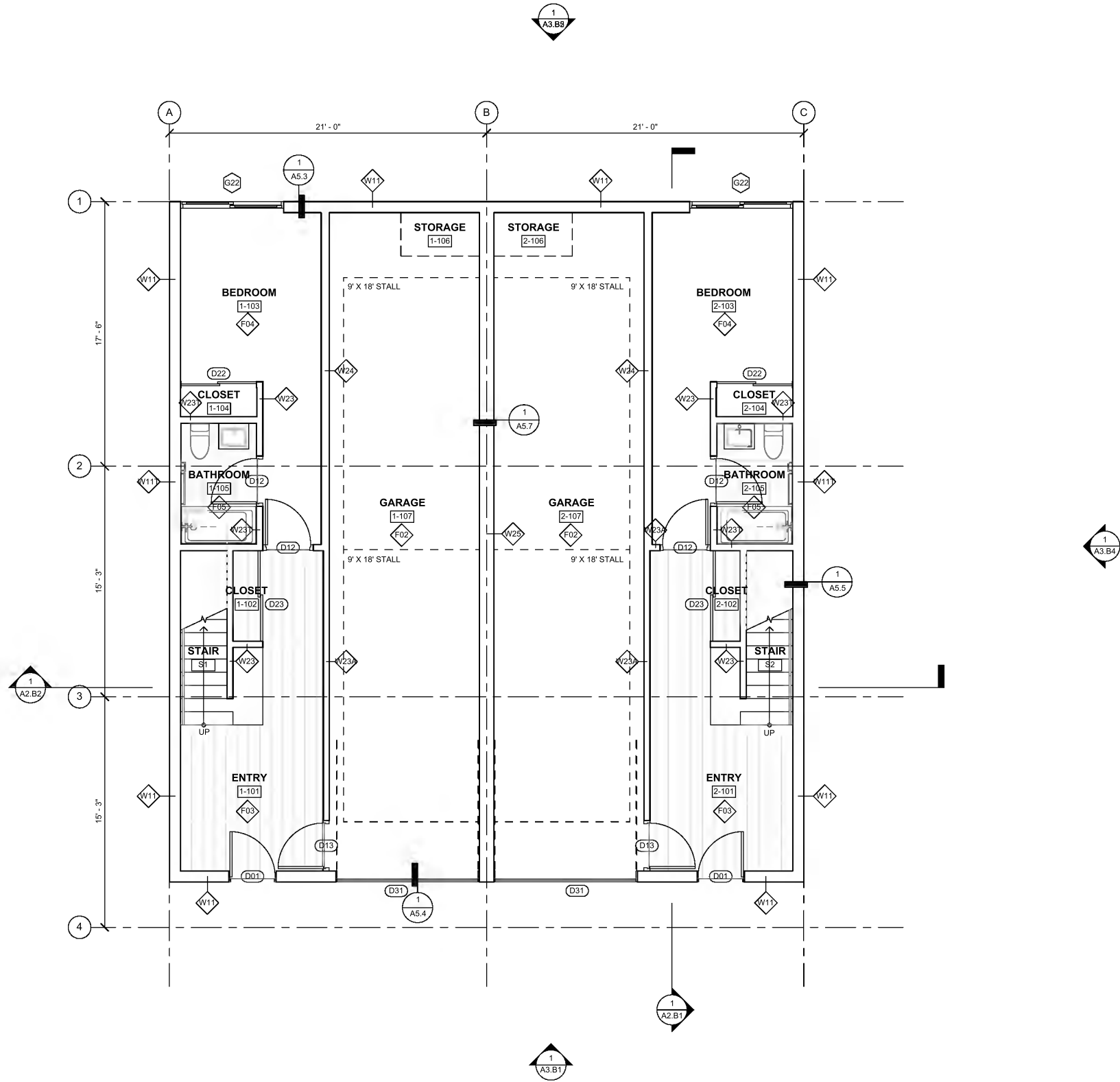
RESERVED:

474 JOAQUIN
VARIANT A
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
TYPE A - ROOF
PLAN

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A1.A4



1 TYPE B - LEVEL 1 FLOOR PLAN
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
**STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.**
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

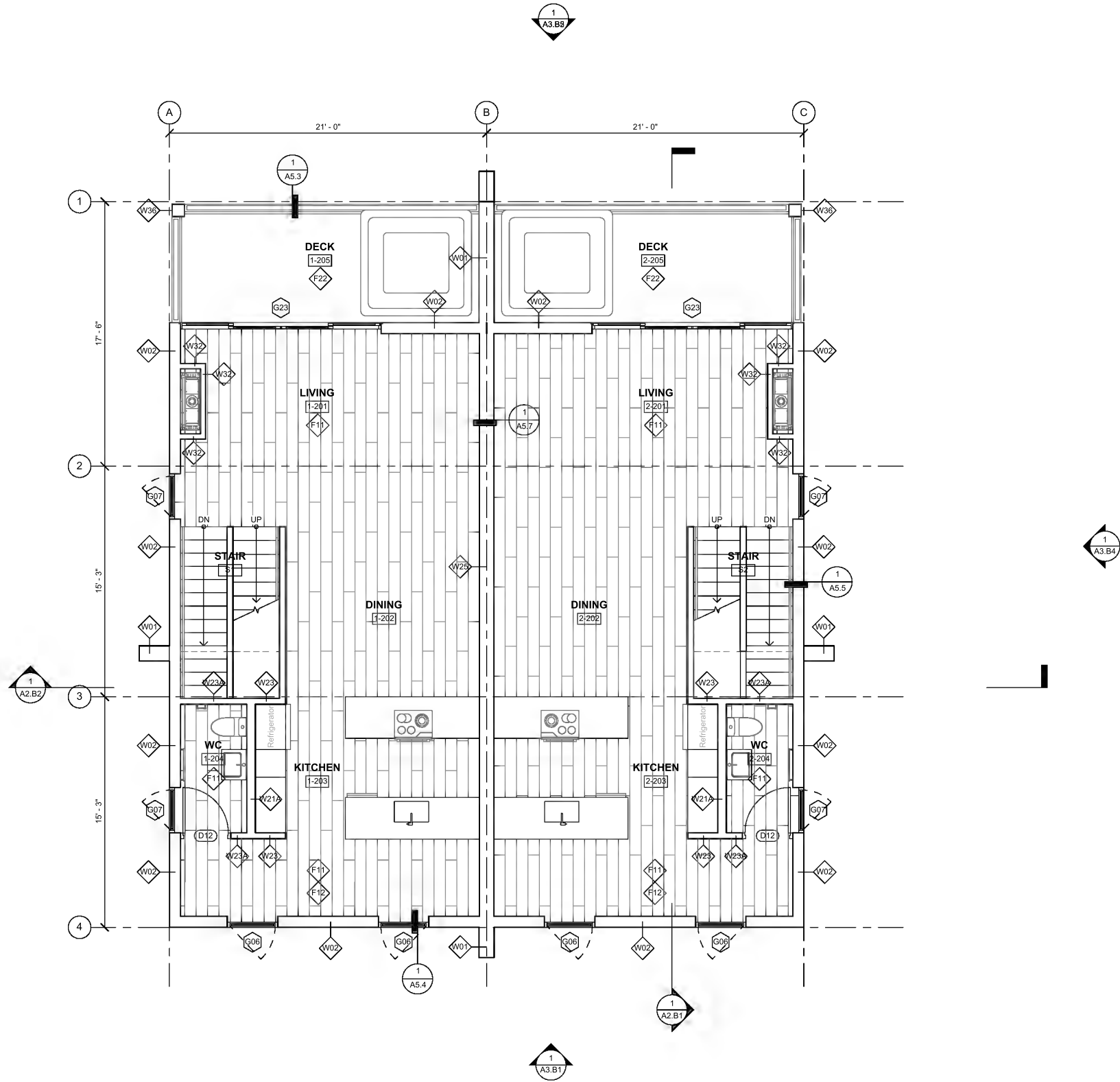
RESERVED:

**474 JOAQUIN
VARIANT B**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
**TYPE B - LEVEL
1 FLOOR PLAN**

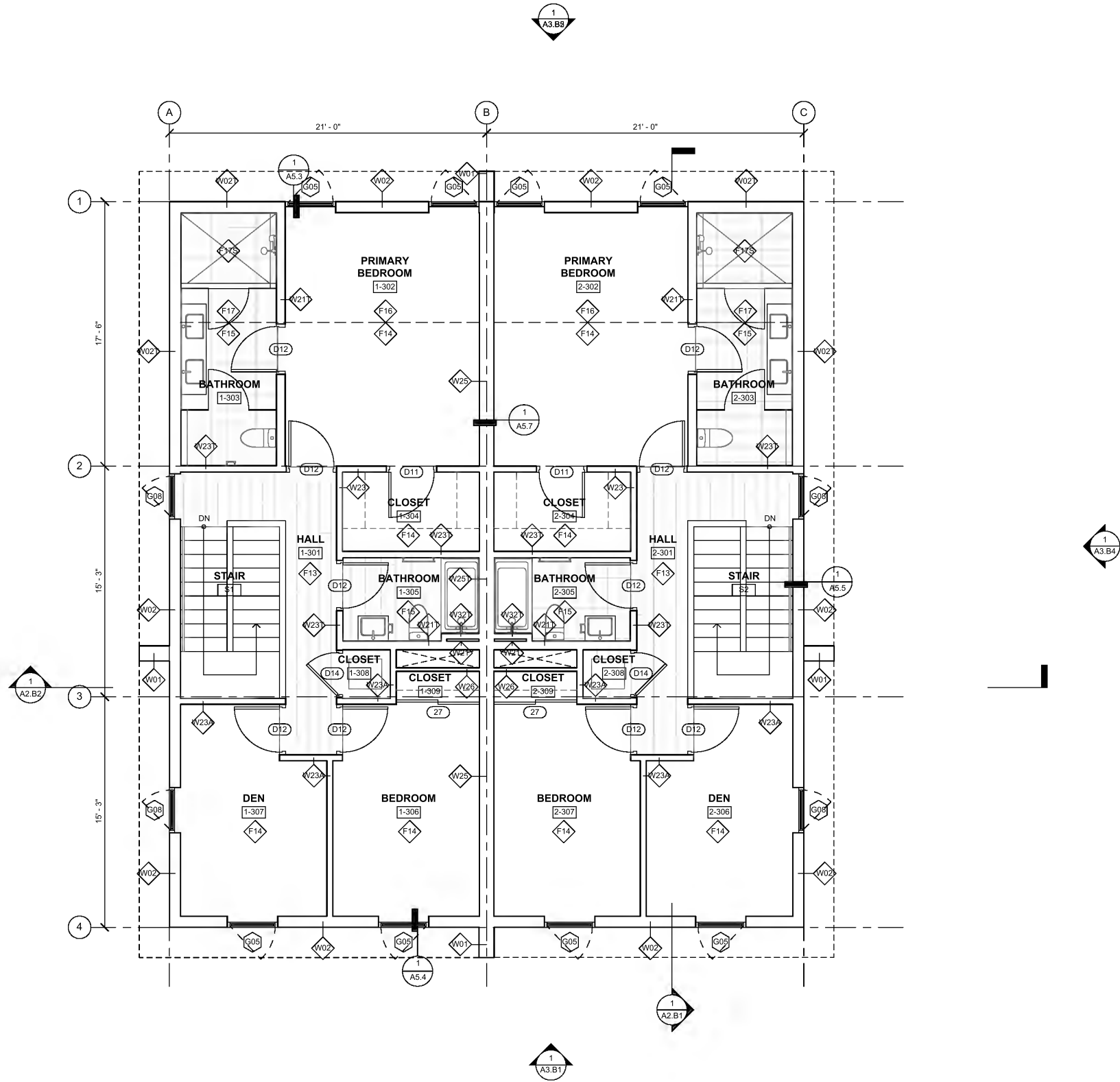
SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A1.B1



1 TYPE B - LEVEL 2 FLOOR PLAN
1/4" = 1'-0"

ID	REVISION	REVISION	
	DATE	DESCRIPTION	
OWNER			
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117			
ARCHITECT			
STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103			
CIVIL ENGINEER			
BKF ENGINEERS 161646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596			
LANDSCAPE ARCHITECT			
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016			
STRUCTURAL ENGINEER			
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041			
MEP ENGINEER			
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035			
JOINT TRENCH & DRY UTILITIES			
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513			
RESERVED:			
474 JOAQUIN VARIANT B 474 JOAQUIN RD MAMMOTH LAKES, CA 93546			
SHEET TITLE			
TYPE B - LEVEL 2 FLOOR PLAN			
SET:	PLANNING		
DATE:	12-12-2025		
SCALE:	1/4" = 1'-0"		
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.		
SHEET NO:			
A1.B2			



1 TYPE B - LEVEL 3 FLOOR PLAN
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

DRAWN BY
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
**STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.**
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

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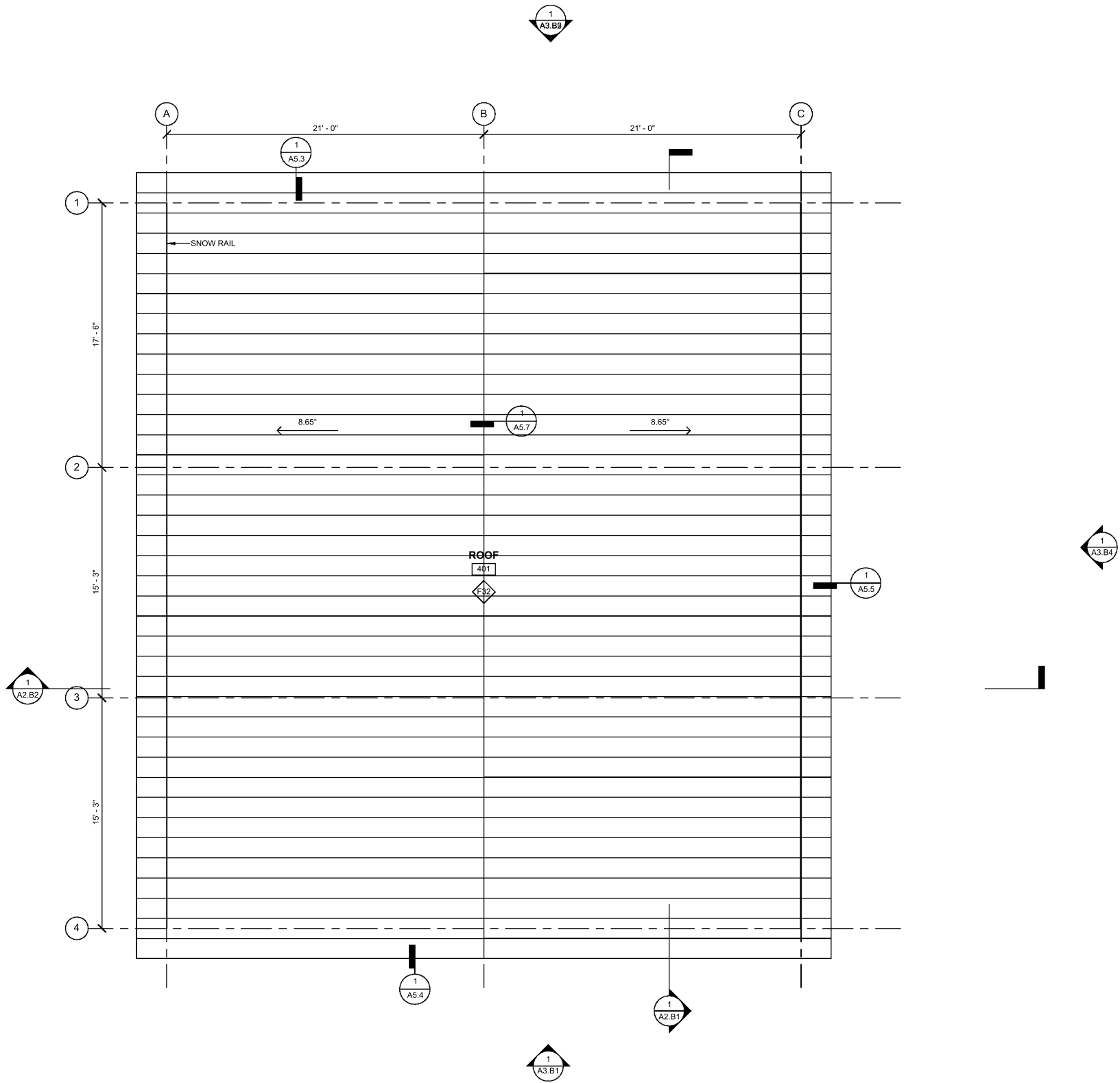
**474 JOAQUIN
VARIANT B**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
**TYPE B - LEVEL
3 FLOOR PLAN**

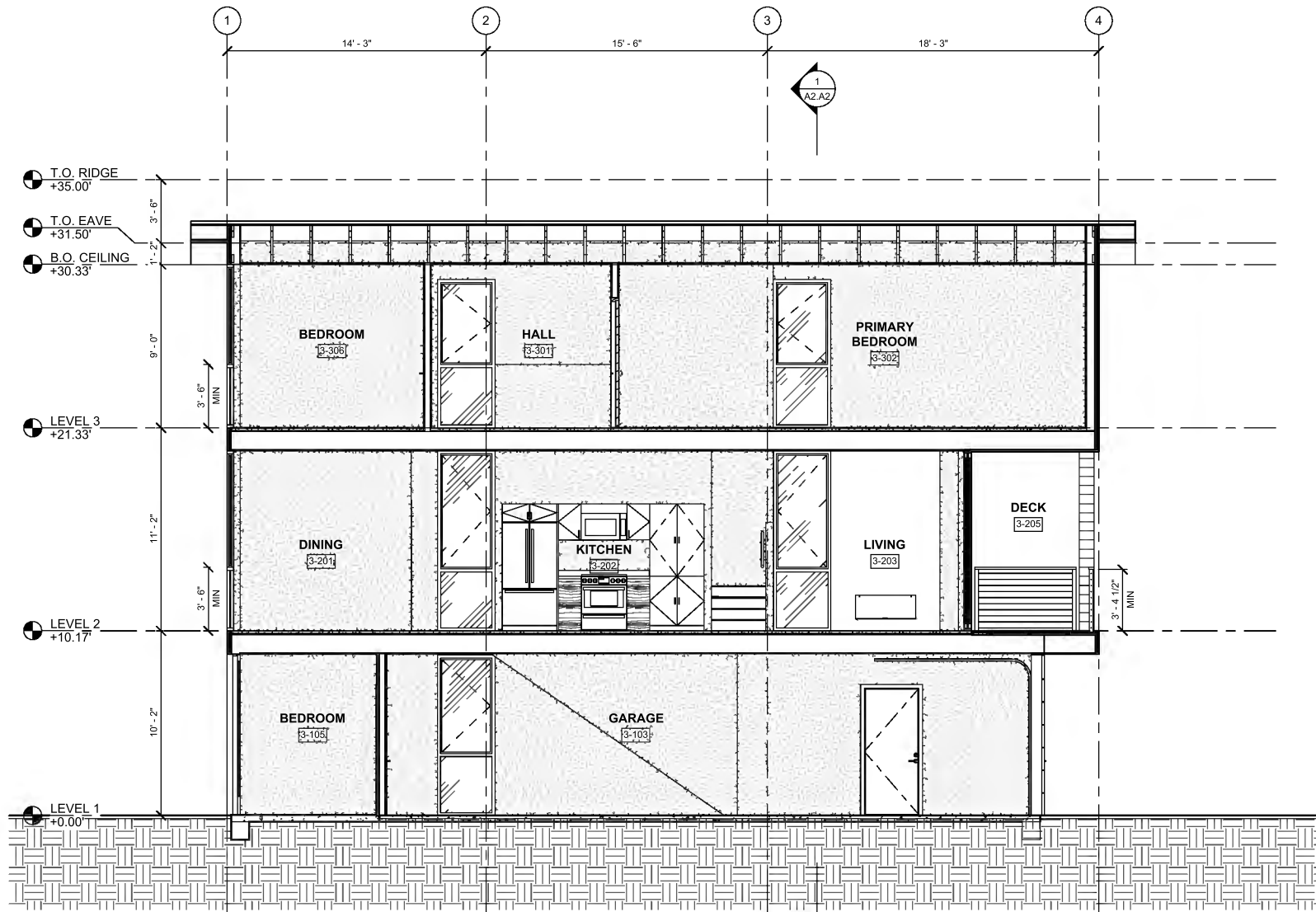
SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A1.B3

1 TYPE B - ROOF PLAN
1/4" = 1'-0"



ID	REVISION DATE	REVISION DESCRIPTION
OWNER 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT B 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE TYPE B - ROOF PLAN		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO: A1.B4		



1 TYPE A - SECTION 1
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD.
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

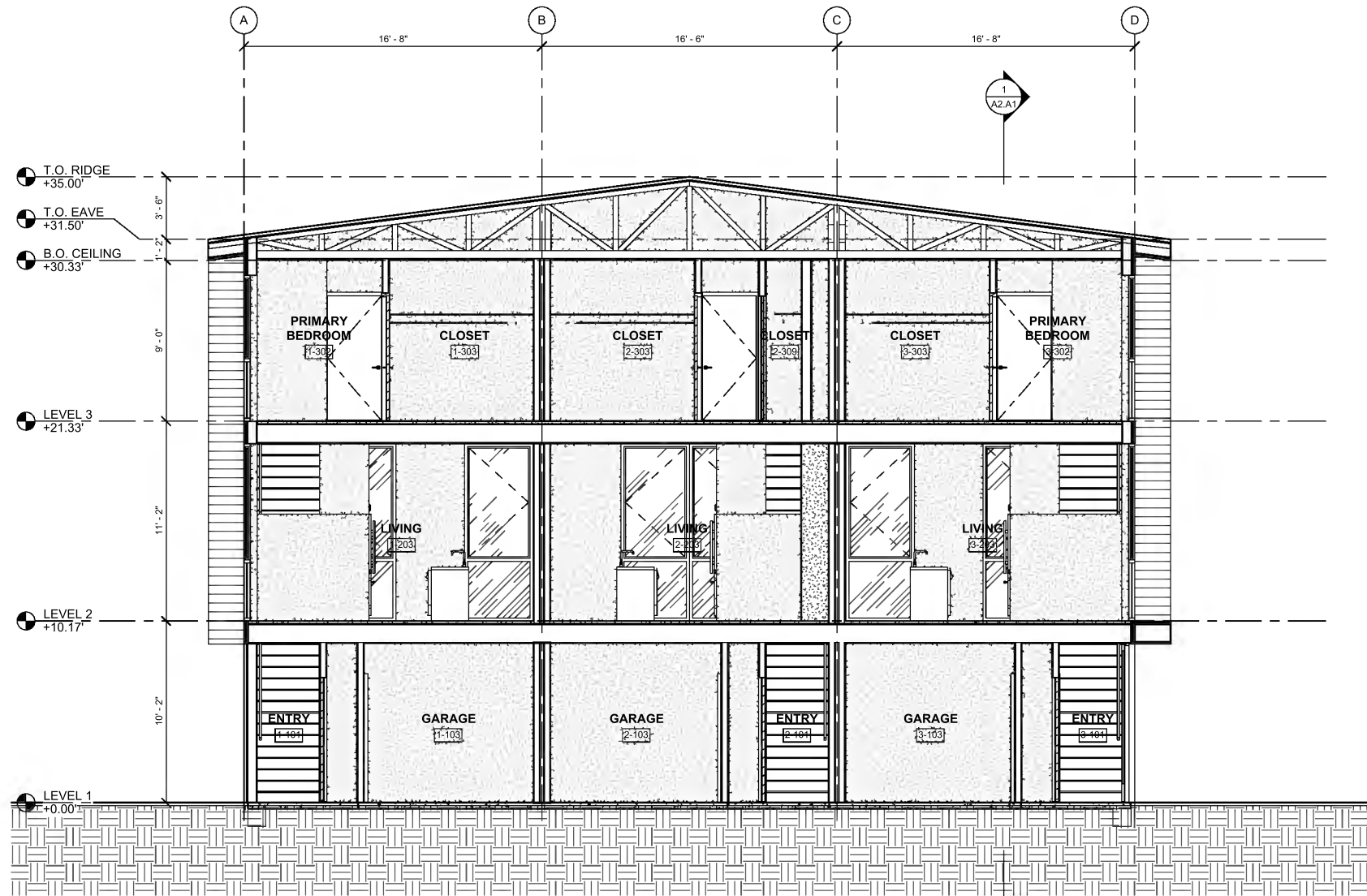
RESERVED:

474 JOAQUIN
VARIANT A
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
TYPE A -
SECTION

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A2.A1



1 TYPE A - SECTION 2
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
**STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.**
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

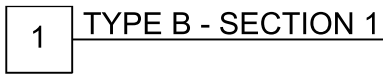
RESERVED:

**474 JOAQUIN
VARIANT A**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

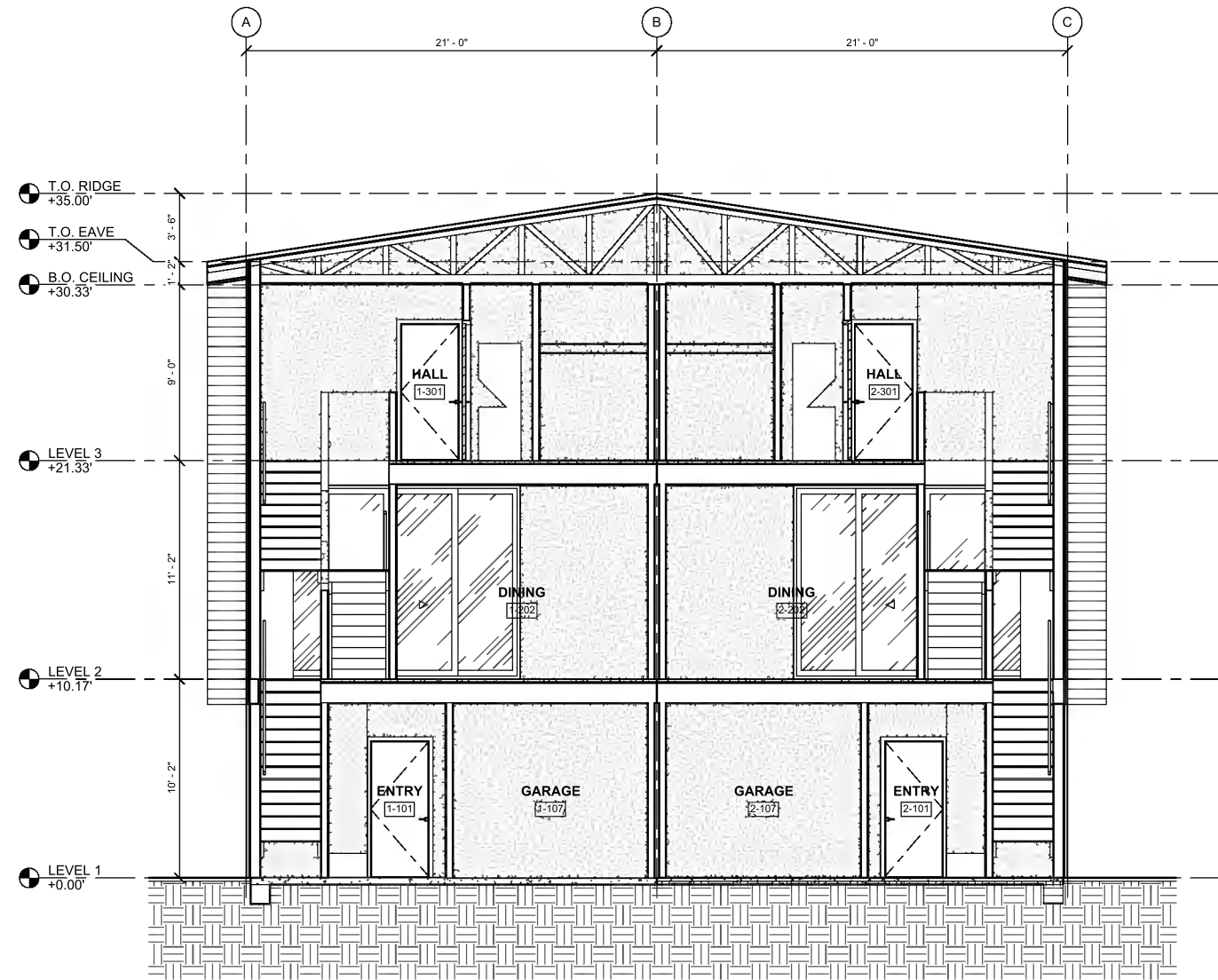
SHEET TITLE
**TYPE A -
SECTION**

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A2.A2



A2.B1



1 TYPE B - SECTION 2
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN
VARIANT B
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
TYPE B -
SECTION

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A2.B2



T&G CEDAR OR FCB SIDING
FACTORY FINISH
MEDIUM BROWN



T&G CEDAR SIDING OR FCB SIDING
FACTORY FINISH
BLACK/CHARCOAL



FLUSH METAL SIDING
FACTORY FINISH
BLACK/CHARCOAL



FIBERGLASS WINDOWS
FACTORY FINISH
BLACK



CABLE RAILING GUARD
W/ WOOD TOP RAIL



METAL STANDING SEAM ROOF
FACTORY FINISH
DARK BRONZE

ILLUSTRATIVE ELEVATION
MATERIAL PALETTE

ID	REVISION DATE	REVISION DESCRIPTION
OWNER 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAIOTOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD. LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN		
474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE MATERIAL BOARD		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:		
DRAWN:	Author © COPYRIGHT STANLEY SAIOTOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:	A3.0	

MATERIAL LEGEND		
MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	Black / Charcoal
D	Window Frame	Fiberglass (or vinyl); Black / Dark Bronze
F	Standing Seam Metal	



1 TYPE A - REAR ELEVATION
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION
OWNER 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
CIVIL TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT A 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE TYPE A - ELEVATIONS		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO: A3.A2		

MATERIAL LEGEND

MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	
D	Window Frame	
F	Standing Seam Metal	

Black / Charcoal
Flueglass (or vinyl) Black / Dark Bronze

ARCHITECT
STANLEY SARTOWITZ
STANLEY SARTOWITZ ARCHITECTS INC.
1055 ASHURBY STREET
SAN FRANCISCO, CA 94103

GLASS ENGINEERS

BKF ENGINEERS
1648 N. CALIFORNIA BLVD.,
SUITE 200
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT

PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER

NODS ENGINEERING
5050 EAGLE ROCK BLVD.,
LOS ANGELES, CA 90041

MPE ENGINEER

ACIES ENGINEERING
400 N MCCARTHY BLVD.,
SUITE 250
MILPITAS, CA 95035

DOOR THRESHOLD DETAILER

TARRAR CONSULTANTS
819 1ST ST
BRENTWOOD, CA 94513

1 TYPE A - NORTH ELEVATION
1/4" = 1'-0"



RESERVED:

474 JOAQUIN
VARIANT A
474 JOAQUIN RD
MARTINEZ, CA 94546

SHEET TITLE

TYPE A -
ELEVATIONS

SET: PLANNING

DATE: 12-12-2025

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

DRAWN: STANLEY SARTOWITZ

SHEET NO:

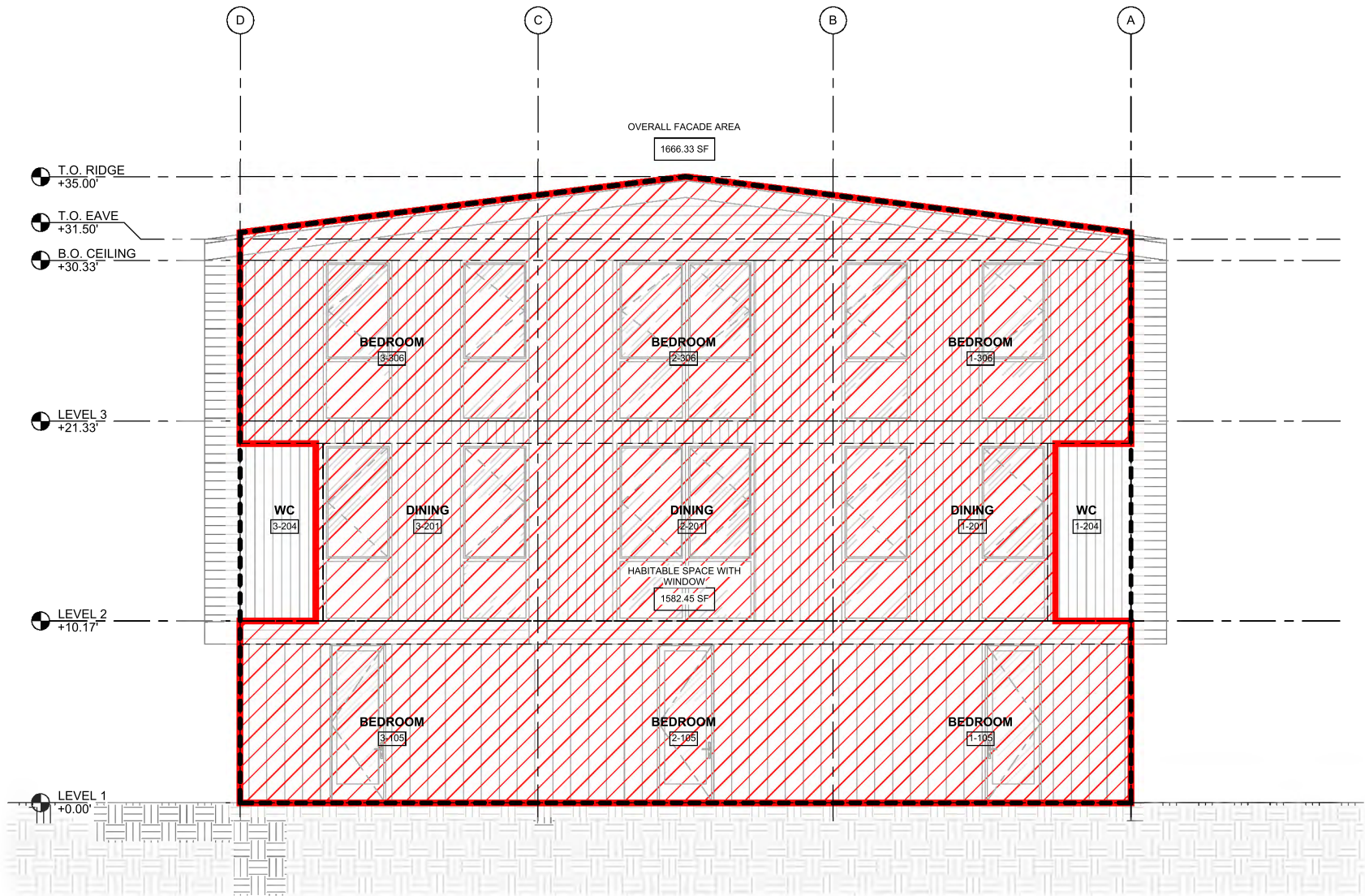
A3.A3



1 TYPE A - SOUTH ELEVATION (FACING MERIDIAN)
1/4" = 1'-0"

MATERIAL LEGEND		
MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	Black / Charcoal
D	Window Frame	Fiberglass (or vinyl); Black / Dark Bronze
F	Standing Seam Metal	

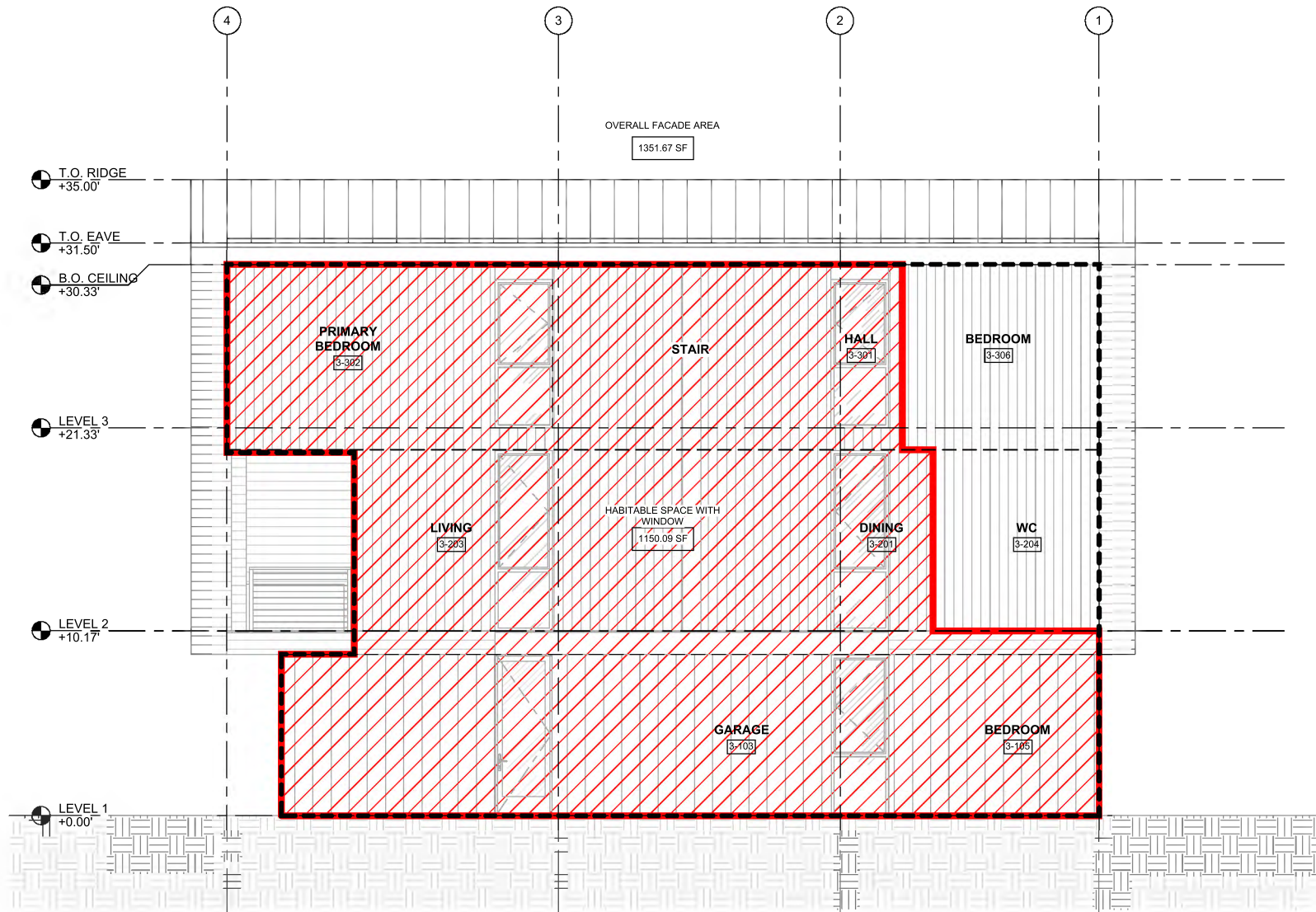
ID	REVISION DATE	REVISION DESCRIPTION	
OWNER			
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117			
ARCHITECT			
STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103			
CIVIL ENGINEER			
BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596			
LANDSCAPE ARCHITECT			
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016			
STRUCTURAL ENGINEER			
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041			
MEP ENGINEER			
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035			
DRAIN FRENCH & DRY UTILITIES			
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513			
RESERVED:			
474 JOAQUIN VARIANT A 474 JOAQUIN RD MAMMOTH LAKES, CA 93546			
SHEET TITLE			
TYPE A - ELEVATIONS			
SET:	PLANNING		
DATE:	12-12-2025		
SCALE:	1/4" = 1'-0"		
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.		
SHEET NO:			
A3.A4			



1582.45 SF / 1666.33 SF = 94.97% OF FACADE FACING JOAQUIN RD
OCCUPIED BY HABITABLE SPACE WITH WINDOWS

1 EAST ELEVATION (FACING JOAQUIN) OPENING DIAGRAM
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION
OWNER		
474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT		
STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER		
BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT		
PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER		
NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER		
ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
ELECTRIC TRENCH & DRY UTILITIES		
TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT A 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE		
TYPE A - OPENING DIAGRAM		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:		
A3.A5		



1150.09 SF / 1351.67 SF = 85.08% OF FACADE FACING MERIDIAN BLVD.
OCCUPIED BY HABITABLE SPACE WITH WINDOWS

1 SOUTH ELEVATION (FACING MERIDIAN) OPENING DIAGRAM
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN
VARIANT A
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
TYPE A -
OPENING
DIAGRAM

SET: PLANNING

DATE: 12-12-2025

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

DRAWN: © COPYRIGHT STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.

SHEET NO:

A3.A6

MATERIAL LEGEND		
MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	Black / Charcoal
D	Window Frame	Fiberglass (or vinyl); Black / Dark Bronze
F	Standing Seam Metal	



1 TYPE B - FRONT ELEVATION
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION
OWNER: 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT B 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE TYPE B - ELEVATIONS		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO: A3.B1		

MATERIAL LEGEND

MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	
D	Window Frame	
F	Standing Seam Metal	

Black / Charcoal
Fiberglass (or vinyl); Black / Dark Bronze

ARCHITECT
STANLEY SARTOWITZ | INC.
1050 MARKET STREET, SUITE 300
SAN FRANCISCO, CA 94103

OWNER
474 JOAQUIN, LLC
1055 ASHURBY STREET
SAN FRANCISCO, CA 94117

GENERAL ENGINEER

BKF ENGINEERS
1648 N. CALIFORNIA BLVD.,
SUITE 200
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT

PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD.,
LOS ANGELES, CA 90076

STRUCTURAL ENGINEER

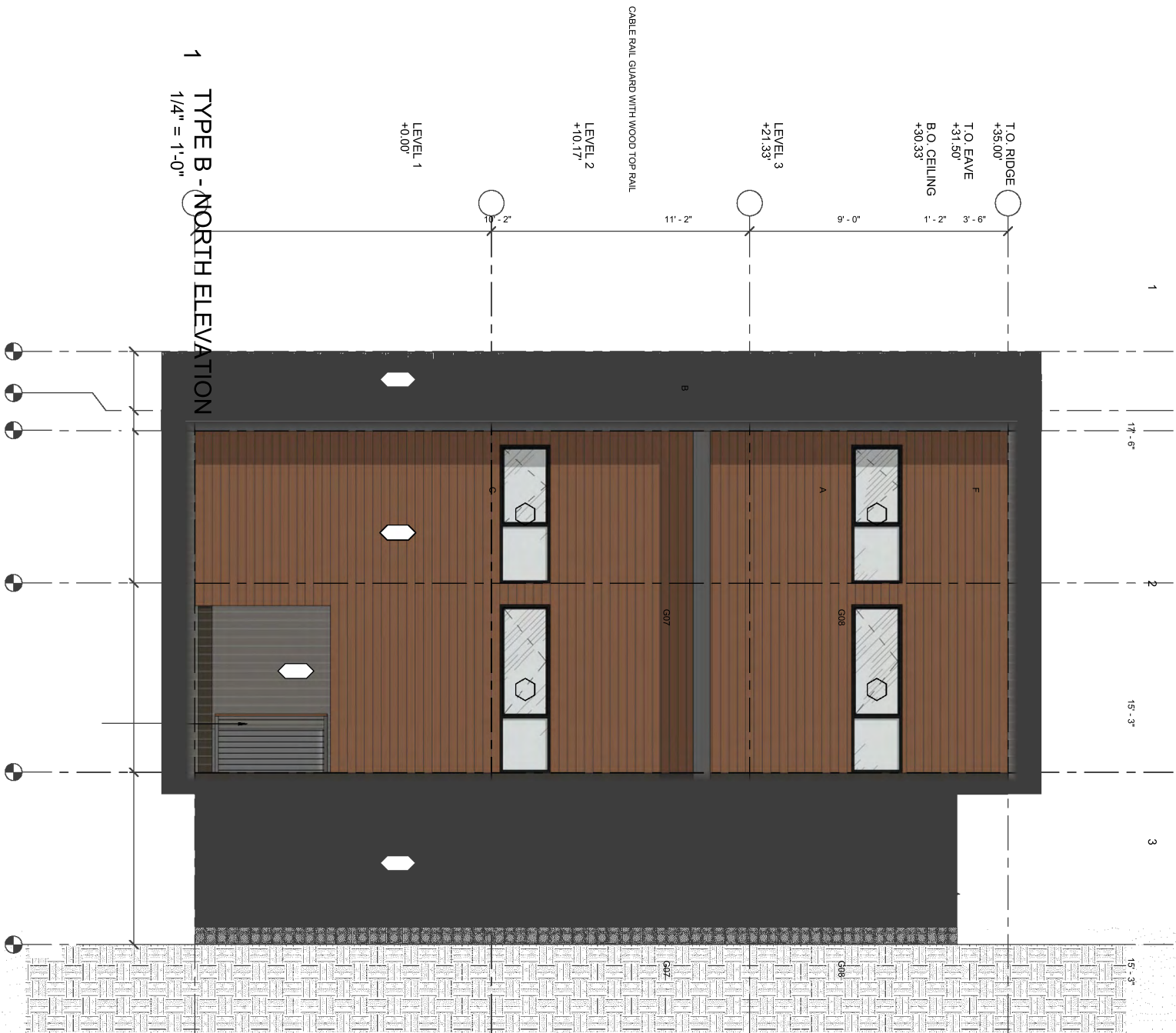
NOOBS ENGINEERING
5050 EAGLE ROCK BLVD.,
LOS ANGELES, CA 90041

M/E/P ENGINEER

ACIES ENGINEERING
400 N MCCARTHY BLVD.,
SUITE 250
MILPITAS, CA 95035

DOOR FRAME & GLASS DETAILER

TARRAR CONSULTANTS
819 1ST ST
BRENTWOOD, CA 94513



RESERVED:

474 JOAQUIN
VARIANT B
474 JOAQUIN RD
MARIWOTT LAKES, CA 95546

SHEET TITLE
**TYPE B -
ELEVATIONS**

SET: PLANNING

DATE: 12-12-2025

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

DRAWN: © COPYRIGHT STANLEY SARTOWITZ
ARCHITECTS INC.

SHEET NO:

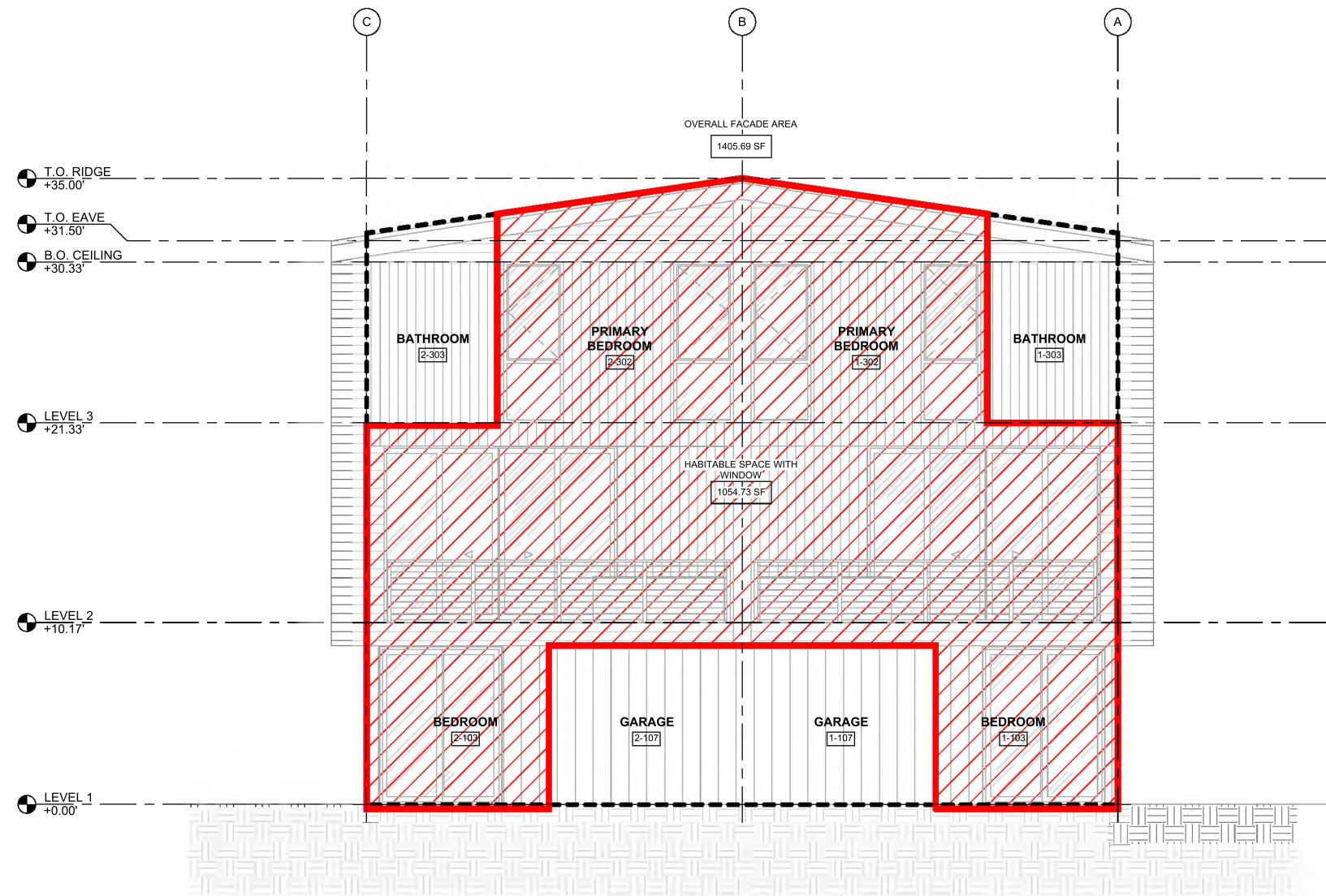
A3.B3



1 TYPE B - SOUTH ELEVATION
1/4" = 1'-0"

MATERIAL LEGEND		
MARK	MATERIAL NAME	DESCRIPTION
A	Cedar Siding - Walnut	
B	Cedar Siding - Charcoal	
C	Metal Siding	Black / Charcoal
D	Window Frame	Fiberglass (or vinyl); Black / Dark Bronze
F	Standing Seam Metal	

ID	REVISION DATE	REVISION DESCRIPTION
OWNER: 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD, SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD, LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NIOUS ENGINEERING 5050 EAGLE ROCK BLVD, LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD, SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
474 JOAQUIN VARIANT B 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE TYPE B - ELEVATIONS		
SET:	PLANNING	
DATE:	12-12-2025	
SCALE:	1/4" = 1'-0"	
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO: A3.B4		



1054.73 SF / 1405.69 SF = 75.03% OF FACADE FACING JOAQUIN RD
OCCUPIED BY HABITABLE SPACE WITH WINDOWS

1 TYPE B - REAR ELEVATION (FACING JOAQUIN BLVD) OPENING DIAGRAM
1/4" = 1'-0"

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
**STANLEY SAITOWITZ |
NATOMA ARCHITECTS INC.**
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1846 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

**474 JOAQUIN
VARIANT B**
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
**TYPE B -
OPENING
DIAGRAM**

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/4" = 1'-0"
DRAWN:	© COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

A3.B5

LIGHTING LEGEND					
Symbol	Location	Type	Manufacturer	Manu. Code	Color
Lighting					
●	Exterior	Exterior downlight @ entry (wet)	Lucifer Lighting	2RA-2-XX-9 715A-30-25 -xx-xx-LH1-04-F	3000K
⦿	Exterior	Exterior downlight @ balcony (wet)	Lucifer Lighting	2RA-2-XX-9 715A-30-25 -xx-xx-LH1-04-F	3000K



SITE LIGHTING PLAN

1

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAIOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD.
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD.
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:

474 JOAQUIN
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
SITE LIGHTING PLAN

SET:	PLANNING
DATE:	12-12-2025
SCALE:	1/32" = 1'-0"
DRAWN:	Author © COPYRIGHT STANLEY SAIOWITZ NATOMA ARCHITECTS INC.

SHEET NO:

RCP.0



1 Front Yard Planting Concept



2 Back Yard Planting Concept



3 Restore existing vegetation

SITE PLANTING AREA	
FRONT & BACK YARDS	18,020 SF
LOWER DENSITY SITE PLANTING	37,320 SF
TOTAL	55,340 sf

ID	REVISION DATE	REVISION DESCRIPTION
OWNER 474 JOAQUIN LLC. 1055 ASHBURY STREET SAN FRANCISCO, CA 94117		
ARCHITECT STANLEY SAITOWITZ NATOMA ARCHITECTS INC. 1022 NATOMA STREET, NO. 3 SAN FRANCISCO, CA 94103		
CIVIL ENGINEER BKF ENGINEERS 1646 N. CALIFORNIA BLVD. SUITE 400, WALNUT CREEK, CA 94596		
LANDSCAPE ARCHITECT PAKSHONG LANDSCAPE 3617 EXPOSITION BLVD., LOS ANGELES, CA 90016		
STRUCTURAL ENGINEER NOUS ENGINEERING 5050 EAGLE ROCK BLVD., LOS ANGELES, CA 90041		
MEP ENGINEER ACIES ENGINEERING 400 N MCCARTHY BLVD., SUITE 250 MILPITAS, CA 95035		
JOINT TRENCH & DRY UTILITIES TARRAR CONSULTANTS 813 1ST ST BRENTWOOD, CA 94513		
RESERVED:		
		
474 JOAQUIN 474 JOAQUIN RD MAMMOTH LAKES, CA 93546		
SHEET TITLE Site Plan		
SET:	PLANNING	
DATE:	06-06-2025	
SCALE:		
DRAWN:	AUTHOR © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.	
SHEET NO:	L2.0.0	



Front Yard Planting Concept



Back Yard Planting Concept



Acer glabrum
Mountain Maple



Forestiera neomexicana
Desert Olive



Populus tremuloides
Quaking Aspen



Gymnocladus dioicus
Kentucky Coffee Tree



Liquidambar styraciflua
Sweet Gum



Bouteloua gracilis 'Blonde Ambition'
Blue Grama



Panicum virgatum 'Prairie Sky'
Switchgrass



Leymus cinereus
Grey Wild Rye



Schizachyrium 'Smoke Signal'
Little Bluestem



Nepeta faassenii
Catmint



Artemisia abrotanum
Old Man Southernwood



Rhus aromatica Gro-Low
Fragrant Sumac



Arctostaphylos uva-ursi
Bearberry



Achillea millefolium
Yarrow



Achillea millefolium
Yarrow



Penstemon rostriflorus
Bridges' Penstemon



Linum lewisii
Blue Wild Flax



Wyethia mollis
Mule Ears



Lupinus albusfrons
Silver Lupine



Epilobium cannum
California Fuchsia



Nepeta faassenii
Catmint

SITE PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	CONTAINER SIZE	QTY	MATURE SIZE	SPACING	EXPOSURE	WATER USE*	FIRE HAZARD*	NATIVE?
TREES										
	Existing to Remain- Pinus	Existing to Remain- Pine	-	-	-	-	-	-		
	Forestiera neomexicana	Desert Olive	24" box	-	12'-18'H x 12'W	-	-	Low	U	Native
	Acer glabrum	Mountain Maple	24" box	-	15'-30'H	-		Mod		Native
	Populus tremuloides	Quaking Aspen	24" box	-	20'-50'H x 20'-30'W	-		Mod		Native
	Gymnocladus dioicus	Kentuky Coffee Tree	24" box	-	to 48'H	-		Low	U	
Alt	Liquidambar styraciflua	Sweet Gum	36" box		60-80'H x 40-60'W			Mod		
SHRUBS										
	Achillea millefolium	Common Yarrow	5 gal	-	1-3'H x 1-2'W	18" o.c.	-	Low	L	Native
	Achillea 'Moonshine'	Moonshine Yarrow	5 gal	-	2'H x 2-3'W	30" o.c.	-	Low	L	Native
	Penstemon rostriflorus	Bridges' Penstemon	5 gal	-	1-3'H x 2-3'W	30" o.c.	-	Low	U	
	Linum lewisii	Wild Blue Flax	5 gal	-	1-2'H x 1-2'W	18" o.c.	-	Low	U	
	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint	5 gal	-	2-3'H x 2-3'W	30" o.c.	-	Low	U	-
	Wyethia mollis	Mule Ears	5 gal	-	2-3'H x 3'W	30" o.c.	-	Low	U	Native
GRASSES										
	Bouteloua gracilis 'Blonde Ambition'	Blue Grama	1 gal	-	1-2'H x 1-2'W	18" o.c.	-	Low	L	Native
	Sporobolus airoides	Alkali Sacaton	5 gal	-	2-3'H x 3-4'W	-		Low	L	Native
	Hesperostipa comata	Needle and Thread Grass	5 gal	-	2-3'H x <2'W	18" o.c.	-	Mod	L	
	Schizachyrium scoparium	Little Bluestem	5 gal	-	2-3'H x 1-2'W	18" o.c.		Low	U	
LOWER DENSITY SITE PLANTING										
	Artemisia abronatum	Old Man Southernwood	5 gal	-	3-4'H x 2-3'W	-	-	Low	-	
	Arctostaphylos uva-ursi	Bearberry	5 gal	-	6-12" H x 3-6' W	-	-	Low	-	
	Epilobium cannum	California Fuchsia	5 gal	-	1-2'H x 4-5'W	-	-	Low	-	Native
	Eriogonum umbellatum	Sulfur Buckwheat	5 gal	-	6-12" H x 1-3' W	-	-	Low	-	Native
	Lupinus albifrons	Silver Lupine	5 gal	-	3-5'H x 2-3'W	-	-	Low	-	Native
	Rhus aromatica Gro-Low	Fragrant Sumac	5 gal	-	1.5-2'H x 6-8'W	-	-	Low	-	

*Water use and Fire Hazard per Mammoth Lakes Recommended Plant List

SUNSET ZONE 1A

ID	REVISION DATE	REVISION DESCRIPTION

OWNER
474 JOAQUIN LLC.
1055 ASHBURY STREET
SAN FRANCISCO, CA 94117

ARCHITECT
STANLEY SAITOWITZ | NATOMA ARCHITECTS INC.
1022 NATOMA STREET, NO. 3
SAN FRANCISCO, CA 94103

CIVIL ENGINEER
BKF ENGINEERS
1646 N. CALIFORNIA BLVD,
SUITE 400,
WALNUT CREEK, CA 94596

LANDSCAPE ARCHITECT
PAKSHONG LANDSCAPE
3617 EXPOSITION BLVD,
LOS ANGELES, CA 90016

STRUCTURAL ENGINEER
NOUS ENGINEERING
5050 EAGLE ROCK BLVD,
LOS ANGELES, CA 90041

MEP ENGINEER
ACIES ENGINEERING
400 N MCCARTHY BLVD,
SUITE 250
MILPITAS, CA 95035

JOINT TRENCH & DRY UTILITIES
TARRAR CONSULTANTS
813 1ST ST
BRENTWOOD, CA 94513

RESERVED:



474 JOAQUIN
474 JOAQUIN RD
MAMMOTH LAKES, CA 93546

SHEET TITLE
Planting Legend & Images

SET:	PLANNING
DATE:	06-06-2025
SCALE:	
DRAWN:	Author © COPYRIGHT STANLEY SAITOWITZ NATOMA ARCHITECTS INC.
SHEET NO:	

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