



COMMUNITY DEVELOPMENT DEPARTMENT

Quincy Yaley, AICP
Director

Land Use and Natural Resources – Housing and Community Programs – Environmental Health – Building and Safety – Code Compliance

December 12, 2023

48 Yaney Avenue, Sonora
Mailing: 2 S. Green Street
Sonora, CA 95370
(209) 533-5633
(209) 533-5616 (Fax)
(209) 533-5909 (Fax – EHD)
www.tuolumnecounty.ca.gov

Geralyn L. Skapik
Skapik Law Group
5861 Pine Avenue, Suite A-1
Chino Hills, California 91709

Email: gskapik@skapiklaw.com

RE: Terra Vi Development - Site Development Permit SDP18-003

Dear Ms. Skapik:

Site Development Permit SDP18-003 was approved by the Tuolumne County Board of Supervisors on December 31, 2020, to allow the development of the Terra Vi Project, which allowed the construction of a lodging development that included guest rooms, detached cabins, employee housing, a market, event space, and other support buildings on a 64.04± acre site northwest of the intersection of Sawmill Mountain Road and State Highway 120 in unincorporated Tuolumne County near Groveland, California, subject to Conditions of Approval 1 through 80 (the "Project").

On January 28, 2021, Petitioners Save Sawmill Mountain and Central Sierra Environmental Resource Center ("Petitioners") filed litigation, entitled *Save Sawmill Mountain and Central Sierra Environmental Resource Center v. County of Tuolumne and the County of Tuolumne Board of Supervisors*, Case No. CV63614, against the County, Hardin Flat LLC and Hansji Corporation and Terra Vi Yosemite Lodge, under the California Environmental Quality Act, Public Resources Code section 21000, *et seq.*, and the State Planning and Zoning Law, Government Code section 65300, *et seq.* (the "Lawsuit"). The County understands Petitioners, Hansji Corporation and Hardin Flat, LLC, have reached an agreement to settle the Lawsuit with Under Canvas agreeing to certain changes to the Project.

The Community Development Department staff has reviewed your August 23, 2023, letter, sent on behalf of your client, Terra Vi, requesting staff confirm the proposed changes to the Project are in substantial compliance with the original Project approvals, incorporate these changes into the Project approval, and enter these limitations into the County's permit tracking software. The revised site plan, dated August 20, 2023, reflects the following:

- The site plan includes 65 overnight accommodation units.
- The site plan includes a 73,796 square foot project footprint.
- The site plan includes relocated guest units, parking, and interior roadways.

Two supplemental letters were also provided: (i) November 8, 2023, letter from Patrick GIS Group, Inc. to John K. Bissell, and (ii) August 18, 2023 and November 18, 2023, letter from Augustin Planning Associates, Inc. to Quincy Yaley. These letters confirm that the revised site plan will have no increased impacts on biological and cultural resources.

Staff has determined the site plan and the other changes required by the settlement agreement to be in substantial conformance to the site plan approved by the Tuolumne County Board of Supervisors and analyzed under the Environmental Impact Report. The changes to the Project required by the

settlement agreement have been incorporated into the Project and a restriction will be placed by the County on the project APNs indicating the above revisions and requirements.

The August 20, 2023, site plan has been enclosed with this letter along with the letters referenced above. Development and operation of Terra Vi must comply with Conditions of Approval 1 through 80 and any applicable County, State and Federal codes and regulations.

Please do not hesitate to contact me via phone at 209-533-5961 or via email at gyaley@co.tuolumne.ca.us with any questions or concerns.

Respectfully,

A handwritten signature in blue ink that reads "Quincy Yaley". The signature is written in a cursive, flowing style.

Quincy Yaley, AICP
Director

Cc: John Bissel; JohnB@hansji.com
Cody Nesper; cnesper@co.tuolumne.ca.us
Tiffany Wright; twright@rmmenvirolaw.com



Augustine Planning Associates, Inc.

270 S. Barretta, Suite C / P.O. Box 3117 / Sonora, CA 95370
(209) 743-2323 (c) / (209) 532-7376 (o)
tuolandplanner@gmail.com

November 18, 2023

Quincy Yaley, Community Development Director
Tuolumne County Community Development Department
2 South Green Street
Sonora, CA 95370

BY E-MAIL TO: QYaley@co.tuolumne.ca.us

Dear Ms. Yaley:

In response to your request for clarification regarding Augustine Planning Associates' (APA) letter of August 18, 2023, to John Bissell that was forwarded to you, I offer the following:

1. My comments are based on a plan set dated 8/20/23.
2. Regarding surveys for plants in the Open Space (EIR page 4.3-26). The language was not intended to imply that biological surveys totally excluded areas of the property outside the development area (i.e., in the Open Space). APA surveyed flora and fauna over the entire property. "Less intensive" surveys in Open Space means that not every square inch of the Open Space was surveyed for plants given that only a trail was proposed in the Open Space. However, the proposed trail in the Open Space WAS surveyed for plants. That survey encompassed the existing logging road plus 30 feet to either side of the road (for plants and wildlife) sufficient to address the proposed trail. Given that the old logging road plus a buffer area was surveyed for all biological resources (including plants) within the Open Space, the amended plan is consistent with the biological study completed for the project as long as the proposed road stays within that defined study area.
3. My further understanding is that the road will minimize any impacts to potential wetlands. The proposed new road location crosses the southern-most tip of a swale on the western part of the Open Space. I have asked a wetlands specialist to determine if that portion of the swale qualifies as a wetland or other waters under federal or state regulations—based on the original wetland delineation, the swale may not meet the



Augustine Planning Associates, Inc.

270 S. Barretta, Suite C / P.O. Box 3117 / Sonora, CA 95370
(209) 743-2323 (c) / (209) 532-7376 (o)
tuolandplanner@gmail.com

criteria. If it does, the wetlands specialist will calculate the potential area of disturbance. If the new road crossing does impact a wetland or other waters; please note that the revised plans significantly reduce the potential indirect impacts to wetlands on the project site by expanding buffers between proposed development and delineated ephemeral swales—a potential benefit to wetlands and other waters.

Given that qualification, the existing mitigation measures, including preconstruction surveys, will reduce any potentially significant biological impacts to a level of less than significant.

4. Regarding Mitigation Measure BIO-5.2. The measure specifies that the contractor “[i]ninstall ESA Fencing” where active construction will occur. Although the ESA fencing was intended to keep construction outside of the Open Space, the relocation of the ESA fencing within the Open Space to the downhill side of the logging road will achieve the same purpose.

I hope this information is sufficient to address any remaining concerns the County may have related to biological resources. Please let me know if you have any further questions or need additional information.

Sincerely,

Amy L. Augustine, AICP

PATRICK GIS GROUP, INC.

November 8, 2023

John K. Bissell
Hansji Corporation

Via email to: johnb@hansji.com

RE: Substantial Cultural Resources, Terra Vi UPDATED

Dear Mr. Bissell,

This will update our August letter to you regarding the above-referend project. In response to your request, we have reviewed applicant Terra Vi's "Final Revised County Submittal" dated 08/20/23 for conformance with biological and cultural resources impacts and mitigation measures. I reaffirm my earlier letter as to the Cultural Resources. I state that conclusion in full below.

Patrick GIS Group, Inc. was hired by Augustine Planning Associates, Inc. (Augustine Planning) to conduct a cultural resources study and prepare the *Cultural Resources Study for the Terra Vi Lodge Yosemite, Tuolumne County, California*, report (Patrick and Pacheco Patrick 2019) submitted to Augustine Planning and Hansji Corporation (Hansji) for project approval from the lead agency, County of Tuolumne (County). The following is a summary of the project:

Project Description: 64 acres of project area
Project Location: T1S R18E, Section 26 MDBM
1992 Ascension Mountain 7.5' USGS quadrangle
Property Owner: Hansji Corporation
Lead Agency: County of Tuolumne
Resources: Negative for historical resources
Compliance: California Environmental Quality Act (CEQA)

Our work with respect to the Cultural Resources section of the EIR is incorporated in Draft and Final Environmental Impact Report ("EIR") (State Clearinghouse Number 2019110286) for the Terra Vi Project. To briefly recap, our records search identified three previously recorded resources on file within the one-quarter-mile radius of the project area, none were identified within the project area. Two of the resources are prehistoric sites and the third is the historic Big Oak Flat Road/State Highway 120. One additional prehistoric site was identified within a one-quarter-mile radius of the Forest Service, map on file with the Tuolumne Band of Me-Wuk. In addition, three previous studies have been conducted within the project area. Twenty-six studies were identified within the one-quarter mile radius.

A search of the Native American Heritage Commission failed to identify sacred lands in the project area. Letters to the Native American community resulted in interest from the Tuolumne Band of Me-Wuk Indians (Tuolumne Band). Their participation identified areas of concern to the tribe and multiple visits ensued with tribal representatives.

The current project appears to fall within the previously surveyed area (64 acres) along Hardin Flat Road. The area was intensively surveyed with the exception of a small area subjected to cursory survey

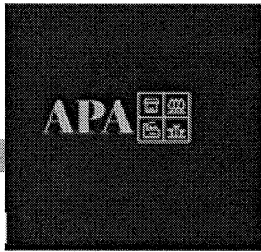
(see Patrick and Pacheco Patrick 2019:Figure 5). The results of the study indicated negative findings within the study area, with the exception of one prehistoric obsidian flake (Iso-C), several isolated historic-era artifacts (Iso-A, -B, -D), and items of indeterminate age, as well as three prehistoric sites identified outside the project area (per access from Matt Chapman, local resident). The Tuolumne Band identified a potential cultural resource on a hilltop, "signal hill", a high point with a viewshed to surrounding villages where fires would have been maintained and used for communication by the tribe. No subsurface testing or additional work was conducted to verify the nature of the potential site as the tribe requested an Open Space setback.

Isolated finds are not considered eligible for listing in the California Register of Historical Resources, and prefield plus field efforts failed to identify archaeological sites. The EIR and related approvals identified four Mitigation Measures (designated Impact CULT-1- Impact CULT-4) that reduced any potential impact to "less than significant." These measures will be equally effective for the revised plan. For example, the "signal hill" should remain in Open Space with a 50-foot buffer as recommended in the original report and the path to the knoll "signal hill" would be developed in consultation with the tribe consistent with the adopted mitigation measures.

Sincerely,

A handwritten signature in purple ink that reads "M. Patrick". The signature is stylized with a large, looping initial "M" and a trailing flourish.

Melinda Pacheco Patrick



Augustine Planning Associates, Inc.

August 18, 2023

John K. Bissell
Hansji Corporation

Via email to: johnb@hansji.com

RE: Substantial Compliance Biological Resources, Terra Vi

Dear Mr. Bissell,

In response to your request that Augustine Planning Associates, Inc. review the biological impacts and related mitigation measures to determine whether the revised project (dated substantially conforms to the prior approvals, we conclude that it does.

Our work with respect to the Biological Resources section of the EIR is incorporated in the Draft and Final Environmental Impact Report ("EIR") (State Clearinghouse Number 2019110286) for the Terra Vi Project and detailed in *Terra Vi Lodge, Yosemite, Biological Study Report* (APA, June 2020). Our prior review included all of the property with intensive studies conducted in accordance with the attached maps (Attachments A and B).

The EIR identified twenty-four potential impacts which were divided into seven categories and Labeled BIO-1 through BIO-7. The first thirteen of these (BIO-1 through BIO-11, 13, 14) deal with the potential adverse impacts on a number of species. The potentially impacted species are:

- Impact BIO 1.1: the Crotch bumble bee;
- Impact BIO 1.2: The Fisher;
- Impact BIO-1.4: The Western mastiff bat;
- Impact BIO-1.5: The Silver-haired bat;
- Impact BIO-1.6: The Hoary bat;
- Impact BIO-1.7: The Long eared myotis;
- Impact BIO-1.8: The Olivesided flycatcher;
- Impact BIO-1.9: The American peregrine falcon;
- Impact BIO-1.10: The California spotted owl;
- Impact BIO-1.11: Protected bird species;
- Impact BIO-1.13: The Small's southern clarkia; and
- Impact BIO-1.14: The Slender-stemmed monkeyflower.

In each case, mitigation measures were proposed and adopted that reduce any impact to "less than significant." Those mitigation measures remain equally effective with the new smaller plan.

Impact BIO-1.12 and 15 both have to do with the potential to interfere substantially with the movement of wildlife species. As with the above impacts, mitigation measures were proposed and adopted that reduce any impact to "less than significant." Those mitigation measures remain equally effective with the new smaller plan.

Impact BIO-2 deals with the potential to spread invasive plant species. As with the above impacts, mitigation measures were proposed and adopted that reduce any impact to "less than significant." Those mitigation measures remain equally effective with the new smaller plan.

Impact BIO-3.1 through 3.3 deal with water quality impacts and impacts to wetlands and other waters. The mitigation measures remain equally effective with the new smaller plan when applied to drainages.

Impact BIO-4.1 and 4.2 deal with deer movement. The mitigation measures remain equally effective with the new smaller plan. Impact BIO-5.1 deals with potential impacts to oak woodlands in accordance with state regulatory requirements. The mitigation measure remains equally effective with the new smaller plan. Impact BIO-6 addresses protections to Open Space, the application of existing mitigation measures BIO 3.1 through 3.4, BIO-1.13 and 1.14 remain equally effective with the new smaller plan with only very limited minor adjustments to existing Open Space boundaries. Impact BIO-7 deals with minimizing deer fatalities on Highway 120. The mitigation measures remain equally effective with the new smaller plan.

Given the reduced project scope, potential impacts associated with indirect and/or cumulative biological impacts remain consistent with the approved FEIR, with the degree of impact correspondingly lessened by the reduced project scope. Potential noise impacts associated with biological resources as evaluated in the EIR are not altered by the relocation of buildings in the revised plans.

In short, we have reviewed each area where a potentially significant adverse biological impact was identified in the EIR and have found that no changes are needed to the mitigation measures to reduce such potential impacts to insignificance.

Please let me know if you need any further information.

Sincerely,



Amy L. Augustine, AICP

Attachment A – Biological Survey area map and description of areas surveyed

Attachment B – Wetlands and other water surveyed

Attachment A

Figure 4: Biological Study Area



For the purposes of this study, the Biological Study Area (BSA) is that area surveyed for biological resources and evaluated for potential direct and/or indirect and cumulative impacts to common and special status species and their habitats. It is illustrated in **Figure 4** and detailed as follows:

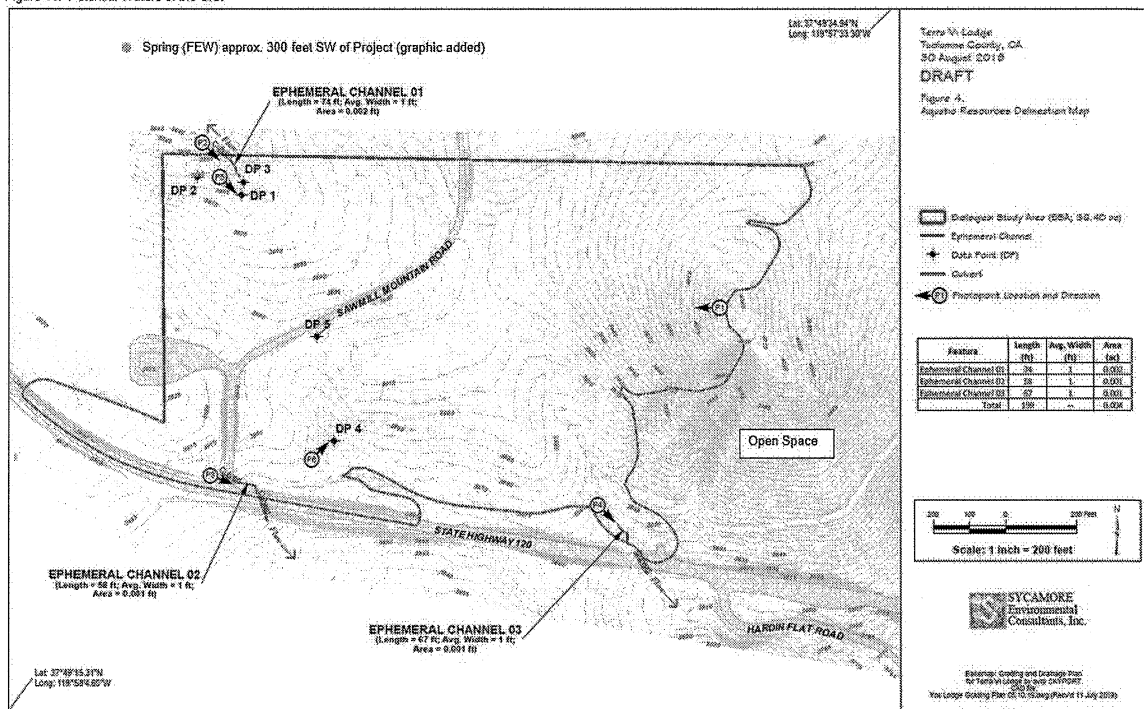
- Staging areas: All staging areas were assumed to be within the parcel boundaries and outside of the existing 21-acre Open Space zoned area. Staging areas were surveyed intensively.
- Plants: All areas within the project boundaries were surveyed intensively for special status plant species except for areas within the existing Open Space zoning district where development is not proposed.
- Raptors/medium-to-large mammals: All areas within the BSA (intensive study area and secondary study area) were surveyed using binoculars and listening for existing or potential raptor nests or nesting activity. Outside the project boundaries, the secondary study area was surveyed from roadways by car with stops along the way surveyed on foot using binoculars and listening. Rock outcrops were surveyed for potential dens.
- Amphibians/Special Study Area: The drainage¹ located on USFS property west of the parcel boundaries was surveyed on foot for special status amphibians and special status plants given its proximity to the site and potential to support special status species.

Terra Vi Lodge, Yosemite, Biological Study Report (APA, June 2020) – Pages 26-28

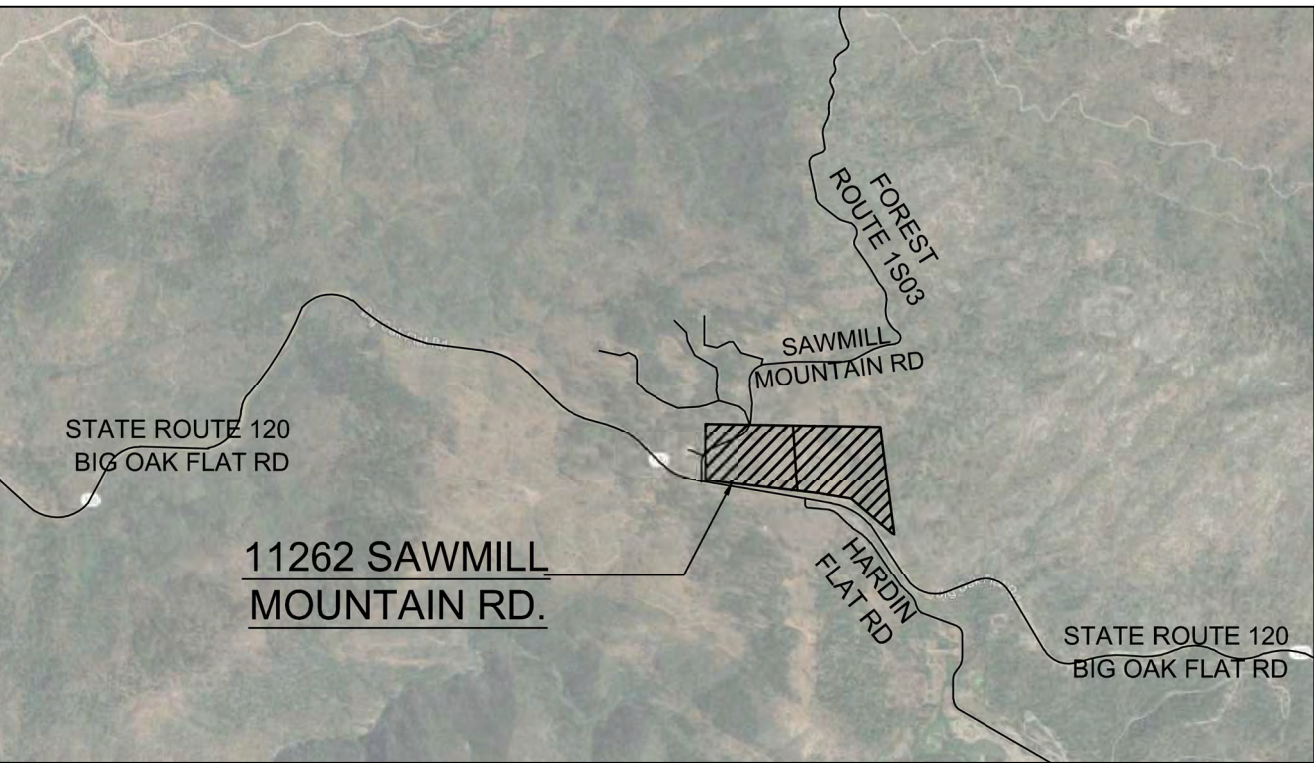
¹ Flowing on July 4, 2019. In dry years, likely intermittent. Not shown as a blue-line stream on USGS topo maps.

Attachment B

Figure 16: Potential Waters of the U.S.



SITE VICINITY MAP



TERRA VI LODGE

YOSEMITE LODGE

11262 SAWMILL MOUNTAIN ROAD

GROVELAND, CA 95321



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
970. 259 - 7494
FAX 970. 259 - 7492

262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO. 81147
970. 264 - 6884
FAX 970. 264 - 1997

RA-AECOM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROJECT INFORMATION

PROJECT INFORMATION:

APN: 068-120-60-00, 068-120-61-00
LOT SIZE: 1219,819.5 SF. (28 ACRE)
1366,507.3 SF. (36 ACRE)

TOTAL: 2,786,326.8 SF. (64 ACRE)
C-K 0

OCCUPANCIES: R-1, R-2, S-2, B, A-3
STORIES: 2
CEILING HEIGHT: VARIES
FIRE SPRINKLER: YES
ELECTRICAL: GRID
GAS: TANK
SEWER: SEPTIC

HEIGHT LIMIT: 2 STORIES
TOTAL SF: 73,796 SF
BASE F.A.R.: 0.026

PROPOSED:

BUILDING A - VILLAGE (HOTEL AMENITIES)
FOOTPRINT: 8,419 SF
STORIES: 2
SQUARE FOOTAGE: 16,838 SF

BUILDING B - EVENT SPACE
FOOTPRINT / SQUARE FOOTAGE: 3,045 SF
STORIES: 1

BUILDING C - MOVEMENT (EVENT SPACE)
FOOTPRINT / SQUARE FOOTAGE: 2,386 SF
STORIES: 1

BUILDING D - MARKET & EMPLOYEE HOUSING - 1 UNITS
FOOTPRINT: 5,864 SF
STORIES: 2
SQUARE FOOTAGE: 11,728 SF

MAINTENANCE & WATER TREATMENT
FOOTPRINT / SQUARE FOOTAGE: 14,000 SF
STORIES: 1

OUTPOST GUESTROOMS -
FOOTPRINT / SQUARE FOOTAGE: 381 SF
STORIES: 1

BUILDINGS / GUESTROOMS: 17
VILLAGE GUESTROOMS (TRIPLEX)
FOOTPRINT / SQUARE FOOTAGE: 1,473 SF
STORIES: 1

BUILDINGS: 16
GUESTROOMS: 48

PARKING SUMMARY:

STANDARD SPACES: 107 SPACES
ACCESSIBLE STALLS: 10 SPACES
RV STALLS: 33 SPACES
TOTAL PARKING: 120 SPACES

PROJECT TEAM:

PROJECT OWNER

HANSJI CORP.
631 W. KATELLA AVE.
ANAHEIM, CA 92802
(714) 399-0152
INFO@HANSJI.COM

ARCHITECT/LANDSCAPE

REYNOLDS ASH + ASSOCIATES
564 E. 2ND AVE. STE 201
DURANGO, CO 81301
(970) 259-7494

CIVIL ENGINEERING

LAND & STRUCTURE
105 S. STEWART STREET
SONORA, CA 95370
REUBEN CHIRNSIDE -
REUBENLANDSTRUC.COM
(209) 743-3370

REGULATORY DESCRIPTION

THIS APPLICATION NAMED 'TERRA VI LODGE
YOSEMITE LODGE' WHICH IS BEING SUBMITTED TO
THE COMMUNITY RESOURCES AGENCY, HAS
FOLLOWED THE CRITERIA AS OUTLINED IN THE 'SITE
DEVELOPMENT PERMITS INSTRUCTION TO FOR
APPLICANTS'.

IN ADDITION, UNDER THE TUOLUMNE COUNTY
ORDINANCE CODE CHAPTER 17.31 THE PROJECT
RESIDES IN THE C-K DISTRICT AND HAS THE
DESIGNATION ALLOWING 'HOTELS AND MOTELS'. AS
INDICATED IN THIS CHAPTER: 'THE PURPOSE OF THE
COMMERCIAL RECREATIONAL (C-K) DISTRICT IS TO
ENCOURAGE WELL-PLANNED AND INTEGRATED
RESORT AND VACATION-ORIENTED COMMERCIAL
COMPLEXES IN WHICH THE DEVELOPER MAY
INCORPORATE INNOVATIVE DESIGN TECHNIQUES'.

THE TERRA VI LODGE HAS ALSO ADDRESSED
ORDINANCE: 17.31(2)(D), TITLE 15 FIRE SAFETY
STANDARDS AS IT PERTAINS TO THIS PROJECT

PROJECT DESCRIPTION:

THE HANSJI CORPORATION PROPOSED TO BUILD
MIXED USE LODGE WITH A MARKET LOCATED ON
THEIR EXISTING PROPERTY AT 11262 SAWMILL
MOUNTAIN ROAD IN GROVELAND, CALIFORNIA 95321.
THE PROPOSED BUILD WILL CONSIST OF 65
GUESTROOMS (R-1), WITH (A) VILLAGE BUILDING, (B)
EVENTS BUILDING, (C) MOVEMENT BUILDING, (D)
EMPLOYEE HOUSING / MARKET BUILDING, &
MAINTENANCE BUILDING

INDEX TO DRAWINGS

G-101	DRAWING INDEX, GENERAL NOTES & LEGENDS
C1	SITE OVERVIEW
C2	CONCEPTUAL GRADING PLAN / UTILITY SITE
C3	CONCEPTUAL GRADING PLAN - VILLAGE
C4	CONCEPTUAL GRADING PLAN - HIGHWAY ENCROACHMENT
C5	CONCEPTUAL UTILITY PLAN
AS-101	OVERALL SITE PLAN
AS-102	ENLARGED SITE PLAN
AS-103	ENLARGED SITE PLAN
AS-104	SITE CIRCULATION PLAN
L-101	PROPERTY CONTEXT PLAN
L-102	SITE CONTEXT PLAN
L-103	OPEN SPACE, FOREST MNGMT, & WATER USE PLAN
L-104A	SITE CROSS SECTION A
L-104B	SITE CROSS SECTION B
L-105	ILLUSTRATIVE LANDSCAPE PLAN
L-106	PLANT LEGEND & PLANING IMAGES
L-107	LODGE LANDSCAPE & FEATURE IMAGES
A-101	FLOOR PLANS - VILLAGE BUILDING
A-201	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-102	FLOOR PLANS - EVENT BUILDING
A-202	EXTERIOR ELEVATIONS
A-302	BUILDING SECTIONS
A-103	FLOOR PLANS - MOVEMENT BUILDING
A-203	EXTERIOR ELEVATIONS
A-303	BUILDING SECTIONS
A-104	FLOOR PLANS - EMPLOYEE HOUSING/MARKET BUILDING
A-204	EXTERIOR ELEVATIONS
A-304	BUILDING SECTIONS
A-105	FLOOR PLANS - OUTPOST GUESTROOM
A-205	ELEVATIONS BUILDING SECTIONS
A-106	FLOOR PLANS - VILLAGE GUESTROOM
A-206	ELEVATIONS BUILDING SECTIONS

PROGRESS SET
NOT FOR CONST.

TERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

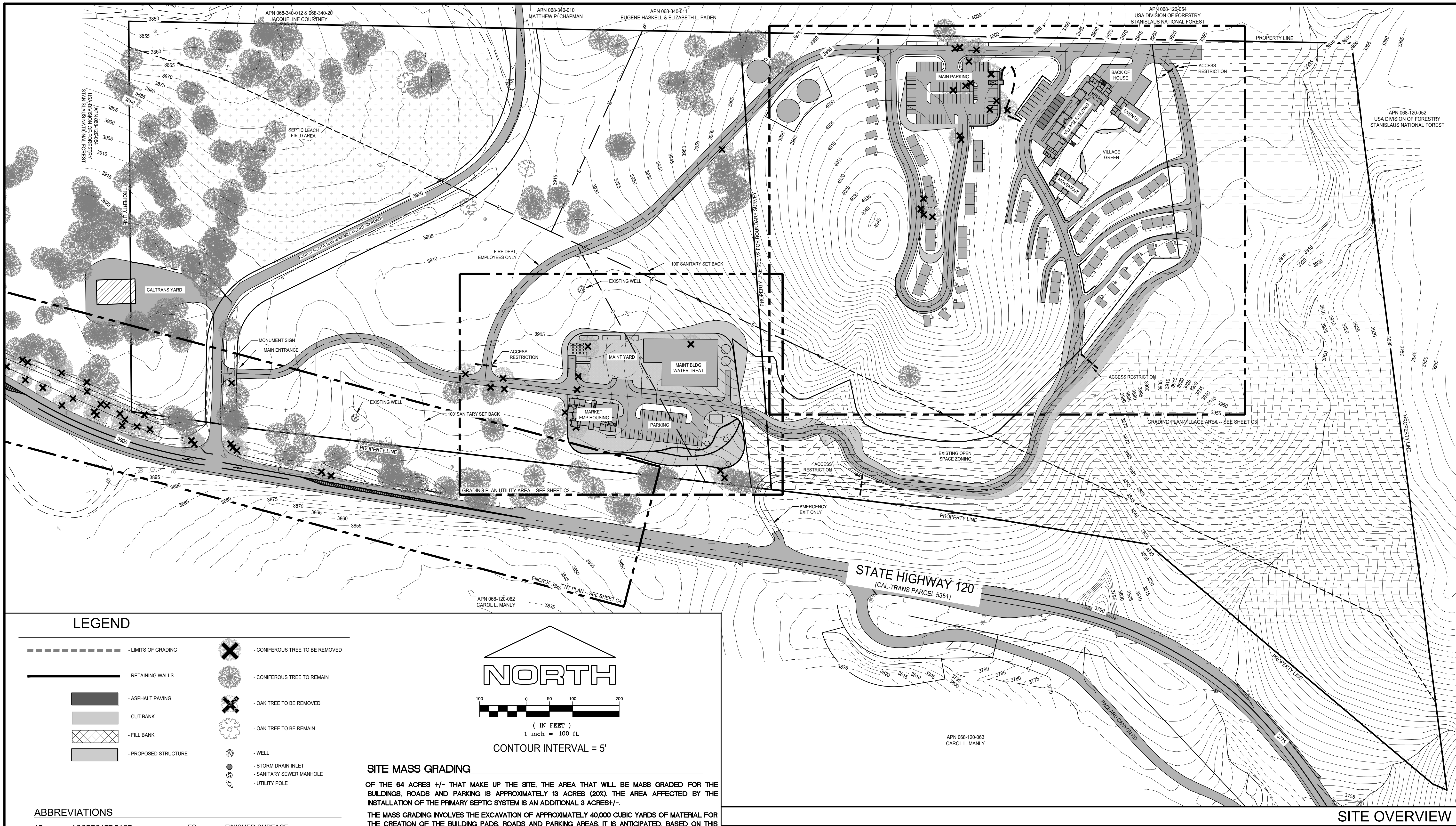
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

△
△
△
△

G-101

DRAWING INDEX,
GENERAL NOTES & LEGENDS



LEGEND

- LIMITS OF GRADING
- RETAINING WALLS
- ASPHALT PAVING
- CUT BANK
- FILL BANK
- PROPOSED STRUCTURE
- CONIFEROUS TREE TO BE REMOVED
- CONIFEROUS TREE TO REMAIN
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMAIN
- WELL
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- UTILITY POLE

ABBREVIATIONS

- | | | | |
|----------|-------------------------|-----|----------------------------|
| AB | - AGGREGATE BASE | FS | - FINISHED SURFACE |
| AC | - ASPHALT CONCRETE | FT | - FOOT |
| BLDG | - BUILDING | INV | - INVERT ELEVATION |
| BM | - BENCH MARK | LF | - LINEAR FEET |
| BOL | - BOLLARD | MON | - MONUMENT |
| CL | - CENTERLINE | NTS | - NOT TO SCALE |
| CMP | - CORRUGATED METAL PIPE | PL | - PROPERTY LINE |
| CO | - CLEAN OUT | RCP | - REINFORCED CONCRETE PIPE |
| CONC | - CONCRETE | R/W | - RIGHT OF WAY |
| CY | - CUBIC YARD | SD | - STORM DRAIN |
| DI | - DROP INLET | SF | - SQUARE FEET |
| ELEV | - ELEVATION | SS | - SANITARY SEWER |
| E, EXIST | - EXISTING | TBM | - TEMPORARY BENCH MARK |
| FC | - FACE OF CURB | TOW | - TOP OF WALL |
| FF | - FINISHED FLOOR | TYP | - TYPICAL |
| FG | - FINISHED GRADE | UON | - UNLESS OTHERWISE NOTED |
| FH | - FIRE HYDRANT | WM | - WATER METER |
| FL | - FLOW LINE | WV | - WATER VALVE |

SITE MASS GRADING

OF THE 64 ACRES +/- THAT MAKE UP THE SITE, THE AREA THAT WILL BE MASS GRADED FOR THE BUILDINGS, ROADS AND PARKING IS APPROXIMATELY 13 ACRES (20%). THE AREA AFFECTED BY THE INSTALLATION OF THE PRIMARY SEPTIC SYSTEM IS AN ADDITIONAL 3 ACRES +/-.

THE MASS GRADING INVOLVES THE EXCAVATION OF APPROXIMATELY 40,000 CUBIC YARDS OF MATERIAL FOR THE CREATION OF THE BUILDING PADS, ROADS AND PARKING AREAS. IT IS ANTICIPATED, BASED ON THIS PRELIMINARY DESIGN THAT THE CUT AND FILL VOLUMES ON SITE WILL BE BALANCED. RETAINING WALLS HAVE BEEN PROPOSED THROUGHOUT THE SITE TO REDUCE THE IMPACT OF CUT AND FILL SLOPES, REDUCE TREE REMOVAL AND MINIMIZE THE GRADING FOOTPRINT OF THE PROJECT.

SITE STORM WATER MANAGEMENT

DUE TO THE TOPOGRAPHY OF THE SURROUNDING AREA, THERE IS VERY LITTLE STORM WATER THAT RUNS ON TO THIS SITE. THE AREAS OF THE SITE THAT DRAIN TOWARDS THE SOUTH TERMINATE AT TWO 24" CULVERT THAT PASS UNDER THE HIGHWAY IN DIFFERENT LOCATIONS. WHILE THE INCREASE IN IMPERVIOUS SURFACES ON SITE WILL INCREASE STORM WATER RUNOFF, IT WILL BE THE INTENTION OF THE DRAINAGE DESIGN TO DETAIN STORM WATER ON SITE DURING STORM EVENTS AND METER THE OUTFLOW IN ORDER NOT TO EXCEED THE CAPACITY OF THE EXISTING CULVERT UNDER THE HIGHWAY.

ROOF DRAINAGE AND LANDSCAPE AREA DRAINS WILL DIRECT STORM WATER UNDERGROUND TO DETENTION AREAS. SHEET FLOW FROM ROADS AND PARKING AREAS WILL BE CAPTURED IN SURFACE DRAINAGE SWALES WHICH WILL ALSO BE DIRECTED TO DETENTION AREAS. DRAINAGE SWALES AND DETENTION AREAS WILL BE LANDSCAPED TO INCORPORATE THEM INTO THE BUILT ENVIRONMENT IN APPROPRIATE WAYS.

TREE REMOVAL

THERE ARE 33 TREES TO BE REMOVED ON THE PROJECT SITE, AND 29 TREES TO BE REMOVED WITHIN THE CALTRANS RIGHT OF WAY TO ALLOW FOR THE ROAD SAFETY IMPROVEMENTS.

PRELIMINARY QUANTITIES

RETAINING WALL	±3,000 LF
GRADING:	
CUT	40,000 CY
FILL	40,000 CY
ASPHALT DRIVING SURFACE	141,000 SF
ASPHALT PARKING SURFACE	39,000 SF
TOTAL DISTURBED AREA FOR HOTEL AND CABINS	±13 AC
STANDARD PARKING STALLS	107
ACCESSIBLE PARKING STALLS	10
RV PARKING STALLS	3
TOTAL	120

REVISIONS:

rev	date	description
Final Revised County Submittal	08/20/23	

OWNER INFORMATION:

Hardin Flat LLC
P.O. Box 130,
Moccasin, Ca. 95347

SITE INFORMATION:

APN: 068-120-060-000
068-120-061-000
Sawmill Mountain Rd
GROVELAND, CA 95321

APPLICANT INFORMATION:

Hansji Corporation
631 West Katella Ave, Fifth Floor
Anaheim, Ca. 92802
Contact John Bissell, 949.456.5371

PROJECT INFORMATION:

A SITE PLAN FOR:
Terra Vi Yosemite Lodge
Sawmill Mountain Rd,
Groveland, Ca. 95321

ENGINEER OF RECORD:

PRELIMINARY
REVIEW ONLY

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 8/20/23

DRAWN BY: RC

CHECKED BY: RHJ

SCALE: AS NOTED

DRAWING: SITE PLAN

PROJECT NO: 18-01.20

SHEET: C1 OF: 5



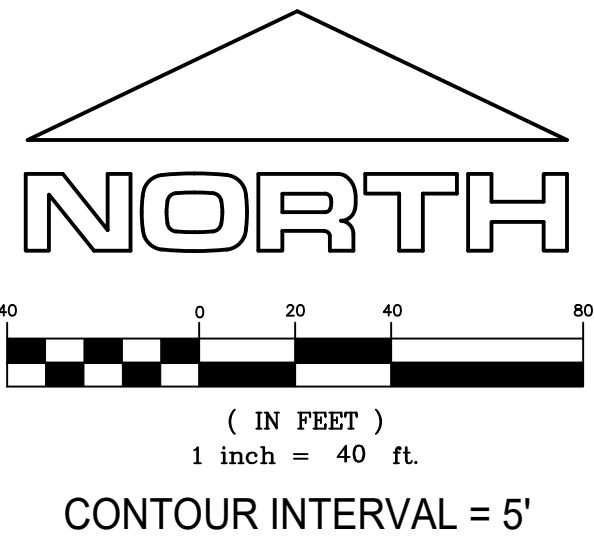
CONCEPTUAL GRADING PLAN -- UTILITY SITE

LEGEND

-----	- LIMITS OF GRADING		- CONIFEROUS TREE TO BE REMOVED
=====	- RETAINING WALLS		- CONIFEROUS TREE TO REMAIN
	- ASPHALT PAVING		- OAK TREE TO BE REMOVED
	- CUT BANK		- OAK TREE TO BE REMAIN
	- FILL BANK		- WELL
	- PROPOSED STRUCTURE		- STORM DRAIN INLET
			- SANITARY SEWER MANHOLE
			- UTILITY POLE

ABBREVIATIONS

AB	- AGGREGATE BASE	FS	- FINISHED SURFACE
AC	- ASPHALT CONCRETE	FT	- FOOT
BLDG	- BUILDING	INV	- INVERT ELEVATION
BM	- BENCH MARK	LF	- LINEAR FEET
BOL	- BOLLARD	MON	- MONUMENT
CL	- CENTERLINE	NTS	- NOT TO SCALE
CMP	- CORRUGATED METAL PIPE	PL	- PROPERTY LINE
CO	- CLEAN OUT	RCP	- REINFORCED CONCRETE PIPE
CONC	- CONCRETE	R/W	- RIGHT OF WAY
CY	- CUBIC YARD	SD	- STORM DRAIN
DI	- DROP INLET	SF	- SQUARE FEET
ELEV	- ELEVATION	SS	- SANITARY SEWER
E EXIST	- EXISTING	TBM	- TEMPORARY BENCH MARK
FC	- FACE OF CURB	TOW	- TOP OF WALL
FF	- FINISHED FLOOR	TYP	- TYPICAL
FG	- FINISHED GRADE	UON	- UNLESS OTHERWISE NOTED
FH	- FIRE HYDRANT	WM	- WATER METER
FL	- FLOW LINE	WV	- WATER VALVE



Land & Structure
SURVEYING | ENGINEERING | DESIGN

105 SOUTH STEWART STREET, SONORA, CALIFORNIA, 95370 T: 209.532.5173 F: 209.532.5320

REVISIONS:

rev	date	description
		Final Revised County Submittal 08/20/23

OWNER INFORMATION:

Hardin Flat LLC
P.O. Box 130,
Moccasin, Ca. 95347

SITE INFORMATION:

APN: 068-120-060-000
068-120-061-000
Sawmill Mountain Rd
GROVELAND, CA 95321

APPLICANT INFORMATION:

Hansji Corporation
631 West Katella Ave, Fifth Floor
Anaheim, Ca. 92802
Contact John Bissell, 949.456.5371

PROJECT INFORMATION:

A SITE PLAN FOR:
Terra Vi Yosemite Lodge
Sawmill Mountain Rd,
Groveland, Ca. 95321

ENGINEER OF RECORD:

**PRELIMINARY
REVIEW ONLY**

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 8/20/23

DRAWN BY: RC

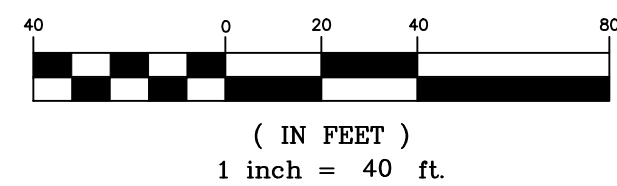
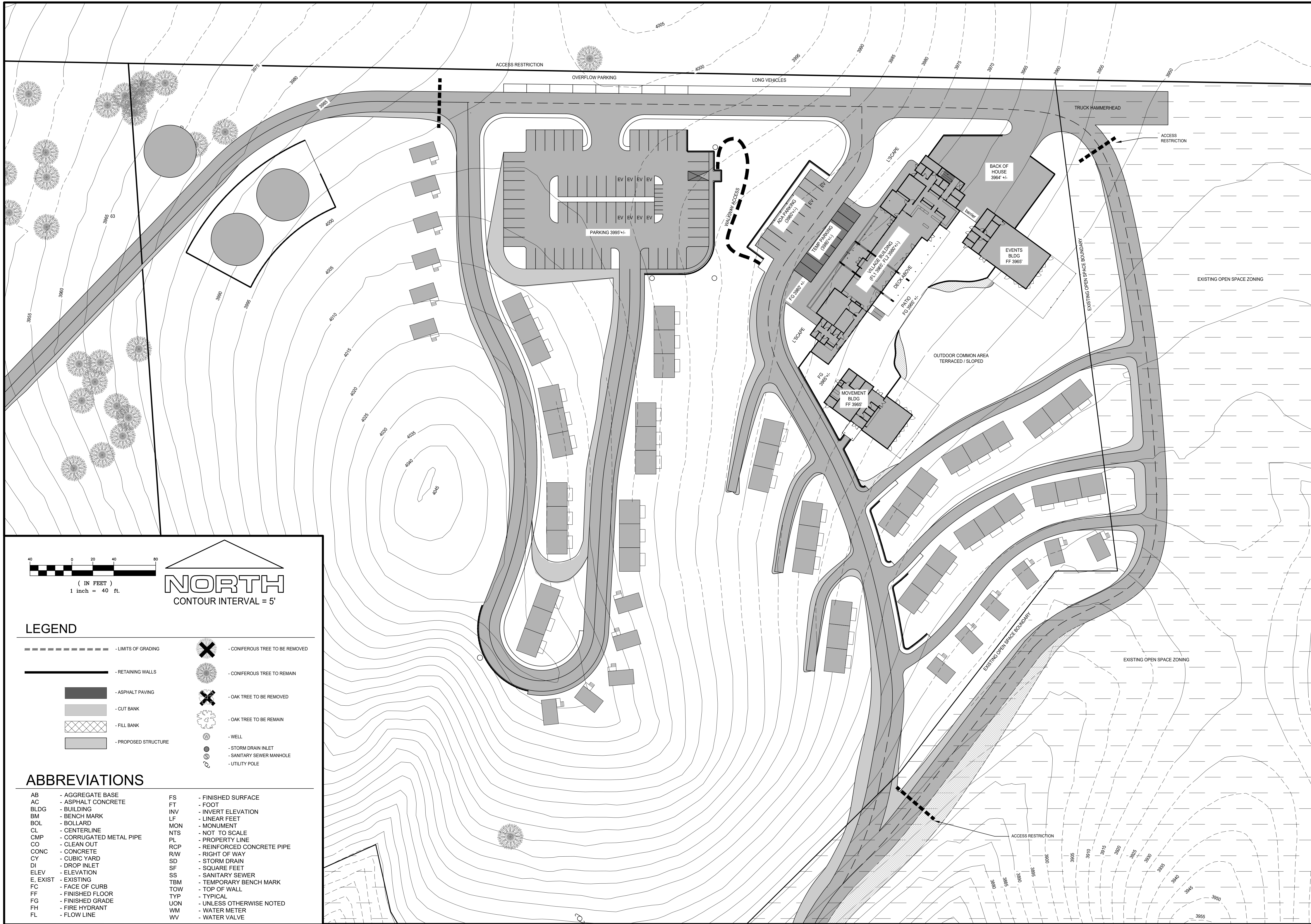
CHECKED BY: RHJ

SCALE: AS NOTED

DRAWING: SITE PLAN

PROJECT NO: 18-01.20

SHEET: C2 OF 5

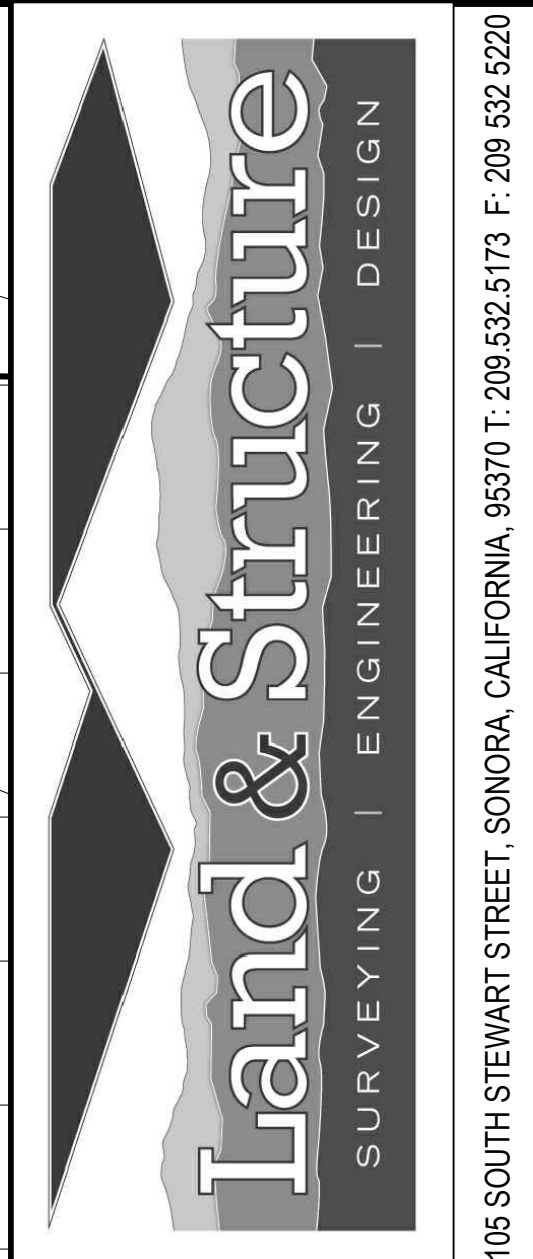


LEGEND

- | | | | |
|-------|----------------------|--|---------------------------------|
| ----- | - LIMITS OF GRADING | | - CONIFEROUS TREE TO BE REMOVED |
| ===== | - RETAINING WALLS | | - CONIFEROUS TREE TO REMAIN |
| | - ASPHALT PAVING | | - OAK TREE TO BE REMOVED |
| | - CUT BANK | | - OAK TREE TO BE REMAIN |
| | - FILL BANK | | - WELL |
| | - PROPOSED STRUCTURE | | - STORM DRAIN INLET |
| | | | - SANITARY SEWER MANHOLE |
| | | | - UTILITY POLE |

ABBREVIATIONS

- | | | | |
|----------|-------------------------|-----|----------------------------|
| AB | - AGGREGATE BASE | FS | - FINISHED SURFACE |
| AC | - ASPHALT CONCRETE | FT | - FOOT |
| BLDG | - BUILDING | INV | - INVERT ELEVATION |
| BM | - BENCH MARK | LF | - LINEAR FEET |
| BOL | - BOLLARD | MON | - MONUMENT |
| CL | - CENTERLINE | NTS | - NOT TO SCALE |
| CMP | - CORRUGATED METAL PIPE | PL | - PROPERTY LINE |
| CO | - CLEAN OUT | RCP | - REINFORCED CONCRETE PIPE |
| CONC | - CONCRETE | R/W | - RIGHT OF WAY |
| CY | - CUBIC YARD | SD | - STORM DRAIN |
| DI | - DROP INLET | SF | - SQUARE FEET |
| ELEV | - ELEVATION | SS | - SANITARY SEWER |
| E, EXIST | - EXISTING | TBM | - TEMPORARY BENCH MARK |
| FC | - FACE OF CURB | TOW | - TOP OF WALL |
| FF | - FINISHED FLOOR | TYP | - TYPICAL |
| FG | - FINISHED GRADE | UON | - UNLESS OTHERWISE NOTED |
| FH | - FIRE HYDRANT | WM | - WATER METER |
| FL | - FLOW LINE | WV | - WATER VALVE |



REVISIONS:		
rev	date	description
Final Revised County Submittal 08/20/23		

OWNER INFORMATION:
Hardin Flat LLC
P.O. Box 130,
Moccasin, Ca. 95347

SITE INFORMATION:
APN: 068-120-060-000
068-120-061-000
Sawmill Mountain Rd
GROVELAND, CA 95321

APPLICANT INFORMATION:
Hansji Corporation
631 West Katella Ave, Fifth Floor
Anaheim, Ca. 92802
Contact John Bissell, 949.456.5371

PROJECT INFORMATION:
A SITE PLAN FOR:
Terra Vi Yosemite Lodge
Sawmill Mountain Rd,
Groveland, Ca. 95321

ENGINEER OF RECORD:

PRELIMINARY
REVIEW ONLY

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 8/20/23

DRAWN BY: RC

CHECKED BY: RHJ

SCALE: AS NOTED

DRAWING: SITE PLAN

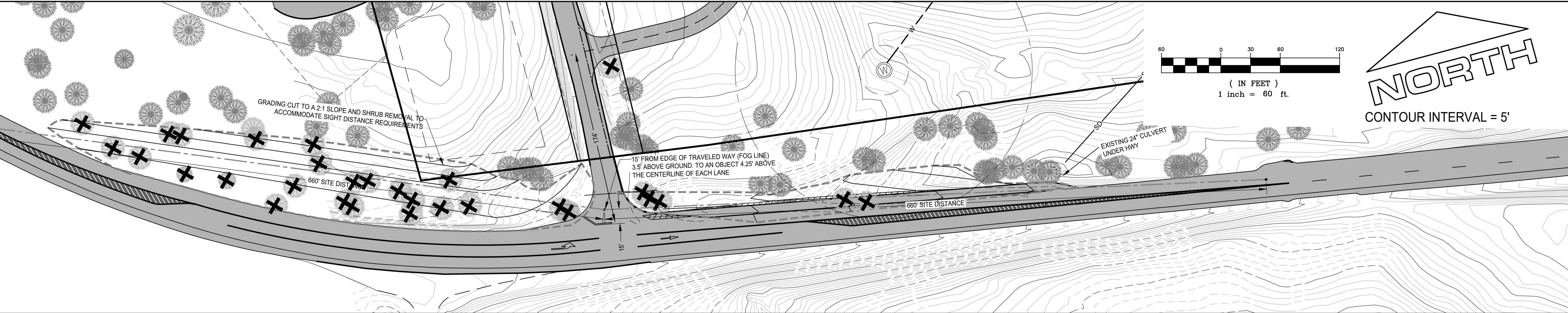
PROJECT NO: 18-01.20

SHEET: C3 OF: 5

CONCEPTUAL GRADING PLAN -- VILLAGE

HIGHWAY 120 ALTERATIONS

ALTERATIONS ARE PROPOSED TO BE MADE TO HIGHWAY 120 AT THE SAWMILL FLAT INTERSECTION TO MEET CALTRANS REQUIREMENTS FOR SIGHT DISTANCE, LEFT TURN LANE AND RIGHT TURN POCKET. ACHIEVING THE SIGHT DISTANCE REQUIRES THE EXCAVATION OF APPROXIMATELY 5,000 CUBIC YARDS OF MATERIAL FROM THE EXISTING CUT BANK ON THE NORTH SIDE OF THE HIGHWAY. WIDENING THE HIGHWAY TO PROVIDE FOR THE LEFT TURN LANE, RIGHT TURN POCKET AND ASSOCIATED TAPERS WILL BE ACHIEVED BY ADDING WIDTH TO THE NORTH SIDE OF THE HIGHWAY TO MINIMIZE THE GRADING IMPACT ON EXISTING TERRAIN AND MINIMIZE TREE REMOVAL. THE PROPOSED EMERGENCY EGRESS TRAIL WILL ACCESS THE HIGHWAY 120 RIGHT OF WAY AT THE EXISTING DEDICATED 20' WIDE ACCESS OPENING. NO HIGHWAY IMPROVEMENTS ARE PROPOSED IN THIS AREA.



CONCEPTUAL GRADING PLAN -- HIGHWAY ENCROACHMENT

LEGEND

- LIMITS OF GRADING
- RETAINING WALLS
- ASPHALT PAVING
- CUT BANK
- FILL BANK
- PROPOSED STRUCTURE
- CONIFEROUS TREE TO BE REMOVED
- CONIFEROUS TREE TO REMAIN
- OAK TREE TO BE REMOVED
- OAK TREE TO BE REMAIN
- WELL
- STORM DRAIN INLET
- SANITARY SEWER MANHOLE
- UTILITY POLE

ABBREVIATIONS

- AB - AGGREGATE BASE
- AC - ASPHALT CONCRETE
- BLDG - BUILDING
- BM - BENCH MARK
- BOL - BOLLARD
- CL - CENTERLINE
- CMP - CORRUGATED METAL PIPE
- CO - CLEAN OUT
- CONC - CONCRETE
- CY - CUBIC YARD
- DI - DROP INLET
- ELEV - ELEVATION
- E, EXIST - EXISTING
- FC - FACE OF CURB
- FF - FINISHED FLOOR
- FG - FINISHED GRADE
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FS - FINISHED SURFACE
- FT - FOOT
- INV - INVERT ELEVATION
- LF - LINEAR FEET
- MON - MONUMENT
- NTS - NOT TO SCALE
- PL - PROPERTY LINE
- RCP - REINFORCED CONCRETE PIPE
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SF - SQUARE FEET
- SS - SANITARY SEWER
- TBM - TEMPORARY BENCH MARK
- TOW - TOP OF WALL
- TYP - TYPICAL
- UON - UNLESS OTHERWISE NOTED
- WM - WATER METER
- WV - WATER VALVE

REVISIONS:

rev date description

Final Revised County Submittal 08/20/23

OWNER INFORMATION:

Hardin Flat LLC
P.O. Box 130,
Moccasin, Ca. 95347

SITE INFORMATION:

APN: 068-120-060-000
068-120-061-000
Sawmill Mountain Rd
GROVELAND, CA 95321

APPLICANT INFORMATION:

Hansji Corporation
631 West Katella Ave, Fifth Floor
Anaheim, Ca. 92802
Contact John Bissell, 949.456.5371

PROJECT INFORMATION:

A SITE PLAN FOR:
Terra Vi Yosemite Lodge
Sawmill Mountain Rd,
Groveland, Ca. 95321

ENGINEER OF RECORD:

PRELIMINARY
REVIEW ONLY

These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.

ISSUE DATE: 8/20/23

DRAWN BY: RC

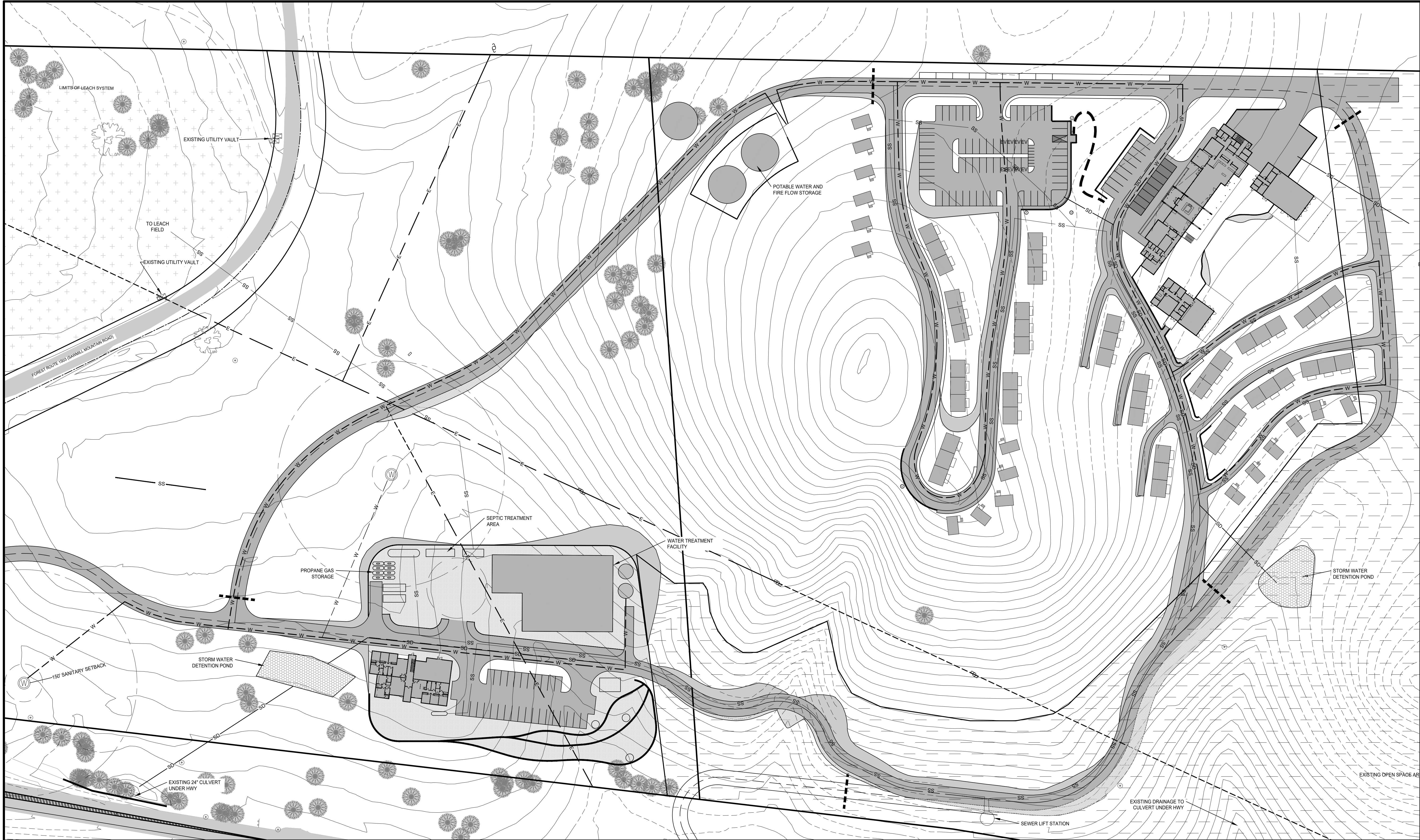
CHECKED BY: RHJ

SCALE: AS NOTED

DRAWING: SITE PLAN

PROJECT NO: 18-01.20

SHEET: C4 OF: 5



Land & Structure

SURVEYING | ENGINEERING | DESIGN

105 SOUTH STEWART STREET, SONORA, CALIFORNIA, 95370 T: 209.532.5173 F: 209.532.5220

REVISIONS:		
rev	date	description
Final Revised County Submittal 08/20/23		
OWNER INFORMATION:		
Hardin Flat LLC P.O. Box 130, Moccasin, Ca. 95347		
SITE INFORMATION:		
APN: 068-120-060-000 068-120-061-000 Sawmill Mountain Rd GROVELAND, CA 95321		
APPLICANT INFORMATION:		
Hansji Corporation 631 West Katella Ave, Fifth Floor Anaheim, Ca. 92802 Contact John Bissell, 949.456.5371		
PROJECT INFORMATION:		
A SITE PLAN FOR: Terra Vi Yosemite Lodge Sawmill Mountain Rd, Groveland, Ca. 95321		
ENGINEER OF RECORD:		
PRELIMINARY REVIEW ONLY		
These drawings and specifications are the property of the engineer and shall not be used on any other work except by agreement with the engineer. Written dimensions shall take preference over scaled dimensions and shall be verified on site. Any discrepancy shall be brought to the notice of the engineer prior to commencement of any work.		
ISSUE DATE: 8/3/23		
DRAWN BY: RC		
CHECKED BY: RHJ		
SCALE: AS NOTED		
DRAWING: SITE PLAN		
PROJECT NO: 18-01.20		
SHEET: C5 OF: 5		

LEGEND

- SD

W

RW

SS

LPG

E

UE

C

SD

W

RW

SS

LPG

E

UE

C
- STORM DRAIN CULVERT

• POTABLE WATER LINE

• RAIN WATER LINE

• SANITARY SEWER LINE

• PROPANE GAS LINE

• OVERHEAD ELECTRIC LINE

• UNDERGROUND ELECTRIC LINE

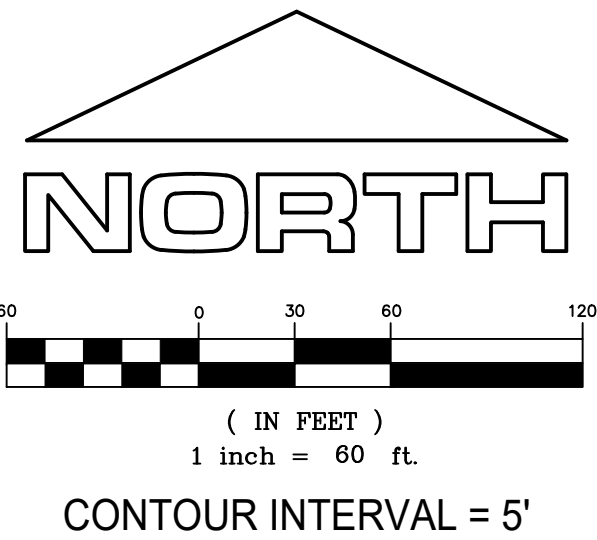
• COMMUNICATION LINES

• STORM DRAIN INLET

• SANITARY SEWER MANHOLE

• UTILITY POLE

• WELL



SITE UTILITIES

POTABLE WATER WILL BE PROVIDED BY WATER FROM 2 ON SITE WELLS THAT WILL BE TREATED AND STORED IN AN APPROPRIATELY SIZED TANK NEAR THE TOP OF THE KNOLL. A PUMP WILL BE REQUIRED TO MAINTAIN SYSTEM PRESSURE. THE WATER SYSTEM WILL BE REGISTERED WITH THE STATE OF CALIFORNIA AND WILL BE MANAGED AS A PUBLIC WATER SYSTEM.

FIRE FLOW FOR THE BUILDINGS WILL BE PROVIDED BY THE POTABLE WATER STORAGE TANK. THE QUANTITY OF WATER STORAGE AND PRESSURE OF WATER SUPPLY WILL BE DESIGNED IN ACCORDANCE WITH TUOLUMNE COUNTY REQUIREMENTS.

WATER CONVEYANCE PIPES WILL BE ROUTED UNDER PROPOSED ROADS TO MINIMIZE IMPACTS TO NATIVE GROUND.

WASTE WATER WILL BE TREATED ON SITE AND DISPOSED OF THROUGH AN APPROVED LEACH FIELD SYSTEM.

ELECTRICITY WILL BE PROVIDED BY PG&E AND AUGMENTED BY PHOTOVOLTAIC SYSTEMS LOCATED ON THE ROOF OF THE HOTEL. THE EXISTING POWER LINES THAT RUN THROUGH THE AREA OF DEVELOPMENT WOULD BE REROUTED AND PLACED UNDERGROUND. TRANSFORMERS WOULD BE LOCATED AT APPROPRIATE PLACES BASED ON FUTURE PG&E DESIGN REQUIREMENTS.

PHONE AND DATA SERVICE WOULD ALSO BE INSTALLED UNDERGROUND WITHIN THE AREA OF IMPROVEMENT.

PROPANE TANKS WOULD BE INSTALLED IN THE VICINITY OF THE WORKSHOP. THIS LOCATION IS OUT OF SIGHT AND A SAFE DISTANCE FROM ANY BUILDINGS AND PROPERTY LINES. THE STORAGE VOLUMES WOULD BE BASED ON DEMAND AND REFUELING FREQUENCIES BUT IS ESTIMATED TO INCLUDE MULTIPLE TANKS IN AN AREA OF APPROXIMATELY 30' X 30'. PROPANE WOULD BE PIPED UNDERGROUND TO THE VARIOUS BUILDINGS ON SITE.

Final Revised County Submittal 08/20/23



OVERALL SITE PLAN

SCALE: 1" = 100'



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
970. 259 - 7494
FAX 970. 259 - 7492
262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO. 81147
970. 264 - 6884
FAX 970. 264 - 6997
RAAECOM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RAA ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TIERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RAA

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:
△
△
△
△

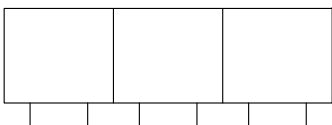
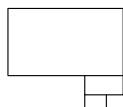
AS-101
SITE
PLAN



ENLARGED SITE PLAN - VILLAGE

SCALE: 1" = 40'

ROOM TYPE LEGEND:

	TYPE: VILLAGE	BUILDINGS: 16	GUESTROOMS: 48
	OUTPOST	17	17
TOTAL		33	65



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
970. 259 - 7494
FAX 970. 259 - 7492
262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO. 81147
970. 264 - 6884
FAX 970. 264 - 1997
RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TIERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

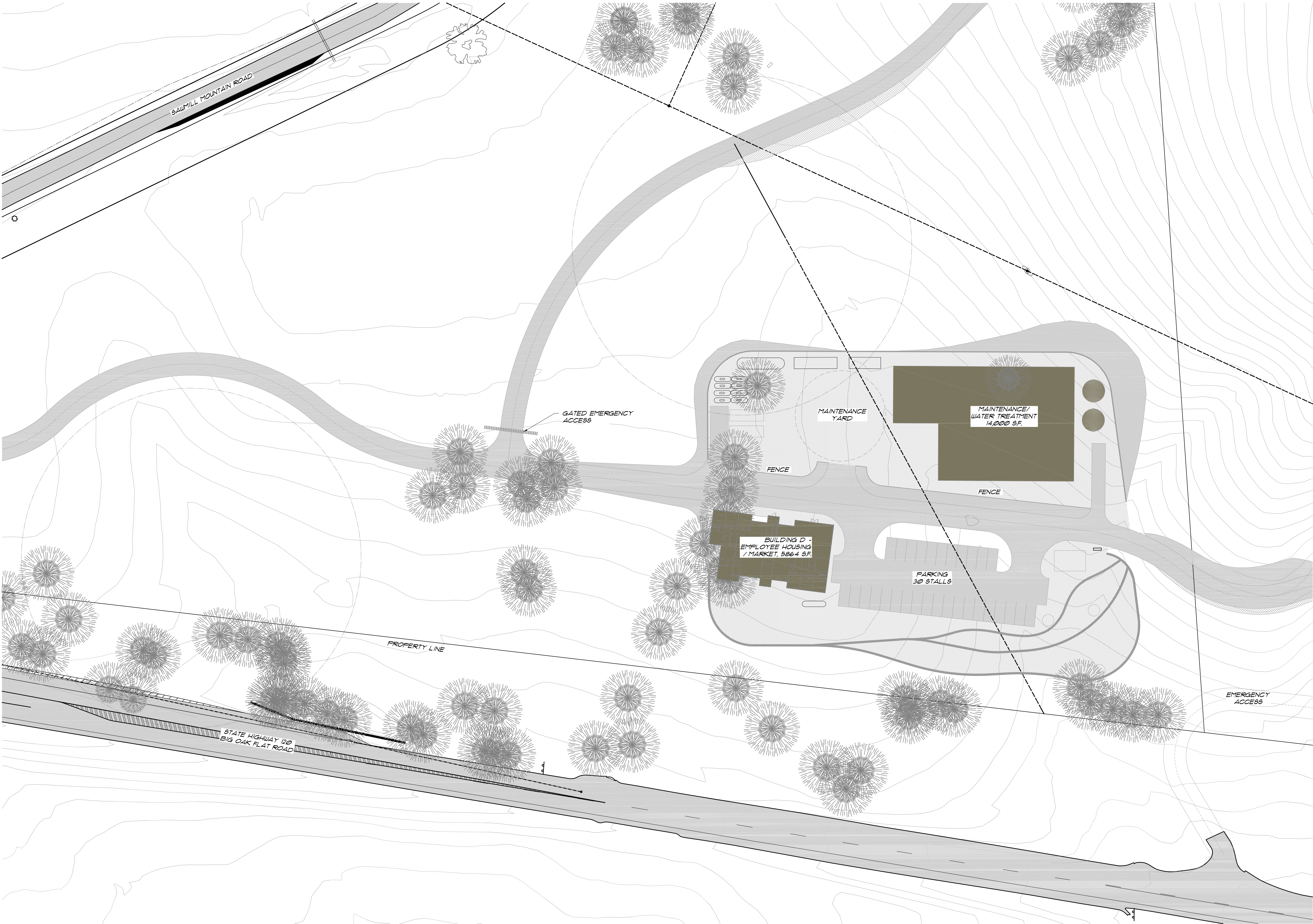
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:





AS-102
SITE
PLAN



ENLARGED SITE PLAN - EMPLOYEE HOUSING

SCALE: 1" = 40'



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
970. 259 - 7494
FAX 970. 259 - 7492
262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO. 81147
970. 264 - 6884
FAX 970. 264 - 1997
RA-AECOM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

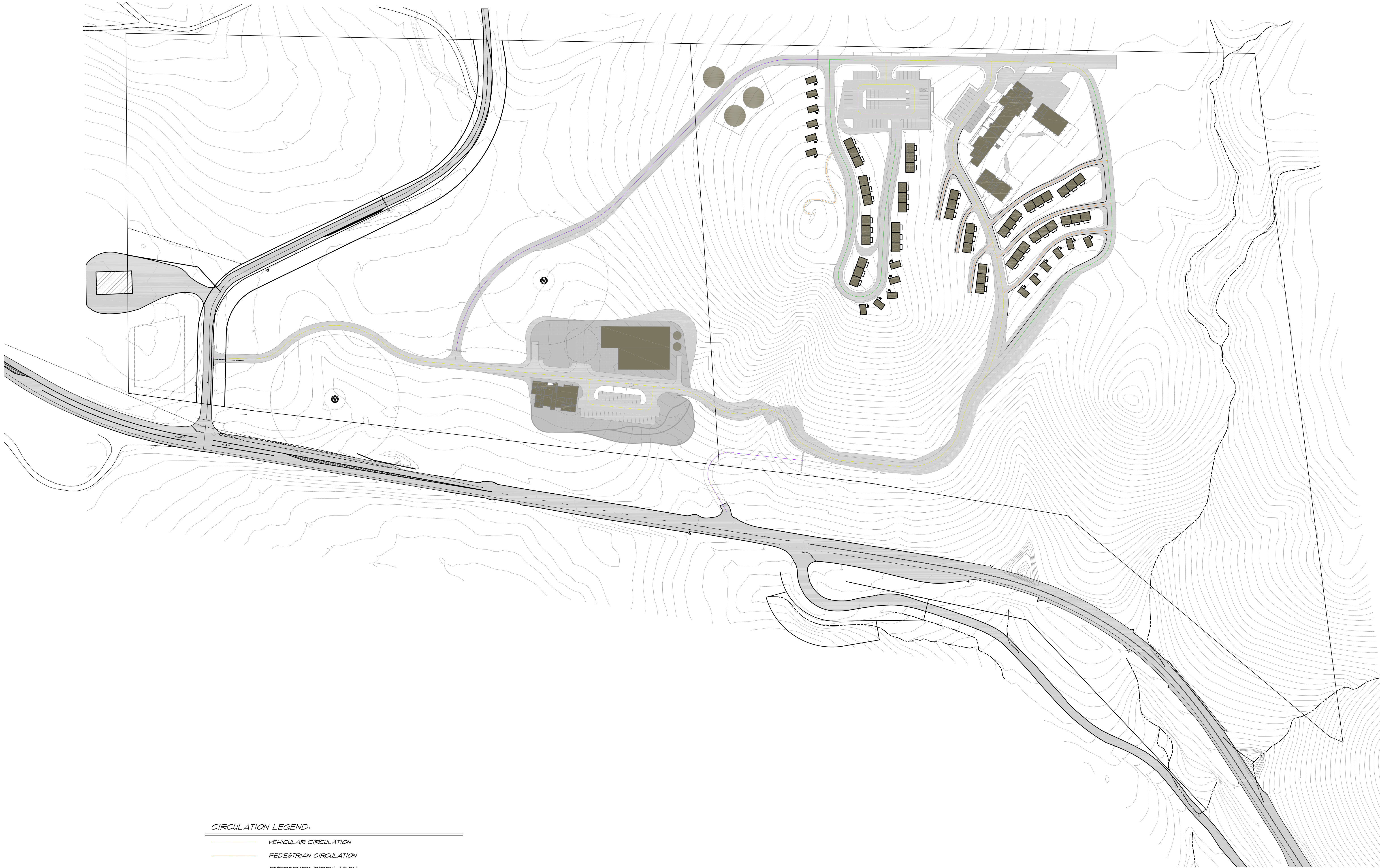
TIERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:	
△	
△	
△	
△	

AS-103
SITE
PLAN



CIRCULATION LEGEND:

- VEHICULAR CIRCULATION
- PEDESTRIAN CIRCULATION
- EMERGENCY CIRCULATION
- EMPLOYEE & EMERGENCY CIRCULATION



SITE CIRCULATION PLAN

SCALE: 1" = 100'



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
970. 259 - 7494
FAX 970. 259 - 7492
262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO. 81147
970. 264 - 6884
FAX 970. 264 - 6997
RA-AECOM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

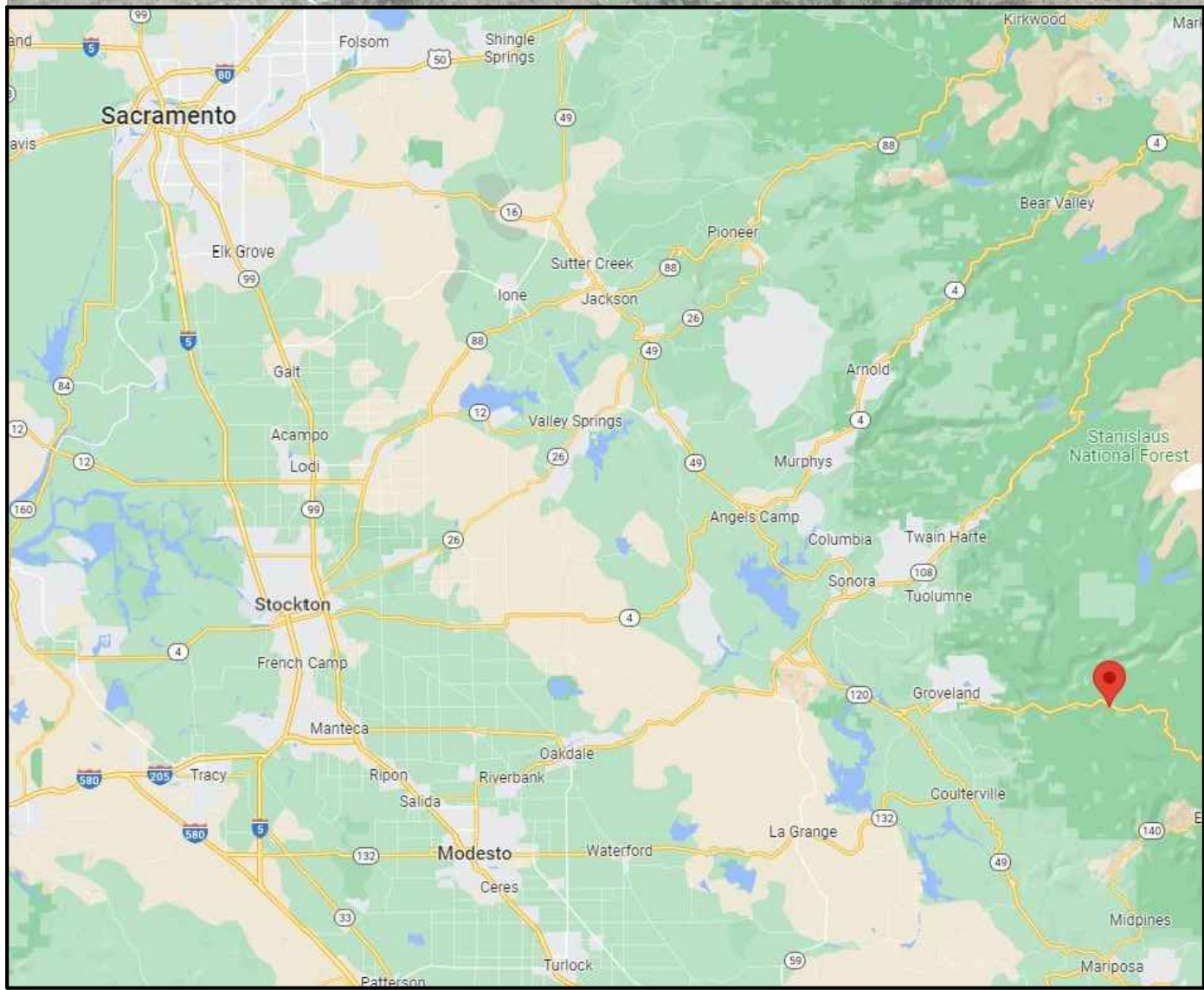
TIERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:
1
2
3
4

AS-104
SITE
PLAN



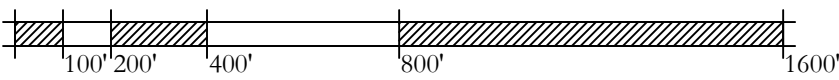
REGION PLAN

SCALE: N.T.S.



PROPERTY CONTEXT PLAN

SCALE: 1" = 400'-0"



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492
262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
(970) 264-6884
FAX (970) 264-6997
RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA-A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TIERRA VI LODGE
YOSEMITE

YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA-A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:
1
2
3
4

L-101

PROPERTY
CONTEXT PLAN



VIEW EAST ON HIGHWAY 120 APPROACHING SAWMILL MOUNTAIN ROAD

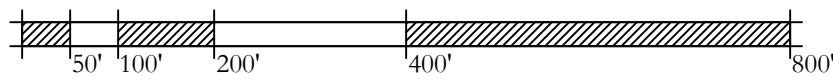


VIEW WEST ON HIGHWAY 120 APPROACHING SAWMILL MOUNTAIN ROAD



SITE CONTEXT PLAN

SCALE: 1" = 200'-0"



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
(970) 264-6884
FAX (970) 264-6997

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

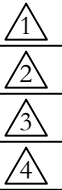
TIERRA VI LODGE
YOSEMITE

YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

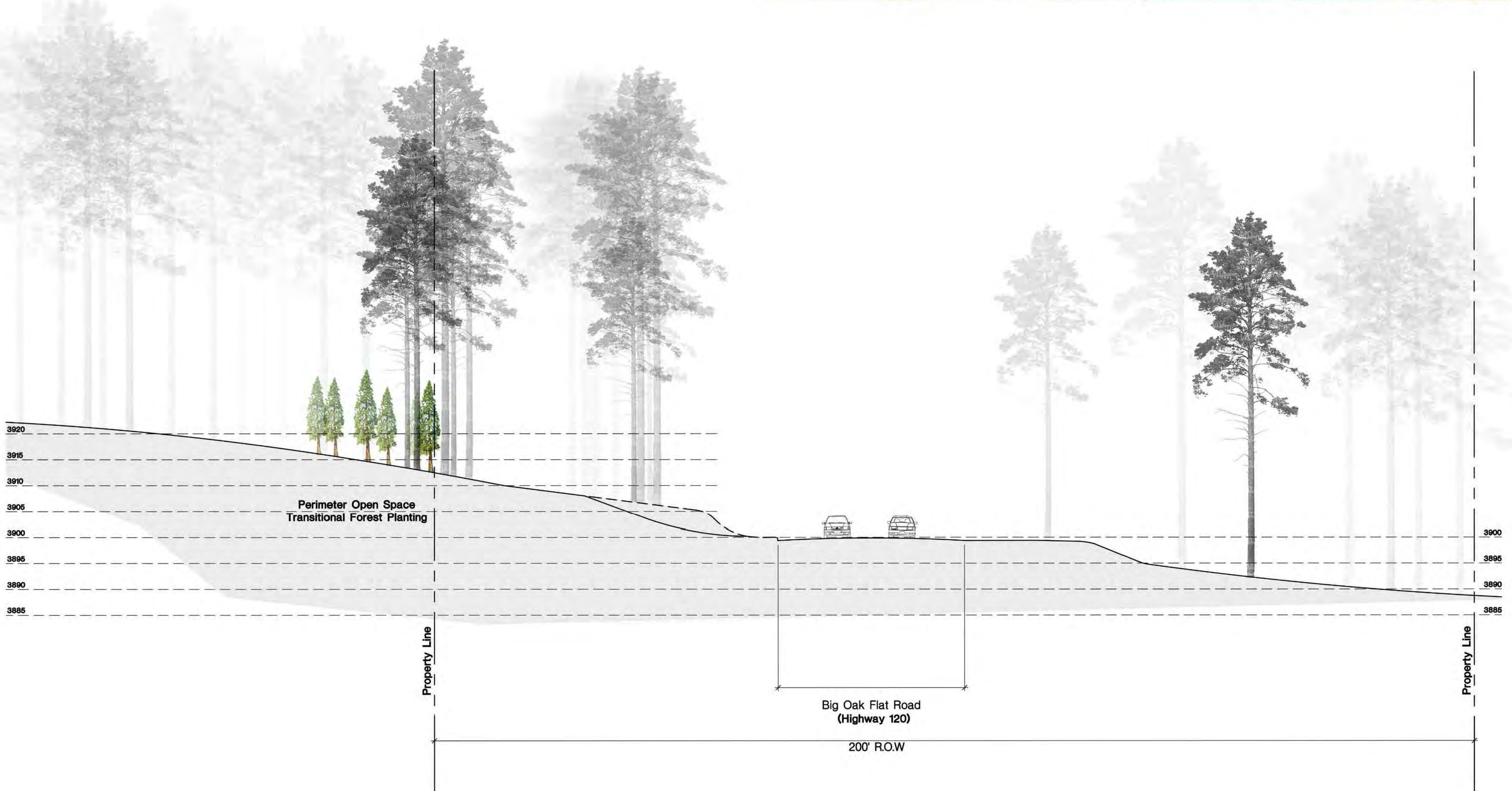
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:



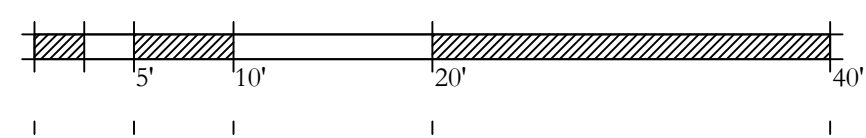
L-102

SITE
CONTEXT PLAN



SITE CROSS SECTION- ELEVATION A
LOOKING EAST ON HIGHWAY 120

SCALE: 1" = 10'-0"



**REYNOLDS ASH
+ ASSOCIATES**

**ARCHITECTURE
ENGINEERING**

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
(970) 264-6884
FAX (970) 264-0997

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW
COPYRIGHT AND OTHER PROPERTY RIGHTS IN
THESE PLANS. THESE PLANS ARE NOT TO BE
CHANGED OR COPIED IN ANY FORM OR MANNER
WHATSOEVER NOR ARE THEY TO BE ASSIGNED
TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND
CONSENT OF THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS
SHALL BE RESTRICTED TO THE ORIGINAL SITE
FOR WHICH THEY WERE PREPARED AND
PUBLICATION THEREOF IS EXPRESSLY LIMITED
TO SUCH USE. FEDERAL LAW PROHIBITS THE
REPRODUCTION, DISPLAY, SALE, OR OTHER
DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

**PROGRESS SET
NOT FOR CONST.**

**TIERRA VI LODGE
YOSEMITE**

YOSEMITE, CALIFORNIA 95321

JOB NO.: **22318**
DATE: **08/20/2023**
DRAWN BY: **RA+A**

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:
△
△
△
△

L-104A

SITE CROSS
SECTION A



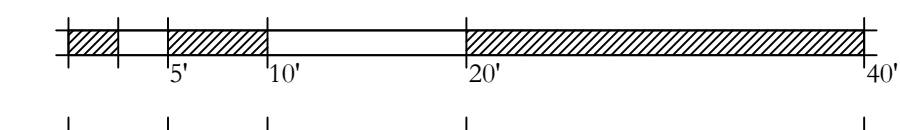
ARCHITECTURE
ENGINEERING

RA-AE.COM

PROGRESS SET
NOT FOR CONST.

YOSEMITE, CALIFORNIA 95321

1
2
3
4

SITE CROSS
SECTION B



PROGRESS SET
NOT FOR CONST.

TIERRA VI LODGE
YOSEMITE
YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:
△ 2023-08-20
△
△
△

L-105

ILLUSTRATIVE
LANDSCAPE PLAN



ILLUSTRATIVE LANDSCAPE PLAN

SCALE: 1" = 80'-0"



Quercus kelloggii
California Black Oak



Quercus chrysolepis
Canyon Live Oak



Abies concolor
White Fir



Calocedrus decurrens
Incense Cedar



Acer macrophyllum
Bigleaf Maple



Acer circinatum
Vine Maple



Cornus nuttallii
Pacific Dogwood



Populus tremuloides
Quaking Aspen



Cercis occidentalis
Western Redbud



Sequoiadendron giganteum
Giant Sequoia



PROPOSED PLANTINGS		
	BOTANICAL NAME	COMMON NAME
CONIFEROUS TREES	ABIES CONCOLOR	WHITE FIR
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	PSUEDOTSUGA MENZIESII	DOUGLAS FIR
	SEQUIADENDRON GIGANTEUM	GIANT SEQUOIA
	ACER CIRCINATUM	VINE MAPLE
DECIDUOUS TREES	ACER MACROPHYLLUM	BIGLEAF MAPLE
	CERCIS OCCIDENTALIS	WESTERN REDBUD
	CORNUS NUTTALLII	PACIFIC DOGWOOD
	POPULUS TREMULOIDES	QUAKING ASPEN
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK
SHRUBS	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK
	ARCTOSTAPHYLOS DENSIFLORA	LOUIS EDMUNDS MANZANITA
	LOUIS EDMUNDS	BUSH ANEMONE
	CARPENTERIA CALIFORNICA	TOBACCO BUSH
	CEANOETHUS VELUTINUS	CALIFORNIA BUTTON WILLOW
ACCENTS & GRASSES	CERPHALANTHUS OCCIDENTALIS	REDTIG DOGWOOD
	CORNUS STOLONIFERA	YELLOWTIG DOGWOOD
	CORNUS STOLONIFERA 'FLAVIRAMEA'	COTONEASTER
	COTONEASTER	FORSYTHIA
	FORSYTHIA X INTERMEDIA	TOYON (CALIFORNIA HOLLY)
GROUNDCOVERS	HETEROMELES ARBUTIFOLIA	HYDRANGEA
	MAKONIA AQUIFOLIUM 'COMPACTA'	COMPACT OREGON GRAPE HOLLY
	MYRICA CALIFORNICA	PACIFIC WAX MYRTLE
	PIERIS JAPONICA	DWARF LILY-OF-THE-VALLEY
	PHYSCOCARPUS OPULIFOLIUS	COMMON NINEBARK
VINES	RHAPHNIS CALIFORNICA	CALIFORNIA COFFEEBERRY
	RIBES VIBURNIFOLIUM	EVERGREEN CURRANT
	ROSA GYMNOCARPA	LITTLE WOOD ROSE
	ROSA WOODSII	MOUNTAIN ROSE
	RUBUS DELICIOSUS	ROCKY MOUNTAIN THIMBLEBERRY
REVISIONS:	SALVIA CHAMAEDRYOIDES	GERMADER SAGE
	SALVIA GREGGII	AUTUMN SAGE
	SPIRAEA DENSIFLORA	MOUNTAIN SPIRAEA
	SPIRAEA DOUGLASII	WESTERN SPIRAEA
	SPIRAEA JAPONICA	SPIRAEA
PLANTING IMAGES	SYRINGA VULGARIS	COMMON LILAC
	THALIA OCCIDENTALIS	ARBORVITAE
	BLECHNUM SPICANT	DEER FERN
	CAREX TUMULCOLA	BERKELEY SEDGE
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE
JOB NO.:	FESTUCA IDAHOENSIS	IDAHO FESCUE
	HEUCHERA SANGUINEA	CORAL BELLS
	IRIS DOUGLASIANA	PACIFIC COAST IRIS/ DOUGLAS IRIS
	JUNCUS PATENS	CALIFORNIA GARY RUSH
	MIMULUS AURANTIACUS	STICKY BUSH MONKEYFLOWER
DATE:	MISCANTHUS	MAIDEN GRASS
	MULLENBERGIA RIGENS	DEER GRASS
	POLYSTICHUM MUNITUM	WESTERN SWORD FERN
	WOODWARDIA FIMBRIATA	GIANT CHAIN FERN
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUSCHIA
DRAWN BY:	ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA
	ARCTOSTAPHYLOS NEVADENSIS	PINEYAT
	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY MANZANITA
	BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BUSH
	CEANOETHUS GLOBIOSUS	POINTE REYES CALIFORNIA WILD LILAC
ISSUE RECORD:	MAKONIA REPENS	CREeping OREGON GRAPE HOLLY
	PARTHENDOCISSUS QUINQUEFOLIA	VIRGINIA CREEPER
	PARTHENDOCISSUS TRICUSPIDATA	BOSTON IVY
	VITIS CALIFORNICA	CALIFORNIA WILD GRAPE

LANDSCAPE PLAN GENERAL NOTES

1. AREAS PLANTED ADJACENT TO THE LODGE & PUBLIC SPACES WILL BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM ON A DEDICATED WATER METER TO INCLUDE AUTOMATIC, WEATHER-SENSING CONTROLS AND OTHER EQUIPMENT IN COMPLIANCE WITH THE WATER-EFFICIENT LANDSCAPE ORDINANCE.
2. PLANT MATERIAL SELECTIONS TO BE CLIMATE APPROPRIATE AND WILL BE IRRIGATED BY HYDROZONES. ESTIMATED LANDSCAPE WATER USE WILL NOT EXCEED THE CALCULATED MAXIMUM APPLIED WATER ALLOWANCE.
3. TRANSITIONAL LANDSCAPE AREAS, REFORESTATION PLANTINGS AND NATIVE MEADOW PLANTINGS MAY BE IRRIGATED BY TEMPORARY IRRIGATION SYSTEMS DURING A PLANT ESTABLISHMENT PERIOD.
4. SITE TOPSOIL WILL BE AMENDED AND CONDITIONED FOR PLANTING AS RECOMMENDED BY A SOIL FERTILITY REPORT TO BE PROVIDED BY A QUALIFIED SOIL AND PLANT LABRATORY.
5. NO INVASIVE PLANTS ARE PROPOSED.
6. PLANT MATERIAL LOCATIONS SHOWN ARE DIAGRAMMATIC AND MAY BE SUBJECT TO CHANGE IN THE FIELD BY LANDSCAPE ARCHITECT.
7. ALL NEWLY PLANTED SHRUB AND GROUND COVER AREAS ARE TO BE TOP-DRESSED WITH 3" OF ORGANIC MULCH.
8. TREES PLANTED IN LODGE LANDSCAPE AREAS ARE TO BE MINIMUM 15-GALLON CONTAINER SIZE. TREES PLANTED IN RE-FORESTATION OR TRANSITIONAL AREAS MAY BE PLUGS OR CONTAINER PLANTS OR A COMBINATION OF THESE.



Juncus patens
California Gary Rush



Festuca idahoensis
Idaho Fescue



Blechnum spicant
Deer Fern



Zauschneria californica
California Fuschia



Salvia greggii
Autumn Sage



Spiraea densiflora
Mountain Spirea



Muhlenbergia rigens
Deer Grass



Festuca californica
California Fescue



Arctostaphylos uva-ursi
Bearberry Manzanita



Rosa woodsii
Mountain Rose



Rubus deliciosus
Rocky Mountain Thimbleberry



Vitis californica
California Wild Grape



Physocarpus opulifolius
Common Ninebark



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. SECOND AVE., STE. 201
DURANGO, CO 81301
(970) 259-7094
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147
(970) 264-6884
FAX (970) 264-0997

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C., EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST OBTAINING WRITTEN PERMISSION AND CONSENT OF THE ARCHITECT OF RECORD. THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE, OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TIERRA VI LODGE
YOSEMITE

YOSEMITE, CALIFORNIA 95321

JOB NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

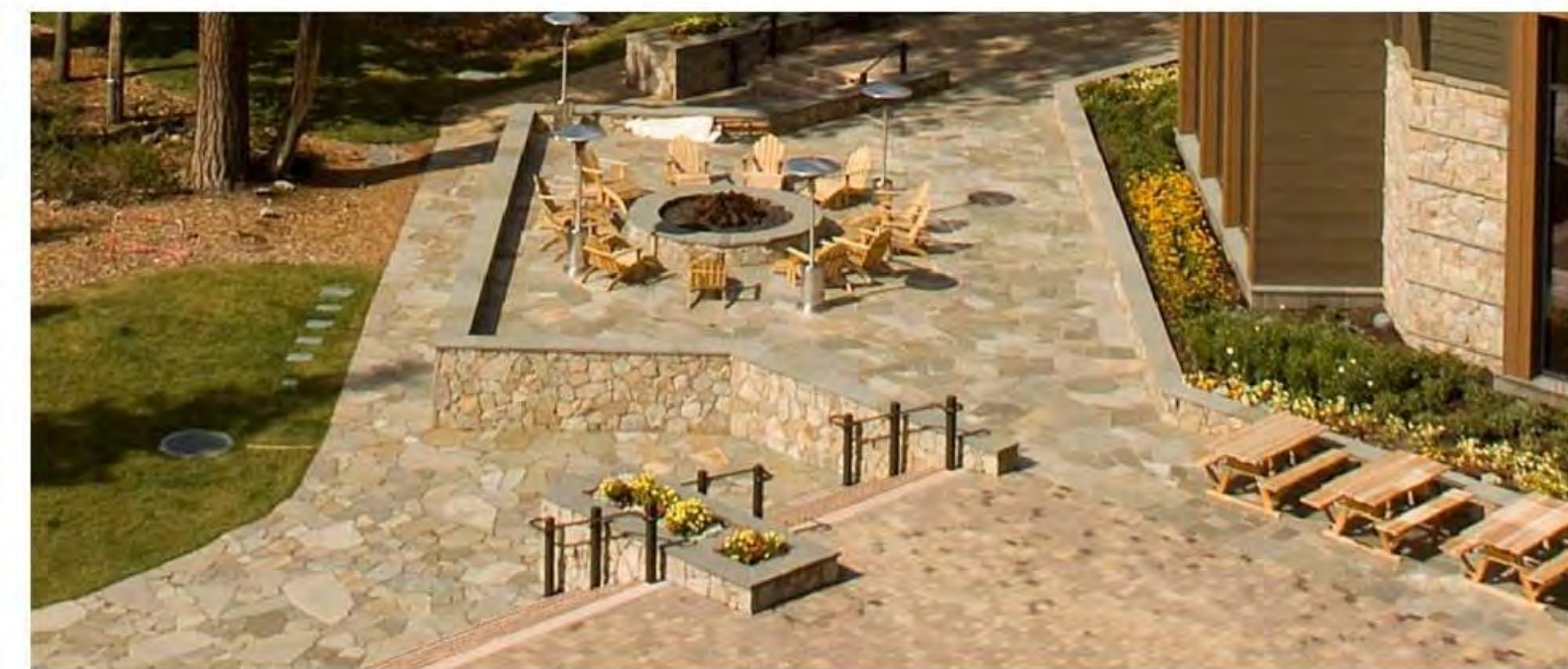
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:



L-106

PLANT LEGEND &
PLANTING IMAGES





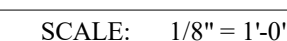
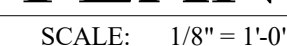
RA+A ARCHITECTS, P.C.

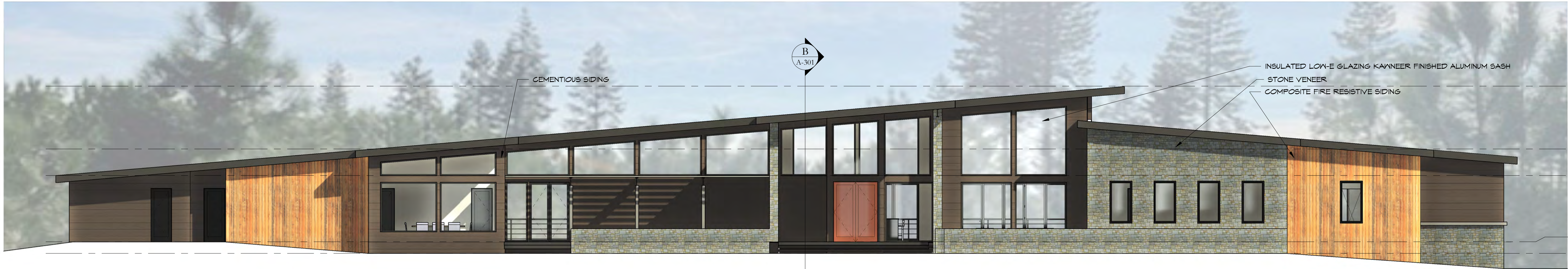
**PROGRESS SET
NOT FOR CONST**

STATE HIGHWAY 120 GROVELAND, CA 95321

ISSUE RECORD:

FLOOR PLANS

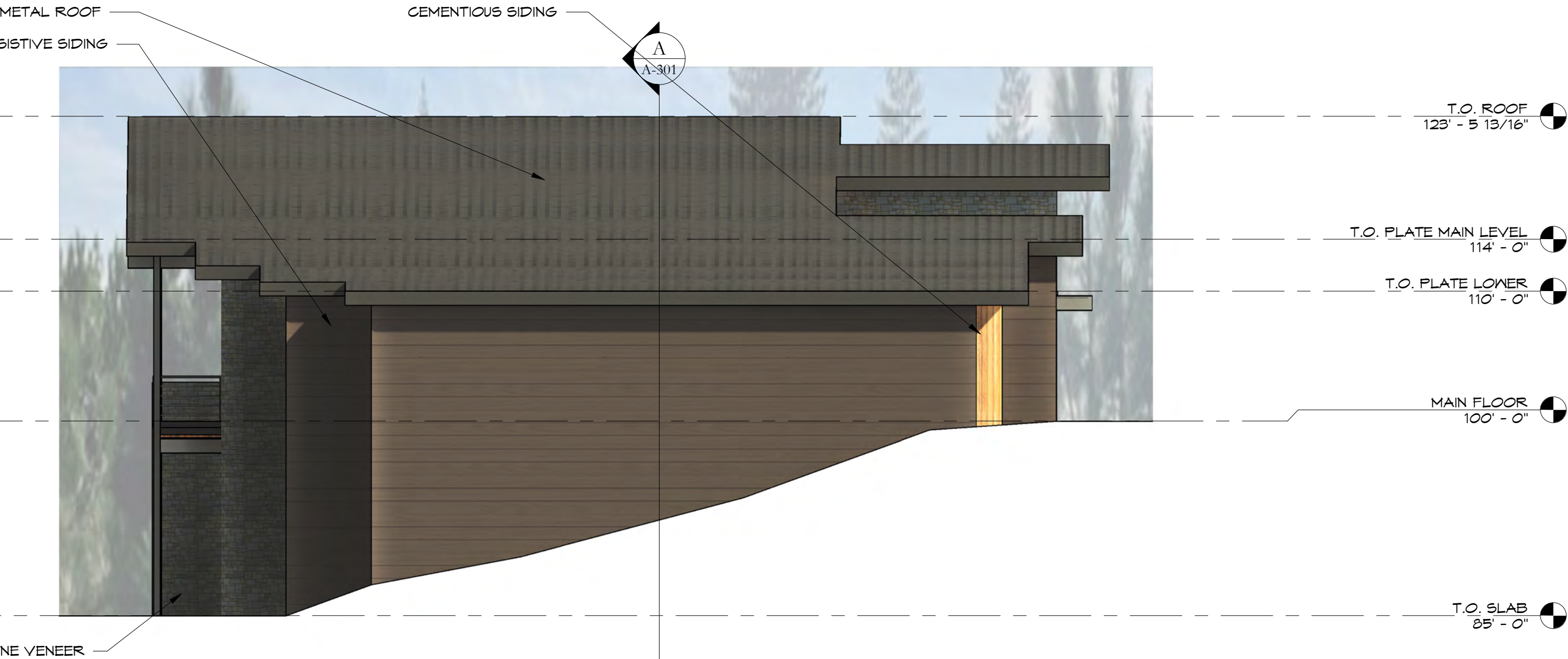




WEST ELEVATION Copy 1 A
SCALE: 1/8" = 1'-0" A-202



EAST ELEVATION Copy 1 B
SCALE: 1/8" = 1'-0" A-202



NORTH ELEVATION Copy 1 D
SCALE: 1/8" = 1'-0" A-202



SOUTH ELEVATION Copy 1 C
SCALE: 1/8" = 1'-0" A-202



REYNOLDS ASH
+ ASSOCIATES
ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492
262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81447
RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.
THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI - YOSEMITE
BUILDING A - VILLAGE
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

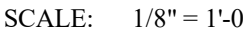
A-201
EXTERIOR
ELEVATIONS Copy 1

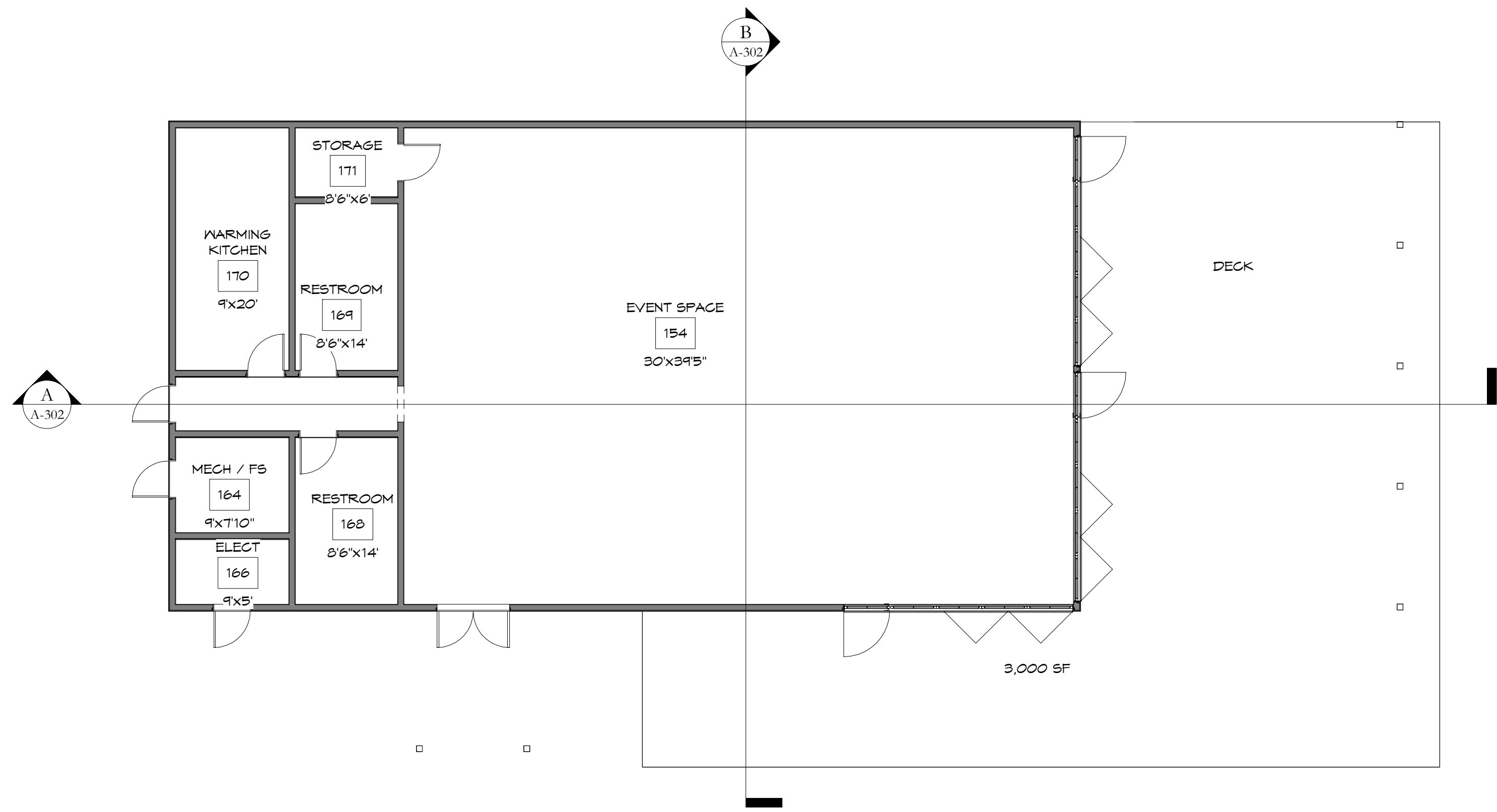


A-AE.COM

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF A+A ARCHITECTS, P.C.

BUILDING A - VILLAGE
STATE HIGHWAY 120 GROVELAND, CA 95321

BUILDING
CTIONS



MAIN FLOOR PLAN
SCALE: 1/8" = 1'-0"



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI - YOSEMITE
BUILDING B - EVENTS
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 22318
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-102

FLOOR PLAN
EVENT BUILDING



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI - YOSEMITE
BUILDING B - EVENTS

STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 22318

DATE: 08/20/2023

DRAWN BY: RA+A

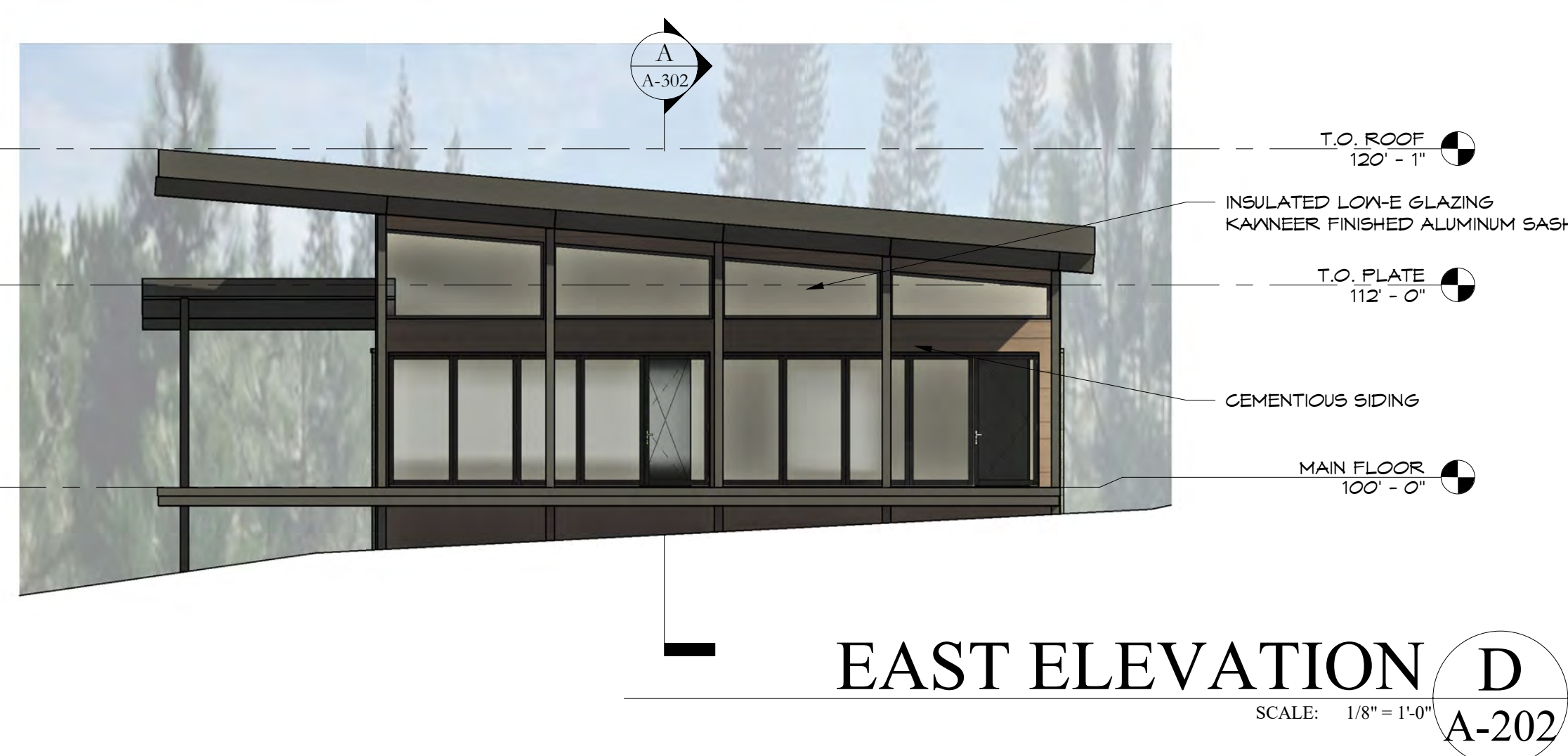
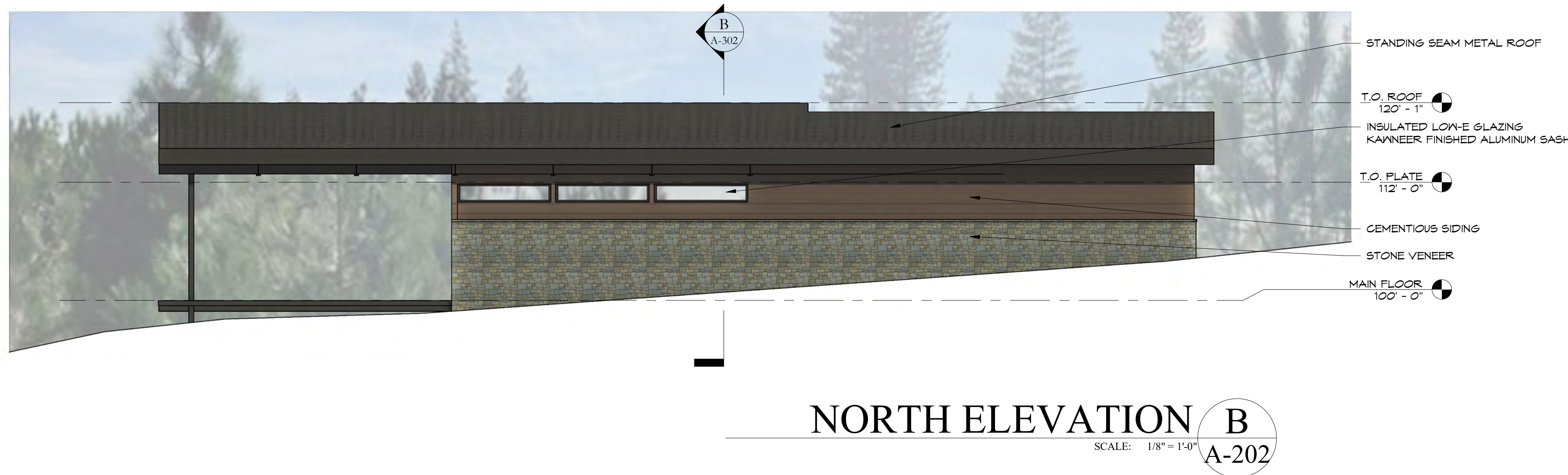
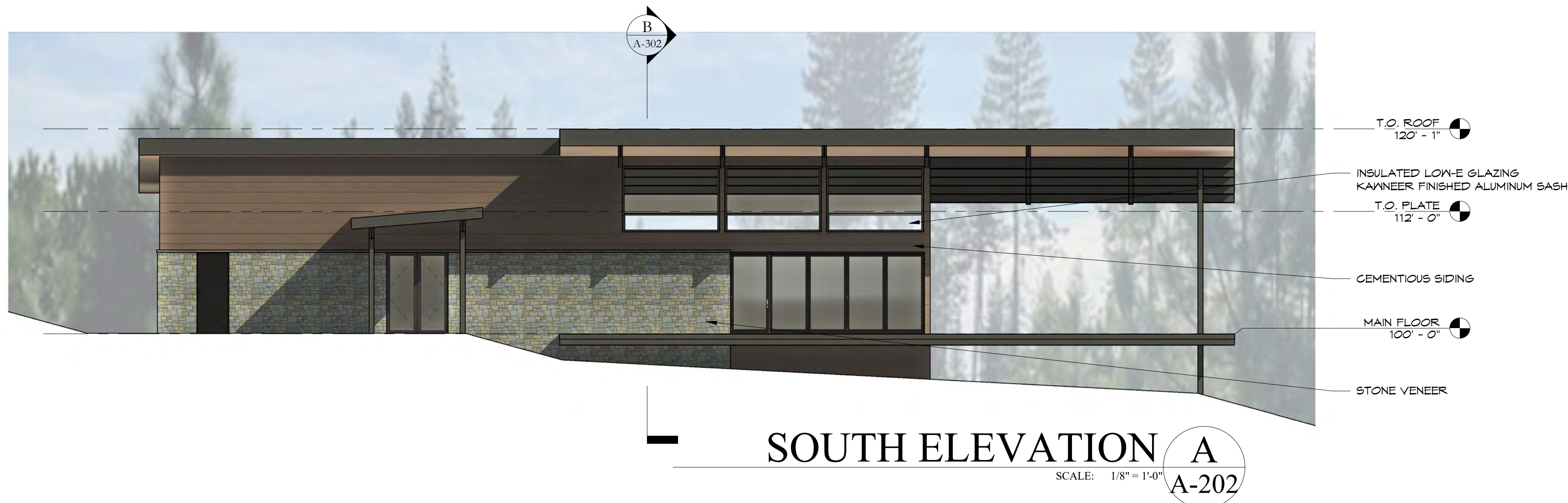
ISSUE RECORD:

Final Revised County Submittal 08/20/23

REVISIONS:

A-202

EXTERIOR
ELEVATIONS





564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259 - 7494
FAX (970) 259 - 7492

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE EXPRESS WRITTEN CONSENT OF RA+A ARCHITECTS, P.C.

SECRET

1000

1000

32

TESTS

MINI-D

SEVEN

YC - COM

100

APPENDIX

R L W

EUROPEAN

REFERENCES

§

DATE: 08/20/2023

██████████

Final Revised County Submittal 08/20/23

--	--

RELIGION 19

[illegible]

A-302

BUILDING
SECTIONS

DATE: 08/20/2023

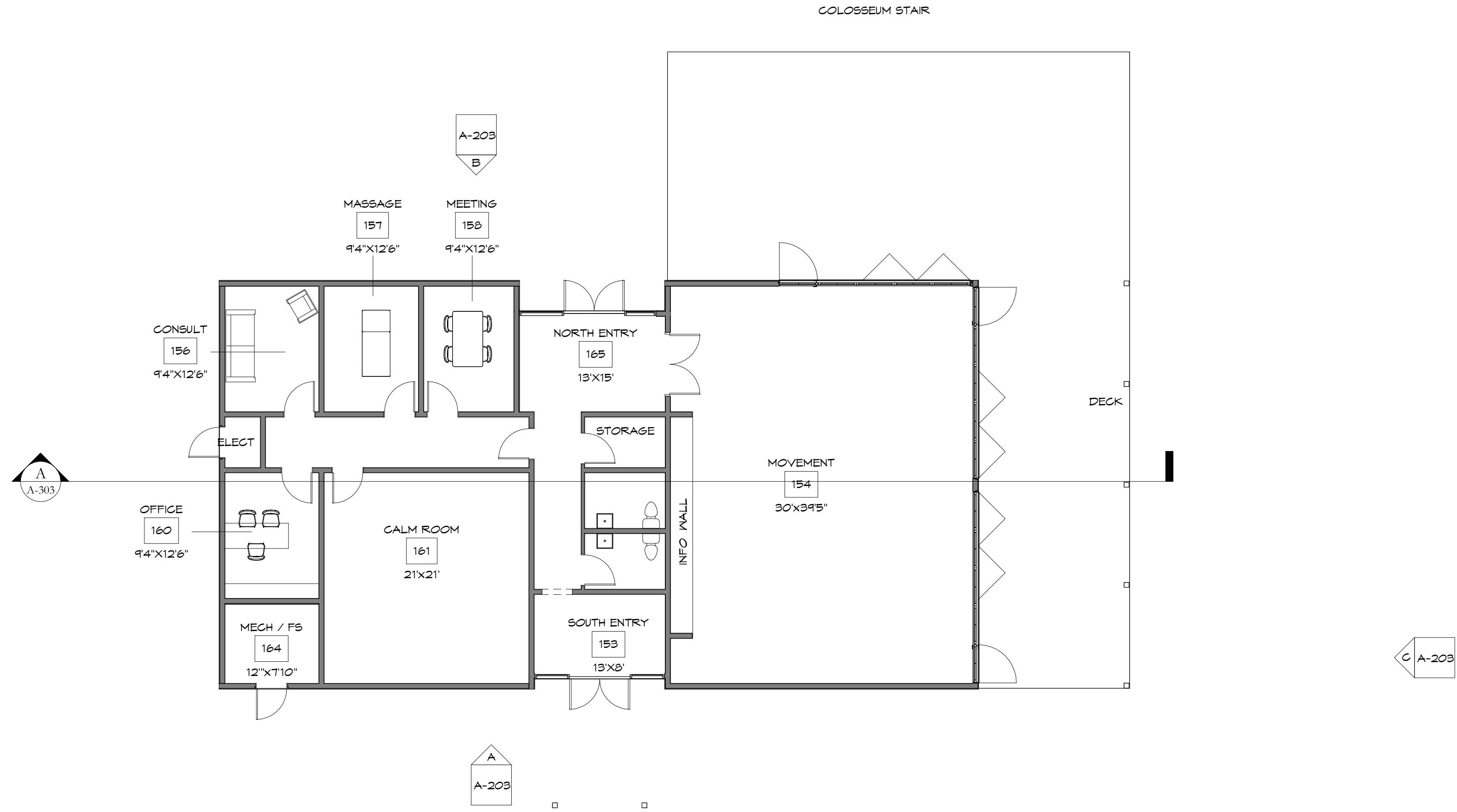
Final Revised County Submittal 08/20/23

--	--

RELIGION 19

A-302

BUILDING
SECTIONS



FLOOR PLAN MOVEMENT BUILDING

SCALE: 1/8" = 1'-0"



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI - YOSEMITE
BUILDING C - MOVEMENT
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 23034
DATE: 08/20/2023
DRAWN BY: RA+A

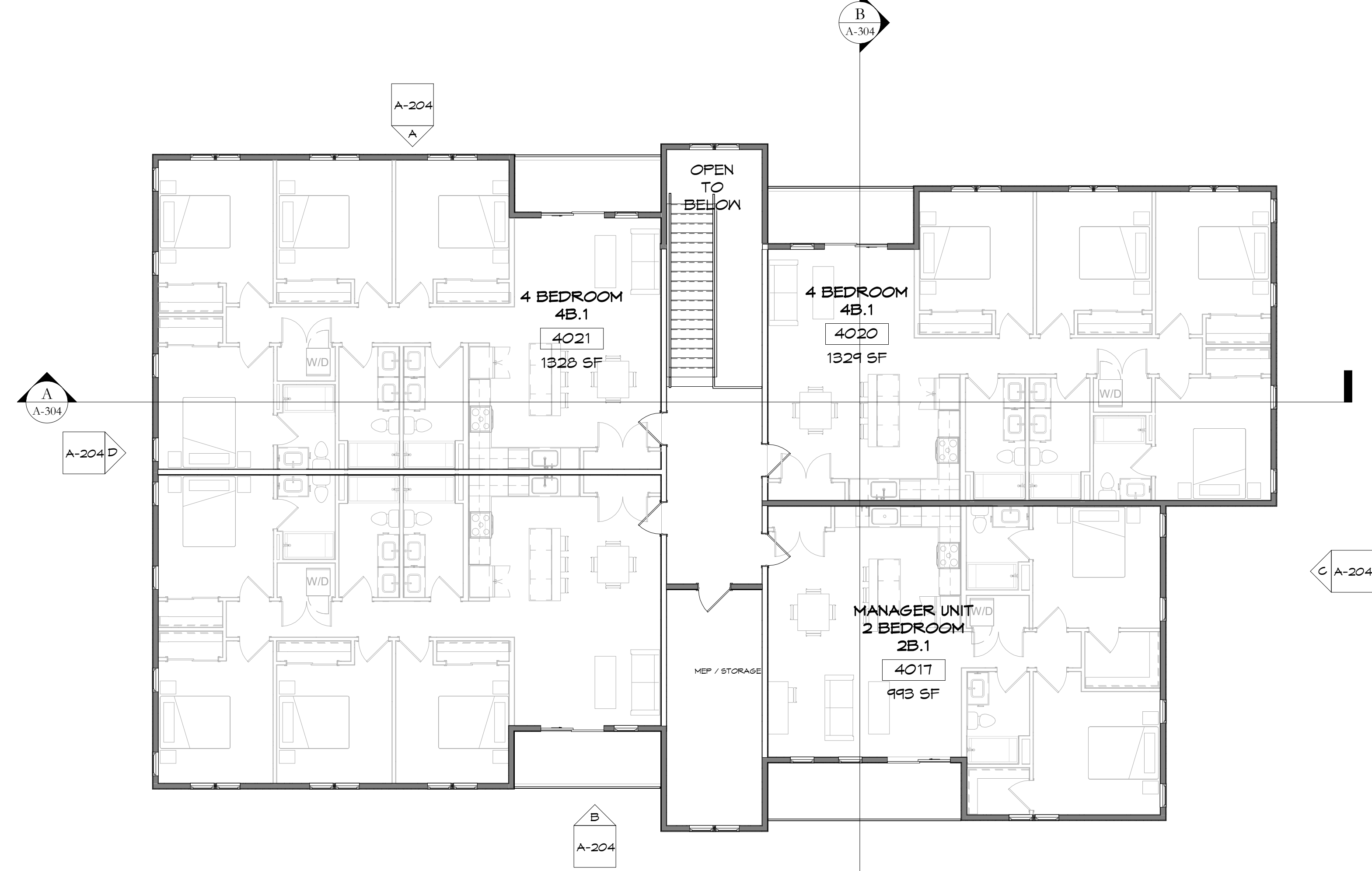
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-103
FLOOR PLAN
MOVEMENT
BUILDING

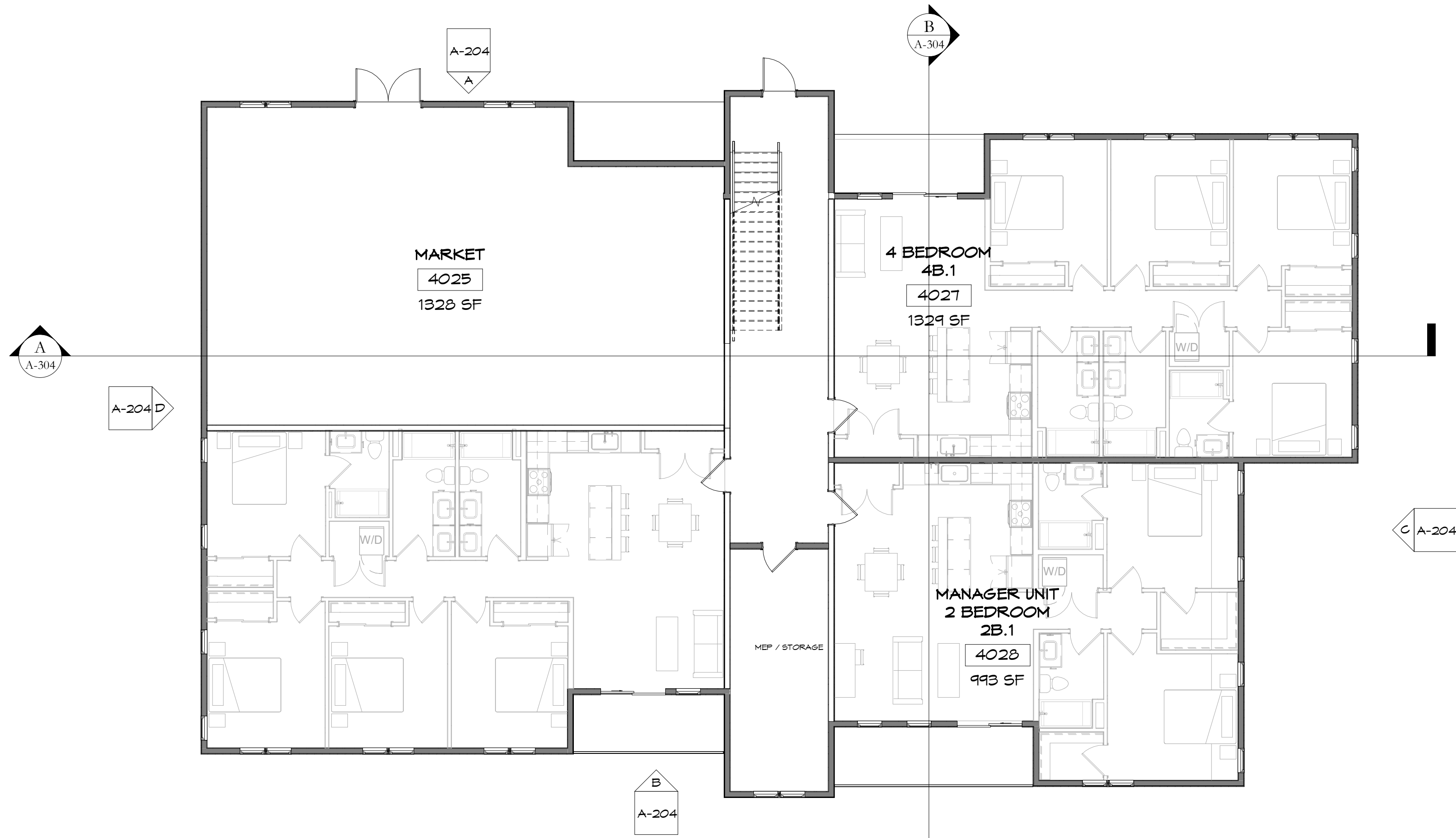


TERRA VI - YOSEMITE
BUILDING C - MOVEMENT
STATE HIGHWAY 120 GROVELAND, CA 95321



SECOND FLOOR

SCALE: 1/8" = 1'-0"



GROUND FLOOR PLAN

SCALE: 1/8" = 1'-0"



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI - YOSEMITE
EMPLOYEE HOUSING
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 23034
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-104
FLOOR PLAN



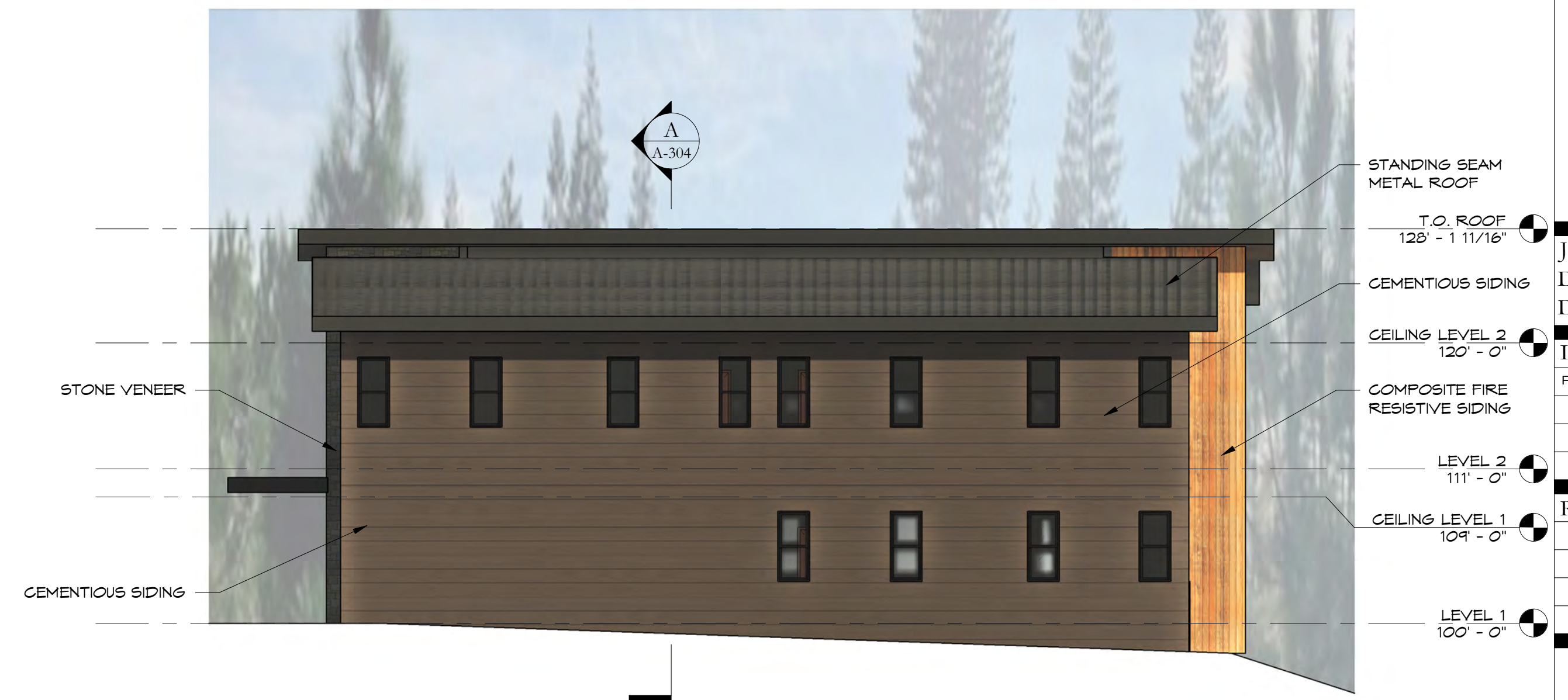
NORTH ELEVATION A
SCALE: 1/8" = 1'-0" A-204



SOUTH ELEVATION B
SCALE: 1/8" = 1'-0" A-204



SIDE C
SCALE: 1/8" = 1'-0" A-204



SIDE D
SCALE: 1/8" = 1'-0" A-204

**REYNOLDS ASH
+ ASSOCIATES**
ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

**PROGRESS SET
NOT FOR CONST.**

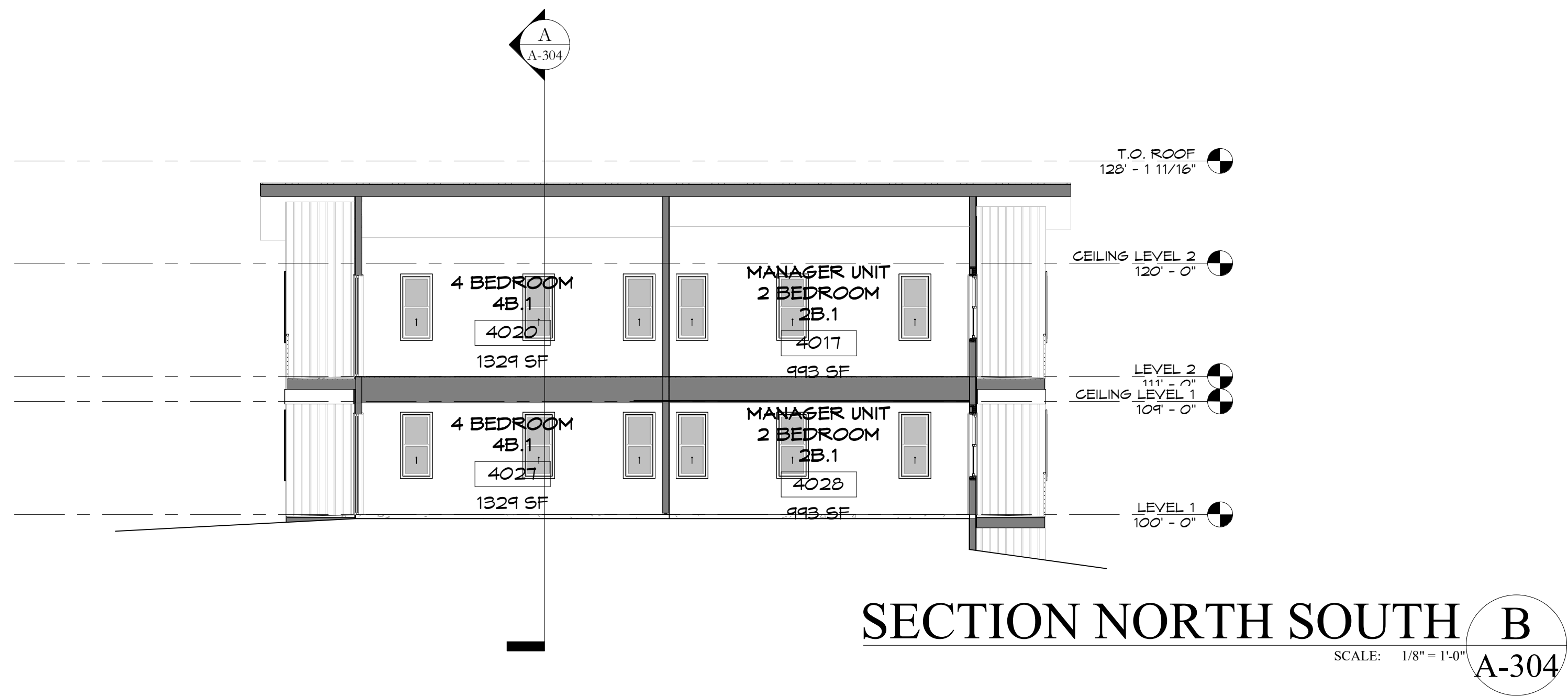
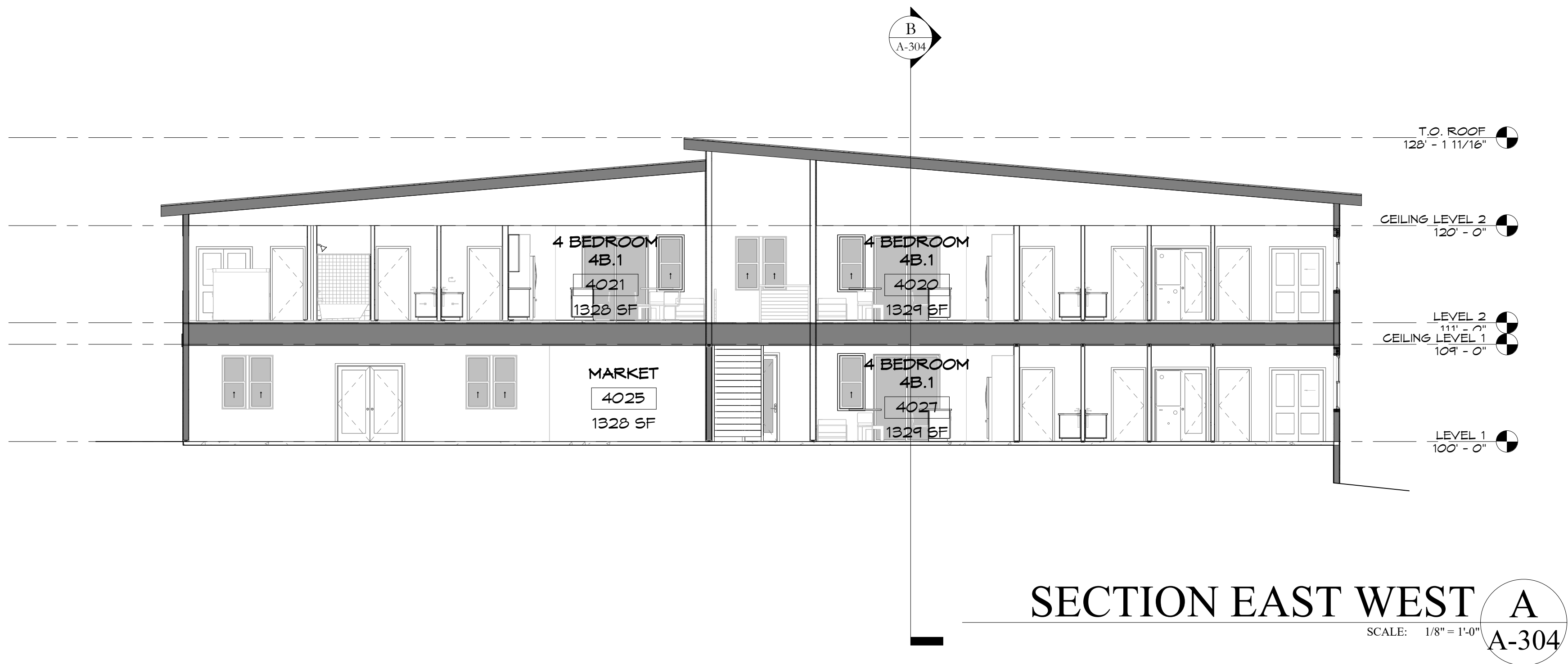
**TERRA VI - YOSEMITE
EMPLOYEE HOUSING**
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 23034
DATE: 08/20/2023
DRAWN BY: Author

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-204
EXTERIOR
ELEVATIONS



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

564 E. AVENUE, SUITE 201
DURANGO, CO 81301
(970) 259-7494
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 96
PAGOSA SPRINGS, CO 81447

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF
THE ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH
THEY WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

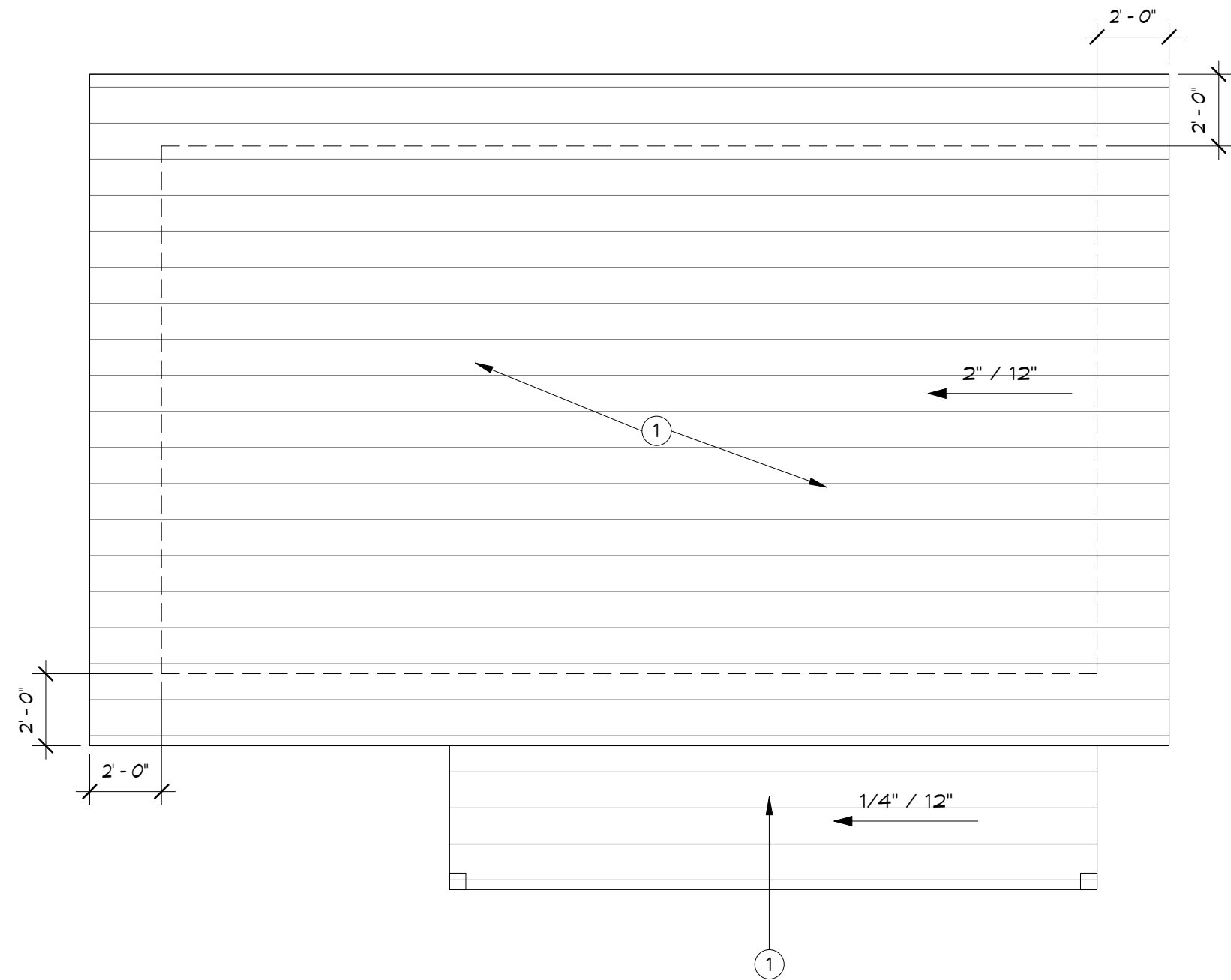
TERRA VI - YOSEMITE
EMPLOYEE HOUSING
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 23034
DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

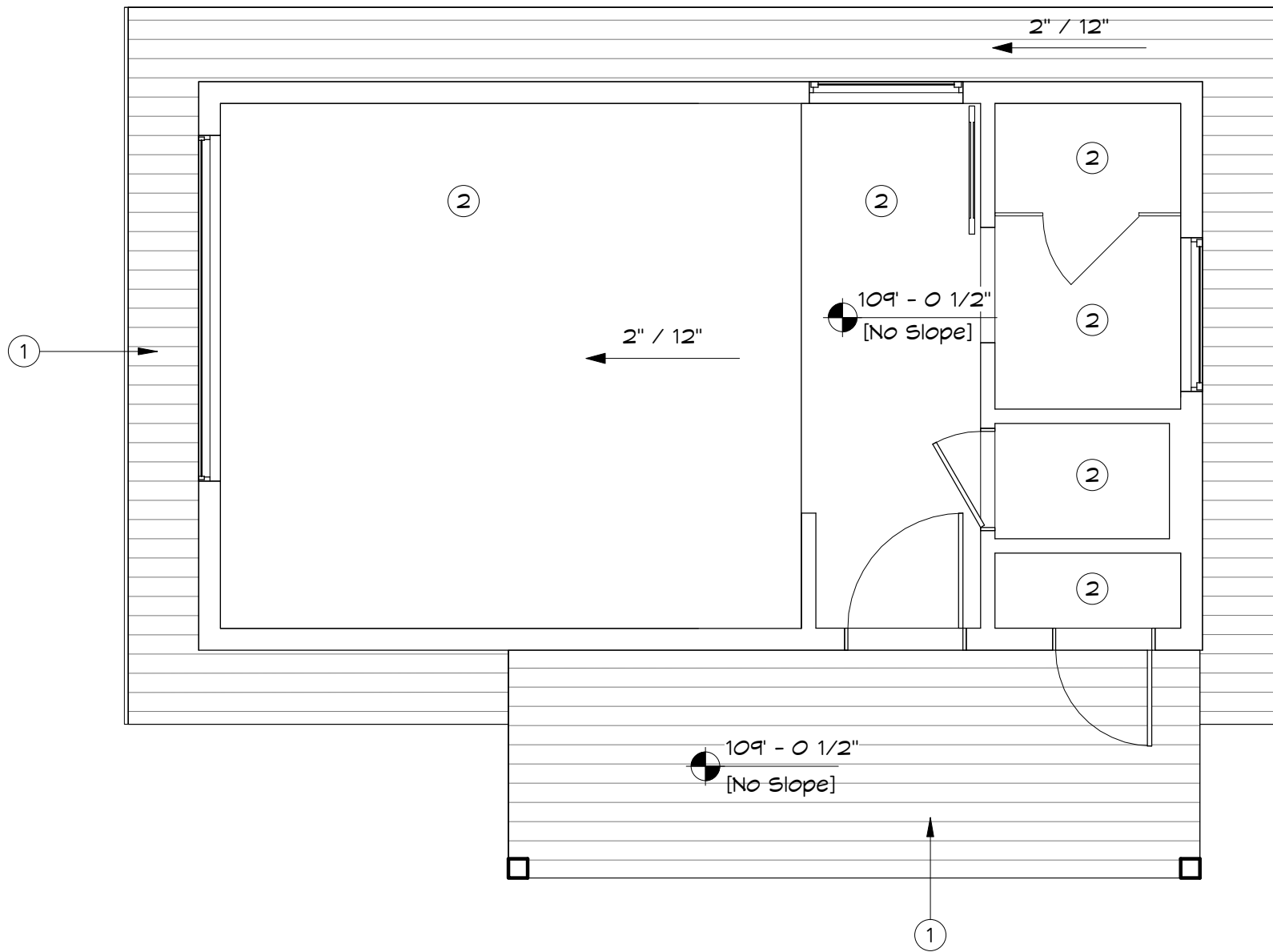
REVISIONS:

A-304
BUILDING SECTION



ROOF PLAN

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



FIRST FLOOR RCP

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

ROOF PLAN KEY NOTES

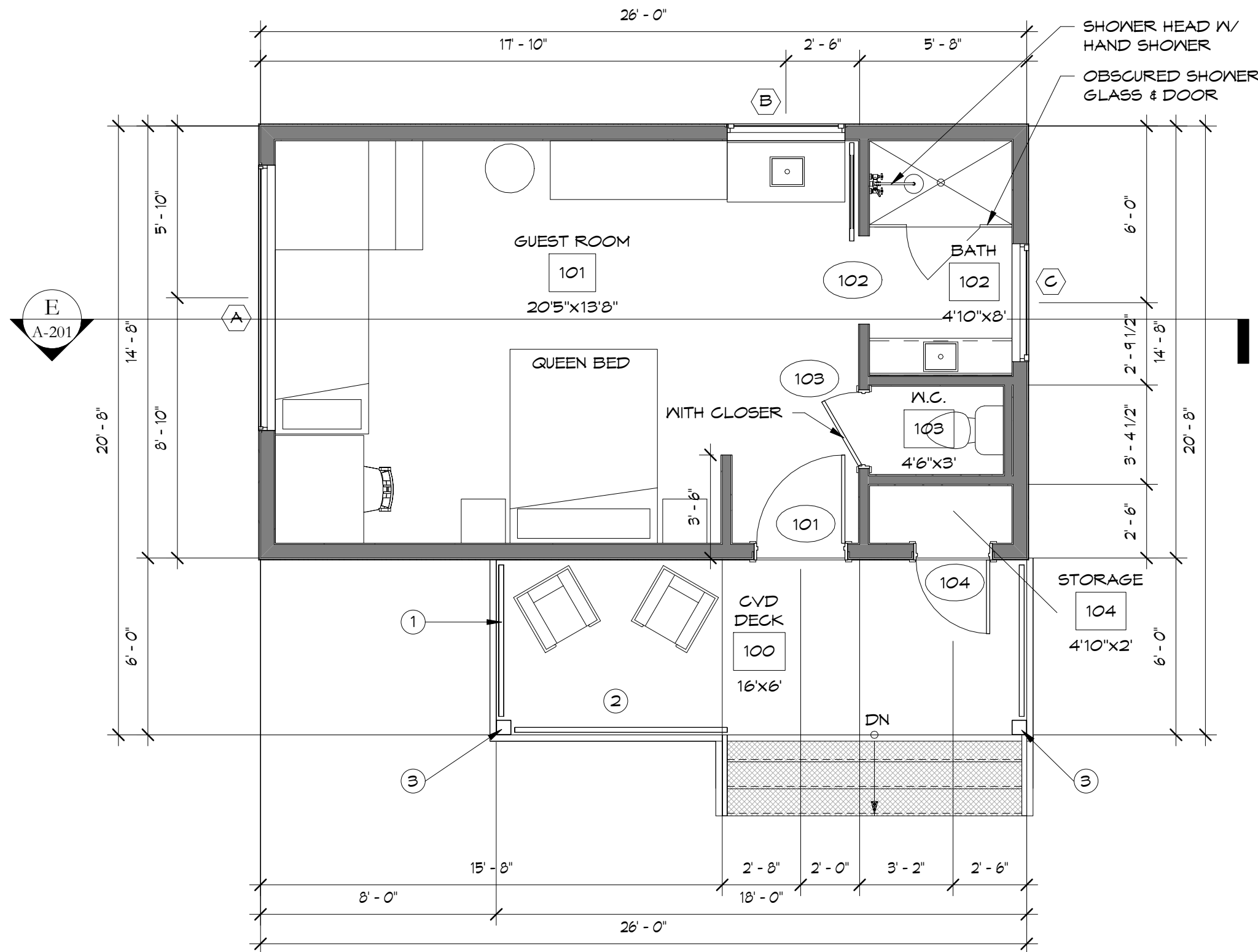
- 1 GALVALUM ROOFING

FLOOR PLAN KEY NOTES

- 1 METAL CABLE RAILING
- 2 FRP GRID DECK
- 3 STEEL POST

APPROXIMATE SQUARE FOOTAGE

MAIN LEVEL SQUARE FOOTAGE 381 SF
DECK SQUARE FOOTAGE 108 SF



MAIN FLOOR PLAN

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

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	REMARKS
101	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHED	
102	3' - 0"	8' - 0"	INT BARN	PAINT	WOOD	PAINT	
103	2' - 6"	8' - 0"	INT SWING	PAINT	WOOD	PAINT	
104	2' - 6"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHED	

WINDOW SCHEDULE

Type Mark	Width	Height	Type Comments	Comments
A	9' - 0"	4' - 6"	FIXED	TEMPERED
B	4' - 0"	4' - 6"	FIXED	
C	4' - 0"	1' - 6"	FIXED	

WALL TYPE LEGEND

- EXTERIOR WALL:
6" PRE-FABRICATED SIP PANEL
- INTERIOR WALL:
3 1/2" METAL STUDS @ 24" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD EA. SIDE
- INTERIOR FURRING WALL:
3 1/2" METAL STUDS @ 24" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD INTERIOR SIDE



**REYNOLDS ASH
+ ASSOCIATES**

**ARCHITECTURE
ENGINEERING**

1140 MAIN AVE, STE. B
DURANGO, CO 81301
(970) 259-1704
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF THE
ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY
WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

**PROGRESS SET
NOT FOR CONSTR.**

**TERRA VI YOSEMITE
PROTOTYPE GUEST ROOMS
OUTPOST**

STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 22317
ISSUE DATE: 08/20/2023
DRAWN BY: RA+A

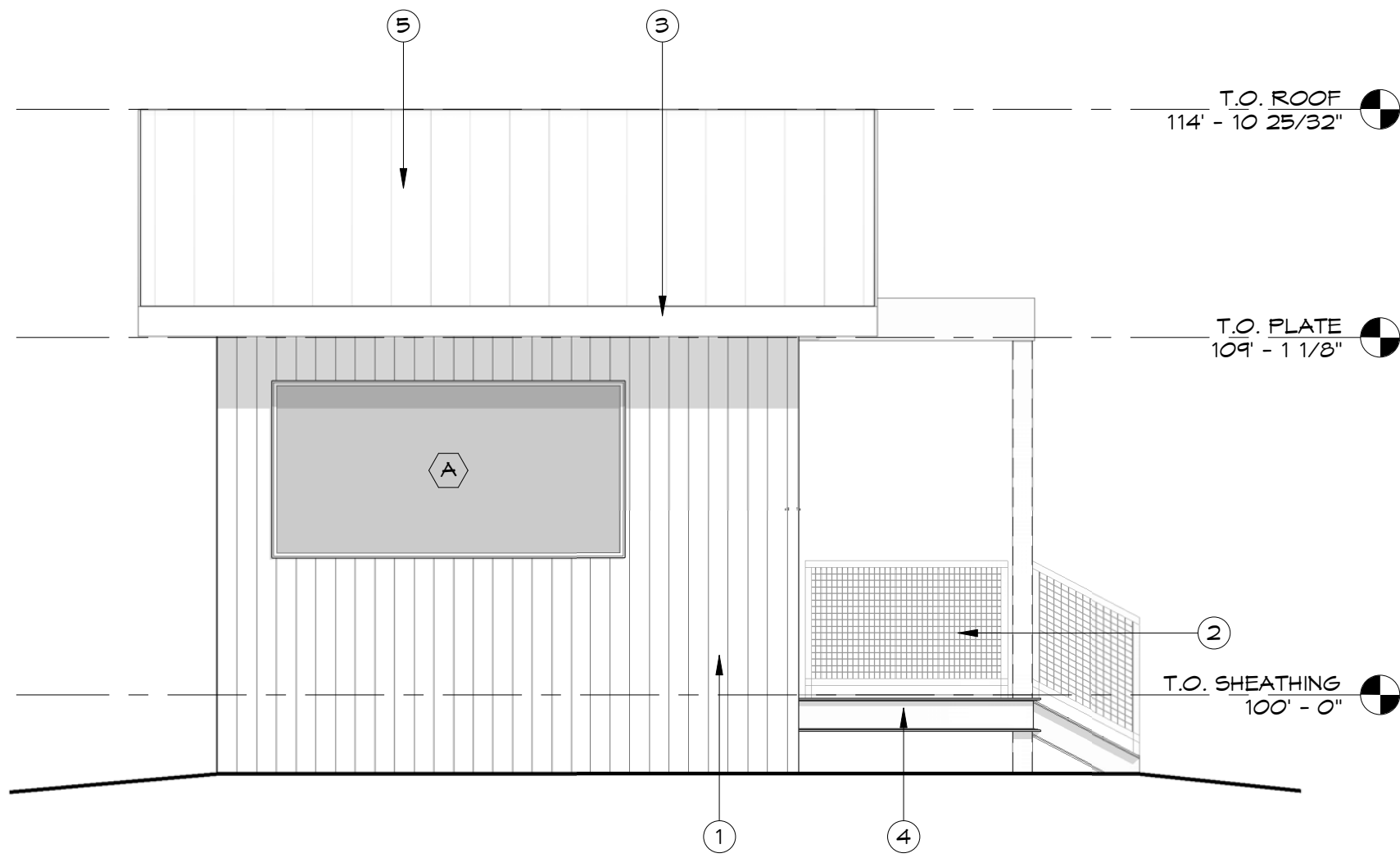
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

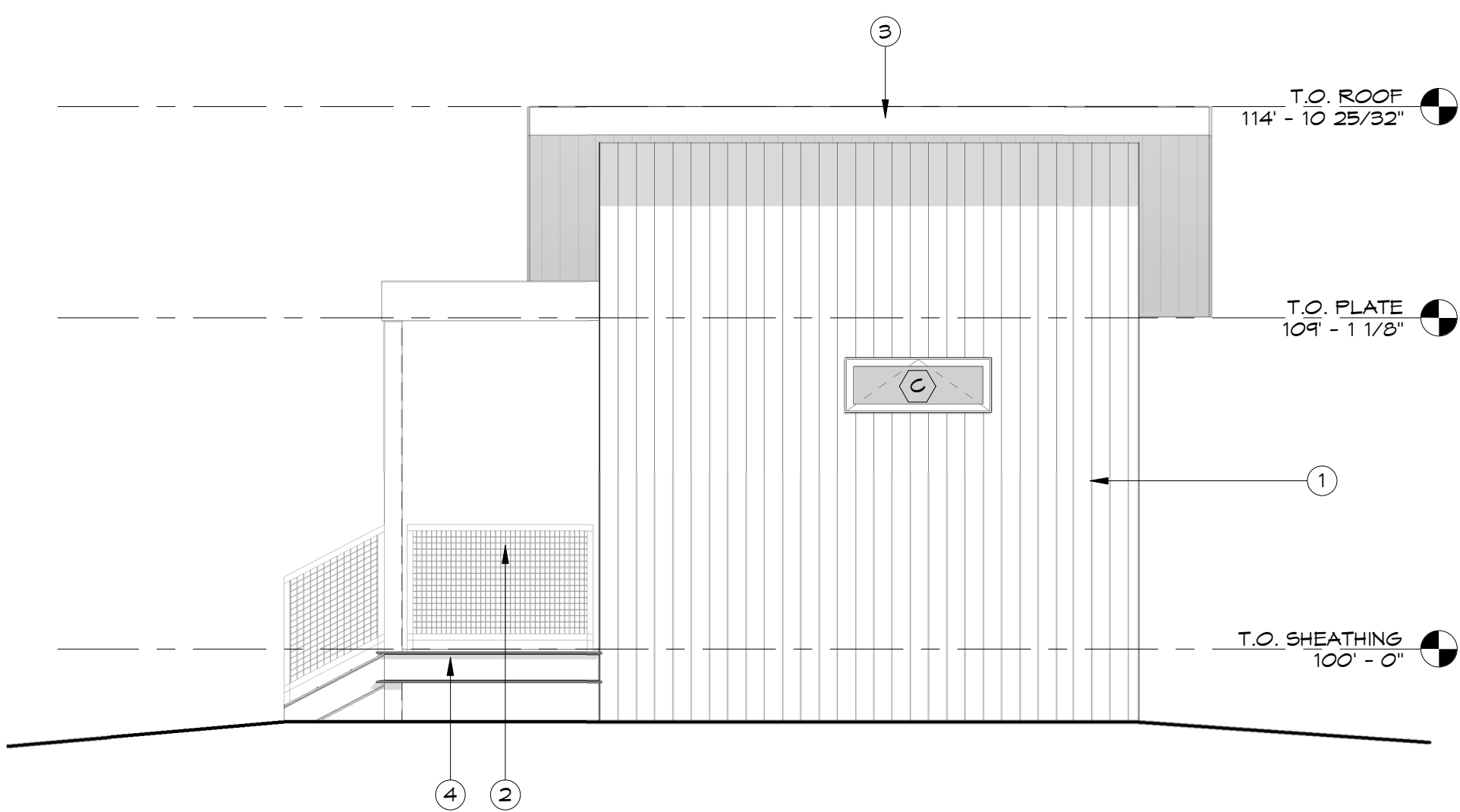
A-105

FLOOR PLAN

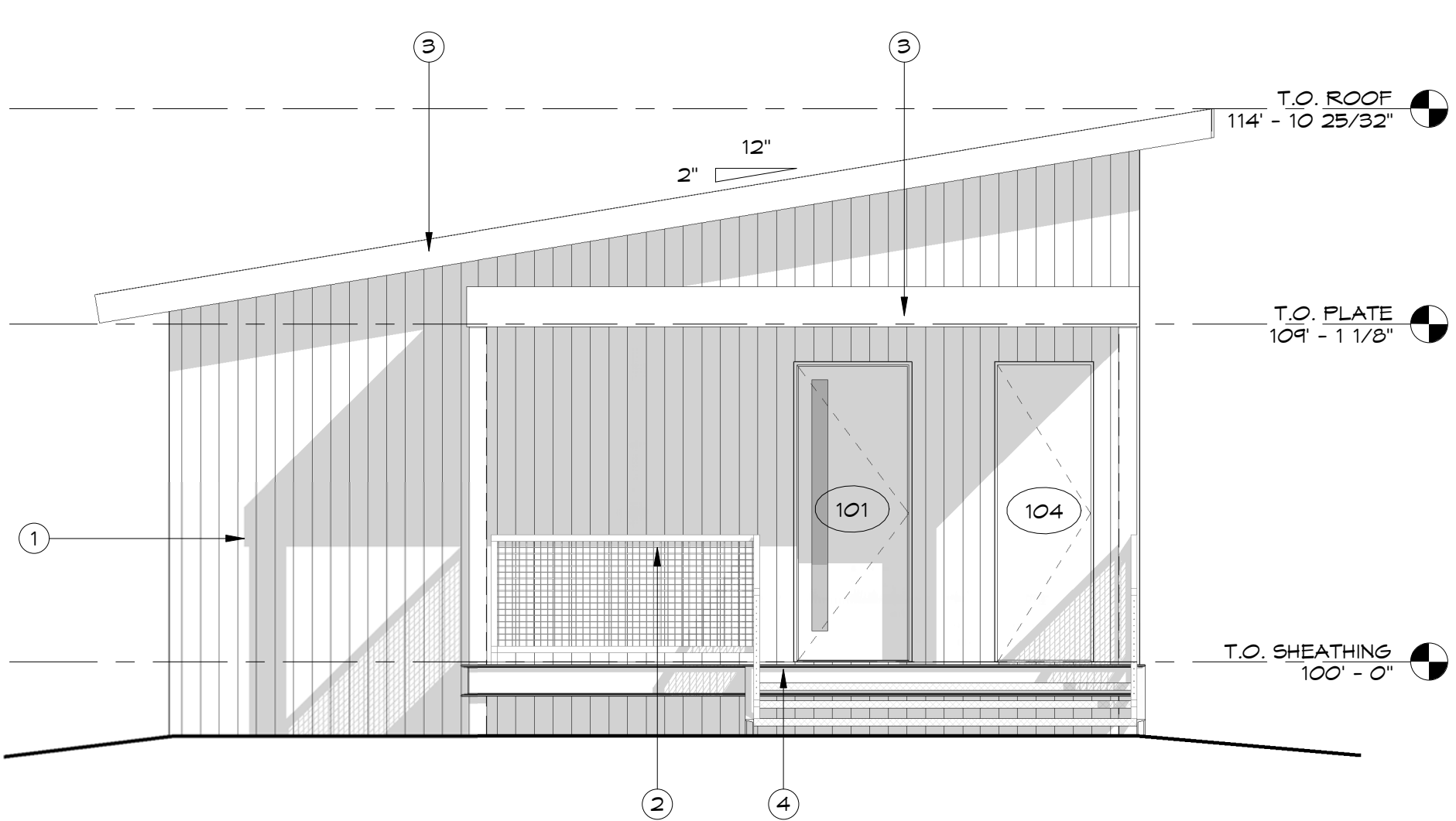
PRINT DATE: 5/22/2023 4:33:34 PM



SIDE 2 ELEVATION C
SCALE: 1/4" = 1'-0"
A-201



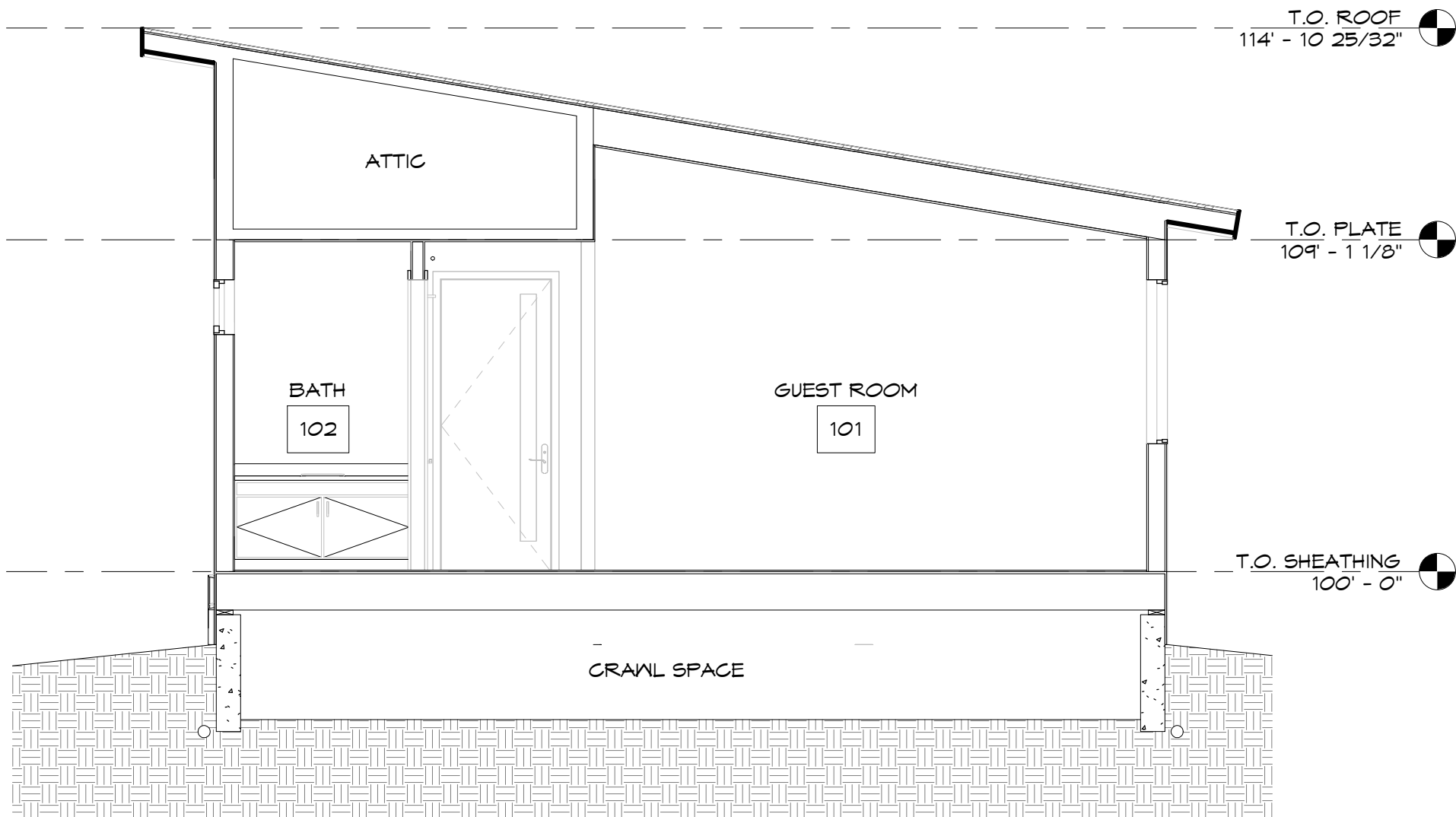
SIDE 1 ELEVATION B
SCALE: 1/4" = 1'-0"
A-201



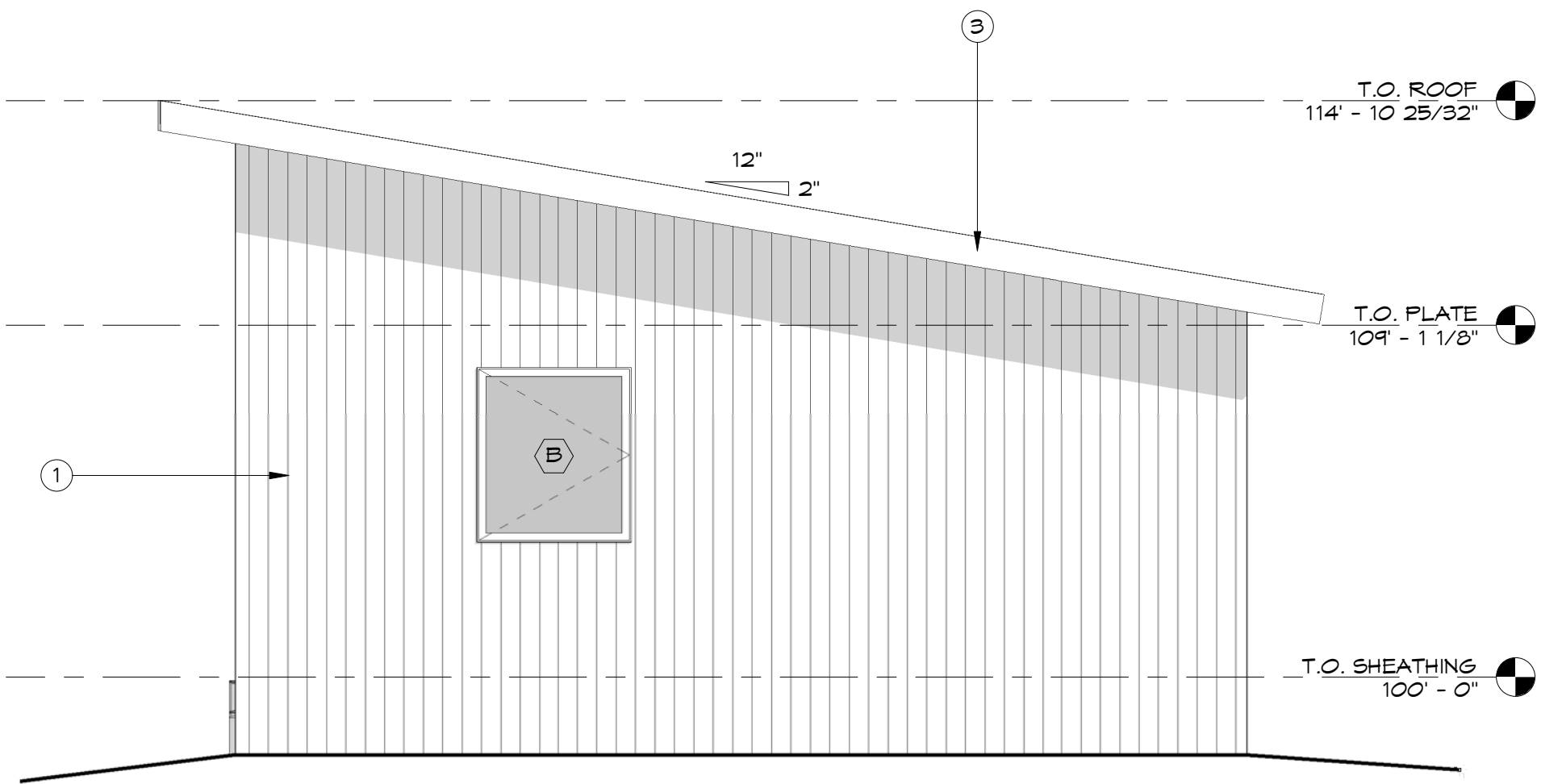
FRONT ELEVATION A
SCALE: 1/4" = 1'-0"
A-201

ELEVATION KEY NOTES

- 1 VERTICAL SIDING
- 2 42" METAL CABLE RAILING
- 3 GALVALUM FASCIA
- 4 FRP GRID DECK & STEPS
- 5 GALVALUM ROOFING



BUILDING SECTION E
SCALE: 1/4" = 1'-0"
A-201



REAR ELEVATION D
SCALE: 1/4" = 1'-0"
A-201



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

1140 MAIN AVE, STE. B
DURANGO, CO 81301
(970) 259-1704
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO 81147

RA-AE.COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF THE
ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY
WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RA+A ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONST.

TERRA VI YOSEMITE
PROTOTYPE GUEST ROOMS
OUTPOST
STATE HIGHWAY 120 GROVELAND, CA 95321

JOB. NO.: 22317
ISSUE DATE: 08/20/2023
DRAWN BY: RA+A

ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-205

EXTERIOR ELEVATIONS

PRINT DATE: 5/22/2023 4:33:35 PM

APPROXIMATE SQUARE FOOTAGE

GUEST ROOM 1 SQUARE FOOTAGE	493 SF
GUEST ROOM 2 SQUARE FOOTAGE	488 SF
GUEST ROOM 3 SQUARE FOOTAGE	492 SF
TOTAL FINISHED	1473 SF
DECK 1 SQUARE FOOTAGE	70 SF
DECK 2 SQUARE FOOTAGE	70 SF
DECK 3 SQUARE FOOTAGE	70 SF
ENTRY DECK 1 SQUARE FOOTAGE	44 SF
ENTRY DECK 2 SQUARE FOOTAGE	44 SF
ENTRY DECK 3 SQUARE FOOTAGE	44 SF

FLOOR PLAN KEY NOTES

- METAL CABLE RAILING
- FRP GRID DECK
- STEEL POST
- HINGED PARTITION
- WALL HOOKS

DOOR SCHEDULE

MARK	WIDTH	HEIGHT	DOOR TYPE	DOOR FINISH	FRAME TYPE	FRAME FINISH	REMARKS
101A	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
101B	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
101C	3' - 0"	7' - 11"	INT SWING	PAINT	WOOD	PAINT	
102A	3' - 0"	8' - 0"	INT BARN	PAINT	WOOD	PAINT	
102B	3' - 0"	7' - 0"	INT SWING	PAINT	WOOD	PAINT	
106A	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
106B	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
108A	3' - 0"	8' - 0"	INT BARN	PAINT	WOOD	PAINT	
108B	3' - 0"	7' - 0"	INT SWING	PAINT	WOOD	PAINT	
111A	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
111B	3' - 0"	8' - 0"	EXT SWING	PRE-FINISHED	METAL	PRE-FINISHE D	
112A	3' - 0"	8' - 0"	INT BARN	PAINT	WOOD	PAINT	
112B	3' - 0"	7' - 0"	INT SWING	PAINT	WOOD	PAINT	

WINDOW SCHEDULE

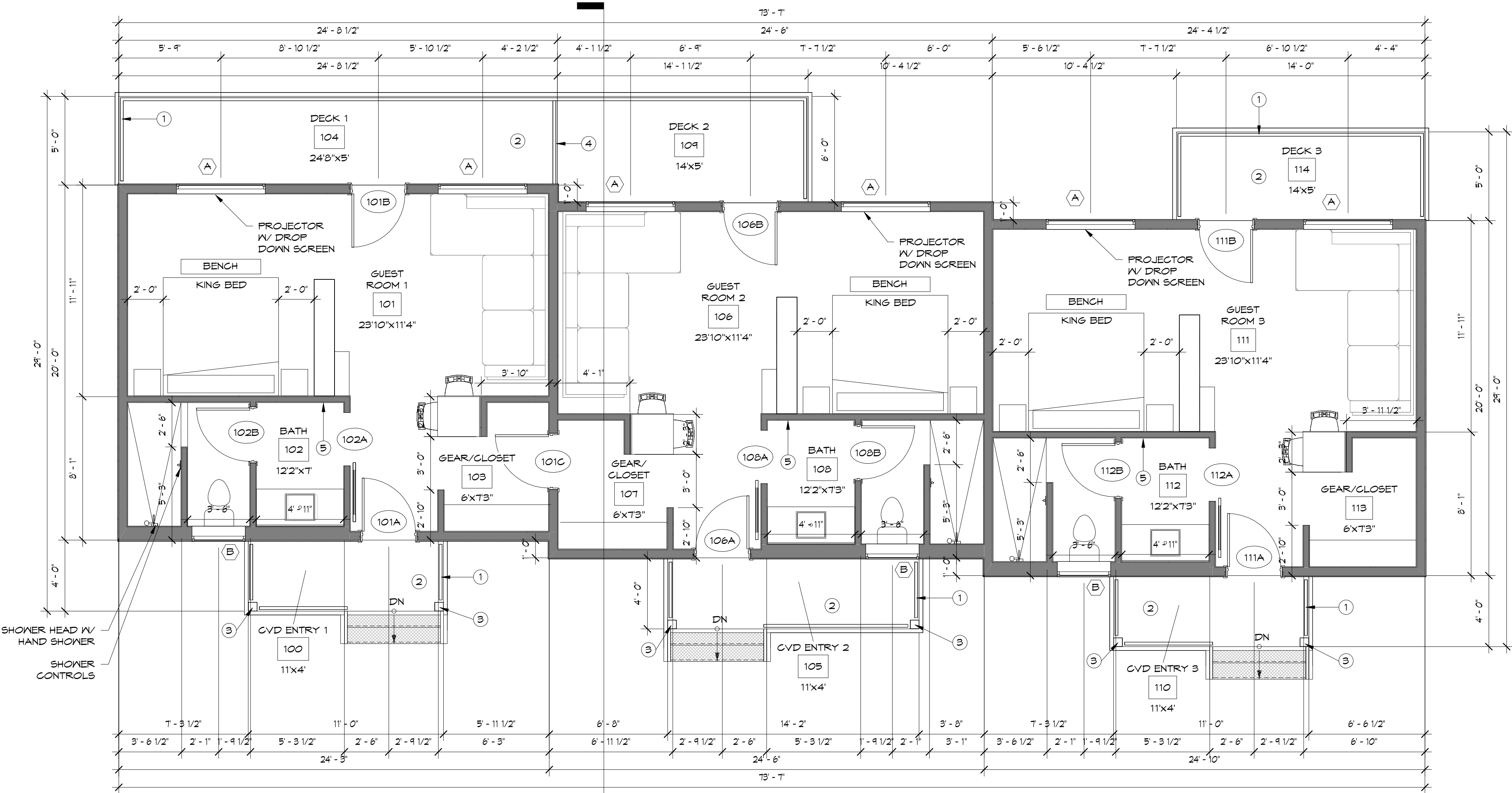
Type Mark	Width	Height	Type Comments	Comments
A	5' - 0"	4' - 0"	FIXED	
B	3' - 0"	1' - 6"	FIXED	

REFLECTED CEILING PLAN KEY NOTES

- WOOD PATTERN FINISH METAL SOFFIT
- DRYWALL

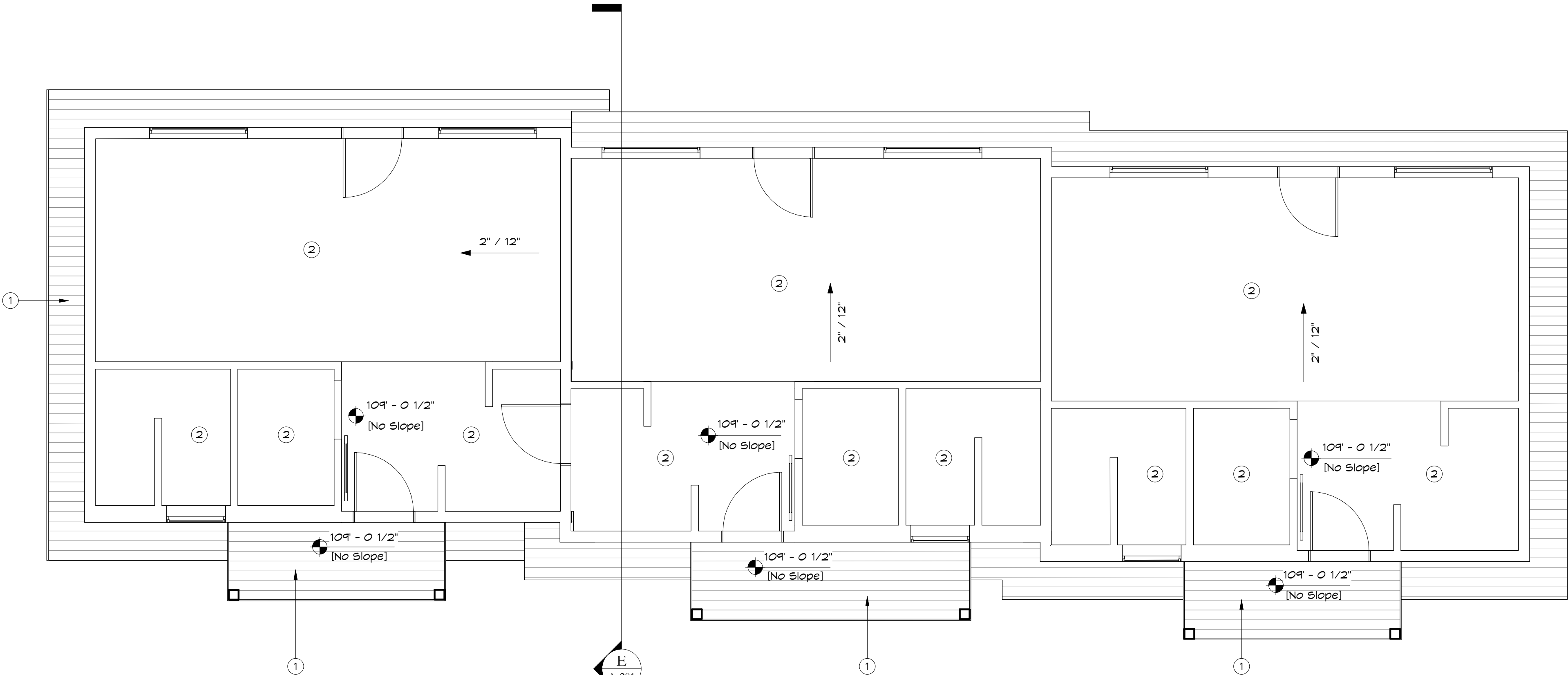
WALL TYPE LEGEND

- EXTERIOR WALL:**
6" PRE-FABRICATED SIP PANEL
- INTERIOR WALL:**
3 1/2" METAL STUDS @ 24" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD EA. SIDE
- INTERIOR FURRING WALL:**
3 1/2" METAL STUDS @ 24" O.C.
UNFACED BATT INSULATION
5/8" GYPSUM BOARD INTERIOR SIDE



MAIN FLOOR PLAN

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



FIRST FLOOR RCP

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



REYNOLDS ASH
+ ASSOCIATES

ARCHITECTURE
ENGINEERING

1140 MAIN AVE, STE. B
DURANGO, CO 81301
(970) 259-7404
FAX (970) 259-7492

262 PAGOSA STREET, STE. 200
P.O. BOX 36
PAGOSA SPRINGS, CO 81147

RAA@COM

REYNOLDS ASH + ASSOCIATES, P.C.
EXPRESSLY RESERVES THE COMMON LAW COPYRIGHT
AND OTHER PROPERTY RIGHTS IN THESE PLANS. THESE
PLANS ARE NOT TO BE CHANGED OR COPIED IN ANY
FORM OR MANNER WHATSOEVER NOR ARE THEY TO BE
ASSIGNED TO ANY THIRD PARTY WITHOUT FIRST
OBTAINING WRITTEN PERMISSION AND CONSENT OF THE
ARCHITECT OF RECORD.

THE USE OF THESE PLANS AND SPECIFICATIONS SHALL
BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY
WERE PREPARED AND PUBLICATION THEREOF IS
EXPRESSLY LIMITED TO SUCH USE. FEDERAL LAW
PROHIBITS THE REPRODUCTION, DISPLAY, SALE OR
OTHER DISPOSITION OF THIS DOCUMENT WITHOUT THE
EXPRESS WRITTEN CONSENT OF
RAA ARCHITECTS, P.C.

PROGRESS SET
NOT FOR CONSTRUCTION

TERRA VI YOSEMITE
PROTOTYPE GUEST ROOMS
VILLAGE

STATE HIGHWAY 120 GROVELAND, CA 95321

JOB NO.: 22317
ISSUE DATE: 08/20/2023
DRAWN BY: RA+A

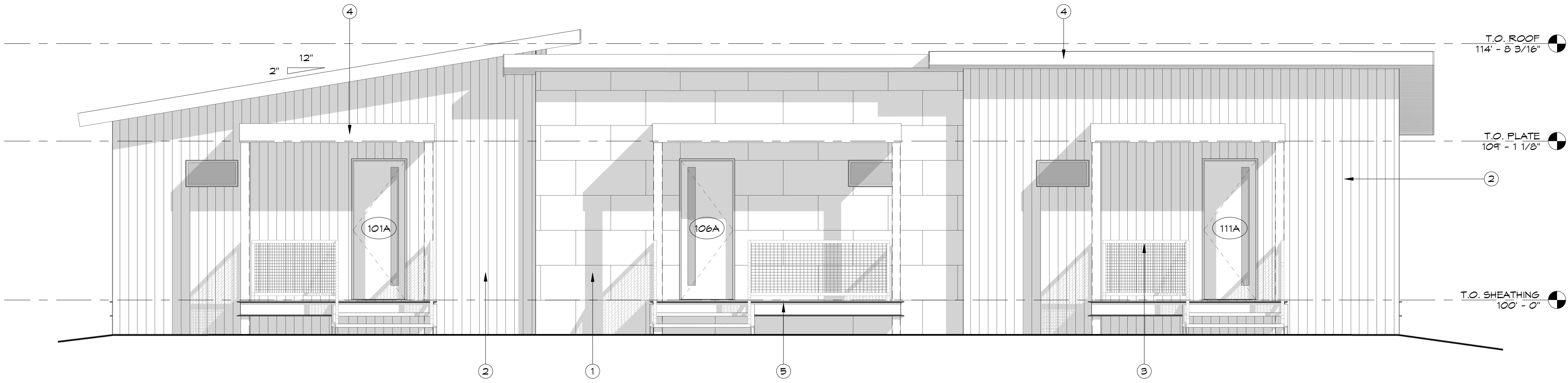
ISSUE RECORD:
Final Revised County Submittal 08/20/23

REVISIONS:

A-106

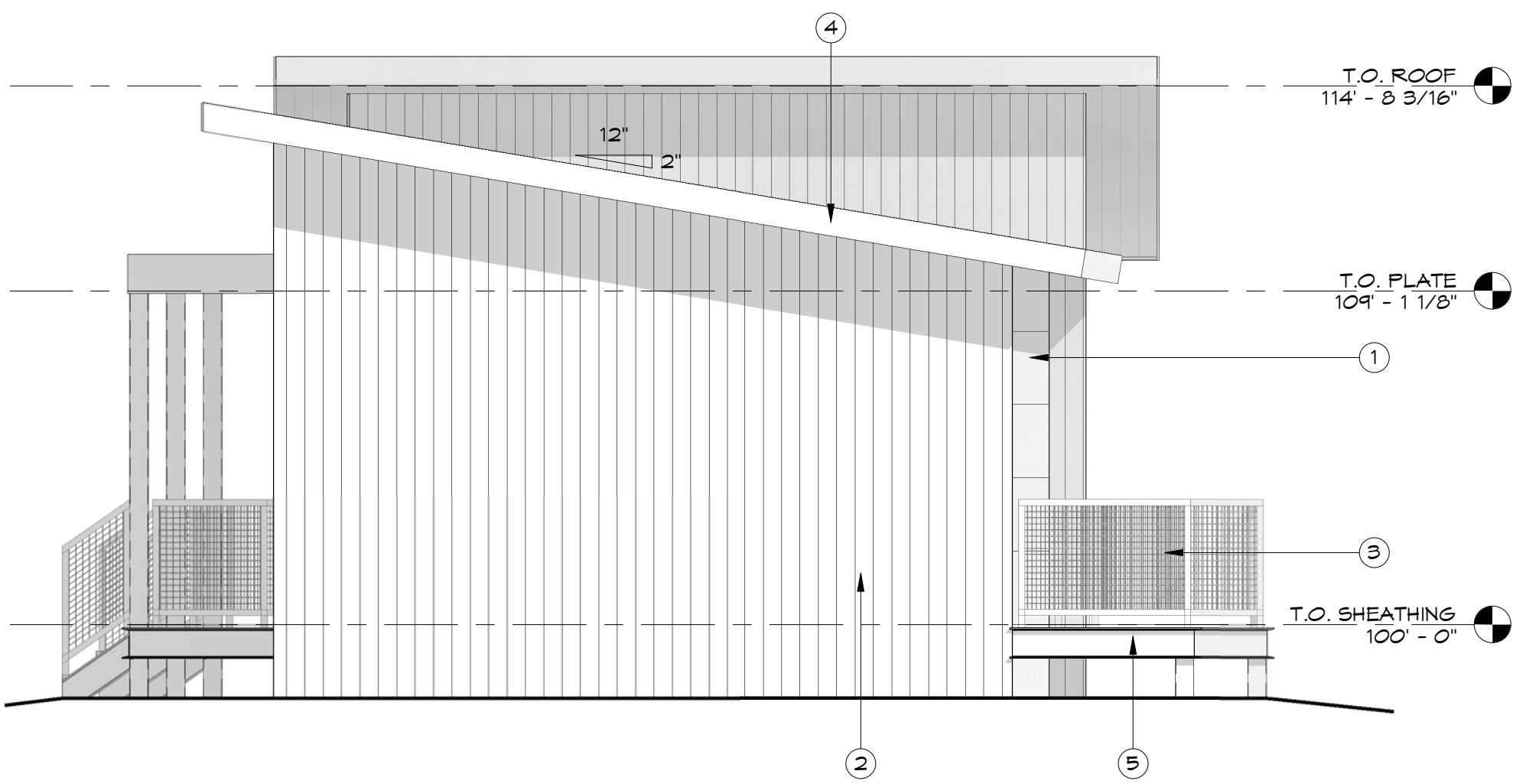
FLOOR PLAN

PRINT DATE: 5/22/2023 4:34:47 PM

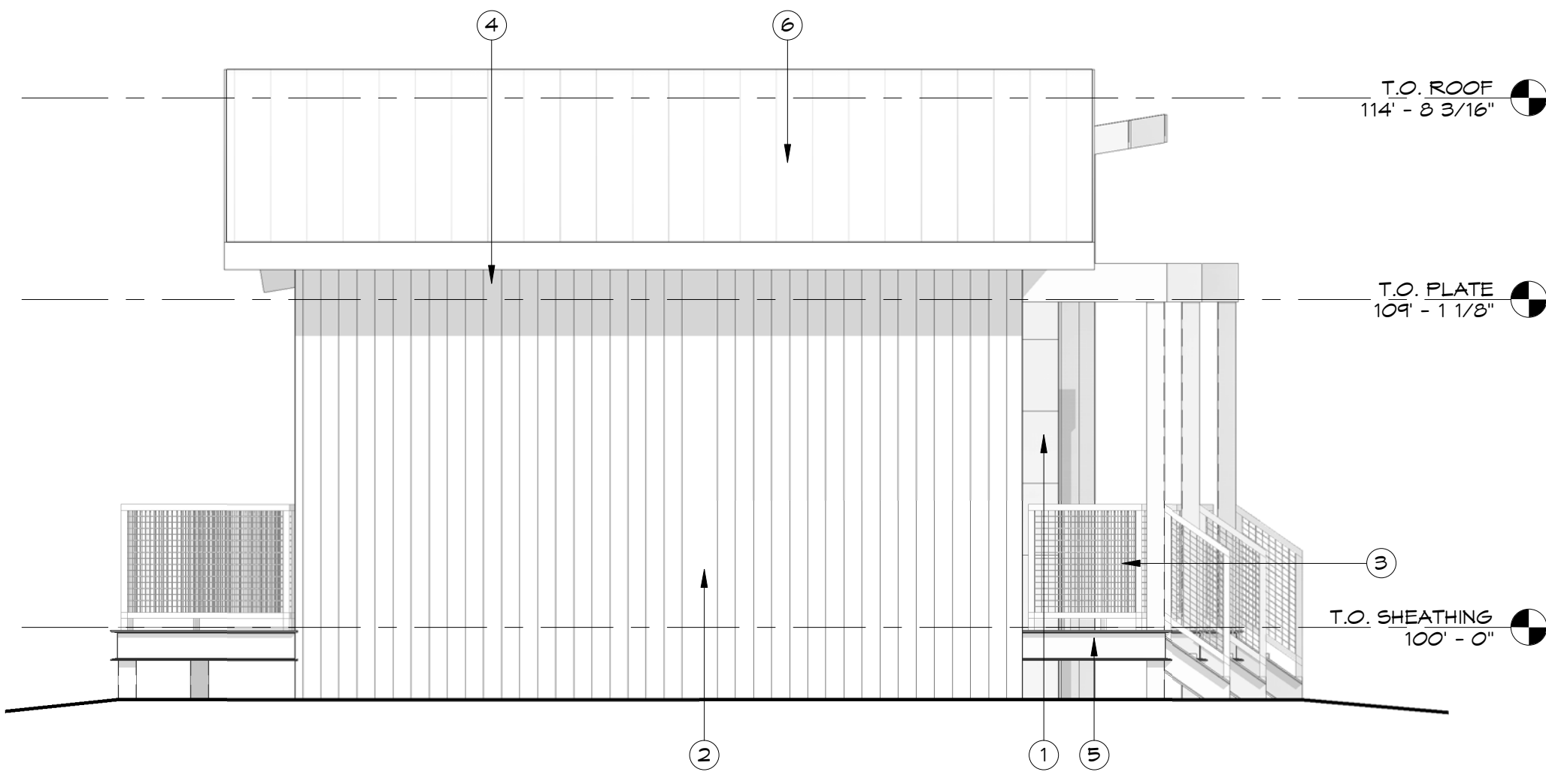


FRONT ELEVATION A
SCALE: 1/4" = 1'-0" A-201

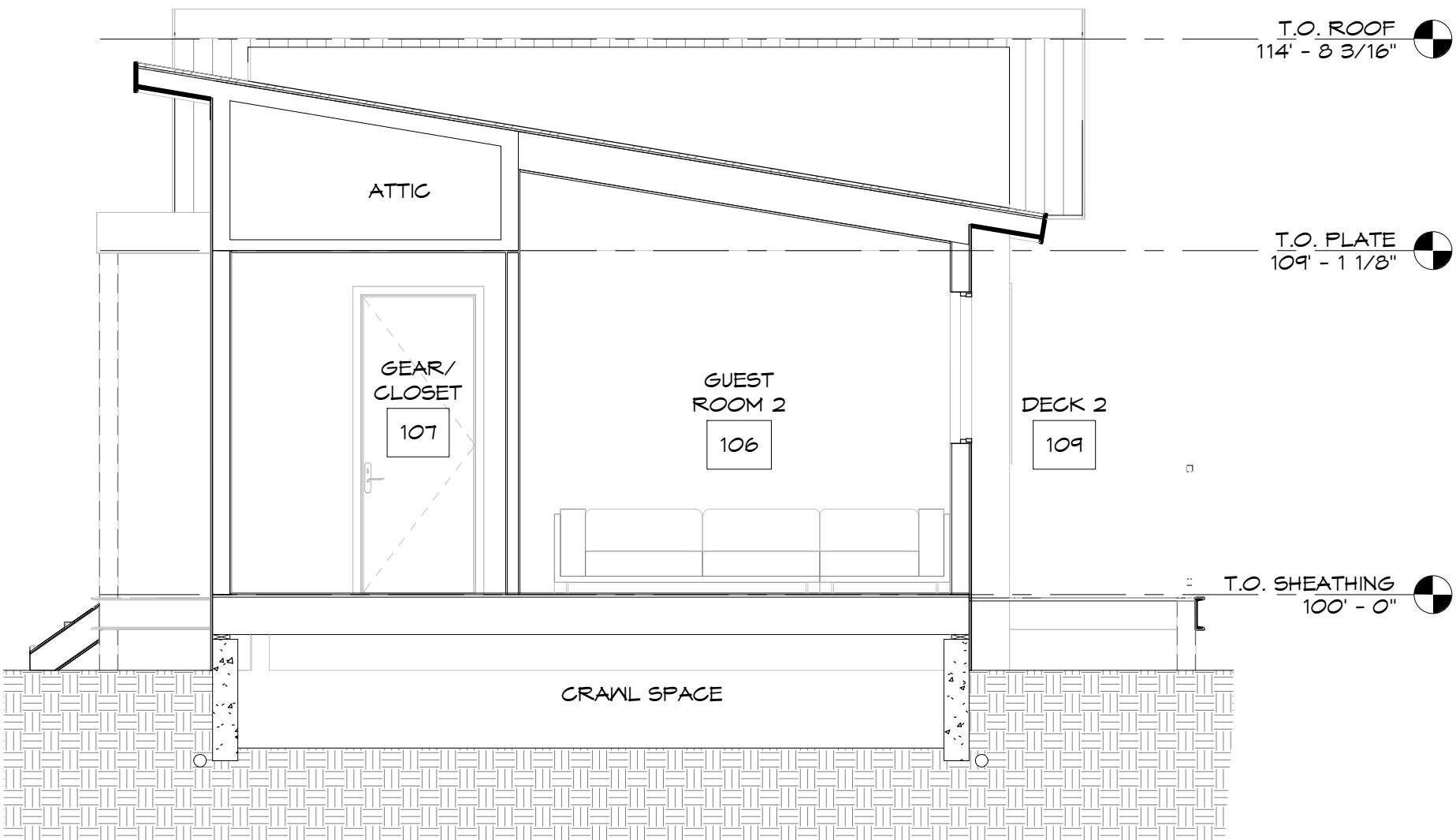
- ELEVATION KEY NOTES
- 1 METAL PANEL SIDING
 - 2 VERTICAL SIDING
 - 3 42" METAL CABLE RAILING
 - 4 GALVALUM FASCIA
 - 5 FRP GRID DECK & STEPS
 - 6 GALVALUM ROOFING



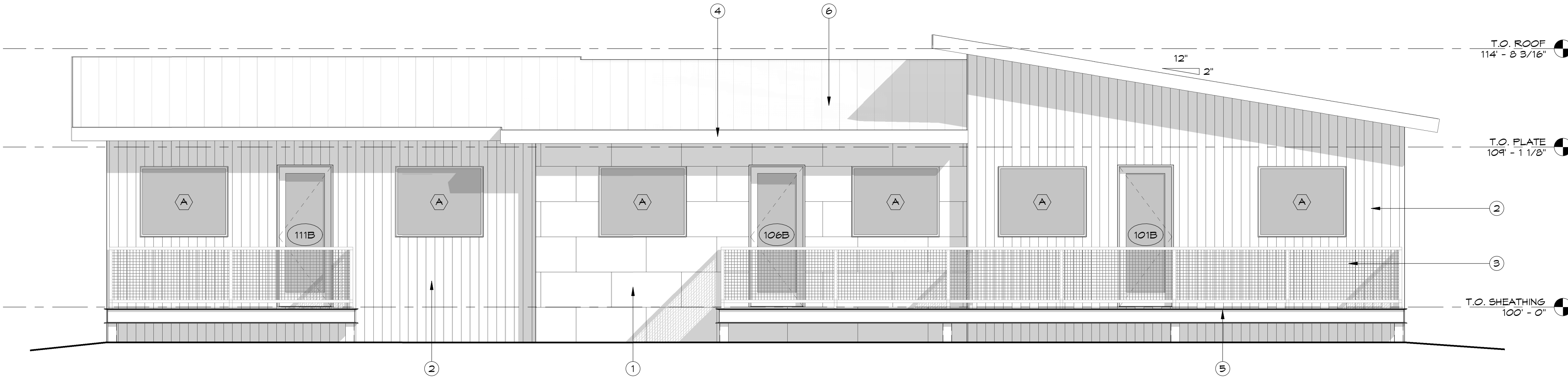
SIDE 1 ELEVATION B
SCALE: 1/4" = 1'-0" A-201



SIDE 2 ELEVATION C
SCALE: 1/4" = 1'-0" A-201



BUILDING SECTION E
SCALE: 1/4" = 1'-0" A-201



REAR ELEVATION D
SCALE: 1/4" = 1'-0" A-201