

SECTION IV
PROJECT PLANS

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IMPROVEMENT PLANS MOUNTAIN GATE PHASE 2

MONO COUNTY
A.P.N. 02-140-30;-31;-32;-38;-39



VICINITY MAP

SCALE: 1" = 1,500'



PROJECT SUMMARY

OWNER/APPLICANT: MONO COUNTY DEPT. OF PUBLIC WORKS
P.O. BOX 457 74 N. SCHOOL STREET
BRIDGEPORT, CA 95317
PHONE: (760) 932-5446
FAX: (760) 932-5441

PROJECT ENGINEER: R.O. ANDERSON ENGINEERING, LLC
1608 ESMERALDA AVE, MINDEN, NV 89423
PHONE: (775) 782-2322
FAX: (775) 782-7084

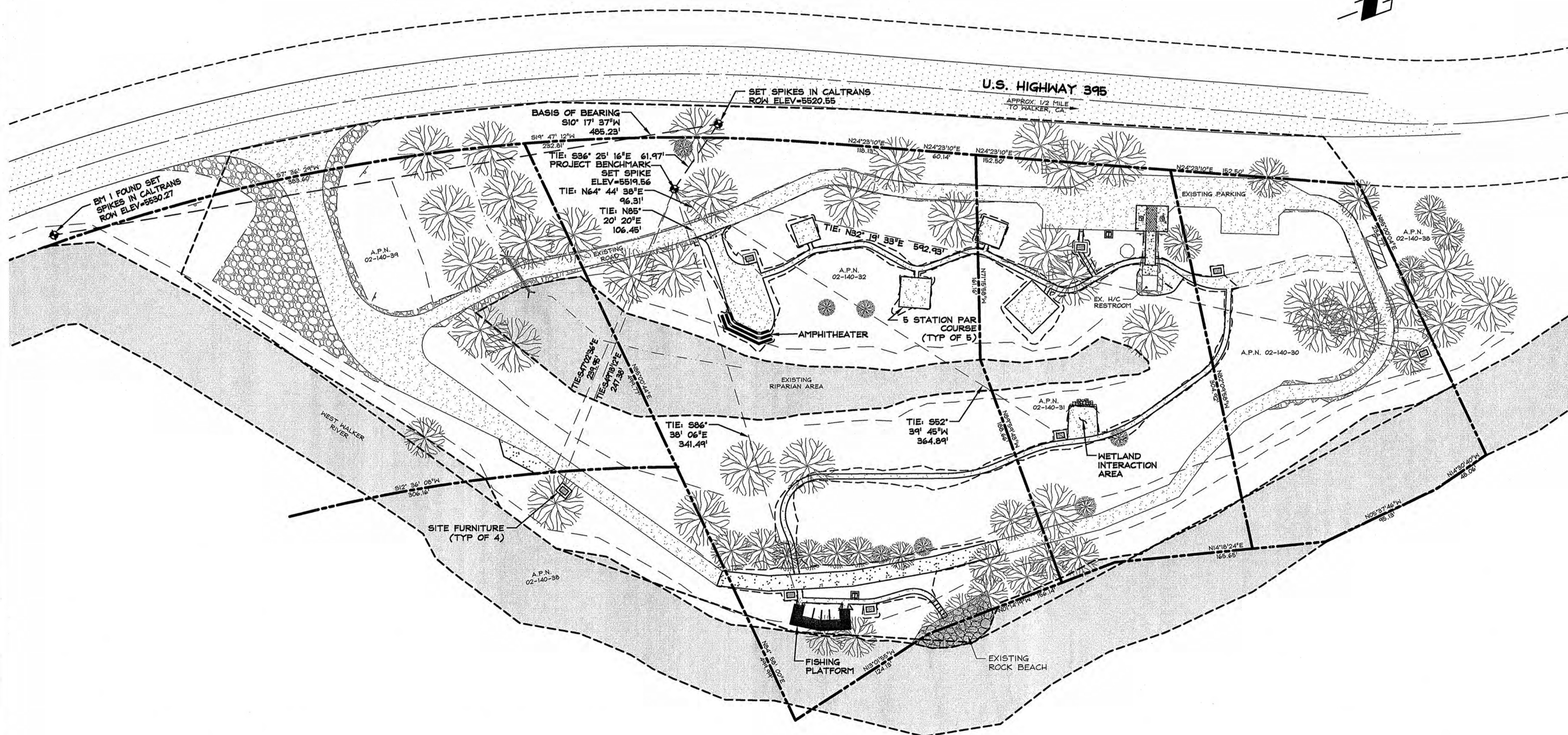
PROJECT ADDRESS: U.S. HIGHWAY 395
WALKER, CALIFORNIA

A.P.N.: 02-140-30;-31;-32;-38;-39

PROJECT AREA: 15 AC
FLOOD ZONE: AE FLOODWAY AREA PER F.I.R.M. 0605IC0089D
DATED FEBRUARY 18, 2011

SHEET INDEX

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- C2 LEGEND, ABBREVIATIONS, & NOTES
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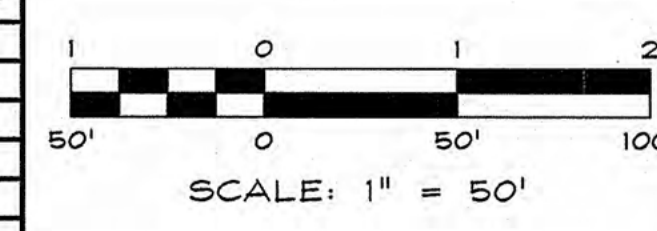


OVERALL SITE PLAN

SCALE: 1" = 50'

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NO.	DATE	REVISION	BLOCK	BY



R/O Anderson
WWW.ROANDERSON.COM

NEVADA
1608 Esmeralda Ave
P.O. Box 22291
Minden, NV 89423
P 775.782.2322
F 775.782.7084

CALIFORNIA
595 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.600.8660
F 775.782.7084

MOUNTAIN GATE PHASE 2
MONO COUNTY

COVER SHEET



DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C01
SCALE: 1" = 50'	SHEET: C1
DATE: 07/08/14	OF: 10 SHEETS

07.08.14



MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

SYMBOLS

EXISTING PROPOSED

	BEAR PROOF TRASH RECEPTACLE
	HVC PARKING SPACE
	PICNIC TABLE
	REVISION NUMBER
	SIGN
	SURVEY CONTROL POINT
	TREE

ABBREVIATIONS

AASHTO..... AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS	M..... METER
AB..... AGGREGATE BASE	MAX..... MAXIMUM
AC..... ASPHALT CONCRETE	MGD..... MILLION GALLONS PER DAY
ADA..... AMERICANS WITH DISABILITIES ACT OF 1990	MH..... MANHOLE
ADT..... AVERAGE DAILY TRAFFIC	MI..... MILE
ALT..... ALTITUDE	MIN..... MINIMUM
ANSI..... AMERICAN NATIONAL STANDARDS INSTITUTE	MISC..... MISCELLANEOUS
APN..... ASSESSOR'S PARCEL NUMBER	MO..... MONO COUNTY
APPROX..... APPROXIMATELY	MPH..... MILES PER HOUR
APWA..... AMERICAN PUBLIC WORKS ASSOCIATION	MUTCD..... MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES
ARV..... AIR RELEASE VALVE	N..... NORTH
ASCE..... AMERICAN SOCIETY OF CIVIL ENGINEERS	NE..... NORTHEAST
ASTM..... AMERICAN SOCIETY OF TESTING AND MATERIALS	NFIP..... NATIONAL FLOOD INSURANCE PROGRAM
@..... AT	NO(%)..... NUMBER
AWS..... AMERICAN WELDING SOCIETY	NOAA..... NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION
AWWA..... AMERICAN WATER WORKS ASSOCIATION	NRCS..... NATIONAL RESOURCE CONSERVATION SERVICE
BC..... BEGIN CURVE	NTS..... NOT TO SCALE
BCR..... BEGINNING OF CURB RETURN	NW..... NORTHWEST
BFE..... BASIC FLOOD ELEVATION	CC..... ON CENTER
BLD..... BUILDING	OD..... OUTER DIAMETER
BN..... BACK OF WALK	OSHA..... OCCUPATIONAL SAFETY AND HEALTH ACT
BVC..... BEGIN VERTICAL CURVE	O/H..... OVERHEAD
CG..... CURB AND GUTTER	±..... PLUS OR MINUS
CALTRANS..... CALIFORNIA DEPARTMENT OF TRANSPORTATION	P..... POWER
CB..... CATCH BASIN	PC..... POINT OF CURVATURE
CF..... CUBIC FOOT	PE..... POLY ETHYLENE
CL..... CENTER LINE	PED..... PARKING
CMF..... CORRUGATED METAL PIPE	%..... PERCENT
CNRA..... STATE OF CALIFORNIA NATURAL RESOURCES AGENCY	PIP..... PIPE IN PLACE
CO..... CLEAN OUT	PNT..... POINT
COMP..... COMPACTION	PSI..... POUNDS PER SQUARE INCH
CY..... CUBIC YARD	PT..... POINT OF TANGENCY
..... DEGREES	PUE..... PUBLIC UTILITY EASEMENT
DF..... DEPEND FOOTING	PVC..... POLYVINYL CHLORIDE
DG..... DECOMPOSED GRANITE	R..... RADIUS
DI..... DROP INLET	RCBC..... REINFORCED CONCRETE BOXED CULVERT
DIA(φ)..... DIAMETER	RCP..... REINFORCED CONCRETE PIPE
DWF..... CALIFORNIA DIVISION OF FISH AND WILDLIFE	ROW..... RIGHT OF WAY
E..... EAST	S..... SLOPE
EA..... EACH	SE..... SOUTHWEST
EC..... END CURVE	SAD..... SURFACE AREA DISTURBANCE
ECR..... END OF CURB RETURN	SD..... STORM DRAIN
ELEC..... ELECTRICAL	SDMH..... STORM DRAIN MANHOLE
ELEV..... ELEVATION	SDR..... STANDARD DIMENSION RATIO
EPA..... ENVIRONMENTAL PROTECTION AGENCY	SE..... SOUTHEAST
EVC..... END VERTICAL CURVE	SF..... SQUARE FOOT(FEET)
EW..... EDGE OF WATER	SERV..... SERVICE
EX..... EXISTING	SS..... SANITARY SEWER
FDC..... FIRE DEPARTMENT CONNECTION	SMH..... SANITARY SEWER MANHOLE
FEMA..... FEDERAL EMERGENCY MANAGEMENT AGENCY	ST..... STREET
FF..... FINISHED FLOOR	STD..... STANDARD
FG..... FINISHED GRADE	SW..... SOUTHWEST
FH..... FIRE HYDRANT	SWPPP..... STORMWATER POLLUTION PREVENTION PLAN
FL..... FLOWLINE	TBC..... TOP BACK OF CURB
FNC..... FENCE	TC..... TOP OF CURB
FND..... FOUND MONUMENT, CORNER OR CONTROL POINT	TEL..... TELEPHONE
FT(')..... FEET	TOE..... TOE OF SLOPE
GB..... GRADE BREAK	TOP..... TOP OF SLOPE
GID..... GENERAL IMPROVEMENT DISTRICT	TV..... TELEVISION
GPM..... GALLONS PER MINUTE	TW..... TOP OF WALL
GR..... GRAVEL	TYP..... TYPICAL
GS..... GROUND SHOT	U..... UTILITY
H/C..... HANDICAP	UG..... UNDERGROUND
HDPE..... HIGH DENSITY POLYETHYLENE	USACE..... UNITED STATES ARMY CORPS OF ENGINEERS
HORIZ..... HORIZONTAL	USBR..... UNITED STATES BUREAU OF RECLAMATION
ID..... INNER DIAMETER	USGS..... UNITED STATES GEOLOGICAL SURVEY
IE..... INVERT ELEVATION	VC..... VERTICAL CURVE
INCH..... INCH	VG..... VALLEY GUTTER
INC..... INCORPORATED	VERT..... VERTICAL
IBC..... INTERNATIONAL BUILDING CODE	VPC..... VERTICAL POINT OF CURVATURE
INT..... INTERSECTION	VPT..... VERTICAL POINT OF TANGENCY
IRRIG..... IRRIGATION	W..... WEST
L..... LEFT	W/..... WITH
LAT..... LATERAL	WV..... WATER GATE VALVE
LS..... LUMP SUM	YR..... YEAR

NOTES

GENERAL

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR GENERAL SITE SAFETY DURING CONSTRUCTION AND ALL WORK SHALL CONFORM TO PERTINENT SAFETY REGULATIONS AND CODES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND/OR PROTECTION OF ALL EXISTING PIPING, UTILITIES, STRUCTURES, ADJACENT STREETS, AND IMPROVEMENTS DURING THE PERIOD OF CONSTRUCTION.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATION AND SHORING PROCEDURES.
4. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF DISCREPANCIES BETWEEN THE INFORMATION SHOWN ON THESE DRAWINGS AND THE CONDITIONS EXISTING IN THE FIELD. THE CONTRACTOR SHALL COMPARE ALL DRAWINGS AND VERIFY THE FIGURES BEFORE LAYING OUT THE WORK AND WILL BE RESPONSIBLE FOR ANY ERRORS WHICH MIGHT HAVE BEEN AVOIDED THEREBY. IF THE CONTRACTOR FAILS TO NOTIFY THE ENGINEER IN A TIMELY MANNER OF ANY APPARENT ERROR OR OMISSION ON THE PLANS OR SPECIFICATIONS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING WORK INCORRECTLY DONE AT THE CONTRACTOR'S OWN EXPENSE.
5. THE CONTRACTOR SHALL SUPPLY MONO COUNTY, A SET OF REPRODUCIBLE AS-BUILT DRAWINGS.
6. ALL UNSPECIFIED CONCRETE SHALL BE 4000 PSI WITH 6% AIR ENTRAINMENT ±1.5%.
7. THE CONTRACTOR SHALL MAINTAIN A CLEAN PROJECT SITE, REMOVING CONSTRUCTION DEBRIS AT THE END OF EACH ACTIVITY. THE CONTRACTOR SHALL MAINTAIN DEBRIS FREE CONSTRUCTION ROUTES, ADJACENT STREETS AND STORM DRAIN SYSTEMS.
8. ALL TRAFFIC CONTROL AND BARRICADING WITHIN THE PUBLIC RIGHTS-OF-WAY SHALL CONFORM TO STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
9. THE CONTRACTOR SHALL CONDUCT A PRE-CONSTRUCTION MEETING WITH OWNER, ENGINEER, PERMITTING AGENCIES & UTILITY PURVEYORS PRIOR TO CONSTRUCTION.
10. NO WORK SHALL BE STARTED WITHOUT FIRST NOTIFYING THE COUNTY INSPECTOR AT (760) 932-5446 AT LEAST 2 WORKING DAYS BEFORE WORK IS COMMENCED.
11. ALL WORK SHALL CONFORM (AT A MINIMUM) TO THE LATEST EDITION OF THE FOLLOWING CODES AS ADOPTED BY THE COUNTY:
 - a. STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
 - b. INTERNATIONAL BUILDING CODE.
 - c. OSHA REQUIREMENTS FOR EXCAVATION.
 - d. SPECIAL REQUIREMENTS OF THE PERMIT AS MAY BE APPLICABLE.
 - e. M.U.T.C.D.
 - f. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, LATEST EDITION.
12. EXISTING INFRASTRUCTURE SHALL BE PROTECTED IN-PLACE THROUGHOUT THE COURSE OF CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY MONO COUNTY IMMEDIATELY OF ANY DAMAGE TO ALL EXISTING INFRASTRUCTURE AND ALL DAMAGED INFRASTRUCTURE SHALL BE REPAIRED OR REPLACED AS NECESSARY BY THE CONTRACTOR AT THE SOLE COST & EXPENSE OF THE CONTRACTOR PRIOR TO COMPLETION OF THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS, BUILDINGS OR OTHER STRUCTURES RESULTING FROM HIS CONSTRUCTION ACTIVITIES. REPAIRS SHALL BE MADE TO THE SATISFACTION OF THE ENGINEER AT NO COST TO THE OWNER.
14. PAYMENT FOR WORK SHOWN ON THESE PLANS EITHER SPECIFIED OR IMPLIED, BUT NOT IN THE BID PROPOSAL SHALL BE CONSIDERED AS INCLUDED IN THE PRICE PAID FOR OTHER ITEMS OF WORK.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CONSTRUCTION WATER FOR HIS NEEDS, AS WELL AS STAGING AREA LOCATIONS WHICH SHALL BE COORDINATED WITH THE COUNTY'S CONSTRUCTION MANAGER.

UTILITIES

1. NOTIFY THE AFFECTED UTILITY AND UTILITY USERS 24 HOURS IN ADVANCE OF MAKING ANY NEW CONNECTIONS TO EXISTING UTILITIES OR DISRUPTION IN SERVICE.
2. EXISTING UTILITY LOCATIONS SHOWN ON THE PLANS ARE APPROXIMATE ONLY. CONTRACTOR SHALL DETERMINE THE EXACT HORIZONTAL AND VERTICAL LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO COMMENCING CONSTRUCTION.
3. NO REPRESENTATION IS MADE THAT ALL EXISTING UTILITIES ARE SHOWN AND THE ENGINEER ASSUMES NO RESPONSIBILITY FOR UTILITY LOCATIONS.
4. THE CONTRACTOR SHALL CALL UNDERGROUND SERVICE ALERT "CALL BEFORE YOU DIG" (1-800-227-2600) FORTY-EIGHT (48) HOURS PRIOR TO START OF CONSTRUCTION.
5. THE CONTRACTOR SHALL CALL TWENTY-FOUR (24) HOURS PRIOR TO REQUIRED INSPECTIONS AND TESTING. THE REQUIRED INSPECTIONS AND TESTING ARE LISTED ON THE INSPECTION RECORD ISSUED WITH EACH PERMIT. THE CONTRACTOR MUST HAVE THE PERMIT NUMBER AND THE DESCRIPTION LISTED ON THE INSPECTION RECORD TO SCHEDULE REQUIRED INSPECTIONS AND TESTING. THE CONTRACTOR SHALL CONTACT APPURTENANT UTILITY PURVEYOR.
6. THE APPROVED PLAN, PERMIT AND INSPECTION RECORD MUST BE ON THE JOB SITE AT ALL TIMES.

SURVEYING

1. ALL REQUIRED SURVEYING SERVICES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

GRADING

1. SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL, OR AS DETERMINED BY THE ENGINEER AND APPROVED BY THE COUNTY.
2. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
3. FILLS SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THE STATE OF CALIFORNIA DEPARTMENT OF TRANSPORTATION (CALTRANS) STANDARD SPECIFICATION 2010 EDITION (CSS).
4. PROTECTIVE MEASURES AND TEMPORARY DRAINAGE PROVISIONS SHALL BE USED TO PROTECT ADJOINING PROPERTIES DURING CONSTRUCTION OF IMPROVEMENTS.
5. DUST SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY, AND IN ACCORDANCE WITH THE AIR QUALITY PERMIT FROM THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION WHEN REQUIRED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE PERMITS WHEN REQUIRED.
6. ALL STREETS SHALL BE MAINTAINED DAILY FREE OF DUST AND MUD CAUSED BY GRADING OPERATIONS. ALL OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE SWPPP.
7. THE CONTRACTOR SHALL SET GRADE STAKES FOR ALL DRAINAGE DEVICES AND THE CONTRACTOR SHALL OBTAIN INSPECTION BEFORE PLACING CONCRETE.
8. FINISHED GRADING WILL BE COMPLETED AND APPROVED, BEFORE ISSUANCE OF A NOTICE OF COMPLETION.
9. NO ROCK OR SIMILAR MATERIAL GREATER THAN 4" IN DIAMETER SHALL BE PLACED IN THE FILL UNLESS RECOMMENDATIONS FOR SUCH PLACEMENT HAVE BEEN SUBMITTED BY THE ENGINEER IN ADVANCE AND APPROVED BY THE COUNTY.
10. ALL TESTING SHALL BE PROVIDED BY OWNER INCLUDING COMPACTION REQUIREMENTS AND THE STABILITY OF SLOPES CREATED, EXISTING OR REMAINING.
11. IN THE EVENT OF CHANGES ARISING DURING CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE ENGINEER. THE ENGINEER WILL DETERMINE AN ACCEPTABLE SOLUTION AND REVISE THE PLANS FOR REVIEW AND APPROVAL BY THE COUNTY. NO CHANGES IN THE DESIGN WILL BE PERMITTED UNLESS WRITTEN APPROVAL IS GIVEN BY THE COUNTY.

EROSION CONTROL

1. DURING THE ENTIRE DURATION OF THIS CONSTRUCTION CONTRACT THE CONTRACTOR SHALL IMPLEMENT STRINGENT DUST CONTROL MEASURES IN ACCORDANCE WITH THE STATE OF CALIFORNIA RULES AND REGULATIONS. THE CONTRACTOR IS REQUIRED TO SUPPRESS DUST AT ALL TIMES, 24 HOURS A DAY, REGARDLESS OF WHEN CONSTRUCTION ACTIVITIES ARE OCCURRING.
2. IN CASE OF EROSION CONTROL EMERGENCY CALL CONTRACTOR OR ENGINEER.
3. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES. NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT APPROVED LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF TEMPORARY DEVICES OR TO REPAIR DAMAGED EROSION CONTROL MEASURES.
4. AFTER A RAINSTORM, ALL SILT AND DEBRIS SHALL BE REMOVED FROM CHECK BERMS AND DESILTING FACILITIES. GRADED SLOPE SURFACE PROTECTION MEASURES DAMAGED DURING THE RAINSTORM SHALL ALSO BE REPAIRED.
5. FILL SLOPES AT THE PROJECT PERIMETER MUST DRAIN AWAY FROM THE TOP OF THE SLOPE AT THE CONCLUSION OF EACH WORKING DAY.
6. A SIX-FOOT HIGH PERIMETER FENCE OR A 24-HOUR GUARD SHALL BE POSTED ON THE SITE WHENEVER THE DEPTH OF WATER IN A FACILITY EXCEEDS 18 INCHES.
7. STORMWATER SHALL BE CONTROLLED BY THE CONTRACTOR TO THE SATISFACTION OF THE COUNTY AND IN ACCORDANCE WITH THE CALIFORNIA DIVISION OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT.

UTILITY COMPANY CONTACTS

POWER
LIBERTY UTILITIES
PHONE: 1-800-782-2506
WWW.LIBERTYUTILITIES.COM
TELEPHONE
FRONTIER
PHONE: 1-877-387-3477
WWW.FRONTIERONLINE.COM

SURVEY CONTROL

BASIS OF BEARING	DATUM
S101737°N-CALTRAN ROW BETWEEN BM 1 & SET SPIKE IN CALTRANS ROW AS SHOWN ON COI OF THIS SET OF PLANS.	VERTICAL DATUM FOR THIS PROJECT IS NAD 83
BENCHMARK	
SET SPIKES	
ELEVATION = 5519.56	
AS NOTED ON SHEET COI.	

HATCHING

	EXISTING PAVEMENT	N/A		PROPOSED CONCRETE
	N/A		PROPOSED CONCRETE	
	N/A		PROPOSED CONSTRUCTION AREA	
	EXISTING SURFACE WATER	N/A		
	EXISTING ROCK BEACH	N/A		
	EXISTING GRAVEL AREA	N/A		
	N/A		PROPOSED DG SURFACE	
	EXISTING GRAVEL ROAD		PROPOSED GRAVEL ROAD	
	N/A		PROPOSED RIPARIAN INTERACTCION AREA	

LINE TYPES

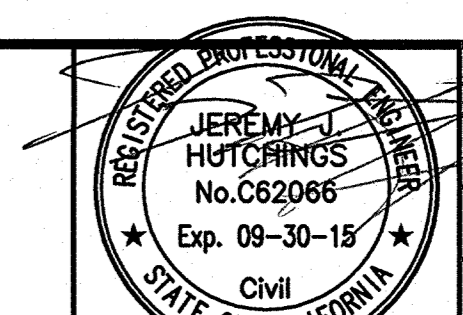
	EXISTING	PROPOSED	BUILDING ENVELOPE
			CENTERLINE OF RIGHT-OF-WAY
	---100---	---100---	MAJOR CONTOUR
	---99---	---99---	MINOR CONTOUR
	N/A	N/A	EP
	N/A	N/A	FLOW LINE
		N/A	STORM DRAIN, RUBBER GASKETED, REINFORCED CONCRETE PIPE (CLASS III). INSTALL PER TYPICAL TRENCH DETAIL B ON C15
	N/A		FILTER FENCE
	N/A	---	RIGHT-OF-WAY/PROPERTY LINE
	N/A	- x - x - x -	TREE PROTECTION FENCING

NO.	DATE	REVISION	BLOCK	BY

R/O Anderson
 WWW.ROANDERSON.COM
 NEVADA: 1829 Emeraldale Ave, Suite A1-2, Henderson, NV 89123, P 775.762.2322, F 775.762.7084
 CALIFORNIA: 595 Tahoe Keys Blvd, Suite A1-2, South Lake Tahoe, CA 96150, P 933.600.1660, F 775.762.7084

**MOUNTAIN GATE PHASE 2
MONO COUNTY**

**LEGEND,
ABBREVIATIONS,
& NOTES**

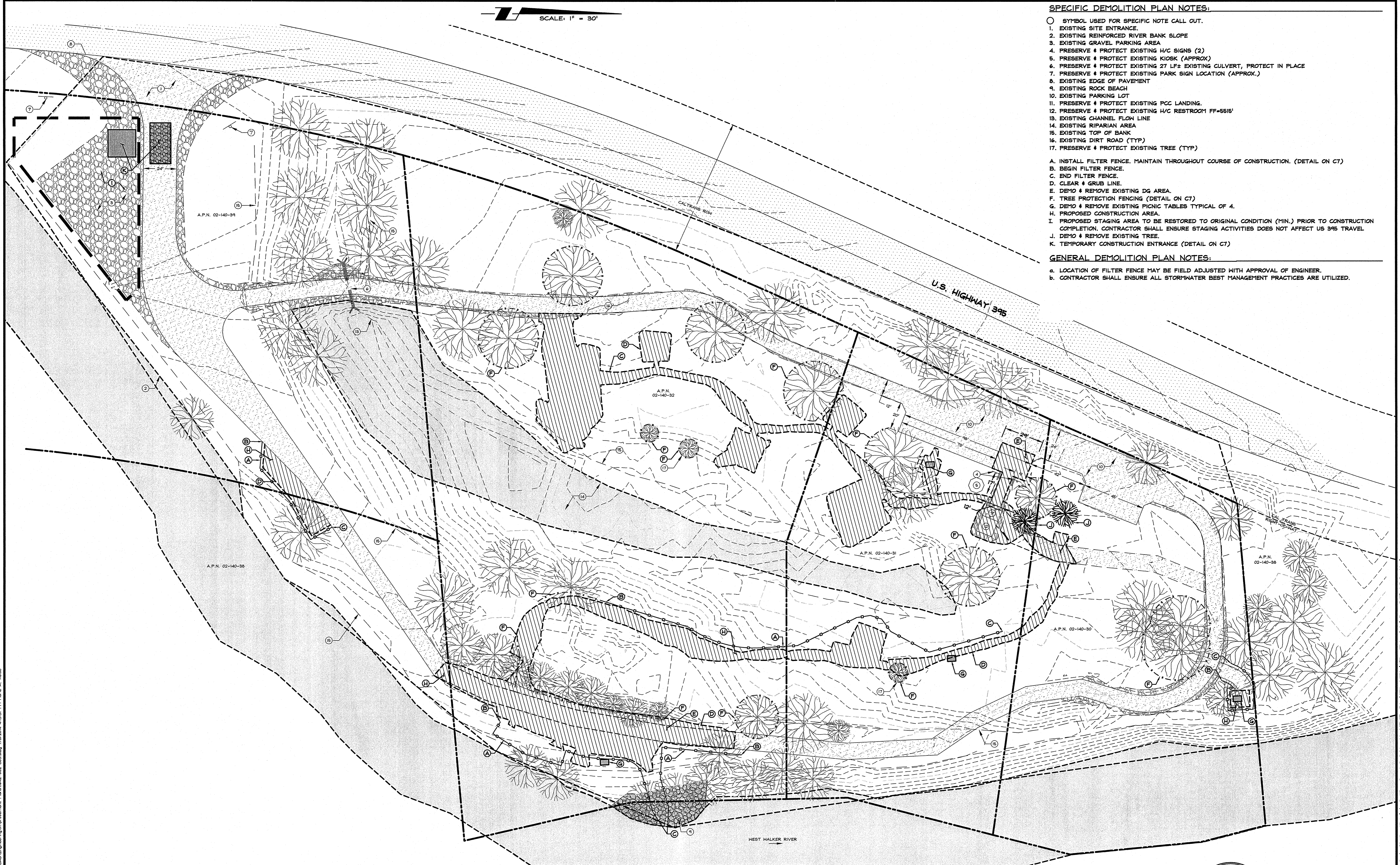


DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C02
SCALE:	SHEET: C2
DATE: 07/08/14	OF: 10 SHEETS

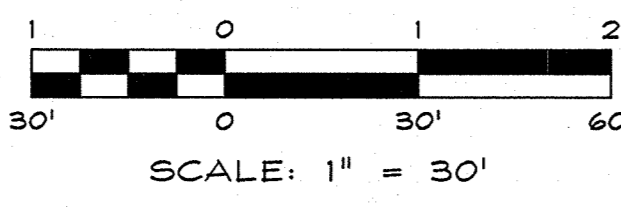
07.08.14

SCALE: 1" = 30'

- SPECIFIC DEMOLITION PLAN NOTES:**
- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
 - 1. EXISTING SITE ENTRANCE.
 - 2. EXISTING REINFORCED RIVER BANK SLOPE
 - 3. EXISTING GRAVEL PARKING AREA
 - 4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
 - 5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
 - 6. PRESERVE & PROTECT EXISTING 27 LFö EXISTING CULVERT, PROTECT IN PLACE
 - 7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
 - 8. EXISTING EDGE OF PAVEMENT
 - 9. EXISTING ROCK BEACH
 - 10. EXISTING PARKING LOT
 - 11. PRESERVE & PROTECT EXISTING PCC LANDING.
 - 12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
 - 13. EXISTING CHANNEL FLOW LINE
 - 14. EXISTING RIPARIAN AREA
 - 15. EXISTING TOP OF BANK
 - 16. EXISTING DIRT ROAD (TYP)
 - 17. PRESERVE & PROTECT EXISTING TREE (TYP)
- A. INSTALL FILTER FENCE. MAINTAIN THROUGHOUT COURSE OF CONSTRUCTION. (DETAIL ON C7)
 - B. BEGIN FILTER FENCE.
 - C. END FILTER FENCE.
 - D. CLEAR & GRUB LINE.
 - E. DEMO & REMOVE EXISTING DG AREA.
 - F. TREE PROTECTION FENCING (DETAIL ON C7)
 - G. DEMO & REMOVE EXISTING PICNIC TABLES TYPICAL OF 4.
 - H. PROPOSED CONSTRUCTION AREA.
 - I. PROPOSED STAGING AREA TO BE RESTORED TO ORIGINAL CONDITION (MIN.) PRIOR TO CONSTRUCTION COMPLETION. CONTRACTOR SHALL ENSURE STAGING ACTIVITIES DOES NOT AFFECT US 395 TRAVEL.
 - J. DEMO & REMOVE EXISTING TREE.
 - K. TEMPORARY CONSTRUCTION ENTRANCE (DETAIL ON C7)
- GENERAL DEMOLITION PLAN NOTES:**
- a. LOCATION OF FILTER FENCE MAY BE FIELD ADJUSTED WITH APPROVAL OF ENGINEER.
 - b. CONTRACTOR SHALL ENSURE ALL STORMWATER BEST MANAGEMENT PRACTICES ARE UTILIZED.



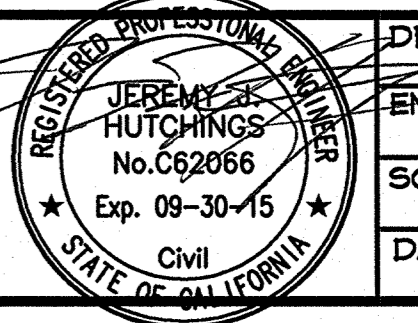
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R/O Anderson
 WWW.ROANDERSON.COM
 NEVADA: 1625 Esmeralda Ave, P.O. Box 22291, Primm, NV 89423
 CALIFORNIA: 595 Tahoe Keys Blvd, Suite 41-2, South Lake Tahoe, CA 96150
 P 775.782.2922 F 775.782.7064

**MOUNTAIN GATE PHASE 2
 MONO COUNTY**

**EXISTING CONDITIONS,
 DEMOLITION, &
 EROSION CONTROL PLAN**



DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C03
SCALE: 1" = 30'	SHEET: C3
DATE: 07/08/14	OF: 10 SHEETS

07.08.14

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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

SCALE: 1" = 30'

SPECIFIC SITE PLAN NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 1. EXISTING SITE ENTRANCE.
- 2. EXISTING REINFORCED RIVER BANK SLOPE
- 3. EXISTING GRAVEL PARKING AREA
- 4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
- 5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
- 6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
- 7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
- 8. EXISTING EDGE OF PAVEMENT
- 9. EXISTING ROCK BEACH
- 10. EXISTING PARKING LOT
- 11. PRESERVE & PROTECT EXISTING PCC LANDING.
- 12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
- 13. EXISTING CHANNEL FLOW LINE
- 14. EXISTING RIPARIAN AREA
- 15. EXISTING TOP OF BANK
- 16. EXISTING DIRT ROAD (TYP)
- 17. PRESERVE & PROTECT EXISTING TREE (TYP)
- A. PCC H/C PARKING. REFER TO CONCRETE SECTION DETAIL (DETAIL ON C8)
- B. BEAR PROOF TRASH CONTAINER (DETAIL ON C8)
- C. H/C LOADING/UNLOADING SPACE (DETAIL ON C7)
- D. H/C ACCESSIBLE PICNIC TABLE AREA (TYP. OF 8) (DETAIL ON C7)
- E. PCC WALKWAY. REFER TO GRADING PLAN FOR DETAILS & CONCRETE SECTION DETAIL. (DETAIL ON C8)
- F. REMOVABLE METAL BOLLARDS OR APPROVED EQUAL (DETAIL ON C9)
- G. FISHING PLATFORM (DETAIL ON C9, S1.0, & S3.0)
- H. MESSAGE CENTER SIGN OR APPROVED EQUAL (TYP. OF 6) (DETAIL ON C8)
- I. ROADSIDE FISHING SIGN (1/4 MILE) (DETAILS ON C10)
- J. RIVER ACCESS STEPS (DETAIL ON C9)
- K. RIPARIAN INTERACTION AREA (DETAIL ON C9)
- L. 9 STATION BIKE LOUPE BIKE RACK OR APPROVED EQUAL WITH GRAVEL PARKING BASE (DETAILS ON C8)
- M. PAR COURSE STATION #1 OR APPROVED EQUAL (DETAIL ON C8)
- N. PAR COURSE STATION #2 OR APPROVED EQUAL (DETAIL ON C8)
- O. PAR COURSE STATION #3 OR APPROVED EQUAL (DETAIL ON C8)
- P. PAR COURSE STATION #4 OR APPROVED EQUAL (DETAIL ON C8)
- Q. AMPHITHEATER (DETAIL ON C7)
- R. FUTURE TRAIL HEAD LOCATION (NOT A PART OF THIS PROJECT)
- S. DG PATH (DETAIL ON C9)
- T. GRAVEL PARKING AREA. (DETAIL ON C8)
- U. PROPOSED REGRADED GRAVEL ROAD SECTION. (DETAIL ON C8)

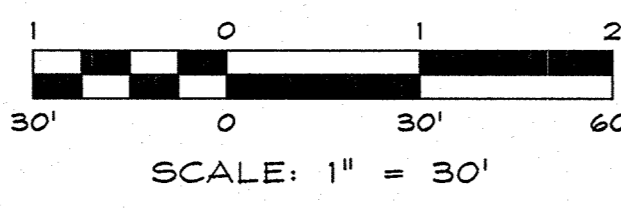
Parcel Line Table

LINE	BEARING	LENGTH
L1	N1°36'36"E	11.34'
L2	N11°45'40"W	17.23'
L3	N89°56'30"E	7.00'
L4	N11°38'39"E	31.55'
L5	N49°28'43"E	29.06'
L6	N65°47'50"W	7.00'
L7	N1°04'23"W	31.76'
L8	S50°02'43"E	6.82'
L9	N46°32'06"E	59.85'

Curve Table

LINE	BEARING	LENGTH	CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
L10	N43°27'54"W	7.50'	C1	Δ=13°22'15"	50.00'	11.67'	N5°04'32"W	11.64'
L11	N10°08'44"W	28.37'	C1	Δ=23°24'19"	20.00'	8.17'	S0°03'30"E	8.11'
L12	N79°51'16"E	23.23'	C2	Δ=37°50'04"	20.00'	13.21'	S30°33'41"W	12.97'
L13	S68°26'17"E	10.00'	C3	Δ=50°33'06"	20.00'	17.65'	N24°12'10"E	17.08'
L14	N21°33'43"E	12.46'	C4	Δ=47°36'29"	20.00'	16.62'	S22°43'52"W	16.14'
L15	S67°22'30"E	36.25'	C5	Δ=56°40'51"	20.00'	19.79'	N18°11'41"E	18.99'
L16	S16°03'51"E	55.75'	C6	Δ=28°20'33"	50.00'	24.73'	S4°01'32"W	24.48'
L17	S12°54'47"W	17.03'	C7	Δ=39°50'48"	19.93'	13.86'	S41°25'03"W	13.59'
L18	S3°41'43"E	24.75'	C8	Δ=53°43'43"	50.00'	46.89'	N34°24'32"E	45.19'
L19	S19°38'46"W	98.04'	C9	Δ=51°18'39"	50.00'	44.78'	N41°43'10"W	43.30'
L20	N87°13'44"E	6.17'	C10	Δ=28°58'38"	100.00'	50.57'	N1°34'32"W	50.04'
L21	S79°16'48"E	18.34'	C11	Δ=16°36'30"	100.00'	28.99'	S4°36'32"W	28.89'
L22	S79°03'08"E	12.06'	C12	Δ=23°20'29"	100.00'	40.74'	N7°58'31"E	40.46'
L23	S79°53'37"E	2.82'	C13	Δ=112°25'02"	30.00'	58.86'	S36°33'45"E	49.86'
L24	S21°31'11"W	48.26'	C14	Δ=13°24'28"	50.00'	11.77'	N86°01'32"W	11.75'
L25	N6°01'04"W	6.15'	C15	Δ=24°36'50"	22.73'	9.77'	N67°19'02"W	9.69'
L26	S31°18'38"W	19.74'	C16	Δ=18°12'33"	50.00'	15.89'	N12°24'54"E	15.82'
L27	S74°01'15"W	18.00'	C17	Δ=70°42'37"	20.00'	24.68'	S38°39'57"W	23.15'
L28			C18					

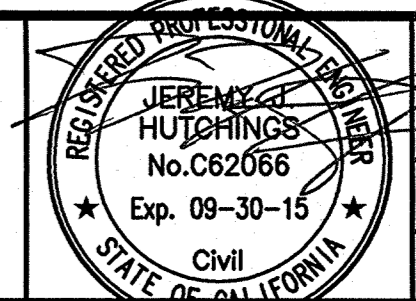
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MOUNTAIN GATE PHASE 2
MONO COUNTY

SITE PLAN

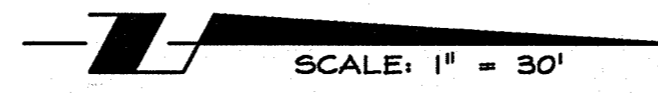


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ENGINEER: JJH	DRAWING: 1642-002C04
SCALE: 1" = 30'	SHEET: C4
DATE: 07/08/14	OF: 10 SHEETS

07.08.14

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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14



SPECIFIC SITE PLAN NOTES:

- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 1. EXISTING SITE ENTRANCE.
- 2. EXISTING REINFORCED RIVER BANK SLOPE
- 3. EXISTING GRAVEL PARKING AREA
- 4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
- 5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
- 6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
- 7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
- 8. EXISTING EDGE OF PAVEMENT
- 9. EXISTING ROCK BEACH
- 10. EXISTING PARKING LOT
- 11. PRESERVE & PROTECT EXISTING PCC LANDING.
- 12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF-5515'
- 13. EXISTING CHANNEL FLOW LINE
- 14. EXISTING RIPARIAN AREA
- 15. EXISTING TOP OF BANK
- 16. EXISTING DIRT ROAD (TYP)
- 17. PRESERVE & PROTECT EXISTING TREE (TYP)

- A. 2% MAX SLOPE IN ANY DIRECTION WITHIN H/C LOADING/UNLOADING AREA
- B. REFER TO AMPHITHEATER GRADING AREA (DETAIL ON C6)
- C. REFER TO H/C PARKING GRADING AREA (DETAIL ON C6)
- D. REFER TO RIPARIAN INTERACTION GRADING AREA (DETAIL ON C6)
- E. REFER TO PICNIC AREA 'A' GRADING AREA (DETAIL ON C6)
- F. REFER TO FISHING PLATFORM & ROCK BEACH ACCESS GRADING AREA (DETAIL ON C6)
- G. REFER TO PICNIC AREA 'B' GRADING AREA (DETAIL ON C6)
- H. APPROXIMATE LOCATION OF DAYLIGHT LINE.
- I. DAYLIGHT FROM EDGE OF PATH TO EXISTING GROUND AT 3:1 MAX. TYPICAL
- J. STRUCTURAL SPECIFICATIONS & DETAILS FOR FISHING PLATFORM ON SHEETS C9, S1.0, & S3.0.

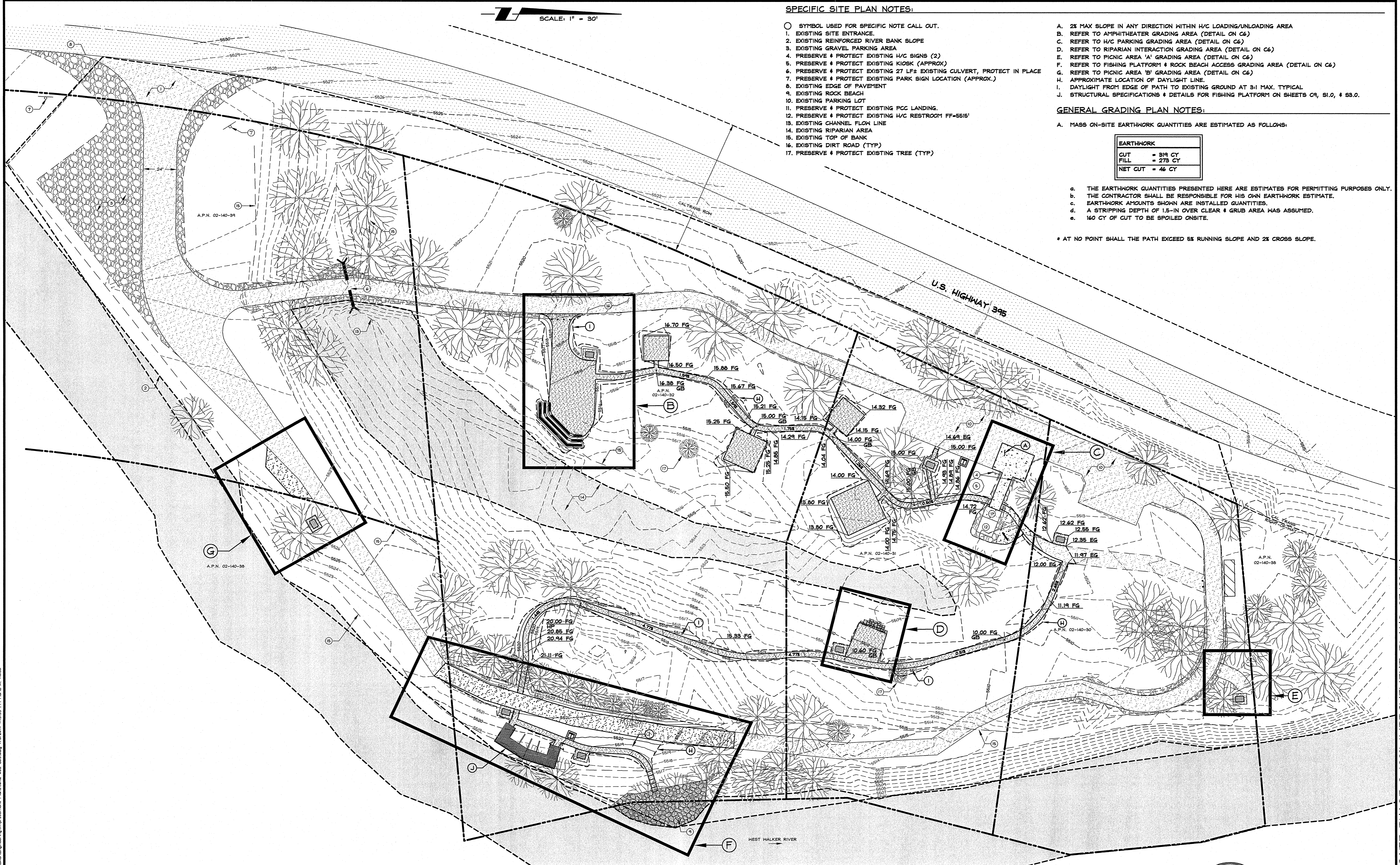
GENERAL GRADING PLAN NOTES:

A. MASS ON-SITE EARTHWORK QUANTITIES ARE ESTIMATED AS FOLLOWS:

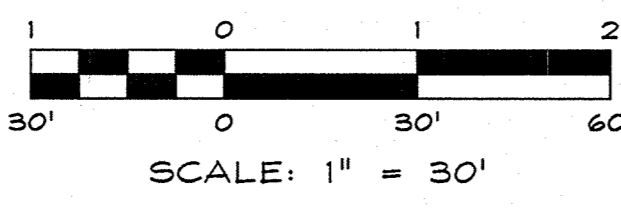
EARTHWORK	
CUT	= 319 CY
FILL	= 273 CY
NET CUT	= 46 CY

- a. THE EARTHWORK QUANTITIES PRESENTED HERE ARE ESTIMATES FOR PERMITTING PURPOSES ONLY.
- b. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HIS OWN EARTHWORK ESTIMATE.
- c. EARTHWORK AMOUNTS SHOWN ARE INSTALLED QUANTITIES.
- d. A STRIPPING DEPTH OF 1.5-IN OVER CLEAR & GRUB AREA WAS ASSUMED.
- e. 160 CY OF CUT TO BE SPOILED ONSITE.

* AT NO POINT SHALL THE PATH EXCEED 5% RUNNING SLOPE AND 2% CROSS SLOPE.



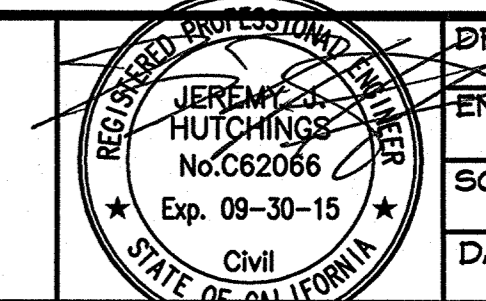
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**MOUNTAIN GATE PHASE 2
 MONO COUNTY**

GRADING PLAN

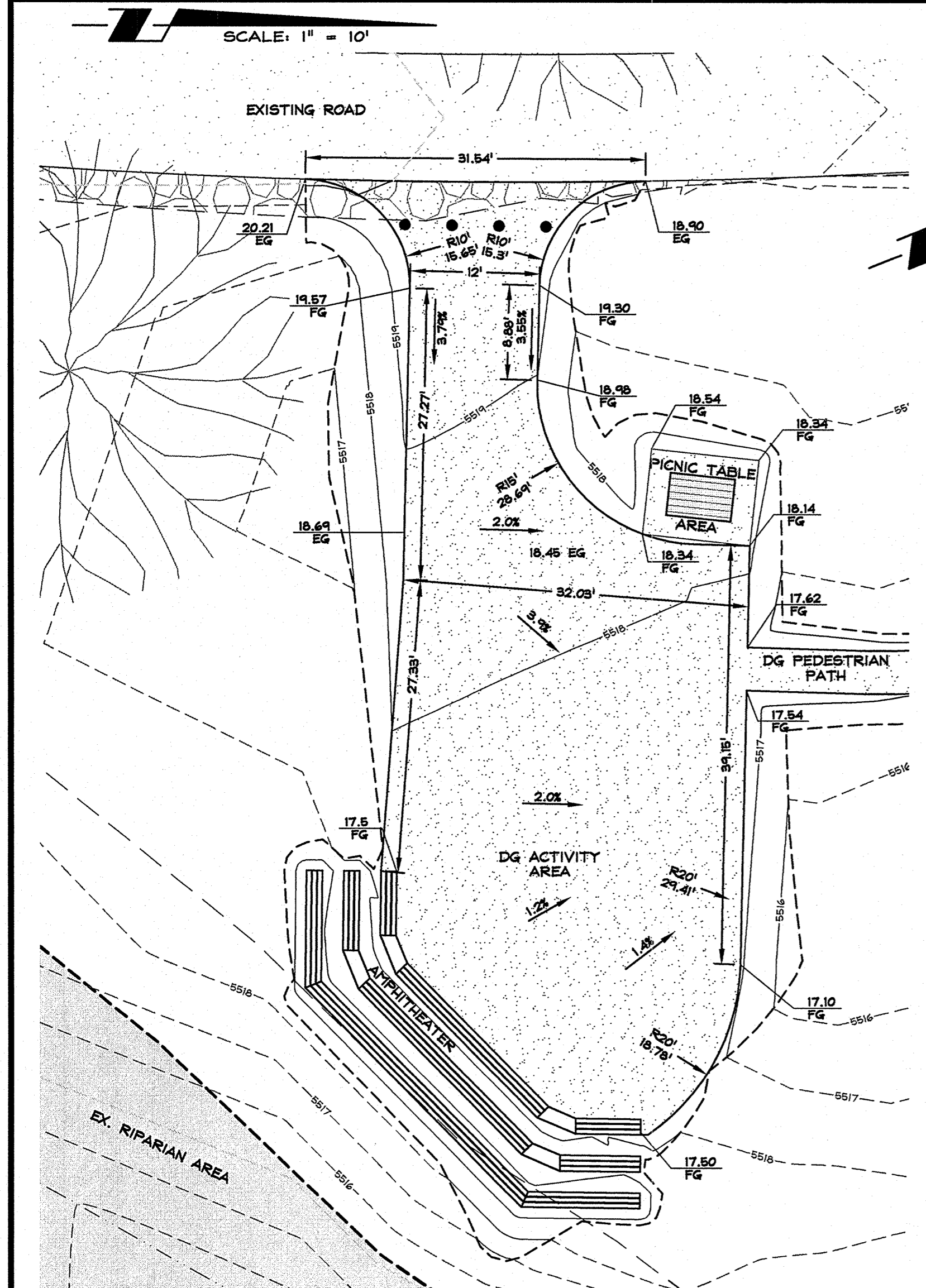


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ENGINEER: JJH	DRAWING: 1642-002C05
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DATE: 07/08/14	OF: 10 SHEETS

07.08.14

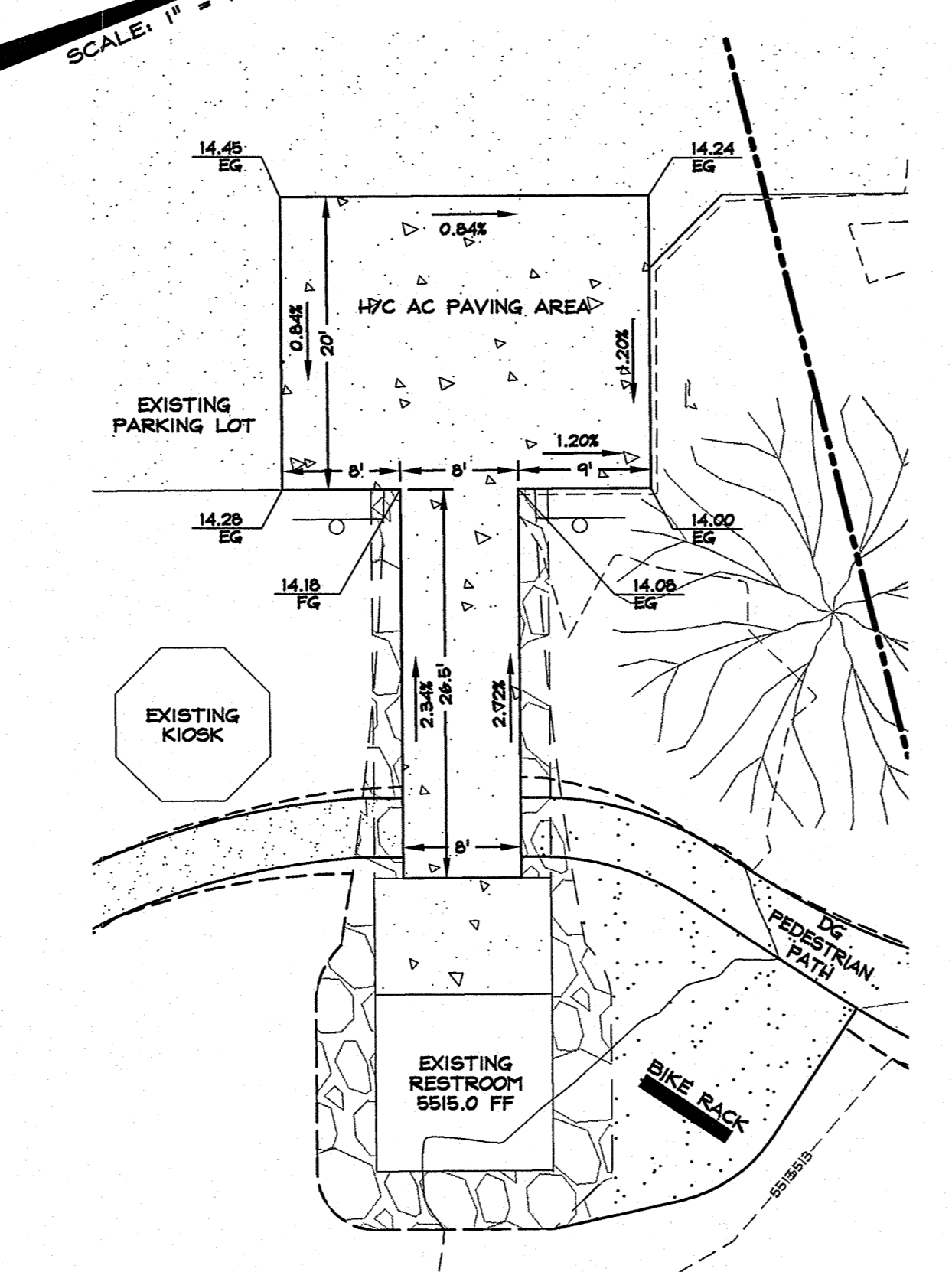
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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14



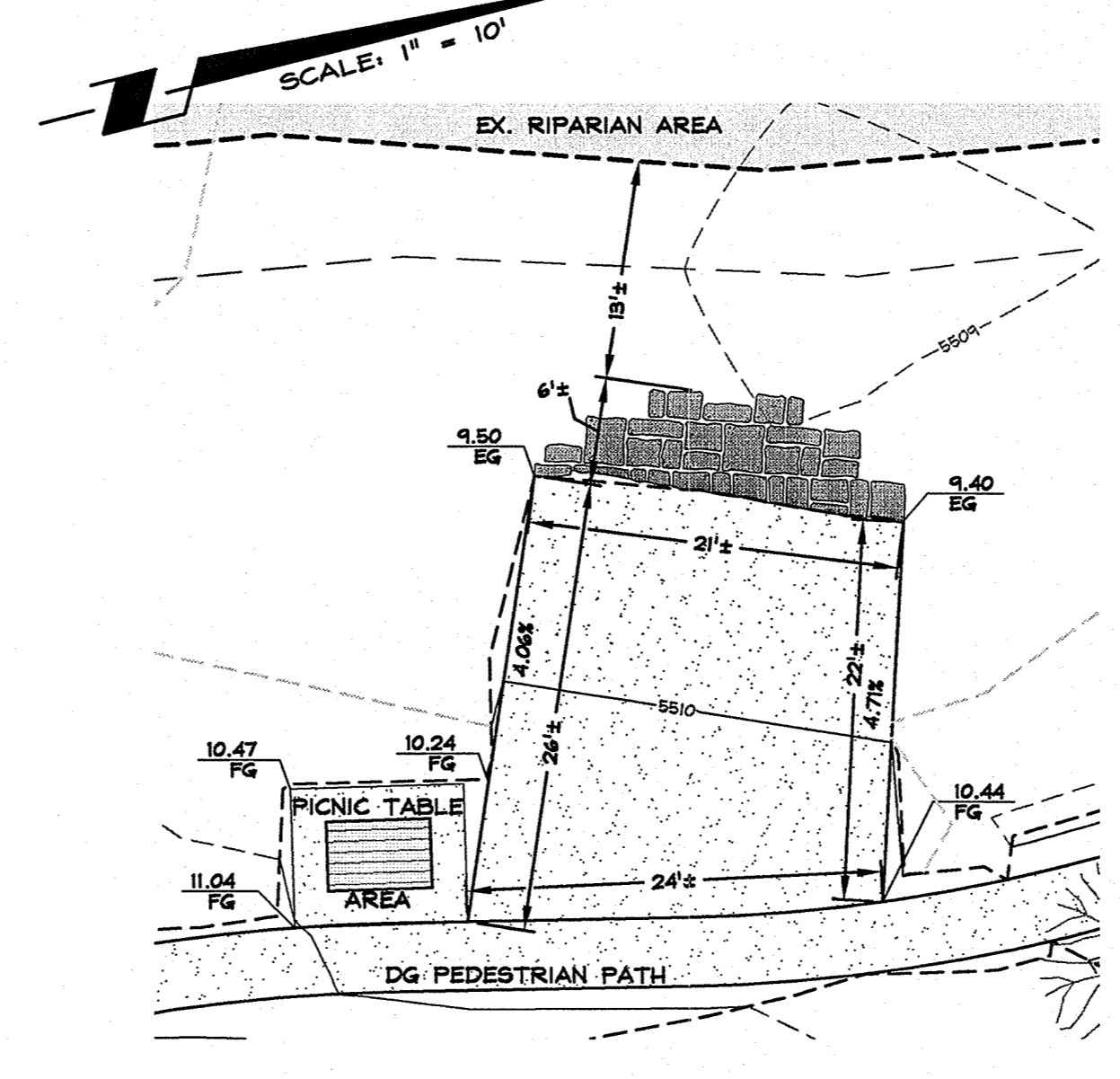
AMPHITHEATER GRADING DETAIL

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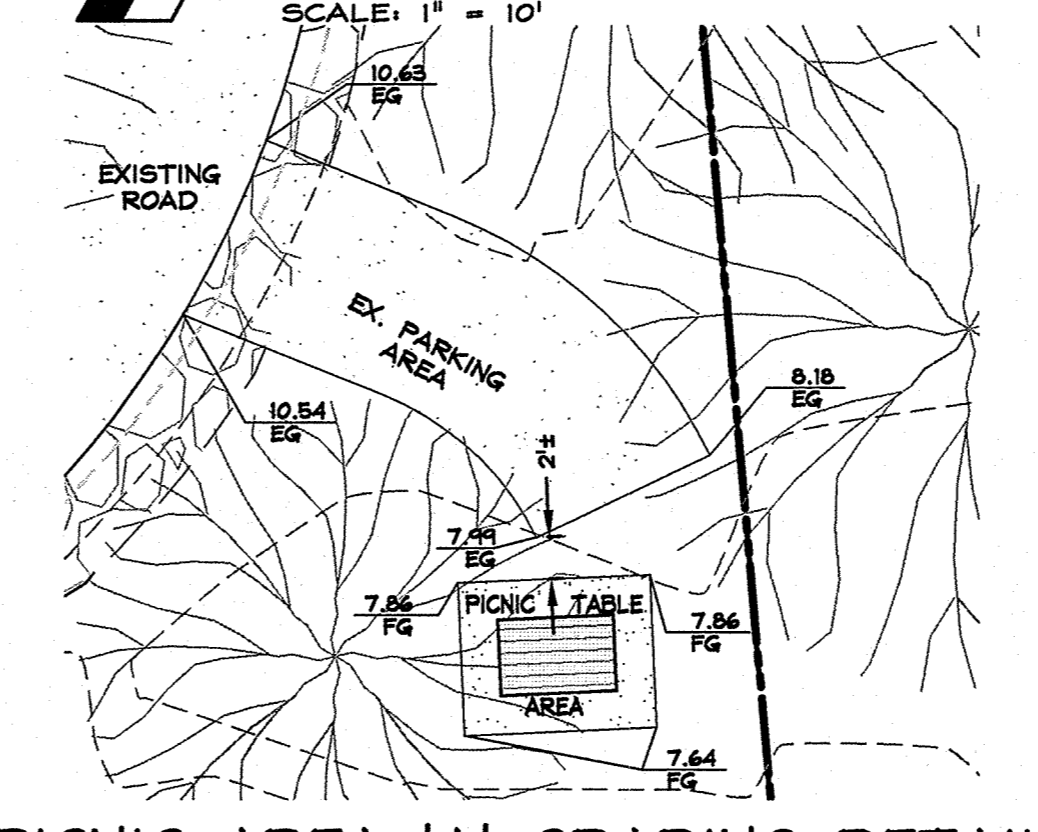
H/C PARKING GRADING DETAIL

SCALE: 1" = 10'



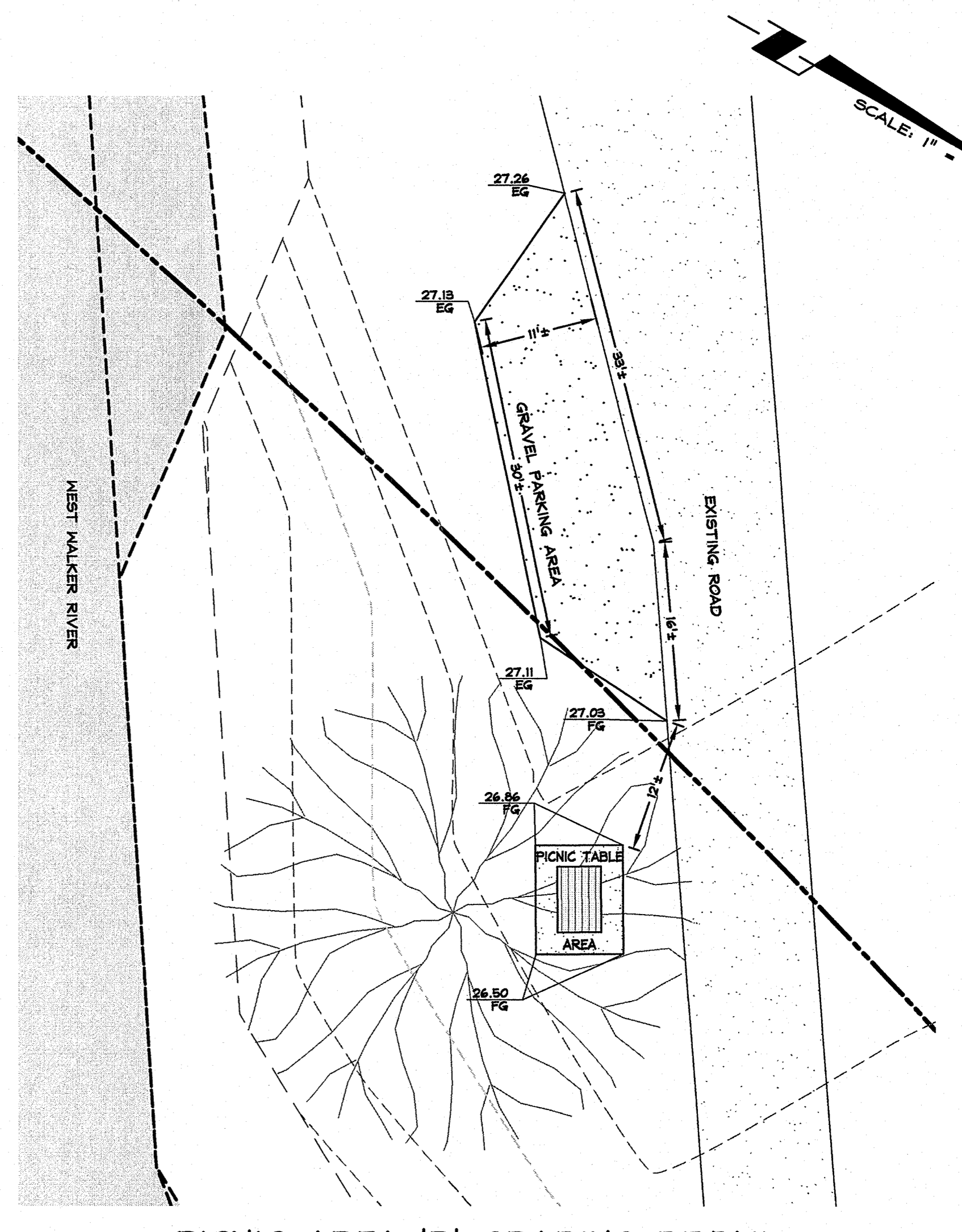
RIPARIAN INTERACTION GRADING DETAIL

SCALE: 1" = 10'



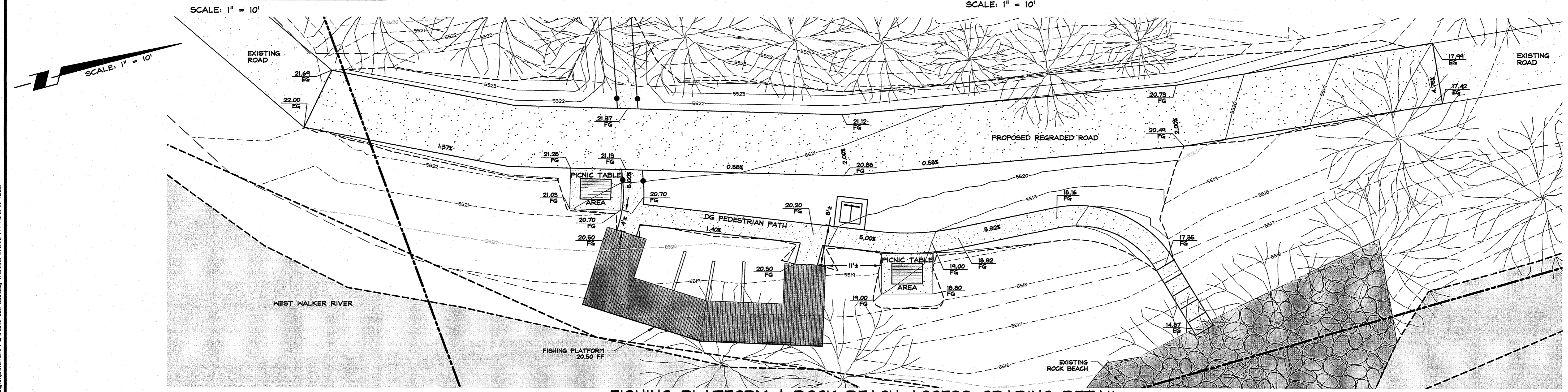
PICNIC AREA 'A' GRADING DETAIL

SCALE: 1" = 10'



PICNIC AREA 'B' GRADING DETAIL

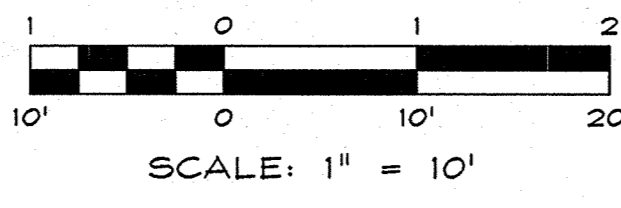
SCALE: 1" = 10'



FISHING PLATFORM & ROCK BEACH ACCESS GRADING DETAIL

SCALE: 1" = 10'

NO.	DATE	REVISION	BLOCK	BY



SCALE: 1" = 10'

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MOUNTAIN GATE PHASE 2
MONO COUNTY

GRADING PLAN

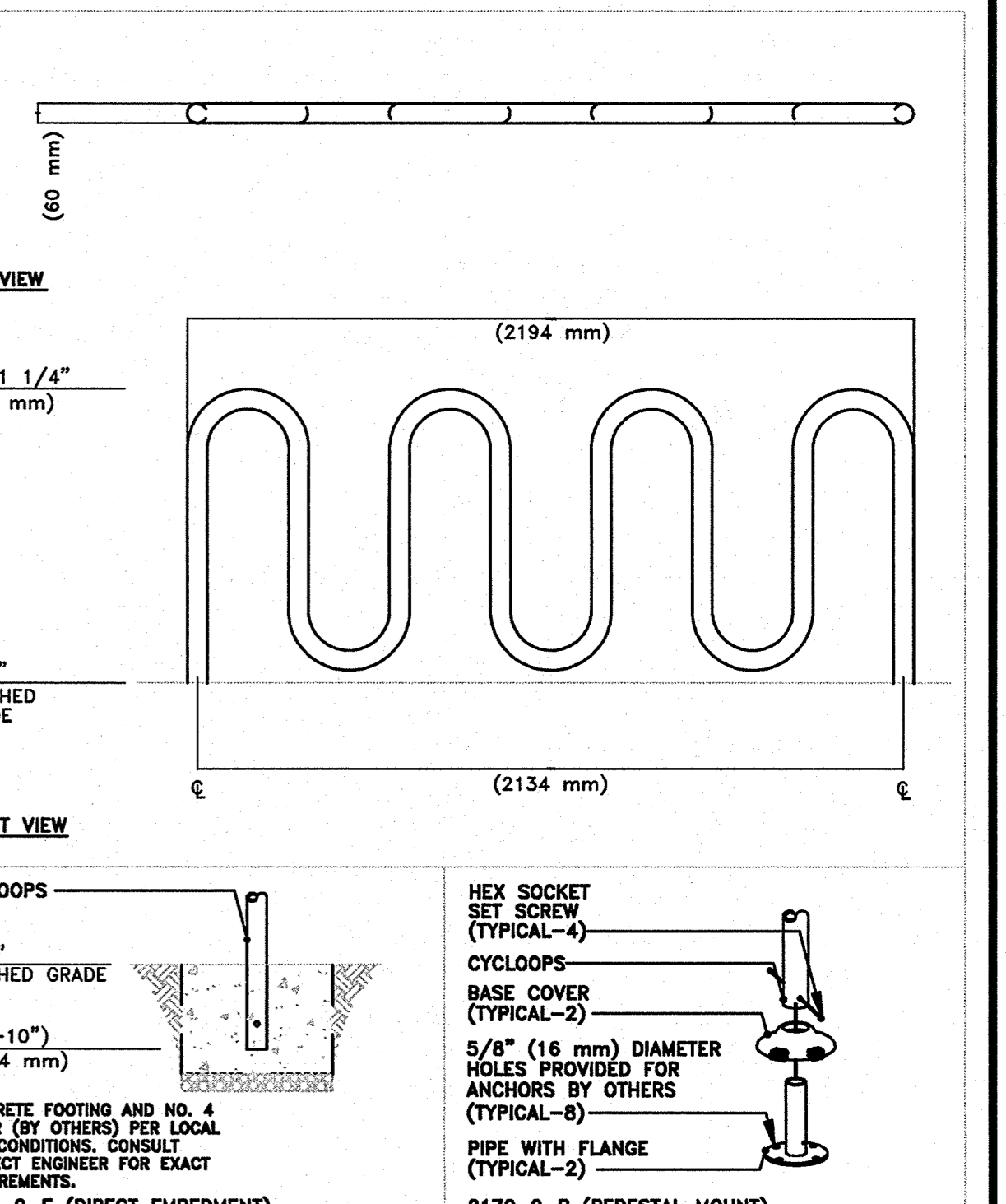
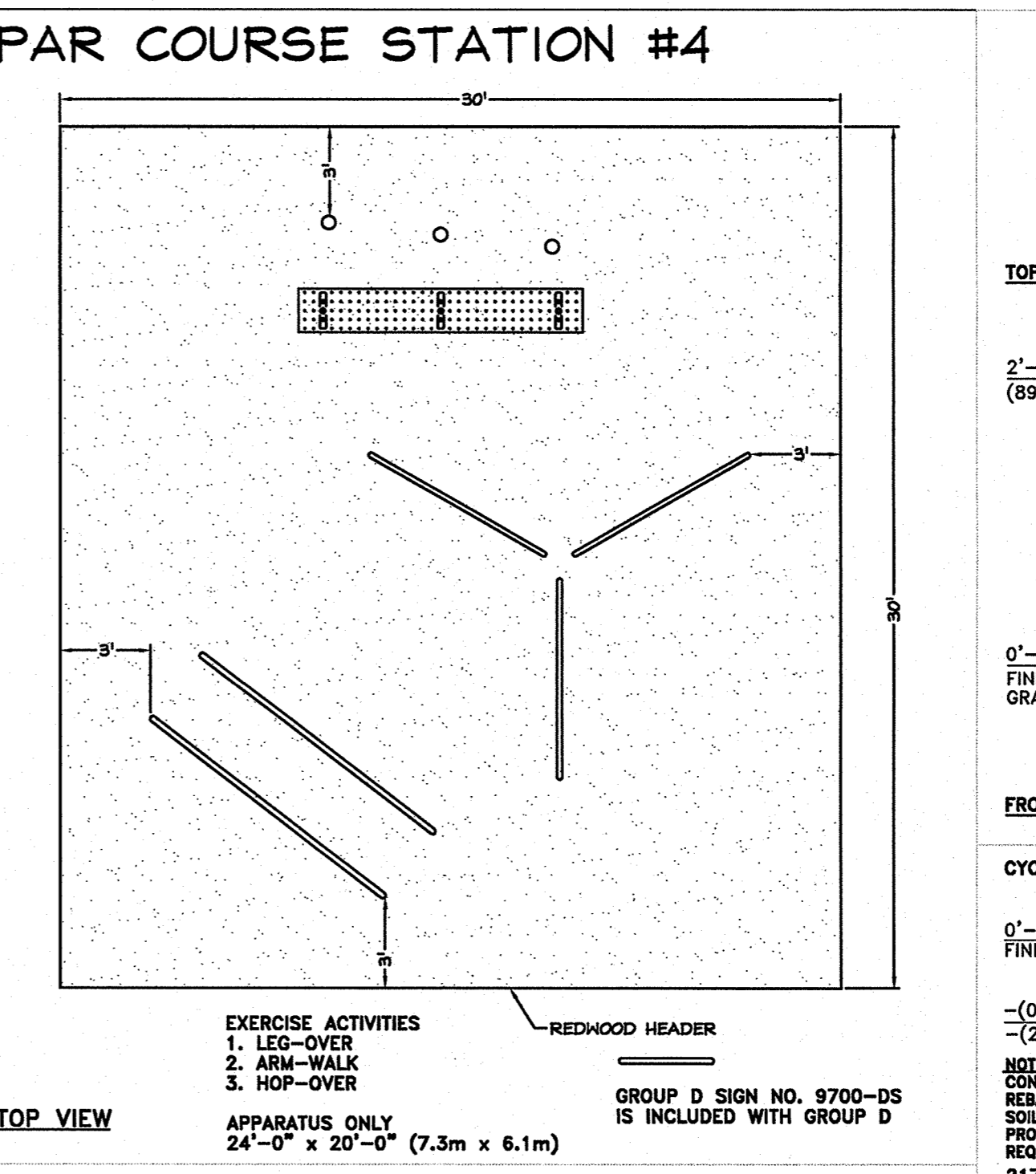
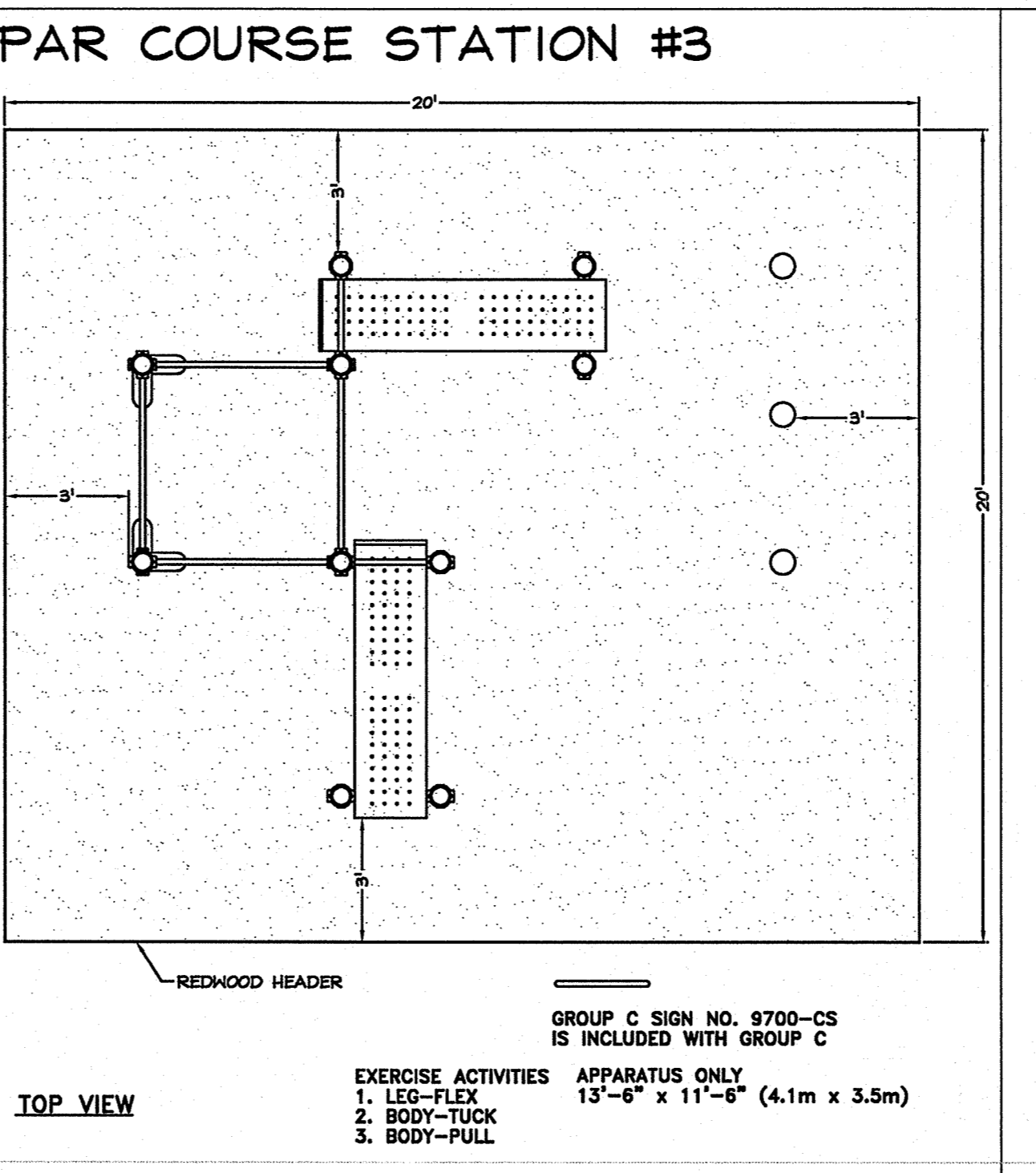
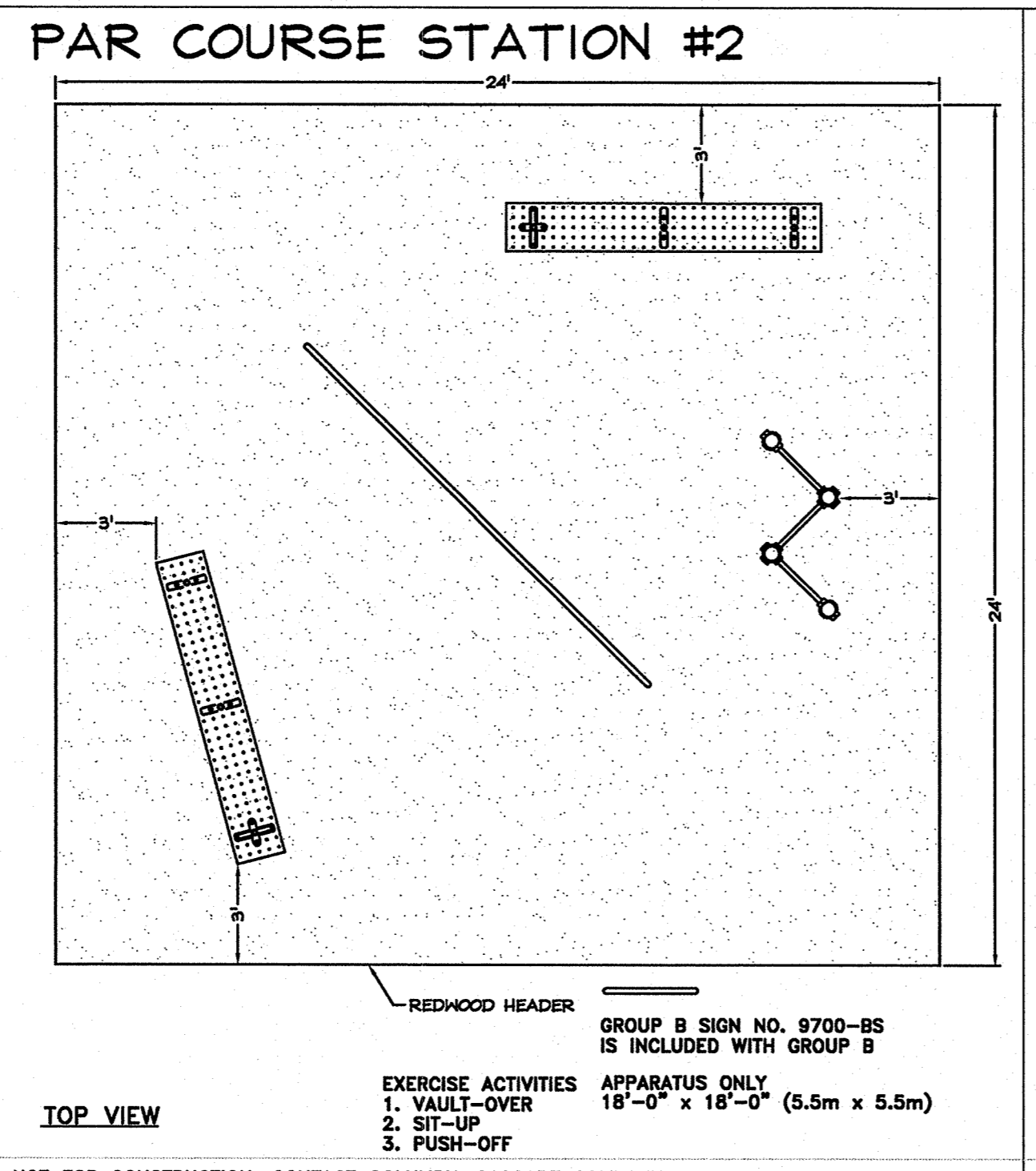
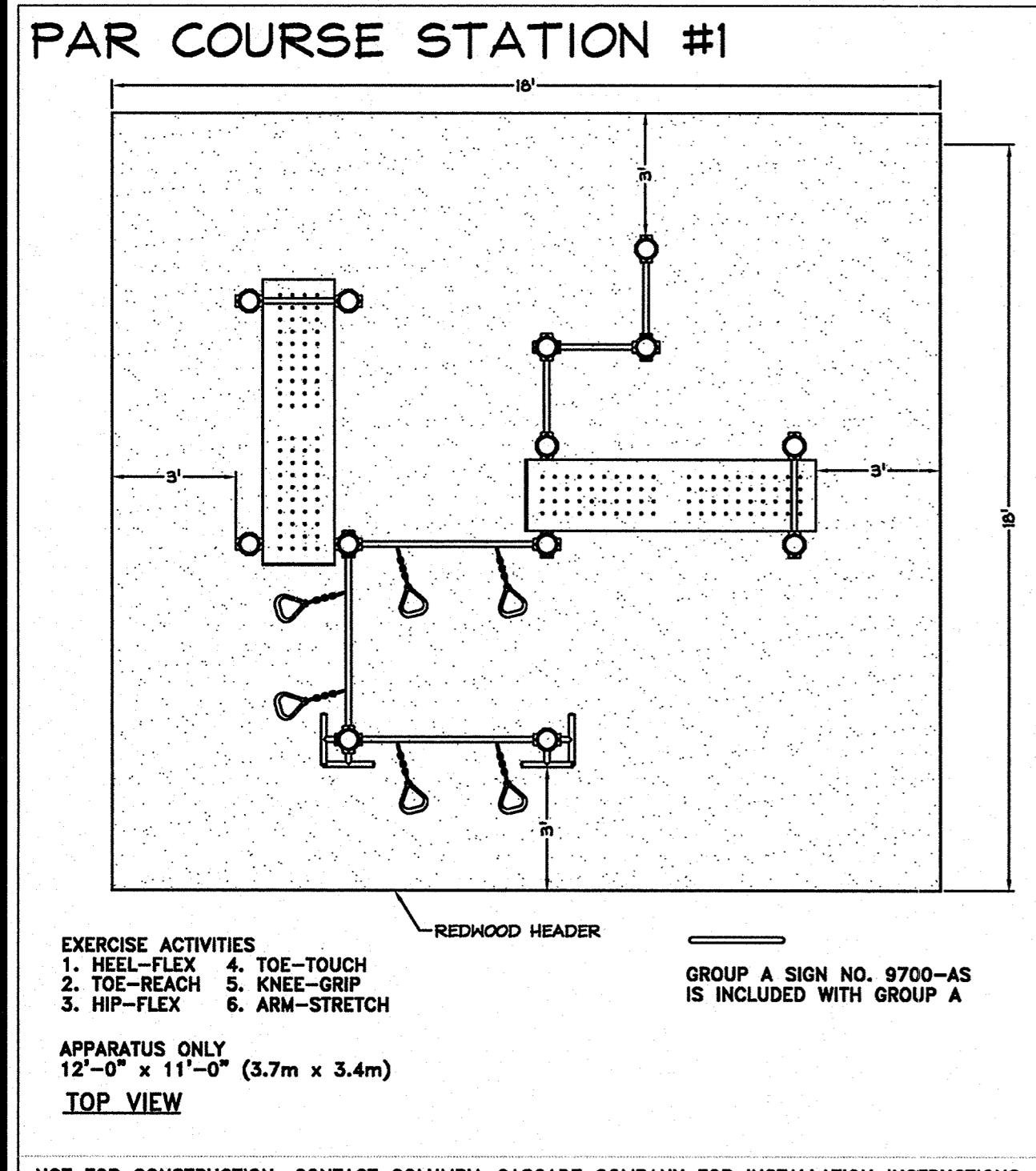
REGISTERED PROFESSIONAL ENGINEER
 JEREMY HUTCHINGS
 No. CB2066
 Exp. 09-30-16
 Civil
 STATE OF CALIFORNIA

DRAWN: MAH	JOB: 1642-002
ENGINEER: JJH	DRAWING: 1642-002C06
SCALE: 1" = 10'	SHEET: C6
DATE: 07/08/14	OF: 10 SHEETS

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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14



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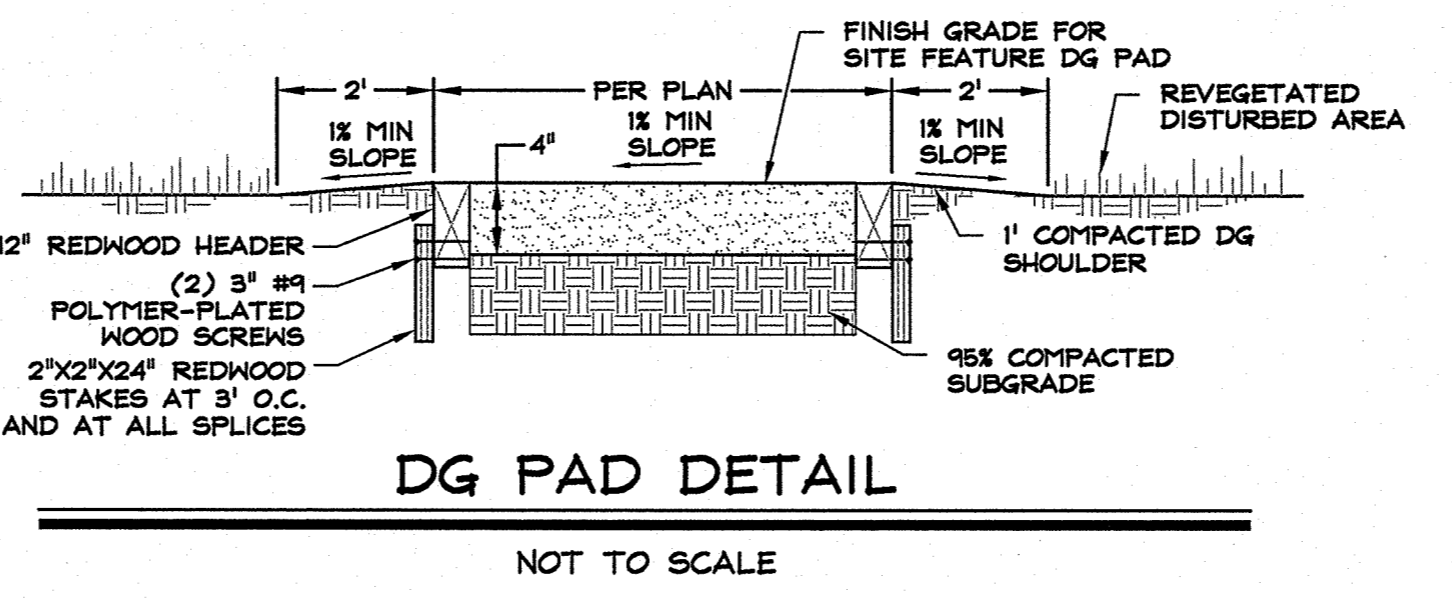
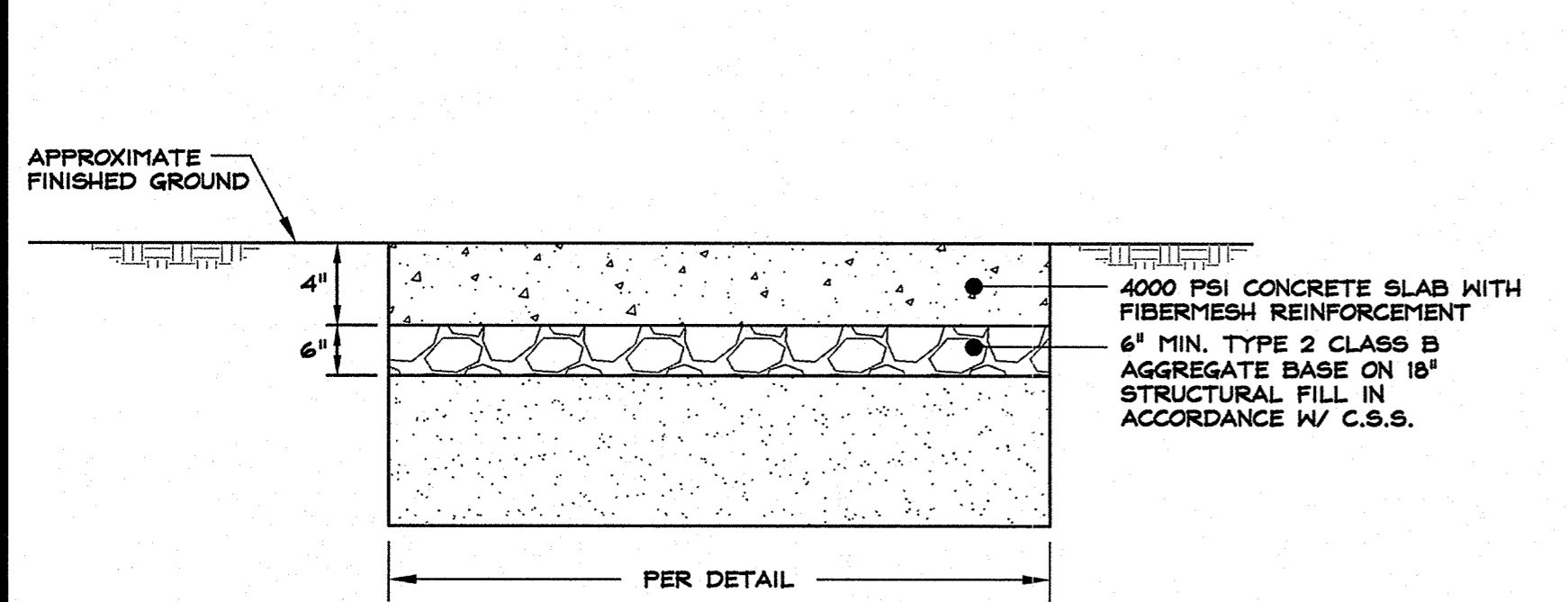
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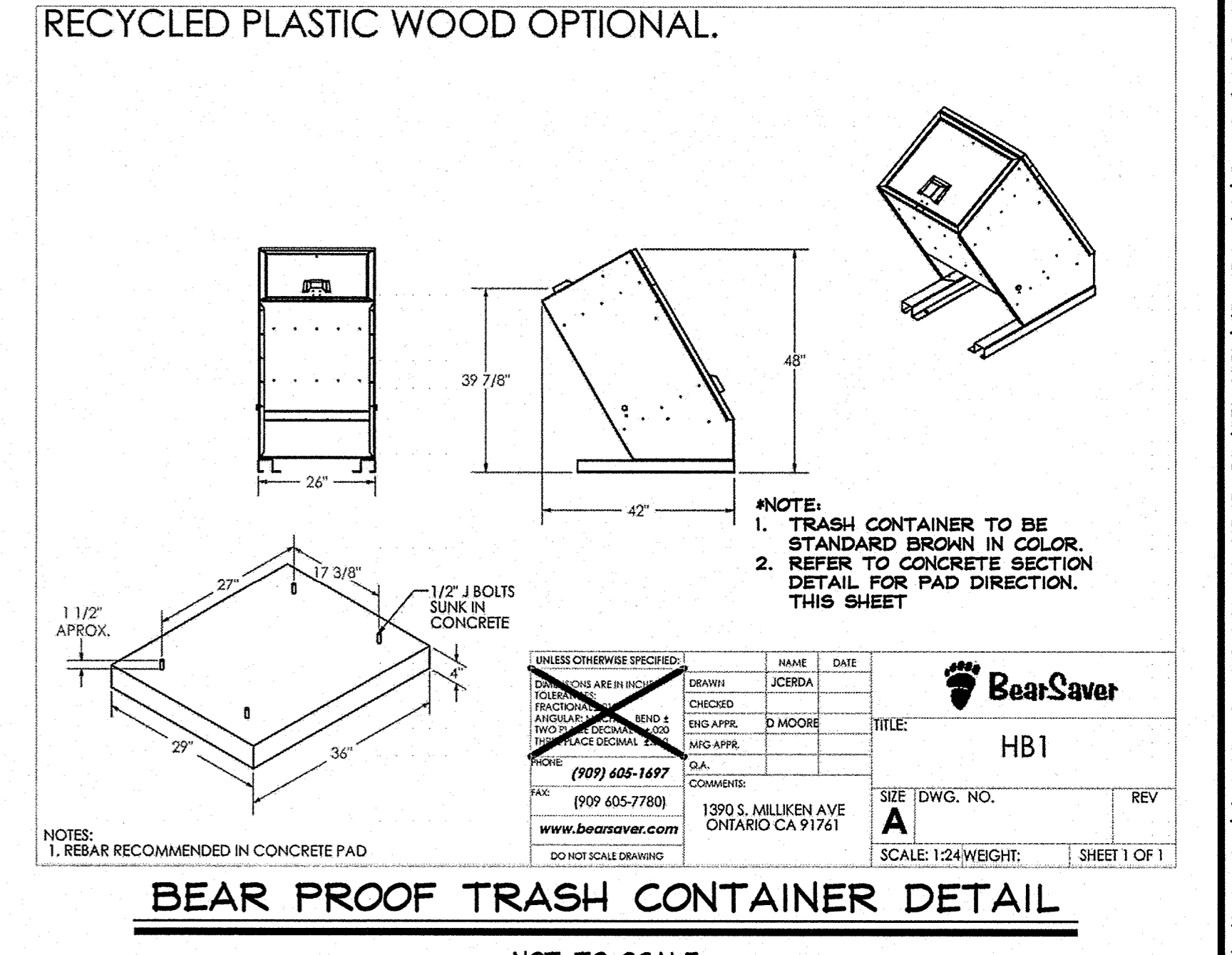
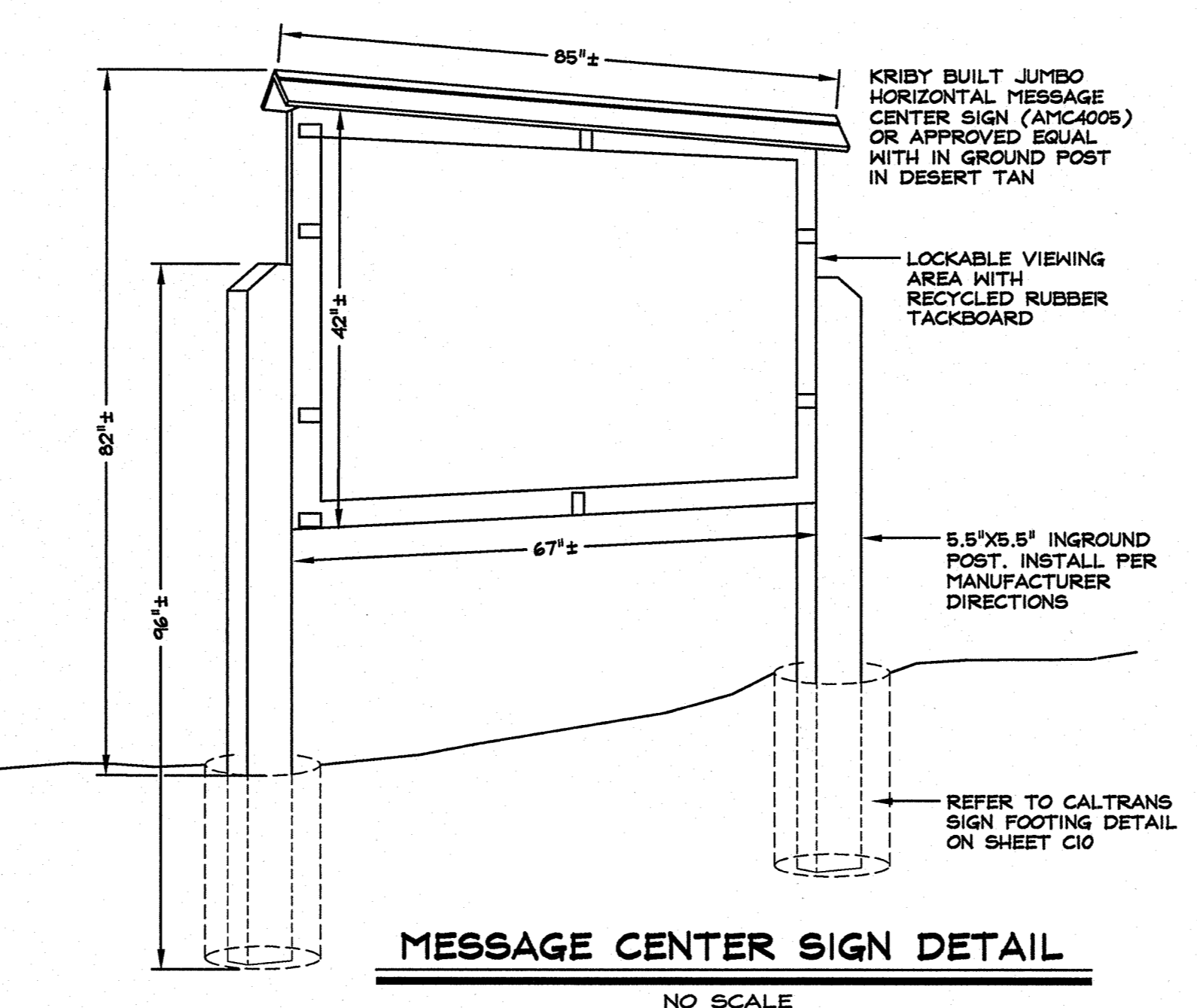
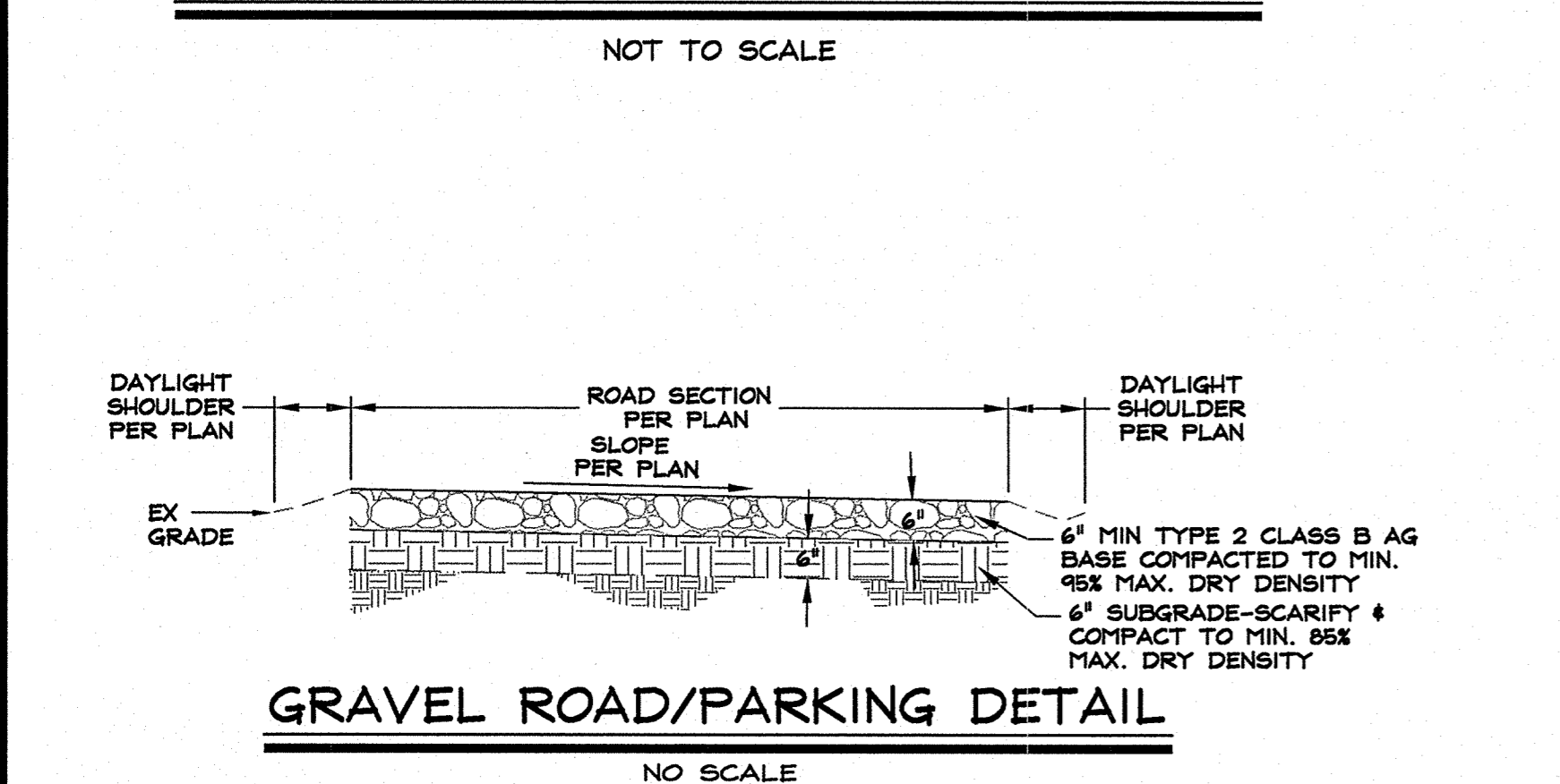
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NOTES:
 1. PORTLAND CEMENT CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF SECTION 202 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION FOR CONCRETE EXPOSED TO FREEZE-THAW ENVIRONMENTS.
 2. WEAKENED PLANE JOINTS SHALL BE CONSTRUCTED EVERY 5 FEET. ON SIDEWALKS WIDER THAN 5 FEET, THE JOINTING PATTERN SHALL BE 0.5 TO 1.2 TIMES THE WIDTH OF THE SIDEWALK, NOT TO EXCEED 8 FEET. THE JOINTS SHALL PENETRATE TO A DEPTH OF 2 INCHES AND BE CONSTRUCTED IN CONFORMANCE WITH SECTION 312.04.02 OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
 3. EXPANSION JOINTS SHALL BE CONSTRUCTED AT LOCATIONS DESIGNATED IN SECTION 312.04.01A OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.



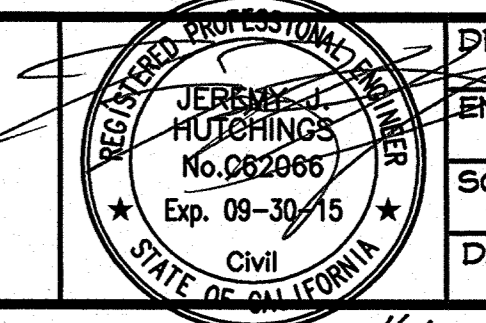
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MOUNTAIN GATE PHASE 2 MONO COUNTY

DETAILS

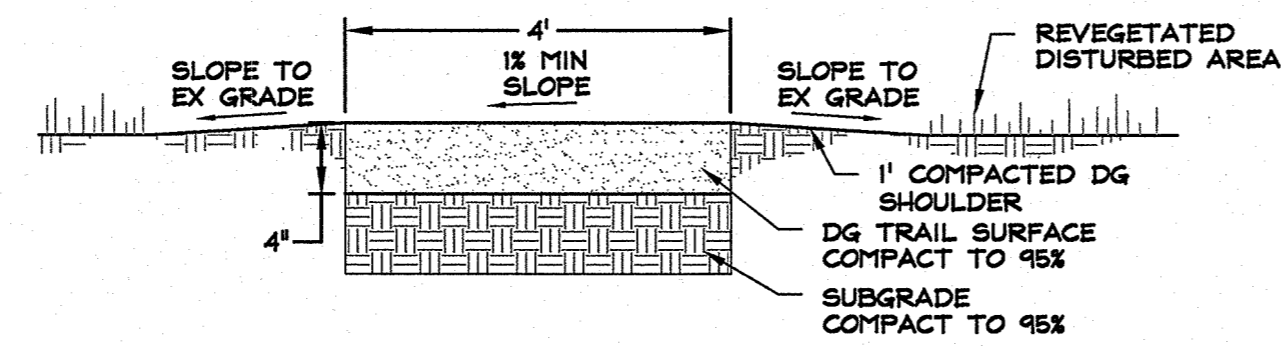
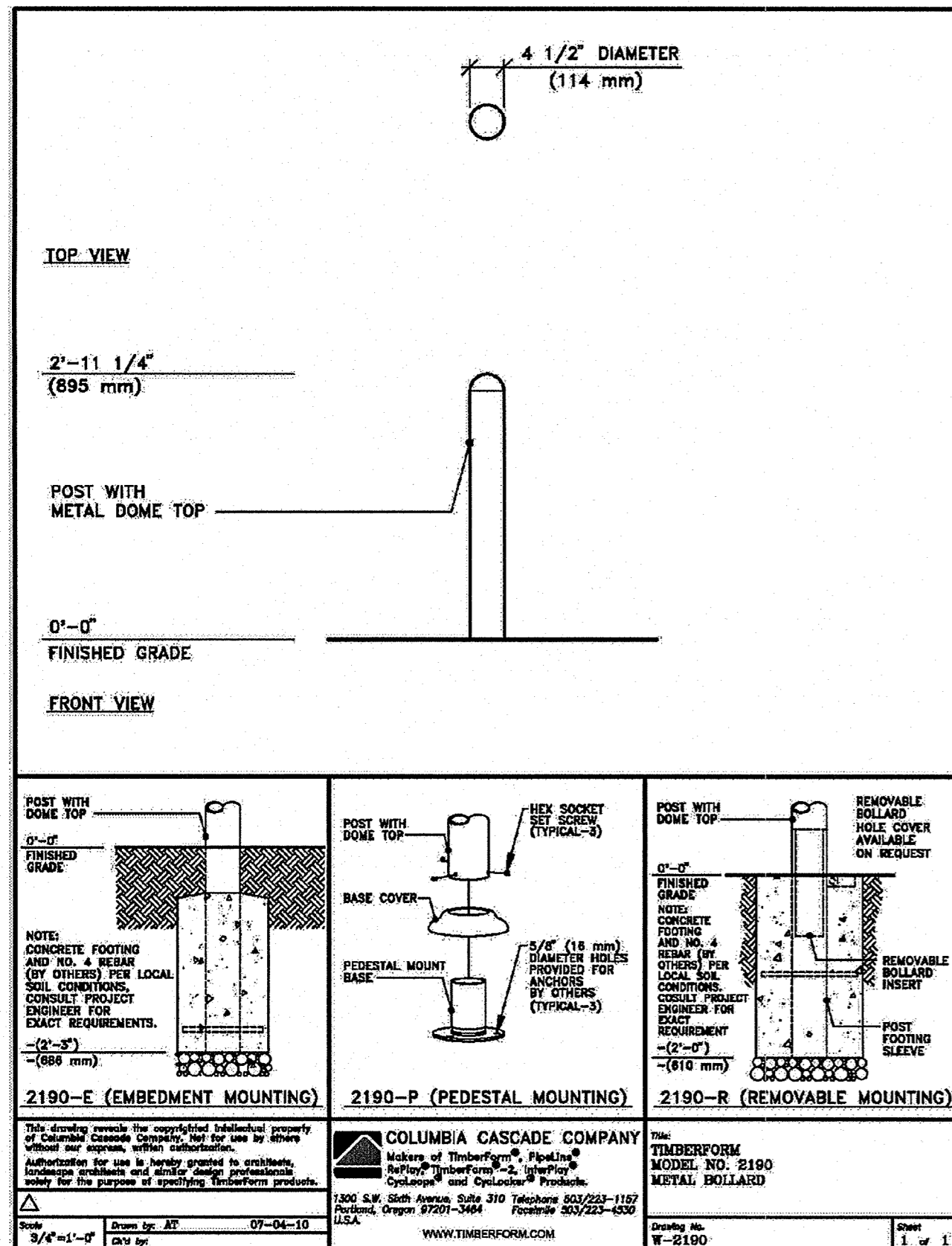
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 DRAWN: MAH
 ENGINEER: JJJH
 SCALE:
 DATE: 07/08/14
 JOB: 1642-002
 DRAWING: 1642-002C08
 SHEET: C8
 OF: 10 SHEETS



07-08-14

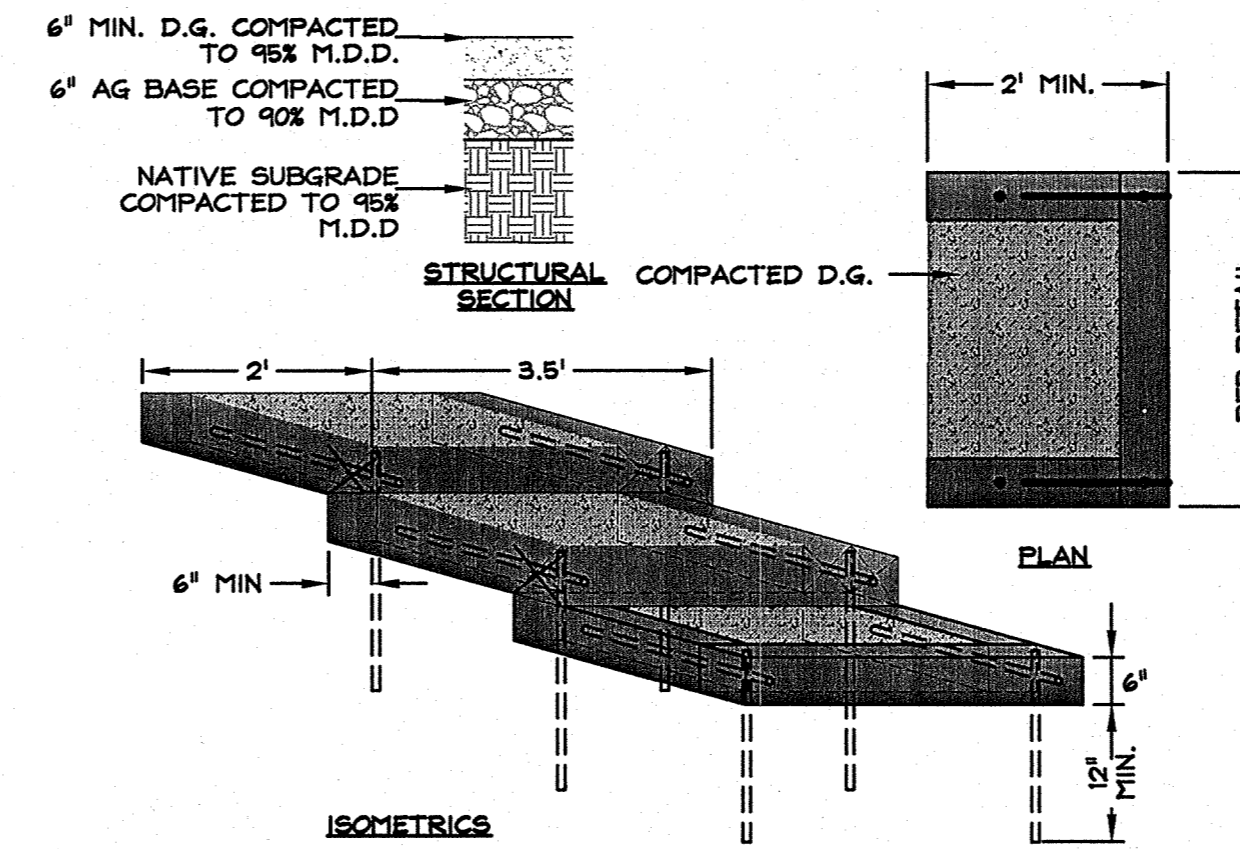
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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14



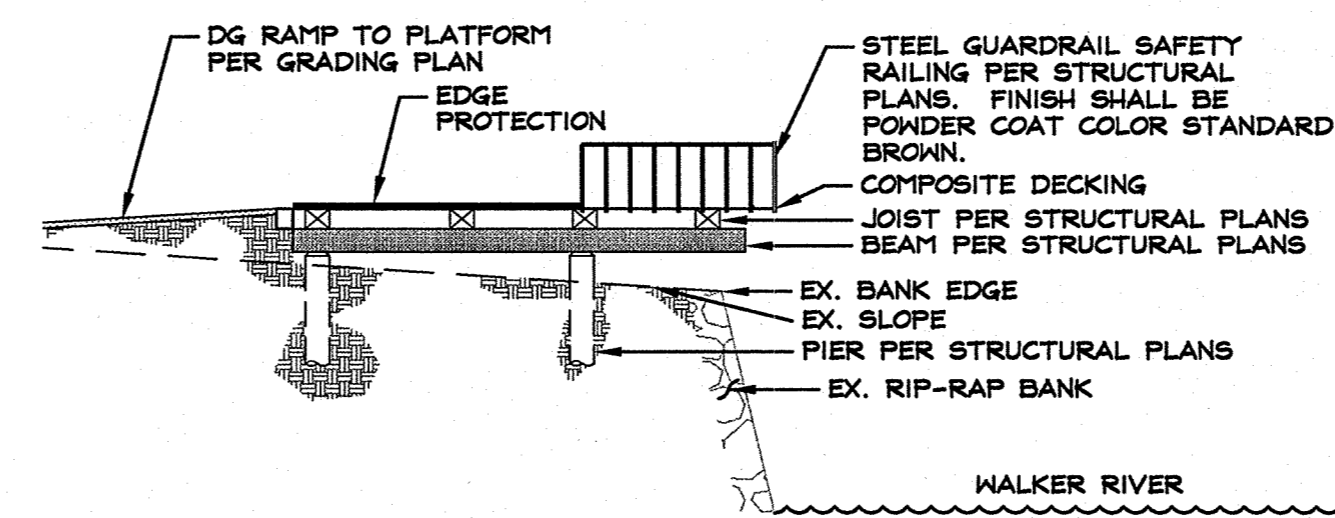
DG PATH DETAIL

NOT TO SCALE

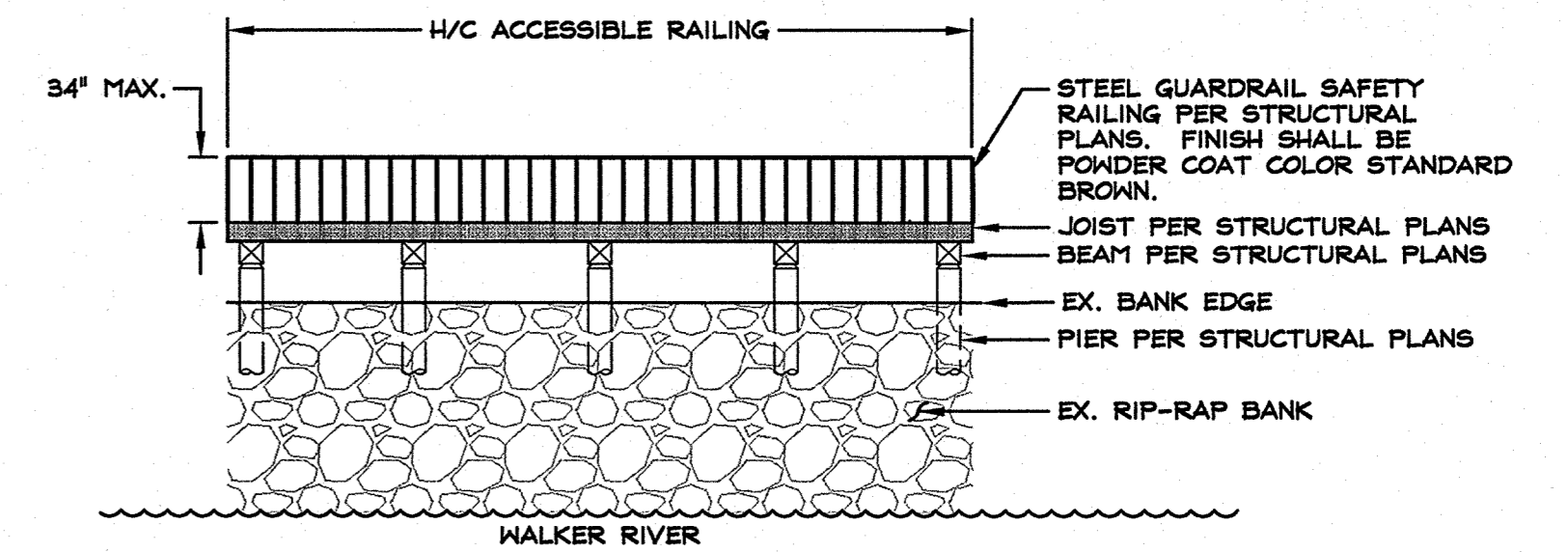


RIVER ACCESS STEP DETAIL

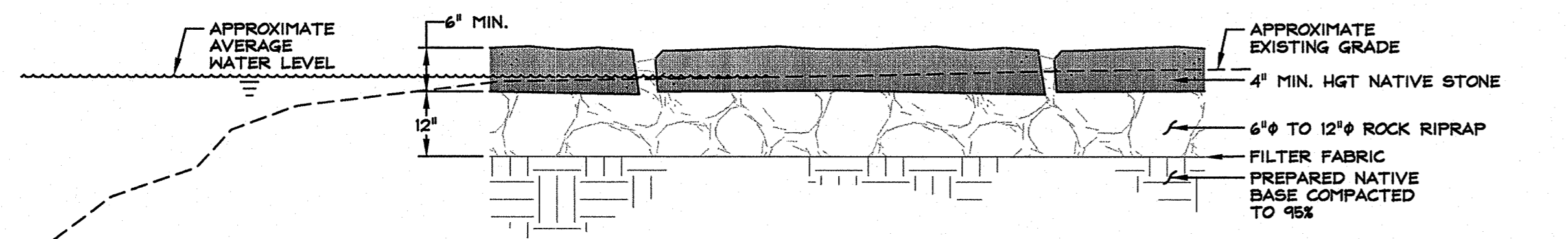
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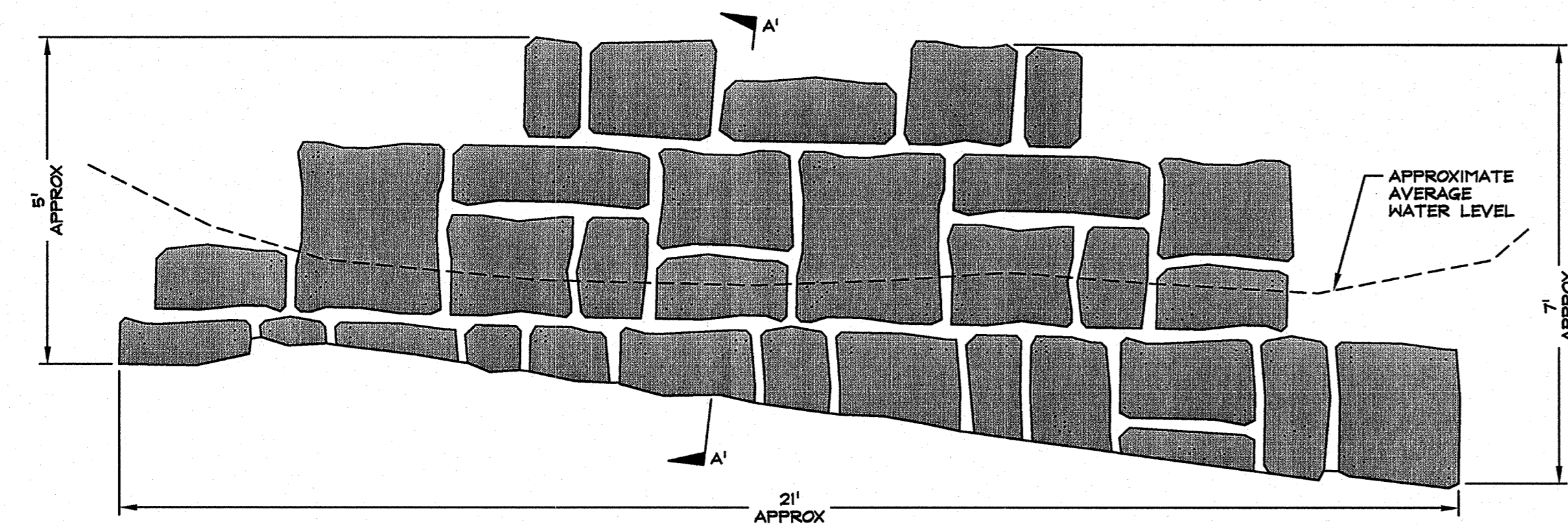
SECTION A'-A'



RIVER SIDE PROFILE



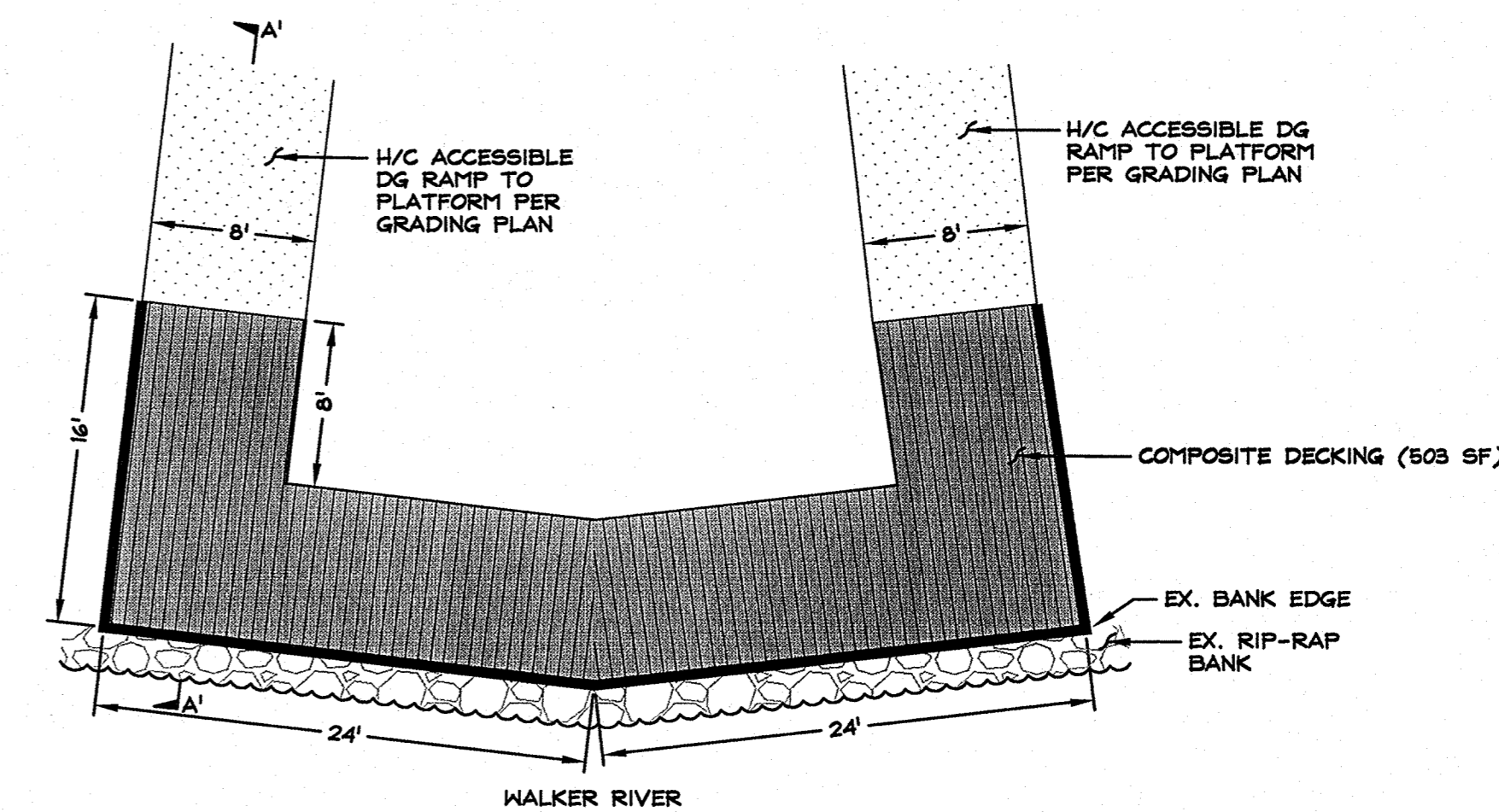
SECTION A'-A'



PLAN VIEW

RIPARIAN INTERACTION AREA DETAIL

NOT TO SCALE



PLAN VIEW

FISHING PLATFORM DETAIL

NOT TO SCALE

NOTE: REFER TO SHEETS S1.0 & S8.0 FOR STRUCTURAL INFORMATION.

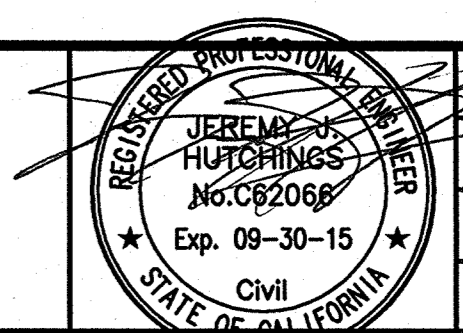
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MOUNTAIN GATE PHASE 2
MONO COUNTY

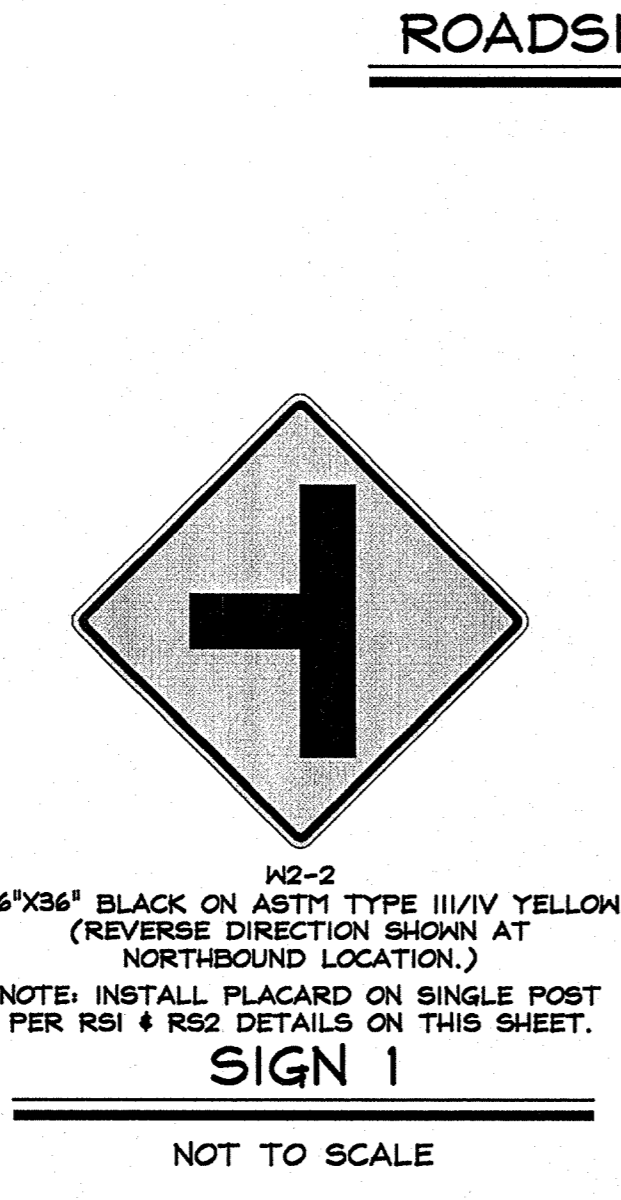
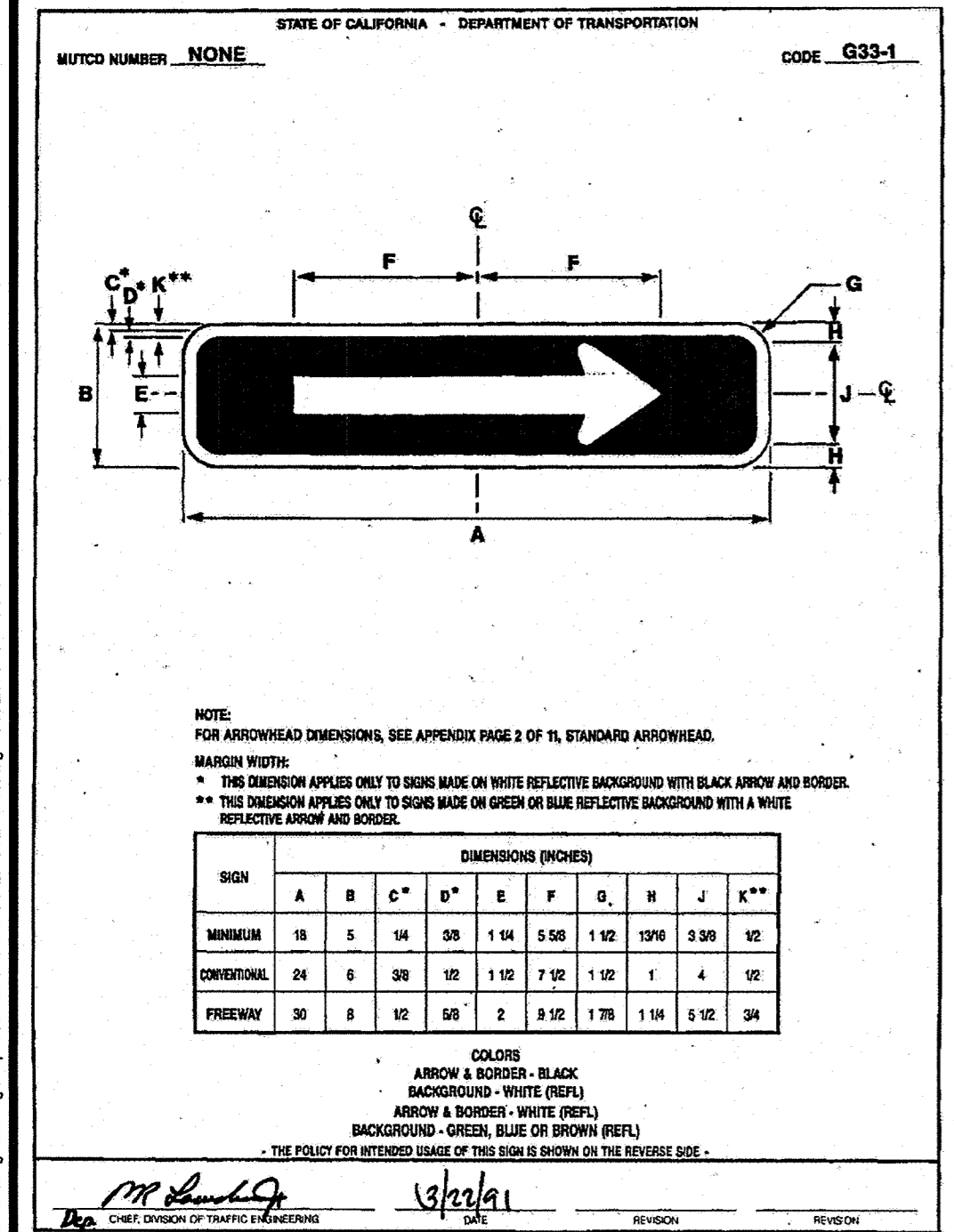
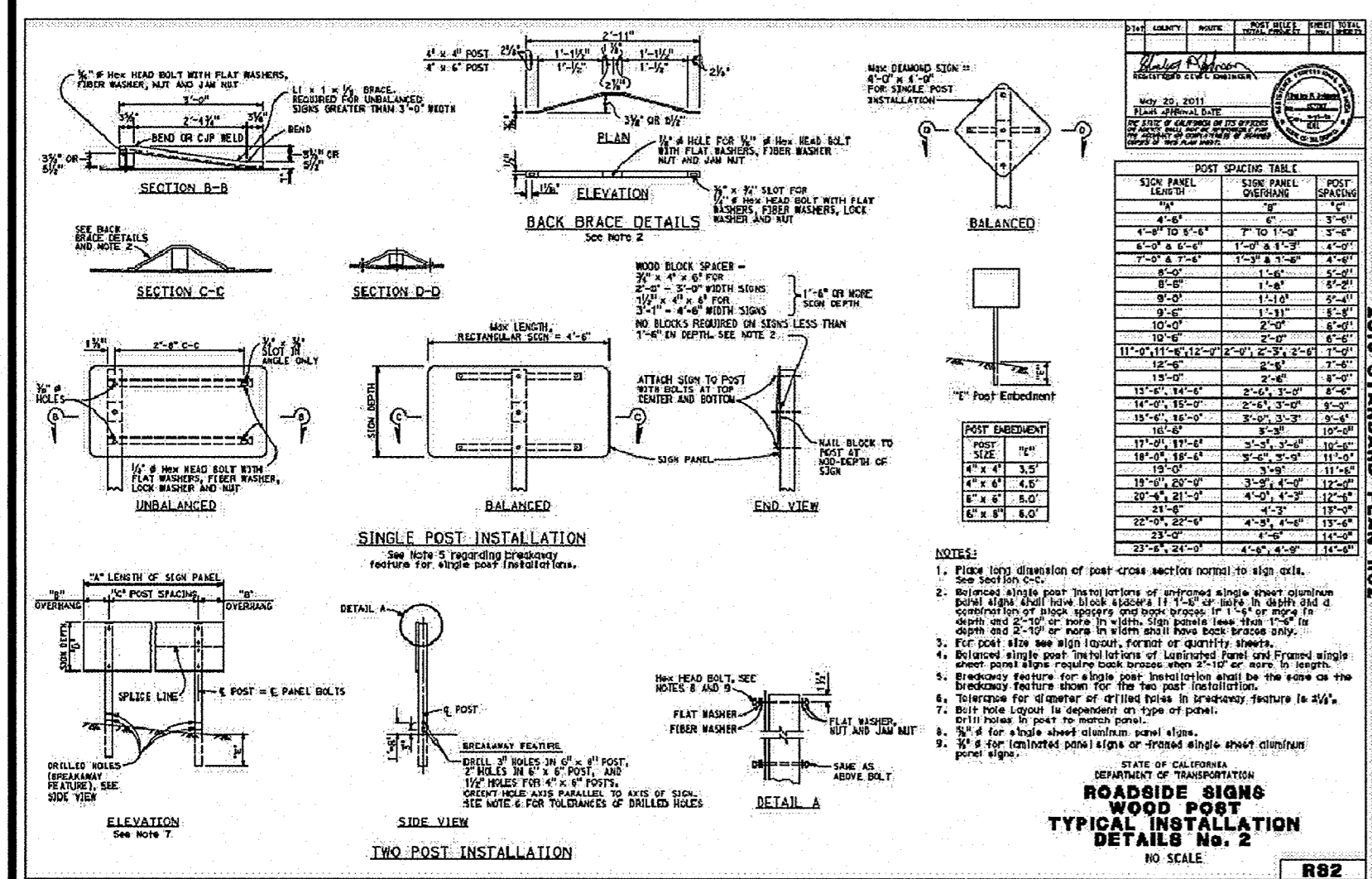
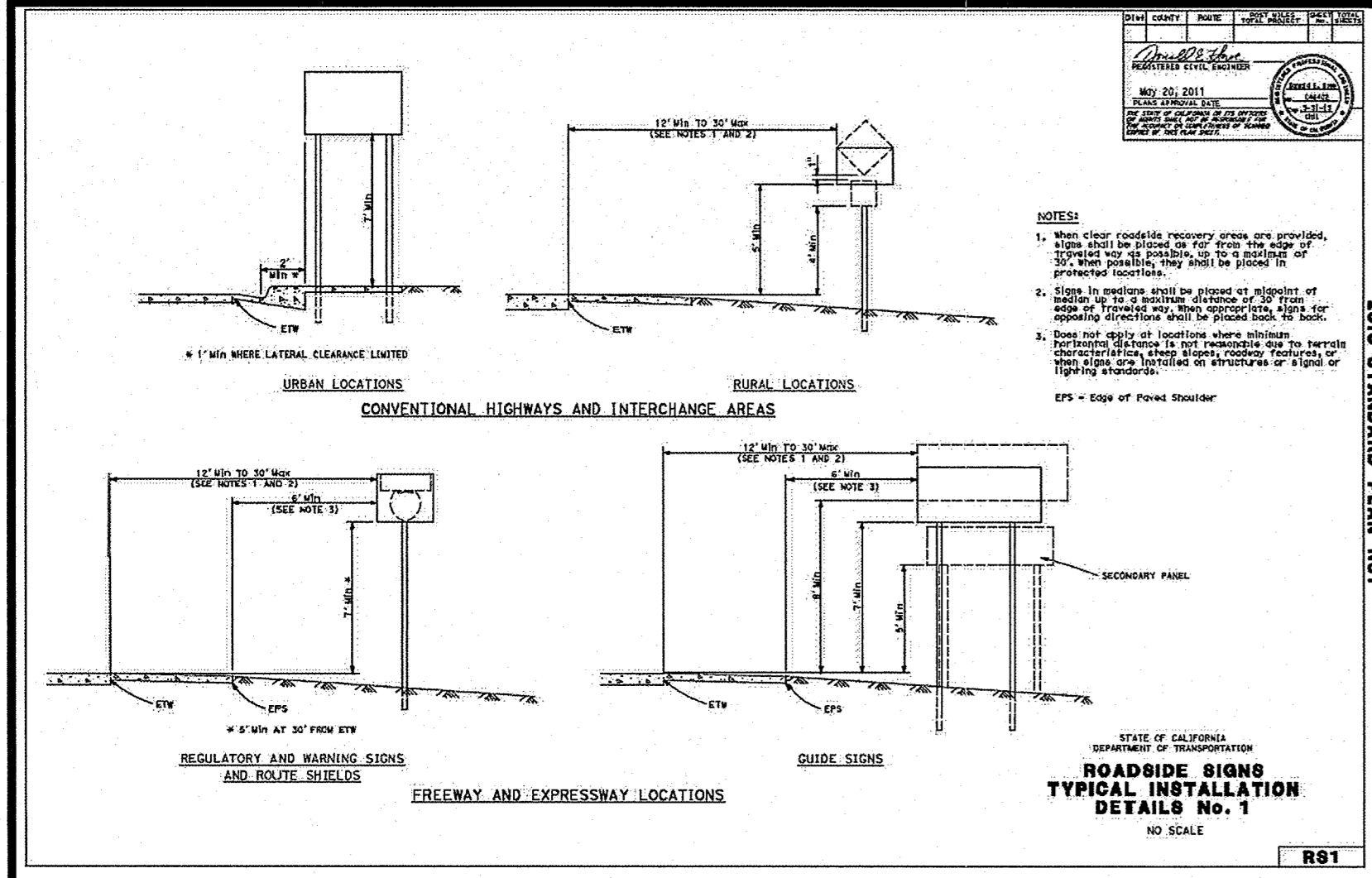
DETAILS



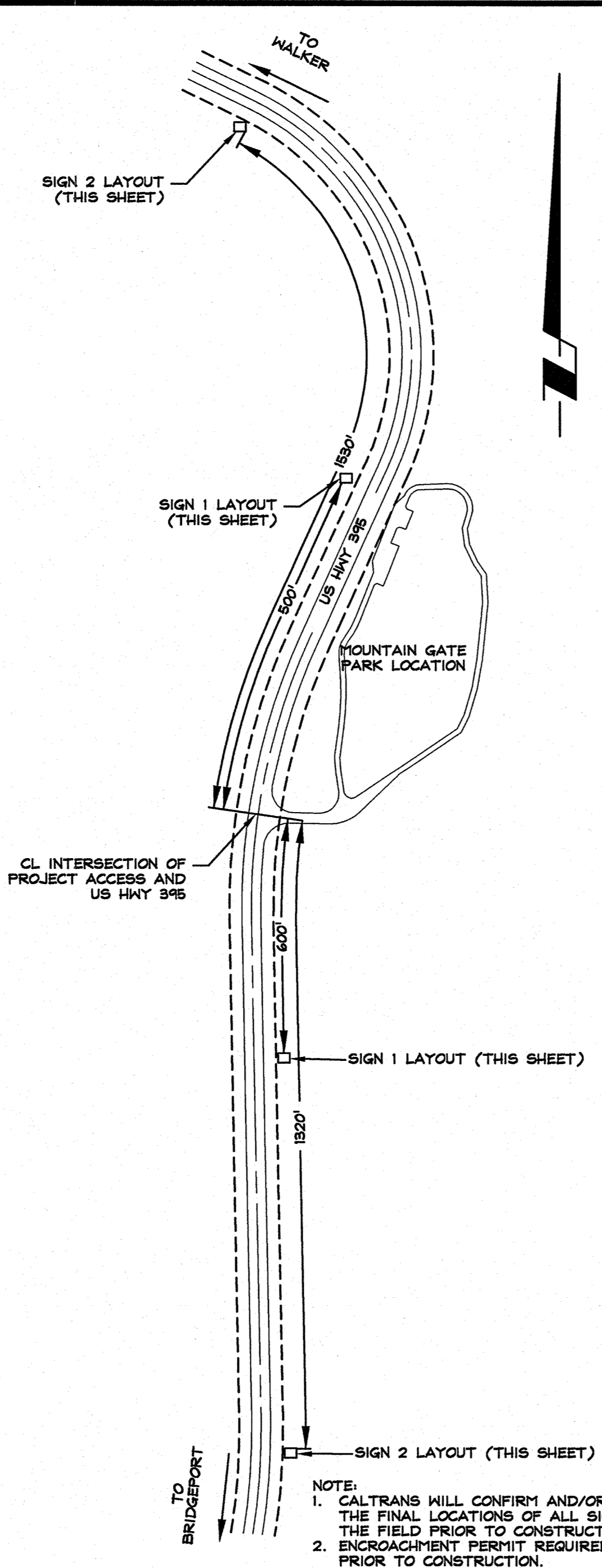
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ENGINEER: JJJ
SCALE:
DATE: 07/08/14
JOB: 1642-002
DRAWING: 1642-002C09
SHEET: C9
OF: 10 SHEETS

07.08.14

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14



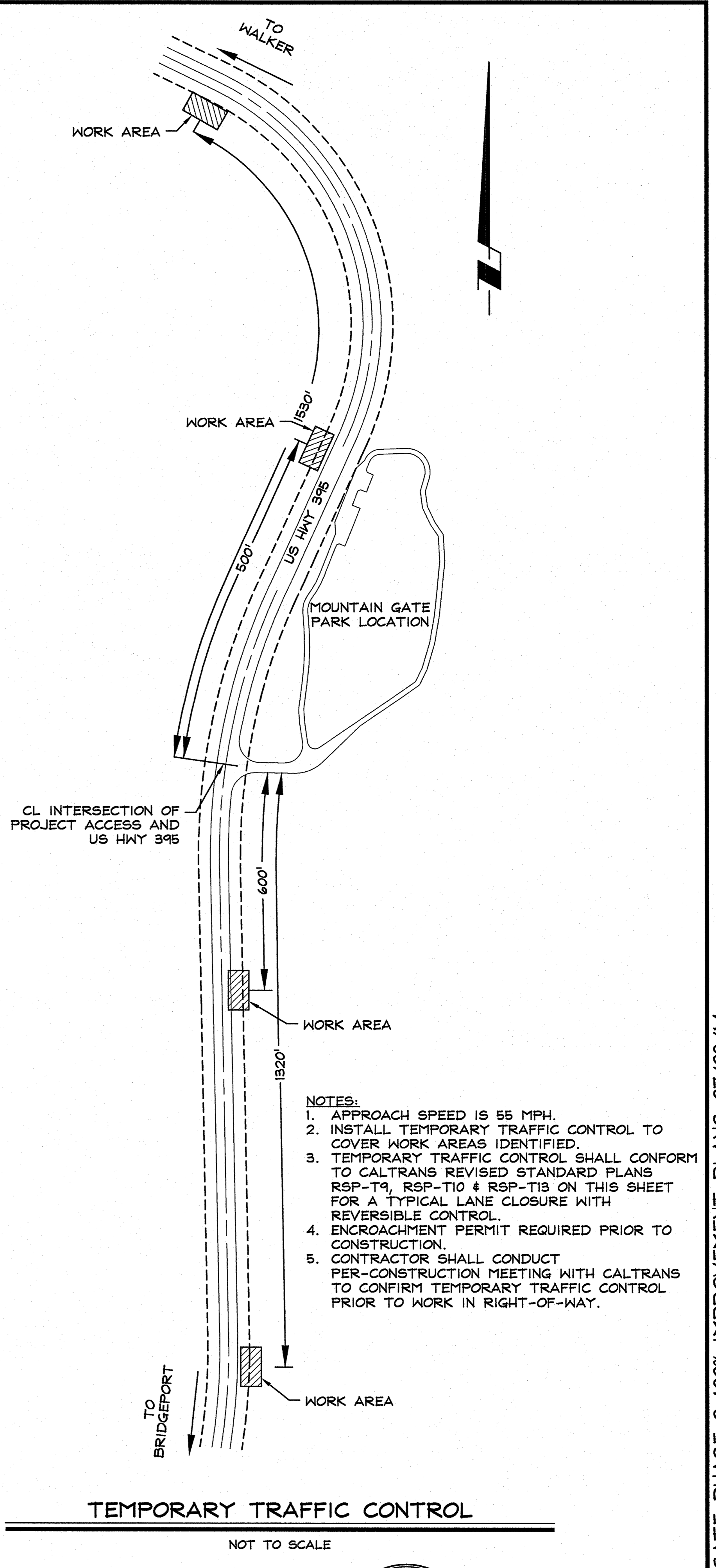
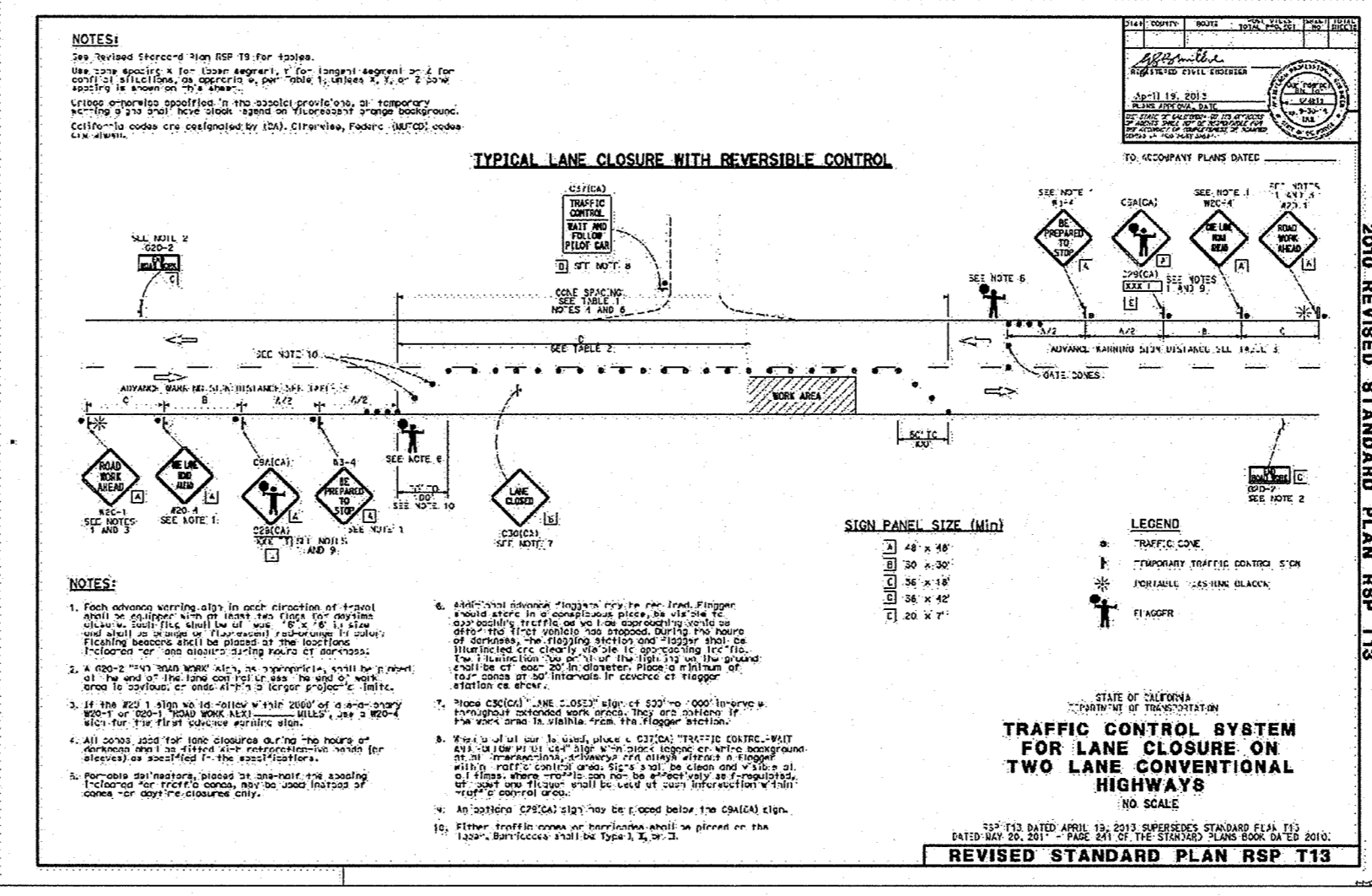
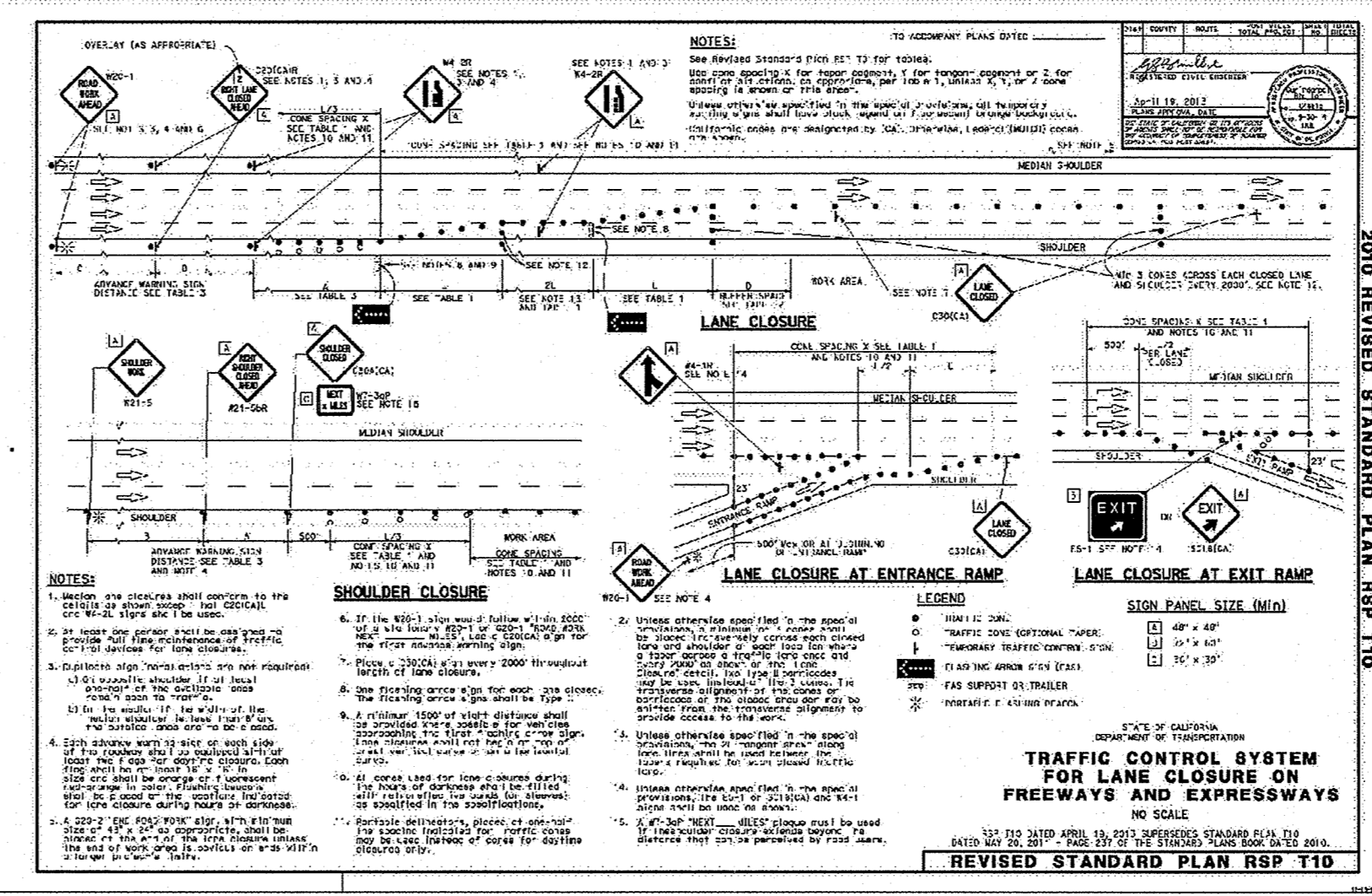
ROADSIDE FISHING SIGN LOCATION DETAIL



NOTE:
1. CALTRANS WILL CONFIRM AND/OR MARK THE FINAL LOCATIONS OF ALL SIGNS IN THE FIELD PRIOR TO CONSTRUCTION.
2. ENCROACHMENT PERMIT REQUIRED PRIOR TO CONSTRUCTION.

TRAFFIC CONTROL SYSTEM TABLES FOR LANE AND RAMP CLOSURES
NO SCALE
REVISED STANDARD PLAN RSP T9

TABLE 1		TABLE 2		TABLE 3	
TRAFFIC CONTROL SYSTEMS AND CHANNELIZING DEVICE SPACING		LONGITUDINAL BUFFER SPACE AND ISOLATION SPACING		ADVANCE WARNING SIGN SPACING	
LANE	SPACING	LANE	SPACING	SPACING	SPACING
1	100'	1	100'	1	100'
2	100'	2	100'	2	100'
3	100'	3	100'	3	100'
4	100'	4	100'	4	100'
5	100'	5	100'	5	100'
6	100'	6	100'	6	100'
7	100'	7	100'	7	100'
8	100'	8	100'	8	100'
9	100'	9	100'	9	100'
10	100'	10	100'	10	100'
11	100'	11	100'	11	100'
12	100'	12	100'	12	100'
13	100'	13	100'	13	100'
14	100'	14	100'	14	100'
15	100'	15	100'	15	100'
16	100'	16	100'	16	100'
17	100'	17	100'	17	100'
18	100'	18	100'	18	100'
19	100'	19	100'	19	100'
20	100'	20	100'	20	100'



1. Client: Foothill College
 2. Project: Mountain Gate Phase 2 100% Improvement Plans 07/08/14
 3. Date: 07/08/14
 4. Scale: C10
 5. Sheet: 10 of 10
 6. Designer: JHH
 7. Checker: MAH
 8. Approver: JHH
 9. Title: Engineer
 10. License: No. 66208
 11. Exp: 09-30-15
 12. State: CA
 13. Project No: 1642-002C10
 14. Project Name: Mountain Gate Phase 2 100% Improvement Plans 07/08/14
 15. Project Location: Mono County, CA
 16. Project Description: Roadside Sign Details and Temporary Traffic Control
 17. Project Status: In Progress
 18. Project Budget: \$500,000
 19. Project Start: 07/08/14
 20. Project End: 07/08/14

NO.	DATE	REVISION	BY

R|O Anderson
 1608 Emmerald Ave
 P.O. Box 2229
 Minden, NV 89423
 P 775.782.2322
 F 775.782.7054

**MOUNTAIN GATE PHASE 2
MONO COUNTY**

**ROADSIDE SIGN DETAILS
AND TEMPORARY
TRAFFIC CONTROL**

DRAWN: MAH
 ENGINEER: JHH
 SCALE: C10
 DATE: 07/08/14
 JOB: 1642-002
 DRAWING: 1642-002C10
 SHEET: C10
 OF: 10 SHEETS

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

LANDSCAPE NOTES

GENERAL NOTES:

1. ALL LANDSCAPE WORK SHALL BE PERFORMED BY A LICENSED LANDSCAPE CONTRACTOR.
2. VERIFY LOCATIONS OF PERTINENT SITE EXISTING OR PROPOSED IMPROVEMENTS. IF ANY PARTS OF THIS PLAN CAN NOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
3. REFER TO THE IMPROVEMENT PLANS FOR UTILITY LOCATIONS & FINAL GRADING. IF ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE LANDSCAPE ARCHITECT FOR DIRECTIONS ON HOW TO PROCEED.
4. PRIOR TO COMMENCING CONSTRUCTION, CONTACT THE UNDERGROUND UTILITY LOCATION SERVICES OR UTILITY LOCATION & IDENTIFICATION 1-800-227-2600.
5. VERIFY PLANT COUNTS. QUALITIES ARE PROVIDED AS OWNER INFORMATION ONLY. IF QUALITIES ON PLANTING LIST DIFFER FROM GRAPHIC INDICATIONS THEN GRAPHICS SHALL PREVAIL.
6. PERFORM EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE & IF NECESSARY BY HAND. THE CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR THIS WORK & DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY AT NO EXPENSE TO THE OWNER.
7. THE CONTRACTOR SHALL PROTECT ALL EXISTING WORK DURING CONSTRUCTION & REPAIR ALL DAMAGE TO THE SITE AT NO COST TO THE OWNER.
8. ALL POST CARE & REQUIRED MAINTENANCE SHALL BEGIN IMMEDIATELY UPON THE COMPLETION OF THE WORK UNTIL THE FINAL PROJECT ACCEPTANCE IS COMPLETE.
9. ALL OPERATION SHEETS, & AS-BUILT DRAWINGS SHALL BE SUBMITTED UPON FINAL INSPECTION.
10. ALL PLANT MATERIALS SHALL BE FIELD LOCATED TO AVOID ALL FINAL CIVIL IMPROVEMENTS, & TO AVOID STREET LIGHT ILLUMINATION INTERFERENCE.

PLANT MATERIALS:

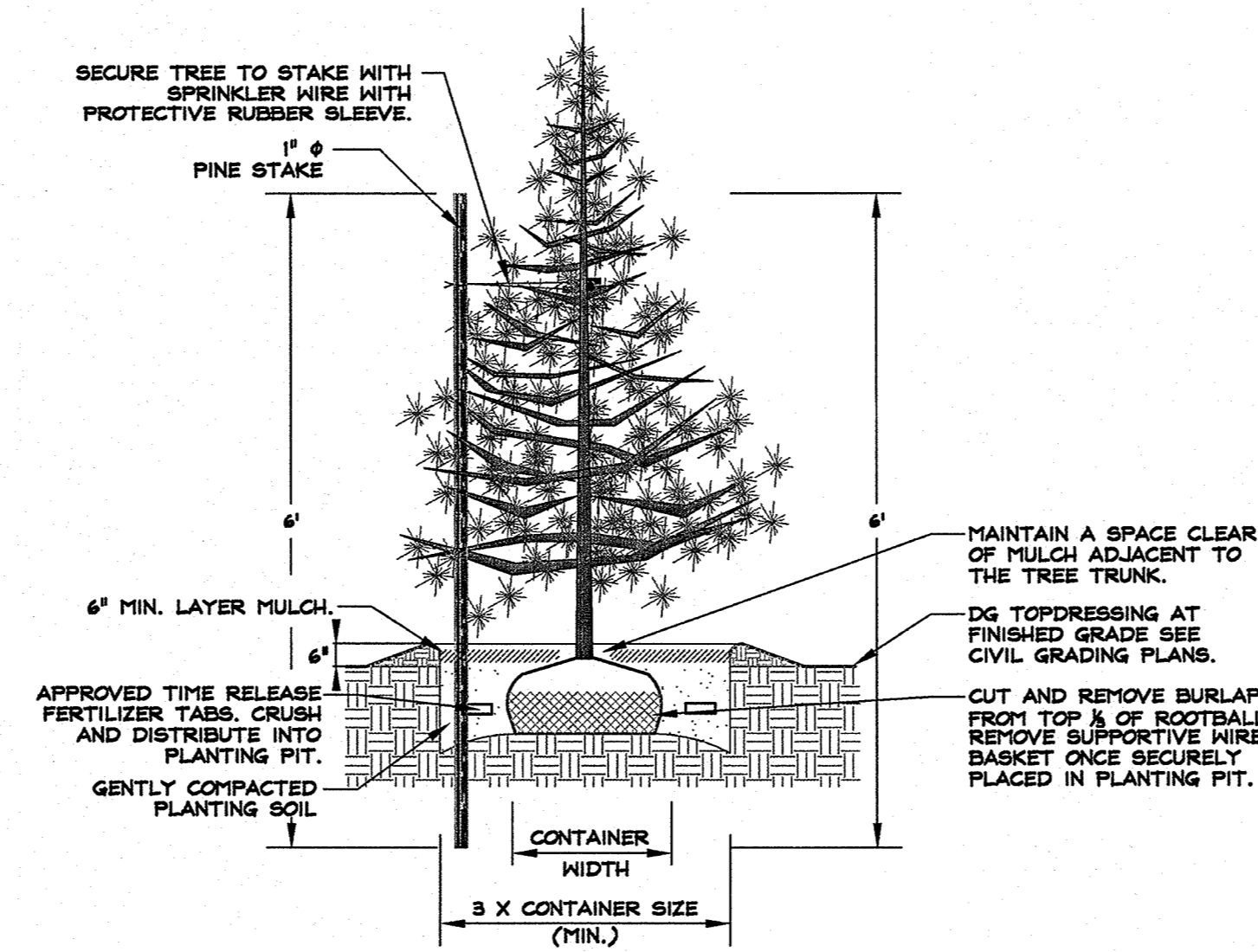
11. LANDSCAPE ARCHITECT TO REVIEW PLANT MATERIALS AT SOURCE OR BY PHOTOGRAPH PRIOR TO DIGGING OR SHIPPING OF PLANT MATERIALS.
12. THE CONTRACTOR SHALL PROVIDE ALL PLANT MATERIALS IN SUFFICIENT QUANTITIES & SIZES TO COMPLETE ALL SHOWN PLANTINGS.
13. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT INDUSTRY STANDARDS ADOPTED BY THE AMERICAN STANDARDS FOR NURSERY STOCK AS WELL AS CRITERIA ADOPTED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
 - ~ ALL PLANT MATERIALS SHALL BE HEALTHY, VIGOROUS, WELL ROOTED, & ESTABLISHED IN THE APPROPRIATE CONTAINER.
 - ~ ALL PLANT MATERIALS SHALL HAVE AN APPROPRIATELY SIZED ESTABLISHED ROOT BALL & BE FREE OF EXCESSIVE ROOT GROWTH.
 - ~ ALL PLANT MATERIALS SHALL BE FREE OF LARGE WOUNDS (LARGER THAN 1"), INSECTS, DISEASE, WINDBURN, RODENT, WEED, OR MECHANICAL DAMAGE.
 - ~ ALL PLANT MATERIALS SHALL CONTAIN MATERIALS APPROPRIATE LEADERS, COLOR, BUDS, FOLIAGE, STRUCTURE, & TAPER.
14. ALL PLANT MATERIALS SHALL BE FREE OF ANY PLASTIC OR METAL ROOT BALL CONTAINERS. ALL FABRIC STYLE POTS SHALL HAVE SIDES REMOVED BEFORE PLANTING. ALL BALLED & BURLAP PLANT MATERIALS SHALL BE FREE OF ANY ROPE & BURLAP FABRIC. EXCESSIVE REINFORCEMENT WIRE SHALL BE REMOVED.
15. ALL CONTAINER GROWN PLANT MATERIAL SHALL BE INSPECTED FOR, & REJECTED IF, ROOT BOUND.
16. ALIGN & EQUALLY SPACE IN ALL DIRECTIONS PLANT MATERIALS AS DESIGNATED PER THESE NOTES & DRAWINGS.
17. ALL PLANT MATERIALS SHALL MAINTAIN THE SAME RELATION TO FINISHED GRADE WHEN PLANTED AS THEIR ORIGINAL GRADE.
18. PRUNE NEWLY PLANTED PLANT MATERIALS ONLY UPON APPROVAL BY THE LANDSCAPE ARCHITECT.
19. ALL PLANT MATERIAL SHALL BE WATERED TWICE WITHIN 24 HOURS OF PLANTING.

STAKING:

20. ALL TREES SHALL BE STAKED IMMEDIATELY AFTER PLANTING.
21. STAKE TREES WITH (1) 6" WOOD STAKES (OR APPROVED EQUIVALENT) PLACED 12 TO 18 INCHES OUTSIDE THE PLANTING PIT, SO TO NOT INTERFERE WITH THE TRUNK OR BRANCHES, & ORIENT INTO THE PREVAILING WINDS. ALL TIE MATERIAL SHALL BE OF A BROAD SMOOTH MATERIAL FASTENED LESS THAN 1/2 OF THE TOTAL HEIGHT OF THE TREE. PROPER FLAGGING SHALL BE PLACED ON ALL WIRES FOR VISIBILITY PURPOSES.
22. TREE STAKING SHALL ALLOW FOR MODEST MOVEMENT TO DEVELOP WOOD STRENGTH.
23. ALL STAKES SHALL BE REMOVED AFTER 1 YEAR MIN. OR AS NECESSARY FOR PROPER SUPPORT.

PLANTED AREAS:

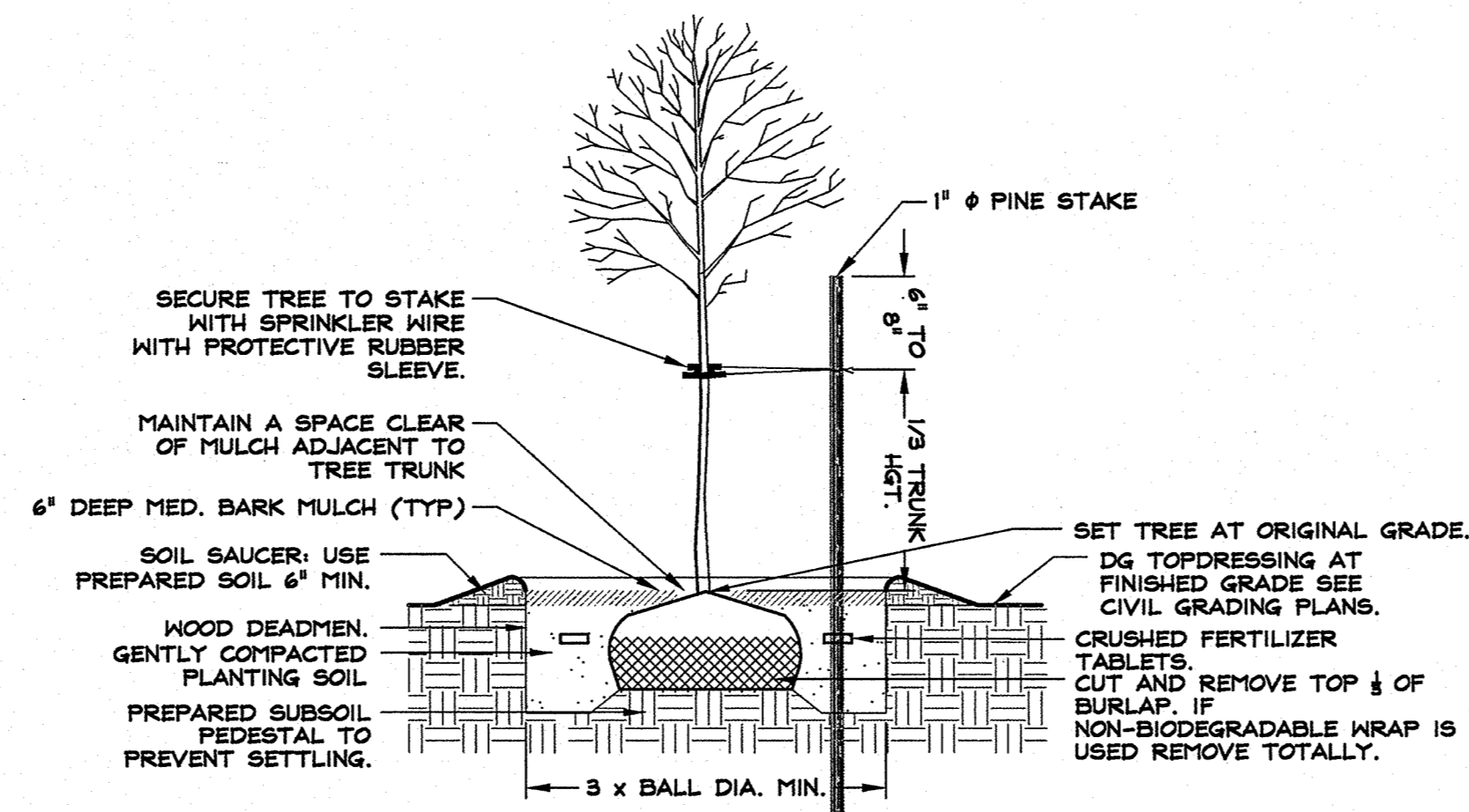
24. SOILS SHALL BE TESTED FOR CORRECT PH & FERTILITY, & SHALL BE ADJUSTED WITH LIME, SULFUR OR FERTILIZER TO CORRECT ANY IMBALANCES.
25. APPLY PROPERLY LABELED PRE-EMERGENT HERBICIDE IN PLANTING AREA & WET ACCORDING TO THE MANUFACTURERS DIRECTIONS PRIOR TO APPLYING MULCH OR ROCK.
26. ALL SETTLING BELOW GRADE SHALL BE FILLED WITH MOIST BACKFILL TO THE TOP OF THE SOIL BALL.
27. CARE SHALL BE TAKEN TO REDUCE ANY SOIL COMPACTION TO PLANTED AREAS. IF SOIL COMPACTION OCCURS LOOSEN AS NECESSARY.
28. IF DISTURBED AREAS LIE IDLE FOR MORE THAN 10 DAYS DURING AN INTERIM PERIOD BETWEEN CONSTRUCTION PHASES, SUCH AREAS SHALL BE COVERED WITH PLASTIC SHEETING OR STRAW MULCH APPLIED AT 1 TON PER ACRE.



NOTE:
1. NO LANDSCAPE FABRIC (IF USED) SHALL BE PLACED WITHIN 24" OF THE PLANT TRUNK.

CONIFEROUS TREE PLANTING DETAIL

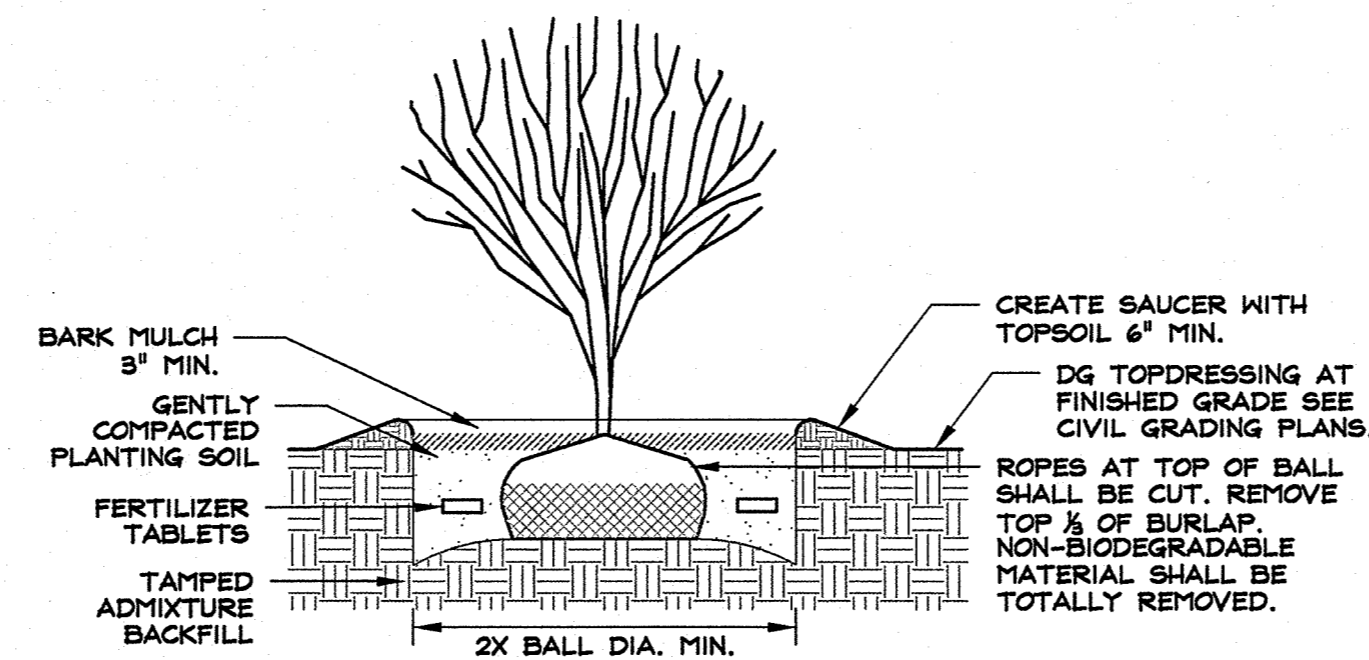
NOT TO SCALE



NOTE:
1. NO LANDSCAPE FABRIC (IF USED) SHALL BE PLACED WITHIN 24" OF THE PLANT TRUNK.

DECIDUOUS TREE PLANTING DETAIL

NOT TO SCALE



NOTE:
1. NO LANDSCAPE FABRIC (IF USED) SHALL BE PLACED WITHIN 24" OF THE PLANT TRUNK.

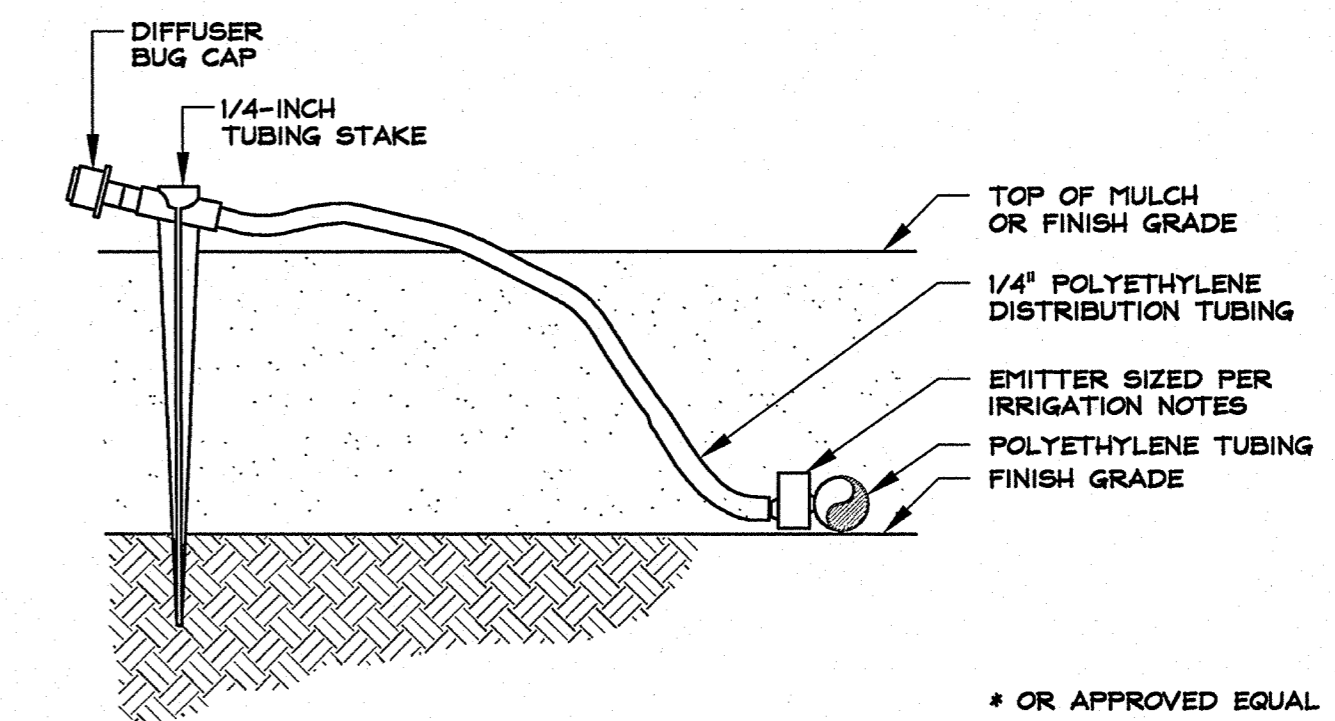
DECIDUOUS SHRUB PLANTING DETAIL

NOT TO SCALE

IRRIGATION NOTES

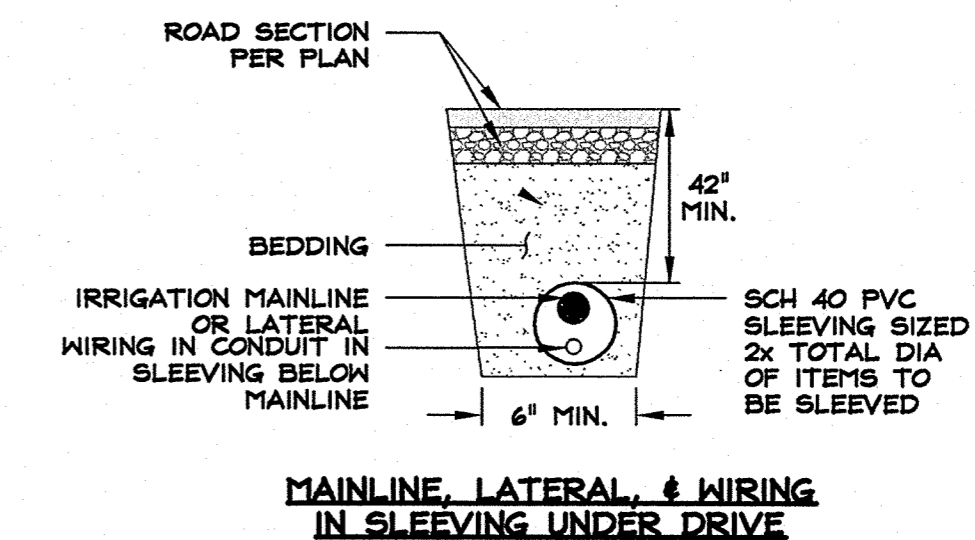
GENERAL

1. REFER TO THE IMPROVEMENT PLANS FOR UTILITY LOCATIONS & FINAL GRADING. IF THE ACTUAL SITE CONDITIONS VARY FROM WHAT IS SHOWN ON THE PLANS, CONTACT THE ENGINEER FOR DIRECTIONS AS TO HOW TO PROCEED.
 2. VERIFY THE LOCATIONS OF PERTINENT SITE IMPROVEMENTS INSTALLED UNDER OTHER SECTIONS. IF ANY PARTS OF THIS PLAN CANNOT BE FOLLOWED DUE TO SITE CONDITIONS, CONTACT THE ENGINEER FOR INSTRUCTIONS PRIOR TO COMMENCING WORK.
 3. PRIOR TO COMMENCING CONSTRUCTION, CONTACT THE UNDERGROUND UTILITY LOCATING SERVICES FOR UTILITY LOCATION & IDENTIFICATION.
 4. PERFORM ALL EXCAVATION IN THE VICINITY OF UNDERGROUND UTILITIES WITH CARE, & IF NECESSARY, BY HAND. THE CONTRACTOR BEARS FULL RESPONSIBILITY FOR THIS WORK & DISRUPTION OR DAMAGE TO UTILITIES SHALL BE REPAIRED IMMEDIATELY & AT NO EXPENSE TO THE OWNER.
 5. THE SCOPE OF THE WORK INCLUDES, BUT IS NOT LIMITED TO, ALL INSTALLATION & MATERIALS REQUIRED TO COMPLETE A WORKING IRRIGATION SYSTEM.
 6. ALL SUBSTITUTION SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
 7. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY LOCAL PERMITS.
 8. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR FROM THE DATE OF FINAL ACCEPTANCE.
- GENERAL CONSTRUCTION INFORMATION:**
9. ALL IRRIGATION COMPONENTS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S & LOCAL GOVERNMENT REQUIREMENTS.
 10. FIELD LOCATE ALL IRRIGATION COMPONENTS TO AVOID CONTACT WITH EXISTING & PROPOSED SITE ELEMENTS.
 11. ALL IRRIGATION COMPONENTS SHALL BE KEPT TO THE SIDE OF ALL PLANTING MATERIALS.
 12. COORDINATE ALL SLEEVE INSTALLATION WITH THE PAVING CONTRACTOR.
 13. ALL PLANT MATERIAL SHALL HAVE THE LISTED BUBBLERS INSTALLED EVENLY AROUND THE BASE OF EACH PLANT.
 - (1) 2 GAL EMITTER FOR EACH 1 GAL PLANT
 - (1) 5 GAL EMITTER FOR EACH 5 GAL TREE
 20. LANDSCAPE DRIFLINE SHALL SUPPLY WATER EVENLY AROUND PLANTING HOLE.
 29. ALL WIRES SHALL BE BURIED DIRECTLY UNDER PIPE WHEN POSSIBLE.
 33. ALL SOIL COMPACTION FOR BACKFILL SHALL MATCH ADJACENT SOIL COMPACTION DENSITY.
- TEMPORARY IRRIGATION INFORMATION:**
34. ALL TEMPORARY IRRIGATION SERVICES SHALL REMAIN ACTIVE THROUGH MAY 2016, UNLESS OTHERWISE MODIFIED BY THE OWNER OR LANDSCAPE ARCHITECT.
 35. IRRIGATION CONTRACTOR SHALL ASSURE ORIGINAL WATER SOURCE IS PROTECTED FROM ALL BACK FLOW FROM IRRIGATION SYSTEM.
 36. IRRIGATION CONTRACTOR SHALL ENSURE ALL NEW PLANTINGS SHALL HAVE SUFFICIENT YEAR ROUND WATER SUPPLY UNTIL SPECIFIED IRRIGATION PERIOD IS COMPLETE.
 37. ALL IRRIGATION COMPONENTS LOCATED WITHIN EXISTING AND PROPOSED VEHICLES OR PEDESTRIAN TRAVEL ROUTES SHALL BE LOCATED BELOW FINAL GRADE. ALL TRENCH BACKFILL SHALL MEET THE CONSTRUCTION SPECIFICATIONS FOUND IN THE PROJECT PLAN SET OR DOCUMENTS. IF A SITUATION OCCURS WHERE NO SPECIFICATION EXISTS THE IRRIGATION CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT.



EMITTER & BUG CAP DIFFUSER ON 1/4" TUBING

NOT TO SCALE



MAINLINE, LATERAL, & WIRING IN SLEEVING UNDER DRIVE

PIPE AND WIRE TRENCH (SECTION VIEW)

NOT TO SCALE

Y:\Client - Files\1642-002\CAD\Planning\Landscaping\1642-002_L01.dwg 7/8/2014 8:50:09 PM Heidi A. Iltis

NO.	DATE	REVISION	BLOCK	BY

R/O Anderson
www.roanderson.com

NEVADA
1603 Esmeralda Ave
P.O. Box 22291
Henderson, NV 89423
P 775.762.2922
F 775.762.7064

CALIFORNIA
545 Tahoe Keys Blvd
Suite A-2
South Lake Tahoe, CA 96150
P 530.620.6660
F 775.762.7064

**MOUNTAIN GATE PHASE 2
MONO COUNTY**

**LANDSCAPE &
IRRIGATION
NOTES & DETAILS**

PROFESSIONAL LANDSCAPE ARCHITECT
Heidi A. Iltis
04.30.15
278834
DATE: 07/08/14

DRAWN: MAH	JOB: 1642-002
LANDSCAPE ARCHITECT: MAH	DRAWING: 1642-002LO1
SCALE: NONE	SHEET: L1
DATE: 07/08/14	OF: 2 SHEETS

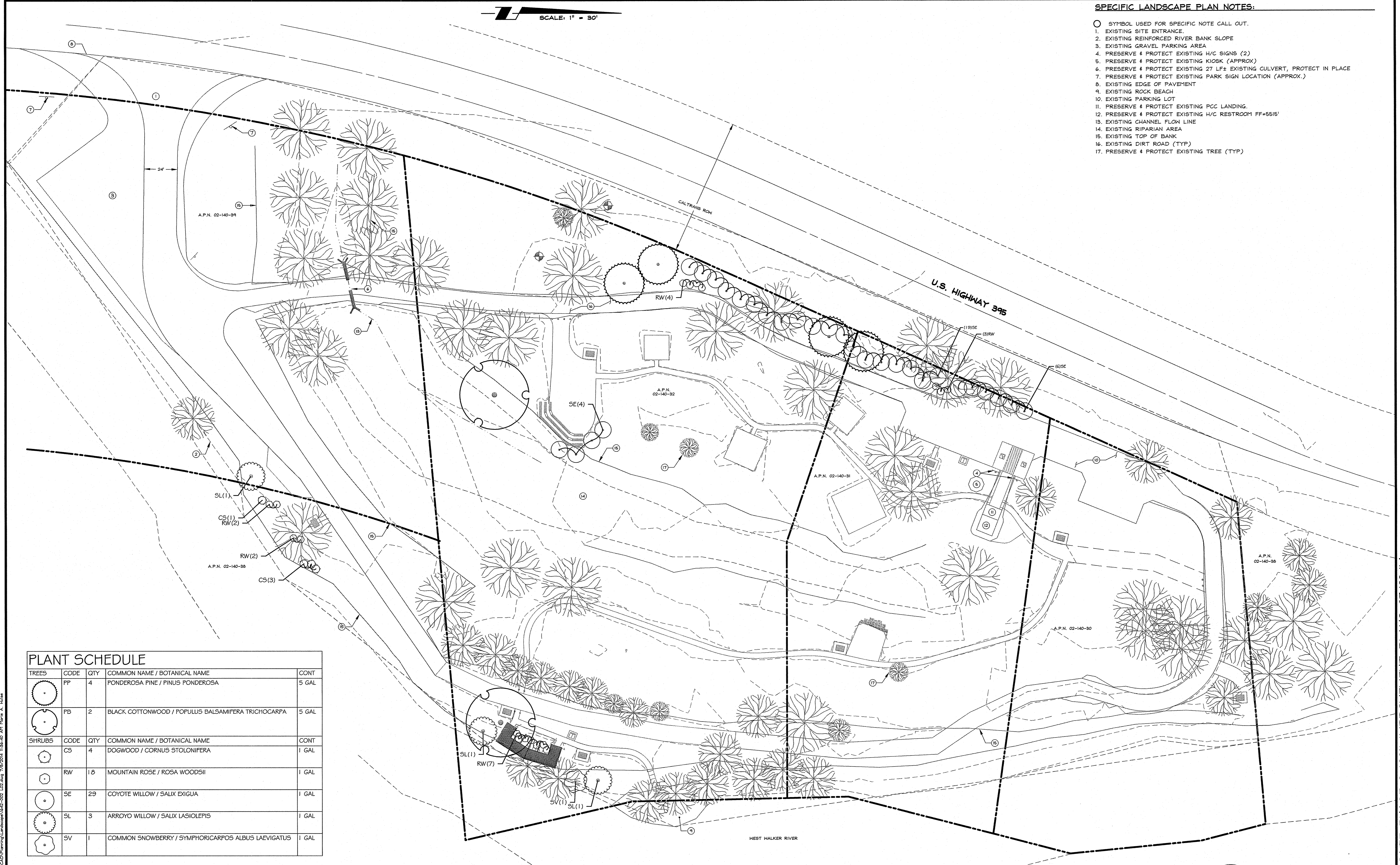


MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

SCALE: 1" = 30'

SPECIFIC LANDSCAPE PLAN NOTES:

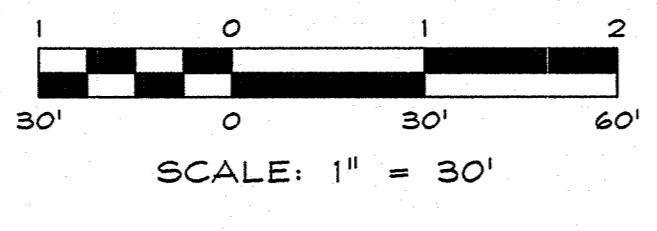
- SYMBOL USED FOR SPECIFIC NOTE CALL OUT.
- 1. EXISTING SITE ENTRANCE.
- 2. EXISTING REINFORCED RIVER BANK SLOPE
- 3. EXISTING GRAVEL PARKING AREA
- 4. PRESERVE & PROTECT EXISTING H/C SIGNS (2)
- 5. PRESERVE & PROTECT EXISTING KIOSK (APPROX)
- 6. PRESERVE & PROTECT EXISTING 27 LF± EXISTING CULVERT, PROTECT IN PLACE
- 7. PRESERVE & PROTECT EXISTING PARK SIGN LOCATION (APPROX.)
- 8. EXISTING EDGE OF PAVEMENT
- 9. EXISTING ROCK BEACH
- 10. EXISTING PARKING LOT
- 11. PRESERVE & PROTECT EXISTING PCC LANDING.
- 12. PRESERVE & PROTECT EXISTING H/C RESTROOM FF=5515'
- 13. EXISTING CHANNEL FLOW LINE
- 14. EXISTING RIPARIAN AREA
- 15. EXISTING TOP OF BANK
- 16. EXISTING DIRT ROAD (TYP)
- 17. PRESERVE & PROTECT EXISTING TREE (TYP)



PLANT SCHEDULE

TREES	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	PP	4	PONDEROSA PINE / PINUS PONDEROSA	5 GAL
	FB	2	BLACK COTTONWOOD / POPULUS BALSAMIFERA TRICHOCARPA	5 GAL
SHRUBS	CODE	QTY	COMMON NAME / BOTANICAL NAME	CONT
	CS	4	DOGWOOD / CORNUS STOLONIFERA	1 GAL
	RW	18	MOUNTAIN ROSE / ROSA WOODSH	1 GAL
	SE	29	COYOTE WILLOW / SALIX EXIGUA	1 GAL
	SL	3	ARROYO WILLOW / SALIX LASIOLEPIS	1 GAL
	SV	1	COMMON SNOWBERRY / SYMPHORICARPOS ALBUS LAEVIGATUS	1 GAL

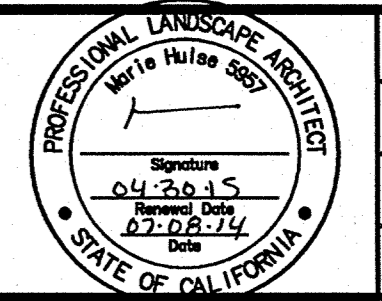
NO.	DATE	REVISION	BLOCK	BY



R/O Anderson
 WWW.ROANDERSON.COM
 NEVADA: 1603 Emerald Ave, P.O. Box 22299, Minden, NV 89423
 CALIFORNIA: 545 Tahoe Keys Blvd, Suite A-2, South Lake Tahoe, CA 96150
 P: 775.782.2322 F: 775.782.7084

**MOUNTAIN GATE PHASE 2
 MONO COUNTY**

**LANDSCAPE
 PLAN &
 SCHEDULE**



DRAWN: MAH
 LANDSCAPE ARCHITECT: MAH
 SCALE: 1" = 30'
 DATE: 07/08/14
 JOB: 1642-002
 DRAWING: 642-002 L02
 SHEET: L2
 OF: 2 SHEETS

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MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 07/08/14

GENERAL CONSTRUCTION NOTES:

1. GENERAL

- a) All work shall conform to the 2013 CBC and applicable local codes.
- b) Where applicable, allowable stresses have been increased for timber 15% (except where prohibited) for snow and 60% for wind and seismic.
- c) All codes and standards shall be the most current edition as of the date of the calculations.
- d) The Engineer is responsible for the structural items in the plans only. Should any changes be made from the design as detailed in these calculations without written approval from the Engineer then the Engineer assumes no responsibility for the entire structure or any portion thereof.
- e) These calculations are based upon a completed structure. Should an unfinished structure be subjected to loads, the Engineer should be consulted for an interim design or if not, will assume no responsibility.
- f) The details shown on the drawings are typical. Similar details apply to similar conditions.

2. SITE WORK

- a) Assumed soil bearing pressure shall be determined in accordance with 2013 CBC Table 1806.2 or if a Geotechnical Report is provided, the Report shall supersede these specifications.
- b) Building sites are assumed to be drained and free of clay or expansive soil. These calculations assume stable, undisturbed soils and level or stepped footings. Any other conditions should be reported to the Engineer.
- c) Foundations shall bear on non-expansive native soil or compacted structural fill. Any loose soil in the bottom of the footing excavations shall be compacted to at least 90% relative compaction or removed to expose firm, unyielding material.
- d) All footings shall bear on undisturbed soil with a footing depth below frostline, (18" or 24" as per local requirements). Footings shall bottom at 12" (minimum) below natural undisturbed grade.
- e) All finished grade shall slope a minimum of 5% away from foundation for a minimum of 10 ft.
- f) This Engineer has not made a geotechnical review of the building site and is not responsible for general site stability or soil suitability for the proposed project.
- g) Foundation design is based on minimum footing dimensions and bearing capacities set forth in Tables 1806.2 and 1806.7 of Chapter 18 of the 2013 CBC or the Geotechnical Report, if available. If no Geotechnical Report is available, assume Class 4 soil with allowable soil bearing pressure as per local policy, with a constant expansion index less than 20.

3. CONCRETE / MASONRY

- a) Concrete shall have a minimum 28 day compressive strength of 2500 psi, and 3500 psi for all slabs on grade, etc.
- b) Concrete exposed to freezing & thawing or deicing chemicals shall be air entrained per ACI 318, Section 4.2.1.
- c) Reinforcement shall be grade 60 as per ASTM A615 etc.
- d) Reinforcement cover in cast-in-place concrete shall be as follows:
 3" - Concrete cast against and permanently exposed to earth.
 1 1/2" - Concrete exposed to earth or weather with #5 bars or smaller.
 3/4" - Concrete not exposed to weather or in contact with ground, #11 bars and smaller.
 1 1/2" - Beams, columns, and pilasters, cover over ties.
 1 1/2" - clear to top for reinforcement in slabs on grade. Per ACI 318, Section 7.1.1.
- e) Reinforced concrete shall conform to applicable requirements of CBC and ACI Standard 318.
- f) Aggregate shall conform to ASTM C33 for stone aggregate.
- g) Use normal weight concrete (145 pcf) for all concrete, etc. Use Type II cement, etc. Use Type V cement if soil contains sulfate concentrations of 0.2% or more.
- h) Weather protection:
 1) In hot weather, follow "Hot Weather Requirements", per ACI 318, Section 5.13.
 2) In cold weather, follow "Cold Weather Requirements", per ACI 318, Section 5.2.
- i) All reinforcing steel and anchor bolts shall be accurately located and adequately secured in position before and during placement of concrete.
- j) All details of fabrication and installation of reinforcing steel shall be in accordance with the ACI Manual of Standard Practices.

4. FRAMING / LUMBER

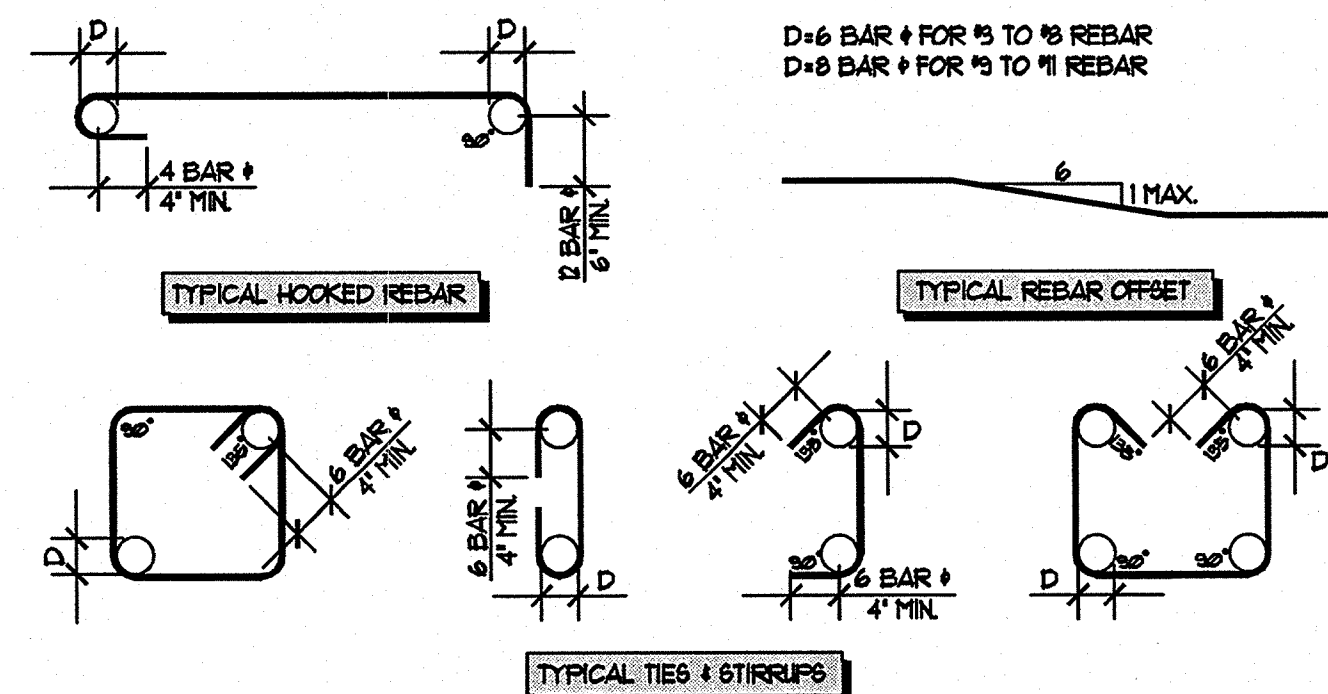
- a) All framing members specified in these calculations are minimum, and larger members may be substituted.
- b) DO NOT drill holes, notch, or cut into beams, studs, and joists, unless detailed on the plans.

5. HARDWARE / STRUCTURAL STEEL

- a) All hardware specified shall be Simpson Strong-Tie Co. (or equal) installed per manufacturer's specifications, etc. All hardware located in wet service locations shall be stainless steel or hot-dipped galvanized. Hardware or fasteners that are to contact preservative treated (pt.) or fire retardant treated wood must be stainless steel or hot-dipped galvanized. Additional care must be given to the compatibility of certain combinations of pt. lumber and uncoated and even coated hardware and fasteners. It is anticipated that the chemical treatments of the available lumber in any region will change over time. Check with the pt. lumber manufacturer in regards to the exact chemical composition of the pt. treated lumber being used, and then contact the engineer of record to verify the correct specification for the hardware and fasteners.
- b) All nails specified are common nails. Nails for sheathing may differ as specified in the shear wall schedule. No substitutions unless specified on plans or in these calculations or approved in writing by Engineer.
- c) All bolts specified must meet ASTM A307. Bolt holes shall be 1/32" to 1/16" larger than the specified bolt. Washers shall be used at each bolt head and nut next to wood. All washers to be not less than standard cut washers.

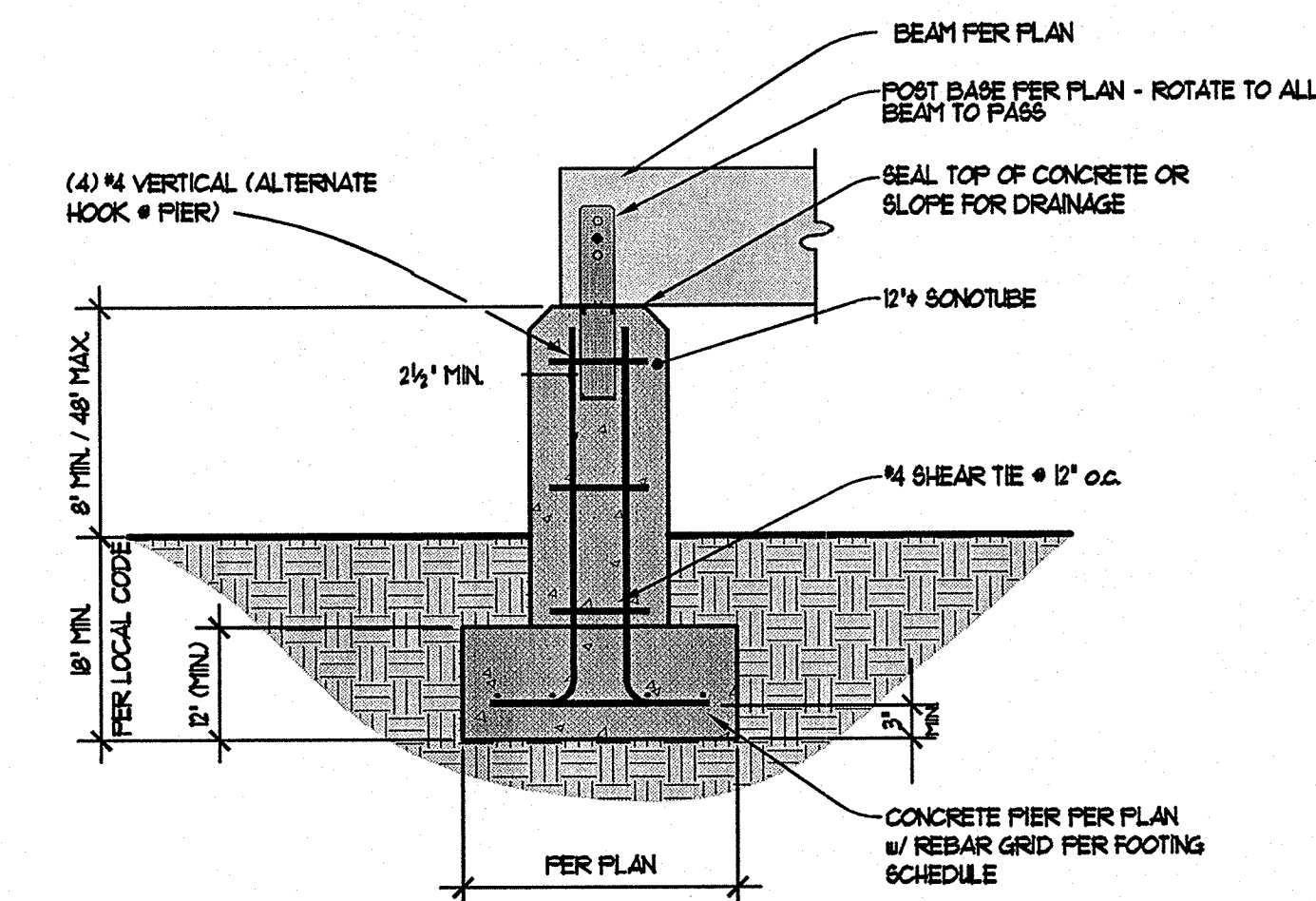
DESIGN CRITERIA

DESIGN PARAMETERS		
Site Elevation: WALKER Fl.	Design Wind Speed: 100 MPH (UL)	Seismic Design Category: D
Ground Snow Load: 55 PSF	Exposure: C	Seismic Base Shear: .493 W
Duration Factor (Cd): 1.00	Snow Load Contribution to Seismic Dead Load: 1/5	

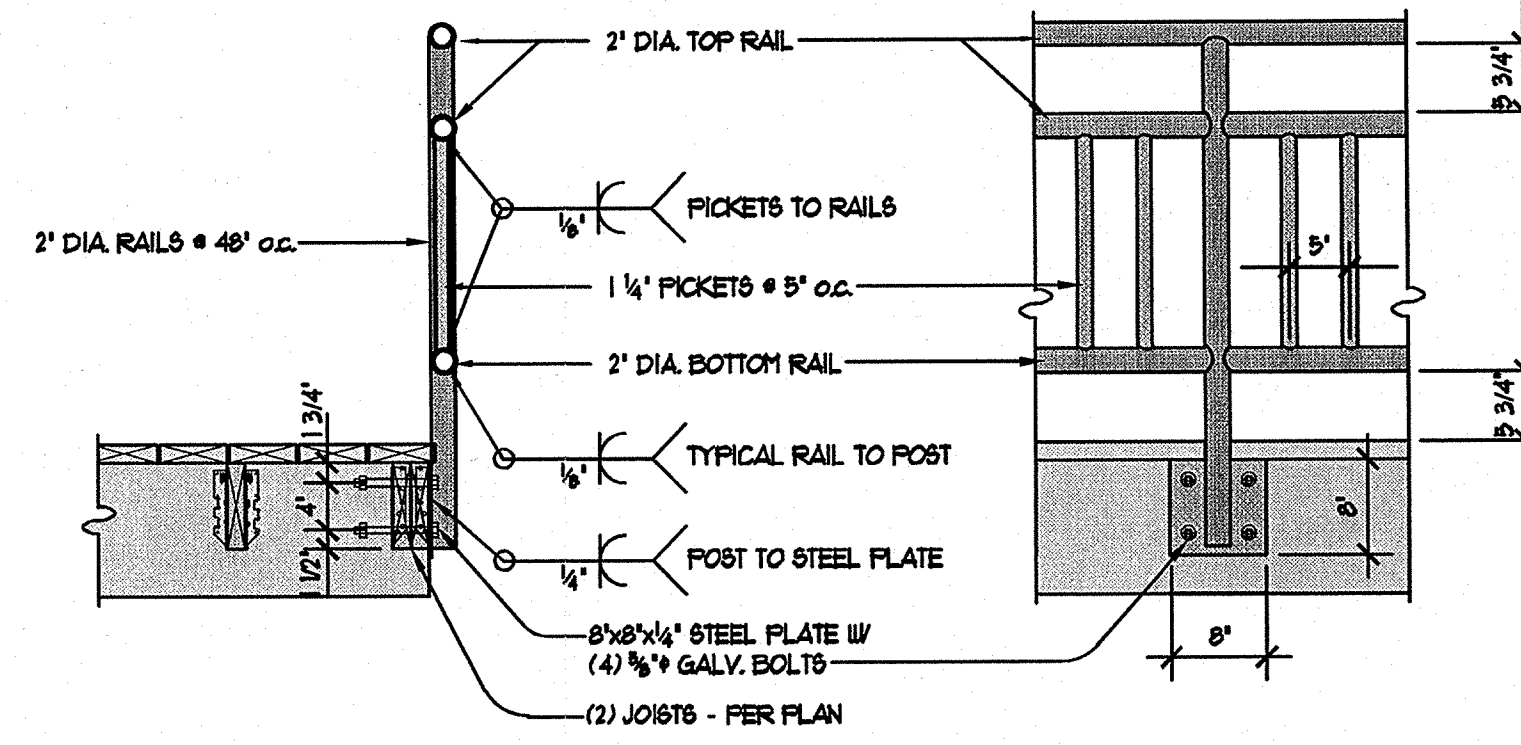


MINIMUM LAP LENGTHS • REBAR SPLICES (FC=3000 PSI MIN)										
SIZE OF REINFORCEMENT	#3	#4	#5	#6	#7	#8	#9	#10	#11	NOTE
CONCRETE	21"	30"	46"	65"	89"	111"	140"	180"	180"	NOTE 1: USE FOR SINGLE CURTAIN OR DEL. CURTAIN REINFORCEMENT WITH SPLICES STAGGERED 24".
CMU-SINGLE CURTAIN OF REINFORCEMENT (SEE NOTE 1)										NOTE 2: USE FOR (2) OR MORE BARS SPACED 3" OR CLOSER TOGETHER. IF SPLICES ARE STAGGERED USE SINGLE CURTAIN LAP LENGTHS.
TYPICAL	15"	20"	28"	30"	35"	40"	-	-	-	
W/ SPLICE # MIDHEIGHT OR SPAN	23"	30"	38"	45"	53"	60"	-	-	-	
CMU-DOUBLE CURTAIN OF REINFORCEMENT (SEE NOTE 2)										
TYPICAL	20"	26"	33"	39"	46"	52"	-	-	-	
W/ SPLICE # MIDHEIGHT OR SPAN	30"	39"	50"	59"	69"	78"	-	-	-	

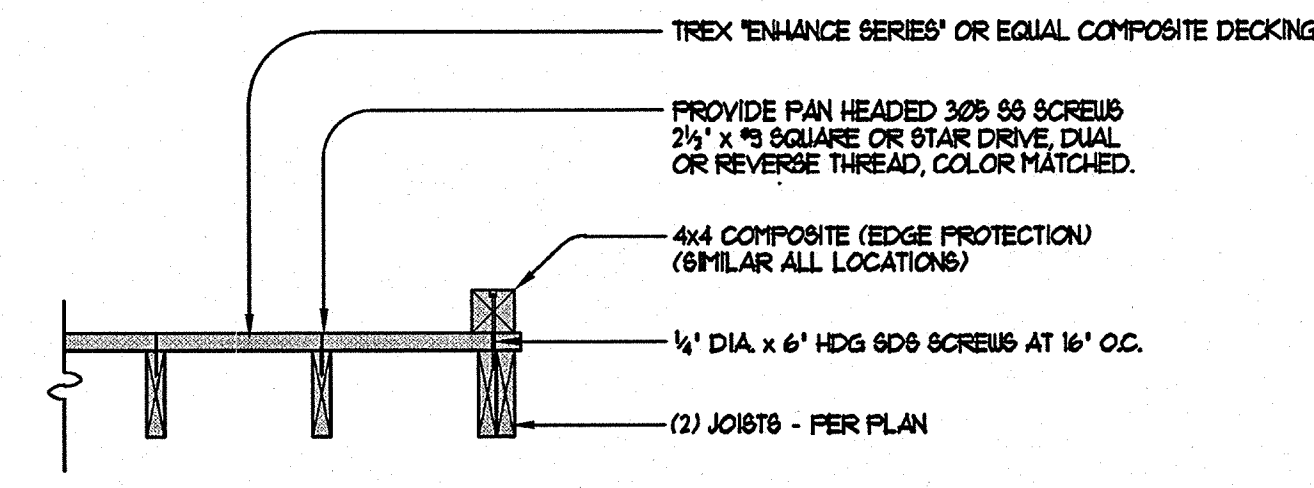
1 REBAR CONFIGURATION AND LAPS
 STD-001 SCALE: 3/4" = 1'-0"



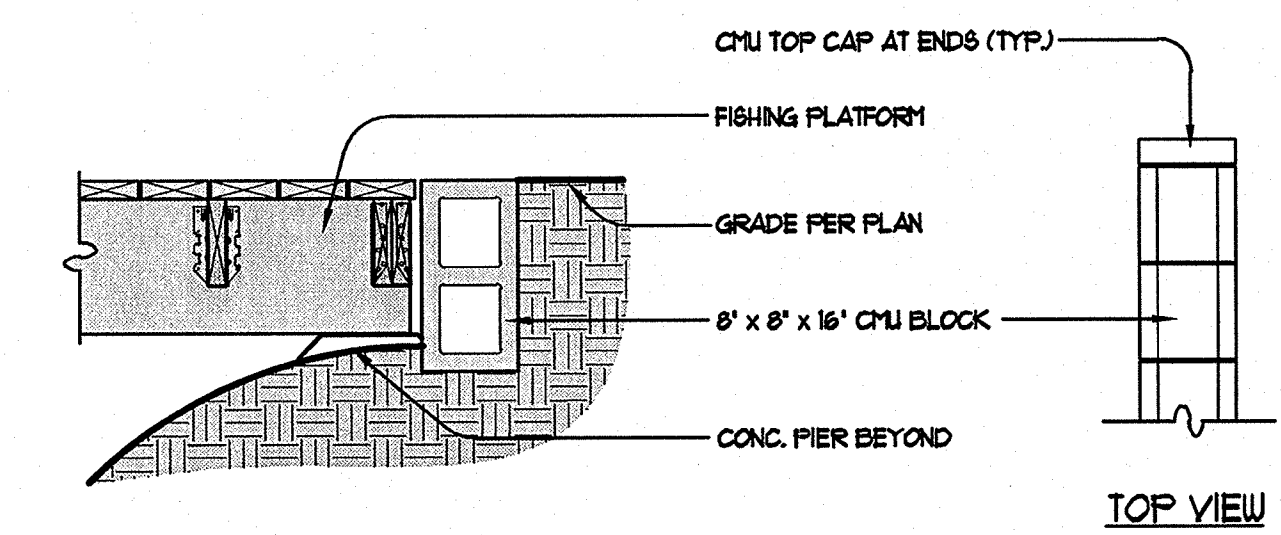
2 EXTERIOR PIER WITH PILASTER
 B0-140 SCALE: 3/4" = 1'-0"



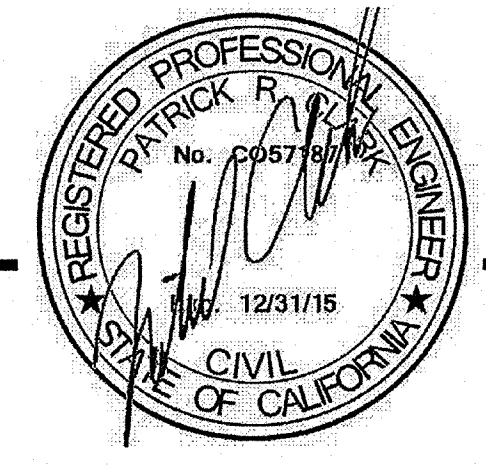
3 GUARDRAIL DETAIL
 B0-140 SCALE: 3/4" = 1'-0"



4 EDGE PROTECTION DETAIL
 B0-140 SCALE: 3/4" = 1'-0"



5 PLATFORM APPROACH DETAIL
 B0-140 SCALE: 3/4" = 1'-0"



R|O Anderson
 www.roanderson.com

NEVADA 1625 Emeralds Ave P.O. Box 2239 Minden, NV 89423 P: 775-782-2322 F: 775-782-7094

CALIFORNIA 595 Tahoe Keys Blvd Suite 1-3 South Lake Tahoe, CA 96150 P: 530.500.9690 F: 775.782.7094

MOUNTAIN GATE PHASE 2 MONO COUNTY

STRUCTURAL DETAILS

DRAWN:	JOB: 1642-002
ENGINEER:	DRAWING:
SCALE:	SHEET: 53.0
DATE: 06/26/14	OF: 2 SHEETS

6:\SCL\2014\SETUP_2014\TTP_P\1\EN\Tpp_dwg\1642\002.dwg 4/26/2014 10:07:08 PM Pat. Clerk

MOUNTAIN GATE PHASE 2 100% IMPROVEMENT PLANS 06/26/14