

## GENERAL NOTES

1. SURVEY: OWNER SHALL EMPLOY A SURVEYOR, IF NECESSARY, TO LOCATE PROPERTY CORNERS. CONTRACTOR SHALL BE RESPONSIBLE FOR PRESERVING CORNERS THROUGHOUT THE WORK.
2. LAYOUT: LOCATE BUILDING AS SHOWN AND CHECK FINAL LOCATION WITH THE OWNER BEFORE PROCEEDING WITH EXCAVATION.
3. SITE CLEARING: CLEAR AND GRADE LOT IN AREA TO BE OCCUPIED BY BUILDING, DRIVEWAY AND YARD TO FINISH GRADES SHOWN ON SITE PLAN AND OR FOUNDATION PLAN.
4. DEBRIS: CONTRACTOR SHALL CLEAR ALL VEGETABLE MATTER, TRASH, ETC. AND MAINTAIN THE SITE CLEAR OF ALL DEBRIS DURING THE WORK.
5. VERIFY ALL ELEVATIONS AND DIMENSIONS OF EXISTING CONDITIONS PRIOR TO BEGINNING WORK.
6. DIMENSIONS TAKE PRECEDENCE OVER SCALE.
7. ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT LOCAL AND CALIFORNIA BUILDING CODE ADOPTED BY THE COUNTY OF MONO.
8. CONTRACTOR SHALL COORDINATE AND VERIFY WITH THE PLUMBING, MECHANICAL AND ELECTRICAL CONTRACTORS THE SIZE AND LOCATION OF ALL PIPING, DUCTWORK, TRENCHES, SLEEVES, SPECIAL BOLTING FOR EQUIPMENT CONDUITS, ETC., THROUGH AND UNDER CONCRETE SLABS PRIOR TO POURING OF FOOTINGS AND SLABS.
9. ALL VERTICAL SHAFTS SHALL BE 5/8" GYPSUM BOARD WITH ALL OPENINGS PROTECTED WITH 1 HOUR ASSEMBLYS.
10. ALL FINISH MATERIALS SUCH AS ADHESIVES, SEALANTS, CAULKS, PAINTS, AEROSOL PAINTS, COATINGS, CARPET SYSTEMS, RESILIENT FLOORING SYSTEMS AND COMPOSITE WOOD PRODUCTS SHALL CONFORM TO THE VOC AND FORMALDEHYDE LIMITS SET FORTH IN SECTION 4.504.2, 4.504.3, 4.504.4, 4.504.5 AND TABLES 4.504.1, 4.504.2, 4.504.3, AND 4.504.5.

## DEMOLITION

1. PROTECTION: DEMOLITION OF ITEMS TO BE REMOVED OR RELOCATED SHALL BE DONE IN A SAFE, ORDERLY MANNER WITHOUT DAMAGE TO OTHER PARTS OF THE PREMISES OR ADJACENT PROPERTIES. ANY RESULTING DAMAGE OR LOSS SHALL BE CORRECTED OR REPLACED BY CONTRACTOR.
2. DEBRIS: DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE ON OR ABOUT THE SITE.
3. SALVAGE: STORE AND PROTECT ANY ITEMS INDICATED BY THE OWNER TO BE SALVAGED.

## SITE WORK

1. EXCAVATION AND GRADING: CONTRACTOR SHALL PROVIDE FOR ALL EXCAVATION, FILLING AND GRADING IN ACCORDANCE WITH THE DRAWINGS. ALL GRADES SHOWN ARE APPROXIMATE AND SITE CONDITIONS WILL GOVERN FINAL GRADES.
2. EXCAVATION AND DRAINAGE: DO NOT PERMIT WATER TO ACCUMULATE IN EXCAVATED AREAS.

## CONCRETE

1. SOIL BEARING VALUE OF 1000 LBS. PER SQUARE FOOT SHALL BE USED FOR FOOTING DESIGN. NO SOIL REPORT REQUIRED
2. CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2,500 PSI AT 28 DAYS.
3. REINFORCING STEEL SHALL BE GRADE 60.

## TIMBER

1. HORIZONTAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
2. VERTICAL MEMBERS: DF #2 UNLESS OTHERWISE SHOWN.
3. BEAMS AND COLUMNS 4" AND THICKER SHALL BE DF #1.
4. MUDSILLS: PRESSURE TREATED DOUGLAS FIR.
5. ALL STUDDING 2" X 4" AT 16" ON CENTER UNLESS OTHERWISE SHOWN.
6. STRUCTURAL LUMBER SHALL BE GRADE MARKED.
7. PROVIDE WASHERS UNDER ALL BOLTS AND LAG SCREWS BEARING ON WOOD.

## STEEL

1. SHOP DRAWINGS FOR STRUCTURAL STEEL CONNECTIONS SHALL BE SUBMITTED FOR APPROVAL PRIOR TO FABRICATION, SEE SHEET NO. 18
2. REINFORCING STEEL: GRADE 60
3. STRUCTURAL STEEL: ASTM A92, Fy = 50 ksi
4. PIPE STEEL: ASTM A 53, GRADE B
5. TUBE STEEL: ASTM A500, GRADE BB

# BALANCED ROCK GRILL & CANTINA PHASE 4B DIRECTOR REVIEW

### PARKING REQUIREMENTS

FACILITY	PARKING REQUIREMENT CALCULATION CENTRAL BUSINESS DISTRICT	REQUIRED	PROVIDED	FULL SIZE	ALTERNATE SIZE 40% MAX
**T-BAR SOCIAL CLUB PHASE 1 AND EXTERIOR DECK	40 SEATS @ 1 SPACE PER 3 SEATS=13.3 X 60%=8 1 BIKERACK PROVIDED	7+1	8	8	-
JUNE PIE PHASE 2&3 TAKEOUT ONLY	NO SEATING FOR PATRONS	-	-	-	-
RESTAURANT PHASE 4A & 4B	94 SEATS @ 1 SPACE PER 3 SEATS=31.3 X 60%=18.8	19	19	11	8
PATRON PARKING		27	27	19	8
EMPLOYEE PARKING	*EMPLOYEES: 10 X 60%=6	6	6	-	6
TOTAL PARKING		33	33	19	14
ACCESSIBLE VAN SPACES	INCLUDED IN THE TOTAL OF 33	2	2	-	-

\*NOTE: EMPLOYEE PARKING IS ALSO REDUCED USING THE 60% VILLAGE REDUCTION.

\*\*NOTE: PARKING IS SHARED BETWEEN TBAR AND EXTERIOR DECK. PARKING REQUIREMENT WILL NOT BE EXCEEDED BETWEEN THE TWO AREAS AND WILL BE ENFORCED BY MANAGER.



## SHEET INDEX

- A-1 TITLE SHEET
- A-2 SITE PLAN
- A-3 FLOOR PLAN BALANCED ROCK GRILL AND CANTINA

## PROJECT DESCRIPTION

BALANCED ROCK SALOON PHASE 4B:  
BALANCED ROCK GRILL & BAR  
PROVIDE ADDITIONAL SEATING

## PROJECT DATA

CONSTRUCTION TYPE: EXISTING BUILDING TYPE VB  
OCCUPANCY: A-2 RESTAURANT & BAR  
FIRE SPRINKLERS EXISTING  
BUILDING SIZE:  
ENTIRE BUILDING: TWO STORIES, 4,300 SF EA STORY  
ZONING: COMMERCIAL

## LOT COVERAGE

NO CHANGE FROM EXISTING CONDITION

## DESIGN DATA

ALLOWABLE SOIL PRESSURE: 1,000 PSF  
SOILS REPORT NOT REQUIRED

## FLOOD ZONE

PROPERTY IS FEMA ZONE X AND LOCATED OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER PANEL 06051C1125D

## SNOW STORAGE

ONSITE

## SEWER AND WATER SERVICE

JUNE LAKE PUBLIC UTILITIES DISTRICT

## CODES

PROJECT CONFORMS TO THE FOLLOWING CODES:  
CALIFORNIA BUILDING CODE 2019  
CALIFORNIA RESIDENTIAL CODE (CRC) 2019  
CALIFORNIA ENERGY CODE 2019  
CMC, CPC & CEC 2019  
EXISTING BUILDING CODE 2019  
SPECIAL DESIGN PROVISIONS FOR WIND AND SEISMIC 2015  
NATIONAL DESIGN SPECIFICATION 2015  
AMERICAN INSTITUTE FOR STEEL CONSTRUCTION 13 EDITION  
STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION

## CAL GREEN

PROJECT SHALL COMPLY WITH CAL GREEN REQUIREMENTS FOR NON-RESIDENTIAL CONSTRUCTION ALTERATIONS (A), CGBC CHAPTER 3, SECTION 301.3 AND CHAPTER 5 OF THE 2016 CALIFORNIA GREEN BUILDING CODE.



<p>NO REVISIONS:</p> <p>DATE: BY: RS</p>	<p>PROFESSIONAL ENGINEER M. STRONG NO. 28300 PLANNING AND DESIGN SERVICES BOB STRONG, PE rmssqed@earthlink.net 949.573.2135</p>
<p><b>TITLE SHEET</b></p> <p>BALANCED ROCK GRILL &amp; CANTINA DIRECTOR REVIEW</p> <p>ADDRESS: 2588 HIGHWAY 158 JUNE LAKE, CA 93529</p>	
<p>DATE: 6-1-23</p> <p>DRAWING NO.: A-1</p>	





DIRECTOR REVIEW  
PROJECT LIMIT

LOT 9

LOT 10

CRAWFORD AVE

LOT 19

TOTAL SPACES = 33

DATE: 6-1-23	
NO.	REVISIONS:
1	BS
2	BS
3	BS
4	BS
5	BS
6	BS
7	BS
8	BS
9	BS
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11	BS
12	BS
13	BS
14	BS
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22	BS
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27	BS
28	BS
29	BS
30	BS
31	BS
32	BS
33	BS

**RMS GROUP**  
LAND DEVELOPMENT  
PLANNING AND DESIGN SERVICES

BOB STRONG, PE  
rmsgpd@earthlink.net 949.573.2135

SHEET TITLE: DIRECTOR REVIEW SITE PLAN  
PROJECT: PROPOSED BALANCED ROCK SALOON  
BALANCED ROCK GRILL & CANTINA  
ADDRESS: 2588 HIGHWAY 158  
JUNE LAKE, CA 95529

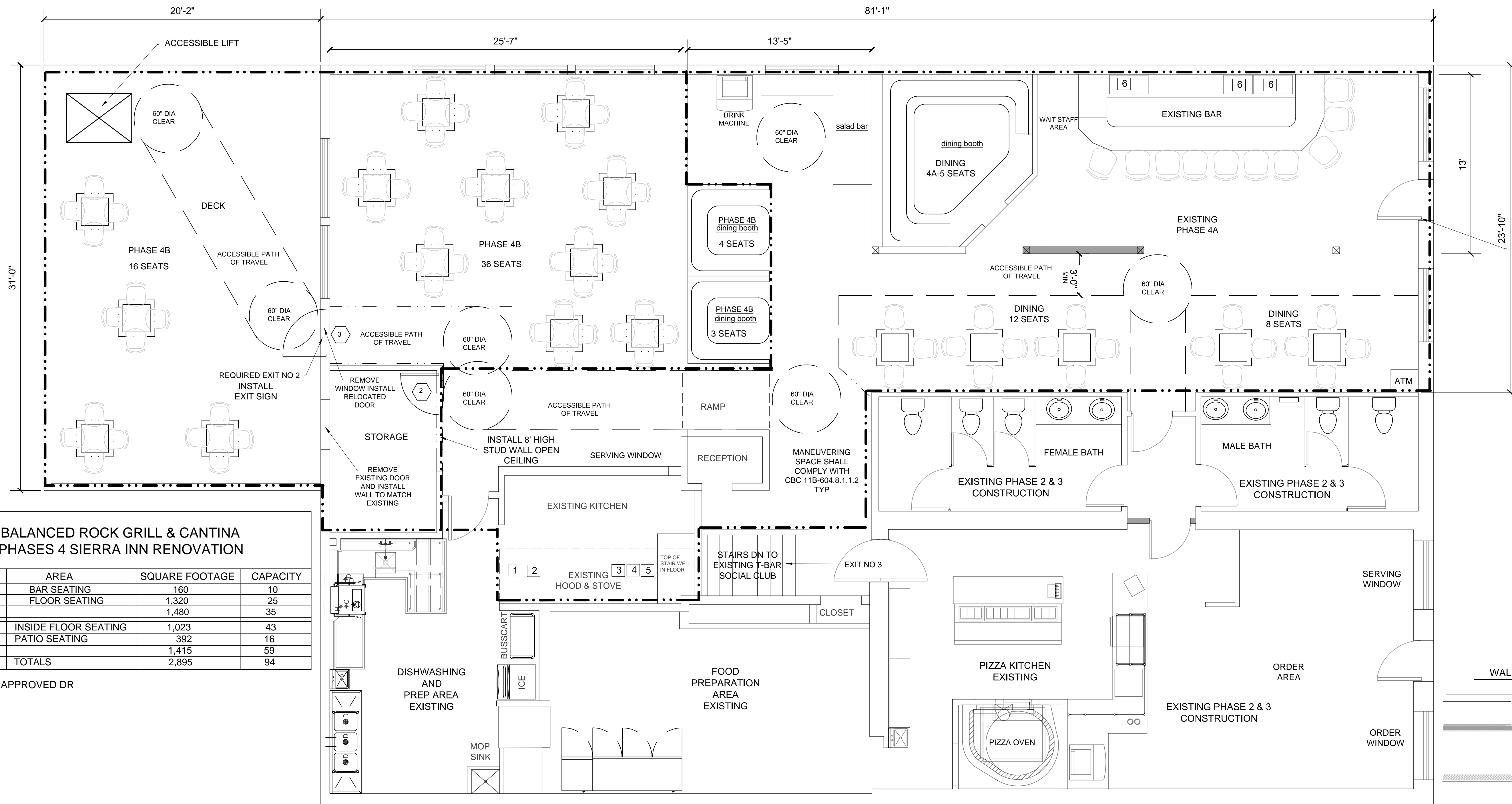
DATE: 6-1-23  
DRAWING NO. A-2



DOOR SCHEDULE					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
DOORS					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
1		3'-0"	STEEL	TBD	
2		3'-0"	WOOD	TBD	
3		3'-0"	STEEL	TBD	
WINDOW SCHEDULE					
MARK	TYPE	OPENING	MATERIAL	MANUFACTUER	REMARKS
A		5'X4'			EXISTING

**FLOOR PLAN NOTES:**

WRITTEN DIMENSIONS PREVAIL OVER SCALE.  
 VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION.



**BALANCED ROCK GRILL & CANTINA  
 PHASES 4 SIERRA INN RENOVATION**

PHASE	AREA	SQUARE FOOTAGE	CAPACITY
4A	BAR SEATING	160	10
4A	FLOOR SEATING	1,320	25
4A TOTAL*		1,480	35
4B	INSIDE FLOOR SEATING	1,023	43
4B	PATIO SEATING	392	16
4B TOTAL		1,415	59
4A & 4B	TOTALS	2,895	94

\*PHASE 4A APPROVED DR

**WALL LEGEND**

	EXISTING WALL
	WOOD STUDS WITH DRYWALL
	PRESSURE TREATED WOOD STUDS 1/2" DRY WALL

SCALE  
 1/4" = 1'-0"

<p>NO. REVISIONS:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10px;">1</td> <td style="width: 10px;">2</td> <td style="width: 10px;">3</td> <td style="width: 10px;">4</td> <td style="width: 10px;">5</td> <td style="width: 10px;">6</td> <td style="width: 10px;">7</td> <td style="width: 10px;">8</td> <td style="width: 10px;">9</td> <td style="width: 10px;">10</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table> <p>DATE: BY: BS</p>	1	2	3	4	5	6	7	8	9	10											<p style="text-align: center;"><b>RMS GROUP</b></p> <p style="text-align: center;">LAND DEVELOPMENT        PLANNING AND DESIGN SERVICES</p> <p style="text-align: center;">BOB STRONG, PE        rmsgpd@earthlink.net</p> <p style="text-align: center;">949.573.2135</p> <hr/> <p style="text-align: center;">SHEET TITLE: <b>PHASE 4B FLOOR PLAN</b></p> <p style="text-align: center;">PROJECT: <b>PROPOSED BALANCED ROCK SALOON</b></p> <p style="text-align: center;">ADDRESS: <b>BALANCED ROCK GRILL &amp; CANTINA</b>        2588 HIGHWAY 158        JUNE LAKE, CA 93529</p>
1	2	3	4	5	6	7	8	9	10												
<p>DATE: 6-1-23</p> <p>DRAWING NO. <b>A-3</b></p>																					