



**PROJECT ID:** DOG BAR  
**SITE ADDRESS:** 20896 DOG BAR RD, GRASS VALLEY, CA 95949  
**COUNTY:** NEVADA  
**APN:** 027-010-018-000  
**JURISDICTION:** COUNTY OF NEVADA  
**ZONING:** AG-20  
**PROJECT:** INITIAL BUILD  
**MDG LOCATION ID:** 5000918136  
**FUZE ID:** 16989172



### PROJECT DESCRIPTION

PROPOSED VERIZON WIRELESS UNMANNED TELECOMMUNICATIONS FACILITY ON NEW MONOPINE. TO CONSIST OF THE FOLLOWING:

#### SCOPE OF WORK

- NEW 30'X30' (900 SQ. FT.) EQUIPMENT LEASE AREA
- NEW 129' MONOPINE WITH NEW BASE PLATE
- INSTALL (1) 400A METER BANK W/ 200A VZW METER
- INSTALL (2) NEW EQUIPMENT CABINETS, (1) FUTURE
- INSTALL (1) TELCO CABINET
- INSTALL (1) ILC PANEL
- INSTALL (1) NEW GPS ANTENNA
- INSTALL (6) SERVICE LIGHTS\*
- INSTALL (1) NEW 30KW DIESEL GENERATOR W/ 210 GALLON SUB-BASE TANK FOR EMERGENCY USE
- INSTALL (3) C-BAND PANEL ANTENNAS
- INSTALL (6) LTE PANEL ANTENNAS
- INSTALL (6) LTE RRUS
- INSTALL (2) 6' MW ANTENNAS W/ (2) ODU'S
- INSTALL (4) SURGE SUPPRESSORS (2 @ EQUIPMENT LOCATION # 2 @ ANTENNA LOCATION)

\* SERVICE LIGHTS ARE USED FOR MAINTENANCE ONLY. DOWNCAST AND SHIELDED SERVICE LIGHTS ARE NORMALLY TO REMAIN OFF. SERVICE LIGHTS ARE ACTIVATED BY A TWIST-TIMER SWITCH.

### SITE INFORMATION

**LATITUDE (NAD83):** 39° 05' 21.39" N (39.089275)  
**LONGITUDE (NAD83):** 121° 00' 10.94" W (-121.003039)  
**ZONING:** AG-20  
**JURISDICTION:** COUNTY OF NEVADA  
**PARCEL NUMBER:** 027-010-018-000  
**COUNTY:** NEVADA  
**CONSTRUCTION TYPE:** V-B  
**OCCUPANCY:** U  
**POWER:** PG&E

### SYMBOLS/ABBREVIATIONS LEGEND

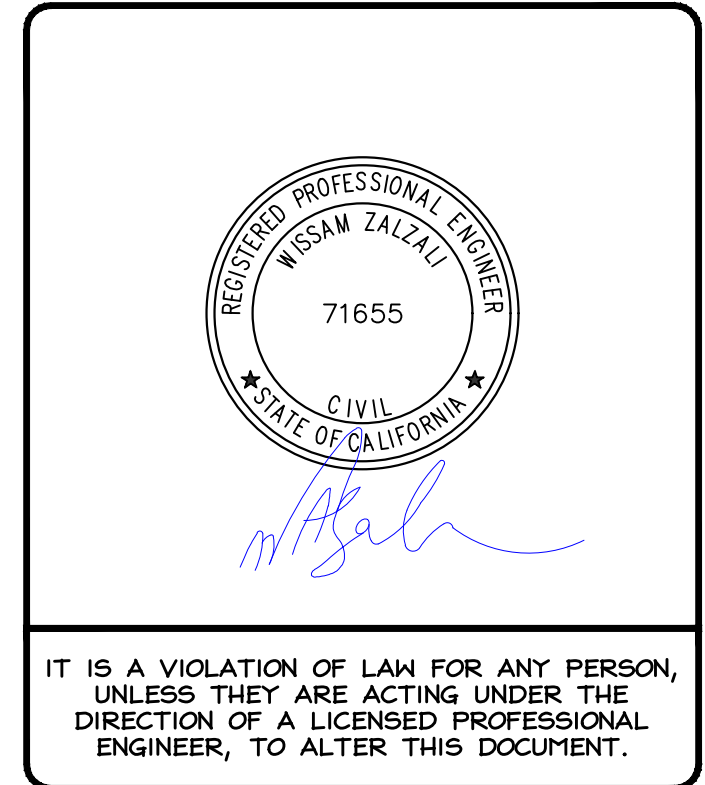
ADD'L	ADDITIONAL	L.	LONGITUDINAL
A.F.G.	ABOVE FINISHED GRADE	MAX.	MAXIMUM
ANT.	ANTENNA	MFR.	MANUFACTURER
ARCH.	ARCHITECTURAL	MIN.	MINIMUM
ASS'Y	ASSEMBLY	(N)	NEW
AWG.	AMERICAN WIRE GAUGE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BTWN.	BARE TINNED COPPER WIRE	P.T.	PRESSURE TREATED
CLR.	CLEAR	RAD.(R)	RADIUS
CONC.	CONCRETE	REQ'D	REQUIRED
CONN.	CONNECTION(OR)	RGS.	RIGID GALVANIZED STEEL
CONST.	CONSTRUCTION	SCH.	SCHEDULE
CONT.	CONTINUOUS	SIM.	SIMILAR
DBL.	DOUBLE	SQ.	SQUARE
D.F.	DOUGLAS FIR	S.S.	STAINLESS STEEL
DIA.	DIAMETER	STD.	STANDARD
DIM.	DIMENSION	TEMP.	TEMPORARY
EA.	EACH	THK.	THICK(NESS)
ELEV.	ELEVATION	TYP.	TYPICAL
EMT.	ELECTRICAL METALLIC TUBING	U.G.	UNDER GROUND
(E)	EXISTING	U.L.	UNDERWRITERS LABORATORY
F.G.	FINISH GRADE	U.N.O.	UNLESS NOTED OTHERWISE
FT.(')	FOOT (FEET)	V.I.F.	VERIFY IN FIELD
GA.	GAUGE	W	WIDE (WIDTH)
HT.	HEIGHT	w/	WITH
IN.(")	INCH(ES)	WD.	WOOD
LB.(#)	POUND(S)	W.P.	WEATHERPROOF
L.F.	LINEAR FEET (FOOT)		

### DRAWING INDEX

SHEET NO:	SHEET TITLE
T-1	TITLE SHEET
GN-1	GENERAL NOTES
GN-2	INSPECTION NOTES
C-1	SITE SURVEY
C-2	TITLE & EXCEPTIONS INFORMATION
A-1	OVERALL SITE PLAN
A-2	ENLARGED SITE PLAN
A-3	EQUIPMENT LAYOUT PLAN
A-4	ANTENNA LAYOUT PLAN
A-5	ELEVATIONS
D-1	EQUIPMENT DETAILS
D-2	MW DETAILS
D-3	EQUIPMENT DETAILS
D-4	EQUIPMENT DETAILS
D-5	BATTERY SPECIFICATIONS
D-5.1	BATTERY INFORMATION
D-6	GENERATOR WARNING SIGNS & DETAILS
D-7	GENERATOR SPECIFICATIONS
D-8	TANK SPECIFICATIONS
E-1	ELECTRICAL & GROUNDING NOTES
E-2	SINGLE LINE, PANEL SCHEDULE, NOTES & CONDUIT ROUTE
E-3	ELECTRICAL DETAILS
G-1	GROUNDING DETAILS & NOTES
G-2	GROUNDING DIAGRAMS

**PROJECT ID:** DOG BAR  
**DRAWN BY:** RC  
**CHECKED BY:** SS

REV	DATE	DESCRIPTION	
O	04/22/2024	100% CD'S FOR SUBMITTAL	SS
A	03/12/2024	80% CD'S FOR REVIEW	LS



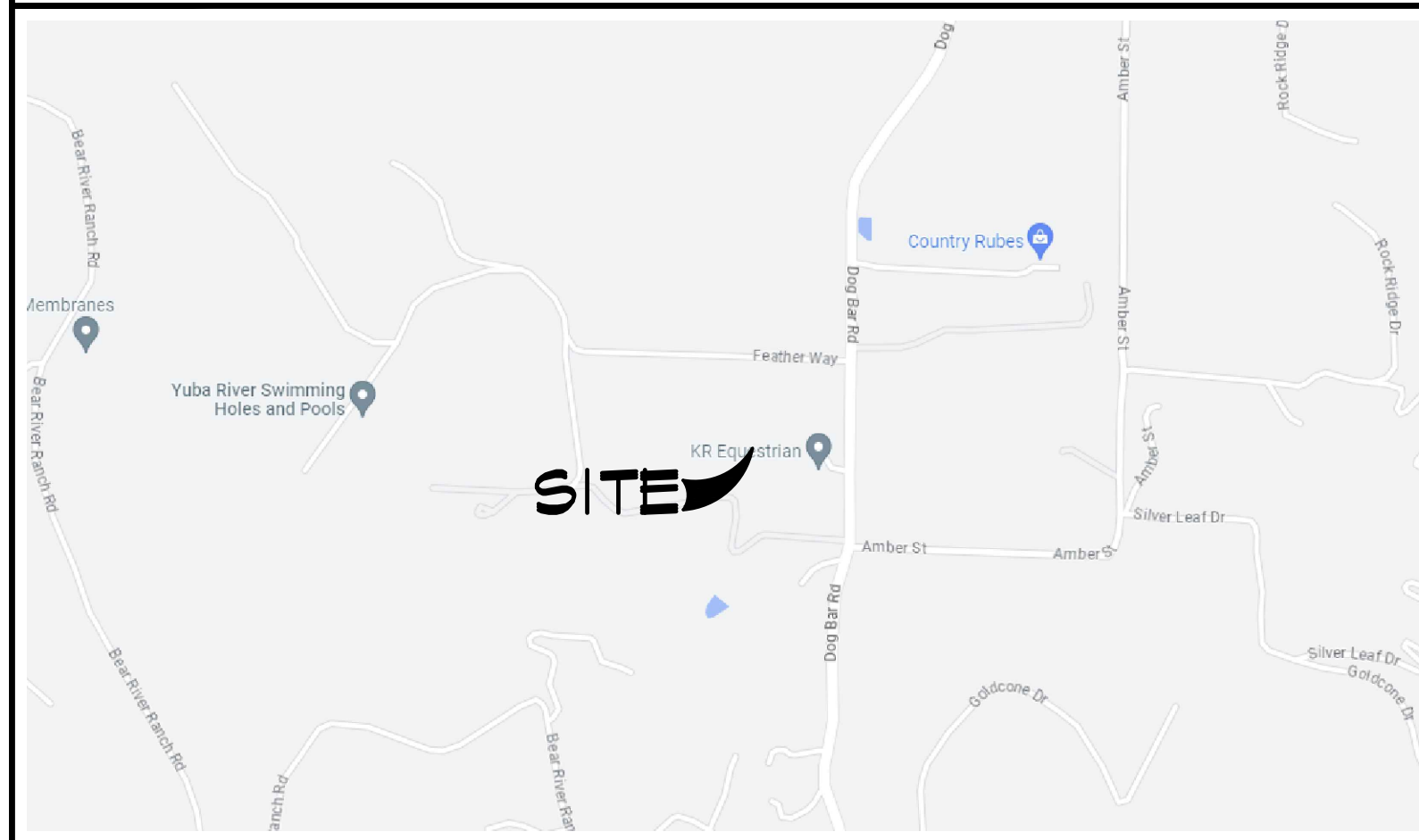
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**DOG BAR**  
**MONOPINE:**  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949

**SHEET TITLE**  
 TITLE SHEET

**SHEET NUMBER**  
 T-1

### VICINITY MAP & SITE IMAGE



### PROJECT TEAM

**APPLICANT:**  
 VERIZON WIRELESS  
 2770 SHADELANDS DR.  
 BUILDING II  
 WALNUT CREEK, CA 94598

**LEASING MANAGER:**  
 SEQUOIA DEPLOYMENT SERVICES, INC  
 1 SPECTRUM POINTE DRIVE, STE 130  
 LAKE FOREST, CA 92630  
 CONTACT: ROBERT BALLMAIER  
 PHONE: (949) 278-7747  
 EMAIL: bob.ballmaier@sequoia-ds.com

**ZONING MANAGER:**  
 SEQUOIA DEPLOYMENT SERVICES, INC  
 1 SPECTRUM POINTE DRIVE, STE 130  
 LAKE FOREST, CA 92630  
 CONTACT: BEN HACKSTEDDE  
 PHONE: (949) 259-3344  
 EMAIL: ben.hackstedde@sequoia-ds.com

**A/E PROJECT MANAGER:**  
 ALL STATES ENGINEERING & SURVEYING  
 23675 BIRTCHE DRIVE  
 LAKE FOREST, CA 92630  
 CONTACT: SILVIA SANDOVAL  
 PHONE: (949) 273-0996 X107  
 EMAIL: silvia@zatzali.com

**PROPERTY OWNER:**  
 JENNIFER GOODWIN  
 20896 DOG BAR RD.  
 GRASS VALLEY, CA 95949  
 PHONE: (530) 613-4807  
 EMAIL: neffyg@yahoo.com

### CODE COMPLIANCE

CONSTRUCTION WORKS AND MATERIALS MUST COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY LOCAL JURISDICTION, INCLUDING BUT NOT LIMITED TO:

- CALIFORNIA CODE OF REGULATIONS
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA FIRE CODE
- CALIFORNIA EXISTING BUILDING CODE,
- CALIFORNIA HISTORICAL BUILDING CODE,
- CALIFORNIA RESIDENTIAL CODE
- CALIFORNIA GREEN BUILDING CODE
- 2022 EDITION OF TITLE 24 ENERGY STANDARDS
- ANY LOCAL BUILDING CODE AMENDMENTS TO THE ABOVE CITY / COUNTY ORDINANCES

### ADMINISTRATIVE REQUIREMENTS

CONTRACTOR SHALL VERIFY ALL PLANS & (E) DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME IF USING 11"X17" PLOT, DRAWINGS WILL BE HALF SCALE.

### DO NOT SCALE DRAWINGS

SUBCONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS & FIELD CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.





**GENERAL CONSTRUCTION NOTES:**

- PLANS ARE INTENDED TO BE DIAGRAMMATIC OUTLINE ONLY, UNLESS NOTED OTHERWISE. THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT, APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL OBTAIN, IN WRITING, AUTHORIZATION TO PROCEED BEFORE STARTING WORK ON ANY ITEM NOT CLEARLY DEFINED OR IDENTIFIED BY THE CONTRACT DOCUMENTS.
- CONTRACTOR SHALL CONTACT USA (UNDERGROUND SERVICE ALERT) AT (800) 227-2600, FOR UTILITY LOCATIONS, 48 HOURS BEFORE PROCEEDING WITH ANY EXCAVATION, SITE WORK OR CONSTRUCTION.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE, OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CBC / UBC'S REQUIREMENTS REGARDING EARTHQUAKE RESISTANCE, FOR, BUT NOT LIMITED TO, PIPING, LIGHT FIXTURES, CEILING GRID, INTERIOR PARTITIONS, AND MECHANICAL EQUIPMENT. ALL WORK MUST COMPLY WITH LOCAL EARTHQUAKE CODES AND REGULATIONS.
- REPRESENTATIONS OF TRUE NORTH, OTHER THAN THOSE FOUND ON THE PLOT OF SURVEY DRAWINGS, SHALL NOT BE USED TO IDENTIFY OR ESTABLISH BEARING OF TRUE NORTH AT THE SITE. THE CONTRACTOR SHALL RELY SOLELY ON THE PLOT OF SURVEY DRAWING AND ANY SURVEYOR'S MARKINGS AT THE SITE FOR THE ESTABLISHMENT OF TRUE NORTH, AND SHALL NOTIFY THE ARCHITECT / ENGINEER PRIOR TO PROCEEDING WITH THE WORK IF ANY DISCREPANCY IS FOUND BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND THE TRUE NORTH ORIENTATION AS DEPICTED ON THE CIVIL SURVEY. THE CONTRACTOR SHALL ASSUME SOLE LIABILITY FOR ANY FAILURE TO NOTIFY THE ARCHITECT / ENGINEER.
- THE BUILDING DEPARTMENT ISSUING THE PERMITS SHALL BE NOTIFIED AT LEAST TWO WORKING DAYS PRIOR TO THE COMMENCEMENT OF WORK, OR AS OTHERWISE STIPULATED BY THE CODE ENFORCEMENT OFFICIAL HAVING JURISDICTION.
- DO NOT EXCAVATE OR DISTURB BEYOND THE PROPERTY LINES OR LEASE LINES, UNLESS OTHERWISE NOTED.
- ALL EXISTING UTILITIES, FACILITIES, CONDITIONS, AND THEIR DIMENSIONS SHOWN ON THE PLAN HAVE BEEN PLOTTED FROM AVAILABLE RECORDS. THE ARCHITECT / ENGINEER AND THE OWNER ASSUME NO RESPONSIBILITY WHATSOEVER AS TO THE SUFFICIENCY OR THE ACCURACY OF THE INFORMATION SHOWN ON THE PLANS, OR THE MANNER OF THEIR REMOVAL OR ADJUSTMENT. CONTRACTORS SHALL BE RESPONSIBLE FOR DETERMINING EXACT LOCATION OF ALL EXISTING UTILITIES AND FACILITIES PRIOR TO START OF CONSTRUCTION. CONTRACTORS SHALL ALSO OBTAIN FROM EACH UTILITY COMPANY DETAILED INFORMATION RELATIVE TO WORKING SCHEDULES AND METHODS OF REMOVING OR ADJUSTING EXISTING UTILITIES.
- CONTRACTOR SHALL VERIFY ALL EXISTING UTILITIES, BOTH HORIZONTAL AND VERTICALLY, PRIOR TO THE START OF CONSTRUCTION. ANY DISCREPANCIES OR DOUBTS AS TO THE INTERPRETATION OF PLANS SHOULD BE IMMEDIATELY REPORTED TO THE ARCHITECT / ENGINEER FOR RESOLUTION AND INSTRUCTION, AND NO FURTHER WORK SHALL BE PERFORMED UNTIL THE DISCREPANCY IS CHECKED AND CORRECTED BY THE ARCHITECT / ENGINEER. FAILURE TO SECURE SUCH INSTRUCTION MEANS CONTRACTOR WILL HAVE WORKED AT HIS/HER OWN RISK AND EXPENSE.
- ALL NEW AND EXISTING UTILITY STRUCTURES ON SITE AND IN AREAS TO BE DISTURBED BY CONSTRUCTION SHALL BE ADJUSTED TO FINISH ELEVATIONS PRIOR TO FINAL INSPECTION OF WORK.
- ANY DRAIN AND/OR FIELD TILE ENCOUNTERED / DISTURBED DURING CONSTRUCTION SHALL BE RETURNED TO IT'S ORIGINAL CONDITION PRIOR TO COMPLETION OF WORK. SIZE, LOCATION AND TYPE OF ANY UNDERGROUND UTILITIES OR IMPROVEMENTS SHALL BE ACCURATELY NOTED AND PLACED ON "AS-BUILT" DRAWINGS BY GENERAL CONTRACTOR, AND ISSUED TO THE ARCHITECT / ENGINEER AT COMPLETION OF PROJECT.
- ALL TEMPORARY EXCAVATIONS FOR THE INSTALLATION OF FOUNDATIONS, UTILITIES, ETC., SHALL BE PROPERLY LAID BACK OR BRACED IN ACCORDANCE WITH CORRECT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REQUIREMENTS.
- INCLUDE MISC. ITEMS PER VERIZON WIRELESS SPECIFICATIONS

**APPLICABLE CODES, REGULATIONS AND STANDARDS:**

- SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION.
- THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.
- SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
  - AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
  - AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
  - TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARD FOR STRUCTURAL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES
  - INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRICAL EQUIPMENT.
  - IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
  - TIA 607 COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS TELCORDIA GR-63 NETWORK
- EQUIPMENT-BUILDING SYSTEM (NEBS): PHYSICAL PROTECTION
- TELCORDIA GR-347 CENTRAL OFFICE POWER WIRING
- TELCORDIA GR-1275 GENERAL INSTALLATION REQUIREMENTS
- TELCORDIA GR-1503 COAXIAL CABLE CONNECTIONS
- ANY AND ALL OTHER LOCAL & STATE LAWS AND REGULATIONS
- FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

**ABBREVIATIONS:**

A.B.	ANCHOR BOLT	F.O.W.	FACE OF WALL	THK.	THICK(NESS)
ABV.	ABOVE	F.S.	FINISH SURFACE	T.N.	TOE NAIL
ACCA	ANTENNA CABLE COVER ASSEMBLY	FT.( ' )	FOOT (FEET)	T.O.A.	TOP OF ANTENNA
ADD'L	ADDITIONAL	FTG.	FOOTING	T.O.C.	TOP OF CURB
A.F.F.	ABOVE FINISHED FLOOR	G.	GROWTH (CABINET)	T.O.F.	TOP OF FOUNDATION
A.F.G.	ABOVE FINISHED GRADE	GA.	GAUGE	T.O.P.	TOP OF PLATE (PARAPET)
ALUM.	ALUMINUM	GI.	GALVANIZE(D)	T.O.S.	TOP OF STEEL
ALT.	ALTERNATE	G.F.I.	GROUND FAULT CIRCUIT INTERRUPTER	T.O.W.	TOP OF WALL
ANT.	ANTENNA	GLB.	(GLU-LAM) GLUE LAMINATED BEAM	TYP.	TYPICAL
APPRX.	APPROXIMATE(LY)	GPS	GLOBAL POSITIONING SYSTEM	U.G.	UNDER GROUND
ARCH.	ARCHITECT(URAL)	GRND.	GROUND	U.L.	UNDERWRITERS LABORATORY
AWG.	AMERICAN WIRE GAUGE	HDR.	HEADER	U.N.O.	UNLESS NOTED OTHERWISE
BLDG.	BUILDING	HGR.	HANGER	V.I.F.	VERIFY IN FIELD
BLK.	BLOCK	HT.	HEIGHT	W	WIDE (WIDTH)
BLKG.	BLOCKING	IGGB.	ISOLATED COPPER GROUND BUS	W/	WITH
BM.	BEAM	IN ( ' )	INCHES	WD.	WOOD
B.N.	BOUNDARY NAILING	INT.	INTERIOR	W.P.	WEATHERPROOF
BTCN.	BARE TINNED COPPER WIRE	LB.(#)	POUND(S)	WT.	WEIGHT
B.O.F.	BOTTOM OF FOOTING	L.B.	LAG BOLTS	WT.	WEIGHT
B/U	BACK-UP CABINET	L.F.	LINEAR FEET (FOOT)	C	CENTERLINE
CAB.	CABINET	L.	LONG(ITUDINAL)	P	PLATE, PROPERTY LINE
CANT.	CANTILEVER(ED)	MAS.	MASONRY		
C.I.P.	CAST IN PLACE	MAX.	MAXIMUM		
CLG.	CEILING	M.B.	MACHINE BOLT		
CLR.	CLEAR	MECH.	MECHANICAL		
COL.	COLUMN	MFR.	MANUFACTURER		
CONC.	CONCRETE	MIN.	MINIMUM		
CONN.	CONNECTION(OR)	MISC.	MISCELLANEOUS		
CONST.	CONSTRUCTION	MTL.	METAL		
CONT.	CONTINUOUS	(N)	NEW		
d	PENNY (NAILS)	NO.(#)	NUMBER		
DBL.	DOUBLE	N.T.S.	NOT TO SCALE		
DEPT.	DEPARTMENT	O.C.	ON CENTER		
D.F.	DOUGLAS FIR	OPNG.	OPENING		
DIA.	DIAMETER	P/C	PRECAST CONCRETE		
DIAG.	DIAGONAL	PCS	PERSONAL COMMUNICATION SERVICES		
DIM.	DIMENSION	PLY.	PLYWOOD		
DWG.	DRAWING(S)	PPC	POWER PROTECTION CABINET		
DWL.	DOWEL(S)	PRC	PRIMARY RADIO CABINET		
EA.	EACH	P.S.F.	POUNDS PER SQUARE FOOT		
EL.	ELEVATION	P.S.I.	POUNDS PER SQUARE INCH		
ELEC.	ELECTRICAL	P.T.	PRESSURE TREATED		
ELEV.	ELEVATOR	PWR.	POWER (CABINET)		
EMT.	ELECTRICAL METALLIC TUBING	QTY.	QUANTITY		
E.N.	EDGE NAIL	RAD.(R)	RADIUS		
ENG.	ENGINEER	REF.	REFERENCE		
EQ.	EQUAL	REINF.	REINFORCEMENT(ING)		
EXP.	EXPANSION	REQ'D/	REQUIRED		
EXST.(E)	EXISTING	RGS.	RIGID GALVANIZED STEEL		
EXT.	EXTERIOR	SCH.	SCHEDULE		
FAB.	FABRICATION(OR)	SHT.	SHEET		
F.F.	FINISH FLOOR	SIM.	SIMILAR		
F.G.	FINISH GRADE	SPEC.	SPECIFICATIONS		
FIN.	FINISH(ED)	SQ.	SQUARE		
FLR.	FLOOR	S.S.	STAINLESS STEEL		
FDNL.	FOUNDATION	STD.	STANDARD		
F.O.C.	FACE OF CONCRETE	STL.	STEEL		
F.O.M.	FACE OF MASONRY	STRUC.	STRUCTURAL		
F.O.S.	FACE OF STUD	TEMP.	TEMPORARY		

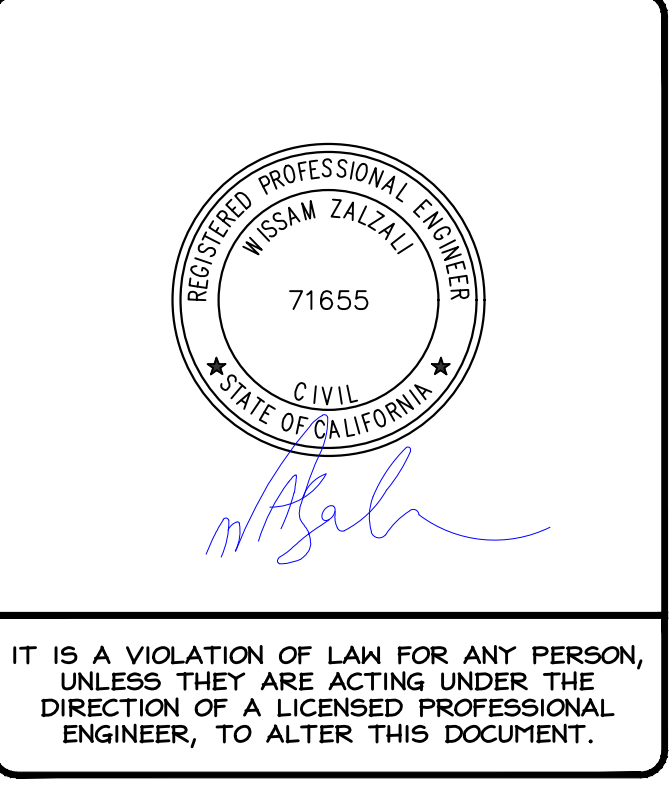
**SYMBOLS LEGEND:**

	BLDG. SECTION		GROUT OR PLASTER
	DOOR SYMBOL		(E) BRICK
	WINDOW SYMBOL		(E) MASONRY
	TILT-UP PANEL MARK		EARTH
	GRID/COLUMN LINE		SAND
	KEYNOTE, DIMENSION ITEM		PLYWOOD
	KEYNOTE, CONSTRUCTION ITEM		SAND
	WALL TYPE MARK		MATCH LINE
OFFICE	ROOM NAME		GROUND CONDUCTOR
	ROOM NUMBER		OVERHEAD SERVICE CONDUCTORS
			POWER CONDUIT
			WOOD FENCE



PROJECT ID:	DOG BAR
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REV	DATE	DESCRIPTION	
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**DOG BAR**  
**MONOPINE:**  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949

SHEET TITLE  
**GENERAL NOTES**

SHEET NUMBER  
**GN-1**



SUMMARY OF SPECIAL INSPECTION		
NO.	DESCRIPTION OF TYPE OF INSPECTION REQ'D, LOCATION, REMARKS, ETC.	INSPECTION TYPE
1.	REQUIRED INSPECTIONS FOR SOIL/FOUNDATION:	
A.	VERIFY EXCAVATIONS ARE EXTENDED TO PROPER DEPTH AND THAT THE MATERIALS BELOW FOUNDATIONS ARE ADEQUATE TO ACHIEVE THE DESIGN BEARING CAPACITY	PERIODIC
B.	PERFORM CLASSIFICATION AND TESTING OF COMPACTED FILL MATERIALS	PERIODIC
C.	VERIFY USE OF PROPER MATERIALS, DENSITIES AND LIFT THICKNESSES DURING PLACEMENT AND COMPACTION OF COMPACTED FILL	CONTINUOUS
D.	PRIOR TO PLACEMENT OF COMPACTED FILL, INSPECT SUBGRADE AND VERIFY THAT IT HAS BEEN PREPARED PROPERLY	PERIODIC
2.	REQUIRED INSPECTIONS FOR CAST-IN-PLACE DEEP FOUNDATION ELEMENTS	
A.	INSPECT DRILLING OPERATIONS AND MAINTAIN COMPLETE AND ACCURATE RECORDS FOR EACH ELEMENT	CONTINUOUS
B.	VERIFY PLACEMENT LOCATIONS AND PLUMBNESS, CONFIRM ELEMENT DIAMETERS, BELL DIAMETERS (IF APPLICABLE), LENGTHS, EMBEDMENT INTO BEDROCK (IF APPLICABLE) AND ADEQUATE END-BEARING STRATA CAPACITY. RECORD CONCRETE OR GROUT VOLUMES.	CONTINUOUS
3.	REQUIRED INSPECTIONS FOR CONCRETE CONSTRUCTION	
A.	INSPECT REINFORCEMENT AND VERIFY PLACEMENT	PERIODIC
B.	INSPECT ANCHORS CAST IN CONCRETE - PLUMBNESS, ORIENTATION, TOP AND BOTTOM TEMPLATES ARE INSTALLED, AND THAT THE MINIMUM EMBEDMENT SPECIFIED BY THE FOUNDATION DESIGNER IS MET.	PERIODIC
C.	VERIFY USE OF REQUIRED DESIGN MIX AND COMPLIANCE WITH ACI 318-19	PERIODIC
D.	PRIOR TO CONCRETE PLACEMENT, FABRICATE SPECIMENS FOR STRENGTH TESTS, PERFORM SLUMP AND AIR CONTENT TESTS, AND DETERMINE THE TEMPERATURE OF THE CONCRETE.	CONTINUOUS
E.	INSPECT CONCRETE PLACEMENT FOR PROPER APPLICATION TECHNIQUES.	CONTINUOUS
F.	VERIFY MAINTENANCE OF SPECIFIED CURING TEMPERATURE AND TECHNIQUES	PERIODIC
G.	INSPECT FORMWORK FOR PROPER SHAPE, LOCATION AND DIMENSIONS.	PERIODIC
4.	BOLTING:	
A.	ANCHOR BOLTS SHALL BE INSTALLED WITH A LOCKING MECHANISM AND BE TIGHTENED TO A "SNUG TIGHT" CONDITION PER AISC	PERIODIC
B.	ALL HIGH STRENGTH BOLTS, A325, SHALL BE TIGHTENED TO THE TURN OF NUT METHOD AS DEFINED BY AISC	PERIODIC
5.	FIELD WELDING:	
A.	NO FIELD WELDING SHALL BE PERMITTED EXCEPT WHERE SPECIFICALLY NOTED ON THE STRUCTURAL DRAWINGS	</= 5/16, PERIODIC > 5/16, CONTINUOUS
6.	SHOP WELDING:	
A.	ALL SHOP WELDING OF STRUCTURAL STEEL SHALL BE PERFORMED BY AN APPROVED FABRICATOR'S SHOP PER 2022 CBC SECTION 1704.2.5	PROVIDE CERTS.
B.	ALL WELDED CONNECTIONS SHALL CONFORM WITH THE LATEST EDITION OF THE AMERICAN WELDING SOCIETY (AWS) D1.1	N/A
C.	WELD ELECTRODES SHALL BE LOW HYDROGEN E70XX U.N.O.	N/A
D.	VISUAL INSPECTION OF ALL WELDS SHALL BE PERFORMED BEFORE GALVANIZING.	INSPECT AND REPORT
E.	IF A WELD IS IN QUESTION PER THE VISUAL INSPECTION THEN IT SHALL BE TESTED USING AN APPROPRIATE TEST, I.E. DIE PENETRATION, MAGNETIC PARTICLE, U.T., ETC.	INSPECT AND REPORT

**Table N5.4-1  
Inspection Tasks Prior to Welding**

Inspection Tasks Prior to Welding	QC	QA
Welder qualification records and continuity records	P	O
WPS available	P	P
Manufacturer certifications for welding consumables available	P	P
Material identification (type/grade)	O	O
Welder identification system <ul style="list-style-type: none"> <li>Fabricator or erector, as applicable, shall maintain a system by which a welder who has welded a joint or member can be identified.</li> <li>Die stamping of members subjected to fatigue shall be prohibited unless approved by the engineer of record.</li> </ul>	O	O
Fit-up of groove welds (including joint geometry) <ul style="list-style-type: none"> <li>Joint preparations</li> <li>Dimensions (alignment, root opening, root face, bevel)</li> <li>Cleanliness (condition of steel surfaces)</li> <li>Tacking (tack weld quality and location)</li> <li>Backing type and fit (if applicable)</li> </ul>	O	O
Fit-up of CJP groove welds of HSS T-, Y-, and K-connections without backing (including joint geometry) <ul style="list-style-type: none"> <li>Joint preparations</li> <li>Dimensions (alignment, root opening, root face, bevel)</li> <li>Cleanliness (condition of steel surfaces)</li> <li>Tacking (tack weld quality and location)</li> </ul>	P	O
Configuration and finish of access holes	O	O
Fit-up of fillet welds <ul style="list-style-type: none"> <li>Dimensions (alignment, gaps at root)</li> <li>Cleanliness (condition of steel surfaces)</li> <li>Tacking (tack weld quality and location)</li> </ul>	O	O
Check welding equipment	O	-

**TABLE N5.4-2  
Inspection Tasks During Welding**

Inspection Tasks During Welding	QC	QA
Control and handling of welding consumables <ul style="list-style-type: none"> <li>Packaging</li> <li>Exposure control</li> </ul>	O	O
No welding over cracked tack welds	O	O
Environmental conditions <ul style="list-style-type: none"> <li>Wind speed within limits</li> <li>Precipitation and temperature</li> </ul>	O	O
WPS followed <ul style="list-style-type: none"> <li>Settings on welding equipment</li> <li>Travel speed</li> <li>Selected welding materials</li> <li>Shielding gas type/flow rate</li> <li>Preheat applied</li> <li>Interpass temperature maintained (min./max.)</li> <li>Proper position (F, V, H, OH)</li> </ul>	O	O
Welding techniques <ul style="list-style-type: none"> <li>Interpass and final cleaning</li> <li>Each pass within profile limitations</li> <li>Each pass meets quality requirements</li> </ul>	O	O
Placement and installation of steel headed stud anchors	P	P

**TABLE N5.4-3  
Inspection Tasks After Welding**

Inspection Tasks After Welding	QC	QA
Welds cleaned	O	O
Size, length, and location of welds	P	P
Welds meet visual acceptance criteria <ul style="list-style-type: none"> <li>Crack prohibition</li> <li>Weld/base-metal fusion</li> <li>Crater cross section</li> <li>Weld profiles</li> <li>Weld size</li> <li>Undercut</li> <li>Porosity</li> </ul>	P	P
Arc strikes	P	P
k-area <sup>[6]</sup>	P	P
Weld access holes in rolled heavy shapes and built-up heavy shapes <sup>[6]</sup>	P	P
Backing removed and weld tabs removed (if required)	P	P
Repair activities	P	P
Document acceptance or rejection of welded joint or member <sup>[6]</sup>	P	P
No prohibited welds have been added without the approval of the engineer of record	O	O

**TABLE N5.6-1  
Inspection Tasks Prior to Bolting**

Inspection Tasks Prior to Bolting	QC	QA
Manufacturer's certifications available for fastener materials	O	P
Fasteners marked in accordance with ASTM requirements	O	O
Correct fasteners selected for the joint detail (grade, type, bolt length if threads are to be excluded from shear plane)	O	O
Correct bolting procedure selected for joint detail	O	O
Connecting elements, including the appropriate faying surface condition and hole preparation, if specified, meet applicable requirements	O	O
Pre-installation verification testing by installation personnel observed and documented for fastener assemblies and methods used	P	O
Protected storage provided for bolts, nuts, washers, and other fastener components	O	O

**TABLE J7.1  
Documentation of Visual Inspection After Welding**

Documentation of Visual Inspection After Welding	QC		QA	
	Task	Doc.	Task	Doc.
Welds meet visual acceptance criteria <ul style="list-style-type: none"> <li>Crack prohibition</li> <li>Weld/base-metal fusion</li> <li>Crater cross section</li> <li>Weld profiles and size</li> <li>Undercut</li> <li>Porosity</li> </ul>	P	D	P	D
k-area <sup>[6]</sup>	P	D	P	D
Placement of reinforcing or contouring fillet welds (if required)	P	D	P	D
Backing removed, weld tabs removed and finished, and fillet welds added (if required)	P	D	P	D

<sup>[6]</sup> When welding of doubler plates, continuity plates, or stiffeners has been performed in the k-area, visually inspect the web k-area for cracks within 3 in. (75 mm) of the weld. The visual inspection shall be performed no sooner than 48 hours following completion of the welding.  
Note:  
Doc. = documentation

**TABLE J10.1  
Inspection of Composite Structures  
Prior to Concrete Placement**

Inspection of Composite Structures Prior to Concrete Placement	QC		QA	
	Task	Doc.	Task	Doc.
Material identification of reinforcing steel (type/grade)	O	-	O	-
If welded, determination of carbon equivalent for reinforcing steel other than ASTM A706/A706M	O	-	O	-
Proper reinforcing steel size, spacing, and orientation	O	-	O	-
Reinforcing steel has not been rebent in the field	O	-	O	-
Reinforcing steel has been tied and supported as required	O	-	O	-
Required reinforcing steel clearances have been provided	O	-	O	-
Composite member has required size	O	-	O	-

Note:  
Doc. = documentation  
- = indicates no documentation is required

**TABLE J10.2  
Inspection of Composite Structures  
During Concrete Placement**

Inspection of Composite Structures During Concrete Placement	QC		QA	
	Task	Doc.	Task	Doc.
Concrete: Material identification (mix design, compressive strength, maximum large aggregate size, maximum slump)	O	D	O	D
Limits on water added at the truck or pump	O	D	O	D
Proper placement techniques to limit segregation	O	-	O	-

Note:  
Doc. = documentation  
- = indicates no documentation is required

**TABLE J11.1  
Inspection of H-Piles**

Inspection of Piling	QC		QA	
	Task	Doc.	Task	Doc.
Protected zone—no holes or unapproved attachments made by the responsible contractor, as applicable	P	D	P	D

Note:  
Doc. = documentation

**verizon**

2770 SHADELANDS DRIVE  
BUILDING 11  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2263

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: DOG BAR

DRAWN BY: RC

CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
O	04/22/2024	100% CD'S FOR SUBMITTAL	SS
A	03/12/2024	80% CD'S FOR REVIEW	LS



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**DOG BAR**  
MONOPINE:  
20896 DOG BAR RD  
GRASS VALLEY, CA 95949

SHEET TITLE

INSPECTION NOTES

SHEET NUMBER

**GN-2**



**LEGEND**

— x —	CHAIN LINK FENCE	□	U.G. UTILITY VAULT	VLT	U.G. UTILITY VAULT	UP	UTILITY POLE
— —	WOOD FENCE	⊕	MANHOLE	AC	ASPHALTIC CONCRETE	LP	LIGHT POLE
— OH —	OVERHEAD LINE	○	UTILITY POLE	AP	ASPHALT PAVING	WLP	WOOD LIGHT POLE
— —	METAL FENCE	⊙	SPOT ELEVATION	R.O.W.	RIGHT OF WAY	LUM	LUMINAIRE
— —	GRADE BREAK	⊕	WATER VALVE	R/W	RIGHT OF WAY	OH	OVERHEAD
---	RIGHT OF WAY LINE	⊙	FOUND MONUMENT	PUE	PUBLIC UTILITY EASEMENT	CONC	CONCRETE
---	CENTER LINE	⊕	GEODETIC MARKER	BCM	BRASS CAP MONUMENT	PED	PEDESTAL
---	EASEMENT LINE	⊕	ROAD SIGN	NG	NATURAL GRADE	MON	MONUMENT
---	BOUNDARY LINE					VZW	VERIZON WIRELESS

- NOTES:**
- THIS IS NOT A BOUNDARY SURVEY. THIS IS A SPECIALIZED TOPOGRAPHIC MAP. THE PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE FROM RECORD INFORMATION AS NOTED HEREON. THIS SURVEY IS INTENDED FOR EXHIBIT PURPOSES AND NOT FOR RECORDATION AS AN OFFICIAL RECORD OF SURVEY DRAWING. ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. TRANSLATED THE TOPOGRAPHIC SURVEY TO RECORD INFORMATION USING MONUMENT(S)/LANDMARK(S) SHOWN HEREON. NO TITLE RESEARCH WAS PERFORMED BY ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
  - ANY CHANGES MADE TO THE INFORMATION ON THIS PLAN, WITHOUT THE WRITTEN CONSENT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. RELIEVES ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. OF ANY AND ALL LIABILITY.
  - THESE DRAWINGS & SPECIFICATIONS ARE THE PROPERTY & COPYRIGHT OF ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC. & SHALL NOT BE USED ON ANY OTHER WORK EXCEPT BY AGREEMENT WITH THE SURVEYOR, AND BY WRITTEN PERMISSION FROM ALL STATES ENGINEERING & SURVEYING / LAYTON SURVEYS LLC.
  - WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALED & SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE NOTICED TO THE SURVEYOR PRIOR TO COMMENCEMENT OF ANY WORK.
  - THIS SITE IS PROPOSED TO BE DEVELOPED ON A PARCEL OF PROPERTY LOCATED WITHIN THE CITY OF GRASS VALLEY, COUNTY OF NEVADA, STATE OF CALIFORNIA.
  - TITLE INFORMATION SHOWN HEREON IS PER A 'CLTA-GUARANTEE FORM NO. 28-CONDITION OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 6970044; CUSTOMER REFERENCE NUMBER: DOG BAR; AND DATED: MARCH 21, 2023.
  - THIS DRAWING IS NOT INTENDED TO VERIFY OWNERSHIP OR USAGE. SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE.

LINE TABLE			CURVE TABLE					
LINE #	LENGTH	BEARING	CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
L1	30.00	N87° 23' 00"W	C1	86.37	75.91	65.19	N48° 51' 45"W	81.79
L2	30.00	N2° 37' 00"E	C2	66.01	294.23	12.85	N78° 45' 11"W	65.87
L3	30.00	S87° 23' 00"E	C3	106.40	83.46	73.05	N37° 05' 37"W	99.34
L4	30.00	S2° 37' 00"W	C4	179.23	355.09	28.92	S70° 14' 17"W	177.33
L5	46.49	S89° 03' 55"W	C5	101.86	180.19	32.39	S36° 49' 50"W	100.51
L6	141.39	S89° 03' 55"W	C6	72.63	131.06	31.75	S4° 14' 01"W	71.70
L7	227.67	N83° 07' 55"W	C7	145.44	108.87	76.54	S76° 03' 14"E	134.87
L8	78.02	S22° 00' 06"W	C8	85.01	498.12	9.78	N60° 47' 07"E	84.91
L9	23.01	S82° 36' 33"W	C9	99.67	254.89	22.41	N38° 23' 07"E	99.04
L10	39.34	N27° 32' 25"W						
L11	57.82	N6° 53' 00"W						
L12	86.88	N43° 19' 43"W						
L13	34.92	N89° 45' 00"W						
L14	201.45	S50° 34' 48"W						
L15	56.25	S87° 23' 00"E						

**TITLE INFORMATION**  
 TITLE INFORMATION SHOWN HEREON IS PER A 'REPORT OF TITLE' PREPARED BY: FIRST AMERICAN TITLE INSURANCE COMPANY; ORDER NO.: 5026900-6970044; CUSTOMER REFERENCE NUMBER: DOG BAR AND DATED: MARCH 21, 2023 AT 7:30 A.M.

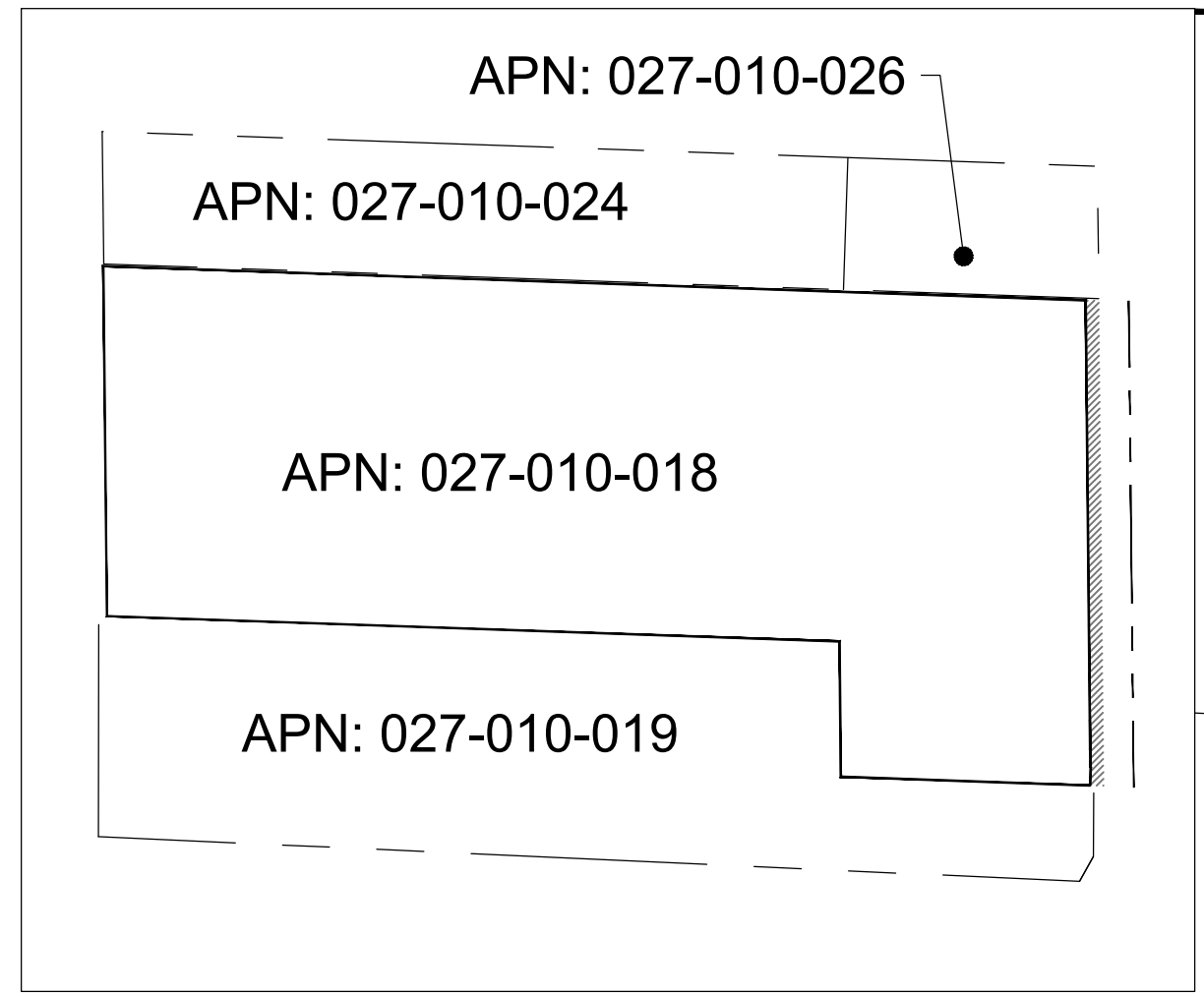
**LEGAL DESCRIPTION:**  
 SEE SHEET C-2 FOR A COMPLETE LEGAL DIScription FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

**EXCEPTIONS:**  
 NO PLOTTABLE EXCEPTIONS AFFECTING THE PROPOSED LEASE WERE PROVIDED AS A PART OF THE TITLE REPORT FOR INCLUSION INTO THIS SURVEY DRAWING. SEE SHEET C-2 FOR A COMPLETE LIST OF TITLE EXCEPTIONS FROM THE TITLE GURANTEE PROVIDED BY THE CLIENT.

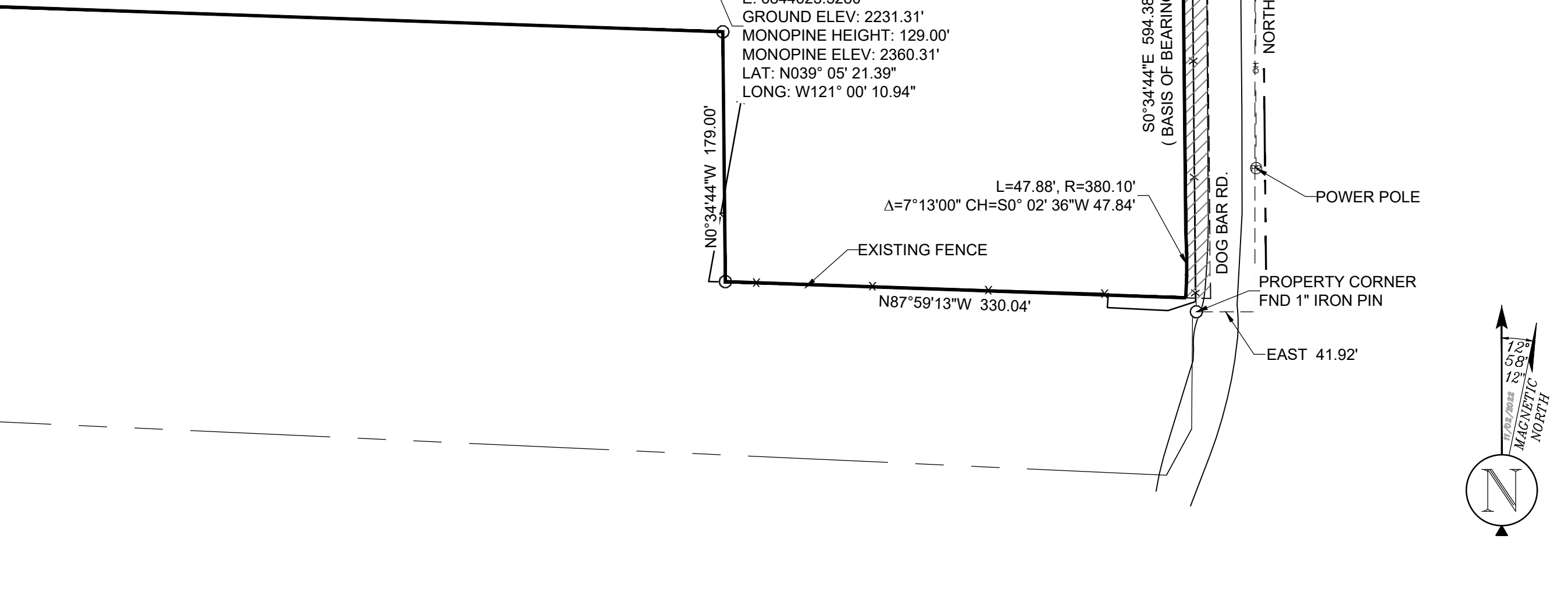
**UTILITY NOTE:**  
 SURVEYOR DOES NOT GUARANTEE THE LOCATION, EXISTENCE, SIZE OR DEPTH, OF ANY PUBLIC OR PRIVATE UTILITY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811-CALIFORNIA USA (UNDERGROUND SERVICE ALERT), BLUE STAKE, AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. PROTECTION, REMOVAL, RELOCATION AND/OR REPLACEMENT OF UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



VICINITY MAP



2 SITE LOCATION 1 inch = 250 ft.



1 SITE LOCATION 1 inch = 80 ft.

**BASIS OF BEARING**  
 BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM CALIFORNIA STATE PLANE COORDINATE ZONE TWO, DETERMINED BY GPS OBSERVATIONS.

**SURVEY DATE**  
 3/30/2023

**BENCHMARK**  
 SE PROP COR. OPUS POSITION  
 NORTHING: 2159658.7120  
 EASTING: 6845063.1360  
 +2176.59' (A.M.S.L.)

**verizon**  
 15505 SAND CANYON AVE,  
 BUILDING "D", 1ST FLOOR,  
 IRVINE, CA 92618

**SEQUOIA**  
 DEPLOYMENT SERVICES, INC.  
 1 SPECTRUM POINTE DRIVE, SUITE 130  
 LAKE FOREST, CA 92630

**ALLSTATES**  
 ENGINEERING & SURVEYING  
 23675 BIRTCHEr DRIVE  
 LAKE FOREST, CA 92630

PROJECT NO:	DOG BAR
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	BY
3	08/08/2023	REVISED POLE HEIGHT	NC
2	06/15/2023	FINAL SURVEY (PTR)	NC
1	06/06/2023	REVISED UTIL PATH	NC
0	04/21/2023	FINAL SURVEY	KT
A	04/09/2023	SURVEY FIRST DRAFT	KT

PROFESSIONAL LAND SURVEYOR  
 JAYME R. TARBERT  
 No. 7129  
 STATE OF CALIFORNIA

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

DOG BAR  
 A.P.N. 027-010-018-000  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949  
 SITE EXHIBIT

SHEET TITLE  
 SITE SURVEY

SHEET NUMBER  
**C-1**



**LEGAL DESCRIPTION:**

REAL PROPERTY IN THE UNINCORPORATED AREA OF THE COUNTY OF NEVADA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST ONE QUARTER OF SOUTHWEST ONE QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 9, EAST, M.D.B.&M. MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE WEST LINE OF SAID SECTION 5, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0° 03' WEST 406.6 FEET; THENCE FROM SAID POINT OF BEGINNING FOLLOWING SAID WESTERLY LINE NORTH 0° 03' EAST 742.4 FEET; THENCE LEAVING SAID WESTERLY LINE SOUTH 87° 23' EAST 1317.80 FEET TO A POINT IN THE EASTERLY LINE OF SAID SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5; THENCE FOLLOWING SAID EASTERLY LINE SOUTH 0° 03' WEST 710.00 FEET; THENCE LEAVING SAID EASTERLY LINE SOUTH 28° 38' WEST 37.60 FEET; THENCE NORTH 87° 23' WEST 1300.2 FEET TO THE POINT OF BEGINNING.  
(NOT PLOTTABLE -- NO FIELD EVIDENCE EXISTS TO SUPPORT BOUNDARY LOCATION)

EXCEPTING THEREFROM ALL THAT PORTION CONVEYED BY THE DEED DATED JULY 22, 1968, RECORDED SEPTEMBER 10, 1968, IN BOOK 456, PAGE 13, OFFICIAL RECORDS, EXECUTED BY REGINALD J. CLEMENS ET UX TO WALTER W. HENDRIX ET UX, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL THAT PORTION OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 5, TOWNSHIP 14 NORTH, RANGE 9 EAST, M.D.B.&M., DESCRIBED AS FOLLOWS:

BEGINNING AT POINT ON THE WESTERLY LINE OF SAID SECTION 5, FROM WHICH THE SOUTHWEST CORNER THEREOF BEARS SOUTH 0° 03' WEST 406.6 FEET; THENCE FROM SAID POINT OF BEGINNING NORTH 0° 03' EAST 279.0 FEET ALONG THE WEST LINE OF SAID SECTION 5; THENCE SOUTH 87° 23' EAST 970.0 FEET; THENCE SOUTH 0° 03' WEST 179.0 FEET; THENCE SOUTH 87° 23' EAST 347.80 FEET TO A POINT ON THE EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5; THENCE SOUTH 0° 03' WEST 67.8 FEET ALONG SAID EAST LINE OF THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 5 TO THE MOST NORTHERLY CORNER OF THAT CERTAIN PARCEL OF LAND CONVEYED TO GERALD R. KORHONEN ET UX BY DEED DATED JULY 23, 1963, RECORDED JULY 25, 1963, IN BOOK 339, PAGE 529, OFFICIAL RECORDS OF NEVADA COUNTY; THENCE SOUTH 28° 38' WEST 37.6 FEET AND NORTH 87° 23' WEST 1300.02 FEET ALONG THE NORTHERLY BOUNDARY OF THE KORHONEN PARCEL TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF SAID LAND AS DESCRIBED IN THE GRANT DEED RECORDED AUGUST 14, 2002 AS DOCUMENT NO. 2002-00031849, OFFICIAL RECORDS.

(LIES OUT SIDE OF THE PLOTTABLE BOUNDARY OF THE PROJECT)

**LEASE SITE DESCRIPTION:**

BEGINNING AT A POINT N 00° 34' 44" W A DISTANCE OF 373.16 FEET AND WEST A DISTANCE OF 393.50 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34' 44" E, 642.40' ALONG HE EAST SIDE PROPERTY LINE.; RUNNING THENCE N 87° 23' 00" W A DISTANCE OF 30.00 FEET, THENCE N 02° 37' 00" E A DISTANCE OF 30.00 FEET, THENCE S 87° 23' 00" E A DISTANCE OF 30.00 FEET, THENCE S 02° 37' 00" W FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 900.00 SQFT MORE OR LESS

**ACCESS EASEMENT DESCRIPTION:**

AN EASEMENT, 12.00 FEET IN WIDTH, BEING 6.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT N 00° 34' 44" W A DISTANCE OF 324.44 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34' 44" E, 642.40' ALONG THE EAST SIDE PROPERTY LINE.; RUNNING THENCE S.82°36'33"W., A DISTANCE OF 23.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES N.08°32'26"E., A RADIAL DISTANCE OF 75.91 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 65°11'39", A DISTANCE OF 86.37 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.27°32'25"W., A DISTANCE OF 39.34 FEET; THENCE N.06°53'00"W., A DISTANCE OF 57.82 FEET; THENCE N.43°19'43"W., A DISTANCE OF 86.88 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.17°40'25"W., A RADIAL DISTANCE OF 294.23 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 12°51'12", A DISTANCE OF 66.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.89°25'53"W., A RADIAL DISTANCE OF 83.46 FEET; THENCE NORTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 73°02'59", A DISTANCE OF 106.40 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, N.89°45'00"W., A DISTANCE OF 34.92 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.05°18'09"E., A RADIAL DISTANCE OF 355.09 FEET; THENCE WESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 28°55'08", A DISTANCE OF 179.23 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.50°34'48"W., A DISTANCE OF 201.45 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.36°58'30"E., A RADIAL DISTANCE OF 180.19 FEET; THENCE SOUTHWESTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 32°23'19", A DISTANCE OF 101.86 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES S.69°53'29"E., A RADIAL DISTANCE OF 131.06 FEET; THENCE SOUTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 31°45'00", A DISTANCE OF 72.63 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.52°13'04"E., A RADIAL DISTANCE OF 108.87 FEET; THENCE EASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 76°32'36", A DISTANCE OF 145.44 FEET TO A POINT OF COMPOUND CURVE TO THE LEFT HAVING A RADIUS OF 498.12 FEET AND A CENTRAL ANGLE OF 09°46'42"; THENCE NORTHEASTERLY ALONG THE ARC, A DISTANCE OF 85.01 FEET TO THE POINT OF CURVE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES N.40°24'44"W., A RADIAL DISTANCE OF 254.89 FEET; THENCE NORTHEASTERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 22°24'19", A DISTANCE OF 99.67 FEET; THENCE ALONG A LINE NON-TANGENT TO SAID CURVE, S.87°23'00"E., A DISTANCE OF 56.25 FEET TO THE POINT OF TERMINUS.

**UTILITY EASEMENT DESCRIPTION:**

AN EASEMENT, 10.00 FEET IN WIDTH, BEING 5.00 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

BEGINNING AT A POINT EAST, A DISTANCE OF 41.92 FEET AND NORTH A DISTANCE OF 451.53 FEET FROM THE SOUTHEAST PROPERTY CORNER, SAID POINT ALSO HAVING A BEARING AND DISTANCE N 00° 34' 44" E, 642.40' ALONG HE EAST SIDE PROPERTY LINE.; RUNNING THENCE S 89° 03' 55" W A DISTANCE OF 46.49 FEET TO THE WEST RIGHT-OF-WAY OF DOG BAR RD., SAID RIGHT-OF-WAY ALSO BEING THE EAST PROPERTY LINE; THENCE S 89° 03' 55" W A DISTANCE OF 141.39 FEET; THENCE N 83° 07' 55" W A DISTANCE OF 227.49 FEET; THENCE S 22° 00' 06" W FOR A DISTANCE OF 78.02 FEET TO THE POINT OF TERMINUS.

**EXCEPTIONS:**

- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2023-2024, A LIEN NOT YET DUE OR PAYABLE.
- GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2022-2023. FIRST INSTALLMENT: \$1,763.27, PAID PENALTY: \$0.00 SECOND INSTALLMENT: \$1,763.27, OPEN PENALTY: \$0.00 TAX RATE AREA: 072-036 A. P. NO.: 027-010-018-000
- THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
- AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 14, 2002 AS INSTRUMENT NO. 2002031849 OF OFFICIAL RECORDS.
- A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$213,000.00 RECORDED OCTOBER 13, 2010 AS INSTRUMENT NO. 2010024720 OF OFFICIAL RECORDS. DATED: OCTOBER 06, 2010 TRUSTOR: JENNIFER N. GOODWIN, AN UNMARRIED WOMAN TRUSTEE: PROVIDENT FINANCIAL CORP., A CALIFORNIA CORPORATION BENEFICIARY: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. LENDER: PROVIDENT SAVINGS BANK, F. S. B.
- RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.



PROJECT NO:	DOG BAR
DRAWN BY:	KT
CHECKED BY:	ZQ/BC/DW/WDL

REV	DATE	DESCRIPTION	
3	08/08/2023	REVISED POLE HEIGHT	NC
2	06/15/2023	FINAL SURVEY (PTR)	NC
1	06/06/2023	REVISED UTIL PATH	NC
0	04/21/2023	FINAL SURVEY	KT
A	04/09/2023	SURVEY FIRST DRAFT	KT

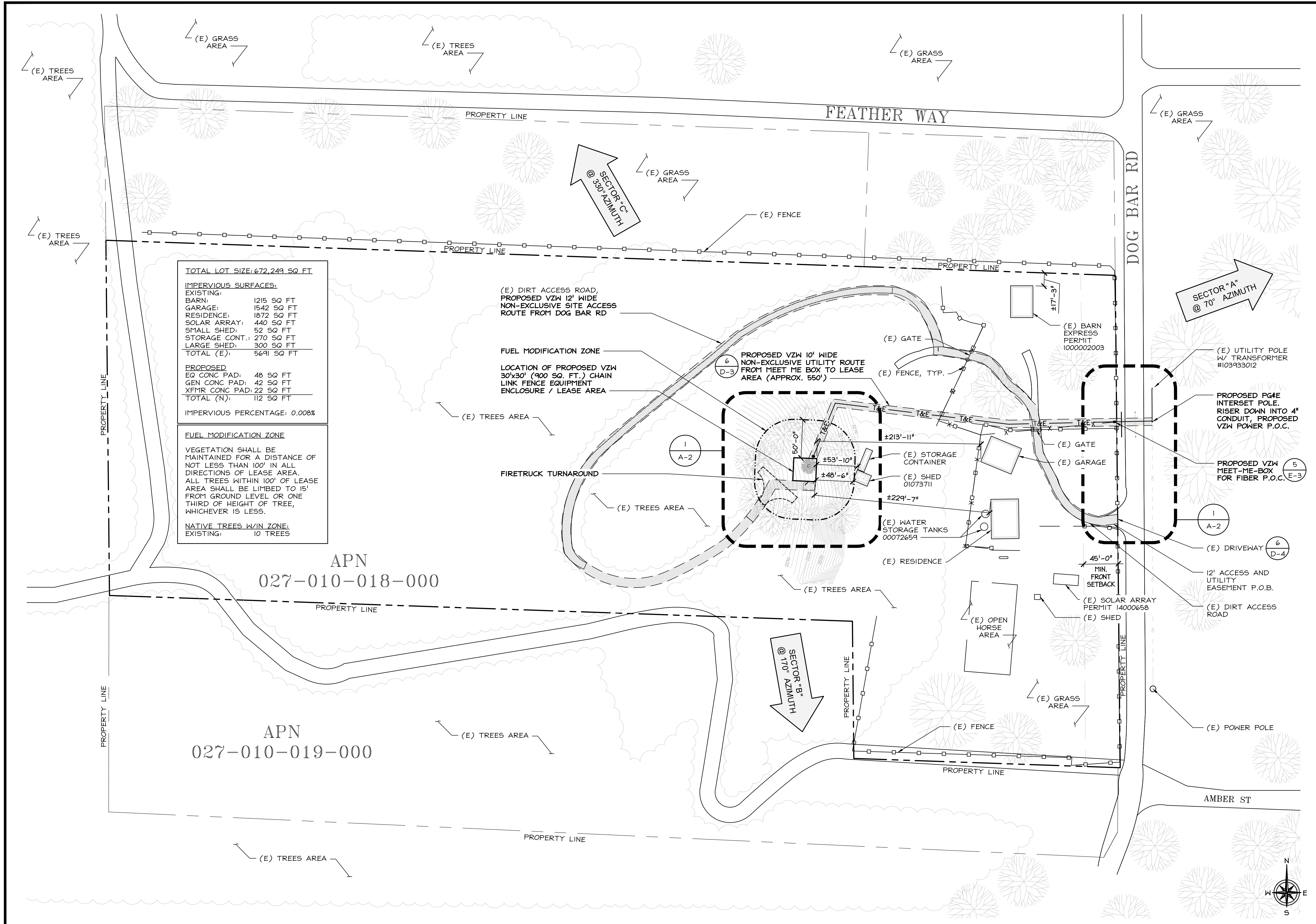
IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**DOG BAR**  
 A.P.N. 027-010-018-000  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949  
 SITE EXHIBIT

SHEET TITLE  
**TITLE & EXCEPTIONS**  
 INFORMATION

SHEET NUMBER  
**C-2**





**TOTAL LOT SIZE: 672,249 SQ FT**

**IMPERVIOUS SURFACES:**

EXISTING:	
BARN:	1215 SQ FT
GARAGE:	1542 SQ FT
RESIDENCE:	1872 SQ FT
SOLAR ARRAY:	440 SQ FT
SMALL SHED:	52 SQ FT
STORAGE CONT.:	270 SQ FT
LARGE SHED:	300 SQ FT
TOTAL (E):	5691 SQ FT
PROPOSED:	
EQ CONC PAD:	48 SQ FT
GEN CONC PAD:	42 SQ FT
XFMR CONC PAD:	22 SQ FT
TOTAL (N):	112 SQ FT
IMPERVIOUS PERCENTAGE:	0.008%

**FUEL MODIFICATION ZONE**

VEGETATION SHALL BE MAINTAINED FOR A DISTANCE OF NOT LESS THAN 100' IN ALL DIRECTIONS OF LEASE AREA. ALL TREES WITHIN 100' OF LEASE AREA SHALL BE LIMBED TO 15' FROM GROUND LEVEL OR ONE THIRD OF HEIGHT OF TREE, WHICHEVER IS LESS.

**NATIVE TREES W/IN ZONE:**  
EXISTING: 10 TREES

APN  
027-010-018-000

APN  
027-010-019-000

**verizon**<sup>v</sup>

2770 SHADELANDS DRIVE  
BUILDING II  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID:	DOG BAR
DRAWN BY:	RC
CHECKED BY:	SS

REV	DATE	DESCRIPTION	BY
0	04/22/2024	100% CD's FOR SUBMITTAL	SS
A	03/12/2024	80% CD's FOR REVIEW	LS

REGISTERED PROFESSIONAL ENGINEER  
MUSAW ZALZAL  
71655  
CIVIL  
STATE OF CALIFORNIA

*M. Zalzal*

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**DOG BAR**  
MONOPINE:  
20896 DOG BAR RD  
GRASS VALLEY, CA 95949

SHEET TITLE  
**OVERALL SITE PLAN**

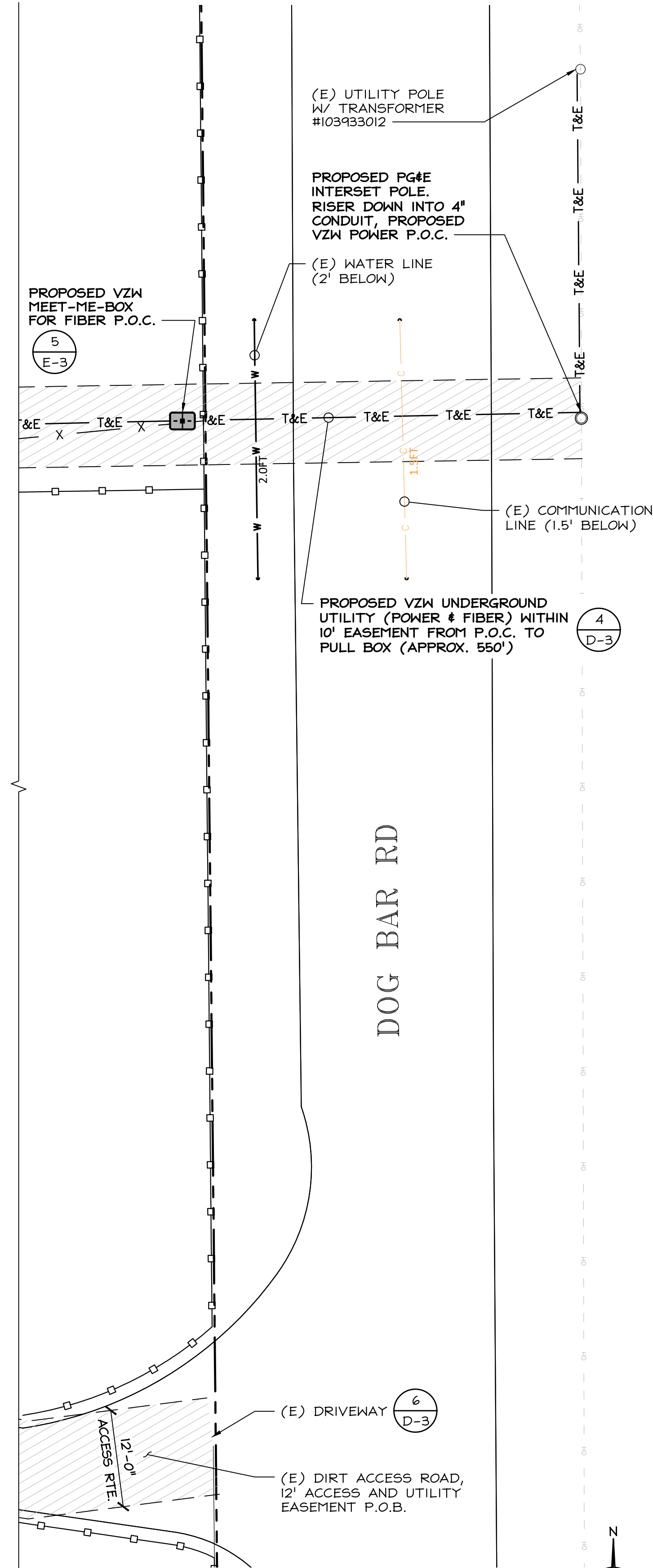
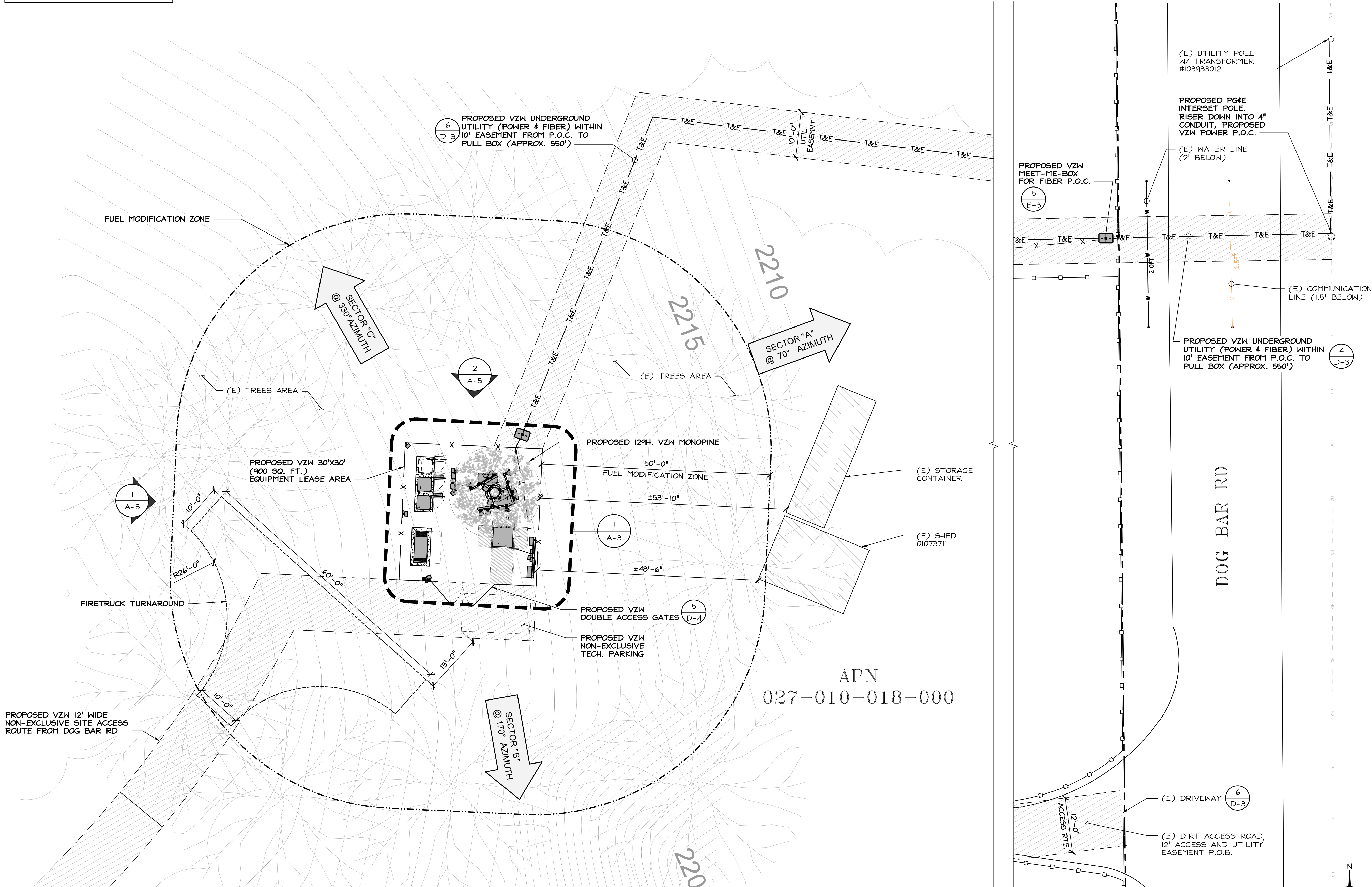
SHEET NUMBER  
**A-1**

**OVERALL SITE PLAN**

24"x36" SCALE: 1" = 60'-0"  
11"x17" SCALE: 1" = 120'-0"  
60' 30' 0' 60' 1



NOTE:  
REFER TO LOCAL FIRE REQUIREMENTS  
FOR TRIMMING AND CLEARING.



**verizon**<sup>v</sup>  
2770 SHADELANDS DRIVE  
BUILDING 11  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.  
1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING  
23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: DOG BAR  
DRAWN BY: RC  
CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
0	04/22/2024	100% CD'S FOR SUBMITTAL	SS
A	03/12/2024	80% CD'S FOR REVIEW	LS

REGISTERED PROFESSIONAL ENGINEER  
MUSAW ZALZAL  
71655  
CIVIL  
STATE OF CALIFORNIA  
*M. Zalzal*

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**DOG BAR**  
MONOPINE:  
20896 DOG BAR RD  
GRASS VALLEY, CA 95949

SHEET TITLE  
**ENLARGED SITE PLAN**

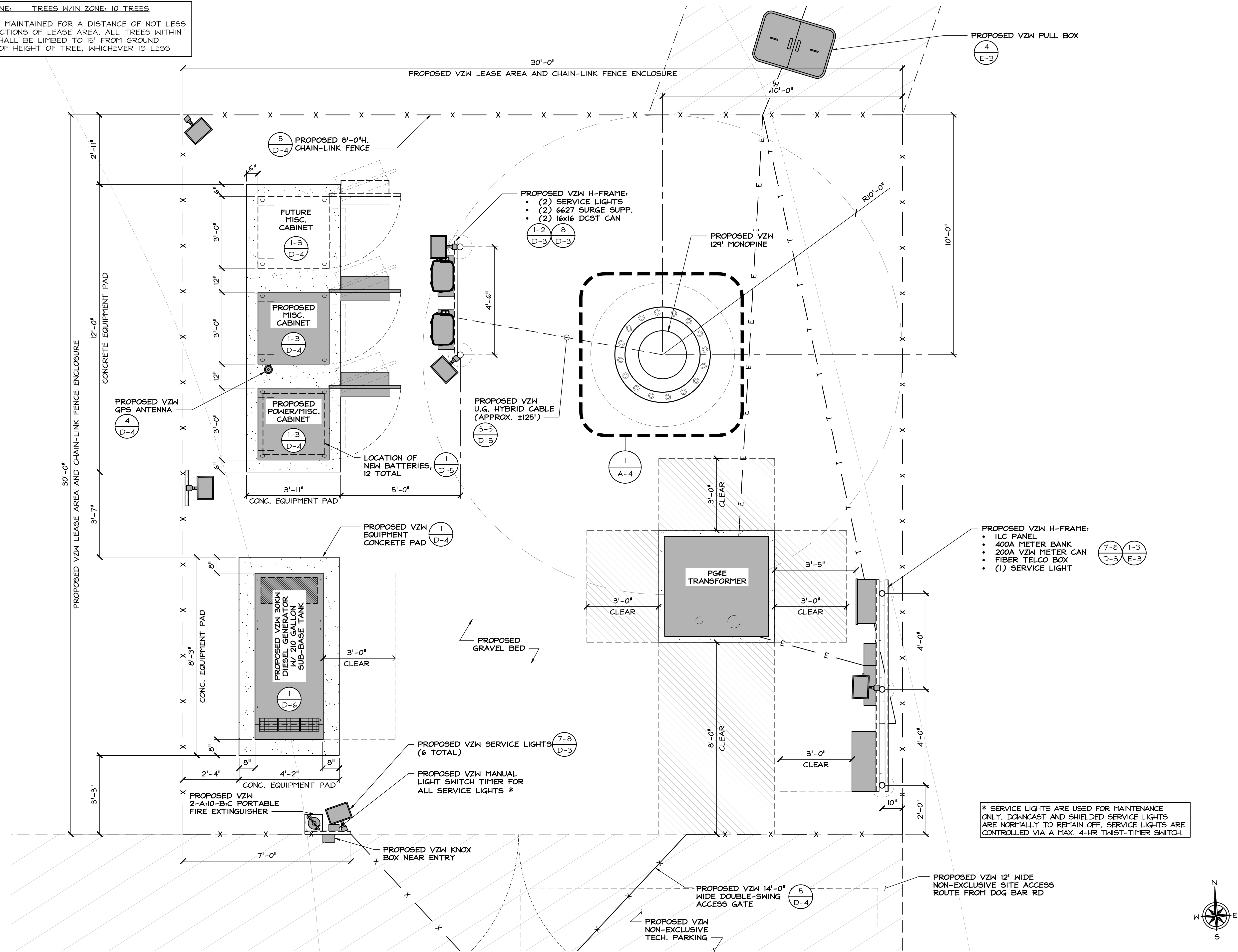
SHEET NUMBER  
**A-2**

**ENLARGED SITE PLAN**

24"x36" SCALE: 3/32" = 1'-0"  
11"x17" SCALE: 3/64" = 1'-0"  
8' 4' 0' 8' 1



FUEL MODIFICATION ZONE: TREES W/IN ZONE: 10 TREES  
 VEGETATION SHALL BE MAINTAINED FOR A DISTANCE OF NOT LESS THAN 100' IN ALL DIRECTIONS OF LEASE AREA. ALL TREES WITHIN 100' OF LEASE AREA SHALL BE LIMBED TO 15' FROM GROUND LEVEL OR ONE THIRD OF HEIGHT OF TREE, WHICHEVER IS LESS



**verizon**  
 2770 SHADELANDS DRIVE  
 BUILDING 11  
 WALNUT CREEK, CA 94598

**SEQUOIA**  
 DEPLOYMENT SERVICES, INC.  
 1 SPECTRUM POINTE DRIVE, SUITE 130  
 LAKE FOREST, CA 92630-2283

**ALLSTATES**  
 ENGINEERING & SURVEYING  
 23675 BIRTCHE DRIVE  
 LAKE FOREST, CA 92630

PROJECT ID: DOG BAR  
 DRAWN BY: RC  
 CHECKED BY: SS

REV	DATE	DESCRIPTION	BY
0	04/22/2024	100% CD'S FOR SUBMITTAL	SS
A	03/12/2024	80% CD'S FOR REVIEW	LS

REGISTERED PROFESSIONAL ENGINEER  
 MASSAM ZALZAL  
 71655  
 CIVIL  
 STATE OF CALIFORNIA  
*M. Zalzal*

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**DOG BAR**  
 MONOPINE:  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949

SHEET TITLE  
**EQUIPMENT LAYOUT PLAN**

SHEET NUMBER  
**A-3**

**EQUIPMENT LAYOUT PLAN**

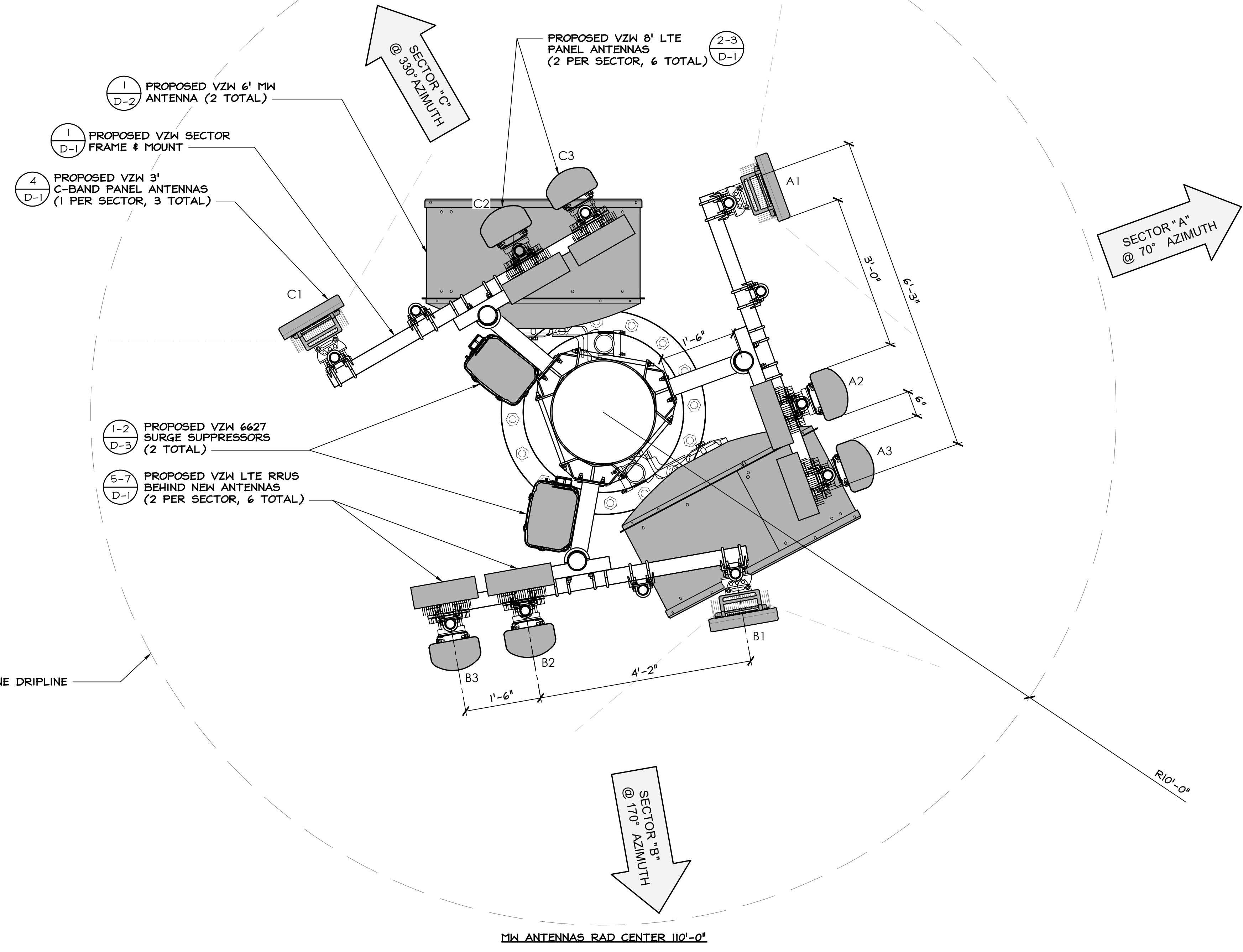
24"x36" SCALE: 1/2" = 1'-0"  
 11"x17" SCALE: 1/4" = 1'-0"  
 2' 1' 0' 2' 1



**NOTES:**

1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.
2. MONOPINE BRANCHES NOT SHOWN FOR CLARITY.

NEW ANTENNA AND TRANSMISSION CABLE REQUIREMENTS												
SECTOR		RAD CENTER	TECHNOLOGY	ANTENNA			TRANSMISSION LINES (LENGTH FT. +/-)		TRANSMISSION LINES (LENGTH FT. +/-)			
				MFR./MODEL #	COUNT	SIZE	AZIMUTH	CABLE LENGTH	TYPE	RRU MAKE / MODEL	RRU COUNT	
ALPHA	A1	NEW	122'-8"	C-BAND	ERICSSON AIR6419	1	3'-0"	70°	±280'	(4) 6x12 HYBRID TRUNKS	-	-
	A2	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	70°			ERICSSON 4490	1
	A3	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	70°			ERICSSON 4890	1
BETA	B1	NEW	122'-8"	C-BAND	ERICSSON AIR6419	1	3'-0"	170°			-	-
	B2	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	170°			ERICSSON 4490	1
	B3	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	170°			ERICSSON 4890	1
GAMMA	C1	NEW	122'-8"	C-BAND	ERICSSON AIR6419	1	3'-0"	330°	-	-		
	C2	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	330°	ERICSSON 4490	1		
	C3	NEW	120'-0"	LTE	COMMSCOPE NHH-65C-R2B	1	8'-0"	330°	ERICSSON 4890	1		



**verizon**<sup>v</sup>

2770 SHADELANDS DRIVE  
BUILDING 11  
WALNUT CREEK, CA 94598

**SEQUOIA**  
DEPLOYMENT SERVICES, INC.

1 SPECTRUM POINTE DRIVE, SUITE 130  
LAKE FOREST, CA 92630-2283

**ALLSTATES**  
ENGINEERING & SURVEYING

23675 BIRTCHE DRIVE  
LAKE FOREST, CA 92630

PROJECT ID: DOG BAR  
DRAWN BY: RC  
CHECKED BY: SS

REV	DATE	DESCRIPTION	SS	LS
O	04/22/2024	100% CD'S FOR SUBMITTAL	SS	
A	03/12/2024	80% CD'S FOR REVIEW		LS

REGISTERED PROFESSIONAL ENGINEER  
MOHAMMAD ZALZAL  
71655  
CIVIL  
STATE OF CALIFORNIA

*M. Zalzal*

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**DOG BAR**  
MONOPINE:  
20896 DOG BAR RD  
GRASS VALLEY, CA 95949

SHEET TITLE  
**ANTENNA LAYOUT PLAN**

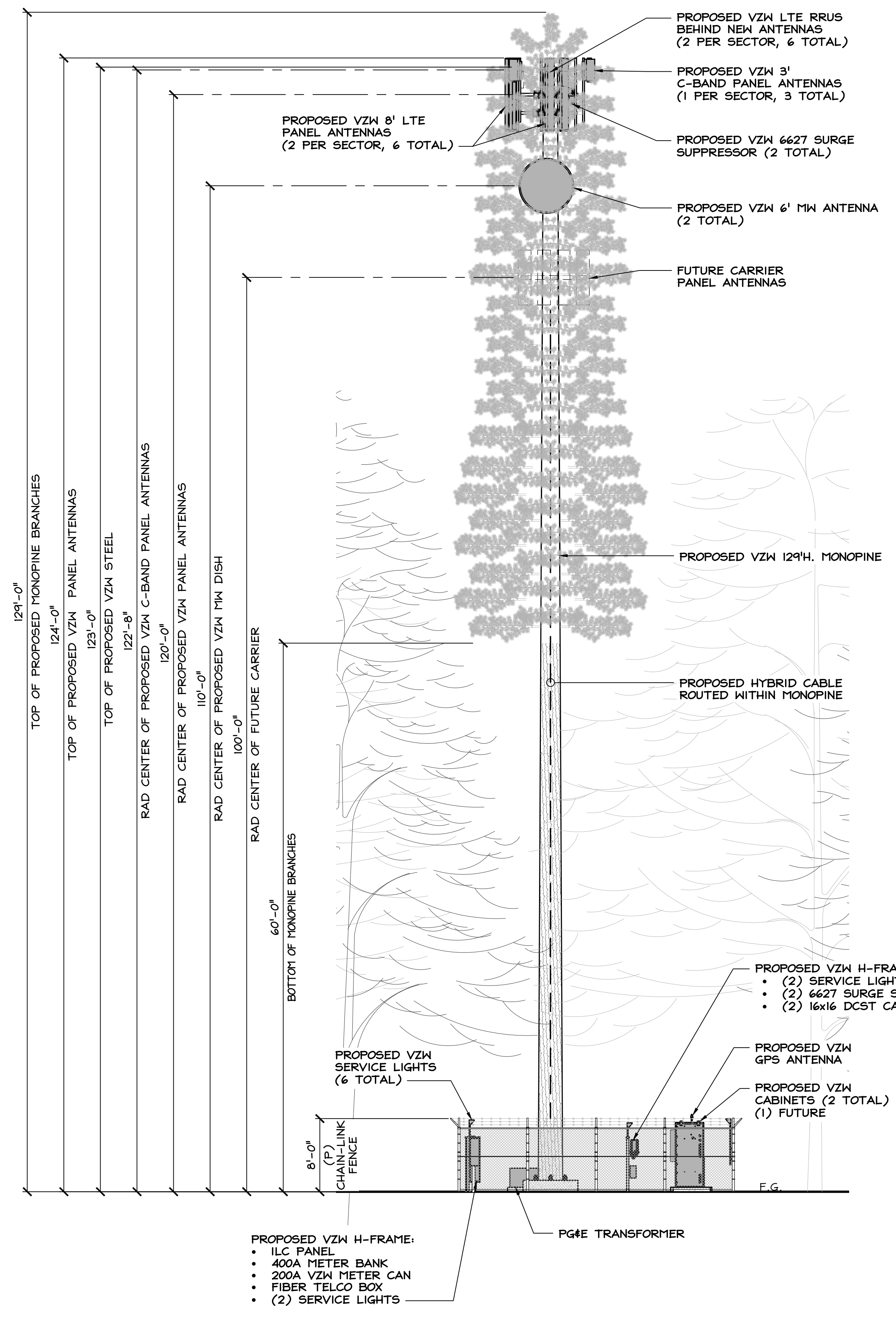
SHEET NUMBER  
**A-4**





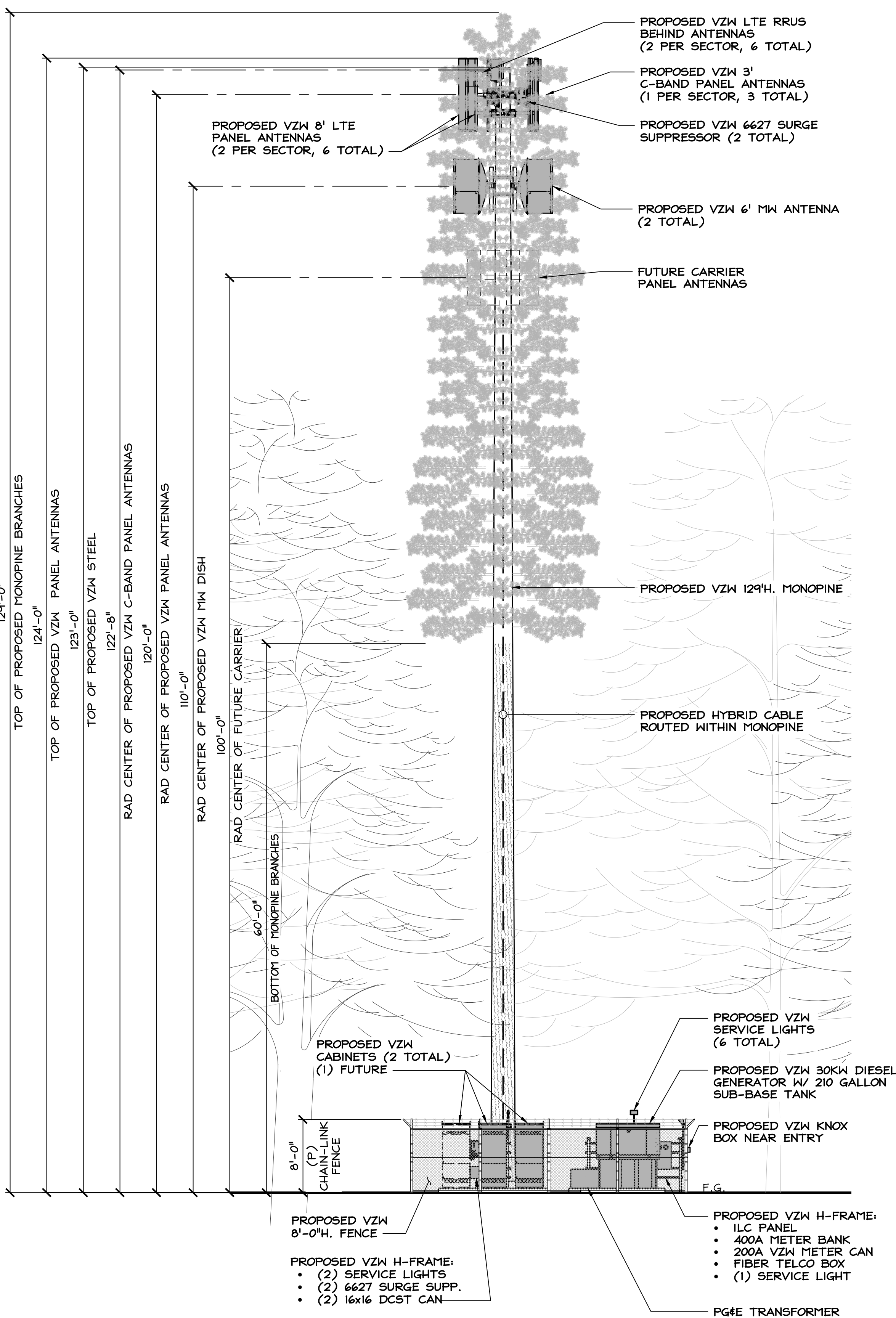
FUEL MODIFICATION ZONE: TREES W/IN ZONE: 10 TREES  
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**NOTES:**  
 1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.



FUEL MODIFICATION ZONE: TREES W/IN ZONE: 10 TREES  
 VEGETATION SHALL BE MAINTAINED FOR A DISTANCE OF NOT LESS THAN 100' IN ALL DIRECTIONS OF LEASE AREA. ALL TREES WITHIN 100' OF LEASE AREA SHALL BE LIMBED TO 15' FROM GROUND LEVEL OR ONE THIRD OF HEIGHT OF TREE, WHICHEVER IS LESS

**NOTES:**  
 1. NEW VERIZON WIRELESS ANTENNAS AND ALL TOWER MOUNTED EQUIPMENT SHALL BE PAINTED IN NON-REFLECTIVE PAINT OR WRAPPED IN SOCKS TO MATCH MONOPINE.



**PROPOSED NORTH ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6' 4' 2' 0' 8'

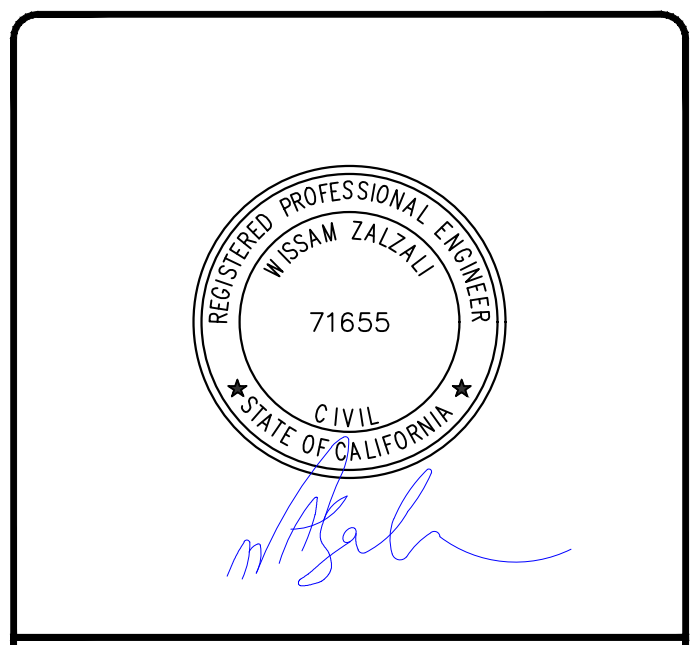
**PROPOSED WEST ELEVATION**

24"x36" SCALE: 1/8" = 1'-0"  
 11"x17" SCALE: 1/16" = 1'-0"  
 8' 6' 4' 2' 0' 8'



PROJECT ID:	DOG BAR
DRAWN BY:	RC
CHECKED BY:	SS

REV	DATE	DESCRIPTION
O	04/22/2024	100% CD'S FOR SUBMITTAL SS
A	03/12/2024	80% CD'S FOR REVIEW LS



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**DOG BAR**  
**MONOPINE:**  
 20896 DOG BAR RD  
 GRASS VALLEY, CA 95949

SHEET TITLE  
**ELEVATIONS**

SHEET NUMBER  
**A-5**