



*Draft - ACTION OF THE PLANNING COMMISSION*

**ACTION:** Following a public hearing conducted on \_\_\_\_\_, 2018, the Planning Commission approved the Design Review Permit for the Phase 4 Axel project with the attached Findings and Conditions of Approval.

**Project:** Design Review Permit to allow the applicant to develop three, two-story buildings and associated site improvements at the 4.6-acre industrial property. Project improvements include buildings, signage, parking, signage, landscaping, drainage and Low Impact Development features, outdoor lighting, accessory structures and solid waste and recycling. The project is the fourth development phase at the property which is zoned Industrial Limited and located in Area 1 of the Cannabis Innovation Zone (IL:CIZ). Design Review is required for new construction and alterations including site improvements.

**Application Type:** Design Review Permit

**Location:** 5550 West End Road, Assessor's Parcel Number 507-251-020

**Property Owner / Applicant:** Axel Properties

**File Number:** 178-067-DR

**Zoning:** Industrial Limited with a Cannabis Innovation Zone Overlay (IL:CIZ)

**General Plan:** Industrial - Limited (I-L)

**Coastal Status:** Not in the Coastal Zone

**Application Date:** May 9, 2018

**Environmental:** A California Environmental Quality Act (CEQA) categorical exemption was adopted for the project, pursuant to Class 32, Section 15332 In-Fill Development Projects.

**Permit Expiration and Activation.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. This permit may be extended only as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

**Appeals.** The actions described herein may be appealed as outlined in Arcata's Land Use Code. Appeals shall be filed with the City Clerk within ten (10) working days following the date of this Action. Appeals shall be submitted on the prescribed form, state the reasons for the appeal, and include the filing fee set by the City Council. Appeal period ends at 5:00 pm on \_\_\_\_\_, 2018.

**Effective Date:** This permit becomes effective on the next working day after the appeal period.

**Date of Action:** \_\_\_\_\_, 2018

**ATTEST:** \_\_\_\_\_

David Loya, Community Development Director

**DESIGN REVIEW PERMIT FINDINGS AND  
CONDITIONS OF APPROVAL OF THE PLANNING COMMISSION**

**File Number: 178-067-DR**

**Assessor Parcel Number: 507-251-020; 5550 West End Road**

*DRAFT - Approved \_\_\_\_\_, 2018*

**I. FINDINGS OF APPROVAL.**

The Planning Commission finds that the project is compatible with the industrial property, West End Road neighborhood, and will be consistent with previously approved phases. The project meets Arcata General Plan policies and applicable Land Use Code development and Design Review purpose and standards, as the buildings' architectural design, arrangement, height, mass, and scale will be appropriate with other buildings on the site and the project provides safe and efficient site layout, parking, and circulation. The project will upgrade the property in terms of building design, parking, landscaping, signage, lighting, drainage and service infrastructure to meet state and City standards.

The project is categorically exempt from environmental review based on the California Environmental Quality Act Class 32, Section 15332 In-Fill Development Projects, as described in the project staff report, File 178-067-DR.

*(a) The project is consistent with the applicable General Plan designation and all policies as well as with applicable zoning designation and regulations.*

The project proposes to develop three new buildings and associated site improvements on an underutilized industrial property that is zoned and planned for future industrial uses. The project building and site improvements, which include parking, landscaping, and Low Impact Development design, will improve the use, function, circulation, and visual appearance of the industrial property, in accordance with City General Plan policies and applicable Land Use Code development and design standards. Buildings 4 and 6 are sited to meet Industrial Limited zone setbacks and allow access to the Humboldt Bay Municipal Water District's easement. The buildings will allow for commercial and light industrial uses that are permitted in the base and combining zones.

*(b) The proposed development occurs within city limits on a project site of no more than 5 acres substantially surrounded by urban uses.*

The project is located on a 4.6-acre industrial property that is located within Arcata's city limits. The property is located in the developed West End Road industrial area and is surrounded by industrial zoned properties and uses.

*(c) The project site has no value as habitat for endangered, rare or threatened species.*

The project site has long been used for industrial purposes, primarily truck parking, and is not located in a sensitive or unique habitat area. An existing stormwater detention facility, located in the southern portion of the parcel and constructed in the 1990s, was designed to treat and maintain the property's stormwater on-site. The detention basin is not a designated wetland.

*(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

The project meets City standards for required parking, design and access, and will provide safe and efficient circulation. The project proposes three, new buildings with a combined floor area

of 40,931 sf for light industrial and commercial uses. The project will generate an increase in vehicle trips from the businesses, however, levels of traffic are expected to be consistent with that anticipated for future buildout of the property and with nearby industrial uses. Parking is provided at minimum required levels, and alternative transportation facilities include bicycle, motorcycle and electric vehicle parking to minimize greenhouse gas emissions. A public bus transit stop is located within walking distance of the property in the West End Road/Aldergrove industrial area.

The building will meet state building codes for sound attenuation and noise levels will be consistent with other light industrial activities on-site and in the surrounding industrial neighborhood. Zoning Clearance and Commercial Cannabis Activity Permit review will require ventilation/air filter systems for tenant businesses to meet air quality standards.

The project provides a detailed Stormwater Management Assessment Control Plan and includes Low Impact Development measures to meet state stormwater and City requirements for drainage, stormwater runoff and detention, and water quality. As the property will be used for cannabis businesses, the project is conditioned on meeting City pretreatment requirements.

*(e) The site can be adequately served by all required utilities and public services.*

The project is proposed on a developed industrial parcel that is located within city limits and surrounded by urban land uses. The parcel is served by power, telecommunications, utilities, and City water and sewer. The property has road access to West End Road, and access to nearby public bus transit.

Arcata Land Use Code §9.38.030.E Sign Permit and Master Sign Plan Findings:

The Commission finds that project signage will meet Land Use Code Chapter 9.38 general and specific sign standards and design criteria in terms of sign design, type, height, location, construction, and materials for the multi-tenant building. Project signage is similar to and consistent with the design theme, sign areas and locations shown for the Master Sign Plan approved for the subject property.

## **II. CONDITIONS OF APPROVAL.**

**A. PROJECT SPECIFIC CONDITIONS.** The property owner/applicant is responsible for having read and understood these Conditions of Approval and shall have these conditions attached to all building permit and construction contracts associated with the authorized development.

Prior to Building Permit issuance, the applicant shall comply with the following project requirements and submittals:

### **BUILDING**

A-1 **Building requirements.** The Building Official shall review and approve mechanical, electrical, and structural engineering, ADA-accessible, and other project requirements to meet state and City standards. The Building Official shall determine if the project requires an R1 Report for moderate liquefaction potential identified for the property, per Arcata Land Use Code (LUC) §9.62.020 Table 6-1, Geologic Hazard Land Use Matrix.

### **COMMUNITY DEVELOPMENT**

- A-2 **Revised plans.** Applicant shall submit revised plans for review and approval by City staff to include the following:
- a. Site Plan. Buildings, roof overhangs and projections shall be located outside easements on the property. Bicycle racks, seating areas and parking shall be located to not impede access to the PG&E and Humboldt Bay Municipal Water District's easements; and
  - b. Landscape Plan.
    - i. PG&E. Trees and shrubs shall be located outside the PG&E's easement. Delete the two, *Betula jaquemontii* (Himalayan Birch) trees shown on plans near Building 4 adjacent to the or substitute with small shrubs or plants.
    - ii. HBMWD. No large stature trees or shrubs shall be planted within the HBMWD easement. Herbaceous vegetation and small shrubs shall be shown in the landscaping within the easement where provided.
    - iii. Landscaping shall meet LUC Chapter 9.38 landscaping standards, including the required number and location of trees for parking lot spaces, and compliant plant gallon size for trees, shrubs and groundcovers. Recommendation that trees along the west frontage be located to screen parking areas from the street. Planting in the LID features shall count toward the required area.
    - iv. Replace *Acer palmatum* (Japanese Maple) trees located in exposed or windy locations with *Acer circinatum* (Vine Maple) or other hardy tree species. Eliminate the *Alnus rubra* (Red Alder) tree located at the southeast corner of Building 6 and HBMWD's easement or replace with small shrub.
- A-3 **Project Modifications.** Deviations from approved Design Review Permit plans may be approved by the Directors of the Community Development, Engineering and Environmental Services Departments, as allowed in previous phases and as approved by the Planning Commission on \_\_\_\_\_, 2018. Project modifications may include changes in site layout, parking lot surfacing, and landscaping associated with a reduction in parking allowed under Arcata LUC §9.36.040.B multi-tenant parking standards, to reduce impervious paved area to meet state MS4 stormwater requirements.

## ENGINEERING

- A-5 **Drainage and Stormwater.** The applicant shall provide drainage and utility infrastructure plans for review and approval by the City Engineer and Environmental Services Director. Approved plans shall include Low Impact Development measures in compliance with state MS4 regulations and applicable City requirements, to meet the Stormwater Management Assessment (Stormwater Management Plan) and Control Plan approved for the project.
- A-6 **Engineering requirements.** Approved project will require additional sewer and water connections to the City of Arcata's water and sewer line. Applicant shall provide sewer service connections and infrastructure at City approved locations, as required by the City Engineer. The City Engineer shall review and approve ADA-accessibility, traffic circulation, parking and surfacing, and other requirements deemed necessary for the project.
- A-7 **Phasing.** Approved project shall identify phases of site work and improvements required for the development prior to issuance of the Building Permit. This includes the scope of work and schedule for completion of infrastructure and site improvements for the approved phases on

the property. Note: Landscaping and a front entrance sign along the street frontage approved for Phases 1-3 shall be installed prior to Certificate of Occupancy issuance for Building 3.

## ENVIRONMENTAL SERVICES

- A-8 **Wastewater.** Approved plans for the project shall comply with City pretreatment requirements, including food/grease interceptor systems, and be reviewed and approved by the Environmental Services Department.
- A-9 **Waste Diversion.** The applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department. Solid waste and recycling required for the project shall be reviewed and approved by the Environmental Services Department.
- B. GENERAL / ONGOING PERMIT CONDITIONS.**
- C-1 **Engineering Permits.** Prior to issuance of building permit approval, details of infrastructure, drainage and utilities improvements required for the project shall be reviewed and approved by the City of Arcata Engineering Department, and shall meet City policies and standards. NOTE: The applicant shall obtain Encroachment Permits from the Engineering Department for all work performed within the City right-of-way.
- C-2 **Waste Diversion Plan.** Prior to issuance of a Building Permit the applicant shall submit a construction waste disposal and diversion plan for the project for review and approval by the City's Environmental Services Department.
- C-4 **Construction Hours.** The project shall comply with the following construction hours for the operation of tools or equipment used in construction, drilling, repair, alteration or demolition:
- a. Between the hours of 8:00 a.m. and 7:00 p.m. Monday through Friday, and between 9:00 and 7:00 p.m. on Saturdays.
  - b. No heavy equipment related construction activities shall be allowed on Sundays or nationally recognized holidays.
- C-5. **Dust Control during Construction:**
- a. Water all active construction areas twice per day and use erosion control measures to prevent water runoff containing silt and debris from entering the storm drain system.
  - b. Cover trucks hauling soil, sand, and other loose material.
  - c. Pave, water, or apply non-toxic soil stabilizers on unpaved access roads and parking areas.
  - d. Sweep paved access roads and parking areas daily.
  - e. Sweep streets daily if visible material is carried onto adjacent public streets.
- C-6 **Discovery of Prehistoric or Archaeological Resources.** If cultural resources are encountered during construction activities, the contractor on site shall cease all work in the immediate area and within a 50-foot buffer of the discovery location. A qualified archaeologist, as well as the Tribal Historic Preservation Officers for the Bear River Band Rohnerville Rancheria, Blue Lake Rancheria, and Wiyot Tribe are to be contacted to evaluate the discovery and, in consultation with the applicant and lead agency, develop a treatment plan in any instance where significant impacts cannot be avoided. Prehistoric materials may include obsidian or chert flakes, tools, locally darkened midden soils, groundstone artifacts, shellfish or faunal remains,

and human burials. If human remains are found, California Health and Safety Code 7050.5 requires that the County Coroner be contacted immediately at 707-445-7242. If the Coroner determines the remains to be Native American, the Native American Heritage Commission will then be contacted by the Coroner to determine appropriate treatment of the remains pursuant to PRC 5097.98. Violators shall be prosecuted in accordance with PRC Section 5097.99.

- C-7 **Landscaping:** Except as otherwise specifically required by these conditions approval, All required landscaping improvements shall be completed within six months of approval of a Certificate of Occupancy for this project or the performance bond will be forfeited.
- a. Any area left disturbed at the completion of the project may be subject to landscaping requirements including Planning Commission review of the necessary landscaping. This is true, even in areas of the site where landscaping was not initially required.
  - b. If all required landscaping improvements are not completed before approval of a Certificate of Occupancy for the project, depositing a financial security based on \$1.30 per square foot of landscaped area.
- C-8 **Community Development Fees.** The applicant shall pay any outstanding Community Development Department fees. Full payment shall be required prior to issuance of any Building Permit associated with the Design Review application.
- C-9 **Minor Modifications.** Minor modifications may be approved by the Director of the Community Development Department.
- C-10 **Final Inspection.** The Community Development Department must determine that your project has been constructed according to the approved plans prior to the Final Building Inspection. Landscaping and parking, if applicable, must be complete or bonded for prior to receiving the final inspection.
- C-11 **Expiration and Activation of Permit.** This permit shall expire within 24 months from the date of its approval unless said permit is activated. "Activated" shall mean when grading/soil disturbing or construction activities authorized by this permit have commenced. This permit may not be extended except as permitted by Arcata Land Use Code (LUC) §9.79.070 Permit Time Limits, Extensions and Expiration, or its equivalent.

**APPEALS.** The actions described herein may be appealed per the provisions of Arcata Land Use Code (LUC) Chapter 9.76 Appeals. Appeals shall be filed with the Department or City Clerk, as applicable, within ten (10) business days following the date of the HDRC action that is being appealed per LUC §9.76.030. Appeals shall be submitted on the prescribed form and shall state the reasons for the appeal. The filing fee set by the City Council shall accompany appeals. The appeal period ends \_\_\_\_\_, 2018.

**EFFECTIVE DATE OF THIS ACTION:** This permit becomes effective on the next working day after the appeal period.



**PROJECT DESCRIPTION:**

This project is proposing 3 new buildings for PHASE IV. Building "4" is a 2-story manufacturing, and warehouse building, totaling 19,989 sq ft. with a maximum proposed building height of 30'-6". Building "5" is a 2-story manufacturing, and warehouse building, totaling 12,123 sq ft. with a maximum proposed building height of 32'-6". Building "6" is a 2-story manufacturing, wholesale, and warehouse building, totaling 9,287 sq ft. with a maximum proposed building height of 30'-1". Building "4" will be located east of Building "3" 24,847 sq ft office, manufacturing, wholesale, and warehouse building (now under construction). Buildings "5" & "6" will be located south of the existing 17,277 sq ft office, business, manufacturing, and warehouse building (remodeled as PHASE I, and previously submitted for design review and building permit application). Fire access and vehicular circulation will be maintained/improved. Currently, a significant portion of the site is paved or covered in building. The project proposes extensive landscaping, native plantings, LID features, drainage improvements, large overhangs to protect the building walls, and night sky friendly lighting. Architecture features, detailing, and lighting are similar to the PHASES I, II, & III projects to create a design consistency among the complex of buildings. Tenant improvement plans will be submitted as separate applications in the future.

**NEW LIGHT-INDUSTRIAL BUILDINGS FOR AXEL PROPERTIES - PHASE IV DEVELOPMENT**

**PROJECT SITE:  
APN: 507-251-020**

**CLIENT CONTACT:  
AXEL PROPERTIES  
5550 WEST END ROAD  
ARCATA, CA 95521**

**APN:**

507-251-020

**ZONING:**

IL (INDUSTRIAL - LIMITED)

**TOTAL SITE AREA:**

202,261 +/- SQ FT. (APPROX.)  
OR 4.6 ACRES

**FAR CALCS:**

IL Zone allowed FAR RATIO 1.5  
PROPOSED FAR = 17,277 SQ FT (PHASE I EXISTING) + 2,400 SQ FT (PHASE II EXISTING) + 24,847 SQ FT (PHASE III UNDER CONSTRUCTION) + 19,989 SQ FT (BUILDING "4") + 12,123 SQ FT (BUILDING "5") + 9,287 SQ FT (BUILDING "6") = 85,455 TOTAL SQ FT / 202,261 TOTAL SITE AREA = 0.42

**SETBACKS & MAX BUILDING HEIGHT:**

FRONT SETBACK = 10'  
SIDE SETBACK = 10'  
REAR SETBACK = 10'  
MAX. BUILDING HEIGHT PROPOSED = 32'-6"  
(MAX BUILDING HEIGHT ALLOWED = 45')

**PROPOSED LOT COVERAGE:**

130,507 SQ FT LOT COVERAGE (BUILDING, PAVING, SIDEWALKS)  
130,507 LOT COVERAGE / 202,261 TOTAL SITE AREA = 65%

**PERMEABLE PAVING:**

7,696 SQ FT TOTAL PROPOSED GRAVEL AREAS

**LANDSCAPING:**

PROPOSED LANDSCAPE TOTAL AREA (EXISTING + PROPOSED): 63,388 SQ FT

NO CREEKS, PONDS OR WATERCOURSES ON SITE

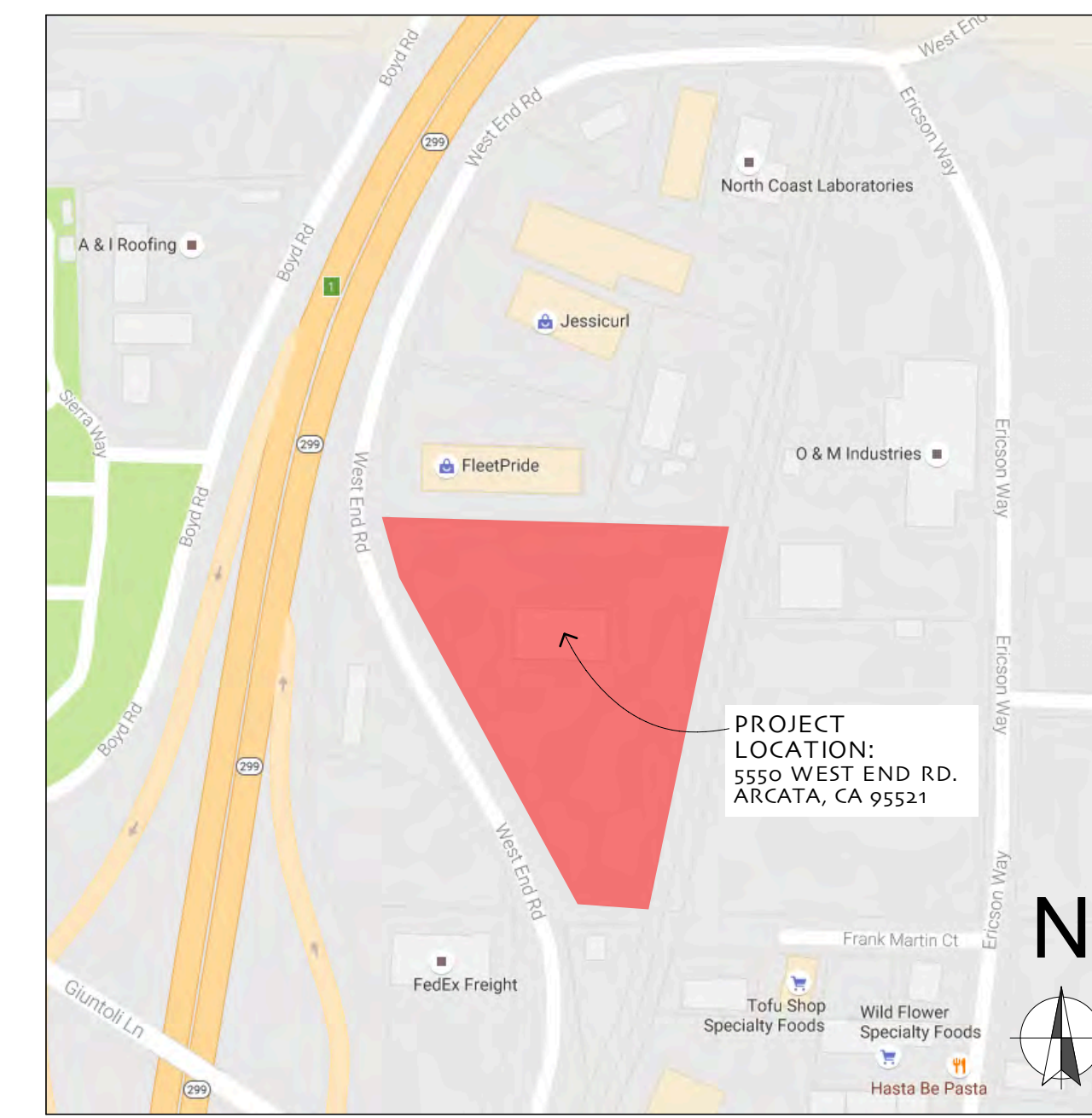
**UTILITIES:**

MUNICIPAL WATER, & SEWER FROM WEST END ROAD  
PG&E ELECTRIC SUPPLY  
SUDDENLINK CABLE  
AT&T PHONE

**GROSS PROPOSED BUILDING SQ FT:**

- BUILDING "4": 19,521 SQ FT
- BUILDING "5": 12,123 SQ FT
- BUILDING "6": 9,287 SQ FT

**TOTAL = 40,931 SQ FT**



LOCATION MAP

N.T.S.

**SHEET INDEX**

- A-0 – SITE PLAN, PROJECT INFO., INDEX
- A-0.1 – SITE INFORMATION SHEET
- A-1 – PROPOSED SITE PLAN
- A-1.1 – PROPOSED SITE PLAN DETAIL - BUILDING 4
- A-1.2 – PROPOSED SITE PLAN DETAIL - BUILDINGS 5 & 6
- A-2 – BUILDING "4" PROPOSED FIRST FLOOR PLAN
- A-3 – BUILDING "4" PROPOSED SECOND FLOOR PLAN
- A-4 – BUILDING "4" CROSS SECTION
- A-5 – BUILDING "4" ELEVATIONS
- A-6 – BUILDING "4" ELEVATIONS
- A-7 – BUILDING "5" PROPOSED FIRST FLOOR PLAN
- A-8 – BUILDING "5" PROPOSED SECOND FLOOR PLAN
- A-9 – BUILDING "5" CROSS SECTION
- A-10 – BUILDING "5" ELEVATIONS
- A-11 – BUILDING "5" ELEVATIONS
- A-12 – BUILDING "6" PROPOSED FIRST FLOOR PLAN
- A-13 – BUILDING "6" PROPOSED SECOND FLOOR PLAN
- A-14 – BUILDING "6" CROSS SECTION
- A-15 – BUILDING "6" ELEVATIONS
- A-16 – BUILDING "6" ELEVATIONS
- A-17 – AWNING, SIGN DETAILS, & TRASH ENCLOSURE DESIGN
- LA-1 – LANDSCAPE PLAN DETAILS & SPECS.
- LA-2 – BUILDING "4" LANDSCAPE PLAN
- LA-3 – BUILDINGS "5" & "6" LANDSCAPE PLAN

**CONSULTANTS:**

**STRUCTURAL ENGINEERING:**

ATLAS ENGINEERING  
MIKE TAYLOR, CA LIC. NO. C68893  
252 G STREET  
ARCATA, CA 95521  
(707) 822-2822

**ENERGY CALCULATIONS:**

ABBAY TECHNICAL SERVICES  
ANNY McQUEENEY, CEA  
1125 16TH STREET, ROOM 216  
ARCATA, CA 95521  
(707) 826-1433

**CONTRACTOR:**

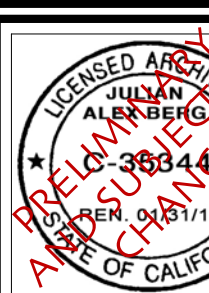
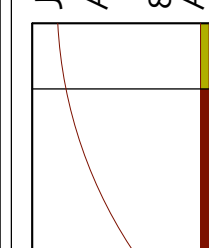
LEFEVRE CONSTRUCTION  
145 G STREET  
ARCATA, CA 95521  
(707) 845-6317



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

REVISIONS:


JULIAN BERG DESIGNS  
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846 A STREET  
ARCATA, CALIFORNIA, 95521  
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julianbergdesigns.com



PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: PROJECT INFORMATION, LOCATION MAP, INDEX  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :

A-0

DESIGN REVIEW SET  
NOT FOR CONSTRUCTION



**OCCUPANCY CLASSIFICATION:** GROUP "F1" MODERATE - HAZARD FACTORY INDUSTRIAL

**TYPE OF CONSTRUCTION:** VB

**DESCRIPTION OF USE:**

MANUFACTURING, FABRICATION, WAREHOUSE, AND OFFICE. TO BE DETERMINED BASED ON TI IMPROVEMENTS

**FLOOR AREA:**

**BUILDING "4"**  
FIRST FLOOR= 9,828 SQ FT  
SECOND FLOOR = 9,693 SQ FT  
TOTAL = 19,521 SQ FT

**BUILDING "5"**  
FIRST FLOOR= 6,500 SQ FT  
SECOND FLOOR = 5,623 SQ FT  
TOTAL = 12,123 SQ FT

**BUILDING "6"**  
FIRST FLOOR= 5,048 SQ FT  
SECOND FLOOR = 4,239 SQ FT  
TOTAL = 9,287 SQ FT

TOTAL FLOOR AREA: 40,931 SQ FT

**MAX HEIGHT:** 32'-6"

**STORIES:** 2

**TOTAL OCCUPANT LOAD:**

BUILDING "4": 195.21

BUILDING "5": 121.23

BUILDING "6": 92.87

TOTAL PHASE IV OCCUPANT LOAD: 409.31

**NOTE:**

THIS PROJECT SHALL COMPLY WITH THE 2016 CALIFORNIA BUILDING CODE, WHICH ADOPTS THE 2015 IBC, 2015 UMC, 2015 UPC, AND THE 2014 NEC

**HAZARDOUS MATERIALS:**

NO HAZARDOUS MATERIALS WILL BE STORED AND/OR USED WITHIN THE BUILDING WHICH EXCEED THE QUANTITIES LISTED IN IBC TABLES 307.1(1) AND 307.1(2)

**ELEVATOR - NOT REQUIRED:**

THIS PRIVATELY FUNDED PROJECT IS EXEMPT FROM THE REQUIREMENT TO PROVIDE A RAMP OR ELEVATOR ABOVE AND BELOW THE FIRST FLOOR, PER SECTION 11B-206.2.3, EXCEPTION 1.2. THE PROPOSED BUILDING IS NOT A SHOPPING MALL, OR THE PROFESSIONAL OFFICE OF A HEALTH CARE PROVIDER, OR A TERMINAL, DEPOT, OR OTHER STATION USED FOR PUBLIC TRANSPORTATION, OR AN AIRPORT PASSENGER TERMINAL AND IS LESS THAN THREE STORIES TALL AND A REASONABLE PORTION OF ALL FACILITIES AND ACCOMMODATIONS NORMALLY SOUGHT AND USED BY THE PUBLIC ARE ACCESSIBLE TO AND USABLE BY PERSONS WITH DISABILITIES.

**1006.3.1 Egress based on occupant load.** Each story and occupied roof shall have the minimum number of exits, or access to exits, as specified in Table 1006.3.1. A single exit or access to a single exit shall be permitted in accordance with Section 1006.3.2. The required number of exits, or exit access stairways or ramps providing access to exits, from any story or occupied roof shall be maintained until arrival at the exit discharge or a public way.

**TABLE 1006.3.1  
MINIMUM NUMBER OF EXITS OR  
ACCESS TO EXITS PER STORY**

OCCUPANT LOAD PER STORY	MINIMUM NUMBER OF EXITS OR ACCESS TO EXITS FROM STORY
1-500	2
501-1,000	3
More than 1,000	4

**1006.3.2 Single exits.** A single exit or access to a single exit shall be permitted from any story or occupied roof where one of the following conditions exists:

- The occupant load, number of dwelling units and exit access travel distance do not exceed the values in Table 1006.3.2(1) or 1006.3.2(2).
- Rooms, areas and spaces, at the level of exit discharge, complying with Section 1006.2.1 with exits

**SPRINKLERS:**

REQUIRED (SECTION 903.2.2, OR 903.2.4) FIRE SPRINKLER PLANS (DEFERRED SUBMITTAL)

**DOOR NOTES:**

- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT
- THERE MUST BE A LEVEL FLOOR OR LANDING ON EACH SIDE OF ALL DOORS. THE FLOOR OR LANDING IS TO BE  $\leq 1/2$ " LOWER THAN THE DOORWAY THRESHOLD, PER SECTION 11B-404.2.5
- ALL HAND-ACTIVATED DOOR OPENING HARDWARE MUST MEET THE FOLLOWING REQUIREMENTS, PER SECTION 11B-404.2.7:
  - LATCHING, OR LOCKING, DOORS IN A PATH OF TRAVEL ARE OPERATED WITH A SINGLE EFFORT BY LEVER TYPE HARDWARE, BY PANIC BARS, PUSH-PULL ACTIVATING BARS, OR OTHER HARDWARE DESIGNED TO PROVIDE PASSAGE WITHOUT REQUIRING THE ABILITY TO GRASP THE OPENING HARDWARE.
  - IS TO BE CENTERED  $\bullet 34$ " BUT  $\leq 44$ " ABOVE FLOOR
- THE MAXIMUM EFFORT TO OPERATE DOORS SHALL NOT EXCEED 5 POUNDS, WITH SUCH PULL OR PUSH EFFORT BEING APPLIED AT RIGHT ANGLES TO HINGED DOORS AND AT THE CENTER PLANE OF SLIDING OR FOLDING DOORS. WHEN FIRE DOORS ARE UTILIZED, THE MAXIMUM EFFORT TO OPERATE THE DOOR MAY BE INCREASED TO NOT EXCEED 15 POUNDS. SECTION 11B-404.2.9
- THE LOWER 10" OF ALL DOORS MUST COMPLY WITH SECTION 11B-404.2.10, AS FOLLOWS:
  - TO BE SMOOTH AND UNINTERRUPTED, TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST, WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
  - NARROW FRAME DOORS MAY USE A 10" HIGH SMOOTH PANEL ON THE PUSH SIDE OF THE DOOR.
- THE MINIMUM STRIKE EDGE DISTANCES MUST BE PROVIDED AT THE LEVEL AREA ON THE SIDE TO WHICH A DOOR (OR A GATE) SWINGS, PER SECTION 11B-40.2.4:
  - $\bullet 24$ " AT EXTERIOR CONDITIONS
  - $\bullet 18$ " AT INTERIOR CONDITIONS
  - $\bullet 12$ " ON THE PUSH SIDE, IF THE DOOR HAS BOTH A LATCH AND A CLOSER.
  - WHERE A DOOR IS LOCATED IN A RECESS OR ALCOVE WHERE THE DISTANCE FROM THE FACE OF THE WALL TO THE FACE OF THE DOOR IS GREATER THAN 8 INCHES, THE ABOVE CLEARANCES SHALL APPLY. SECTION 11B-404.2.4.3

**SECTION 1007  
EXIT AND EXIT ACCESS  
DOORWAY CONFIGURATION**

**1007.1 General.** Exits, exit access doorways, and exit access stairways and ramps serving spaces, including individual building stories, shall be separated in accordance with the provisions of this section.

**1007.1.1 Two exits or exit access doorways.** Where two exits, exit access doorways, exit access stairways or ramps, or any combination thereof, are required from any portion of the exit access, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the building or area to be served measured in a straight line between them. Interlocking or scissor stairways shall be counted as one exit stairway.

**Exceptions:**

- Where interior exit stairways or ramps are interconnected by a 1-hour fire-resistance-rated corridor conforming to the requirements of Section 1020, the required exit separation shall be measured along the shortest direct line of travel within the corridor.
- Where a building is equipped throughout with an automatic sprinkler system in accordance with Section 903.3.1.1 or 903.3.1.2, the separation distance shall be not less than one-third of the length of the maximum overall diagonal dimension of the area served.

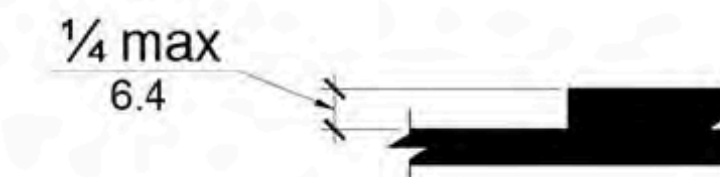
**PATH OF TRAVEL REQUIREMENTS:**

- THE RUNNING SLOPE OF A WALKING SURFACE IS NOT STEEPER THAN 1:20 (5%). SECTION 11B-403.3
- THE CROSS SLOPE OF A WALKING SURFACE IS NOT STEEPER THAN 1:48 (2.08%). SECTION 11B-403.3
- EXCEPT AS OTHERWISE SPECIFIED, THE CLEAR WIDTH OF WALKING SURFACES IS 36 INCHES MINIMUM. SECTION 11B-403.5.1

**EXCEPTIONS:**

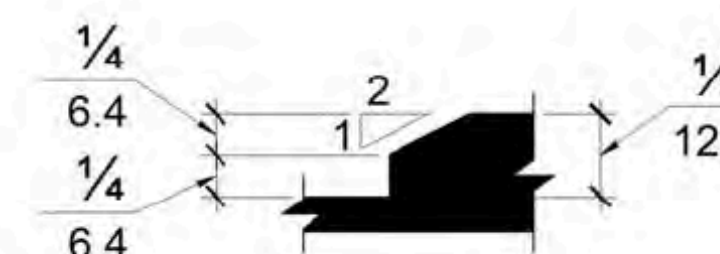
- THE CLEAR WIDTH SHALL BE PERMITTED TO BE REDUCED TO 32 INCHES MINIMUM FOR A LENGTH OF 24 INCHES MAXIMUM PROVIDED THAT REDUCED WIDTH SEGMENT ARE SEPARATED BY SEGMENTS THAT ARE 48 INCHES LONG MINIMUM AND 36 INCHES WIDE MINIMUM.
  - THE CLEAR WIDTH FOR WALKING SURFACES IN CORRIDORS SERVING AN OCCUPANT LOAD OF 10 OR MORE SHALL BE 44 INCHES MINIMUM.
  - THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48" MINIMUM. WHEN, BECAUSE OF RIGHT-OF-WAY RESTRICTIONS, NATURAL BARRIERS OR OTHER EXISTING CONDITIONS, THE ENFORCING AGENCY DETERMINES THAT COMPLIANCE WITH THE 48 INCH CLEAR SIDEWALK WOULD CREATE AN UNREASONABLE HARDSHIP, THE CLEAR WIDTH MAY BE REDUCED TO 36 INCHES.
  - THE CLEAR WIDTH FOR AISLES SHALL BE 36 INCHES MINIMUM IF SERVING ELEMENTS ON ONLY ONE SIDE, AND 44 INCHES MINIMUM IF SERVING ELEMENTS ON BOTH SIDES.
- WHERE THE ACCESSIBLE ROUTE MAKES A 180-DEGREE TURN AROUND AN ELEMENT WHICH IS LESS THAN 48 INCHES WIDE, THE CLEAR WIDTH IS 42 INCHES MINIMUM APPROACHING THE TURN, 48 INCHES MINIMUM AT THE TURN AND 42 INCHES MINIMUM LEAVING THE TURN. SECTION 11B-403.5.2  
EXCEPTION:  
WHEN THE CLEAR WIDTH AT THE TURN IS 60 INCHES MINIMUM, COMPLIANCE WITH THE INCREASED ROUTE WIDTHS DETAILED ABOVE ARE NOT REQUIRED.
  - PASSING SPACES: AN ACCESSIBLE ROUTE WITH A CLEAR WIDTH LESS THAN 60 INCHES PROVIDES PASSING SPACES AT INTERVALS OF 200 FEET MAXIMUM. THE PASSING SPACES ARE EITHER A SPACE 60 INCHES MINIMUM BY 60 INCHES MINIMUM, OR AN INTERSECTION OF TWO WALKING SURFACES THAT PROVIDE A COMPLIANT T-SHAPED TURNING SPACE WHERE THE BASE AND ARMS OF THE T-SHAPED SPACE EXTEND 48 INCHES MINIMUM BEYOND THE INTERSECTION. SECTION 11B-403.5.3
  - WHERE HANDRAILS ARE PROVIDED ALONG WALKING SURFACES WITH RUNNING SLOPES NOT STEEPER THAN 1:20 (5%), THEY COMPLY WITH SECTION 24, "HANDRAILS". SECTION 11B-403.6
  - ALL WALKS WITH CONTINUOUS GRADIENTS HAVE LEVEL RESTING AREAS, 5 FEET IN LENGTH, AT INTERVALS OF 400 FEET MAXIMUM. SECTION 11B-403.7
  - VERTICAL CLEARANCE IS A MINIMUM OF 80 INCHES HIGH ABOVE THE FINISH FLOOR OR GROUND. SECTION 11B-307.4
  - FLOOR AND GROUND SURFACE IS STABLE, FIRM AND SLIP RESISTANT. SECTION 11B-302.1, 11B-303.1
  - CHANGES IN LEVEL: WHERE CHANGES IN LEVEL ARE PERMITTED IN FLOOR OR GROUND SURFACES, THEY SHALL COMPLY AS DETAILED IN SECTION 11B-303.1, 11B-303.2.

**11B-303.2 Vertical.** Changes in level of  $1/4$  inch (6.4 mm) high maximum shall be permitted to be vertical and without edge treatment.



**FIGURE 11B-303.2  
VERTICAL CHANGE IN LEVEL**

**11B-303.3 Beveled.** Changes in level between  $1/4$  inch (6.4 mm) high minimum and  $1/2$  inch (12.7 mm) high maximum shall be beveled with a slope not steeper than 1:2.



**FIGURE 11B-303.3  
BEVELED CHANGE IN LEVEL**

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: PHASE IV SITE INFORMATION SHEET  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :

**A-0.1**

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### PARKING ANALYSIS (BUILDINGS 1,2,3,&4)

BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED BICYCLE SPACES
BUILDING 1	17,277	17,277 SQ FT/800 SQ FT = 22 PARKING SPACES (MIN.) 17,277 SQ FT/500 SQ FT = 35 PARKING SPACES (MAX.)	SPACES: 11
BUILDING 2	2,400	2,400 SQ FT/800 SQ FT = 3 PARKING SPACES (MIN.) 2,400 SQ FT/500 SQ FT = 5 PARKING SPACES (MAX.)	SPACES: 3
BUILDING 3	24,847	24,847 SQ FT/800 SQ FT = 31 PARKING SPACES (MIN.) 24,847 SQ FT/500 SQ FT = 50 PARKING SPACES (MAX.)	SPACES: 16
BUILDING 4	19,521	19,521 SQ FT/800 SQ FT = 24 PARKING SPACES (MIN.) 19,521 SQ FT/500 SQ FT = 39 PARKING SPACES (MAX.)	SPACES: 12
<b>TOTAL:</b>	<b>64,513</b>	MINIMUM PARKING SPACES REQUIRED: 80 MAXIMUM PARKING SPACES REQUIRED: 129 <b>TOTAL PROPOSED: 82</b>  MINIMUM MOTORCYCLE SPACES REQUIRED: 5 (1 SPACE FOR EVERY 20 VEHICLE SPACES) <b>TOTAL PROPOSED: 5</b>	SPACES REQUIRED: 42 <b>TOTAL PROPOSED: 43</b>  MINIMUM BICYCLE SPACES REQUIRED: 42 (50% OF VEHICLE PARKING SPACES)

### PARKING ANALYSIS (BUILDINGS 5 & 6)

BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED BICYCLE SPACES
BUILDING 5	12,123	12,123 SQ FT/800 SQ FT = 15 PARKING SPACES (MIN.) 12,123 SQ FT/500 SQ FT = 24 PARKING SPACES (MAX.)	SPACES: 8
BUILDING 6	9,287	10,739 SQ FT/800 SQ FT = 12 PARKING SPACES (MIN.) 10,739 SQ FT/500 SQ FT = 21 PARKING SPACES (MAX.)	SPACES: 6
<b>TOTAL:</b>	<b>21,410</b>	MINIMUM PARKING SPACES REQUIRED: 27 MAXIMUM PARKING SPACES REQUIRED: 45 <b>TOTAL PROPOSED: 28</b>  MINIMUM MOTORCYCLE SPACES REQUIRED: 2 (1 SPACE FOR EVERY 20 VEHICLE SPACES) <b>TOTAL PROPOSED: 2</b>	SPACES REQUIRED: 14 <b>TOTAL PROPOSED: 14</b>  MINIMUM BICYCLE SPACES REQUIRED: 14 (50% OF VEHICLE PARKING SPACES)

**MULTI-TENANT SITES:**  
WHERE JOINT PARKING FACILITIES ARE PROVIDED FOR TWO OR MORE NONRESIDENTIAL USES IN A SINGLE DEVELOPMENT, OR TWO ADJOINING DEVELOPMENTS, THE MINIMUM REQUIREMENT MAY BE REDUCED TO 75 PERCENT OF THE SUM OF THE REQUIREMENTS FOR THE VARIOUS USES COMPUTED SEPARATELY, WHEN THE COMBINED REQUIREMENTS TOTAL FOUR OR MORE SPACES. THE SPACES SHALL BE AVAILABLE TO ALL USERS OF ALL THE DEVELOPMENTS BENEFITING FROM THIS PROVISION.

**MINIMUM NUMBER OF MOTORCYCLE SPACES:**  
A PARKING LOT WITH 20 OR MORE VEHICLE PARKING SPACES SHALL PROVIDE MOTORCYCLE PARKING SPACES CONVENIENTLY LOCATED NEAR THE MAIN ENTRANCE OF A STRUCTURE AND ACCESSED BY THE SAME AISLES THAT PROVIDE ACCESS TO THE VEHICLE PARKING SPACES IN THE LOT.  
A MINIMUM OF ONE MOTORCYCLE PARKING SPACE SHALL BE PROVIDED FOR EACH 20 VEHICLE SPACES OR FRACTION THEREOF. (PER CITY OF ARCATA ZONING CODE, SECTION 9.36.070)

**NUMBER OF PARKING SPACES REQUIRED PER FLOOR AREA:**  
(PER CITY OF ARCATA ZONING CODE SECTION 9.36.040 TABLE 3-6):  
MINIMUM: 1 PER 800 SQ FT  
MAXIMUM: 1 PER 500 SQ FT

**MINIMUM NUMBER OF BICYCLE SPACES:**  
A MINIMUM OF 100% OF VEHICLE PARKING SPACES IS REQUIRED FOR LOTS WITH 3-10 CARS. A MINIMUM OF 50% OF VEHICLE PARKING SPACES IS REQUIRED FOR LOTS WITH 11+ CARS. (PER CITY OF ARCATA ZONING CODE, SECTION 9.36.060 TABLE 3-7)

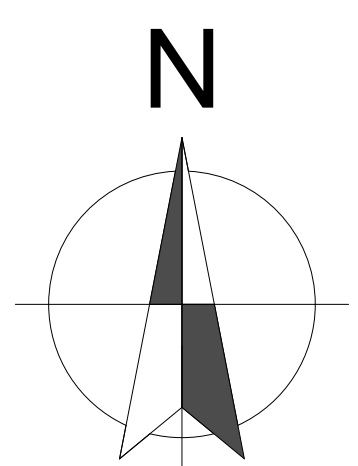
**TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR BUILDINGS "1", "2", "3", & "4":**  
3 SPACES (PER SECTION 11B-208.2 TABLE 21A)

**TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR BUILDINGS "5" & "6":**  
2 SPACES (PER SECTION 11B-208.2 TABLE 21A)



SEE SITE PLAN DETAIL "A" SHEET A-1.1

SEE SITE PLAN DETAIL "B" SHEET A-1.2



## PROPOSED SITE PLAN

SCALE: 1" = 40'-0" (22" X 34" PAPER SIZE)  
1" = 80'-0" (11" X 17" PAPER SIZE)

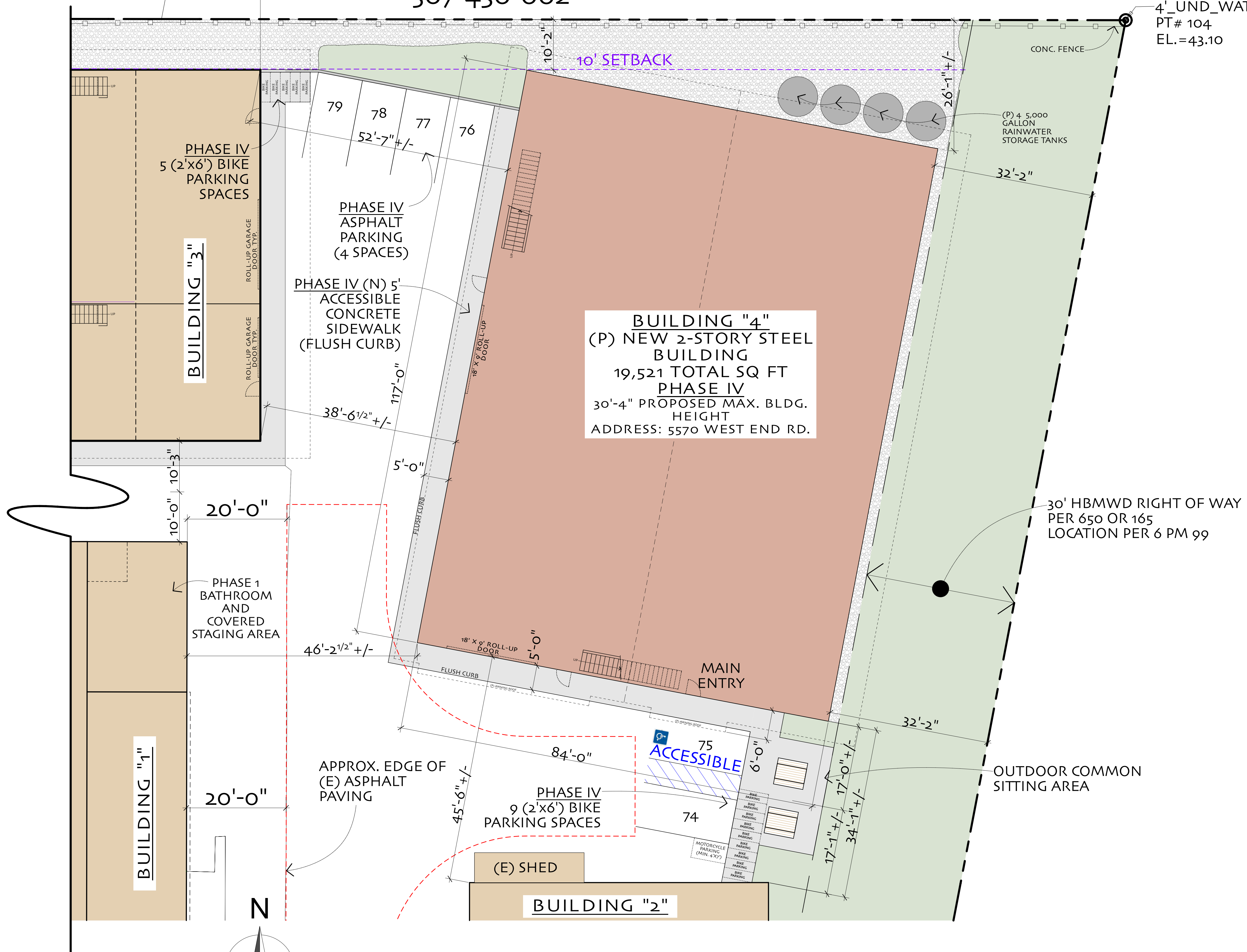
GRAPHIC SCALE BAR  
MEASURES 1 INCH ON FULL SIZE PLANS

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507-430-002

FD\_751P\_PP\_  
4'\_UND\_WAT  
PT# 104  
EL. = 43.10



### PROPOSED SITE PLAN DETAIL BUILDING "4"

SCALE: 1" = 10'-0" (22" X 34" PAPER SIZE)  
1" = 20'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: PROPOSED SITE PLAN DETAIL  
ASSESSOR'S PARCEL NUMBER: 507-251-020

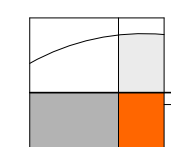
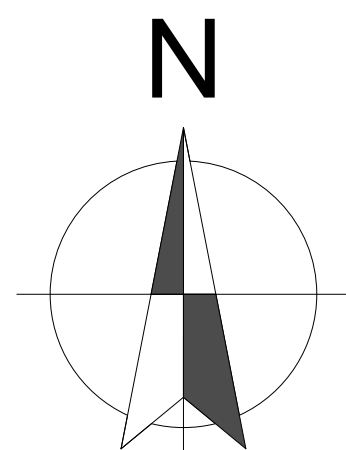
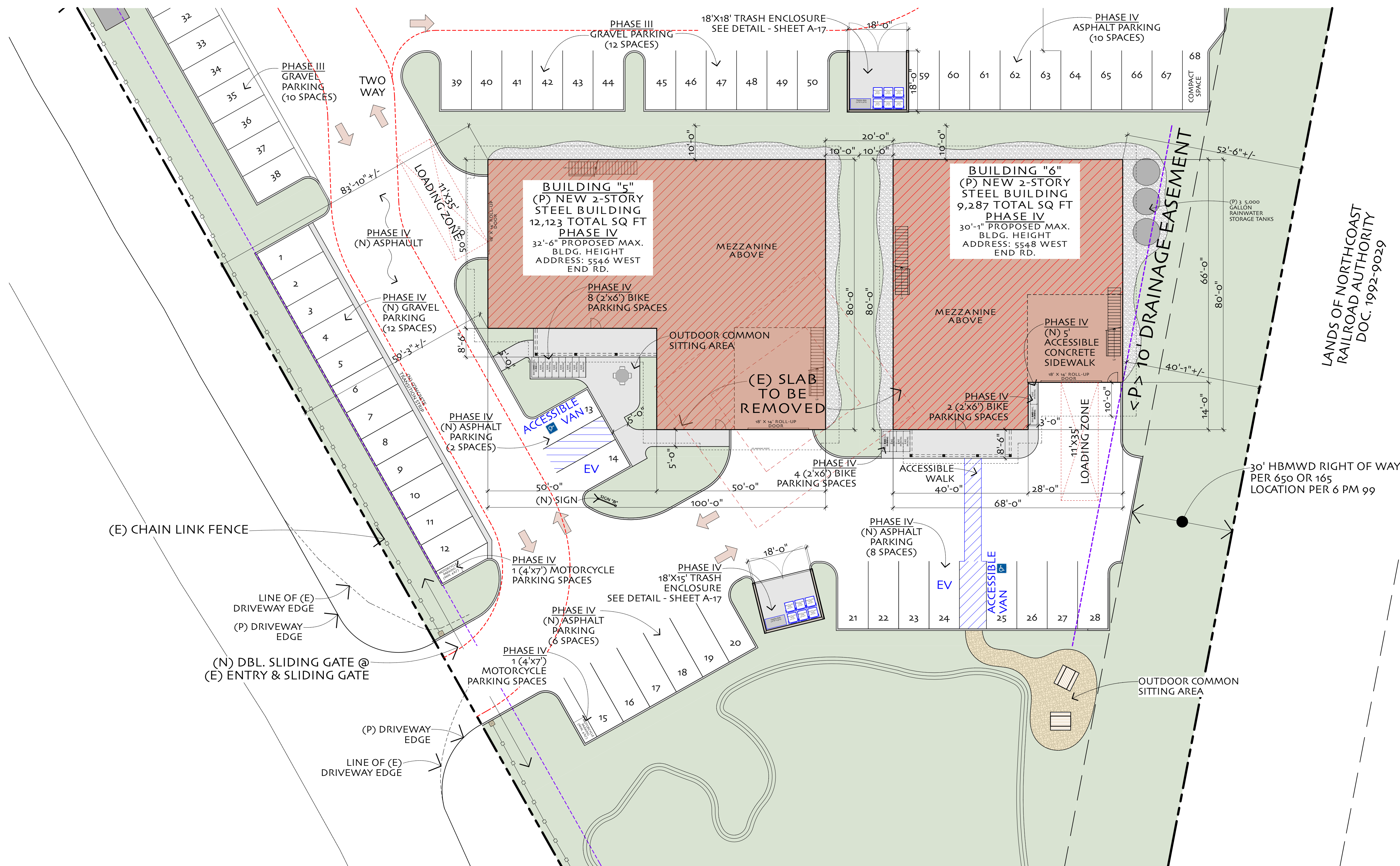
PROJECT NO.:  
AD - 1535  
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DATE:  
6/25/2018

SHEET # :

A-1.1

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**PROPOSED SITE PLAN DETAIL - BUILDINGS "5" & "6"**

SCALE: 1/16" = 1'-0" (22" X 34" PAPER SIZE)  
1/32" = 1'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: PROPOSED SITE PLAN DETAIL  
ASSESSOR'S PARCEL NUMBER: 507-251-020

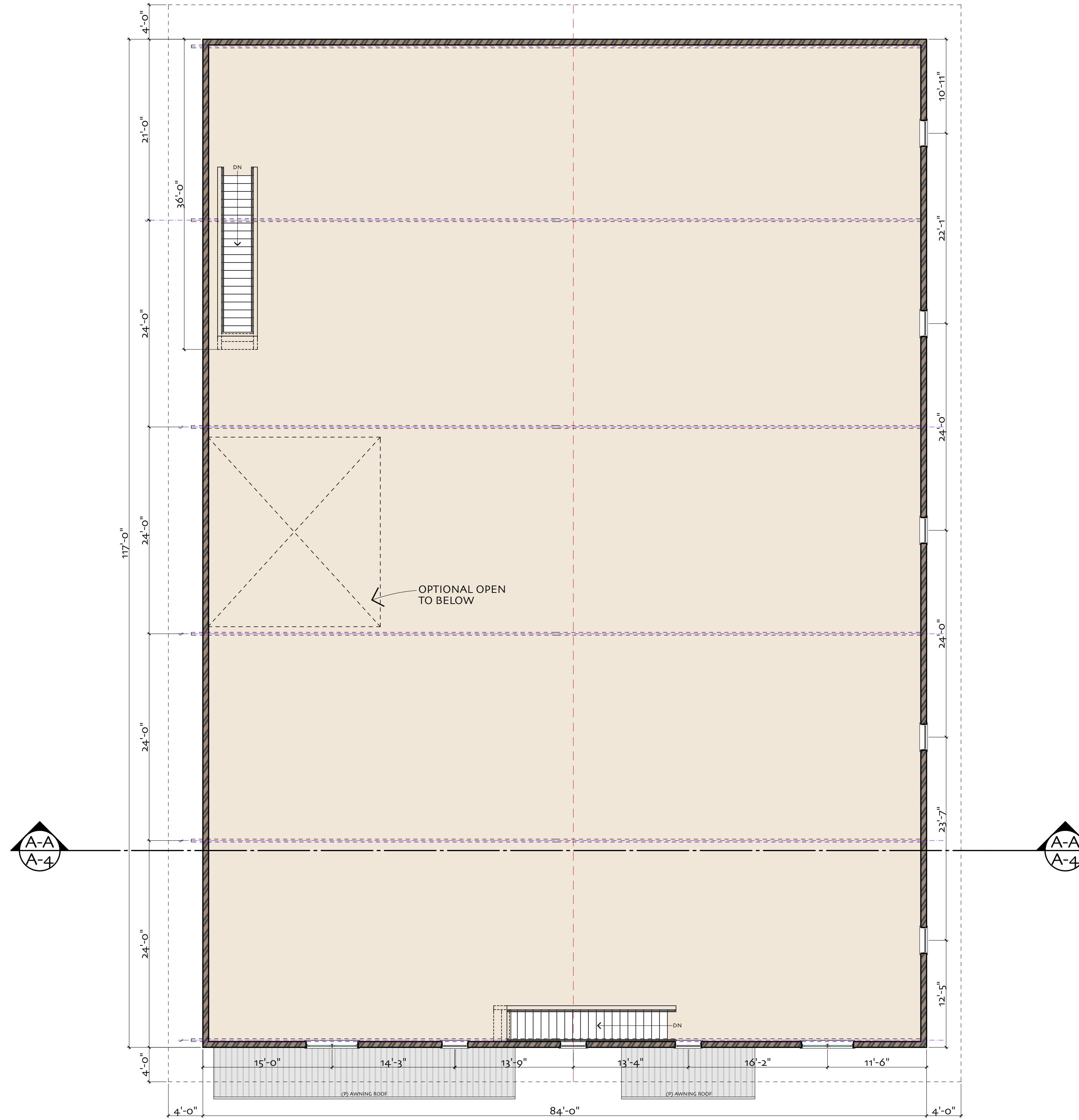
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DATE: 6/25/2018

SHEET # :  
**A-1.2**









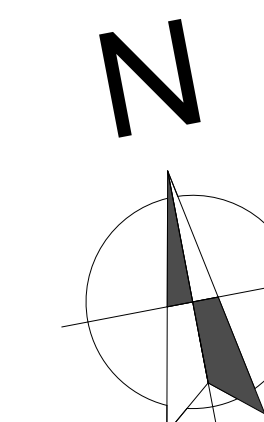
**BUILDING 4  
PROPOSED SECOND FLOOR PLAN**

FIRST FLOOR = 9,828 SQ FT  
SECOND FLOOR = 9,693 SQ FT  
TOTAL = 19,521 SQ FT

SCALE: 1/8" = 1'-0" (22"X34" PAPER SIZE)  
SCALE: 1/16" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

	2x4 WALL (STUDS 16" O.C.)
	2x6 WALL (STUDS 16" O.C.)
	STEEL STUD WALL
	2x4 FLAT STUD WALL (STUDS 16" O.C.)



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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REVISIONS:

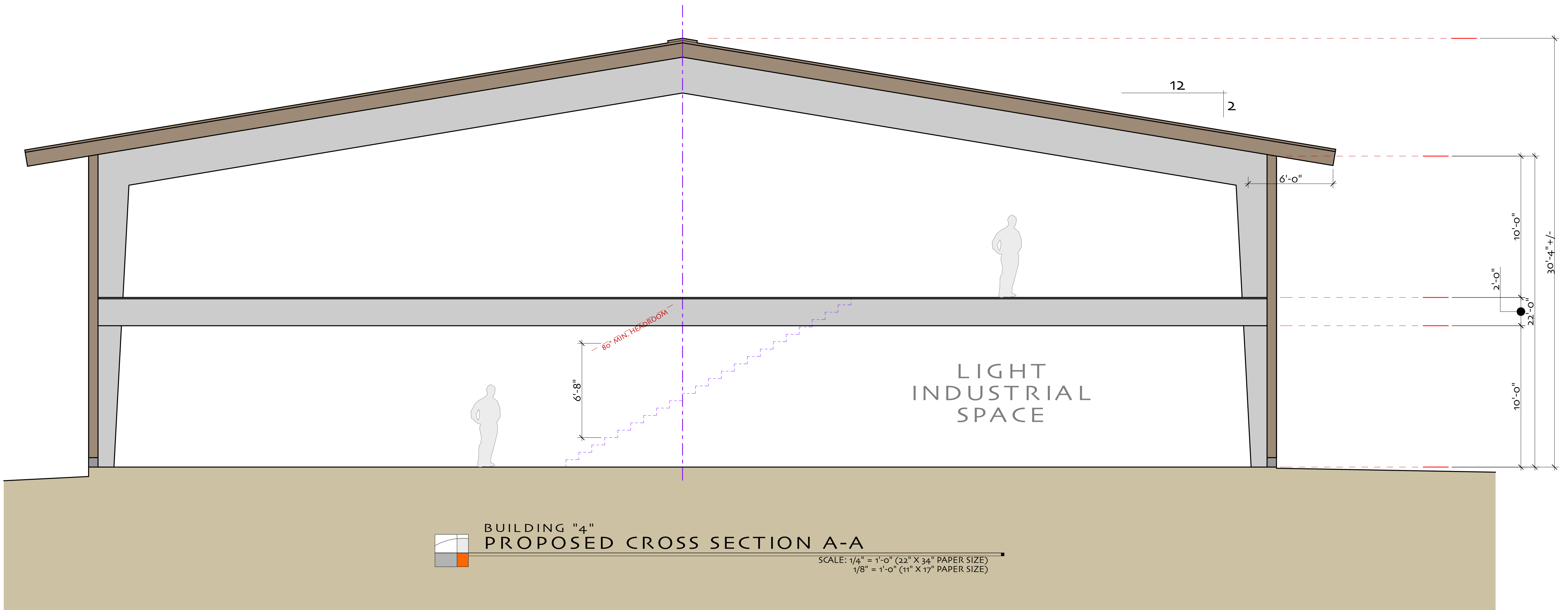

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PROJECT TITLE: **AXEL DEVELOPMENT • PHASE IV BUILDINGS**  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: **BUILDING 4 PROPOSED SECOND FLOOR PLAN**  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.:  
AD - 1535  
DRAWN BY:  
JAB/DHV  
DATE:  
6/25/2018

SHEET # :  
**A-3**



**BUILDING "4"**  
**PROPOSED CROSS SECTION A-A**  
 SCALE: 1/4" = 1'-0" (22" X 34" PAPER SIZE)  
 1/8" = 1'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR  
 MEASURES 1 INCH ON  
 FULL SIZE PLANS

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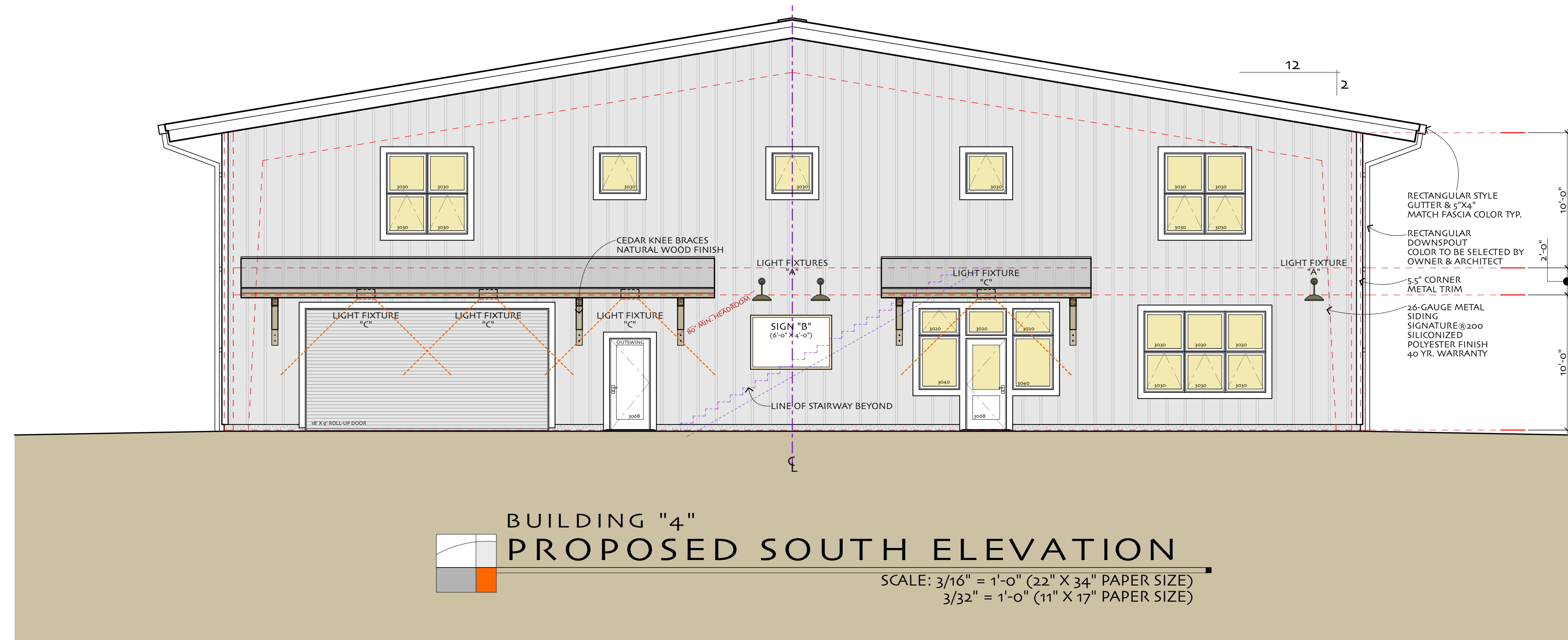
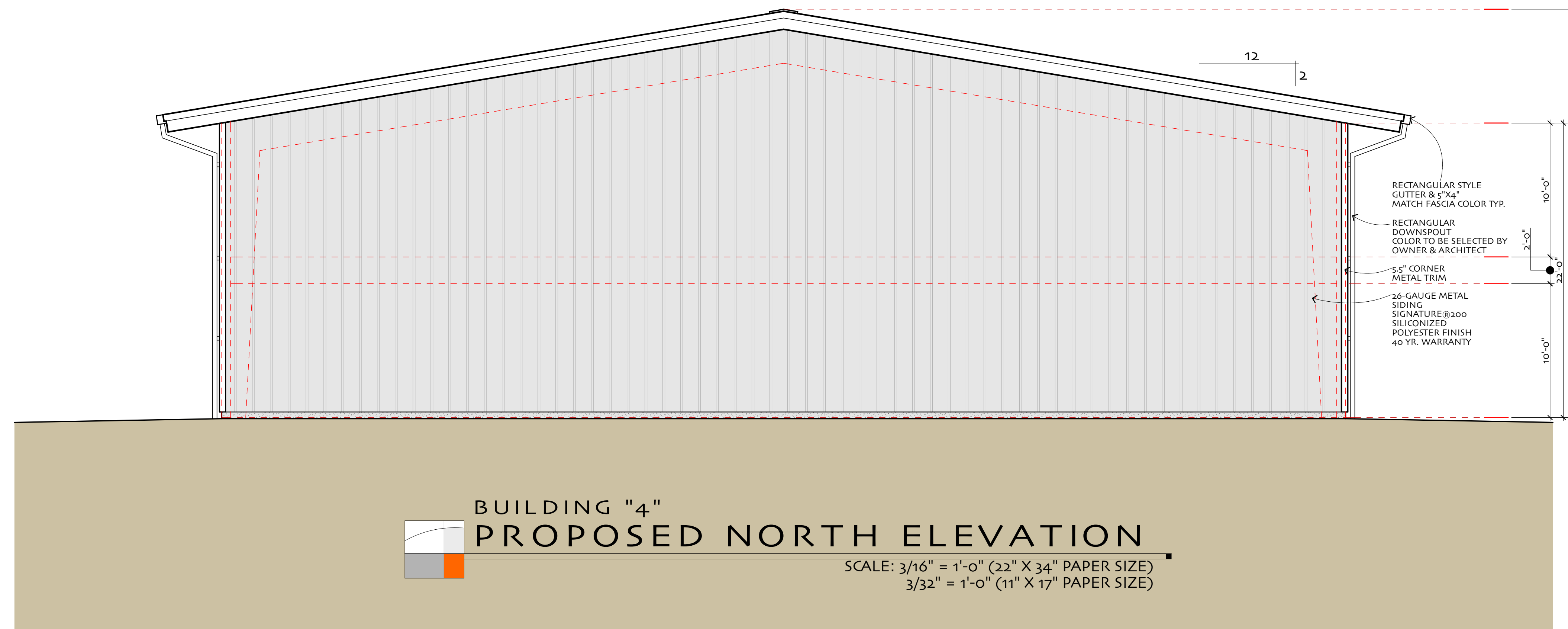


PROJECT TITLE: **AXEL DEVELOPMENT • PHASE IV BUILDINGS**  
 AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
 SHEET TITLE: **BUILDING 4 PROPOSED SECTION A-A**  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
 DRAWN BY: JAB/DHV  
 DATE: 6/25/2018

SHEET # :  
**A-4**





EXTERIOR LIGHT FIXTURE SCHEDULE	
<p><b>A</b></p> <p>BASELITE CORPORATION                      ORDER #: W516X10WLVWME6FRG1451                      • #51 ARCH. BRONZE FINISH                      • METAL SHADE                      • SHADE: 16" DIA X 9" TALL                      • 10 WATT LED                      • E6 3/4" ARM STYLE</p>	
<p><b>B</b></p> <p>BASELITE CORPORATION                      ORDER #: CO274WVW13B/C1                      • #51 ARCH. BRONZE FINISH                      • METAL SHADE                      • SHADE: 8" DIA X 13" TALL                      • 21 WATT LED</p>	
<p><b>C</b></p> <p>LITHONIA WST-LED ARCHITECTURAL WALL SCONCE                      ORDER #: WSTPS27KYVWPEDDBXD                      • DARK BRONZE FINISH                      • 17" X 8" X 10"                      • 2,700K                      • 3,000 LUMENS                      • PHOTO CONTROL                      • TEXTURED NATURAL ALUMINUM FINISH</p>	

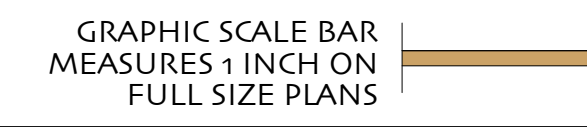
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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
 AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
 SHEET TITLE: BUILDING 5 SOUTH ELEVATION  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
 DRAWN BY: JAB/DHV  
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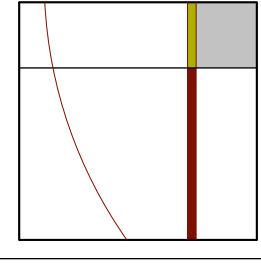
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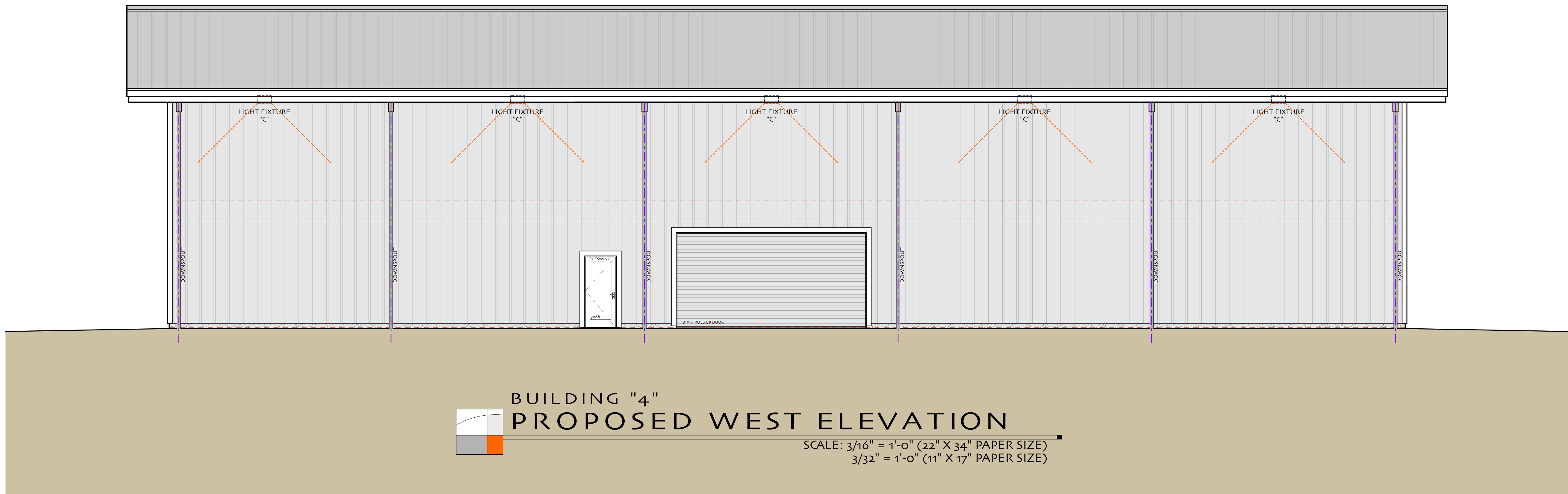
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 AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
 SHEET TITLE: BUILDING 4 EAST AND WEST ELEVATIONS  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
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SHEET # :

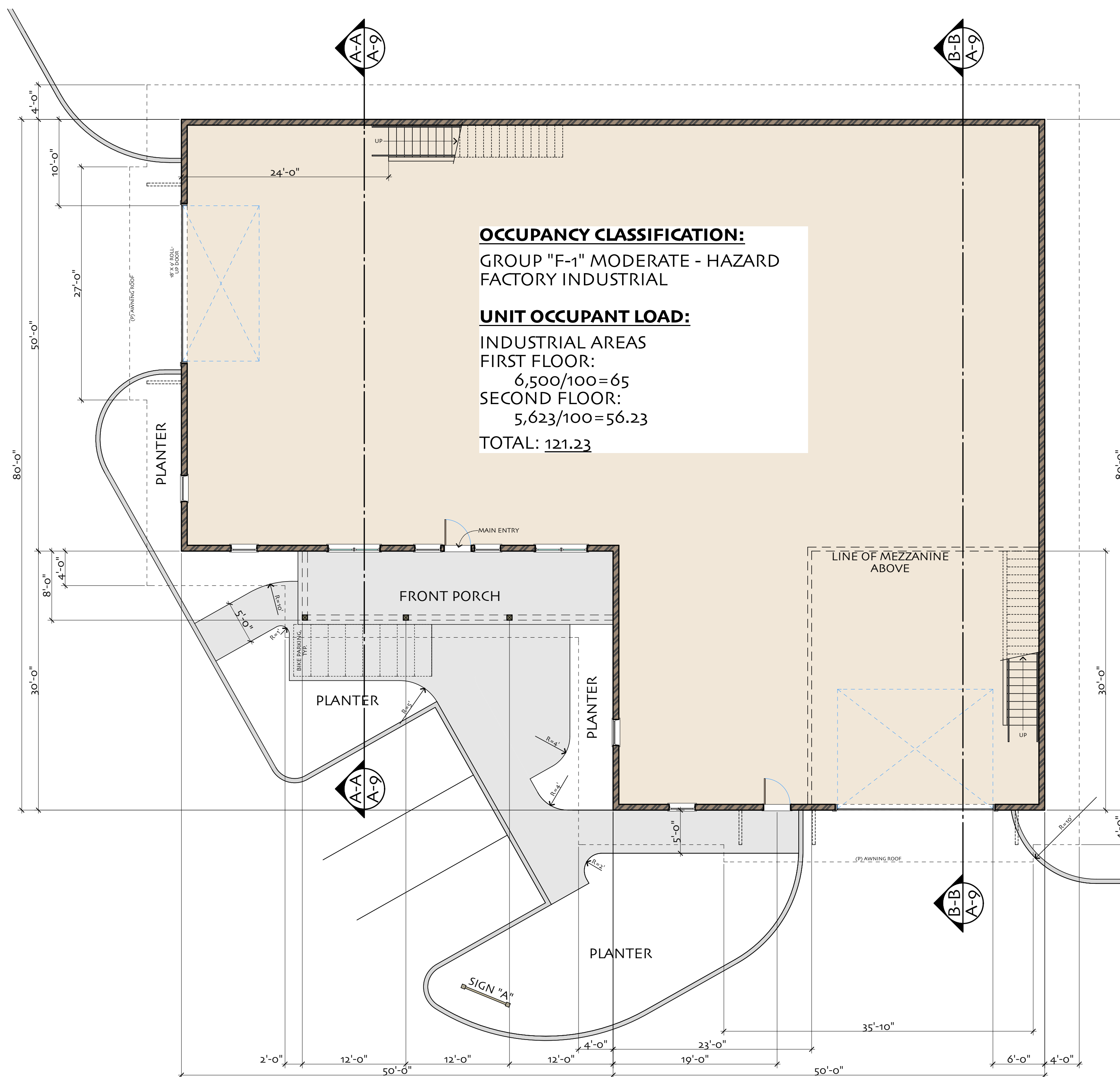
A-6

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GRAPHIC SCALE BAR  
 MEASURES 1 INCH ON  
 FULL SIZE PLANS





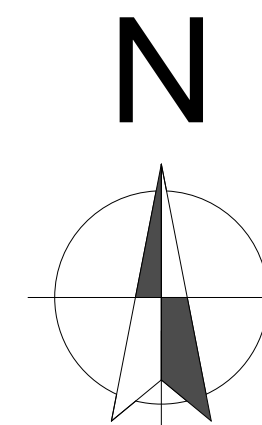
**BUILDING 5  
PROPOSED FIRST FLOOR PLAN**

FIRST FLOOR = 6,500.0 SQ FT  
SECOND FLOOR = 5,623.0 SQ FT  
TOTAL = 12,123.0 SQ FT

SCALE: 1/8" = 1'-0" (22"X34" PAPER SIZE)  
SCALE: 1/16" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

- 2x4 WALL (STUDS 16" O.C.)
- 2x6 WALL (STUDS 16" O.C.)
- STEEL STUD WALL
- 2x4 FLAT STUD WALL (STUDS 16" O.C.)



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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REVISIONS:

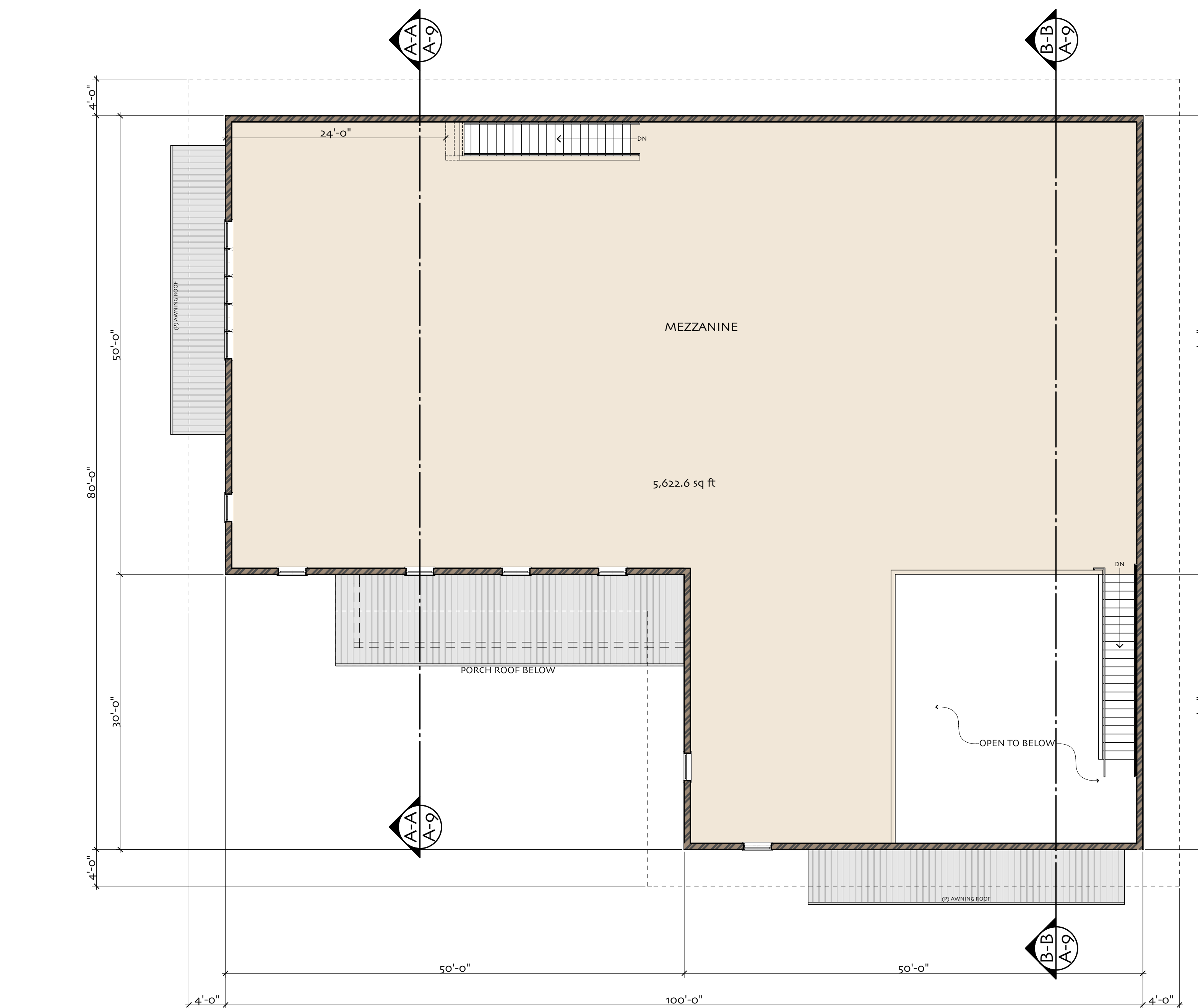

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 5 PROPOSED FIRST FLOOR PLAN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.:  
AD - 1535  
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JAB/DHV  
DATE:  
6/25/2018

SHEET # :  
**A-7**



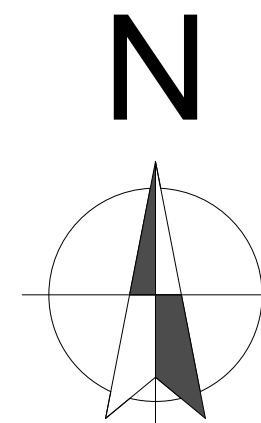
**BUILDING 5  
PROPOSED SECOND FLOOR PLAN**

FIRST FLOOR = 6,500.0 SQ FT  
SECOND FLOOR = 5,623.0 SQ FT  
TOTAL = 12,123.0 SQ FT

SCALE: 1/8" = 1'-0" (22"X34" PAPER SIZE)  
SCALE: 1/16" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

- 2x4 WALL (STUDS 16" O.C.)
- 2x6 WALL (STUDS 16" O.C.)
- STEEL STUD WALL
- 2x4 FLAT STUD WALL (STUDS 16" O.C.)



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

**DESIGN REVIEW SET**  
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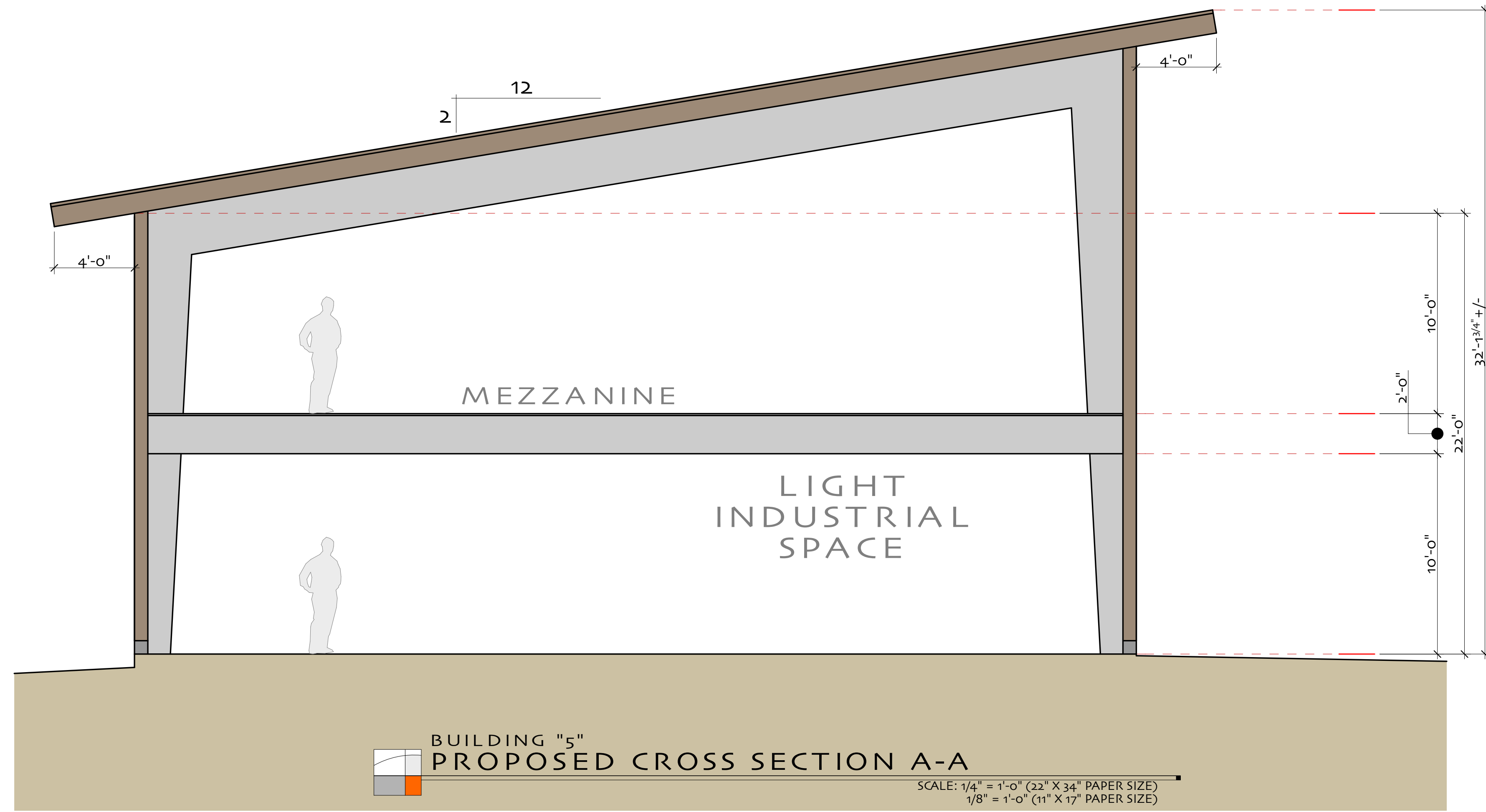

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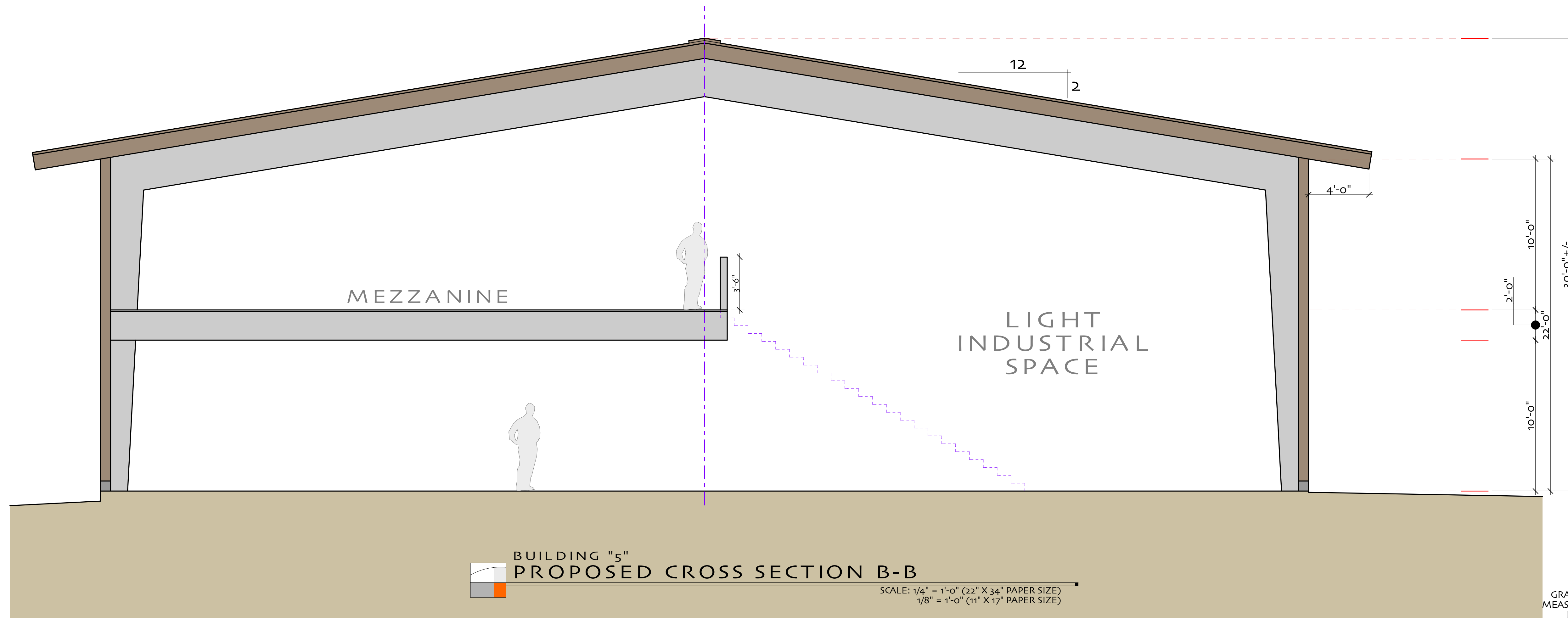
PROJECT TITLE: **AXEL DEVELOPMENT • PHASE IV BUILDINGS**  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: **BUILDING 5 PROPOSED SECOND FLOOR PLAN**  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.:  
AD - 1535  
DRAWN BY:  
JAB/DHV  
DATE:  
6/25/2018

SHEET # :  
**A-8**



**BUILDING "5"**  
**PROPOSED CROSS SECTION A-A**  
 SCALE: 1/4" = 1'-0" (22" X 34" PAPER SIZE)  
 1/8" = 1'-0" (11" X 17" PAPER SIZE)

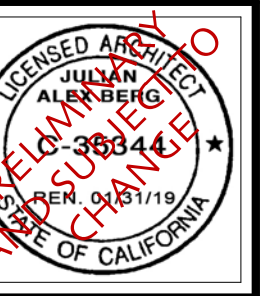


**BUILDING "5"**  
**PROPOSED CROSS SECTION B-B**  
 SCALE: 1/4" = 1'-0" (22" X 34" PAPER SIZE)  
 1/8" = 1'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR  
 MEASURES 1 INCH ON  
 FULL SIZE PLANS

REVISIONS:

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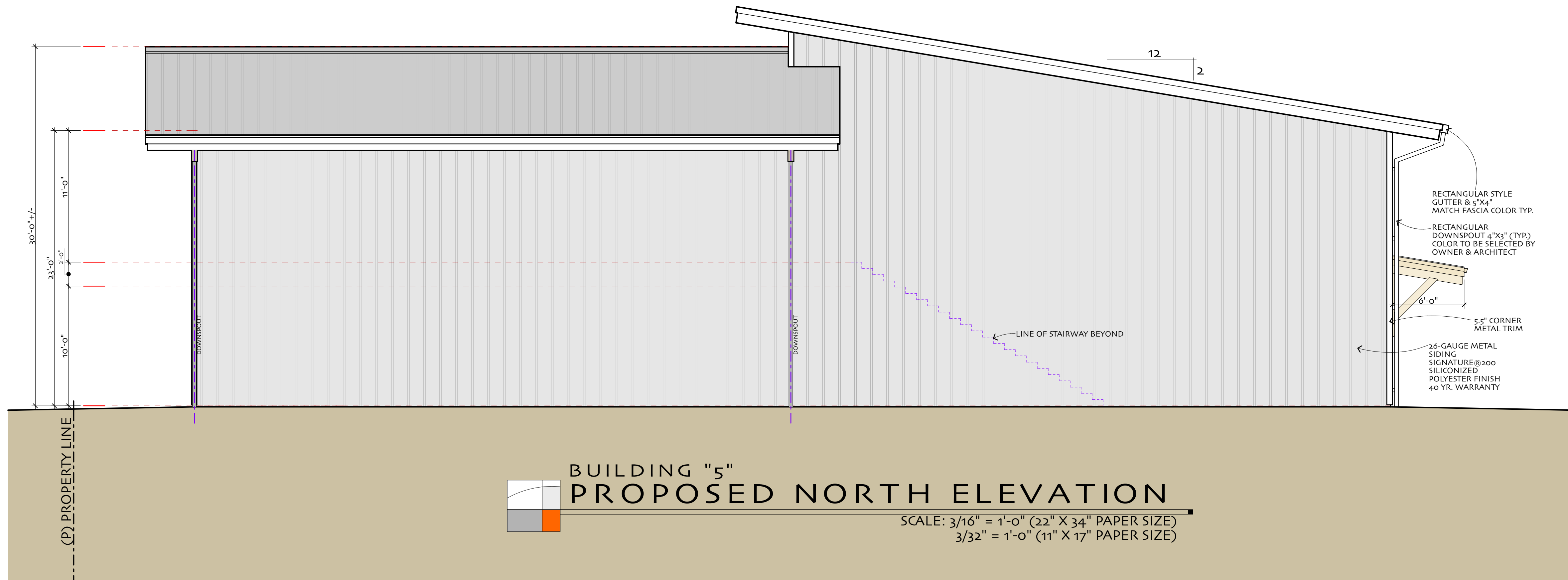
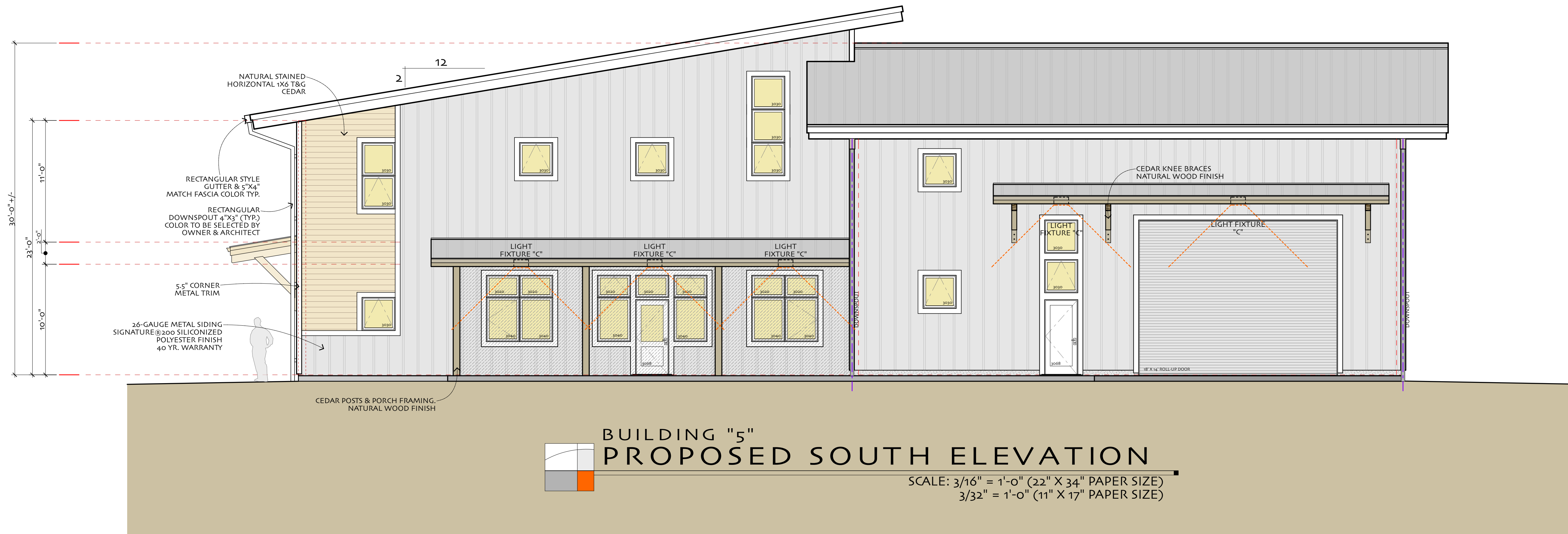
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 AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
 SHEET TITLE: BUILDING 5 PROPOSED CROSS SECTION  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.:  
 AD - 1535  
 DRAWN BY:  
 JAB/DHV  
 DATE:  
 6/25/2018

SHEET # :  
**A-9**

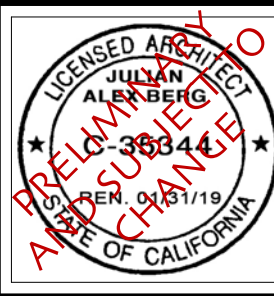
**DESIGN REVIEW SET**  
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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 5 NORTH AND SOUTH ELEVATIONS  
ASSESSOR'S PARCEL NUMBER: 507-251-020

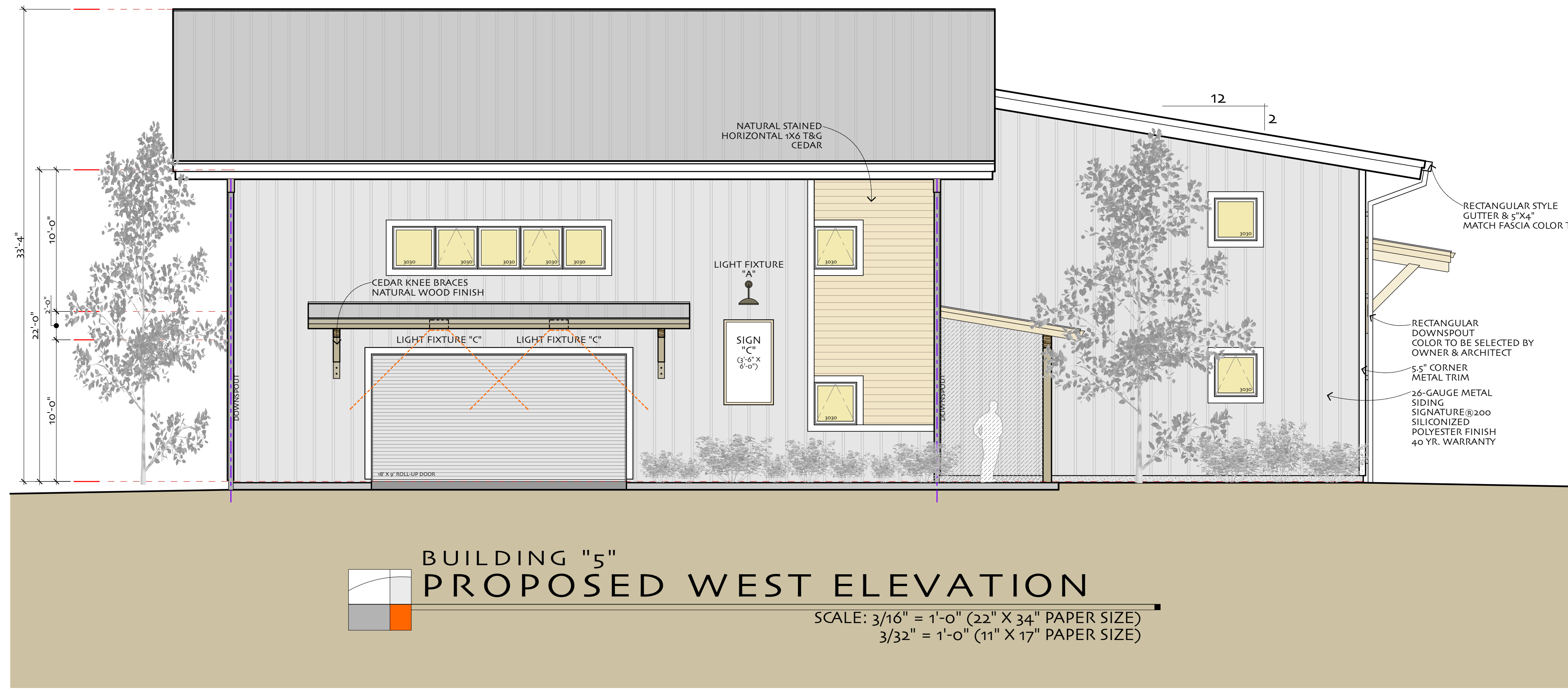
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DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :

A-10

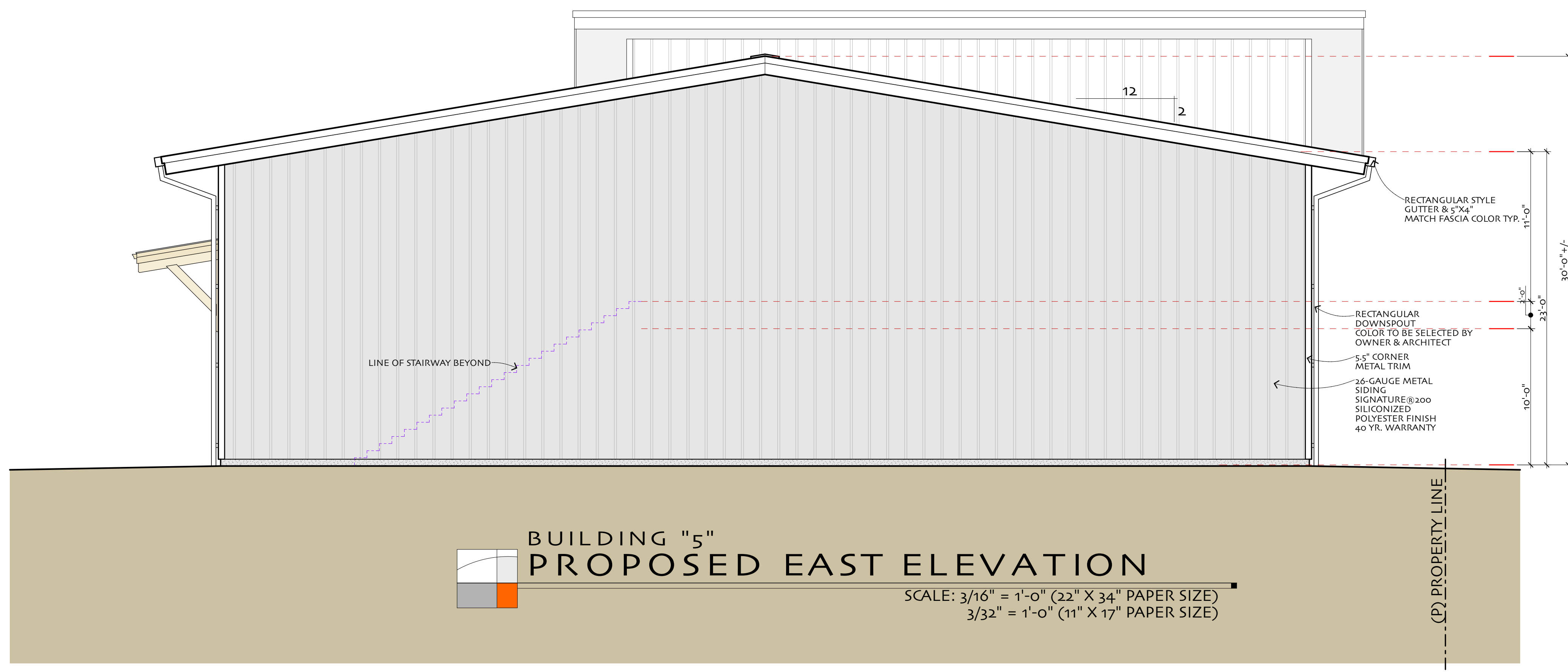
DESIGN REVIEW SET  
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GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS



**BUILDING "5"  
PROPOSED WEST ELEVATION**

SCALE: 3/16" = 1'-0" (22" X 34" PAPER SIZE)  
3/32" = 1'-0" (11" X 17" PAPER SIZE)



**BUILDING "5"  
PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0" (22" X 34" PAPER SIZE)  
3/32" = 1'-0" (11" X 17" PAPER SIZE)

EXTERIOR LIGHT FIXTURE SCHEDULE	
<p><b>A</b></p> <p>BASELITE CORPORATION ORDER #: W516X10WLTME6FRG1451</p> <ul style="list-style-type: none"> <li>#51 ARCH. BRONZE FINISH</li> <li>METAL SHADE</li> <li>SHADE: 16" DIA X 9" TALL</li> <li>10 WATT LED</li> <li>E6 3/4" ARM STYLE</li> </ul>	
<p><b>B</b></p> <p>BASELITE CORPORATION ORDER #: CO274W/M3B/C1</p> <ul style="list-style-type: none"> <li>#51 ARCH. BRONZE FINISH</li> <li>METAL SHADE</li> <li>SHADE: 8" DIA X 13" TALL</li> <li>21 WATT LED</li> </ul>	
<p><b>C</b></p> <p>LITHONIA WST-LED ARCHITECTURAL WALL SCONCE ORDER #: WSTP22KYVWPEDDBXD</p> <ul style="list-style-type: none"> <li>DARK BRONZE FINISH</li> <li>17" X 8" X 10"</li> <li>2,700K</li> <li>3,000 LUMENS</li> <li>PHOTO CONTROL</li> <li>TEXTURED NATURAL ALUMINUM FINISH</li> </ul>	

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 5 EAST AND WEST ELEVATIONS  
ASSESSOR'S PARCEL NUMBER: 507-251-020

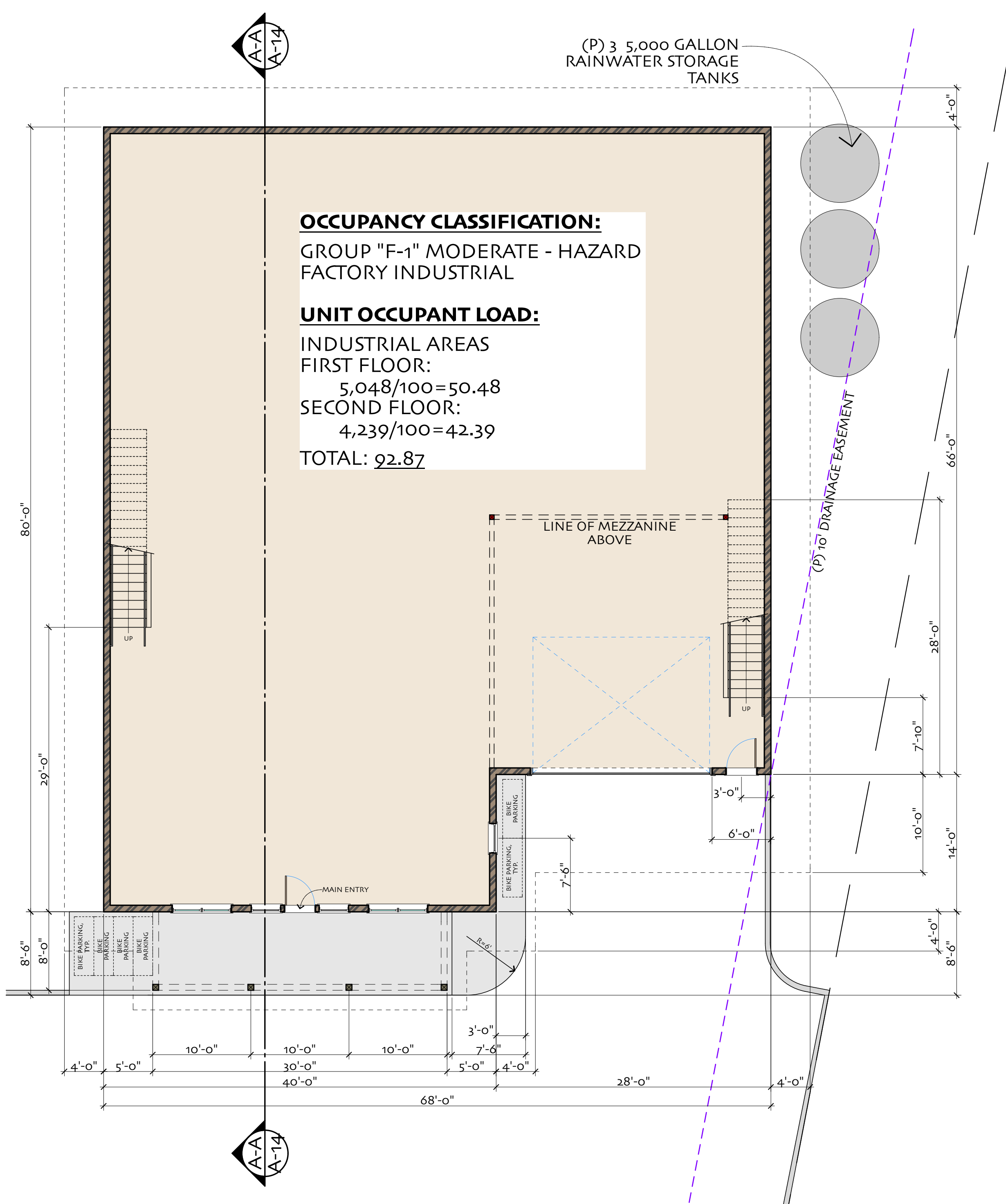
PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :  
**A-11**

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

**DESIGN REVIEW SET**  
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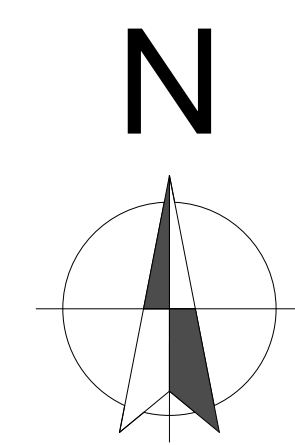
**BUILDING 6  
PROPOSED FIRST FLOOR PLAN**

FIRST FLOOR = 5,048.0 SQ FT  
SECOND FLOOR = 4,239 SQ FT  
TOTAL = 9,287 SQ FT

SCALE: 1/8" = 1'-0" (22"X34" PAPER SIZE)  
SCALE: 1/16" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

- 2x4 WALL (STUDS 16" O.C.)
- 2x6 WALL (STUDS 16" O.C.)
- STEEL STUD WALL
- 2x4 FLAT STUD WALL (STUDS 16" O.C.)



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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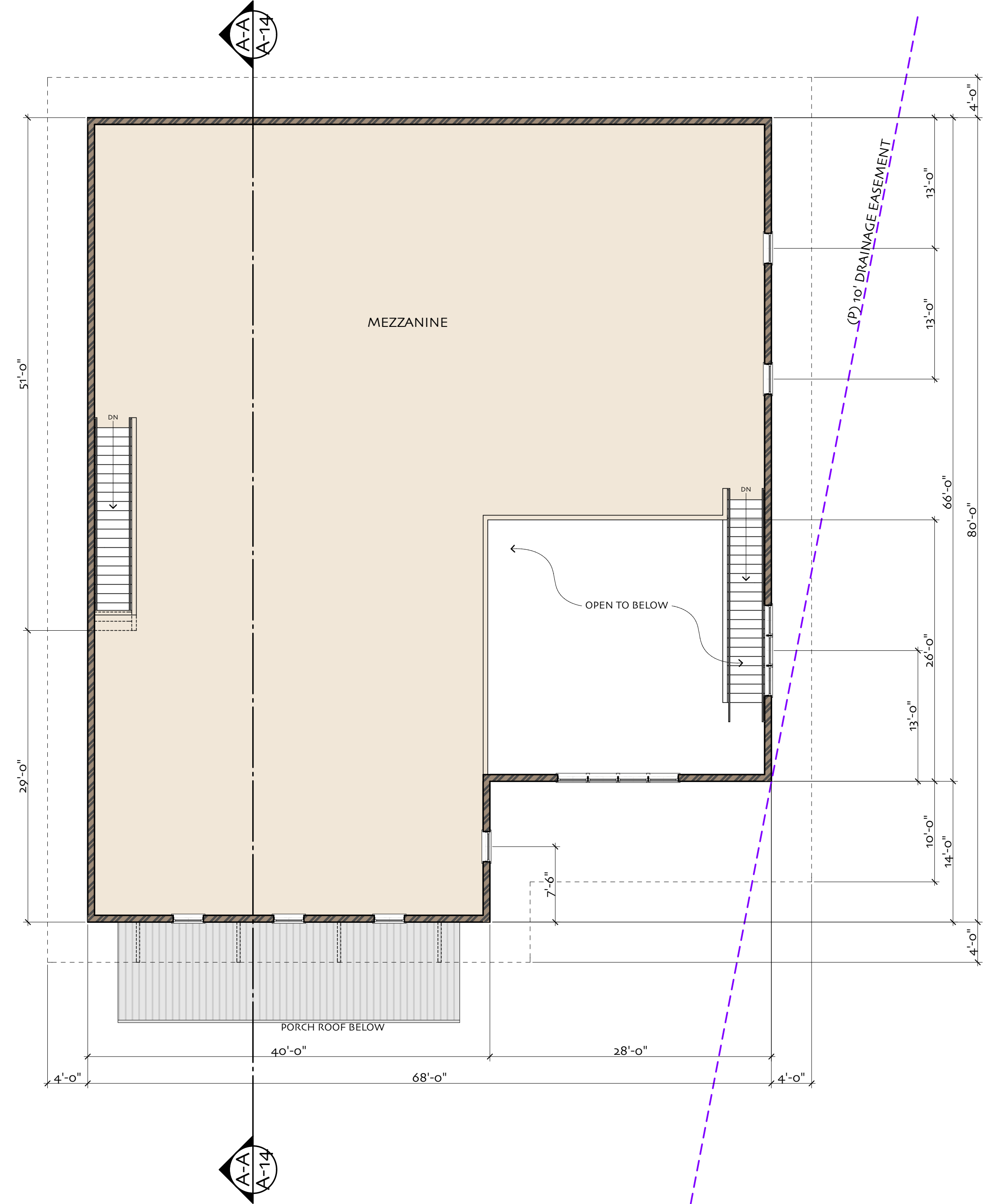


PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 6 PROPOSED FIRST FLOOR PLAN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :  
**A-12**





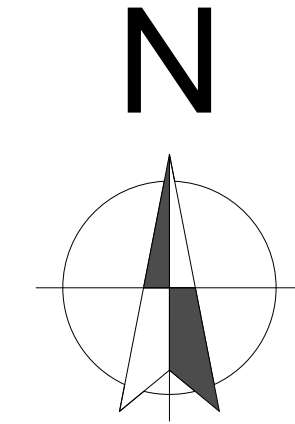
**BUILDING 6  
PROPOSED SECOND FLOOR PLAN**

FIRST FLOOR = 5,048.0 SQ FT  
 SECOND FLOOR = 4,239 SQ FT  
 TOTAL = 9,287 SQ FT

SCALE: 1/8" = 1'-0" (22"X34" PAPER SIZE)  
 SCALE: 1/16" = 1'-0" (11"X17" PAPER SIZE)

**WALL LEGEND**

	2x4 WALL (STUDS 16" O.C.)
	2x6 WALL (STUDS 16" O.C.)
	STEEL STUD WALL
	2x4 FLAT STUD WALL (STUDS 16" O.C.)



GRAPHIC SCALE BAR  
 MEASURES 1 INCH ON  
 FULL SIZE PLANS

**DESIGN REVIEW SET**  
 NOT FOR CONSTRUCTION

REVISIONS:

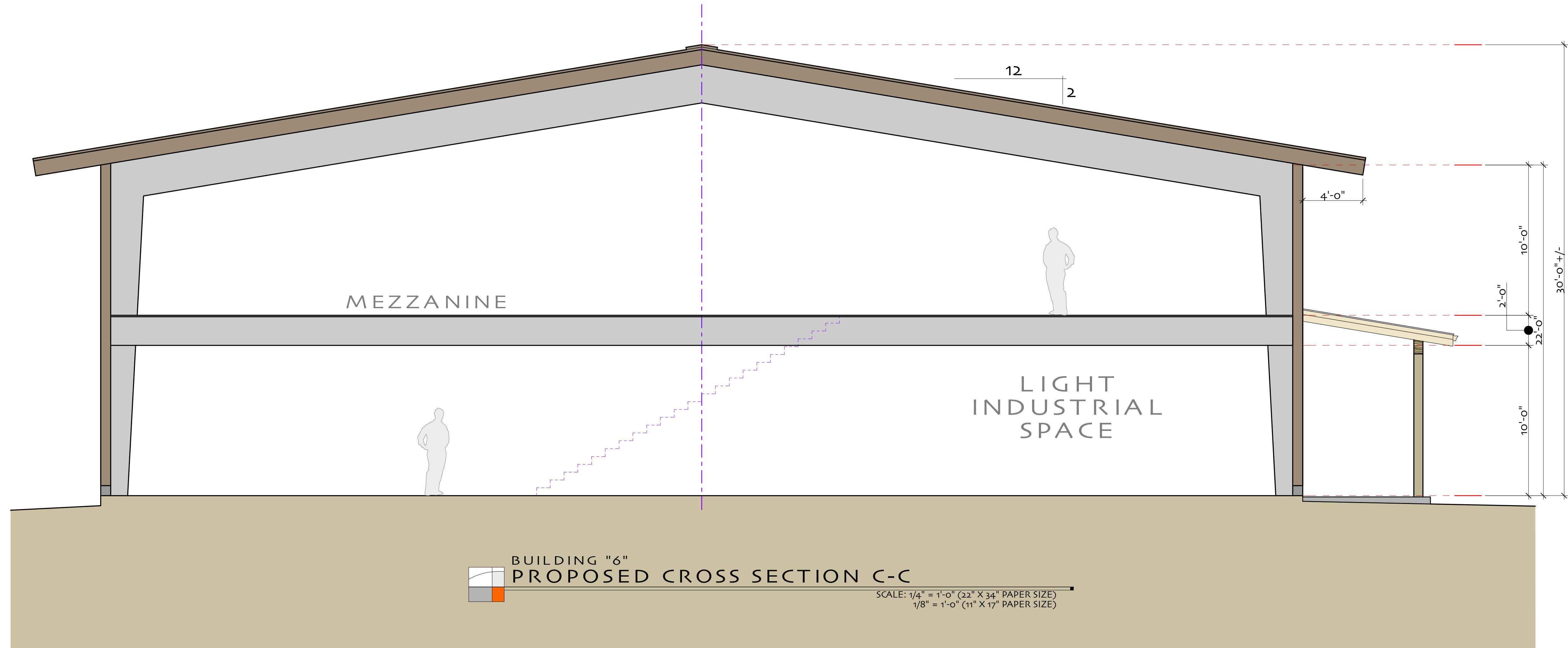

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PROJECT TITLE: **AXEL DEVELOPMENT • PHASE IV BUILDINGS**  
 AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
 SHEET TITLE: **BUILDING 6 PROPOSED SECOND FLOOR PLAN**  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

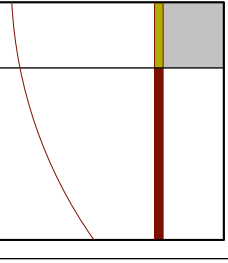
PROJECT NO.: AD - 1535  
 DRAWN BY: JAB/DHV  
 DATE: 6/25/2018

SHEET # : **A-13**



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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 5 PROPOSED CROSS SECTION  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

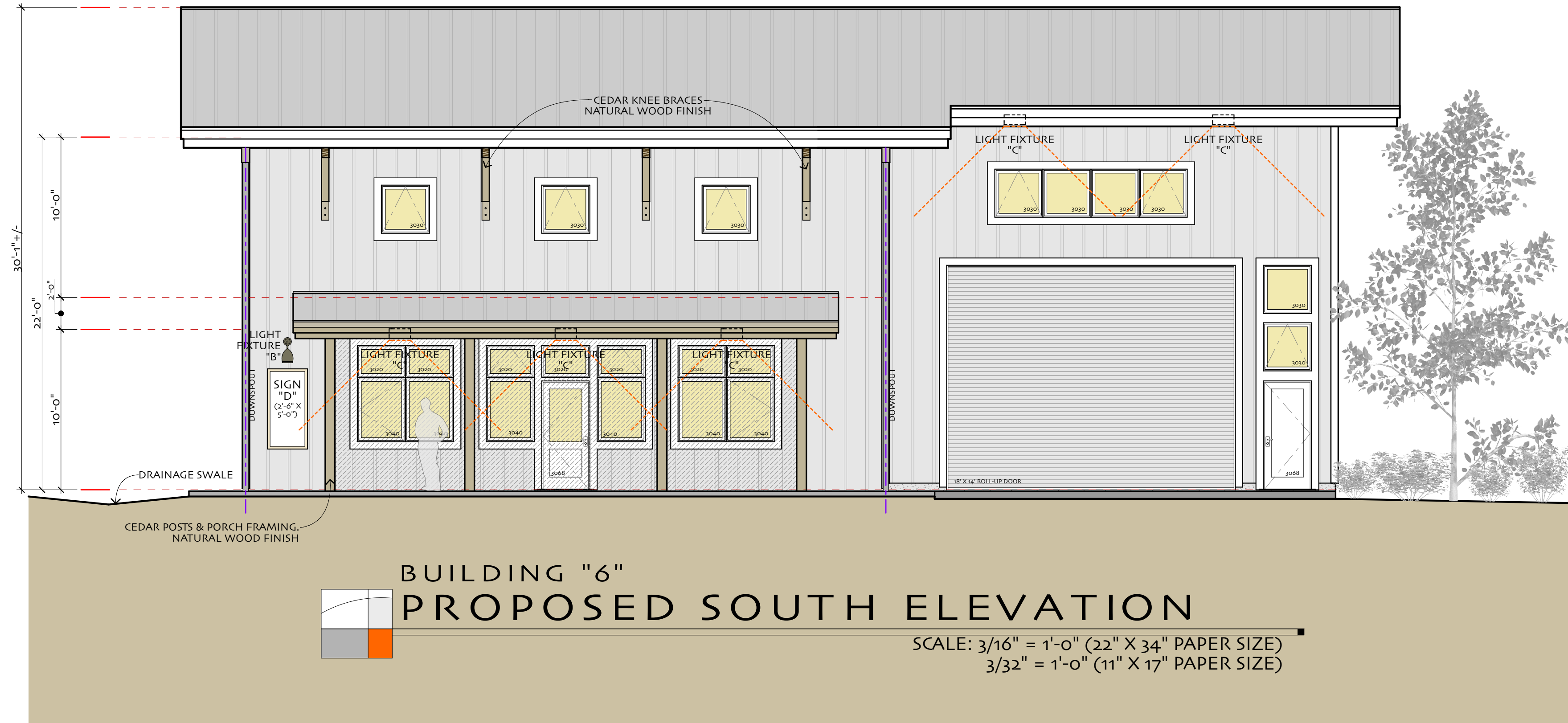
SHEET # :

A-14

DESIGN REVIEW SET  
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GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

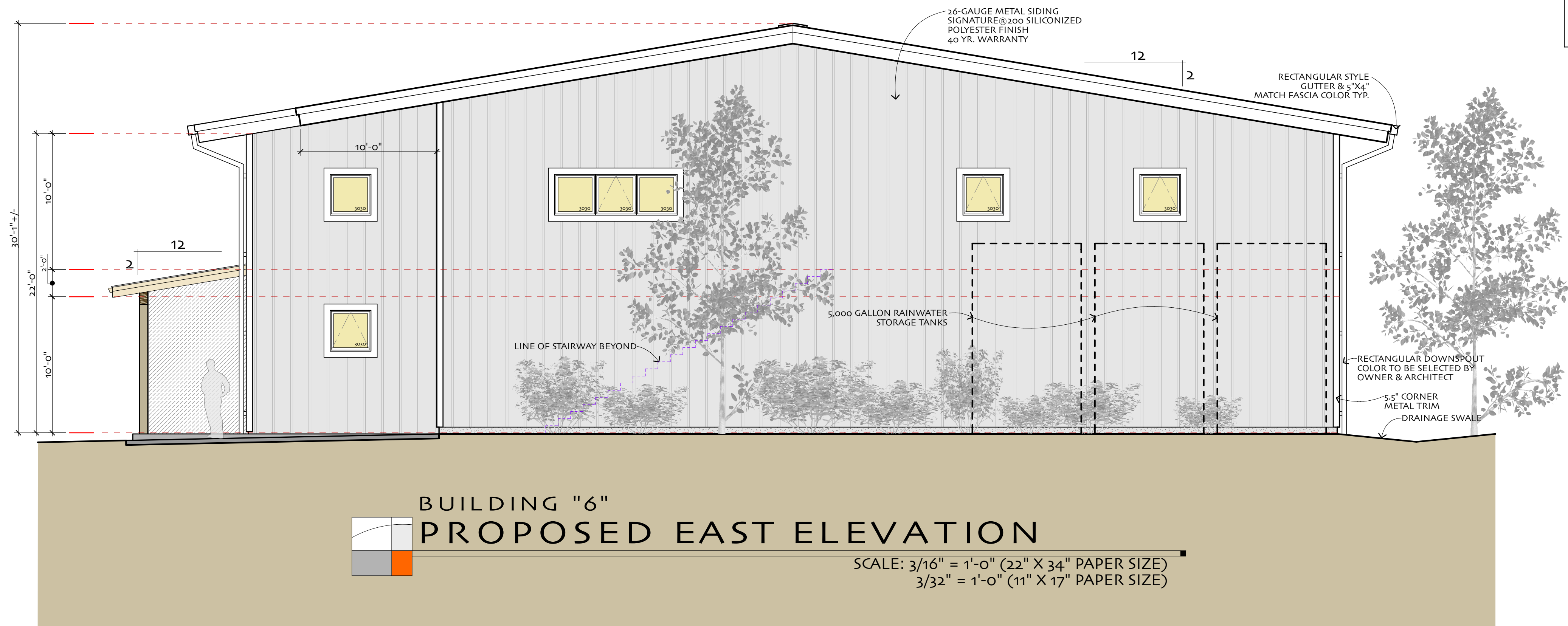




**BUILDING "6"**  
**PROPOSED SOUTH ELEVATION**

SCALE: 3/16" = 1'-0" (22" X 34" PAPER SIZE)  
3/32" = 1'-0" (11" X 17" PAPER SIZE)

EXTERIOR LIGHT FIXTURE SCHEDULE	
<p><b>A</b></p> <p>BASELITE CORPORATION ORDER #: W516X10WLLTME6FRG1451 • #51 ARCH. BRONZE FINISH • METAL SHADE • SHADE: 16" DIA X 9" TALL • 10 WATT LED • E6 3/4" ARM STYLE</p>  <p>51-Arch. Bronze</p>	
<p><b>B</b></p> <p>BASELITE CORPORATION ORDER #: CO774/WM13R/51 • #51 ARCH. BRONZE FINISH • METAL SHADE • SHADE: 8" DIA X 13" TALL • 21 WATT LED</p>  <p>51-Arch. Bronze</p>	
<p><b>C</b></p> <p>LITHONIA WST-LED ARCHITECTURAL WALL SCONCE ORDER #: WSTP237KVWPEDD8XD • DARK BRONZE FINISH • 17" X 8" X 10" • 2,700K • 3,000 LUMENS • PHOTO CONTROL • TEXTURED NATURAL ALUMINUM FINISH</p> 	



**BUILDING "6"**  
**PROPOSED EAST ELEVATION**

SCALE: 3/16" = 1'-0" (22" X 34" PAPER SIZE)  
3/32" = 1'-0" (11" X 17" PAPER SIZE)

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 6 EAST AND SOUTH ELEVATIONS  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
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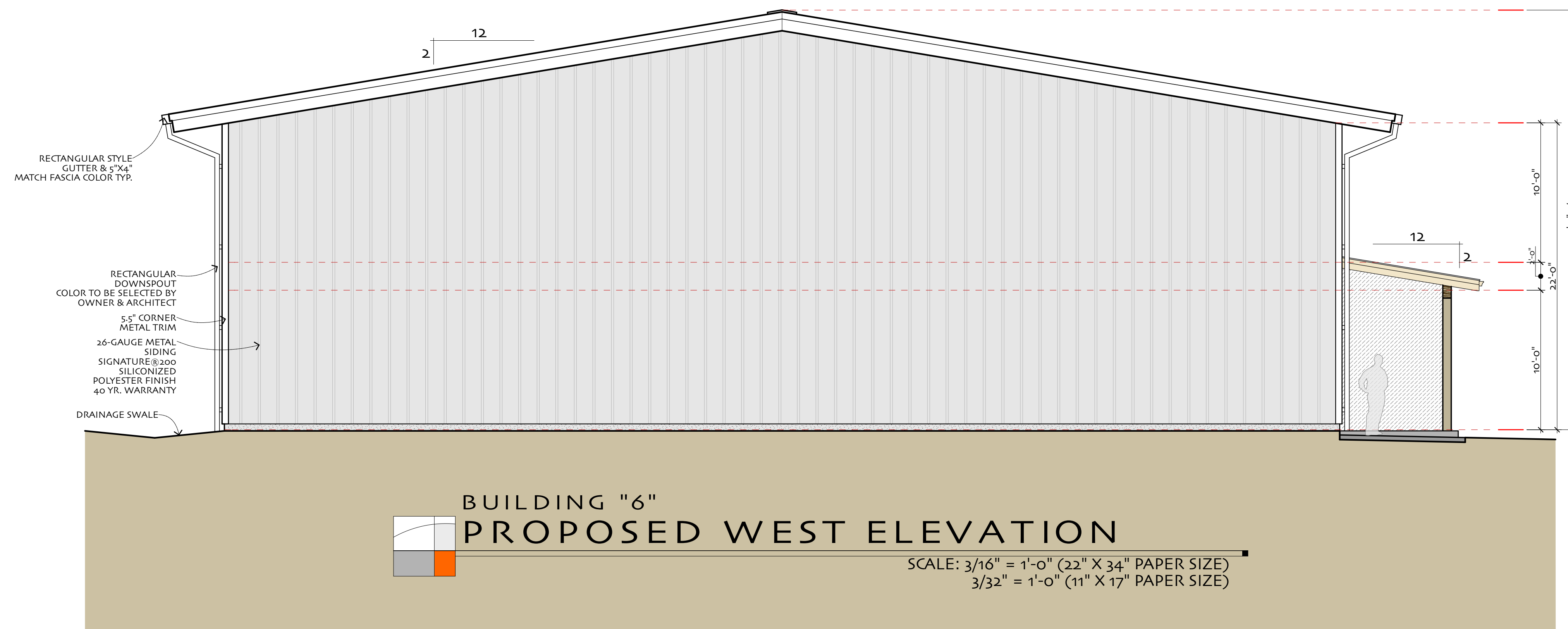
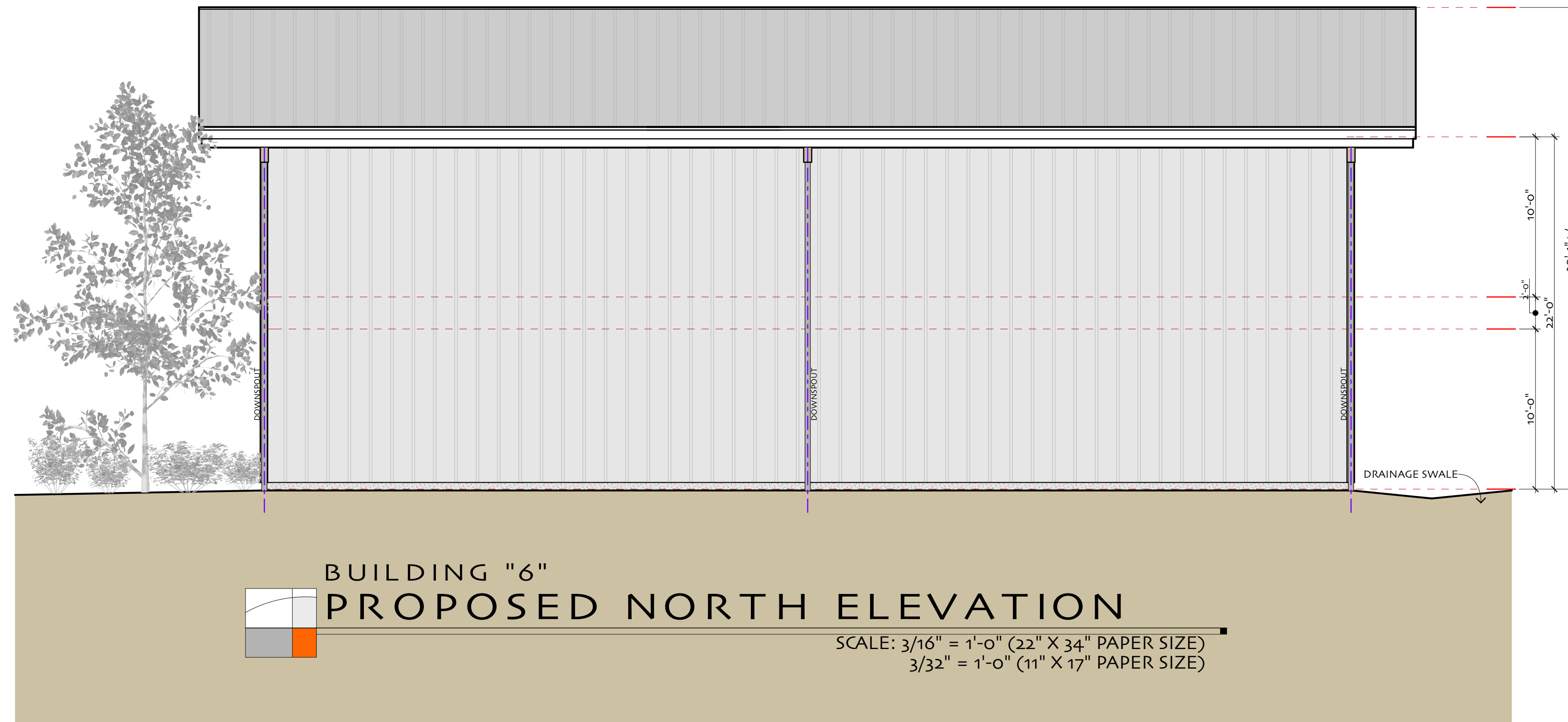
SHEET # :

**A-15**

**DESIGN REVIEW SET**  
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GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS





GRAPHIC SCALE BAR  
 MEASURES 1 INCH ON  
 FULL SIZE PLANS

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SHEET TITLE: BUILDING 6 EAST AND SOUTH ELEVATIONS  
 ASSESSOR'S PARCEL NUMBER: 507-251-020

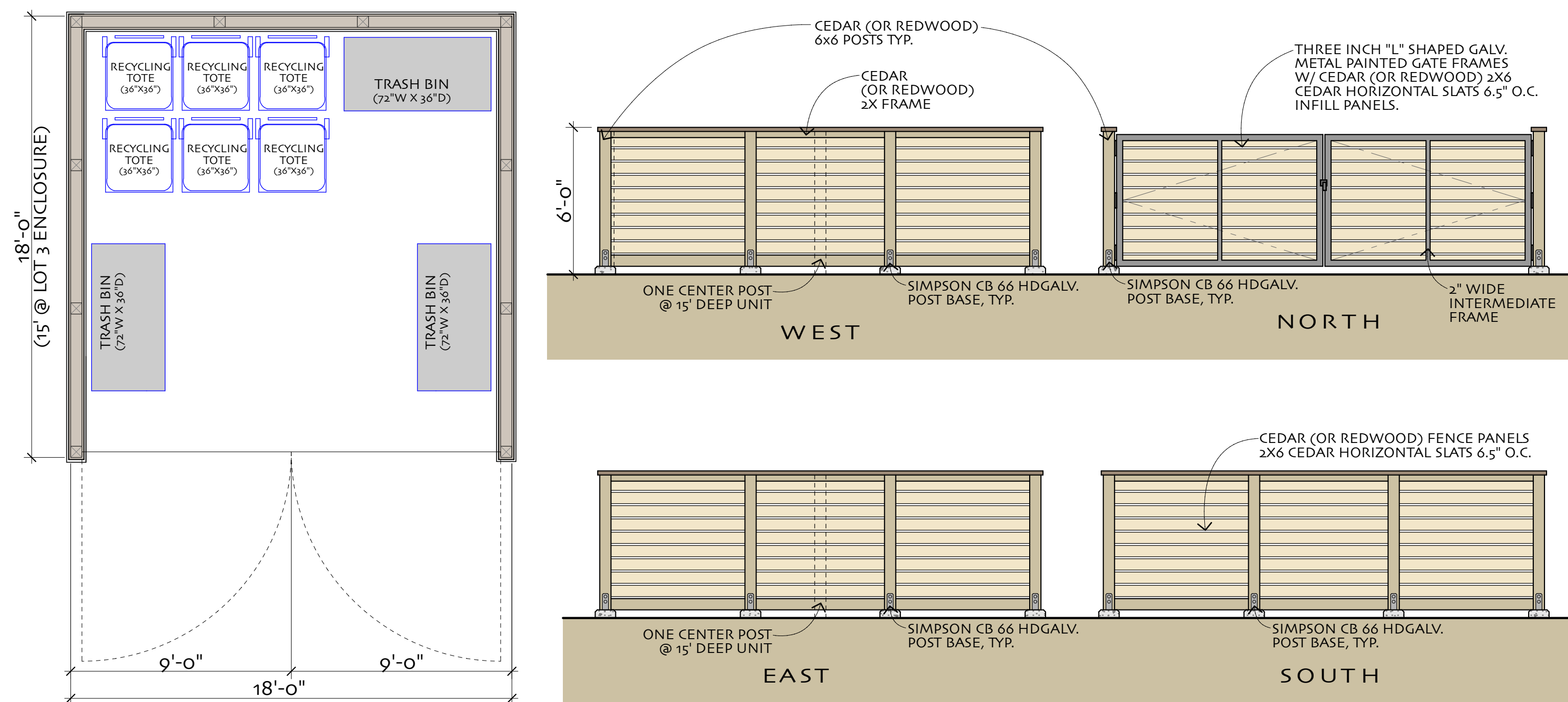
PROJECT NO.:  
 AD - 1535

DRAWN BY:  
 JAB/DHV

DATE:  
 6/25/2018

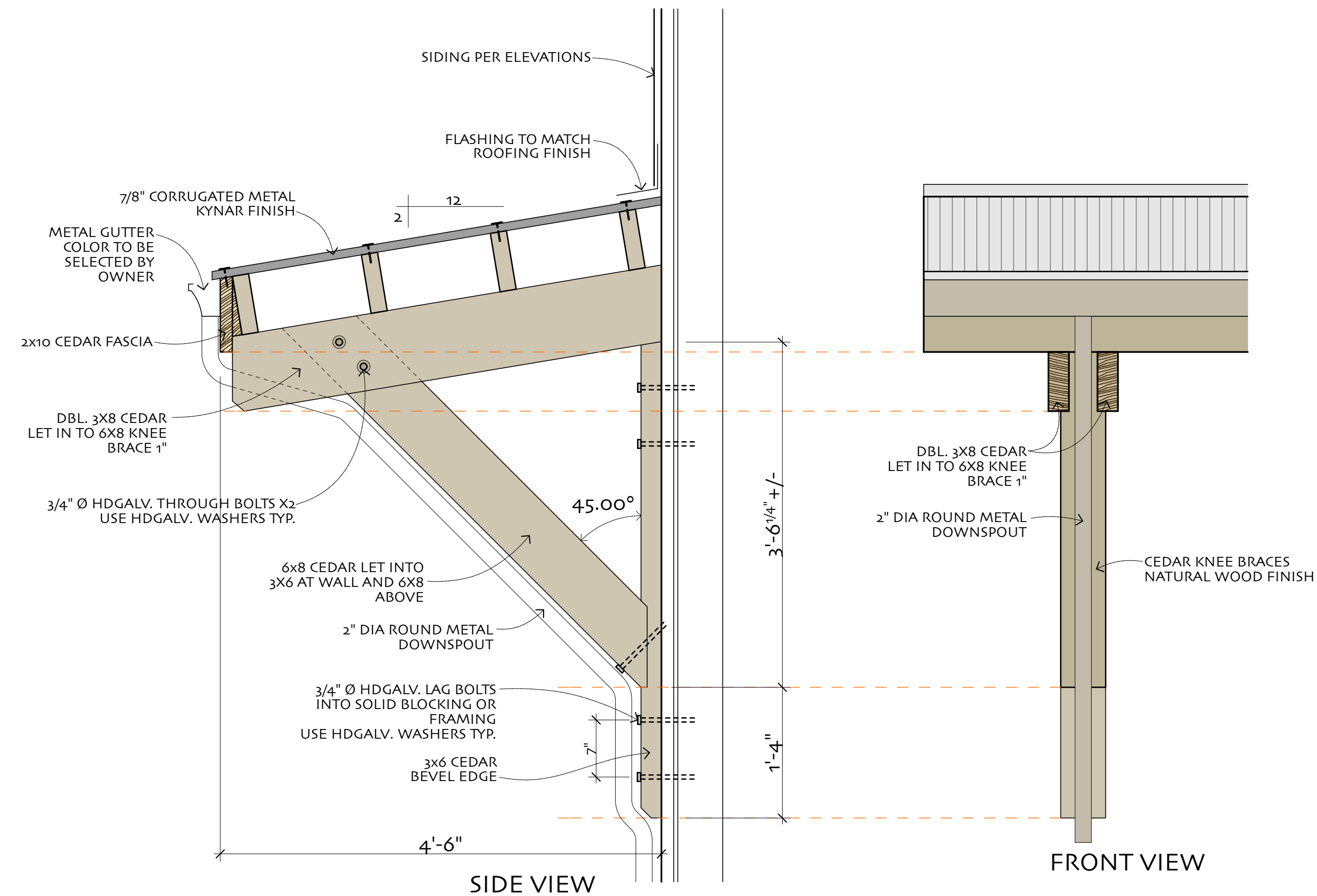
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**A-16**





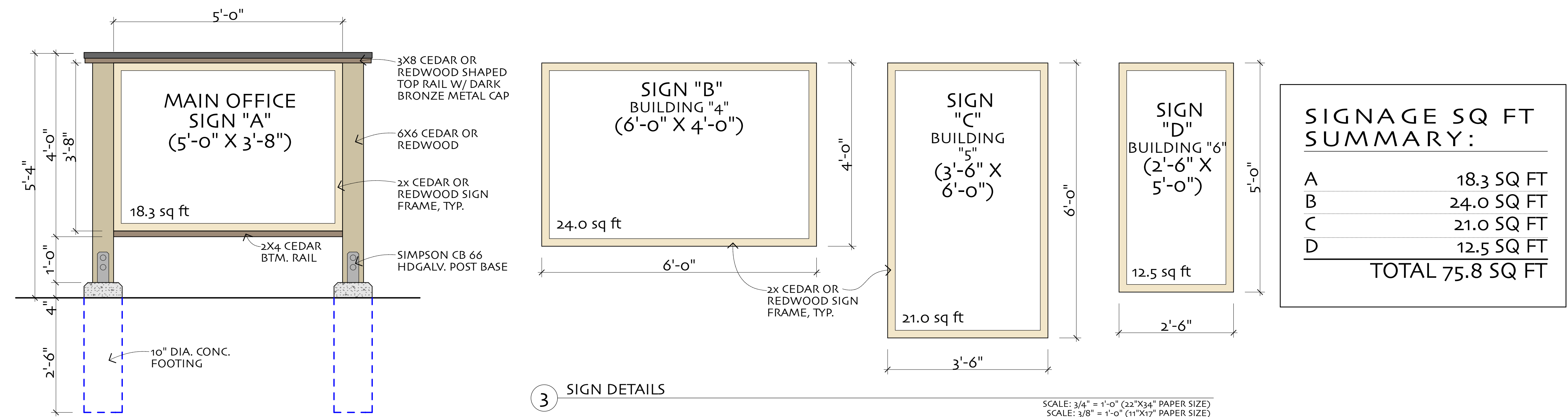
PROPOSED TRASH ENCLOSURE

SCALE: 1/4" = 1'-0" (22"x34" PAPER SIZE)  
SCALE: 1/8" = 1'-0" (11"x17" PAPER SIZE)



2 TYPICAL KNEE BRACE DETAIL @ AWNING ROOFS

SCALE: 1" = 1'-0" (22"x34" PAPER SIZE)  
SCALE: 1/2" = 1'-0" (11"x17" PAPER SIZE)



3 SIGN DETAILS

SCALE: 3/4" = 1'-0" (22"x34" PAPER SIZE)  
SCALE: 3/8" = 1'-0" (11"x17" PAPER SIZE)

**SIGNAGE SQ FT SUMMARY:**

A	18.3 SQ FT
B	24.0 SQ FT
C	21.0 SQ FT
D	12.5 SQ FT
<b>TOTAL</b>	<b>75.8 SQ FT</b>

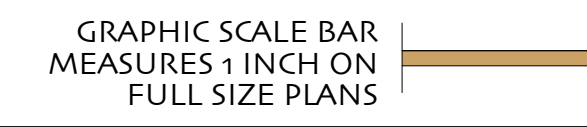
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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: AWNING, SIGN DETAILS, AND TRASH ENCLOSURE DESIGN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET # :  
**A-17**

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## GENERAL NOTES AND SPECIFICATIONS

- THESE NOTES SHALL APPLY TO ALL DRAWINGS UNLESS OTHERWISE NOTED OR SHOWN.
- ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL CURRENT APPLICABLE BUILDING CODES, REGULATIONS AND SAFETY REQUIREMENTS INCLUDING THE 2016 EDITIONS OF THE CALIFORNIA BUILDING CODE (C.B.C.), CALIFORNIA MECHANICAL CODE (C.M.C.), CALIFORNIA PLUMBING CODE (C.P.C.), CALIFORNIA ELECTRICAL CODE (C.E.C.), CALIFORNIA ENERGY CODE.
- THE DESIGNER IS NOT RESPONSIBLE FOR FABRICATION, ERECTION AND/OR JOB SAFETY. THE CONTRACTOR SHALL COMPLY WITH ALL SAFETY REGULATIONS.
- THE DIMENSIONS AND SPECIFICATIONS OF THESE PLANS SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER.
- THE CONTRACTOR SHALL COMPARE THE STRUCTURAL, ARCHITECTURAL, PLUMBING, MECHANICAL AND ELECTRICAL DRAWINGS AS TO ALL LAYOUTS, DIMENSIONS, AND ELEVATIONS. ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER / DESIGNER PRIOR TO PROCEEDING WITH CONSTRUCTION.
- ALL WORK SHALL BE THE BEST OF THEIR RESPECTIVE TYPES AND CONTRACTORS SHALL BE RESPONSIBLE FOR OBSERVANCE OF ALL STATE, COUNTY, AND LOCAL BUILDING CODES.
- THE JOB SHALL BE LEFT BROOM CLEAN, WITH WINDOWS AND FIXTURES WASHED AND ALL DEBRIS REMOVED BY CONTRACTOR.
- THE CONTRACTOR SHALL GIVE THE ENGINEER & DESIGNER 48 HOURS NOTICE MINIMUM WHEN SITE OBSERVATIONS ARE NECESSARY.
- WHERE EAVE OR CORNICE VENTS ARE INSTALLED, A MINIMUM OF 1" AIRSPACE SHALL BE PROVIDED BETWEEN INSULATION AND ROOF SHEATHING.
- ALL SUBSIDING SHALL BE 1/2" CDX PLYWOOD UNLESS OTHERWISE SPECIFIED.
- IN EXTERIOR WALLS AND BEARING PARTITIONS ANY WOOD STUD MAY BE CUT OR NOTCHED TO A DEPTH NOT TO EXCEED 25% OF ITS WIDTH. CUTTING, NOTCHING OF STUDS IN NON-BEARING WALL CAN NOT EXCEED 40% OF STUD WIDTH.
- A BORED HOLE CAN NOT EXCEED 40% OF THE STUD WIDTH. BORED HOLES NOT GREATER THAN 60% ON NON BEARING WALLS.
- INSTALL ALL SIMPSON BRACKETS/CONNECTORS AS PER MANUFACTURES SPECIFICATIONS.
- ALL GAS APPLIANCES SHALL BE ELEVATED 18" ABOVE IGNITION SOURCE.
- FIRE STOPPING AND DRAFT STOPS SHALL BE PROVIDED TO COMPLY WITH CURRENT BUILDING CODES. FIRE BLOCKING SHALL BE PROVIDED IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AND PARALLEL ROWS OF STUDS OR STAGGERED STUDS VERTICALLY AT THE CEILING AND FLOOR LEVELS; HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- GUARDRAILS 42" HEIGHT, MEASURED VERTICALLY ABOVE THE LEADING EDGE OF THE TREAD OR ADJACENT WALKING SURFACE.
- ALL WOOD EXPOSED TO WEATHER TO BE PRESSURE TREATED, CEDAR OR A TYPE OF WOOD THAT WILL RESIST DECAY
- ALL WOOD MEMBERS IN DIRECT CONTACT WITH CONCRETE TO BE PRESSURE TREATED D.F., CEDAR OR A TYPE OF WOOD THAT WILL RESIST DECAY
- CONNECTORS USED IN CONJUNCTION WITH P.T. LUMBER MUST BE HOT-DIPPED ZINC COATED GALVANIZED, STAINLESS STEEL, SILICON BRONZE, OR COPPER - UNLESS NOTED OTHERWISE
- ALL LUMBER AND PLYWOOD SHALL BE PRESSURE-PRESERVATIVE TREATED AND DRIED AFTER TREATMENT IN ACCORDANCE WITH AWPA U1 (COMMODITY SPECIFICATION A, USE CATEGORY 4B AND SECTION 5.2), AND SHALL BEAR THE LABEL OF AN ACCREDITED AGENCY. WHERE LUMBER AND/OR PLYWOOD IS CUT OR DRILLED AFTER TREATMENT, THE TREATED SURFACE SHALL BE FIELD TREATED WITH COPPER NAPHTHENATE, THE CONCENTRATION OF WHICH SHALL CONTAIN A MINIMUM OF 2 PERCENT COPPER METAL, BY REPEATED BRUSHING, DIPPING OR SOAKING UNTIL THE WOOD ABSORBS NO MORE PRESERVATIVE.
- IN THE EVENT OF A CONFLICT OR INCONSISTENCY BETWEEN ITEMS INDICATED ON THE PLANS AND/OR SPECIFICATION THE CODE WHICH PRESCRIBES AND ESTABLISHES THE MORE COMPLETE JOB OR THE HIGHER STANDARD SHALL PREVAIL.
- ALL WEATHER-EXPOSED SURFACES SHALL HAVE A WEATHER-RESISTIVE BARRIER TO PROTECT THE INTERIOR SURFACES PER C.B.C. BUILDING PAPER AND FELT SHALL BE FREE OF HOLES AND BREAKS.
- PROVIDE APPROVED FLASHINGS FOR EXTERIOR OPENINGS PER U.B.C. INSTALL METAL FLASHING AT HEAD OF WALL OPENINGS AND SET IN SEALANT.
- METHODS OF FLASHING AND COUNTER FLASHING OF CHIMNEYS, ROOF TO WALL, ROOF TO ROOF AND OTHER CONNECTIONS TO COMPLY WITH C.B.C.
- METAL FLASHING AND TRIM FLASHINGS: ALL FLASHINGS AND COUNTER FLASHINGS TO BE INSTALLED PER C.B.C., CHAPTER 14 WITH MIN. 24 GAUGE GALVANIZED SHEET METAL. AT ALL HEAD OF WALL OPENINGS AND HORIZONTAL JOINTS OF SHEET MATERIAL. INSTALL DRIP EDGE FLASHING.
- EXTEND CONCRETE MIN. 7" ABOVE GRADE WHEN SUPPORTING WOOD.
- THE CONTRACTOR SHALL FURNISH ALL PERMITS AND PAY ALL ASSOCIATED FEES - INCLUDING THOSE RELATED TO ELECTRICAL IMPROVEMENTS.
- 2x BLOCKING OR DBL 2x F.J. SHALL BE PROVIDED UNDER ALL WALLS

### GYP BOARD NOTES:

- INSTALL STANDARD 5/8" THICK GYPSUM BOARD AT ALL INTERIOR CEILING & 1/2" THICK GYP. BD. AT WALL SURFACES UNLESS NOTED OTHERWISE.
- INSTALL 5/8" MOISTURE RESISTANT (MR) GYPSUM BOARD AT WALLS AND CEILINGS OF SPACES EXPOSED TO MOISTURE.
- METAL TRIM: INRYCO "MILCOR" OR EQUAL, VERTICAL CORNERS NOT ADJACENT TO WOOD FINISH TO HAVE SQUARE CORNER BEAD.
- FINISH: ALL JOINTS AND INTERIOR ANGLES SHALL HAVE TAPE EMBEDDED IN JOINT COMPOUND AND THREE SEPARATE COATS OF JOINT COMPOUND APPLIED OVER ALL JOINTS, ANGLES, FASTENER HEADS, AND ACCESSORIES. ALL JOINT COMPOUND SHALL BE SMOOTH AND FREE OF TOOL MARKS AND RIDGES. NOTE: IT IS RECOMMENDED THAT THE PREPARED SURFACE TO BE COATED WITH A PRIMER/SEALER PRIOR TO THE APPLICATION OF FINAL FINISHES.
- TEXTURE: VERIFY W/ OWNER

## WINDOW, GLAZING AND VENTILATION NOTES:

- ENERGY FENESTRATION U & SHGC VALUES MUST BE VERIFIED FOR EACH WINDOW PRIOR TO FINAL.
- GLAZING WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF A DOOR IN THE CLOSED POSITION SHALL BE TEMPERED.
- SAFETY GLAZING SHALL BE APPLIED TO ALL DOORS AND WINDOWS WITHIN EIGHTEEN INCHES OF THE FLOOR.
- GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS AND SHOWERS WHERE THE BOTTOM EDGE IS LESS THAN 60 INCHES ABOVE THE DRAIN INLET OR WALKING SURFACE, ARE REQUIRED TO BE TEMPERED.
- GUEST ROOMS AND HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS WITH A TOTAL AREA NOT LESS THAN 1/10TH OF THE FLOOR AREA, OR 10 SQ. FT., WHICHEVER IS GREATER.
- GUEST ROOMS AND HABITABLE ROOMS SHALL BE PROVIDED WITH NATURAL VENTILATION BY MEANS OF OPERABLE EXTERIOR GLAZED OPENINGS WITH A TOTAL VENTILATED AREA NOT LESS THAN 1/20TH OF THE FLOOR AREA, OR 5 SQ. FT., WHICHEVER IS GREATER.
- ATTIC VENTILATION REQUIRED TO HAVE 1 SQ. FT. OF OPENING TO 150 SQ. FT. OF ATTIC AREA. U.N.O.
- EXTERIOR WALL VENTS SHALL BE SCREENED WITH CORROSION RESISTANT, NON COMBUSTIBLE WIRE MESH WITH 1/4-INCH OPENINGS.
- GLAZING WITHIN A 24 INCH ARC OF EITHER EDGE OF A DOOR IN THE CLOSED POSITION, WITHIN 5 FEET OF TOP AND BOTTOM OF STAIRS AND WITHIN STAIRWAY ENCLOSURES WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60" ABOVE A WALKING SURFACE, ARE REQUIRED TO BE TEMPERED.
- GLAZING SUBJECT TO HUMAN IMPACT SHALL COMPLY WITH C.B.C.
- FOUNDATION VENTILATION: THE UNDER-FLOOR SPACE BETWEEN THE BOTTOM OF THE FLOOR JOISTS AND THE EARTH UNDER ANY BUILDING (EXCEPT SPACE OCCUPIED BY A BASEMENT) SHALL HAVE VENTILATION OPENINGS THROUGH FOUNDATION WALLS OR EXTERIOR WALLS. THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 150 SQUARE FEET (14 M2) OF UNDER-FLOOR SPACE AREA, UNLESS THE GROUND SURFACE IS COVERED BY A CLASS 1 VAPOR RETARDER MATERIAL. WHEN A CLASS 1 VAPOR RETARDER MATERIAL IS USED, THE MINIMUM NET AREA OF VENTILATION OPENINGS SHALL NOT BE LESS THAN 1 SQUARE FOOT (0.0929 M2) FOR EACH 1,500 SQUARE FEET (140 M2) OF UNDER-FLOOR SPACE AREA. ONE SUCH VENTILATING OPENING SHALL BE WITHIN 3 FEET (914 MM) OF EACH CORNER OF THE BUILDING. (SEC. R408.1)
- FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" ABOVE THE WALKING SURFACE

## DOOR NOTES:

- SUPPLIERS FOR BUTTS, LOCKSETS, DEAD BOLTS, LATCHES, AND CYLINDERS ARE SCHLAGE, STANLEY OR EQUIVALENT.
- WEATHER-STRIPPING: STANLEY "JAMB-UP" OR EQUIVALENT.
- DOOR STOPS & BOLTS HARDWARE: STANLEY OR EQUIVALENT. U.N.O.
- THRESHOLDS: PEMCO OR EQUIVALENT.
- KEYING TO BE VERIFIED WITH OWNER.
- FINISHES ARE TO BE SATIN CHROME - EXTERIOR AND INTERIOR - ON ALL HARDWARE INCLUDING HINGES, LOCK SETS, DOORSTOPS, ETC. UNLESS NOTED OTHERWISE AND VERIFIED BY THE OWNER
- VERIFY THAT DOORS AND FRAMES ARE READY TO RECEIVE WORK AND DIMENSIONS ARE AS INDICATED.
- INSTALL HARDWARE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.

## MOISTURE PROTECTION & INSULATION

- FLASHING PAPER AROUND WINDOWS: INSTALL 9" MOISTOP® FLASHING AT SILL AND JAMBS OF WINDOW OPENINGS. APPLY MOISTOP® SEALANT TO BACK OF WINDOW FLANGES BEFORE INSTALLATION. APPLY 9" MOISTOP® E-Z SEAL® FLASHING OVER THE WINDOW FLANGES AT SILL, JAMBS AND HEAD.
- FLASHING PAPER AT DOORS: APPLY (9") STRIPS OF MOISTOP® FLASHING AROUND DOOR OPENINGS.
- FLASHING MANUFACTURED BY FORTIFIBER® BUILDING PRODUCTS SYSTEMS (800) 773-4777 - OR EQUAL. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
- EXTERIOR WALLS @ WOOD FINISHES: 30# FELT (NO TYVEK TYPE BUILDING WRAP) WRAP BUILDING CORNERS WITH 2 LAYERS 15# FELT
- INSTALL QUICKFLASH® WEATHER PROOFING PRODUCTS AT ALL EXTERIOR ELECTRICAL PENETRATIONS TYP. (800) 963-6886. INSTALL PER MANUFACTURE'S INSTRUCTIONS.
- ALL EXTERIOR FLASHING: GALVANIZED METAL & PAINT TO MATCH ADJACENT SURFACE - UNLESS NOTED OTHERWISE
- INSULATE TO MEET TITLE 24 ENERGY REQUIREMENTS
- INSULATE ALL INTERIOR WALLS, U.N.O.

## STORM DRAINAGE SYSTEMS:

- PROVIDE FOR CONTROL AND DRAINAGE OF SURFACE WATER AROUND AND AWAY FROM BUILDINGS AND FOUNDATIONS BY SLOPING GROUND IMMEDIATELY ADJACENT TO FOUNDATIONS NOT LESS THAN 1 UNIT VERTICAL IN 20 UNITS HORIZONTAL (5% SLOPE) FOR A MINIMUM DISTANCE OF 10 FEET MEASURED PERPENDICULAR TO FACE OF WALL PER C.B.C.
- RAINWATER COLLECTION SYSTEM: 4" PERF. DRAIN PIPE CONNECTED TO EACH DOWNSPOUT. USE PLASTIC COLLECTOR @ EACH DOWNSPOUT WITH TOP EDGE NO MORE THAN 8" ABOVE FINISH GRADE. SEE CIVIL ENGINEERING PLANS

## MECHANICAL / PLUMBING:

- COMBUSTION AIR SHALL BE PROVIDED TO ALL GAS BURNING APPLIANCES AT A RATE OF 50 CUBIC FEET PER 1000 BTU/HR OF AGGREGATE APPLIANCE INPUT RATINGS. WATER HEATER AND FURNACE CLOSETS (IF PRESENT) SHALL HAVE MINIMUM 100 SQ. INCHES OF VENTILATION, 50 PERCENT WITHIN UPPER AND LOWER 12 INCHES OF ENCLOSURE.
- ALL WATER HEATERS, HVAC UNITS, AND/OR AIR HANDLING UNITS (INCLUDING DUCTS) SHALL BE ANCHORED TO THE BUILDING STRUCTURE TO RESIST EARTHQUAKE MOTION.
- IF DRYER IS TO BE INSTALLED, DRYER VENT SHALL TERMINATE TO OUTSIDE OF BUILDING. MAXIMUM LENGTH OF DRYER VENT IS 14 FEET OR AS OTHERWISE SPECIFIED BY MANUFACTURER.
- ALL WOOD/BALLET/GAS STOVES (IF PRESENT) SHALL BE LISTED BY AN APPROVED AGENCY AND APPROVED FOR USE IN CALIFORNIA.
- PRESSURE TEMPERATURE RELIEF VALVES SHALL TERMINATE OUTSIDE THE BUILDING WITHIN 7" TO 24" ABOVE GRADE, OR AT ANOTHER APPROVED LOCATION.
- MATERIALS USED FOR DRAINAGE AND WASTE SHALL BE AS SPECIFIED IN PLUMBING MATERIAL SCHEDULE.
- ALL EXTERIOR WATER PIPES SHALL BE INSULATED.
- NEW OR RELOCATED WATER CLOSETS AND ASSOCIATED FLUSH METER VALVES, IF ANY, SHALL USE NO MORE THAN 1.6 GALLONS PER FLUSH, UPC, SECTIONS 402.1 & 402.2; AND SHALL MEET PERFORMANCE STANDARDS, ESTABLISHED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE STANDARD A112.19.2, H&S CODE, SECTION 17921.3(b)
- ALL WATER PIPES INSTALLED IN UNCONDITIONED SPACES TO BE INSULATED W/ R4 MINIMUM.
- PROVIDE APPROVED NON-REMOVABLE BACK-FLOW PREVENTION DEVICES ON HOSE BIBS.
- FROST FREE HOSE BIBS TO BE USED AT EXTERIOR.

## FINISH CARPENTRY:

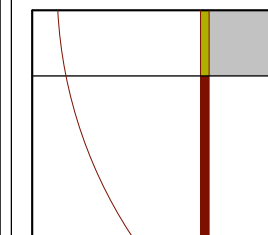
- FINISH CARPENTRY MOISTURE CONTENT TO BE BETWEEN 6% TO 12%, CONSISTENT WITH ATMOSPHERIC CONDITIONS AT PROJECT LOCATION.
- EXPOSED EXTERIOR WOOD TRIM:
  - AS SHOWN ON ELEVATIONS & DETAILS.
- EXTERIOR WOOD FINISH INSTALLATION INFORMATION:
  - NAIL TO AN ALIGNED PATTERN. BLIND NAIL EXCEPT ON OVER TRIM.
  - LOCATE ALL BOARD ENDS OVER BEARING FRMG.
  - INSTALL METAL FLASHING AT HEAD OF WALL OPENINGS AND HORIZONTAL JOINTS OF SHEET MATERIALS.
  - INSTALL SEALANT TO PREVENT WEATHER PENETRATION. MAINTAIN NEAT APPEARANCE.
  - BACK PRIME/TREAT ALL TRIM & FASCIAS
  - ALL SURFACES, EDGES AND ENDS OF WOOD TO BE PAINTED, SHALL BE PRIMED WHILE MOISTURE CONTENT IS WITHIN ALLOWABLE LIMITS.
  - PRIME ALL EDGES OF WOOD CUT ON JOB BEFORE INSTALLATION.
  - INSTALL ALL REDWOOD IN CONFORMANCE W/ CALIFORNIA REDWOOD ASSOC., DATA SHT. 4A1-1.
  - INSTALL ALL CLEAR REDWOOD IN CONFORMANCE W/ REDWOOD LUMBER ASSOC. GUIDELINES
  - INSTALL ALL CLEAR CEDAR IN CONFORMANCE W/ CEDAR LUMBER ASSOC. GUIDELINES
- INTERIOR CASING AND TRIM:
  - DOOR & WINDOW CASINGS: TO BE SELECTED BY OWNER
  - MISC. PAINTED TRIM: TO BE SELECTED BY OWNER
- SIDING: AS SHOWN ON EXTERIOR ELEVATIONS. INSTALL AS PER MANUFACTURES SPECIFICATIONS.
- ACCESSORIES:
  - NAILS: AS RECOMMENDED BY MANUF.
  - BUILDING PAPER: 30 LB. FELT @ WOOD EXT. WALLS
  - FLASHING: GALVANIZED METAL - UNLESS NOTED OTHERWISE

## PAINTING NOTES:

- FINISH HARDWARE AND SIMILAR ITEMS ALREADY IN PLACE SHALL BE REMOVED PRIOR TO PAINTING OPERATIONS AND REPOSITIONED UPON COMPLETION OF PAINTING. ALL SURFACES TO BE TREATED SHALL BE CLEAN, SMOOTH AND DRY.
- METAL: CLEAN THOROUGHLY. NEW GALVANIZED METAL SHALL BE CLEANED WITH "GALVAPRIME" OR EQUAL. NO FINISH ON COPPER OR FACTORY FINISHED METAL.
- EXTERIOR WOOD:
  - CLEAN SURFACES THOROUGHLY BEFORE PRIMING. AFTER FIRST COAT OF PAINT ON ALL TRIM PIECES AND SIDING, SET NAILS AND FILL NAIL HOLES ON PAINTED SURFACES.
  - WHEN PAINTING REDWOOD COMPLY WITH REQUIREMENTS OF CALIFORNIA REDWOOD ASSOCIATION (C.R.A.) DATA SHEET 4A1.
  - BACK PRIME ALL EXTERIOR NON-PRE-PRIMED TRIM AND SIDING.
- INTERIOR WOOD: SANDPAPER TO SMOOTH, EVEN SURFACES AND DUST OFF (EXCEPT WHERE ROUGH WOOD IS SPECIFIED). PUTTY NAIL HOLES, CRACKS, ETC. AFTER FIRST COAT OF PAINT WITH PUTTY. MATCHING FINAL COAT. PITCH STREAKS AND SAPPY PLACES SHALL BE TOUCHED-UP WITH SHELLAC BEFORE PAINTING.
- WORKMANSHIP SHALL BE OF THE VERY BEST, ALL MATERIALS EVENLY SPREAD AND SMOOTHLY FLOWED ON WITHOUT RUNS OR SAGS, CRAWLING, OR OTHER DEFECTS. ONLY SKILLED MECHANICS SHALL BE EMPLOYED ON THE WORK. SANDPAPER BETWEEN EACH COAT OF INTERIOR VARNISH OR LACQUER, SANDPAPER BETWEEN COATS OF PAINT ON INTERIOR WOOD.
- APPLY PAINTING AND FINISHING MATERIALS IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. USE APPLICATORS, AND TECHNIQUES BEST SUITED FOR MATERIALS AND SURFACES TO WHICH APPLIED.
- APPLY ADDITIONAL COATS WHEN UNDERCOATS, STAINS, OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE.
- TOPS, BOTTOMS AND EDGES OF DOORS SHALL BE FINISHED SAME AS BALANCE OF DOORS AFTER THEY ARE FITTED BY THE CARPENTER.
- ALL EXPOSED ROOF VENTS, FLUES, AND ROOF EQUIPMENT SHALL BE PAINTED.
- PAINT INTERIOR SURFACES OF DUCTS (COLOR) IF VISIBLE AT REGISTERS.
- INSTALL FINISH MATERIALS IN STRICT ACCORDANCE WITH MANUFACTURER'S PUBLISHED SPECIFICATIONS.
- INTERIOR PAINT: APPLY A MINIMUM OF 1 PRIME COAT AND 2 FINISH COATS OF GLIDDEN® COLLECTION LATEX PAINT OR APPROVED EQUAL, SATIN FINISH OR EQUIVALENT. APPLY ADDITIONAL COATS WHERE UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. APPLY AS PER MANUFACTURER'S SPECIFICATIONS.
- FOR PRIMER/SEALER ON GYPSUM BOARD; APPLIED AS A FIRST COAT TO THE ENTIRE PREPARED GYPSUM BOARD SURFACE WITH BRUSH, ROLLER, OR SPRAY, PRIOR TO DECORATION. WHERE FINAL APPEARANCE IS CRITICAL, THE APPLICATION OF AN APPROPRIATE PRIMER/SEALER WILL MINIMIZE MOST DECORATING PROBLEMS.
- EXTERIOR PAINT: APPLY A MINIMUM OF 1 PRIME COAT AND 2 FINISH COATS OF GLIDDEN® PREMIUM LATEX PAINT OR APPROVED EQUAL, GLOSS TO BE SELECTED BY OWNER. APPLY ADDITIONAL COATS WHERE UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL PAINT FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. APPLY AS PER MANUFACTURER'S SPECIFICATIONS.
- EXTERIOR STAIN: APPLY 2 COATS CLEAR NATURAL WATCO® TO ALL EXPOSED WOOD ELEMENTS U.N.O. CONTRACTOR TO VERIFY COLOR WITH OWNER. APPLY ADDITIONAL COATS WHERE UNDERCOATS, STAINS OR OTHER CONDITIONS SHOW THROUGH FINAL PAINT COAT, UNTIL STAIN FILM IS OF UNIFORM FINISH, COLOR AND APPEARANCE. APPLY AS PER MANUFACTURER'S SPECIFICATIONS.

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: GENERAL NOTES AND SPECIFICATIONS  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.:  
AD - 1535  
DRAWN BY:  
JAB/DHV  
DATE:  
6/25/2018

SHEET # :

A-18

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

DESIGN REVIEW SET  
NOT FOR CONSTRUCTION





LANDSCAPE MAINTENANCE:

1. PRUNE TREE BRANCHES THAT INTERFERE WITH PUBLIC SAFETY OR SIGHT LINES. PRUNE TREES YEARLY TO ENCOURAGE SPREADING AND UPWARD GROWTH THAT FITS THE AVAILABLE SPACE. REMOVE DEAD AND CROSSING BRANCHES AND DO NOT TOP TREES. PRUNE IN ACCORDANCE WITH GENERALLY ACCEPTED STANDARDS FOR PROPER PRUNING. USE OF A CERTIFIED ARBORIST, PARTICULARLY WITH SIGNIFICANT TREES, IS RECOMMENDED.
2. ALL SUCKER GROWTH FROM TRUNK AND BASE OF TREES SHALL BE REMOVED MONTHLY OR AS REQUIRED UP TO TWELVE FEET (12') FROM THE GROUND TO MAINTAIN A CLEAN APPEARANCE.
3. THE CUTTING BLADES ON PRUNING SHEARS, CLIPPERS, BLADES, SAWS, ETC. SHALL BE STERILIZED AFTER PRUNING EACH SHRUB/TREE TO MINIMIZE THE POSSIBILITY OF SPREADING DISEASE. WHEN PRUNING TREES KNOWN OR SUSPECTED TO BE DISEASED, CUTTING BLADES SHALL BE STERILIZED (WITH 10% BLEACH SOLUTION OR OTHER APPROVED) AFTER EACH CUT.
4. A VERTICAL CLEARANCE OF 14 INCHES IS REQUIRED ABOVE ALL PARKING SPACES. A VERTICAL CLEARANCE OF 80 INCHES IS REQUIRED ABOVE ALL WALKWAYS. TRIM TREES TO REMOVE ALL LIMBS WITHIN THESE AREAS.
5. SHRUBS SHALL BE PRUNED MONTHLY ONLY AS NEEDED TO REMOVE BRANCHES THAT ARE DEAD, BROKEN, EXTENDING BEYOND THE FACE OF CURBS OR SIDEWALKS, OR ARE CLIMBING BUILDING WALLS (NOT APPLICABLE TO SPECIFIED VINES). FORMAL HEDGES AND TOPIARY SHALL BE REGULARLY PRUNED TO MAINTAIN A UNIFORM HEIGHT AND WIDTH. EXCEPT AS NOTED PREVIOUSLY, ALLOW THE SHRUBS TO GROW IN THEIR NATURAL FORM TO THEIR MATURE SIZES.
6. KEEP GROUND COVER TRIMMED TO EDGE OF SIDEWALKS, CURBS, AND PAVED AREAS ON A MONTHLY BASIS. DO NOT CREATE VERTICAL EDGES WHEN PRUNING GROUND COVER. CUT THE EDGES AT AN ANGLE (1-1) FOR A MORE NATURAL APPEARANCE AND HEALTHIER PLANTS. PRUNE SO GROUND COVER JUST OVERLAPS ADJOINING PAVING; AN OPEN MULCH STRIP HERE ALLOWS WEEDS TO TAKE HOLD AND TRASH TO ACCUMULATE.
7. APPLY GRANULAR FERTILIZER AROUND TREES IN LATE FEBRUARY. DO NOT FERTILIZE SWALE PLANTINGS. APPLY FERTILIZER AS RECOMMENDED BY MANUFACTURER. THE FERTILIZATION OF SHRUBS/GROUND COVER AREAS MAY BE ELIMINATED WHEN THE PLANTS REACH MATURITY OR COMPLETELY FILL THE PLANTERS, WITHOUT SPACE BETWEEN THEM.
8. ADD NEW MULCH TO PLANTERS WHERE MULCH HAS BEEN REDUCED TO LESS THAN 2 INCHES. MULCH NOT REQUIRED WHERE SHRUBS OR GROUND COVER COMPLETELY HIDE THE SOIL SURFACE FROM VIEW.
9. IN MAY: TURN ON IRRIGATION SYSTEM, RUN AND VISUALLY INSPECT FOR PROPER ZONE COVERAGE. SET ET-BASED, WEATHER OR SOIL SENSOR-BASED, OR SEASONAL PROGRAMS TO ADJUST IRRIGATION UP IN JULY-AUGUST, AND DOWN FOR MAY-JUNE AND SEPTEMBER. HAVE BACKFLOW PREVENTER (ON IRRIGATION WATER SUPPLY) TESTED ANNUALLY. CLEAN OR REPLACE PLUGGED SPRINKLER NOZZLES. REPLACE PLUGGED DRIP EMITTERS. FLUSH OUT IRRIGATION SYSTEM AS NEEDED. RUN/CHECK FOR PROPER OPERATION OF EACH VALVE ZONE. TEST SENSORS. REPLACE IRRIGATION CONTROLLER BACK-UP BATTERIES.
10. PRUNE SPRING & WINTER-FLOWERING SHRUBS AS NEEDED TO MAINTAIN PROPER SHAPE (NATURAL, TOUCHING, NOT HEDGED OR TOPIARY EXCEPT WHERE SPECIFIED BY OWNER).
11. PRUNE PERENNIAL BULBS BACK TO GROUND LEVEL AS SOON AS LEAF BLADES YELLOW AND WILT (JUNE-OCT. DEPENDING ON BULB TYPE).
12. TURN OFF AND PREPARE IRRIGATION SYSTEM FOR WINTER. MAKE SURE BACKFLOW PREVENTER IS WELL-INSULATED OR DRAINED PRIOR TO FIRST FREEZE. BLOW OUT PIPES USING COMPRESSED AIR. IN AREAS WHERE FREEZING COULD RESULT IN BREAKAGE. DRAIN DRIP IRRIGATION LINES AS RECOMMENDED BY MANUFACTURER. ANY WINTER DAMAGE TO IRRIGATION SYSTEM DUE TO INSUFFICIENT WINTERIZATION SHALL BE THE RESPONSIBILITY OF THE OWNER TO REPAIR.
13. REMOVE BIODEGRADABLE LANDSCAPE DEBRIS TO A YARD WASTE RECYCLING FACILITY, INCLUDING TURF CLIPPINGS (LIMITED TO ONLY THOSE TIMES WHEN MULCH MOWING IS NOT POSSIBLE), LEAVES, BRANCHES, ANNUALS, DEAD PLANT MATERIAL, POTTING SOIL, ETC. ACCEPTABLE FACILITIES INCLUDE COMPOSTING FACILITIES, TOPSOIL PRODUCING FACILITIES OR OTHER FACILITIES WHICH UTILIZE YARD WASTE FOR LANDSCAPE PURPOSES. NO BIODEGRADABLE MATERIAL SHOULD BE DISPOSED OF IN GARBAGE TO LAND FILL SITES.
14. ALL TRASH AND STICKS ARE TO BE PICKED UP FROM LAWN STRIPS AND BED AREAS PRIOR TO MOWING.
15. A MONTHLY GENERAL CLEAN-UP PROGRAM WILL BE PERFORMED. THE CLEAN-UP PROGRAM SHALL INCLUDE A POLICING OF ALL MAINTAINED AREAS FOR THE REMOVAL OF TRASH (PAPER, CANS, BOTTLES ETC.) AND LANDSCAPE WASTE SUCH AS FALLEN STICKS AND LIMBS.
16. MULCH IS TO BE MAINTAINED CLEAR OF BUILDING FOUNDATIONS AND PAVED AREAS, AND OFF UTILITY COVERS.
17. DEBRIS SHALL NOT BE CARRIED INTO PATIOS, ENTRYWAYS OR DOORWAYS.
18. ANY TREE FOUND TO BE DEAD OR MISSING SHALL BE REPLACED WITH PLANT MATERIAL OF IDENTICAL SPECIES.
19. REMOVE TREE STAKES FROM TREES AFTER TWO GROWING SEASONS. CHECK TREE TIES TO ADJUST AND LOOSEN AS NEEDED AFTER THE FIRST GROWING SEASON. REMOVE STAKES FROM SITE AND DISPOSE OF BY A LEGAL METHOD. RECYCLE USED STAKES IF POSSIBLE.
20. WEED CONTROL: USE BARRIERS SUCH AS NEWSPAPER OR CARDBOARD COVERED WITH MULCH, ROOT BARRIERS FOR SPREADING PLANTS. HOE, PULL, MOW, OR TILL WEEDS MONTHLY. CONTROL WEEDS BEFORE THEY GO TO SEED. CROWD OUT WEEDS WITH DENSE HEALTHY PLANTINGS, GROUND COVERS AND SHADE CANOPIES.

IRRIGATION DESIGN:

1. ALL PLANTS TO BE IRRIGATED WITH DRIP SYSTEM ON AN AUTOMATIC TIMER. CONTRACTOR TO PROVIDE WATER CONSERVING AUTOMATIC "DRIP" TYPE IRRIGATION SYSTEM FOR ALL NEW PLANTING AREAS AT TIME OF INSTALLATION. THE SYSTEM SHALL BE INSTALLED WITH "BUBBLER" TYPE HEADS FOR TREES AND "DRIP" HEADS FOR SHRUBS. GROUND COVERS SHALL HAVE MINI "SPRAY" HEADS. AVOID OVER-SPRAY ONTO BUILDING OR PAVED AREAS. THE TIMER SHALL BE SET TO PROVIDE A MINIMUM OF ONE GALLON OF WATER PER PLANT PER WEEK (TWO GALLONS PER TREE AND SHRUB) DURING THE FIRST THREE YEARS' DRY SEASON. MORE WATER MAY BE PROVIDED DURING THE FIRST SUMMER TO ESTABLISH DEEP ROOTS. ZONE SYSTEM SO THAT ADEQUATE WATER PRESSURE IS MAINTAINED FOR EACH DRIP EMITTER AND IRRIGATION DEVISE.
2. EACH PERENNIAL GROUND COVER PLANT WILL BE IRRIGATED WITH ONE (1) 1-GPH DRIP EMITTER, WHILE EACH SHRUB OR TREE IN A PLANTING BED AREA WILL HAVE A MINIMUM OF TWO (2) 1-GPH DRIP EMITTERS, ONE ON EACH SIDE OF THE ROOT BALL.
3. AVOID WATER WASTE RESULTING FROM INEFFICIENT LANDSCAPE IRRIGATION LEADING TO EXCESSIVE RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, OR STRUCTURES.
4. PERFORM ANNUAL SYSTEM MAINTENANCE BEFORE DRY MONTHS COMMENCE.
5. ADJUST IRRIGATION SPRAY HEADS TO PREVENT IRRIGATION SPRAY ON STRUCTURES.

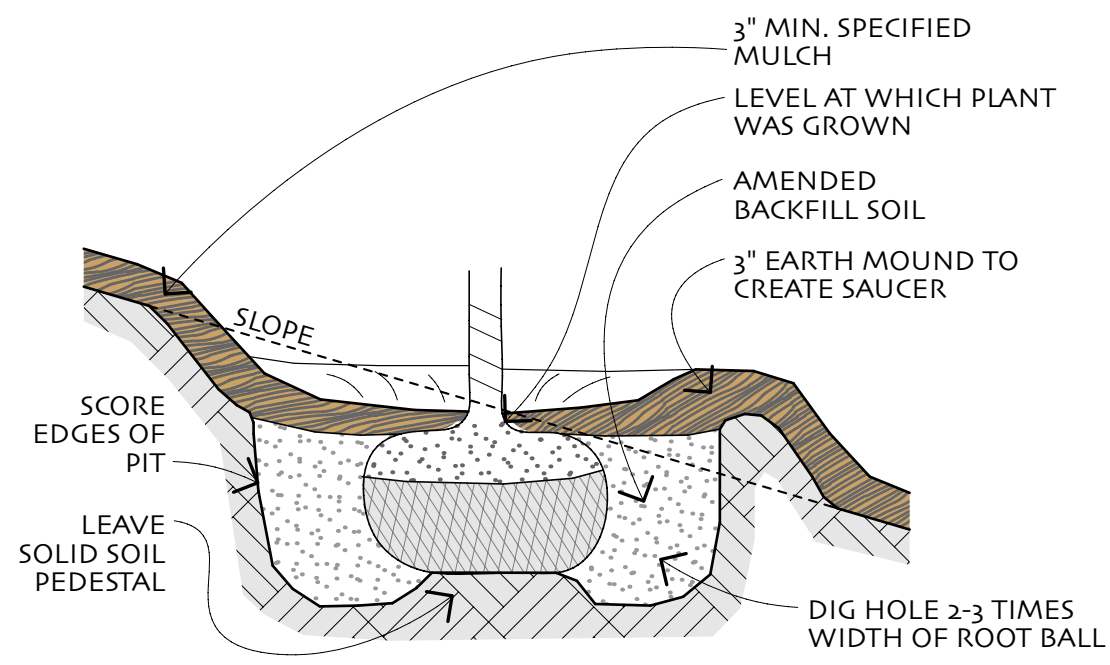
PLANT LIST				
SYMBOL	SCIENTIFIC NAME	COMMON NAME	PLANT SIZE	# PLANTS
AEC	ARCTOSTAPHYLOS 'EMERALD CARPET'	"CARPET MANZANITA"	1 GAL.	6
APSK	ACER PALMATUM 'SANGO KAKU'	JAPANESE MAPLE " CORAL BARK"	15 GAL.	4
AR	ALNS RUBRA	"RED ALDER"	5 GAL.	8
BJST	BETULA JAQUEMONTII 'SINGLE STEM'	HIMALAYAN BIRCH	15 GAL.	16
CS	CORNUS SERICEA STOLONIFERA	RED TWIG DOGWOOD	5 GAL.	53
EG	CAREX 'EVERGOLD'	JAPANESE SEDGE	1 GAL.	13
EVBG	ERICA VAGANS 'BIRCH GLOW'	BIRCH GLOW CORNISH HEATH	1 GAL.	5
EMR	ERICA CARNEA 'MYRETOUN RUBY'	MYRETOUN RUBY WINTER HEATH	1 GAL.	14
FC	FRAGARIA CHILOENSIS	BEACH STRAWBERRY	FLAT	12" O.C.
GB	GINKGO BILOBA	GINKGO	15 GAL.	3
LP	LOROPETALUM 'BURGANDY'	RED FRINGE FLOWER	1 GAL.	11
MC	MYRICA CALIFORNICA	"CALIFORNIA WAX MYRTLE"	5 GAL.	12
R	THUJA OCCIDENTALIS 'RHEINGOLD'	AMERICAN ARBORVITAE	1 GAL.	8
SJMC	SPIRES JAPONICA 'MAGIC CARPET'	SPIREA "MAGIC CARPET"	1 GAL.	7
VC	VACCINIUM CORYMBOSUM	BLUEBERRY "MISTY"	1 GAL.	5
VO	VACCINIUM OVATUM	EVERGREEN HUCKLEBERRY	1 GAL.	15

**PLANT NOTES:**

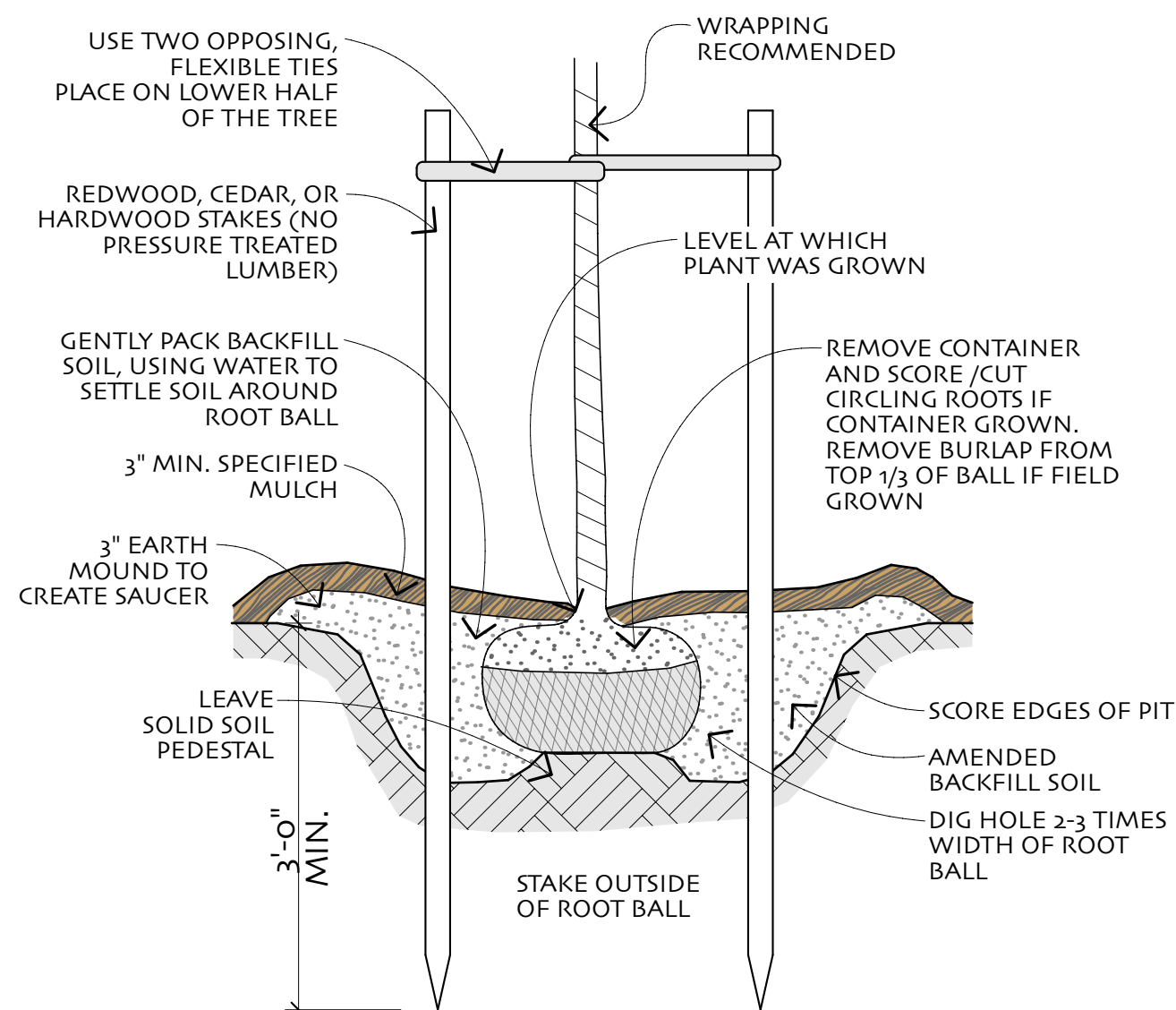
1. NATIVE GRASS MIX BY LOCAL SUPPLIER AND TO BE SEEDED IN "LAWN" AREAS (IF INDICATED) AND ON ALL BARE SOIL LOCATIONS U.N.O.
2. DRAINAGE SWALE DESIGN AND NATIVE PLANTING MIX TO BE SPECIFIED BY CIVIL ENGINEER
3. GROUND COVER PLANT SIZES SPECIFIED AS FLATS SHALL BE TRIMMED TO MIN. 4"X4" SQUARES AND INSTALLED AT SPACING AS INDICATED IN PLANT LIST

GENERAL LANDSCAPE NOTES:

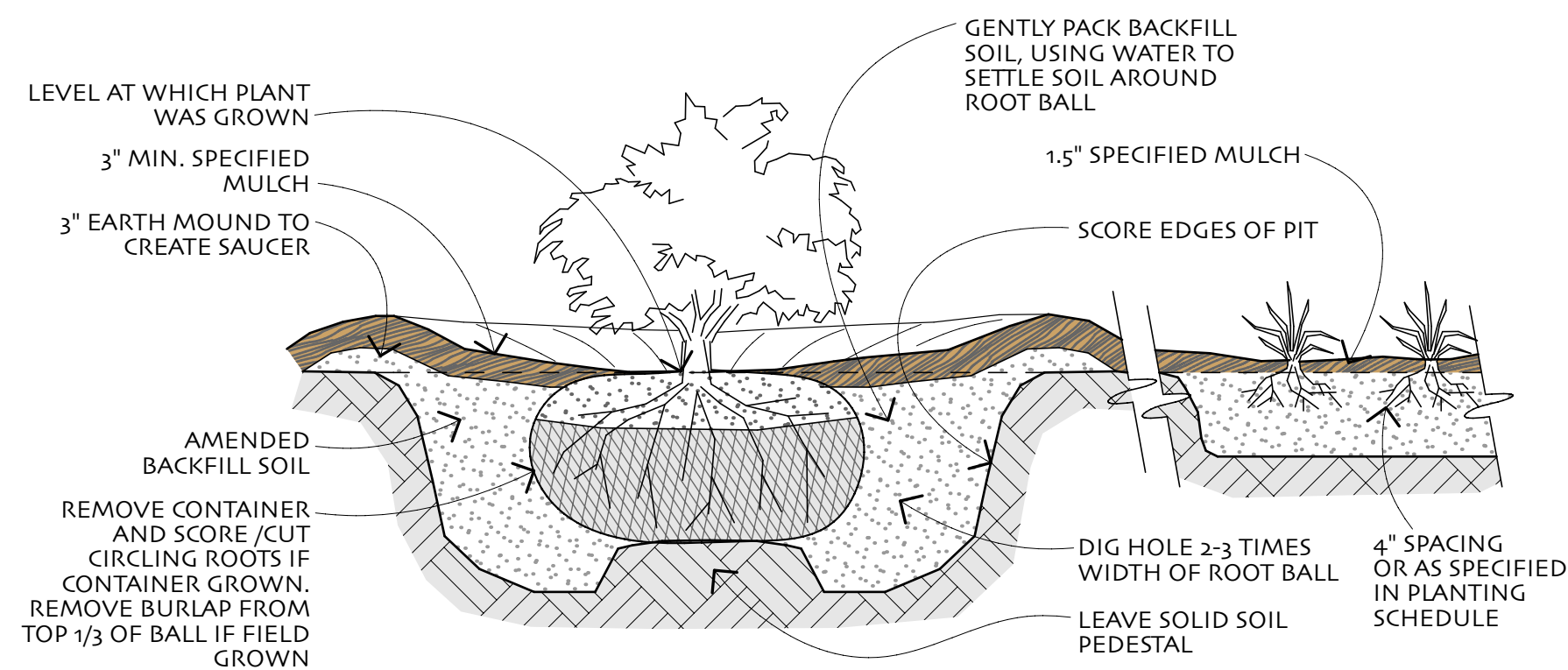
1. PLANTING AREAS TO BE MIN. TWELVE (12) INCHES OF TOPSOIL DEPTH WITH A THREE (3) INCH LAYER OF ORGANIC COMPOST OVER. THOROUGHLY MIX COMPOST INTO TOPSOIL. AFTER PLANTING, INSTALL NEWSPAPER (1/4" THICK) OR CARDBOARD PIECES OVER BARE SOIL AND MULCH PLANT AREAS WITH THREE TO FOUR (3 - 4) INCHES SHREDDED REDWOOD BARK IN ALL LANDSCAPE BED AREAS OR OTHER APPROVED ALTERNATIVE. INSTALL TWO (2) INCHES SHREDDED REDWOOD MULCH AT GROUND COVER AREAS U.N.O. DO NOT USE WEED BARRIER FABRIC. U.N.O. USE WEED BARRIER FABRIC ONLY UNDER ALL COBBLE AND GRAVEL SURFACES.
2. AMEND SOIL WITH COMPOST BEFORE PLANTING. THOROUGHLY MIX INTO TOP 12" OF TOP SOIL.
3. SURFACE AREAS TO BE CLEANED OF DEBRIS, WEEDS & LITTER.
4. OBSERVE SETBACK DISTANCES REQUIRED BY CITY FOR UTILITIES, EASEMENTS, AND DRIVEWAY CUTS AND FIRE HYDRANTS.
5. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR DESCRIPTION OF ELEMENTS NOT IDENTIFIED ON THIS PLAN.
6. ALL SURFACE AND SUB-SURFACE SWALES, DRAINAGE STRUCTURES, PATTERNS SHALL BE MAINTAINED.
7. LOCATIONS AND QUANTITIES OF EXISTING LANDSCAPE MATERIALS ARE APPROXIMATE.
8. ALL LANDSCAPE CONSTRUCTION WASTE TO BE RECYCLED AS APPROPRIATE.
9. OBTAIN AS MUCH MATERIALS LOCALLY (WITH-IN 50 MILES) AS POSSIBLE.
10. EXISTING LANDSCAPING THAT IS TO REMAIN SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION.
11. ALL PARKING LOT PLANTERS TO BE BORDERED BY MIN. 6" WIDE CONCRETE CURBING.
12. PLANTS ARE SHOWN IN APPROXIMATE 15 YEAR SIZES.



PLANTING FOR GRADED SLOPES 1:5 SLOPE OR MORE

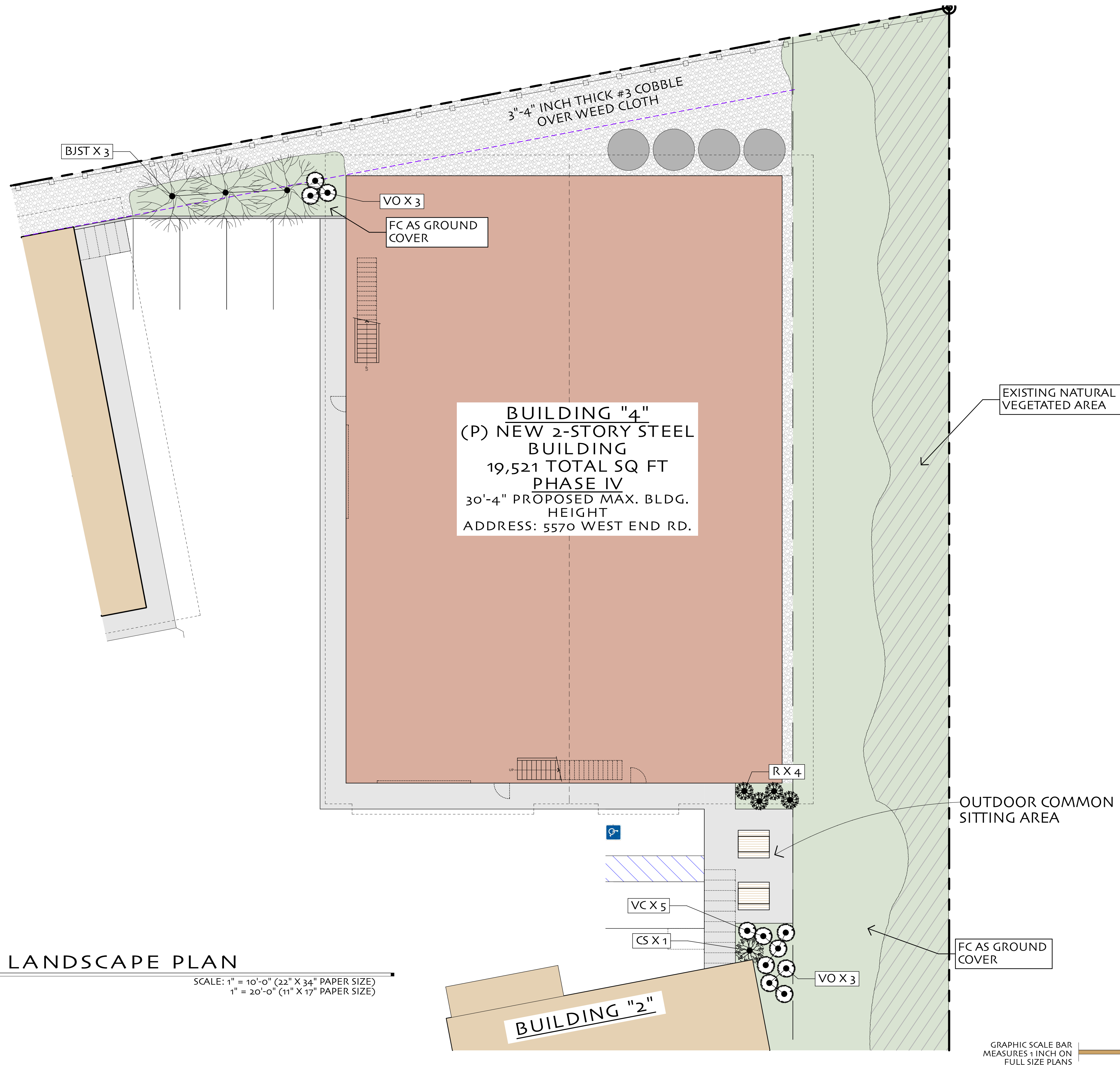


TREE PLANTING DETAIL



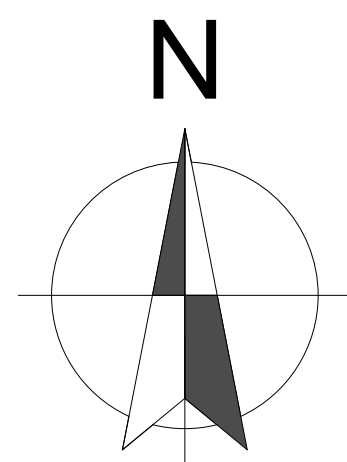
SHRUB AND GROUND COVER PLANTING DETAIL





**BUILDING 4  
PROPOSED LANDSCAPE PLAN**

SCALE: 1" = 10'-0" (22" X 34" PAPER SIZE)  
1" = 20'-0" (11" X 17" PAPER SIZE)



GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

REVISIONS:

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 4 LANDSCAPE PLAN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

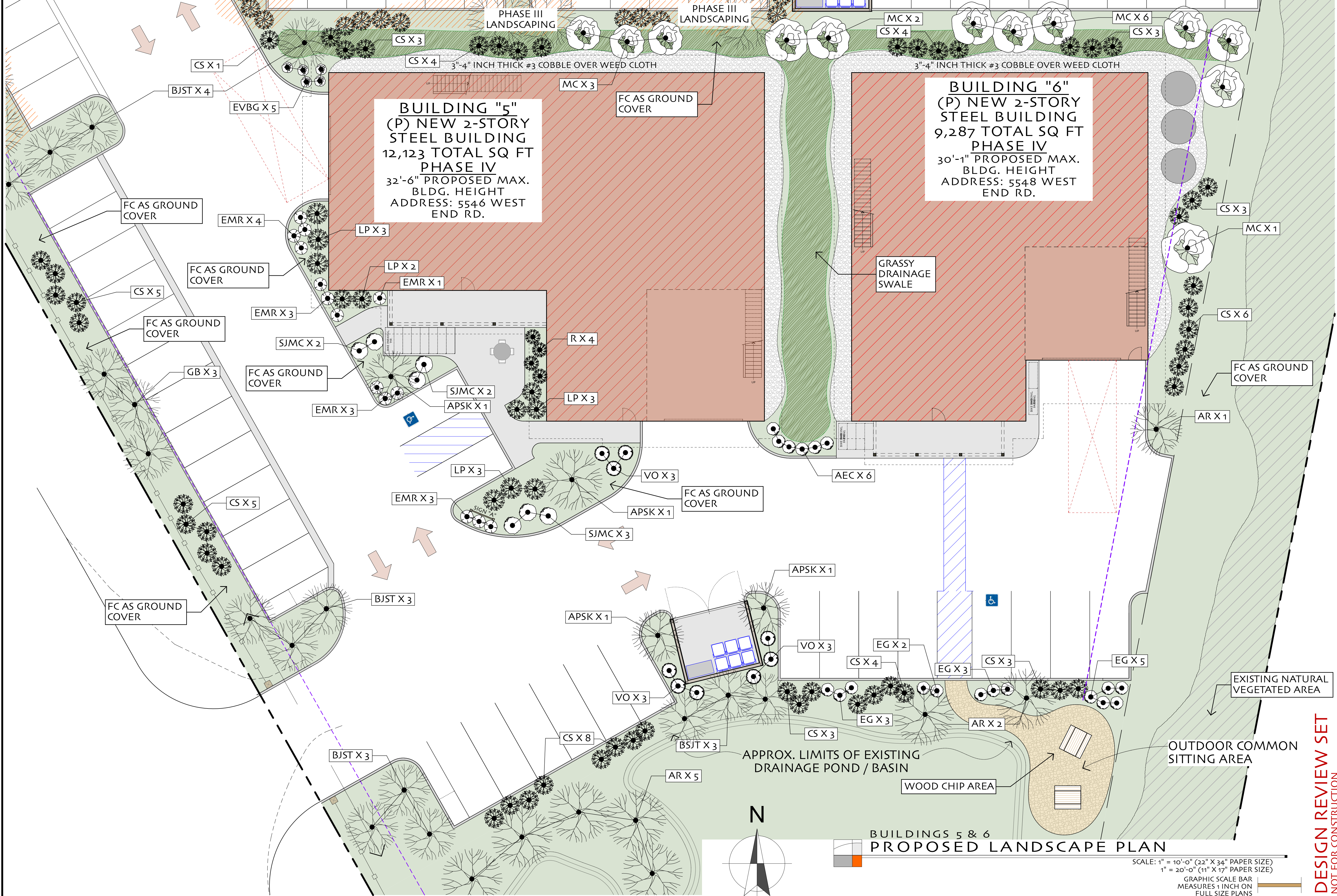
PROJECT NO.:  
AD - 1535  
DRAWN BY:  
JAB/DHV  
DATE:  
6/25/2018

SHEET # :  
**LA-2**

**DESIGN REVIEW SET**  
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**BUILDING "5"**  
(P) NEW 2-STORY  
STEEL BUILDING  
12,123 TOTAL SQ FT  
**PHASE IV**  
32'-6" PROPOSED MAX.  
BLDG. HEIGHT  
ADDRESS: 5546 WEST  
END RD.

**BUILDING "6"**  
(P) NEW 2-STORY  
STEEL BUILDING  
9,287 TOTAL SQ FT  
**PHASE IV**  
30'-1" PROPOSED MAX.  
BLDG. HEIGHT  
ADDRESS: 5548 WEST  
END RD.

**BUILDINGS 5 & 6  
PROPOSED LANDSCAPE PLAN**

SCALE: 1" = 10'-0" (22" X 34" PAPER SIZE)  
1" = 20'-0" (11" X 17" PAPER SIZE)  
GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

REVISIONS:


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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: BUILDING 5 LANDSCAPE PLAN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD-1535  
DRAWN BY: JAB/DHV  
DATE: 6/25/2018

SHEET #: **LA-3**

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PROJECT TITLE: AXEL DEVELOPMENT • PHASE IV BUILDINGS  
AXEL COMMERCIAL DEVELOPMENT • 5550 WEST END ROAD • ARCATA, CA 95521  
SHEET TITLE: PROPOSED SITE PLAN  
ASSESSOR'S PARCEL NUMBER: 507-251-020

PROJECT NO.: AD - 1535  
DRAWN BY: JAB/DHV  
DATE: 8/9/2018

SHEET # :  
**A-1**

### PARKING ANALYSIS (BUILDINGS 1,2,3,&4)

BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED BICYCLE SPACES
BUILDING 1	17,277	17,277 SQ FT/800 SQ FT = 22 PARKING SPACES (MIN.) 17,277 SQ FT/500 SQ FT = 35 PARKING SPACES (MAX.)	SPACES: 11
BUILDING 2	2,400	2,400 SQ FT/800 SQ FT = 3 PARKING SPACES (MIN.) 2,400 SQ FT/500 SQ FT = 5 PARKING SPACES (MAX.)	SPACES: 3
BUILDING 3	24,847	24,847 SQ FT/800 SQ FT = 31 PARKING SPACES (MIN.) 24,847 SQ FT/500 SQ FT = 50 PARKING SPACES (MAX.)	SPACES: 16
BUILDING 4	19,521	19,521 SQ FT/800 SQ FT = 24 PARKING SPACES (MIN.) 19,521 SQ FT/500 SQ FT = 39 PARKING SPACES (MAX.)	SPACES: 12
<b>TOTAL:</b>	<b>64,513</b>	MINIMUM PARKING SPACES REQUIRED: 80 MAXIMUM PARKING SPACES REQUIRED: 129 <b>TOTAL PROPOSED: 82</b> MINIMUM MOTORCYCLE SPACES REQUIRED: 5 (1 SPACE FOR EVERY 20 VEHICLE SPACES) <b>TOTAL PROPOSED: 5</b>	SPACES REQUIRED: 42 <b>TOTAL PROPOSED: 43</b> MINIMUM BICYCLE SPACES REQUIRED: 42 (50% OF VEHICLE PARKING SPACES)

### PARKING ANALYSIS (BUILDINGS 5 & 6)

BUILDING #	TOTAL BUILDING SQ FT	TOTAL REQUIRED PARKING	TOTAL REQUIRED BICYCLE SPACES
BUILDING 5	12,123	12,123 SQ FT/800 SQ FT = 15 PARKING SPACES (MIN.) 12,123 SQ FT/500 SQ FT = 24 PARKING SPACES (MAX.)	SPACES: 8
BUILDING 6	9,287	10,739 SQ FT/800 SQ FT = 12 PARKING SPACES (MIN.) 10,739 SQ FT/500 SQ FT = 21 PARKING SPACES (MAX.)	SPACES: 6
<b>TOTAL:</b>	<b>21,410</b>	MINIMUM PARKING SPACES REQUIRED: 27 MAXIMUM PARKING SPACES REQUIRED: 45 <b>TOTAL PROPOSED: 28</b> MINIMUM MOTORCYCLE SPACES REQUIRED: 2 (1 SPACE FOR EVERY 20 VEHICLE SPACES) <b>TOTAL PROPOSED: 2</b>	SPACES REQUIRED: 14 <b>TOTAL PROPOSED: 14</b> MINIMUM BICYCLE SPACES REQUIRED: 14 (50% OF VEHICLE PARKING SPACES)

**MULTI-TENANT SITES:**

WHERE JOINT PARKING FACILITIES ARE PROVIDED FOR TWO OR MORE NONRESIDENTIAL USES IN A SINGLE DEVELOPMENT, OR TWO ADJOINING DEVELOPMENTS, THE MINIMUM REQUIREMENT MAY BE REDUCED TO 75 PERCENT OF THE SUM OF THE REQUIREMENTS FOR THE VARIOUS USES COMPUTED SEPARATELY, WHEN THE COMBINED REQUIREMENTS TOTAL FOUR OR MORE SPACES. THE SPACES SHALL BE AVAILABLE TO ALL USERS OF ALL THE DEVELOPMENTS BENEFITING FROM THIS PROVISION.

**MINIMUM NUMBER OF MOTORCYCLE SPACES:**

A PARKING LOT WITH 20 OR MORE VEHICLE PARKING SPACES SHALL PROVIDE MOTORCYCLE PARKING SPACES CONVENIENTLY LOCATED NEAR THE MAIN ENTRANCE OF A STRUCTURE AND ACCESSED BY THE SAME AISLES THAT PROVIDE ACCESS TO THE VEHICLE PARKING SPACES IN THE LOT. A MINIMUM OF ONE MOTORCYCLE PARKING SPACE SHALL BE PROVIDED FOR EACH 20 VEHICLE SPACES OR FRACTION THEREOF. (PER CITY OF ARCATA ZONING CODE, SECTION 9.36.070)

**NUMBER OF PARKING SPACES REQUIRED PER FLOOR AREA:**

(PER CITY OF ARCATA ZONING CODE SECTION 9.36.040 TABLE 3-6):  
MINIMUM: 1 PER 800 SQ FT  
MAXIMUM: 1 PER 500 SQ FT

**MINIMUM NUMBER OF BICYCLE SPACES:**

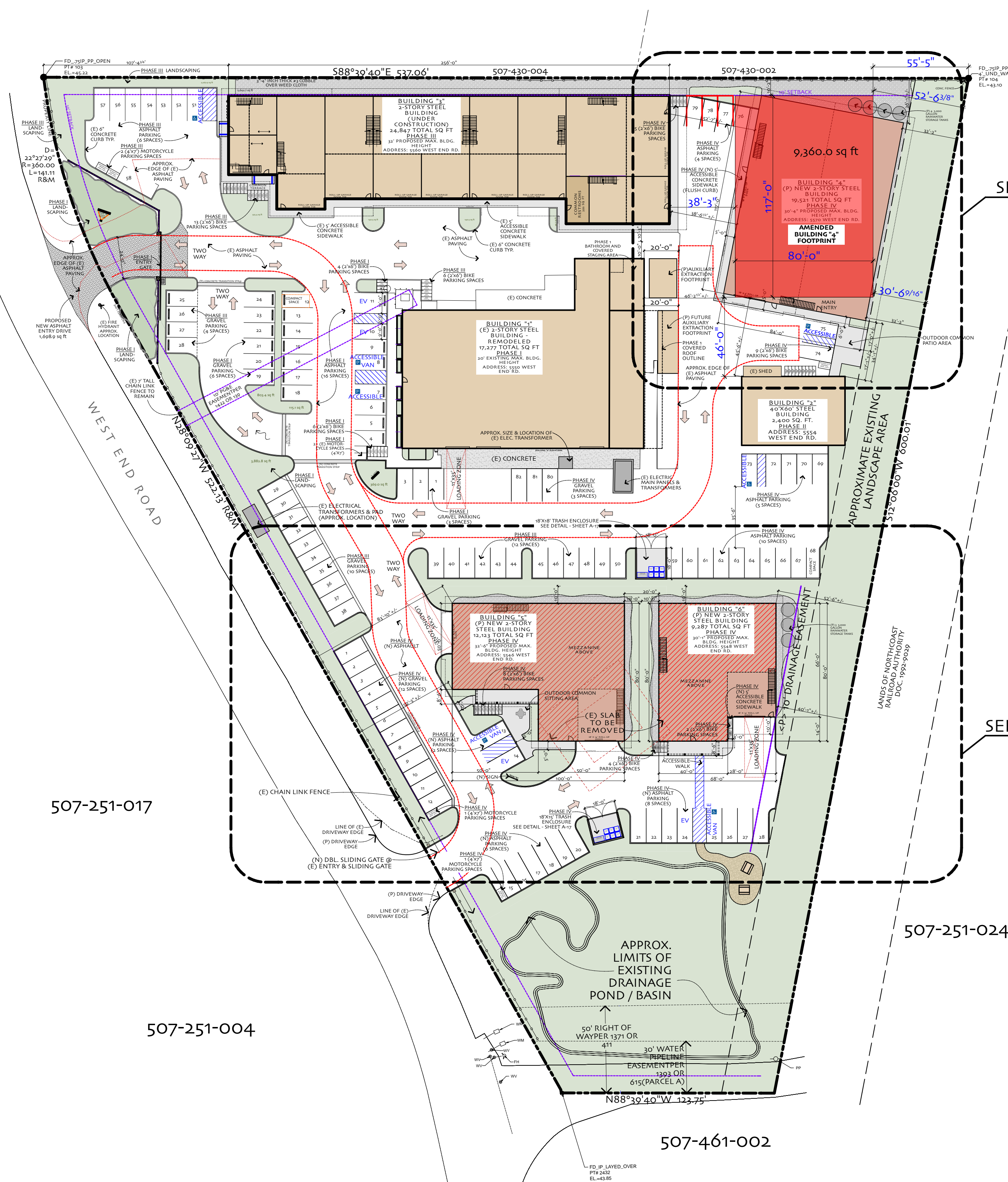
A MINIMUM OF 100% OF VEHICLE PARKING SPACES IS REQUIRED FOR LOTS WITH 3-10 CARS. A MINIMUM OF 50% OF VEHICLE PARKING SPACES IS REQUIRED FOR LOTS WITH 11+ CARS. (PER CITY OF ARCATA ZONING CODE, SECTION 9.36.060 TABLE 3-7)

**TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR BUILDINGS "1", "2", "3", & "4":**

3 SPACES (PER SECTION 11B-208.2 TABLE 21A)

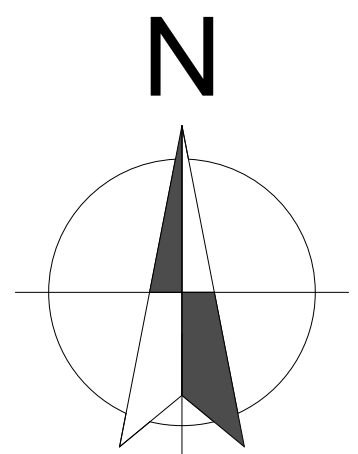
**TOTAL NUMBER OF ACCESSIBLE PARKING SPACES REQUIRED FOR BUILDINGS "5" & "6":**

2 SPACES (PER SECTION 11B-208.2 TABLE 21A)



SEE SITE PLAN DETAIL "A"  
SHEET A-1.1

SEE SITE PLAN DETAIL "B"  
SHEET A-1.2



## PROPOSED SITE PLAN

SCALE: 1" = 40'-0" (22" X 34" PAPER SIZE)  
1" = 80'-0" (11" X 17" PAPER SIZE)

GRAPHIC SCALE BAR  
MEASURES 1 INCH ON  
FULL SIZE PLANS

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