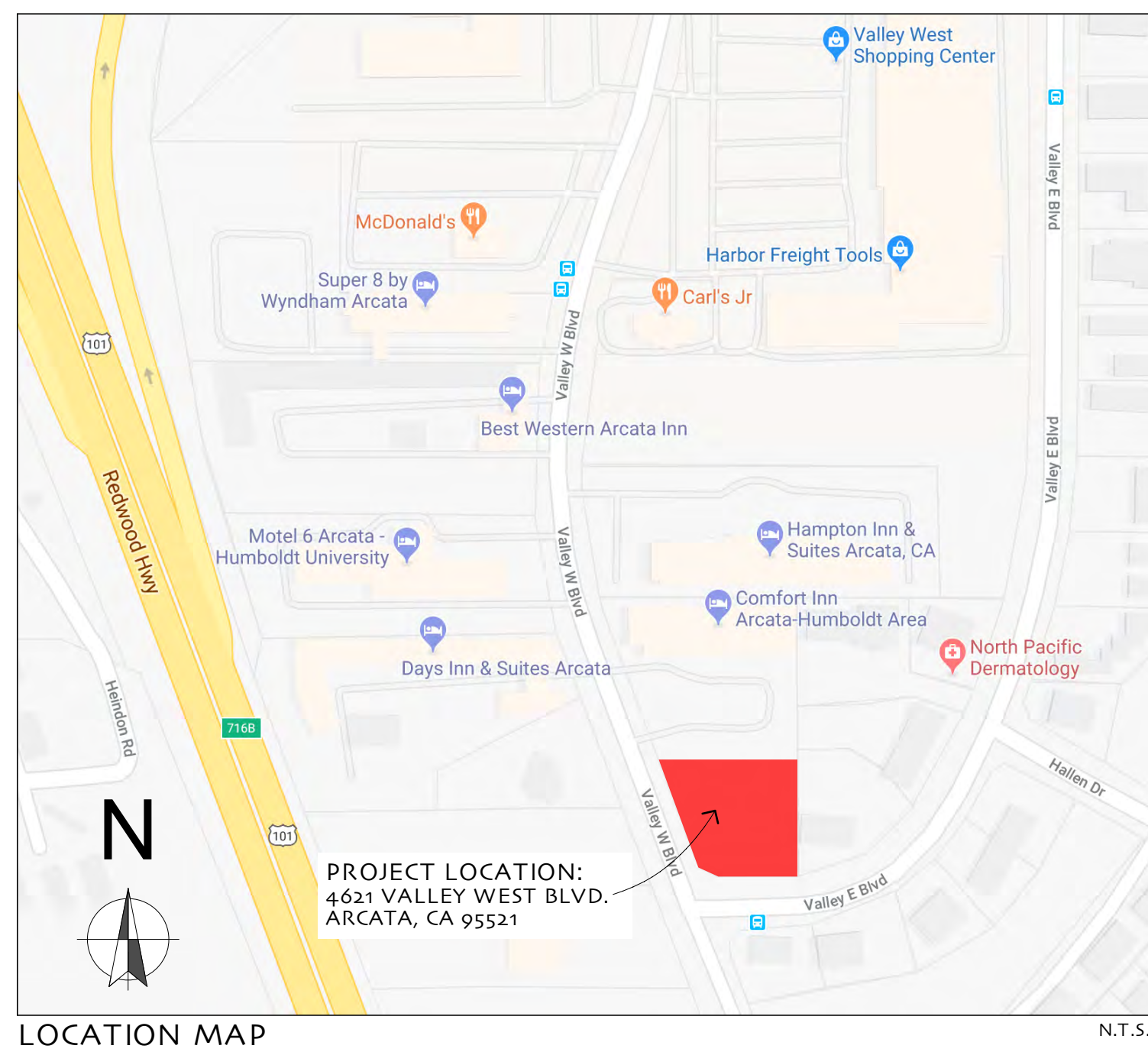
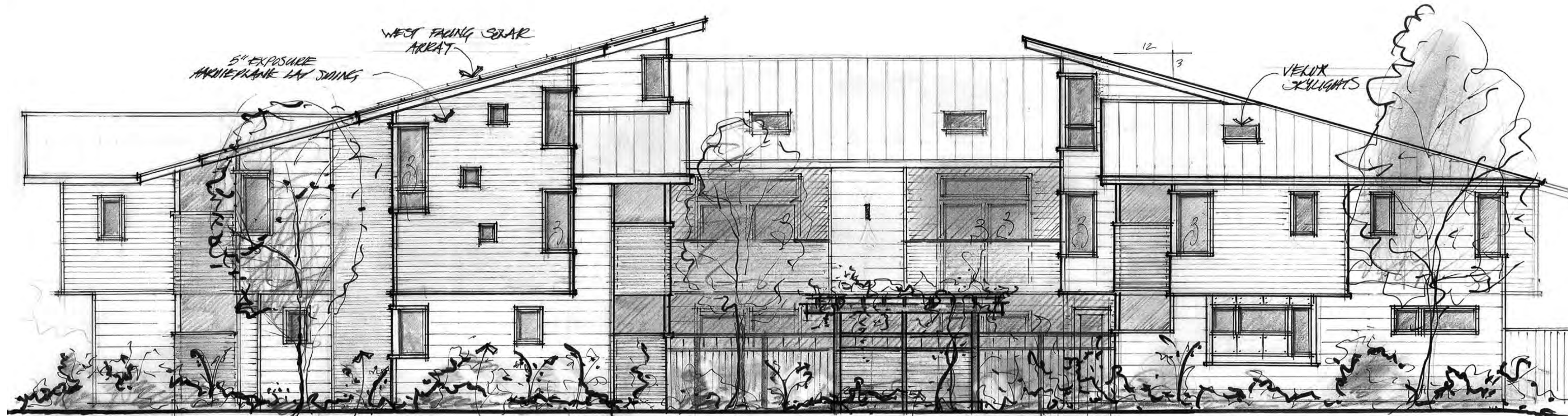


ABBREVIATIONS:

A.B.	ANCHOR BOLT
ACCESS.	ACCESSIBLE
ARCH.	ARCHITECTURAL
ASPH.	ASPHALT
@	AT
BM	BEAM
BLDG.	BUILDING
C.	CENTER LINE
CLR.	CLEAR
CONT.	CONTINUOUS
CONSTR.	CONSTRUCTION
CTR.	CENTER
DBL	DOUBLE
DIM.	DIMENSION
D.F.	DOUGLAS FIR
DN.	DOWN
D.S.	DOWN SPOUT
DWG	DRAWING(S)
(E)	EXISTING
EA	EACH
ELEC.	ELECTRICAL
ELEV.	ELEVATION
E.N.	EDGE NAIL
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXIST.	EXISTING
EXT.	EXTERIOR
EXP.	EXPOSED
EXP. AGG.	EXPOSED AGGREGATE
FIN.	FINISH
FL.	FLOOR
F.O.S.	FACE OF STUD
FOUND.	FOUNDATION
FRMG.	FRAMING
F.R.P.	FIBERGLASS REINFORCED PLASTIC PANELS
GAL.	GALVANIZED
G.B.	GRAB BAR
G.D.	GARBAGE DISPOSAL
GLB	GLUE LAM BEAM
GYP. BD.	GYPSUM BOARD
G.R.	GRADE
H.B.	HOSE BIB
H.C.	HOLLOW CORE
HDWD.	HARDWOOD
HOL. MTL.	HOLLOW METAL
HT.	HEIGHT
H.V.A.C.	HEATING, VENTILATION, AND AIR CONDITIONING
H.W.H.	HOT WATER HEATER
INCL.	INCLUDED
INFO.	INFORMATION
INSUL.	INSULATION
INT.	INTERIOR
JST.	JOIST
JUNC.	JUNCTION
LN.	LINEN
LOUV.	LOUVER (ED)
LTG.	LIGHTING
MANUF.	MANUFACTURER
MAS.	MASONRY
MAX.	MAXIMUM
M.B.	MACHINE BOLT
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MIN.	MINIMUM
MULL.	MULLION
(N)	NEW
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NON-COMB.	NON-COMBUSTIBLE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
PLY.	PLYWOOD
P	PROPERTY LINE
REQD.	REQUIRED
REF.	REFRIGERATOR
REG.	REGISTER
REINF.	REINFORCED
RWD.	REDWOOD
SECT.	SECTION
SQ.	SQUARE
S.S.	STAINLESS STEEL
STRUCT.	STRUCTURAL
TEMP.	TEMPERED
T&B	TOP & BOTTOM
T.S.	TUBE STEEL
TYP.	TYPICAL
U.N.O.	UNLESS NOTED OTHERWISE
W.C	WATER CLOSET
W/	WITH
W.D.	WOOD



PROJECT DESCRIPTION:

The proposed "Valley East Lofts" project is a new 22 unit multi-family three-story apartment complex consisting of studio, one bedroom, and two bedroom units types, with a total building building size of 19,777 sq ft. We are also proposing a common utility room with lockable bike storage, laundry facilities, and a common utility /garden area which is accessible by all tenants. Many of the units feature office or desk nook areas for remote working ability. Furthermore, 20 vehicular parking spaces, two garage spaces, motorcycle parking, and bike parking are part of the plan. Access is proposed off Valley West Boulevard. Some of the green building features include night sky friendly exterior lighting, native plantings, on-site photovoltaic solar power generation, and plenty of windows and skylights to provide each unit with natural light. Landscaping throughout, walkways, private outdoor spaces, fencing, and an enclosed trash / recycling enclosure are designed to create a pleasing overall project feel, compatible with the existing Valley West neighborhood.

VALLEY EAST LOFTS
NEW MULTI-FAMILY APARTMENT COMPLEX

PROJECT ADDRESS:
 4621 VALLEY WEST BOULEVARD
 ARCATA, CA 95521

APN: 507-362-057

CLIENT CONTACT:
 WILL ADAMS
 ACGG INC.
 217 "E" ST.
 EUREKA, CA 95501
 TEL: (707) 443-6000

PARCEL SIZE: 0.56 +/- ACRES
24,537 +/- SQ FT

PARCEL ZONING:
COMMERCIAL-GENERAL

SHEET INDEX

- A-0 LOCATION MAP, PROJECT INFO., INDEX
- A-0.1 TOPOGRAPHIC SURVEY
- A-1 PROPOSED SITE PLAN
- A-1.1 SITE PLAN WITH EXISTING CONTOURS
- A-2 PROPOSED FIRST FLOOR PLAN
- A-3 PROPOSED SECOND FLOOR PLAN
- A-4 PROPOSED LOFT FLOOR PLAN
- A-5 PROPOSED ROOF PLAN
- A-6 PROPOSED SOUTH & EAST ELEVATIONS
- A-7 PROPOSED NORTH & WEST ELEVATIONS
- A-8 PROPOSED TRASH ENCLOSURE & FENCING DETAILS
- D-1 PRELIMIARY DRAINAGE & LID PLAN
- LA-1 LANDSCAPING PLAN

CONSULTANTS:

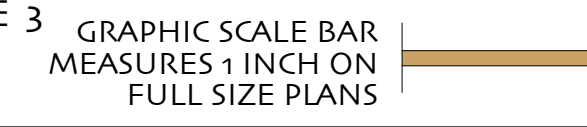
STRUCTURAL ENGINEERING:
 PENFOLD STRUCTURAL ENGINEERING INC.
 SCOTT PENFOLD
 2107 1ST ST.
 EUREKA, CA 95501
 (707) 499-5652

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

LANDSCAPE DESIGN:
 GENEVIEVE SCHMIDT-LANDSCAPE DESIGN
 GENEVIEVE SCHMIDT
 2009 BLAKE ROAD
 MCKINLEYVILLE CA, 95519
 (707) 822-2075

LID DESIGN:
 CANDOR ROCK INC.
 ANDY SUNDQUIST, P.E.
 2195 WINDWOOD LN.
 EUREKA CA, 95503
 (707) 496-5360

TOPOGRAPHIC SURVEY:
 POINTS WEST SURVEYING CO.
 DAVID CRIVELLI
 5201 CARLSON PARK DR., SUITE 3
 ARCATA CA, 955021
 (707) 840-9510



REVISIONS:

JULIAN BERG DESIGNS
 ARCHITECTURE & PLANNING
 846 A STREET
 ARCATA, CALIFORNIA, 95521
 TEL: (707) 407-8870
 julianbergdesigns.com



PROJECT TITLE: VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX
 WILL ADAMS • ACGG, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: LOCATION MAP, PROJECT INFORMATION, INDEX
 ASSESSOR'S PARCEL NUMBER: 507-362-057

DRAWN BY:
 JAB/DHV
DATE:
 7/15/2022

SHEET # :
A-0

DESIGN REVIEW & PUD SET
 NOT FOR CONSTRUCTION



- SURVEY NOTES**
- 1) This map represents a field survey performed on 4/26/2022 and represents conditions as of that time. The purpose of the survey is to illustrate site topography and show site boundaries.
 - 2) Boundaries shown hereon are based on Book 35 of Parcel Maps, Pages 46-47, Humboldt County Records, based on the tie between centerline monuments on Valley West Boulevard. Dimensions shown hereon are taken from that map. Record monument were found to match closely with the exception of Point #780.
 - 3) Elevations shown hereon are NAVD88 based on ties to NGS benchmark "D 1402" held at the published elevation of 61.16 feet.
 - 4) No easements encumbering the subject parcel are shown on 35 Parcel Maps, Pages 46-47 which was recorded in 2012. No title report was provided to the Surveyor, the existence of any easements recorded after 2012 is unknown.
 - 5) Utilities shown hereon are water, sewer, and storm drainage based on the City of Arcata GIS. Gas and electric mapping has been requested from PG&E but not yet provided.

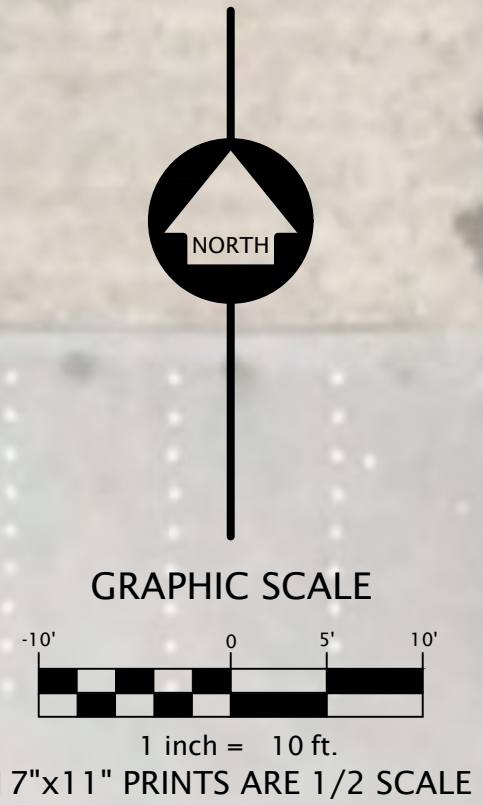
LEGEND

	FOUND SURVEY MONUMENT
	SURVEY CONTROL POINT
	SUBJECT PROPERTY LINES
	ADJACENT PROPERTY LINES
	RIGHT OF WAY CENTERLINE
	EASEMENT SIDELINES
	BUILDING FOOTPRINT
	CONCRETE PAVING
	EDGES OF ASPHALT PAVEMENT
	EXISTING GROUND CONTOURS
	TOP OF SLOPE
	TOE OF SLOPE / GRADE BREAK
	DRAINAGE FLOW LINE
	FENCE LINE
	GAS LINE
	UNDERGROUND ELECTRIC LINE
	OVERHEAD ELECTRIC LINE
	OVERHEAD TELECOMMUNICATION LINES
	OVERHEAD ELECTRIC & TELEPHONE LINES
	SANITARY SEWER LINE
	STORM DRAIN CULVERT
	WATER LINE
	ELECTRIC TRANSFORMER
	ELECTRIC METER
	GAS METER
	UTILITY POLE WITH GUY ANCHOR
	JOINT UTILITY POLE
	ELECTRIC POWER POLE
	TELEPHONE SERVICE POLE
	STREET LAMP
	FIRE HYDRANT
	WATER METER
	WATER VALVE
	WHARF HYDRANT
	SANITARY SEWER CLEANOUT
	SEPTIC TANK
	STORM DRAIN INLET

TOPOGRAPHIC SURVEY

VALLEY EAST LOFTS
Adams Commercial
General Construction
 SECTION 17, T6N, R1E,
 HUMBOLDT MERIDIAN
 IN THE CITY OF ARCATA
 HUMBOLDT COUNTY, STATE OF CALIFORNIA
 Date: June 2022

SCALE: 1" = 10' SHEET 1 OF 1



NOTES:

1. PROPERTY LINES ARE APPROXIMATE AND BASED ON TENTATIVE PARCEL MAP BY POINTS WEST SURVEYING CO. DATED JUNE 2022.
2. CONTRACTOR TO VERIFY EXISTING UTILITY LOCATIONS AND CONNECTIONS. PROPOSED CONNECTIONS ARE APPROXIMATE.
3. CONTRACTOR SHALL VERIFY ALL GRADES PRIOR TO CONSTRUCTION AND CONTACT ARCHITECT IF FIELD CONDITIONS DIFFER.
4. GAS AND PG&E UTILITY CONNECTIONS TO BE DETERMINED.

UNIT SUMMARY:

- 6 TWO BEDROOM UNITS
 - 8 ONE BEDROOM UNITS
 - 4 STUDIO UNITS W/ LOFT BEDROOM
 - 4 STUDIO UNITS
- 22 TOTAL UNITS**

BUILDING SQ FT TOTAL:

FIRST FLOOR:	
APARTMENTS	5,771 SQ FT
COMMON HALLS/ VESTIBULES (UNCONDITIONED)	886 SQ FT
COMMON STORAGE/ LAUNDRY (UNCONDITIONED)	570 SQ FT
GARAGE (UNCONDITIONED)	735 SQ FT
SECOND FLOOR:	
APARTMENTS	7,768 SQ FT
COMMON HALLS/ VESTIBULES (UNCONDITIONED)	549 SQ FT
THIRD FLOOR:	
THIRD FLOOR LOFTS	3,498 SQ FT
TOTAL CONDITIONED AREA	17,037 SQ FT
TOTAL UNCONDITIONED AREA	2,740 SQ FT

TOTAL BLDG. SQ FT 19,777 SQ FT

RESIDENTIAL PARKING REQUIREMENTS:

- 1 SPACE PER UNIT MIN. = 22 SPACES MIN.
- 2 SPACES PER UNIT MAX = 44 SPACES MAX. (33% CAN BE COMPACT)

- TOTAL PROPOSED:**
- 2 ACCESSIBLE SPACES
 - 18 STANDARD SPACES (9'X19')
 - 2 GARAGE SPACES

= 22 TOTAL PARKING SPACES PROPOSED

BIKE PARKING:

- 50% PARKING TOTAL = 11 BIKE SPACES REQUIRED (2' WIDE X 6' LONG MIN.)

MOTORCYCLE PARKING:

- 1 FOR EACH 20 SPACES
- = 2 MOTORCYCLE SPACES REQUIRED (4' WIDE X 7' LONG MIN.)

LOT COVERAGE CALCULATIONS:

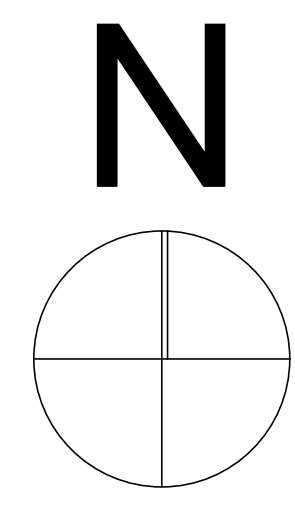
- TOTAL AREA OF PROJECT SITE: = 24,406 SQ FT (or 0.56 ACRES)
- TOTAL PRE-PROJECT EXISTING PAVEMENT SURFACE AREA: = 23,230 SQ FT (or 0.53 ACRES)
- TOTAL PRE-PROJECT EXISTING IMPERVIOUS SURFACE AREA: = 1,176 SQ FT (EXISTING SIDEWALK ON PROPERTY)
- TOTAL PROPOSED PAVEMENT (LANDSCAPE) AREA: 143.1 + 165.4 + 60.9 + 160.8 + 66.2 + 113.7 + 28.3 + 14.1 + 1,801.5 + 756.9 + 219.9 + 25.4 + 149.8 + 137.5 + 208.4 + 118.1 + 190.6 + 94.0 + 165.4 + 166.4 + 106.0 = **4,892.4 SQ FT or 20% (LANDSCAPING)** 4,892.4/24,406
- TOTAL MIN. LANDSCAPING REQUIRED (10% SITE AREA): = **2,441 SQ FT** (4,892.4 SQ FT LANDSCAPING PROPOSED)
- TOTAL PROPOSED IMPERVIOUS SURFACE AREA: **24,406** (SITE AREA) - **1,176** (EXIST. SIDEWALK IMPERVIOUS AREA) - **4,892** (PAVEMENT LANDSCAPE AREA) = **18,338 SQ FT or 75%** (18,338/24,406) (NEW STRUCTURES, SIDEWALKS, CURBING, TRASH ENCLOSURE, PATIOS, & PORCHES)
- TOTAL EXISTING + PROPOSED IMPERVIOUS SURFACE AREA: **23,230 + 1,176** (EXIST. SIDEWALK) - **4,892** (PAVEMENT AREA) = **19,514 SQ FT or 80%** (19,514/24,406) (EXISTING SIDEWALK ON PROPERTY + STRUCTURES, SIDEWALKS, CURBING, TRASH ENCLOSURE, PATIOS, & PORCHES)

SITE COVERAGE: THE PERCENTAGE OF TOTAL SITE AREA OCCUPIED BY STRUCTURES, PARKING, PAVEMENT AND DRIVEWAYS. STRUCTURE OR BUILDING COVERAGE INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (E.G., CARPORTS, GARAGES, PATIO COVERS, STORAGE SHEDS, TRASH DUMPSTER ENCLOSURES, ETC.) AND ANY COVERED FEATURE. STRUCTURE/BUILDING COVERAGE IS MEASURED FROM EXTERIOR WALL TO EXTERIOR WALL. PLANTED PARKING STRIPS AND PAVEMENT ARE NOT COUNTED AS SITE COVERAGE.

APN: 507-362-056

PROPERTY LINE 184.85'

VALLEY WEST BOULEVARD (64' R.O.W.)



PROPOSED SITE PLAN
"VALLEY EAST LOFTS"

VALLEY EAST BOULEVARD (64' R.O.W.)

SCALE: 1" = 10'-0" (22"X34" PAPER SIZE)
SCALE: 1" = 20'-0" (11"X17" PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON FULL SIZE PLANS



REVISIONS:

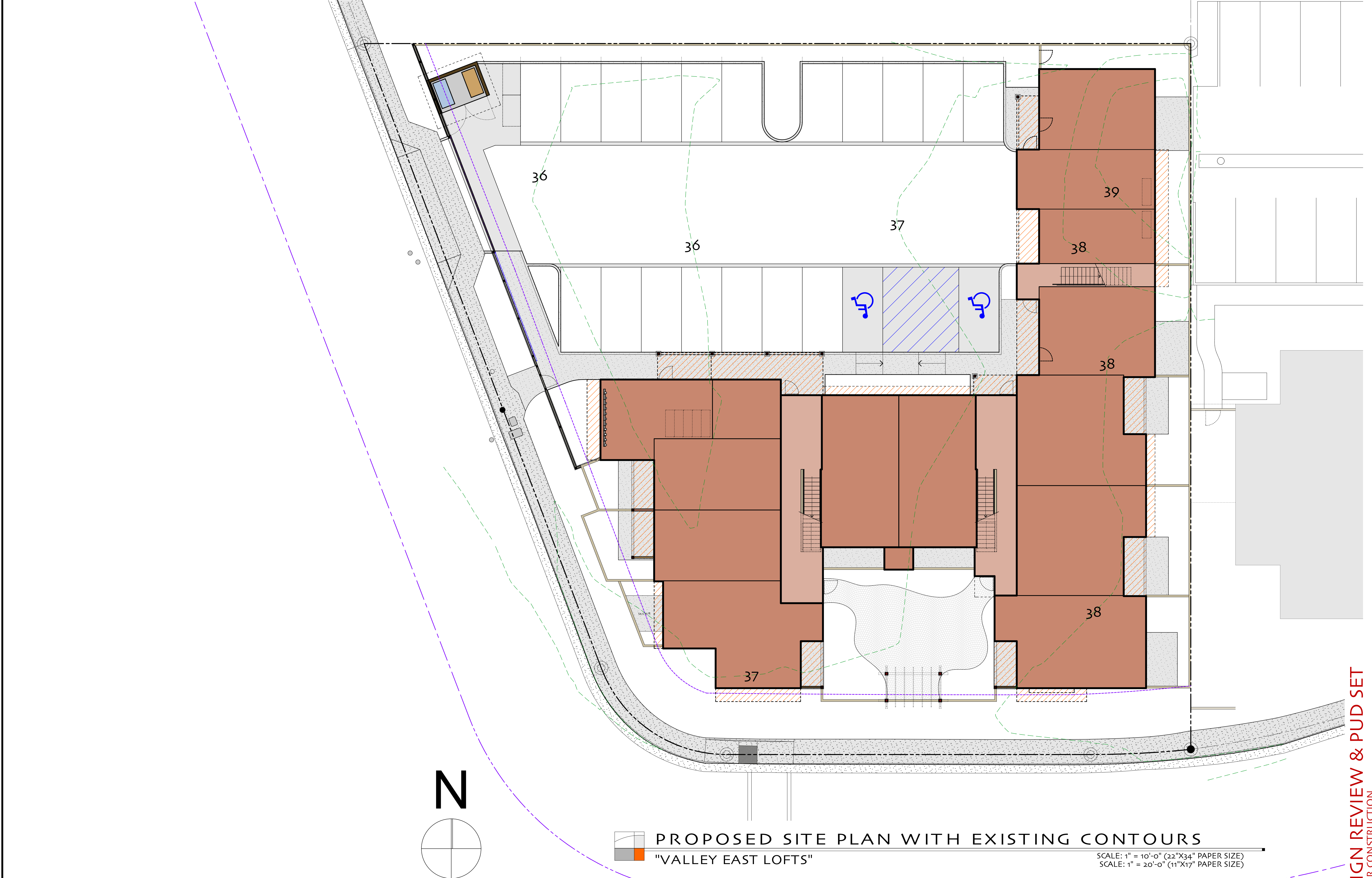
JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdesigns.com

PROPOSED SITE PLAN
ASSESSOR'S PARCEL NUMBER: 507-362-057

PROJECT TITLE: **VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX**
WILL ADAMS • ACQC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000

DRAWN BY: JAB/DHV
DATE: 11/22/2022
SHEET # : **A-1**

DRAFT - PLAN CHECK & CONSTRUCTION SET
NOT FOR CONSTRUCTION



PROPOSED SITE PLAN WITH EXISTING CONTOURS
"VALLEY EAST LOFTS"

SCALE: 1" = 10'-0" (22"x34" PAPER SIZE)
SCALE: 1" = 20'-0" (11"x17" PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
84.6 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdsgns.com



PROJECT TITLE: **VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX**
WILL ADAMS • ACGG, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: **SITE PLAN WITH EXISTING CONTOURS**
ASSESSOR'S PARCEL NUMBER: **507-362-057**

DRAWN BY:
JAB/DHV
DATE:
7/15/2022

SHEET # :
A-1.1

DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION

REVISIONS:

JULIAN BERG DESIGNS
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 julianbergdsgns.com



PROJECT TITLE: **VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX**
 WILL ADAMS • AGCC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
 SHEET TITLE: **PROPOSED FIRST FLOOR PLAN**
 ASSESSOR'S PARCEL NUMBER: 507-362-057

DRAWN BY:
 JAB/DHV
 DATE:
 7/15/2022

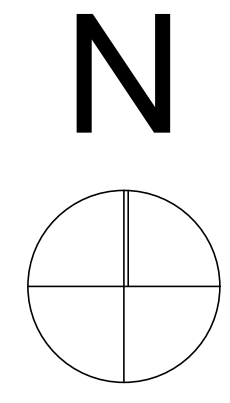
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A-2

DESIGN REVIEW & PUD SET
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WALL LEGEND
 (N) 2x4 WALL (STUDS 16" O.C.)
 (N) 2x6 WALL (STUDS 16" O.C.)
 (N) CONCRETE GARDEN/SOUND WALL

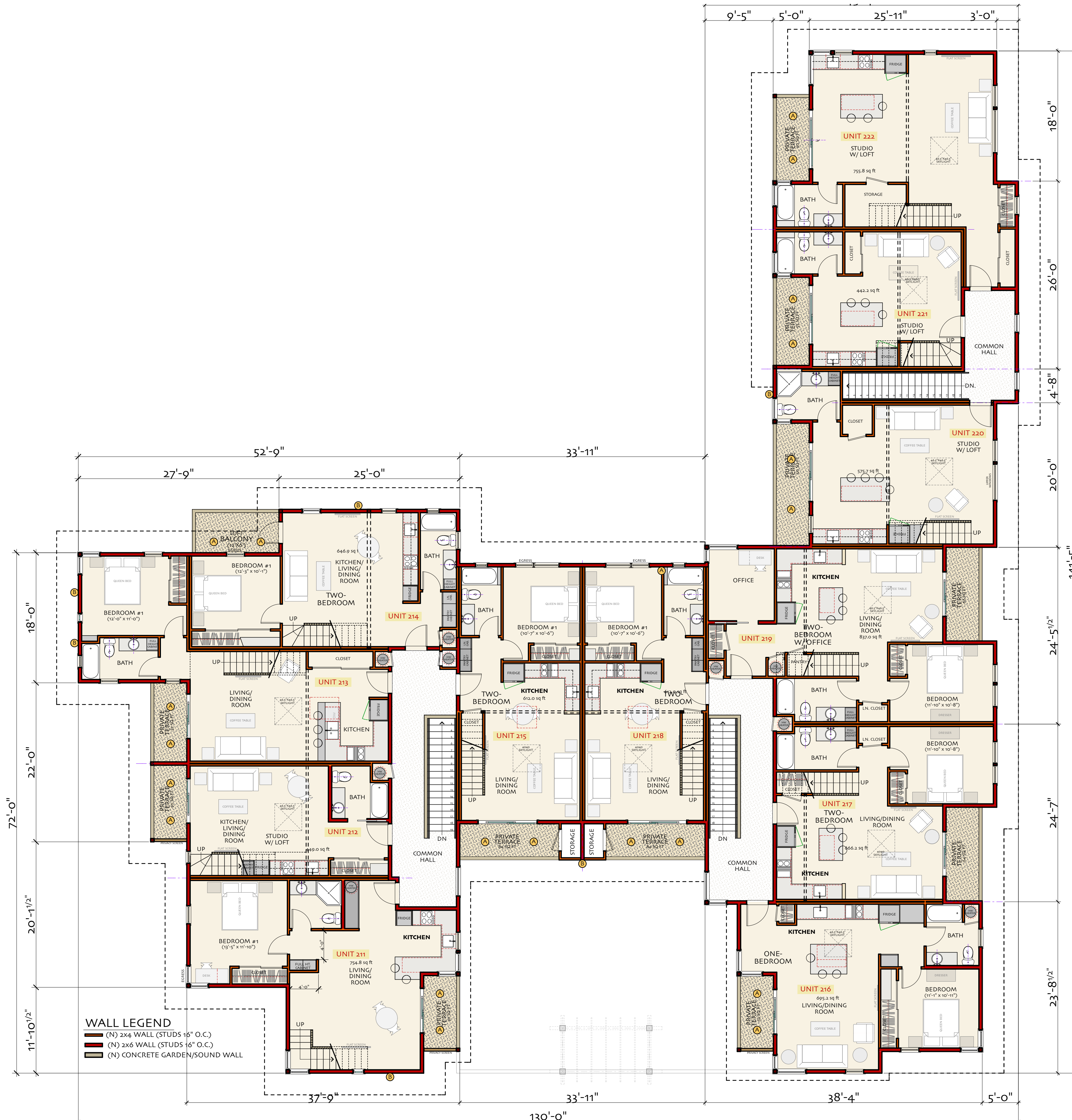


PROPOSED FIRST FLOOR PLAN
 "VALLEY EAST LOFTS"
 SCALE: 1/8" = 1'-0" (22"x34" PAPER SIZE)
 SCALE: 1/16" = 1'-0" (11"x17" PAPER SIZE)

GRAPHIC SCALE BAR
 MEASURES 1 INCH ON
 FULL SIZE PLANS



EXTERIOR LIGHT FIXTURE SCHEDULE	
A	<p>COOPER LIGHTING HALO SMD6R</p> <ul style="list-style-type: none"> • 9.8 WATT • 788 LUMENS • 90CRI/3000K COLOR TEMP. • TUSCAN BRONZE TRIM 
B	<p>MINKA LAVERY SKYLINE LED OUTDOOR WALL LIGHT:</p> <ul style="list-style-type: none"> • 14 1/2" HIGH X 5" WIDE X EXTENDS 4" FROM THE WALL X BACKPLATE IS 5" WIDE, 5" HIGH • TWO NON-DIMMABLE INTEGRATED 11 WATT LED MODULES; 2700K COLOR TEMPERATURE; 81 CRI; 610 LUMENS SIMILAR TO A 50 WATT INCANDESCENT BULB • CYLINDER STYLE DOWN LIGHT DESIGN • DORIAN BRONZE FINISH METAL CONSTRUCTION • DARK SKY COMPLIANT • CA TITLE 24 COMPLIANT • WET LOCATION OUTDOOR RATED 
C	<p>LED STEALTH PARKING LOT FIXTURE BY PREMIUM QUALITY LIGHTING</p> <ul style="list-style-type: none"> • MODEL # 83631 • 20' POLE MOUNT • 100 WATT • 11,100 LUMENS • 80CRI • BRONZE FINISH 



WALL LEGEND
 (N) 2x4 WALL (STUDS 16" O.C.)
 (N) 2x6 WALL (STUDS 16" O.C.)
 (N) CONCRETE GARDEN/SOUND WALL

PROPOSED SECOND FLOOR PLAN
"VALLEY EAST LOFTS"

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

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION



REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
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ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdsgns.com

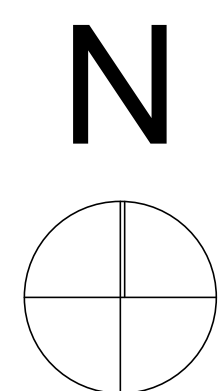


PROJECT TITLE: VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX
WILL ADAMS • AGCC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: PROPOSED LOFT FLOOR PLAN
ASSESSOR'S PARCEL NUMBER: 507-362-057

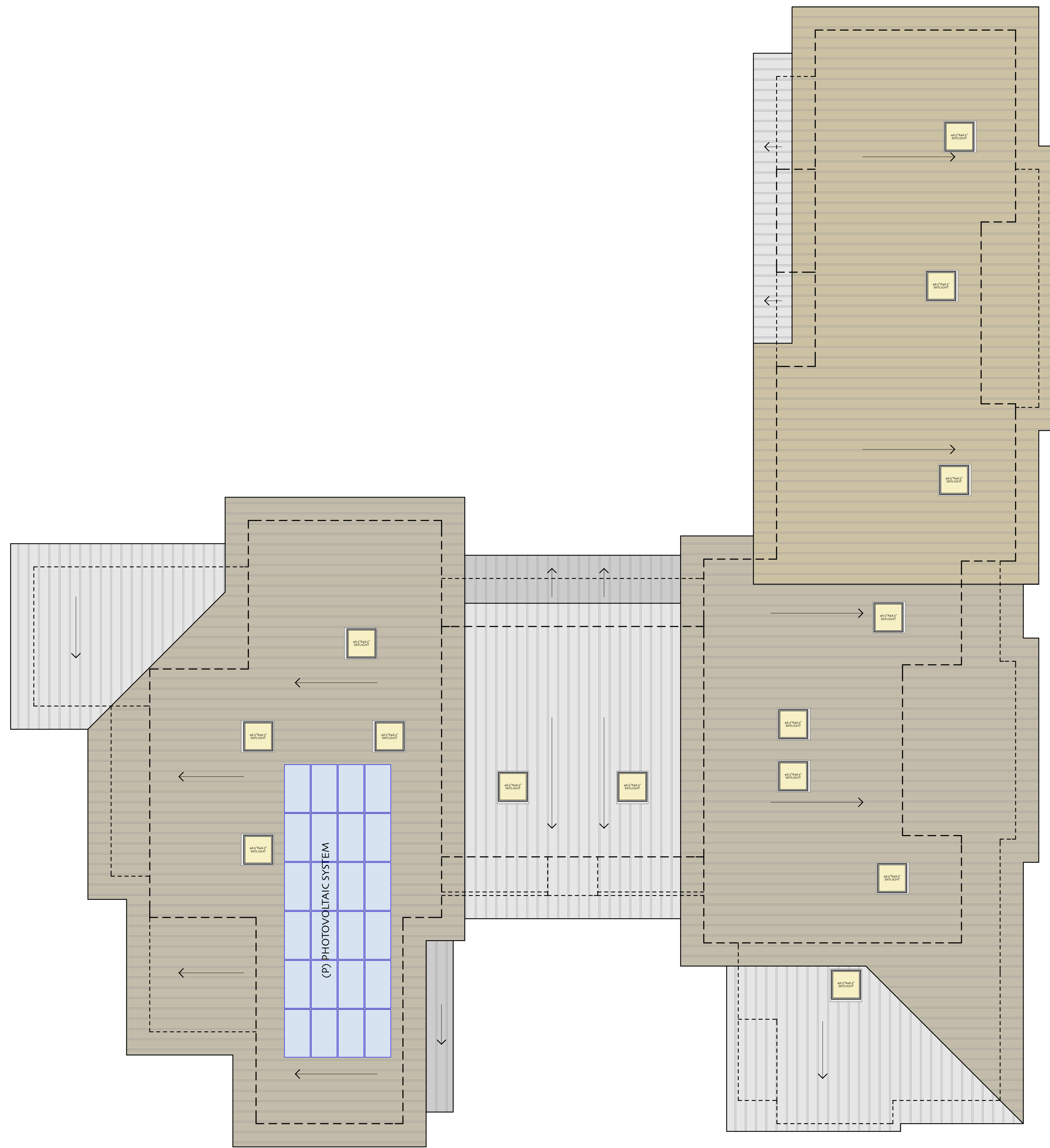
DRAWN BY: JAB/DHV
DATE: 7/15/2022

SHEET # : **A-4**

DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION



 **PROPOSED ROOF PLAN**
"VALLEY EAST LOFTS"



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

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION

DRAWN BY:
JAB/DHV
DATE:
7/15/2022

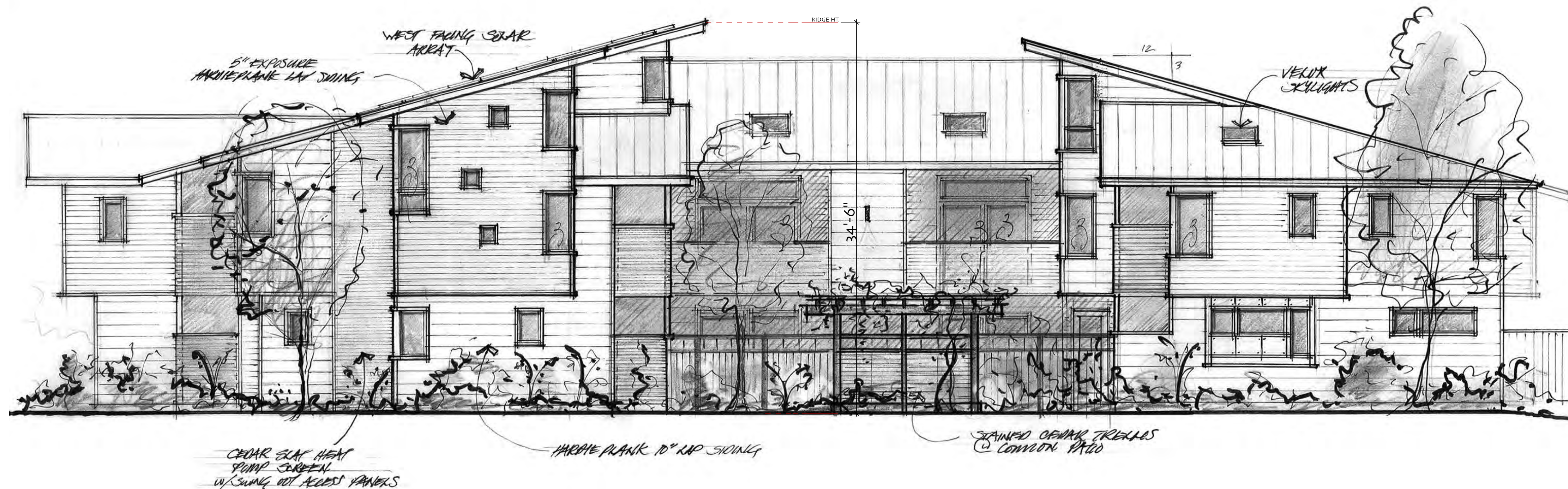
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A-5

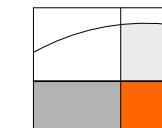
PROJECT TITLE: **VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX**
WILL ADAMS • AGCC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: **PROPOSED ROOF PLAN**
ASSESSOR'S PARCEL NUMBER: **507-362-057**



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ARCHITECTURE & PLANNING
84.6 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
julianbergdsgns.com

REVISIONS:



 PROPOSED SOUTH ELEVATION

SCALE: 3/16" = 1'-0" (22X34 PAPER SIZE)
3/32" = 1'-0" (11X17 PAPER SIZE)



 PROPOSED EAST ELEVATION

SCALE: 3/16" = 1'-0" (22X34 PAPER SIZE)
3/32" = 1'-0" (11X17 PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

REVISIONS:

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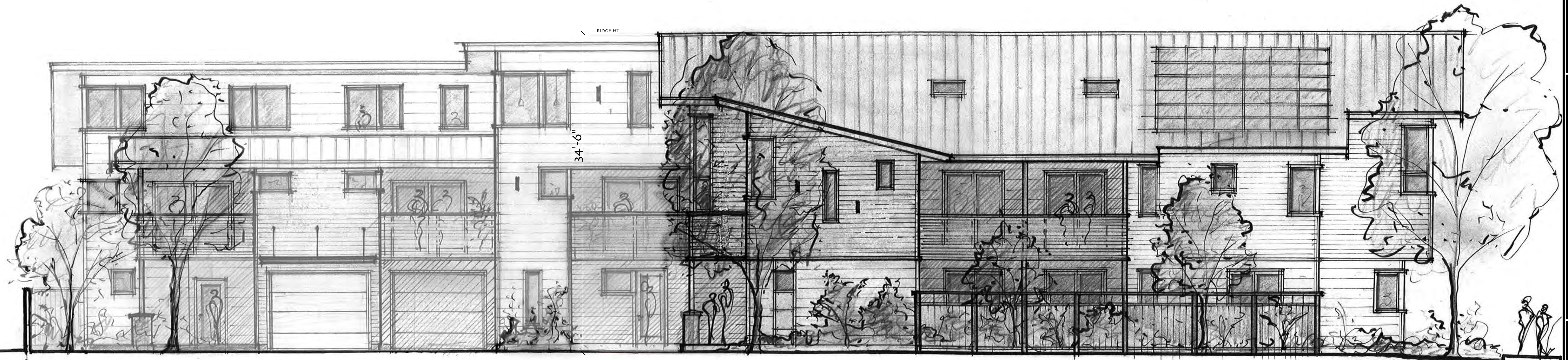


PROJECT TITLE: VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX
WILL ADAMS • ACGC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: PROPOSED SOUTH & EAST EXTERIOR ELEVATIONS
ASSESSOR'S PARCEL NUMBER: 507-362-057

DRAWN BY:
JAB/DHV
DATE:
7/15/2022

SHEET # :
A-6

DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION



 PROPOSED WEST ELEVATION

SCALE: 3/16" = 1'-0" (22X34 PAPER SIZE)
3/32" = 1'-0" (11X17 PAPER SIZE)



 PROPOSED NORTH ELEVATION

SCALE: 3/16" = 1'-0" (22X34 PAPER SIZE)
3/32" = 1'-0" (11X17 PAPER SIZE)

GRAPHIC SCALE BAR
MEASURES 1 INCH ON
FULL SIZE PLANS

REVISIONS:

JULIAN BERG DESIGNS
ARCHITECTURE & PLANNING
846 A STREET
ARCATA, CALIFORNIA, 95521
TEL: (707) 407-8870
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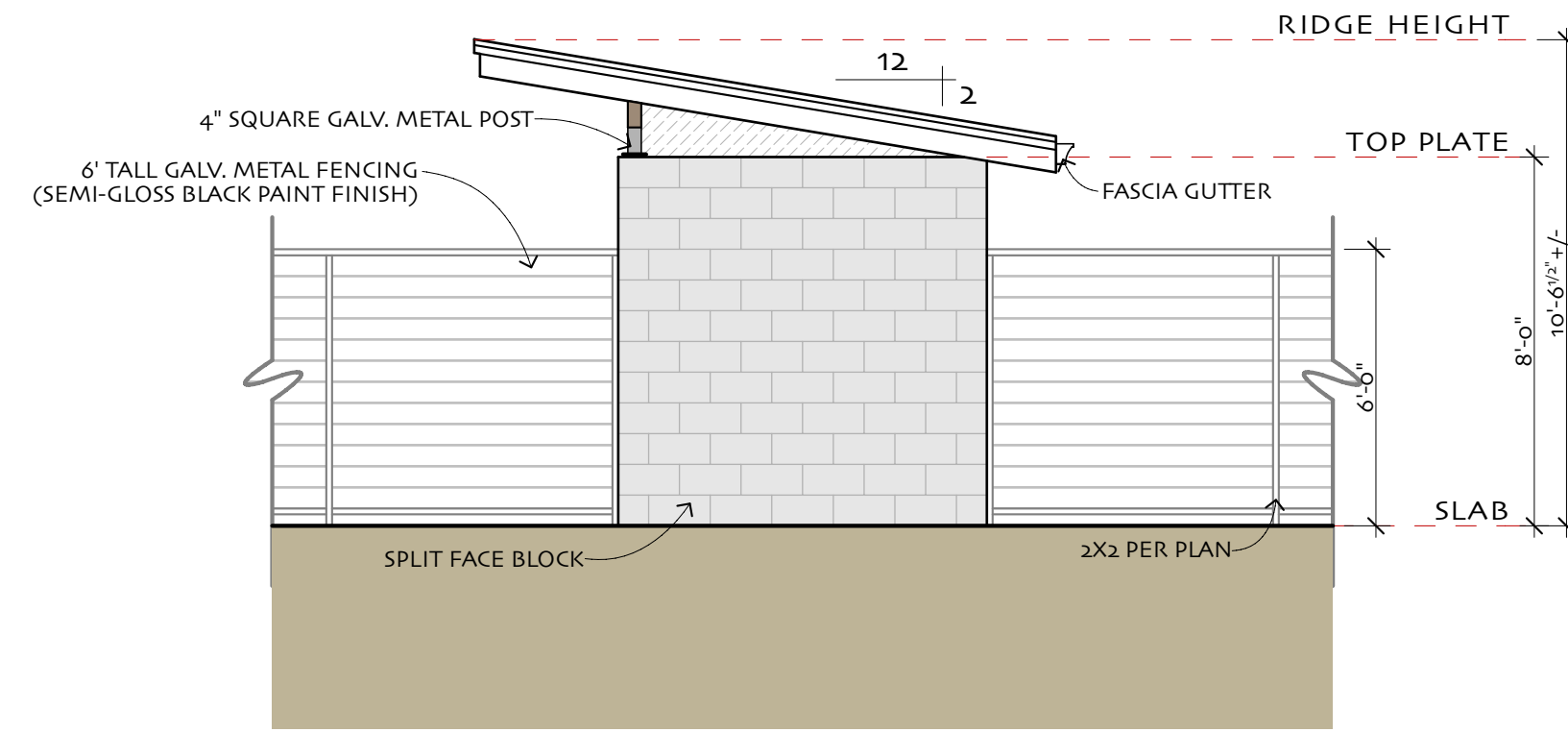
SHEET TITLE: PROPOSED NORTH & WEST EXTERIOR ELEVATIONS
ASSESSOR'S PARCEL NUMBER: 507-362-057

DRAWN BY:
JAB/DHV
DATE:
7/15/2022

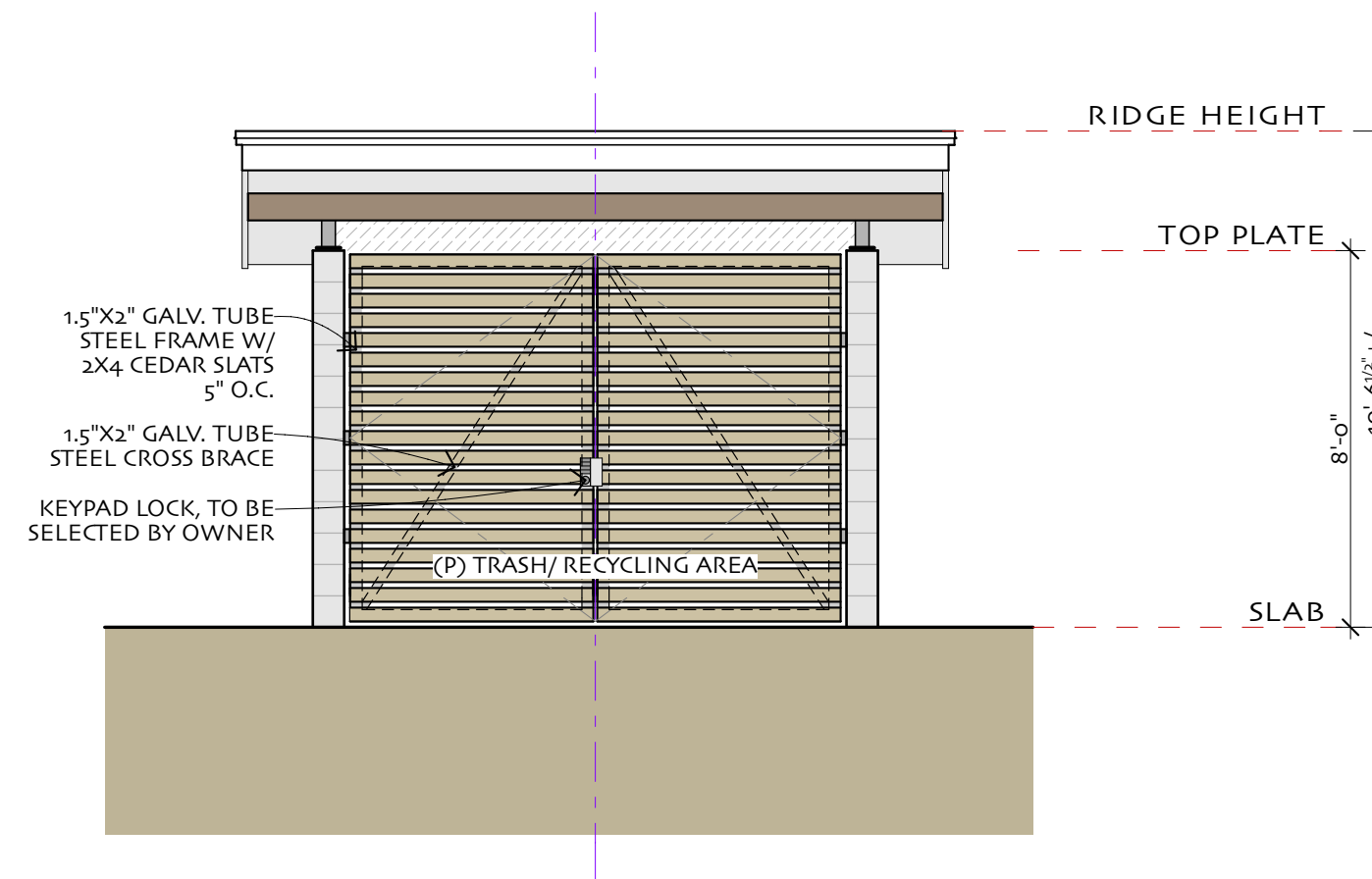
SHEET # :

A-7

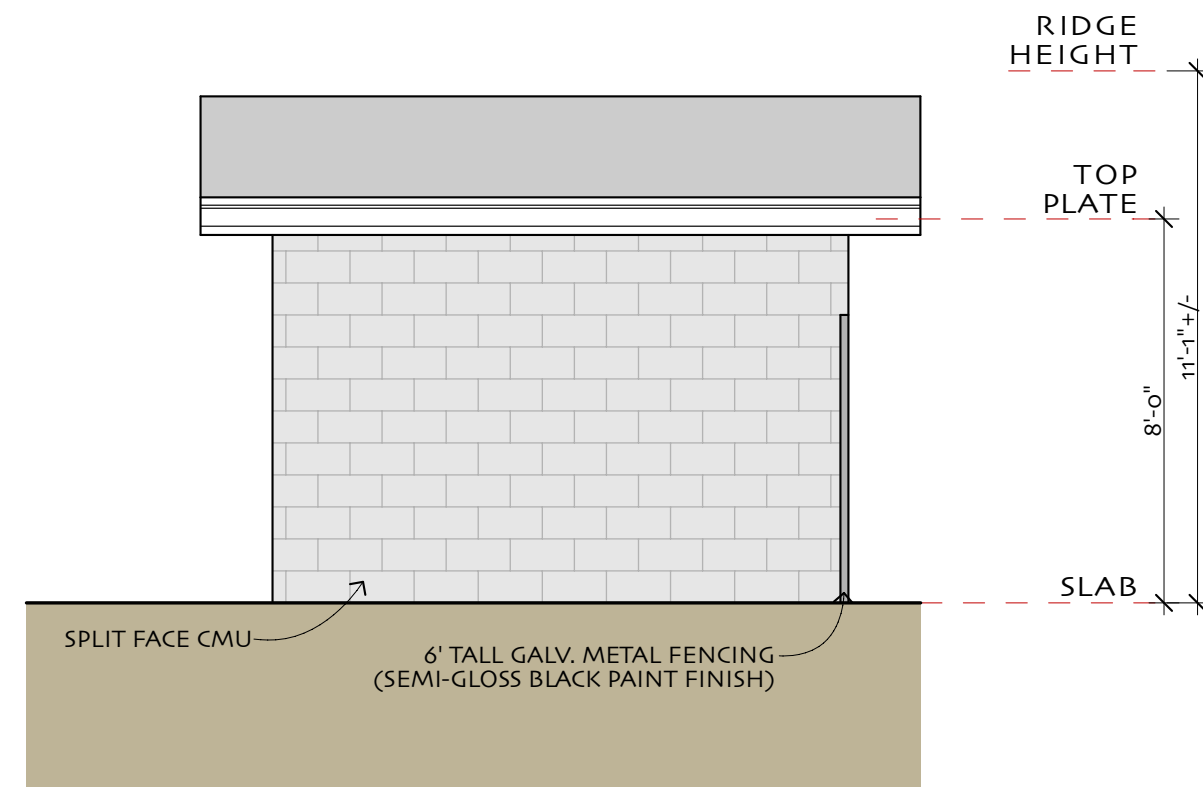
DESIGN REVIEW & PUD SET
NOT FOR CONSTRUCTION



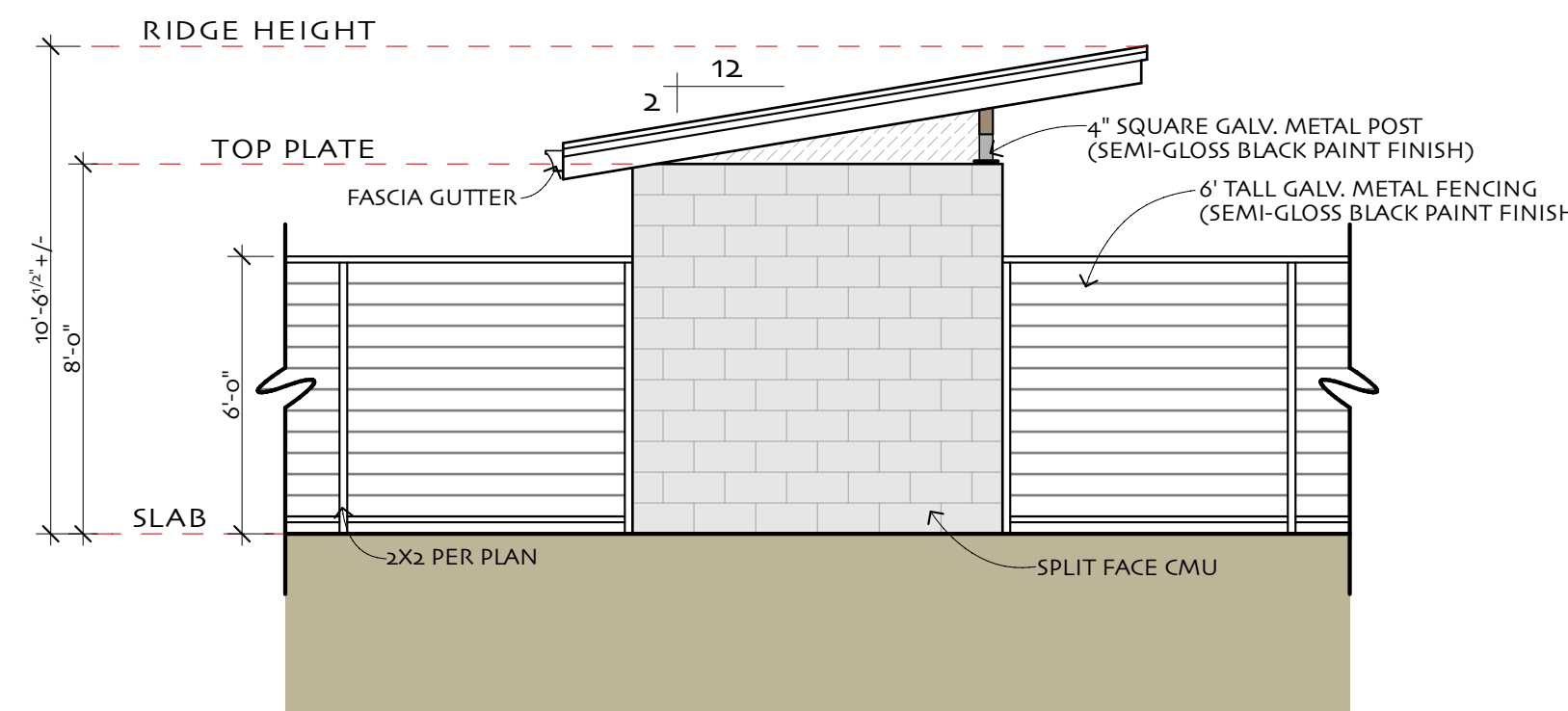
TRASH/ RECYCLING ENCLOSURE EAST ELEVATION
 SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)



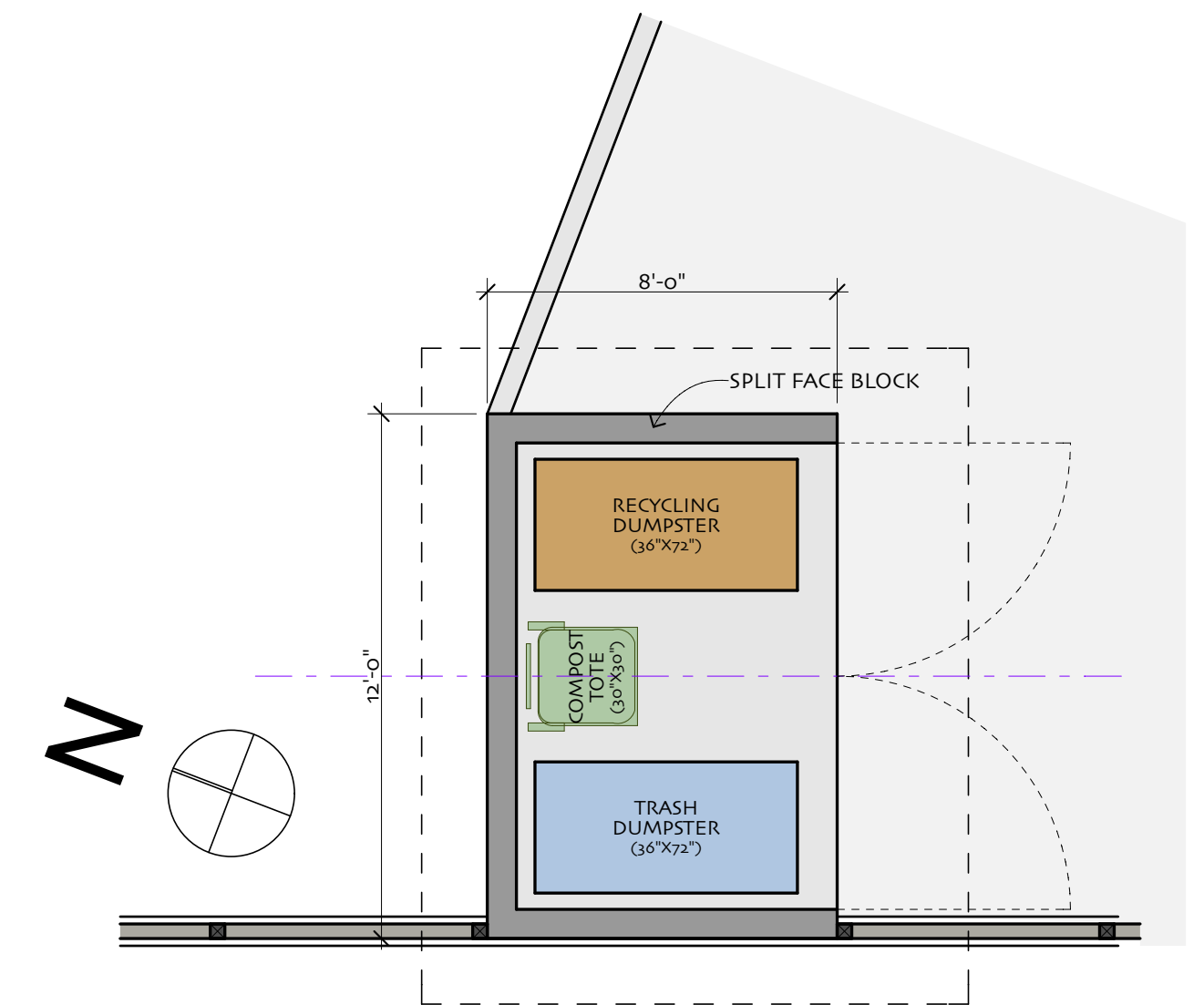
TRASH/ RECYCLING ENCLOSURE SOUTH ELEVATION
 SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)



TRASH/ RECYCLING ENCLOSURE NORTH ELEVATION
 SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)



TRASH/ RECYCLING ENCLOSURE WEST ELEVATION
 SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)



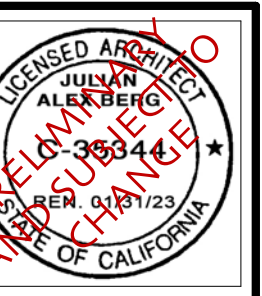
TRASH/ RECYCLING ENCLOSURE PROPOSED FLOOR PLAN
 SCALE: 1/4" = 1'-0" (22" X34" PAPER SIZE)
 1/8" = 1'-0" (11" X17" PAPER SIZE)

GRAPHIC SCALE BAR
 MEASURES 1 INCH ON
 FULL SIZE PLANS

DESIGN REVIEW & PUD SET
 NOT FOR CONSTRUCTION

REVISIONS:

JULIAN BERG DESIGNS
 ARCHITECTURE & PLANNING
 846 A STREET
 ARCATA, CALIFORNIA, 95521
 TEL: (707) 407-8870
 julianbergdesigns.com



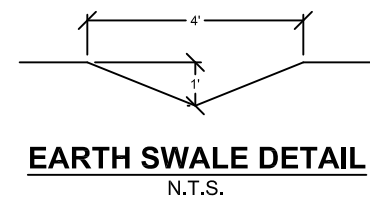
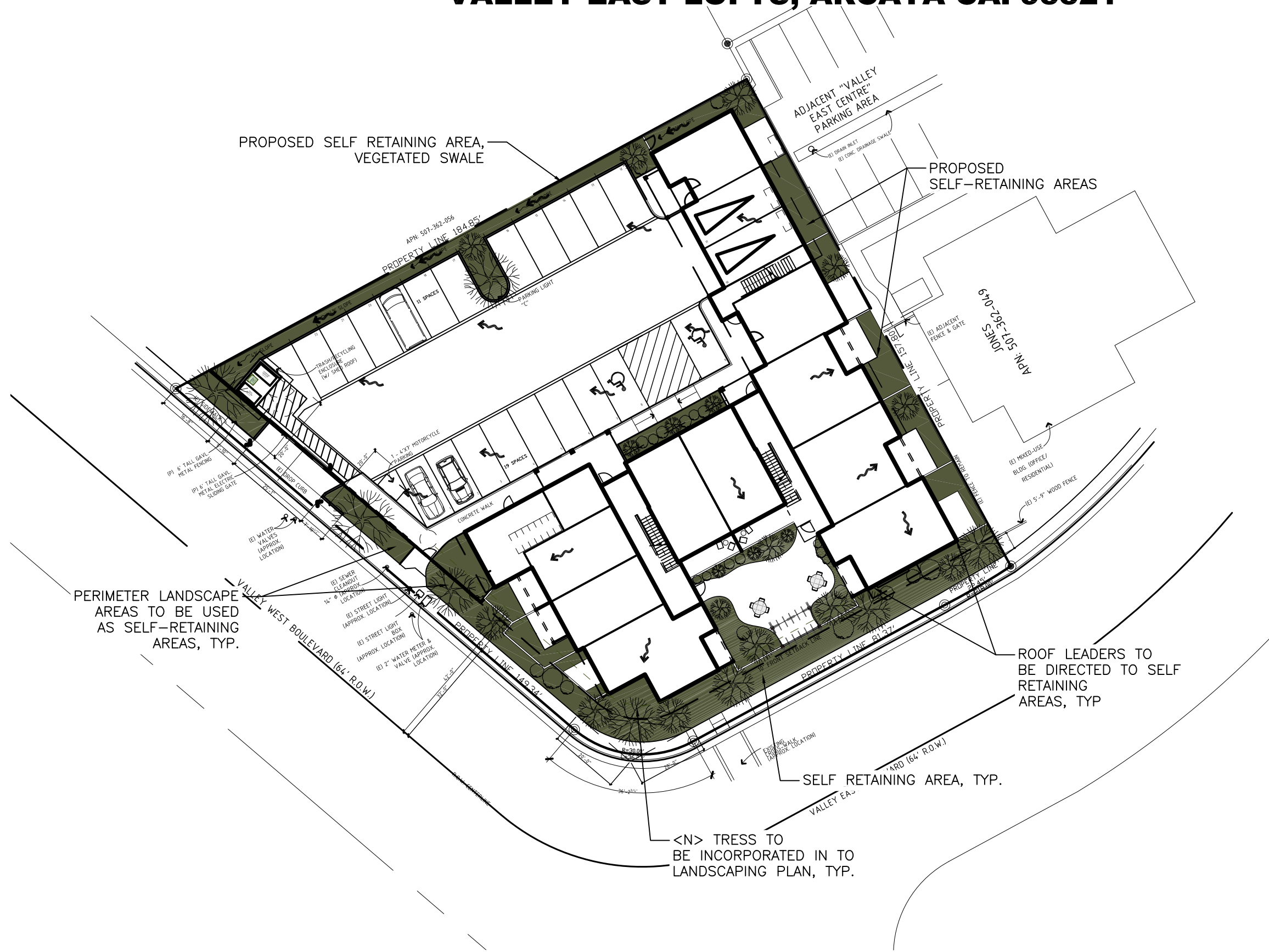
PROJECT TITLE: VALLEY EAST LOFTS - MULTI-FAMILY APARTMENT COMPLEX
 WILL ADAMS • ACGC, INC. • 217 "E" STREET • EUREKA, CA 95501 • TEL: (707) 443-6000
SHEET TITLE: PROPOSED TRASH ENCLOSURE DETAIL
 ASSESSOR'S PARCEL NUMBER: 507-362-057

DRAWN BY:
 JAB/DHV
 DATE:
 7/15/2022

SHEET # :
A-8

PRELIMINARY LID DRAINAGE PLAN

VALLEY EAST LOFTS, ARCATA CA. 95521

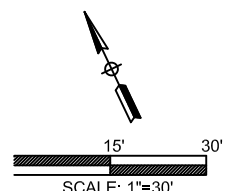


NOTES:

1. ALL LOCATIONS ARE APPROXIMATE. NO SURVEY WAS CONDUCTED FOR THIS PRELIMINARY LID PLAN
2. PROPERTY LINES ARE APPROXIMATE.
3. NO TREES WILL BE REMOVED FOR THIS PROJECT.
4. 2% CONTRACTOR TO VERIFY GRADES IN FIELD AND NOTIFY ENGINEER PRIOR TO BEGINNING LID CONSTRUCTION
5. ONLY ROOF LEADERS SHALL BE TIED TO SELF-RETAINING AREAS

LOT COVERAGE:

LOT = 24,406 SF
 NEW ADDITIONAL IMPERVIOUS = 18,295 SF
 PROPOSED LOT COVERAGE = 75%



PLAN
 SCALE: 1"=30'

**CANDOR ROCK
 INC.**
 (707) 494-5360
 andy@candorrock.com

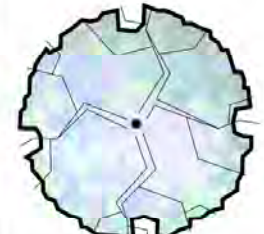

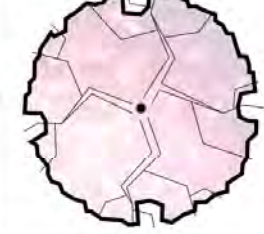
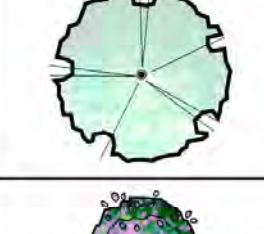
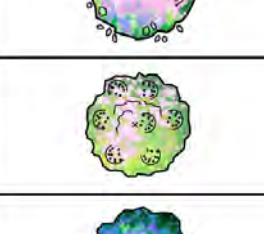
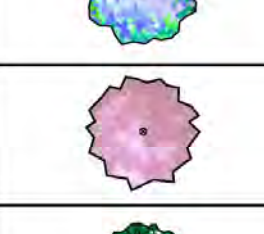
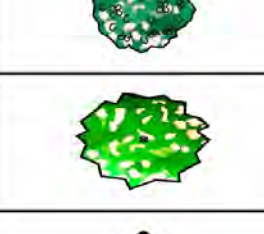
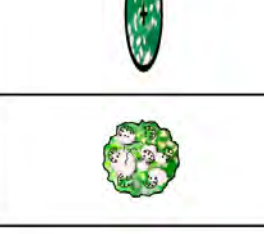
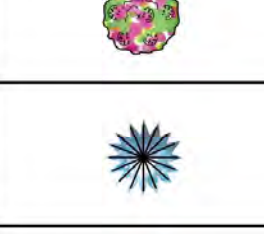
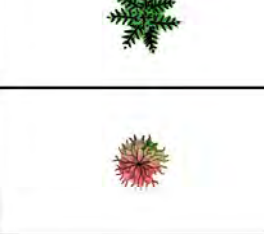
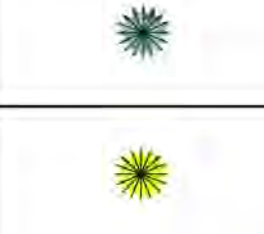



NO.	HISTORY / REVISION	BY	CHK.	DATE

VALLEY EAST LOFTS
 PRELIMINARY DRAINAGE & LID PLAN
 LID DRAINAGE PLAN
 APN: 507-362-057

DRAWN	ACS
CHECK	ACS
APPROVED	ACS
DATE	6/15/22
JOB NUMBER	202215
SHEET	D-1

Jun 14, 2022 8:17pm
 C:\Users\jrhonda\OneDrive - candorrock.com\Projects\2022\202215 Adams Valley East Lofts\Drainage & LID\LOFTS LID, D-1 LID DRAINAGE PLAN.dwg

LANDSCAPING PLAN
VALLEY EAST LOFTS

PLANT KEY	NATIVE?	MAINTENANCE
 3 NATIVE RAY HARTMAN CEANOTHUS <i>Ceanothus x 'Ray Hartman'</i> 15-GAL STANDARD	YES	REMOVE LOWEST BRANCHES FOR EASY PASSAGE OF PEOPLE OR VEHICLES. CHECK STAKES AND TIES YEARLY.
 3 WHITE BIRCH <i>Betula utilis 'Jacquemontii'</i> 15-GAL	NO	REMOVE LOWEST BRANCHES FOR EASY PASSAGE OF PEOPLE OR VEHICLES. CHECK STAKES AND TIES YEARLY.
 1 BLOODGOOD JAPANESE MAPLE <i>Acer palmatum 'Bloodgood'</i> 15-GAL	NO	REMOVE LOWEST BRANCHES FOR EASY PASSAGE OF PEOPLE OR VEHICLES. CHECK STAKES AND TIES YEARLY.
 8 NATIVE VINE MAPLE <i>Acer circinatum</i> 15-GAL	YES	REMOVE LOWEST BRANCHES FOR A TREE-LIKE FORM.
 3 NATIVE FLOWERING CURRANT <i>Ribes sanguineum</i> 5-GAL	YES	MINIMAL PRUNING AS NEEDED FOR SHAPE AND SIZE.
 6 NATIVE WESTERN AZALEA <i>Rhododendron occidentale</i> 5-GAL	YES	MINIMAL PRUNING AS NEEDED FOR SHAPE AND SIZE.
 5 NATIVE GROUNDCOVER CEANOTHUS <i>Ceanothus hearstiorum</i> 1-GAL	YES	NONE NEEDED
 6 RAZZLEBERRI FRINGE FLOWER <i>Loropetalum chinense 'Razzleberry'</i> 5-GAL	NO	MINIMAL PRUNING AS NEEDED FOR SHAPE AND SIZE.
 6 NATIVE BUSH ANEMONE <i>Carpinteria californica</i> 5-GAL	YES	MINIMAL PRUNING AS NEEDED FOR SHAPE AND SIZE.
 1 WHITE CAMELLIA <i>Camellia sasanqua 'Setsugekka'</i> 5-GAL	NO	MINIMAL PRUNING AS NEEDED FOR SHAPE AND SIZE.
 2 FRAGRANT EVERGREEN CLEMATIS <i>Clematis armandii</i> 5-GAL	NO	TRAIN VINES TO TRELIS.
 8 YAKU PRINCESS RHODODENDRON <i>Rhododendron 'Yaku Princess'</i> 5-GAL	NO	NONE NEEDED.
 3 WINE AND ROSES RHODODENDRON <i>Rhododendron 'Wine and Roses'</i> 5-GAL	NO	NONE NEEDED.
 10 NATIVE GRAY RUSH <i>Juncus patens</i> 1-GAL	YES	NONE NEEDED
18 NATIVE SWORD FERN <i>Polystichum munitum</i> 1-GAL	YES	CUT BACK ENTIRELY EVERY 3-5 YEARS.
24 NATIVE DWARF RED-TWIG DOGWOOD <i>Cornus sericea 'Kelsey'</i> 1-GAL	YES	NONE NEEDED
22 NATIVE CALIFORNIA FESCUE <i>Festuca californica</i> 1-GAL	YES	NONE NEEDED
14 GOLDEN JAPANESE FOREST GRASS <i>Hakonechloa macro 'Aureola'</i> 1-GAL	NO	GROOM AS NEEDED.
34 NATIVE DOUGLAS IRIS <i>Iris douglasiana</i> 1-GAL	YES	GROOM AS NEEDED.
6 WESTERN NATIVE FIREFLY HEUCHERA <i>Heuchera sanguinea 'Firefly'</i> 1-GAL	YES	GROOM AS NEEDED.

PLANTS ON PLAN ARE PRIMARILY COMPRISED OF NATIVE SPECIES WHICH ADD TO THE ECOLOGY OF THE SITE, SUPPORT BIRDS AND LOCAL WILDLIFE, FIT IN WITH THE SURROUNDINGS, AND WILL NATURALIZE IN TIME TO NEED LITTLE SUPPLEMENTAL CARE.



INSTALLATION, WATERING, AND MAINTENANCE SPECIFICATIONS:

PLANTING BEDS SHALL BE AMENDED WITH NO FEWER THAN THREE INCHES OF COMPOST OR AGED MANURE.

AFTER PLANTING, FINISHED PLANTING BEDS AND PLANTED BIOSWALES SHALL BE TOPPED WITH NO FEWER THAN FOUR INCHES WALK-ON (SHREDDED CHIP) MULCH. COBBLE OR #3 SIZE ROCK MAY BE USED IN TENANT BACKYARDS AND SWALE AREAS.

TREES THAT ARE EXPOSED TO WINDY CONDITIONS SHALL BE STAKED APPROPRIATELY TO DEVELOP AN UPRIGHT HABIT.

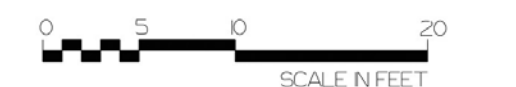
PLANTS SHALL BE WATERED 3 TIMES PER WEEK FOR THE FIRST YEAR'S DRY SEASON, THEN 2 TIMES PER WEEK IN THE SECOND YEAR, THEN 1 TIME PER WEEK IN THE THIRD YEAR, THEN TWICE PER MONTH OR AS NEEDED IN SUBSEQUENT YEARS.

LANDSCAPED BEDS SHALL BE BROUGHT TO A WEED FREE CONDITION NO FEWER THAN FOUR TIMES PER YEAR.

ANY DEAD OR SEVERELY DAMAGED PLANTS SHALL BE REPLACED YEARLY.

LANDSCAPE DESIGN FOR:
WILL ADAMS
217 E ST, EUREKA CA
(707)496-3349

LANDSCAPE DESIGN BY:
GENEVIEVE SCHMIDT ~ LANDSCAPE DESIGN
WWW.GENEVIEVESCHMIDTDESIGN.COM
GEN@NORTHCOASTGARDENING.COM
(707) 822-2075 LIC# 986304



SCALE: 1" = 10' (22" X 34" PAPER SIZE)