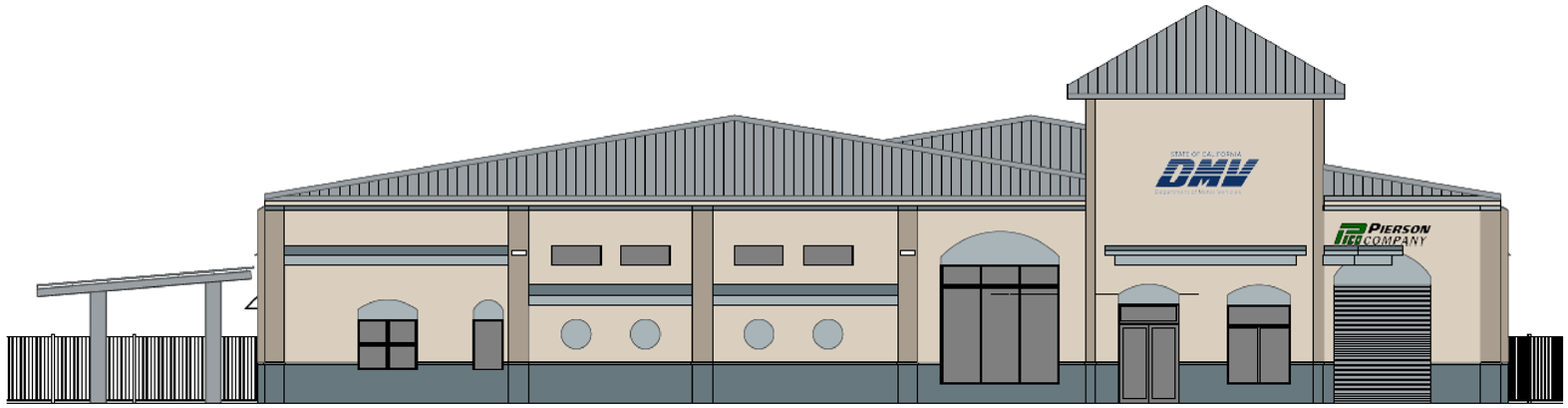

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MB-1	PICO SHOP EXPANSION-3D ELEVATIONS
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REVISIONS	BY

PROJECT DESCRIPTION

PIERSON PICO COMPANY — Development * Construction * Management * Brokerage

COSTAL DEVELOPMENT PERMIT APPLICATION
PROJECT DESCRIPTION
May 1, 2024

ADDRESS: 2500 6TH Street, Eureka CA 95501

APN: 002-252-027

EXISTING CONDITIONS:

USES: The project is located at the former Harley Davidson facility in Eureka. The original uses for the building upon its development were:

- 1,005 SF of office space
- 3,287 SF of parts and motorcycle storage
- 7,649 SF of sales floor and public restrooms
- 5,555 SF of mechanic's shop space
- 1,610 SF of mezzanine space for HVAC and storage

19,106 SF Total Building Area, Including Mezzanine

To the north of the parcel is a Chevron gas station. To the east is the Shoreline RV Park. To the south is a City of Eureka water pump station. To the south-west is Open Door Clinic and to the west is Humboldt Plaza which is the home for many County of Humboldt offices.

BUILDING: The structure is a pre-engineered metal building comprising two square gable roofed buildings connected end to end and with the south building askew roughly 30' to the west. The north building is approximately 95' wide and 90' deep and has stucco siding on all three of the fully exposed sides. The south building is the same dimensions and has stucco siding on the north and west sides. The remaining walls are metal panel siding as they are the less visible areas. The building has an eave height of 20' and a peak of 29'6". There is a 24' square entry tower to the north-west corner of the north building with an eave of 32'. Both buildings and the tower are covered with a standing seam metal roof.

SITE: The parcel is 116,117 sf (2.67 acres) per the survey (but Eureka GIS indicates 110,624 sf or 2.31 acres) of relatively flat, consistent grade dropping roughly six (6) feet from west to east. Access is provided from the North bound lane of US-101 and from 6th Street approaching from the northwest. Tydd Street is to the southwest but does not connect through to the property. The easiest way to connect it is through the Humboldt Plaza property but the owners are not willing to allow that. Parking is located primarily in the front (north) and east of the north building with some additional parking on the southwest side of the parcel. The soil is stable in all areas of the property.

LANDSCAPING: There is extensive landscaping on the east perimeter of the parcel that creates a nice buffer between the building and the RV park to the east and also the Waterfront Trail to the south. This buffer includes several mature shore pines, alders and wax myrtles. Within the parcel, surrounding the building and the parking fields there are several planters containing madrone, yarrow, California lilac, deer fern, silk tassel, correl bells, iris, sorrel, rhododendron, sage and other non-invasive species.

CULTURAL, HISTORIC OR SCENIC ASPECTS: Given the site is fully developed already and the improvements we intend to make are minor in nature, very little soil will be disturbed. There are not any historic structures in the vicinity and our improvements will not detract from any scenic areas currently enjoyed by the public.

PROPOSED PROJECT:

USES:

The property owner, Pierson Properties and Development, LLC ("PP&D") intends to least the former Harley Davidson shop portion of the south building to Pierson Company ("PICO") for storage and light mechanical repair and maintenance. The paved area to the south will be used by PICO for material and equipment storage. The remainder of the building will be occupied for the new Eureka Department of Motor Vehicles field office ("DMV".)

3116 Harrison Ave,
Eureka, California 95503
Email: pico@piersoncompany.com
Contractor's License: 265024 • Broker's License: 01274019
Phone (707) 268-1800
Fax (707) 268-1801

DMV will use the site for vehicle licensing and registration operations and also for outdoor vehicle and motorcycle testing and safety inspections.

After completion of the project, the building uses will be as follows:

USES	EXISTING	<N> SHOP	<N> WASTE	TOTAL
OFFICE	3,488			3,488
RESTRMS	1,037			1,037
JANITOR	170			170
UTIL/COM	215		195	410
STORAGE w/ MEZZANI	2,959			2,959
HALLS	622			622
PUBLIC	3,928			3,928
EMPLOYEES	1,436			1,436
SHOP	4,260	2,852		7,112
OTHER	991			991
Total	**19,106**	**2,852**	**195**	**22,153**

Pierson Company (PICO) will be the occupant of the former Harley Davidson shop and yard area at the south end of the property. PICO will use the exterior of the property as outside storage, which will include temporary parking for trucks, equipment, storage containers, mobile offices and miscellaneous reserve materials. This yard will be attractively fenced as noted in Item 1 below to provide security and a visual buffer for our neighbors.

The volume of storage activity varies as construction has a seasonal nature. More items will be stored at the PICO yard in the winter and spring until they are deployed in the summer and fall to construction job sites. They anticipate the following activity and volume of outdoor stored items:

	SPRING	SUMMER	FALL	WINTER
TRUCKS	2	1	1	2
HEAVY EQUIPMENT	2	1	1	4
STORAGE CONTAINERS	4	2	3	5
MOBILE OFFICES	3	1	1	3

MATERIALS:

Metal Roofing & Siding	(10 to 20 sheets 4' x 20')
Concrete Forms & Stakes	(One unit of material and 2 pallets of stakes)
Pipe & Culverts	(5 to 15 items of 10'-20' lengths)
Steel Beams & Plates	(10 Items)
Wood Beams, Posts, 2xs	(Various quantities, but minimal)

The adjoining property is a trailer park and it is packed with trucks, trailers, propane tanks, gasoline, etc. PICO's outside use will be very comparable to that operation.

As a general rule, PICO does not accumulate materials because their clients always specify new materials for the projects, but they do retain small quantities for future repairs and warranty work requirements.

PICO generally does not store soils at their yard as these items are delivered directly to job sites. If any were to be brought to the yard, they would tarp the pile and contain with waddles for it's short duration on site.

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Like the user before (Harley Davidson), the tenant in Suite B (Pierson Company, "PICO") will have a limited amount of gasoline, oil and hydraulic fluids in order to top off the equipment and tools as they are issued for use to the crews. These flammable items will be kept in a small, locked storage container in the yard for building fire safety. PICO's full-time, on-site shop manager will inspect tools as they are returned for to ensure their safety, repair any leaking, and ware items and make any other minor repairs that are necessary to keep the equipment in proper condition. We anticipate no more than 15 gallons of gasoline, 10 gallons of diesel, 15 gallons of hydraulic fluid, 2 gallons of cleaners, 5 gallons of miscellaneous oils and lubricants, up to 30 gallons of paints and a few portable propane tanks. These quantities are far less than what is next door at the gas station, the trailer park or in the vehicles at the Humboldt Plaza parking lot.

EXTERIOR CHANGES:

(1) **Fencing** - To accommodate these uses PICO will require a security fence surrounding the south end of the paved area. The proposed fence will be an attractive black 7' to 8' tall iron or aluminum picket fence panel with curved pickets at the top for security. Between the bottom and top rails of the fence panel will be a black view screen made of metal siding. This will shield the public from the view of construction equipment and materials and it will be easy to repaint should it be tagged with graffiti. There will be a route along the south and east perimeter for vehicles to enter the DMV inspection area. This will be located outside of the PICO fencing. As such, there will be an obscure area in the rear and side of the building that will likely attract transient activity if it is not secured. We intend to install gates at each end to secure the rear of the building and property when the DMV is not open to the public.

(2) **Parking** – There are currently 47 parking spaces, including 2 ADA spaces that are noncompliant. We intend to rebuild these two spaces so they will be fully ADA compliant. We propose to take an existing paved area near the gas station and create eleven (11) additional parking spaces. These will be established on the north end of the parcel extending the existing parking into a 50' access easement for the benefit of the RV park. The RV Park owner has agreed to reduce his 50' easement down to 24' to accommodate this additional parking. The existing parking on the southwest side of the property may be eliminated as the new parking located closer to the DMV entrance will be better utilized. We anticipate a total of 57 parking spaces when complete.

(3) **Car Awning** – The DMV is requesting an awning structure that will cover 3 parking spaces used for vehicle inspections. This awning would be approximately 36' wide and 22' deep with a clearance of 11'-6" at the lowest entry point. The awning would be located on the east side of the north building.

(4) **Waste Enclosure** – We intend to construct a waste enclosure to house one trash and one recycling dumpster. This will be located on the far eastern side of the property. The enclosure will be wood framed construction with metal siding to match the existing building. There will be a roof and a gate on the enclosure to control access.

(5) **Flag Pole** – The DMV requires a 30' flagpole on the property. We intend to locate the pole to the west of the lobby entrance.

(6) **Motorcycle Testing Pattern** – The DMV will be painting a motorcycle test pattern on the asphalt at the southwest portion of the property to the west of the PICO fencing. There will be a 10' x 10' concrete approach pad at the beginning of the testing pattern.

(7) **Paving** – The existing paving has areas between the building and the Chevron gas station that are in very poor condition. Additionally, the area on the south end along the landscaping buffer is in poor condition. We intend to repair these areas and apply an overlay to the motorcycle testing area. We also intend to clean and seal the remainder of the paving on the property.

(8) **Landscaping** – With the creation of the new parking spaces on the north end, we will be removing impermeable surfaces and creating additional landscape areas. We will also be removing some landscaping areas to accommodate more efficient parking and a new wood shop building for PICO. Overall, the project will see approximately 17 sf of increased landscaping. Our intention with the landscaping is to weed and prune the existing planter and buffer areas and install mulch where appropriate on the interior planters. The new landscape areas will be planted with some of the existing species to allow consistency within the project. Please see the landscape plan.

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(9) **Shop Building** – The PP&D intends to construct, either as part of this project or a separate project in the near future, a new wood shop building for use by PICO. The building would be used for the fabrication of wood doors, cabinets and moldings used at their various construction projects. This addition would allow these fabrication activities to occur on site but in a space further from the DMV and designed to attenuate the noise. The building would be a pre-engineered metal building with metal siding to match the existing structure and will be comprised of three sections. A center section for the shop and another area on each side that can be used for covered access into the existing building's roll-up doors or for temporary secure storage of project materials. The building will occupy an area that is currently enclosed by fencing on the south end of PICO's tenant space. The shop will be 40' deep for sections 1 and 2 and only 32' deep for section 3 (west to east). Section 1 will be 24' wide, section 2 is 32' 6" wide and section 3 is 18'6" wide for a total area of 2,852 sf. The eave height will be 18' and the building will have the same slope as the existing building.

(10) **Additional Lighting –** To meet current code lighting requirements, we will need to provide additional lighting throughout the site. A new light pole, to match the existing, will be located in the center island of the new parking area. This light pole will have two fixtures and all existing light poles will be modified to have two fixtures as well. The light fixtures will be LED for energy efficiency and night sky friendly. In addition, we will increase the number of wall light packs to properly light the parking and walkways around the building. The additional lighting will also help with site security.

(11) **Painting –** The entire building will be repainted as part of this project. All cracks and damage from past signs will be repaired and a new color palette will be selected which will complement the existing roof color and the DMV color scheme. The roof panels will be cleaned to remove all the growth and dirt that has accumulated over the years.

(12) **Bollards** – As a State agency, DMV is required to install bollards where parking spaces face the building. Bollards are also required to safeguard the car awning structures. Bollards or parking bumpers will be installed at the motorcycle testing patters to protect the applicants and to keep cars from being parked there. A 12" diameter concrete bollard cover will be applied over a steel post set in concrete. There are 35 bollards planned for the project but DMV may place an additional 5 at their discretion.

(13) **Dirt Movement** – The project will entail some dirt movement. An auger of various widths will be used to dig the footings for the bollards, flagpole, and car awning. A mini-excavator will be used to dig or auger column footings and grade beams for the proposed shop building and footings for the waste receptacle. While engineering is not 100% complete, we anticipate approximately 63 CY of excavations:

IMPROVEMENT	COUNT	WIDTH	LENGTH	DEPTH	CY
Bollards	35	1.0 Feet	Round	2.5 Feet	2.545
Flagpole	1	3.0 Feet	Round	4.0 Feet	1.047
Car Awning	4	2.0 Feet	Round	4.8 Feet	2.211
Fence Posts	102	0.8 Feet	Round	2.0 Feet	4.121
Shop Columns	12	3.5 Feet	3.5 Feet	3.5 Feet	19.056
Shop Gradebeams	1	1.5 Feet	305.0 Feet	2.0 Feet	33.889
					62.868

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Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
INDEX / PROJECT DESCRIPTION
APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	CDP-1

drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

CITY OF EUREKA — APPLICATION FORM

Development Services - Planning, 531 "K" Street, Eureka, CA 95501, (707) 441-4160

Complete the information below and attach any supplemental information as required. The application fee(s), required plans, project worksheet(s), and supplemental application form(s), if any, must accompany all applications. Contact Development Services – Planning with questions regarding this application form, the application process, or general planning questions. Staff is available by phone and email between 8 a.m. – noon and 1 p.m. – 5 p.m. In-person appointments can be scheduled from 9 a.m. – noon and 1 p.m. – 4 p.m. Monday – Friday excluding holidays.

www.eurekaca.gov planning@eurekaca.gov

OWNER/APPLICANT

Property Owner's Name: PIERSON PROPERTIES & DEVELOPMENT, LLC

Mailing Address: 3116 HARRISON AVE. City: EUREKA ST: CA Zip: 95503

Phone: 707-499-2781 Email: greg.p@piersoncompany.com

If there is more than one property owner, please provide the contact information for each property owner on an attached sheet.

Applicant's Name (if different than Owner): GREG PIERSON

Mailing Address: SAME City: ST: Zip:

Phone: SAME Email: SAME

Questions/correspondence during project processing will be directed to the Applicant if one is designated. Notices, if any, and correspondence regarding action taken on the project will be sent to both the Owner and Applicant.

PROJECT LOCATION
(attach additional sheets as necessary)

(1) Location Address: 2500 6TH ST, EUREKA Assessor's Parcel Number(s): 002-252-027

(2) Location Address: Assessor's Parcel Number(s):

PROJECT DESCRIPTION
(Provide a complete project description; attach additional sheets as necessary)

Tenant improvements including signs, parking awning, 7' fencing, ADA improvements and a phased building addition of aproximatly 3,000 sf. See full project description attached.

Landlord Work = $1,250,000; Tenant Improvement Work = $1,800,000

Project Construction Value: $ 3,050,000.00

REQUIRED SIGNATURES

The application form must be signed by the property owner, or accompanied by a written letter signed by the property owner consenting to the application. The application must also be signed by the applicant, if any, which may be a property tenant, the owner's or tenant's authorized agent, or a person under contract or with an exclusive option to buy the property. The signature verifies the owner/tenant/agent/buyer, if any, has reviewed the application, including the supplemental application(s), and the owner/tenant/agent/buyer approves the business/project described in this application be conducted at this property. Applications will not be accepted without the property owner's signature.

Property Owner's Signature: Date: 4/16/2024

Tenant/Agent/Buyer's Signature: Date:

I am (check one box)
☐ The property tenant. ☐ The tenant's/owner's authorized agent.
☐ The buyer under contract to purchase the property. ☐ The buyer with an exclusive option to purchase.

STAFF USE

Assigned Case Number(s): Received by: Date: Assigned Planner:

Revised 12.02.2022

CITY OF EUREKA — PROJECT WORKSHEET

Development Services Department • 531 "K" Street, Eureka, CA 95501 • (707) 441-4160
www.eurekaca.gov planning@eurekaca.gov

Project Worksheet

Please complete the information below by checking the appropriate boxes and attaching additional sheets for the supplemental information as necessary. If you have questions regarding this Project Worksheet, the application process, or general planning questions, please do not hesitate to contact the Department at the address and phone number shown above. Office hours are Monday - Friday 8:30 a.m. to 4:00 p.m.

	Done	N/A
1. Provide a written description of the project site and the surrounding area as it exists now, include at a minimum, a discussion of land use, topography, soil stability, plants and animals, and any cultural, historical or scenic aspects.	☒	☐
2. Lot Coverage (sq ft)	☒	☐

	-Existing-	-Proposed-	-Total-
(a) Building coverage	17,496	3,000	20,496
(b) Paved area	100,643	-17	100,626
(c) Landscaped area	15,874	17	15,891
(d) Unimproved area	—	—	—

3. Submit a written explanation to all items marked "yes" below. Will the project:	Yes	No
(a) Involve any soil excavation, grading or fill, or other earth moving activities? (i) Amount of cut ____ cu yds (ii) Amount of fill ____ cu yds (iii) Maximum height of fill slope ____ ft (iv) Maximum height of cut slope ____ ft (v) Amount of fill import or export 63 cu yds (vi) Borrow or disposal site location: ALVAS RECYCLING	☒	☐
(b) Result in an increase in the amount of solid waste or litter?	☐	☒
(c) Result in a change in dust, ash, smoke, fumes or odors in the vicinity?	☐	☒
(d) Result in a change in the pattern, scale or character of the general area?	☐	☒
(e) Result in a change in existing noise or vibration levels in the vicinity?	☐	☒
(f) Be sited on filled land or on a slope of 10 percent or more?	☐	☒
(g) Use or dispose of potentially hazardous materials, such as toxic substances, flammables or explosives?	☒	☐
(h) Result in a change in demand for municipal services (i.e., police, fire, water, sewage, etc.)?	☐	☒
(i) Result in an increase in fossil fuel consumption (i.e. electricity, oil, natural gas, etc.)?	☐	☒
(j) Result in the alteration or demolition of a building that may have historical, social or cultural significance and/or a building that qualifies for inclusion on the California Register of Historic Places?	☐	☒
(k) Have any impact on any archeological or paleontological resource?	☐	☒
(l) Be phased? Or, is the project related to a larger project or a series of projects that have already been developed or are planned for the future?	☒	☐

Note: If your project is in the Coastal Zone, continue to page 2 of the worksheet. Otherwise, the worksheet is complete.

Revised 11.22..22 Project Wksht Page 1

CITY OF EUREKA — PROJECT WORKSHEET

Development Services Department • 531 "K" Street, Eureka, CA 95501 • (707) 441-4160
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4. For projects located within the Coastal Zone, submit a written explanation to all items marked "yes" below. Will the project:	Yes	No
(a) Be visible from: a scenic vista point or designated scenic route, park, beach, or other public recreation area(s) or result in a change in scenic views or vistas?	☒	☐
(b) Result in a change in existing features of any bays, tidelands, beaches, or hills, or substantial alteration of ground contours.	☐	☒
(c) Result in a change in ocean, bay, stream or ground water quality or quantity, or result in an alteration of existing drainage patterns?	☐	☒
(d) Be located between the first public road and Humboldt Bay, the Elk River, Eureka Slough, Fay Slough, Cut-off Slough, Freshwater Slough, Cooper Slough, Second Slough, or Third Slough?	☒	☐
(e) Involve diking, filling, dredging, or placing any structures in open coastal waters, sloughs, wetlands, or on agricultural land designated as farmed or grazed wetlands?	☐	☒
(f) Be in or within 250 feet of a sensitive environmental resource area, in a 100-year floodplain, or in a park or recreation area?	☒	☐
(g) Extend onto or adjoin any beach, tidelands, submerged lands, or public trust lands?	☐	☒

Revised 11.22..22 Project Wksht Page 2

CITY OF EUREKA — PLAN DRAWINGS

Public Works Department – Planning Division • 531 "K" Street, Eureka, CA 95501 • (707) 441-4160
www.eurekaca.gov planning@eurekaca.gov

Plan Drawings for All Applications

All projects involving construction, alteration, conversion, or other modification to a building, structure or site must submit *one electronic copy (preferred)*, which may be sent via email, or **one hard copy** of a Site Plan, Floor Plan and Elevations, unless otherwise stated in the Supplemental Application Form(s) for the application you are submitting. If you are unsure which drawings you need to submit, please Development Services – Planning. Check the City's website or general application for open hours.

All plan drawings must be drawn to a standard engineer or architect scale.

The following items must be included in the title block on EACH plan page:

✓ Title	✓ North Arrow	✓ Assessor Parcel number
✓ Scale	✓ Property Address	✓ Date

Contact information for the applicant, agent, and/or contractor

1. *The **Site Plan** should show:*	Done	N/A
(a) All property lines, with dimensions	☒	☐
(b) Existing or proposed easements/rights-of-way/legal encumbrances		
(c) Sidewalk area as measured from the face-of-curb to the property line	☒	☐
(d) Distance from each property line to the wall of all existing and proposed structures, the door of a garage, and/or the bottom step of a porch (a.k.a. setback dimensions)	☒	☐
(e) Square footage and use of all existing and proposed structures, measured exterior wall to exterior wall. Indicate if any existing structures will be demolished or relocated.	☒	☐
(f) Total construction value.	☒	☐
(g) Size, location, and surfacing material of all existing and proposed off-street parking spaces, walkways, and driveways.	☒	☐
(h) Existing and proposed landscaping, trees, and/or vegetated screening, including area of the planter(s), plant material, and size (e.g., 5 gallon tree). Indicate if any existing landscaping/trees will be removed. (EMC 155.308 and 155.328) Native plants are strongly encouraged.	☒	☐
(i) Natural resource areas (e.g., wetlands, riparian areas, etc.)	☒	☐
(j) Existing and proposed solid waste/recyclable material storage (EMC 155.308.070)	☒	☐
(k) Vision clearance areas (EMC 155.308.040)	☐	☒
(l) Bicycle parking (or show on floor plan), including dimensions (EMC 155.324.070)	☒	☐
(m) Area of illumination of proposed outdoor lighting fixtures (EMC 155.308.040)	☒	☐

Note: Eaves, structures to be removed/demolished, and upper floors may be shown in dashed outline and labeled (e.g., "Shed to be removed", "New second floor")

Continued on reverse

Revised 7/7/2020 Project PDr Page 1

CITY OF EUREKA — PLAN DRAWINGS

Public Works Department – Planning Division • 531 "K" Street, Eureka, CA 95501 • (707) 441-4160
www.eurekaca.gov planning@eurekaca.gov

2. *The **Floor Plan** should show:*	Done	N/A
(a) Interior/exterior walls (distinguish between walls to remain, walls to be removed, and new walls); include doors, windows, stairs, porches, decks, etc.	☒	☐
(b) Room function (e.g., bedroom, kitchen, shed, garage, office, warehouse, etc.)	☒	☐
(c) Structure dimensions	☒	☐
(d) Square footage of each room, or for each use in a multi-use building	☒	☐
(e) For new multi-family construction, laundry facilities (see 155.304.100)	☐	☒
3. *The **Elevation Drawings** should show:*	Done	N/A
(a) Building or structure (including signs) height	☒	☐
(b) Walls, roofs, overhangs, windows, doors and other architectural features	☒	☐
(c) Slope of natural grade and cut/fill lines	☒	☐
(d) Exterior building materials	☒	☐
(e) Exterior lighting fixtures	☒	☐
(f) Height of proposed fences/walls	☒	☐

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CITY OF EUREKA — COASTAL DESIGN REVIEW

Development Services Department - Community Development Division
531 "K" Street, Eureka, CA 95501 (707) 441-4160
www.ci.eureka.ca.gov planning@ci.eureka.ca.gov

Supplemental Application Form

If you have questions regarding this Supplemental Application Form, the application process, or general planning questions, please do not hesitate to contact the Community Development Division at the address and phone number shown above. Office hours are Monday - Friday 8:30 a.m. – 4:00 p.m.

Submit:	Drawings/Plans required:
One (1) electronic copy of the application and drawing(s) or hard copy, including paint colors, as appropriate.	Site Plan
○ USB may be submitted on the 3rd floor; or	Floor Plan
○ E-mail to: planning@ci.eureka.ca.gov	Elevation(s)
	Landscape Plan

All plans must be drawn to scale.	Done	N/A
1. Site Plans: Show the proposed layout of structures and other improvements including, where appropriate, driveways, pedestrian walks, off-street parking and loading areas, landscaped areas, fences, and walls. Indicate the locations of entrances and exits, and the direction of traffic flow into and out of off-street parking and loading areas, the dimensions and location of each parking space and loading berth, and areas for the turning and maneuvering of vehicles. Show sufficient detail to permit computation of yard requirements.	☒	☐
2. Floor Plan: Label the use of all room/areas.	☒	☐
3. Elevations: Show the height and bulk of proposed structures and all elevations as they will appear upon completion. Specify all exterior surfacing materials and colors and show color samples.	☒	☐
4. Landscape Plans: Show the location of existing trees proposed to be removed and proposed to be retained on the site, the location and design of landscaped areas and the varieties of plant materials to be planted therein, and other landscape features.	☒	☐
5. Grading plans, where required by Chapter 150 of the Eureka Municipal Code.	☒	☐

Revised 10/30/19 DR Sup Page 1

CITY OF EUREKA — COASTAL DEVELOPMENT PERMIT

Development Services – Planning, 531 "K" Street, Eureka, CA 95501 (707) 441-4160
www.eurekaca.gov planning@eurekaca.gov

Supplemental Application Form

Contact Development Services – Planning with questions regarding this Supplemental Application Form, the application process, or general planning questions. Check the City's website or general application for open hours.

Submit:
One (1) copy of the signed application form, application fee, a written detailed project description, and the drawing(s) shown below, as appropriate.
○ E-mail to: planning@eurekaca.gov
○ Mail to Development Services – Planning
○ Call to make an appointment to drop off USB or hard copy
Application fee:
○ Call to pay by credit card or make an appointment to drop-off at City Hall
○ Mail check

The following items must be included in the title block on EACH plan page:

✓ Title	✓ North Arrow	✓ Assessor Parcel number
✓ Scale	✓ Property Address	✓ Date

Contact information for the applicant, agent, and/or contractor

1. *Site Plan should show:*	Done	N/A
(a) All property lines, with dimensions	X	
(b) Existing or proposed easements/rights-of-way/legal encumbrances	X	
(c) Sidewalk area as measured from the face-of-curb to the property line		X
(d) Distance from each property line to the wall of all existing and proposed structures (a.k.a. setback dimensions)	X	
(e) Square footage and use of all existing and proposed structures, measured exterior wall to exterior wall. Indicate if any existing structures will be demolished or relocated.	X	
(f) Size, location, and surfacing material of all existing and proposed off-street parking spaces, walkways, and driveways.	X	
(g) Existing and proposed landscaping, trees, and/or vegetated screening, including area of the planter(s), plant material, and size (e.g., 5-gallon tree). Indicate if any existing landscaping/trees will be removed.	X	
(h) Natural resource areas (e.g., wetlands, riparian areas, etc.)	X	

Note: Eaves, structures to be removed/demolished, and upper floors may be shown in dashed outline and labeled (e.g., "Shed to be removed", "New second floor")

Continued on reverse

CITY OF EUREKA — COASTAL DEVELOPMENT PERMIT

2. *Floor Plan should show:*	Done	N/A
(a) Interior/exterior walls (distinguish between walls to remain, walls to be removed, and new walls); include doors, windows, stairs, porches, decks, etc.	X	
(b) Room function (e.g., bedroom, kitchen, shed, garage, office, warehouse, etc.)	X	
(c) Structure dimensions	X	
(d) Square footage of each room, or for each use in a multi-use building	X	
(e) For new multi-family construction, laundry facilities (see 155.304.100)		X
3. *Elevation Drawings should show:*	Done	N/A
(a) Building or structure (including signs) height	X	
(b) Walls, roofs, overhangs, windows, doors and other architectural features	X	
(c) Slope of natural grade and cut/fill lines	X	
(d) Exterior building materials	X	
(e) Exterior lighting fixtures	X	
(f) Height of proposed fences/walls	X	
4. *Grading Plan*, where required by Chapter 150 of the Eureka Municipal Code.	X	

Revised 10.18.22 AA Sup Page 2

REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION

APPLICATION FORMS AND ANSWERS APN: 002-252-027

For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	CDP-2.1

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

APPLICATION ANSWERS & EXPLANATIONS

PIERSON COMPANY
Development * Construction * Management * Brokerage

COSTAL DEVELOPMENT PERMIT APPLICATION
PROJECT ANSWERS & EXPLANATIONS
April 11, 2024

ADDRESS: 2500 6TH Street, Eureka CA 95501
APN: 002-252-027

PROJECT WORKSHEET

1. **PROJECT DESCRIPTION**
   a. Please see attached Project Description
2. **LOT COVERAGE**
   a. Please see worksheet form.
3. **ITEMS MARKED "YES"**
   a. As indicated in the Project Description, we will be installing a light pole, fencing poles, a car awning system and a proposed building expansion. These activities anticipate approximately 63 CY of material being removed from the site. The export will be taken to a properly licensed facility that accepts these soils. We will also be doing minor site grade changes to conform to ADA requirements. This will require us to remove some existing concrete and asphalt, import a minor amount of gravel to make the grades ADA compliant and then reinstall new concrete or asphalt surfaces. These quantities have not been determined but should be minimal.
   g. Like the user before (Harley Davidson), the tenant in Suite B (Pierson Company, "PICO") will have a limited about of gasoline, oil and hydraulic fluids in order to top off the equipment and tools as they are issued for use to the crews. PICO's full-time, on-site shop manager will inspect tools as they are returned for safety, leaking, and ware items and make any repairs necessary to keep the equipment in proper condition. We anticipate no more than 15 gallons of gasoline, 10 gallons of diesel, 15 gallons of hydraulic fluid, 2 gallons of cleaners, 5 gallons of miscellaneous oils and lubricants and 30 gallons of paints. These quantities are far less than what is next door at the gas station or in the vehicles at the Humboldt Plaza parking lot.
   l. The proposed shop expansion (Site Plan Keynote <22>) may not occur during this initial project but the owner would like to obtain approvals now, and included the addition so the City can see the entire vision for the property while permitting for the fencing and car awning.
4. **COASTAL ZONE ITEMS MARKED "YES"**
   a. The property is adjacent to the Waterfront Trail and the Eureka Slough but the elevations drop down from the property line to the trail area which obscures the uses on the property. In addition, there is a landscaped buffer area between the trail and the uses on the property and also a proposed fence with a view screen, all of which contribute to blocking any views of the proposed uses that may detract from the natural views of the slough. Additionally, it is highly unlikely that anyone would be looking in the direction of the property when the views of the slough are the reason for their walk along the trail. Please see the photos from the trail looking toward the project site in the attached exhibits.
   d. The property is located between the following public roadways: US-101 and 6th Street to the north and northwest, West Avenue to the west, Tydd Street to the south and southwest. To the east and southeast there are no public roads, just the Waterfront Trail prior to reaching the Eureka Slough.
   f. See (a) and (d) above regarding proximity to the Eureka Slough.

116 Harrison Ave,
Eureka, California 95503
Email: pico@piersoncompany.com
Contractor's License: 265024 • Broker's License: 01274019
Phone (707) 268-1800
Fax (707) 268-1801

COSTAL DEVELOPMENT PERMIT APPLICATION
PROJECT ANSWERS & EXPLANATIONS
April 11, 2024

ADDRESS: 2500 6TH Street, Eureka CA 95501
APN: 002-252-027

PLAN DRAWINGS FOR ALL APPLICATIONS

1. **THE SITE PLAN:**
   a. All Property Line, with dimensions – **See Survey**
   b. Existing and Proposed Easements – **See Survey for <E> and proposed and also Easement Summary from Title Company for <E>.**
   c. Sidewalk area as measured from the face-of-curb to the property line – **N/A - All our sidewalks are within the parcel lines, not in a City easement area.**
   d. Distance from each property line to the wall of all existing and proposed structures (a.k.a. setback dimensions) – **See Site Plan**
   e. Square footage and use of all existing and proposed structures, measured exterior wall to exterior wall. Indicate if any existing structures will be demolished or relocated. – **See Site Plan.**
   f. Total Construction Value: **Landlord work estimated at $1,250,000 and Tenant Improvements estimated at $1,800,000.**
   g. Size, location, and surfacing material of all existing and proposed off - street parking spaces, walkways, and driveways. – **See Site Plan.**
   h. Existing and proposed landscaping, trees, and/or vegetated screening, including area of the planter(s), plant material, and size (e.g., 5 gallon tree). Indicate if any existing landscaping /trees will be removed. – **See Landscape Plan and Site Plan.**
   i. Natural resource areas (e.g., wetlands, riparian areas, etc.)
      i. **To the north, the property line boarders the US 101 drainage ditches on the northbound lane which feed into the Eureka Slough.**
      ii. **To the east is the RV park and beyond that is the Waterfront Trail that boarders the Eureka Slough. The distances to the slough very from as far as 544' at the NE property corner heading east to the slough and as close as 17' at the south end of the property to the Waterfront Trail bridge over by the City pump station.**
   j. Existing and proposed solid waste/recyclable material storage (EMC 155.308.070) – **See Site Plan**
   k. Vision clearance areas (EMC 155.308.040). – **NA Property does not front on any public streets.**
   l. Bicycle parking (or show on floor plan), including dimensions (EMC 155.324.070) – **See Site Plan.**
   m. Area of illumination of proposed outdoor lighting fixtures (EMC 155.308.040) – **See Lighting Plan.**
2. THE FLOOR PLAN:
   a. **Please see floor plan. No additional clarifications needed here.**
3. THE ELEVATION DRAWINGS:
   a. Building or structure (including signs) height – **See Elevation Plan and also 3D site image.**
   b. Walls, roofs, overhangs, windows, doors and other architectural features. – **See Floor Plan.**
   c. Slope of natural grade and cut/fill lines. – **See Site Plan.**
   d. Exterior building materials - **See Elevation Plan**
   e. Exterior lighting fixtures - **See Elevation Plan and Site Plan**
   f. Height of proposed fences/walls - **See Elevation Plan**

Harrison Ave,
a, California 95503
Email: pico@piersoncompany.com
Contractor's License: 265024 • Broker's License: 01274019
Phone (707) 268-1800
Fax (707) 268-1801

REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
APPLICATION FORMS AND ANSWERS APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363

CDP-2.2

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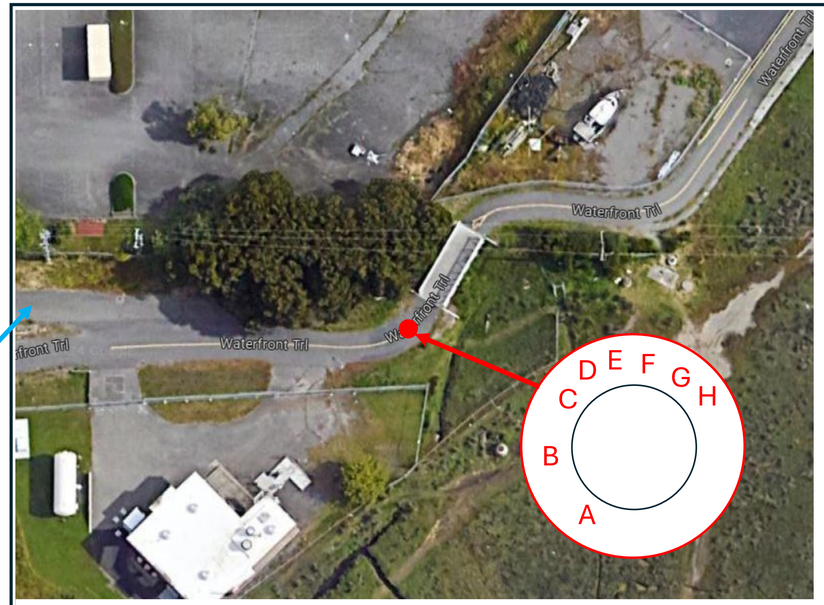
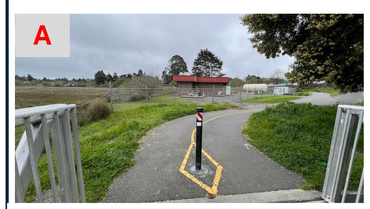
DISTANCE TO EUREKA SLOUGH

VIEWS FROM WATERFRONT TRAIL





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REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION

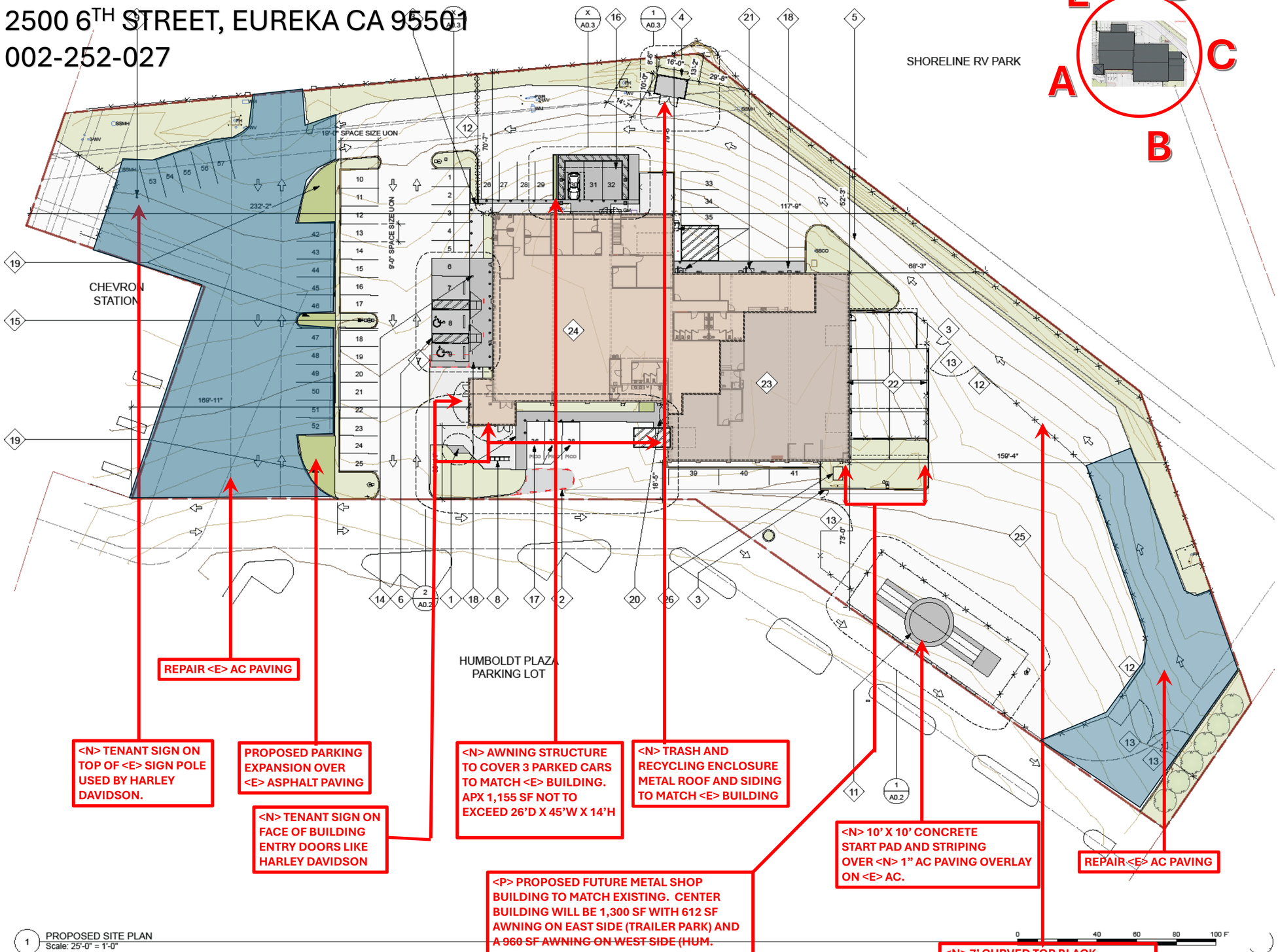
DISTANCES AND VIEWS TO EUREKA SLOUGH

APN: 002-252-027

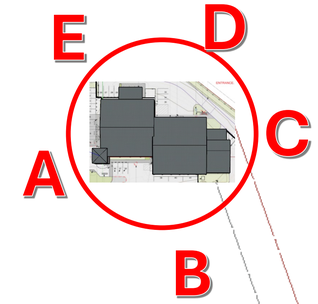
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	CDP-3

COASTAL DEVELOPMENT PERMIT APPLICATION
2500 6TH STREET, EUREKA CA 95501
002-252-027



1 PROPOSED SITE PLAN
Scale: 25'-0" = 1'-0"



SITE PLAN KEY NOTES

KEY NOTES:

1. (N) 30' FLAGPOLE AND BASE, WITH CLEAR RADIUS TO ACCOMODATE 8'-0" X 5'-0" FLAG
2. REMOVE (E) PLANTER/ LANDSCAPE AREA
3. (N) 4'-0" MAN GATE WITH COMBO LOCK
4. (N) TRASH ENCLOSURE
5. (N) TRUCK INSPECTION AREA
6. (N) ACCESSIBLE AND VAN ACCESSIBLE SPACE
7. REMOVE (E) CURB RAMP TO PREPARE FOR (N) WORK
8. (N) FIVE STALL BIKE PARKING RACK
9. (E) POLE SIGN W/ (N) PANEL OF SMAE OR SMALLER SURFACE AREA AS PRIOR SIGN
10. (N) 24'-0" ROLL GATE
11. (N) MOTORCYCLE TEST AREA
12. (N) 16'-0" ROLL GATE
13. (N) 16'-0" SWING GATE
14. (N) ELECTRIC VEHICLE CHARGING STATION
15. (N) POLE LIGHT TO MATCH (E)
16. (N) DRIVE TEST VERIFICATIONS AWNING
17. (N) SERVICE VEHICLE PARKING
18. (N) ACCESSIBLE SIDEWALK
19. (N) LANDSCAPING AND PARKING AREA
20. (N) AWNING TO MATCH (E) AT MAIN ENTRANCE
21. (N) METAL AWNING
22. FUTURE METAL BUILDING AREA, 2852 SF
23. (E) SHOP SPACE, 5,606 SF
24. (N) TENANT SPACE, 11,384 SF
25. MATERIAL AND EQUIPMENT STORAGE
26. (E) TRANSFORMER

NEW FENCING INFO

7'-0" TALL, CURVED TOP ORNAMENTAL IRON FENCING- BLACK FINISH. OPTION FOR 29 GUAGE BLACK REEFING TO BACK SIDE OF SCOPE A FENCING LINE BETWEEN TOP AND BOTTOM RAIL. OPTIONAL COST FOR OPERATORS AT SCOPE B GATES AND SEPARATE COST FOR OPERATORS AT SCOPE A GATES.

ADDITIONAL PROJECT INFO

PARKING:
-PER EUREKA MUNICIPAL CODE (EMC) 10-5.1503.2, 1 PARKING SPACE REQUIRED FOR EVERY 300 SF OF GROSS FLOOR AREA OF OFFICE AND BUSINESS SERVICES, 1 PARKING SPACE REQUIRED FOR EVERY 1,000 SF OF GROSS FLOOR AREA OF INDUSTRIAL USES.
-PARKING REQ'D FOR TENANT LEASE AREA: 11,384 SF GROSS/ 300 = 38 SPACES
-PARKING REQ'D FOR SHOP AREA: 5,606 SF GROSS/ 1,000 = 6 SPACES
-PARKING REQ'D FOR ENTIRE BUILDING: 17,552 SF = 44 SPACES
-ACCESSIBLE PARKING REQUIRED FOR ENTIRE LOT: 2 SPACES (CBC TABLE 11B-208.2
-VAN ACCESSIBLE PARKING PROVIDE FOR ENTIRE PARKING LOT: 1 VAN SPACE

SITE AREA: 116,516.62 SF (2.67 ACRES)
(E) IMPERMEABLE: 100,642.95 SF, 2.31 ACRES
(E) PERMEABLE: 15,873.67 SF, 0.36 ACRES
(N) IMPERMEABLE: 100,626.04 SF, 2.31 ACRES
(N) PERMEABLE: 15,890.58 SF, 0.36 ACRES
NET GAIN OF 16.91 SF PERMABLE AREA

KEY

SITE PLAN KEY

- PROJECT PROPERTY LINE
- EASEMENT
- PROPERTY LINE
- (E) FENCE
- (N) FENCE, SCOPE A
- (N) FENCE, SCOPE B
- TOPO LINE - MAJOR, EVERY 2'-6"
- TOPO LINE - MINOR, EVERY 6"
- (E) BUILDING
- (E) LANDSCAPE AREA
- (N) LANDSCAPE AREA
- (E) ASPHALT CONCRETE
- (E) CONCRETE FLATWORK
- NEW ASPHALT CONCRETE
- (N) CONCRETE FLATWORK
- ACCESSIBLE PARKING SPACE SYMBOL
- (E) BOLLARD
- (N) BOLLARD
- (E) POLE LIGHT
- (N) WALL LIGHT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- FWR FIRE WATER RISER
- WM WATER METER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- TRUCK DRIVE AREA
- DEMOLITION
- (N) PAINTED TRAFFIC ARROW
- (E) TREE

NOT FOR CONSTRUCTION

allen atelier
architecture, planning, and interiors
PO Box 582 Blue Lake, CA 95525
707-232-5332

California Department of Motor Vehicles Eureka Branch
PIERSON COMPANY
2500 6TH STREET EUREKA, CA 95501
A.P.N. 002-252-027

SITE PLAN IMPROVEMENTS

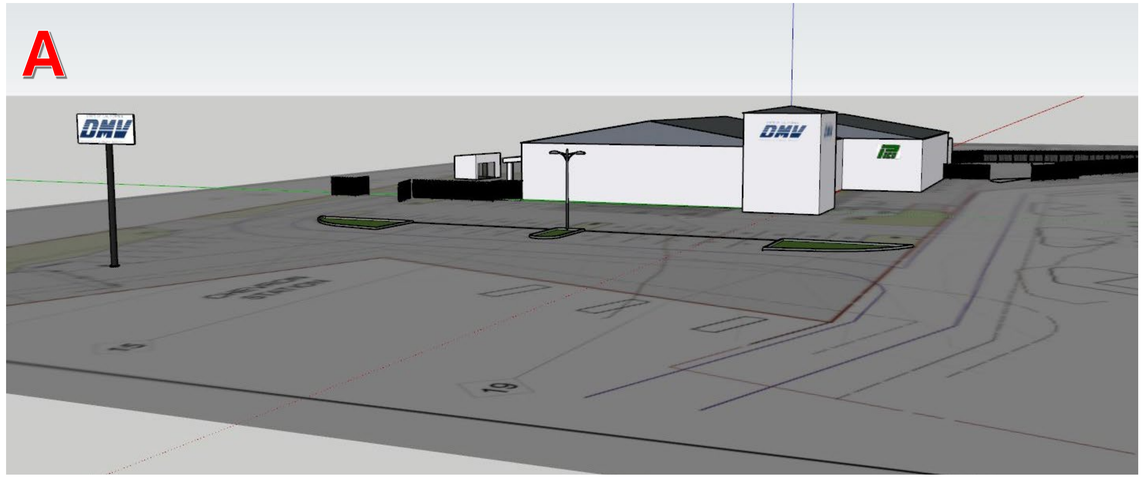
REVISIONS

DATE

SHEET
CDP-4

Date: 4/10/24 Time: 10:23:43 AM

A



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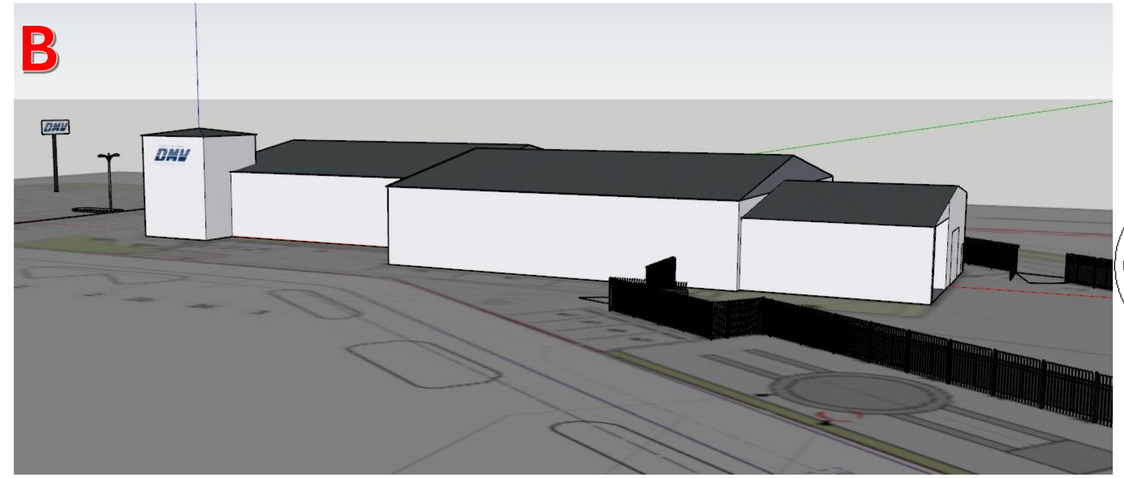

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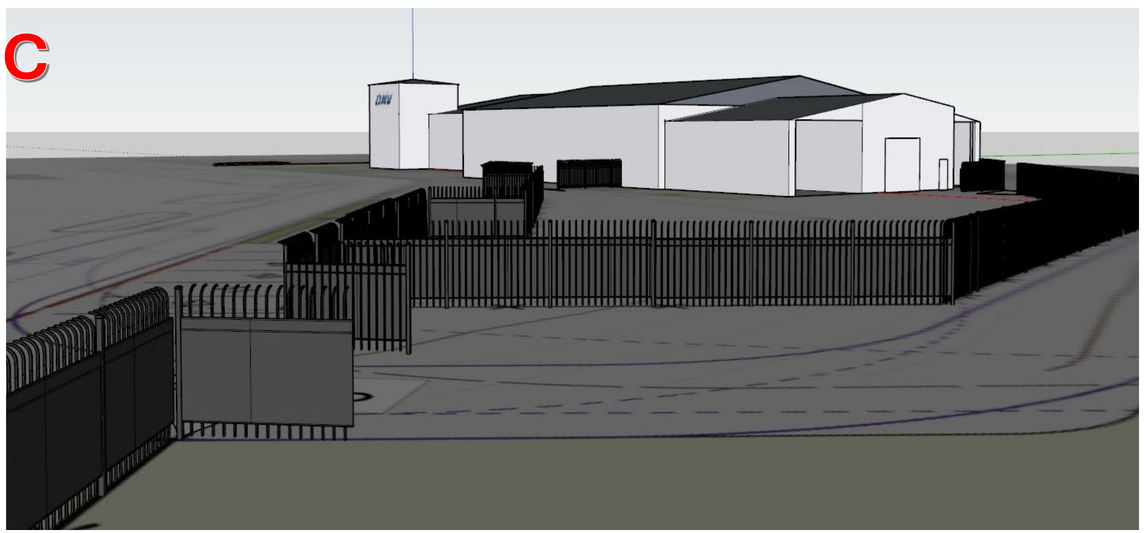

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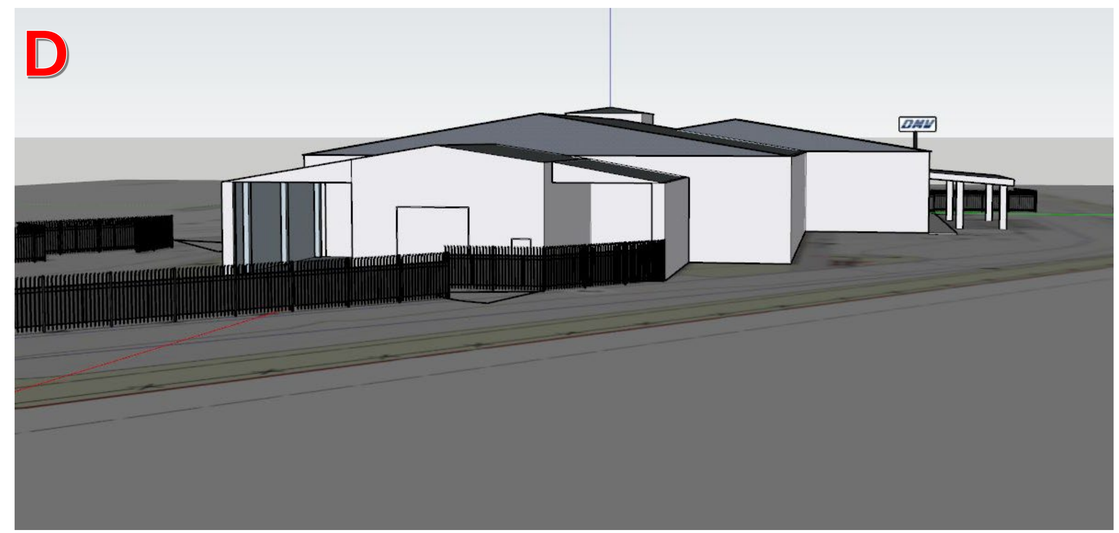

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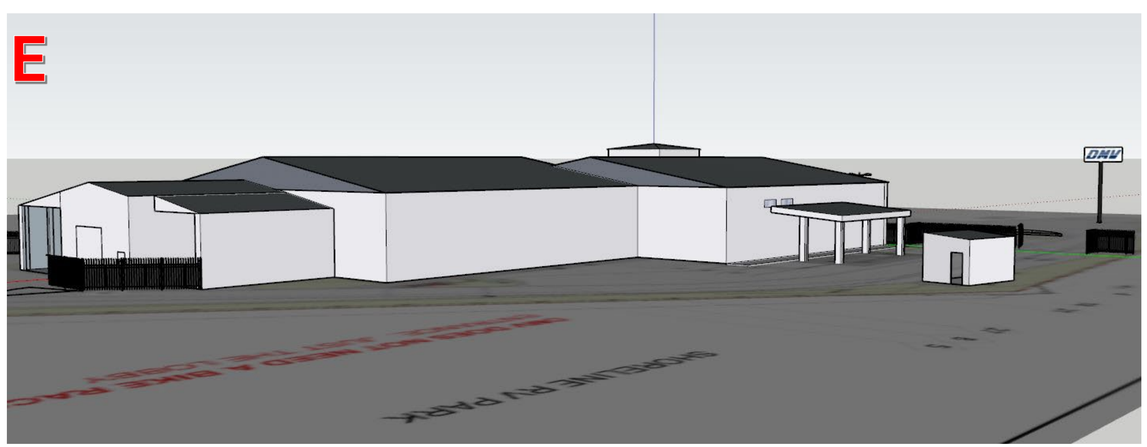

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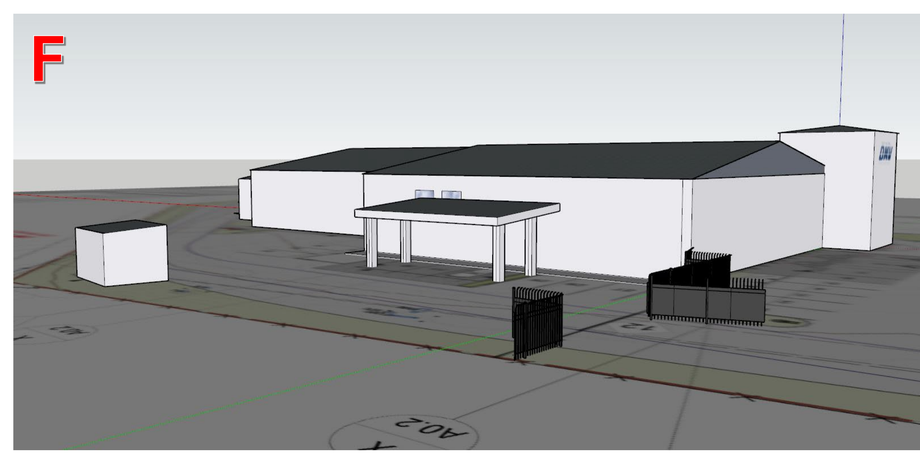

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

PRELIMINARY

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

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REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

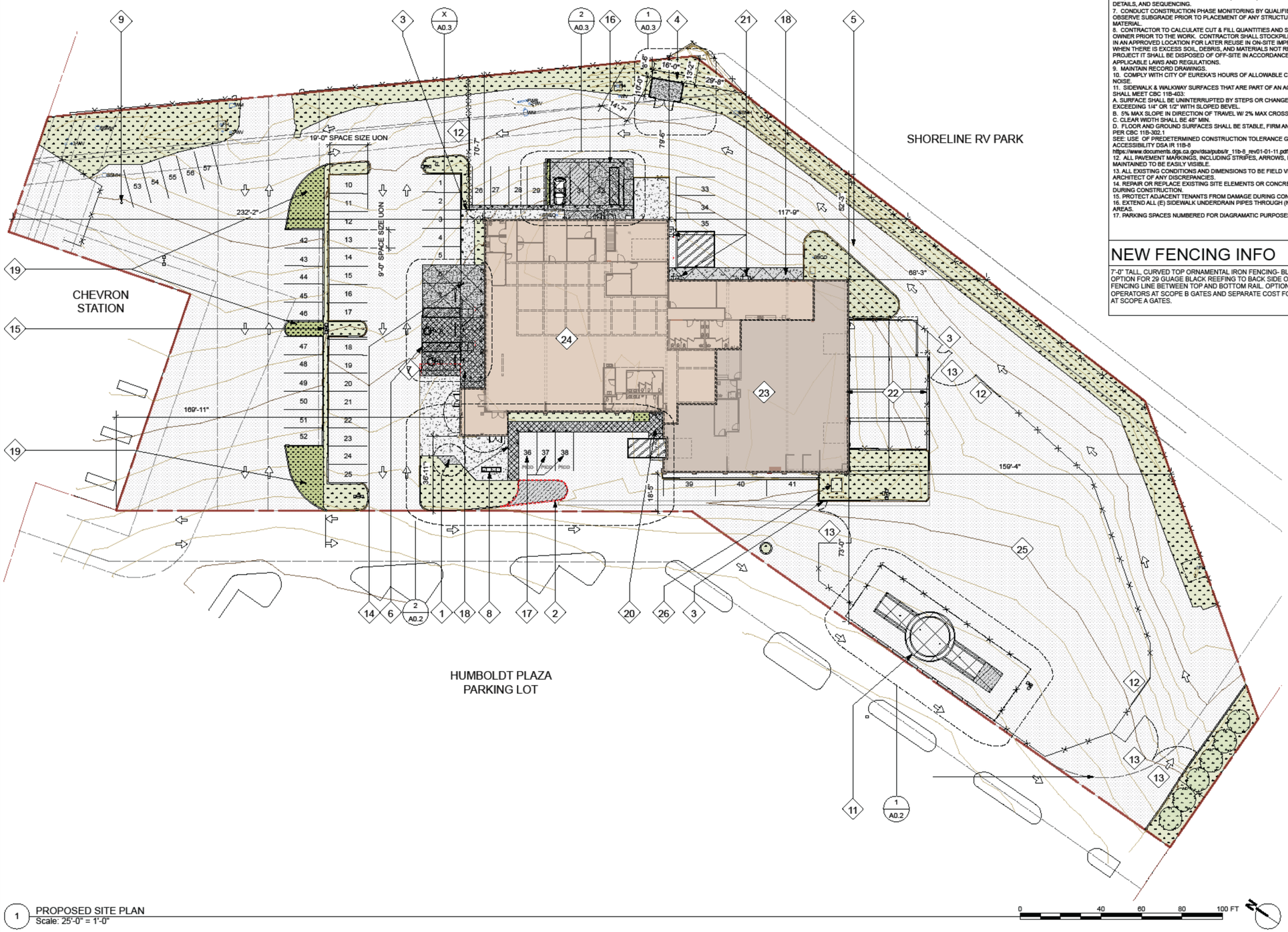
DMV/PICO CDP APPLICATION

3D SITE PLAN IMAGES

APN: 002-252-027

For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	CDP-5



1 PROPOSED SITE PLAN
Scale: 25'-0" = 1'-0"

Date: 5/2/24 Time: 11:10:55 AM

SITE PLAN KEY NOTES

1. COMPLY WITH CITY OF EUREKA STANDARD SPECS & PLANS.
2. GENERAL CONTRACTOR TO OBTAIN APPROPRIATE APPROVALS AND PERMITS FOR WORK IN THE PUBLIC RIGHT OF WAY.
3. VERIFICATION OF ALL SUBSURFACE UTILITIES IS THE RESPONSIBILITY SOLELY OF THE CONTRACTOR. CALL FOR USA SERVICES (811) PRIOR TO ALL DIGGING.
4. CONFIRM ALL LOCATIONS, DIMENSIONS, AND FINISH GRADES PRIOR TO EACH PORTION OF THE WORK FOR ADHERENCE TO ACCESSIBILITY AND BUILDING EGRESS REQUIREMENTS. NOTIFY ARCHITECT OF ANY QUESTIONS, POTENTIAL CONFLICTS, OR DISCREPANCIES.
5. DISCOVERY OF ARCHEOLOGICAL RESOURCES: IF ANY PERSON EXCAVATING OR OTHERWISE DISTURBING THE EARTH DISCOVERS ANY ARCHAELOGICAL SITE DURING PROJECT CONSTRUCITON, THE FOLLOWING ACTIONS SHALL BE TAKE: 1)CEASE AND DESIST FROM ALL FURTHER EXCAVATION AND DISTURBANCES WITHIN 25 FEET OF THE DISCOVERY; 2) NOTIFY THE CITY OR COUNTY WITHIN 24 HOURS OF THE DISCOVERY; AND 3) RETAIN A PROFESSIONAL ARCHEOLOGIST TO DETERMINE APPROPRIATE ACTION IN CONSULTATION WITH STAKEHOLDERS SUCH AS NATIVE AMERICAN GROUPS THAT HAVE TIES TO THE AREA.
6. COORDINATE WITH UTILITY AND COMMUNICATIONS PROVIDERS FOR SPECIFIC REQUIREMENTS INCLUDING CLEARANCES, DEPTHS, COVERAGE, MOUNTING PAD DETAILS, AND SEQUENCING.
7. CONDUCT CONSTRUCTION PHASE MONITORING BY QUALIFIED ENGINEER TO OBSERVE SUBGRADE PRIOR TO PLACEMENT OF ANY STRUCTURAL FILL MATERIAL.
8. CONTRACTOR TO CALCULATE CUT & FILL QUANTITIES AND SUBMIT FIGURES TO OWNER PRIOR TO THE WORK. CONTRACTOR SHALL STOCKPILE CLEAN TOPSOIL IN AN APPROVED LOCATION FOR LATER REUSE IN ON-SITE IMPROVEMENTS. WHEN THERE IS EXCESS SOIL, DEBRIS, AND MATERIALS NOT REUSABLE FOR THIS PROJECT IT SHALL BE DISPOSED OF OFF-SITE IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
9. MAINTAIN RECORD DRAWINGS.
10. COMPLY WITH CITY OF EUREKA'S HOURS OF ALLOWABLE CONSTRUCTION NOISE.
11. SIDEWALK & WALKWAY SURFACES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL MEET CBC 11B-403:
A. SURFACE SHALL BE UNINTERRUPTED BY STEPS OR CHANGES IN LEVEL EXCEEDING 1/4" OR 1/2" WITH SLOPED BEVEL.
B. 5% MAX SLOPE IN DIRECTION OF TRAVEL W/ 2% MAX CROSS SLOPE.
C. CLEAR WIDTH SHALL BE 48" MIN.
D. FLOOR AND GROUND SURFACES SHALL BE STABLE, FIRM AND SLIP RESISTANT PER CBC 11B-302.1
SEE: USE OF PREDETERMINED CONSTRUCTION TOLERANCE GUIDELINES FOR ACCESSIBILITY DSA IR 11B-8
https://www.documents.dgs.ca.gov/dsa/pubs/ir_11b-8_rev01-01-11.pdf
12. ALL PAVEMENT MARKINGS, INCLUDING STRIPES, ARROWS, ETC., SHALL BE MAINTAINED TO BE EASILY VISIBLE.
13. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
14. REPAIR OR REPLACE EXISTING SITE ELEMENTS OR CONCRETE DAMAGED DURING CONSTRUCTION.
15. PROTECT ADJACENT TENANTS FROM DAMAGE DURING CONSTRUCTION.
16. EXTEND ALL (E) SIDEWALK UNDERDRAIN PIPES THROUGH (N) SIDEWALK AREAS.
17. PARKING SPACES NUMBERED FOR DIAGRAMATIC PURPOSES ONLY.

NEW FENCING INFO

7'-0" TALL, CURVED TOP ORNAMENTAL IRON FENCING- BLACK FINISH. OPTION FOR 29 GUAGE BLACK REEFING TO BACK SIDE OF SCOPE A FENCING LINE BETWEEN TOP AND BOTTOM RAIL. OPTIONAL COST FOR OPERATORS AT SCOPE B GATES AND SEPARATE COST FOR OPERATORS AT SCOPE A GATES.

SITE PLAN KEY NOTES

KEY NOTES:

1. (N) 30' FLAGPOLE AND BASE W/ LIGHTING, W/ CLR RADIUS TO ACCOMODATE 8'-0" X 5'-0" FLAG (TENANT COST)
2. REMOVE (E) PLANTER/ LANDSCAPE AREA (OWNER COST)
3. (N) 4'-0" MAN GATE WITH COMBO LOCK (COST RESPOSIBILITY INDICATED PER FENCING SCOPE IN KEY)
4. (N) TRASH ENCLOSURE (OWNER COST)
5. (N) TRUCK INSPECTION AREA (TENANT COST)
6. (N) ACCESSIBLE AND VAN ACCESSIBLE SPACE (OWNER COST)
7. REMOVE (E) CURB RAMP TO PREPARE FOR (N) WORK (OWNER COST)
8. (N) FIVE STALL BIKE PARKING RACK (TENANT COST)
9. (E) POLE SIGN W/ (N) PANEL OF SAME OR SMALLER SURFACE AREA AS PRIOR SIGN (TENANT COST)
10. (N) 24'-0" ROLL GATE (COST RESPOSIBILITY INDICATED PER FENCING SCOPE IN KEY)
11. (N) MOTORCYCLE TEST AREA (TENANT COST)
12. (N) 16'-0" ROLL GATE (COST RESPOSIBILITY INDICATED PER FENCING SCOPE IN KEY)
13. (N) 16'-0" SWING GATE (COST RESPOSIBILITY INDICATED IN KEY)
14. (N) ELECTRIC VEHICLE CHARGING STATION (TENANT COST)
15. (N) POLE LIGHT TO MATCH (E) (OWNER COST)
16. (N) DRIVE TEST VERIFICATIONS AWNING (TENANT COST)
17. (N) SERVICE VEHICLE PARKING (OWNER COST)
18. (N) ACCESSIBLE SIDEWALK (COST RESPOSIBILITY INDICATED IN KEY)
19. (N) LANDSCAPING AND PARKING AREA (OWNER COST)
20. (N) AWNING TO MATCH (E) AT MAIN ENTRANCE (OWNER COST)
21. (N) METAL AWNING (TENANT COST)
22. FUTURE METAL BUILDING AREA, 2852 SF
23. (E) SHOP SPACE, 5,606 SF
24. (N) TENANT SPACE, 11,384 SF
25. MATERIAL AND EQUIPMENT STORAGE AREA (OWNER COST)
26. (E) TRANSFORMER

ADDITIONAL PROJECT INFO

PARKING:
-PER EUREKA MUNICIPAL CODE (EMC) 10-5.1503.2, 1 PARKING SPACE REQUIRED FOR EVERY 300 SF OF GROSS FLOOR AREA OF OFFICE AND BUSINESS SERVICES, 1 PARKING SPACE REQUIRED FOR EVERY 1,000 SF OF GROSS FLOOR AREA OF INDUSTRIAL USES.
-PARKING REQ'D FOR TENANT LEASE AREA: 11,384 SF GROSS/ 300 = 38 SPACES
-PARKING REQ'D FOR SHOP AREA: 5,606 SF GROSS/ 1,000 = 6 SPACES
-PARKING REQ'D FOR ENTIRE BUILDING: 17,552 SF = 44 SPACES
-ACCESSIBLE PARKING REQUIRED FOR ENTIRE LOT: 2 SPACES (CBC TABLE 11B-208.2
-VAN ACCESSIBLE PARKING PROVIDE FOR ENTIRE PARKING LOT: 1 VAN SPACE

SITE AREA: 116,516.62 SF (2.67 ACRES)
(E) IMPERMEABLE: 100,642.95 SF, 2.31 ACRES
(E) PERMEABLE: 15,873.67 SF, 0.36 ACRES
(N) IMPERMEABLE: 100,626.04 SF, 2.31 ACRES
(N) PERMEABLE: 15,890.58 SF, 0.36 ACRES
NET GAIN OF 16.91 SF PERMABLE AREA

KEY

SITE PLAN KEY

- PROJECT PROPERTY LINE
- EASEMENT
- PROPERTY LINE
- (E) FENCE
- (N) FENCE, SCOPE A
- (N) FENCE, SCOPE B
- TOPO LINE - MAJOR, EVERY 2'-6"
- TOPO LINE - MINOR, EVERY 6"
- DEMOLITION
- (E) BUILDING
- (E) LANDSCAPE AREA
- (N) LANDSCAPE AREA
- (E) ASPHALT CONCRETE
- (E) CONCRETE FLATWORK
- NEW ASPHALT CONCRETE
- (N) CONCRETE FLATWORK
- ACCESSIBLE PARKING SPACE SYMBOL
- (E) BOLLARD
- (N) BOLLARD (TENANT COST)
- (E) SINGLE HEAD POLE LIGHT REPLACED W/ DOUBLE HEAD POLE LIGHT
- (N) WALL LIGHT (OWNER COST)
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- FWR FIRE WATER RISER
- WM WATER METER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- (N) PAINTED TRAFFIC ARROW
- (E) TREE
- OWNER COST AREA
- TENANT COST AREA

FOR PLAN CHECK COMMENTS

allen atelier
architecture, planning, and interiors
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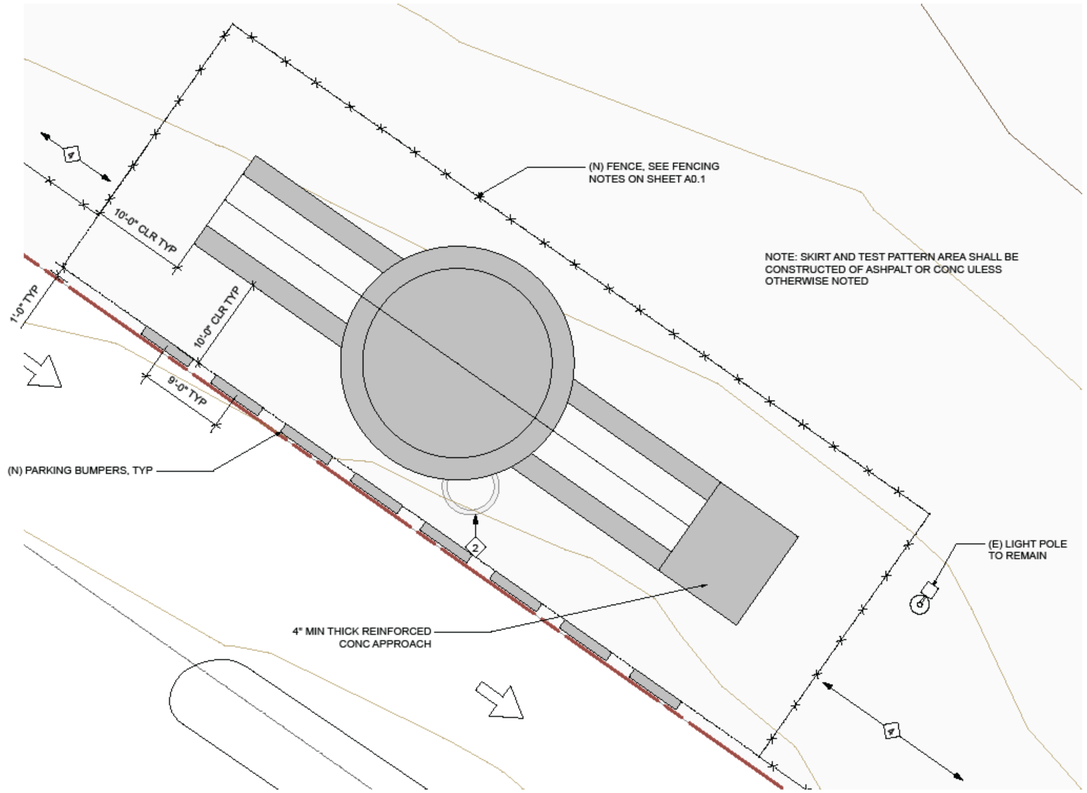
California Department of Motor Vehicles Eureka Branch
PIERSON COMPANY
2500 6TH STREET EUREKA, CA 95501
A.P.N. 002-252-027

PROPOSED SITE PLAN

REVISIONS

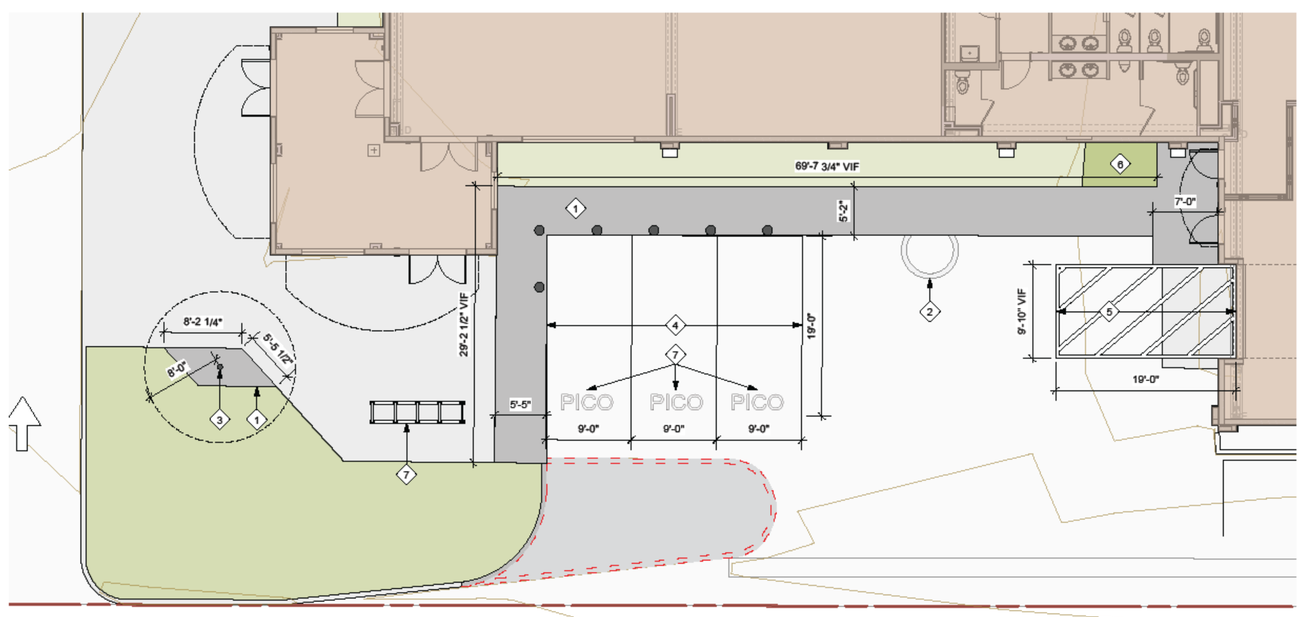
DATE
APRIL 29, 2024

SHEET
A0.1



1 PROPOSED ENLARGED SITE PLAN - MOTORCYCLE TESTING KEY
Scale: 1/8" = 1'-0"

0 5 10 15 20 FT



2 PROPOSED ENALRGED SITE PLAN
Scale: 1/8" = 1'-0"

0 5 10 15 20 FT

SITE PLAN KEY NOTES

KEY NOTES:

1. (N) CONC PAVING
2. REMOVE (E) PLANTER AND CURB
3. (N) 30' FLAGPOLE AND BASE, WITH CLEAR RADIUS TO ACCOMODATE 8'-0" X 5'-0" FLAG
4. RESTRIPE PARKING SPACES AS SHOWN, PROVIDE PARKING BUMPERS WHERE SHOWN
5. 4" STRIPING AT 36" ON CENTER, WHITE PAINT
6. EXTEND (E) LANDSCAPE AREA
7. (N) FIVE STALL BIKE PARKING RACK (TENANT COST)
8. (N) BOLLARD (TENANT COST)
9. (N) CONC PAVING, ACCESSIBLE PATH OF TRAVEL

KEY

SITE PLAN KEY

- PROJECT PROPERTY LINE
- EASEMENT
- PROPERTY LINE
- (E) FENCE
- (N) FENCE, SCOPE A
- (N) FENCE, SCOPE B
- TOPO LINE - MAJOR, EVERY 2'-6"
- TOPO LINE - MINOR, EVERY 6"
- (E) BUILDING
- (E) LANDSCAPE AREA
- (N) LANDSCAPE AREA
- (E) ASPHALT CONCRETE
- (E) CONCRETE FLATWORK
- NEW ASPHALT CONCRETE
- (N) CONCRETE FLATWORK
- ACCESSIBLE PARKING SPACE SYMBOL
- (E) BOLLARD
- (N) BOLLARD
- (E) POLE LIGHT
- (N) WALL LIGHT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- FWR FIRE WATER RISER
- WM WATER METER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- TRUCK DRIVE AREA
- DEMOLITION
- (N) PAINTED TRAFFIC ARROW

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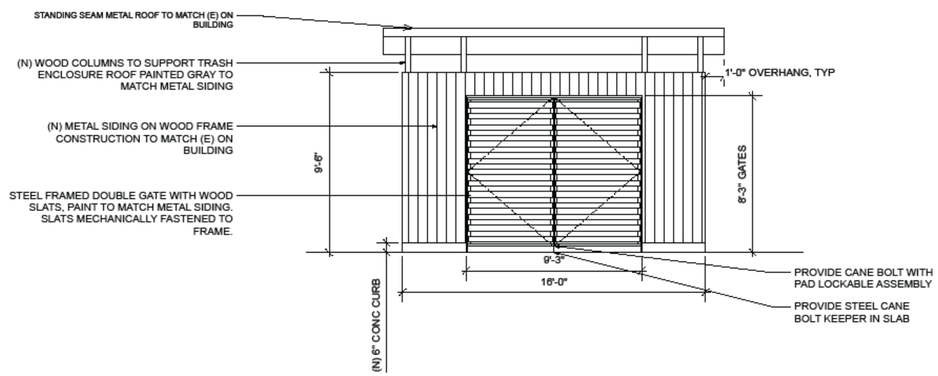
PROPOSED ENLARGED SITE PLAN

REVISIONS

DATE

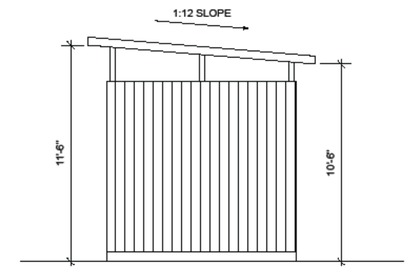
SHEET
A0.2

Date: 4/7/24 Time: 6:10:28 PM

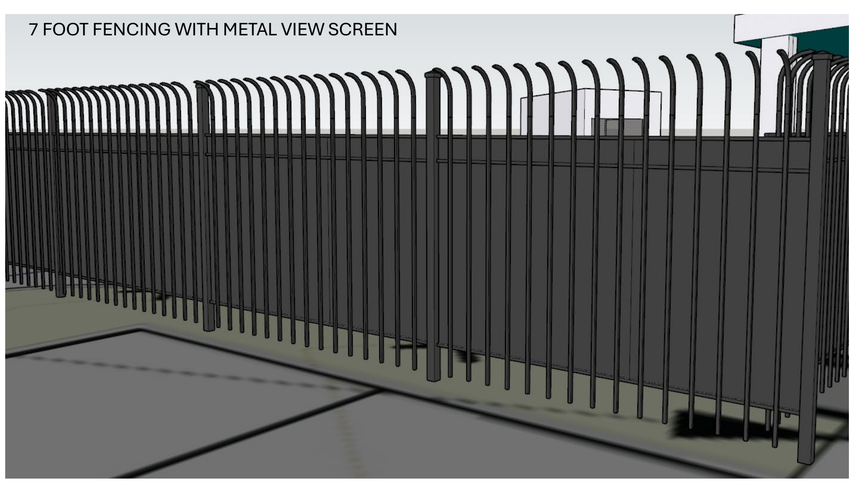


1A ELEVATION - TRASH ENCLOSURE
Scale: 1/4" = 1'-0"

0 5 10 FT

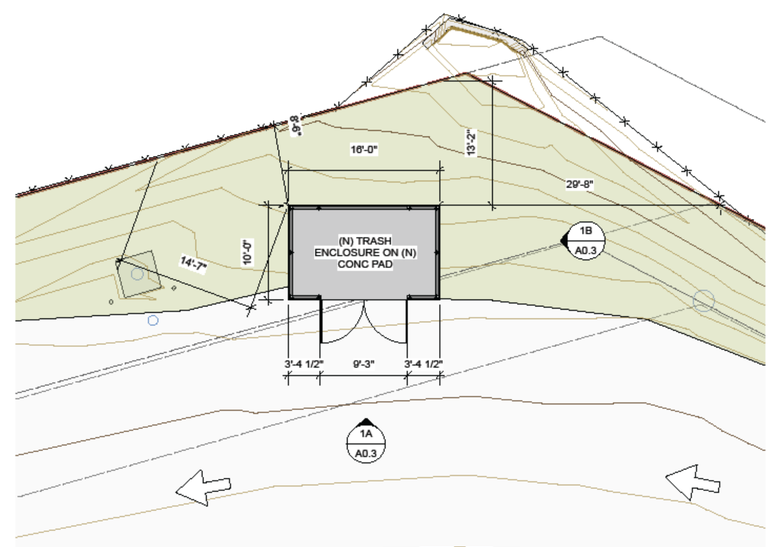


1B ELEVATION - TRASH ENCLOSURE
Scale: 1/4" = 1'-0"



ENLARGED SITE PLAN – FENCING

Not To Scale



1 ENLARGED SITE PLAN - TRASH ENCLOSURE
Scale: 1/8" = 1'-0"

0 5 10 15 FT

KEY

SITE PLAN KEY

- PROJECT PROPERTY LINE
- EASEMENT
- PROPERTY LINE
- (E) FENCE
- (N) FENCE, SCOPE A
- (N) FENCE, SCOPE B
- TOPO LINE - MAJOR, EVERY 2'-6"
- TOPO LINE - MINOR, EVERY 6"
- (E) BUILDING
- (E) LANDSCAPE AREA
- (N) LANDSCAPE AREA
- (E) ASPHALT CONCRETE
- (E) CONCRETE FLATWORK
- NEW ASPHALT CONCRETE
- (N) CONCRETE FLATWORK
- ACCESSIBLE PARKING SPACE SYMBOL
- (E) BOLLARD
- (N) BOLLARD
- (E) POLE LIGHT
- (N) WALL LIGHT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- FWR FIRE WATER RISER
- WM WATER METER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- TRUCK DRIVE AREA
- DEMOLITION
- (N) PAINTED TRAFFIC ARROW

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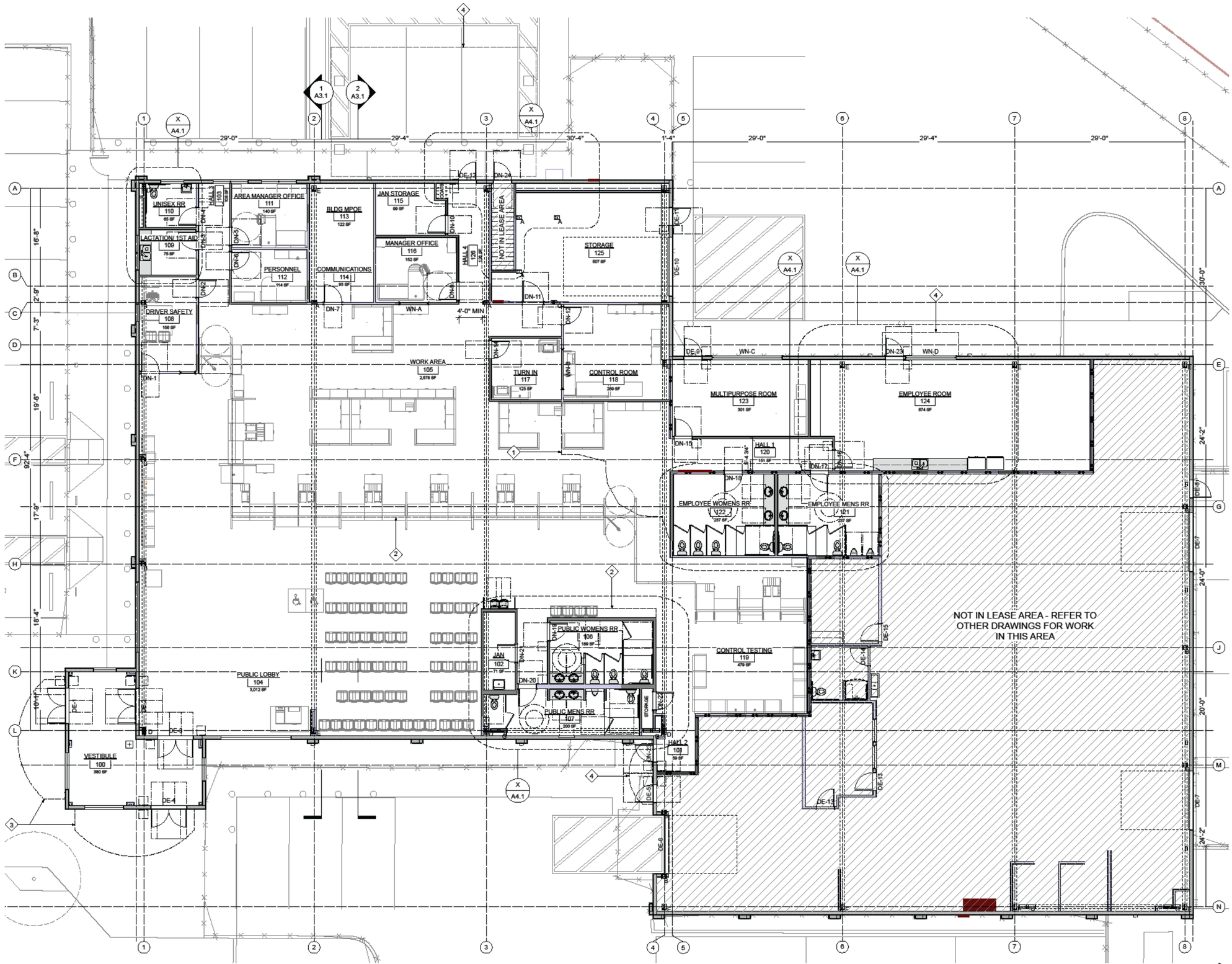
PROPOSED ENLARGED SITE PLAN

REVISIONS

DATE

SHEET
A0.3

Date: 4/7/24 Time: 6:14:23 PM



1 PROPOSED FLOOR PLAN
Scale: 1/8" = 1'-0"

0 40 60 80 100 FT

FLOOR PLAN KEY NOTES

KEY NOTES:

1. (E) SOFFIT ABOVE
2. (N) SOFFIT ABOVE
3. (E) AWNING ABOVE
4. (N) AWNING ABOVE

KEY

WALL TYPE KEY

- NEW 3-5/8" METAL STUD WALL, PER X/A8.2
- EXISTING 3-5/8" METAL STUD WALL
- NEW 6" METAL STUD WALL, PER X/A8.2
- EXISTING 6" METAL STUD WALL
- NEW 6" METAL STUD WALL, PER X/A8.2
- EXISTING 6" METAL STUD WALL
- NEW 1-HOUR FIRE WALL
- EXISTING 1-HOUR FIRE WALL
- NEW EXTERIOR WALL
- EXISTING EXTERIOR WALL
- DEMOLTION WALL
- A (E) STRAIGHT STEEL POST
- B (E) STRAIGHT I BEAM COLUMN
- C (E) STRAIGHT I BEAM COLUMN
- D (E) TAPERED I BEAM COLUMN
- E (E) TAPERED I BEAM COLUMN
- F (E) TAPERED I BEAM COLUMN
- G (E) STRAIGHT MOMENT FRAME COLUMN

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PROPOSED FLOOR PLAN

REVISIONS

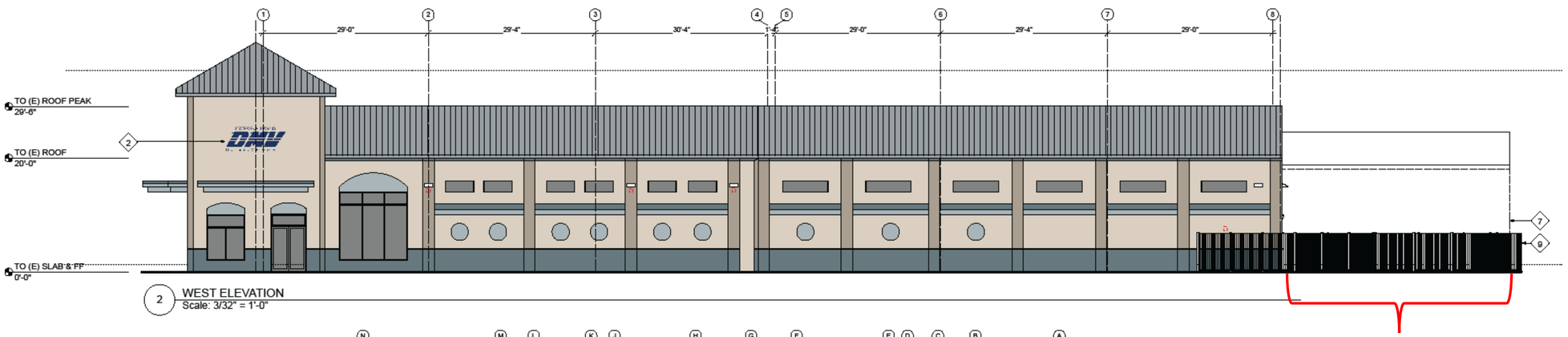
DATE

SHEET
A1.1

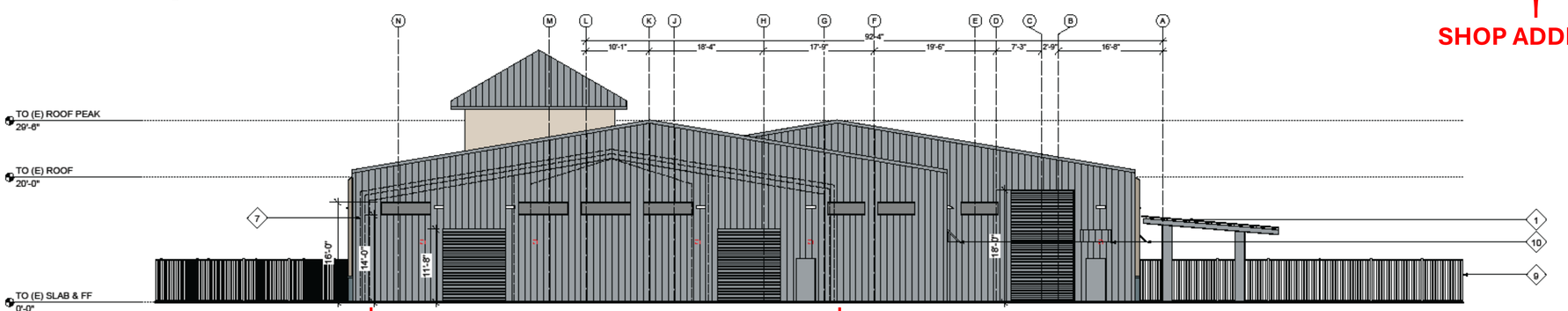
Date: 3/14/24 Time: 2:47:55 PM

1A NORTH ELEVATION
Scale: 3/32" = 1'-0"

1B NORTH ELEVATION
Scale: 3/32" = 1'-0"

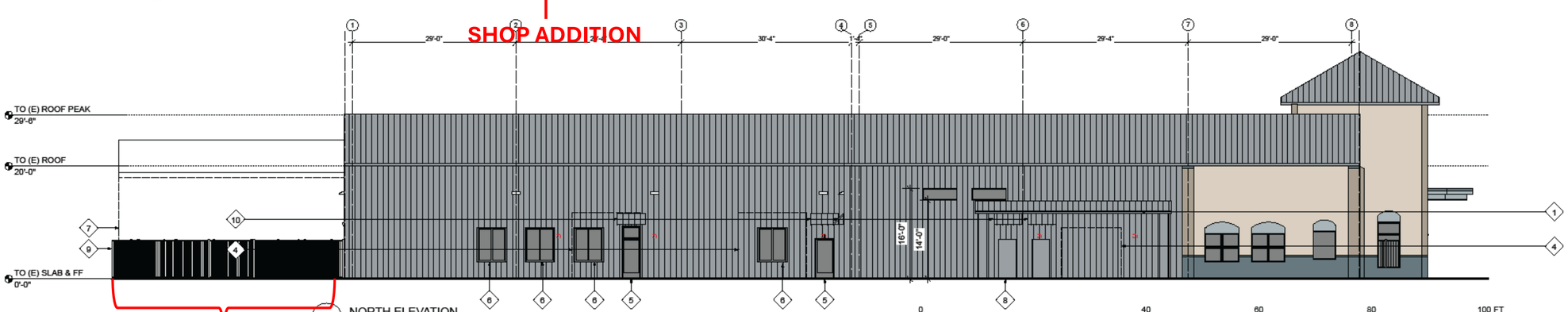


2 WEST ELEVATION
Scale: 3/32" = 1'-0"



3 SOUTH ELEVATION
Scale: 3/32" = 1'-0"

SHOP ADDITION



4 NORTH ELEVATION
Scale: 3/32" = 1'-0"

SHOP ADDITION

ELEVATION KEY NOTES

KEY NOTES:

1. (N) DRIVE TEST AWNING, METAL STRUCTURAL FRAME AND METAL ROOF TO MATCH (E)
2. (N) DMV WALL SIGN, ~3'-0"X10'-9"
3. (N) PICO LOGO WALL SIGN ABOVE ROLL UP DOOR
4. REMOVE (E) ROLL UP DOOR AND REPLACE W/ (N) WALL TO MATCH ADJACENT (E) WALL
5. (N) ALUMINUM STOREFRONT DOOR TO MATCH (E) STOREFRONT DOORS, SEE DOOR SCHEDULE
6. (N) ALUMINUM STORFRONT WINDOW TO MATCH (E), SEE WINDOW SCHEDULE
7. OUTLINE OF FUTURE METAL BUILDING. SIDING AND ROOF TO MATCH (E) BUILDING
8. (N) HOLLOW METAL DOOR TO MATCH TO MATCH (E) DOORS, SEE DOOR SCHEDULE
9. (N) 7'-0" TALL, CURVED TOP ORNAMENTAL IRON FENCING-BLACK FINISH. OPTION FOR 29 GUAGE BLACK REEFING TO BACK SIDE OF SCOPE A FENCING LINE BETWEEN TOP AND BOTTOM RAIL.
10. (N) METAL AWNING, BASIS OF DESIGN : AWNTECH HOUSTONIAN 5' X 2' BLACK HEAVY DUTY METAL SEAM AWNING

ELEVATION NOTES

1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

3. ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.

4. SIDING MATERIAL IS (E) STUCCO UNLESS OTHERWISE NOTED. ALL NEW PAINT IS BEING APPLIED TO (E) STUCCO SIDING.

5. PAINT COLORS INDICATE THE GENERAL COLOR PALLETTE PLANNED FOR THE PROJECT, AND ARE BASED ON THE COLORS USED AT HUMBOLDT PLAZA AND ACCENT COLORS TO MATCH THE EXISTING METAL ROOF AND THE DMV SIGN LOGO. THE TENANT FOR SUITE A (DMV) REQUIRES THEIR APPROVAL OF THE SIGNS AND BUILDING COLORS AND HAVE NOT COMPLETED their REVIEW AS OF THE DATE OF THIS CDP APPLICATION. WE REQUEST REVIEW AND APPROVAL OF THE GENERAL COLOR PALLET IN ORDER FOR THE TENANT AND THE AUTHORITIES HAVING JURISDICTION THE ABILITY TO APPROVE THE PAITN SCHEME.

ELEVATION KEY

(N) PAINT ON (E) STUCCO SIDING:

- (N) PAINT, PPG 1024-5 STONEHENGE GREIGE
- (N) PAINT, PPG 1024-3 CRUSHED SILK
- (N) PAINT, PPG 1037-5 NIGHT RENDEVOUS
- (N) PAINT, PPG 1037-3 SPECIAL DELIVERY

OTHER MATERIALS:

- (E) GRAY METAL SIDING AND ROOF TO REMAIN
- (E) GRAY METAL ROLL UP DOOR TO REMAIN
- (N) OUTDOOR WALL PACK LIGHT AT 15'-0" ABOVE GRADE, NIGHT SKY FRIENDLY, WDM-D-48L-105-3K7 OR EQUAL, BLACK MATTE TEXTURED
- REMOVE (E) WALL PACK LIGHT AND REPLACE WITH (N) AS SHOWN

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A.P.N. 002-252-027

ELEVATIONS

REVISIONS

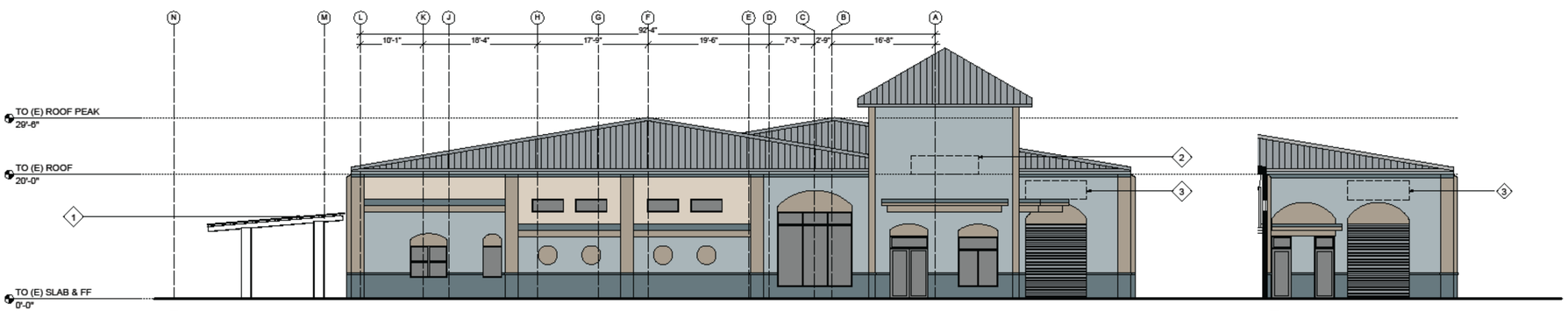
DATE

SHEET
A2.1

Date: 4/7/24 Time: 6:10:51 PM

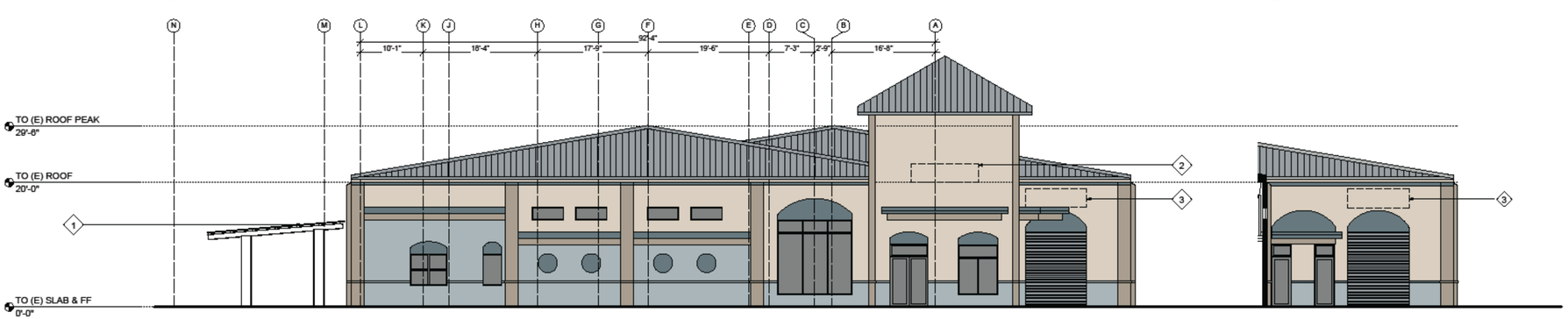
NOTE:

THE TENANT FOR SUITE A (DMV) REQUIRES THEIR APPROVAL OF THE SIGNS AND BUILDING COLORS. THEY HAVE NOT COMPLETED THIS REVIEW AS OF THE DATE OF THIS CDP APPLICATION. ACCORDINGLY, WE ARE REQUESTING A REVIEW AND APPROVAL OF THE COLOR PALLET ARRANGED IN DIFFERENT WAYS TO ALLOW THE CITY THE ABILITY TO APPROVE THE COLORS AND DMV THE OVERALL LOOK OF THEIR FACILITY. THE COLORS WERE SELECTED FROM THE PALLET USED AT HUMBOLDT PLAZA AND ACCENT COLORS THAT WILL GO WITH THE EXISTING METAL ROOF AND THE DMV SIGN LOGO.



A WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"



B WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"

ELEVATION KEY NOTES

KEY NOTES:

1. (N) DRIVE TEST AWNING
2. (N) DMV WALL SIGN, 3'-0"X10'-9"
3. (N) PICO LOGO WALL SIGN ABOVE ROLL UP DOOR, ALSO SEE SHEET A3.1 SECTIONS
4. REMOVE (E) ROLL UP DOOR AND REPLACE W/ (N) WALL TO MATCH ADJACENT (E) WALL
5. (N) DOOR, SEE DOOR SCHEDULE
6. (N) WINDOW, SEE WINDOW SCHEDULE
7. RELOCATE (E) WALL PACK LIGHT

ELEVATION NOTES

1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
2. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.
3. ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.

KEY

- PPG 1024-5 STONEHENGE GREIGE
- PPG 1024-3 CRUSHED SILK
- PPG 1037-5 NIGHT RENDEVOUS
- PPG 1037-3 SPECIAL DELIVERY

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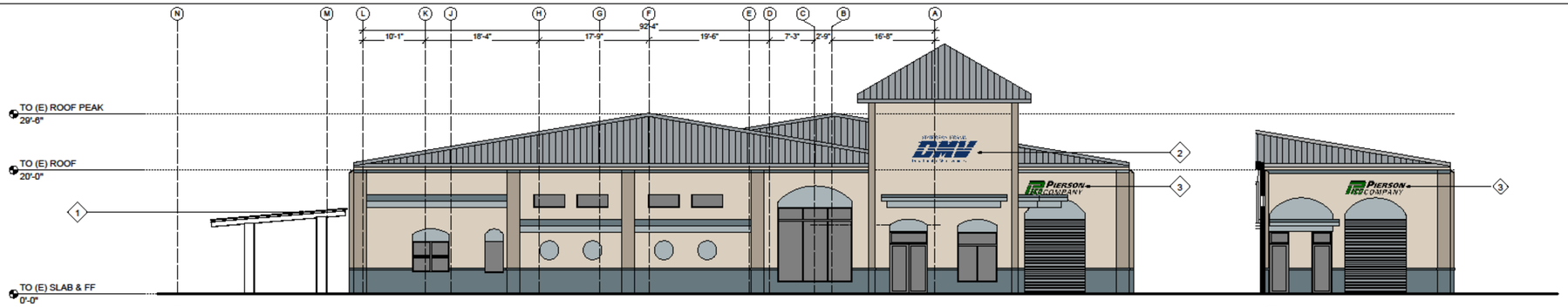
COLORED ELEVATIONS

REVISIONS

DATE

SHEET
A2.2

Date: 4/2/24 Time: 3:15:51 PM



C WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"

D WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"

E WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"

F WEST ELEVATION
Scale: 3/32" = 1'-0"

1B WEST ELEVATION
Scale: 3/32" = 1'-0"

ELEVATION KEY NOTES

KEY NOTES:

1. (N) DRIVE TEST AWNING
2. (N) DMV WALL SIGN, 3'-0"X10'-9"
3. (N) PICO LOGO WALL SIGN ABOVE ROLL UP DOOR, ALSO SEE SHEET A3.1 SECTIONS
4. REMOVE (E) ROLL UP DOOR AND REPLACE W/ (N) WALL TO MATCH ADJACENT (E) WALL
5. (N) DOOR, SEE DOOR SCHEDULE
6. (N) WINDOW, SEE WINDOW SCHEDULE
7. RELOCATE (E) WALL PACK LIGHT

ELEVATION NOTES

1. ALL EXISTING CONDITIONS AND DIMENSIONS TO BE FIELD VERIFIED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.

2. ALL DIMENSIONS FOR NEW CONSTRUCTION ARE TO FACE OF STUD, UNLESS OTHERWISE NOTED. ALL DIMENSIONS FOR EXISTING CONSTRUCTION ARE TO FACE OF FINISH, UNLESS OTHERWISE NOTED.

3. ALL PAINT TO BE ZERO VOC. ALL CAULKS, SEALANTS AND ADHESIVES ARE TO BE LOW VOC PER SPECS.

KEY

- PPG 1024-5 STONEHENGE GREIGE
- PPG 1024-3 CRUSHED SILK
- PPG 1037-5 NIGHT RENDEVOUS
- PPG 1037-3 SPECIAL DELIVERY

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COLORED ELEVATIONS

REVISIONS

DATE

SHEET
A2.3

Date: 4/22/24 Time: 5:05:10 PM

TOPOGRAPHIC SURVEY
FOR
PIERSON COMPANY
IN

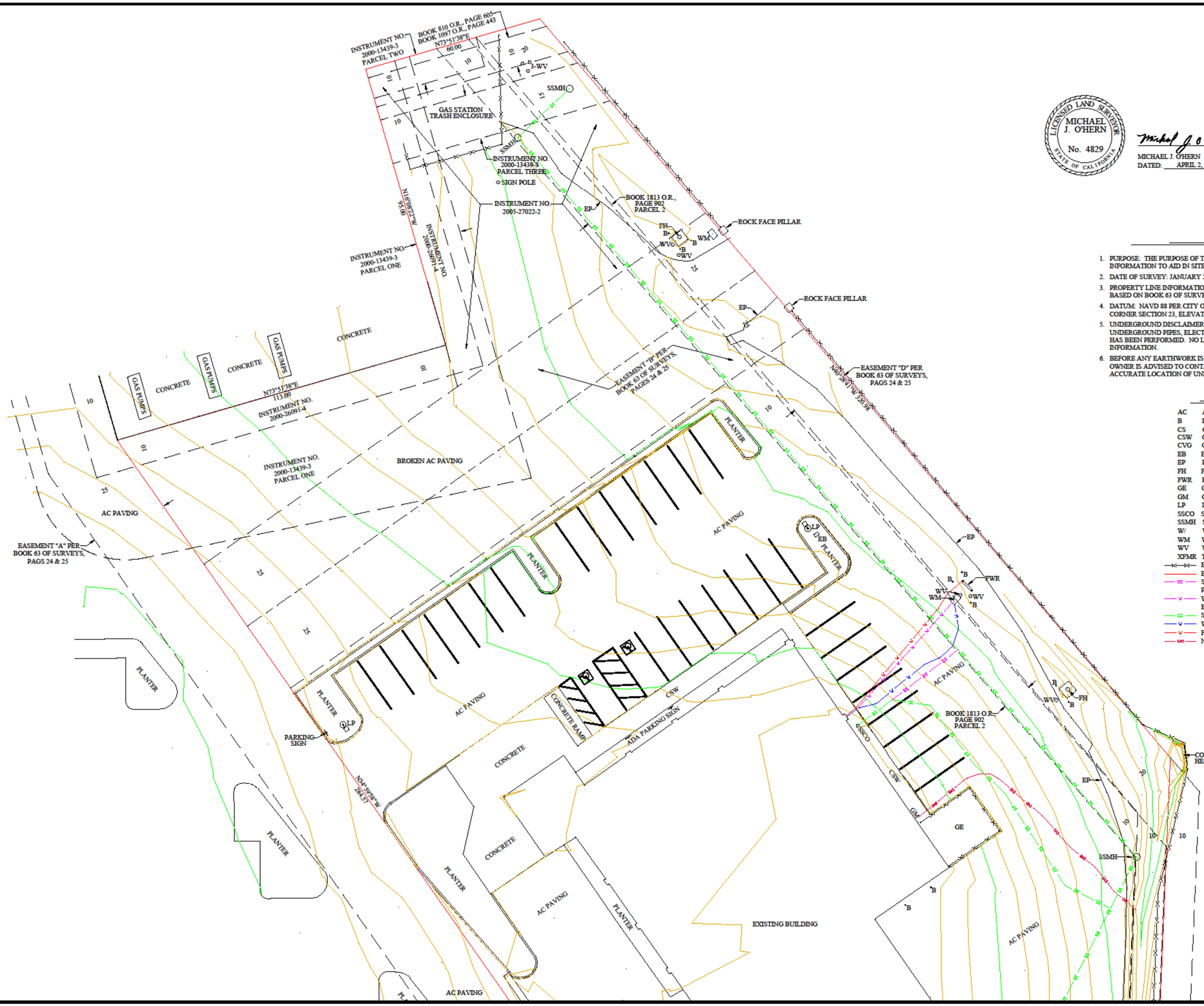
SECTION 23 T5N, R1W, HUMBOLDT MERIDIAN
WITHIN THE LIMITS OF THE CITY OF EUREKA
JANUARY 2024 SCALE 1" = 15'

HUMBOLDT COUNTY
STATE OF CALIFORNIA

KELLY-O'HERN ASSOCIATES
EUREKA, CALIFORNIA

LICENSED LAND SURVEYOR
MICHAEL J. O'HERN
No. 4829
STATE OF CALIFORNIA

MICHAEL J. O'HERN LS 4829
DATED: APRIL 2, 2024



NOTES

1. PURPOSE: THE PURPOSE OF THIS SURVEY IS TO PROVIDE TOPOGRAPHIC INFORMATION TO AID IN SITE PLANNING.
2. DATE OF SURVEY: JANUARY 2024
3. PROPERTY LINE INFORMATION: CALCULATED PROPERTY LINES ARE SHOWN BASED ON BOOK 63 OF SURVEYS, PAGES 24 AND 25.
4. DATUM: NAVD 88 PER CITY OF EUREKA MONUMENT NO. 295, CENTER 1/4 CORNER SECTION 23, ELEVATION = 23.01 FEET.
5. UNDERGROUND DISCLAIMER: NO RESEARCH OR INVESTIGATION REGARDING UNDERGROUND PIPES, ELECTRIC LINES, OR OTHER SUBSURFACE FEATURES HAS BEEN PERFORMED. NO LIABILITY IS ASSUMED FOR ANY UNDERGROUND INFORMATION.
6. BEFORE ANY EARTHWORK IS PERFORMED ON SUBJECT PROPERTY, PROPERTY OWNER IS ADVISED TO CONTACT UNDERGROUND SERVICES ALERT (USA) FOR ACCURATE LOCATION OF UNDERGROUND UTILITIES (800-227-2600).

LEGEND

AC	ASPHALT-CONCRETE
B	BOLLARD
CS	CONCRETE SLAB
CSW	CONCRETE SIDEWALK
CVG	CONCRETE VALLEY GUTTER
EB	ELECTRICAL BOX
EP	EDGE OF PAVING
FH	FIRE HYDRANT
FWR	FIRE WATER RISER
GE	GENERATOR ENCLOSURE
GM	GAS METER
LP	LIGHT POLE
SSCO	SANITARY SEWER CLEAN OUT
SSMH	SANITARY SEWER MANHOLE
W/	WITH
WM	WATER METER
WV	WATER VLVE
XFMR	TRANSFORMER
	EXISTING CHAINLINK FENCE
	EXISTING PROPERTY LINE
	SANITARY SEWER LINE PER PLANS PROVIDED BY OWNER
	WATER LINE PER PLANS PROVIDED BY OWNER
	SANITARY SEWER LINE (LOCATIONS PER MARKINGS BY OTHERS)
	WATER LINE (LOCATIONS PER MARKINGS BY OTHERS)
	FIRE WATER LINE (LOCATIONS PER MARKINGS BY OTHERS)
	NATURAL GAS LINE (LOCATIONS PER MARKINGS BY OTHERS)

TS-1

CONTOUR INTERVAL: 0.5 FOOT CONTOURS

LEGEND
AC ASPHALT-CONCRETE
B BOLLARD
C CONCRETE SLAB
CSW CONCRETE SIDEWALK
CVG CONCRETE VALLEY GUTTER
EB ELECTRICAL BOX
EP EDGE OF PAVING
FH FIRE HYDRANT
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GE GENERATOR ENCLOSURE
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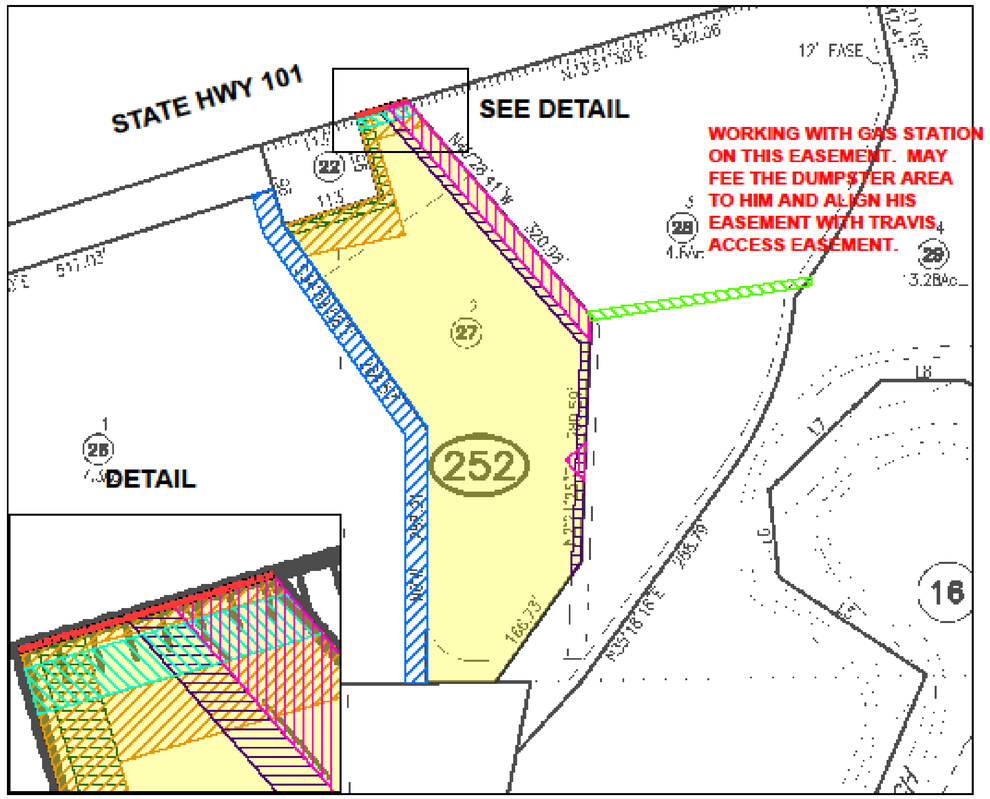
LP LIGHT POLE
SSCO SANITARY SEWER CLEAN OUT
SSMH SANITARY SEWER MANHOLE WITH
W WATER METER
WM WATER VALVE
WV WATER VALVE
XFMR TRANSFORMER
EXISTING CHAINLINK FENCE
EXISTING PROPERTY LINE
SANITARY SEWER LINE PER PLANS PROVIDED BY OWNER
WATER LINE PER PLANS PROVIDED BY OWNER
SANITARY SEWER LINE
WATER LINE
FIRE WATER LINE
NATURAL GAS LINE
LOCATIONS PER MARKINGS BY OTHERS
TOPOGRAPHIC SURVEY
FOR
PIERSON COMPANY
IN
SECTION 23 T5N, R1W, HUMBOLDT MERIDIAN
WITHIN THE LIMITS OF THE CITY OF EUREKA
JANUARY 2024 SCALE 1" = 15'
HUMBOLDT COUNTY
STATE OF CALIFORNIA
KELLY-OHERN ASSOCIATES
EUREKA, CALIFORNIA
SHEET 1 OF 2 SHEETS
CONTOUR INTERVAL: 0.5 FOOT CONTOURS
EASEMENT "D" PER BOOK 63 OF SURVEYS, PAGS 24 & 25
N 2°21'25"E 280.59
CONCRETE HEADWALL
BOOK 1813 O.R. PAGE 902 PARCEL 2
OIL/WATER SEPARATOR
PLANTER
AC PAVING
EXISTING BUILDING
CS W/ XFMR
SIX STORAGE CONTAINERS
INSTRUMENT NO. 2012-020580-9
N 87°18'15"E 166.73
GATE
AC CURB
EASEMENT "C" PER BOOK 63 OF SURVEYS, PAGS 24 & 25
N89°24'55"E 77.03
CONCRETE CURB
NORTH 288.91
CONCRETE PLANTER 3 FEET HIGH WITH ORNAMENTAL TREE
EASEMENT "A" PER BOOK 63 OF SURVEYS, PAGS 24 & 25
CONCRETE RAMP
ADA PARKING SIGN
CONCRETE
N24°59'58"W 284.57
TS-2

1 inch = 151.82 feet

PREPARED BY FN Title

Red Edits Below By GE Pierson



BENE. **Legend**

PP&D — PARCEL ONE - Property in Question - Fee

PP&D — PARCEL TWO - Easement — Ingress/egress/utils

PP&D — PARCEL THREE - Easement — Storm drain 10'

COE — Item No. 13 - Easement for Sewers & Pipe Lines
In 09/12/1952 Inst #10876 Bk221 Pg152 of Official Records
Affect said portion as described in the document
15' on our side of prop line

CAL TRANS — Item No. 14 - Relinquishment of Access
In 09/26/1955 Bk358 Pg490 & 10/14/1955
Inst #16477 Bk361 Pg524 of Official Records
Affect said portion as described in the document

COE — Item No. 15 - Easement for Underground Water Line, Fire hydrants & Waters, Ingress & Egress
In 10/28/1964 Inst #18440 Bk810 Pg605 of Official Records
Affect said portion as described in the document

CAL TRANS — Item No. 16 - Relinquishment of Access
In Bk358 Pg490 & 04/26/1968
Inst #5937 Bk958 Pg563 of Official Records
Affect said portion as described in the document

COE — Item No. 18 - Easement for Underground Water, Sewer, Pipeline, Fire Hydrants , Waters Meters, Ingress & Egress
In 08/02/1971 Inst #12130 Bk1097 Pg443 of Official Records
Affect said portion as described in the document

COE — Item No. 20 - Easement for Sewer Lines — 10' strip
In 10/14/1986 Inst #21033 Bk1813 Pg902 of Official Records
Affect said portion as described in the document

BIG OIL — Item No. 21 - Easement for Ingress, Egress, Refuse Storage, Parking, Public Utility & Sewer Lines
In 06/23/2000 Inst #2000-13439-3 of Official Records
Affect said portion as described in the document

COE — Item No. 22 - Easement for Water Line & Public Utilities
In 12/08/2000 Inst #2000-26091-4 of Official Records
Affect said portion as described in the document

©2023
Fidelity National Title Company
1034 Sixth Street, Suite B
Eureka, CA 95501

Title Order No. : FHBT-0032300295, Preliminary Report dated July 22, 2023 | Drawing Date : 08/15/2023 - FNFI
Reference : | Assessor's Parcel No. : 002-252-027-000
Property : 2500 6th Street, Eureka, CA | Date :

This mapplat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Parcel 2 as shown on Record of Survey filed in the Office of the Humboldt County Recorder in Book 63 of Surveys, Pages 24 and 25.

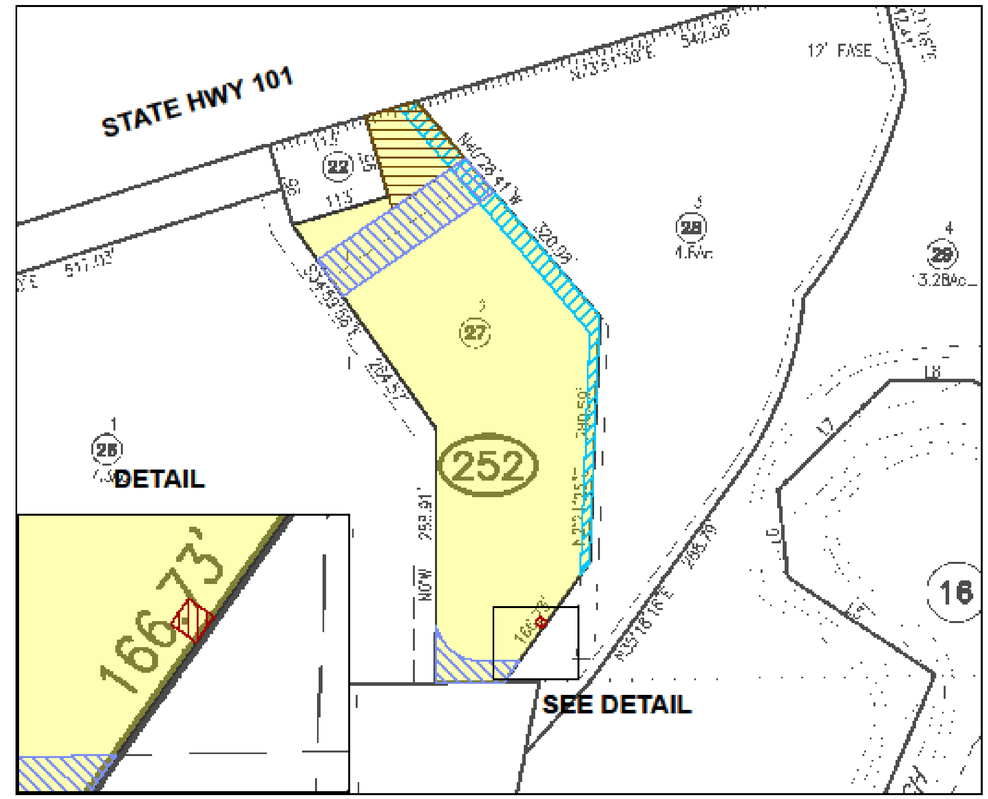
Sheet 1 of 2

Archieve #

1 inch = 151.82 feet

PREPARED BY FN Title

Red Edits Below By GE Pierson



BENE. **Legend**

TRAVIS HAS AGREED TO NARROW THE FIRST EASEMENT FROM 50' TO 24'. HE AGREED TO GIVE UP THE BROWN EASEMENT

PP&D — PARCEL ONE - Property in Question - Fee

Burtchett & Johnson — Item No. 25 - Easement for Ingress, Egress & Public Utilities
In Bk63 Pg24 of Record of Survey Map & 12/30/2004
Inst #2004-45232-3 & 12/30/2004 Inst #2004-45234-3
Affect said portion as shown on the map
50' WIDE AT TOP & BOTTOM ACCESS. THIS PROBABLEY RV PARK NOW. CHECK

Travis RV Park — Item No. 26 - Easement for Ingress, Egress & Access
In 08/11/2005 Inst #2005-27022-2 of Official Records
Affect said portion as described in the document
EXCLUSIVE EASEMENT FOR ALL PURPOSES EXCEPT SIGN, BUT RV CAN PUT SIGN PANEL BELOW GRANTOR SIGN IF GRANTOR INSTALLS ONE.

COE — Item No. 27 - Easement for Water Pipe Line
In 08/19/2005 Inst #2005-28197-4 of Official Records
Affect said portion as described in the document
20' WIDE. LOOKS LIKE RENEWAL OF OLDER #13 & #20

COE — Item No. 28 - Easement for Public Fire Hydrant & Water Pipe Line
In 08/20/2012 Inst #2012-020580-9 of Official Records
Affect said portion as described in the document

©2023
Fidelity National Title Company
1034 Sixth Street, Suite B
Eureka, CA 95501

Title Order No. : FHBT-0032300295, Preliminary Report dated July 22, 2023 | Drawing Date : 08/15/2023 - FNFI
Reference : | Assessor's Parcel No. : 002-252-027-000
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Plat Showing : Parcel 2 as shown on Record of Survey filed in the Office of the Humboldt County Recorder in Book 63 of Surveys, Pages 24 and 25.

Sheet 2 of 2

Archieve #

REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
EXISTING EASEMENTS
APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	ES1

1,476.57 SF FEE TO GAS STATION

9,493.73 SF EASEMENT GAS STATION

5,297.49 SF EASEMENT TRAILER PARK

INSTRUMENT NO. 2000-13439-3 PARCEL TWO

BOOK 810 O.R., PAGE 463
BOOK 1097 O.R., PAGE 448

INSTRUMENT NO. 2000-13439-3 PARCEL THREE

INSTRUMENT NO. 2000-13439-3 PARCEL ONE

INSTRUMENT NO. 2000-13093 PARCEL ONE

BOOK 1813 O.R., PAGE 902 PARCEL 2

ROCK FACE PILLAR

ROCK FACE PILLAR

EASEMENT "B" PER BOOK 63 OF SURVEYS, PAGES 24 & 25

EASEMENT "A" PER BOOK 63 OF SURVEYS, PAGES 24 & 25

GAS PUMPS

GAS PUMPS

GAS PUMPS

CONCRETE

CONCRETE

CONCRETE

AC PAVING

AC PAVING

AC PAVING

PLANTER

PLANTER

PLANTER

PLANTER

PLANTER

CONCRETE RAMP

PARKING

Command: *Cancel*

Command: *Cancel*

Command: *Cancel*

REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

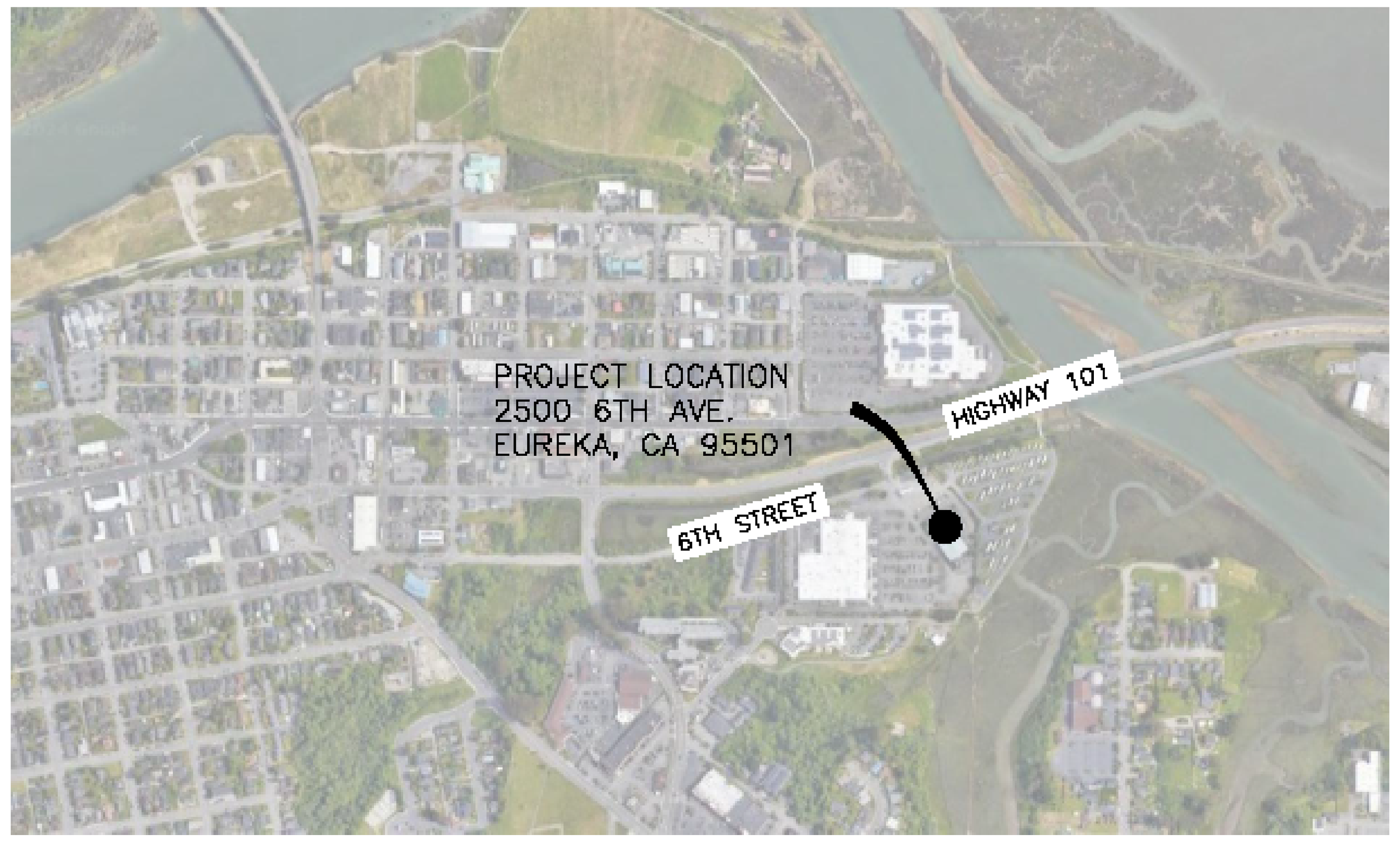
DMV/PICO CDP APPLICATION

PROPOSED EASEMENTS

APN: 002-252-027

For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	**ES2**



LOCATION MAP

N.T.S.

NORTH

PROJECT INFORMATION:

OWNER:
PIERSON COMPANY
3117 HARRISON AVE
EUREKA, CA 95503
(707) 268-1800

CIVIL ENGINEERING:
WHITCHURCH ENGINEERING, INC.
610 9th STREET
FORTUNA, CA 95540
(707) 725-6926

ARCHITECT:
ALLEN ATELIER ARCHITECTURE
PO BOX 582
BLUE LAKE, CA 95525
(707) 532-2332

SURVEYOR:
KELLY O'HERN ASSOCIATES
3240 MOORE AVENUE
EUREKA, CA 95501
(707) 442-7283

PROJECT DATA

PROJECT ADDRESS – 2500 6TH STREET, EUREKA, CA, 95501

CLIENT – PIERSON COMPANY

PROPERTY OWNER – PIERSON COMPANY

PROJECT SCOPE – CLIENT RENOVATIONS TO VACANT COMMERCIAL STRUCTURE INCLUDING UTILITY EXPANSIONS, AND EV CHARGING STATIONS. ADDITIONAL CHANGES FOR TENANT AREA WILL INCLUDE NEW DRIVE TEST PORT, BUILDING SIGNAGE AND MOTORCYCLE TESTING FACILITIES.

APN: 002-252-027

ZONING – COMMERCIAL GENERAL (CG)

COASTAL ZONE – YES

100-YEAR FLOOD ZONE – YES

SRA AREA – NO

BUILDING DEPARTMENT – CITY OF EUREKA

BUILDING CODES – 2022 CBC, CPC, CEC, CFC, & ENERGY CODE

DRAWING INDEX:

C1 – VICINITY MAP & NOTES
C2 – PROPOSED SITE PLAN
C3 – GRADING PLAN
C4 – DETAILS
C5 – UTILITY PLAN
C6 – LIGHTING PLAN
C7 – LIGHT POLE DETAILS
C8 – EROSION & SEDIMENT CONTROL PLAN
C9 – LOW IMPACT DEVELOPMENT PLAN
C10 – PROPOSED SITE PAVING

GENERAL NOTES

1. ALL CONSTRUCTION, MATERIALS AND WORKMANSHIP SHALL CONFORM TO THE 2022 EDITION OF THE CALIFORNIA BUILDING CODE, 2022 EDITIONS OF THE CALIFORNIA ELECTRICAL AND FIRE CODES, AND ALL APPENDICES THERETO, CALTRANS STANDARD PLANS & SPECIFICATIONS, LATEST EDITION.
2. THE CONTRACTOR SHALL PROVIDE WORKMANS COMPENSATION INSURANCE & LIABILITY INSURANCE.
3. THE CONTRACTOR SHALL GUARANTEE ALL LABOR AND MATERIAL FOR A MINIMUM OF ONE YEAR.
4. THE GENERAL CONTRACTOR SHALL VERIFY ALL THE SITE CONDITIONS AND DIMENSIONS BEFORE STARTING WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES.
5. FEATURES OF CONSTRUCTION SHOWN ARE TYPICAL AND SHALL APPLY GENERALLY THROUGHOUT SIMILAR CONDITIONS.
6. DETAILS SHOWN ON TYPICAL DETAIL SHEETS SHALL BE USED WHENEVER APPLICABLE, UNLESS OTHERWISE SHOWN. SPECIFIC DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER TYPICAL DETAILS. SPECIFIC NOTES SHOWN ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER GENERAL NOTES. NOTES AND DETAILS ON THE STRUCTURAL DRAWINGS TAKE PRECEDENCE OVER SPECIFICATIONS.
7. ALL CONDITIONS SHOWN OR NOTED AS EXISTING ARE BASED ON BEST INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF THESE DRAWINGS, NO WARRANTY IS IMPLIED AS TO THEIR ACCURACY.
8. ALL BUILDING MATERIAL SHALL BE NEW MATERIAL, UNLESS OTHERWISE APPROVED OR SPECIFIED BY ENGINEER.
9. CONTRACTORS SHALL VERIFY EASEMENTS (PUBLIC OR PRIVATE) FOR SEWER, WATER, ELECTRICAL, TELEPHONE, CABLE T.V., AND GAS PRIOR TO STARTING CONSTRUCTION.
10. VERIFY ALL UTILITY DATA AND LOCATIONS PRIOR TO ANY WORK. ONSITE UTILITIES SHALL BE COORDINATED WITH THE APPROPRIATE AGENCY OR UTILITY COMPANY.
11. THE DESIGN CONSULTANTS ASSUMES NO RESPONSIBILITY FOR THE PERFORMANCE OF PRODUCTS OR MATERIALS NOT SPECIFIED IN THESE DRAWINGS.
12. ACCEPT NO INK OR PENCIL CORRECTIONS TO THESE DRAWINGS WITHOUT THE OWNER'S REPRESENTATIVE INITIAL OR SIGNATURE. THE DESIGN CONSULTANTS SHALL BE HELD HARMLESS FOR ALL CHANGES NOT IN CONFORMANCE WITH THIS PROVISION.
13. ALL USERS OF THESE DRAWINGS AGREE BY USING THESE DRAWINGS TO HOLD THE DESIGN CONSULTANTS HARMLESS FOR ANY AND ALL WORK THAT DOES NOT CONFORM TO THE REQUIREMENTS AND MINIMUM STANDARDS OF THE C.B.C., ORDINANCES, AND ACCEPTABLE STANDARDS.
14. THESE DRAWINGS ARE THE PROPERTY OF THE DESIGN CONSULTANTS AND ARE NOT TO BE USED IN PART FOR ANY WORK OTHER THAN THE LOCATION SHOWN HEREON.
15. THE DESIGN CONSULTANTS AND THE OWNER SHALL HAVE NO CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
16. THE CONTRACTOR SHALL COMPLY WITH ALL OF THE APPLICABLE REQUIREMENTS OF THE FEDERAL WILLIAMS – STEIGER OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA) OF 1970' AND ANY AMENDMENTS THERETO. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, THE ENGINEER OR CITY OF EUREKA DEPARTMENT OF PUBLIC WORKS.
17. WHERE DIMENSIONS ARE SHOWN ON THE PLANS, THEY SHALL GOVERN OVER SCALE, DO NOT SCALE DRAWINGS. IN THE EVENT OF CONTRADICTION, USE THE MOST STRINGENT SPECIFICATION AND NOTIFY THE ENGINEER.
18. THE CONTRACTOR SHALL COMPARE ALL PAGES OF THE PLANS; ANY DISCREPANCIES SHALL BE REPORTED TO THE ENGINEER PRIOR TO PROCEEDING WITH WORK.
19. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR AND SUBCONTRACTORS SHALL REMOVE SURPLUS MATERIALS AND DEBRIS FROM THE SITE. CONTRACTOR SHALL REMOVE ALL DELETERIOUS MATERIAL FROM SITE INCLUDING BUT NOT LIMITED TO; BROKEN CONCRETE, STUMPS, ROCKS, DEBRIS, ASPHALT RUBBLE, GARBAGE, ETC. AND LEGALLY DISPOSE OF ABOVE.
20. LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES SHOWN HEREON ARE FROM RECORD INFORMATION ONLY AND ARE SHOWN FOR INFORMATION ONLY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES PRIOR TO EXCAVATION AND CONSTRUCTION IN ANY AREA. CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (USA) AT 811 A MINIMUM OF 48 HOURS IN ADVANCE OF ANY EXCAVATION. CONTRACTORS SHALL IMMEDIATELY REPORT ANY DISCREPANCIES IN RECORD INFORMATION TO ENGINEER AND DEVELOPER PRIOR TO CONSTRUCTING ANY WORK.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SAFETY REQUIREMENTS.
22. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS ON OR ADJACENT TO PROJECT SITE. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGE TO EXISTING IMPROVEMENTS TO THE SATISFACTION OF CITY OF EUREKA PUBLIC WORKS OR PRIVATE PROPERTY OWNER INVOLVED.

SITE PREPARATION

1. ALL TOPSOIL, VEGETATION, ORGANICS, AND DEBRIS SHOULD BE REMOVED FROM THE PROPOSED BUILDING AND PAVEMENT AREAS. THE GENERAL DEPTH OF STRIPPING SHOULD BE SUFFICIENTLY DEEP TO REMOVE THE ROOT SYSTEMS AND ORGANIC TOPSOILS. FOR ESTIMATE PURPOSES, A MINIMUM STRIPPING DEPTH OF 6-12 INCHES SHOULD BE USED. THE ACTUAL DEPTH OF STRIPPING SHOULD BE REVIEWED BY THE SOILS CONSULTANT AT THE TIME OF CONSTRUCTION. DEEPER STRIPPING MAY BE REQUIRED IN LOCALIZED AREAS. STRIPPING SHOULD EXTEND LATERALLY A MINIMUM OF 10 FEET OUTSIDE THE BUILDING AND PAVEMENT PERIMETERS. THESE MATERIALS WILL NOT BE SUITABLE FOR USE AS ENGINEERED FILL; HOWEVER, STRIPPED TOPSOIL MAY BE STOCKPILED AND REUSED IN LANDSCAPE AREAS AT THE DISCRETION OF THE OWNER.

2. THE CONTRACTOR SHOULD LOCATE ALL FOUNDATIONS, FLOOR SLABS, DEBRIS PITS, FILL SOILS, PAVEMENTS, AND SUBSURFACE STRUCTURES. THESE SOILS OR STRUCTURES SHOULD BE ENTIRELY REMOVED. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL, THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.

3. ALL UTILITY LINES SHOULD BE LOCATED. THOSE UTILITY LINES NOT ANTICIPATED TO BE USED AFTER CONSTRUCTION SHOULD BE EXCAVATED AND REMOVED. UTILITY LINES SHOULD NOT BE CRUSHED AND LEFT IN PLACE. THE RESULTING EXCAVATIONS SHOULD BE CLEANED OF ALL LOOSE OR ORGANIC MATERIAL, THE EXPOSED NATIVE SOILS SHOULD BE SCARIFIED TO A DEPTH OF 6 INCHES, THEN COMPACTED AS ENGINEERED FILL AND THE EXCAVATION BACKFILLED WITH ENGINEERED FILL.

4. THE IN-PLACE DENSITY OF EXISTING UTILITY TRENCH BACKFILLS WHICH ARE ANTICIPATED TO REMAIN SHOULD BE DETERMINED. EXISTING TRENCH BACKFILL WITH A RELATIVE DENSITY LESS THAN 90 PERCENT PER ASTM D1557 SHOULD BE OVER-EXCAVATED AND REPLACED AS ENGINEERED FILL WITH A MINIMUM RELATIVE DENSITY OF 92 PERCENT.

5. THE CONTRACTOR SHOULD LOCATE ALL MONITORING AND/OR ON-SITE WATER WELLS. ALL WELLS SCHEDULED FOR DEMOLITION SHOULD BE ABANDONED PER STATE AND LOCAL REQUIREMENTS. ANY WELL (WATER OR MONITORING) THAT FALLS WITHIN THE BUILDING SHOULD BE ABANDONED. THE CONTRACTOR SHOULD OBTAIN AN ABANDONMENT PERMIT FROM THE LOCAL ENVIRONMENTAL HEALTH DEPARTMENT, AND ISSUE CERTIFICATES OF DESTRUCTION TO THE OWNER AND THE SOILS CONSULTANT UPON COMPLETION.

6. EXCAVATIONS BELOW GROUNDWATER CAN BE BACKFILLED USING EITHER A SAND-CEMENT SLURRY, OR GRAVEL ENCASED IN A GEOTEXTILE FILTER FABRIC OR ENGINEERED FILL MATERIAL. ONCE THE EXCAVATION IS BACKFILLED ABOVE THE GROUNDWATER TABLE, SILTY SAND SOILS SHOULD BE USED AS BACKFILL.

7. THE BUILDING PAD AREAS SHOULD BE PREPARED BY SCARIFYING AND COMPACTING THE TOP 12 INCHES OF SUBGRADE BELOW THE FLOOR SLABS. THE COMPACTION SHOULD EXTEND AT LEAST 5 FEET BEYOND THE BUILDING LIMITS, OR TO PERIMETER CURBLINES, WHICHEVER IS GREATER.

8. THE EXPOSED GROUND SURFACE IN AREAS TO RECEIVE ENGINEERED FILL MATERIAL, FLOOR SLABS OR PAVEMENTS SHOULD BE SCARIFIED TO A DEPTH OF 8 INCHES, MOISTURE CONDITIONED TO WITHIN TWO PERCENT OF OPTIMUM MOISTURE CONTENT AND COMPACTED AS ENGINEERED FILL. THE ZONE OF SCARIFICATION AND COMPACTION SHOULD EXTEND LATERALLY A MINIMUM OF 10 FEET OUTSIDE THE PERIMETERS OF THE BUILDINGS. THE SCARIFICATION AND COMPACTION SHOULD BE CONDUCTED FOLLOWING STRIPPING OPERATIONS, REMOVAL OF SUBSURFACE STRUCTURES, OVER-EXCAVATION, AND REMOVAL OF ALL SOFT OR PLIANT AREAS.

9. ALL FILL REQUIRED TO BRING THE SITE TO FINAL GRADE SHOULD BE PLACED AS ENGINEERED FILL. IN ADDITION, ALL NATIVE SOILS OVER-EXCAVATED SHOULD BE COMPACTED AS ENGINEERED FILL.

10. IT SHOULD BE NOTED THAT WATER COULD SEEP INTO EXCAVATIONS. DEWATERING MAY BE REQUIRED. GROUNDWATER WILL ALSO IMPACT THE EXCAVATION, PLACEMENT, AND BACKFILL OF UTILITY LINES. CONTRACTORS SHOULD ANTICIPATE REMOVING WATER SEEPAGE. GRANULAR MATERIALS ENCASED IN A GEOTEXTILE STABILIZATION FABRIC, OR CEMENT-SAND SLURRY BACKFILL MATERIALS SHOULD BE ANTICIPATED WHEN BACKFILLING UTILITY LINES.

EARTHWORK

ALL EARTHWORK SHALL COMPLY WITH THE PROVISIONS OF THE CBC 2022 EDITION

1. TOPSOIL- TOPSOIL LAYER SHALL BE REMOVED PRIOR TO ESTABLISHING THE SUBGRADE.

2. SUBGRADE PREPARATION – THE STRIPPED SURFACE SHALL BE MOISTURE CONDITIONED TO WITHIN 2 PERCENT OF OPTIMUM, BASED ON LABORATORY TESTING OF EXPOSED FILL AT 24 INCHES BELOW EXISTING GRADE. SCARIFY AND COMPACT THE UPPERMOST 8 INCHES OF THE STRIPPED SURFACE TO 90% RELATIVE COMPACTION. AN APPROVED GEOTEXTILE SHALL BE PLACED ON THE COMPACTED FILL. GEOTEXTILE FABRIC SHALL BE AMOCO/PROPEX 2002, US FABRICS US200, OR AN APPROVED EQUIVALENT.

2. EXCAVATION – EXCAVATION SHALL INCLUDE ALL EXCAVATION REQUIRED FOR SITE AND/OR BUILDING WORK UNLESS OTHERWISE SPECIFIED. CUT SLOPES SHALL NOT EXCEED 2 (TWO) HORIZONTAL TO 1 (ONE) VERTICAL.

3. FILL – FILL MATERIAL FOR THE FOUNDATION SHALL BE WELL CALTRANS CLASS 2 AGGREGATE BASE OR OTHER MATERIAL APPROVED BY THE PROJECT ENGINEER. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION. FILL SHALL BE PLACED AND COMPACTED IN 8 INCH LAYERS. COMPACTION TESTING IS REQUIRED. SUCH TESTING SHALL COMPLY TO CALTRANS TEST METHODS 216 AND 231 SUBJECT TO APPROVAL BY THE ENGINEER OF RECORD.

4. BASE – PAVEMENT BASE AND BASE UNDER CONCRETE SHALL BE CLASS II AS SPECIFIED BY CALTRANS. BASE MATERIAL SHALL BE PLACED IN 6" THICK MAXIMUM UNIFORM LAYERS AND COMPACTED TO 95 PERCENT RELATIVE DENSITY.

5. STRUCTURAL BACKFILL – STRUCTURAL BACKFILL SHALL BE PLACED IN 8 INCH THICK MAXIMUM UNIFORM LAYERS. COMPACTION EQUIPMENT OR METHODS WHICH MAY CAUSE DISPLACEMENT OR DAMAGE STRUCTURES SHALL NOT BE USED. NO BACKFILL MATERIAL SHALL BE DEPOSITED AGAINST CAST-IN-PLACE CONCRETE STRUCTURES UNTIL THE CONCRETE HAS DEVELOPED A STRENGTH OF NOT LESS THAT 1500 P.S.I COMPRESSIVE STRENGTH.

6. PERMEABLE MATERIAL (FILTER GRAVEL) – PERMEABLE MATERIAL SHALL CONFORM TO CLASS 2 AS SPECIFIED BY CALTRANS UNLESS OTHERWISE NOTED ON PLANS.

7. ALL TOPSOIL STRIPPED FROM THE SITE SHALL BE DEPOSITED IN A STOCKPILE STORAGE AREA FOR LATER USE AS LANDSCAPING MATERIAL.

8. JETTING OF FILL IS NOT RECOMMENDED FOR COMPACTION PURPOSES.

9. MINIMUM POSITIVE DRAINAGE OF 2% AWAY FROM ALL BUILDING FOUNDATIONS AND FOOTINGS FOR A MINIMUM OR 4' HORIZONTAL DISTANCE.

CONCRETE NOTES

1. CONCRETE SHALL CONFORM TO THE APPLICABLE PROVISIONS OF CHAPTER 19 OF THE CALIFORNIA BUILDING CODE (CBC), 2022 EDITION. PLANS FOR ANY SPECIAL INSPECTION REQUIREMENTS PRIOR TO THE PLACEMENT OF CONCRETE.

2. MATERIALS-

A. CONCRETE – CONCRETE SHALL BE READY-MIXED AND SHALL CONFORM TO ASTM C94. THE MAXIMUM-CEMENT RATIO FOR STRUCTURAL CONCRETE SHALL BE PER ACI CHAPTER 4 318-05.
MAXIMUM AGGREGATE SIZE – 1 1/2 INCHES
SLUMP – 4 INCHES PLUS OR MINUS 1 INCH
28 DAY COMPRESSIVE STRENGTH – 3,000 P.S.I. FOR STRUCTURAL CONCRETE, 2,500 P.S.I. FOR FLATWORK
CEMENT – PORTLAND CEMENT CONFORMING TO ACI 318-05 SEC 3.3
AGGREGATES – SHALL CONFORM TO CBC SECTION 1903.3.
ADMIXTURES – WILL NOT BE PERMITTED UNLESS APPROVED BY THE ENGINEER.

B. REINFORCING – REINFORCING BARS SHALL BE DEFORMED BARS CONFORMING TO ASTM A615 GRADE 60 WITH BAR MARKS LEGIBLY ROLLED INTO THE SURFACE INDICATING THE SIZE, TYPE OF STEEL AND YIELD STRENGTH. ALL WELDED REINFORCING BARS SHALL MEET THE REQUIREMENTS OF ASTM A706. CONCRETE COVERAGE TO FACE OF REINFORCING BARS, UNLESS OTHERWISE NOTED ON PLANS, SHALL BE:
-3 INCHES WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH.
-1 1/2 INCHES FOR # 5 OR SMALLER BARS WHERE CONCRETE IS EXPOSED TO EARTH OR WEATHER AFTER THE REMOVAL OF FORMS.
- 3/4 INCH FOR #11 BARS AND SMALLER IN SLABS AND WALLS WHERE CONCRETE IS NOT EXPOSED TO WEATHER OR IN CONTACT WITH THE GROUND.

3. FORMS- FORMS SHALL CONFORM TO THE SHAPE, LINES AND DIMENSIONS SHOWN ON THE PLANS AND SHALL BE SUFFICIENTLY TIGHT TO PREVENT LEAKAGE OF MORTAR ABOVE FINISHED GRADE. FORMS SHALL BE SECURELY BRACED AND HELD IN PLACE. FORMS (AND SOIL THAT CONCRETE WILL BE PLACED AGAINST) SHALL BE WETTED DOWN JUST PRIOR TO PLACING CONCRETE. ALL FORMS SHALL BE REMOVED AFTER THE CONCRETE HAS SET.

4. WORKMANSHIP-

A. REINFORCING – REINFORCING BARS SHALL BE ACCURATELY PLACED AND SECURED AND SHALL BE SUPPORTED BY CHAIRS, SPACERS OR HANGERS. ALL BAR SPLICES SHALL BE LAPPED A MINIMUM OF 40 BAR DIAMETERS UNLESS OTHERWISE SHOWN. STAGGER SPLICES WHEN POSSIBLE. REINFORCING SHALL BE FREE OF ALL LOOSE RUST OR SCALE.

B. PLACING – THE CONCRETE SHALL BE PLACED IN A MANNER SO AS TO PREVENT SEPARATION OF THE AGGREGATE AND SHALL BE WELL CONSOLIDATED TO PREVENT THE FORMING OF VOIDS.

C. SLUMP – SLUMP TESTS ARE TO CONFORM TO ASTM C143-00.

D. FINISHING – THE TOP OF ALL SLABS SHALL BE GIVEN A LIGHT BROOM OR SMOOTH TROWEL FINISH. FORMED SURFACES SHALL BE GIVEN A SACK FINISH. ALL VOIDS AND HOLES SHALL BE REPAIRED PRIOR TO FINISHING.

E. CURING – CONTRACTOR IS RESPONSIBLE TO ENSURE THAT SLAB IS SUFFICIENTLY CURED BEFORE BUILDING LOADS (FORKLIFT METAL MAT'L. ETC...) SERVICE LOADS ARE APPLIED TO SLAB.

F. EXPANSION JOINTS – EXPANSION JOINTS SHALL BE FILLED WITH A TYPE V PRE-MOLDED FILLER CONFORMING TO ASTM D544 AND SHALL BE PLACED IN THE CORRECT POSITION PRIOR TO PLACING CONCRETE.

G. CONTROL JOINTS – CONTROL JOINTS MAY BE SAW CUT, PREFORMED OR TOOLED. CONSTRUCTION JOINTS AND CONTROL JOINTS SHALL DIVIDE SLAB INTO AREAS NOT EXCEEDING 1 1/2 TO 1, CONTRACTOR SHALL SUBMIT LAYOUT PLAN SHOWING NEW CONTROL AND CONSTRUCTION JOINT LOCATIONS. JOINT SPACING SHALL NOT EXCEED 25 FEET IN EITHER DIRECTION. SIMI RIGID SEALANT TO BE METZGER/MCGUIRE "MM-80" OR EQUAL.

H. SLAB SURFACE – SLAB SURFACE SHALL NOT VARY MORE THAN 3/8":10' MAXIMUM.

I. SLAB SECTIONS – SLAB SECTIONS SHOULD BE POURED IN A "PATCHWORK" LIKE PATTERN AS MUCH AS PRACTICALLY POSSIBLE.

DUST CONTROL DURING CONSTRUCTION.

DURING CONSTRUCTION ACTIVITIES THE FOLLOWING DUST CONTROL MEASURES SHALL BE TAKEN:

1. 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 DRAINAGE SYSTEM.

2. COVER TRUCKS HAULING SOIL, SAND AND OTHER LOOSE MATERIAL.

3. PAVE, WATER OR APPLY NON-TOXIC SOIL STABILIZERS ON UNPAVED ACCESS ROADS AND PARKING AREAS.

4. SWEEP PAVED ACCESS ROADS AND PARKING AREAS DAILY.

5. SWEEP STREETS DAILY IF VISIBLE MATERIAL IS CARRIED ONTO ADJACENT PUBLIC STREETS.

6. INSTALL EROSION CONTROL MEASURES TO PREVENT SILT RUNOFF TO PUBLIC ROADWAYS.

7. REPLANT VEGETATION IN DISTURBED AREAS WITHIN 30 DAYS OF COMPLETION OF PROJECT. THE CONSTRUCTION SITE SHALL BE MAINTAINED IN A CLEAN AND ORDERLY FASHION AND BE KEPT FREE OF DEBRIS. SOLID WASTE GENERATE DURING CONSTRUCTION SHALL BE DISPOSED OF IN AN APPROPRIATE MANNER. SUCH WASTE SHALL INCLUDE, BUT NOT BE LIMITED TO: CONCRETE FORMS, WASTE CONCRETE AND ASPHALT, EMPTY CONTAINERS OF BUILDING MATERIALS AND EXCESS BUILDING MATERIALS.

DISCOVERY OF PREHISTORIC OR ARCHAEOLOGICAL RESOURCES

SHOULD CONCENTRATIONS OF ARCHAEOLOGICAL MATERIALS BE ENCOUNTERED DURING CONSTRUCTION OR GRADING OPERATIONS, ALL GROUND-DISTURBING WORK SHALL BE TEMPORARILY HALTED ON THE SITE. WORK NEAR THE ARCHAEOLOGICAL FINDS SHALL NOT BE RESUMED UNTIL A QUALIFIED ARCHAEOLOGIST HAS EVALUATED THE MATERIALS AND OFFERED RECOMMENDATIONS FOR FURTHER ACTION. PREHISTORIC MATERIALS WHICH COULD BE ENCOUNTERED INCLUDE: OBSIDIAN OR CHERT FLAKES OR TOOLS, LOCALLY DARKENED MIDDEN, GROUNDSTONE ARTIFACTS, DEPOSITIONS OF SHELL, DIETARY BONE, AND HUMAN BURIALS. SHOULD HUMAN REMAINS BE UNCOVERED, STATE LAW REQUIRES THAT THE COUNTY CORONER BE CONTACTED IMMEDIATELY. SHOULD THE CORONER DETERMINE THAT THE REMAINS ARE LIKELY THOSE OF A NATIVE AMERICAN, THE CALIFORNIA NATIVE AMERICAN HERITAGE COMMISSION MUST BE CONTACTED. THE HERITAGE COMMISSION CONSULTS WITH THE MOST LIKELY NATIVE AMERICAN DESCENDANTS TO DETERMINE THE APPROPRIATE TREATMENT OF THE REMAINS.

DAYS AND HOURS OF CONSTRUCTION AND NOISE CONTROL.

HOURS OF CONSTRUCTION AND NOISE CONTROL. THE FOLLOWING SHALL APPLY TO CONSTRUCTION NOISE FROM TOOLS AND EQUIPMENT:

1. THE OPERATION OF TOOLS OR EQUIPMENT USED IN CONSTRUCTION, DRILLING, REPAIR, ALTERATION OR DEMOLITION SHALL BE LIMITED TO BETWEEN THE HOURS OF 8 A.M. AND 7 P.M. MONDAY THROUGH FRIDAY, AND BETWEEN 9 A.M. AND 7 P.M. ON SATURDAYS.

2. NO HEAVY EQUIPMENT RELATED CONSTRUCTION ACTIVITIES SHALL BE ALLOWED ON SUNDAYS OR HOLIDAYS.

3. CONTRACTOR SHALL SELECT STAGING AREAS AS FAR AS FEASIBLY POSSIBLE FROM SENSITIVE RECEPTORS.

4. CONTRACTOR SHALL MAINTAIN ALL CONSTRUCTION EQUIPMENT WITH MANUFACTURER'S SPECIFIED NOISE-MUFFLING DEVICES.

5. UNNECESSARY IDLING OF INTERNAL COMBUSTION ENGINES SHALL BE PROHIBITED, THIS WOULD MEAN TURNING OFF EQUIPMENT IF IT WILL NOT BE USED FOR 5 OR MORE MINUTES.

6. ALL STATIONARY NOISE-GENERATING CONSTRUCTION EQUIPMENT SUCH AS AIR COMPRESSORS AS FAR AS POSSIBLE FROM HOMES AND BUSINESSES.

7. CONTRACTOR SHALL SELECT QUIET CONSTRUCTION EQUIPMENT, PRIMARY AIR COMPRESSORS, WHENEVER POSSIBLE.

8. TRUCK DRIVER SHALL ADHERE TO POSTED SPEED ON LOCAL ROADS. ALTERNATE TRUCK ROUTES SHALL BE CONSIDERED IF COMPLAINTS OCCUR.

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

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REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540 Phone (707) 725-6926

CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH
2500 6TH ST. EUREKA CA 95501 APN: 002-252-027

VICINITY MAP & NOTES

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

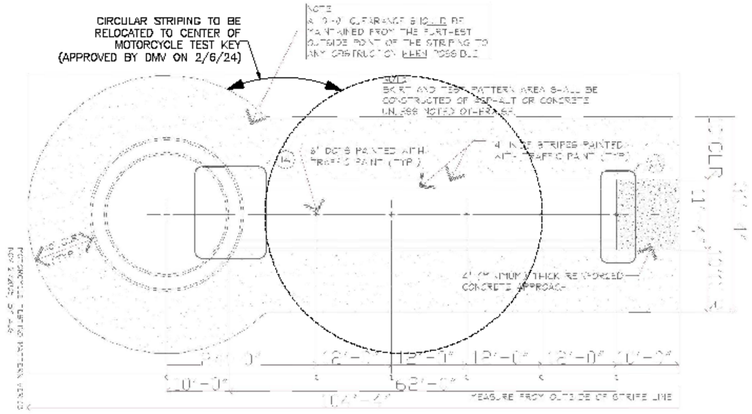
Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C1

EV CHARGING STATION NOTES (FOR WHEN EV EQUIPMENT IS SUPPLIED):

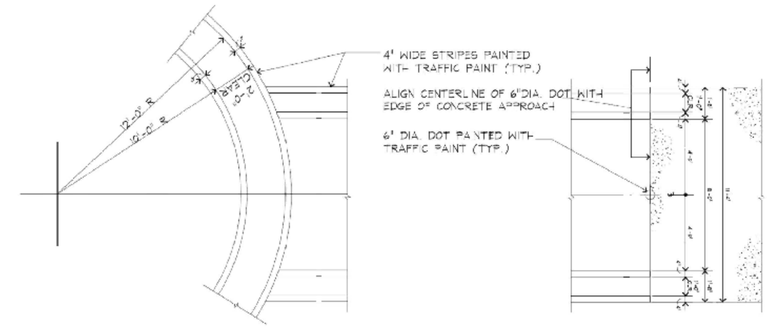
1. INSTALL CHARGING STATIONS PER MANUFACTURER RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
2. RECOMMEND CHARGEPOINT 6000 CHARGING STATIONS (OR APPROVED EQUIVALENT).
3. EV CHARGER IS TO BE A TYPE 1, LEVEL 2 CHARGER, ON A SINGLE PEDISTAL.
4. CHARGERS SHALL BE INSTALLED WITH EITHER A RCD 30mA TYPE B OR A RCD TYPE A + 6mA RDC-DD (IEC 60364-7-722).
5. A MAXIMUM OF ONE CHARGING STATION CAN BE INSTALLED DOWNSTREAM OF RCD TYPE A (IEC 60364-7-722).
6. A DEDICATED CIRCUIT SHALL BE USED FOR EACH CONNECTING POINT ON A CHARGER (IEC 60364-7-722).
7. EACH CHARGING STATION SUPPLIED BY AN UNDERGROUND ELECTRICAL LINE SHALL BE EQUIPPED WITH AN EARTHING ROD AND BE EQUIPPED WITH A TYPE 2 SPD, INSTALLED LOAD SIDE OF THE MAIN SERVICE (IEC 60364-7-722).
8. A MEANS OF DISCONNECT INSTALLED IN A READILY ACCESSIBLE LOCATION WITHIN EYESIGHT OF THE CHARGING STATIONS (CEC 625.43)

SITE PLAN NOTES:

1. SITE PLAN IS BASED ON FILES PROVIDED BY ALLEN ATELIER ARCHITECTURE, DATED 4-29-2024.
2. EXISTING CONDITIONS, PROPERTY LINES, AND TOPOGRAPHY BASED ON SURVEY BY KELLY-O'HERN ASSOCIATES LAND SURVEYORS DATED APRIL, 2024.
3. SEE ARCHITECTURAL PLANS FOR EXTENTS OF SITE DEMOLITION AND NEW SITE FEATURES.

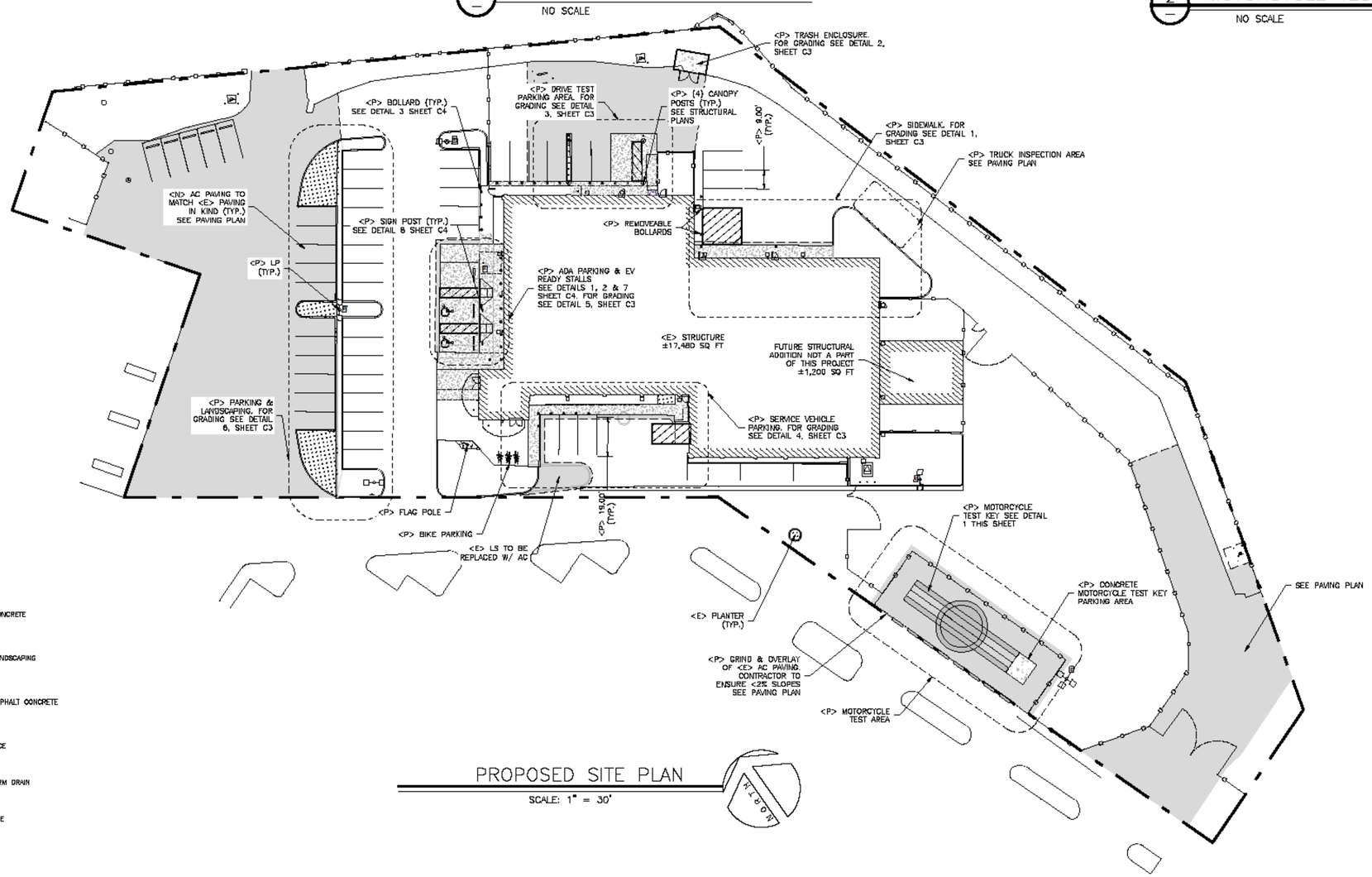


1 MOTORCYCLE TESTING PATTERN
NO SCALE



2 MOTORCYCLE TESTING PATTERN DETAILS
NO SCALE

* MOTORCYCLE TESTING PATTERNS FROM DGS CALIFORNIA DEPARTMENT OF GENERAL SERVICES EXHIBIT "A" FACILITIES DESIGN PROGRAM.



PROPOSED SITE PLAN
SCALE: 1" = 30'

SITE LEGEND

- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- PROPOSED ASPHALT CONCRETE
- EXISTING FENCE
- EXISTING STORM DRAIN
- PROPERTY LINE

ABBREVIATIONS

AC	ASPHALT CONCRETE
AGG.	AGGREGATE
APPROV.	APPROVED
BW	BACK OF WALK
BO	BLOW-OFF
BOL	BOLLARD
CATV	CABLE TELEVISION
CC	CONCRETE
CL	CENTERLINE
CO	CLEANOUT
CONC.	CONCRETE
DI	DRAINAGE INLET
<E>	EXISTING
EL	ELEVATION
ELEC.	ELECTRICAL
EP	EDGE OF PAVEMENT
EV	ELECTRICAL VAULT
EXIST.	EXISTING
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOW LINE
FW	FRONT OF WALK
FWR	FIRE WATER RISER
GD	GROUND
GM	GAS METER
GRD	GROUND
IP	IRON PIPE
JP	JOINT UTILITY POLE
JB	JUNCTION BOX
HP	HIGH POINT
LP	LIGHT POLE
MH	MANHOLE
MIN.	MINIMUM
<N>	NEW
P.P.	POWER POLE
<P>	PROPOSED
P.S.I.	POUNDS PER SQUARE INCH
PUE	PUBLIC UTILITY EASEMENT
RCP	REINFORCE CONCRETE PIPE
RD.	ROAD
R/W	RIGHT OF WAY
SD	STORM DRAIN
S.F.	SQUARE FOOT
SHT.	SHEET
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
SD	STORMDRAIN
SQ.	SQUARE
TR	TELEPHONE VAULT
SD	STANDARD
SWK.	SIDEWALK
T.B.M.	TEMPORARY BENCH MARK
TBR	TO BE REMOVED
TC	TOP OF CURB
TDG	TOP OF GRATE
TYP.	TYPICAL
THK.	THICK
UTIL.	UTILITY
W	WATER
W/	WITH
WM	WATER METER
WV	WATER VALVE
XFMR	TRANSFORMER

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1 INCH

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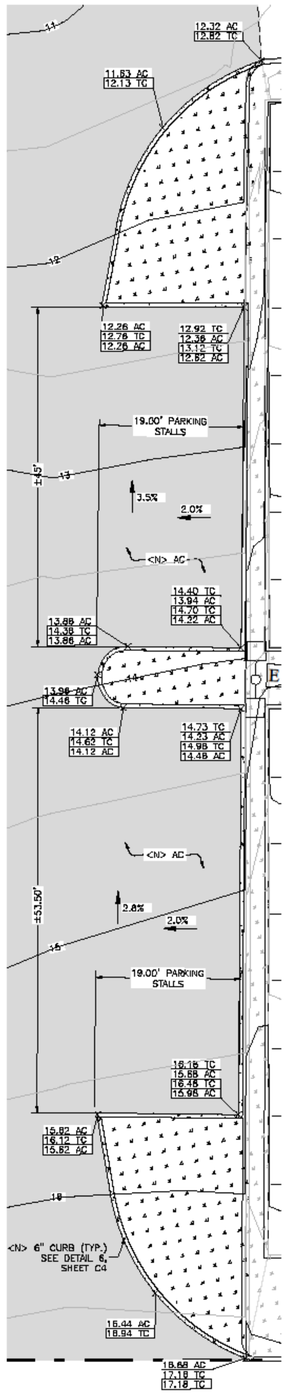
EUREKA BRANCH
2500 6TH ST. EUREKA CA 95501
APN: 002-252-027

PROPOSED SITE PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

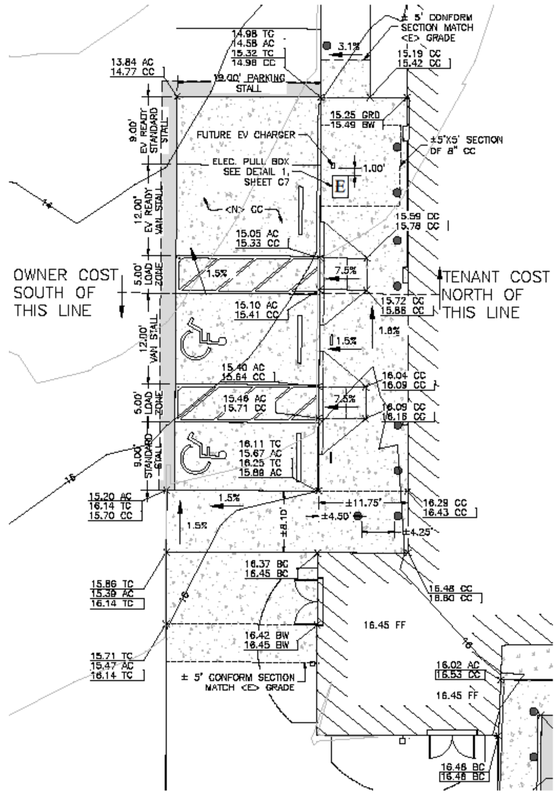
Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C2



6 EXTENDED PARKING ROW GRADING

SCALE: 1" = 10'

*OWNER COST



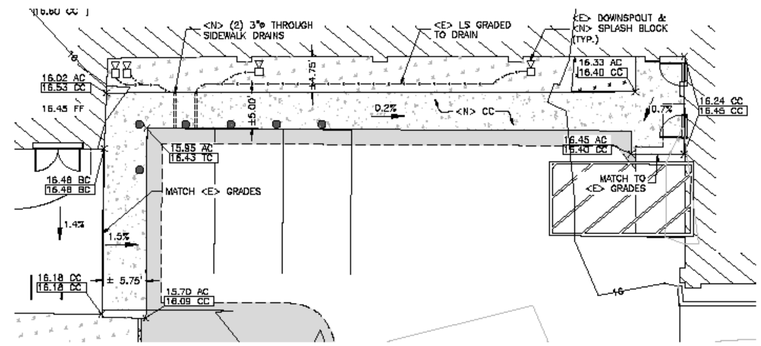
5 <P> ADA GRADING

SCALE: 1" = 10'

*OWNER & TENANT COST

GRADING NOTES

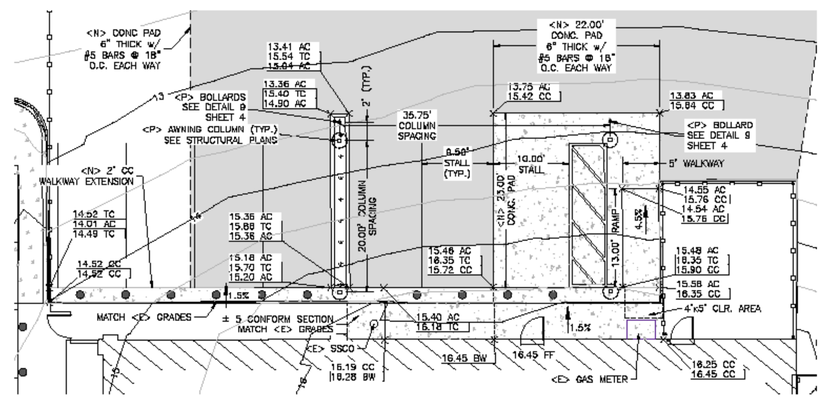
1. STRAIGHT GRADE BETWEEN FINISHED GRADES SHOWN.
2. THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY WERE OBTAINED FROM SURFACE FEATURES AND SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. WHITCHURCH ENGINEERING, INC. ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED.
3. EXISTING CONDITIONS, PROPERTY LINES, AND TOPOGRAPHY BASED ON SURVEY BY KELLY-O'HERN ASSOCIATES LAND SURVEYORS DATED APRIL, 2024.
4. SITE PLAN IS BASED ON FILES PROVIDED BY ALLEN ATELIER ARCHITECTURE, DATE 4-29-2024.
5. DATUM: NAVD 88 PER CITY OF EUREKA MONUMENT NO. 295, CENTER 1/4 CORNER SECTION 23, ELEVATION = 23.01 FEET
6. CONTOURS SHOWN AT 0.5' INTERVALS.
7. ASSUMED FINISHED FLOOR BASED ON EXTERIOR SIDEWALK GRADES BY KELLY-O'HERN SURVEY DATED APRIL, 2024.
8. ALL DOORWAYS TO MATCH <E> GRADES UNLESS OTHERWISE STATED.



4 SERVICE VEHICLE PARKING GRADING

SCALE: 1" = 10'

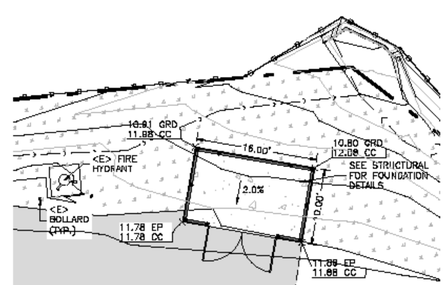
*OWNER COST



3 VEHICLE INSPECTION AREA GRADING

SCALE: 1" = 10'

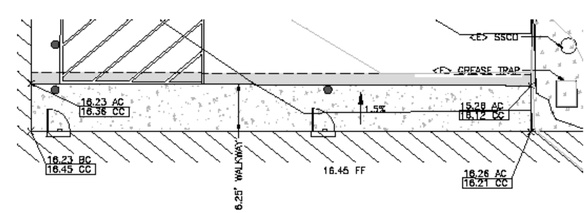
*TENANT COST



2 TRASH ENCLOSURE

SCALE: 1" = 10'

*OWNER COST



1 EAST SIDEWALK GRADING

SCALE: 1" = 10'

*TENANT COST

GRADING LEGEND

- 000.00 – EXISTING GRADE
- 000.00 – PROPOSED GRADE
- OVERLAND FLOW DIRECTION
- PROPOSED ASPHALT CONCRETE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPING
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- PROPERTY LINE
- MAJOR CONTOUR LINE
- MINOR CONTOUR LINE

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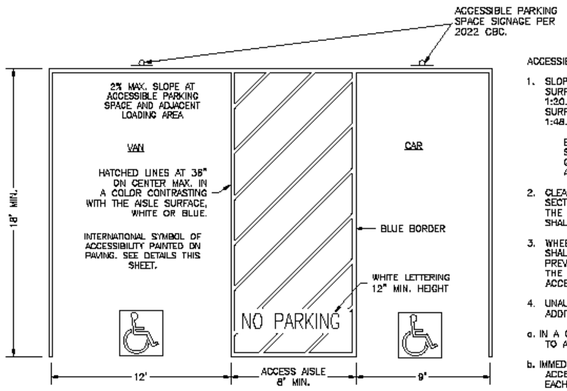
APN: 002-252-027

GRADING PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C3



ACCESSIBILITY NOTES

1. SLOPE. THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:20. THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48.

   EXCEPTION: THE RUNNING SLOPE OF SIDEWALKS SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY.

2. CLEAR WIDTH. EXCEPT AS PROVIDED IN SECTIONS 11B-403.5.2 AND 11B-403.5.3, THE CLEAR WIDTH OF WALKING SURFACES SHALL BE 36 INCHES MINIMUM.

3. WHEEL STOPS. A CURB OR WHEEL STOP SHALL BE PROVIDED IF REQUIRED TO PREVENT ENCROACHMENT OF VEHICLES OVER THE REQUIRED CLEAR WIDTH OF ADJACENT ACCESSIBLE ROUTES.

4. UNAUTHORIZED VEHICLES SIGNAGE. AN ADDITIONAL SIGN SHALL BE POSTED EITHER:

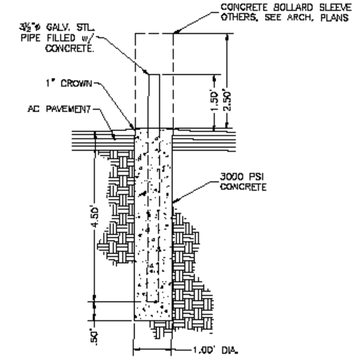
a. IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO AN OFF-STREET PARKING FACILITY OR

b. IMMEDIATELY ADJACENT TO ON-SITE ACCESSIBLE PARKING AND VISIBLE FROM EACH PARKING SPACE.

1 ADA PARKING DETAIL

NO SCALE

*OWNER COST

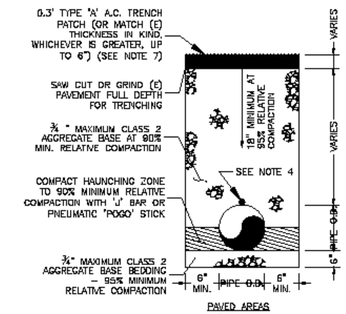


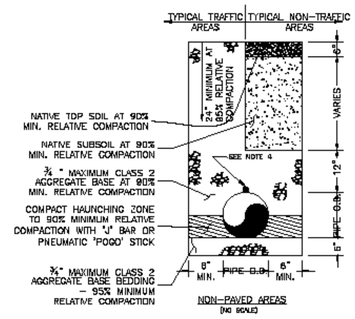
CONCRETE OPTION

3 BOLLARD w/ SLEEVE DETAIL

NO SCALE

*TENANT COST





Notes:

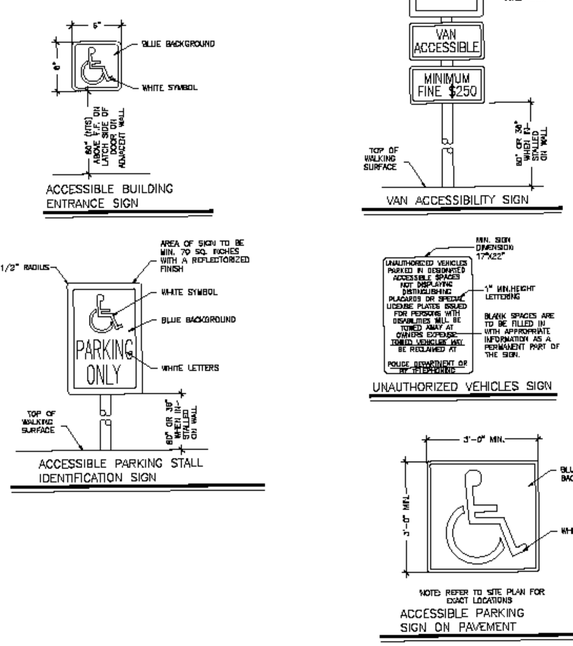
1. COMPACTION TESTS SHALL BE ORDERED AND PAID FOR BY THE CONTRACTOR IN EACH LAYER, TYPE, OR CLASS OF BACKFILL THAT REQUIRES COMPACTION AND AT AN INTERVAL OF EVERY 50 FEET. COPIES OF FIELD TEST REPORTS SHALL BE SUBMITTED TO THE CITY PRIOR TO FINAL PAVING. TESTS SHALL BE PERFORMED BY AN INDEPENDENT GEOTECHNICAL ENGINEERING FIRM ACCEPTABLE TO THE ENGINEER.
2. THE CONTRACTOR SHALL ADEQUATELY SHORE HIS EXCAVATION TO PREVENT THE TRENCH WALLS FROM SLOUGHING INTO THE TRENCH. NO ADDITIONAL PAYMENT WILL BE MADE BY THE CITY TO THE CONTRACTOR FOR EXTRA BACKFILL THAT MAY BE REQUIRED DUE TO SLOUGHING TRENCH WALLS.
3. BEDDING MATERIAL UNDER COUPLING BELLS SHALL BE HAND-EXCAVATED SO THAT THERE IS A MINIMUM CLEARANCE OF 1" UNDER THE BELL.
4. #10 INSULATED COPPER TRACE WIRE (TAPED IN PLACE) SHALL BE COLOR-CODED AS FOLLOWS:
   WATER MAINS & SERVICES – BLUE INSULATION
   SEWER MAINS & LATERALS – GREEN INSULATION
   STORM DRAIN MAINS – GREEN INSULATION
5. ALL WATER MAIN FITTINGS SHALL HAVE ALL EXPOSED NUTS AND BOLTS COMPLETELY COVERED WITH SPRAY-ON RUBBERIZED UNDERCOATING, AND ALL FITTINGS SHALL BE WRAPPED WITH 8 MIL POLYETHYLENE PLASTIC PRIOR TO TRENCH BACKFILL.
6. BACKFILL MATERIAL SHALL BE COMPACTED IN 12" LIFTS. TRENCH BACKFILL IN ERODED OVERLAND AREAS SHALL MATCH EXISTING GRADE.
7. COMPLETED SURFACING SHALL BE THOROUGHLY COMPACTED AND SHALL BE FREE OF RUTS, BUMPS, DEPRESSIONS AND IRREGULARITIES. IF EXISTING STREET IS SHOWING CONCRETE, NEW PAVEMENT SHALL BE 6" THICK AND CONSIST OF 3000 PSI, 5-BAGS CONCRETE, DOWELED AND EPOXIED INTO EXISTING CONCRETE PAVEMENT, BRUSHED (AND COLORED IF BLACK) TO MATCH. DOWELS SHALL BE #4 REBAR AT 24" O.C. WITH 6"-12" EMBEDMENT TO EXISTING AND NEW CONCRETE.
8. FOR NON-TRAFFIC AREAS, THE CONTRACTOR SHALL PLACE AND INCORPORATE STRAW AND SEED INTO THE TOPSOIL TO PREVENT EROSION. THE SEED MIX SHALL BE SUBMITTED TO AND APPROVED BY THE ENGINEER PRIOR TO APPLICATION.
9. FOR PAVED AREAS, IN ANY LOCATION WHERE REMAINING PAVEMENT WIDTH IS LESS THAN 2' BETWEEN EDGE OF TRENCH AND EDGE OF PAVEMENT, THE CONTRACTOR SHALL REMOVE AND REPLACE PAVEMENT TO EDGE OF ROAD.
10. TRENCH BACKFILL FOR SERVICE LATERALS AND PIPES 2" AND SMALLER IN DIAMETER MAY CONSIST OF SAND IN THE PIPE ZONE TO 6" ABOVE THE PIPE, FOLLOWED WITH COMPACTED CLASS 2 AGGREGATE BASE AS SHOWN.
11. THOROUGHLY TACK COAT ALL VERTICAL SURFACES PRIOR TO PAVING WITH AC.

TRENCH DETAILS - ALL AREAS

8/31/08 M-10

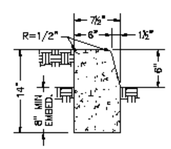
5 TRENCH DETAILS

NO SCALE



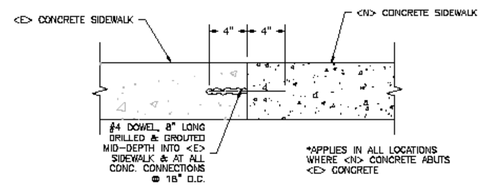
2 ADA SIGNAGE DETAILS

NO SCALE



6 CALTRANS TYPE A1 CURB

NO SCALE



4 DOWELING DETAIL

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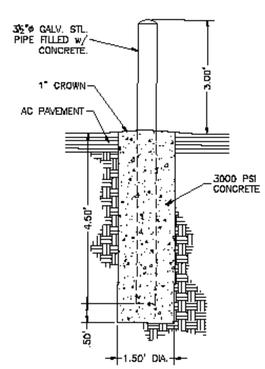
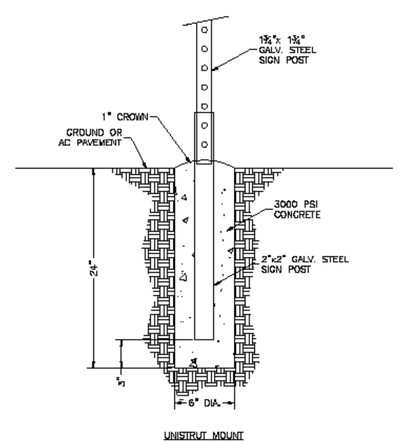


9 BOLLARD DETAIL

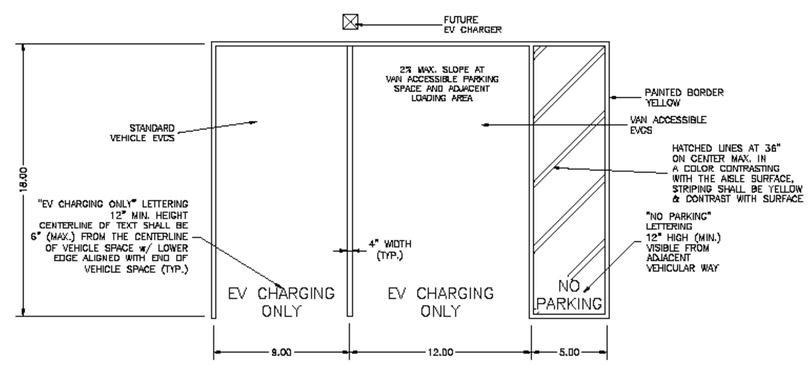
NO SCALE

*TENANT COST



8 SIGN POST DETAIL

NO SCALE



EVCS SIGNAGE NOTE:

PER CBC 11B-812.8.1 – WHERE FOUR OR FEWER TOTAL EVCS ARE PROVIDED, IDENTIFICATION WITH AN INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) AND SIGNS IDENTIFYING VAN ACCESSIBLE SPACES SHALL NOT BE REQUIRED.

SHOULD ADDITIONAL EVCS BE INSTALLED IN THE FUTURE, SIGNS MAY BE REQUIRED AT EXISTING EVCS, PER CBC.

7 EVCS PARKING STALL DETAIL

NO SCALE

*TENANT COST

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REVISIONS	BY

PLAN REVIEW ONLY

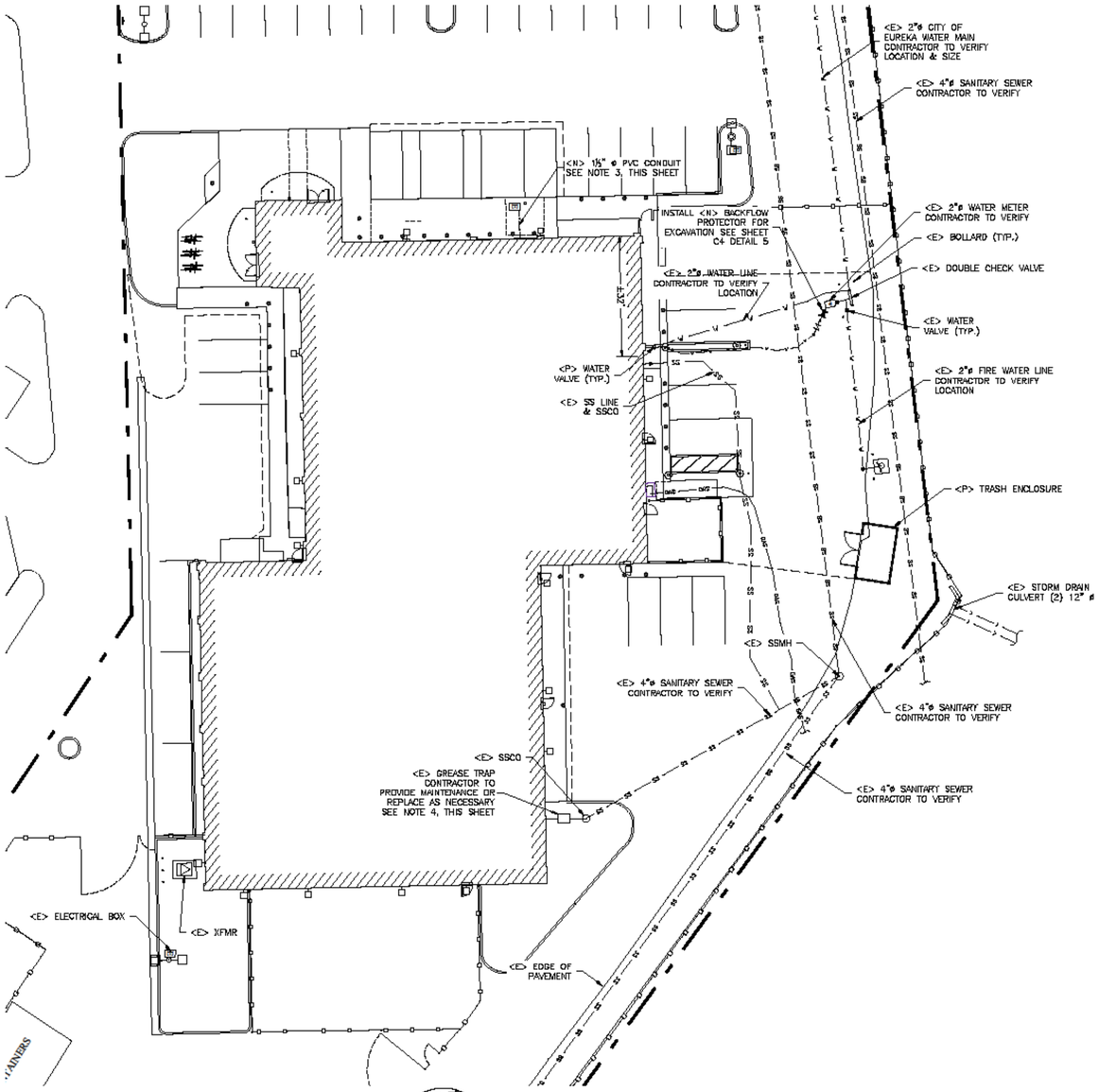
WHITCHURCH ENGINEERING, INC.
610 9th Street, Fortuna, California 95540 Phone (707) 725-6926

CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH
2500 6TH ST. EUREKA CA 95501
APN: 002-252-027

DETAILS

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C4



PROPOSED UTILITY PLAN

SCALE: 1" = 20'

NOTE: OWNER COST

UTILITY LEGEND

- CHAINLINK FENCE
- EXISTING PROPERTY LINE
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED ELECTRICAL CONDUIT
- EXISTING SANITARY SEWER LINE
- EXISTING GAS LINE
- BACKFLOW PREVENTER
- WATER VALVE
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- SANITARY SEWER CLEANOUT
- WATER METER
- ELECTRICAL TRANSFORMER
- ELECTRICAL BOX
- WATER BOX

UTILITY NOTES

1. EXISTING UTILITY SIZES AND LOCATIONS ARE APPROXIMATE. CONTRACTOR TO CONFIRM.
2. ALL WATER LATERALS TO BE DISINFECTED PER CITY OF EUREKA PUBLIC WORKS DIRECTION PRIOR TO CONNECTION TO CITY SERVICES.
3. <N> CONDUIT TO BE ROUTED TO MSB IN OWNER AREA. SEE ELECTRICAL PLANS.
4. PLUMBING CONTRACTOR RECOMMENDED TO INSPECT INTEGRITY AND PROVIDE RECOMMENDATIONS.

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UTILITY PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

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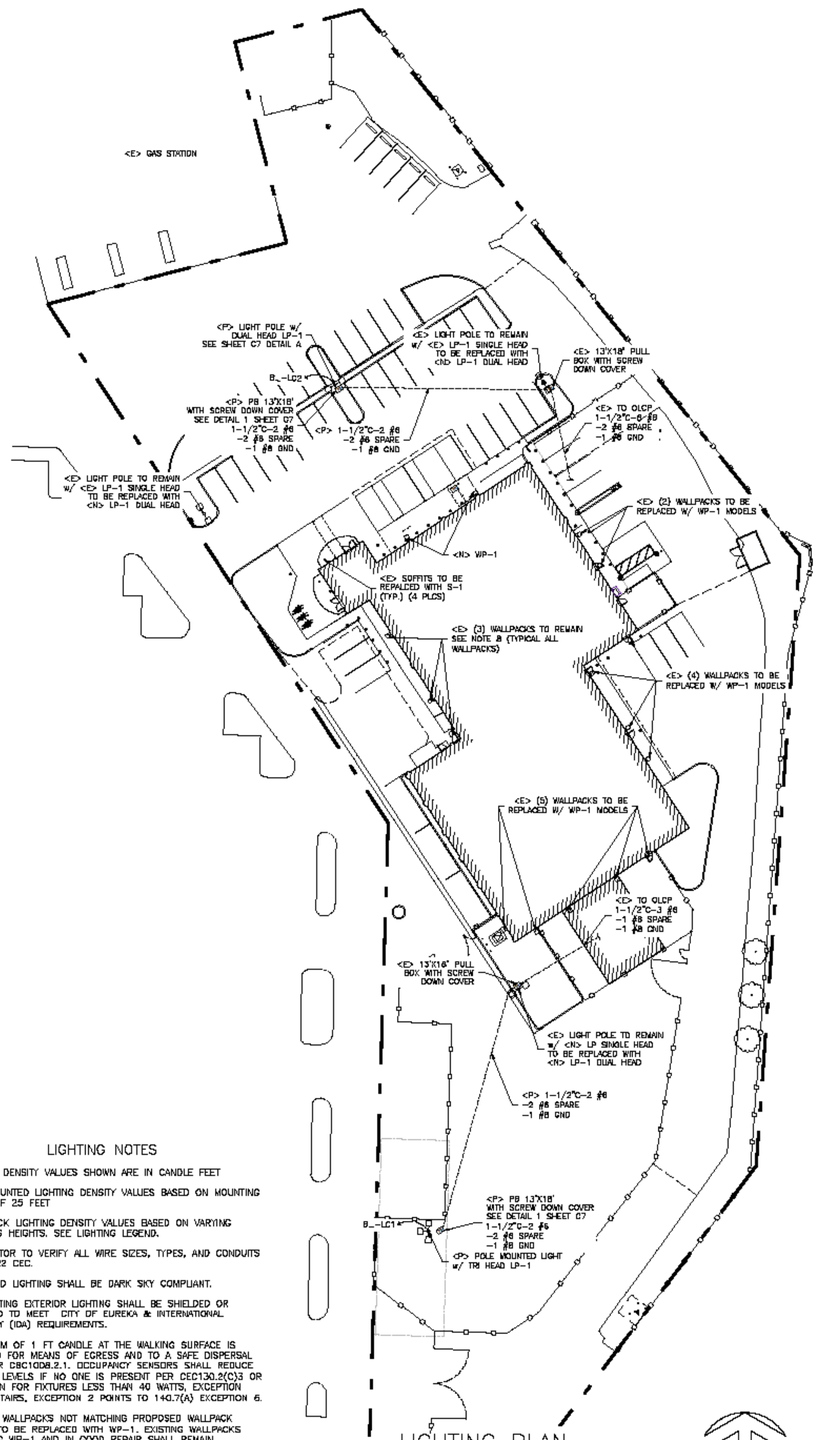
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C5



LIGHTING PLAN

SCALE: NTS

LIGHTING NOTES

1. LIGHTING DENSITY VALUES SHOWN ARE IN CANDLE FEET
2. POLE MOUNTED LIGHTING DENSITY VALUES BASED ON MOUNTING HEIGHT OF 25 FEET
3. WALL PACK LIGHTING DENSITY VALUES BASED ON VARYING MOUNTING HEIGHTS. SEE LIGHTING LEGEND.
4. CONTRACTOR TO VERIFY ALL WIRE SIZES, TYPES, AND CONDUITS WITH 2022 CEC.
5. PROPOSED LIGHTING SHALL BE DARK SKY COMPLIANT.
6. ALL EXISTING EXTERIOR LIGHTING SHALL BE SHIELDED OR RECESSED TO MEET CITY OF EUREKA & INTERNATIONAL DARK SKY (IDA) REQUIREMENTS.
7. A MINIMUM OF 1 FT CANDLE AT THE WALKING SURFACE IS REQUIRED FOR MEANS OF EGRESS AND TO A SAFE DISPERSAL AREA PER CBC10D8.2.1. OCCUPANCY SENSORS SHALL REDUCE LIGHTING LEVELS IF NO ONE IS PRESENT PER CEC130.2(C)3 OR EXCEPTION FOR FIXTURES LESS THAN 40 WATTS, EXCEPTION 1, AND STAIRS, EXCEPTION 2 POINTS TO 140.7(A) EXCEPTION 6.
8. EXISTING WALLPACKS NOT MATCHING PROPOSED WALLPACK (WP-1) TO BE REPLACED WITH WP-1. EXISTING WALLPACKS MATCHING WP-1 AND IN GOOD REPAIR SHALL REMAIN.
9. FOR DETAILS AND SIZING OF LIGHT POLE BASES SEE STRUCTURAL PLANS.

LIGHTING LEGEND *OWNER COST

	QTY	HT
(LP-1) POLE MOUNTED AREA LIGHT, ALUZDA1TS50KN7BR OR EQUAL	5	25'
(WP-1) OUTDOOR WALL PACK, WDM-D-48L-105-3K7-1 OR EQUAL	15	15'
(S-1) OUTDOOR SOFFIT LIGHT, DLC6SNVZDDCT OR EQUAL	4	14'
B-LC1 — HOME RUN CALLOUT WITH CIRCUIT DESIGNATION & PANEL ID		

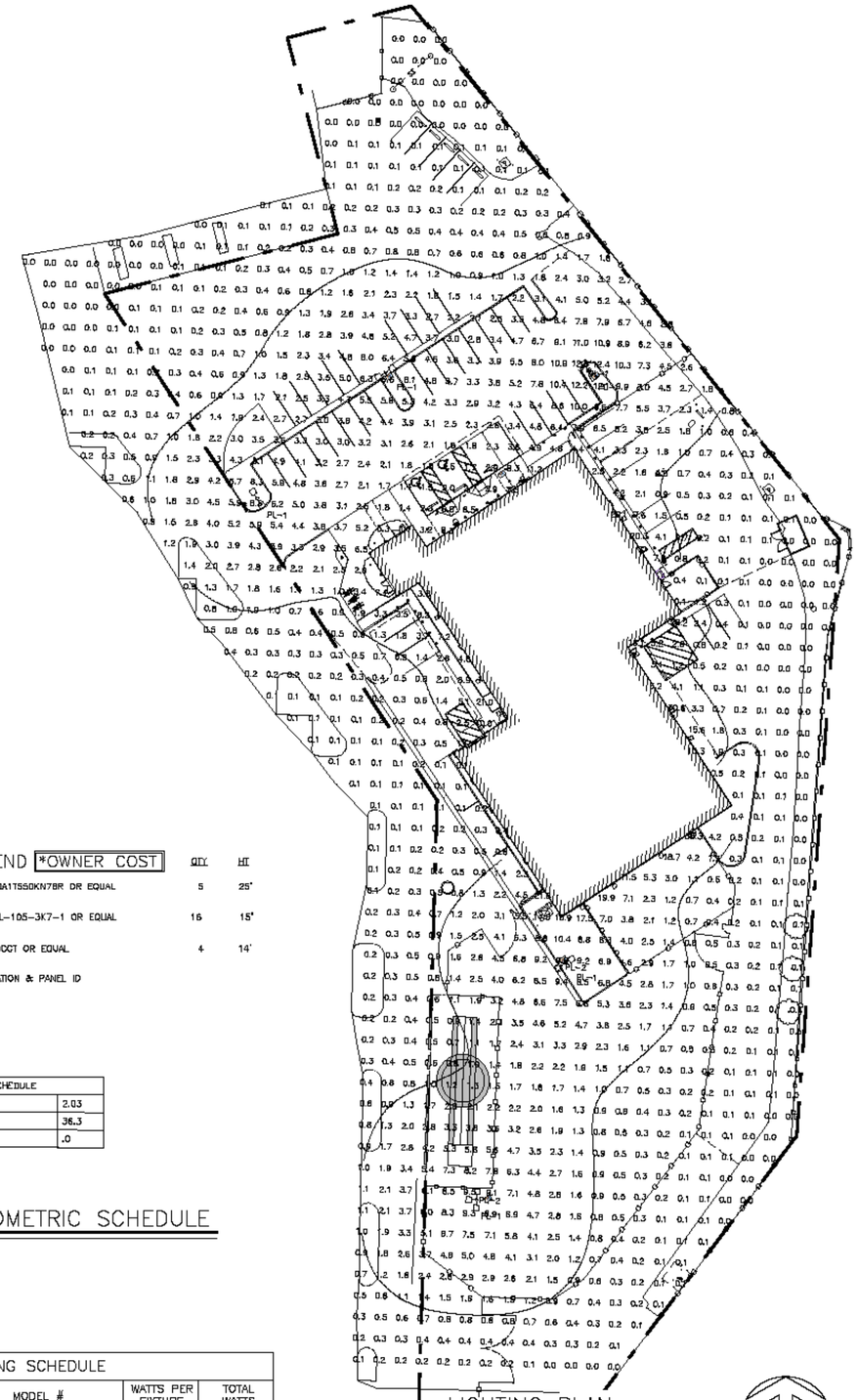
GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	2.03
MAXIMUM FOOT-CANDLES	36.3
MINIMUM FOOT-CANDLES	.0

B — GENERAL PHOTOMETRIC SCHEDULE

SCALE: NTS

SITE LIGHTING SCHEDULE

QUANTITY	TYPE	MODEL #	WATTS PER FIXTURE	TOTAL WATTS
11	DUAL/TRI POLE LIGHTS	ALUZDA1TS50KN7BR	100	1100
15	WALL PACK LIGHTS	WDM-D-48L-105-3K7-1	104	1654
4	SOFFIT LIGHTS	RSXJ LED P3 40K R5 EGS	85	340



LIGHTING PLAN

SCALE: NTS

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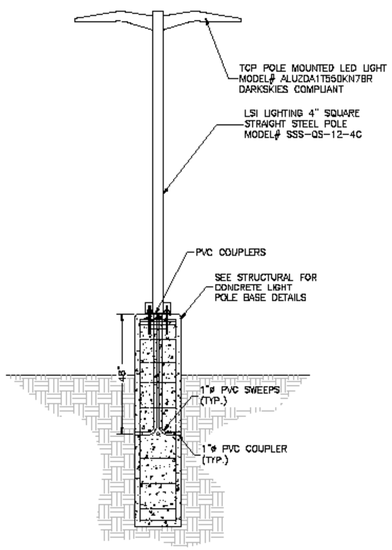
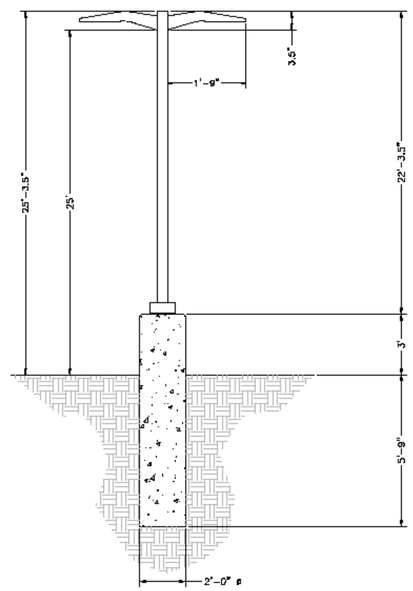
CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH
2500 6TH ST. EUREKA CA 95501 APN: 002-252-027

LIGHTING PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C6





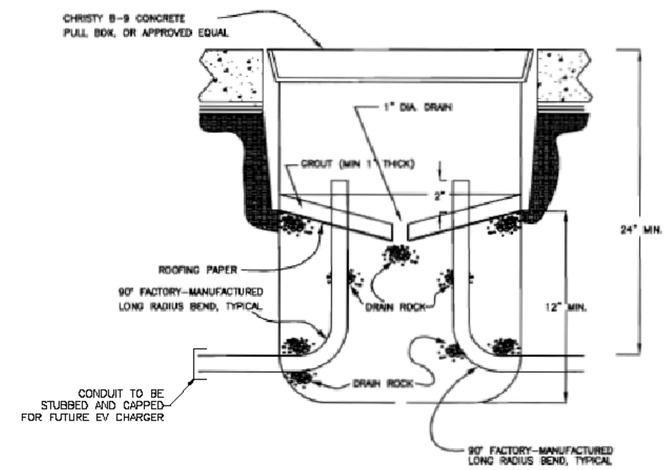
A <N> POLE LIGHT SECTION

SCALE: NTS

<N> POLE MOUNTED LIGHT DETAIL

SCALE: NTS

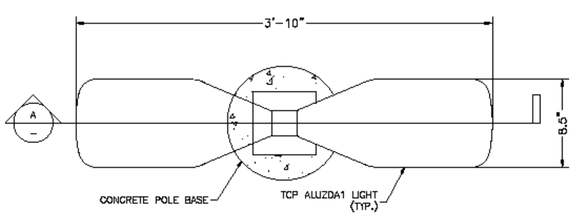
NOTE: OWNER COST



1 CONCRETE PULLBOX

SCALE: NTS

*OWNER COST



B DUAL POLE-MOUNTED LIGHT PLAN VIEW

SCALE: NTS

WDM
WALL MOUNTED

CATALOG #:

Wall Director

FEATURES

- -5° to +10° tilt adjustment
- High performance optics deliver up to 16,000 lumens
- up or down mountable without modification
- Programmable occupancy sensor (dimming)
- NX Lighting Controls
- 130+ lumens per watt
- UL/cUL listed for wet locations, IP66 Listed.

WALL PACK LIGHTS

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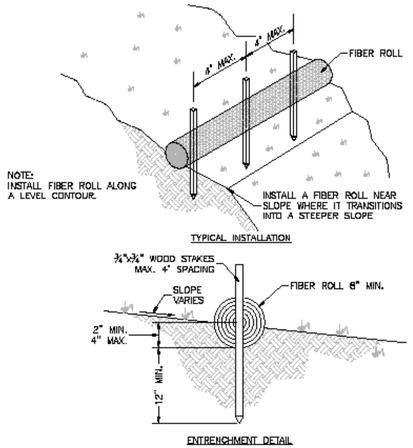
CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH APN: 002-252-027
2500 6TH ST. EUREKA CA 95501

LIGHT POLE DETAILS

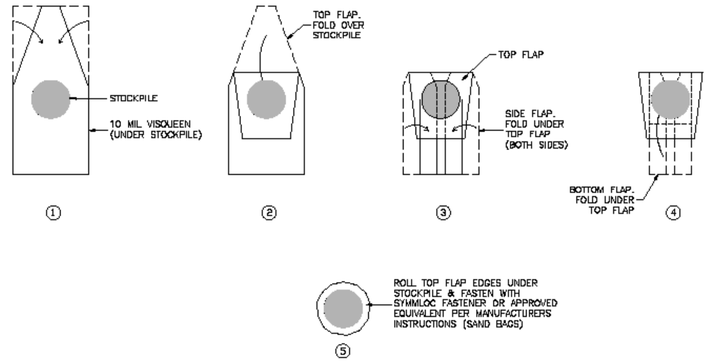
For: GREG PIERSON greg.p@personcompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C7



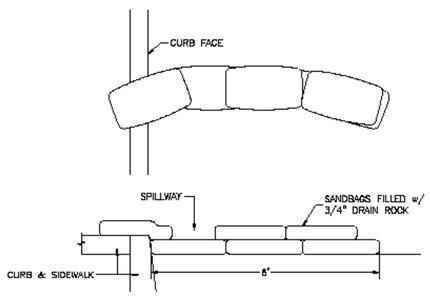
1 FIBER ROLL DETAIL

NO SCALE



2 BURRITO WRAP STOCK PILE DETAIL

NO SCALE

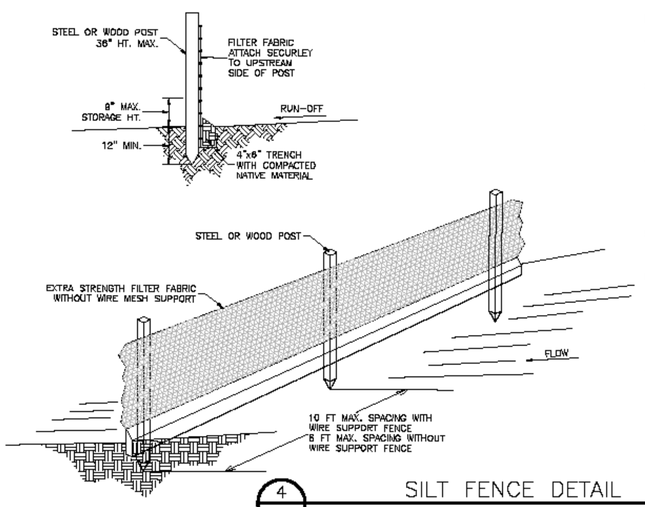


NOTES:

1. LEAVE GAP OF ONE SACK IN THE MIDDLE OF THE TOP ROW OF SACKS TO SERVE AS THE SPILLWAY. SPILLWAY HEIGHT SHALL BE LOWER THAN THE CURB HEIGHT AND SUFFICIENT SIZE TO PASS FLOWS FROM SEVERE STORM EVENT.
2. INSPECT AND REPAIR BARRIER AFTER EACH STORM EVENT. REMOVE SEDIMENT WHEN IT REACHES TOP OF SPILLWAY (CURB HEIGHT).
3. SEDIMENT SHALL BE DEPOSITED IN AN AREA TRIBUTARY TO A SEDIMENT BASIN OR OTHER PROTECTIVE MEASURE AND WILL NOT ENTER STORM DRAIN.
4. SEDIMENT AND GRAVEL SHALL BE IMMEDIATELY REMOVED FROM TRAVELED WAY OF ROAD.
5. SANDBAG SACKS TO BE FILLED WITH 3/4" DRAIN ROCK OR 1/4" PEA GRAVEL.

3 CHECK DAM DETAIL

NO SCALE

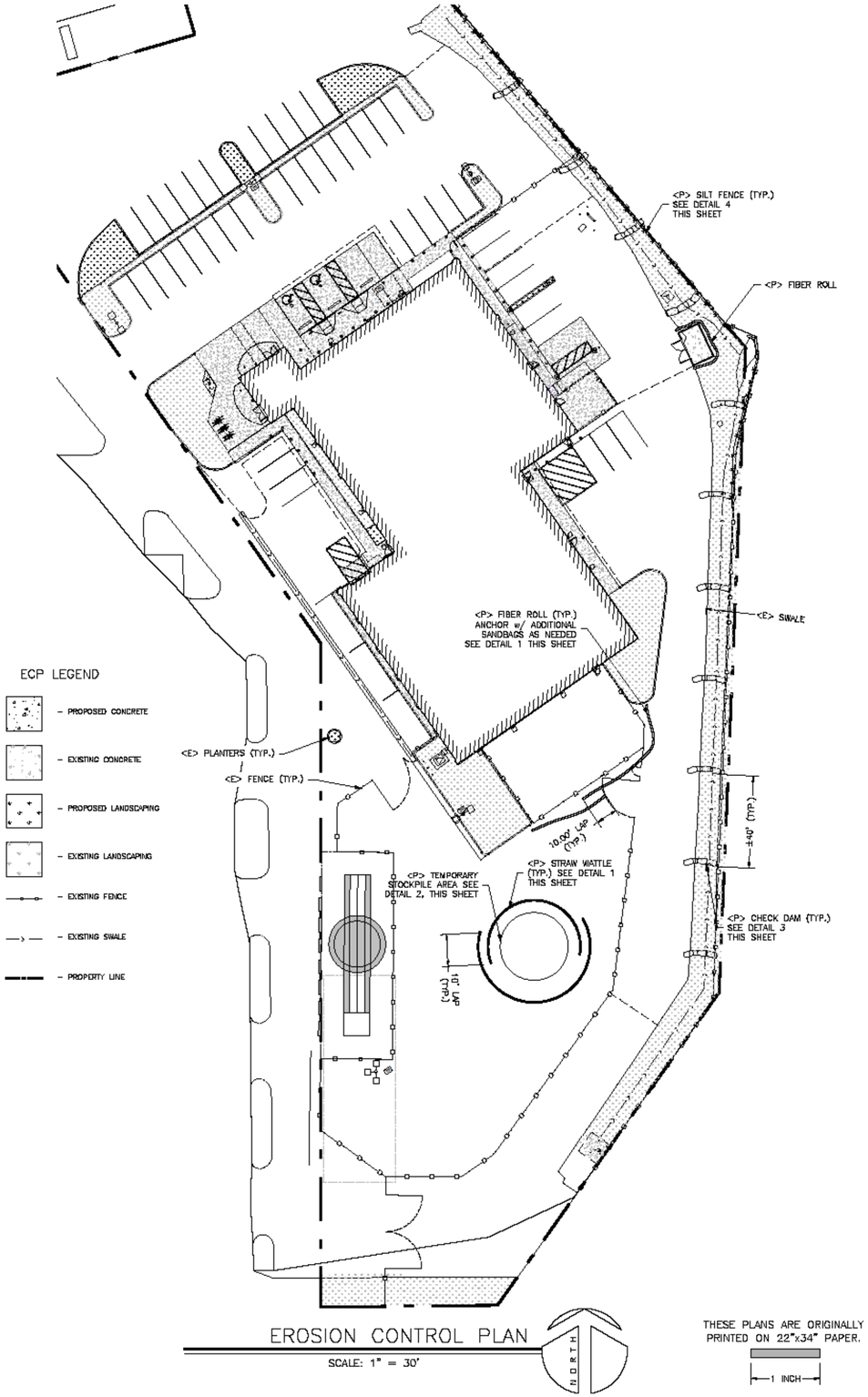


NOTES:

1. THE CONTRACTOR SHALL INSPECT AND REPAIR FENCE AFTER EACH STORM EVENT AND REMOVE SEDIMENT WHEN NECESSARY.
2. REMOVED SEDIMENT SHALL BE DEPOSITED TO AN AREA THAT WILL NOT CONTRIBUTE SEDIMENT OFF-SITE AND CAN BE PERMANENTLY STABILIZED.
3. SILT FENCE SHALL BE PLACED ON SLOPE CONTOURS TO MAXIMUM PONDING EFFICIENCY.
4. WOOD STAKES SHOULD BE COMMERCIAL QUALITY LUMBER OF THE SIZE AND SHAPE SHOWN ON THE PLANS. EACH STAKE SHOULD BE FREE FROM DECAY, SPLITS OR CRACKS LONGER THAN THE THICKNESS OF THE STAKE OR OTHER DEFECTS THAT WOULD WEAKEN THE STAKES AND CAUSE THE STAKES TO BE STRUCTURALLY UNSUITABLE.
5. SILT FENCE SHALL BE LEFT IN PLACE, INSPECTED, AND MAINTAINED UNTIL THE UPSTREAM AREA IS PERMANENTLY STABILIZED.
6. SEDIMENT THAT ACCUMULATES IN THE SILT FENCE MUST BE PERIODICALLY REMOVED IN ORDER TO MAINTAIN EFFECTIVENESS. SEDIMENT SHOULD BE REMOVED WHEN SEDIMENT ACCUMULATION REACHED ON THIRD OF THE BARRIER HEIGHT. SEDIMENT REMOVED DURING MAINTENANCE MAY BE INCORPORATED INTO EARTHWORK ON THE SITE OR DISPOSED OF AT AN APPROPRIATE LOCATION.
7. SILT FENCE FABRIC SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36" AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE. THE FABRIC SHOULD CONFORM TO THE REQUIREMENTS IN ASTM DESIGNATION D4632 AND SHOULD HAVE AN INTEGRAL REINFORCEMENT LAYER. THE REINFORCEMENT LAYER SHOULD BE POLYPROPYLENE, OR EQUIVALENT, NET PROVIDED BY THE MANUFACTURER. THE PERMITTIVITY OF THE FABRIC SHOULD BE BETWEEN 0.1 SEC AND 0.15 SEC IN CONFORMANCE WITH THE REQUIREMENTS IN THE ASTM DESIGNATION D4491.

4 SILT FENCE DETAIL

NO SCALE



ECP LEGEND

- PROPOSED CONCRETE
- EXISTING CONCRETE
- PROPOSED LANDSCAPING
- EXISTING LANDSCAPING
- EXISTING FENCE
- EXISTING SWALE
- PROPERTY LINE

EROSION CONTROL PLAN

SCALE: 1" = 30'

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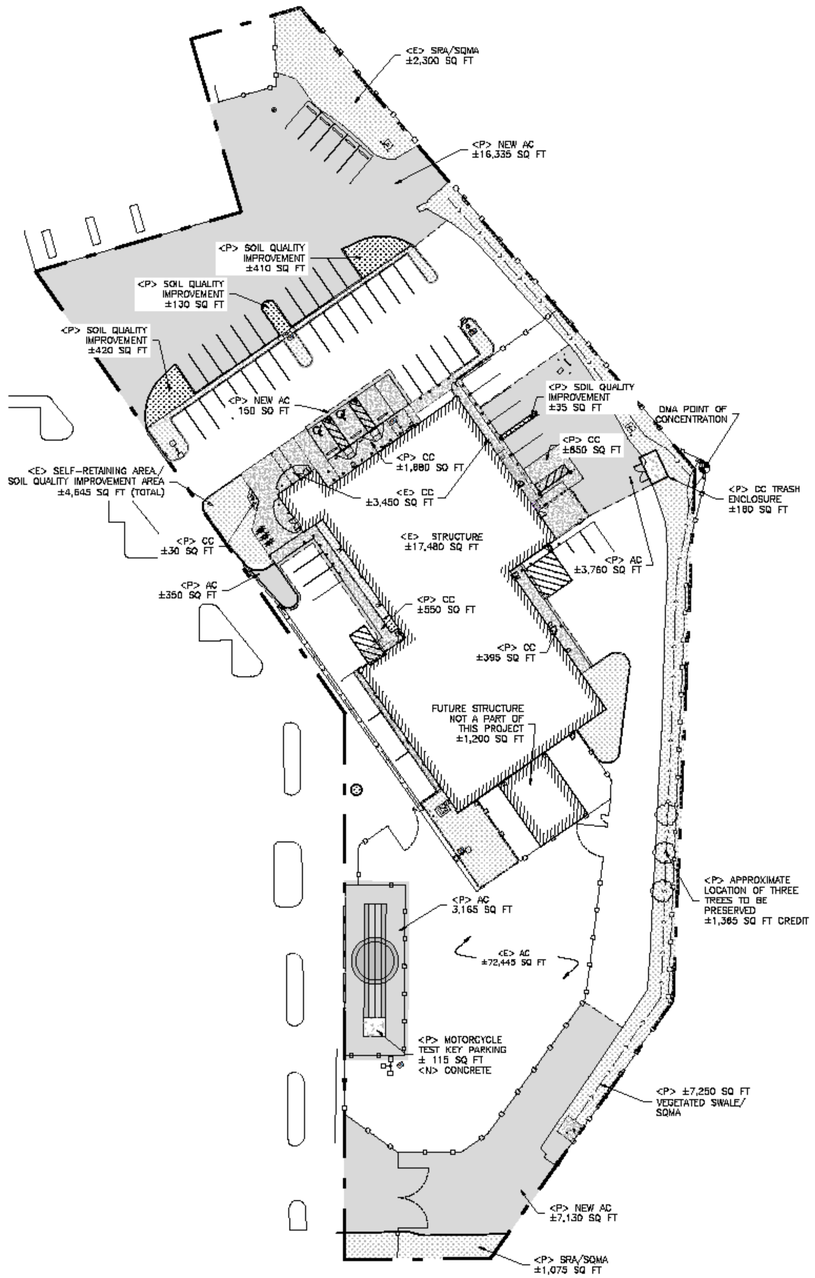
CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH
2500 6TH ST. EUREKA CA 95501 APN: 002-252-027

EROSION & SEDIMENT CONTROL PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C8



LID PLAN

SCALE: 1" = 40'

NORTH

LID PLAN LEGEND

- <P> ASPHALT PAVING (IMPERVIOUS)
- <P> CONCRETE SIDEWALKS (IMPERVIOUS)
- <E> CONCRETE SIDEWALKS (IMPERVIOUS)
- STRUCTURES (IMPERVIOUS)
- SELF RETAINING/ SOIL QUALITY IMPROVEMENT AREAS (PERVIOUS/LID BMP)
- DMA POINT OF CONCENTRATION

LID NOTES

LOW IMPACT DEVELOPMENT DESIGNS/BEST MANAGEMENT PRACTICES MEET THE REQUIREMENTS SET FORTH IN THE STATE WATER RESOURCE CONTROL BOARD MS4 POST-CONSTRUCTION MEASURES AND HUMBOLDT COUNTY REQUIREMENTS.

TOTAL PROJECT AREA:	± 116,515 (2.67 AC)
<E> ASPHALT PAVING AREA:	± 77,345 SQ FT
<E> CONCRETE PAVING AREA:	± 3,710 SQ FT
<E> STRUCTURE AREA:	± 17,480 SQ FT
TOTAL <E> IMPERVIOUS AREA:	± 98,535 SQ FT
<N> AC PAVING AREA:	±30,885 SQ FT
<N> CONCRETE PAVING AREA:	±3,225 SQ FT
<N> STRUCTURE AREA:	±1,360 SQ FT
TOTAL <P> IMPERVIOUS AREA:	±35,470 SQ FT
% INCREASE:	±0.5% (T.E. & LS REMOVAL)

DRAINAGE MANAGEMENT AREA 1

TOTAL AREA:	116,515 SQ FT
TOTAL IMPERVIOUS AREA:	89,360 SQ FT
TOTAL <P> IMPERVIOUS AREA:	35,470 SQ FT
SRA AREA	8,975 SQ FT
EXISTING TREES AREA CREDIT:	1,385 SQ FT
VEGETATED SWALE CREDIT:	7,250 SQ FT
SOIL QUALITY IMPROVEMENT AREA:	18,225 SQ FT
TOTAL BMP CREDIT:	56,252 SQ FT
RUNOFF REDUCTION*:	158.6%

THIS PROJECT WILL CREATE MORE THAN 5,000 SQ FT AND LESS THAN 1 ACRE OF NEW OR REPLACED IMPERVIOUS AREA, MAKING THIS A REGULATED PROJECT. THE SITE DESIGN MEASURES EMPLOYED IN THE PROJECT COMPLETELY REDUCE THE RUNOFF PRODUCED FROM THE IMPROVEMENTS.

*PER SWRCB MS4 REGULATION E.12.C.ii.b – " . . PROJECTS [THAT] RESULT IN AN INCREASE OF LESS THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, ONLY RUNOFF FROM THE NEW AND/OR REPLACED IMPERVIOUS SURFACE OF THE PROJECT MUST BE INCLUDED." THEREFORE, ONLY NEW/REPLACED IMPERVIOUS AREAS ARE CONSIDERED IN THE LID RUNOFF ANALYSIS.

ADDITIONAL AREAS OF ASPHALT CONCRETE PAVING TO BE REPAIRED AS NEEDED. THESE AREAS ARE CONSIDERED MAINTENANCE AND ARE NOT INCLUDED IN THIS LID ANALYSIS.

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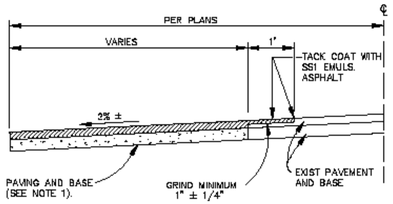
2500 6TH ST. EUREKA CA 95501 APN: 002-252-027

LOW IMPACT DEVELOPMENT PLAN

For: GREG PIERSON greg.p@piersoncompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C9

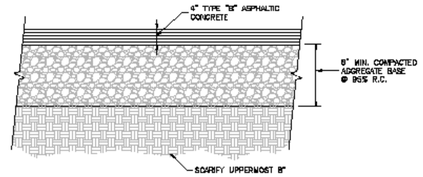


NOTES:

1. MATCH EXISTING PAVING AND BASE THICKNESS. BASE SHALL BE A MINIMUM OF 8" COMPACTED CLASS II AGGREGATE BASE @ 95% R.C. (TYP.), SEE TYPICAL PAVING DETAIL, SHEET C0. MINIMUM PAVEMENT THICKNESS TO BE 2-1/2" TYPE A ASPHALTIC CONCRETE. GEOTEXTILE FABRIC BELOW BASE SHALL BE AMOCO 2002 OR APPROVED EQUIVALENT.

GRIND/OVERLAY DETAIL

NO SCALE



TYPICAL ROADWAY PAVEMENT SECTION ~ N.T.S.

PAVEMENTS

1. THE UPPER 8 INCHES OF SUBGRADE BENEATH AGGREGATE BASE OR SUB-BASE SHOULD BE SCARIFIED 8 INCHES, MOISTURE- CONDITIONED AS NECESSARY AND COMPACTED TO AT LEAST 95 PERCENT OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM TEST METHOD D-1557.

2. THE FOLLOWING PAVEMENT SECTIONS SHOULD BE USED:

Traffic Index = 6.0 for Roadway Pavement

ALTERNATIVE	AC Thickness, Inches	AB Thickness, Inches	Compacted Subgrade, Inches
Two-layer	4	8	8

AC – ASPHALTIC CONCRETE
AB – AGGREGATE BASE COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (CAL TEST 216)
SUBGRADE – SUBGRADE SOILS COMPACTED TO AT LEAST 95 PERCENT RELATIVE COMPACTION (ASTM D-1557)

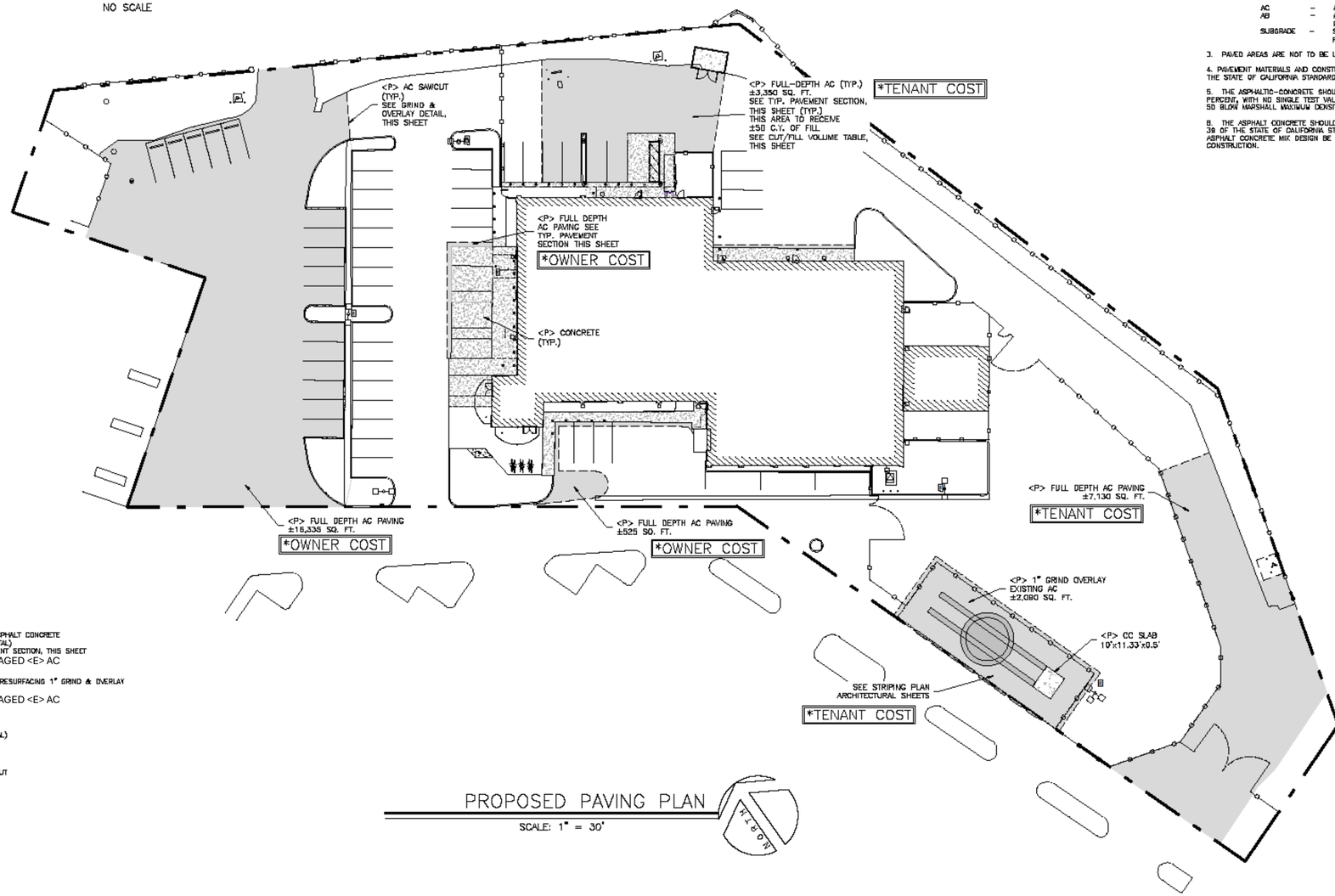
3. PAVED AREAS ARE NOT TO BE USED DURING CONSTRUCTION.

4. PAVEMENT MATERIALS AND CONSTRUCTION METHOD SHOULD CONFORM TO SECTIONS 25, 28 AND 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS.

5. THE ASPHALTIC-CONCRETE SHOULD BE COMPACTED TO AN AVERAGE RELATIVE COMPACTION OF 97 PERCENT, WITH NO SINGLE TEST VALUE BEING BELOW A RELATIVE COMPACTION OF 95 PERCENT BASED ON A 50 BLOW MARSHALL MAXIMUM DENSITY.

6. THE ASPHALT CONCRETE SHOULD COMPLY WITH TYPE "B" ASPHALT CONCRETE AS DESCRIBED IN SECTION 39 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATION REQUIREMENTS. WE RECOMMEND THAT AN ASPHALT CONCRETE MIX DESIGN BE PREPARED AND APPROVED BY THE SOILS CONSULTANT PRIOR TO CONSTRUCTION.

CUT/FILL VOLUME
TOTAL CUT – 0.5 C.Y.
TOTAL FILL – 50 C.Y.
TOTAL NET – 49.5 C.Y.



PROPOSED PAVING PLAN

SCALE: 1" = 30'

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

PLAN REVIEW ONLY

WHITCHURCH ENGINEERING, INC.
610 9th Street, Fortuna, California 95540 Phone (707) 725-6826

CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH APN: 002-252-027
2500 6TH ST. EUREKA CA 95501

PROPOSED SITE PAVING

For: GREG PIERSON greg.p@personcompany.com (707) 268-1800

Date	MAY 2, '24
Scale	AS NOTED
Design	MJB
Drawn	MJB
Job	PIE2402
Sheet	C10

PIERSON COMPANY

2500 6th Street, Eureka, CA 95501
APN: 002-252-027

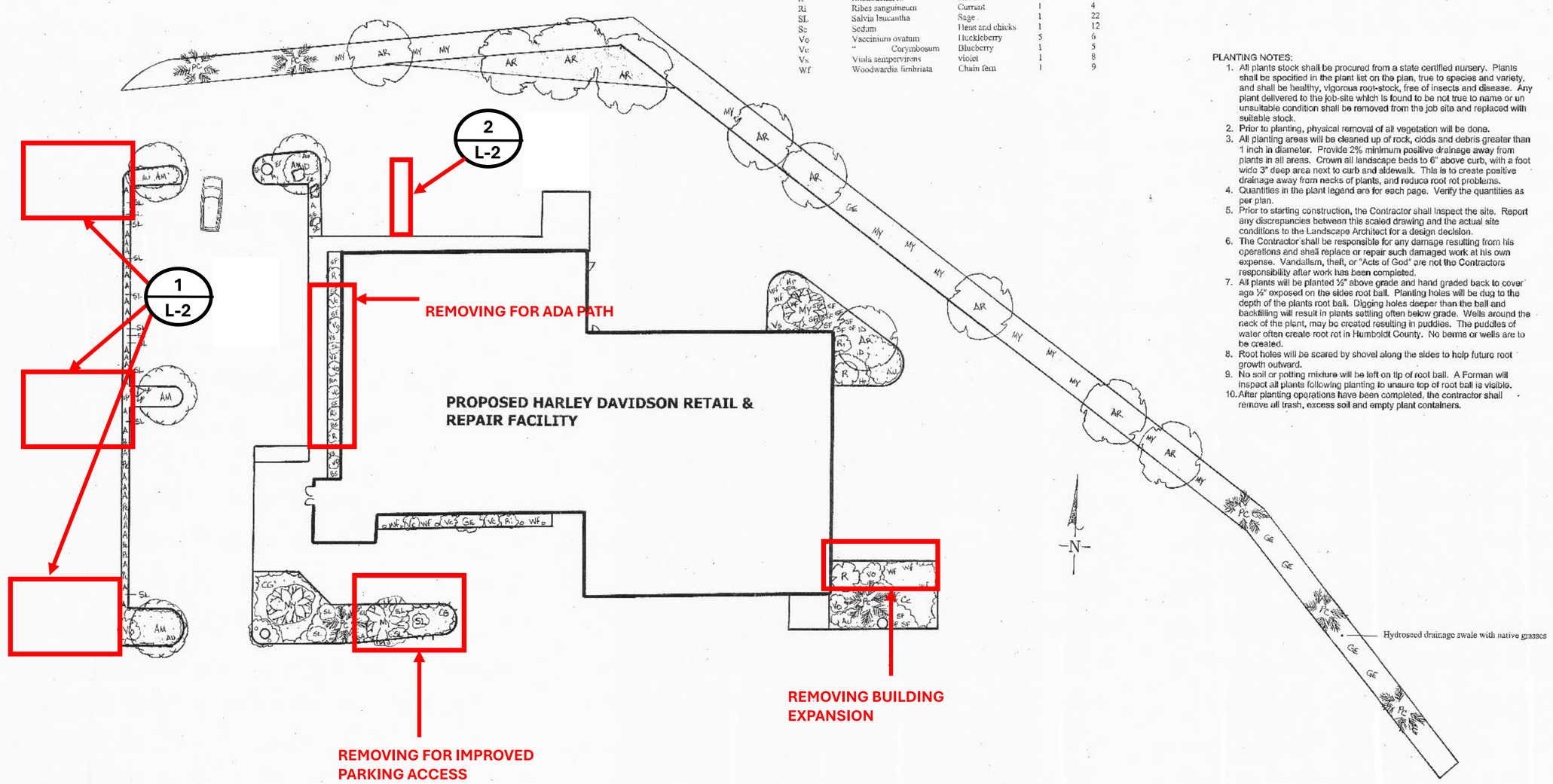
Plant Key	Latin	Common	Size	Qty.
AM	Arbutus Marina	Madrone	5-15	4
A	Achillea moonshine	Yarrow	1	36
AR	Alnus rubra	Alder	5-15	10
Ac	Arctostaphylos emerald	Knic	1	62
Ce	Ceanothus gloriosus	Cal. Lilac	1	23
Er	Erigeron	Daisy	1	3
Bs	Blechnum spicant	Deer fern	1	3
Ge	Garrya elliptica	Silk tassel	1- 5-15	7
Hp	Heuchera purple palace	Correl bells	1	16
ID	Iris douglassii	Iris	1	4
MY	Myrica calif.	Wax myrtle	1- 5-15	15
O	Oxalis o.	sorrel	1	5
Pc	Penstemon firebird		1	7
PC	Pinus contorta contorta	Shore pine	5-15	2
Sf	Polystichum munitum	Sword fern	1	16
R	Rhododendron	Rhodie	5	4
Ri	Ribes sanguineum	Currant	1	4
SL	Salvia leucantha	Sage	1	22
Sc	Sedum	Hens and chicks	1	12
Vo	Vaccinium ovatum	Huckleberry	5	6
Vc	" Corymbosum	Blueberry	1	5
Vs	Viola sempervirens	violet	1	8
Wf	Woodwardia fimbriata	Chain fern	1	9

NOTES:

- All landscape beds to have dewitt-pro weed mat.
- All landscape beds to have a three inch cover of small(pathway) bark.
- All landscaping to have a minimum of four inches of topsoil .
- All landscaping to be tilled to three inches to reduce construction compaction.
- All landscape beds to have five yards of compost added to topsoil per 1000sf of landscape.
- All landscape beds to be topdressed with 12-12-12 fertilizer-10 lbs. Per 5000sf.
- The landscape watering will have a one inch double check valve.
- The landscape contractor will supply three inch sch40 sleeves to all landscape beds.
- The landscape contractor will supply #4 cobble rock to help with drainage and hold bark in place as needed.
- All landscape beds to have drip irrigation installed to all plants.

PLANTING NOTES:

1. All plants stock shall be procured from a state certified nursery. Plants shall be specified in the plant list on the plan, true to species and variety, and shall be healthy, vigorous root-stock, free of insects and disease. Any plant delivered to the job-site which is found to be not true to name or un unsuitable condition shall be removed from the job site and replaced with suitable stock.
2. Prior to planting, physical removal of all vegetation will be done.
3. All planting areas will be cleaned up of rock, clods and debris greater than 1 inch in diameter. Provide 2% minimum positive drainage away from plants in all areas. Crown all landscape beds to 6" above curb, with a foot wide 3" deep area next to curb and sidewalk. This is to create positive drainage away from necks of plants, and reduce root rot problems.
4. Quantities in the plant legend are for each page. Verify the quantities as per plan.
5. Prior to starting construction, the Contractor shall inspect the site. Report any discrepancies between this scaled drawing and the actual site conditions to the Landscape Architect for a design decision.
6. The Contractor shall be responsible for any damage resulting from his operations and shall replace or repair such damaged work at his own expense. Vandalism, theft, or "Acts of God" are not the Contractors responsibility after work has been completed.
7. All plants will be planted ½" above grade and hand graded back to cover age ½" exposed on the sides root ball. Planting holes will be dug to the depth of the plants root ball. Digging holes deeper than the ball and backfilling will result in plants settling often below grade. Wells around the neck of the plant, may be created resulting in puddles. The puddles of water often create root rot in Humboldt County. No berms or wells are to be created.
8. Root holes will be scared by shovel along the sides to help future root growth outward.
9. No soil or potting mixture will be left on tip of root ball. A Forman will inspect all plants following planting to unsure top of root ball is visible.
10. After planting operations have been completed, the contractor shall remove all trash, excess soil and empty plant containers.



PROPOSED HARLEY DAVIDSON RETAIL & REPAIR FACILITY

* LANDSCAPING PLAN

SCALE 1"=20'
DATE 9/9/5
JOB No.
FILE
DRAWN DA

ORIGINAL LANDSCAPE PLAN WITH AREAS OF PROPOSED CHANGE

Design By Doug Deppe ASLA

LANDSCAPING PLAN

Miller Farms NURSERY INC.
1828 CENTRAL AVENUE • (P.O. BOX 2145) • McKINLEYVILLE, CALIF. 95519 • 707-839-1571 • FAX 707-839-2563

L-1

ORIGINAL PLANT SELECTIONS - EXISTING

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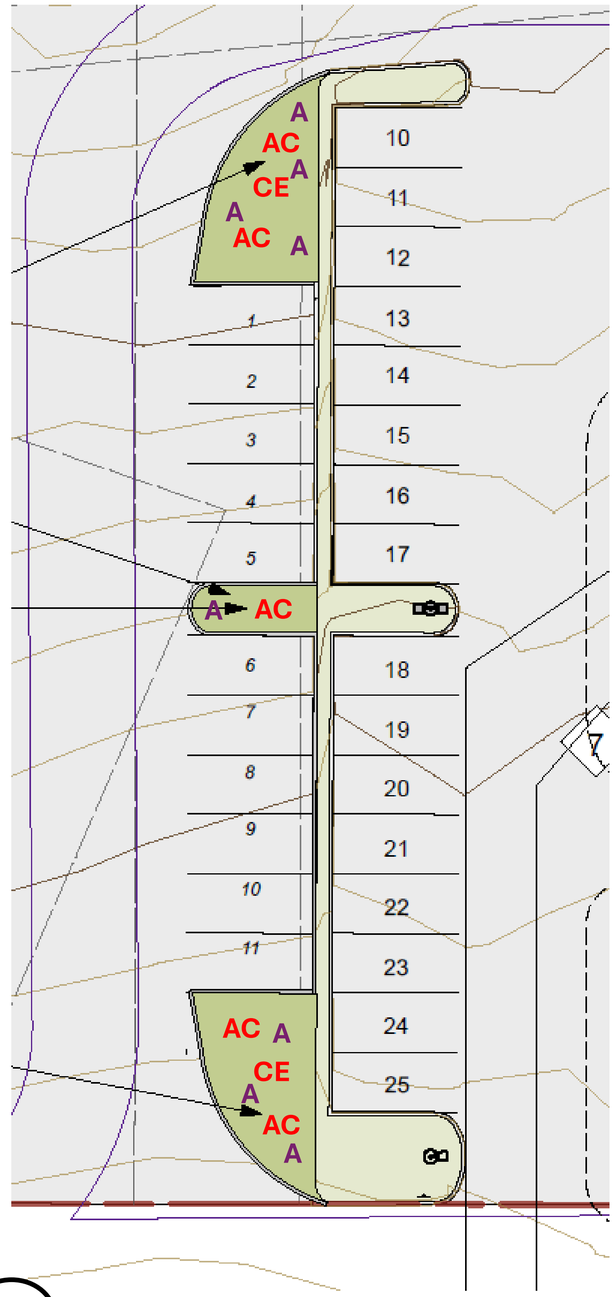
PIERSON PICO COMPANY

2500 6th Street, Eureka, CA 95501
APN: 002-252-027



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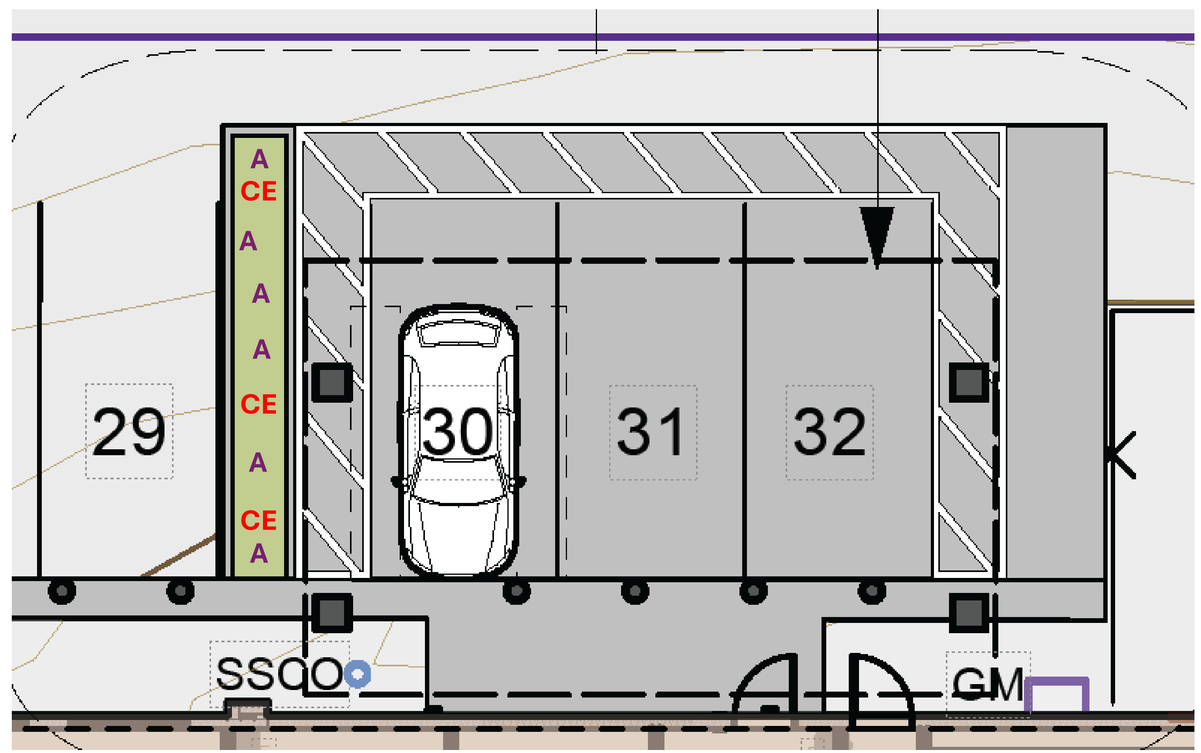
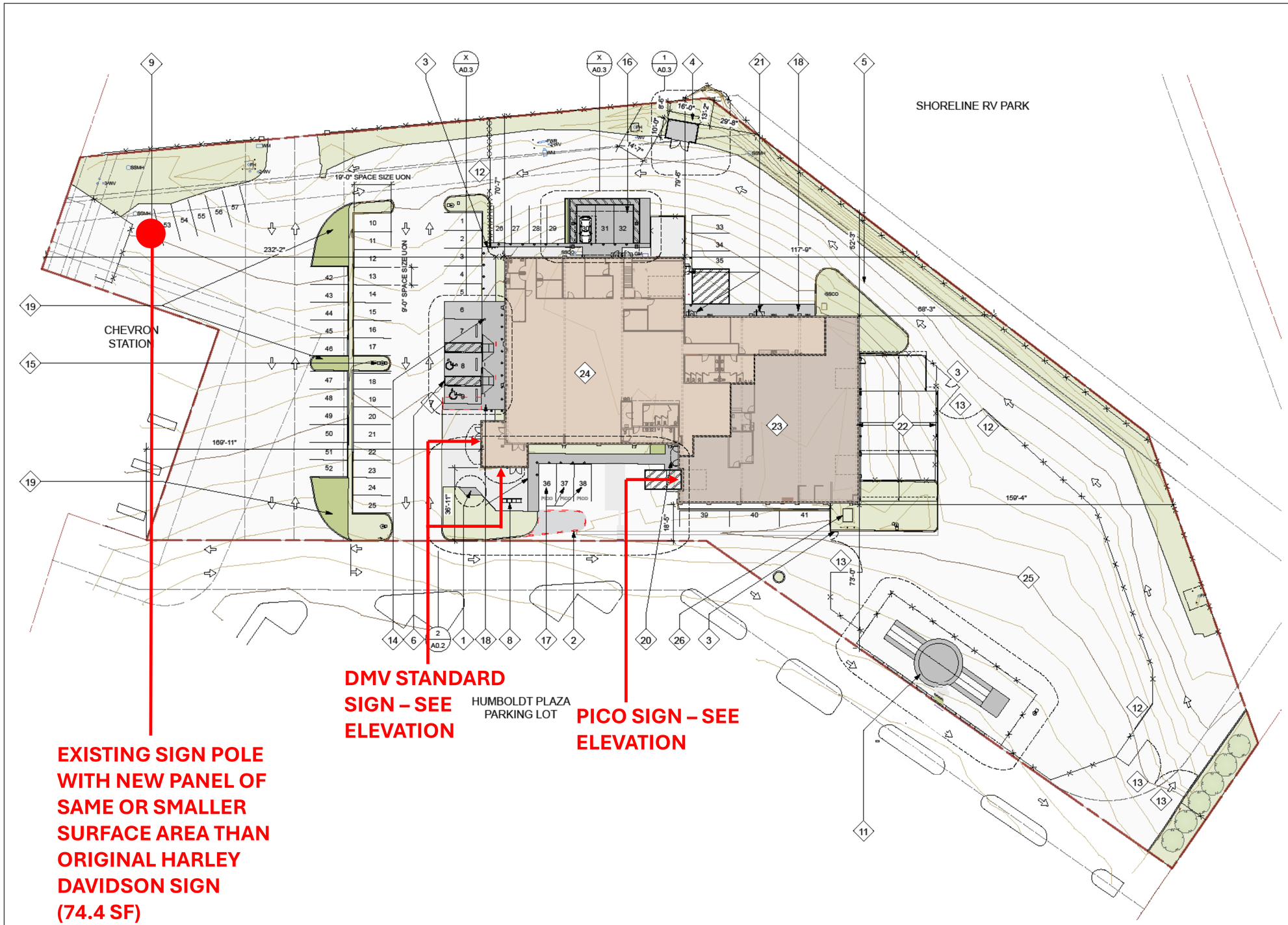


2

PROPOSED LANDSCAPE PLAN - NEW PLANTINGS



1 PROPOSED SITE PLAN
Scale: 25'-0" = 1'-0"

0 40 60 80 100 FT

SITE PLAN KEY NOTES

KEY NOTES:

1. (N) 30' FLAGPOLE AND BASE, WITH CLEAR RADIUS TO ACCOMODATE 8'-0" X 5'-0" FLAG
2. REMOVE (E) PLANTER/ LANDSCAPE AREA
3. (N) 4'-0" MAN GATE WITH COMBO LOCK
4. (N) TRASH ENCLOSURE
5. (N) TRUCK INSPECTION AREA
6. (N) ACCESSIBLE AND VAN ACCESSIBLE SPACE
7. REMOVE (E) CURB RAMP TO PREPARE FOR (N) WORK
8. (N) FIVE STALL BIKE PARKING RACK
9. (E) POLE SIGN W/ (N) PANEL OF SMAE OR SMALLER SURFACE AREA AS PRIOR SIGN
10. (N) 24'-0" ROLL GATE
11. (N) MOTORCYCLE TEST AREA
12. (N) 16'-0" ROLL GATE
13. (N) 16'-0" SWING GATE
14. (N) ELECTRIC VEHICLE CHARGING STATION
15. (N) POLE LIGHT TO MATCH (E)
16. (N) DRIVE TEST VERIFICATIONS AWNING
17. (N) SERVICE VEHICLE PARKING
18. (N) ACCESSIBLE SIDEWALK
19. (N) LANDSCAPING AND PARKING AREA
20. (N) AWNING TO MATCH (E) AT MAIN ENTRANCE
21. (N) METAL AWNING
22. FUTURE METAL BUILDING AREA, 2852 SF
23. (E) SHOP SPACE, 5,606 SF
24. (N) TENANT SPACE, 11,384 SF
25. MATERIAL AND EQUIPMENT STORAGE
26. (E) TRANSFORMER

NEW FENCING INFO

7'-0" TALL, CURVED TOP ORNAMENTAL IRON FENCING- BLACK FINISH. OPTION FOR 29 GUAGE BLACK REEFING TO BACK SIDE OF SCOPE A FENCING LINE BETWEEN TOP AND BOTTOM RAIL. OPTIONAL COST FOR OPERATORS AT SCOPE B GATES AND SEPARATE COST FOR OPERATORS AT SCOPE A GATES.

ADDITIONAL PROJECT INFO

PARKING:

-PER EUREKA MUNICIPAL CODE (EMC) 10-5.1503.2, 1 PARKING SPACE REQUIRED FOR EVERY 300 SF OF GROSS FLOOR AREA OF OFFICE AND BUSINESS SERVICES, 1 PARKING SPACE REQUIRED FOR EVERY 1,000 SF OF GROSS FLOOR AREA OF INDUSTRIAL USES.
-PARKING REQ'D FOR TENANT LEASE AREA: 11,384 SF GROSS/ 300 = 38 SPACES
-PARKING REQ'D FOR SHOP AREA: 5,606 SF GROSS/ 1,000 = 6 SPACES
-PARKING REQ'D FOR ENTIRE BUILDING: 17,552 SF = 44 SPACES
-ACCESSIBLE PARKING REQUIRED FOR ENTIRE LOT: 2 SPACES (CBC TABLE 11B-208.2
-VAN ACCESSIBLE PARKING PROVIDE FOR ENTIRE PARKING LOT: 1 VAN SPACE

SITE AREA: 116,516.62 SF (2.67 ACRES)
(E) IMPERMEABLE: 100,642.95 SF, 2.31 ACRES
(E) PERMEABLE: 15,873.67 SF, 0.36 ACRES
(N) IMPERMEABLE: 100,626.04 SF, 2.31 ACRES
(N) PERMEABLE: 15,890.58 SF, 0.36 ACRES
NET GAIN OF 16.91 SF PERMABLE AREA

KEY

SITE PLAN KEY

- PROJECT PROPERTY LINE
- EASEMENT
- PROPERTY LINE
- (E) FENCE
- (N) FENCE, SCOPE A
- (N) FENCE, SCOPE B
- TOPO LINE - MAJOR, EVERY 2'-6"
- TOPO LINE - MINOR, EVERY 6"
- (E) BUILDING
- (E) LANDSCAPE AREA
- (N) LANDSCAPE AREA
- (E) ASPHALT CONCRETE
- (E) CONCRETE FLATWORK
- NEW ASPHALT CONCRETE
- (N) CONCRETE FLATWORK
- ACCESSIBLE PARKING SPACE SYMBOL
- (E) BOLLARD
- (N) BOLLARD
- (E) POLE LIGHT
- (N) WALL LIGHT
- FH FIRE HYDRANT
- SSMH SANITARY SEWER MANHOLE
- FWR FIRE WATER RISER
- WM WATER METER
- WV WATER VALVE
- SSCO SANITARY SEWER CLEANOUT
- TRUCK DRIVE AREA
- DEMOLITION
- (N) PAINTED TRAFFIC ARROW
- (E) TREE

NOT FOR CONSTRUCTION

allen atelier
architecture, planning, and interiors
PO Box 582 Blue Lake, CA 95525
707-232-5332

California Department of Motor Vehicles Eureka Branch
PIERSON COMPANY
2500 6TH STREET EUREKA, CA 95501
A.P.N. 002-252-027

SIGN LOCATION PLAN

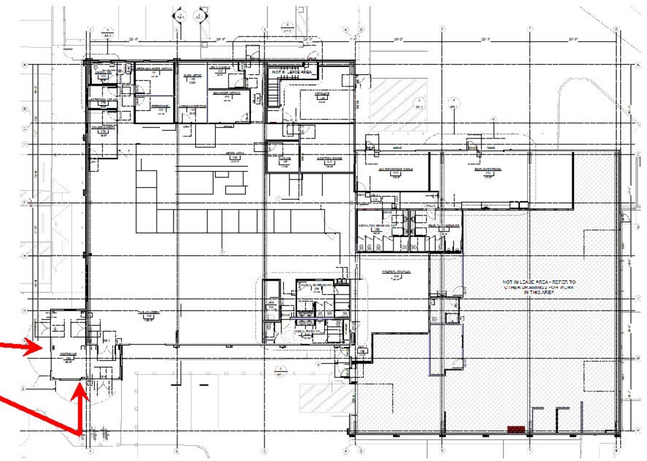
REVISIONS

DATE

SHEET
SN-1

Date: 4/10/24 Time: 10:23:43 AM

DMV SIGNS – 2500 6TH STREET, EUREKA - BUILDING SIGNS



J. BUILDING IDENTIFICATION SIGN

The following Single Channel Lettering sign is typical of possible sizes. The one (1) sign chosen shall be based on building size and location on the building to allow for maximum visibility on the site. Sign size shall be selected and approved by the State; the chart below is for scaling only, sign may be larger than 3' H. The Lessor shall provide and install one (1) Single Channel Lettering sign.

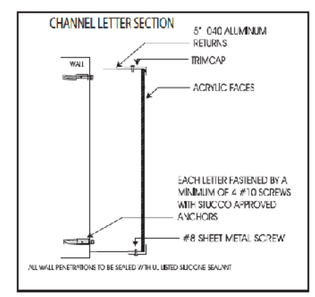
Acrylic face to be White #2447. Face decoration to be vinyl Black Blue # 163159 and White #2447. Returns to be .040 aluminum to match Black Blue #163159 and 5" deep; 1" trim cap to match. All building penetrations to be sealed with UL listed silicone sealant.

VARIES

VARIES

HEIGHT	WIDTH	SQUARE FOOTAGE
1'-6' 2'-0'	5'-4 5/8" 7'-1"	8 14
2'-6'	8'-11 3/4"	24.4
3'-0'	10'-9 3/8"	32.3

BUILDING IDENTIFICATION SIGN (CONT.)



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PLAN CHECK ONLY
NOT FOR CONSTRUCTION

PRELIMINARY

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1 INCH

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REVISIONS	BY

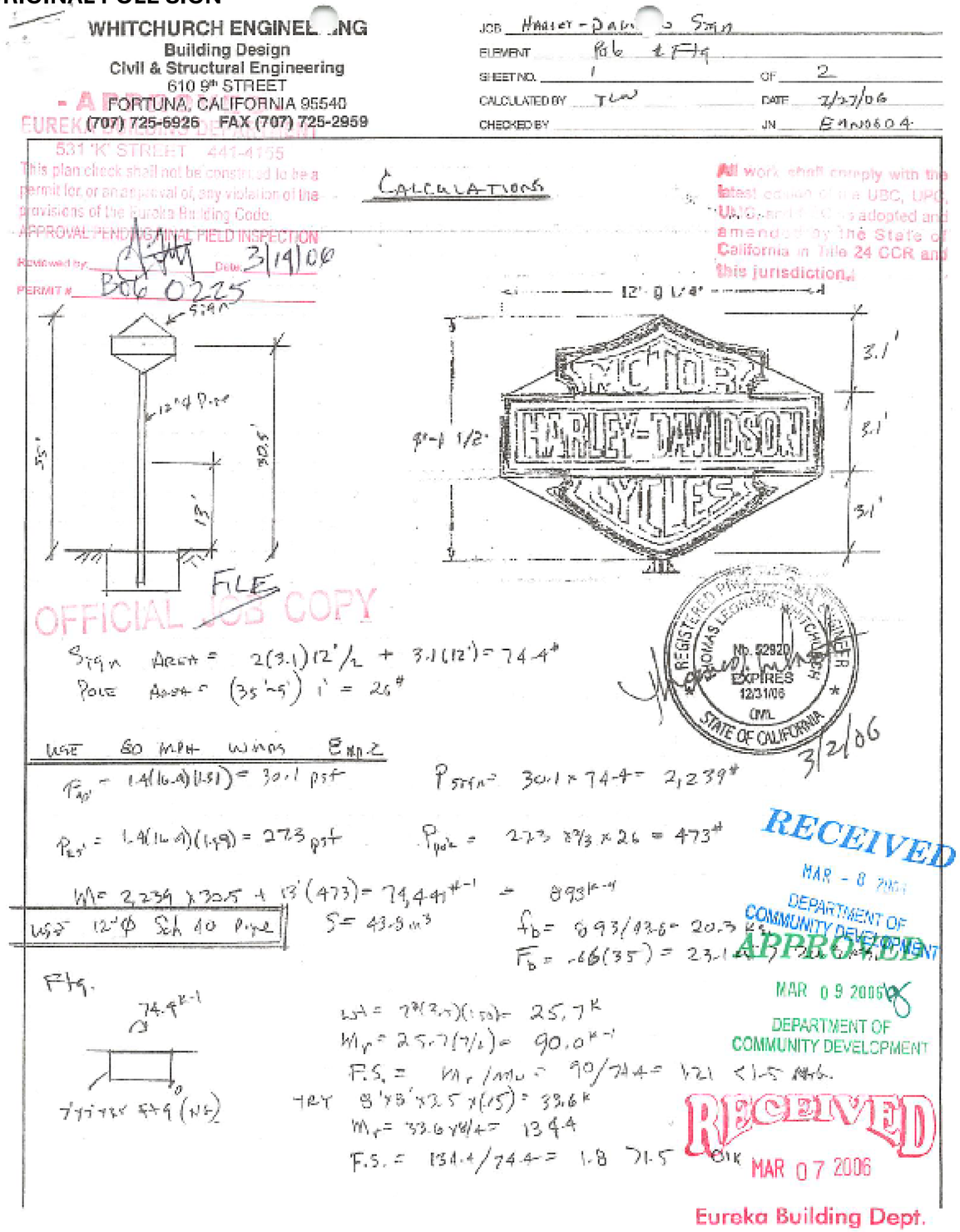
Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
DMV BUILDING SIGNS APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363

SN-2

ORIGINAL POLE SIGN


WHITCHURCH ENGINEERING
Building Design
Civil & Structural Engineering
610 9th STREET
FORTUNA, CALIFORNIA 95540
(707) 725-6926 FAX (707) 725-2959

JOB Harley-Davidson Sign
ELEMENT Pole & Ftg
SHEET NO. 1 OF 2
CALCULATED BY TLW DATE 2/27/06
CHECKED BY JN E4N0604

APPROVED
EUREKA BUILDING DEPARTMENT
531 'K' STREET 441-4155
This plan check shall not be construed to be a permit for, or an approval of, any violation of the provisions of the Eureka Building Code.
APPROVAL PENDING FINAL FIELD INSPECTION
Reviewed by: Date: 3/14/06
PERMIT # B06 0225

CALCULATIONS

All work shall comply with the latest edition of the UBC, UPC, UMC, and NEC as adopted and amended by the State of California in Title 24 CCR and this jurisdiction.

OFFICIAL JOB COPY

Sign Area = 2(3.1)12'/2 + 3.1(12') = 74.4#
Pole Area = (35'-5') 1' = 26#

USE 80 MPH WINDS Exp. 2

$P_{40'}$ = 1.4(16.4)(1.31) = 30.1 psf P_{sign} = 30.1 × 74.4 = 2,239#

$P_{25'}$ = 1.4(16.4)(1.49) = 27.3 psf P_{pole} = 27.3 × 2/3 × 26 = 473#

M = 2,239 × 30.5 + 13'(473) = 74,441#-1 = 893k-1

USE 12"Ø Sch 40 Pipe S = 43.8 in³

f_b = 893/43.8 = 20.3 ksi
F_b = .66(35) = 23.1 ksi > 20.3 ksi

Ftg.

Wt = 7²(3.5)(150) = 25.7k
M_r = 25.7(7/2) = 90.0k-1
F.S. = M_r/M_u = 90/74.4 = 1.21 < 1.5 N.G.
TRY 8'x8'x3.5'x(.15) = 33.6k
M_r = 33.6 × 8/4 = 134.4
F.S. = 134.4/74.4 = 1.8 > 1.5 OK

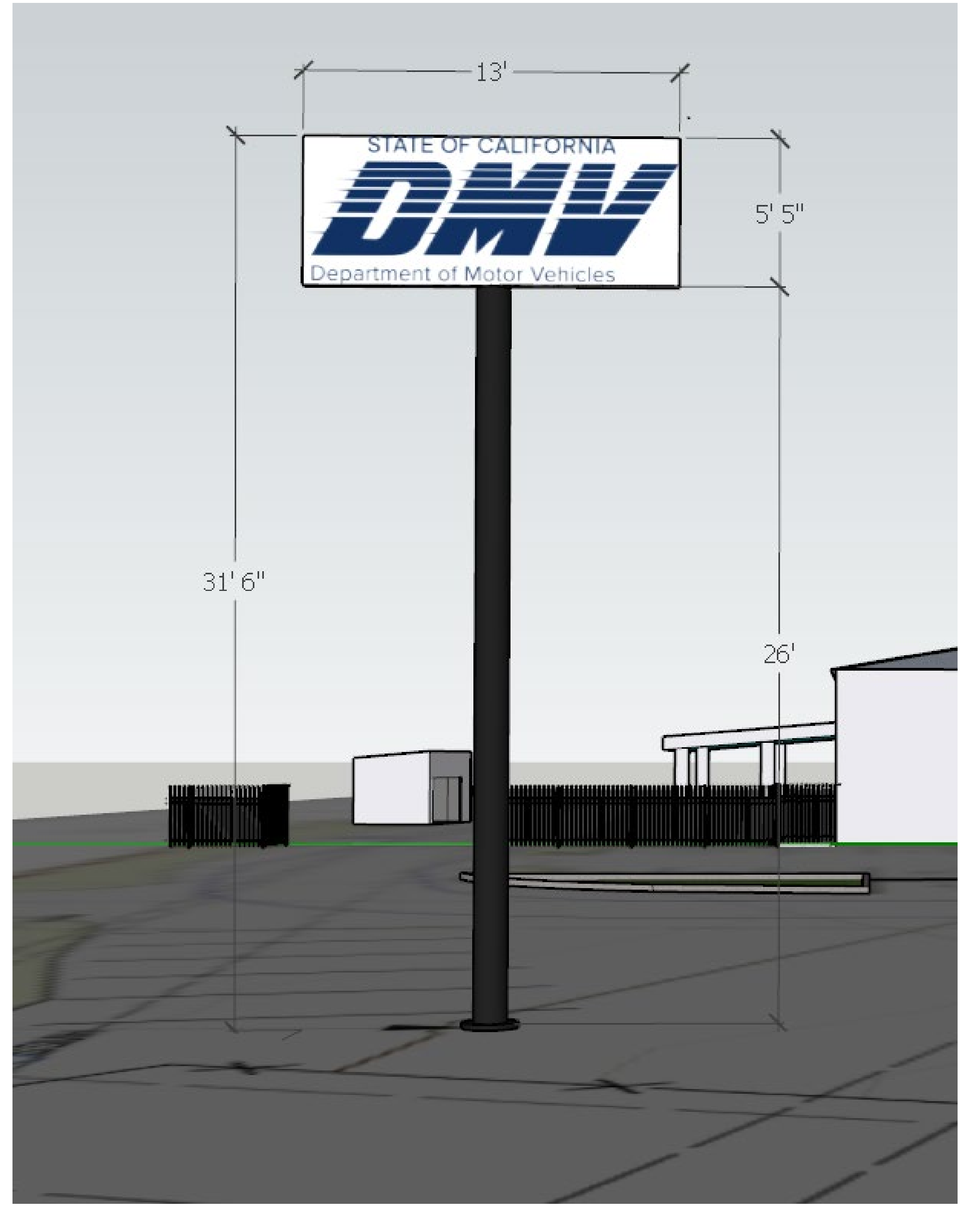
REGISTERED PROFESSIONAL ENGINEER THOMAS LEONARD WHITCHURCH No. 52920 EXPIRES 12/31/06 CIVIL STATE OF CALIFORNIA
3/2/06

RECEIVED MAR - 8 2006 DEPARTMENT OF COMMUNITY DEVELOPMENT

APPROVED MAR 09 2006 DEPARTMENT OF COMMUNITY DEVELOPMENT

RECEIVED MAR 07 2006 Eureka Building Dept.

PROPOSED DMV POLE SIGN



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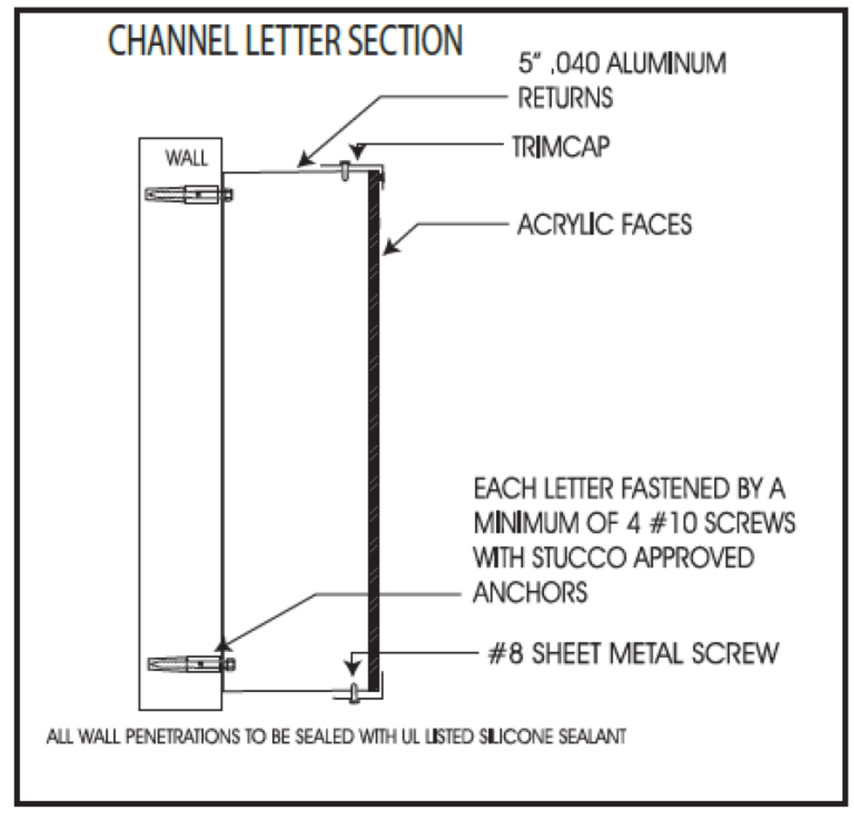
REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
DMV POLE SIGN
APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC; 3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	SN-3

PICO BUILDING SIGN



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PICO BUILDING SIGN
APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363

SN-4

NOTE:

THE TENANT FOR SUITE A (DMV – STATE OF CALIFORNIA) REQUIRES VARIOUS DIRECTIONAL SIGNS AT THE PROPERTY TO GUIDE THE PUBLIC TO THE PROPER LOCATIONS FOR TESTING AND INSPECTIONS. THE ACTUAL LOCATIONS ARE NOT YET DETERMINED BY DMV BUT THE SIGN LABELING SHOULD INDICATE THE GENERAL AREAS SUCH A SIGN WOULD BE HELPFUL. WE ARE ASKING THE CITY OF EUREKA FOR APPROVAL OF THESE SIGNS EVEN THOUGH THE EXACT QUANTITY AND LOCATION ARE PENDING.

SIGNAGE

Lessor shall provide and install all code required signage. Lessor shall ensure that all lessor provided signage meets ADA requirements.

EXTERIOR SIGNAGE:
Lessor shall furnish and install all exterior signs identified below. Lessor shall provide the State with a cut sheet for all signs for approval prior to manufacturing. Installation application may vary based on building design. All lettering shall be sans serif, ADA compliant, and size shall be proportional to the size of the sign, unless otherwise noted.

A. VEHICLE INSPECTION

VEHICLE INSPECTION

QUANTITY: One (1) at Carport. Exact mounting location to be determined by the State.

DESCRIPTION:
- Exterior Aluminum
- White satin background with black lettering
- 18" high x 8'-0" wide
- Single-sided
- Mounted on carport above inner lane
- Lettering: 8" high

B. DRIVE TEST

DRIVE TEST

QUANTITY: One (1) at Carport. Exact mounting location to be determined by the State.

DESCRIPTION:
- Exterior Aluminum
- White satin background with black lettering
- 18" high x 8'-0" wide
- Single-sided
- Mounted on carport above outer lane
- Lettering: 8" high

C. CARPORT CLEARANCE

CLEARANCE 14'-6"

QUANTITY: One (1) at Carport. Clearance height to be verified by lessor once plans are approved. Exact mounting location to be determined by the State.

DESCRIPTION:
- Exterior Aluminum
- White satin background with black lettering
- 12" high x 5'-4" wide
- Single-sided
- Mounted on carport above center of the two lanes
- Lettering: 8" high

D.1 END OF DRIVE TEST

DRIVE
TEST
PARKING

QUANTITY: One (1) per designated space. Exact locations to be determined by the State.

DESCRIPTION:
- Sign panels: .125 Aluminum
  - White satin background with black 3" high lettering
  - 15" high x 36" wide
- Steel frame pipe metal supports:
  - 3" square x 4'-6" high extruded aluminum tubes
  - Painted satin black
  - Concrete footings

D.2 END OF DRIVE TEST / VEHICLE INSPECTION (Alternate Specification)

VEHICLE
INSPECTION
AND
END OF
DRIVE TEST

QUANTITY: One (1) per designated space. Exact locations to be determined by the State.

DESCRIPTION:
- Sign panels to be .125 exterior aluminum, white satin background with black 3" high lettering, 18" high x 24" wide, Single-sided, ¼" radius rounded corners
- 14-guage steel post with concrete footing

E. MOTORCYCLE PARKING

MOTORCYCLE
PARKING ONLY

QUANTITY: One (1) for every two (2) designated spaces. Exact locations to be determined by the State.

DESCRIPTION:
- Sign panels: .125 Aluminum
  - White satin background with black 3" high lettering
  - 15" high x 36" wide
- Two (2) supports:
  - 3" square x 4'-6" high extruded aluminum tubes
  - Painted satin black
  - Concrete footings
- Single-sided sign

F. ONE WAY

ONE
WAY
DO NOT
ENTER

QUANTITY: TBD, as necessary throughout site to communicate drive aisle egress. Exact locations to be determined by the State.

DESCRIPTION:
- Sign panels: 80 mil Aluminum
  - White satin background with black lettering
  - 24" high x 18" wide
  - Lettering: 2-1/2" high
- Two (2) supports:
  - 3" square extruded aluminum tubes, 4'-6" high
  - Painted satin black
  - Concrete footings
- Single-sided sign

G. NO SMOKING

NO SMOKING
WITHIN 25 FEET
PERSUANT TO TITLE 24
CCR PART 11, 5.504.7

NOTE: It is the Lessors responsibility to verify distance to comply with city or government code, whichever is more stringent.

QUANTITY: One (1) at each exterior door. Exact locations to be determined by the State.

DESCRIPTION:
- Sign panels: .063 Aluminum
  - White satin background with black lettering
  - 10" high x 12" wide
  - 3/4" radius corners
  - Lettering: 2" high
- Single-sided sign
- Wall-mounted

H. AREA RESTRICTED

AREA RESTRICTED
TO DRIVE TEST
APPLICANTS ONLY

QUANTITY: One (1) near carport area. Exact location to be determined by the State.

DESCRIPTION:
- Sign panels: .063 Aluminum
  - White satin background with black lettering
  - 24" high x 48" wide
  - 3/4" radius corners
  - Lettering: 2" high
- Single-sided sign
- Wall-mounted on building exterior

I. DO NOT ENTER

ONE WAY
DO NOT
ENTER

QUANTITY: One (1) near carport area and as necessary throughout site. Exact location(s) to be determined by the State.

DESCRIPTION:
- Sign panels: .063 Aluminum
  - White satin background with red lettering
  - 18" high x 24" wide
  - 3/4" radius corners
  - Lettering: 5" high
- Single-sided sign
- Wall-mounted on carport support

L. HOURS OF OPERATION

STATE OF CALIFORNIA
DMV
Department of Motor Vehicles

HOURS OF OPERATION

MONDAY	8:00 AM – 5:00 PM
TUESDAY	8:00 AM – 5:00 PM
WEDNESDAY	9:00 AM – 5:00 PM
THURSDAY	8:00 AM – 5:00 PM
FRIDAY	8:00 AM – 5:00 PM
SATURDAY	CLOSED
SUNDAY	CLOSED

FOR APPOINTMENTS AND INFORMATION:
CALL 1-800-777-0133
OR VISIT OUR WEBSITE AT:
www.dmv.ca.gov

QUANTITY: One (1) at each public entrance. Exact mounting location to be determined by the State.

DESCRIPTION:
- .125 Aluminum
- White background with black lettering
- DMV logo – see 10.1.10 for colors
- 3/4" radius corners
- 36" high x 24" wide
- Single-sided
- Wall-mounted

ALTERNATE DESCRIPTION FOR WINDOW DECAL:
- Reverse text opaque vinyl sign for window with black lettering
- DMV logo – see 10.1.10 for colors
- 36" high x 24" wide dependent on window dimensions.
- (2) additional for Driver Safety Office.

M. HOURS OF OPERATION – SPANISH (If Required)

STATE OF CALIFORNIA
DMV
Department of Motor Vehicles

HORARIO DE OFICINA

LUNES	8:00 AM a 5:00 PM
MARTES	8:00 AM a 5:00 PM
MIÉRCOLES	9:00 AM a 5:00 PM
JUEVES	8:00 AM a 5:00 PM
VIERNES	8:00 AM a 5:00 PM
SÁBADO	CERRADO
DOMINGO	CERRADO

PARA HACER CITAS U OBTENER INFORMACIÓN:
LLAME AL 1-800-777-0133
Ó CONÉCTESE POR INTERNET A:
www.dmv.ca.gov

QUANTITY: One (1) at each public entrance. Exact mounting location to be determined by the State.

DESCRIPTION:
- .125 Aluminum
- White background with black lettering
- 3/4" radius corners
- 36" high x 24" wide
- Single-sided
- Wall-mounted

N. NOT AN ENTRANCE

NOT AN
ENTRANCE

QUANTITY: One (1) at each exterior door that is not an entrance into the Lobby. Exact mounting location to be determined by the State.

DESCRIPTION:
- 8" high x 11" wide
- White decal with Black text

O. SERVICE ANIMALS ONLY

NO PETS
ALLOWED
SERVICE DOGS
ARE WELCOME!

QUANTITY: One (1) near the main public entrance. Exact mounting location to be determined by the State.

DESCRIPTION:
- .125 exterior aluminum, blue background with white lettering.
- Sign shall be 12" high x 12" wide, single sided, wall mounted, with ¼" radius corners.

End of Section

REVISIONS	BY

PLAN CHECK ONLY
NOT FOR CONSTRUCTION

PRELIMINARY

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

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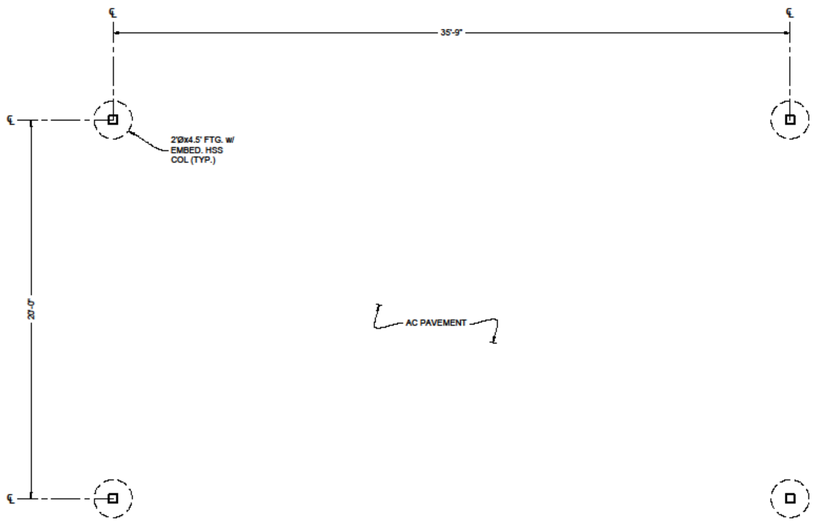
Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

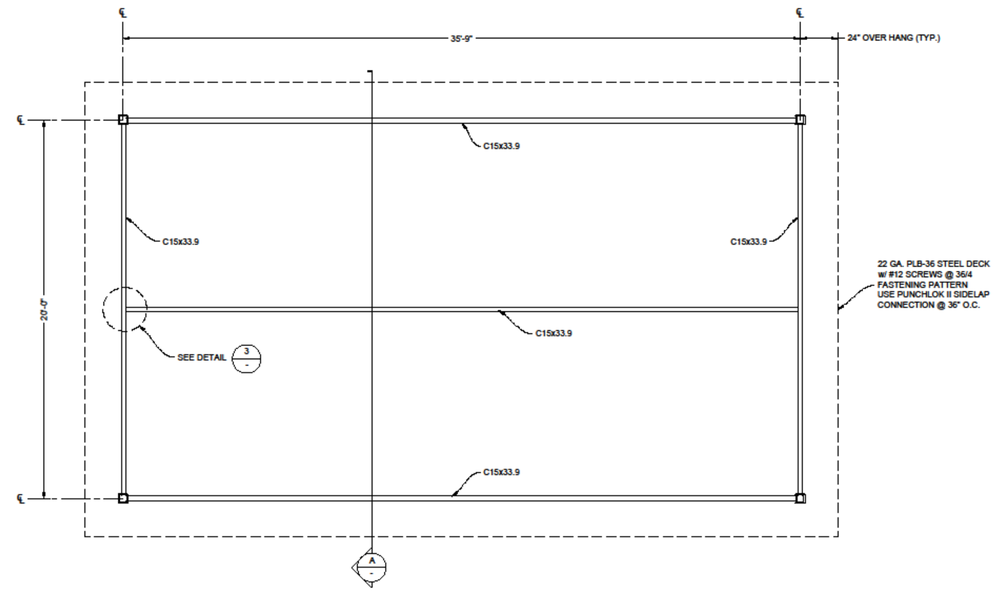
DMV/PICO CDP APPLICATION
DMV DIRECTION SIGNS APN: 002-252-027
For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	SN-5



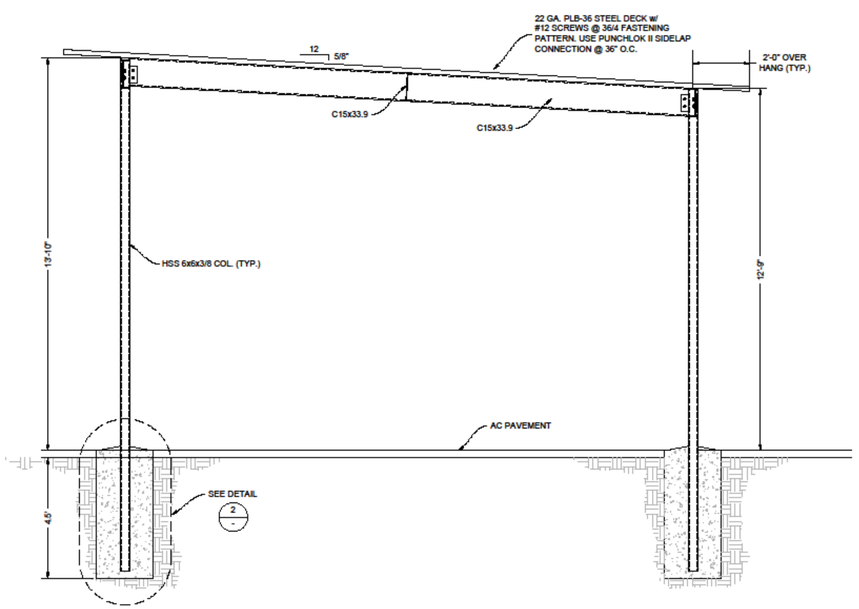
CAR AWNING FOUNDATION PLAN

SCALE: 1/4"=1'-0"



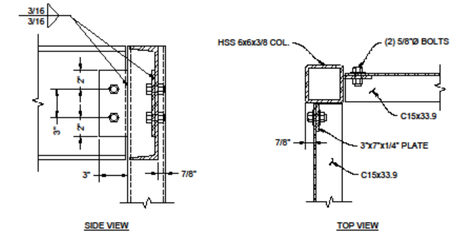
CAR AWNING FRAMING PLAN

SCALE: 1/4"=1'-0"



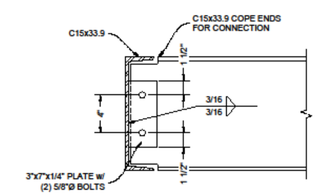
A CAR AWNING SECTION

NO SCALE



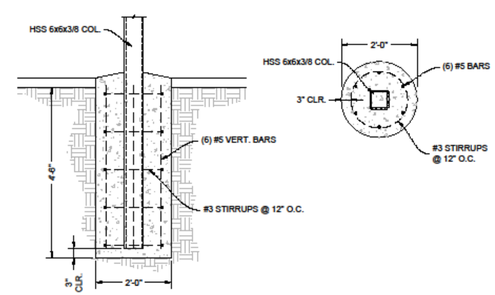
1 COLUMN CONNECTION DETAIL

NO SCALE



3 CHANNEL TO CHANNEL CONN. DETAIL

NO SCALE



2 TYP. FOOTING DETAIL

NO SCALE

60% DESIGN

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REVISIONS	BY

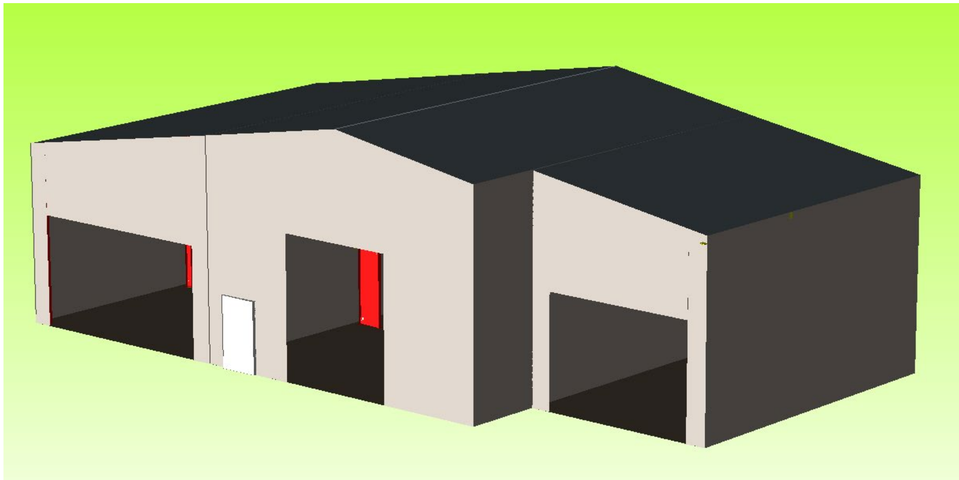
WHITCHURCH ENGINEERING, INC.
610 9th Street Fortuna, California 95540
Phone (707) 725-6926

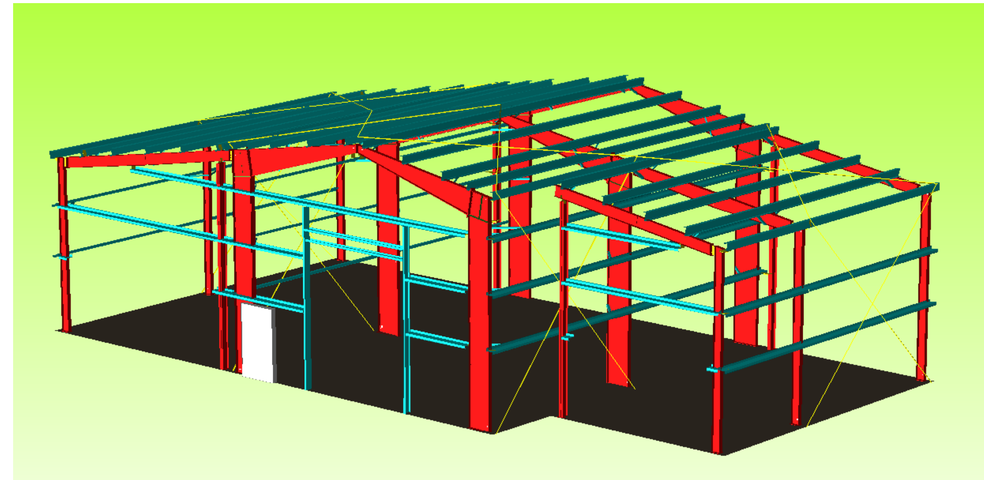
CALIFORNIA DEPARTMENT OF MOTOR VEHICLES
EUREKA BRANCH
Site Address: 2500 6TH STREET EUREKA CA. 95501
APN: 003-252-027

CAR AWNING STRUCTURAL PLAN

For: Ranson Company, 1200 West Harris Street, CA. 95503

Date	APR 3 '24
Scale	AS NOTED
Design	RAO
Drawn	GKK
Job	PIE2402
Sheet	S2





PLAN CHECK ONLY
NOT FOR CONSTRUCTION

PRELIMINARY

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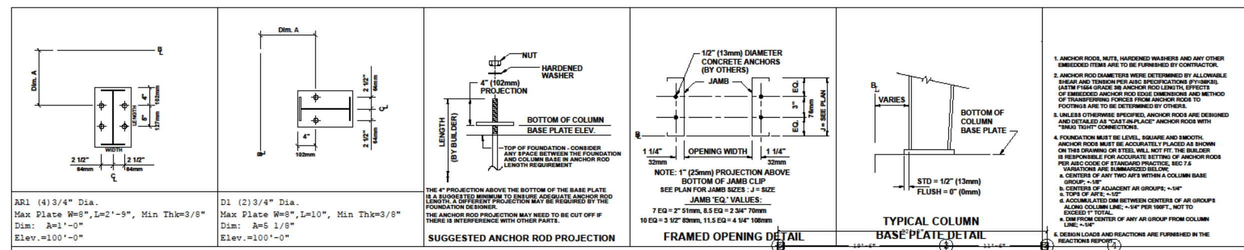
REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
PICO SHOP EXPANSION APN: 002-252-027

For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	**MB-1**



AR1 (4)3/4" Dia.
Max Plate W=8",L=2'-9", Min Thk=3/8"
Dim: A=1'-0"
Elev.=100'-0"

D1 (2)3/4" Dia.
Max Plate W=8",L=10", Min Thk=3/8"
Dim: A=5 1/8"
Elev.=100'-0"

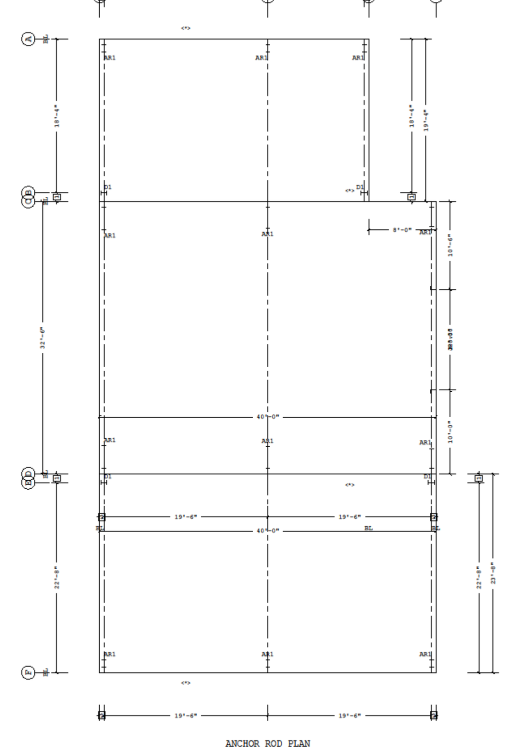
THE 4" PROJECTION ABOVE THE BOTTOM OF THE BASE PLATE IS A SUGGESTED MINIMUM TO ENSURE ADEQUATE ANCHOR ROD LENGTH. A DIFFERENT PROJECTION MAY BE REQUIRED BY THE FOUNDATION DESIGNER.
THE ANCHOR ROD PROJECTION MAY NEED TO BE CUT OFF IF THERE IS INTERFERENCE WITH OTHER PARTS.

SUGGESTED ANCHOR ROD PROJECTION

FRAMED OPENING DETAIL

TYPICAL COLUMN BASE PLATE DETAIL

1. ANCHOR RODS, NUTS, HARDENED WASHERS AND ANY OTHER EMBEDDED ITEMS ARE TO BE FURNISHED BY CONTRACTOR.
2. ANCHOR ROD DIAMETERS WERE DETERMINED BY ALLOWABLE SHEAR AND TENSION PER AISC SPECIFICATIONS (F1554GR36). (ASTM F1554 GRADE 36) ANCHOR ROD LENGTH, EFFECTS OF EMBEDDED ANCHOR ROD EDGE DIMENSIONS AND METHOD OF TRANSFERRING FORCES FROM ANCHOR RODS TO FOOTINGS ARE TO BE DETERMINED BY OTHERS.
3. UNLESS OTHERWISE SPECIFIED, ANCHOR RODS ARE DESIGNED AND DETAILED AS "CAST-IN-PLACE" ANCHOR RODS WITH "SNUG TIGHT" CONNECTIONS.
4. FOUNDATION MUST BE LEVEL, SQUARE AND SMOOTH. ANCHOR RODS MUST BE ACCURATELY PLACED AS SHOWN ON THIS DRAWING OR STEEL WILL NOT FIT. THE BUILDER IS RESPONSIBLE FOR ACCURATE SETTING OF ANCHOR RODS PER AISC CODE OF STANDARD PRACTICE, SEC 7.5 VARIATIONS ARE SUMMARIZED BELOW:
a. CENTERS OF ANY TWO AR'S WITHIN A COLUMN BASE GROUP: +-1/8"
b. CENTERS OF ADJACENT AR GROUPS: +-1/4"
c. TOPS OF AR'S: +-1/2"
d. ACCUMULATED DIM BETWEEN CENTERS OF AR GROUPS ALONG COLUMN LINE: +-1/4" PER 100FT., NOT TO EXCEED 1" TOTAL.
e. DIM FROM CENTER OF ANY AR GROUP FROM COLUMN LINE: +-1/4"
5. DESIGN LOADS AND REACTIONS ARE FURNISHED IN THE REACTIONS REPORT.



2 6"
1 1'-0"
Dimension Key

Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)

<*> THE BUILDING IS DESIGNED WITH BRACING DIAGONALS IN THE DESIGNATED BAYS. COLUMN BASE REACTIONS, BASE PLATES AND ANCHOR RODS ARE AFFECTED BY THIS BRACING AND DIAGONALS MAY NOT BE RELOCATED WITHOUT CONSULTING THE BUILDING SUPPLIERS ENGINEER.

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D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102

ANCHOR ROD PLAN

REV:	DATE:	BY:	DESCRIPTION:

DRAWING SCALE: NTS 4/3/2024 16:10:36

BUILDER: Pierson Company
CUSTOMER:
LOCATION: Eureka, California
PROJECT: PICO Leasehold Shop Expansion
BUILDER'S PO#:

BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.7
JOB #:
DATE: 4/3/2024
DRAWN/CHECK: /
PAGE:

VPC FILENAME: adv2900401130

a division of BlueScope Buildings North America, Inc.

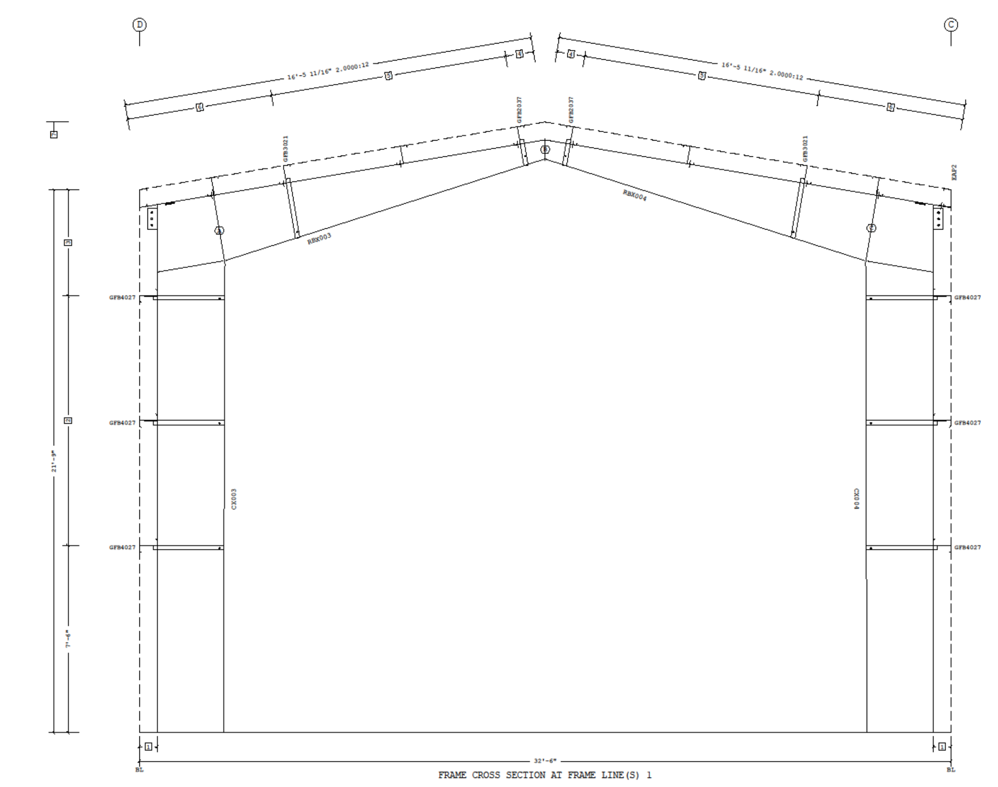
Frame Member Schedule

Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight
CX003	1	5.0000	.2500	.1644	2'-8"	2'-8"	21'-6 5/16"	768#
RBX003	2	5.0000	.2500	.1644	2'-8"	9"	13'-5 9/16"	308#
RBX004	3	5.0000	.2500	.1644	9"	2'-8"	13'-5 9/16"	308#
CX004	4	5.0000	.2500	.1644	2'-8"	2'-8"	21'-6 5/16"	768#

Bolt Connection & Plate Schedule

Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A	12	A325	3/4"	2 1/2"	5/8"	3	3	0097284
B	4	A325	3/4"	2 1/2"	3/8"	1	1	0097284
C	10	A325	3/4"	2 1/2"	5/8"	3	2	0097284

Frame Clearances
Horiz. Clearance between members 1(CX003) and 4(CX004): 25'-8 3/16"
Vert. Clearance at member 1(CX003): 18'-8 1/4"
Vert. Clearance at member 4(CX004): 18'-8 1/4"
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)



7 24'-5 1/2" Ridge Ht.
6 2 @ 2'-11 1/16"
5 2 @ 4'-9"
4 1'-1 9/16"
3 4'-3"
2 2 @ 5'-0"
1 8 1/2"
Dimension Key

Shape Name = PICO Shop Expansion Main Building Wall 4, Frame 1

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

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D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102

PICO Shop Expansion Main Building-Frame at 1

DRAWING SCALE: NTS 4/3/2024 16:10:36
BUILDER: Pierson Company
CUSTOMER:
LOCATION: Eureka, California
PROJECT: PICO Leasehold Shop Expansion
BUILDER'S PO#:
BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.7
DATE: 4/3/2024
DRAWN/CHECK: /
VPC FILENAME: adv2900401130
a division of BlueScope Buildings North America, Inc.

Frame Member Schedule

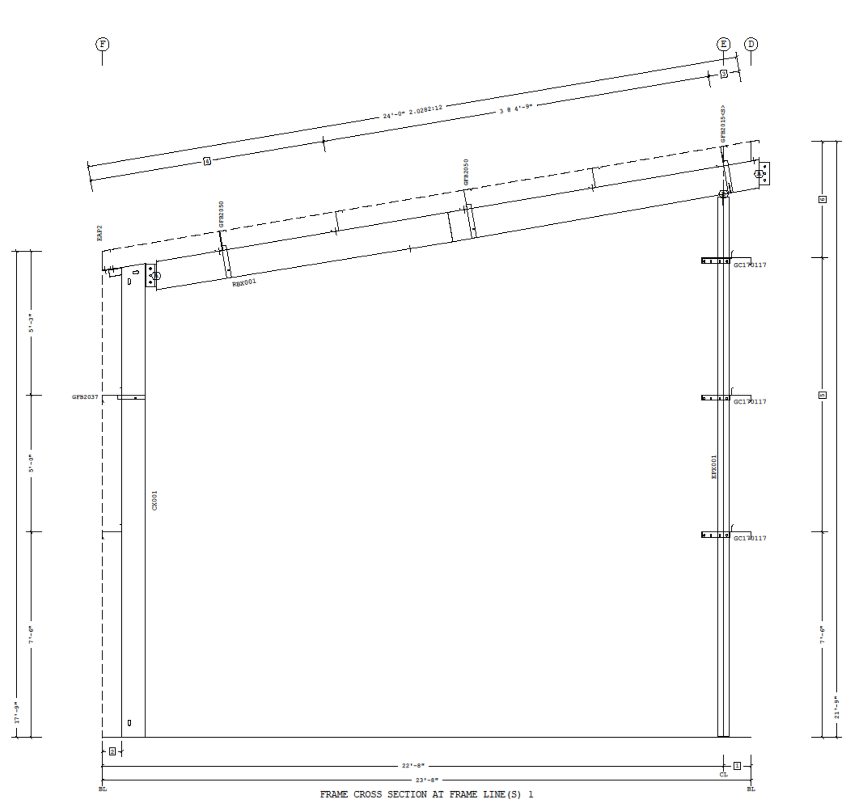
Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight	Detail
CX001	1	5.0000	.1345	.1345	10"	10"	17'-3 7/16"	176#	
RBX001	2	5.0000	.1875	.1345	1'-0 1/16"	1'-1"	22'-5 11/16"	303#	
	3	5.0000	.1875	.1345	1'-1"	1'-0 1/16"			
EPX001	4	5.0000	.1345	.1345	9"	9"	19'-8 1/2"	179#	BR25A3

Bolt Connection & Plate Schedule

Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A	3	A325	3/4"	2 1/2"	3/8"	-	-	0097284
B	2	A325	3/4"	2 1/2"	-	-	-	0097284

<S> - (2) Washers (095872) req'd at Flange Brace to Secondary.

Frame Clearances
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)



6 4'-3"
5 2 @ 5'-0"
4 2 @ 4'-3 3/4"
3 1'-1 9/16"
2 8 1/2"
1 1'-0"
Dimension Key

Shape Name = Left Extension Wall 2, Frame 1

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

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D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102

Left Extension-Frame at 1

DRAWING SCALE: NTS 4/3/2024 16:10:36
BUILDER: Pierson Company
CUSTOMER:
LOCATION: Eureka, California
PROJECT: PICO Leasehold Shop Expansion
BUILDER'S PO#:
BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.7
DATE: 4/3/2024
DRAWN/CHECK: /
VPC FILENAME: adv2900401130
a division of BlueScope Buildings North America, Inc.

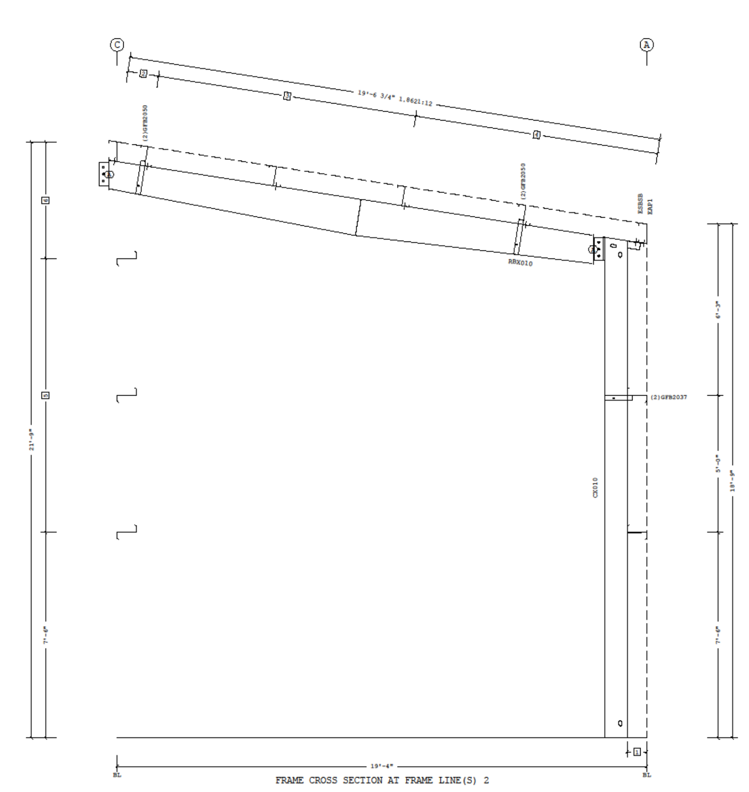
Frame Member Schedule

Part	Mem	Width	Thick	WebThk.	Depth1	Depth2	Approx.Lgth	Approx.Weight
CX010	1	5.0000	.1345	.1345	10"	10"	18'-3 1/4"	185#
RBX010	2	5.0000	.1345	.1345	1'-0 3/16"	1'-4"	18'-0 3/8"	221#
	3	5.0000	.1345	.1345	1'-4"	1'-0 1/4"		

Bolt Connection & Plate Schedule

Id	Qty	Grade	Bolt Dia.	Bolt Length	Plate Thick.	Rows Out	Rows In	PartNo
A	3	A325	3/4"	2 1/2"	3/8"	-	-	0097284

Frame Clearances
Finished Floor Elevation = 100'-0" (Unless Noted Otherwise)



6 4'-3"
5 2 @ 5'-0"
4 2 @ 4'-5 5/8"
3 2 @ 4'-9"
2 1'-1 9/16"
1 8 1/2"
Dimension Key

Shape Name = Right Extension Wall 4, Frame 2

1. USE 1/2 X 1 1/2 A325T BOLT (49080) AND NUT (47120) W/O WASHERS. SNUG TIGHTEN BOLTS FOR ALL SECONDARY CONNECTIONS, SECONDARY CLIP CONNECTIONS, AND FLANGE BRACE CONNECTIONS, UNLESS NOTED OTHERWISE.
2. SLOT REINFORCEMENT PLATES NEED NOT BE LOCATED ON THE SAME SIDE OF THE WEB AS THE HILLSIDE WASHER.

THE BUTLER MFG. ENGINEER'S SEAL APPLIES ONLY TO THE WORK PRODUCT OF BUTLER MFG. AND DESIGN AND PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER. THE BUTLER MFG. ENGINEER'S SEAL DOES NOT APPLY TO THE PERFORMANCE OR DESIGN OF ANY OTHER PRODUCT OR COMPONENT FURNISHED BY BUTLER EXCEPT TO ANY DESIGN OR PERFORMANCE REQUIREMENTS SPECIFIED BY BUTLER.

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THE GENERAL CONTRACTOR AND/OR ERECTOR IS SOLELY RESPONSIBLE FOR ACCURATE GOOD QUALITY WORKMANSHIP IN ERECTING THIS BUILDING IN ACCORDANCE WITH THIS DRAWING, DETAILS REFERENCED IN THIS DRAWING, ALL APPLICABLE BUTLER MFG. ERECTION GUIDES, AND INDUSTRY STANDARDS PERTAINING TO PROPER ERECTION, INCLUDING THE CORRECT USE OF TEMPORARY BRACING.

D BUTLER MANUFACTURING 1540 GENESSEE ST. KANSAS CITY, MO 64102

Right Extension-Frame at 2

DRAWING SCALE: NTS 4/3/2024 16:10:36
BUILDER: Pierson Company
CUSTOMER:
LOCATION: Eureka, California
PROJECT: PICO Leasehold Shop Expansion
BUILDER'S PO#:
BUTLER Butler Manufacturing VPC VERSION: ADVNXT 6.7
DATE: 4/3/2024
DRAWN/CHECK: /
VPC FILENAME: adv2900401130
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PLAN CHECK ONLY
NOT FOR CONSTRUCTION

PRELIMINARY

THESE PLANS ARE ORIGINALLY PRINTED ON 22"x34" PAPER.

1 INCH

This drawing or drawing set shall not be used for construction unless a jurisdictional stamp (County, City, State, Federal) has been issued on the drawing, stating "FOR PERMIT" or similar verbiage, a wet signed professional engineer's stamp, and permit documents have been issued for the project.

REVISIONS	BY

Pierson Company
3116 Harrison Ave.
Eureka, California 95503
(707)268-1800

DMV/PICO CDP APPLICATION
PICO SHOP EXPANSION APN: 002-252-027

For: PIERSON PROPERTIES & DEVELOPMENT, LLC;
3116 HARRISON AVE, EUREKA, 95503

Date	APR 3 '24
Scale	AS NOTED
Design	GEP
Drawn	GEP
Job	23-363
Sheet	**MB-2**