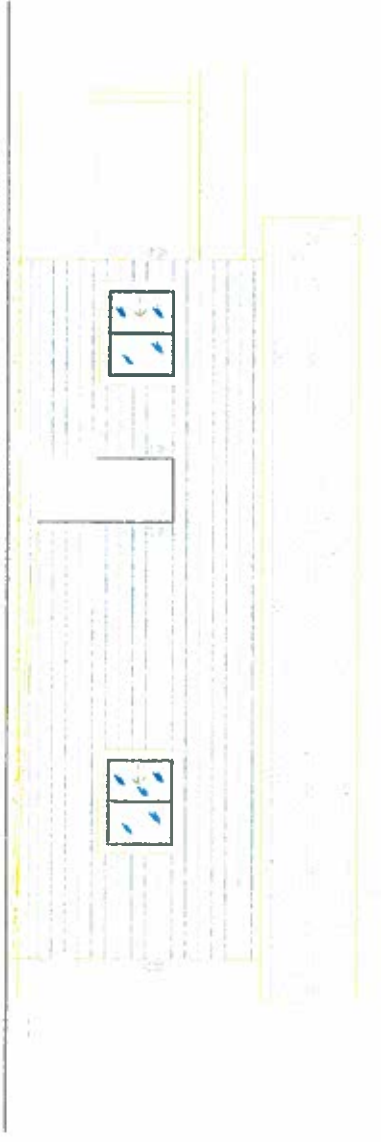


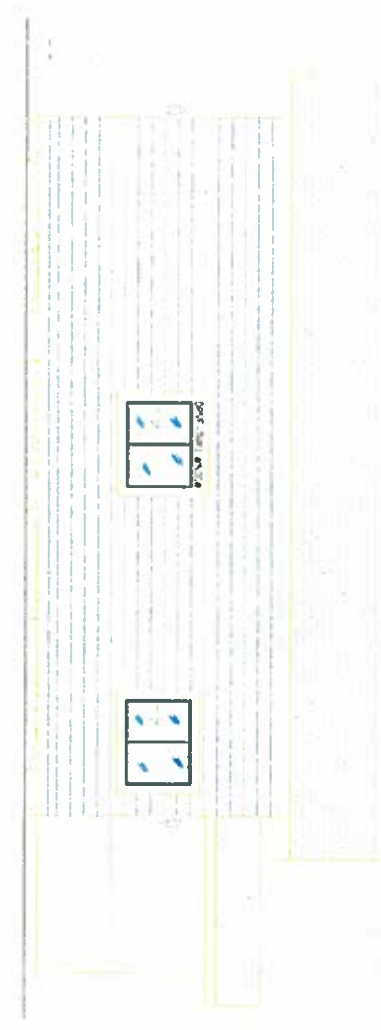
**FRONT (SOUTH) ELEVATION**  
SCALE 1/4"=1'-0"



**REAR (NORTH) ELEVATION**  
SCALE 1/4"=1'-0"



**LEFT (WEST) ELEVATION**  
SCALE 1/4"=1'-0"



**RIGHT (EAST) ELEVATION**  
SCALE 1/4"=1'-0"

- NOTES**
1. MAX. SLOPE SHALL BE 1:12
  2. MINIMUM CLEAR WIDTH OF A RAMP SHALL BE 36"
  3. RAMP SHALL HAVE LANDINGS AT TOP AND BOTTOM
  4. MINIMUM LANDING SIZE SHALL BE 60" x 60"
  5. NO HANDRAILS REQUIRED TOTAL RISE OF RAMP IS UNDER 6"
  6. WHEEL GUIDE SHALL BE A MINIMUM OF 3" HIGH AND 6" WIDE
  7. LANDINGS SHALL HAVE NO MORE THAN A 2% SLOPE IN ANY DIRECTION

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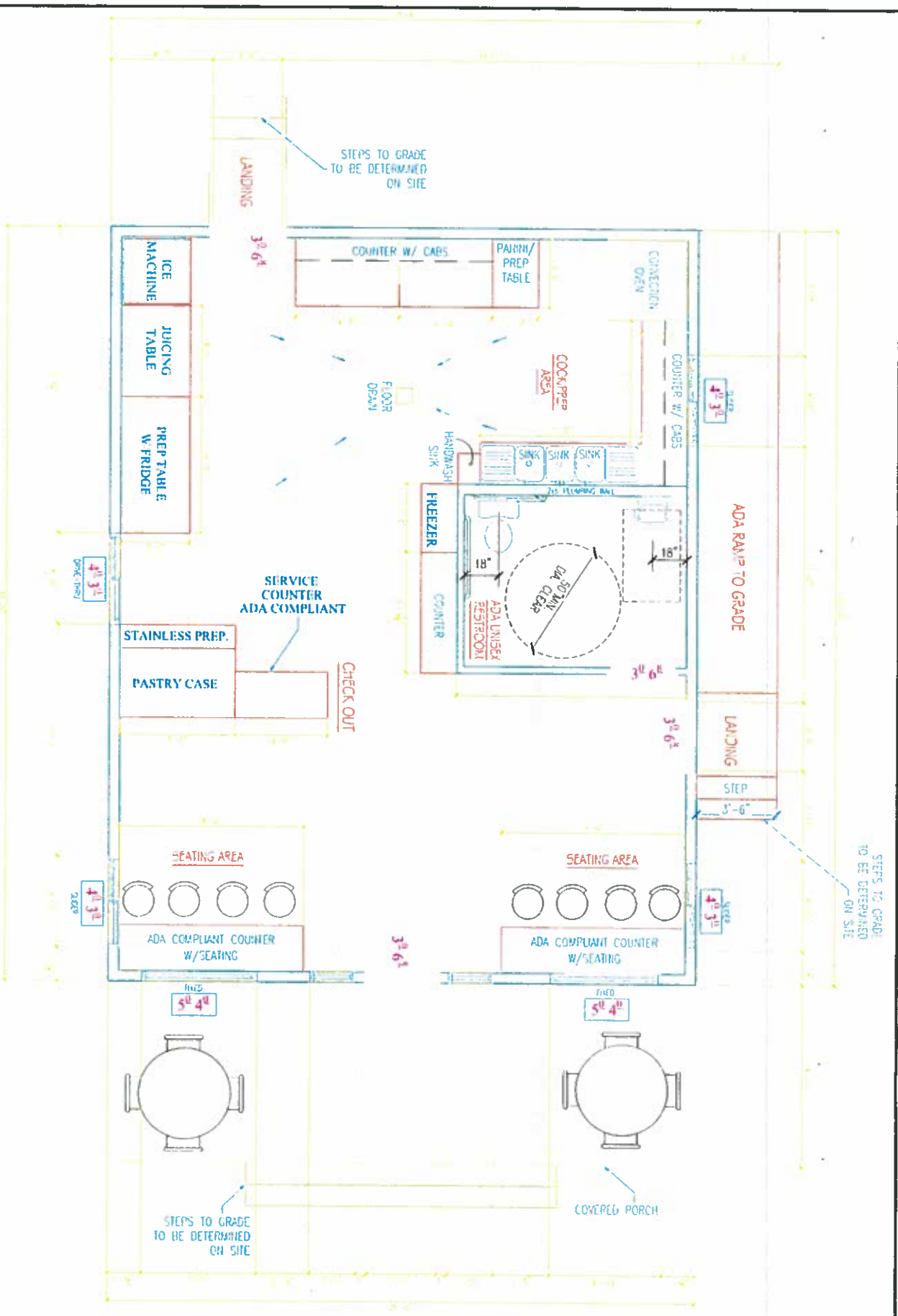
**A.M. Baird**  
Engineering & Surveying  
1257 Main St., P.O. Box 396, Fortuna, CA 95540  
(707)725-5182 e-mail: am Baird@suddenlink.net



SCALE: AS SHOWN  
DRAWN BY: ABP  
DATE: 4/17/15

TAWNY MORSE  
AP# 053-141-052  
281 WILWOOD AVENUE, RIO DELL, CA  
COMMERCIAL SANDWICH SHOP  
**<P> ELEVATIONS**

AP# 053-141-052  
JOB NO. 15-4477  
SHEET NO. 2 OF 2



**FLOOR PLAN**

COMMERCIAL AREA: 841.5 sqft DECK AREA: 204 sqft  
 COVERED PORCH AREA: 204 sqft  
 SCALE: 3/8" = 1'-0"

ADA BATHROOM NOTES:  
 ADA Accessibility shall comply with the requirements of the current edition of the CBC, Chapter 11.

1. Latches shall be slide bolt or similar hardware that does not require fine hand or finger movements.
2. Water Closet Height shall be 17" to 19" measured from the floor to the top of the toilet seat. Toilet seat maximum thickness shall be 2".
3. Flush controls shall be operable with one hand and shall not require tight grasping, pinching, or twisting of the wrist.
4. Grab bar heights shall be 33" above and parallel to the floor (36" maximum above toilet tank) and shall be securely attached to the wall.
5. Grab bars shall be capable of withstanding 250 lb-ft load at their attachments.

5. Grab bar cross-section shall be 1 1/4" to 1 1/2" and spaced 11/2" from the wall.

7. Toilet tissue dispensers shall be located within 12" of the front edge of the toilet seat and 19" minimum height from the floor to the center of the dispenser.
8. Toilet room floors shall have a smooth, hard, non-absorbent surface and shall be covered to extend up the wall 5" minimum above the floor.
9. The lavatory drain & the hot water supply plumbing shall be sufficiently insulated so prevent contact with users' legs or knees.
10. The hot & cold faucets shall be single-lever style or operable without requiring grasping or twisting.
11. Mechanical ventilation shall be sufficient to provide 5 air changes per hour minimum.

**ADA NOTES:**

**SERVING COUNTERS**  
 1. Where food or drinks are served at counters and the counter height is more than 34 inches above the floor, providing a lowered section of the serving counter at least 60 in. long and no higher than 34 inches will make the counter accessible. If it is not readily achievable to make the counter accessible, a business can serve the items at nearby accessible tables.

**SALES AND SERVICE COUNTERS**

1. Accessible counter is at least 36" long and no more than 36" above the floor provide a 30" by 48" space in front of the sales or service counter to accommodate a wheelchair or electric scooter an accessible sales counter at a cash register.

2. Counters having a cash register, a section of counter at least 36 inches long and not more than 36 inches above the floor. In addition to having a maximum height of 36 inches, all accessible sales and service counters must have a clear floor space in front of the accessible surface that permits a customer using a wheelchair to pull alongside. This space is at least 30 inches by 48 inches and may be parallel or perpendicular to the counter. It is also connected to the accessible route which connects to the accessible entrance and other areas in the business where merchandise or services are provided. If you cannot provide an accessible sales or service counter or auxiliary counter nearby, such as a table or desk, you may provide a clip board or lap board for use until a more permanent solution can be implemented. The counter adjacent to the accessible check-out aisle has a maximum height of 38 inches.

**FIXED SEATING AND TABLES**

1. Accessible seating positions at a permanently-mounted table:  
 An accessible table has a surface height of no more than 34 inches and no less than 28 inches above the floor. At least 27 inches of knee clearance must be provided between the floor and the underside of the table. An accessible route provides access to each accessible table and a clear floor area 30 inches by 48 inches is provided at each accessible seating location. This clear floor area extends 19 inches under the table to provide leg and knee clearance. If tables are provided, such as in restaurants and snack bars, and the tables are attached to the wall or floor (fixed), then 5% of the tables or at least one (if less than 20 are provided) must be accessible. Movable chairs can be used for these tables and the movable chairs can be removed when customers using wheelchairs use the table(s). The same requirements apply to fixed tables in outdoor areas.

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**A.M. Baird**  
 Engineering & Surveying  
 1257 Main St., P.O. Box 396, Fortuna, CA 95540  
 (707)725-5182 e-mail ombaird@student.knmk.com

SCALE: AS SHOWN  
 DRAWN BY: ABB  
 CHECKED BY: ABB  
 DATE: 4/12/18

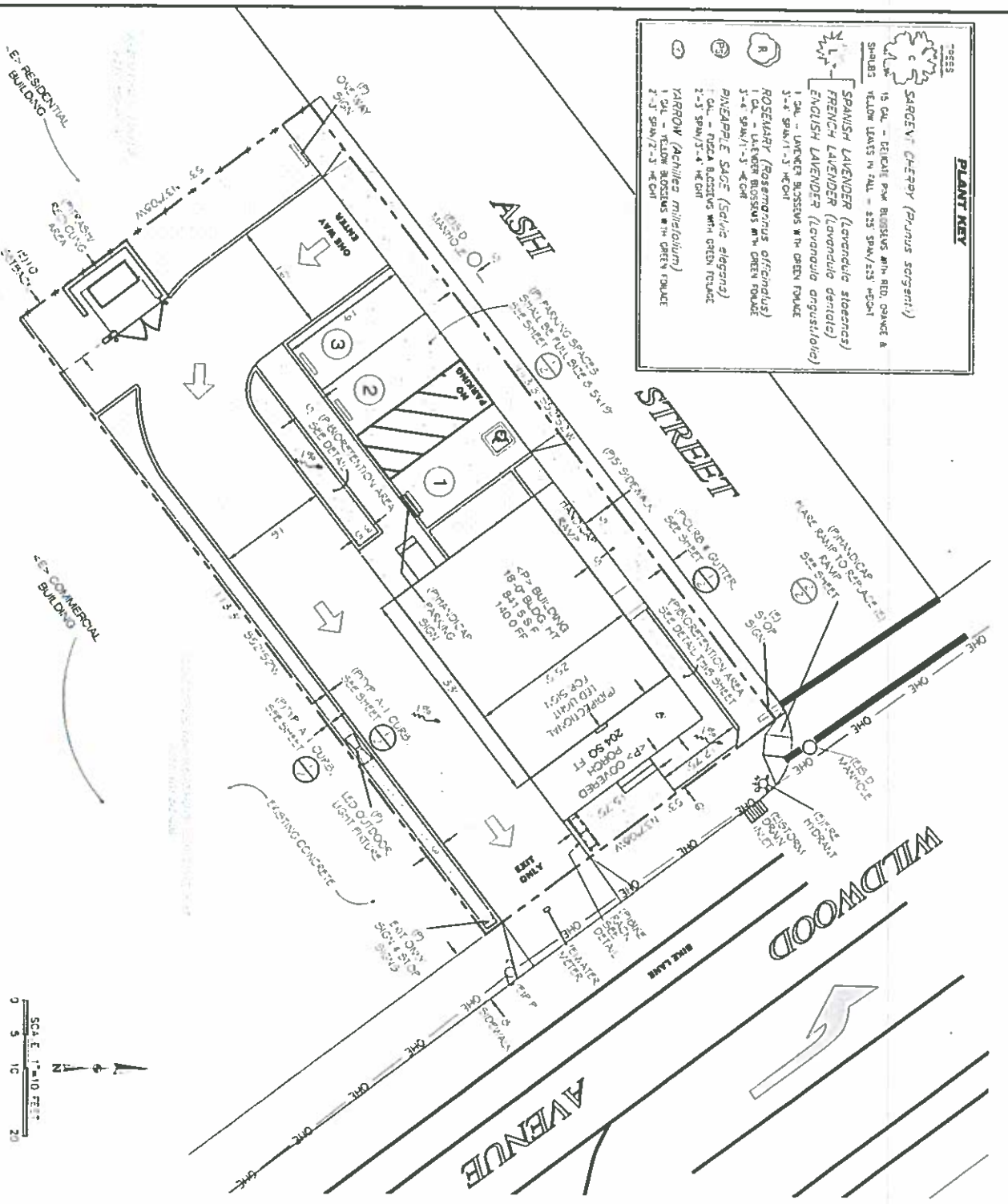
TAWNY MORSE  
 AP# 053-141-052  
 281 WILDWOOD AVENUE, RIO DELL, CA  
 COMMERCIAL SANDWICH SHOP  
**FLOOR PLAN**

AP# 053-141-052  
 JOB NO. 13-4477  
 SHEET NO. 1 OF 2



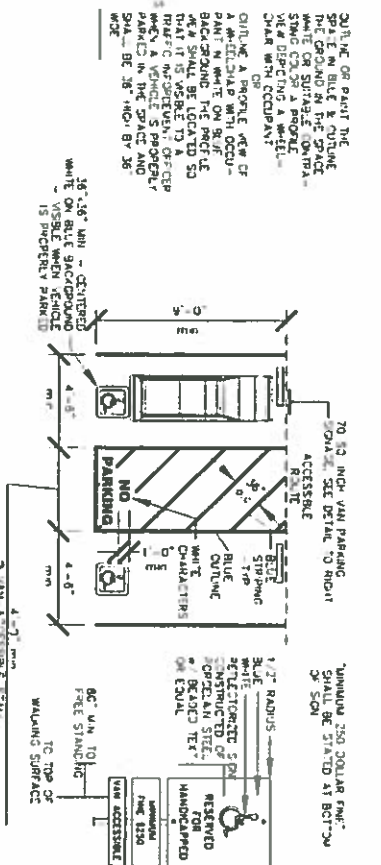
### PLANT KEY

|  |  |
|--|--|
|  | SAGEO ( <i>Chenopodium serotinum</i> )   |
|  | 15 GAL - DETAIL FOR BUSHES WITH RED, ORANGE & YELLOW BLOSSOMS IN FALL - 235 SPAN/235 H-CUT |
|  | SPANISH LAVENDER ( <i>Lavandula stoechas</i> )   |
|  | ENGLISH LAVENDER ( <i>Lavandula angustifolia</i> )   |
|  | 1 GAL - UNIFORM BLOSSOMS WITH GREEN FOLIAGE  |
|  | 3-4 SPAN/1-3 H-CUT   |
|  | ROSEMARY ( <i>Rosmarinus officinalis</i> )   |
|  | 1 GAL - UNIFORM BLOSSOMS WITH GREEN FOLIAGE  |
|  | 3-4 SPAN/1-3 H-CUT   |
|  | PIZZARIE SAGE ( <i>Salvia elegans</i> )  |
|  | 1 GAL - RICH BLOSSOMS WITH GREEN FOLIAGE   |
|  | 2-3 SPAN/1-2 H-CUT   |
|  | YARROW ( <i>Achillea millefolium</i> )   |
|  | 1 GAL - YELLOW BLOSSOMS WITH GREEN FOLIAGE   |
|  | 2-3 SPAN/1-3 H-CUT   |

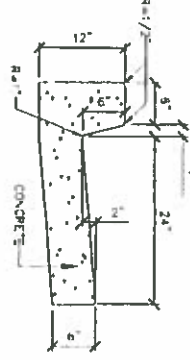


## SITE PLAN

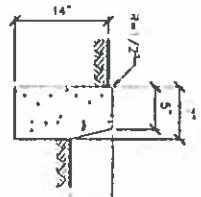
### HANDICAP PARKING DETAIL N.T.S.



### TYPICAL CURB & GUTTER DET. N.T.S.



### TYPICAL PARKING CURB (A-1 CURB) N.T.S.



### LEGEND

|  |                        |
|--|------------------------|
|  | PROPERTY LINE          |
|  | ADJACENT PROPERTY LINE |
|  | OVERHEAD ELECTRIC      |
|  | BUILDING SETBACK       |
|  | FENCE                  |
|  | TREE                   |
|  | DIAMETER APPROX.       |
|  | POINT                  |
|  | TYPE CA                |
|  | EXISTING               |
|  | PROPOSED AC            |
|  | PROPOSED CONCRETE      |
|  | PROPOSED GRASS         |
|  | PROPOSED GRAVEL        |
|  | PROPOSED GRAVEL        |

### PROJECT INFORMATION

COMMERCIAL DEVELOPMENT -  
SITE PLAN W/ADA  
OWNER:  
TAWNY MORSE  
P.O. BOX 396  
FORTUNA, CA 95540  
APP. DATE:  
TAWNY MORSE  
P.O. BOX 396  
FORTUNA, CA 95540  
SITE ADDRESS:  
WILDWOOD AVENUE  
RIO DELL, CA  
PROPOSED USE:  
COMMERCIAL  
TOTAL AREA: 6,083 SQ. FT.  
PARCEL 1:  
= 1.4 ACRES



### UNDERGROUND UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY, OPERATIONAL AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR MAKES NO REPRESENTATION THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION LOCATED AS SHOWN. THE SURVEYOR DOES NOT WARRANT THAT THE LOCATION ACCURATELY AS THE POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PENETRATED THE UNDERGROUND UTILITIES.

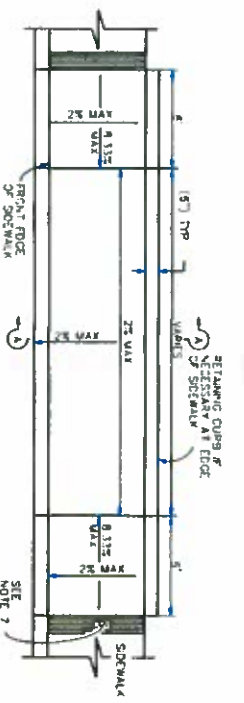
### NOTES

1. THIS PROJECT WILL CONSIST OF A ONE STORY COMMERCIAL BUILDING.
2. ALL UTILITIES AND SETBACKS SHOWN HEREON ARE EXISTING UNLESS NOTED OTHERWISE.
3. NO OTHER GRADING OTHER THAN THE BUILDING SITE.
4. THIS SITE HAS LESS THAN A 5% SLOPE THROUGHOUT.
5. PROPOSED CITY WATER AND SEWER, EXISTING SERVICES TO BE USED.
6. EXISTING POWER IS FROM PROPOSED POWER POLE.
7. DEDICATION FACILITY SIZED TO USE OF THE TRAFFIC AREA.

### IMPROVEMENT NOTES

1. PROPOSED WATER SEWER AND GAS LINES SHALL BE INSTALLED PER RIO DELL CITY STANDARDS.

### DROP CURB DETAIL - N.T.S.



### NOTES:

1. ALL DROP CURB ENTRIES SHALL HAVE A MINIMUM RISE OF 6" MINIMUM. THE CURB SHALL BE DROPPED TO 1" ABOVE FINISHED GRADE OF THE DRIVEWAY OR PUBLIC WORKS.
2. THE CURB IN ALL DROP CURB ENTRIES SHALL BE CONCRETE OR A MINIMUM OF 3" TO THE ENTRANCE AND WEIGHED ON A LINE PARALLEL WITH THE CURB.
3. ALL DROP CURB ENTRIES SHALL BE REINFORCED WITH 3/8" STEEL BARS SPACED ON 12" CENTERS BOTH WAYS AND EXTENDING TO WITHIN 3" OF THE FACE OF BOTH DROP CURB ENTRANCES BY 6" WITHIN 10" OF THE ENTRANCE.
4. THE REINFORCING STEEL SHALL BE PLACED 2" FROM THE BOTTOM OF THE SLAB AND SHALL BE HELD IN PLACE BY 4" DIA. CHAIRS.
5. THE CURB SHALL BE REINFORCED WITH ONE 3/8" CEPTERED STEEL BAR PLACED IN THE CENTER OF THE CURB AND 3" FROM THE BOTTOM OF THE CURB AND SHALL BE HELD IN PLACE BY "DOBBERS".
6. THE CURB SHALL BE FINISHED AS SHOWN WITH 1/2" WIDE BODIES WITH 1/4" CHAIRS APPROXIMATELY 8" FROM THE BOTTOM OF THE CURB AND SHALL BE HELD IN PLACE BY "DOBBERS".
7. HANDSOME PROTRUSIONS TO MAINS, GUTTERS OR STEERS SHALL BE TRIMMED AND FREE OF ALL POINTS AND PROTRUSIONS.
8. CONTINUOUS PASSAGE TO THE CURB RAMP SHALL NOT EXCEED 5" WITHIN 4" OF THE TOP OR BOTTOM OF THE CURB RAMP.

### GROUNDING DETAIL

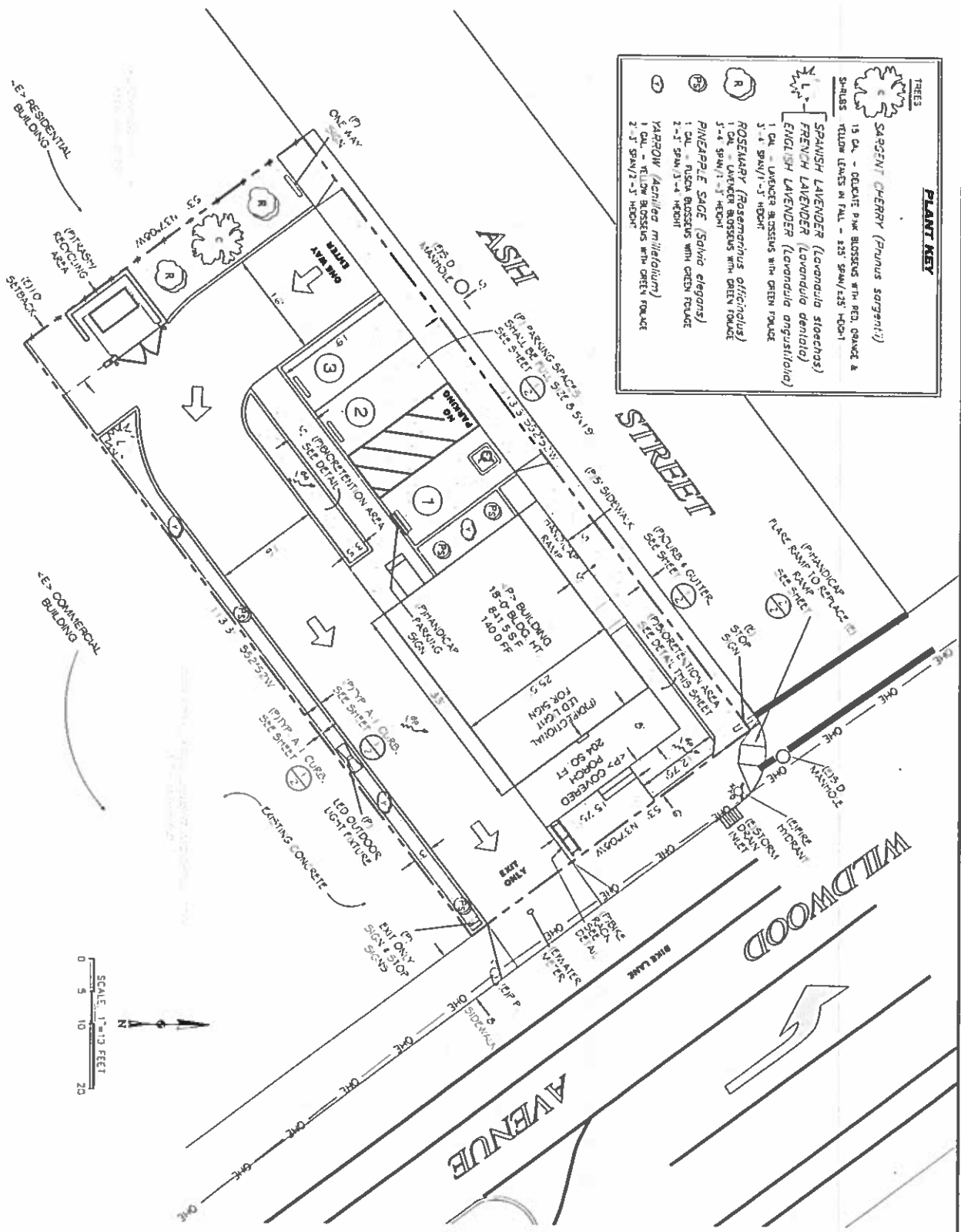


### SECTION A-A



| <p>TAWNY MORSE<br/>APN# 053-141-052<br/>RIO DELL, CA</p> <p>COMMERCIAL DEVELOPMENT</p> <p><b>SITE PLAN</b></p> |      | <p><b>A.M. Baird</b><br/>Engineering &amp; Surveying</p> <p>1257 Main St., P.O. Box 396, Fortuna, CA 95540<br/>(707)725-5182</p> | <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table> | NO. | DATE | DESCRIPTION | BY | 5 |  |  |  | 4 |  |  |  | 3 |  |  |  | 2 |  |  |  | 1 |  |  |  |
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| PLANT KEY |   |
|-----------|---|
|           | TREES   |
|           | SAGEANT CHERRY ( <i>Prunus sargentii</i> )  |
|           | 15 CAL. - OAKLEAF PINK BLOSSOMS WITH RED, PINK & SHILLS<br>FLOWER LAMPS IN FALL - 25' SPAN/25' HOOD-1 |
|           | SPANISH LAVENDER ( <i>Lavandula stoechas</i> )  |
|           | FRENCH LAVENDER ( <i>Lavandula dentata</i> )  |
|           | ENGLISH LAVENDER ( <i>Lavandula angustifolia</i> )  |
|           | ROSEMARY ( <i>Rosmarinus officinalis</i> )  |
|           | 1 CAL. - UNUSUAL BLOSSOMS WITH GREEN FLOWERS<br>1.5 CAL. SPAN/1.5' HOOD                               |
|           | 1 CAL. - UNUSUAL BLOSSOMS WITH GREEN FLOWERS<br>1.5 CAL. SPAN/1.5' HOOD                               |
|           | 1 CAL. - UNUSUAL BLOSSOMS WITH GREEN FLOWERS<br>2-3' SPAN/3-4' HOOD                                   |
|           | 1 CAL. - UNUSUAL BLOSSOMS WITH GREEN FLOWERS<br>2-3' SPAN/2-3' HOOD                                   |

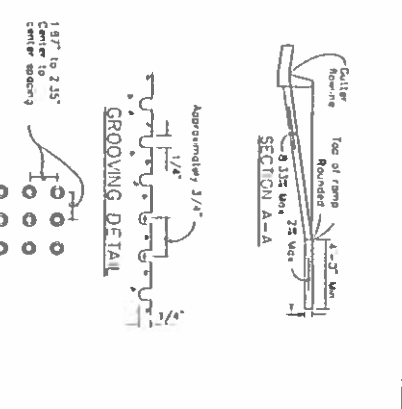
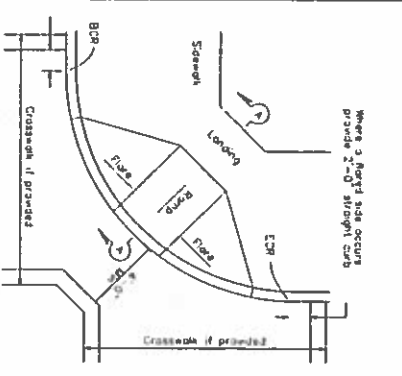


**LANDSCAPE NOTES** (2% LANDSCAPING)

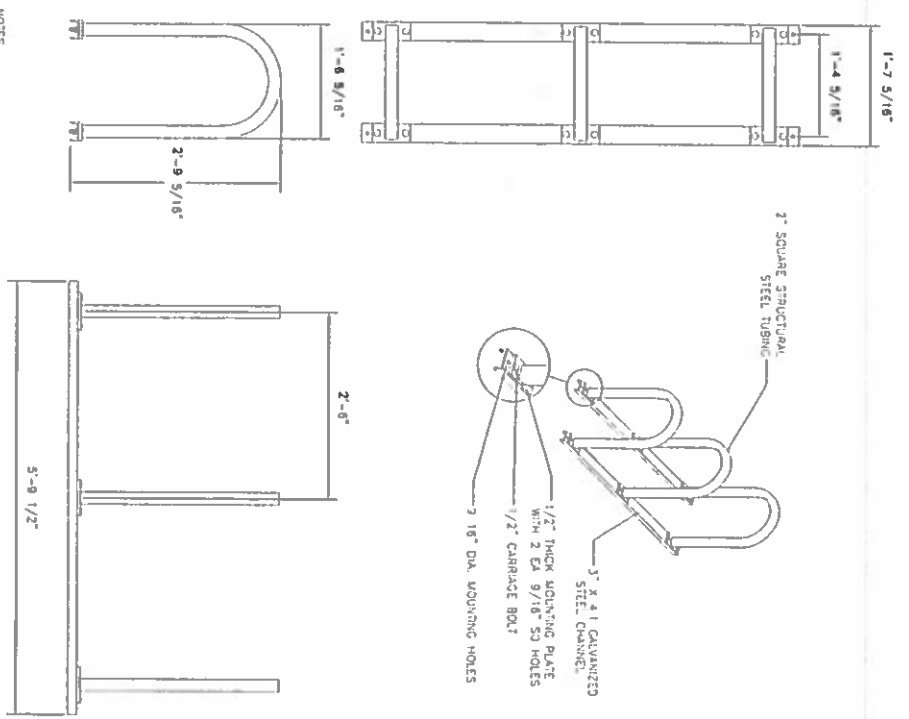
- THIS PLAN IS DIAGRAMMATIC IN NATURE. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR CORRECT PLANT PLACEMENT.
- ALL TREES & PLANTS TO GET FERTILIZER TABLETS AT TIME OF PLANTING. EXISTING SOIL TO BE AMENDED WITH NITRO DUST FOR PLANTING PITS.
- ALL TREES TO BE DOUBLE STAKED & TIED.
- ALL TREES WITHIN 4' OF CURBS OR WALKS TO GET ROOT BARRIERS.
- SOIL TO BE SLOPED AND MOUND FOR PROPER DRAINAGE IN PLANTER.
- ROUGH GRADE TO BE PLUS OR MINUS 10 TO BE BY OTHERS.
- FINAL GRADE TO BE BY LANDSCAPE CONTRACTOR.
- ALL PLANTERS TO GET A PRE-EMERGENT BEFORE 3/4" CRUSHED ROCK & FABRIC IS PUT DOWN.
- ALL PLANTERS TO GET A WEED FABRIC WITH 3/4" CRUSHED ROCK 1-1/2" DEEP.
- LANDSCAPING INCLUDES AN AUTOMATIC IRRIGATION SYSTEM BY OTHERS.
- BIORETENTION FACILITY SIZED TO 4% OF THE TRIBUTARY AREA.

**LANDSCAPE/PHOTOMETRIC/SIGN PLAN**

SCALE: 1"=10'



**BIKE RACK DETAIL**

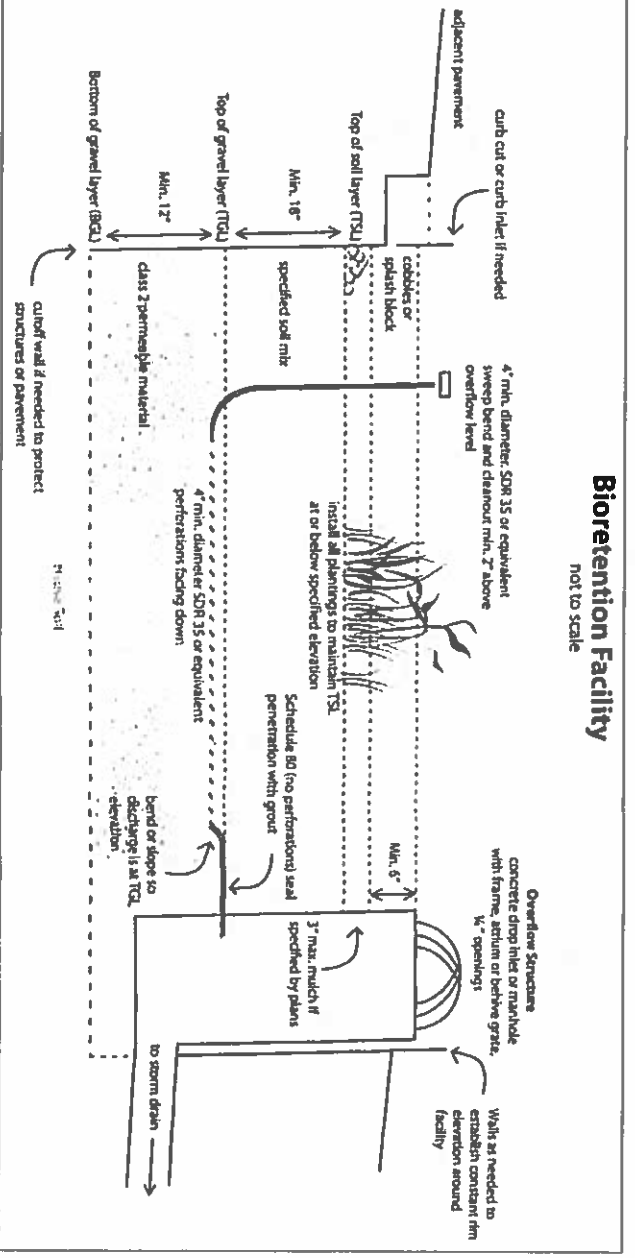


- NOTES
- INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
  - CONSULTANT TO SELECT COLOR FINISH. SEE MANUFACTURER'S SPECIFIC CATALOG.
  - SEE SITE PLAN FOR LOCATION OR CONSULT OWNER.
- PRODUCT: U200-6  
DESCRIPTION: U200 W/ 0N 2x4 BIKE RACK  
8' WIDE, 3' DEEP, SQUARE

**BIORETENTION FACILITY DETAIL**

**Bioretention Facility**

NOT TO SCALE



| <p>TAWNY MORSE<br/>APN# 053-141-052<br/>RIO DELL, CA</p> |      |  | <p><b>A.M. Baird</b><br/>Engineering &amp; Surveying</p> |    | <table border="1"> <tr> <th>NO</th> <th>DATE</th> <th>DESCRIPTION</th> <th>BY</th> </tr> <tr> <td>5</td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1</td> <td></td> <td></td> <td></td> </tr> </table> | NO | DATE | DESCRIPTION | BY | 5 |  |  |  | 4 |  |  |  | 3 |  |  |  | 2 |  |  |  | 1 |  |  |  |
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| <p>COMMERCIAL DEVELOPMENT</p>                            |      | <p>1257 Men St., P.O. Box 396, Fortuna, CA 95540<br/>(707)725-5182</p> |  |    |   |    |      |             |    |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |   |  |  |  |

SCALE: 1" = 20'

DRAWN BY: AAB

CHECKED BY: AAB

DATE: 4/6/15

JOB NO. 15-4477

SHEET NO. 2 OF 2

**LANDSCAPING/PHOTOMETRIC/SIGN PLAN**