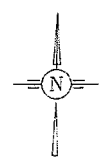
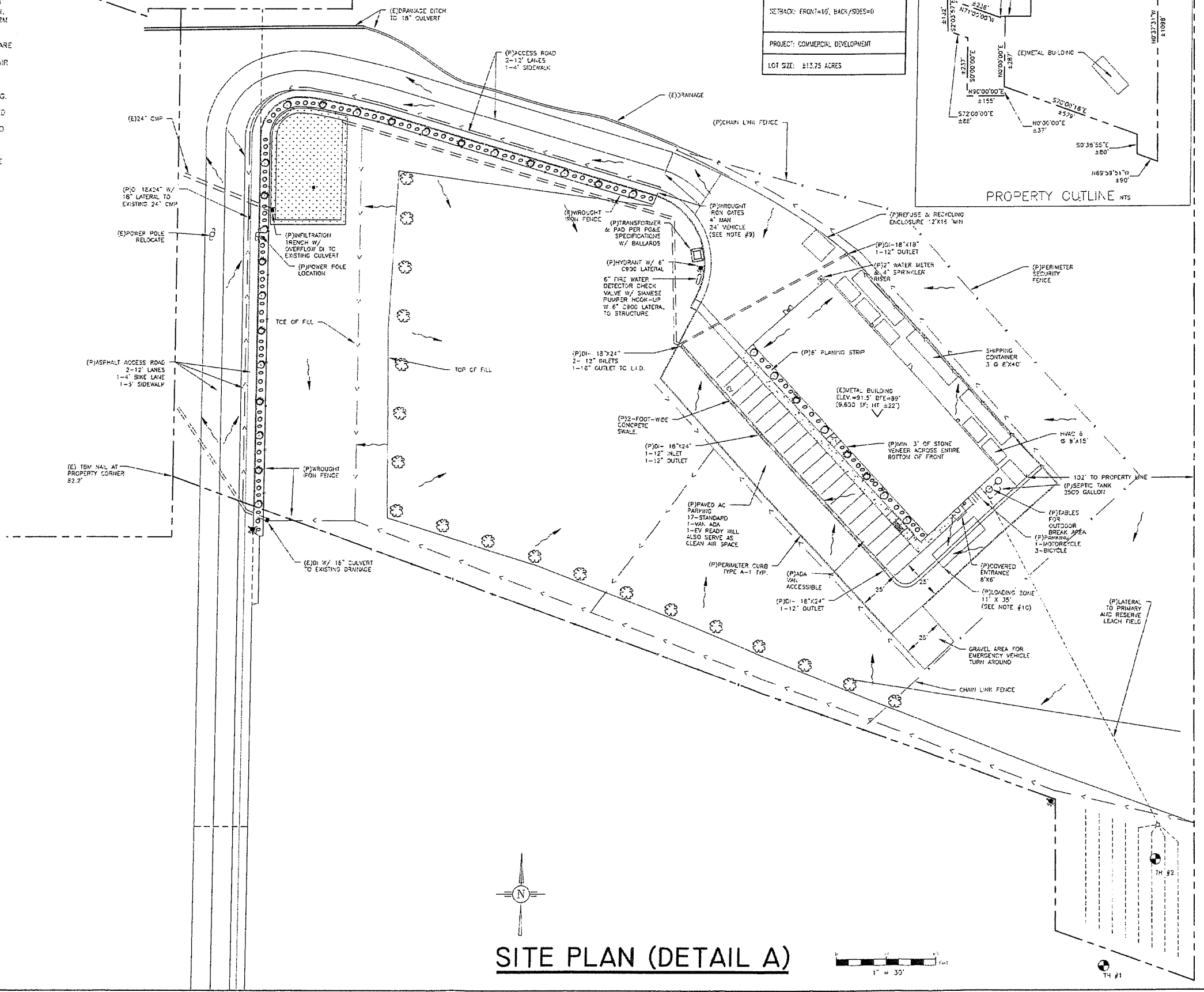
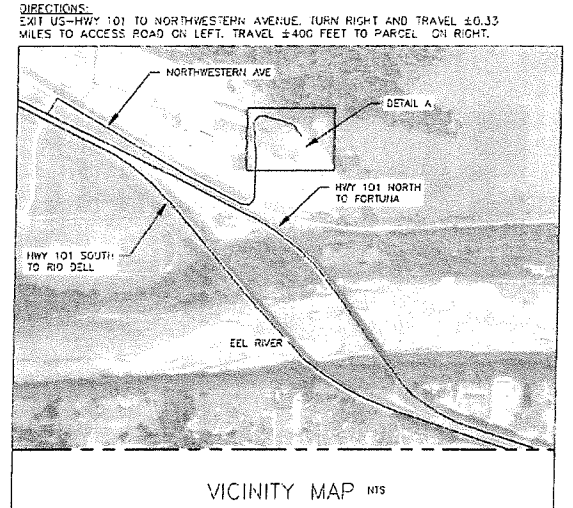
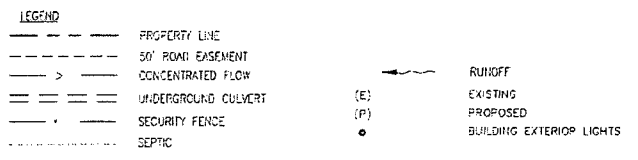
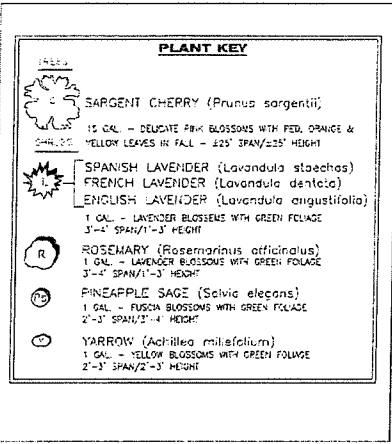
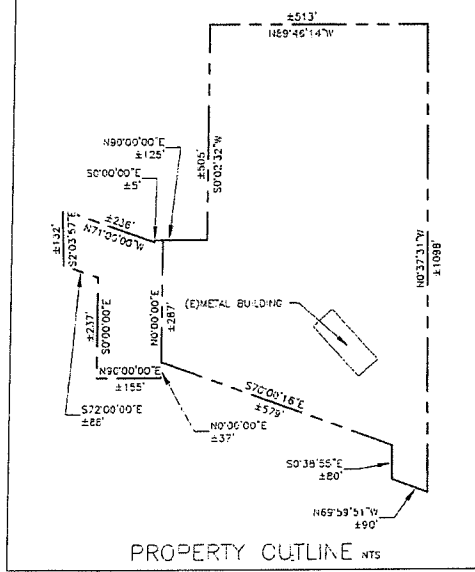


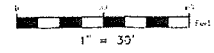
**NOTES:**

- PUBLIC WATER, POWER BY PG&E AND AN ON-SITE WASTEWATER TREATMENT SYSTEM.
- BUILDING SETBACK(S): 10' FRONT, 5' BACK & SIDES.
- UTILITY EASEMENT CONTAINED W/IN 50' ROADWAY EASEMENT ALONG WESTERN BOUNDARY
- UTILITY EASEMENT 10' ADJACENT TO SOUTHERN BOUNDARY
- NO TREES 12" DIAM. OR GREATER TO BE REMOVED
- NO KNOWN STREAM(S), SPRING(S), OR WETLAND(S) IN DEVELOPMENT AREA
- SEPTIC FIELDS MUST BE AT LEAST 10' FROM ALL PROPERTY LINES, 150' FROM MUNICIPAL WELLS, 100' FROM ALL STREAMS, SPRINGS, AND PRIVATE WELLS, 25' FROM DRAINAGE DITCHES & SLOPES >30%, & 10' FROM BUILDING FOUNDATIONS
- SEPTIC TANK MUST BE AT LEAST 150' FROM MUNICIPAL WELLS, 100' FROM ALL STREAMS, SPRINGS, & PRIVATE WELLS, 25' FROM SLOPES >30%, & 5' FROM BUILDING FOUNDATIONS
- GATED ACCESS SHALL BE EQUIPPED WITH A KNOX BOX WITH KEY SWITCHES FOR FORTUNA FIRE DEPARTMENT AND FOR RIO DELL FIRE DEPARTMENT.
- LOADING AREA SCREENING SHALL BE ACCOMPLISHED BY THE EXISTING METAL BUILDING TO THE WEST AND BY GREENHOUSES UNDER CONSTRUCTION (MARATHON 102) TO THE SOUTH.
- ALL BUILDING AND PARKING SURFACE RUNOFF FOR THE 25-YEAR 24-HOUR DESIGN STORM SHALL BE ROUTED TO ON-SITE VEGETATED INFILTRATION TRENCH (LID) FOR TREATMENT, ATTENUATION AND INFILTRATION.
- THE PROPOSED LID WILL BE SIZED TO ACCOMMODATE FUTURE DEVELOPMENT WITH A SQUARE FOOTAGE TO BE DETERMINED.
- PROPOSED PARKING EXCEPTION (PER CITY OF RIO DELL): 17 STANDARD & 1 EV/CLEAN AIR (8.5'x19.5'), 1 VAN ADA (17'x20') 3 BICYCLE (2'x6') & 1 MOTORCYCLE SPACES (4'x7').
- THE PROPOSED NUMBER OF PARKING SPACES WARRANTS 1 VAN ACCESSIBLE ADA SPACE; SEE ADA DETAIL FOR SPECIFICATIONS.
- EXCEPTION REQUESTED FOR 10% OF PARKING AREA AND PARKING PERIMETER LANDSCAPING. PROPOSED LANDSCAPING ALONG ACCESS ROAD IS BETWEEN ROAD AND PARKING. THE PARKING AREA IS VERY SMALL AND 10% COULD BE OFFSET BY PROPOSED 400% REQUIRED TREE PLANTING AS FURTHER DEVELOPMENT OF ELEVATED OPEN AREA.
- EXTERIOR LIGHTING SOURCES SHALL BE SHIELDED OR RECESSED AND DIRECTED DOWNWARD TO REDUCE BLEED OFF-SITE.
- ENTIRE 5-FOOT-WIDE ADA ACCESS PATH- IN FRONT OF BUILDING AND DOOR ACCESSES SHALL HAVE SLOPES NO GREATER THAN 2% IN ANY DIRECTION.
- SECURITY FENCE SHALL BE WROUGHT IRON ON ALL APPROACHES AND CHAIN LINK ON THE NORTHEAST AND SOUTHEAST SIDES.
- NO SIGNAGE DETAILS HAVE BEEN PROVIDED TO DATE.

**LEGAL**  
 ADDRESS: 1275 NORTHWESTERN AVE  
 RIO DELL, CA 95562  
 ASSESSOR'S PARCEL NUMBER:  
 205-111-075  
 OWNER: NORTHWESTERN FLOWER CO.  
 ADDRESS: P.O. BOX 610  
 PEDWAY, CA 95560  
 PHONE: (707) 725-5641  
 SETBACK: FRONT=10', BACK/SIDES=0  
 PROJECT: COMMERCIAL DEVELOPMENT  
 LOT SIZE: ±13.75 ACRES



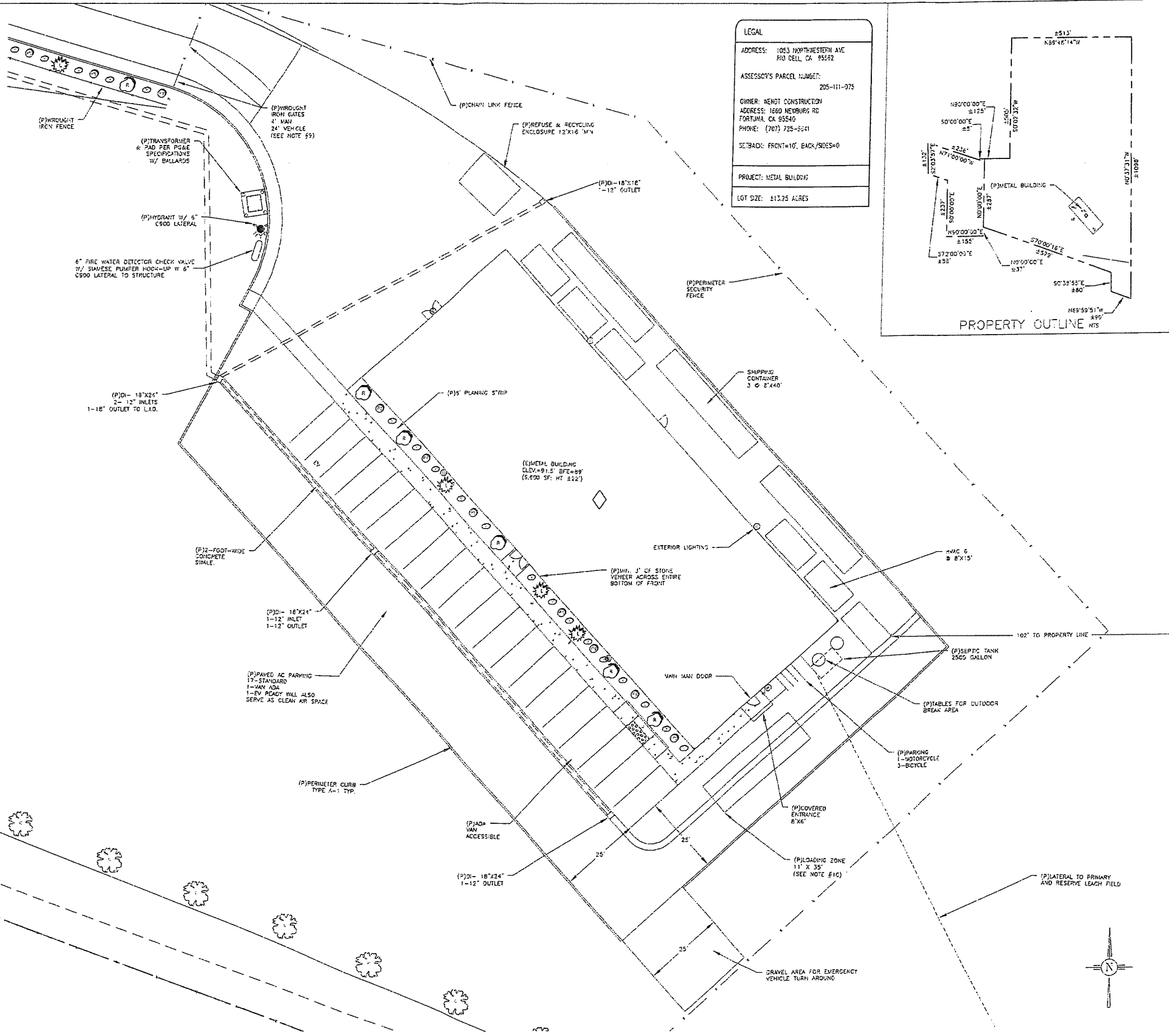
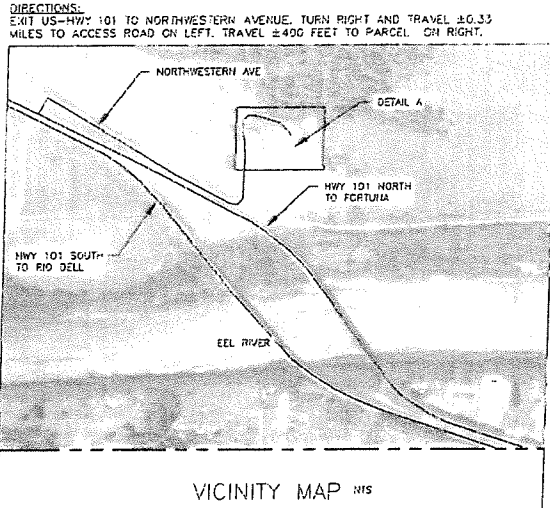
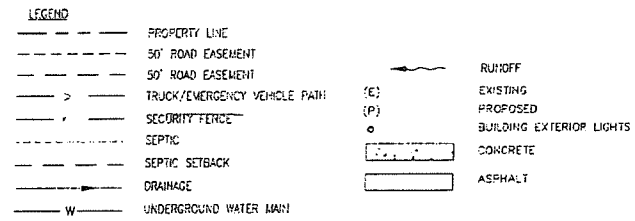
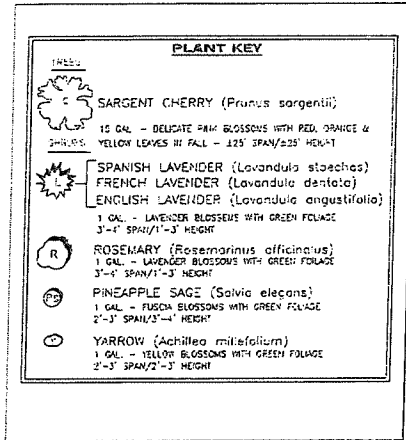
**SITE PLAN (DETAIL A)**



<p><b>A.M. Baird</b>                  Engineering &amp; Surveying                  1287 Main St., P.O. Box 395, Fortuna, CA 95540                  (707) 725-5182</p>	
<p>SCALE AS SHOWN                  DRAWN BY MJH                  CHKD AMB                  DATE 4/15/20</p>	<p>NORTHWESTERN FLOWER CO.                  1275 NORTHWESTERN AVENUE                  RIO DELL CA, 95562</p>
<p>PROPOSED COMMERCIAL DEVELOPMENT                  SITE PLAN</p>	
<p>JOB NO. 21-33-9-                  SHEET NO. 1 OF 1</p>	
<p>NO. 5                  4                  3                  2                  1</p>	<p>DATE                  NO.                  DESCRIPTION                  REVISIONS</p>

**NOTES:**

- PUBLIC WATER; POWER BY PG&E
- BUILDING SETBACK(S): 10' FRONT, 0' BACK & SIDES.
- UTILITY EASEMENT CONTAINED W/IN 50' ROADWAY EASEMENT ALONG WESTERN BOUNDARY
- UTILITY EASEMENT 10' ADJACENT TO SOUTHERN BOUNDARY
- NO TREES 12" DIAM. OR GREATER TO BE REMOVED
- NO KNOWN STREAK(S), SPRING(S), OR WETLAND(S) IN DEVELOPMENT AREA
- SEPTIC FIELDS MUST BE AT LEAST 10' FROM ALL PROPERTY LINES, 150' FROM MUNICIPAL WELLS, 100' FROM ALL STREAMS, SPRINGS, AND PRIVATE WELLS, 25' FROM DRAINAGE DITCHES & SLOPES >30%, & 10' FROM BUILDING FOUNDATIONS
- SEPTIC TANK MUST BE AT LEAST 150' FROM MUNICIPAL WELLS, 100' FROM ALL STREAMS, SPRINGS, & PRIVATE WELLS, 25' FROM SLOPES >30%, & 5' FROM BUILDING FOUNDATIONS
- ALL BUILDING AND PARKING SURFACE RUNOFF FOR THE 25-YEAR 24-HOUR DESIGN STORM SHALL BE ROUTED TO ON-SITE VEGETATED INFILTRATION TRENCH FOR TREATMENT, ATTENUATION AND INFILTRATION.
- PROPOSED PARKING EXCEPTION (PER CITY OF RIO DELL): 18 CAR (8.5'X19.5'), 3 BICYCLE (2'X6') & 1 MOTORCYCLE SPACES (2'X7')
- THE PROPOSED NUMBER OF PARKING SPACES WARRANTS 1 VAN ACCESSIBLE ADA SPACE; SEE ADA DETAIL FOR SPECIFICATIONS.
- EXTERIOR LIGHTING SOURCES SHALL BE SHIELDED OR RECESSED AND DIRECTED DOWNWARD TO REDUCE BLEED OFF-SITE.
- ENTIRE 5-FOOT-WIDE ADA ACCESS PATH IN FRONT OF BUILDING SHALL HAVE SLOPES NO GREATER THAN 2% IN ANY DIRECTIONS TO MEET LANDING REQUIREMENTS FOR ALL EXTERIOR DOORS.
- NO SIGNAGE DETAILS HAVE BEEN PROVIDED TO DATE.



**LEGAL**

ADDRESS: 1053 NORTHWESTERN AVE  
RIO DELL, CA 95562

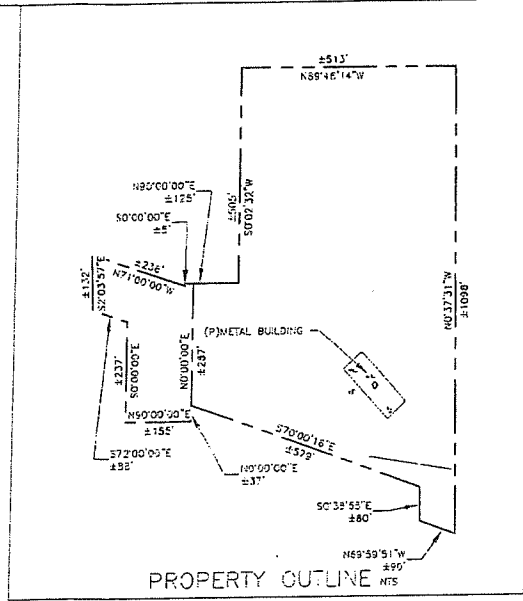
ASSESSOR'S PARCEL NUMBER: 205-111-075

OWNER: WENDT CONSTRUCTION  
ADDRESS: 1660 NEVADAVILLE RD  
FORTUNA, CA 95540  
PHONE: (707) 725-5041

SETBACKS: FRONT=10', BACK/SIDES=0

PROJECT: METAL BUILDING

LOT SIZE: 413.25 ACRES



**A.M. Baird**  
Engineering & Surveying  
1257 Main St., P.O. Box 395, Fortuna, CA 95540  
(707) 725-5182

**PROFESSIONAL ENGINEER**  
ALAN M. BAIRD  
No. 29,601  
CIVIL  
STATE OF CALIFORNIA

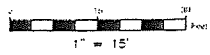
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DRAWN BY: ALH  
CHKD: AMB  
DATE: 2/5/2018

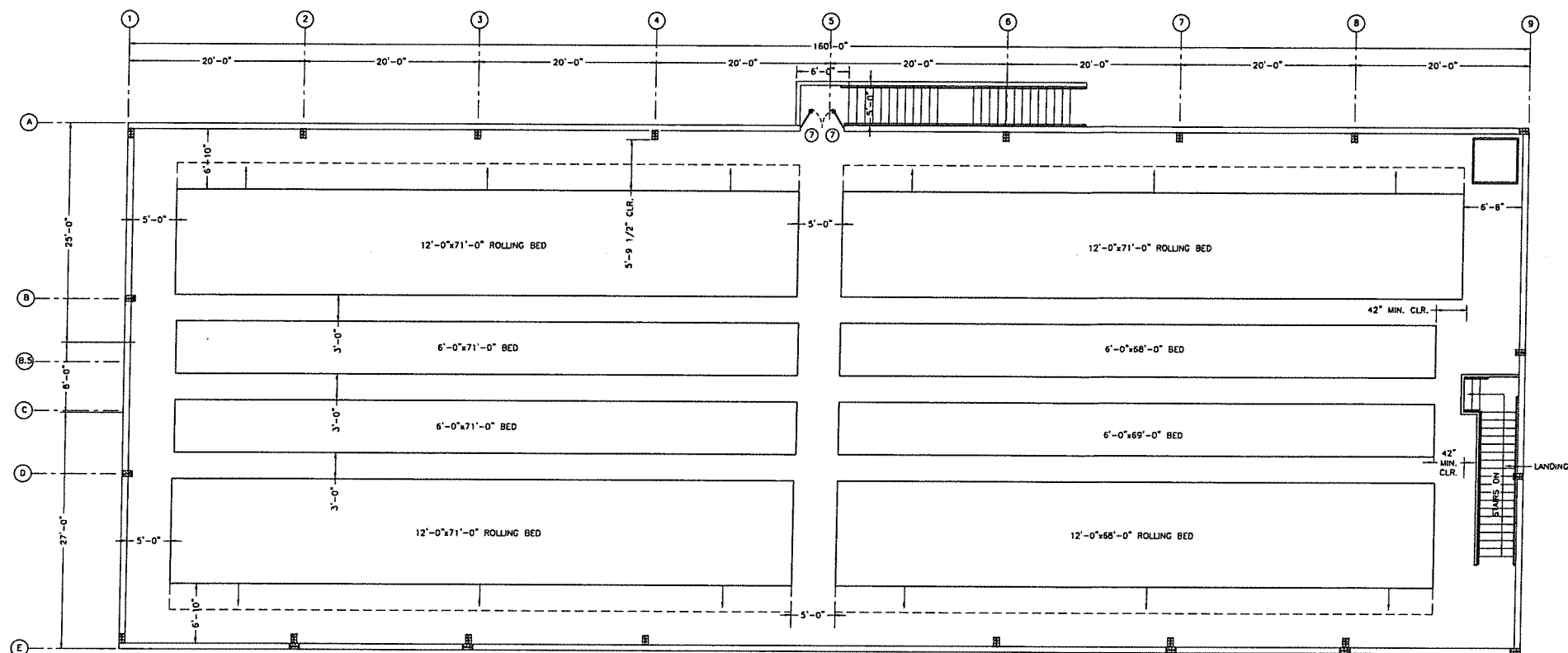
WENDT CONSTRUCTION  
1275 NORTHWESTERN AVENUE  
RIO DELL, CA, 95562

PROPOSED COMMERCIAL DEVELOPMENT  
STRUCTURE AND PARKING

SHEET NO. 1 OF 1

**STRUCTURE AND PARKING AREA (DETAIL A)**





2nd FLOOR PLAN

SCALE: 1/8"=1'-0"



OCCUPANCY LOAD TABLE

1st FLOOR			
ROOM	OCC. LOAD FACTOR	AREA (S.F.)	OCCUPANCY
101	100	8,368	83
102	150	263	2
103	100	326	3
104	150	110	1
105	100	91	1
2nd FLOOR			
201	100	9,158	91
TOTAL			181

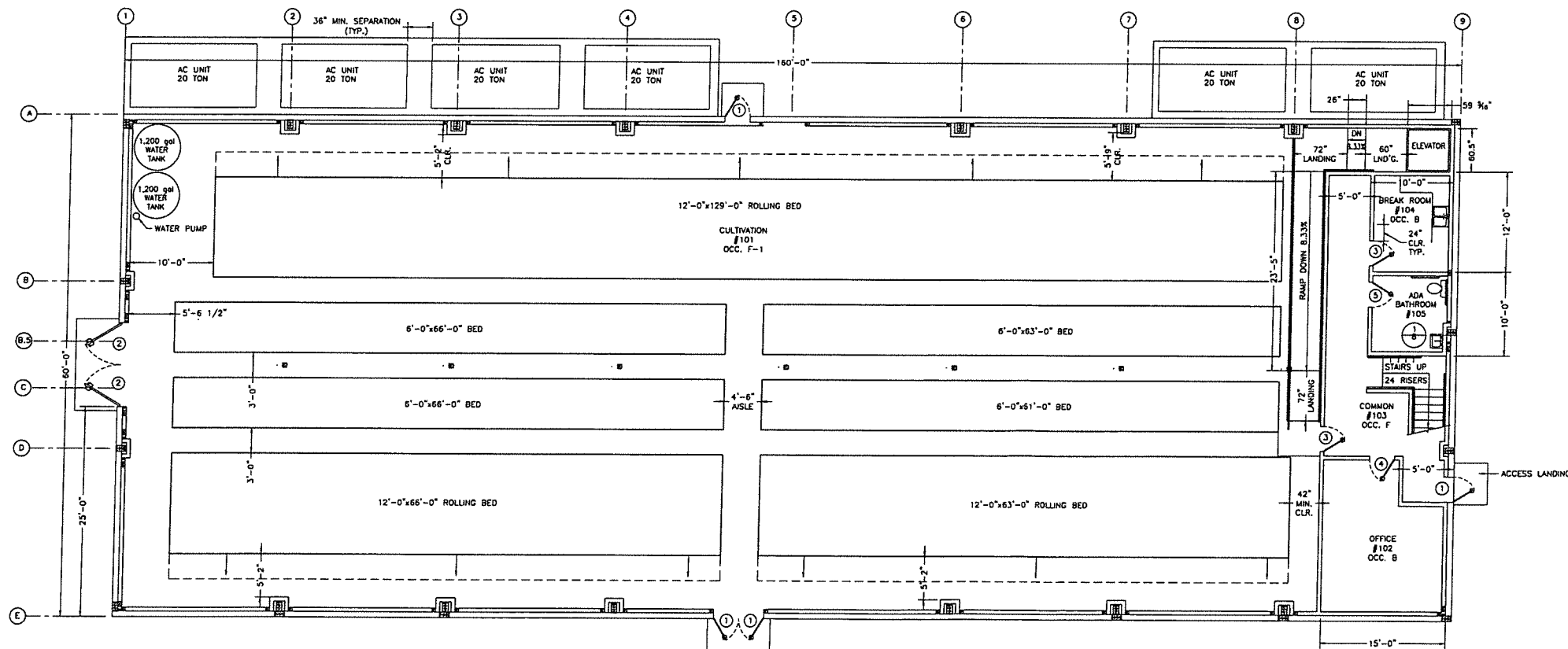
ROOM FINISH SCHEDULE

ROOM	WALLS	CEILING
101	1/2" GYP. BD.	5/8" M.R. GYP. BD.
102	1/2" GYP. BD.	5/8" GYP. BD.
103	1/2" GYP. BD.	5/8" GYP. BD.
104	1/2" M.R. GYP. BD.	5/8" GYP. BD.
105	1/2" M.R. GYP. BD.	5/8" GYP. BD.
201	1/2" M.R. GYP. BD.	

DOOR SCHEDULE

SYM	SIZE	DESCRIPTION
①	3'-6"	SELF CLOSING, 1 HR. RATED, PANIC/FIRE EXIT HARDWARE
②	5'-0"	SELF CLOSING, 1 HR. RATED, PANIC/FIRE EXIT HARDWARE
③	3'-6"	1 1/4" SOLID CORE, LEVERED HANDLES
④	3'-6"	1 1/4" SOLID CORE, LEVERED HANDLES, KEYED LOCK
⑤	3'-6"	1 1/4" SOLID CORE, LEVERED HANDLES, PRIVACY LOCK
⑥	2'-6"	1 1/4" SOLID CORE, LEVERED HANDLES
⑦	2'-6"	SELF CLOSING, 1 HR. RATED, PANIC/FIRE EXIT HARDWARE

NOTE: ALL DOORS SHALL BE OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. CBC 1010.1.9



1st FLOOR PLAN

SCALE: 1/8"=1'-0"



FOR PLAN CHECK ONLY  
NOT FOR CONSTRUCTION

THESE PLANS ARE ORIGINALLY PRINTED ON 24"x36" PAPER.



REVISIONS	BY

**WHITCHURCH ENGINEERING, INC.**  
810 8th Street, Fortuna, California 95540  
Phone (707) 725-8828

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**TENANT IMPROVEMENTS FOR WENDT CONSTRUCTION**  
A.P.N. 209-111-075  
Northwestern Ave., Rio Dell, CA. 95562  
For: Wendt Construction Sue Long 1660 Newburg Rd. Fortuna, CA. 95540

**FLOOR PLANS**

Date	MAR 30 '21
Scale	AS NOTED
Design	DCL
Drawn	GKK
Job	WC02003
Sheet	2

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.