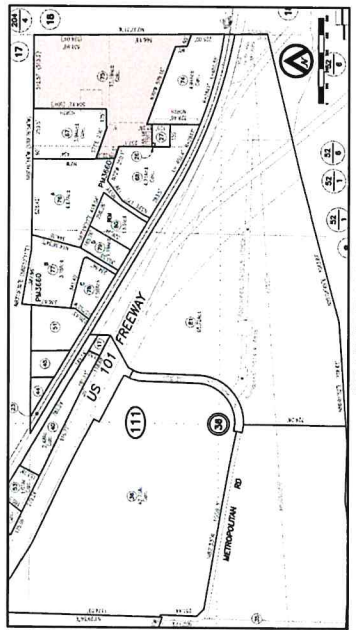
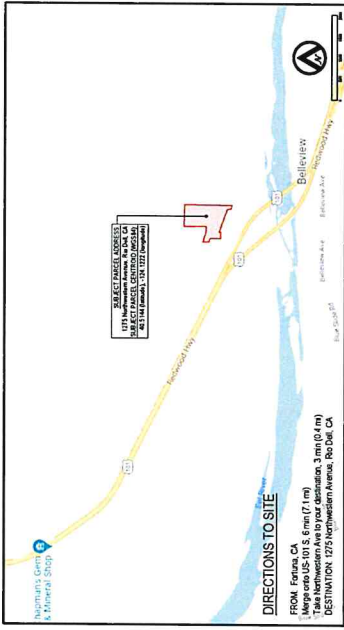


NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA



PROPERTY MAP
 SCALE: 1"=500'

LEGEND

	PROPERTY LINE		DISTANCE & DIRECTION TO PROPERTY LINE
	SETBACK/EASEMENT		PARKING SPACE X'X'F
	30 FT DEFENSIBLE SPACE ZONE		PROPERTY CORNER
	100 FT REQUIRED FUEL ZONE		UTILITY POLE
	EXISTING FENCE		ROW
	BUILDING		(E)
			(P)

FINISH MATERIALS

	ROOF METAL & ACCENT CBC STEEL BUILDING KYMAR COLOR COATING - DARK BRONZE RGB: 91,57,47
	WALL METAL CBC STEEL BUILDING KYMAR COLOR COATING - TAUPE SAND RGB: 191,197,128
	CMU SIGN & COLUMN BASALT SPLIT FACE COLOR - STANDARD T89 RGB: 157,140,133

LOW IMPACT DEVELOPMENT NOTE

* EXISTING LOW IMPACT DEVELOPMENT (LID) STRUCTURE SIZED TO ACCOMMODATE AN ADDITIONAL 30,754 S.F. OF IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS SURFACE AREA

DESCRIPTION	PROPOSED IMPERVIOUS SURFACE AREA (S.F.)
B2	12,000
B3	6,000
B4	6,000
B5	3,000
CONCRETE	2,150
ASPHALT	8,596
TOTAL	38,746

BUILDING LEGEND

	EXISTING BUILDING B1: 2 STORY, 607X180', 9600 S.F. PER FLOOR
	PROPOSED PHASE 1 BUILDING B2: 1 STORY, 607X200', 12000 S.F.
	PROPOSED PHASE 2 BUILDING B3: 1 STORY, 607X100', 6000 S.F. B4: 1 STORY, 607X100', 6000 S.F. B5: 1 STORY, 607X60', 3600 S.F.

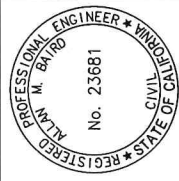


SITE PLAN
 SCALE: 1"=30'



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DRAWN BY	CPL
CHKD	AMB
DATE	02/05/2024



DESIGN REVIEW SITE PLAN
COMMERCIAL DEVELOPMENT
 NORTHWESTERN FLOWER COMPANY
 1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540
 APN: 205-111-075

APN: 205-111-075
 JOB NO: 23-3319-23

SHEET NO
DR 1.0

NO.	DATE	DESCRIPTION
1	10/31/23	LANDSCAPE PLAN V1
2		
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REVISIONS

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA



SYMBOL	COMMON NAME	BOTANICAL NAME	DESCRIPTION	SPECIFICATIONS
	SARGENT CHERRY	PRUNUS SARGENTI	DELICATE PINK BLOSSOMS WITH RED ORANGE AND YELLOW LEAVES IN FALL	15 GAL. 20 SPAN, 20 HEIGHT 30 FT MIN SPACING FROM EACH OTHER
	SPANISH LAVENDER	LAVANDELLA	LAVENDER BLOSSOMS	1 GAL. 3-4 FT SPAN 15-20 HEIGHT 6 FT SPACING
	ENGLISH LAVENDER	LAVANDELLA ANGSTROEMII	LAVENDER BLOSSOMS	1 GAL. 3-4 FT SPAN 15-20 HEIGHT 6 FT SPACING
	ROSEMARY	ROSMARINUS OFFICINALIS	LAVENDER BLOSSOMS WITH GREEN FOLIAGE	1 GAL. 3-4 FT SPAN 1/3 HEIGHT 6 FT SPACING
	PIEAPPLE SAGE	SALVIA ELEAGNS	FUSCA BLOSSOMS WITH GREEN FOLIAGE	1 GAL. 2-2 1/2 SPAN 1/4 HEIGHT 6 FT SPACING
	YARROW	ARCHILEA MILLEFOLIUM	YELLOW BLOSSOMS WITH GREEN FOLIAGE	1 GAL. 2-2 1/2 SPAN 1/4 HEIGHT 6 FT SPACING
	CALIFORNIA OATGRASS	DACTYLOCTENIA CALIFORNICA	LUSH GREEN GRASS	LAWN COVER 2-3 HEIGHT (MOWN)
	MALCH	CORK CAMELUM	REDDISH BROWN CHIPS	SHREDDED BARK, SLOW DECOMPOSER

LANDSCAPE MAINTENANCE PLAN

- PRUNE, TRIM, WEED AND REMOVE DEAD DEBRIS IN ALL LANDSCAPED AREAS AS NEEDED.
- MOW FIELD GRASS BEFORE SEEDS MATURE TO PREVENT THE SPREAD OF WEEDS AS NEEDED.
- NATURAL IRRIGATION ONLY.

PHOTOMETRIC LEGEND

- RAS, W/LED/LIGHT WALL PACK
- ILLUMINANCE LUM/AT, IRC

PHOTOMETRIC NOTES

- EXTERIOR LIGHT: RAS W/LED/22, 24 WATT LED WALL PACK, 100W, 0.51 A, 8000K, 2000 LUMENS
- PRELIMINARY ILLUMINANCE VALUES SHOWN WITHIN 160 FEET FROM THE LIGHT SOURCE WHICH YIELDS APPROXIMATELY 100 FC ON EXISTING BUILDINGS
- PRELIMINARY ILLUMINANCE VALUES CALCULATED USING A SOURCE LIGHT INTENSITY OF 7000 LUMENS WITH A BEAM ANGLE OF 90° FOR ALL EXTERIOR LIGHT
- THE SINGLE STORY BUILDINGS' ILLUMINANCE VALUES VALID AT EXTENT OF ILLUMINATED SECTION THEY ARE CONFINED IN

LOW IMPACT DEVELOPMENT NOTE

- EXISTING LOW IMPACT DEVELOPMENT (LID) STRUCTURE SIZED TO ACCOMMODATE AN ADDITIONAL 30,740 S.F. OF IMPERVIOUS SURFACE

PROPOSED IMPERVIOUS SURFACE AREA

DESCRIPTION	PROPOSED IMPERVIOUS SURFACE AREA (S.F.)
B2	12,000
B3	6,000
B4	6,000
B5	3,000
CONCRETE	2,195
ASPHALT	7,800
TOTAL	37,995

BUILDING LEGEND

	EXISTING BUILDING PER FLOOR
	PROPOSED PHASE 1 BUILDING
	PROPOSED PHASE 2 BUILDING
	B1: 2 STORY, 60'X180', 9600 S.F.
	B2: 1 STORY, 60'X200', 12000 S.F.
	B3: 1 STORY, 60'X100', 6000 S.F.
	B4: 1 STORY, 60'X60', 3600 S.F.

LANDSCAPE PLAN
SCALE: 1"=30'

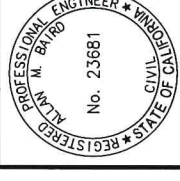
SHEET NO. DR 1.1



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DRAWN BY	CPL
CHKD	AMB
DATE	12/05/2023



DESIGN REVIEW LANDSCAPING PLAN & PHOTOMETRIC PLAN	
COMMERCIAL DEVELOPMENT	
NORTHWESTERN FLOWER COMPANY 1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540 APN: 205-111-075	

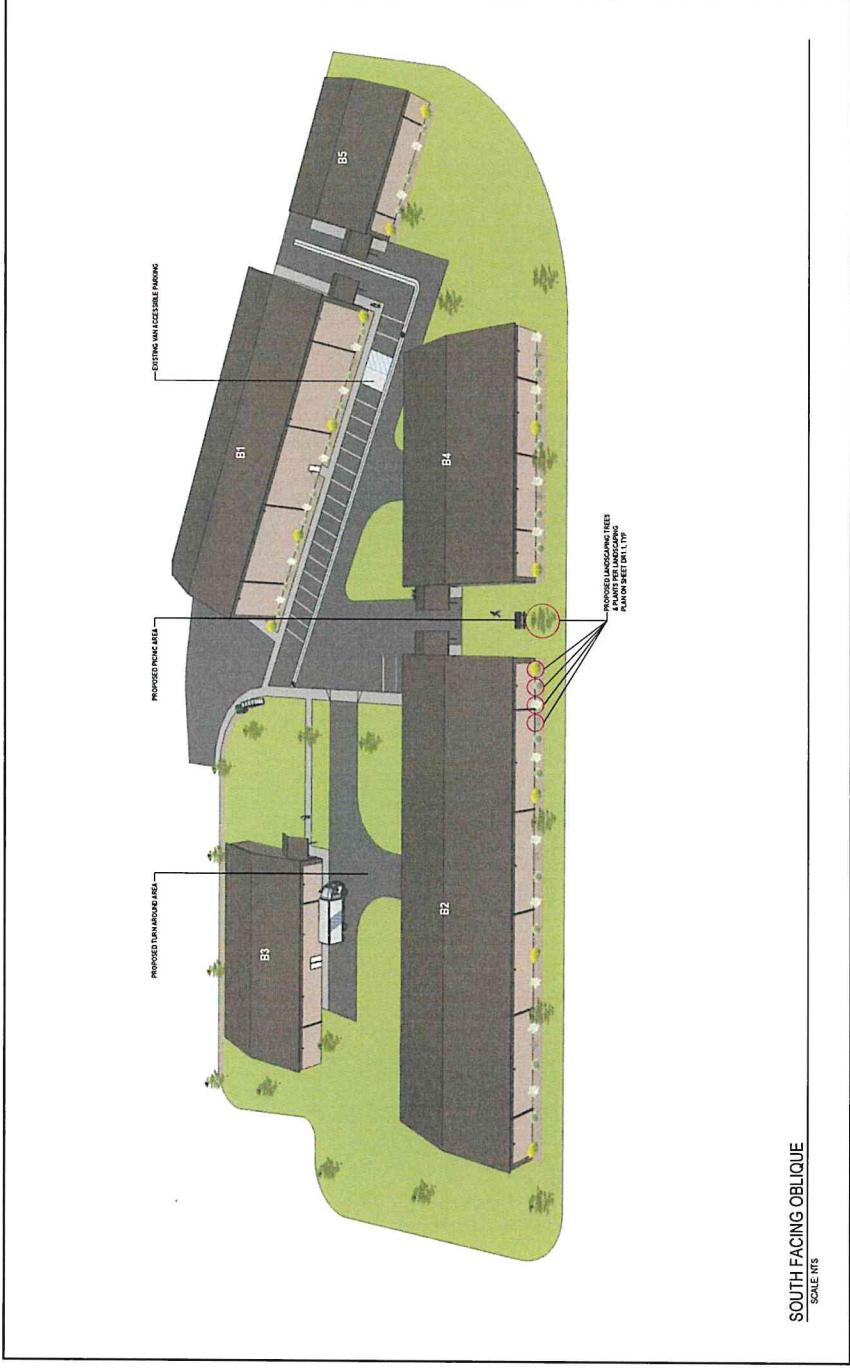
APN: 205-111-075
JOB NO: 23-3319-23

REVISIONS	
NO.	DATE
1	10/21/23
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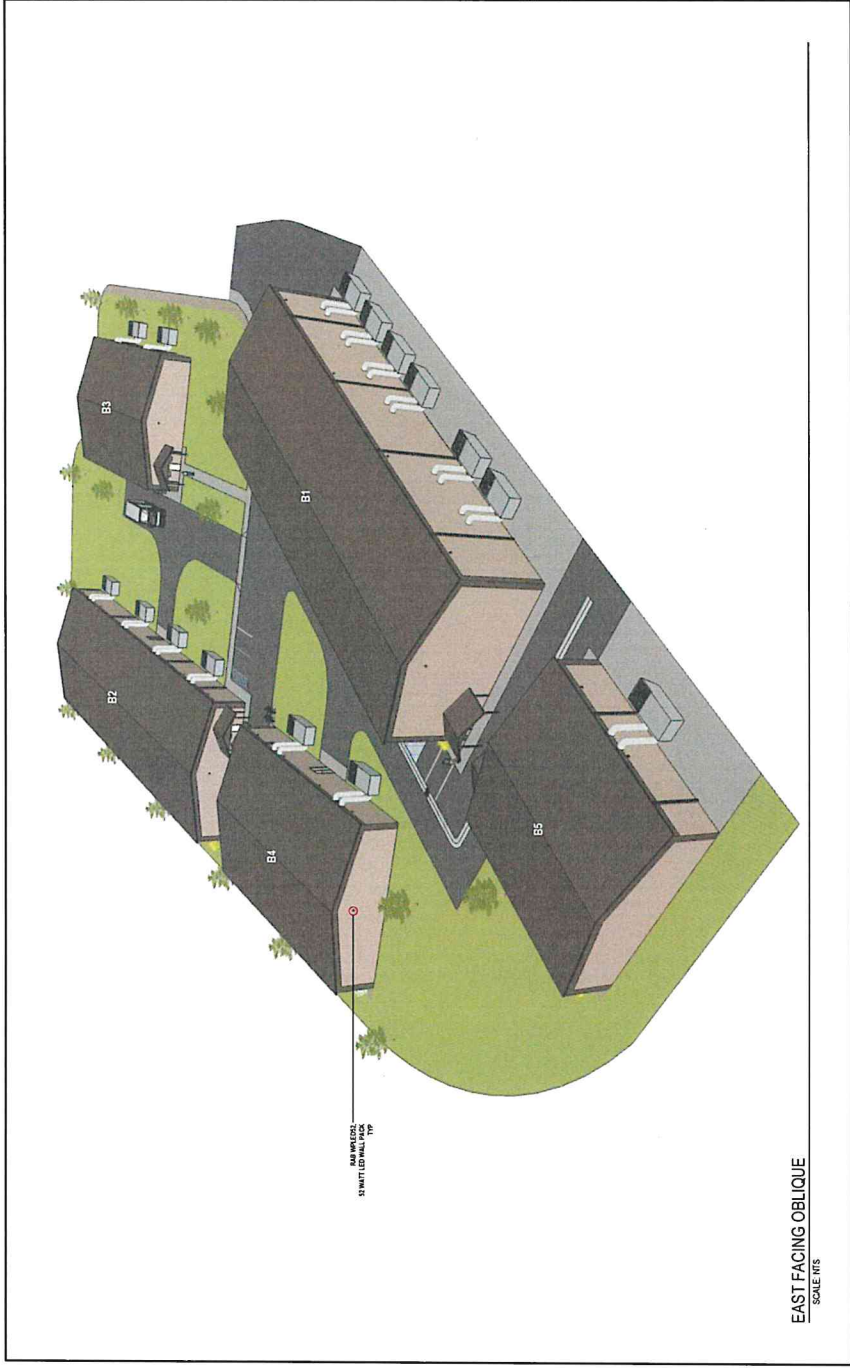
LOW IMPACT DEVELOPMENT NOTE
EXISTING LOW IMPACT DEVELOPMENT (LID) STRUCTURE SIZED TO ACCOMMODATE AN ADDITIONAL 30,740 S.F. OF IMPERVIOUS SURFACE

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA



SOUTH FACING OBLIQUE
SCALE: 1/8" = 1'-0"



EAST FACING OBLIQUE
SCALE: 1/8" = 1'-0"



WEST FACING OBLIQUE
SCALE: 1/8" = 1'-0"



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

NO.	DATE	DESCRIPTION
1	10/31/23	LANDSCAPE PLAN VI
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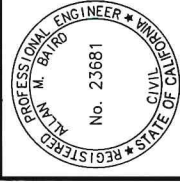
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CHK'D	AJB
DATE	12/05/2023

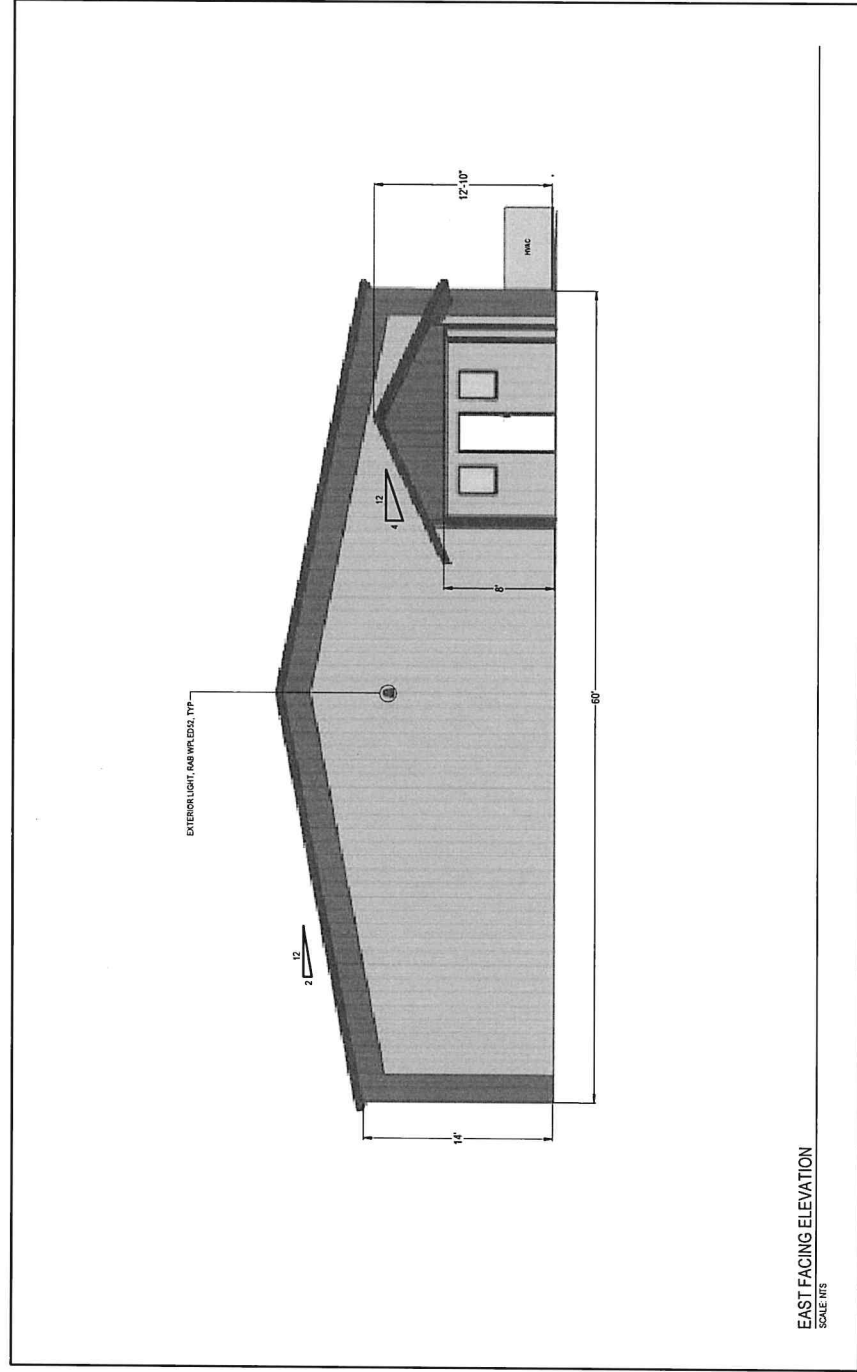
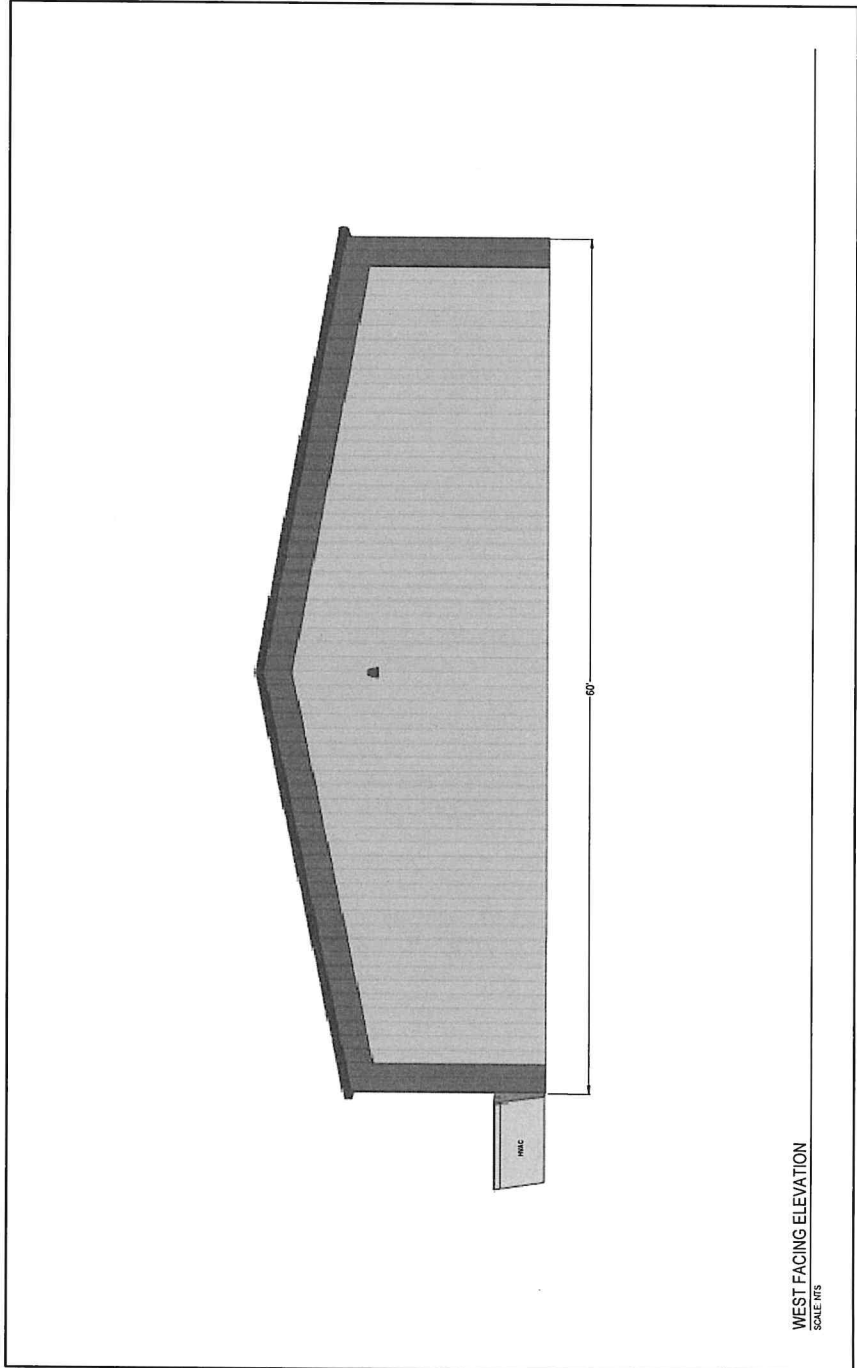
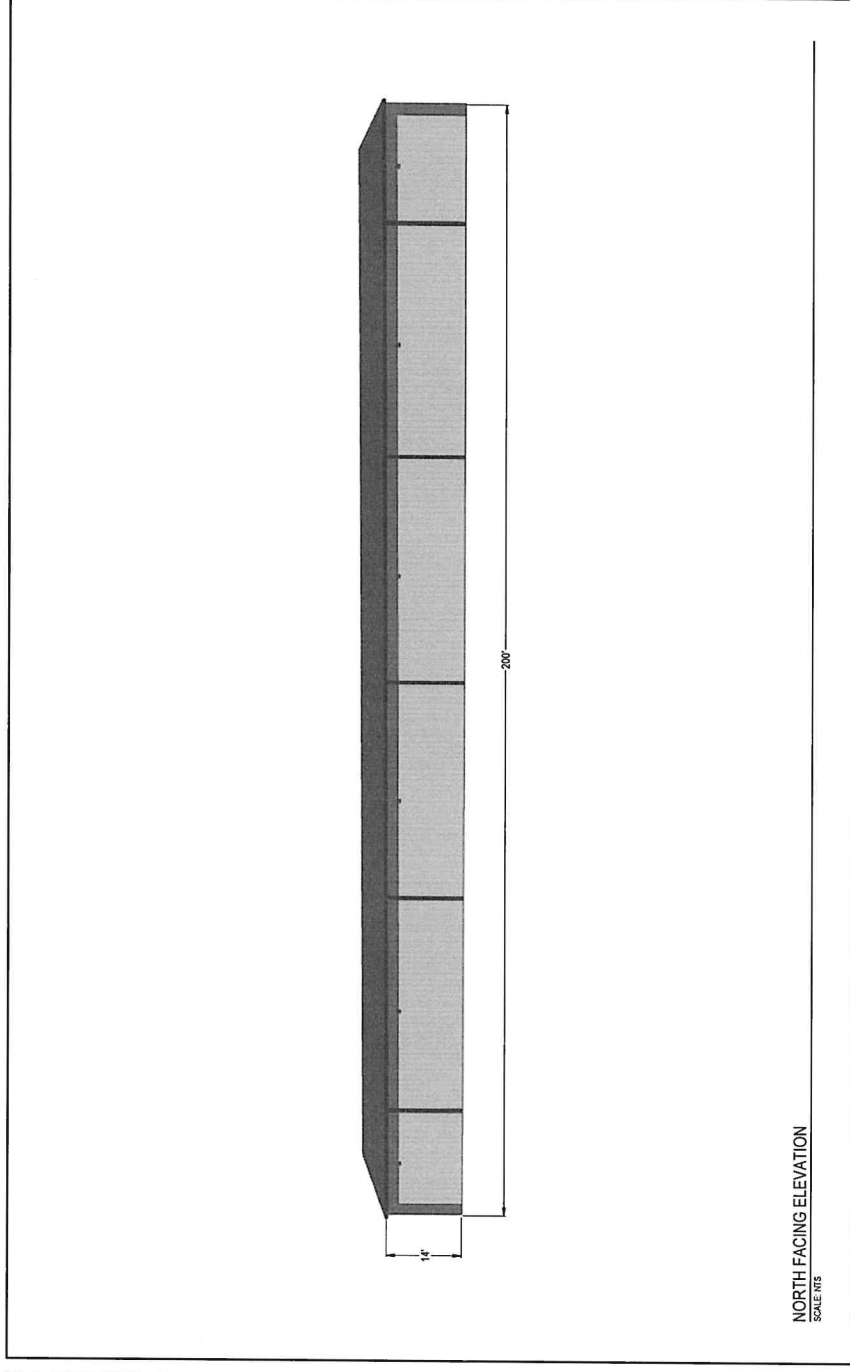
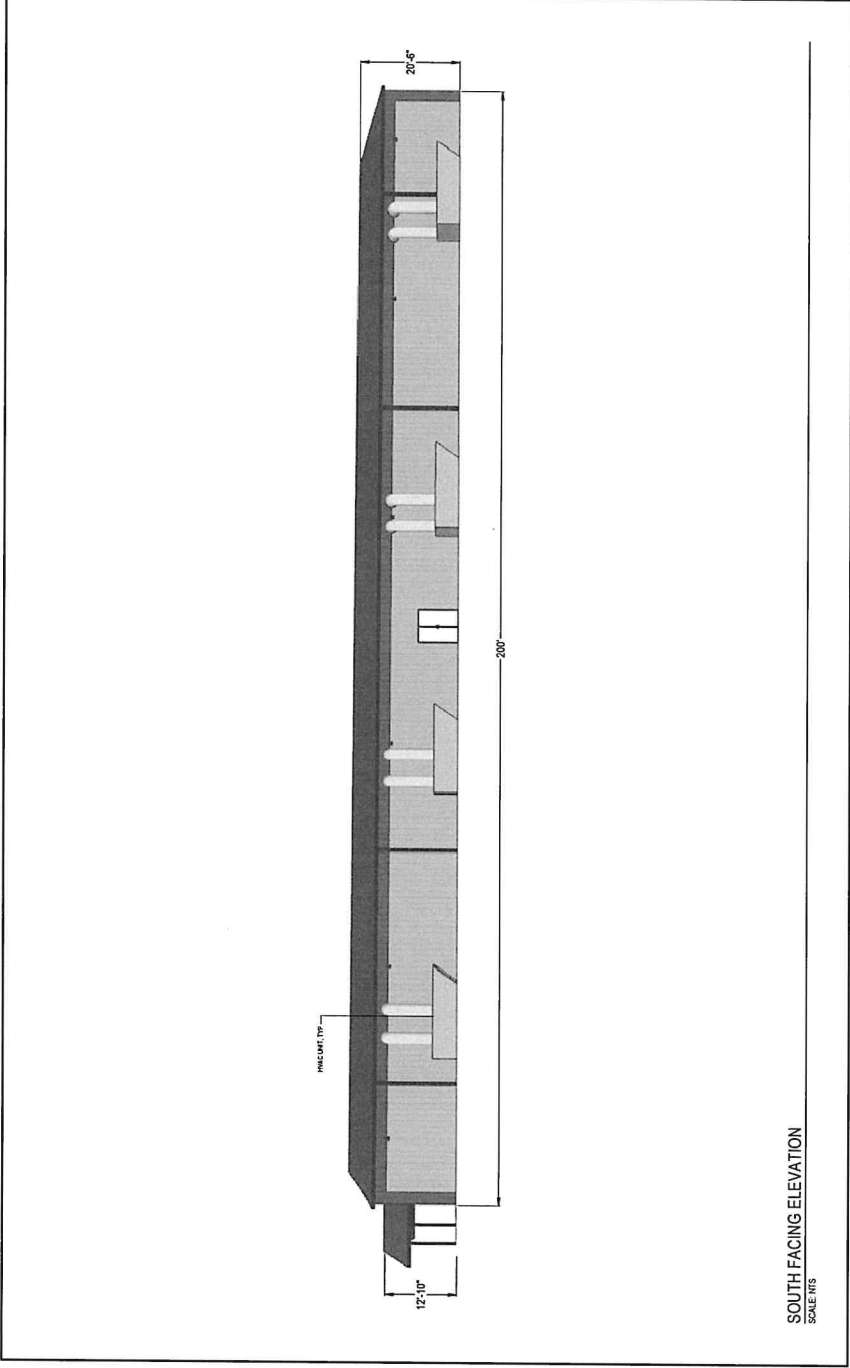


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COMMERCIAL DEVELOPMENT
DESIGN REVIEW OBLIQUE VIEWS

APN: 205-111-075
JOB NO: 23-3319-23
SHEET NO: DR 1.2

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA

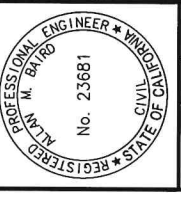


REVISIONS		
NO.	DATE	DESCRIPTION
1	10/31/23	LANDSCAPE PLAN VI
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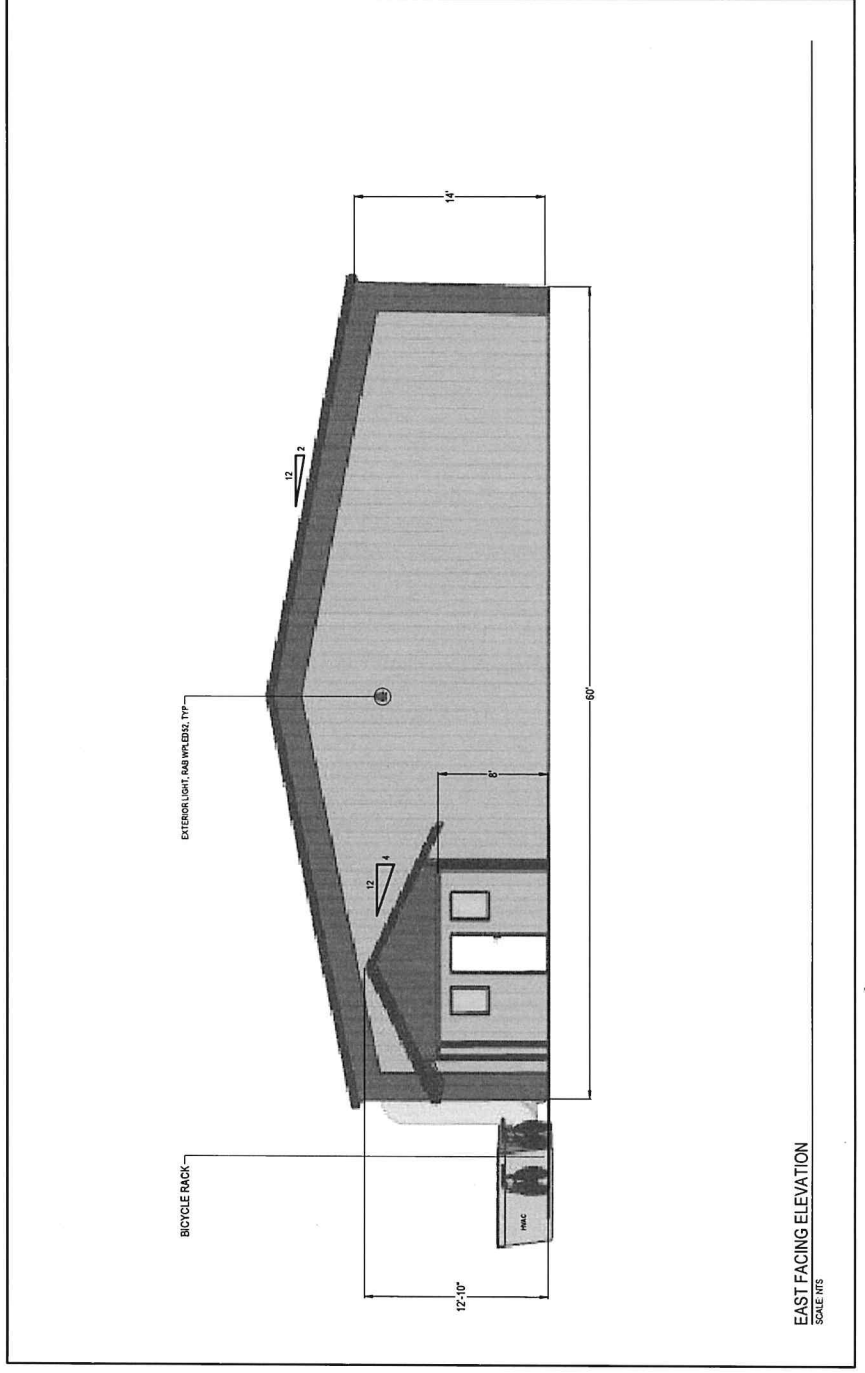
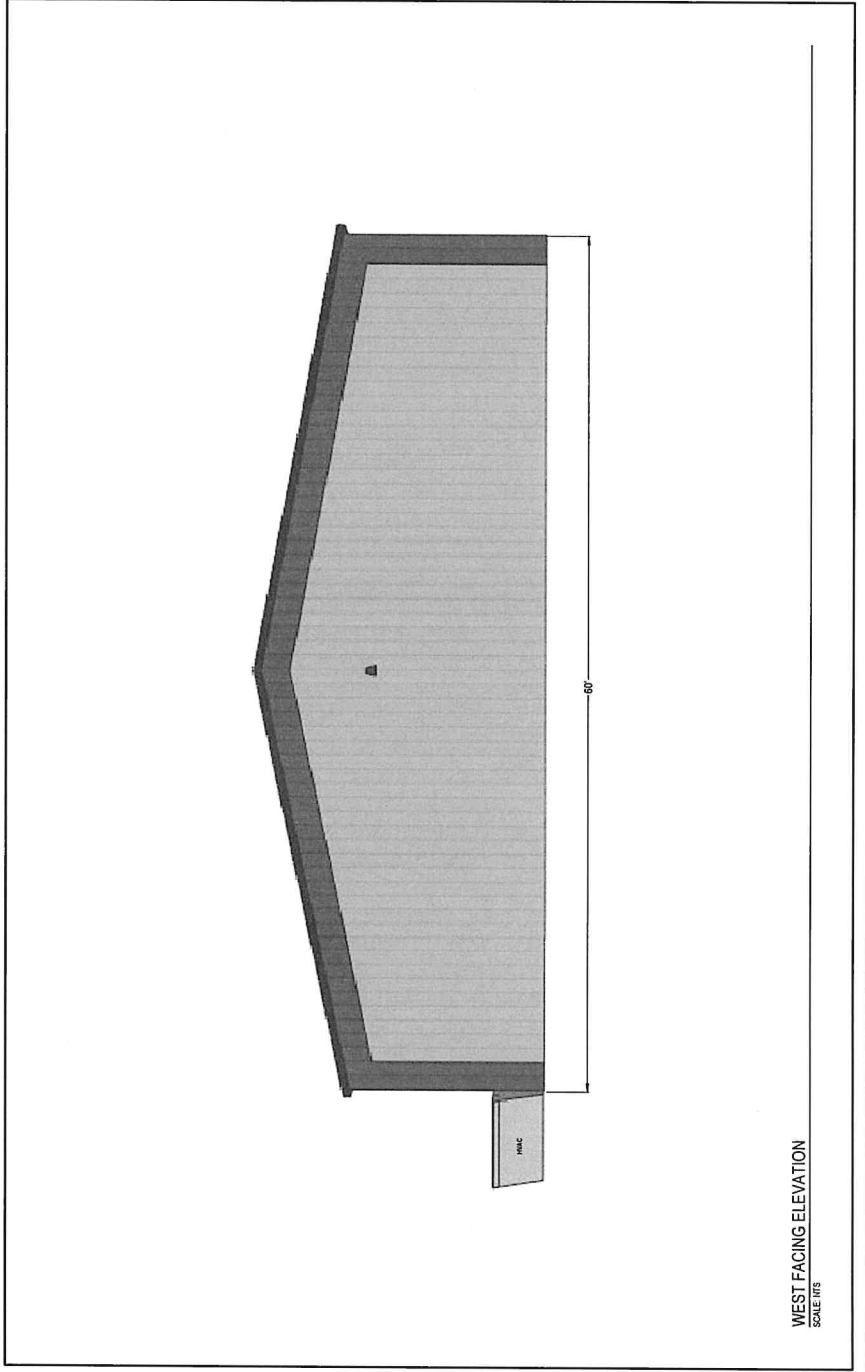
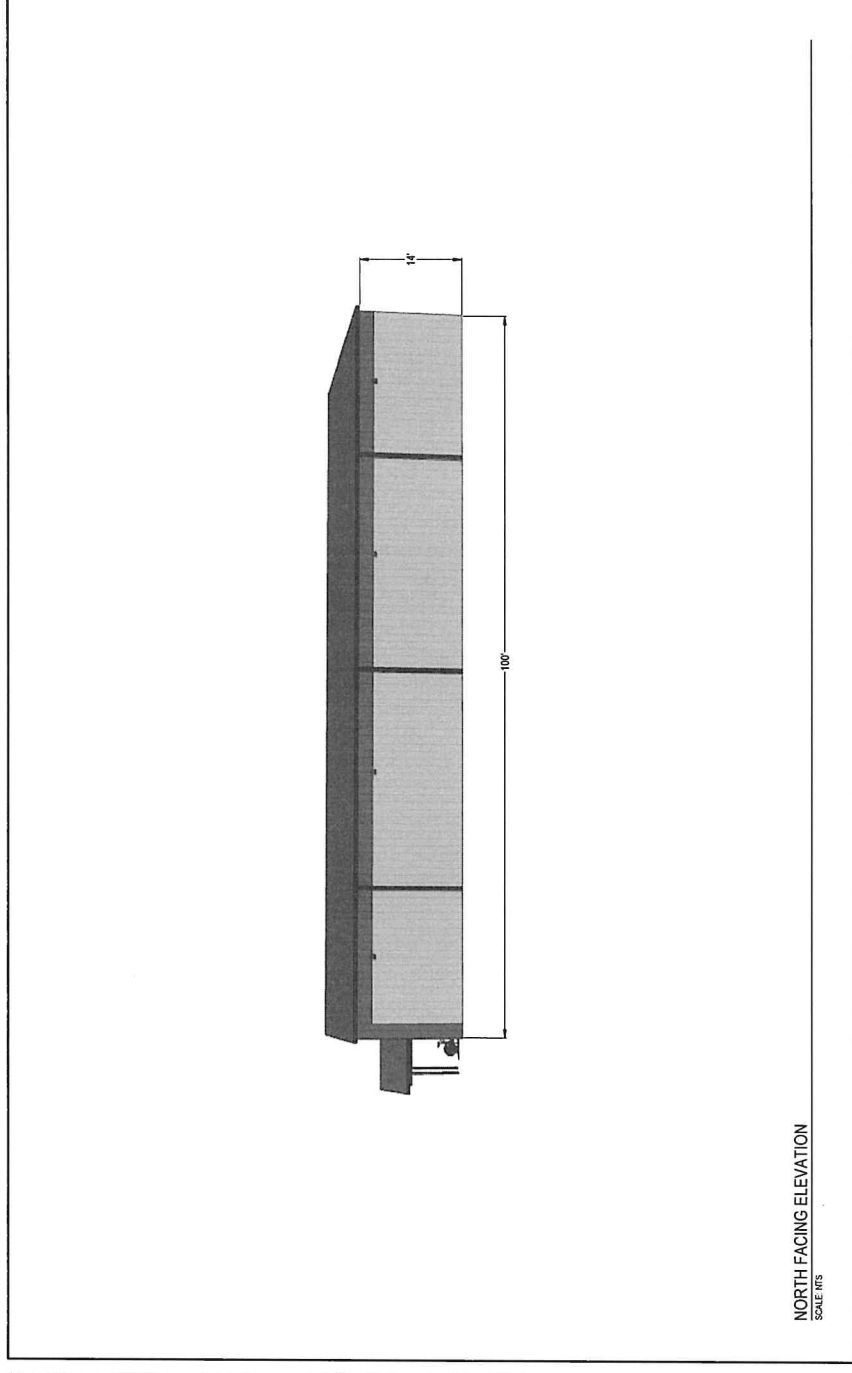
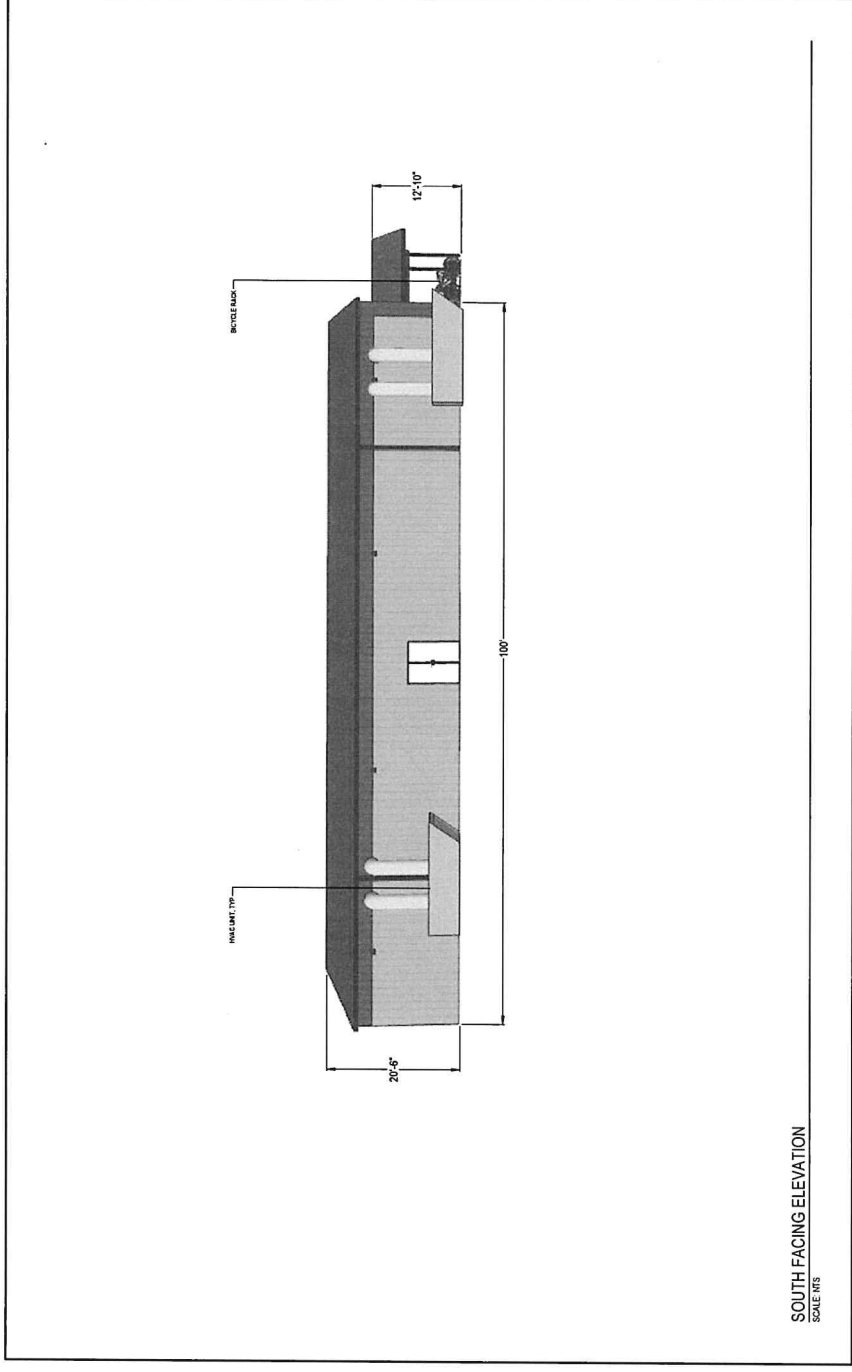
NORTHWESTERN FLOWER COMPANY
1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540
APN: 205-111-075
COMMERCIAL DEVELOPMENT
DESIGN REVIEW ELEVATIONS BUILDING 2

APN: 205-111-075
JOB NO: 23-3319-23

SHEET NO
DR 1.3

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA



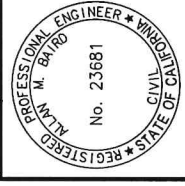
NO.	DATE	DESCRIPTION	BY
1	10/31/23	LANDSCAPE PLAN VI	CPL
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DATE	12/05/2023



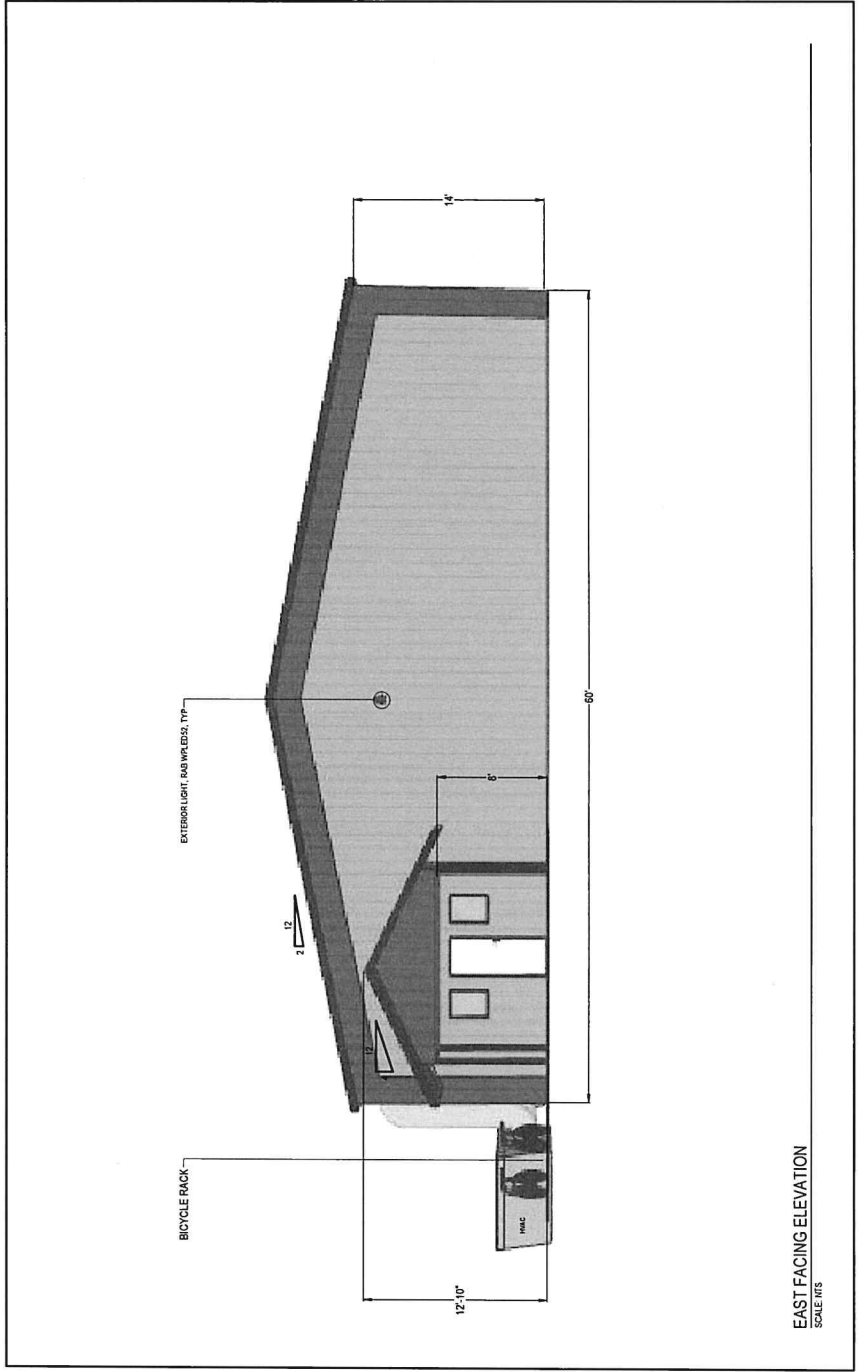
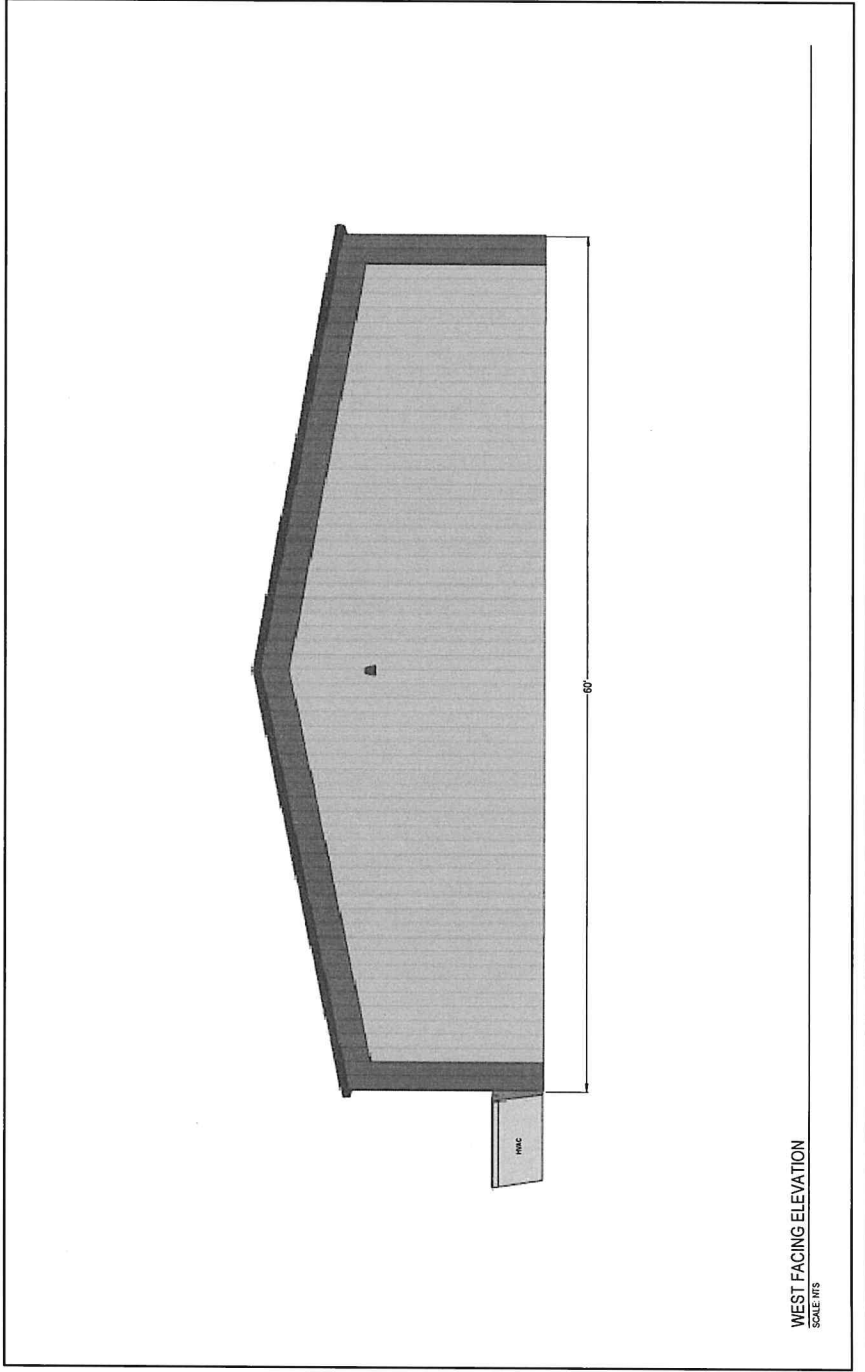
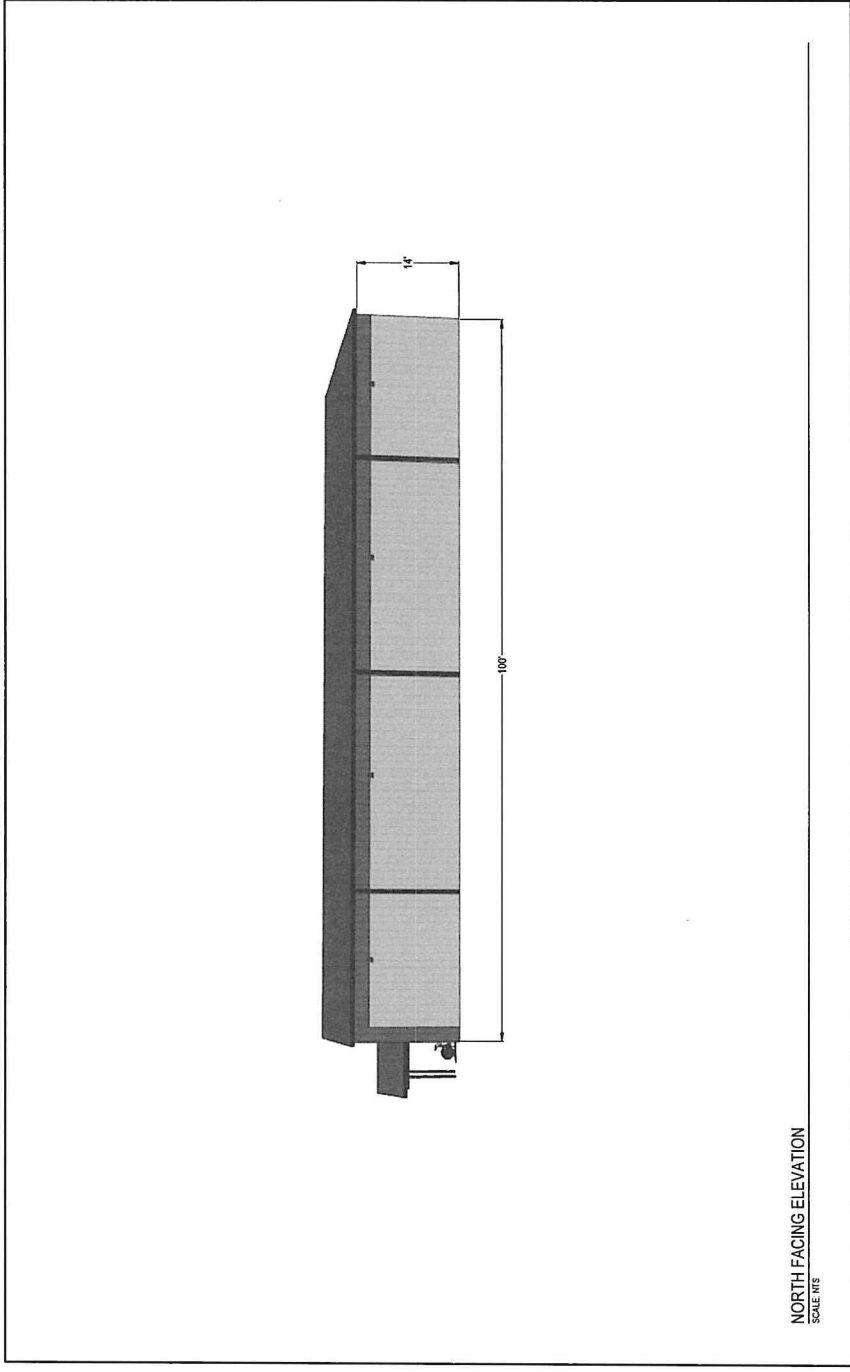
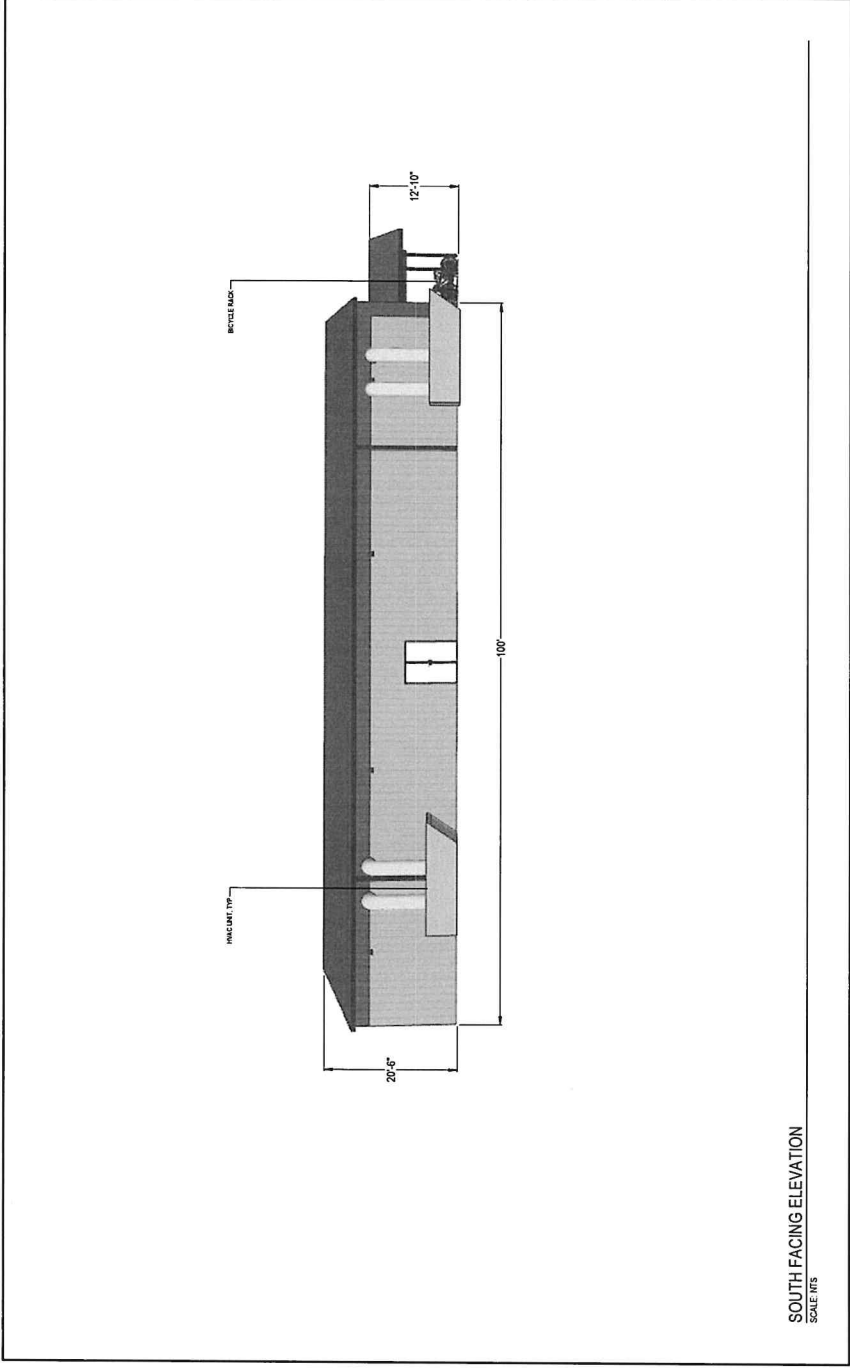
NORTHWESTERN FLOWER COMPANY
1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540
APN: 205-11-075
COMMERCIAL DEVELOPMENT
DESIGN REVIEW ELEVATIONS BUILDING 3

APN: 205-11-075
JOB NO: 23-3319-23

SHEET NO. **DR 1.4**

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

RIO DELL, CA



NO.	DATE	DESCRIPTION	BY
1	10/31/23	LANDSCAPE PLAN VI	CPL
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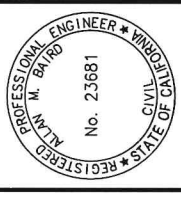
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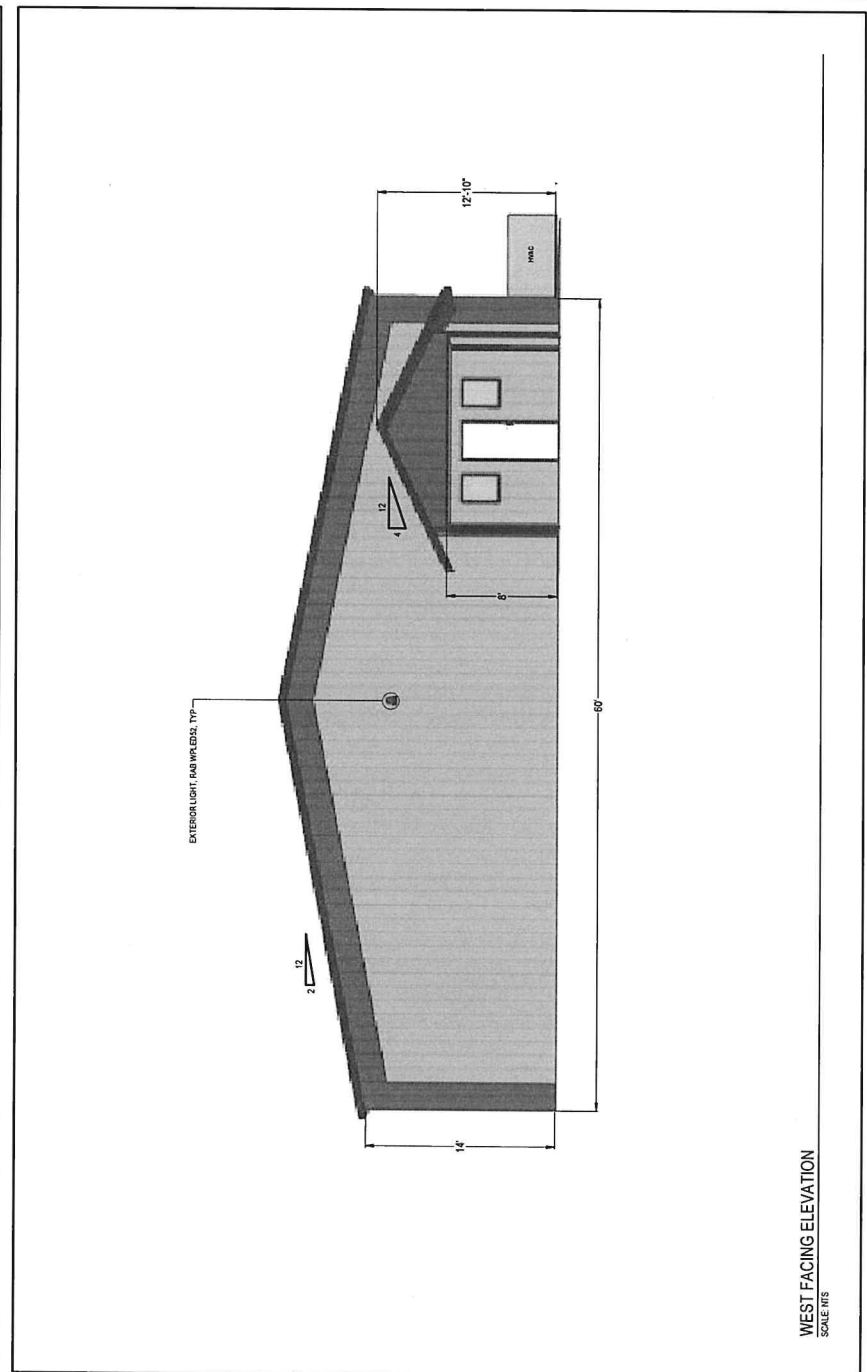
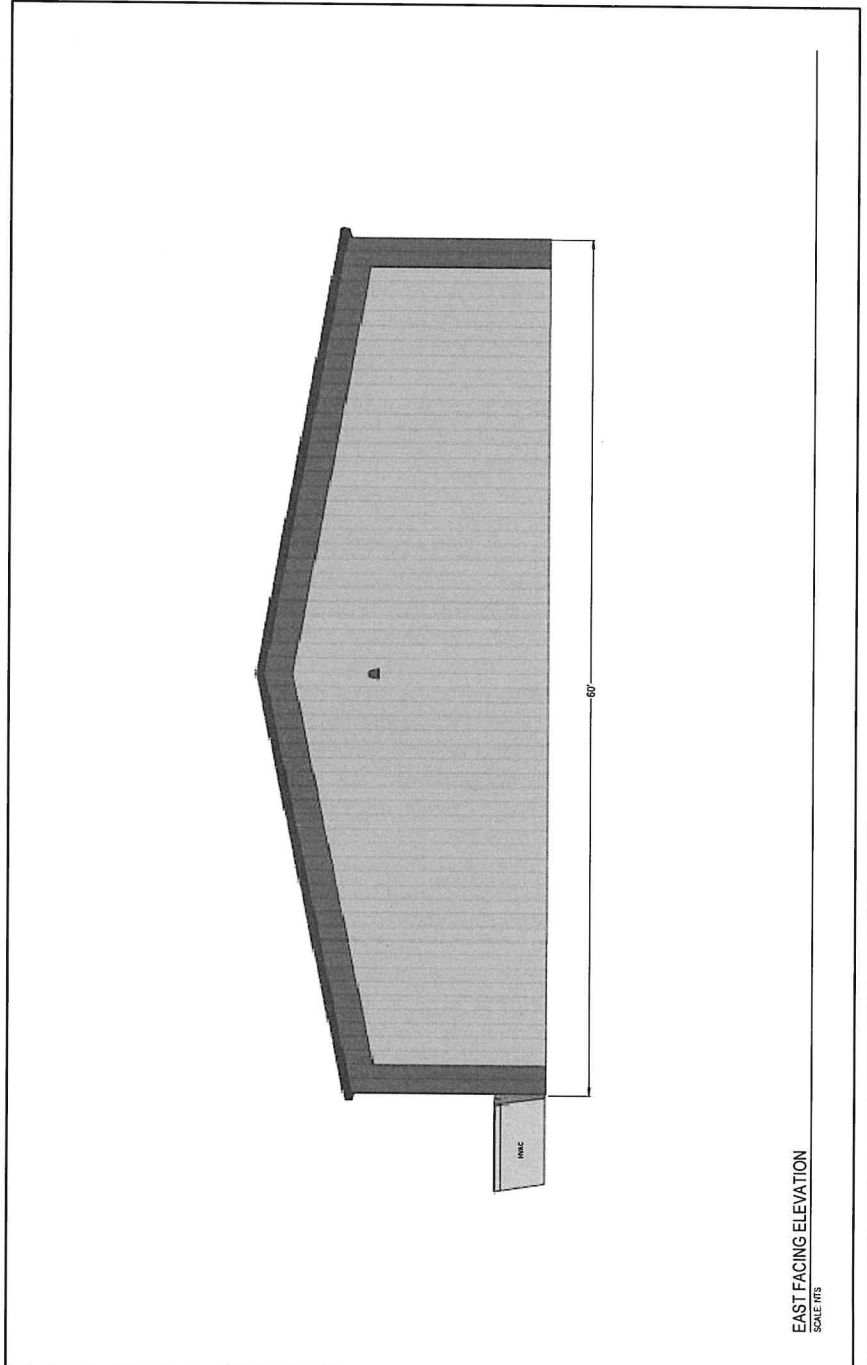
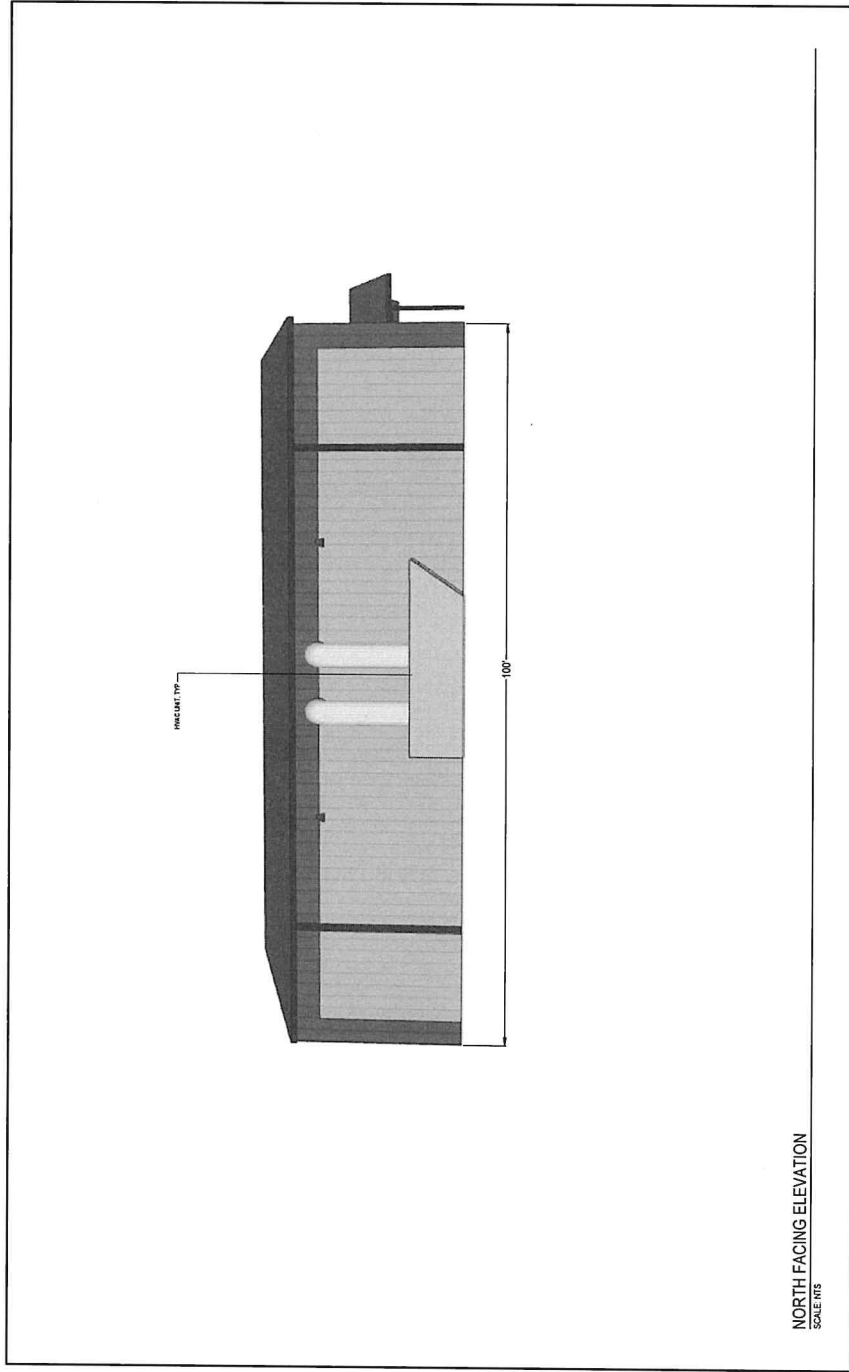
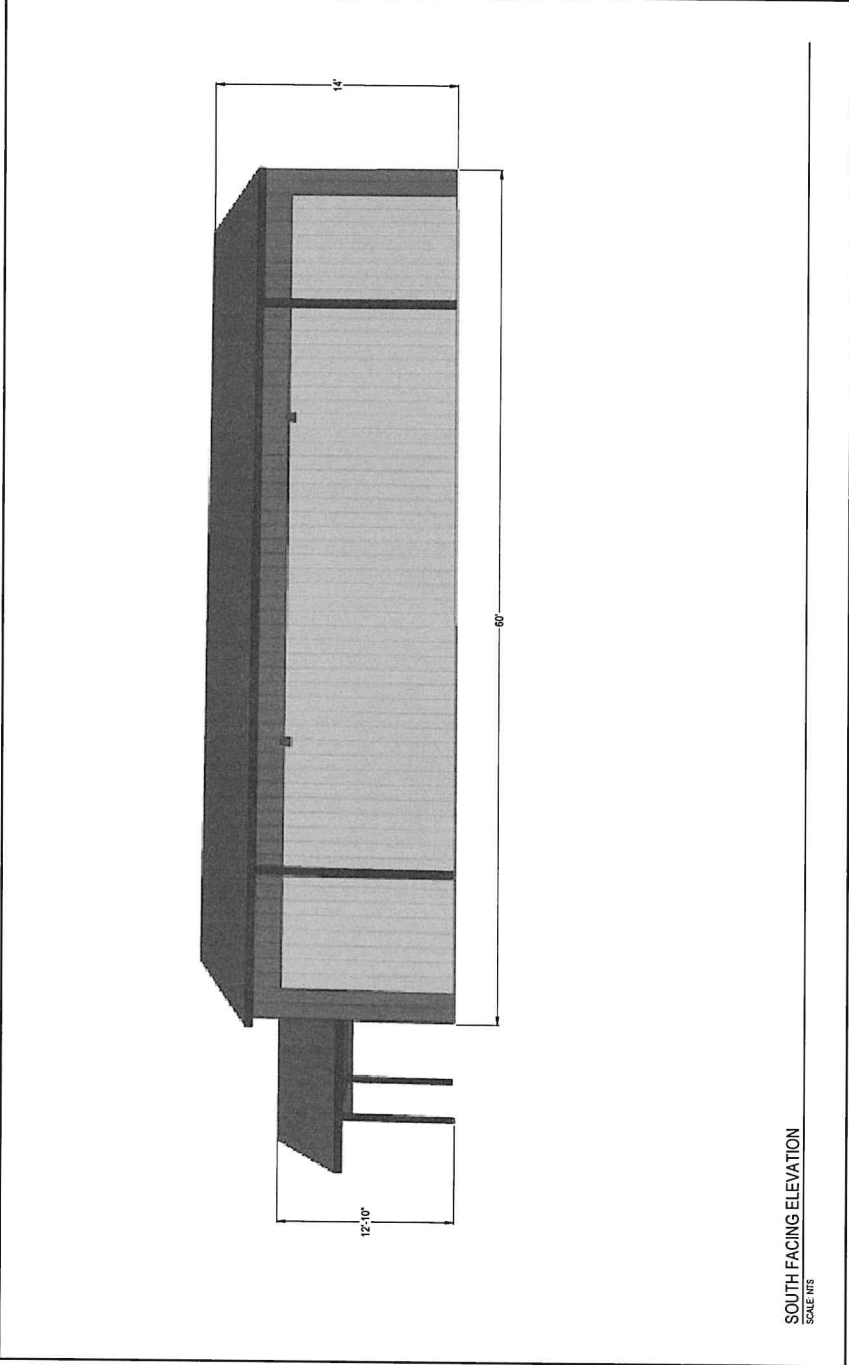


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1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540
APN: 205-111-075
COMMERCIAL DEVELOPMENT
DESIGN REVIEW ELEVATIONS BUILDING 4

APN: 205-111-075
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SHEET NO: **DR 1.5**

NORTHWESTERN FLOWER COMPANY COMMERCIAL IMPROVEMENTS

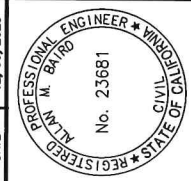
RIO DELL, CA



NO.	DATE	DESCRIPTION
1	10/31/23	LANDSCAPE PLAN VI
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1275 NORTHWESTERN AVENUE, RIO DELL, CA 95540
APN: 205-111-075
COMMERCIAL DEVELOPMENT
DESIGN REVIEW ELEVATIONS BUILDING 5

APN: 205-111-075
JOB NO: 23-3319-23
SHEET NO: **DR 1.6**