

BEST DEVELOPMENT GROUP

APN: 018-120-47-00
FORT BRAGG, CA 95437

VICINITY MAP



PROJECT DESCRIPTION

TENANT IMPROVEMENT AT EXISTING SHOPPING CENTER - INCLUDING, BUT NOT LIMITED TO, RACKING, REFRIGERATED CASES, COOLERS, FREEZER, AND ASSOCIATED EQUIPMENT.

GENERAL SCOPE OF WORK

- NEW TENANT IMPROVEMENT
- METAL STUD FRAMING
- NEW INTERIOR FINISHES
- NEW TOILET ROOMS
- NEW OFFICE AND BREAKROOM
- NEW COOLER AND FREEZER
- REMODELED STOCKROOM
- NEW EQUIPMENT
- NEW EXTERIOR BUILDING SIGNAGE (UNDER SEPARATE PERMIT)

CODE SUMMARY

APPLICABLE CODES

BUILDING CODE:	2016 CALIFORNIA BUILDING CODE (CBC)
MECHANICAL CODE:	2016 CALIFORNIA MECHANICAL CODE (CMC)
PLUMBING CODE:	2016 CALIFORNIA PLUMBING CODE (CPC)
ELECTRIC CODE:	2016 CALIFORNIA ELECTRIC CODE (CEC)
ACCESSIBILITY CODE:	2016 CALIFORNIA BUILDING CODE CHAPTER 11B
ENERGY CODE:	2016 STATE OF CALIFORNIA ENERGY CODE
FIRE CODE:	2016 CALIFORNIA FIRE CODE (CFC)

BUILDING CODE ANALYSIS

USE GROUP

USE GROUP:	M-MERCANTILE
USE GROUP:	S1-STORAGE
TOTAL GROSS SQUARE FOOTAGE:	16,688 SF
FIRE PROTECTION:	FULLY SPRINKLERED
APN#:	336-012-43

CONSTRUCTION TYPE

CONSTRUCTION TYPE:	III-B
	FULLY SPRINKLERED

TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE:	250
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ACCESSORY EGRESS WIDTH

PLUMBING FIXTURE COUNTS

2016 CPC TABLE 422.1 - MERCANTILE:	16,688 SF/200 = 83.49
TOTAL BUILDING OCCUPANT LOAD:	83.49
LOAD DISTRIBUTION:	50% MALE AND 50% FEMALE
DISTRIBUTION COUNT:	41.75
LAVATORIES REQUIRED:	2
MALE LAVATORIES REQUIRED:	1
MALE LAVATORIES PROVIDED:	1
FEMALE LAVATORIES REQUIRED:	1
FEMALE LAVATORIES PROVIDED:	1
WATER CLOSETS REQUIRED:	2
MALE WATER CLOSETS REQUIRED:	1
MALE WATER CLOSETS PROVIDED:	1
FEMALE WATER CLOSETS REQUIRED:	1
FEMALE WATER CLOSETS PROVIDED:	1
DRINKING FOUNTAINS REQUIRED:	1
DRINKING FOUNTAINS PROVIDED:	2

SHEET INDEX

G1	COVER SHEET
SD1	SITE DEMO
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SP1.1	TRUCK TURN STUDY
C1	PRELIMINARY GRADING PLAN
C2	PRELIMINARY SECTIONS
C3	PRELIMINARY SEWER & WATER PLAN
C4	PRELIMINARY STORMWATER MANAGEMENT PLAN
C5	PRELIMINARY GRADING CUT/FILL PLAN
L1.0	LANDSCAPE PLAN
FX1.0	FIXTURE PLAN
A2	EXTERIOR ELEVATIONS
A2.0A	PERSPECTIVES
A3	ROOF PLAN
	SHEET TOTAL: 14



ARCHITECT OF RECORD:
JAMES A. HAILEY
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SUITE 300
MERRIAM, KS 66204
www.brarch.com
TEL: 913-262-8095
FAX: 913-262-9044

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CONSULTANT

GROCERY OUTLET
bargain market
APN: 018-120-47-00
FORT BRAGG, CA 95437

ISSUE BLOCK

NO.	DATE	DESCRIPTION

DATE: 05/29/19
DRAWN BY: JRZ
CHECKED BY:
JOB #62930117

SHEET TITLE

COVER SHEET

SHEET NO.

G1

5/31/2019 5:18:48 PM



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 8131 METCALF AVE
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 OVERLAND PARK, KS 66204
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 FAX: 913-262-9044

LEGEND

	AC PAVEMENT
	LANDSCAPE AREA
	TRUNCATED DOMES
	PROPERTY LINE
	SET BACK
	DECORATIVE PAVING
	PERMEABLE PAVEMENT

SITE INFORMATION

ZONE: GENERAL COMMERCIAL
COMBINED PARCEL SIZE: 1.60 ACRES
 149'-8" x 478'-8"
 69,696 SQFT
BUILDING AREA: 16,000 SQFT
LANDSCAPE AREA REQUIRED: 10%
LANDSCAPE AREA PROVIDED: 24% (16,820 SQFT)
PARKING LOT LANDSCAPE AREA REQUIRED: 10%
PARKING LOT LANDSCAPE AREA PROVIDED: 11%
CALCULATION: 3,117 SF LANDSCAPED AREA / 27,640 SF TOTAL PARKING AREA (24,523 + 3,117) = .112 = 11%
HARDSCAPE AREA: 34,581 SQFT
LOT COVERAGE: 23%

LANDSCAPE KEY PLAN

LANDSCAPED AREA: 3,117 SF
 PARKING AREA: 24,523 SF

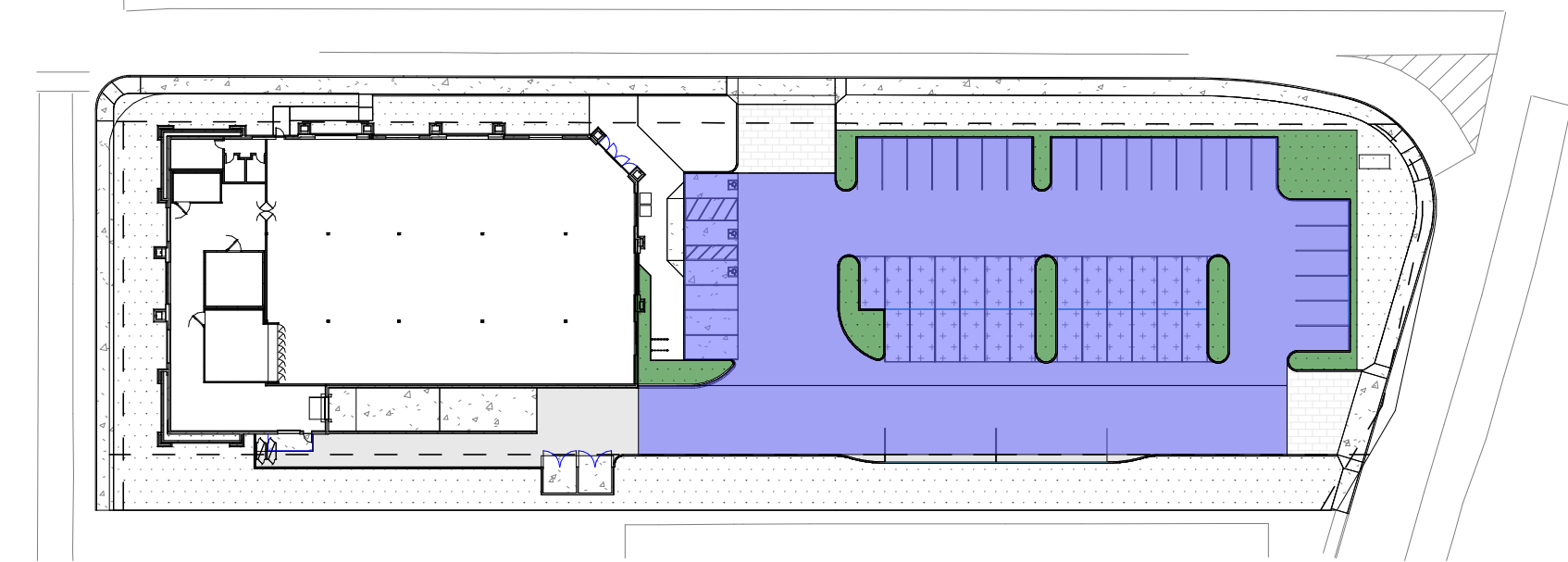
PARKING REQUIREMENTS

PARKING REQUIRED: 53 (RETAIL 1,300 SQFT)
PARKING PROVIDED: 55
HANDICAP STALLS REQUIRED: 3 (3:51-75 STALLS)
HANDICAP STALLS PROVIDED: 3 (1 VAN)
RV PARKING REQUIRED: 2
RV PARKING PROVIDED: 2
BIKE PARKING REQUIRED: 3 (5% PARKING STALLS)
BIKE PARKING CALCULATION: 53 REQUIRED PARKING X 5% (.05) = 2.65 = 3
FUTURE EV REQUIRED: 4
FUTURE EV PROVIDED: 4
CLEAN AIR VEHICLES REQUIRED: 6
CLEAN AIR VEHICLES PROVIDED: 6

SITE PLAN NOTES

LIGHTING
 1. OUTDOOR LIGHT FIXTURES SHALL BE LIMITED TO A MAXIMUM HEIGHT OF 18' AND WILL UTILIZE ENERGY-EFFICIENT FIXTURES AND LAMPS.
 2. LIGHTING FIXTURES WILL BE SHIELDED OR RECESSED TO REDUCE LIGHT BLEED TO ADJOINING PROPERTIES BY ENSURING THAT THE LIGHT SOURCE IS NOT VISIBLE FROM OFF SITE AND CONFINING GLARE AND REFLECTIONS WITHIN THE BOUNDARIES OF THE SITE TO THE MAXIMUM EXTENT FEASIBLE.
 3. EACH LIGHT FIXTURE SHALL BE DIRECTED DOWNWARD AND AWAY FROM ADJOINING PROPERTIES AND PUBLIC RIGHT-OF-WAY, SO THAT NO ON-SITE LIGHT FIXTURE DIRECTLY ILLUMINATES AN AREA OFF THE SITE.
 4. NO PERMANENTLY INSTALLED LIGHTING SHALL BLINK, FLASH, OR BE OF UNUSUALLY HIGH INTENSITY OR BRIGHTNESS, AS DETERMINED BY THE DIRECTOR.
LANDSCAPING
 1. REFER TO LANDSCAPE PLAN FOR ENTIRE LIST OF SPECIES AND DESIGN.
 2. VEGETATION PROPOSED WITHIN THE TRAFFIC VISIBILITY AREA WILL NOT EXCEED A HEIGHT OF 42".

GENERAL
 1. ALL ACTIVITIES THAT MAY GENERATE DUST EMISSIONS SHALL BE CONDUCTED TO LIMIT THE EMISSIONS BEYOND THE SITE BOUNDARY TO THE MAXIMUM EXTENT FEASIBLE. METHODS WILL INCLUDE SCHEDULING, DUST CONTROL, REVEGETATION, CONTAINMENT, ETC.
 2. ALL UTILITIES WILL BE UNDERGROUND.
 3. ALL CURBS 6" HIGH AND 8" WIDE UNLESS OTHERWISE NOTED.
 4. DUST CONTROL MEASURES WILL BE OUTLINED IN THE CONSTRUCTION DOCUMENTS THAT WILL BE SUBMITTED TO THE BUILDING DEPARTMENT TO BE REVIEWED AND APPROVED BY THE CITY ENGINEER PRIOR TO ISSUING A PERMIT, AND WILL FOLLOW THE GUIDELINES STATED IN THE SPECIAL CONDITION MEMO PREPARED BY PUBLIC WORKS DATED 12/9/20.



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CONSULTANT

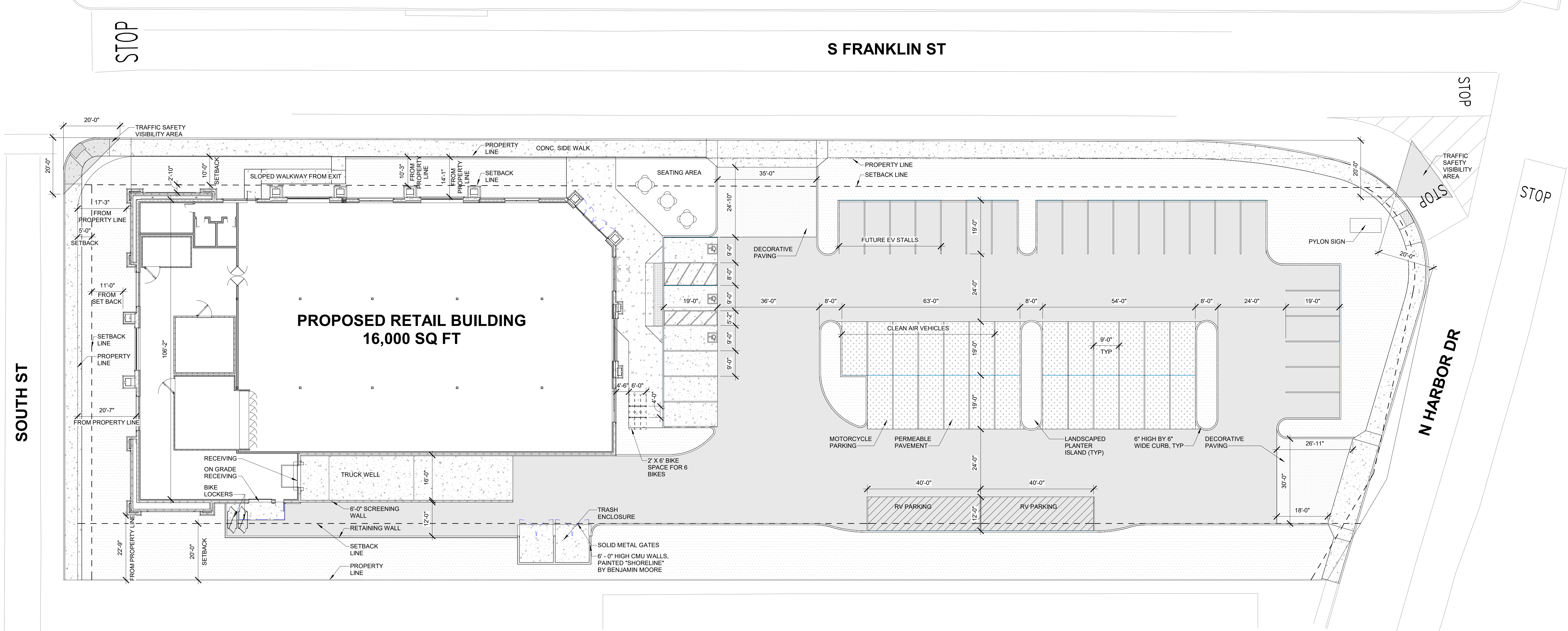
GROCERY OUTLET
Bargain Market
 825 SOUTH FRANKLIN STREET
 FORT BRAGG, CA 95437

ISSUE BLOCK

NO.	DATE	DESCRIPTION

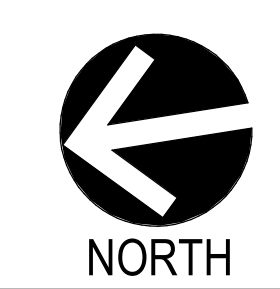
DATE: 03/17/20
DRAWN BY: JMM
CHECKED BY:
JOB #62930192

SHEET TITLE
 SITE PLAN
SHEET NO.
 SP1



A5 PROPOSED SITE PLAN
 1/16" = 1'-0"

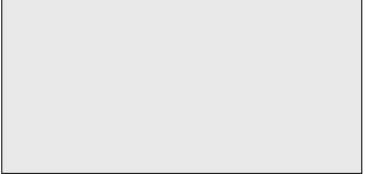
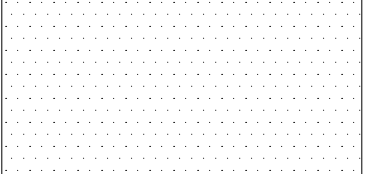
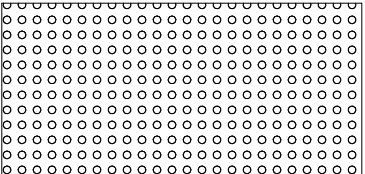


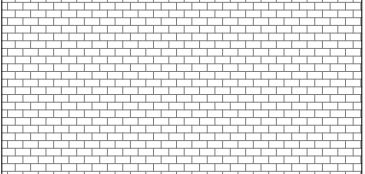
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LEGEND

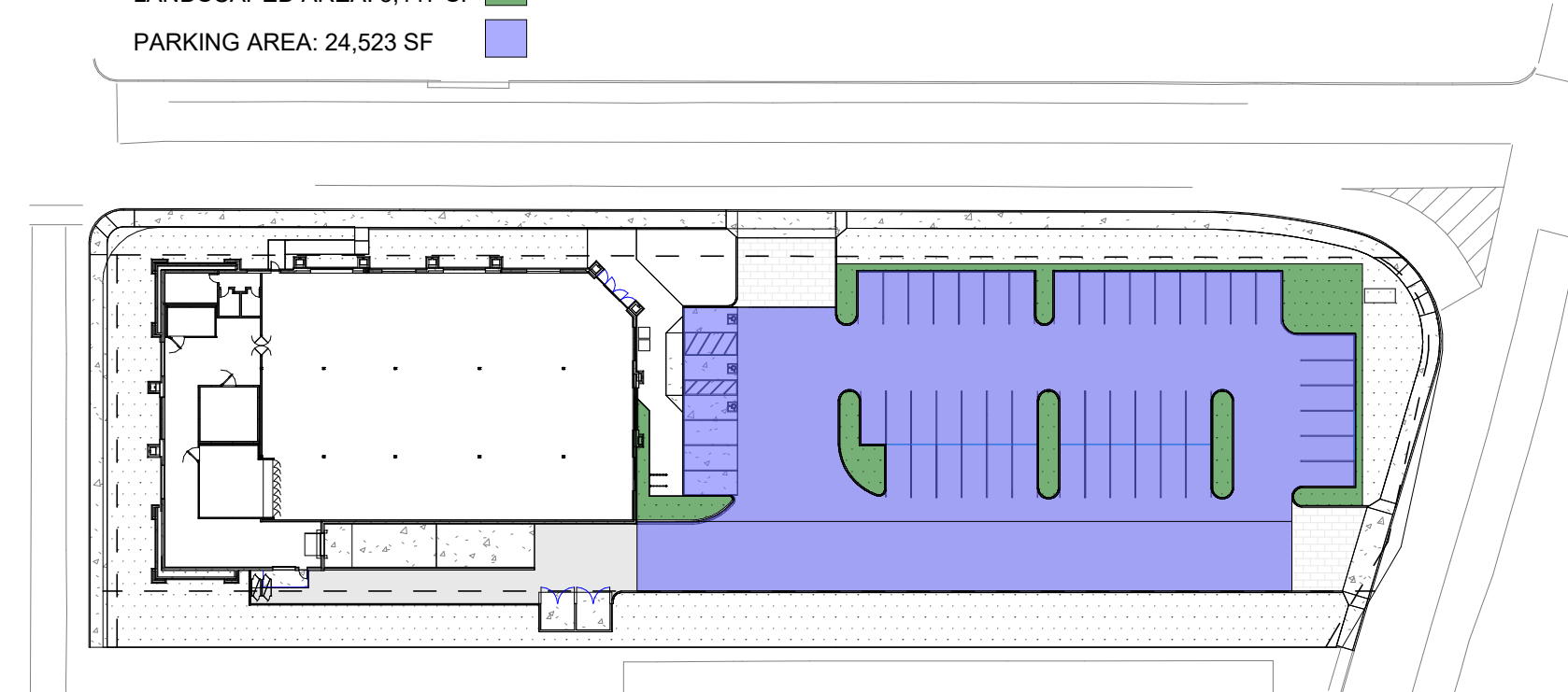
-  AC PAVEMENT
-  LANDSCAPE AREA
-  TRUNCATED DOMES
-  PROPERTY LINE
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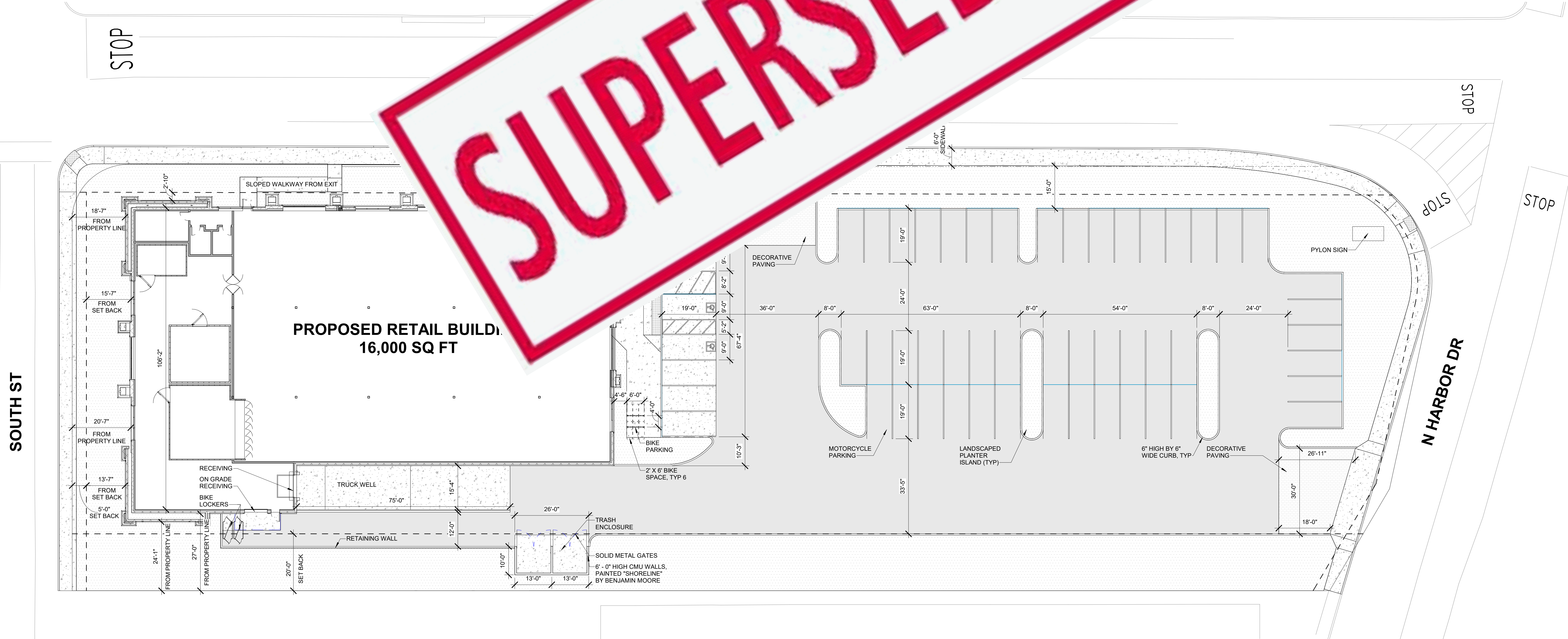


PARKING REQUIREMENTS

PARKING REQUIRED: 53 (RETAIL 1,300 SQFT)
 53
PARKING PROVIDED: 53
HANDICAP STALLS REQUIRED: 3 (3:51-75 STALLS)
 3 (1 VAN)
HANDICAP STALLS PROVIDED: 3
BIKE PARKING REQUIRED: 3 (5% PARKING STALLS)
 53 REQUIRED PARKING X 5% (.05) = 2.65 = 3
BIKE PARKING CALCULATION: 53

SITE PLAN NOTES

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CONSULTANT

GROCERY OUTLET
 Bargain Market
 825 SOUTH FRANKLIN STREET
 FORT BRAGG, CA 95437

ISSUE BLOCK		
NO.	DATE	DESCRIPTION

DATE:	

DATE: 03/17/20
DRAWN BY: JMM
CHECKED BY:

JOB # 62930192

SHEET TITLE

SITE PLAN

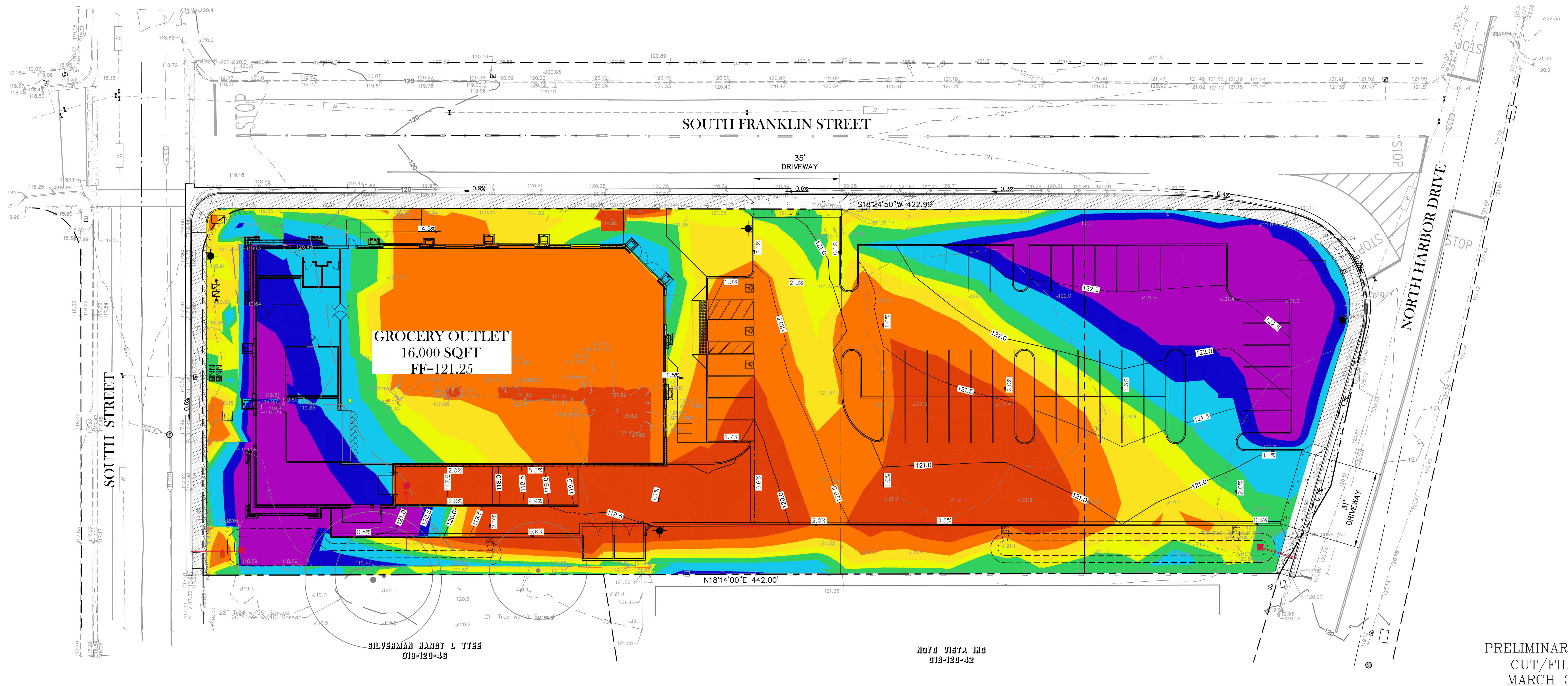
SHEET NO.

SP1



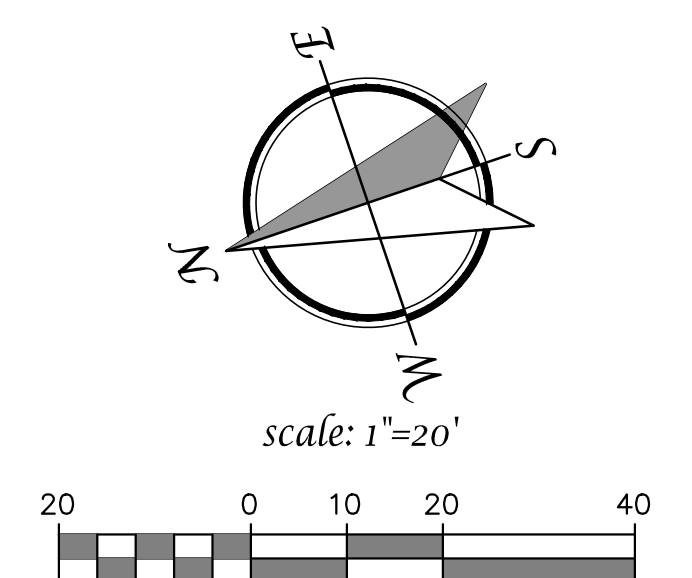
PRELIMINARY GRADING CUT/FILL PLAN
BEST DEVELOPMENT GROUP
GROCERY OUTLET
 825, 845, 851 SOUTH FRANKLIN STREET
 FORT BRAGG, CA

Elevations Table				
Number	Minimum Elevation	Maximum Elevation	Area	Color
1	-2.92	-0.82	11702.46	Red
2	-0.82	-0.47	17034.80	Orange
3	-0.47	-0.25	7682.08	Yellow
4	-0.25	-0.11	5443.01	Light Green
5	-0.11	0.06	5602.66	Green
6	0.06	0.39	6895.74	Cyan
7	0.39	0.64	4471.51	Blue
8	0.64	1.76	9258.96	Purple



GROCERY OUTLET
 16,000 SQFT
 FF=121.25

GRADING NOTE
 CUT/FILL PLAN ELEVATIONS SHOWN ARE A REPRESENTATION OF EXISTING GRADE SURFACE TO PROPOSED FINISHED GRADE SURFACE ONLY.



PRELIMINARY GRADING
 CUT/FILL PLAN
 MARCH 31, 2020

TSD ENGINEERING, INC.
 expect more.
 785 Orchard Drive, Suite #110
 Folsom, CA 95630
 Phone: (916) 608-0707
 Fax: (916) 608-0701

C5

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CONSULTANT

Kimley»Horn

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 SAN DIEGO, CA 92101
 619-234-9411

BEST DEVELOPMENT GROUP

2580 SIERRA BLVD.,
 SUITE #E
 SACRAMENTO, CA 95825

GROCERY OUTLET
 bargain market

APN: 018-120-47-00
 FORT BRAGG, CA 95437

ISSUE BLOCK



DATE: 03/09/20
 DRAWN BY: JMS
 CHECKED BY: LD
 JOB # 62930192

PRELIMINARY LANDSCAPE PLAN

SHRIBET NO.

L1.0

PLANT SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD	WUCOLS
	24	CUPRESSUS MACROCARPA / MONTEREY CYPRESS	24" BOX	7'-9" HT. X 3'-5" SPR.	MODERATE
	13	PRUNUS CERASIFERA / PURPLE LEAF PLUM	24" BOX	9'-11" HT. X 3'-4" SPR.	LOW
SHRUBS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	104	BERBERIS AQUIFOLIUM / COMMON BARBERRY	5 GAL.	4' O.C.	LOW
	251	MUHLBERGIA DUBIA / PINE MUHLY	5 GAL.	3' O.C.	LOW
	30	OLEA EUROPAEA 'LITTLE OLLIE' / LITTLE OLLIE OLIVE	5 GAL.	4' O.C.	LOW
	136	PHORMIUM TENAX 'DARK DELIGHT' / DARK DELIGHT FLAX	5 GAL.	3' O.C.	LOW
	50	PITTOSPORUM TOBIRA 'COMPACTUM' / COMPACT PITTOSPORUM	5 GAL.	5' O.C.	LOW
	35	RHAPHIOLEPIS INDICA / INDIAN HAWTHORN	5 GAL.	5' O.C.	LOW
	190	ROSMARINUS OFFICINALIS / ROSEMARY	5 GAL.	4' O.C.	LOW
INERT MATERIAL	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	12	ROCK BOULDERS / 4' X 4' X 4' / LOCALLY SOURCED	-	-	-
GROUND COVERS	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	WUCOLS
	325	FESTUCA RUBRA / RED FESCUE	N/A	2.5' O.C.	LOW
	202	MYOPORUM PARVIFOLIUM / TRAILING MYOPORUM	N/A	3' O.C.	LOW

LANDSCAPE NOTE:

THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. DECOMPOSED GRANITE SHALL FILL IN BETWEEN SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION, AND RUN-OFF. ALL SHRUB BEDS SHALL BE MULCHED TO A 3" DEPTH TO HELP CONSERVE WATER, LOWER SOIL TEMPERATURE, AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF FORT BRAGG MUNICIPAL CODE.

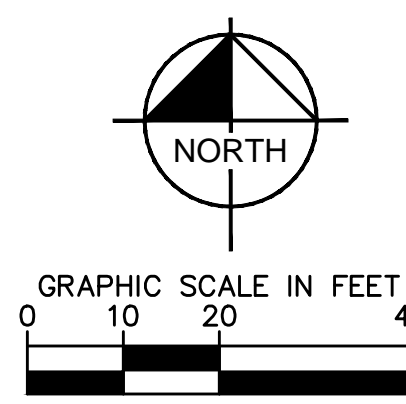
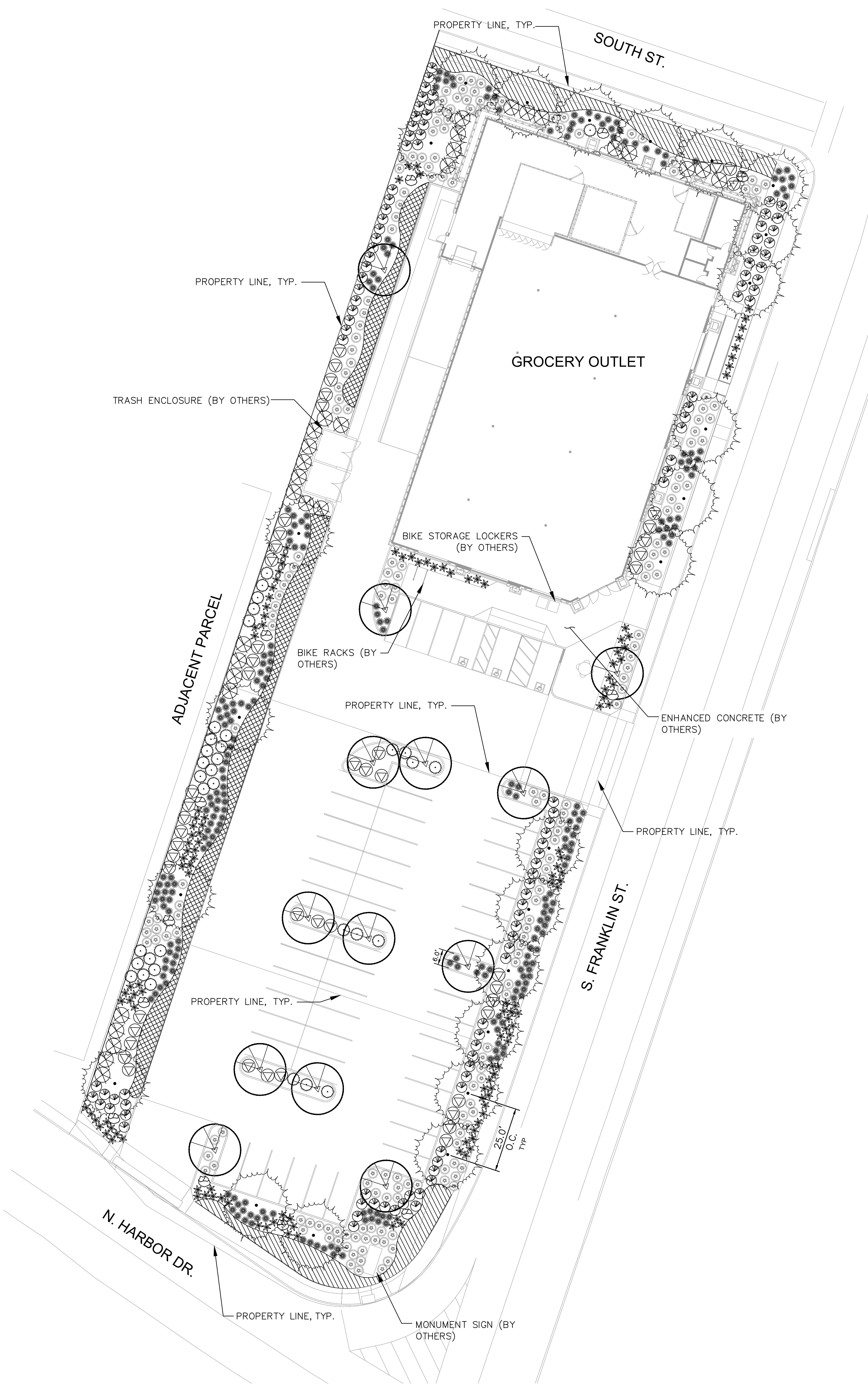
IRRIGATION NOTE:

AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE 100% COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. THE WATER SUPPLY FOR THIS SITE IS A POTABLE WATER CONNECTION AND A DEDICATED IRRIGATION METER WILL BE PROVIDED. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH NO WATER LOSS DUE TO WATER CONTROLLERS, AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL POINT SOURCE SYSTEM SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE GUIDELINES SET FORTH BY THE CITY OF FORT BRAGG MUNICIPAL CODE.

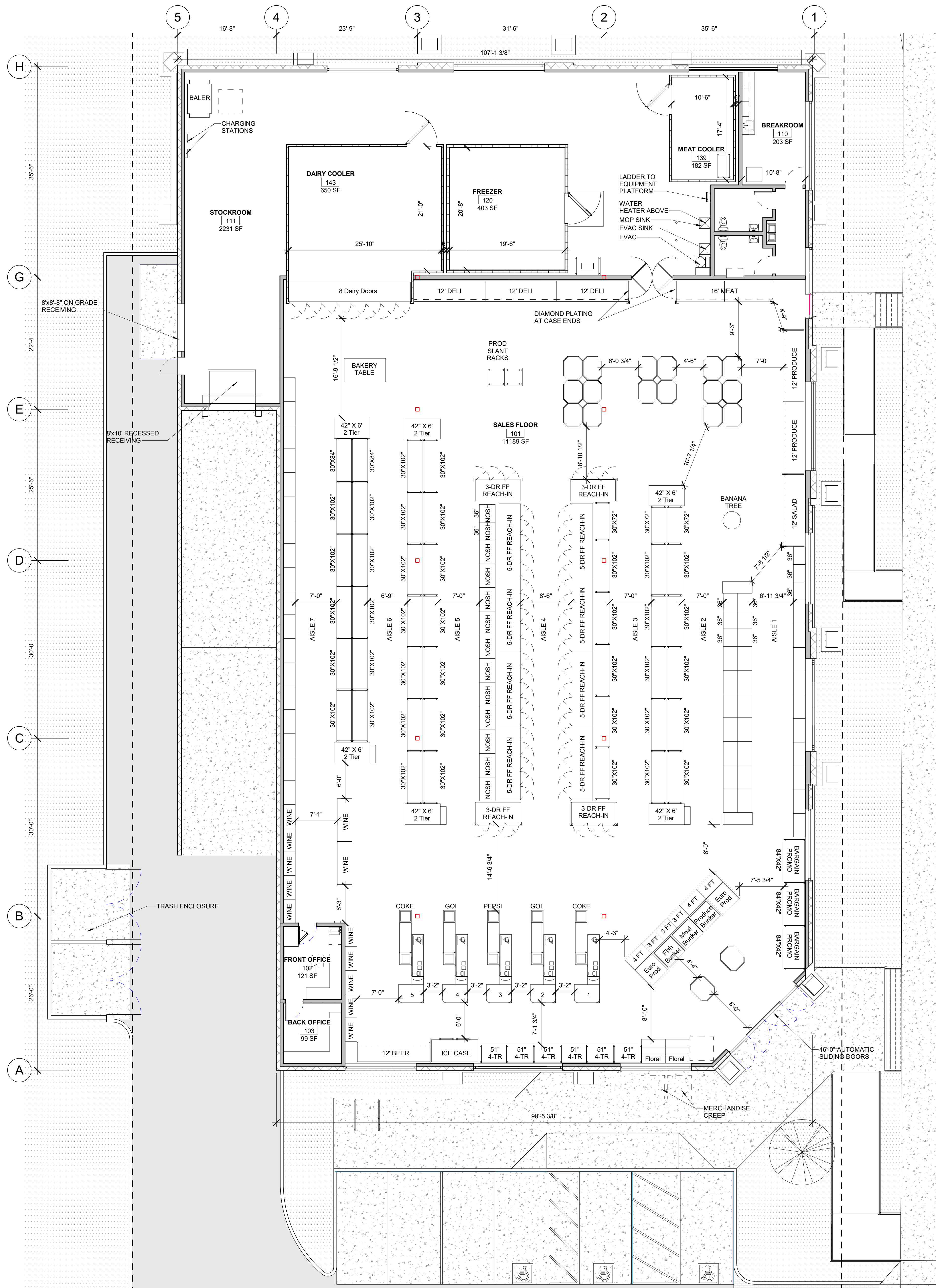
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

Michael P. Madsen
 MICHAEL P. MADSEN, LLA 5798

CODE INFORMATION TABLE	REQUIRED	PROVIDED
PERIMETER TREES PLANTED AT 25' O.C.	25' O.C.	YES
MINIMUM LANDSCAPE AREA WIDTH	7'	YES
MINIMUM PERIMETER OF LANDSCAPE STRIP	5'	YES
PARKING LOT LANDSCAPE AREA	10% (775 SQFT)	(17.3%) 1,345 SQFT



3/17/2020 1:52:11 PM



A4 FIXTURE PLAN
1/8" = 1'-0"

FORT BRAGG, CA -
FIXTURE PLAN - 03/17/20
VERSION 4
BUILDING AREAS (GROSS):
SALES = 11,927 SF
B.O.H. = 4,168 SF
SHELL = 16,095 SF

MERCHANDISING (NET) = 11,189 SF
STOCK (NET) = 2,231 SF

LEGEND

SYMBOL	DESCRIPTION
	BRASS BELL (AT CHECKSTAND #1)
	ECO BAG GRIDS (3 PER PLAN)
	ABS BROOM HOLDERS (4 PER PLAN AT CLEANER AISLE)
	APPAREL RACKS (PROMOTIONAL EVENTS)
BUMP	BUMP OUT SECTIONS (12 @ HBC - PER PLAN)
	SECURITY CAMERA (SINGLE DIRECTION)
	SECURITY CAMERA (360 DEGREE)

GENERAL MERCH BASE DECKS 28" SHELVES 24" SAHARA COLOR	HBC PERIMETER BASE DECKS 24" SHELVES 24" SAHARA COLOR
SEASONAL BASE DECKS 28" SHELVES 24" SAHARA COLOR	CANDY PERIMETER BASE DECKS 24" SHELVES 24" SAHARA COLOR
INT. SIGNAGE: USE 4'-0" PACKAGE (LIGHTING @ 14'-0")	WINE PERIMETER BASE DECKS 24" SHELVES 24" BLACK COLOR
	HOLDING BOXES FREEZER: 403 SF DAIRY: 650 SF MEAT: 183 SF



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JAMES A. HAILEY
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CONSULTANT

GROCERYOUTLET
 bargain market
825 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437

ISSUE BLOCK

NO.	DATE	DESCRIPTION
1	03/17/20	Fixture Plan
2	03/06/19	Fixture Plan
3	03/07/19	Fixture Plan
4	03/17/20	Fixture Plan

DATE: 05/29/19
DRAWN BY: SEW
CHECKED BY:

JOB #62930117

SHEET TITLE
FIXTURE PLAN

SHEET NO.
FX1.0

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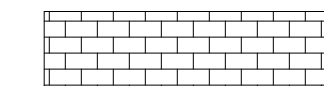
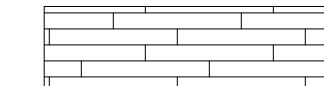
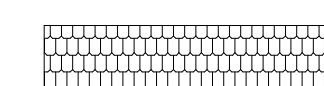
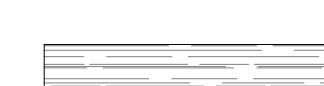

EXTERIOR ELEVATIONS

SHEET NO.

ELEVATION NOTES

1. ALL BUILDING HEIGHTS ARE ABOVE INTERIOR FINISH FLOOR NOT ADJACENT GRADES.

LEGEND

-  SMOOTH FACE CMU
-  HARDI BOARD COMPOSITE WOOD PANELING
-  HARDI BOARD COMPOSITE HALF ROUND 'FISH SCALE' PANELING
-  WOOD ROOF SHINGLES
-  SOLID WOOD FOR FUTURE MURALS

FINISH KEYNOTES

- P5 HERITAGE RED, BENJAMIN MOORE #PM-18
- P6 SHORELINE, BENJAMIN MOORE #1471
- P7 GRAYSTONE, BENJAMIN MOORE #1475
- P8 KENDALL CHARCOAL, BENJAMIN MOORE #HC-166
- P10 WYTHE BLUE, BENJAMIN MOORE #HC-143

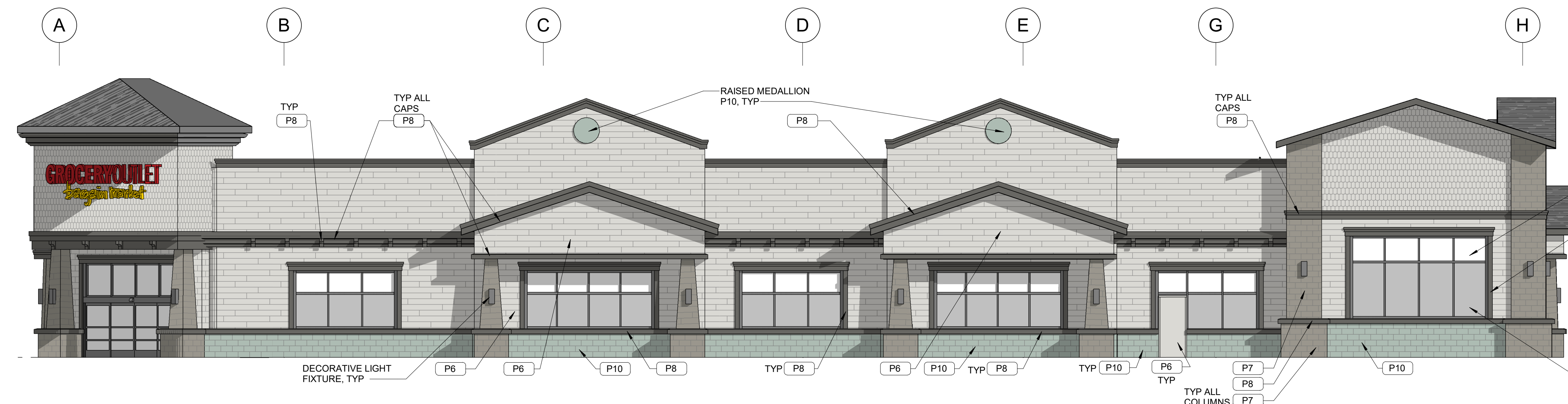
WINDOW RATIO CALCULATION:

TOTAL AREA OF WINDOWS / TOTAL AREA OF WALLS
1,516 SF / 7,562 SF = 20%

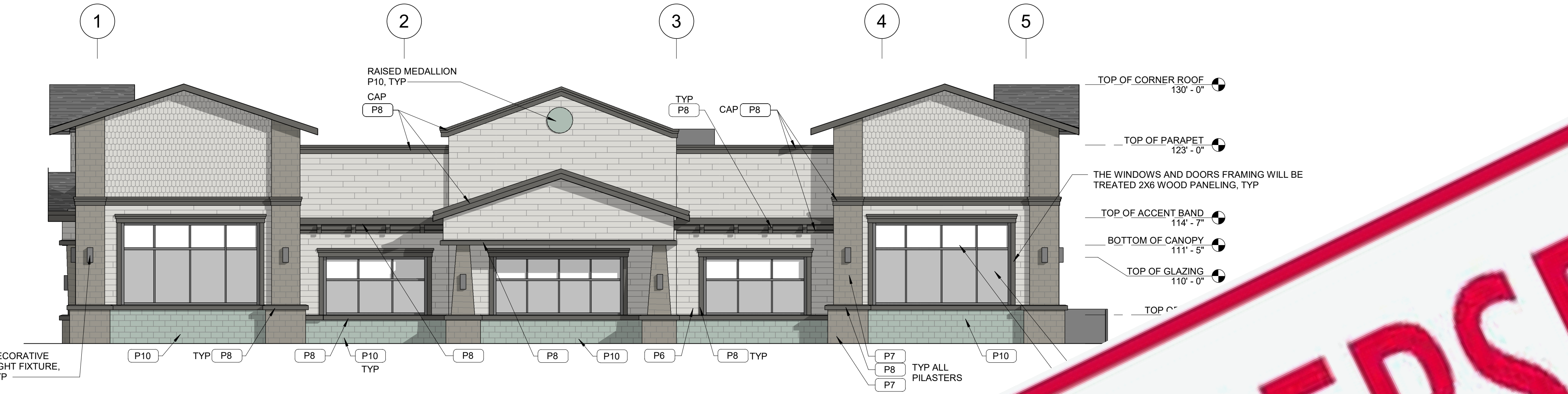
FRONT FACADE WINDOW RATIO CALCULATION:

TOTAL AREA OF WINDOWS / TOTAL AREA OF WALLS
160 SF / 345 SF = 46%

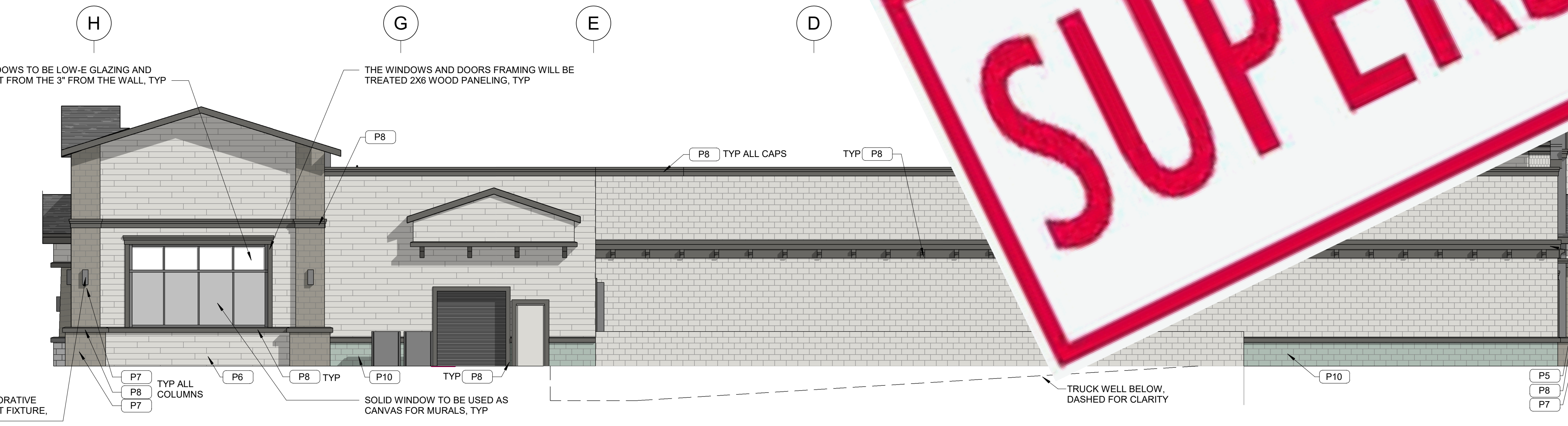
- TOP OF ENTRANCE CANOPY 132'-3"
- TOP OF CORNER ROOF 130'-0"
- TOP OF PARAPET 123'-0"
- WINDOWS TO BE LOW-E GLAZING AND INSET FROM THE 3" FROM THE WALL, TYP
- THE WINDOWS AND DOORS FRAMING WILL BE TREATED 2X6 WOOD PANELING, TYP
- TOP OF GLAZING 110'-0"
- TOP OF TRIM 103'-4"
- FINISHED FLOOR 100'-0"
- SOLID WINDOW TO BE USED AS CANVAS FOR MURALS, TYP



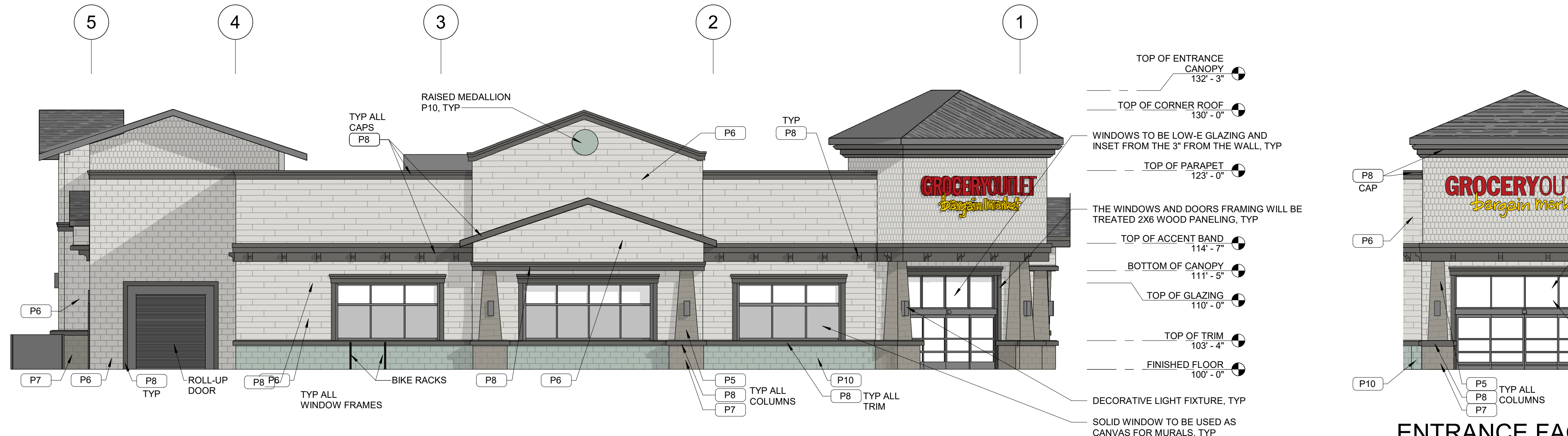
D5 S FRANKLIN ELEVATION
1/8" = 1'-0"



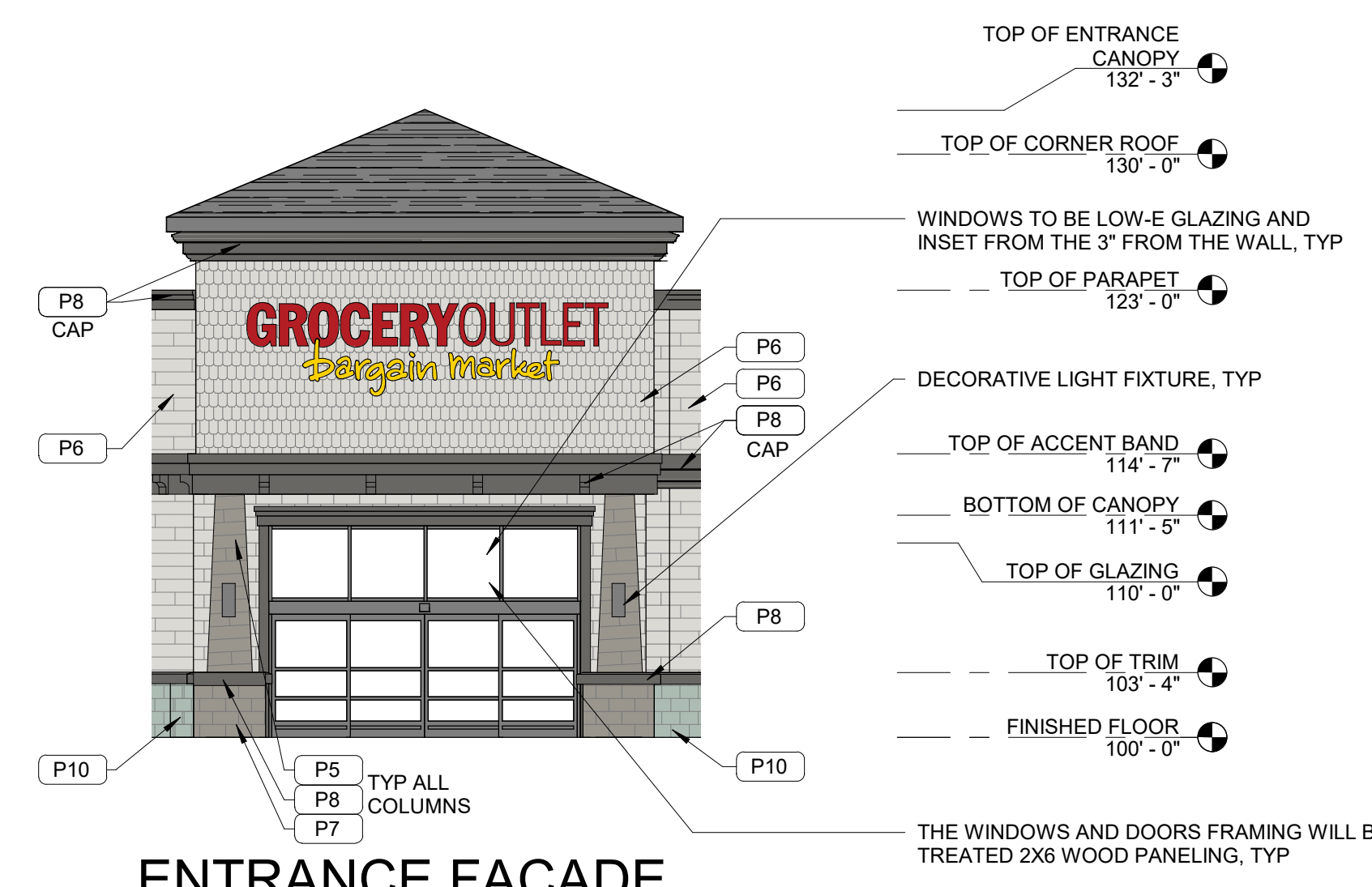
C5 SOUTH ST ELEVATION
1/8" = 1'-0"



B5 RECEIVING ELEVATION
1/8" = 1'-0"



A5 N HARBOR DR ELEVATION
1/8" = 1'-0"



A3 ENTRANCE FACADE ELEVATION
1/8" = 1'-0"



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ISSUE BLOCK		
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DATE: 03/17/20
 DRAWN BY: JRZ
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 JOB #62930192

SHEET TITLE

PERSPECTIVES

SHEET NO.
A2.0A



C5 SOUTH ST CORNER PERSPECTIVE



A5 ENTRANCE PERSPECTIVE



A3 PARKING LOT PERSPECTIVE





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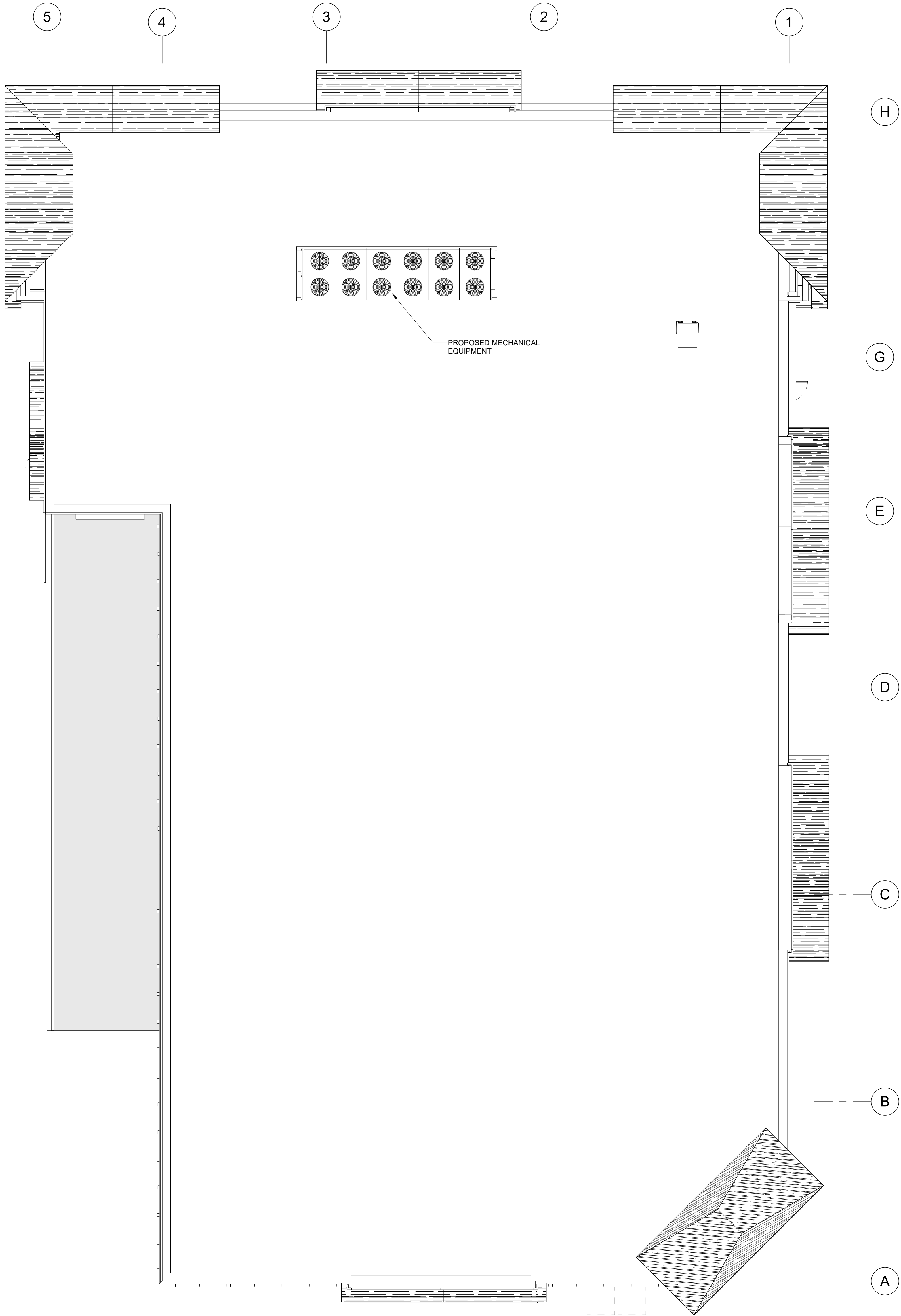
ISSUE BLOCK

NO.	DATE	DESCRIPTION

DATE: 03/17/20
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 JOB # 62930192

SHEET TITLE
 ROOF PLAN

SHEET NO.
A3



1 ROOF PLAN
 1/8" = 1'-0"



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