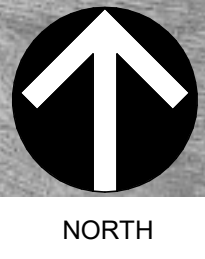


# BEST DEVELOPMENT GROUP

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
--------------------------	-----

### 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
SP1	SITE PLAN
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:  
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SUITE 300  
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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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CONSULTANT

**GROCERY OUTLET**  
 *bargain market*   
 825 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA 95437

ISSUE BLOCK		
NO.	DATE	DESCRIPTION

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

SHEET TITLE  
 SITE DEMO

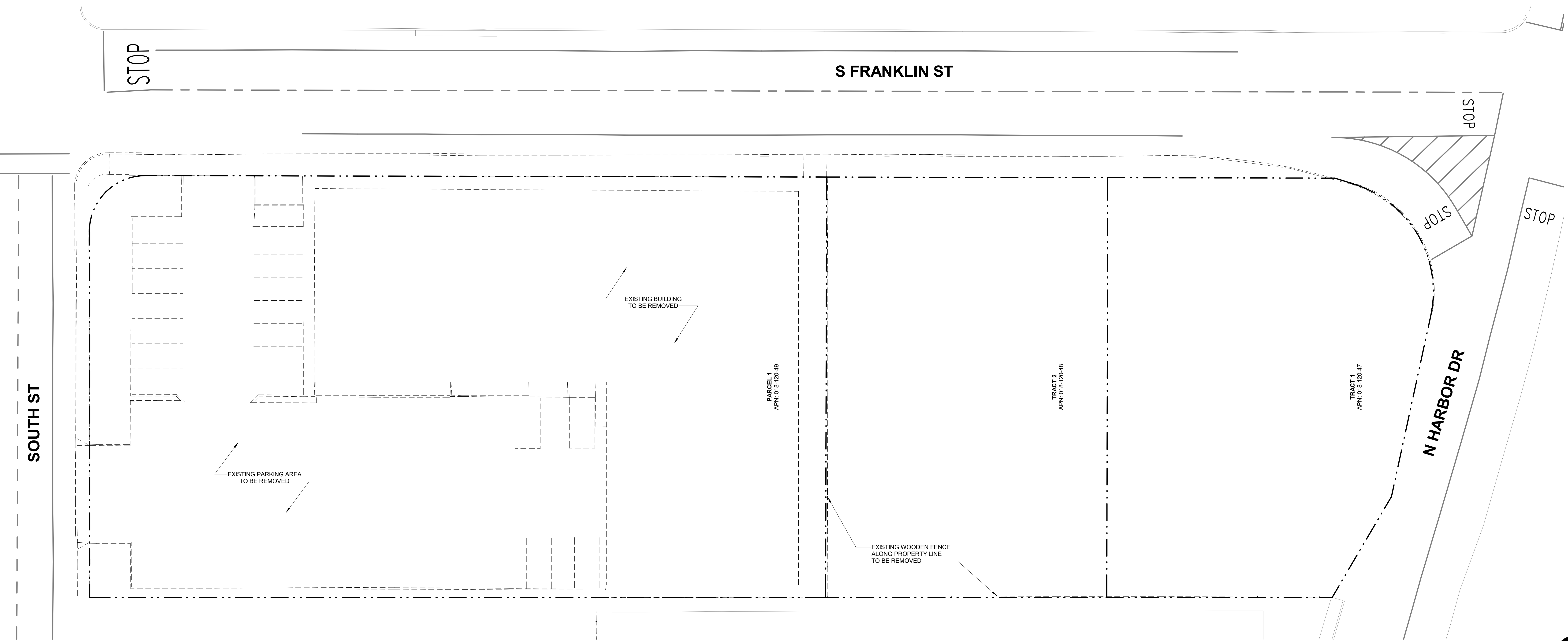
SHEET NO.  
 SD1

BRR Original printed on recycled paper

**LEGEND**

- PROPERTY LINE
- - - - - DEMOLISH EXISTING

7/29/2019 7:38:11 PM



1 **EXISTING SITE PLAN**  
 1/16" = 1'-0"





**ARCHITECT OF RECORD:**  
**BRR ARCHITECTURE**  
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**CONSULTANT**

**GROCERYOUTLET**  
*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

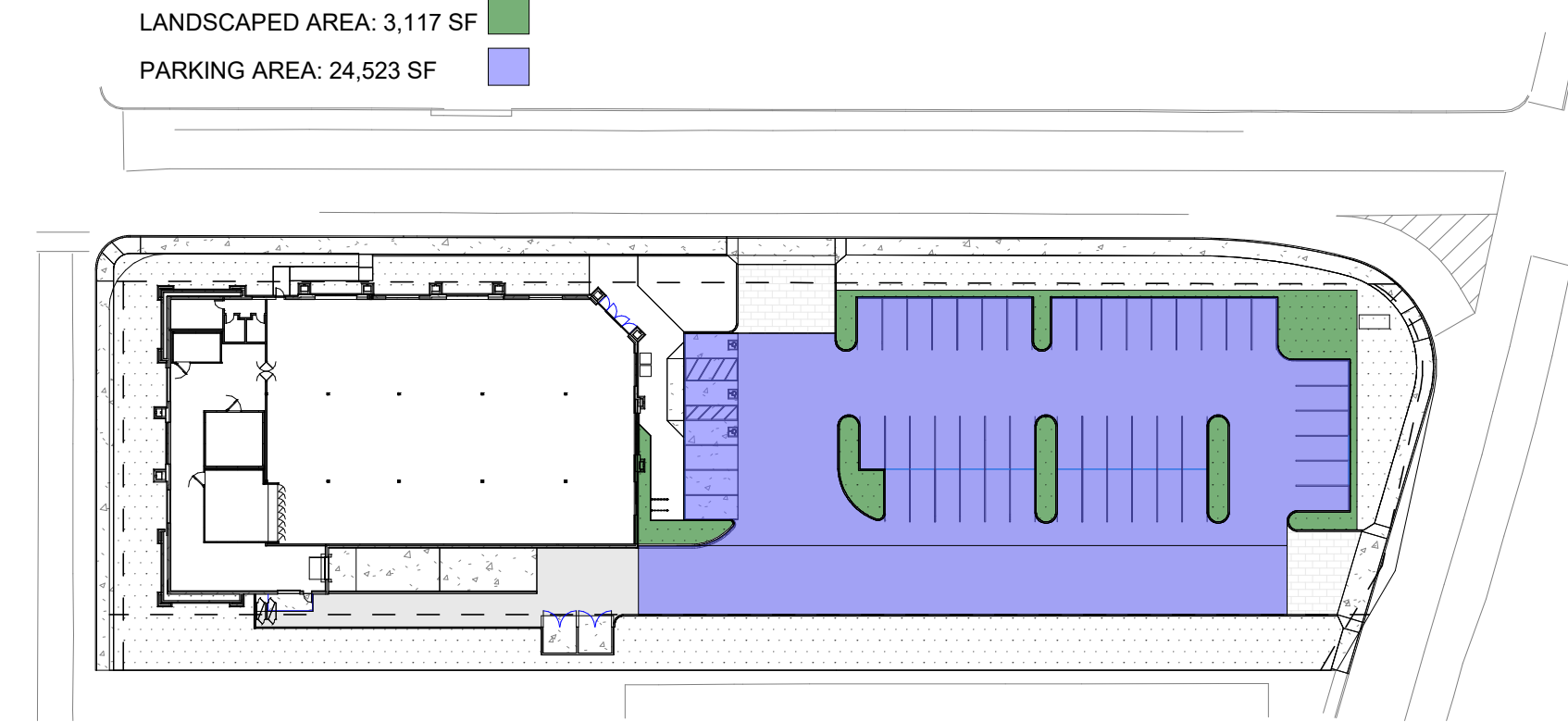
**LEGEND**

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

**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**

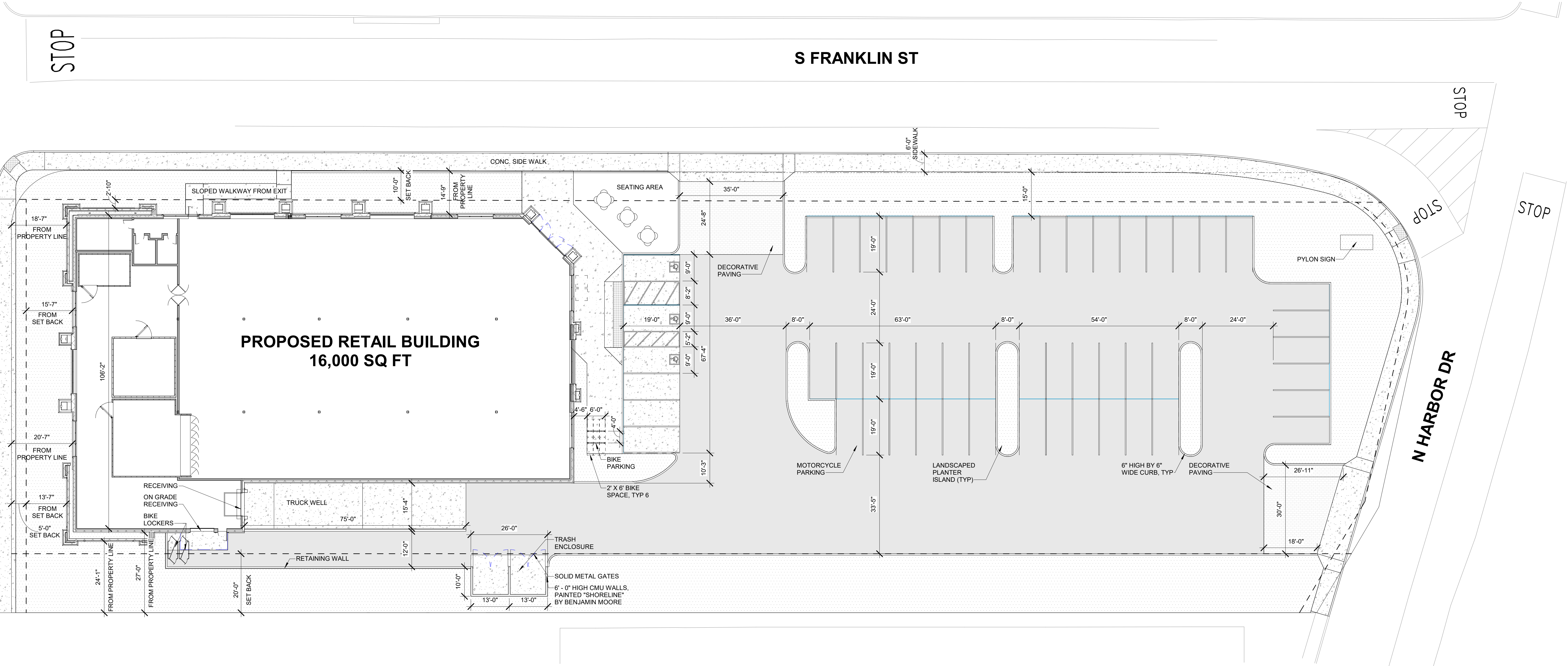


**PARKING REQUIREMENTS**

**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)  
**BIKE PARKING CALCULATION:** 53 REQUIRED PARKING X 5% (.05) = 2.65 = 3

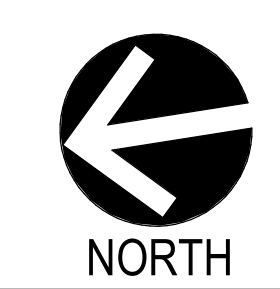
**SITE PLAN NOTES**

- 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 6" 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.



4/15/2020 7:10:46 AM

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



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CONSULTANT

**GROCERYOUTLET**  
*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


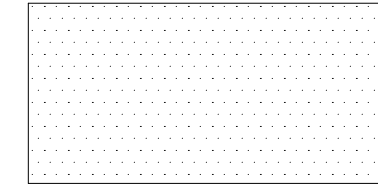
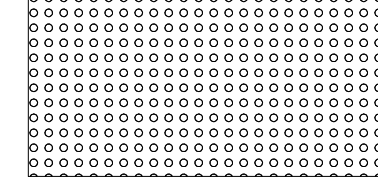
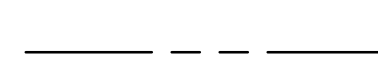

SHEET TITLE

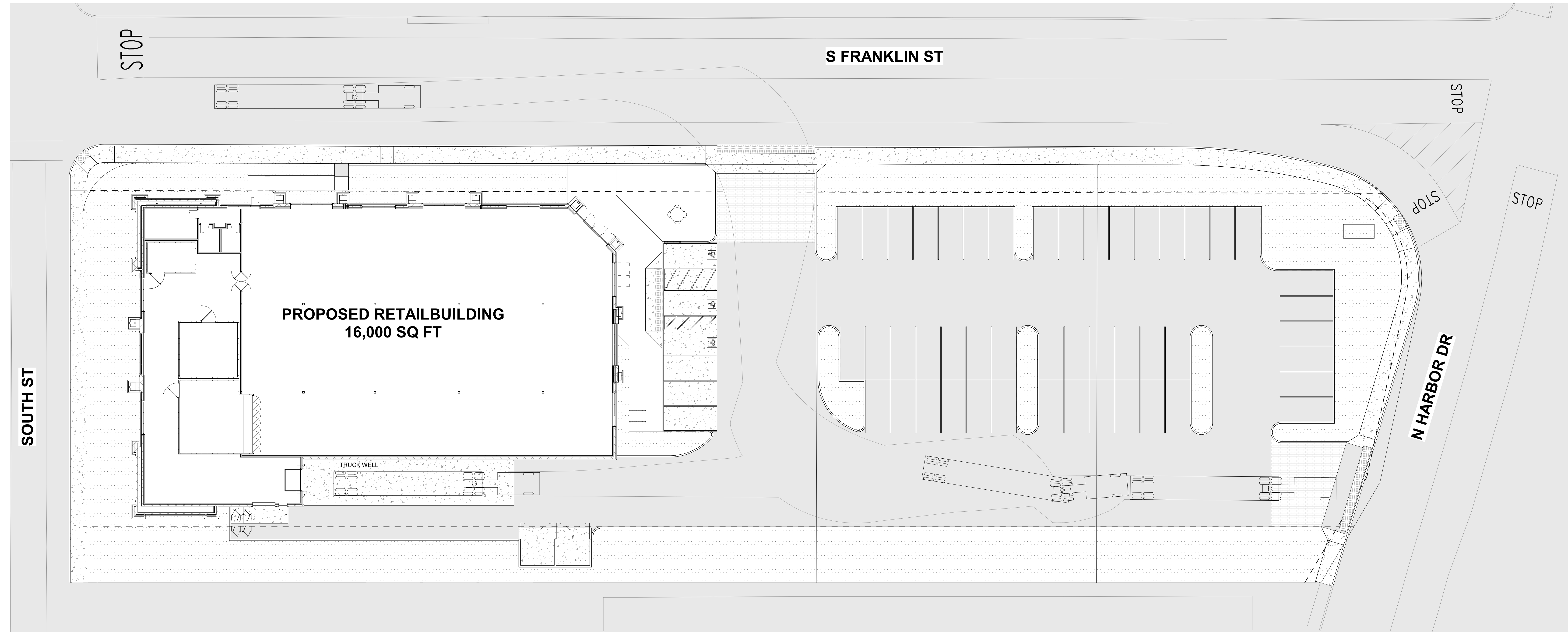
**TRUCK TURN STUDY**

SHEET NO.

**SP1.1**

**LEGEND**

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



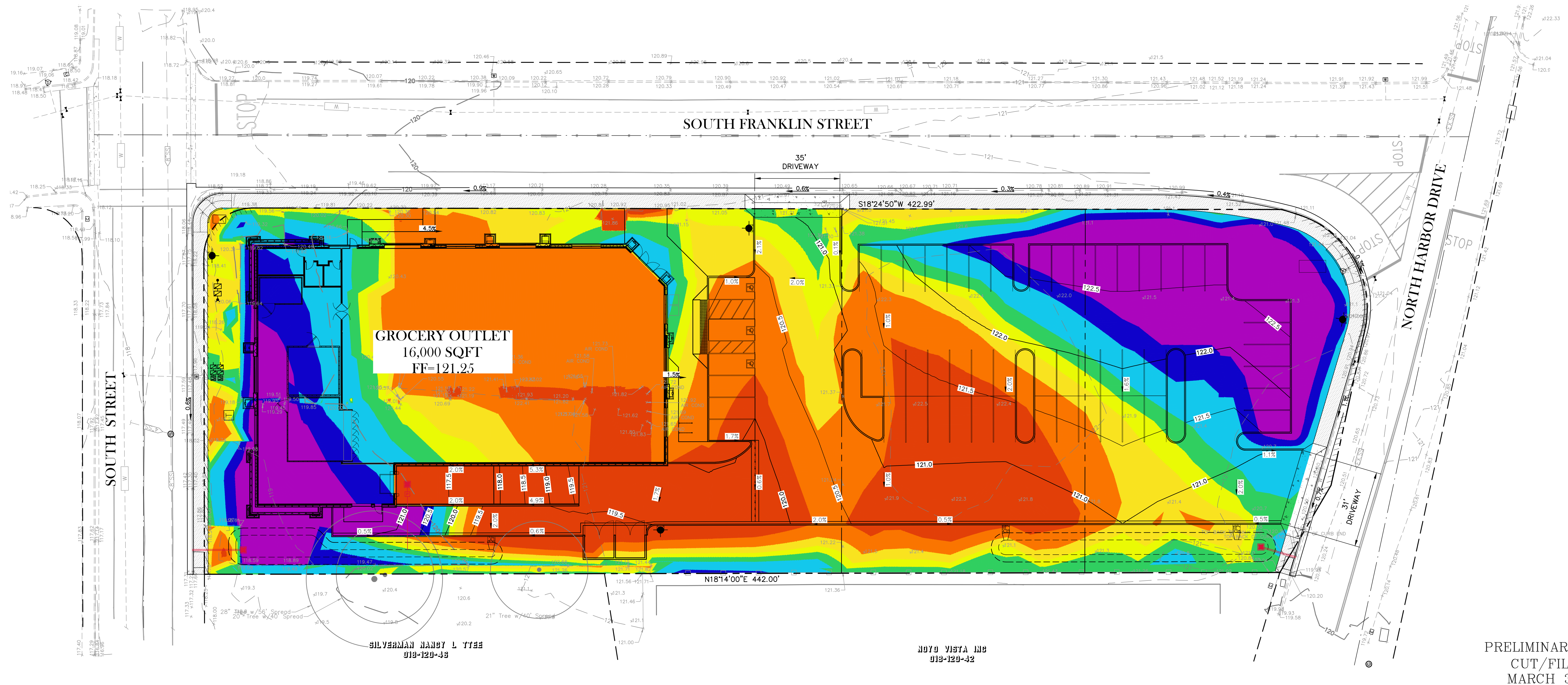
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**A5** PROPOSED SITE PLAN  
1/16" = 1'-0"



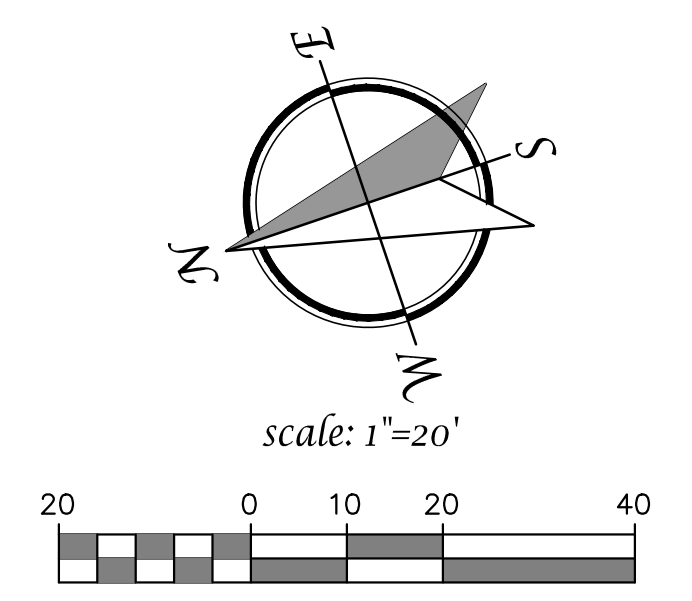
PRELIMINARY GRADING CUT/FILL PLAN  
**BEST DEVELOPMENT GROUP**  
**GROCERY OUTLET**  
 825, 845, 851 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA

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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 619-234-9411

**BEST DEVELOPMENT GROUP**  
 2580 SIERRA BLVD.,  
 SUITE #8  
 SACRAMENTO, CA 95825

**GROCERY OUTLET**  
 bargain market

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

ISSUE BLOCK



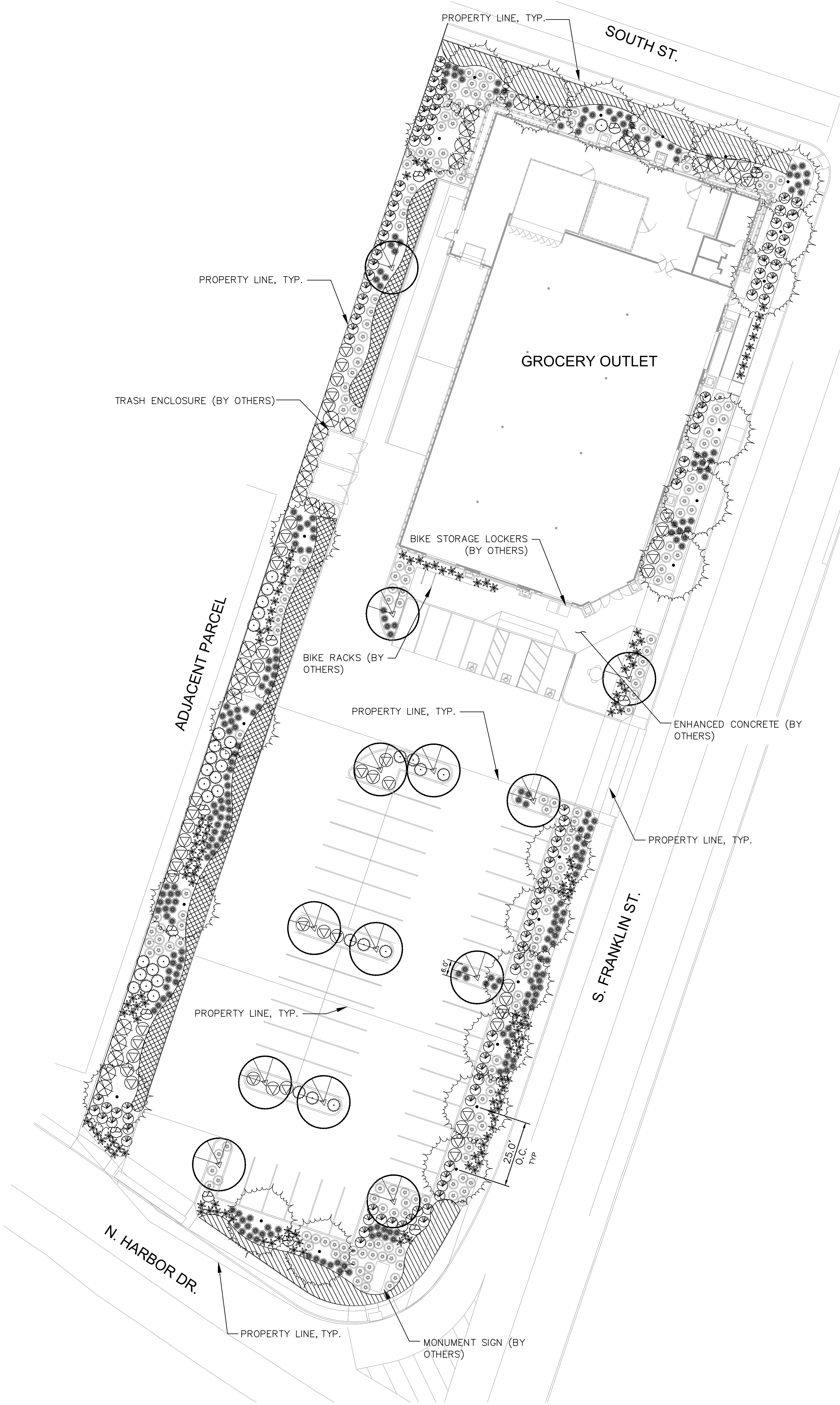
DATE: 03/09/20  
 DRAWN BY: JMS  
 CHECKED BY: LD  
 JOB # 62930192

PRELIMINARY LANDSCAPE PLAN

SHEET NO.

L1.0

12/10/2018 4:03:00 PM



**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.

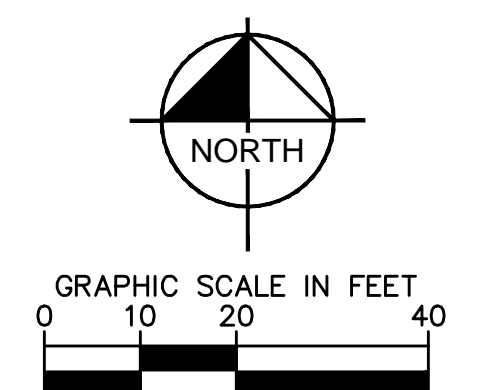
**IRRIGATION NOTE:**

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.

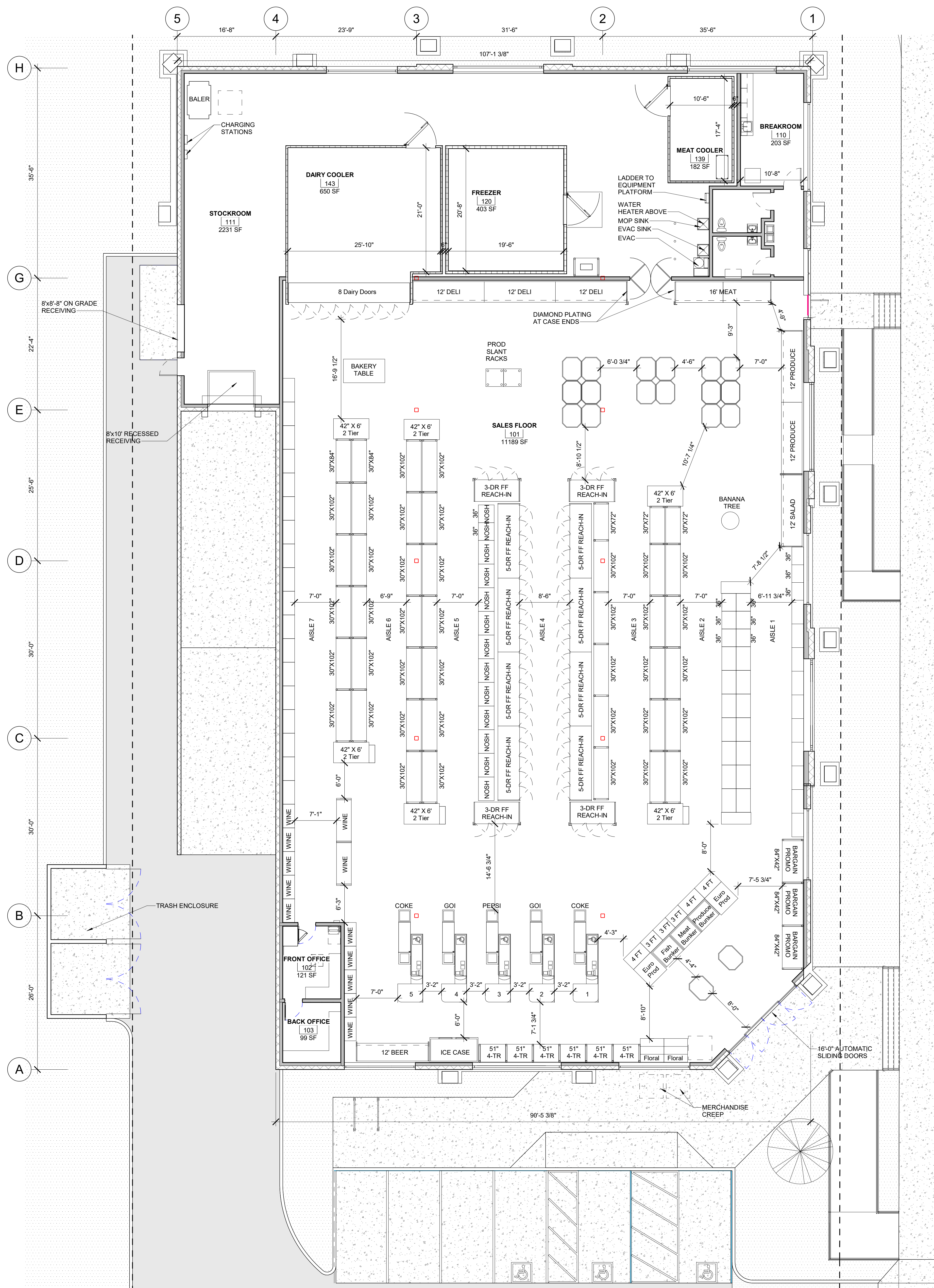
I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION DESIGN PLAN.

*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)
<b>BUMP</b>	BUMP OUT SECTIONS (12 @ HBC - PER PLAN)
	SECURITY CAMERA ( SINGLE DIRECTION)
	SECURITY CAMERA (360 DEGREE)

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



ARCHITECT OF RECORD:  
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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



ARCHITECT OF RECORD:  
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OVERLAND PARK, KS 66204  
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CONSULTANT

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

**ISSUE BLOCK**

NO.	DATE	DESCRIPTION

DATE: 03/17/20

DRAWN BY: EAB

CHECKED BY:

JOB #62930192

SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO.

A2

BRR Original printed on recycled paper

**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**

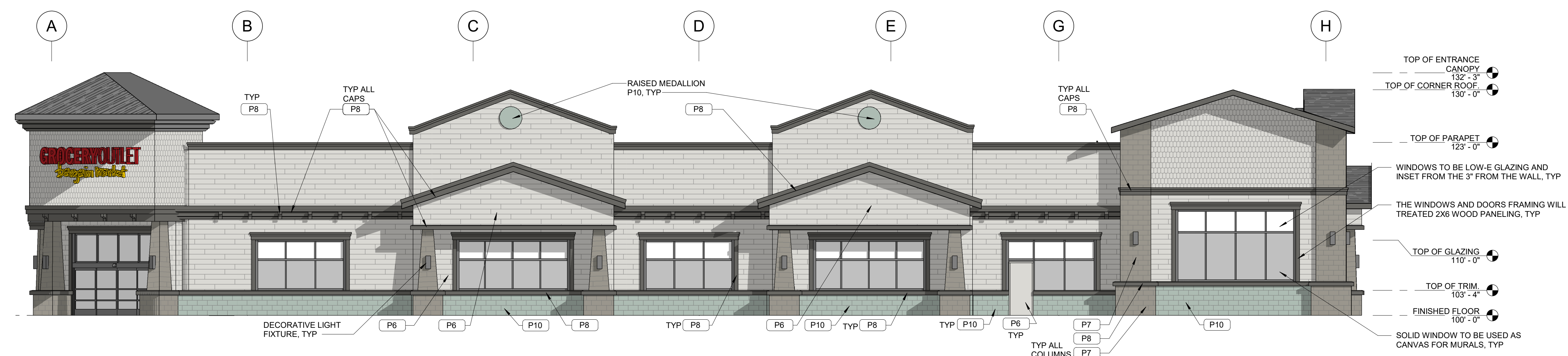
- P5 HERITAGE RED, BENJAMIN MOORE #PM-18
- P6 SHORELINE, BENJAMIN MOORE #1471
- P7 GRAYSTONE, BENJAMIN MOORE #1475
- P8 KENDALL CHARCOAL, BENJAMIN MOORE #HC-166
- P10 WYTHE BLUE, BENJAMIN MOORE #HC-143

**WINDOW RATIO CALCULATION:**

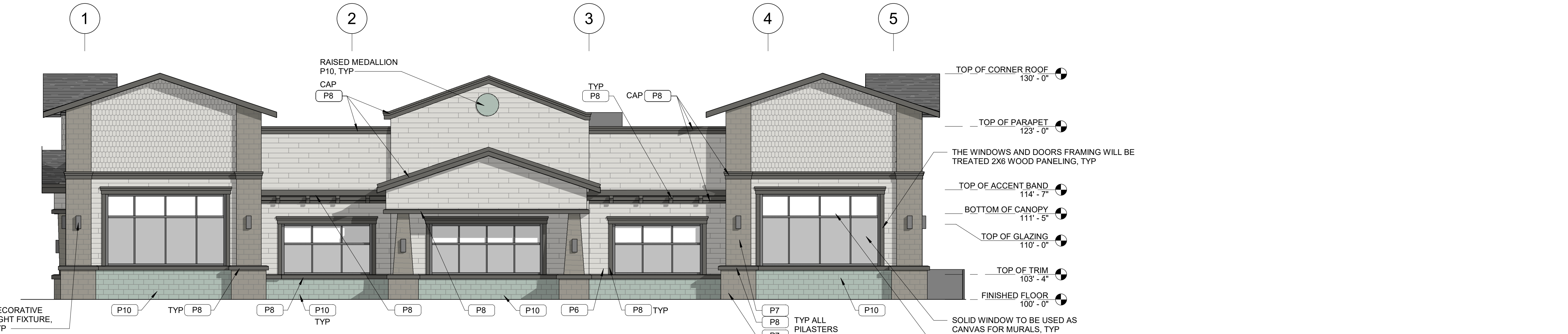
TOTAL AREA OF WINDOWS / TOTAL AREA OF WALLS  
1,516 SF / 7,562 SF = 20%

**FRONT FACADE WINDOW RATIO CALCULATION:**

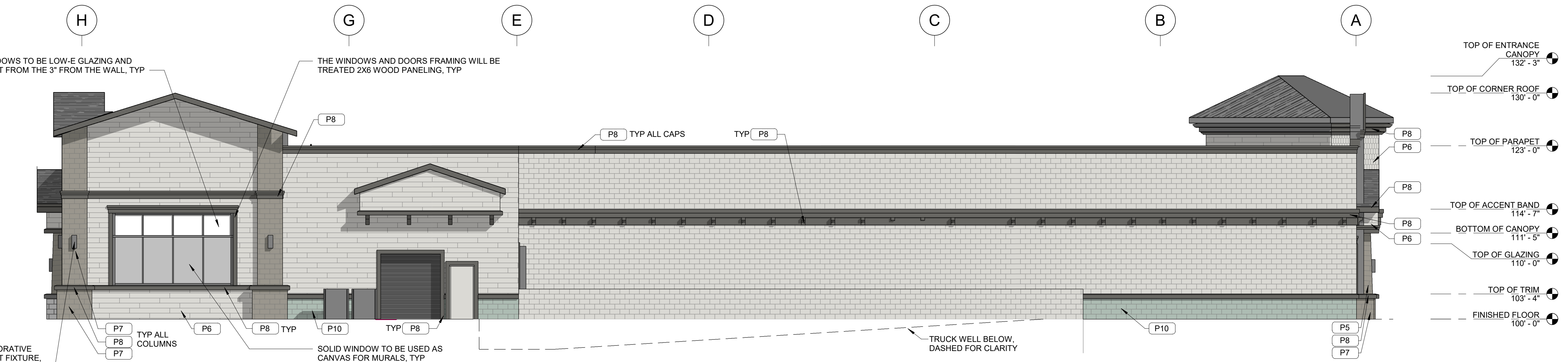
TOTAL AREA OF WINDOWS / TOTAL AREA OF WALLS  
160 SF / 345 SF = 46%



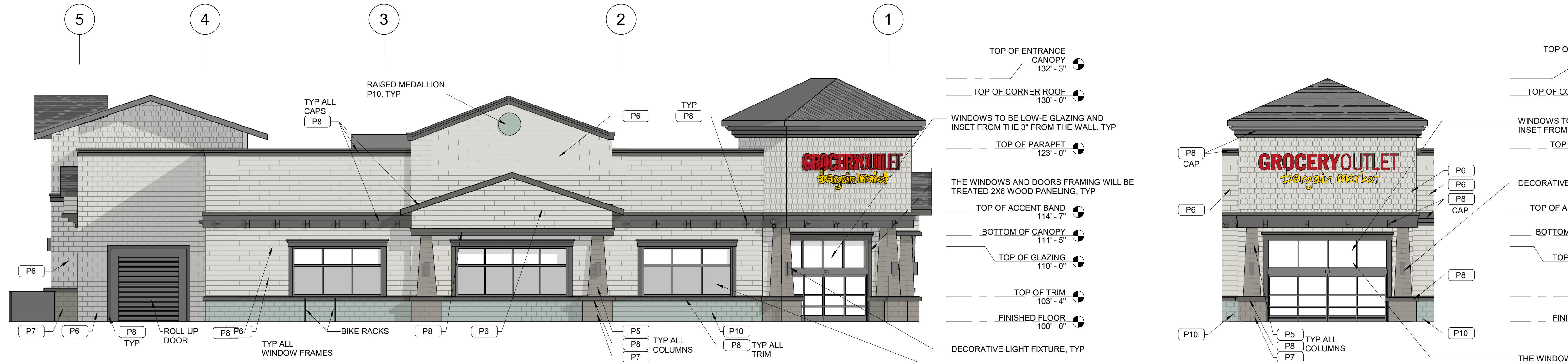
**D5 S FRANKLIN ELEVATION**  
1/8" = 1'-0"



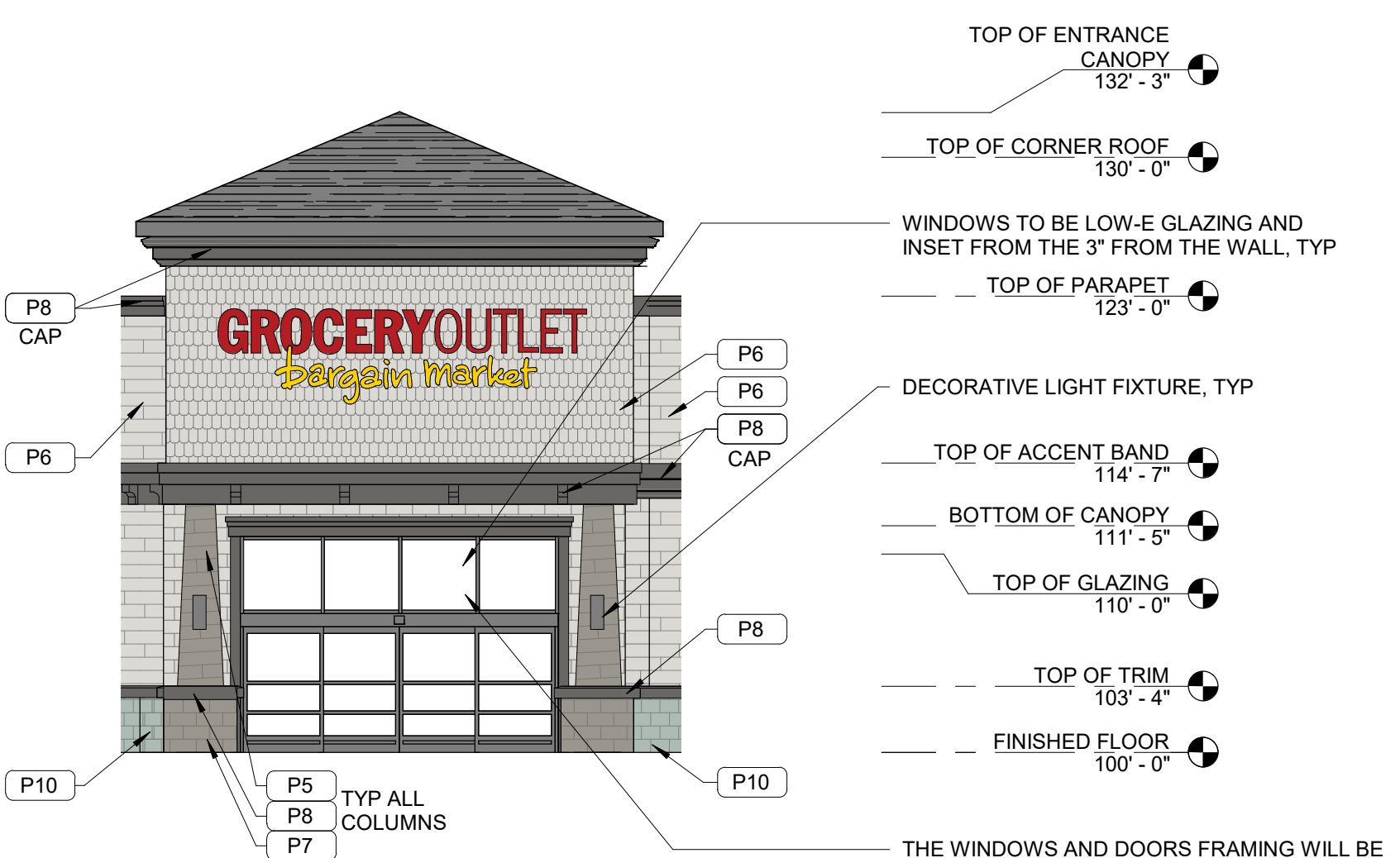
**C5 SOUTH ST ELEVATION**  
1/8" = 1'-0"



**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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ARCHITECT OF RECORD:  
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**GROCERYOUTLET**  
*Bargain Market*  
 825 SOUTH FRANKLIN STREET  
 FORT BRAGG, CA 95437

**ISSUE BLOCK**

NO.	DATE	DESCRIPTION

DATE: 03/17/20  
 DRAWN BY: JRZ  
 CHECKED BY:  
 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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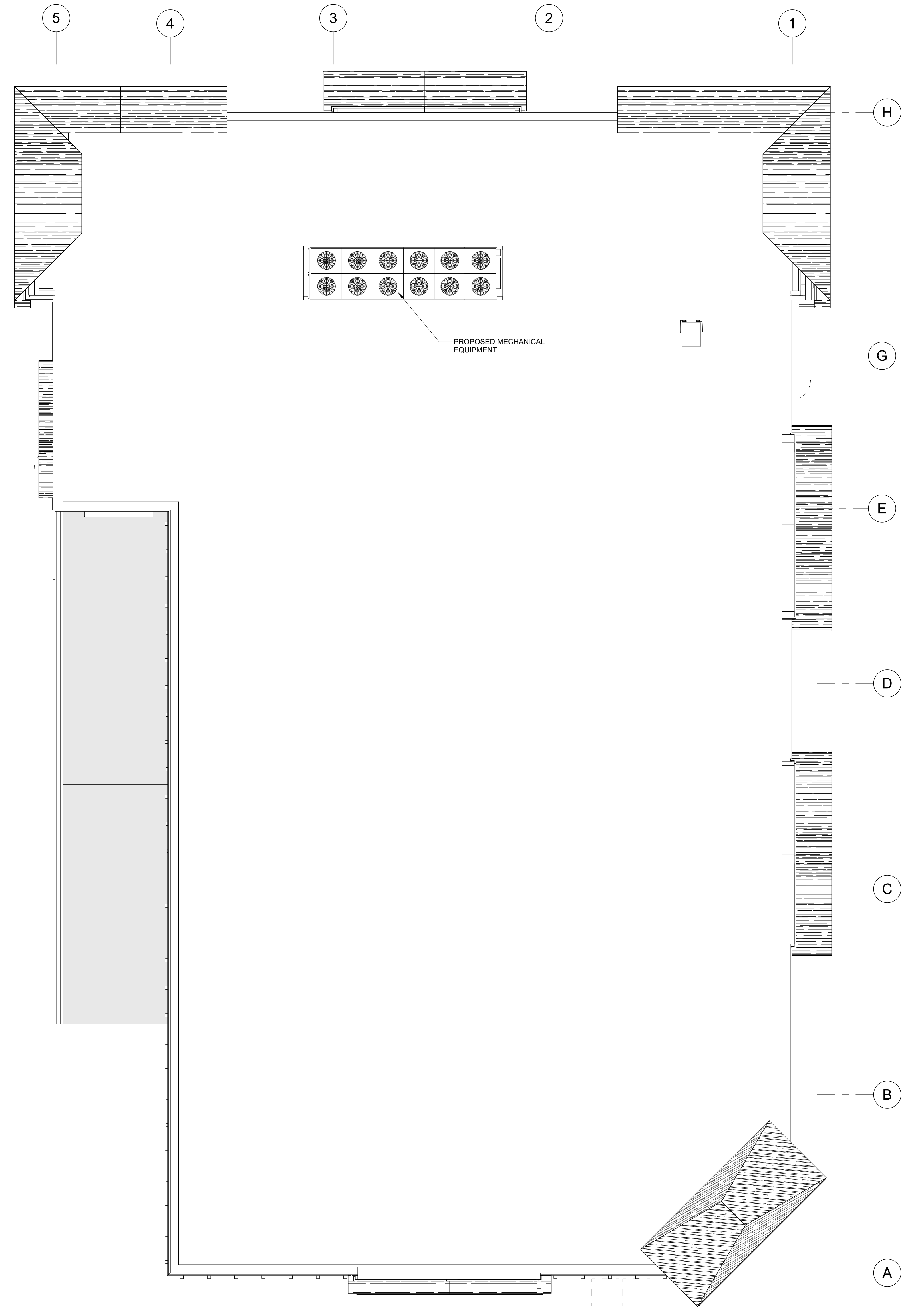
**GROCERY OUTLET**  
*bargain market*  
825 SOUTH FRANKLIN STREET  
FORT BRAGG, CA 95437

ISSUE BLOCK		
NO.	DATE	DESCRIPTION

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

SHEET TITLE  
ROOF PLAN

SHEET NO.  
**A3**



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



4/2/2020 7:18:25 AM