

PROJECT NAME:	FORT BRAGG APARTMENTS		
PROJECT LOCATION:	1151 SOUTH MAIN STREET, FORT BRAGG, CA, 95437		
ASSESSORS PARCEL #:	018-440-058-00		
LOT SIZE:	118,918 SF 2.73 ACRES		
ZONING:	CH - HIGHWAY & VISITOR COMMERCIAL		
GENERAL PLAN:	CH - HIGHWAY & VISITOR COMMERCIAL		
OCCUPANCY / USE:	R-2, MULTI-FAMILY RESIDENTIAL		
PARKING DIMENSIONS:	90 DEGREE STANDARD SPACE WIDTH: 9 FT SPACE DEPTH: 18 FT		*COMPACT CAR SPACES - PROHIBITED EXCEPT TO ALLOW THE PLANTING OF TREES (FORT BRAGG MUNICIPAL CODE, CHAPTER 17.36.090)
	TWO-WAY MANEUVERING WIDTH: 23 FT		
PARKING LOT SHADING:	1 SHADE TREE PER 5 PARKING STALLS		
SITE LIGHTING POLE HEIGHT:	16 FT MAX.		
SITE LIGHTING SHIELDING REQUIREMENTS:	SHIELDED TO AVOID SPILL-OVER ILLUMINATION		

	ZONING REQUIREMENT:	PROVIDED:	MEETING CODE
BUILDING HEIGHT:	28 FT (*38FT WAS APPROVED BY CITY COUNCIL)	38' - 0"	YES
FRONT SETBACK:	15 FT - UNNAMED ROAD	15 FT	YES
STREET SIDE:	NO REQUIREMENT	N/A	N/A
INTERIOR SIDE SETBACK:	NO REQUIREMENT (SOUTH)	11' - 0"	YES
REAR SETBACK:	15 FT (HARBOR AVE)	81'-6"	YES
LANDSCAPE SETBACK:	EQUAL TO THE REQUIRED BLDG SETBACKS	15 FT FRONT/REAR	YES
FAR:	0.4	0.70	NO
DENSITY:	24 U/A	32*	YES
OPEN SPACE:	100 SF/UNIT PUBLIC SPACE = 5,300 SF 150 SF PRIVATE SPACE PER UNIT W/ PATIO = 7,200 SF 100 SF PRIVATE SPACE PER UNIT W/ BALCONY = 600	18,850 SF	YES
RESIDENTIAL BIKE PARKING:	MINIMUM OF 10% OF REQUIRED VEHICLE PARKING	11	YES
RESIDENTIAL STORAGE:	A MINIMUM OF 100 CUBIC FEET OF LOCKABLE STORAGE AREA SHALL BE PROVIDED FOR EACH DWELLING OUTSIDE OF THE UNIT, WITH NO DIMENSION LESS THAN 30 INCHES.	8,700 CUBIC FT	YES

*AFFORDABLE HOUSING PROPOSED WHICH INCREASED THE PROJECT DENSITY

ZONING INFORMATION

BUILDING SUMMARY:

LEVEL	UNIT TYPES			TOTAL
	STUDIO	1 BED	2 BED	
LEVEL 1	2	12	15	29
LEVEL 2	2	12	15	29
LEVEL 3	2	12	15	29
TOTAL	6	36	45	87

UNIT SUMMARY:

UNIT TYPE	AREA	TOTAL UNITS	PERCENTAGE
STUDIO/1 BATH	500 SF	6	7%
1 BED/1 BATH	760 SF	36	41%
2 BED/2 BATH	1,000 SF	45	52%
TOTAL		87	

PARKING SUMMARY:

REQUIRED STALLS	TOTAL REQUIRED	PROVIDED STALLS	RATIO TO UNITS
STUDIO: 0.5 SPACES PER UNIT : 6 x 0.5 = 3	107	107	107/87 = 1.2
1 BD: 1 SPACES PER UNIT : 36 x 1 = 36			
2 BD: 1.5 SPACES PER UNIT : 45 x 1.5 = 68			

ACCESSIBLE: 3
COMPACT: 7
STANDARD: 97

EV PARKING REQUIREMENTS:

PROGRAM	TYPE	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	EV READY	CAL GREEN 4.106.4.2.2 - 40% OF TOTAL SPACES	43	43
	EV CHARGERS (EVCS)	CAL GREEN 4.106.4.2.2 - 10% OF TOTAL SPACES	11	11

NOTE:
- EV READY: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LOW POWER LEVEL 2 EV CHARGING RECEPTACLES
- EV CHARGERS: TOTAL NUMBER OF PARKING SPACES SHALL BE EQUIPPED WITH LEVEL 2 EV CHARGERS. AT LEAST 50% OF THE REQUIRED EV CHARGERS SHALL BE EQUIPPED WITH J1772 CONNECTORS

ACCESSIBLE EV PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED	
			VAN	STANDARD
RESIDENTIAL	CAL GREEN 4.106.4.2.2.1.2 - 1 IN EVERY 25 EVCS SPACES, BUT NOT LESS THAN 1	1	1	0

ACCESSIBLE PARKING REQUIREMENTS:

PROGRAM	CODE REQUIREMENT	REQUIRED	PROVIDED
RESIDENTIAL	CBC CODE 1109A - MIN 2 % OF TOTAL PARKING SPACES	2	2

RESIDENTIAL PROGRAM DATA

GROSS AREA SCHEDULE	
BUILDING	AREA
BLDG - 1	
LEVEL 1	3,946 SF
LEVEL 2	3,946 SF
LEVEL 3	3,946 SF
	11,838 SF
BLDG - 2	
LEVEL 1	3,234 SF
LEVEL 2	3,234 SF
LEVEL 3	3,234 SF
	9,703 SF
BLDG - 3	
LEVEL 1	3,841 SF
LEVEL 2	3,872 SF
LEVEL 3	3,841 SF
	11,555 SF
BLDG - 4	
LEVEL 1	4,996 SF
LEVEL 2	4,973 SF
LEVEL 3	4,996 SF
	14,965 SF

GROSS AREA SCHEDULE	
BUILDING	AREA
BLDG - 5	
LEVEL 1	4,792 SF
LEVEL 2	4,792 SF
LEVEL 3	4,792 SF
	14,376 SF
BLDG - 6	
LEVEL 1	3,391 SF
LEVEL 2	3,391 SF
LEVEL 3	3,391 SF
	10,172 SF
BLDG - 7	
LEVEL 1	3,926 SF
LEVEL 2	3,926 SF
LEVEL 3	3,926 SF
	11,778 SF
GRAND TOTAL	84,387 SF

