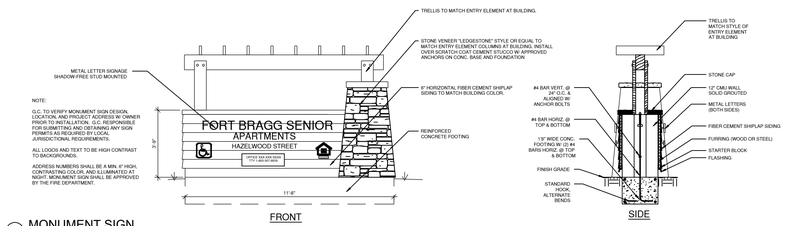
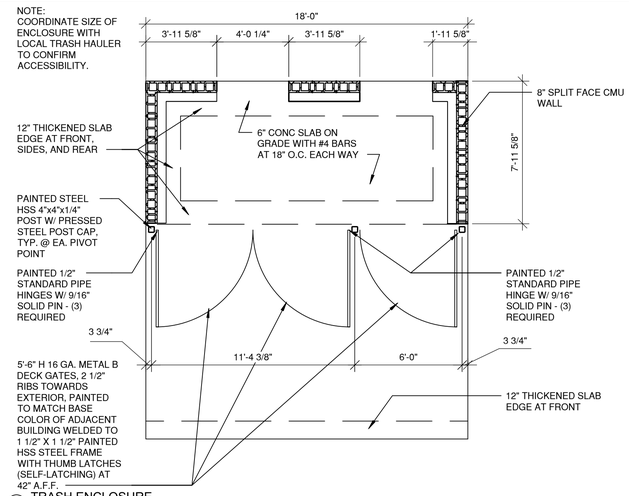
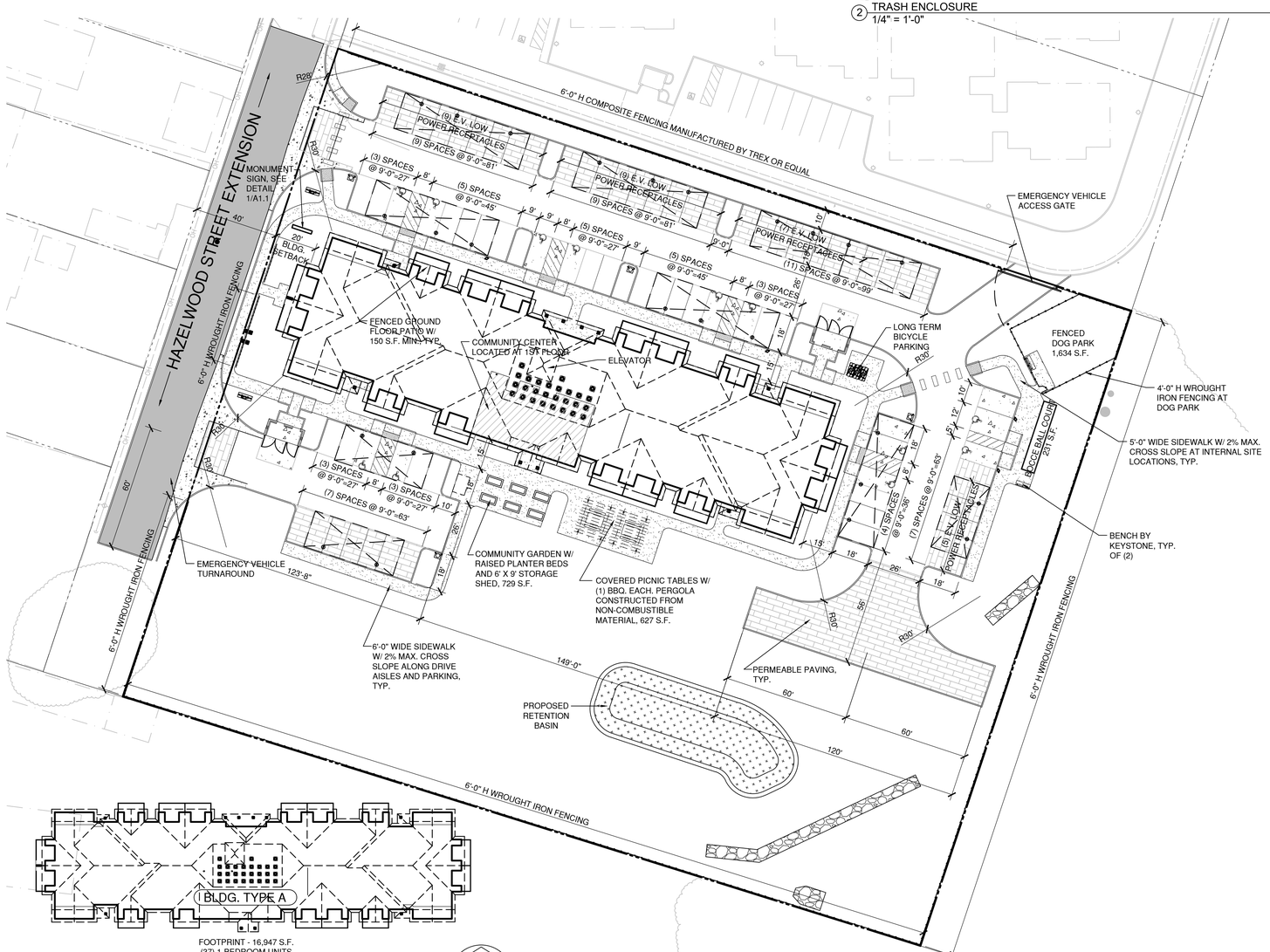



1 MONUMENT SIGN
1/4" = 1'-0"




2 TRASH ENCLOSURE
1/4" = 1'-0"




FOOTPRINT - 16,947 S.F.
(37) 1-BEDROOM UNITS
(12) 2-BEDROOM UNITS
MAXIMUM HEIGHT - 42'-8"± (3) STORY
OCCUPANCY - APARTMENTS = R2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA

SITE PLAN
SCALE: 1" = 30'-0"

VICINITY MAP
N.T.S.

## APPLICANT

FORT BRAGG PACIFIC ASSOCIATES - A CALIFORNIA LIMITED PARTNERSHIP
DON SLATTERY
430 E. STATE ST. STE. #100
EAGLE, ID 83616
(208) 908-4873

## ARCHITECT

PACIFIC WEST ARCHITECTURE
DOUGLAS GIBSON, CALIFORNIA ARCHITECT C29792
430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
(208) 908-4871

## ACCESSIBILITY

| | # OF UNITS | PERCENTAGE |
|---|---|---|
| ADAPTABLE UNITS (ALL GROUND FLOOR UNITS REQ.) | 36 | 73.47% |
| ACCESSIBLE UNITS (15% TOTAL) | 8 | 16.33 % |
| SENSORY IMPAIRED UNITS (10% TOTAL) | 5 | 10.20 % |

## UNIT MIX SUMMARY

| | CONDITIONED SQ. FOOTAGES |
|---|---|
| (41) 1-BEDROOM UNITS | (41) x 613 S.F. =25,133 S.F. |
| (8) 2-BEDROOM UNITS | (8) x 802 S.F. = 6,416 S.F. |
| (49) UNITS TOTAL | 25,133 S.F. + 6,416 S.F.= 31,549 S.F. |
| COMMUNITY CENTER & SHARED AMENITIES | 2,367 S.F. |
| TOTAL | 33,916 |

## PARKING SUMMARY

REQUIRED - 1 SPACE PER 1 BEDROOM UNIT + 1.5 SPACES PER 2 BEDROOM UNIT = (1 SPACE * 37) + (1.5 * 12) = 37 + 18 = 55 SPACES PER CALIFORNIA DENSITY BONUS LAW 728

TOTAL PROVIDED: 54 COVERED SPACES (INCLUDING 8 ACCESSIBLE SPACES) + 2 ACCESSIBLE SPACES + 18 STANDARD SPACES + 1 VAN ACCESSIBLE E.V. CHARGING SPACE + 1 STANDARD ACCESSIBLE E.V. CHARGING SPACES+ 1 AMBULATORY E.V. CHARGING SPACE + = 75 SPACES

ALL TENANT PARKING SPACES TO BE ASSIGNED AND REMAINDER OF PARKING SPACES SHALL BE LABELED AS VISITOR PARKING.

## ELECTRIC VEHICLE PARKING SUMMARY

REQUIRED - 75 SPACES * 40% = 30 E.V. READY LOW POWER RECEPTACLES
75 SPACES * 10% = 8 E.V. CHARGING SPACES

PROVIDED - 30 E.V. READY LOW POWER RECEPTACLES + 1 VAN ACCESSIBLE E.V. CHARGING SPACE + 1 STANDARD ACCESSIBLE E.V. CHARGING SPACES+ 1 AMBULATORY E.V. CHARGING SPACE + 5 STANDARD E.V. CHARGING SPACE = 38 SPACES

NOTE: ALL E.V. SPACES WILL COMPLY WITH THE CURRENT CALIFORNIA BUILDING CODE AT THE TIME OF CONSTRUCTION.

## BICYCLE PARKING SUMMARY

PROVIDED: 12 BICYCLE SPACES + 6 LONG TERM BICYCLE SPACES = 18 BICYCLE SPACES

## FIRE SPRINKLER

AUTOMATIC FULLY SPRINKLERED SYSTEM WITH CENTRAL CALL STATION, OFF-SITE MONITORING AND FPC'S AT EXTERIOR ACCESSIBLE FIRE SPRINKLER CLOSETS. NFPA 13

## SITE SIZE

130,403.72 S.F.± (2.99 ACRES±)
16.39 UNITS PER ACRE

## SITE COVERAGE

| | SQ. FT. | PERCENTAGE |
|---|---|---|
| BUILDING FOOTPRINT | 16,947 S.F. | 13.00% |
| ON-SITE ASPHALT CONCRETE PAVING | 32,836.18 S.F. | 25.18% |
| SITE AMENITIES | 3,800.56 S.F. | 2.91% |
| CONCRETE WALKS & PADS | 7,398.34 S.F. | 5.67% |
| LANDSCAPE, OPEN SPACE | 69,421.64 S.F. | 53.24% |
| TOTAL AREA | 130,403.72 S.F. | 100% |

NOTE: ALL NUMBERS PROVIDED ARE **ESTIMATED** FOR SITE COVERAGE

REVISIONS
- - -

COPYRIGHT DATE
4/4/25

DRAWN BY
DE

PROJECT #
AMG24-04

PACIFIC WEST ARCHITECTURE

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PROJECT
# FORT BRAGG SENIOR APARTMENTS
HAZELWOOD STREET
FORT BRAGG, CA

A1.1

SCHEMATIC SET / NOT FOR CONSTRUCTION