

Schlosser, Newberger, Architects

**Addendum to
Feasibility Study for:**

**A Mixed Use Development
Fort Bragg, CA**

for

**Parents and Friends, Inc.
350 Cypress Street
Fort Bragg, CA 95437**

**Prepared by
SCHLOSSER, NEWBERGER, ARCHITECTS
435 N. Main Street
Fort Bragg, CA 95437**

www.lsndesign.com

**Date of issue:
December 12, 2012**

Table of Contents

1. Updated Current Use of Existing Workshop

2. Preferred Development - Option A: Moderate Density
 - A. Proposed First Floor Plan
 - B. Proposed Second Floor Plan
 - C. Proposed Exterior Elevations

1. Updated Current Use of Existing Workshop

On October 23, 2012, Schlosser Newberger Architects published a "*Feasibility Study for a Mixed Use Development in Fort Bragg, CA*" for Parents and Friends, Inc. Since the release, Parents and Friends, Inc. relocated its existing furniture showroom and workshop to an alternate location within the City of Fort Bragg. The existing building is now occupied by a pharmacy. The project sites close proximity to the adjacent hospital makes it a desirable location. We have reevaluated the Proposed Site Plan and find the improvements suggested appropriate for the change in use.

2. Preferred Development - Option A: Moderate Density

A. Proposed Development Summary

In an effort to further the feasibility of the proposed project, Schlosser Newberger Architects has prepared Proposed First and Second Floor Plans as well as Exterior Elevations for the two story mixed use building. In keeping with the previously published *Feasibility Study*, the first and second floors of the proposed building will contain the following:

BUILDING ONE (New Construction)

First Floor

1. Administrative Offices for Parents and Friends, Inc.
 - a. Reception Area
 - b. Clerical Area
 - c. Four offices (Executive Director, Accounting and two unassigned)
 - d. Large Conference Room, with table for twelve persons.
 - e. Small Group Room with table for 8 persons.
 - f. Reproduction and Supply Room
 - g. Men's Accessible Restroom
 - h. Women's Accessible Restroom
2. Coffee Shop with takeout counter.
3. "Green" Dry Cleaning Shop
4. Two handicapped accessible apartments: one bedroom apiece

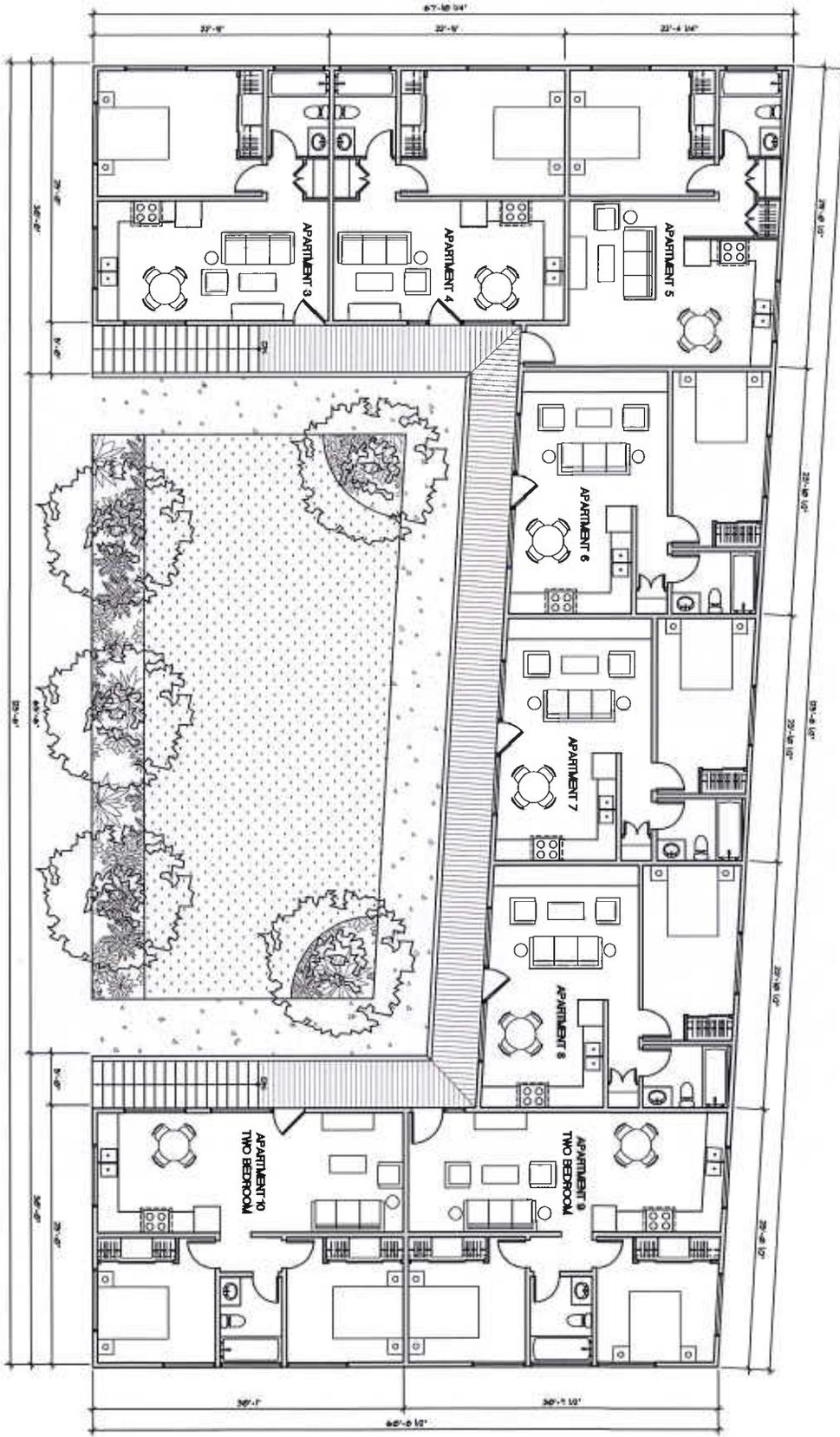
Second Floor

Eight Low and moderate-income rental apartments comprised of
(6) One bedroom apartments and (2) Two bedroom apartments

Please see the following plan sheets A2.1 First Floor Plan, A2.2 Second Floor Plan and A3.1 Exterior Elevations.



SECOND FLOOR PLAN



A2.2

NO.	REVISION
1	ISSUED FOR PERMIT
2	REVISED
3	REVISED
4	REVISED
5	REVISED
6	REVISED
7	REVISED
8	REVISED
9	REVISED
10	REVISED

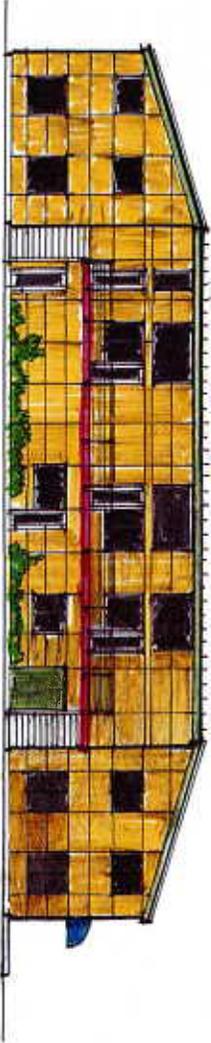
A NEW AFFORDABLE HOUSING AND COMMERCIAL DEVELOPMENT FOR
Parants and Friends, Inc.
 350 CYPRESS STREET
 FORT BRAGG, California 95437
 APN: 098-090-12

SECOND FLOOR PLAN

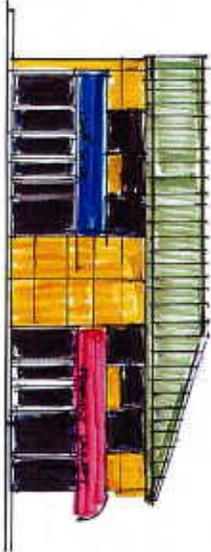


EXTERIOR ELEVATIONS

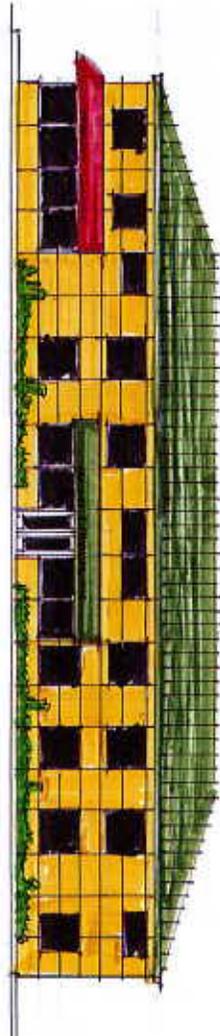
SOUTH



EAST



NORTH



A3.1

NO.	REVISION

A NEW AFFORDABLE HOUSING AND COMMERCIAL DEVELOPMENT FOR
Parants and Friends, Inc.
 350 CYPRESS STREET
 FORT BRAGG, California, 95437
 APN: 018-080-12

EXTERIOR
 ELEVATIONS

