

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

430 E. STATE STREET, SUITE 100
EAGLE, IDAHO 83616
TEL (208) 461-3267
FAX (208) 461-3267

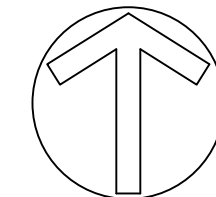
ALASKA - ARIZONA - CALIFORNIA - COLORADO - HAWAII - IDAHO -
LOUISIANA - MONTANA - NEVADA - NEW MEXICO - NORTH DAKOTA - OREGON -
SOUTH DAKOTA - U.S.V.I. - UTAH - WASHINGTON - WYOMING

PROJECT

FORT BRAGG SENIOR
APARTMENTS

FORT BRAGG, CA

A1.1



VICINITY MAP
N.T.S.



NOTE:
COORDINATE SIZE OF
ENCLOSURE WITH
LOCAL TRASH HAULER
TO CONFIRM
ACCESSIBILITY.

PAINTED STEEL
HSS 4"x4"x1/4"
POST W/ PRESSED
STEEL POST CAP,
TYP. @ EA. PIVOT
POINT

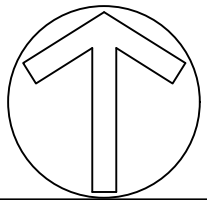
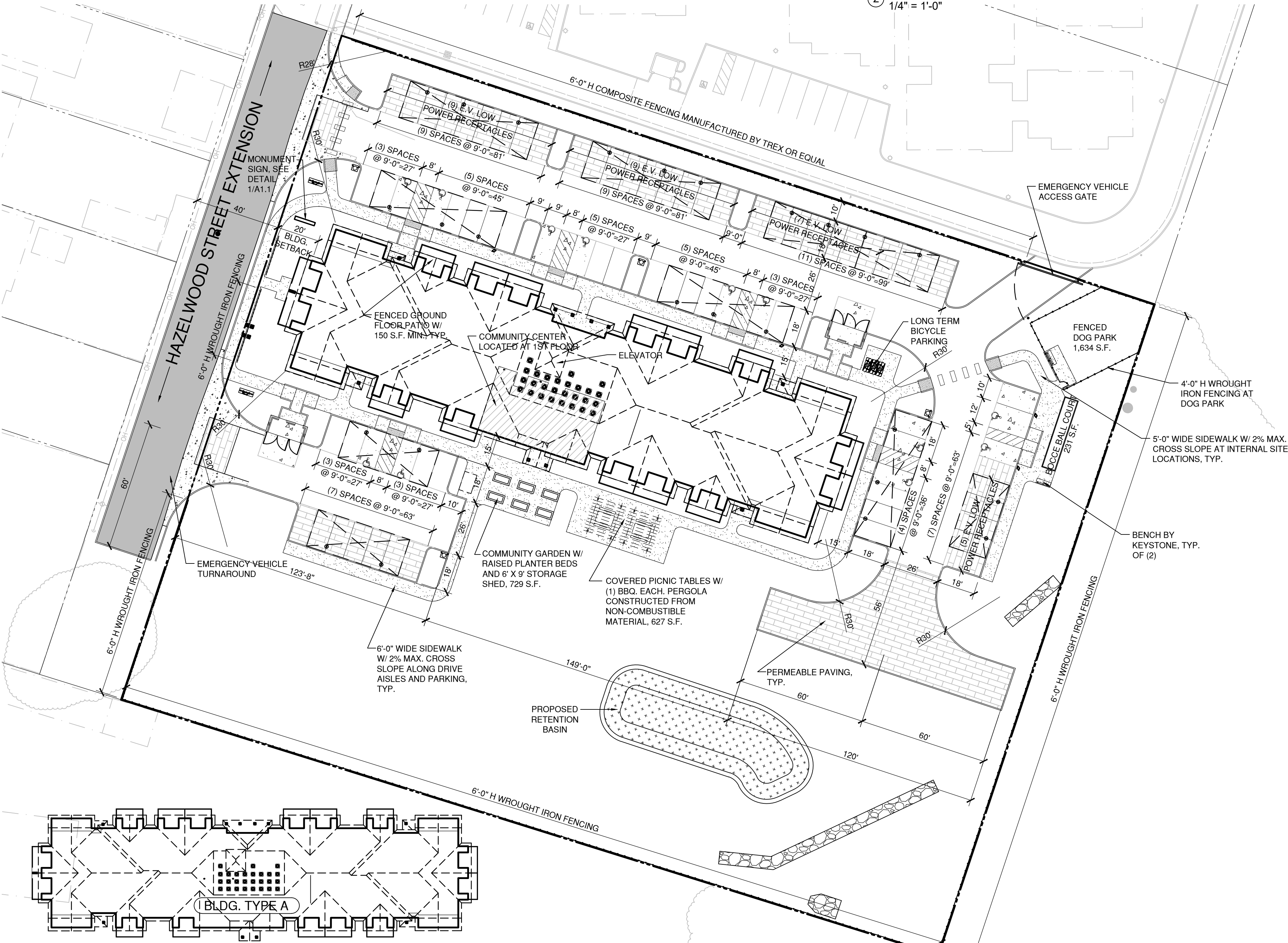
PAINTED 1/2"
STANDARD PIPE
HINGES W/ 9/16"
SOLID PIN - (3)
REQUIRED

5'-6" H 16 GA. METAL B
DECK GATES, 2 1/2"
RIBS TOWARDS
EXTERIOR, PAINTED
TO MATCH BASE
COLOR OF ADJACENT
BUILDING WELDED TO
1 1/2" X 1 1/2" PAINTED
HSS STEEL FRAME
WITH THUMB LATCHES
(SELF-LATCHING) AT
42" A.F.F.

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

NOTE:
O.C. TO VERIFY MONUMENT SIGN DESIGN,
LOCATION, AND PROJECT ADDRESS IN WRITER
PRIOR TO INSTALLATION. O.C. RESPONSIBLE
FOR OBTAINING AND OBTAINING ANY SIGN
PERMITS AS REQUIRED BY LOCAL
JURISDICTIONAL REQUIREMENTS.
ALL LOGOS AND TEXT TO BE HIGH CONTRAST
TO BACKGROUND.
ADDRESS NUMBERS SHALL BE A MIN. 6" HIGH,
CONTRASTING COLOR, AND ILLUMINATED AT
NIGHT. MONUMENT SIGN SHALL BE APPROVED
BY THE FIRE DEPARTMENT.

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



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

FOOTPRINT - 16,947 S.F.
(37) 1-BEDROOM UNITS
(12) 2-BEDROOM UNITS
MAXIMUM HEIGHT - 42'-5"± (3) STORY
OCCUPANCY - APARTMENTS = R2
FULLY SPRINKLERED PER NFPA 13
CONSTRUCTION TYPE: VA