

BEST DEVELOPMENT GROUP

NE CORNER OF SOUTH ST. AND S. FRANKLIN ST.
FORT BRAGG, CA 95437

VICINITY MAP



NORTH

PROJECT DESCRIPTION

NEW GROCERY STORE BUILDING - INCLUDING, BUT NOT LIMITED TO, RACKING, REFRIGERATED CASES, COOLERS, FREEZER, AND ASSOCIATED EQUIPMENT AND SITE IMPROVEMENTS.

GENERAL SCOPE OF WORK

- NEW GROCERY RETAIL BUILDING WITH EXTERIOR MASONRY WALLS WITH EIFS EMBELLISHMENTS
- WOOD TRUSS AND GLULAM STRUCTURE WITH PLYWOOD DECK
- METAL STUD FRAMING
- INTERIOR FINISHES
- TOILET ROOMS
- OFFICE AND BREAKROOM
- COOLER AND FREEZER
- STOCKROOM
- EQUIPMENT
- EXTERIOR BUILDING SIGNAGE (UNDER SEPARATE PERMIT)
- ON AND OFF SITE IMPROVEMENTS - GRADING + DRAINAGE, UTILITIES AND LANDSCAPING

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 SPRINKLED

borr

ARCHITECT OF RECORD:
JAMES A. HAILEY
6700 ANTIOCH PLAZA
SUITE 300
MERRIAM, KS 66204

www.brrarch.com
TEL: 913-262-9095
FAX: 913-262-9044

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CONSULTANT

GROCERY OUTLET
pangain marketTM

323 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437

ISSUE BLOCK

[illegible]

DATE: 05/29/19

RAWN BY: JRZ

HECKED BY:

JOB #62930117

SHEET TITLE

COVER SHEET

SHEET NO.

G1

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CONSULTANT

GROCERY OUTLET
paragrain Market^{INC}

325 SOUTH FRANKLIN STREET
FORT BRAGG, CA 95437

ISSUE BLOCK

[illegible]

DATE:	05/29/19
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DRAWN BY: _____ **Author** _____

CHECKED BY:

JOB #62930117

SHEET TITLE

SITE DEMO

SHEET NO

SD1



LEGEND

PROPERTY LINE

DEMOLISH EXISTING

STOP

S FRANKLIN ST

STOP

STOP

N HARBOR DR

TRACT 1
APN: 018-120-47

TRACT 2
APN: 018-120-48

PARCEL 1
APN: 018-120-49

—EXISTING WOODEN FENCE
ALONG PROPERTY LINE
TO BE REMOVED—

—EXISTING BUILDING
TO BE REMOVED.

—EXISTING PARKING AREA
TO BE REMOVED—

EXISTING SITE PLAN

1/16" = 1'-0"

7/29/2019 7:38:11 PM