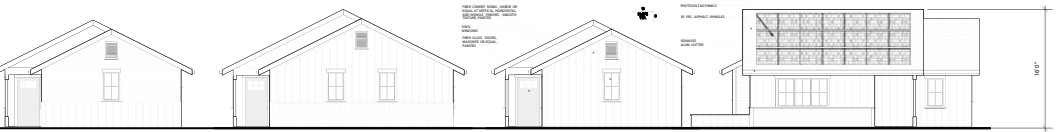


KEMPPE WAY ELEVATIONS  
Scale: 1" = 10 ft



SITE PLAN  
Scale: 1" = 50 ft



SOUTH STREET ELEVATIONS  
Scale: 1" = 10 ft

CODE REVIEW

GENERAL CODE REQUIREMENTS: COMPLY WITH ALL PROVISIONS OF THE LATEST ADOPTED CODES AS APPLICABLE FOR THE CITY OF FORT BRAGG PERMIT APPROVAL:  
CA ADMINISTRATIVE CODE, TITLE 24, PART 1  
CA BUILDING CODE, TITLE 24, PART 2 (COMMERCIAL)  
CA RESIDENTIAL CODE, TITLE 24, PART 2.5 (RESIDENTIAL - SINGLE FAMILY & TOWNHOME)  
CA ELECTRICAL CODE, TITLE 24, PART 3  
CA MECHANICAL CODE, TITLE 24, PART 4  
CA PLUMBING CODE, TITLE 24, PART 5  
CA ENERGY CODE, TITLE 24, PART 6  
CA GREEN BUILDING STANDARDS CODE, TITLE 24, PART 11  
APPLICABLE CODES AND REGULATIONS OF THE CITY OF FORT BRAGG  
OCCUPANCY TYPE: DETACHED SINGLE FAMILY & ATTACHED TOWNHOUSES  
CONSTRUCTION TYPE: TYPE V-B  
STRUCTURAL SYSTEMS: CONCRETE SLAB-ON-GRADE, WOODLUG FRAME, PREMANUFACTURED TRUSSES (ENGINEERED BY FABRICATOR)

PARCEL / ZONING

PROJECT TITLE: THE PLATEAU  
PROJECT ADDRESS: SOUTH STREET, FORT BRAGG, CA 95437  
APN: T80  
JURISDICTION: CITY OF FORT BRAGG  
FIRE DISTRICT: FORT BRAGG FIRE DISTRICT  
ZONING: VHR  
COASTAL ZONE: YES  
ALDUST PROCD: NO  
SEA / HIGH FIRE ZONE: NO  
100 YEAR FLOOD: NO  
URBAN SERVICES: YES

PROJECT DESCRIPTION

THE PROJECT INCLUDES TWO PRIMARY COMPONENTS, CONSISTING OF 30 AFFORDABLE SENIOR UNITS AND 14 MARKET-RATE FAMILY UNITS. THE PROPOSED PROJECT CONSIST OF:  
A) 10 SINGLE-STORY AFFORDABLE SENIOR RESIDENTIAL COTTAGES, RANGING FROM 616 TO 810 SQUARE FEET, A 1200 SQUARE FOOT COMMON BUILDING, A 400 SQUARE FOOT COMMON UTILITY BUILDING, WALKWAYS AND A 35-SPACE PARKING AREA AND ASSOCIATED DRIVEWAY; AND  
B) SEVEN MARKET-RATE TWO-STORY RESIDENTIAL DUPLEX UNITS WITH THE 14 UNITS RANGING FROM 1000 TO 1200 SQUARE FEET (2 AND 3 BEDROOMS), LANDSCAPING AND A 14-SPACE COVERED PARKING AREA AND ASSOCIATED DRIVEWAY.

FAMILY HOMES

UNIT MIX:  
7 DUPLEX (14) TWO-STORY 3-BEDROOM UNITS @ 1200 S.F. EACH  
TOTAL AREA:  
APPROX. 34,800 S.F. TOTAL  
LOT AREA:  
8 @ 2.2 ACRES  
6.6 S.F. + 5,478 S.F.  
DENSITY:  
LOT AREA 0.8 ACRES (34,800 S.F.)  
125 UNITS / ACRE GROSS DENSITY  
OVERLAP SPACE:  
2,120 S.F. TOTAL PER LOT (COMMON MIN. 1525 S.F. TWOLEACH LOT (PRIVATE PORCH/PATIO))

SENIOR COTTAGES

UNIT MIX:  
12 (2) 1-BEDROOM UNITS (MIN. 616 S.F.)  
(8) 2-BEDROOM UNITS (MIN. 830 S.F.)  
150 UNITS TOTAL  
BUILDING AREA:  
APPROX. 22,187 S.F. TOTAL  
DENSITY:  
2.42 ACRES (106,827 SF) LOT AREA  
1225 UNITS PER ACRE GROSS DENSITY  
PARKING:  
30 PARKING SPACES (7 ACCESSIBLE SPACES) REQUESTING A REDUCTION FROM P.C.  
AMENITIES:  
MAIN COMMONS, COMMUNITY BUILDING @ 1200 S.F.  
COMMON UTILITY BUILDING @ 400 S.F.  
PLAY YARD FOR FAMILY HOUSING  
COMMON OUTDOOR OPEN SPACE / GATHERING AREAS: TOTALS AT 25,446 S.F.  
PRIVATE PATIOS: MIN. 88 S.F. & GARDENS: MIN. 1152 S.F. - MANAGERS >1500 S.F. EA.  
THE 30 UNITS AFFORDABLE SENIOR HOUSING PROJECT:  
IS TO INCLUDE A PROPERTY MANAGERS' UNIT, 20 UNITS OF AFFORDABLE SENIOR RESIDENTIAL UNITS DESIGNED AS INDEPENDENT COTTAGES, TWO COMMON STRUCTURES, COMMON OUTDOOR SPACES, PRIVATE OUTDOOR SPACES, 30 PARKING SPACES.  
THE 29 AFFORDABLE SENIOR RESIDENCES ARE MADE UP OF 22 ONE-BEDROOM AND 7 TWO-BEDROOM UNITS. BOTH TYPES WILL INCLUDE ONE BATHROOM. THE BUILDINGS ARE DESIGNED IN COTTAGE STYLES, CREATING A POCKET NEIGHBORHOOD OF SIMILAR LOWSCALE AND VERNACULAR CONTEXT. THEY ALL HAVE OUTDOOR PRIVATE YARDS FOR GARDENING (MIN. 250 S.F.) AND A PRIVATE COVERED PATIO (MIN. 88 S.F.), FACING COMMON OUTDOOR OPEN SPACES (TOTALING 25,446 S.F.), LARGE ENOUGH FOR SITTING WITH FRIENDS.  
THE APPROXIMATELY 1200 S.F. MAIN COMMON BUILDING IS TO CONTAIN SUPPORT FACILITIES SUCH AS A RESIDENTIAL STYLE COMMON KITCHEN, NEAR A GATHERING SPACE, SOME STORAGE, AND OUTDOOR GATHERING AREAS. THE APPROXIMATELY 400 S.F. TOTAL OF COMMON STRUCTURES ARE TO BE USED FOR COMMON LAUNDRY FACILITY, ADDITIONAL STORAGE, COMMON UTILITIES, AND OTHER SIMILAR USES.  
THE 35 PARKING SPACES ARE LOCATED ALONG THE PERIMETER OF THE PROPERTY, AWAY FROM VIEWS AND SCREENED FROM COMMON OPEN SPACES. ACCESSIBLE PARKING SPACES ARE PROVIDED ABOVE THE MINIMUM REQUIRED 5. TOTAL OF 7 BICYCLE PARKING RACKS ARE ALSO DISPERSED AT THE PARKING LOTS AND WALKWAYS ALONG WITH ONE MOTORCYCLE SPACE. THE DRIVEWAY AND PARKING AREAS MAY BE PERMEABLE WHERE ALLOWED BY LOCAL AND CAL-FIRE CODES.  
ACCESSIBLE WALKWAYS WILL BE CONSTRUCTED FOR PUBLIC ACCESS FROM THE SIDE WALKS. PUBLIC SIDE WALK IMPROVEMENTS IN ADDITION TO THOSE REQUIRED ON SOUTH STREET WILL INCLUDE AN EXTENSION OF THE EXISTING SIDEWALK AT THE EAST END OF SOUTH STREET.

REVISIONS:


**K. BOODIEH ARCHITECT**  
ARCHITECTURE & PLANNING  
P.O. BOX 681 ANACOSTIA, CA 9558

**SOUTH STREET COTTAGES**  
KEMPPE WAY AND SOUTH STREET  
FORT BRAGG, CA 95437

**WONTY MAP, NOTES**  
**SITE PLAN / ELEVATIONS**

DATE: DECEMBER 20TH, 2017  
SCALE: AS SHOWN  
JOB #:

SHEET  
**A3**  
OF SHEETS