



KEMPPE WAY ELEVATIONS

Scale: 1" = 10 ft

SHOTH STREET ELEVATIONS

Scale: 1/8" = 1'0"

CODE REVIEW

GENERAL CODE REQUIREMENTS: COMPLY WITH ALL PROVISIONS OF THE LATEST ADOPTED CODES AS APPLICABLE PER THE AHJ UPON BUILDING 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-5
STRUCTURAL SYSTEMS: CONCRETE SLAB-ON-GRADE, WOOD LIGHT FRAME, PREMANUFACTURED TRUSSES (ENGINEERED BY FABRICATOR)

PARCEL / ZONING

PROJECT TITLE: THE PLATEAU
PROJECT ADDRESS: SOUTH STREET
FORT BRAGG, CA 95437
APN: TBD
JURISDICTION: CITY OF FORT BRAGG
FIRE DISTRICT: FORT BRAGG FIRE DISTRICT
ZONING: VHR
COASTAL ZONE: YES
ALQUIST PRIOLLO: NO
SRA / 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:
1) 30 SINGLE-STORY AFFORDABLE SENIOR RESIDENTIAL COTTAGES RANGING FROM 616 TO 830 SQUARE FEET, A 1,200 SQUARE FOOT COMMONS BUILDING, A 440 SQUARE FOOT COMMON UTILITY BUILDING, WALKWAYS AND A 35-SPACE PARKING AREA AND ASSOCIATED DRIVEWAY; AND
2) SEVEN MARKET-RATE TWO-STORY, RESIDENTIAL DUPLEX UNITS WITH THE 14 UNITS RANGING FROM 1,000 TO 1,200 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-BEDRM UNITS @ 1,230 S.F. EACH

TOTAL AREA: APPROX. 34,800 S.F. TOTAL
LOT AREA: 6 @ ± 4,807 S.F. + 5,478 S.F.

DENSITY: LOT AREA 0.8 ACRES (34,800 S.F.)
17.5 UNITS / ACRE GROSS DENSITY

OPEN SPACE: 2,126 S.F. TOTAL PER LOT (COMMON) MIN.
152 S.F. TWO EACH LOT (PRIVATE PORCH/PATIO)

PARKING: 4 PARKING SPACES PER EACH DUPLEX UNITS (21 SPACES ON SITE, 7 ON ADJACENT SITE)

SENIOR COTTAGES

UNIT MIX:
(22) 1-BEDRM UNITS (MIN. 616 S.F.)
(8) 2-BEDRM UNITS (MIN. 830 S.F.)
(30) UNITS TOTAL

BUILDING AREA: APPROX. 22,187 S.F. TOTAL

DENSITY: 2.45 ACRES (106,827 SF) LOT AREA
12.25 UNITS PER ACRE GROSS DENSITY

PARKING: 30 PARKING SPACES (7 ACCESSIBLE SPACES) REQUESTING A REDUCTION FROM P.C.

AMENITIES:
MAIN COMMONS, COMMUNITY BUILDING @ 1,200 S.F.
COMMON UTILITY BUILDING @ 440 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. 115 S.F. - MANAGER'S) >1505 S.F. EA.

THE 30 UNITS AFFORDABLE SENIOR HOUSING PROJECT:
IS TO INCLUDE A PROPERTY MANAGER'S UNIT, 29 UNITS OF AFFORDABLE SENIOR RESIDENTIAL UNITS DESIGNED AS INDEPENDENT COTTAGES, TWO COMMON STRUCTURES, COMMON OUTDOOR SPACES, PRIVATE OUTDOOR SPACES, 30 PARKING STALLS.

THE 29 AFFORDABLE SENIOR RESIDENCES ARE MADE UP OF 22 ONE-BEDROOM AND 7 TWO-BEDROOMS UNITS. BOTH TYPES WILL INCLUDE ONE BATHROOM. THE BUILDINGS ARE DESIGNED IN COTTAGE STYLES CREATING A POCKET NEIGHBORHOOD OF SIMILAR LOW SCALE 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 SITING WITH FRIENDS.

THE APPROXIMATELY 1,200 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 440 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 VIEW AND SCREENED FROM COMMON OPEN SPACES. ACCESSIBLE PARKING STALLS 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 MOTOR CYCLE 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 INCLUDED AN EXTENSION OF THE EXISTING SIDEWALK AT THE EAST END OF SOUTH STREET.

REVISIONS :

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

VICINITY MAP, NOTES
SITE PLAN / ELEVATIONS

DATE :
DECEMBER 20th, 2017

SCALE :
AS SHOWN

JOB # :

SHEET
A.3
OF SHEETS