



SITE PLAN

CODE REVIEW

GENERAL CODE REQUIREMENTS: COMPLY WITH ALL PROVISIONS OF THE LATEST ADOPTED CODES AS APPLICABLE PER THE AHA 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-B
STRUCTURAL SYSTEM: CONCRETE SLAB-ON-GRADE, WOOD LIGHT FRAME, PERMANENTLY MANUFACTURED RUBBER IN EGRESS BY FA & R.I.C. AT O

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
ALQUIST PROLO: NO
SRA / HIGH FIRE ZONE: NO
100 YEAR FLOOD: NO
URBAN SERVICES: YES

PROJECT DESCRIPTION

THE PROJECT INCLUDES THREE PRIMARY COMPONENTS: DEVELOPMENT OF PERMANENT SUPPORTIVE HOUSING (PSH), AFFORDABLE SENIOR UNITS, AND FAMILY / WORKFORCE HOUSING UNITS. THE BALANCE OF THE SITE IS SET ASIDE FOR MARKET RATE HOUSING.

THE PROPOSED PROJECT COMPONENTS CONSIST OF:
A) 20 PERMANENT SUPPORTIVE RESIDENTIAL COTTAGES RANGING FROM 616 TO 830 SQUARE FEET, A 3,000 SQUARE FEET COMMON BUILDING, WALKWAYS AND A FULL SIZE BASKETBALL COURT; AND
B) 25 SINGLE-STORY AFFORDABLE SENIOR RESIDENTIAL COTTAGES RANGING FROM 616 TO 848 S.F., A 1,200 S.F. COMMON UTILITY BUILDING, A 440 S.F. COMMON UTILITY BUILDING AND ANOTHER AT 276 S.F., A MANAGER'S UNIT, WALKWAYS AND 28 PARKING SPACES AND ASSOCIATED DRIVEWAY; AND
C) 23 TWO-STORY, WORKFORCE/FAMILY RESIDENTIAL DUPLEX UNITS, RANGING FROM 1,000 TO 1,200 SQUARE FEET (2 AND 3 BEDROOMS), LANDSCAPING, PLAYGROUND AND 36 COVERED PARKING SPACES ALONG WITH ASSOCIATED DRIVEWAYS.

PERMANENT SUPPORTIVE HOUSING

UNIT MIX:
(18) 1-BEDRM UNITS (MIN. 616 S.F.)
(2) 2-BEDRM UNITS (MIN. 830 S.F.)
(20) UNITS TOTAL
(1) MANAGER'S UNIT (MIN. 848)

TOTAL BUILDING AREA: APPROX. 17,106 S.F. TOTAL

PARKING: 5 PARKING SPACES (1 ACCESSIBLE SPACE) VISITORS / STAFF ONLY
3 BICYCLE PARKING SPACES

AMENITIES:
MAIN COMMONS, COMMUNITY BUILDING @ 3,000 S.F.
FULL SIZE BASKETBALL COURT
COMMON OUTDOOR OPEN SPACE / GATHERING AREAS TOTALS AT 25,446 S.F.
PRIVATE PATIOS (MIN. 88 S.F.), & GARDENS (MIN. 115 S.F.), E.A.
THE 20 UNITS PERMANENT SUPPORTIVE HOUSING PROJECT:
IS TO INCLUDE A MANAGER'S UNIT WITH ACCESS TO SENIOR HOUSING SITE, 20 UNITS OF RESIDENTIAL UNITS DESIGNED AS INDEPENDENT COTTAGES, A COMMON STRUCTURE, COMMON OUTDOOR SPACES, PRIVATE OUTDOOR SPACES, AND A BASKETBALL COURT.

THE 20 PERMANENT SUPPORTIVE HOUSING RESIDENCES ARE MADE UP OF 18 ONE-BEDROOM AND 2 TWO-BEDROOMS UNITS. BOTH TYPES WILL INCLUDE ONE BATHROOM. THE BUILDINGS ARE DESIGNED TO BE FULLY ACCESSIBLE 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.

THE APPROXIMATELY 3,000 S.F. MAIN COMMON BUILDING IS TO CONTAIN SUPPORT FACILITIES SUCH AS A RESIDENTIAL STYLE COMMON KITCHEN, NEAR A GATHERING SPACE, MANAGERS OFFICE, SECURITY OFFICE, LAUNDRY FACILITY, SUPPORT STAFF OFFICES, DECON AND MAIL ROOM, STORAGE, AND OUTDOOR GATHERING AREAS.

THE SITE WILL BE FENCED AND ACCESS WILL BE CONTROLLED. ACCESSIBLE WALKWAYS AND SIDE WALK IMPROVEMENTS WILL BE CONSTRUCTED AS REQUIRED BY CITY OF FORT BRAGG.

AFFORDABLE SENIOR HOUSING

UNIT MIX:
(18) 1-BEDRM UNITS (MIN. 616 S.F.)
(6) 2-BEDRM UNITS (MAX. 848 S.F.)
(23) UNITS TOTAL

TOTAL BUILDING AREA: APPROX. 19,642 S.F. TOTAL

PARKING: 28 PARKING SPACES (4 ACCESSIBLE SPACES) REQUESTING A REDUCTION FROM P.C.
8 BICYCLE PARKING SPACES

AMENITIES:
MAIN COMMON, COMMUNITY BUILDING @ 1,200 S.F., ONE COMMON UTILITY BUILDING @ 440 S.F. AND ANOTHER AT 276 S.F. ALONG WITH COMMON OUTDOOR OPEN SPACE / GATHERING AREAS, PRIVATE PATIOS (MIN. 88 S.F.), & GARDENS (MIN. 115 S.F. - MANAGERS) >150 S.F. E.A.

THE AFFORDABLE / LOW INCOME SENIOR HOUSING PROJECT:
IS TO INCLUDE 25 UNITS OF AFFORDABLE SENIOR RESIDENTIAL UNITS DESIGNED AS INDEPENDENT COTTAGES, THREE COMMON STRUCTURES, COMMON OUTDOOR SPACES, PRIVATE OUTDOOR SPACES, 28 PARKING SPACES, 8 BICYCLE PARKING SPACES & RELATED DRIVEWAYS.

THE 25 AFFORDABLE SENIOR RESIDENCES ARE MADE UP OF 19 ONE-BEDROOM AND 6 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, LARGE ENOUGH FOR SITTING 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 TWO APPROXIMATELY 440 S.F. AND 276 S.F. COMMON STRUCTURES ARE TO BE USED FOR COMMON LAUNDRY FACILITY, ADDITIONAL STORAGE, COMMON UTILITIES, AND OTHER SIMILAR USES.

THE 28 PARKING SPACES ARE LOCATED ALONG THE PERIMETER OF THE PROPERTY, AWAY FROM VIEW OF THE UNITS AND SCREENED FROM COMMON OPEN SPACES. ACCESSIBLE PARKING STALLS ARE PROVIDED ABOVE THE MINIMUM REQUIRED 2. TOTAL OF 8 BICYCLE PARKING SPACES SHALL BE 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 INCLUDE AN EXTENSION OF THE EXISTING SIDEWALK AT THE EAST END OF SOUTH STREET.

WORKFORCE / FAMILY HOUSING

UNIT MIX:
11.5 DUPLEX (23) TWO STORY 3-BEDRM UNITS @ 1,230 S.F. EACH

TOTAL AREA:
APPROX. 65,050 S.F. TOTAL

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

PARKING:
36 COVERED SPACES, REQUESTING A REDUCTION FROM P.C.

REVISIONS:

K. BOODJEH ARCHITECT
ARCHITECTURE AND PLANNING
P.O. BOX 861 ACATA CA 95016

THE PLATEAU HOUSING PROJECT
KEMPE WAY AND SOUTH STREET
FORT BRAGG, CA 95437

PROPOSED SITE PLAN

DATE:
JANUARY 24th, 2019

SCALE:
AS SHOWN

JOB #:

SHEET

A.3

OF SHEETS