



**COUNTY OF MENDOCINO**  
**DEPARTMENT OF PLANNING AND BUILDING SERVICES**

860 NORTH BUSH STREET · UKIAH · CALIFORNIA · 95482  
120 WEST FIR STREET · FT. BRAGG · CALIFORNIA · 95437

BRENT SCHULTZ, DIRECTOR  
TELEPHONE: 707-234-6650  
FAX: 707-463-5709  
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FB FAX: 707-961-2427  
pbs@mendocinocounty.org  
www.mendocinocounty.org/pbs

July 7, 2020

**PUBLIC NOTICE OF PENDING ACTION**  
**MENDOCINO HISTORICAL REVIEW BOARD PERMIT**

NOTICE IS HEREBY GIVEN THAT the Mendocino Historical Review Board at its special meeting on Monday, July 20, 2020 at 2:00 p.m. will conduct a public hearing on the following project(s) at the time listed or as soon thereafter as the item may be heard. This meeting will be conducted virtually and not available for in person public participation (pursuant to State Executive Order N-29-20). In order to minimize the risk of exposure during this time of emergency, the public may participate digitally or via telecomment in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) and is available for viewing on the Mendocino County YouTube page, at <https://www.youtube.com/MendocinoCountyVideo>

**CASE#:** MHRB\_2020-0008

**DATE FILED:** 4/1/2020

**OWNER:** STATE OF CALIFORNIA PARK & RECREATION

**APPLICANT:** CA STATE PARKS

**AGENT:** DEBRA LENNOX

**REQUEST:** A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom.

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt

**LOCATION:** 45035 Main St (APN: 119-240-01)

**SUPERVISORIAL DISTRICT:** 5

**STAFF PLANNER:** JULIANA CHERRY

The staff report and notice will be available 10 days before hearing on the Department of Planning and Building Services website at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

Your comments regarding the above project are invited. Written comments should be submitted by mail to the Department of Planning and Building Services Commission Staff, at 860 North Bush Street, Ukiah, or 120 West Fir Street, Fort Bragg, California. In order to minimize the risk of exposure during this time of emergency, the public may participate digitally in meetings by sending comments to [pbscommissions@mendocinocounty.org](mailto:pbscommissions@mendocinocounty.org) by July 19, 2020 or orally via telecomment in lieu of personal attendance. All public comment will be made immediately available to the Board, staff, and the general public as they are received and processed by staff, and can be viewed as attachments to this meeting agenda at <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas/mendocino-historic-review-board>

To submit public comments via telecomment: A request form must be received by 10:00 a.m. the morning of the meeting. The telecomment form may be found at: <https://www.mendocinocounty.org/government/planning-building-services/meeting-agendas>

The decision of the Mendocino Historical Review Board shall be final unless a written appeal is submitted to the Board of Supervisors with a filing fee within 10 calendar days thereafter. If appealed, the decision of the Board of Supervisors to approve the project shall be final.

If you challenge the above case in court, you may be limited to raising only those issues described in this notice or that you or someone else raised at the public hearing, or in written correspondence delivered to the Mendocino Historical Review Board Secretary at or prior to, the public hearing.

AMERICANS WITH DISABILITIES ACT (ADA) COMPLIANCE. Mendocino County complies with ADA requirements and upon request, will attempt to reasonably accommodate individuals with disabilities by making meeting material available in appropriate alternate formats (pursuant to Government Code Section 54953.2). Anyone requiring reasonable accommodation to participate in the meeting should contact the Department of Planning and Building Services by calling (707) 234-6650 or (707) 964-5379 at least five days prior to the meeting.

Additional information regarding the above noted case may be obtained by calling the Planning and Building Services Department at 964-5379, Monday through Friday.

BRENT SCHULTZ, Director of Planning and Building Services



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**MENDOCINO HISTORICAL REVIEW BOARD  
STAFF REPORT**

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**JULY 20, 2020  
MHRB\_2020-0008**

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**OWNER/APPLICANT:** CALIFORNIA STATE DEPT. OF PARKS AND RECREATION  
12301 N. HIGHWAY ONE, BOX 1  
MENDOCINO, CA 95460

**AGENT:** DEBRA LENNOX  
PO BOX 798  
MENDOCINO, CA 95460

**PROJECT DESCRIPTION:** A Mendocino Historical Review Board Permit request to remodel a public restroom located within the Mendocino Headlands State Park, grade, and plant native and historically appropriate landscaping adjacent to the Ford House and public restroom.

**STREET ADDRESS:** 45035 Main Street (APN 119-240-01)

**PARCEL SIZE:** 11.50± Acres

**HISTORIC STRUCTURES:** On Site: Ford House, Category 1  
North: Category I Jarvis-Nichols Building  
Category IIa Drug Store-Toggerly  
Category IVa Not Historic  
Category I Mendocino Hotel  
Category I Dr Milliken's Office  
Category IIa 690 Main Street  
Category S/IIb Site of Alhambra Hotel  
Category IVb Not Historic  
Category I Kelley Rental, Kelley Pond  
Category I Kelly House  
Category I Kelley Water Tower  
Category IVa Not Historic  
South: Mendocino Headlands State Park  
East: Mendocino Headlands State Park  
West: Mendocino Headlands State Park

**CEQA STATUS:** A Class 31 Categorical Exemption from the California Environmental Quality Act for restoration of a historical resource following the Secretary of the Interiors Guidelines for Preservation and Restoration of Historic Resources.

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**PAST MHRB PERMITS:** 87-16 Music Festival; 91-03 sidewalk; 00-51 migration marker; 02-17 demo movie set water tank; 08-14 sidewalk; 08-32 interpretive sign; 2016-03 Carriage House; 2016-19 Carriage House; and 2020-0008 Bathroom Remodel (expired).

**HISTORIC ORDINANCE STANDARDS:** The Mendocino Historical Preservation District Ordinance provides standards for the MHRB to consider when reviewing applications. Relative to this application, the following issues are raised and should be addressed:

- |   |                 |
|---|-----------------|
| ✓ Building Size, Height, Proportions and Form     | Roof Shape      |
| ✓ Relationship of Building Masses and Open Spaces | Color(s)        |
| ✓ Relationship to Surrounding Structures          | Sign Size       |
| ✓ Materials and Textures                          | Number of Signs |

- |                                   |                    |
|-----------------------------------|--------------------|
| ✓ Architectural Details and Style | Placement/Location |
| Facade Treatment                  | Lighting           |
| Proportions of Windows and Doors  | Paving/Grading     |
| ✓ Landscaping                     |                    |

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Reconstructions (Page 9), Demolition (page 10).

VI.3. SITE DEVELOPMENT GUIDELINES reads: “The orientation, setback alignment, space and placement of a building on site will be considered with special consideration given to the retention of natural topography and vegetation. All structural landscape elements and fences will be considered.”

**STAFF NOTES:** MHRB Permit 2016-0032 expired and the applicant is requesting approval of the previously authorized project. The proposal is to remodel the public restrooms located in Mendocino Headlands State Park and situated east of the Ford House and Carriage House. The project area includes lands adjacent to the public restroom and the Ford House. The applicant requests to make exterior alterations to the existing public restroom, including: enclosing the porch, creating area for and installing trash and recycle bins, reconfiguring the interior floor plans and adding exterior egress points (doors), and adding new gabled roofs below the existing roof. The proposal also includes establishing ADA-compliant pathways adjacent to the public restroom and Ford House; landscaping with native plants approximate to the public restroom and establishing a historically appropriate garden around the Ford House. While the 1987 Design Guidelines do not address landscaping and the Mendocino Town Zoning Code does not require a MHRB Permits to landscape, the Review Board does have purview over sidewalks and driveways.

**REQUIRED FINDINGS:** The Review Board shall not approve or conditionally approve any application for proposed work unless it affirmatively makes the following findings:

- (A) The exterior appearance and design of the proposed work is in harmony with the exterior appearance and design of the existing structures within the District and with that of existing subject structure, if any; and
- (B) The appearance of the proposed work will not detract from the appearance of other property within the District; and
- (C) Where the proposed work consists of alteration or demolition of an existing structure, that such work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

**STANDARD CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code. The permit shall expire and become null and void at the expiration of two years after the effective date except where construction and or use of the property in reliance on such permit has been completed prior to its expiration.
2. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
3. This permit shall be subject to the securing of all necessary permits for the proposed development from County, State and Federal agencies having jurisdiction. The applicant shall secure all required building permits for the proposed project as required by the Building Inspection Division.
4. This permit shall be subject to revocation or modification upon a finding of any one (1) or more of the following:
  - a. That such permit was obtained or extended by fraud.

- b. That one or more of the conditions upon which such permit was granted have been violated.
  - c. A final judgment of a court of competent jurisdiction has declared one (1) or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of one (1) or more such conditions.
5. To establish that site-work satisfies the requirements of MHRB Permit 2020-0008 and the Review Board's action, the property owner shall request a Planning and Building Services Final Inspection prior to the expiration of this permit. Prior to this MHRB Permit's expiration (if no Building Permit is obtained) and at the request of the property owner, PBS will furnish, following a site inspection of completed work, a functionally equivalent document demonstrating that the requirements of MHRB Permit 2020-0008 have been satisfied.
  6. Any Building Permit request shall include MHRB Permit #2020-0008 (attached to or printed on the plans submitted).
  7. Outdoor lighting shall be shielded. Illumination shall be reflected downward and positioned in a manner that does not allow light glare to extend beyond the property boundaries.
  8. Exterior base and trim colors shall match the existing, exterior color.
  9. All new or replaced exterior doors and window frames shall be made from wood. New or replacement exterior building materials shall not include use of imitation or synthetic materials, such as aluminum or vinyl siding, imitation stone, imitation brick, plastic laminated beams, concrete block or boards, stucco or asbestos shingles or panels, or plywood panels.
- 

**ATTACHMENT:**

A. Application

The Review Board's action and this permit will not be final and effective and work may not commence on the project until after a ten day appeal period has ended. You will be notified if a timely appeal is filed.

Appeal Fee: \$1,616.00 (Check payable to County of Mendocino).

Appeal Period: Appeals must be received within 10 days of Review Board Action.

MHRB-2020-0008

<p><b>COUNTY OF MENDOCINO DEPT. OF PLANNING &amp; BUILDING SERVICES</b></p> <p><b>120 WEST FIR STREET FORT BRAGG, CA 95437 Telephone: 707-964-5379 Fax: 707-961-2427</b></p>	<p>Case No(s) <u>MHRB_2016-0032</u></p> <p>Date Filed <u>12/12/2016</u> <u>4-1-2020</u></p> <p>Fee \$ <u>600.00</u> <u>\$ 718.78</u></p> <p>Receipt No. <u>13439</u> <u>034338</u></p> <p>Received by <u>JA</u> <u>(2) WALDMAN</u></p> <p style="text-align: right;">Office Use Only</p>
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**MHRB APPLICATION FORM**

Name of Applicant CA State Parks	Name of Property Owner(s) CA State Parks	Name of Agent Debra Lennox
Mailing Address 12301 N. Hwy 1 Box 1 Mendocino, CA 95460	Mailing Address same	Mailing Address PO Box 798 Mendocino, CA 95460
Telephone Number <b>707-937-3118</b>	Telephone Number same	Telephone Number <b>707-937-0770</b>
Assessor's Parcel Number(s) <b>11924001</b>		
Parcel Size <u>11.5</u> <input type="checkbox"/> Square Feet <input checked="" type="checkbox"/> Acres	Street Address of Project 45035 MAIN ST. MENDOCINO, CA 95460	

**TYPE OF DEVELOPMENT**  
(Check appropriate boxes)

- Demolition. Please indicate the type and extent of demolition. (see next page)
- Construction of a structure.
- Addition to a structure.
- Alteration of exterior of structure.
- Construction, installation, relocation or alteration of outdoor advertising sign.
- Outdoor lighting.
- Walkways, driveways, parking areas, and grading.
- Exterior painting of a structure.
- Other.

RECEIVED

APR 01 2020

PLANNING & BUILDING SERV  
FORT BRAGG CA

## PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information to the Planning & Building Services Department and the MHRB. Please answer all questions. For those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A". **NOTE: The more complete and clear the submitted information, the more quickly your application can be processed.**

### 1. Describe your project in detail.

- **For demolition**, identify the items to be demolished, the percentage of the structure(s) to be demolished, and explain reason for demolition.
- **For new signs**, provide scaled drawings, describe wording, dimensions, materials, colors, and mounting detail. Indicate specific location on site plan.
- **For new copy on existing signs**, provide wording, graphics, font style, colors, and photographs of existing sign(s).
- **For exterior painting**, describe existing and proposed colors. Provide paint chips for proposed colors.
- **For exterior lighting**, include description/detail of fixtures and indicate locations on the site plan.
- **For new construction**, additions or architectural alterations, include plans, elevations, dimensions, height(s), materials, colors, finishes, trim and window details, walkways and paving locations.
- **For walkways, driveways, paving and grading**, provide dimensions, location and materials.

CA Department of Parks and Recreation (DPR) in partnership with the MendoParks non-profit, plans to remodel the Ford House rest room to bring it up to ADA compliance and redesign for functionality and maintainability.

**RECEIVED**

APR 01 2020

PLANNING & BUILDING SERV  
FORT BRAGG CA

### 2. If the project includes new construction, please provide the following information:

- What is the total lot area presently covered by building(s), decks, walkways, water tanks, and other structures? 5000 sq. ft.
- What is the total floor area (internal) of all structures on the property? 5800 sq. ft.
- If located within the Mendocino Mixed Use (MMU) zoning district, What is the total floor area on the parcel that is devoted to residential use? \_\_\_\_\_ sq. ft.

*If you need more room to answer any question, please attach additional sheets*



- C - Commercial
- FL - Forestland
- MU - Mixed Use
- RM - Multiple Family Residential
- OS - Open Space
- PF - Public Facilities
- RR1 - Rural Residential (1 acre minimum)
- RR2 - Rural Residential (2 acre minimum)
- RR2-PD - Rural Residential (Planned Development)
- SR - Suburban Residential
- R+ - Mendocino Town Residential

**Legend**

- \* Visitor Serving Facilities
- \*B Bed & Breakfasts
- ▭ Land Use Classes
- ▭ Assessor's Parcels

0 200 400 800 Feet

Map produced by the Mendocino County Department of Planning & Building Services February 2018  
Source: Mendocino Town Land Use Map, adopted October 17, 2011.





Debra Lennox, AIA  
 ARCHITECT  
 PO Box 798  
 Mendocino, CA 95460  
 707-937-0770  
 dblennox@mcn.org/www.dblennox.com  
 Mendocino

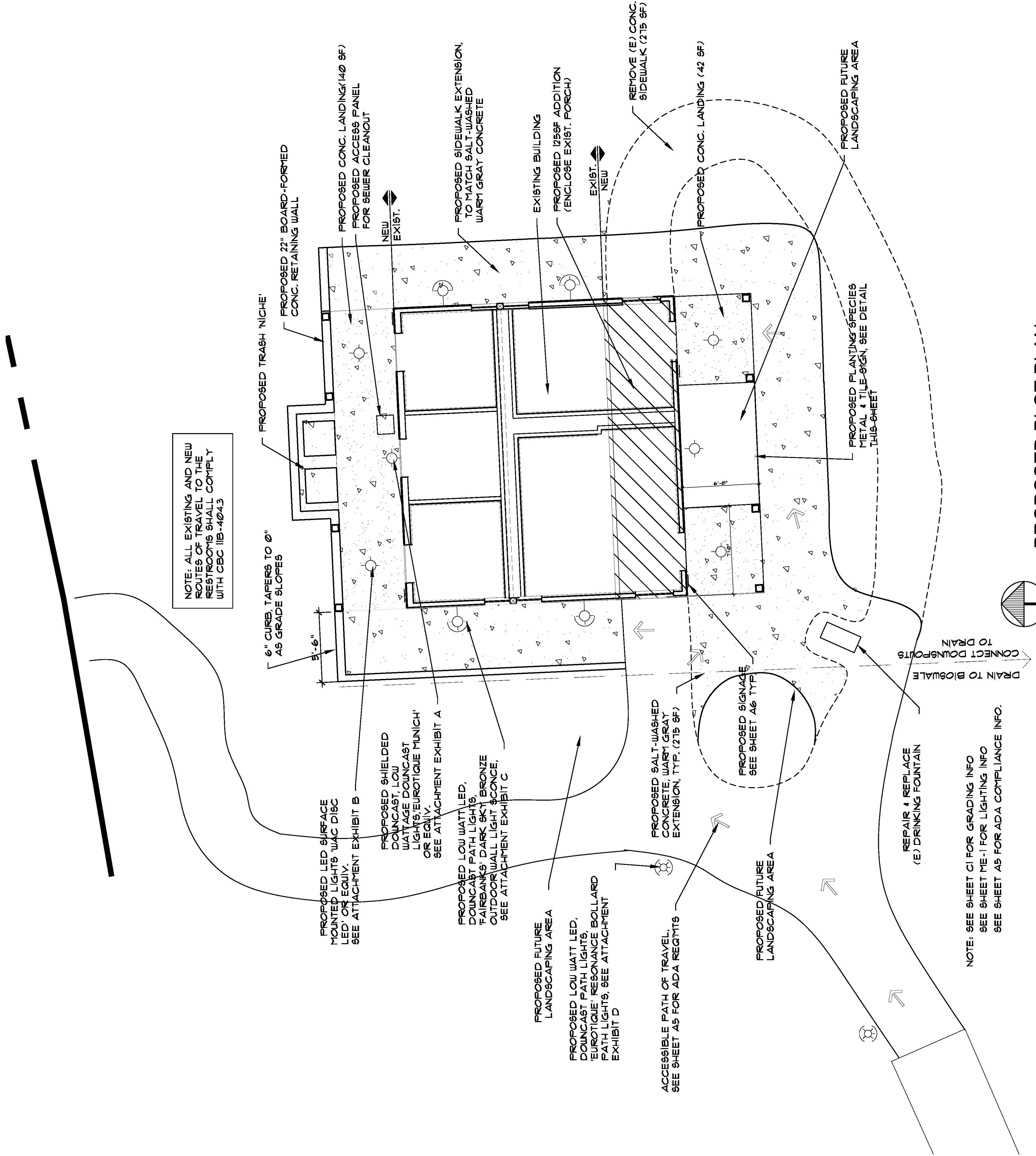
REVISIONS	BY

PROPOSED PLOT PLAN  
 FORD HOUSE RESTROOM REMODEL  
 MENDOCINO HEADLANDS STATE PARK  
 AP#000-000-00  
 MENDOCINO, CA

SCALE: AS SHOWN  
 DATE: 8/1/18  
 DRAWN: BK  
 FILE: FORD TI  
 SHEET

A0  
 OF SHEETS

NOTE: ALL EXISTING AND NEW  
 ROUTES OF TRAVEL TO THE  
 RESTROOMS SHALL COMPLY  
 WITH CBC 11B-4024.3



NOTE: SEE SHEET C1 FOR GRADING INFO  
 SEE SHEET ME-1 FOR LIGHTING INFO  
 SEE SHEET A5 FOR ADA COMPLIANCE INFO.



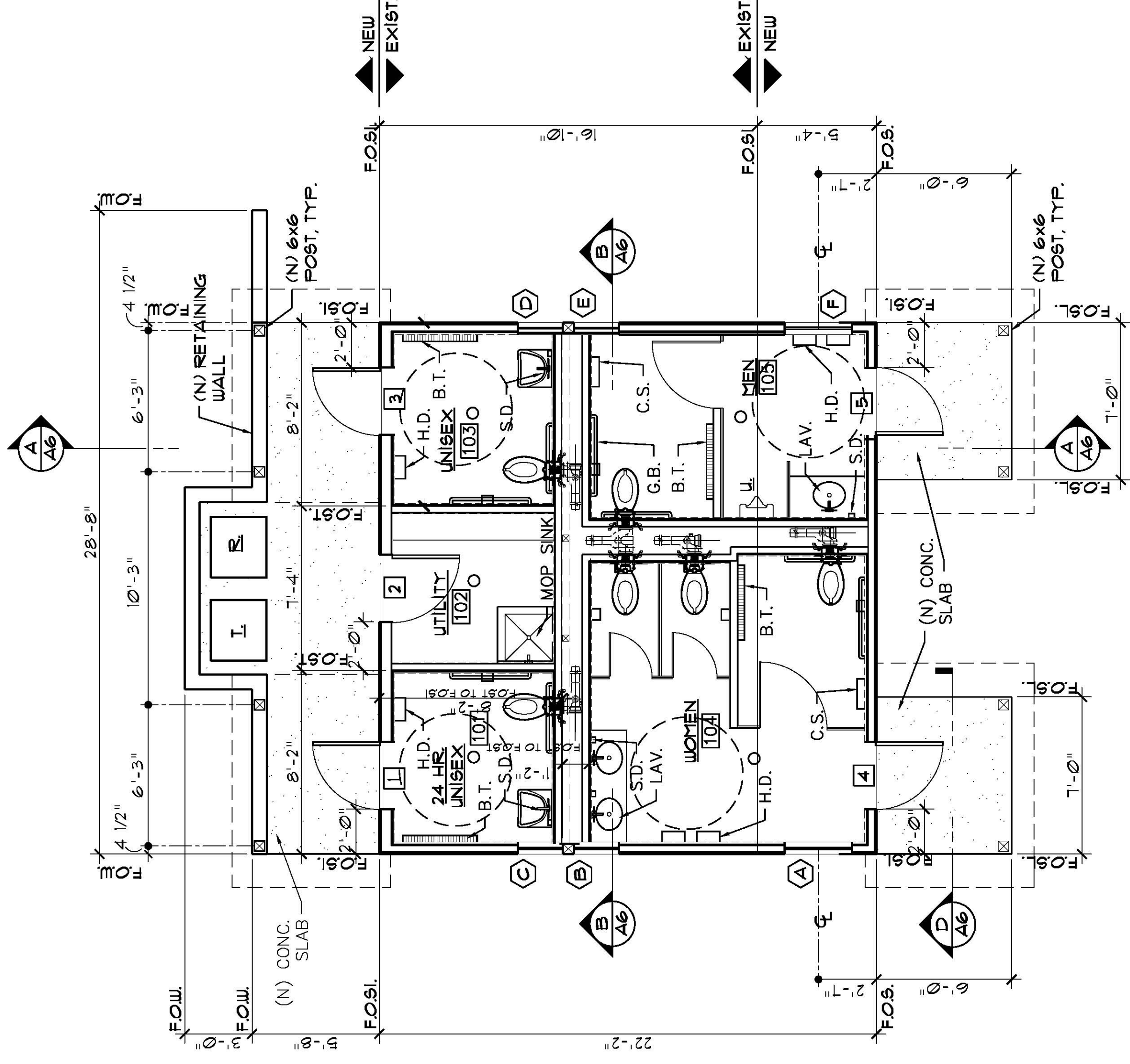
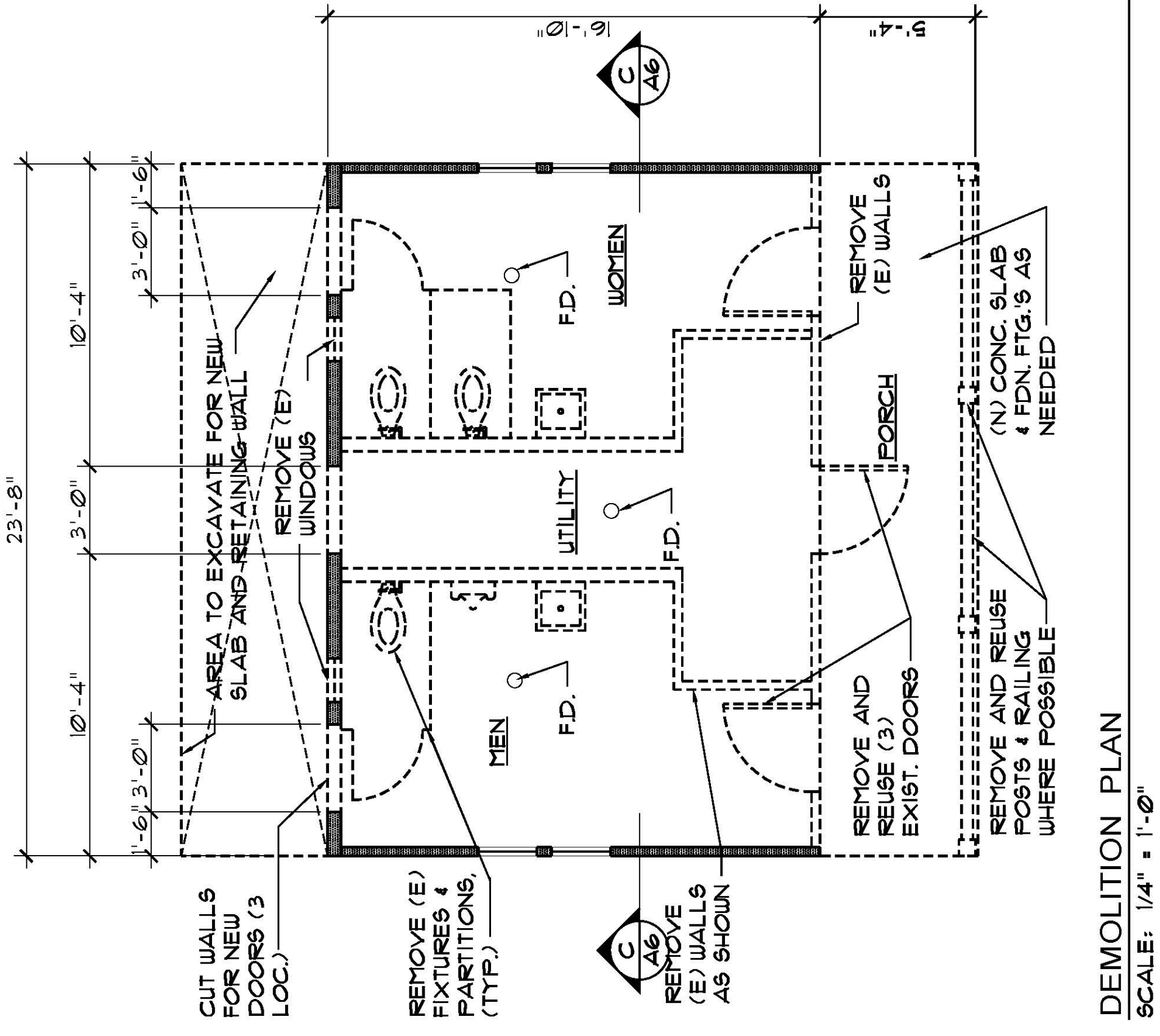
PROPOSED PLOT PLAN  
 SCALE: 1/4" = 1'-0"

**NOTE:**

CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD. EXISTING DIMENSIONS ARE CALLED OUT FROM FACE OF SIDING. CONTRACTOR SHALL NOTIFY ARCHITECT IN THE EVENT OF, AND TO RESOLVE, ANY DISCREPANCIES IN THE FIELD.

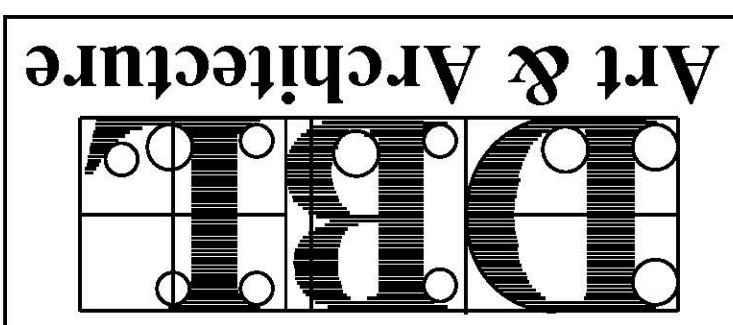
**SHEET NOTES:**

- ALL CONDITIONS SHOWN ARE CONSIDERED EXISTING UNLESS OTHERWISE SHOWN AS NEW.
- SEE SHEET A5 FOR ACCESSIBILITY REQUIREMENTS AND INFORMATION.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS ARE TO BE USED. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- TOILET ROOMS TO HAVE NON-SKIDDING FLOORS.
- NEW CONC. SLABS SHALL BE SLOPED TO DRAINS BUT NOT MORE THAN 2% IN ANY DIRECTION.
- PLACEMENT OF WALL MOUNTED CHILD SEATS ARE NOT TO ENCROACH INTO THE 56" X 60" CLEARANCE SPACE OF ANY TOILET PER CBC 11B-604.32
- IF HAND DRYERS PROTRUDE INTO THE ROOM MORE THAN 8" BEYOND THE FACE OF THE DOOR, THEN THEY MUST BE 19" MIN. CLEAR OF THE STRIKE SIDE OF THE DOOR PER CBC 11B-404.2.13.
- SEE SHEET A5 FOR UNIVERSAL ACCESSIBILITY INFORMATION.
- SEE SHEET A22 FOR WINDOW, DOOR & FINISH SCHEDULES, AND DETAILS.



FLOOR PLAN  
SCALE: 1/4" = 1'-0"  
NORTH

FLOOR PLAN  
SCALE: 1/4" = 1'-0"



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LEED AP  
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Mendocino

REVISIONS	BY

DEMOLITION & FLOOR PLAN,  
DOOR & WINDOW SCHEDULES  
FORD HOUSE RESTROOM REMODEL  
MENDOCINO HEADLANDS STATE PARK  
AP#000-000-00  
MENDOCINO, CA

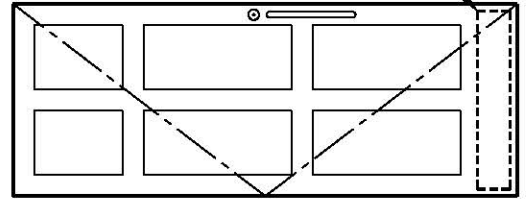
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DATE: 8/12/06  
DRAWN: MGH, LMB  
FILE: FORDA2  
SHEET

A2.1  
OF SHEETS

DOOR SCHEDULE				
SYM.	DIMENSIONS	THRESH-HOLD	TYPE	REMARKS
1	3'-0" x 1'-0"	YES	J	SOLID CORE, WOOD, PAINTED
2	3'-0" x 1'-0"	YES	J	SOLID CORE, WOOD, PAINTED
3	3'-0" x 1'-0"	YES	J	SOLID CORE, WOOD, PAINTED
4	3'-0" x 1'-0"	YES	J	RE-USE EXISTING AND REPAINT
5	3'-0" x 1'-0"	YES	J	RE-USE EXISTING AND REPAINT

NOTE: ALL EXISTING DOORS TO BE REPAINTED AND FITTED WITH NEW HARDWARE AND KICKPLATES.

**DOOR TYPES**

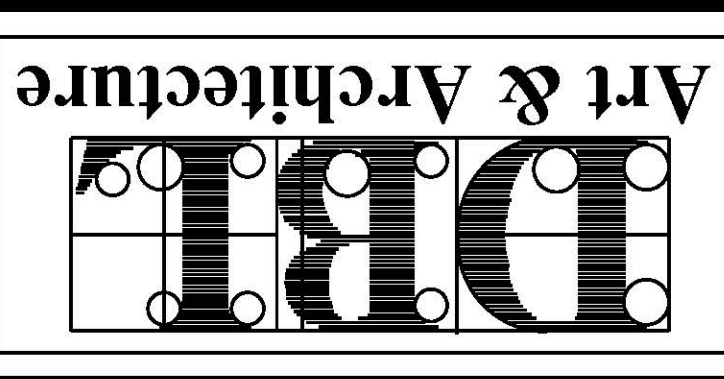
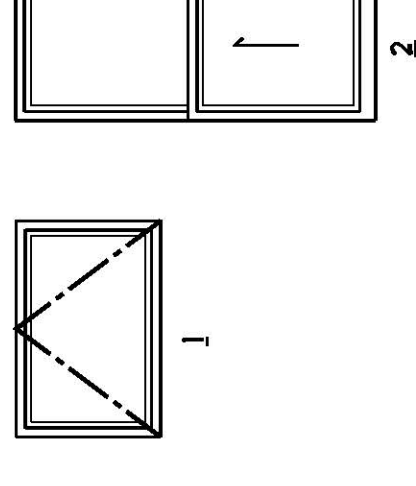


SMOOTH & UNINTERRUPTED SURFACE AT BOTTOM OF DOOR TO 10" MIN. ABOVE THE FLOOR.

WINDOW SCHEDULE					
SYM.	R.O. DIMENS.		TYPE	SILL, HGT. AFF.	REMARKS
	WIDTH	HEIGHT			
A	3'-0"	2'-0"	1	6'-6"	AINING
B	-	-	-	6'-0"	(E) DBL. HUNG
C	-	-	-	-	(E) DBL. HUNG
D	-	-	-	-	(E) DBL. HUNG
E	-	-	-	-	(E) DBL. HUNG
F	3'-0"	2'-0"	1	6'-6"	AINING

NOTE: ALL WINDOWS TO BE MARVIN INTEGRITY. ALL WINDOW SIZES IN SCHEDULE ARE ROUGH OPENING DIMENSIONS. CONTRACTOR TO VERIFY SIZES

**WINDOW TYPES:**



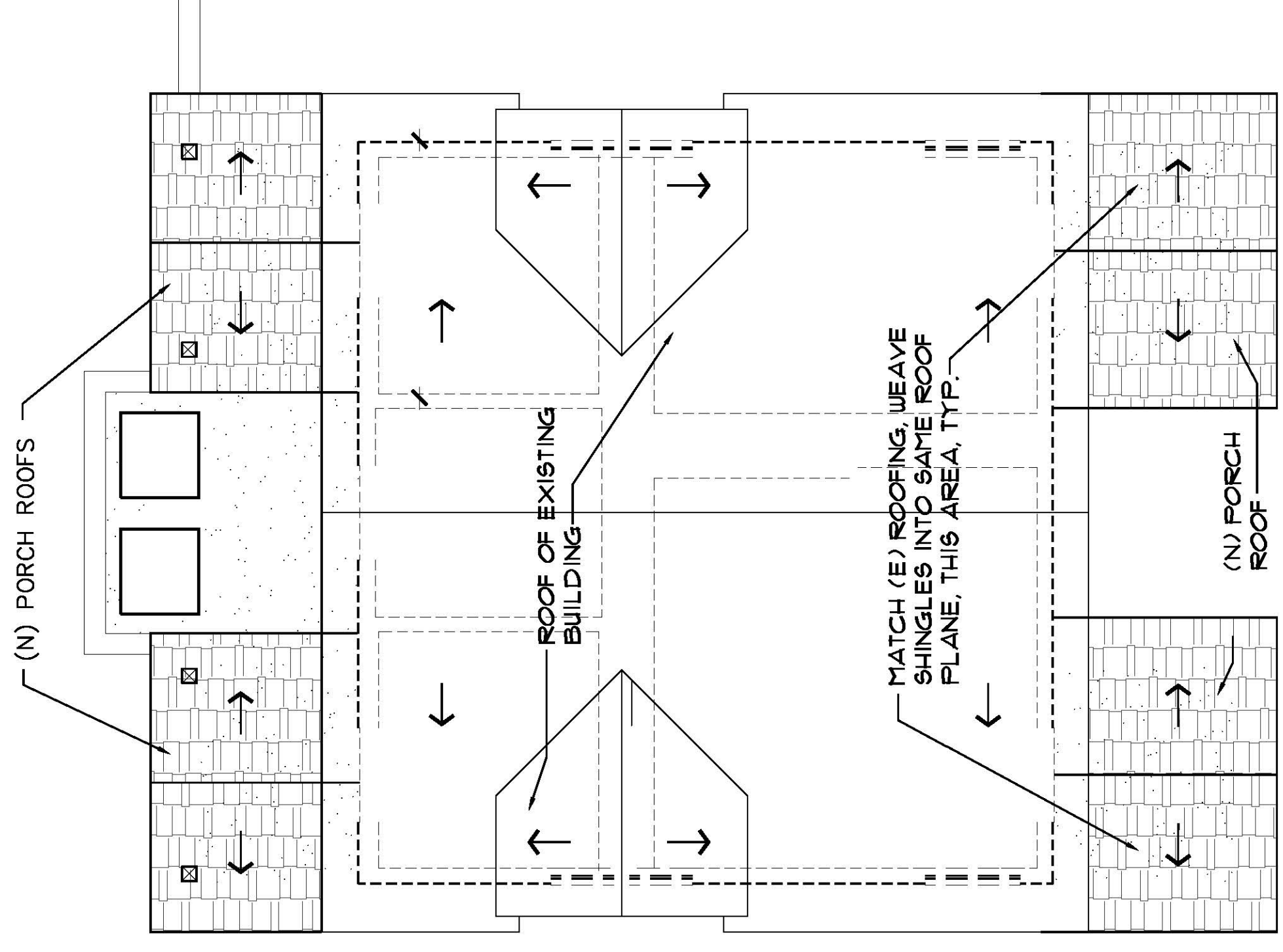
Debra Lennox, AIA  
LEED AP  
ARCHITECT  
Mendocino, CA 95460  
PO Box 798  
707-937-0770  
dblennox@mcn.org/www.dblennox.com  
Mendocino

REVISIONS	BY

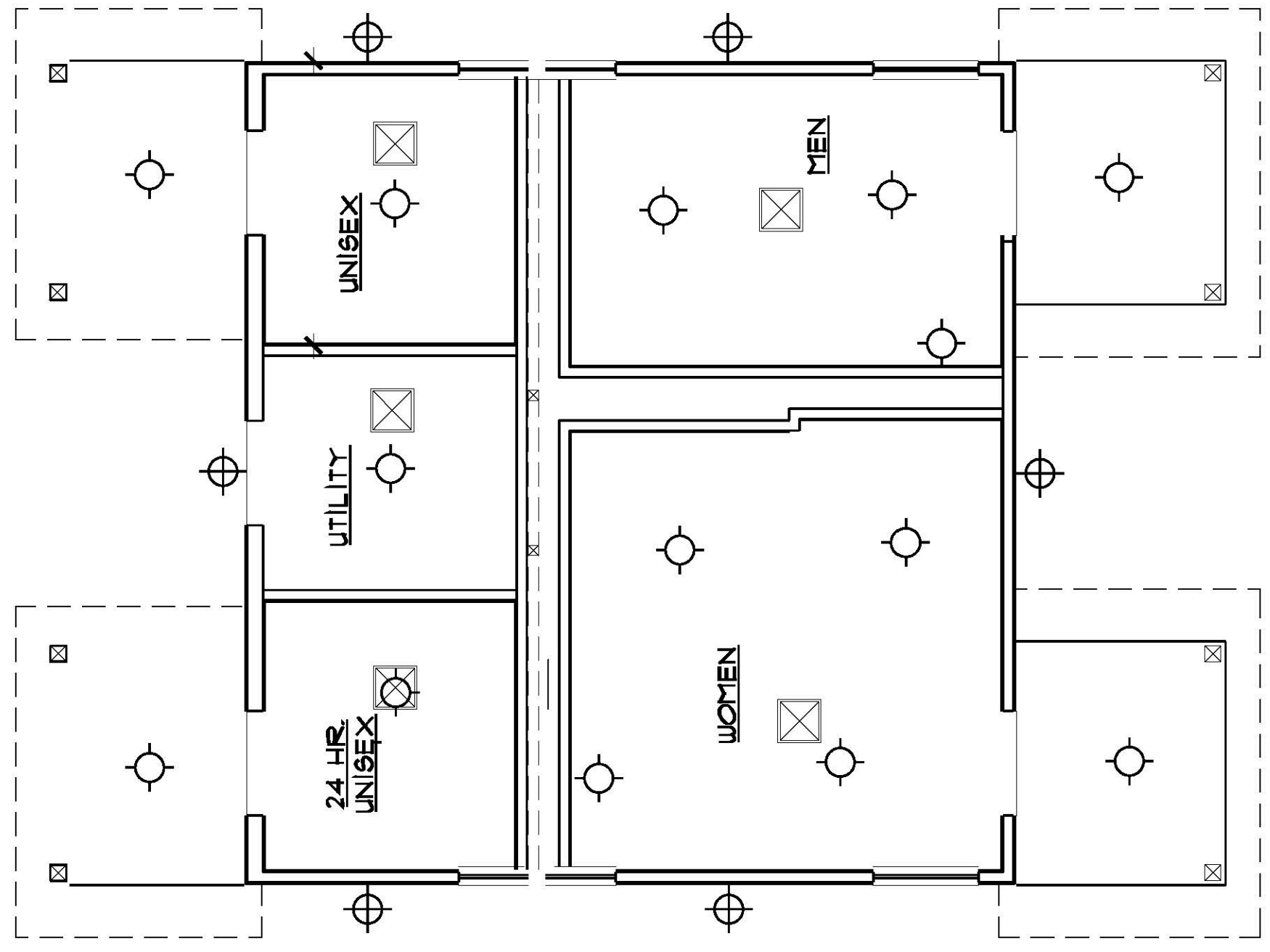
ROOF PLAN, REFLECTED CEILING PLAN,  
DOOR & WINDOW SCHEDULES  
FORD HOUSE RESTROOM REMODEL  
MENDOCINO HEADLANDS STATE PARK  
AP#000-000-00  
MENDOCINO, CA

SCALE: 1/4" = 1'-0"  
DATE: 8/12/06  
DRAWN: MGH, LMB  
FILE: FORDA2  
SHEET

**A2.2**  
OF SHEETS



PROPOSED ROOF PLAN  
SCALE: 1/4" = 1'-0"



REFLECTED CEILING PLAN  
SCALE: 1/4" = 1'-0"

ROOF PLAN, REFLECTED CEILING PLAN, DOOR & WINDOW SCHEDULES  
SCALE: 1/4" = 1'-0"

**PRELIMINARY**

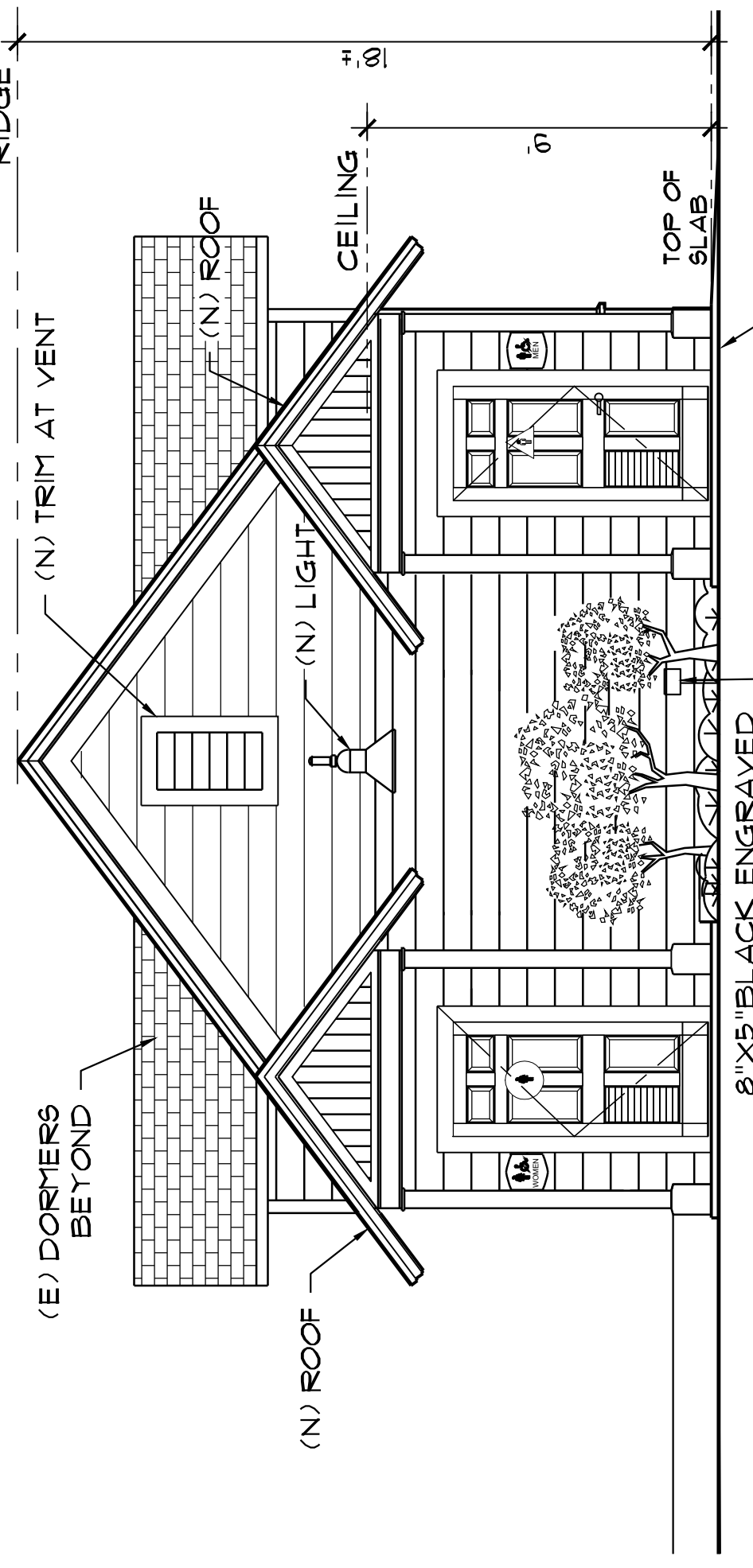
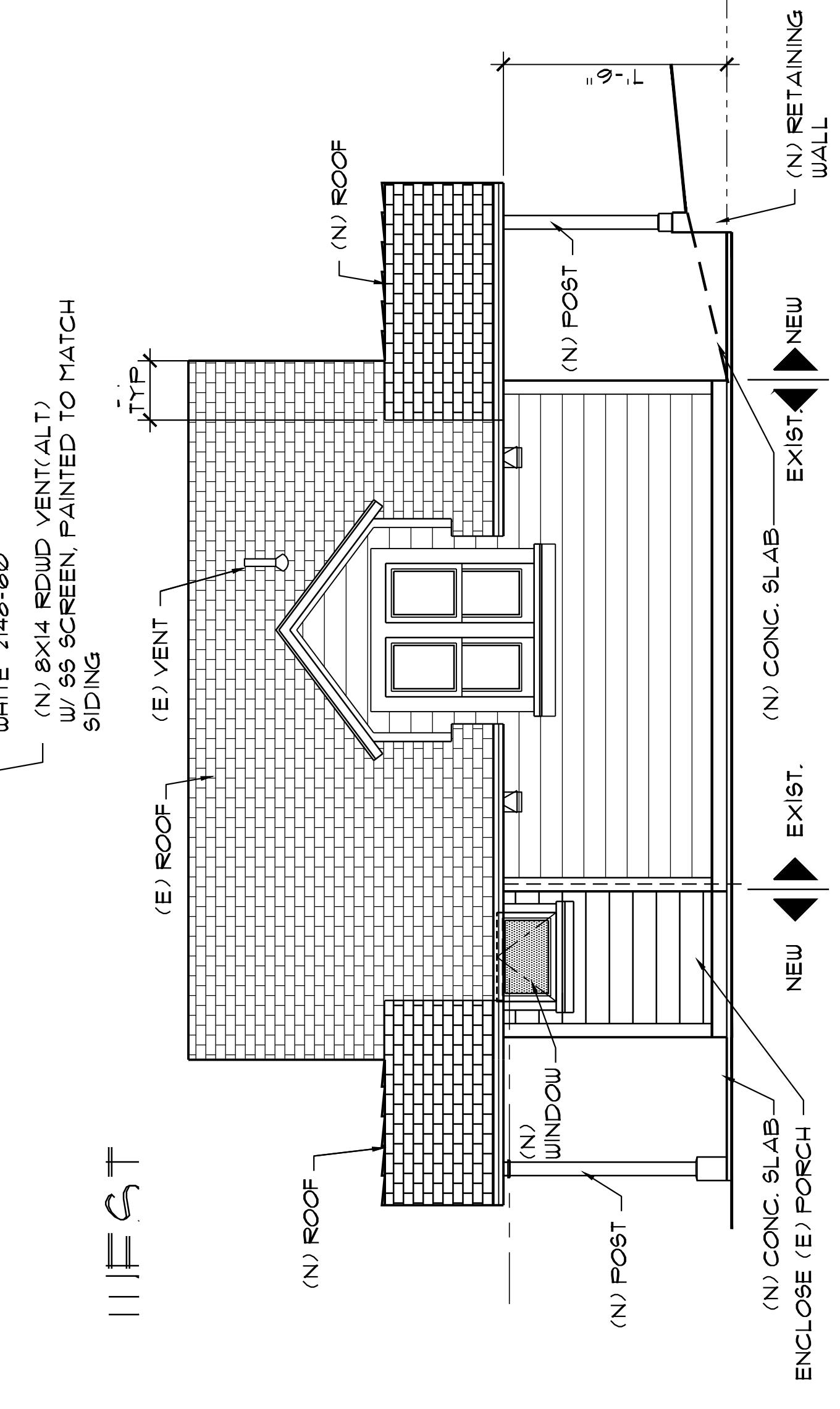
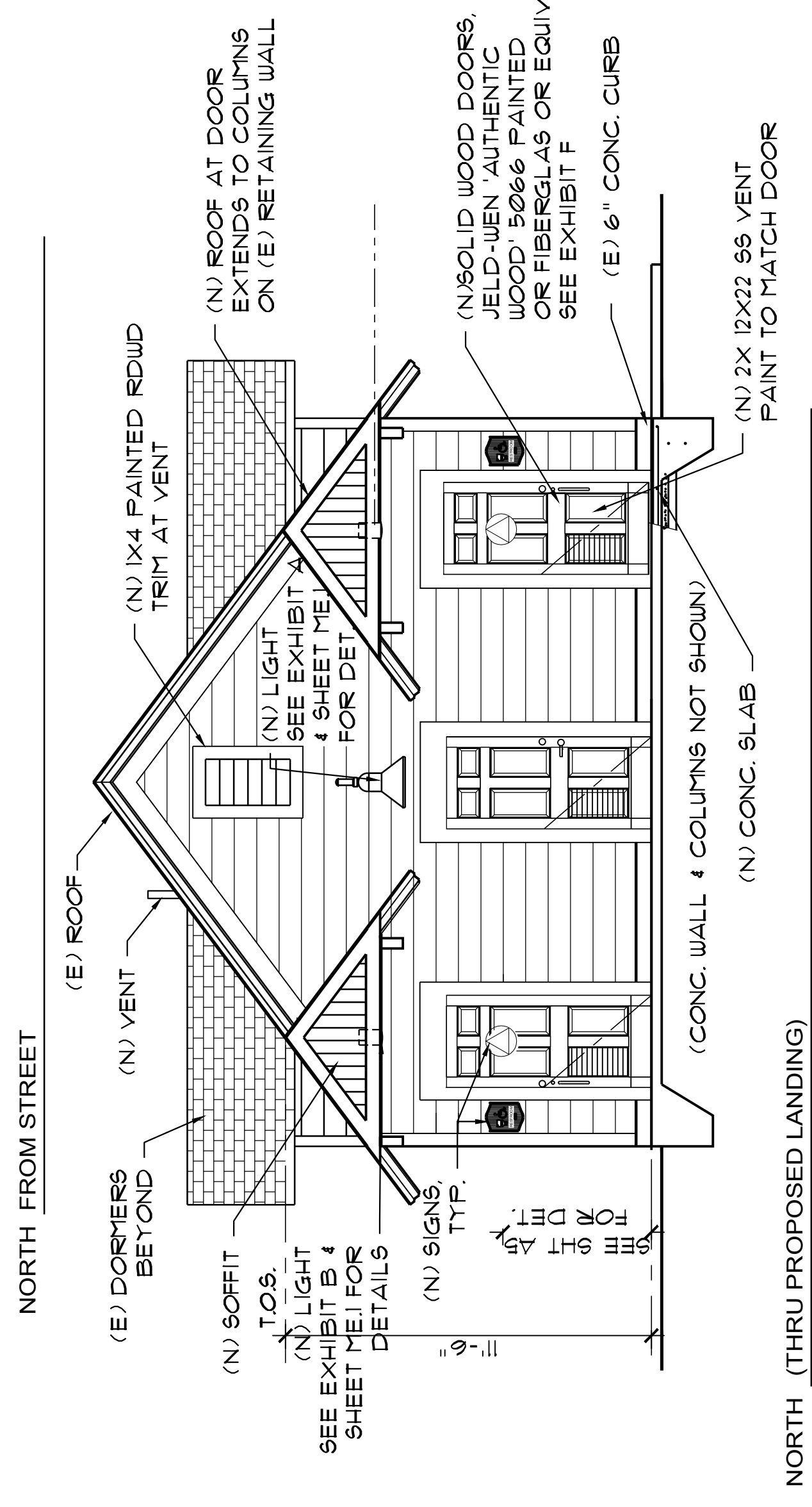
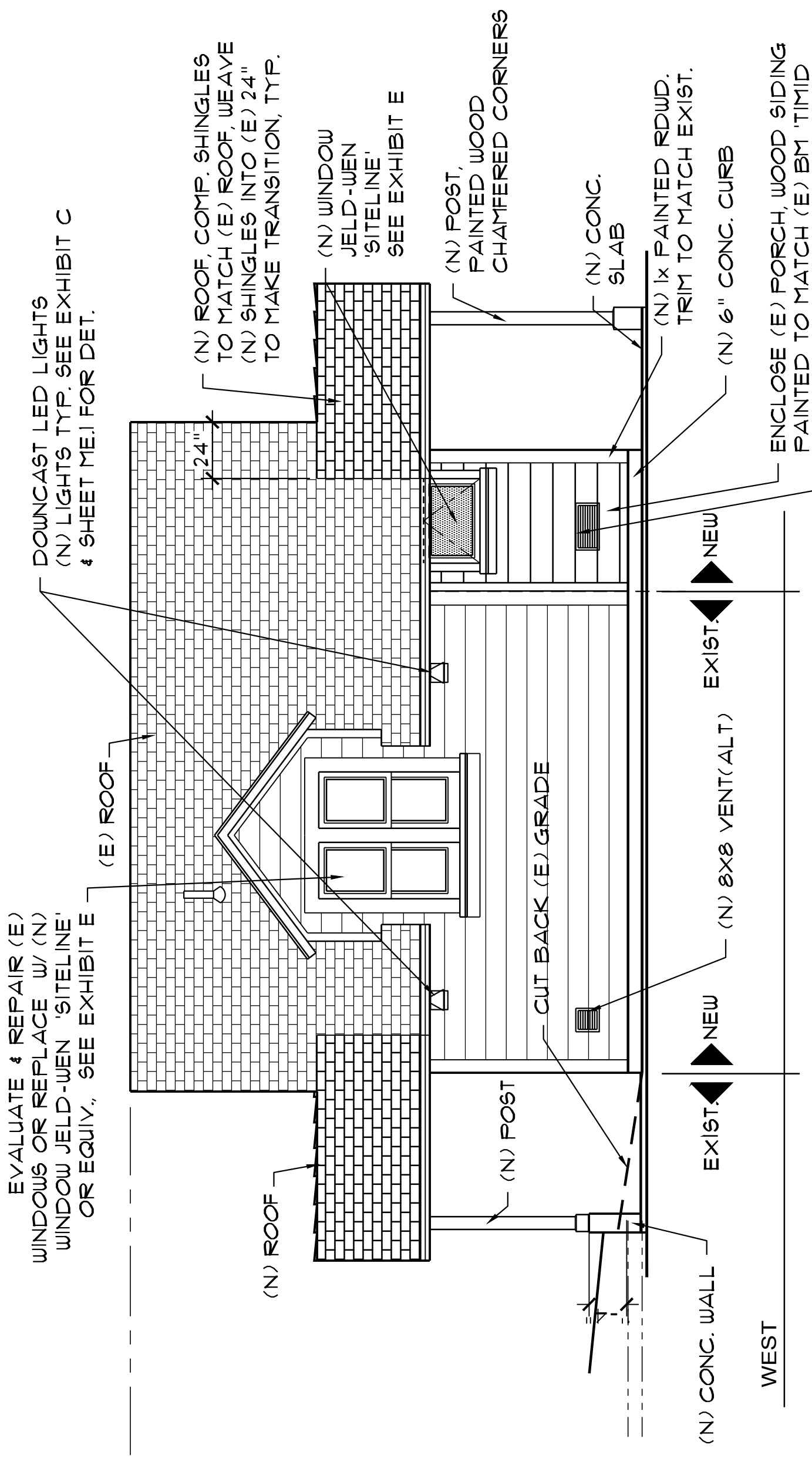
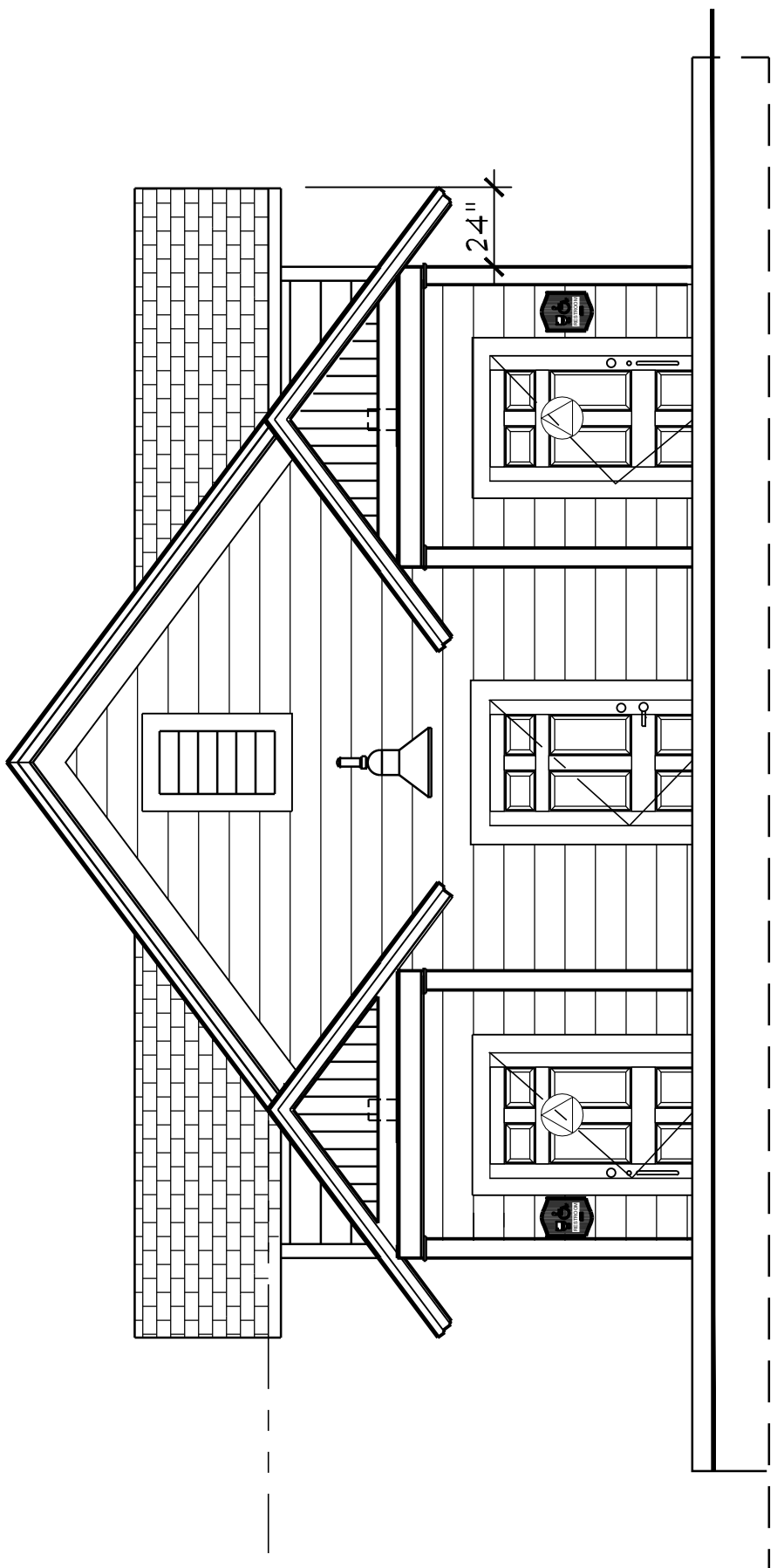
REVISIONS	BY

EXTERIOR ELEVATIONS  
 FORD HOUSE RESTROOM REMODEL  
 MENDOCINO HEADLANDS STATE PARK  
 45035 Main St Mendocino, CA  
 AP#119-240-01

SCALE: 1/4" = 1'-0"  
 DATE: 6/26/20  
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 FILE: FORD A3 ELEV  
 SHEET

**A3**  
 OF SHEETS

**NOTE: SEE SHEET A5 FOR SIGNAGE & ADA DETAILS**



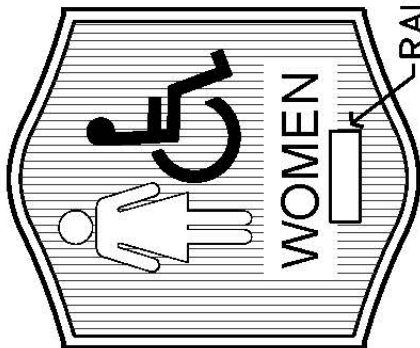
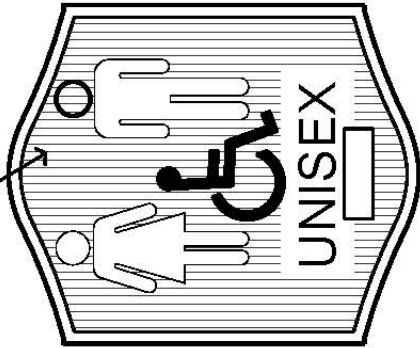
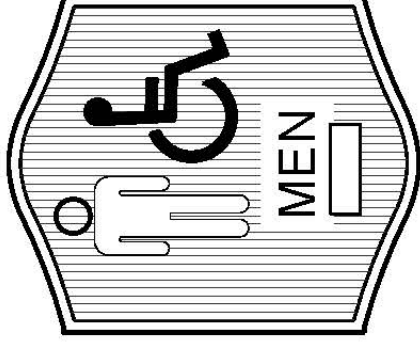
BLACK METAL PLANT NAME SIGN

PROPOSED PLANT NAMES SIGNAGE

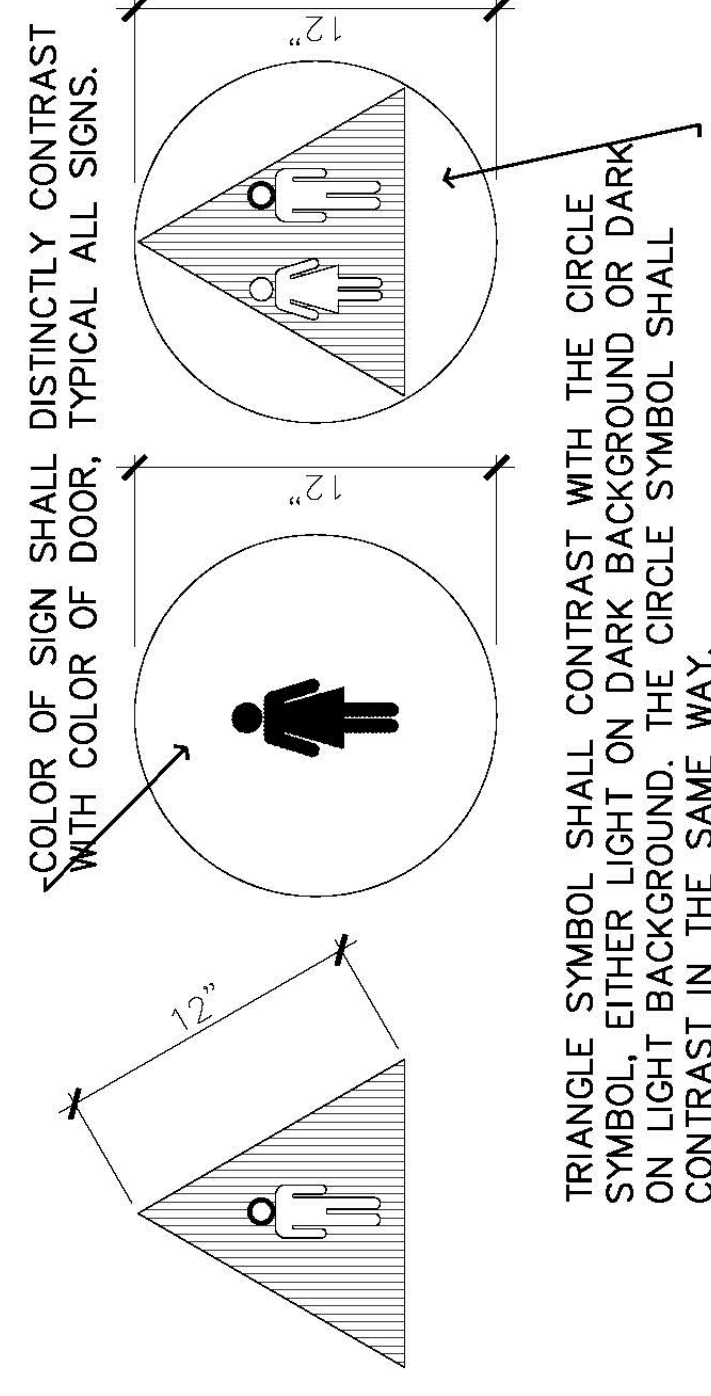
NTS

EXTERIOR ELEVATIONS  
 SCALE: 1/4" = 1'-0"

PICTOGRAMS AND FIELD PER CBC 11B-703.6



NOTE: ALL WALL SIGNS TO BE PAINTED WOOD

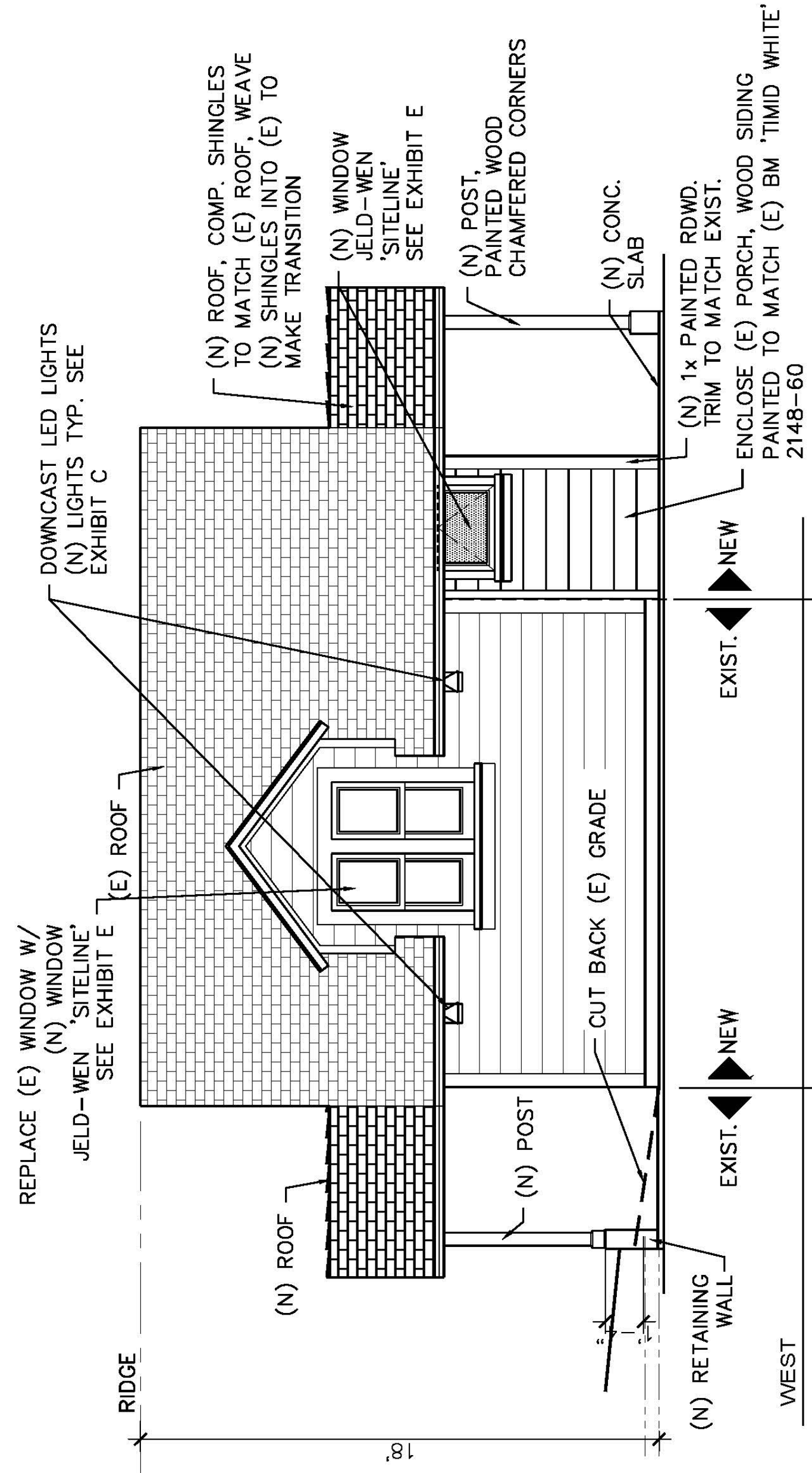


NOTE: ALL WALL SIGNS MUST INCLUDE CORRESPONDING GRADE II BRAILLE PER CBC 11B-703.3

RAISED CHARACTERS PER CBC 11B-703.2

PROPOSED SIGNAGE

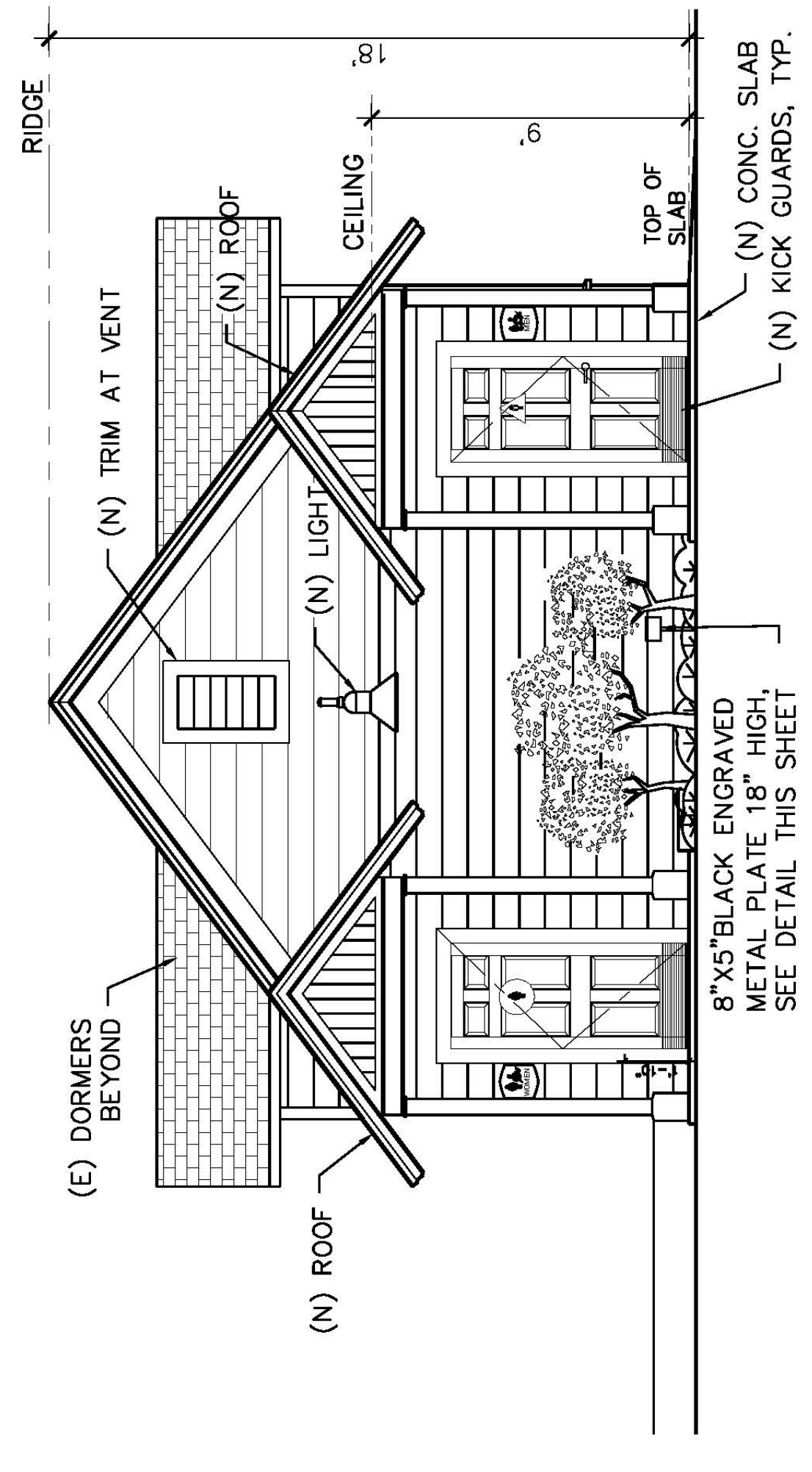
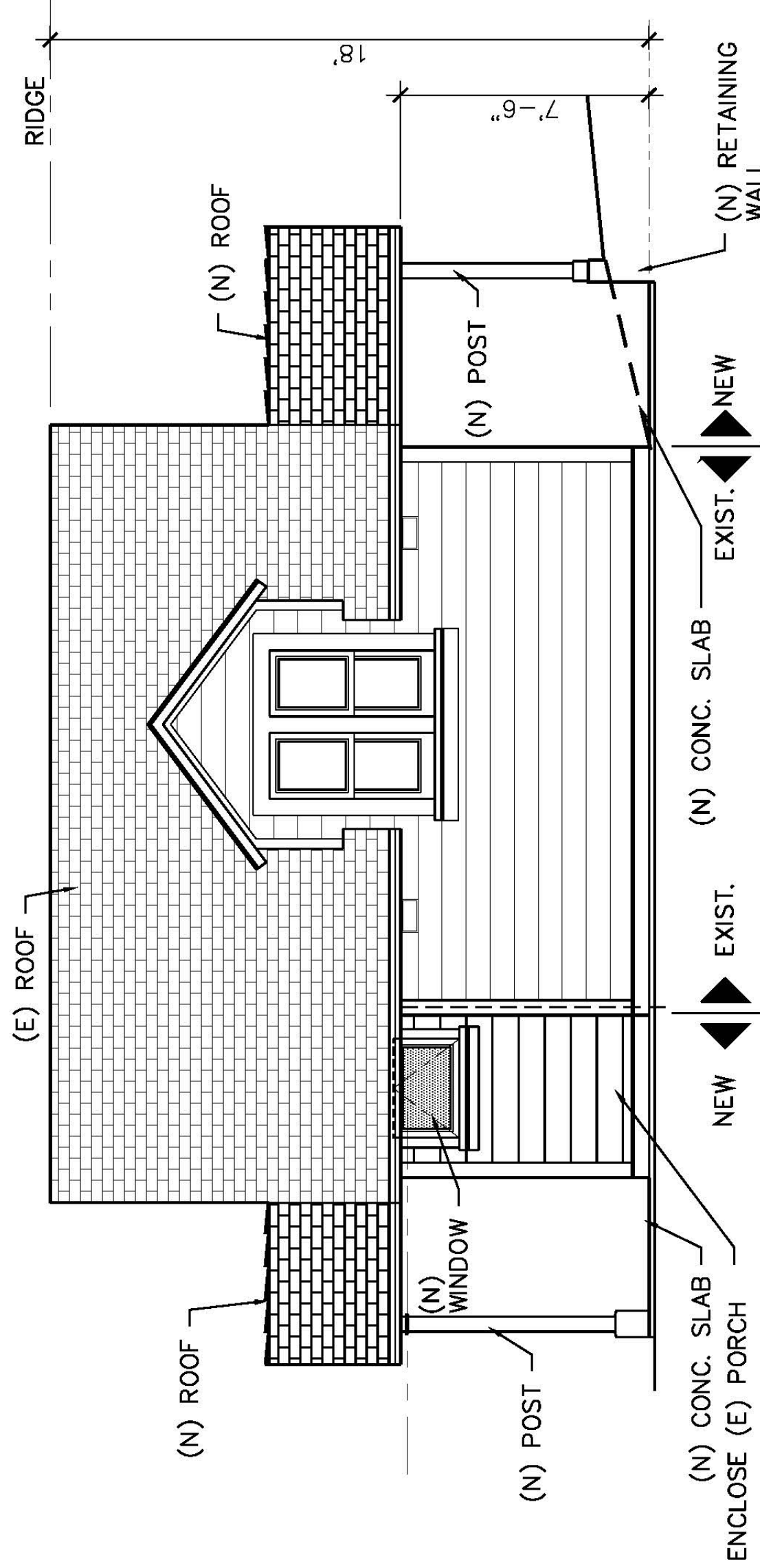
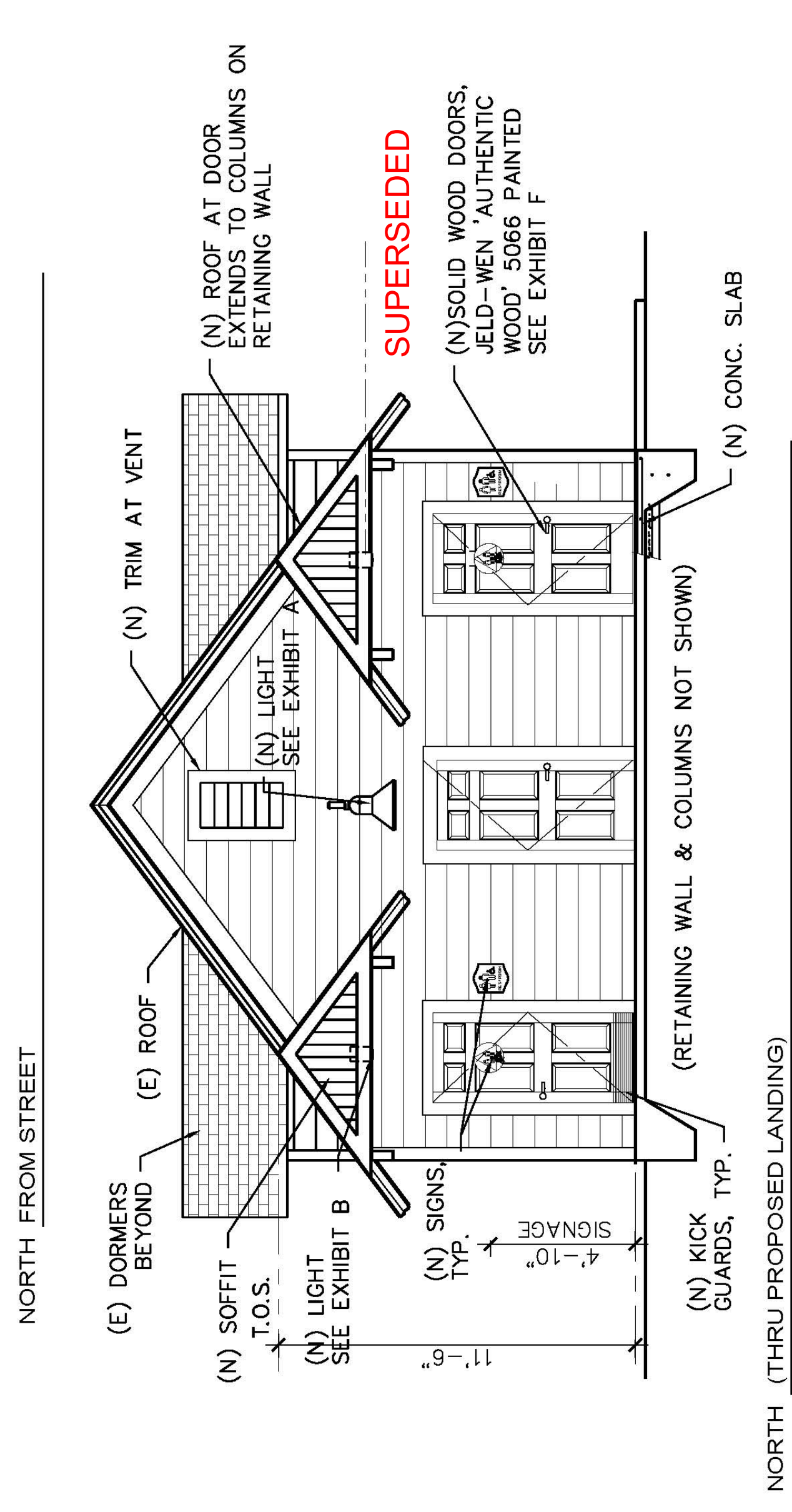
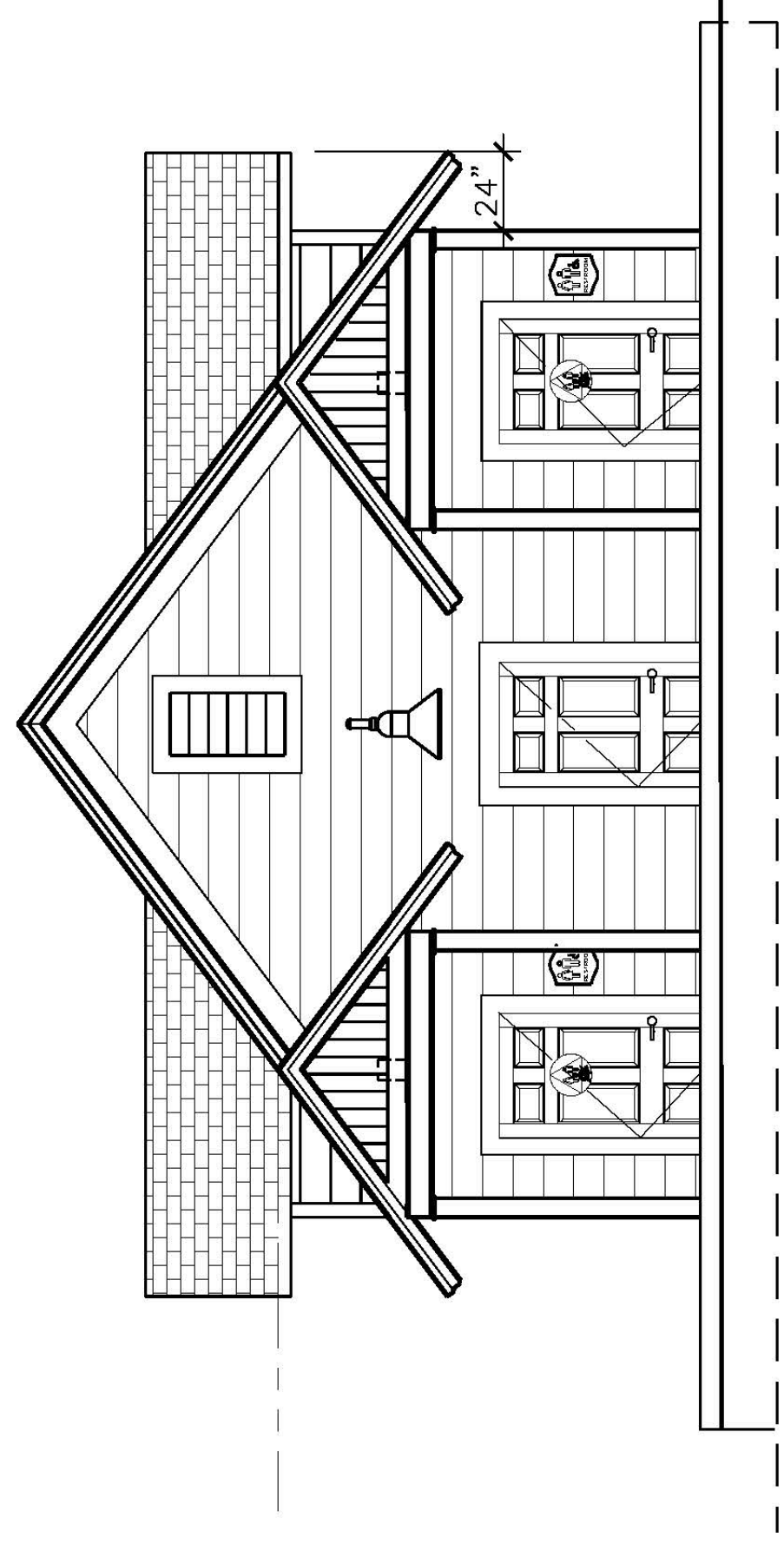
NTS



8"x5" BLACK ENGRAVED METAL PLATE 18" HIGH

PROPOSED PLANT NAMES SIGNAGE

NTS



EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"

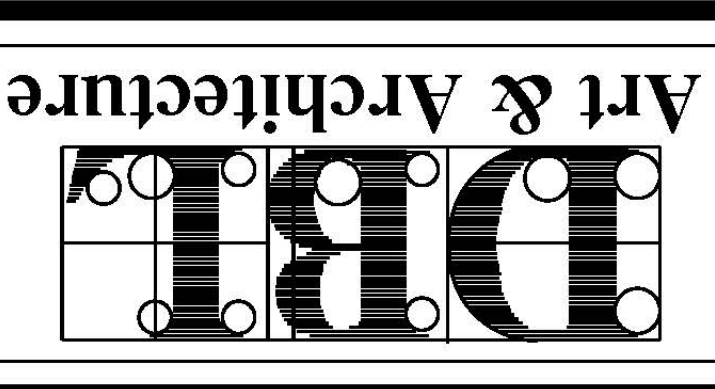
EXTERIOR ELEVATIONS

SCALE: 1/4" = 1'-0"  
DATE: 12/4/17  
DRAWN: BK  
FILE: FORD A3 ELEV SHEET

A3  
OF SHEETS

FORD HOUSE RESTROOM REMODEL  
MENDOCINO HEADLANDS STATE PARK  
MENDOCINO, CA AP#000-000-00

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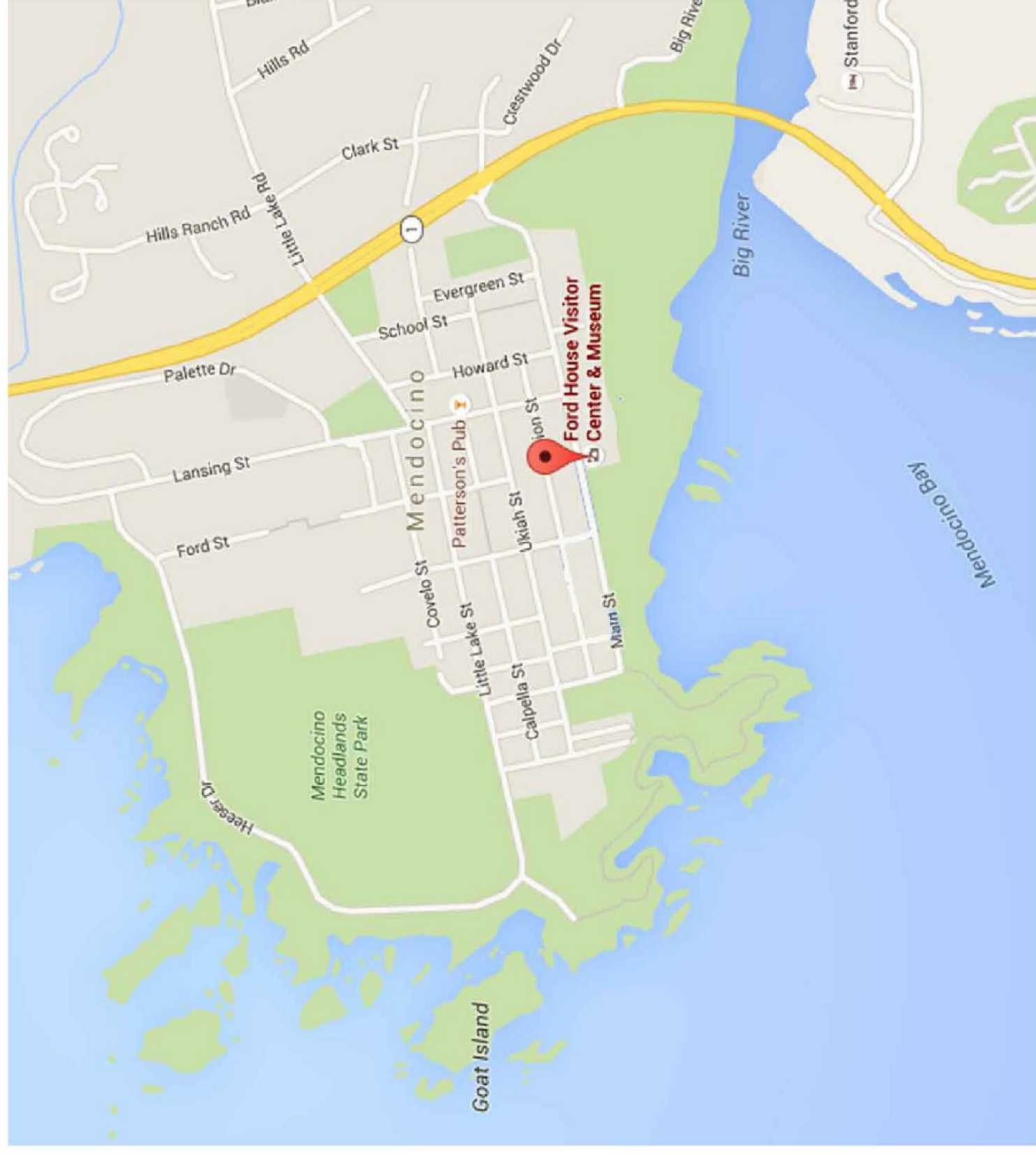


REVISIONS	BY

# FORD HOUSE RESTROOM REMODEL MENDOCINO HEADLANDS STATE PARK MENDOCINO, CA 95460

**ABBREVIATIONS:**

A.F.F.	ABOVE FINISHED FLOOR
AT	AT
BM	BEAM
BLK'G.	BLOCKING
B.T.	BABY CHANGING TABLE
C	CENTERLINE
CABT.	CABINET
C.J.	CEILING JOISTS
CONC.	CONCRETE
COMP.	COMPOSITION
C.S.	CHILD SEAT
C.T.	COLLAR TIES
DBL.	DOUBLE
D.F.	DOUGLAS FIR
DWG.	DRAWING
EA.	EACH
ELEV.	ELEVATION
(E), EXIST.	EXISTING
EQUIV.	EQUIVALENT
F.D.	FLOOR DRAIN
F.F.	FINISHED FLOOR
FIN. SLAB	FINISHED SLAB
F.O.ST.	FACE OF STUD
F.O.SL.	FACE OF SLAB
F.O.W.	FACE OF WALL
FDN.	EQUAL
FT.	FOOT
FTG.	FOOTING
GALV.	GALVANIZED
G.D.	GARBAGE DISPOSER
GYP. BD.	GYPSUM BOARD
HGR.	HANGER
HT.	HEIGHT
H.D.	HAND DRYER
INSUL.	INSULATION
LAV.	LAVATORY
MAX.	MAXIMUM
MIN.	MINIMUM
MFR.	MANUFACTURER
MTL.	METAL
N.T.S.	NOT TO SCALE
(N)	NEW
O/C	ON CENTER
PERF.	PERFORATED
P.C.	POST CAP
P.B.	POST BASE
PLYWD.	PLYWOOD
P.T.	PRESSURE TREATED
R.	RECYCLE
REFRG.	REFRIGERATOR
REDWD.	REDWOOD
REINF.	REINFORCE/REINFORCING
R.O.	ROUGH OPENING
SHT.	SHEET
S.	SINK
S.D.	SOAP DISPENSER
S.F.	SQUARE FOOT
S.S.	STAINLESS STEEL
T.	TRASH
T&B	TOP AND BOTTOM
T.B.D.	TO BE DETERMINED
T.&G.	TONGUE & GROOVE
T.O.SH.	TOP OF SHEATHING
T.O.SL.	TOP OF SLAB
T.O.R.	TOP OF ROOF
T.O.W.	TOP OF WALL
TYR.	TYPICAL
THK.	THICKNESS
U.	URINAL
U.O.N.	UNLESS OTHERWISE NOTED
V.I.F.	VERIFY IN FIELD
WWM	WOVEN WIRE MESH
W.P.	WATERPROOF
W.C.	TOILET
W/	WITH



**VICINITY MAP**  
N.T.S.

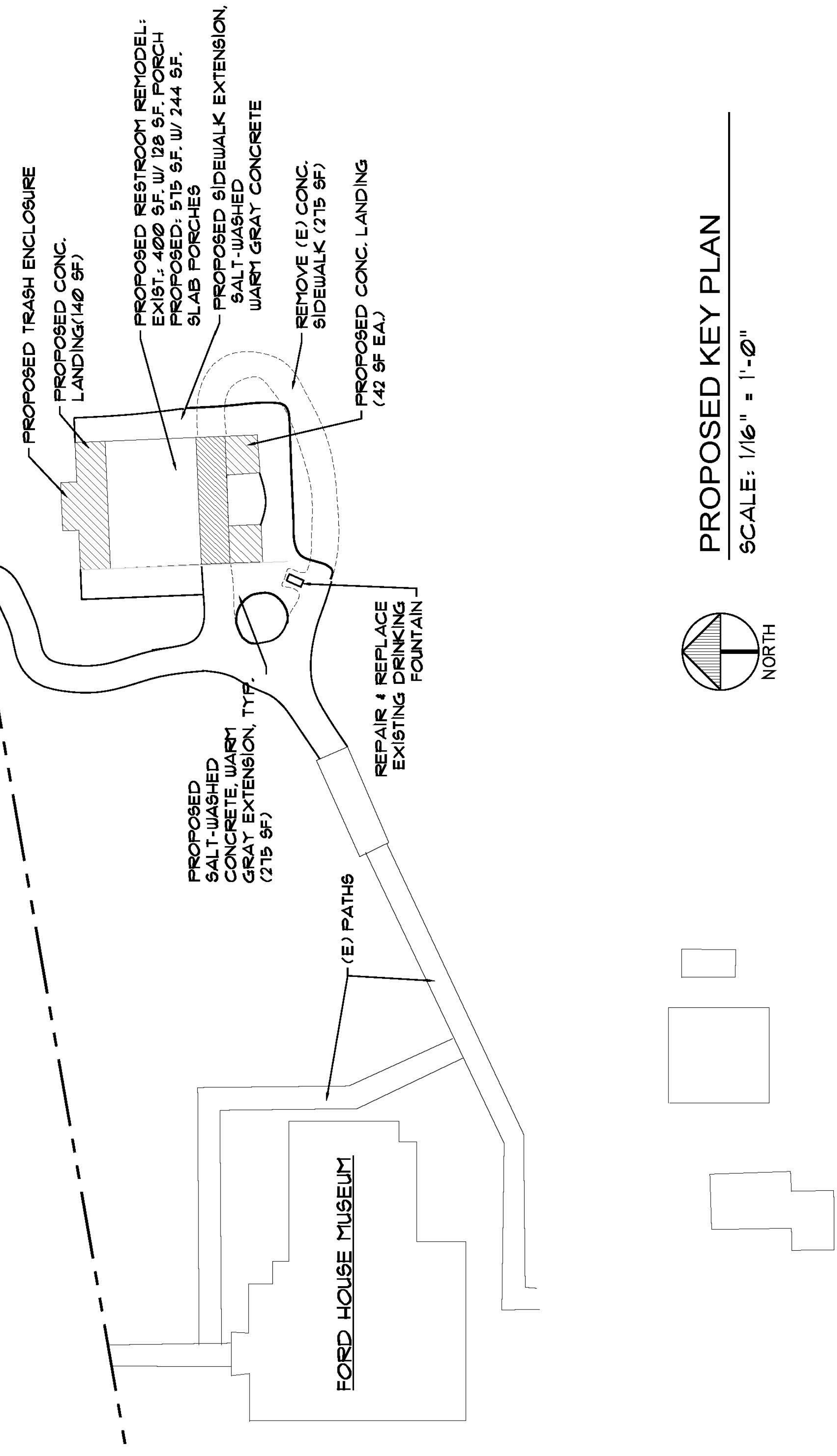
**APPLICABLE CODES:**

TITLE 19, CCR PUBLIC SAFETY, SPM REGULATIONS  
 2013 CA ADMINISTRATIVE CODE TITLE 24, PT. 1  
 2013 CA BUILDING CODE (CBC) TITLE 24, PT. 2  
 2013 CA ELECTRICAL CODE (CEC) TITLE 24, PT. 3  
 2013 CA MECHANICAL CODE (CMC) TITLE 24, PT. 4  
 2013 CA PLUMBING CODE (CPC) TITLE 24, PT. 5  
 2013 CA ENERGY CODE (CCER) TITLE 24, PT. 6  
 2013 CA FIRE CODE (CFC) CCR TITLE 24, PT. 9  
 2013 CA GREEN BUILDING STANDARDS TITLE 24, PT. 11  
 2013 CA REFERENCED STANDARDS TITLE 24, PT. 12

CA FIRE MARSHALL FILE #: 01-23-11-0011

**INDEX OF DRAWINGS:**

T1 VICINITY MAP, KEY PLAN & PROJECT INFORMATION  
 A0 SITE PLAN  
 A1 EXISTING FLOOR PLAN & ELEVATIONS  
 A2.1 DEMOLITION FLOOR & ROOF PLANS  
 A2.2 REFLECTED CLG & ROOF PLANS  
 A3 WINDOW & DOOR SCHEDULES & DETAILS  
 A3 EXTERIOR ELEVATIONS  
 A4 INTERIOR ELEVATIONS  
 A5 ACCESSIBILITY REQUIREMENTS  
 A6 BUILDING SECTIONS  
 A7 ARCHITECTURAL DETAILS  
 MEI MECH/ELEC. PLAN & DETAILS  
 PI PLUMBING PLAN & DETAILS  
 S1 FOUNDATION PLAN & DETAILS  
 S2 ROOF FRAMING PLANS & DETAILS  
 S3 STRUCTURAL DETAILS  
 SFI SPECIFICATIONS  
 SFP2 SPECIFICATIONS  
 CI GRADING PLAN



**PROPOSED KEY PLAN**  
SCALE: 1/16" = 1'-0"

VICINITY MAP, KEY PLAN AND PROJECT INFORMATION

FORD HOUSE RESTROOM REMODEL  
MENDOCINO HEADLANDS STATE PARK  
MENDOCINO, CA AP#000-000-00

SCALE: AS SHOWN  
DATE: 8/7/19  
DRAWN: MGH  
FILE: FORD T1  
SHEET T1 OF SHEETS

**DBT**  
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