



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

**DATE:** November 6, 2023  
**TO:** Mendocino Historical Review Board (MHRB)  
**FROM:** Jessie Waldman, Planner II  
**SUBJECT:** MHRB\_2021-0003 & MHRB\_2021-0018, Minor Alterations, MCDOT Encroachment

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**BACKGROUND:** On April 5, 2021, the Mendocino Historical Review Board approved permit MHRB\_2021-0003 to demolish existing structures and construct a single-family residence, water tower, decks, shed and ancillary structures at a developed parcel, located at 45270 Albion Street, Mendocino (APN: 119-217-06). On March 7, 2022, the Mendocino Historical Review Board approved permit MHRB\_2021-0018 to modify exterior architectural features of MHRB\_2021-0003. MHRB\_2021-0003 (Attachment C) and MHRB\_2021-0018 (Attachment D) included Conditions of Approval #13 and #15, which stated:

13. *Walkways and driveways surfaces shall be brick, flagstone, board, grass and gravel. Asphalt and Concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.*

15. *Driveway aprons and curb cuts may require an encroachment permit from MCDOT*

**REQUEST:** On October 16, 2023, Staff received a request from Mendocino County Department of Transportation (MCDOT) for confirmation of consistency of an encroachment permit for a residential driveway approach and MHRB approval.

Per MCDOT requirements, the required asphalt driveway approach per Mendocino County Standard A51A is for 15' of paving from the edge of existing pavement. However, MCDOT is allowing a reduced driveway approach of only 12' 6", which will end the paving at the property line as shown in green highlight on the proposed site plan (Attachment B).

**APPLICABLE SECTIONS OF MENDOCINO TOWN ZONING CODE:** Chapter 20.714 (Circulation and Parking) and Section 20.760.050 (Standards).

**APPLICABLE SECTIONS OF MHRB GUIDELINES:** Mendocino County Coastal Element Chapter 4.13, Appendix 7, MHRB Design Guidelines, Chapter VII for Building Design for Sidewalks and Driveways, page 9.

**RECOMMENDATIONS:** Staff recommends the Review Board consider granting a concurrent variance and adopt recommended minor alterations to allow for a reduced asphalt driveway to serve the single-family residence allowed pursuant to MHRB\_2021-0003 and MHRB\_2021-0018 permits.

**ATTACHMENTS:**

- A. Encroachment Request
- B. Proposed Site Plan
- C. MHRB\_2021-0003 Permit and Site Plan
- D. MHRB\_2021-0018 Permit and Site Plan

## Jessie Waldman

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**From:** Samuel Vandewater  
**Sent:** Sunday, October 15, 2023 5:31 PM  
**To:** Jessie Waldman  
**Subject:** FW: Encroachment Permit Site Plan - 45270 Albion St., Mendocino  
**Attachments:** DOT - 45270 Albion St..pdf

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**From:** Alexander Sequeira <sequeiraa@mendocinocounty.gov>  
**Sent:** Friday, October 13, 2023 11:52 AM  
**To:** PBSplannerFortBragg <PBSplannerFortBragg@mendocinocounty.gov>  
**Subject:** Encroachment Permit Site Plan - 45270 Albion St., Mendocino

Hello,

Please see attached site plan showing the proposed asphalt driveway approach per Mendocino County Standard A51A. Mendocino County DOT standard is for 15' of paving from the edge of pavement, however we are fine with the paving ending at property line (12'-6") as shown highlighted in green. Please let me know once it has been accepted by MHRB, so I can proceed with issuing an encroachment permit for this work within the County Right of Way. This work is already exempt from needing a CDP per CE\_2021-0027.

Thanks,

Alexander Sequeira  
Engineer I  
Mendocino County  
Department of Transportation  
(707) 234-2816  
[sequeiraa@mendocinocounty.org](mailto:sequeiraa@mendocinocounty.org)

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**From:** carrick railsback <[tarbell.cmr@gmail.com](mailto:tarbell.cmr@gmail.com)>  
**Sent:** Friday, October 13, 2023 9:38 AM  
**To:** Alexander Sequeira <[sequeiraa@mendocinocounty.gov](mailto:sequeiraa@mendocinocounty.gov)>  
**Subject:** Encroachment permit - 45270 Albion St., Mendocino

**Caution:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Alex,

Per our conversation yesterday, please see the attached site plan showing the dimensioned asphalt. Following our conversation, I did speak with Jesse from Planning and she told me that this would need to run through MHRB and that they have 1 meeting per month. On my side, this makes the process more time sensitive, so please let me know if you need anything else from me to push this through to her.

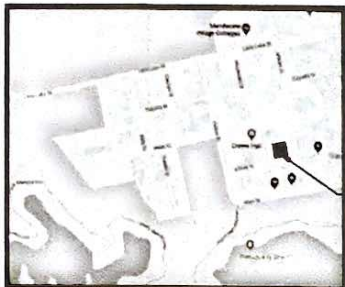
Thanks,

Carrick Railsback  
Tarbell Woodworks and Associates, Inc.  
cell: 510-708-4015

# NEW RESIDENCE W/ WATER TOWER & SHED

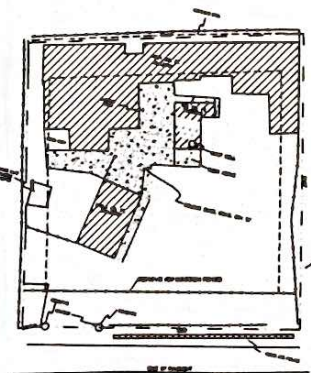
for JOHN CAVANAUGH & JULIE LOOK

45270 ALBION ST MENDOCINO, CA  
AP# 119-217-06



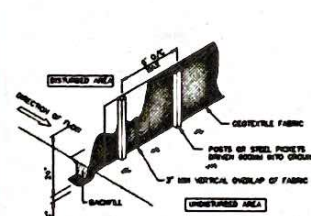
VICINITY / LOCATION PLAN

NOT TO SCALE

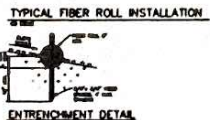
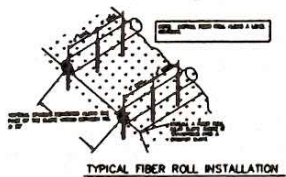


EXISTING PLOT PLAN

SCALE: 1/8" = 1'-0"



SEDIMENT FENCE DETAIL  
NOT TO SCALE



**AREA CALCULATIONS**

LOT SIZE: 6-000 SF

EXISTING BUILDINGS:

RESIDENCE - SINGLE STORY ..... 081 SF

LOOKOUT BLDG ..... 106 SF

FIRST FLOOR ..... 106 SF

SECOND FLOOR + DECK ..... 106 SF

GARAGE ..... 212 SF

TOTAL EXISTING BLDG SF ..... 1109 SF

EXISTING CONCRETE "PATIO" ..... 601 SF

TOTAL EXISTING LOT COVERAGE 2720 SF SF

**PROPOSED BUILDING:**

PROPOSED RESIDENCE W/ WATER TOWER

SINGLE STORY ..... 078 SF

DECK UNDER 30' ..... 078 SF

ENTRY DECK ..... 021 SF

DECK UNDER 30' (COVERED) MID ROOF DECK ..... 35 SF

BEDROOM DECK ..... 24 SF

PROPOSED SHED 9' ..... 100 SF

TOTAL PROPOSED LOT COVERAGE 664 SF

N/1 LOT COVERAGE

PROPOSED DECK UNDER 30' - 102 SF (-24 SF BEDROOM)

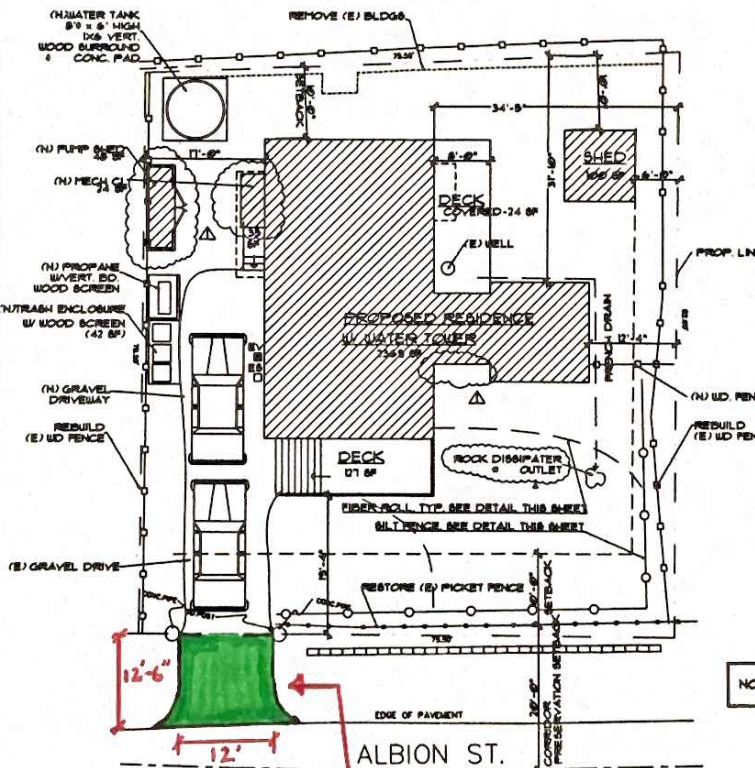
WATER TANK 8'x8' 100 SF

PUMP SHED - 48 SF

MECH CL - 24 SF

TRASH ENCLOSURE - 42 SF

PROPANE ENCLOSURE - 32 SF



PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"

- DEFERRED ITEMS:**
- SPRINKLER SYSTEM DESIGN TO BE OBTAINED. 2 COPIES OF PLANS FOR THE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF SPRINKLER SYSTEM.
  - PHOTONIC SYSTEM DESIGN TO BE OBTAINED. 2 COPIES OF THE PLANS FOR THE PV SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF THE PV SYSTEM.
  - MANUFACTURED TRUSS CALCUS TO BE OBTAINED. 2 COPIES OF THE PLANS FOR THE MANUFACTURED TRUSS SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO THE INSTALLATION OF ANY PART OF THE TRUSS SYSTEM.

**PROJECT DESCRIPTION:**

Demolish existing structures. Analyze condition. Structure neglected beyond repair & built with substandard materials & technique. Proposed project will comply with current code standards for setbacks in the Mendocino Town Residential Zone.

Proposed project includes a single family residence with attached water tower structure with wood tank 8'-0" x 8'-0" (36 SF total conditioned space) & deck (see schedule sheet A1). Accessory structures include 8'-0" x 8'-0" shed, propane tank, trash enclosure, (2) of pump shed, (1) 8' dia. water tank w/ wood screening & vertical wood fences.

The light fixtures are shielded, downcast sconces. (see sheet A32 for specs) at each door.

Proposed project will remove existing substandard concrete, fill in underground voids, replace existing wooden fencing, construct a gravel driveway & hedges pathway in landscaping.

**INDEX OF DRAWINGS**

**ARCHITECTURAL**

A1.0 PROJECT INFORMATION LOCATION MAP PLOT PLAN

A2.0 PROPOSED FLOOR PLANS

A2.1 PROPOSED ROOF PLAN

A3.1 PROPOSED EXTERIOR ELEVATIONS

A3.2 PROPOSED EXTERIOR ELEVATIONS

A4.0 PROPOSED BUILDING SECTIONS

A4.1 PROPOSED BUILDING SECTIONS

A5.0 SCHEDULES

A6.0 PROPOSED INTERIOR ELEVATIONS

A6.1 PROPOSED INTERIOR ELEVATIONS

A6.2 PROPOSED INTERIOR ELEVATIONS

A7.1 ARCHITECTURAL DETAILS

A7.2 ARCHITECTURAL DETAILS

MEM/ MECH/ ELEC/ PLUMB PLAN & DETAILS

T24 TITLE 24 ENERGY CALCUS

8N STRUCTURAL NOTES

80 FLOOR & 1ST FLOOR FRAMING PLANS

81 2ND FLOOR & ROOF FRAMING PLANS

80P STRUCTURAL DETAILS

8D1 STRUCTURAL DETAILS

8D2 STRUCTURAL DETAILS

8D3 STRUCTURAL DETAILS

**SITE AND BUILDING NOTES:**

ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A

CONSTRUCTION GROUP: TYPE V

BUILDING MATERIALS:

EXTERIOR MATERIALS: HORIZONTAL & VERTICAL WOOD

ROOFING: COMPOSITION SHINGLES

WINDOWS & DOORS: WOOD

NOTE: PROPERTY LINE LOCATIONS APPROXIMATE

**CONSTRUCTION NOTES:**

DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE.

IN DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.



Debra Lennox, AIA  
ARCHITECT  
LEDB, AIA  
PO Box 798  
Mendocino, CA 95460  
916.912.0770  
debra@dbiart.com  
www.dbiart.com

REVISION	BY
1	DBL

PROJECT INFORMATION, LOCATION & SITE PLAN  
NEW RESIDENCE W/ WATER TOWER & SHED  
JOHN CAVANAUGH & JULIE LOOK  
45270 ALBION ST  
MENDOCINO, CA  
APN 119-217-06

SCALE: AS NOTED  
DATE: 02/02/21  
DRAWN: DBL/LM  
FILE: CAVANA  
SHEET

A1.0

NEW ASPHALT PER MENDOCINO COUNTY STANDARD A51A

# Mendocino Historical Review Board

c/o Planning & Building Services

790 S. Franklin St.

Fort Bragg, CA 95437

964-5379



## MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Applicant: JULIE LOOK, JOHN CAVANAUGH, and DEBRA LENNOX

Date: April 16, 2021

Permit: MHRB # 2021-0003

On April 5, 2021, the Mendocino Historical Review Board granted JULIE LOOK AND JOHN CAVANAUGH this permit to demolish existing structures and construct a single-family residence, water tower, decks, shed and ancillary structures and located at 45270 Albion Street, Mendocino (APN 119-217-06).

**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. (B) The appearance of the proposed work will not detract from the appearance of other property within the District. (C) The proposed work consists of demolition of an existing structure and the proposed work will not unnecessarily damage or destroy a structure of historical, architectural or cultural significance.

### **CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. 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 have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
6. To establish that site work satisfies the requirements of MHRB Permit 2021-0003 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 2021-0003 have been satisfied.

7. Any Building Permit request shall include MHRB Permit 2021-0003 (printed on the plans submitted).
8. Exterior materials shall be clear finished wood with painted window frames. Window frame color shall be Benjamin Moore historic collection "Weston Flax," HC-5, or similar color in hue and brightness.
9. All exterior doors and window frames shall be made from wood. 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.
10. The 100-square-foot water storage tank shall be clad with 1-by-6 vertical wood surround.
11. The trash enclosure and propane tank shall be screened with wood, or by other similar means. Solid waste containers and the propane tank shall not be visible from the street and shall be located outside of the front yard.
12. Fences shall be made from wood. Solid fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Concrete or smooth concrete block are prohibited. Fence material, location, and height are regulated by MCC Sections 20.692.015(E).
13. Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
14. Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
15. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.
16. Trailers, RVs, Boats and other similar vehicles shall be stored within structures, e.g. garages, or off-site.
17. To eliminate conflicts between multiple permits, issued MHRB Permit 2016-0018 is no longer valid.

Issued on behalf of the Mendocino Historical Review Board.

By:   
JULIANA CHERRY, EXECUTIVE SECRETARY

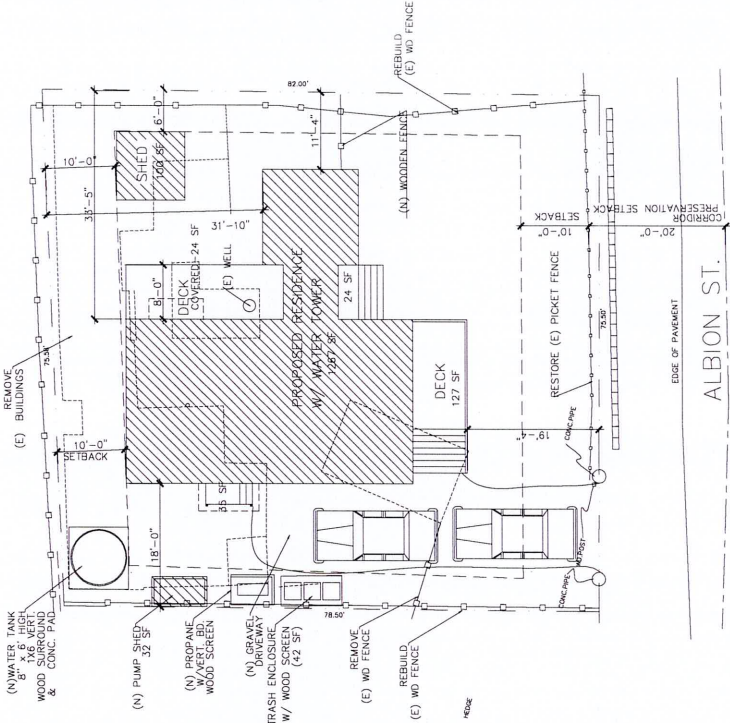
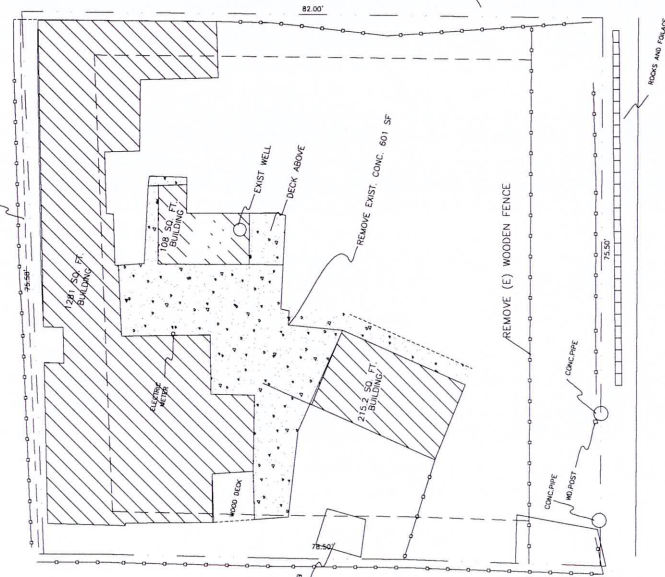
April 16, 2021  
DATE

# NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK  
42570 ALBION ST MENDOCINO, CA  
AP# 119-217-06



VICINITY / LOCATION PLAN  
NOT TO SCALE



**PROJECT DESCRIPTION:**

Demolish existing structures. Analysis of existing structures and beyond repair & built with standard materials & techniques. Proposed project will comply with current code standards for setbacks in Mendocino Town Ordinance. Proposed project includes a single family residence with attached water tower structure with wood tank above (2352 sf total conditioned space) & 6 decks (see sheet A3.1). Other features include a 100 sf shed, propane tank, trash enclosure, 32 sf pump shed, 8' dia water tank w/ wood screening & various wood fences. Wood fences are shielded, downcast spacers. (see sheet A3.2 for spaces) at each door. Proposed project will remove existing structures and construct a new residence with a water tower, propane tank, and construct a gravel driveway & flagstone pathway in landscaping.

**INDEX OF DRAWINGS**

- ARCHITECTURAL**
- A1.0 PROJECT INFORMATION, LOCATION MAP
  - A2.1 PROPOSED FLOOR PLAN
  - A3.1 PROPOSED EXTERIOR ELEVATIONS
  - A3.2 PROPOSED EXTERIOR ELEVATIONS
  - SITE AND BUILDING NOTES.
  - ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A
  - CONSTRUCTION GROUP: TYPE V
  - BUILDING MATERIALS: HORIZONTAL & VERTICAL WOOD
  - ROOFING: COMPOSITION SHINGLES
  - WINDOWS & DOORS: WOOD

**AREA CALCULATIONS**

- LOT SIZE: 6080 SF
- EXISTING BUILDINGS: RESIDENCE: 1281 SF
- LOOKOUT BLDG: 108 SF
- SECOND FLOOR + DECK: 108 SF
- GARAGE: 215.2 SF
- TOTAL EXISTING BLDG SF: 1709 SF
- EXISTING CONCRETE: 601 SF
- TOTAL EXISTING LOT COVERAGE: 2705 SF
- PROPOSED BUILDING: PROPOSED RESIDENCE W/ TOWER: 1267 SF
- FIRST FLOOR: 1267 SF
- DECK OVER 30": 127.9 SF
- ENTRY DECK: 24 SF
- DECK UNDER 30" (COVERED): 127.9 SF
- MUD ROOM DECK: 35 SF
- BEDROOM DECK: 24 SF
- TOTAL PROPOSED LOT COVERAGE: 15777 SF
- N/L LOT COVERAGE UNDER 30": 192 SF
- (-245' BEDROOM)
- WATER TANK: 100 SF
- PUMP SHED: 32 SF
- TRASH ENCLOSURE: 49 SF
- PROPANE ENCLOSURE: 32 SF



**Debra Lennox, AIA**  
ARCHITECT  
PO Box 798  
Mendocino, CA 95460  
707-937-0770  
dlennox@men.orf/www.dlennox.com

**PROJECT INFORMATION, LOCATION & SITE PLAN**  
NEW RESIDENCE W/ WATER TOWER & SHED  
JOHN CAVANAUGH & JULIE LOOK  
42570 ALBION ST  
MENDOCINO, CA  
APN 119-217-06

SCALE: AS NOTED.  
DATE: 2/17/2021  
FILE: DWG-ROT PLAN  
DRAWN: DBL  
SHEET: A1.0  
OF SHEETS

# Mendocino Historical Review Board

c/o Planning & Building Services  
120 West Fir Street  
Fort Bragg, CA 95437  
964-5379



## MENDOCINO HISTORICAL REVIEW BOARD PERMIT

Applicants: JULIE LOOK and JOHN CAVANAUGH

Date: March 18, 2022  
Permit: MHRB # 2021-0018

On March 7, 2022, the Mendocino Historical Review Board granted JULIE LOOK and JOHN CAVANAUGH this permit to modify exterior architectural features of MHRB Permit 2021-0003, an approved a single-family residence, water tower, decks, shed and ancillary structures, located at 45270 Albion Street, Mendocino (APN 119-217-06). The (horizontal) kitchen window is required to be divided.

**FINDINGS:** (a) The exterior appearance and design of the windows and doors harmonize with the exterior appearance and design of other structures located within the District and with that of existing residence; and (b) The appearance of the proposed windows and doors will not detract from the appearance of other property within the District as the design elements conform to the 1987 design guidelines.

### **CONDITIONS:**

1. This action shall become final and effective on the 11<sup>th</sup> day following the Review Board's decision unless an appeal is filed pursuant to Section 20.760.072 of the Mendocino County Code.
2. 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 have been completed prior to its expiration.
3. The application along with supplemental exhibits and related material shall be considered elements of this permit, and compliance therewith is mandatory.
4. 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.
5. 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 1 or more conditions to be void or ineffective, or has enjoined or otherwise prohibited the enforcement or operation of 1 or more such conditions.
6. To establish that site work satisfies the requirements of MHRB Permit 2021-0018 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 2021-0018 have been satisfied.



7. Any Building Permit request shall include MHRB Permit 2021-0003 and MHRB Permit 2021-0018 (printed on the plans submitted).
8. Exterior materials shall be clear finished wood with painted window frames. Window frame color shall be Benjamin Moore historic collection "Weston Flax," HC-5, or similar color in hue and brightness.
9. All exterior doors and window frames shall be made from wood. 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.
10. The 100-square-foot water storage tank shall be clad with 1-by-6 vertical wood surround.
11. The trash enclosure and propane tank shall be screened with wood, or by other similar means. Solid waste containers and the propane tank shall not be visible from the street and shall be located outside of the front yard.
12. Fences shall be made from wood. Solid fences are discouraged except where they are necessary for screening parking and storage. Chain link or metal fences, concrete block, plastic, fiberglass or plywood fences are prohibited. Concrete or smooth concrete block are prohibited. Fence material, location, and height are regulated by MCC Sections 20.692.015(E).
13. Walkways and driveways surfaces shall be of brick, flagstone, board, grass and gravel. Asphalt and concrete are prohibited. Major coverage of front yard setbacks is not allowed and shall be limited to areas shown on the approved site plan.
14. Prior to issuance of any building permit in reliance of this Permit, the property owner shall obtain a Categorical Exclusion from a Coastal Development Permit or obtain a Coastal Development Permit.
15. Driveway aprons and curb cuts may require an encroachment permit from MCDOT.
16. Trailers, RVs, Boats and other similar vehicles shall be stored within structures, e.g. garages, or off-site.
17. To eliminate conflicts between multiple permits, issued MHRB Permit 2016-0018 is no longer valid.

Issued on behalf of the Mendocino Historical Review Board.

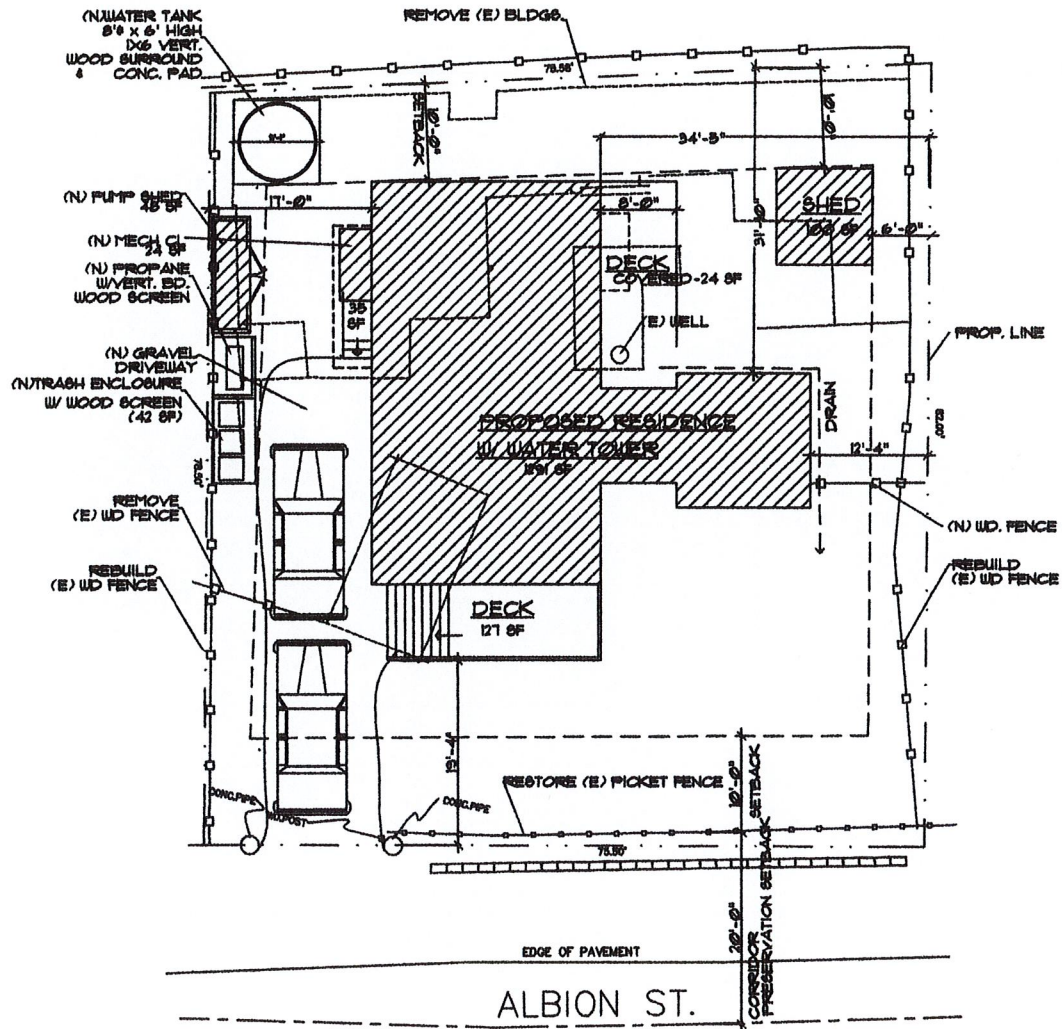
By:   
JULIANA CHERRY, EXECUTIVE SECRETARY

March 18, 2022  
DATE

# NEW RESIDENCE W/ WATER TOWER & SHED

for JOHN CAVANAUGH & JULIE LOOK

42570 ALBION ST MENDOCINO, CA  
AP# 119-217-06



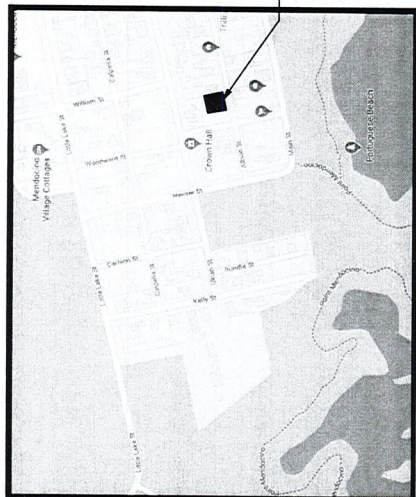
NORTH

## PLOT PLAN

SCALE: 1" = 20'

# NEW RESIDENCE W/ WATER TOWER & SHED

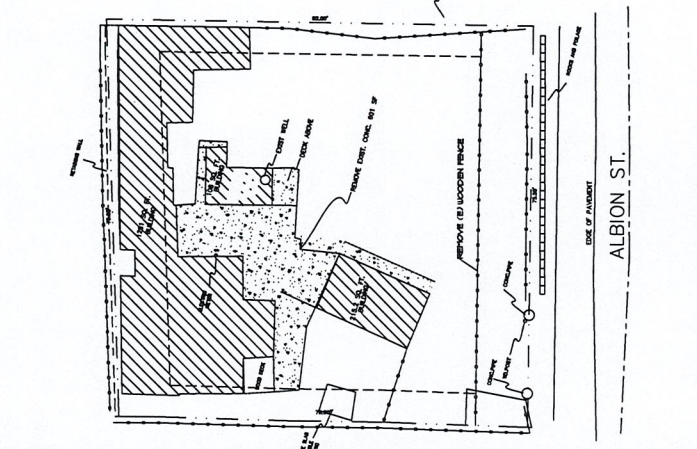
for JOHN CAVANAUGH & JULIE LOOK  
45270 ALBION ST MENDOCINO, CA  
AP# 119-217-06



VICINITY / LOCATION PLAN

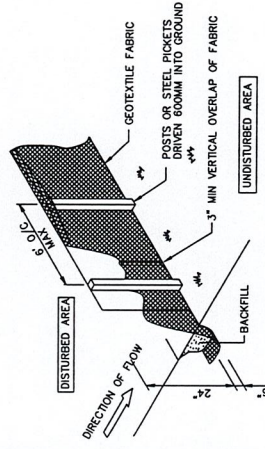
NOT TO SCALE

AREA CALCULATIONS	
LOT SIZE:	6080 SF
EXISTING BUILDINGS:	
RESIDENCE:	
SINGLE STORY	1281 SF
FIRST FLOOR	108 SF
SECOND FLOOR + DECK	108 SF
GARAGE	215.2 SF
TOTAL EXISTING BLDG SF	1109 SF
EXISTING CONCRETE "PATIO"	60 SF
TOTAL EXISTING LOT COVERAGE	2205 SF
PROPOSED BUILDING:	
PROPOSED RESIDENCE W/ WATER TOWER	
FIRST FLOOR	1718 SF
DECK OVER 30"	121 SF
ENTRY DECK	35 SF
DECK UNDER 30" (COVERED)	35 SF
MUD ROOM DECK	24 SF
BEDROOM DECK	24 SF
PROPOSED SHED #1	100 SF
TOTAL PROPOSED LOT COVERAGE	1564 SF
N/1 LOT COVERAGE	192 SF
PROPOSED DECK UNDER 30" (192 SF (-24 SF BEDROOM))	
WATER TANK	100 SF
PUMP SHED	48 SF
MECH. CL.	24 SF
TRASH ENCLOSURE	42 SF
PROPANE ENCLOSURE	32 SF



EXISTING PLOT PLAN

SCALE: 1/16" = 1'-0"



SEDIMENT FENCE DETAIL

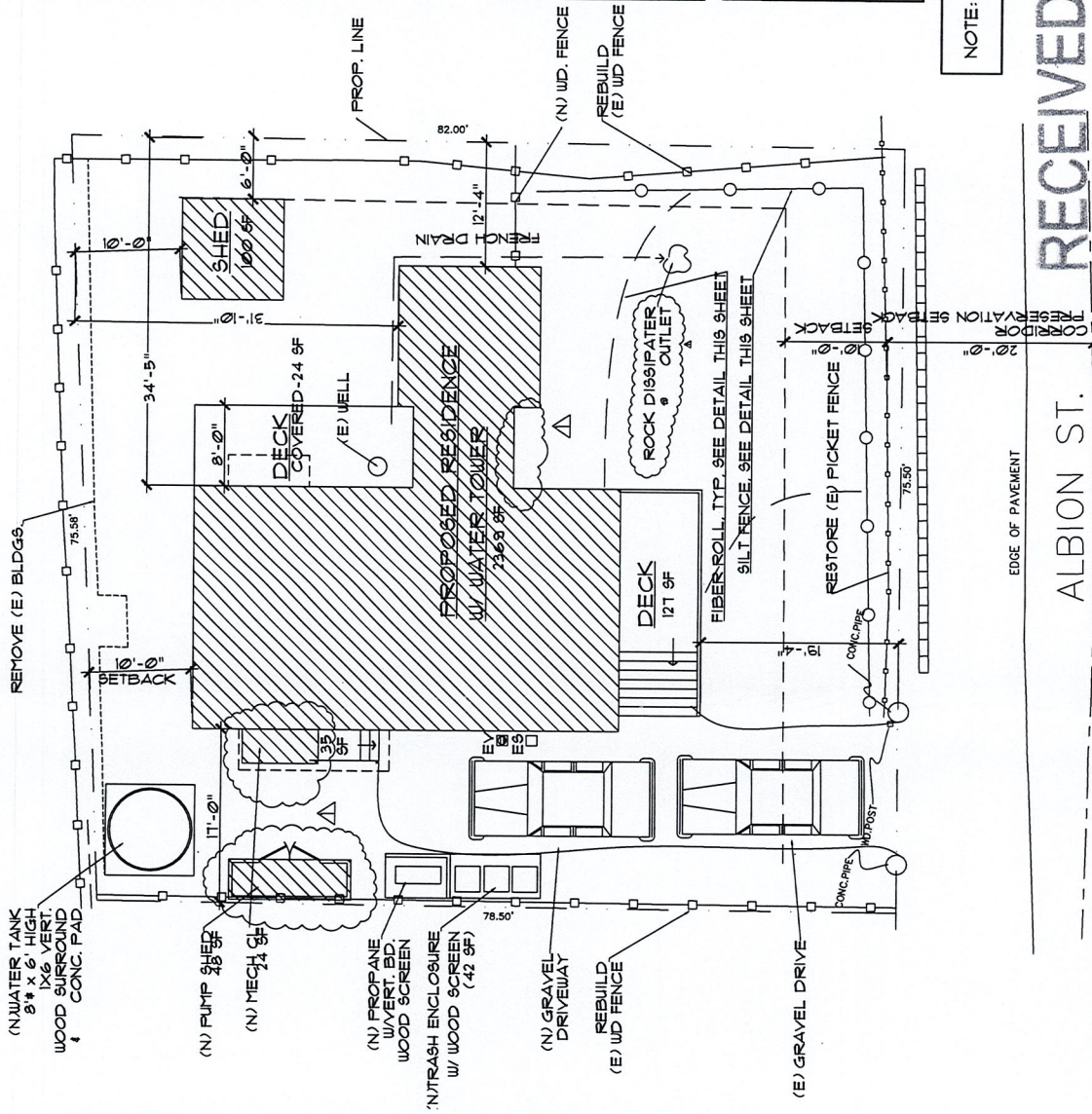
NOT TO SCALE

TYPICAL FIBER ROLL INSTALLATION

NOT TO SCALE

ENTRENCHMENT DETAIL

NOT TO SCALE



RECEIVED  
DEC 08 2021  
PLANNING & BUILDING SERVICES  
PROPOSED PLOT PLAN

DEC 08 2021

PLANNING & BUILDING SERVICES  
PROPOSED PLOT PLAN

SCALE: 1/8" = 1'-0"



- DEFERRED ITEMS:**
- SPRINKLER SYSTEM DESIGN TO BE DEFERRED. 2 COPIES OF PLANS FOR THE SPRINKLER SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF THE PV SYSTEM.
  - PHOTOVOLTAIC SYSTEM DESIGN TO BE DEFERRED. 2 COPIES OF THE PLANS FOR THE PV SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO INSTALLATION OF ANY PART OF THE PV SYSTEM.
  - MANUFACTURED TRUSS SYSTEM SHALL BE DEFERRED. 2 COPIES OF THE PLANS FOR THE MANUFACTURED TRUSS SYSTEM SHALL BE SUBMITTED TO THE BUILDING DEPT. & APPROVED PRIOR TO THE INSTALLATION OF ANY PART OF THE TRUSS SYSTEM.



**Debra Lennox, AIA**  
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REVISION	BY
17/9/21	DBL

PROJECT INFORMATION, LOCATION & SITE PLAN  
NEW RESIDENCE W/ WATER TOWER & SHED  
JOHN CAVANAUGH & JULIE LOOK  
45270 ALBION ST  
MENDOCINO, CA  
APN 119-217-06

SCALE: AS NOTED  
DATE: 12/16/2021  
DRAWN: DBL/LH  
FILE: CAVAK-AI  
SHEET

A1.0

OF SHEETS

**PROJECT DESCRIPTION:**  
Demolish existing structures. Analysis conclusion: structures neglected beyond repair & built with substandard materials & techniques. Proposed project will comply with current code standards for setbacks in the Mendocino Town Residential Zone.  
Proposed project includes a single family residence with attached water tower structure with wood tank above (2363 SF total conditioned space) & 6 decks (see schedule sheet A1).  
Accessory structures include a 100 SF shed, propane tank, trash enclosure, (48 SF pump shed), 8" dia. water tank w/ wood screening & various wood fences.  
The light fixtures are shielded, downcast sconces, (see sheet A32 for specs) at each door.  
Proposed project will remove existing substandard concrete, fill in underground voids, replace existing wooden fencing, construct a gravel driveway & flagstone pathway in landscaping.

**INDEX OF DRAWINGS**

ARCHITECTURAL
A1.0 PROJECT INFORMATION, LOCATION MAP
A2.0 PROPOSED FLOOR PLANS
A2.1 PROPOSED ROOF PLAN
A3.1 PROPOSED EXTERIOR ELEVATIONS
A3.2 PROPOSED EXTERIOR ELEVATIONS
A4.0 PROPOSED BUILDING SECTIONS
A4.1 PROPOSED BUILDING SECTIONS
A5.0 SCHEDULES
A6.0 PROPOSED INTERIOR ELEVATIONS
A6.1 PROPOSED INTERIOR ELEVATIONS
A6.2 PROPOSED INTERIOR ELEVATIONS
A7.1 ARCHITECTURAL DETAILS
A7.2 ARCHITECTURAL DETAILS
MEP1 MECH/ ELEC/ PLUMB PLAN & DETAILS
T24 TITLE 24 ENERGY CALC
S1 STRUCTURAL NOTES
S0 FOUND. & 1ST FLOOR FRAMING PLANS
S1 2ND FLOOR & ROOF FRAMING PLANS
S0 STRUCTURAL DETAILS
S01 STRUCTURAL DETAILS
S02 STRUCTURAL DETAILS
S03 STRUCTURAL DETAILS

**SITE AND BUILDING NOTES:**  
ZONING: MENDOCINO TOWN RESIDENTIAL HISTORICAL DISTRICT A  
CONSTRUCTION GROUP: TYPE V  
BUILDING MATERIALS:  
EXTERIOR MATERIALS: HORIZONTAL & VERTICAL WOOD  
ROOFING: COMPOSITION SHINGLES  
WINDOWS & DOORS: WOOD

NOTE: PROPERTY LINE LOCATIONS APPROXIMATE

**CONSTRUCTION NOTES:**  
DO NOT SCALE DRAWINGS. THE CONTRACTOR SHALL VERIFY DIMENSIONS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT SO THAT CLARIFICATION CAN BE MADE.  
DISCREPANCIES BETWEEN WRITTEN DESCRIPTIONS AND DRAWINGS, WRITTEN DESCRIPTIONS SHALL GOVERN.