



COUNTY OF MENDOCINO
DEPARTMENT OF PLANNING AND BUILDING SERVICES

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

JULIA KROG, DIRECTOR
TELEPHONE: 707-234-6650
FAX: 707-463-5709
FB PHONE: 707-964-5379
FB FAX: 707-961-2427
pbs@mendocinocounty.gov
www.mendocinocounty.org/pbs

April 02, 2024

Department of Transportation
Environmental Health -Fort Bragg
Building Inspection - Fort Bragg
Assessor
Air Quality Management
Archaeological Commission

Sonoma State University
Caltrans
Department of Forestry/ CalFire
-Land Use
Department of Fish and Wildlife
California Coastal Commission

Regional Water Quality Control Board
Cloverdale Rancheria
Redwood Valley Rancheria
Sherwood Valley Band of Pomo Indians
Fort Bragg Rural Fire Protection District

CASE#: CDP\_2024-0007
DATE FILED: 2/7/2024
OWNER: NORTH COAST RENTALS LLC
APPLICANT: BOUKEVARD CONSTRUCTION LLC
AGENT: ZAMAN HAMIM

REQUEST: Standard Coastal Development Permit to demolish an existing residence and replace with a new extension to the existing convenience store including a kitchen, storage, offices, and changes to façade and roofing materials. A new monument sign and modifications to existing metal fuel pump canopy with the relocation of parking is proposed.

LOCATION: In the Coastal Zone, 2± miles south of Fort Bragg city center, lying on the west side of State Route 1, 400± feet south of its intersection with Old Coast Highway (CR 436B), located at 18770 N Hwy 1, Fort Bragg; APNs: 017-280-39, -40, -41.

SUPERVISORIAL DISTRICT: 4
STAFF PLANNER: STEVEN SWITZER
RESPONSE DUE DATE: April 16, 2024

PROJECT INFORMATION CAN BE FOUND AT:

www.mendocinocounty.org

Select "Government" from the drop-down; then locate Planning and Building Services/Public Agency Referrals.

Mendocino County Planning & Building Services is soliciting your input, which will be used in staff analysis and forwarded to the appropriate public hearing. You are invited to comment on any aspect of the proposed project(s). Please convey any requirements or conditions your agency requires for project compliance to the project coordinator at the above address, or submit your comments by email to pbs@mendocinocounty.org. Please note the case number and name of the project coordinator with all correspondence to this department.

We have reviewed the above application and recommend the following (please check one):

- No comment at this time.
Recommend conditional approval (attached).
Applicant to submit additional information (attach items needed, or contact the applicant directly, copying Planning and Building Services in any correspondence you may have with the applicant)
Recommend denial (Attach reasons for recommending denial).
Recommend preparation of an Environmental Impact Report (attach reasons why an EIR should be required).
Other comments (attach as necessary).

REVIEWED BY:

Signature Department Date

# CASE: CDP\_2024-0007

---

**OWNER:** North Coast Rentals LLC

**APPLICANT:** Boulevard Construction INC.

**AGENT:** Zaman Hamim

**REQUEST:** Standard Coastal Development Permit to demolish an existing residence and replace with a new extension to the existing convenience store including a kitchen, storage, offices, and changes to façade and roofing materials. A new monument sign and modifications to existing metal fuel pump canopy with the relocation of parking is proposed.

**LOCATION:** In the Coastal Zone, 2± miles south of Fort Bragg city center, lying on the west side of State Route 1, 400± feet south of its intersection with Old Coast Highway (CR 436B), located at 18770 N Hwy 1, Fort Bragg; APNs: 017-280-39, -40, -41.

**APNS:** 017-280-39, -40, -41

**PARCEL SIZE:** 1.13± Acres

**GENERAL PLAN:** Commercial (C)

**ZONING:** Commercial (C)

**EXISTING USES:** Commercial

**DISTRICT:** 4 (Gjerde)

**RELATED CASES:** F6819; F7306 canopy; PA84-32; BF 2002-0290 remodel; 979-691 replace underground tanks; BL 242-11; BL 2012-0112; 8391 commercial addition remodel, U\_2017-0017 mixed use improvements (*Withdrawn 2023*)

---

	<u>ADJACENT GENERAL PLAN</u>	<u>ADJACENT ZONING</u>	<u>ADJACENT LOT SIZES</u>	<u>ADJACENT USES</u>
<b>NORTH:</b>	Commercial (C)	Commercial (C)	1± acre	Commercial
<b>EAST:</b>	Commercial (C)	Commercial (C)	1± acre	Commercial
<b>SOUTH:</b>	Commercial (C)	Commercial (C)	1± acre	Commercial
<b>WEST:</b>	Rural Residential (RR5)	Rural Residential (RR5)	1± acre	Residential

---

## REFERRAL AGENCIES

### LOCAL

- Air Quality Management District
- Archaeological Commission
- Assessor's Office
- Building Division (FB)
- Department of Transportation (DOT)
- Environmental Health (EH)

- Fort Bragg Rural Fire Protection District
- Sonoma State University

### STATE

- CALFIRE (Land Use)
- California Coastal Commission
- California Dept. of Fish & Wildlife

- CALTRANS

- Regional Water Quality Control Board

### TRIBAL

- Cloverdale Rancheria
  - Redwood Valley Rancheria
  - Sherwood Valley Band of Pomo Indians
- 

## **ADDITIONAL INFORMATION:**

**STAFF PLANNER:** STEVEN SWITZER

**DATE:** 4/2/2024

## ENVIRONMENTAL DATA

**1. MAC:**

GIS  
N/A

**2. FIRE HAZARD SEVERITY ZONE:**

CALFIRE FRAP maps/GIS  
*Moderate Fire Hazard*

**3. FIRE RESPONSIBILITY AREA:**

CALFIRE FRAP maps/GIS  
*State Responsibility Area (SRA)*

**4. FARMLAND CLASSIFICATION:**

GIS  
*Urban & Built-Up Land*

**5. FLOOD ZONE CLASSIFICATION:**

FEMA Flood Insurance Rate Maps (FIRM)  
NO

**6. COASTAL GROUNDWATER RESOURCE AREA:**

Coastal Groundwater Study/GIS  
*Marginal*

**7. SOIL CLASSIFICATION:**

Mendocino County Soils Study Eastern/Western Part  
*Western Soil Classification 212—Tregoning-Cleone complex*

**8. PYGMY VEGETATION OR PYGMY CAPABLE SOIL:**

LCP maps, Pygmy Soils Maps; GIS  
NO

**9. WILLIAMSON ACT CONTRACT:**

GIS/Mendocino County Assessor's Office  
NO

**10. TIMBER PRODUCTION ZONE:**

GIS  
NO

**11. WETLANDS CLASSIFICATION:**

GIS  
N/A

**12. EARTHQUAKE FAULT ZONE:**

Earthquake Fault Zone Maps; GIS  
NO

**13. AIRPORT LAND USE PLANNING AREA:**

Airport Land Use Plan; GIS  
NO

**14. SUPERFUND/BROWNFIELD/HAZMAT SITE:**

GIS; General Plan 3-11  
NO

**15. NATURAL DIVERSITY DATABASE:**

CA Dept. of Fish & Wildlife Rarefind Database/GIS  
YES

**16. STATE FOREST/PARK/RECREATION AREA ADJACENT:**

GIS; General Plan 3-10  
NO

**17. LANDSLIDE HAZARD:**

Hazards and Landslides Map; GIS; Policy RM-61; General Plan 4-44  
NO

**18. WATER EFFICIENT LANDSCAPE REQUIRED:**

Policy RM-7; General Plan 4-34  
NO

**19. WILD AND SCENIC RIVER:**

[www.rivers.gov](http://www.rivers.gov) (Eel Only); GIS  
NO

**20. SPECIFIC PLAN/SPECIAL PLAN AREA:**

Various Adopted Specific Plan Areas; GIS  
NO

**21. STATE CLEARINGHOUSE REQUIRED:**

Policy  
YES

**22. OAK WOODLAND AREA:**

USDA  
NO

**23. HARBOR DISTRICT:**

Sec. 20.512  
NO

### FOR PROJECTS WITHIN THE COASTAL ZONE ONLY

**24. LCP LAND USE CLASSIFICATION:**

LCP Land Use maps/GIS  
*LCP Map 14: Beaver*

**25. LCP LAND CAPABILITIES & NATURAL HAZARDS:**

LCP Land Capabilities maps/GIS; 20.500  
*Beach deposits & Stream Alluvium and Terraces (Zone 3)*

**26. LCP HABITATS & RESOURCES:**

LCP Habitat maps/GIS; 20.496  
*Coastal Forest and Urban*

**27. COASTAL COMMISSION APPEALABLE AREA:**

Post LCP Certification Permit and Appeal Jurisdiction maps/GIS; 20.544  
*Appealable*

**28. CDP EXCLUSION ZONE:**

CDP Exclusion Zone maps/GIS  
NO

**29. HIGHLY SCENIC AREA:**

Highly Scenic & Tree Removal Area Maps/GIS; Secs. 20.504.015, 20.504.020  
NO

**30. BIOLOGICAL RESOURCES & NATURAL AREAS:**

Biological Resources & Natural Area Map; GIS; General Plan 4-9  
NO

**31. BLUFFTOP GEOLOGY:**

GIS; 20.500.020  
NO

COUNTY OF MENDOCINO  
DEPT OF PLANNING AND BUILDING SERVICES  
120 WEST FIR STREET  
FORT BRAGG, CA 95437  
Telephone: 707-964-5379  
FAX: 707-961-2427  
pbs@co.mendocino.ca.us  
www.co.mendocino.ca.us/planning



Case No(s)	_____
CDF No(s)	_____
Date Filed	_____
Fee	_____
Receipt No.	_____
Received by	_____
Office Use Only	

**COASTAL ZONE APPLICATION FORM**

**APPLICANT**

Name	Boulevard Construction Inc						
Mailing Address	4080 Truxel Road Suite 100						
City	Sacramento	State	CA	Zip Code	95834	Phone	9165293982

**PROPERTY OWNER**

Name	North Coast Rentals LLC						
Mailing Address	18770 N Hwy 1						
City	Rort Gragg	State	CA	Zip Code	95437	Phone	707-489-2323

**AGENT**

Name	Zaman Hamim						
Mailing Address	4080 Truxel Road Suite 100						
City	Sacrameto	State	CA	Zip Code	95834	Phone	9165293982

**PARCEL SIZE**

46992  Square feet  
 Acres

**STREET ADDRESS OF PROJECT**

N Hwy 1

**ASSESSOR'S PARCEL NUMBER(S)**

017-280-41/ 017-280-40/ 017-280-39

I certify that the information submitted with this application is true and accurate.

Signature of Applicant/Agent \_\_\_\_\_ Date 11/16/2023

Signature of Owner *G.M. [Signature]* Date 11/16/2023

# COASTAL ZONE - SITE AND PROJECT DESCRIPTION QUESTIONNAIRE

The purpose of this questionnaire is to relate information concerning your application to the Planning and Building Services Department and other agencies who will be reviewing your project proposal. Please remember that the clearer picture that you give us of your project and the site, the easier it will be to promptly process your application. Please answer all questions. Those questions which do not pertain to your project, please indicate "Not Applicable" or "N/A".

## THE PROJECT

1. Describe your project and include secondary improvements such as wells, septic systems, grading, vegetation removal, roads, etc.

2. If the project is residential, please complete the following:

TYPE OF UNIT	NUMBER OF STRUCTURES	SQUARE FEET PER DWELLING UNIT
<input type="checkbox"/> Single Family	_____	_____
<input type="checkbox"/> Mobile Home	_____	_____
<input type="checkbox"/> Duplex	_____	_____
<input type="checkbox"/> Multifamily	_____	_____

If Multifamily, number of dwelling units per building: \_\_\_\_\_

3. If the project is commercial, industrial, or institutional, complete the following:

Total square footage of structures: \_\_\_\_\_  
 Estimated employees per shift: \_\_\_\_\_  
 Estimated shifts per day: \_\_\_\_\_  
 Type of loading facilities proposed: \_\_\_\_\_

4. Will the proposed project be phased?  Yes  No  
 If Yes, explain your plans for phasing.

5. Are there existing structures on the property?  Yes  No  
 If yes, describe below and identify the use of each structure on the plot plan.

6. Will any existing structures be demolished?  Yes  No  
 Will any existing structures be removed?  Yes  No

If yes to either question, describe the type of development to be demolished or removed, including the relocation site, if applicable.

7. Project Height. Maximum height of structure \_\_\_\_\_ feet.

8. Lot area (within property lines): \_\_\_\_\_  square feet  acres

9. Lot Coverage:

	EXISTING	NEW PROPOSED	TOTAL
Building coverage	_____ square feet	_____ square feet	_____ square feet
Paved area	_____ square feet	_____ square feet	_____ square feet
Landscaped area	_____ square feet	_____ square feet	_____ square feet
Unimproved area	_____ square feet	_____ square feet	_____ square feet
		GRAND TOTAL:	_____ square feet (Should equal gross area of parcel)

10. Gross floor area: \_\_\_\_\_ square feet (including covered parking and accessory buildings).

11. Parking will be provided as follows:

Number of Spaces	Existing _____	Proposed _____	Total _____
Number of covered spaces	_____	Size _____	
Number of uncovered spaces	_____	Size _____	
Number of standard spaces	_____	Size _____	
Number of handicapped spaces	_____	Size _____	

12. Utilities will be supplied to the site as follows:

A. Electricity

- Utility Company (service exists to the parcel).
- Utility Company (requires extension of services to site: \_\_\_\_\_ feet \_\_\_\_\_ miles)
- On Site generation, Specify: \_\_\_\_\_
- None

B. Gas

- Utility Company/Tank
- On Site generation, Specify: \_\_\_\_\_
- None

C. Telephone:  Yes  No

13. Will there be any exterior lighting?  Yes  No

If yes, describe below and identify the location of all exterior lighting on the plot plan and building plans.

14. What will be the method of sewage disposal?

- Community sewage system, specify supplier \_\_\_\_\_
- Septic Tank
- Other, specify \_\_\_\_\_

15. What will be the domestic water source?

- Community water system, specify supplier \_\_\_\_\_
- Well
- Spring
- Other, specify \_\_\_\_\_

16. Is any grading or road construction planned?  Yes  No

If yes, grading and drainage plans may be required. Also, describe the terrain to be traversed (e.g., steep, moderate slope, flat, etc.).

For grading and road construction, complete the following:

- A. Amount of cut: \_\_\_\_\_ cubic yards
- B. Amount of fill: \_\_\_\_\_ cubic yards
- C. Maximum height of fill slope: \_\_\_\_\_ feet
- D. Maximum height of cut slope: \_\_\_\_\_ feet
- E. Amount of import or export: \_\_\_\_\_ cubic yards
- F. Location of borrow or disposal site: \_\_\_\_\_  
\_\_\_\_\_

17.	Will vegetation be removed on areas other than the building sites and roads? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
18.	Does the project involve sand removal, mining or gravel extraction? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, detailed extraction, reclamation and monitoring may be required.
19.	Will the proposed development convert land currently or previously used for agriculture to another use? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, how many acres will be converted? _____ acres (An agricultural economic feasibility study may be required.)
20.	Will the development provide public or private recreational opportunities? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
21.	Is the proposed development visible from:  A. State Highway 1 or other scenic route? <input type="checkbox"/> Yes <input type="checkbox"/> No B. Park, beach or recreation area? <input type="checkbox"/> Yes <input type="checkbox"/> No
22.	Will the project involve the use or disposal of potentially hazardous materials such as toxic substances, flammables, or explosives? <input type="checkbox"/> Yes <input type="checkbox"/> No If yes, explain:
23.	Does the development involve diking, filling, dredging or placing structures in open coastal waters, wetlands, estuaries or lakes?  A. Diking <input type="checkbox"/> Yes <input type="checkbox"/> No B. Filling <input type="checkbox"/> Yes <input type="checkbox"/> No C. Dredging <input type="checkbox"/> Yes <input type="checkbox"/> No D. Placement of structures in open coastal waters, wetlands, estuaries or lakes <input type="checkbox"/> Yes <input type="checkbox"/> No  Amount of material to be dredged or filled? _____ cubic yards.  Location of dredged material disposal site: _____  _____  Has a U.S. Army Corps of Engineers permit been applied for? <input type="checkbox"/> Yes <input type="checkbox"/> No




If you need additional room to answer any question, attach additional sheets.

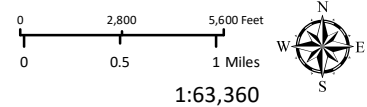




Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

-  Major Towns & Places
-  Coastal Zone Boundary
-  Highways
-  Major Roads



1:63,360

LOCATION

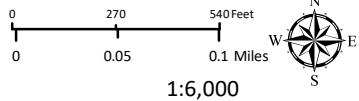
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

— Highways (2017)  
 — Public Roads  
 = Private Roads



1:6,000

AERIAL IMAGERY

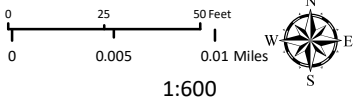
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

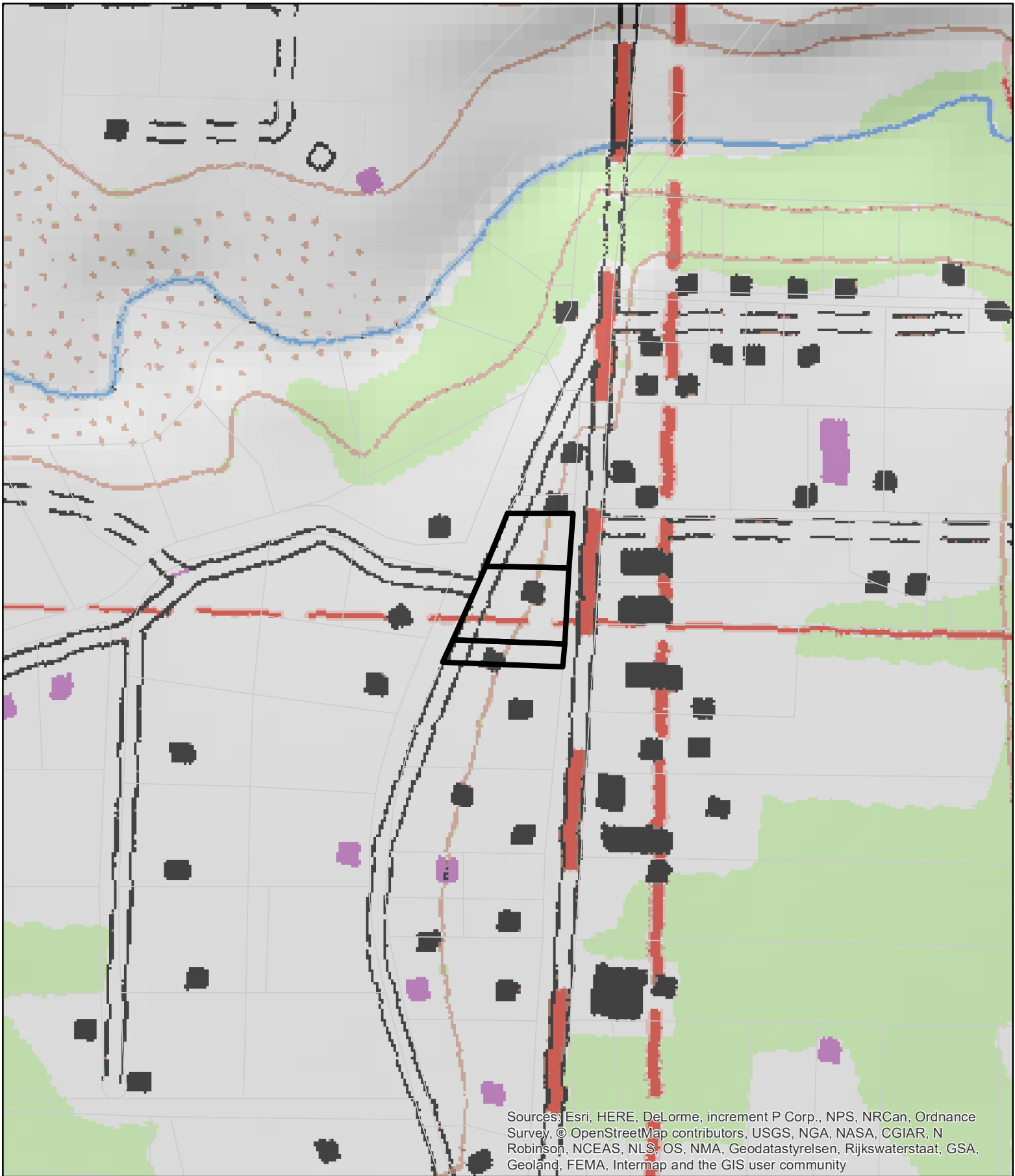
- Highways (2017)
- = = Public Roads
- = = = Private Roads



1:600


AERIAL IMAGERY

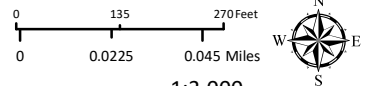
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAN, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

 Assessors Parcels



**1:3,000**  
**TOPOGRAPHIC MAP**  
 CONTOUR INTERVAL IS 40 FEET

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

**ABBREVIATIONS:**

AB, ANCHOR BOLT	JAN, JANITOR
AB, AGGREGATE BASE	J.M., LAMINATE
ACCUST. ACOUSTICAL	L.V., LAVATORY
AD, AREA DRAIN	LBS., POUNDS
ADJ, ADJUSTABLE	LVR, LOUVER
AH, AUTHORITY HAVING JURISDICTION	MACH., MACHINE
ALUM, ALUMINUM	MATL, MATERIAL
ALT, ALTERNATE	MAX, MAXIMUM
APPROX, APPROXIMATE	M.C., MACHINE BOLT
ARCH, ARCHITECTURAL	MECH., MECHANICAL
BITUM, BITUMINOUS	MFR, MANUFACTURER
BLDG, BUILDING	MIN, MINIMUM
BLK, BLOCK	MIR, MIRROR
BLKG, BLOCKING	MISC, MISCELLANEOUS
BM, BEAM	M.O., MASONRY OPENING
BTM, BOTTOM	MTD, MOUNTED
BD, BOARD	MTL, METAL
BU, BUILT-UP ROOF	N, NEW
CB, CABINET	N, NORTH
CB, CATCH BASIN	N.I.C, NOT IN CONTRACT
CEM, CEMENT	NO, OR # NUMBER
CFR, CERAMIC	NOM, NOMINAL
CFR, CONTRACTOR	N.T.S, NOT TO SCALE
FURNISHED CONTRACTOR	O.C., OUTSIDE DIAMETER (DIM.)
INSTALLED	OFF, OFFICE
CFR, CONTRACTOR	O.F., OWNER FURNISHED
FURNISHED OWNER	O.J., OWNER INSTALLED
INSTALLED	OPNG., OPENING
CL, CONSTRUCTION (CONTROL)	OPP, OPPOSITE
JOINT	P.D.F, POWDER DRIVEN
CL, CENTER LINE	PERF, PERFORATED
CL, CEILING	FASTENER
CLT, CLEAR	P.L., PLATE
CMU, CONCRETE MASONRY UNIT	P.L., PANEL
COL, COLUMN	PLAS, LAM. PLASTIC LAMINATE
CONC, CONCRETE	PLYWD, PLYWOOD
CONN, CONNECTION	PT., POINT
CONSTR., CONSTRUCTION	P.T.D, PAPER TOWEL
CONT., CONTINUOUS	DISPENSER
COOR, CORRIDOR	P.T.D/R COMBINATION PAPER TOWEL, DISPENSER & CONTR. COUNTER
CSK, COUNTERSUNK	RECEPTACLE
CTR, CENTER	PART PARTITION
DBL, DOUBLE	P.T.R, PAPER TOWEL RECEPTACLE
DEPT, DEPARTMENT	Q.T., QUARRY TILE
D.F., DRINKING FOUNTAIN	R, RISER/RADIUS
DTL, DETAIL	R.D., ROOF DRAIN
DI, DIAMETER	REF, REFERENCE
DIAG, DIAGONAL	REFR, REFERRIGERATOR
DEM, DIMENSION	REIN, REINFORCED
DISP, DISPENSER	(ING)
DN, DOWN	REQD., REQUIRED
DMR, DRAWER	REMS., REQUIREMENTS
DS, DOWNSPOUT	RESIL., RESILIENT
DEG, DRAWING	R.O., ROUGH OPENING
EA, EACH	RWD, REDWOOD
EL, EXPANSION JOINT	R.W.L., RAIN WATER LEADER
EL, ELEVATION	S.C., SOLED CORE
ELEV, ELEVATOR	S.C/D, DEAR COVER
ELEC, ELECTRICAL	DISPENSER
ENCL, ENCLOSURE	SCHED., SCHEDULE
EQL, ELECTRICAL PANEL	S.O.A, SOAP DISPENSER
EQ, EQUIV.	SECT, SECTION
EQUIP, EQUIPMENT	SH, SHELF
E.W.C., ELECTRIC WATER COOLER	SHWR, SHOWER
EXST., (E) EXISTING	SH, SHEET
EXP, EXPANSION	SIM, SIMILAR
EXT, EXTERIOR	S.N/D, SANITARY NAPKIN DISPENSER
F.A, FIRE ALARM	S.N/R, SANITARY NAPKIN RECEPTACLE
F.D, FLOOR DRAIN	F.E, FIRE EXTINGUISHER
FN, FOUNDATION	F.E.C, FIRE EXTINGUISHER CABINET
F.F, FINISH FLOOR	F.H.C, FIRE HOSE CABINET
F.H.W.S, FLAT HEAD WOOD SCREW	F.H.W.S, FLAT HEAD WOOD SCREW
FIN, FINISH	FIN, FINISH
FLASH, FLASHING	FLASH, FLASHING
FLR, FLOOR	FLR, FLOOR
FLUR, FLUORESCENT	FLUR, FLUORESCENT
F.O.C, FACE OF CONCRETE	F.O.C, FACE OF CONCRETE
F.O.F, FACE OF FINISH	F.O.F, FACE OF FINISH
F.O.S, FACE OF STUD	F.O.S, FACE OF STUD
FR, FRAME	FR, FRAME
F.T, FIRE-RETARDANT TREATED	F.T, FIRE-RETARDANT TREATED
FT, FOOT OR FEET	FT, FOOT OR FEET
FURR, FURRING	FURR, FURRING
GA, GAUGE	GA, GAUGE
GALV, GALVANIZED	GALV, GALVANIZED
G.I, GALVANIZED IRON	G.I, GALVANIZED IRON
GL, GLASS	GL, GLASS
GND, GROUND	GND, GROUND
GWB, GYPSUM WALLBOARD	GWB, GYPSUM WALLBOARD
GYP, GYPSUM	GYP, GYPSUM
H.B, HOSE BIBE	H.B, HOSE BIBE
H.C, HOLLOW CORE	H.C, HOLLOW CORE
HWD, HARDWOOD	HWD, HARDWOOD
H.M, HOLLOW METAL	H.M, HOLLOW METAL
HORIZ, HORIZONTAL	HORIZ, HORIZONTAL
HR, HOUR	HR, HOUR
HT, HEIGHT	HT, HEIGHT
ID, INSIDE DIAMETER (DIM.)	ID, INSIDE DIAMETER (DIM.)
INSUL, INSULATION	INSUL, INSULATION
INT, INTERIOR	WD., WOOD

**GENERAL NOTES:**

- CONTRACTOR RESPONSIBILITIES**
1. THE CONTRACTOR SHALL EXAMINE THE DRAWINGS AND SPECIFICATIONS AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES HE MAY FIND BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR SHALL VERIFY CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  2. THE CONTRACTOR SHALL NOTIFY UNDERGROUND SERVICE ALERT PRIOR TO ANY EXCAVATING, AND RELATED SERVICE CONNECTIONS WITH UNDERGROUND SERVICE ALERT (USA), UTILITY PROVIDERS AND COUNTY.
  3. THE CONTRACTOR SHALL COORDINATE REMOVAL, ABANDONMENT AND/OR RELOCATION OF EXISTING UTILITIES ABOVE OR BELOW GROUND WITH THE RESPECTIVE UTILITY PROVIDER AND FACILITY OWNER.
  4. THE CONTRACTOR SHALL PERFORM ALL WORK WITHIN STREET TIGHT-OF-WAYS ACCORDING TO THE APPROVED CITY STANDARD PLANS AND SPECIFICATIONS.
  5. THE CONTRACTOR SHALL PROVIDE TEMPORARY BRACES, SHORES, AND GUYES REQUIRED TO SUPPORT ALL LOADS TO WHICH THE BUILDING STRUCTURES AND COMPONENTS, ADJACENT SOILS, AND STRUCTURES, UTILITIES, AND RIGHT-OF-WAYS MAY BE SUBJECT DURING CONSTRUCTION.
  6. FLOOR AND WALL OPENINGS, SLEEVES, VARIATIONS IN THE STRUCTURAL SLAB ELEVATIONS, DEPRESSED AREAS, AND ALL OTHER ARCHITECTURAL, MECHANICAL, CONTRACTOR PROCEEDS WITH CONSTRUCTION.

**CONSTRUCTION DOCUMENTS**

1. ALL DRAWINGS, ISSUED SEPARATELY AS CONSTRUCTION PACKAGES INCLUDING ALL DETAILS, SPECIFICATIONS, AND SCHEDULES, BOUND SEPARATELY, ARE PART OF THE CONTRACT DRAWINGS.
2. ITEMS MARKED "N.I.C." ARE NOT IN CONTRACT. SUCH ITEMS ARE INCLUDING IN THE DOCUMENTS WHEN CONTRACTORS COORDINATION FOR CONSTRUCTION IS REQUIRED. DIMENSIONS: A) IN NO CASE SHALL WORKING DIMENSIONS BE SCALED FROM PLANS, SECTIONS, OR DETAILS ON DRAWING. B) ALL DIMENSIONS TO OPENINGS ARE TO THE FINISHED FACE UNLESS NOTED OTHERWISE. C) ALL DIMENSIONS TO STUD PARTITIONS ARE TO THE FINISH FLOOR UNLESS NOTED F.O.S. (FACE OF STUD). D) CEILING HEIGHT DIMENSIONS ARE FROM FINISH FLOOR TO FINISH FACE OF CEILING. E) ALL DIMENSIONS SHALL BE VERIFIED IN THE FIELD BEFORE PROCEEDING WITH THE WORK.
3. DETAILS MARKED "TYPICAL" SHALL APPLY IN ALL CASES UNLESS SPECIFICALLY NOTED OTHERWISE.
4. WHERE NO SPECIFIC DETAIL IS SHOWN, THE FRAMING, OR CONSTRUCTION SHALL BE IDENTICAL OR SIMILAR TO THAT INDICATED FOR LIKE CASES OF CONSTRUCTION ON THE PROJECT. PROVIDE AND INSTALL U.I., APPROVED FIRE STOPPING AND WEAPS AT ALL PENETRATIONS PER CHAPTER 7 OF THE CALIFORNIA BUILDING CODE AND THE UNIFORM FIRE CODE. SEE DRAWINGS FOR TYPICAL DETAILS.
5. DOOR SIZES INDICATED ON DOOR SCHEDULE ARE DOOR DIMENSIONS. ALLOWANCES FOR THURSH HOLDS OF OCCUPANT LOAD, THERE SHALL BE A FLOOR OR LANDING ON EACH SIDE OF THE DOOR. THE FLOOR LANDING SHALL NOT BE MORE THAN ½" LOWER THAN THE THURSH HOLD OF THE DOORWAY.
6. THE PRECISE DIMENSIONS AND LOCATIONS OF ALL DOOR LOUVERS AND WINDOW OPENINGS SHALL BE DETERMINED FROM ARCHITECTURAL PLANS AND DETAILS. OTHER WALL AND FLOOR OPENINGS AS REQUIRED BY MECHANICAL, ELECTRICAL, OR SIMILAR REQUIREMENTS SHALL BE VERIFIED FROM SHOP DRAWINGS, EQUIPMENT DATA, ETC. AS REQUIRED.
7. DOOR OPENINGS NOT LOCATED BY DIMENSIONS SHALL BE CENTERED IN WALLS AS SHOWN OR LOCATED 5" FROM FINISH WALL TO FINISH JAMB UNLESS OTHERWISE NOTED.
8. SEE ARCHITECTURAL CEILING PLANS FOR DIMENSIONS LOCATED LIGHT FIXTURES, DIFFUSERS, AND SPEAKERS. ARCHITECTURAL REFLECTED CEILING PLANS DO NOT INDICATE WALL MOUNTED FIXTURES, REFER TO ELECTRICAL DRAWINGS FOR ALL LIGHTING FIXTURES. -RECESSED SURFACE, OR WALL MOUNTED.
9. CEILING SUSPENSION SYSTEM SHALL PROVIDE FOR CEILING SYSTEM ONLY. ADDITIONAL INDEPENDENT FRAMING FOR LIGHTING FIXTURE, EXIT SIGNS, GRILLS, AIRBARS, AND AIR CONDITIONING DIFFUSERS SHALL BE REQUIRED. ATTACHMENT OF HANGERS OR FRAMING TO DUCTWORK IS PROHIBITED.
10. WHERE LARGER STUDS OR FURRING ARE REQUIRED TO COVER DUCTS, PIPING, CONDUITS, ETC., THE LARGER STUD SIZE OR FURRING TO EXTEND FULL WIDTH OF WALL SURFACE WHERE FURRING OCCURS.
11. PROVIDE ADEQUATE ANCHORAGE, BLOCKING, BACKING, AND FRAMING FOR FIRE SPRINKLERS, PIPING, LIGHT FIXTURES, ELECTRICAL UNITS, HVAC EQUIPMENT, DRAPERY, AND CEILING TRACKS AS REQUIRED FOR A COMPLETE INSTALLATION.
12. ALL CABINETS RECESSED INTO CORRIDOR WALLS SHALL BE BACKED WITH ONE HOUR OR TWO HOURS FIRE RESISTIVE CONSTRUCTION AS REQUIRED. ELECTRICAL PANELS AND/OR WIRING SYSTEMS SHALL NOT BE LOCATED IN CORRIDOR OR SHAFR WALLS. ALL STEEL, STUD SIZES AND SPACING IN GYPSUM BOARD WALLS SHALL BE IN ACCORDANCE WITH UNDERWRITER LABORATORIES, INC. FOR RATED ASSEMBLIES. SUBMIT DATA FOR APPROVAL.
13. ALL SINGLE LAYER GYPSUM BOARD WALLS CONTIGUOUS AND CONTIGUOUS WITH DOUBLE LAYER GYPSUM BOARD SHALL MAINTAIN ONE CONTINUOUS OUTER LAYER OF GYPSUM BOARD AT THE SAME FACE OF FINISH, METAL STUDS AND FURRING CHANNELS SHALL BE OFFSET ACCORDINGLY.
14. WALL AND COLUMN GYPSUM BOARD FACING ON OTHER THAN FIRE AND SOUND RATED WALLS SHALL EXTEND 6" MINIMUM ABLE CEILING HEIGHT.
15. GYPSUM BOARD ON INTERIOR METAL STUDS SHALL BE ½" THICK UNLESS NOTED OTHERWISE.

**MECHANICAL AND PLUMBING**

1. CEILING ACCESS PANELS SHALL BE PROVIDED BY THE MECHANICAL FIRE SPRINKLER AND PLUMBING CONTRACTORS AND LOCATED BELOW ALL VALVES, DUCTWORK, FIRE DAMPERS, ETC., AND AS REQUIRED OR AS DIRECTED BY THE ARCHITECT.
2. FIRE SPRINKLERS SHALL BE REVIEWED AND APPROVED BY THE FIRE MARSHALL AND DESIGN TEAM PRIOR TO INSTALLATION.
3. PIPE SLEEVES IN MECHANICAL EQUIPMENT ROOMS SHALL EXTEND 2" ABOVE THE FLOOR LINE. ELECTROLYSIS PROTECTION SHALL BE PROVIDED BETWEEN ALL DISSIMILAR METALS WHEREVER THE TWO ARE IN CONTACT.

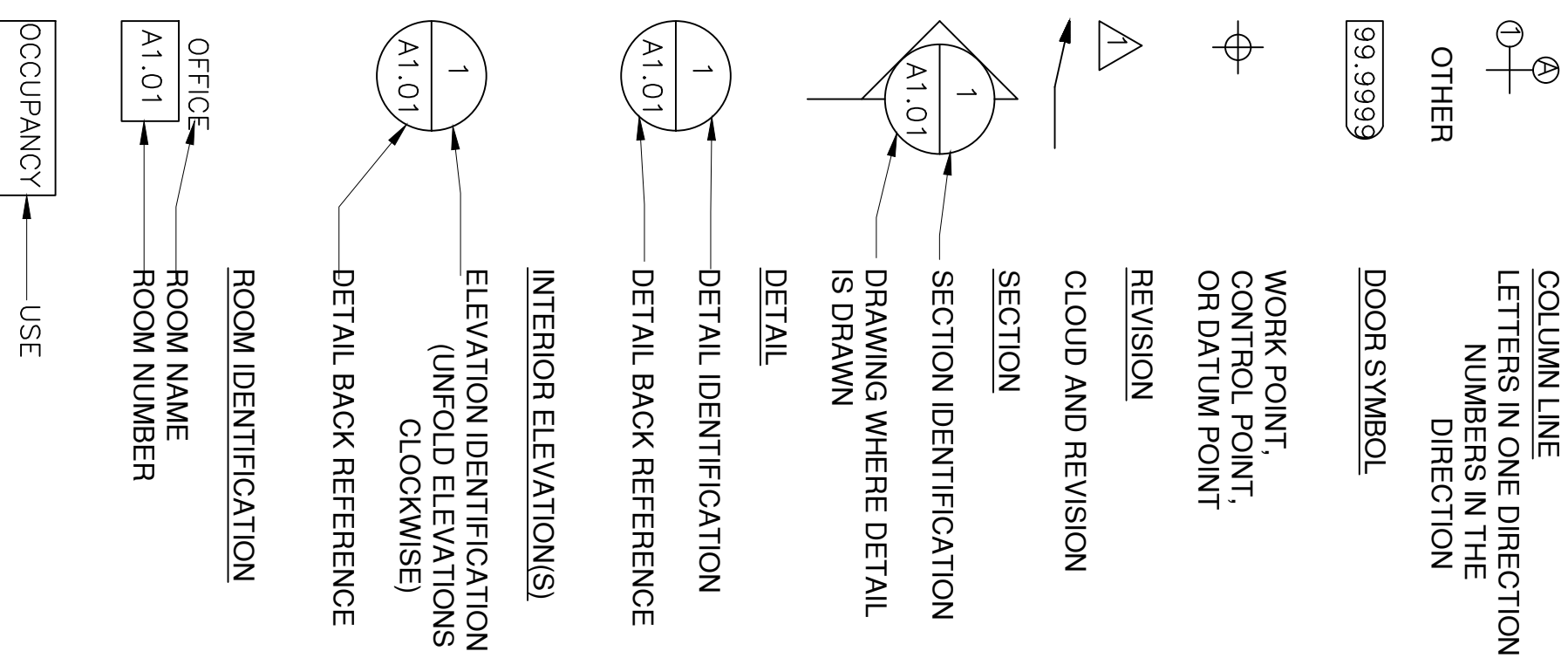
**TYPICAL NOTES**

1. "SIMILAR" MEANS COMPARABLE CHARACTERISTICS FOR THE CONDITIONS NOTED. VERIFY DIMENSIONS AND/OR ORIENTATIONS ON PLAN AND/OR ELEVATIONS. DIMENSIONS ARE NOT ADJUSTABLE WITHOUT APPROVAL OF ARCHITECT IN WRITING.
2. UNDERCUT ALL DOORS TO CLEAR TOP OF CARPET ½" MAXIMUM.

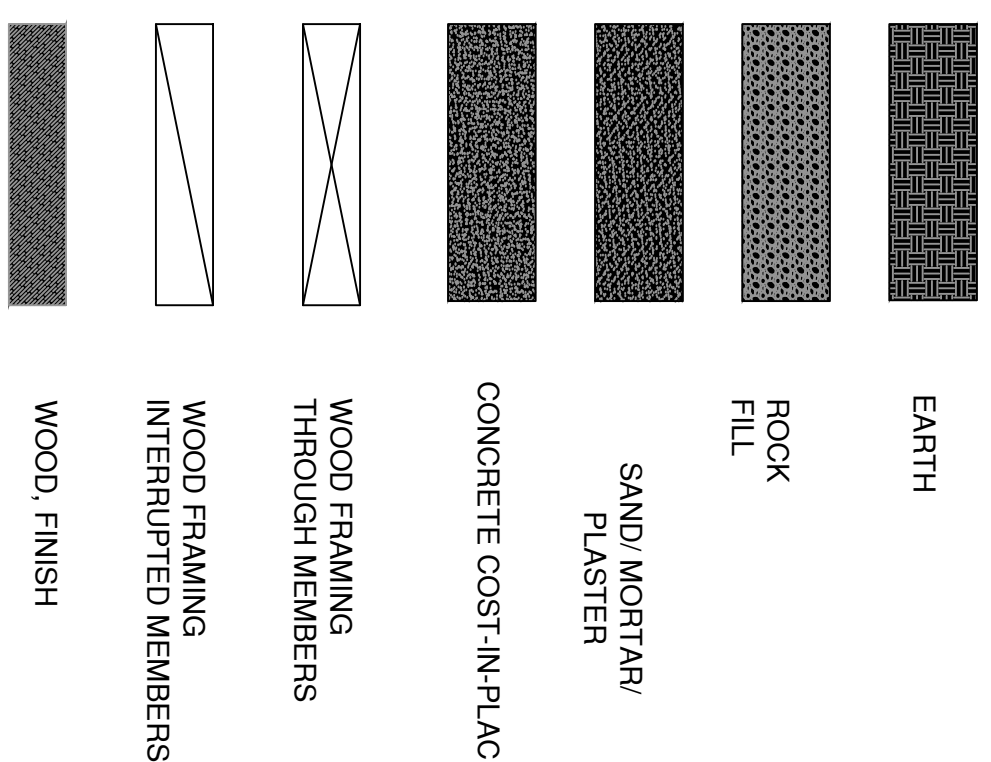
**CONTINUALLY OF ABBREVIATION:**

WDW WINDOW	YD, YARD
W/O WITHOUT	& AND
W.P WATERPROOF	@ AT
WNSCT WAINSCOT	1,CENTRALLINE
WT, WEIGHT	Ø,DIAMETER OR ROUND
W.W.F, WELDED WIRE FABRIC	#, ROUND OR NUMBER
W/R WATER RESISTANT	*SQUARE FOOT (FEET)

**SYMBOLS:**



**MATERIALS:**



**SHEET INDEX:**

SHEET NUMBER	SHEET TITLE
T-1.0	TITLE AND CODE SHEET
GENERAL:	GENERAL INFORMATION
G-1.0	GENERAL INFORMATION
C.V.L:	EXISTING SITE PLAN
C-1.0	PROPOSED SITE PLAN
C-3.0	PROPOSED GAS STATION SIGNAGE PLAN
ARCHITECTURAL:	
A-1.0	EXISTING FLOOR PLAN
A-2.0	EXISTING ELEVATIONS
A-3.0	PROPOSED FLOOR PLAN
A-4.0	PROPOSED ELEVATIONS
A-5.0	EXISTING GAS STATION PLAN AND ELEVATIONS
A-6.0	PROPOSED GAS STATION PLAN AND ELEVATIONS
A-7.0	RENDER

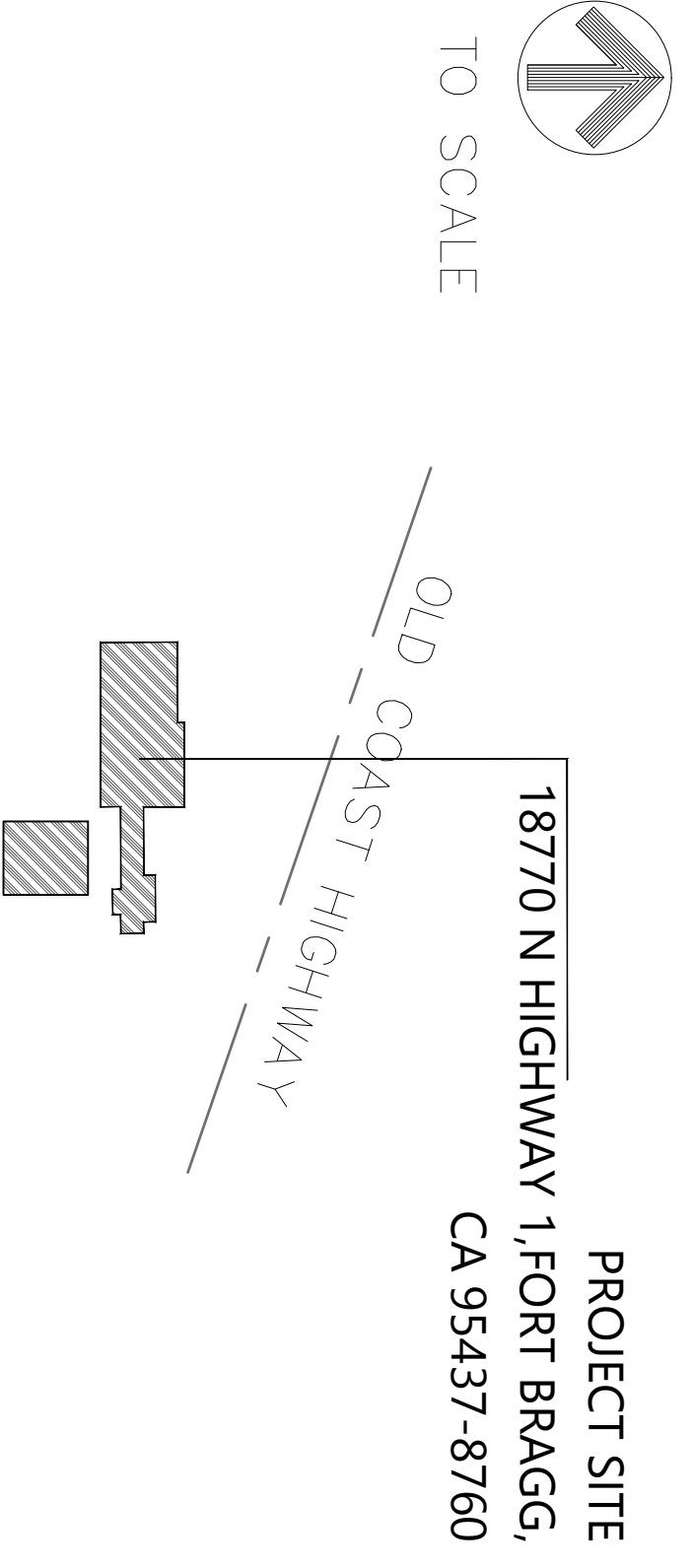
**APPLICABLE CODES:**

- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRICAL CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA ENERGY CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS

**AUTHORITIES HAVING JURISDICTION:**

JURISDICTION: MENDOCINO COUNTY

**PROJECT SITE**



**VICINITY MAP**

**PROJECT TEAM:**

OWNER:  
North Coast Remains LLC  
18770 N. Highway 1 Fort Bragg,  
CA 95437

APPLICANT:  
BOULEVARD CONSTRUCTION INC.  
4080 Truxel Road  
Sacramento, CA 95834  
Phone: 916-529-3962  
pbm@thebulvardus.com

**PROJECT INFORMATION:**

APN1: 017-280-41-00  
APN2: 017-280-40-00  
APN3: 017-280-39-00

ZONING: C  
CONSTRUCTION TYPE: TYPE-V  
OCCUPANCY GROUP: M

**SCOPE OF WORK:**

DEMOLISHING EXISTING RESIDENCE WHICH TURN INTO EXTENSION OF A C-STORE ADDING ONE KITCHEN ONE DRY STORAGE, TWO OFFICE ONE EMPLOYEE LOCKER CHANGE THE EXTERIOR ELEVATION, ROOF OF EXISTING RESTROOM AND STORAGE TURN INTO METAL ROOF EXISTING C-STORE ROOF TURN TO FLAT ROOF.  
PROPOSED A NEW MONUMENT SIGNAGE AND METAL CANOPY SIGN PLAN, RELOCATING PARKING

**PROJECT AREA:**

LOT 1 SIZE:	9,244 SQ.FT
LOT 2 SIZE:	23,737 SQ.FT
LOT 3 SIZE:	14,011 SQ.FT
EXISTING C-STORE BUILDING AREA:	2,016 SQ.FT
EXISTING RESIDENTIAL AREA:	1,022 SQ.FT
PROPOSED C-STORE BUILDING AREA:	3,786 SQ.FT
EXISTING RESTROOM AND STORAGE AREA:	1,030 SQ.FT
GAS STATION METAL CANOPY	2,300 SQ.FT
EXISTING LANDSCAPE AREA:	10,800 SQ.FT

**CURRENT ISSUE DATE:**

11-15-2023

**ISSUED FOR :**

CONTROL NO.:

**DRAWN BY:**

BOULEVARD

**CHECKED:**

APPROVED:

**SHEET TITLE**

TITLE SHEET

**SHEET #**

T-1.0



**PROJECT DIRECTOR:**  
BOULEVARD CONSTRUCTION  
PHONE: (916) 529-3962  
EMAIL: info@thebulvardus.com

**ARCHITECT OF RECORD:**  
BOULEVARD CONSTRUCTION  
4080 TRUXEL ROAD, SUITE 100  
SACRAMENTO, CA, US 95834  
PHONE: 916-529-3962  
EMAIL: info@thebulvardus.com

**PROJECT:**  
18770 N HIGHWAY 1, FORT BRAGG,  
CA 95437-8760

REVISIONS:	DATE:	DESCRIPTION:	BY:

ISSUED FOR :	11-15-2023
CONTROL NO.:	
DRAWN BY:	BOULEVARD
CHECKED:	
APPROVED:	
SHEET TITLE	TITLE SHEET
SHEET #	T-1.0



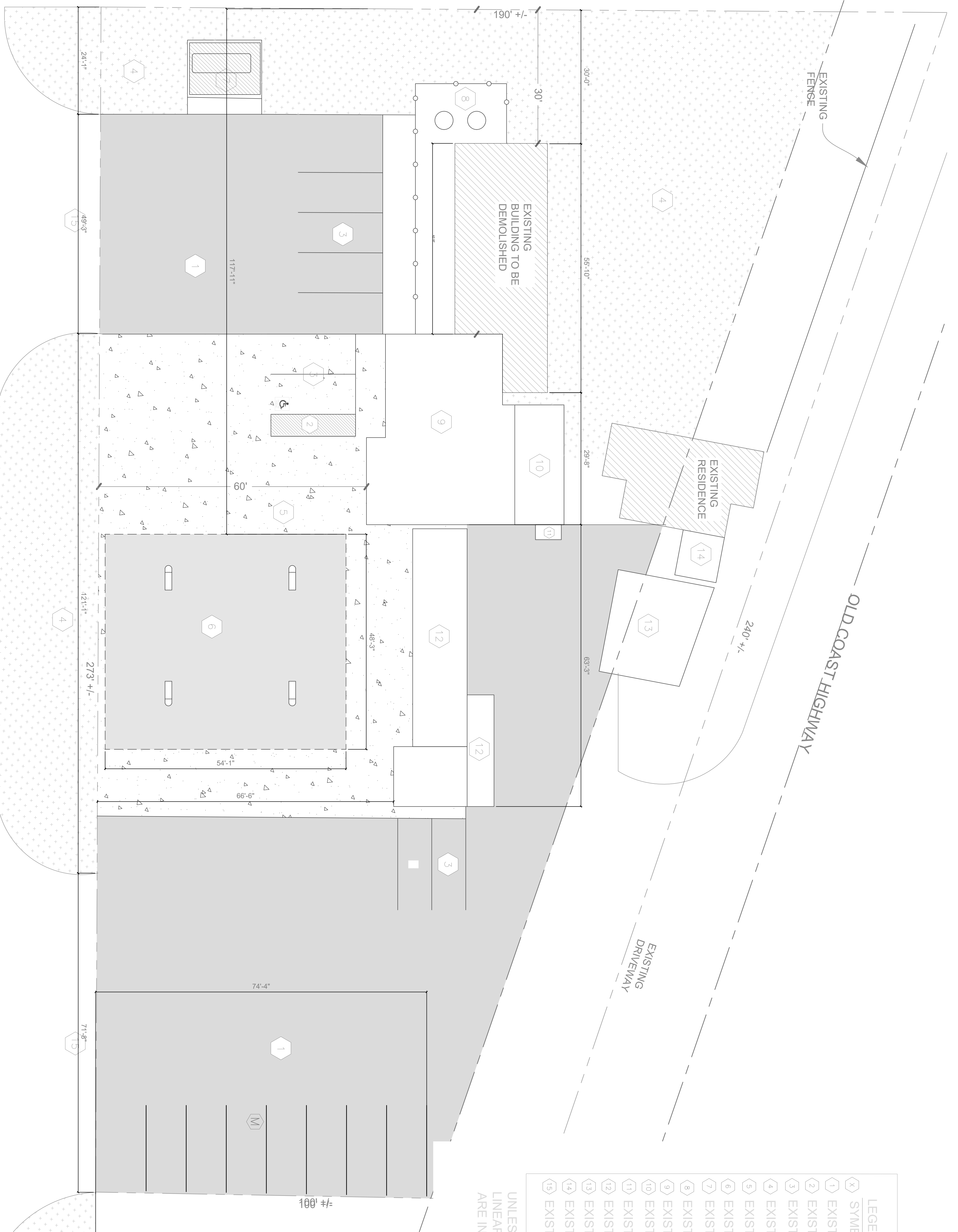
OLD COAST HIGHWAY

EXISTING FENCE

EXISTING DRIVEWAY

EXISTING BUILDING TO BE DEMOLISHED

EXISTING RESIDENCE

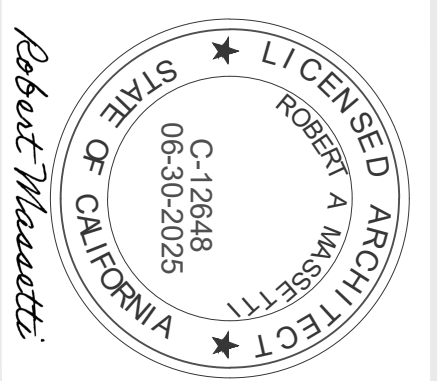


EXISTING PLOT PLAN  
NTS  
HIGHWAY ONE

LEGEND:

- ⊗ SYMBOLS.
- ① EXISTING ASPHALT PAVING
- ② EXISTING ACCESSIBLE AISLE
- ③ EXISTING PARKING
- ④ EXISTING LAWN AND LANDSCAPING
- ⑤ EXISTING CONCRETE PAVING
- ⑥ EXISTING PUMP ISLAND
- ⑦ EXISTING COVERED PROPANE TANK
- ⑧ EXISTING WATER TANKS
- ⑨ EXISTING CONVENIENCE STORE
- ⑩ EXISTING WALK-IN COOLER
- ⑪ EXISTING COOLING EQUIPMENT
- ⑫ EXISTING STORAGE AND RESTROOMS
- ⑬ EXISTING STORAGE
- ⑭ EXISTING OFFICE
- ⑮ EXISTING DRIVE WAY

UNLESS OTHERWISE NOTED,  
LINEAR DIMENSIONS SHOWN  
ARE IN INCHES (IN)



Robert Masse

PROJECT DIRECTOR:  
FRANK CAVALDI  
PHONE: +1 (916) 793-4048  
Email: frank@thebulwark.us

PROJECT MANAGER:  
DAN MUDEN  
PHONE: +1 (916) 872-0133  
Email: dan@thebulwark.us

ARCHITECT OF RECORD:

**THE BULWARK**  
ARCHITECTURE

4420 TRINITY ROAD, SUITE 100  
SACRAMENTO, CA, US 95834  
Website: https://thebulwark.us  
CALL: +1(916) 331-4200  
FAX: NO. 1(916) 914-2215  
Email: info@thebulwark.us

PROJECT:  
18770 N HIGHWAY 1, FORT BRAGG,  
CA 95437-8760

Assessor Parcel #

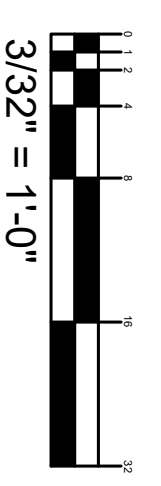
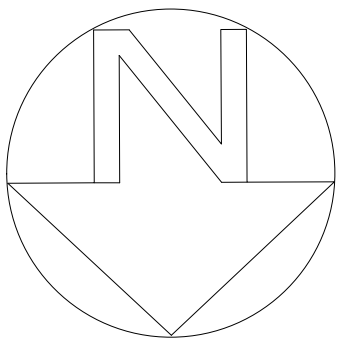
REVISIONS:		BY:
DATE:	DESCRIPTION	

CURRENT ISSUE DATE:  
11-15-2023  
ISSUED FOR:

CONTROL NO.:

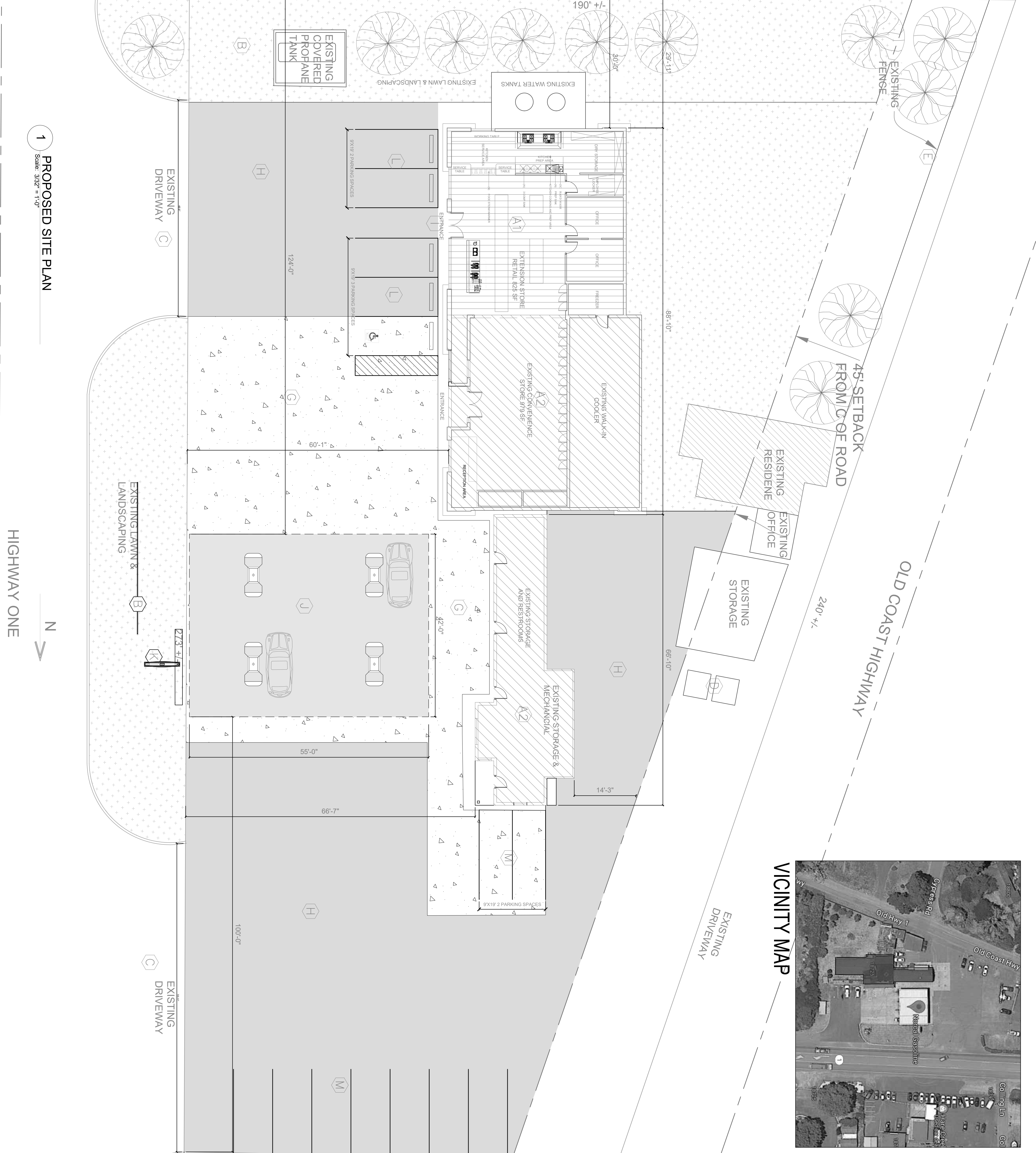
DRAWN BY: BOULEVARD  
CHECKED:  
APPROVED:

SHEET TITLE:  
EXISTING SITE PLAN





VICINITY MAP



1 PROPOSED SITE PLAN  
Scale: 3/32" = 1'-0"

HIGHWAY ONE

KEY NOTES:

- A1) PROPOSED BUILDING
- A2) (E) EXISTING BUILDING
- B) (E) PLANTER / LANDSCAPING
- C) (E) DRIVEWAY
- D) (E) TRASH ENCLOSURE
- E) EXISTING FENCE
- F) (E) EXISTING ACCESSIBLE PARKING RELOCATED
- G) (E) CONCRETE PAVING
- H) (E) ASPHALT PAVING
- I) PROPOSED BUILDING MAIN ENTRANCE
- J) (E) EXISTING GAS STATION
- K) (E) MONUMENT SIGN TO BE REPLACED WITH NEW SIGNAGE PLAN
- L) (E) EXISTING PARKING STALLS RELOCATED
- M) (E) EXISTING PARKING STALLS

LEGENDS



**PROJECT DIRECTOR:**  
FRANK CAULDRARY  
PHONE: +1 (916) 793-4048  
Email: frank@thebolivar.com

**PROJECT MANAGER:**  
DAN MUDEN  
PHONE: +1 (916) 877-0133  
Email: dan@thebolivar.com

**ARCHITECT OF RECORD:**  
**BOULEVARD**  
Consulting  
4520 TRINITY ROAD, SUITE 100  
SACRAMENTO, CA, US 95834  
Website: https://thebolivar.com  
Call: +1 (916) 330-4200  
Fax: +1 (916) 914-2215  
Email: info@thebolivar.com

PROJECT:  
**18770 N HIGHWAY 1, FORT BRAGG,  
CA 95437-8760**

Assessor Parcel #

REVISIONS:	DATE:	DESCRIPTION:	BY:

CURRENT ISSUE DATE:  
**11-15-2023**

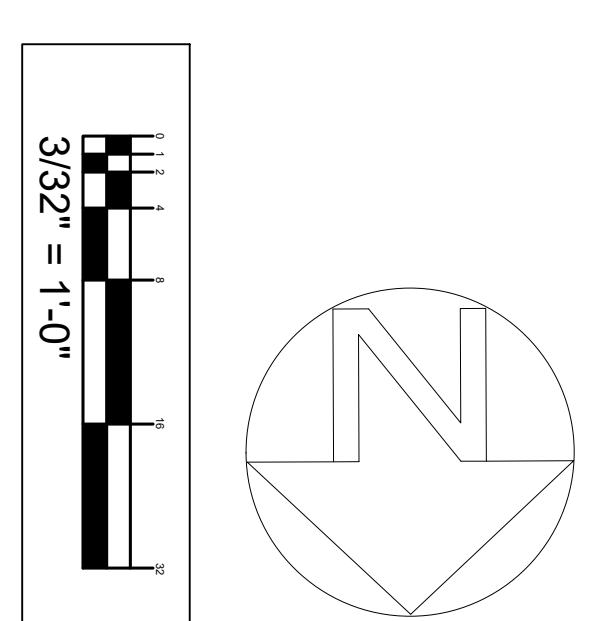
ISSUED FOR:

CONTROL NO.:

DRAWN BY: BOULEVARD  
CHECKED:  
APPROVED:

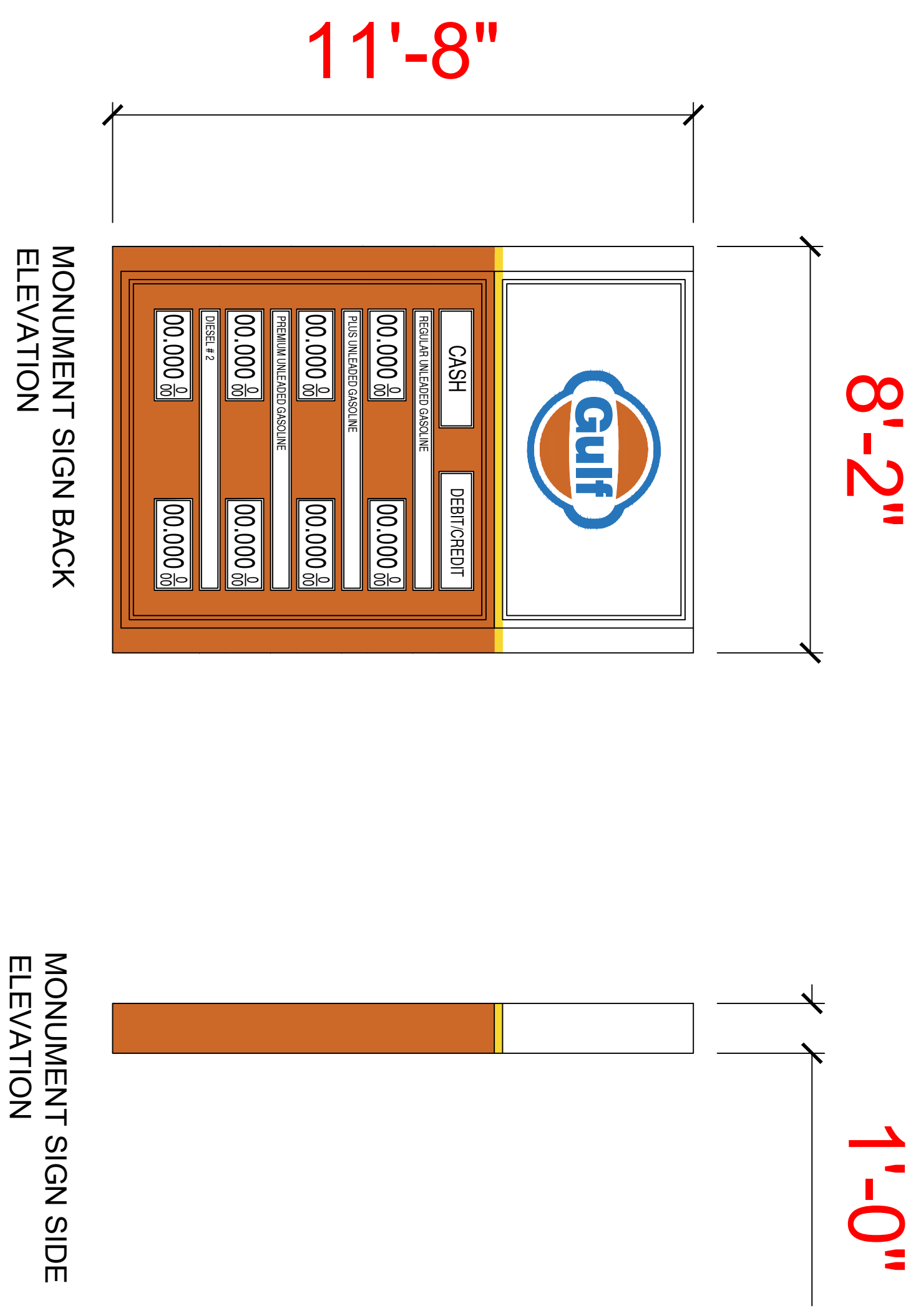
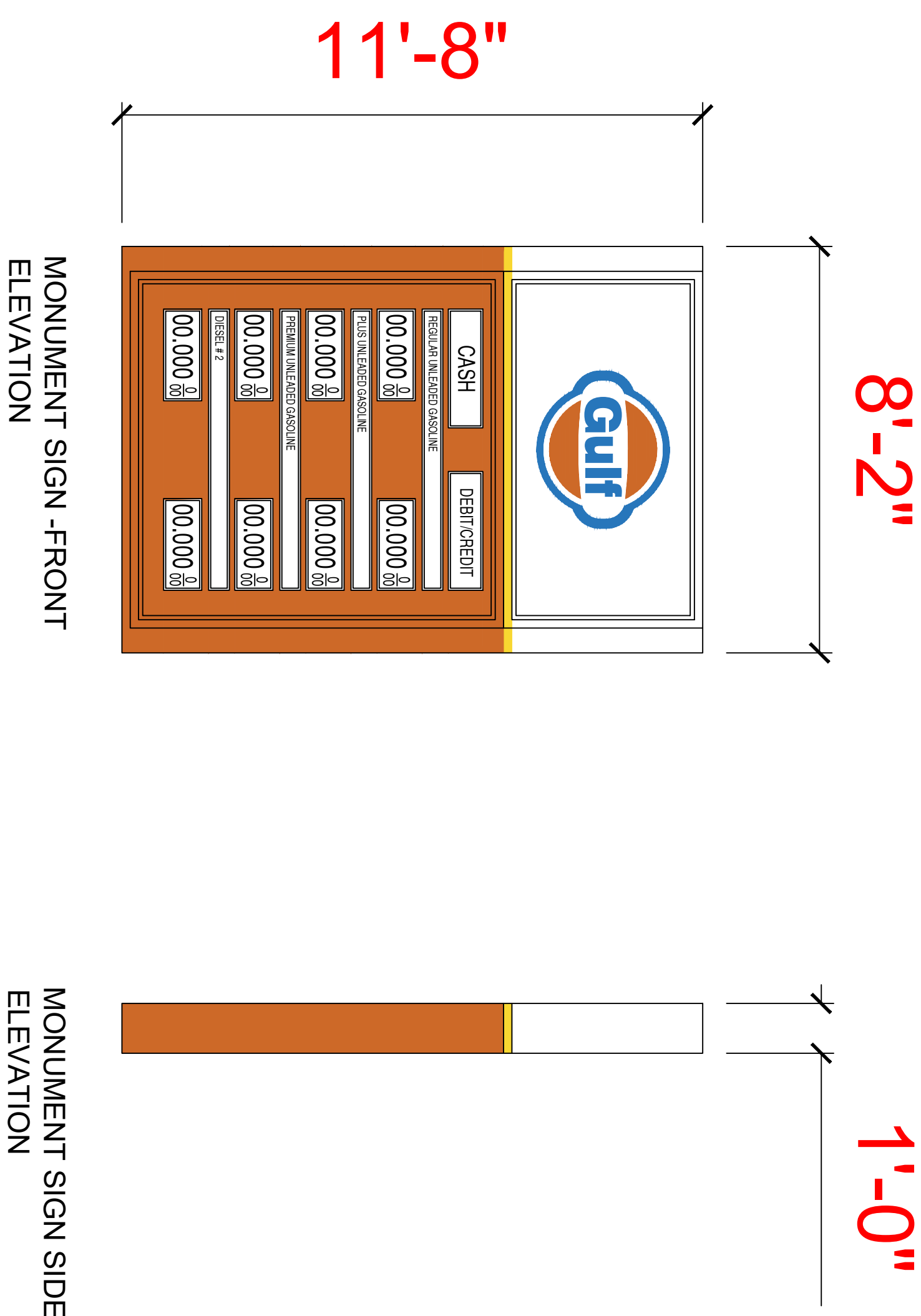
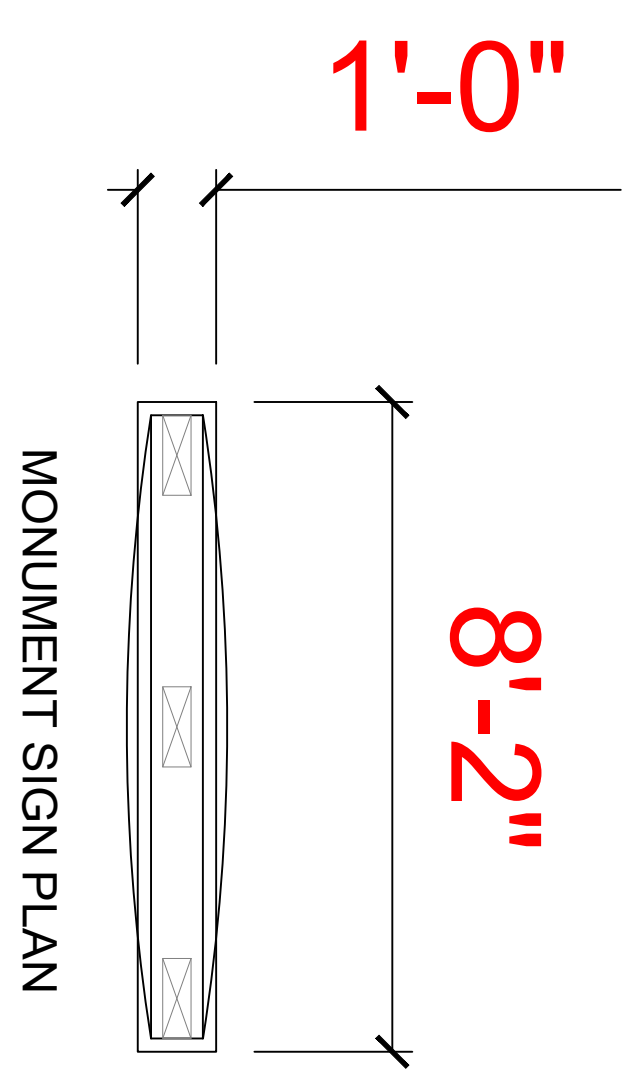
SHEET #

PROPOSED SITE PLAN



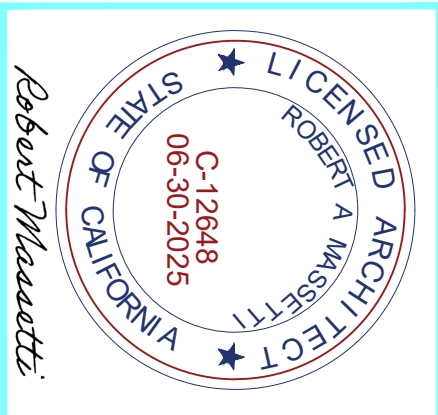
C-2.0





CANOPY SIGN :

NO. SIGN	FORNAME OF SIGN AND MARK	SIZE	NUMBERS	SQUARE FEET
A1	CANOPY SIGN	Gulf 2'X6'	1	12
		2.5'DIA	2	10 SF
MONUMENT SIGN :				22 SF
A3	MONUMENT SIGN	11' - 8" X 8' - 2"	1	95 SF
TOTAL				117 SF



**PROJECT DIRECTOR**  
 FARAH CHAUDHARY  
 PHONE: +1 (916) 753-4048  
 Email: fah@theboulevard.us  
**PROJECT MANAGER**  
 OAS MADRI  
 PHONE: +1 (916) 877-9133  
 Email: oas@theboulevard.us

**ARCHITECT OF RECORD :**  
**BOLIVARO**  
 Construction  
 4980 TRUXEL ROAD, SUITE 100,  
 SACRAMENTO, CA, US 95834  
 Website: -https://theboulevard.us  
 Call: +1 (916) 350-4200  
 Fax: +1 (916) 314-2215  
 Email: info@theboulevard.us

**PROJECT:**  
 18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760

Assessor Parcel #

REVISIONS:

DATE:	DESCRIPTION	BY:

CURRENT ISSUE DATE:  
 11-15-2023

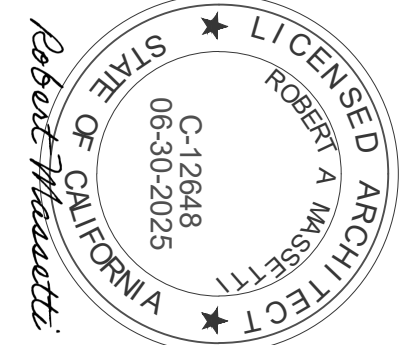
ISSUED FOR :

CONTROL NO.:

DRAWN BY: BOULEVARD  
 CHECKED:  
 APPROVED:

SHEET TITLE  
 PROPOSED GAS STATION  
 SIGNAGE PLAN

SHEET #  
**C-3.0**



**PROJECT DIRECTOR:**  
 FRANK GUALDHARI  
 PHONE: +1 (916) 793-4048  
 Email: frank@bolleward.us

**PROJECT MANAGER:**  
 OAS WADEN  
 PHONE: +1 (916) 877-0133  
 Email: oas@bolleward.us



**ARCHITECT OF RECORD:**  
**BOLLEWARD**  
 Construction  
 4080 TRUXEL ROAD, SUITE 100  
 SACRAMENTO, CA, US 95834  
 Website: https://bolleward.us  
 Call: +1 (916) 324-2015  
 Fax: +1 (916) 324-2015  
 Email: info@bolleward.us

**PROJECT:**  
 18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760

Assessor Parcel #

REVISIONS:	DATE:	DESCRIPTION	BY:

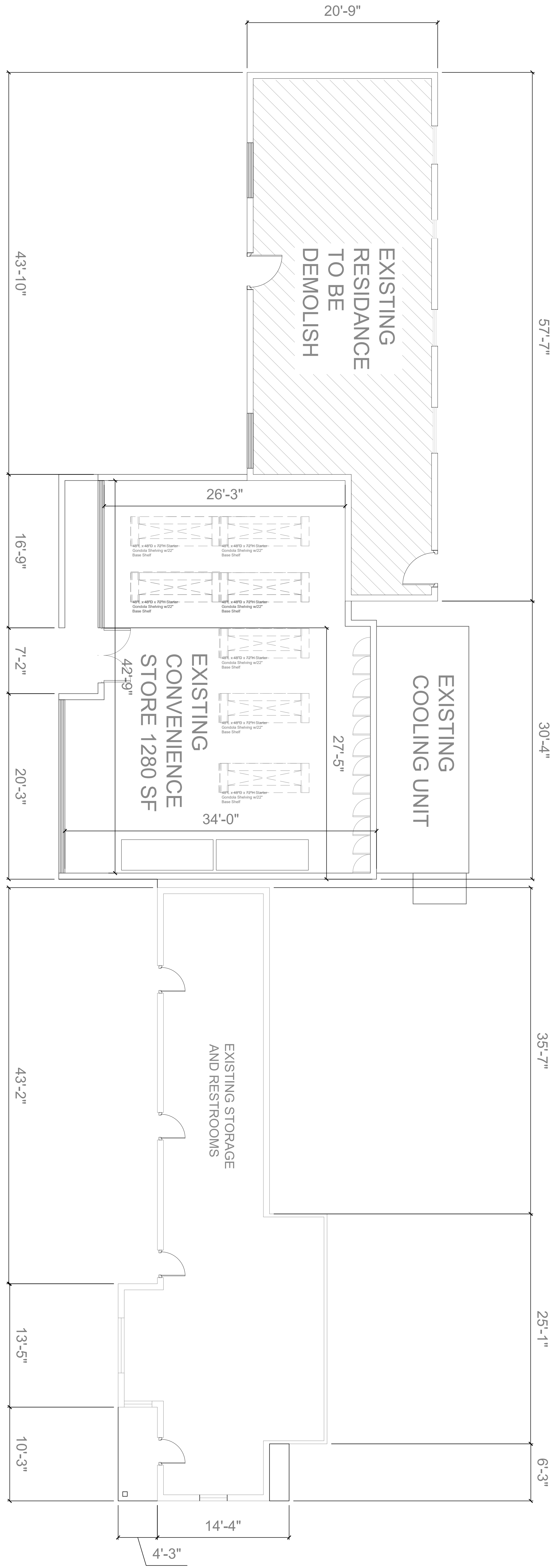
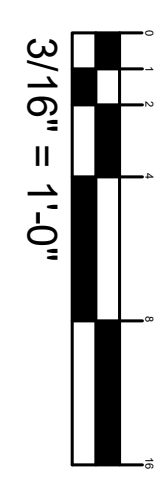
**CURRENT ISSUE DATE:**  
 11-15-2023

**ISSUED FOR:**

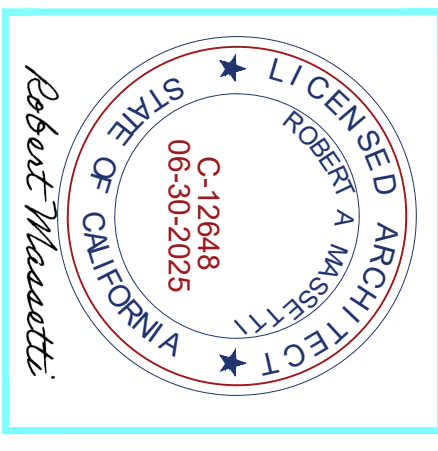
**CONTROL NO.:**

**DRAWN BY:** BOULEVARD  
**CHECKED:**  
**APPROVED:**

**SHEET TITLE:**  
 EXISTING FLOOR PLAN



**A** EXISTING FLOOR PLAN  
 Scale: 3/16"=1'-0"



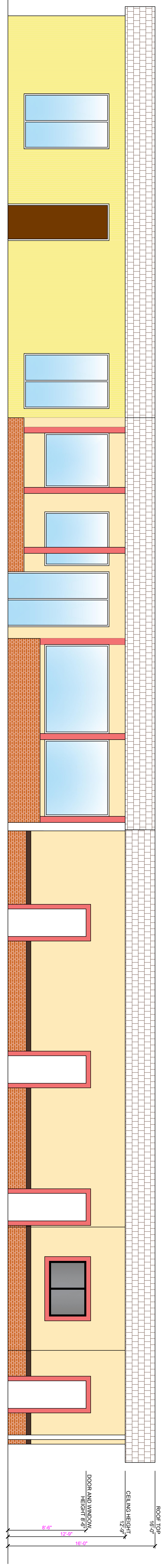
PROJECT DIRECTOR:

FARAH CHAUDHARY  
 PHONE: +1 (916) 733-4048  
 Email: fchaudh@infinite.com  
 PROJECT MAKERS:  
 OAS NUMBER:  
 PHONE: +1 (916) 871-0133  
 Email: oas@infinite.com

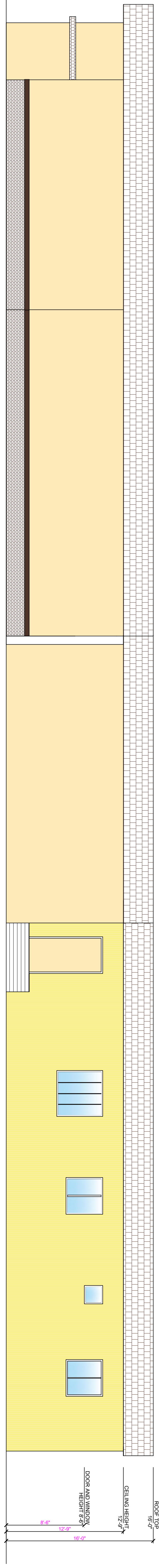


ARCHITECT OF RECORD:

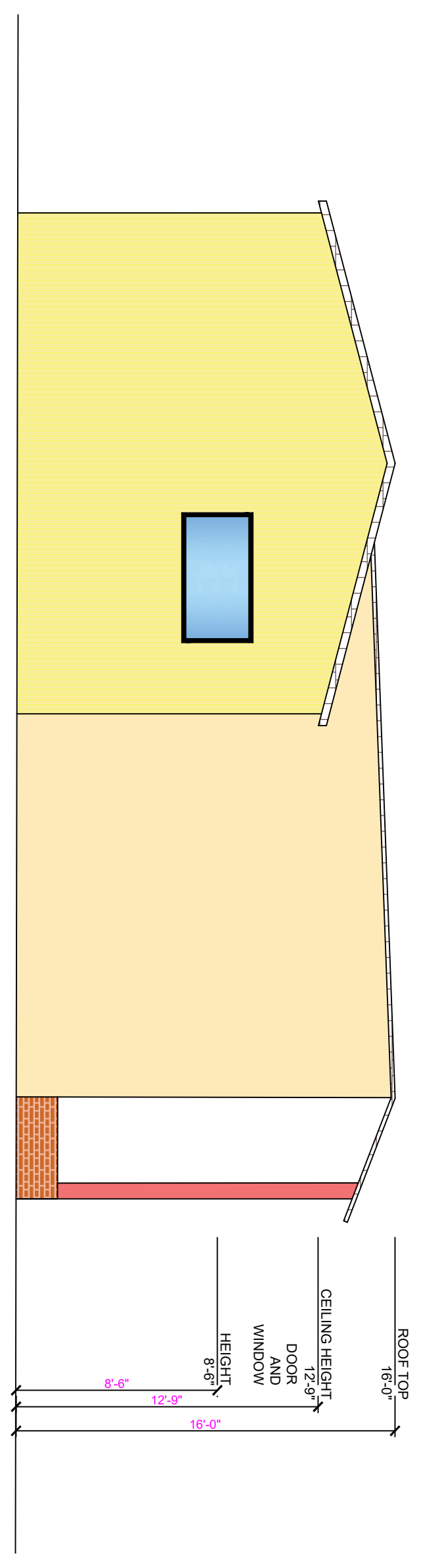
**BOLLEVARDO**  
 Construction  
 4080 TRUXEL ROAD, SUITE 100,  
 SACRAMENTO, CA, US 95834  
 Website: <https://bollevardo.us>  
 Cell: +1 (916) 330-4200  
 Fax: +1 (916) 315-2215  
 Email: info@bollevardo.us



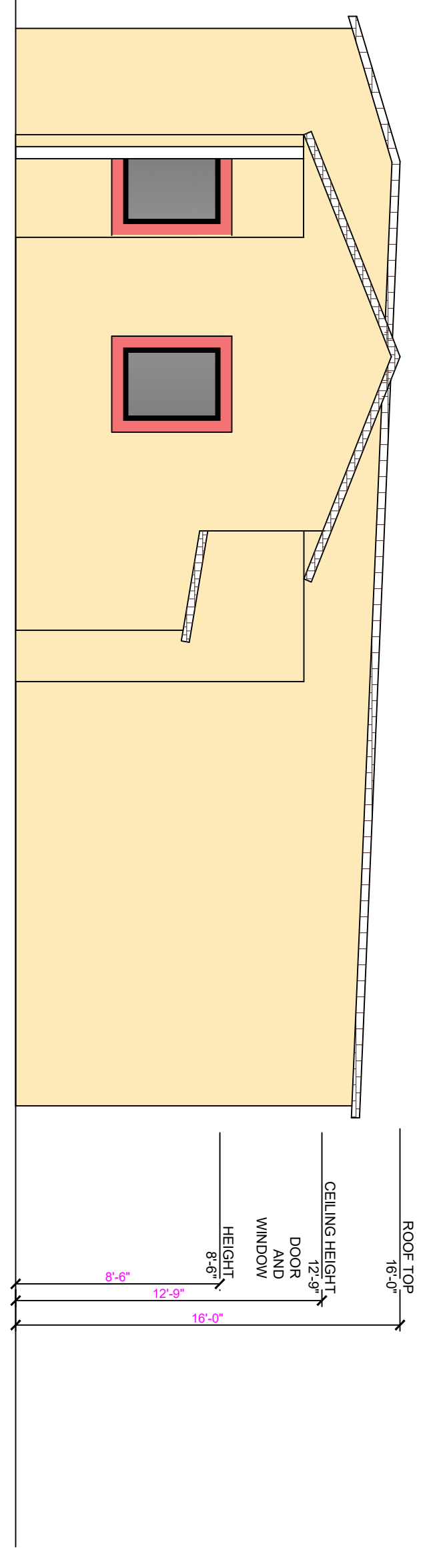
1 EAST ELEVATION  
 Scale: 3/16"=1'-0"



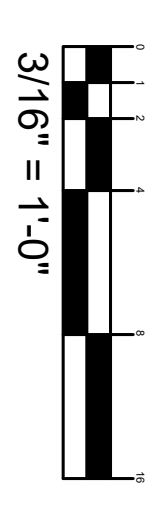
2 WEST ELEVATION  
 Scale: 3/16"=1'-0"



3 SOUTH ELEVATION  
 Scale: 3/16"=1'-0"



4 NORTH ELEVATION  
 Scale: 3/16"=1'-0"



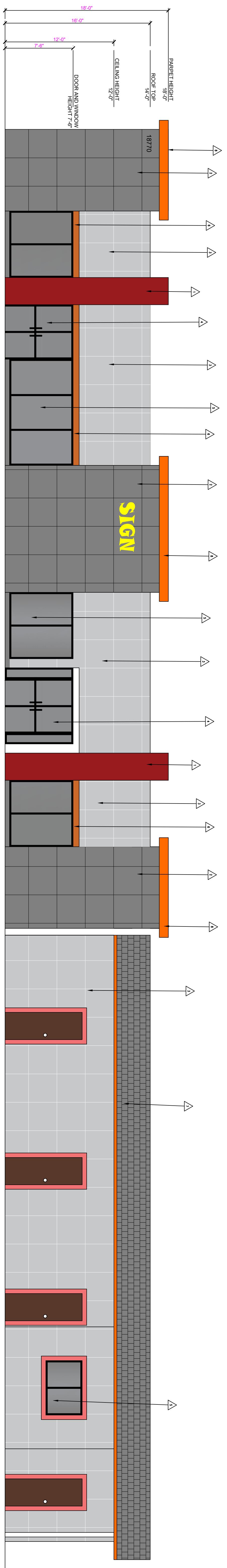
REVISIONS:	DATE:	DESCRIPTION:	BY:

ISSUED FOR: 11-15-2023  
 CURRENT ISSUE DATE:  
 CONTROL NO.:  
 DRAWN BY: BOULEVARD  
 CHECKED:  
 APPROVED:  
 SHEET TITLE: EXISTING ELEVATIONS  
 SHEET #

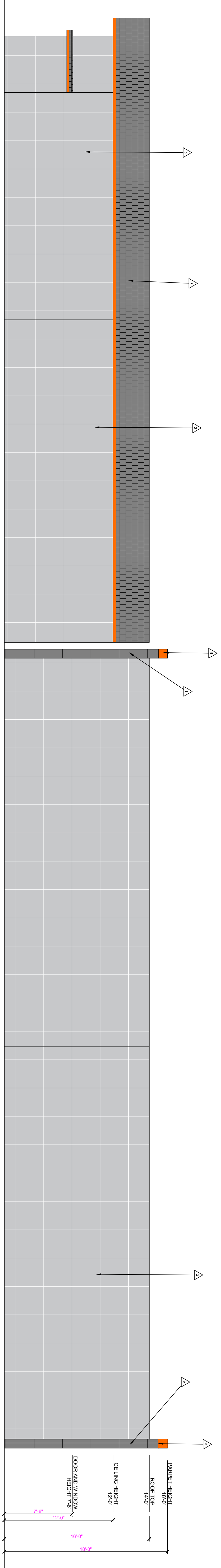
PROJECT:  
 18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760  
 Assessor Parcel #

A-2.0

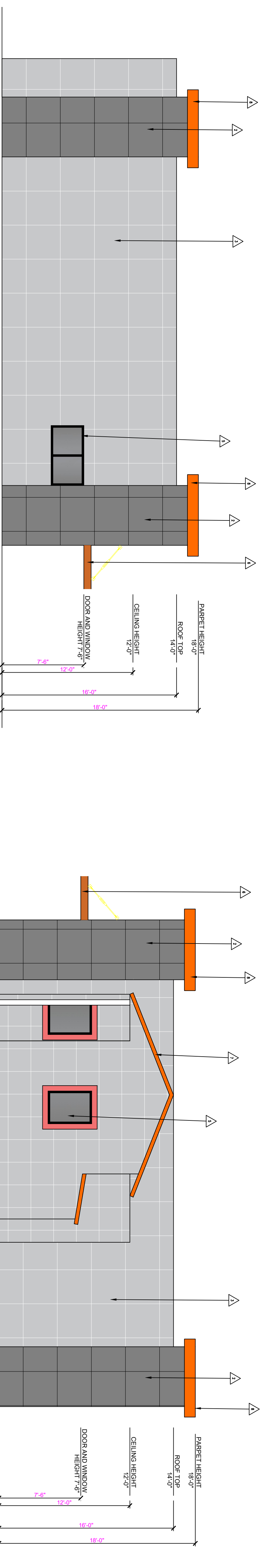




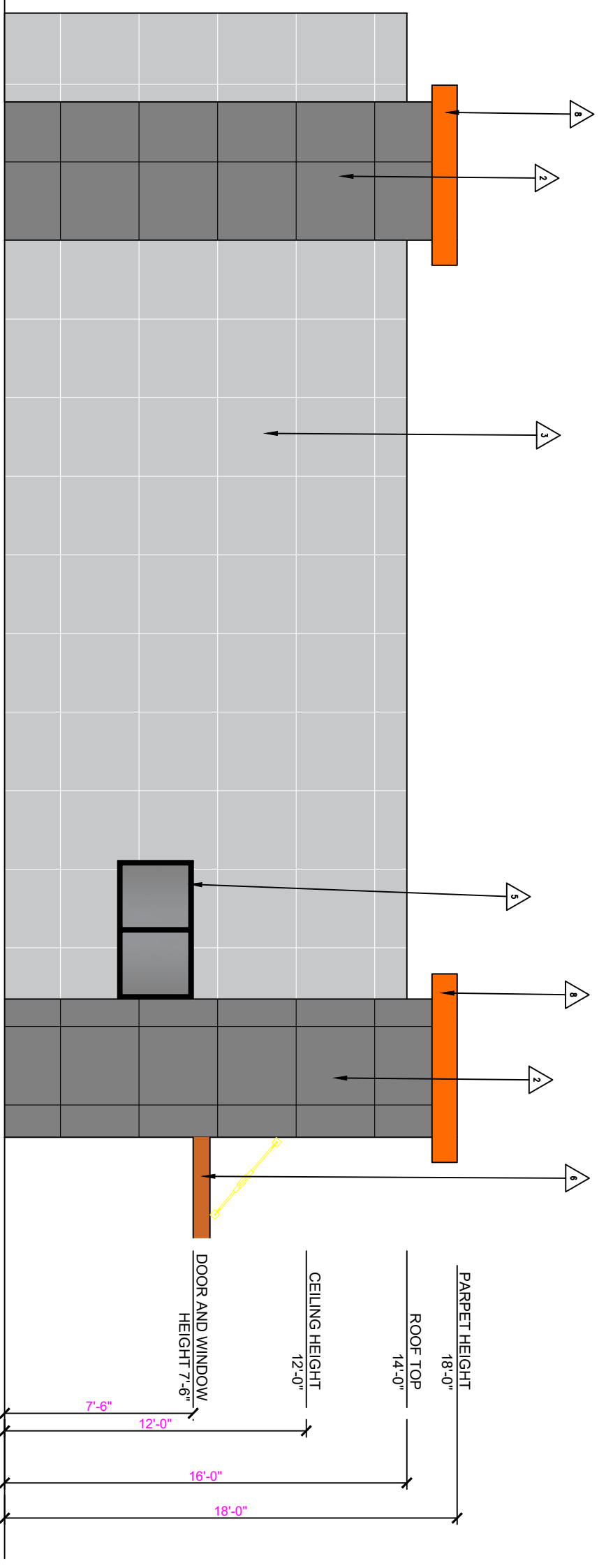
1 EAST ELEVATION  
Scale: 1/4" = 1'-0"



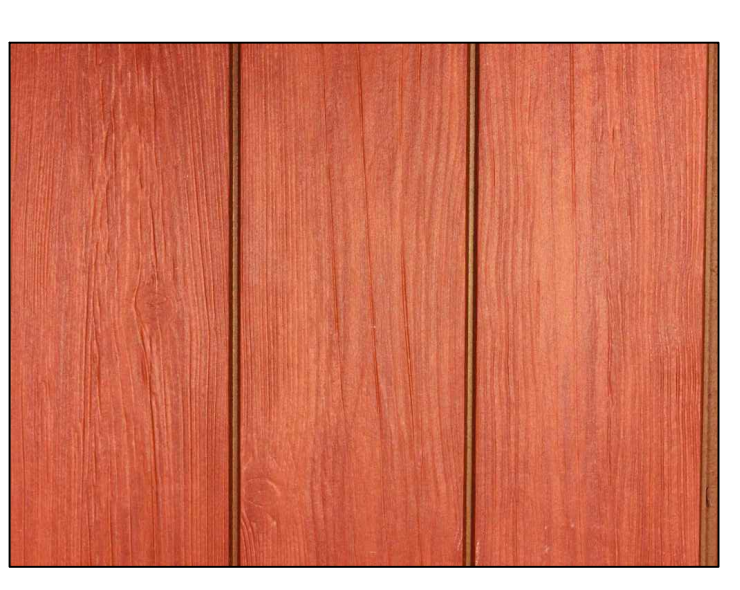
2 WEST ELEVATION  
Scale: 1/4" = 1'-0"



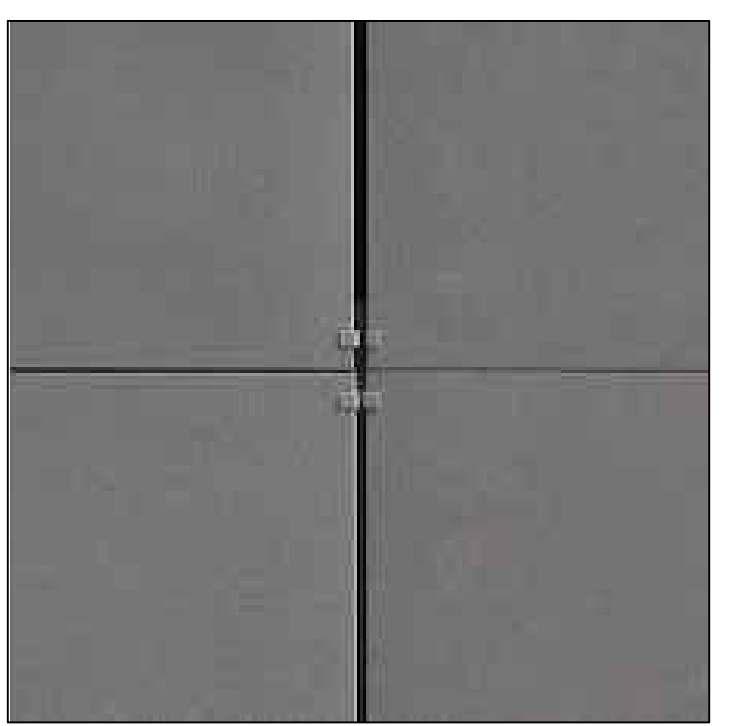
4 NORTH ELEVATION  
Scale: 1/4" = 1'-0"



3 SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



1



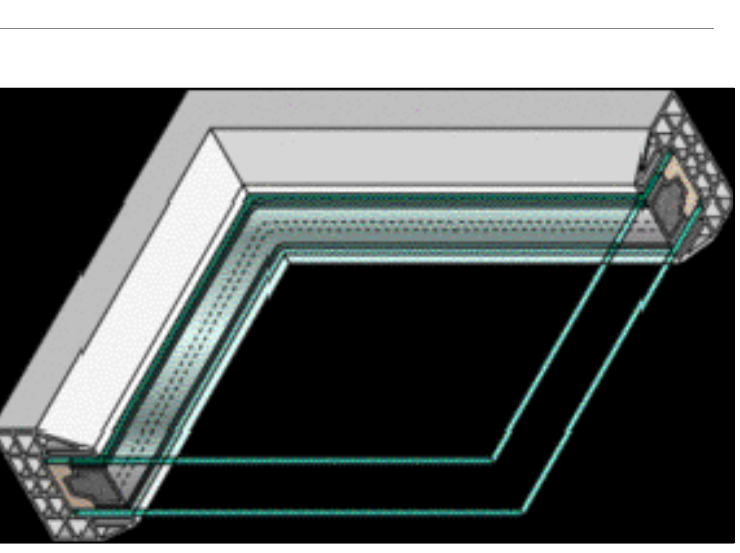
2



3



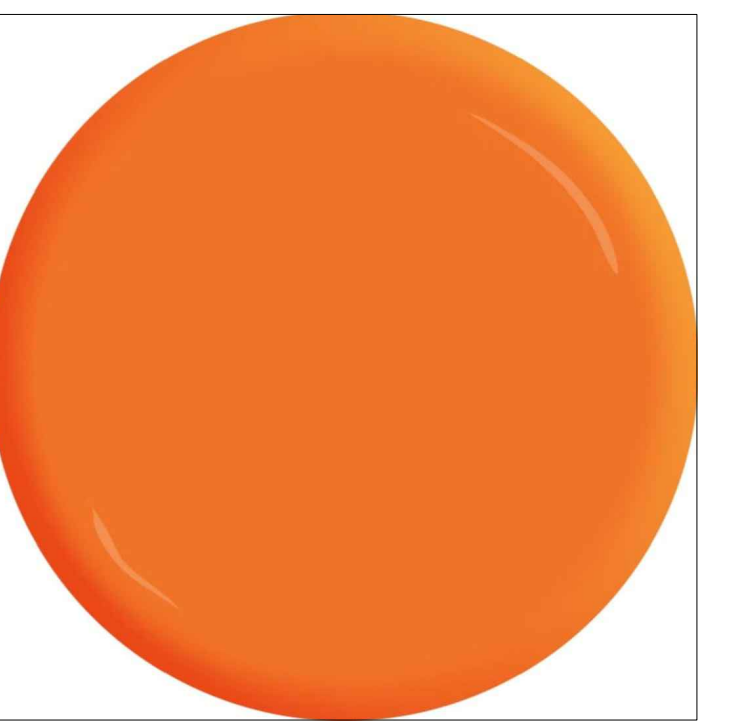
4



5

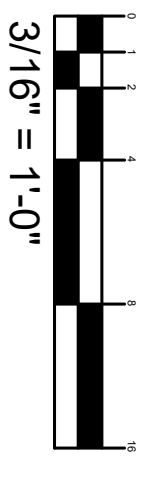


6



8

- MATERIAL LIST:
1. FIBRE CEMENT LAP SIDING
  2. OUTDOOR WALL PANEL (REDWOOD FINISH)
  3. ALUMINUM CLADDING
  4. ENTRANCE DOOR
  5. ALUMINUM WINDOWS
  6. ALUMINUM AWINGS
  7. METAL CANOPY
  8. ORANGE BRUST 230-B-6



PROJECT DIRECTOR:  
**FARAH CHAUDHARY**  
 PHONE: +1 (916) 793-0418  
 Email: fchaudhary@hbkolward.us  
 PROJECT MANAGER:  
**ONSUJUCER**  
 PHONE: +1 (916) 877-4113  
 Email: onsujucer@hbkolward.us

ARCHITECT OF RECORD:  
**BOULEVARD**  
 CONSULTANTS  
 4080 TRUNKEL ROAD, SUITE 100  
 WACKARVILLE, CA, US 95234  
 Phone: +1(916) 330-4200  
 Cell: +1(916) 330-4200  
 FAX NO: +1(916) 914-2215  
 Email: info@hbkolward.us

PROJECT:  
**18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760**

Assessor Parcel #

REVISIONS:	
DATE	DESCRIPTION

CURRENT ISSUE DATE:  
**11-15-2023**

ISSUED FOR:

CONTROL NO.:

DRAWN BY: **BOULEVARD**

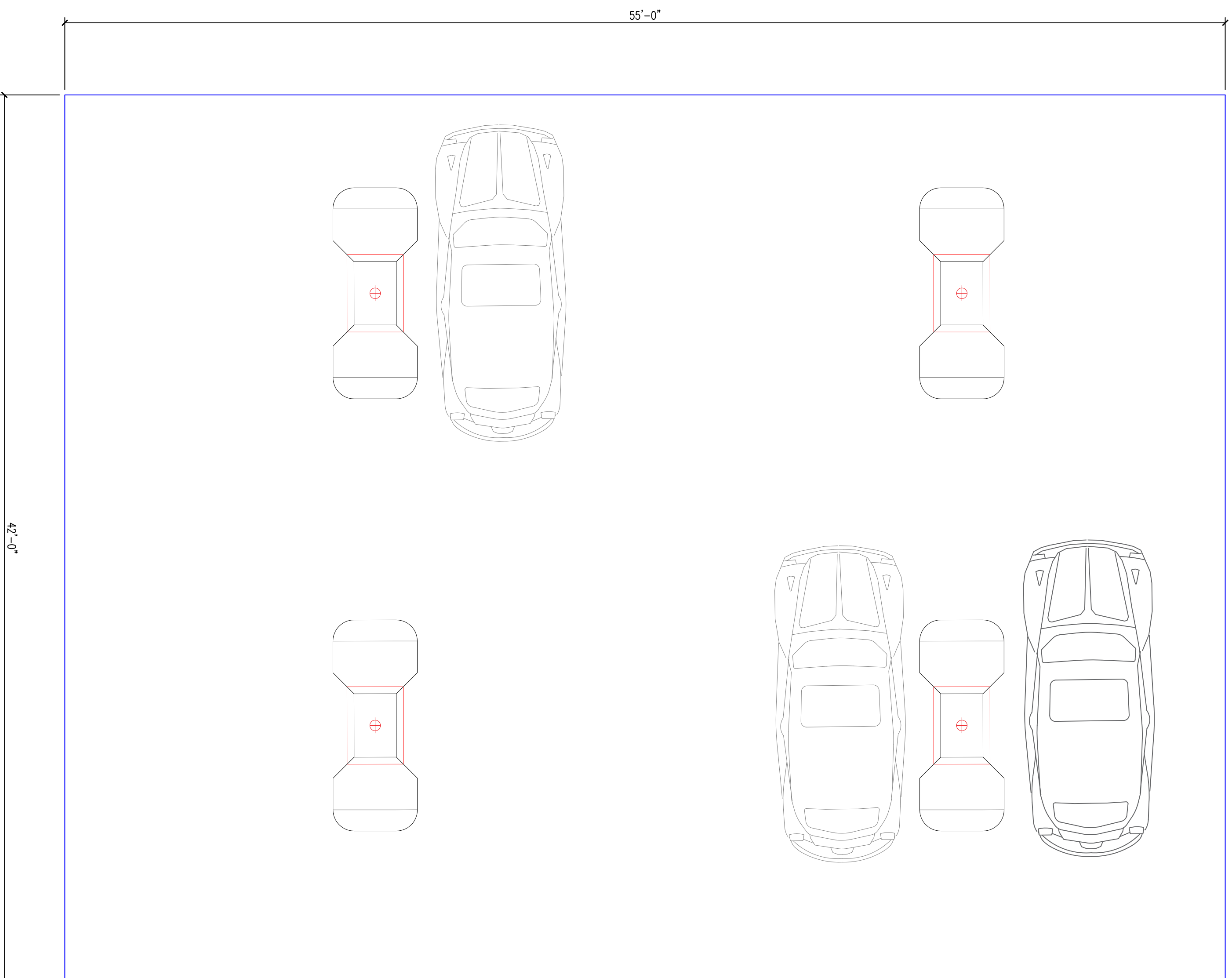
CHECKED:

APPROVED:

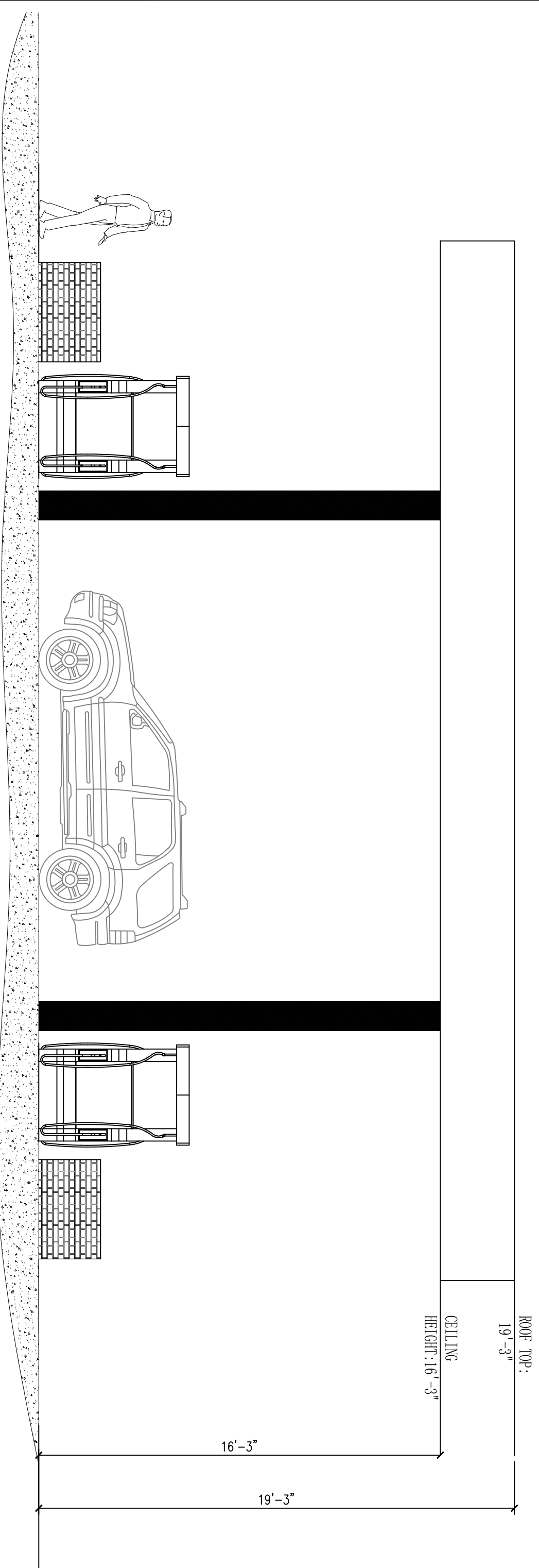
SHEET TITLE:  
**PROPOSED ELEVATIONS**

SHEET #

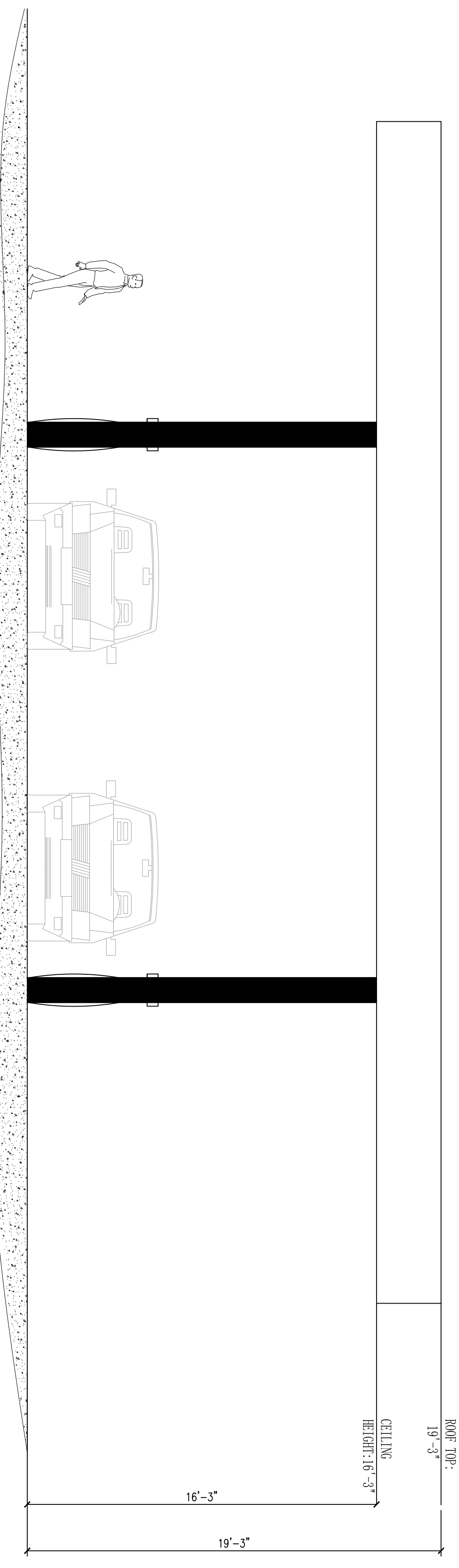
**A-4.0**



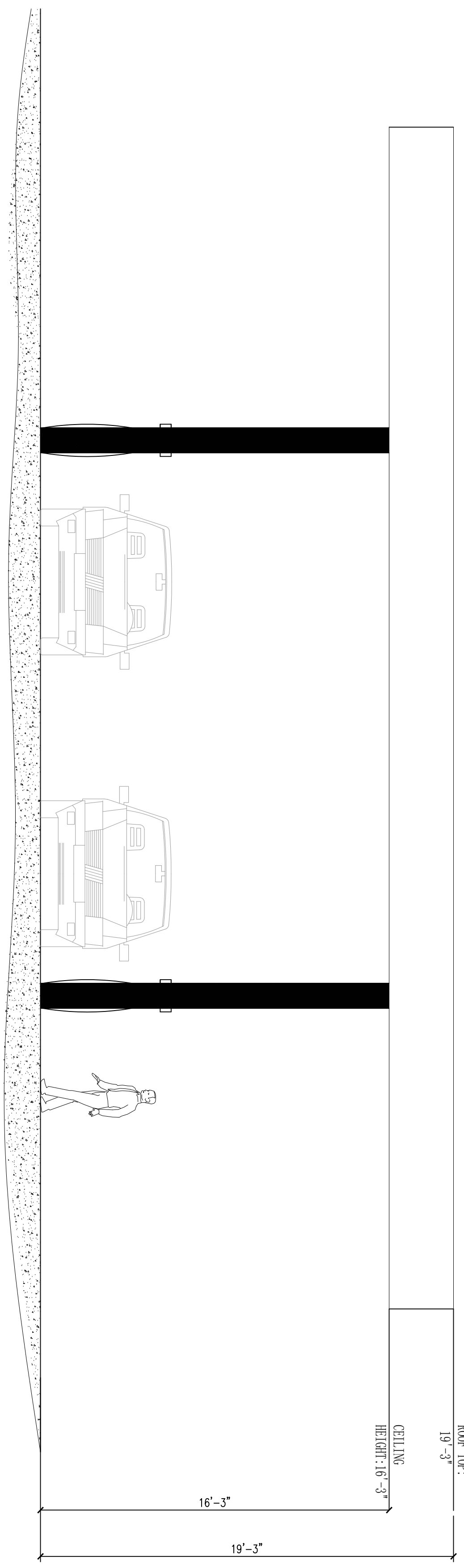
**A** EXISTING GAS STATION FLOOR PLAN  
Scale: 1/4" = 1'-0"



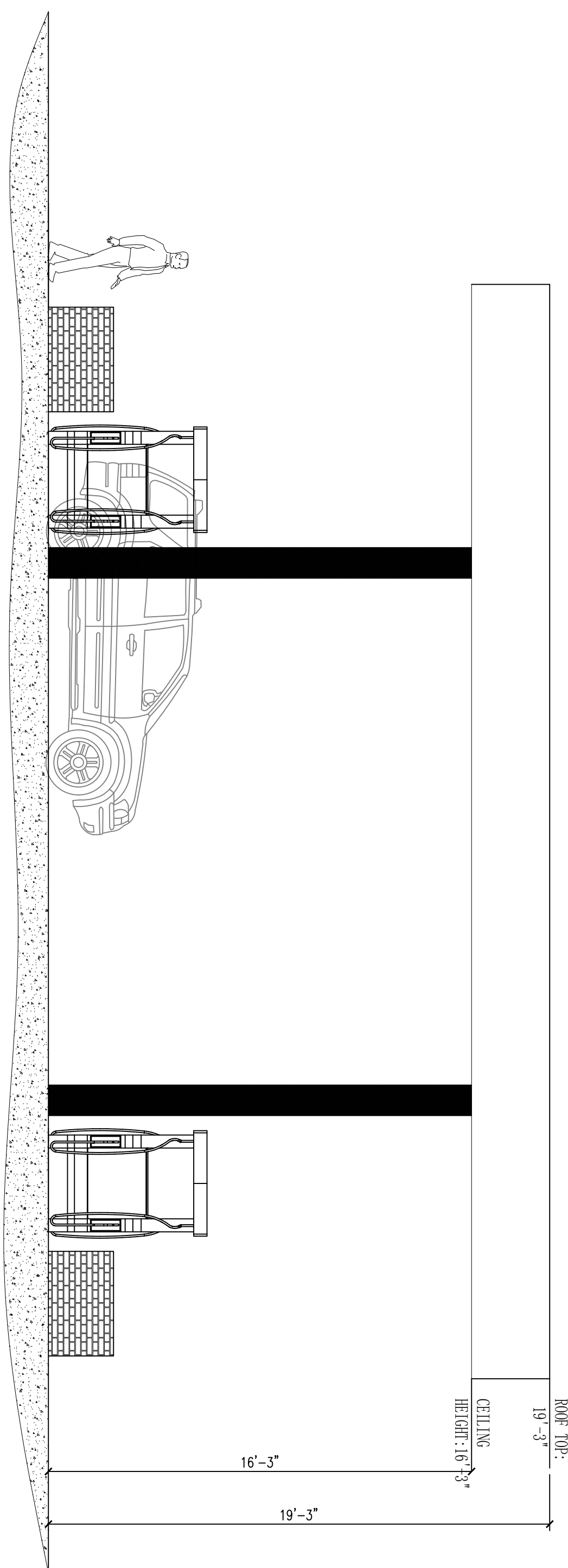
**3** EXISTING WEST ELEVATION  
Scale: 1/4" = 1'-0"



**1** EXISTING NORTH ELEVATION  
Scale: 1/4" = 1'-0"



**2** EXISTING SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



**4** EXISTING EAST ELEVATION  
Scale: 1/4" = 1'-0"



**PROJECT DIRECTOR:**  
PARAG CHAUDHARY  
PHONE: +1 (916) 793-4048  
Email: [Parag@theboulevard.us](mailto:Parag@theboulevard.us)  
**PROJECT MANAGER:**  
DAN NADERI  
PHONE: +1 (916) 872-0133  
Email: [dan@theboulevard.us](mailto:dan@theboulevard.us)



ARCHITECT OF RECORD

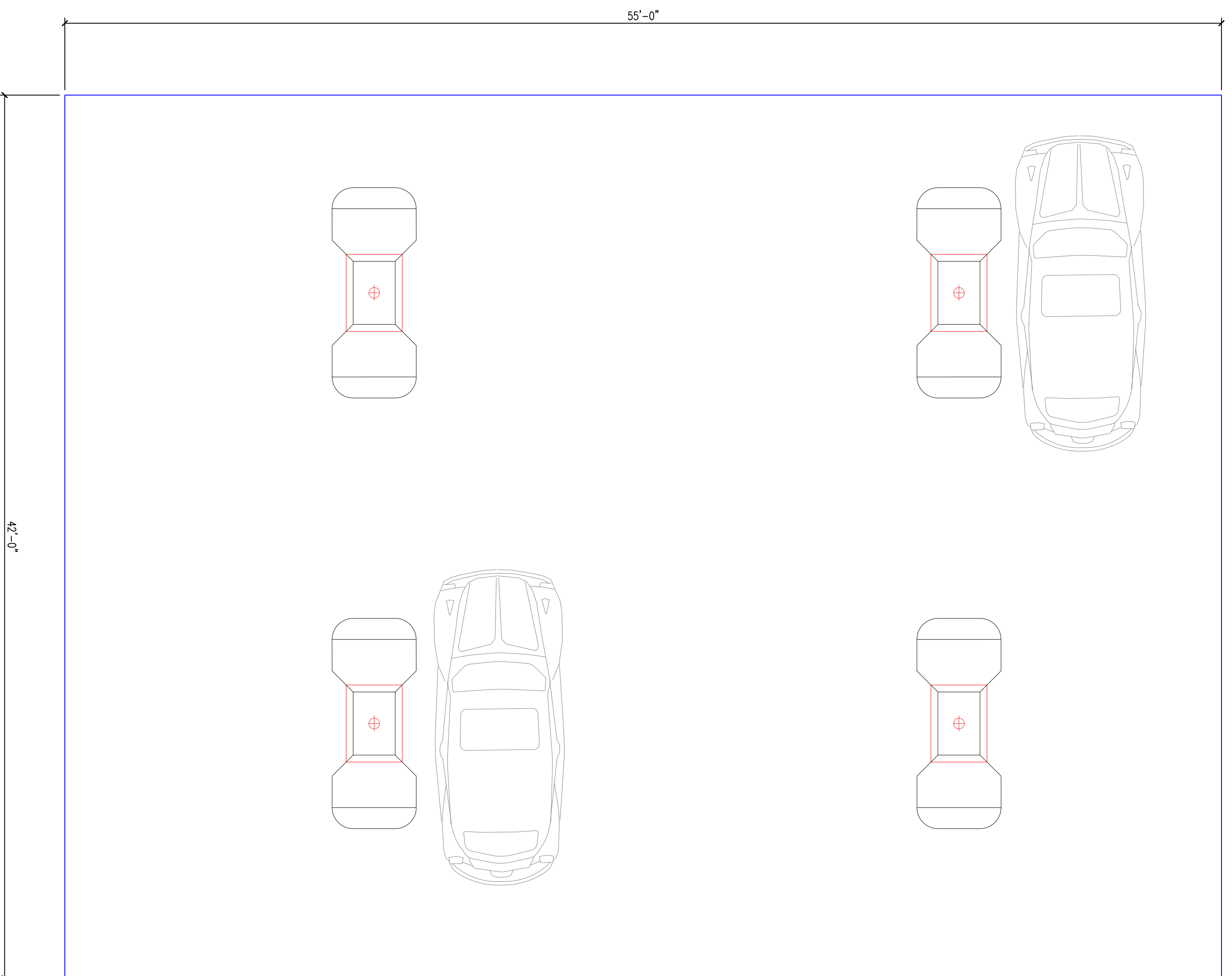
**BOULEVARD**  
Construction  
4889 TRUNDEL ROAD, SUITE 400  
SUNNYVALE, CA 95088  
Website: <https://theboulevard.us>  
Call: +1(916) 336-4200  
FAX NO: 1(916) 914-2215  
Email: [info@theboulevard.us](mailto:info@theboulevard.us)

**PROJECT:**  
18770 N HIGHWAY 1, FORT BRAGG,  
CA 95437-8760  
Assessor Parcel #

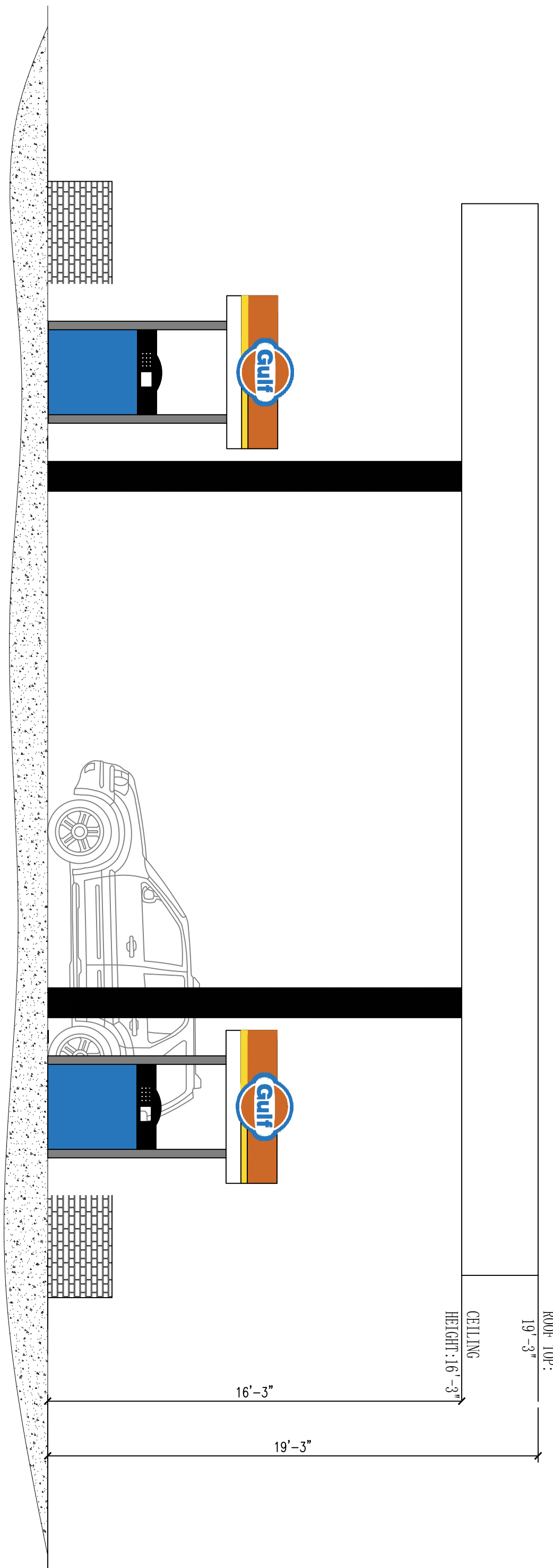
REVISIONS:		
DATE	DESCRIPTION	BY:

CURRENT ISSUE DATE: 11-15-2023  
ISSUED FOR:   
CONTROL NO:   
DRAWN BY: BOULEVARD  
CHECKED:   
APPROVED:   
SHEET #

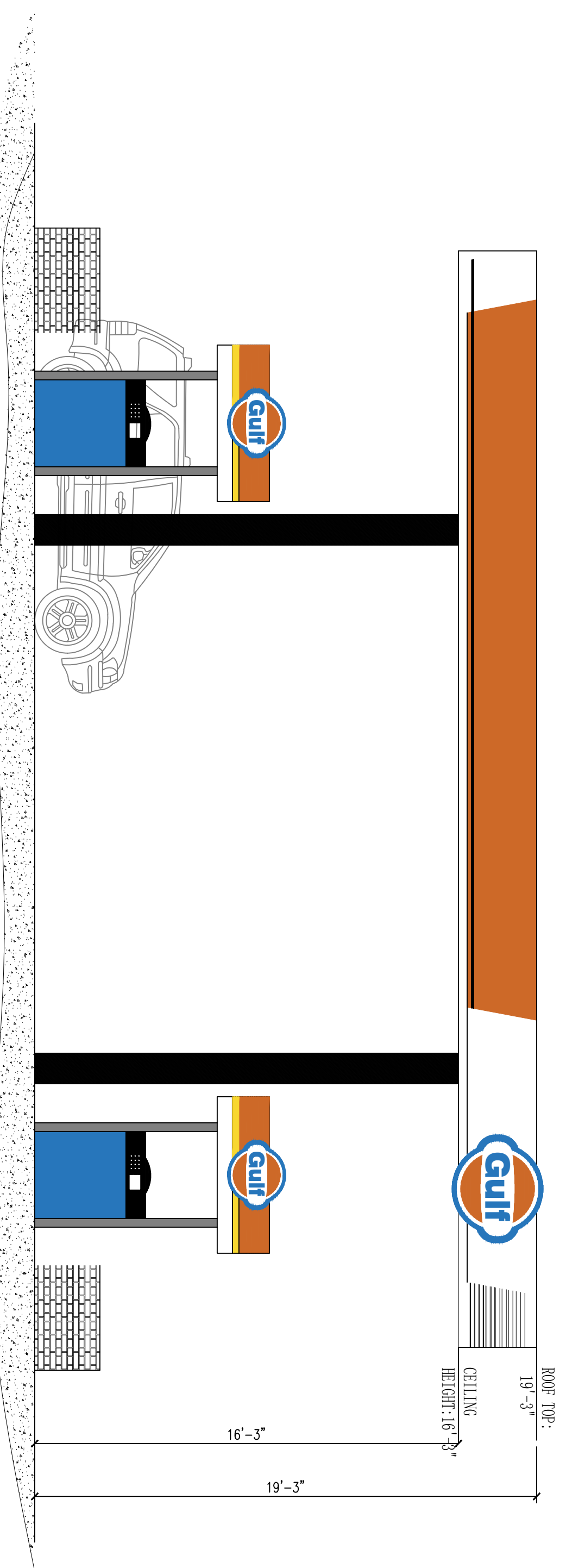
SHEET TITLE  
EXISTING GAS STATION  
PLAN AND ELEVATIONS  
A-5.0



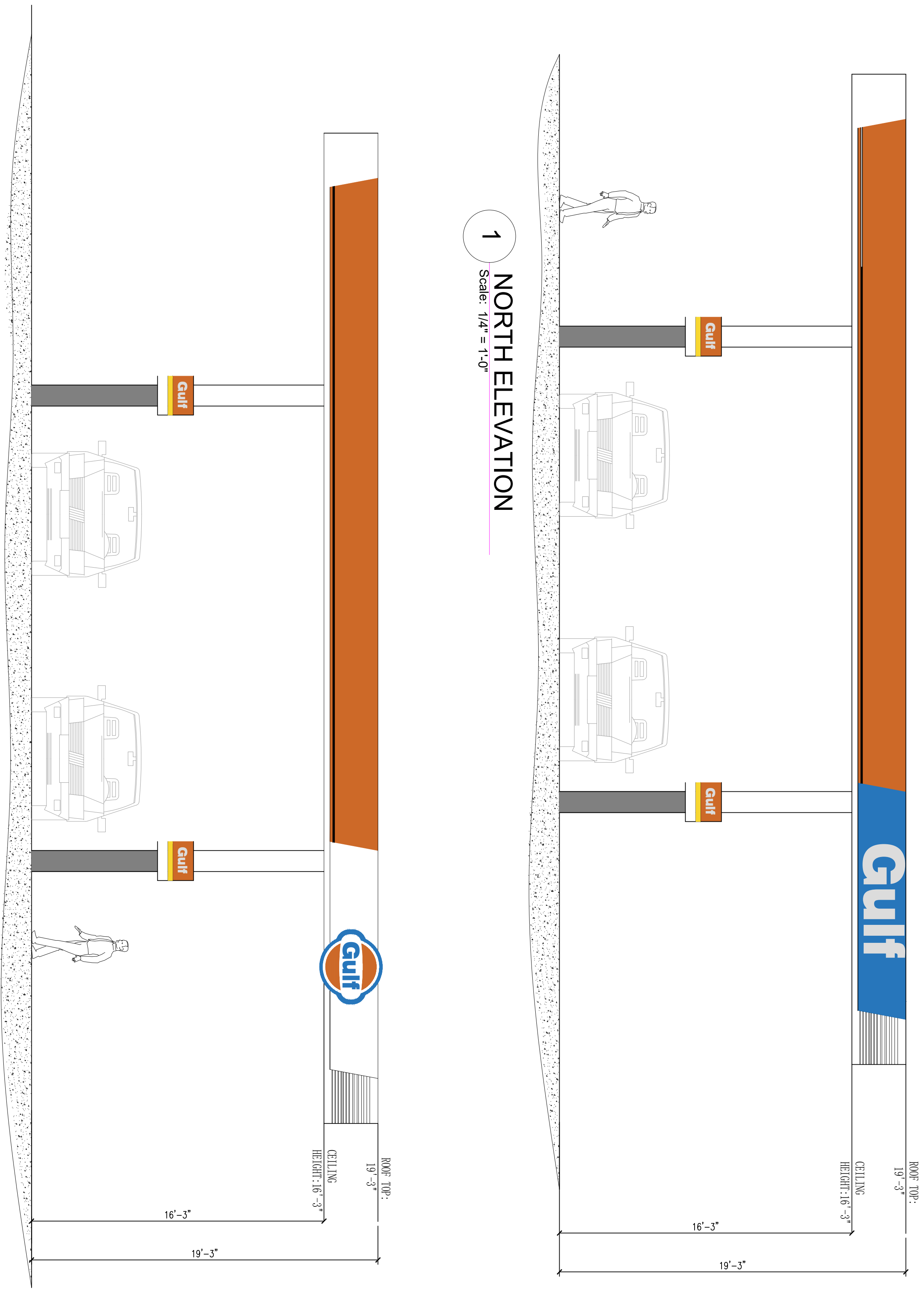
**A** PROPOSED GAS STATION FLOOR PLAN  
Scale: 5/16" = 1'-0"



**3** WEST ELEVATION  
Scale: 1/4" = 1'-0"



**4** EAST ELEVATION  
Scale: 1/4" = 1'-0"



**1** NORTH ELEVATION  
Scale: 1/4" = 1'-0"

**2** SOUTH ELEVATION  
Scale: 1/4" = 1'-0"



**PROJECT DIRECTOR:**  
**FARAH CHAUDHARY**  
 PHONE: +1 (916) 753-4048  
 Email: f.ara@theboulevard.us  
**PROJECT MANAGER:**  
**OMIS MADRI**  
 PHONE: +1 (916) 877-9133  
 Email: omis@theboulevard.us

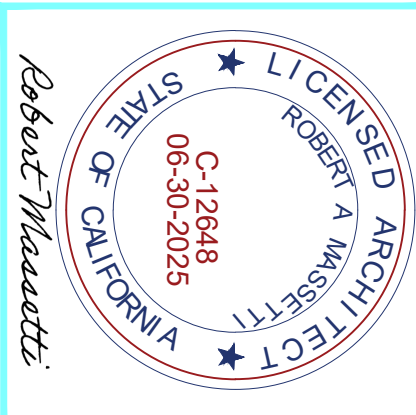
**ARCHITECT OF RECORD:**  
**BOULEVARD**  
 Construction  
 4080 TRUXEL ROAD, SUITE 100,  
 SACRAMENTO, CA, US 95834  
 Website: https://theboulevard.us  
 Call: +1 (916) 350-4200  
 FAX: (916) 350-4200  
 Email: info@theboulevard.us

**PROJECT:**  
 18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760  
 Assessor Parcel #

REVISIONS:	DATE:	DESCRIPTION:	BY:

CURRENT ISSUE DATE: 11-15-2023  
 ISSUED FOR:   
 CONTROL NO.:   
 DRAWN BY: BOULEVARD  
 CHECKED:   
 APPROVED:   
 SHEET TITLE: PROPOSED GAS STATION PLAN AND ELEVATIONS  
 SHEET #

**A-6.0**



*Robert Mase*

**PROJECT DIRECTOR:**  
**FARAH CHAUDHARY**  
 PHONE: +1 (916) 758-4048  
 Email: faham@thebullevard.us  
**PROJECT MANAGER:**  
**OMIS MADRI**  
 PHONE: +1 (916) 877-9133  
 Email: omis@thebullevard.us



ARCHITECT OF RECORD :

**BULLEVARAD**  
 Construction  
 4980 TRUXEL ROAD, SUITE 100,  
 SACRAMENTO, CA, US 95834  
 Website: -https://thebullevard.us  
 Call: +1 (916) 330-4200  
 FAX NO: (916) 344-2215  
 Email: info@thebullevard.us

**PROJECT:**  
 18770 N HIGHWAY 1, FORT BRAGG,  
 CA 95437-8760

Assessor Parcel #

REVISIONS:	DATE:	DESCRIPTION	BY:

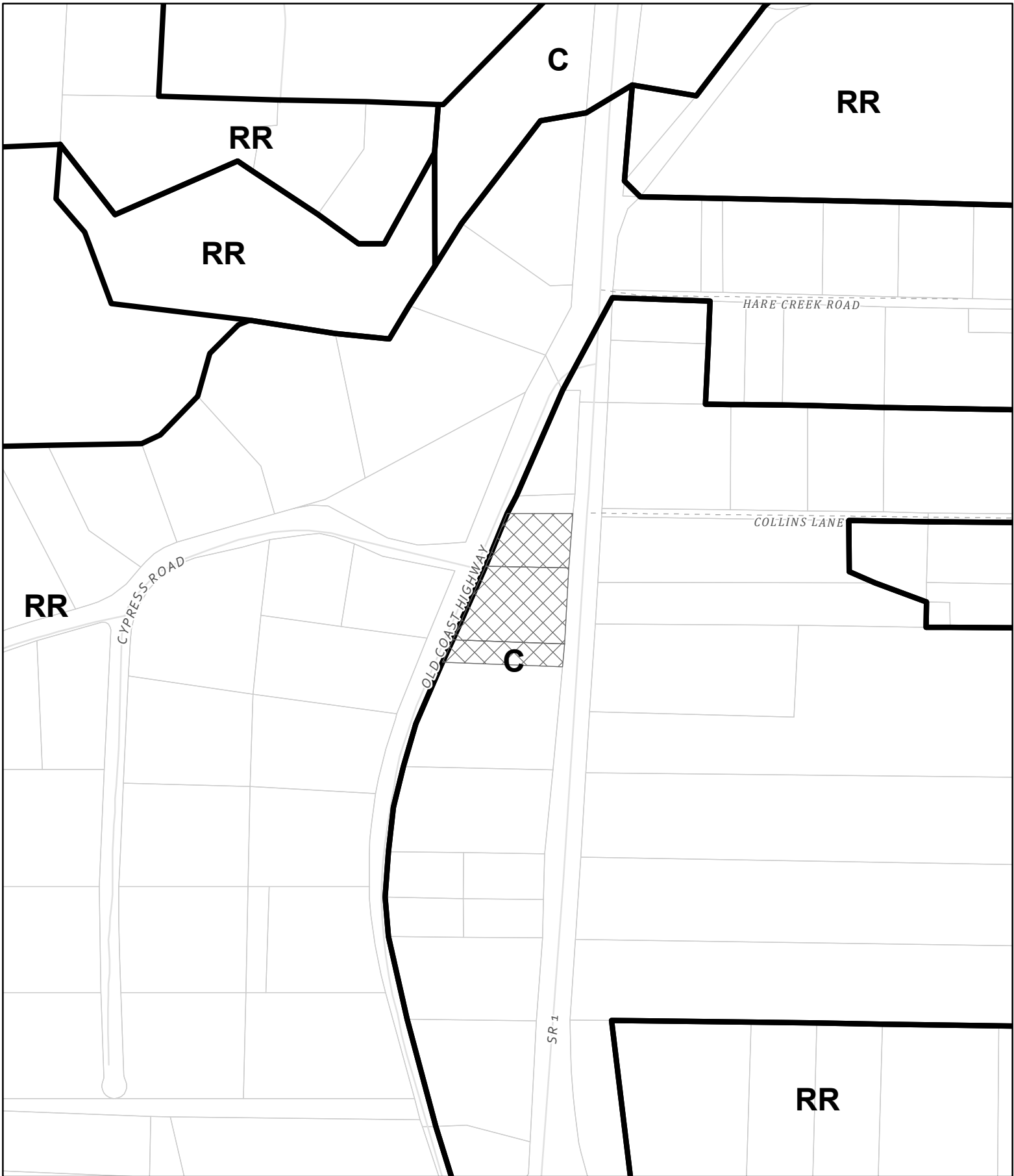
CURRENT ISSUE DATE: 11-15-2023  
 ISSUED FOR :  
 CONTROL NO.:

DRAWN BY: BOULEVARD  
 CHECKED:  
 APPROVED:  
 SHEET TITLE: RENDER

SHEET #  
**A-7.0**

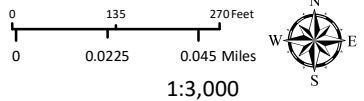






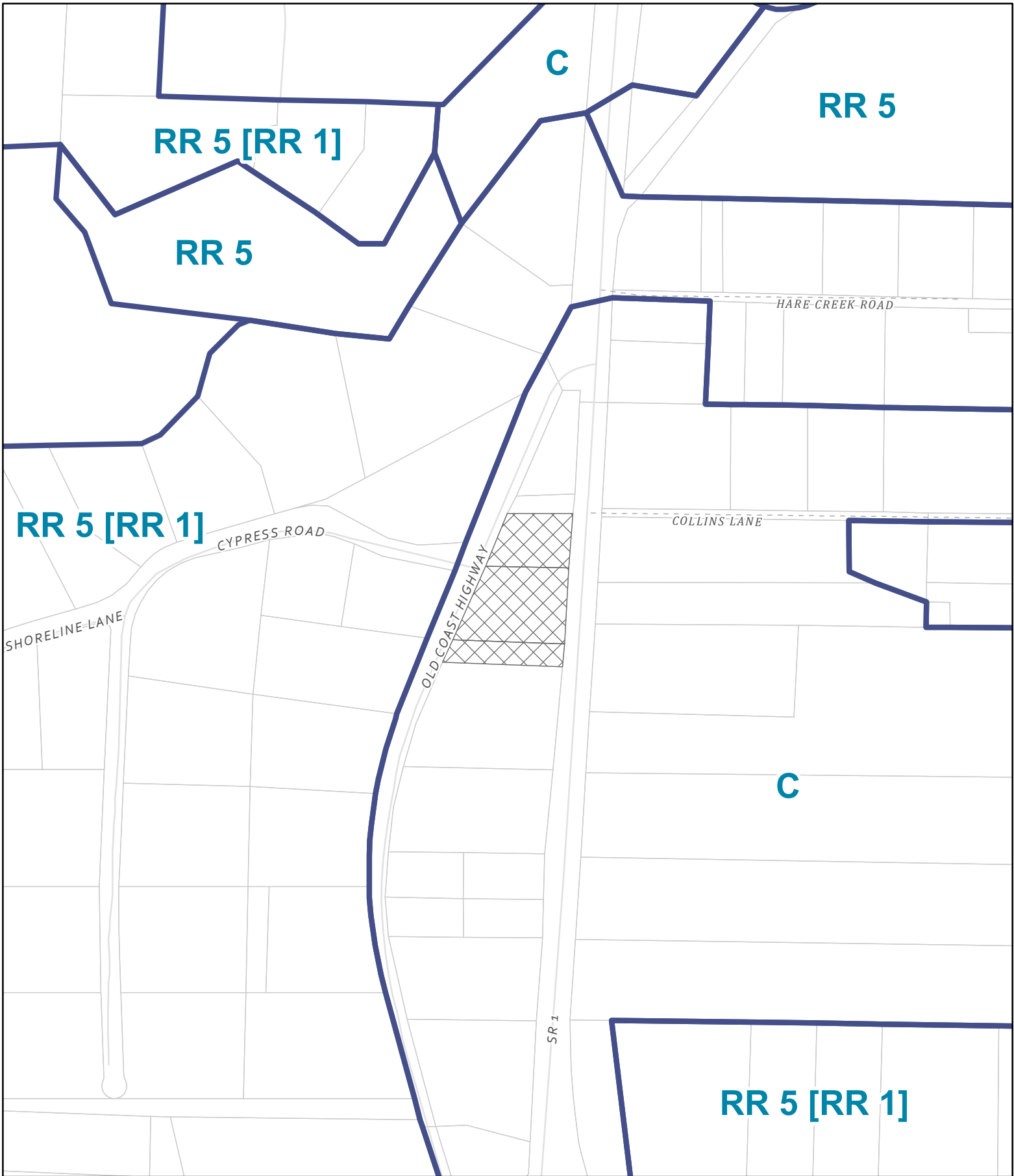
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

- Zoning Districts
- Assessor's Parcels
- Public Roads
- Private Roads






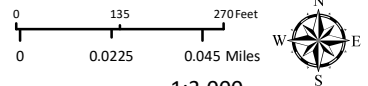
**ZONING**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

-  Public Roads
-  Private Roads
-  Assessor's Parcels

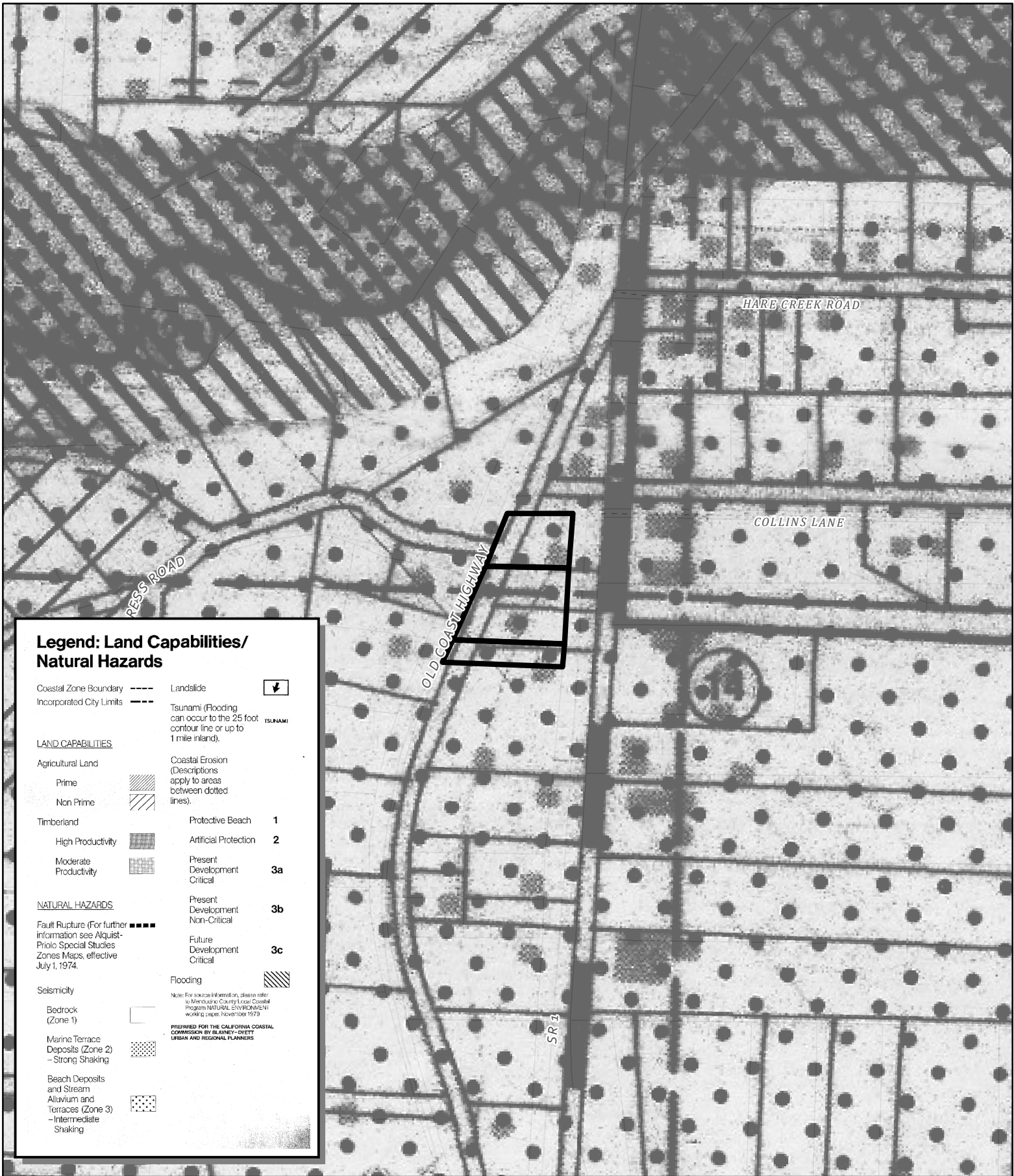


1:3,000

GENERAL PLAN

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



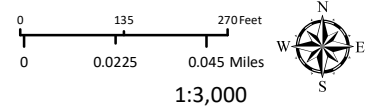


**Legend: Land Capabilities/  
Natural Hazards**

Coastal Zone Boundary	---	Landslide	
Incorporated City Limits	---	Tsunami (Flooding can occur to the 25 foot contour line or up to 1 mile inland).	TSUNAMI
<b>LAND CAPABILITIES</b>			
Agricultural Land		Coastal Erosion (Descriptions apply to areas between dotted lines).	
Prime		Protective Beach	1
Non Prime		Artificial Protection	2
Timberland		Present Development Critical	3a
High Productivity		Present Development Non-Critical	3b
Moderate Productivity		Future Development Critical	3c
<b>NATURAL HAZARDS</b>			
Fault Rupture (For further information see Alquist-Priolo Special Studies Zones Maps, effective July 1, 1974.	---	Flooding	
Seismicity		<small>Note: For source information, please refer to Mendocino County Local Coastal Program NATURAL ENVIRONMENTAL working paper, November 1979.</small> <small>PREPARED FOR THE CALIFORNIA COASTAL COMMISSION BY BLANEY-OYETT URBAN AND REGIONAL PLANNERS</small>	
Bedrock (Zone 1)			
Marine Terrace Deposits (Zone 2) - Strong Shaking			
Beach Deposits and Stream Alluvium and Terraces (Zone 3) - Intermediate Shaking			

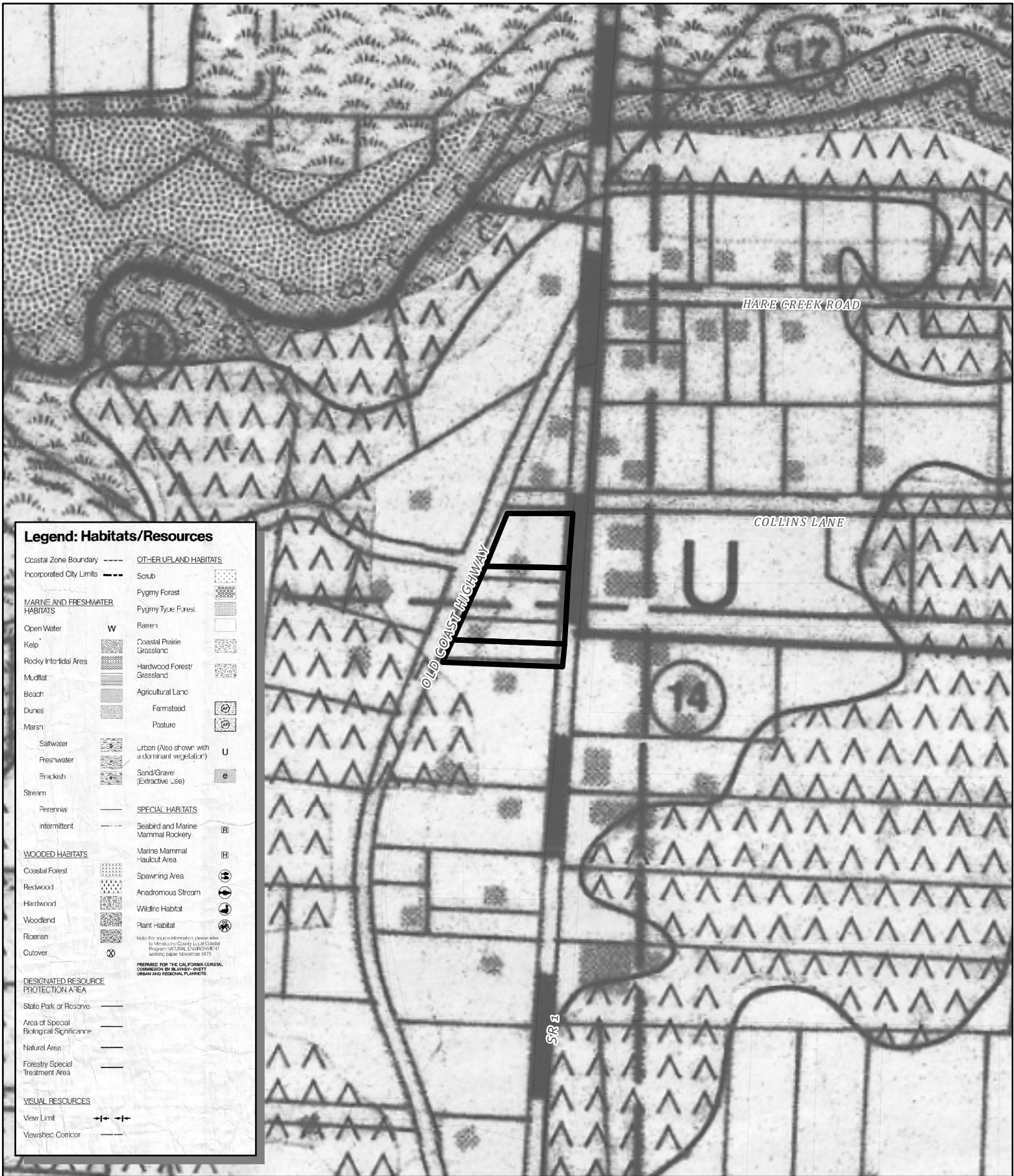
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

Public Roads  
Private Roads  
Assessors Parcels



**LCP LAND CAPABILITIES & NATURAL HAZARDS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

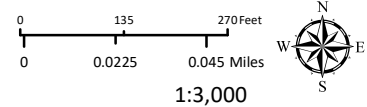


**Legend: Habitats/Resources**

Coastal Zone Boundary	---	OTHER UPLAND HABITATS
Incorporated City Limits	---	Scrub
<b>MARINE AND FRESHWATER HABITATS</b>		
Open Water	W	Pygmy Forest
Kelp		Pygmy Tree Forest
Rocky Intertidal Area		Barren
Mudflat		Coastal Prairie
Beach		Grossland
Dunes		Hardwood Forest/
Marsh		Grossland
Saltwater		Agricultural Land
Freshwater		Farmstead
Brackish		Pasture
Stream		Urban (Also shown with
Perennial		a dominant vegetation)
Intermittent		Sand/Grave
<b>WOODED HABITATS</b>		
Coastal Forest		(Extractive Use)
Redwood		Urban (U)
Hardwood		Sand/Grave (e)
Woodland		
Rooster		
Cuover		
<b>DESIGNATED RESOURCE PROTECTION AREA</b>		
State Park or Reserve		
Area of Special Biological Significance		
Natural Area		
Forestry Special Treatment Area		
<b>VISUAL RESOURCES</b>		
View Limit		
Viewshed Corridor		

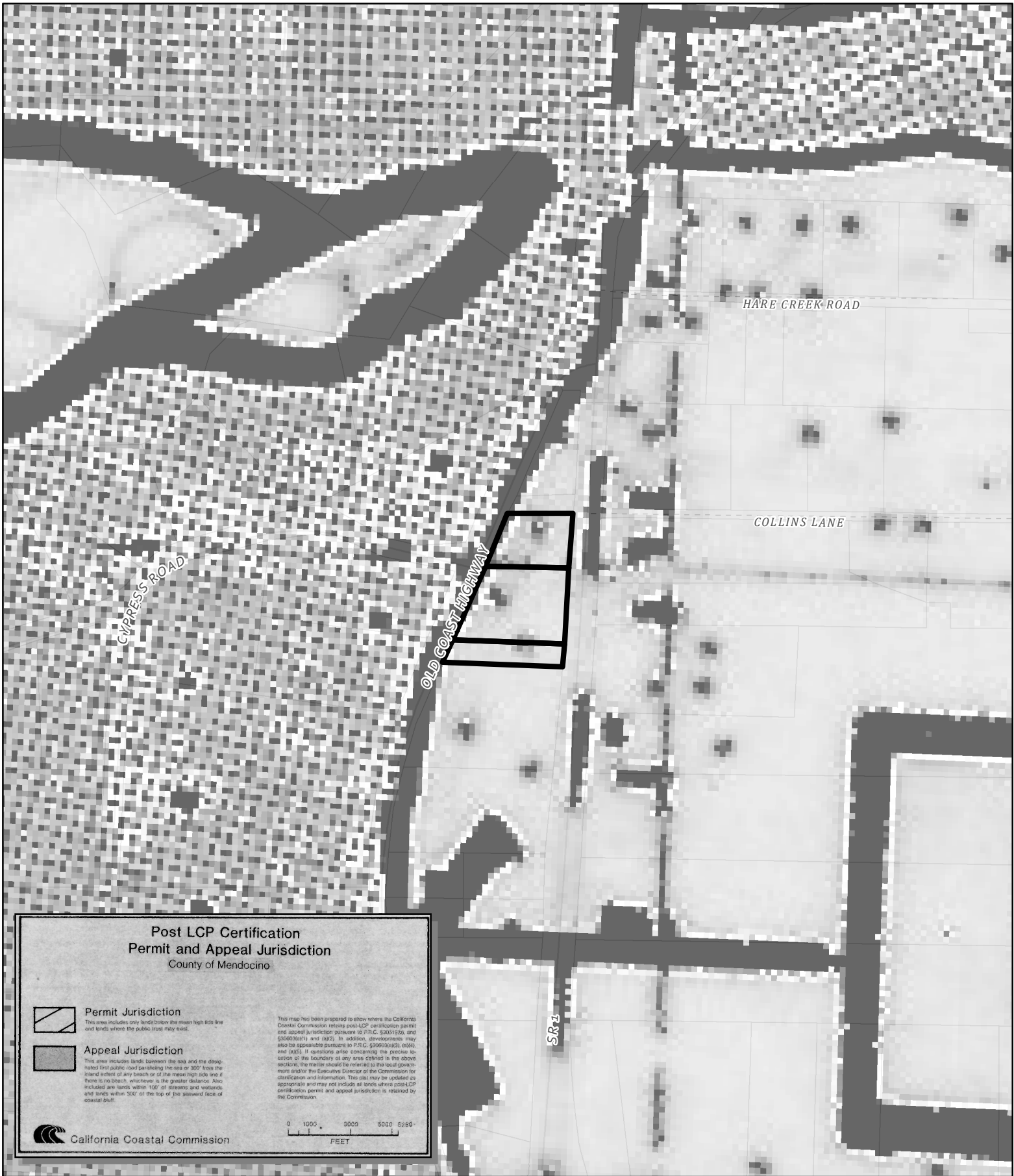
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

Public Roads  
 Private Roads  
 Assessors Parcels



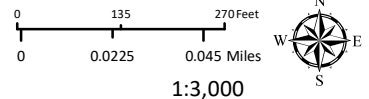
**LCP HABITATS & RESOURCES**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND. DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



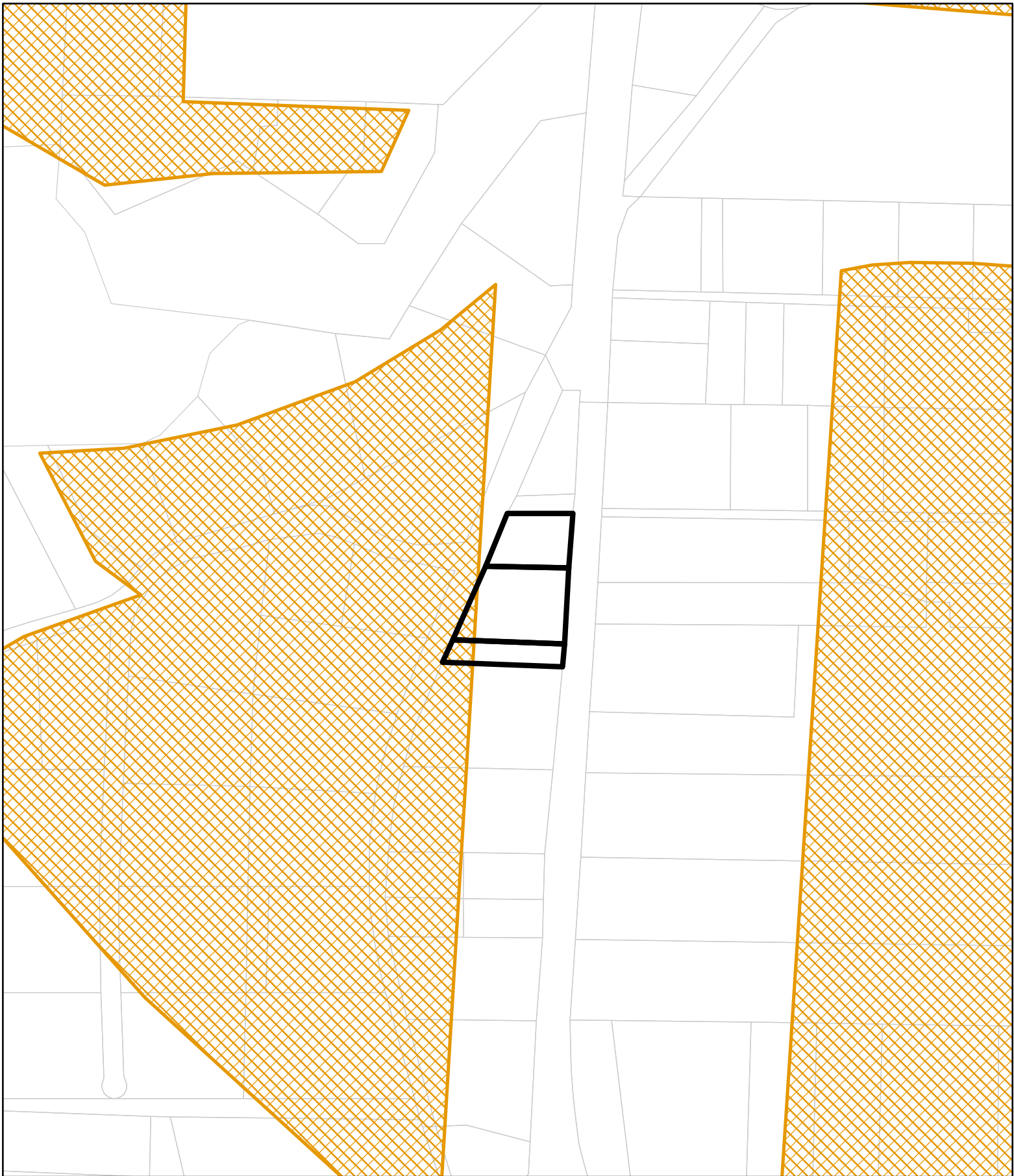
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

- Public Roads
- Private Roads
- Assessors Parcels





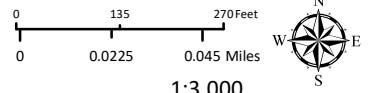
**POST LCP CERTIFICATION & APPEAL JURISDICTION**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

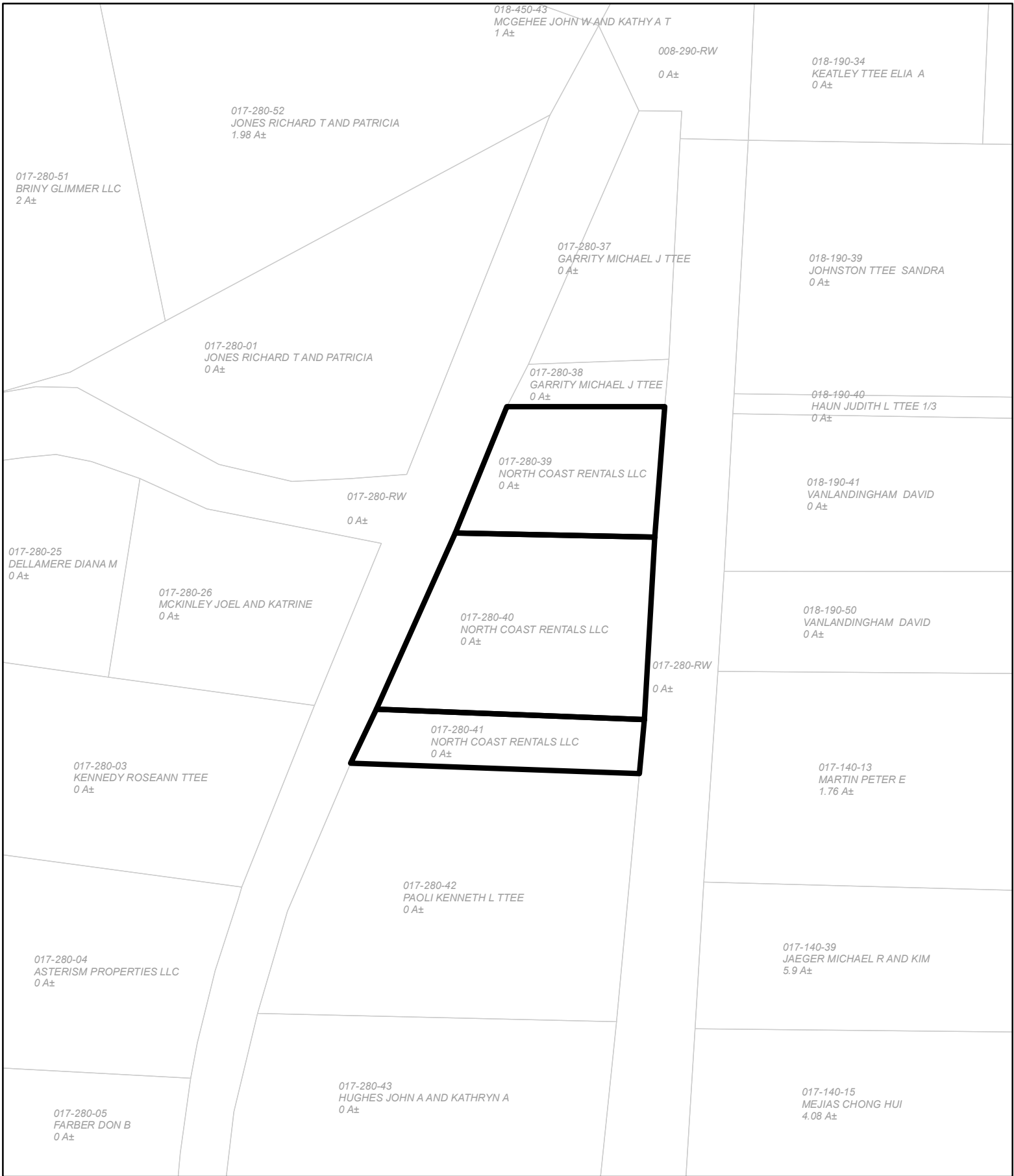
 CDP Exclusion Areas  
 Assessor's Parcels




1:3,000

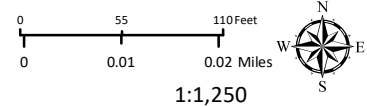
**CDP EXCLUSION AREAS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

 Assessors Parcels

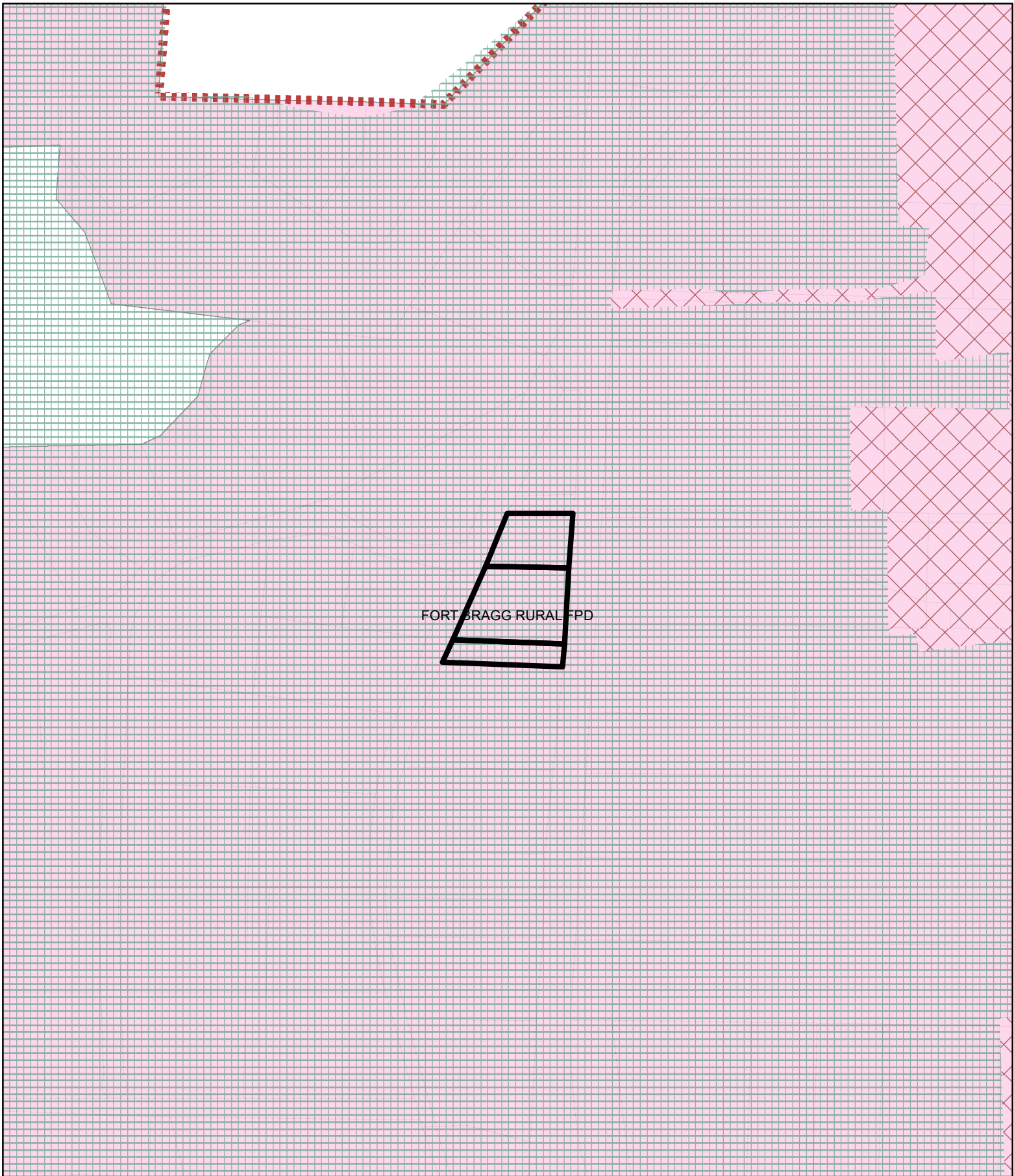


1:1,250

**ADJACENT PARCELS**


**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**

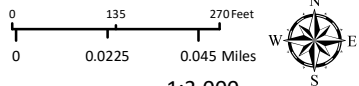




FORT BRAGG RURAL FPD

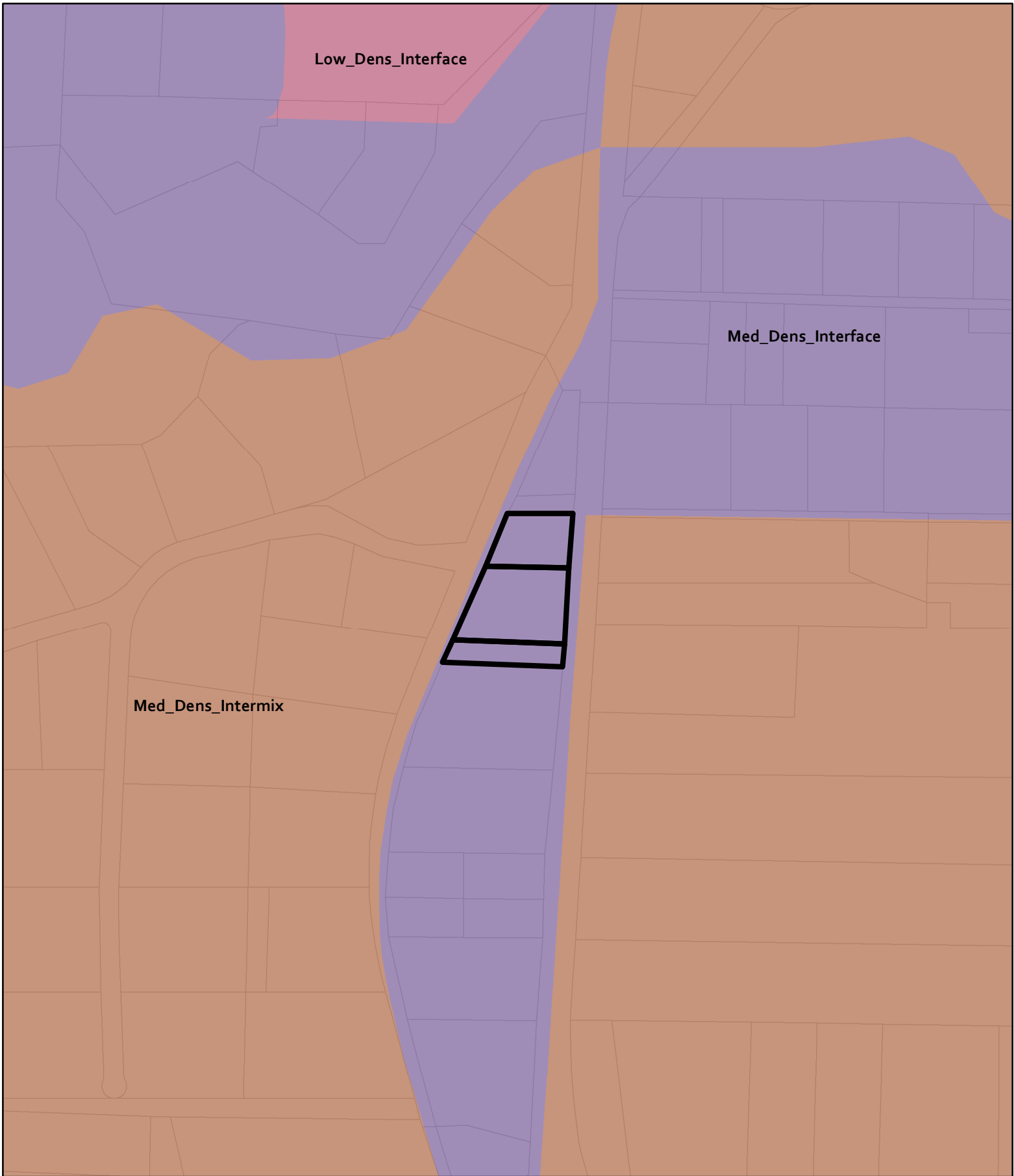
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

-  High Fire Hazard
-  Moderate Fire Hazard
-  County Fire Districts
-  Assessors Parcels




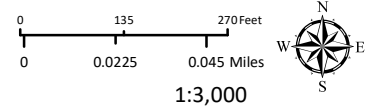
**1:3,000**  
**FIRE HAZARD ZONES & RESPONSIBILITY AREAS**  
 STATE RESPONSIBILITY AREA

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

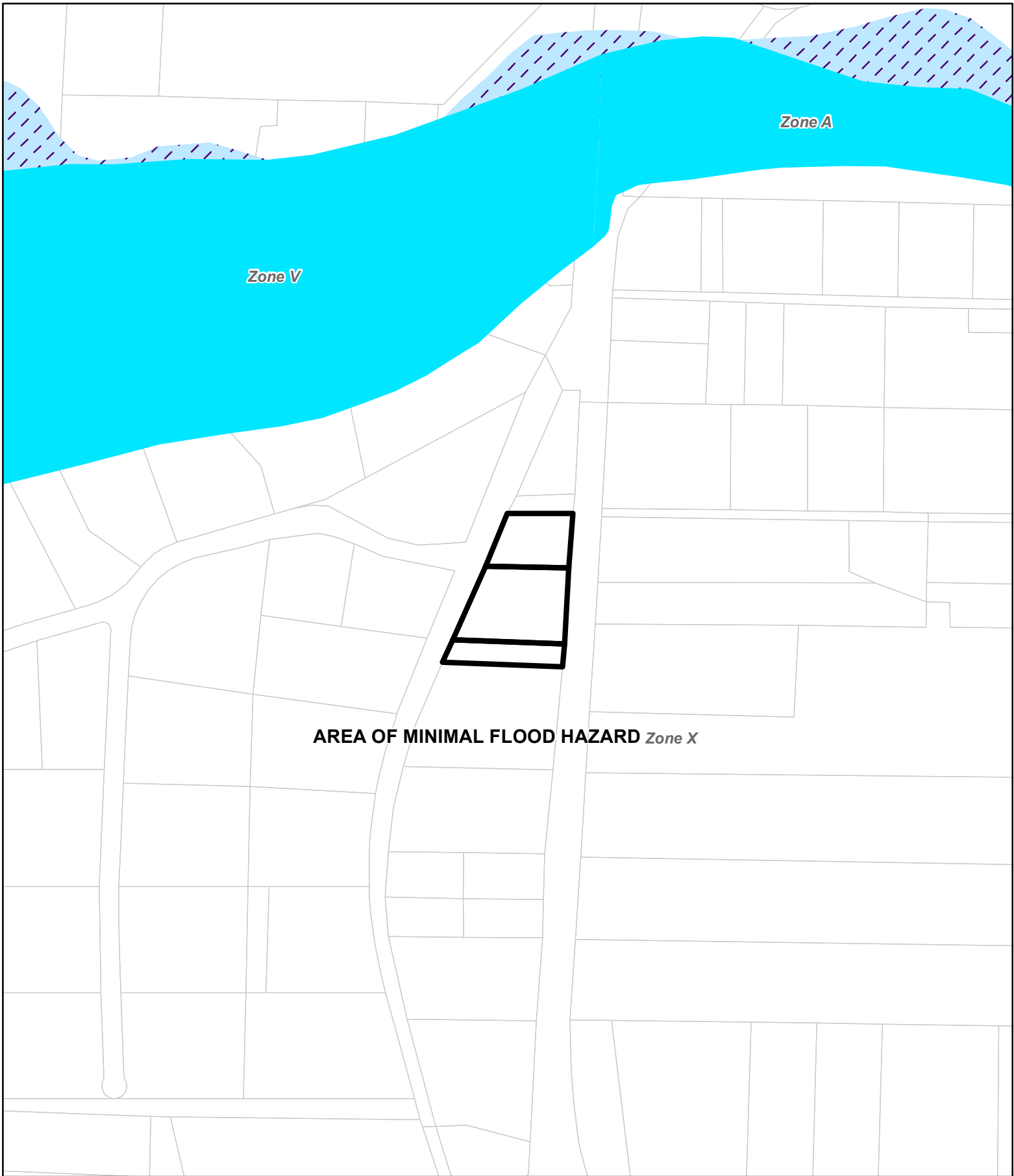
 Assessors Parcels



1:3,000

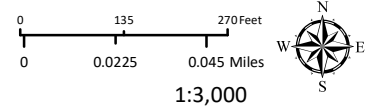
**WILDLAND-URBAN INTERFACE**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



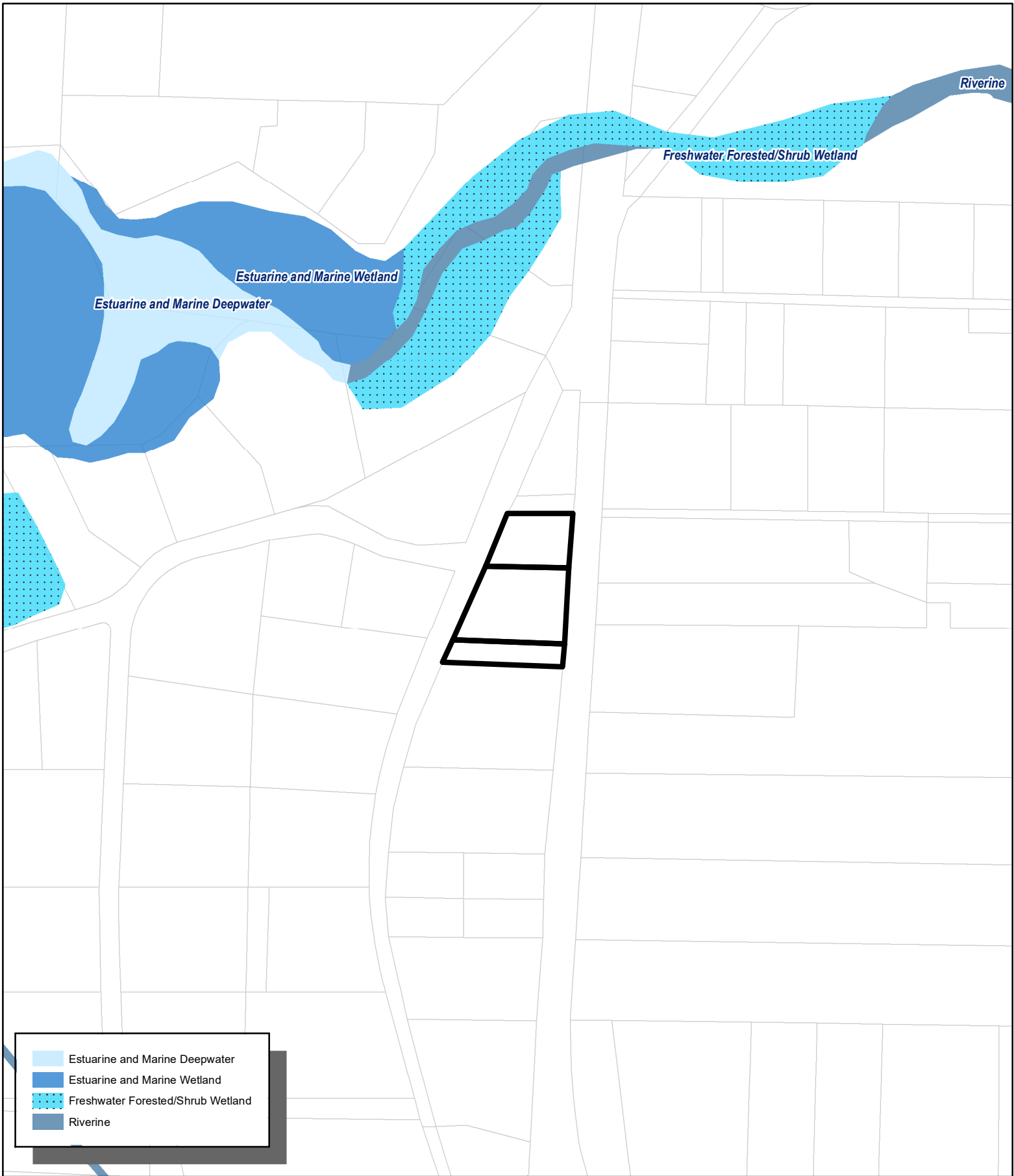
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**





- 1% Annual Chance Flood Hazard
- Tsunami Inundation Zones
- Assessors Parcels




**FLOOD & TSUNAMI INUNDATION ZONES**

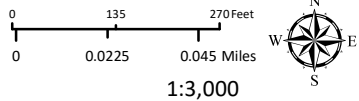
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



	Estuarine and Marine Deepwater
	Estuarine and Marine Wetland
	Freshwater Forested/Shrub Wetland
	Riverine

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

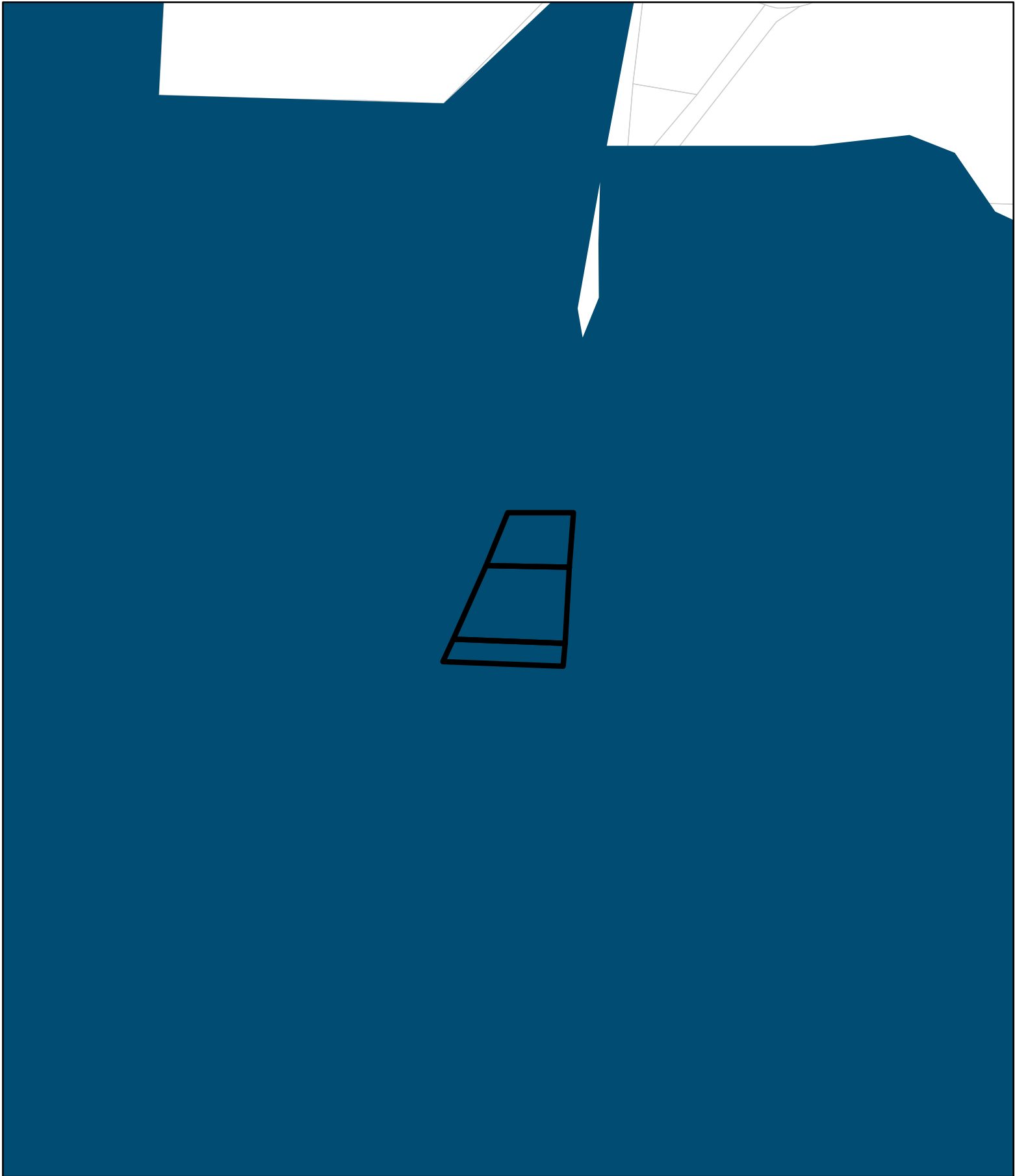
 Assessors Parcels





1:3,000

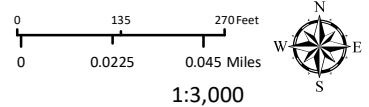
**WETLANDS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



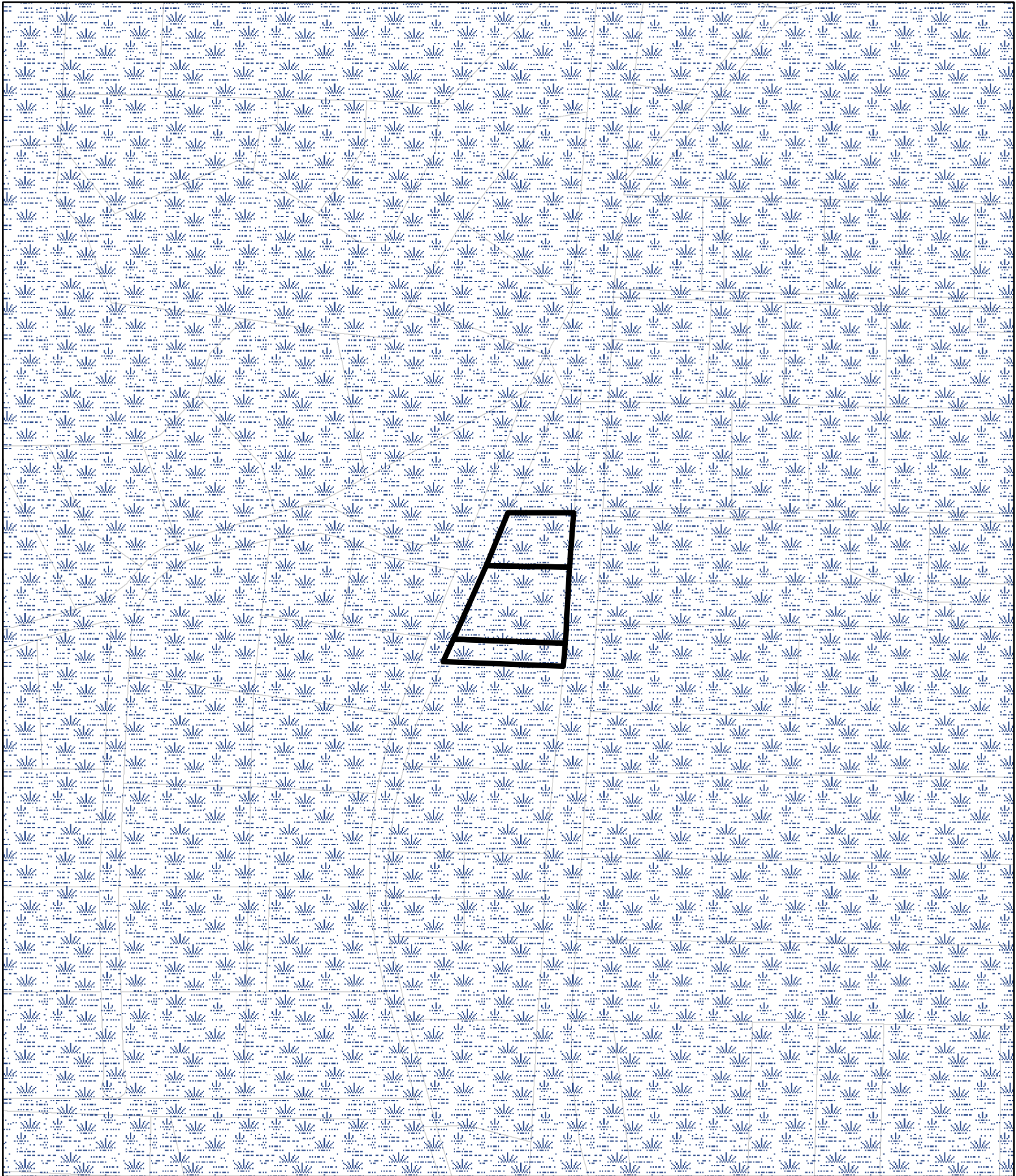
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

 Fort Bragg Stormwater Areas  
 Assessors Parcels





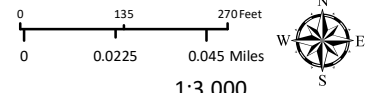
**MS4 STORMWATER AREA**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

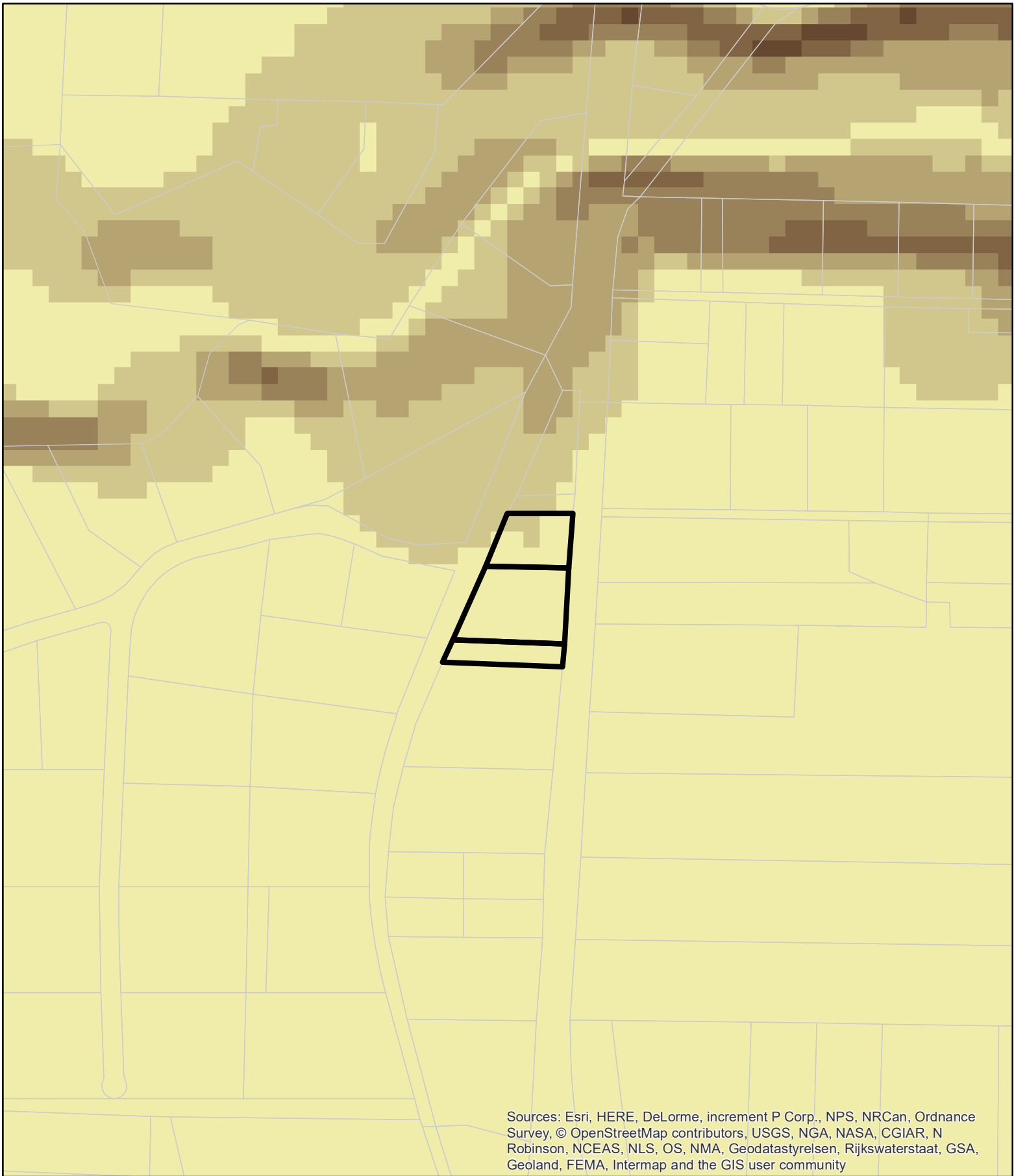
 Marginal Water Resources  
 Assessors Parcels



1:3,000

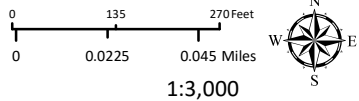
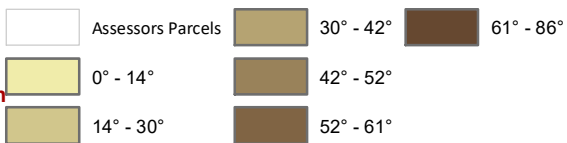
### COASTAL GROUND WATER RESOURCES

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



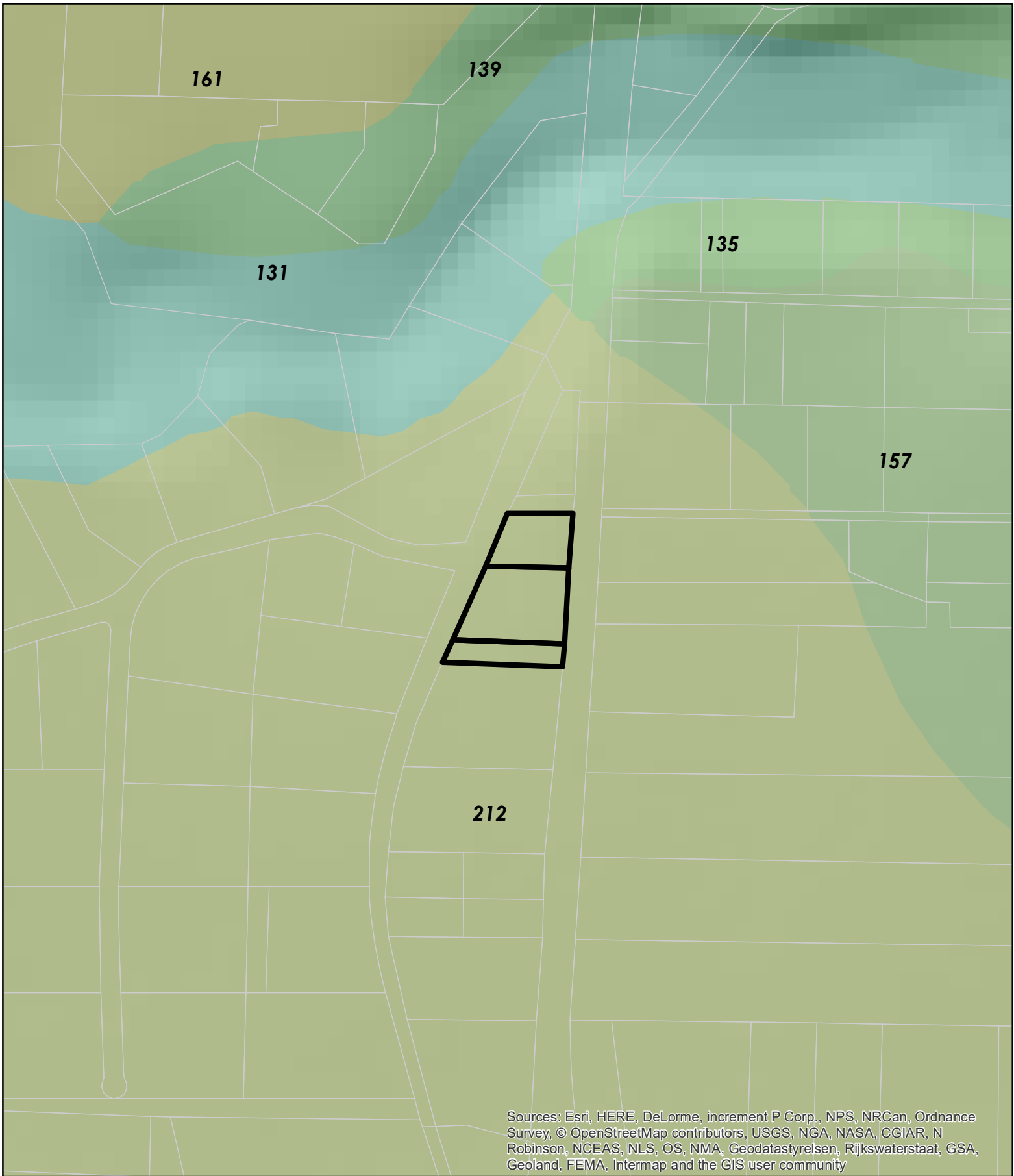
Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**




**ESTIMATED SLOPE**

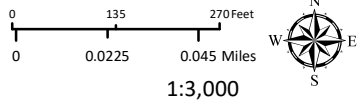
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCan, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

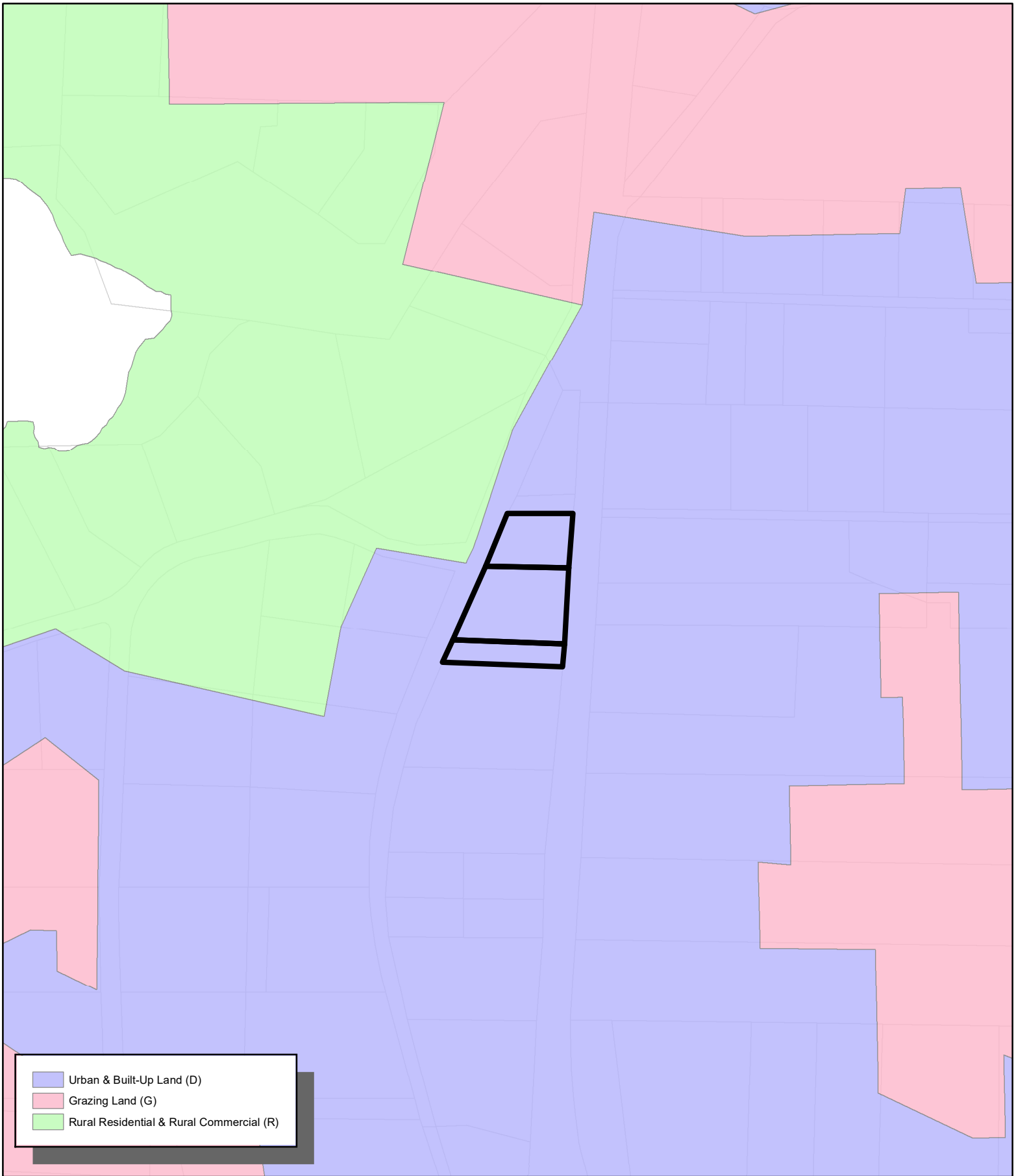
 Assessors Parcels



**WESTERN SOIL CLASSIFICATIONS**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
 DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

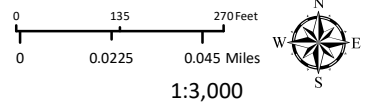




- Urban & Built-Up Land (D)
- Grazing Land (G)
- Rural Residential & Rural Commercial (R)

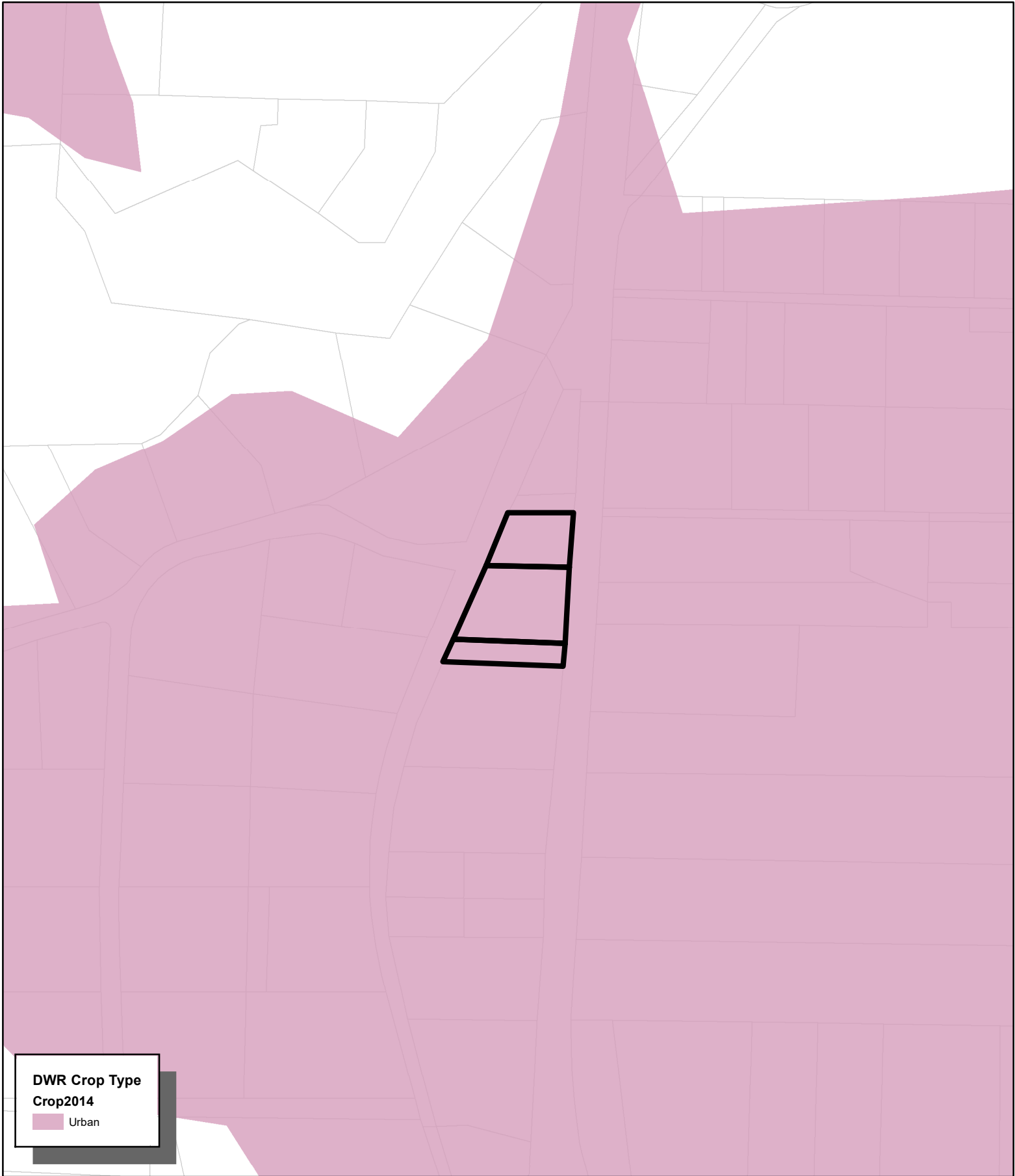
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

Assessors Parcels



**1:3,000**  
**IMPORTANT FARMLANDS**

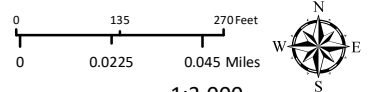
**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
**DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES**



**DWR Crop Type**  
**Crop2014**  
Urban

**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

Assessors Parcels



1:3,000

**CROP TYPES**


**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES

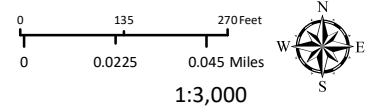
# Fort Bragg Unified



Sources: Esri, HERE, DeLorme, increment P Corp., NPS, NRCAn, Ordnance Survey, © OpenStreetMap contributors, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodastystyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

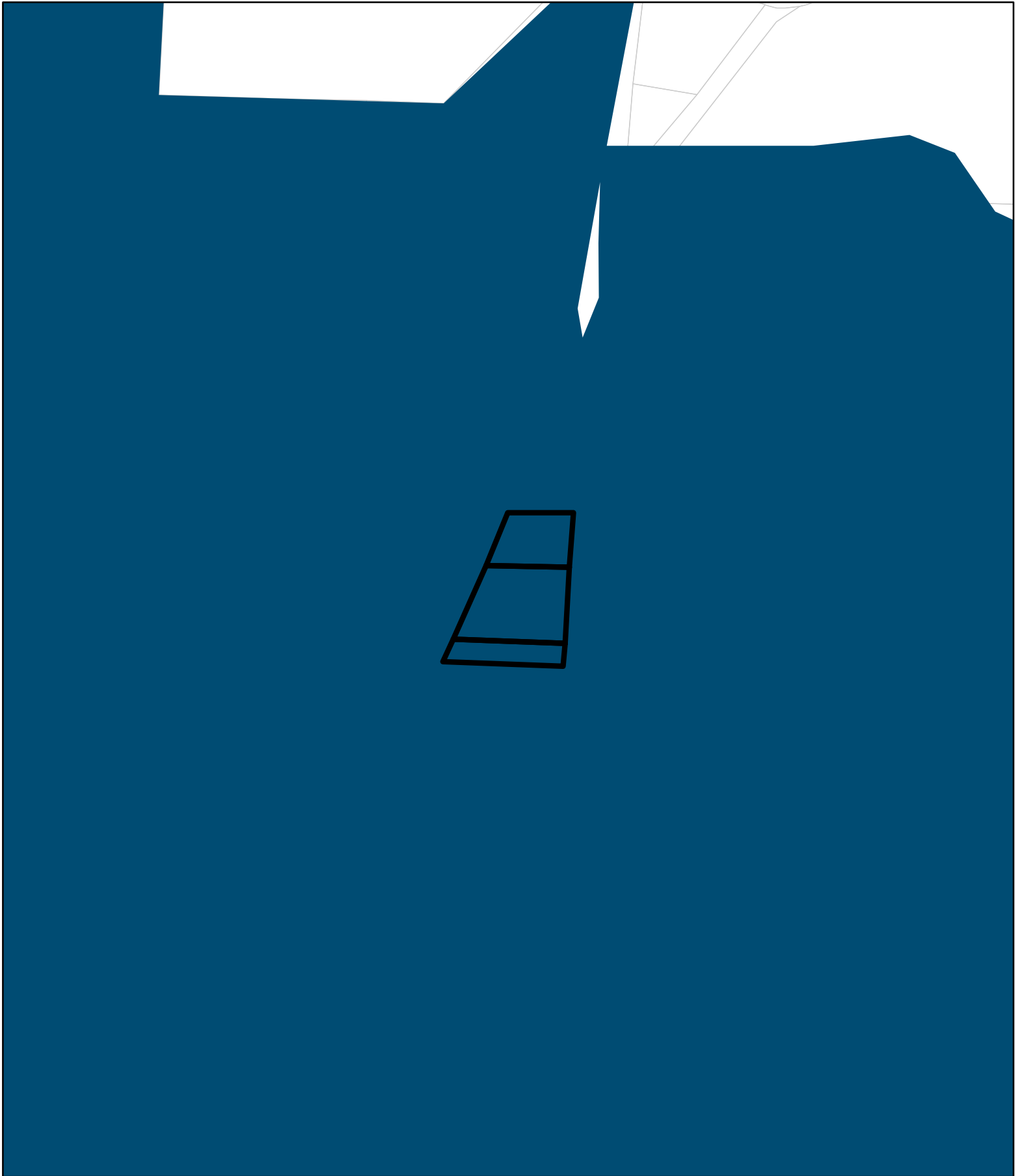
**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

 Assessors Parcels





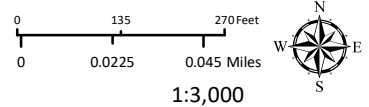
1:3,000  
**SCHOOL DISTRICT**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES



**CASE: CDP 2024-0007**  
**OWNER: North Coast Rentals**  
**APN: 017-280-39, 40 & 41**  
**APLCT: Boulevard Construction**  
**AGENT: Zaman Hamim**  
**ADDRESS: 46992 N Hwy 1**

 Fort Bragg Stormwater Areas  
 Assessors Parcels



**MS4 STORMWATER AREA**

**THIS MAP AND DATA ARE PROVIDED WITHOUT WARRANTY OF ANY KIND.**  
DO NOT USE THIS MAP TO DETERMINE LEGAL PROPERTY BOUNDARIES