

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
(831) 454-2580

**NOTICE OF PENDING ACTION**

The Planning Department has received the following application.  
The identified planner may be contacted for specific information on  
this application.

**APPLICATION NUMBER: 231011      APN: 109-112-02**  
**SITUS: 471 Hawk Ridge Ln, Watsonville CA, 95076**

Proposal to construct an approximately 2,372 square-foot garage and storage area, attached to a 1,198 square-foot Accessory Dwelling Unit (ADU) by a 439 square-foot breezeway, on-site with a proposed Single-Family Dwelling. Requires an Administrative Site Development Permit.

**OWNER: John Blackmore**  
**APPLICANT: Nathan Blackmore**  
**SUPERVISORIAL DISTRICT: 4**  
**PLANNER: Michael Lam, (831) 454-3371**  
**EMAIL: Michael.Lam@santacruzcountyca.gov**

**Public comments must be received by 5:00 p.m. November 27, 2023. A decision will be made on or shortly after November 28, 2023.**

**Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. Planner will provide notification of decision to any requesting party.**

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.



BLACKMORE RESIDENCE AND GARAGE | BUILDING PERMIT

WATSONVILLE, CA

PROJECT DIRECTORY

OWNER

NATHAN BLACKMORE  
130 MILES STREET  
SANTA CRUZ, CA 95060

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PROJECT NAME

BLACKMORE  
RESIDENCE AND  
GARAGE

PROJECT ADDRESS

471 HAWKRIDGE LN.

OWNER

NATHAN BLACKMORE

APN

109-112-02

ISSUE

BUILDING PERMIT

DATE

12.14.22

TITLE

COVER SHEET

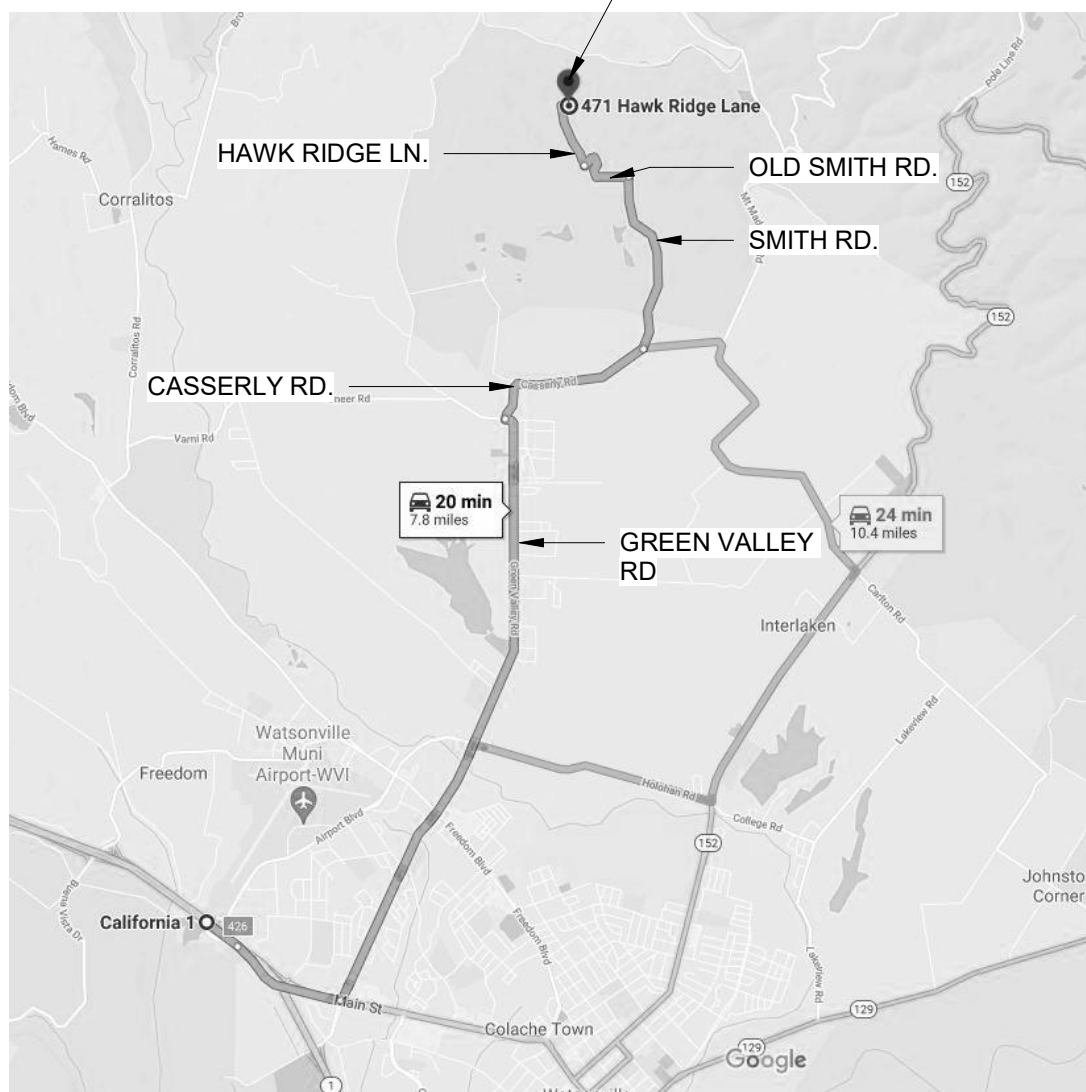
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SHEET

VICINITY MAPS



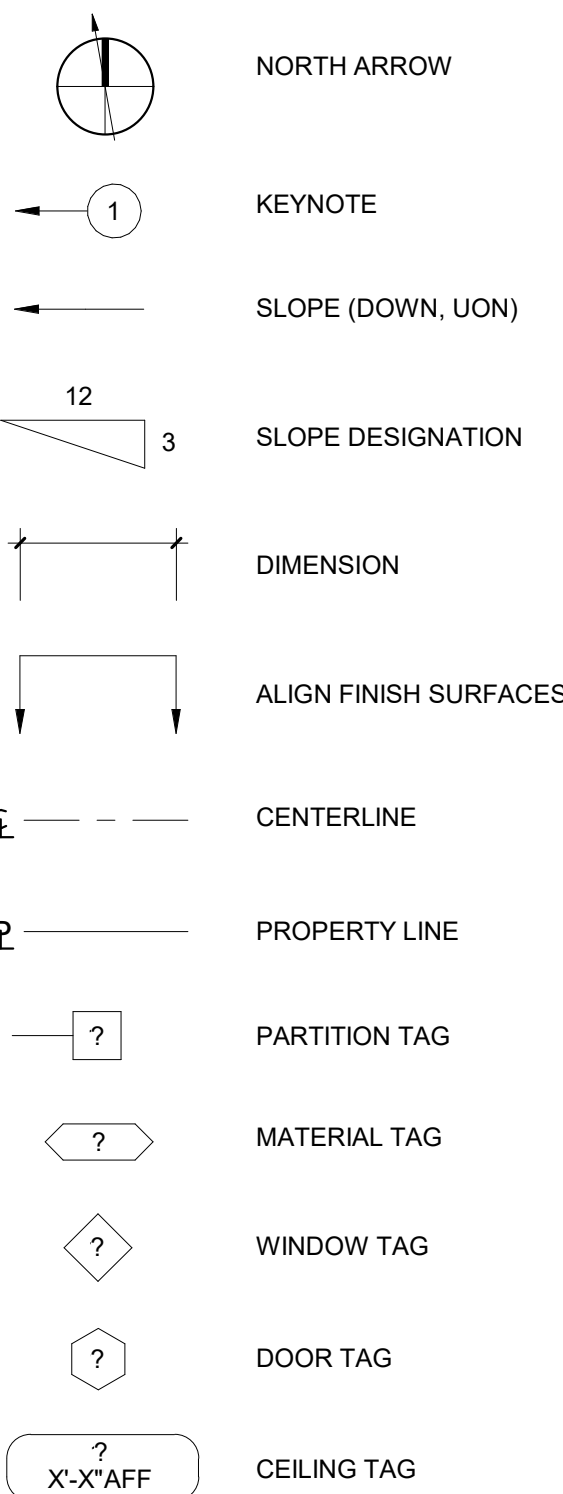
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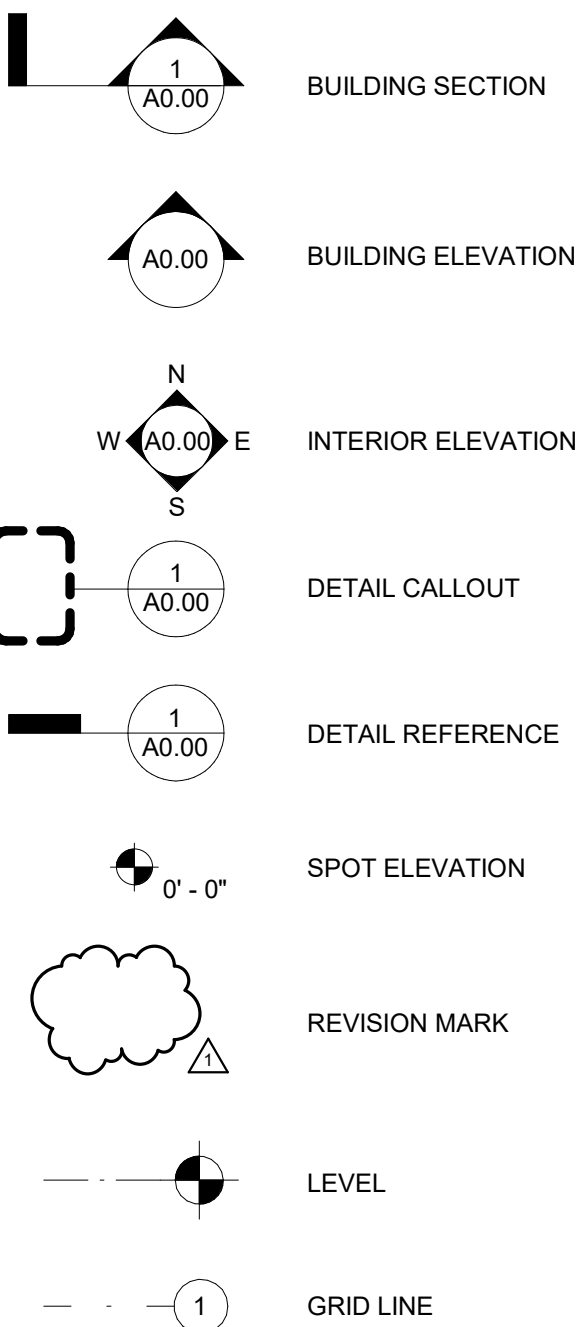
VACINITY MAP

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS



REFERENCE SYMBOLS



ABBREVIATIONS

<b>A</b>	AB.	ANCHOR BOLT	<b>J</b>	J-BOX	JUNCTION BOX
	ABV.	ABOVE		J.H.	JOIST HANGER
	AESS	ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT.	JOINT
	A.C.	AIR CONDITIONING		JST.	JOIST
	ACOUST.	ACOUSTING	<b>K</b>	K.D.	KILN DRIED
	AD.	AREA DRAIN		KIT.	KITCHEN
	ADJ.	ADJUSTABLE	<b>L</b>	L.	LENGTH
	A.F.F.	ABOVE FINISHED FLOOR		LAM.	LAMINATE
	AGGR.	AGGREGATE		LAV.	LAVATORY
	ALT.	ALTERNATE		LB.	POUND
	ALUM.	ALUMINUM		LP.	LOW POINT
	ANOD.	ANODIZED		LT.	LIGHT
	AP.	ACCESS PANEL		LTG.	LIGHTING
	APPROX.	APPROXIMATE	<b>M</b>	MACH.	MACHINE
	ARCH.	ARCHITECTURAL		MAT.	MATERIAL
<b>B</b>	BD.	BOARD		MAX.	MAXIMUM
	BLDG.	BUILDING		MECH.	MECHANICAL
	BLK.	BLOCK		MEMB.	MEMBRANE
	BLK'G	BLOCKING		MEZZ.	MEZZANINE
	BLW.	BELOW		MFR.	MANUFACTURER
	BM.	BEAM		MID.	MIDDLE
	BOT.	BOTTOM		MIN.	MINIMUM/MINUTE
	BRKT.	BLOCK		MIRR.	MIRROR
	BTWN.	BETWEEN		MISC.	MISCELLANEOUS
	B.U.R.	BUILT UP ROOFING		M.P.	METAL PANEL
<b>C</b>	C/C	CENTER TO CENTER		M.S.	MOTION SENSOR
	C.B.	CATCH BASIN		MTD.	MOUNTED
	CEM.	CEMENT		MTG.	MOUNTING
	C.J.	CONTROL JOINT		MTL.	METAL
	CLG.	CEILING		MUL.	MULLION
	CLKG.	CAULKING		MW.	MICROWAVE
	CLR.	CLEAR	<b>N</b>	(N)	NEW
	COL.	COLUMN		N	NORTH
	COMB.	COMBINATION		N.I.C.	NOT IN CONTRACT
	CONC.	CONCRETE		NO.	NUMBER
	CONN.	CONNECTION		NOM.	NOMINAL
	CONSTR.	CONSTRUCTION		N.T.S.	NOT TO SCALE
	CONT.	CONTINUOUS	<b>O</b>	O/	OVER
	CONTR.	CONTRACTOR		OA.	ON CENTER
	CPT.	CARPET		O.D.	OUTSIDE DIMENSION
	C.T.	CERAMIC TILE		OH.	OVERHEAD
	CTR.	CENTER		OPG.	OPENING
	CW.	COLD WATER		OPP.	OPPOSITE
<b>D</b>	DBL.	DOUBLE	<b>P</b>	PERF.	PERFORATED
	DEG.	DEGREE		PERP.	PERPENDICULAR
	DEMO.	DEMOTITION		P.L.	PROPERTY LINE
	DET/DTL.	DETAIL		P.LAM.	PLASTIC LAMINATE
	DIAG.	DIAGONAL		PLAS.	PLASTER
	DIA.	DIAMETER		PLYWD.	PLYWOOD
	DIM.	DIMENSION		PNT.	PAINT
	DN.	DOWN		PTD.	PAINTED
	DR.	DOOR		PT.	POINT/PRESSURE TREATED
	DS.	DOWNSPOUT		PWR.	POWER
	DW.	DISHWASHER		QTY.	QUANTITY
	DWG.	DRAWING	<b>Q</b>	(R)	REMODELED
	DWR.	DRAWER	<b>R</b>	R.	RADIUS
	(E)	EXISTING		RAD.	REFLECTED CEILING PLAN
	E	EAST		RCP.	ROOF DRAIN
	EA	EACH		RECEP.	RECEPTACLE
	E.B.	EXPANSION BOLT		RECT.	RECTANGULAR
	E.J.	EXPANSION JOINT		REF.	REFERENCE
	EL.	ELEVATION		REFR.	REFRIGERATOR
	ELEC.	ELECTRICAL		REINF.	REINFORCED
	ELEV.	ELEVATOR		REQ'D.	REQUIRED
	EMER.	EMERGENCY		RESIL.	RESILIENT
	ENCL.	ENCLOSURE		RETG.	RETAINING
	ENGR.	ENGINEER		REV.	REVISION
	E.P.B.	ELECTRICAL PANEL BOARD		RM.	ROOM
	EQ.	EQUAL		RND.	ROUND
	EXP.	EXPANSION/EXPOSED		R.O.	ROUGH OPENING
	EXT.	EXTERIOR		RWL.	RAINWATER LEADER
<b>F</b>	(F)	FUTURE	<b>S</b>	S	SOUTH
	F.A.	FIRE ALARM		S.C.	SOLID CORE
	FABR.	FABRICATE		S.C.D.	SEE CIVIL DRAWINGS
	F.A.R.	FLOOR AREA RATIO		SCHED	SCHEDULE
	F.B.	FLAT BAR		SCR.	SCREEN
	F.D.	FLOOR DRAIN		SCWD.	SOLID CORE WOOD DOOR
	F.D.C.	FIRE DEPARTMENT CONNECTION		SECT.	SECTION
	F.F.	FINISH FLOOR		S.F.	SQUARE FOOT
	F.F.E.	FINISH FLOOR ELEVATION		SHT.	SHEET
	F.G.	FINISH GRADE		SHTHG.	SHEATHING
	F.H.	FULL HEIGHT		SHWR.	SHOWER
	F.H.M.S.	FLAT HEAD MACHINE SCREW		SM.	SIMILAR
	F.H.W.S.	FLAT HEAD WOOD SCREW		SKYLT.	SKYLIGHT
	FIN.	FINISH		S.L.D.	SEE LANDSCAPE DRAWINGS
	FIXT.	FIXTURE		S.M.D.	SEE MECHANICAL DRAWINGS
	FL.	FLOW LINE		SMS.	SHEET METAL SCREW
	FLASH.	FLASHING		S.M.W.P.	SHEET MEMBRANE WATERPROOFING
	FLR.	FLOOR		SPEC.	SPECIFICATION
	FLUOR.	FLUORESCENT		S.R.	SUPPLY REGISTER
	F.O.	FINISHED OPENING		SQ.	SQUARE
	F.O.B.	FACE OF BRICK		S.S.	STAINLESS STEEL
	F.O.C.	FACE OF CONCRETE		S.S.D.	SEE STRUCTURAL DRAWINGS
	F.O.F.	FACE OF FINISH		STD.	STANDARD
	F.O.M.	FACE OF MASONRY		STL.	STEEL
	F.O.S.	FACE OF STUD		STOR.	STORAGE
	FRPF.	FIREPROOFING		STRUC.	STRUCTURAL
	FT.	FOOT OR FEET		SUR.	SURFACE
	FTG.	FOOTING		SUSP.	SUSPENDED
	FURR.	FURRING		SVC.	SERVICE
	GA.	GUAGE		SVY.	SURVEY
<b>G</b>	GALV.	GALVANIZED		SYM.	SYMMETRICAL
	G.B.	GRAB BAR	<b>T</b>	T	TREAD
	G.C.	GENERAL CONTRACTOR		T&B	TOP AND BOTTOM
	GD.	GARBAGE DISPOSAL		T&G	TONGUE AND GROOVE
	GEN.	GENERAL		T.B.	TOWEL BAR
	GFCI.	GROUND FAULT CIRCUIT INTERRUPTED		T.C.	TRASH CAN
	GL.	GLASS		T.D.	TRENCH DRAIN
	GLAZ.	GLAZED		TEMP.	TEMPERED
	GLB.	GLUE LAM BEAM		TER.	TERRAZZO
	GND.	GROUND		TG.	TEMPERED GLAZING
	GR.	GRADE		THK.	THICK
	GSM.	GALVANIZED SHEET METAL		THRESH.	THRESHOLD
	GYP.	GYP SUM		T.O.C.	TOP OF CONCRETE
	GYP BD.	GYP SUM BOARD		T.O.P.	TOP OF PAVEMENT
<b>H</b>	H.B.	HOSE BIB		TOPO.	TOPOGRAPHY
	H.C.	HANDICAPPED		T.O.S.	TOP OF STEEL
	H.C.	HOLLOW CORE		T.O.W.	TOP OF WALL
	HCWD.	HOLLOW CORE WOOD DOOR		TPO.	THERMOPLASTIC OLEFIN
	HDWD.	HARDWOOD		TYP.	TYPICAL
	HDWR.	HARDWARE		UNF.	UNFINISHED
	H.M.	HOLLOW METAL		UNLESS OTHERWISE NOTED	
	HORIZ.	HORIZONTAL	<b>U</b>	UNF.	UNFINISHED
	HP.	HIGH POINT		VCT.	VINYL COMPOSITION TILE
	HR.	HOUR		VERT.	VERTICAL
	HT.	HEIGHT		VG.	VERTICAL GRAIN
	HVAC	HEATING VENTILATION AIR CONDITIONING		V.I.F.	VERIFY IN FIELD
	HW	HOT WATER	<b>W</b>	W	WEST/WIDE/WIDTH
	I.D.	INSIDE DIAMETER		W/	WITH
<b>I</b>	IN.	INCH		W.C.	WATER CLOSET
	INCAD.	INCANDESCENT		WD.	WOOD
	INSUL.	INSULATION		W.H.	WATER HEATER
	INT.	INTERIOR		WN.	WINDOW
				W/O	WITHOUT
				WP.	WATERPROOFING
				W.R.	WATER RESISTANT
				WT.	WEIGHT
				W.V.	WOOD VENEER

GENERAL NOTES

- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES: 2019 CALIFORNIA BUILDING, RESIDENTIAL, PLUMBING, MECHANICAL, ELECTRICAL CODE, STATE ENERGY STANDARDS, AND ANY OTHER GOVERNING CODES AND ORDINANCES.
- IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN. ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF STUD WITHIN WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL, SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, FIREPLACES, ETC., BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 2019 CBC 718.2 & CRC R302.11, FIRE-BLOCKING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND HORIZONTALLY AT MAX. 10 FOOT INTERVALS.
  - IN CONCEALED INTERCONNECTIONS SUCH AS SOFFITS, DROP CEILINGS, COVE CEILINGS.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
  - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES, AND WIRES AT CEILING & FLR. LEVEL W/ AN APPROVED MATERIAL TO RESIST THE FREE PASSAGE OF FLAME & PRODUCTS OF COMBUSTION.
- PROVIDE DRAFT-STOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL). AS PER 2019 CBC 718.3.4 & CRC R302.12 DRAFT-STOPPING SHALL BE INSTALLED SO THE CONCEALED SPACE DOES NOT EXCEED 1,000 SQ. FT. AND IS BELOW, DRAFT-STOPPING SHOULD BE PROVIDED IN THE FOLLOWING CIRCUMSTANCES:
  - SUSPENDED CEILING UNDER FLOOR FRAMING
  - OPEN WEB TRUSS OR PERFORATED FLOOR FRAMING MEMBERS.
- PRESSURE TREATED LUMBER TO BE USED IF IN DIRECT CONTACT WITH CONCRETE WALLS IF THERE IS NO PROVIDED AIR GAP.
- ALL EARTHWORK AND SITE DRAINAGE INCLUDING BASEMENT AND PIER EXCAVATION, PREPARATION OF THE SUBGRADE BENEATH HARDSCAPE, PLACEMENT AND COMPACTION OF ENGINEERED FILL BENEATH HARDSCAPE, BASEMENT RETAINING WALL BACKFILL, AND FINAL SURFACE DRAINAGE INSTALLATION SHOULD BE PERFORMED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT. THE GEOTECHNICAL ENGINEER SHOULD BE PRESENT TO OBSERVE AND TEST, AS NECESSARY, THE EARTHWORK AND FOUNDATION INSTALLATION PHASES OF THE PROJECT.
- ARCHITECTURAL PAINTS AND COATINGS, ADHESIVES, CULKS AND SEALANTS SHALL COMPLY WITH THE VOLATILE ORGANIC COMPOUND (VOC) LIMITS LISTED IN 2019 CALGREEN TABLES 4.504.1-4.504.3.
- STRUCTURAL OBSERVATION SHALL BE REQUIRED BY THE ENGINEER FOR STRUCTURAL CONFORMANCE TO THE APPROVED PLANS.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING CODES:

2019 CALIFORNIA RESIDENTIAL CODE  
2019 CALIFORNIA BUILDING CODE  
2019 CALIFORNIA MECHANICAL CODE  
2019 CALIFORNIA ELECTRICAL CODE  
2019 CALIFORNIA PLUMBING CODE  
2019 CALIFORNIA ENERGY CODE (TITLE-24)  
2019 CALIFORNIA FIRE CODE  
2019 CALIFORNIA GREEN BUILDING CODE  
ALL OTHER APPLICABLE STATE AND LOCAL CODES AND ORDINANCES.

IN THE EVENT OF CONFLICTS IN CODE REQUIREMENTS, THE MOST STRINGENT REQUIREMENTS SHALL APPLY. ANY CONFLICTS BETWEEN THE CONSTRUCTION DOCUMENTS AND THE ABOVE LISTED CODES AND ORDINANCES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER FOR RESOLUTION BEFORE COMMENCING WITH THE WORK.

PROJECT DATA

**WORK DESCRIPTION:** TWO NEW STRUCTURES. A NEW RESIDENCE IN ADDITION TO A NEW TWO-STORY GARAGE STRUCTURE WITH ATTACHED ADU.

**APN: 109-112-02**

**OCCUPANCY GROUP:** RR  
**CONSTRUCTION TYPE:** V  
**ZONING DISTRICT:** SU

**SQUARE FOOTAGE:**  
**MAIN RESIDENCE:** 3869  
**GARAGE:** 2374 SF  
**ADU:** 1198 SF  
**TOTAL:** 3869 (MAIN RESIDENCE) + 2374 (GARAGE) + 1198 (ADU) = **7441**

**SETBACKS:**

**REAR:** 20' - 0"  
**FRONT:** 40' - 0"  
**SIDE:** 20' - 0"

**BUILDING HEIGHT:**

**PERMITTED:** 28' - 0"  
**PROPOSED:** 26' - 9 1/2"  
**PROPOSED # OF STORIES:** 2 STORIES

**LOT SIZE:**

**LOT AREA:** 11.28 ACRES (491,662 SF)  
**MAX LOT COVERAGE:** 1.12 ACRES (49,166 SF)  
**PROPOSED LOT COVERAGE:** 5,957 SF

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

OWNER  
**NATHAN BLACKMORE**

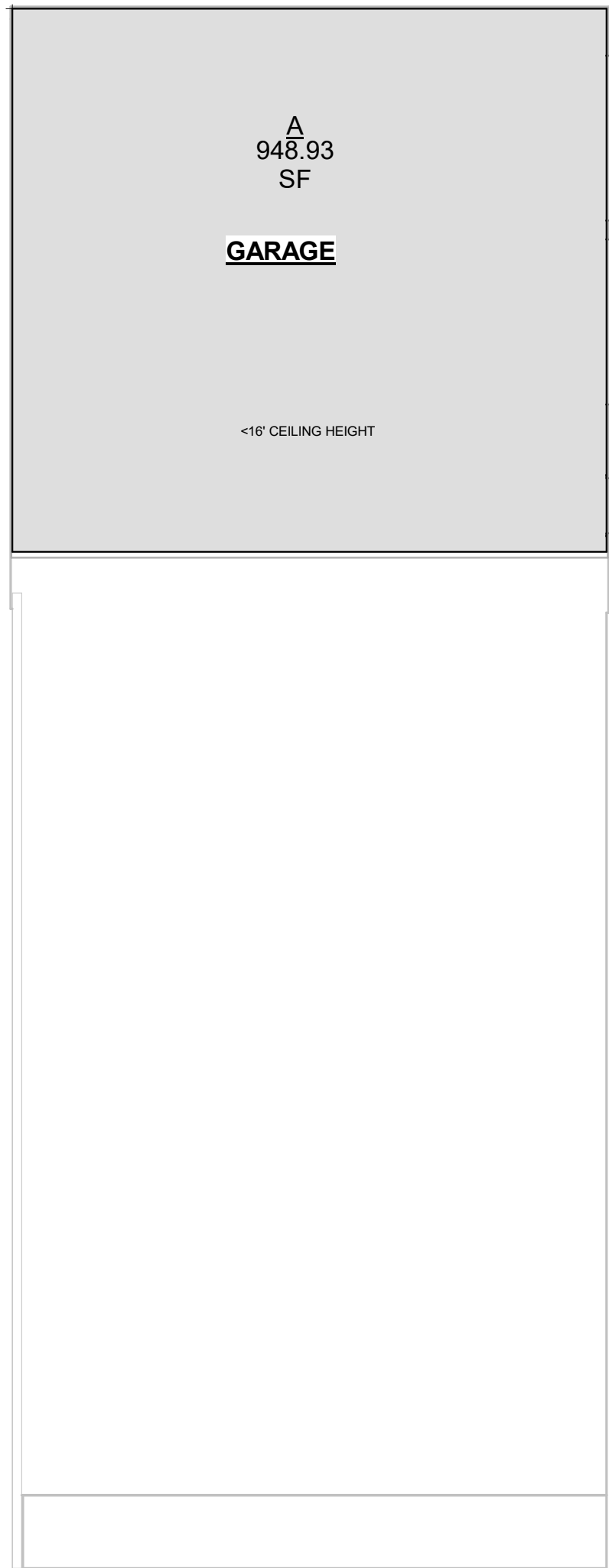
APN  
**109-112-02**

ISSUE  
**BUILDING PERMIT**

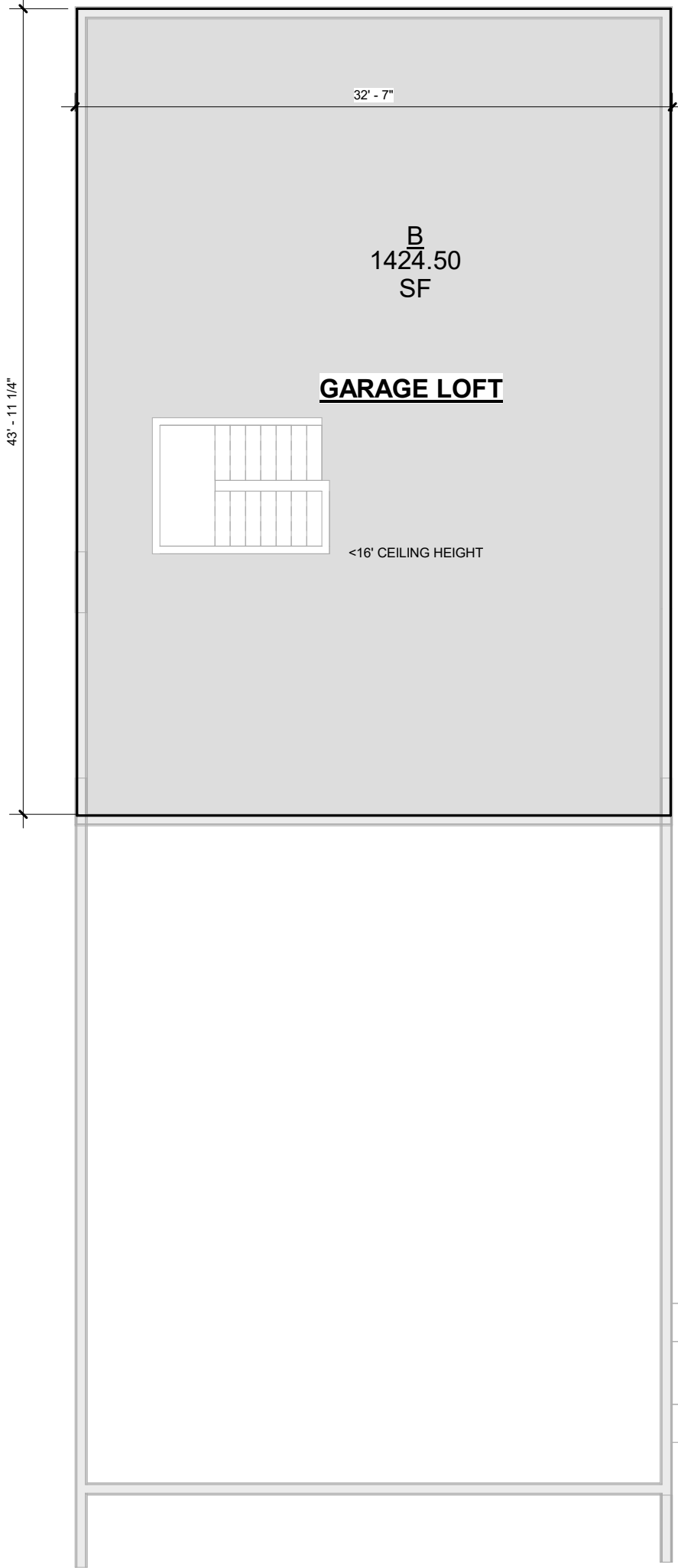
DATE  
**12.14.22**

TITLE  
**PROJECT INFO**

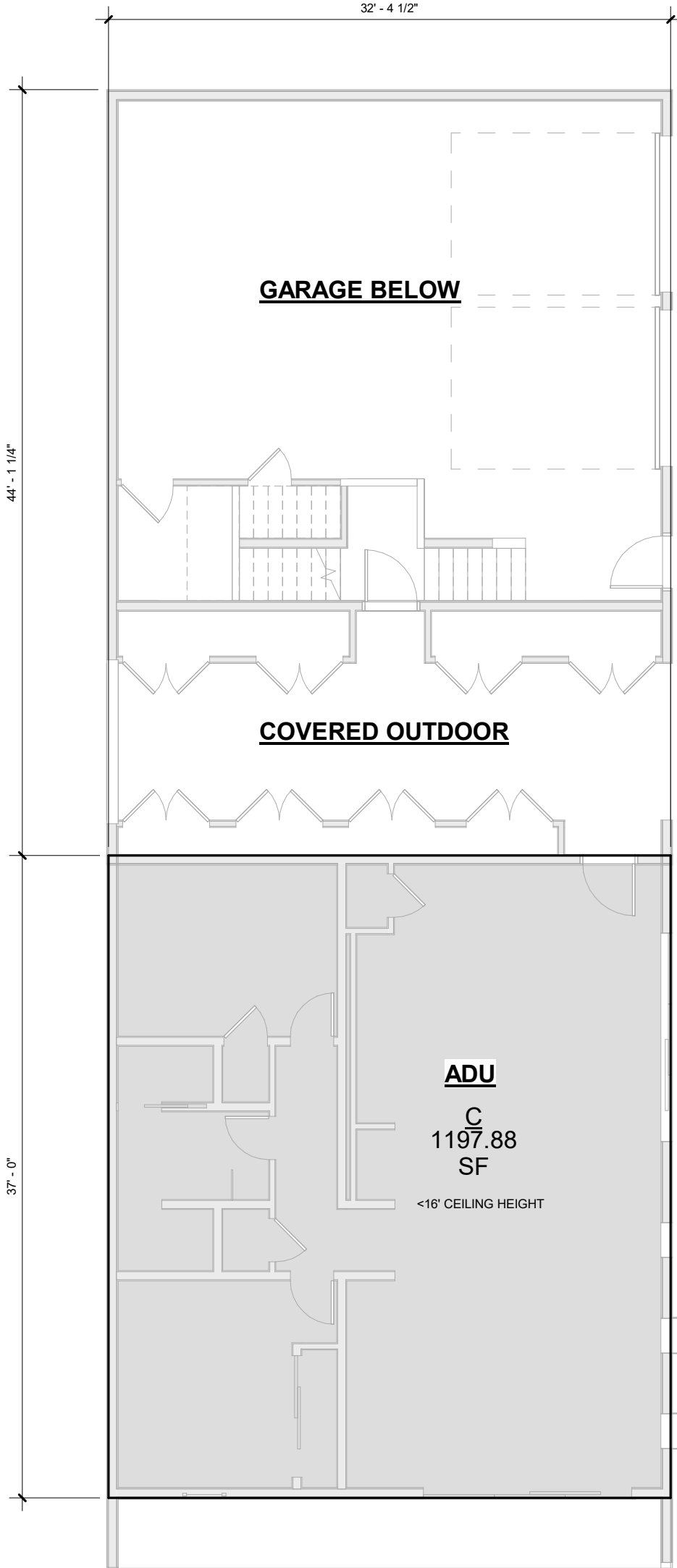
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SHEET



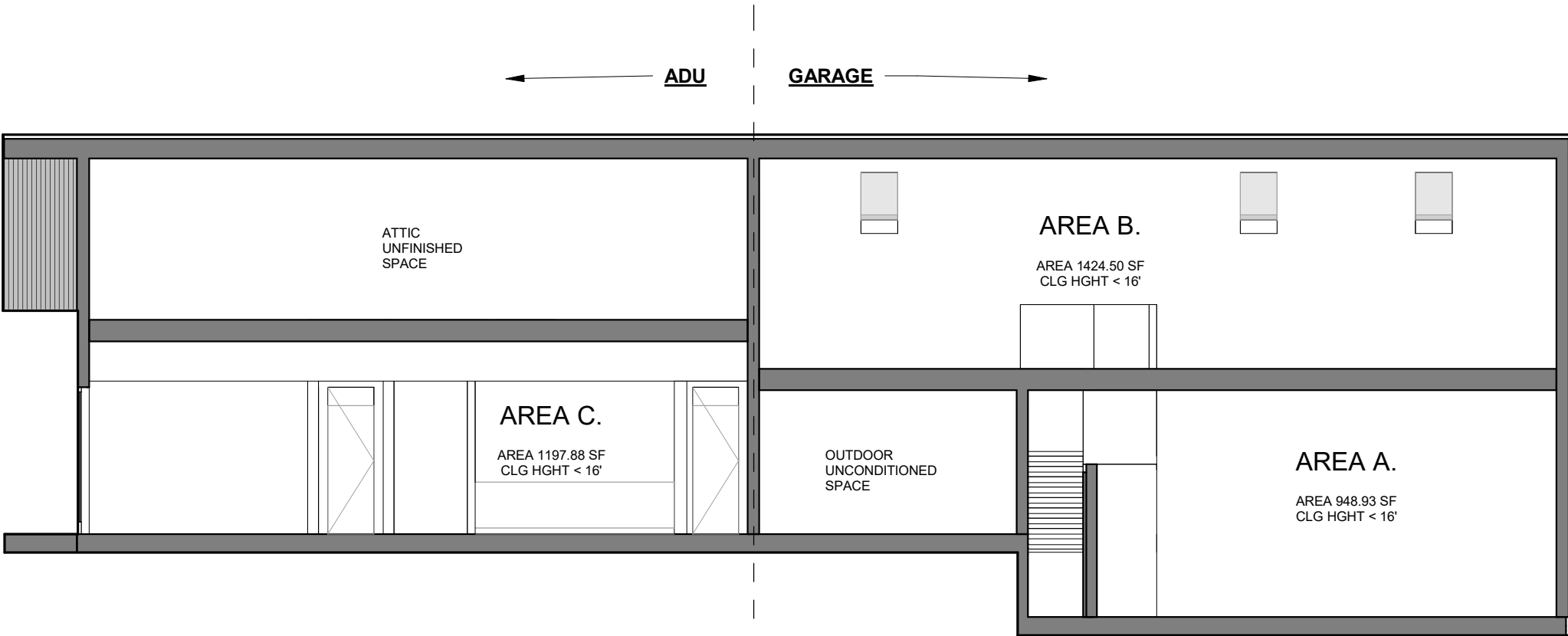
1 GARAGE - LEVEL 01



2 GARAGE - LEVEL 02



3 ADU - LEVEL 01



4 LONGITUDINAL SECTION - AREA

PROJECT DATA

GROSS SITE AREA = 11.28 ACRES (491,662 SF)

FAR = N/A  
[PER SANTA CRUZ GUIDELINES]

NET DEVELOPABLE SITE AREA = 491,662 SF

MAXIMUM PARCEL COVERAGE = 0.1 (10%) OF NET DEVELOPABLE SITE AREA  
[AS DEFINED BY SANTA CRUZ]

PARCEL COVERAGE GARAGE CREDIT: 225 SF  
[AS DEFINED BY SANTA CRUZ]

GROSS BUILDING AREA

1. ALLOWABLE

AS DEFINED BY SANTA CRUZ  
ZONING REGULATIONS 13.10.323  
DEVELOPMENT STANDARDS FOR  
RESIDENTIAL DISTRICTS
- = [NET SITE AREA] [FAR] + GARAGE CREDIT

= [491,662 SF] [N/A] + [225 SF]

= 491,662 SF + 225 SF

= **491,887 SF**

[SF >16' CLG HEIGHTS] = [SF] x [2]  
[SF >24' CLG HEIGHTS] = [SF] x [3]

AREA A <16': **949 SF**  
AREA B <16': **1198 SF**  
AREA C <16': **1024SF**

**GARAGE TOTAL** - 1425 + 949 = **[2374 SF]**
2. PROPOSED FLOOR AREA

**ADU TOTAL** = 1198 SF

**GARAGE + ADU TOTAL** = 3572 SF

GROSS BUILDING AREA - PROPOSED			
LEVEL	AREA	LOCATION	SQUARE FOOTAGE
GARAGE - LEVEL 01	A		948.93 SF 948.93 SF
ADU - LEVEL 1	C	ADU	1197.88 SF 1197.88 SF
GARAGE - LEVEL 02	B		1424.50 SF 1424.50 SF 3571.30 SF

PARCEL COVERAGE

- ALLOWABLE

AS DEFINED BY SANTA CRUZ  
ZONING REGULATIONS 13.10.323  
DEVELOPMENT STANDARDS FOR  
RESIDENTIAL DISTRICTS
- = [NET SITE AREA] [MAXIMUM PARCEL COVERAGE]

= [491,662 SF] [0.1]

= **49,166 SF**
2. PROPOSED

= **2,775 SF**

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

OWNER  
NATHAN BLACKMORE

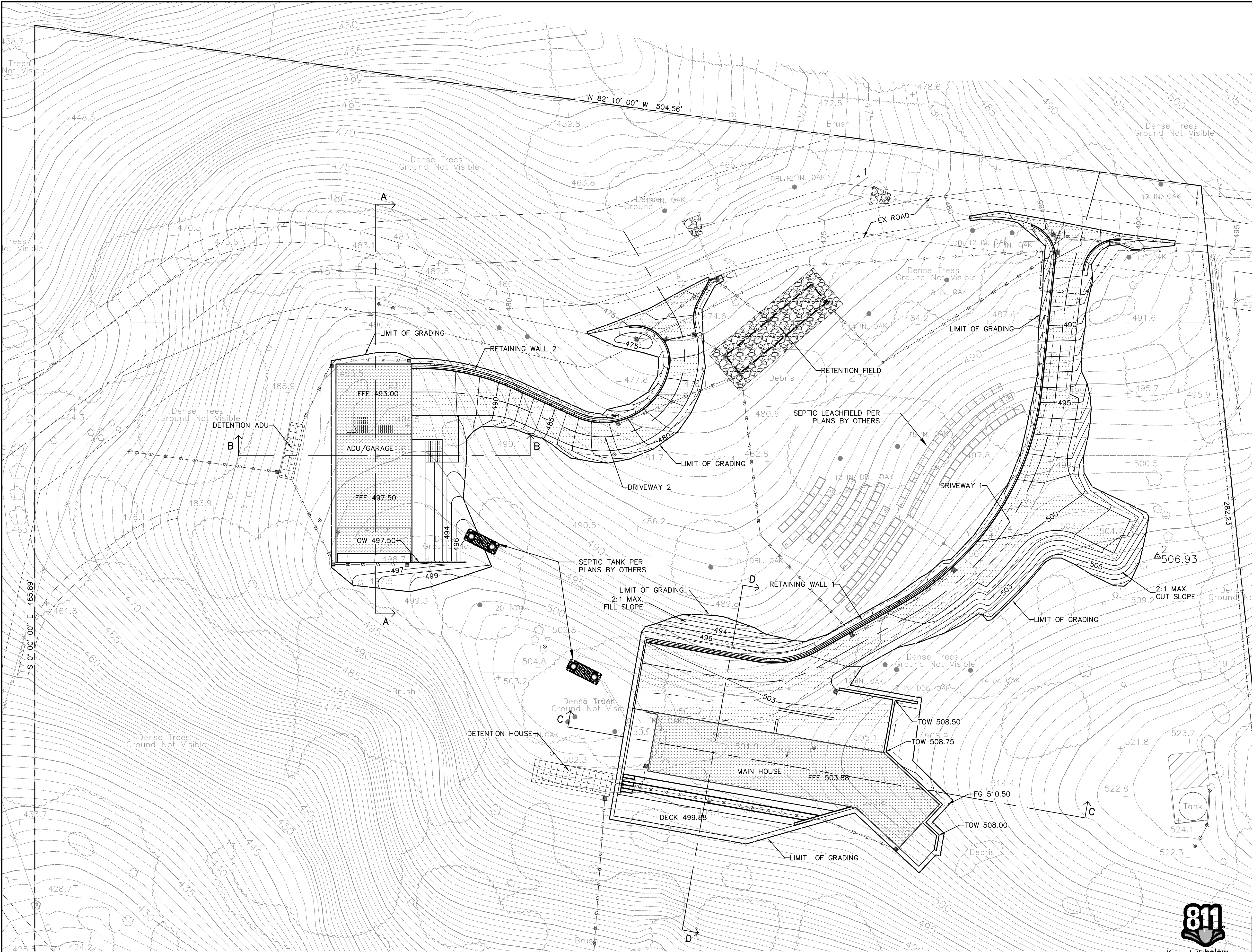
APN  
109-112-02

ISSUE  
**BUILDING PERMIT**

DATE  
**12.14.22**

TITLE  
**FAR AREA  
CALCULATIONS -  
STUDIO/GARAGE**



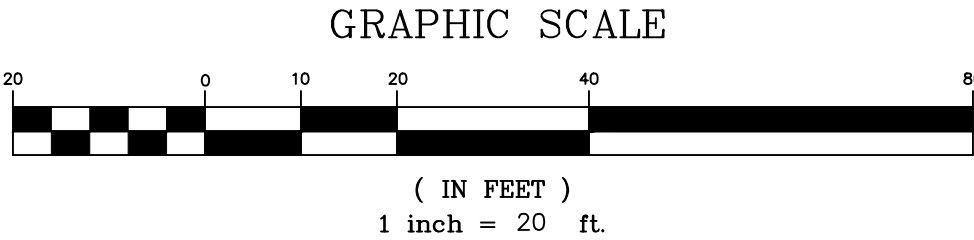


EARTHWORK VOLUMES (CUBIC YARDS (C.Y.))			
	CUT (C.Y.)	FILL (C.Y.)	NET (C.Y.)
MAIN HOUSE	478	636	158 FILL
ADU/GARAGE	196	183	13 CUT

EARTHWORK VOLUMES SHOWN ARE FOR PERMITTING PURPOSES. EARTHWORK VOLUMES SHOWN ON THESE PLANS ARE TAKEN AS THE DIFFERENCE BETWEEN EXISTING GRADE AS SHOWN ON THE TOPOGRAPHIC SURVEY AND THE FINISH GRADES SHOWN HEREON. ACTUAL EARTHWORK VOLUMES WILL VARY.

CONTRACTOR SHALL VERIFY THE EARTHWORK VOLUMES TO HIS SATISFACTION PRIOR TO CONSTRUCTION.

ALL EXCESS EXCAVATION (CUT) TO BE OFFHAULED FROM SITE AND DISPOSED OF AT THE COUNTY LANDFILL OR OTHER APPROVED SITE.



**DISCLAIMER**  
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APN 109-112-02



Know what's below.  
Call before you dig.

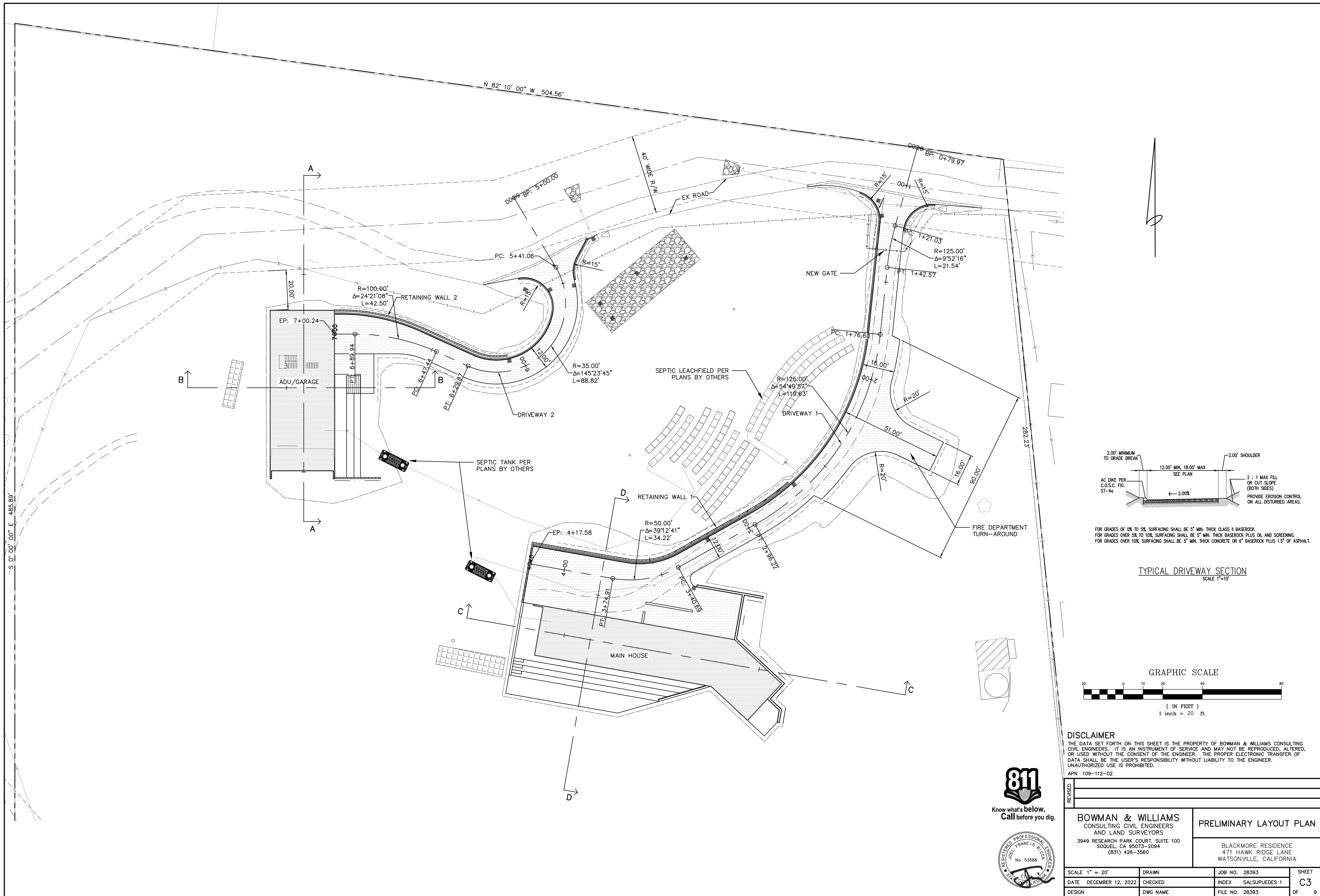


<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		<b>PRELIMINARY GRADING PLAN</b>	
BLACKMORE RESIDENCE 471 HAWK RIDGE LANE WATSONVILLE, CALIFORNIA			

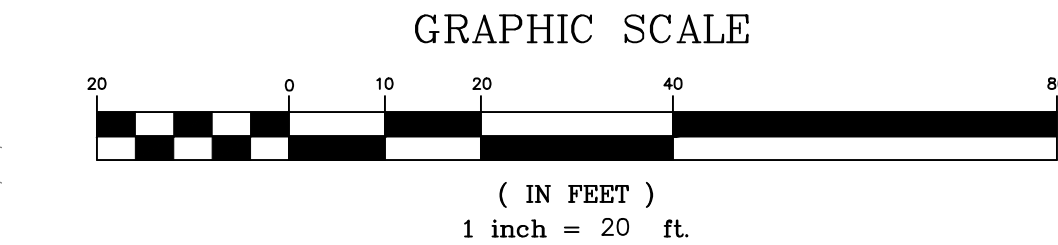
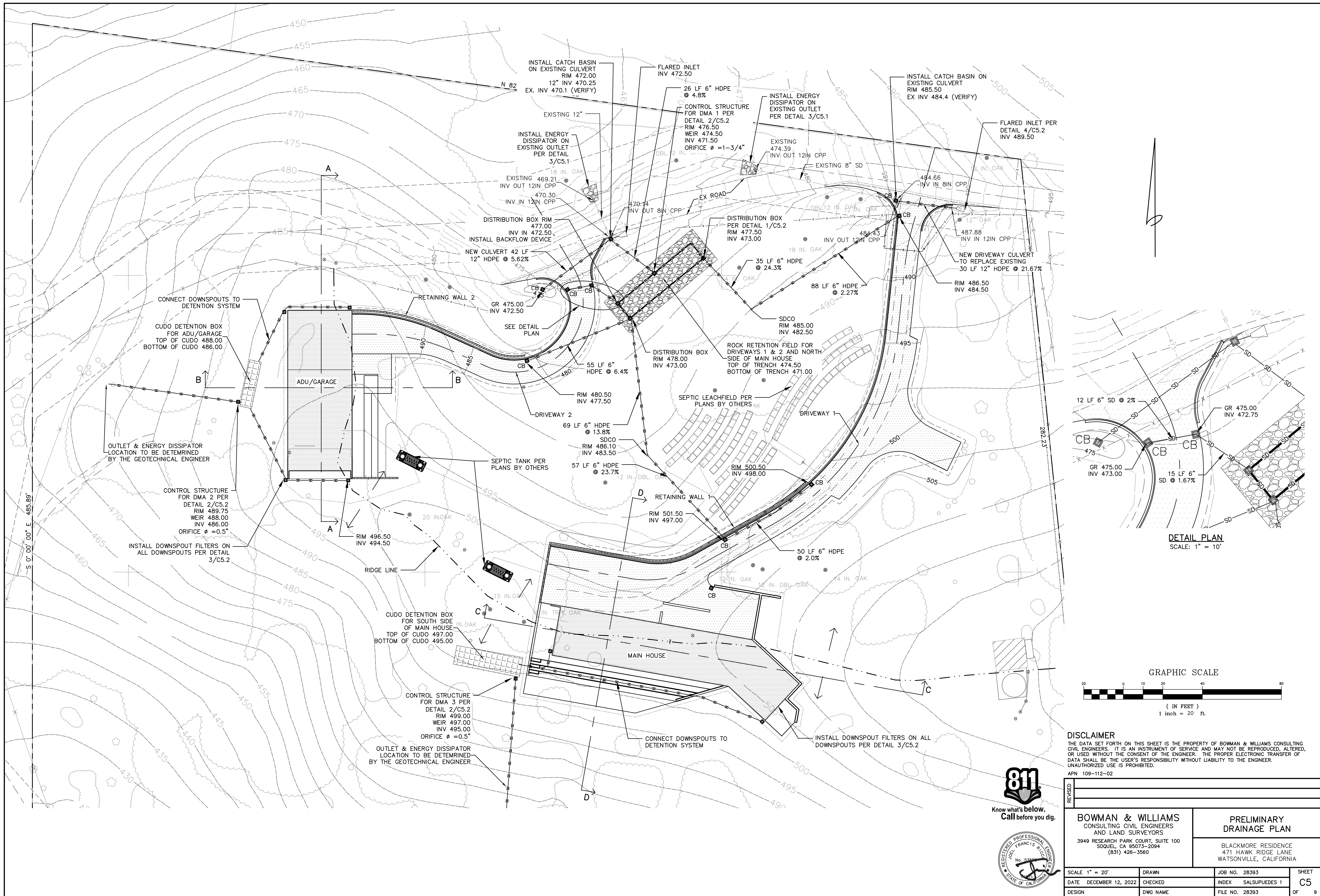
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DATE DECEMBER 12, 2022	CHECKED	INDEX SALSUPUEDES 1	OF 9
DESIGN	DWG NAME	FILE NO. 28393	



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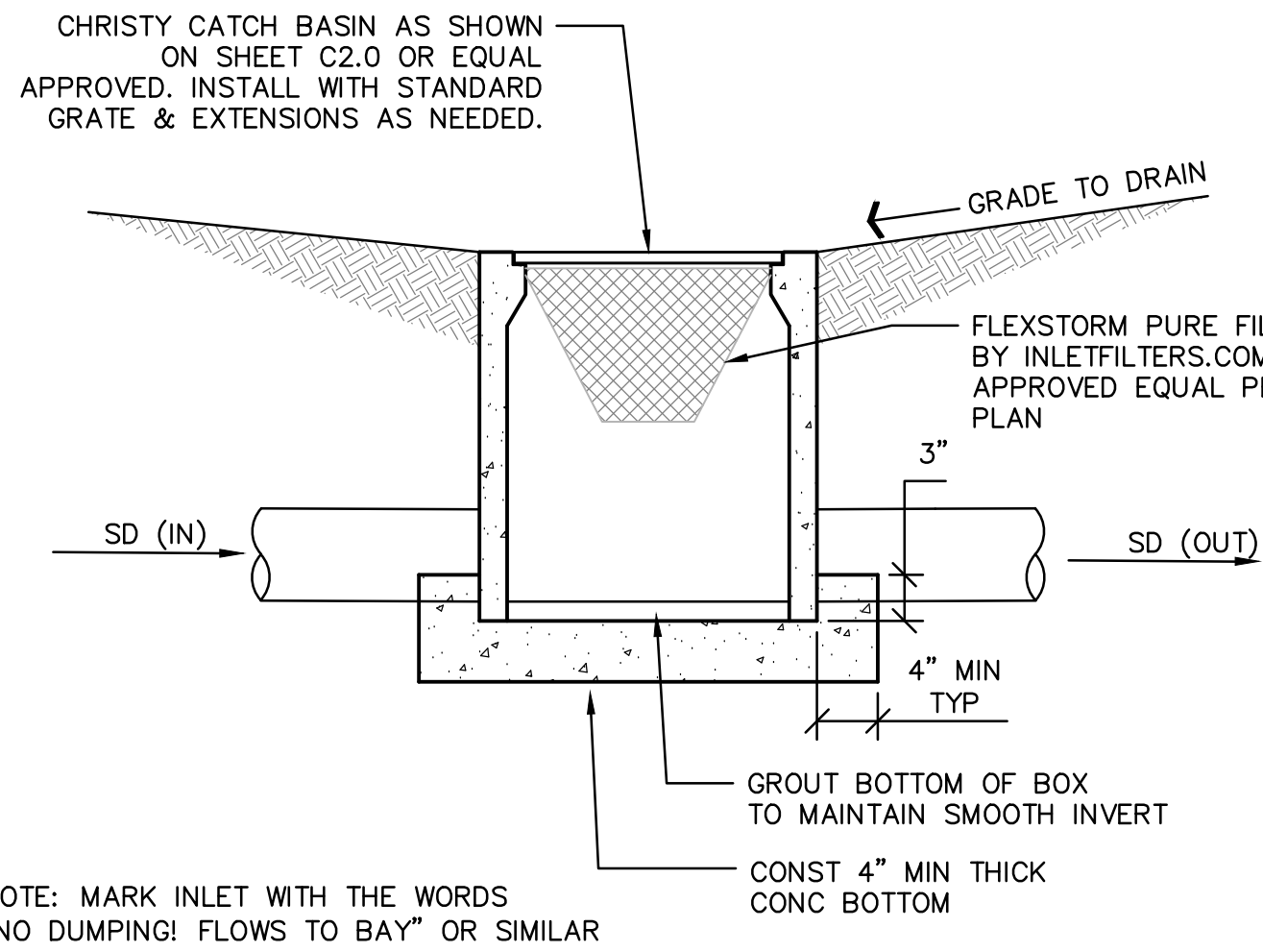


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APN 109-112-02

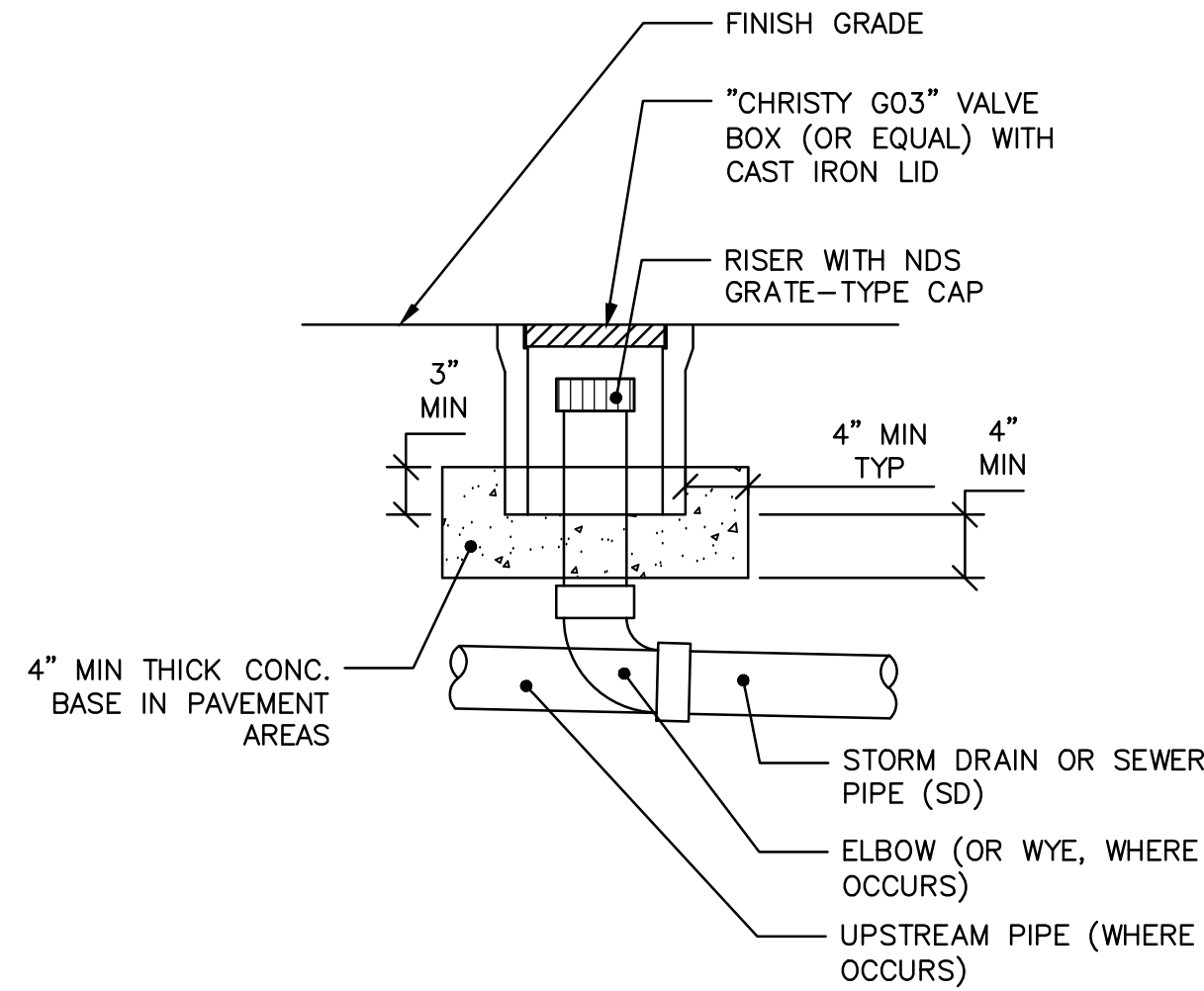


REVISED					
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS  3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560			PRELIMINARY DRAINAGE PLAN  BLACKMORE RESIDENCE 471 HAWK RIDGE LANE WATSONVILLE, CALIFORNIA		
SCALE 1" = 20'	DRAWN		JOB NO. 28393		SHEET
DATE DECEMBER 12, 2022	CHECKED		INDEX SALSUPUEDES 1		C5
DESIGN	DWG NAME		FILE NO. 28393		OF 9

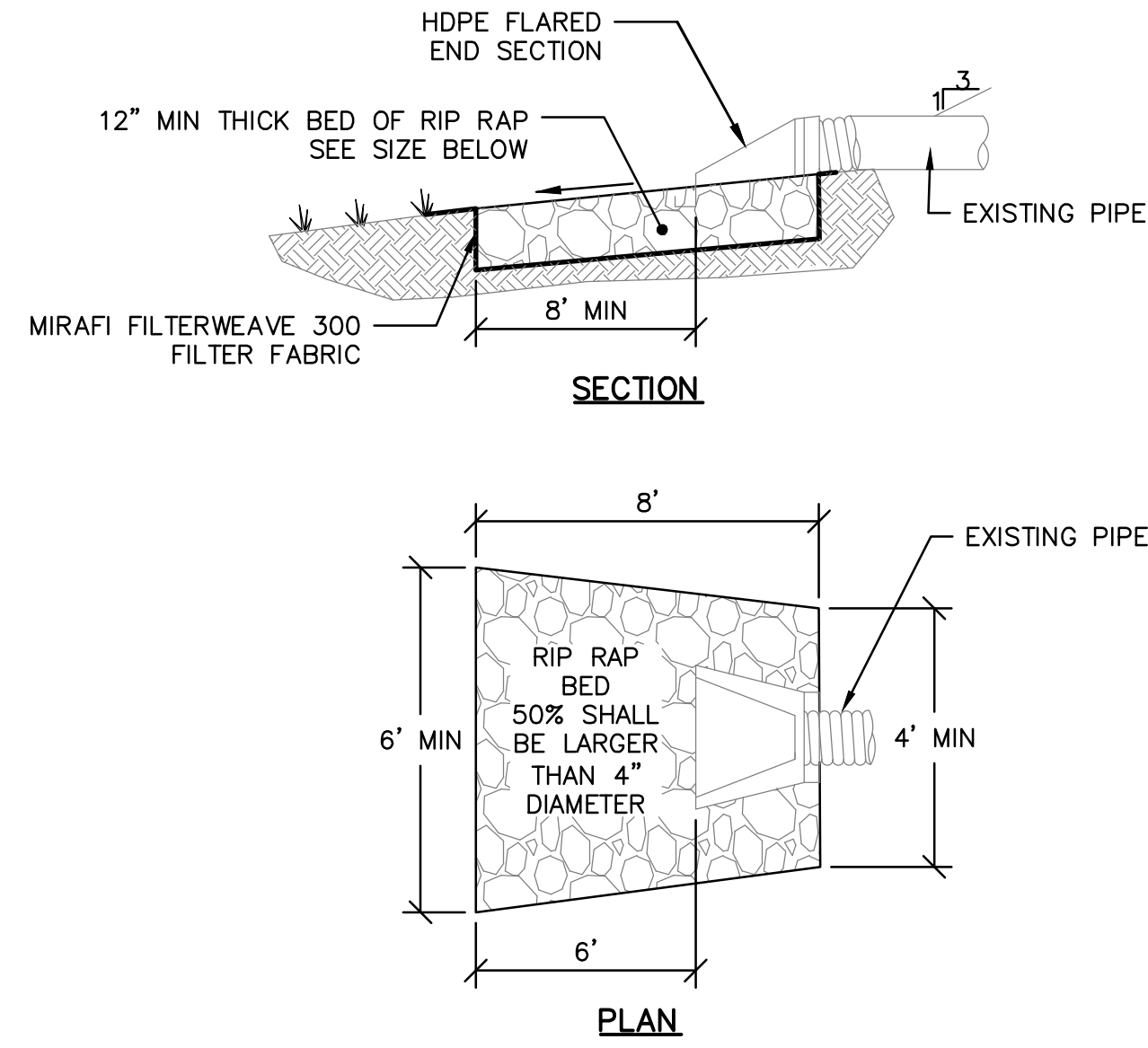




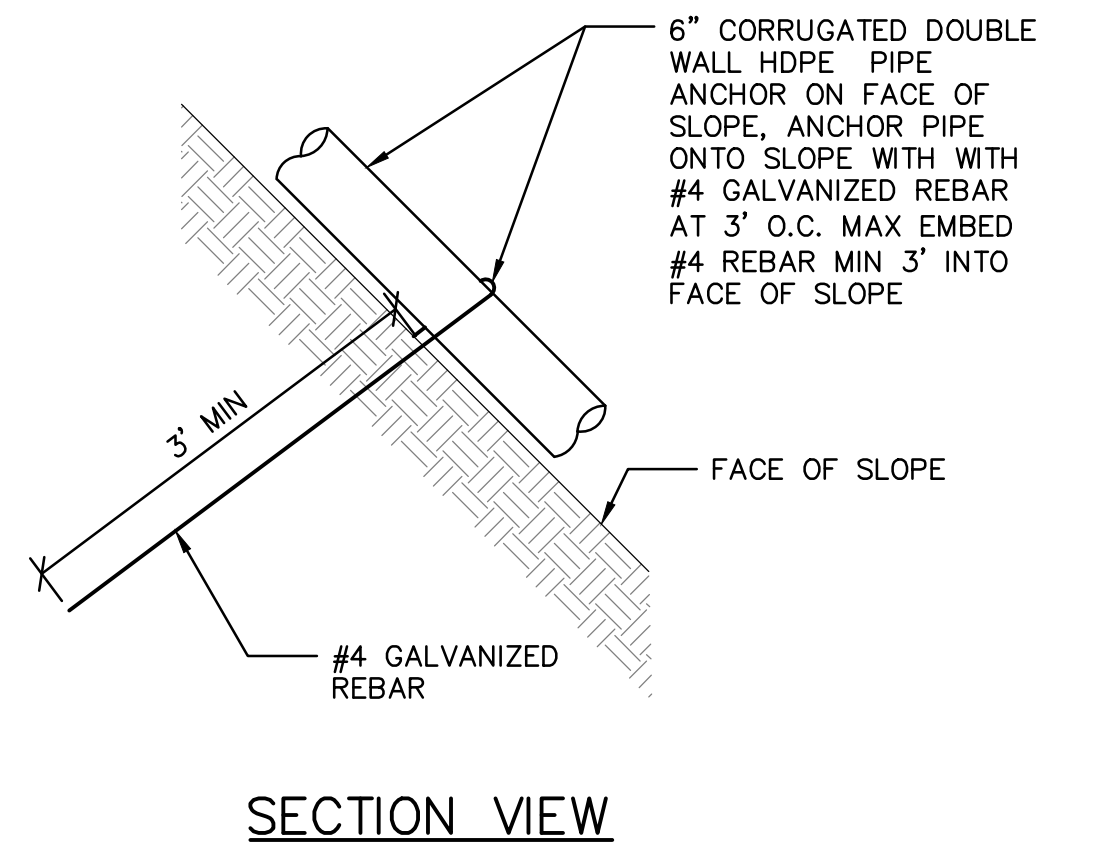
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**C5.1** **TYPICAL CATCH BASIN**  
SCALE: N.T.S.



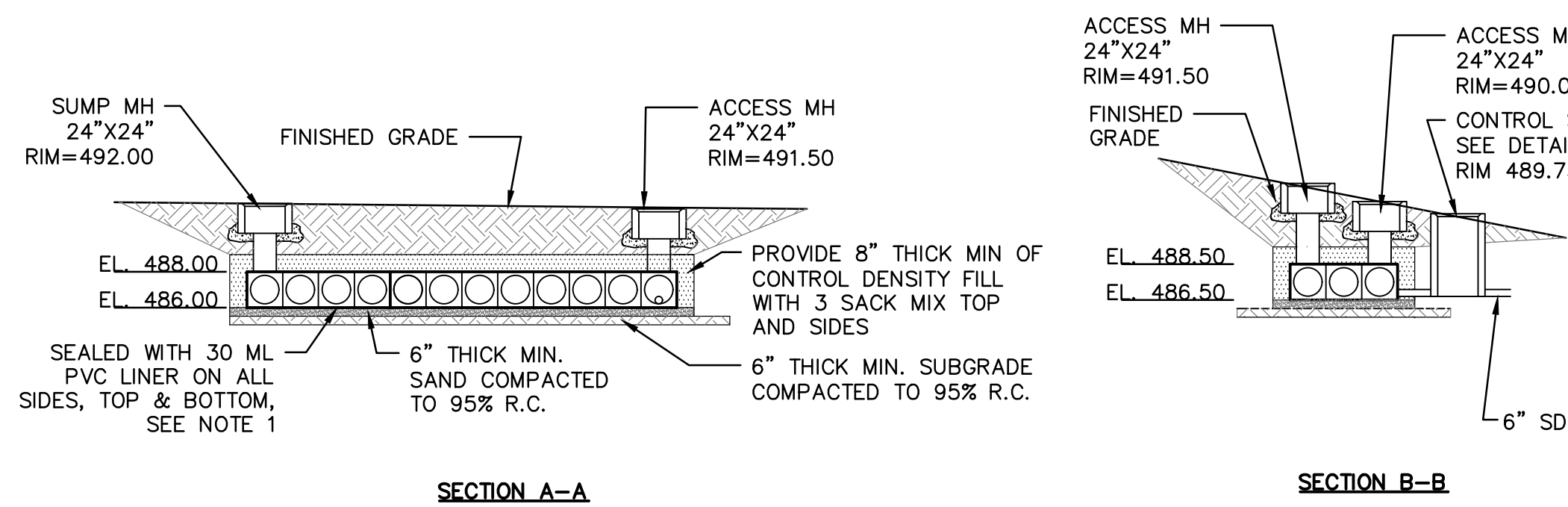
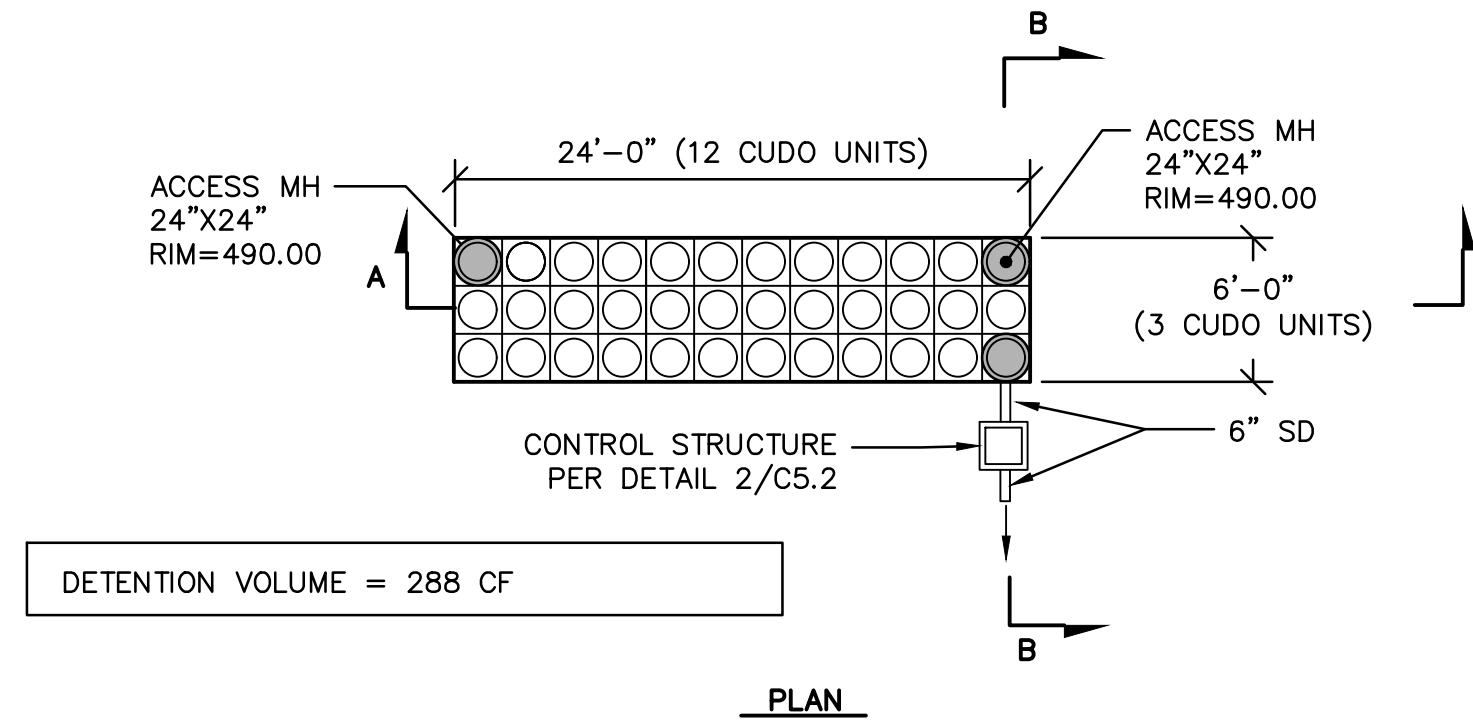
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**C5.1** **STORM DRAIN CLEANOUT**  
SCALE: NTS



**3**  
**C5.1** **ENERGY DISSIPATOR FOR 12" SD**  
SCALE: NTS

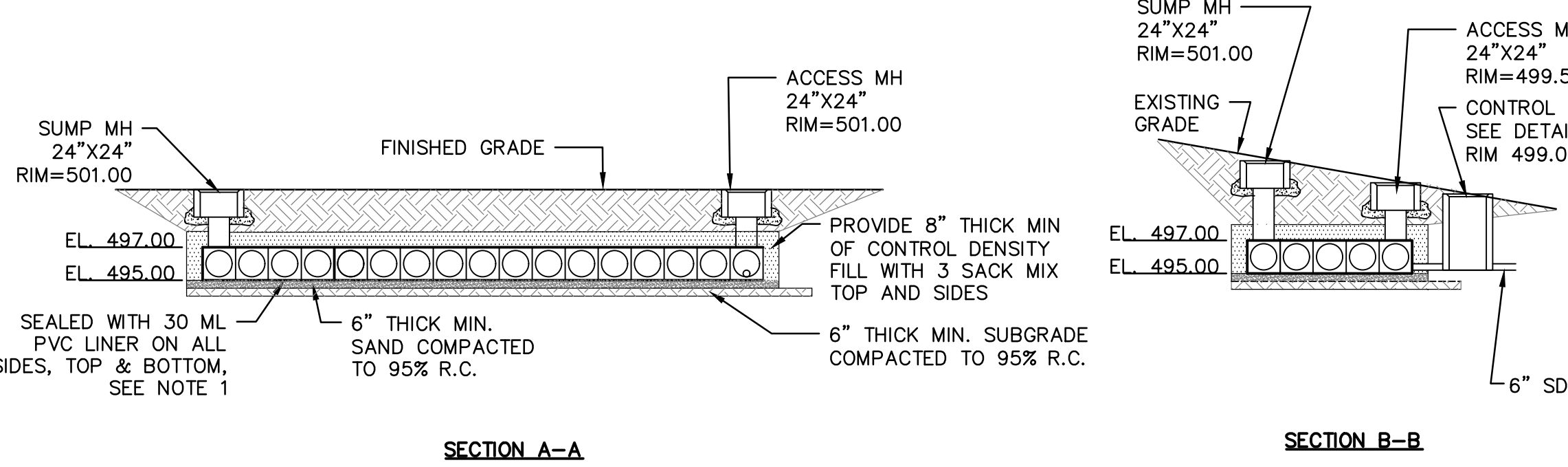
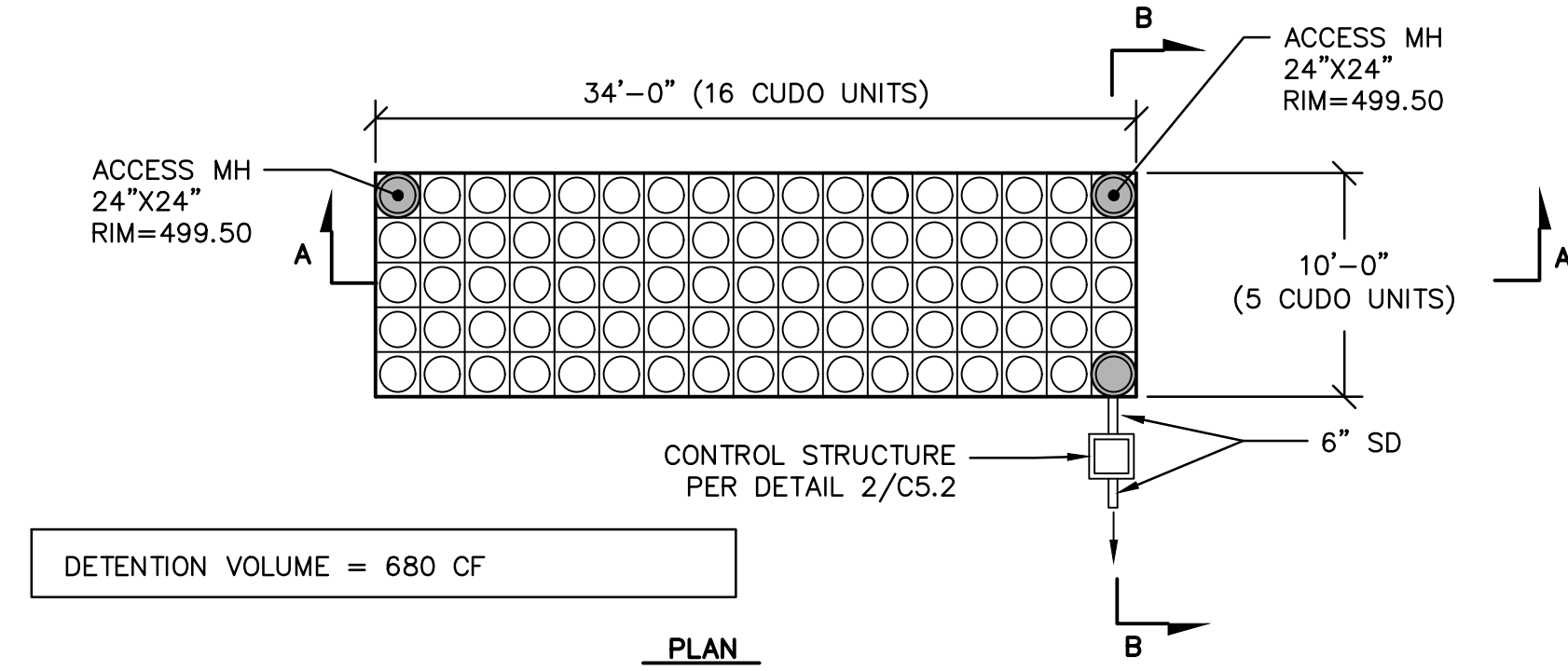


**4**  
**C5.1** **PIPE ANCHORING DETAIL**  
SCALE: 3/4" = 1'-0"



- NOTE:
1. INSTALL PER MANUFACTURER RECOMMENDATIONS.
  2. FOR ACCESS MANHOLE DETAILS SEE DRAWING NO. CUDO-0008 "TYPICAL MAINTENANCE ACCESS"

**5**  
**C5.1** **CUDO DETENTION SYSTEM (ADU)**  
SCALE: NTS

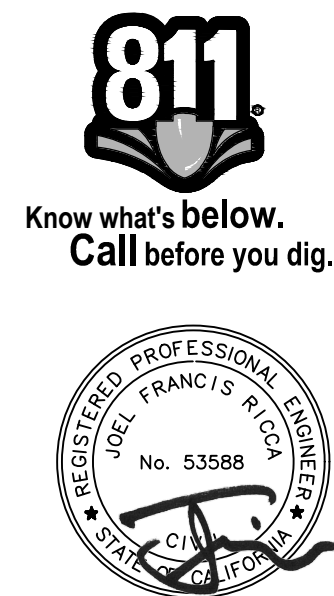


- NOTE:
1. INSTALL PER MANUFACTURER RECOMMENDATIONS.
  2. FOR ACCESS MANHOLE DETAILS SEE DRAWING NO. CUDO-0008 "TYPICAL MAINTENANCE ACCESS"

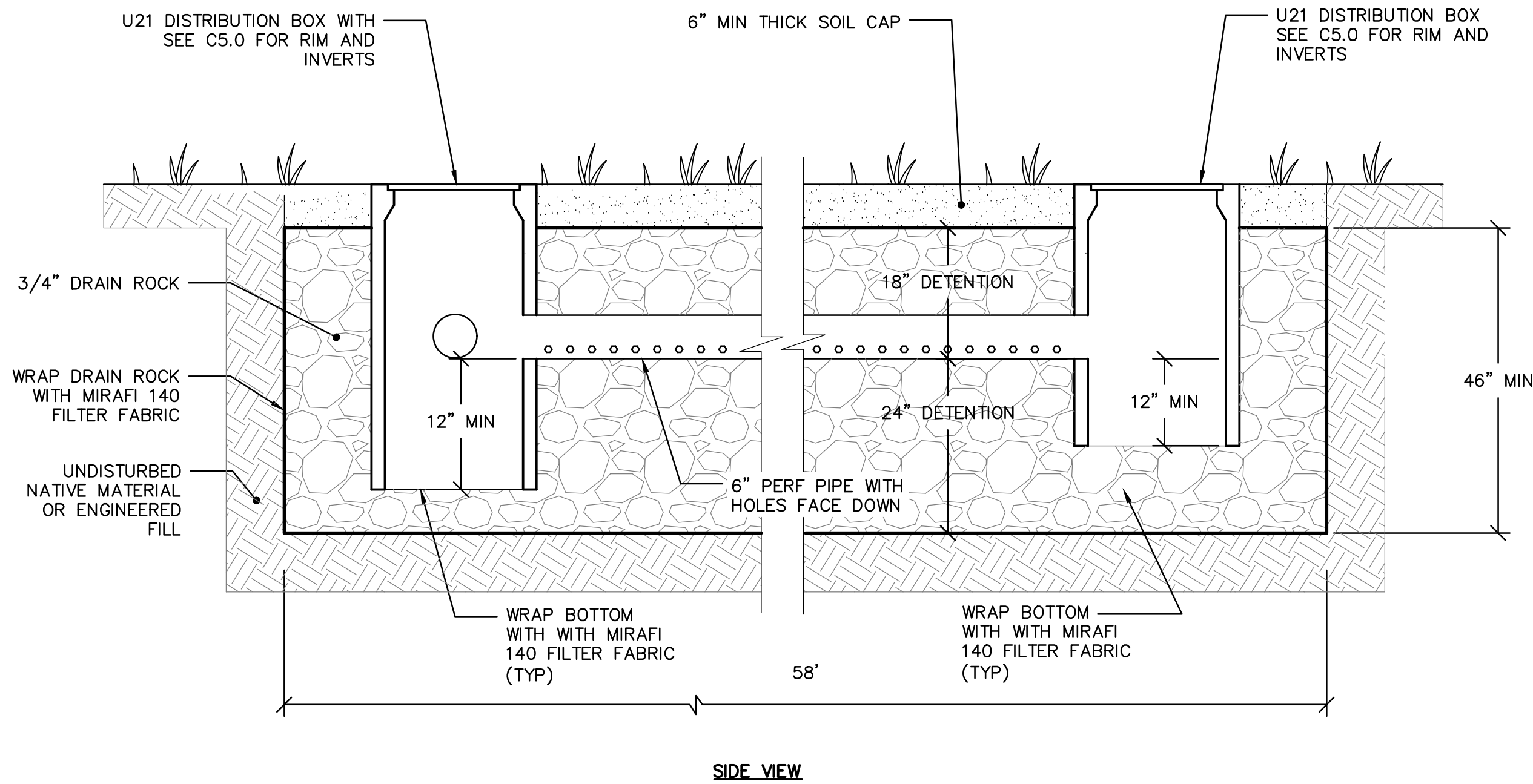
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**C5.1** **CUDO DETENTION SYSTEM (HOUSE)**  
SCALE: NTS

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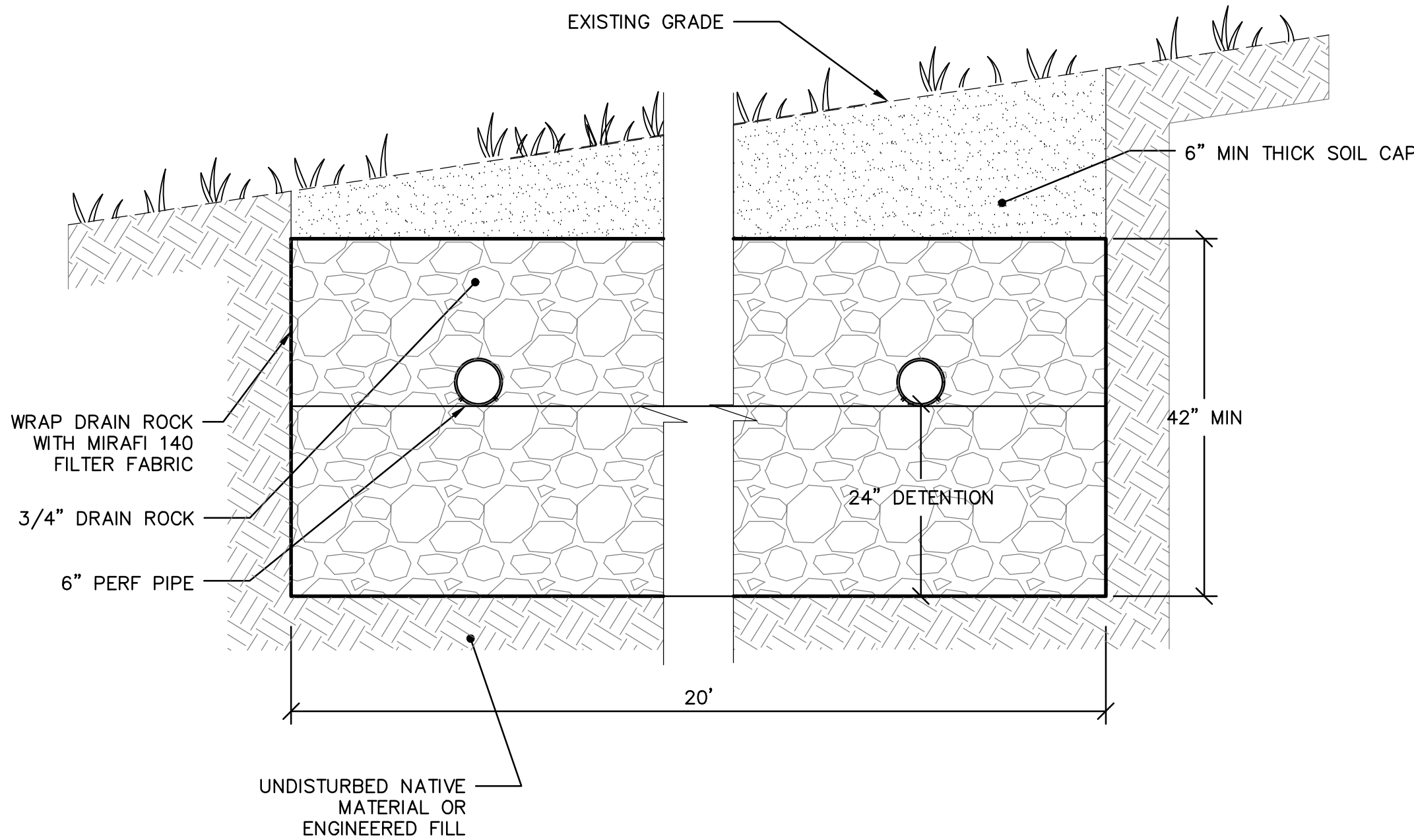
APN 109-112-02			
REVISED			
<b>BOWMAN &amp; WILLIAMS</b> CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		<b>PRELIMINARY DRAINAGE DETAILS</b>  BLACKMORE RESIDENCE 471 HAWK RIDGE LANE WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	JOB NO. 28393	SHEET
DATE DECEMBER 12, 2022	CHECKED	INDEX SALSUPUEDES 1	C5.1
DESIGN	DWG NAME	FILE NO. 28393	OF 9







SIDE VIEW



SECTION VIEW

1  
C5.2

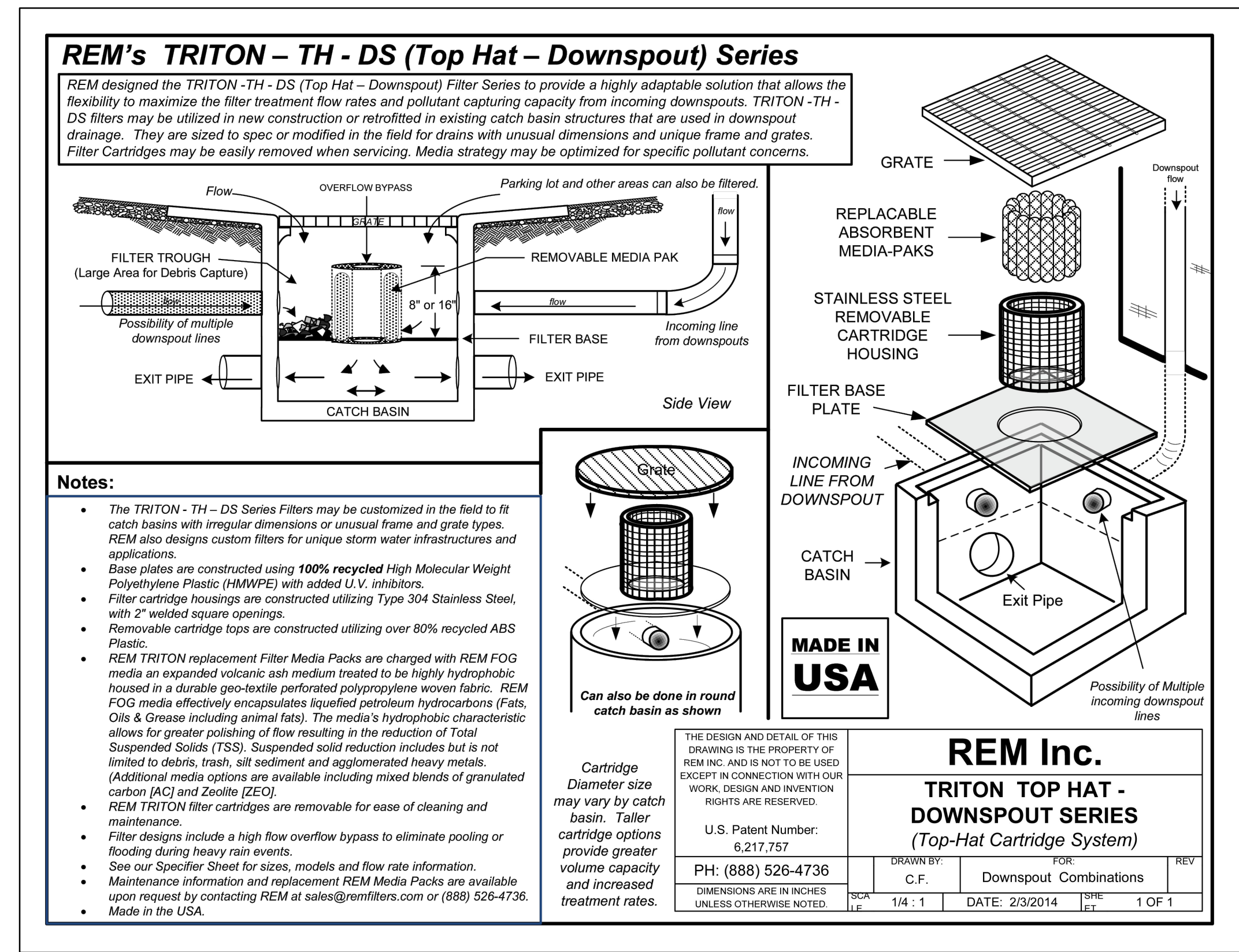
RETENTION TRENCH DETAIL

SCALE: 3/4"=1'-0"

2  
C5.2

CONTROL STRUCTURE

SCALE: 3/4"=1'-0"



3  
C5.2

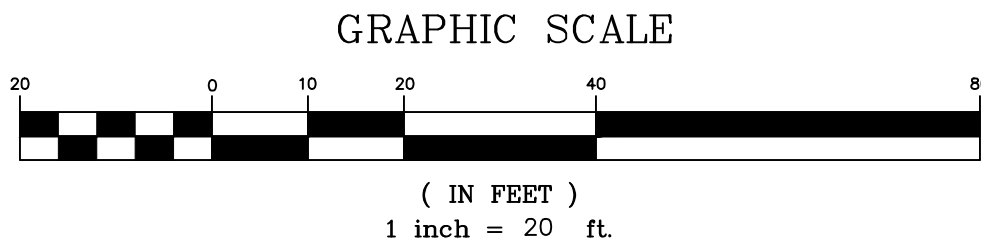
DOWNSPOUT FILTER DETAIL

SCALE:

4  
C5.2

FLARED INLET

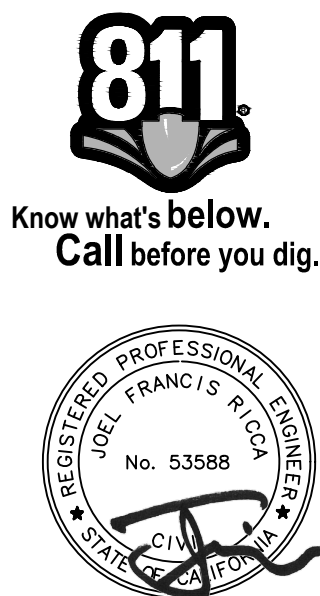
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APN 109-112-02



REVISED			
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		PRELIMINARY DRAINAGE DETAILS  BLACKMORE RESIDENCE 471 HAWK RIDGE LANE WATSONVILLE, CALIFORNIA	
SCALE 1" = 20'	DRAWN	JOB NO. 28393	SHEET
DATE DECEMBER 12, 2022	CHECKED	INDEX SALSUPUEDS 1	C5.2
DESIGN	DWG NAME	FILE NO. 28393	OF 9



FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7'0" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 7'5" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2406.3 RS.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 406.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CBC R307.2 AND R702.4.2 BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS. TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

LEGEND

- NEW WALL
- 1-HOUR RATED WALL

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

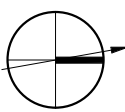
OWNER  
NATHAN BLACKMORE

APN  
109-112-02

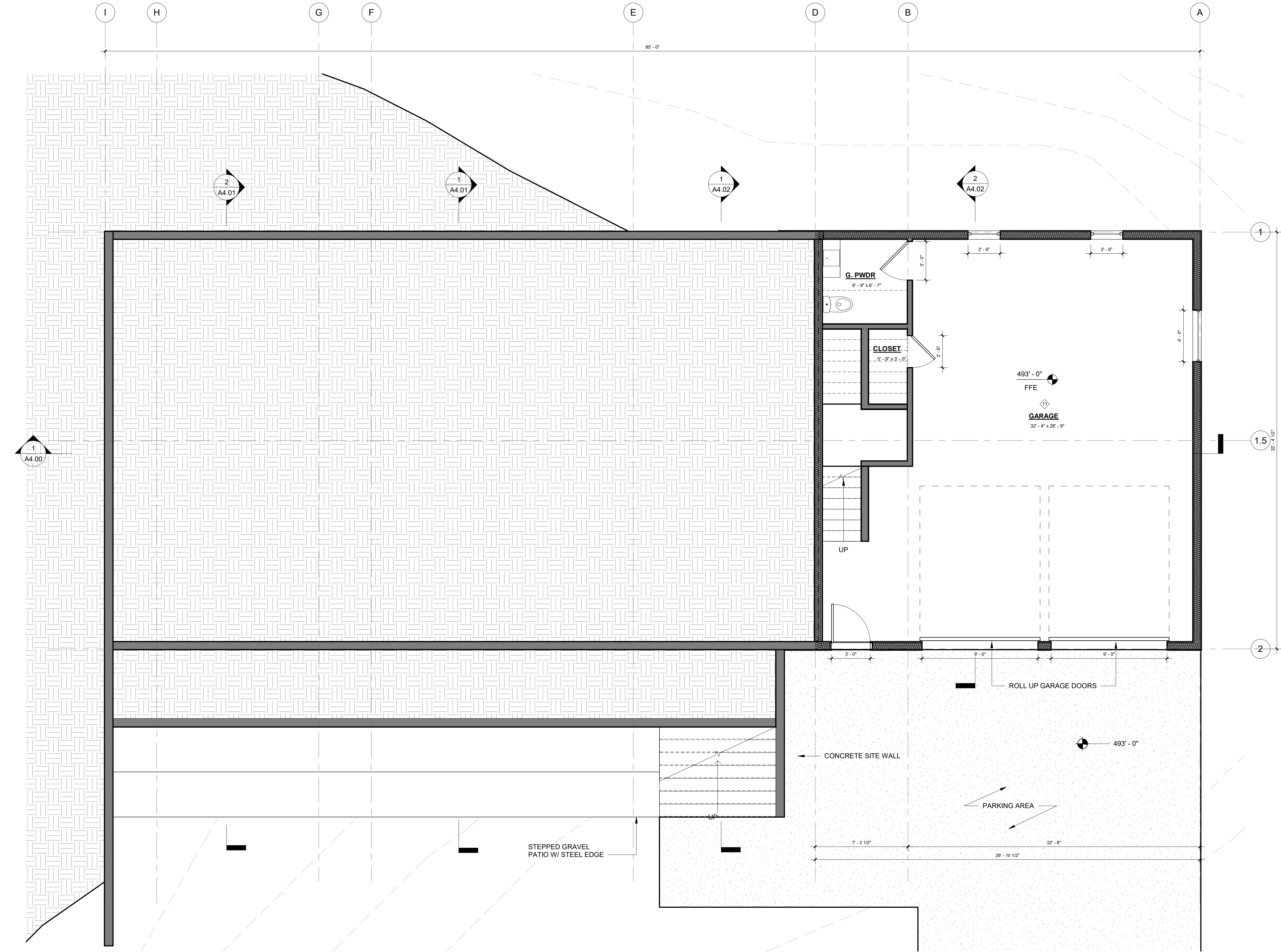
ISSUE  
**BUILDING PERMIT**

DATE  
12.14.22

TITLE  
**FLOOR PLAN -  
GARAGE LEVEL 01**



**A2.20**  
SHEET



**1** GARAGE - LEVEL 01  
1/4" = 1'-0"



LEGEND

- NEW WALL
- 1-HOUR RATED WALL

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 30" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 7.5' AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4"FT MIN AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2603.2.FE.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CBC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 403.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1).
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

OWNER  
NATHAN BLACKMORE

APN  
109-112-02

ISSUE  
**BUILDING PERMIT**

DATE  
12.14.22

TITLE  
**FLOOR PLAN -  
ADU/GARAGE -  
LEVEL 01**

**A2.21**  
SHEET

**1** ADU - LEVEL 1  
1/4" = 1'-0"

LEGEND

- NEW WALL
- 1-HOUR RATED WALL

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 36" x 36" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 7.5' AT OUTWARD SWINGING PER CBC SECTION 1008.1.5. LANDINGS SHALL SLOPE 1/4"FT MIN. AWAY FROM DOORS.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. GLASS DOORS & PANELS OF SHOWER & BATHTUB ENCLOSURES & ADJACENT WALL OPENINGS WITHIN 60" ABOVE A STANDING SURFACE OR DRAIN INLET SHALL BE TEMPERED SAFETY GLASS, AS PER CBC SECTION 2603.3.FS.
4. PROVIDE SKID-RESISTANT SURFACE ON BATHROOM FLOORS.
5. BASE MATERIAL BENEATH SHOWER PAN SLOPED TO DRAIN AS PER CPC SECTION 411.4.
6. OPEN GUARDRAILS SHALL HAVE INTERMEDIATE RAILS OR AN ORNAMENTAL PATTERN SUCH THAT A SPHERE 4 INCHES IN DIAMETER CANNOT PASS THROUGH.
7. SEPARATION BETWEEN GARAGE AND MAIN RESIDENCE AS PER CBC SECTION 403.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILINGS WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHTUB/SHOWER FLOORS AND WALLS ABOVE BATHTUBS WITH INSTALLED SHOWER HEADS AND IN SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NONABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR.
9. CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS, TYP.
10. PROVIDE MIN 30" CLR WIDTH @ W.C. AND 24" CLR. FLOOR AREA AT FRONT OF BOWL.
11. ANNULAR SPACE AROUND PIPES, ELECTRIC OUTLETS, CONDUITS OR OTHER OPENINGS IN THE BUILDING'S ENVELOPE AT EXTERIOR WALLS SHALL BE PROTECTED AGAINST THE PASSAGE OF RODENTS BY CLOSING SUCH OPENINGS WITH CEMENT MORTAR, CONCRETE MASONRY OR SIMILAR METHODS (CALGREEN 4.406.1)
12. RECYCLE AND/OR SALVAGE FOR REUSE A MINIMUM OF 75 PERCENT OF THE NONHAZARDOUS CONSTRUCTION AND DEMOLITION WASTE IN ACCORDANCE WITH SECTION 4.408.1 TIER 2.
13. ALL DIMENSIONS ARE TO FACE OF FRAMING, U.O.N.

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

OWNER  
NATHAN BLACKMORE

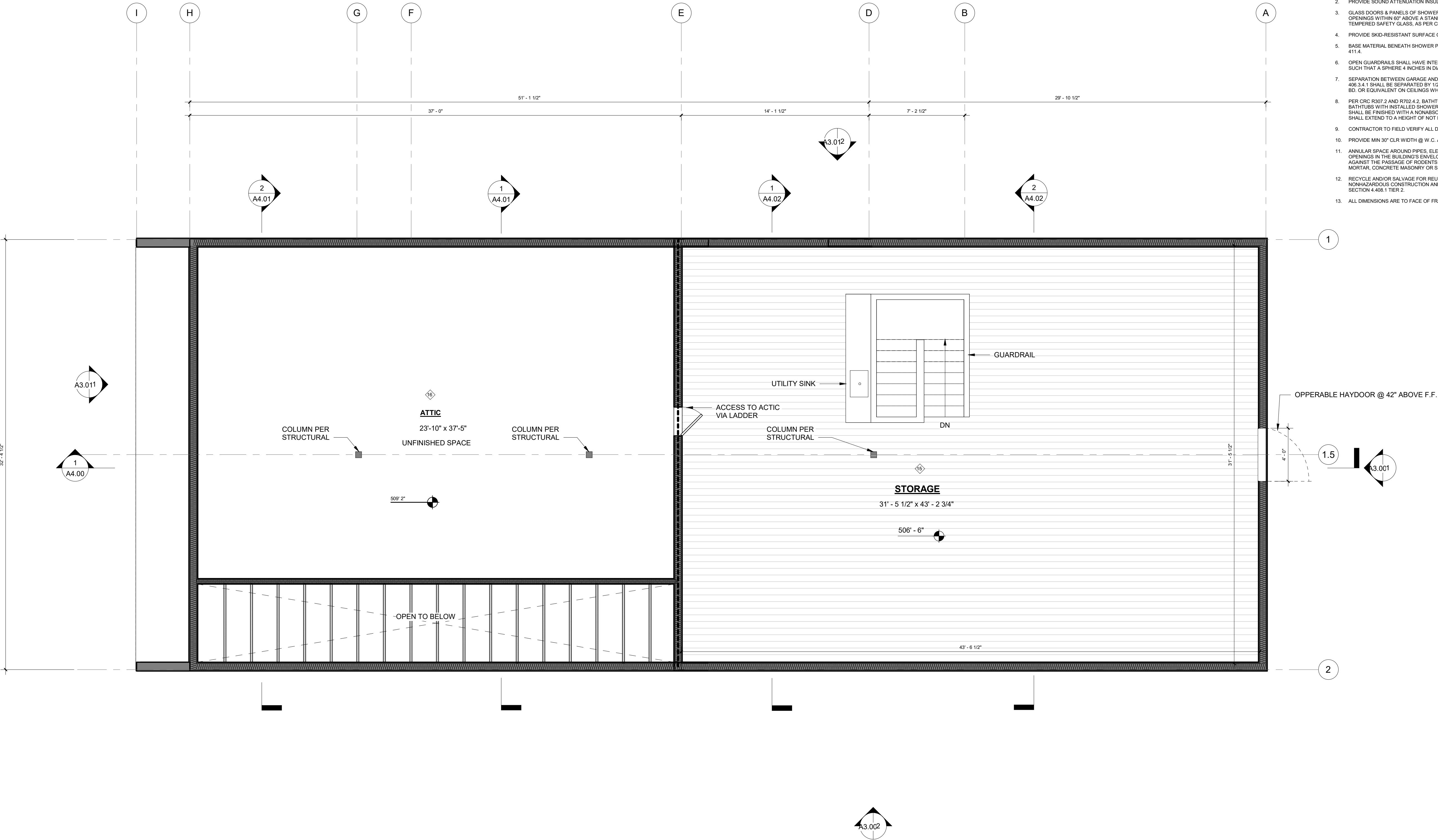
APN  
109-112-02

ISSUE  
**BUILDING PERMIT**

DATE  
**12.14.22**

TITLE  
**FLOOR PLAN -  
GARAGE - LEVEL 02**

**A2.22**  
SHEET



**1** GARAGE - LEVEL 02  
1/4" = 1'-0"

LEGEND

- PT'D CORRUGATED METAL SIDING
- CONCRETE
- BOARD FORM CONCRETE SITE WALLS
- GLASS
- PT'D DARK METAL WINDOW FRAMES

PROJECT NAME  
**BLACKMORE  
RESIDENCE AND  
GARAGE**  
PROJECT ADDRESS  
**471 HAWKRIDGE LN.**

OWNER  
NATHAN BLACKMORE

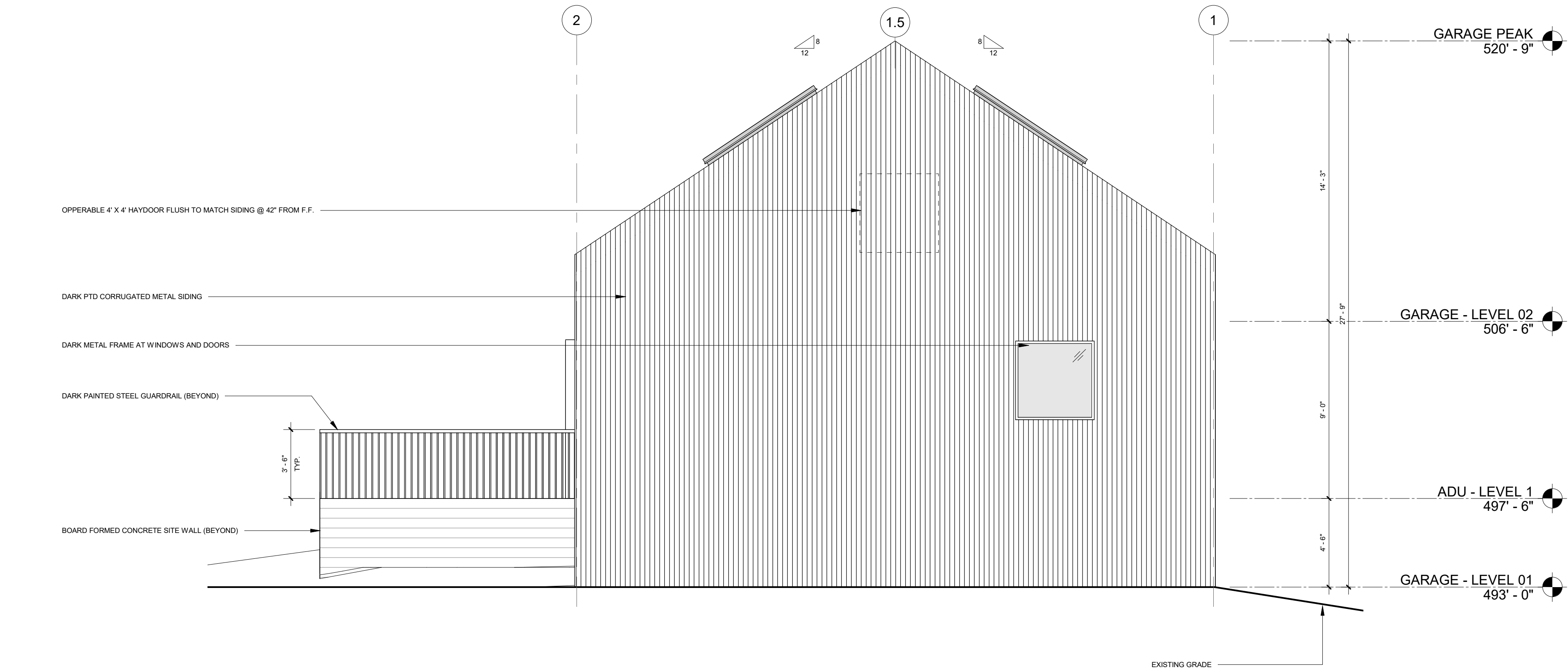
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109-112-02

ISSUE  
**BUILDING PERMIT**

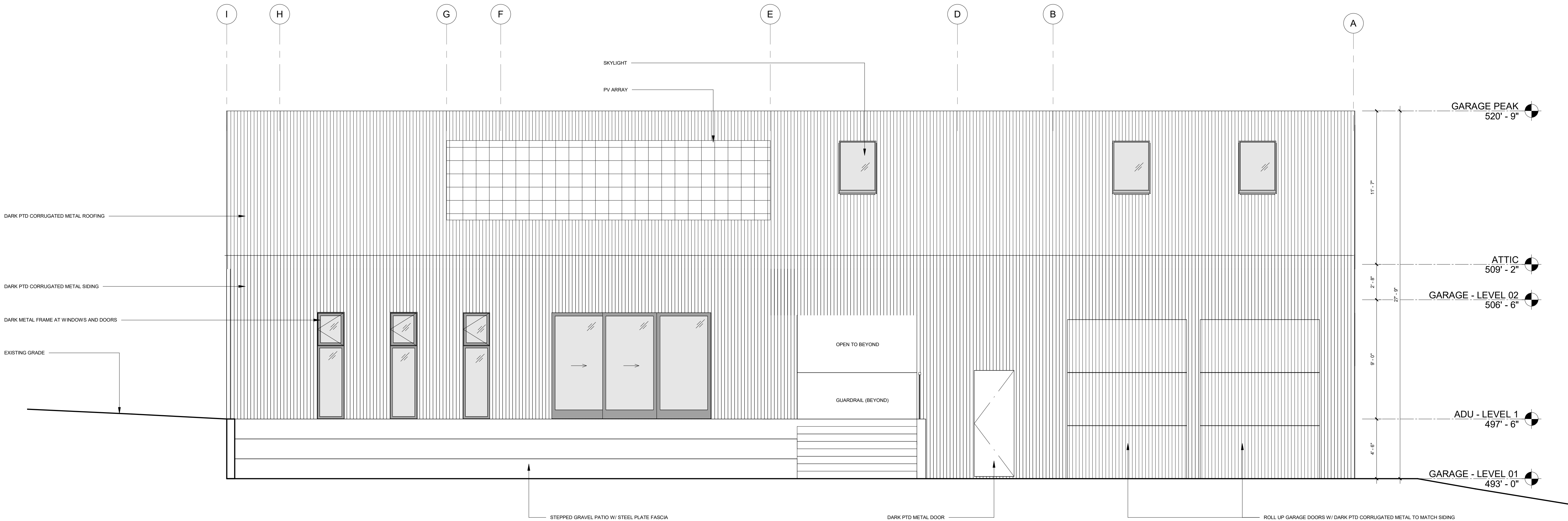
DATE  
**12.14.22**

TITLE  
**EXTERIOR  
ELEVATIONS -  
ADU/GARAGE**

**A3.00**  
SHEET

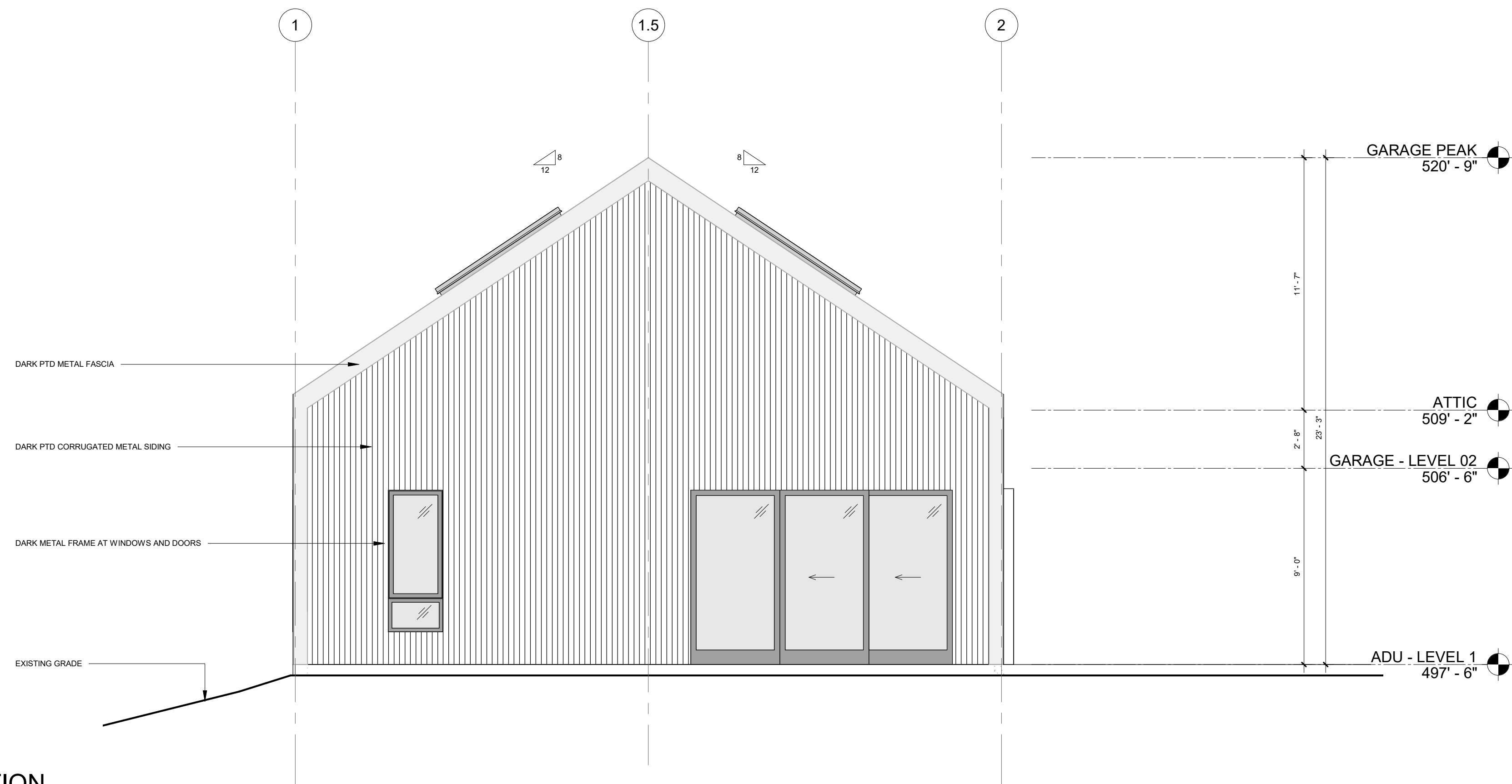


**1** GARAGE - NORTH ELEVATION  
1/4" = 1'-0"



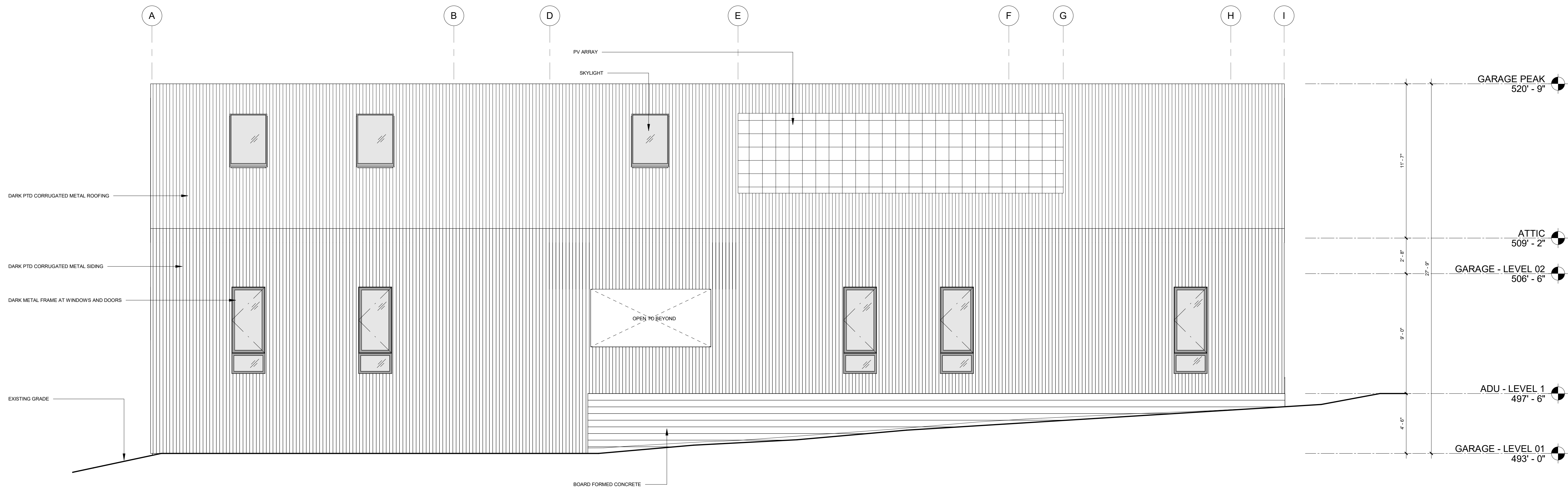
**2** GARAGE - EAST ELEVATION  
1/4" = 1'-0"





LEGEND	
	PTD CORRUGATED METAL SIDING
	CONCRETE
	BOARD FORM CONCRETE SITE WALLS
	GLASS
	PTD DARK METAL WINDOW FRAMES

1 GARAGE - SOUTH ELEVATION  
1/4" = 1'-0"



2 GARAGE - WEST ELEVATION  
1/4" = 1'-0"

PROJECT NAME  
BLACKMORE  
RESIDENCE AND  
GARAGE  
PROJECT ADDRESS  
471 HAWKRIDGE LN.

OWNER  
NATHAN BLACKMORE

APN  
109-112-02

ISSUE  
BUILDING PERMIT

DATE  
12.14.22

TITLE  
EXTERIOR  
ELEVATIONS -  
ADU/GARAGE

A3.01  
SHEET