



NOTICE OF PENDING ACTION

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An application for the project described on this notice has been filed and a decision about the project will soon be made by Planning Department staff. Any member of the public may submit comments on the proposal prior to the deadline listed on the reverse side of this notice. The project plans may be viewed on the Planning Department website (cdi.santacruzcountyca.gov under Pending Public Notice Projects). The webpage may also be used to track the project decision date, which initiates an appeal period. Any member of the public may request a public hearing be held for this item within 15 working days from the date the notice of pending action was sent. Failure to request a public hearing may result in the loss of the ability to appeal the County action on the application to the Coastal Commission.

Any aggrieved person, or the applicant, may appeal the ultimate decision on this project by submitting a written request within 14 calendar days of the decision date and paying an appeal fee. Please be aware that, while an anticipated decision date has been identified for purposes of this notice, the actual decision date initiating the appeal period will be posted on the web address described above. Information regarding the appeal process or fees may be obtained by phoning (831) 454-2130.

«APN»

«OWNER»

«STREET»

«CITY», «ZIP»

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th 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: 251326 APN: 052-321-26
SITUS ADDRESS: 115 Cormorant Way, Watsonville, CA 95076

Proposal to construct an additional 331 square feet of deck area at an existing residence under approved Coastal Development Permit 231493 (Proposal to construct a 781 square foot addition to an existing three-story single-family dwelling with a basement).

Requires a Minor Variation to Coastal Development Permit 231493.

Property located at 115 Cormorant Way in Pajaro Dunes.

OWNER: DRMANAC RADOJE & SNEZANA
APPLICANT: Martha (Marty) Fiorovich
SUPERVISORIAL DISTRICT: 2
PLANNER: Randall Adams, (831) 454-3218
EMAIL: Randall.Adams@santacruzcountycalifornia.gov

Public comments must be received by 5:00 p.m. October 17, 2025.
A decision will be made on or shortly after October 20, 2025.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date. If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice. Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.

DRMANAC RESIDENCE

115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

FIRE NOTES

- THESE PLANS ARE IN COMPLIANCE WITH CALIFORNIA BUILDING AND FIRE CODE (2019 EDITION) AND AS AMENDED AUTHORITY HAVING JURISDICTION.
- OCCUPANCY CLASSIFICATION IS R-3 AND CONSTRUCTION TYPE VB AS NOTED ON PROJECT DATA.
- THE ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED. A CHIMNEY MUST HAVE AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY, WIRE MESH NOT TO EXCEED 1/4".
- A 30-FOOT CLEARANCE SHALL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE WHICHEVER IS SHORTER. EXCEPTION: SINGLE SPECIMENS OF TREES, ORNAMENTAL SHRUBBERY OR SIMILAR PLANTS USED AS GROUND COVERS, PROVIDED THEY DO NOT FORM A MEANS OF RAPIDLY TRANSMITTING FIRE FROM NATIVE GROWTH TO ANY STRUCTURE.
- A MINIMUM OF 48 HOURS NOTICE TO THE FIRE DEPARTMENT IS REQUIRED PRIOR TO INSPECTION.
- JOB COPIES OF THE BUILDING PERMITS MUST BE ON SITE DURING INSPECTIONS.
- AS A CONDITION OF SUBMITTAL OF THESE PLANS, THE SUBMITTER, DESIGNER AND INSTALLER CERTIFY THAT THESE PLANS AND DETAILS COMPLY WITH APPLICABLE SPECIFICATIONS, STANDARDS, CODES AND ORDINANCES, AGREE THAT THEY ARE SOLELY RESPONSIBLE FOR COMPLIANCE WITH APPLICABLE SPECIFICATION 15, STANDARDS, CODES, AND ORDINANCES
- FIRE HYDRANT: MIN. 1000 GAL. FIRE FLOW.
- WHEN A FIRE ALARM SYSTEM IS PROPOSED IN LIEU OF 1 TO V BATTERY BACKUP SMOKE DETECTORS, A SEPARATE FIRE ALARM AND FEE IS REQUIRED BY THE AUTHORITY HAVING JURISDICTION. THREE SETS OF THE FIRE ALARM PLANS SHALL BE SUBMITTED AND APPROVED PRIOR TO COMMENCING WORK.
- SEE FLOOR PLANS FOR SMOKE ALARM LOCATIONS:
SMOKE ALARMS INSTALLED IN THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT:
ONE ALARM ADJ. TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.)
ONE ALARM IN EA. SLEEPING ROOM.
ONE AT THE TOP OF EACH STAIRWAY OF 24" OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER.
THERE MUST BE AT LEAST ONE SMOKE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE. THERE MUST BE A MINIMUM OF ONE SMOKE ALARM IN EVERY BASEMENT AREA.
- CARBON MONOXIDE ALARMS TO BE INSTALLED ACCORDING TO THE FOLLOWING LOCATIONS AND APPROVED BY THE FIRE AGENCY AS A MINIMUM REQUIREMENT:
ONE ALARM ADJACENT TO EA. SLEEPING AREA (HALL, FOYER, BALCONY, OR ETC.)
ONE AT THE TOP OF EA. STAIRWAY OF 24" RISE OR GREATER AND IN AN ACCESSIBLE LOCATION BY A LADDER.
THERE MUST BE AT LEAST ONE CARBON MONOXIDE ALARM ON EA. FLOOR REGARDLESS OF AREA USAGE.

PROJECT DATA

APN NUMBER:	052-321-26	WATER DISTRICT:	PV-WAT-A
LOT SIZE:	6490 SQ. FT.	SRA:	LOW
OWNER/PROJECT ADDRESS:	DRMANAC RESIDENCE 115 CORMORANT WAY WATSONVILLE, CA 95076	CONSTRUCTION TYPE:	TYPE VB, NOT SPRINKLERED.
ZONING:	SU, PUD	NUMBER OF STORIES:	(E) THREE STORY RESIDENCE
OUTSIDE USL:	PAJARO DUNES IS OUTSIDE THE USL.	CURRENT USE:	SINGLE FAMILY RESIDENCE
GENERAL PLAN:	R-11L Urban Low Residential SCENIC	PROPOSED USE:	SINGLE FAMILY RESIDENCE WITH TWO & THIRD STORY ADDITION & REMODEL
COASTAL:	YES, Not Exclusion Zone Coastal Zone Appeal Jurisdiction		
FLOODPLAIN:	VE PER FEMA AND NAVD 88, VE BFE IS 22'		
OCCUPANCY GROUP:	R-3		
OUTSIDE USL:	PAJARO DUNES IS OUTSIDE THE USL.		
SANITATION:	SEWER		

SQ. FOOTAGES:	
HEATED:	EXISTING
EXISTING HEATED:	1625 SQ. FT.
PROPOSED ADDITION:	781 SQ. FT.
TOTAL:	2406 SQ. FT.

PROJECT DIRECTORY

OWNERS:	ANA & RADA DRMANAC 115 CORMORANT WAY WATSONVILLE, CA
ARCHITECT:	MARTHA FLOROVICH 11 ASPEN WAY WATSONVILLE, CA 95076 (831) 212.2474
LAND SURVEYOR:	HANNAGAN LAND SURVEYING 305-C SOQUEL AVE SANTA CRUZ, CA 95062 (831) 469-3428
GEOTECHNICAL ENGINEER:	ROCK SOLID ENGINEERING, INC. 1100 MAIN STREET, SUITE A WATSONVILLE, CA 95076 (831) 724-5868
PROFESSIONAL ENGINEER:	ROBERT PATTERSON, P.E. 17955 BERTA CYN. RD SALINAS, CA 93907 (831) 235-2253
BIOLOGIST:	KATHLEEN LYONS BIOTIC RESOURCES GROUP 2351 S. RODEO CULCH RD. #12 SOQUEL, CA 95076 (831) 476-4803

SHEET INDEX

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APPROVAL LETTER UPDATED



PAJARO DUNES ASSOCIATION

June 13, 2025

Rada and Ana Drmanac
27635 Red Rock Road
Los Altos Hills, CA 94022

Dear Rade and Ana:

Your submission of plans dated April 2025, received April 23, 2025, and considered complete on May 15, 2025, to add decking on the westerly side of the remodel and addition plan that was previously approved on March 21, 2023, has been approved as submitted with the following stipulations:

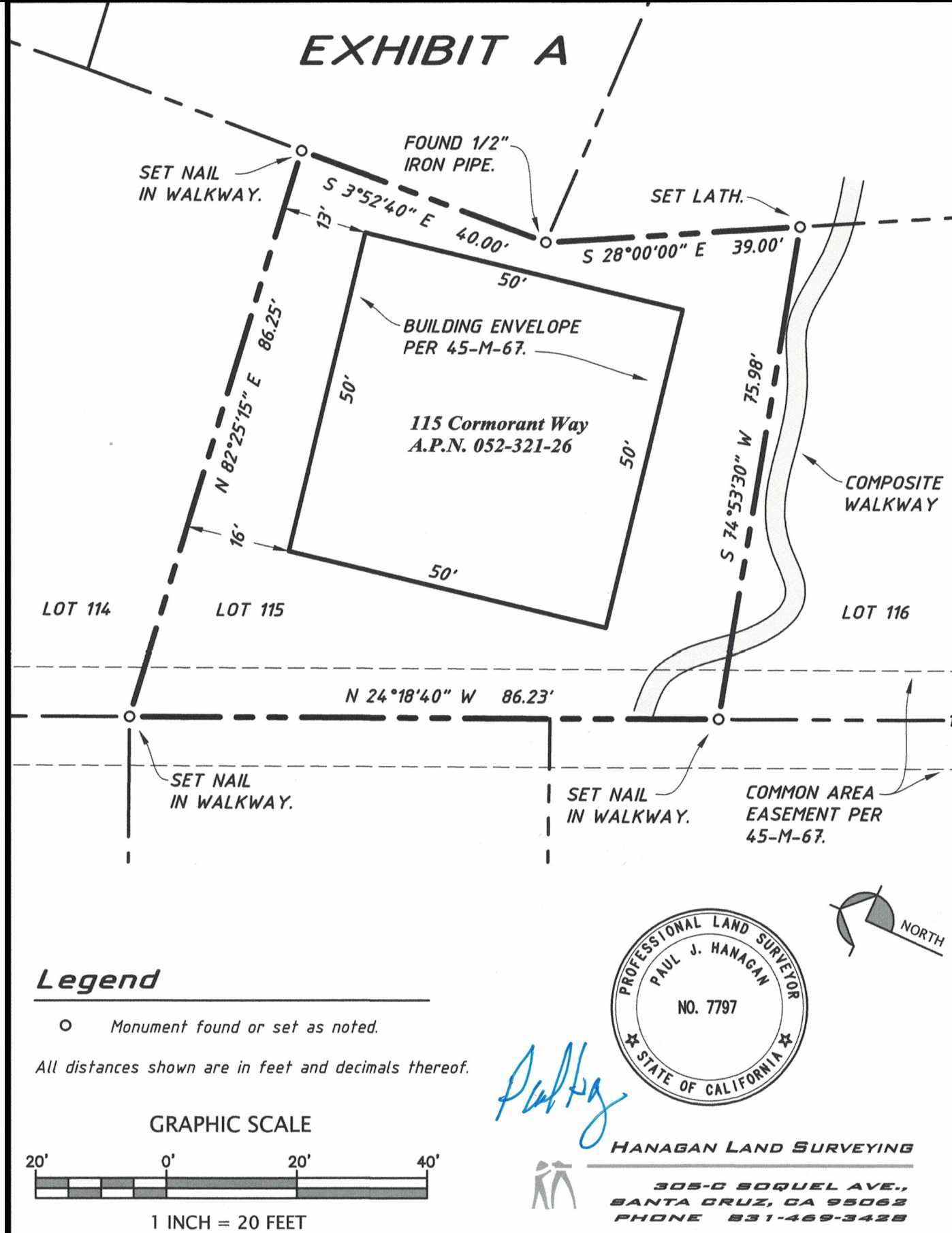
- Colors, materials, lighting, window coverings, etc. will be submitted to the Design Committee.
- A landscaping plan and drainage plan if needed, will be submitted to the Design Committee.
- Decking will not be enclosed with anything, including fabric, unless submitted to the Design Committee for consideration.
- Final plans, as approved by the County of Santa Cruz, must be submitted to the Design Committee for final approval with all changes from what has been approved as part of the remodel and addition, as well as the present deck addition that is approved hereunder.
- None of the decks will be enclosed, including with fabric, unless submitted to and approved by the Design Committee
- Story poles must be removed within two weeks of the date of this letter.

For the Board of Directors acting as the Design Committee

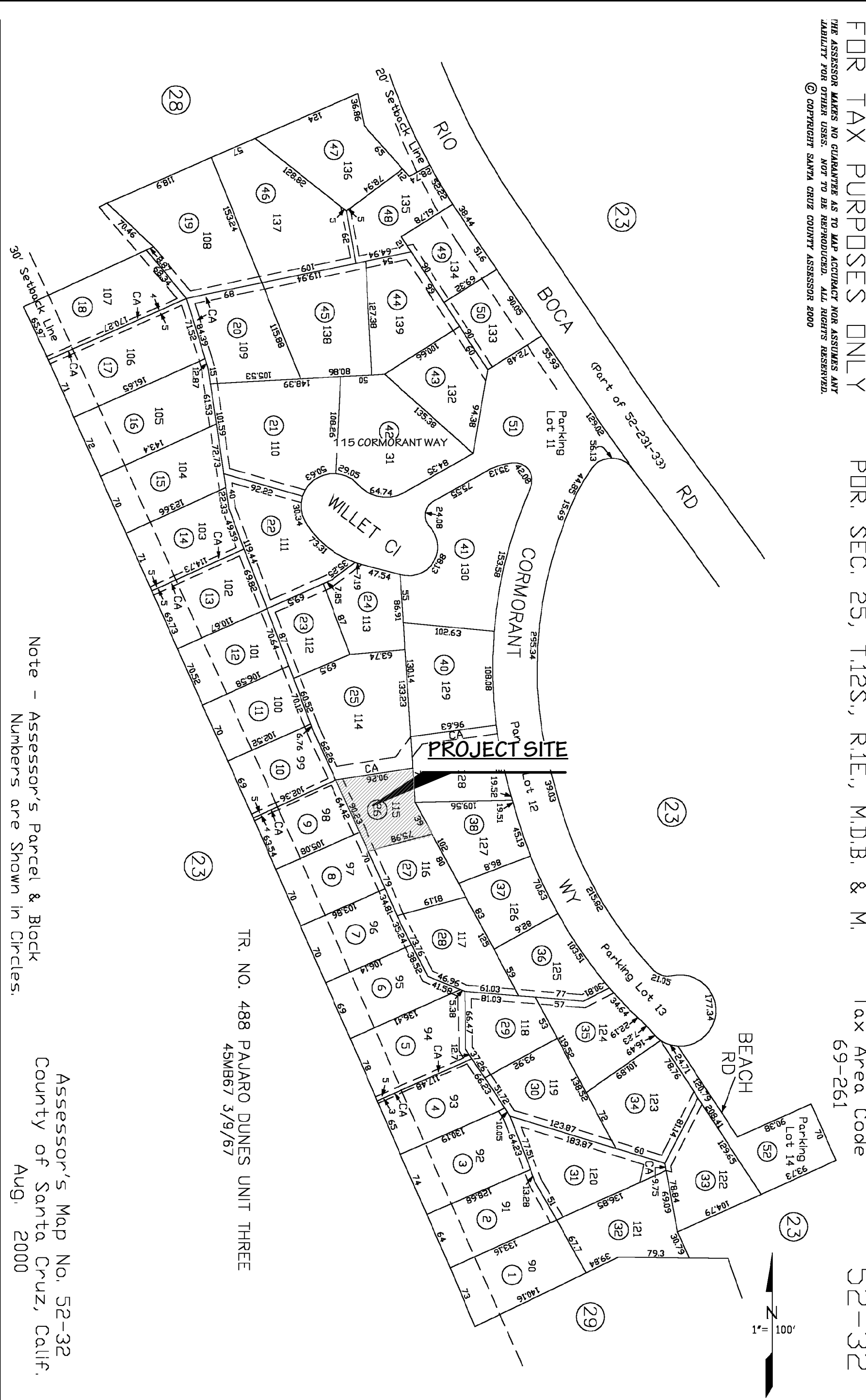
Carol Turley
Carol Turley
General Manager
Pajaro Dunes Association

2661 BEACH ROAD BLDG 1, WATSONVILLE, CA 95076 * 831 761-7744 FAX 831 728-0235
gatehouse.pajarodunes@gmail.com

PLOT PLAN SCALE 1"=10'-0"



PARCEL MAP



PROJECT DESCRIPTION

TWO STORY ADDITION AND REMODEL TO EXISTING THREE STORY RESIDENCE. ADDITION INCLUDES 2 ROOMS AND DECKS. RELOCATE & REFRAME ENTRY STAIRS TO CURRENT CODE AND CONFIGURATION. ADDITION TO EXISTING SECOND & THIRD LEVEL ROOMS.

COASTAL AMENDMENT TO DISCRETIONARY PERMIT #231493. ADD 58 SQ. FT. ADDITIONAL LOT COVERAGE WITH DECK. BIOTIC REPORT IS AMENDED WITH ADDITIONAL COVERAGE.

NOTES

NO GRADING IS PROPOSED, WITH LESS THAN 30 CU YDS OF SAND REMOVAL and/or REDISTRIBUTED EXISTING GRADES AND PLANTING TO REMAIN, PROTECTED DURING CONSTRUCTION. ALL DISTURBED AREAS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AND PER BIOTIC REPORT.

CODE COMPLIANCE:
JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST BE ON SITE DURING ALL INSPECTIONS.

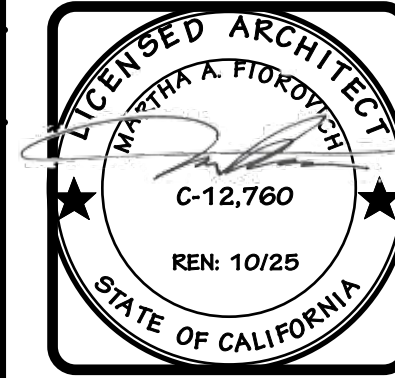
AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS per the COUNTY OF SANTA CRUZ

ALL (N) CONSTRUCTION TO CONFORM WITH:
2022 CALIFORNIA BUILDING CODE
2022 CALIFORNIA FIRE CODE
2022 CALIFORNIA PLUMBING CODE
2022 CALIFORNIA MECHANICAL CODE
2022 CALIFORNIA ELECTRICAL CODE
2022 CAL GREEN BUILDING STANDARDS
2022 CAL ENERGY CODE.
AND ALL CURRENT LOCAL ORDINANCES AND DISTRICT AMENDMENTS.

VICINITY MAP N.T.S.



REVISIONS	BY



Martha A. Florovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076

831-212-2474
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

TITLE SHEET: PLOT PLAN, DATA
VICINITY MAP

DRAWN
MF
JULY 2025
SCALE
AS NOTED

SHEET

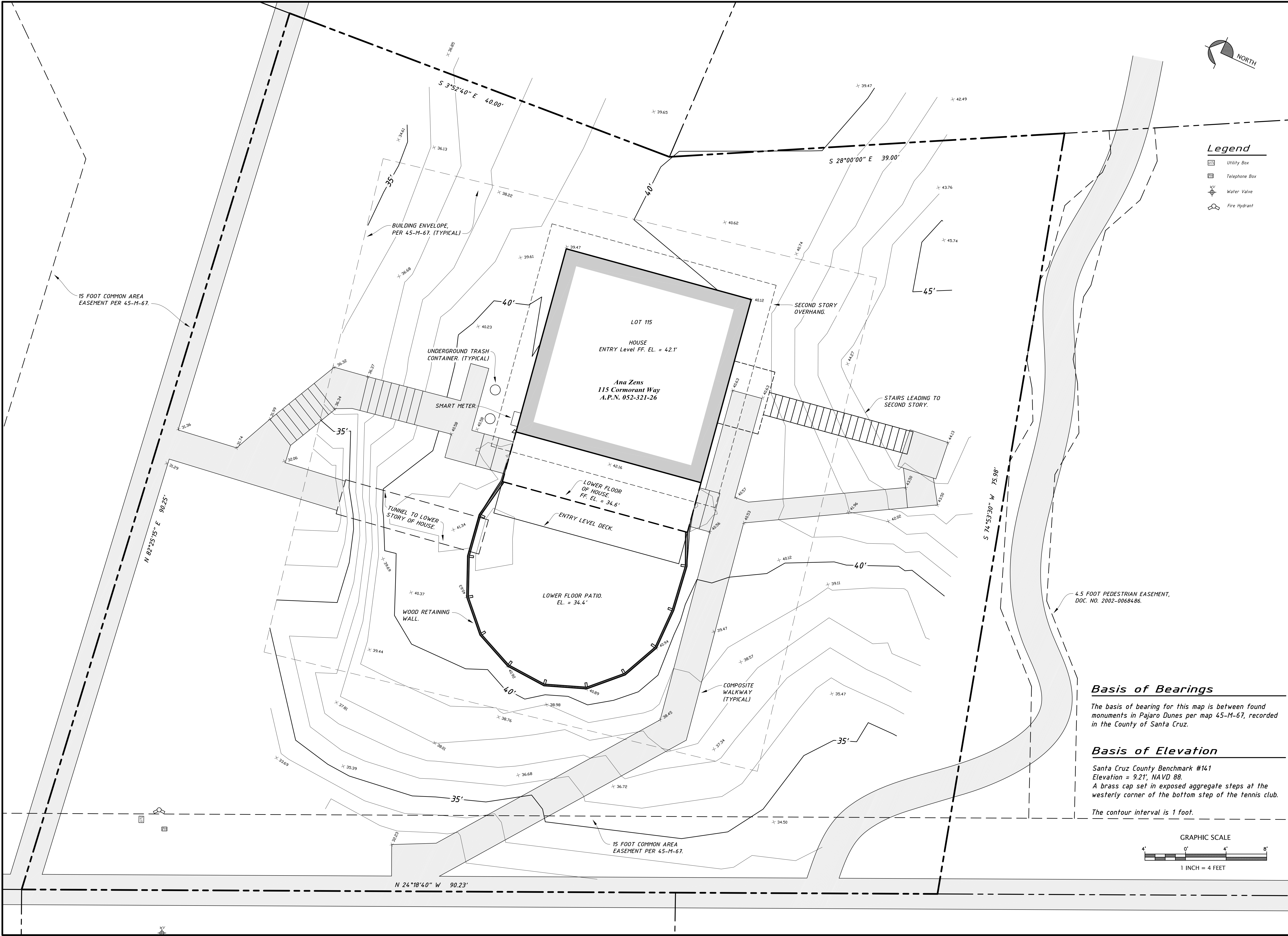
T1.0

OF SHEETS

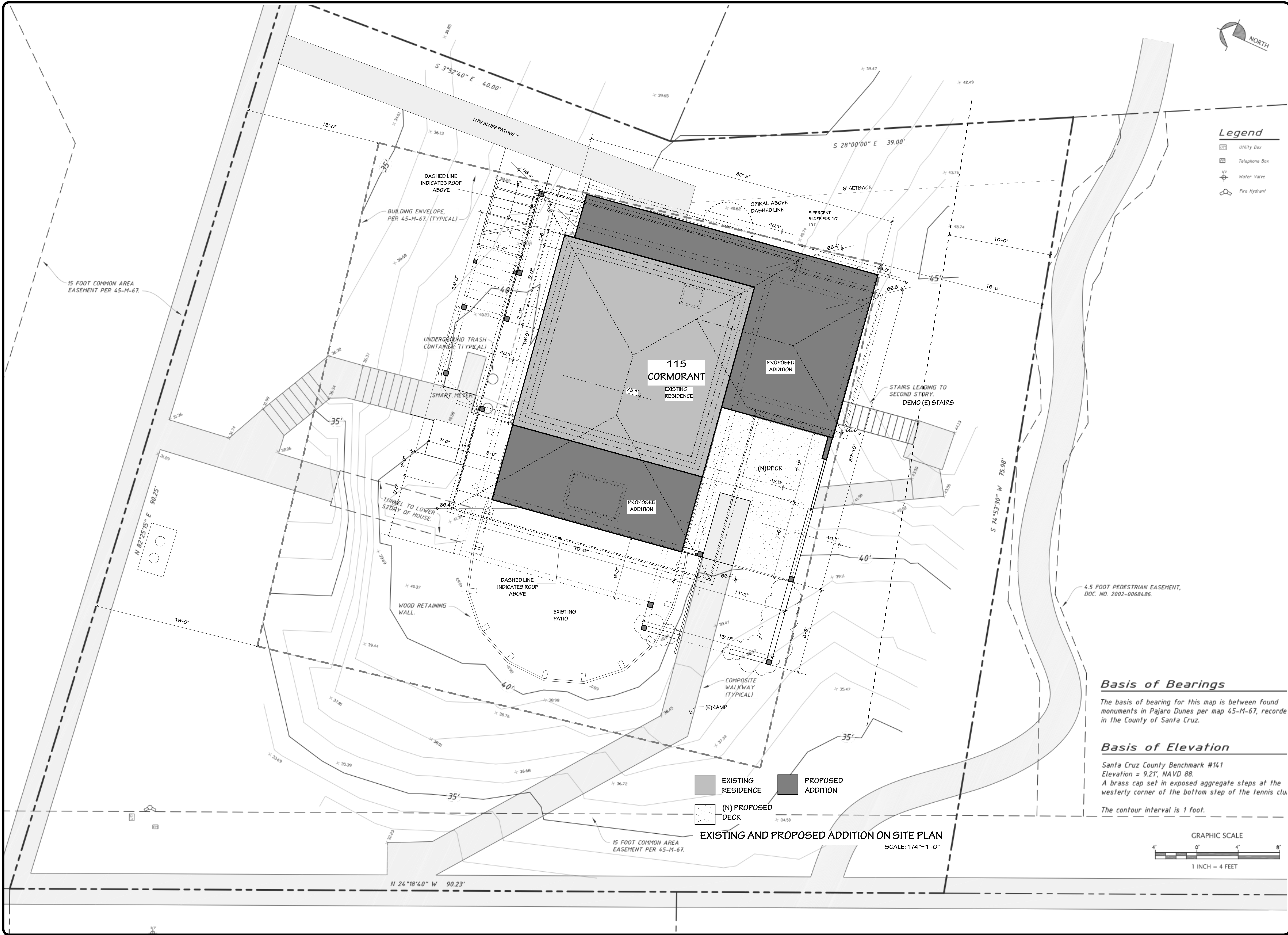
NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

Disclaimer:
The electronic data and paper data set forth on this sheet is the property of Hanagan Land Surveying, Inc. and is to be used for the purpose for which it was created. It is not to be reproduced, altered, or used without the consent of Hanagan Land Surveying, Inc. The proper disclaimer for this project is as follows: This map was prepared by Paul Hanagan, a Professional Land Surveyor, State of California, License No. 7797, for the purpose of showing the boundaries of the property described herein. It is not to be used for any other purpose without the written consent of the surveyor.

S:\PROJECTS\2020\2010 115 Cormorant Way.dwg, Plotted By: paul, Plotted: Mar 30, 2022 - 3:56pm



PROFESSIONAL LAND SURVEYOR PAUL J. HANAGAN NO. 7797 STATE OF CALIFORNIA	
REVISION	APPROVED <i>Paul Hanagan</i> Paul Hanagan LS 7797
HANAGAN LAND SURVEYING 905-C SOQUEL AVE., SANTA CRUZ, CA 95062 PHONE (831) 469-3428	
Topographic Map, The Lands Of: Ana Zens 115 Cormorant Way, Watsonville, CA 95076	
Santa Cruz County A.P.N. 052-321-26	DESIGN DATE 1-8-2021 SCALE 1" = 4'
DRAWN J. Hanagan	
SHEET SU-1 OF 1 SHEETS 20110 JOB NO.	



REVISIONS	BY



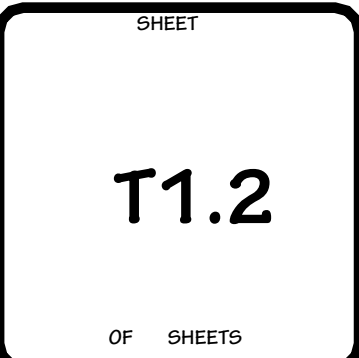
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

EXISTING AND PROPOSED
ADDITION ON SITE PLAN

DRAWN MF
JULY 2025
SCALE AS NOTED

SHEET
T1.1
OF SHEETS



3. A.1 NO PAVEMENT EXISTS ON THIS SITE

B. CONSTRUCTION MATERIALS:

B.1 STOCKPILE LOOSE MATERIALS NOT ACTIVELY BEING USED COVERED AND BERMED.

B.2 PROTECT CONSTRUCTION MATERIALS FROM WEATHER

B.3 ANY CHEMICAL USE SHALL BE STORED IN WATER TIGHT CONTAINERS, AND/OR STORAGE.

B.4 BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

C. WASTE MANAGEMENT:

C.1 DISPOSAL OF ANY KINSE OR WASH WATER OR MATERIALS ON PEROVIOUS OR IMPEROVIOUS SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.

C.2 COVER WASTE DISPOSAL CONTAINERS AT EVERY WORK DAY AND DURING RAIN EVENT. PREVENT ANY DISCHARGES FROM WASTE CONTAINER.

C.3 STOCKPILE WASTE MATERIAL. CONTAIN AND SECURELY PROTECT FROM WIND AND RAIN UNLESS BEING USED.

C.4 IMPLEMENT PROCEDURES THAT WOULD EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS

C.5 PROTECT EQUIPMENT AND MATERIALS AVAILABLE AT THE SITE TO BE USED TO CLEAN LEAKS OR SPILLS. WASTE SHALL BE CLEANED AND DISPOSED OF QUICKLY.

C.6 POLLUTANTS SHALL BE CONTAINED IN WASHOUT AREAS WITH NO DISCHARGE TO SURROUNDING AREAS.

D. EQUIPMENT MANAGEMENT:

D.1 TAKE MEASURES TO PREVENT OIL, GREASE, OR FUEL FROM LEAKAGE INTO GROUND, STORM DRAINS, OR SURFACE WATERS.

D.2 ALL EQUIPMENT OR VEHICLES, FUELED, MAINTAINED, AND STORED ON SITE SHALL BE IN A DESIGNATED AREA WITH APPROPRIATE BEST MANAGEMENT PRACTICES.

D.3 LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED, DISPOSED OF PROPERLY.

E. LANDSCAPE MATERIALS:

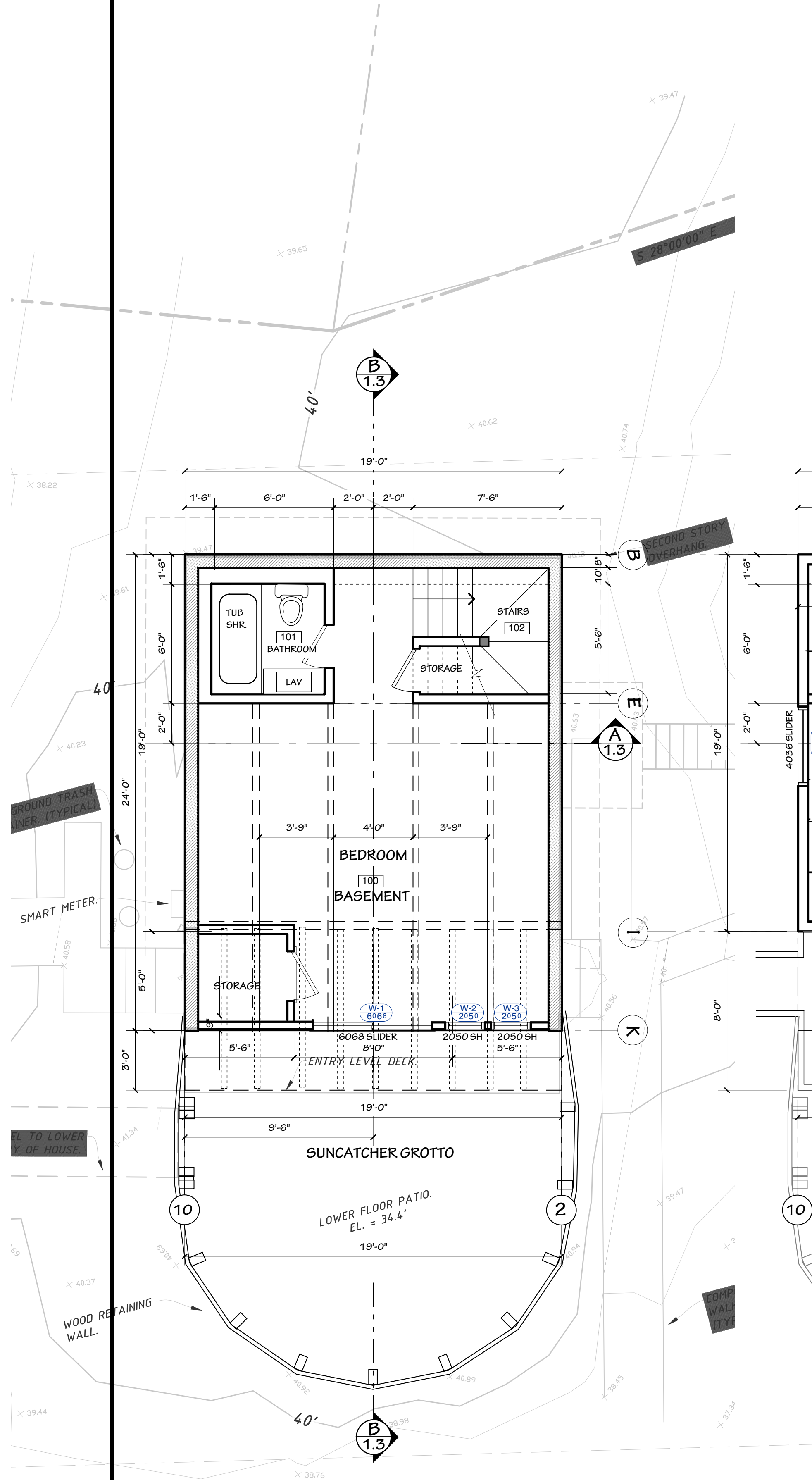
E.1 APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL SHALL DISCONTINUE THE APPLICATION WITH IN 2 DAYS BEFORE FORECAST RAIN EVENT OR DURING PERIODS OF PRECIPITATION.

E.2 STOCKPILE MATERIALS SUCH AS MULCHES AND TOPSOIL, WHEN NOT BEING USED, SHALL BE CONTAINED.

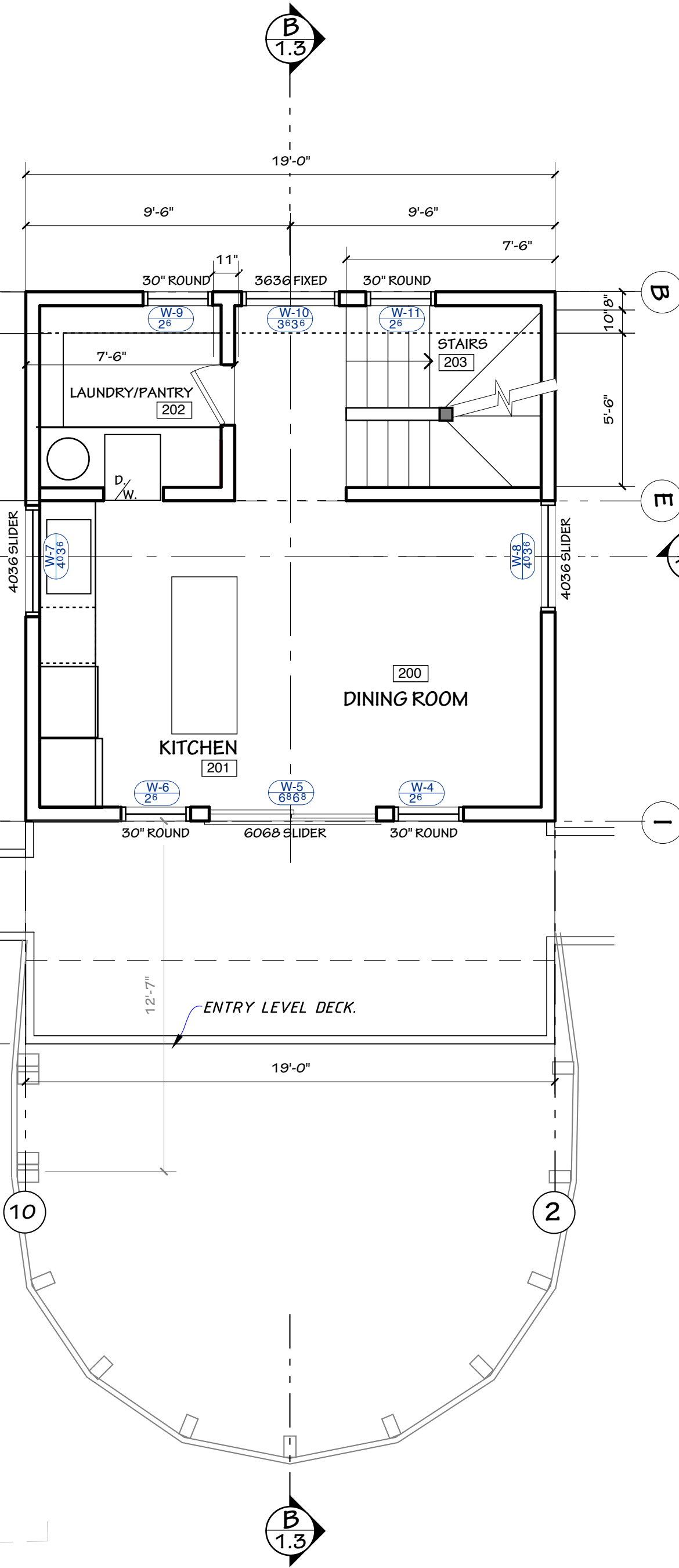
E.3 LANDSCAPE MATERIALS AND OTHER FERTILIZERS SHALL BE CONTAINED WHEN NOT IN USE.

E.4 MANUFACTURER'S RECOMMENDATIONS FOR QUANTITIES AND APPLICATION RATES SHALL BE APPLIED TO ERODIBLE LANDSCAPE MATERIALS.

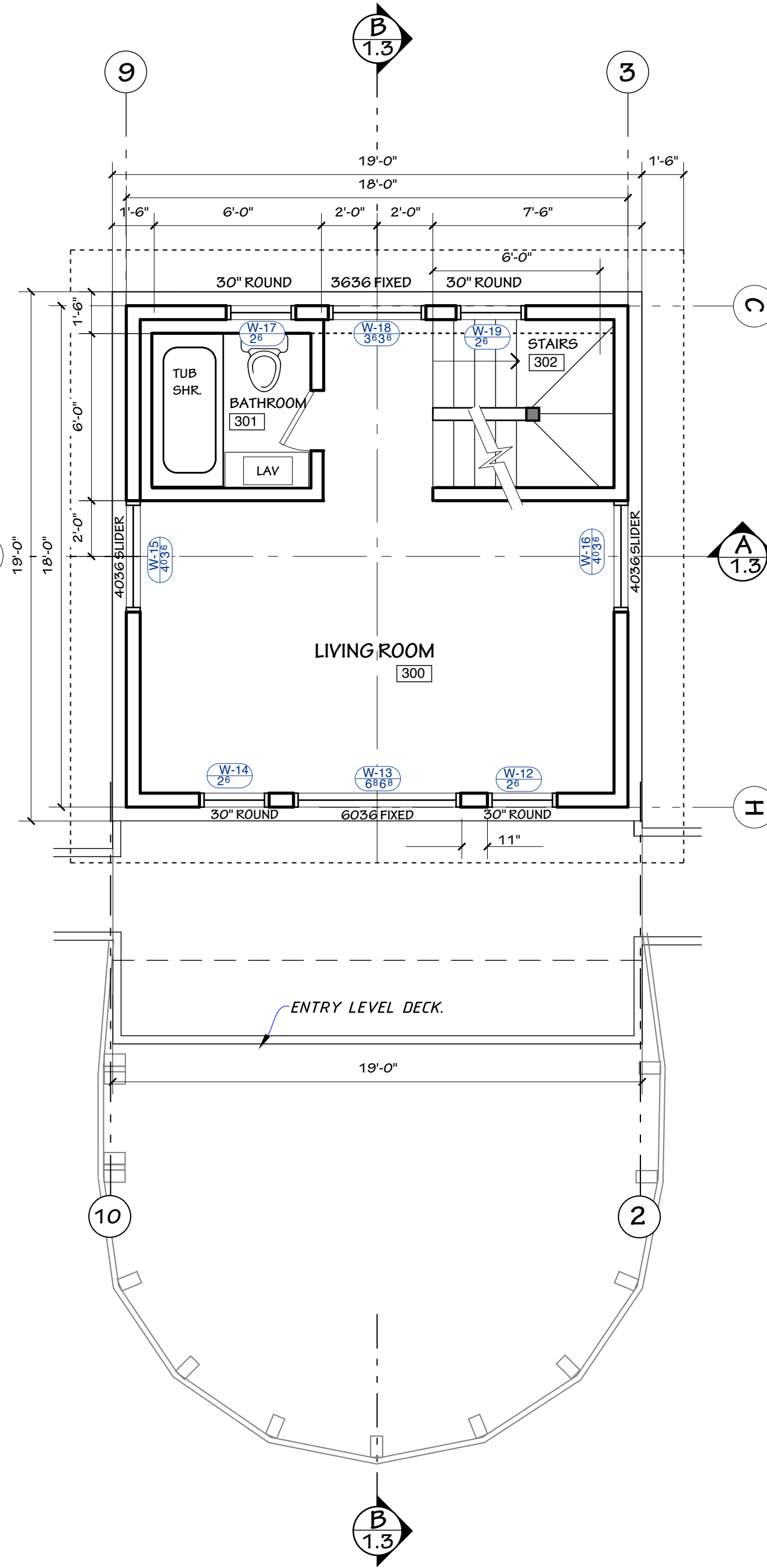
F. FURNISH NOT IN USE, STACK AND COVER EROSION FERTILIZERS AND PALETTE.



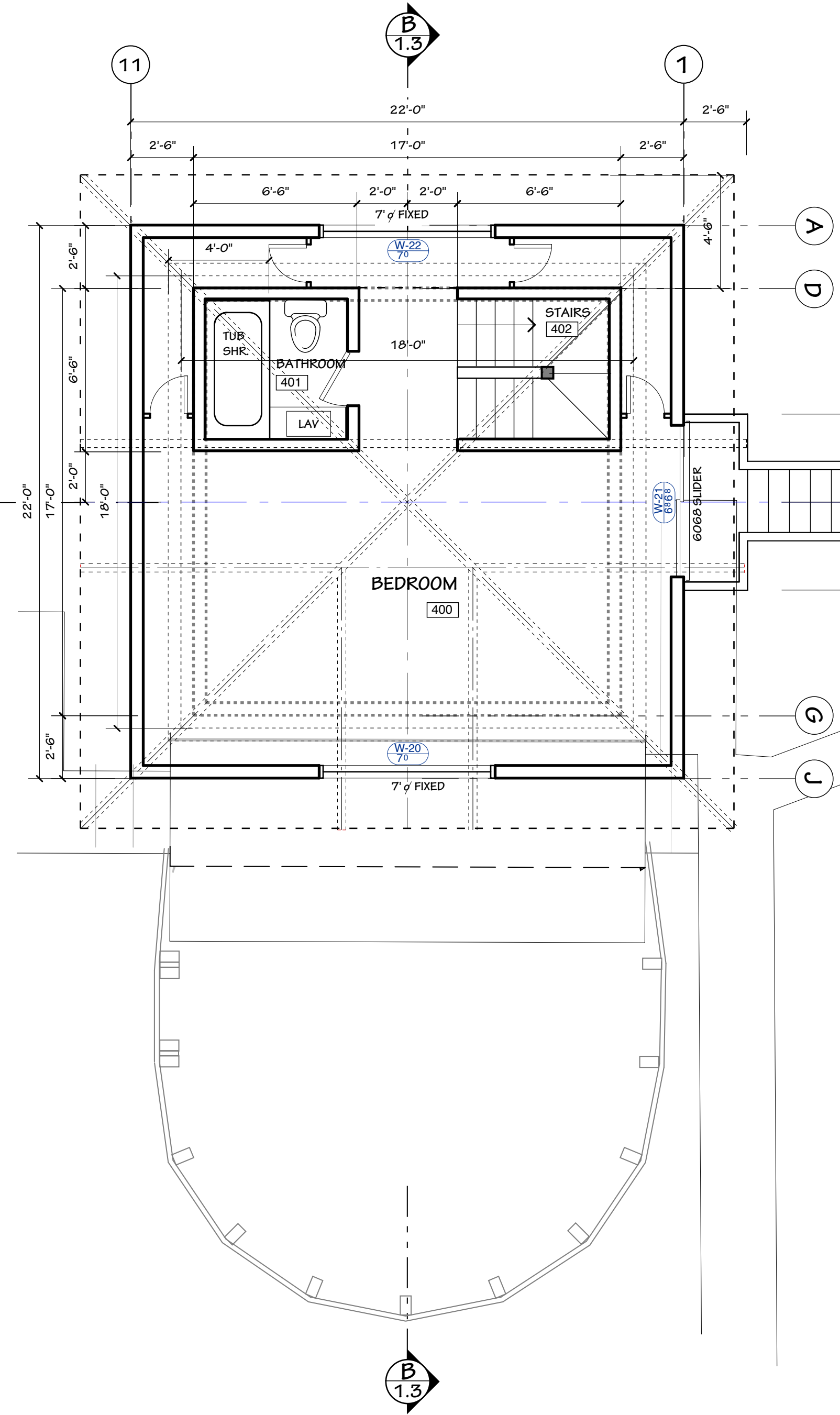
BASEMENT
24 x 19 = 456 SQ.FT.



FIRST FLOOR
19 x 19 = 361 SQ.FT.

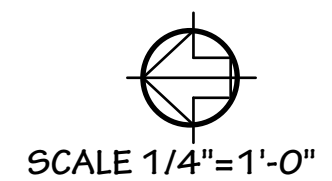


SECOND FLOOR
18 x 18 = 324 SQ.FT.

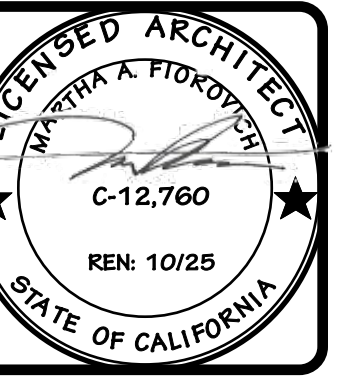


THIRD FLOOR
22 x 22 = 484 SQ.FT.

TOTAL EXISTING SQ. FT. = 1625 SQ.FT.



REVISIONS	BY



Martha A. Fiorovich A.I.A.
Architect
11 Aspen Wy
Watsonville, CA 95076
831-212-2474
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APN: 052-321-26

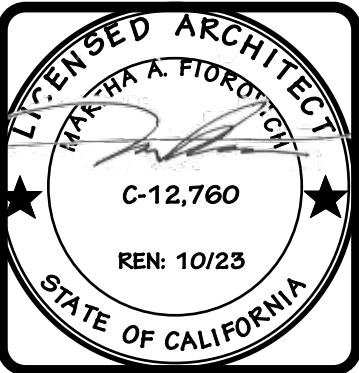
EXISTING FLOOR PLANS
SCALE 1/4"=1'-0"

DRAWN
MF
OCT 2023
SCALE
AS NOTED

SHEET
A1.0
OF SHEETS

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

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DRMANAC RESIDENCE
1 15 CORMORANT WAY
WATSONVILLE, CA
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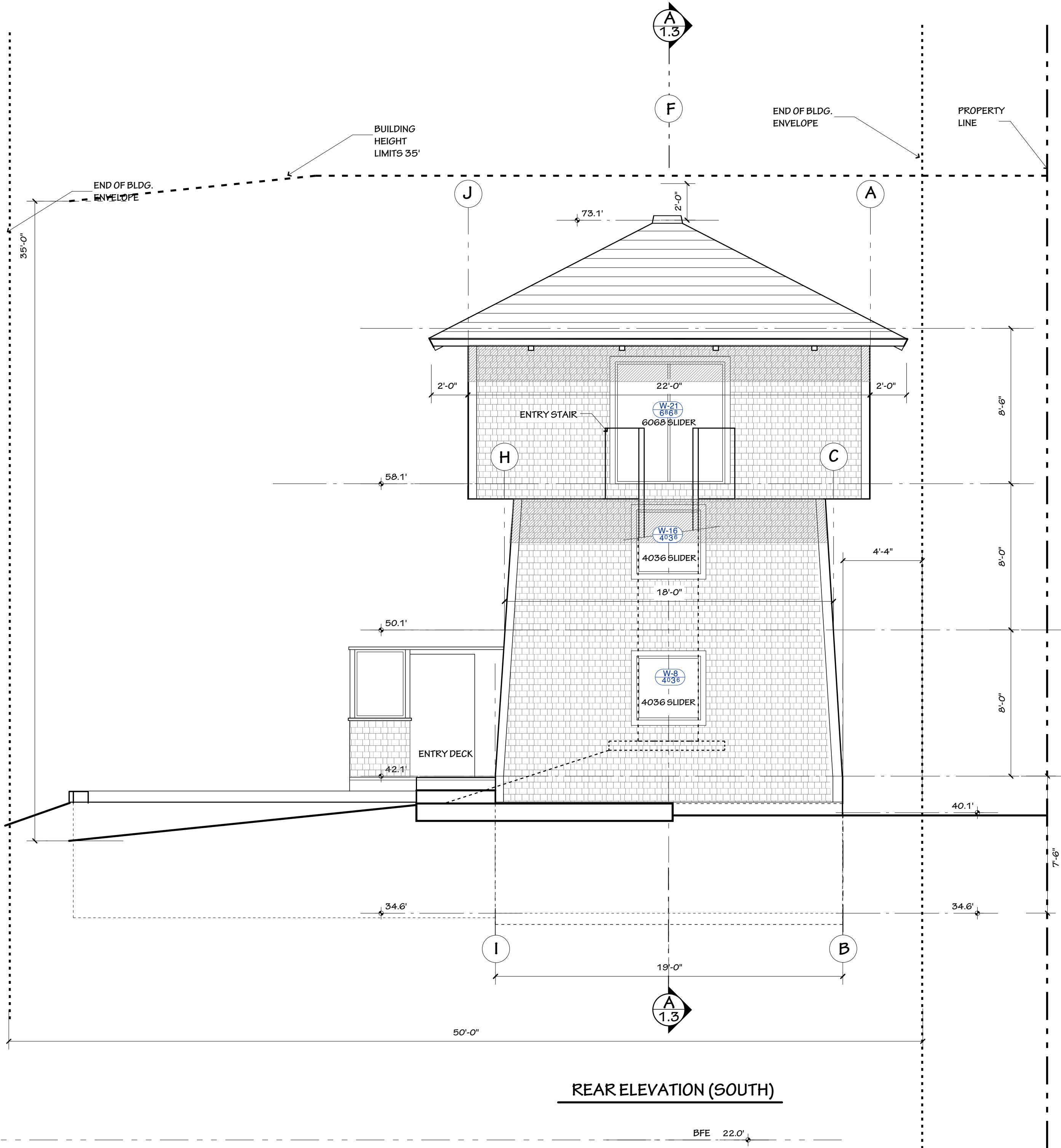
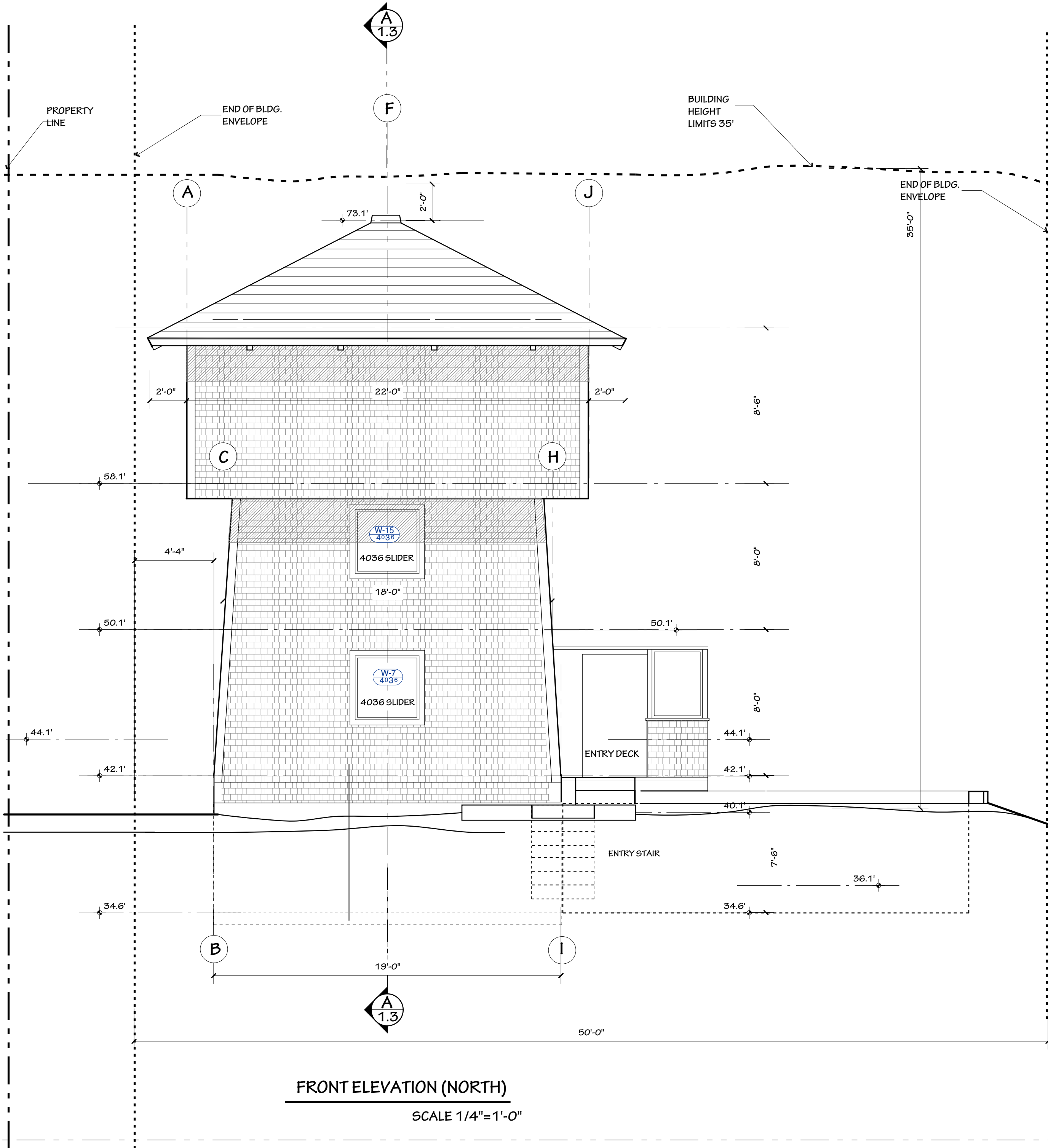
EXISTING ELEVATIONS
FRONT (NORTH) REAR (SOUTH)

DRAWN MF
OCT 2023
SCALE AS NOTED

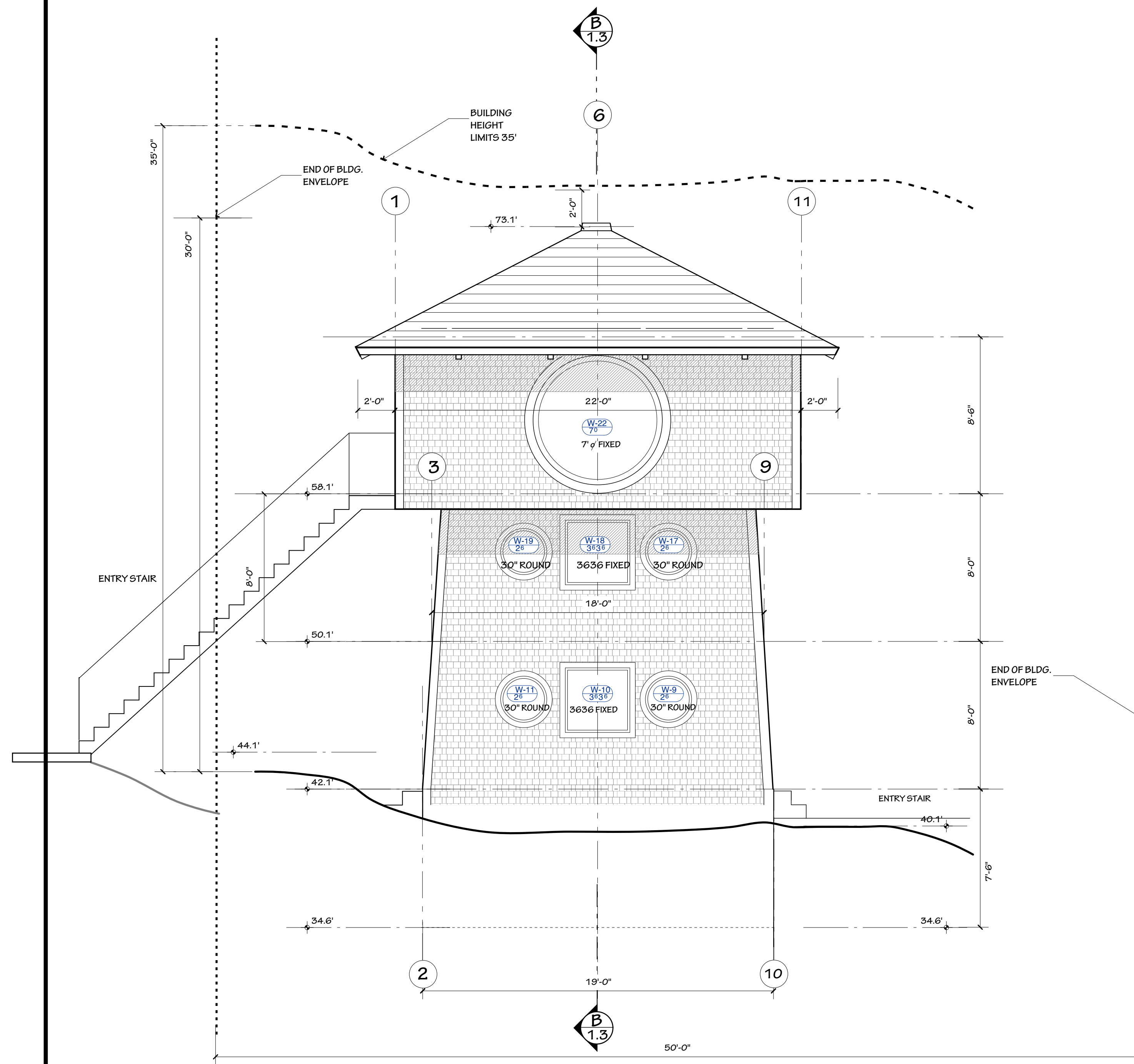
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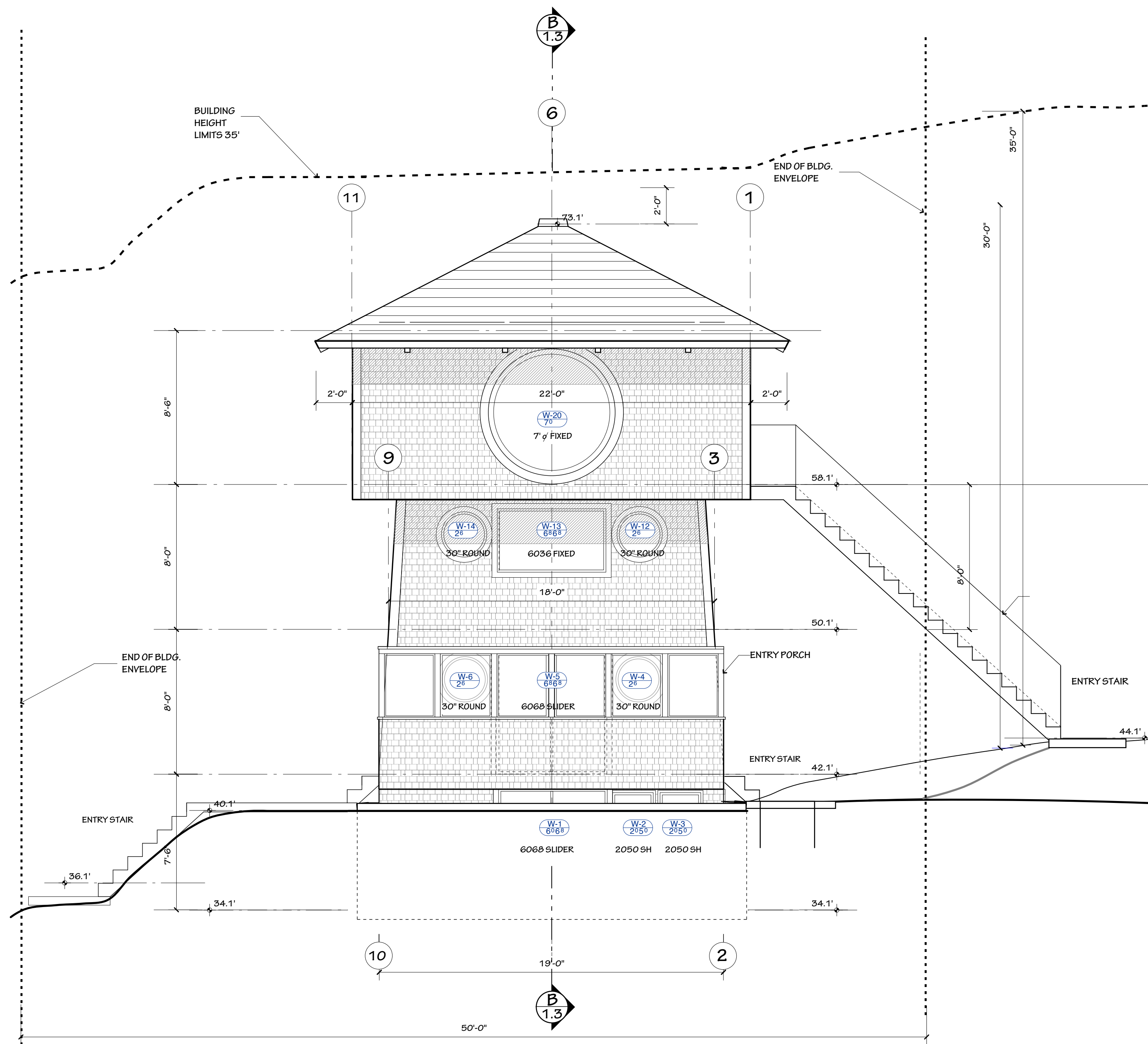
OF SHEETS



EXTERIOR FINISHES:
SIDING: WOOD SHINGLES
ROOFING: WOOD SHINGLES
STAIRS: WOOD STEP & RAILINGS



LEFT ELEVATION (EAST)



RIGHT ELEVATION (WEST)

SCALE 1/4"=1'-0"

BFE 22.0'

EXTERIOR FINISHES:
SIDING: WOOD SHINGLES
ROOFING: WOOD SHINGLES
STAIRS: WOOD STEP & RAILINGS

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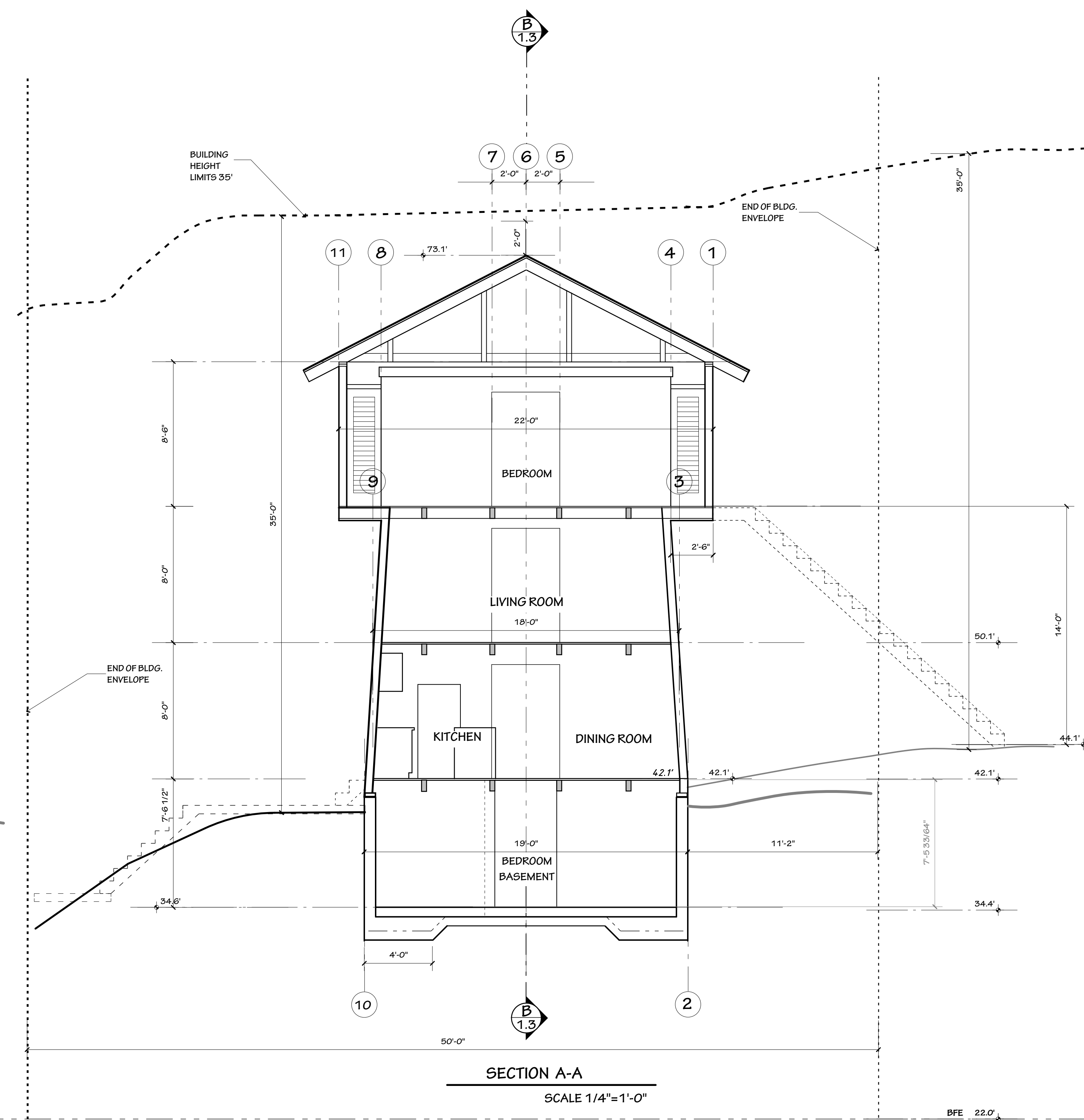
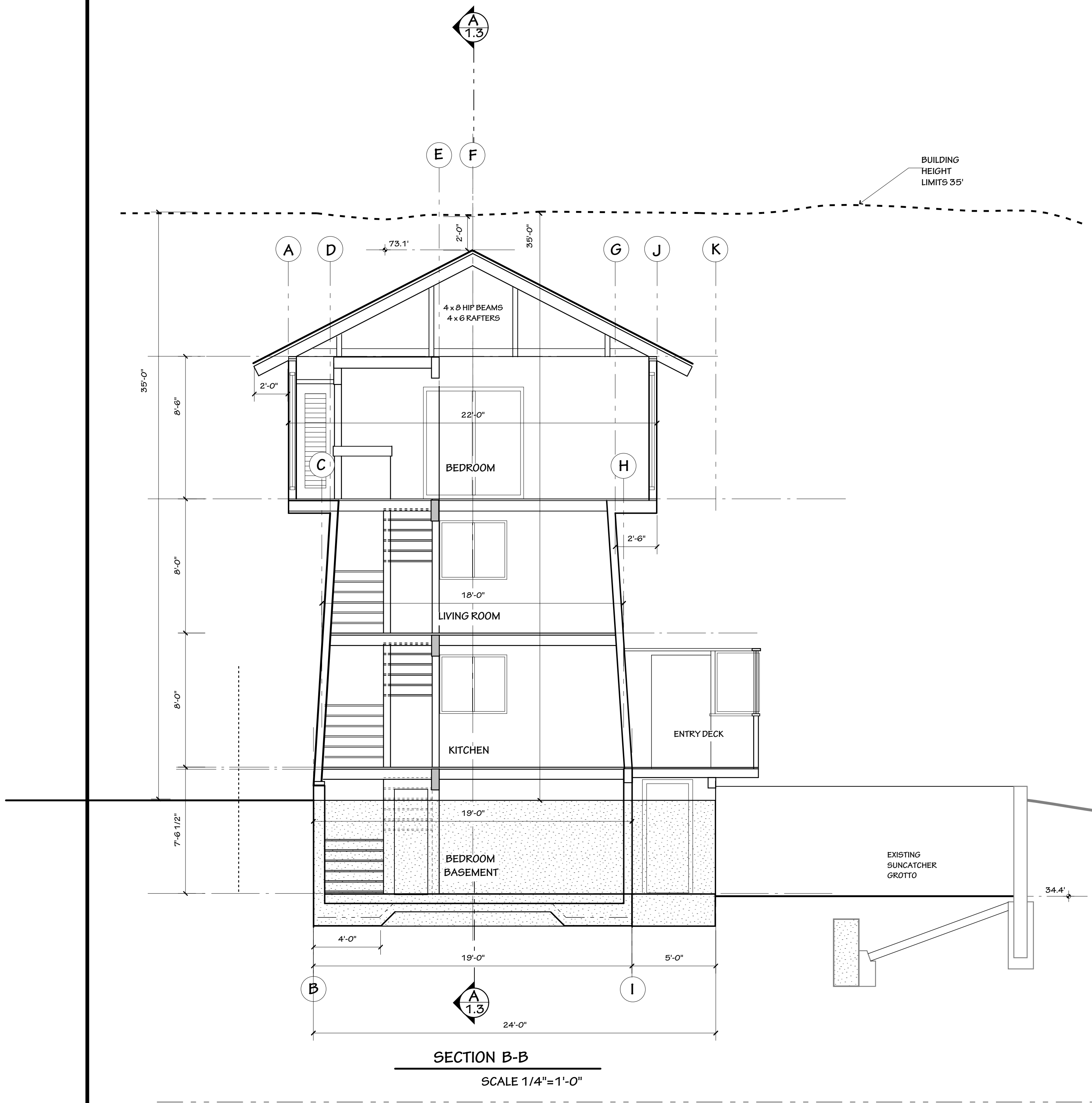
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115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

EXISTING ELEVATIONS
LEFT(EAST) RIGHT (WEST)

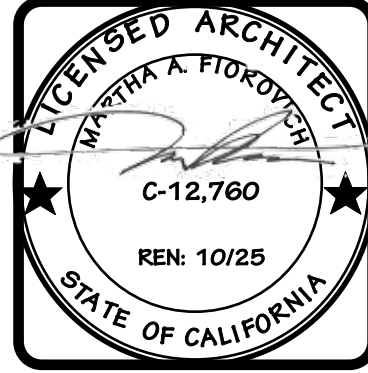
DRAWN MF
OCT 2023
SCALE AS NOTED

SHEET A1.2 OF SHEETS



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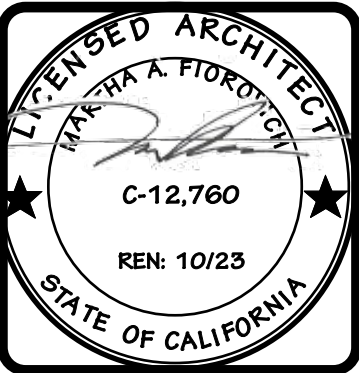
DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

EXISTING SECTIONS

DRAWN
MF
OCT 2023
SCALE
AS NOTED

SHEET
A1.3
OF SHEETS

REVISIONS	BY
REVISIONS 1/28/2024	MF



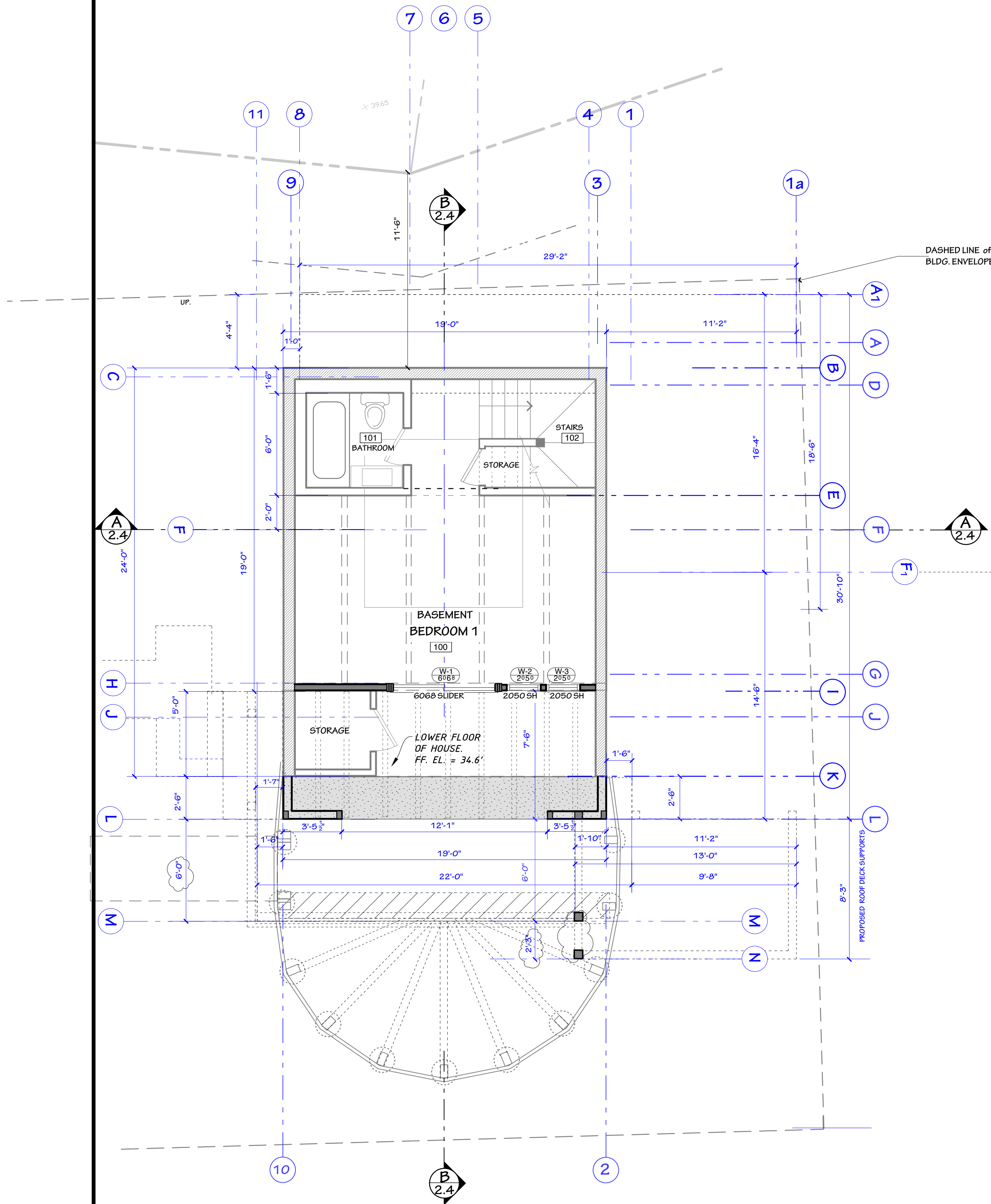
Martha A. Fiorovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076
0521-212.2474
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

EXISTING FLOOR PLANS
W/AREAS of REMODEL
BASEMENT PLAN
FIRST FLOOR PLAN

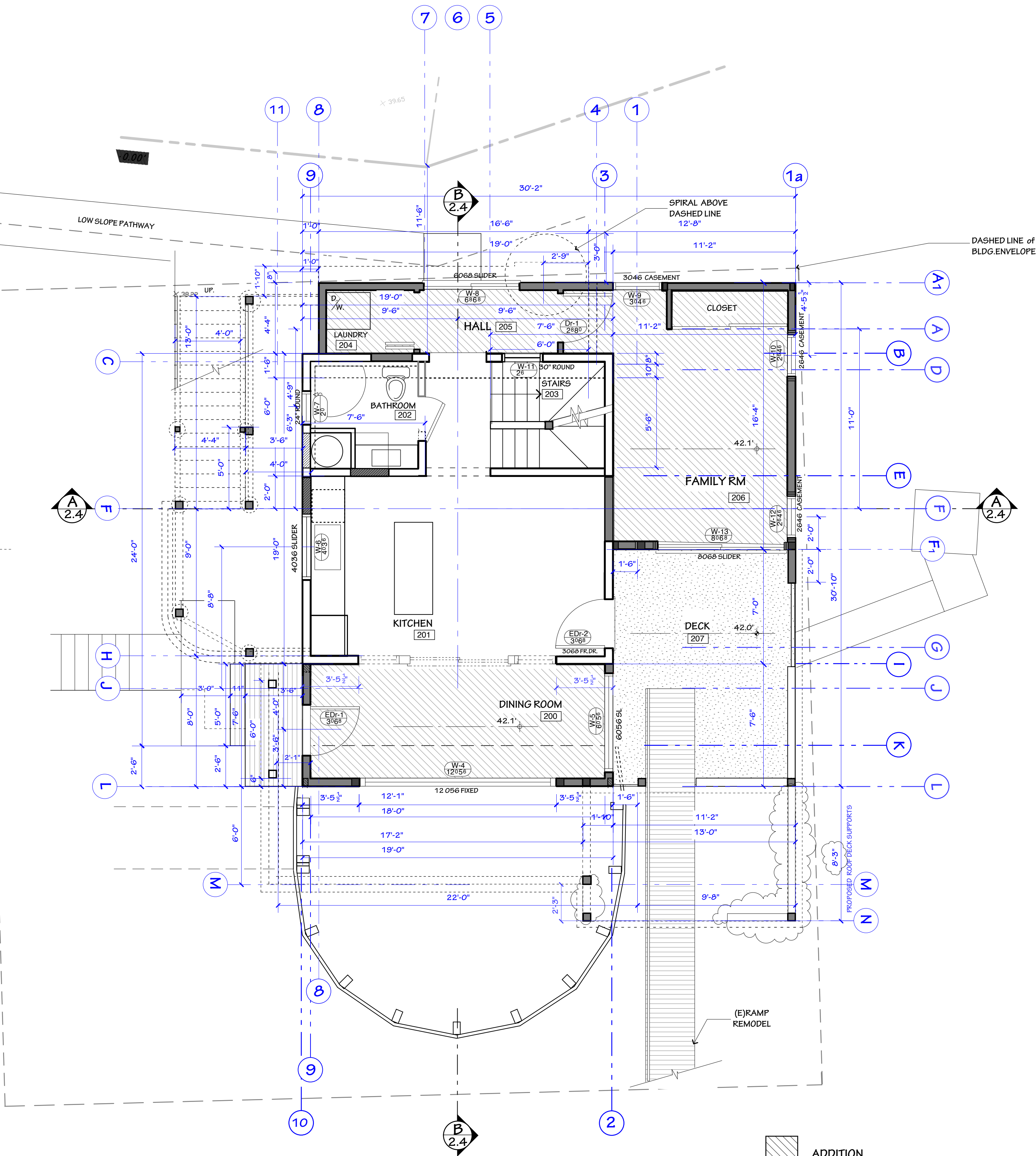
DRAWN MF
CJULY 2025
SCALE AS NOTED

SHEET
A2.0
OF SHEETS



LOWER LEVEL/BASEMENT TOTAL: 361 SQ.FT.
SCALE 1/4"=1'-0"
EXISTING SQ.FT.= 456 SQ.FT.
REMOVED SQ.FT.= -95 SQ.FT.
361 SQ.FT.

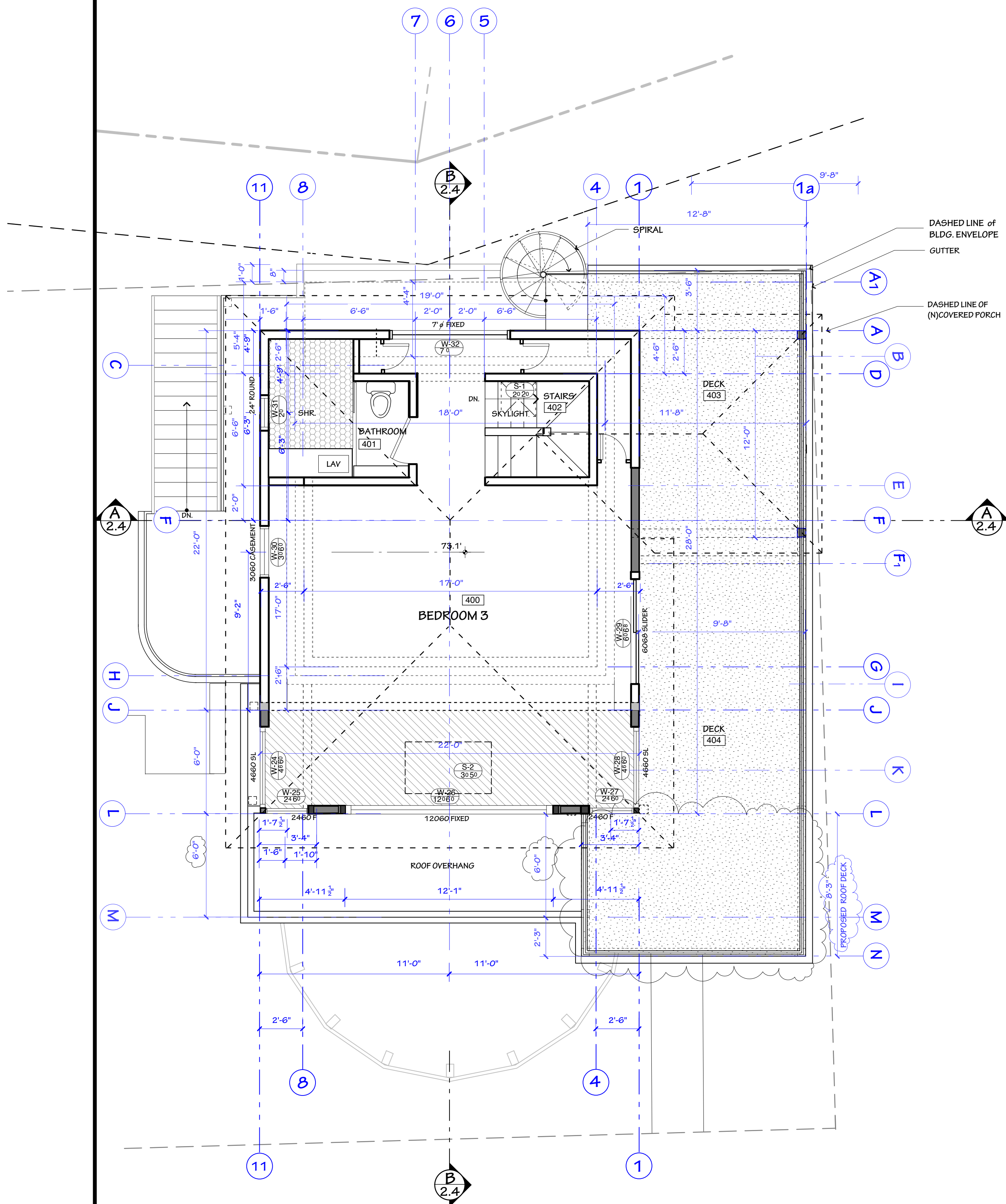
DECKS:	
FIRST FLOOR:	FRONT DECK: 162 SQ.FT.
SECOND FLOOR:	REAR ROOF DECK: 90 SQ.FT. ENTRY DECK: 134 SQ.FT.
FRONT DECK:	393 SQ.FT.
ADDED FRONT DECK:	(254 SQ.FT.)
THIRD FLOOR:	ROOF DECK: 420 SQ.FT.
ADDED ROOF DECKS:	(107 SQ.FT.)
	1139 SQ.FT.
	510 SQ.FT./1199 SQ.FT. ARE ROOF DECKS 43% of TOTAL SQ.FT. ARE ROOF DECKS



FIRST FLOOR PLAN TOTAL: 762.7 SQ.FT.
SCALE 1/4"=1'-0"
EXISTING SQ.FT.: 361.0 SQ.FT.
ADDED SQ.FT.: 401.7 SQ.FT.
762.7 SQ.FT.
ADDED SQ.FT.: 401.7 SQ.FT.
FRONT DECK: 162 SQ.FT.

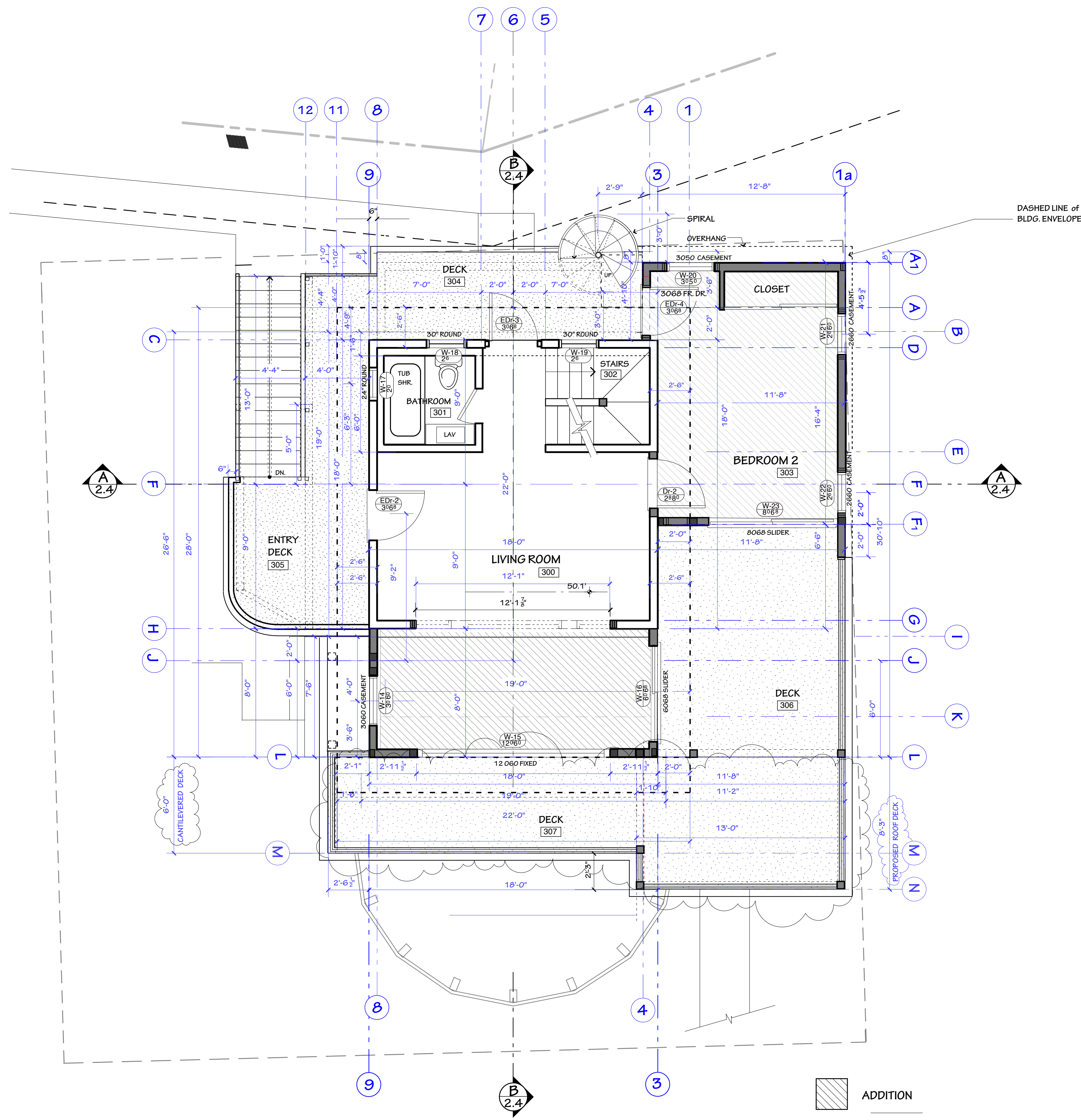
ADDITION	(N) 2 x 4 WALLS
DECK	(N) 2 x 6 WALLS

SQ.FOOTAGE
TOTAL EXISTING SQ. FT. = 1625 SQ.FT.
ADDED SQ.FT. = 781 SQ.FT.
TOTAL SQ. FT. = 2406 SQ.FT.



SCALE 1/4"=1'-0" **THIRD FLOOR PLAN** TOTAL: 616 SQ.FT.
ADDED SQ.FT.: 132 SQ.FT. EXISTING SQ.FT. = 484 SQ.FT.
ROOF DECK: 420 SQ.FT. ADDED SQ.FT.: 132 SQ.FT.
ADDED ROOF DECK (107 SQ.FT.) 616 SQ.FT.

DECKS:	
FIRST FLOOR	FRONT DECK: 162 SQ.FT.
SECOND FLOOR	REAR ROOF DECK: 90 SQ.FT.
	ENTRY DECK: 134 SQ.FT.
FRONT DECK:	399 SQ.FT.
ADDED FRONT DECK (224 SQ.FT.)	(DECKS: 617 SQ.FT.)
THIRD FLOOR	ROOF DECK: 420 SQ.FT.
ADDED ROOF DECK (107 SQ.FT.)	
	1199 SQ.FT.
	510 SQ.FT./1199 SQ.FT. ARE ROOF DECKS
	43% OF TOTAL SQ.FT. ARE ROOF DECKS



SCALE 1/4"=1'-0" **SECOND FLOOR PLAN** TOTAL: 666.0 SQ.FT.
EXISTING SQ.FT.: 324.0 SQ.FT. ADDED SQ.FT.: 342.0 SQ.FT.
666.0 SQ.FT.
ADDED SQ.FT.: 342 SQ.FT. REAR DECK: 90 SQ.FT. (ROOF DECK)
ENTRY DECK: 134 SQ.FT. FRONT DECK: 339 SQ.FT.
(ADDED FRONT DECK: 224 SQ.FT.)

ADDITION (N) 2 x 4 WALLS (N) 2 x 6 WALLS
(N) DECK
SQ.FOOTAGE
TOTAL EXISTING SQ. FT. = 1625 SQ.FT.
ADDED SQ. FT. = 781 SQ.FT.
TOTAL SQ. FT. = 2406 SQ.FT.

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

REVISIONS	BY



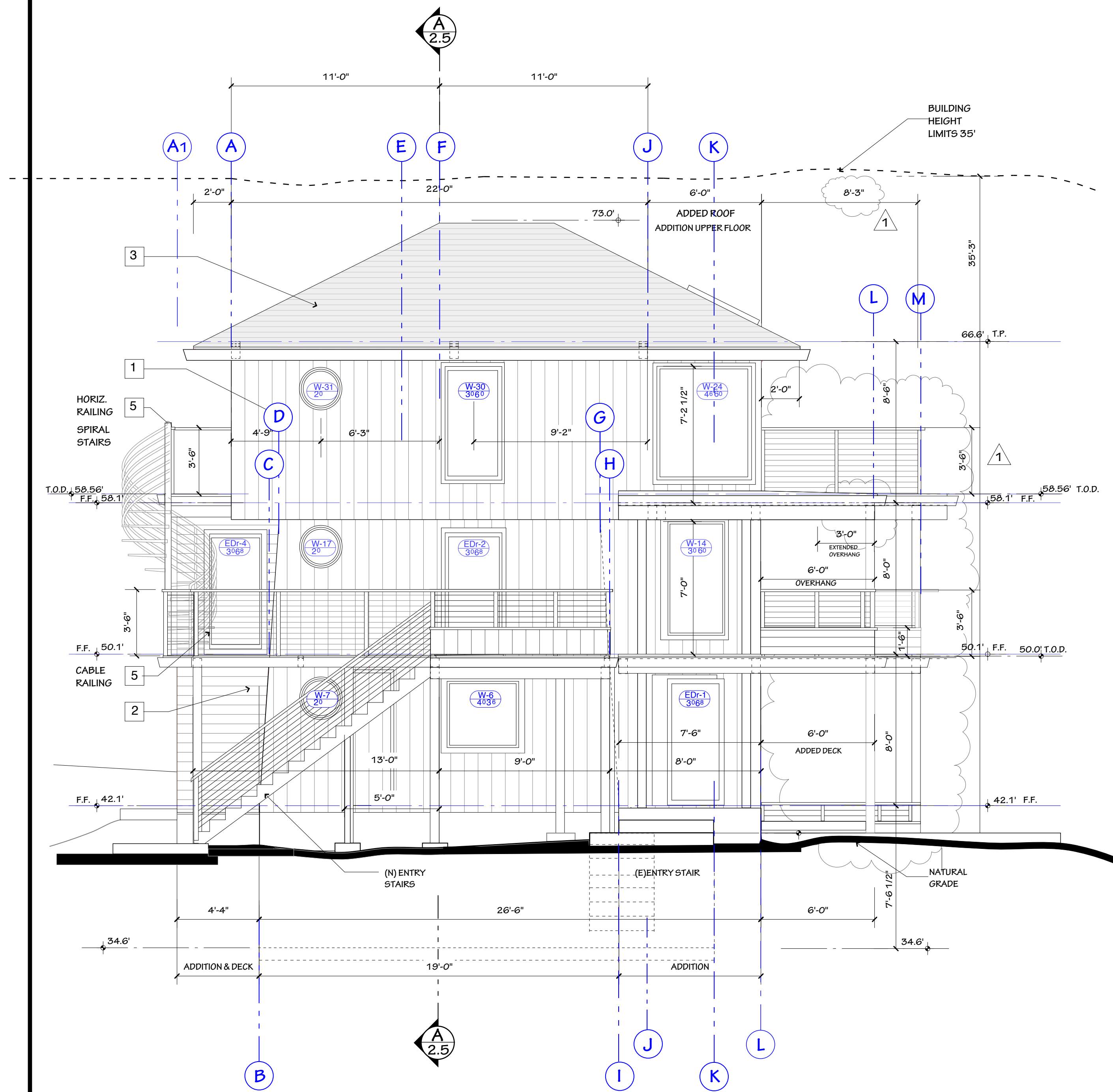
Martha A. Fiorovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076
831-212-2474
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115 CORMORANT WAY
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APN: 052-321-26

EXISTING FLOOR PLANS
W/AREAS of REMODEL
SECOND FLOOR PLAN
THIRD FLOOR PLAN

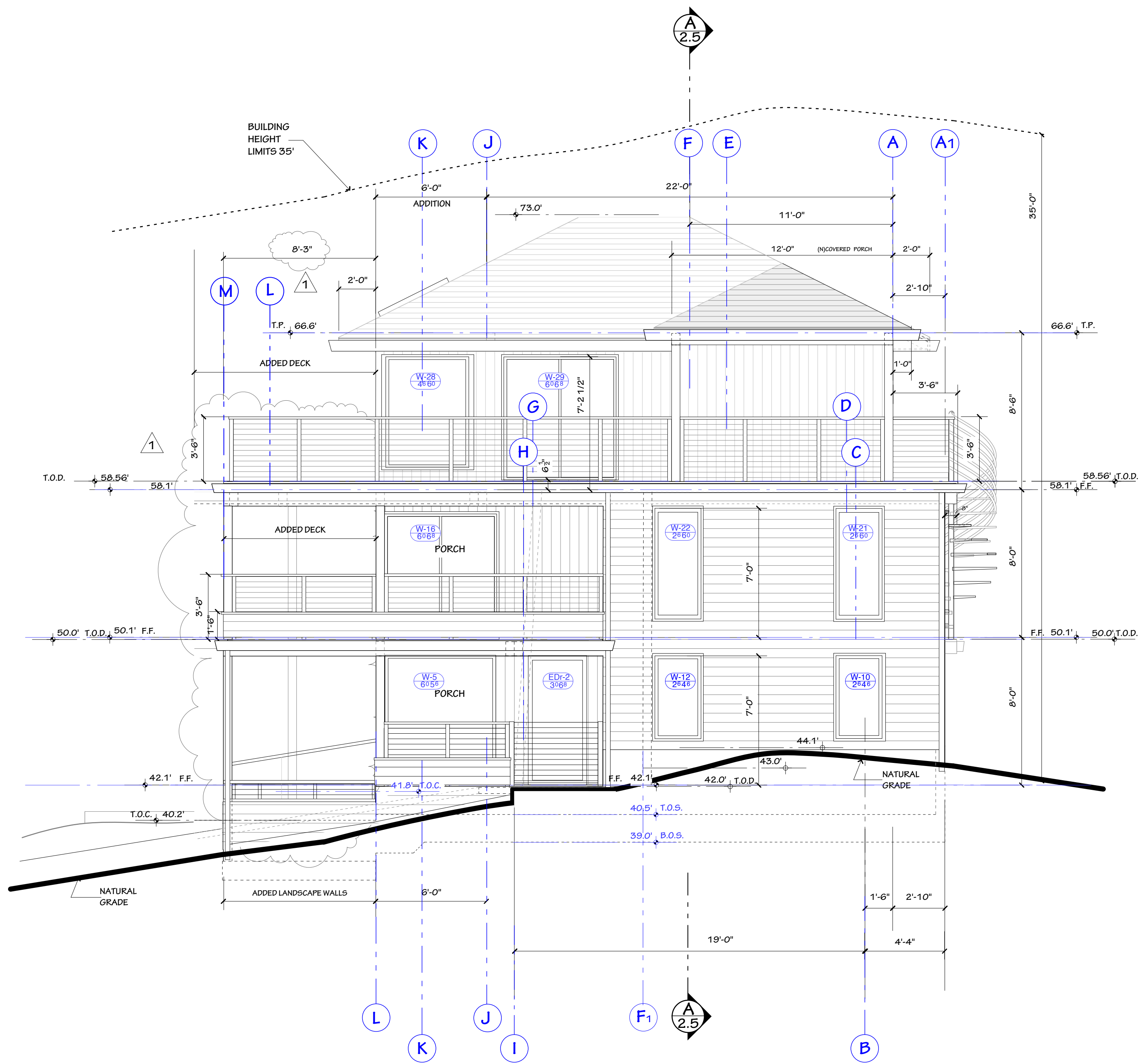
DRAWN
MF
JULY 2025
SCALE
AS NOTED

SHEET
A2.1
OF SHEETS



FRONT ELEVATION (NORTH)

SCALE 1/4"=1'-0"



REAR ELEVATION (SOUTH)

SCALE 1/4"=1'-0"

SIDING

SIDING:
JAMES HARDIE
ASPYRE COLLECTION
SQ. CHANNEL SIDING

ROOFING

COMPOSITION:
WEATHERWOOD (or
APPROVED COLOR)



WINDOWS

WINDOWS:
MARVIN ESSENTIAL BRONZE WINDOWS
BRONZE:

DECKS & RAILINGS

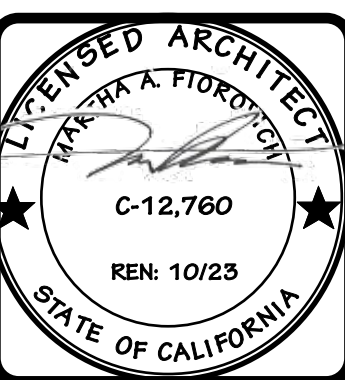
HORIZ. ROD OR CABLE RAILINGS

EXTERIOR MATERIALS

- 1 SIDING ONE
- 2 SIDING TWO
- 3 COMPOSITION SHINGLES
- 4 WINDOWS:
MARVIN ESSENTIAL
BRONZE WINDOWS
- 5 RAILING ONE - CABLE RAIL or
HORIZ. ROD

MATERIALS

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Architect

11 Aspen Wy
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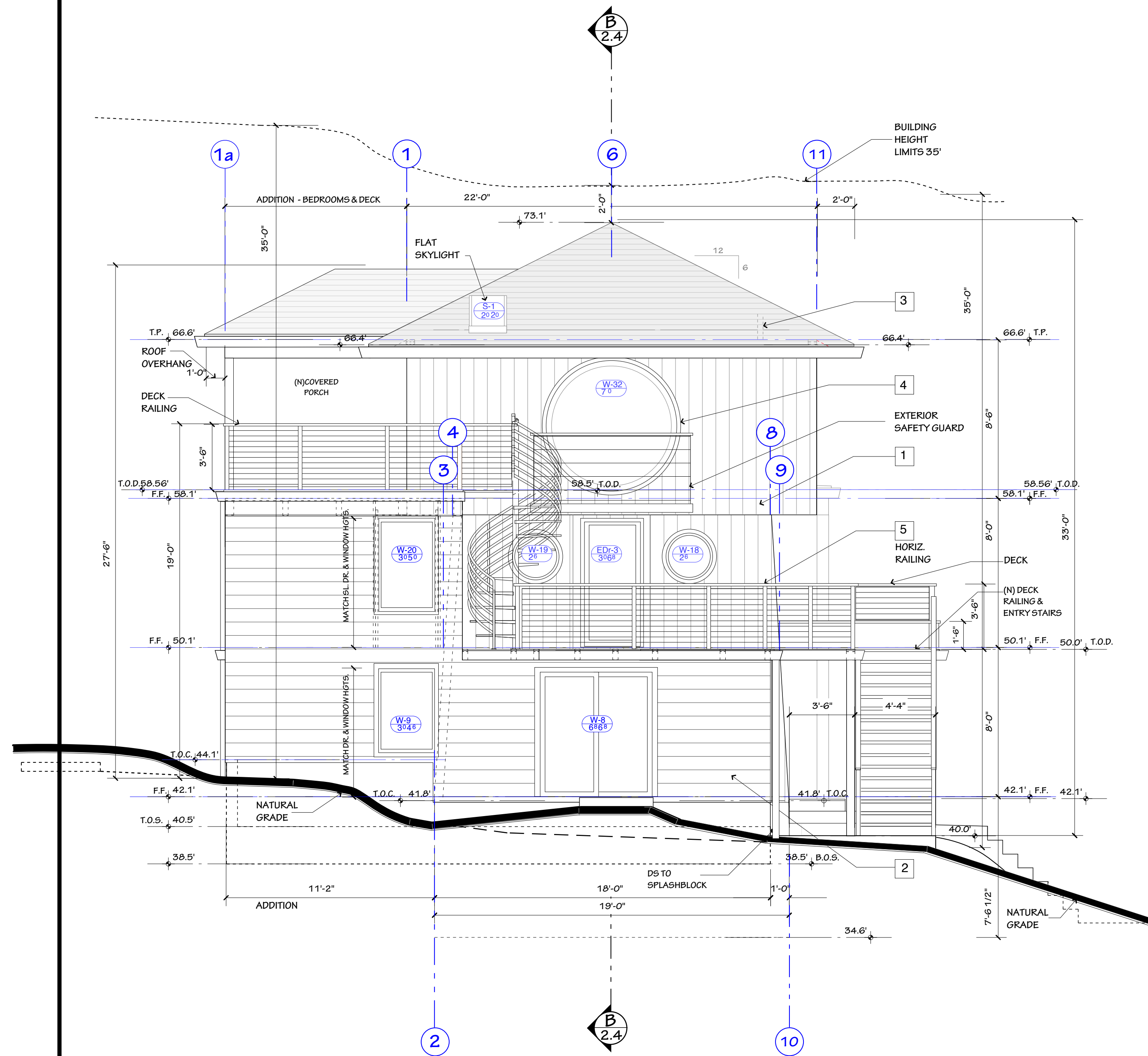
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REMODELED ELEVATIONS
FRONT(NORTH) REAR (SOUTH)

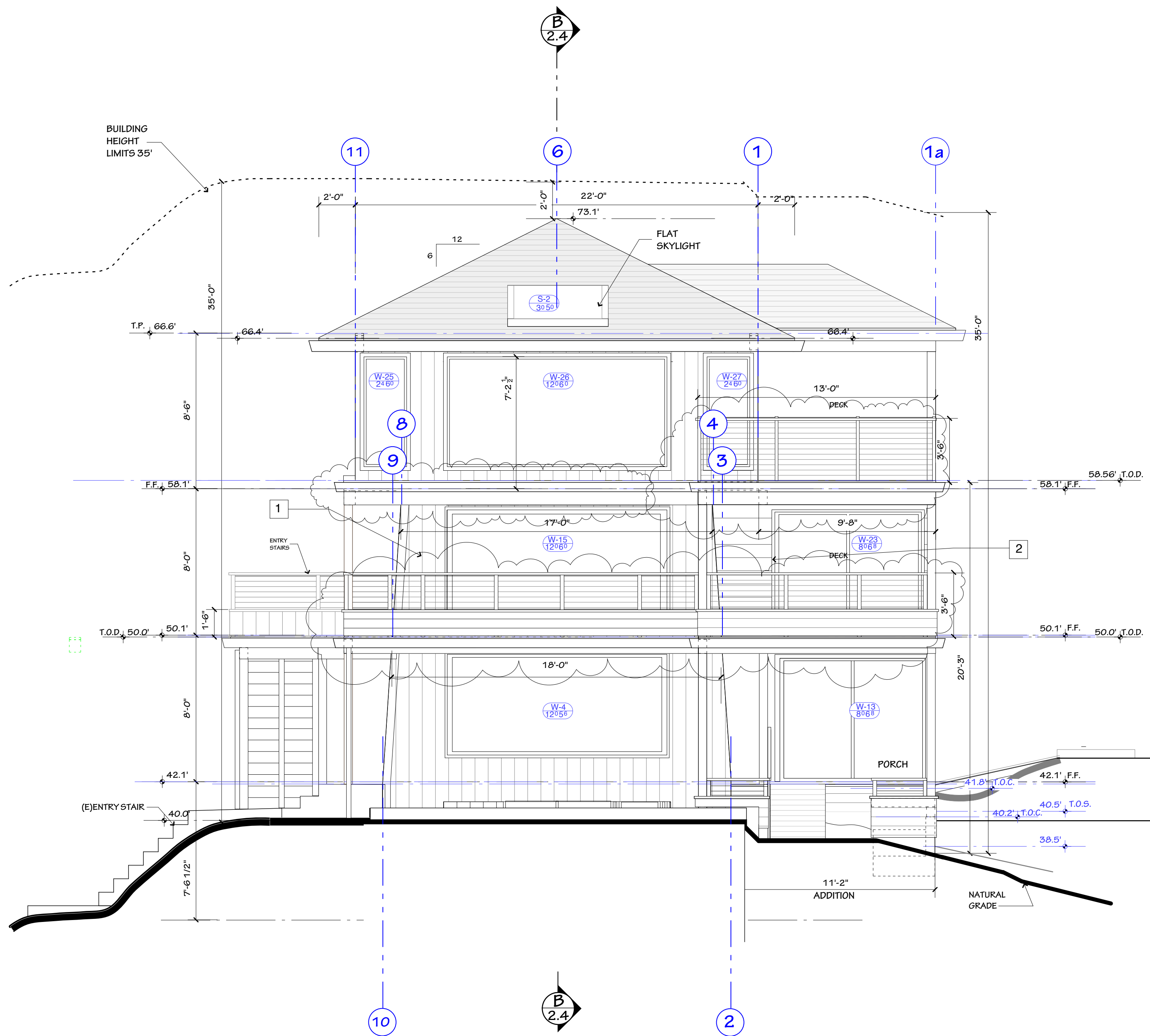
DRAWN MF
JULY 2025
SCALE AS NOTED

SHEET
A2.2
OF SHEETS



LEFT ELEVATION (EAST)

SCALE 1/4"=1'-0"



RIGHT ELEVATION (WEST)

SCALE 1/4"=1'-0"

SIDING

SIDING:
JAMES HARDIE
ASPYRE COLLECTION
SQ. CHANNEL SIDING

ROOFING

COMPOSITION:
WEATHERWOOD (or
APPROVED COLOR)



WINDOWS

WINDOWS:
MARVIN ESSENTIAL BRONZE WINDOWS
BRONZE:

DECKS & RAILINGS

HORIZ. ROD or CABLE RAILINGS



MATERIALS

EXTERIOR MATERIALS

- 1 SIDING ONE
- 2 SIDING TWO
- 3 COMPOSITION SHINGLES
- 4 WINDOWS:
MARVIN ESSENTIAL
BRONZE WINDOWS
- 5 RAILING ONE - CABLE RAIL or
HORIZ. ROD

NOTE: DO NOT SCALE ANY DRAWINGS. USE DIMENSIONS GIVEN. BUILDER/CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND INFORM ARCHITECT OF ANY DISCREPANCIES.

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Martha A. Fiorovich A.I.A.

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Watsonville, CA 95076
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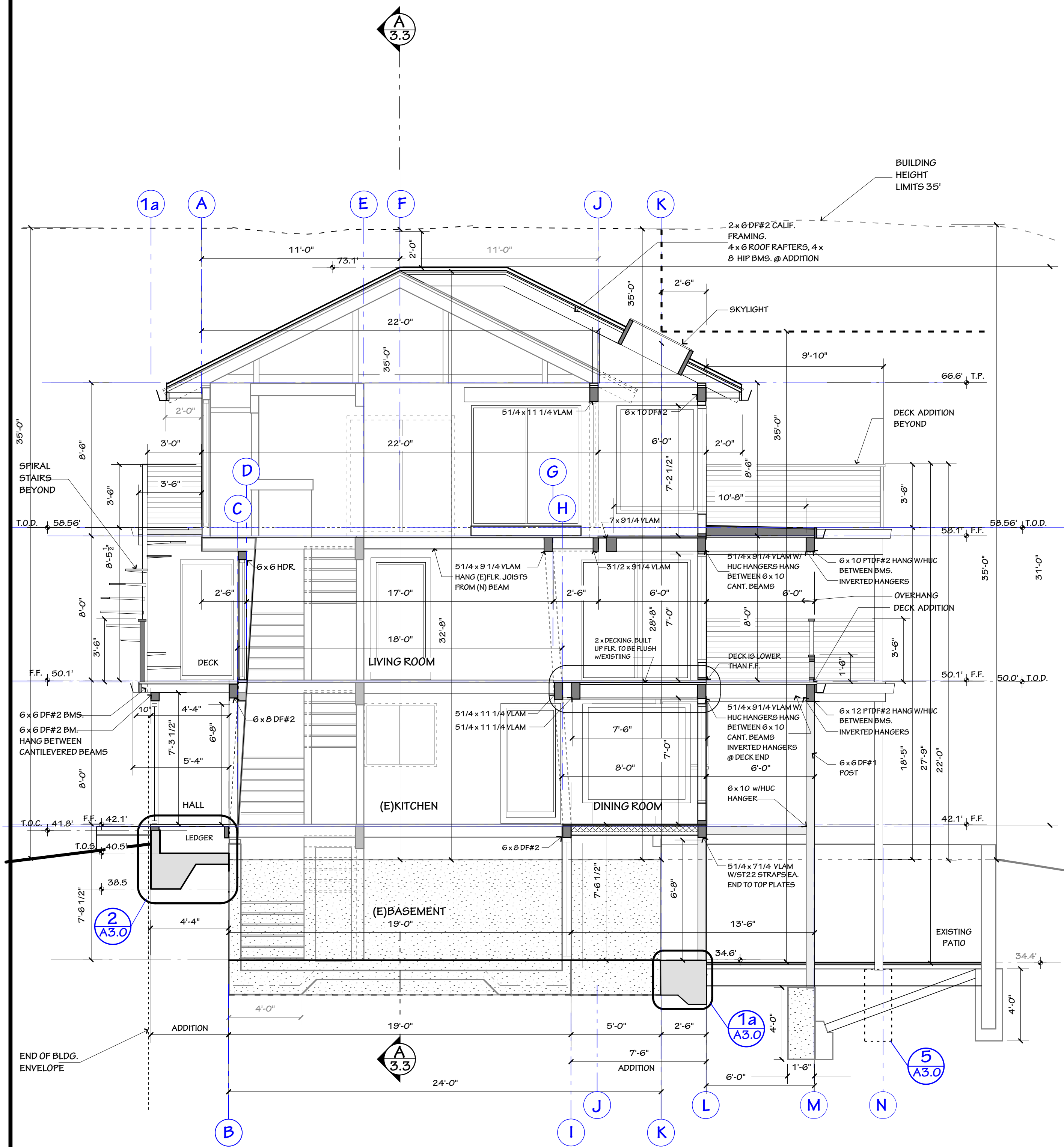
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115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

REMODELED ELEVATIONS
RIGHT (WEST) LEFT (EAST)

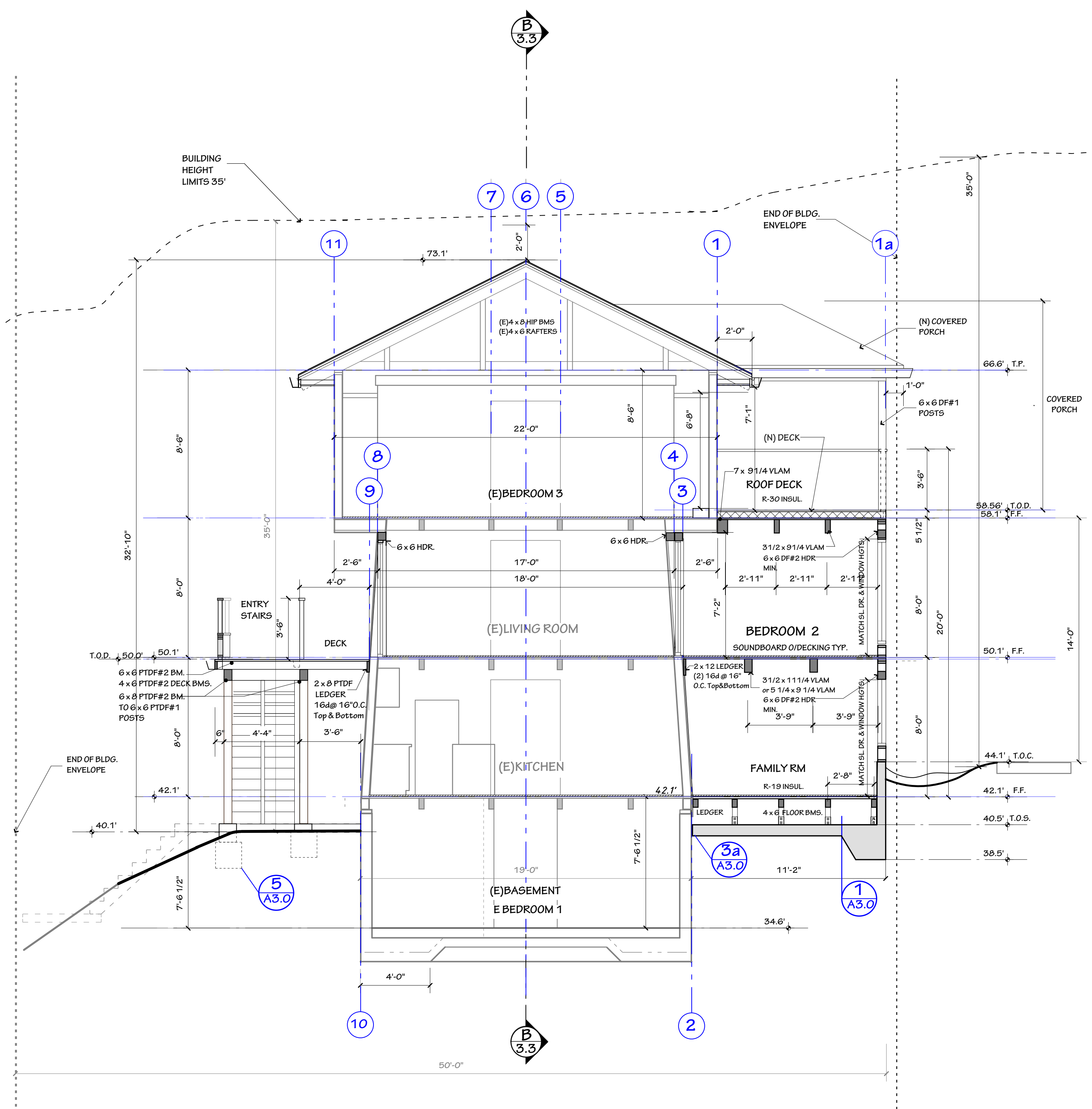
DRAWN
MF
JULY 2025
SCALE
AS NOTED

SHEET
A2.3

OF SHEETS



SCALE 1/4"=1'-0" SECTION BB



SCALE 1/4"=1'-0" SECTION AA

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Martha A. Fiorovich A.I.A.
Architect
11 Aspen Way
Watsonville, CA 95076
831-212-2474
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DRMANAC RESIDENCE
115 CORMORANT WAY
WATSONVILLE, CA
APN: 052-321-26

REMODELED STRUCTURAL SECTIONS

DRAWN
MF
JULY 2025
SCALE
AS NOTED

SHEET
A2.4
OF SHEETS

