



Staff Report to the Zoning Administrator

Application Number: **261033**

Applicant: Nate Blackmore

Agenda Date: May 15, 2026

Owner: John Blackmore

Agenda Item #:

APN: 109-112-57

Time: After 9:00 a.m.

Site Address: 471 Hawk Ridge Lane, Watsonville CA 95076

Project Description: Proposal to recognize an existing 2,400-square-foot detached garage with an attached 1,200-square-foot Accessory Dwelling Unit (ADU) located approximately 3.5 feet from the Hawk Ridge Lane right-of-way, encroaching into the required 20-foot front yard setback. Project requires a Variance to reduce the required front setback from 20 feet to 3.5 feet, and a Minor Variation to permit 231011.

Location: Property is located on the southern side of Hawk Ridge Lane (471 Hawk Ridge Lane), approximately 1,800 feet west of the intersection of Smith Road and Hawk Ridge Lane in Watsonville.

Permits Required: Variance; Minor Variation

Supervisory District: 4th District (District Supervisor: Justin Cummings)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 261033, based on the attached findings and conditions.

Project Description & Setting

The subject parcel is approximately 12 acres in size and developed with a 3,869 square-foot single-family dwelling, and a 2,400 square-foot detached garage with an attached 1,200 square-foot Accessory Dwelling Unit. The 2,400 square-foot garage portion of the detached structure was authorized under Administrative Site Development Permit 231011, which was required because the garage portion of the structure exceeds 1,000 square-feet in size.

The project plans approved under 231011 and B-226992 indicated a 20-foot setback from the structure to the edge of the 40-foot right-of-way. During construction, however, the foundation was installed 3.5 feet from the right-of-way, where a 20-foot setback was required. A Minor Variation is required to recognize the revised location of the structure, and a Variance is required to reduce the required 20-foot setback to 3.5 feet.

Zoning & General Plan Consistency

The subject property is a 12.21-acre lot, located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed non-habitable accessory structure with an attached Accessory Dwelling Unit (ADU) is a principal permitted use within the zone district, and the zoning is consistent with the site's R-MT (Mountain Residential) General Plan designation.

Variance Approval

Variance approvals are discretionary authorizations that allow exceptions to the zoning district site and development standards for a property. The applicant is requesting a reduction of the required 20-foot setback to 3.5 feet from the garage to the edge of the right-of-way.

The subject parcel contains an area of moderately sloping topography that bisects the upper-middle portion of the site. The garage/ADU structure is located in the northern portion of the parcel, between the Hawk Ridge Lane right-of-way to the north and the sloping topography to the south. The presence of the right-of-way and sloping topography on the site creates a special circumstance that poses challenges in locating the structure in a manner that conforms to zoning district site standards. Although the location approved under permit 231011 conformed to setback standards, the revised location was selected to minimize the amount of grading required on the site.

Hawk Ridge Lane is a private 40-foot-wide right-of-way that provides access to a limited number of parcels in the area. Although the right-of-way is 40-feet wide, the paved roadway is approximately 10 feet wide. The revised location of the garage/ADU structure will not adversely affect neighboring properties, as the paved roadway is located approximately 27-feet away from the garage and will not create sight distance issues or impede emergency vehicle access. Allowing a reduced setback to accommodate the garage/ADU structure to minimize grading is consistent with the residential zoning objectives; furthermore, approval of a variance would not constitute a grant of special privileges because parcels in the surrounding area face similar topographical constraints.

Minor Variation

Santa Cruz County Code 18.10.134(B)(2) defines a Minor Variation as an amendment to a planning approval that modifies a project in a noticeable but relatively minor manner, including changes in project design, provided the amendment does not affect the overall concept, density, or intensity of use of the approved project. Reducing the required 20-foot setback to 3.5 feet constitutes a relatively minor change that is not anticipated to adversely impact adjacent properties. Although the structure is located 3.5 feet from the edge of the right-of-way, the paved roadway is approximately 27 feet away from the structure. This setback reduction would not affect the overall concept, density, or intensity of the development on site. Therefore, the proposed modification is consistent with the Minor Variation provisions of County Code 18.10.134.

All findings remain valid as approved for Administrative Site Development Permit 231011, which are hereby incorporated by reference

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **261033**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 261033

Assessor Parcel Number: 109-112-57

Project Location: 471 Hawk Ridge Lane, Watsonville CA 95076

Project Description: Proposal to recognize an existing 2,400-square-foot detached garage with an attached 1,200-square-foot Accessory Dwelling Unit (ADU) located approximately 3.5 feet from the Hawk Ridge Lane right-of-way, encroaching into the required 20-foot front yard setback. Project requires a Variance to reduce the required front setback from 20 feet to 3.5 feet, and a Minor Variation to permit 231011.

Person or Agency Proposing Project: Nate Blackmore

Contact Phone Number: (650) 722-7434

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. **Categorical Exemption**

Specify type: Class 5 - Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Variance to reduce a required 20-foot setback, which does not result in the creation of any new parcels.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Michael Lam, Project Planner

Date: _____

EXHIBIT A

Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the non-habitable accessory structure (garage) with an attached Accessory Dwelling Unit (ADU), and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the SU (Special Use) zone district. The primary use of the property will remain a single-family dwelling with a non-habitable accessory structure and an attached Accessory Dwelling Unit (ADU) that meets all current site standards for the zone district, with the exception of setbacks, for which a Variance can be supported.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is in substantial conformance with the use and density requirements specified for the R-MT (Mountain Residential) land use designation in the County General Plan.

A specific plan has not been adopted for this portion of the County.

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed non-habitable accessory structure with an attached Accessory Dwelling Unit (ADU) will add one residential unit on an existing lot under development. The expected level of traffic generated by the project site is anticipated to be only two peak trips per day (1 peak trip per dwelling unit). Such an increase will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) **Neighborhood Compatibility.** The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-habitable accessory structure with an attached Accessory Dwelling Unit (ADU) is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) **Local Coastal Program Consistency.** For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

Site Development Permit Findings

- (a) **Siting and Neighborhood Context.** The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed non-habitable accessory structure with an attached Accessory Dwelling Unit (ADU) is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. Parcels in the surrounding area are constrained by steeply sloping topography; therefore, existing development in the surrounding area is sited on the relatively flat portions of their parcel as a way to minimize grading.

- (b) **Design.** The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed non-habitable accessory structure with an attached Accessory Dwelling Unit (ADU) is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type

of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

Variance Findings

- (a) That because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the subject is constrained by moderately sloping topography that bisects the upper-middle portion of the site. The garage/ADU structure is located in the northern portion of the parcel, between the Hawk Ridge Lane right-of-way to the north and the sloping topography to the south. The presence of the right-of-way and sloping topography on the site creates a special circumstance that poses challenges in locating the structure in a manner that conforms to zoning district site standards.

- (b) That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the proposed variance is consistent with the general intent and purpose of the zoning ordinance and will not be materially detrimental to public health, safety, or welfare. Residential accessory structures and Accessory Dwelling Units are principally permitted uses in the SU zone district, provided they are ancillary to a single-family dwelling. Hawk Ridge Lane is a private right-of-way that provides access to a limited number of parcels in the area. The revised location of the garage/ADU structure will not adversely affect neighboring properties, as the right-of-way is approximately 10 feet lower in elevation than the garage and will not create sight distance issues or impede emergency vehicle access.

- (c) That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the approval of a variance is a discretionary process available to all residentially zoned parcels, provided the findings can be made. Many of the parcels in the surrounding area share similar topographical constraints that limit the location of all proposed development. Granting a variance to recognize the setback reduction would not constitute a grant of special privileges, as a variance could also be supported on surrounding properties with similar site conditions.

Conditions of Approval

Exhibit D: Project plans, prepared by Nathan Blackmore, dated 01/26/2026.

- I. This permit authorizes a reduction in the required 20-foot setback to 3.5 feet, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof. All conditions of permit number 231011 are incorporated herein by reference and are also conditions of this approval.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.
 3. Grading, drainage, and erosion control plans.
 - B. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
 - D. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification
- The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation

reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Application #: 261033
APN: 109-112-57
Owner: John Blackmore

Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

BLACKMORE GARAGE / ADU | DISCRETIONARY PERMIT

WATSONVILLE, CA

PROJECT DIRECTORY

OWNER

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CIVIL

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E-MAIL: DAVE@CASCADIAENGINEERING.COM

TITLE 24 CONSULTANT

MONTEREY ENERGY GROUP
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CARMEL, CA 93923

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CONTACT: TONY MIRANDA
E-MAIL: TONY@MEG4.COM

SHEET INDEX

GENERAL

G0.00 COVER SHEET
G0.01 PROJECT INFO
G0.02 FAR AREA CALCULATIONS - GARAGE / ADU

G1.00 AS-BUILT SURVEY

CIVIL

C1 CIVIL - COVER SHEET
C2 GRADING PLAN
C2.1 AS-BUILT GRADING PLAN
C2.2 REMEDIAL GRADING PLAN
C3 LAYOUT PLAN
C3.1 REVISED LAYOUT PLAN
C4 PROFILES AND SECTIONS
C4.1 REVISED PROFILES
C5 DRAINAGE PLAN
C5.1 DRAINAGE DETAILS
C5.2 DRAINAGE DETAILS
C5.3 REMEDIAL DRAINAGE PLAN
C5.4 DRAINAGE DETAIL PLAN
C6 EROSION CONTROL PLAN
C6.1 EROSION CONTROL DETAILS
C7 UTILITY PLAN

ARCHITECTURAL

A1.20 OVERALL SITE PLAN & PARCEL PLAN
A1.21 SITE PLAN

A2.20 FLOOR PLAN - GARAGE LEVEL 01
A2.21 FLOOR PLAN - ADU/GARAGE - LEVEL 01
A2.22 FLOOR PLAN - GARAGE - LEVEL 02
A2.23 ROOF PLAN - ADU/GARAGE

A3.00 EXTERIOR ELEVATIONS - ADU/GARAGE
A3.01 EXTERIOR ELEVATIONS - ADU/GARAGE

A4.00 BUILDING SECTIONS - ADU/GARAGE
A4.01 BUILDING SECTIONS - ADU/GARAGE
A4.02 BUILDING SECTIONS - ADU/GARAGE

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT

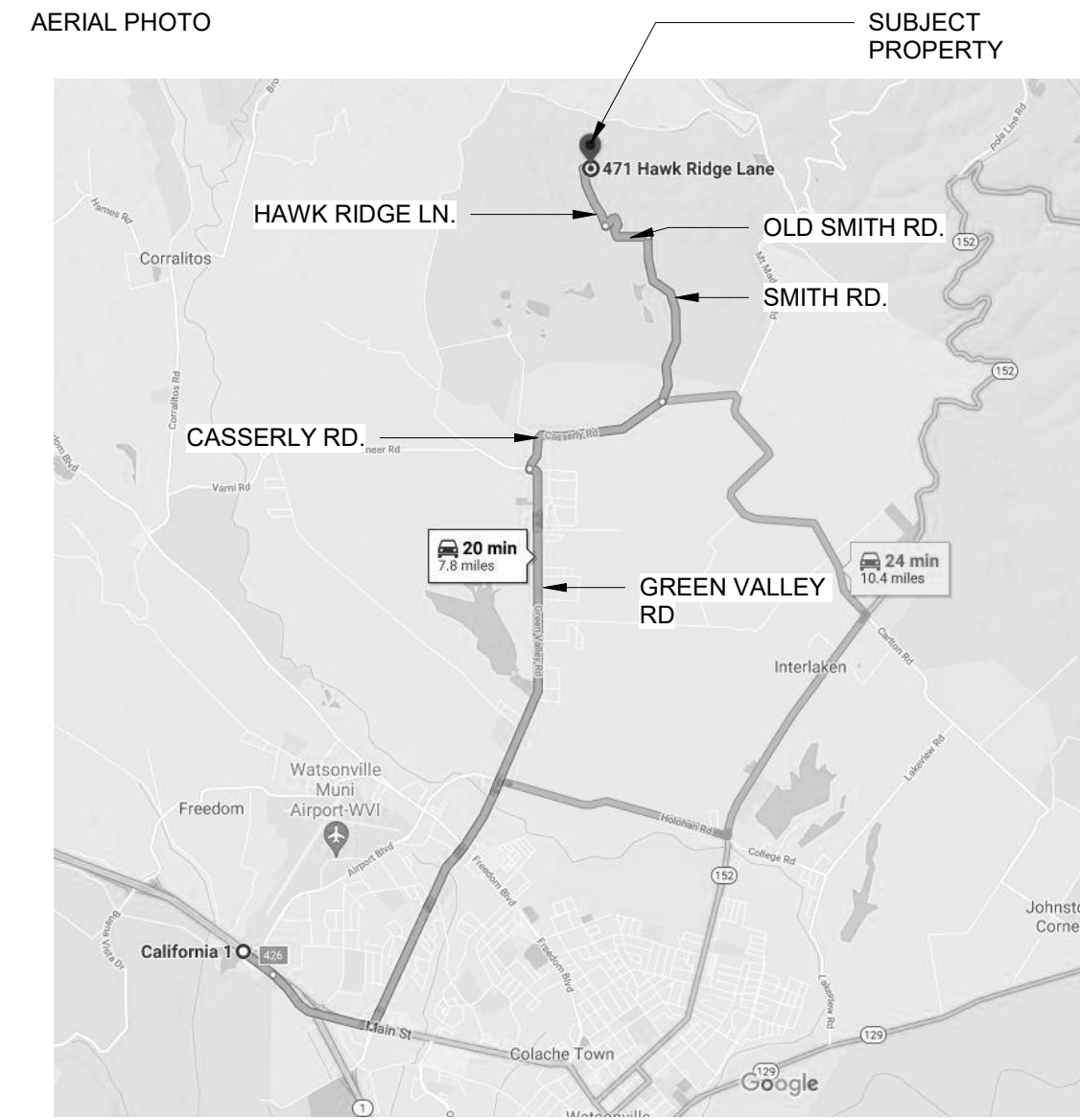
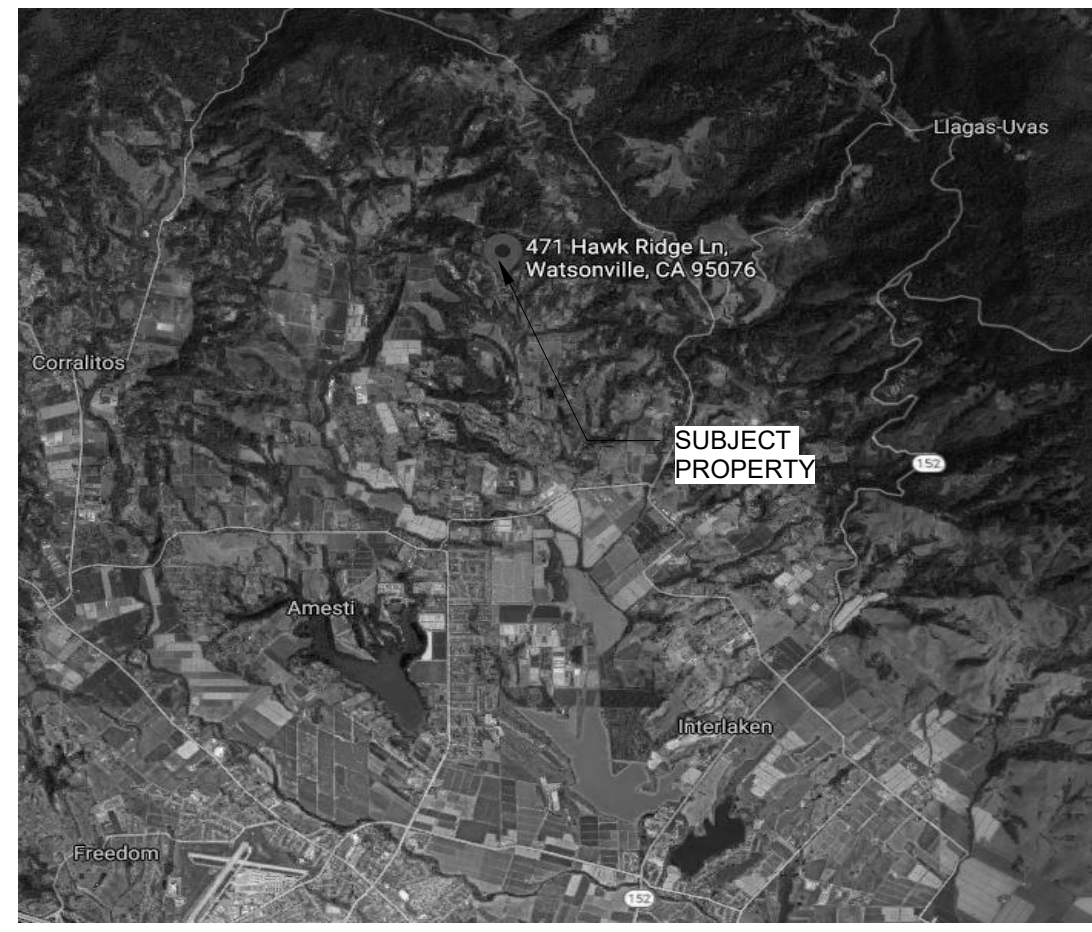
DATE
01.26.2026

TITLE
COVER SHEET

G0.00
SHEET

Exhibit D

VICINITY MAPS



VACINITY MAP

ARCHITECTURAL SYMBOLS

DRAWING SYMBOLS

	NORTH ARROW
	KEYNOTE
	SLOPE (DOWN, UON)
	SLOPE DESIGNATION
	DIMENSION
	ALIGN FINISH SURFACES
	CENTERLINE
	PROPERTY LINE
	PARTITION TAG
	MATERIAL TAG
	WINDOW TAG
	DOOR TAG
	CEILING TAG

REFERENCE SYMBOLS

	BUILDING SECTION
	BUILDING ELEVATION
	INTERIOR ELEVATION
	DETAIL CALLOUT
	DETAIL REFERENCE
	SPOT ELEVATION
	REVISION MARK
	LEVEL
	GRID LINE

ABBREVIATIONS

A	AB. ANCHOR BOLT	J	J-BOX JOINT HANGER
ABV. ARCHITECTURAL EXPOSED STRUCTURAL STEEL		JNT. JOINT	
A.C. AIR CONDITIONING		JST. JOIST	
ACOUST. ACOUSTING		K	K.D. KILN DRIED
AD. AREA DRAIN		KIT. KITCHEN	
ADJ. ADJUSTABLE		L	L. LONG 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		M	MACH. MACHINE
ARCH. ARCHITECTURAL		MAT. MATERIAL	
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. BRACKET		MIRR. MIRROR	
BTWN. BETWEEN		MISC. MISCELLANEOUS	
B.U.R. BUILT UP ROOFING		M.P. METAL PANEL	
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		N	(N) NEW
COL. COLUMN		NORTH	
COMB. COMBINATION		NOT IN CONTRACT	
CONC. CONCRETE		N.I.C. NUMBER	
CONN. CONNECTION		NOM. NOMINAL	
CONSTR. CONSTRUCTION		N.T.S. NOT TO SCALE	
CONT. CONTINUOUS		O	OJ. OVER
CONTR. CONTRACTOR		CA. ON CENTER	
CPT. CARPET		O.D. OUTSIDE DIMENSION	
C.T. CERAMIC TILE		OH. OVERHEAD	
CTR. CENTER		OPG. OPENING	
CW. COLD WATER		OPP. OPPOSITE	
D	DBL. DOUBLE	P	PERF. PERFORATED
DEG. DEGREE		PERP. PERPENDICULAR	
DEMO. DEMOITION		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		PR. PAIR	
DR. DOWNSPOUT		PT. POINT/PRESSURE TREATED	
DW. DISHWASHER		PWR. POWER	
DWG. DRAWING		Q	QTY. QUANTITY
DWR. DRAWER		R	(R) REMODELED
E	(E) EXISTING	R. RISER	
E. EAST		RAD. RADIUS	
EA. EACH		RCP. REFLECTED CEILING PLAN	
E.B. EXPANSION BOLT		R.D. ROOF DRAIN	
E.J. EXPANSION JOINT		RECEP. RECEPTACLE	
EL. ELEVATION		RECT. RECTANGULAR	
ELEC. ELECTRICAL		REF. REFERENCE	
ELEV. ELEVATOR		REFR. REFRIGERATOR	
EMER. EMERGENCY		REINF. REINFORCED	
ENCL. ENCLOSURE		REQ'D. REQUIRED	
ENGR. ENGINEER		RESIL. RESILIENT	
E.P.B. ELECTRICAL PANEL BOARD		RETG. RETAINING	
EQ. EQUAL		REV. REVISION	
EXP. EXPANSION/EXPOSED		RM. ROOM	
EXT. EXTERIOR		RND. ROUND	
F	(F) FUTURE	R.O. ROUGH OPENING	
F.A. FIRE ALARM		RWL. RAINWATER LEADER	
FABR. FABRICATE		S. SOUTH	
F.A.R. FLOOR AREA RATIO		S.C. SOLID CORE	
F.B. FLAT BAR		S.C.D. SEE CIVIL DRAWINGS	
F.D. FLOOR DRAIN		SCHED. SCHEDULE	
F.D.C. FIRE DEPARTMENT CONNECTION		SCR. SCREEN	
FEN/FPND. FOUNDATION		SCWD. SOLID CORE WOOD DOOR	
F.E. FIRE EXTINGUISHER		SECT. SECTION	
F.E.C. FIRE EXTINGUISHER CABINET		S.F. SQUARE FOOT	
F.F. FINISH FLOOR		SHT. SHEET	
F.F.E. FINISH FLOOR ELEVATION		SHTHG. SHEATHING	
F.G. FINISH GRADE		SHWR. SHOWER	
F.H. FULL HEIGHT		SIM. SIMILAR	
F.H.M.S. FLAT HEAD MACHINE SCREW		SKYLT. SKYLIGHT	
F.H.W.S. FLAT HEAD WOOD SCREW		S.L.D. SEE LANDSCAPE DRAWINGS	
FIN. FINISH		S.M.D. SEE MECHANICAL DRAWINGS	
FIXT. FIXTURE		SMS. SHEET METAL SCREW	
FL. FLOW LINE		S.M.W.P. SHEET MEMBRANE WATERPROOFING	
FLASH. FLASHING		SPEC. SPECIFICATION	
FLR. FLOOR		S.R. SUPPLY REGISTER	
FLUOR. FLUORESCENT		SQ. SQUARE	
F.O. FINISHED OPENING		S.S. STAINLESS STEEL	
F.O.B. FACE OF BRICK		S.S.D. SEE STRUCTURAL DRAWINGS	
F.O.C. FACE OF CONCRETE		STD. STANDARD	
F.O.F. FACE OF FINISH		STL. STEEL	
F.O.M. FACE OF MASONRY		STOR. STORAGE	
F.O.S. FACE OF STUD		STRUC. STRUCTURAL	
FRPF. FIREPROOFING		SUR. SURFACE	
FT. FOOT OR FEET		SUSP. SUSPENDED	
FTG. FOOTING		SVC. SERVICE	
FURR. FURRING		SVY. SURVEY	
G	GA. GAUGE	SYM. SYMMETRICAL	
GALV. GALVANIZED		T. TREAD	
G.B. GRAB BAR		T&B. TOP AND BOTTOM	
G.C. GENERAL CONTRACTOR		T&G. TONGUE AND GROOVE	
G.D. GARBAGE DISPOSAL		T.B. TOWEL BAR	
GEN. GENERAL		T.C. TRASH CAN	
GEN. GROUND FAULT CIRCUIT INTERRUPTED		T.D. TRENCH DRAIN	
GL. GLASS		TEMP. TEMPERED	
GLAZ. GLAZED		TERRAZZO	
GLB. GLUE LAM BEAM		TER. TEMPERED GLAZING	
GND. GROUND		THK. THICK	
GR. GRADE		THRES. THRESHOLD	
GSM. GALVANIZED SHEET METAL		T.O.C. TOP OF CONCRETE	
GYP. GYPSUM		T.O.P. TOP OF PAVEMENT	
GYP BD. GYPSUM BOARD		TOPO. TOPOGRAPHY	
H	H.B. HOSE BIB	T.O.S. TOP OF STEEL	
H.C. HANDICAPPED		T.O.W. TOP OF WALL	
H.C. HOLLOW CORE		TPO. THERMOPLASTIC OLEFIN	
HCWD. HOLLOW CORE WOOD DOOR		TYP. TYPICAL	
HDWD. HARDWOOD		U	UNF. UNFINISHED
HDWR. HARDWARE		UON. UNLESS OTHERWISE NOTED	
H.M. HOLLOW METAL		V	VCT. VINYL COMPOSITION TILE
HORIZ. HORIZONTAL		VER. VERIFY	
HP. HIGH POINT		VERT. VERTICAL	
HR. HOUR		VG. VERTICAL GRAIN	
HT. HEIGHT		V.I.F. VERIFY IN FIELD	
HVAC. HEATING VENTILATION AIR CONDITIONING		W	W. WESTWIDE/WIDTH
HW. HOT WATER		W/ WITH	
I.D. INSIDE DIAMETER		W.C. WATER CLOSET	
IN. INCH		WD. WOOD	
INCAD. INCANDESCENT		W.H. WATER HEATER	
INSUL. INSULATION		WN. WINDOW	
INT. INTERIOR		WO. WITHOUT	
		WP. WATERPROOFING	
		WR. 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 INFERRER 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 STOPPERS 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.
- FIELD VERIFICATION IS REQUIRED FOR ITEMS LISTED ON HERS FEATURE SUMMARY OF THE CFR- PRF-01E CERTIFICATE OF COMPLIANCE.

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
 - 2019 CAL GREEN RESIDENTIAL MANDATORY MEASUREMENTS
 - 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: R-3/U
CONSTRUCTION TYPE: V-B (WITH FIRE SPRINKLERS)
ZONING DISTRICT: SU

SQUARE FOOTAGE:

MAIN RESIDENCE CONDITIONED: 3869 SF
MAIN RESIDENCE UNCONDITIONED: 558 SF (ATTIC)

GARAGE CONDITIONED: 2374 SF
GARAGE UNCONDITIONED: 945 SF (ATTIC)

ADU: 1198 SF
ADU CONDITIONED: 1198 SF

TOTAL UNCONDITIONED: 7441 SF
TOTAL UNCONDITIONED: 1503 SF

SITE RETAINING WALL AREA OVER 3': 611 SF
DECK AREA: 880 SF (CONCRETE PATIO) (NO WOOD DECKS)

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: 12.84 ACRES (559,310 SF)
MAX LOT COVERAGE: 1.28 ACRES (55,931 SF)
PROPOSED LOT COVERAGE: 5,957 SF

NOTE: PROJECT IS LOCATED IN A STATE RESPONSE AREA (SRA-HIGH), THE CONSTRUCTION REQUIREMENTS FOR W/L AND URBAN INTERFACE APPLY. DETAILS AND ASSEMBLIES ARE TO COMPLY WITH CRC R337/CB67A.

NOTE: BUILDINGS SHALL BE FIRE SPRINKLERED

REQUIRED SPECIAL INSPECTIONS: NONE. STRUCTURAL ENGINEER AND GEOTECH WILL OBSERVE FIELDWORK. SEE PLG 240.

PROJECT NAME:
 BLACKMORE GARAGE
 / ADU

PROJECT ADDRESS:
 471 HAWKRIDGE LN.

OWNER:
 NATHAN BLACKMORE

APN:
 109-112-02

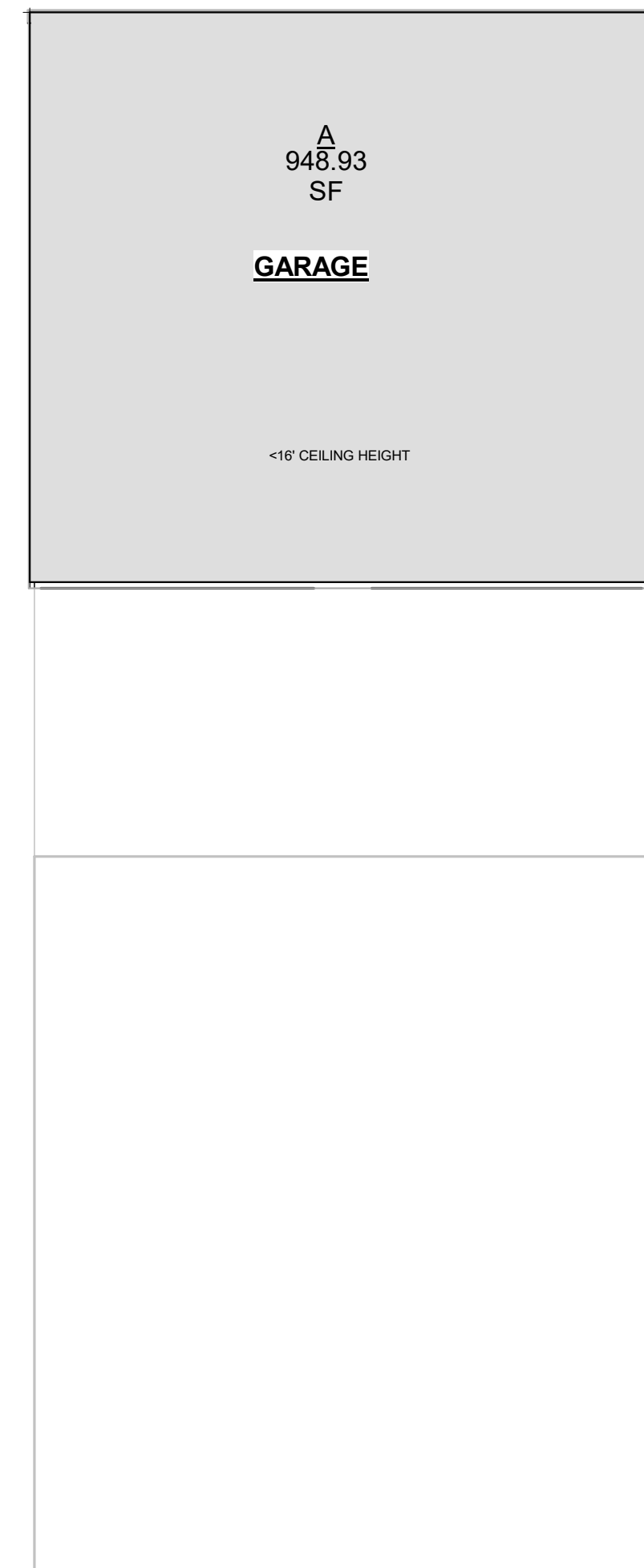
ISSUE:
 DISCRETIONARY
 PERMIT

DATE:
 01.26.2026

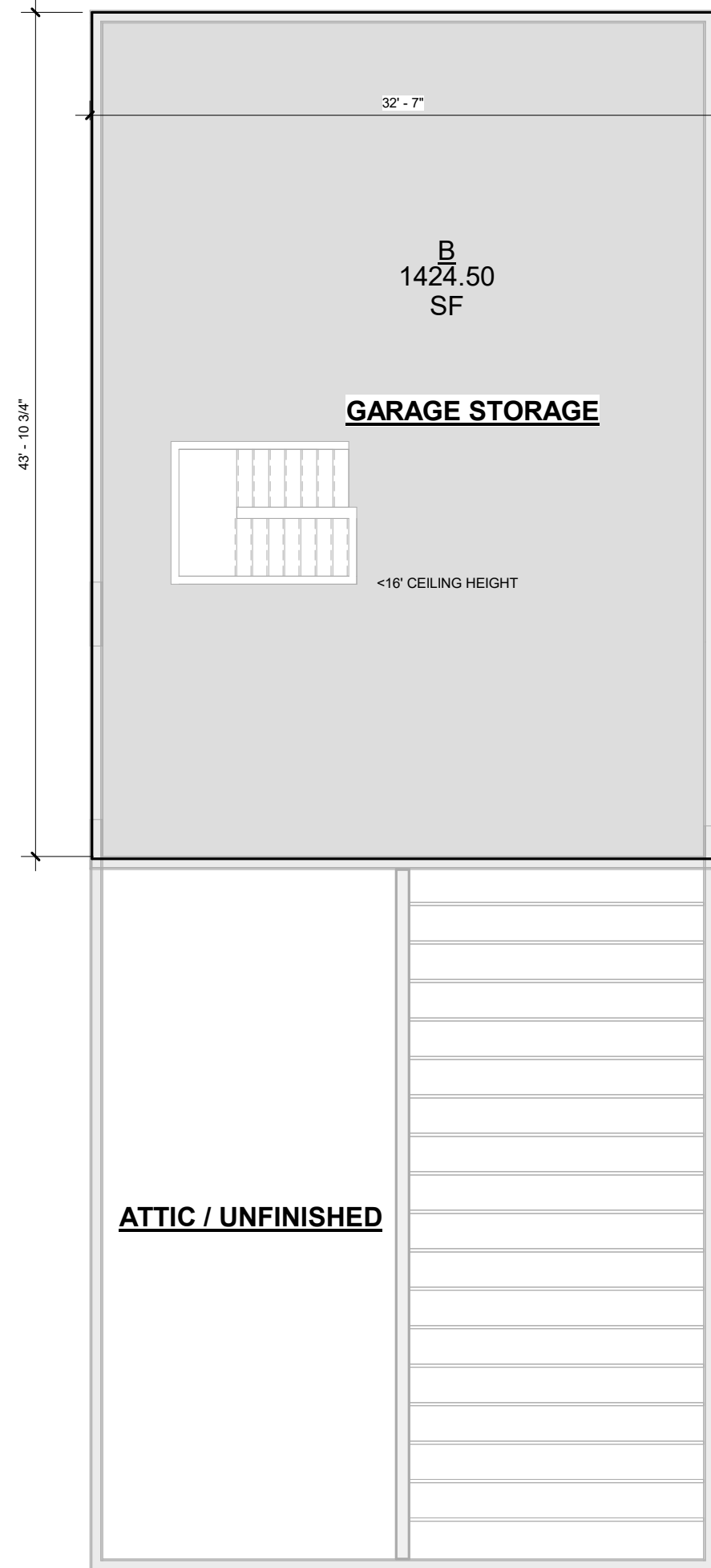
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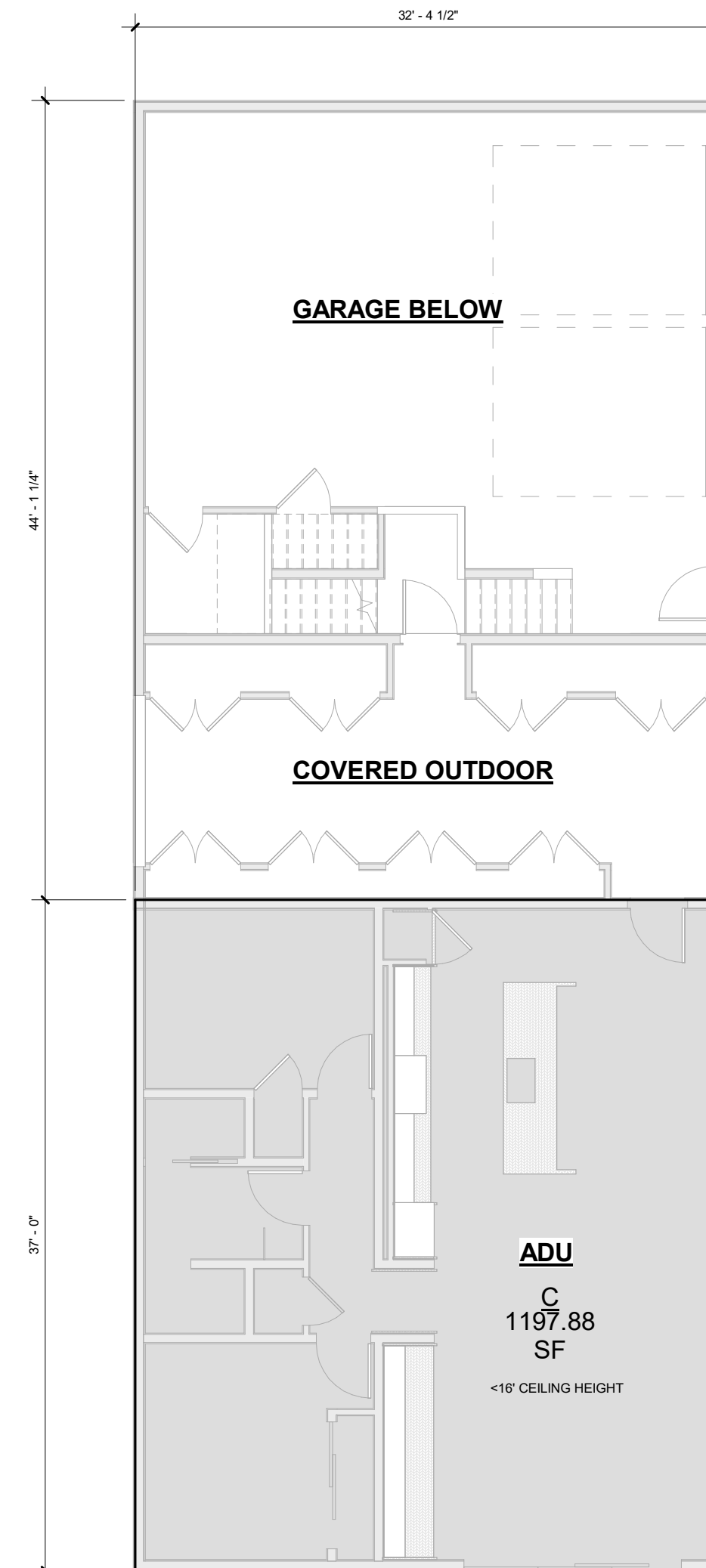
Exhibit D



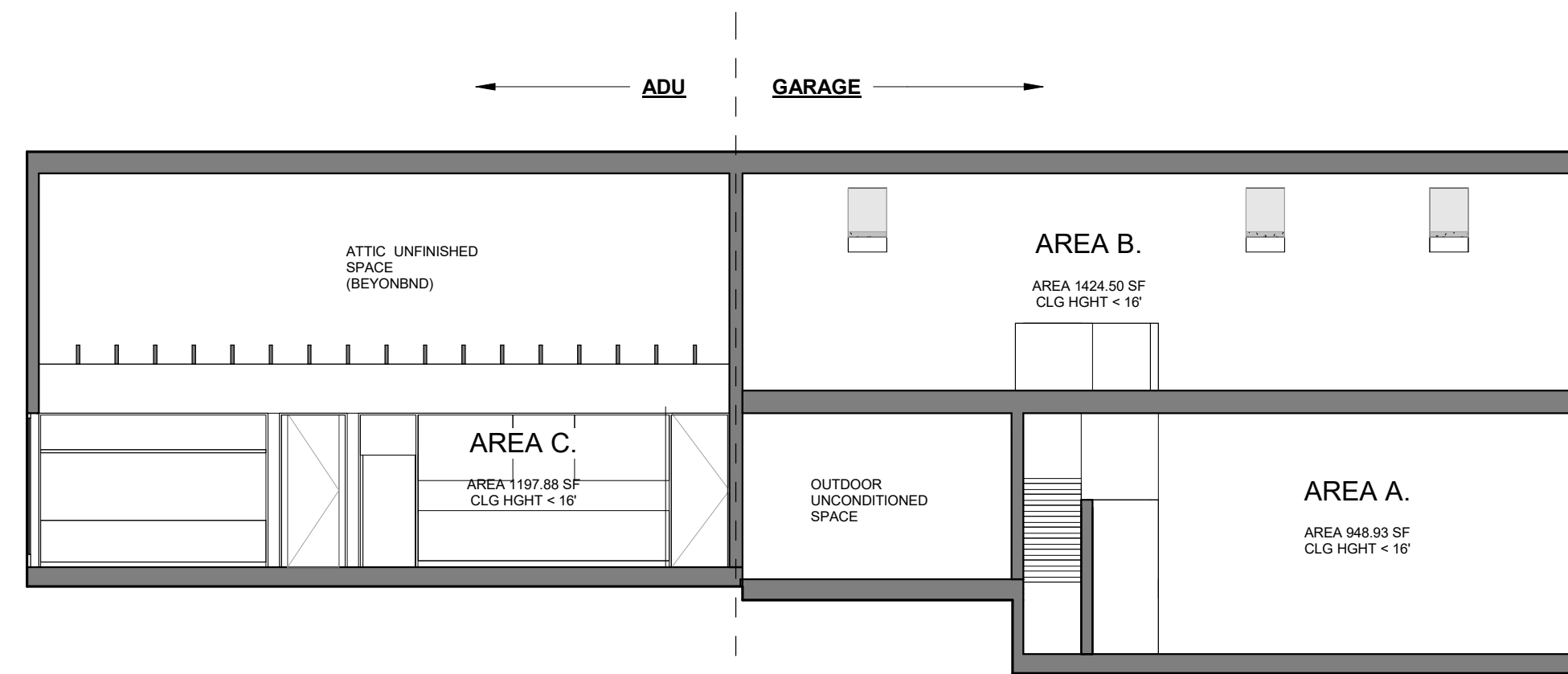
1 GARAGE - LEVEL 01



2 GARAGE - LEVEL 02



3 ADU - LEVEL 01



4 LONGITUDINAL SECTION - AREA

PROJECT DATA

GROSS SITE AREA = 12.84 ACRES (559,310 SF)

FAR = N/A
[PER SANTA CRUZ GUIDELINES]

NET DEVELOPABLE SITE AREA = 559,310 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** = [NET SITE AREA] [FAR] + GARAGE CREDIT
 AS DEFINED BY SANTA CRUZ = [559,310 SF] [N/A] + [225 SF]
 ZONING REGULATIONS 13.10.323 = 559,310 SF + 225 SF
 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS = **559,535 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 = [NET SITE AREA] [MAXIMUM PARCEL COVERAGE]
1. ZONING REGULATIONS 13.10.323 = [559,310 SF] [0.1]
 DEVELOPMENT STANDARDS FOR RESIDENTIAL DISTRICTS = **55,931 SF**
2. **PROPOSED** = **2,775 SF**

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

TITLE
FAR AREA CALCULATIONS - GARAGE / ADU

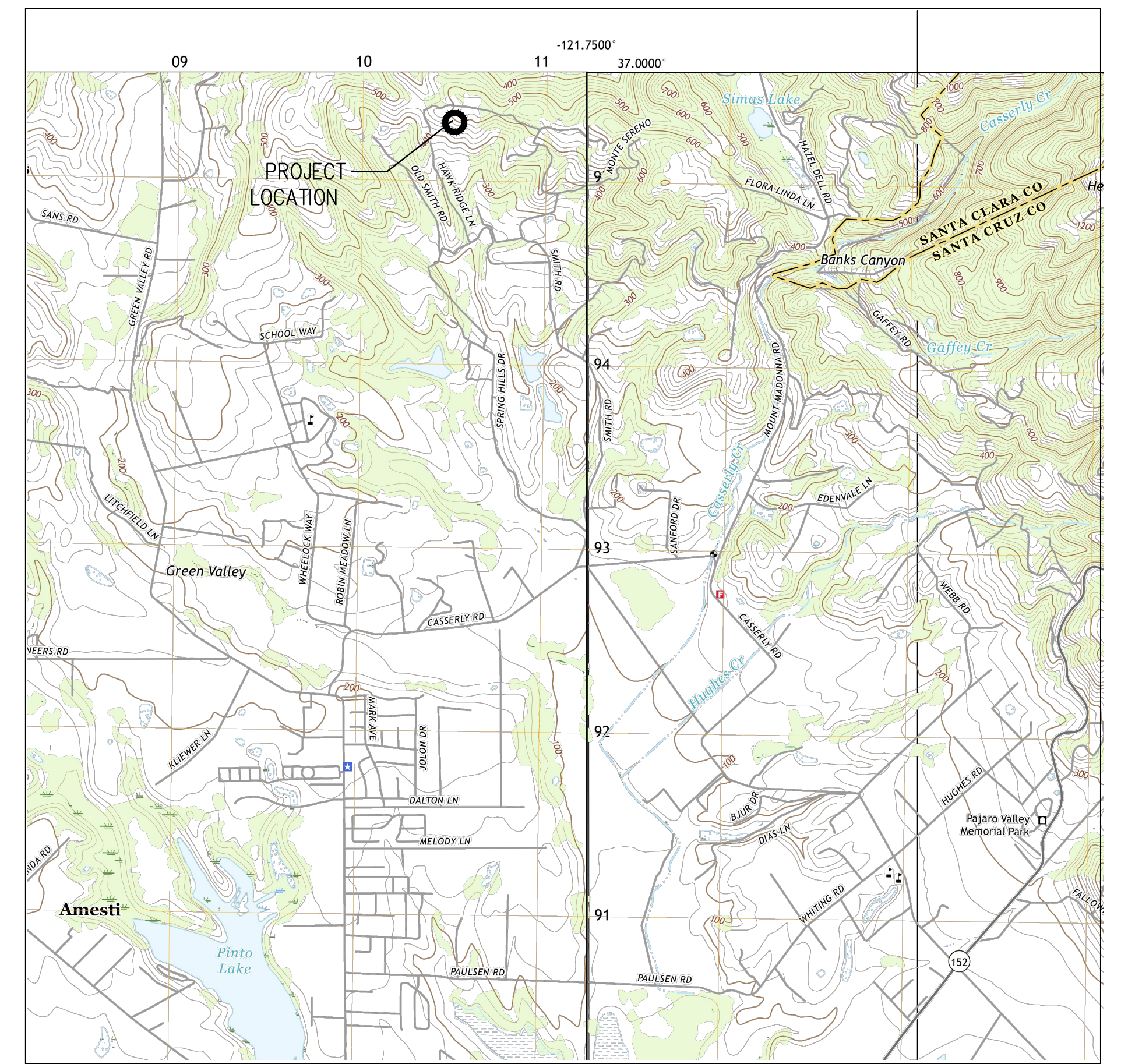
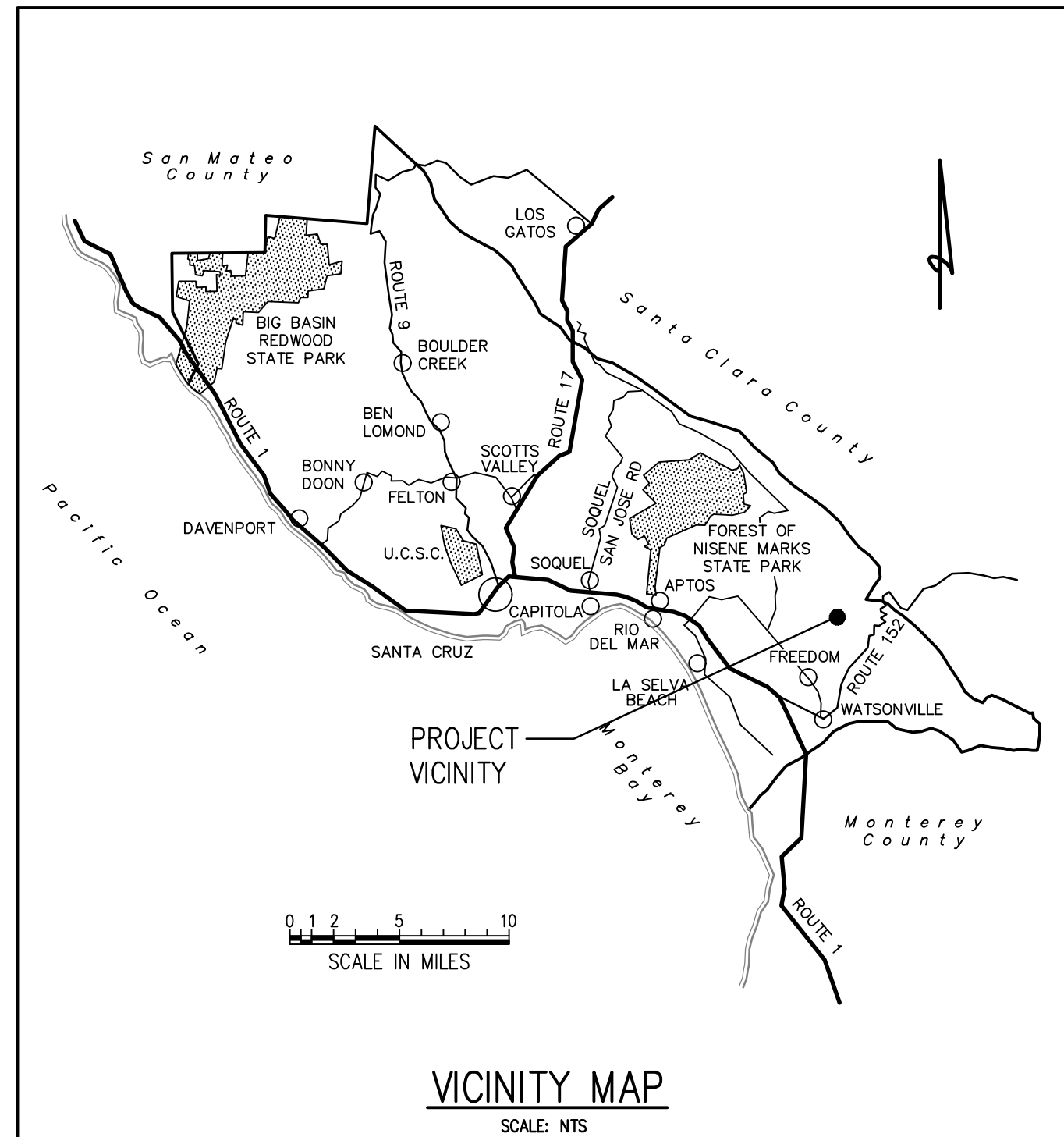
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Exhibit D

FINAL IMPROVEMENT PLANS

BLACKMORE RESIDENCE

471 HAWK RIDGE LANE, WATSONVILLE, CA.
APN 109-112-02

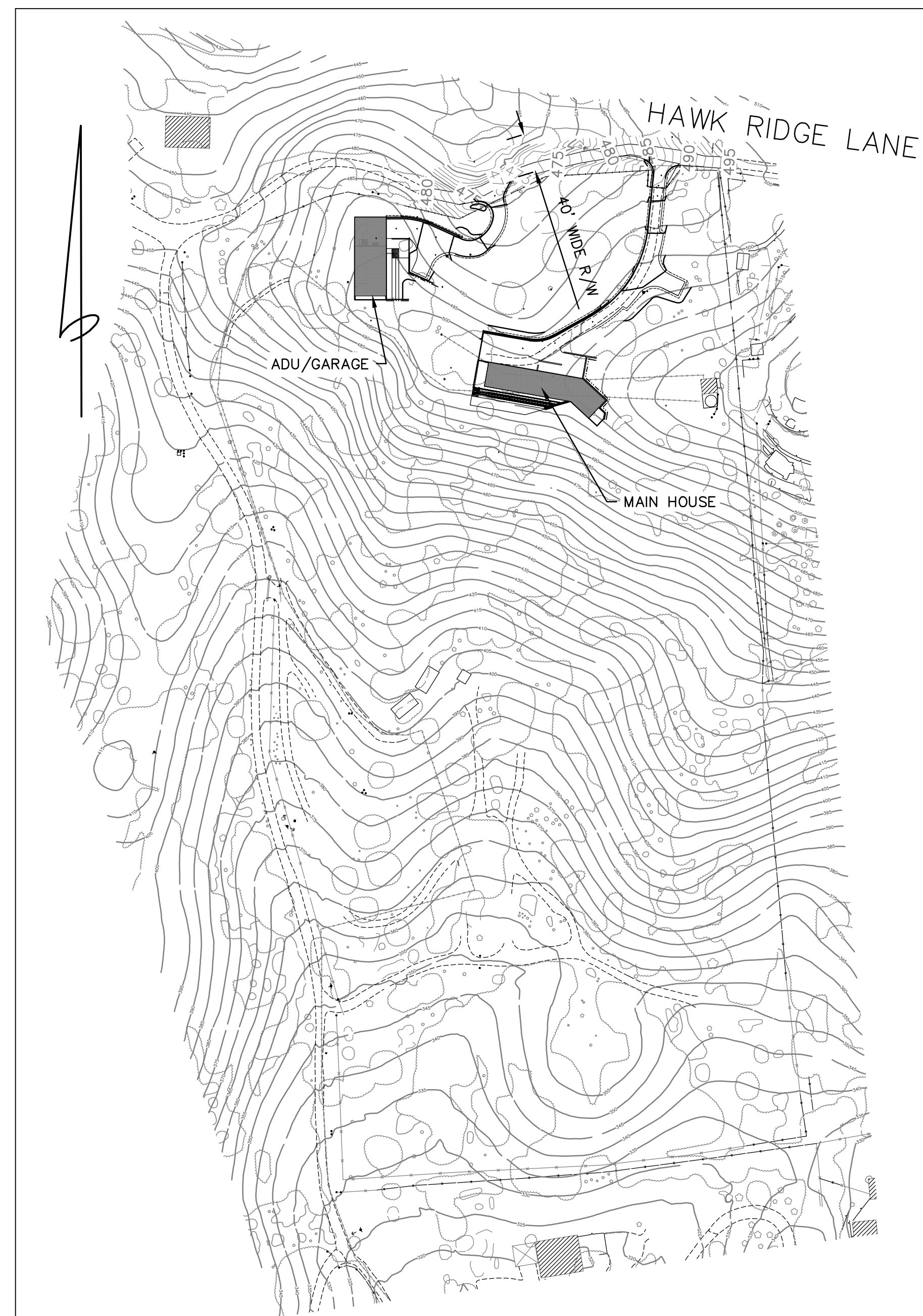


GENERAL NOTES:

- ALL CONSTRUCTION SHALL CONFORM TO THE COUNTY OF SANTA CRUZ STANDARDS, CALIFORNIA BUILDING AND PLUMBING CODE, AND THE APPLICABLE PROVISIONS OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS (CALTRANS), 2013.
- NO CHANGES IN APPROVED IMPROVEMENT PLANS SHALL BE MADE WITHOUT PRIOR APPROVAL OF THE DEPARTMENT OF PUBLIC WORKS OF THE COUNTY OF SANTA CRUZ.
- THE CONTRACTOR SHALL NOTIFY THE COUNTY INSPECTOR (429-3633) 24 HOURS PRIOR TO START OF CONSTRUCTION.
- THE DIRECTOR OF PUBLIC WORKS OR HIS AUTHORIZED REPRESENTATIVE SHALL HAVE THE AUTHORITY TO "STOP WORK" IF THE WORK IS NOT BEING DONE IN ACCORDANCE WITH THE APPROVED IMPROVEMENT PLANS.
- THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THEY ARE TO VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE DRAWINGS WITH ALL OTHER TRADE DISCIPLINES FOR THE COMPLETED WORK. THEY ARE ALSO TO UNDERSTAND THAT ANY FEATURE OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN THEIR COORDINATION WORK. NO CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER.
- ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH, FOR REVIEW, BEFORE ANY APPROVAL WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. ABSOLUTELY NO ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY; THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONSTRUCTION CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONAL HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONAL.
- CALL UNDERGROUND SERVICE ALERT (U.S.A.) AT 811 TO MARK EXISTING UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
- ALL WORK SHALL BE STAKED IN THE FIELD TO THE SATISFACTION OF THE ENGINEER BY A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER.
- THE REMEDIAL WORK SHOWN ON SHEETS C2.1, C3.1, C4.1, C5.4 IS TO BE CONSTRUCTED TO CORRECT THE WORK THAT WASN'T BUILT PER THE PLANS AND TO MAINTAIN THE DESIGN INTENT OF THE ENGINEER.

UNDERGROUND NOTES

- ALL KNOWN EXISTING UTILITY LINES ARE SHOWN FOR INFORMATION ONLY AND HAVE COME FROM VARIOUS SOURCES OF RELIABILITY. VAULT LOCATIONS AND ORIGINAL DESIGN DRAWINGS HAVE BEEN USED TO DETERMINE UTILITY LOCATIONS SHOWN HEREON. CONTRACTOR SHALL EXERCISE ALL NECESSARY CAUTION TO AVOID DAMAGE TO ANY EXISTING UTILITIES OR FACILITIES TO REMAIN IN PLACE, WHETHER OR NOT SUCH LINES OR FACILITIES ARE SHOWN ON THESE PLANS, AND SHALL BEAR FULL RESPONSIBILITY FOR ANY DAMAGE THERE TO. CONTRACTOR IS ADVISED TO CONTACT A UNDERGROUND SERVICE LOCATOR FOR MARKING UNDERGROUND LINES PRIOR TO BEGINNING WORK. THE PROJECT INSPECTOR SHALL BE PRESENT WHILE THE UNDERGROUND SERVICE LOCATOR IS ON SITE.
- CONTRACTOR SHALL EXPOSE AND VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES, INCLUDING BUT NOT LIMITED TO SANITARY AND STORM SEWERS, AND WATER LINES BEFORE CONSTRUCTING NEW FACILITIES. CONTRACTOR SHALL CAP EXISTING IRRIGATION LINES WHERE NECESSARY SO THAT THE REMAINING IRRIGATION SYSTEM WILL CONTINUE TO BE OPERATIONAL FOR THE EXISTING LANDSCAPING TO REMAIN.
- MATERIALS FOR PIPE, STORM WATER INLETS, AND CLEANOUTS AND INSTALLATION PROCEDURES SHALL BE IN ACCORDANCE WITH APPLICABLE CBC AND CPC SECTIONS, AND THESE PLANS AND DETAILS SHOWN HEREON. SANITARY SEWER PIPE DESIGNATED "SS" SHALL BE PVC OR SDR 26 BELL AND SPIGOT GASKET, SMOOTH INTERIOR PIPE OR APPROVED EQUAL. STORM DRAIN PIPE DESIGNATED "SD" SHALL BE HDPE, SMOOTH INTERIOR PIPE, RCP OR APPROVED EQUAL.
- ALL DRAINAGE PIPE SHALL BE SHIPPED, STORED AND INSTALLED PER THE PIPE MANUFACTURERS RECOMMENDATIONS.
- ALL CONCRETE DRAINAGE INLETS CALLED OUT ON THE PLANS SHALL BE CHRISTY BRAND PRECAST CONCRETE OR THE EQUIVALENT. ALL STRUCTURES SHALL BE STORED, HANDLED AND INSTALLED PER THE MANUFACTURERS RECOMMENDATION. ALL CATCH BASINS IN TRAFFIC AREAS SHALL HAVE H20 RATED FRAME AND GRATE. ALL CATCH BASINS IN PEDESTRIAN AREAS SHALL HAVE ADA COMPLIANT FRAME AND GRATE.
- STORM DRAIN TRENCH BACKFILL SHALL CONFORM TO CITY OF SANTA CRUZ STANDARD SPECIFICATIONS SECTION AND THE DETAILS SHOWN HEREON. JETTING OF BACKFILL MATERIALS TO ACHIEVE COMPACTION IS NOT ALLOWED.



ABBREVIATIONS

AC	ASPHALT CONCRETE	LSCP	LANDSCAPE PLAN
BLDG	BUILDING	MAX	MAXIMUM
BW	BACK OF WALK	MIN	MINIMUM
CB	CATCH BASIN	(N)	NEW
COMM.	COMMERCIAL	P, (P)	PROPOSED
CONC	CONCRETE	PIV	POST INDICATOR VALVE
DOM	DOMESTIC	PVT	PAVEMENT
(E), EX	EXISTING	RES	RESIDENTIAL
(F)	FUTURE	RIM	RIM ELEVATION
FDC	FIRE DEPARTMENT CONNECTION	RWL	RAINWATER LEADER
EP	EDGE OF PAVEMENT	S=	SLOPE
FF	FINISH FLOOR	SD	STORM DRAIN
FG	FINISH GRADE	SDMH	STORM DRAIN MAN HOLE
FH	FIRE HYDRANT	SDCB	STORM DRAIN CATCH BASIN
FL	FLOWLINE	SS	SANITARY SEWER
FCC	FACE OF CURB	SSMH	SANITARY SEWER MAN HOLE
FS	FIRE SERVICE	STA.	STATION
GR	GRATE	SO	SQUARE
HI-PT	HIGH POINT	TC	TOP OF CURB
INV	INVERT	TEMP	TEMPORARY
IRR	IRRIGATION	TYP	TYPICAL
JT	JOINT TRENCH	TANSF.	TRANSFORMER (ELEC)
LAT	LATERAL	U.O.N.	UNLESS OTHERWISE NOTED
LF	LINEAR FEET		

SHEET INDEX

C1	COVER SHEET
C2	GRADING PLAN
C2.1	AS BUILT GRADING PLAN
C2.2	REMEDIAL GRADING PLAN
C3	LAYOUT PLAN
C3.1	REVISED LAYOUT PLAN
C4	PROFILES AND SECTIONS
C4.1	REVISED PROFILES
C5	DRAINAGE PLAN
C5.1	DRAINAGE DETAILS
C5.2	DRAINAGE DETAILS
C5.3	REMEDIAL DRAINAGE PLAN
C5.4	DRAINAGE DETAIL PLANS
C6	EROSION CONTROL PLAN
C6.1	EROSION CONTROL DETAILS
C7	UTILITY PLAN
C7.1	AS-BUILT SURVEY

LEGEND

STORM DRAIN	—SD—SD—
STORM DRAIN CLEANOUT	○
STORM DRAIN CATCH BASIN	□
RETAINING WALL	▨

DISCLAIMER

THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

APN 109-112-02
AUGUST 4, 2025 - ADDED SHEETS C2.1, C2.2, C3.1, C4.1, C5.3, C5.4 & 1
JUNE 28, 2024 - ADDED SHEET C7 - UTILITY PLAN
JUNE 7, 2024 - ADDED WATER SUPPLY LINE

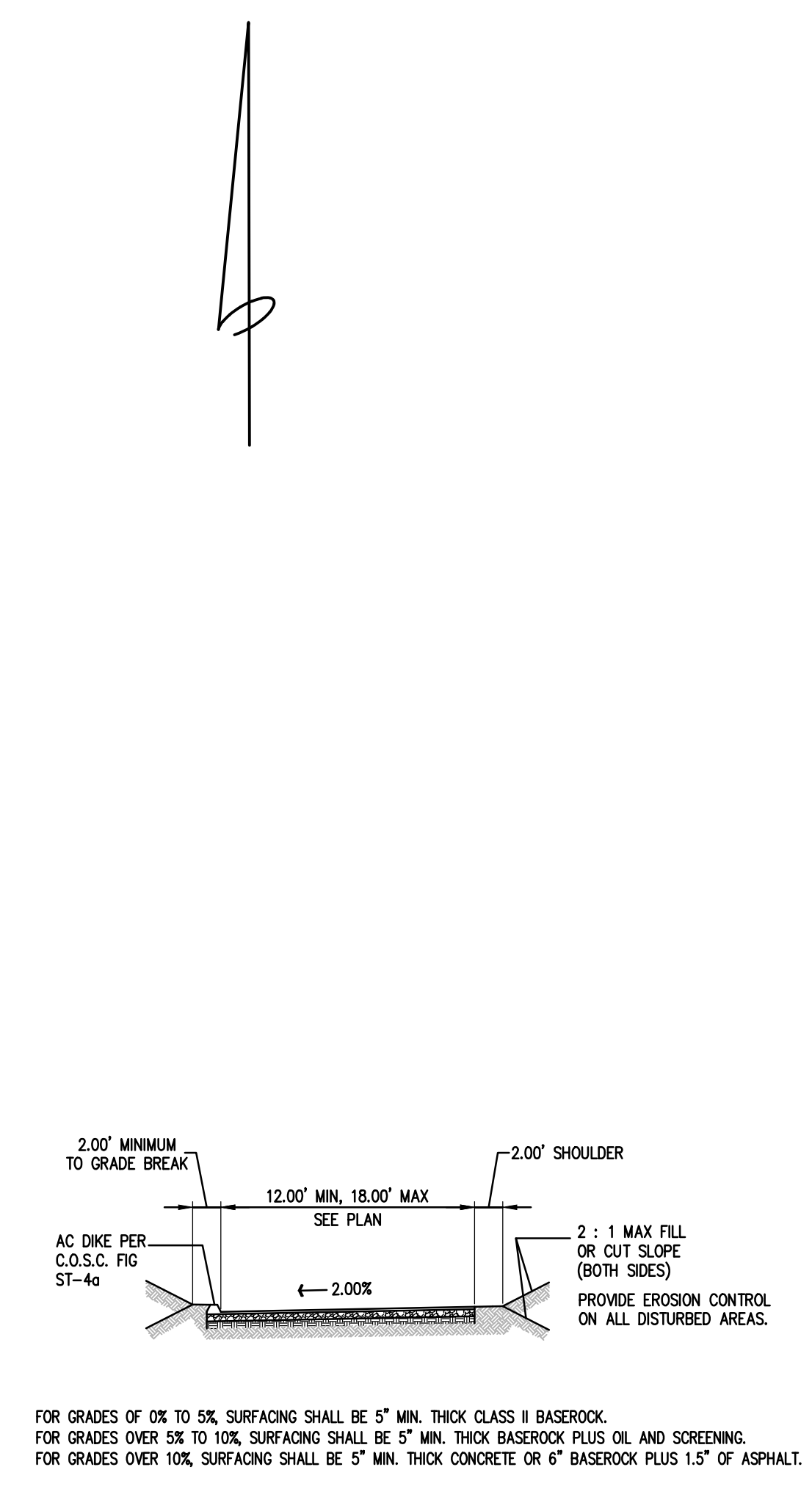
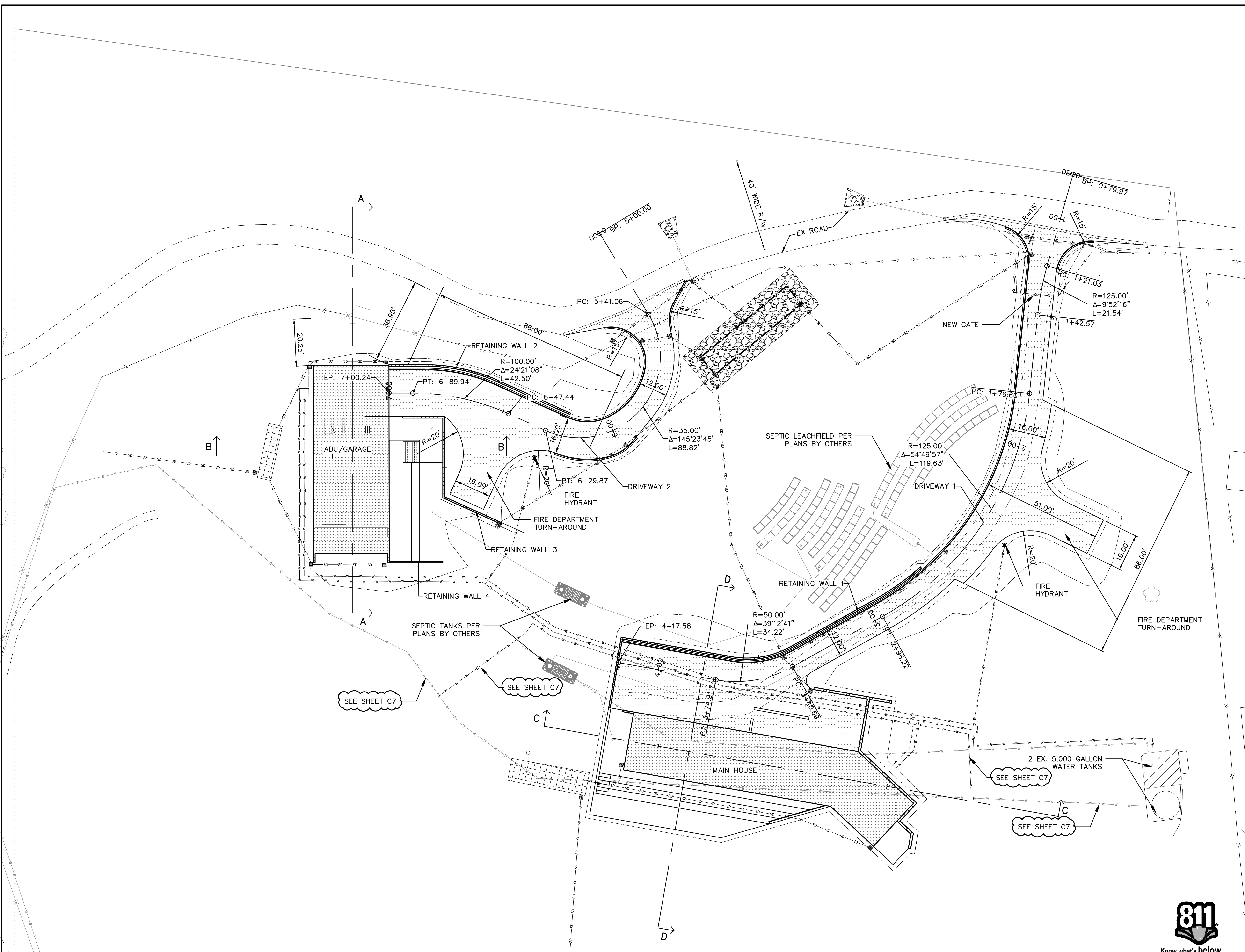
REVISION	AUGUST 28, 2023 - ADDED FIRE DEPT. TURNAROUND, FIRE HYDRANTS
REVISION	APRIL 3, 2023 - LOT LINE ADJUSTMENT
REVISION	FEBRUARY 6, 2023 - REVISED PER COUNTY COMMENTS

BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560	COVER SHEET BLACKMORE RESIDENCE 471 HAWK RIDGE LANE WATSONVILLE, CALIFORNIA		
		SCALE AS SHOWN DATE DECEMBER 12, 2022 DESIGN	DRAWN CHECKED DWG NAME

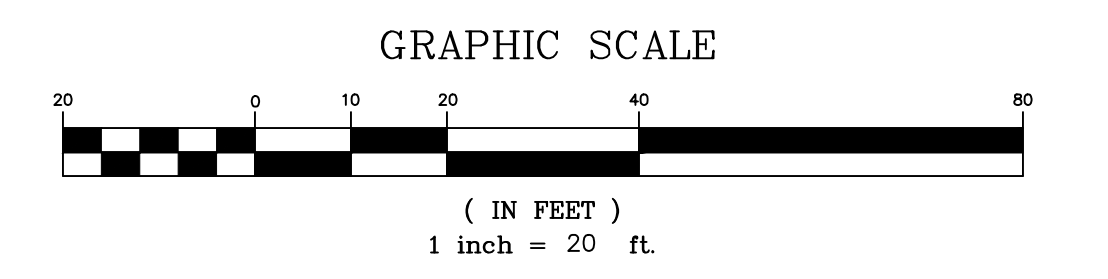


Call before you dig.





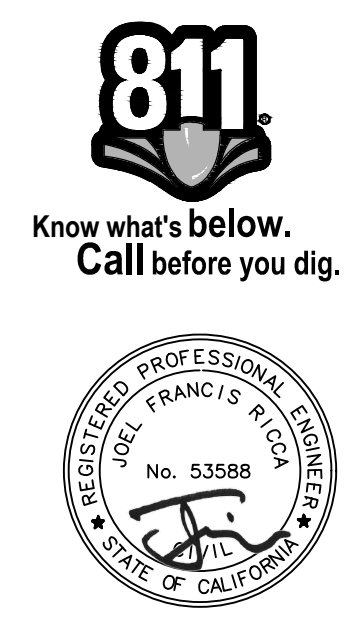
NOTE:
SEE REVISED SITE PLAN SHEET C3.1 FOR REVISED LAYOUT.



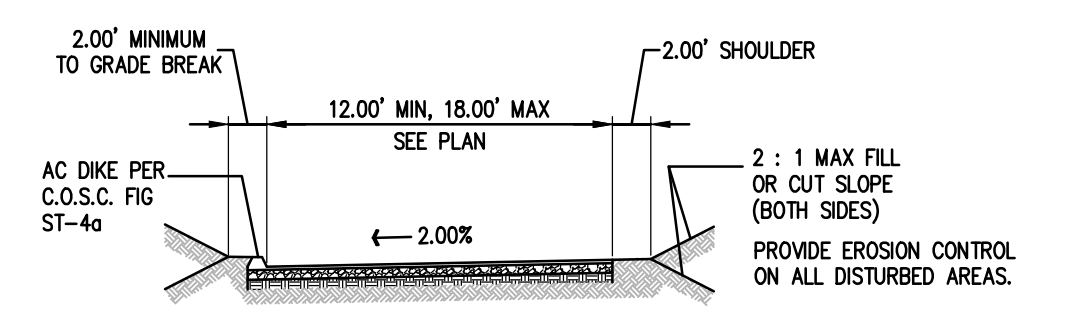
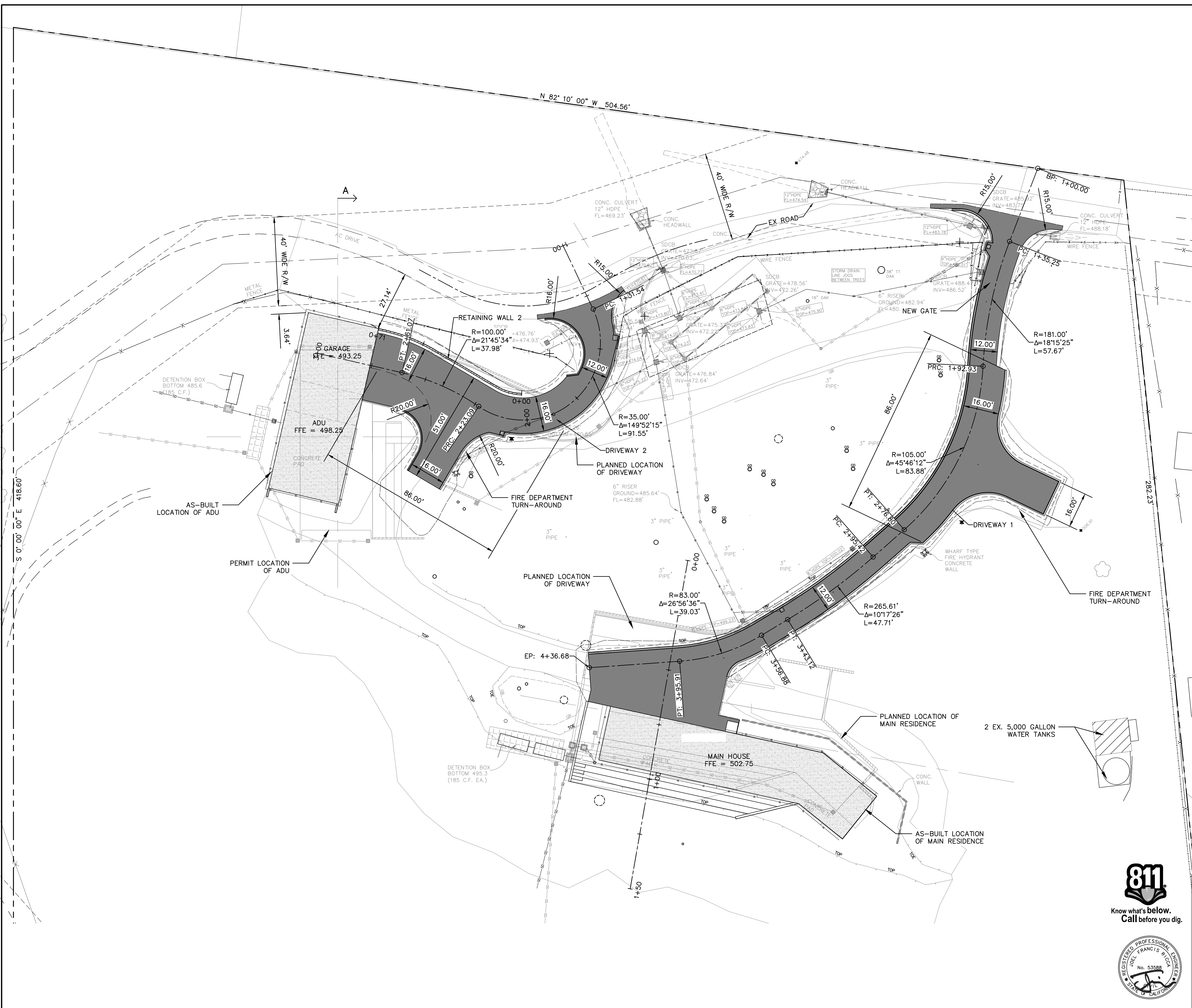
DISCLAIMER
THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

AUGUST 4, 2025 - ADDED SHEETS C2.1, C2.2, C3.1, C4.1, C5.3, C5.4 & 1
JUNE 28, 2024 - ADDED SHEET C7 - UTILITY PLAN
JUNE 7, 2024 - ADDED WATER SUPPLY LINE
APN 109-112-02

REVISED	AUGUST 28, 2023 - ADDED FIRE DEPT. TURNAROUND, FIRE HYDRANTS		
	APRIL 3, 2023 - LOT LINE ADJUSTMENT		
	FEBRUARY 6, 2023 - REVISED PER COUNTY COMMENTS		
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560			
LAYOUT 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	C3
DESIGN	DWG NAME	FILE NO. 28393	OF 17

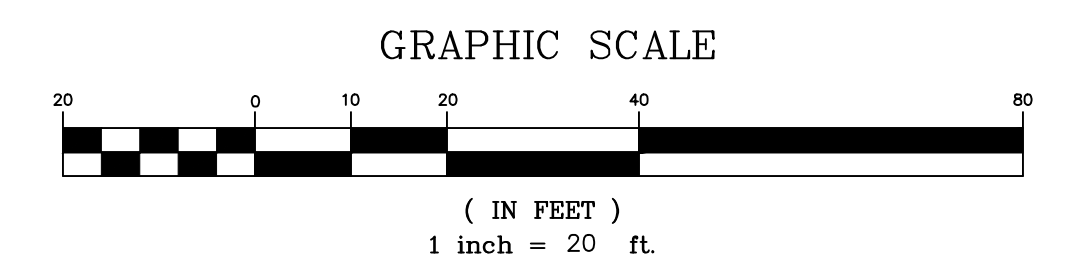


K:\28393 - Blackmore - 471 Hawk Ridge Lane\Draw\28393_bas.dwg, C3, R./2025 2:59:53 PM,
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FOR GRADES OF 0% TO 5%, SURFACING SHALL BE 5" MIN. THICK CLASS II BASEROCK.
 FOR GRADES 5% TO 10%, SURFACING SHALL BE 5" MIN. THICK BASEROCK PLUS OIL AND SCREENING.
 FOR GRADES OVER 10%, SURFACING SHALL BE 5" MIN. THICK CONCRETE OR 6" BASEROCK PLUS 1.5" OF ASPHALT.

TYPICAL DRIVEWAY SECTION
 SCALE 1"=10'



DISCLAIMER
 THE DATA SET FORTH ON THIS SHEET IS THE PROPERTY OF BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS. IT IS AN INSTRUMENT OF SERVICE AND MAY NOT BE REPRODUCED, ALTERED, OR USED WITHOUT THE CONSENT OF THE ENGINEER. THE PROPER ELECTRONIC TRANSFER OF DATA SHALL BE THE USER'S RESPONSIBILITY WITHOUT LIABILITY TO THE ENGINEER. UNAUTHORIZED USE IS PROHIBITED.

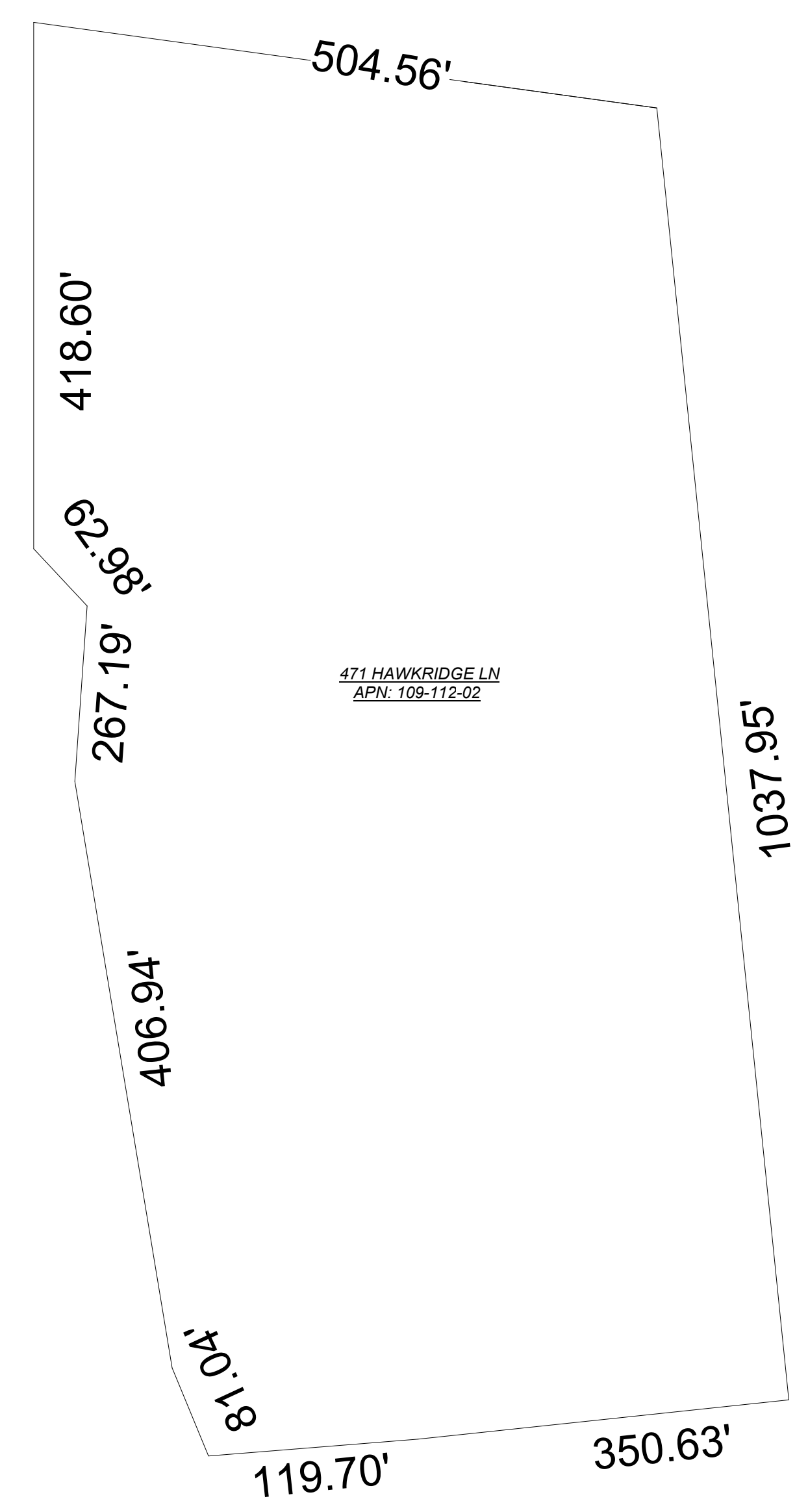
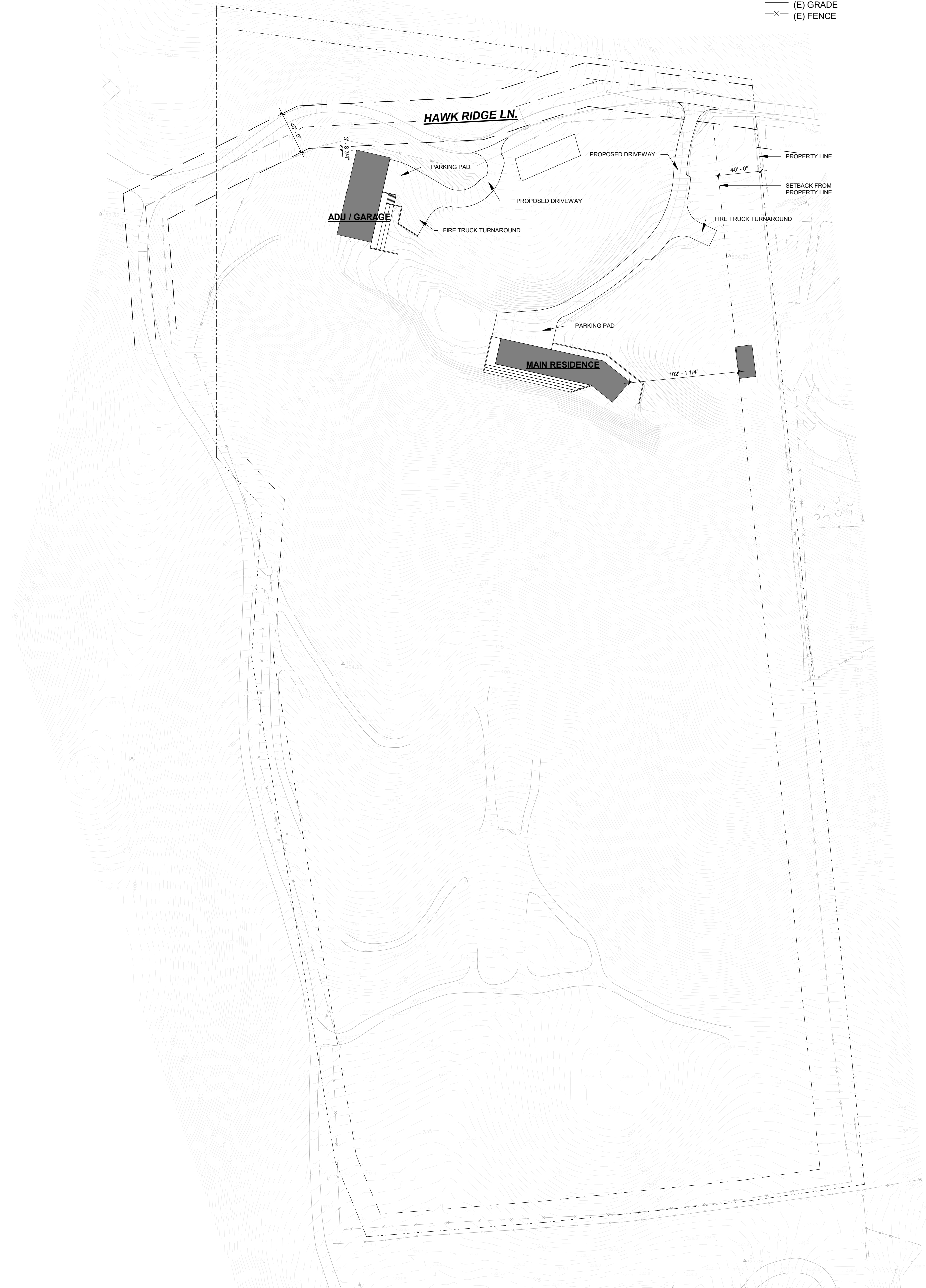
APRIL 3, 2023 - LOT LINE ADJUSTMENT
 FEBRUARY 6, 2023 - REVISED PER COUNTY COMMENTS



APN 109-112-02	AUGUST 4, 2025 - ADDED SHEETS C2.1, C2.2, C3.1, C4.1, C5.3, C5.4 & 1	REVISION	AUGUST 28, 2023 - ADDED FIRE DEPT. TURNAROUND, FIRE HYDRANTS
	JUNE 28, 2024 - ADDED SHEET C7 - UTILITY PLAN		APRIL 3, 2023 - LOT LINE ADJUSTMENT
	JUNE 7, 2024 - ADDED WATER SUPPLY LINE		FEBRUARY 6, 2023 - REVISED PER COUNTY COMMENTS
BOWMAN & WILLIAMS CONSULTING CIVIL ENGINEERS AND LAND SURVEYORS 3949 RESEARCH PARK COURT, SUITE 100 SOQUEL, CA 95073-2094 (831) 426-3560		REVISED LAYOUT 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	C3.1
DESIGN	DWG NAME	FILE NO. 28393	OF 17

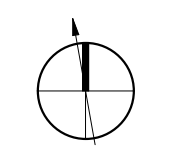
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LEGEND
 - - - - PROPERTY LINE
 - - - - SETBACK LINE
 --- (E) GRADE
 -X- (E) FENCE



2 PARCEL PLAN
 1" = 100'-0"

1 SITE PLAN SCHEMATIC - AS BUILT
 1" = 60'-0"



PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
 NATHAN BLACKMORE

APN
 109-112-02

ISSUE
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DATE
 01.26.2026

TITLE
OVERALL SITE PLAN & PARCEL PLAN

A1.20
 SHEET

Exhibit D



LEGEND

- PROPERTY LINE
- - - SETBACK LINE
- (E) GRADE
- x- (E) FENCE

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

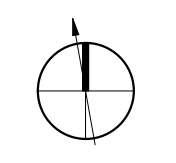
APN
109-112-02

ISSUE
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DATE
01.26.2026

TITLE
SITE PLAN

1 ENLARGED SITE PLAN
1" = 20'-0"



A1.21
SHEET

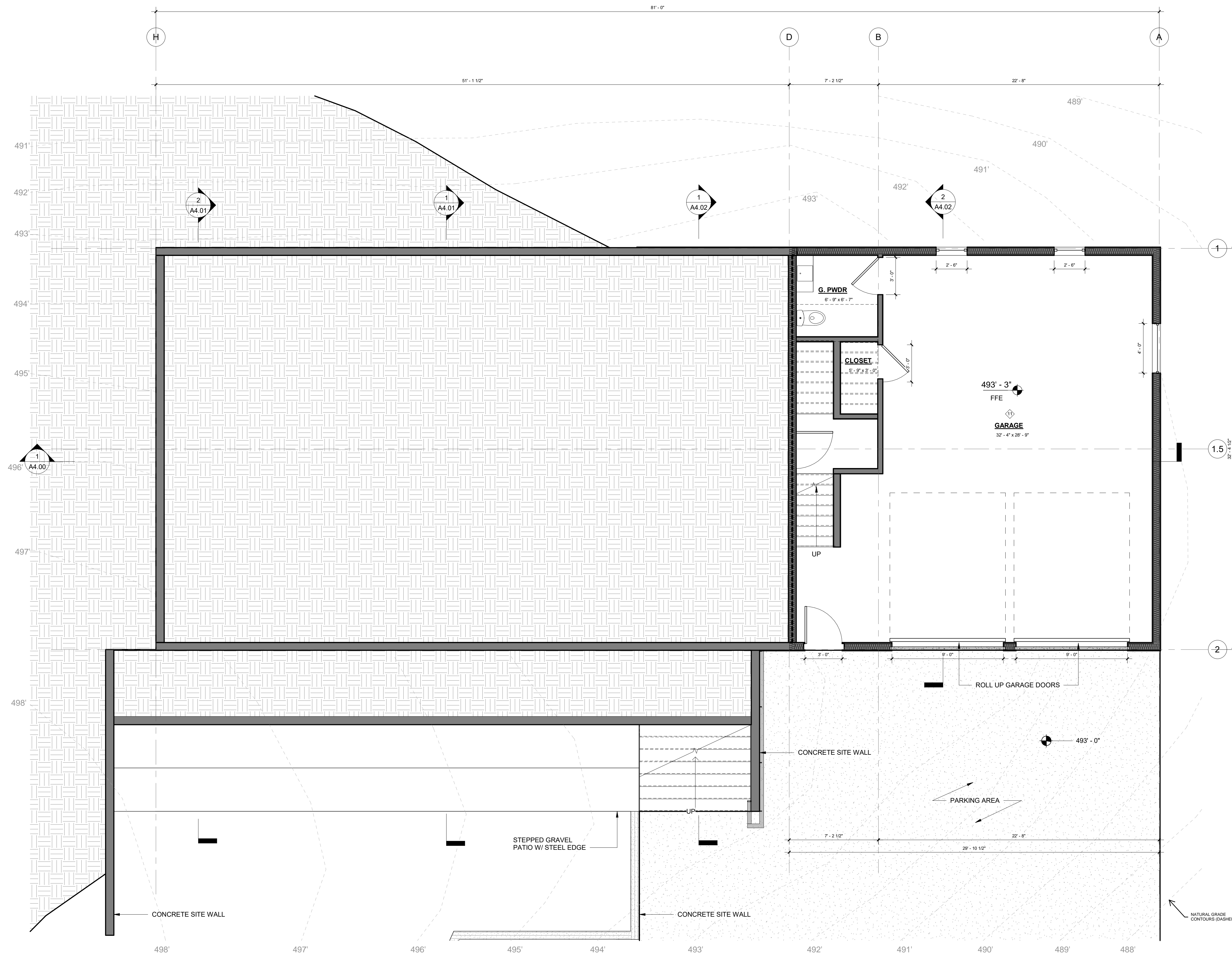
Exhibit D

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 7/32" BELOW INSIDE FINISHED FLOORS AT INWARD SWINGING (OR SLIDING) DOORS AND 75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" MIN. AWAY FROM DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOORS SHALL NOT BE MORE THAN 1-1/2" INCHES LOWER THAN THE TOP OF THE THRESHOLD PER CBC 311.1. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 3/4" INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. HAZARDOUS LOCATIONS PER CRC-R308.4 SHALL BE TEMPERED SAFETY GLASS PER CRC R308.4
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 SPIRE 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 R302.4.2, BATHUB/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 5 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 (CAL GREEN 4.409.1)
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
- ASSEMBLIES PER SHEET A9.11



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

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
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DATE
01.26.2026

TITLE
FLOOR PLAN - GARAGE LEVEL 01

A2.20
SHEET

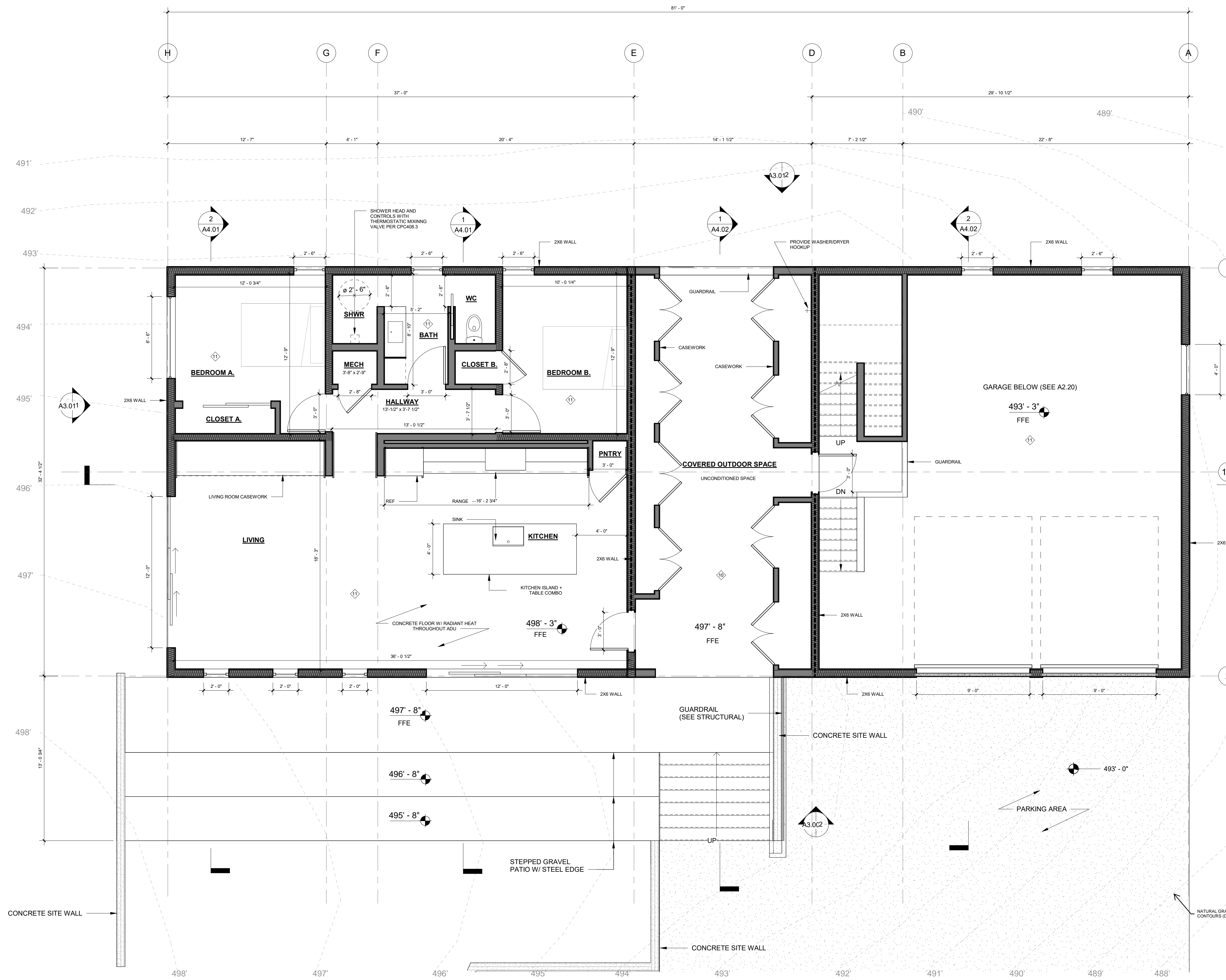
Exhibit D

LEGEND

-  NEW WALL
-  1-HOUR RATED WALL
-  ASSEMBLIES PER SHEET A9.11

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 30" x 30" 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 75" AT OUTWARD SWINGING PER CBC SECTION 1008.1.6. LANDINGS SHALL SLOPE 1/4" FT MIN. AWAY FROM DOORS. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER CBC 311.3.1. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7/32 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. HAZARDOUS LOCATIONS PER CRC-R308.4 SHALL BE TEMPERED SAFETY GLASS PER CRC-R308.4.
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 408.3.4.1 SHALL BE SEPARATED BY 1/2" MIN. GYP BD. ON WALLS & 5/8" TYPE "X" GYP BD. OR EQUIVALENT ON CEILING WHEN A GARAGE IS BELOW A HABITABLE ROOM.
8. PER CRC R307.2 AND R702.4.2, BATHUB/SHOWER FLOORS AND WALLS ABOVE BATHUBS 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.



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

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT




DATE
01.26.2026

TITLE
FLOOR PLAN - ADU/GARAGE - LEVEL 01

A2.21
SHEET

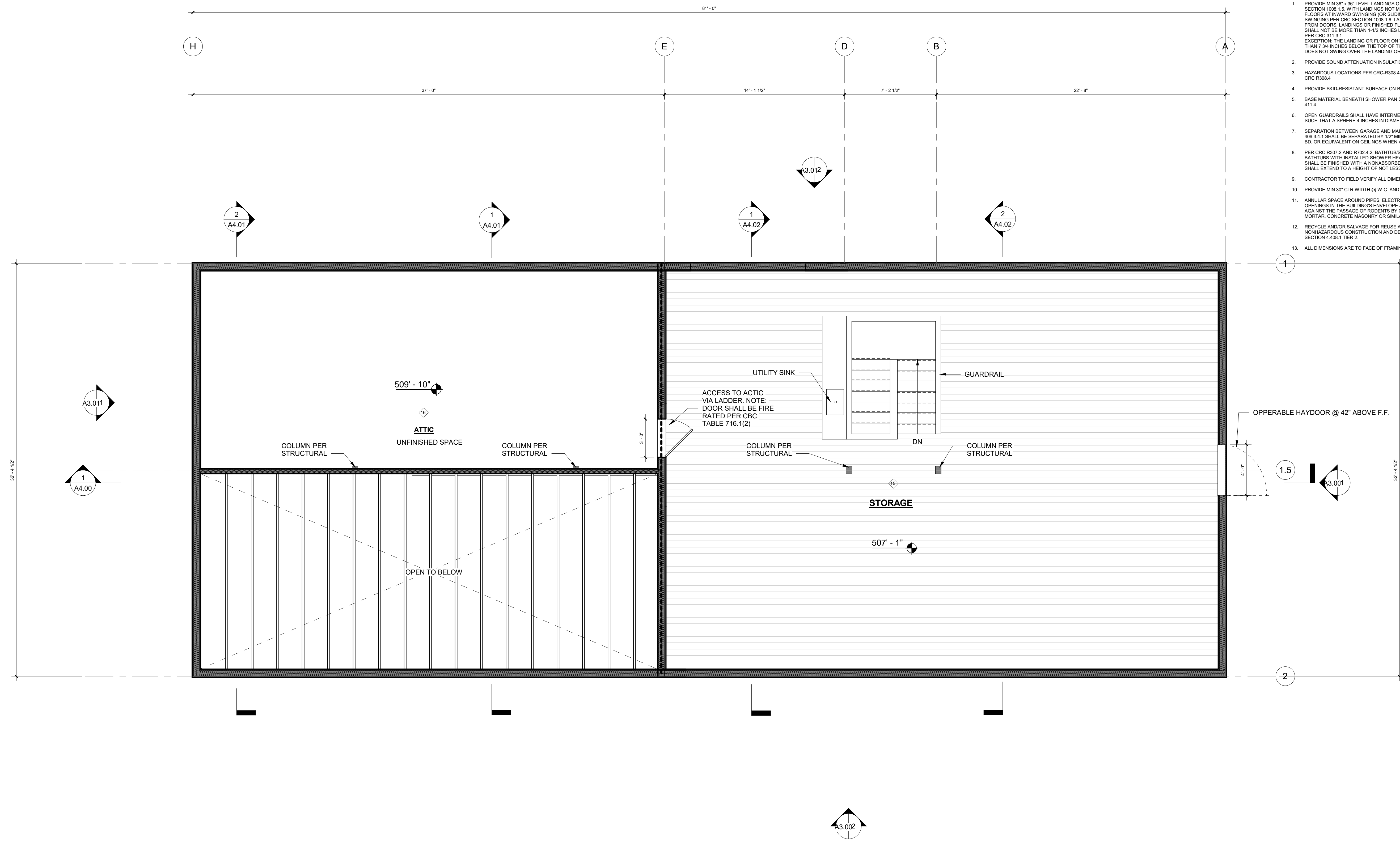
Exhibit D

LEGEND

-  NEW WALL
-  1-HOUR RATED WALL
-  ASSEMBLIES PER SHEET A9.11

FLOOR PLAN GENERAL NOTES

1. PROVIDE MIN 30" x 30" LEVEL LANDINGS OUTSIDE AT EXTERIOR DOORS PER CBC SECTION 1008.1.5, WITH LANDINGS NOT MORE THAN 7.75' BELOW 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. LANDINGS OR FINISHED FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1-1/2 INCHES LOWER THAN THE TOP OF THE THRESHOLD PER CBC 311.3.1. EXCEPTION: THE LANDING OR FLOOR ON THE EXTERIOR SIDE SHALL BE NOT MORE THAN 7.34 INCHES BELOW THE TOP OF THE THRESHOLD PROVIDED THAT THE DOOR DOES NOT SWING OVER THE LANDING OR FLOOR.
2. PROVIDE SOUND ATTENUATION INSULATION AT INTERIOR WALLS AND FLOORS.
3. HAZARDOUS LOCATIONS PER CRC-R308.4 SHALL BE TEMPERED SAFETY GLASS PER CRC-R308.4.
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 408.3.4.1 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, BATHUB/SHOWER FLOORS AND WALLS ABOVE BATHUBS 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 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 GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

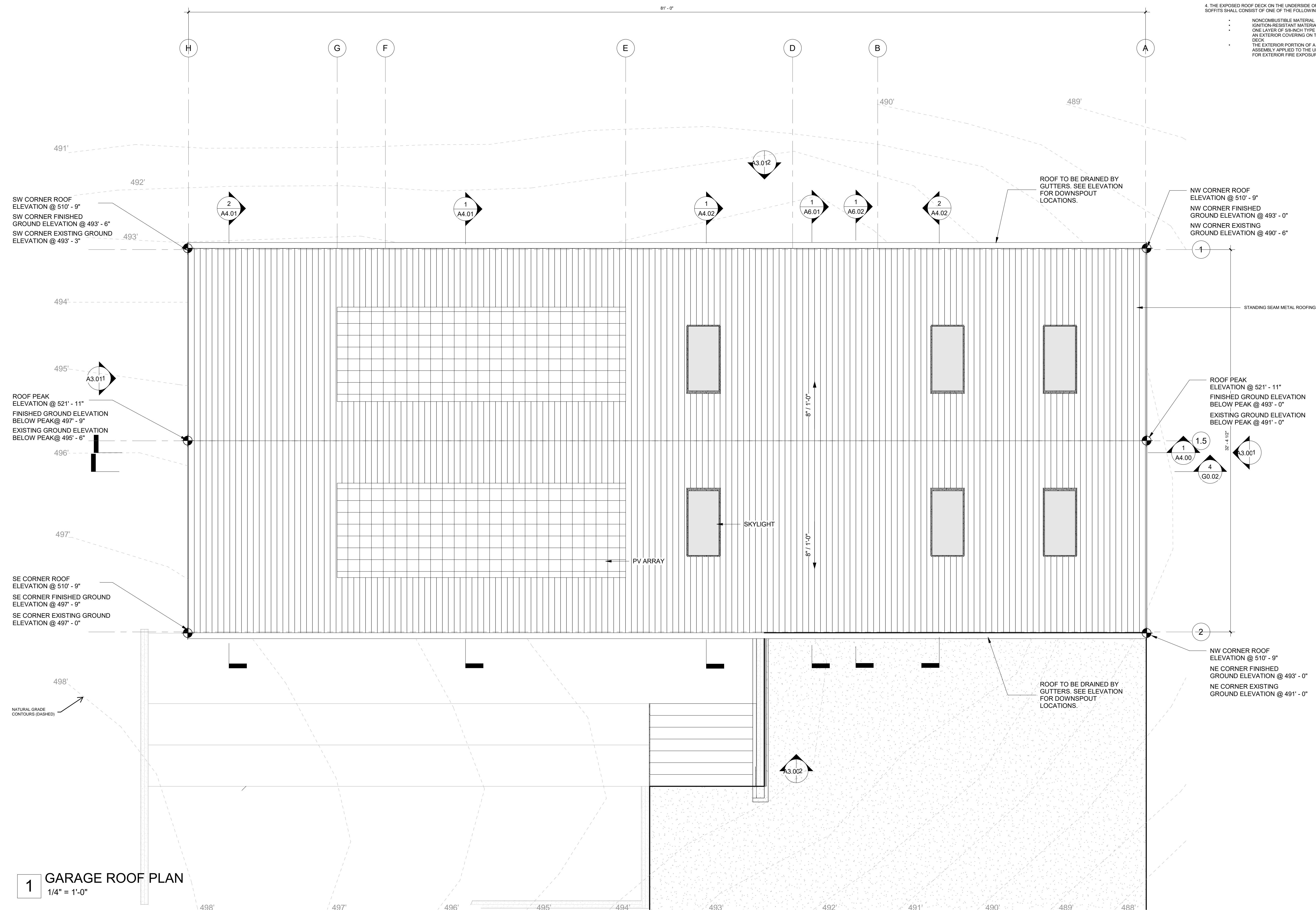
TITLE
FLOOR PLAN - GARAGE - LEVEL 02

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

A2.22
SHEET

Exhibit D

- ROOF PLAN NOTES:**
1. ROOF GUTTERS SHALL BE PROVIDED WITH THE MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER. (CRC R337.5.4, CBC 705A.4)
 2. ROOFS SHALL HAVE A ROOFING ASSEMBLY INSTALLED IN ACCORDANCE WITH ITS LISTING AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. ROOF ASSEMBLIES IN THE FIRE HAZARD SEVERITY ZONES SHALL BE CLASS A RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL79. (CRC R337.5.1, CBC 705A.1)
 3. WHERE THE ROOFING PROFILE HAS AN AIRSPACE UNDER THE ROOF COVERING, INSTALLED OVER A COMBUSTIBLE DECK, A 72 LB. CAP SHEET COMPLYING WITH ASTM D3909 STANDARD SPECIFICATION FOR "ASPHALT ROLLED ROOFING (GLASS FELT) SURFACED WITH MINERAL GRANULES" SHALL BE INSTALLED OVER THE ROOF DECK. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS. (CRC R337.5.2, CBC 705A.2) EXCEPTION: CAP SHEET IS NOT REQUIRED WHEN NO LESS THAN 1 INCH OF MINERAL WOOD BOARD OR OTHER NONCOMBUSTIBLE MATERIAL IS LOCATED BETWEEN THE ROOFING MATERIAL AND WOOD FRAMING OR DECK. ALTERNATIVELY, A CLASS A FIRE RATED ROOF UNDERLAYMENT, TESTED IN ACCORDANCE WITH ASTM E108, SHALL BE PERMITTED TO BE USED. IF THE SHEATHING CONSISTS OF EXTERIOR FIRE-RETARDANT-TREATED WOOD, THE UNDERLAYMENT SHALL NOT BE REQUIRED TO COMPLY WITH A CLASS A CLASSIFICATION. BIRD STOPS SHALL BE USED AT THE EAVES WHEN THE PROFILE FITS, TO PREVENT DEBRIS AT THE EAVE. HP AND RIDGE CAPS SHALL BE MUDDED IN TO PREVENT INTRUSION OF FIRE OR EMBERS.
 4. THE EXPOSED ROOF DECK ON THE UNDERSIDE OF UNENCLOSED ROOF EAVES AND ROOF SOFFITS SHALL CONSIST OF ONE OF THE FOLLOWING:
 - NONCOMBUSTIBLE MATERIAL
 - INTUMESCENT MATERIAL
 - ONE LAYER OF 5/8-INCH TYPE X GYPSUM SHEATHING APPLIED BEHIND AN EXTERIOR COVERING ON THE UNDERSIDE EXTERIOR OF THE ROOF DECK
 - THE EXTERIOR PORTION OF A 1-HOUR FIRE RESISTIVE EXTERIOR WALL ASSEMBLY APPLIED TO THE UNDERSIDE OF THE ROOF DECK DESIGNED FOR EXTERIOR FIRE EXPOSURE (CRC R337.7.4, CBC707A.5)



1 GARAGE ROOF PLAN
1/4" = 1'-0"

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

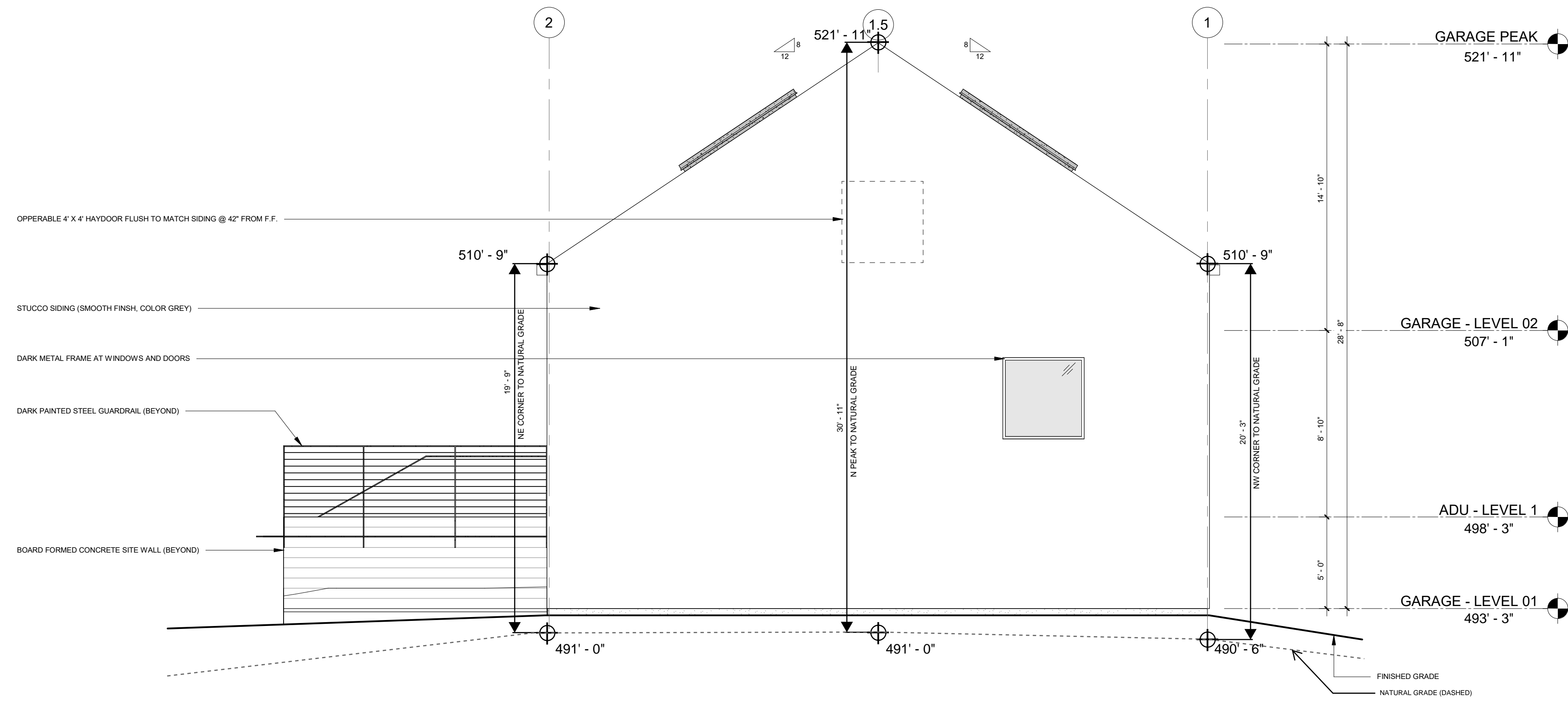
ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

TITLE
ROOF PLAN - ADU/GARAGE

A2.23
SHEET

Exhibit D



LEGEND

[Pattern]	STUCCO SIDING
[Pattern]	CONCRETE
[Pattern]	BOARD FORM CONCRETE SITE WALLS
[Pattern]	GLASS
[Pattern]	PT'D DARK METAL WINDOW FRAMES

NOTE:

DOORS SHALL HAVE EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE MATERIAL OR IGNITION RESISTANT MATERIAL, OR SHALL BE CONSTRUCTED OF SOLID WOOD CORE WOOD THAT COMPLES WITH STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK OR PANELS NOT LESS THAN 1-1/4 INCHES THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK, OR ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 252, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION R307.7.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E207, OR TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.

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

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

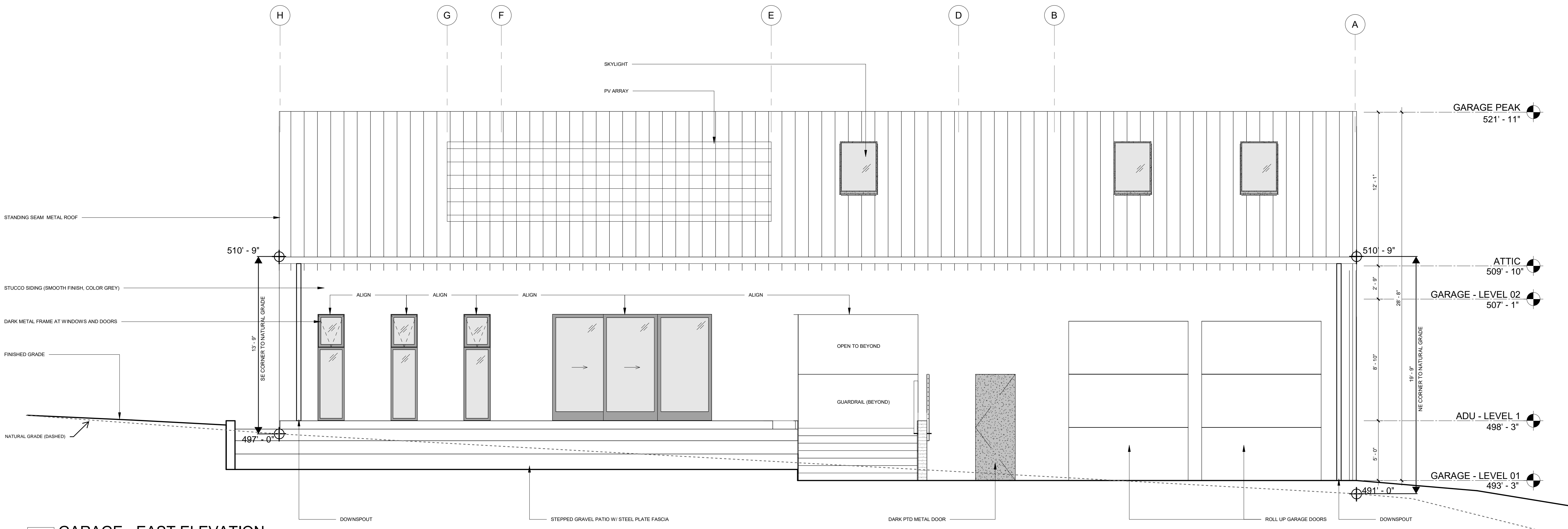
ISSUE
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DATE
01.26.2026

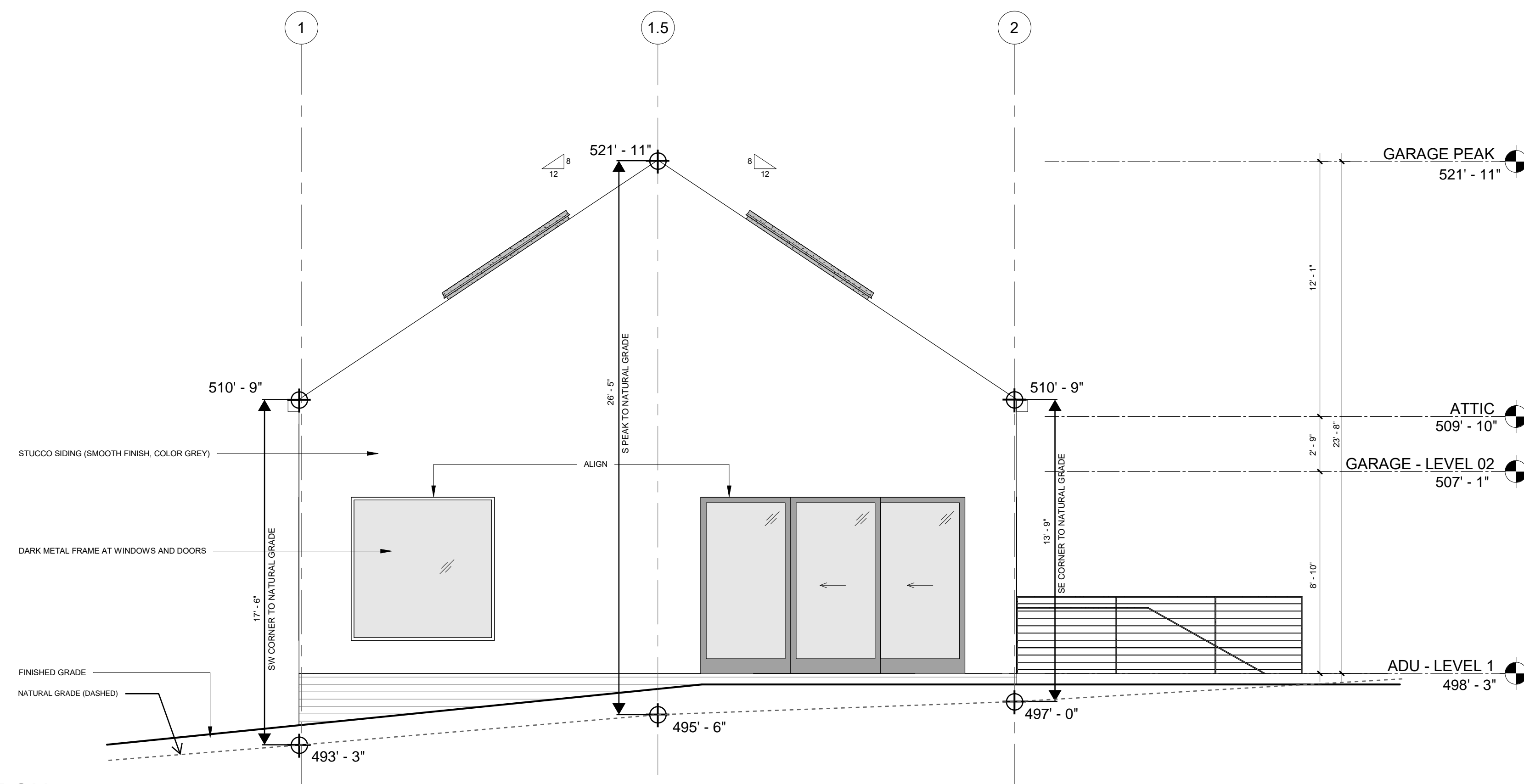
TITLE
EXTERIOR ELEVATIONS - ADU/GARAGE

A3.00

Exhibit D



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

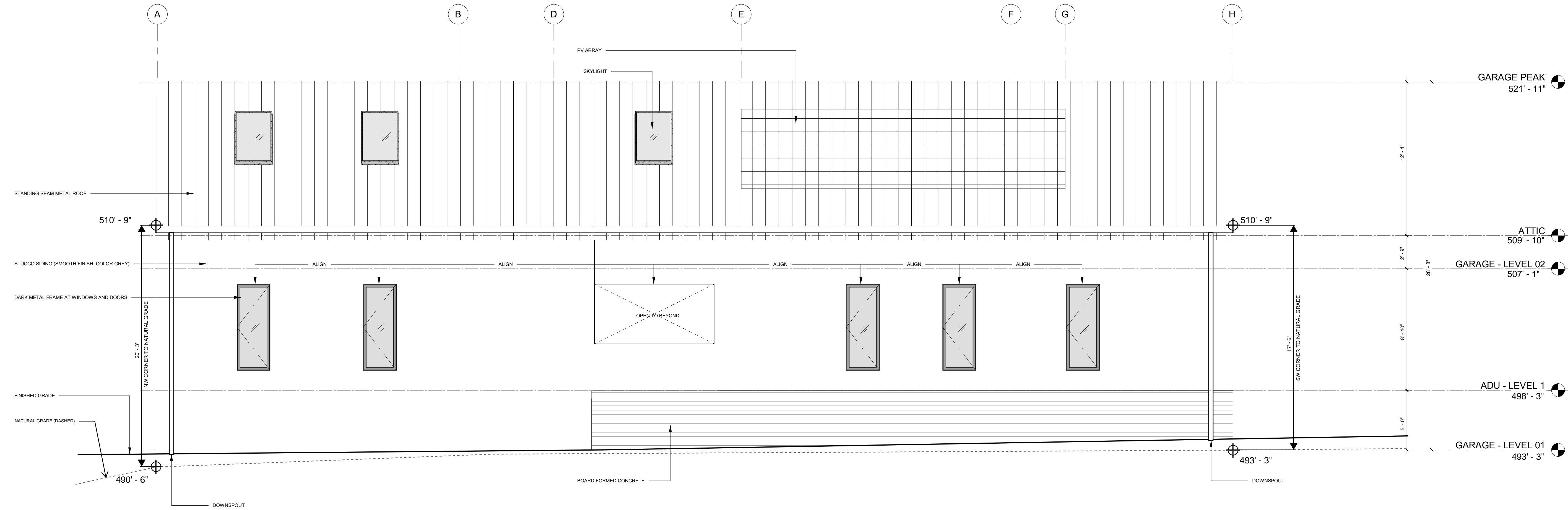


1 GARAGE - SOUTH ELEVATION
1/4" = 1'-0"

LEGEND

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

NOTE:
DOORS SHALL HAVE EXTERIOR SURFACE OR CLADDING OF NONCOMBUSTIBLE MATERIAL OR IGNITION RESISTANT MATERIAL, OR SHALL BE CONSTRUCTED OF SOLID WOOD CORE WOOD THAT COMPLES WITH STILES AND RAILS NOT LESS THAN 1-3/8 INCHES THICK OR PANELS NOT LESS THAN 1-1/4 INCHES THICK. EXCEPT FOR THE EXTERIOR PERIMETER OF THE PANEL THAT SHALL BE PERMITTED TO TAPER TO A TONGUE NOT LESS THAN 3/8 INCH THICK, OR ASSEMBLY HAVING A FIRE-RESISTANCE RATING OF NOT LESS THAN 20 MINUTES WHEN TESTED ACCORDING TO NFPA 253, OR BE TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SECTION R307.7.3.1 WHEN TESTED IN ACCORDANCE WITH ASTM E2207, OR TESTED TO MEET THE PERFORMANCE REQUIREMENTS OF SFM STANDARD 12-7A-1.



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

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

TITLE
EXTERIOR ELEVATIONS - ADU/GARAGE

A3.01

Exhibit D

PROJECT NAME
BLACKMORE GARAGE
/ ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

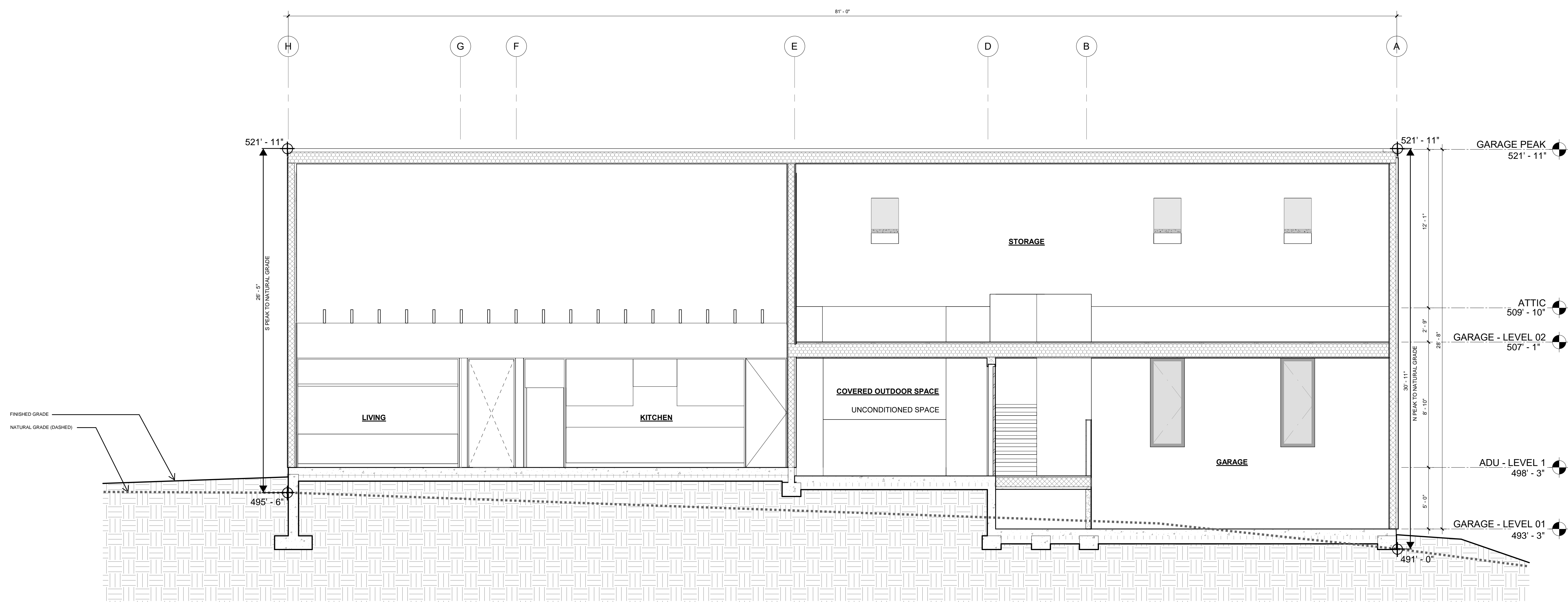
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DISCRETIONARY
PERMIT

DATE
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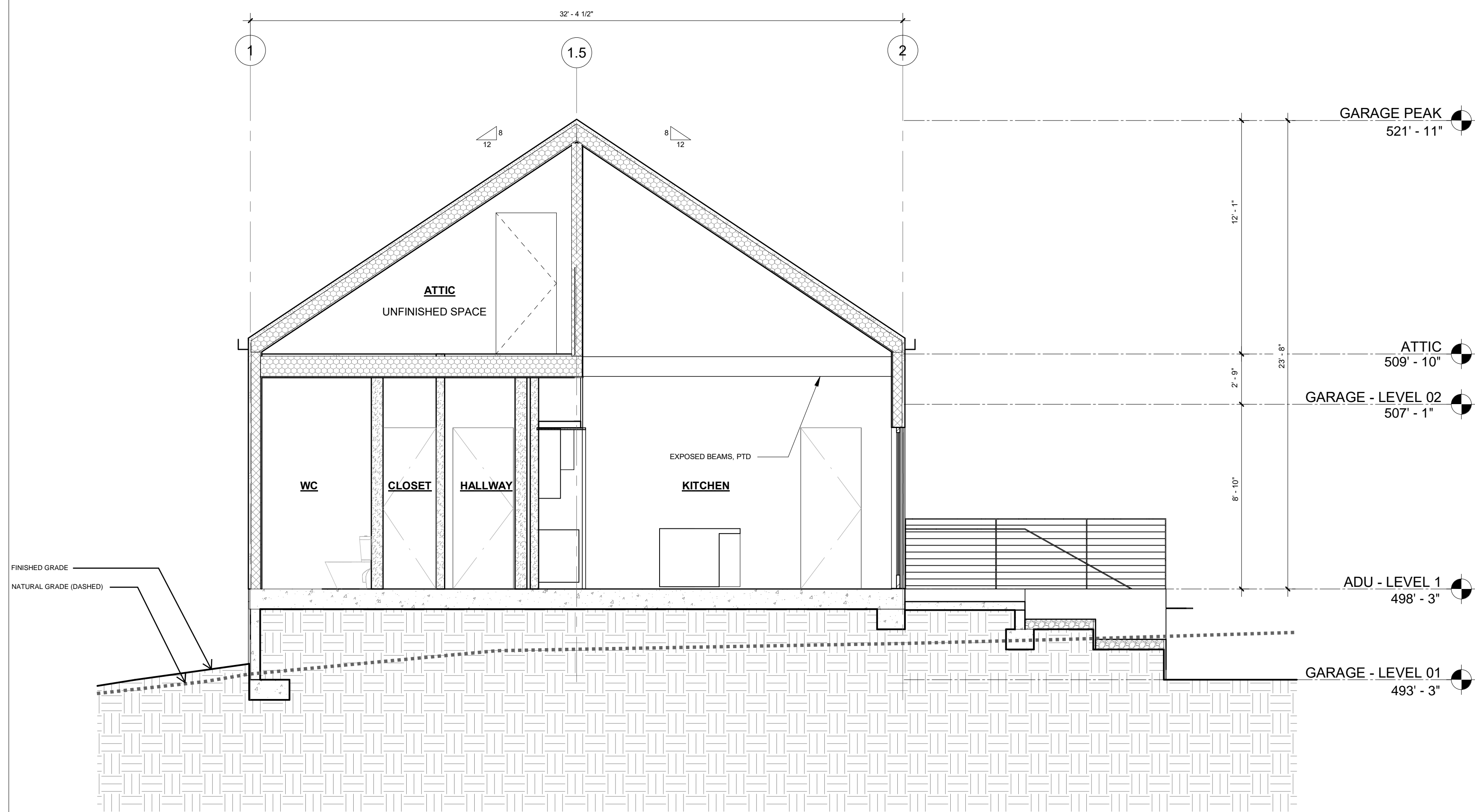
TITLE
BUILDING
SECTIONS -
ADU/GARAGE

A4.00
SHEET

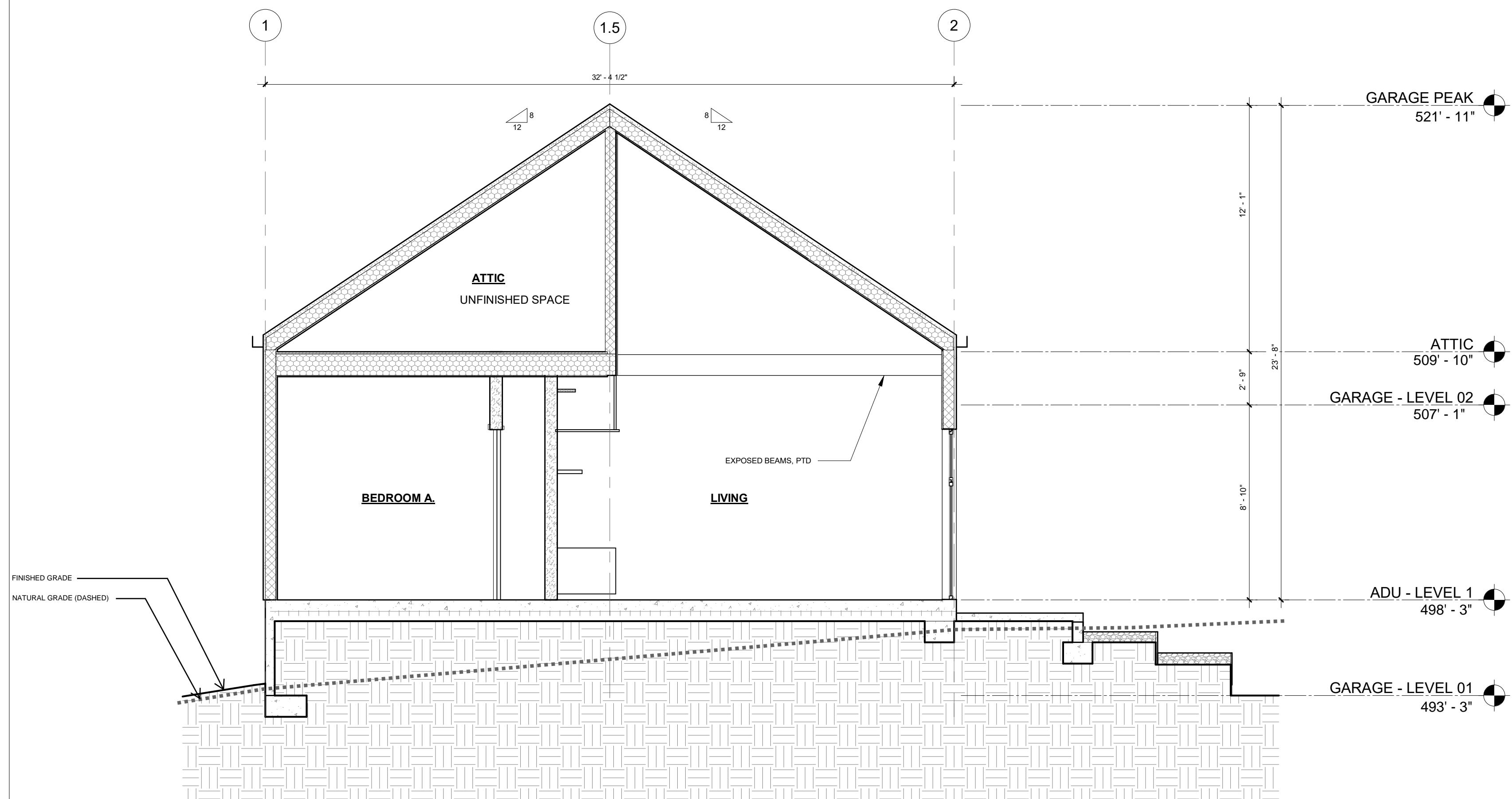
Exhibit D



1 LONGITUDINAL SECTION 01
1/4" = 1'-0"



1 TRANSVERSE SECTION - ADU
1/4" = 1'-0"



2 TRANSVERSE SECTION - ADU
1/4" = 1'-0"

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

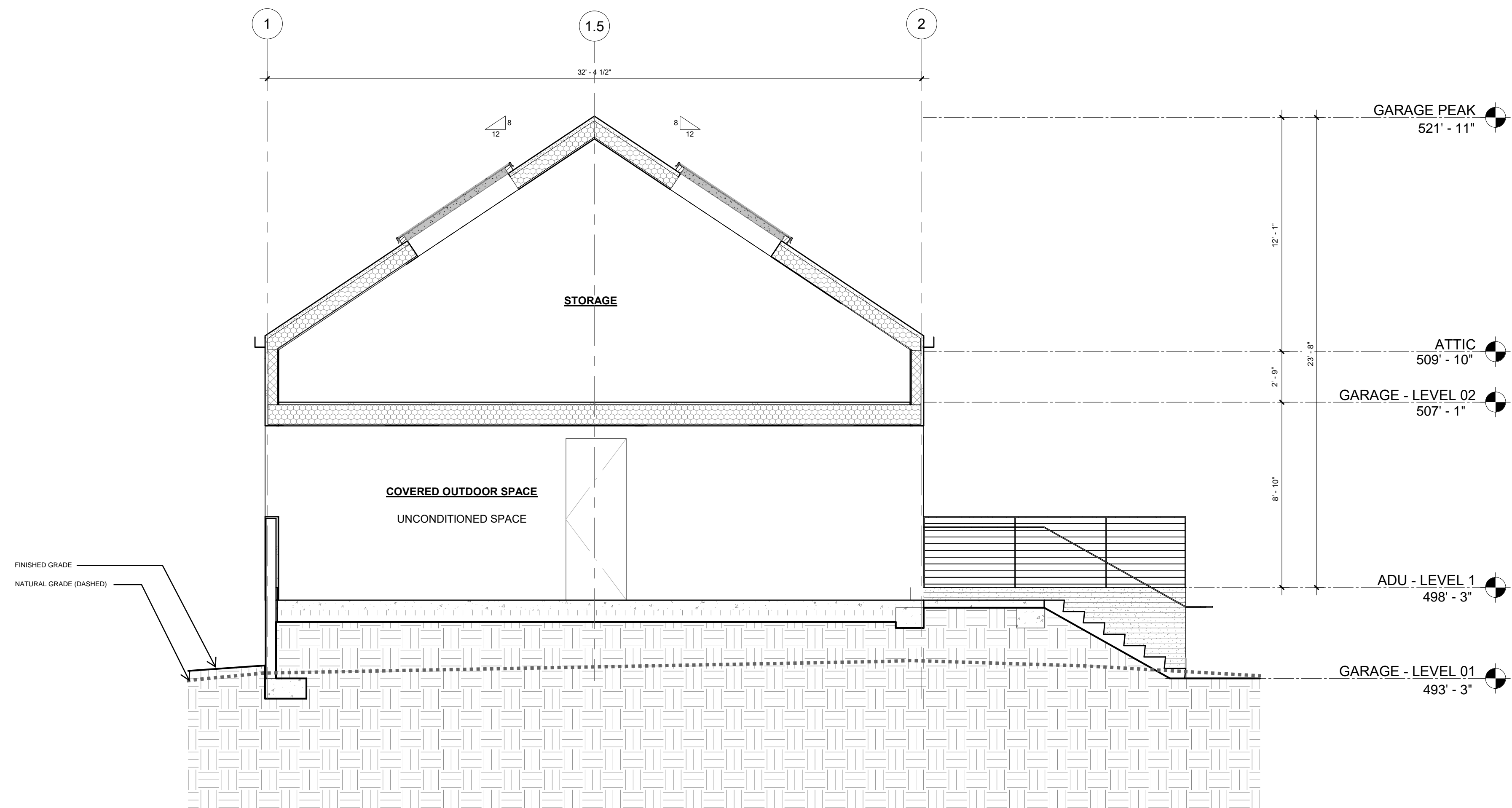
ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

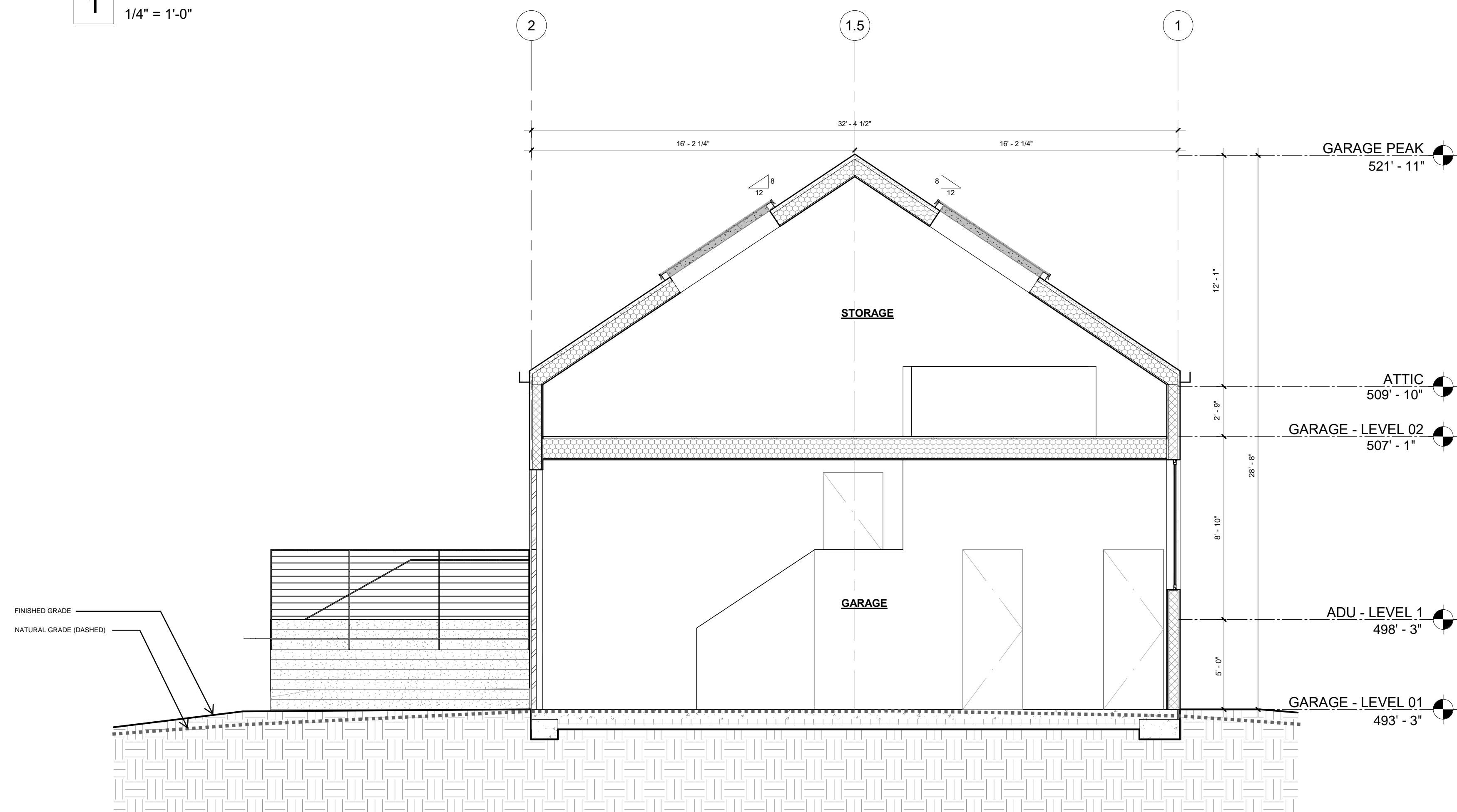
TITLE
BUILDING SECTIONS - ADU/GARAGE

A4.01
SHEET

Exhibit D



1 TRANSVERSE SECTION - GARAGE
1/4" = 1'-0"



2 TRANSVERSE SECTION - GARAGE
1/4" = 1'-0"

PROJECT NAME
BLACKMORE GARAGE / ADU

PROJECT ADDRESS
471 HAWKRIDGE LN.

OWNER
NATHAN BLACKMORE

APN
109-112-02

ISSUE
DISCRETIONARY PERMIT

DATE
01.26.2026

TITLE
BUILDING SECTIONS - ADU/GARAGE

A4.02

Exhibit D

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

OWNER
NATHAN BLACKMORE

APN
109-112-02

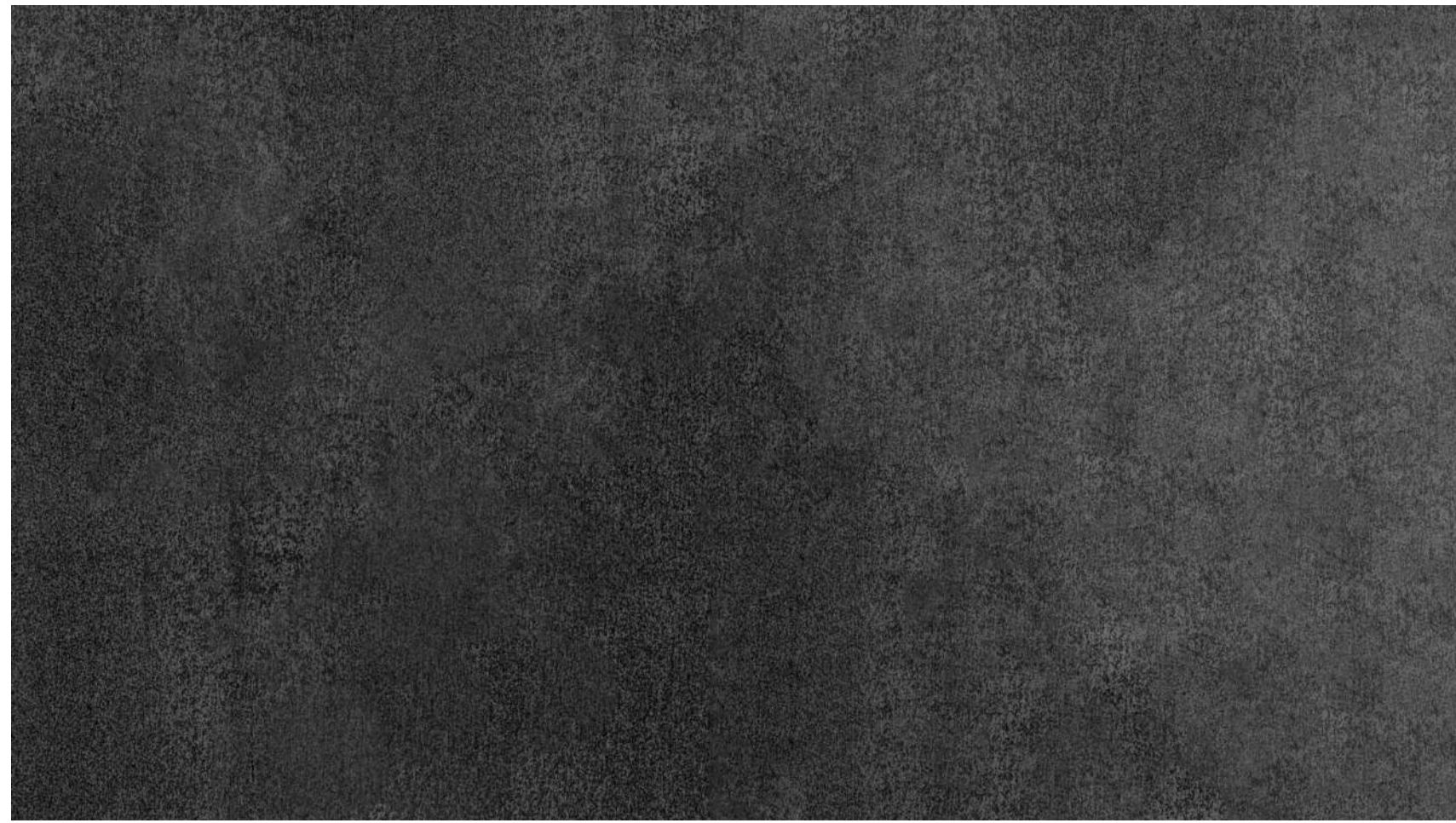
ISSUE
BUILDING PERMIT

DATE
12.14.22

TITLE
**EXTERIOR
MATERIAL BOARD**



EXTERIOR PT'D DARK CORRUGATED METAL
SIDING & ROOFING



CORTEN STEEL PATIO PAD EDGES



DARK PT'D METAL WINDOW FRAMES



BOARD FORM CONCRETE SITE WALLS &
EXPOSED FOUNDATIONS

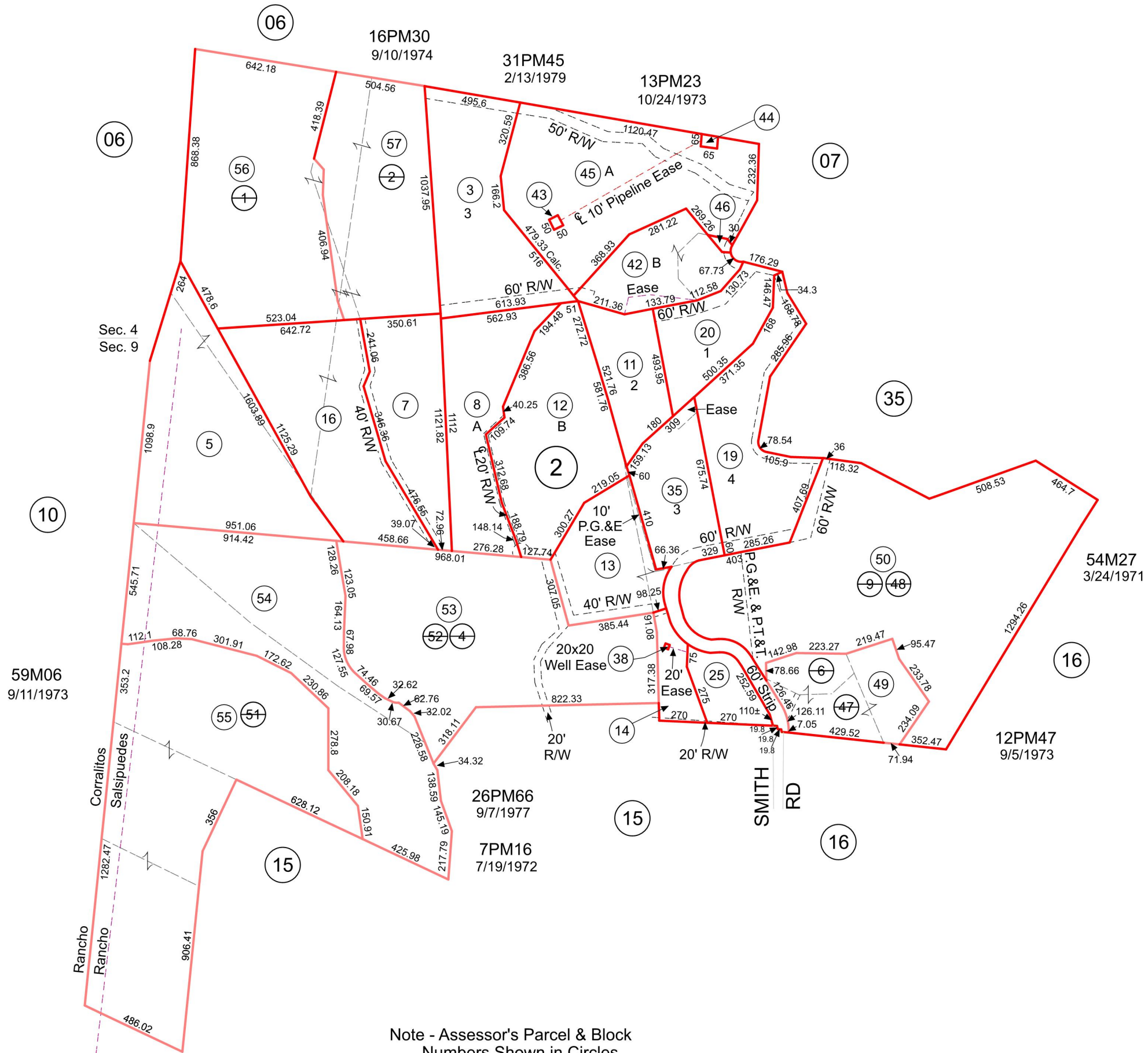
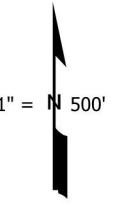
FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SALSIPUEDES RANCHO
POR. SECS. 4 & 9, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258

109-11



Electronically drawn 10/8/97 KSA
Rev. 4/9/98 CB (Tax Consolidation)
Rev. 10/12/01 mvm (changed page refs.)
Rev. 5/21/04 mvm (Combo form 2-49, 50)
Rev. 2/28/06 mvm (Cor. to bndy, 2-01)
Rev. 2/28/08 mvm (Cor. to 109-35)
Rev. 1/10/08 CB (07-0024488 & 89, Sp 1-51 & 52)
Rev. 9/24/12 CB (Por of pg 109-15)
Rev. 9/24/12 CB (LBA 12-0015251 to 53, 2-53 to 55)
Rev. 4/7/25 CJTC (LBA 2024-0022794 2-56/57)

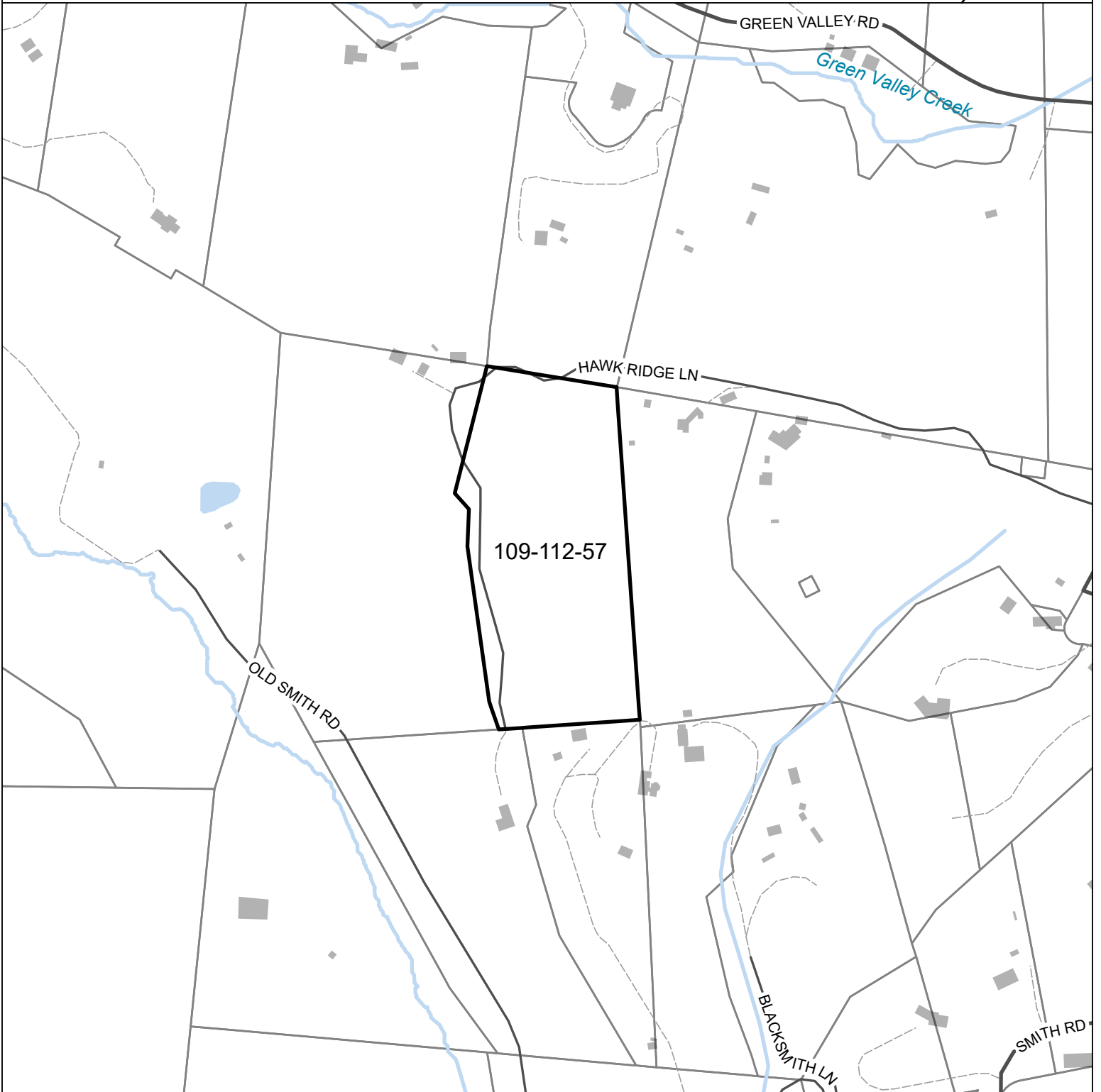
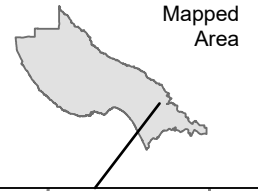
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 109-11
County of Santa Cruz, Calif.
Exhibit E Oct. 1997



Santa Cruz County Planning Department

Parcel Location Map

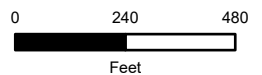


Parcel: 10911257

 Subject Parcel

Map printed: 6 May, 2026

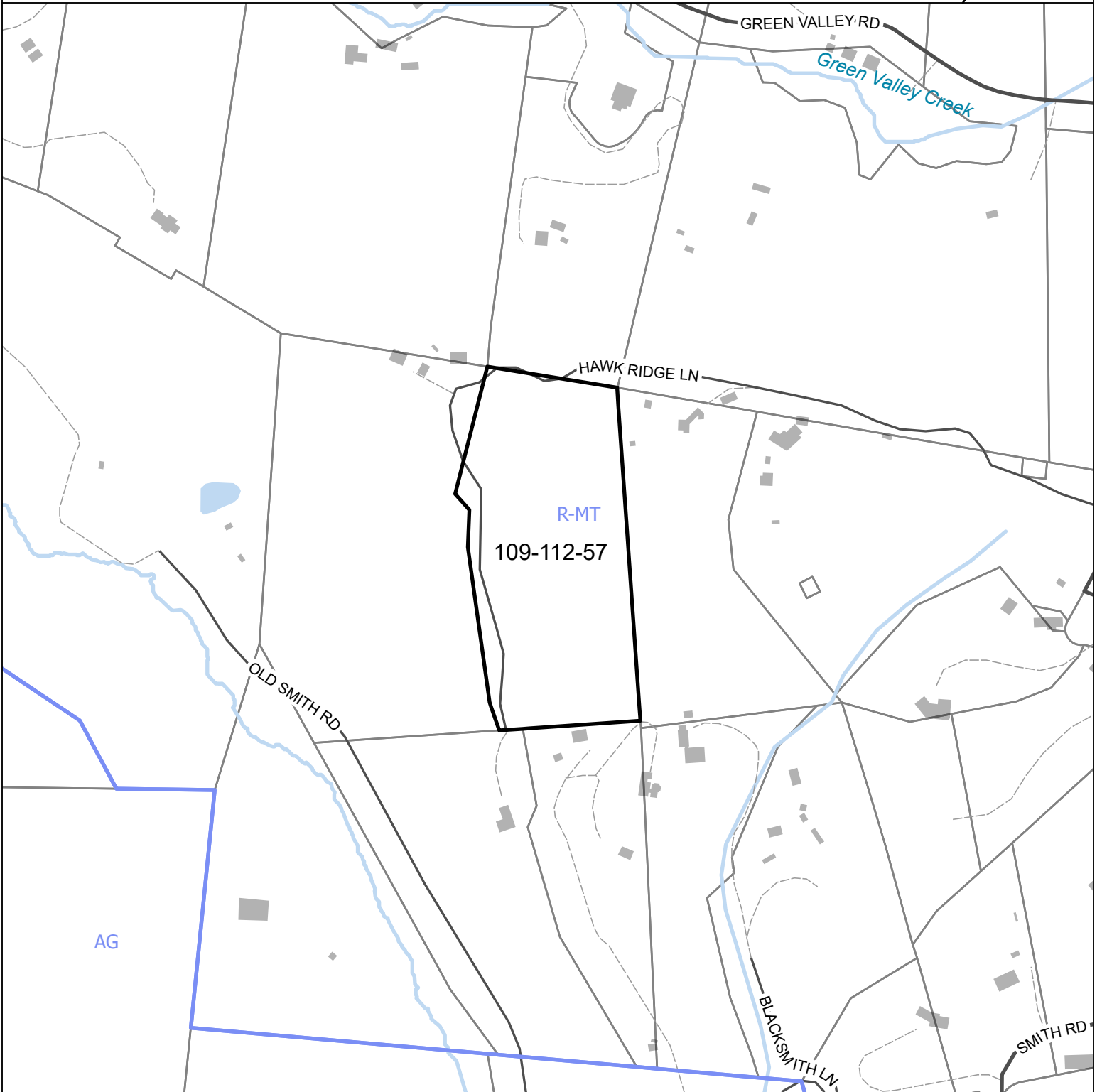
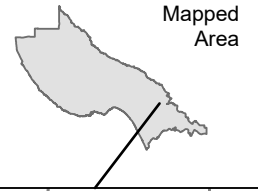
Exhibit E





Santa Cruz County Planning Department

Parcel General Plan Map



 Subject Parcel

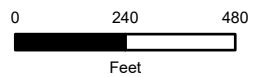
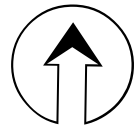
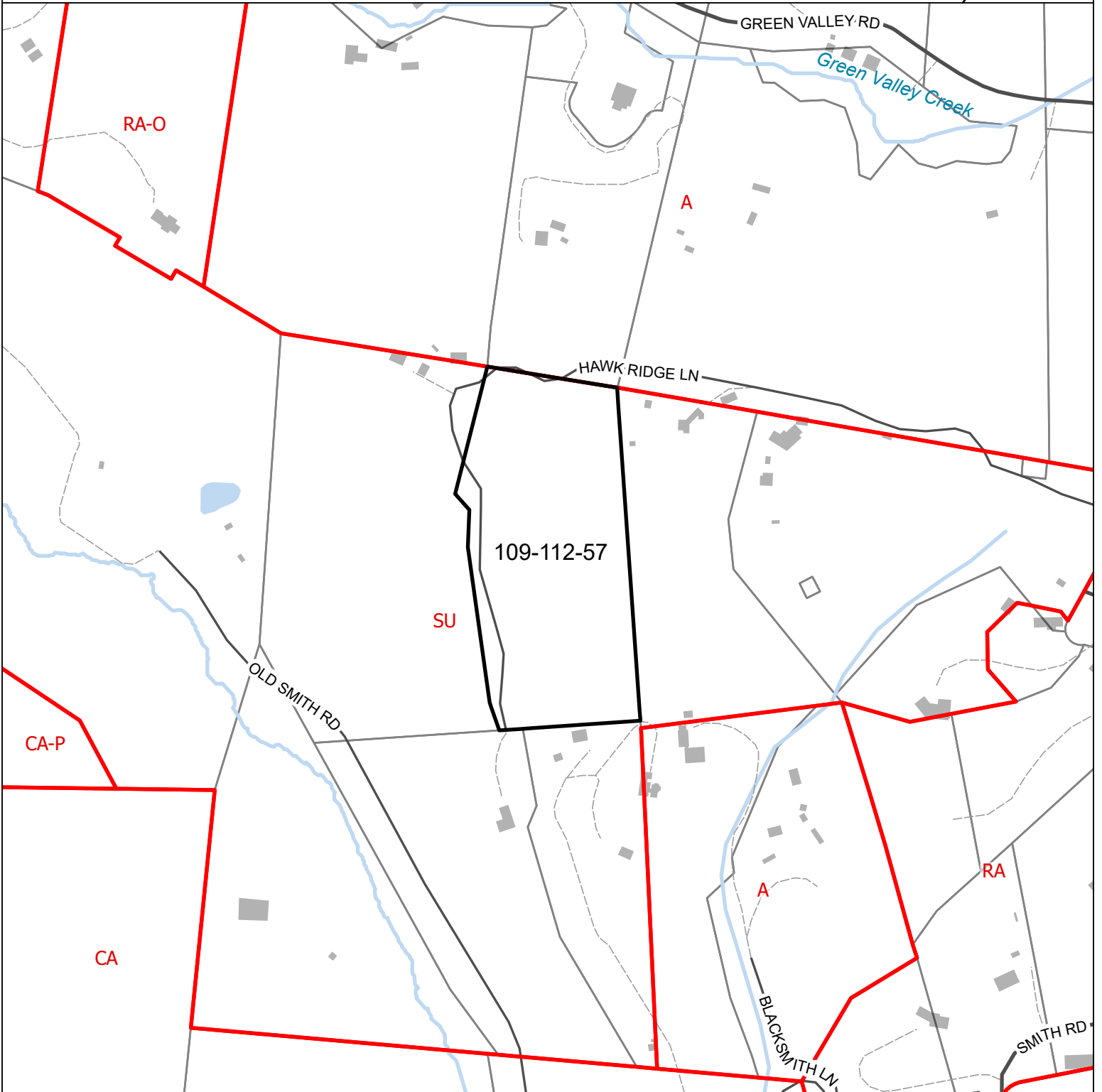
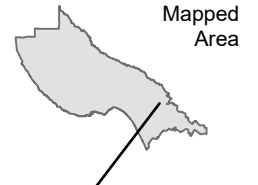


Exhibit E



Santa Cruz County Planning Department

Parcel Zoning Map



Subject Parcel

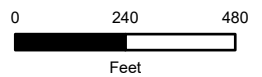


Exhibit E

Application #: 261033
APN: 109-112-57
Owner: John Blackmore

Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire
Drainage District: Flood Control Zone 7

Parcel Information

Parcel Size: 12.21 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Hawk Ridge Lane
Planning Area: Eureka Canyon
Land Use Designation: R-MT (Mountain Residential)
Zone District: SU (Special Use)
Coastal Zone: ___ Inside X Outside
Appealable to Calif. Coastal
Comm. ___ Yes X No

Technical Reviews: None

Environmental Information

Geologic Hazards: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: 0 - 50+ %
Env. Sen. Habitat: Not mapped
Grading: Yes
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Yes - portion