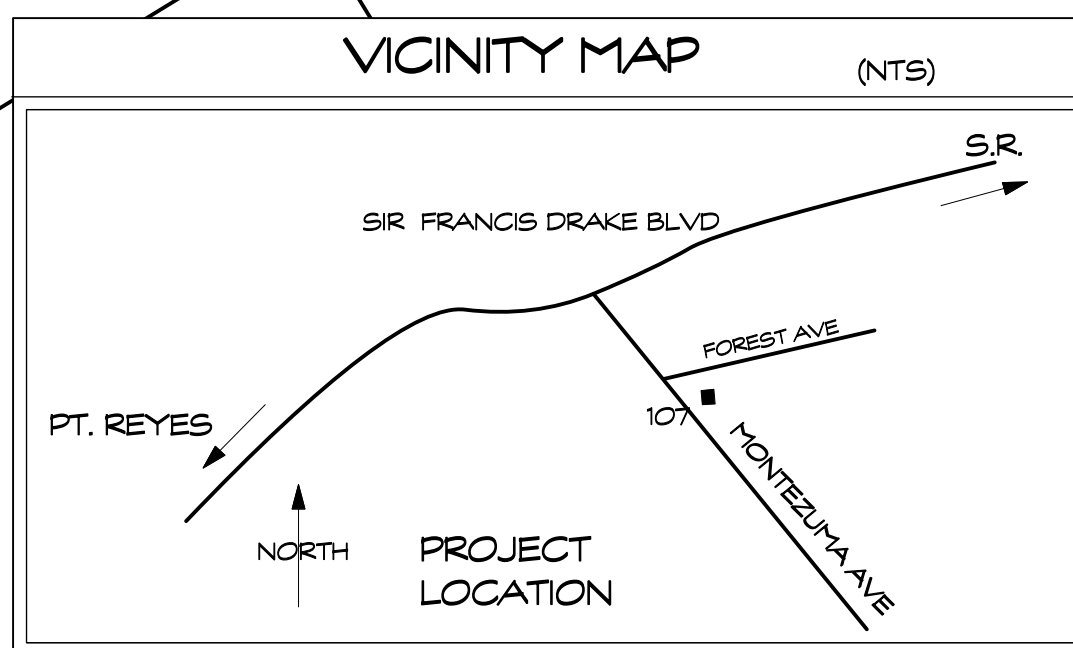
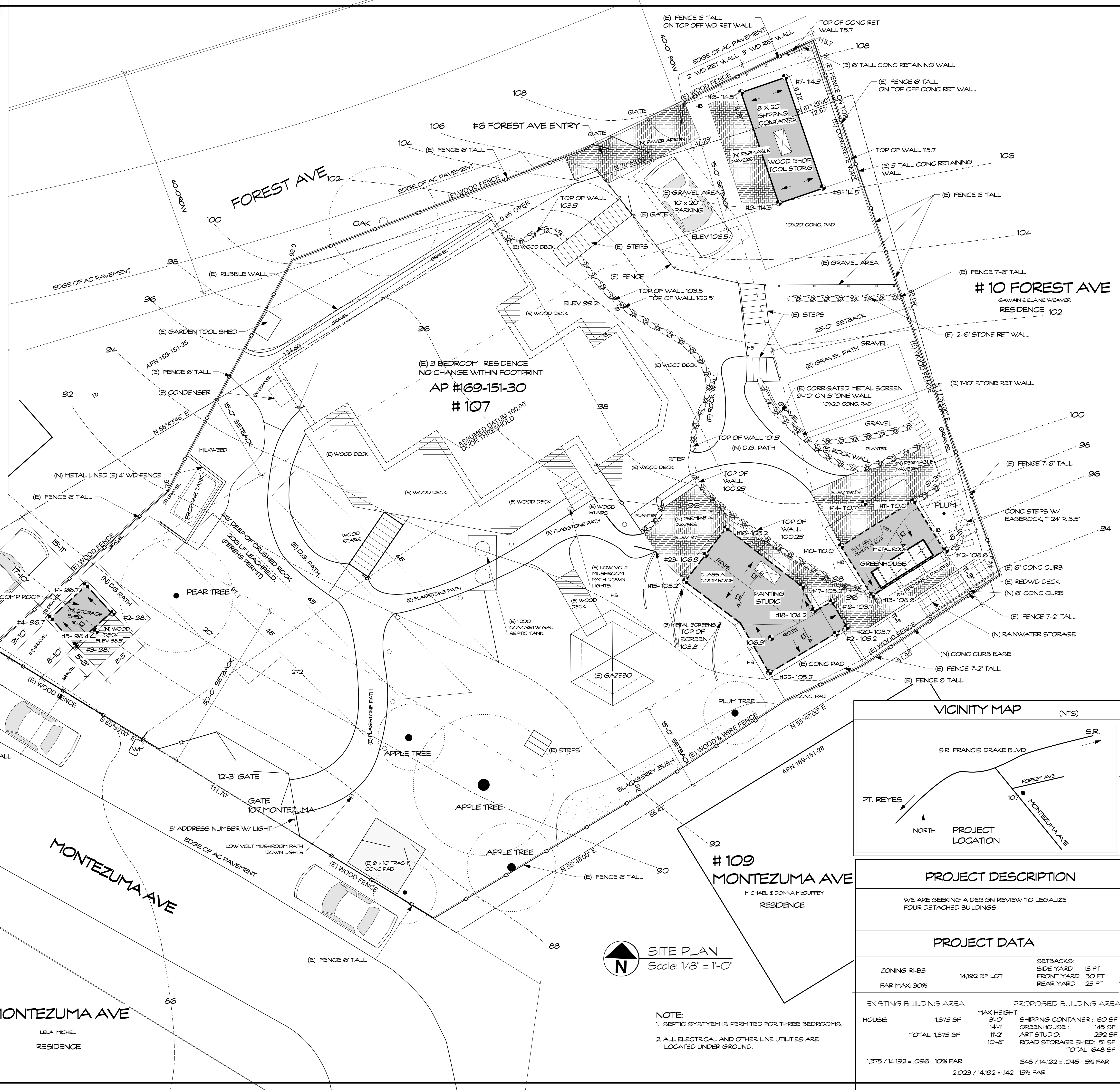


BLDG. CORNER & RIDGE HEIGHTS LEGEND

SHED	MARK #	BASE ELEV @ E GRADE	TOP OF BLDG CORNER OR RIDGE	HEIGHT ABOVE REF. BASE ELVE
	1	89.5'	96.7'	7.2'
	2	89.1'	98.1'	9'
	3	87.9'	98.1'	10.2'
	4	88.3'	96.7'	8.4'
	5	89.1'	98.4	9.3'
SHIPPING CONTAINER				
	6	107.4'	114.5'	7.7'
	7	107.4'	114.5'	7.7'
	8	106.8'	114.5'	7.1'
	9	106.8'	114.5'	7.1'
GREEN HOUSE				
	10	100.0'	110.0'	10'
	11	100.0'	110.0'	10'
	12	95.1'	108.6'	13.5'
	13	95.1'	108.6'	13.5'
	14	100.0'	110.7'	10.7'
PAINTING STUDIO				
	15	95.8'	105.2'	9.4'
	16	97.0'	105.2'	8.2'
	17	96.2'	105.2'	9.0'
	18	95.9'	104.1'	8.2'
	19	95.6'	103.7'	8.0'
	20	95.1'	103.7'	8.7'
	21	95.2'	105.2'	9.7'
	22	94.5'	105.2'	10.7'
	23	97.2'	106.9'	9.7'



SITE PLAN
Scale: 1/8" = 1'-0"

NOTE:
1. SEPTIC SYSTEM IS PERMITTED FOR THREE BEDROOMS.
2. ALL ELECTRICAL AND OTHER LINE UTILITIES ARE LOCATED UNDER GROUND.

Leo den Ouden Architect
Box 397 Forest Knolls CA 94933 Lt # 630774
C-415 226-8077 leo56@mac.com

PROJECT OWNER:

Leo & Barbara den Ouden
107 Montezuma ave
Forest Knolls, Ca

A.P.#
169-151-30
SHEET TITLE:

A-1	SITE / ROOF PLAN
A-2	DRAINAGE PLANS
A-3	PAINTING STUDIO
A-4	GREENHOUSE
A-5	REPAIR SHOP / TOOL STORAGE
A-6	ROAD STORAGE SHED
B-1	LANDSCAPE PLAN
	SITE BOUNDARY SURVEY

NO.	REVISIONS	DATE

DATE: 6/20/23
PROJECT #:
CHECKED:
SCALE: AS NOTED
DRAWN BY: LD

PROJECT DESCRIPTION
WE ARE SEEKING A DESIGN REVIEW TO LEGALIZE FOUR DETACHED BUILDINGS

PROJECT DATA

ZONING RI-83	14,192 SF LOT	SETBACKS: SIDE YARD 15 FT FRONT YARD 30 FT REAR YARD 25 FT
FAR MAX 30%		

EXISTING BUILDING AREA	PROPOSED BUILDING AREA
HOUSE: 1,375 SF	MAX HEIGHT: 3'-0"
TOTAL 1,375 SF	SHIPPING CONTAINER: 150 SF
	GREENHOUSE: 292 SF
	ART STUDIO: 292 SF
	ROAD STORAGE SHED: 51 SF
	TOTAL 648 SF
1,375 / 14,192 = .096 10% FAR	648 / 14,192 = .045 5% FAR
	2,023 / 14,192 = .142 15% FAR

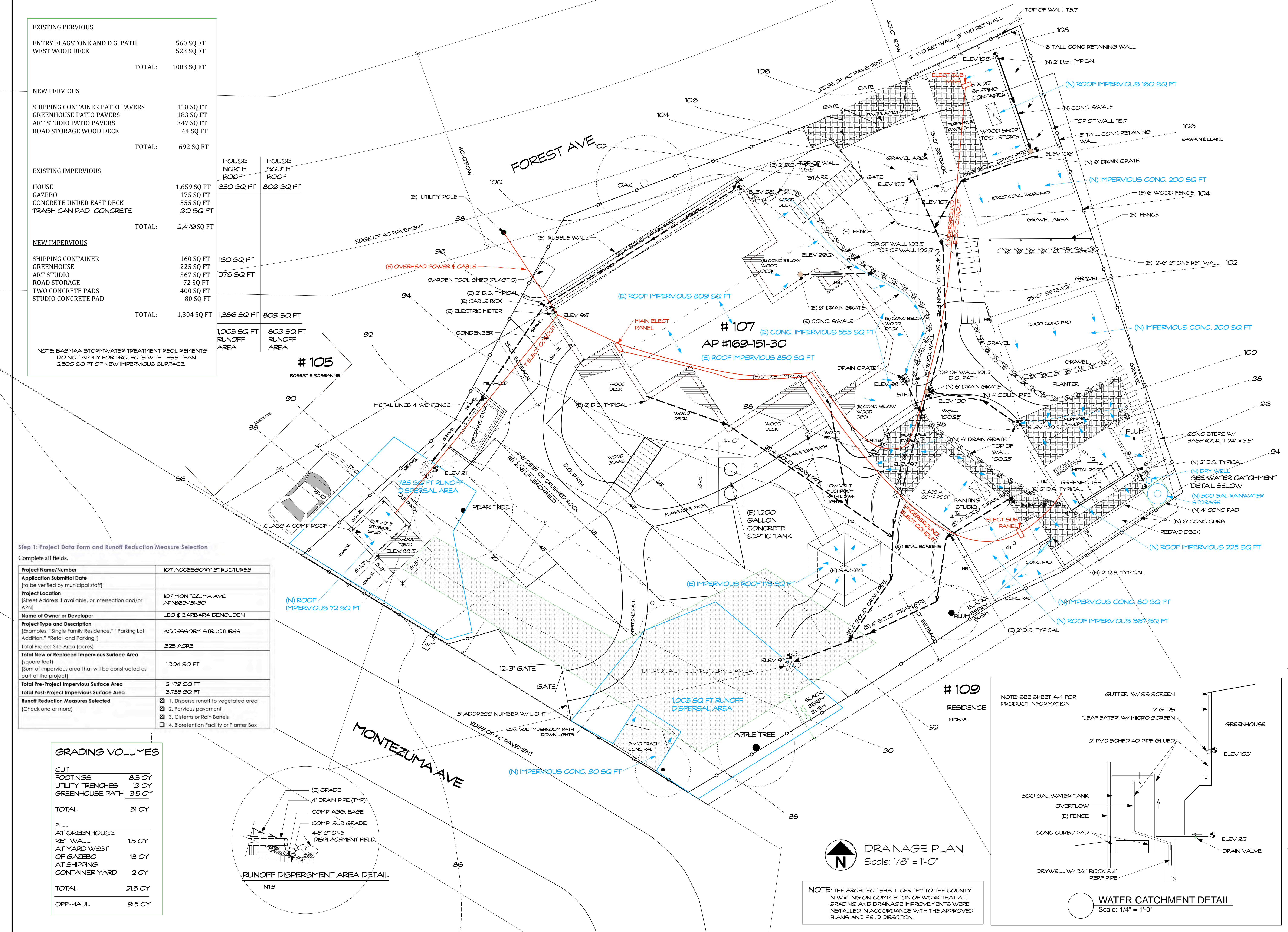
SHEET

A-1

EXISTING PERVIOUS		
ENTRY FLAGSTONE AND D.G. PATH	560 SQ FT	
WEST WOOD DECK	523 SQ FT	
TOTAL:	1083 SQ FT	
NEW PERVIOUS		
SHIPPING CONTAINER PATIO PAVERS	118 SQ FT	
GREENHOUSE PATIO PAVERS	183 SQ FT	
ART STUDIO PATIO PAVERS	347 SQ FT	
ROAD STORAGE WOOD DECK	44 SQ FT	
TOTAL:	692 SQ FT	
EXISTING IMPERVIOUS		
HOUSE	1,659 SQ FT	
GAZEBO	175 SQ FT	
CONCRETE UNDER EAST DECK	555 SQ FT	
TRASH CAN PAD CONCRETE	90 SQ FT	
TOTAL:	2,479 SQ FT	
NEW IMPERVIOUS		
SHIPPING CONTAINER	160 SQ FT	160 SQ FT
GREENHOUSE	225 SQ FT	225 SQ FT
ART STUDIO	367 SQ FT	376 SQ FT
ROAD STORAGE	72 SQ FT	
TWO CONCRETE PADS	400 SQ FT	
STUDIO CONCRETE PAD	80 SQ FT	
TOTAL:	1,304 SQ FT	1,386 SQ FT
	1,005 SQ FT	809 SQ FT

HOUSE NORTH ROOF		HOUSE SOUTH ROOF	
EXISTING PERVIOUS	850 SQ FT	EXISTING PERVIOUS	809 SQ FT
NEW PERVIOUS	160 SQ FT	NEW PERVIOUS	225 SQ FT
NEW IMPERVIOUS	225 SQ FT	NEW IMPERVIOUS	367 SQ FT
TOTAL:	1,005 SQ FT	TOTAL:	809 SQ FT

NOTE: BASHMAA STORMWATER TREATMENT REQUIREMENTS DO NOT APPLY FOR PROJECTS WITH LESS THAN 2,500 SQ FT OF NEW IMPERVIOUS SURFACE.

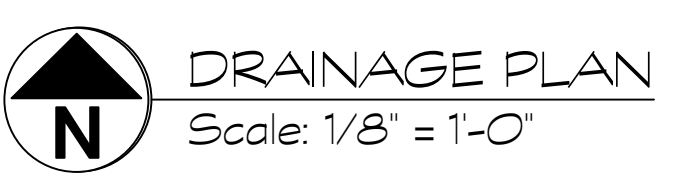
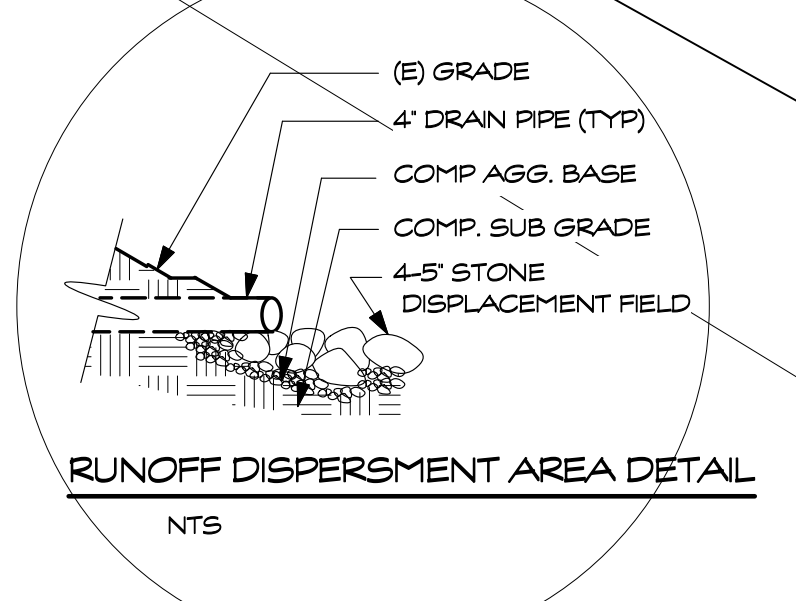


Step 1: Project Data Form and Runoff Reduction Measure Selection

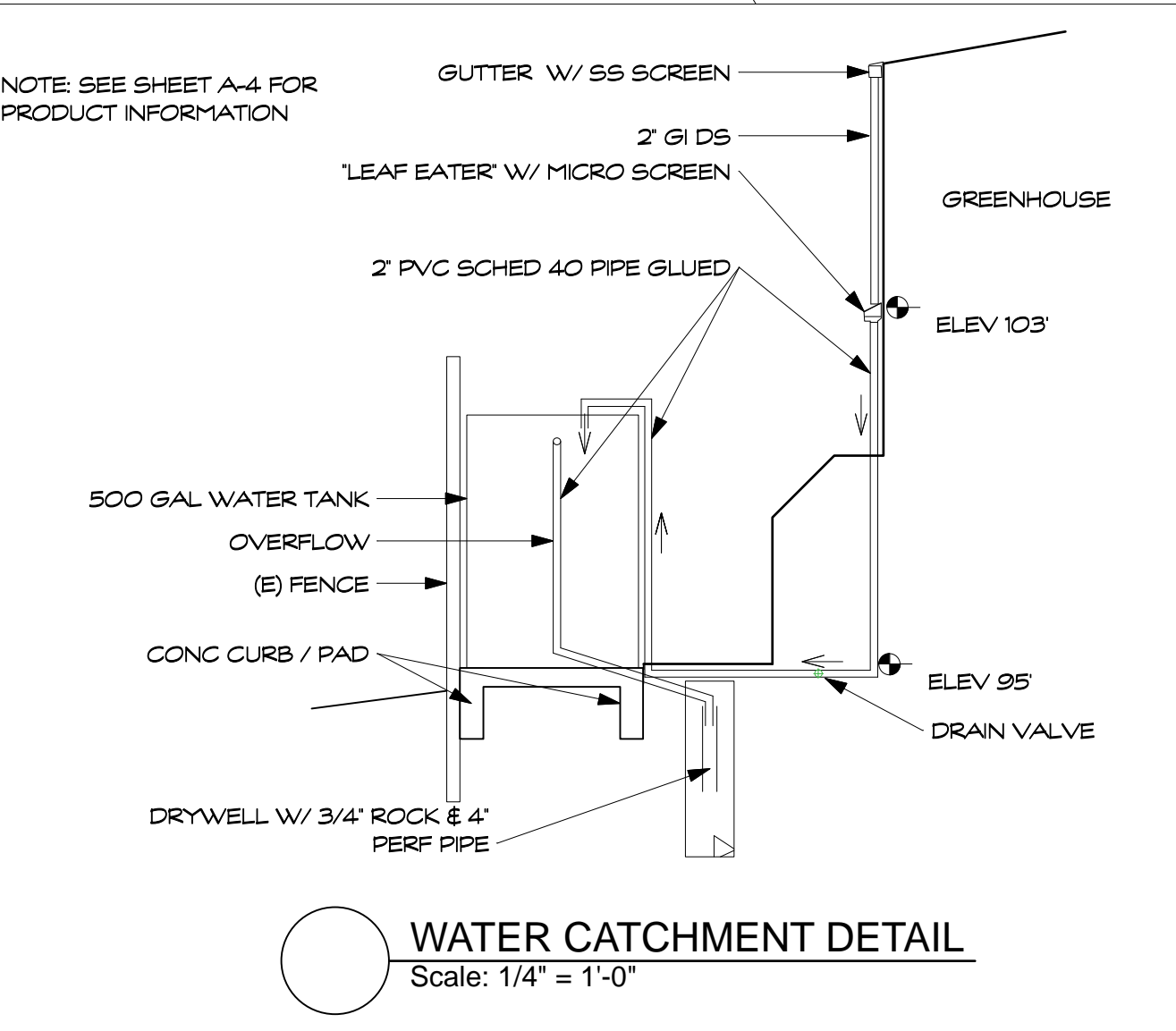
Complete all fields.

Project Name/Number	107 ACCESSORY STRUCTURES
Application Submittal Date	[to be verified by municipal staff]
Project Location	107 MONTEZUMA AVE APN#169-151-30
Name of Owner or Developer	LEO & BARBARA DENouden
Project Type and Description	ACCESSORY STRUCTURES
Total Project Site Area (acres)	.325 ACRE
Total New or Replaced Impervious Surface Area (square feet)	1,304 SQ FT
Total Pre-Project Impervious Surface Area	2,479 SQ FT
Total Post-Project Impervious Surface Area	3,783 SQ FT
Runoff Reduction Measures Selected	<input checked="checked" type="checkbox"/> 1. Disperse runoff to vegetated area <input checked="checked" type="checkbox"/> 2. Pervious pavement <input checked="checked" type="checkbox"/> 3. Cisterns or Rain Barrels <input type="checkbox"/> 4. Bioretention Facility or Planter Box

GRADING VOLUMES	
CUT	
FOOTINGS	8.5 CY
UTILITY TRENCHES	19 CY
GREENHOUSE PATH	3.5 CY
TOTAL	31 CY
FILL	
AT GREENHOUSE	
RET WALL	1.5 CY
AT YARD WEST OF GAZEBO	18 CY
AT SHIPPING CONTAINER YARD	2 CY
TOTAL	21.5 CY
OFF-HAUL	9.5 CY



NOTE: THE ARCHITECT SHALL CERTIFY TO THE COUNTY IN WRITING ON COMPLETION OF WORK THAT ALL GRADING AND DRAINAGE IMPROVEMENTS WERE INSTALLED IN ACCORDANCE WITH THE APPROVED PLANS AND FIELD DIRECTION.



PROJECT OWNER:

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107 Montezuma ave
Forest Knolls, Ca

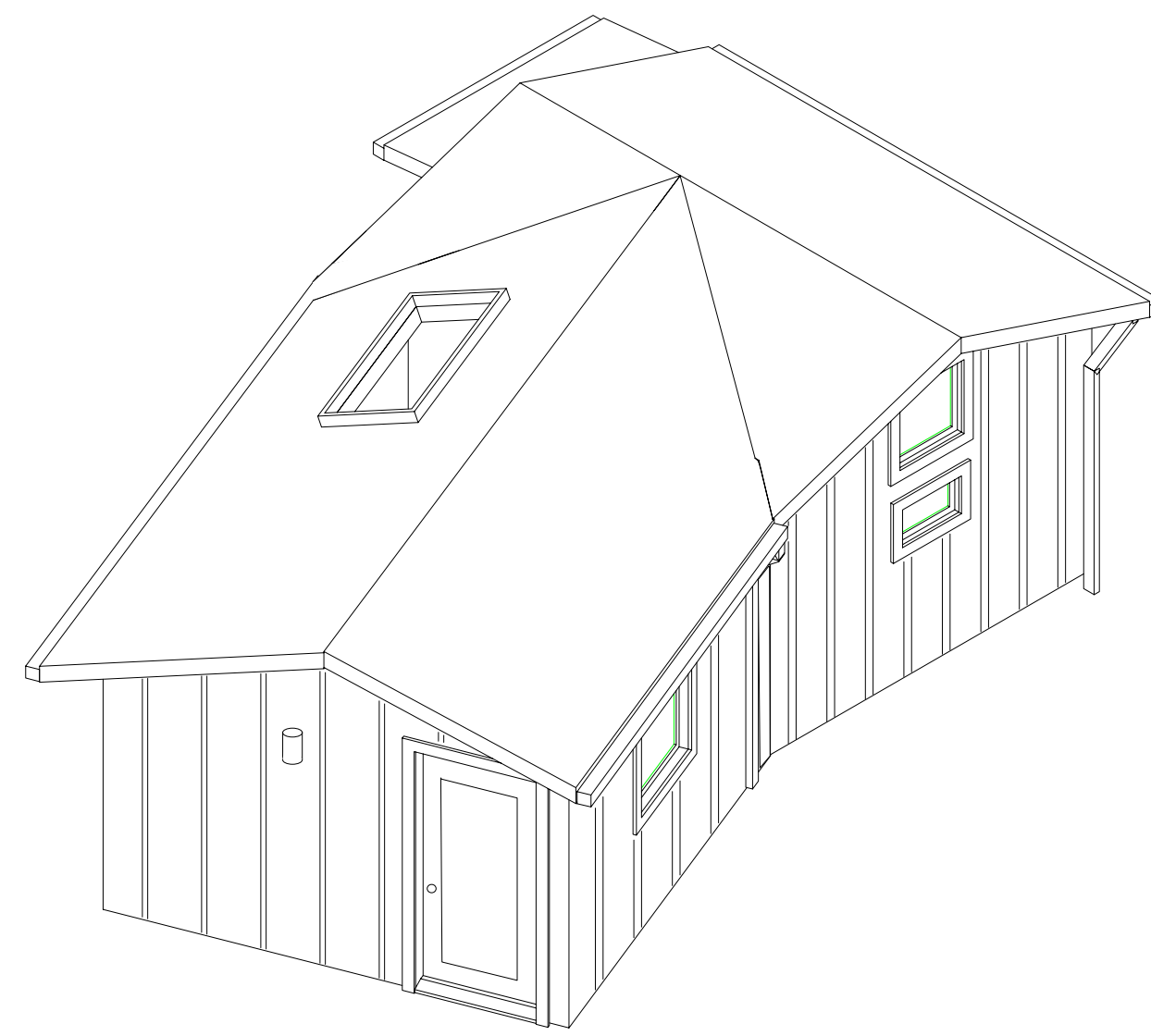
A.P.#
169-151-30

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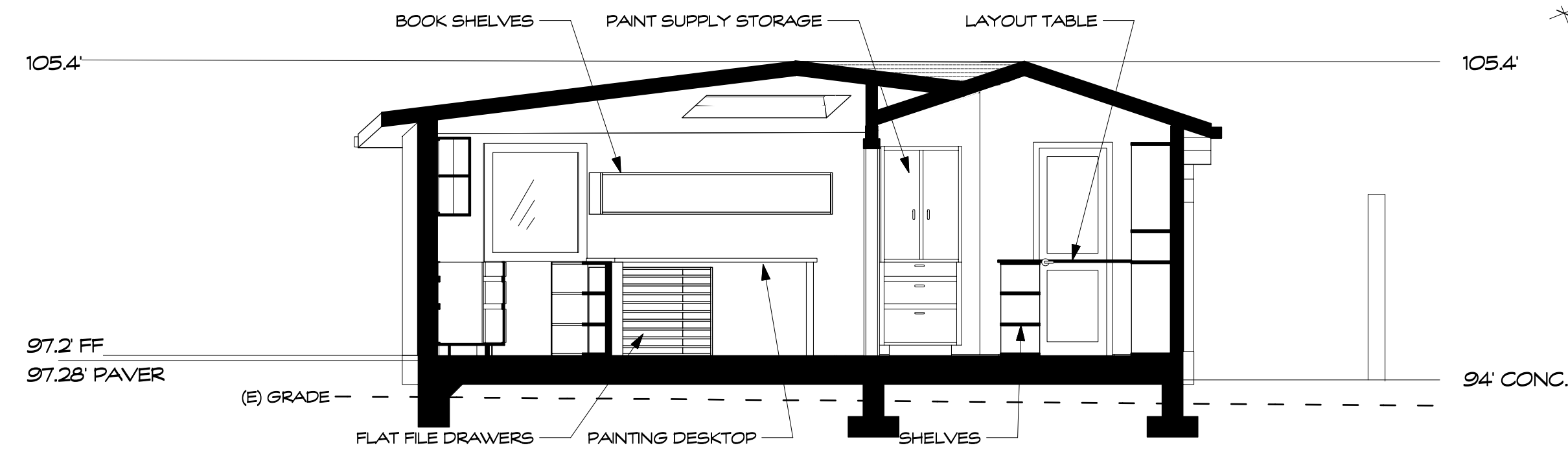
A-1	SITE / ROOF PLAN
A-2	DRAINAGE PLANS
A-3	PAINTING STUDIO
A-4	GREENHOUSE
A-5	REPAIR SHOP / TOOL STORAGE
	ROAD STORAGE SHED
A-6	LANDSCAPE PLAN
B-1	SITE BOUNDARY SURVEY

NO.	REVISIONS	DATE
DATE	6/20/23	
PROJECT #		
CHECKED		
SCALE	AS NOTED	
DRAWN BY	LD	

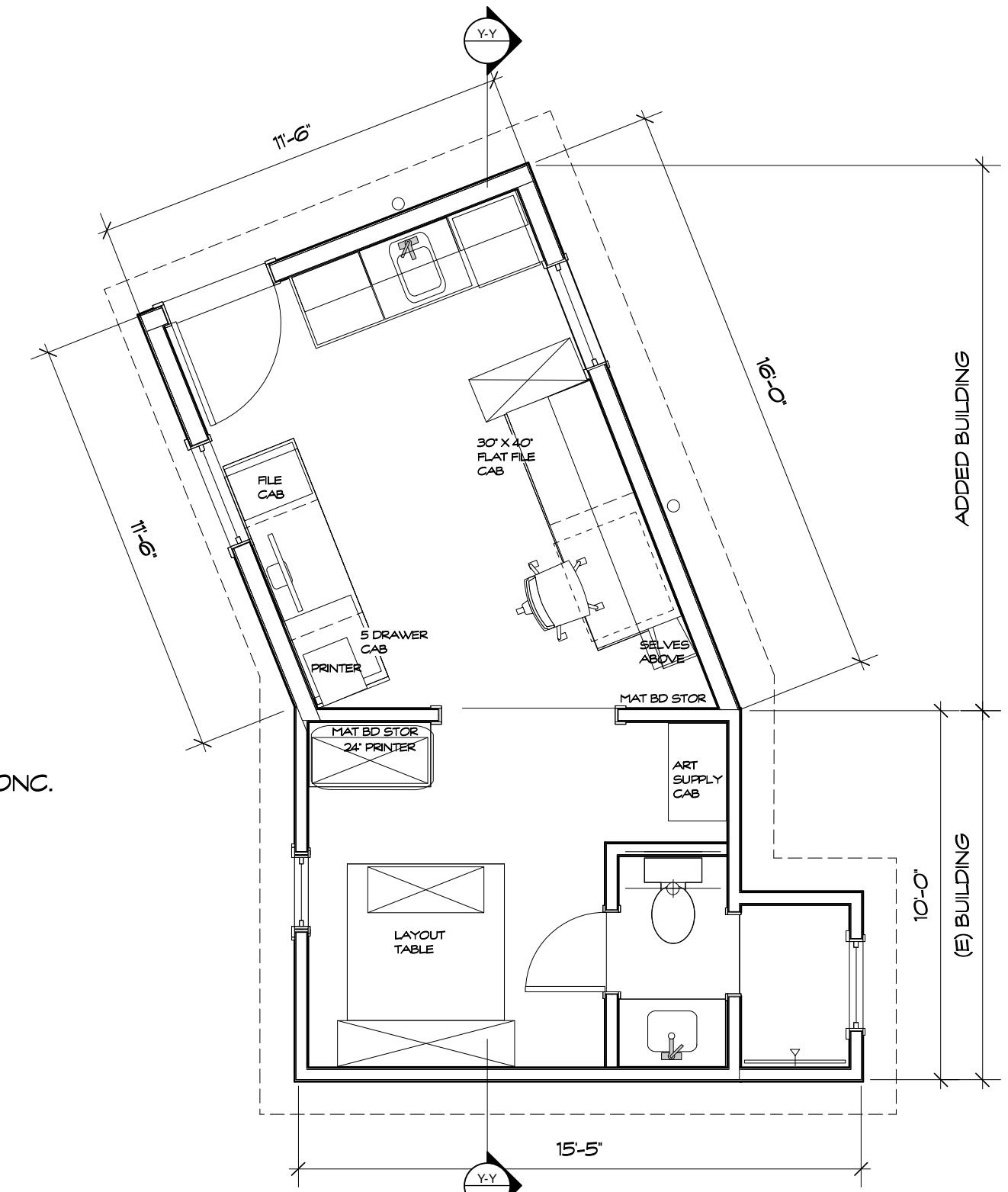
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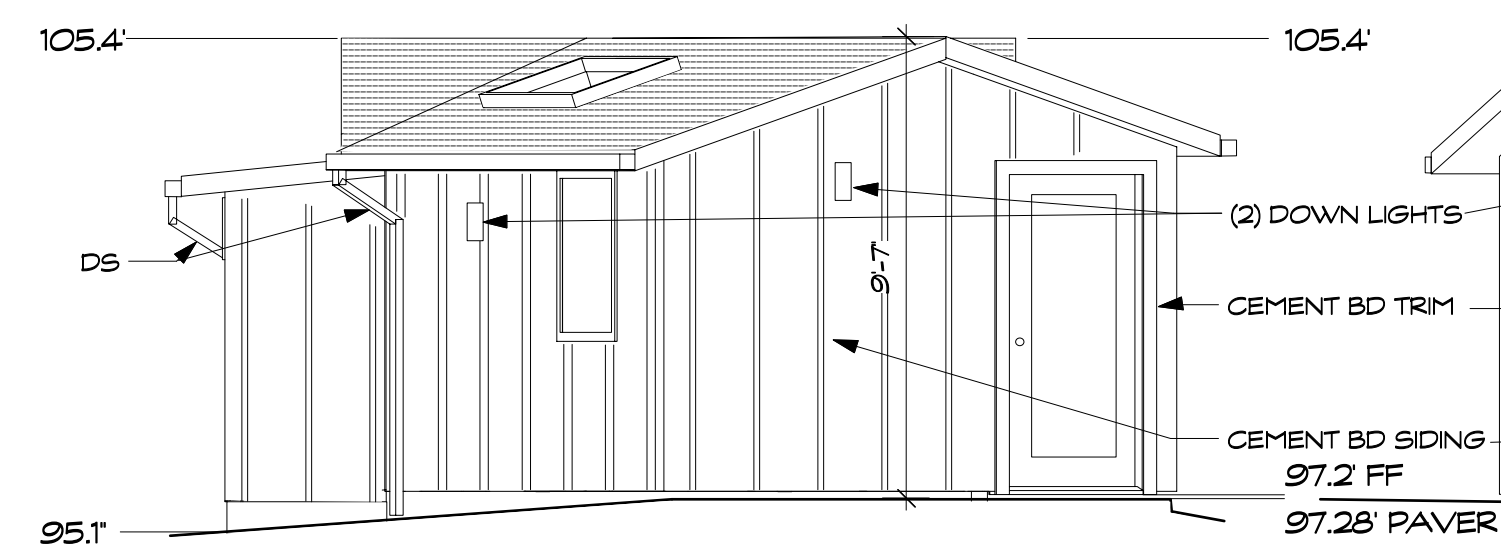
NORTH / WEST ISOMETRIC
Scale: 1/4" = 1'-0"



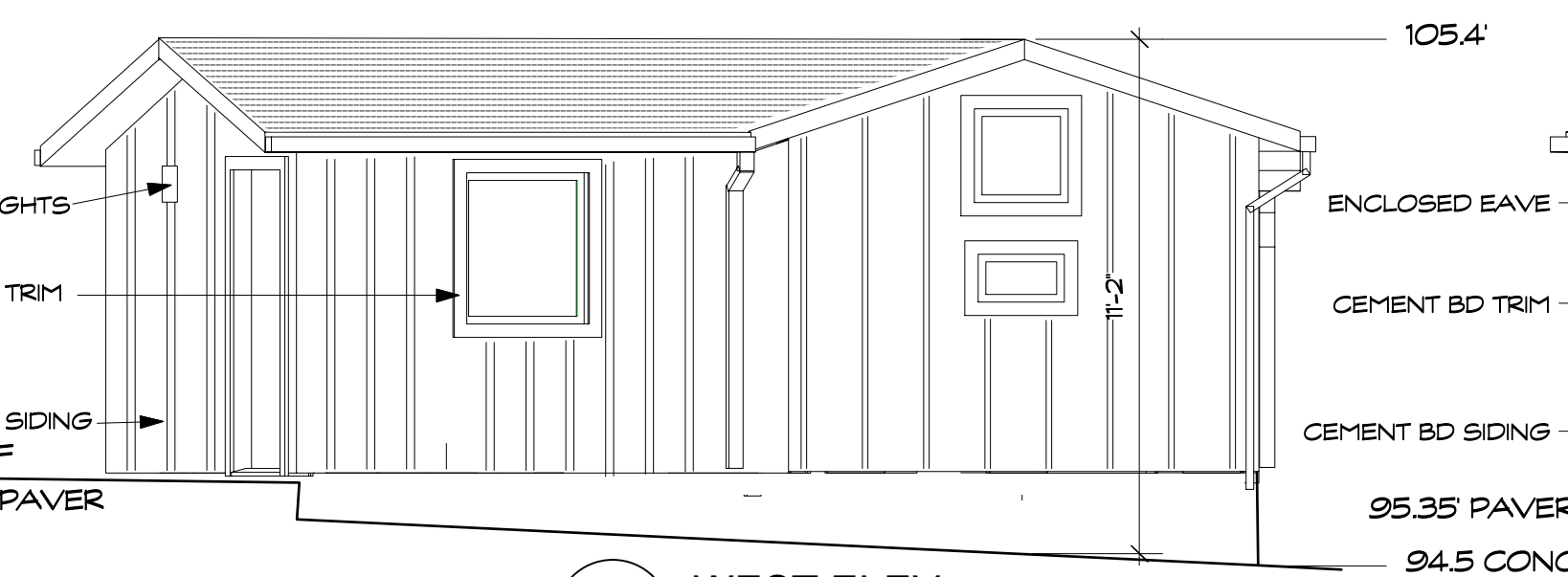
SECTION Y-Y
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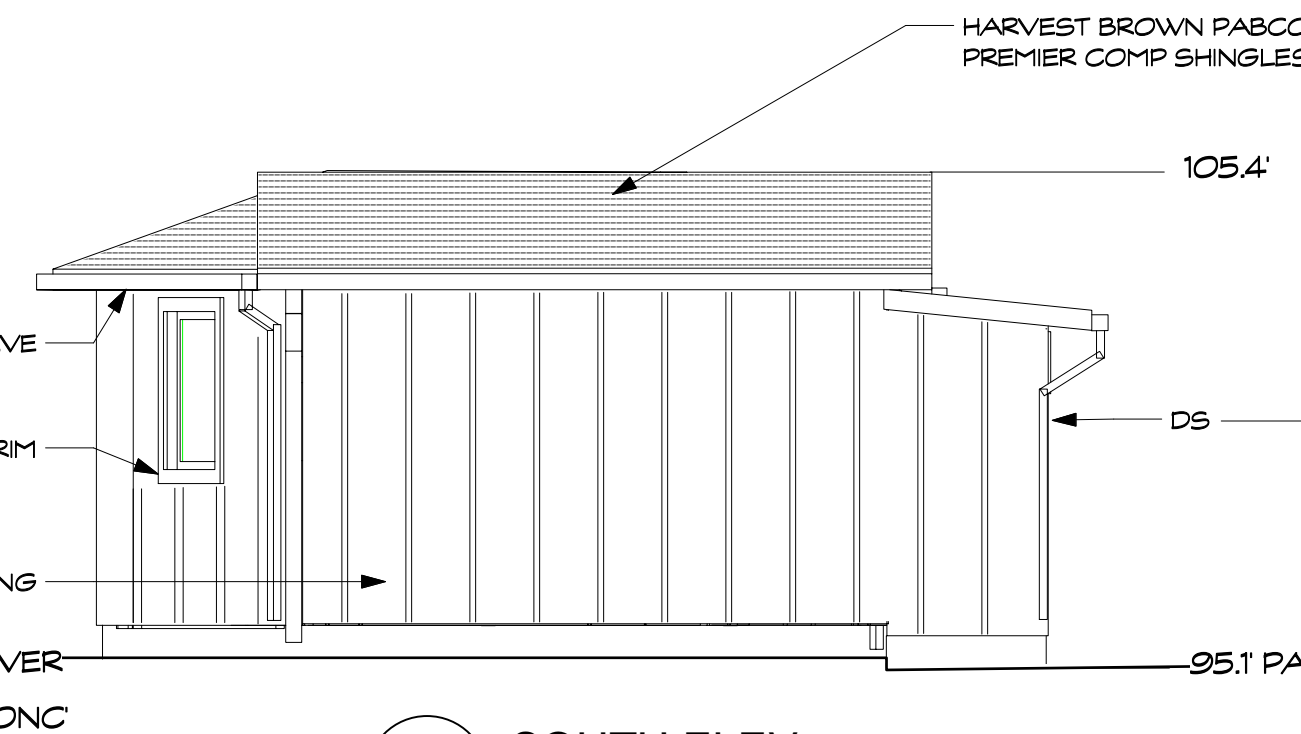
PAINT STUDIO FLOOR PLAN
Scale: 1/4" = 1'-0"



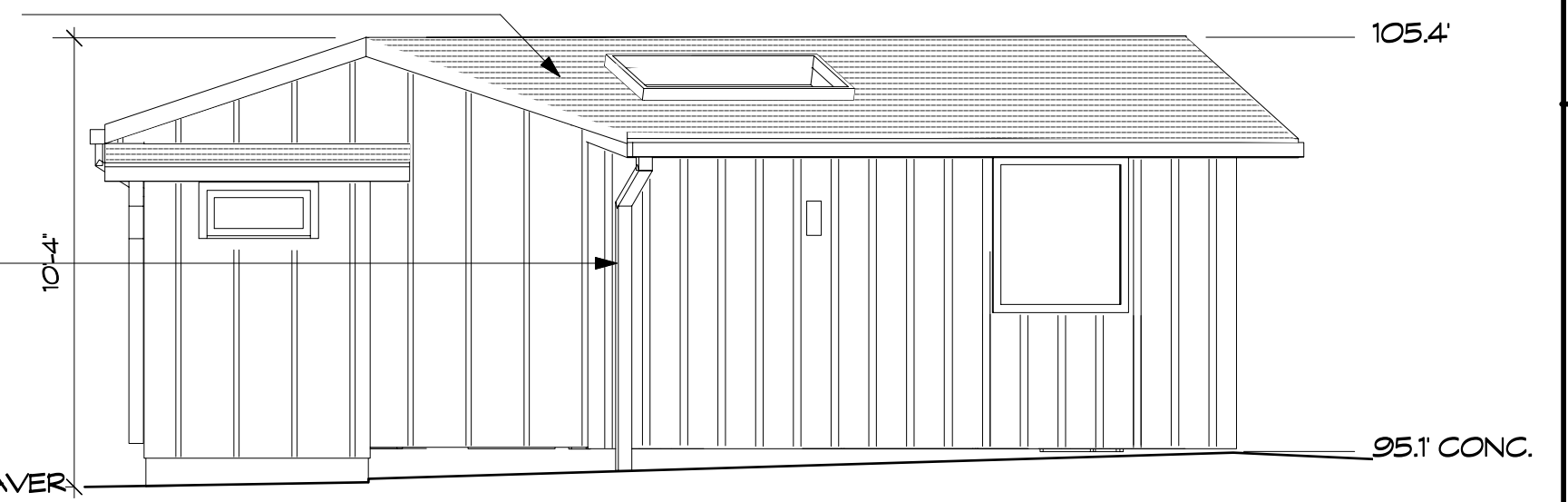
NORTH ELEV
Scale: 1/4" = 1'-0"



WEST ELEV
Scale: 1/4" = 1'-0"



SOUTH ELEV
Scale: 1/4" = 1'-0"



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



HARVEST BROWN 6107 PABCO PREMIER



NOMADIC DESSERT 6107 SHER-WILL SIDING, WARM WHITE TRIM

Leo den Ouden Architect
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C: 415 226-8077 leo56@mac.com

PROJECT OWNER:

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A.P.#
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SHEET TITLE:

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	LANDSCAPE PLAN
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	LANDSCAPE PLAN
	LANDSCAPE PLAN
	LANDSCAPE PLAN
	LANDSCAPE PLAN

Banded Coastal Outdoor Wall Sconce
By Hubbardton Forge

LUMENS
Call Us: (877) 445-4486

Product Options
Glass: Opal,
Frosted, Coastal Black,
Stem Length: Small,
Light Option: Incandescent

Details
• Coastal finish required for warranty eligibility for outdoor installations within 25 miles of the coast
• Commercial and Residential use
• Handcrafted in Vermont, USA

Dimensions
Small Option Backplate: Width 5", Height 12"
Small Option Fixture: Width 5", Height 23", Depth 8.8", Weight 2.5 lbs

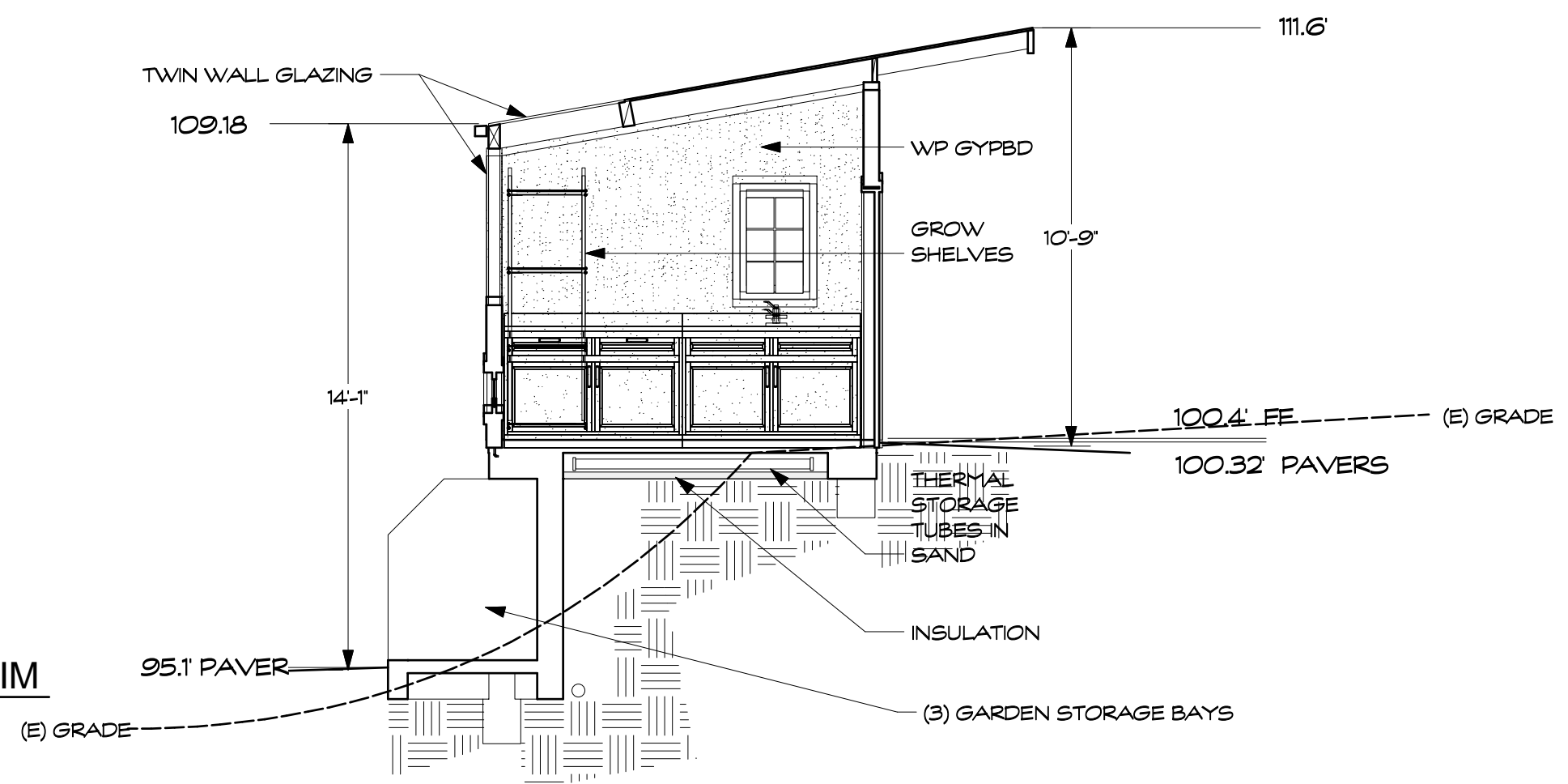
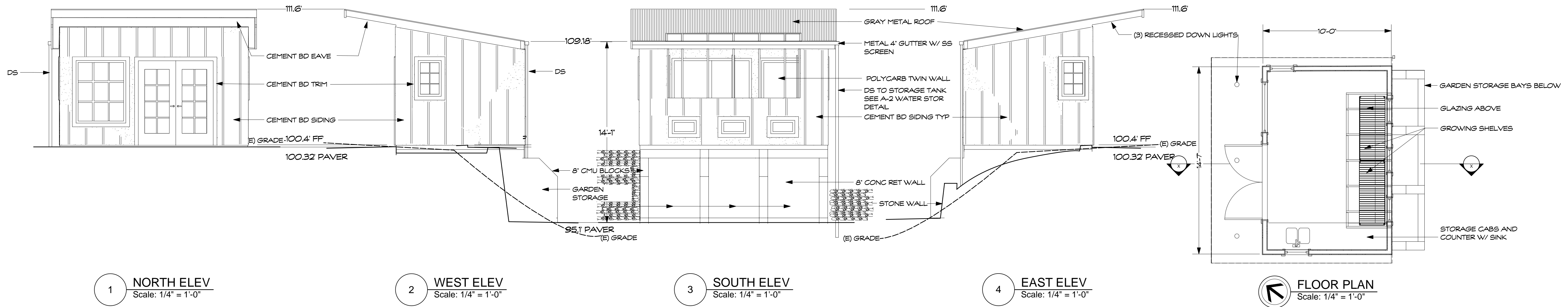
Lighting			
Lamp Type	70 Watt	Color Temp.	2000 (Soft White)
Total Lumens	1400.0	Average Lifespan (Hours)	1,000
# of Bulbs	1 (Not Included)	CR	100
Bulb Type	70W A19 E26	Equivalent Halogen, CFL or LED Bulb Can Be Used	Yes
Volts	120		

Notes:
150° FRONT FOIL LINED GLASS

Prepared by: _____
Prepared for: _____
Room: _____
Placement: _____
Approval: _____

Additional Details
Product URL: <https://www.lumens.com/banded-coastal-outdoor-wall-sconce-by-hubbardton-forge-HBF1869235.html>
Rating: UL Listed Wall
ITEM#: HBF1869235

SHEET
A-3

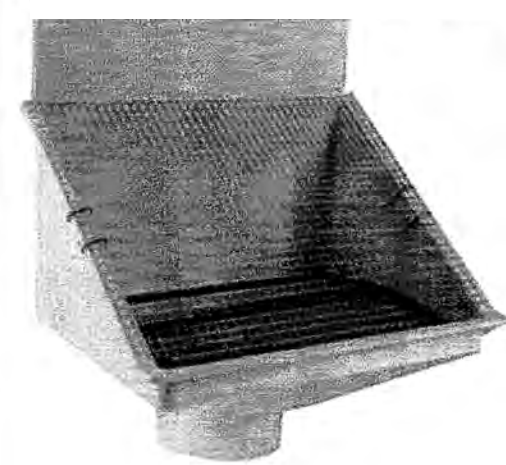


1 RIBBED GALVALUME STEEL ROOF

2 NOMADIC DESERT 6107 SHER-WILL SIDING, WARM WHITE TRIM

3 SECTION X-X Scale: 1/4" = 1'-0"

Rain Harvesting Pty Original Leaf Eater Downspout Filter
RAINWATER FILTER SEE A-2 DRAINAGE PLAN



The ultimate high performance self-cleaning downspout filter...improves water quality and reduces tank maintenance. By screening leaves onto the ground, the Leaf Eater prevents gutters from blocking and eliminates a fire hazard.



Our Price	\$49.95
List Price	\$57.00
SKU	RHLE99
Weight	3
Discount	
Quantity	Web Price
4 to 9	\$44.95
10 to 99	\$42.95
Free U.S. Shipping for orders over \$149.00 (excludes Hawaii/Alaska)	

Quantity 1 [Order](#)

[Print Brochure](#)

Description Cross Selling Products Reviews

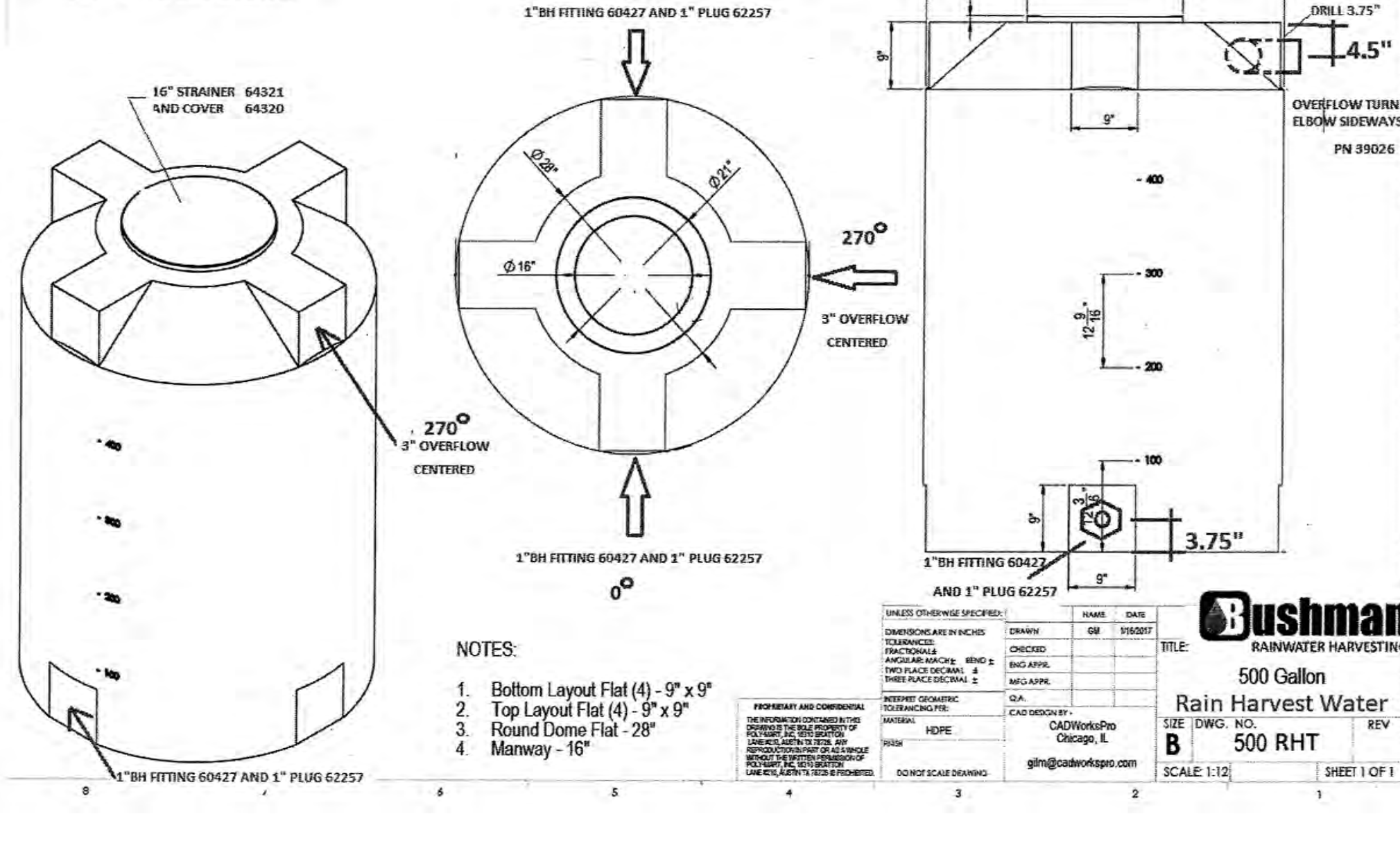
Product Description:

Leaves and debris that build up in gutters can be flammable and represent a significant fire risk. By screening leaves onto the ground, the Leaf Eater prevents gutters from blocking and eliminates a fire hazard. A secondary stainless steel screen is included to keep mosquitoes and vermin out of downpipes in a "wet" system. With the removal of the secondary screen, the Leaf Eater is ideal for use purely as a debris removing device.



RAINWATER STORAGE TANK SEE A-2 DRAINAGE PLAN

- 30268 Black
- 30711 Mocha
- 30272 Dark Green
- 30271 Dark Brown



(3) UNDER OVER-HANG DOWN LIGHTS

NLCBS-4W52

4" Cobalt Shallow, Round Baffle, 850lm or 1250lm

4" Cobalt shallow reflectors are dedicated for Cobalt shallow housing. Available in multiple finishes and lumens outputs, also in round and square apertures. Cobalt family utilize Cree LED technology throughout, for a consistent and uniform appearance.

Features

- Cree® COB LED Technology
- 5-Year limited warranty
- ENERGY STAR certified
- cULUS listed for wet locations
- Patented

Compatible Housings: NHSIC-4

Color Temperatures: 2700K, 3000K, 3500K, 4000K

Lumens / Wattage: 850lm / 13.5W or 1250lm / 16.5W

Leo den Ouden Architect
Box 397 Forest Knolls CA 94933 Lic # 630774
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PROJECT OWNER:

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107 Montezuma ave
Forest Knolls, Ca

A.P.#
169-151-30

SHEET TITLE:

A-1	SITE PLAN
A-2	DRAINAGE PLANS
A-3	PAINTING STUDIO
A-4	GREENHOUSE
A-5	REPAIR SHOP / TOOL STORAGE
A-6	ROAD STORAGE SHED
B-1	LANDSCAPE PLAN
B-1	SITE BOUNDARY SURVEY

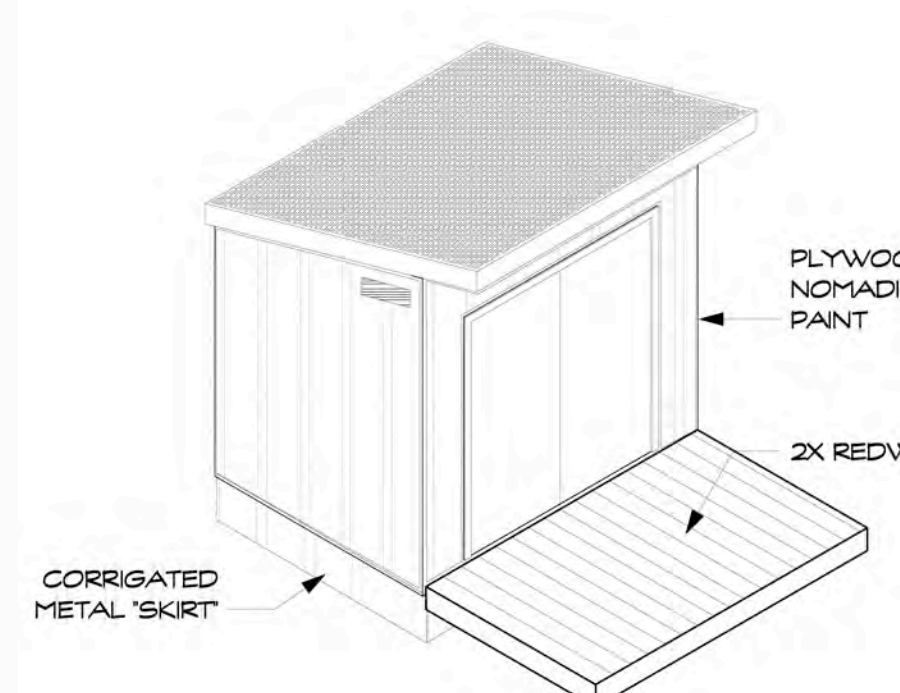
NO.	REVISIONS	DATE

DATE	6/20/23
PROJECT #	
CHECKED	
SCALE	AS NOTED
DRAWN BY	LD

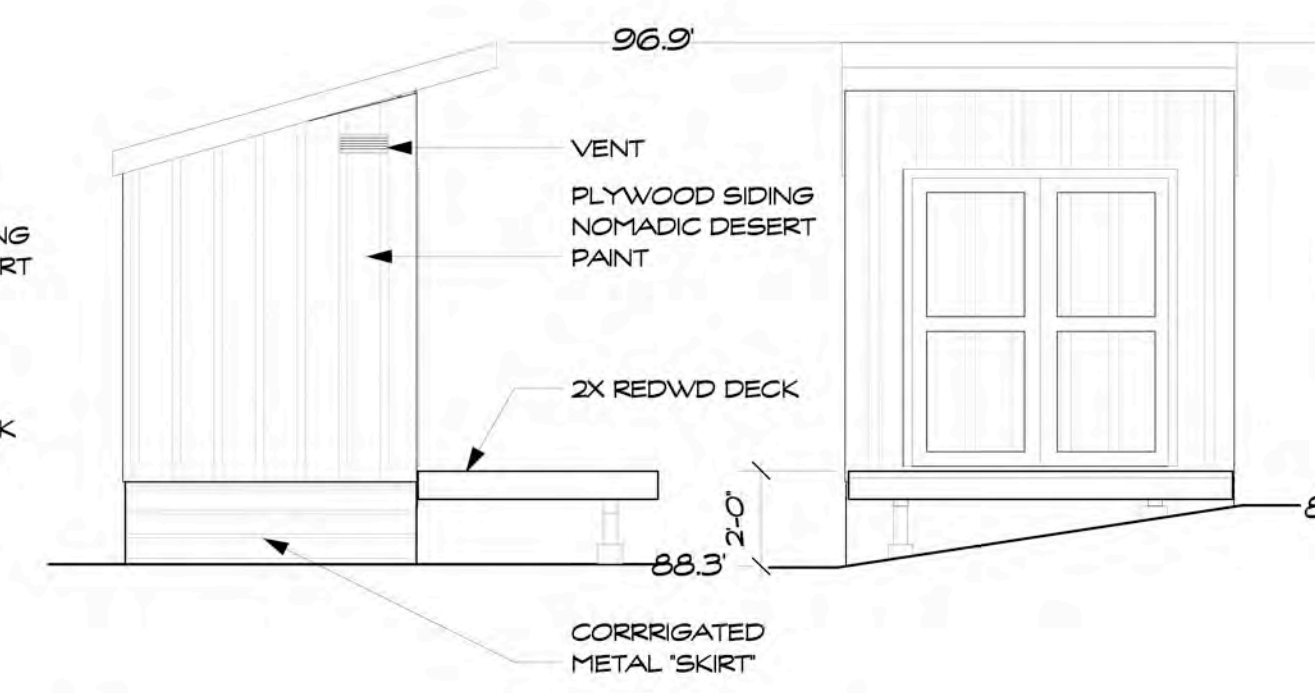
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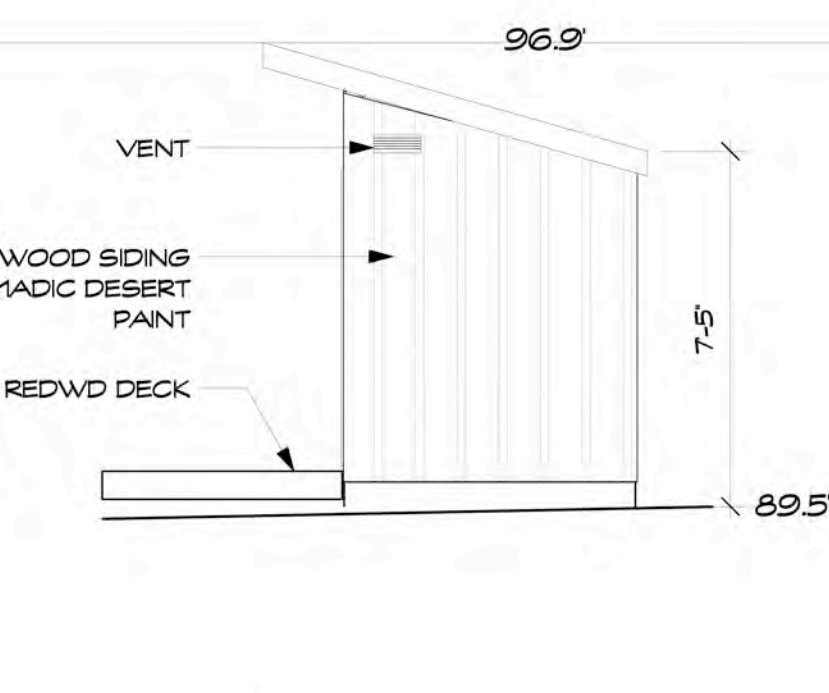
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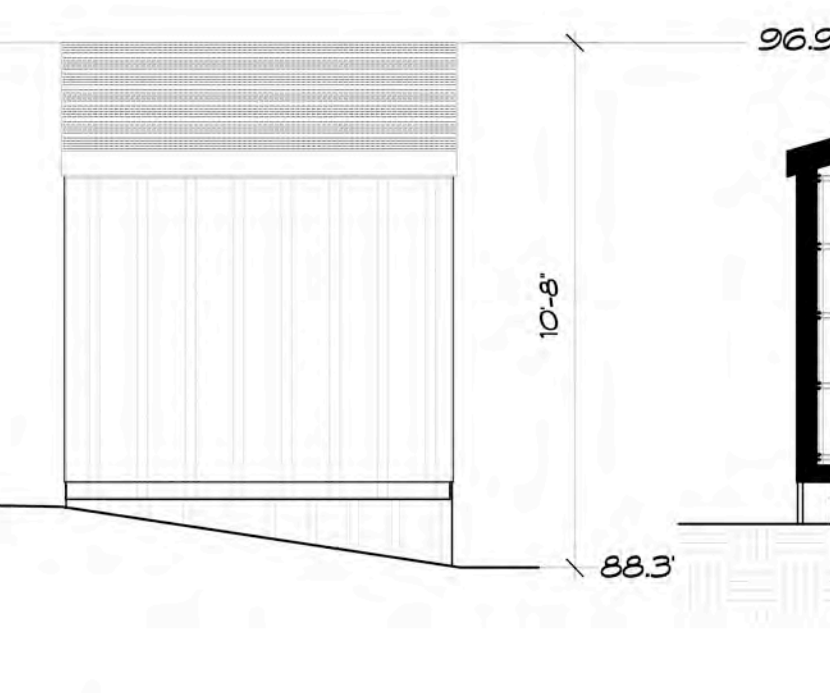
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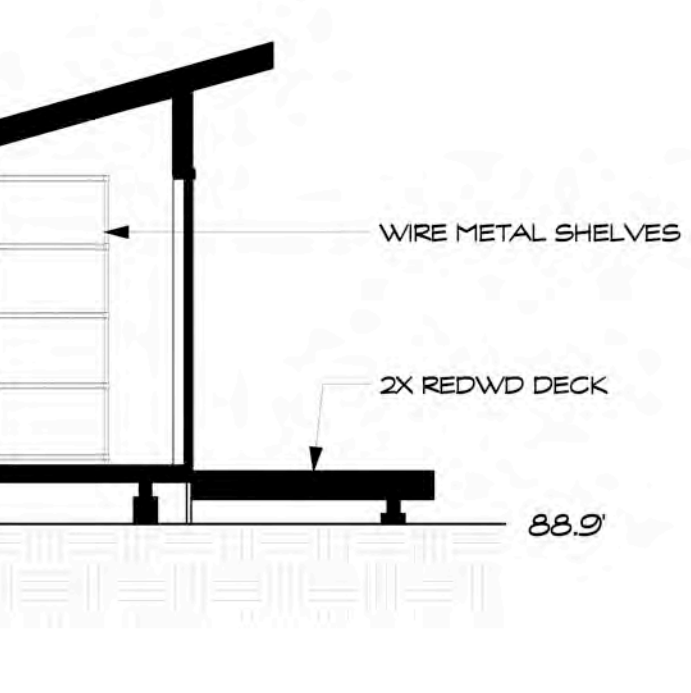
WEST ELEV
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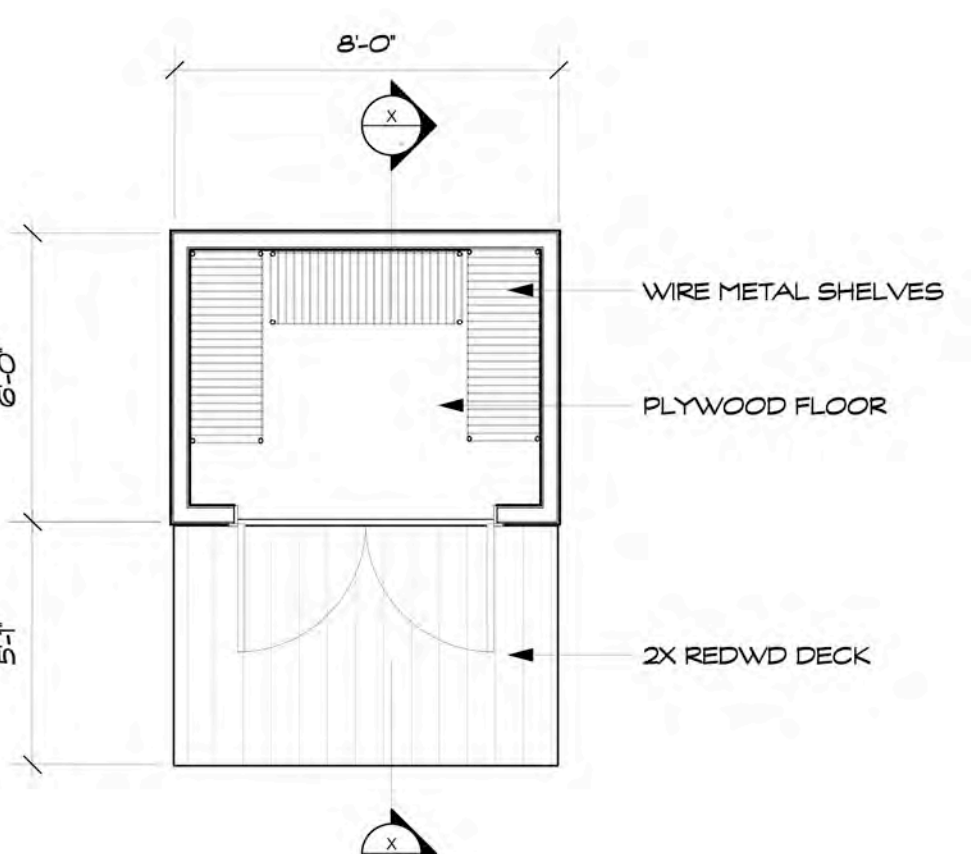
SOUTH ELEV
Scale: 1/4" = 1'-0"



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



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



ROAD STORAGE SHED FLOOR PLAN
Scale: 1/4" = 1'-0"



NOMADIC DESSERT 6107 SHER-WILL SIDING, WARM WHITE TRIM



HARVEST BROWN 6107 PABCO PREMIER

Leo den Ouden Architect
Box 397 Forest Knolls CA 94933 Lic # 630774
C: 415 226-8077 leo56@mac.com

PROJECT OWNER:

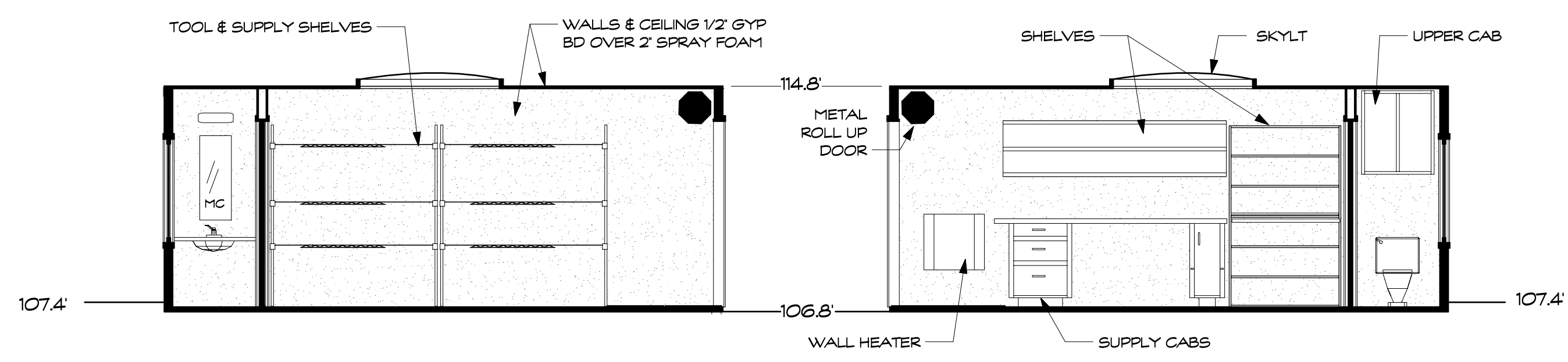
Leo & Barbara den Ouden
107 Montezuma ave
Forest Knolls, Ca

A.P.#
169-151-30

SHEET TITLE:

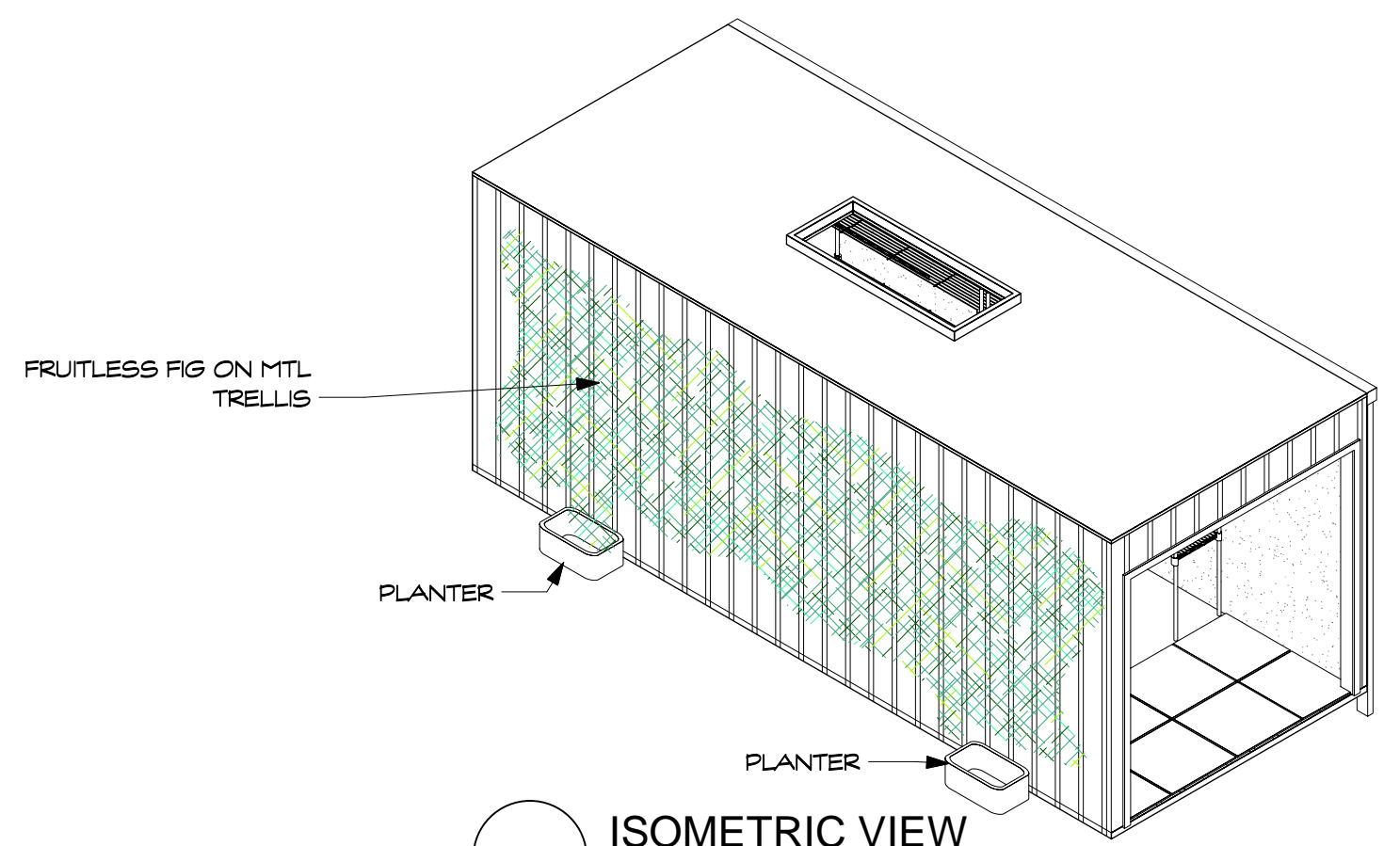
A-1	SITE PLAN
A-2	DRAINAGE PLANS
A-3	PAINTING STUDIO
A-4	GREENHOUSE
A-5	REPAIR SHOP / TOOL STORAGE
A-6	ROAD STORAGE SHED
A-6	LANDSCAPE PLAN
B-1	SITE BOUNDARY SURVEY

DATE
6/20/23
AS NOTED
LD

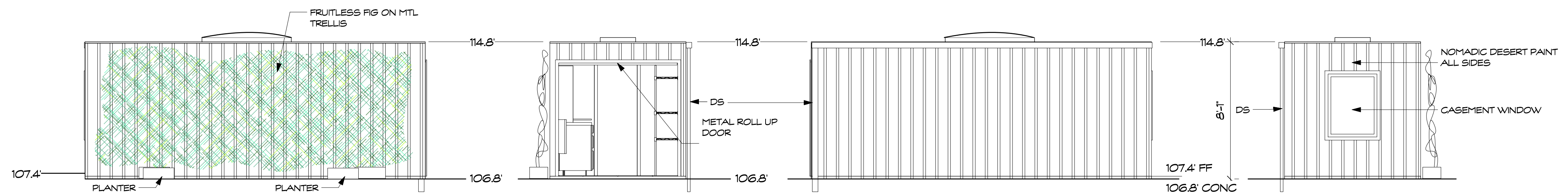


SECTION X-X
Scale: 1/4" = 1'-0"

SECTION Z-Z
Scale: 1/4" = 1'-0"



ISOMETRIC VIEW
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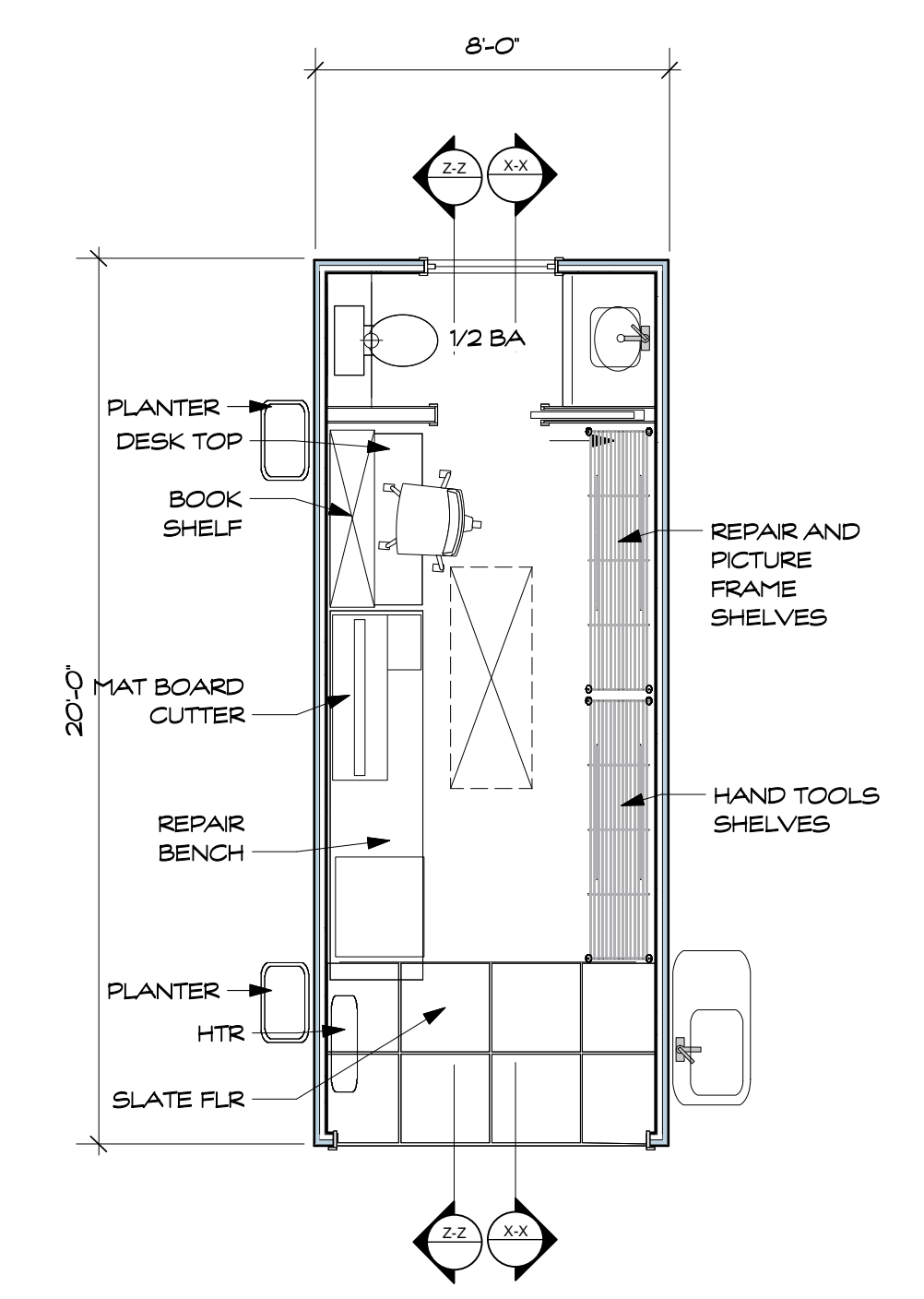


1 WEST ELEV
Scale: 1/4" = 1'-0"

2 NORTH ELEV
Scale: 1/4" = 1'-0"

3 EAST ELEV
Scale: 1/4" = 1'-0"

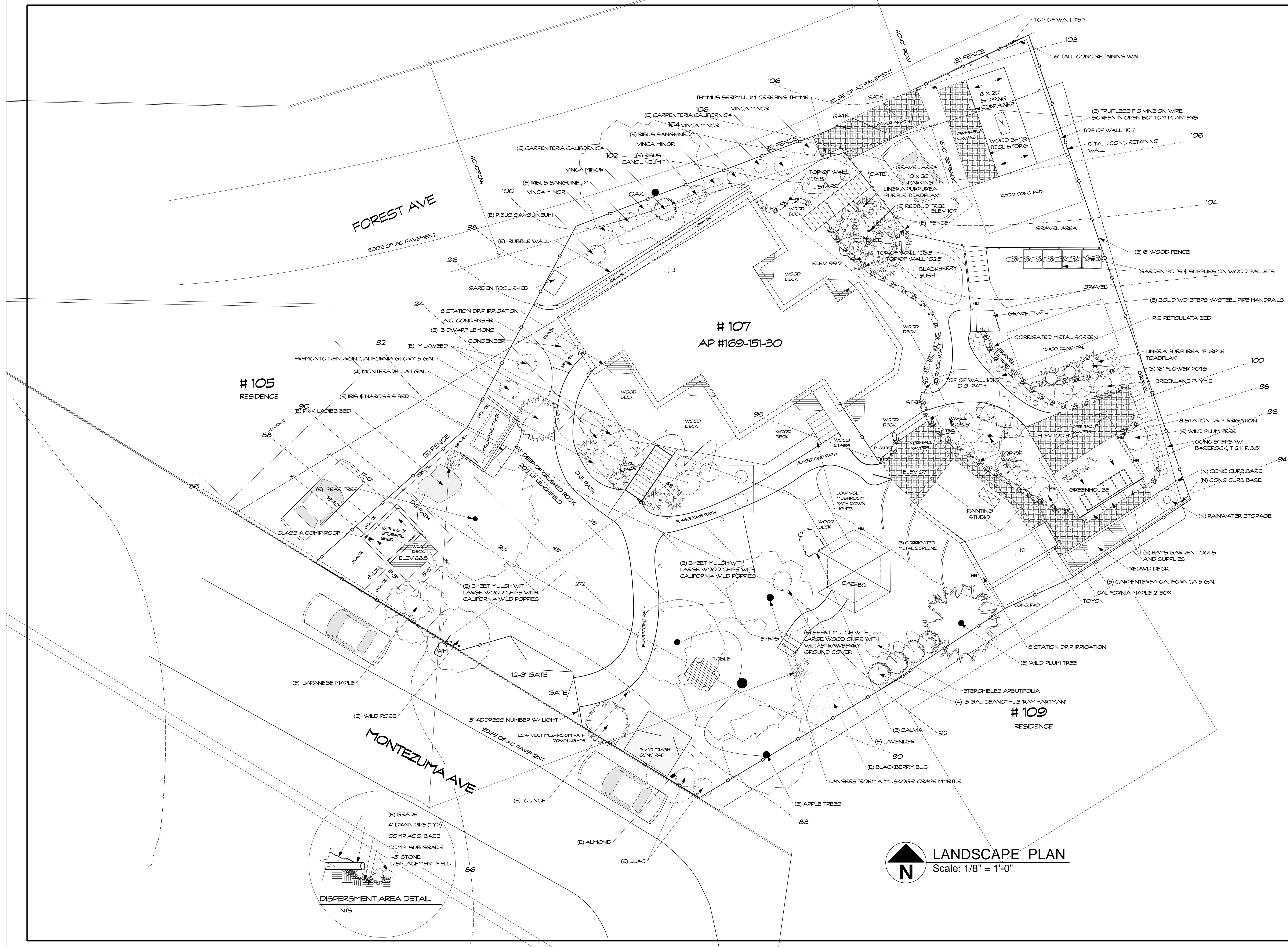
4 NORTH ELEV
Scale: 1/4" = 1'-0"



REPAIR SHOP & TOOLS FLOOR PLAN
Scale: 1/4" = 1'-0"

SHEET

A-5



Leo den Ouden Architect
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 C: 415 226-6077 leo56@mac.com

PROJECT OWNER:

Leo & Barbara den Ouden
 107 Montezuma ave
 Forest Knolls, Ca

AP # 169-151-30

SHEET TITLE:

- A-1 SITE PLAN
- A-2 DRAINAGE PLANS
- A-3 PAINTING STUDIO
- A-4 GREENHOUSE
- A-5 REPAIR SHOP TOOL STORAGE ROAD STORAGE SHED
- A-6 LANDSCAPE PLAN
- B-1 SITE BOUNDARY SURVEY

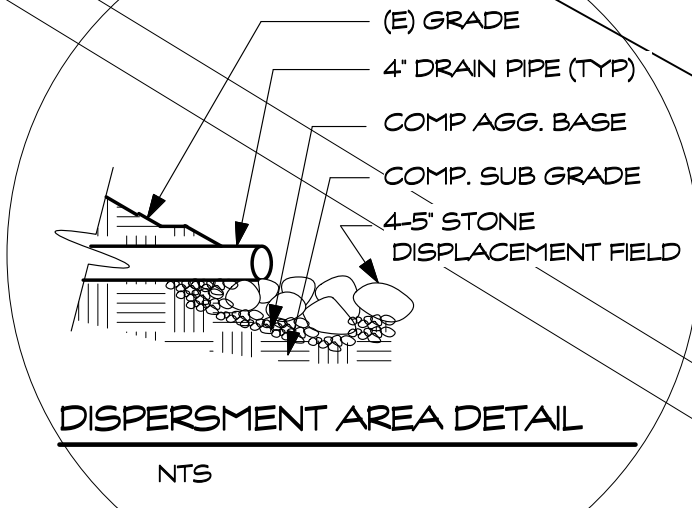
NO.	REVISIONS	DATE

SIGNATURE:

SHEET

A-6

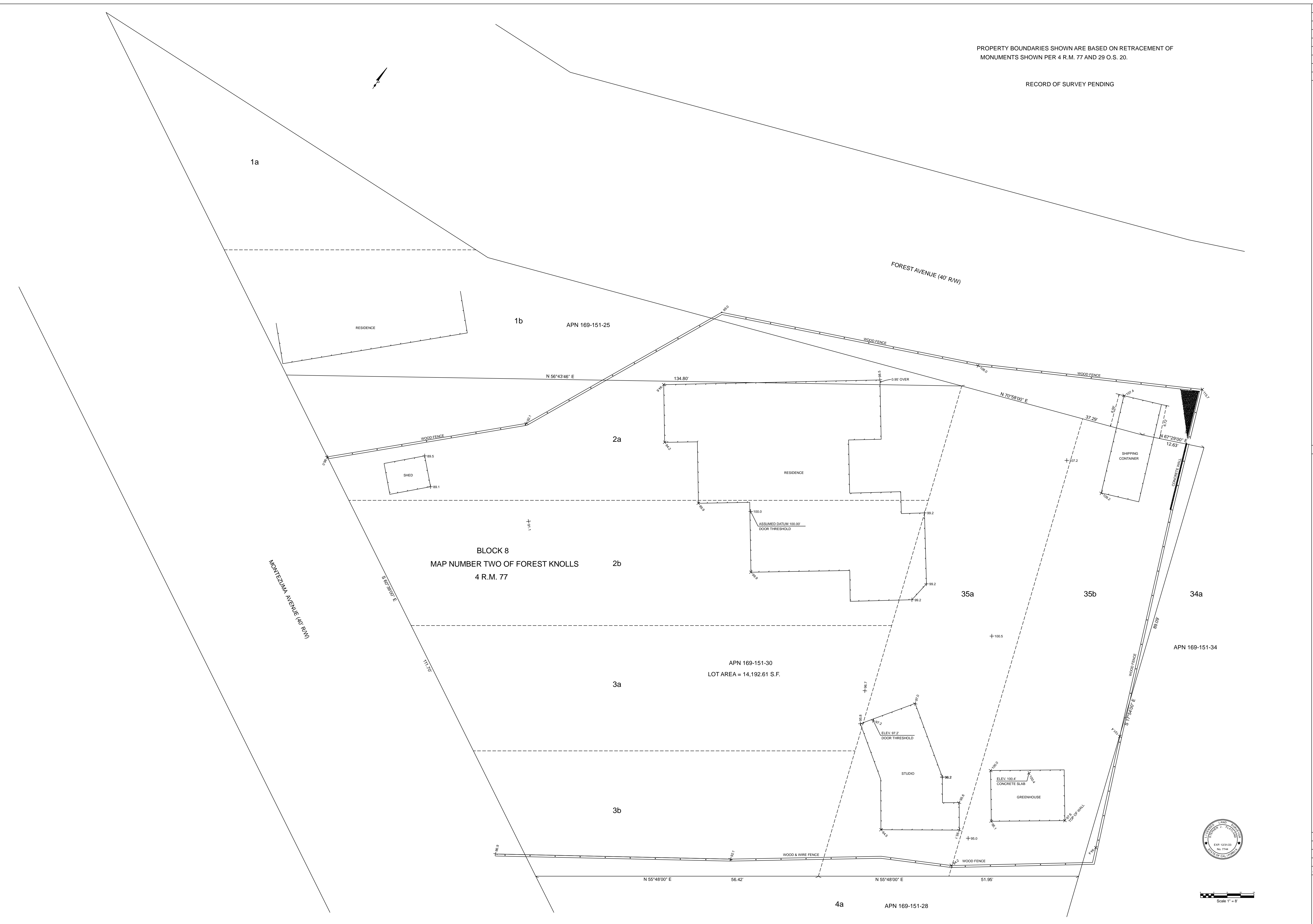
LANDSCAPE PLAN
 Scale: 1/8" = 1'-0"



REVISIONS	
DATE	BY

PROPERTY BOUNDARIES SHOWN ARE BASED ON RETRACEMENT OF MONUMENTS SHOWN PER 4 R.M. 77 AND 29 O.S. 20.

RECORD OF SURVEY PENDING



STEPHEN J. FLATLAND
 PROFESSIONAL LAND SURVEYOR
 P.O. BOX 1837
 SAN ANSELMO, CALIFORNIA 94960
 (415) 457-5081

BOUNDARY DIAGRAM
 LEO DEN OUDEN
 107 MONTEZUMA AVENUE
 FOREST KNOLLS, CALIFORNIA
 APN 169-151-30

DATE: FEB., 2023
 SCALE: 1"=8'
 DRAWN:
 CHECKED:
 JOB NO: F1260

B1