

LEGEND

- APPROXIMATE PROPERTY LINE
- OH — OVERHEAD LINES
- TYP — TOP OF BANK
- △ — SURVEY CONTROL POINT
- ⊙ — SANITARY SEWER CLEANOUT
- ⊕ — WATER VALVE
- ⊙ — JOINT POLE
- GUY ANCHOR
- AC — ASPHALTIC CONCRETE
- MAD — MADRONE TREE

BENCHMARK
POST PROCESSED STATIC GNSS OBSERVATION
AT CP-45. ELEVATION = 333.66' (NAVD88).



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

ATTENTION

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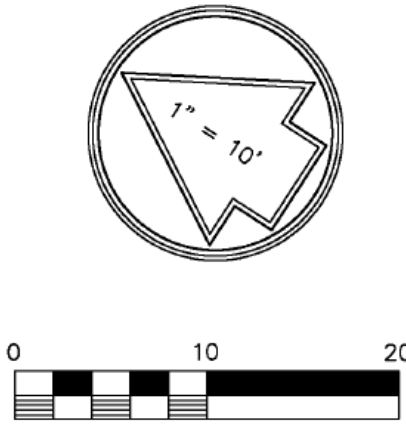
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MAPPING NOTES

THE ELEVATIONS AND RELATIVE POSITIONS OF FEATURES SHOWN HEREON ARE IN CONFORMANCE WITH THE NATIONAL STANDARDS OF THE AMERICAN CONGRESS ON SURVEYING AND MAPPING.

A TITLE REPORT WAS NOT SUPPLIED, THEREFORE EASEMENTS OF RECORD (IF ANY) WERE NOT PLOTTED.

PROPERTY LINES SHOWN HEREON PER AN IN PROGRESS RECORD OF SURVEY.



APN 169-321-19

TOPOGRAPHIC MAP

MIKE DEMSON
MONTAZUMA AVE, FOREST KNOLLS
COUNTY OF MARIN STATE OF CALIFORNIA

DATE: 11/11/2024	 632 PETALUMA AVE, SEBASTOPOLE, CALIFORNIA 95472 / (707) 829-0400	SHEET: 1 OF 1
SCALE: 1" = 10'		JOB No. MARIN-2024-11

No.	Description	Date

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Sheet Title
SITE BOUNDRY SURVEY

Scale:

Sheet No:

A030

Of Sheets

20.30.045 SAN GERONIMO COMMUNITY STANDARDS

SECTION 20.30.045.C.4.b.1 (EXCEPTION TO FULL COMPLIANCE WITH SCA CRITERIA) - (CONTINUE)

2) WOULD HAVE GREATER IMPACTS ON WATER QUALITY, WILDLIFE HABITAT, OTHER SENSITIVE BIOLOGICAL RESOURCES, OR OTHER ENVIRONMENTAL CONSTRAINTS THAN DEVELOPMENT WITHIN THE STREAM CONSERVATION AREA.

REASON - TWO - FOR NOT DEVELOPING IN THIS AREA:

DEVELOPMENT FURTHER UP THE SLOPE BEYOND THE S.C.A. WILL REQUIRE MORE GRADING, MORE CUTS IN THE SLOPE, MORE RETAINING WALLS, MORE TREES REMOVED, LONGER DRIVEWAYS WITH SWITCH BACKS, AND OVERALL MORE DISTURBANCE TO THE SITE BOTH INSIDE THE S.C.A. AND OUTSIDE THE S.C.A. THAN THE PROPOSED LARGER STRUCTURE FURTHER DOWN THE SLOPE AND ENTIRELY WITHIN THE S.C.A.

PER SECTION 5.1 PROJECT IMPACTS OF THE WRA BIOLOGICAL SITE ASSESSMENT:

NO DIRECT IMPACTS TO EPHEMERAL STREAMS, INTERMITTENT STREAMS, OR WOOD RIPARIAN VEGETATION ARE ANTICIPATED.

SECTION 20.30.045.C.4.b.1 (EXCEPTION TO FULL COMPLIANCE WITH SCA CRITERIA) -

EXCEPTIONS, EXCEPTIONS TO FULL COMPLIANCE WITH ALL STREAM CONSERVATION AREA CRITERIA AND STANDARDS IN SUBSECTION 2.B., ABOVE, MAY BE ALLOWED ONLY IF THE PARCEL IS UNDEVELOPED AS OF THE EFFECTIVE DATE OF THIS SECTION AND FOLLOWING IS TRUE:

- A. A LOT FALLS ENTIRELY WITHIN THE STREAM CONSERVATION AREA; (NOT APPLICABLE SOME PORTION OF THE LOT IS OUTSIDE THE STREAM SET BACK); OR
- B. DEVELOPMENT ON THE PARCEL ENTIRELY OUTSIDE THE STREAM CONSERVATION AREA;

1) CANNOT BE ACCOMPLISHED EVEN IF THE PROPOSED DEVELOPMENT IS LIMITED TO 1,000 SQUARE FEET OR LESS OF LOT COVERAGE ON THE PARCEL AS A WHOLE WITH THE LEAST POSSIBLE ENCROACHMENT INTO THE STREAM CONSERVATION AREA, OR RELOCATED TO ANOTHER SUITABLE PORTION OF THE PARCEL THAT AVOIDS ENCROACHMENT IN THE STREAM CONSERVATION AREA; OR

REASON - ONE - FOR NOT DEVELOPING IN THIS AREA:

THIS PORTION OF THE LOT WHICH IS LOCATED BEYOND THE STREAM SET BACK IS IDENTIFIED BELOW. IT IS BOUND BY THE STREAM SETBACK AND THE PROPERTY LINE SETBACKS. THIS AREA EXISTS AT THE HIGHEST POINT OF THE LOT, IT IS THE ONLY AREA OF THE LOT IN WHICH THE SEPTIC SYSTEM DRIP LINES CAN BE LOCATED. THIS TAKES UP A SIGNIFICANT PERCENTAGE OF THE AVAILABLE AREA ON THE SOUTH END. THE REMAINING AREA VARIES IN DEPTH FROM 20' TO 9'2". IT IS IRREGULARLY SHAPED AND GRADE CHANGE EXTENDS FROM EL 394 TO EL 404.

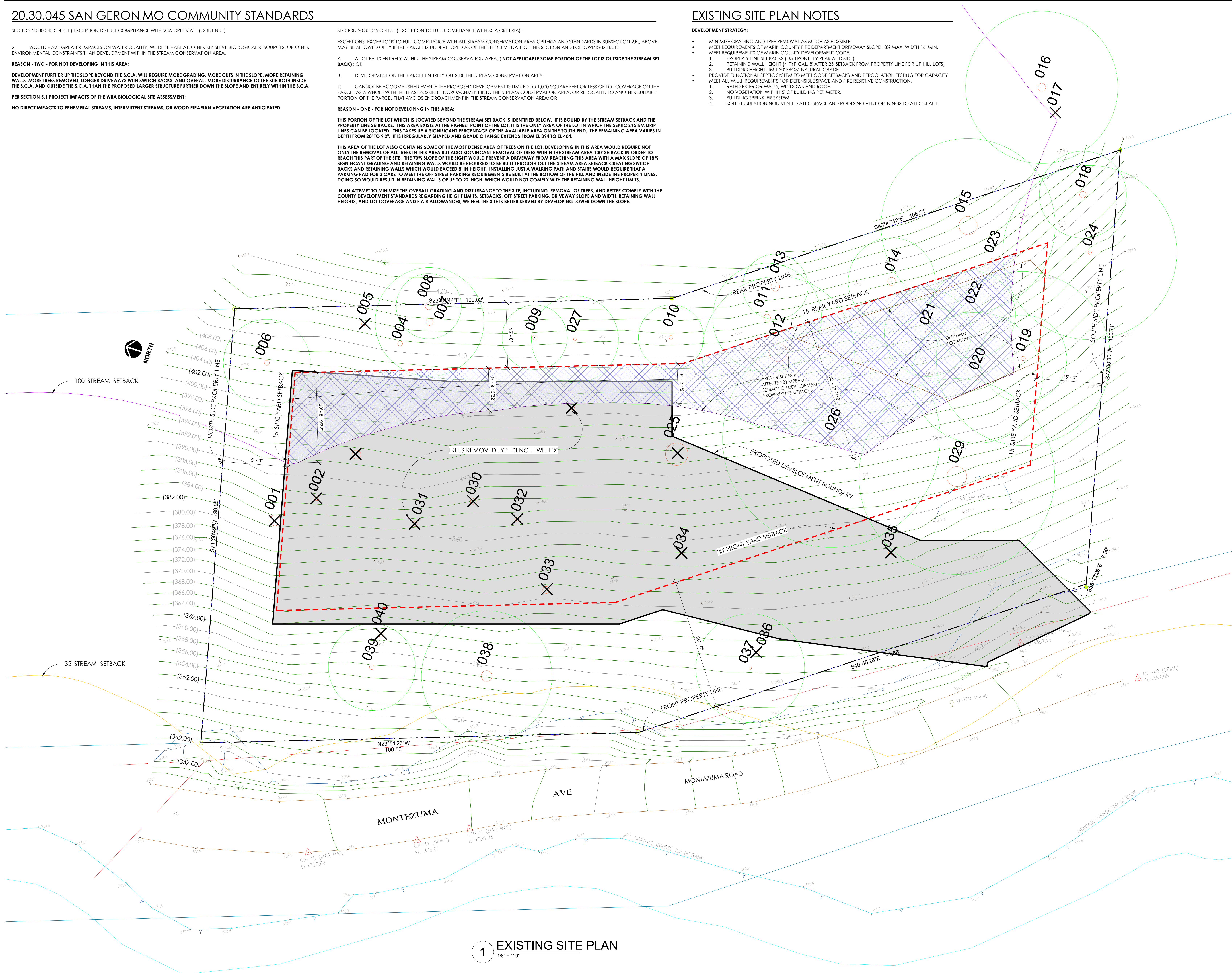
THIS AREA OF THE LOT ALSO CONTAINS SOME OF THE MOST DENSE AREA OF TREES ON THE LOT. DEVELOPING IN THIS AREA WOULD REQUIRE NOT ONLY THE REMOVAL OF ALL TREES IN THIS AREA BUT ALSO SIGNIFICANT REMOVAL OF TREES WITHIN THE STREAM AREA 100' SETBACK IN ORDER TO REACH THIS PART OF THE SITE. THE 70% SLOPE OF THE SIGHT WOULD PREVENT A DRIVEWAY FROM REACHING THIS AREA WITH A MAX SLOPE OF 18%. SIGNIFICANT GRADING AND RETAINING WALLS WOULD BE REQUIRED TO BE BUILT THROUGH OUT THE STREAM AREA SETBACK CREATING SWITCH BACKS AND RETAINING WALLS WHICH WOULD EXCEED 8' IN HEIGHT. INSTALLING JUST A WALKING PATH AND STAIRS WOULD REQUIRE THAT A PARKING PAD FOR 2 CARS TO MEET THE OFF STREET PARKING REQUIREMENTS BE BUILT AT THE BOTTOM OF THE HILL AND INSIDE THE PROPERTY LINES. DOING SO WOULD RESULT IN RETAINING WALLS OF UP TO 22' HIGH, WHICH WOULD NOT COMPLY WITH THE RETAINING WALL HEIGHT LIMITS.

IN AN ATTEMPT TO MINIMIZE THE OVERALL GRADING AND DISTURBANCE TO THE SITE, INCLUDING REMOVAL OF TREES, AND BETTER COMPLY WITH THE COUNTY DEVELOPMENT STANDARDS REGARDING HEIGHT LIMITS, SETBACKS, OFF STREET PARKING, DRIVEWAY SLOPE AND WIDTH, RETAINING WALL HEIGHTS, AND LOT COVERAGE AND F.A.R ALLOWANCES, WE FEEL THE SITE IS BETTER SERVED BY DEVELOPING LOWER DOWN THE SLOPE.

EXISTING SITE PLAN NOTES

DEVELOPMENT STRATEGY:

- MINIMIZE GRADING AND TREE REMOVAL AS MUCH AS POSSIBLE.
- MEET REQUIREMENTS OF MARIN COUNTY FIRE DEPARTMENT DRIVEWAY SLOPE 18% MAX, WIDTH 16' MIN.
- MEET REQUIREMENTS OF MARIN COUNTY DEVELOPMENT CODE.
 1. PROPERTY LINE SET BACKS (35' FRONT, 15' REAR AND SIDE)
 2. RETAINING WALL HEIGHT (4' TYPICAL, 8' AFTER 25' SETBACK FROM PROPERTY LINE FOR UP HILL LOTS)
 3. BUILDING HEIGHT LIMIT 30' FROM NATURAL GRADE
- PROVIDE FUNCTIONAL SEPTIC SYSTEM TO MEET CODE SETBACKS AND PERCOLATION TESTING FOR CAPACITY MEET ALL W.U.I. REQUIREMENTS FOR DEFENSIBLE SPACE AND FIRE RESISTIVE CONSTRUCTION.
 1. RATED EXTERIOR WALLS, WINDOWS AND ROOF.
 2. NO VEGETATION WITHIN 5' OF BUILDING PERIMETER.
 3. BUILDING SPRINKLER SYSTEM.
 4. SOLID INSULATION NON VENTED ATTIC SPACE AND ROOFS NO VENT OPENINGS TO ATTIC SPACE.



1 EXISTING SITE PLAN
1/8" = 1'-0"



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MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
Revisions		
No.	Description	Date

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SHEET TITLE
EXISTING SITE PLAN

Scale: As indicated

Sheet No:

A100

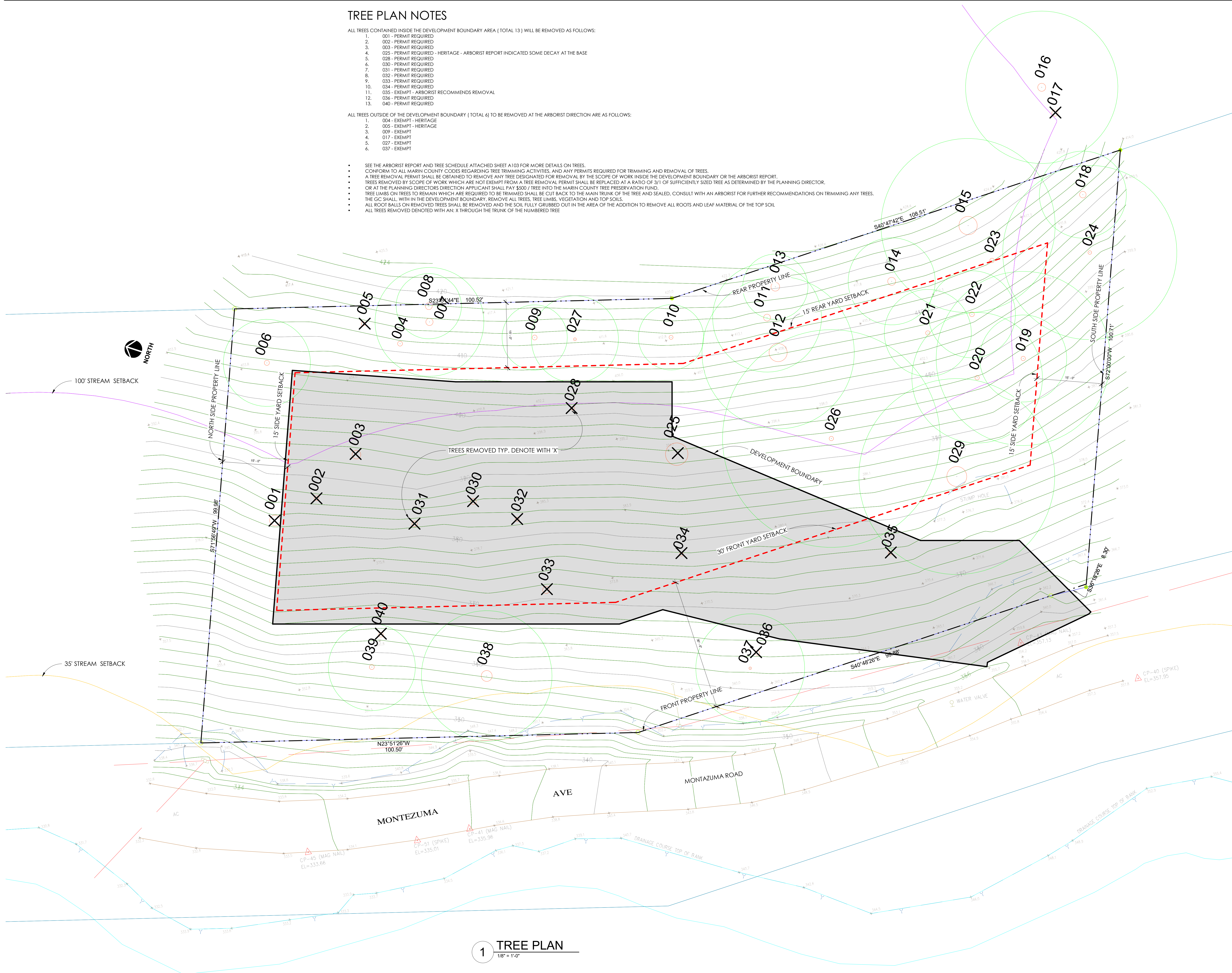
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TREE PLAN NOTES

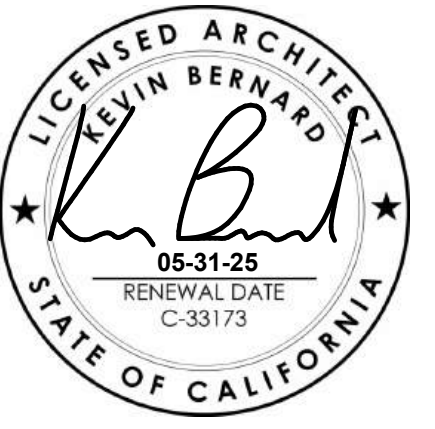
- ALL TREES CONTAINED INSIDE THE DEVELOPMENT BOUNDARY AREA (TOTAL 13) WILL BE REMOVED AS FOLLOWS:
- 001 - PERMIT REQUIRED
 - 002 - PERMIT REQUIRED
 - 003 - PERMIT REQUIRED
 - 025 - PERMIT REQUIRED - HERITAGE - ARBORIST REPORT INDICATED SOME DECAY AT THE BASE
 - 028 - PERMIT REQUIRED
 - 030 - PERMIT REQUIRED
 - 031 - PERMIT REQUIRED
 - 032 - PERMIT REQUIRED
 - 033 - PERMIT REQUIRED
 - 034 - PERMIT REQUIRED
 - 035 - EXEMPT - ARBORIST RECOMMENDS REMOVAL
 - 036 - PERMIT REQUIRED
 - 040 - PERMIT REQUIRED

- ALL TREES OUTSIDE OF THE DEVELOPMENT BOUNDARY (TOTAL 4) TO BE REMOVED AT THE ARBORIST DIRECTION ARE AS FOLLOWS:
- 004 - EXEMPT - HERITAGE
 - 005 - EXEMPT - HERITAGE
 - 009 - EXEMPT
 - 017 - EXEMPT
 - 027 - EXEMPT
 - 037 - EXEMPT

- SEE THE ARBORIST REPORT AND TREE SCHEDULE ATTACHED SHEET A103 FOR MORE DETAILS ON TREES.
- CONFORM TO ALL MARIN COUNTY CODES REGARDING TREE TRIMMING ACTIVITIES, AND ANY PERMITS REQUIRED FOR TRIMMING AND REMOVAL OF TREES.
- A TREE REMOVAL PERMIT SHALL BE OBTAINED TO REMOVE ANY TREE DESIGNATED FOR REMOVAL BY THE SCOPE OF WORK INSIDE THE DEVELOPMENT BOUNDARY OR THE ARBORIST REPORT.
- TREES REMOVED BY SCOPE OF WORK WHICH ARE NOT EXEMPT FROM A TREE REMOVAL PERMIT SHALL BE REPLACED AT A RATIO OF 3/1 OF SUFFICIENTLY SIZED TREE AS DETERMINED BY THE PLANNING DIRECTOR.
- OR AT THE PLANNING DIRECTORS DIRECTION APPLICANT SHALL PAY \$500 / TREE INTO THE MARIN COUNTY TREE PRESERVATION FUND.
- TREE LIMBS ON TREES TO REMAIN WHICH ARE REQUIRED TO BE TRIMMED SHALL BE CUT BACK TO THE MAIN TRUNK OF THE TREE AND SEALED.
- THE GC SHALL WITHIN THE DEVELOPMENT BOUNDARY, REMOVE ALL TREES, TREE LIMBS, VEGETATION AND TOP SOILS.
- ALL ROOT BALLS ON REMOVED TREES SHALL BE REMOVED AND THE SOIL FULLY GRUBBED OUT IN THE AREA OF THE ADDITION TO REMOVE ALL ROOTS AND LEAF MATERIAL OF THE TOP SOIL.
- ALL TREES REMOVED DENOTED WITH AN 'X' THROUGH THE TRUNK OF THE NUMBERED TREE.



1 TREE PLAN
1/8" = 1'-0"



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FOREST KNOLLS, CA
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SHEET TITLE EXISTING SITE AND TREE PLAN

Scale: As indicated

Sheet No:

A103

Of Sheets



Figure 3. Tree Survey

Montezuma Avenue Forest Knolls Project
San Rafael, Marin County, California



Appendix A - Montezuma Ave, Forest Knolls, Marin County Protected Tree Survey - Prepared by Andy Frank, (#WE-12825A)

Tag ID	Species	Common Name	Multi-stem	DBH_1	DBH_2	DBH_3	DBH_4	DBH_5	Total DBH (inches)	Circumference (Inches)	Heritage Tree (Y/N)	DripLine (feet)	Height (feet)	Condition	Health	Structure	Recommend Removal (Y/N)	Comment
1	<i>Pseudotsuga menziesii</i>	Douglas fir	N	29.5					29.5	92.6	N	30	90	Good	Good	Good	N	
2	<i>Pseudotsuga menziesii</i>	Douglas fir	N	13.0					13.0	40.8	N	20	70	Fair	Fair	Fair	N	
3	<i>Pseudotsuga menziesii</i>	Douglas fir	N	24.0					24.0	75.4	N	30	85	Good	Good	Good	N	
4	<i>Arbutus menziesii</i>	Pacific madrone	Y	13.0	10.5				23.5	73.8	Y	0	20	Poor	Poor	Poor	Y	Dead
5	<i>Arbutus menziesii</i>	Pacific madrone	Y	11.5	8.0				19.5	61.2	Y	0	40	Poor	Poor	Poor	Y	Dead
6	<i>Pseudotsuga menziesii</i>	Douglas fir	N	14.0					14.0	44.0	N	20	70	Fair	Fair	Fair	N	Trunk outside boundary, canopy is overhanging boundary
7	<i>Pseudotsuga menziesii</i>	Douglas fir	N	20.0					20.0	62.8	N	25	80	Good	Good	Fair	N	
8	<i>Pseudotsuga menziesii</i>	Douglas fir	N	19.0					19.0	59.7	N	15	85	Poor	Poor	Fair	N	
9	<i>Pseudotsuga menziesii</i>	Douglas fir	N	13.5					13.5	42.4	N	15	70	Poor	Poor	Poor	Y	Dead
10	<i>Pseudotsuga menziesii</i>	Douglas fir	N	11.0					11.0	34.5	N	15	75	Fair	Fair	Fair	N	
11	<i>Pseudotsuga menziesii</i>	Douglas fir	N	19.0					19.0	59.7	N	25	70	Fair	Fair	Fair	N	Unbalanced canopy
12	<i>Pseudotsuga menziesii</i>	Douglas fir	N	50.0					50.0	157.0	Y	35	80	Good	Good	Good	N	
13	<i>Pseudotsuga menziesii</i>	Douglas fir	N	13.5					13.5	42.4	N	25	85	Fair	Fair	Good	N	
14	<i>Pseudotsuga menziesii</i>	Douglas fir	N	22.0					22.0	69.1	N	20	80	Good	Good	Good	N	
15	<i>Pseudotsuga menziesii</i>	Douglas fir	N	50.5					50.5	158.6	Y	40	85	Fair	Fair	Fair	N	
16	<i>Arbutus menziesii</i>	Pacific madrone	N	22.0					22.0	69.1	Y	35	45	Fair	Fair	Poor	N	Trunk outside boundary, canopy is overhanging boundary
17	<i>Arbutus menziesii</i>	Pacific madrone	N	17.0					17.0	53.4	N	0	35	Poor	Poor	Poor	Y	Dead. Trunk outside boundary, canopy is overhanging boundary
18	<i>Pseudotsuga menziesii</i>	Douglas fir	N	18.0					18.0	56.5	N	20	55	Good	Good	Good	N	
19	<i>Umbellularia californica</i>	California bay	Y	12.0	11.0	10.5	8.0	7.0	48.5	152.3	Y	40	40	Fair	Fair	Fair	N	7 inch stem is dead - recommend removal of stem
20	<i>Arbutus menziesii</i>	Pacific madrone	Y	12.0	7.0				19.0	59.7	Y	30	40	Fair	Fair	Poor	N	
21	<i>Arbutus menziesii</i>	Pacific madrone	N	12.0					12.0	37.7	N	20	40	Fair	Fair	Poor	N	
22	<i>Arbutus menziesii</i>	Pacific madrone	N	13.0					13.0	40.8	N	20	35	Poor	Fair	Poor	N	
23	<i>Arbutus menziesii</i>	Pacific madrone	Y	12.0	6.5				18.5	58.1	Y	20	35	Fair	Fair	Fair	N	6.5 inch stem is dead - recommend removal of stem
24	<i>Umbellularia californica</i>	California bay	Y	10.0	9.0				19.0	59.7	N	40	45	Good	Good	Fair	N	
25	<i>Pseudotsuga menziesii</i>	Douglas fir	N	62.0					62.0	194.7	Y	35	90	Fair	Good	Fair	N	Largest tree on property - some decay at base. Photos included in Appendix. 7 inch stem dead recommend removal of stem
26	<i>Umbellularia californica</i>	California bay	Y	12.0	12.0	11.0	11.0	11.0	57.0	179.0	Y	50	40	Fair	Fair	Fair	N	Recommended removal for structural issues - tree structure cannot be improved
27	<i>Arbutus menziesii</i>	Pacific madrone	N	8.0					8.0	25.1	N	20	30	Poor	Fair	Poor	Y	
28	<i>Pseudotsuga menziesii</i>	Douglas fir	N	10.0					10.0	31.4	N	15	45	Poor	Poor	Poor	N	
29	<i>Pseudotsuga menziesii</i>	Douglas fir	N	55.0					55.0	172.7	Y	45	80	Good	Fair	Fair	N	
30	<i>Pseudotsuga menziesii</i>	Douglas fir	N	16.0					16.0	50.2	N	25	75	Fair	Fair	Fair	N	
31	<i>Pseudotsuga menziesii</i>	Douglas fir	N	15.0					15.0	47.1	N	25	75	Fair	Fair	Fair	N	
32	<i>Pseudotsuga menziesii</i>	Douglas fir	N	11.5					11.5	36.1	N	25	60	Fair	Fair	Fair	N	
33	<i>Pseudotsuga menziesii</i>	Douglas fir	N	19.5					19.5	61.2	N	30	70	Good	Good	Fair	N	
34	<i>Pseudotsuga menziesii</i>	Douglas fir	N	10.0					10.0	31.4	N	30	50	Good	Good	Good	N	

A-1

Appendix A - Montezuma Ave, Forest Knolls, Marin County Protected Tree Survey - Prepared by Andy Frank, (#WE-12825A)

Tag ID	Species	Common Name	Multi-stem	DBH_1	DBH_2	DBH_3	DBH_4	DBH_5	Total DBH (inches)	Circumference (Inches)	Heritage Tree (Y/N)	DripLine (feet)	Height (feet)	Condition	Health	Structure	Recommend Removal (Y/N)	Comment
35	<i>Umbellularia californica</i>	California bay	N	10.0					10.0	31.4	N	20	35	Poor	Poor	Poor	Y	Disease and decay present - recommend removal
36	<i>Pseudotsuga menziesii</i>	Douglas fir	N	12.5					12.5	39.3	N	30	60	Good	Good	Good	N	
37	<i>Quercus agrifolia</i>	coast live oak	Y	7.0	7.0				14.0	44.0	N	25	35	Poor	Poor	Poor	Y	Decay and pest present - recommended removal
38	<i>Pseudotsuga menziesii</i>	Douglas fir	N	30.0					30.0	94.2	Y	30	80	Good	Good	Fair	N	
39	<i>Pseudotsuga menziesii</i>	Douglas fir	N	13.5					13.5	42.4	N	20	55	Fair	Fair	Fair	N	
40	<i>Pseudotsuga menziesii</i>	Douglas fir	N	13.0					13.0	40.8	N	25	65	Fair	Good	Fair	N	



Photo 15. Tree #037, 19.5 inch DBH coast live oak (*Quercus agrifolia*). An example of a protected tree that is showing irreparable signs of decay and pest presence and is recommended for removal as an exemption to its protected status.



Photo 12. Tree #005, 19.5 inch DBH Pacific madrone (*Arbutus menziesii*). An example of a heritage tree that is dead and recommended for removal as an exemption to the heritage status.



Photo 10. Tree #025, 62 inch DBH Douglas fir (*Pseudotsuga menziesii*). Photo of some decaying and rotting at the base where a previous large tree had failed adjacent this tree.



Photo 16. Tree #037, 19.5 inch DBH coast live oak (*Quercus agrifolia*). Tree tag.



Photo 17. Tree #037, 19.5 inch DBH coast live oak (*Quercus agrifolia*). Example of open holes in trunk.



Photo 13. Tree #005, 19.5 inch DBH Pacific madrone (*Arbutus menziesii*). Tree tag.



Photo 14. Tree #005, 19.5 inch DBH Pacific madrone (*Arbutus menziesii*). Base of tree.



Photo 11. Tree #025, 62 inch DBH Douglas fir (*Pseudotsuga menziesii*). Photo of base of tree with hole left from previous adjacent tree failure.



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MONTAZUMA RESIDENCE

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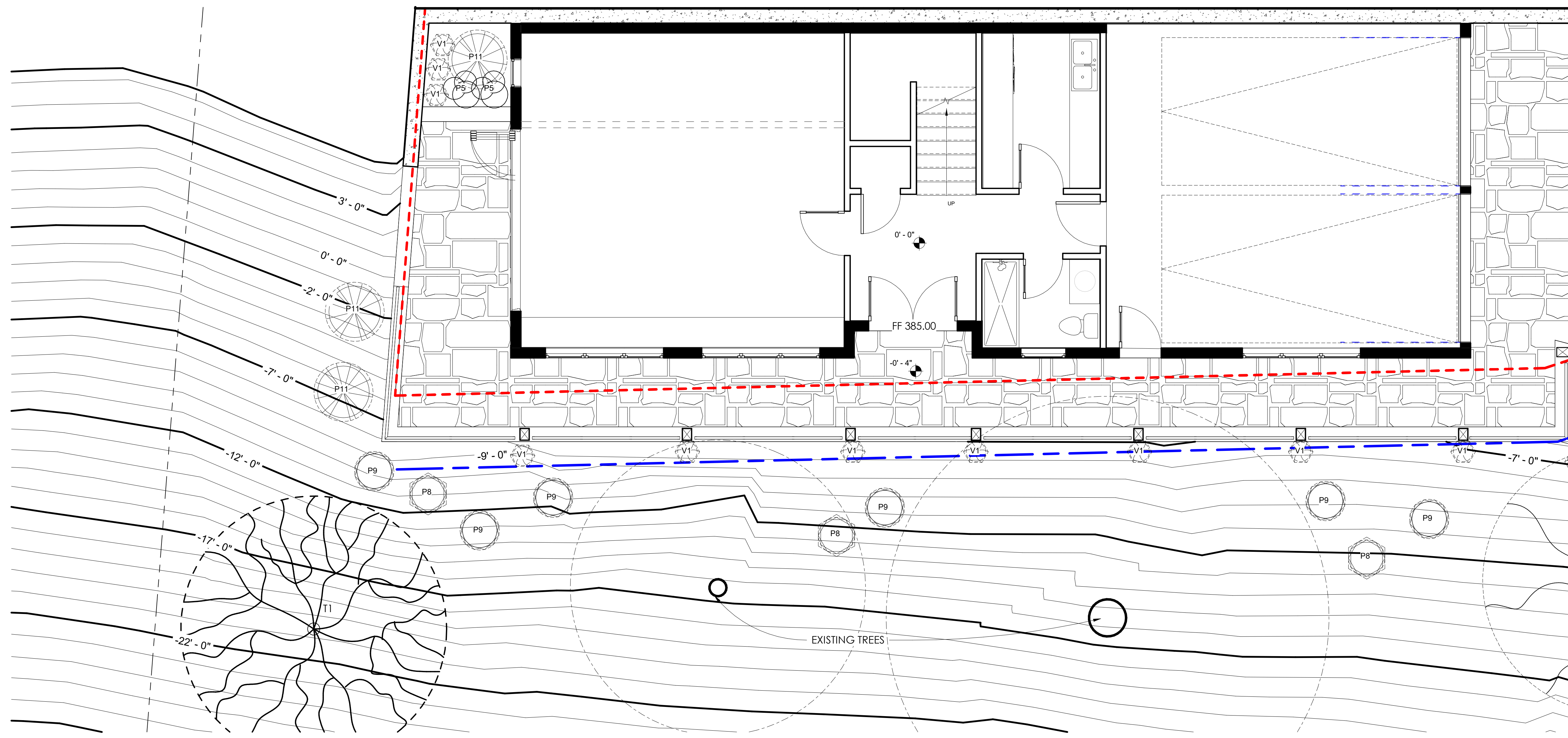
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TREE SCHEDULE

Scale:

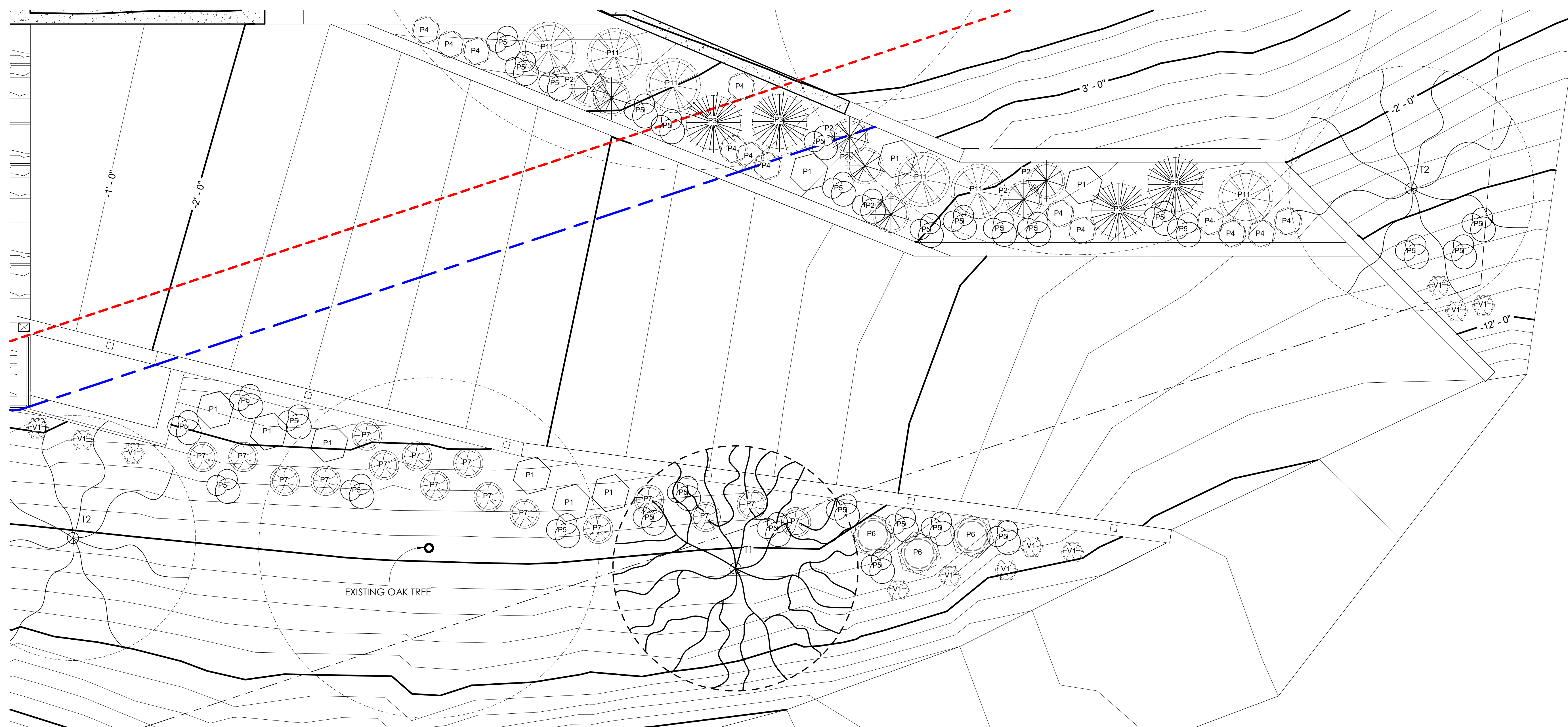
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A104

Of Sheets



1 GARAGE LEVEL LANDSCAPE PLAN
1/4" = 1'-0"



2 DRIVEWAY LEVEL LANDSCAPE PLAN
1/4" = 1'-0"



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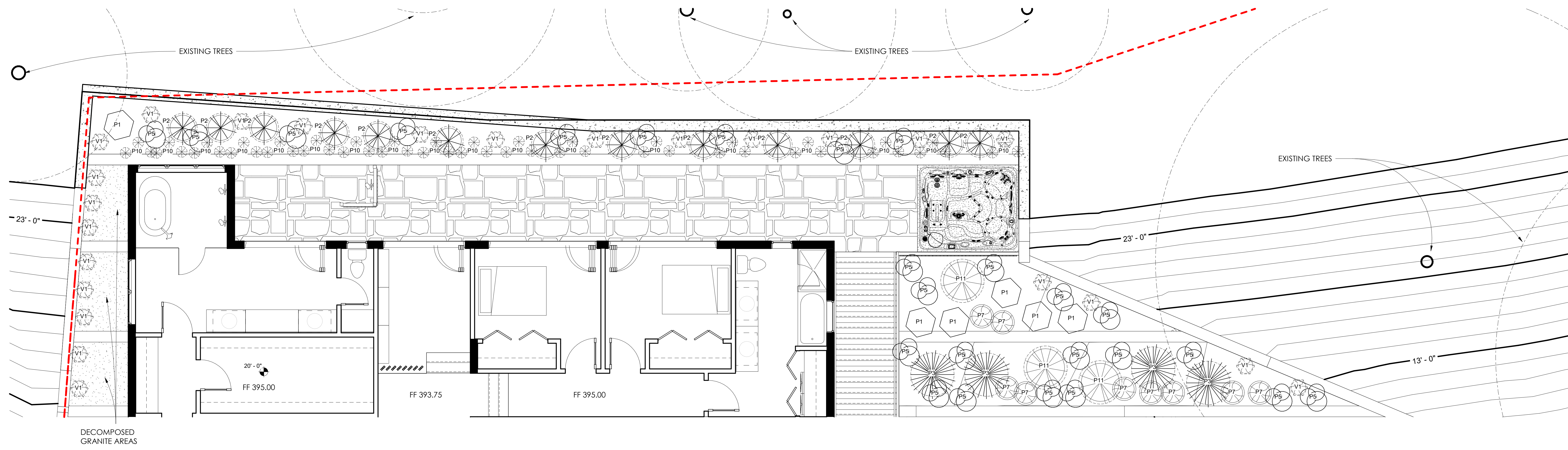
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Sheet Title
LANDSCAPE PLANS

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

Sheet No:
A105

Of Sheets



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1 SECOND FLOOR LANDSCAPE PLAN
1/4" = 1'-0"

P10	CALIFORNIA STRAWBERRY (FRAGARIA VESCA)		
P11	COMMON MANZANITA (ARCTOSTAPHYLOS MANZANITA)		
V1	ISLAND MORNING GLORY (CALYSTEGIA MACROSTEGIA)		
T1	PACIFI C MADRONE (ARBUTUS MENZIESII)		
T2	CALIFORNIA BUCKEYE (AESCULUS CALIFORNIA)		

P5	CALIFORNIA FUSCHIA (EPILOBIUM CANUM)		
P6	EVERGREEN BUCKLEBERRY (VACCINIUM OVATUM)		
P7	DEER GRASS (MUHLENBERGIA RIGENS)		
P8	CALIFORNIA COFFEE BERRY (FRANGULA CALIFORNIA)		
P9	TOYON (HETEROMELES ARBUTIFOLIA)		

PLANT SCHEDULE				
TYPE	Q/N	NAME	IMAGE	NOTES
P1		STICKY MONKEY FLOWER (DIPLACUS AURANTIACUS)		
P2		PHENOMENAL LAVENDAR (LAVANDULA INTERMEDIA)		
P3		WHITE SAGE (SALVIA APIANA)		
P4		YARROW (ACHILLEA MILLEFOLIUM)		

MONTAZUMA RESIDENCE

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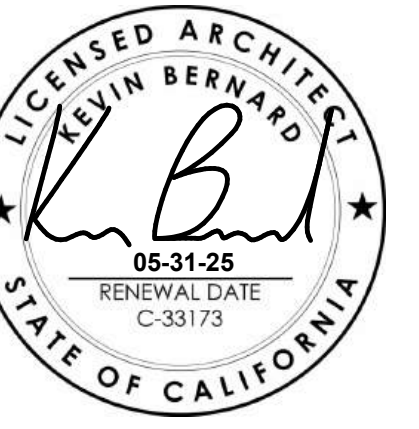
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Sheet Title
LANDSCAPE PLANS & PLANT SCHEDULE
Scale: 1/4" = 1'-0"

Sheet No:
A106
Of Sheets



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.: 24-410
Drawn By: Author
Checked By: Checker
Issued Date: 06/20/2025

No.	Description	Date

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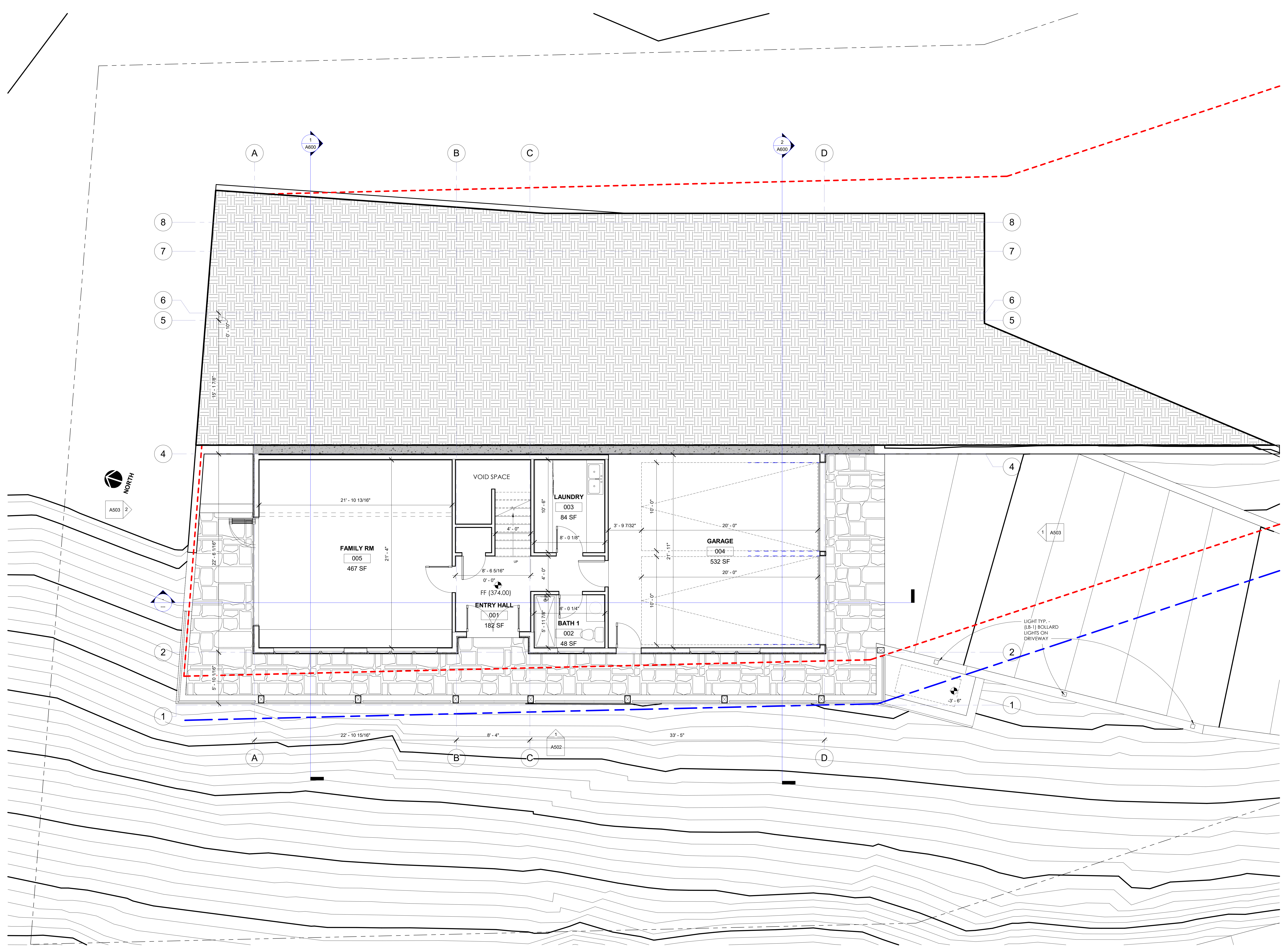
Sheet Title
GARAGE FLOOR

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

Sheet No:

A200

Of Sheets



1 GARAGE FLOOR
1/4" = 1'-0"



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
Revisions		
No.	Description	Date

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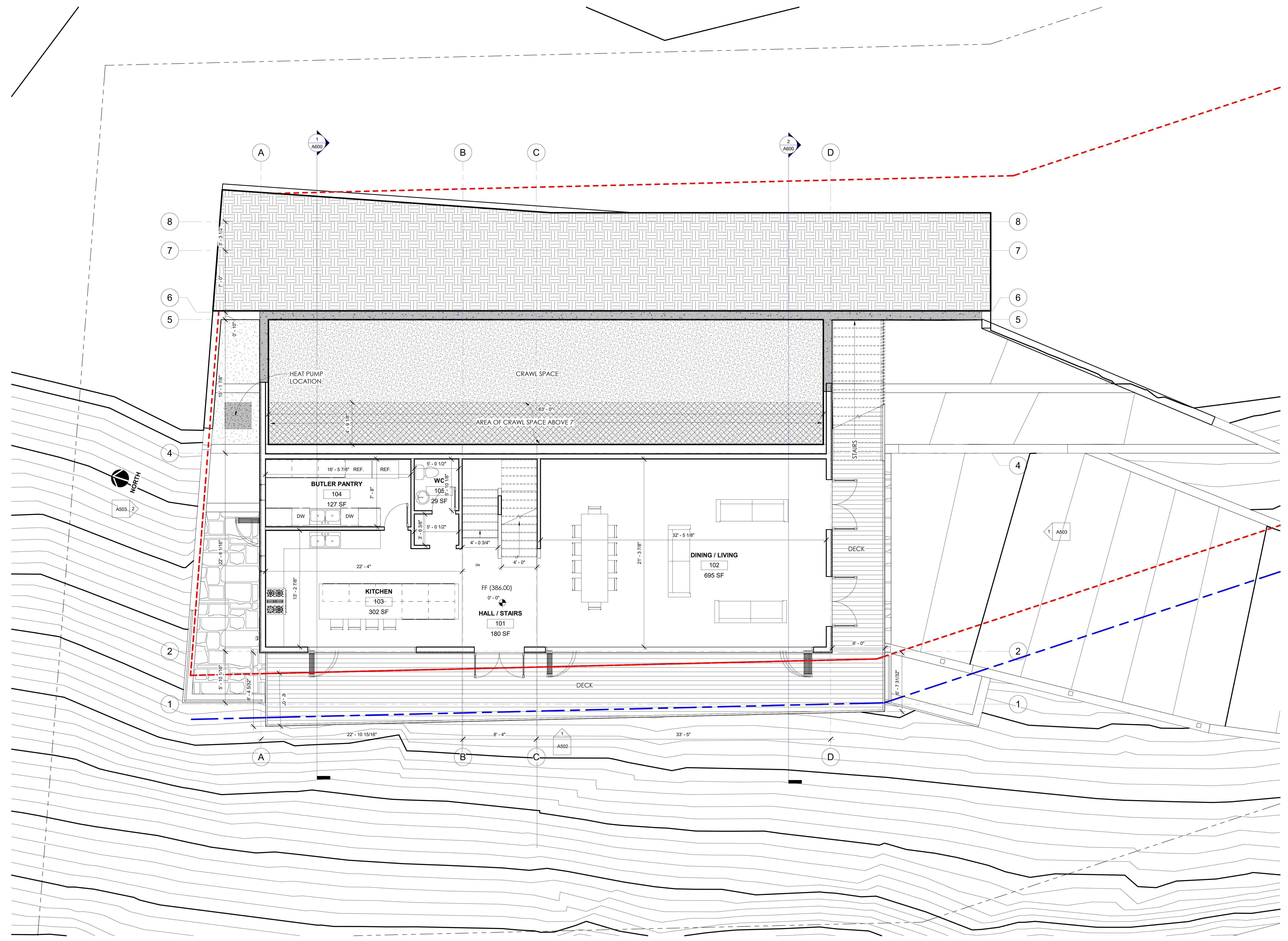
Sheet Title
FIRST FLOOR

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

Sheet No.:

A201

Of Sheets



1 FIRST FLOOR
1/4" = 1'-0"



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.: 24-410
Drawn By: Author
Checked By: Checker
Issued Date: 06/20/2025

No.	Description	Date

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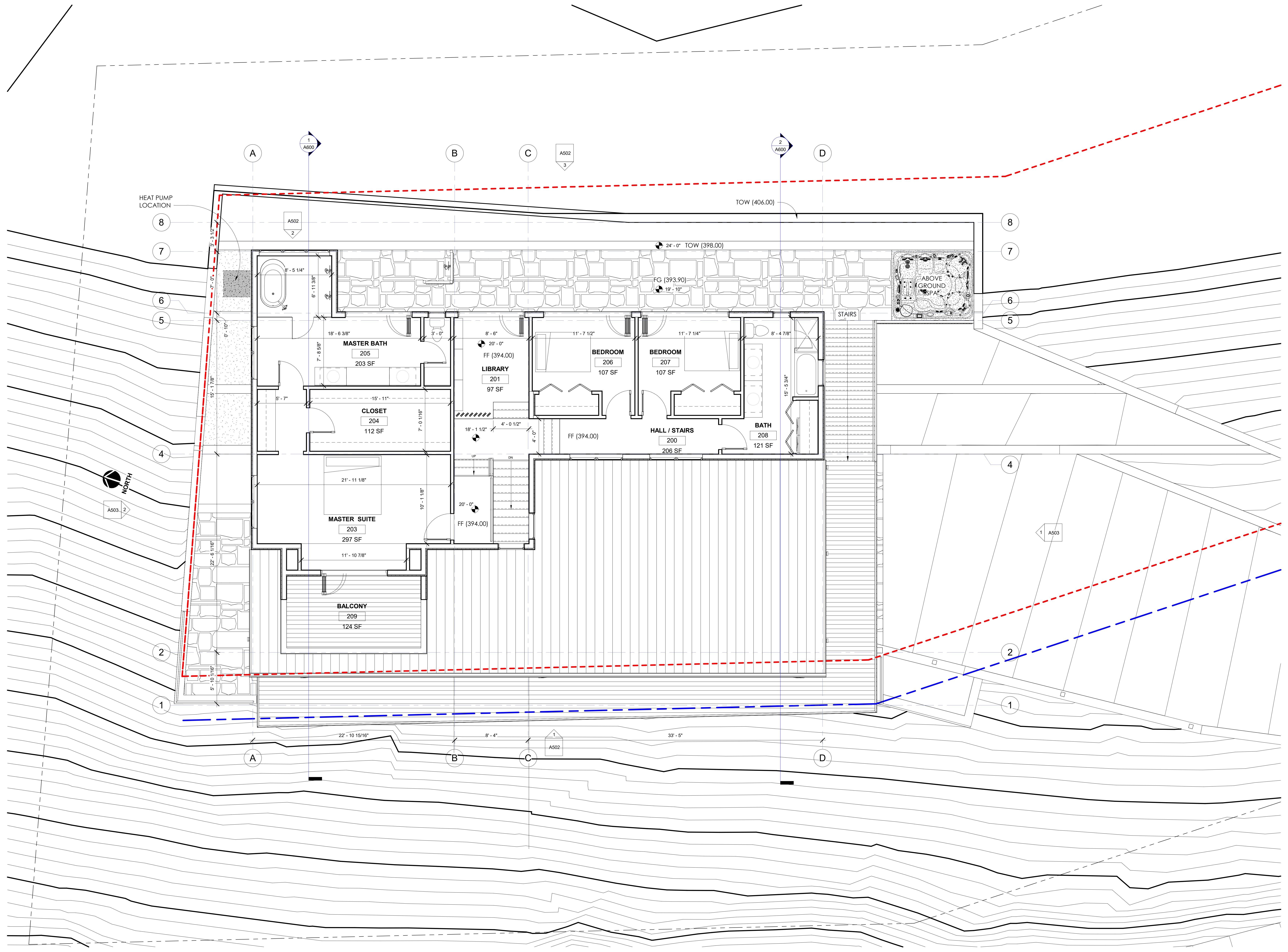
Sheet Title
SECOND FLOOR

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

Sheet No:

A202

Of Sheets



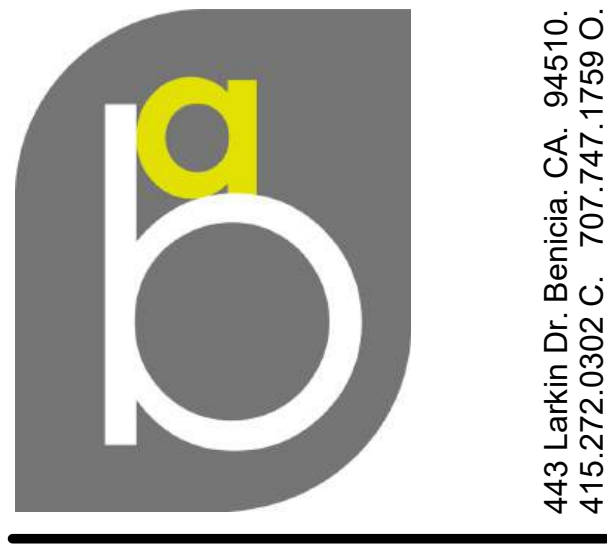
1 SECOND FLOOR
1/4" = 1'-0"



WEST STREET SIDE ELEVATION - NOT TO SCALE



WEST ELEVATION VIEW FROM MONTAZUMA ROAD - NOT TO SCALE



443 Larkin Dr. Benicia, CA. 94510.
415.272.0302 C. 707.747.1758 O.

architects
bernard



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
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No.	Description	Date

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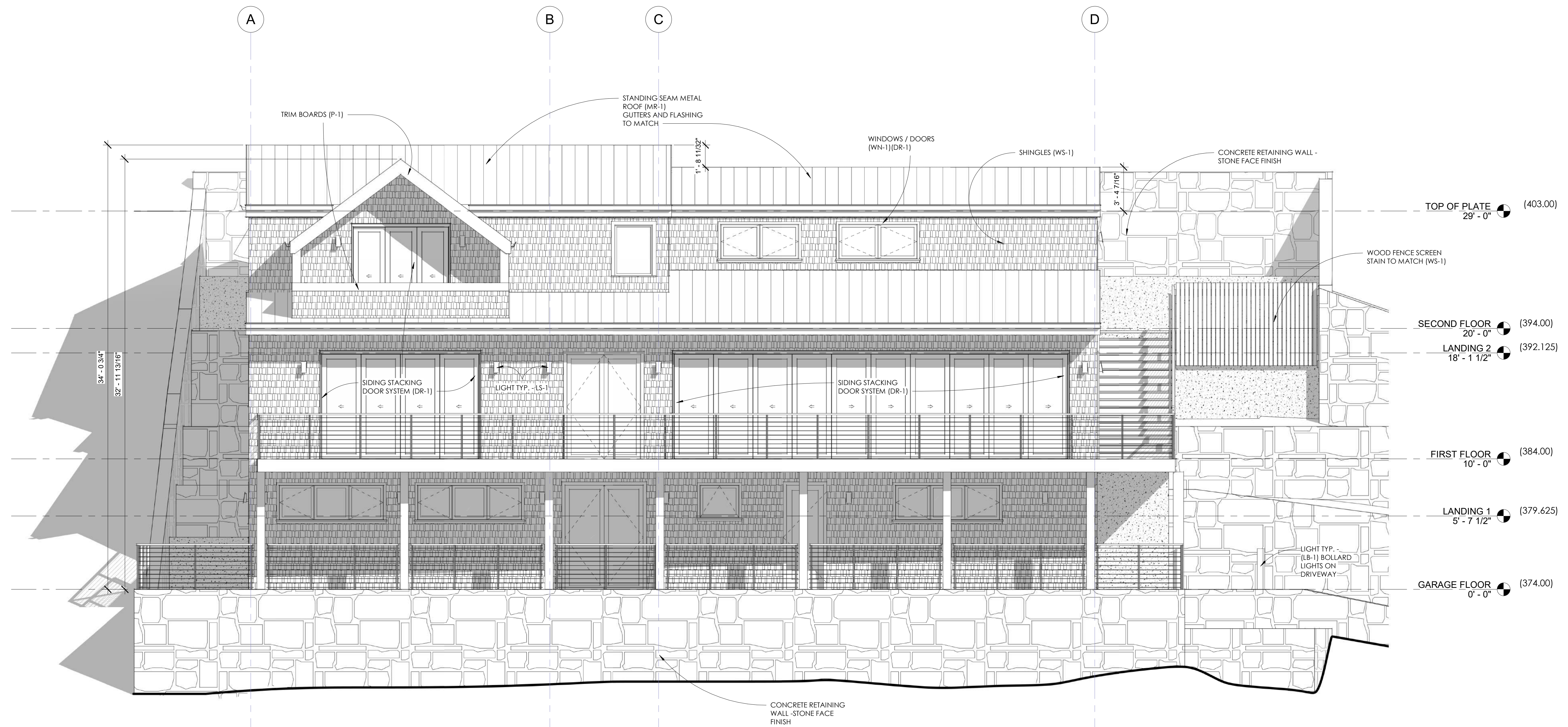
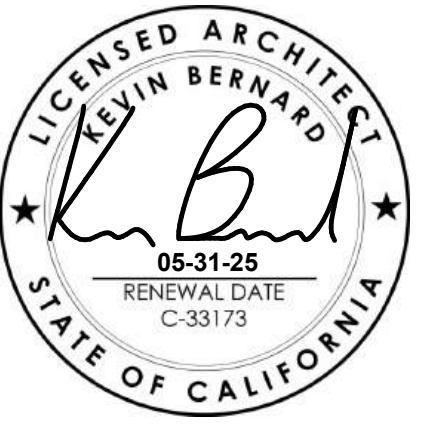
Sheet Title
ELEVATION PERSPECTIVE

Scale:

Sheet No:

A500

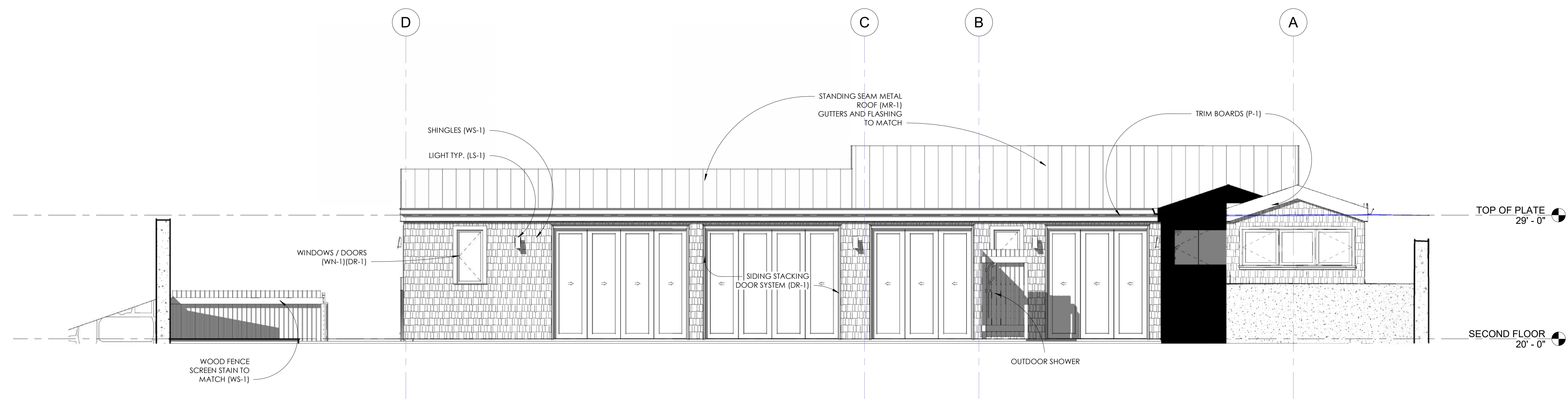
Of Sheets



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

MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19



3 EAST ELEVATION
1/4" = 1'-0"

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
Revisions		
No.	Description	Date

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Sheet Title
ELEVATIONS

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

Sheet No.:

A502

Of Sheets

MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
Revisions		
No.	Description	Date

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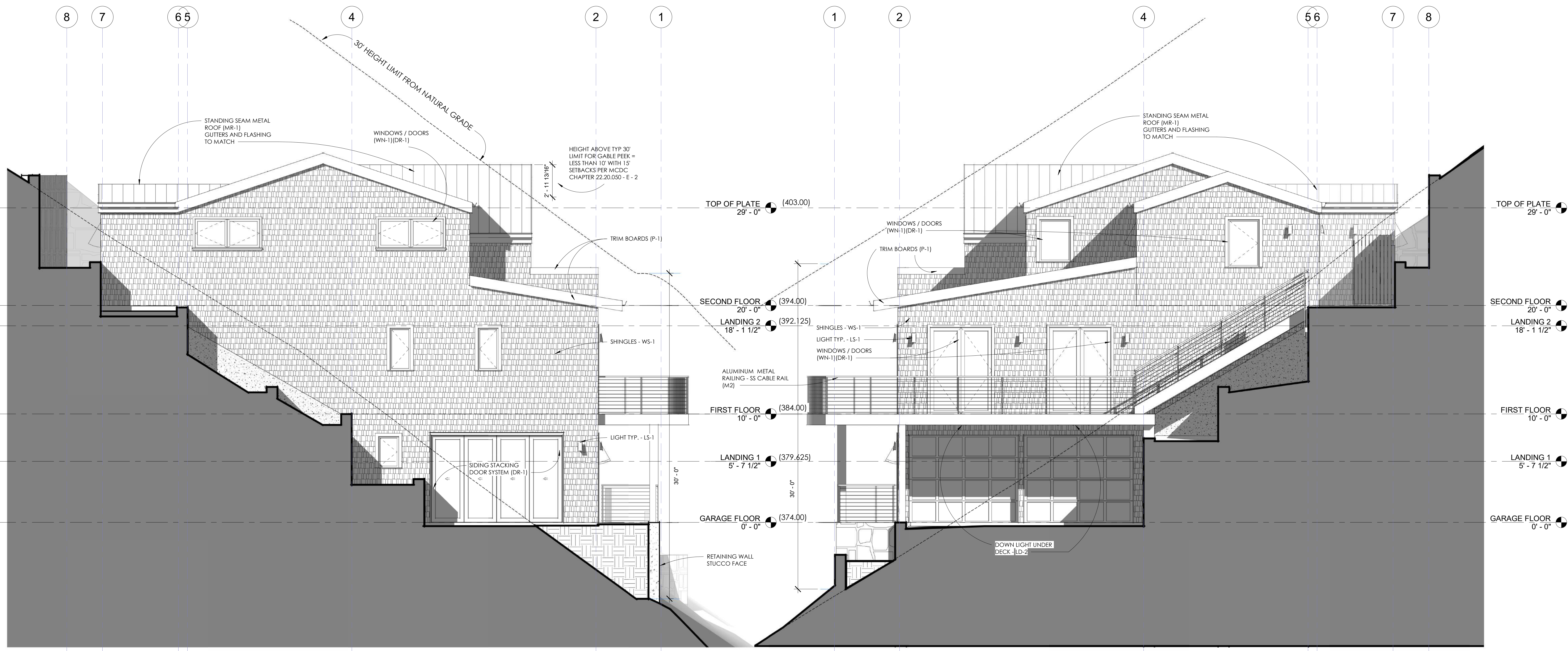
Sheet Title
ELEVATIONS

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

Sheet No:

A503

Of Sheets



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

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



NORTH ELEVATION VIEW FROM ABOVE - NOT TO SCALE



SOUTH ELEVATION VIEW FROM DRIVEWAY - NOT TO SCALE



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.: 24-410
Drawn By: Author
Checked By: Checker
Issued Date: 06/20/2025

Revisions		
No.	Description	Date

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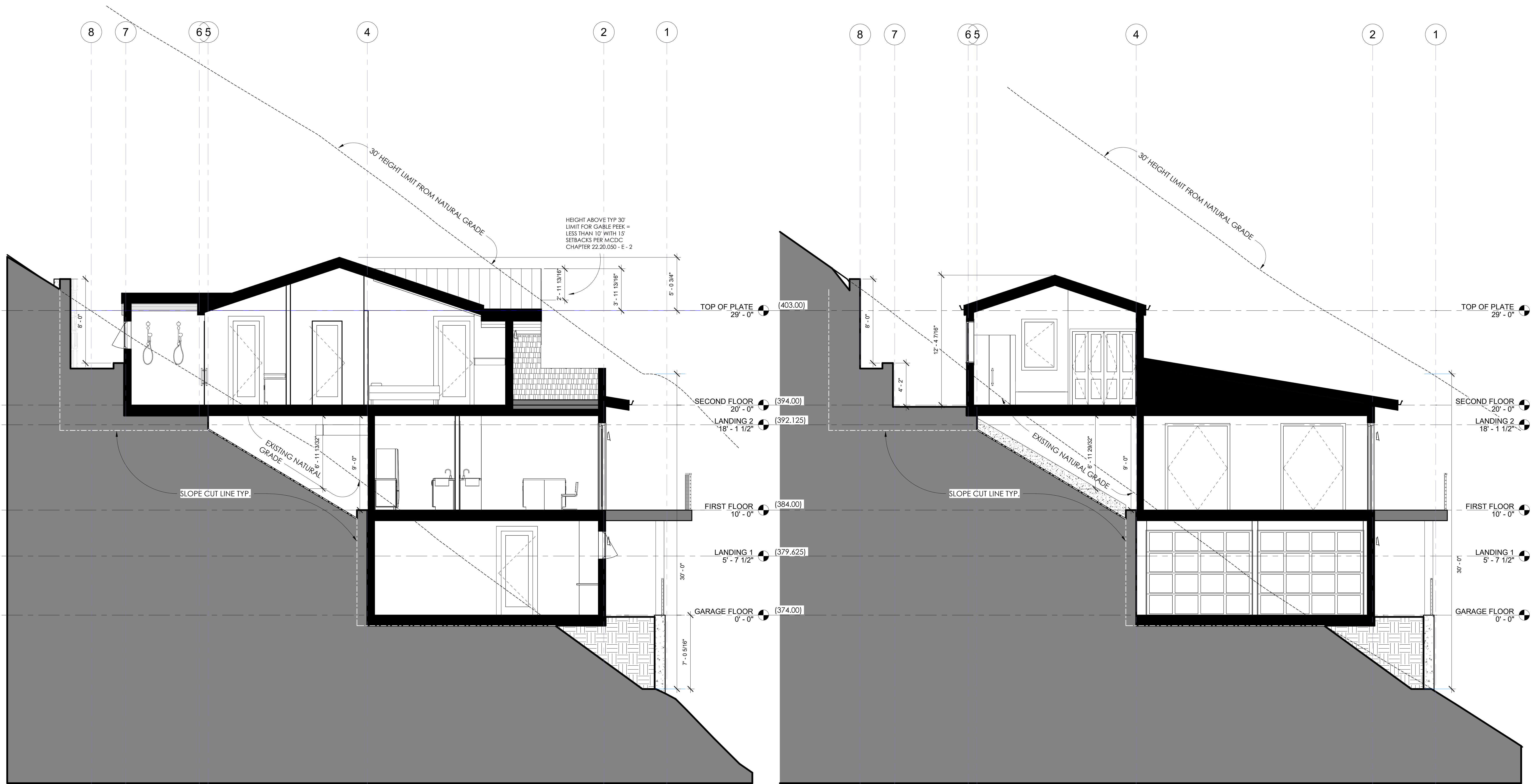
Sheet Title
SECTIONS

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

Sheet No:

A600

Of Sheets



1 SECTION AT MASTER
1/4" = 1'-0"

2 SECTION LIV BATH
1/4" = 1'-0"

MATERIAL PALETTE

SHINGLES (WS-1) SHAKER TOWN
CONTEMPORARY CUT CEDAR
SHINGLES - STAINED



STANDING SEAM METAL ROOF (MR-1)
PAC CLAD STANDING SEAM
ANTIQUE BRONZE * COOL ROOF



WINDOWS AND DOORS (WN-1) (DR-1)
MILLGUARD BLACK BEAN



RETAINING WALL
FINISH CONCRETE
STAINED AND
PATTERN STAMPED
STONE FINISH



WOOD FENCING
CEDAR FENCING
STAIN TO MATCH
WD-1



QUAD LED PATH LIGHT 6091

WAC LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

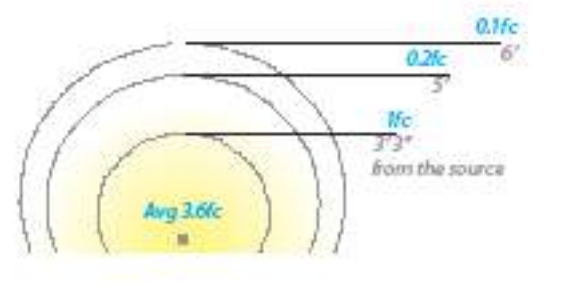
Project:

Location:

PRODUCT DESCRIPTION
Sleek linear design blends seamlessly into pathways while providing soft, even illumination.

SPECIFICATIONS
Input: 9-15WAC (Transformer is required)
Power: 3.0W / 4.5VA (Use VA value for sizing the transformer and calculate voltage drop.)
Brightness: Up to 100 lm
CRI: 90
Rated Life: 60,000 hours

- FEATURES**
- IP66 rated. Protected against powerful water jets
 - Factory sealed water tight fixtures
 - Solid diecast corrosion resistant aluminum alloy
 - Recommended spacing for installation Residential 8 to 10ft. Commercial 5 to 7ft
 - Mounting shoe, 4 foot lead wire, and direct burial gel filled wire nuts are included
 - Maintains constant lumen output against voltage drop
 - UL, ETL, IES Listed



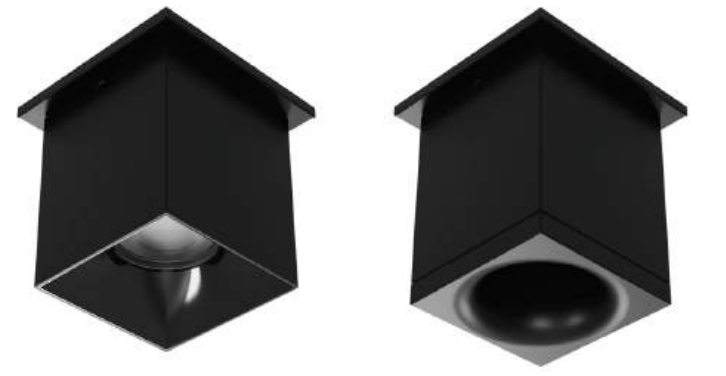
ORDERING NUMBER		Color Temp	Finish
6091	Quad	27 30 38	2700K Ivory White 2000K Pure White BZ Bronze on Aluminum

Example: 6091-BZ

wacighting.com | Phone (800) 526-2588 | Fax (800) 526-2581 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Fort Washington, NY 11050
 Headquarters, East Manufacturing Facility 44 Harbor Park Drive Fort Washington, NY 11050
 South East Manufacturing Facility 1600 Distribution Ct. Lithia Springs, GA 30122
 Central Manufacturing Facility 1700 South J Street Freeway, Ste 100 Cedar Hill, TX 75104
 West Manufacturing Facility 1795 S Archibald Ave Ontario, CA 91761

ZORON C4ST Square Trimmed Ceiling Mount

WAC



Fixture Type:

Catalog Number:

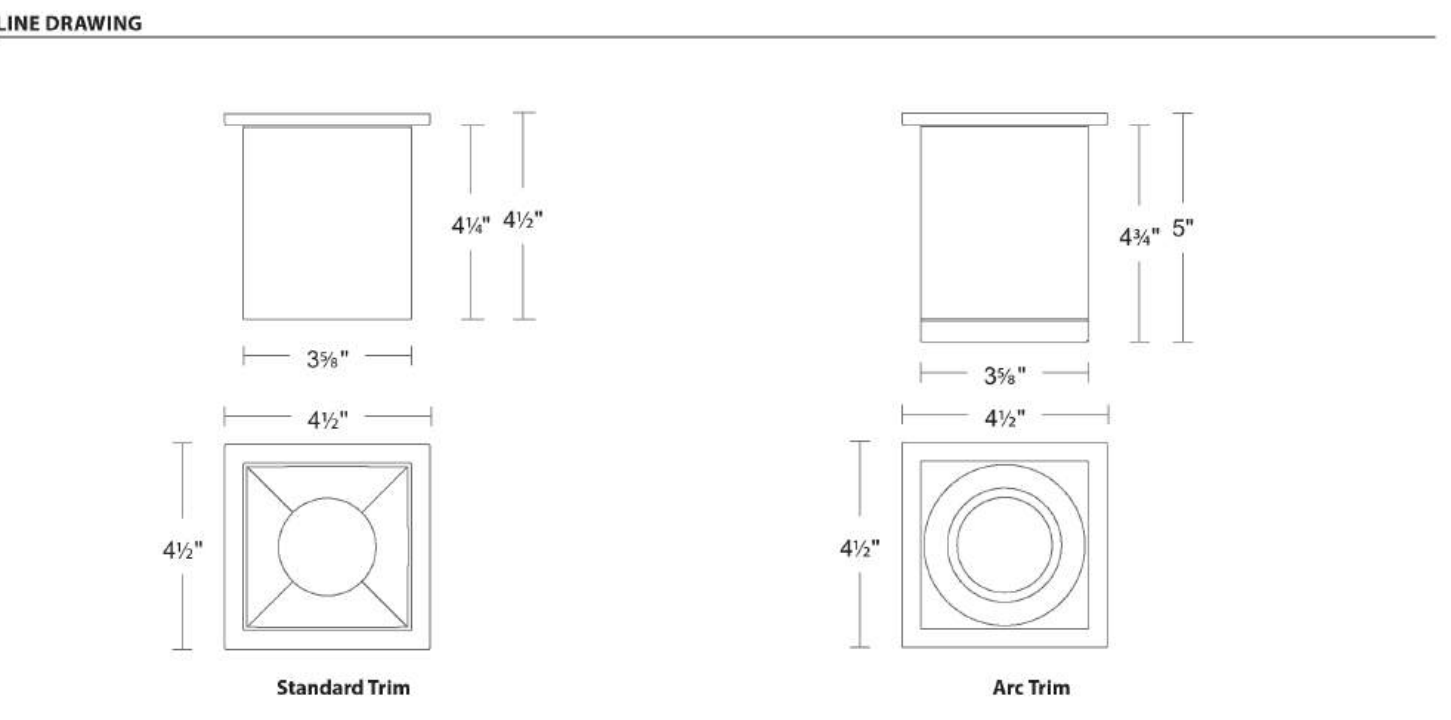
Project:

Location:

PRODUCT DESCRIPTION
The Zoron series combines sleek aesthetics with exceptional performance. Compact and stylish enough for residential applications, yet powerful enough to be used commercially. With built in color temperature selection and the option to be used either indoors or out, Zoron adapts to any setting. Regressed trim and specialized TR optics provide both aesthetic appeal and glare control, making Zoron the perfect blend of form and function.

SPECIFICATIONS
Input: Universal voltage 120V - 277VAC, 50/60Hz
Dimming: ELV, TRAC, 0-10V, 100-9%
Light Source: Integrated LED
Finish: Electrostatically powder coated: White, Black, Chrome, Gold, Haze, White
Standards: UL, cUL, IP65, Title 24 JAS Compliant, ADA, Wet Location Listed
Operating Temp: -13°F to 122°F (-23°C to 50°C)

- FEATURES**
- Die-cast aluminum construction
 - 5-CTT Switchable between 2700K and 5000K
 - Suitable for indoor or outdoor use
 - Low glare regressed trim with 25°+ shielding angle
 - Driver concealed within the fixture



wacighting.com | Phone (800) 526-2588 | Fax (800) 526-2581 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Fort Washington, NY 11050
 Headquarters, East Manufacturing Facility 44 Harbor Park Drive Fort Washington, NY 11050
 South East Manufacturing Facility 1600 Distribution Ct. Lithia Springs, GA 30122
 Central Manufacturing Facility 1700 South J Street Freeway, Ste 100 Cedar Hill, TX 75104
 West Manufacturing Facility 1795 S Archibald Ave Ontario, CA 91761

WAC LIGHTING

Slant
11" Outdoor Wall Sconce 3000K

Model & Size	Color Temp	Finish	LED Watts	LED Lumens	Delivered Lumens
WS-W14911 11"	3000K	Black	7W	441	353

Example: WS-W14911-BK
For custom requests please contact customs@wacighting.com

DESCRIPTION
Cleverly designed, minimalist lighting.

FEATURES
• ACLED driverless technology
• 5 year warranty

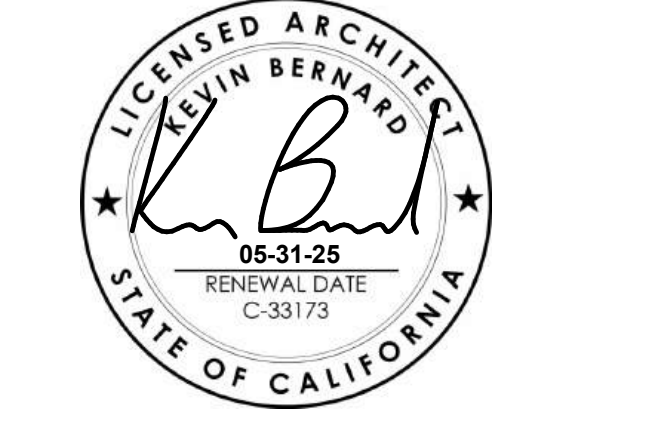
SPECIFICATIONS
Color Temp: 3000K
Input: 120 VAC, 50/60Hz
CRI: 90
Dimming: ELV, 100-10%
Rated Life: 50,000 Hours
Mounting: Can be mounted on wall vertically or upside down
Standards: ETL, cETL, IP65, Title 24 JAS Compliant, ADA, Wet Location Listed
Construction: Aluminum body with glass lens



wacighting.com | Phone (800) 526-2588 | Fax (800) 526-2581 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Fort Washington, NY 11050
 WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program, June 2023



INSPIRATION IMAGE CONCEPT



MONTAZUMA RESIDENCE

MONTAZUMA AVE
FOREST KNOLLS, CA
AP#169-321-19

Project No.:	24-410	
Drawn By:	Author	
Checked By:	Checker	
Issued Date:	06/20/2025	
Revisions		
No.	Description	Date

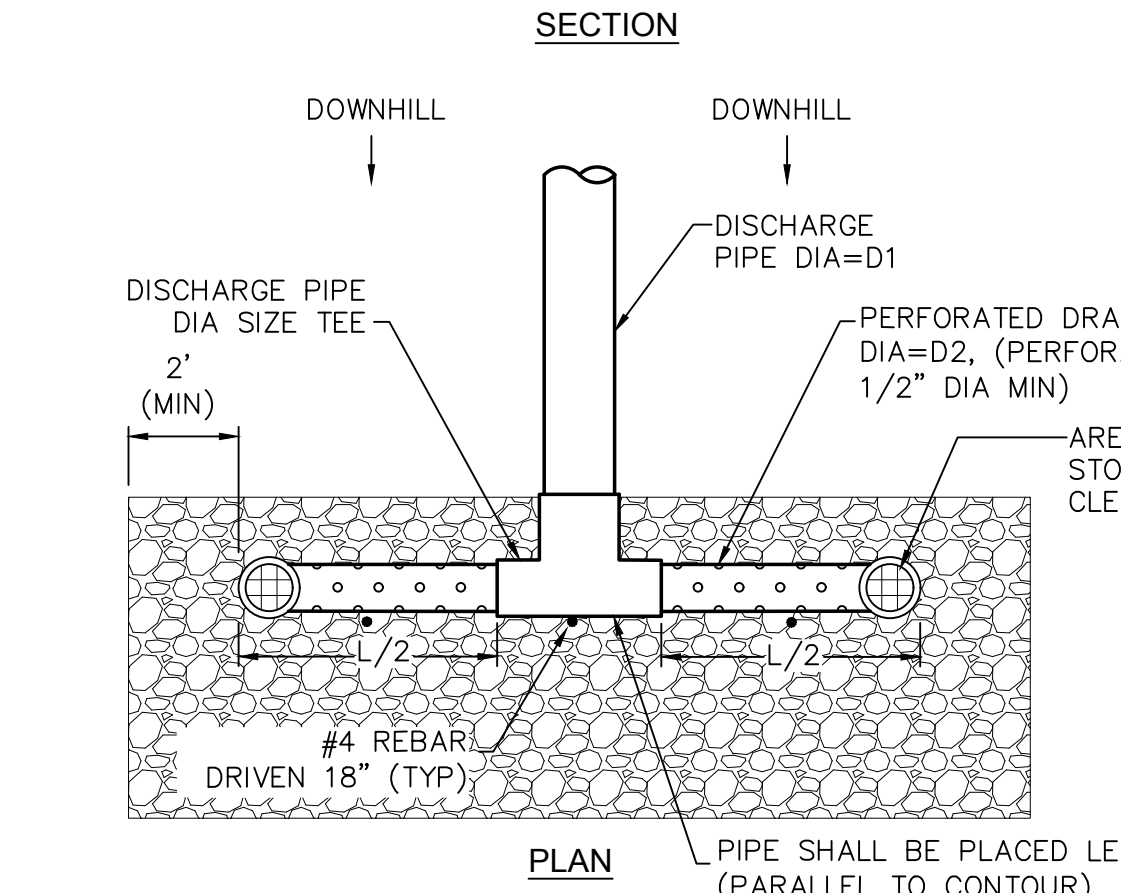
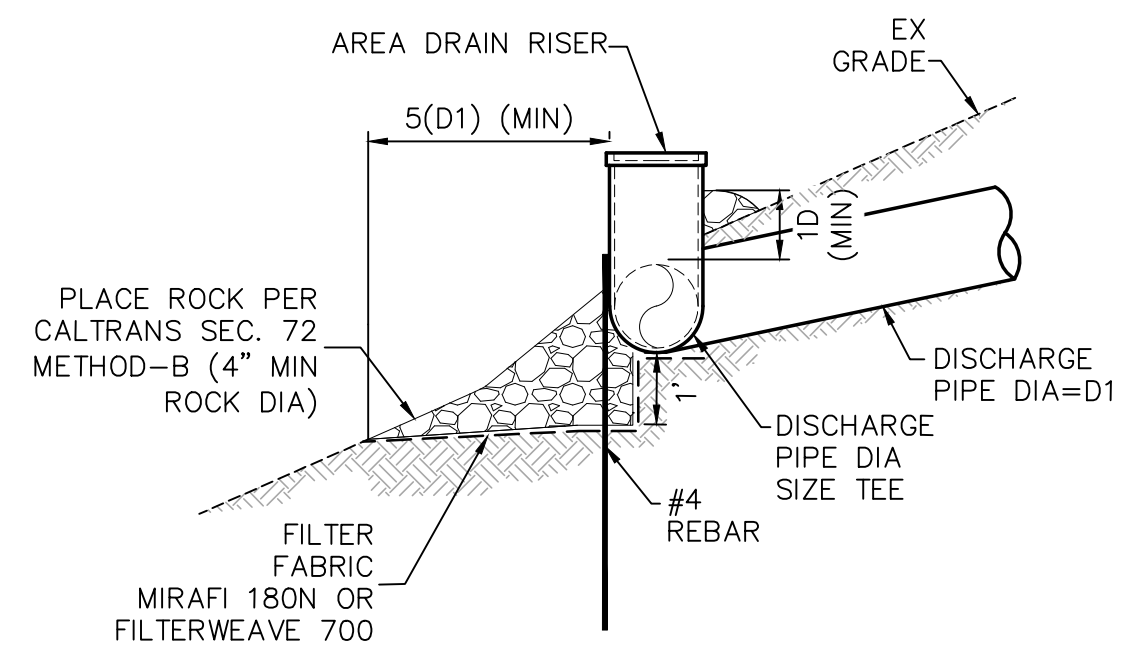
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SHEET TITLE MATERIAL BOARD

Scale: _____

Sheet No:
A800

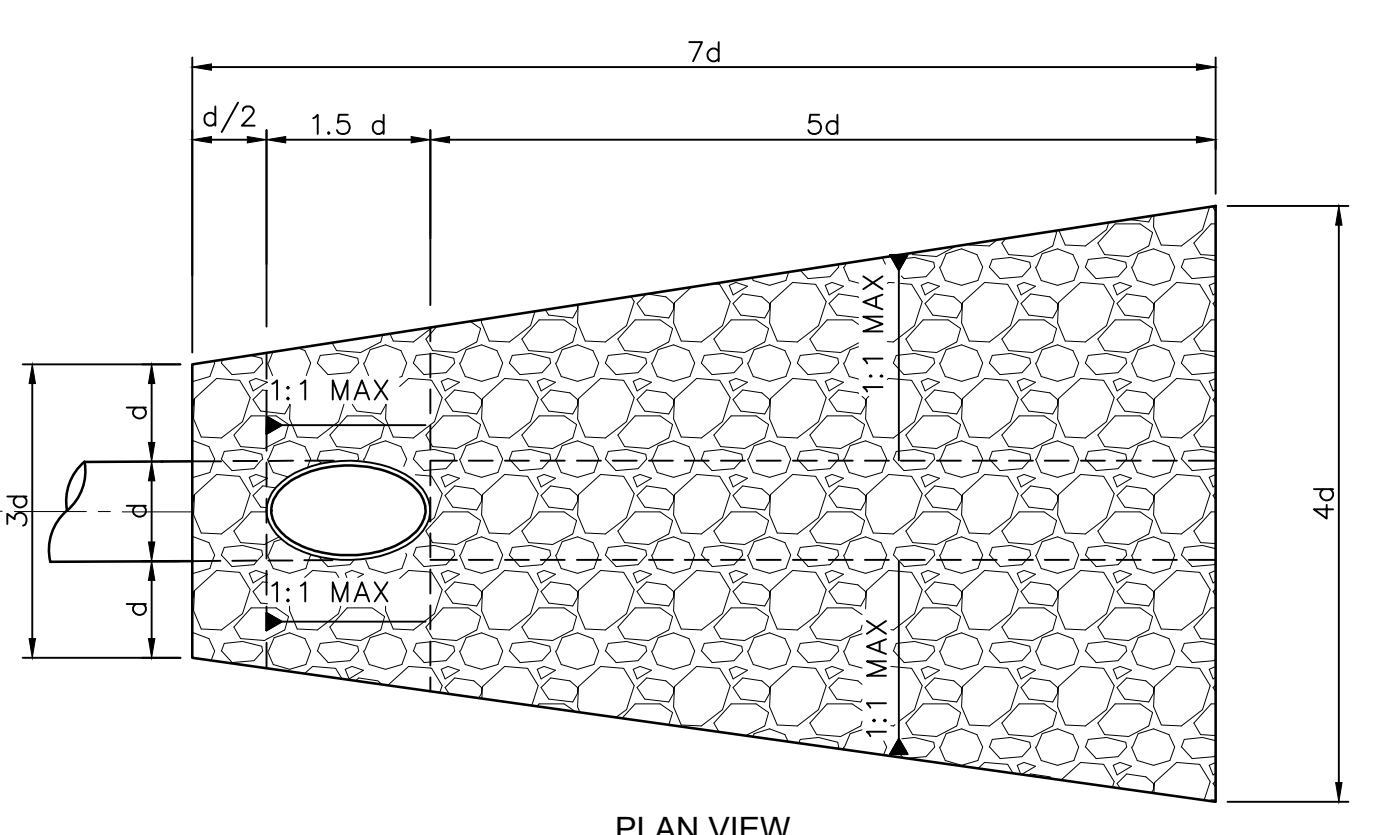
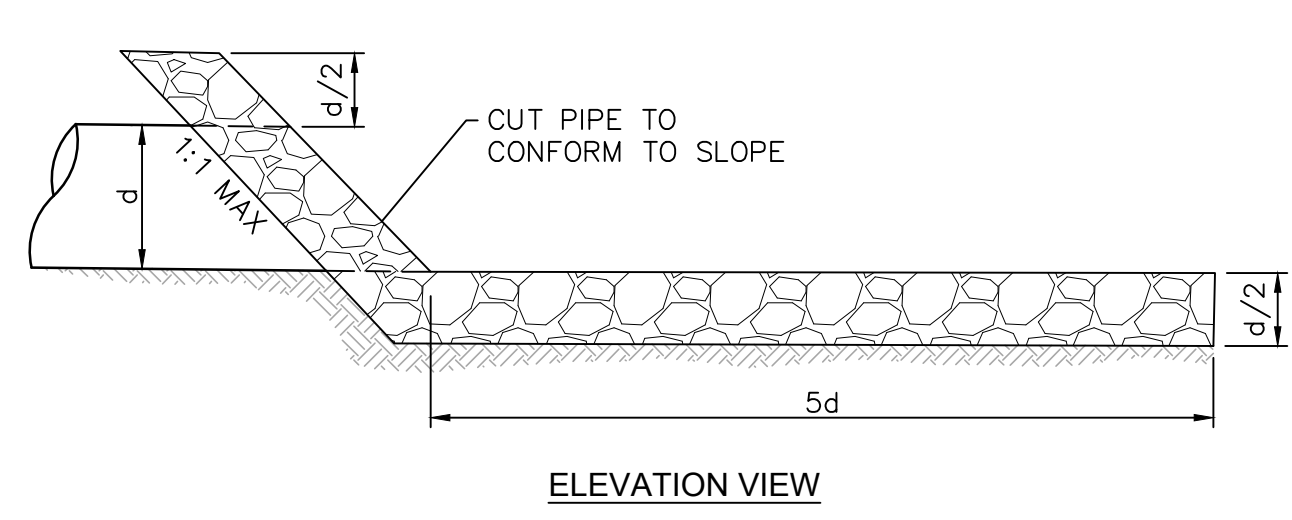
Of Sheets



DISCHARGE PIPE SIZE (D1)	4 INCH
PERF PIPE SIZE (D2)	4 INCH
PERF PIPE LENGTH (L)	10 LF

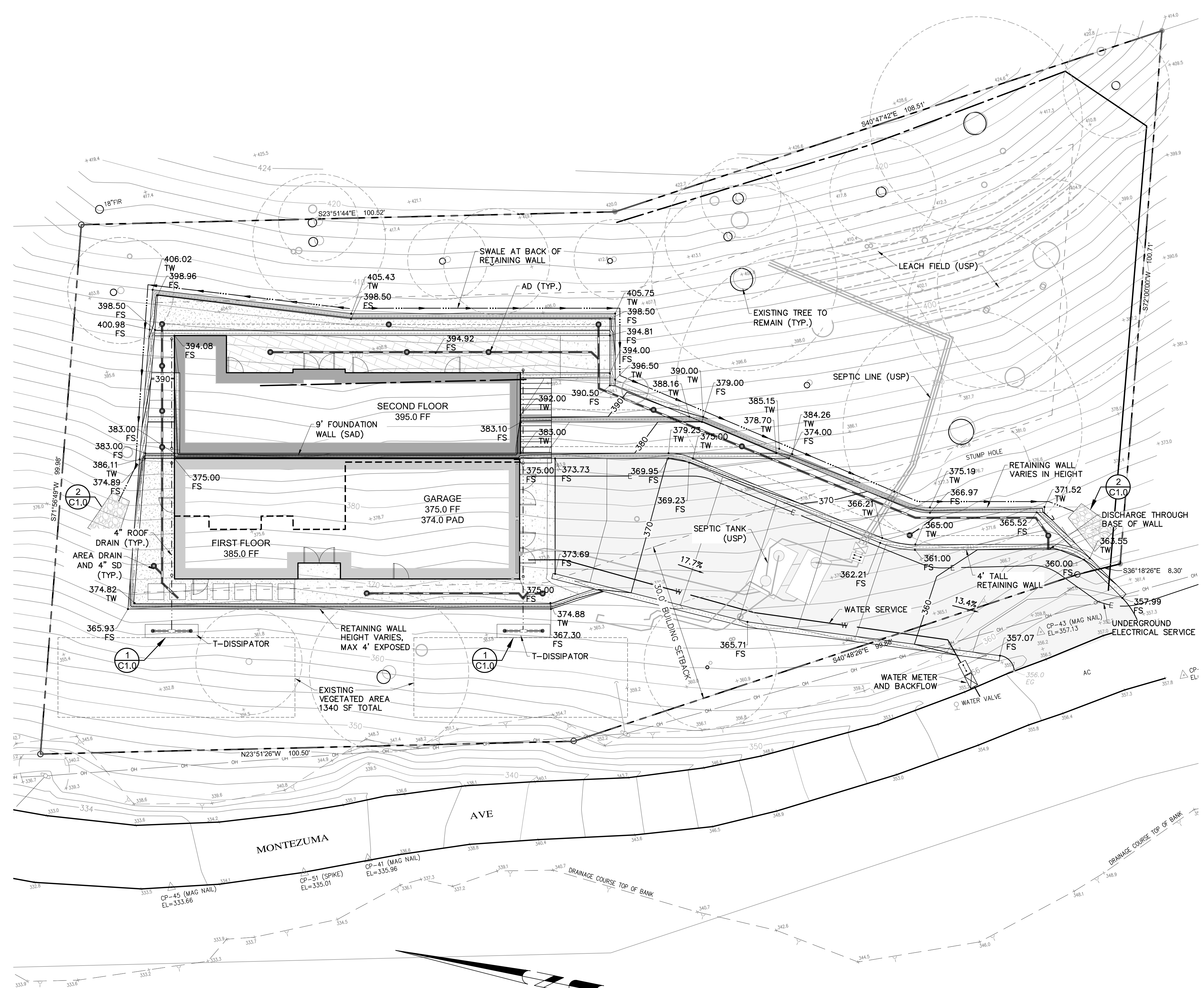
- NOTES:**
- PLACE ROCK ON TOP OF PIPE THE ENTIRE LENGTH.
 - PIPE HOLES HAVE 90° CENTRAL (RADIAL) ANGLE. THIS YIELDS 4 HOLES AT THE SAME HORIZONTAL DISTANCE FROM THE TEE. REPEAT 4-HOLE GROUPING EVERY 2" HORIZONTAL DISTANCE FROM TEE.

1 PERFORATED PIPE ENERGY DISSIPATER
NTS

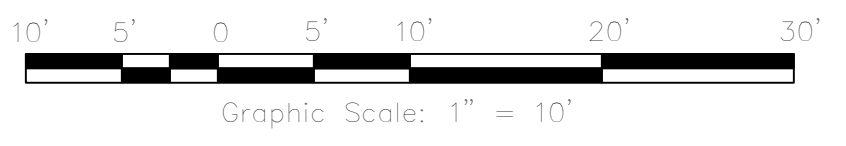


- NOTE:**
- PLACE ROCK PER CALTRANS SECTION 72 METHOD B, (CLASS NO 3)

2 ROCK RIP-RAP STORM DRAIN OUTLET DETAIL
NTS



GRADING AND DRAINAGE PLAN



LEGEND

PROPOSED	EXISTING	DESCRIPTION
---	---	PROPERTY BOUNDARY
---	---	ROOF DRAIN & DOWN SPOUT (DS)
---	---	UTILITY POLE W/WO GUY WIRE
(X)	(X)	DETAIL X ON SHEET CX-X
---	---	DRAINAGE SWALE
---	---	INDEX CONTOUR
---	---	INTERMEDIATE CONTOUR

PAVEMENT LEGEND

[Pattern]	2.5" AC OVER 6" CL II AB
[Pattern]	4" PCC OVER 4" CL II BASE
[Pattern]	PAVERS (SAD)

GRADING QUANTITIES:

Site Grading is based upon subgrade to existing grade. No account has been taken for strippling, expansion or contraction. Volumes should be verified and determined independently by the contractor.

CUT	FILL	TOTAL	BASE ROCK
1243 CY	280 CY	960 CY (CUT)	125 CY

Note: Excess material to be off-hauled to an approved location or placed onsite under the direction of the project. Soils Engineer. Earth materials placed onsite not shown on these plans may require revisions(s) to the grading permit. Area of Disturbance = 0.20 Acres

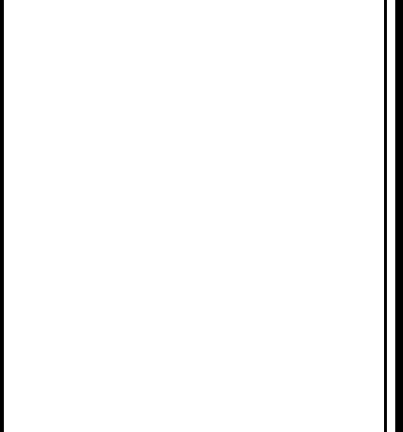
STORM DRAIN SCHEDULE

AD	4" NDS DRAIN WITH GRATE (OR APPROVED EQUAL)
FOUNDATION DRAINS PER GEOTECH'S RECOMMENDATION	
ALL DOWNSPOUTS TO BE TIED TO UNDERGROUND SD SYSTEM WITH 4" SD, S=0.010 (MIN). (SAP)	
STORM DRAIN PIPE SHALL BE RCP, PVC, OR HDPE. (MEETING CALTRANS SEC. 64 SPECIFICATIONS).	

Revisions	No.	Date	Description	Approved

adobe associates, inc.
Civil Engineering / Land Surveying / Waste Water
1220 N. Dayton Ave., Santa Rosa, CA 95401
P. (707) 541-2300 F. (707) 541-2301
Website: www.adobeinc.com
"A Service You Can Count On!"

Timothy L. Salomon, RCE #75800
My license expires 6/30/2025



**MONTEZUMA AVENUE
SCHEMATIC GRADING AND DRAINAGE**
Forest Knolls, California
APN 169-321-19

SCALE: As Noted
Date: 05-27-2025
Design by: _____
Drawn by: _____
Checked by: _____

Sheet
C1.0
of x Sheets
Job 24326

DESIGN CRITERIA

DESIGN PURPOSE
 THE PURPOSE OF THIS PROJECT IS TO PROVIDE SEPTIC DISPOSAL CAPACITY FOR A POTENTIAL 3-BEDROOM RESIDENCE ON THE PARCEL LOCATED AT 00 MONTEZUMA AVENUE (APN 169-321-19). THE PROPOSED SYSTEM IS A NONSTANDARD DRIP IRRIGATION SYSTEM WITH 200% CAPACITY OF EXPECTED FLOW DESIGNED. THE PROPOSED DESIGN MEETS ALL CURRENT MARIN COUNTY OWTS STANDARDS.

SITE REVIEW:
 A SITE REVIEW WAS CONDUCTED BY ADOBE ASSOCIATES INC. WITH A REPRESENTATIVE FROM THE MARIN COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT ON DECEMBER 5, 2024 (P2076).

PERCOLATION TEST:
 A PERCOLATION TEST WAS CONDUCTED BY ADOBE ASSOCIATES INC WITH A REPRESENTATIVE FROM THE MARIN COUNTY PERMIT AND RESOURCE MANAGEMENT DEPARTMENT ON JANUARY 29, 2025 (P2076).
 PERCOLATION TEST RATE: = 10 (MPI) MINUTES PER INCH
 HYDRAULIC LOADING RATE (HLR): = 0.8 GAL/SF/DAY
 AVERAGE GROUND SLOPE: = 70%

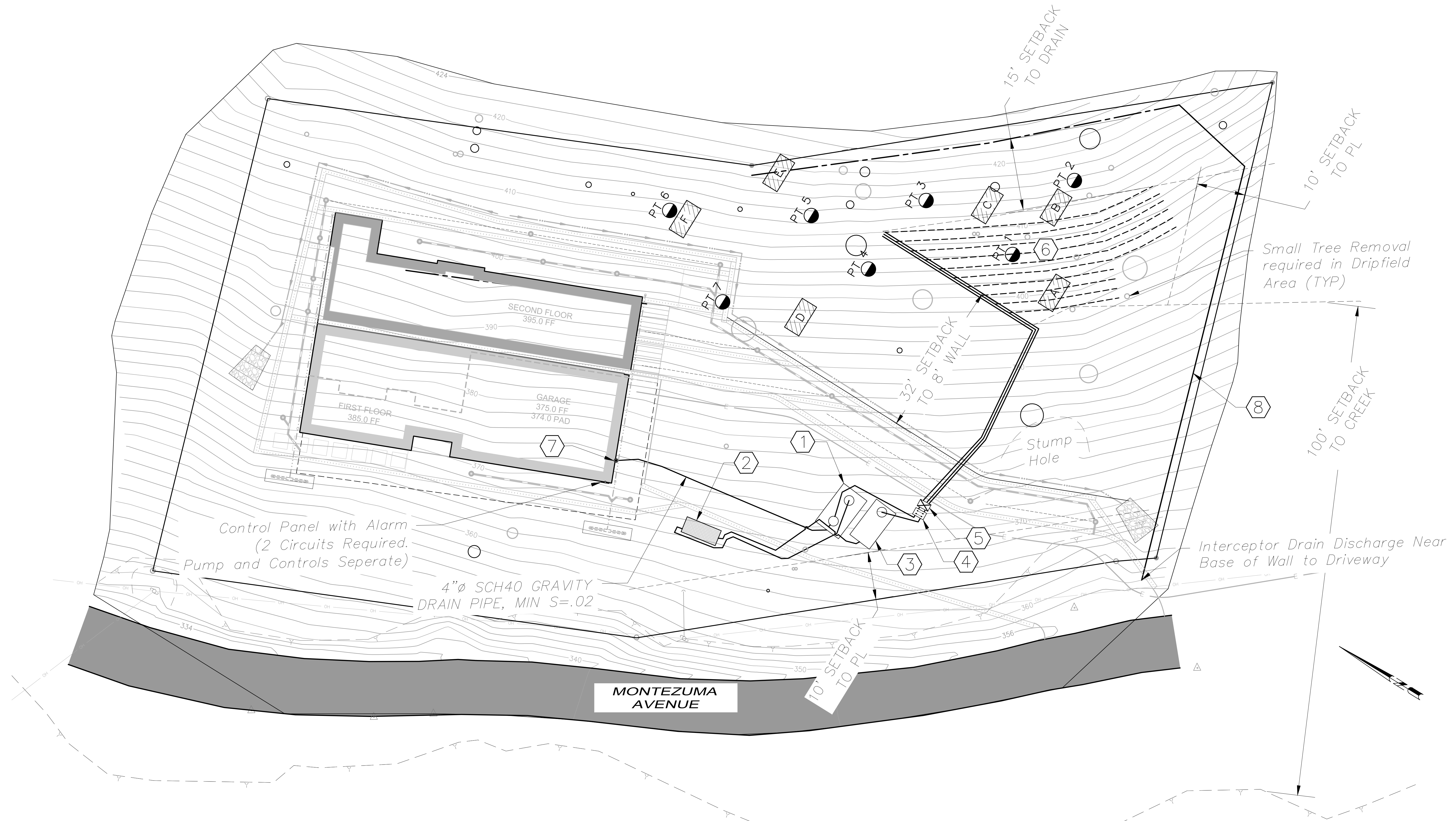
3 BEDROOM RESIDENCE

SYSTEM DESIGN CALCULATIONS/FLOWS:
 (105 GAL/DAY/BDRM)(3 BEDROOMS) = 315 TOTAL GALLONS/DAY
 (315 TOTAL GALLONS/DAY)/(0.8 (HLR) GAL/SF/DAY) = 394 TOTAL SQUARE FEET

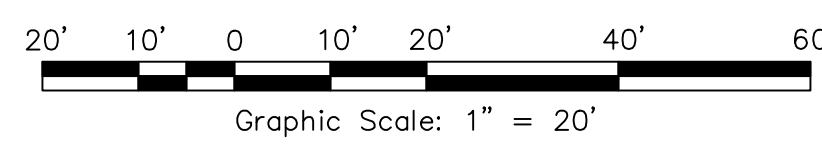
DRIP IRRIGATION PRIMARY SEPTIC SYSTEM DESIGN: (2 ZONES)
 788 SQUARE FEET (200%) PRIMARY DRIP IRRIGATION DISPOSAL FIELD REQUIRED.
 840 SQUARE FEET PRIMARY DRIP IRRIGATION DISPOSAL FIELD SHOWN.
 (TO BE CONSTRUCTED)

LEGEND

- ① 1,500 GALLON (APMO APPROVED) CONCRETE SEPTIC TANK WITH 24" RISERS OVER BOTH PORTS AND TRAFFIC RATED ACCESS LIDS (SEE DETAIL, SHEET W4)
- ② ORENCO ADVANTEX TREATMENT SYSTEM, MODEL AX20 (SEE DETAILS, SHEET W4)
- ③ 1,500 GALLON (APMO LISTED) CONCRETE PUMP SUMP TANK AND SUMP PUMP WITH 24" RISER OVER SUMP PUMP PORT AND TRAFFIC RATED ACCESS LIDS (SEE DETAIL, SHEET W1)
- ④ GEOFLOW HEADWORKS PC, VALVE BOX, WITH GEOFLOW VORTEX FILTER, FLUSH VALVES, BOX WITH TRAFFIC RATED ACCESS LIDS (SEE DETAIL, SHEET W4)
- ⑤ FLOW METER IN VALVE BOX ON SUPPLY AND RETURN LINES, BOX WITH TRAFFIC RATED ACCESS LIDS (SEE DETAIL, SHEET W3)
- ⑥ PRIMARY (200%) DRIP IRRIGATION DISPOSAL FIELD (2 ZONES) CONTAINING 394 LF OF DRIP LINE SPACED 2 FEET APART WITH 197 EMITTERS. PRESSURE COMPENSATED EMITTERS SET AT 1 GPH. TRENCHES TO BE AT A DEPTH OF 6" (SEE SYSTEM SCHEMATIC, SHEET W3) (TO BE CONSTRUCTED)
- ⑦ TWO-WAY GRAVITY TYPE CLEANOUT; INSTALL 2' MAX FROM RESIDENCE EXTERIOR WALL (SEE DETAIL, SHEET W3)
- ⑧ INTERCEPTOR DRAIN AND 4" SCH 40 SOLID OUTFALL PIPE (SEE DETAIL, SHEET W4)
- ⊗ SOIL PROFILE HOLE
- ⊕ PERCOLATION TEST PIT



SEPTIC SYSTEM PRELIMINARY PLAN



No.	Date	Description	Approved

adobe associates, inc.
 Civil Engineering / Land Surveying / Wastewater
 1220 N. Dutton Ave., Santa Rosa, CA 95401
 P. (707) 541-2300 F. (707) 541-2301
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 "A Service You Can Count On!"

Professional Engineer
 Steven R. Brown, P.E. #43825
 My License Expires 6/30/2027

MONTEZUMA AVENUE
SEPTIC SYSTEM PLAN
 Forest Knolls, California
 APN 169-321-19

SCALE: As Noted
 Date: 06-03-2025
 Design by: _____
 Drawn by: _____
 Checked by: _____

Sheet
W2
 of 2 Sheets
 Job 24326