Nov 9, 2023

Owner/Applicant:Mark Mueckenheim & Silke AumannFile No:PLN2022-00265APN:036-103-490

Coastside Design Review Permit

The project has been reviewed for compliance with the Design Review Standards for One-Family and Two-Family Residential Development in the Midcoast, County of San Mateo Zoning Regulations Aug 2019, Chapter 28.1, Section 6565.20.

The applicant has elected to return to CDRC at a date tbd

Findings that satisfy the Standards:

- Section 6565.20(D)1a(1) ELEMENTS OF DESIGN Building Mass, Shape & Scale Relationship to Existing Topography Standards: The new structure conforms to the existing topography of the site ... the portion of the house above the existing grade steps down the hillside in the same direction as the existing grade.
- Section 6565.20(D)1b(1) ELEMENTS OF DESIGN Building Mass, Shape & Scale Neighborhood Scale Standards: This new home respects the scale of the neighborhood through building dimensions, shape & form, facade articulation, and architectural details that appear proportional and complimentary to other homes in the neighborhood.
- Section 6565.20(D)1b(1) ELEMENTS OF DESIGN Building Mass, Shape & Scale 6565.20(D)1d(2) ELEMENTS OF DESIGN Facade Articulation Standards: The new structure provides facade articulation by projecting and recessing the three structures, includes an overhang at the front elevation, and exterior corridors between the three structures.
- 4. Section 6565.20(D)3a(1) ELEMENTS OF DESIGN Roof Design Standards: The roof design serves to reduce the home's apparent mass and scale, provides visual interest, and has an appropriate number of roof forms.
- Section 6565.20(F) 1(b) LANDSCAPING, PAVED AREAS, FENCES, LIGHTING & NOISE Landscaping Standards: The finished landscape plans* are compatible with and enhance the design of the home and the trees and vegetation remaining in the site and in the surrounding neighborhood ... (* see recommendation section of this document)

Additional Requirements for compliance with the Standards:

- Section 6565.20(D)3a(3) ELEMENTS OF DESIGN Roof Design Standards: Non-reflective roof materials and colors are encouraged (with the intention of reducing stark effects in the natural/rural environment of the coastside). Section 6565.20(D)4a(1) ELEMENTS OF DESIGN Exterior Materials & Colors Standards: Use non-reflective exterior materials and colors that compliment and improve the neighborhood ...If metal material, specify a roof color with an SRI value of less than 30.
- 2. Section 6565.20(D)4c(3) ELEMENTS OF DESIGN Exterior Materials & Colors Standards: Discourage the use of a single exterior material or color in a large unbroken surface. Change the front overhang trim to match the wood trim on the windows.
- Section 6565.20(C)c(3) SITE PLANNING & STRUCTURE PLACEMENT Streams & Other Drainage Features Standards: Do not alter the site in a way that would cause significant drainage problems, erosion or flooding. Staff to "Condition" Drainage Design to resolve project drainage impacts.
- 4. Specify all materials and colors on Architectural Drawings.
- 5. Define the Pool as part of the project.

Recommendations:

- Section 6565.20(C)c(3) SITE PLANNING & STRUCTURE PLACEMENT Streams & Other Drainage Features Standards: Do not alter the site in a way that would cause significant drainage problems, erosion or flooding. Applicant to coordinate with Planning, Building and neighbors to prevent negative project impacts to drainage and/or flooding.
- 2. * LANDSCAPING: Consider an alternative to the northwest Cedar Tree (indicated on the Landscape Plans) that would, once mature not impact the northern neighbor's solar panels.

Project Team

Architectural Design: PMCKM Architekten Arquitetos Architects

Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768

Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078

California Architect of Record: Hannah Moon Licensed Architect - C38791 Project Team Members: Mark Mueckenheim, Maria Paz,

Project Contact: mail@mcknhm.com General Contact: contact@pmckm.com

Phone: 1 (415) 316 9029 (Mark Mueckenheim)

Drawing List

A0.0 TITLE SHEET / DRAWING LIST A0.1 PERMIT DATA A0.2 NOTES & LEGEND **A0.3 ABBREVIATIONS** A0.4 LOCATION MAP A0.5 EXISTING SITE / SURVEY MAP A0.6 SITE PHOTOS **A0.7 PRELIMINARY TITLE REPORT** A0.8 LOT LINE ADJUSTMENT A0.9 GRAND DEED A1.1 PROPOSED SITE PLAN A1.2 LANDSCAPE & IRRIGATION A1.3 MWELO FORMS A1.4 IMPERVIOUS SURFACE CALCULATION A1.5 GRADING PLAN A1.6 TOPOGRAPHY PLAN (Existing & Proposed) A1.7 DRAINAGE PLAN A1.8 EROSION CONTROL PLAN A1.9 EROSION CONTROL DETAILS

A2.1 PLAN GROUND FLOOR A2.2 PLAN SECOND FLOOR A2.3 PLAN ROOF

8.5"

A4.4 CROSS SECTIONS II G-G & H-H A4.5 SECTIONS BRIDGES A5.1 FACADE DETAIL AND ENLARGED ELEVATION A5.2 MATERIAL SAMPLES & SIMULATION I A5.3 DESIGN VISUALIZATION

A3.2 ELEVATIONS WEST (ENTRANCE/STREET) & SOUTH

A4.3 LONGITUDINAL AND CROSS SECTIONS C-C & D-D

A3.1 ELEVATIONS NORTH & EAST

16.5"

A4.1 LONGITUDINAL SECTIONS A-A & B-B

A4.2 CROSS BUILDING SECTIONS I E-E & F-F

A5.3 MODEL PHOTOS

Client/Owner

24.5"

30,25"

22"

Silke Aumann & Mark Mueckenheim

_

30.25"

Current Address: 912 Sonora Avenue Half Moon Bay CA 94019

Phone:

1 (415) 316 9029 (Mark Mueckenheim) 1 (415) 797 8234 (Silke Aumann)



Project Scope: THE SCOPE OF WORK UNDER THIS BUILDING PERMIT SHALL INCLUDE THE ERECTION OF A NEW HOUSE IN MONTARA, CA.

Project Data (Legal):

Site Address: 1241 Birch Street City: Montara, CA Zip Code: 94037 County: San Mateo County APN: 036103490 Zoning R-1/S-17/DR/CD (ONE FAMILY RESIDENTIAL DISTRICT /MIDCOAST/ DESIGN REVIEW/COASTAL DEVELOPMENT)

Building Setbacks:

Front Setback: 20 feet Rear Setback: 20 feet Side Setback: 5 feet

Building:Existing:Lot Area (Sq. Ft.):6257 SFBuilding Size (Sq. Ft.):0 SFGarage (Sq. Ft.):0 SFBuilding Gross Floor Area:0 SF

Proposed: 6257.00 SF 2172.06 SF 667.63 SF 2723.01 SF

Building Type: Single Family Residence Effective Year: 2022-2024

Lot Coverage:

Proposed Footprint (Garag Maximum Parcel Coverag Maximum Parcel Coverag

Impervious Surfaces: Allowed Proposed

Floor Area: Maximum Floor Area Allow Maximum Floor Area Prop

Building Height:

Maximum Proposed: 27' 7 Maximum height allowed:

Number of Bedrooms: Number of Full Bathroom Number of Half Bathroom Number of Kitchens: Number of half Kitchens/I Number of Fireplaces:

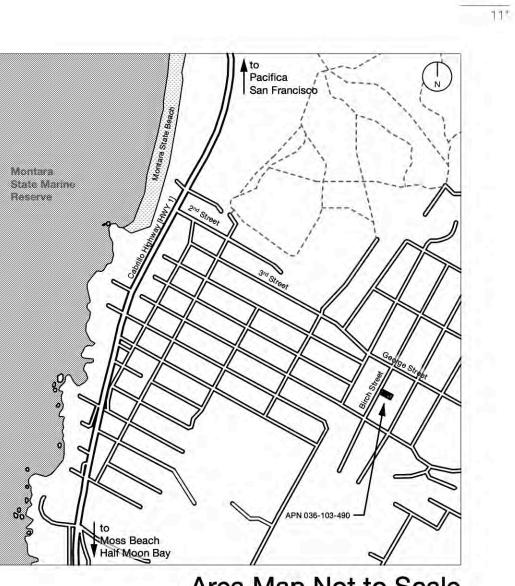
Land Use: Med Dens to Lot/Block: 40&41 / 21

Tract: Half Moon Bay Cold

	D IL II	0170 0005	
	Building):	2172.06SF	Coastal Zone: No
	pposed:	34.71%	Historic Resources Inventory: No
age Allo	owed:	35%	Butterfly Habitat: No
			Environmentally Sensitive Habitat Area: No
			Septic: No
		10%	Runoff Retention Required: No
		8%	
			APPLICABLE BUILDING CODES:
owed:	3312	2.50 SF	ALL WORK NOTED SHALL BE IN FULL
oposed	d (gross): 2798	3.00 SF	ACCORD AND COMPLY WITH THE LATEST
			RULES, REGULATIONS, ORDINANCES, CODES
			AND STANDARDS LISTED BELOW AND ANY
' 7.25"	feet		AND ALL LOCAL CODES AND ORDINANCES
d: 28 fe	eet		CURRENTLY IN EFFECT IN THE COUNTY OF
			SAN MATEO
	Existing:	Proposed:	
		3	
ms:	2-1	2	2019 CALIFORNIA BUILDING CODE (CBC)
ms:	y 2 01	1	2019 CALIFORNIA RESIDENTIAL CODE (CRC)
	2	1	2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
/Bars		0	2019 CALIFORNIA PLUMBING CODES (CPC)
		0	2019 CALIFORNIA MECHANICAL CODE (CMC)
			2019 CALIFORNIA ELECTRICAL CODE (CEC)
17.4	DU/ac		2019 CALIFORNIA ENERGY CODE 2019
			2020 ZONING REGULATIONS COUNTY OF SAN MATEO
			CALIFORNIA ENERGY EFFICIENCY STANDARDS
olony			CALIFORNIA ENVIRONMENTAL QUALITY ACT 2019

16.5"

Archaeological Zone: No



24.5"

Area Map Not to Scale

30.25"



36" & 24"

30.25"

General Notes and Conditions:

1. Notify architectural designer promptly if any conditions conflict with construction documents.

2. Field verify all existing conditions and dimensions prior to fabrication/ construction.

3. Notify architectural designer of any discrepancies between documents, including discrepancies between engineering documents and construction documents.

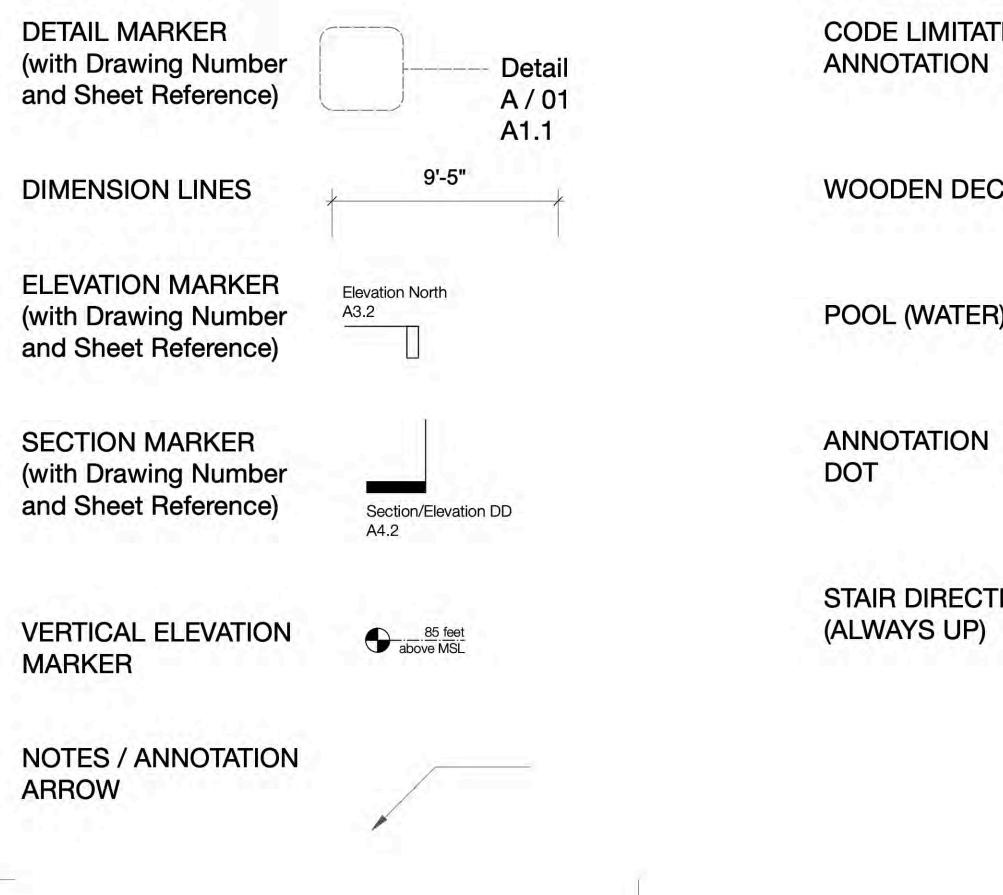
4. Provisions shall be made for the undergrounding of all utilities serving the property, including but not limited to electrical, telephone, and cable television, by the installation of appropriately sized underground conduits extending from the street property, as per BBC 705A.1.

5. All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system. Failure to utilize adequate controls is a violation of BMC 17.20. A copy of the manual is available upon request at the Permit Service Center and available online at www.cabmphandbooks.com.

6. Approval of this permit for work in the public right-of-way or easement does not relieve the applicant of the responsibility of obtaining permission to enter neighboring property or properties in the course of this work if necessary. It shall not be construed as a license to alter or adversely impact any facilities located in these easements which are privately owned. Full restitution and restoration shall be the responsibility of the permittee. Permittee shall notify property owner of intentions 72 hrs prior to entering the property.

7. This is a permit set of design drawing not intended for the actual construction.

Project Symbols:



Dimensioning Conventions:

- 1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
 - 2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECTURAL DESIGNER BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.
- 3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS, LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.
 - 4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.
 - 5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."
 - 6. DIMENSIONS ARE NOT ADJUSTABLE, UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.
- 7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS: - STRUCTURAL OR DIMENSIONAL GRID LINES - CENTERLINE OF STEEL - CENTERLINE OF DOOR, WINDOW, OR CASED **OPENING**
- 8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES. UNLESS OTHERWISE NOTED.

TATION ON	= or < 28' vertical distance from finished grade to the topmost point of roof	SOLID WALLS HERE: CLT (CROSS LAMINATED TIMBER)-WALLS	
ECKS		CLT WALLS WITH FACADE ASSEMBLY =	<u> </u>
ER)		WALLS NEW	
N	•		
CTION P)	UP	WALLS DEMOLISHED	



30.25"

22"

Abbreviations:

	ACT	Acoustical Ceiling Tile	GC	General
	BLDG	Building	GEN	General
	BLKG	Blocking	GFRC	Glass Fib
	BOS	Bottom of Steel	GGB	Gypsum
	BOT	Bottom	GL	Glass/Glass
	BRG	Bearing	GLDR	Glass Do
	CAB CEIL	Cabinet	GWB GYP	Gypsum
	CG	Ceiling Corner Guard	HB	Gypsum Hose Bib
	CJ	Control/Construction Joint	HC	Hollow C
	CL	Centerline	HM	Hollow M
	CLR	Clear/Clearance	HOR	Horizonta
	CLT	Cross Laminated Timber	HT	Height
	CMU	Concrete Masonry Unit	HTG	Heating
	COL	Column	HVAC	Heating/
	CONC	Concrete	HDW	Hardwoo
	CONST	Construction	ID	Inside Di
	CONT	Continuous	INCL	Include(e
	COORD	Coordinate/Coordination	INSUL	Insulation
	CPT	Carpet	INT	Interior
	CSWK	Casework	INV	Invert
	CP	Centerpoint	JAN	Janitor
	СТ	Ceramic Tile	JT	Joint
	DEMO	Demolition	KIT	Kitchen/ł
- /-	DF	Drinking Fountain	KO	Knockou
	DIA	Diameter	LAV	Lavatory
	DIAG	Diagonal	LH	Left Hand
	DIM	Dimension	MANF	Manufac
	DISP	Dispenser	MATL	Material(
	DN	Down	MAX	Maximun
	DR DTL	Door	MECH MED	Mechanie
	DWG(S)	Detail Drawing/Drawings	MEMBR	Medium Membrar
	E	East	MEZZ	Merindrai
	EXIST	Existing	MTL	Metal
	EIFS	Exterior Insulation & Finish System	MIN	Minimum
	EL	Elevation	MIR	Mirror(ed
	ELEC	Electric/Electrical	MISC	Miscellar
	ELEV	Elevator	MO	Masonry
	EPDM	Elastomeric Membrane	MTD	Mounted
	EQ	Equal	MULL	Mullion
	EQUIP	Equipment	Ν	North
	EXP	Exposed/Expansion	NE	Northeas
	EJ	Expansion Joint	NIC	Not in Co
	EXT	Exterior	NO,#	Number
	FAMSL	Feet Above Mean Sea Level	NOM	Nominal
	FAST	Fasten/Fastener	NTS	Not to So
	FD	Floor Drain	NW	Northwes
	FE	Fire Extinguisher	OC	On Cente
	FEC	Fire Extinguisher Cabinet	OD OF (O)	Outside I
	FF	Finish Floor	OF/CI	Owner Fi
	FFL FIN	Finished Floor Level Finish	OF/OI OFRD	Owner Fi Overflow
	FIXT	Fixture	OFS	Overflow
	FL/FLR	Floor	OH	Overhead
	FOS	Face of Stud	OPDRFC	Operating
	FR	Frame(s), (ing)	OPNG	Opening
	FRP	Fiber Reinforced Polyester	OPP	Opposite
	FTG	Footing	OPWFT	Operable
	FTC	Floor to Ceiling	PERM	Permane
	FUR	Furr(ed), (ing)	PERP	Perpendi
	FXGL	Fixed Glazing	PL	Plate
	GA	Guage	PLYWD	Plywood
	GALV	Galvanized	PNL	Panel
	GBB	Gypsum Backing Board	PR	Pair

8.5"

8.5"

PREFAB Prefat

16.5"

Prefabricate(d) VCT **Contractor** PREFIN Prefinish(ed) VERT iber Reinforced Concrete PRKG Parking VEST PROP VIF m Greenboard Property alazing PT Paint(ed) VNR Door (swinging) QT Quarry Tile VT QTY m Wallboard VWC Quantity R W/ Riser RAD/(R) W/O ibb Radius(ed) Core, Hose Cabinet Rubber RB W RCP Metal **Reflected Ceiling Plan** WC Ital RD **Roof Drain** WD REC Recessed WDW RECPT Receptical WH REF /Ventilation/AC W.H. Reference/Refrigerator REINF WFF Reinforce(d), (ing) bod REQD Required Diameter REV Reverse (ed), (ing) RH **Right Hand** on RM Room RO Rough Opening **Resilient Tile** RT RVS **Roof Vent** South /Kitchenette S SC Solid Core, Sealed Concrete SCH Schedule SLDRFT Sliding Door Floor to Ceiling nd SE Southeast cture(r) SECT Section l(s) SHT Sheet Im SHTG nical Sheathing SIM Similar SPEC(S) Specification(s) ane SPKLR Sprinkler ine SQ Square SS **Stainless Steel** m STD Standard d) STL Steel aneous STOR y Opening Storage STRUCT Structural SURF Surface SUSP Suspend(ed) SW Southwest ast SYS System(s) Contract T&G Tongue and Groove Tread, Thermostat TI Tenant Improvement(s) Scale TAN Tangent est TBD To Be Determined ter(s) TEL Diameter Telephone Furnished/ Contractor Installed TEMP Temperature/Temporary Furnished/ Owner Installed THRU Through w Roof Drain TOB Top of Beam TOC Top of Curb/Coping/Concrete w Scupper Top of Floor TOF ad **Top of Foundation Wall** ing Door Floor to Ceiling TOFW **Top of Parapet** TOP Top of Steel TOS le Window Floor to Ceiling TOW Top of Wall **Toilet Partition** TP ent dicular TYP Typical Unfinished UNFIN UNO **Unless Noted Otherwise** Vinyl V VB Vinyl Base

16.5"

Vinyl Composition Tile Vertical Vestibule Verify in Field Veneer Vinyl Tile Vinyl Wall Covering With Without West Water Closet Wood Window Wall Hung Water Heater Welded Wire Fabric

24.5"

24.5"

11"

30.25"

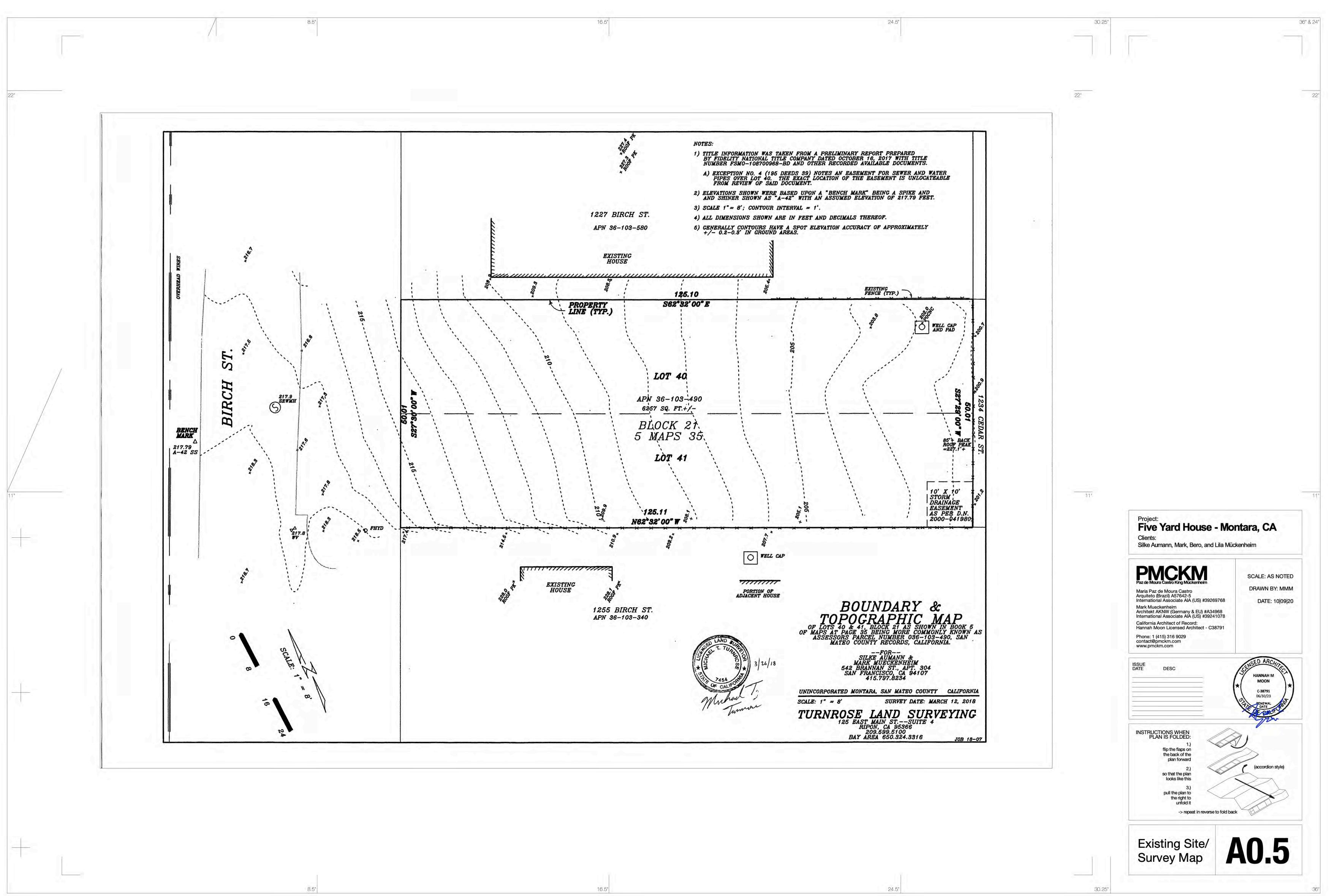
30.25"

22"

36" & 24"









View towards Birch Street

8.5"







24.5"





24.5

View Towards West (Birch Street)

Neighbor towards South

30.25"

30.25"



Neighbor towards North



Title Document from the Title Company (this is an excerpt please see the full document in the attachments)

16.5"



PRELIMINARY REPORT

In response to the application for a policy of title insurance referenced herein, Fidelity National Title Company hereby reports that it is prepared to issue, or cause to be issued, as of the date hereof, a policy or policies of title insurance describing the land and the estate or interest therein hereinafter set forth, insuring against loss which may be sustained by reason of any defect, lien or encumbrance not shown or referred to as an exception herein or not excluded from coverage pursuant to the printed Schedules, Conditions and Stipulations or Conditions of said policy forms.

The printed Exceptions and Exclusions from the coverage and Limitations on Covered Risks of said policy or policies are set forth in Attachment One. The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than that set forth in the arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties. Limitations on Covered Risks applicable to the CLTA and ALTA Homeowner's Policies of Title Insurance which establish a Deductible Amount and a Maximum Dollar Limit of Liability for certain coverages are also set forth in Attachment One. Copies of the policy forms should be read. They are available from the office which issued this report.

This report (and any supplements or amendments hereto) is issued solely for the purpose of facilitating the issuance of a policy of title insurance and no liability is assumed hereby. If it is desired that liability be assumed prior to the issuance of a policy of title insurance, a Binder or Commitment should be requested.

The policy(ies) of title insurance to be issued hereunder will be policy(ies) of Fidelity National Title Insurance Company, a Florida corporation.

Please read the exceptions shown or referred to herein and the exceptions and exclusions set forth in Attachment One of this report carefully. The exceptions and exclusions are meant to provide you with notice of matters which are not covered under the terms of the title insurance policy and should be carefully considered.

It is important to note that this preliminary report is not a written representation as to the condition of title and may not list all liens, defects and encumbrances affecting title to the land.

Fidelity National Title Insurance Company

Secretary

8.5

Countersigned E Mana Millest Authorized Officer or Agent

CLTA Preliminary Report Form - Modified (11.17.06) SCA0002402.doc / Updated: 08.31.17

Printed: 10.25.17 @ 08:08 AM by JW CA-FT-FSMO-SPS-1-17-FSMO-1081700968



Amendment B Title Officer: Blas Delgado Email: Blas.Delgado@titlegroup.fntg.com Title No.: FSMO-1081700968-BD

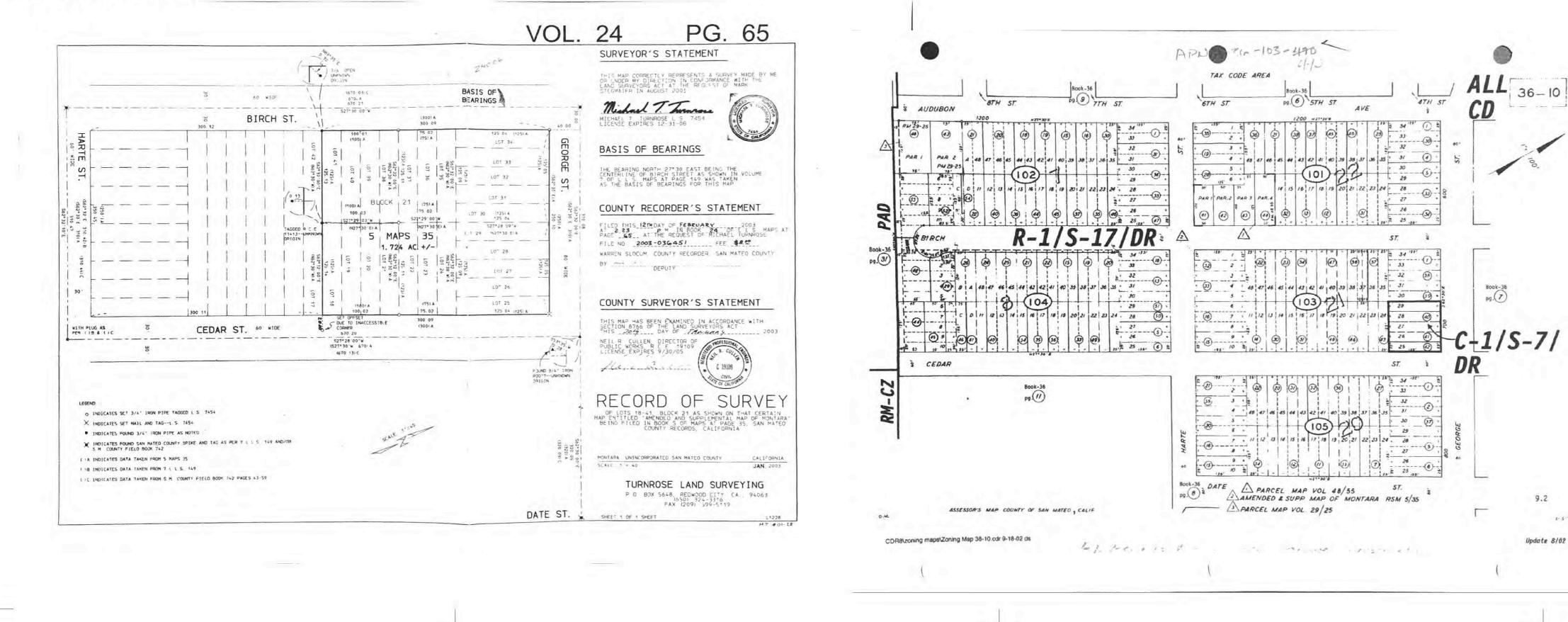
TO: Re/Max Star Carlmont 1940 Ralston Avenue Belmont, CA 94002 Attn: Greg Bryant

PROPERTY ADDRESS(ES): Non-Situs, Montara, CA EFFECTIVE DATE: October 16, 2017 at 07:30 AM The form of policy or policies of title insurance contemplated by this report is:

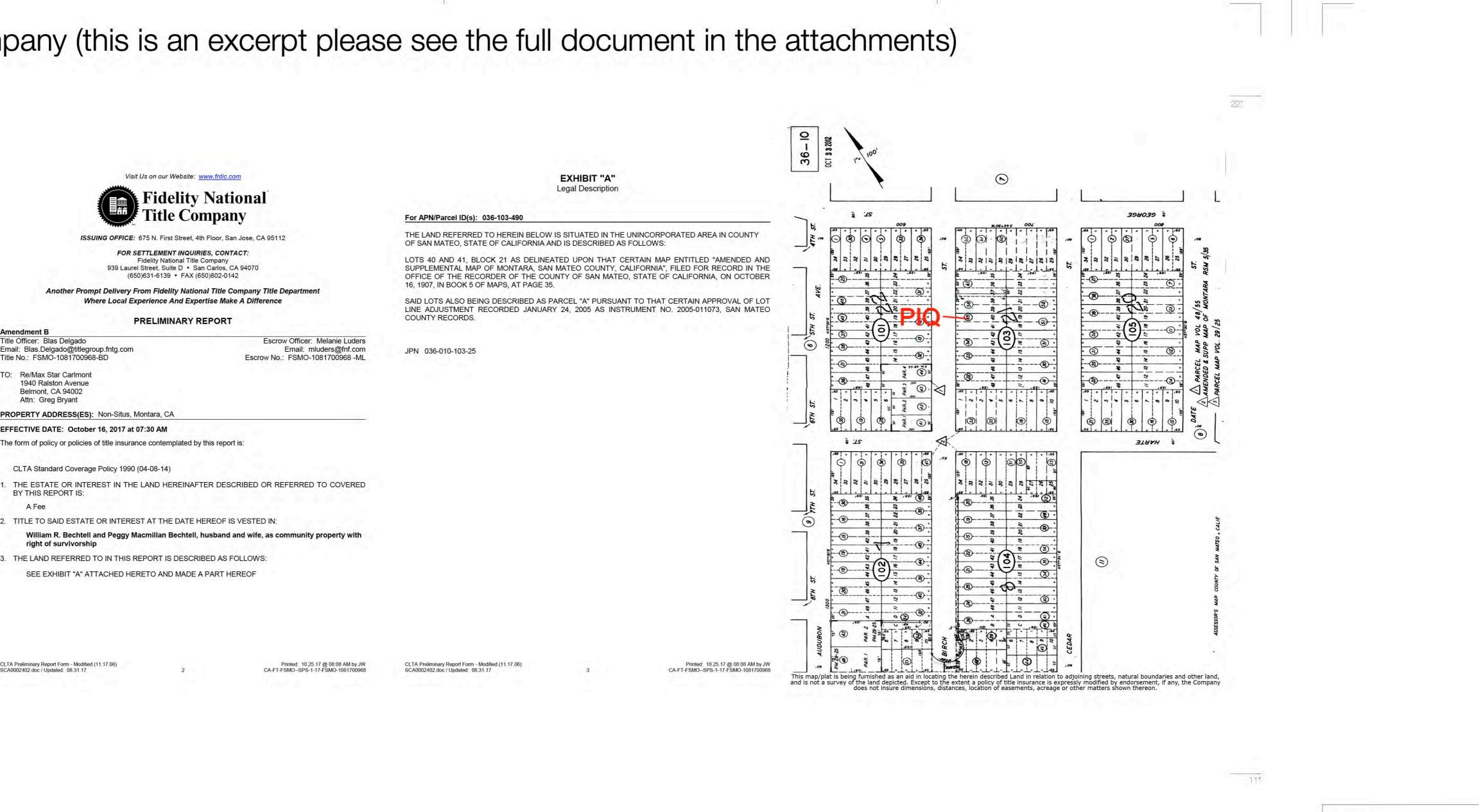
- CLTA Standard Coverage Policy 1990 (04-08-14) BY THIS REPORT IS:
- A Fee 2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:
- right of survivorship
- 3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS: SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

CLTA Preliminary Report Form - Modified (11.17.06) SCA0002402.doc / Updated: 08.31.17





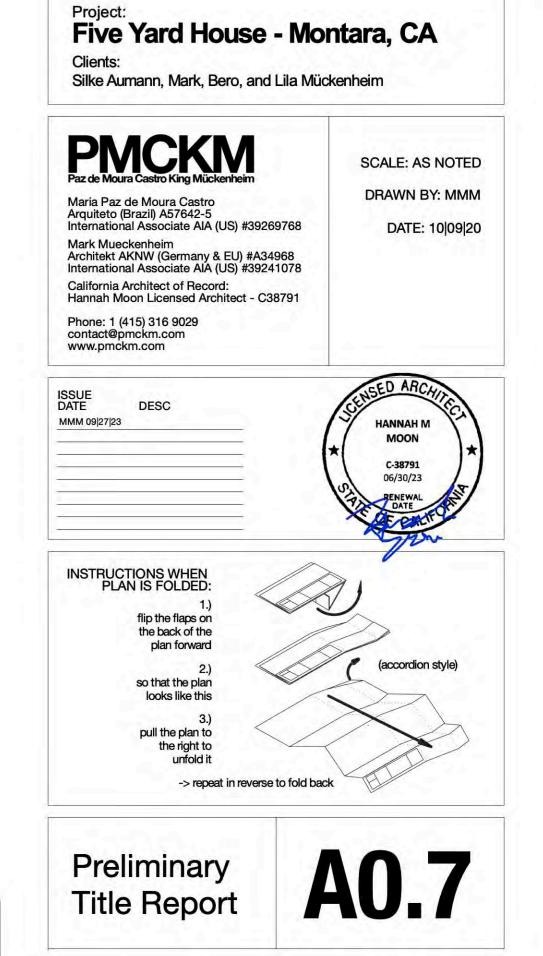
16.5"



24.5"

30,25"

24.5"



30.25"

1.5

36" & 24"

8.5"

Recorded at the Request of, and When Recorded Return to: Olivia Sun Boo Planning and Building Division 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063 For Clerk Use Only 2005-011073 03:13pm 01/24/05 LL Fee: NO FEE Count of pages 4 Recorded in Official Records County of San Mateo Warren Slocum Assessor-County Clerk-Recorder * 2 0 0 5 0 0 1 1 0 7 3 A R *

Exempt from Fees Pursuant to Government Code Section 27383

> County of San Mateo Environmental Services Agency Planning and Building Division

APPROVAL OF LOT LINE ADJUSTMENT Pursuant to Government Code Section 66412(d)

Planning Division File No. PLN 2004-00216

The application of Mark and Jan Stegmaier for adjustment of property lines between parcels owned by them located at Birch Street and Date Street, Montara, identified as Assessor's Parcel Numbers 036-103-360, 036-103-370, 036-103-440, and 036-103-480, is hereby approved as follows:

Description of New Property Configurations

Parcel A

Lots 40 and 41, Block 21 as delineated upon that certain map entitled "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA," filed for record in the Office of the Recorder of the County of San Mateo, State of California, on October 16, 1907, in Book 5 of Maps, at page 35.

Parcel B

Lots 38 and 39, Block 21 as delineated upon that certain map entitled "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA," filed for record in the Office of the Recorder of the County of San Mateo, State of California, on October 16, 1907, in Book 5 of Maps, at page 35.

Document Number: 2005-011073 Page: 1 of 5

State of California County of Sag Ry	8
A	ss. 8
County of	
-111 19 - 24	in the and act Not any lob 1.
On JAN 1-20	Defetore me. Chirles Deand or55, Notory /44/12
personally appeared M.	Inch Stogmaich and Jon Stepmaint
	Xbersonally known to me
	proved to me on the basis of satisfactory
	evidence
	A DEARDORFF In A DEARDORF IN A DEARDORF IN A DEARDORFF IN A DEARDORFF IN A DEARDO
	to be the person(s) whose name(s) #stard subscribed to the within instrument and
CHARLE Commission Notary Put Son Ma My Commission My Commission	acknowledged to me that the/she her executed
	the same in higher ner authorized
Janana	capacity(ies), and that by ht/her their g signature(s) on the instrument the person(s), or
CHARLES COMME	signature(s) on the instrument the person(s), or so the entity upon behalf of which the person(s)
Nolary Put	blc - Collionio acted, executed the instrument.
MyComm.B	withe County WITNESS my hand and official seal.
	WITNESSING IN A DO DU APALL
	Charles Neardorff
Place Notary Seal.	Asove
	Above Servaure of Notacy Public OPTIONAL ow is not required by law, it may prove valuable to persons relying on the document fraudulent removal and reattachment of this form to another document
Though the information belo and could preven	ow is not required by law, it may prove valuable to persons relying on the document of int fraudulent removal and reattachment of this form to another document.
Description of Attached	d Document
Title or Type of Document:	s Document
9	Number of Property
8	NUMBER OF PAGES.
Document Date:	§
Document Date: Signer(s) Other Than Name	ed Above:
Document Date: Signer(s) Other Than Name	ed Above:
Document Date: Signer(s) Other Than Name Capacity(ies) Claimed b	ed Above:
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Document Date: Signer(s) Other Than Name Capacity(ies) Claimed to Signer's Name: [] Individual Corporate Officer — Title	ed Above:
Document Date: Signer(s) Other Than Name Capacity(ies) Claimed to Signer's Name: I Individual Corporate Officer — Title Partner — I I Limited I	ed Above: by Signer
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Document Date: Signer(s) Other Than Name Capacity(ies) Claimed to Signer's Name: I Individual Corporate Officer — Title Partner — I Limited I H Attorney in Fact Trustee Guardian or Conservato I Other:	ed Above:
Document Date: Signer(s) Other Than Name Capacity(ies) Claimed to Signer's Name: I Individual Corporate Officer — Title Partner — I Limited I Partner — I Limited I I Attorney in Fact Guardian or Conservato I Other:	ed Above:
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Document Date: Signer(s) Other Than Name Capacity(ies) Claimed to Signer's Name: Individual Corporate Officer — Title Partner — I Limited I Partner — I Limited I I Attorney in Fact Guardian or Conservato I Other: Signer Is Representing:	et fraudulent removal and reattachment of this form to another document. d Document

APPROVAL OF LOT LINE ADJUSTMENT File No. PLN 2004-00216 Page 2

Parcel C

Lots 18 and 19, Block 21 as delineated upon that certain map entitled "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA," filed for record in the Office of the Recorder of the County of San Mateo, State of California, on October 16, 1907, in Book 5 of Maps, at page 35.

16.5"

Parcel D

4/4

Lots 20 and 21, Block 21 as delineated upon that certain map entitled "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA," filed for record in the Office of the Recorder of the County of San Mateo, State of California, on October 16, 1907, in Book 5 of Maps, at page 35.

The property lines described above are now recognized by this office as the lines dividing the property in question.

m Jim Eggemeyer Interim Planning Administra

1/24/05 _____

We, as owners of record, hereby acknowledge our consent to the above-described lot line

adjustment

 $\frac{1-7-05}{\text{Date}}$

JE:OSB:fc - OSBO1493_WFN.DOC FRM00104.DOC (8/19/1999)

Document Number: 2005-011073 Page: 2 of 5

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C I O I I I I X
e. Carolun S. Hamilton, notary
geneyer
gender 8
proved to me on the basis of satisfactory
evidence to be the person(s) whose frame(s)
(sare subscribed to the within instrument and
acknowledged to me that Ackhe/they executed
the same in Ms/her/their authorized (capacity/les), and that by ms/her/their
signatures(s) on the instrument the person(s).
or the equity upon behalf of which the
person(s) acted, executed the instrument.
× ×
WITNESS my hand and official seal.
CI SH.
Carolyn S. Hamilte
WITARY S MEAANLED.
INFORMATION
ever, it could prevent fraudulent attachment of this acknowl-
) DESCRIPTION OF ATTACHED DOCUMENT
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SIGNER

16.5"

Document for the Approval of the 2005 Lot Line Adjustment for lot 40 and 41 APN 036103490 Proving the Legality of the Lot. This is the Lot Line Adjustment and the "Parcel A" the Preliminary Title Report is referring to.

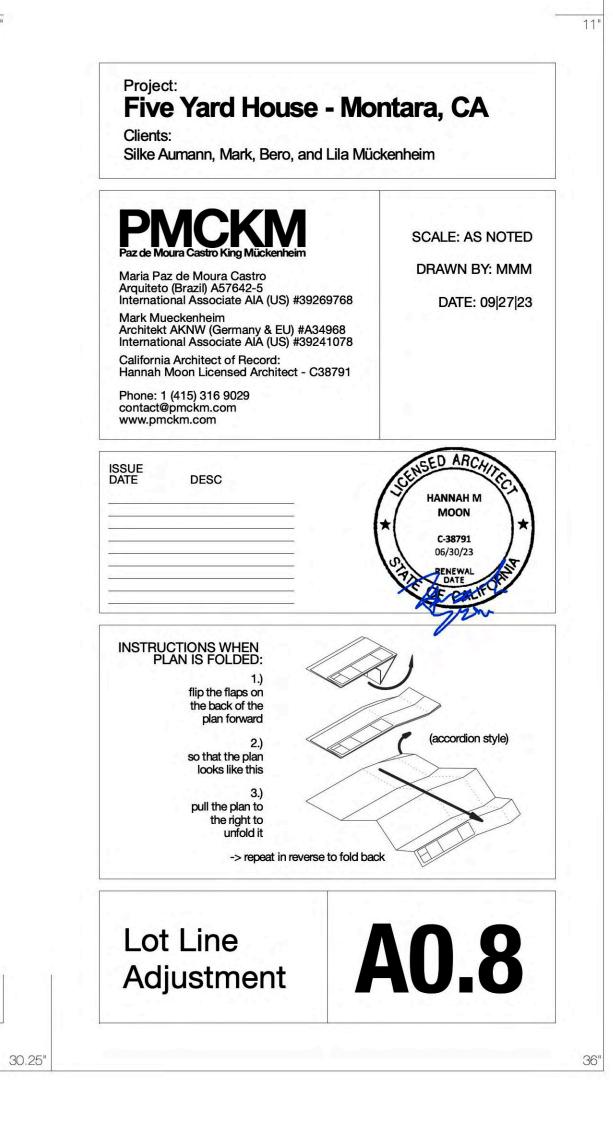
24.5"

30.25"

22"

11"

24.5"



	8.5"	
· -		
 RECORDING REQUESTED BY:	2017-100005 2:14 pm 11/09/17 DE Fee: 24.00 Count of Pages 4 UN	
Fidelity National Title Company	Recorded in Official Records County of San Mateo Mark Church	
When Recorded Mail Document and Tax Statement To: Mark Mueckenheim and Silke Friederike	Assessor-County Clerk-Recorder	
Mark Mueckennelm and Slike Friedenke Aumann 542 Brannan Street Apt 304 San Francisco, CA 94107	* \$ R 0 0 0 2 4 7 8 8 3 1 4 ~ (4 p)
Escrow Order No.: FSMO-1081700968	SPACE ABOVE THIS LINE FOR RECORDER'S U	JSE
Property Address: Non-Situs, Montara, CA 94037 APN/Parcel ID(s): 036-103-490		
	GRANT DEED	
The undersigned grantor(s) declare(s)		
 This transfer is exempt from the documenta The documentary transfer tax is \$385.00 the full value of the interest or property of the full value less the liens or encumbra The property is located in an Unincorporated 	and is computed on: conveyed. ances remaining thereon at the time of sale.	
FOR A VALUABLE CONSIDERATION, recein MacMillian Bechtell, husband and wife and Willian Bechtel and Peggy M. Bechtel 2015 Revocable	pt of which is hereby acknowledged, William R. Bechtell and Peg iam R. Bechtell and Peggy Macmillan Bechtell Trustees of The William Trust	ggy n R.
right of survivorship	Silke Friederike Aumann, husband and wife as community property w	with
the following described real property in the SEE EXHIBIT "A" ATTACHED HERETO A	Unincorporated Area of the County of San Mateo, State of California: ND MADE A PART HEREOF	
MAIL TAX ST	CATEMENTS AS DIRECTED ABOVE Printed: 11.08.17 @ 11:3 CA-FT-FSMO-01500.080108-FSMO-10817	36 AM
	CA-FT-FSMO-01500.000100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00100-00	00968
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SCA0000129.doc / Updated: 05.24.16	t Number: 2017-100005 Page: 1 of 5	00968
SCA0000129.doc / Updated: 05.24.16	t Number: 2017-100005 Page: 1 of 5 GRANT DEED (continued)	
APN/Parcel ID(s): 036-103-490 A notary public or other officer completing the verifies only the identity of the individual who document to which this certificate is attached, truthfulness, accuracy, or validity of that document State of California County of San Mateo Dersonally appeared William R. Bechtell and Pegg who proved to me on the basis of satisfactory er within instrument and acknowledged to me that for and that by his/her/their signature(s) on the instru- acted, executed the instrument.	t Number: 2017-100005 Page: 1 of 5 GRANT DEED (continued) his certificate and not the and not the tt MacMullian Bechtell	c, _; s)
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GRANT DEED (continued)

16.5"

APN/Parcel ID(s): 036-103-490

Dated: November 8, 2017

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

William R. Bechtell Jeggy Macmillan Beektell.

William R. Bechtell and Peggy Macmillan Bechtell Trustees of The William R. Bechtel and Peggy M. Bechtel 2015 Revocable Trust

William R. E Trustee

Printed: 11.08.17 @ 11:36 AM CA-FT-FSMO-01500.080108-FSMO-1081700968

Document Number: 2017-100005 Page: 2 of 5

EXHIBIT "A" Legal Description

For APN/Parcel ID(s): 036-103-490

Grant Deed SCA0000129.doc / Updated: 05.24.16

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

LOTS 40 AND 41, BLOCK 21 AS DELINEATED UPON THAT CERTAIN MAP ENTITLED "AMENDED AND SUPPLEMENTAL MAP OF MONTARA, SAN MATEO COUNTY, CALIFORNIA", FILED FOR RECORD IN THE OFFICE OF THE RECORDER OF THE COUNTY OF SAN MATEO, STATE OF CALIFORNIA, ON OCTOBER 16, 1907, IN BOOK 5 OF MAPS, AT PAGE 35.

SAID LOTS ALSO BEING DESCRIBED AS PARCEL "A" PURSUANT TO THAT CERTAIN APPROVAL OF LOT LINE ADJUSTMENT RECORDED JANUARY 24, 2005 AS INSTRUMENT NO. 2005-011073, SAN MATEO COUNTY RECORDS.

JPN 036-010-103-25

Grant Deed SCA0000129.doc / Updated: 05.24.16

Printed: 11.08.17 @ 11:36 AM CA-FT-FSMO-01500.080108-FSMO-1081700968

Document Number: 2017-100005 Page: 4 of 5

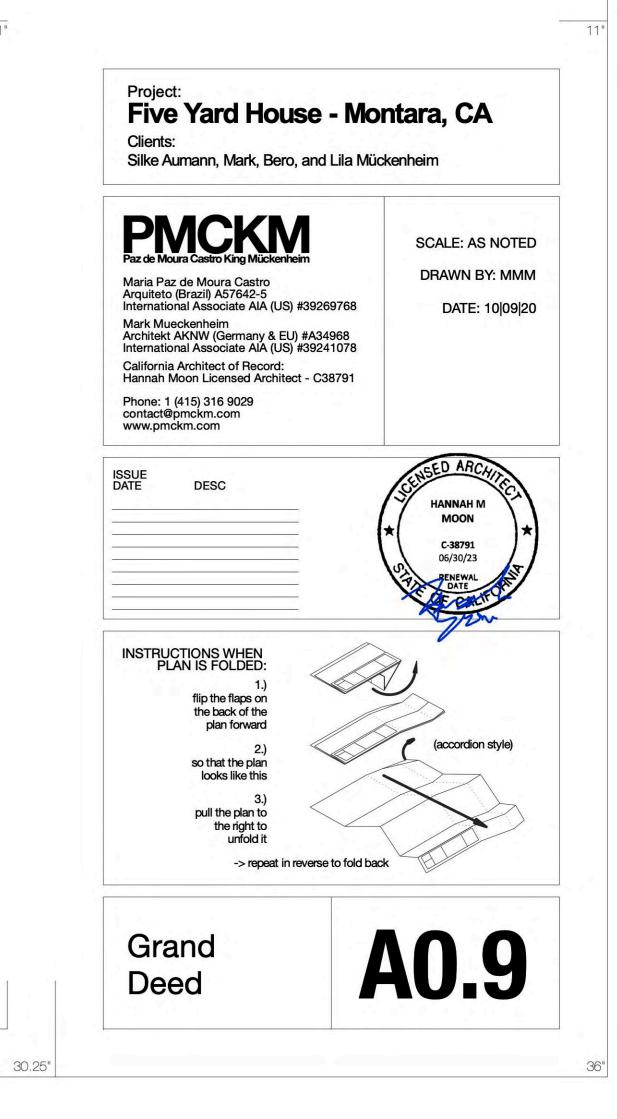
Grand Deed showing current owners of the lot as of 2023



30.25"

22"

11"



Hydrozone Diagram

hydrozone 1.) hydrozone 2.) permeable paving or gravel open decks (gravel underneath) pool/water house/building (including bridges)

Table 1. Plant Factors (PF) for established landscape plants, turfgrasses, and garden crops to provide acceptable performance in California¹.

Plant Type	Plant Factor	
Tree, Shrubs, Vines, Groundcovers (woody plants)	0.5	
Herbaceous Perennials	0.5	
Desert Adapted Plants	0.3	
Annual Flowers & Bedding Plants	0.8	
General Turfgrass Lawns, cool-season (tall fescue, Ky. bluegrass, rye, bent)	0.8 ^{2, 3}	
General Turfgrass Lawns, warm-season (bermuda, zoysia, St, Augustine, buffalo)	0.6 ^{2, 3}	
Home Fruit Crops, Deciduous	0.8 ²	
Home Fruit Crops, Evergreen	1.0	
Home Vegetable Crops	1.0 2	
Mixed Plantings	PF of the planting is that of the plant type present with the highest PF	

WATER EFFICIENT LANDSCAPE WORKSHEET

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package.

Hydrozone # /Planting Description ^a	Plant Factor (PF)	Irrigation Method ^b	Irrigation Efficiency (IE)°	ETAF (PF/IE
Regular Landscap	e Areas			
I) graves and kow water use plannings as arous	0.5	Manual	1	0.5
2) Instiwe accord terms in shady wet areas	0.5	Manual	1	0.5
i		10	ő	Totals
Special Landscap	e Areas			
				1
				1
(*				1
-				Totals
			Мах	imum Allo
	antings se planting allons Allowed] 2 is a conversio	overhe or drip	[(ETAF x LA)	^c lrrigatior 0.75 fc 0.81 fc

year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is .55 for residential areas and 0.45 for nonresidential areas

ETAF Calculations

Total ETAF x Area	(B)	1555.23	
Total Area	(A)	3110.46	
Average ETAF	B ÷ A	0.5	
All Landscape Areas			
	(1	3+D)	1555.23
All Landscape Areas Total ETAF x Area Total Area		3+D) A+C)	1555.23 3110.46

A copy of this form may be obtained from Department of Water Resources website:

MODEL WATER EFFICIENT LANDSCAPE

	SHORT FORM P	RESCRIPTIVE
App	licant Information:	
Nam	e: Mark Mueckenheim and Silke Aumann	
Phon	e: 415 316 9029	
Addr	ess: 912 Sonora Avenue / Half Moon Bay CA	94019
Emai	I: mail@mcknhm.com	
Proj	ect	
Site	Address: 1241 Birch Street, Montara, CA 9403	7 (site is an empty lot h
Proje	ct Type (new dwelling, commercial, or i	rehab): single family
	This project does incorporate landsca form to identify prescriptive requirem (<i>Please provide the information below</i> <i>the plans each design measure can be (MWELO) APPENDIX – D CHECKLI</i>	ents which will be w specific to the la be found using the
Total	Landscape Area (sq. ft.): 3110.46	Turf Area (
Non-	Turf Plan Area (sq. ft.): <u>3110.46</u>	Special La
Wate	r Type (potable, recycled, well): potable (minor) and recycled

Name of water purveyor (If not served by private well): Montara Water Co

Signature

I certify the above information is correct and agree to comply with the requirements of the MWELO.

Signature of property owner or authorized representative

LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX - D CHECKLIST (Can only be used when aggregate landscape areas are 2,500 square feet or less)

Landscape Parameter	Design Measures
Compost	Incorporate compost at a rate of at least four 1,000 sq. ft. to a depth of 6 inches into lands (unless contra-indicated by a soil test).
Plant Water Use	Residential: Install climate adapted plants the little or no summer water (average WUCOLS 75% of the plant area excluding edibles and water. <u>Non-residential</u> : Install climate adapted plant occasional, little or no summer water (average factor 0.3) for 100% of the plant area excludio using recycled water.
Mulch	A minimum 3-inch layer of mulch should be a soil surfaces of planting areas, except in are or rooting groundcovers.
Turf	Total turf area shall not exceed 25% of the la not allowed in non-residential projects. Turf (if utilized) is limited to slopes not excee used in parkways less than 10 feet in width. Turf, if utilized in parkways is irrigated by sul other technology that prevents overspray or
Irrigation System	Irrigation controllers use evapotranspiration of and utilize a rain sensor. Irrigation controller programming data will no interruption in the primary power source. Areas less than 10 feet in any direction utilize or other technology that prevents overspray A private landscape submeter is installed at landscape areas of 1,000 sq. ft. or more.

I agree to comply with the requirements of the prescriptive compliance option of the MWELO per Appendix D.

Signature of property owner or authorized representative

For the purposes of this for landscape area includes all the planting areas, turf areas, and water features in a landscape design plan subject to the Maximum Applied Water Allowance calculation. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).

F E)	Landscape Area (sq, ft,)	ETAF x Area	Estimated Total Water Use (ETWU) ^e
	1		
5	2575.46	1287.73	26,267
<u>i</u>	535	267.5	5,456.5
- (3110446	155\$23	
			1
-			
	0 (C)	0 (D)	
ETWU Total			31723.50
owed Water Allowance (MAWA) ^e			34895.94
	ray head	Eto x 0.62 x ETA where factor t inches	Gallons Required) F x Area 0.62 is a conversior hat converts acre- per acre per year to per square foot pe

Average ETAF for Regular Landscape Areas mus
be 0.55 or below for residential areas, and 0.45 o
below for non-residential areas.

_	- 1		
	-		

http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

ORDINANCE	(MWELO)
COMPLIANCE	

house number is approximate/not yet assigned) home / new dwelling

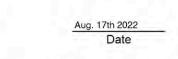
less than 2500 sq ft and will be using this included as part of the landscape project. andscape area and identify the location on e LANDSCAPE WATER-EFFICIENCY

(sq. ft.): 0

andscape Area (sq. ft.): 0

Aug. 17th 2022 Date

	Location on Plans Hydrozone 1.) Hydrozone 2.) Hydrozone 2.) = 2272.46 sqft 88.24% of plant area Low Water Use Hydrozone 2.) = 303.00 sqft 11.76% of plant area Moderate Water Use Both Hydrozones are not very densely greened Hydrozone 1.) (light grey gravel)		
r (4) cubic yards per scape area			
hat require occasional, S plant factor 0.3) for I areas using recycled Its that require ge WUCOLS plant ling edibles and areas			
applied on all exposed eas of turf or creeping			
andscape area. Turf is	no turf projected		
eding 25% and is not	no turf projected		
b-surface irrigation or runoff.			
or soil moisture data	No irrigation system, manual irrigation. Two water bibs with meters are projected in the		
ot be lost due to an			
ze sub-surface irrigation or runoff.			
non-residential	- southern part of the garden (see plan).		



Submittal Date: July 12th 2022

16.5"

Project Address: 1241 Birch Street, Montara, CA 94037 (site is an empty lot House Number TBD) Phone: 4153169029

Applicant Name: Mark Mueckenheim

The following checklist provides a list of information that must be included on the plans before your permit application can be processed. This checklist covers both the performance compliance method and the prescriptive compliance method. Please indicate which compliance method is used and provide the appropriate information on the plans.

Performance Approach Prescriptive Approach (Skip to Page Four)

PERFORMANCE APPROACH (>2,500 sq ft of landscape area)

- Landscape Documentation Package (Title 23, Chapter 2.7 §492.3)
- The project's address, total landscape area, water supply type, and contacts shall be stated on the plans.
- Add, sign and date the following statement on the plans: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- 2 Water Efficient Landscape Worksheet that includes a hydrozone information table and water budget
- calculations shall be submitted for plan check.
- A landscape design plan and irrigation design plan shall be submitted for plan check.
- A soil management report shall be submitted with the initial submittal unless the project scope includes mass grading. If a grading permit is required, the report shall be submitted with the Certificate of Completion.

Model Water Efficient Landscape Worksheet (Title 23, Chapter 2.7 §492.4 and §492.13)

- Incorporate the Water Efficient Landscape Worksheet into plans. Show that the Maximum Applied Water Allowance (MAWA) meets or exceeds the calculated Estimated Total Water Use (ETWU).
- The evapotranspiration adjustment factor (ETAF) for the landscape project shall not exceed a factor of (0.55 for residential areas) (0.45 for non-residential areas).
- The plant factor used shall be from WUCOLS or from horticultural researchers with academic institutions. WUCOLS plants database can be found on-line at: http://ucanr.edu/sites/WUCOLS/
- All water features shall be included in the high water use hydrozone. All temporary irrigated areas shall be included in the low water use hydrozone.
- All Special Landscape areas shall be identified on the plans. The ETAF for new and existing (nonrehabilitated) Special Landscape Areas shall not exceed 1.0.
- A For the purpose of calculating ETWU, the irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

Landscape Design Plan (Title 23, Chapter 2.7 §492.6)

- The landscape design plans, at a minimum, shall: Delineate and label each hydrozone by number, letter, or other methods.
- Identify each hydrozone as low, moderate, high water, or mixed water use.
- Identify recreational areas, areas solely dedicated to edible plants, areas irrigated with recycled water, type and surface area of water features, impermeable and permeable hardscape, and any infiltration systems.
- D For hydrozone with a mix of both low and moderate water use plants or both moderate and high water use plants, the higher plant factor or the plant factor based on the proportions of the respective plant water uses shall be used. Hydrozones containing a mix of low and high water use plants is not permitted.
- **U** Turf is not allowed on slopes greater than 25% where the toe of the slope is adjacent to an impermeable hardscape.
- Add note to plans: "Recirculating water systems shall be used for water features"
- Add note to plans: "A minimum 3-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated."
- Add note to plans: "For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six
- inches into the soil" Irrigation Design Plan (Title 23, Chapter 2.7 §492.7)
- The irrigation plans, at a minimum, shall contain the following: Location and size of spate water meters for landscape
- Decation, type, and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure
- regulators, and backflow prevention devices. Static water pressure at the point of connection the public water supply
- D Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure
- (pressure per square inch) for each station. A dedicated water service meter or private submeter shall be installed for all (non-residential irrigated
- landscapes of at least 1,000sqft) (residential irrigated landscape areas of at least 5,000sqft). Add note to plans: "Pressure regulating devices are required if water pressure is below or exceeds the
- recommended pressure of the specified irrigation devices." A Manual shut-off valves shall be required, as close as possible to the point of connection of the water supply,
- to minimize water loss in case of an emergency or routine repair.
- Add note to plans: "Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur."
- Areas less than 10-feet in width in any direction shall be irrigated with subsurface or drip irrigation.
- Overhead irrigation shall not be permitted within 24-inches of any non-permeable surface.
- Soil Management Report (Title 23, Chapter 2.7 §492.5) The soil management report, at a minimum, shall contain the following:
- Soil texture; N-P-K and minor trace elements
- infiltration rate determined by laboratory test or soil texture infiltration rate table;
- D pH
- ☑ total soluble salts Sodium
- D percent organic matter
- recommendations

16.5"

D The soil management report shall be both integrated into the plans and submitted as a separate document.

Required Statements and Certification (Title 23, Chapter 2.7 §492.6, §492.7 and §492.9) Add the following statement on the landscape and irrigation plans: "I have complied with the criteria of the

- ordinance and applied them for the efficient use of water in the landscape design plans". The final set of landscape and irrigation plans shall bear the signature of a licensed landscape architect, licensed landscape contractor, certified irrigation designer, licensed architect, licensed engineer, licensed land surveyor, or personal property owner.
- Add note to plans: "A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes."
- Add note to plans: "A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project". Add note to plans: "An irrigation audit report shall be completed at the time of final inspection."



Anaheim Office August 22, 2022 Report# 22-229-0011

PMCKM Architects 912 Sonora Avenue Half Moon Bay, CA 94019

RE: Montaro Birch Street/whole lot

Background

One sample was received on August 17, 2022 identified as site soil from a depth of 4 to 6 inches from areas where new landscaping is scheduled for installation. Fertilizer and amendment recommendations were requested. The sample was analyzed for horticultural suitability, fertility, and physical characteristics. The results of the analyses are attached.

Analytical Results and Comments

The reaction of the sample is slightly acidic at a pH of 6.5 with qualitative lime absent. These levels are within the preferred range for most plants including the plants scheduled for installation and no pH adjustment is suggested.

Salinity (ECe), sodium and boron are safely low. The SAR shows sodium is adequately balanced by soluble calcium and magnesium; this balance is important for soil structure quality, which relates to the rate at which water infiltrates the soil.

According to the USDA Soil Classification, the less than 2mm fraction of this sample is classified as sandy loam. The over 15% gravel present classifies the material as 'gravelly'. This, in combination with a wide distribution of particle sizes in the sand category, indicates that the soil at this site will have potential for issues with consolidation and compaction. Organic content is sufficient at 7.14% dry weight. Based on this information, the estimated infiltration rate is a moderate 0.24 inch per hour. Infiltration rates may vary due to differences in compaction across the site.

In terms of fertility, nitrogen is low and phosphorus is moderate. Potassium, calcium and magnesium are sufficient. In the minor element group, copper and manganese are sufficient. Zinc is excessive and iron is well supplied. Application of zinc should be avoided.

Recommendations

Incorporation of nitrogen and phosphorus fertilizer is recommended at the time of planting.

To Prepare for Mass Planting: Drainage of the root zone should be improved by first loosening the top 10 inches of any undisturbed or compacted soil. The following materials should then be evenly spread and thoroughly blended with the top 6 inches of soil to form a homogenous layer:

To Prepare Backfill for Trees and Shrubs: Excavate planting pits at least twice as wide as the diameter of the rootball.

Site soil uniformly blended with:

- be kept a minimum 4 inches from the trunk.

establishment.

the manufacturer's label rate.

Maintenance

Joe Kiefer, CCA

PMCKM Architects

912 Sonora Avenue

Half Moon Bay CA 94019

Project : Montara

Sample Description - Sample II

22"

30.25"

24.5"

Amount per 1000 Square Feet 10 pounds 12-0-0 Feather Meal 3-15-0 Bone Meal 15 pounds

• Soil immediately below the rootball should be left undisturbed to provide support but the sides and the bottom around the side should be cultivated to improve porosity. • The top of the rootball should be at or slightly above final grade.

The top 12 inches of backfill around the sides of the rootball of trees and shrubs may consist of the above amended soil or may be prepared as follows:

Amount / Cubic Yard of Backfill 1/2 pound 12-0-0 Feather Meal

3/4 pound 3-15-0 Bone Meal

• Backfill below 12 inches required for 24-inch box or larger material should not contain the fertilizers. • Ideally a weed and turf free zone should be maintained just beyond the diameter of the planting hole. A 2-4 inch deep layer of coarse mulch can be placed around the tree or shrub. Mulch should Irrigation of new plantings should take into consideration the differing texture of the rootball substrate and surrounding soil matrix to maintain adequate moisture during this critical period of

Maintenance fertilization should rely primarily on a nitrogen only program supplemented with a complete fertilizer in the spring, Blood Meal (12-0-0) provides available nitrogen fairly rapidly while materials such as Feather Meal (12-0-0), Soybean or Cotton Seed Meal (7-1-1) are slower to provide available nitrogen, but they extend the length of time they make this contribution. In order to provide a good supply of nitrogen for a 3-4 month time frame a good combination would be 6 pounds Blood Meal and 10 pounds Feather Meal per 1000 square feet. In the spring, substitute a complete organic fertilizer such as 5-5-5 applied at

If we can be of any further assistance, please feel free to contact us.

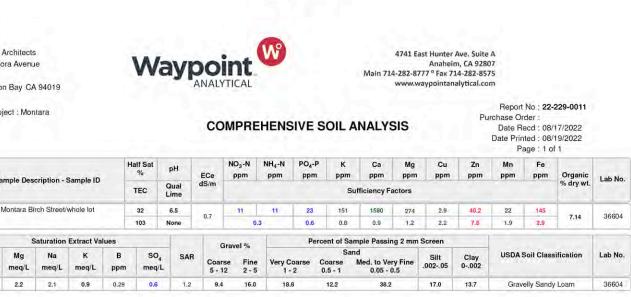
average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Hall Saturation %=approx fie

24.5"

(Ca) and Magnesium(Mg) by sodium chloride extraction. Phosphorus(P) by sodium bicarbonate extraction, Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction, Sat, ext. method for salinity (ECe as dS/m).Bore odium(Na). Gravel fraction expressed as percent by weight of oven-dried sample passing a 12mm(1/2 inch) sieve. Particle sizes in millimeters. Organic percentage determined by Walkley-Black or Loss on Ignition

jkiefer@waypointanalytical.com Emailed 4 Pages: mark@pmckm.com

4741 East Hunter Ave., Ste. A Anaheim CA 92807 (714) 282-8777 🖤 (714) 282-8575 fax www.waypointanalytical.com Page 2 of 3



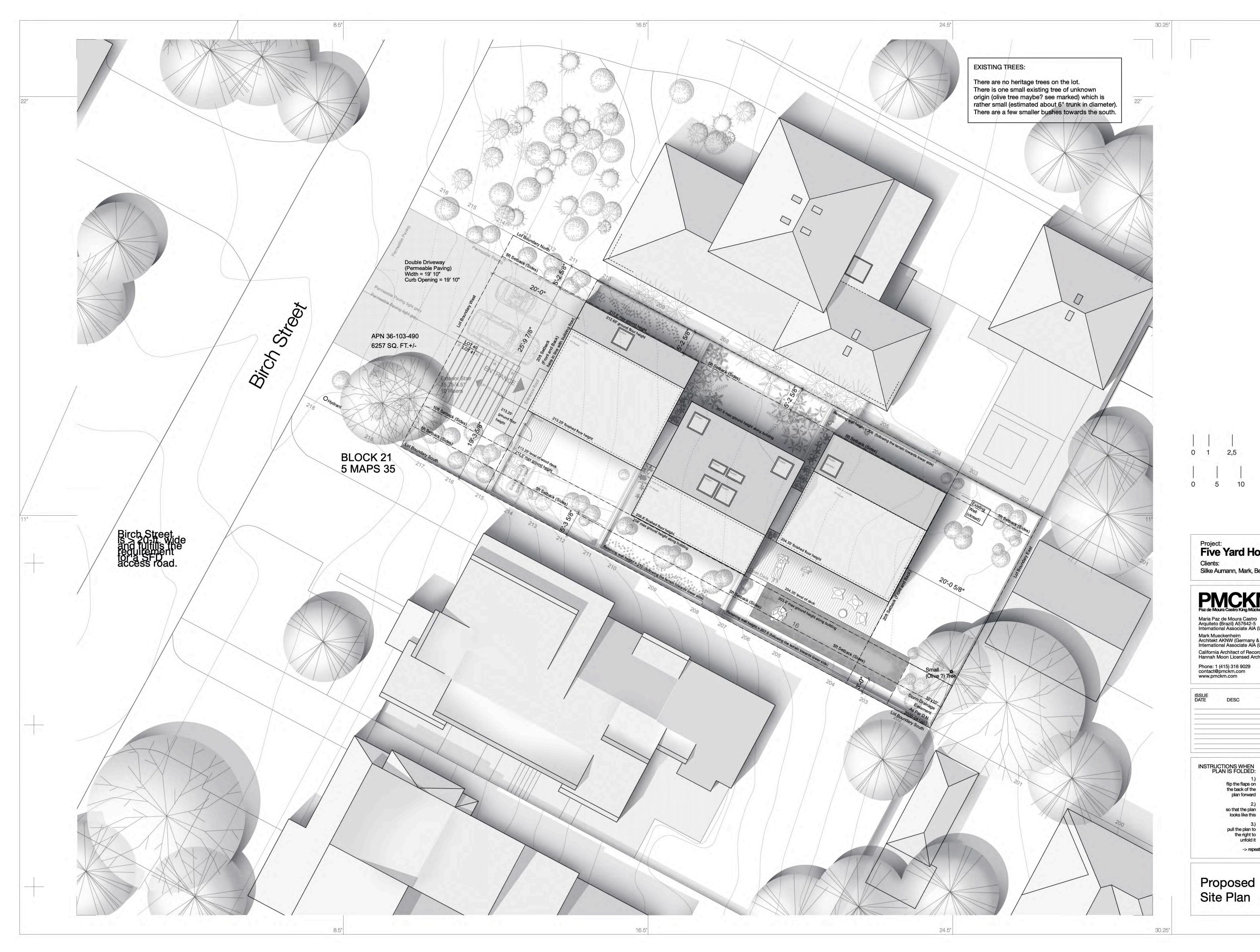
Clients: Silke Aumann, Mark, Bero, and Lila Mückenheim **PMCKM** SCALE: AS NOTED DRAWN BY: MMM Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 DATE: 08|03|22 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078 California Architect of Record: Hannah Moon Licensed Architect - C38791 Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com ISSUE DATE DESC MOON 06/30/23 INSTRUCTIONS WHEN PLAN IS FOLDED: flip the flaps on the back of the plan forward (accordion style) so that the plan looks like this pull the plan to the right to unfold it -> repeat in reverse to fold back **MWELO**

Five Yard House - Montara, CA

36" & 24"

30.25"

Forms

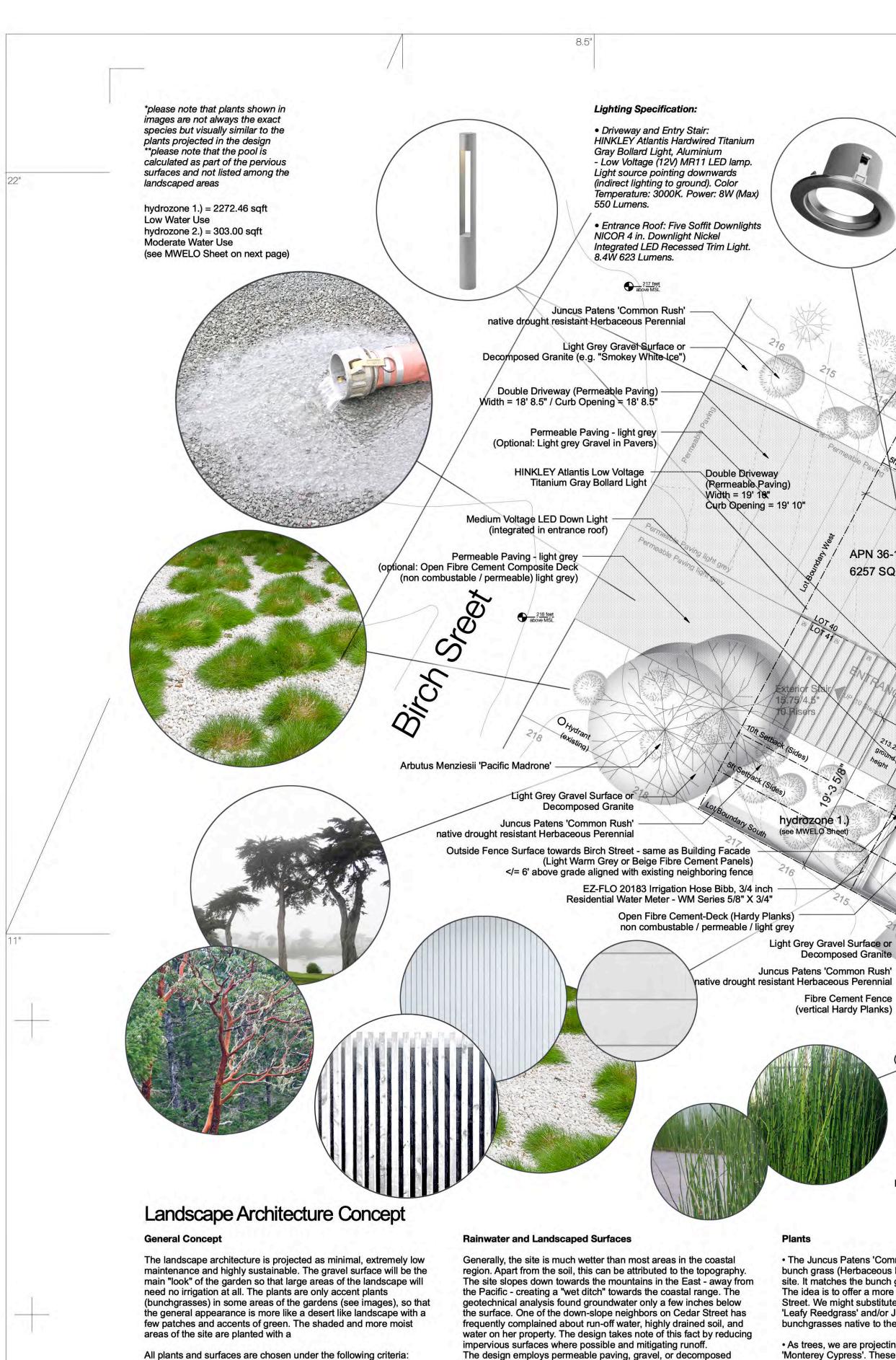


| | | 0 1 2,5 5 10 meter 1.1 0 5 10 20 30 33 feet Project: Five Yard House - Montara, CA Clients: Silke Aumann, Mark, Bero, and Lila Mückenheim PAZ de Moura Castro King Mückenheim SCALE: AS NOTED DRAWN BY: MMM Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 DATE: 10|09|20 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078 California Architect of Record: Hannah Moon Licensed Architect - C38791 Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com SED ARC ISSUE DATE DESC HANNAH N MOON C-38791 06/30/23 INSTRUCTIONS WHEN PLAN IS FOLDED: flip the flaps on the back of the plan forward (accordion style) 2.) so that the plan looks like this pull the plan to the right to unfold it -> repeat in reverse to fold back

A1.1

36" & 24"

N



- nativity to the coast-side of Northern California/San Mateo County drought resistance
- low combustion
- alignment with the local specifics of Montara alignment with the neighboring garden(s) where publicly visible low maintenance

Conditions

Source:

Site Surface	= 6257.00sqft
Impervious Surfaces (See Calculation Plan**)	= 2487.25sqft
Pervious Surfaces (as per C3 and C6 Checklist)	= 3786.85sqft
Pervious Decks and Pervious paving	= 676.39sqft
Total Landscaped Area	= 3110.46sqft

Montara belongs to the evapotranspiration (eto) Zone 1 - Coastal Plains; heavy fog belt; it has the lowest ETo of 32.9 in California, characterized by dense fog. (Source: www.cimis.water.ca.g3476.24ov)

According to the Soil Data Explorer from UC Davis the soil in Montara is described as: "Well drained; medium and high runoff; moderately slow permeability. Seep areas adjacent to rock outcrops may persist for several months after the end of the rainy season."

https://casoilresource.lawr.ucdavis.edu/sde/?series=MONTARA#osd

The design employs permeable paving, gravel, or decomposed granite surfaces, as well as open decks. These measures are to avoid water run-off and allow for good drainage throughout the property. An underground rain retention area, either in the form of an underground tank for irrigation or a naturally filtered rainwater lab pool, is planned at the South-Eastern end of the property.

We do not project an irrigation system. All irrigation will come from natural sources, fog and rain. Initial irrigation, until the establishment of the new plants has concluded, will be carried out manually and mainly with recycled water (collected rain water). Our thought is that if a plant doesn't survive not being irrigated we will replace it with the most drought tolerant plant of the proposed. We are using manual irrigation with an efficiency of 1.0 for the Water Efficient Landscape Worksheet calculation (as provided in the example WELW sheet) for calculation purposes. In our calculations the annual percipitation in Montara exceeds the water need of the plants projected.

Soil

There is no exposed soil surface. Required mulch is replaced by an at least three inch (3") thick light grey permeable gravel matching the color of the natural soil. In a few areas the gravel might be replaced by decomposed granite (permeable) in the same color. Compost will be utilized at the required rate of four (4) cubic yards per 1,000 sq underneath this laver.

. The fact that the area is much wetter than most areas in California lets us believe that a garden of native ferns can be successfully grown in one of the shaded yards to the north. This outside area will get only very sparse sunlight in the early morning hours and next to no wind. While the ferns are not necessarily known as drought tolerant, we believe that native ferns can grow here with little to no irrigation (the minimal irrigation that might be seasonally necessary will be done manually with recycled water). The fact that this garden is entirely in the shade most of the day does not allow any other plants to grow here, so we hope that the planning department will allow this request.

 The smaller shady courtyards are planted with Equisetum Hyemale 'Scouringrush Horsetail' (South facing but in th shade) and Equisetum Telmateia 'Giant Horsetail' (North facing) where indicated in the plan. They will all be planted in underground planters to avoid further spread.

Equisetum Telmateia 'Giant Horsetail' (in underground planters to avoid further spread) native planted in shade of building Herbaceous Pere Light Grey Gravel Surface or

drozone 2.)

Decomposed Granite

16.5"

-Fibre Cement Fence (vertical Hardy Planks)

> North facing Fern Garden Woodwardia Fimbriata 'Giant Chain Fern' & Polystichum munitum 'Western Sword Fern' Drought Resistant green Ground Cover Festuca californica 'California Fescue' and larger pebbles and rocks

> > nydrozone 2.)

-Fibre Cement Fence (vertical Hardy Planks)

Kitchen Herbs (mainly in pots)

hydrozone 1

(see MWELO Shee

hydrozone 1 (see MWELO Skeet

20:0"

APN 36-103-490

6257 SQ. FT.+/-

Decomposed Granite Fibre Cement Fence

> Equisetum Hyemale 'Scouringrush Horsetail' (in underground planters to avoid further spread) local plant - planted in the shade of the fence Herbaceous Perennial

> > Retaining wall height = 210 above sea level (2 feet above ground from lower side) Fibre Cement Fence (vertical Hardy Planks)

Light Grey Gravel Surface or **Decomposed Granite** EZ-FLO 20183 Irrigation Hose Bibb, 3/4 inch

Residential Water Meter - WM Series 5/8" X 3/4" (mainly for occasional pool refill if necessary)

 The Juncus Patens 'Common Rush' is a native drought resistant bunch grass (Herbaceous Perennial) projected in all areas of the site. It matches the bunch grass plants in the neighboring garden. The idea is to offer a more homogeneous landscape along Birch Street. We might substitute this with local Calamagrostis Foliosa 'Leafy Reedgrass' and/or Juncus Patens 'Common Rush', both bunchgrasses native to the area and also drought resistant.

· As trees, we are projecting one or two Hesperocyparis Macrocarpa 'Monterey Cypress'. These trees are part of the specific character of Montara. There are large numbers of these trees in and around Montara, many of which are rather large and mature. There are so many that they seem very typical for the area and especially around

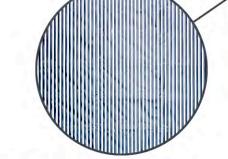
Birch and Cedar Street. Unfortunately, some of the taller trees on Birch Street have been cut down in the last few years as they became unstable. We would like to contribute to the neighborhood's character and, therefore, project to plant one or two of these trees in front of the house towards Birch Street (preferably in a more mature state if available). As an alternative, we would project the local and drought-tolerant Arbutus Menziesii 'Pacific Madrone'.

Open Fibre Cement-Deck (Hardy Planks) non combustable / permeable / light grey Potential Lap-Pool (Black Vinyl Liner/Black Pool Cover)

hydrozone 1.

see MWELO Sheet

next to Deck (not connected to Deck!)



Name of Water Purveyor: Montara Water Co.

Water Supply Type: The water served by Montara Water and Sanitary District (MWSD) comes from high-quality local groundwater wells and Montara Creek. Sources are consistently fed by clean, coastal rainfall, which flows into local streams and percolates into the aquifers.

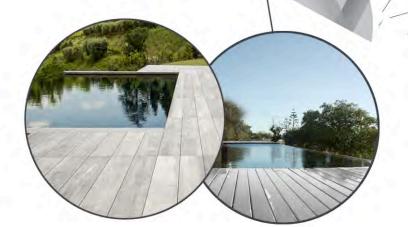
Faucets: There is no irrigation system, the minimal irrigation will be carried out manual. There are two water faucets with water meters located on either end of the property (see plan). Flow Rate (GPM): 1-20 / Static Water Pressure (at Point of Connection to Public Supply): 150-200psi / Pressure per Square Inch: 75

Landscape Architecture Elements

The non-living landscape architecture features, decks, fences, retaining walls, and (previously) paved areas have the same light and friendly color palette as the house. The subdued light grey/beige color matches that of the soil and rocks in the area and will fit in naturally. House and garden will not stand out in the neighborhood but will form a harmonious whole. These landscaping elements are also non-combustible to avoid being a fire hazard to the house or the neighboring houses.

Existing Olive (?) Tree/Bush -

nature Owner



I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package. July 12th 2022



24.5"



Small Fibre Cement Deck -Light Grey Gravel Surface or **Decomposed Granite**

> -Fibre Cement Fence (vertical Hardy Planks)

hydrozone 1.) (see MWELO Sheet) Light Grey Gravel Surface or Decomposed Granite Juncus Patens 'Common Rush' native drought resistant

Herbaceous Perennial



30.25"

Project Address

24.5"

1241 Birch Street, Montara, CA 94037 (site is an empty lot house number is approximate/not yet assigned) **Contact:**

Mark Mueckenheim 912 Sonora Avenue, Half Moon Bay, CA 94019 Phone: (415) 316 9029 Email: mail@mcknhm.com

 For soils less than 6% organic matter in the top 6 inches of soil, compost at a rate of a minimum of four cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six inches into the soil.

30.25"

 Pressure regulating devices are required if water pressure is below or exceeds the recommended pressure of the specified irrigation devices.

 Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.

• A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.

• A Certificate of Completion shall be filled out and certified by either the designer of the landscape plans, irrigation plans, or the licensed landscape contractor for the project.

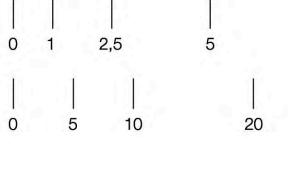
• An irrigation audit report shall be completed at the time of final inspection.

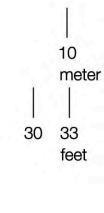
 Recirculating water systems shall be used for water features - does not apply as there are no water features.

• A minimum 3-inch layer of mulchgravel (rock mulch) shall be applied on all exposed soil surfaces of planting areas except turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.

Statements:

• I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plans.





SCALE: AS NOTED

DRAWN BY: MMM

MOON

C-38791

DATE: 10|09|20

36" & 24"

Five Yard House - Montara, CA

Clients: Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078 California Architect of Record: Hannah Moon Licensed Architect - C38791

Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com

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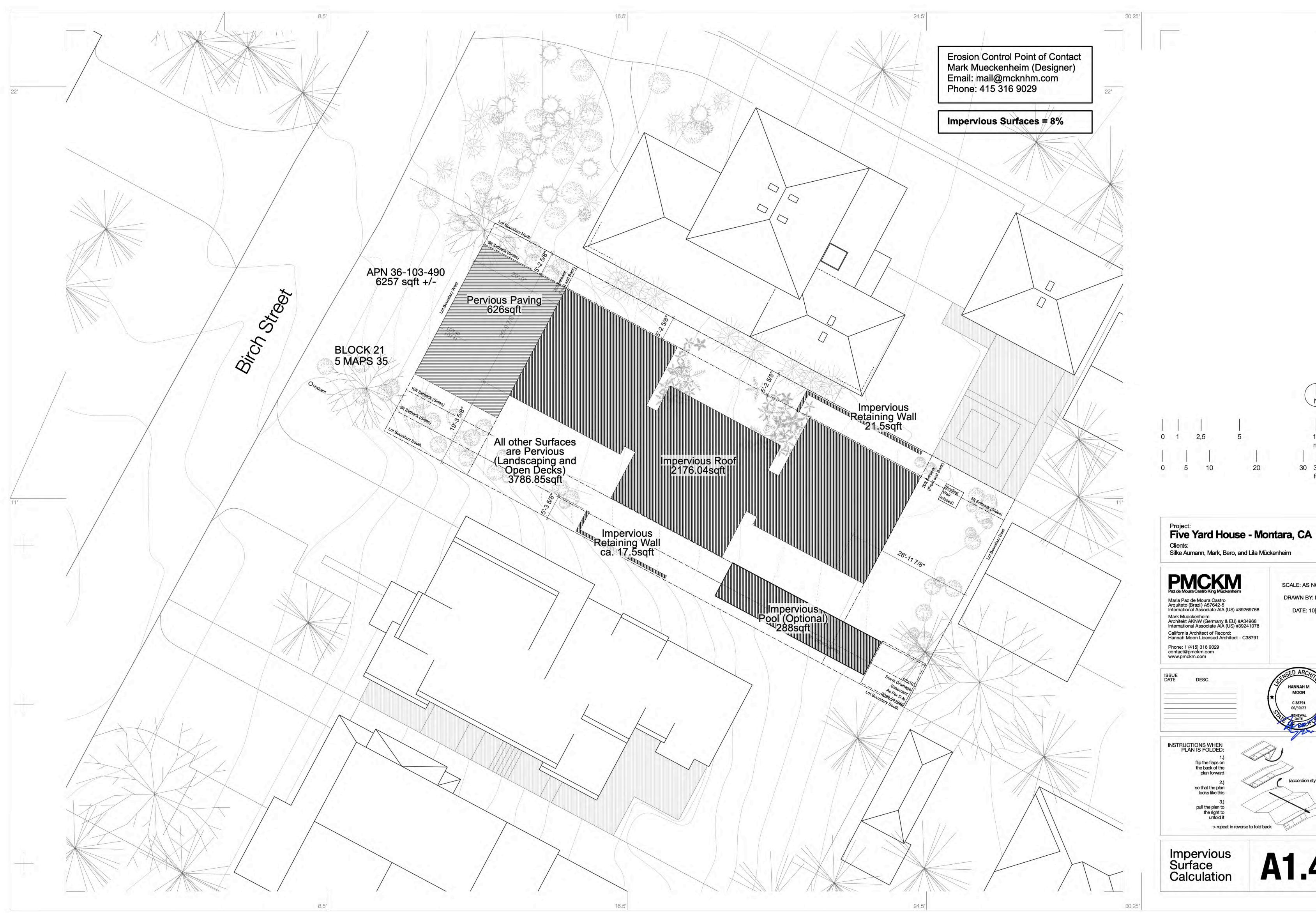
INSTRUCTIONS WHEN PLAN IS FOLDED flip the flaps on the back of the plan forward so that the plan looks like this pull the plan to

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Landscape & Irrigation

(accordion style)

A1.2

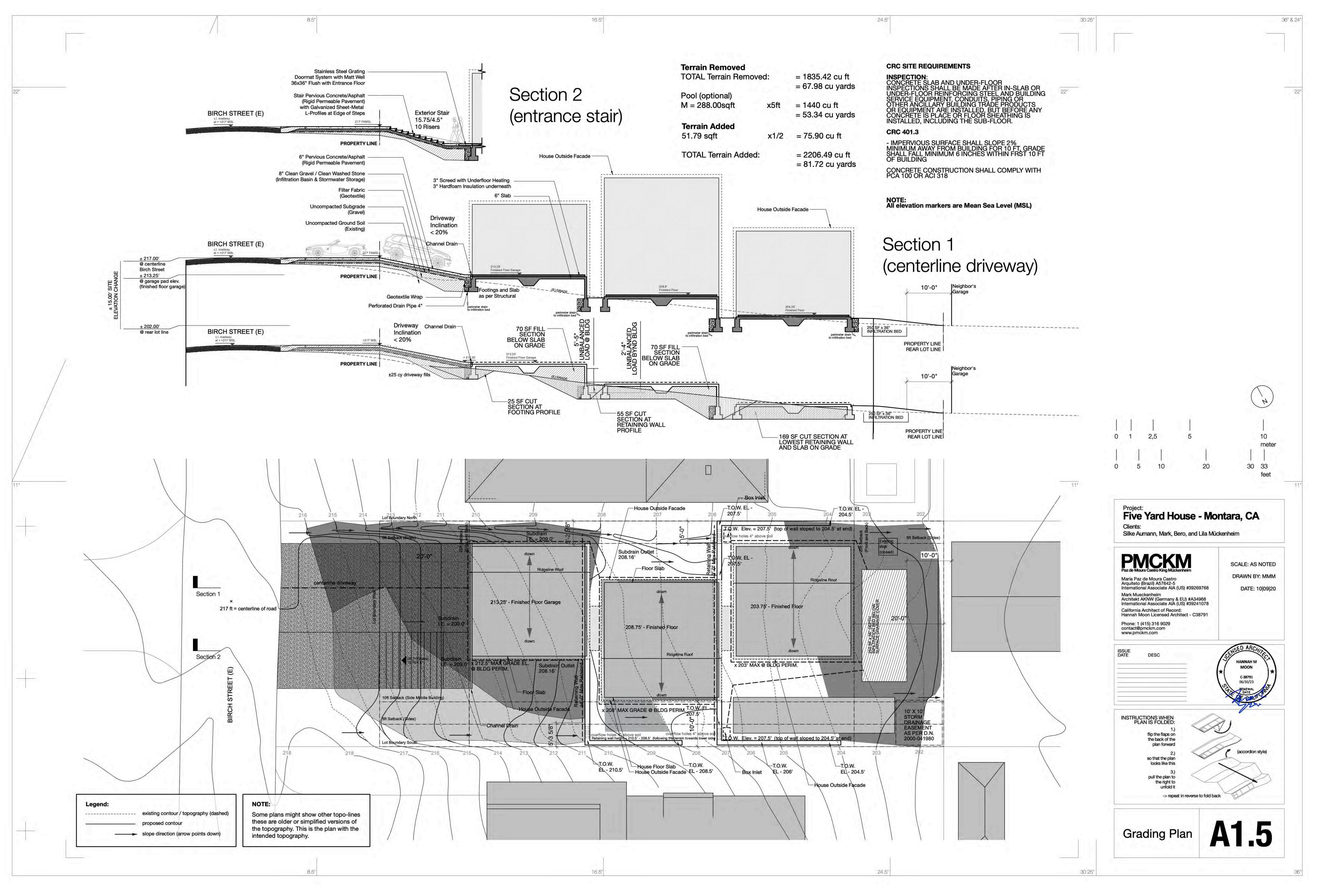


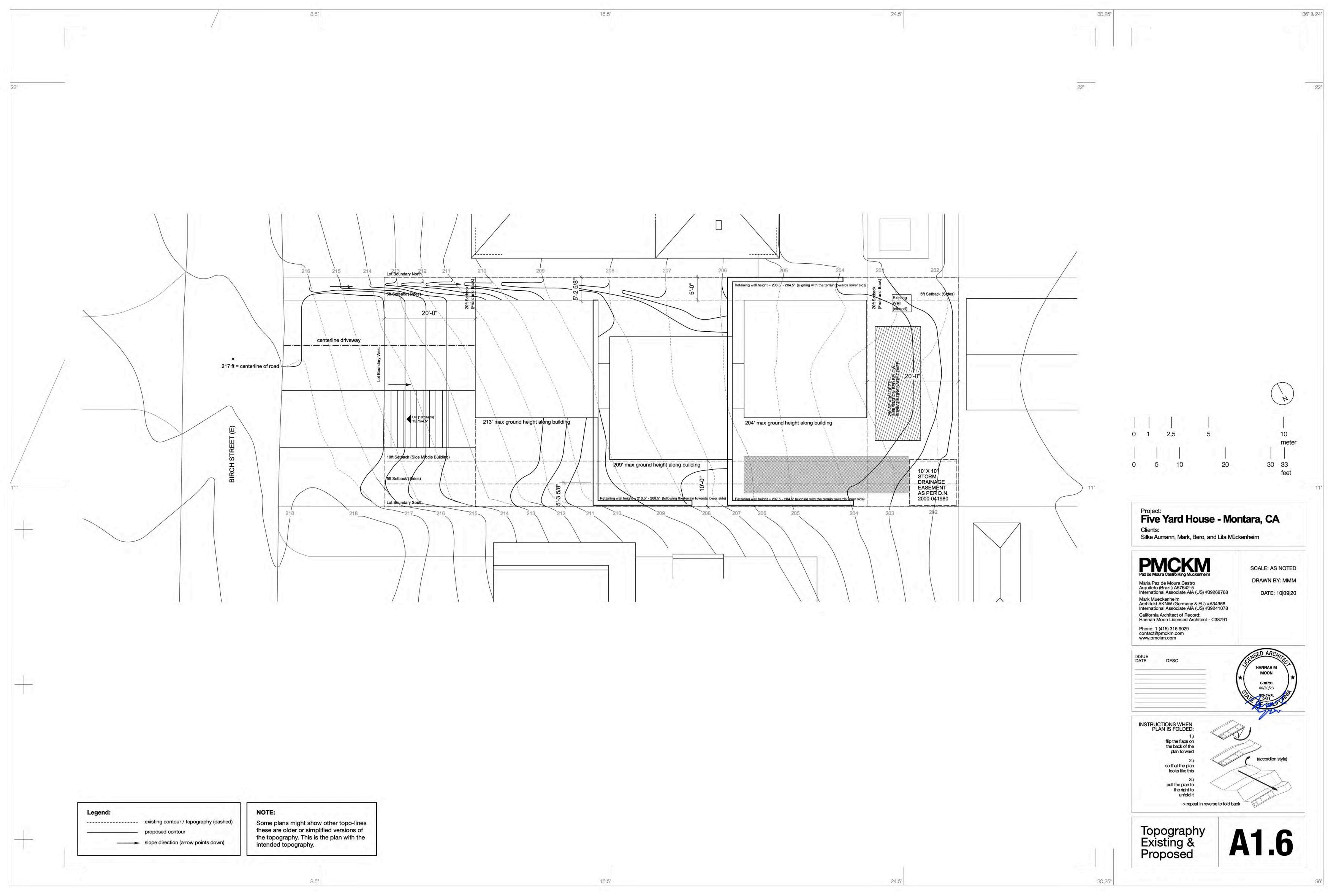
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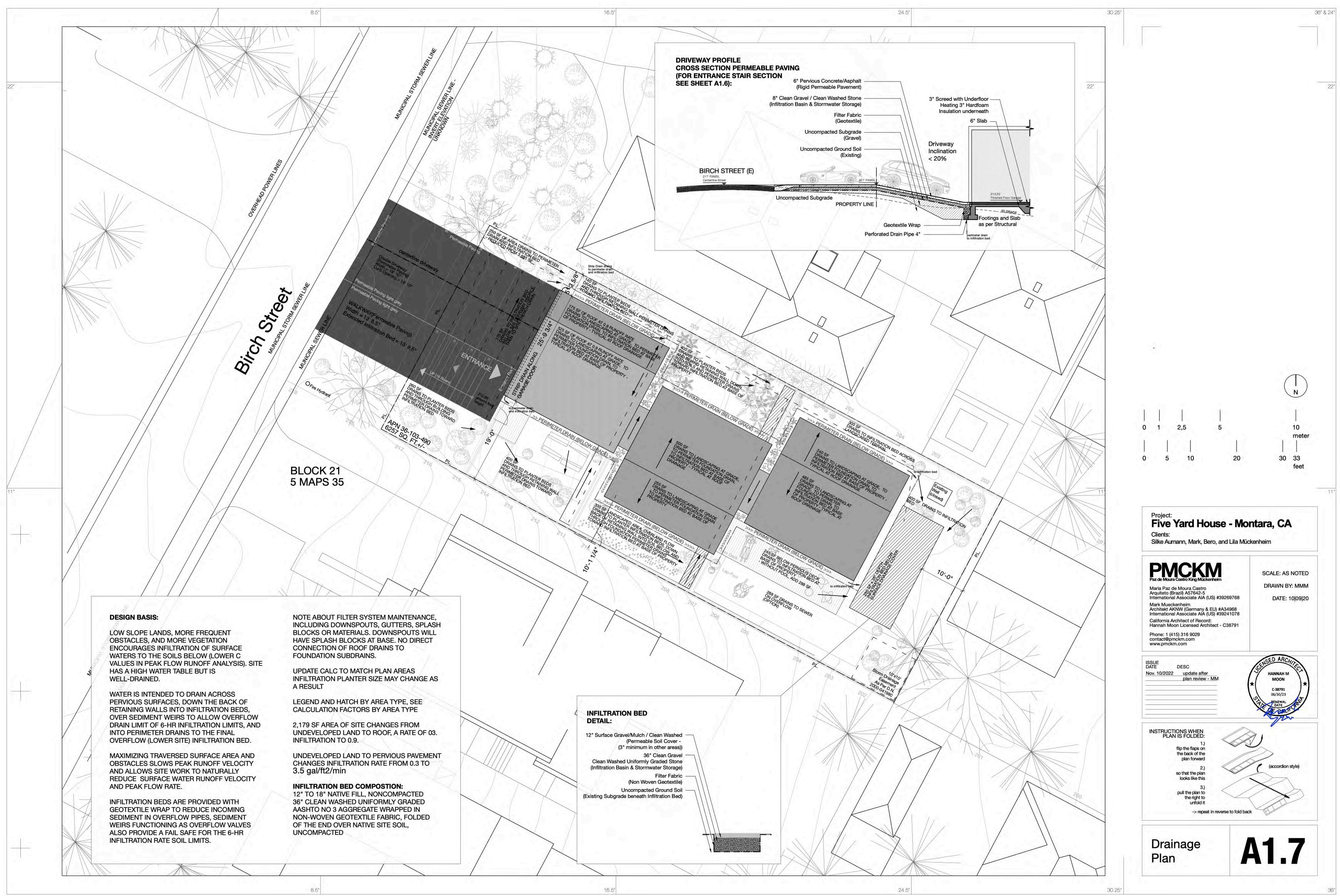
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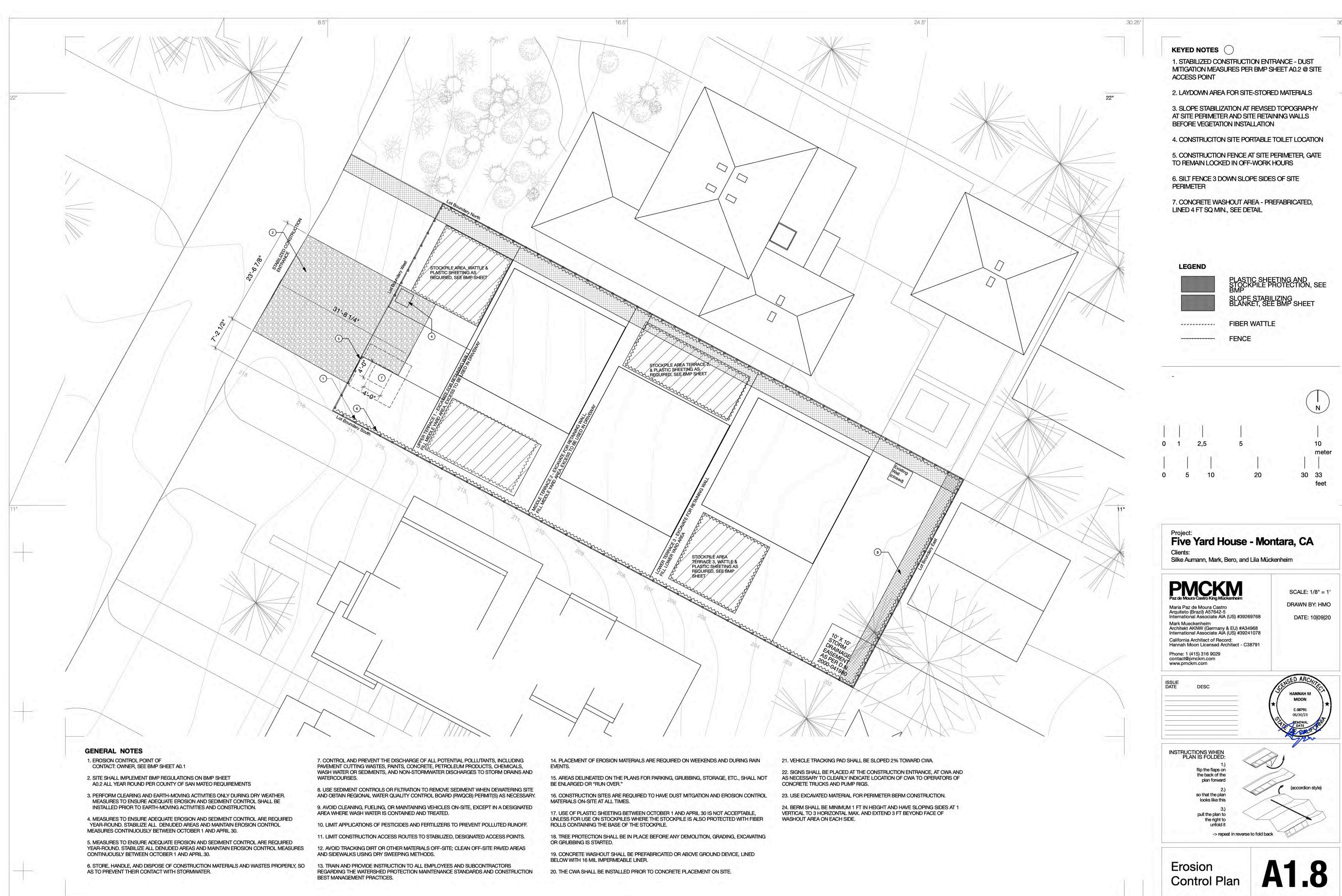
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36" & 24"



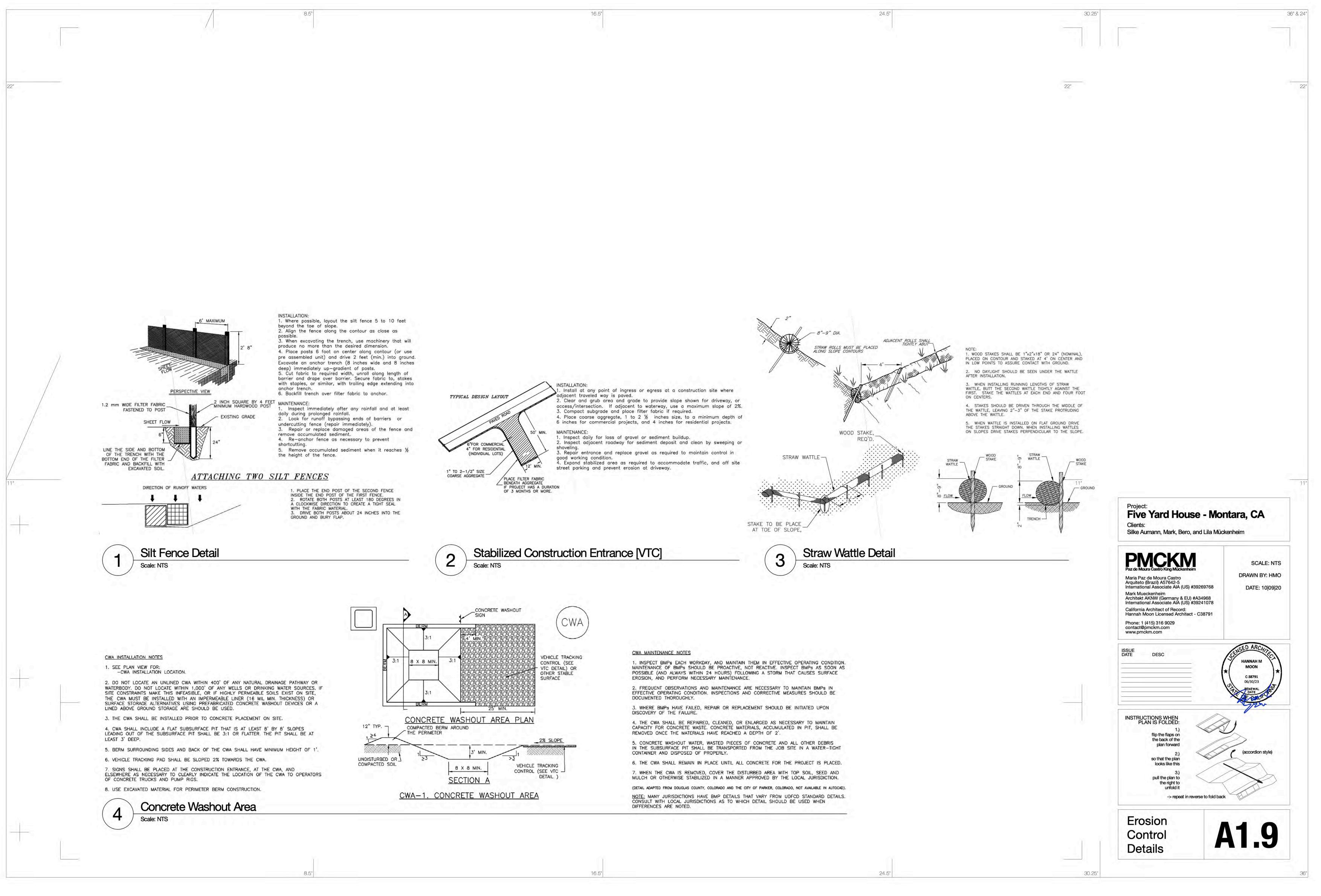


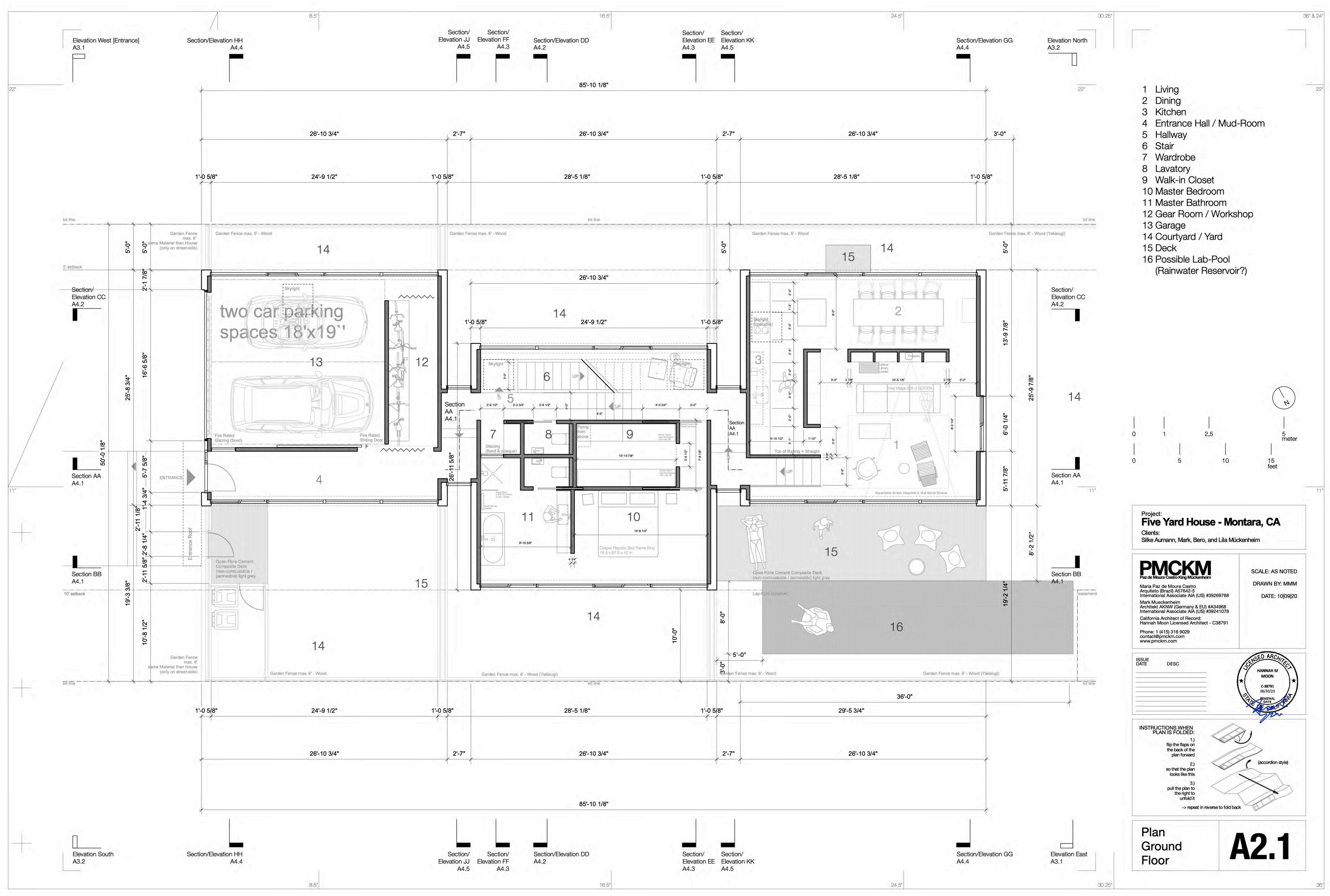


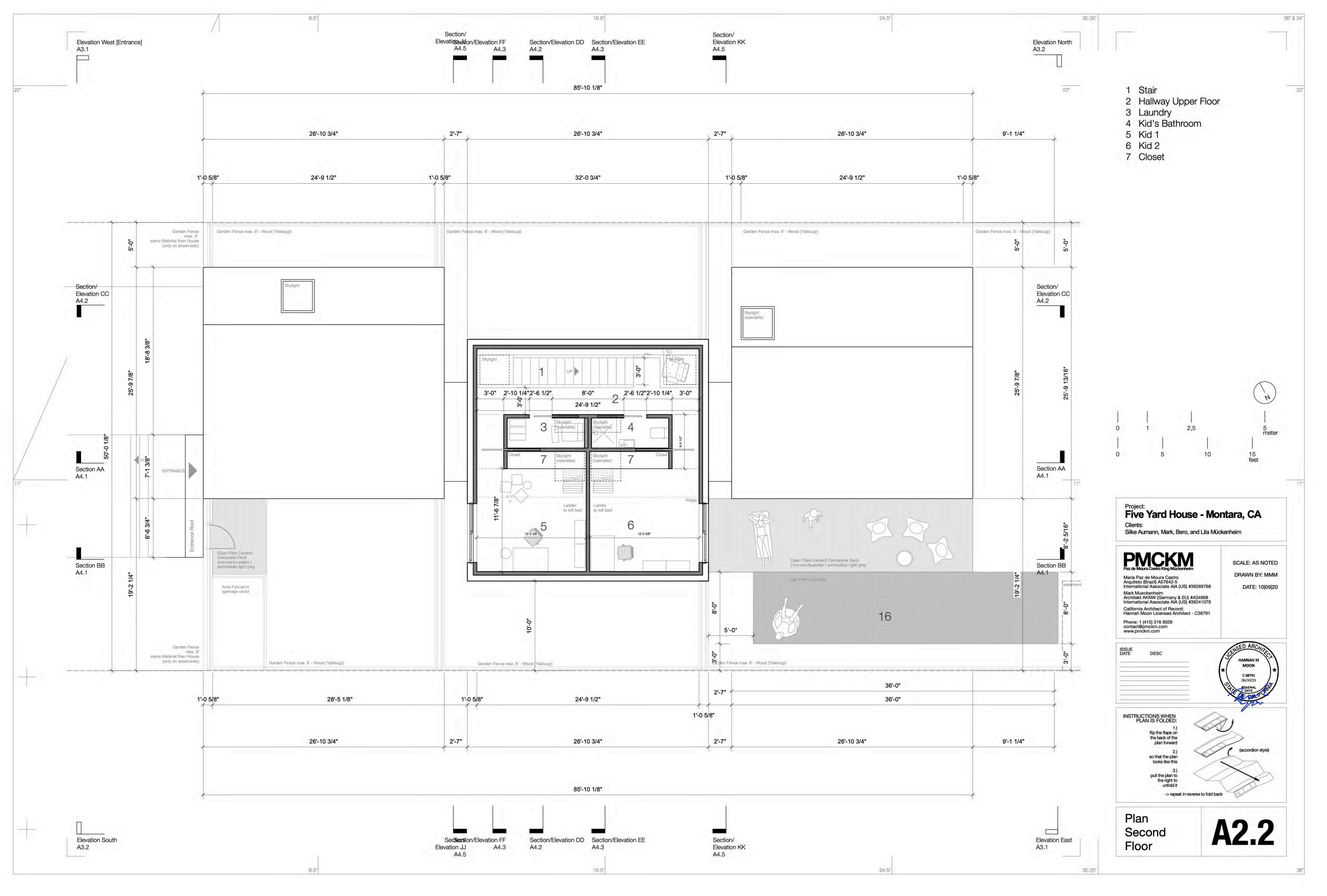


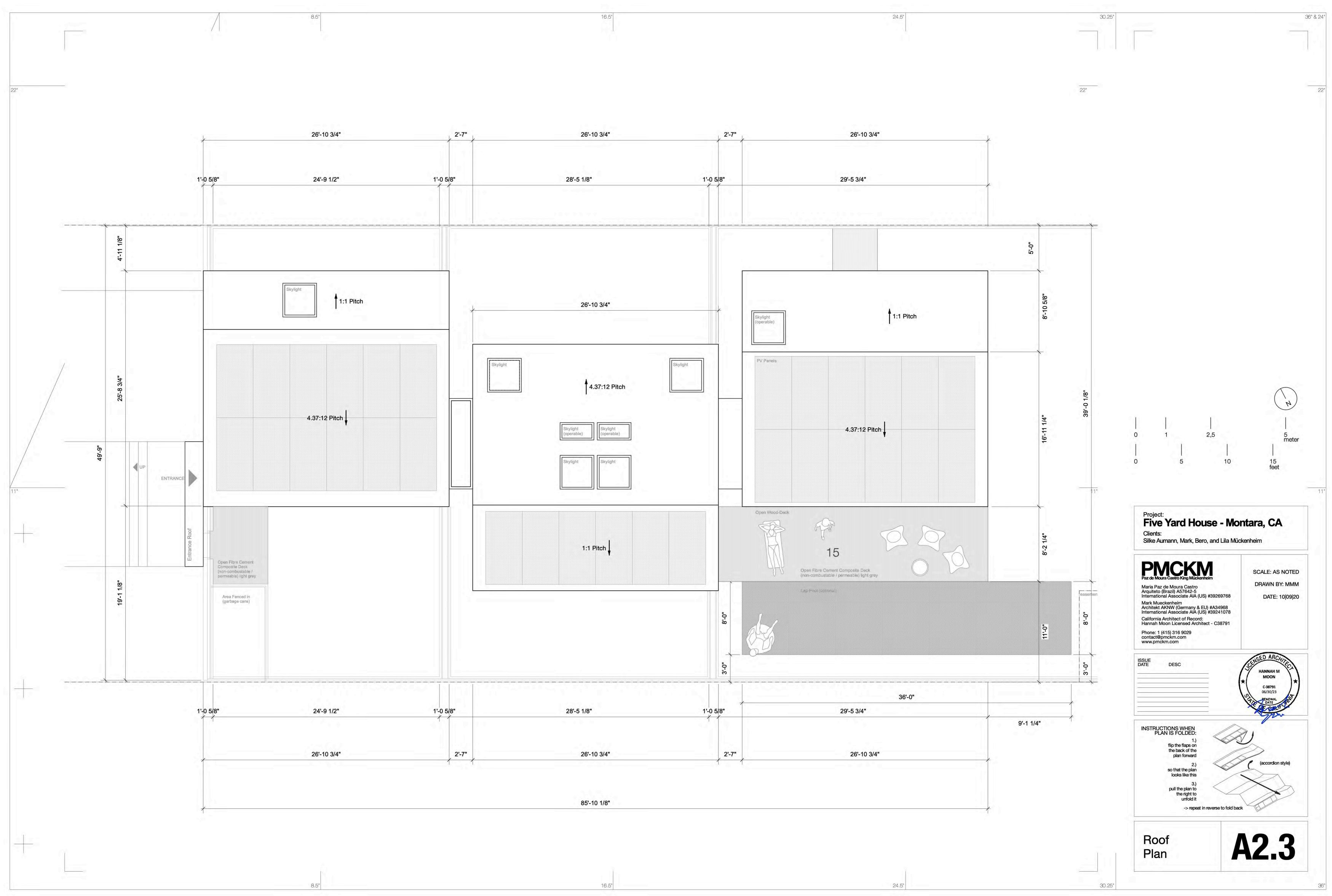
24.5"

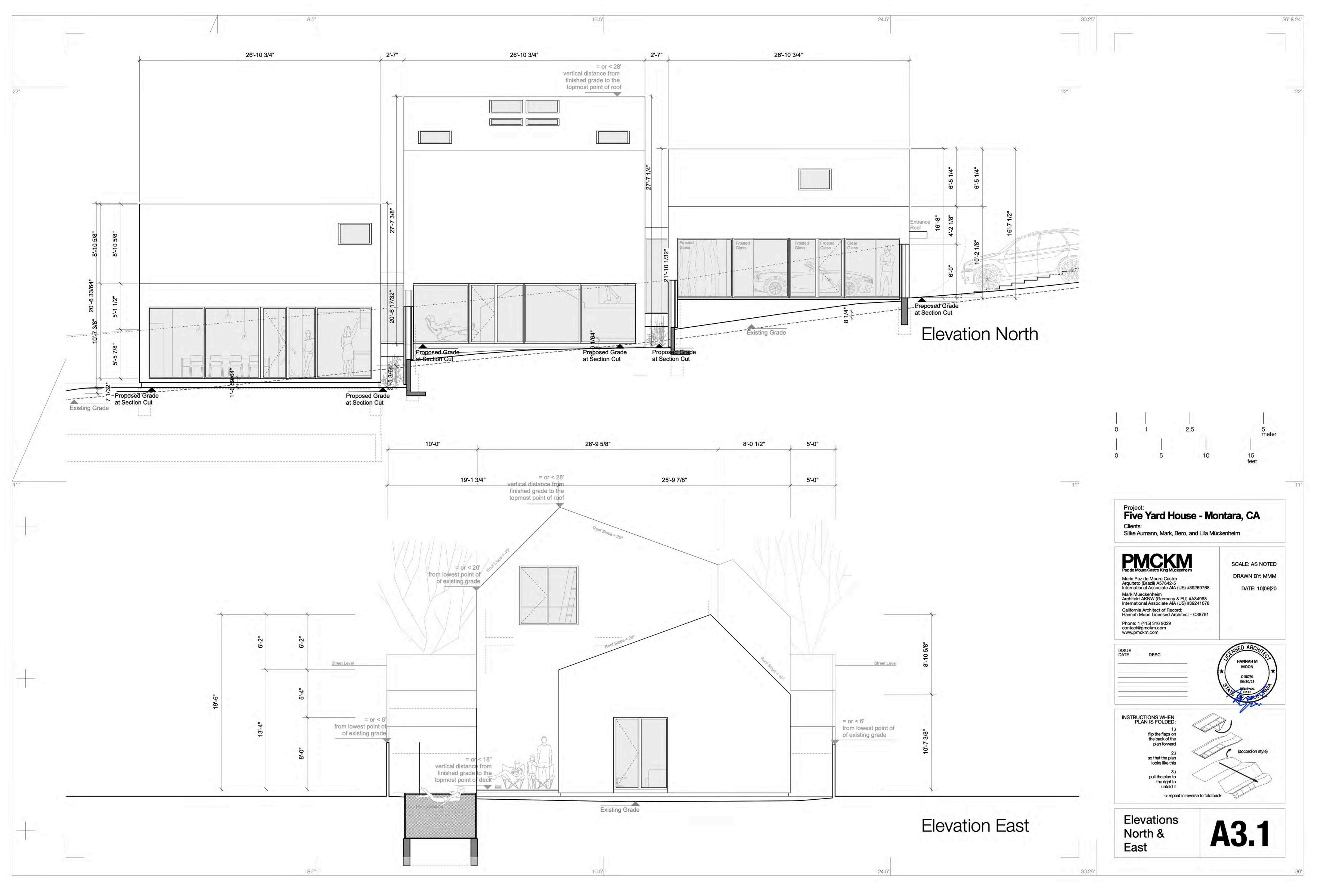
30.25"

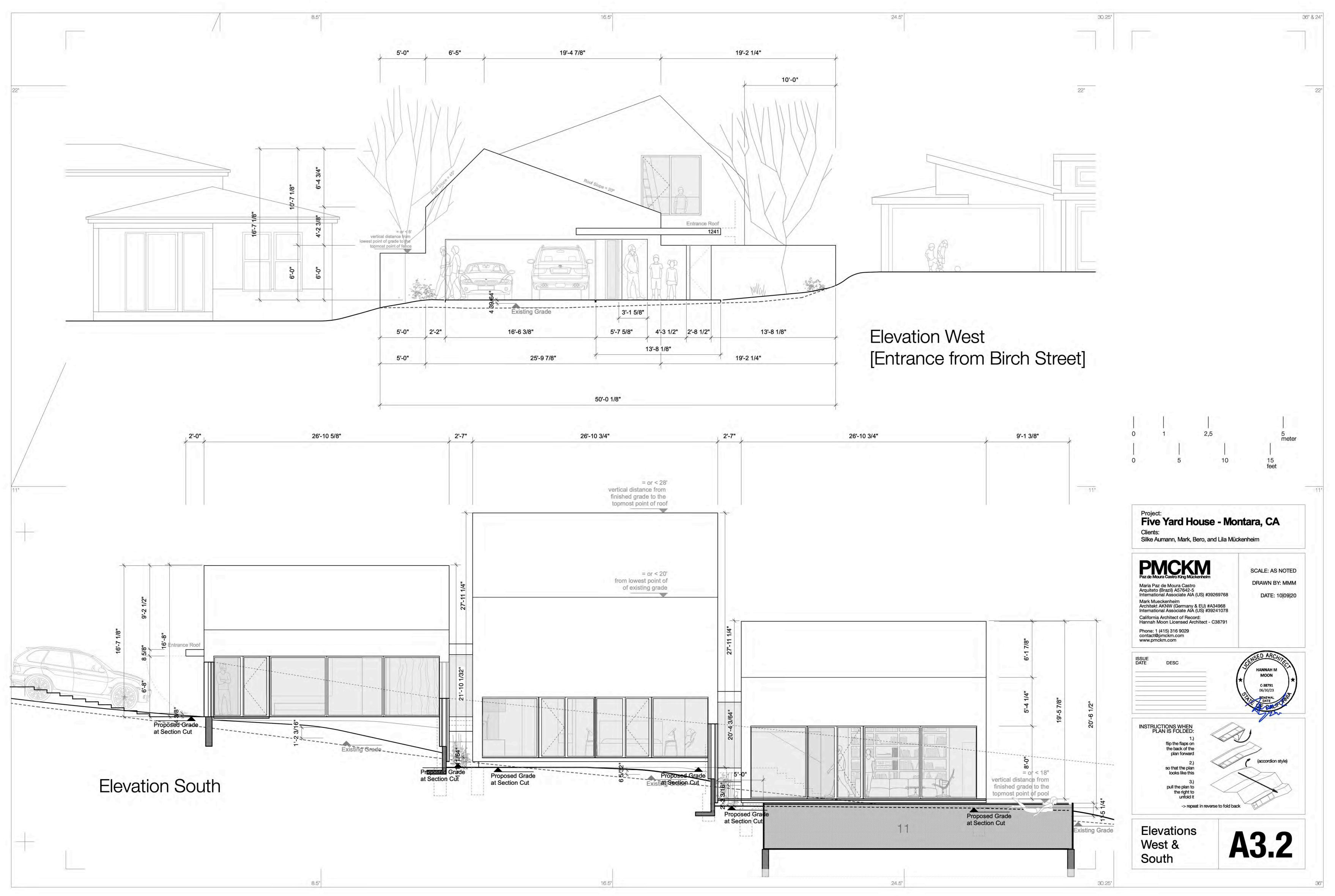


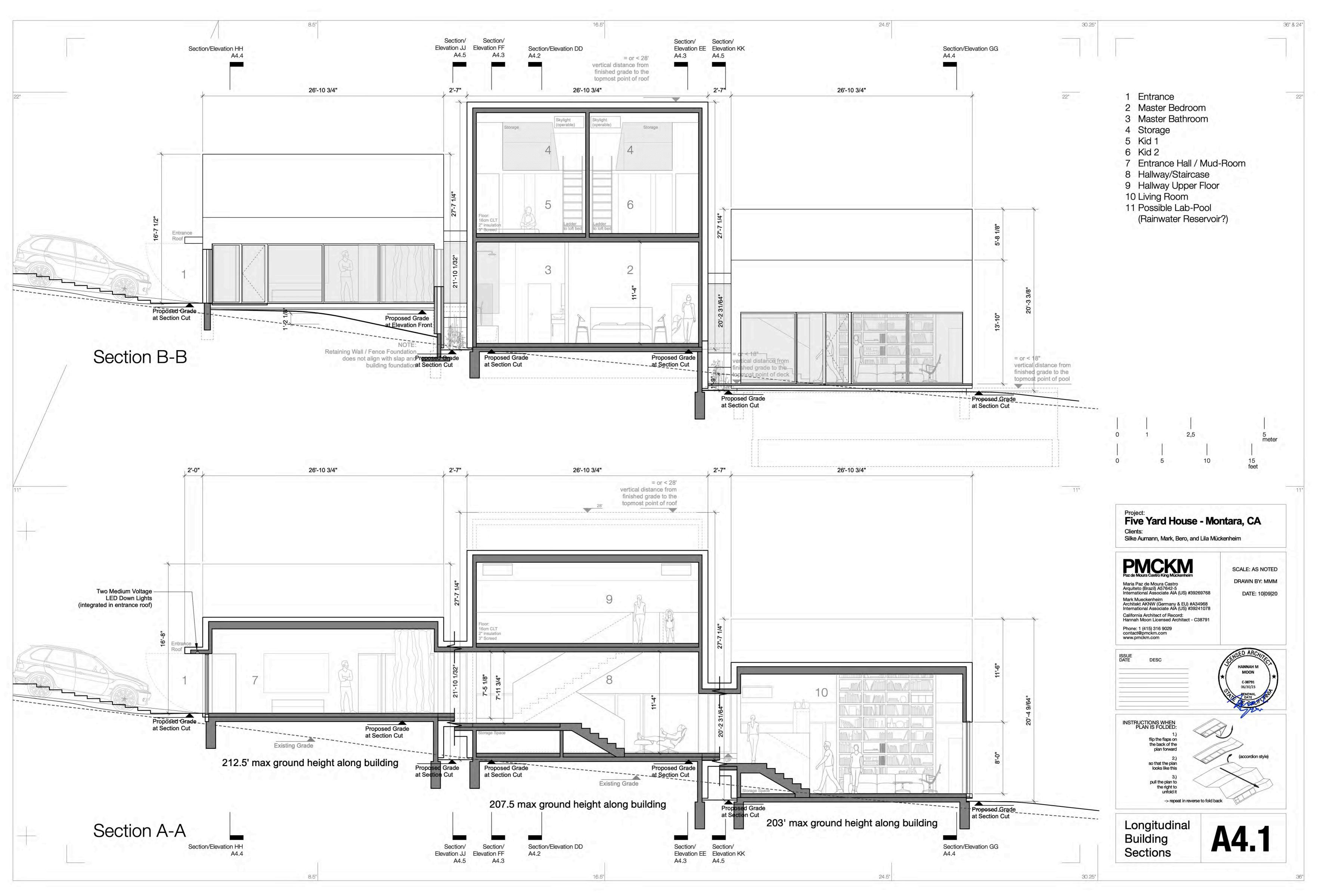


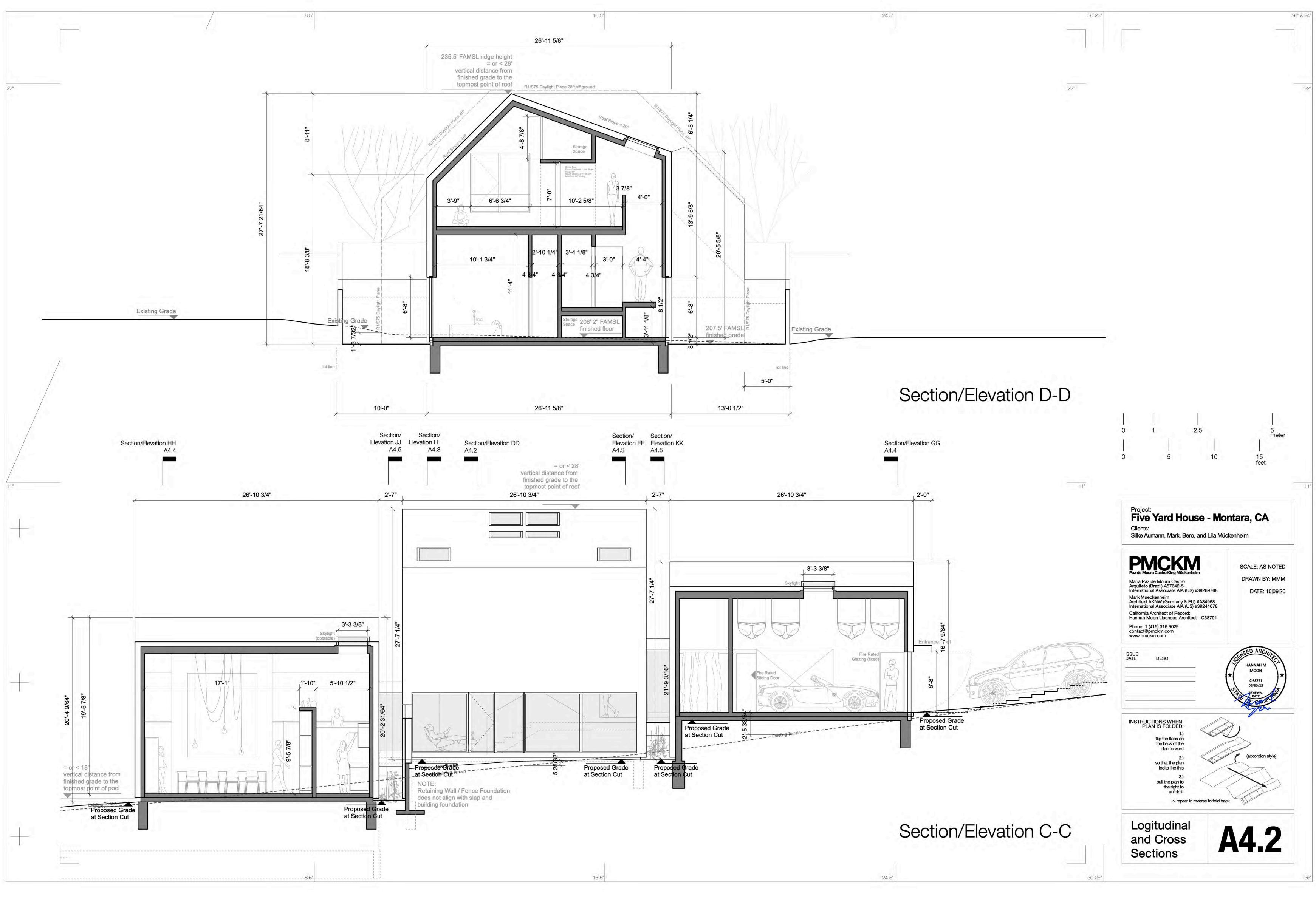


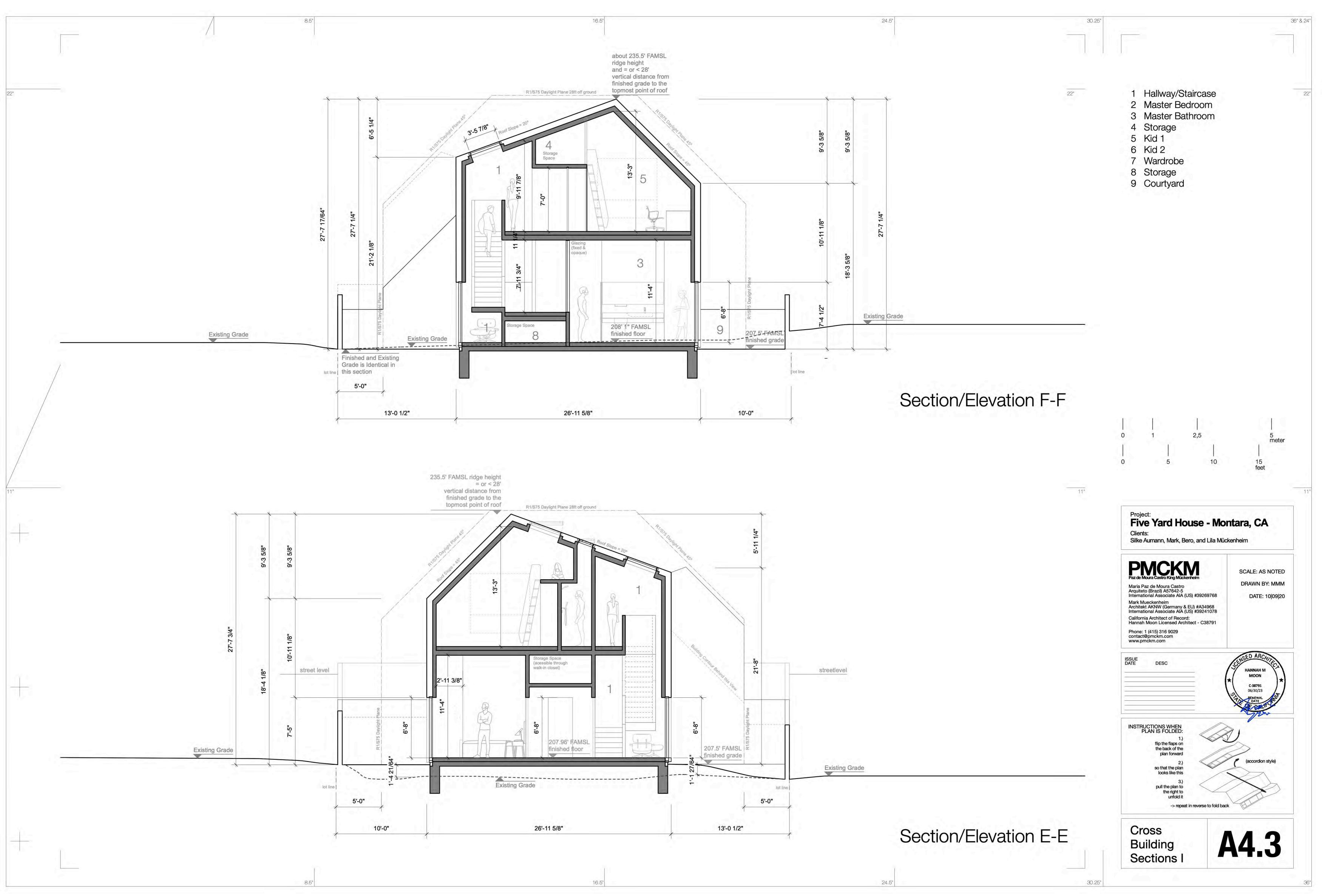


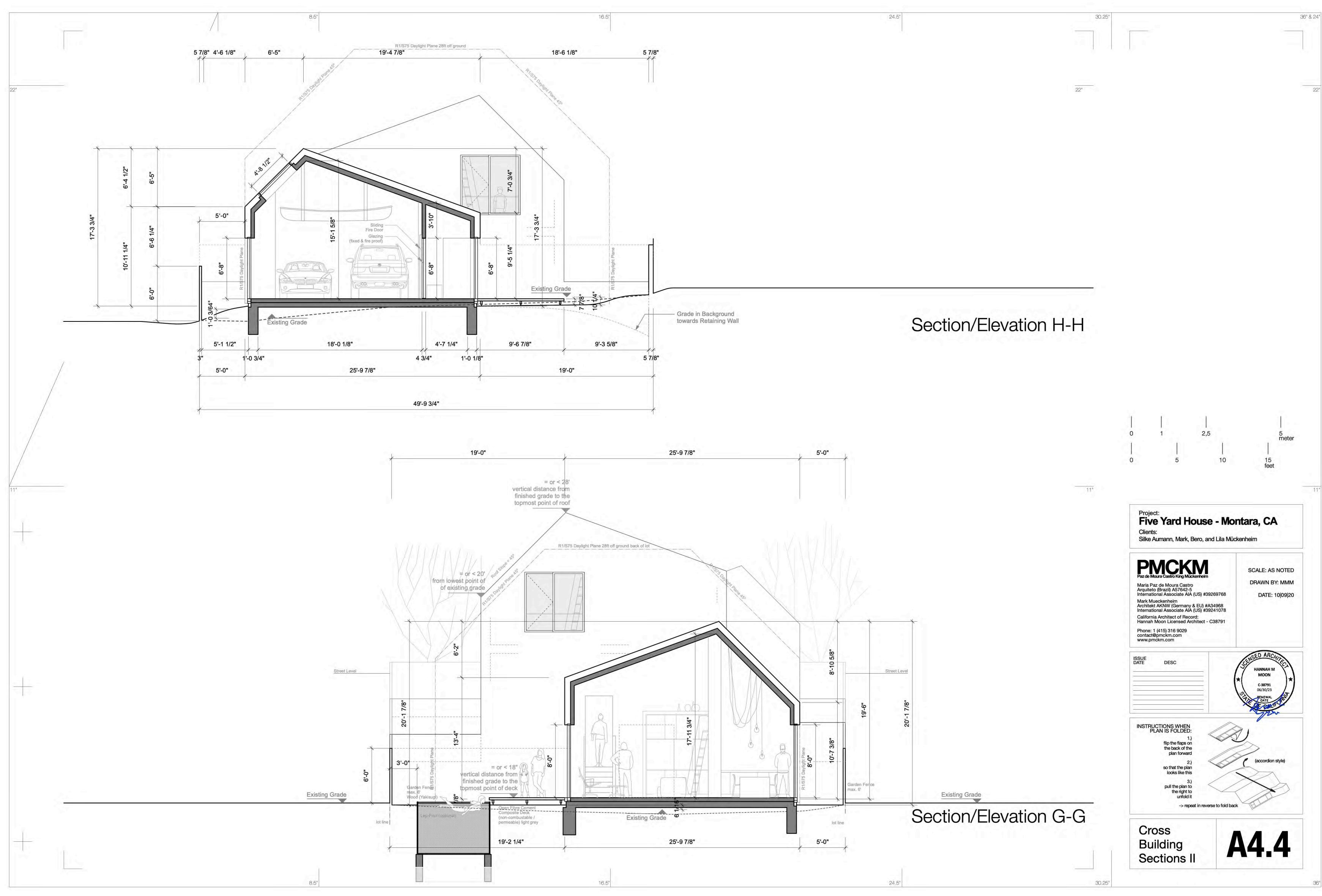


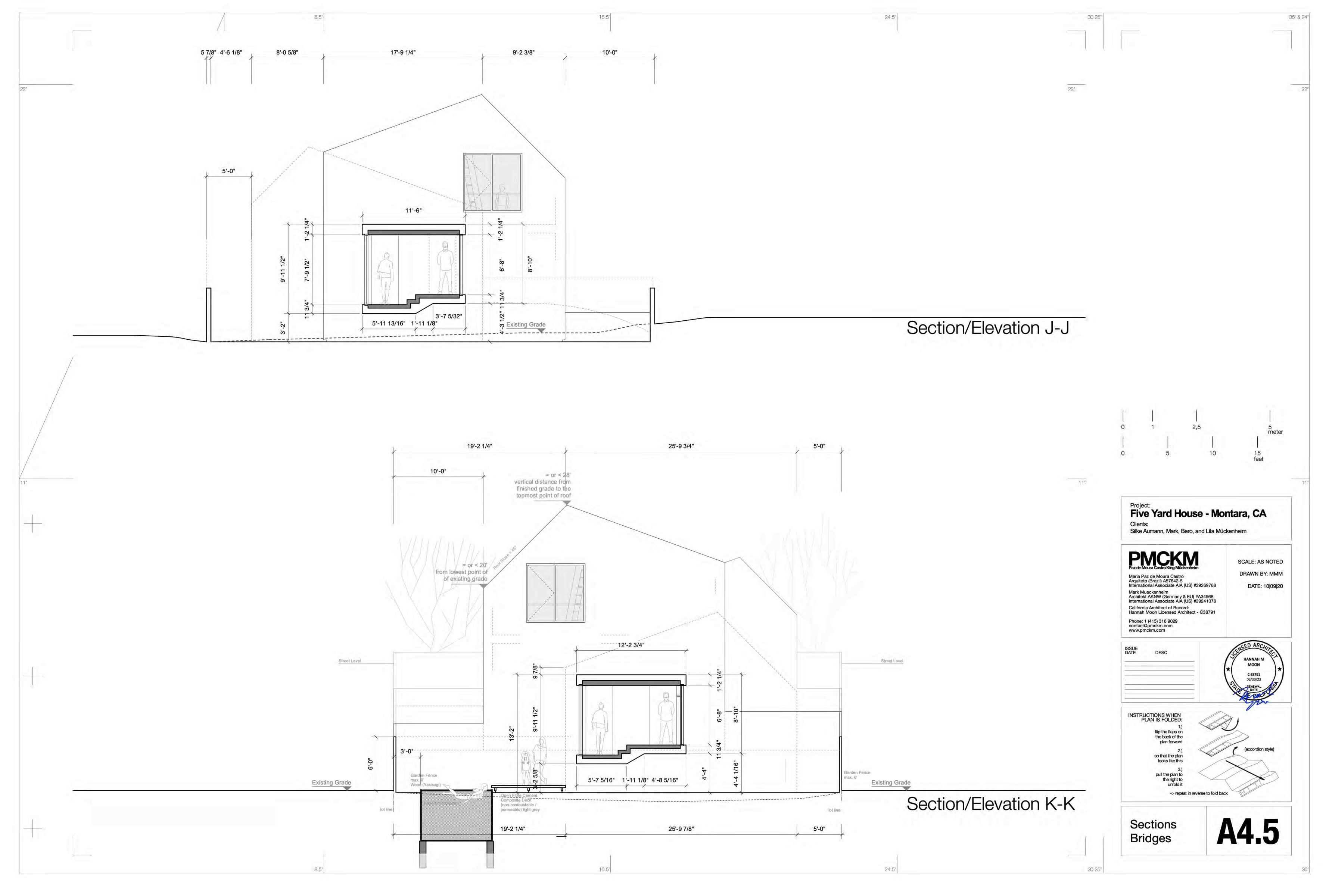














Location of

to the right

Elevation

6"Ø Perforated Drainage Pipe Along Foundations

22"

Detailed View at Section/Elevation G-G

Location of Section/Elevation to the left

Detailed View of Elevation North

Silke Aumann, Mark, Bero, and Lila Mückenheim PAZ de Moura Castro King Mückenheim SCALE: 1' = 1/2" DRAWN BY: MMM Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 DATE: 06|09|22 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078 California Architect of Record: Hannah Moon Licensed Architect - C38791 Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com ISSUE DATE DESC HANNAH N MOON 06/30/2 INSTRUCTIONS WHEN PLAN IS FOLDED: 1.) flip the flaps on the back of the plan forward (accordion style) 2.) so that the plan looks like this 3. pull the plan to the right to unfold it -> repeat in reverse to fold back Facade Detail Enlarged

Project: Five Yard House - Montara, CA

Clients:

Elevation

30 25





Sample Material Gate/Garage Door

Entrance Elevation (West/Birch Street)

The facade material for the house are oversized light beige/grey fibre cement shingles, similar in color and texture to the many light grey shingled roofs and facades in Montara and San Mateo County. The size of the shingles are about 3 feet wide, reflecting the board and batten facades prevalent in traditional crafted buildings of the area. All other materials, the intricate light fibre cement strips for the fences, and the bitumen asphalt membrane roofs, will follow this light beige/grey palette. Through this, the house will attain a subdued "quiet," but friendly light appearance that fits into the neighborhood. The fixed and sliding window frames will be in a brushed aluminum color. Window openings will be also framed by a light wood trim adding to the complexity and variety in the appearance (the wood will be treated so that the wood color will remain. The glass is untinted and translucent in only a few areas, where more privacy is necessary (see elevation line drawings). There is a possibility that some of the fixed glass on the ground floors will be replaced by polycarbonate glass in case we have to put our budget under more scrutiny. However, this would be next to imperceptible by the neighbors and from the street. The garage door and the entrance door are also in brushed aluminum. The modest house is contemporary, like some other recent examples in Montara. For instance, L.A. architect Michael Maltzan's widely published house on 4th and Main Street, or the modern home on 330 13th Street by Bay Area's Anderson Anderson Architecture, among others. Unlike these examples, our projected house is more respectful to the context and reflective of the neighborhood's





30.25"



24.5"



11"

Project: Five Yard House - Montara, CA

Clients: Silke Aumann, Mark, Bero, and Lila Mückenheim

PAZ de Moura Castro King Mückenheim Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078

California Architect of Record: Hannah Moon Licensed Architect - C38791 Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com

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SCALE: AS NOTED

DRAWN BY: MMM

DATE: 08|11|23

36" & 24"



(accordion style)

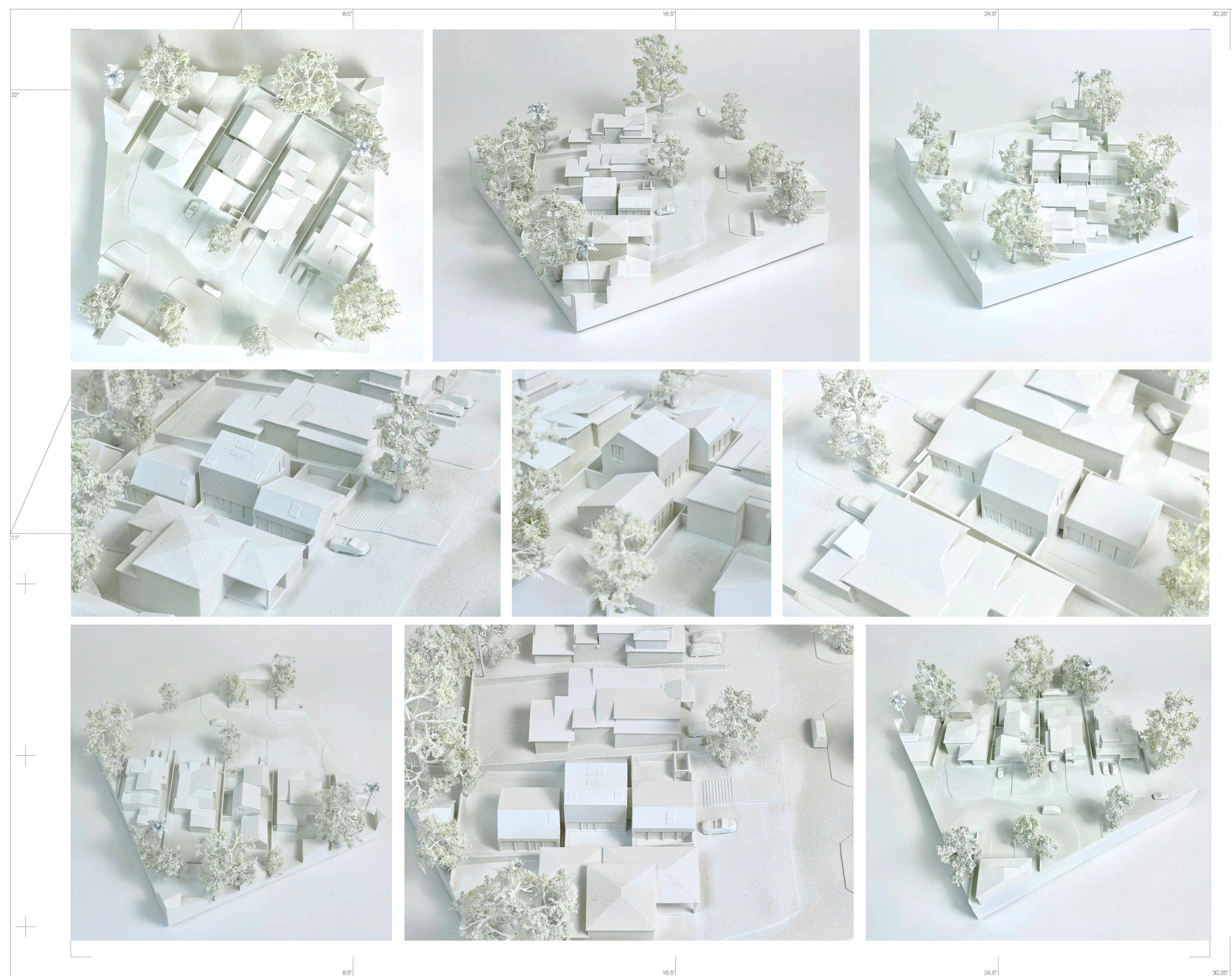
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A5.3 Design Visualisation





Project: Five Yard House - Montara, CA Clients: Silke Aumann, Mark, Bero, and Lila Mückenheim PAZ de Moura Castro King Mückenheim SCALE: AS NOTED DRAWN BY: MMM Maria Paz de Moura Castro Arquiteto (Brazil) A57642-5 International Associate AIA (US) #39269768 DATE: 08|16|23 Mark Mueckenheim Architekt AKNW (Germany & EU) #A34968 International Associate AIA (US) #39241078 California Architect of Record: Hannah Moon Licensed Architect - C38791 Phone: 1 (415) 316 9029 contact@pmckm.com www.pmckm.com GED ARC ISSUE DATE DESC HANNAH N MOON C-38791 06/30/23 INSTRUCTIONS WHEN PLAN IS FOLDED: 1.) flip the flaps on the back of the plan forward (accordion style) 2.) so that the plan looks like this 3.) pull the plan to the right to unfold it -> repeat in reverse to fold back **A5.4** Model Photos