8.5" 16.5" 24.5" 30.25" 36" & 24"

22" 22" 22"

11" 11" 11"

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

Project Contact: mail@mcknhm.com
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(Mark Mueckenheim)

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A5.3 MODEL PHOTOS

Client/Owner

Silke Aumann & Mark Mueckenheim

Current Address:
912 Sonora Avenue
Half Moon Bay
CA 94019

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

Project:
Five Yard House - Montara, CA
Clients:
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SCALE: AS NOTED
DRAWN BY: MMM
DATE: 10|09|20

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HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
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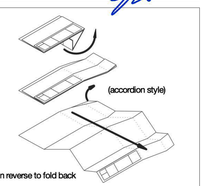

Title Sheet
Drawing List

A0.0

8.5" 16.5" 24.5" 30.25" 36"

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22" 22" 22"

11" 11" 11"

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:**	**Proposed:**
Lot Area (Sq. Ft.):	6257 SF	6257.00 SF
Building Size (Sq. Ft.):	0 SF	2172.06 SF
Garage (Sq. Ft.):	0 SF	667.63 SF
Building Gross Floor Area:	0 SF	2723.01 SF

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

Lot Coverage:

Proposed Footprint (Garage & Building):	2172.06SF
Maximum Parcel Coverage Proposed:	34.71%
Maximum Parcel Coverage Allowed:	35%
Impervious Surfaces:	
Allowed	10%
Proposed	8%

Floor Area:
Maximum Floor Area Allowed: 3312.50 SF
Maximum Floor Area Proposed (gross): 2798.00 SF

Building Height:
Maximum Proposed: 27' 7.25" feet
Maximum height allowed: 28 feet

	Existing:	**Proposed:**
Number of Bedrooms:	-	3
Number of Full Bathrooms:	-	2
Number of Half Bathrooms:	-	1
Number of Kitchens:	-	1
Number of half Kitchens/Bars	-	0
Number of Fireplaces:	-	0

Land Use: Med Dens to 17.4 DU/ac
Lot/Block: 40&41 / 21

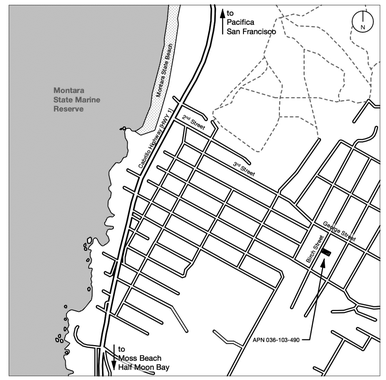
Tract: Half Moon Bay Colony

Archaeological Zone: No
Coastal Zone: No
Historic Resources Inventory: No
Butterfly Habitat: No
Environmentally Sensitive Habitat Area: No
Septic: No
Runoff Retention Required: No

APPLICABLE BUILDING CODES:

ALL WORK NOTED SHALL BE IN FULL ACCORD AND COMPLY WITH THE LATEST RULES, REGULATIONS, ORDINANCES, CODES AND STANDARDS LISTED BELOW AND ANY AND ALL LOCAL CODES AND ORDINANCES CURRENTLY IN EFFECT IN THE COUNTY OF SAN MATEO

2019 CALIFORNIA BUILDING CODE (CBC)
2019 CALIFORNIA RESIDENTIAL CODE (CRC)
2019 CALIFORNIA GREEN BUILDING CODE (CGBC)
2019 CALIFORNIA PLUMBING CODES (CPC)
2019 CALIFORNIA MECHANICAL CODE (CMC)
2019 CALIFORNIA ELECTRICAL CODE (CEC)
2019 CALIFORNIA ENERGY CODE 2019
2020 ZONING REGULATIONS COUNTY OF SAN MATEO
CALIFORNIA ENERGY EFFICIENCY STANDARDS
CALIFORNIA ENVIRONMENTAL QUALITY ACT 2019



Area Map Not to Scale

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

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Permit Data

A0.1

8.5" 16.5" 24.5" 30.25" 36"

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.

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."

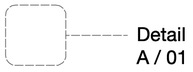
6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.

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

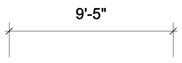
8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

Project Symbols:

DETAIL MARKER (with Drawing Number and Sheet Reference)



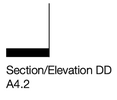
DIMENSION LINES



ELEVATION MARKER (with Drawing Number and Sheet Reference)



SECTION MARKER (with Drawing Number and Sheet Reference)



VERTICAL ELEVATION MARKER



NOTES / ANNOTATION ARROW



CODE LIMITATION ANNOTATION



WOODEN DECKS



POOL (WATER)



ANNOTATION DOT



STAIR DIRECTION (ALWAYS UP)



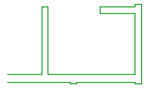
SOLID WALLS HERE: CLT (CROSS LAMINATED TIMBER)-WALLS



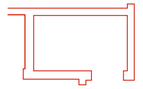
CLT WALLS WITH FACADE ASSEMBLY



WALLS NEW



WALLS DEMOLISHED

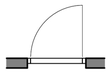


MAIN ACESS DOOR MARKER



SLIDING POCKET DOOR

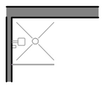
DOOR (SWINGING)



SLIDING GLASS DOOR



SHOWER WITH FLOOR DRAIN



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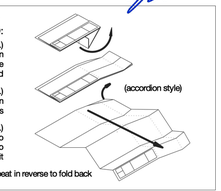

Notes & Legend

A0.2

Abbreviations:

ACT	Acoustical Ceiling Tile
BLDG	Building
BLKG	Blocking
BOS	Bottom of Steel
BOT	Bottom
BRG	Bearing
CAB	Cabinet
CEIL	Ceiling
CG	Corner Guard
CJ	Control/Construction Joint
CL	Centerline
CLR	Clear/Clearance
CLT	Cross Laminated Timber
CMU	Concrete Masonry Unit
COL	Column
CONC	Concrete
CONST	Construction
CONT	Continuous
COORD	Coordinate/Coordination
CPT	Carpet
CSWK	Casework
CP	Centerpoint
CT	Ceramic Tile
DEMO	Demolition
DF	Drinking Fountain
DIA	Diameter
DIAG	Diagonal
DIM	Dimension
DISP	Dispenser
DN	Down
DR	Door
DTL	Detail
DWG(S)	Drawing/Drawings
E	East
EXIST	Existing
EIFS	Exterior Insulation & Finish System
EL	Elevation
ELEC	Electric/Electrical
ELEV	Elevator
EPDM	Elastomeric Membrane
EQ	Equal
EQUIP	Equipment
EXP	Exposed/Expansion
EJ	Expansion Joint
EXT	Exterior
FAMSL	Feet Above Mean Sea Level
FAST	Fasten/Fastener
FD	Floor Drain
FE	Fire Extinguisher
FEC	Fire Extinguisher Cabinet
FF	Finish Floor
FFL	Finished Floor Level
FIN	Finish
FIXT	Fixture
FL/FLR	Floor
FOS	Face of Stud
FR	Frame(s), (ing)
FRP	Fiber Reinforced Polyester
FTG	Footing
FTC	Floor to Ceiling
FUR	Furr(ed), (ing)
FXGL	Fixed Glazing
GA	Guage
GALV	Galvanized
GBB	Gypsum Backing Board
GC	General Contractor
GEN	General
GFRC	Glass Fiber Reinforced Concrete
GGB	Gypsum Greenboard
GL	Glass/Glazing
GLDR	Glass Door (swinging)
GWB	Gypsum Wallboard
GYP	Gypsum
HB	Hose Bibb
HC	Hollow Core, Hose Cabinet
HM	Hollow Metal
HOR	Horizontal
HT	Height
HTG	Heating
HVAC	Heating/Ventilation/AC
HDW	Hardwood
ID	Inside Diameter
INCL	Include(ed), (ing)
INSUL	Insulation
INT	Interior
INV	Invert
JAN	Janitor
JT	Joint
KIT	Kitchen/Kitchenette
KO	Knockout
LAV	Lavatory
LH	Left Hand
MANF	Manufacture(r)
MATL	Material(s)
MAX	Maximum
MECH	Mechanical
MED	Medium
MEMBR	Membrane
MEZZ	Mezzanine
MTL	Metal
MIN	Minimum
MIR	Mirror(ed)
MISC	Miscellaneous
MO	Masonry Opening
MTD	Mounted
MULL	Mullion
N	North
NE	Northeast
NIC	Not in Contract
NO,#	Number
NOM	Nominal
NTS	Not to Scale
NW	Northwest
OC	On Center(s)
OD	Outside Diameter
OF/CI	Owner Furnished/ Contractor Installed
OF/OI	Owner Furnished/ Owner Installed
OFRD	Overflow Roof Drain
OFS	Overflow Scupper
OH	Overhead
OPDRFC	Operating Door Floor to Ceiling
OPNG	Opening
OPP	Opposite
OPWFT	Operable Window Floor to Ceiling
PERM	Permanent
PERP	Perpendicular
PL	Plate
PLYWD	Plywood
PNL	Panel
PR	Pair
PREFAB	Prefabricate(d)
PREFIN	Prefinish(ed)
PRKG	Parking
PROP	Property
PT	Paint(ed)
QT	Quarry Tile
QTY	Quantity
R	Riser
RAD/(R)	Radius(ed)
RB	Rubber
RCP	Reflected Ceiling Plan
RD	Roof Drain
REC	Recessed
RECPT	Receptical
REF	Reference/Refrigerator
REINF	Reinforce(d), (ing)
REQD	Required
REV	Reverse
RH	Right Hand
RM	Room
RO	Rough Opening
RT	Resilient Tile
RVS	Roof Vent
S	South
SC	Solid Core, Sealed Concrete
SCH	Schedule
SLDRFT	Sliding Door Floor to Ceiling
SE	Southeast
SECT	Section
SHT	Sheet
SHTG	Sheathing
SIM	Similar
SPEC(S)	Specification(s)
SPKLR	Sprinkler
SQ	Square
SS	Stainless Steel
STD	Standard
STL	Steel
STOR	Storage
STRUCT	Structural
SURF	Surface
SUSP	Suspend(ed)
SW	Southwest
SYS	System(s)
T&G	Tongue and Groove
T	Tread, Thermostat
TI	Tenant Improvement(s)
TAN	Tangent
TBD	To Be Determined
TEL	Telephone
TEMP	Temperature/Temporary
THRU	Through
TOB	Top of Beam
TOC	Top of Curb/Coping/Concrete
TOF	Top of Floor
TOFW	Top of Foundation Wall
TOP	Top of Parapet
TOS	Top of Steel
TOW	Top of Wall
TP	Toilet Partition
TYP	Typical
UNFIN	Unfinished
UNO	Unless Noted Otherwise
V	Vinyl
VB	Vinyl Base
VCT	Vinyl Composition Tile
VERT	Vertical
VEST	Vestibule
VIF	Verify in Field
VNR	Veneer
VT	Vinyl Tile
VWC	Vinyl Wall Covering
W/	With
W/O	Without
W	West
WC	Water Closet
WD	Wood
WDW	Window
WH	Wall Hung
W.H.	Water Heater
WFF	Welded Wire Fabric

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Abbrevations

A0.3



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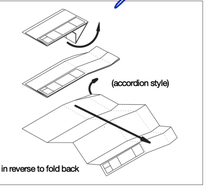
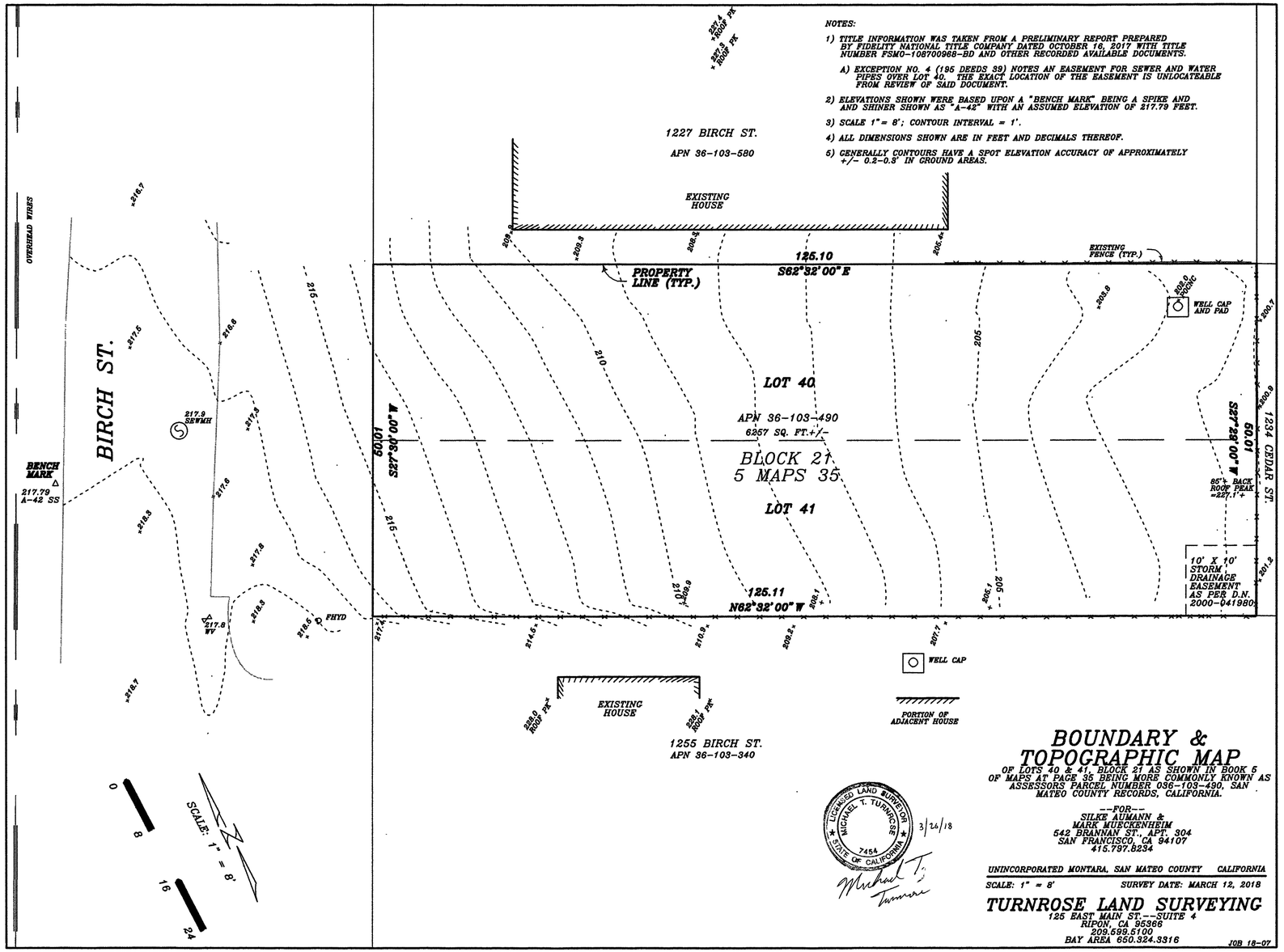


Location Map

A0.4



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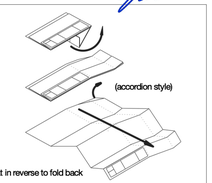

-> repeat in reverse to fold back

Existing Site/ Survey Map

A0.5



View from Birch Street



View Towards East



View Towards West (Birch Street)



Garage on Neighboring Lot (East)



Neighbor towards South



View towards Birch Street



Neighbor towards North

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
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

SCALE: AS NOTED

DRAWN BY: MMM

DATE: 10|09|20

ISSUE DATE | DESC

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

INSTRUCTIONS WHEN PLAN IS FOLDED:

1.) flip the flaps on the back of the plan forward

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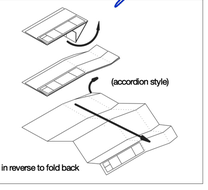
-> repeat in reverse to fold back



Site Photos

A0.6

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

Fidelity National Title Company

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

By: _____
President

Countersigned By:

Maria Silvestri
Authorized Officer or Agent

Attest: _____
Secretary

Visit Us on our Website: *www.fntic.com*

Fidelity National Title Company

ISSUING OFFICE: 675 N. First Street, 4th Floor, San Jose, CA 95112

FOR SETTLEMENT INQUIRIES, CONTACT:
Fidelity National Title Company
939 Laurel Street, Suite D • San Carlos, CA 94070
(650)631-6139 • FAX (650)802-0142

Another Prompt Delivery From Fidelity National Title Company Title Department
Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Amendment B

Title Officer: Blas Delgado
Email: Blas.Delgado@titlegroup.fntg.com
Title No.: FSMO-10817009968-BD

Escrow Officer: Melanie Luders
Email: mluders@fnf.com
Escrow No.: FSMO-10817009968 -ML

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)

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A Fee

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   William R. Bechtell and Peggy Macmillan Bechtell, husband and wife, as community property with 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

EXHIBIT "A"
Legal Description

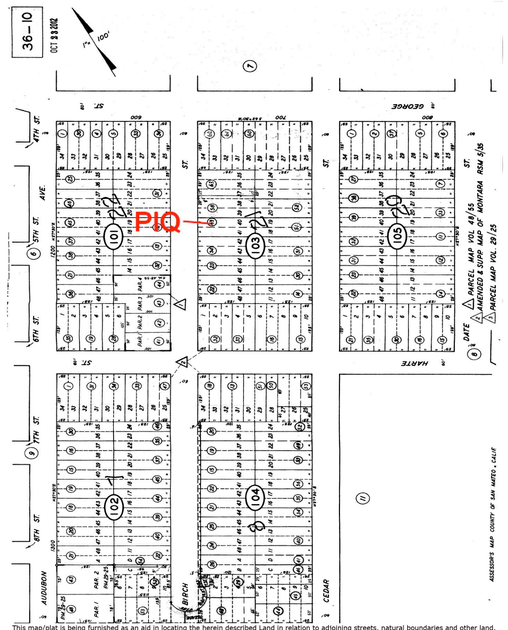
For APN/Parcel ID(s): 036-103-490

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.

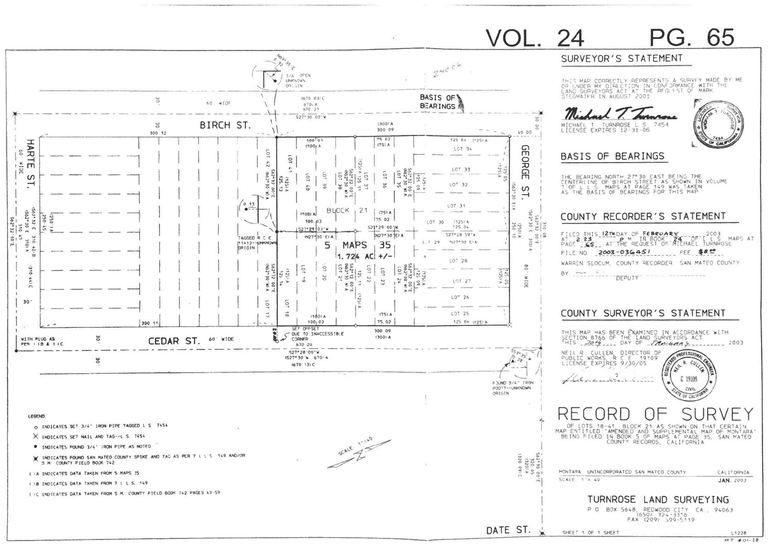
SAID LOTS ALSO BEING DESCRIBED AS PARCEL "A" PURSUANT TO THAT CERTAIN APPROVAL OF LOT LINE ADJUSTMENT RECORDED JANUARY 24, 2005 AS INSTRUMENT NO. 2005-011073, SAN MATEO COUNTY RECORDS.

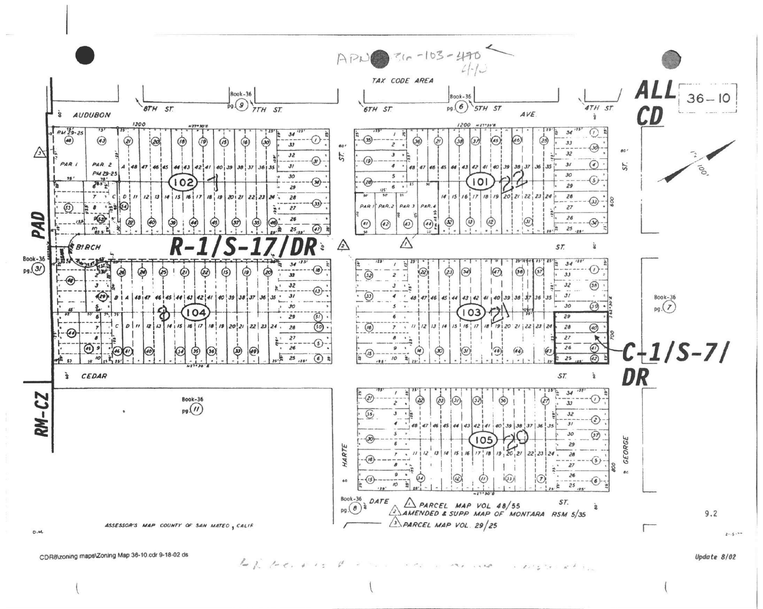
JPN 036-010-103-25



This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Surveyor Maps





Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
Paz de Moura Castro King Mückenheim

Maria Paz de Moura Castro
Arquiteto (Brazil) A57642-5
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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

SCALE: AS NOTED
DRAWN BY: MMM
DATE: 10|09|20

ISSUE DATE	DESC
MMM 09|27|23	

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

INSTRUCTIONS WHEN PLAN IS FOLDED:

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(accordion style)

-> repeat in reverse to fold back

Preliminary Title Report

A0.7

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

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.

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.

Parcel D

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.

Jim Eggemeyer
Interim Planning Administrator — Date: 1/24/05

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

Mark Stegmaier — Date: 1-7-05

Jan Stegmaier — Date: 1/7/05

JE:OSB:fc – OSBO1493_WFN.DOC
FRM09104.DOC (8/19/1999)

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of San Mateo } ss.

On JAN 7 - 2005 before me, Charles Deardorff, Notary Public
(Date) (Name and Title of Officer (e.g., "Jane Doe, Notary Public"))

personally appeared Mark Stegmaier AND Jan Stegmaier
(Name(s) of Signer(s))

X personally known to me
proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

CHARLES DEARDORFF
Commission # 1302575
Notary Public - California
San Mateo County
My Comm. Expires May 25, 2005

Place Notary Seal Above — Signature of Notary Public: Charles Deardorff

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document
Title or Type of Document:
Document Date: Number of Pages:
Signer(s) Other Than Named Above:

Capacity(ies) Claimed by Signer
Signer's Name:
[ ] Individual
[ ] Corporate Officer — Title(s):
[ ] Partner — [ ] Limited [ ] General
[ ] Attorney in Fact
[ ] Trustee
[ ] Guardian or Conservator
[ ] Other:
Signer Is Representing:

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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L-PURPOSE ACKNOWLEDGMENT

State of California
County of San Mateo } ss.

On 1/24/05 (Date) before me, Carolyn S. Hamilton, notary (Name and Title of Officer)

personally appeared Jim Eggemeyer (Name(s) of Signer(s))

☑ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

CAROLYN S. HAMILTON
Comm. # 1407302
NOTARY PUBLIC - CALIFORNIA
San Mateo County
My Comm. Expires March 26, 2007

WITNESS my hand and official seal.

Carolyn S. Hamilton
NOTARY'S SIGNATURE

OPTIONAL INFORMATION

The information below is not required by law. However, it could prevent fraudulent attachment of this acknowledgment to an unauthorized document.

CAPACITY CLAIMED BY SIGNER (PRINCIPAL)
☐ INDIVIDUAL
☐ CORPORATE OFFICER
TITLE(S)
☐ PARTNER(S)
☐ ATTORNEY-IN-FACT
☐ TRUSTEE(S)
☐ GUARDIAN/CONSERVATOR
☐ OTHER:

DESCRIPTION OF ATTACHED DOCUMENT
TITLE OR TYPE OF DOCUMENT
NUMBER OF PAGES
DATE OF DOCUMENT
OTHER

SIGNER IS REPRESENTING:
NAME OF PERSON(S) OR ENTITY(IES)

RIGHT THUMBPRINT OF SIGNER — Top of thumb here

APA 5/99 — VALLEY-SIERRA 800-345-1666

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.

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
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

SCALE: AS NOTED
DRAWN BY: MMM
DATE: 09|27|23

ISSUE DATE | DESC

LICENSED ARCHITECT — HANNAH M MOON — C-38791 — 06/30/23 — RENEWAL DATE — STATE OF CALIFORNIA

INSTRUCTIONS WHEN PLAN IS FOLDED:
1.) flip the flaps on the back of the plan forward
2.) so that the plan looks like this
3.) pull the plan to the right to unfold it
(accordion style)
-> repeat in reverse to fold back

Lot Line Adjustment

A0.8

RECORDING REQUESTED BY:
Fidelity National Title Company

When Recorded Mail Document and Tax Statement To:
Mark Mueckenheim and Silke Friederike Aumann
542 Brannan Street Apt 304
San Francisco, CA 94107

2017-100005
2:14 pm 11/09/17 DE Fee: 24.00
Count of Pages 4 UN
Recorded in Official Records
County of San Mateo
Mark Church
Assessor-County Clerk-Recorder

* $ R 0 0 0 2 4 7 8 5 1 $ *

4p

SPACE ABOVE THIS LINE FOR RECORDER'S USE

Escrow Order No.: FSMO-1081700968

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 documentary transfer tax.
☑ **The documentary transfer tax is $385.00** and is computed on:
☐ the full value of the interest or property conveyed.
☐ the full value less the liens or encumbrances remaining thereon at the time of sale.
The property is located in ☑ an Unincorporated area.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, William R. Bechtell and Peggy MacMillian Bechtell, husband and wife and William R. Bechtell and Peggy Macmillan Bechtell Trustees of The William R. Bechtel and Peggy M. Bechtel 2015 Revocable Trust

hereby GRANT(S) to Mark Mueckenheim and Silke Friederike Aumann, husband and wife as community property with right of survivorship

the following described real property in the Unincorporated Area of the County of San Mateo, State of California:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

MAIL TAX STATEMENTS AS DIRECTED ABOVE

GRANT DEED
(continued)

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

Peggy MacMillian Bechtell

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

William R. Bechtell, Trustee
William R. Bechtell, Trustee

Peggy MacMillian Bechtell, Trustee
Peggy MacMillian Bechtell, Trustee

GRANT DEED
(continued)

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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California_____

County of San Mateo_____

On November 9, 2017 before me, _____, Notary Public,
(here insert name and title of the officer)

personally appeared William R. Bechtell and Peggy MacMillian Bechtell_____,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) ~~is~~/are subscribed to the within instrument and acknowledged to me that ~~he/she~~/they executed the same in ~~his/her~~/their authorized capacity(ies), and that by ~~his/her~~/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

(Seal)

SUSAN J. AMIRSEHHI
Commission # 2139992
Notary Public - California
San Mateo County
My Comm. Expires Feb 10, 2020

EXHIBIT "A"
Legal Description

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

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

Grand Deed showing current owners of the lot as of 2023

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
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

SCALE: AS NOTED
DRAWN BY: MMM
DATE: 10|09|20

ISSUE DATE DESC

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

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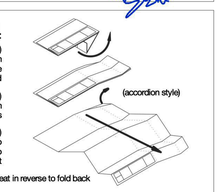
-> repeat in reverse to fold back



Grand Deed

A0.9

Hydrozone Diagram

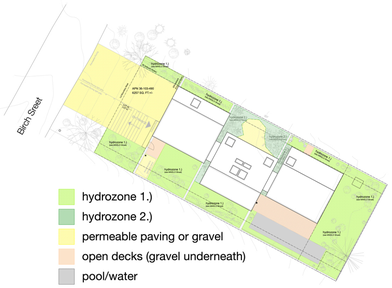


Table 1. Plant Factors (PF) for established landscape plants, turfgrasses, and garden crops to provide acceptable performance in California[1].

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.

Reference Evapotranspiration (ETo) 32.9

Hydrozone # /Planting Description*	Plant Factor (PF)	Irrigation Method*	Irrigation Efficiency (IE)*	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)*
Regular Landscape Areas							
1) plant and live water use plantings all areas	0.5	Manual	1	0.5	2575.46	1287.73	26,267
2) native accent forbs in shady turf areas	0.5	Manual	1	0.5	535	267.5	5,456.5
				Totals	3110.46	1555.23	
Special Landscape Areas							
				1			
				1			
				1			
				Totals	0 (C)	0 (D)	
						ETWU Total	31723.50
					Maximum Allowed Water Allowance (MAWA)*		34895.94

*Hydrozone #/Planting Description — E.g. 1.) front lawn 2.) low water use plantings 3.) medium water use planting

*MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)] where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per 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 non-residential areas.

*Irrigation Method — overhead spray or drip

*Irrigation Efficiency — 0.75 for spray head 0.81 for drip

*ETWU (Annual Gallons Required) = Eto x 0.62 x ETAF x Area where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

ETAF Calculations

Regular Landscape Areas

Total ETAF x Area	(B)	1555.23
Total Area	(A)	3110.46
Average ETAF	**B ÷ A**	0.5

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

All Landscape Areas

Total ETAF x Area	(B+D)	1555.23
Total Area	(A+C)	3110.46
Sitewide ETAF	**(B+D) ÷ (A+C)**	0.5

A copy of this form may be obtained from Department of Water Resources website: http://www.water.ca.gov/wateruseefficiency/landscapeordinance/

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) SHORT FORM PRESCRIPTIVE COMPLIANCE

Applicant Information:

Name: Mark Mueckenheim and Silke Aumann

Phone: 415 316 9029

Address: 912 Sonora Avenue / Half Moon Bay CA 94019

Email: mail@mcknhm.com

Project

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

Project Type *(new dwelling, commercial, or rehab)*: single family home / new dwelling

☐ This project does incorporate landscaping equal to or less than 2500 sq ft and will be using this form to identify prescriptive requirements which will be included as part of the landscape project. *(Please provide the information below specific to the landscape area and identify the location on the plans each design measure can be found using the LANDSCAPE WATER-EFFICIENCY (MWELO) APPENDIX – D CHECKLIST on page two)*:

Total Landscape Area (sq. ft.): 3110.46 Turf Area (sq. ft.): 0

Non-Turf Plan Area (sq. ft.): 3110.46 Special Landscape Area (sq. ft.): 0

Water 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 — Date: Aug. 17th 2022

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	Location on Plans
Compost	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 sq. ft. to a depth of 6 inches into landscape area (unless contra-indicated by a soil test).	Hydrozone 1.) Hydrozone 2.)
Plant Water Use	Residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75% of the plant area excluding edibles and areas using recycled water. Non-residential: Install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100% of the plant area excluding edibles and areas using recycled water.	Hydrozone 1.) = 2272.46 sqft 88.24% of plant area Low Water Use Hydrozone 2.) = 303.00 sq ft 11.76% of plant area Moderate Water Use Both Hydrozones are not very densely greened
Mulch	A minimum 3-inch layer of mulch should be applied on all exposed soil surfaces of planting areas, except in areas of turf or creeping or rooting groundcovers.	Hydrozone 1.) (light grey gravel)
Turf	Total turf area shall not exceed 25% of the landscape area. Turf is not allowed in non-residential projects.	no turf projected
	Turf (if utilized) is limited to slopes not exceeding 25% and is not used in parkways less than 10 feet in width.	no turf projected
	Turf, if utilized in parkways is irrigated by sub-surface irrigation or other technology that prevents overspray or runoff.	
Irrigation System	Irrigation controllers use evapotranspiration or soil moisture data and utilize a rain sensor.	No irrigation system, manual irrigation. Two water bibs with meters are projected in the southern part of the garden (see plan).
	Irrigation controller programming data will not be lost due to an interruption in the primary power source.	
	Areas less than 10 feet in any direction utilize sub-surface irrigation or other technology that prevents overspray or runoff.	
	A private landscape submeter is installed at non-residential landscape areas of 1,000 sq. ft. or more.	

Signature

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 — Date: Aug. 17th 2022

Note

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).

MWELO SUBMITTAL CHECKLIST

Submittal Date: July 12th 2022

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

Applicant Name: Mark Mueckenheim Phone: 4153169029

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."
- ☑ 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 (non-rehabilitated) Special Landscape Areas shall not exceed 1.0.
- ☑ 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.
- ☑ 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.
- ☑ 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
  - ☑ Location, 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
  - ☑ 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."
- ☑ 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;
  - ☑ pH
  - ☑ total soluble salts
  - ☑ sodium
  - ☑ percent organic matter
  - ☑ recommendations
- ☑ 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."

Waypoint ANALYTICAL

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:

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

To Prepare Backfill for Trees and Shrubs:

- Excavate planting pits at least twice as wide as the diameter of the rootball.
- 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:

Site soil uniformly blended with:

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 be kept a minimum 4 inches from the trunk.
- 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 establishment.

Maintenance

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 the manufacturer's label rate.

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

Joe Kiefer, CCA
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

PMCKM Architects
912 Sonora Avenue
Half Moon Bay CA 94019

Project : Montara

Waypoint ANALYTICAL
4741 East Hunter Ave. Suite A
Anaheim, CA 92807
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www.waypointanalytical.com

Report No : **22-229-0011**
Purchase Order :
Date Recd : 08/17/2022
Date Printed : 08/19/2022
Page : 1 of 1

COMPREHENSIVE SOIL ANALYSIS

Sample Description - Sample ID	Half Sat %	pH		ECe	NO_3-N	NH_4-N	PO_4-P	K	Ca	Mg	Cu	Zn	Mn	Fe	Organic	Lab No.
	TEC	Qual	Lime	dS/m	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	ppm	% dry wt.	
	Sufficiency Factors															
Montara Birch Street/whole lot	32	6.5		0.7	11	11	33	151	1580	274	2.9	48.2	22	145	7.14	36604
	160	None			0.3		0.6	0.8	0.9	1.2	2.2	7.8	1.3	2.9		

Saturation Extract Values							Gravel %		Percent of Sample Passing 2 mm Screen						USDA Soil Classification	Lab No.
									Sand				Silt	Clay		
Ca meq/L	Mg meq/L	Na meq/L	K meq/L	B ppm	SO_4 meq/L	SAR	Coarse 5 - 12	Fine 2 - 5	Very Coarse 1 - 2	Coarse 0.5 - 1	Med. to Very Fine 0.05 - 0.5		.005-.05	0 - .002		
4.1	2.2	2.1	0.9	0.29	0.6	1.2	9.4	16.9	16.8	12.2	39.2		17.8	13.7	Gravelly Sandy Loam	36604

Sufficiency factor (1.0=sufficient for average crop) below each nutrient value. N factor based on 200 ppm constant feed. SAR = Sodium adsorption ratio. Half Saturation %=approx field moisture capacity. Nitrogen(N), Potassium(K), Calcium(Ca) and Magnesium(Mg) by sodium citrate/dithionite extraction. Phosphorus(P) by sodium bicarbonate extraction. Copper(Cu), Zinc(Zn), Manganese(Mn) & Iron(Fe) by DTPA extraction. Sat. ext. method for salinity (ECe ex dS/m).Boron (B), Sulfate(SO_{4-S}), Sodium(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.

** LOW - SUFFICIENT - HIGH

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
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

SCALE: AS NOTED

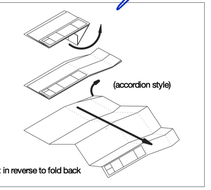
DRAWN BY: MMM

DATE: 08|03|22

ISSUE DATE DESC

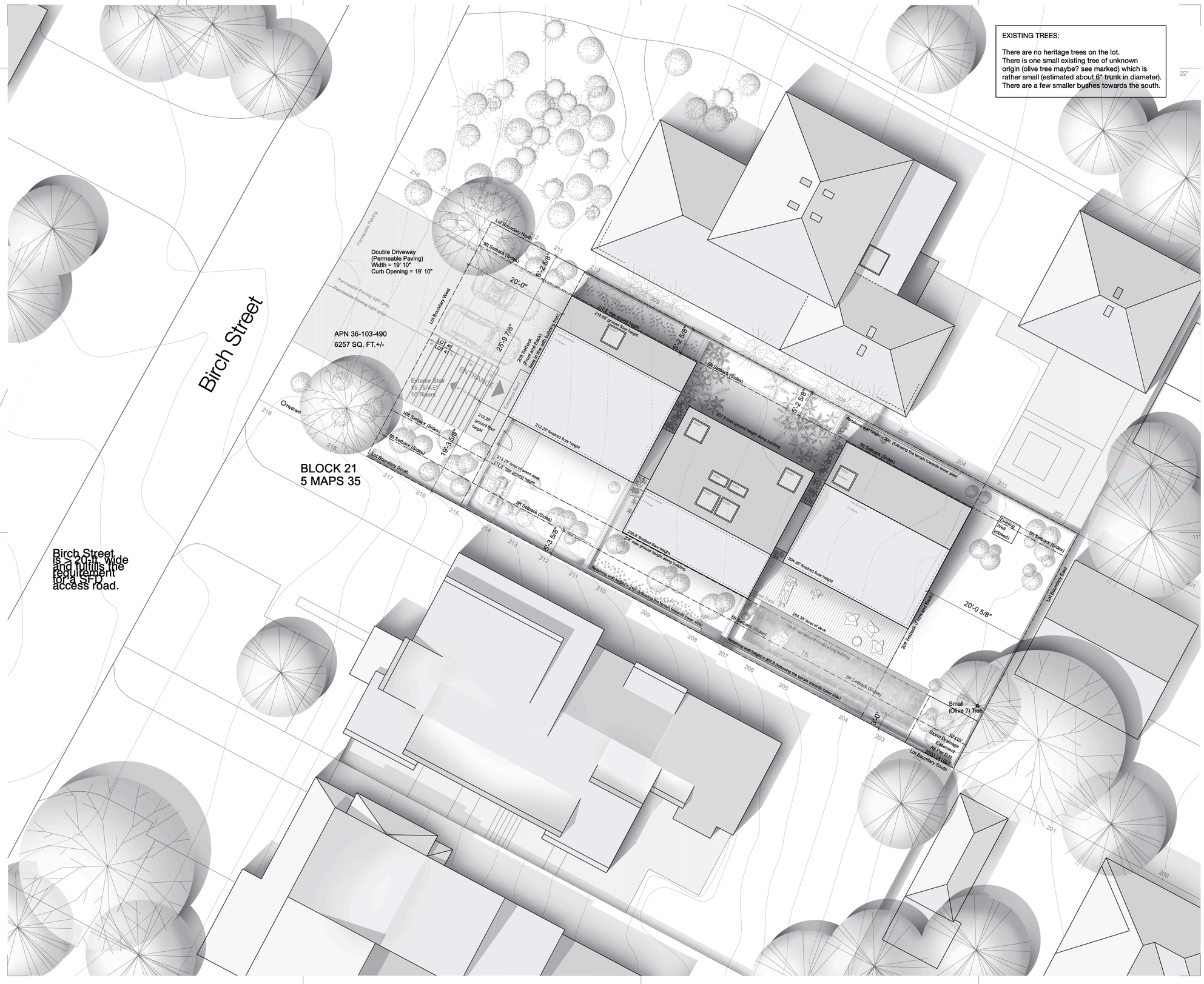
LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

INSTRUCTIONS WHEN PLAN IS FOLDED:
1.) flip the flaps on the back of the plan forward
2.) so that the plan looks like this
3.) pull the plan to the right to unfold it
-> repeat in reverse to fold back



MWELO Forms

A1.3



EXISTING TREES:

There are no heritage trees on the lot.
There is one small existing tree of unknown origin (olive tree maybe? see marked) which is rather small (estimated about 6" trunk in diameter).
There are a few smaller bushes towards the south.

N

0 1 2,5 5 10 meter

0 5 10 20 30 33 feet

Project:
Five Yard House - Montara, CA

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

PMCKM
Paz de Moura Castro King Mückenheim

Maria Paz de Moura Castro
Arquiteto (Brazil) A57642-5
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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

SCALE: AS NOTED

DRAWN BY: MMM

DATE: 10|09|20

ISSUE DATE DESC

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

INSTRUCTIONS WHEN PLAN IS FOLDED:

1.) flip the flaps on the back of the plan forward

2.) so that the plan looks like this

3.) pull the plan to the right to unfold it

(accordion style)

-> repeat in reverse to fold back

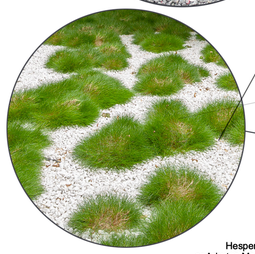
Proposed Site Plan

A1.1

**please note that plants shown in images are not always the exact species but visually similar to the plants projected in the design*
***please note that the pool is calculated as part of the pervious surfaces and not listed among the landscaped areas*

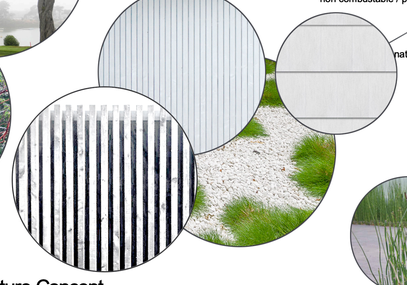
hydrozone 1.) = 2272.46 sqft
Low Water Use
hydrozone 2.) = 303.00 sqft
Moderate Water Use
(see MWELO Sheet on next page)

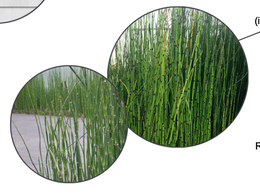


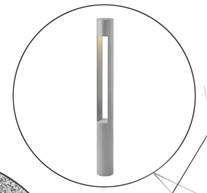










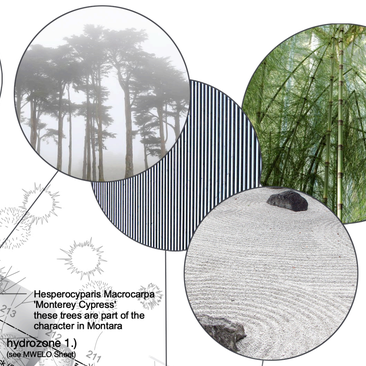


Lighting Specification:

• Driveway and Entry Stair: HINKLEY Atlantis Hardwired Titanium Gray Bollard Light, Aluminium - Low Voltage (12V) MR11 LED lamp. Light source pointing downwards (indirect lighting to ground). Color Temperature: 3000K. Power: 8W (Max) 550 Lumens.

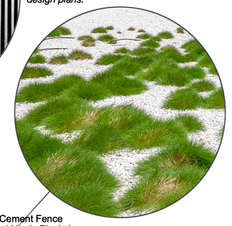
• Entrance Roof: Five Soffit Downlights NICOR 4 in. Downlight Nickel Integrated LED Recessed Trim Light. 8.4W 623 Lumens.

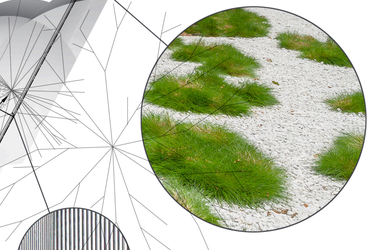






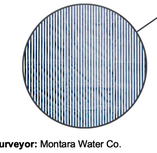












Notes:

• 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.

• 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 ~~mulch~~ gravel (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 ondinance and applied them for the efficient use of water in the landscape design plans.

0 1 2,5 5 10 meter
0 5 10 20 30 33 feet
N

Landscape Architecture Concept

General Concept

The landscape architecture is projected as minimal, extremely low maintenance and highly sustainable. The gravel surface will be the main "look" of the garden so that large areas of the landscape will need no irrigation at all. The plants are only accent plants (bunchgrasses) in some areas of the gardens (see images), so that the general appearance is more like a desert like landscape with a few patches and accents of green. The shaded and more moist areas of the site are planted with a

All plants and surfaces are chosen under the following criteria:

• 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

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: wwwcimis.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."

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

Rainwater and Landscaped Surfaces

Generally, the site is much wetter than most areas in the coastal region. Apart from the soil, this can be attributed to the topography. The site slopes down towards the mountains in the East - away from the Pacific - creating a "wet ditch" towards the coastal range. The geotechnical analysis found groundwater only a few inches below the surface. One of the down-slope neighbors on Cedar Street has frequently complained about run-off water, highly drained soil, and water on her property. The design takes note of this fact by reducing impervious surfaces where possible and mitigating runoff.
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.

Irrigation

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 layer.

Plants

• 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'.

• 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.

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.

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

Signature Owner Applicant

July 12th 2022
Date

Project Address:

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

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

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

SCALE: AS NOTED
DRAWN BY: MMM
DATE: 10|09|20

ISSUE DATE DESC

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

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(accordion style)
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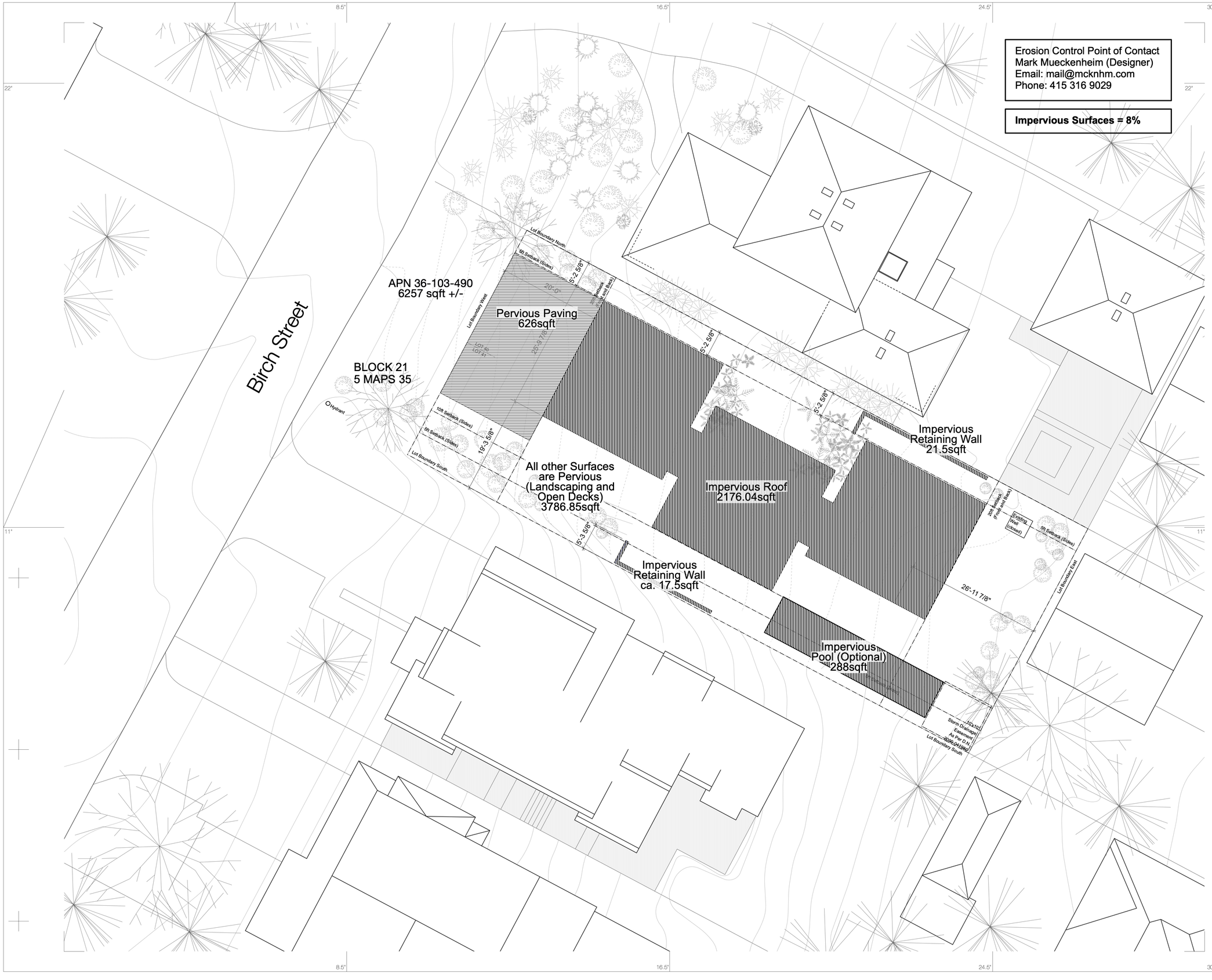
Landscape & Irrigation

A1.2



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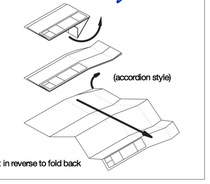
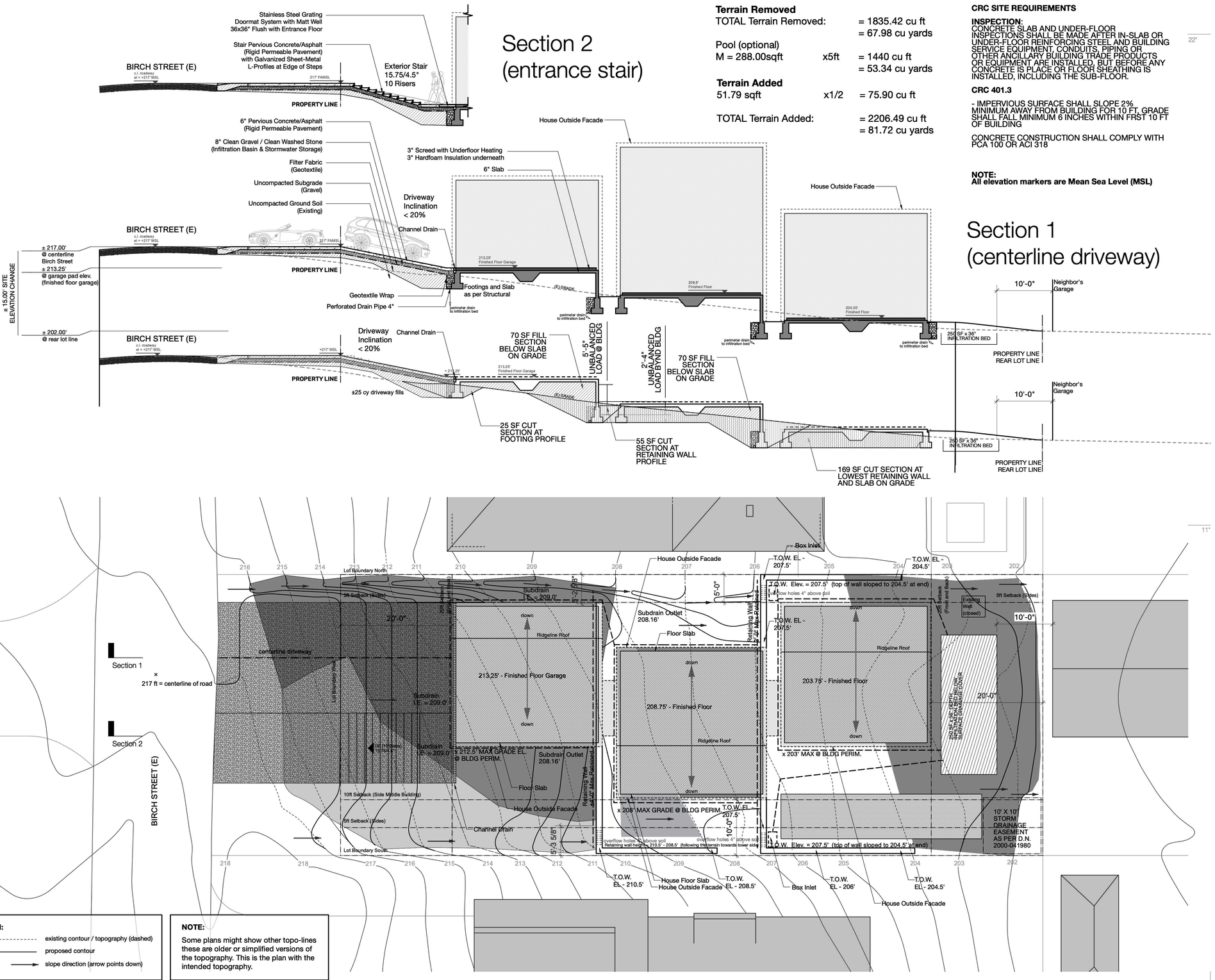


Impervious Surface Calculation

A1.4



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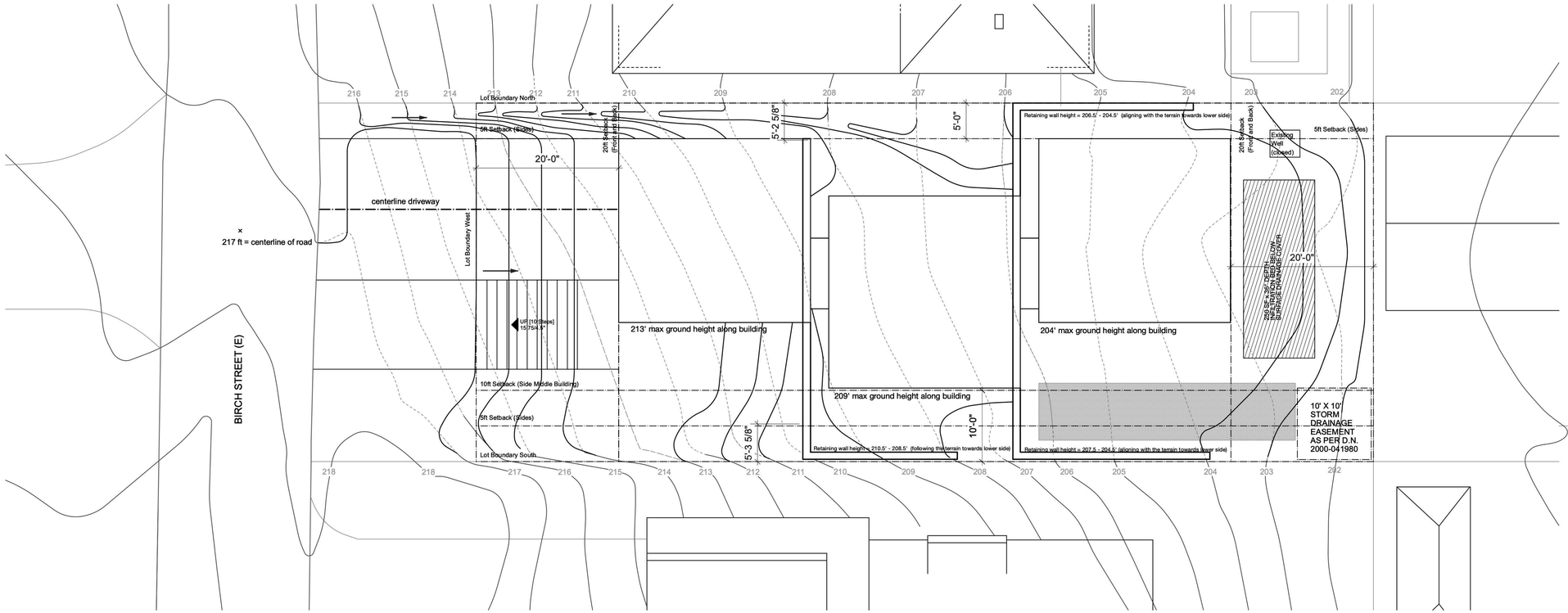
Grading Plan **A1.5**



N

0 1 2,5 5 10 meter

0 5 10 20 30 33 feet

Legend:

- existing contour / topography (dashed)
- proposed contour
- slope direction (arrow points down)

NOTE:

Some plans might show other topo-lines these are older or simplified versions of the topography. This is the plan with the intended topography.

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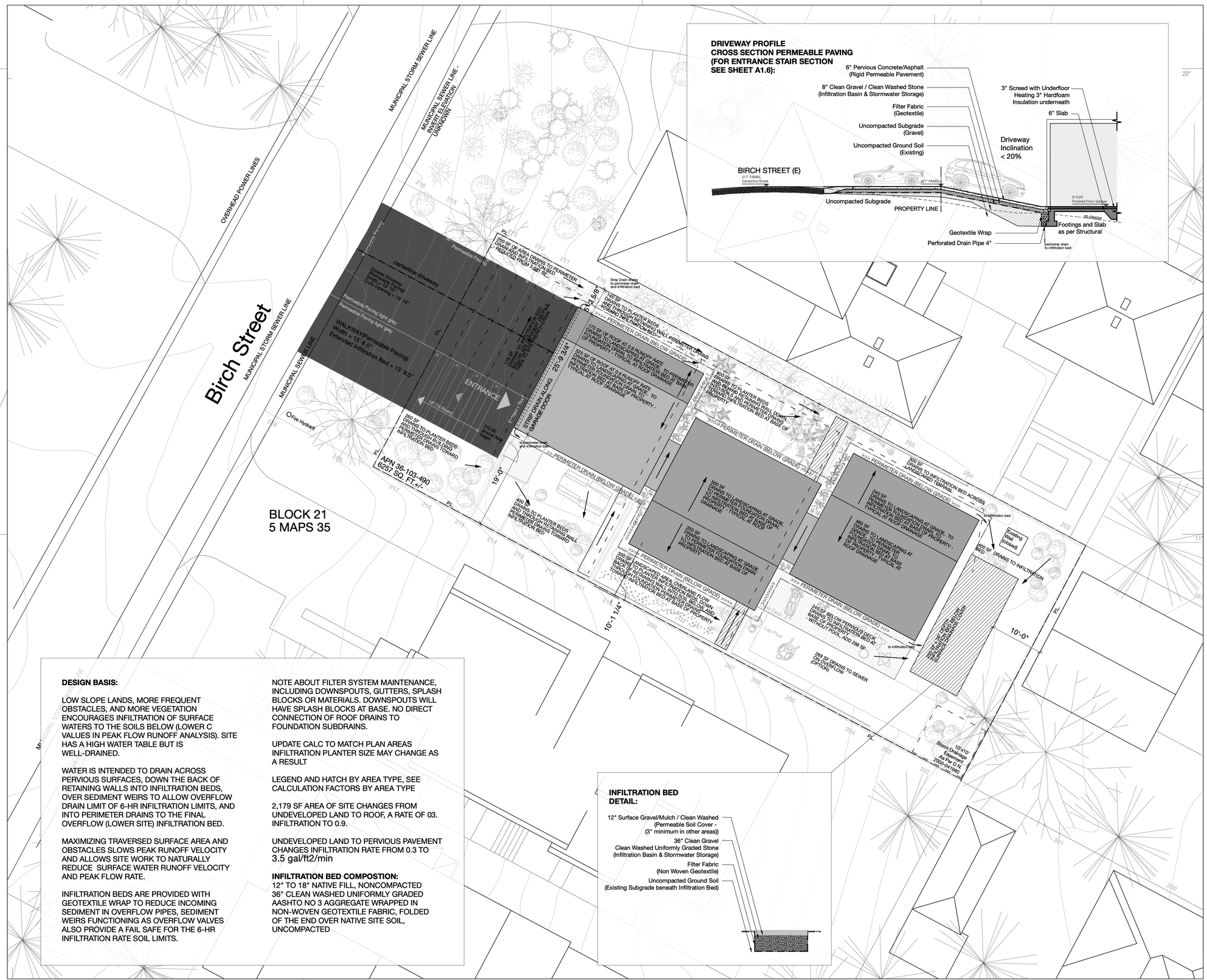
Topography Existing & Proposed

A1.6



DRIVEWAY PROFILE CROSS SECTION PERMEABLE PAVING (FOR ENTRANCE STAIR SECTION SEE SHEET A1.6):

6" Pervious Concrete/Asphalt (Rigid Permeable Pavement)
8" Clean Gravel / Clean Washed Stone (Infiltration Basin & Stormwater Storage)
Filter Fabric (Geotextile)
Uncompacted Subgrade (Gravel)
Uncompacted Ground Soil (Existing)
3" Screed with Underfloor Heating 3" Hardfoam Insulation underneath
6" Slab
Driveway Inclination < 20%
BIRCH STREET (E)
217' FAMSL
Centerline Street
217' FAMSL
213.25' Finished Floor Garage
Uncompacted Subgrade
PROPERTY LINE
JB GRADE
Footings and Slab as per Structural
Geotextile Wrap
Perforated Drain Pipe 4"
perimeter drain to infiltration bed

DESIGN BASIS:

LOW SLOPE LANDS, MORE FREQUENT OBSTACLES, AND MORE VEGETATION ENCOURAGES INFILTRATION OF SURFACE WATERS TO THE SOILS BELOW (LOWER C VALUES IN PEAK FLOW RUNOFF ANALYSIS). SITE HAS A HIGH WATER TABLE BUT IS WELL-DRAINED.

WATER IS INTENDED TO DRAIN ACROSS PERVIOUS SURFACES, DOWN THE BACK OF RETAINING WALLS INTO INFILTRATION BEDS, OVER SEDIMENT WEIRS TO ALLOW OVERFLOW DRAIN LIMIT OF 6-HR INFILTRATION LIMITS, AND INTO PERIMETER DRAINS TO THE FINAL OVERFLOW (LOWER SITE) INFILTRATION BED.

MAXIMIZING TRAVERSED SURFACE AREA AND OBSTACLES SLOWS PEAK RUNOFF VELOCITY AND ALLOWS SITE WORK TO NATURALLY REDUCE SURFACE WATER RUNOFF VELOCITY AND PEAK FLOW RATE.

INFILTRATION BEDS ARE PROVIDED WITH GEOTEXTILE WRAP TO REDUCE INCOMING SEDIMENT IN OVERFLOW PIPES, SEDIMENT WEIRS FUNCTIONING AS OVERFLOW VALVES ALSO PROVIDE A FAIL SAFE FOR THE 6-HR INFILTRATION RATE SOIL LIMITS.

NOTE ABOUT FILTER SYSTEM MAINTENANCE, INCLUDING DOWNSPOUTS, GUTTERS, SPLASH BLOCKS OR MATERIALS. DOWNSPOUTS WILL HAVE SPLASH BLOCKS AT BASE. NO DIRECT CONNECTION OF ROOF DRAINS TO FOUNDATION SUBDRAINS.

UPDATE CALC TO MATCH PLAN AREAS INFILTRATION PLANTER SIZE MAY CHANGE AS A RESULT

LEGEND AND HATCH BY AREA TYPE, SEE CALCULATION FACTORS BY AREA TYPE

2,179 SF AREA OF SITE CHANGES FROM UNDEVELOPED LAND TO ROOF, A RATE OF 03. INFILTRATION TO 0.9.

UNDEVELOPED LAND TO PERVIOUS PAVEMENT CHANGES INFILTRATION RATE FROM 0.3 TO 3.5 gal/ft2/min

INFILTRATION BED COMPOSTION:
12" TO 18" NATIVE FILL, NONCOMPACTED
36" CLEAN WASHED UNIFORMLY GRADED AASHTO NO 3 AGGREGATE WRAPPED IN NON-WOVEN GEOTEXTILE FABRIC, FOLDED OF THE END OVER NATIVE SITE SOIL, UNCOMPACTED

INFILTRATION BED DETAIL:

12" Surface Gravel/Mulch / Clean Washed (Permeable Soil Cover - (3" minimum in other areas))
36" Clean Gravel
Clean Washed Uniformly Graded Stone (Infiltration Basin & Stormwater Storage)
Filter Fabric (Non Woven Geotextile)
Uncompacted Ground Soil (Existing Subgrade beneath Infiltration Bed)

N

0 1 2,5 5 10 meter

0 5 10 20 30 33 feet

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Nov. 10/2022	update after plan review - MM

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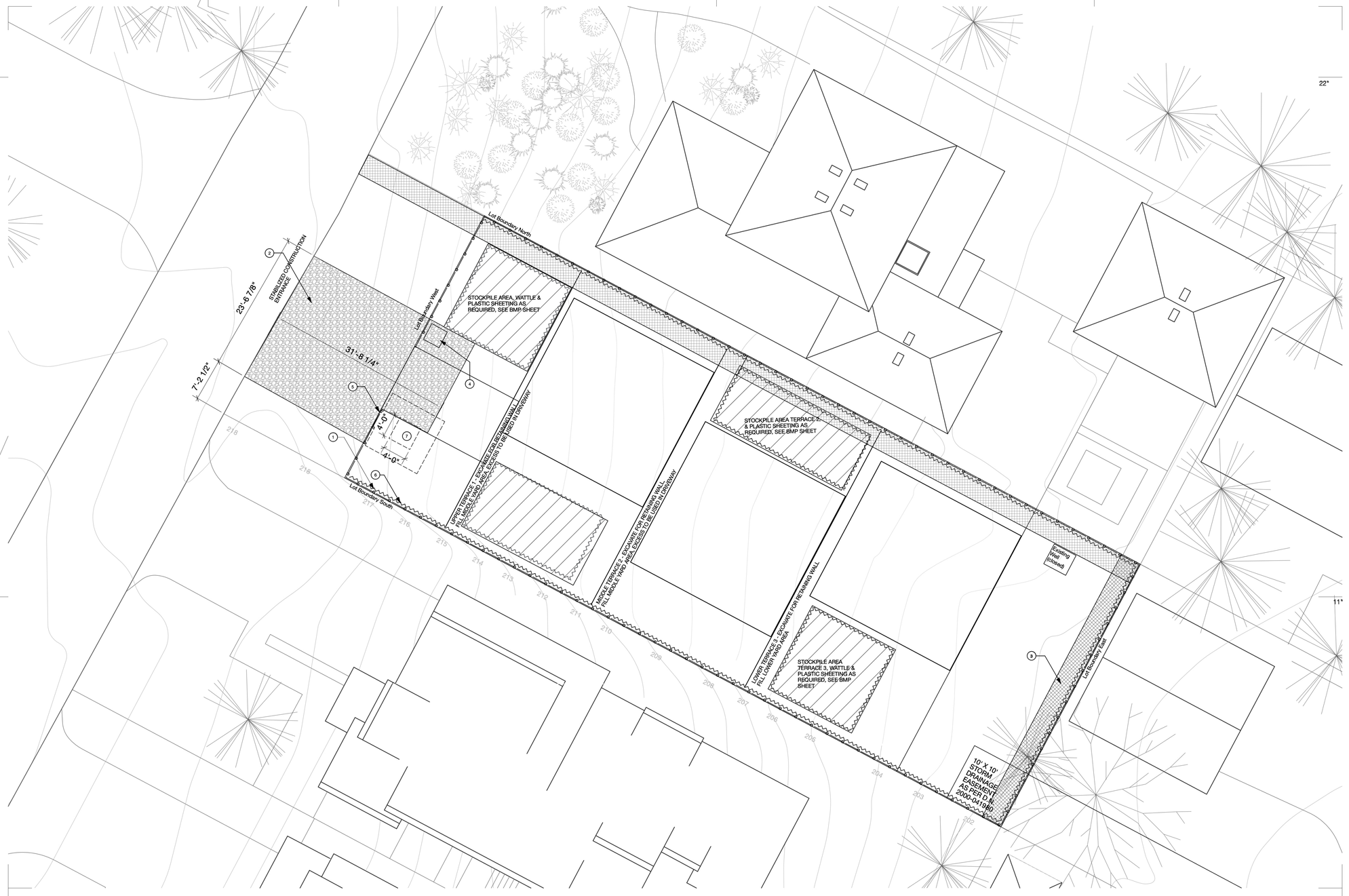
Drainage Plan

A1.7



KEYED NOTES

1. STABILIZED CONSTRUCTION ENTRANCE - DUST MITIGATION MEASURES PER BMP SHEET A0.2 @ SITE ACCESS POINT

2. LAYDOWN AREA FOR SITE-STORED MATERIALS

3. SLOPE STABILIZATION AT REVISED TOPOGRAPHY AT SITE PERIMETER AND SITE RETAINING WALLS BEFORE VEGETATION INSTALLATION

4. CONSTRUCITON SITE PORTABLE TOILET LOCATION

5. CONSTRUCTION FENCE AT SITE PERIMETER, GATE TO REMAIN LOCKED IN OFF-WORK HOURS

6. SILT FENCE 3 DOWN SLOPE SIDES OF SITE PERIMETER

7. CONCRETE WASHOUT AREA - PREFABRICATED, LINED 4 FT SQ MIN., SEE DETAIL

LEGEND

- PLASTIC SHEETING AND STOCKPILE PROTECTION, SEE BMP
- SLOPE STABILIZING BLANKET, SEE BMP SHEET
- FIBER WATTLE
- FENCE

N

0 1 2,5 5 10 meter

0 5 10 20 30 33 feet

GENERAL NOTES

1. EROSION CONTROL POINT OF CONTACT: OWNER, SEE BMP SHEET A0.1

2. SITE SHALL IMPLEMENT BMP REGULATIONS ON BMP SHEET A0.2 ALL YEAR ROUND PER COUNTY OF SAN MATEO REQUIREMENTS

3. PERFORM CLEARING AND EARTH-MOVING ACTIVITIES ONLY DURING DRY WEATHER. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL SHALL BE INSTALLED PRIOR TO EARTH-MOVING ACTIVITIES AND CONSTRUCTION.

4. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

5. MEASURES TO ENSURE ADEQUATE EROSION AND SEDIMENT CONTROL ARE REQUIRED YEAR-ROUND. STABILIZE ALL DENUDED AREAS AND MAINTAIN EROSION CONTROL MEASURES CONTINUOUSLY BETWEEN OCTOBER 1 AND APRIL 30.

6. STORE, HANDLE, AND DISPOSE OF CONSTRUCTION MATERIALS AND WASTES PROPERLY, SO AS TO PREVENT THEIR CONTACT WITH STORMWATER.

7. CONTROL AND PREVENT THE DISCHARGE OF ALL POTENTIAL POLLUTANTS, INCLUDING PAVEMENT CUTTING WASTES, PAINTS, CONCRETE, PETROLEUM PRODUCTS, CHEMICALS, WASH WATER OR SEDIMENTS, AND NON-STORMWATER DISCHARGES TO STORM DRAINS AND WATERCOURSES.

8. USE SEDIMENT CONTROLS OR FILTRATION TO REMOVE SEDIMENT WHEN DEWATERING SITE AND OBTAIN REGIONAL WATER QUALITY CONTROL BOARD (RWQCB) PERMIT(S) AS NECESSARY.

9. AVOID CLEANING, FUELING, OR MAINTAINING VEHICLES ON-SITE, EXCEPT IN A DESIGNATED AREA WHERE WASH WATER IS CONTAINED AND TREATED.

10. LIMIT APPLICATIONS OF PESTICIDES AND FERTILIZERS TO PREVENT POLLUTED RUNOFF.

11. LIMIT CONSTRUCTION ACCESS ROUTES TO STABILIZED, DESIGNATED ACCESS POINTS.

12. AVOID TRACKING DIRT OR OTHER MATERIALS OFF-SITE; CLEAN OFF-SITE PAVED AREAS AND SIDEWALKS USING DRY SWEEPING METHODS.

13. TRAIN AND PROVIDE INSTRUCTION TO ALL EMPLOYEES AND SUBCONTRACTORS REGARDING THE WATERSHED PROTECTION MAINTENANCE STANDARDS AND CONSTRUCTION BEST MANAGEMENT PRACTICES.

14. PLACEMENT OF EROSION MATERIALS ARE REQUIRED ON WEEKENDS AND DURING RAIN EVENTS.

15. AREAS DELINEATED ON THE PLANS FOR PARKING, GRUBBING, STORAGE, ETC., SHALL NOT BE ENLARGED OR "RUN OVER."

16. CONSTRUCTION SITES ARE REQUIRED TO HAVE DUST MITGATION AND EROSION CONTROL MATERIALS ON-SITE AT ALL TIMES.

17. USE OF PLASTIC SHEETING BETWEEN OCTOBER 1 AND APRIL 30 IS NOT ACCEPTABLE, UNLESS FOR USE ON STOCKPILES WHERE THE STOCKPILE IS ALSO PROTECTED WITH FIBER ROLLS CONTAINING THE BASE OF THE STOCKPILE.

18. TREE PROTECTION SHALL BE IN PLACE BEFORE ANY DEMOLITION, GRADING, EXCAVATING OR GRUBBING IS STARTED.

19. CONCRETE WASHOUT SHALL BE PREFABRICATED OR ABOVE GROUND DEVICE, LINED BELOW WITH 16 MIL IMPERMEABLE LINER.

20. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

21. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARD CWA.

22. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT CWA AND AS NECESSARY TO CLEARLY INDICATE LOCATION OF CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

23. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

24. BERM SHALL BE MINIMUM 1 FT IN HEIGHT AND HAVE SLOPING SIDES AT 1 VERTICAL TO 3 HORIZONTAL MAX. AND EXTEND 3 FT BEYOND FACE OF WASHOUT AREA ON EACH SIDE.

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SCALE: 1/8" = 1'

DRAWN BY: HMO

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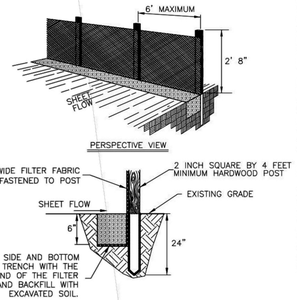
Erosion Control Plan

A1.8

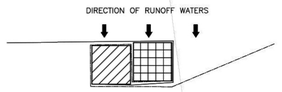


PERSPECTIVE VIEW

INSTALLATION:
1. Where possible, layout the silt fence 5 to 10 feet beyond the toe of slope.
2. Align the fence along the contour as close as possible.
3. When excavating the trench, use machinery that will produce no more than the desired dimension.
4. Place posts 6 foot on center along contour (or use pre assembled unit) and drive 2 feet (min.) into ground. Excavate an anchor trench (8 inches wide and 8 inches deep) immediately up-gradient of posts.
5. Cut fabric to required width, unroll along length of barrier and drape over barrier. Secure fabric to, stakes with staples, or similar, with trailing edge extending into anchor trench.
6. Backfill trench over filter fabric to anchor.

MAINTENANCE:
1. Inspect immediately after any rainfall and at least daily during prolonged rainfall.
2. Look for runoff bypassing ends of barriers or undercutting fence (repair immediately).
3. Repair or replace damaged areas of the fence and remove accumulated sediment.
4. Re-anchor fence as necessary to prevent shortcutting.
5. Remove accumulated sediment when it reaches ½ the height of the fence.

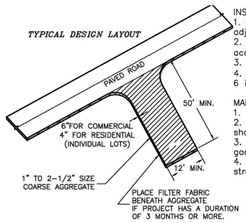
ATTACHING TWO SILT FENCES



1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS ABOUT 24 INCHES INTO THE GROUND AND BURY FLAP.

1 Silt Fence Detail

Scale: NTS

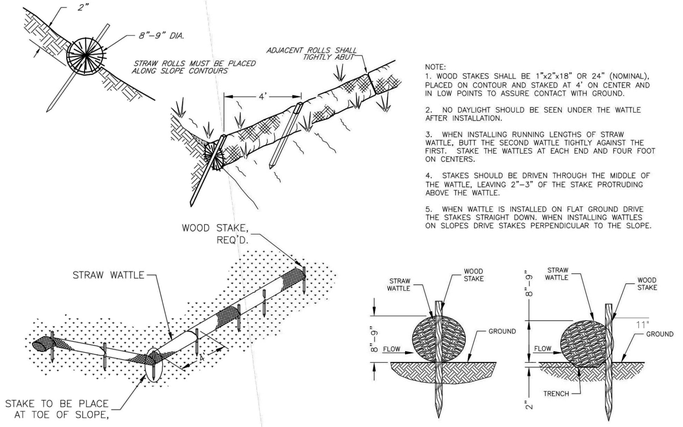


INSTALLATION:
1. Install at any point of ingress or egress at a construction site where adjacent traveled way is paved.
2. Clear and grub area and grade to provide slope shown for driveway, or access/intersection. If adjacent to waterway, use a maximum slope of 2%.
3. Compact subgrade and place filter fabric if required.
4. Place coarse aggregate, 1 to 2 ½ inches size, to a minimum depth of 6 inches for commercial projects, and 4 inches for residential projects.

MAINTENANCE:
1. Inspect daily for loss of gravel or sediment buildup.
2. Inspect adjacent roadway for sediment deposit and clean by sweeping or shoveling.
3. Repair entrance and replace gravel as required to maintain control in good working condition.
4. Expand stabilized area as required to accommodate traffic, and off site street parking and prevent erosion at driveway.

2 Stabilized Construction Entrance [VTC]

Scale: NTS



NOTE:
1. WOOD STAKES SHALL BE 1"x2"x18" OR 24" (NOMINAL), PLACED ON CONTOUR AND STAKED AT 4' ON CENTER AND IN LOW POINTS TO ASSURE CONTACT WITH GROUND.

2. NO DAYLIGHT SHOULD BE SEEN UNDER THE WATTLE AFTER INSTALLATION.

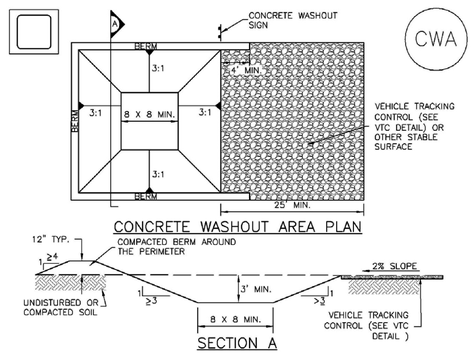
3. WHEN INSTALLING RUNNING LENGTHS OF STRAW WATTLE, BUTT THE SECOND WATTLE TIGHTLY AGAINST THE FIRST. STAKE THE WATTLES AT EACH END AND FOUR FOOT ON CENTERS.

4. STAKES SHOULD BE DRIVEN THROUGH THE MIDDLE OF THE WATTLE, LEAVING 2"-3" OF THE STAKE PROTRUDING ABOVE THE WATTLE.

5. WHEN WATTLE IS INSTALLED ON FLAT GROUND DRIVE THE STAKES STRAIGHT DOWN. WHEN INSTALLING WATTLES ON SLOPES DRIVE STAKES PERPENDICULAR TO THE SLOPE.

3 Straw Wattle Detail

Scale: NTS



CWA-1. CONCRETE WASHOUT AREA

CWA INSTALLATION NOTES

1. SEE PLAN VIEW FOR:
   -CWA INSTALLATION LOCATION.

2. DO NOT LOCATE AN UNLINED CWA WITHIN 400' OF ANY NATURAL DRAINAGE PATHWAY OR WATERBODY. DO NOT LOCATE WITHIN 1,000' OF ANY WELLS OR DRINKING WATER SOURCES. IF SITE CONSTRAINTS MAKE THIS INFEASIBLE, OR IF HIGHLY PERMEABLE SOILS EXIST ON SITE, THE CWA MUST BE INSTALLED WITH AN IMPERMEABLE LINER (16 MIL MIN. THICKNESS) OR SURFACE STORAGE ALTERNATIVES USING PREFABRICATED CONCRETE WASHOUT DEVICES OR A LINED ABOVE GROUND STORAGE ARE SHOULD BE USED.

3. THE CWA SHALL BE INSTALLED PRIOR TO CONCRETE PLACEMENT ON SITE.

4. CWA SHALL INCLUDE A FLAT SUBSURFACE PIT THAT IS AT LEAST 8' BY 8' SLOPES LEADING OUT OF THE SUBSURFACE PIT SHALL BE 3:1 OR FLATTER. THE PIT SHALL BE AT LEAST 3' DEEP.

5. BERM SURROUNDING SIDES AND BACK OF THE CWA SHALL HAVE MINIMUM HEIGHT OF 1'.

6. VEHICLE TRACKING PAD SHALL BE SLOPED 2% TOWARDS THE CWA.

7. SIGNS SHALL BE PLACED AT THE CONSTRUCTION ENTRANCE, AT THE CWA, AND ELSEWHERE AS NECESSARY TO CLEARLY INDICATE THE LOCATION OF THE CWA TO OPERATORS OF CONCRETE TRUCKS AND PUMP RIGS.

8. USE EXCAVATED MATERIAL FOR PERIMETER BERM CONSTRUCTION.

CWA MAINTENANCE NOTES

1. INSPECT BMPs EACH WORKDAY, AND MAINTAIN THEM IN EFFECTIVE OPERATING CONDITION. MAINTENANCE OF BMPs SHOULD BE PROACTIVE, NOT REACTIVE. INSPECT BMPs AS SOON AS POSSIBLE (AND ALWAYS WITHIN 24 HOURS) FOLLOWING A STORM THAT CAUSES SURFACE EROSION, AND PERFORM NECESSARY MAINTENANCE.

2. FREQUENT OBSERVATIONS AND MAINTENANCE ARE NECESSARY TO MAINTAIN BMPs IN EFFECTIVE OPERATING CONDITION. INSPECTIONS AND CORRECTIVE MEASURES SHOULD BE DOCUMENTED THOROUGHLY.

3. WHERE BMPs HAVE FAILED, REPAIR OR REPLACEMENT SHOULD BE INITIATED UPON DISCOVERY OF THE FAILURE.

4. THE CWA SHALL BE REPAIRED, CLEANED, OR ENLARGED AS NECESSARY TO MAINTAIN CAPACITY FOR CONCRETE WASTE. CONCRETE MATERIALS, ACCUMULATED IN PIT, SHALL BE REMOVED ONCE THE MATERIALS HAVE REACHED A DEPTH OF 2'.

5. CONCRETE WASHOUT WATER, WASTED PIECES OF CONCRETE AND ALL OTHER DEBRIS IN THE SUBSURFACE PIT SHALL BE TRANSPORTED FROM THE JOB SITE IN A WATER-TIGHT CONTAINER AND DISPOSED OF PROPERLY.

6. THE CWA SHALL REMAIN IN PLACE UNTIL ALL CONCRETE FOR THE PROJECT IS PLACED.

7. WHEN THE CWA IS REMOVED, COVER THE DISTURBED AREA WITH TOP SOIL, SEED AND MULCH OR OTHERWISE STABILIZED IN A MANNER APPROVED BY THE LOCAL JURISDICTION.

(DETAIL ADAPTED FROM DOUGLAS COUNTY, COLORADO AND THE CITY OF PARKER, COLORADO, NOT AVAILABLE IN AUTOCAD).

NOTE: MANY JURISDICTIONS HAVE BMP DETAILS THAT VARY FROM UDFCD STANDARD DETAILS. CONSULT WITH LOCAL JURISDICTIONS AS TO WHICH DETAIL SHOULD BE USED WHEN DIFFERENCES ARE NOTED.

4 Concrete Washout Area

Scale: NTS

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

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Paz de Moura Castro King Mückenheim

Maria Paz de Moura Castro
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SCALE: NTS

DRAWN BY: HMO

DATE: 10|09|20

ISSUE DATE DESC

LICENSED ARCHITECT
HANNAH M MOON
C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

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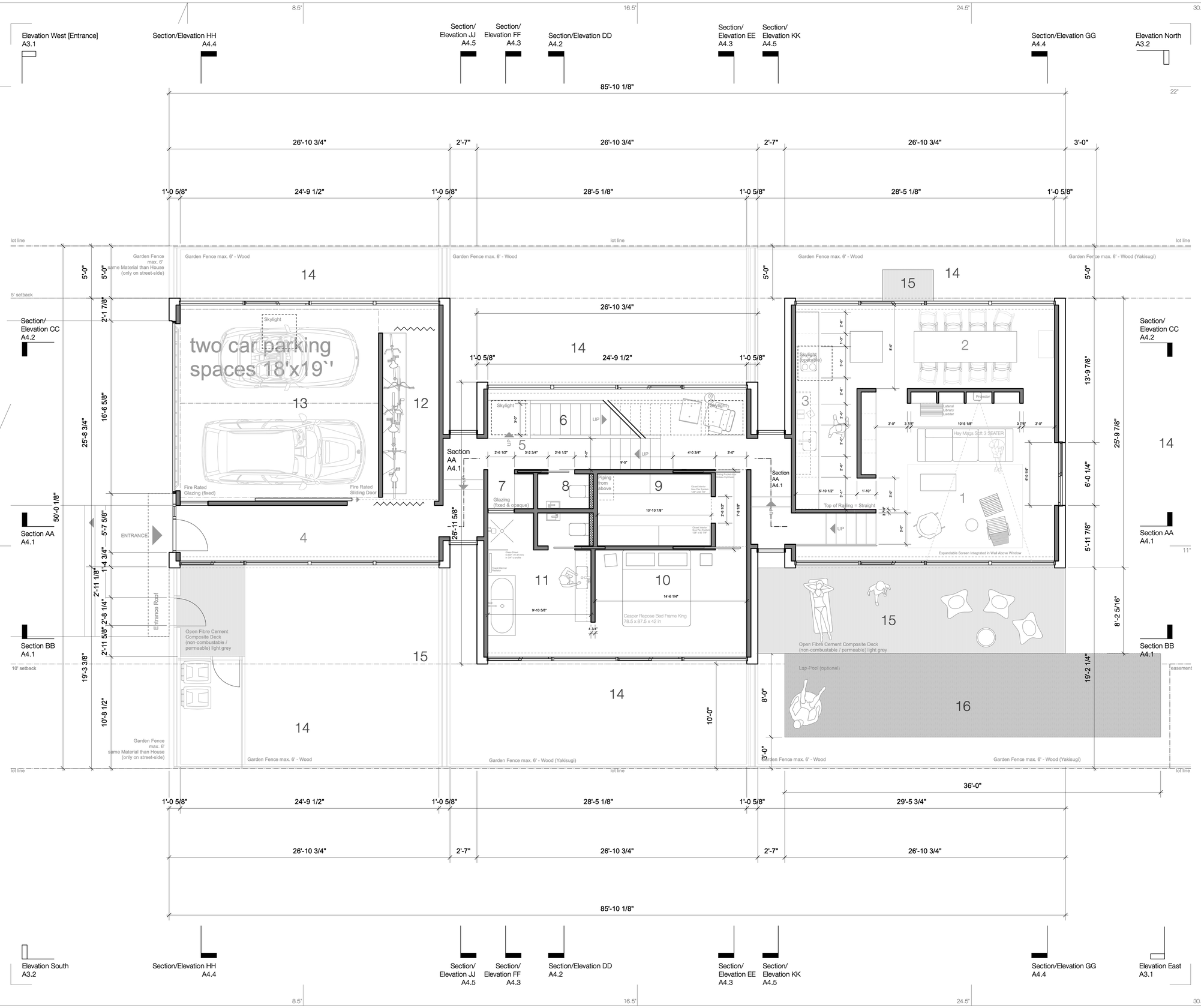
Erosion Control Details

A1.9



1 Living
2 Dining
3 Kitchen
4 Entrance Hall / Mud-Room
5 Hallway
6 Stair
7 Wardrobe
8 Lavatory
9 Walk-in Closet
10 Master Bedroom
11 Master Bathroom
12 Gear Room / Workshop
13 Garage
14 Courtyard / Yard
15 Deck
16 Possible Lab-Pool (Rainwater Reservoir?)

0 1 2,5 5 meter

0 5 10 15 feet

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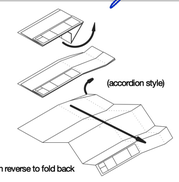
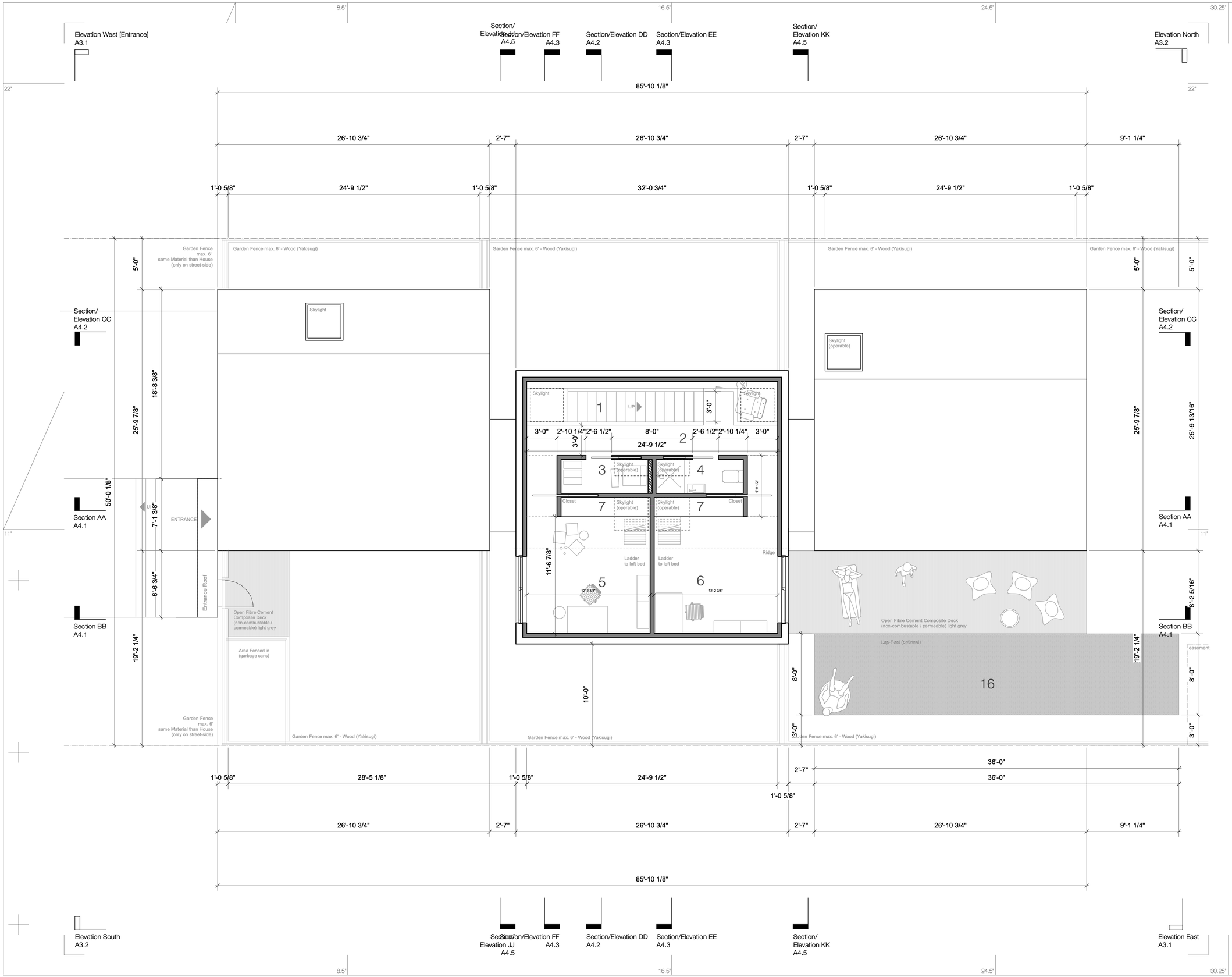


Plan Ground Floor

A2.1



1 Stair
2 Hallway Upper Floor
3 Laundry
4 Kid's Bathroom
5 Kid 1
6 Kid 2
7 Closet

0 1 2,5 5 meter

0 5 10 15 feet

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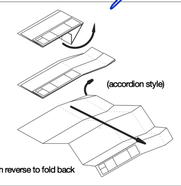
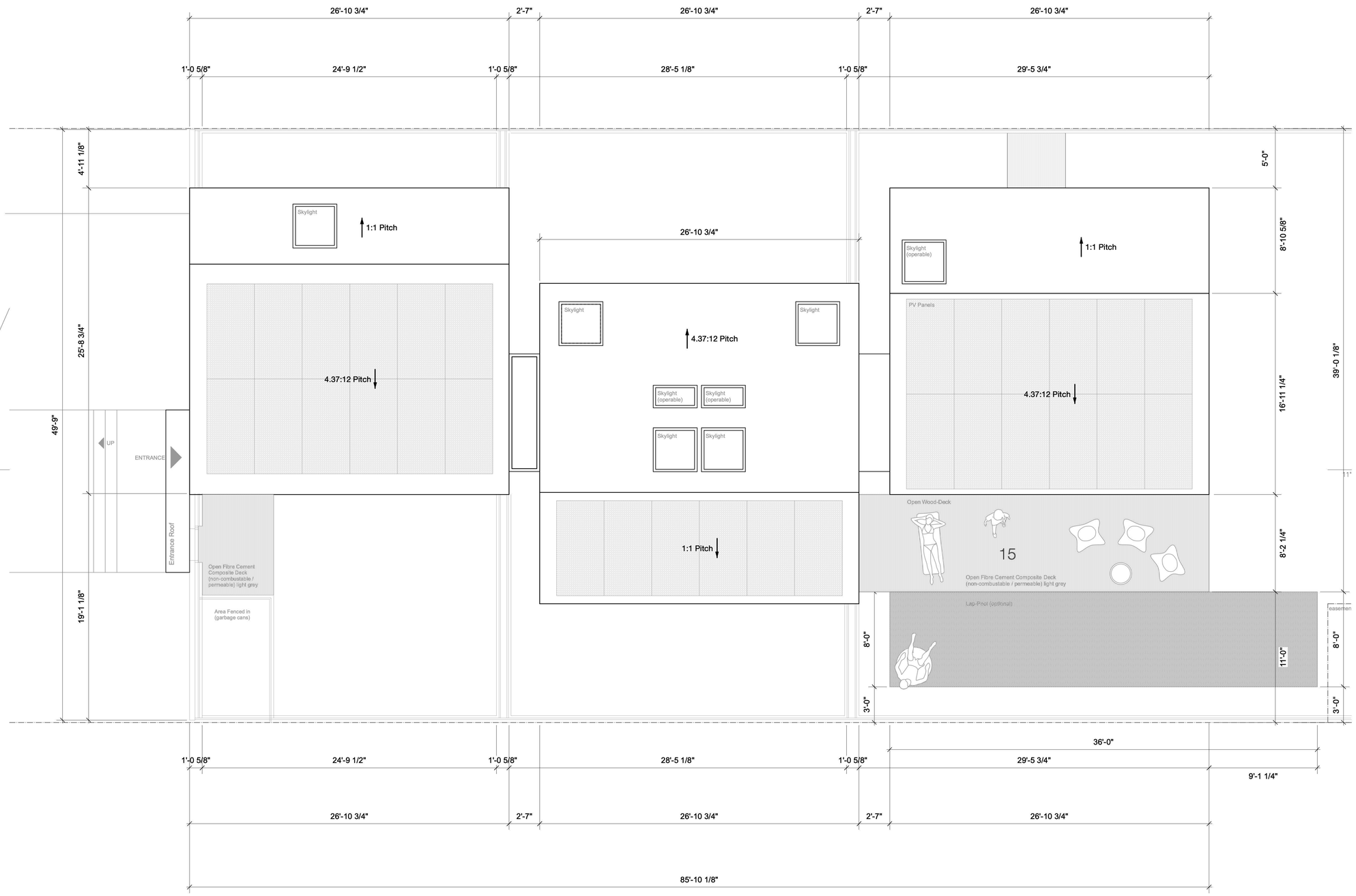
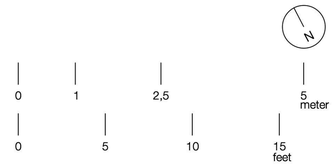


Plan Second Floor

A2.2





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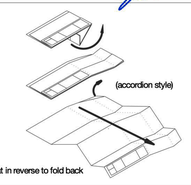
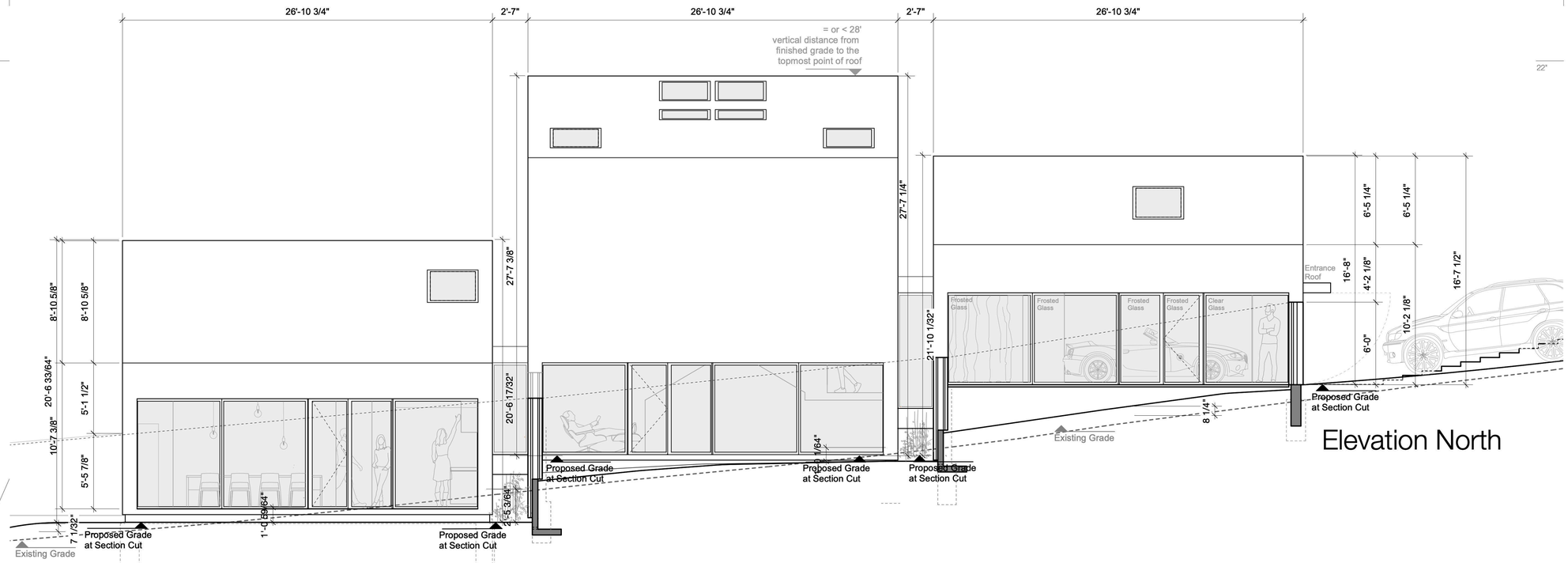
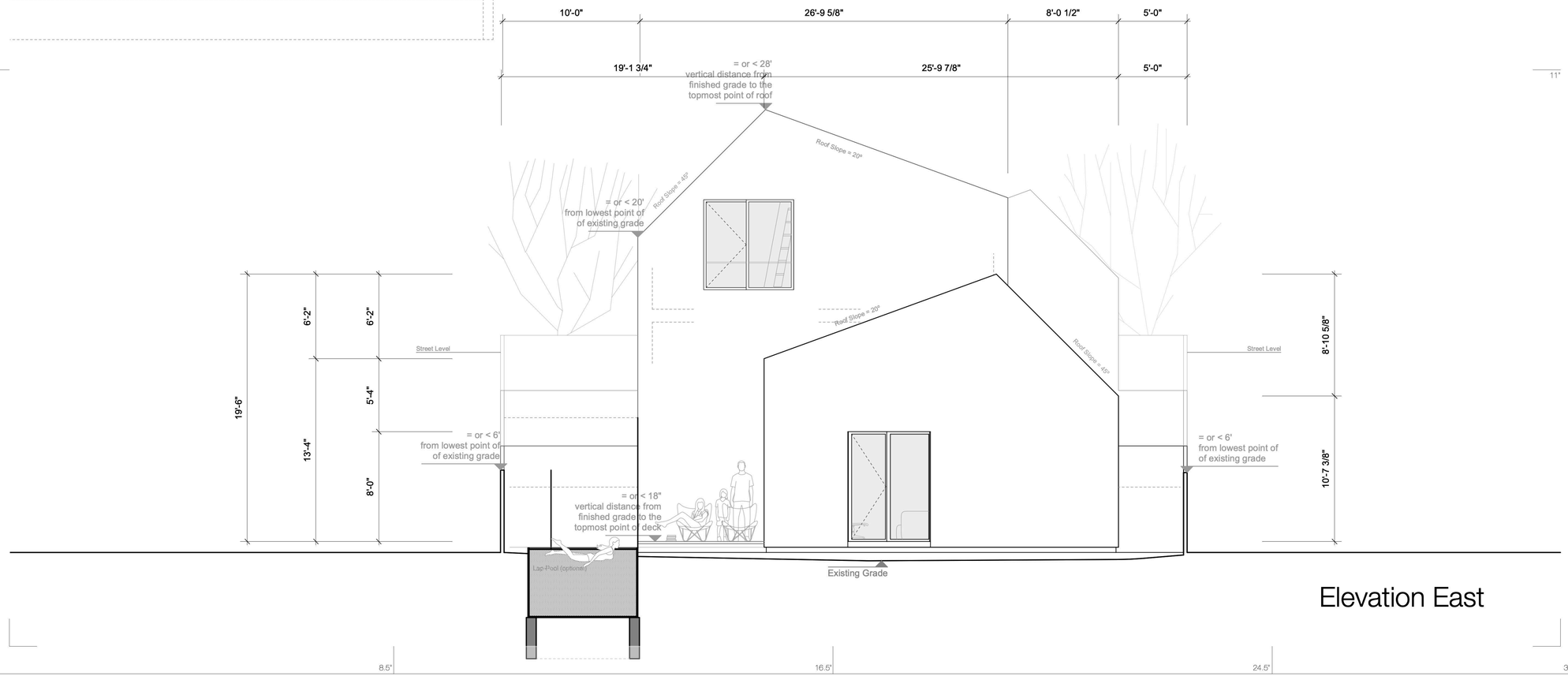


Roof Plan

A2.3



Elevation North



Elevation East

0 1 2,5 5 meter

0 5 10 15 feet

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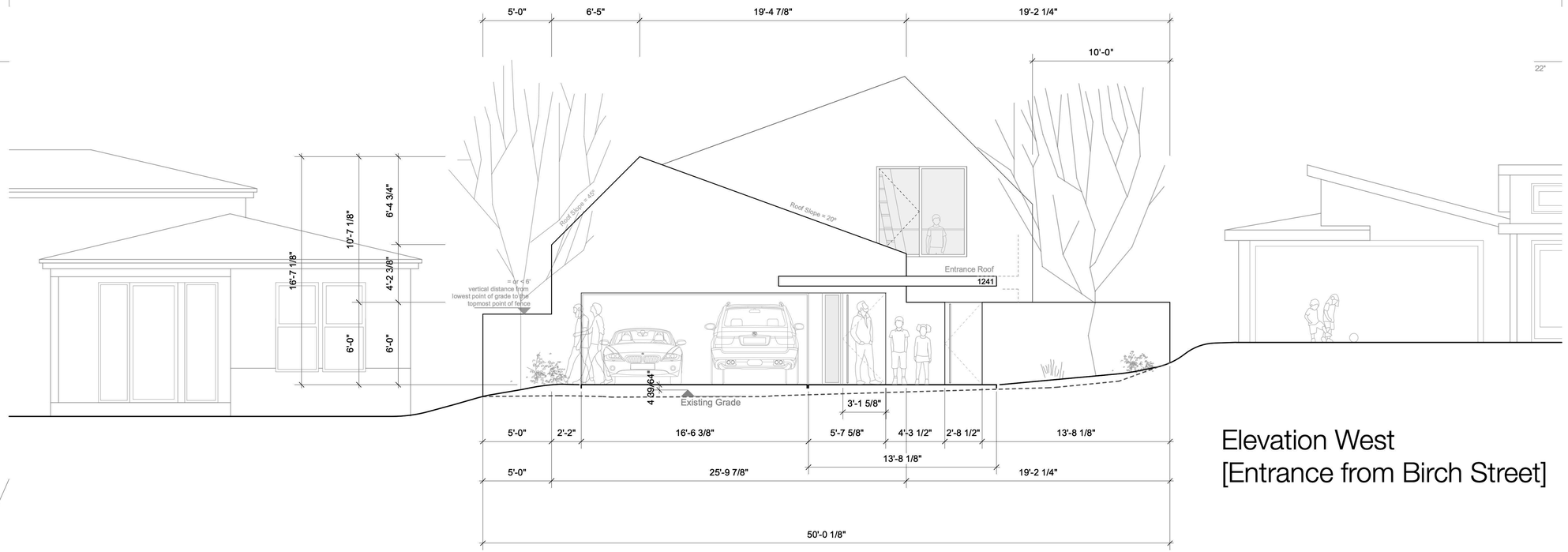
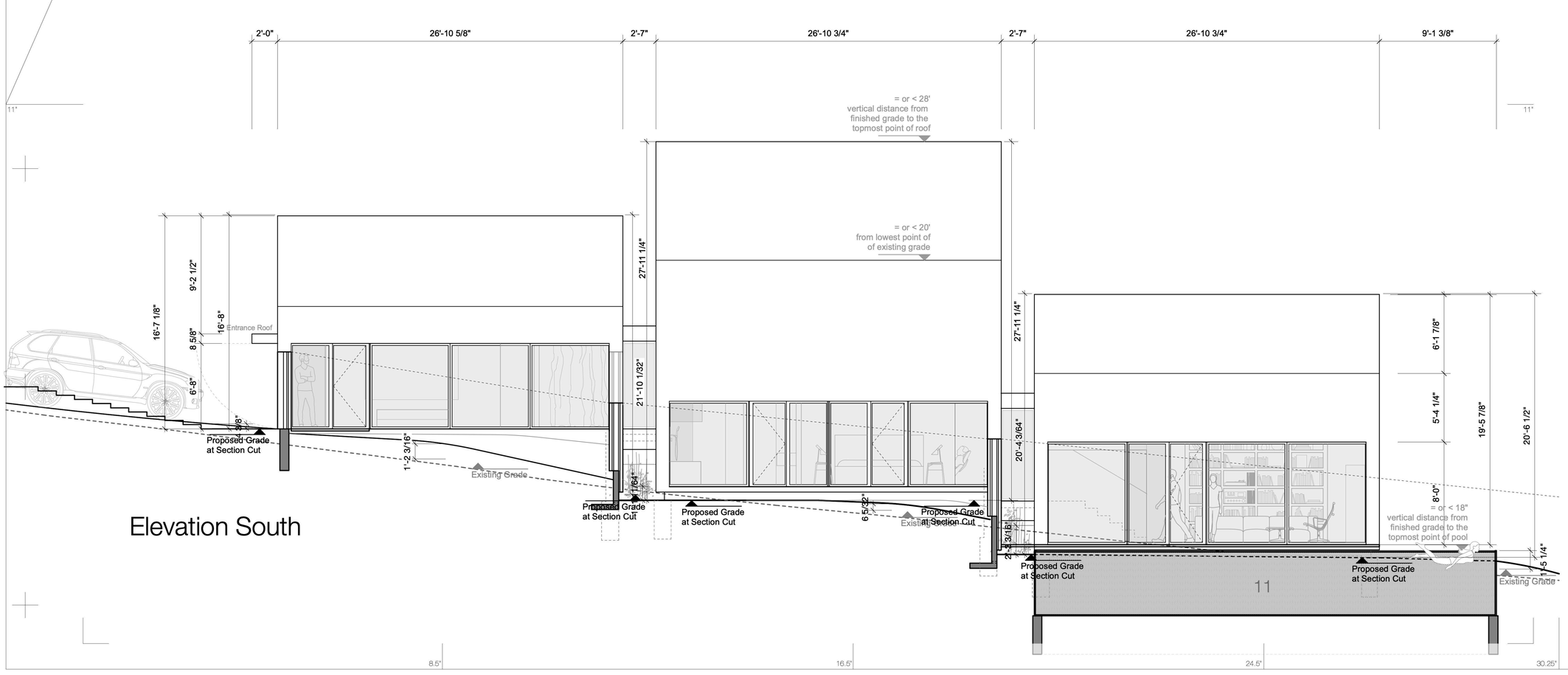
Elevations North & East

A3.1



Elevation West
[Entrance from Birch Street]



Elevation South

0 1 2,5 5 meter
0 5 10 15 feet

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Elevations West & South

A3.2



Project:
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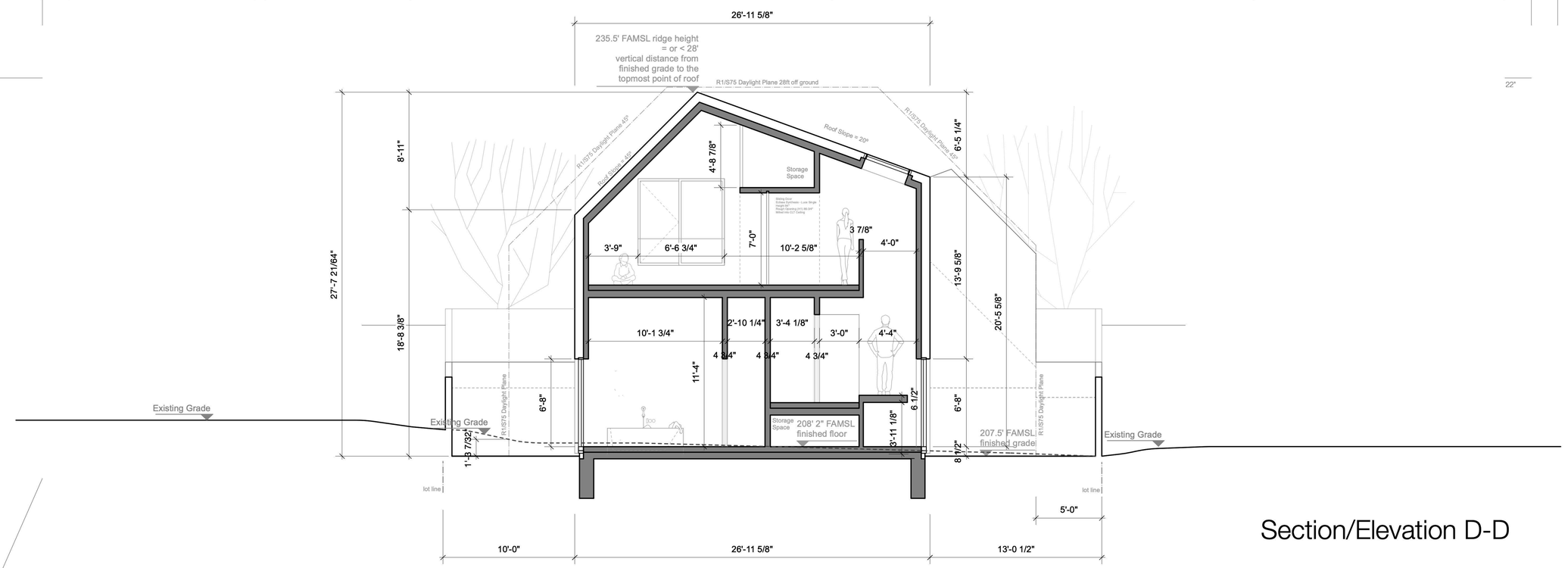
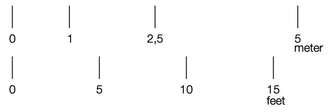
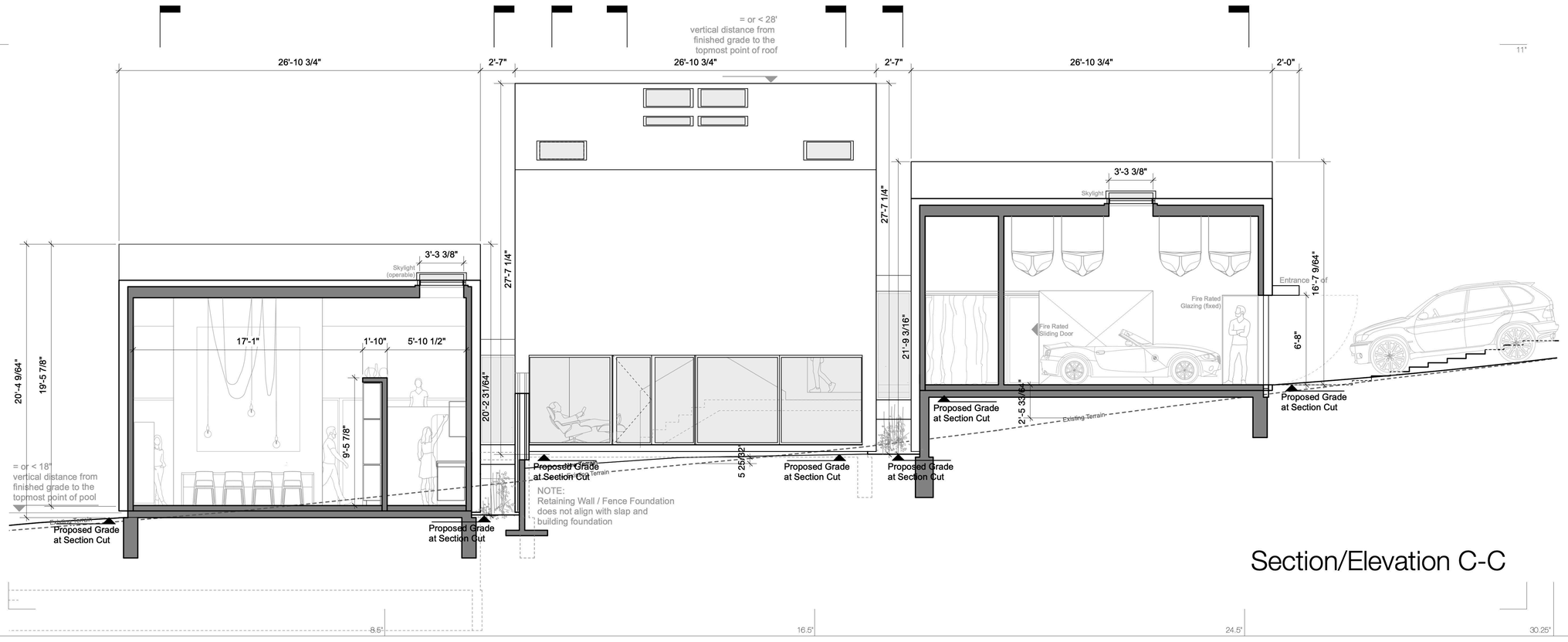
Longitudinal Building Sections

A4.1



Section/Elevation D-D





Section/Elevation C-C

Project:
Five Yard House - Montara, CA
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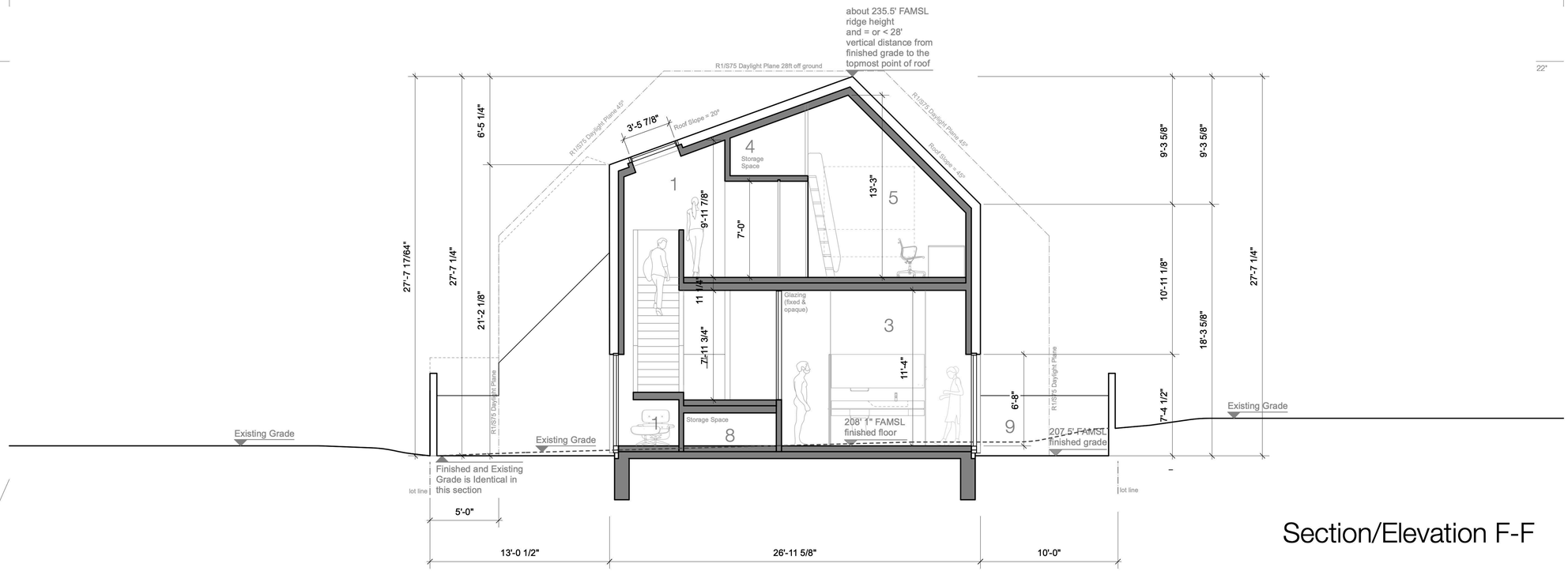
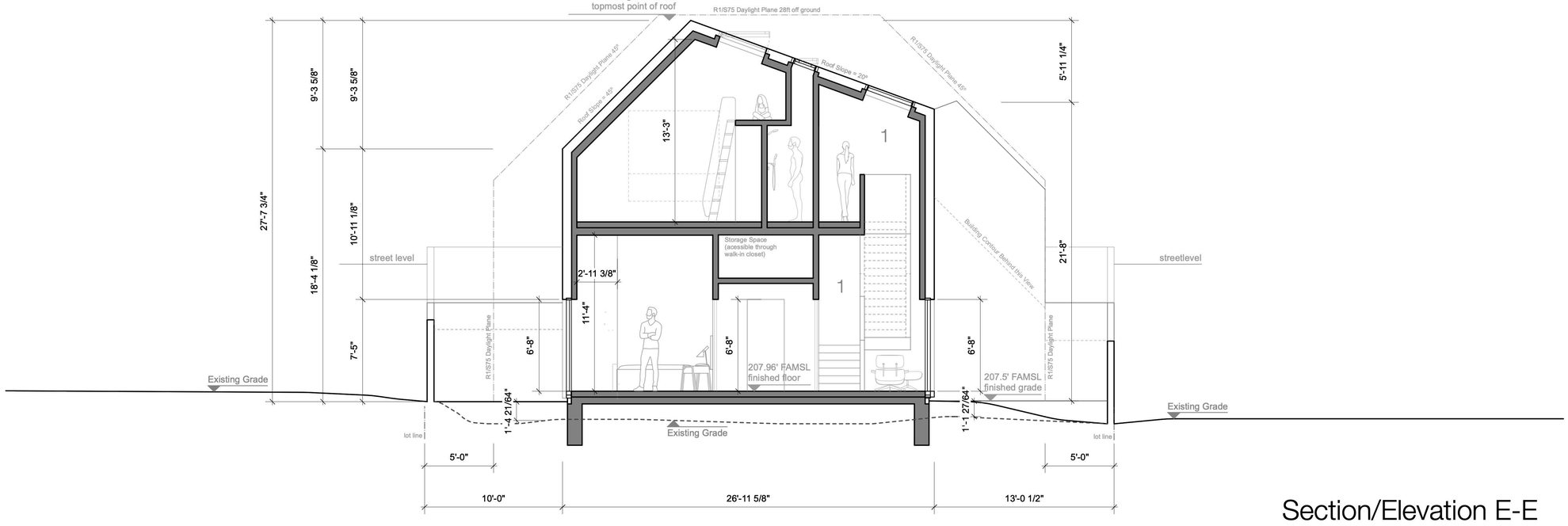
Logitudinal and Cross Sections

A4.2



Section/Elevation F-F



Section/Elevation E-E

1 Hallway/Staircase
2 Master Bedroom
3 Master Bathroom
4 Storage
5 Kid 1
6 Kid 2
7 Wardrobe
8 Storage
9 Courtyard

0 1 2,5 5 meter

0 5 10 15 feet

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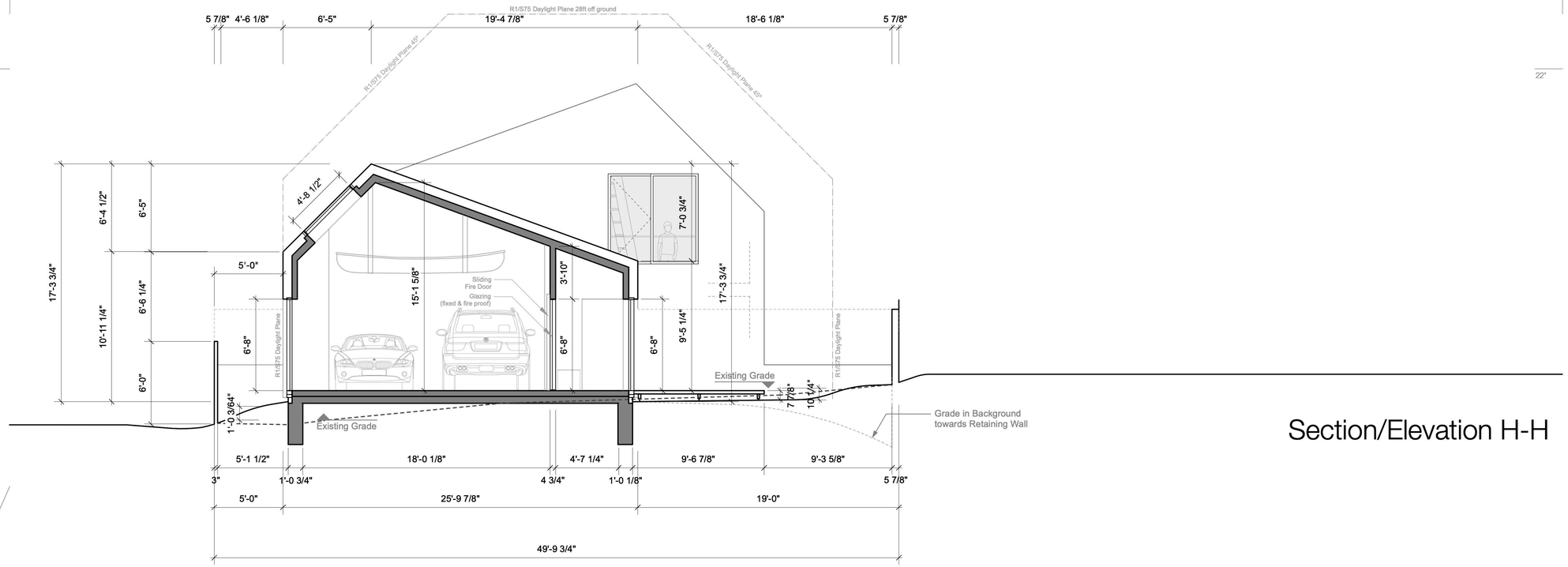
Cross Building Sections I

A4.3



Section/Elevation H-H

0 1 2,5 5 meter

0 5 10 15 feet

Section/Elevation G-G

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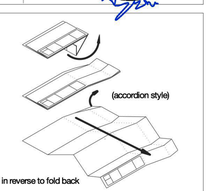
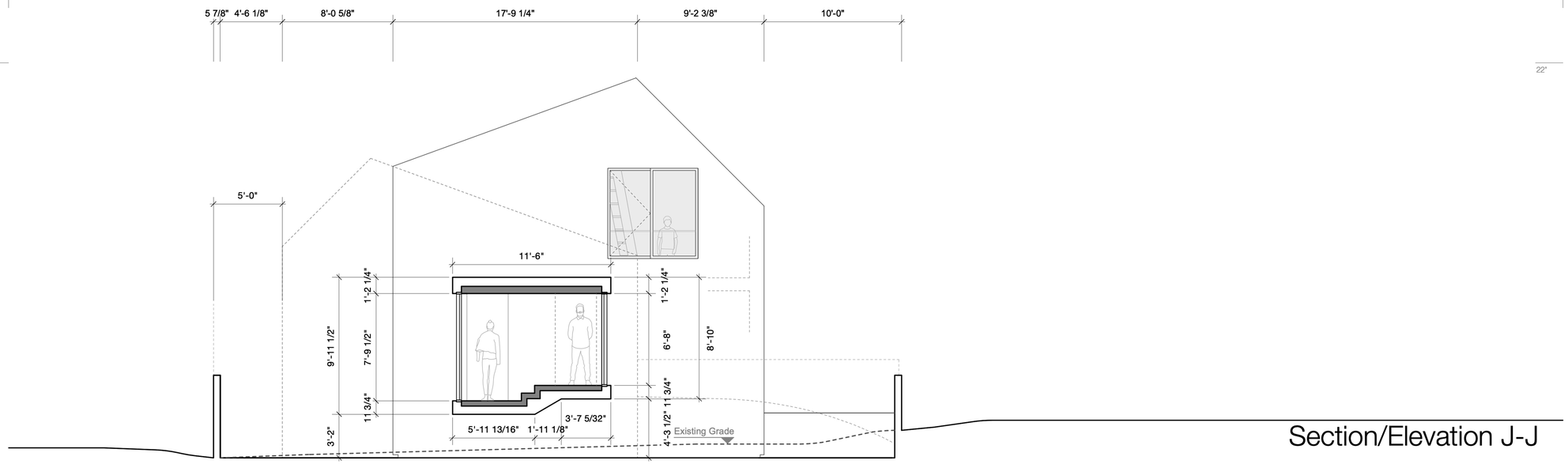
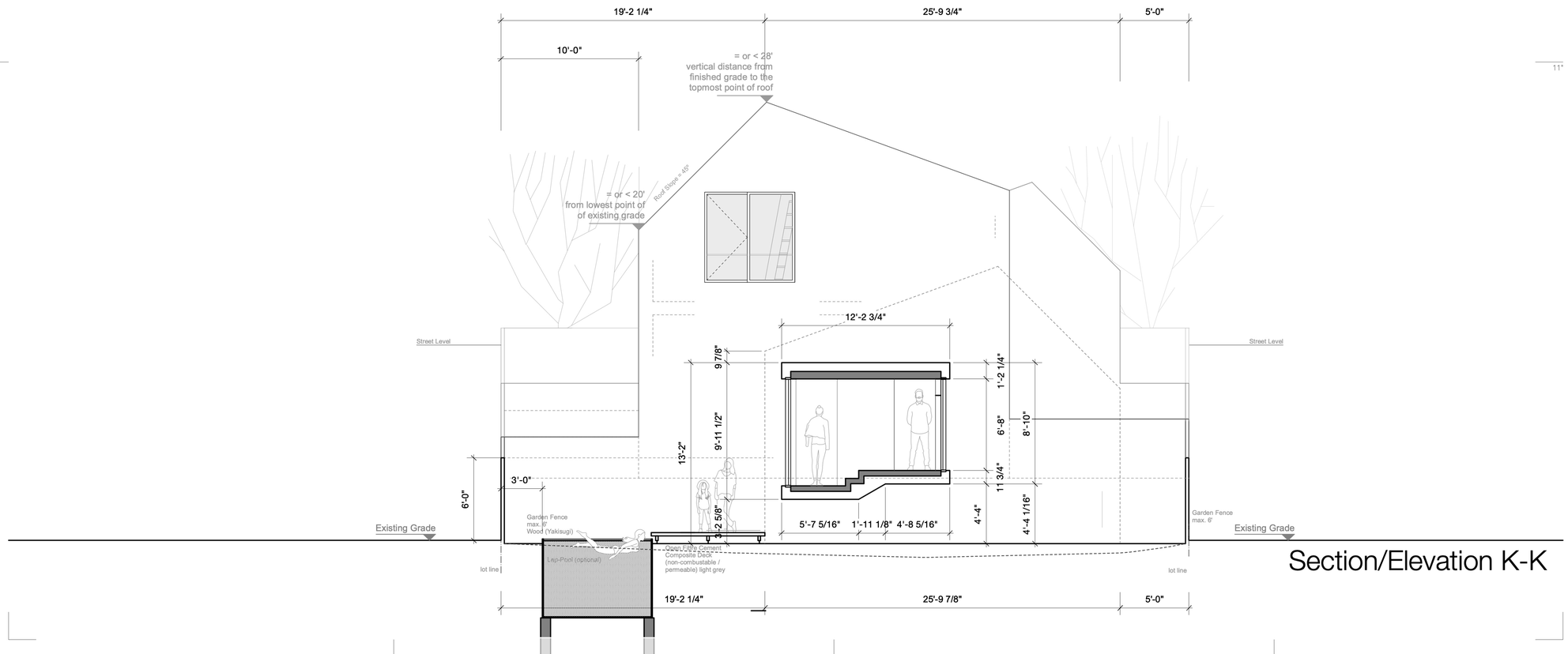


Cross Building Sections II

A4.4



Section/Elevation J-J



Section/Elevation K-K

0 1 2,5 5 meter

0 5 10 15 feet

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Sections
Bridges

A4.5



Location of
Elevation
to the right

Detailed View at Section/Elevation G-G



Location of
Section/Elevation
to the left

Detailed View of Elevation North

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SCALE: 1' = 1/2"
DRAWN BY: MMM
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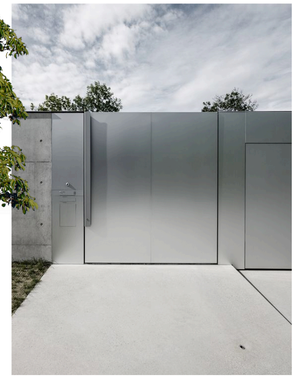
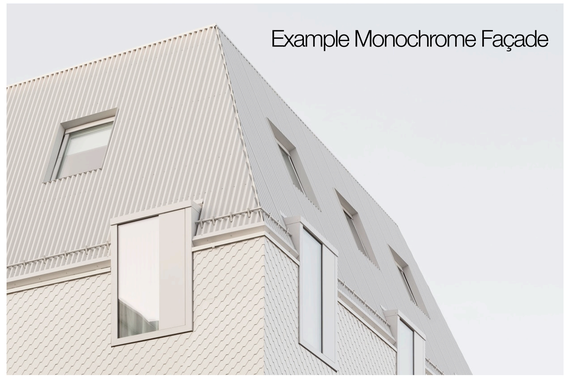
Facade Detail
Enlarged
Elevation

A5.1





Sample Material Gate/Garage Door



Roof Example - Hotel Bauhofstrasse - Von M Architects - Ludwigsburg Germany

Entrance Elevation (West/Birch Street)



Elevation East



Oversized Shingles - Georgia Cove - Bates Masi + Architects East Hampton, NY



Material Collage - Light Color Palette with Aluminum Frames



Aluminum Frames Fleetwood or Similar

Material Concept

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 corrugated metal 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 pitched roof typology and craftsman style buildings.



Herzog & de Meuron Architects - Ricola Storage Building - Laufen Switzerland

Project:
Five Yard House - Montara, CA
Clients:
Silke Aumann, Mark, Bero, and Lila Mückenheim

PMCKM
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DRAWN BY: MMM
DATE: 10|09|20

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C-38791
06/30/23
RENEWAL DATE
STATE OF CALIFORNIA

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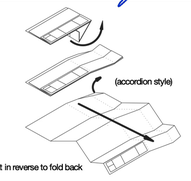
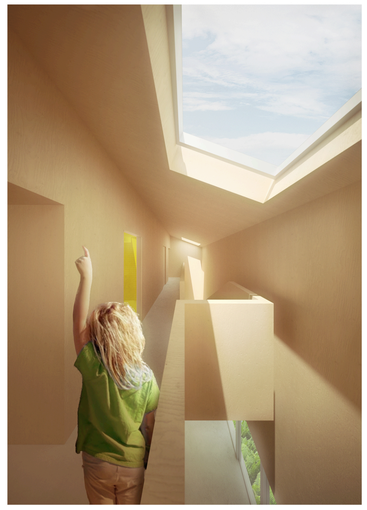


Material Sample & Simulation

A5.2













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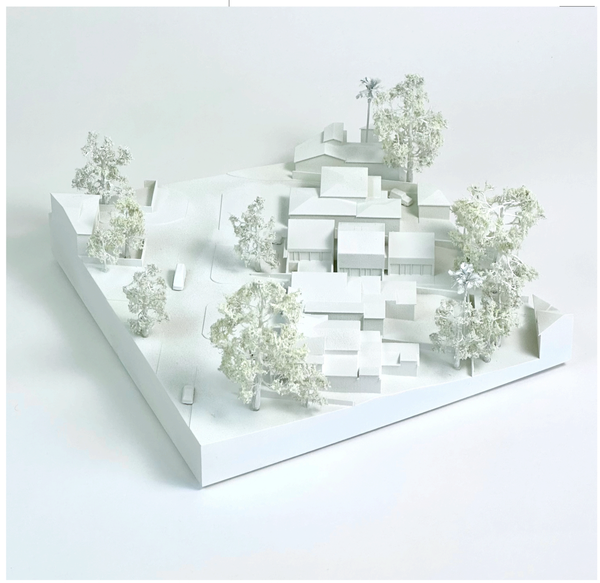
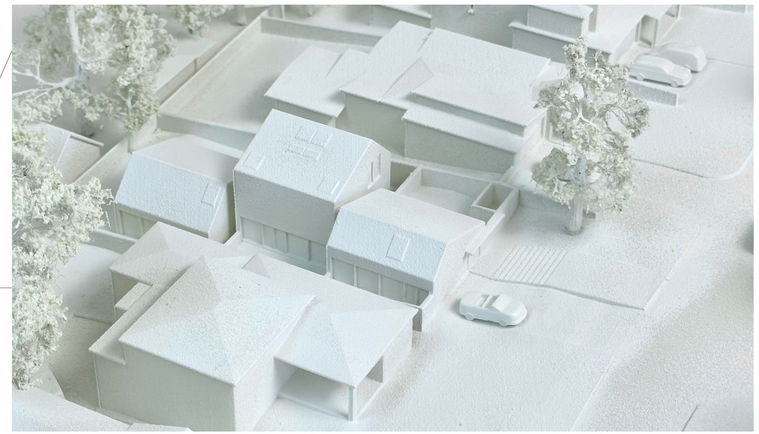
Design Visualisation

A5.3







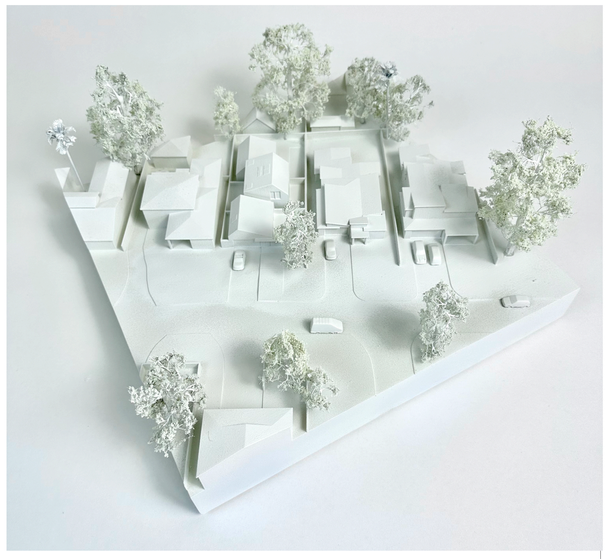












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Model Photos

A5.4