

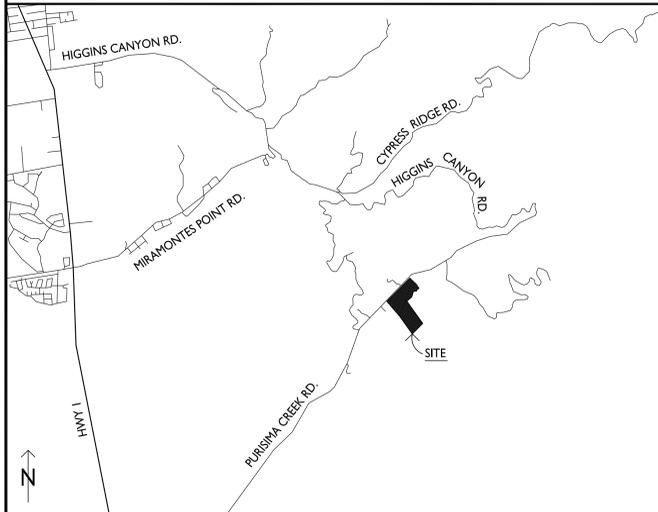


2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA
 APN: 066-230-050



JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

VICINITY MAP



PROJECT STATISTICS

PROJECT LOCATION: 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CA 94019

A.P.N. # 066-230-050

PROJECT TYPE: REPLACE EXISTING SINGLE-FAMILY DWELLING WITH
 NEW TWO-STORY DWELLING AND WELL.

EXISTING CONDITIONS: (E) 3,550 S.F. SINGLE FAMILY HOME / ATTACHED GARAGE TO BE
 REMOVED.
 (E) 915 S.F. HORSE BARN TO BE REMOVED.
 (E) 150 S.F. DETACHED IMPLEMENT SHED TO BE REMOVED.
 (E) 2,300 S.F. BARN AND STORAGE BUILDING TO REMAIN.
 (E) 296 S.F. HORSE STABLE TO REMAIN.

TREES TO BE REMOVED: (13) TREES TO BE REMOVED, SEE ARBORIST REPORT

ZONING PAD, PLANNED AGRICULTURAL DISTRICT,
 COASTAL DEVELOPMENT

OCCUPANCY

CONSTRUCTION TYPE: TYPE V-B

STORIES: TWO

FIRE SPRINKLERS: ALL NEW STRUCTURES, WITH EXCEPTION OF HORSE BARN

PARCEL SIZE: 20.26 ACRES = 882,526 SF

SQUARE FOOT CALCULATIONS:	
MAIN RESIDENCE:	
GROUND FLOOR:	4,700 S.F.
SECOND FLOOR:	1,500 S.F.
TOTAL CONDITIONED FLOOR AREA:	6,200 S.F.
ATTACHED GARAGE:	1,025 S.F.
BASEMENT:	725 S.F.
BARN:	
GROUND FLOOR:	3,300 S.F.
SECOND FLOOR:	750 S.F.
TOTAL:	4,050 S.F.
AFFORDABLE HOUSING UNIT:	706 S.F.
TOTAL NEW SQUARE FOOTAGE	12,706 S.F.
MAXIMUM FLOOR AREA :	
TOTAL ALLOWABLE:	NO S.F. LIMIT
TOTAL PROPOSED	12,580 S.F.
LOT COVERAGE:	
EXISTING:	0.78%
PROPOSED:	1.41%

PROJECT DIRECTORY

	Address	Contact	Email
OWNER:	736 Arroyo Leon Drive Half Moon Bay, CA 94019	Sue Joswiak Greg Joswiak	suej@mac.com joz@mac.com
ARCHITECT:	Arcanum Architecture, Inc. 329 Bryant Street, Suite 3C San Francisco, CA 94107	Kurt Simrock	kurt@arcanumarchitecture.com
SURVEYOR:	MacLeod and Associates 965 Center Street San Carlos, CA 94070	Vergel Galura	vgalura@macleodassociates.net
CIVIL ENGINEER:	Sigma Prime Geosciences 332 Princeton Ave. Half Moon Bay, CA 94019	Charles Kissick	info@sigmaprime.com
LANDSCAPE ARCHITECT:	Arterra Landscape Architects 88 Missouri Street San Francisco, CA 94107	Gretchen Whittier	gretchen@arterraaf.com
INTERIORS:	Kristi Will Design 630 Purisima Street Half Moon Bay, CA 94019	Kristi Will	kristi@kristiwilldesign.com
CONTRACTOR:	Falco Construction Half Moon Bay, CA 94019	Bryan Falvey	falcohm@aol.com
ARBORIST:	Ned Patchett Consulting P.O. Box 1354 San Carlos, CA 94070	Ned Patchett	ned@nedpatchettconsulting.com
SEPTIC:	S.R. Hartsell 202 Waterford Drive Vacaville, CA 95688	Steve Hartsell	Email: srhartsell@gmail.com
BIOLOGIST:	Sol Ecology P.O. Box 5214 Petaluma, CA 94955	Dana Riggs	driggs@solecology.com
LAND USE:	Burke Land Use 332 Princeton Ave. Half Moon Bay, CA 94019	Kerry Burke	burkelanduse@gmail.com

DRAWING INDEX

- A0.0 TITLE SHEET
- SURVEY:**
 - 1 OF 2 SURVEY
 - 2 OF 2 SURVEY
- CIVIL:**
 - C-1 SITE PLAN
 - C-2 DRAINAGE PLAN - HOUSE (DMA 2)
 - C-3 DRAINAGE PLAN - DRIVEWAY, AHU (DMAs 1, 2)
 - C-4 GRADING PLAN
 - C-5 EROSION AND SEDIMENT CONTROL PLAN
- ARCHITECTURAL:**
 - A0.1 FINISH MATERIAL SPECIFICATIONS AND KEYNOTES
 - A1.0 EXISTING / DEMOLITION SITE PLAN
 - A1.1 OVERALL SITE PLAN
 - A1.2 PARTIAL ENLARGED SITE PLAN
 - A2.1 MAIN RESIDENCE - GROUND FLOOR PLAN
 - A2.2 MAIN RESIDENCE - BASEMENT AND SECOND FLOOR PLANS
 - A2.3 BARN AND AFFORDABLE HOUSING UNIT - FLOOR PLANS
 - A5.1 MAIN RESIDENCE - EXTERIOR ELEVATIONS
 - A5.2 MAIN RESIDENCE - EXTERIOR ELEVATIONS / SECTIONS
 - A5.3 MAIN RESIDENCE - EXTERIOR ELEVATIONS / SECTIONS
 - A5.4 BARN - EXTERIOR ELEVATIONS
 - A5.5 AFFORDABLE HOUSING UNIT - EXTERIOR ELEVATIONS
- FIRE SUPPRESSION:**
 - FS1.0 FIRE SUPPRESSION PLAN
- LANDSCAPE:**
 - L1.0 LANDSCAPE MASTER PLAN
 - L4.0 IRRIGATION PLAN
 - L4.1 IRRIGATION NOTES

- SEPTIC:**
- ONSITE 1
 - ONSITE 2
 - ONSITE 3
 - ONSITE 4
 - ONSITE 5

PROJECT NO.	J8010
DATE	ISSUE
04.16.20	PLANNING DEPT.
12.30.20	REVISION
10.01.21	PLANNING RESUBMITTAL

TITLE SHEET

A0.0

ARCANUM
 arcnum architecture, inc.
 329 bryant street, suite 3c
 san francisco ca 94107
 415.357.4400
 arcnumarchitect.com

FINISH MATERIAL SPECIFICATIONS

KEYNOTES

PAINT TYPES
<p>NOTE: 1. CAULK ALL JOINTS AND FILL NAIL HOLES AT INTERIOR AND EXTERIOR TRIM, TYP.</p> <p>[P1] INTERIOR GYP. BD. CEILINGS: MANUF.: BENJAMIN MOORE AURA INTERIOR WATERBORNE PAINT COLOR: T.B.D. PAINT FINISH: MATTE CEILING TEXTURE: SMOOTH FINISH (LEVEL 5) APPLICATION: GYP. BD.: FIRST AND SECOND COATS AURA MATTE WATERBORNE PAINT 522</p> <p>[P2] LOCATION: EXTERIOR DECORATIVE METAL: MANUF.: BENJAMIN MOORE COLOR: T.B.D. PAINT FINISH: LOW LUSTER APPLICATION: METAL TYPE: AURA WATERBORNE EXTERIOR PAINT-LOW LUSTRE 634 APPLICATION: METAL: FIRST, SECOND AND THIRD COATS AURA WATERBORNE EXTERIOR PAINT-LOW LUSTRE 364</p> <p>[P3] WET AREA WALL & CEILING LOCATIONS: MANUF.: AURA® BATH AND SPA MATTE FINISH COLOR: T.B.D. PAINT FINISH: MATTE CEILING / WALL TEXTURE: SMOOTH FINISH (LEVEL 5) APPLICATION: GYP. BD.: FIRST AND SECOND COATS- AURA® BATH AND SPA MATTE FINISH 532</p> <p>[P4] INTERIOR GYP. BD. WALLS: MANUF.: BENJAMIN MOORE AURA INTERIOR WATERBORNE PAINT COLOR: T.B.D. PAINT FINISH: MATTE WALL TEXTURE: SMOOTH FINISH (LEVEL 5) APPLICATION: GYP. BD.: FIRST AND SECOND COATS AURA MATTE WATERBORNE PAINT 522</p> <p>[P5] INTERIOR WOOD BASEBOARD & PAINT GRADE CABINETS: MANUF.: AURA® SATIN INTERIOR WATERBORNE PAINT COLOR: T.B.D. PAINT FINISH: SATIN APPLICATION: (SPRAY, NOT BRUSH) WOOD: FIRST, SECOND AND THIRD COATS AURA® SATIN INTERIOR WATERBORNE PAINT 526</p>

TILE TYPES
<p>[T1] FLOOR (VARIES, COORDINATE W/ ARCHITECT AND INTERIOR DESIGNER): MANUF.: T.B.D. STYLE: T.B.D. COLOR: T.B.D. PATTERN: T.B.D. DIMENSIONS: T.B.D. GROUT: T.B.D. NOTE: SEE STRUCTURAL PLAN FOR LOCATIONS OF DEPRESSED SLAB/FLOOR FOR MORTAR BED</p> <p>[T2] WALL (VARIES, COORDINATE W/ ARCHITECT AND INTERIOR DESIGNER): MANUF.: T.B.D. STYLE: T.B.D. COLOR: T.B.D. PATTERN: T.B.D. DIMENSIONS: T.B.D. GROUT: T.B.D.</p>

STONE TYPES
<p>[S1] EXTERIOR WALLS: TYPE: 1" TO 1.5" THICK STONE VENEER (RECTANGULAR) WITH SPLIT FACE AND CUSTOM 1" SHAPED CORNERS SUPPLIER: S.B.I. PATTERN: DRY STACK ASHLAR PATTERN (NO EXPOSED GROUT)</p> <p>[S2] STONE FLOORING: TYPE: T.B.D. PATTERN: T.B.D. DIMENSION: T.B.D. GROUT: T.B.D. FINISH: T.B.D. W/ PENETRATING FLAT SEALER</p> <p>[S3] COMPOSITE / STONE COUNTERTOP: TYPE: 3/4" SLAB SUPPLIER: T.B.D. FINISH: T.B.D. NOSING: 1 3/4" SQUARE</p>

CONCRETE TYPES
<p>[C1] BOARD FORMED CONCRETE WALLS: TYPE: CONC. STRUCTURAL WALL (BOARD FORMED) COLOR/STAIN: NONE FINISH: MATTE SEALER DIMENSION: 7 1/4" TALL RESAWN FORMWORK BOARDS W/ EASED EDGES TIGHT JOINTS, NO GAPS</p> <p>[C2] CONCRETE STRUCTURAL SLAB: TEXTURE: STEEL TROWEL, 1/4" TIGHT RADIUS MIN. CONTROL JOINTS TOOL-FILL JOINTS W/ GROUT TO MATCH CONCRETE</p>

CARPET TYPES
<p>[V1] CARPET: TYPE: T.B.D. MANUF.: T.B.D.</p>

WOOD TYPES
<p>NOTE: 1. SET ALL NAILS AND FILL HOLES AND IMPERFECTIONS WITH WOOD PUTTY SANDING SEALER. SAND LIGHTLY BETWEEN COATS 2. ALL CABINETS AND MILLWORK TO BE STAINED AND SEALED BY MILLWORK SUBCONTRACTOR AT SHOP.</p> <p>[W1] EXTERIOR & INTERIOR VERTICAL WOOD SIDING: TYPE: CLEAR WESTERN RED CEDAR (RESAWN OR COMBED) FINISH: TWO COAT 'GRAY BROWN' BENJAMIN MOORE ARBORCOAT SEMI-SOLID WATER-BASED STAIN COLOR: T.B.D. SIDING DIMENSION: 1" (ACTUAL) T&G BOARDS W/ 1/8" X 3/8" SQUARE REVEALS, MITER OUTSIDE CORNERS (BOARD WIDTH VARIES, SEE PATTERN) PATTERN: (A) 7 1/4", (B) 5 1/2", (C) 3 1/2", (D) 5 1/2", REPEAT (SEE EXTERIOR ELEVATIONS FOR START POINT, PROVIDE MOCK-UP FOR REVIEW) NOTE: NO NAILS OR SCREWS IN FACE OF BOARDS, COLORED SCREWS BY FASTENMASTER INSIDE REVEALS ONLY (MATCH FINISH)</p> <p>[W2] EXTERIOR WOOD RAFTERS & DECKING: TYPE: CLEAR WESTERN RED CEDAR (SMOOTH) FINISH: BENJAMIN MOORE ARBORCOAT SEMI-TRANSPARENT WATER-BASED STAIN COLOR: T.B.D. DIMENSION: 5 1/2" X 5 1/2" (ACTUAL) RAFTERS AND 3/4" X 7 1/4" (ACTUAL) T&G DECKING WITH 3/32" X 1/4" SQUARE REVEALS WUI NOTE: DECKING SHALL BE INSTALLED OVER LOUISIANA PACIFIC 1/2" LP FLAMEBLOCK SHEATHING AT THE EXPOSED UNDERSIDE OF EAVES AS APPLICABLE (CAL-FIRE LISTING 8160-2027-0007).</p> <p>[W3] RAIN SCREEN & WOOD SCREEN / SIDING: TYPE: WESTERN RED CEDAR (RESAWN) FINISH: BENJAMIN MOORE ARBORCOAT SEMI-TRANSPARENT WATER-BASED STAIN COLOR: T.B.D. DIMENSION: 1-1/2"x3-1/2" ACTUAL W/ 2" SPACE</p> <p>[W4] EXTERIOR WOOD DOORS: TYPE: CLEAR WESTERN RED CEDAR (SMOOTH) MANUF.: CUSTOM (SELECTED BY CONTRACTOR) FINISH: BENJAMIN MOORE ARBORCOAT SEMI-SOLID WATER-BASED STAIN COLOR: T.B.D.</p> <p>[W5] INTERIOR STAIR WOOD TREADS: MANUF.: T.B.D. TYPE: SOLID 1" THICK TREADS STYLE: TO MATCH W-10 STAIN: TO MATCH W-10 FINISH: TO MATCH W-10</p> <p>[W6] INTERIOR WOOD CEILING, DECKING, RAFTERS: SEE W-2</p> <p>[W7] INTERIOR WOOD DOORS: MANUF.: CUSTOM (SELECTED BY CONTRACTOR) TYPE: RIFT CUT WHITE OAK, 8' TALL w/ 3/32" X 1/8" DEEP SQUARE VERTICAL REVEALS FINISH: REACTIVE STAIN AND CERUSE PROCESS W/ LOW SHEEN SEALER</p> <p>[W8] STAIN GRADE CABINETS AND INTERIOR WINDOW SILLS: MANUF.: CUSTOM (SELECTED BY CONTRACTOR) TYPE: RIFT CUT WHITE OAK FINISH: REACTIVE STAIN AND CERUSE PROCESS W/ LOW SHEEN SEALER</p> <p>[W9] INTERIOR WOOD BASEBOARD & PAINT GRADE CABINETS: TYPE: POPLAR (PAINT GRADE SMOOTH) FINISH: PAINTED P-5</p> <p>[W10] INTERIOR WOOD FLOORING: SUPPLIER: T.B.D. TYPE: FRENCH OAK FINISH: LIGHT WIRE BRUSH STAIN: T.B.D. COLOR: T.B.D. DIMENSION: 7" WIDE (6' MINIMUM LENGTHS)</p>

METAL TYPES
<p>[M1] METAL ROOF: MANUF.: CUSTOM-BUILT TYPE: 22 GAUGE SELECT SEAM 1" NARROW BATTEN WITH 16" COVERAGE FINISH: VINTAGE</p> <p>[M2] EXTERIOR METAL: TYPE: COLD ROLLED & HOT ROLLED NATURAL STEEL PLATE FINISH: ALL WELDED JOINTS GROUNDED SMOOTH, PAINTED P-2</p> <p>[M3] METAL WINDOWS AND DOORS: MANUF.: T.B.D. COLOR: BLACKENED STEEL / DARK BRONZE</p> <p>[M4] FLUE ENCLOSURES - CLASS 'A' FIRE RATED: TYPE: HEAVY GAUGE BONDERIZED, GALVANIZED SHEETMETAL FINISH: MATCH M-1</p> <p>[M5] EXTERIOR SHEET METAL: TYPE: HEAVY GAUGE BONDERIZED, GALVANIZED METAL W/ SOLDERED JOINTS NO CRIMPS ON ELBOWS (SEE SAMPLE DETAILS FOR GAUGE) FINISH: T.B.D. RAW OR PAINTED</p> <p>[M6] INTERIOR STAIR GUARDRAIL, HANDRAIL, & DECORATIVE METAL: TYPE: COLD ROLLED NATURAL STEEL FINISH: IRON OXIDE FINISH 'BLACKENED STEEL' W/ LOW SHEEN SEALER AND ALL WELDED JOINTS GROUNDED SMOOTH (PROVIDE SAMPLES TO ARCHITECT FOR APPROVAL)</p> <p>[M7] LANDSCAPE SITE WALL: TYPE: CORTEN STEEL 1/4" THICK / S.L.D.</p> <p>[M8] EXTERIOR ACCENT PANEL: TYPE: CORTEN STEEL MANUF.: HONOMOBO</p> <p>[M9] A.H.U. WINDOWS AND DOORS: MANUF.: DUXTON FINISH: PAINTED COLOR: MATTE BLACK</p>

ROOF TYPES
<p>[R1] FLAT ROOF: MANUF.: T.B.D. FINISH: COVER W/ GRAY 3/8" WHITE BASALT, PROVIDE SAMPLE TO ARCHITECT FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. BOND FIRST 12" OF ROCK AT ROOF EDGE TO SURFACE W/ ADHESIVE (PREVENTS ROCKS FROM WASHING AWAY). WUI NOTE: INSTALL OVER (1) LAYER 1/4" DENSDECK FIBERGLASS BOARD FOR CLASS 'A' RATING (UL 790 CLASSIFICATION) PER ICC-ES I463</p> <p>[R2] METAL ROOFING - CLASS 'A' FIRE RATED: MANUF.: A.E.P. SPAN TYPE: 22 GAUGE SELECT SEAM 1" NARROW BATTEN W/ 16" CORRUGATION COLOR: VINTAGE WUI NOTES: 1. INSTALL OVER (1) LAYER 1/4" DENSDECK FIBERGLASS BOARD FOR CLASS 'A' RATING (UL 790 CLASSIFICATION) 2. VALLEY FLASHING SHALL BE MINIMUM 26 GA. CORROSION RESISTANT GALVANIZED SHEET METAL INSTALLED OVER ONE LAYER 72 POUND MINERAL-SURFACED NONPERFORATED CAP SHEET AT LEAST 36" WIDE RUNNING THE FULL LENGTH OF THE VALLEY PER CRC R337.5.3</p>

I - GENERAL DATA
[I1] OUTLINE OF ROOF OVERHANG ABOVE SHOWN DASHED
[I2] EXISTING GRADE SHOWN DASHED
[I3] PROPOSED GRADE
[I4] RAISED WOOD FLOOR FRAMING ON CONCRETE FOUNDATION
[I5] OUTLINE OF (E) HOUSE, GARAGE, AND HORSE BARN TO BE REMOVED
[I6] (E) TREES TO BE REMOVED, SHOWN DASHED
[I7] (E) TENNIS COURT, TO REMAIN
[I8] PROPOSED SEPTIC SYSTEM / LEACH FIELD. SEE SEPTIC DRAWINGS.
[I9] (E) TREE TO REMAIN, SEE ARBORIST REPORT
[I10] 50' RIPARIAN SETBACK ZONE SHOWN SHADED
[I11] (E) FENCE
[I12] (E) LOW MEADOW
[I13] FIRE TRUCK TURNAROUND
[I14] NOT USED
[I15] OUTLINE OF PROPOSED BARN BEYOND

2 - SITEWORK
[21] CHIPSEAL DRIVEWAY, S.L.D.
[22] ENTRY GATE, S.L.D.
[23] TRASH ENCLOSURE, S.L.D.
[24] OUTDOOR KITCHEN, S.L.D.
[25] (N) FENCE
[26] (N) PATHS / SITE WALLS, S.L.D.
[27] CHIPSEAL AT FIRE TRUCK TURNAROUND / PARKING, S.L.D.
[28] VEGETABLE GARDEN, S.L.D.
[29] RETAINING WALL, S.L.D.
[210] STEEL SITE WALLS, S.L.D.
[211] A.C. ENCLOSURE
[212] PLANTING/LANDSCAPE BED, S.L.D.
[213] SOLAR ELECTRIC FENCE 5' FROM FRONT PROPERTY LINE FENCE, AROUND SEPTIC SYSTEM / LEACH FIELD, 50' FROM RIPARIAN EDGE.

3 - CONCRETE
[31] CONCRETE / STONE PAVING, S.L.D.
[32] BOARD FORMED POURED IN PLACE CONCRETE WALL
[33] CONCRETE PERIMETER FOUNDATION
[34] OUTLINE OF BASEMENT MECHANICAL / STORAGE

4 - MASONRY
[41] STONE WALL
[42] BOULDER, S.L.D.

5 - METALS
[51] 3" DIA. ROUND DOWNSPOUTS / 5" HALF-ROUND METAL GUTTERS
[52] METAL TRELLIS (M-2)
[53] METAL CHIMNEY CAP
[54] STEEL FASCIA CONCEALING INTEGRATED GUTTER
[55] 42" TALL METAL FRENCH BALCONY / GUARDRAIL
[56] METAL WINDOW SURROUND
[57] STEEL STAIR AND GUARD / HANDRAIL W/ WOOD TREADS
[58] STEEL TRIM
[59] METAL PANEL GARAGE DOORS
[510] STEEL ACCENT PANEL
[511] 42" TALL METAL GUARDRAIL

6 - WOODS and PLASTICS
[61] WOOD BARN DOOR / SHUTTER
[62] WOOD SCREEN
[63] WOOD FENCE, S.L.D.
[64] VERTICAL T&G WOOD SIDING
[65] WOOD TRUSS
[66] WOOD TRELLIS POSTS
[67] WOOD FASCIA / RAFTER TAIL
[68] WOOD DECK
[69] WOOD POST AT DECK

7 - THERMAL and MOISTURE
[71] SINGLE MEMBRANE FLAT ROOF (R-1)
[72] STANDING SEAM MTL. ROOF (R-2)

8 - DOORS and WINDOWS
[81] METAL DOORS AND WINDOWS, TYP.
[82] DOGGIE DOOR
[83] STEEL / GLASS ENTRY DOOR
[84] OFFSET PIVOT METAL / GLASS DOOR
[85] DOUBLE PANE INSULATED FIBERGLASS WINDOWS AND PATIO DOORS

9 - FINISHES
[91] STONE SLAB SHOWER NICHE (S-3)
[92] STONE SLAB FLOATING BENCH SEAT

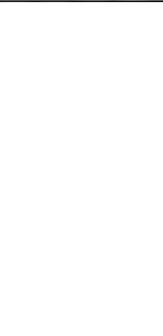
10 - SPECIALTIES
[101] BARN DOOR TRACK
[102] ISOKERN FIREBOX
[103] LAUNDRY CHUTE
[104] SHOWER DOOR / ENCLOSURE 1/2" FRAMELESS CLEAR STARFIRE TEMPERED GLASS
[105] NOT USED
[106] RECYCLED SHIPPING CONTAINER PRE-FABRICATED HOUSING UNIT

11 - EQUIPMENT
[111] FLAT SCREEN T.V. IN NICHE, MOUNTED W/ SHALLOW TILT BRACKET, PROVIDE BLOCKING
[112] UNDERCOUNTER DRINK REFRIGERATOR W/ CUSTOM WOOD OVERLAY PANEL (W-8)
[113] ICE MACHINE
[114] UNDERCOUNTER DISHWASHER W/ CUSTOM OVERLAY WOOD PANEL (W-8)
[115] AIR CONDITIONING UNIT
[116] WASHER / DRYER
[117] INTEGRATED REFRIGERATOR W/ WOOD OVERLAY PANEL (W-8)
[118] GAS FIREPLACE
[119] FREE STANDING RANGE / OVEN
[1110] BUILT-IN BBQ

12 - FURNISHINGS
[121] UNDERCOUNTER WOOD CABINETS (W-8) W/ STONE COUNTERTOP (S-3)
[122] BUILT-IN UPPER WOOD CABINETS (W-8)
[123] BUILT-IN CLOSET (W-8)
[124] OUTDOOR COUNTER / CABINET
[125] BUILT-IN WOOD DESK (W-8)
[126] BUILT-IN BOOK SHELVES (W-8)
[127] BUILT-IN CABINET (W-8)
[128] BUILT-IN SHELVING (W-9)
[129] BUILT-IN LINEN CABINET (W-8)
[1210] BUILT-IN CLOSET SYSTEM (W-8)

15 - MECHANICAL / PLUMBING
[151] CURBLESS SHOWER W/ 1/2" FRAMELESS CLEAR STARFIRE TEMPERED GLASS ENCLOSURE AND DOOR
[152] DRYING RACK W/ SHOWER DRAIN
[153] WATER STORAGE TANKS
[154] PROPANE TANK
[155] (E) WATER STORAGE TANK
[156] ELECTRICAL BOILER / STORAGE TANK

16 - ELECTRICAL
[161] LIGHT FIXTURE
[162] 800 AMP MAIN ELECTRICAL PANEL
[163] TELEPHONE / COMMUNICATION PANELS



JOSWIAK RESIDENCE
2450 PURISIMA CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019
066-230-050

PROJECT NO. 18010	
DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION
10.01.21	PLANNING RESUBMITTAL

FINISH MATERIAL
SPECS, KEYNOTES &
ARCHITECTURAL
SPECIFICATIONS

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

A0.1



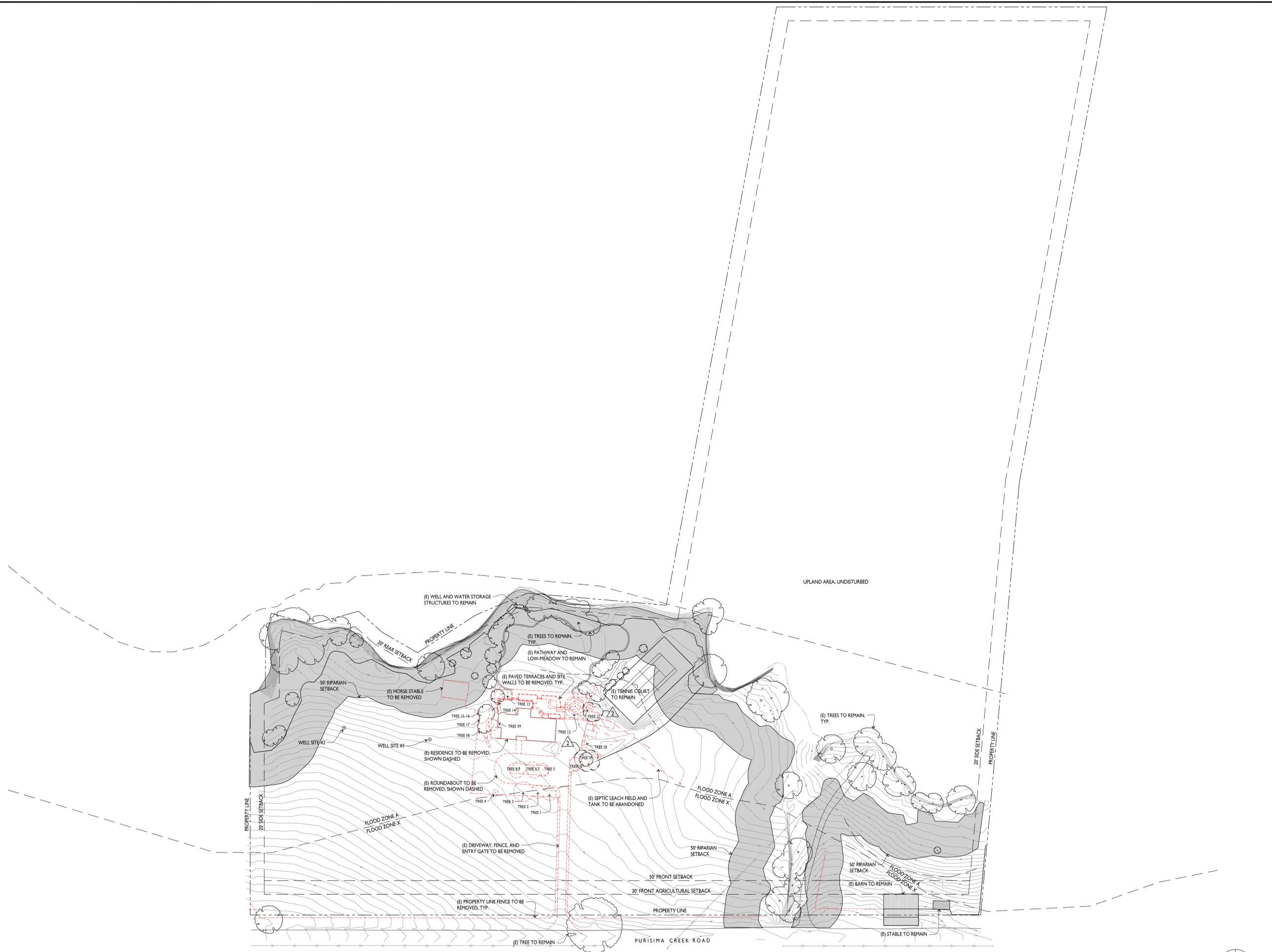
JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION
10.01.21	PLANNING RESUBMITTAL

EXISTING /
 DEMOLITION SITE
 PLAN

SCALE: 1" = 50'-0"
AI.0



EXISTING / DEMOLITION SITE PLAN





AI.I OVERALL SITE PLAN



PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
REVISION	12.30.20
REVISION	10.01.21
REVISION	PLANNING RESUBMITTAL

OVERALL SITE PLAN

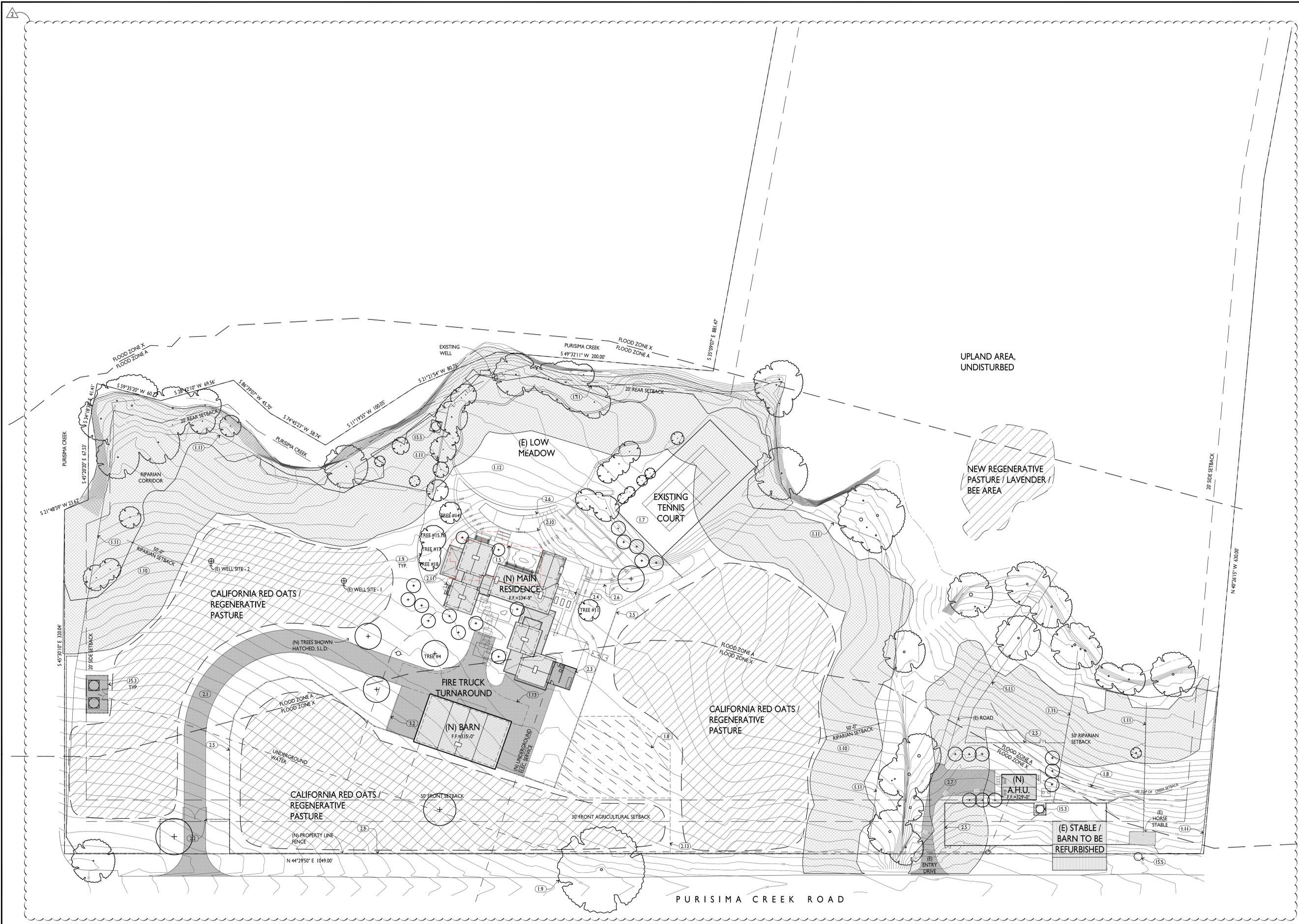
SCALE: 1"= 50'-0"

AI.I

JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050



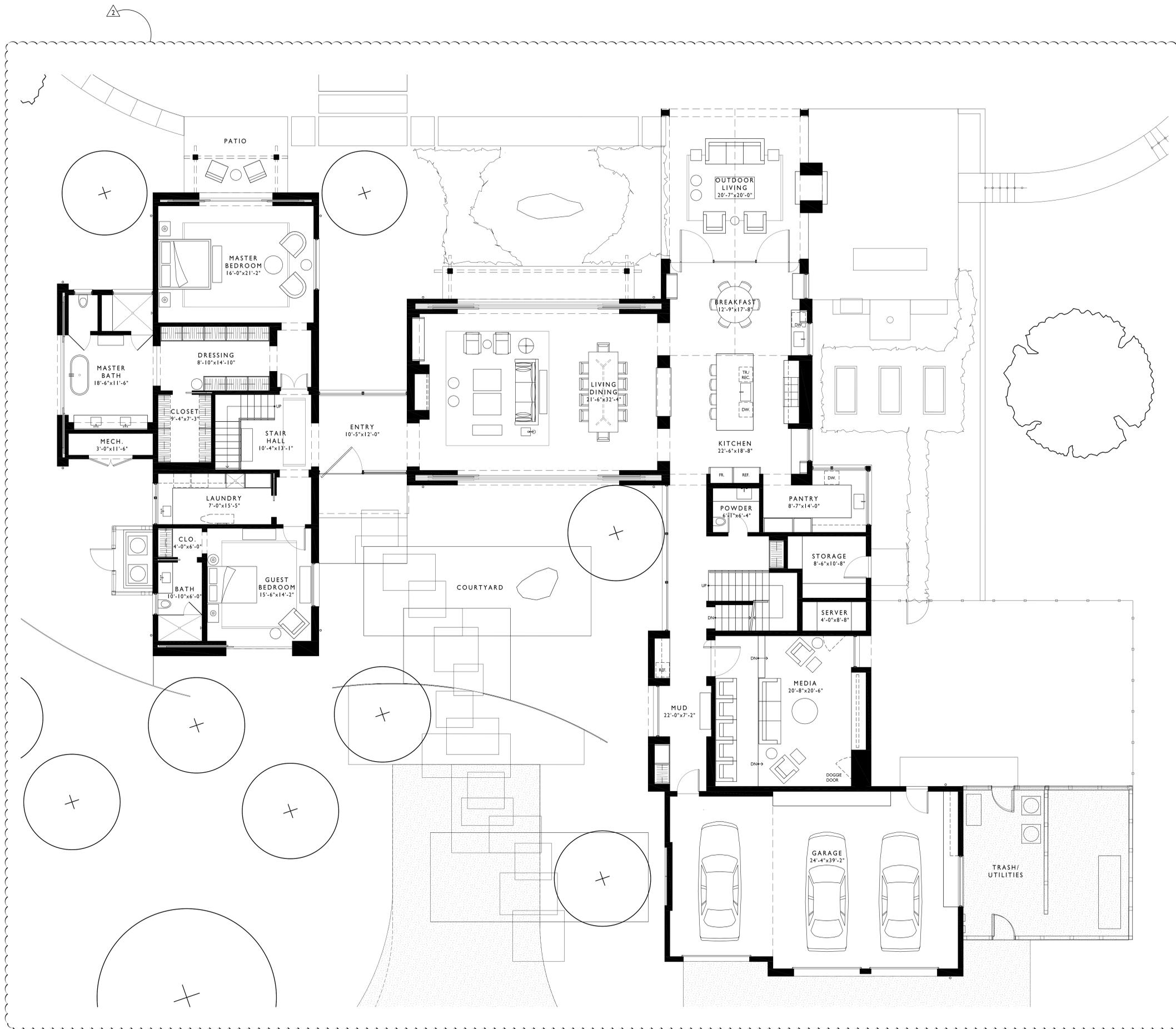
ARCANUM
 arcanumarchitecture.com
 325 4th Street, Suite 340
 San Francisco, CA 94107
 415.357.4600



PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
	REVISION
	10.01.21/A PLANNING RESUBMITTAL

PARTIAL ENLARGED SITE PLAN





1 A2.1 MAIN RESIDENCE - GROUND FLOOR PLAN



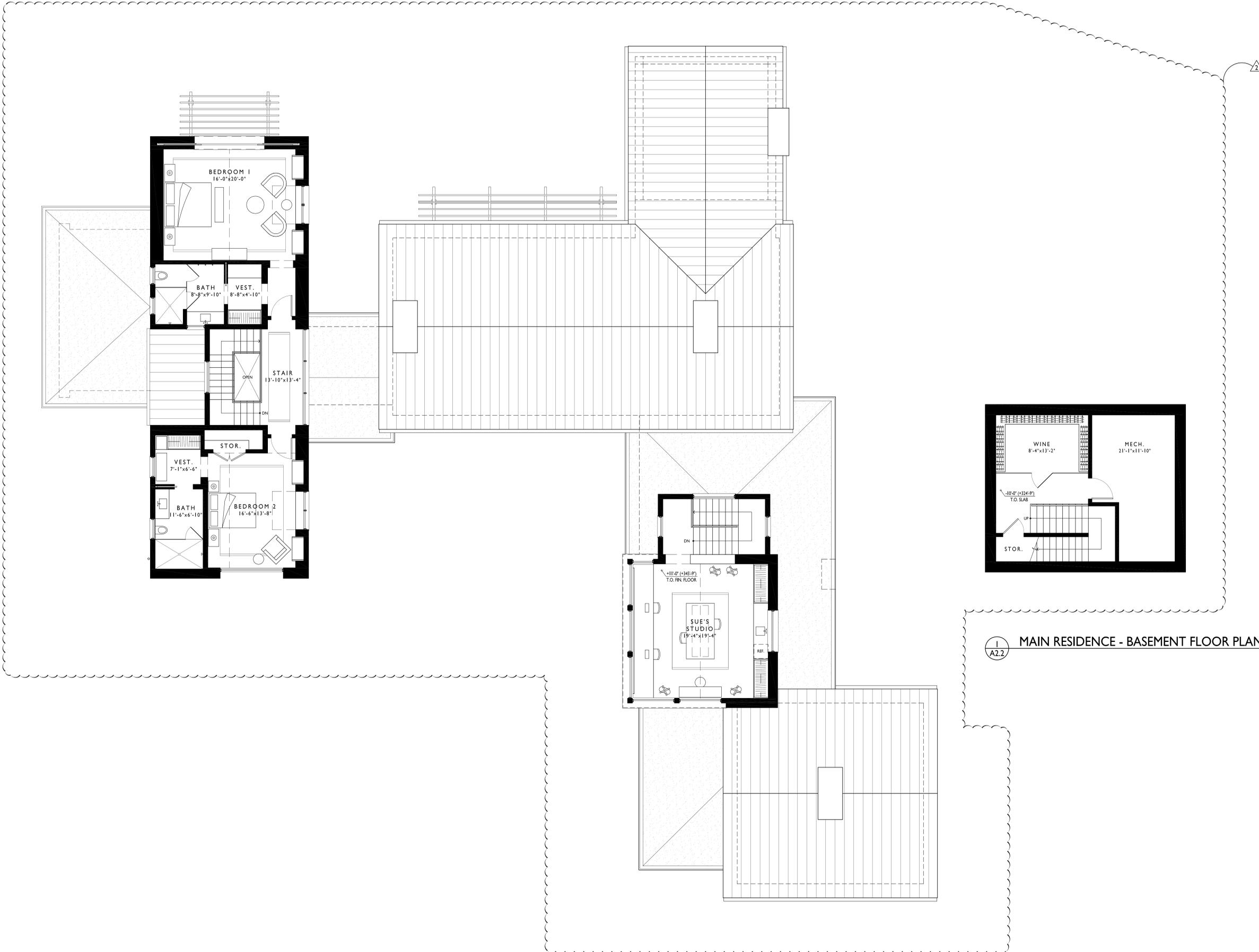
JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO.	J18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
REVISION	
10.01.21	PLANNING RESUBMITTAL

MAIN RESIDENCE -
 GROUND FLOOR
 PLAN

SCALE: 3/16" = 1'-0"

A2.1



2 MAIN RESIDENCE - SECOND FLOOR PLAN

1 MAIN RESIDENCE - BASEMENT FLOOR PLAN



JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION
10.01.21/A	PLANNING RESUBMITTAL

MAIN RESIDENCE -
 BASEMENT AND
 SECOND FLOOR
 PLANS

SCALE: 3/16" = 1'-0"

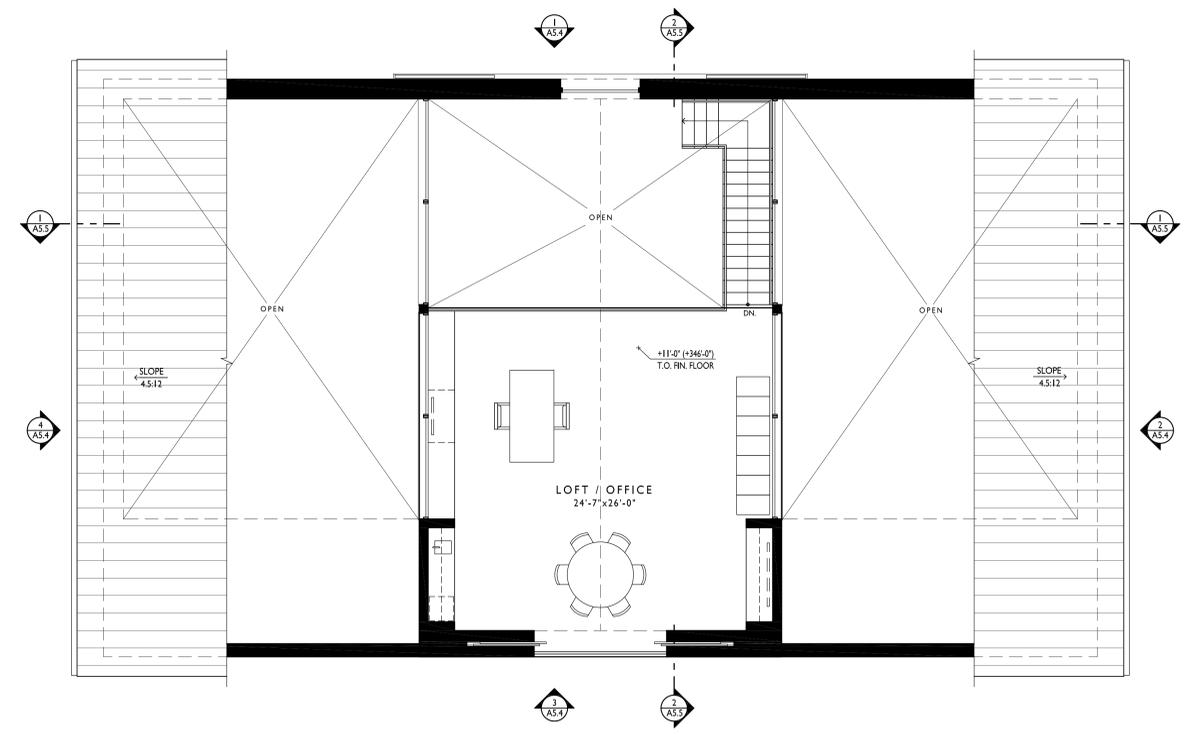
A2.2



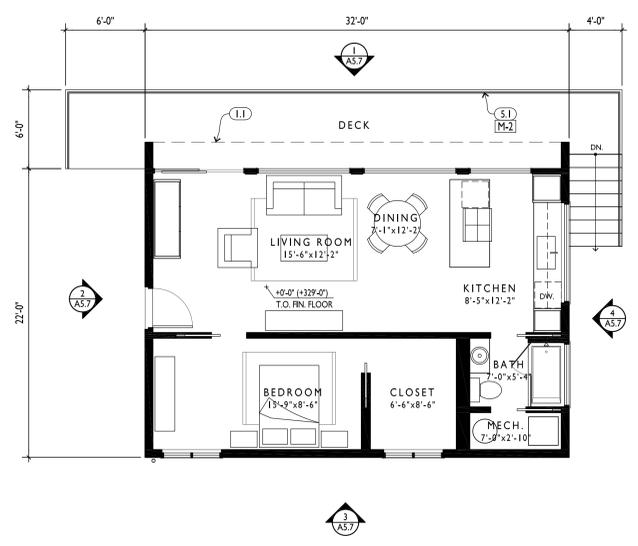
JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
	REVISION
	10.01.21/Δ PLANNING RESUBMITTAL

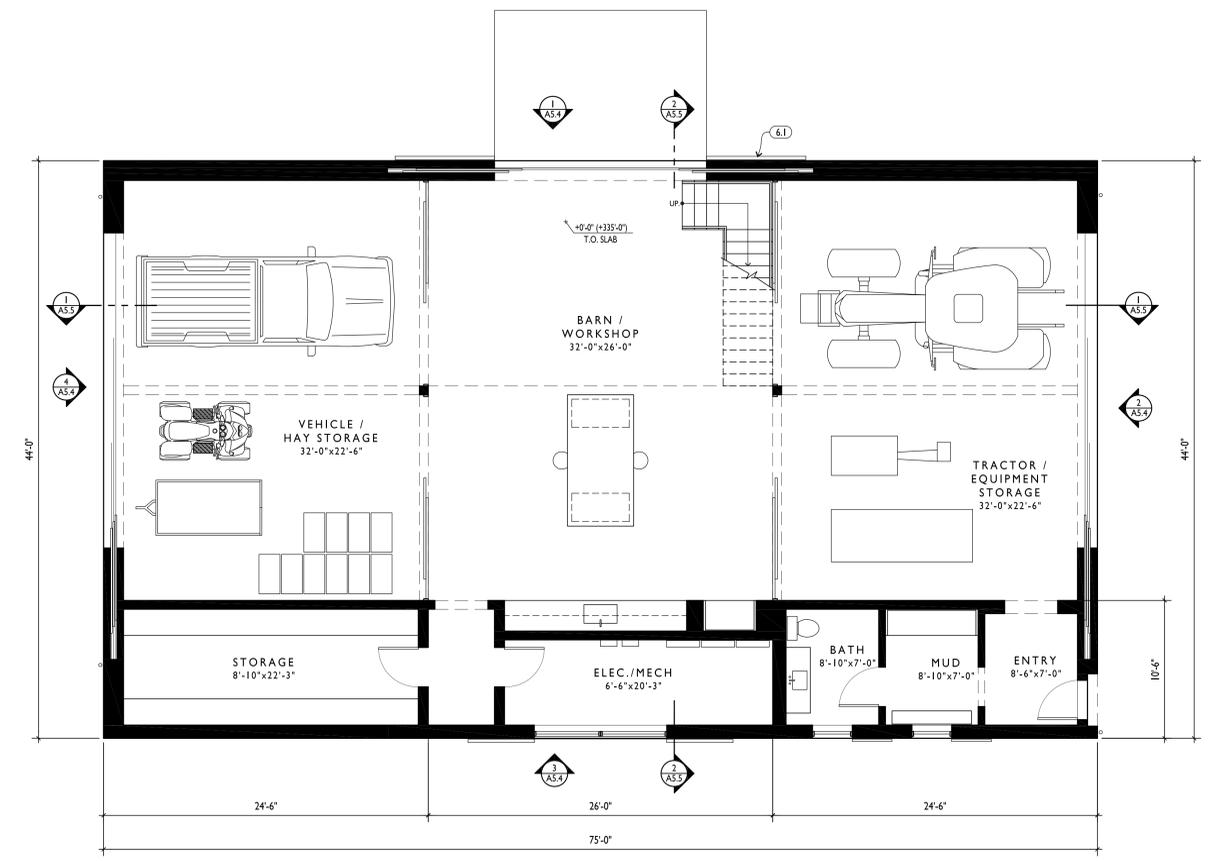
BARN AND AFFORDABLE HOUSING UNIT - FLOOR PLANS
 SCALE: 3/16" = 1'-0"
A2.3



3
A2.3 BARN - SECOND FLOOR PLAN



2
A2.3 AFFORDABLE HOUSING UNIT - FLOOR PLAN



1
A2.3 BARN - GROUND FLOOR PLAN





2
A5.1 MAIN RESIDENCE - EAST ELEVATION



1
A5.1 MAIN RESIDENCE - NORTH ELEVATION



JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
REVISION	12.30.20
REVISION	10.01.21
REVISION	PLANNING RESUBMITTAL

MAIN RESIDENCE-
 EXTERIOR
 ELEVATIONS

SCALE: 3/16" = 1'-0"

A5.1

PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
REVISION	12.30.20
REVISION	10.01.21
PLANNING RESUBMITTAL	

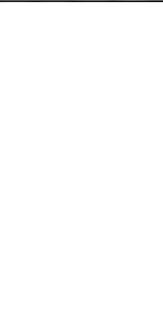


2
 A5.3 MAIN RESIDENCE - WEST ELEVATION / SECTION



1
 A5.3 MAIN RESIDENCE- WEST ELEVATION



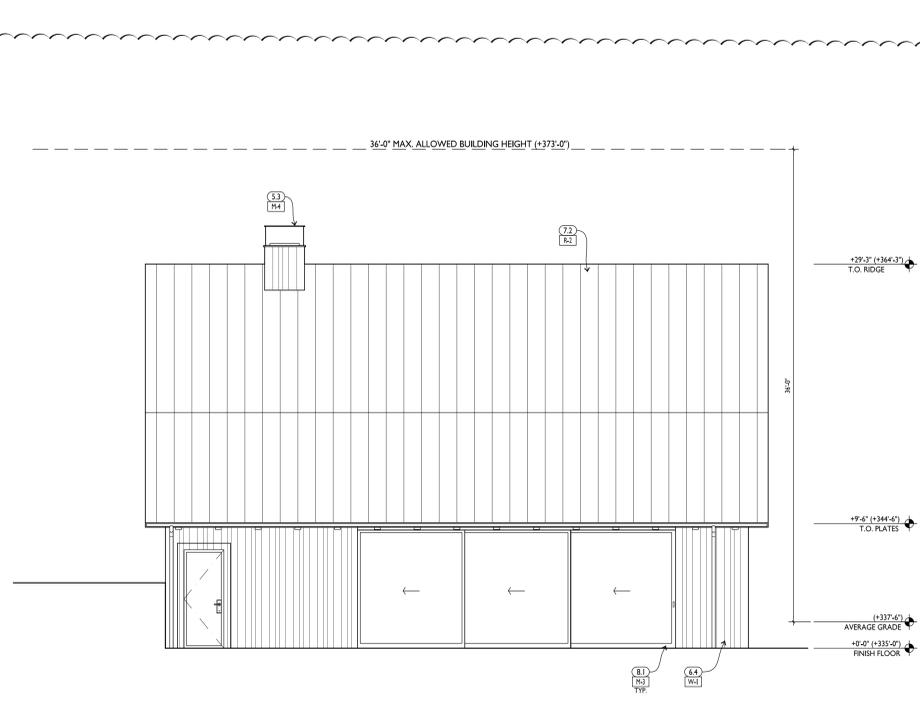


JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

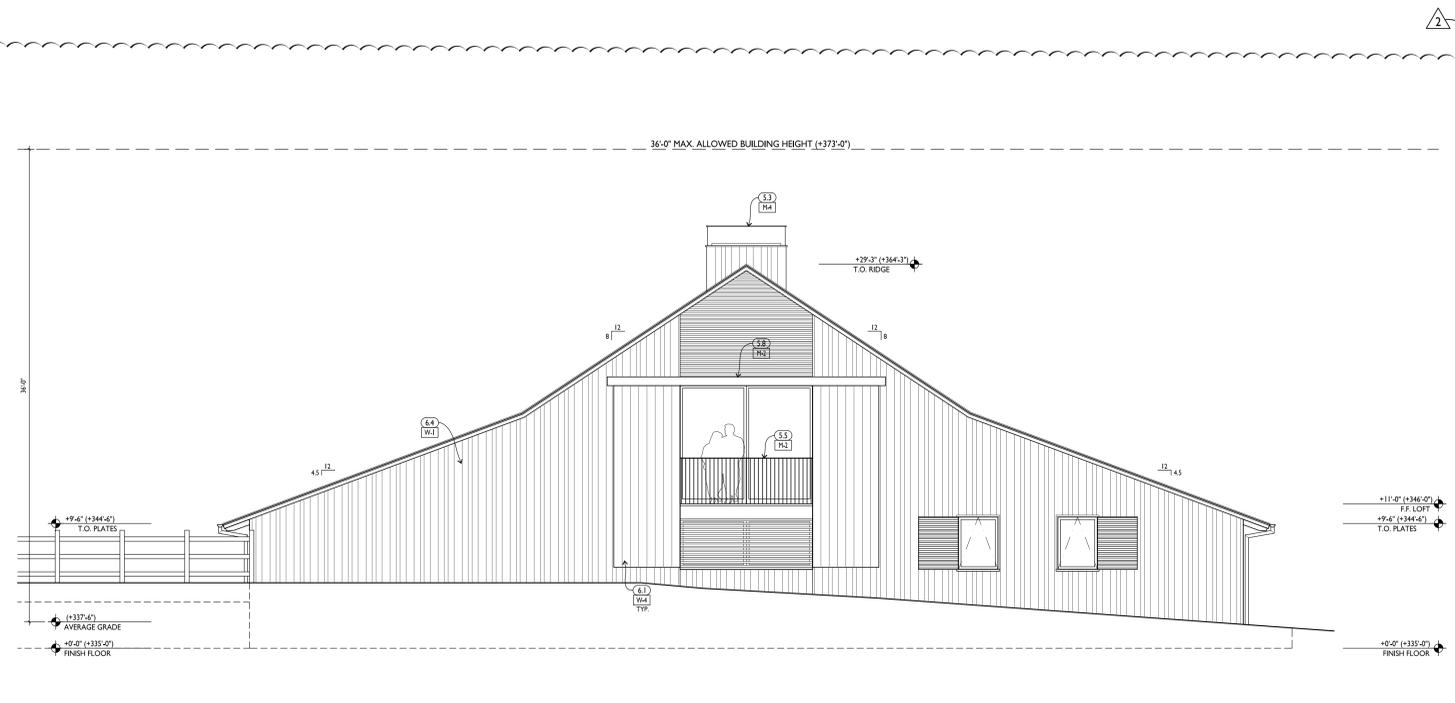
PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
REVISION	12.30.20
REVISION	10.01.21
REVISION	PLANNING RESUBMITTAL

BARN - EXTERIOR ELEVATIONS

SCALE: 3/16" = 1'-0"
A5.4



4
 A5.4 BARN - WEST ELEVATION



3
 A5.4 BARN - NORTH ELEVATION

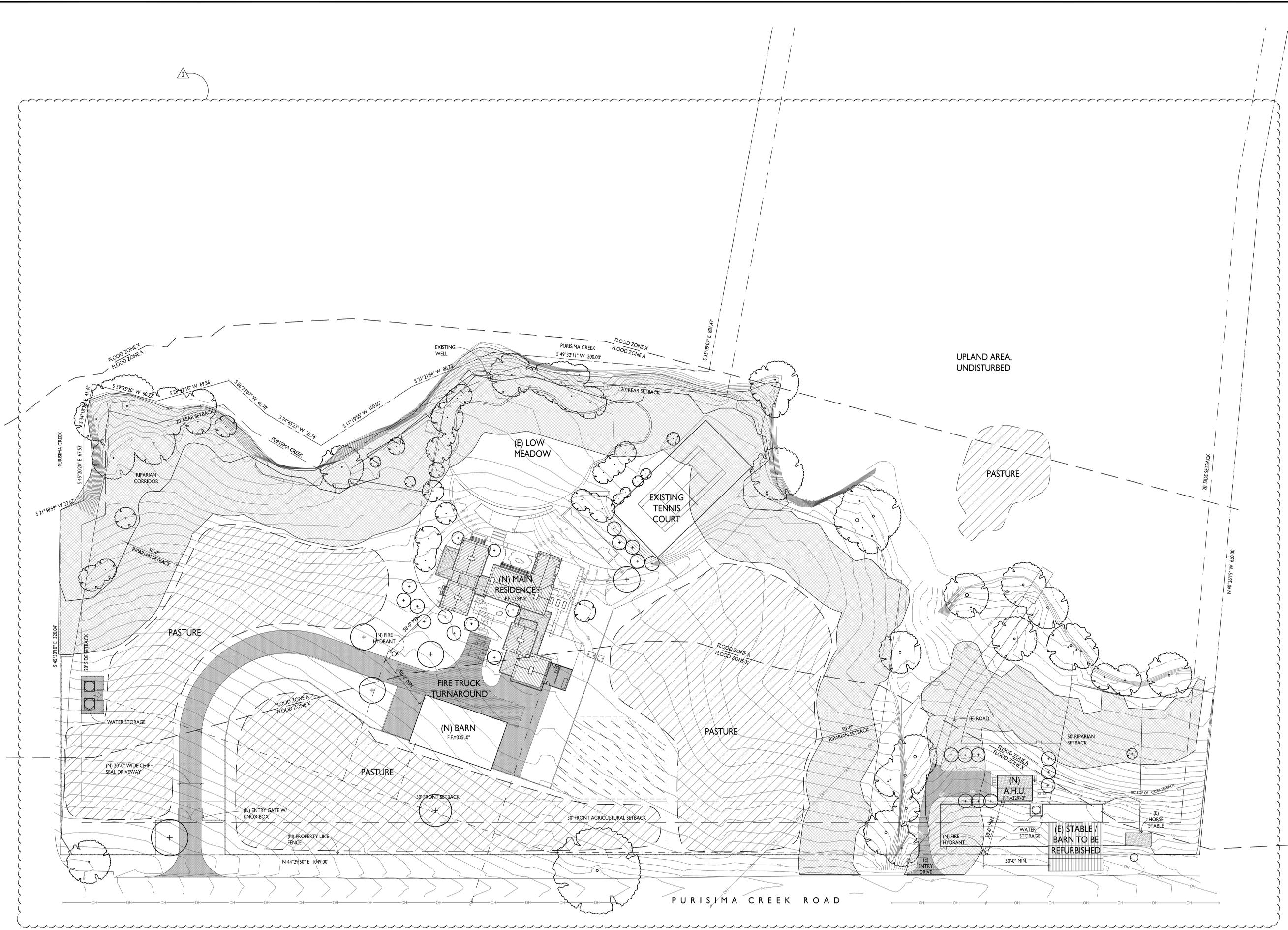


2
 A5.4 BARN - EAST ELEVATION



1
 A5.4 BARN - SOUTH ELEVATION





FIRE SUPPRESSION PLAN



ARCANUM
 LICENSED ARCHITECT
 NOBLE SIMON
 24259
 EXP. 08/31/21
 STATE OF CALIFORNIA

JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 066-230-050

PROJECT NO.	18010
DATE	04.10.20
ISSUE	PLANNING DEPT.
	12.30.20
	REVISION
	10.01.21/A
	PLANNING RESUBMITTAL

FIRE SUPPRESSION PLAN

SCALE: 1/32" = 1'-0"
FSI.0



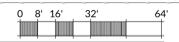
JOSWIAK RESIDENCE
 2450 PURISIMA CREEK ROAD
 HALF MOON BAY, CALIFORNIA 94019
 APN: 066-230-050

DATE:	ISSUE:
4.10.2020	PLANNING DEPT.
10.01.2021	PLANNING RESUBMITTAL

SCALE: 1'-0" = 1/32"

LANDSCAPE MASTER PLAN

L1.0



LEGEND

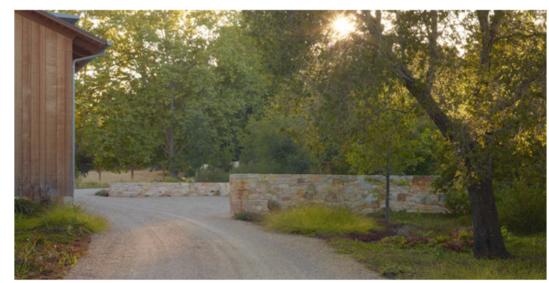
- NEW STONE OR CONCRETE
- NEW CHIP SEAL
- NEW GRAVEL
- EXISTING FENCE TO REMAIN
- NEW HORSE FENCE, 5' HIGH, WOOD
- NEW ENCLOSURE, 6' HIGH, WOOD
- NEW VEGETABLE BED ENCLOSURE, 6' HIGH, HOGWIRE
- NEW FENCE, 4' HIGH, HOGWIRE
- NEW GATE, WOOD, SAME HEIGHT AS ADJACENT FENCE



WOOD HORSE FENCE & GATE



CHIP SEAL PAVING





DATE:	ISSUE:
05.07.2021	PLANNING DEPT.
10.01.2021	PLANNING RESUBMITTAL

SCALE: 1'-0" = 1/32"

IRRIGATION PLAN

L4.0

WATER EFFICIENT LANDSCAPE WORKSHEET						
City:	Half Moon Bay	Reference ETo:	34			
ETWU Equation: $E_{to} \times 0.62 \times [(PF \times HA)/IE] + SLA$						
MAWA Equation: $(E_{to}) \times (0.62) \times [(0.55 \times LA) + (1.0 - 0.55) \times SLA]$						
Irrigation Efficiency for spray is 0.75 and drip is 0.81. Minimum IE is 0.71.						
Plant Water Use Type			Plant Factor			
Very Low			0 - 0.1			
Low			0.2 - 0.3			
Medium			0.4 - 0.6			
High			0.7 - 1.0			
SLA			1			
Hydrozone Number	Irrigation Method	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA) without SLA (SF)	Irrigation Efficiency (IE)	ETAF x AREA (SF)
Zone 1	Drip	Low	0.30	2,217	0.81	821
Zone 2	Drip	Low	0.30	4,008	0.81	1484
Zone 3	Drip	Low	0.30	4,005	0.81	1483
Zone 4	Drip	Low	0.30	4,967	0.81	1840
Zone 5	Drip	Low	0.30	2,763	0.81	1023
Zone 6	Drip	Low	0.30	3,850	0.81	1426
Zone 7	Drip	Medium	0.50	1,028	0.81	435
Zone 8	Drip	Medium	0.50	487	0.81	301
Zone 9	Drip	Medium	0.50	882	0.81	544
Zone 10	Drip	Medium	0.50	337	0.81	208
Zone 11	Drip	Medium	0.50	180	0.81	111
Zone 12	Drip	Medium	0.50	79	0.81	49
Zone 13	Drip	Medium	0.50	237	0.81	146
Zone 14	Drip	Low	0.30	52	0.81	19
Zone 15	Spray	Medium	0.50	6,013	0.75	4009
Zone 16	Drip	Low	0.30	1,605	0.81	594
				Total:		32,710
				SLA	1.00	45
				Sum	0.75	14,694
Results						
MAWA =	376,317	ETWU =	307,956 Gallons			
				41,168 Cubic Feet		
				412 HCF		
				0.95 Acre-feet		
				0.31 Millions of Gallons		
ETWU complies with MAWA						
ETAF Calculations						
Regular Landscape Areas						
Total ETAF x Area			14694			
Average ETAF			0.45			
ETAF is below .55						
All Landscape Areas						
Total ETAF x Area			14693.98			
Total Area			32755			
Sitewide ETAF			0.45			



Plant List							
	Qty	ID	Botanical Name	Common Name	Scheduled Size	WUCOL	Remarks
Trees	9	FE1	<i>Acacia (Fajoca) sellowiana</i>	Pineapple Guava	24" Box	M	H 10'-15' W 10'-15'
	7	OCF	<i>Cercis canadensis 'Forest Pansy'</i>	Forest Pansy Redbud	24" Box	M	H 15'-30' W 15'-20'
	2	CM	<i>Cupressus macrocarpa</i>	Monterey Cypress	36" Box	M	H 40'-80' W 40'-80'
	3	LIR	<i>Liriodendron tulipifera</i>	Tulip Tree	36" Box	M	
	5	MAY	<i>Maytenus boaria</i>	Mayten	24" Box	M	H 12'-25' W 30'-50'
Shrubs	5	FRM	<i>Fremontodendron californicum</i>	California Flannelbush	5 Gal	VL	H 12'-20' W 20'

NOTE:
TOTAL LANDSCAPE AREA: 36,221 SF
WATER SUPPLY: CREEK (OWNERS HAVE WATER RIGHTS)
RECIRCULATING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES.
A MINIMUM 3-INCH LAYER OF MULCH SHALL BE APPLIED ON ALL EXPOSED SOIL SURFACES OF PLANTING AREAS EXCEPT TURF AREAS, CRREPING OR ROOTING GROUNDCOVERS, OR DIRECT SEEDING APPLICATIONS WHERE MULCH IS CONTRAINDICATED.
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.
I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE LANDSCAPE DESIGN PLANS.
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 TIME OF FINAL INSPECTION.
I AGREE TO COMPLY WITH THE REQUIREMENTS OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

SIGNATURE: *[Signature]* DATE: 05/07/2021

IMPERMEABLE HARDSCAPE LEGEND

- NEW STONE OR CONCRETE
- NEW CHIP SEAL
- NEW GRAVEL

TREE LEGEND

- NEW TREE (SYMBOL VARIES)
- EJ TREES

HYDROZONE WATER USE LEGEND

- LOW
- Moderate
- HIGH
- SLA

SECTION 1: GENERAL IRRIGATION NOTES

- This specification is to establish performance standards for a bidder-designed irrigation system.
- Contractor shall visit site and verify all conditions shown on plans prior to commencement of any work.
- The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances (MWELD) by a licensed landscape contractor and experienced workmen. The contractor shall obtain all necessary permits and fees.
- Install (10) hose bibs on irrigation main line. Confirm final locations on site with Landscape Architect (LA).
- The irrigation system shall be designed to operate according to the available static pressure at point of connection (p.o.c.) Contractor is responsible for verifying available static and dynamic pressure prior to construction and inform LA if static pressure is less than 65 psi.
- If a soil report has not yet been generated, contractor shall gather a soil sample, send it to a lab for analysis, and base the drip emitter line grids and flow rate on the emitters on the soil type. See below in Section 5 for details.
- Every irrigation valve manifold on the site shall have an isolation valve on the upstream side.
- Use only one type series head on any valve/circuit. Do not mix head types or manufacturers. All irrigation heads need to have a built-in check valve and built in pressure regulation. All heads need to be set back 24" from non-permeable surfaces.
- Irrigation equipment to be installed per manufacturer's instructions.
- Areas of turf that are less than 8 feet wide and are adjacent to impermeable surfaces shall be irrigated by sub-surface drip.
- Contractor to confirm location of existing utilities and underground structures prior to the excavation of trenches. Contractor shall repair any damage caused by, or during performance of his work at no additional cost to the owner. Call Underground Alert (811) for utility locations.
- Contractor to guarantee complete and even coverage of irrigation in all planted areas. Lawn/spray system shall have complete, overlapping and even coverage, with valves hydrozoned to address different sun, shade and slope aspects.
- The contractor shall size and locate all lines and sleeve as required. Parallel pipes may be installed in a common trench. Pipes shall have a six inch horizontal separation and are not to be installed directly above one another.
- Backfill trenches with material free of rocks. Excavations to be backfilled to 90% compaction minimum. Contractor to repair settled trenches for one year after completion of work.
- Install backflow preventer as per local code and according to manufacturer's specifications. Final location to be discreet and hidden from view. Confirm final location on site with LA. Backflow preventer shall be installed plumb and in alignment with adjacent pavement edges or structures.
- Valve locations are diagrammatic. Locate in groundcover areas (not lawn). Locate 12" min. from walks, walls fences and parallel or perpendicular to them. Verify final locations with LA.
- Controller location is diagrammatic. Verify with LA. Contractor to supply power and internet connection to controller, as required by the manufacturer.
- Set operation of irrigation controller between the hours of 10:00 pm and 7:00 am. Coordinate establishment irrigation schedule with manufacturer and coordinate with Gardener/Owner.
- Install on-site weather station (sensor) in a southwest location free from any overhangs or trees. (Highest wind, sunniest). Confirm final location with LA.
- Flush main supply lines prior to the installation of remote control valves. Pressurize mainline for a minimum of 24 hours to 100 psi prior to backfilling. Flush lateral lines prior to the installation of sprinkler heads or drip. Flush all lateral lines after installation of sprinkler heads and drip.
- Irrigation control wire shall be #14 UL approved for direct burial. Common wire to be white in color. Wires to individual control valves to be a color other than white. Splices are to be made within a valve box using a crimp type copper wire connector with a heat-shrink waterproof jacket. In-line splices shall be soldered. Leave twenty four inches of wire coil at each remote control valve wire connection to allow valve bonnet removal without disconnecting control wires. Identify all station wires with a Chrusty ID tag located at each valve.
- Install one (1) spare control wire for every six (6) stations on the controller along the entire main line. Spare wires shall be the same color (one with a white stripe) and of a different color than other control wires, loop 36" excess wire into each single valve box and into one valve box in each group of valves.
- The irrigation contractor shall be responsible for the installation of sleeves and conduits of sufficient size under all paved areas. Minimum size to be 2".
- Contractor shall warrant that the irrigation system will be free from defects in material and workmanship for a period of one year after completion of work.

SECTION 2: POINT OF CONNECTION COMPONENTS
Order of components:

- Manual shut-off valve (gate valve or ball valve)
- reduced pressure backflow preventer
- Irrigation-only water meter or flow meter
- Flow Sensor

SECTION 3: PIPE SIZING

- For sprinkler zones with a flow between 0gpm and 8 gpm, ½" schedule 40 PVC minimum pipe size.
- For sprinkler zones with a flow between 8 gpm and 12 gpm, 1" schedule 40 PVC minimum pipe size.
- For all zones larger than 12 gpm, consult with LA.

SECTION 4: COMPONENT SCHEDULE

BACKFLOW PREVENTER
FEBCO #825Y-1" or approved equal
CONTROL VALVES
TORO Remote Control Valve, TPV Series
MAIN LINES
1120 SCH.40 PVC Solvent weld pipe with SCH 40 PVC solvent
WELD FITTINGS
18" Cover, min.
LATERAL LINES
1120-200 PSI PVC solvent weld pipe with SCH 40 PVC solvent
WELD FITTINGS
12" cover, min.
SLEEVES
1120- CLASS 200 PVC plastic pipe. 24" cover, min.
CONTROLLER
HUNTER ACC2 with SOLAR SYNC. Mount in accessible are for landscape maintenance crew.
WEATHER SENSOR SENSOR
HUNTER SOLAR SYNC mounted on SW side of property
SPRAY HEADS
HUNTER PRO SPRAY or RAINBIRD SAM PRS. Min 6" pop up in turf, 12" pop up in shrub areas.
VALVE BOXES
CARSON, black plastic
HOSE BIB
CHAMPION or BUCKNER with vacuum breaker
GATE VALVE
NIBCO, (line size)

NOTE:
Contractor is responsible for submitting a full list/cut sheets of all irrigation equipment to LA for approval prior to purchase.

SECTION 5: DRIP SYSTEM SCHEDULE - EMITTERLINE TUBING

IN-LINE EMITTER TUBING
NETAFIM Techline CV
IN-LINE FILTER
TORO Drip Zone Kit with remote control valve, Wye filter with 150 MESH screen and 30 PSI PRESSURE REGULATOR/ KBI PVC BALL VALVE or similar. If site static pressure is less than 30 PSI, do not install a pressure regulator on drip zones.

NETAFIM GRID SPECIFICATIONS
Emitter flow, Emitter spacing and grid row spacing based on soil type of site:

Soil Type	Emitter Flow	Emitter Spacing	Row Spacing	Application Rate
Coarse Sand	0.9 gph	12"	16"	1.11 in/hr
Sand	0.6 gph	12"	16"	0.73 in/hr
Sandy Loam	0.6 gph	12"	16"	0.73 in/hr
Loam	0.4 gph	18"	18"	0.30 in/hr
Clay Loam	0.4 gph	18"	18"	0.30 in/hr
Clay	0.4 gph	18"	18"	0.30 in/hr
Clay	0.26 gph	18"	18"	0.19 in/hr

SECTION 6: DRIP SYSTEM SCHEDULE - POINT SOURCE EMITTERS

The recommended drip method is emitter line tubing grids, as shown above. When using individual emitters, use the following schedule:

Container size	# of .5 gph Emitters	Total Flow	Configuration
4"	1 Emitter	.5 gph	On root ball
1 gallon	2 Emitters	1 gph	Opposite sides of root ball
2 gallon	2 Emitters	1 gph	Evenly around root ball
5 gallon	4 Emitters	2 gph	Evenly around root ball
15 gallon	5 Emitters	2.5 gph	Evenly around root ball
24" Box	10 Emitters	5 gph	Concentric rings
36" Box	18 Emitters	9 gph	Concentric rings
48" Box	27 Emitters	13.5 gph	Concentric rings

SECTION 7: DRIP SYSTEM NOTES

- Locate in-line filter, pressure regulator and valve in valve boxes.
- For drip zones with a flow of less than 4 gpm, ½" polyethylene tubing may be lead all the way from the valve to the drip zone.
- For drip zones with a flow between 4 gpm and 8 gpm, ¾" schedule 40 PVC shall run from the valve to the beginning of the zone.
- For drip zones with a flow between 8 gpm and 12 gpm, 1" schedule 40 PVC shall be run from the valve to the beginning of the zone.
- Locate emitter discharge within the watering basin of each plant. See planting plan for exact location and size of plants to determine location of emitters. Secure above grade emitter lines to finish grade with plastic or metal staples.
- Install one manual flush valve for each drip sub-zone on the exhaust header at the hydraulic opposite end from the supply header.
- Install one drip zone flow indicator within 3 feet of the flush valve for each zone.
- If ¼" inch tubing is used, install e.o.v.c. bug caps and tubing stakes at the discharge ends by 'saico'. ¼" tubing lengths to be no greater than six feet.
- In-line emitter tubing shall be installed as a closed loop grid system. All drip grids shall be situated on the contour of slopes and not perpendicular to the slope. Install tubing on top of finish grade and under mulch. Ensure that each plant has an emitter on its root ball to establish it.
- Point source drip (button emitters, flag emitters, shrubblers, and vari-sprays) shall be avoided, if possible. Install an inline grid in all planted areas.

SECTION 8: PRESSURE AND FLOW RECORDING

- Contractor shall maintain a set of 'as-built' drawings throughout the construction and prepare and deliver a legible copy of the plan to the LA/Owner upon completion of the work and before final payment. The irrigation plan shall indicate locations of all underground pipes, location of sleeves, location of valves and any other information necessary for long-term maintenance of the system. One laminated plan copy and one laminated valve zone schedule must be placed at the irrigation controller.
- Contractor shall include base flow reading in gallons per minute for each valve zone on the as-built irrigation drawing.
- Contractor shall note the static pressure on the as-built irrigation drawing.
- Contractor to provide one irrigation binder to the LA/Owners, at final walk through. Binder to include as-built irrigation drawing, valve map, manufacturer's operating instructions and warranty and repair information.
- Contractor to provide an irrigation audit report (All projects under 2500sf can be conducted by the installing contractor. For all projects over 2500 sf, a qualified CLIA Irrigation Auditor must be hired.)

ARTERRA
LANDSCAPE ARCHITECTS
88 MISSOURI SAN FRANCISCO 94107
T: 415.861.3100
W: arterrasf.com



JOSWIAK RESIDENCE
2450 PURISIMA CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019
APN: 066-230-050

DATE:	ISSUE:
05.07.2021	PLANNING DEPT.
10.01.2021	PLANNING RESUBMITTAL

SCALE: AS NOTED



IRRIGATION NOTES

L4.1