COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: June 14, 2021

TO: Agricultural Advisory Committee

FROM: Camille Leung, Planning Staff, cleung@smcgov.org

SUBJECT: Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 7,550 sq. ft. two-story single-family residence with 1,180 sq. ft. attached garage, 703 sq. ft. basement, and septic system; 5,205 sq. ft. two-story barn; 1,920 sq. ft. horse barn; driveway and fire truck turnaround; and one 706 sq. ft. Affordable Housing Unit (deed restricted) and septic system, on a 20.26-acre property, located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Nineteen (19) trees are proposed for removal, including 6 significant trees. The project is appealable to the California Coastal Commission.

County File Number: PLN 2020-00133 (Simrock)

PROPOSAL

The applicant proposes to replace the existing 3,550 sq. ft. single-family residence with a new two-story single-family residence and septic system; a new driveway with a fire truck turnaround; a two-story barn; a horse barn; and an Affordable Housing Unit (AHU; deed restricted) and septic system. Grading for access road/fire truck turnaround and structures totals 3,200 cubic yards (1,600 cy cut; 1,600 cy fill). Nineteen (19) trees are proposed for removal, including 6 significant trees. The applicant proposes to plant additional screening landscaping, including twenty-two (22) 24-inch-36-inch box trees, to soften views from Purisima Creek Road. The applicant proposes to demolish a 915 sq. ft. horse barn, a 150 sq. ft. shed, a 2,300 sq. ft. barn and storage building, and a 296 sq. ft. horse stall. The property is not currently farmed; the applicant proposes to plant a non-commercial orchard on the east side of the property. The property is located within the Higgins-Purisima Road County Scenic Corridor.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Will the development, including a single-family residence, barn, horse barn, driveway, and Affordable Housing Unit (deed restricted) within the unincorporated

County area, have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that Planning staff take with respect to the application for this project?

BACKGROUND:

Report Prepared By: Camille Leung, Project Planner

Owner: Gregory R. Joswiak Trust

Location: 2450 Purisima Creek Road, North San Gregorio

APN: 066-230-050

Parcel Size: 20.26 acres

Existing Zoning: Planned Agricultural District / Coastal Development District (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Rural

Existing Land Use: Residential

Water Supply: On-site domestic well; Project includes an After-the-fact CDP for emergency domestic well replacement (emergency approved under PLN 2020-00109).

Sewage Disposal: On-site septic systems

Williamson Act: This parcel is not under a Williamson Act Contract.

Flood Zone: The project site is located in Flood Zones A (Areas subject to inundation by the 1-percent-annual-chance flood event) and X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Flood Panel 06081C0267F, Effective Date: 08-02-2017. The Federal Emergency Management Agency (FEMA) has provided a Conditional Letter of Map Amendment, dated July 15, 2020, removing the area of the existing residence from Zone A and amending the map to designate the area as Flood Zone X. The area of the proposed residence is generally in the same location as the existing residence, only further upslope and away from the creek.

Environmental Evaluation: An Initial Study/Mitigated Negative Declaration (IS/MND) is being prepared by the Project Planner. The target release date for the IS/MND is late June 2021.

Setting: The parcel is located in a rural area located within the unincorporated North San Gregorio area of San Mateo County, approximately 2 miles east (as the crow flies) of Cabrillo Highway. The site is located along Purisima Creek and is accessed via a driveway from Purisima Creek Road. The parcel is located within the Purisima Creek Road County Scenic Corridor.

Chronology:

Date		Action
April 29, 2020	-	Application submitted
April 7, 2021	-	Deemed complete
June 14, 2021	-	Agricultural Advisory Committee

Will the project be visible from a public road?

As further discussed in Section 2.c of this report, the project consists of multiple buildings that will be visible from Purisima Creek Road. The project involves the removal of 19 trees, including 6 trees with a trunk circumference of 12-inch in diameter at breast height or larger, in the area of the proposed Main Residence, driveway, and Barn. The applicant proposes to plant additional screening landscaping, including twenty-two (22) 24-inch-36-inch box trees, to soften views from Purisima Creek Road as shown on Page L4.0 of the Irrigation Plan. The declining topography form the road and the proposed tree plantings would partially screen the new house, the new driveway to the house, the new barn, and new AHU, from viewing locations along Purisima Creek Road.

Will any habitat or vegetation need to be removed for the project?

The proposed buildings would be located outside of both the riparian corridor of Purisima Creek and the 50 feet minimum riparian buffer zone. No habitat or riparian vegetation would be removed. A Coastal Biological Resources Review report was prepared on April 7, 2020 for the project site by Dana Riggs Sol Ecology, Inc. and is based on a biological resources study and reconnaissance-level surveys for Sensitive Natural Communities as defined in the Local Coastal Program (LCP) performed on February 12, 2019 on and adjacent to the Project Site. Recommendations of the report will be incorporated as mitigation measures in the IS/MND, which will be included as project conditions of approval.

Is there prime soil on the project site?

There are no prime soils on the subject parcel.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Compliance with Planned Agricultural District (PAD) Regulations

The project complies with the applicable development standards and requirements, discussed below:

a. Development Standards

As shown in the table below, the project conforms to Sections 6458 and 6359 of the San Mateo County Zoning Regulations, which regulate the height and setbacks of structures.

	PAD Development Standard	Existing Residence	Proposed Residence
Minimum Lot Size	N/A	20.26 acres	20.26 acres
Minimum Front Setback	50 feet	232 feet	139 feet
Minimum Side Setbacks	20 feet	>300 feet	>300 feet
Minimum Rear Setback	20 feet	140 feet	140 feet
Maximum Residential Floor Area	N/A	3,550 sq. ft.	7,550 sq. ft
Maximum Building Height	36’	28’-30’	28’-6” (Ridge Peak)

b. PAD Permit Requirements

The project conforms to the substantive criteria for the issuance of a PAD Permit, as applicable and outlined in Section 6355 of the Zoning Regulations. As proposed and conditioned, the project conforms to the following applicable policies.

(1) General Criteria

(a) *The encroachment of all development upon land which is suitable for agricultural uses shall be minimized.*

The new residence would be located within the same general area of the existing residence. The project includes the removal of the prominent driveway that leads to the existing house and bisects the property. A new

driveway would be constructed on the east side of the property, which would provide greener views of the property from Purisima Creek Road and maintain more continuous open space for pasture land and potential future agricultural use.

(b) *All development permitted on a site shall be clustered.*

The proposed Main Residence and new Barn are clustered at the center of the property in the general location of the current residence. The proposed AHU is clustered with an existing barn and horse stable. The proposed 1,920 sq. ft. Horse Barn is not clustered with new or existing buildings, but is located adjacent to the horse pasture for ease of use. Staff is working with the applicant to identify locations for the Horse Barn such that is it clustered with a new or existing building to preserve additional farmland (see Potential Alternate Location for Horse Barn in Attachment D).

(c) *Where possible, structural uses shall be located away from prime agricultural soils.*

There are no prime soils on the property.

(2) Water Supply Criteria

Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.

The project includes an After-the-fact CDP for emergency domestic well replacement (emergency approved under PLN 2020-00109). The domestic well has been reviewed and preliminarily approved by County Environmental Health Services.

(3) Criteria for the Conversion of Lands Suitable for Agriculture and Other Land

The PAD Regulations allow the conversion of lands suitable for agriculture with a PAD Permit when the following can be demonstrated:

(a) *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable;*

As discussed, the project parcel does not contain prime soils, nor are agricultural activities being conducted onsite. The proposed residence is largely in the same location as the existing residence and the re-designed driveway would preserve larger area of contiguous open space to accommodate potential future farming.

(b) *Continued or renewed agricultural use of the soils is not capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social, and technological factors (Section 30108 of the Coastal Act);*

While no agricultural operation currently exists at the property, the applicant proposes a non-commercial orchard use as a part of the larger project.

(c) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses;*

The proposed orchard use would be located on the southeast portion of the property, bordered by the proposed house to the east, the driveway to the north, and the creek to the south.

(d) *The productivity of an adjacent agricultural land is not diminished, including the ability of the land to sustain dry farming or animal grazing;*

The project would not impact the agricultural productivity of any surrounding properties.

(e) *Public services and facility expansions and permitted uses will not impair agricultural viability either through increased assessment costs or degraded air and water quality.*

The project would rely on an on-site well and on-site septic systems and would not necessitate the expansion of public services or facilities.

2. Compliance with Local Coastal Program (LCP) Policies

The project complies with the following applicable LCP Policies:

a. Development Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) allows new development in rural areas only if it is demonstrated that it will not have significant adverse impacts, either individually or cumulatively, on coastal resources and will not diminish the ability to keep all prime agricultural land and other land suitable for agriculture in agricultural production.

The project does not pose a significant adverse impact on coastal resources or diminish agricultural productivity, as it is not located on prime soils or active agricultural lands. The project design, with changes recommended by staff for the relocation of the horse barn so that it is clustered with other buildings, would preserve as much farmland as feasible for potential future agricultural operations.

b. Agricultural Component

Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on land suitable for agriculture. The project parcel does not currently have agricultural activity, incorporates a new non-commercial orchard, and would preserve as much farmland as feasible for potential future agricultural operations.

c. Visual Component

Policy 8.31 *(Regulation of Scenic Corridors in Rural Areas)* applies Section 6325.1 (Primary Scenic Resources Areas Criteria) of the Resource Management (RM) Zoning District as specific regulations protecting scenic corridors in the Coastal Zone, including those listed below:

(1) Public views within and from Scenic Corridors shall be protected and enhanced, and development shall not be allowed to significantly obscure, detract from, or negatively affect the quality of these views. Policy 8.31 requires a minimum setback of 100 feet from the right-of-way line, and greater where possible; however, a 50-foot setback may be permitted when sufficient screening is provided to shield the structure(s) from public view. The property slopes down from Purisima Creek Road (at elevation 340 feet) towards the pads of the Barn (at elevation 335 feet), Horse Barn (at elevation 334 feet), and the AHU (at elevation 329 feet), where view of the structures would be partially obscured by the declining topography. The proposed Main Residence is located over 100 feet from Purisima Creek Road. The applicant proposes to plant additional screening landscaping, including twenty-two (22) 24-

inch-36-inch box trees, to soften views from Purisima Creek Road as shown in the Irrigation Plan of Attachment C. The proposed tree plantings would partially screen the Main Residence, the new driveway, the Barn, and the AHU, from viewing locations along Purisima Creek Road. Based on the topography and proposed landscaping, Staff would support a 50-foot setback for the Barn, Horse Barn, and AHU.

(2) Curved approaches to Scenic Corridors shall be used in conjunction with native planting to screen access roads from view. The project includes a replacement driveway with a curved design with proposed screening landscaping, including 5 trees.

(3) The number of access roads to a Scenic Corridor shall be minimized wherever possible. Development access roads shall be combined with the intent of minimizing intersections with scenic roads, prior to junction with a Scenic Corridor unless severely constrained by topography. Staff is working with the applicant to relocate the Horse Barn (see Potential Alternate Location for Horse Barn in Attachment D); this will eliminate an additional access road to Purisima Creek Road. The project would maintain a total of 2 driveways with access to Purisima Creek Road.

ATTACHMENTS

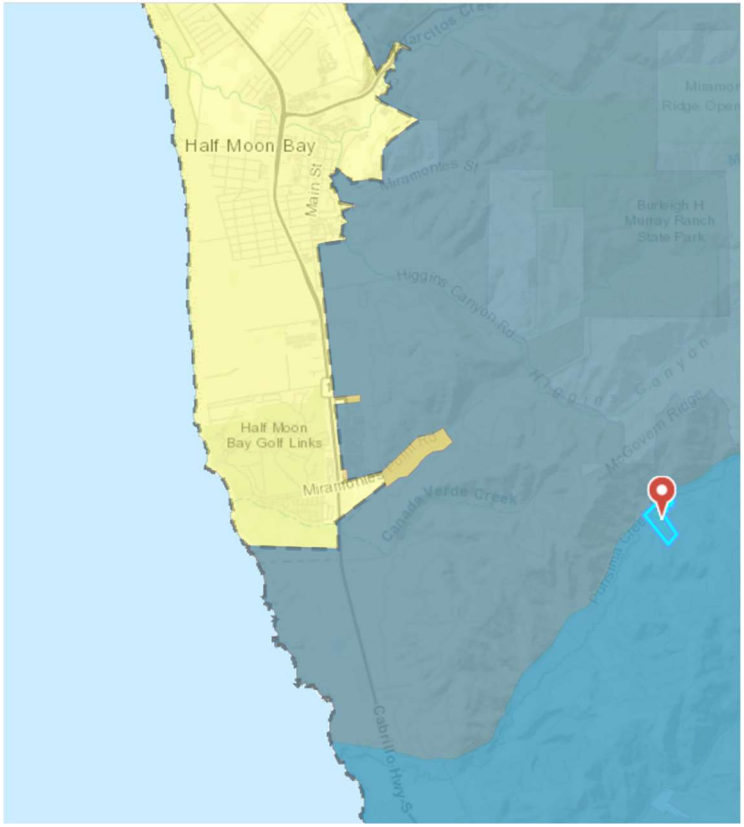
A. Vicinity Map
B. Project Plans
C. Irrigation Plan showing Proposed Landscaping
D. Potential Alternate Location for Horse Barn

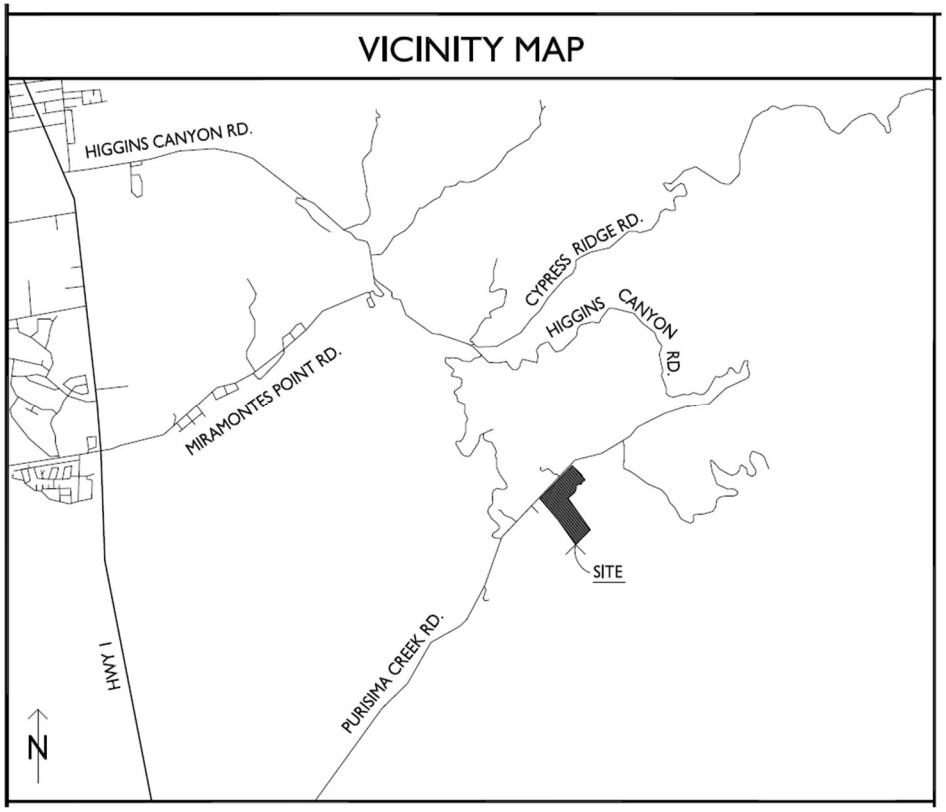
CML:cmc – CMLFF0665_WCU.DOCX

Vicinity Map – PLN2020-00133 - Joswiak Residence, Affordable Housing Unit, and Barn and Horse Barn

County of San Mateo – Planner: Camille Leung, Senior Planner

April 16, 2021

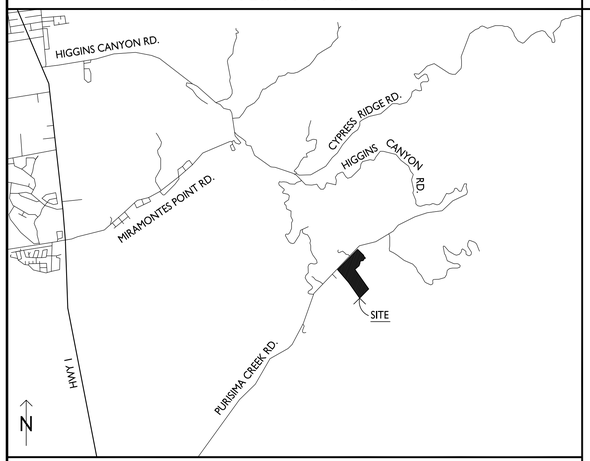




2450 PURISIMA CREEK ROAD

HALF MOON BAY, CALIFORNIA
APN: 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:	5,900 S.F.
SECOND FLOOR:	1,650 S.F.
TOTAL CONDITIONED FLOOR AREA:	7,550 S.F.
ATTACHED GARAGE:	1,180 S.F.
BASEMENT:	703 S.F.
BARN:	
GROUND FLOOR:	3,780 S.F.
SECOND FLOOR:	1,425 S.F.
TOTAL:	5,205 S.F.
HORSE BARN:	1920 S.F.
AFFORDABLE HOUSING UNIT:	706 S.F.
TOTAL NEW SQUARE FOOTAGE	17,264 S.F.

MAXIMUM FLOOR AREA :	
TOTAL ALLOWABLE:	NO S.F. LIMIT
TOTAL PROSPOSED	17,264 S.F.
LOT COVERAGE:	
EXISTING:	0.78%
PROPOSED:	1.69%

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@arterrasf.com
INTERIORS:	Kristi Will Design 630 Purissima Street Half Moon Bay, CA 94019	Kristi Will	kristi@kristiwilldesign.com
CONTRACTOR:	Falco Construction Half Moon Bay, CA 94019	Bryan Falvey	falcohmb@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

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco, ca 94107
415.527.4009
arcanumarchitecture.com

LICENSED ARCHITECT
KURT E SIMROCK
C 24259
REN. 08.31.21
STATE OF CALIFORNIA

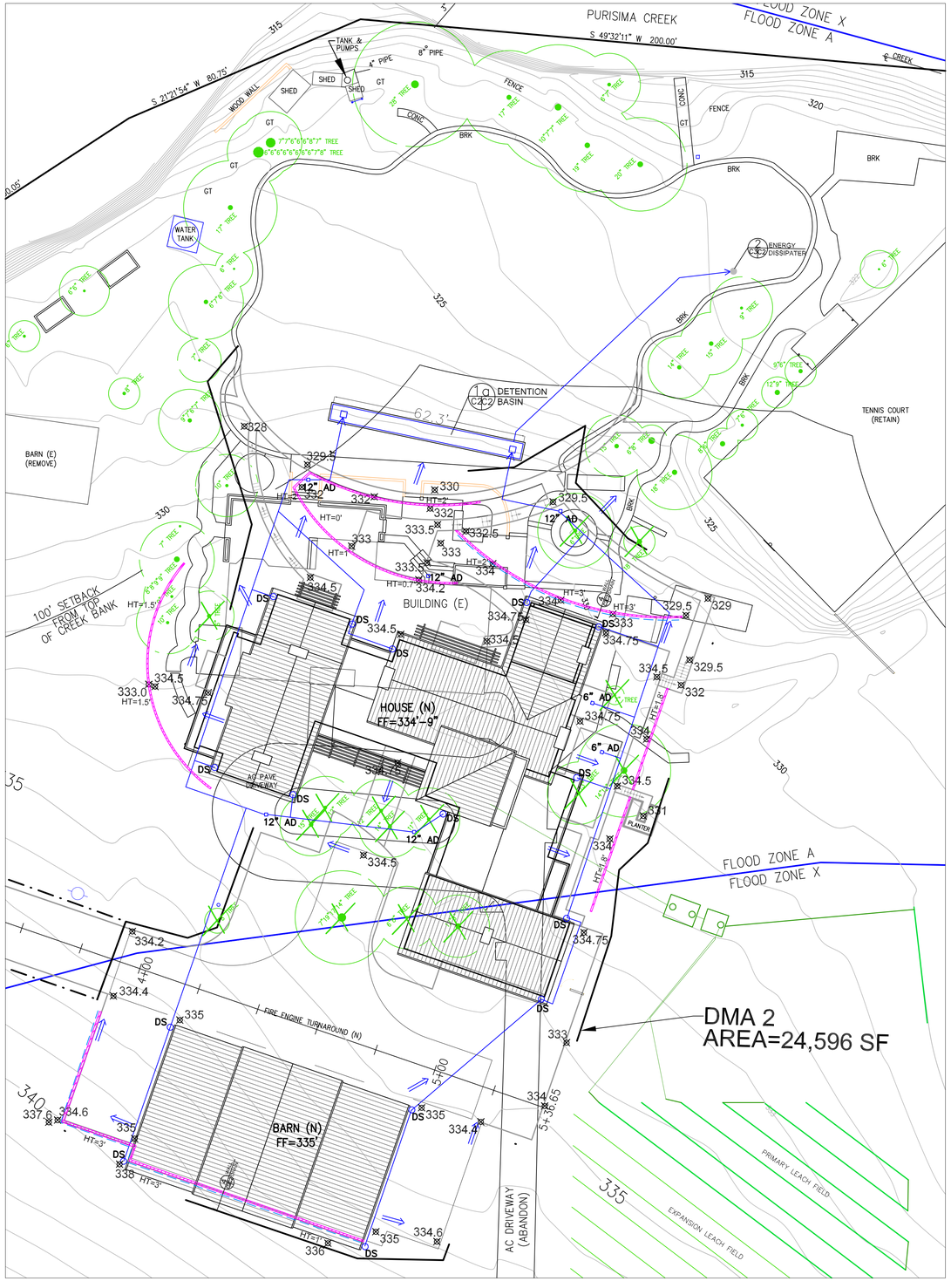
JOSWIAK RESIDENCE
2450 PURISIMA CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019
066-230-050

PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

TITLE SHEET

A0.0



LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 334.5 PROPOSED SPOT ELEVATION
- DS DOWNSPOUT
- AD AREA DRAIN, SIZE INDICATED IN PLAN
- 4" MIN SOLID DRAIN PIPE
- 4" MIN SOLID DRAIN PIPE
- TREE TO BE REMOVED

DRAINAGE NOTES

EXISTING ROOF AREAS = 6,024 SF
EXISTING PAVED AREAS = 28,022 SF
PROPOSED ROOF AREAS = 17,460 SF
PROPOSED PAVED AREAS = 33,064 SF
INCREASE IN ROOF AREAS = 11,436 SF
INCREASE IN PAVED AREAS = 5042 SF
TOTAL INCREASE IN IMPERVOUS SURFACES = 16,478 SF

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.

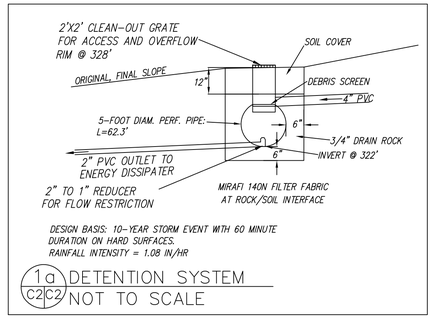
2. DOWNSPOUT DRAIN LINES FROM MAIN HOUSE AND BARN SHALL LEAD TO DETENTION BASIN, AS SHOWN. THE DETENTION BASIN SHALL DRAIN TO A SUMP PUMP AND ENERGY DISSIPATER, AS SHOWN.

3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.

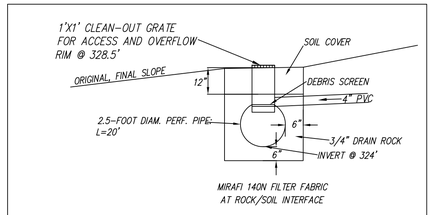
4. RUNOFF FROM THE DRIVEWAY SHALL BE DIRECTED TO THE THE ADJACENT LANDSCAPING AREA.

5. RUNOFF FROM THE ROOF OF THE HORSE BARN AND AHU SHALL BE DIRECTED TO DETENTION BASINS, AS SHOWN.

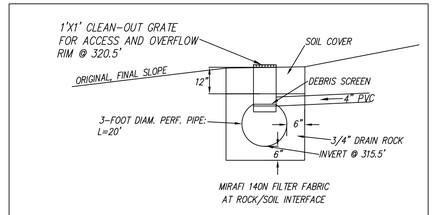
6. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE DETENTION BASIN/ENERGY DISSIPATER TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.



1a C2C2 DETENTION SYSTEM
NOT TO SCALE

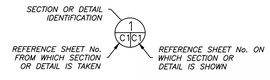


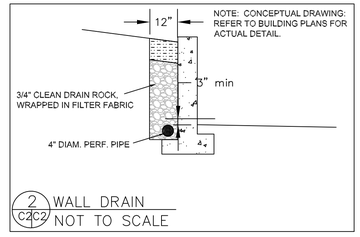
1b C2C2 DETENTION SYSTEM
NOT TO SCALE



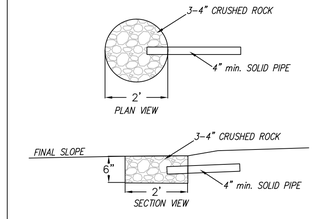
1c C2C2 DETENTION SYSTEM
NOT TO SCALE

SECTION AND DETAIL CONVENTION





2 C2C2 WALL DRAIN
NOT TO SCALE



3 C2C2 ENERGY DISSIPATER
NOT TO SCALE

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

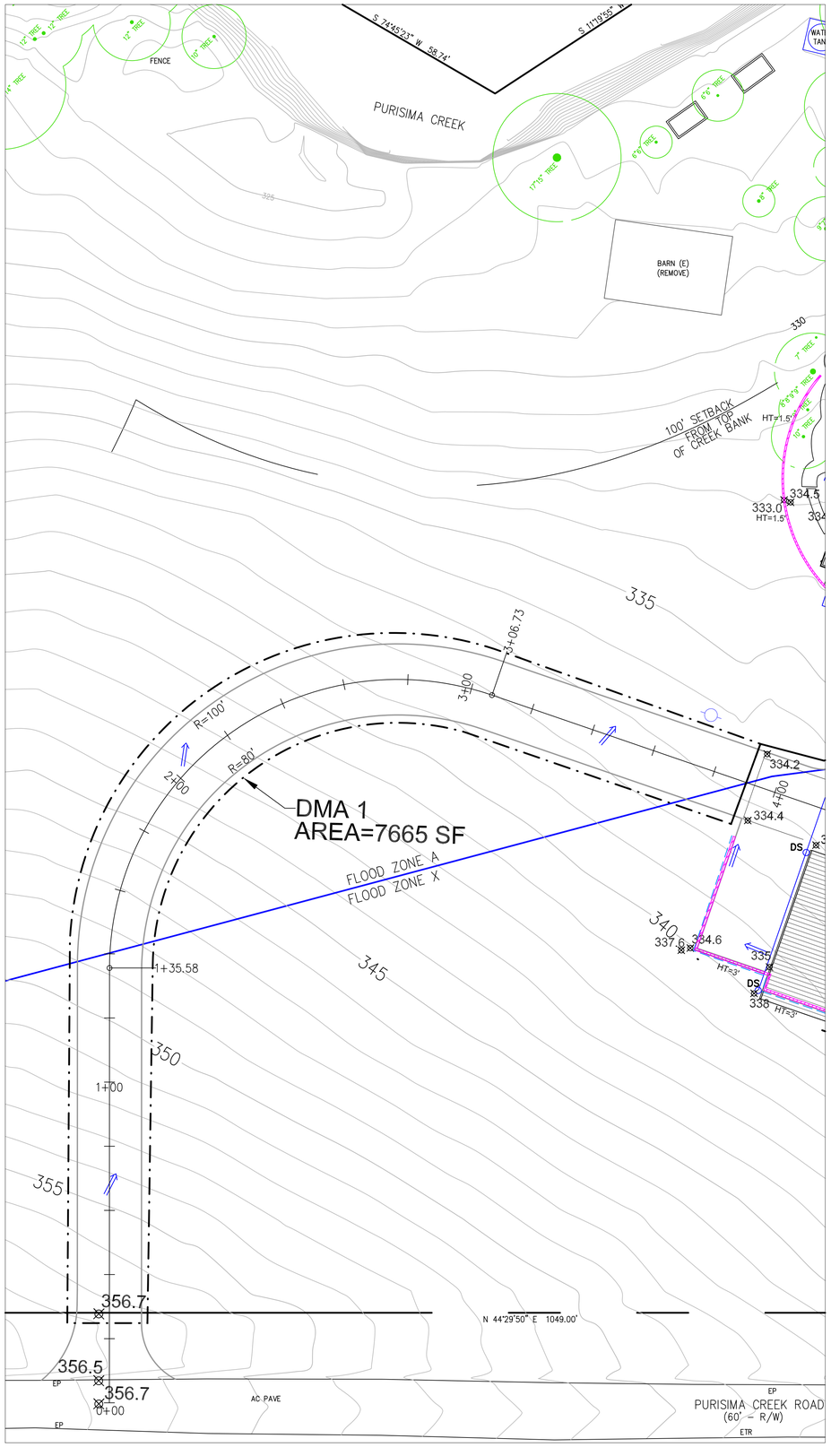
SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

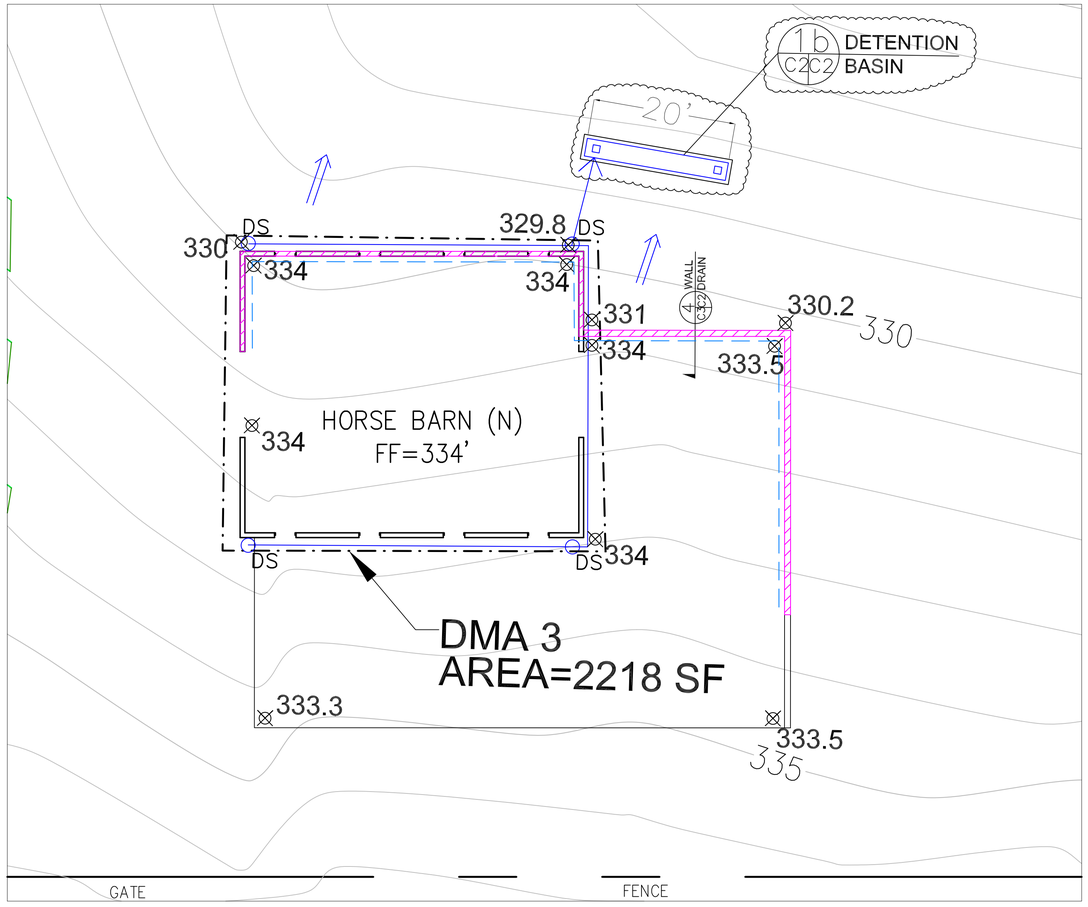
DATE: 3-24-20	DRAWN BY: CMK	CHECKED BY: AZG	REV. DATE: 1-7-21
REV. DATE:	REV. DATE:	REV. DATE:	

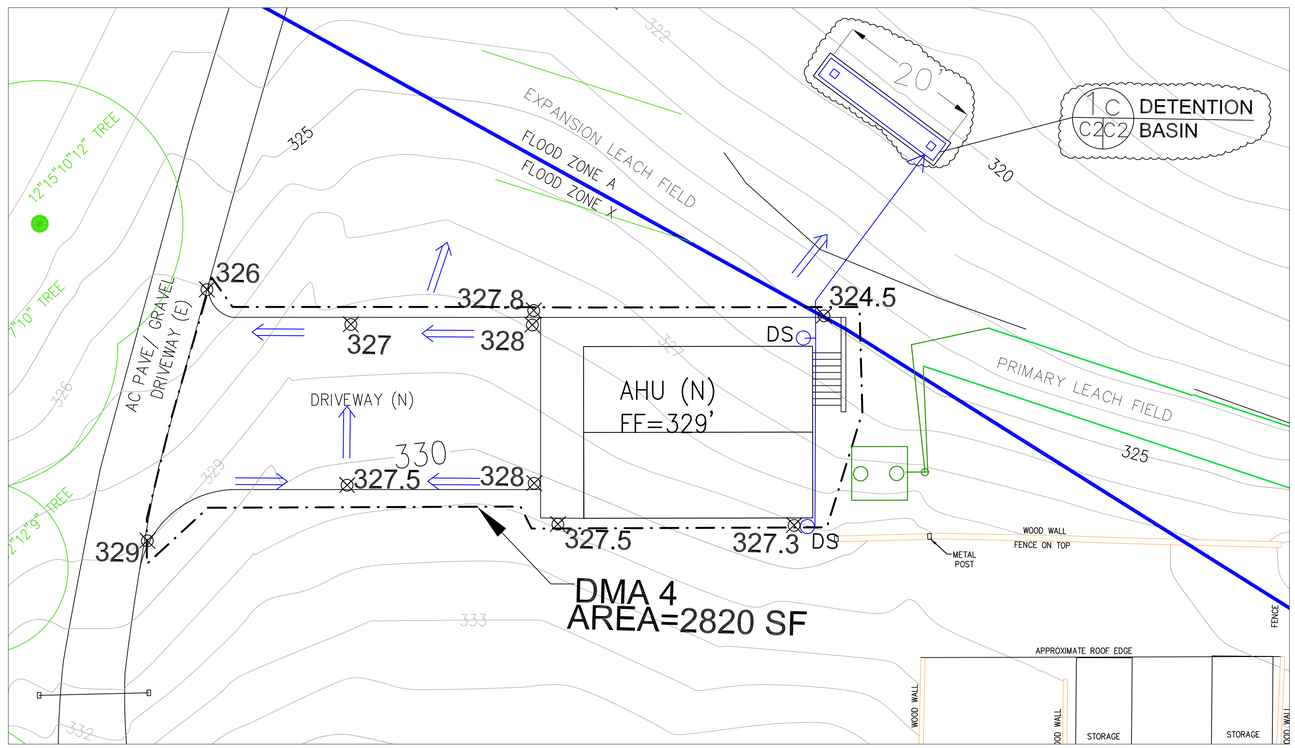
DRAINAGE PLAN - HOUSE (DMA2)

JOSWIAK PROPERTY
2450 PURISIMA CREEK ROAD
HALF MOON BAY
APN 066-230-050

SHEET
C-2







REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

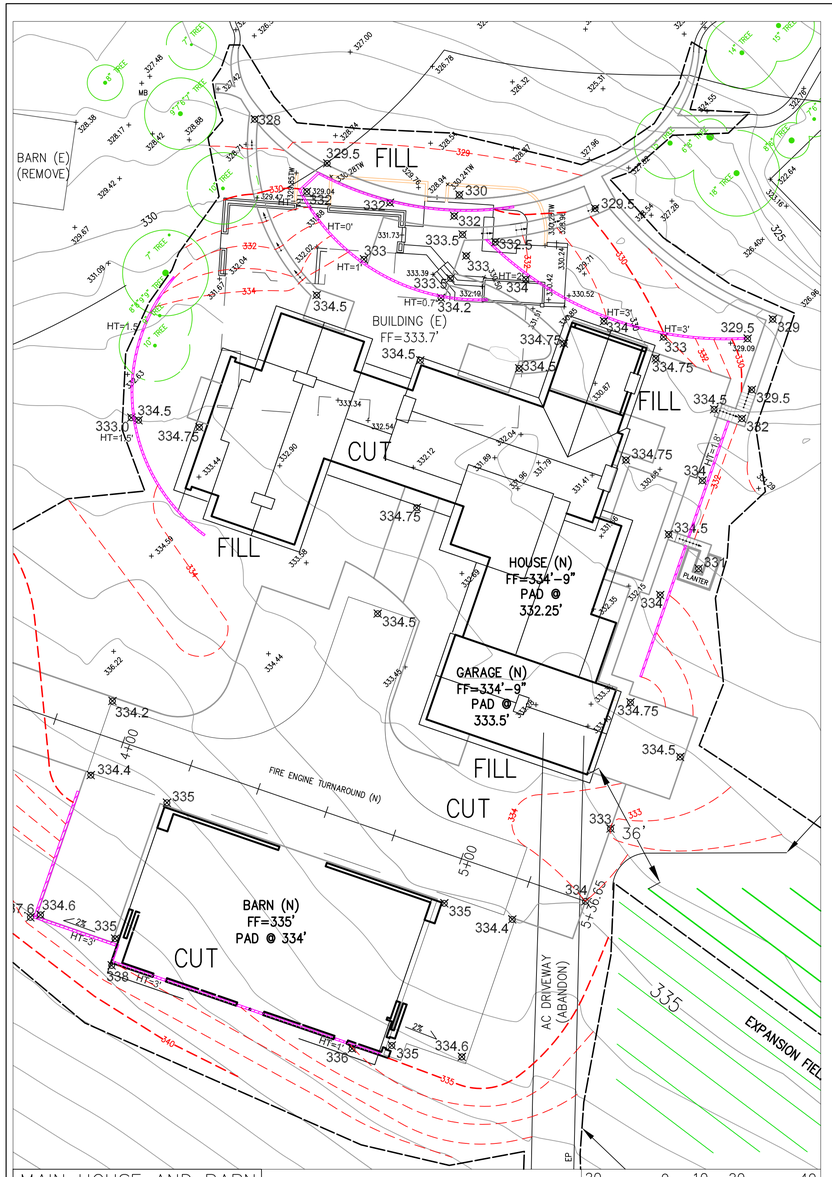
SIGMA PRIME GEOSCIENCES, INC.
324 RICH AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 3-30-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 1-7-21
REV. DATE:
REV. DATE:

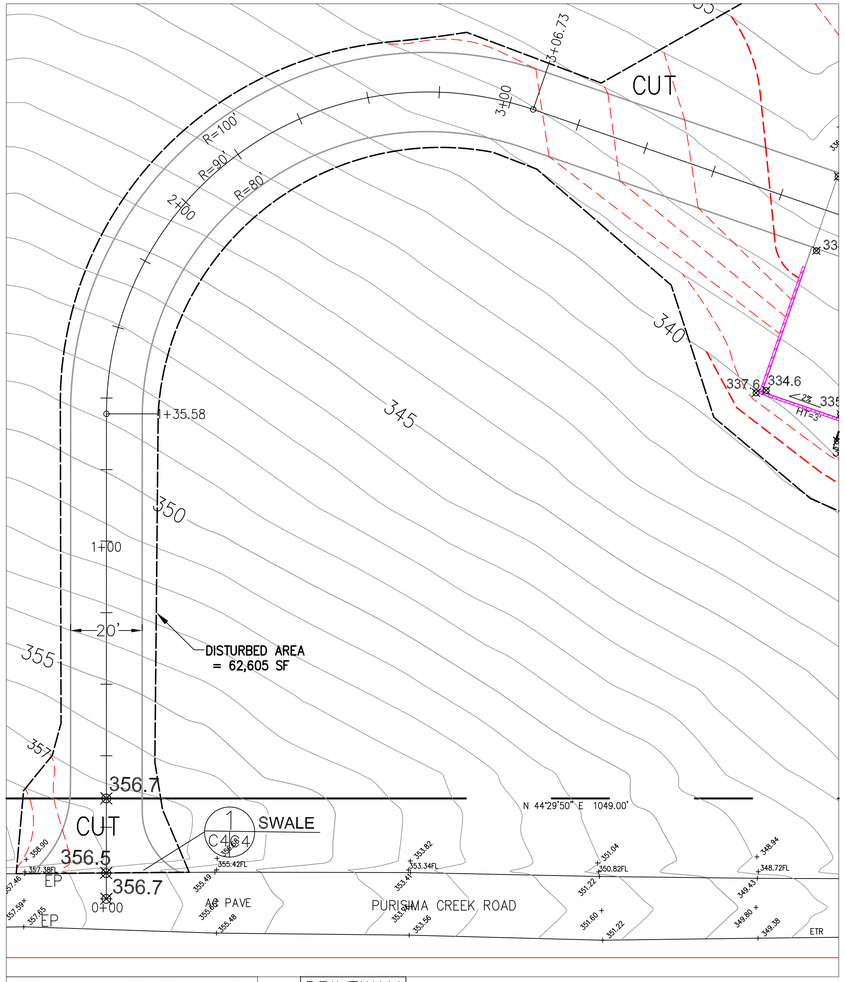
DRAINAGE PLAN – DRIVEWAY, HORSE BARN, AHU
(DMAs 1,3,4)

JOSWIAK PROPERTY
2450 PURISIMA CREEK ROAD
HALF MOON BAY
APN 066-230-050

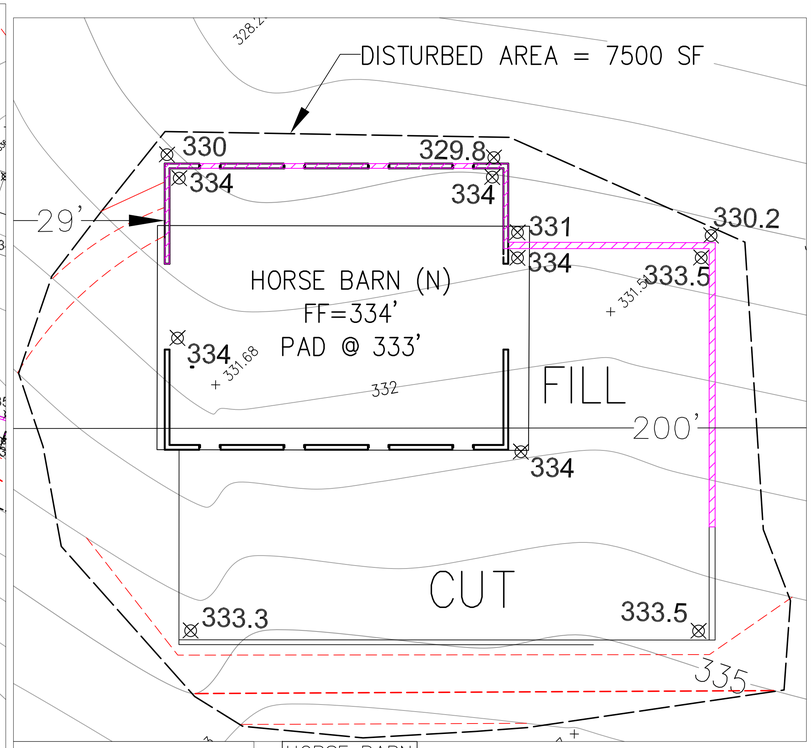
SHEET
C-3

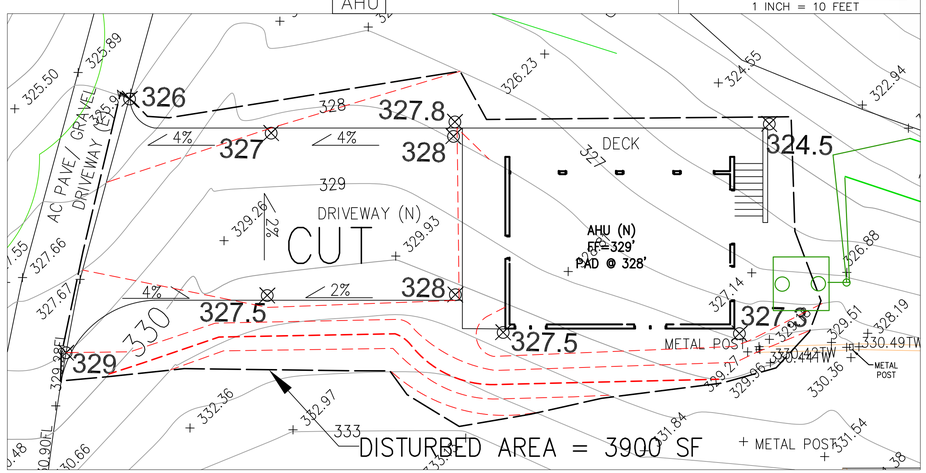


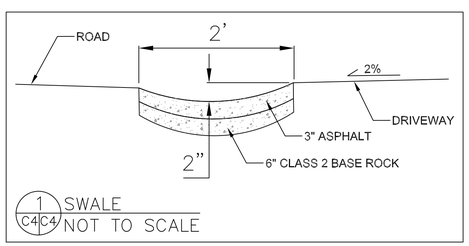
MAIN HOUSE AND BARN



DRIVEWAY







GRADING NOTES

CUT VOLUME : 1600 CY
FILL VOLUME: 1600 CY
TOTAL: 3200 CY

VOLUMES ABOVE ARE APPROXIMATE.

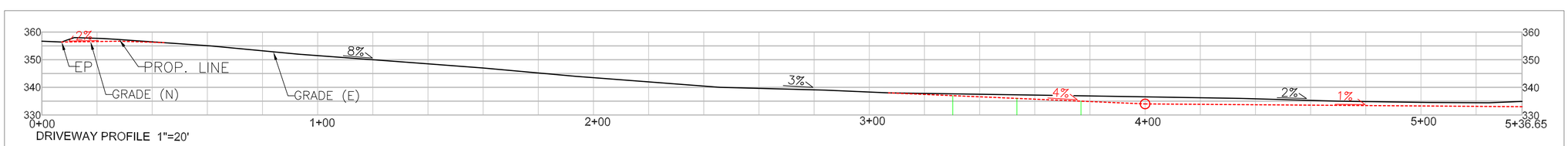
THE SUBGRADE BELOW ALL PAVED AREAS SHALL BE BASEROCK COMPACTED TO 95%.

ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.

ALL TRENCHES UNDER PROPOSED PAVED AREAS OR CONCRETE SHALL BE BACKFILLED TO SUBGRADE ELEVATION WITH COMPACTED APPROVED GRANULAR MATERIALS. IF TRENCHES ARE IN PROPOSED LANDSCAPE AREAS, THEY SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.

LEGEND

- EXISTING CONTOURS
- PROPOSED CONTOURS
- 325.45 EXISTING SPOT ELEVATION
- 334.6 PROPOSED SPOT ELEVATION



DRIVEWAY PROFILE 1"=20'

REGISTERED PROFESSIONAL ENGINEER
CHARLES M. KISSICK
No. 62264
9-30-21
EXPIRES
CIVIL
STATE OF CALIFORNIA

Sigma Prime Geosciences, Inc.

SIGMA PRIME GEOSCIENCES, INC.
332 PRINCETON AVENUE
HALF MOON BAY, CA 94019
(650) 728-3590
FAX 728-3593

DATE: 3-30-20
DRAWN BY: CMK
CHECKED BY: AZG
REV. DATE: 1-7-21
REV. DATE:
REV. DATE:

GRADING PLAN

JOSWIAK PROPERTY
2450 PURISIMA CREEK ROAD
HALF MOON BAY
APN 066-230-050

SHEET
C-4

FINISH MATERIAL SPECIFICATIONS

PAINT TYPES

NOTE:
1. CAULK ALL JOINTS AND FILL NAIL HOLES AT INTERIOR AND EXTERIOR TRIM, TYP.

P-1 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-2 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-3 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-4 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-5 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

TILE TYPES

T-1 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.

T-2 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.

STONE TYPES

S-1 EXTERIOR WALLS:
TYPE: 1" TO 1.5" THICK STONE VENEER (RECTANGULAR) WITH SPLIT FACE AND CUSTOM 'L' SHAPED CORNERS
SUPPLIER: S.B.I.
PATTERN: DRY STACK ASHLAR PATTERN
(NO EXPOSED GROUT)

S-2 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

S-3 COMPOSITE / STONE COUNTERTOP:
TYPE: 3/4" SLAB
SUPPLIER: T.B.D.
FINISH: T.B.D.
NOSING: 1 3/4" SQUARE

CONCRETE TYPES

C-1 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

C-2 CONCRETE STRUCTURAL SLAB:
TEXTURE: STEEL TROWEL, 1/4" TIGHT RADIUS MIN. CONTROL JOINTS TOOL. FILL JOINTS W/ GROUT TO MATCH CONCRETE

CARPET TYPES

V-1 CARPET:
TYPE: T.B.D.
MANUF: T.B.D.

WOOD TYPES

NOTE:
1. SET ALL NAILS AND FILL HOLES AND IMPERFECTIONS WITH WOOD PUTTY SANDING SEALER. SAND LIGHTLY BETWEEN COATS.
2. ALL CABINETRY AND MILLWORK TO BE STAINED AND SEALED BY MILLWORK SUBCONTRACTOR AT SHOP.

W-1 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)

W-2 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).

W-3 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

W-4 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.

W-5 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

W-6 INTERIOR WOOD CEILING, DECKING, RAFTERS: SEE W-2

W-7 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

W-8 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

W-9 INTERIOR WOOD BASEBOARD & PAINT GRADE CABINETS:
TYPE: POPLAR (PAINT GRADE SMOOTH)
FINISH: PAINTED P-5

W-10 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)

METAL TYPES

M-1 METAL ROOF:
MANUF: CUSTOM-BUILT
TYPE: 22 GAUGE SELECT SEAM 1" NARROW BATTEN WITH 16" COVERAGE
FINISH: VINTAGE

M-2 EXTERIOR METAL:
TYPE: COLD ROLLED & HOT ROLLED NATURAL STEEL PLATE
FINISH: ALL WELDED JOINTS GROUNDED SMOOTH, PAINTED P-2

M-3 METAL WINDOWS AND DOORS :
MANUF: T.B.D.
COLOR: BLACKENED STEEL / DARK BRONZE

M-4 FLUE ENCLOSURES - CLASS 'A' FIRE RATED:
TYPE: HEAVY GAUGE BONDERIZED, GALVANIZED SHEETMETAL
FINISH: MATCH M-1

M-5 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

M-6 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)

M-7 LANDSCAPE SITE WALL:
TYPE: CORTEN STEEL 1/4" THICK / S.L.D.

M-8 EXTERIOR ACCENT PANEL:
TYPE: CORTEN STEEL
MANUF: HONOMOBO

M-9 A.H.U. WINDOWS AND DOORS:
MANUF: DUXTON
FINISH: PAINTED
COLOR: MATTE BLACK

ROOF TYPES

R-1 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 1463

R-2 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

KEYNOTES

1 - GENERAL DATA

1.1 OUTLINE OF ROOF OVERHANG ABOVE SHOWN DASHED
1.2 EXISTING GRADE SHOWN DASHED
1.3 PROPOSED GRADE
1.4 RAISED WOOD FLOOR FRAMING ON CONCRETE FOUNDATION
1.5 OUTLINE OF (E) HOUSE, GARAGE, AND HORSE BARN TO BE REMOVED
1.6 (E) TREES TO BE REMOVED, SHOWN DASHED
1.7 (E) TENNIS COURT, TO REMAIN
1.8 PROPOSED SEPTIC SYSTEM / LEACH FIELD. SEE SEPTIC DRAWINGS.
1.9 (E) TREE TO REMAIN, SEE ARBORIST REPORT
1.10 50' RIPARIAN SETBACK ZONE SHOWN SHADED
1.11 (E) FENCE
1.12 (E) LOW MEADOW
1.13 FIRE TRUCK TURNAROUND
1.14 NOT USED
1.15 OUTLINE OF PROPOSED BARN BEYOND

2 - SITEWORK

2.1 CHIPSEAL DRIVEWAY, S.L.D.
2.2 ENTRY GATE, S.L.D.
2.3 TRASH ENCLOSURE, S.L.D.
2.4 OUTDOOR KITCHEN, S.L.D.
2.5 (N) FENCE
2.6 (N) PATHS / SITE WALLS, S.L.D.
2.7 CHIPSEAL AT FIRE TRUCK TURNAROUND / PARKING, S.L.D.
2.8 VEGETABLE GARDEN, S.L.D.
2.9 RETAINING WALL, S.L.D.
2.10 STEEL SITE WALLS, S.L.D.
2.11 A.C. ENCLOSURE
2.12 PLANTING/LANDSCAPE BED, S.L.D.
2.13 SOLAR ELECTRIC FENCE: 5' FROM FRONT PROPERTY LINE FENCE, AROUND SEPTIC SYSTEM / LEACH FIELD, 50' FROM RIPARIAN EDGE.

3 - CONCRETE

3.1 CONCRETE / STONE PAVING, S.L.D.
3.2 BOARD FORMED POURED IN PLACE CONCRETE WALL
3.3 CONCRETE PERIMETER FOUNDATION
3.4 OUTLINE OF BASEMENT MECHANICAL / STORAGE

4 - MASONRY

4.1 STONE WALL
4.2 BOULDER, S.L.D.

5 - METALS

5.1 3" DIA. ROUND DOWNSPOUTS / 5" HALF-ROUND METAL GUTTERS
5.2 METAL TRELLIS (M-2)
5.3 METAL CHIMNEY CAP
5.4 STEEL FASCIA CONCEALING INTEGRATED GUTTER
5.5 42" TALL METAL FRENCH BALCONY / GUARDRAIL
5.6 METAL WINDOW SURROUND
5.7 STEEL STAIR AND GUARD / HANDRAIL W/ WOOD TREADS
5.8 STEEL TRIM
5.9 METAL PANEL GARAGE DOORS
5.10 STEEL ACCENT PANEL
5.11 42" TALL METAL GUARDRAIL

6 - WOODS and PLASTICS

6.1 WOOD BARN DOOR / SHUTTER
6.2 WOOD SCREEN
6.3 WOOD FENCE, S.L.D.
6.4 VERTICAL T&G WOOD SIDING
6.5 WOOD TRUSS
6.6 WOOD TRELLIS POSTS
6.7 WOOD FASCIA / RAFTER TAIL
6.8 WOOD DECK
6.9 WOOD POST AT DECK

7 - THERMAL and MOISTURE

7.1 SINGLE MEMBRANE FLAT ROOF (R-1)
7.2 STANDING SEAM MTL. ROOF (R-2)

8 - DOORS and WINDOWS

8.1 METAL DOORS AND WINDOWS, TYP.
8.2 DOGGIE DOOR
8.3 STEEL / GLASS ENTRY DOOR
8.4 OFFSET PIVOT METAL / GLASS DOOR
8.5 DOUBLE PANE INSULATED FIBERGLASS WINDOWS AND PATIO DOORS

9 - FINISHES

9.1 STONE SLAB SHOWER NICHE (S-3)
9.2 STONE SLAB FLOATING BENCH SEAT

10 - SPECIALTIES

10.1 BARN DOOR TRACK
10.2 ISOKERN FIREBOX
10.3 LAUNDRY CHUTE
10.4 SHOWER DOOR / ENCLOSURE 1/2" FRAMELESS CLEAR STARFIRE TEMPERED GLASS
10.5 NOT USED
10.6 RECYCLED SHIPPING CONTAINER PRE-FABRICATED HOUSING UNIT

11 - EQUIPMENT

11.1 FLAT SCREEN T.V. IN NICHE, MOUNTED W/ SHALLOW TILT BRACKET, PROVIDE BLOCKING
11.2 UNDERCOUNTER DRINK REFRIGERATOR W/ CUSTOM WOOD OVERLAY PANEL (W-8)
11.3 ICE MACHINE
11.4 UNDERCOUNTER DISHWASHER W/ CUSTOM OVERLAY WOOD PANEL (W-8)
11.5 AIR CONDITIONING UNIT
11.6 WASHER / DRYER
11.7 INTEGRATED REFRIGERATOR W/ WOOD OVERLAY PANEL (W-8)
11.8 GAS FIREPLACE
11.9 FREE STANDING RANGE / OVEN
11.10 BUILT-IN BBQ

12 - FURNISHINGS

12.1 UNDERCOUNTER WOOD CABINETS (W-8) W/ STONE COUNTERTOP (S-3)
12.2 BUILT-IN UPPER WOOD CABINETS (W-8)
12.3 BUILT-IN CLOSET (W-8)
12.4 OUTDOOR COUNTER / CABINET
12.5 BUILT-IN WOOD DESK (W-8)
12.6 BUILT-IN BOOK SHELVES (W-8)
12.7 BUILT-IN CABINET (W-8)
12.8 BUILT-IN SHELVING (W-9)
12.9 BUILT-IN LINEN CABINET (W-8)
12.10 BUILT-IN CLOSET SYSTEM (W-8)

15 - MECHANICAL / PLUMBING

15.1 CURBLESS SHOWER W/ 1/2" FRAMELESS CLEAR STARFIRE TEMPERED GLASS ENCLOSURE AND DOOR
15.2 DRYING RACK W/ SHOWER DRAIN
15.3 WATER STORAGE TANKS
15.4 PROPANE TANK
15.5 (E) WATER STORAGE TANK
15.6 ELECTRICAL BOILER / STORAGE TANK

16 - ELECTRICAL

16.1 LIGHT FIXTURE
16.2 800 AMP MAIN ELECTRICAL PANEL
16.3 TELEPHONE / COMMUNICATION PANELS

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

LICENSED ARCHITECT
CLAIRE SIMROCK
C-24259
EXPIRES 08.31.21
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

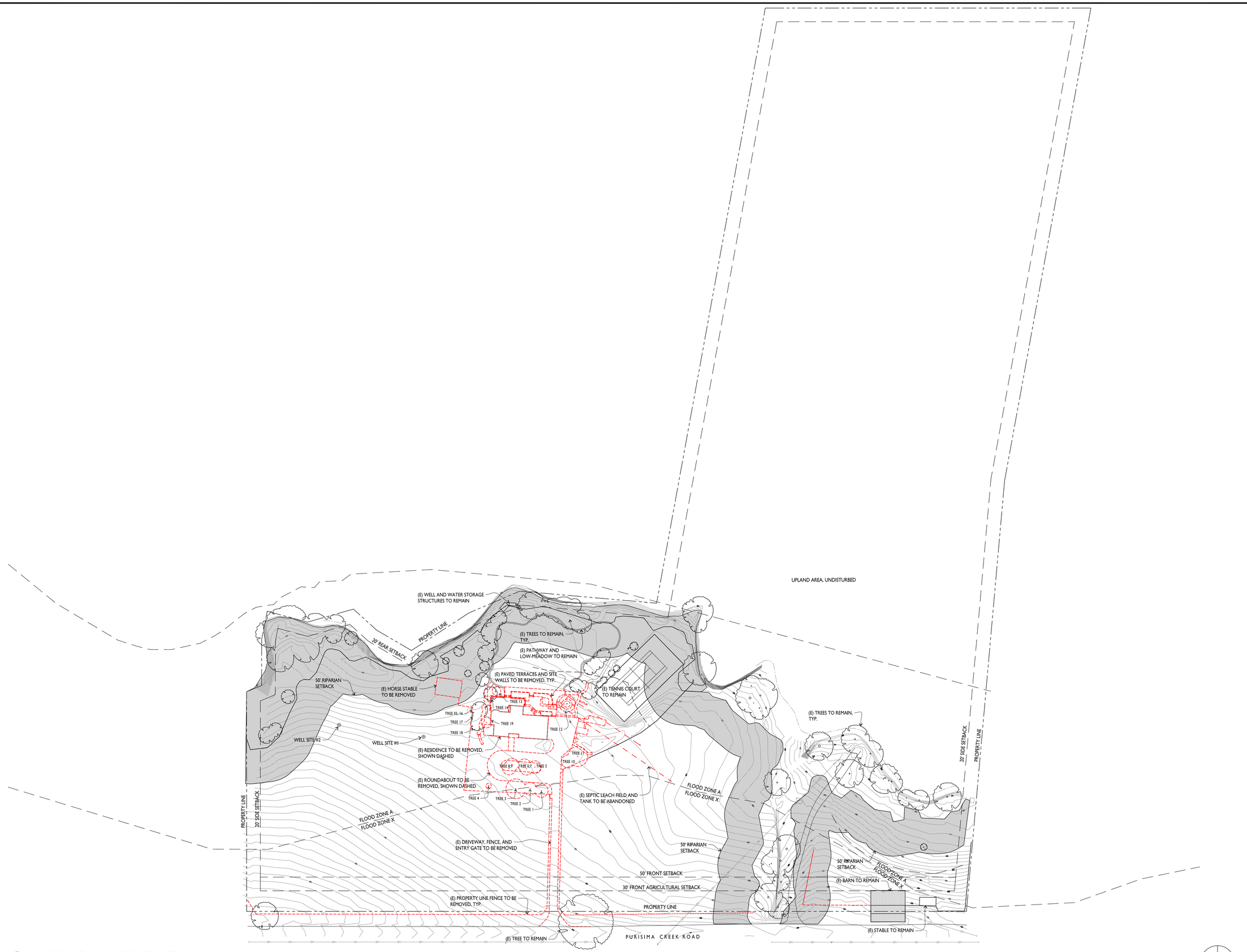
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

FINISH MATERIAL SPECS, KEYNOTES & ARCHITECTURAL SPECIFICATIONS

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

A0.1



1 / A1.0 EXISTING / DEMOLITION SITE PLAN

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco, ca 94107
415-357-4400
arcanumarchitecture.com

LICENSED ARCHITECT
KURT SIMROCK
C24259
REN. 08.31.21
STATE OF CALIFORNIA

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

EXISTING / DEMOLITION SITE PLAN

SCALE: 1"= 50'-0"

A1.0

1 OVERALL SITE PLAN
A1.1

0 25' 50' 100' 200'

NORTH
BUILDING NORTH

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

LICENSED ARCHITECT
ALEXIS SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

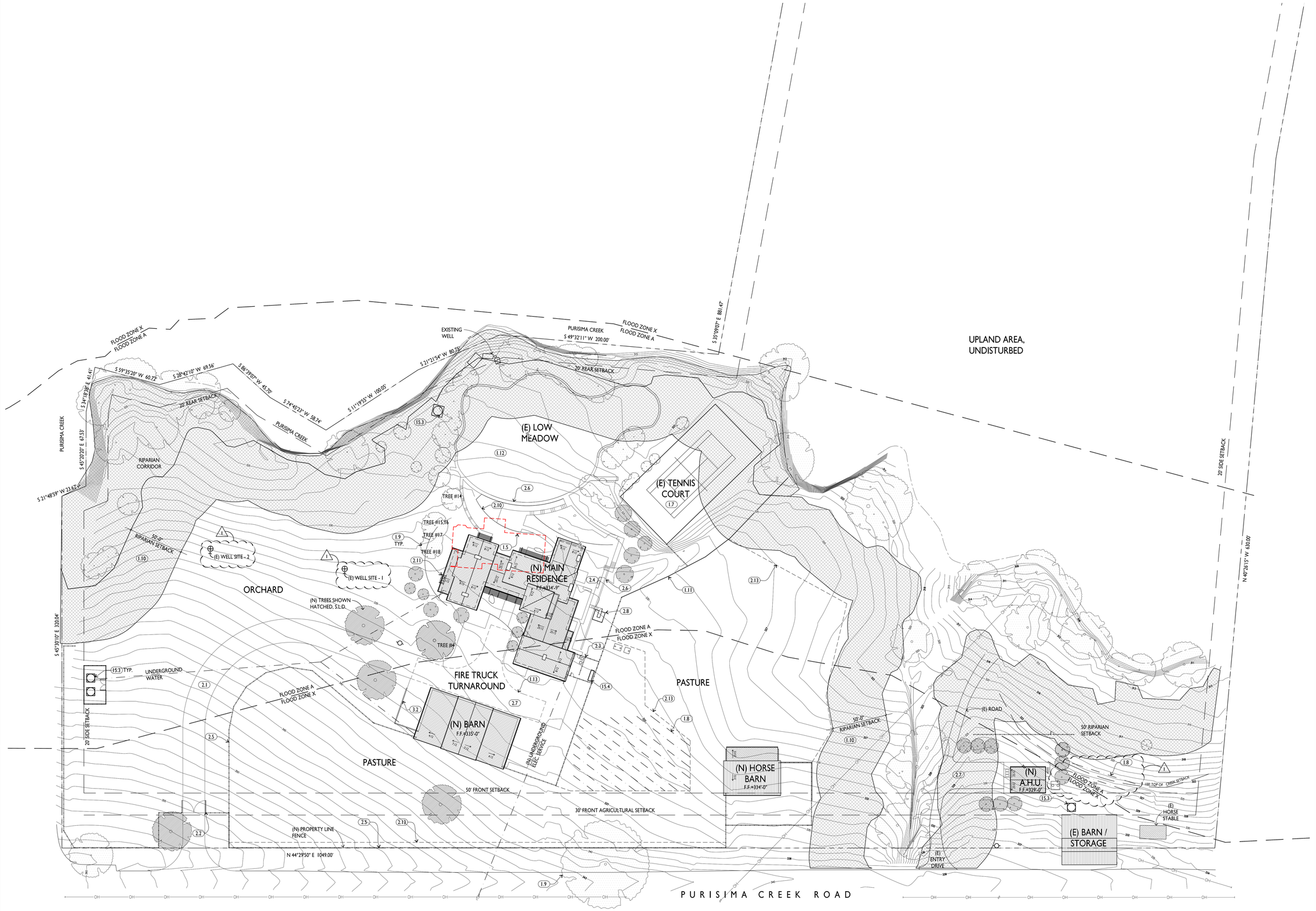
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	1 REVISION

OVERALL SITE PLAN

SCALE: 1"= 50'-0"

A1.1



1 A1.2 PARTIAL ENLARGED SITE PLAN

0 16' 32' 64' 128'

NORTH / BUILDING NORTH

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

A1.2

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

LICENSED ARCHITECT
KURT SIMROCK
C 24259
REN. 08.31.21
STATE OF CALIFORNIA

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 /1	REVISION

PARTIAL ENLARGED SITE PLAN

MAIN RESIDENCE - GROUND FLOOR PLAN

1/A2.1

0 3' 6' 12' 24'

NORTH
BUILDING NORTH

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

LICENSED ARCHITECT
ALEXIS SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

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

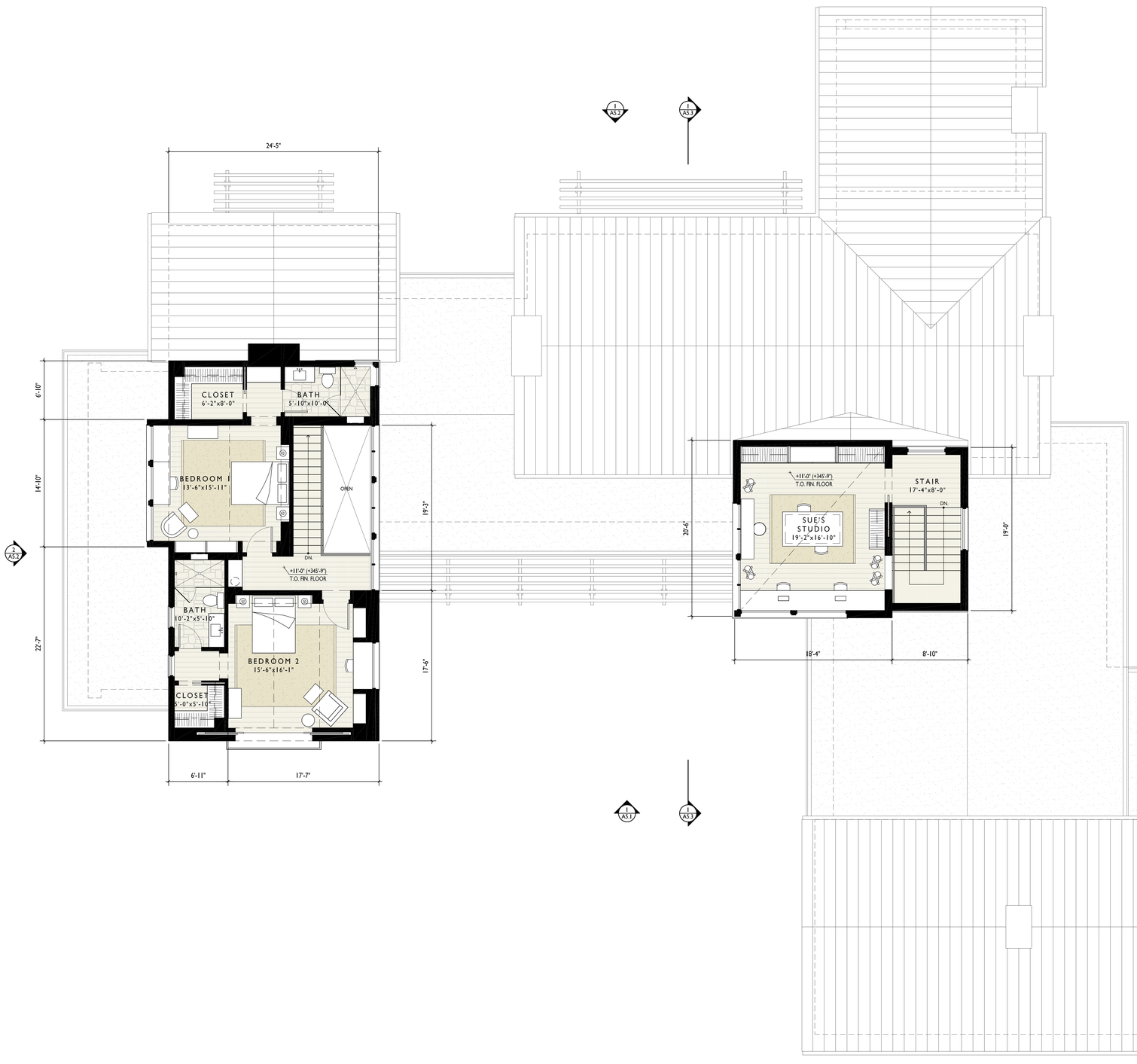
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

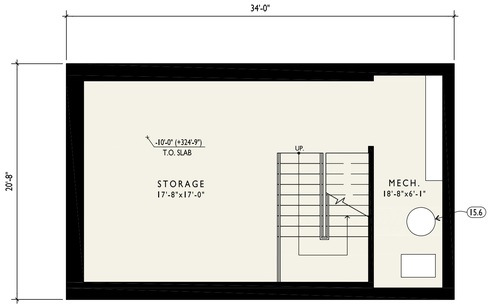
MAIN RESIDENCE-
GROUND FLOOR
PLAN

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

A2.1



2 A2.2 MAIN RESIDENCE - SECOND FLOOR PLAN



1 A2.2 MAIN RESIDENCE - BASEMENT FLOOR PLAN

0 3' 6' 12' 24'

NORTH BUILDING NORTH

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

LICENSED ARCHITECT
AIDAN SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

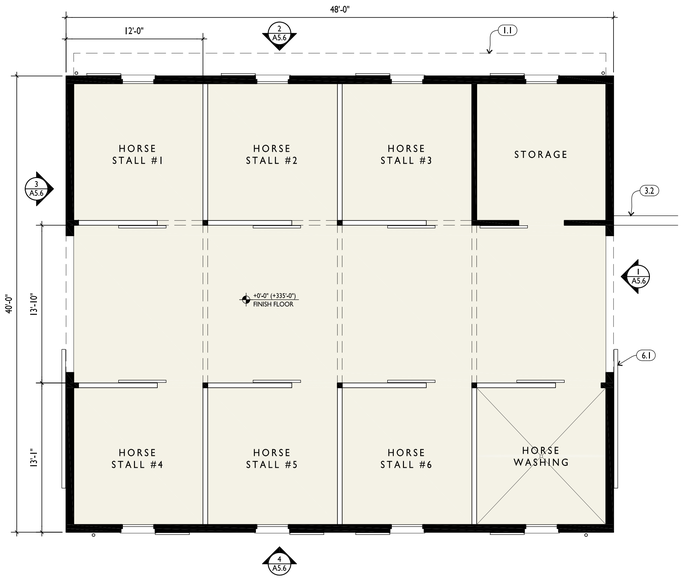
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

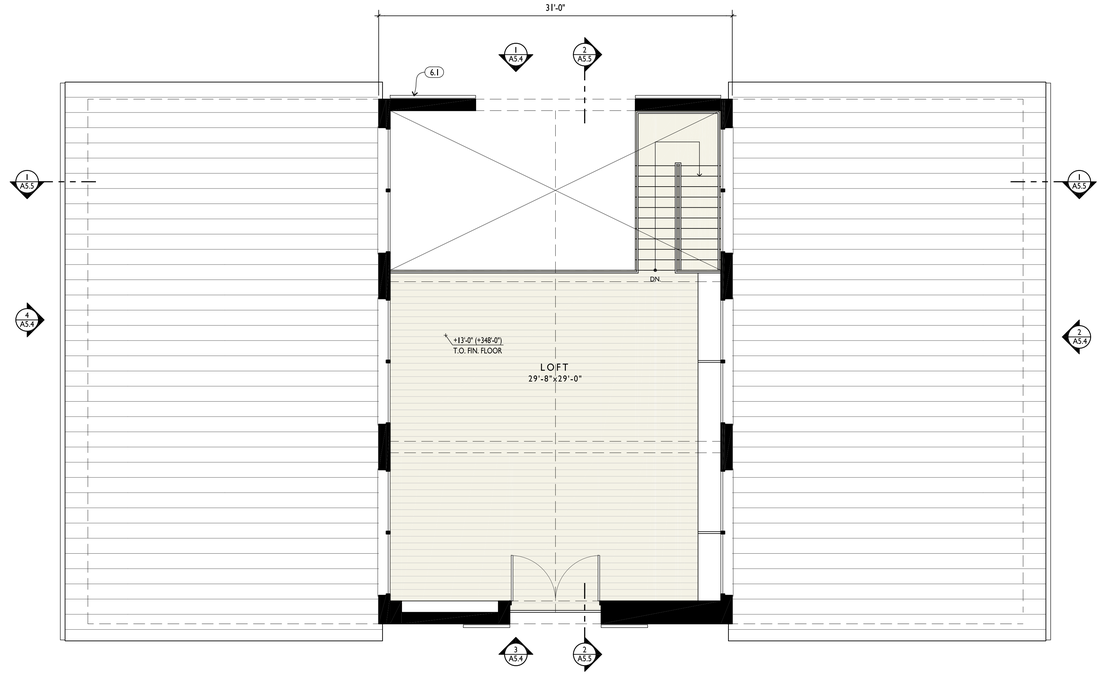
MAIN RESIDENCE- BASEMENT AND SECOND FLOOR PLANS

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

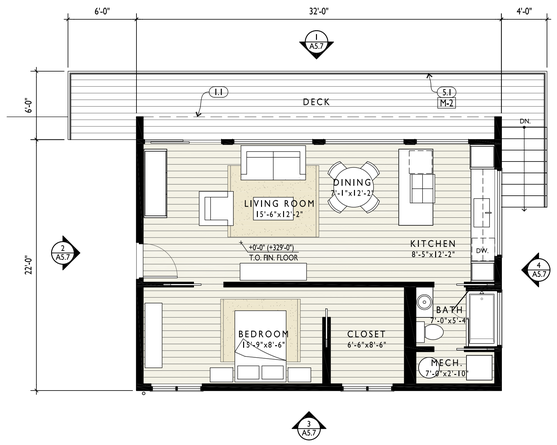
A2.2



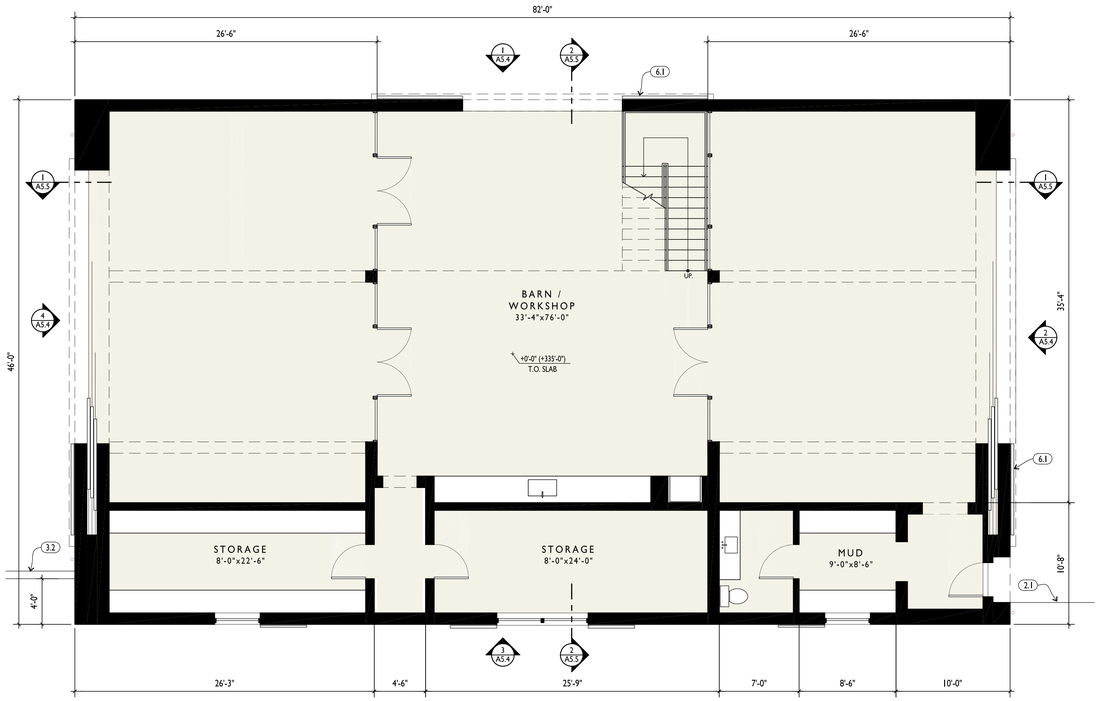
4 A2.3 HORSE BARN - FLOOR PLAN



2 A2.3 BARN - SECOND FLOOR PLAN



3 A2.3 AFFORDABLE HOUSING UNIT - FLOOR PLAN



1 A2.3 BARN - GROUND FLOOR PLAN

0 3' 6' 12' 24'

NORTH
BUILDING NORTH

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco ca 94107
415.337.4400
arcanumarchitecture.com

LICENSED ARCHITECT
ROBERT SIMROCK
24259
REN. 08.31.21
STATE OF CALIFORNIA

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

BARN / AHU / HORSE BARN- FLOOR PLANS

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

A2.3

1 / A5.1 MAIN RESIDENCE - NORTH ELEVATION

0 3' 6' 12' 24'

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

LICENSED ARCHITECT
KURT E. SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

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

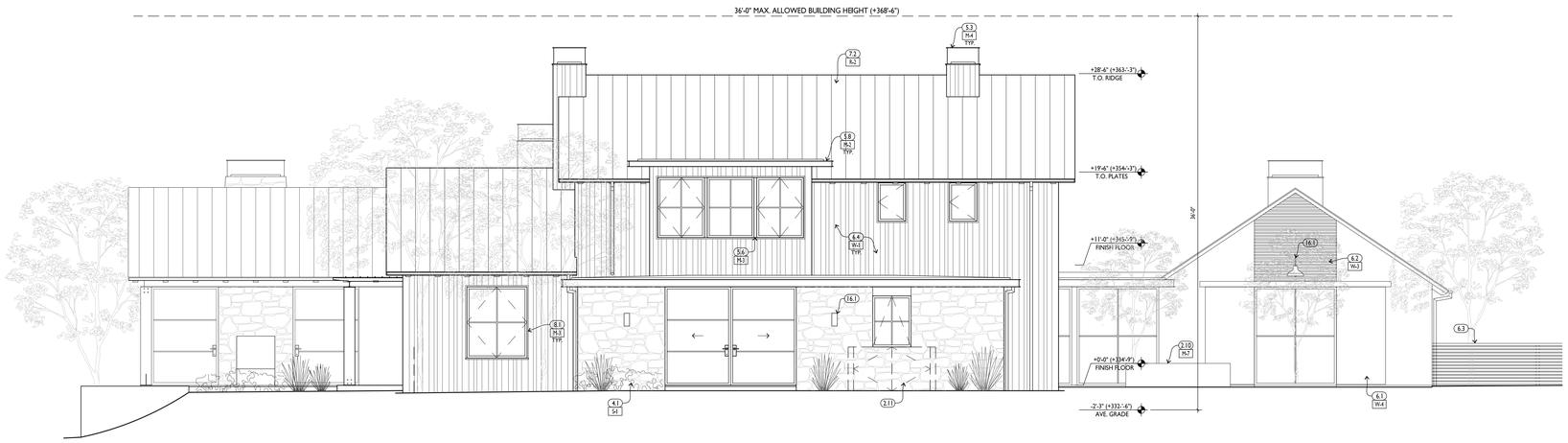
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

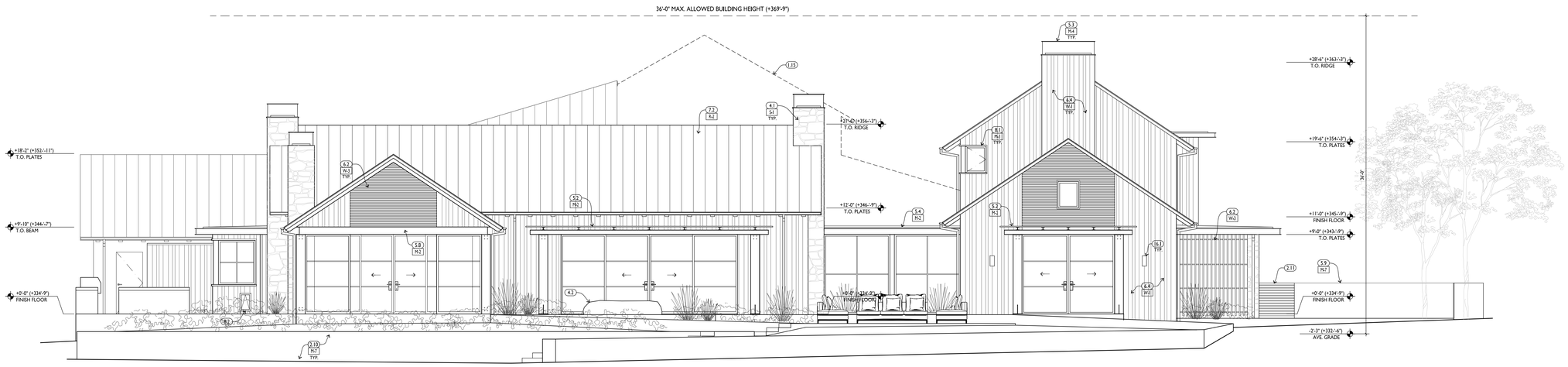
MAIN RESIDENCE-
EXTERIOR
ELEVATIONS

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

A5.1



2 A5.2 MAIN RESIDENCE - EAST ELEVATION



1 A5.2 MAIN RESIDENCE - SOUTH ELEVATION

3' 0 6' 12' 24'

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

LICENSED ARCHITECT
KURT SIMROCK
24259
REN. 08.31.21
STATE OF CALIFORNIA

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

PROJECT NO. 18010

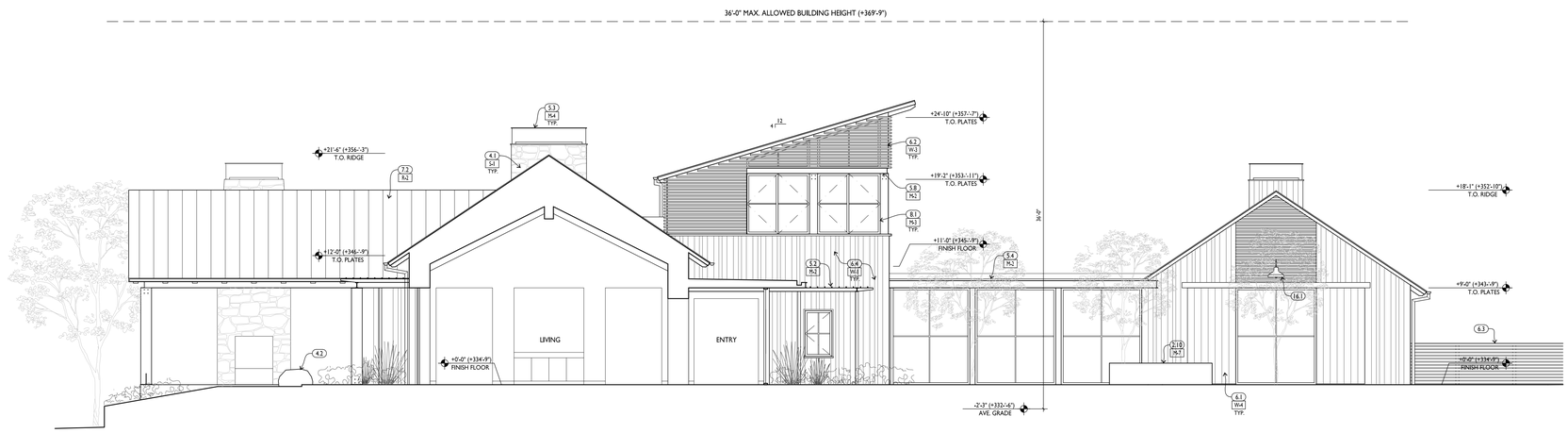
DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

MAIN RESIDENCE-
EXTERIOR
ELEVATIONS

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

A5.2

2 A5.3 MAIN RESIDENCE - WEST ELEVATION



1 A5.3 MAIN RESIDENCE- SECTION

3' 0 6' 12' 24'

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

LICENSED ARCHITECT
KURT SIMROCK
24259
REN. 08.31.21
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

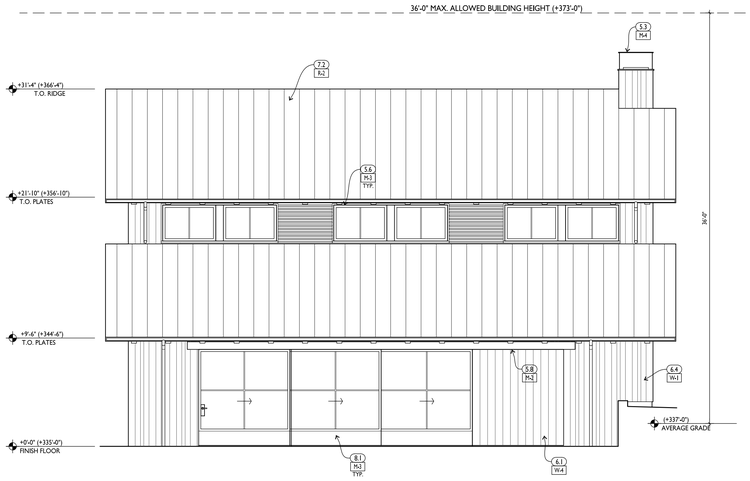
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

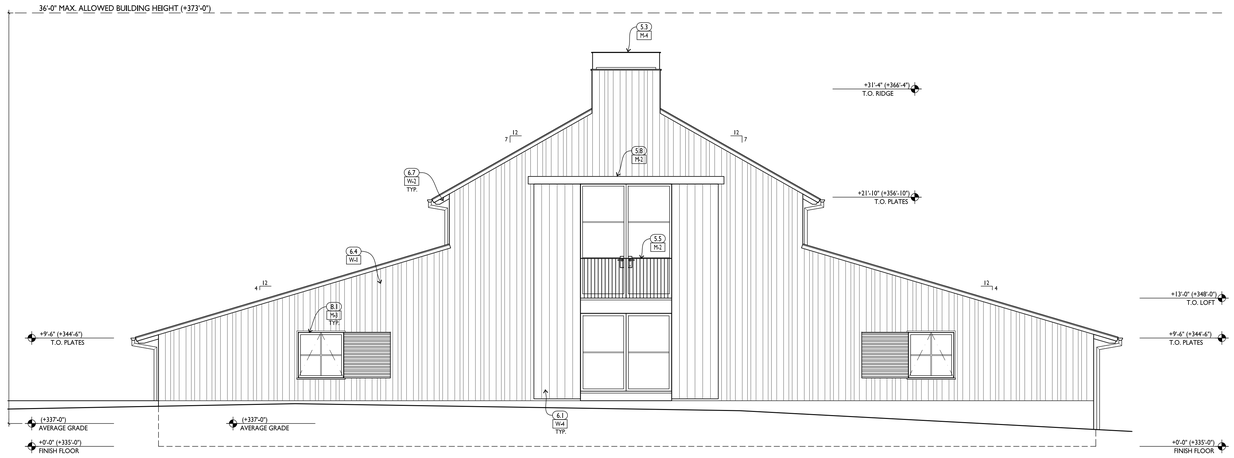
MAIN RESIDENCE- EXTERIOR ELEVATIONS AND SECTIONS

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

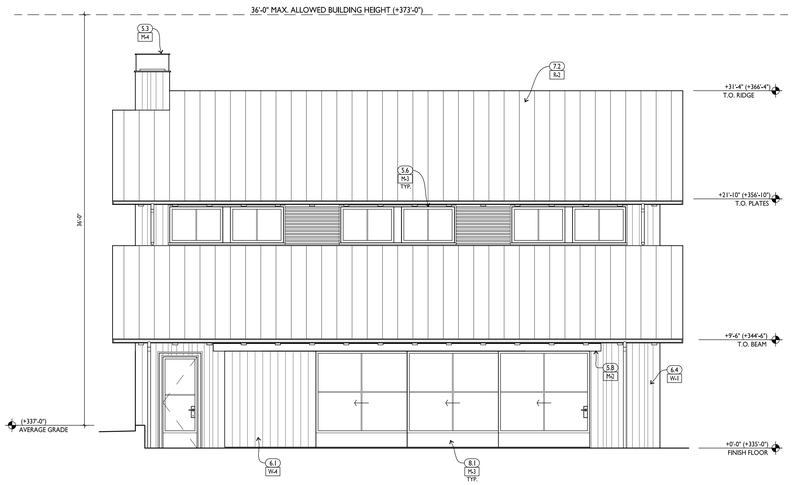
A5.3



4 A5.4 BARN - EAST ELEVATION



3 A5.4 BARN - NORTH ELEVATION



2 A5.4 BARN - WEST ELEVATION

1 A5.4 BARN - SOUTH ELEVATION

0 3' 6' 12' 24'

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

LICENSED ARCHITECT
KURT SIMROCK
C 24259
REN. 08.31.21
STATE OF CALIFORNIA

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

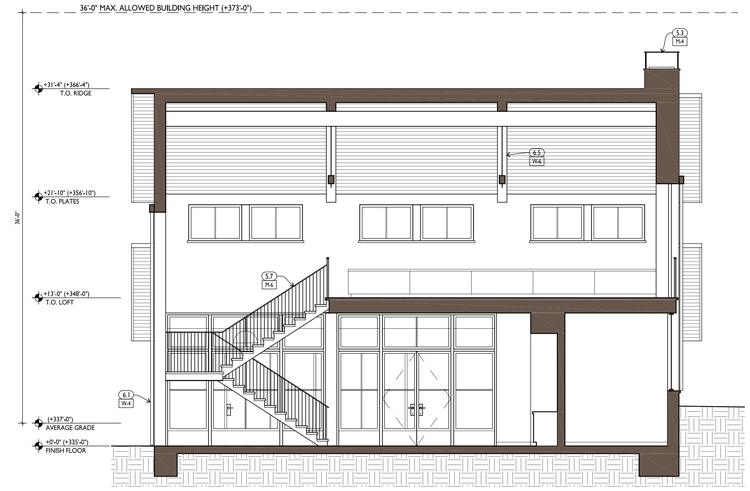
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

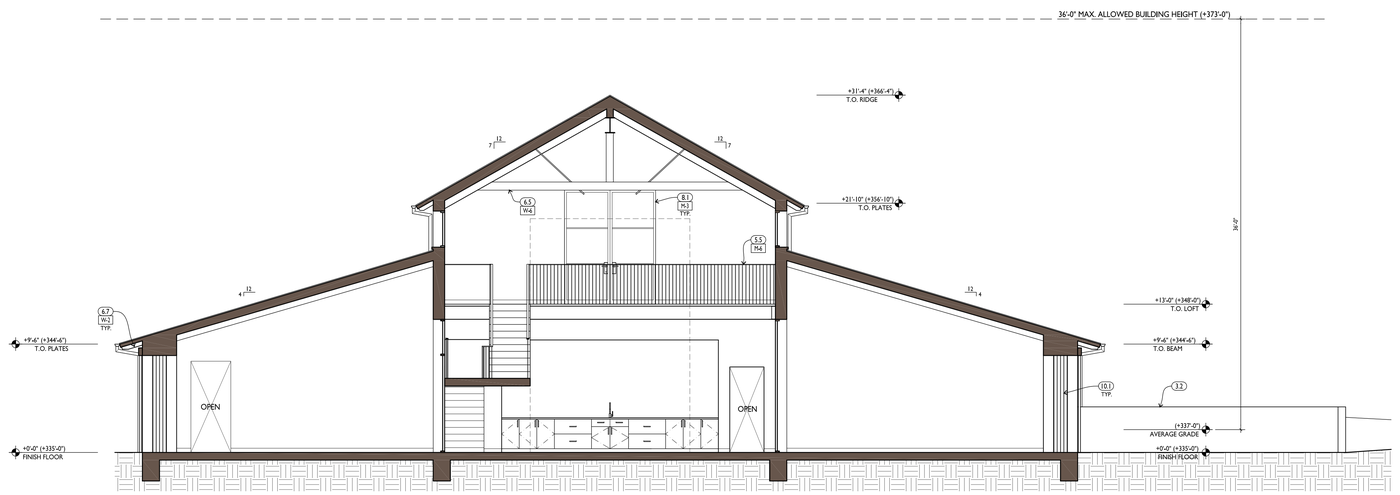
BARN - EXTERIOR ELEVATIONS

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

A5.4



2 A5.5 BARN - SECTION



1 A5.5 BARN - SECTION

0 3' 6' 12' 24'

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

LICENSED ARCHITECT
AIDAN SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

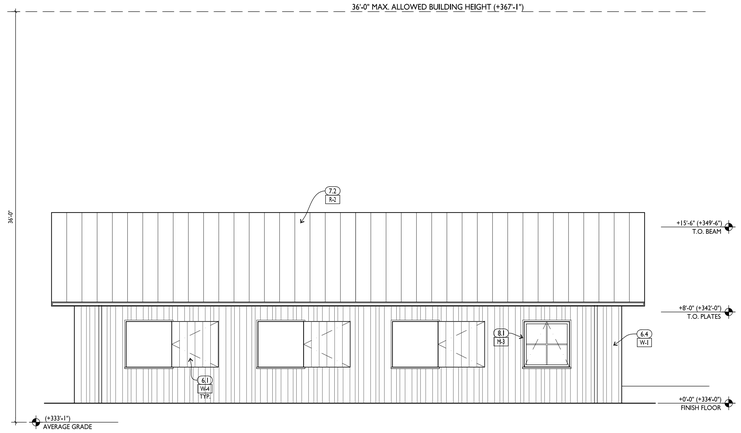
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.

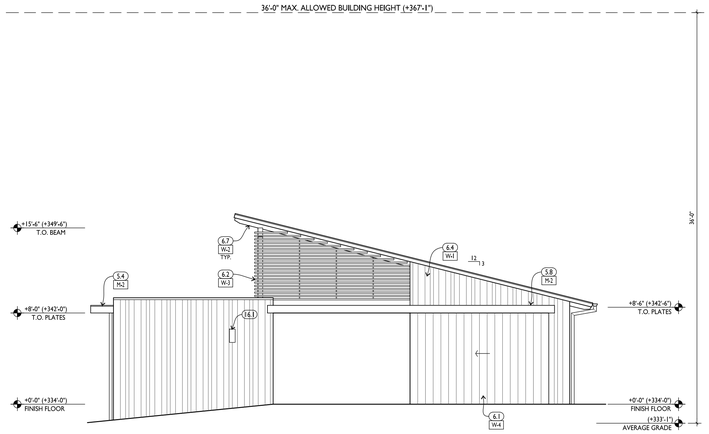
BARN - SECTIONS

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

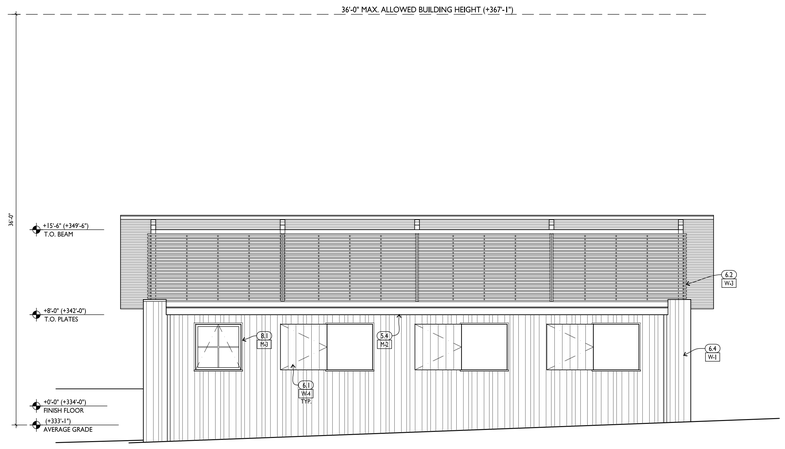
A5.5



4 A5.6 HORSE BARN - NORTH ELEVATION



3 A5.6 HORSE BARN - EAST ELEVATION



2 A5.6 HORSE BARN - SOUTH ELEVATION

1 A5.6 HORSE BARN - WEST ELEVATION

3' 0 6' 12' 24'

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco ca 94107
415.337.4400
arcanumarchitecture.com

LICENSED ARCHITECT
KIRK SIMROCK
24259
REN. 08.31.21
STATE OF CALIFORNIA

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

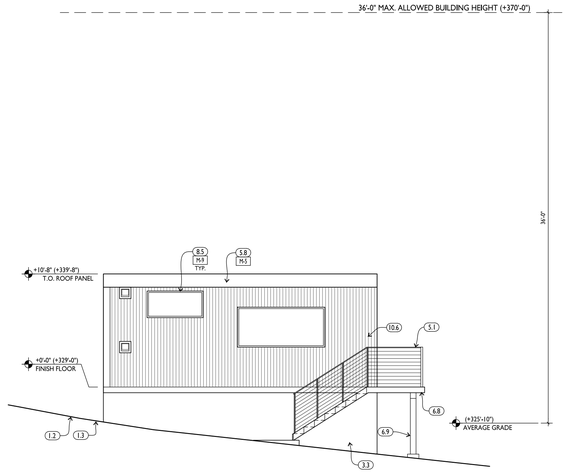
PROJECT NO. 18010

DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

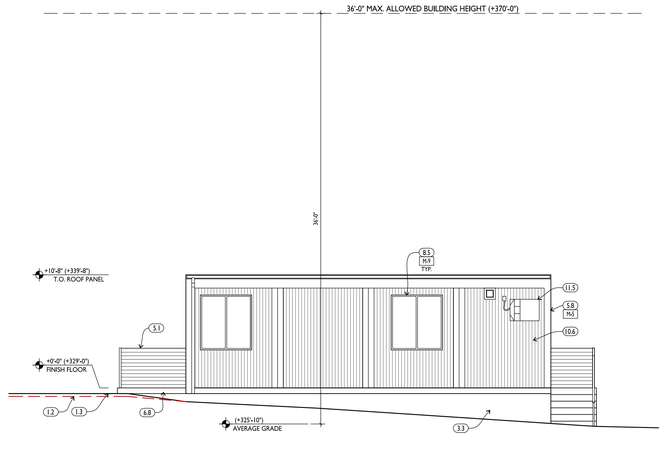
HORSE BARN - EXTERIOR ELEVATIONS

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

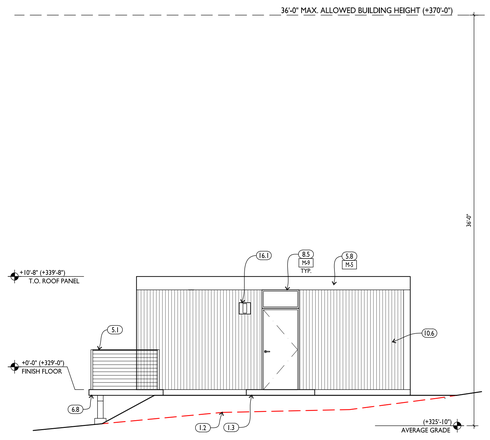
A5.6



4 A5.7 AHU - WEST ELEVATION



3 A5.7 AHU - NORTH ELEVATION



2 A5.7 AHU - EAST ELEVATION

1 A5.7 AHU - SOUTH ELEVATION

0 3' 6' 12' 24'

ARCANUM
arcanum architecture, inc.
329 bryant street, suite 3c
san francisco ca 94107
415.337.4400
arcanumarchitecture.com

LICENSED ARCHITECT
KATIE SIMROCK
C-24259
REN. 08.31.21
STATE OF CALIFORNIA

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

PROJECT NO. 18010

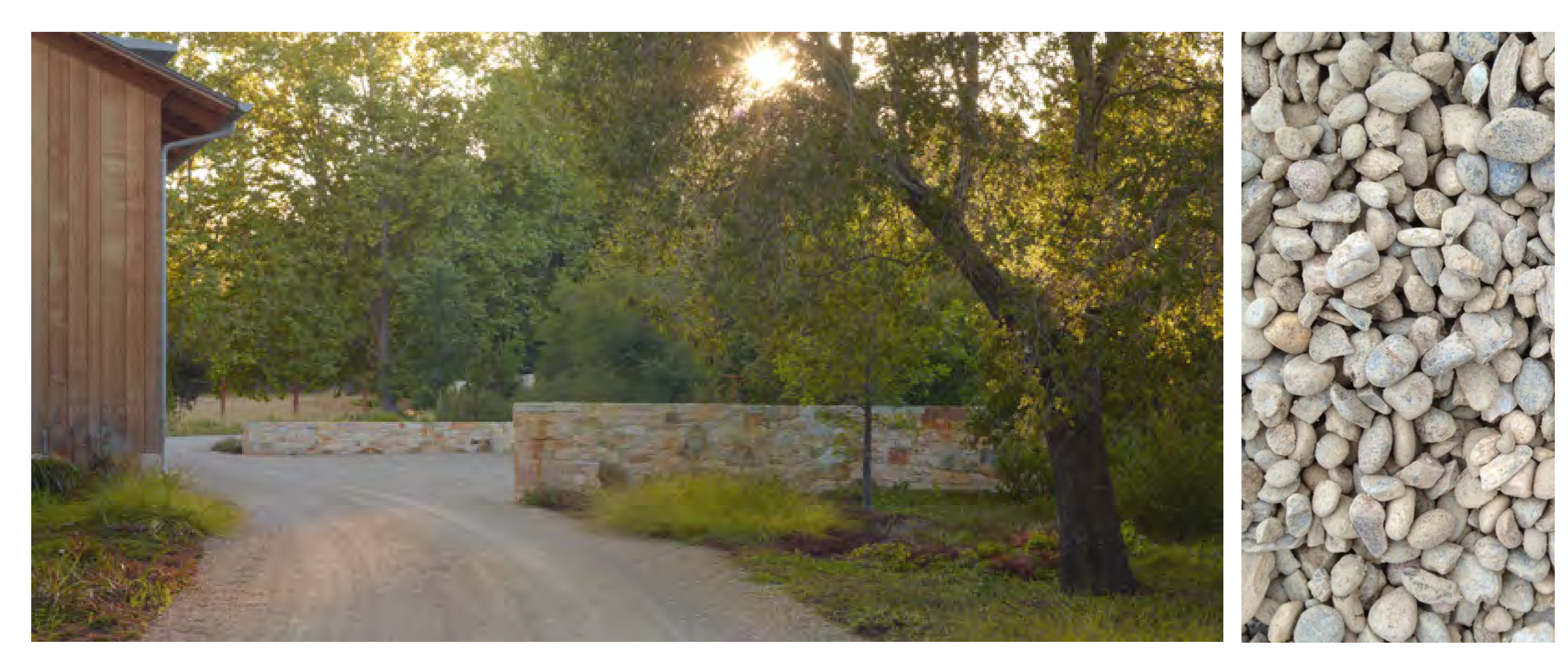
DATE	ISSUE
04.10.20	PLANNING DEPT.
12.30.20	REVISION

AFFORDABLE HOUSING UNIT - EXTERIOR ELEVATIONS

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

A5.7

WOOD HORSE FENCE & GATE



CHIP SEAL PAVING

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

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

LICENSED LANDSCAPE ARCHITECT
GRETCHEN WHITTIER
12.31.2021
Renewal Date
05.07.2021
Date
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

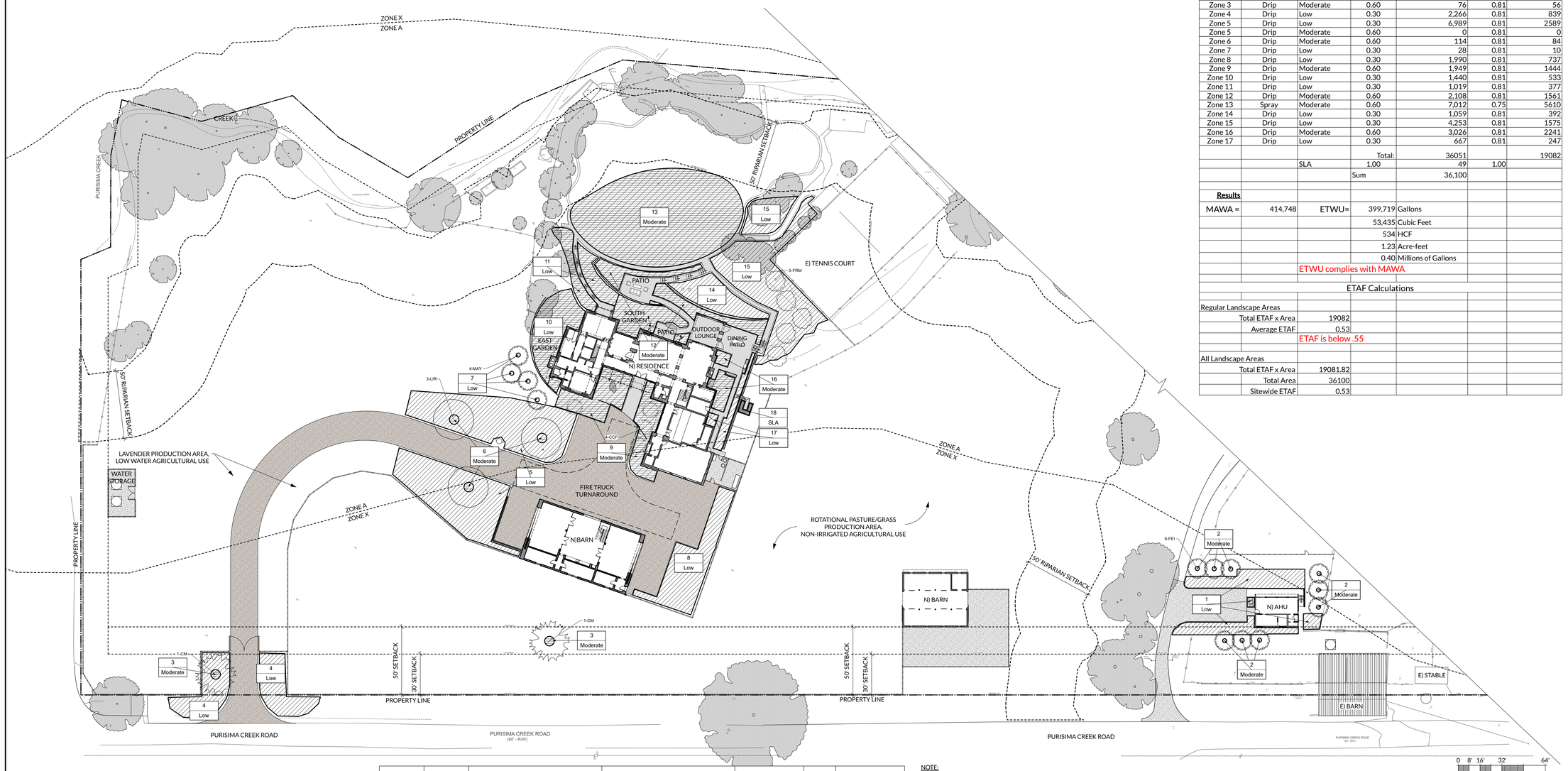
2450 PURISIMA CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019
APN: 066-230-050

DATE:	ISSUE:
4.10.2020	PLANNING DEPT.

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

LANDSCAPE MASTER PLAN

L1.0



Plant List						
Qty	ID	Botanical Name	Common Name	Scheduled Size	WUCOL	Remarks
Trees						
9	FEI	Acca (Feijoa) sellowiana	**Pineapple Guava**	24" Box	M	H 10'-15', W 10'-15'
4	CCF	Cercis canadensis 'Forest Pansy'	**Forest Pansy Redbud**	24" Box	M	H 15'-30', W 15'-20'
2	CM	Cupressus macrocarpa	**Monterey Cypress**	36" Box	M	H 40'-80', W 40'-80'
3	LIR	Liriodendron tulipifera	**Tulip Tree**	36" Box	M	H 25'-40, W 60'
4	MAY	Maytenus boaria	**Mayten**	24" Box	M	H 12'-25, W 30'-50'
Shrubs						
5	FRM	Fremontodendron californicum	**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: _____ DATE: 05/07/2021

WATER EFFICIENT LANDSCAPE WORKSHEET

City:	Half Moon Bay	**Reference ETo:**	34			

ETWU Equation: ETo x 0.62 x [(PF x HA)/IE) + SLA]
MAWA Equation: (ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X 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	1,992	0.81	738
Zone 2	Drip	Moderate	0.60	63	0.81	47
Zone 3	Drip	Moderate	0.60	76	0.81	56
Zone 4	Drip	Low	0.30	2,266	0.81	839
Zone 5	Drip	Low	0.30	6,989	0.81	2589
Zone 5	Drip	Moderate	0.60	0	0.81	0
Zone 6	Drip	Moderate	0.60	114	0.81	84
Zone 7	Drip	Low	0.30	28	0.81	10
Zone 8	Drip	Low	0.30	1,990	0.81	737
Zone 9	Drip	Moderate	0.60	1,949	0.81	1444
Zone 10	Drip	Low	0.30	1,440	0.81	533
Zone 11	Drip	Low	0.30	1,019	0.81	377
Zone 12	Drip	Moderate	0.60	2,108	0.81	1561
Zone 13	Spray	Moderate	0.60	7,012	0.75	5610
Zone 14	Drip	Low	0.30	1,059	0.81	392
Zone 15	Drip	Low	0.30	4,253	0.81	1575
Zone 16	Drip	Moderate	0.60	3,026	0.81	2241
Zone 17	Drip	Low	0.30	667	0.81	247
			Total:	36051		19082
		SLA	1.00	49	1.00	
			Sum	36,100		

Results

MAWA =	414,748	ETWU=	399,719	Gallons
			53,435	Cubic Feet
			534	HCF
			1.23	Acre-feet
			0.40	Millions of Gallons
		ETWU complies with MAWA		

ETAF Calculations

Regular Landscape Areas		
Total ETAF x Area	19082	
Average ETAF	0.53	
	ETAF is below .55	
All Landscape Areas		
Total ETAF x Area	19081.82	
Total Area	36100	
Sitewide ETAF	0.53	

IMPERMEABLE HARDSCAPE LEGEND
- NEW STONE OR CONCRETE
- NEW CHIP SEAL
- NEW GRAVEL

TREE LEGEND
- NEW TREE (SYMBOL VARIES)
- E) TREES

0 8' 16' 32' 64'

HYDROZONE WATER USE LEGEND
- LOW
- MODERATE
- HIGH
- SLA

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

LICENSED LANDSCAPE ARCHITECT
SARI JOSIAH WHITTEN
12.31.2021
Date
REGISTERED
05.07.2021
Date
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

DATE:	ISSUE:
05.07.2021	PLANNING DEPT.

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

IRRIGATION PLAN

L4.0

SECTION 1: GENERAL IRRIGATION NOTES

1. This specification is to establish performance standards for a bidder-designed irrigation system.
2. Contractor shall visit site and verify all conditions shown on plans prior to commencement of any work.
3. The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances (MWELO) by a licensed landscape contractor and experienced workmen. The contractor shall obtain all necessary permits and fees.
4. Install (10) hose bibs on irrigation main line. Confirm final locations on site with Landscape Architect (LA).
5. 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.
6. 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.
7. Every irrigation valve manifold on the site shall have an isolation valve on the upstream side.
8. 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.
9. Irrigation equipment to be installed per manufacturer's instructions.
10. Areas of turf that are less than 8 feet wide and are adjacent to impermeable surfaces shall be irrigated by sub-surface drip.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Controller location is diagrammatic. Verify with LA. Contractor to supply power and internet connection to controller, as required by the manufacturer.
18. 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.
19. Install on-site weather station (sensor) in a southwest location free from any overhangs or trees. (Highest wind, sunniest). Confirm final location with LA.
20. 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.
21. 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.
22. 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.
23. 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".
24. 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:

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

SECTION 3: PIPE SIZING

1. For sprinkler zones with a flow between 0gpm and 8 gpm, ¾" schedule 40 PVC minimum pipe size.
2. For sprinkler zones with a flow between 8 gpm and 12 gpm, 1" schedule 40 PVC minimum pipe size.
3. For all zones larger than12 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

1. Locate in-line filter, pressure regulator and valve in valve boxes.
2. 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.
3. 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.
4. 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.
5. 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.
6. Install one manual flush valve for each drip sub-zone on the exhaust header at the hydraulic opposite end from the supply header.
7. Install one drip zone flow indicator within 3 feet of the flush valve for each zone.
8. If ¼" inch tubing is used, install e.o.v.c. bug caps and tubing stakes at the discharge ends by 'salco'. ¼" tubing lengths to be no greater than six feet.
9. 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.
10. 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

1. 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.
2. Contractor shall include base flow reading in gallons per minute for each valve zone on the as-built irrigation drawing.
3. Contractor shall note the static pressure on the as-built irrigation drawing.
4. 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.
5. 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

LICENSED LANDSCAPE ARCHITECT
GREGORY WHITTEN ROSS
12.31.2021
Renewal Date
05.07.2021
Date
STATE OF CALIFORNIA

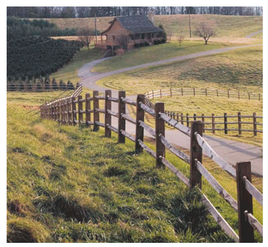
JOSWIAK RESIDENCE
2450 PURISIMA CREEK ROAD
HALF MOON BAY, CALIFORNIA 94019
APN: 066-230-050

DATE:	ISSUE:
05.07.2021	PLANNING DEPT.

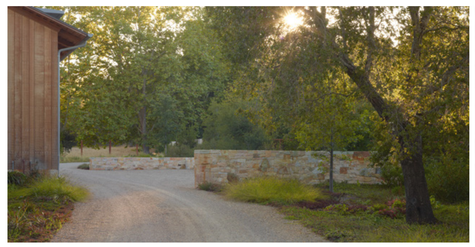
SCALE: AS NOTED

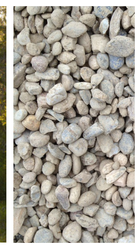
IRRIGATION NOTES

L4.1



WOOD HORSE FENCE & GATE





CHIP SEAL PAVING

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

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

LICENSED LANDSCAPE ARCHITECT
GREGORY WHITTEN
12.31.2021
Renewal Date
10.07.2020
Date
STATE OF CALIFORNIA

JOSWIAK RESIDENCE

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

DATE:	ISSUE:
4.10.2020	PLANNING DEPT.

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

LANDSCAPE MASTER PLAN

L1.0

WATER EFFICIENT LANDSCAPE WORKSHEET

City:	Half Moon Bay	**Reference ETo:**	34			
ETWU Equation: ETo x 0.62 x [((PF x HA)/IE) + SLA]						
MAWA Equation: (ETo) x (0.62) x [(0.55 x LA) + (1.0 - 0.55) X 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		

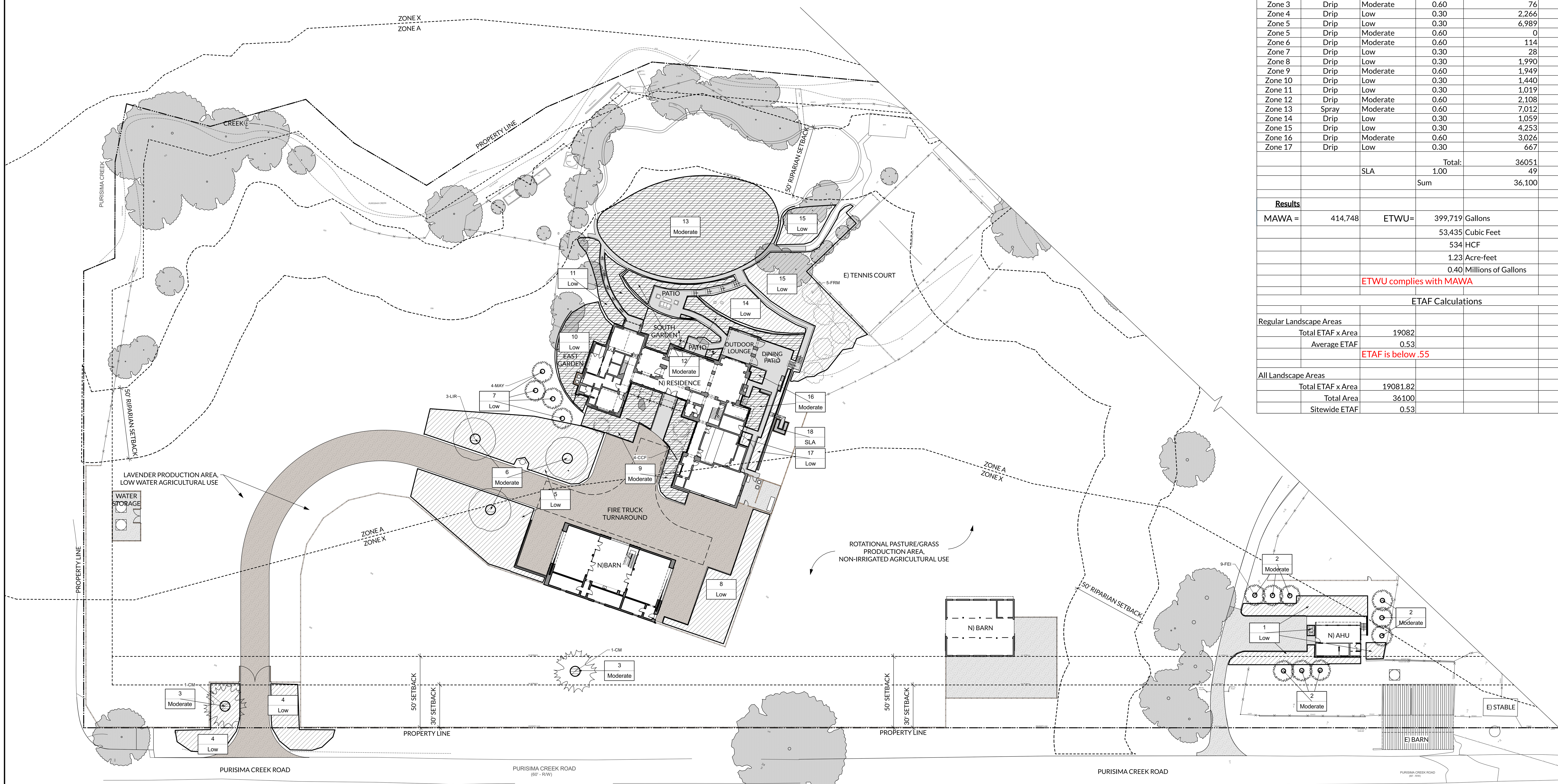
Hydrozone Number	Irrigation Method	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA) without SLA (SF)	Irrigation Efficiency (IE)	ETAF x AREA (SF)
Zone 1	Drip	Low	0.30	1,992	0.81	738
Zone 2	Drip	Moderate	0.60	63	0.81	47
Zone 3	Drip	Moderate	0.60	76	0.81	56
Zone 4	Drip	Low	0.30	2,266	0.81	839
Zone 5	Drip	Low	0.30	6,989	0.81	2589
Zone 5	Drip	Moderate	0.60	0	0.81	0
Zone 6	Drip	Moderate	0.60	114	0.81	84
Zone 7	Drip	Low	0.30	28	0.81	10
Zone 8	Drip	Low	0.30	1,990	0.81	737
Zone 9	Drip	Moderate	0.60	1,949	0.81	1444
Zone 10	Drip	Low	0.30	1,440	0.81	533
Zone 11	Drip	Low	0.30	1,019	0.81	377
Zone 12	Drip	Moderate	0.60	2,108	0.81	1561
Zone 13	Spray	Moderate	0.60	7,012	0.75	5610
Zone 14	Drip	Low	0.30	1,059	0.81	392
Zone 15	Drip	Low	0.30	4,253	0.81	1575
Zone 16	Drip	Moderate	0.60	3,026	0.81	2241
Zone 17	Drip	Low	0.30	667	0.81	247
			Total:	36051		19082
		SLA	1.00	49	1.00	
			Sum	36,100		

Results

MAWA =	414,748	ETWU=	399,719	Gallons		
			53,435	Cubic Feet		
			534	HCF		
			1.23	Acre-feet		
			0.40	Millions of Gallons		
		ETWU complies with MAWA				

ETAF Calculations

Regular Landscape Areas		
	Total ETAF x Area	19082
	Average ETAF	0.53
	ETAF is below .55	
All Landscape Areas		
	Total ETAF x Area	19081.82
	Total Area	36100
	Sitewide ETAF	0.53



PURISIMA CREEK ROAD

Plant List						
Qty	**ID**	**Botanical Name**	**Common Name**	**Scheduled Size**	**WUCOL**	**Remarks**
Trees						
9	FEI	Acca (Feijoa) sellowiana	**Pineapple Guava**	24" Box	M	H 10'-15', W 10'-15'
4	CCF	Cercis canadensis 'Forest Pansy'	**Forest Pansy Redbud**	24" Box	M	H 15'-30', W 15'-20'
2	CM	Cupressus macrocarpa	**Monterey Cypress**	36" Box	M	H 40'-80', W 40'-80'
3	LIR	Liriodendron tulipifera	**Tulip Tree**	36" Box	M	H 25'-40, W 60'
4	MAY	Maytenus boaria	**Mayten**	24" Box	M	H 12'-25, W 30'-50'
Shrubs						
5	FRM	Fremontodendron californicum	**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: ____________ DATE: 05/07/2021

IMPERMEABLE HARDSCAPE LEGEND
- NEW STONE OR CONCRETE
- NEW CHIP SEAL
- NEW GRAVEL

TREE LEGEND
- NEW TREE (SYMBOL VARIES)
- E) TREES

0 8' 16' 32' 64'

HYDROZONE WATER USE LEGEND
- LOW
- MODERATE
- HIGH
- SLA

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.

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

IRRIGATION PLAN

L4.0

SECTION 1: GENERAL IRRIGATION NOTES

1. This specification is to establish performance standards for a bidder-designed irrigation system.
2. Contractor shall visit site and verify all conditions shown on plans prior to commencement of any work.
3. The irrigation system shall be installed in conformance with all applicable state and local codes and ordinances (MWELO) by a licensed landscape contractor and experienced workmen. The contractor shall obtain all necessary permits and fees.
4. Install (10) hose bibs on irrigation main line. Confirm final locations on site with Landscape Architect (LA).
5. 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.
6. 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.
7. Every irrigation valve manifold on the site shall have an isolation valve on the upstream side.
8. 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.
9. Irrigation equipment to be installed per manufacturer's instructions.
10. Areas of turf that are less than 8 feet wide and are adjacent to impermeable surfaces shall be irrigated by sub-surface drip.
11. 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.
12. 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.
13. 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.
14. 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.
15. 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.
16. 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.
17. Controller location is diagrammatic. Verify with LA. Contractor to supply power and internet connection to controller, as required by the manufacturer.
18. 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.
19. Install on-site weather station (sensor) in a southwest location free from any overhangs or trees. (Highest wind, sunniest). Confirm final location with LA.
20. 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.
21. 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.
22. 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.
23. 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”.
24. 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:

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

SECTION 3: PIPE SIZING

1. For sprinkler zones with a flow between 0gpm and 8 gpm, ¾” schedule 40 PVC minimum pipe size.
2. For sprinkler zones with a flow between 8 gpm and 12 gpm, 1” schedule 40 PVC minimum pipe size.
3. For all zones larger than12 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

1. Locate in-line filter, pressure regulator and valve in valve boxes.
2. 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.
3. 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.
4. 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.
5. 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.
6. Install one manual flush valve for each drip sub-zone on the exhaust header at the hydraulic opposite end from the supply header.
7. Install one drip zone flow indicator within 3 feet of the flush valve for each zone.
8. If ¼” inch tubing is used, install e.o.v.c. bug caps and tubing stakes at the discharge ends by ‘salco’. ¼” tubing lengths to be no greater than six feet.
9. 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.
10. 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

1. 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.
2. Contractor shall include base flow reading in gallons per minute for each valve zone on the as-built irrigation drawing.
3. Contractor shall note the static pressure on the as-built irrigation drawing.
4. 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.
5. 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

LICENSED LANDSCAPE ARCHITECT
S. GRETCHEN WHITTIER No. 5740
Signature
12.31.2021
Renewal Date
05.07.2021
Date
STATE OF CALIFORNIA

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

DATE:	ISSUE:
05.07.2021	PLANNING DEPT.

SCALE: AS NOTED

IRRIGATION NOTES

L4.1

1.10

(E) WELL SITE - 2

100' SETBACK LINE FROM TOP OF CREEK BANK

(E) WELL SITE - 1

ORCHARD

(N) TREES SHOWN HATCHED, S.L.D.

TREE #18

2.11

1.3

(N) MAIN RESIDENCE

F.F.=334'-9"

TREE #4

UNDERGROUND WATER

2.1

FLOOD ZONE A
FLOOD ZONE X

335

340

345

350

355

FIRE TRUCK TURNAROUND

1.13

2.7

(N) BARN

F.F.=335'-0"

338

340

342

HORSE BARN

(N) UNDERGROUND ELEC. SERVICE

50' FRONT SETBACK

30' F

GATE

2.2

2.5

2.13

(N) PROPERTY LINE FENCE

N 44°29'50" E 1049.00'

N 44°29'50" E 1049.00'

PURISIMA CREEK ROAD