

# NEW SINGLE FAMILY RESIDENCE

## LAI FAMILY

### FARALLONE AVE MONTARA, CA

#### SITE DATA

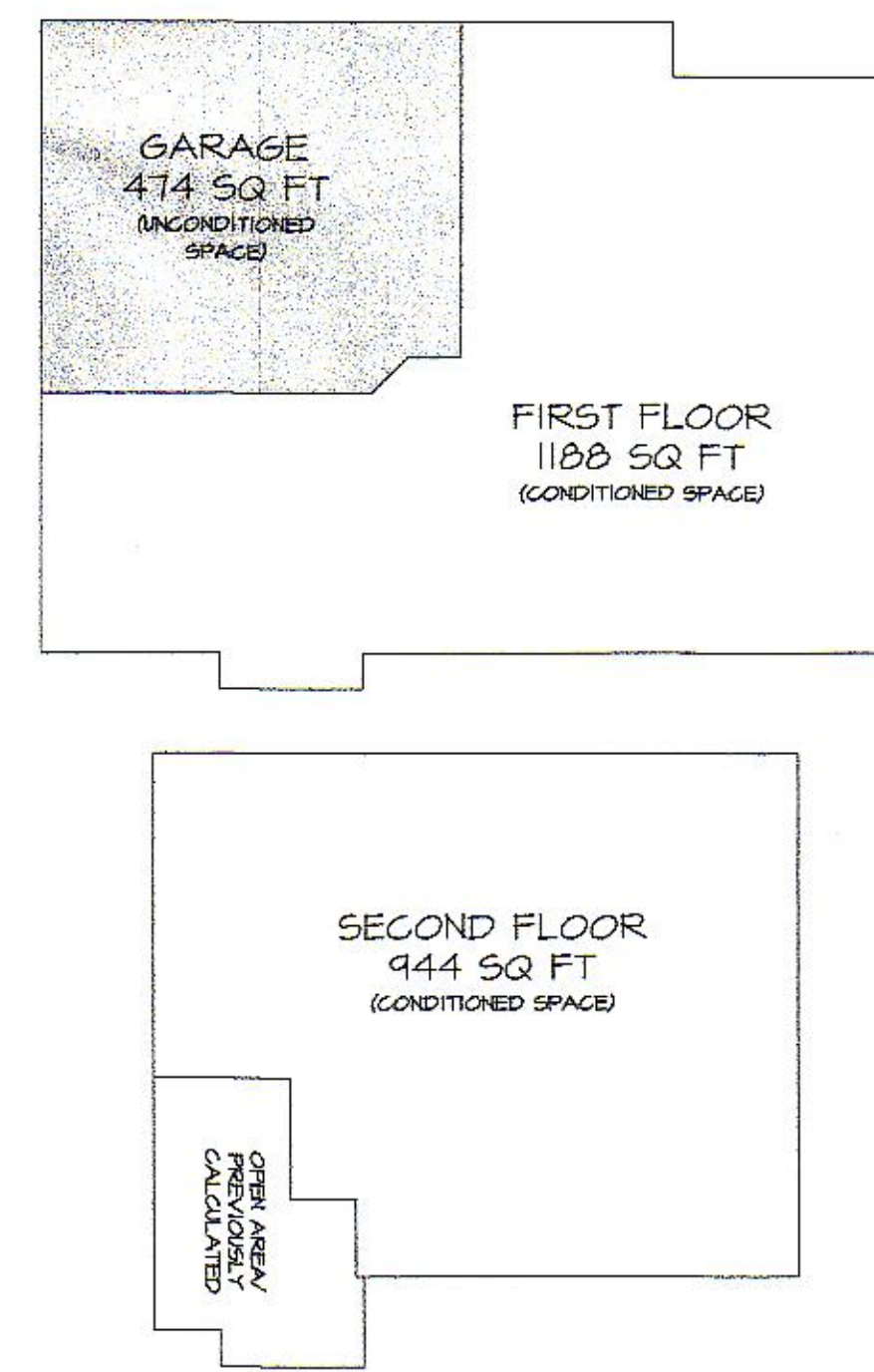
APN: 36-017-050  
 ZONING: R-1/S-17/DR/CD  
 OCCUPANCY GROUP: R-3/U  
 TYPE OF CONSTRUCTION: V-N

#### APPLICABLE CODES

SAN MATEO COUNTY

- SAN MATEO COUNTY ZONING AND BUILDING ORDINANCES
- 2013 CALIFORNIA RESIDENTIAL CODE
- 2013 CALIFORNIA BUILDING CODE AND AMENDMENTS
- 2013 CALIFORNIA MECHANICAL CODE
- 2013 CALIFORNIA PLUMBING CODE
- 2013 CALIFORNIA ELECTRICAL CODE
- 2013 CALIFORNIA ENERGY CODE
- 2013 CALIFORNIA FIRE CODE
- 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE
- PLN2015-00011
- ANY APPLICABLE COUNTY CODES, ORDINANCES OR AMENDMENTS TO THE CALIFORNIA BUILDING CODE

	EXISTING		PROPOSED		ALLOWED	
	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%	AREA (SQ. FT.)	%
LOT AREA	5000					
PARCEL COVERAGE			1704	34	1750	35
FLOOR AREA			FIRST FLR: 1188			
			GARAGE: 474			
			SECOND FLR: 944			
			TOTAL: 2606	52.12	2650	53



#### DRAWING INDEX

SHEET	TITLE
CS	COVER SHEET
SP	SITE PLAN
SU	SURVEY BY TURNROSE LAND SURVEYING
A2.1	FLOOR PLANS
A2.2	ROOF PLAN
A3.1	WEST & NORTH ELEVATIONS
A3.2	EAST & SOUTH ELEVATIONS
A4.1	SECTION VIEWS
LP	LANDSCAPE PLAN
GP	GRADING PLAN

#### REVISIONS

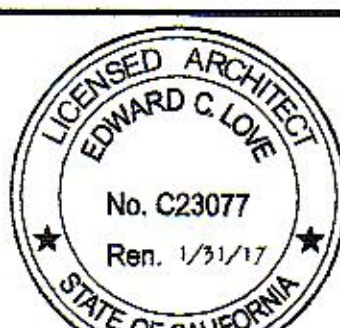
NO.	DATE	DESCRIPTION



Edward C. Love  
 Architect  
 720 MILL STREET  
 HALF MOON BAY, CA 94019  
 (650) 728-7615  
 edwardclovearch@gmail.com

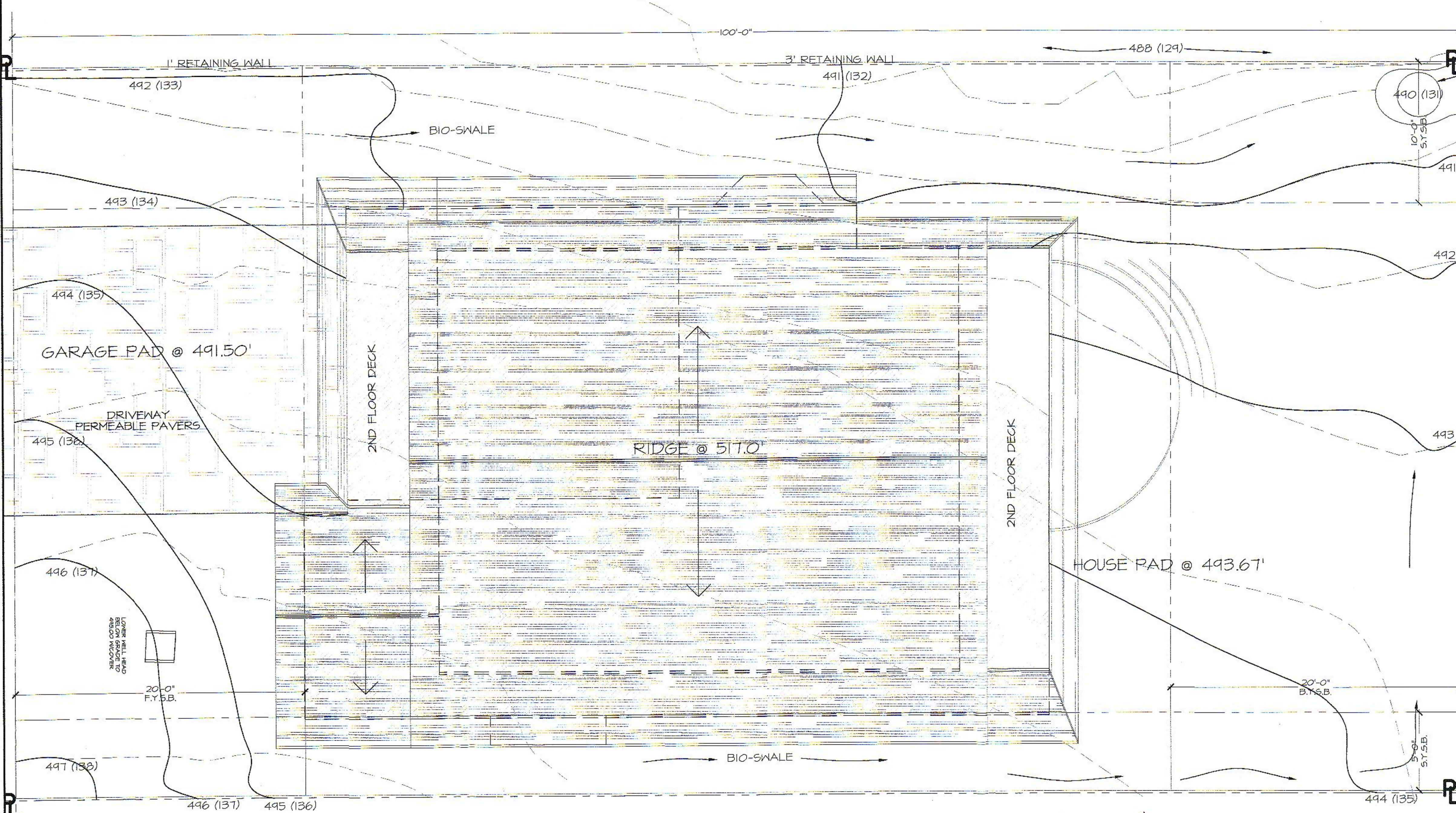
New Residence for:  
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 Montara, CA

COVER SHEET

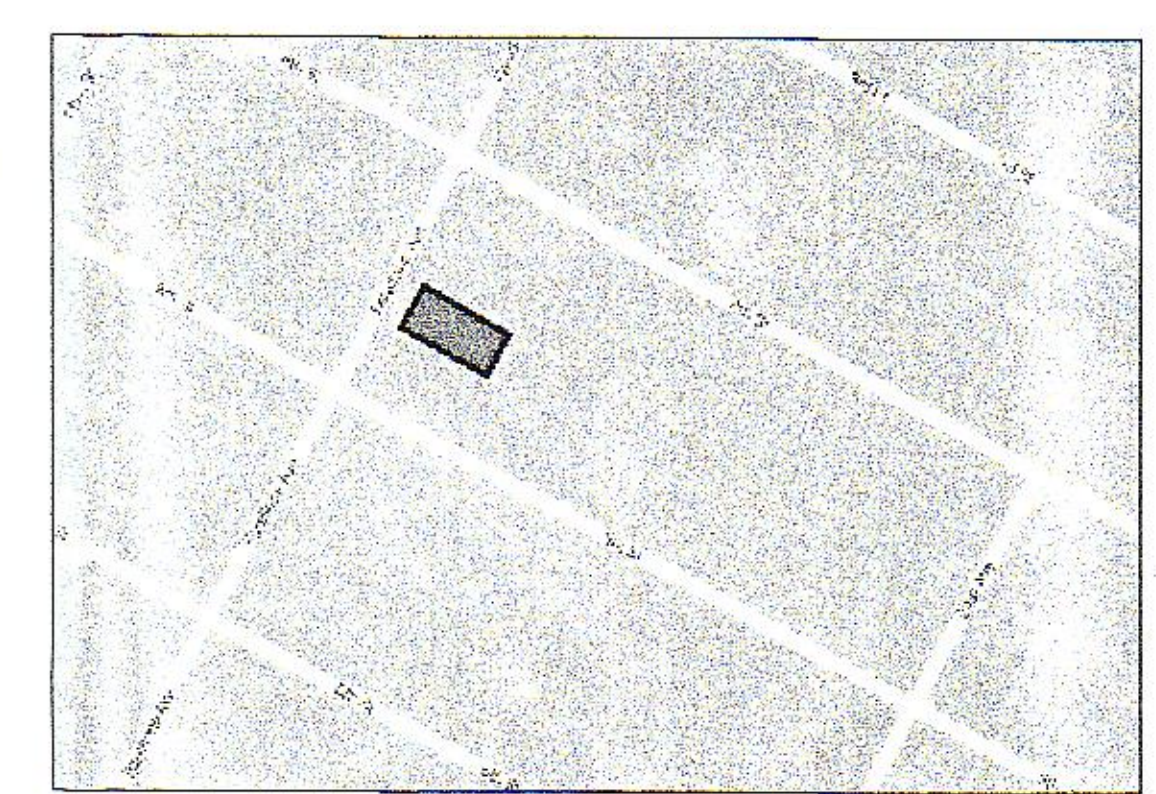


DATE:	12-28-15
SCALE:	NO SCALE
DRAWN:	GMH
JOB:	LAI
SHEET:	CS

OF SHEETS



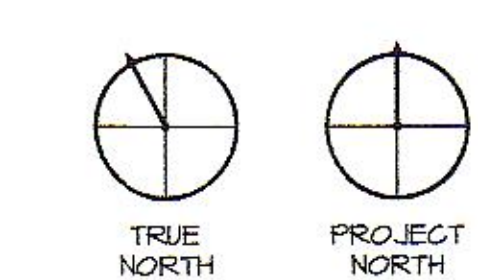
SCOPE OF WORK:  
 NEW CONSTRUCTION OF A WOOD FRAME, 2 STORY, SINGLE FAMILY RESIDENCE



VICINITY MAP

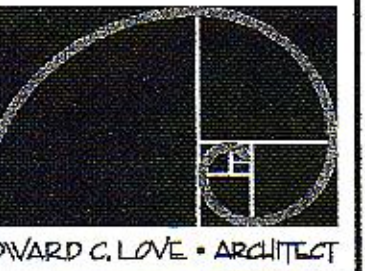
RECEIVED

JAN 05 2016  
 San Mateo County  
 Planning Division



PLN2015-00011

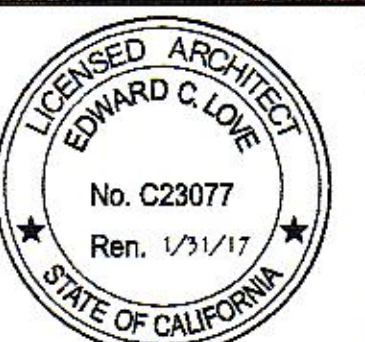




Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
(650) 728-7615  
edwardclovearch@gmail.com

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SITE PLAN  
ROOF PLAN



DATE: 12-28-15

SCALE: 1/4" = 1'

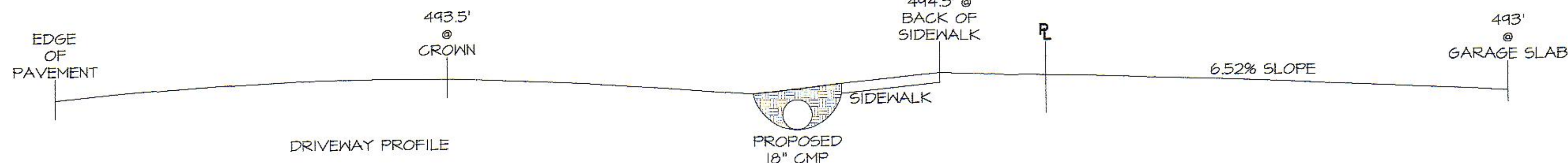
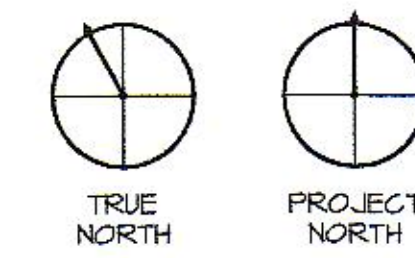
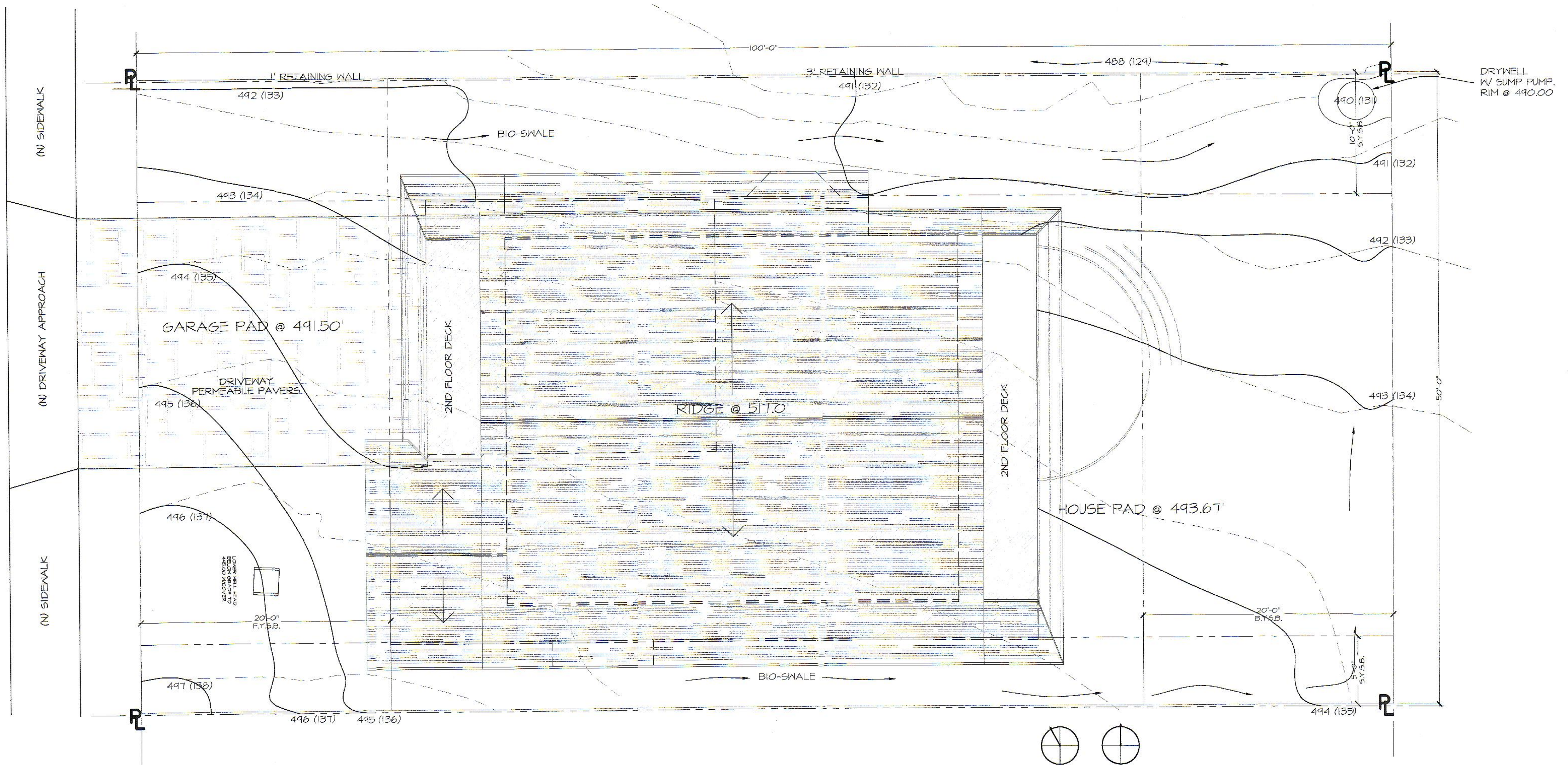
DRAWN: GMH

JOB: LAI

SHEET:

SP

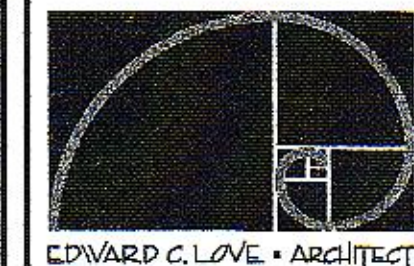
OF SHEETS



THIS SITE PLAN WAS PREPARED  
BASED ON SURVEY BY  
TURNROSE LAND SURVEYING  
DATED SEPT 2013







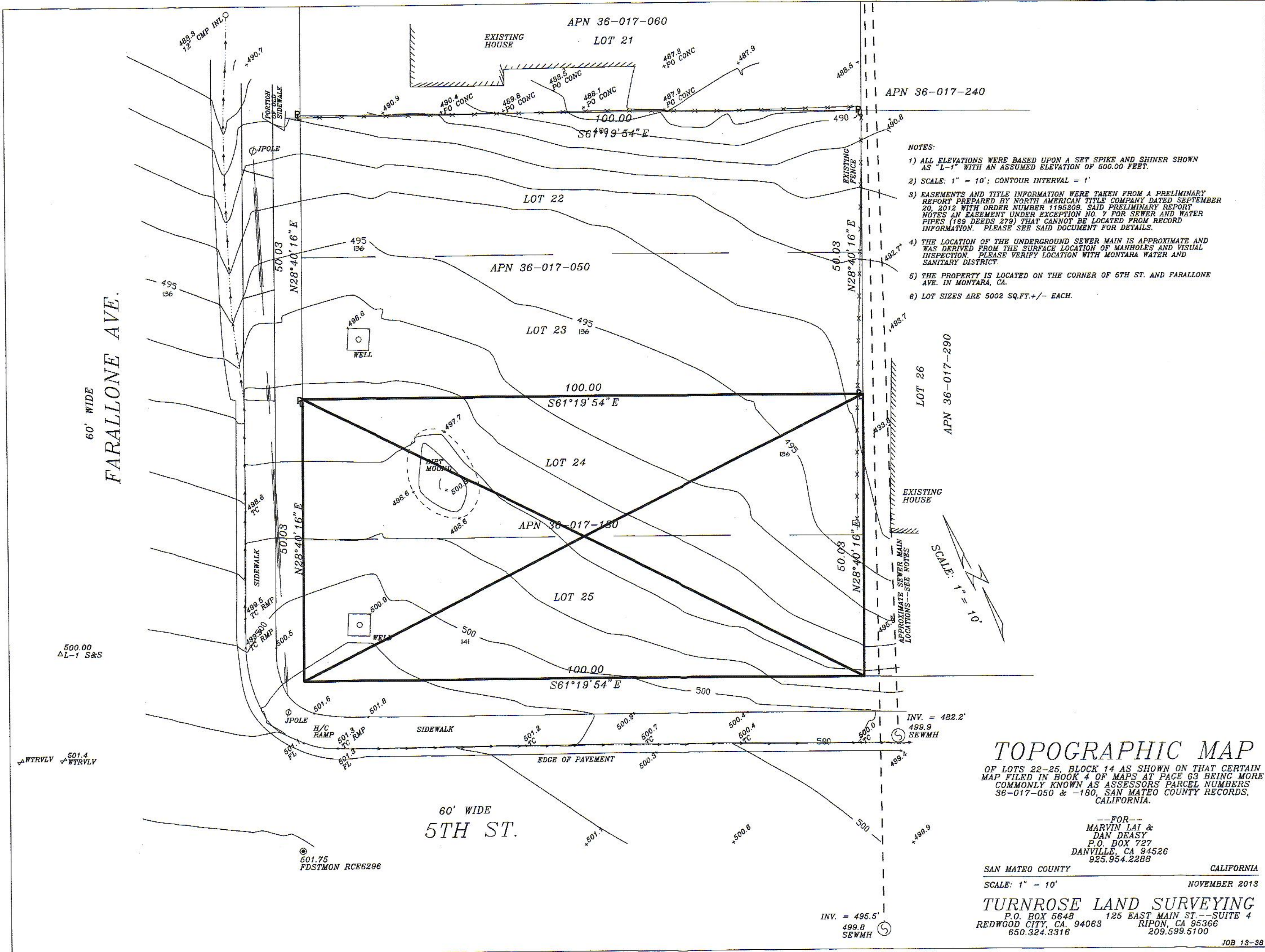
EDWARD C. LOVE - ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
HALF MOON BAY, CA 94019  
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edwardclovearcht@gmail.com

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SURVEY

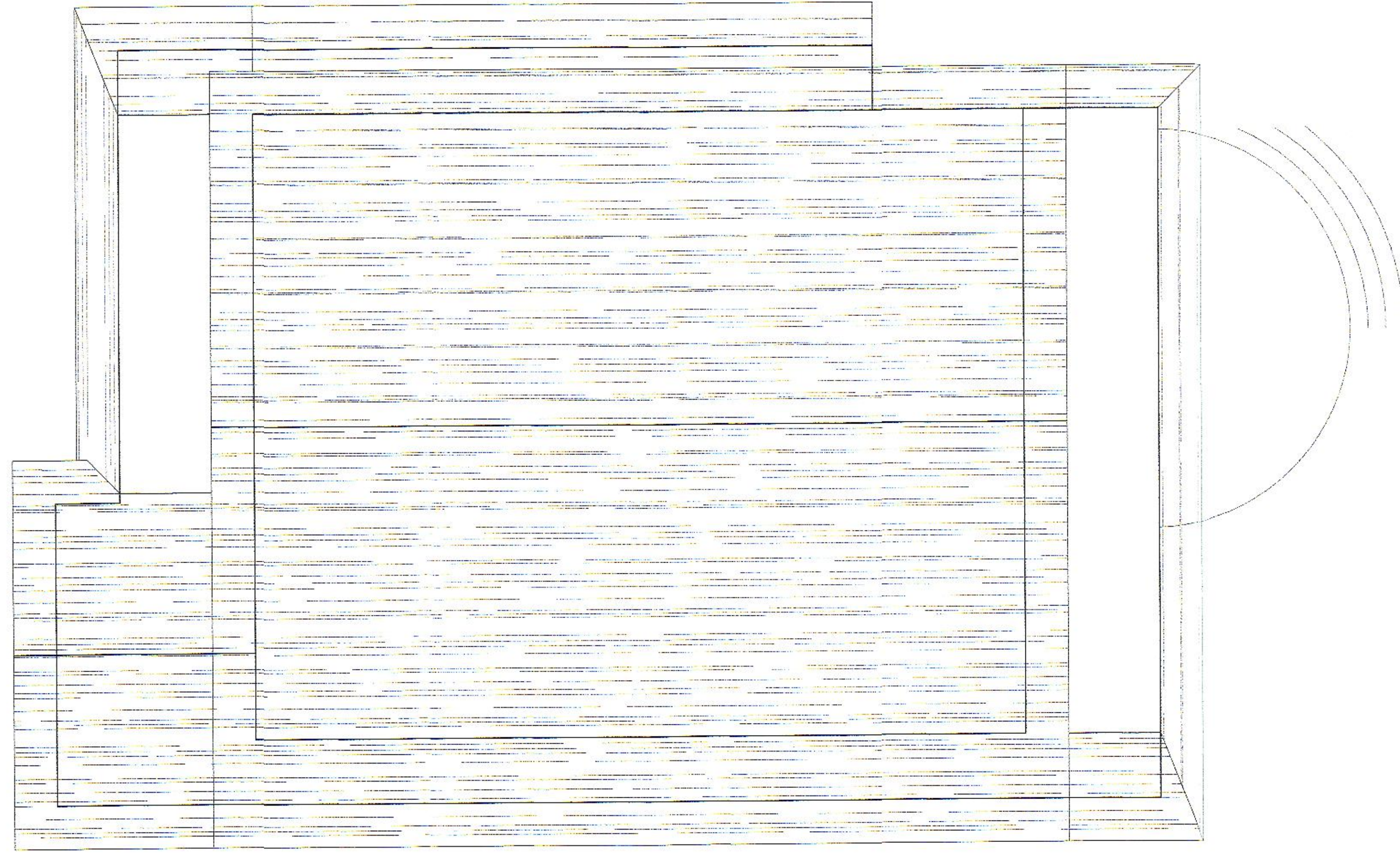
DATE: 12-28-15  
SCALE: 1" = 10'  
DRAWN: GMH  
JOB: LAI  
SHEET:  
SU  
of SHEETS



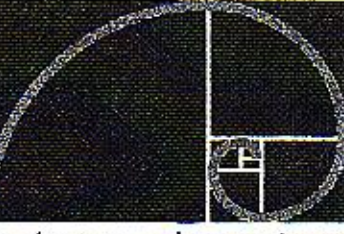








REVISIONS



EDWARD C. LOVE • ARCHITECT

Edward C. Love  
Architect  
720 MILL STREET  
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ROOF PLAN



DATE: 12-28-15

SCALE: 1/4" = 1'

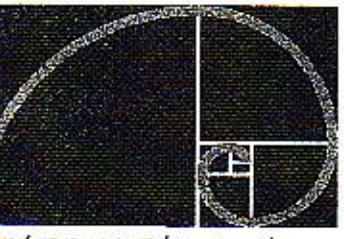
DRAWN: GMH

JOB: LAI

SHEET:

A2.2  
OF SHEETS



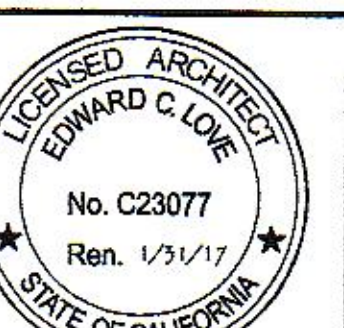


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Architect  
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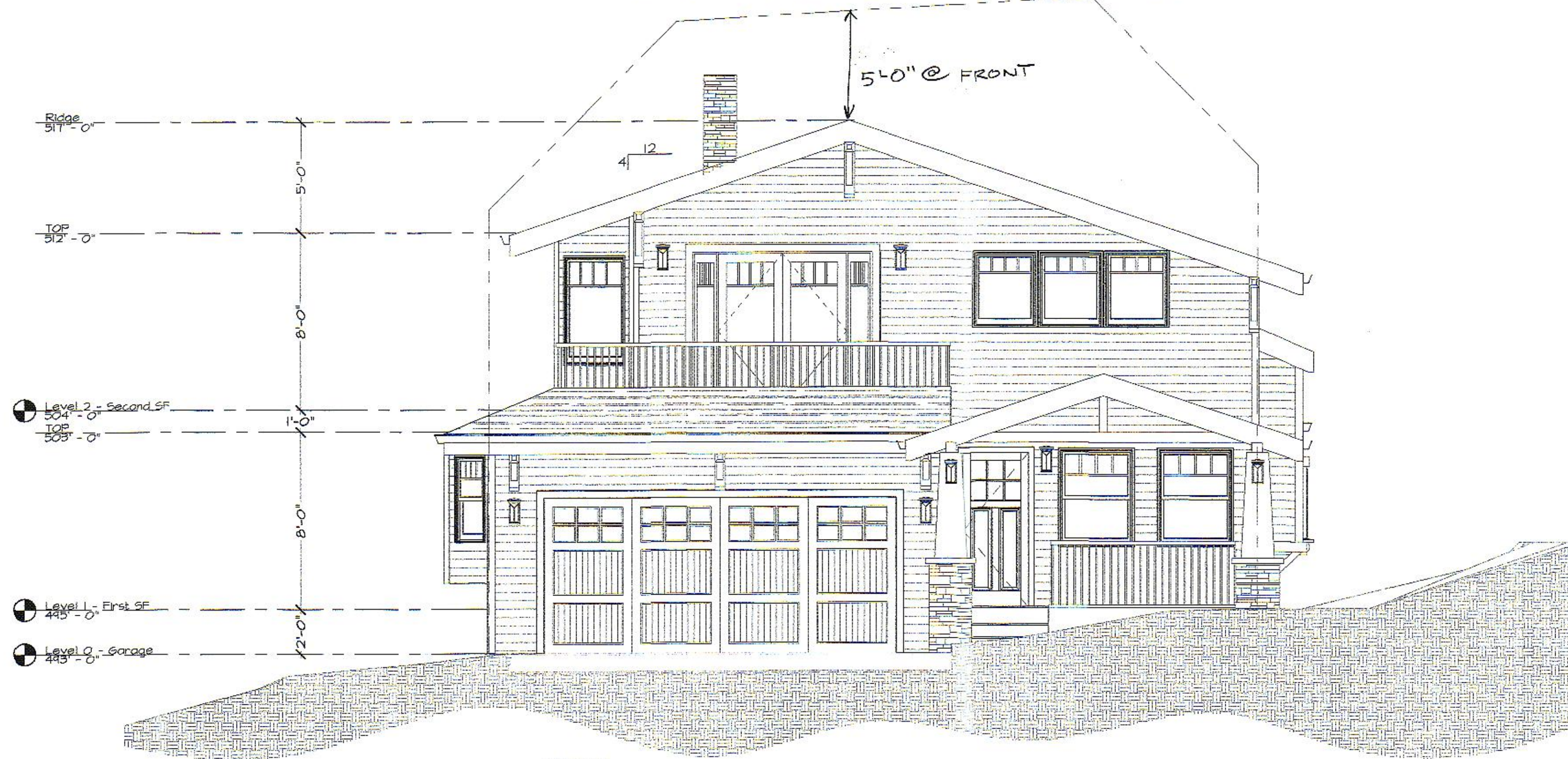
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ELEVATION  
WEST - NORTH



DATE: 04-28-15  
SCALE: 1/4" = 1'  
DRAWN: GMH  
JOB: LAI  
SHEET:  
A3.1  
OF SHEETS

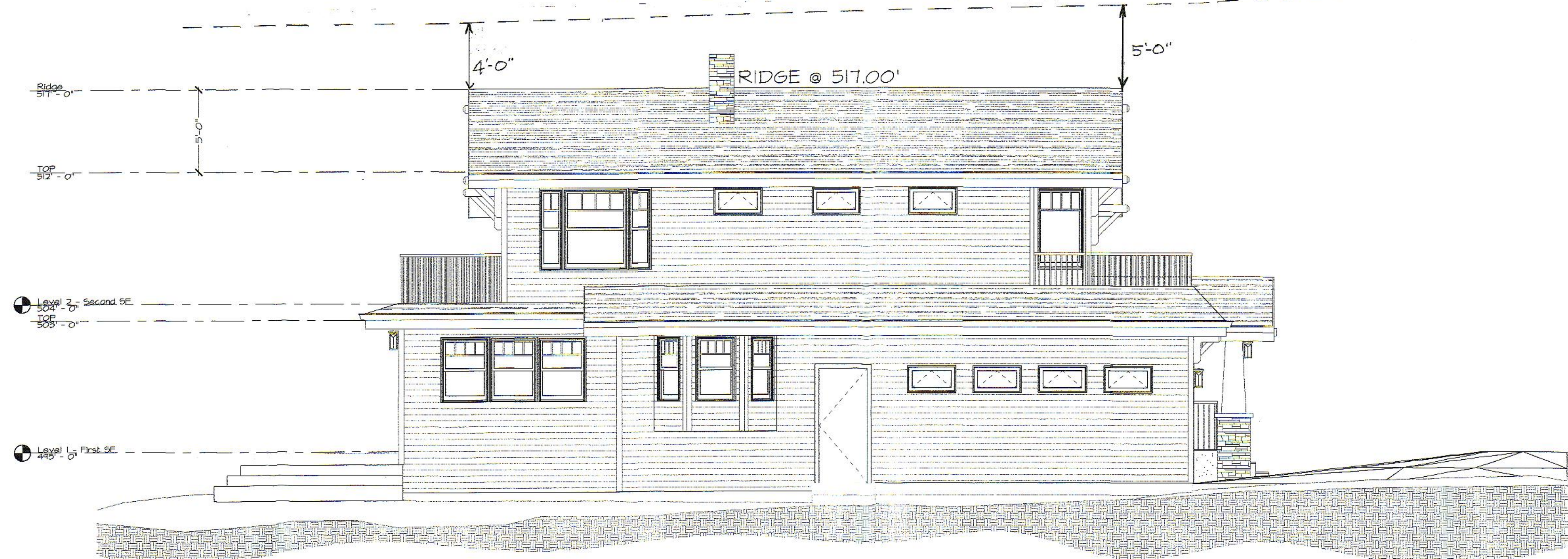
MAX. HEIGHT @ 28' ABOVE NATURAL GRADE



1  
A4.1  
WEST  
ELEVATION (FRONT)

SCALE: 1/4" = 1'

MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE

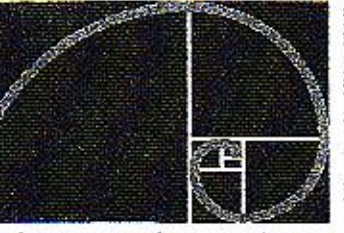


2  
A4.1  
NORTH  
ELEVATION (LEFT)

SCALE: 1/4" = 1'





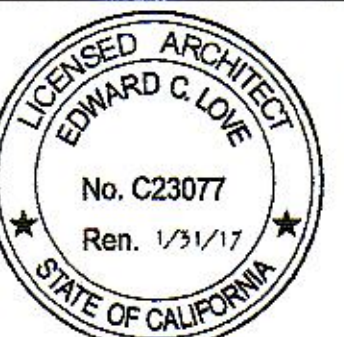


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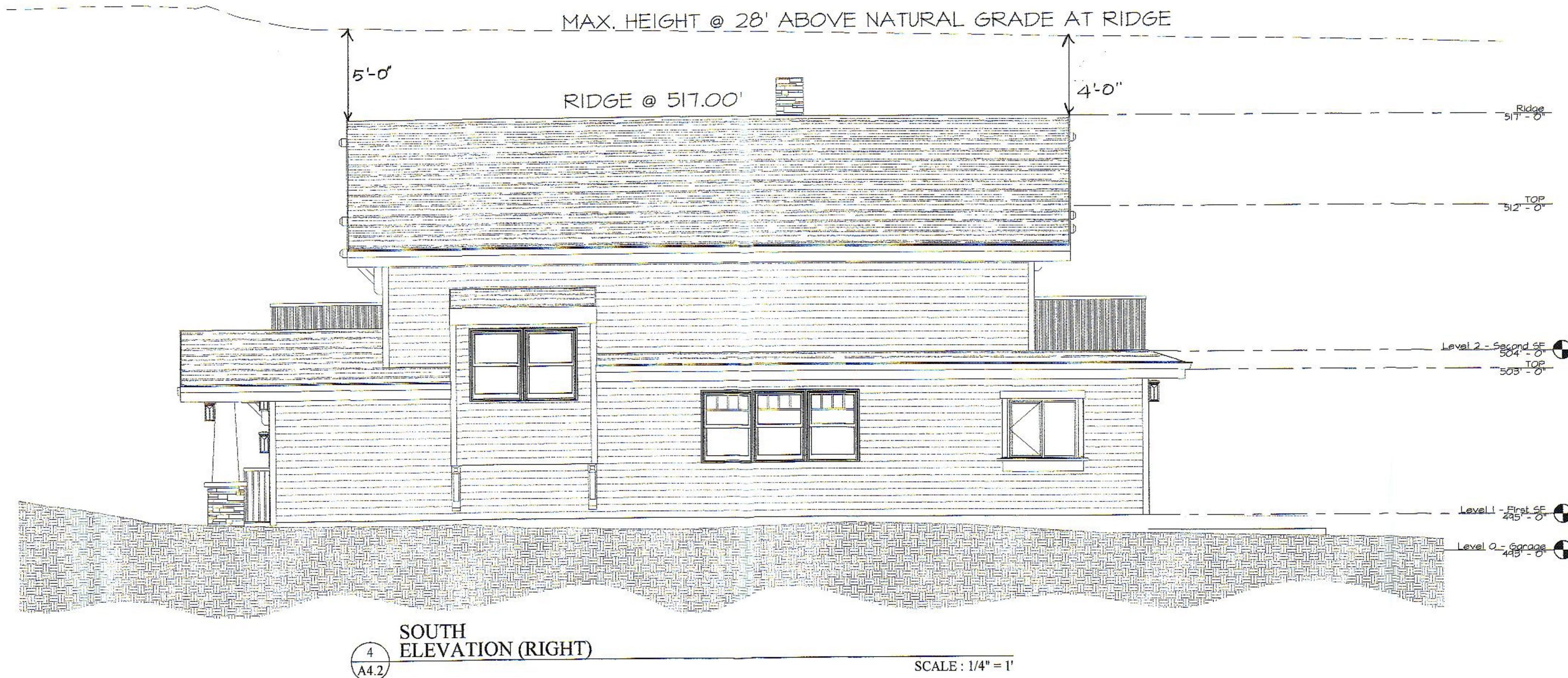
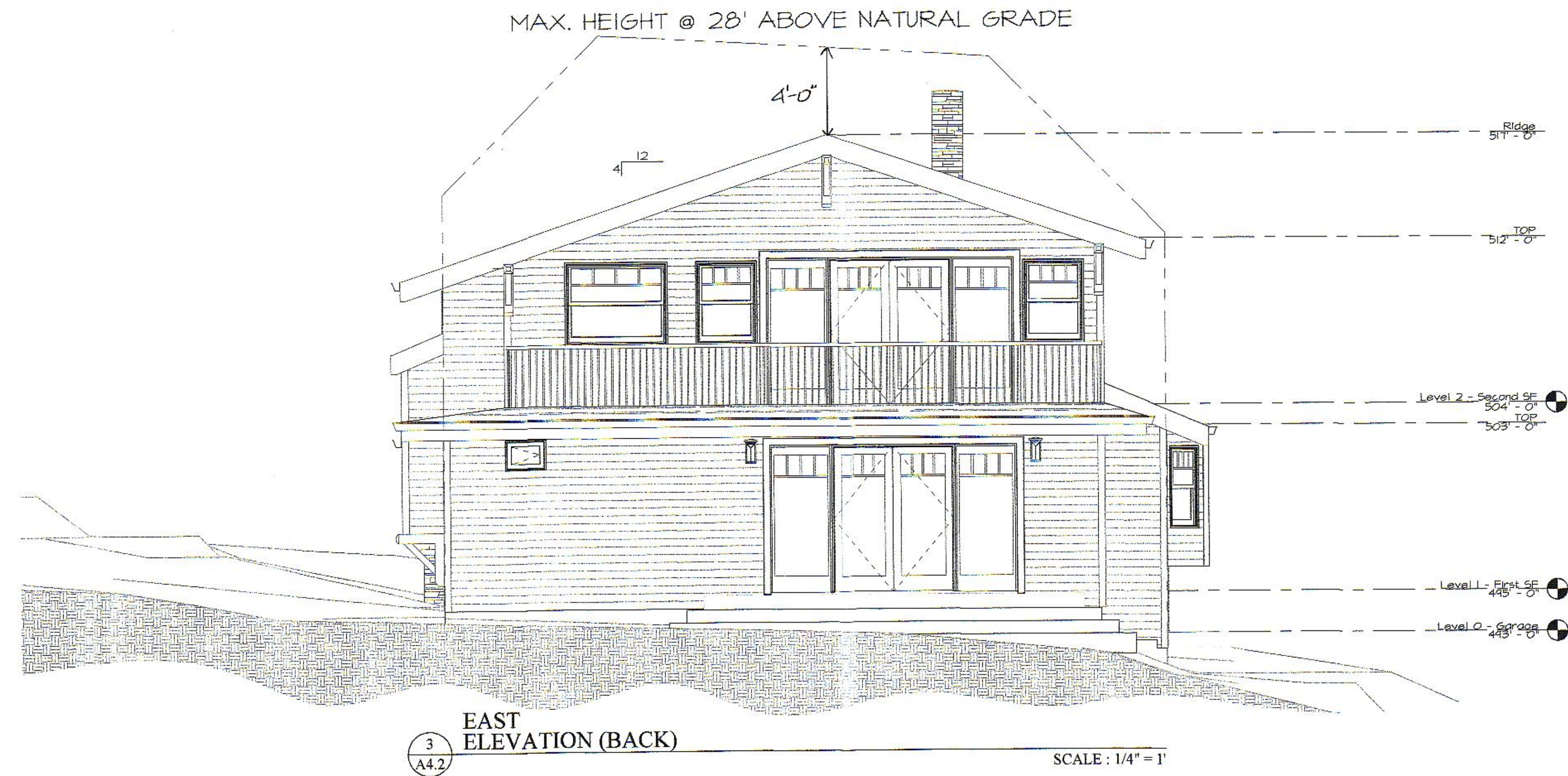
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ELEVATION  
EAST - SOUTH



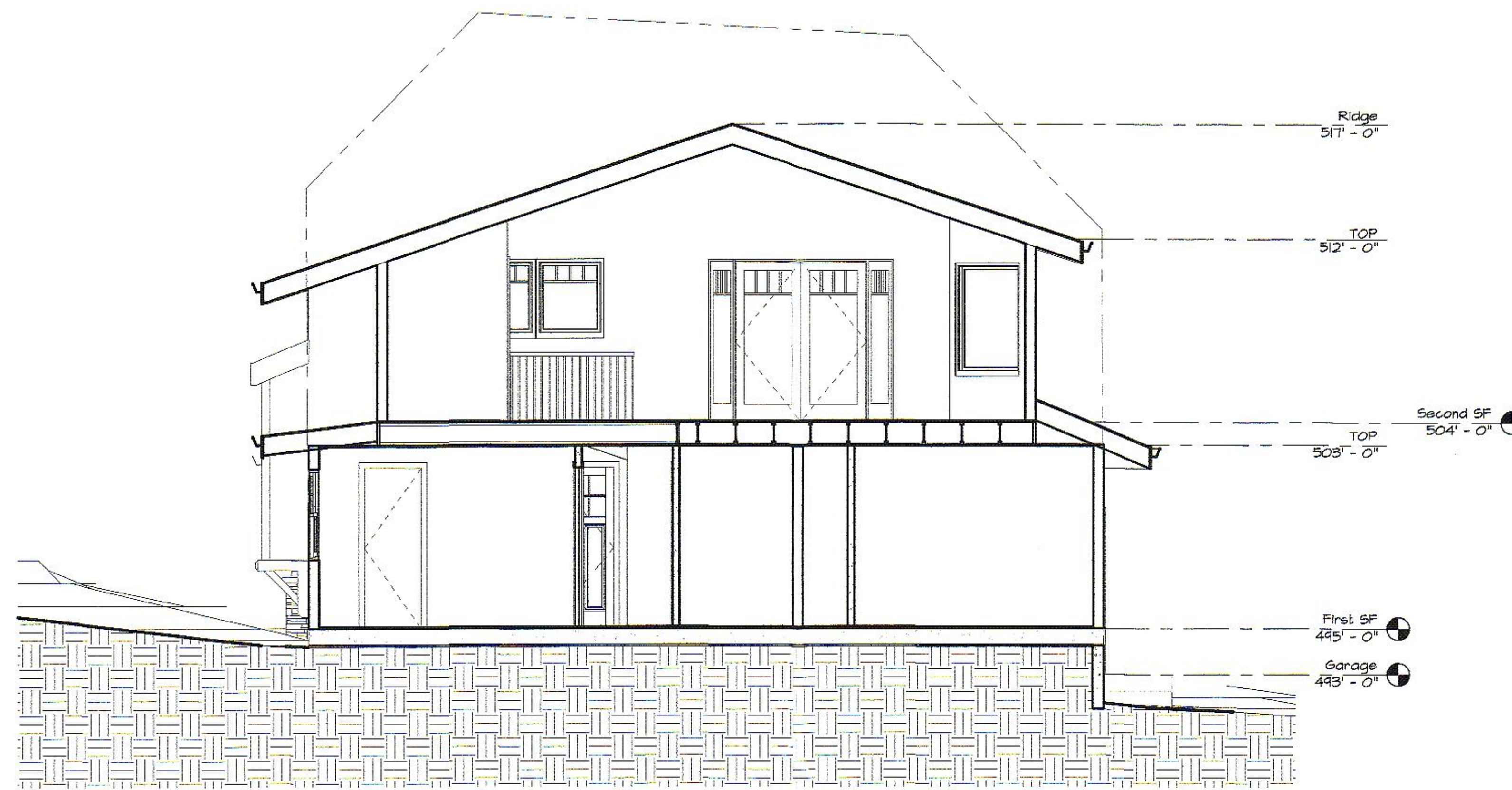
DATE: 04-28-15  
SCALE: 1/4" = 1'  
DRAWN: GMH  
JOB: LAI  
SHEET:

A3.2  
OF SHEETS

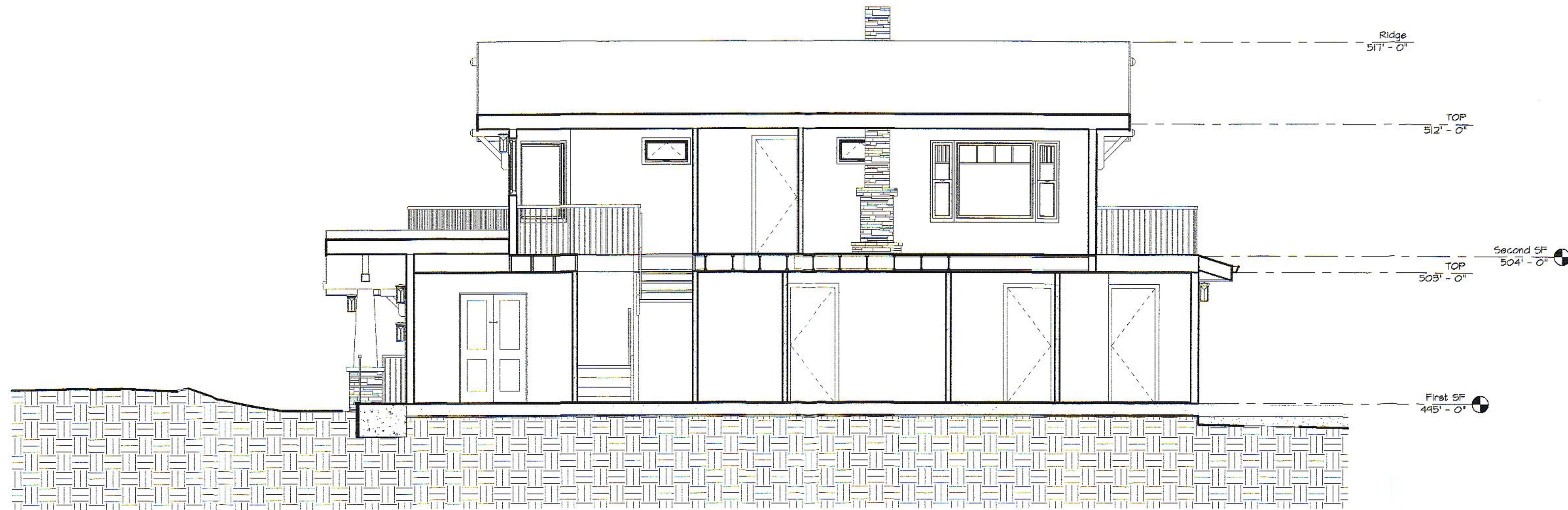




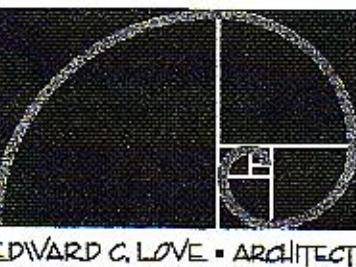
MAX. HEIGHT @ 28' ABOVE NATURAL GRADE



MAX. HEIGHT @ 28' ABOVE NATURAL GRADE AT RIDGE



REVISIONS

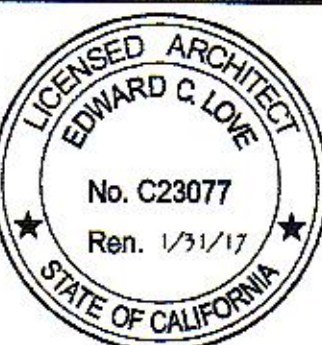


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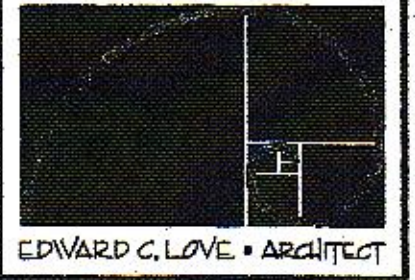
SECTION VIEWS



DATE: 12-28-15  
SCALE: 1/4" = 1"  
DRAWN: GMH  
JOB: LAI  
SHEET:

A4.1  
OF SHEETS

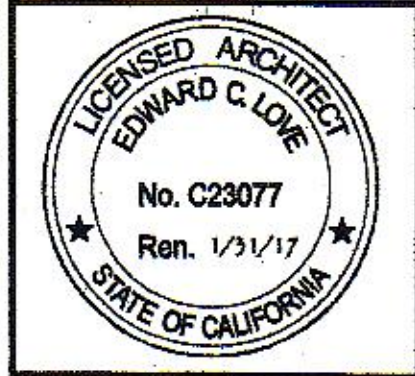




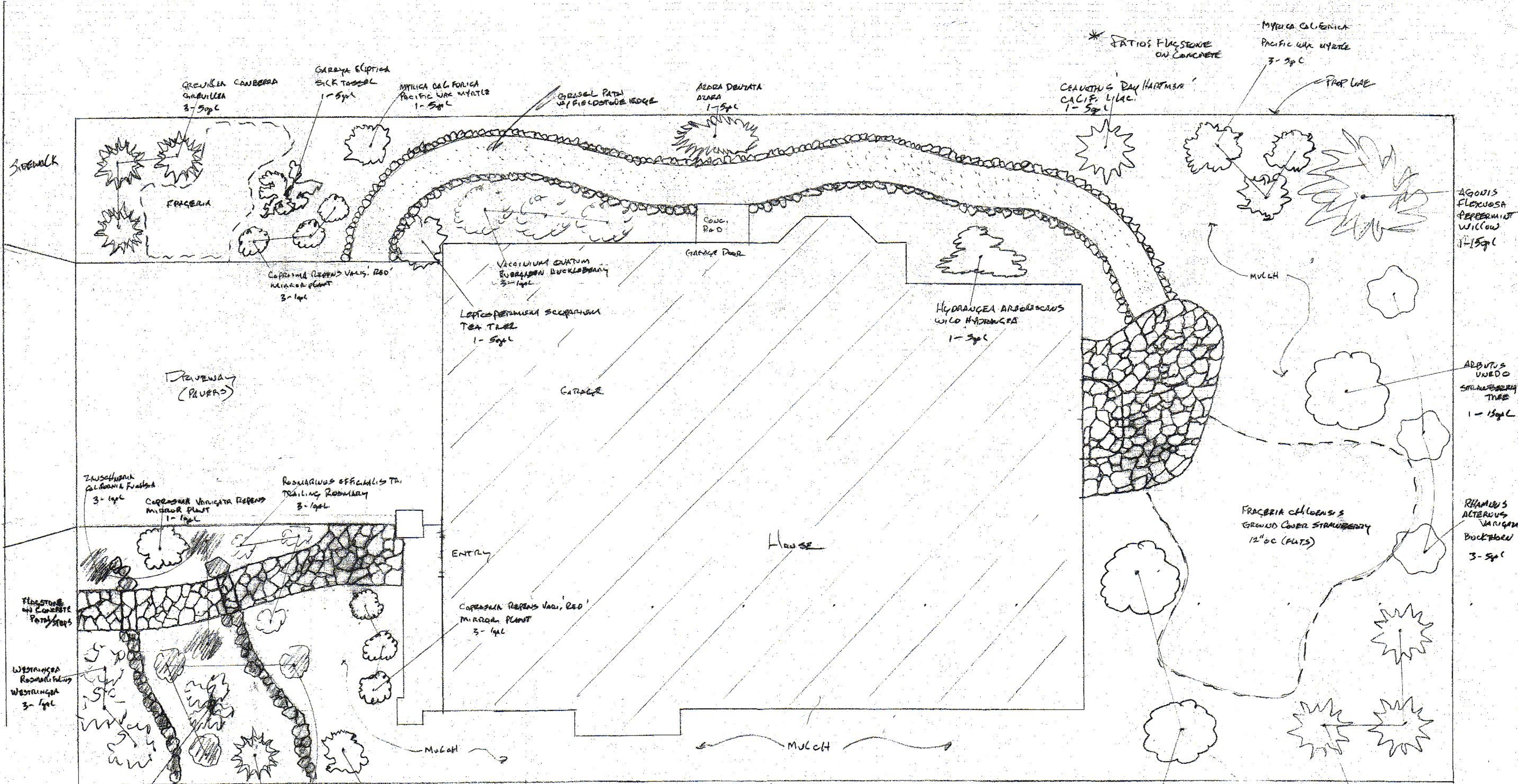
Edward C. Love  
Architect  
720 MILL STREET  
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FLORA FARM  
LANDSCAPE PLAN



DATE: 12/8/15  
SCALE: 1/4" = 1'  
DRAWN: [Signature]  
JOB: LAI  
SHEET: [Blank]



- LEUCADENDRON SPERM COLE BUSH 1-5gpl
- DRYSTACK FIELD STONE WALLS 18" MAX
- MIXED SUCCULENTS TO BE PLANTED IN AND AROUND THE BOULDER AND ROCK WALL 40-2 1/4"
- GRUVILLA CANBERRA 1-5gpl
- MYRTICA CALIFORNICA PACIFIC WAX MYRTLE 1-5gpl
- ARBUJUS UNEDOC STRAWBERRY TREE 2-15gpl
- CEANOTHUS 'RAY HARTMAN' CALIFORNIA LILAC 3-5gpl
- FRACERIA CALIFORNICA GROUND COVER STRAWBERRY 12" OC (PLANTS)
- ARBUJUS UNEDOC STRAWBERRY TREE 1-15gpl
- RYTHMIS ALTERATUS VARIETY BOCKHOFF 3-5gpl
- HYDRANGEA ARBORESCENS WILD HYDRANGEA 1-5gpl
- LEPTOCARPUM SCARPANUM TEA TREE 1-5gpl
- VACCINIUM OXANTUM BUCKLEBERRY 3-1gpl
- COCC. PAD. W/ FIELDSTONE EDGE
- ARECA DENTATA PLANT 1-5gpl
- MYRTICA CALIFORNICA PACIFIC WAX MYRTLE 1-5gpl
- GARZYA EGYPTICA SICK TOSSEL 1-5gpl
- GRUVILLA CANBERRA 3-5gpl
- FRACERIA
- Caprilla repens var. red MIRACULOUS PLANT 3-1gpl
- Zauschneria californica 3-1gpl
- Caprilla repens var. red MIRACULOUS PLANT 1-1gpl
- Rhus typhina TH. THAILING ROBINIA 3-1gpl
- WESTRINGIA ROSEIFLORA WESTRINGIA 3-1gpl
- FRACERIA ON CONCRETE POTTERIES
- ENTRANCE
- COCC. PAD.
- Garage Door
- HOUSE
- MULCH

LAI FAMILY  
Farallone Ave  
Montara, CA.  
1/4" = 1'-0"

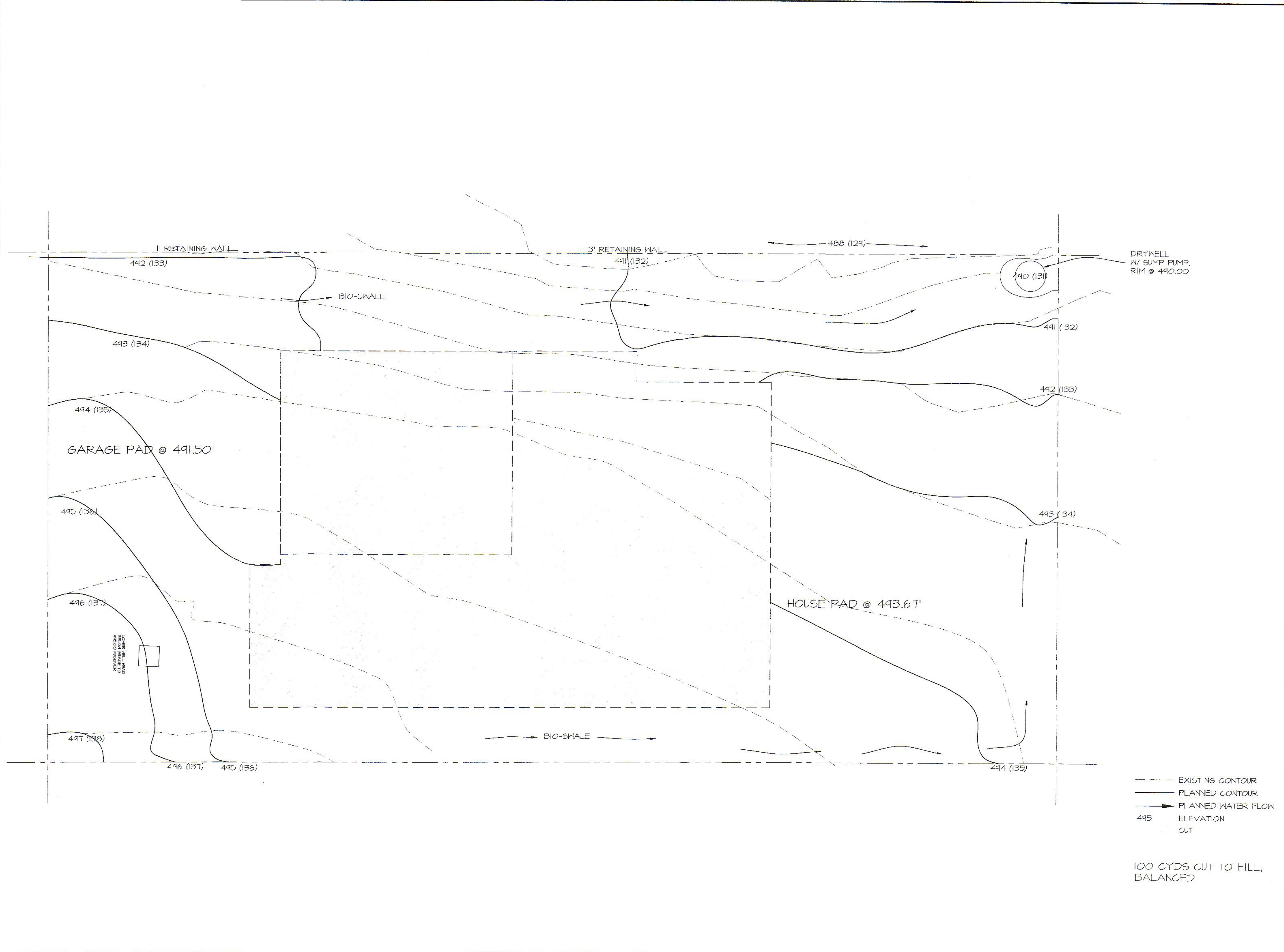


FLORA FARM  
340 PURVISANA ST.  
HALF MOON BAY, CA  
DRAWN BY: JERRY W. TING  
11/15

TOTAL PLANTS:  
4 - 15gpl  
21 - 5gpl  
22 - 1gpl  
40 - 2 1/4" SUCCULENTS  
5 - PLANTS

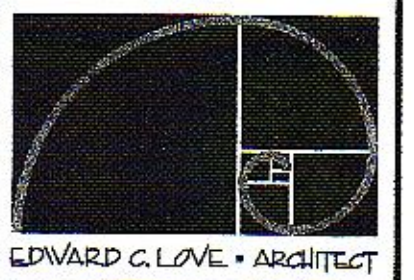
\* SPRINKLER SYSTEM WILL BE DWP.  
- HUNTER XC400I4 W/RAIN SENSOR  
- RAINBIRD DASASV 075 VALVE  
- RAINBIRD R-8705 MATX-3 FILTER/REGULATOR  
- 1/2" PEPCO TUBING  
- 1/4" PEPCO LATERAL TUBING  
- SW 10-10 PK EMITTERS





100 CYDS CUT TO FILL,  
BALANCED

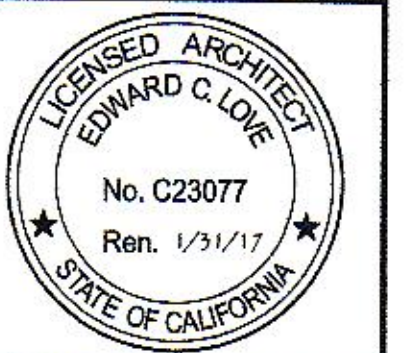
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**Edward C. Love Architect**  
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GRADING PLAN



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JOB:	LAI
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