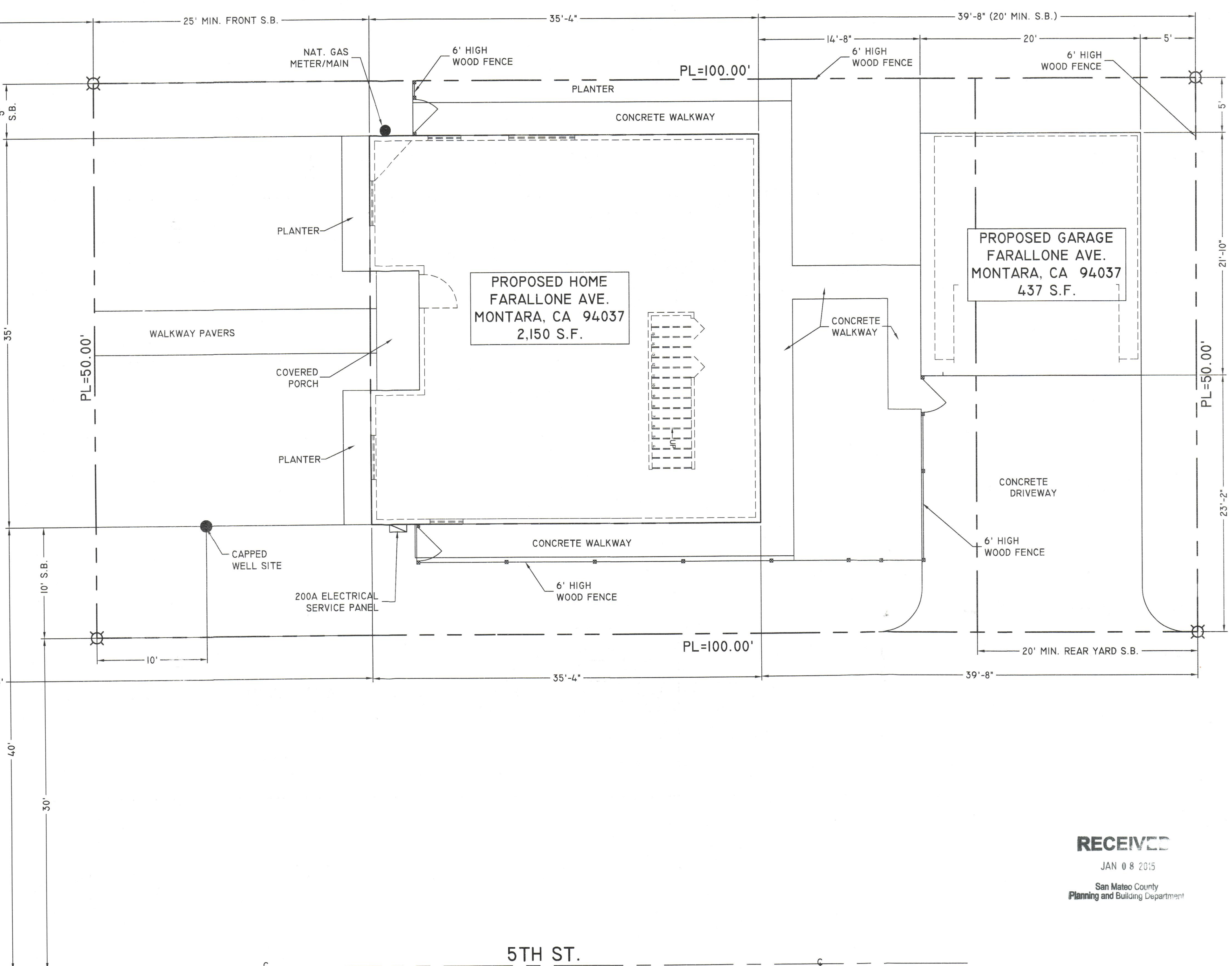
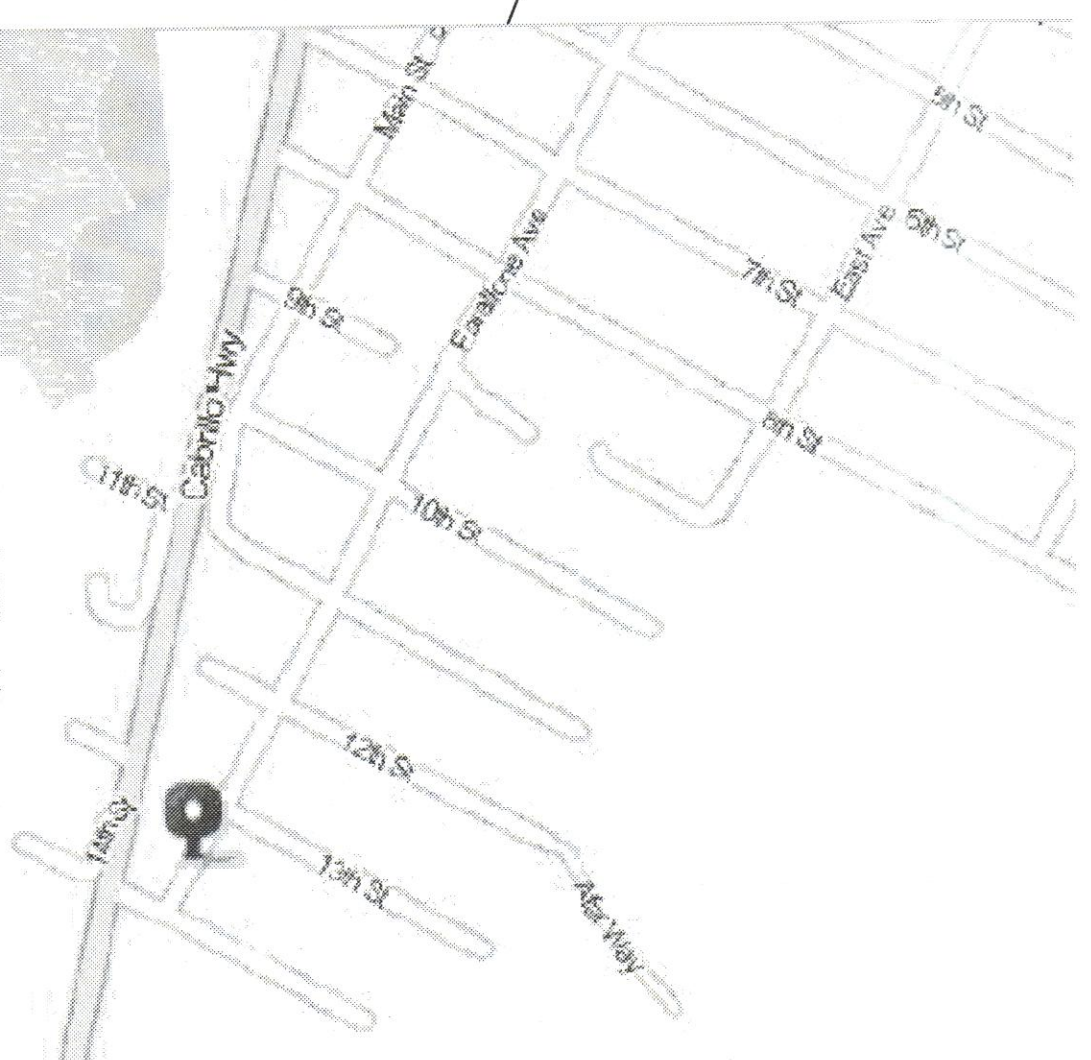


PLN 2015-00012

FARALLONE AVE.



FARALLONE AVE. PARCEL: 036-017-018



APN: 036-017-180

PLOT PLAN - FARALLONE AVE. MONTARA, CA 94037

SCALE: 1"=5'-0"

SCOPE OF WORK:
CONSTRUCTION OF A NEW, 2,648 SQUARE FOOT, TWO-STORY, SINGLE-FAMILY RESIDENCE.

LOT AREA (S.F.):	5,000 S.F.
HOUSE FOOTPRINT (S.F.):	1,190 S.F.
COVERED PORCH AREA (S.F.):	48 S.F.
DETACHED GARAGE AREA (S.F.):	437 S.F.
TOTAL LOT COVERAGE (S.F.):	1,675 S.F.
MAX. LOT COVERAGE (S.F.):	1,750 S.F.
PROPOSED LOT COVERAGE (%):	33.5%
MAX. BLDG. FLOOR AREA (S.F.):	2,650 S.F.
PROPOSED BLDG. FLOOR AREA (S.F.):	2,587 S.F.
BLDG. USE:	SINGLE FAMILY DWELLING
OCCUPANCY GROUP:	R-3
CONSTRUCTION TYPE:	TYPE V-B
FIRE EXT. SYSTEM:	SPRINKLED

BUILDING CODE DATA

2013 CBC, CMC, CPC, CEC, & CALIF. ENERGY CODE, AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTIONS, ARE APPLICABLE TO THIS PROJECT.

DRAWING SHEET INDEX

SHEET NO.	DESCRIPTION
1	PLOT PLAN
1.1	TOPOGRAPHIC MAP
2	EXTERIOR ELEVATIONS
3	FLOOR PLANS
4	GARAGE
5	SECTIONS
SB	SAMPLE BOARD
L1.0	LANDSCAPE PLAN

RECEIVED
JAN 08 2015
San Mateo County
Planning and Building Department

Designed By:
ej.rinchak & associates
7419 myrtle vista avenue
sacramento, ca 95831
(916) 428-2076

[Signature]

ej.rinchak & associate
design & drafting services
7419 myrtle vista avenue - sacramento, ca 95831 - (916) 428-2076

SCALE: 1"=5'-0"
DO NOT SCALE
DIMENSIONS
FROM RINTS

LAI CUSTOM HOME (CORNER LOT)
Farallone Ave. - Montara, CA 94037
PLOT PLAN

REVISIONS

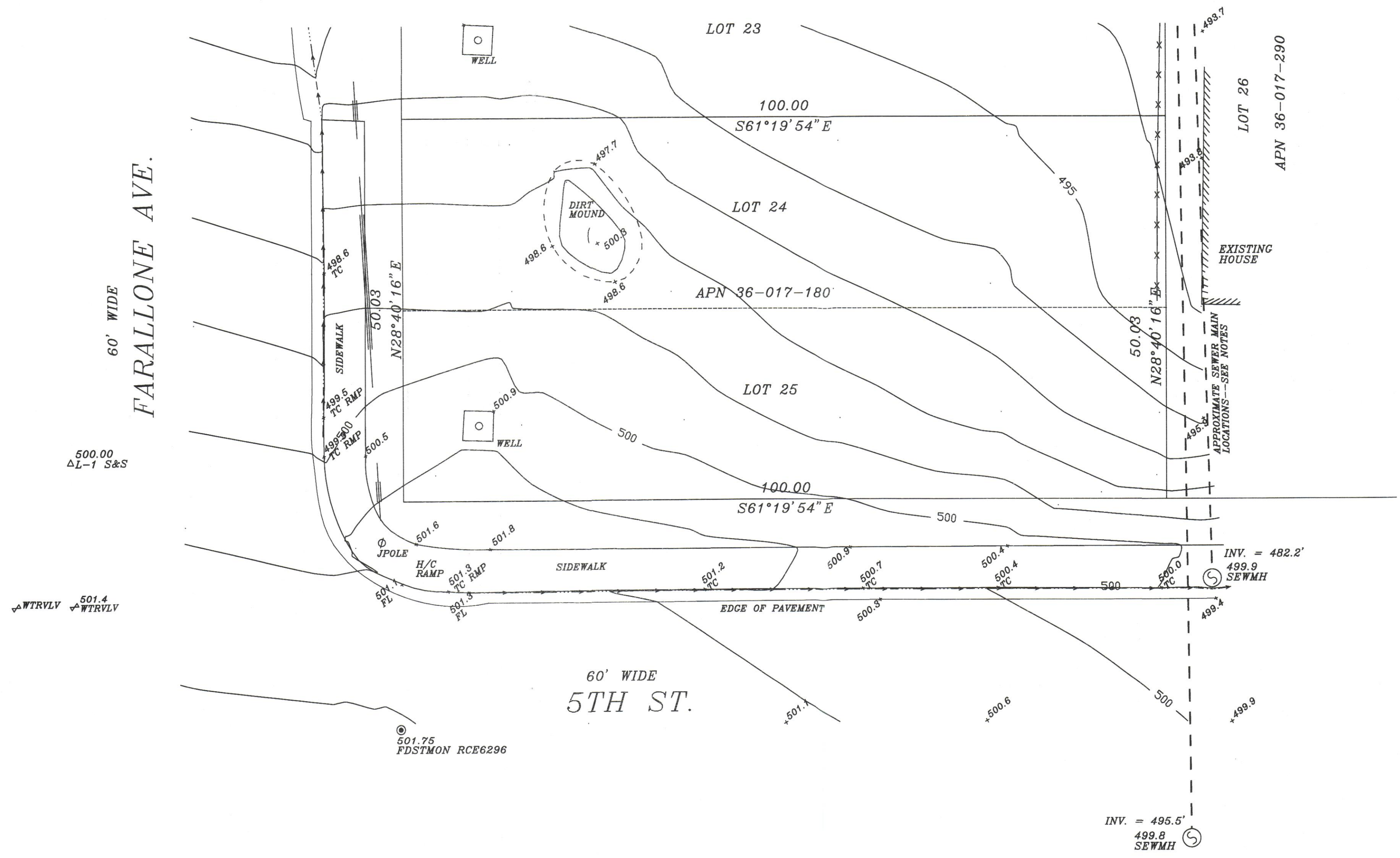
REV.	DESCRIPTION

DWG. NO.
1

PROJ. NAME
LAI

PROJECT NO.
1238CH(a)

- NOTES:
- 1) ALL ELEVATIONS WERE BASED UPON A SET SPIKE AND SHINER SHOWN AS "L-1" WITH AN ASSUMED ELEVATION OF 500.00 FEET.
 - 2) SCALE: 1" = 10'; CONTOUR INTERVAL = 1'
 - 3) EASEMENTS AND TITLE INFORMATION WERE TAKEN FROM A PRELIMINARY REPORT PREPARED BY NORTH AMERICAN TITLE COMPANY DATED SEPTEMBER 20, 2012 WITH ORDER NUMBER 1195209. SAID PRELIMINARY REPORT NOTES AN EASEMENT UNDER EXCEPTION NO. 7 FOR SEWER AND WATER PIPES (169 DEEDS 276) THAT CANNOT BE LOCATED FROM RECORD INFORMATION. PLEASE SEE SAID DOCUMENT FOR DETAILS.
 - 4) THE LOCATION OF THE UNDERGROUND SEWER MAIN IS APPROXIMATE AND WAS DERIVED FROM THE SURFACE LOCATION OF MANHOLES AND VISUAL INSPECTION. PLEASE VERIFY LOCATION WITH MONTARA WATER AND SANITARY DISTRICT.
 - 5) THE PROPERTY IS LOCATED ON THE CORNER OF 5TH ST. AND FARALLONE AVE. IN MONTARA, CA.
 - 6) LOT SIZES ARE 5002 SQ.FT. +/- EACH.



ej *ej rinchak & associate*
 design & drafting services
 7419 myrtle vista avenue · sacramento, ca 95831 · (916)428-2076

SCALE: 1"=10'-0"
 DO NOT SCALE DIMENSIONS FROM RINTS

LAI CUSTOM HOME (CORNER LOT)
 Farallone Ave. · Montara, CA 94037
TOPOGRAPHIC MAP

REVISIONS
REV.

DWG. NO.
 1.

PROJ. NAME
 LAI

PROJECT NO.
 1327CH

TOPOGRAPHIC MAP
 OF LOTS 22-25, BLOCK 14 AS SHOWN ON THAT CERTAIN MAP FILED IN BOOK 4 OF MAPS AT PAGE 63 BEING MORE COMMONLY KNOWN AS ASSASSORS PARCEL NUMBERS 36-017-050 & -180, SAN MATEO COUNTY RECORDS, CALIFORNIA.

—FOR—
 MARVIN LAI &
 DAN DEASY
 P.O. BOX 727
 DANVILLE, CA 94526
 925.954.2288

SAN MATEO COUNTY CALIFORNIA
 SCALE: 1" = 10' NOVEMBER 2013

TURNOSE LAND SURVEYING
 P.O. BOX 6648 125 EAST MAIN ST.—SUITE 4
 REDWOOD CITY, CA. 94063 RIPON, CA 95366
 650.324.3316 209.599.5100

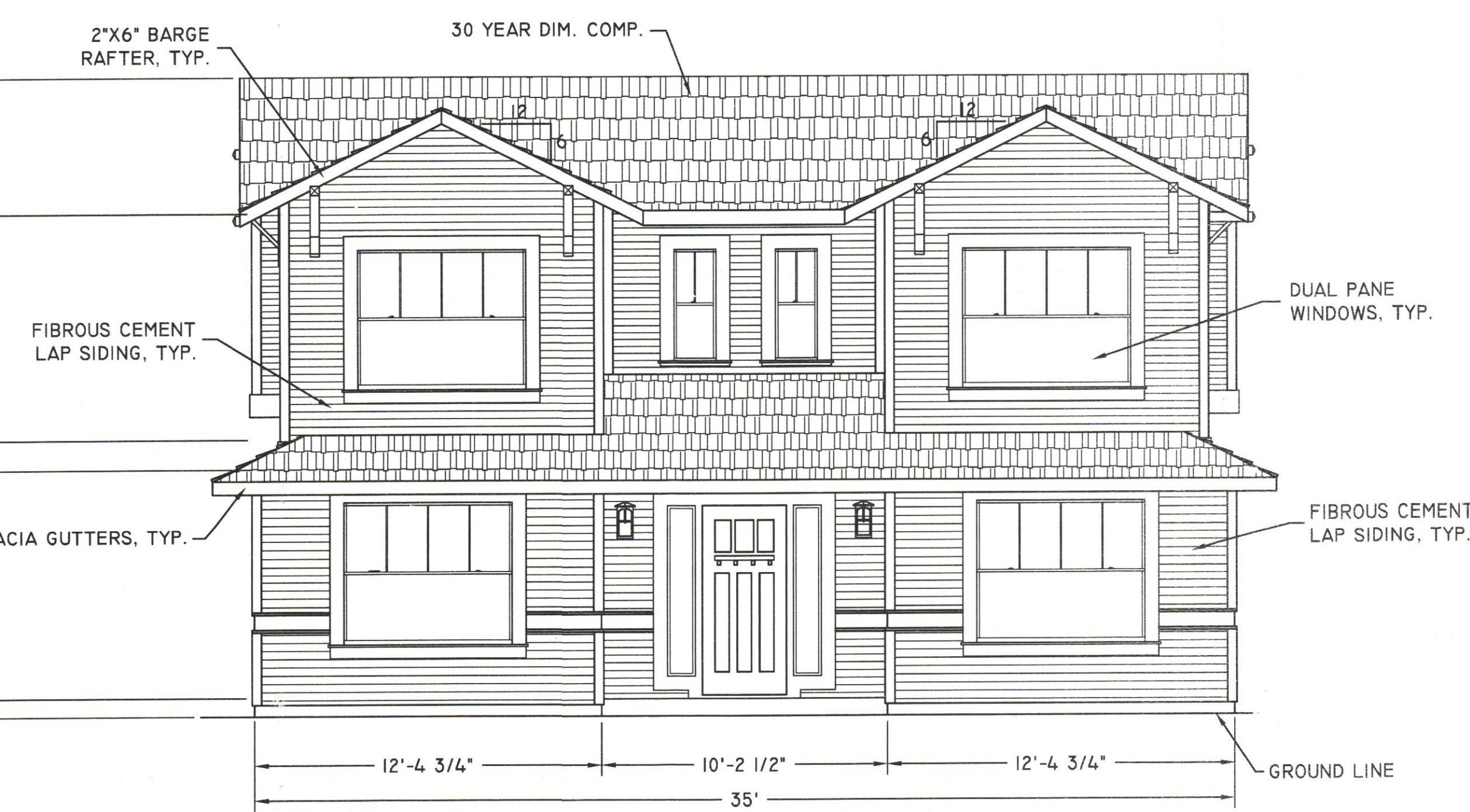
JOB 13-38

SCALE: 1/4"=1'-0"
 DO NOT SCALE
 DIMENSIONS
 FROM PRINTS

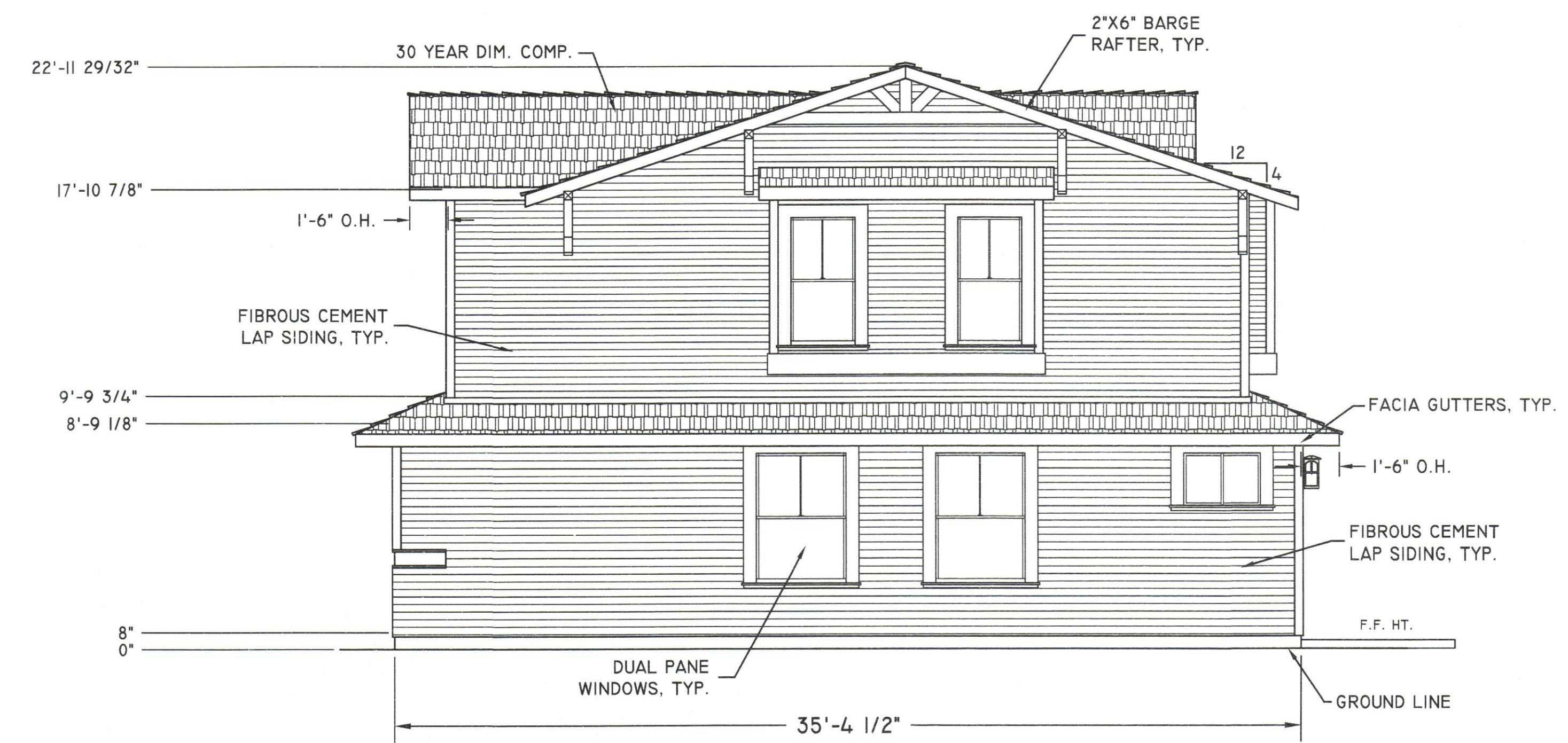
LAI CUSTOM HOME (CORNER LOT)
 Farallone Ave. · Montara, CA 94037
EXTERIOR ELEVATIONS

REVISIONS
REV.

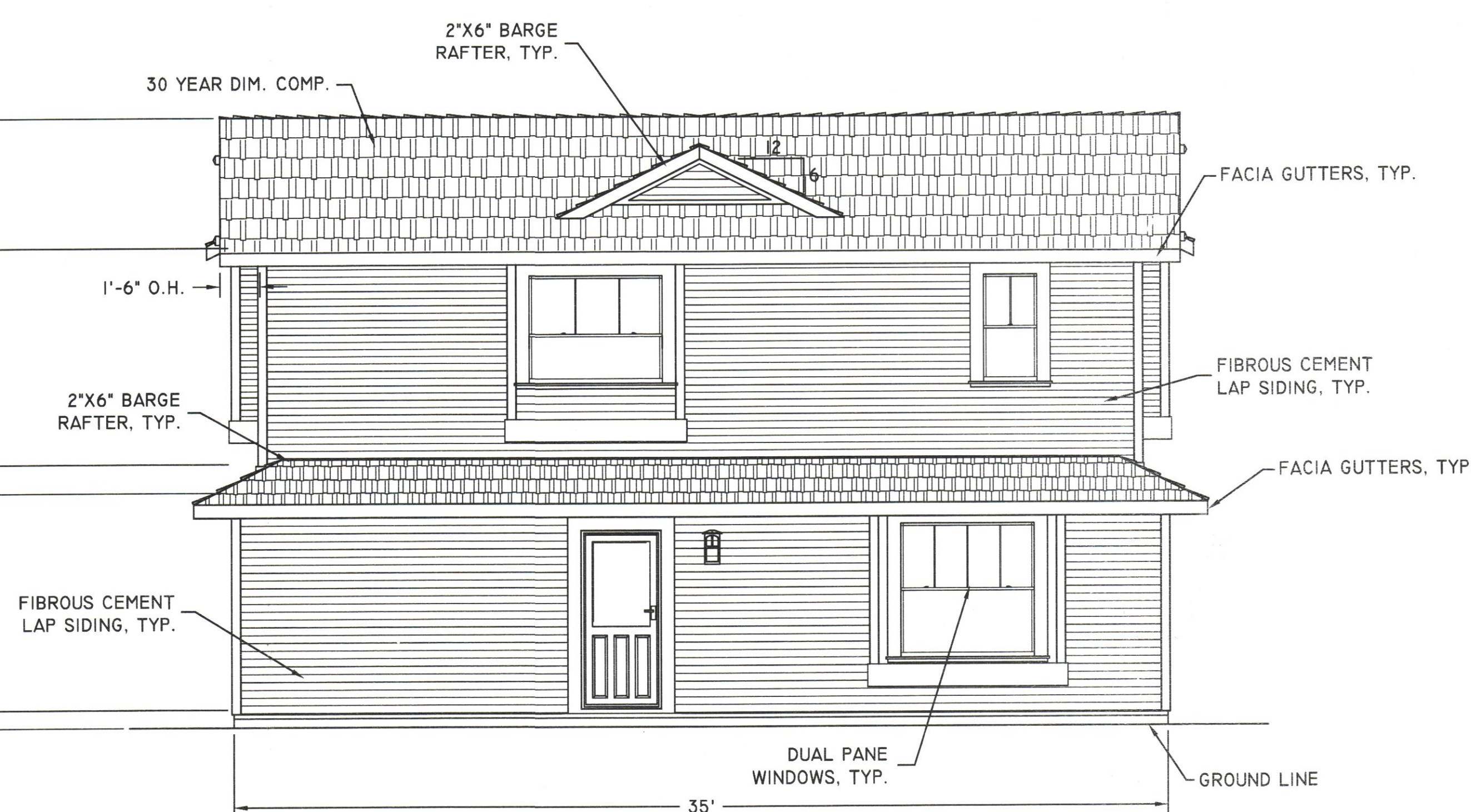
DWG. NO.
2
 PROJ. NAME
 LAI
 PROJECT NO.
 1327CH



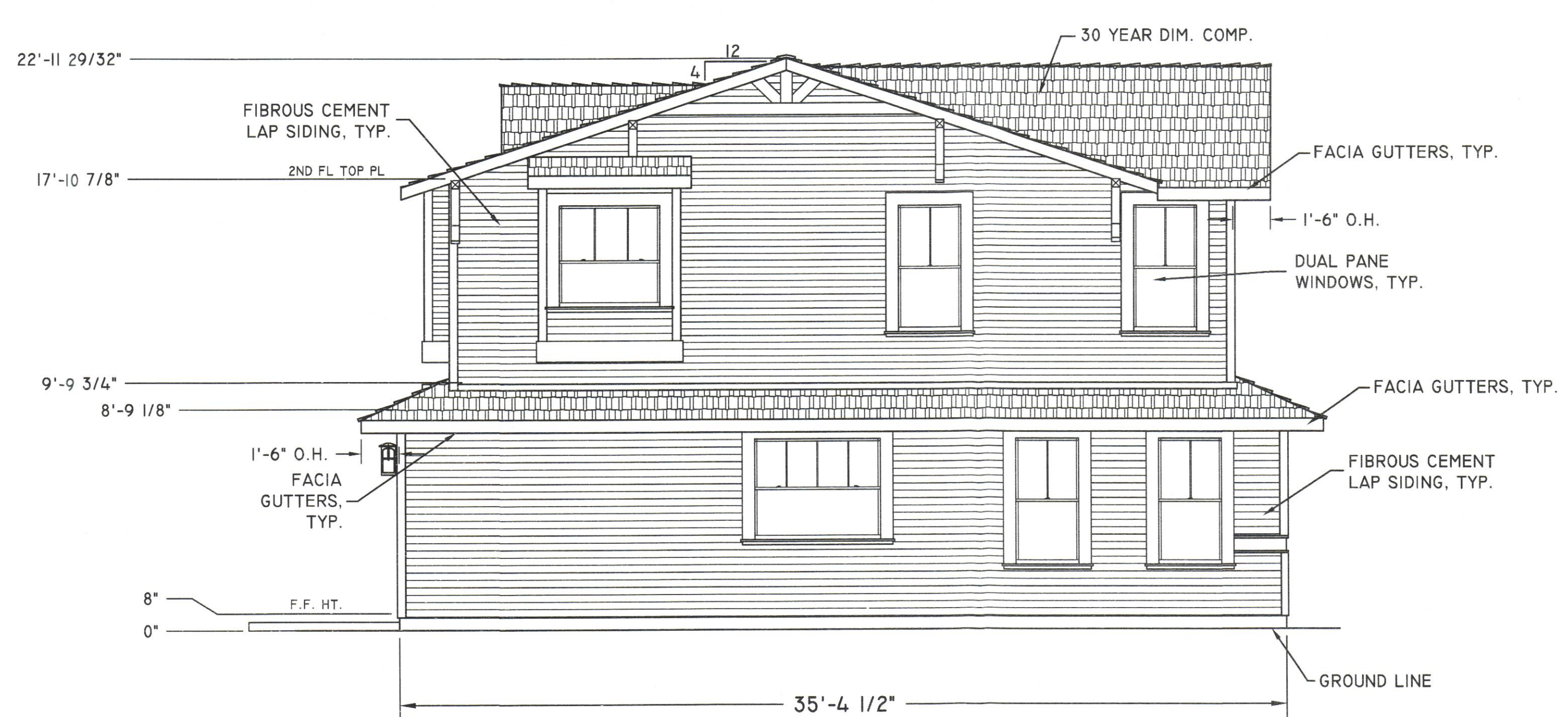
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

NOTE:
 CONTRACTOR TO FIELD VERIFY
 ALL DIMENSIONS AND CONFIRM
 THAT STRUCTURAL MEMBERS
 AND CONNECTORS ADHERE TO
 CALIFORNIA BUILDING CODE
 SPAN TABLES AND SELECTION/
 INSTALLATION SPECIFICATIONS.

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

DO NOT SCALE
DIMENSIONS
FROM PRINTS

LAI CUSTOM HOME (CORNER LOT)
Farallone Ave. · Montara, CA 94037
FLOOR PLANS

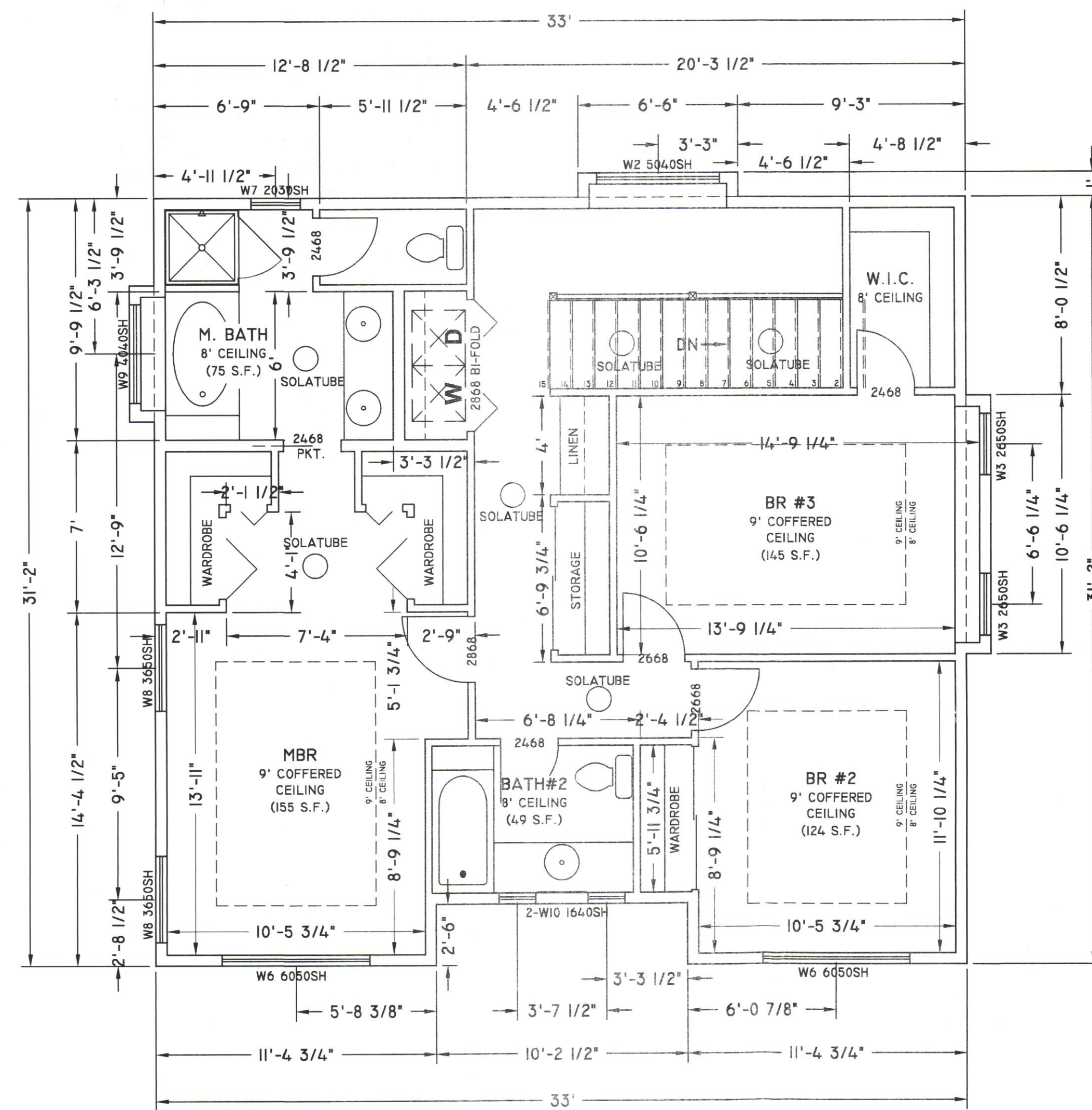
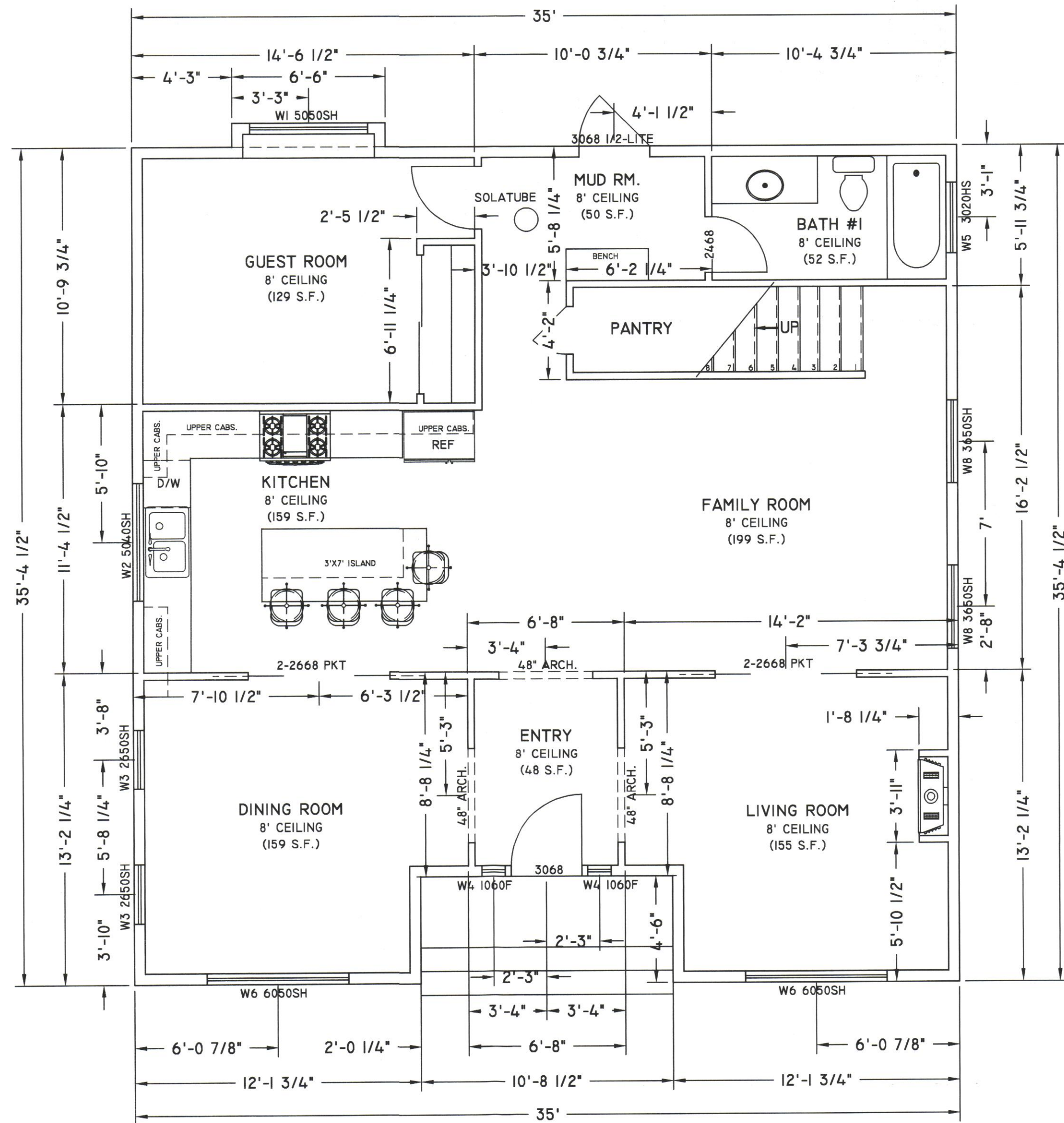
REVISIONS
REV.

DWG. NO.

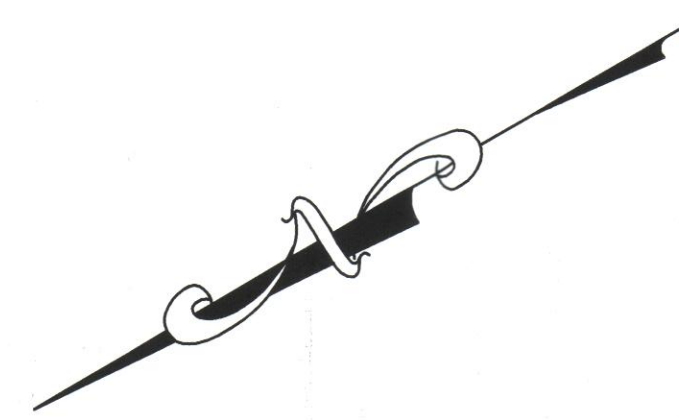
3

PROJ. NAME
LAI

PROJECT NO.
1327CH



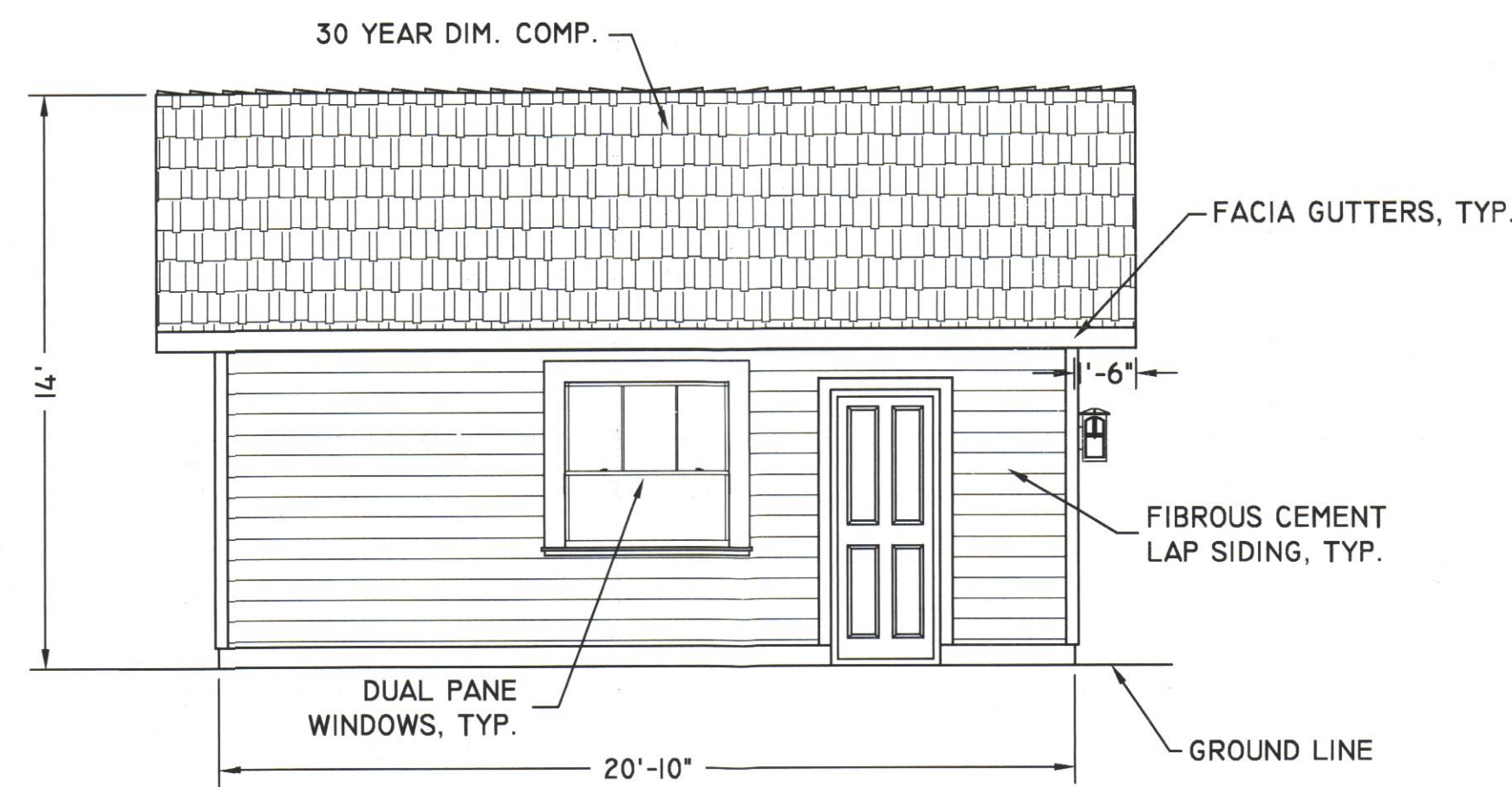
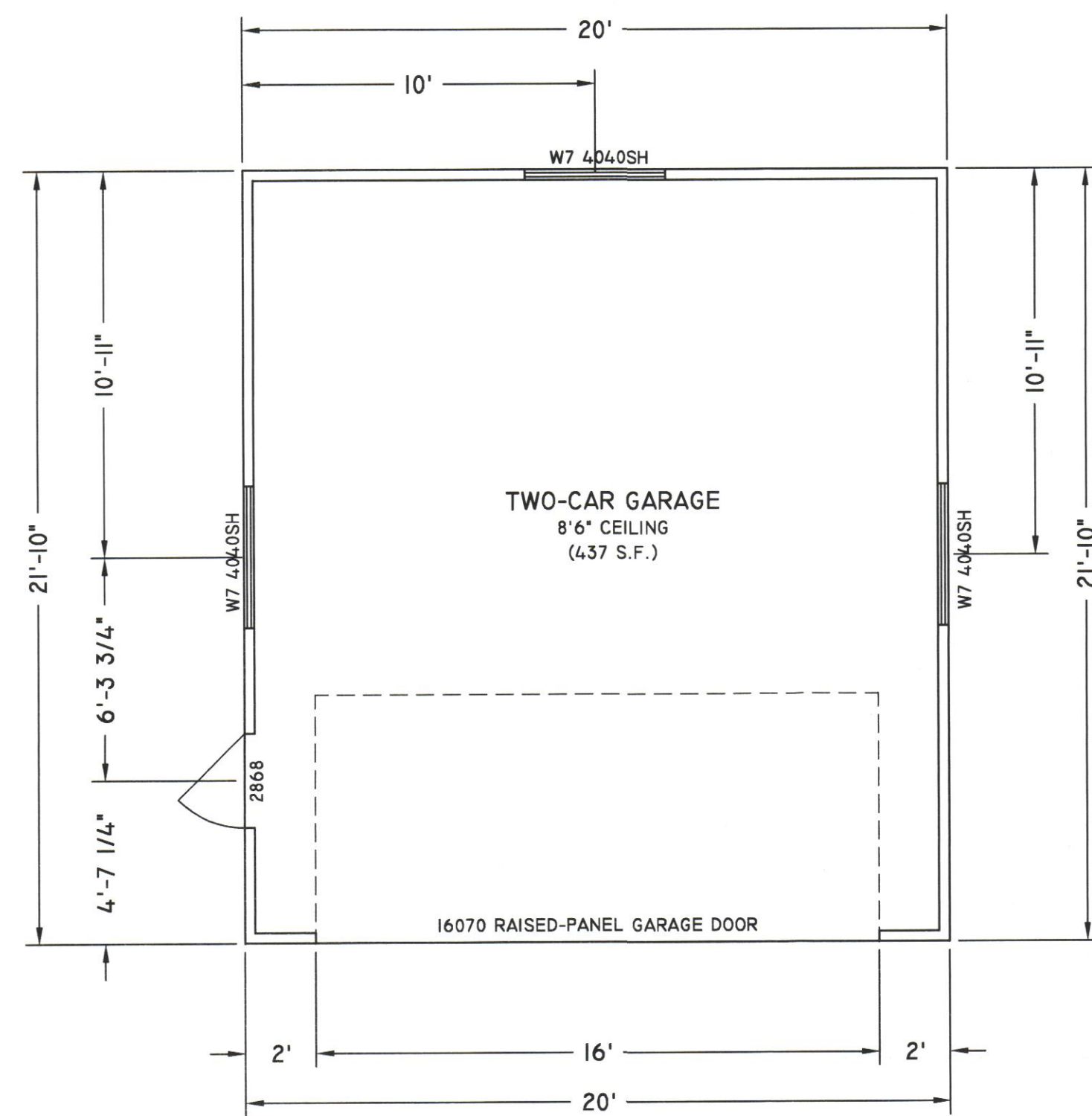
NOTE:
CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM THAT STRUCTURAL MEMBERS AND CONNECTORS ADHERE TO CALIFORNIA BUILDING CODE SPAN TABLES AND SELECTION/INSTALLATION SPECIFICATIONS.



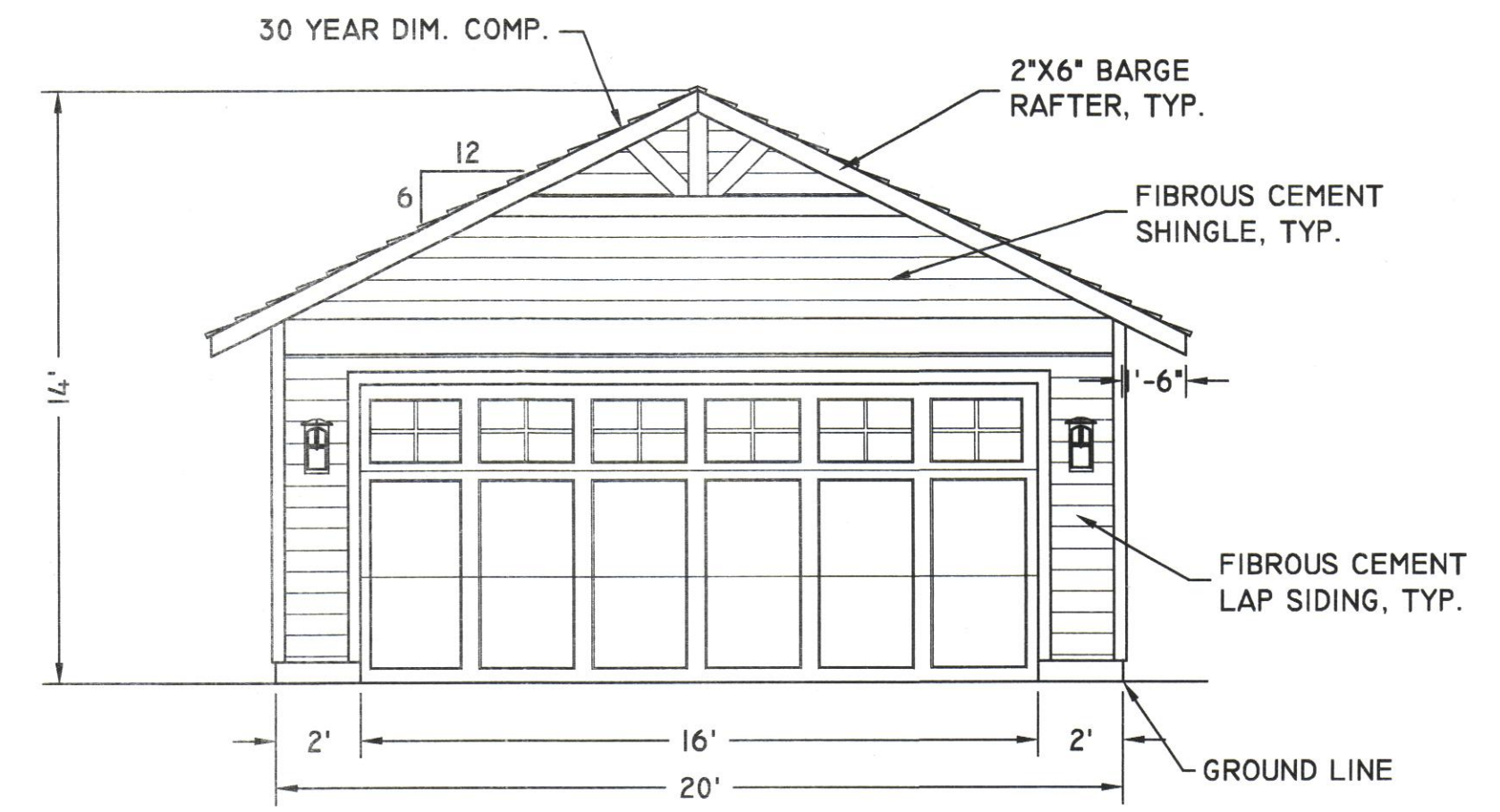
CAUTION!!
CONSULT WITH WINDOW MANUFACTURER TO VERIFY STYLE AND SIZE AVAILABILITY, AND ROUGH OPENING DIMENSIONS PRIOR TO FRAMING WINDOW OPENINGS.

WINDOW SCHEDULE

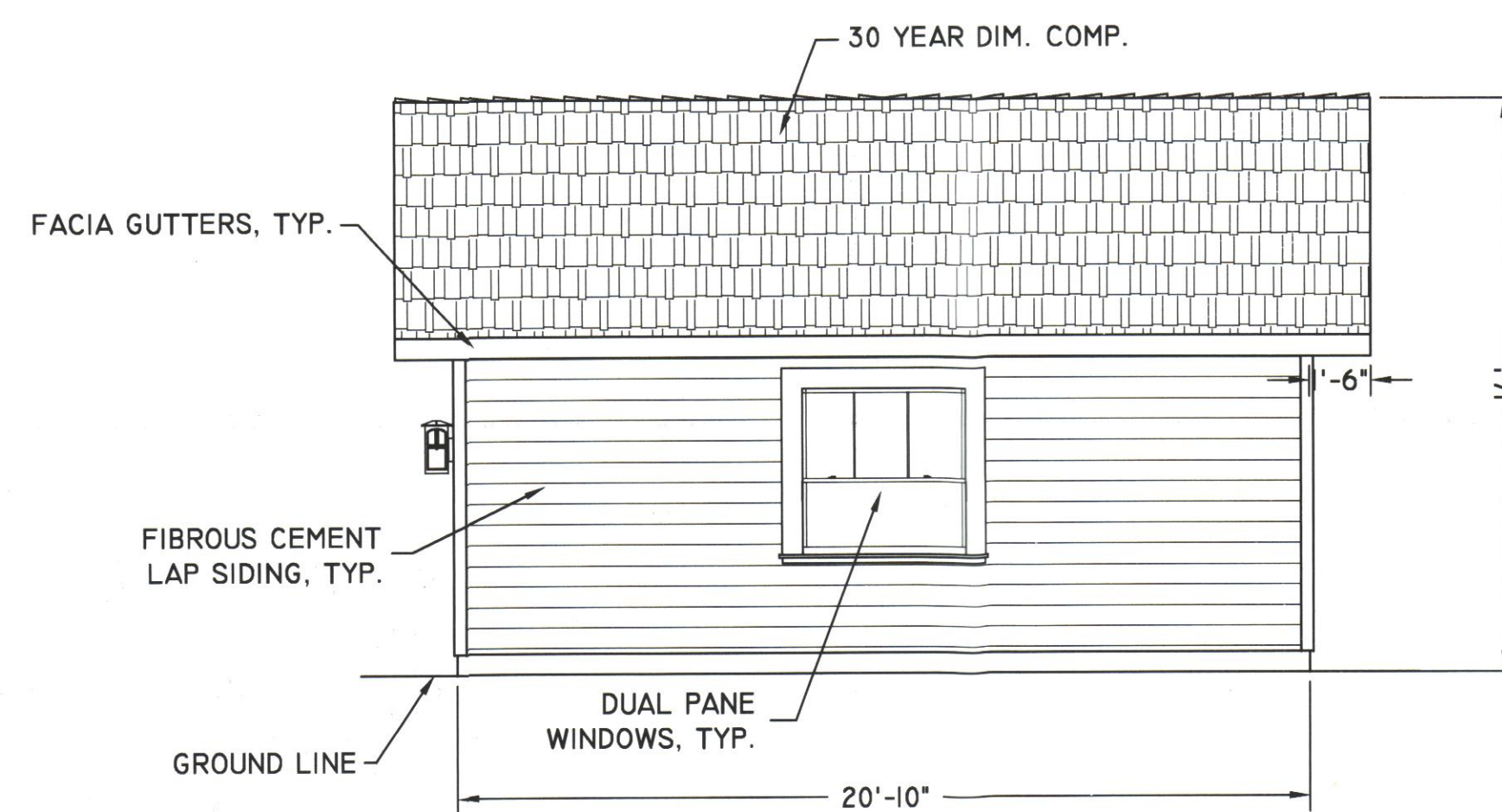
WINDOW NO.	ROOM	QTY	TYPE	FLOOR	ROUGH OPENING	REMARKS
W1	GUEST RM	1	SH	1	5050	EGRESS
W2	KITCHEN, HALLWAY	2	SH	1, 2	5040	
W3	DIN RM, BR#3	4	SH	1, 2	2650	EGRESS
W4	ENTRY	2	F	1	1060	TEMPERED
W5	BATH #1	1	HS	1	3020	
W6	DIN RM, LIV RM, MBR, BR#2	4	SH	1, 2	6050	EGRESS
W7	M BATH	1	SH	2	2030	
W8	MBR, FAM RM	4	SH	1, 2	3650	
W9	MBATH	1	SH	2	4040	
W10	BATH#2	1	HS	2	4010	



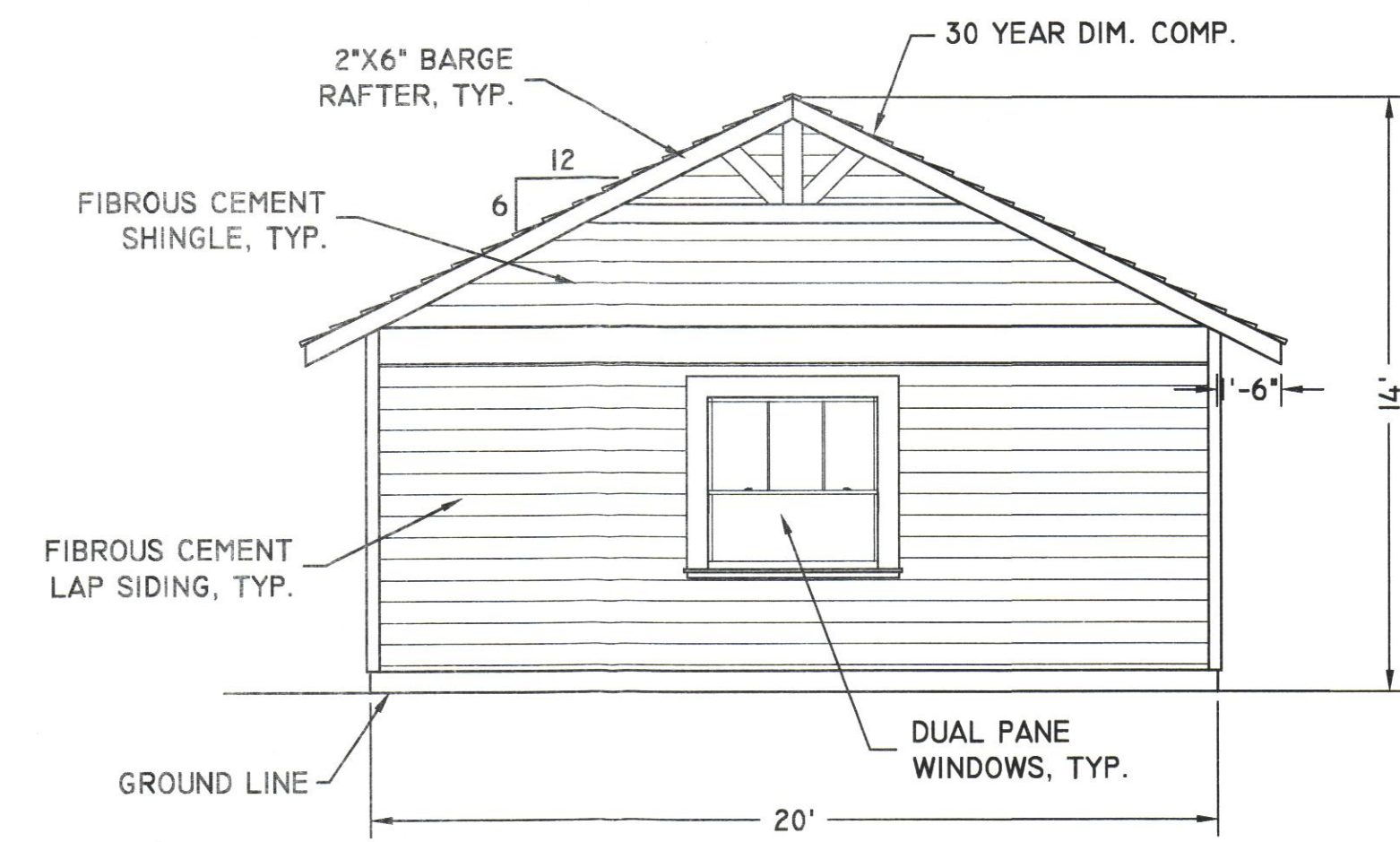
NORTHWEST ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

NOTE:
 CONTRACTOR TO FIELD VERIFY ALL DIMENSIONS AND CONFIRM THAT STRUCTURAL MEMBERS AND CONNECTORS ADHERE TO CALIFORNIA BUILDING CODE SPAN TABLES AND SELECTION/INSTALLATION SPECIFICATIONS.

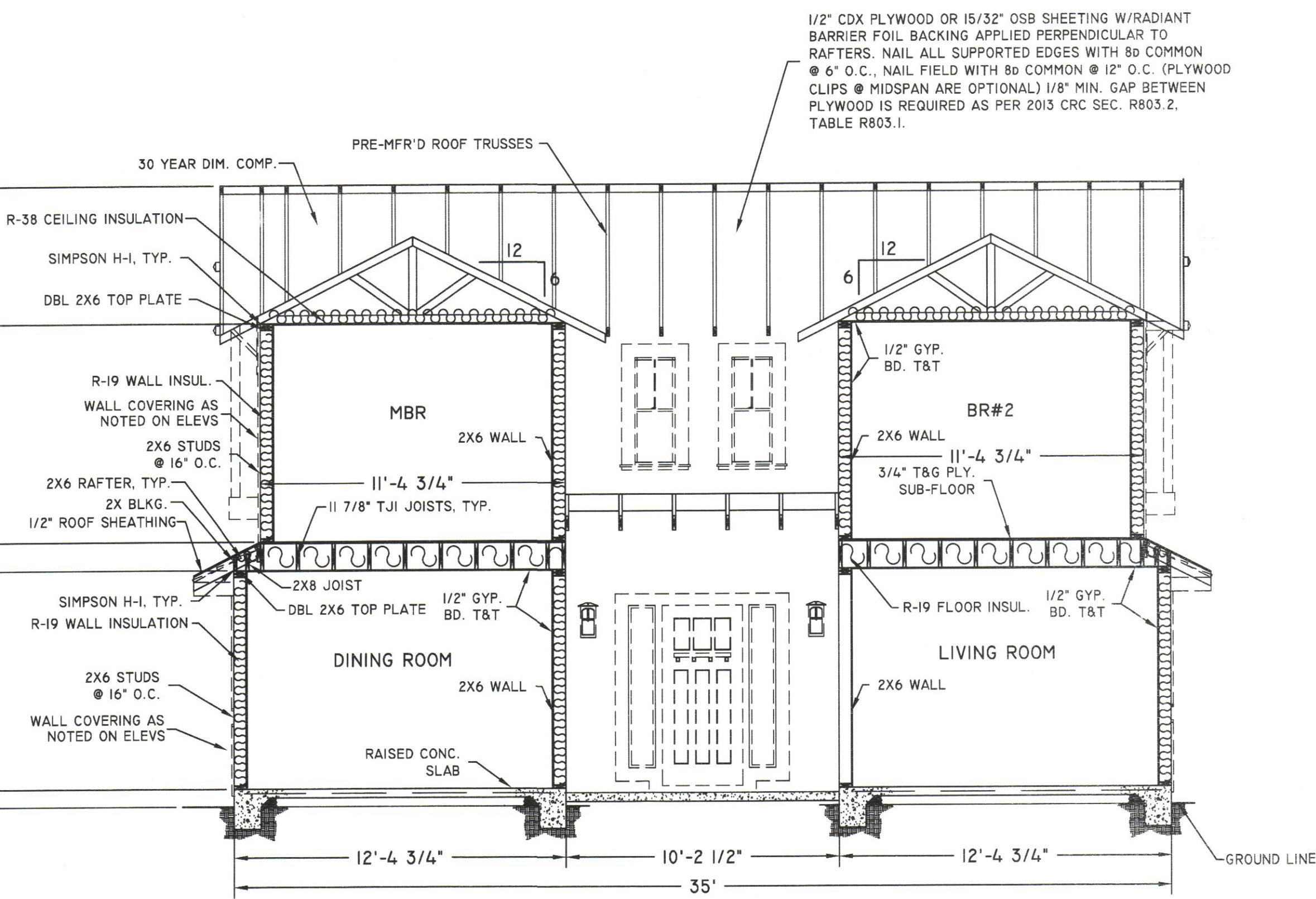
ej rinchak & associate
 design & drafting services
 7419 myrtle vista avenue - sacramento, ca 95831 - (916)428-2076

SCALE: 1/4"=1'-0"
 DO NOT SCALE DIMENSIONS FROM PRINTS

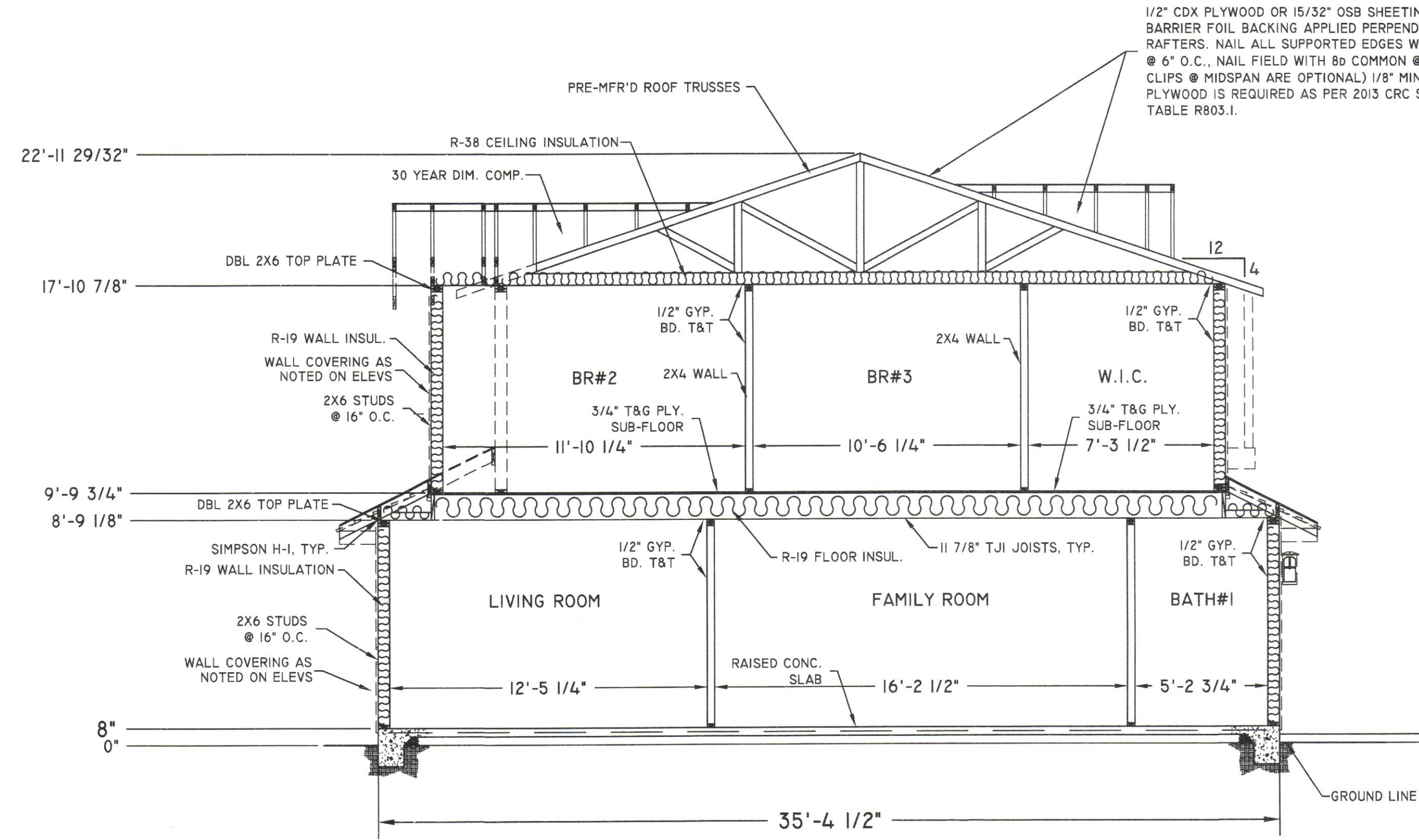
LAI CUSTOM HOME (GARAGE)
 Farallone Ave. - Montara, CA 94037
GARAGE

REVISIONS
REV.

DWG. NO.
4
 PROJ. NAME
 LAI
 PROJECT NO.
 1327CH



SIDE TO SIDE CROSS-SECTION



FRONT TO BACK CROSS-SECTION

1/2" CDX PLYWOOD OR 15/32" OSB SHEETING W/RADIANT BARRIER FOIL BACKING APPLIED PERPENDICULAR TO RAFTERS. NAIL ALL SUPPORTED EDGES WITH 8d COMMON @ 6" O.C., NAIL FIELD WITH 8d COMMON @ 12" O.C. (PLYWOOD CLIPS @ MIDSPAN ARE OPTIONAL) 1/8" MIN. GAP BETWEEN PLYWOOD IS REQUIRED AS PER 2013 CRC SEC. R803.2, TABLE R803.1.

1/2" CDX PLYWOOD OR 15/32" OSB SHEETING W/RADIANT BARRIER FOIL BACKING APPLIED PERPENDICULAR TO RAFTERS. NAIL ALL SUPPORTED EDGES WITH 8d COMMON @ 6" O.C., NAIL FIELD WITH 8d COMMON @ 12" O.C. (PLYWOOD CLIPS @ MIDSPAN ARE OPTIONAL) 1/8" MIN. GAP BETWEEN PLYWOOD IS REQUIRED AS PER 2013 CRC SEC. R803.2, TABLE R803.1.

SCALE: 1/4"=1'-0"
DO NOT SCALE DIMENSIONS FROM PRINTS

LAI CUSTOM HOME (CORNER LOT)
Farallone Ave. · Montara, CA 94037
SECTIONS

REV.	REVISIONS

DWG. NO.
5

PROJ. NAME
LAI

PROJECT NO.
1327CH

HEIGHT VERIFICATION	
REQUIRED	<input checked="" type="checkbox"/>
NOT REQUIRED	<input type="checkbox"/>
BENCHMARK ELEV.	500.00'
GARAGE ELEV.	497.90'
1ST FLOOR ELEV.	502.50'
RIDGE ELEV.	524.83'



HOUSE FRONT ELEVATION

ASPHALT COMPOSITION SHINGLES
CAMBRIDGE AZ - DUAL BLACK

5 1/2", PRE-PAINTED, 26 GA.
SEAMLESS STEEL GUTTER

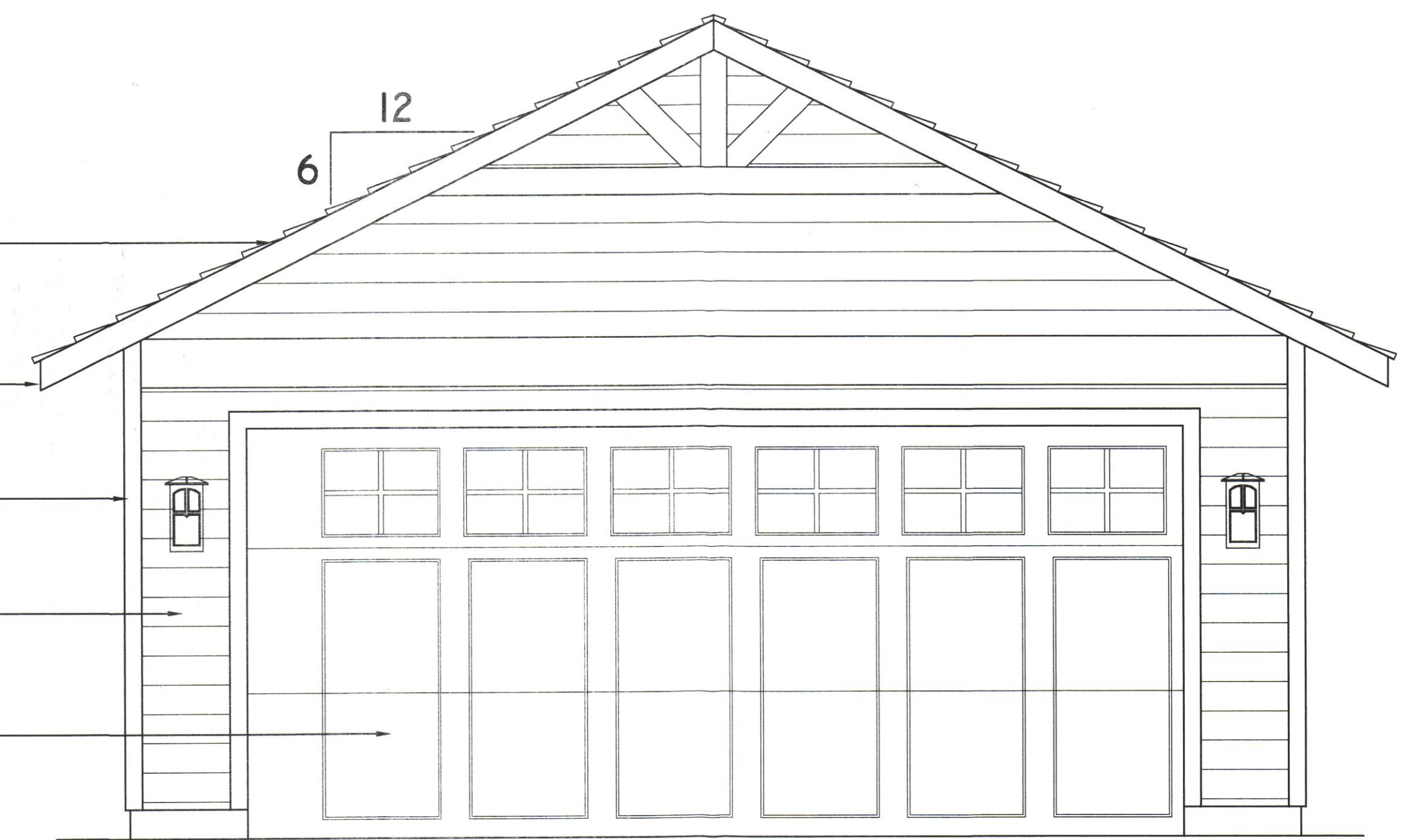
ANDERSON WHITE VINYL
SINGLE HUNG WINDOWS

RESAWN WOOD TRIM
W/BEHR POLAR BEAR 1875 PAINT

RESAWN WOOD TRIM
W/BEHR POLAR BEAR 1875 PAINT

FIBROUS CEMENT HORIZONTAL
LAP SIDING W/BEHR STEPPING
STONES PWL-85

36 INCH CRAFTSMAN DOOR
W/BEHR POLAR BEAR 1875 ACCENTS



GARAGE FRONT ELEVATION

ASPHALT COMPOSITION SHINGLES
CAMBRIDGE AZ - DUAL BLACK

5 1/2", PRE-PAINTED, 26 GA.
SEAMLESS STEEL GUTTER

RESAWN WOOD TRIM
W/BEHR POLAR BEAR 1875 PAINT

FIBROUS CEMENT HORIZONTAL
LAP SIDING W/BEHR STEPPING
STONES PWL-85

CRAFTSMAN STYLE STEEL DOOR W/WINDOW PANELS -
BEHR STEPPING STONES PWL-85 EXTERIOR PAINT

SCALE: N/A

DO NOT SCALE
DIMENSIONS
FROM PRINTS

LAI CUSTOM HOME (CORNER LOT)
Farallone Ave. · Montara, CA 94037

SAMPLE BOARD

REVISIONS

REV.

DWG. NO.

SB

PROJ. NAME
LAI

PROJECT NO.
1327CH

SCALE: 1"=5'-0"
 DO NOT SCALE
 DIMENSIONS
 FROM RINTS

LAI CUSTOM HOME (CORNER LOT)
 Farallone Ave. · Montara, CA 94037
LANDSCAPE PLAN

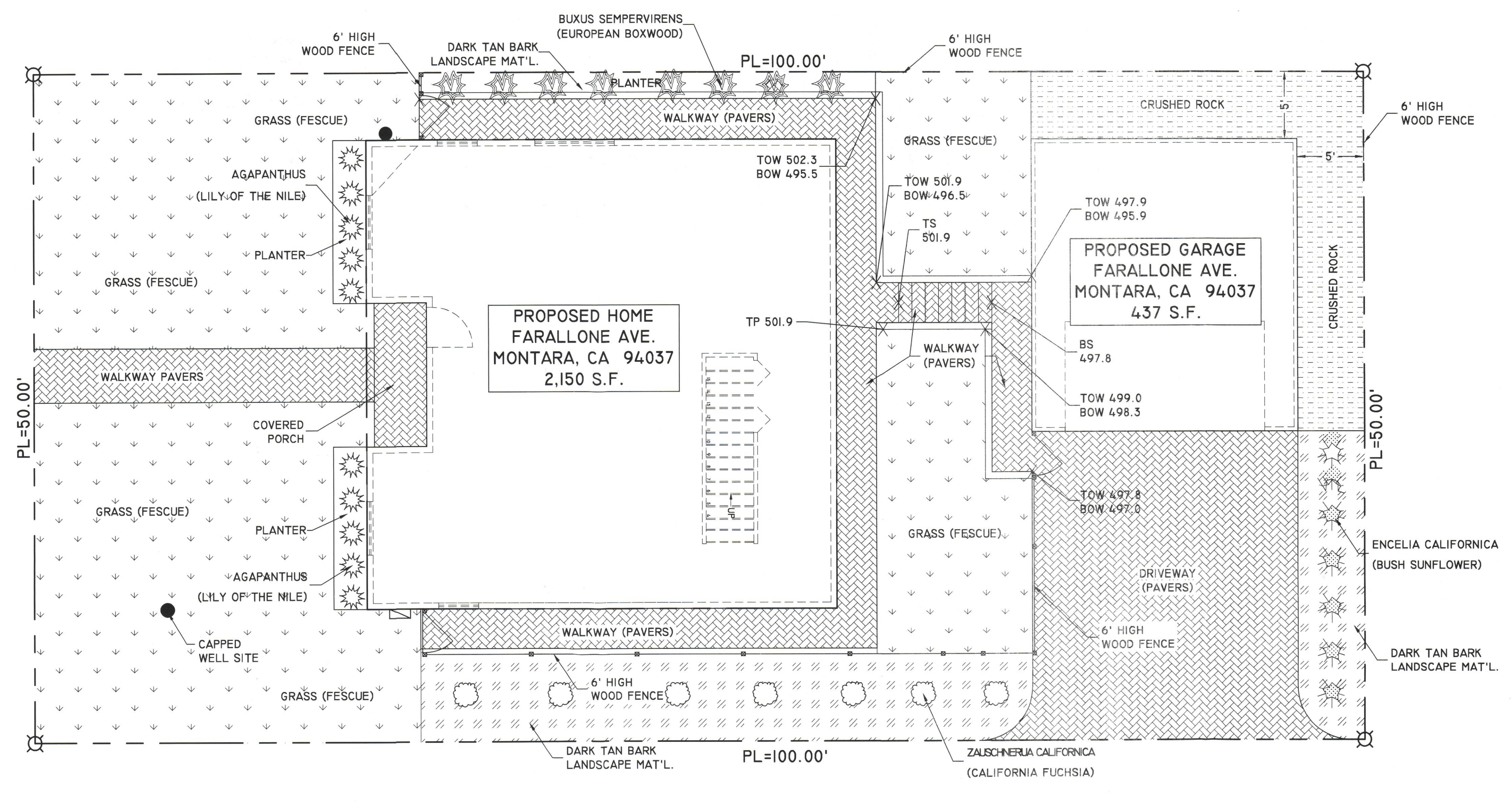
REV.	REVISIONS

DWG. NO.
LI.0

PROJ. NAME
 LAI

PROJECT NO.
 1327CH

FARALLONE AVE.



APN: 036-017-180

LANDSCAPE PLAN - FARALLONE AVE.
MONTARA, CA 94037

SCALE: 1"=5'-0"

5TH ST.

PLANTING LEGEND						
SYMBOL	BOTANICAL NAME	COMMON NAME	QTY	SIZE	SPACING	WATER
	ENCELIA CALIFORNICA	BUSH SUNFLOWER	10	1 GAL	SHOWN	LOW
	BUXUS SEMPERVIRENS	EUROPEAN BOXWOOD	8	5 GAL	SHOWN	LOW
	AGAPANTHUS	LILY OF THE NILE	5	5 GAL	SHOWN	LOW
	ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	7	5 GAL	SHOWN	LOW
	—	DARK TAN BARK	—	—	—	—
	—	CRUSHED ROCK	—	—	—	—
	—	GRASS (FESCUE)	—	—	—	—