PLANS AND SUPPORTING INFORMATION SUBMITTED BEFORE THE MAY 3, 2010 ADRB MEETING

MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE., HILLSBOROUGH, CA.

PROJECT INFORMATION

PROJECT:	NEW TWO-STORY RESIDENCE
ADDRESS:	3115 RALSTON AVENUE HILLSBOROUGH, CALIFORNIA
OWNER:	BREWER DEVELOPMENT, LLC.
A.P.N. :	030-075-020
GROSS LOT AREA:	87,692.00 SQ.FT (2.01 ACRE)
NET LOT AREA:	75,591.00 SQ.FT. (1.74 ACRE)
# BEDROOMS:	5 - BEDROOMS
# BATHROOM:	7.5 - BATHROOMS

BUILDING AND SITE CALCULATIONS

FLOOR AREA CALCULATIONS:
(SEE SHEET A-12 & 13)
NET LOT AREA = (75,591.00 SQ.FT.) (1.74 ACRE)

PROPOSED:

FIRST FLOOR AREA	4,883.61 SQ.FT.	
SECOND FLOOR AREA	4,888.91 SQ.FT.	
BASEMENT FLOOR AREA	1,200.16 SQ.FT.	
2 CAR GARAGE AREA	530.83 SQ.FT.	
2 CAR GARAGE AREA	530.83 SQ.FT.	PROPOSED:
STORAGE AREA	579.95 SQ.FT.	= 12,717.29 SQ.FT. (16.82 %)

LOT COVERAGE CALCULATIONS:
A. STRUCTURAL LOT COVERAGE (SEE SHEET A-14)
NET LOT SIZE = 75,591.00 SQ.FT. (75,591.00 SF TO 43,560 SF)
PERMITTED: 6,229 SQ.FT. + 3 SQ.FT. FOR EACH 100 SQ.FT. OR PORTION THEREOF OF LOT AREA IN EXCESS OF 43,560 SQ.FT.

ALLOWED: $6,229.0 + 3\left(\frac{75,591 - 43,560.0}{100}\right) = 7,840.55$ SQ.FT.

PERMITTED: 7,840.55 SQ.FT.
PROPOSED: 7,671.22 SQ.FT.

SETBACKS:

	PERMITTED	PROPOSED
FRONT SETBACK	25'-0"	55' 1-1/2"
RIGHT SIDE SETBACK	25'-0"	22' 4-3/4"
LEFT SIDE SETBACK	20'-0"	153' 2-3/4"
REAR SETBACK	20'-0"	35'-6"

BUILDING HEIGHT

PERMITTED	PROPOSED
32'-0"	29' 5-3/4"

EXISTING SITE DATA:

EXISTING BUILDING FOOT PRINT		
1ST FLOOR (AREA)	=	3,838.66 SQ.FT.
LOWER FLOOR (AREA)	=	644.06 SQ.FT.
CARPORT & STORAGE	=	762.89 SQ.FT.
EXISTING HARDSCAPE	=	13,200.09 SQ.FT.
EXISTING SOFTSCAPE	=	57,989.36 SQ.FT.

STRUCTURE TO BE REMOVE:

EXISTING BUILDING FOOT PRINT	=	4,421.35 SQ.FT.
EXISTING LOWER FLOOR AREA	=	644.06 SQ.FT.
EXISTING HARDSCAPE	=	13,200.09 SQ.FT.

FRONTYARD HARDSCAPE & LANDSCAPE CALCULATION:
(SEE SHEET A-15)

TOTAL AREA WITHIN FRONT SETBACK LINE = 7,457.00 S.F.

A. MAX. ALLOWED HARDSCAPE 40% X 7,457.00 S.F. = 2,982.80 S.F.

AREA 2 = 656.92 S.F.

PROPOSED HARDSCAPE: 665.921 S.F. (8.94%)

B. MIN. ALLOWED LANDSCAPE 60% X 7,457.00 S.F. = 4,474.20 S.F.

AREA 1 = 2,047.14 S.F.
AREA 3 = 4,742.94 S.F.

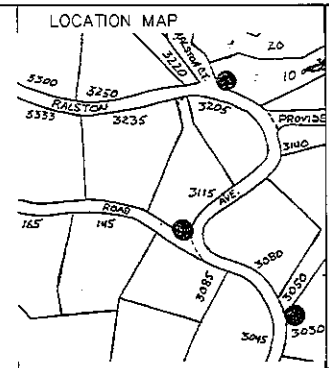
PROPOSED LANDSCAPE 6,790.08 S.F. (91.06%)

SOURCE OF INFORMATION

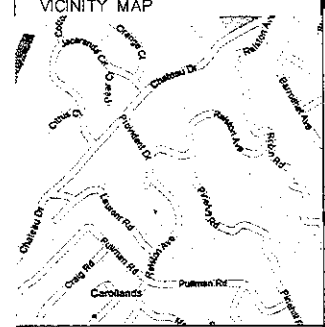
B & H SURVEYING, INC.
901 WALTERMIRE ST.
BELMONT, CA 94002
OFFICE (650) 637-1590
FAX (650) 637-1099

MICHAEL CALLAN
LANDSCAPE ARCHITECT
53 BOVET RD. #314
SAN MATEO, CA 94402
OFFICE (650) 372-9220
FAX (650) 372-9219

LOCATION MAP



VICINITY MAP



HABITAT
851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010
(650) 579-4994 TEL.
(650) 579-2646 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

REVISION NO:	BY:

ISSUED FOR:

DATE: 03-22-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSV
FILE:

TITLE
PROJECT
DATA

SHEET NO:
A-01

SHEET INDEX

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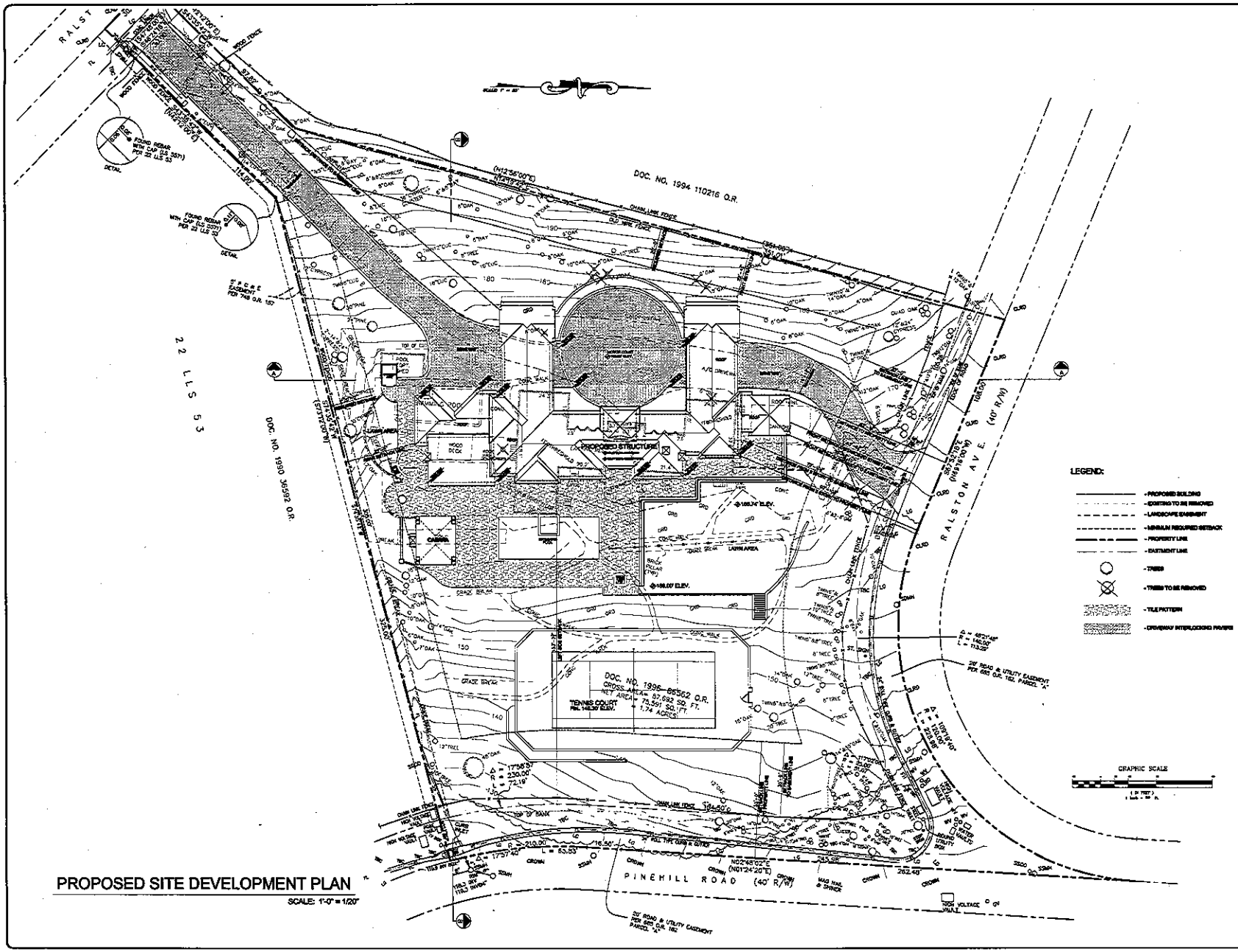

PROPOSED SITE DEVELOPMENT PLAN

SCALE: 1'-0" = 1/20'

HABITAT

851 BURLWAY RD.
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PROPOSED NEW RESIDENCE
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BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

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DATE: 03-22-10
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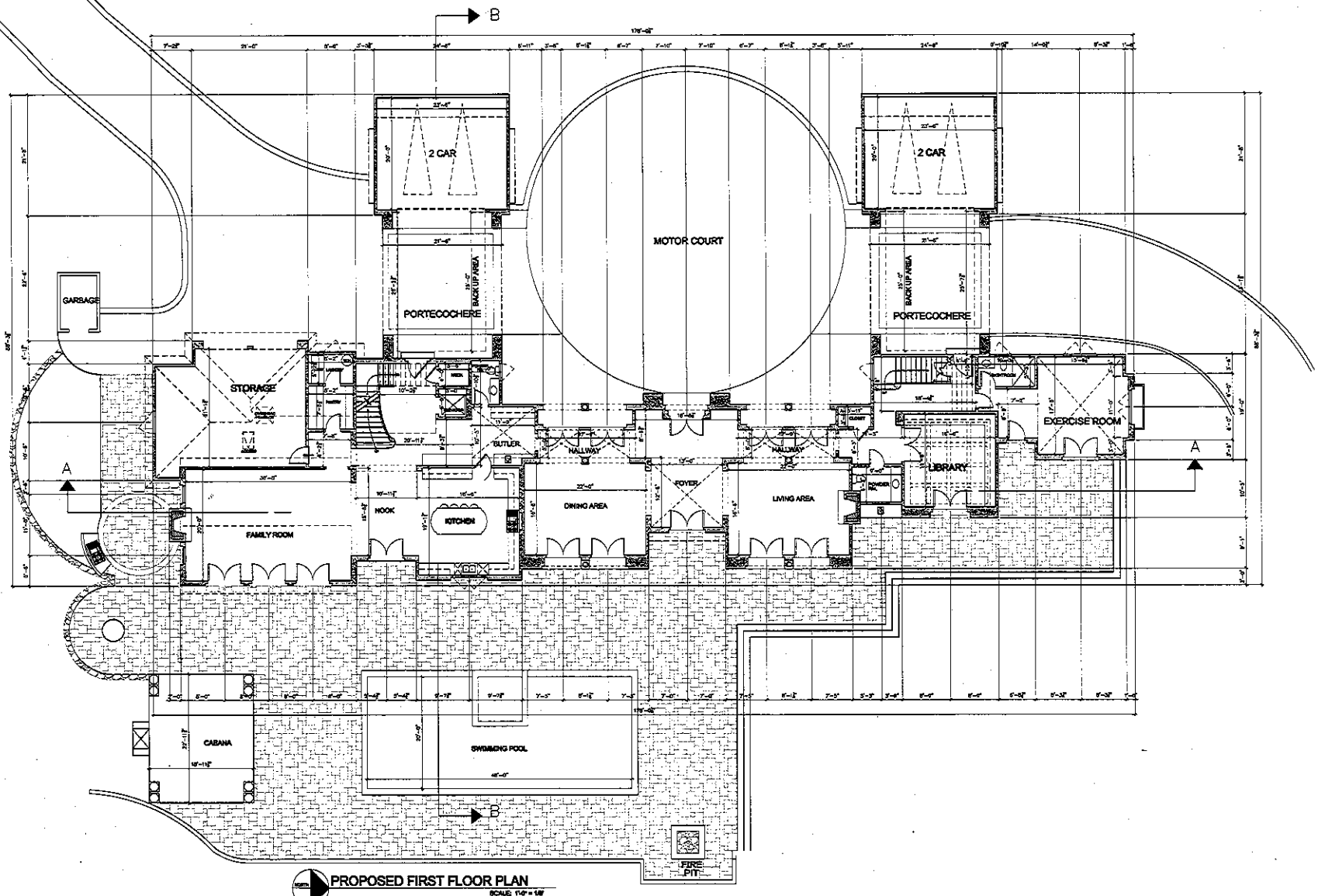
FILE:

SITE DEVELOPMENT PLAN

INDEX:

A-02

SHEET NO:



PROPOSED FIRST FLOOR PLAN

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

GRAPHIC SCALE

HABITAT

851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010

(650) 579-4994 TEL.
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PROPOSED NEW RESIDENCE

FOR

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BUILDER

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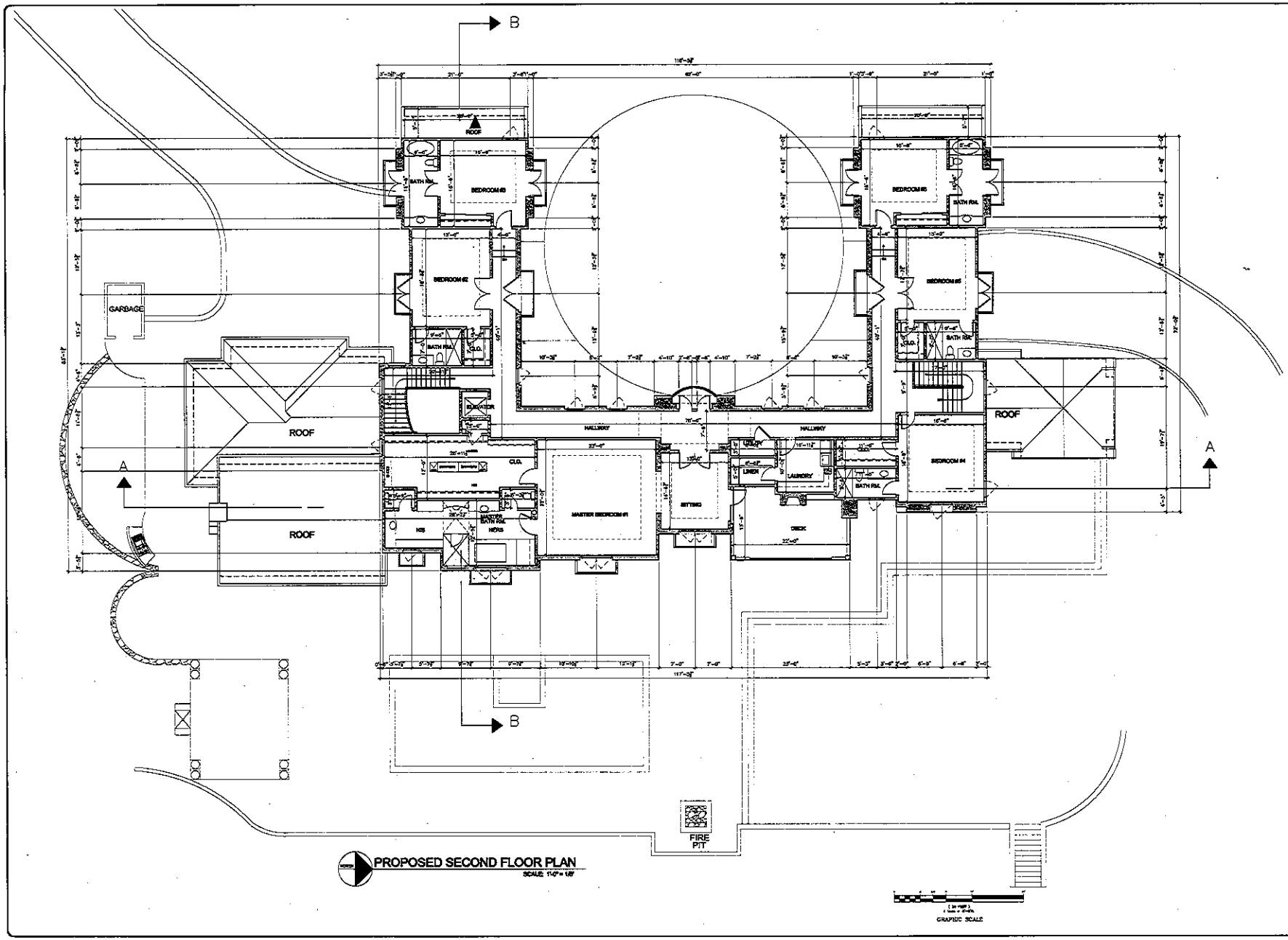
FILE:

PROPOSED MAIN FLOOR PLAN

INDEX:

A-03

SHEET NO:



HABITAT

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PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
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94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 026-075-020

REVISION NO:	BY:
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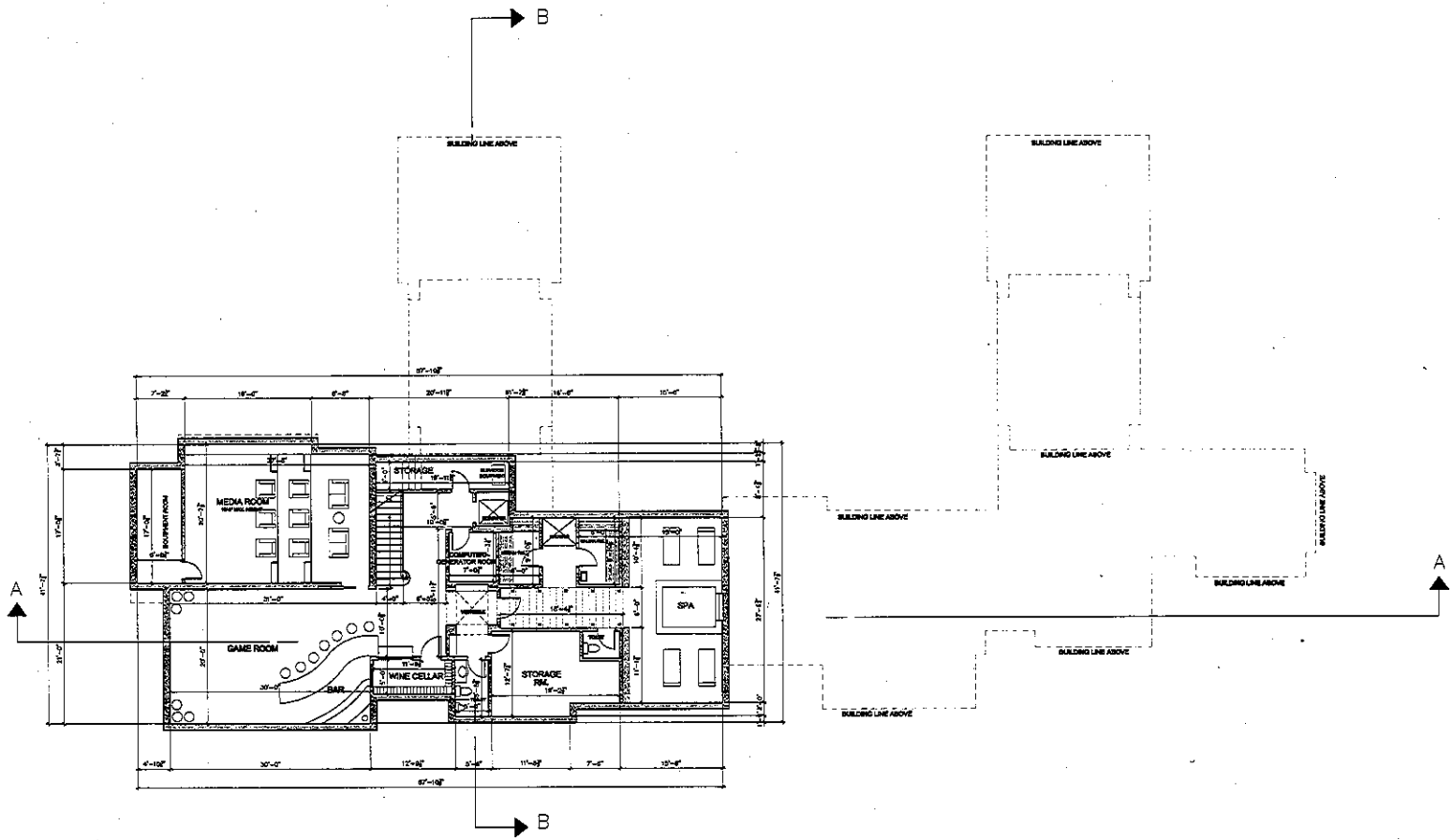
FILE:	

PROPOSED SECOND FLOOR PLAN

SHEET:

A-04

SHEET NO:



PROPOSED BASEMENT PLAN

SCALE: 1'-0" = 1/8"

GRAPHIC SCALE

HABITAT
851 BURLWAY RD.
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94010

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PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 032-075-020

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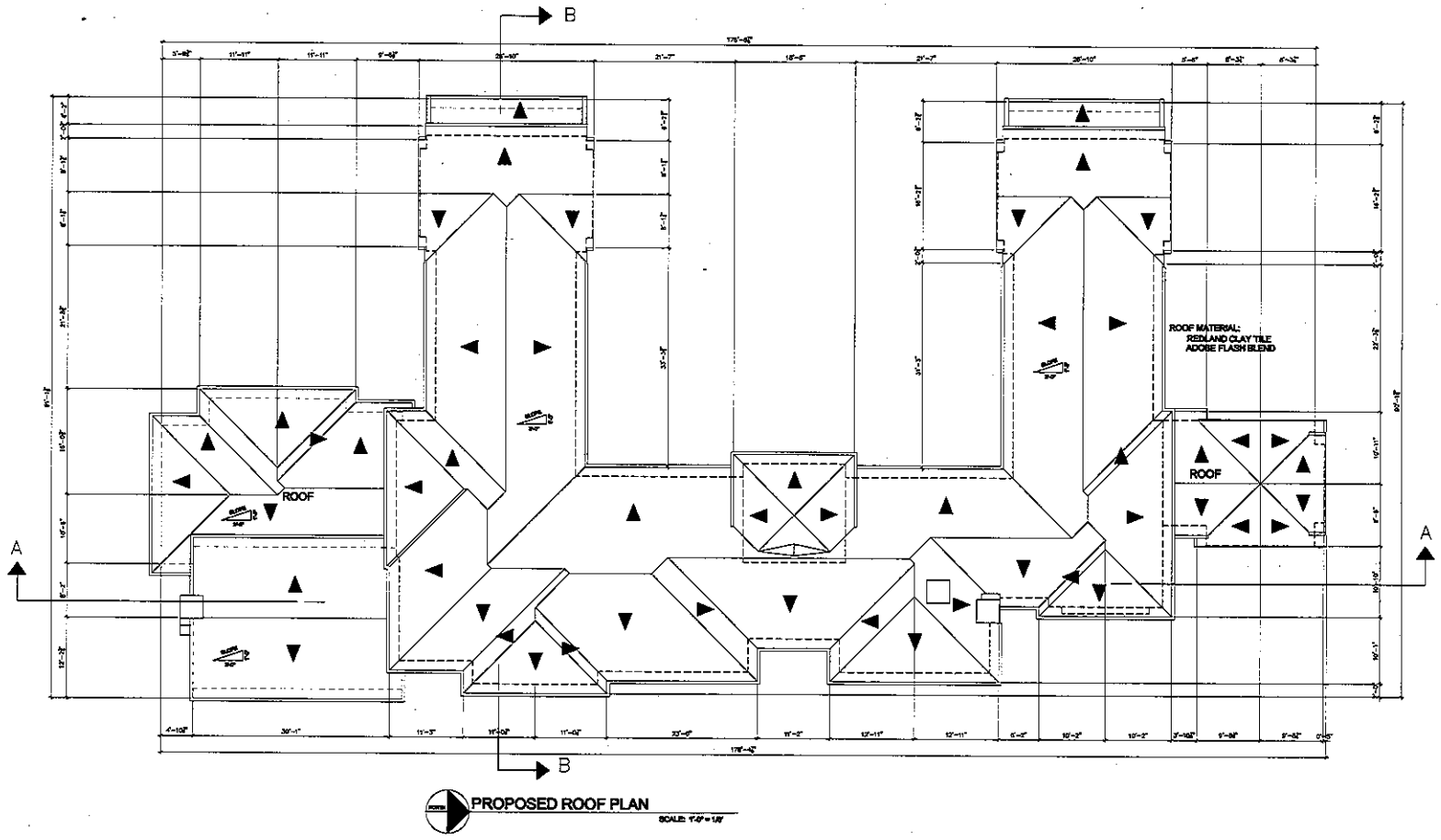
PROPOSED BASEMENT FLOOR PLAN

INDEX:

A-05

SHEET NO:



PROPOSED ROOF PLAN

SCALE: 1'-0" = 1/8"

GRAPHIC SCALE

HABITAT
851 BURLWAY RD.
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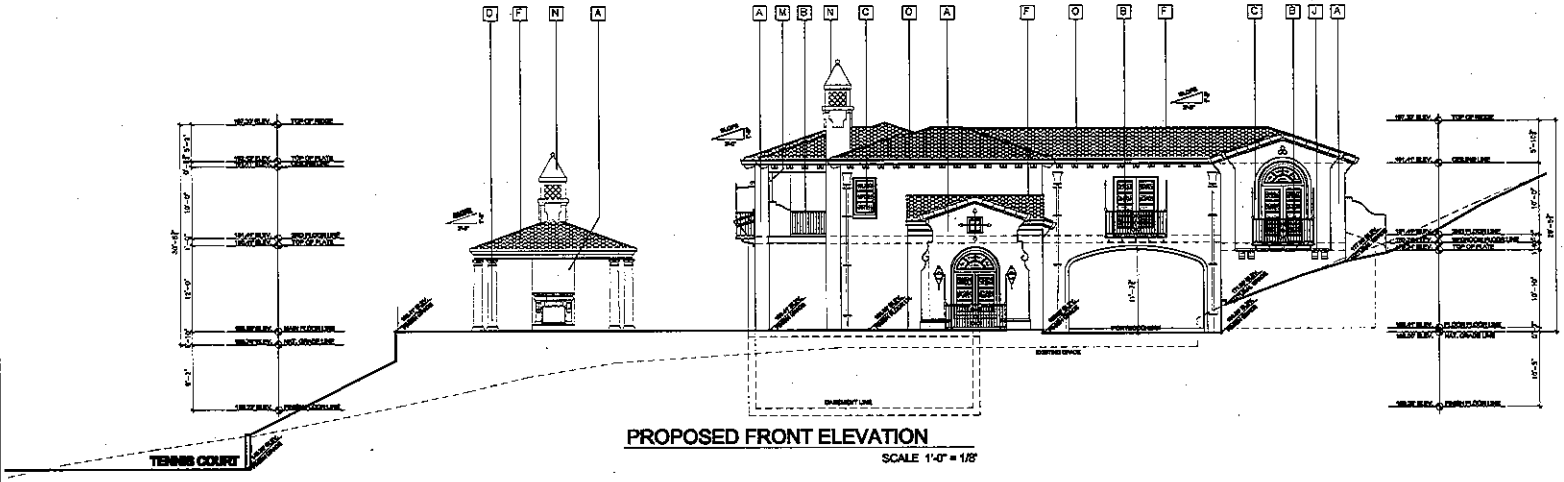
PROPOSED ROOF PLAN

INDEX:

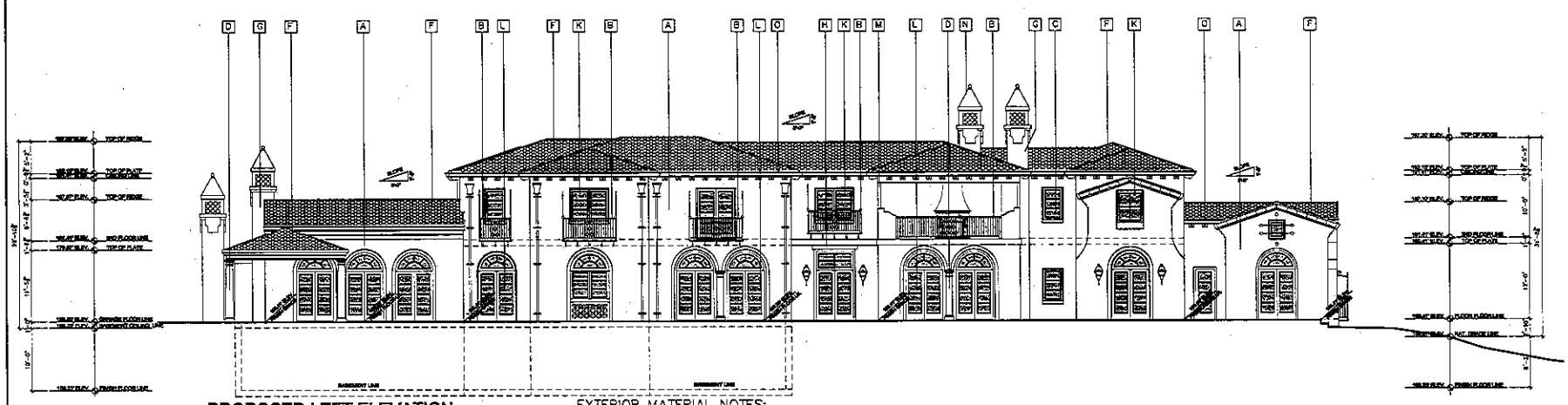
A-06

SHEET NO:



PROPOSED FRONT ELEVATION

SCALE 1'-0" = 1/8'



PROPOSED LEFT ELEVATION

SCALE 1'-0" = 1/8'

GRAPHIC SCALE

EXTERIOR MATERIAL NOTES:

A	WALL FINISH / PAINT / MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	E	DECORATIVE ENTRY FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	I	ORNAMENTAL COLUMN FINISH / PAINT / MANUFACTURER	SMOOTH TEXTURE	M	WOOD POST FINISH / PAINT / MANUFACTURER	PRESSURE TREATED SMOOTH TEXTURE DARK BROWN
B	RAILING FINISH / PAINT / MANUFACTURER	GALVANIZED IRON TO BE PAINTED KELLYMOORE PAINTS	F	ROOF FINISH / PAINT / MANUFACTURER	CONCRETE S TYPE ADOBE FLASH BLEND REDLAND CLAY TILE	J	CORBEL FINISH / PAINT / MANUFACTURER	WOOD SMOOTH TEXTURE BROWN	N	CHIMNEY FINISH / PAINT / MANUFACTURER	GALVANIZED SMOOTH TEXTURE KELLY MOORE
C	WINDOW TRIM FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	G	FP FLUE FINISH / PAINT / MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	K	WINDOW MATERIAL FINISH / MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES	O	GUTTER FINISH / PAINT / MANUFACTURER	COPPER SMOOTH TEXTURE
D	COLUMN FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	H	DECORATIVE MOULDING FINISH / PAINT / MANUFACTURER	WOOD NATURAL WOOD FINISH	L	DOOR MATERIAL FINISH / MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES			

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PROPOSED NEW RESIDENCE
FOR
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3115 RALSTON AVE.
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94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

REVISION NO:	BY:

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DATE: 05-22-10
JOB NO:
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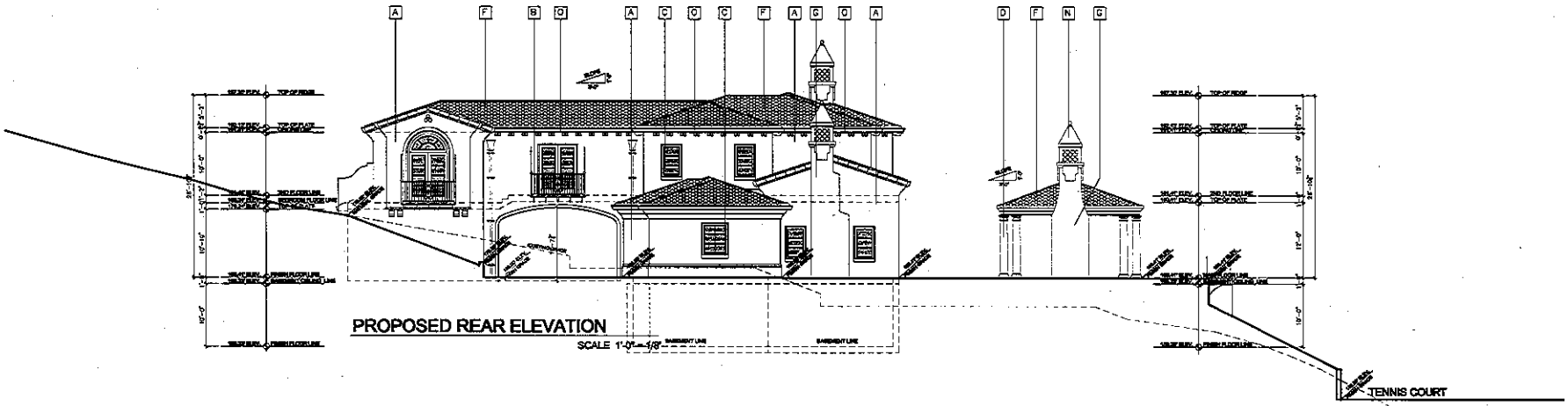
PROPOSED FRONT & LEFT ELEVATION

SHEET NO:

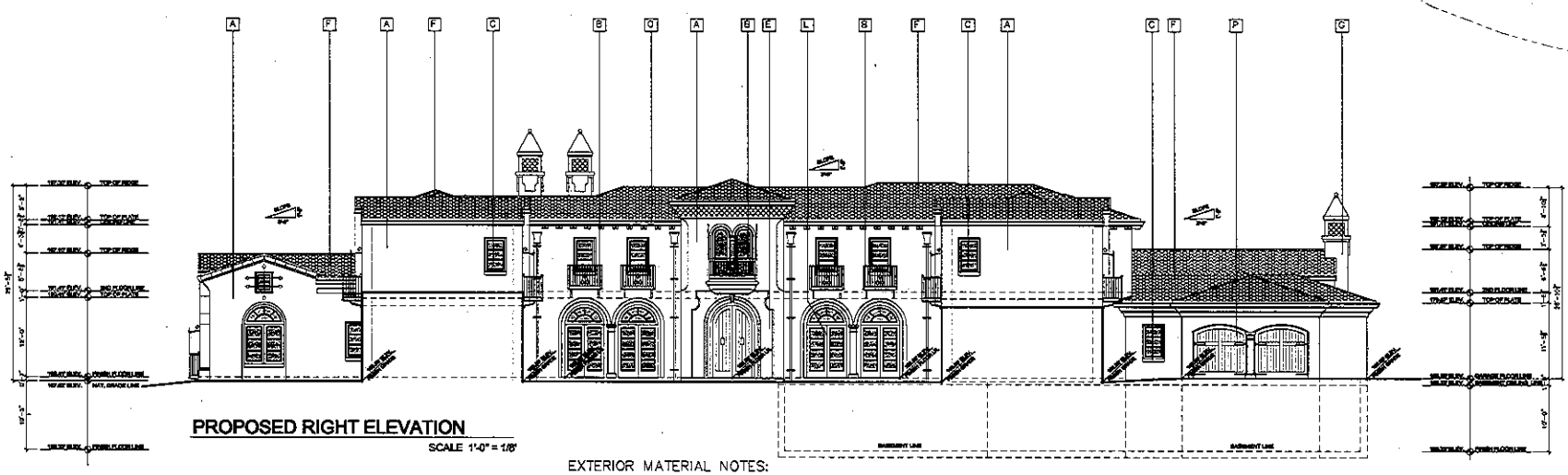
A-07



PROPOSED REAR ELEVATION

SCALE 1'-0" = 1/8"

TENNIS COURT



PROPOSED RIGHT ELEVATION

SCALE 1'-0" = 1/8"

EXTERIOR MATERIAL NOTES:

A	WALL FINISH / PAINT / MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	E	DECORATIVE ENTRY FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	I	ORNAMENTAL COLUMN FINISH / PAINT / MANUFACTURER	SMOOTH TEXTURE	M	WOOD POST FINISH / PAINT / MANUFACTURER	PRESSURE TREATED SMOOTH TEXTURE DARK BROWN
B	RAILING FINISH / PAINT / MANUFACTURER	GALVANIZED IRON TO BE PAINTED KELLYMOORE PAINTS	F	ROOF FINISH / PAINT / MANUFACTURER	CONCRETE S. TYPE ADOBE FLASH BLEND REDLAND CLAY TILE	J	CORBEL FINISH / PAINT / MANUFACTURER	WOOD SMOOTH TEXTURE BROWN	N	CHIMNEY FINISH / PAINT / MANUFACTURER	GALVANIZED SMOOTH TEXTURE KELLY MOORE
C	WINDOW TRIM FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	G	FP FLUE FINISH / PAINT / MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	K	WINDOW MATERIAL FINISH / MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES	O	GUTTER FINISH / PAINT / MANUFACTURER	COPPER SMOOTH TEXTURE
D	COLUMN FINISH / PAINT / MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	H	DECORATIVE MOULDING FINISH / PAINT / MANUFACTURER	WOOD NATURAL WOOD FINISH	L	DOOR MATERIAL FINISH / MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES	P	GARAGE DOOR FINISH / PAINT / MANUFACTURER	WOOD SMOOTH TEXTURE

GRAPHIC SCALE

HABITAT

851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010

(650) 579-4894 TEL.
(650) 579-2646 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

REVISION NO:	BY:

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DATE: 03-22-19
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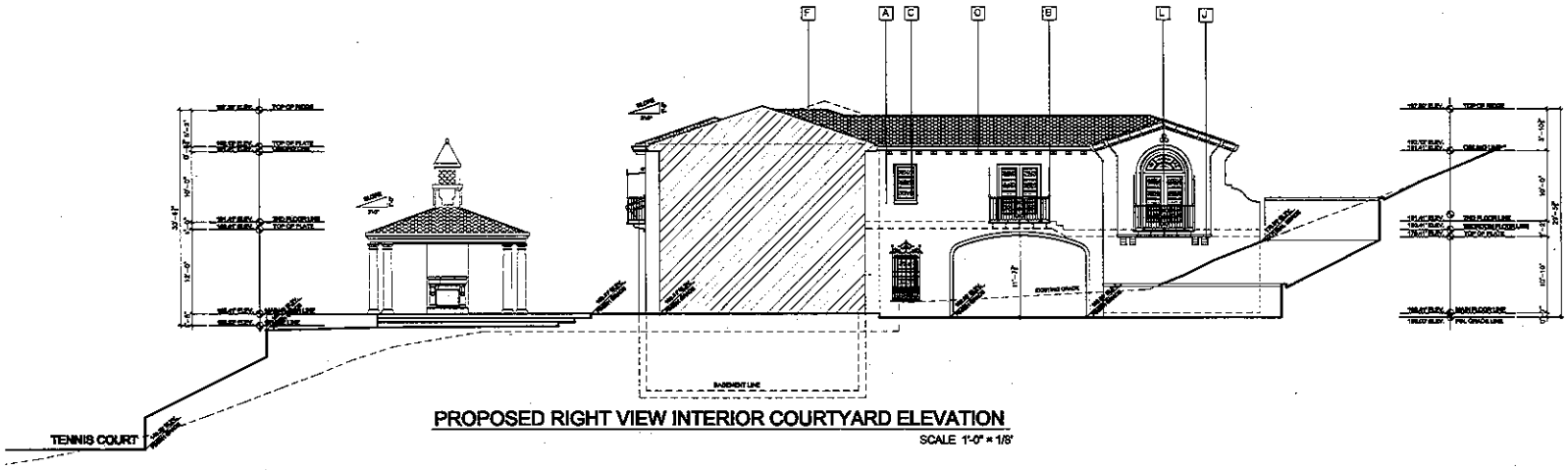
PROPOSED REAR & RIGHT ELEVATION

INDEX:

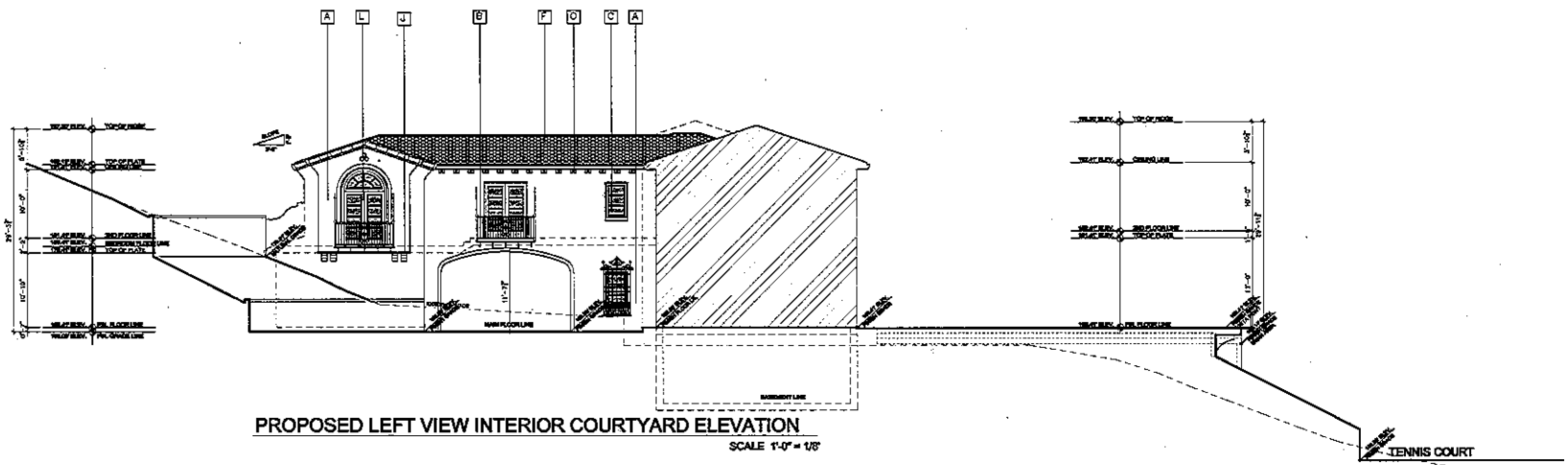
A-08

SHEET NO:



PROPOSED RIGHT VIEW INTERIOR COURTYARD ELEVATION

SCALE 1'-0" = 1/8'



PROPOSED LEFT VIEW INTERIOR COURTYARD ELEVATION

SCALE 1'-0" = 1/8'

GRAPHIC SCALE

EXTERIOR MATERIAL NOTES:

A	WALL FINISH PAINT MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	E	DECORATIVE ENTRY FINISH PAINT MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	I	ORNAMENTAL COLUMN FINISH PAINT MANUFACTURER	SMOOTH TEXTURE	M	WOOD POST FINISH PAINT MANUFACTURER	PRESSURE TREATED SMOOTH TEXTURE DARK BROWN
B	RAILING FINISH PAINT MANUFACTURER	GALVANIZED IRON TO BE PAINTED KELLY-MOORE PAINTS	F	ROOF FINISH PAINT MANUFACTURER	CONCRETE S TYPE ADOBE FLASH BLEND REDLAND CLAY TILE	J	CORBEL FINISH PAINT MANUFACTURER	WOOD SMOOTH TEXTURE BROWN	N	CHIMNEY FINISH PAINT MANUFACTURER	GALVANIZED SMOOTH TEXTURE KELLY MOORE
C	WINDOW TRIM FINISH PAINT MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	G	FP FLUE FINISH PAINT MANUFACTURER	STUCCO SMOOTH TEXTURE, TO BE PAINTED KELLY MOORE PAINTS	K	WINDOW MATERIAL FINISH MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES	O	GUTTER FINISH PAINT MANUFACTURER	COPPER SMOOTH TEXTURE
D	COLUMN FINISH PAINT MANUFACTURER	GLASS FIBER REINFORCED CONCRETE SMOOTH TEXTURE	H	DECORATIVE MOULDING FINISH PAINT MANUFACTURER	WOOD NATURAL WOOD FINISH	L	DOOR MATERIAL FINISH MANUFACTURER	ALUM. CLAD AND WOOD WITH SIMULATED GRID LINES	P	GARAGE DOOR FINISH PAINT MANUFACTURER	WOOD SMOOTH TEXTURE

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HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 039-075-020

REVISION NO:	BY:

ISSUED FOR:

DATE: 09-23-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSV
FILE:

PROPOSED LEFT & RIGHT VIEW COURT ELEVATION

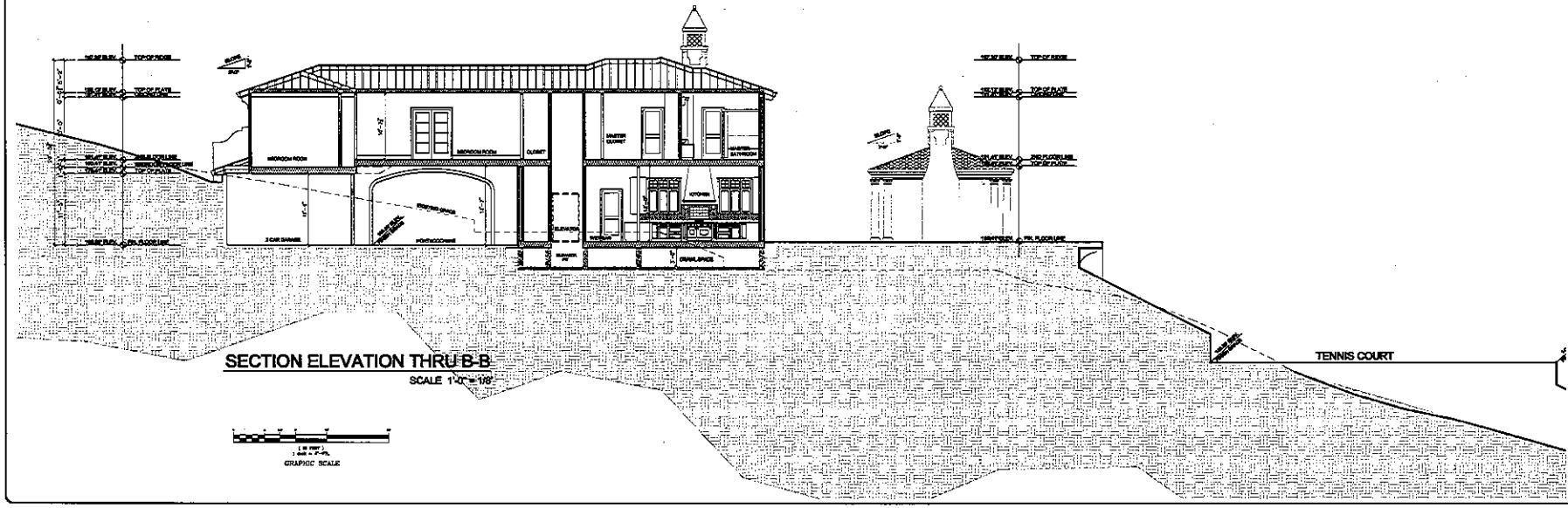
INDEX:

A-09

SHEET NO:

SECTION ELEVATION THRU A-A

SCALE 1'-0" = 1/8"



SECTION ELEVATION THRU B-B

SCALE 1'-0" = 1/8"

GRAPHIC SCALE

HABITAT

851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
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PROPOSED NEW RESIDENCE

FOR

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HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

REVISION NO:	BY:
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3	
4	
5	
6	
7	
8	

ISSUED FOR:

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FILE:

SECTION ELEVATION A-A AND B-B

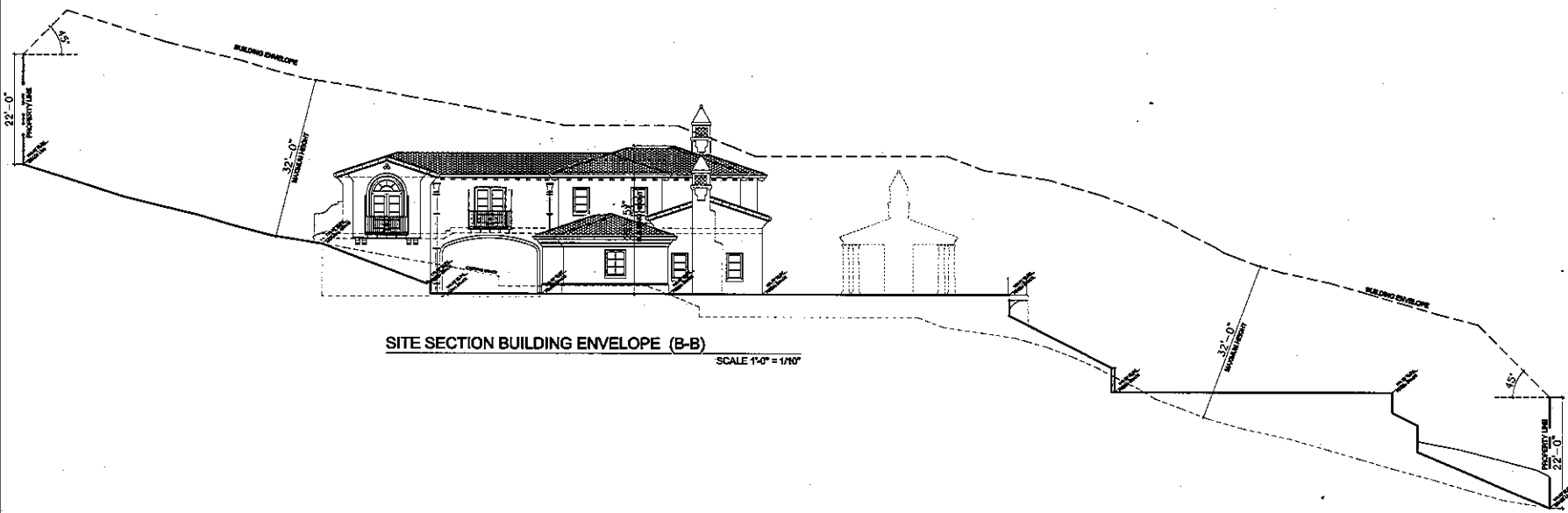
INDEX:

A-10

SHEET NO:

SITE SECTION BUILDING ENVELOPE (A-A)

SCALE 1'-0" = 1/10"



SITE SECTION BUILDING ENVELOPE (B-B)

SCALE 1'-0" = 1/10"

HABITAT

651 BURLWAY RD.
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PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-220

REVISION NO:	BY:
1	
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ISSUED FOR:

DATE: 09-22-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSF
FILE:

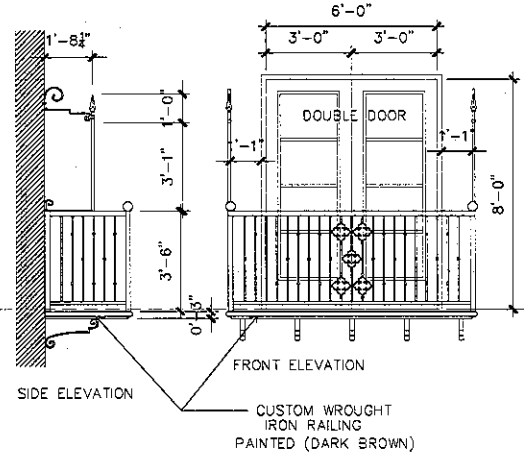
SITE BUILDING ENVELOPE A-A AND B-B

XREF:

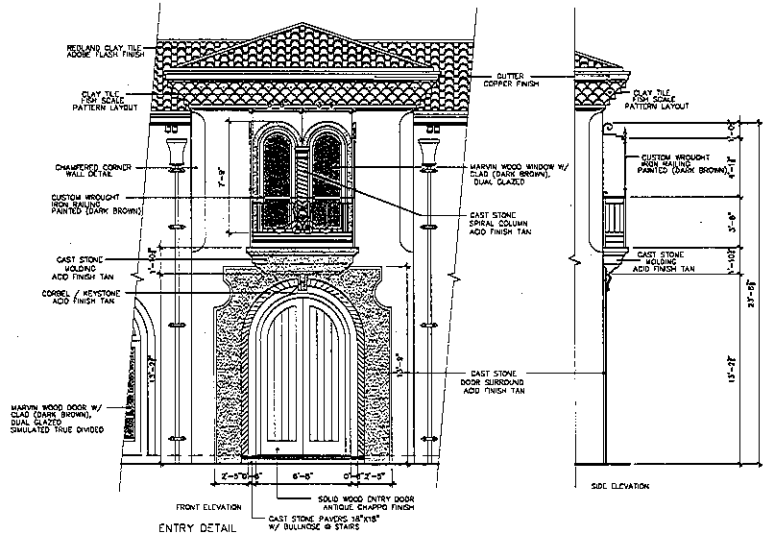
A-11

SHEET NO:

1 DOOR / RAIL DETAIL

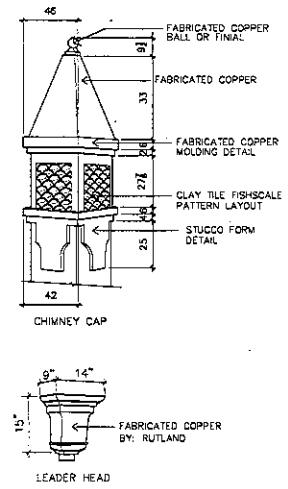


2 ENTRY CAST STONE DETAIL

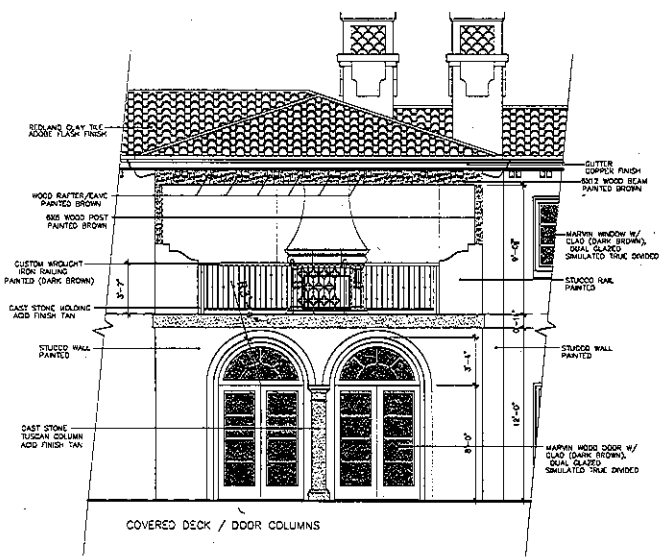


3 CHIMNEY CAP AND LEADER HEAD

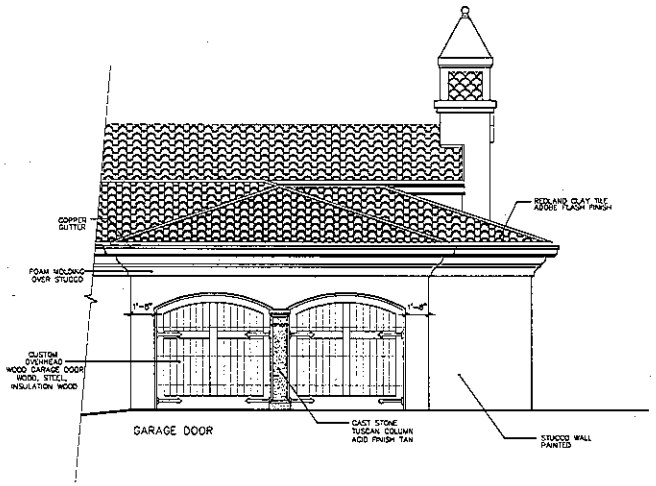
NOT TO SCALE



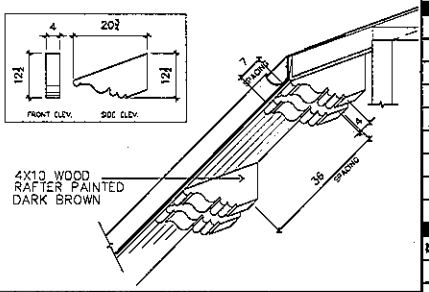
4 BALCONY AND COVERED PATIO



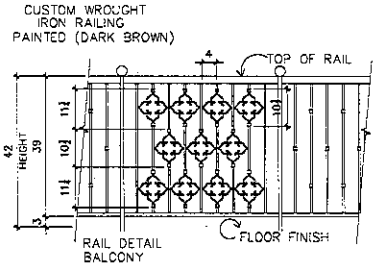
5 GARAGE DOOR DETAIL



6 RAFTER EAVE DETAIL



7 RAIL DETAIL



HABITAT
651 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010
(650) 579-4984 TEL.
(650) 579-2646 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

REVISION NO:	BY:

ISSUED FOR:

DATE: 03-22-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSV
FILE:

DETAILS

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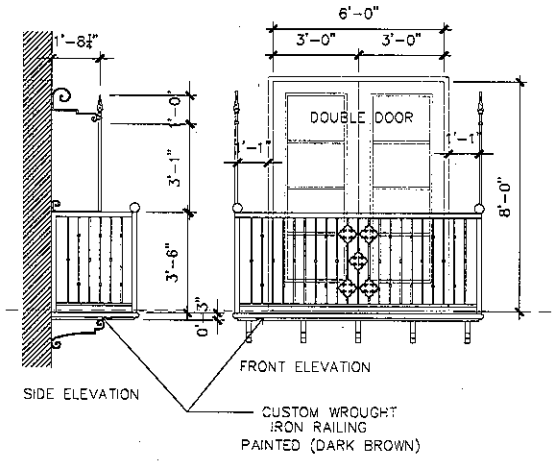
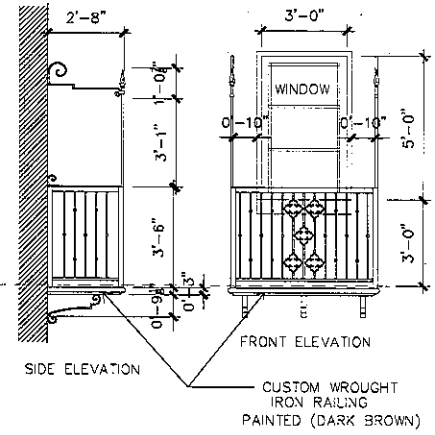
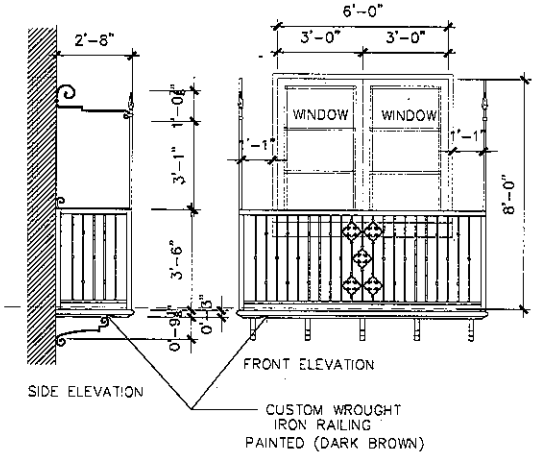
SHEET NO:

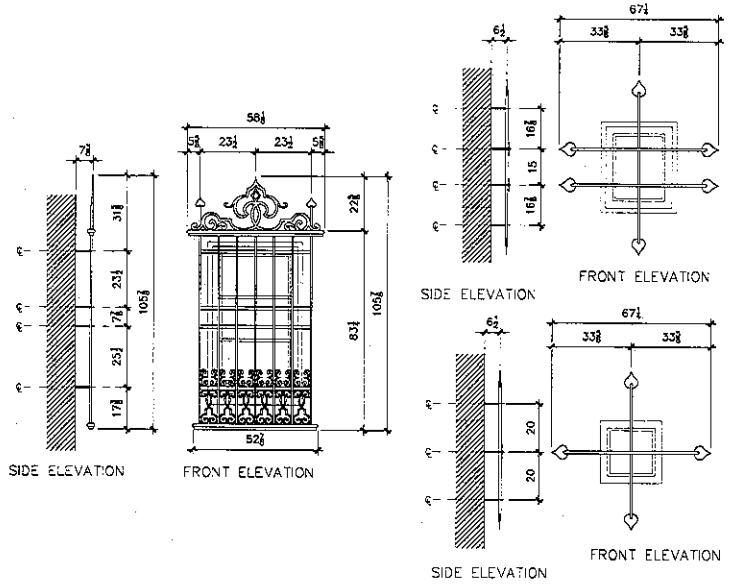
1 WINDOW & RAIL DETAIL



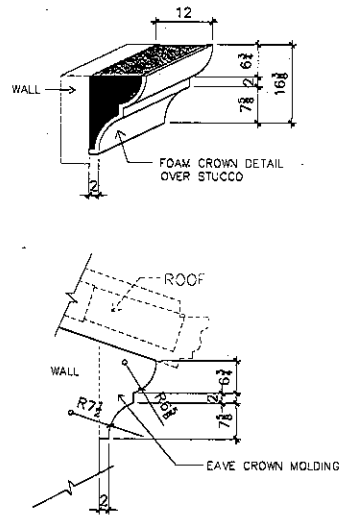


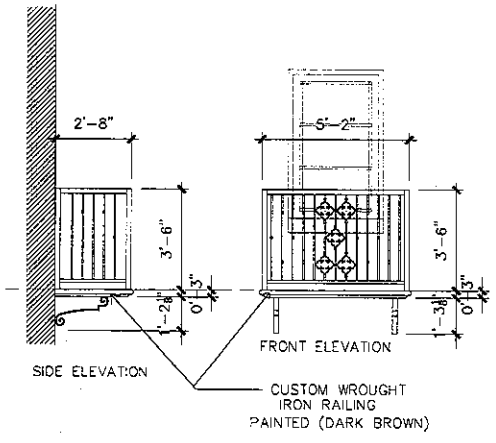


2 WINDOW GUARD RAIL DETAIL



3 CROWN EAVE DETAIL





HABITAT
851 BURLWAY RD.
SUITE # 610
BURLINGAME
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94010
(650) 579-4994 TEL
(650) 579-2646 FAX

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-575-020

REVISION NO:	BY:
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ISSUED FOR:

DATE: 03-22-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: USV
FILE:

DETAILS

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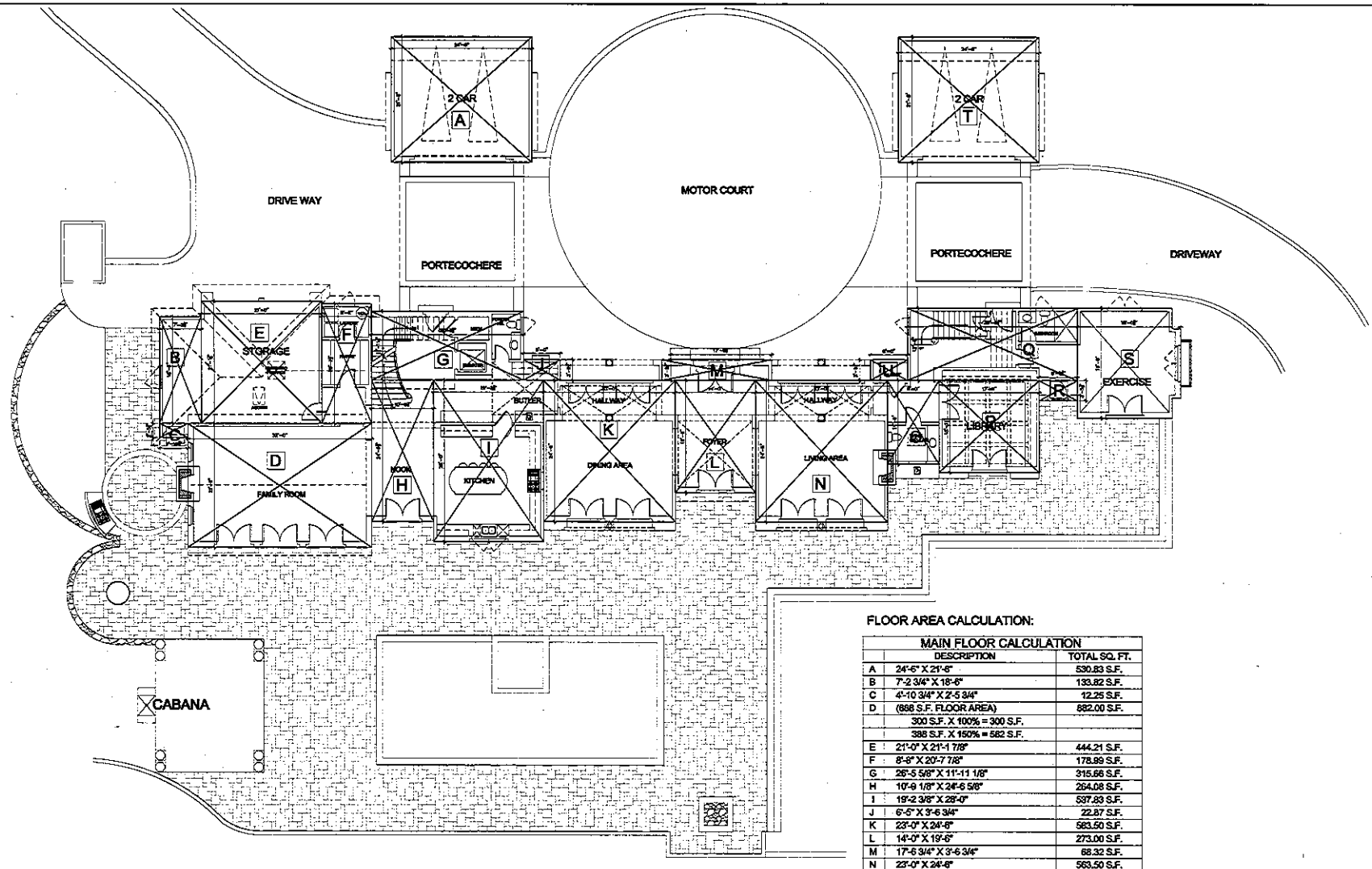
SHEET NO:



PROPOSED FIRST FLOOR PLAN

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

FLOOR AREA MISCELLANEOUS:

REFERENCE AREA CALCULATION	
DESCRIPTION	TOTAL SQ. FT.
GARAGE	530.83 S.F.
GARAGE	530.83 S.F.
STORAGE	579.95 S.F.
TOTAL FLOOR AREA	1,641.61 S.F.

FLOOR AREA CALCULATION:

MAIN FLOOR CALCULATION		
	DESCRIPTION	TOTAL SQ. FT.
A	24'-6" X 21'-8"	530.83 S.F.
B	7'-2 3/4" X 18'-6"	133.82 S.F.
C	4'-10 3/4" X 2'-5 3/4"	12.25 S.F.
D	(668 S.F. FLOOR AREA)	882.00 S.F.
	300 S.F. X 100% = 300 S.F.	
	368 S.F. X 150% = 582 S.F.	
E	21'-0" X 21'-1 7/8"	444.21 S.F.
F	8'-8" X 20'-7 7/8"	178.99 S.F.
G	26'-5 5/8" X 11'-11 1/8"	315.66 S.F.
H	10'-9 1/8" X 24'-5 5/8"	264.08 S.F.
I	19'-2 3/8" X 28'-0"	537.83 S.F.
J	6'-5" X 3'-6 3/4"	22.87 S.F.
K	23'-0" X 24'-6"	563.50 S.F.
L	14'-0" X 19'-5"	273.00 S.F.
M	17'-6 3/4" X 3'-6 3/4"	68.32 S.F.
N	23'-0" X 24'-6"	563.50 S.F.
O	9'-0" X 14'-5"	130.50 S.F.
P	17'-5" X 15'-11"	278.59 S.F.
Q	32'-0 1/8" X 12'-6"	400.08 S.F.
R	6'-8 1/8" X 3'-5 7/8"	23.31 S.F.
S	(332.12 S.F. FLOOR AREA)	348.18 S.F.
	300 S.F. X 100% = 300 S.F.	
	32.12 S.F. X 150% = 48.18 S.F.	
T	24'-8" X 21'-8"	530.83 S.F.
U	6'-5" X 3'-6 3/4"	22.87 S.F.
	TOTAL FLOOR AREA	6,525.22 S.F.

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PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 033-075-020

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ISSUED FOR:

DATE: 03-22-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSV
FILE:

FIRST FLOOR AREA CALCULATION

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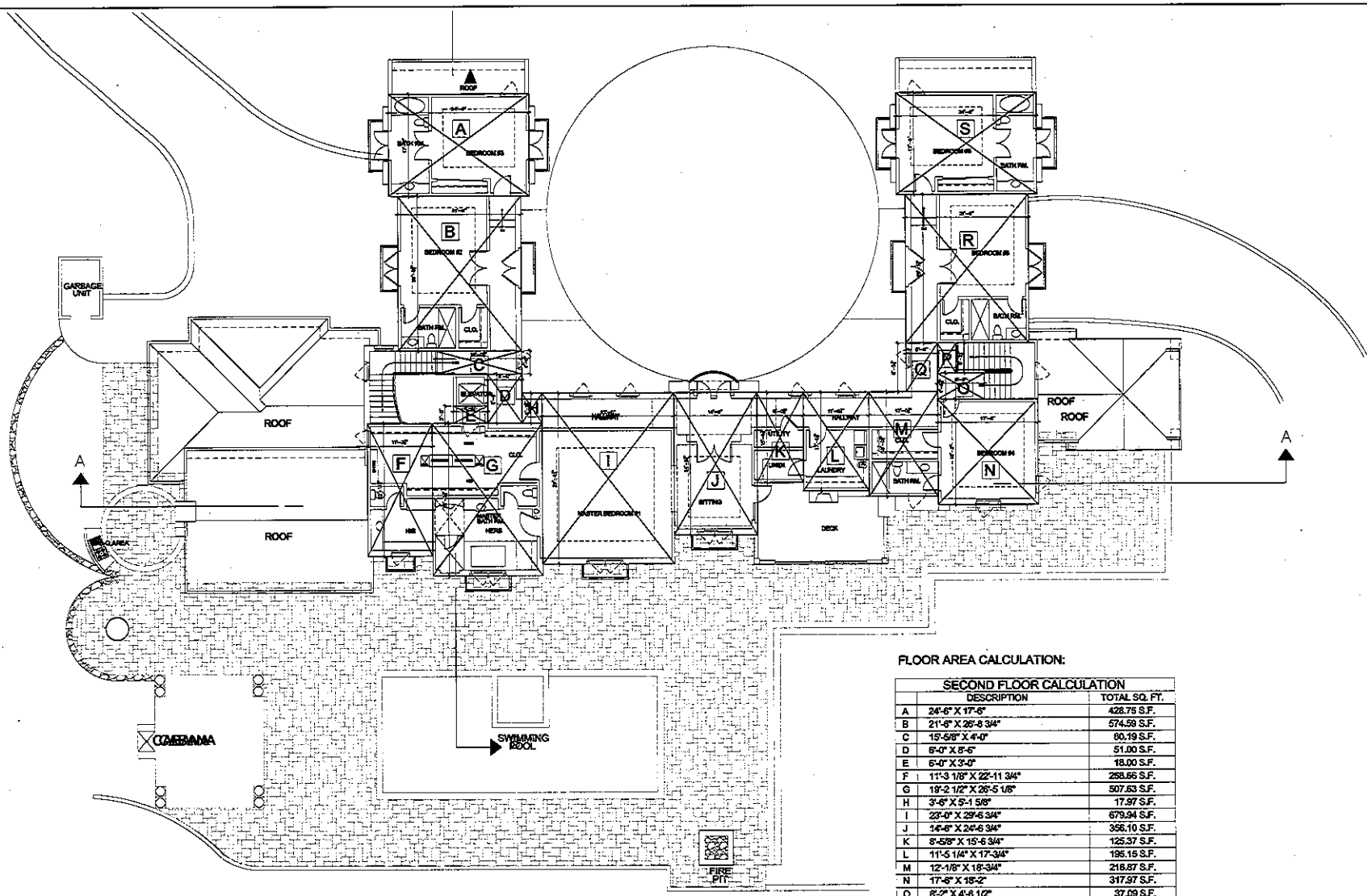
SHEET NO:



PROPOSED SECOND FLOOR PLAN

SCALE: 1'-0" = 1/8"

FLOOR AREA CALCULATION:

SECOND FLOOR CALCULATION		
	DESCRIPTION	TOTAL SQ. FT.
A	24'-6" X 17'-6"	428.75 S.F.
B	21'-6" X 26'-8 3/4"	574.59 S.F.
C	15'-5/8" X 4'-0"	60.19 S.F.
D	6'-0" X 8'-6"	51.00 S.F.
E	6'-0" X 3'-0"	18.00 S.F.
F	11'-3 1/8" X 22'-11 3/4"	258.56 S.F.
G	19'-2 1/2" X 26'-5 1/8"	507.53 S.F.
H	3'-6" X 5'-1 5/8"	17.97 S.F.
I	23'-0" X 29'-6 3/4"	679.94 S.F.
J	14'-6" X 24'-6 3/4"	356.10 S.F.
K	8'-5/8" X 15'-6 3/4"	125.37 S.F.
L	11'-5 1/4" X 17'-3/4"	195.15 S.F.
M	12'-1/8" X 18'-3/4"	216.87 S.F.
N	17'-6" X 18'-2"	317.97 S.F.
O	6'-2" X 4'-6 1/2"	37.09 S.F.
P	3'-3" X 5'-2 1/2"	16.93 S.F.
Q	5'-6" X 8'-5 1/4"	46.41 S.F.
R	21'-6" X 25'-7 7/8"	551.54 S.F.
S	24'-6" X 17'-6"	428.75 S.F.
	TOTAL FLOOR AREA :	4,888.91 S.F.

HABITAT
851 BURLWAY RD.
SUITE # 610
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94010
(650) 579-4994 TEL.
(650) 579-2648 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 033-075-020

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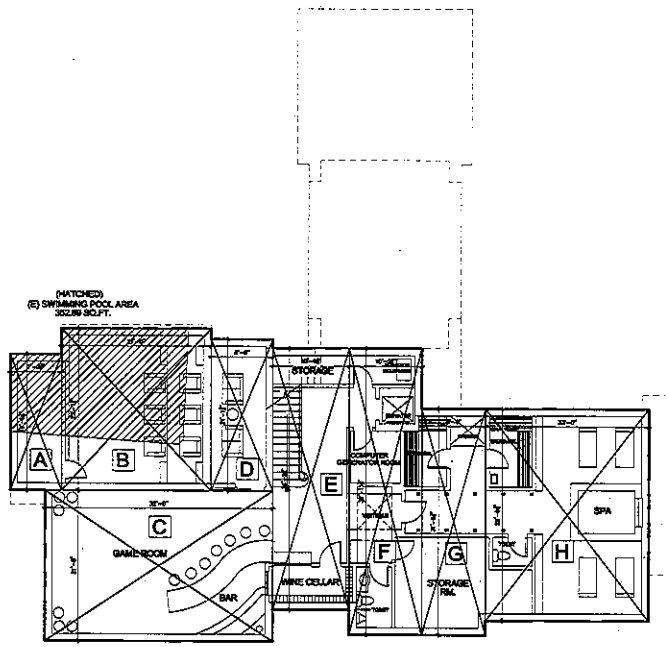
DRAWN BY: LSV
FILE:

SECOND FLOOR AREA CALCULATION

SHEET NO:

A-14



PROPOSED BASEMENT PLAN

SCALE: 1'-0" = 1/8"

GRAPHIC SCALE

FLOOR AREA CALCULATION:

PROPOSED BASEMENT FLOOR AREA PER ZONING CODE:
2,870.60 X 35% = 689.27 SQ.FT.
302.89 SQ.FT. X 100% = 302.89 SQ.FT. (SWIMMING POOL AREA)
TOTAL BASEMENT AREA = 1,303.16 SQ.FT.

BASEMENT CALCULATION

	DESCRIPTION	TOTAL SQ. FT.
A	7'-2 3/4" X 19'-0 1/8"	137.48 S.F.
B	21'-0" X 22'-7 7/8"	475.71 S.F.
C	32'-0" X 21'-0"	672.00 S.F.
D	8'-8" X 21'-1 7/8"	183.33 S.F.
E	10'-9 1/8" X 36'-5 3/4"	392.38 S.F.
F	10'-2 1/2" X 39'-1 1/8"	407.59 S.F.
G	9'-0" X 31'-8 3/4"	284.06 S.F.
H	23'-0" X 29'-6 3/4"	679.94 S.F.
	TOTAL AREA	3,232.49 S.F.

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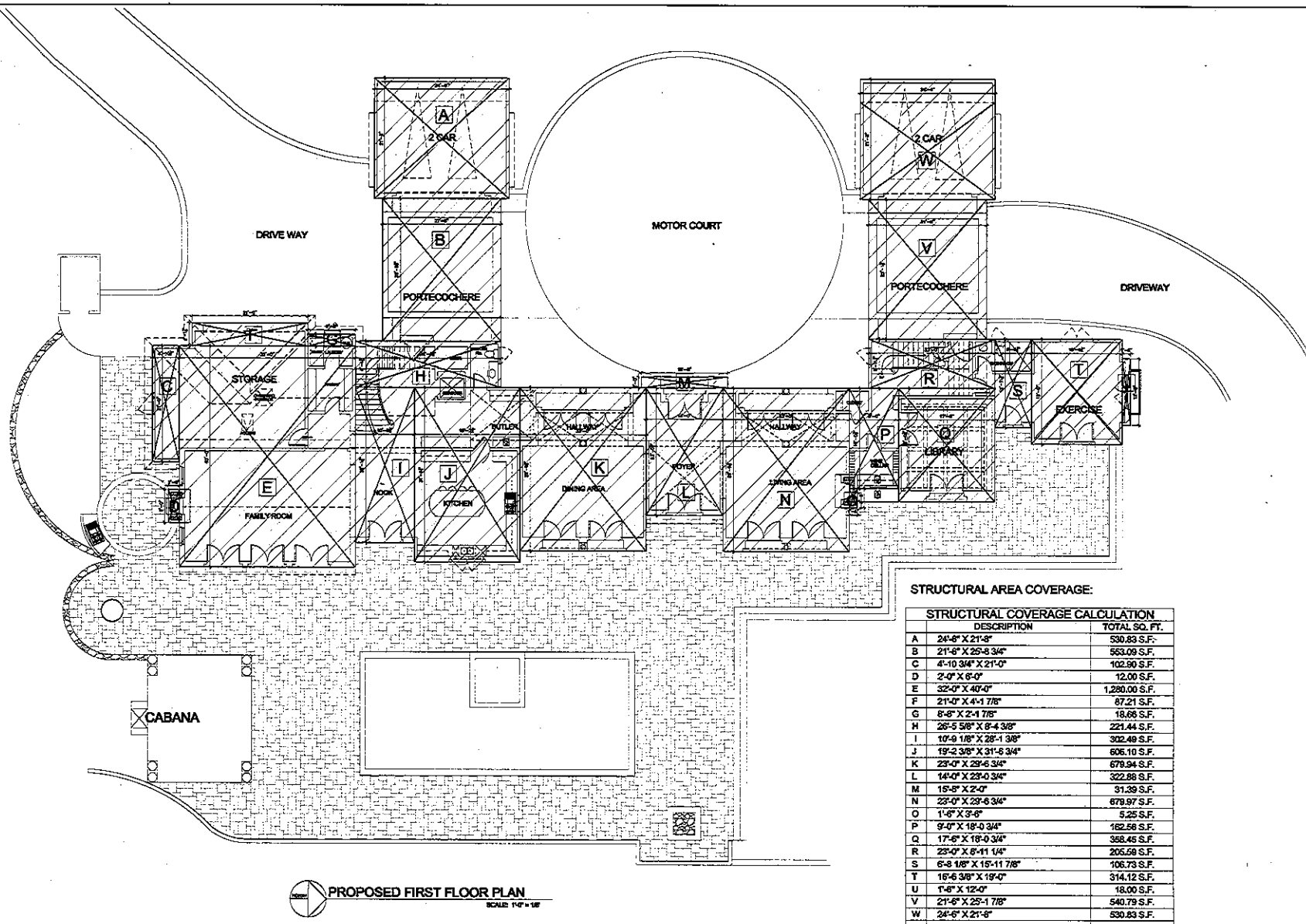
BASEMENT AREA CALCULATION

SHEET:

A-15

SHEET NO:



PROPOSED FIRST FLOOR PLAN

SCALE: 1'-0" = 1/8"

STRUCTURAL AREA COVERAGE:

STRUCTURAL COVERAGE CALCULATION

	DESCRIPTION	TOTAL SQ. FT.
A	24'-6" X 21'-8"	530.83 S.F.
B	21'-6" X 26'-8 3/4"	563.09 S.F.
C	4'-10 3/4" X 21'-0"	102.90 S.F.
D	2'-0" X 6'-0"	12.00 S.F.
E	32'-0" X 40'-0"	1,280.00 S.F.
F	21'-0" X 4'-1 7/8"	87.21 S.F.
G	8'-6" X 2'-1 7/8"	18.66 S.F.
H	26'-5 5/8" X 8'-4 3/8"	221.44 S.F.
I	10'-9 1/8" X 28'-1 3/8"	302.49 S.F.
J	19'-2 3/8" X 31'-6 3/4"	606.10 S.F.
K	23'-0" X 29'-6 3/4"	679.94 S.F.
L	14'-0" X 23'-0 3/4"	322.88 S.F.
M	15'-8" X 2'-0"	31.39 S.F.
N	23'-0" X 29'-6 3/4"	679.97 S.F.
O	1'-6" X 3'-6"	5.25 S.F.
P	9'-0" X 18'-0 3/4"	162.56 S.F.
Q	17'-6" X 18'-0 3/4"	358.45 S.F.
R	23'-0" X 8'-11 1/4"	205.59 S.F.
S	6'-8 1/8" X 15'-11 7/8"	106.73 S.F.
T	16'-6 3/8" X 19'-0"	314.12 S.F.
U	1'-6" X 12'-0"	18.00 S.F.
V	21'-6" X 25'-1 7/8"	540.79 S.F.
W	24'-6" X 21'-8"	530.83 S.F.
	TOTAL FLOOR AREA	7,671.22 S.F.

HABITAT

851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010

(650) 579-4994 TEL.
(650) 579-2646 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. NABID V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
BUILDER

A.P.N. #: 030-075-020

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FILE:

STRUCTURAL COVERAGE CALCULATION

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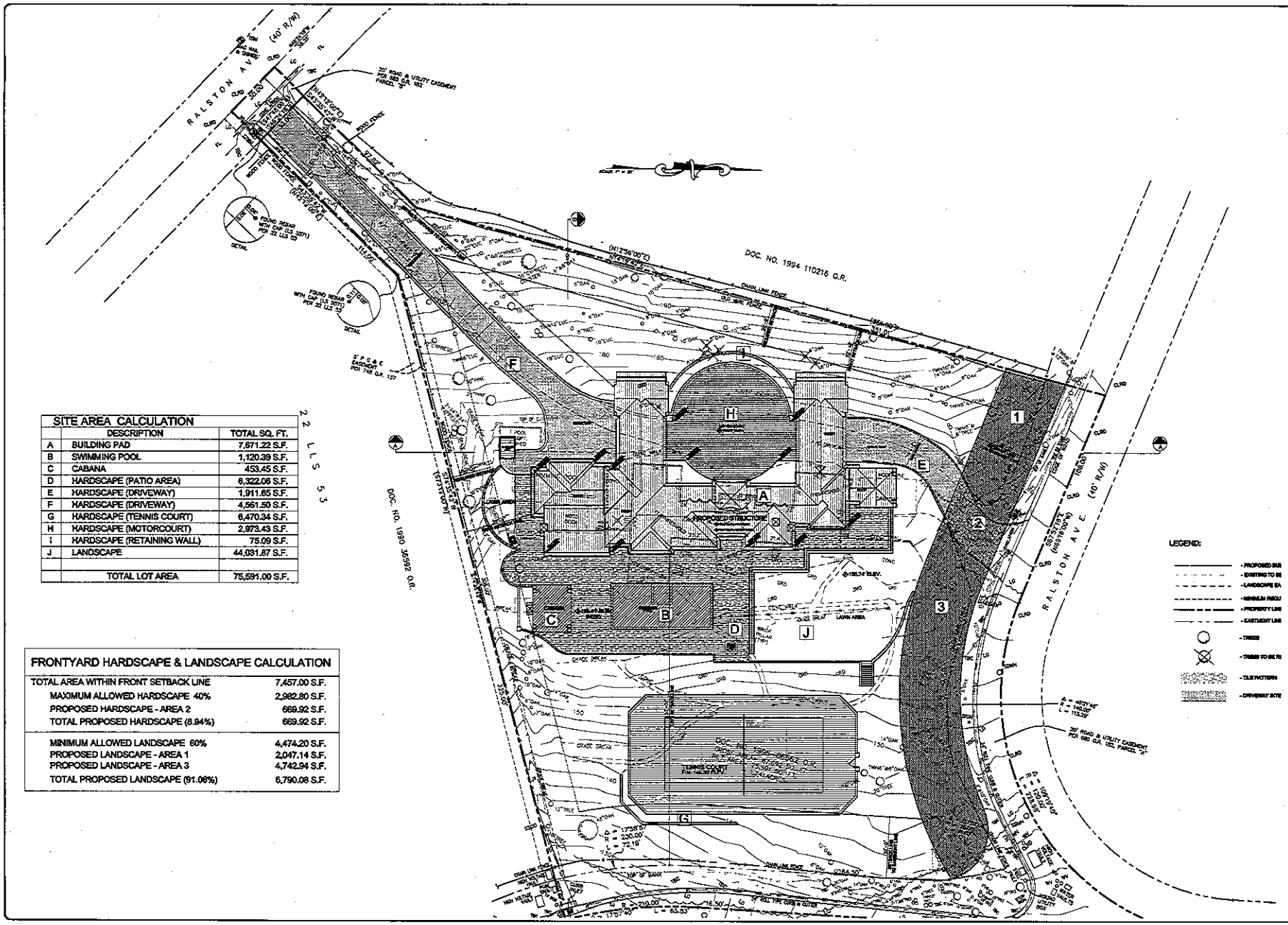
SHEET NO:



SITE AREA CALCULATION		
	DESCRIPTION	TOTAL SQ. FT.
A	BUILDING PAD	7,671.22 S.F.
B	SWIMMING POOL	1,120.39 S.F.
C	CABANA	453.45 S.F.
D	HARDSCAPE (PATIO AREA)	6,322.06 S.F.
E	HARDSCAPE (DRIVEWAY)	1,911.65 S.F.
F	HARDSCAPE (DRIVEWAY)	4,561.50 S.F.
G	HARDSCAPE (TENNIS COURT)	6,470.34 S.F.
H	HARDSCAPE (MOTORCOURT)	2,973.43 S.F.
I	HARDSCAPE (RETAINING WALL)	75.09 S.F.
J	LANDSCAPE	44,031.87 S.F.
	TOTAL LOT AREA	75,591.00 S.F.

FRONTYARD HARDSCAPE & LANDSCAPE CALCULATION	
TOTAL AREA WITHIN FRONT SETBACK LINE	7,457.00 S.F.
MAXIMUM ALLOWED HARDSCAPE 40%	2,982.80 S.F.
PROPOSED HARDSCAPE - AREA 2	669.92 S.F.
TOTAL PROPOSED HARDSCAPE (8.94%)	669.92 S.F.
MINIMUM ALLOWED LANDSCAPE 60%	4,474.20 S.F.
PROPOSED LANDSCAPE - AREA 1	2,047.14 S.F.
PROPOSED LANDSCAPE - AREA 3	4,742.94 S.F.
TOTAL PROPOSED LANDSCAPE (91.06%)	6,790.08 S.F.

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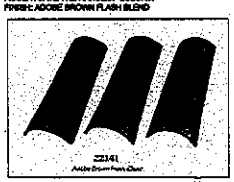
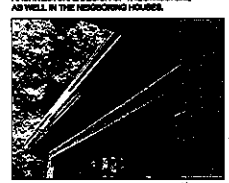
SITE AREA CALCULATION

SHEET NO:
A-17

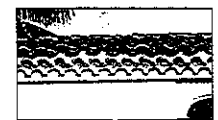
ROOF TILE
BY: REDLAND CLAY TILE
REDLANDS TWO PIECE MISSION TILE IS A BARREL ROOF TILE MOST ASSOCIATED WITH TRADITIONAL CLAY ROOFS. POPULARIZED BY THEGARLY SPANISH MISSIONS THROUGHOUT THE SOUTHWEST, THEY ARE A STANDARD SIZE, SMOOTH FINISHED TILE WITH A COLOR PALLETE THAT RANGES FROM CLASSIC TERRACOTTA, PEACH AND BUFF, AND JUST LIKE REDLAND 'S BAJA MISSION TILE, IT SPALLETE INCLUDES FLASHES OF DARKER ADOBE BROWN AND SANDSTONE TO ACCENTUATE THE RANGEOF COLORS.
FINISH: ADOBE BROWN FLASH BLEND



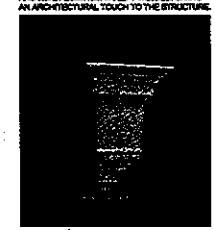
ROOF EAVE
BY: CUSTOM
EAVE TRUSS WILL BE IN WOOD MATERIAL, REPLICATING A TRADITION PROFILE FOR THE ENTI TRUSS DETAIL. THIS PRESENTS MORE ANTIQUE LOOK WHICH BLENDS IN THE ARCHITECTURAL DESIGN OF THE STRUCTURE AS WELL IN THE NEIGBORING HOUSES.



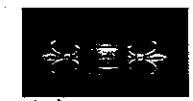
ROOF EAVE
BY: CUSTOM
FISH SCALE FINISH EAVE WILL BE IN WOOD MATERIAL, REFLECTS ITALIAN INFLUENCE AS EXPRESSED IN THE ARCHITECTURAL DESIGN OF THE STRUCTURE.



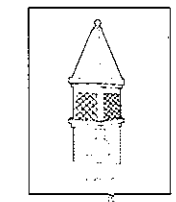
LEADER HEADS:
BY: RUTLAND
LEADER HEADS ARE IN 20OZ COPPER FULLY WELDED, 32 OZ LEAD COATED COPPER WELDED AND 0.072 ALUMINUM WULLFY WELDED. GIVING AN ARCHITECTURAL TOUCH TO THE STRUCTURE.



COPPER PIPE STRAPS:
BY: RUTLAND
PIPE STRAPS CAST IN COPPER TO MATCH AND BLEND WITH THE ARCHITECTURAL DESIGN OF THE STRUCTURE.



CHIMNEY CAPS:
BY: RUTLAND
CHIMNEY CAPS ARE MADE OF COPPER OR LEAD COATED COPPER MATERIALS. CHIMNEY SCREENING MATERIALS CONSIST OF S-CLAY TILE LAID OUT IN FISH SCALE PATTERN WHICH IS COMMONLY FOUND IN 1920'S SANTA BARBARA STYLE VILLAS.

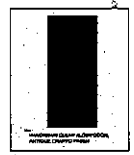


PROPOSED ELEVATION
SCALE: 1'-0" = 3'/16"

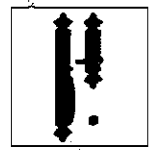
GUTTER:
BY: RUTLAND
CUSTOM QUARTER ROUND GUTTER. MATERIAL FABRICATED IN COPPER, SPECIALLY DESIGNED FOR RESIDENCE, PROVIDING A CUSTOM LOOK FOR A GUTTER FINISH AND ITS DESIGN PROFILE.

PENDANT LIGHTING:
BY: HAMILTON PARK COLLECTION
6 CANDLE LIGHT (40W) OUTDOOR PENDANT IN WEATHERED CHARCOAL AND BEEDED GLASS.
SIZE: 16"W X 31"H
CATALOG: 2803
ITEM #: 420445

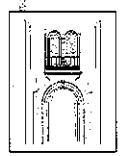
MAIN ENTRY DOOR:
BY: JELD-WEN
HANDCHOWN CLEAR ALDER DOOR ANTIQUE CHIPPO FINISH



MAIN ENTRY DOOR HARDWARE:
BY: BALDWIN ARCHIETYPES
RUSTIC STYLE HARDWARE PROVIDES US WITH A SIMILAR LOOK OF AN ITALIAN STYLE OF ARCHITECTURE A CENTURYAGO.
DARK BRONZE, MORTISE LOCK
EXTERIOR PLATE: 21.2" X 3.2"
INTERIOR PLATE: 12.4" X 3.5"



ENTRY CAST STONE:
BY: STONE LEGEND
ENTRY WITH CAST STONE MATERIAL, GIVES A DISTINCTIVE FIRST IMPRESSION TO THE ARCHITECTURE OF THE STRUCTURE.
UNIT ID: 1408



GARAGE DOOR:
BY: AMARR GARAGE DOORS
HANDCRAFTED CUSTOM SOLID WOOD DOOR. STAIN GRADE FINISH.

HABITAT
851 BURLWAY RD.
SUITE # 610
BURLINGAME
CALIFORNIA
94010
(650) 579-4994 TEL.
(650) 579-2546 FAX.

PROPOSED NEW RESIDENCE
FOR
MR. & MRS. MARIO V. HORTA
3115 RALSTON AVE.
HILLSBOROUGH, CALIFORNIA
94010

BREWER DEVELOPMENT, LLC
OWNER

A.P.N. #: 030-075-020

REVISION NO:	BY:

ISSUED FOR:

DATE: 03-24-10
JOB NO:
SCALE: AS NOTED
DRAWN BY: LSM
FILE:

FINISH MATERIALS

INDEX:

CM-1

SHEET NO: