

RECEIVED

August 30, 2023

CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

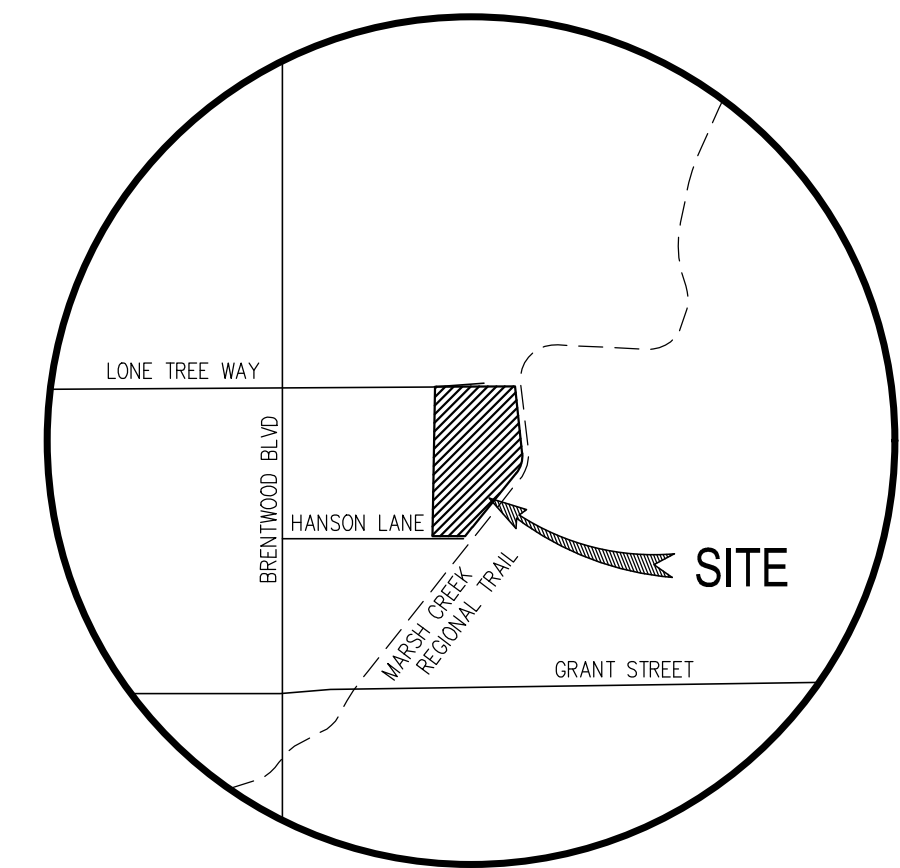
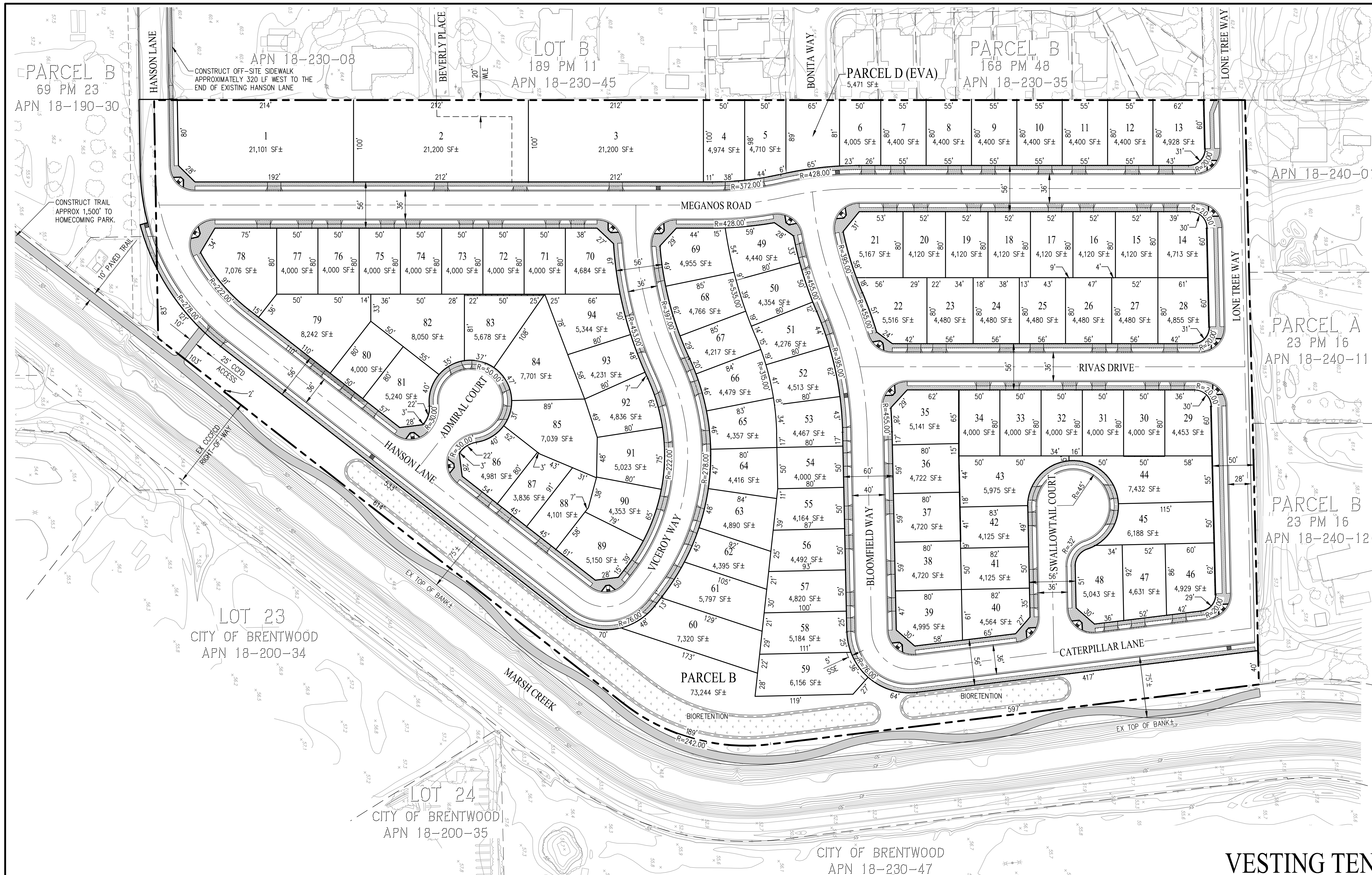
HANSON LANE

Brentwood, CA



08/30/2023

Kevin L. Crook
Architect
Inc #20130
PLANNING + ARCHITECTURE



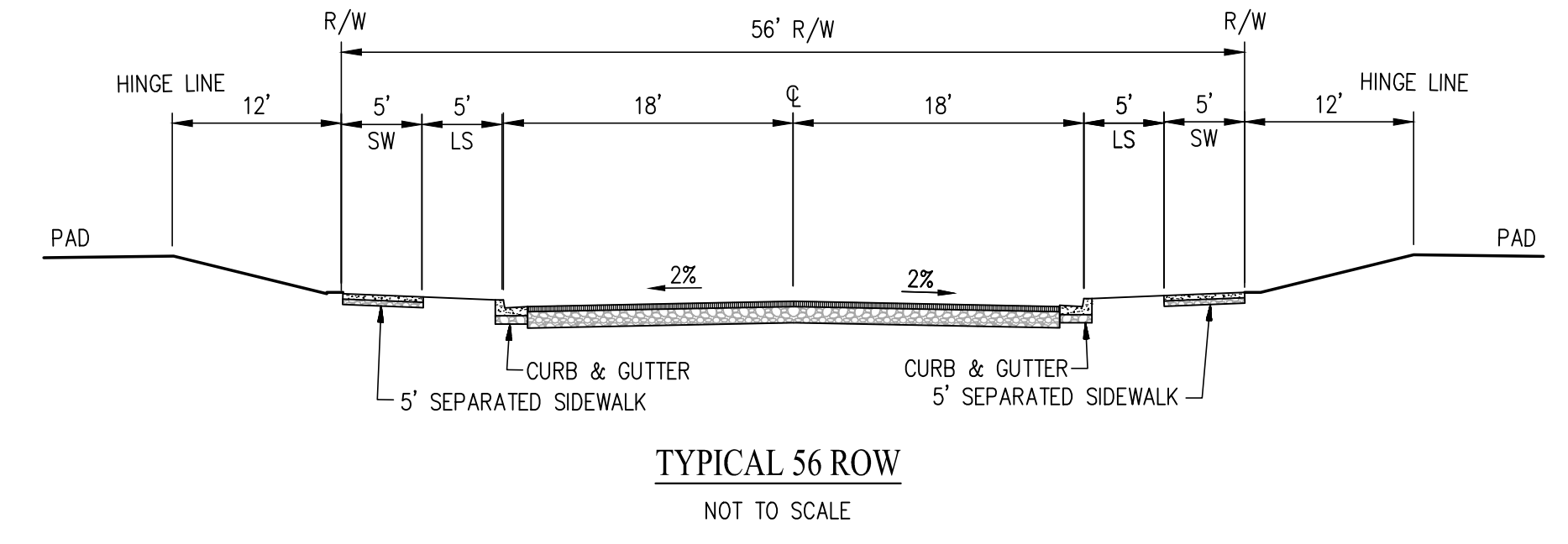
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- ASSESSORS PARCEL NO. 018-230-034-3
- ADDRESS: 251 HANSON LANE, BRENTWOOD, CA 94513
- SITE AREA: 19.8± ACRES
- EXISTING GENERAL PLAN: R-LD - RESIDENTIAL LOW DENSITY (1.1 - 5.0 DU/AC)
PROPOSED GENERAL PLAN: R-LD - RESIDENTIAL LOW DENSITY (1.1 - 5.0 DU/AC)
- EXISTING ZONING: PD-71
PROPOSED ZONING: PD
- EXISTING LAND USE: VACANT
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL/OPEN SPACE
- DWELLING UNITS: 94
- SITE DENSITY: 4.7 DU/AC
(LDR GP DESIGNATED AREA)
- BENCHMARK: CITY OF BRENTWOOD BENCHMARK NO. 7013 STANDARD STREET MONUMENT STAMPED LS 5311 AT THE INTERSECTION OF HANSON LANE AND HOMECOMING WAY. ELEVATION: 60.25 FEET (NAVD88)
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS SHOWN HEREON, THE BEARING BEING N89°22'45"W BETWEEN STATION 2130 AND 2112 PER RECORD OF SURVEY NO. 2496 (118 LSM 40). THE BEARINGS SHOWN HEREON ARE BASED ON CALIFORNIA COORDINATE SYSTEM ZONE III. MULTIPLY DISTANCES SHOWN BY .99993544 TO OBTAIN GRID DISTANCES.
- FLOOD ZONE: ZONE AE: SPECIAL FLOOD HAZARD AREA WITH BFE OR DEPTH.
ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), LETTER OF MAP REVISION DETERMINATION DOCUMENT
DATE: FEBRUARY 24, 2020
- UTILITIES:
WATER: CITY OF BRENTWOOD
SEWER: CITY OF BRENTWOOD
STORM DRAIN: CITY OF BRENTWOOD
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T

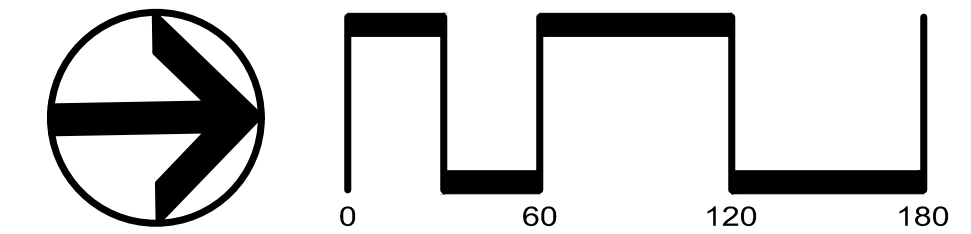
CONTACTS

- | | | | |
|----------------|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------|---------------------------------------------------------------------------------------------------------------------------|
| 1. OWNER: | THE HENRY HANSON FAMILY TRUST
251 HANSON LANE
BRENTWOOD, CA 94513
EDWARD J. HANSON | 4. SOIL ENGINEER: | ENGO INC.
CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000 |
| 2. SUBDIVIDER: | MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
(925) 543-4004
PAUL MANYISHA | 5. ARCHITECT: | KEVIN L. CROOK ARCHITECT, INC.
1360 REYNOLDS AVENUE, SUITE 110
IRVINE, CA 92614
(949) 660-1587
KEVIN L. CROOK |
| 3. ENGINEER: | CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
COLT ALVERNAZ, RCE 75740 | | |



VESTING TENTATIVE MAP
LOTING PLAN
HANSON LANE

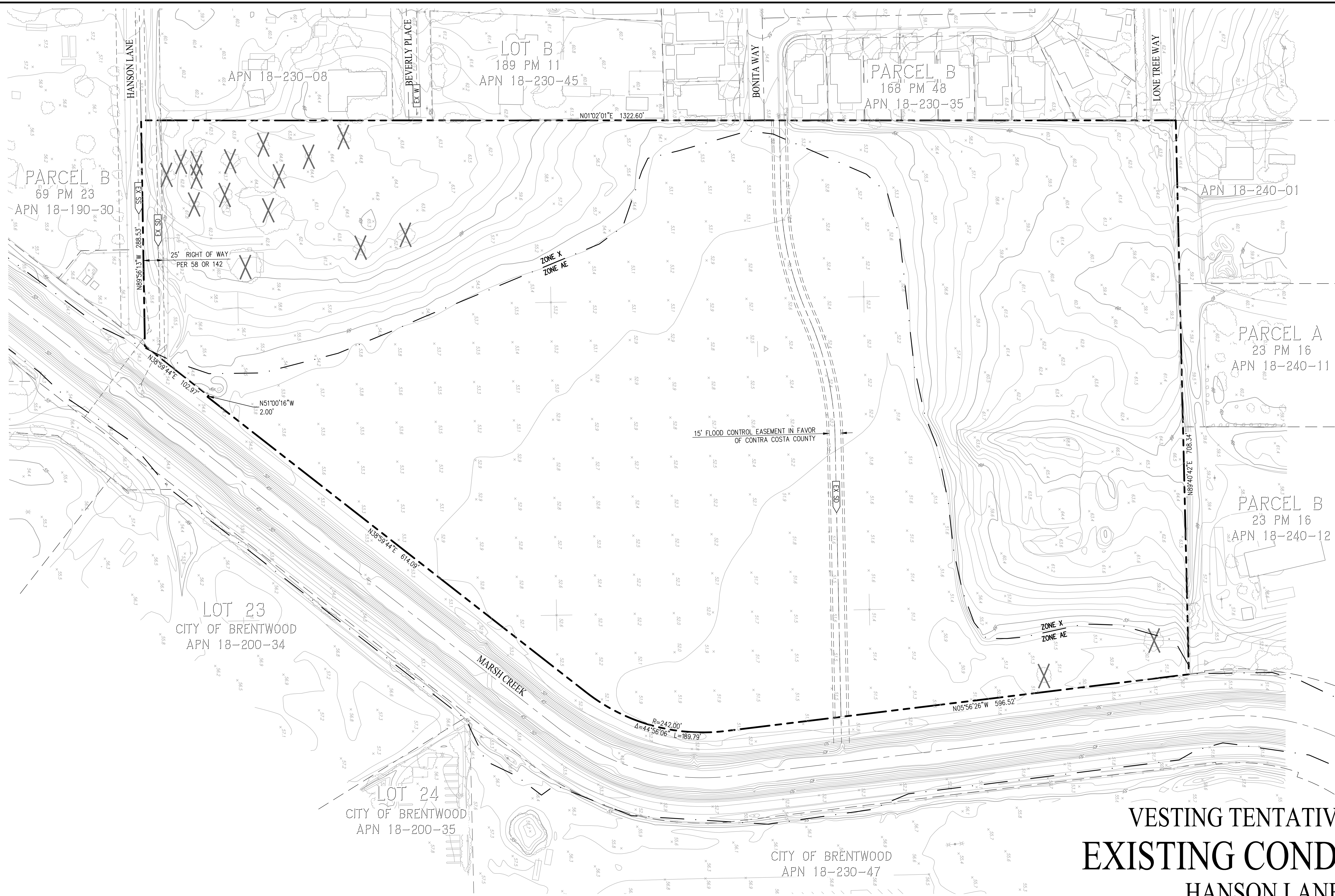
CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2023



cbg
CIVIL ENGINEERS SURVEYORS PLANNERS

SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

SHEET NO.
C1.0
OF 37 SHEETS



**VESTING TENTATIVE MAP
EXISTING CONDITIONS
HANSON LANE**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2023

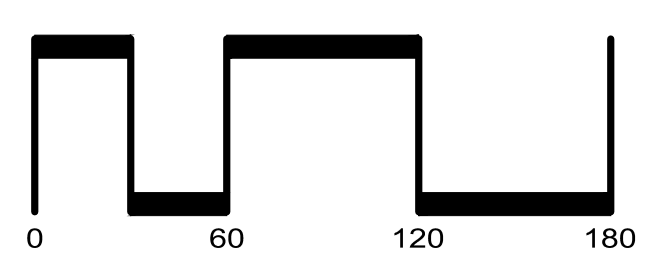
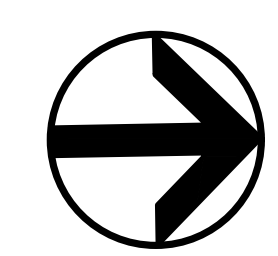
FLOOD ZONE:

- ZONE X: AREAS OF MINIMAL FLOOD HAZARD
- ZONE AE: AREAS DETERMINED TO BE IN THE 1% ANNUAL CHANCE FLOODPLAIN
- SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA),
LETTER OF MAP REVISION DETERMINATION DOCUMENT

DATED: FEBRUARY 24, 2020

LEGEND

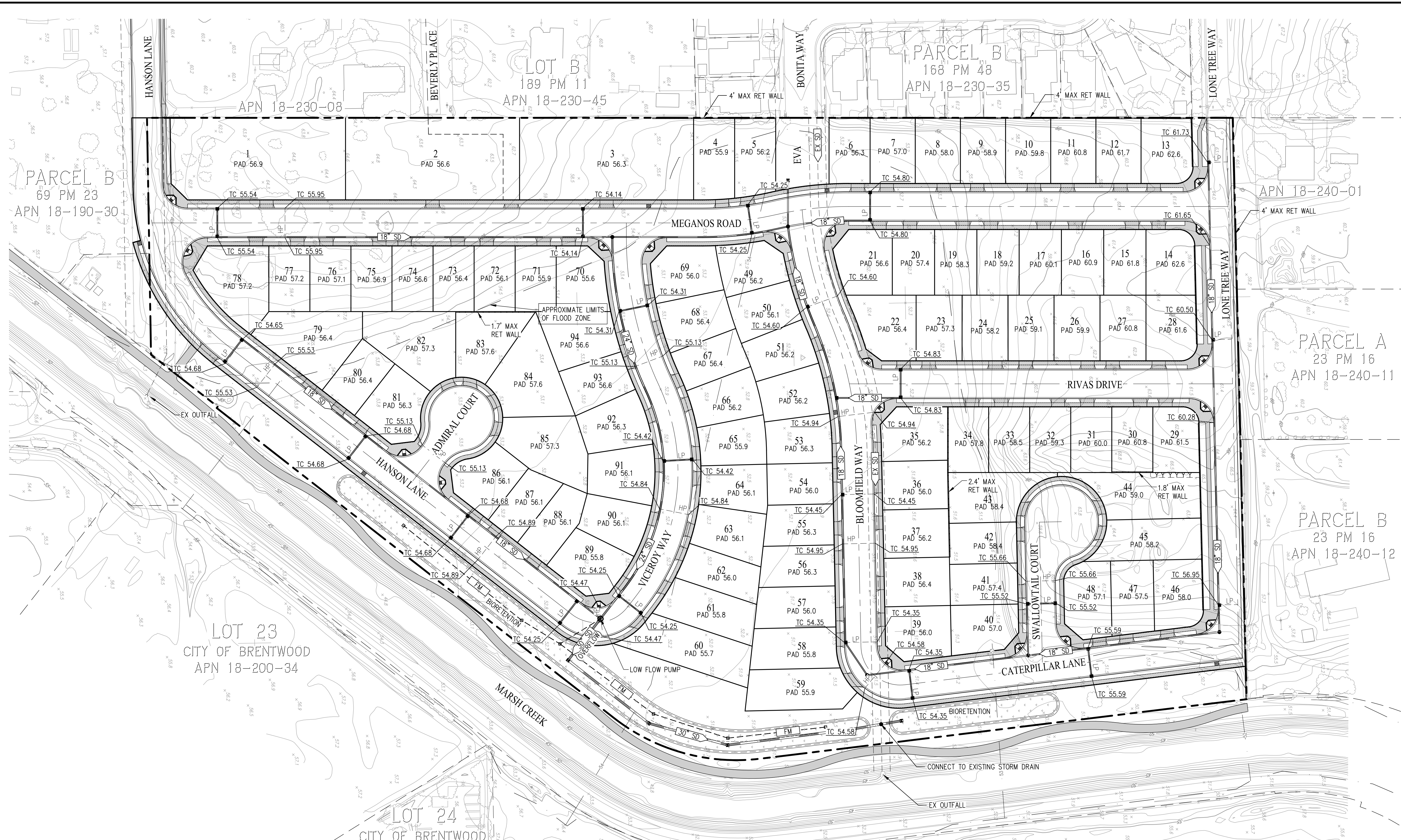
-  EXISTING TREE TO BE REMOVED



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SHEET NO.
C2.0
OF 37 SHEETS

JOB NO.: 2462-030



**VESTING TENTATIVE MAP
PRELIMINARY GRADING PLAN
HANSON LANE**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2023





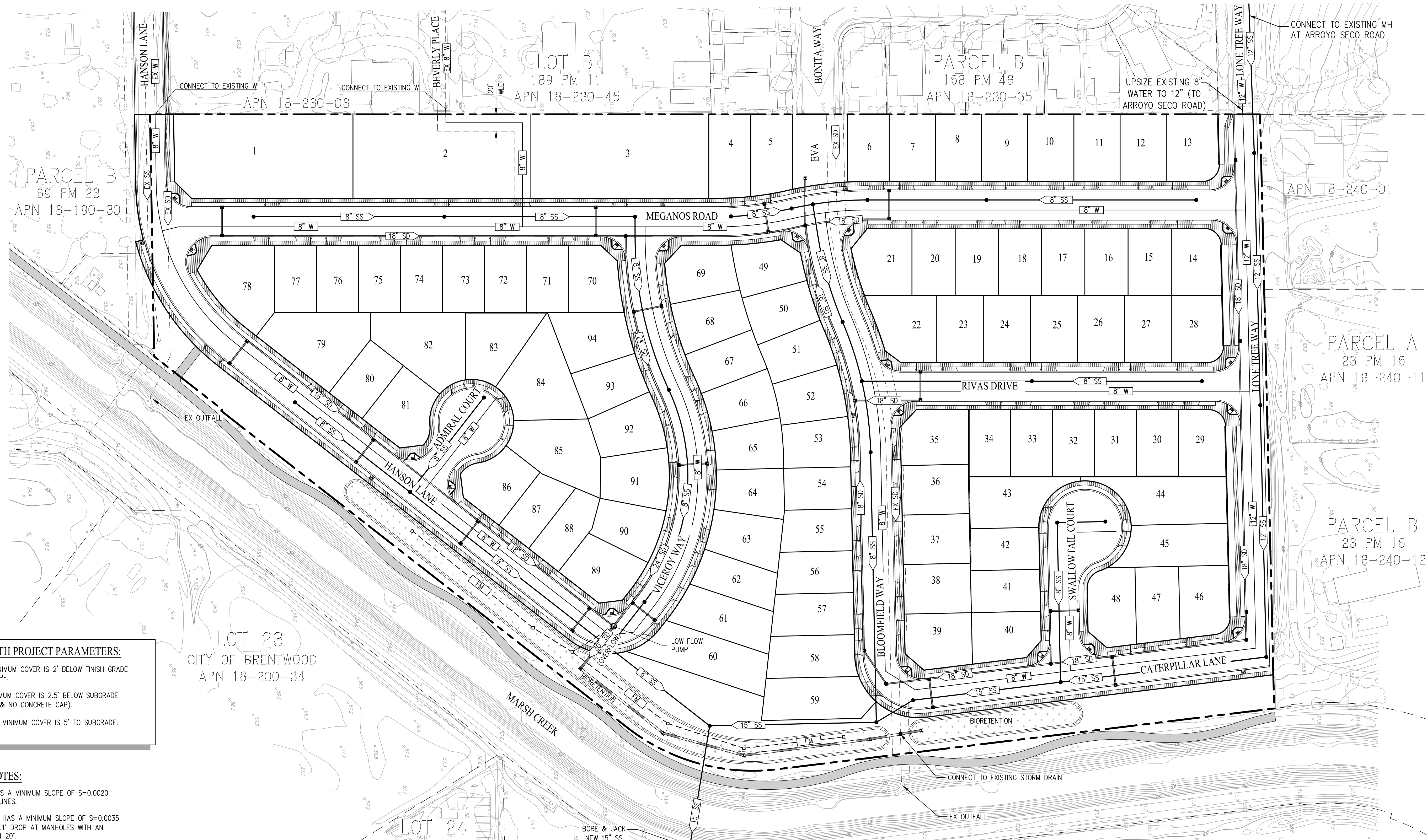


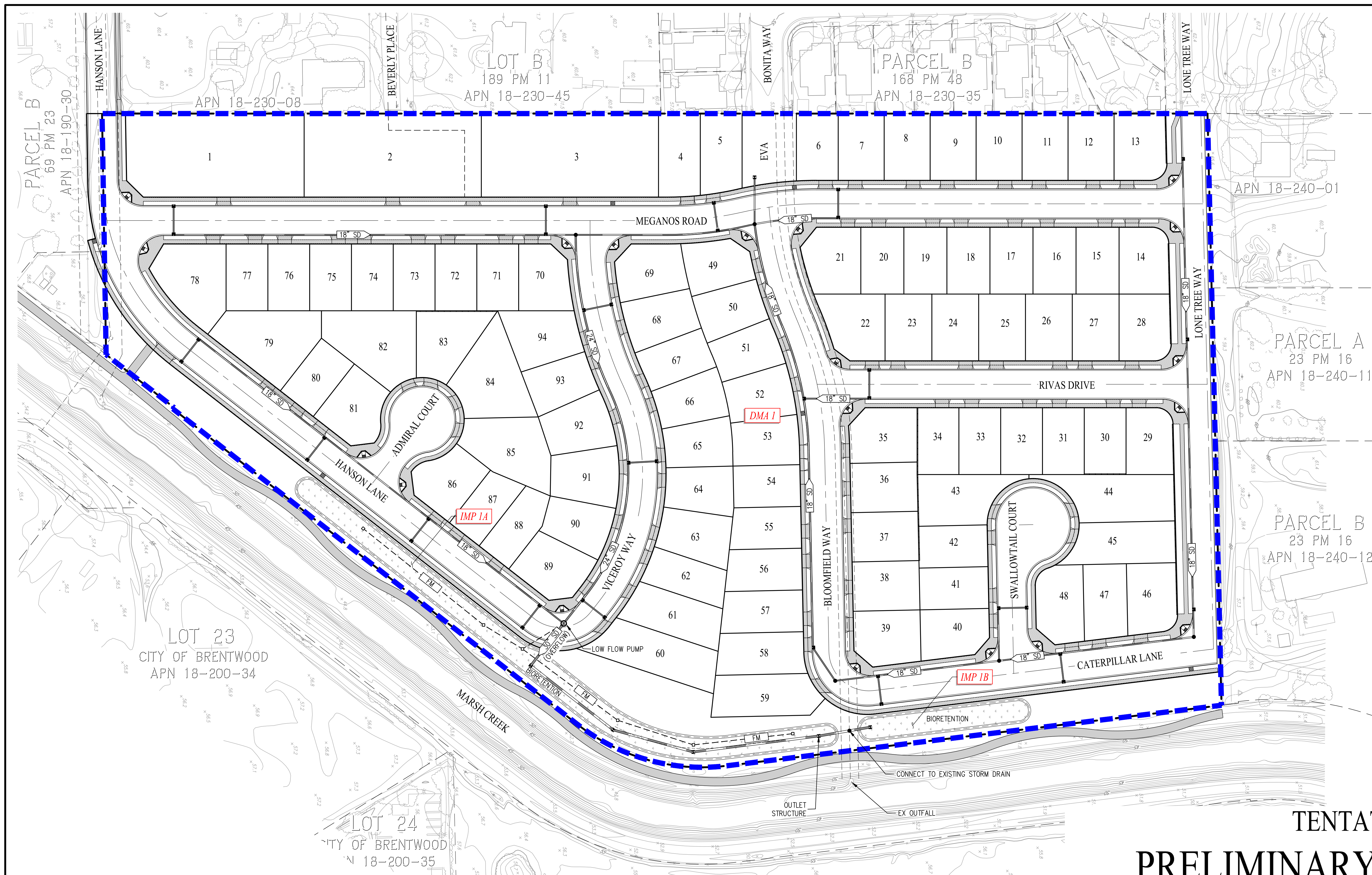
SAN RAMON (925) 866-0322
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C3.0
OF 37 SHEETS

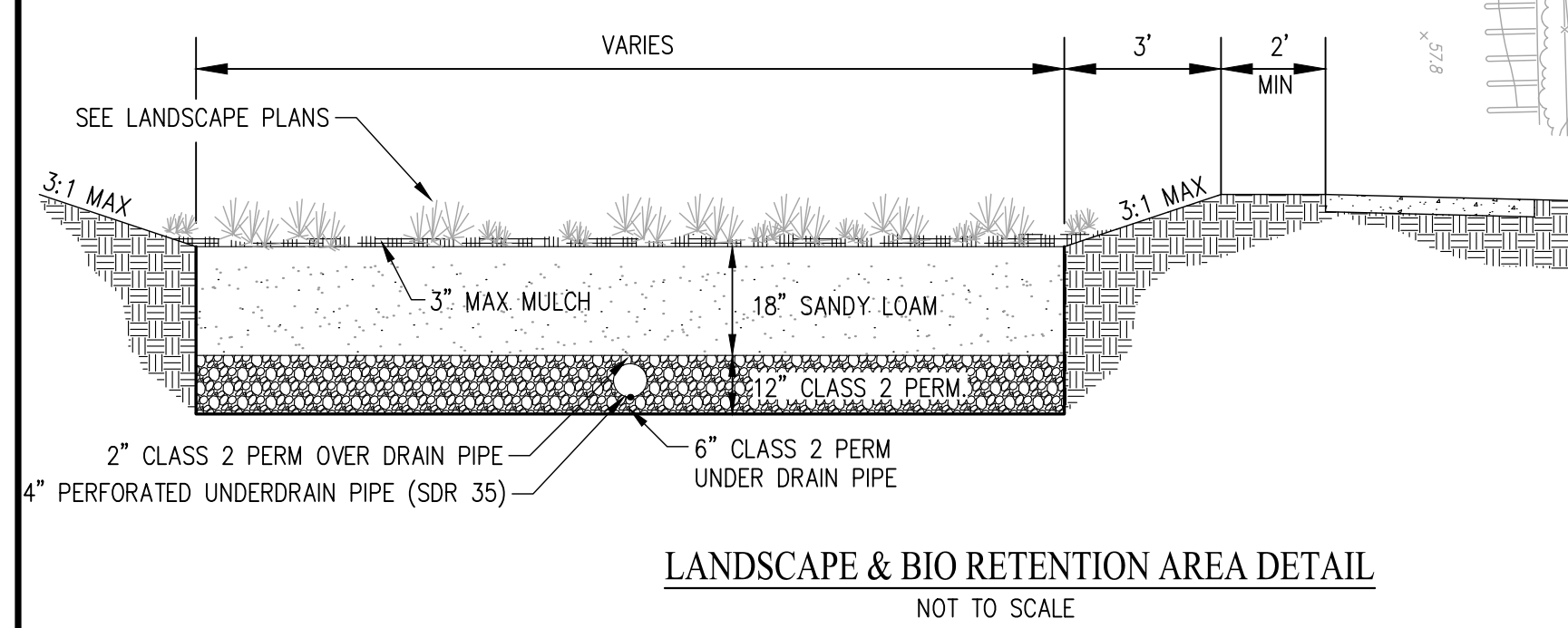
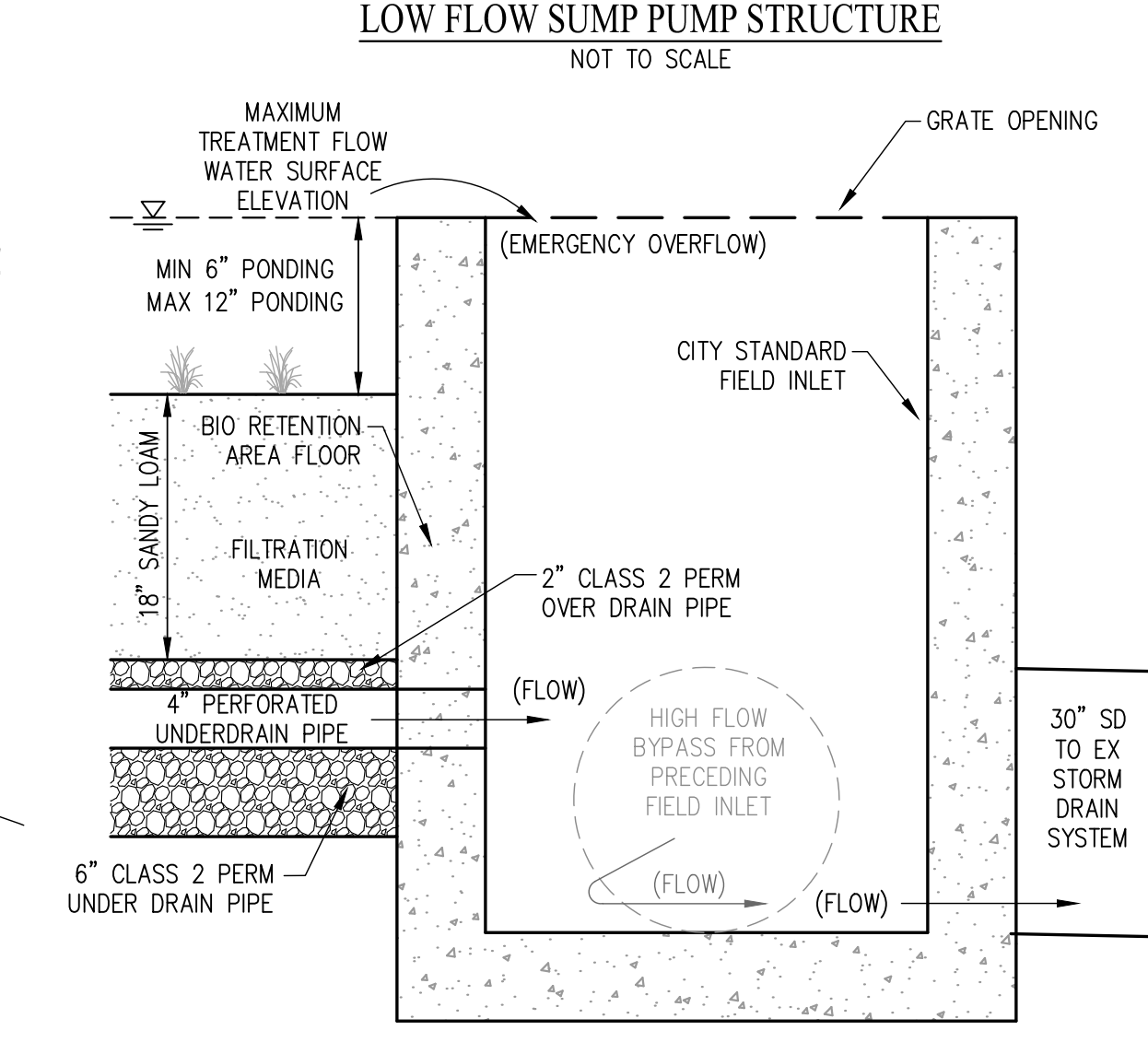
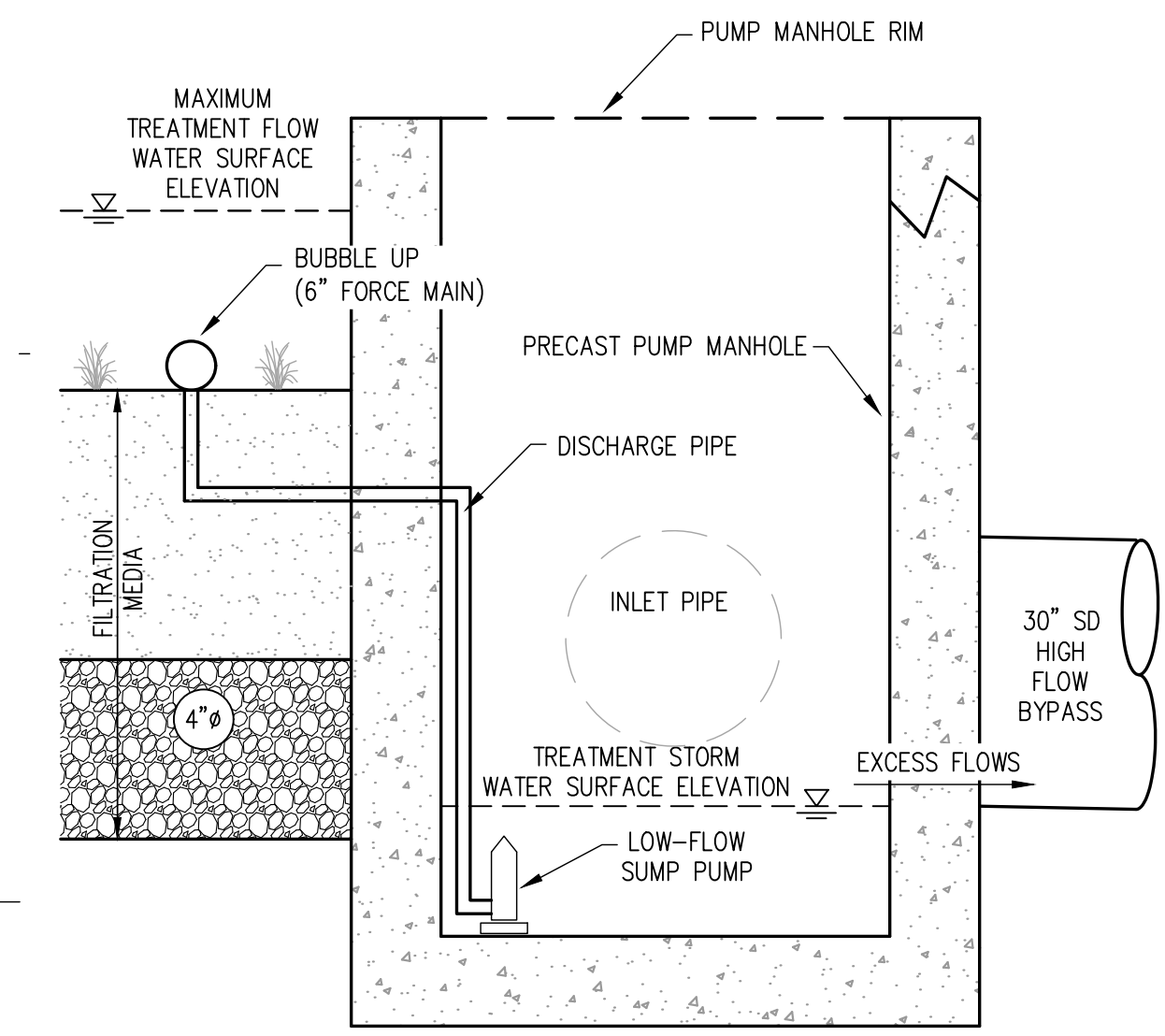
JOB NO.: 2462-030





LEGEND

- PROJECT BOUNDARY
- DMA BOUNDARY
- BIO-RETENTION AREA
- PAVEMENT AREA
- SIDEWALK AREA
- DRAINAGE MANAGEMENT AREA
- INTEGRATED MANAGEMENT PRACTICE (BIORETENTION AREA)



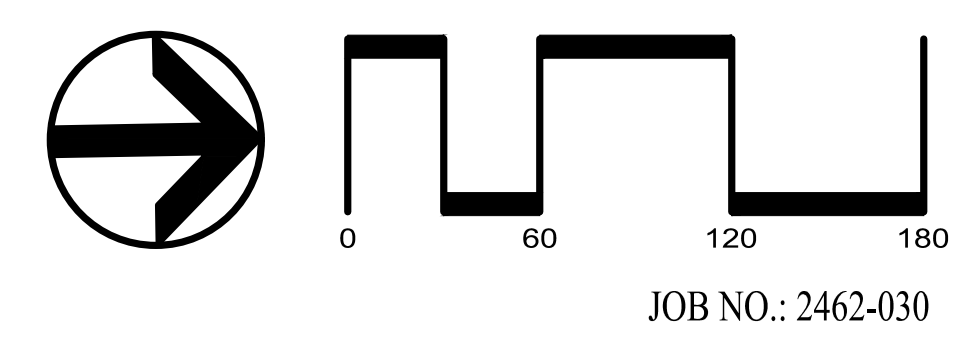
DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	PRIVATE IMPROVEMENTS		TREATMENT AREA	
	IMPERVIOUS AREAS (SF)	PERVIOUS AREAS (SF)	REQUIRED (SF)	PROVIDED (SF)
DMA 1	433,649	416,987	19,013	22,800

- NOTES:**
- VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
 - REQUIRED AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS (CONTRA COSTA COUNTY IMP SIZING TOOL).
 - HYDROMODIFICATION REQUIREMENTS TO BE DETERMINED DURING THE DESIGN OF THE CONSTRUCTION DOCUMENTS

**TENTATIVE MAP
PRELIMINARY STORMWATER
MANAGEMENT PLAN
HANSON LANE**

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2023



cbg
CIVIL ENGINEERS SURVEYORS PLANNERS

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ROSEVILLE (916) 788-4456
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SHEET NO.
C5.0
OF 37 SHEETS



REFER TO SHEET L-2 FOR TYPICAL FRONT YARD PLANTING.

FENCE & WALL LEGEND

	6' HIGH GOOD NEIGHBOR FENCE
	VIEW FENCE
	MASONRY WALL AT OPEN SPACE
	6' HIGH GOOD NEIGHBOR FENCE ON RETAINING WALL

PROPOSED TREE PALLETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES				
	ACER RUBRUM	RED MAPLE	24" BOX	M
	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	M
	LAGERSTROEMIA INDICA	GRAPE MYRTLE	24" BOX	L
	PISTACIA C. 'KEITH DAVEY'	KEITH DAVEY CHINESE PISTACHE	24" BOX	L
	PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	24" BOX	M
	ZELKOVA S. 'GREEN VASE'	GREEN VASE ZELKOVA	24" BOX	M
ACCENT TREES				
	DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	L
	LAGERSTROEMIA I. 'ZUNI' STD.	GRAPE MYRTLE	15 GAL	L
	RHAPHIOLEPIS I. 'MAGNIFICENT'	INDIAN HAWTHORN	15 GAL	M
CREEK / OPEN SPACE TREES				
	ARBUTUS 'MARINA'	HYBRID STRAWBERRY TREE	24" BOX	L
	CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL
	PLATANUS A. 'COLUMBIA'	LONDON PLANE TREE	24" BOX	M
	QUERCUS LOBATA	VALLEY OAK	24" BOX	L

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

- GENERAL NOTES:**
- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
 - ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

MLC Holdings, Inc.
 12657 AICOSTA BLVD., STE. 175
 SAN RAMON, CA 94583
 (925) 543-4004

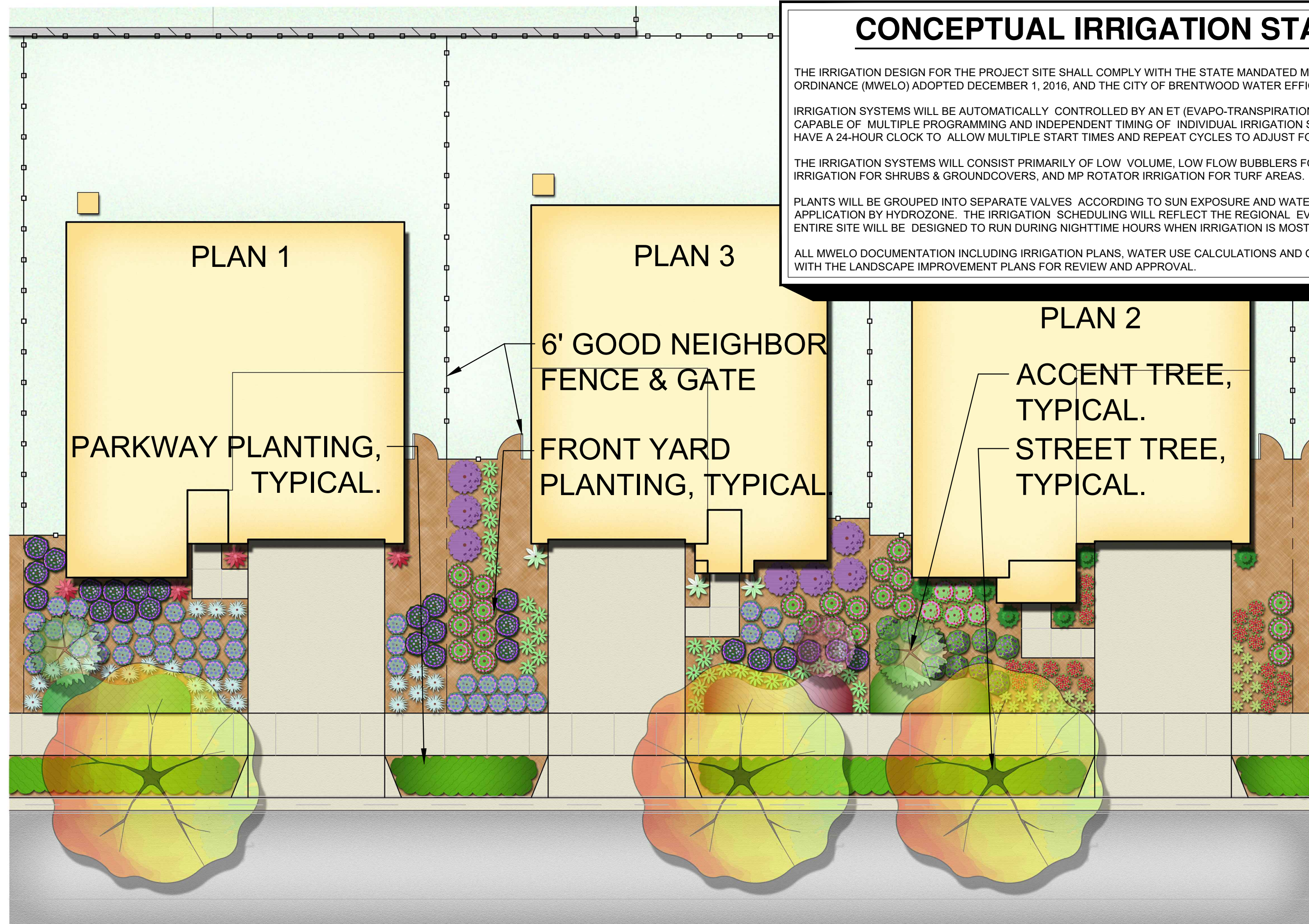
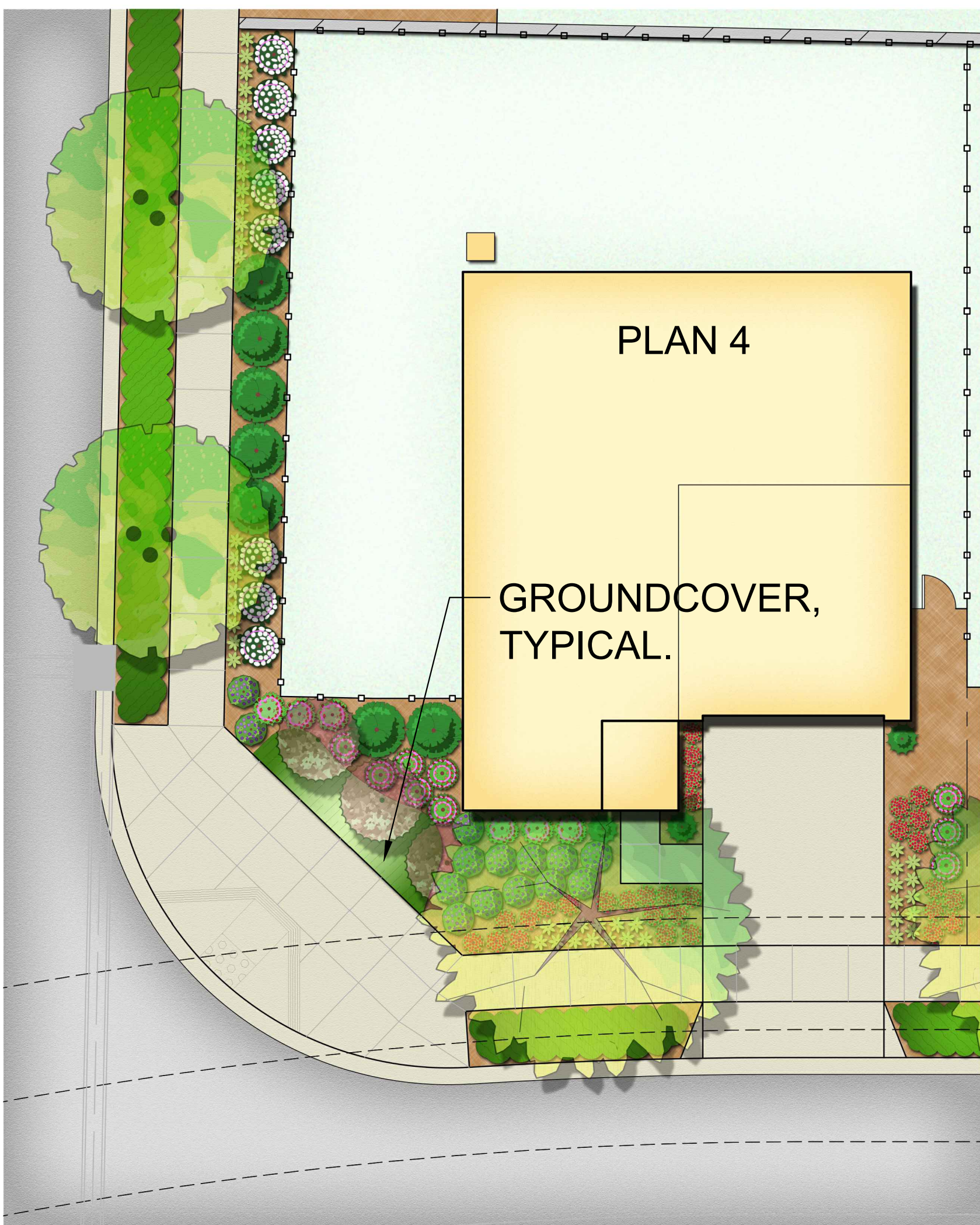
HANSON RANCH
 Brentwood, California

OVERALL PLAN
 CONCEPTUAL LANDSCAPE PLAN
 JUNE 14, 2023

vanderToolen Associates
 700 Ygnacio Valley Rd.
 Suite 100
 Walnut Creek, CA 94596
 tel: 707.224.2299
 www.vandertoolen.com

0' 40' 80' 160'
 SCALE: 1" = 40'-0"

L-1
 Project No. 06520



CONCEPTUAL IRRIGATION STATEMENT

THE IRRIGATION DESIGN FOR THE PROJECT SITE SHALL COMPLY WITH THE STATE MANDATED MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO) ADOPTED DECEMBER 1, 2016, AND THE CITY OF BRENTWOOD WATER EFFICIENT LANDSCAPE REQUIREMENTS.

IRRIGATION SYSTEMS WILL BE AUTOMATICALLY CONTROLLED BY AN ET (EVAPO-TRANSPIRATION) SMART IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW MULTIPLE START TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.

THE IRRIGATION SYSTEMS WILL CONSIST PRIMARILY OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, POINT SOURCE DRIP IRRIGATION FOR SHRUBS & GROUNDCOVERS, AND MP ROTATOR IRRIGATION FOR TURF AREAS.

PLANTS WILL BE GROUPED INTO SEPARATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATION BY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES. THE ENTIRE SITE WILL BE DESIGNED TO RUN DURING NIGHTTIME HOURS WHEN IRRIGATION IS MOST EFFICIENT.

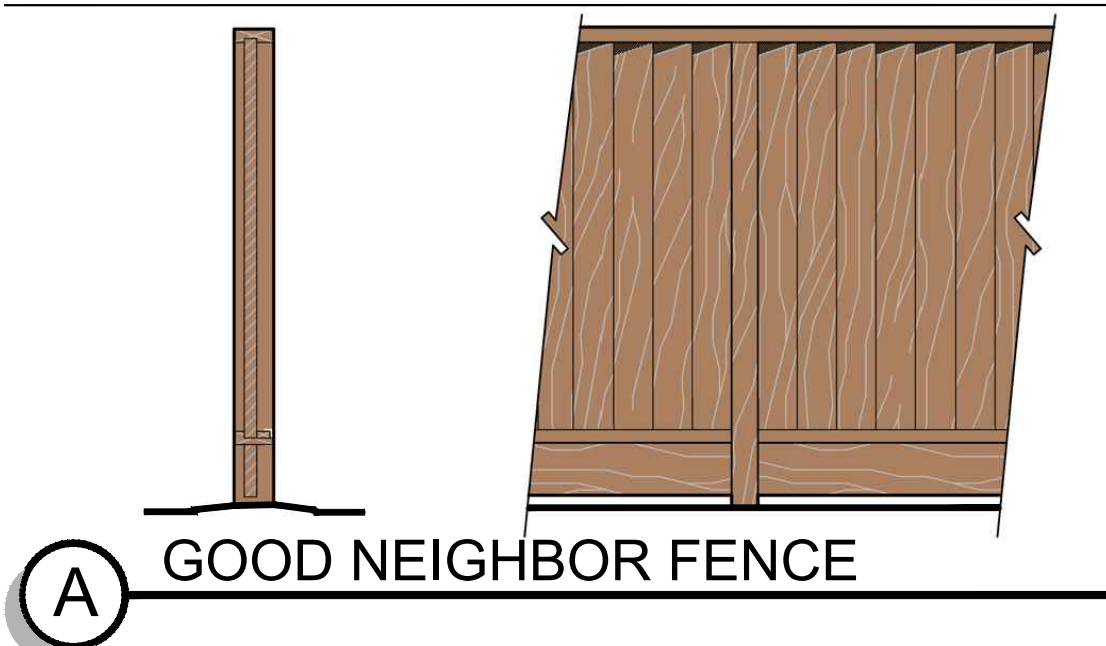
ALL MWELO DOCUMENTATION INCLUDING IRRIGATION PLANS, WATER USE CALCULATIONS AND CERTIFICATES SHALL BE SUBMITTED WITH THE LANDSCAPE IMPROVEMENT PLANS FOR REVIEW AND APPROVAL.

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
SHRUBS			
ABELIA SPP.	ABELIA	5 GAL	M
ACHILLEA SPP.	YARROW	1 GAL	L
AGAPANTHUS SPP.	LILY OF THE NILE	1 GAL	M
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON V. 'LITTLE JOHN'	DWARF BOTTLE BRUSH	1 GAL	L
CEANOTHUS SPP.	CALIFORNIA LILAC	1 GAL	L
CISTUS SPP.	ROCKROSE	1 GAL	L
CORDYLINE SPP.	CORDYLINE	1 GAL	M
DODONAEA V. 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL	L
ESCALLONIA SPP.	ESCALLONIA	1 GAL	M
GAURA LINDHEIMERI	GAURA	1 GAL	L
GREVILLEA SPP.	GREVILLEA	1 GAL	M
LIGUSTRUM SPP.	WAX LEAF PRIVET	5 GAL	L
LOROPETALUM SPP.	FRINGE FLOWER	1 GAL	M
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	1 GAL	L
NANDINA DOMESTICA	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON SPP.	BEARDTONGUE	1 GAL	M
PITTIOSPORUM SPP.	MOCK ORANGE	5 GAL	M
PODOCARPUS M. 'MAKI'	PODOCARPUS	5 GAL	M
PRUNUS C. 'COMPACTA'	CAROLINA CHERRY	5 GAL	L
RHAMNUS CALIFORNICA	COFFEE BERRY	1 GAL	L
RHAPHIOLEPIS SPP.	INDIAN HAWTHORN	1 GAL	M
ROSA SPP.	ROSE	1 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
VERBENA SPP.	VERBENA	1 GAL	L
VIBURNUM SPP.	VIBURNUM	5 GAL	M
WESTRINGIA SPP.	COAST ROSEMARY	1 GAL	L
GROUNDCOVERS			
ARCTOSTAPHYLOS 'EMERALD CARPET'	MANZANITA	1 GAL	M
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GAL	L
SCAEVOLA A. 'MAUVE CLUSTERS'	FAIRY FAN FLOWER	1 GAL	L
RHAPHIOLEPIS I. 'PINK DANCER'	INDIAN HAWTHORN	1 GAL	M
GRASSES			
BOUPELOUA G. 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	L
CALAMAGROSTIS SPP.	REED GRASS	1 GAL	M
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
CHONDROPHELATUM TECTORUM	CAPE RUSH	1 GAL	L
DIETES SPP.	AFRICAN IRIS	1 GAL	L
HELIOTRICHON SEMPVIRENS	BLUE OAT GRASS	1 GAL	L
HESPERALOW PARVIFOLIA	RED YUCCA	1 GAL	L
JUNCUS PATENS	SPREADING RUSH	1 GAL	M
LOMANDRA LONGIFOLIA	DWARF MAT RUSH	1 GAL	L
MUHLENBERGIA SPP.	MUHLI GRASS	1 GAL	L
YUCCA FILAMENTOSA	ADAM'S NEEDLE	1 GAL	M
TURF			
RHIZOMATOUS TALL FESCUE (RTF)	SELF-HEALING TURF		SOD/HYDROSEED

* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

TYPICAL LOT AND CORNER FRONTYARDS

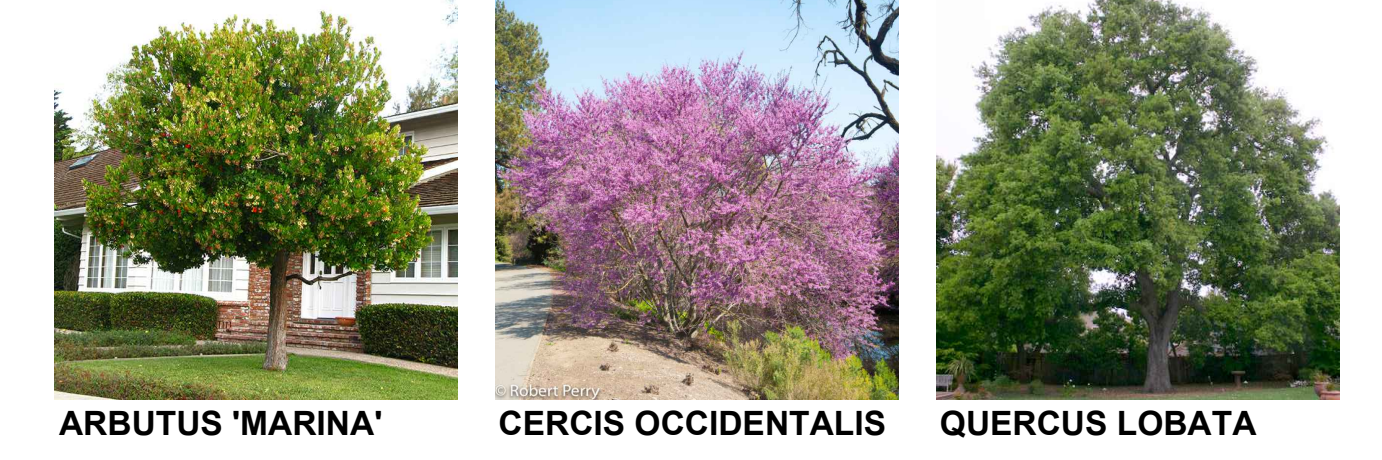


PROPOSED TREE PALLETTE

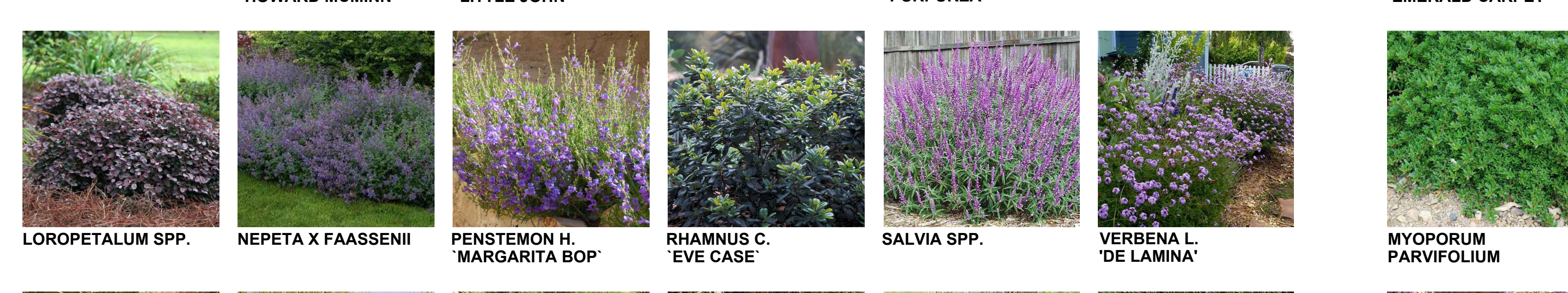
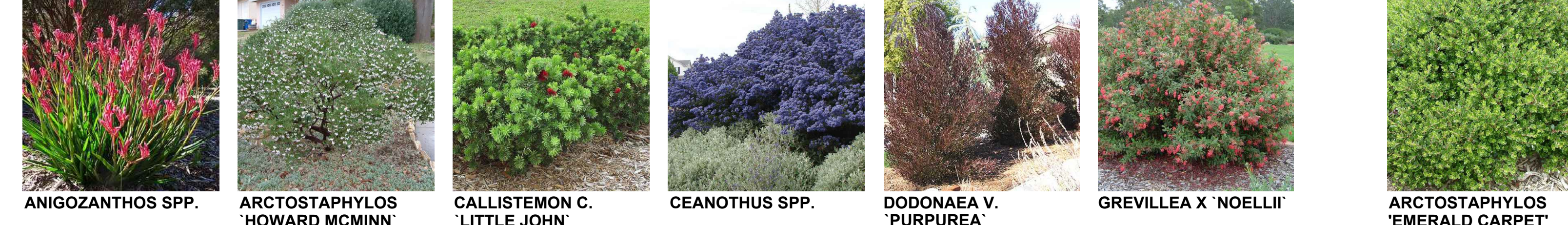
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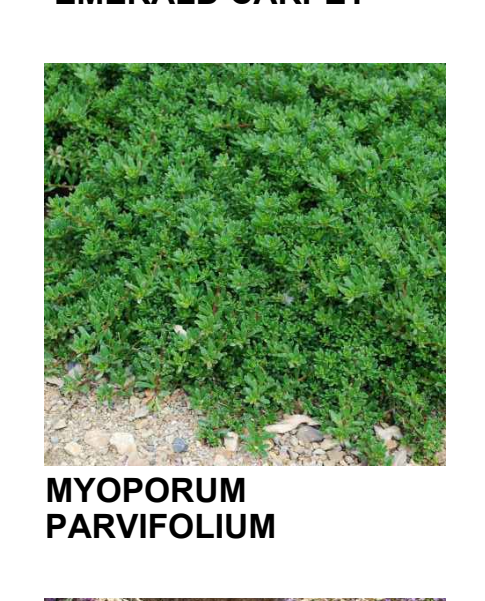
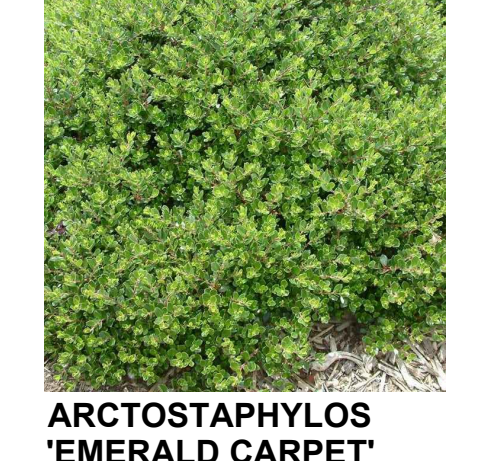
STREETS TREES



SHRUBS AND GRASSES



GROUNDCOVERS



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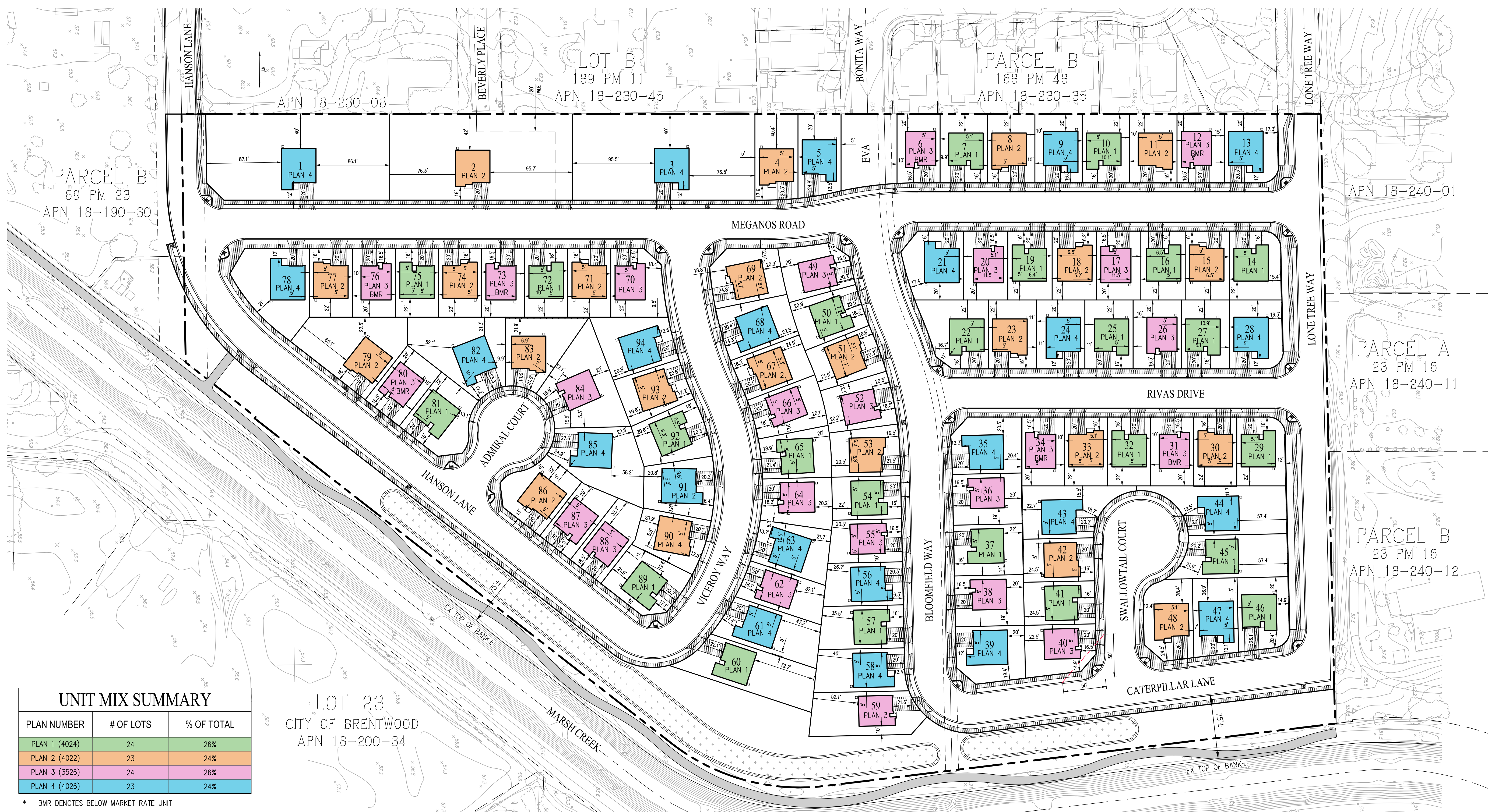
TYPICAL LOTS AND PLANT IMAGERY
 CONCEPTUAL LANDSCAPE PLAN
 JUNE 14, 2023

vanderToolen Associates
 700 Ygnacio Valley Rd.
 Suite 100
 Walnut Creek, CA 94596
 tel: 707.224.2299
 www.vandertoolen.com

SCALE: 1" = 10'-0"

L-2
 Project No. 06520

LOT #	LOT AREA	PLAN TYPE	LOT COVERAGE
1	21101	PLAN 4	8%
2	21200	PLAN 2	7%
3	21200	PLAN 4	8%
4	4974	PLAN 2	32%
5	4710	PLAN 4	36%
6	4005	PLAN 3	35%
7	4400	PLAN 1	35%
8	4400	PLAN 2	36%
9	4400	PLAN 4	38%
10	4400	PLAN 1	35%
11	4400	PLAN 2	36%
12	4400	PLAN 3	32%
13	4928	PLAN 4	34%
14	4713	PLAN 1	33%
15	4120	PLAN 2	38%
16	4120	PLAN 1	37%
17	4120	PLAN 3	34%
18	4120	PLAN 2	38%
19	4120	PLAN 1	37%
20	4120	PLAN 3	34%
21	5167	PLAN 4	33%
22	5516	PLAN 1	28%
23	4480	PLAN 2	35%
24	4480	PLAN 4	38%
25	4480	PLAN 1	34%
26	4480	PLAN 3	31%
27	4480	PLAN 1	34%
28	4855	PLAN 4	35%
29	4453	PLAN 1	35%
30	4000	PLAN 2	39%
31	4000	PLAN 3	35%
32	4000	PLAN 1	38%
33	4000	PLAN 2	39%
34	4000	PLAN 3	35%
35	5141	PLAN 4	33%
36	4722	PLAN 3	30%
37	4720	PLAN 1	33%
38	4720	PLAN 3	30%
39	4995	PLAN 4	34%
40	4564	PLAN 3	31%
41	4125	PLAN 1	37%
42	4125	PLAN 2	38%
43	5975	PLAN 4	28%
44	7432	PLAN 4	23%
45	6188	PLAN 1	25%
46	4929	PLAN 1	31%
47	4631	PLAN 4	37%
48	5043	PLAN 2	31%
49	4440	PLAN 3	32%
50	4354	PLAN 1	35%
51	4276	PLAN 2	37%
52	4513	PLAN 3	31%
53	4467	PLAN 2	35%
54	4000	PLAN 1	38%
55	4164	PLAN 3	34%
56	4492	PLAN 4	38%
57	4820	PLAN 1	32%
58	5184	PLAN 4	33%
59	6156	PLAN 3	23%
60	7320	PLAN 1	21%
61	5797	PLAN 4	29%
62	4395	PLAN 3	32%
63	4394	PLAN 4	38%
64	4416	PLAN 3	32%
65	4357	PLAN 1	35%
66	4479	PLAN 3	31%
67	4217	PLAN 2	37%
68	4766	PLAN 4	35%
69	4955	PLAN 2	32%
70	4684	PLAN 3	30%
71	4000	PLAN 2	39%
72	4000	PLAN 1	38%
73	4000	PLAN 3	35%
74	4000	PLAN 2	39%
75	4000	PLAN 1	38%
76	4000	PLAN 3	35%
77	4000	PLAN 2	39%
78	7076	PLAN 4	24%
79	8242	PLAN 2	19%
80	4000	PLAN 3	35%
81	5240	PLAN 1	29%
82	8050	PLAN 4	21%
83	5678	PLAN 2	28%
84	7701	PLAN 3	18%
85	7039	PLAN 4	24%
86	4981	PLAN 2	32%
87	3836	PLAN 3	36%
88	4101	PLAN 3	34%
89	5150	PLAN 1	30%
90	4353	PLAN 4	39%
91	5023	PLAN 2	31%
92	4836	PLAN 1	32%
93	4231	PLAN 2	37%
94	5344	PLAN 4	32%

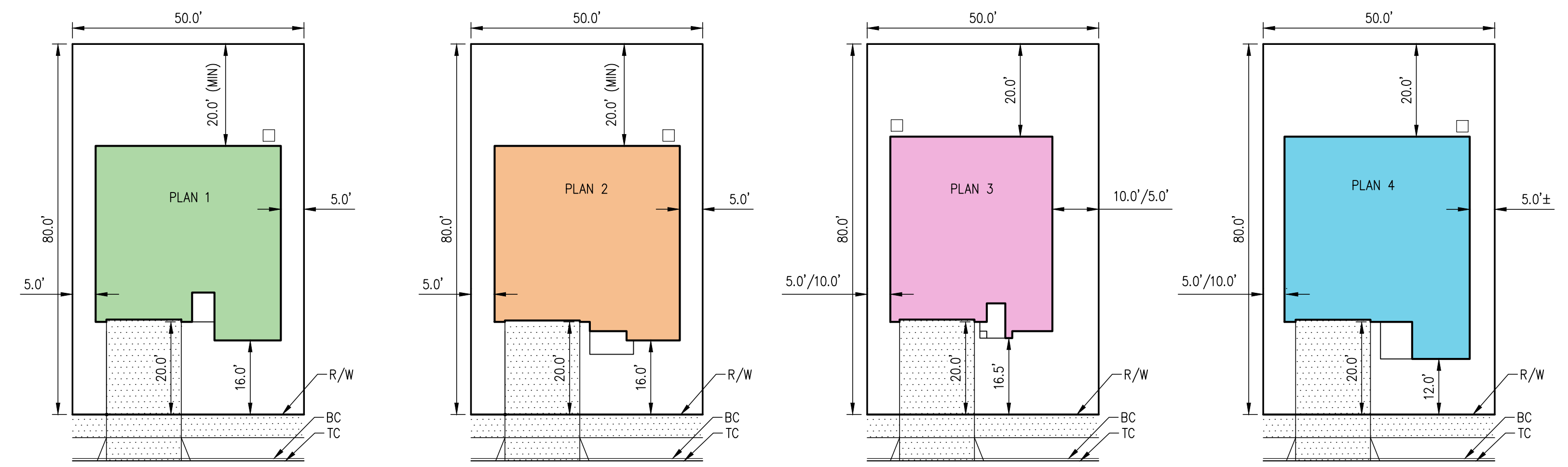


UNIT MIX SUMMARY

PLAN NUMBER	# OF LOTS	% OF TOTAL
PLAN 1 (4024)	24	26%
PLAN 2 (4022)	23	24%
PLAN 3 (3526)	24	26%
PLAN 4 (4026)	23	24%

* BMR DENOTES BELOW MARKET RATE UNIT

LOT 23
CITY OF BRENTWOOD
APN 18-200-34



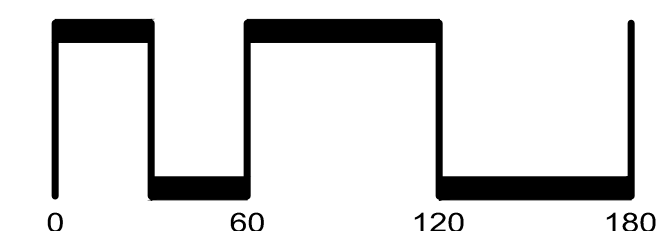
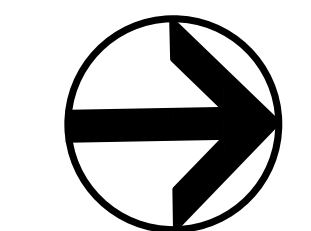
TYPICAL LOT SETBACKS

MINIMUM SETBACKS

GARAGE	20'
FRONT	12'
SIDE	5'
REAR	20'

HANSON LANE PRELIMINARY DEVELOPMENT PLAN

CITY OF BRENTWOOD CONTRA COSTA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: JUNE 2023



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANOGS.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
P1.0
OF 37 SHEETS

HANSON LANE

Brentwood, CA

A-1	Street Scenes	A-23	Plan 4026 - Floor Plans
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A-4	Plan 3526 - "C" Coastal Elevations	A-26	Plan 4026 - "D" Contemporary Elevation
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A-18	Plan 4024 - "C" Coastal Elevation		
A-19	Plan 4024 - "D" Contemporary Elevation		
A-20	Plan 4024 - "E" Farmhouse Elevation		
A-21	Plan 4024 - "B", "C", and "D" Roof Plans		
A-22	Plan 4024 - "E" Roof Plan		



Builder: MLC HOLDINGS
2850 Gateway Oaks Drive, Suite 200
Sacramento, CA 95833

Contact: Paul Manyisha
Email: paul.manyisha@mlcholdings.net
Business: (925) 324-6178
www.mlcholdings.net

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Business: (949) 660-1587
www.klcarch.com



SANTA BARBARA
PLAN 4024-R

COASTAL
PLAN 4022

CONTEMPORARY
PLAN 4024-R

FARMHOUSE
PLAN 4026

STREET SCENE



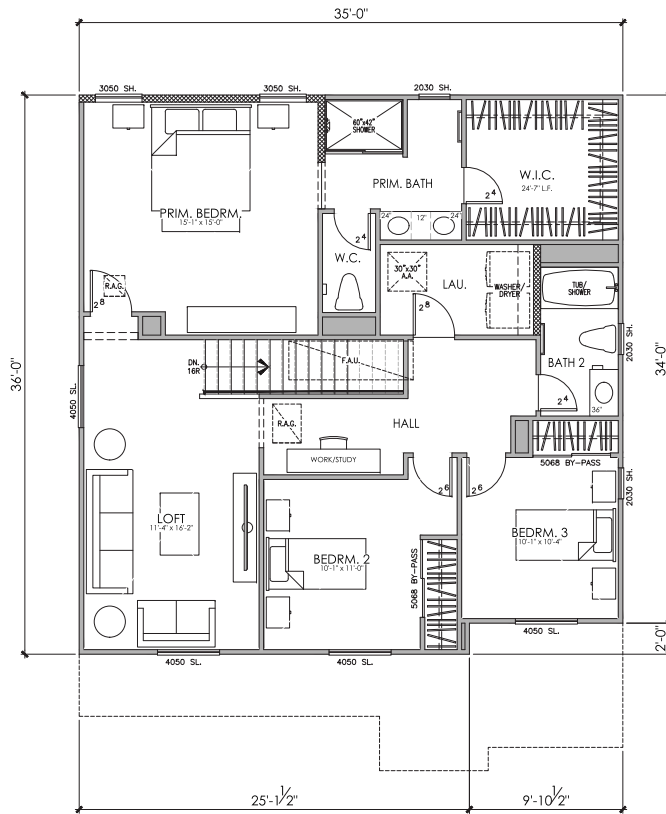
SANTA BARBARA
PLAN 4026

CONTEMPORARY
PLAN 4022-R

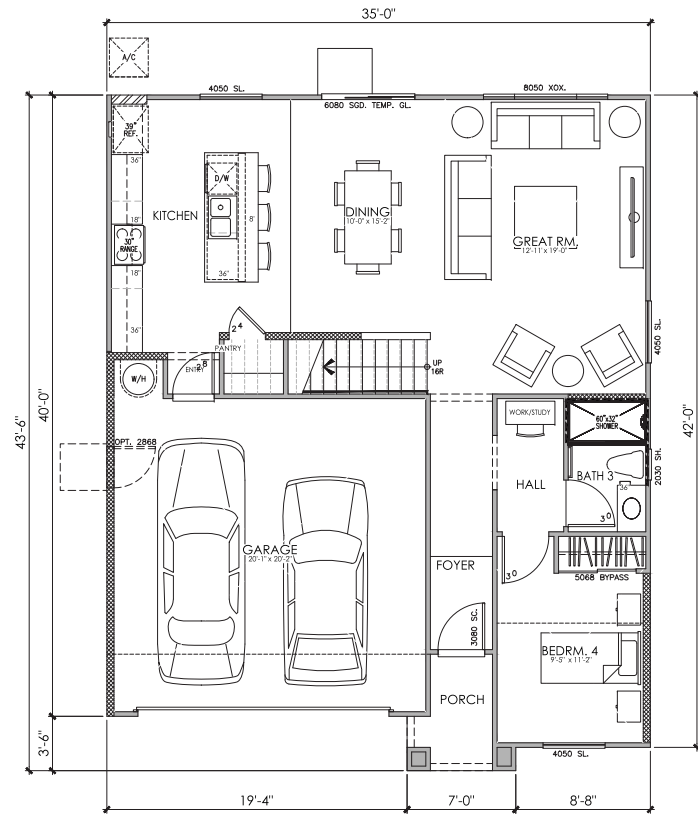
FARMHOUSE
PLAN 4024

COASTAL
PLAN 3526-R

STREET SCENE



SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 3526
4 BEDROOM, 3 BATH, LOFT

PLAN 3526
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	974 SQ. FT.
SECOND FLOOR AREA	1,194 SQ. FT.
TOTAL DWELLING	2,168 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	39 SQ. FT.





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

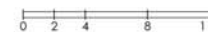
- (WHERE INDICATED)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 19

PLAN 3526 "B"
SANTA BARBARA ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WALL COLORS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 8" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS
 - VENEER: MANUFACTURED STONE



LEFT

COLOR SCHEME 22
PLAN 3526 "C"
 COASTAL ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 5" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



LEFT

COLOR SCHEME 25
PLAN 3526 "D"
 CONTEMPORARY ELEVATIONS

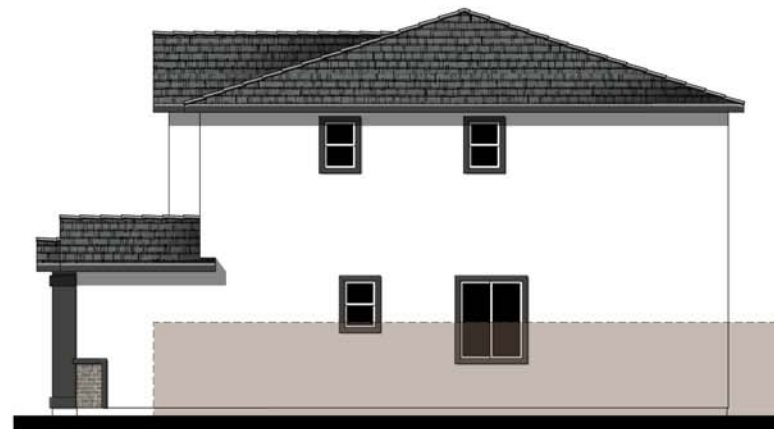




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



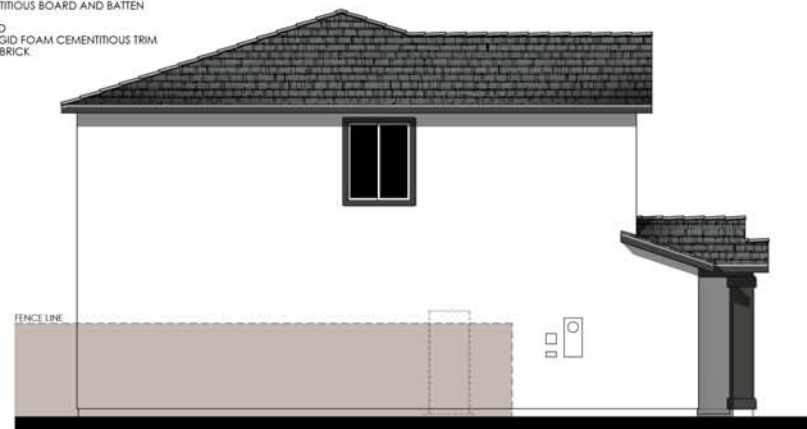
RIGHT



REAR

MATERIALS LEGEND

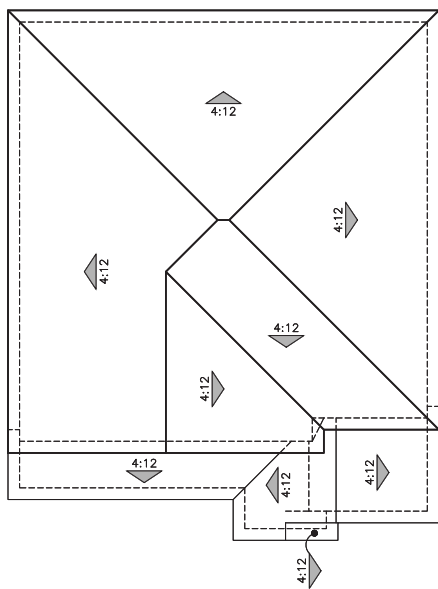
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
 - VENEER: MANUFACTURED BRICK



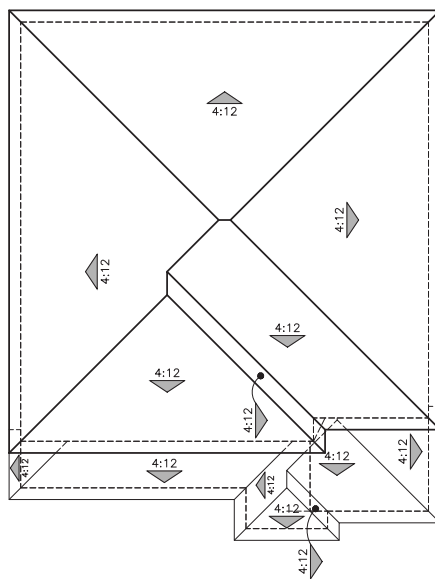
LEFT

COLOR SCHEME 28
PLAN 3526 "E"
 FARMHOUSE ELEVATIONS

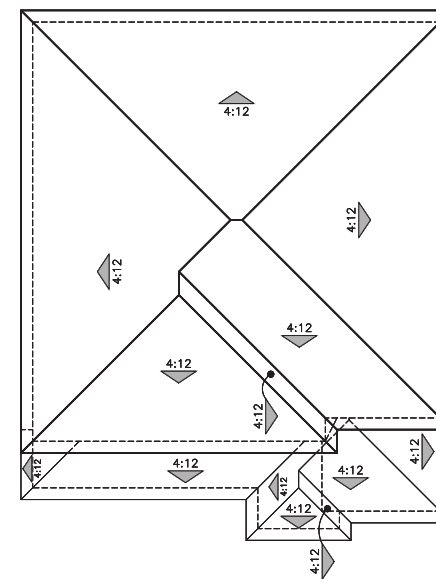




"B" - SANTA BARBARA

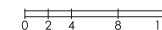


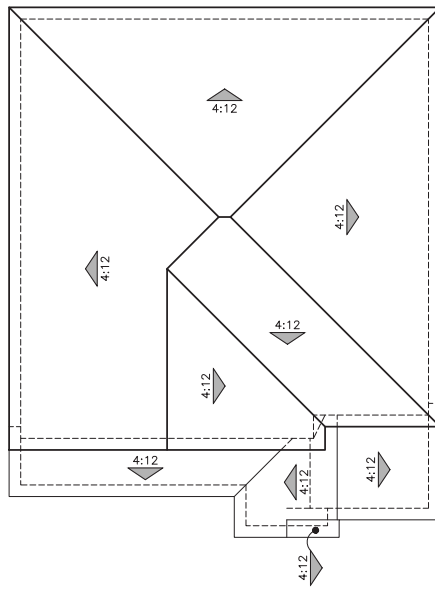
"C" - COASTAL



"D" - CONTEMPORARY

ROOF PLANS
PLAN 3526

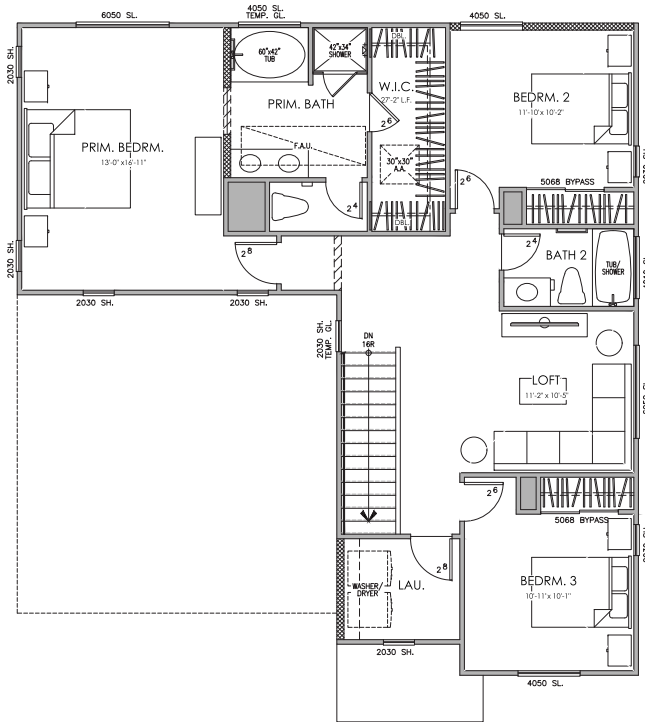




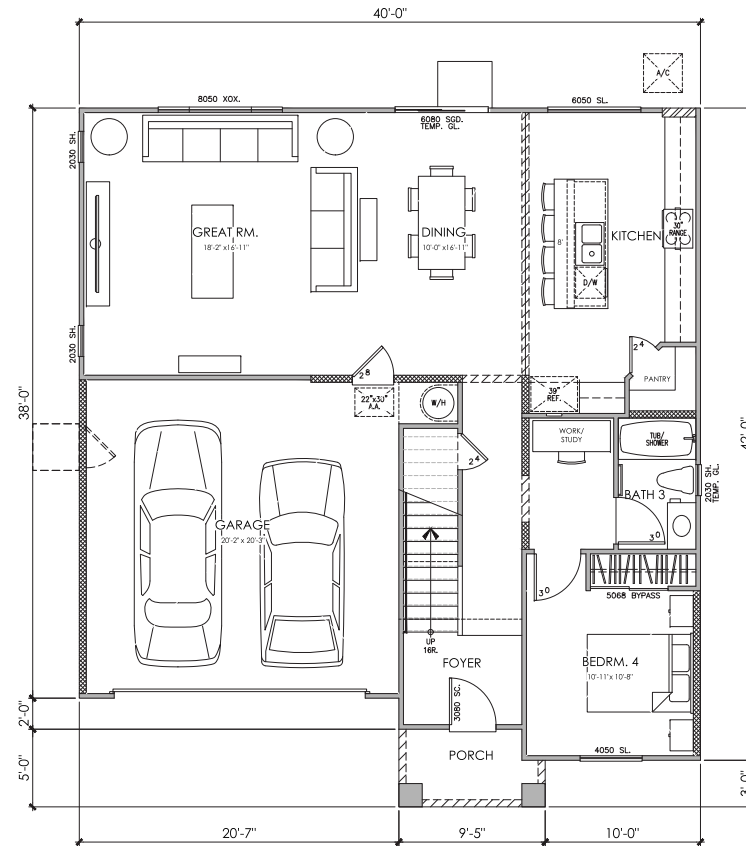
"E" - FARMHOUSE

ROOF PLAN
PLAN 3526





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4022
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,150 SQ. FT.
SECOND FLOOR AREA	1,160 SQ. FT.
TOTAL DWELLING	2,310 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	431 SQ. FT.
PORCH	44 SQ. FT.



PLAN 4022
4 BEDROOM, 3 BATH, LOFT

HANSON LANE

Brentwood, CA

08/30/2023
A-9

Kevin L. Crook
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Inc. #20130
PLANNING - ARCHITECTURE



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 21

PLAN 4022 "B"
SANTA BARBARA ELEVATION



HANSON LANE

Brentwood, CA

08/30/2023
A-10

Kevin L. Crook
Architect
Inc.

PLANNING • ARCHITECTURE

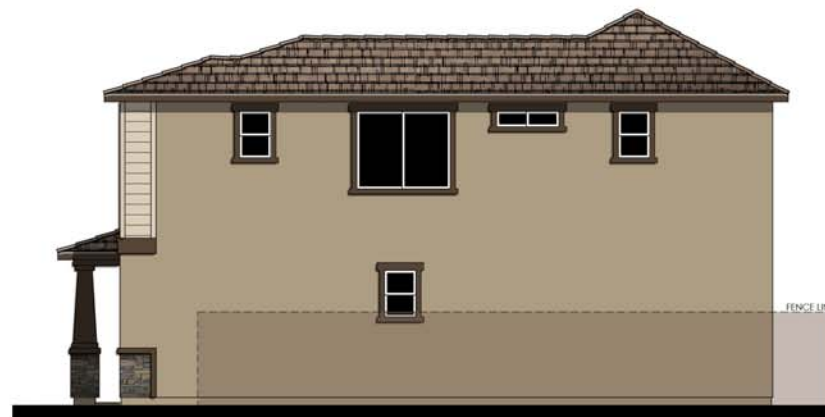
#20130



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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

MATERIALS LEGEND

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ CEMENTITIOUS 8" LAP SIDING
- WINDOWS: VINYL
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
- VENEER: MANUFACTURED STONE



REAR



LEFT

COLOR SCHEME 24
PLAN 4022 "C"
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 5" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



LEFT

COLOR SCHEME 27

PLAN 4022 "D"
CONTEMPORARY ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

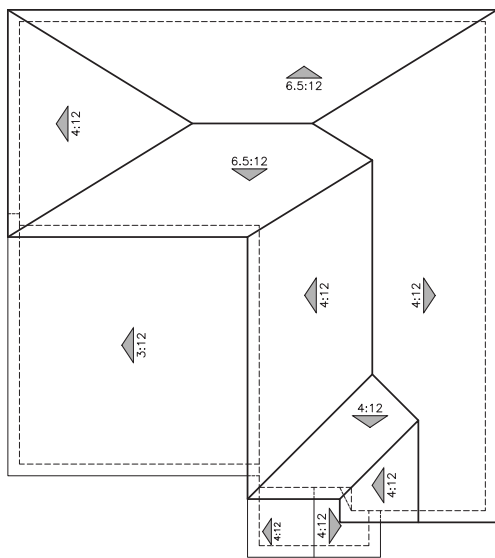
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
 - VENEER: MANUFACTURED BRICK



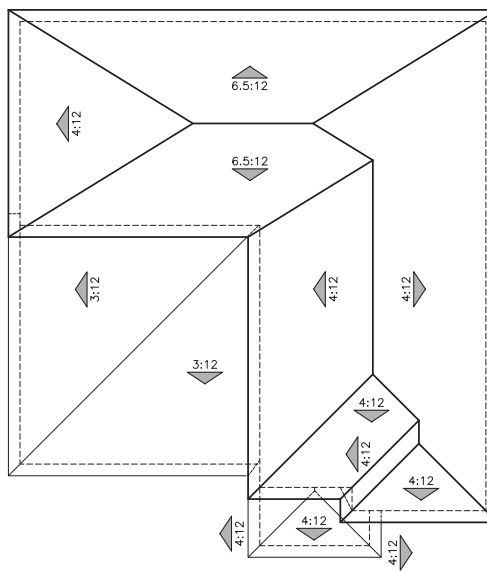
LEFT

COLOR SCHEME 30
PLAN 4022 "E"
 FARMHOUSE ELEVATION

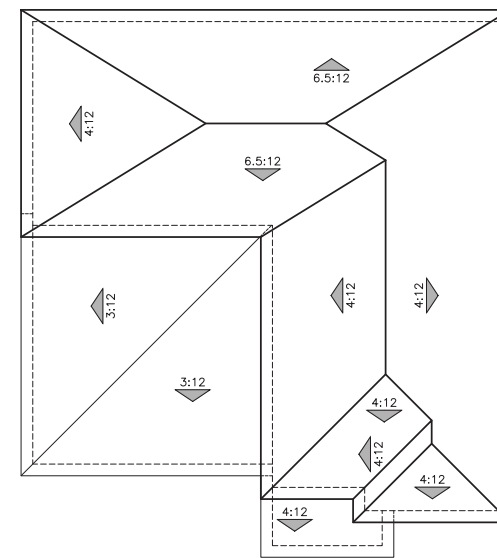




"B" - SANTA BARBARA

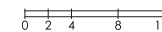


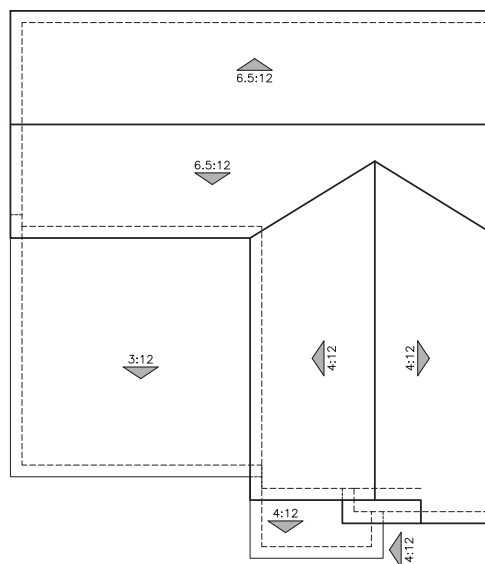
"C" - COASTAL



"D" - CONTEMPORARY

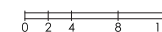
ROOF PLANS
PLAN 4022





"E" - FARMHOUSE

ROOF PLAN
PLAN 4022

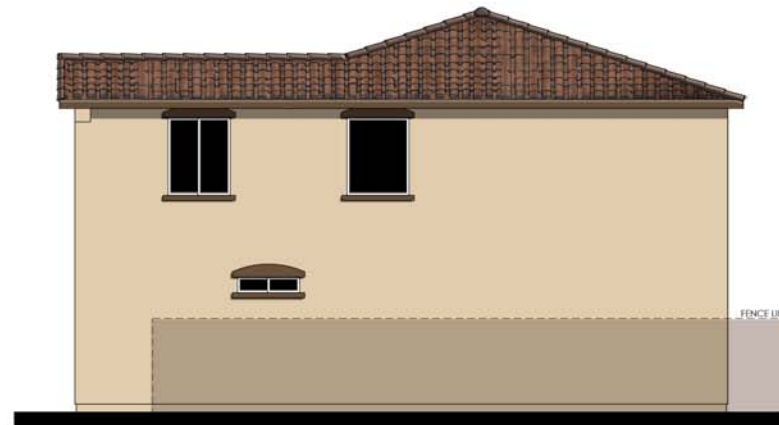




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 20
PLAN 4024 "B"
 SANTA BARBARA ELEVATIONS





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE COLOR)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 8" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS
 - VENEER: MANUFACTURED STONE



LEFT

COLOR SCHEME 23

PLAN 4024 "C"
COASTAL ELEVATIONS

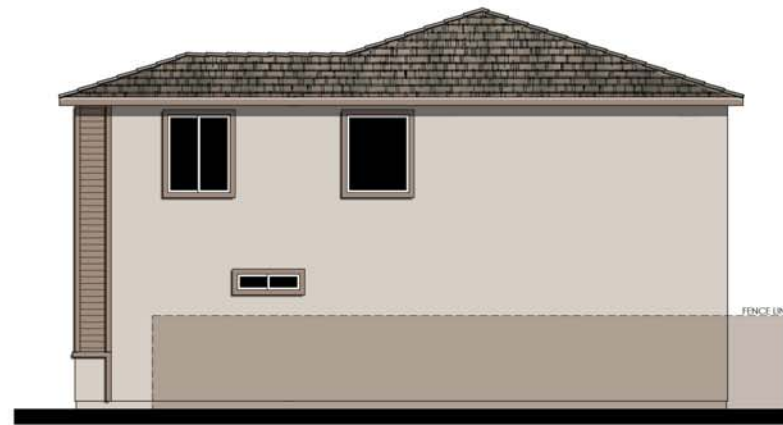




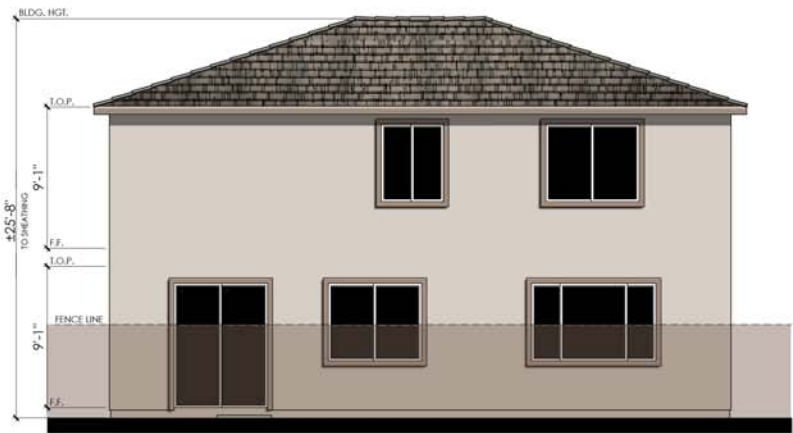
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE COLOR)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE FLAT TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO/ CEMENTITIOUS 5" LAP SIDING
 WINDOWS: VINYL
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



LEFT

COLOR SCHEME 26

PLAN 4024 "D"
 CONTEMPORARY ELEVATIONS

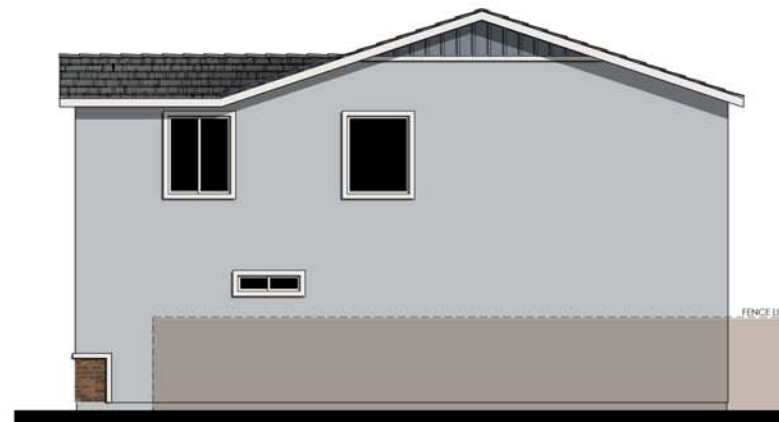




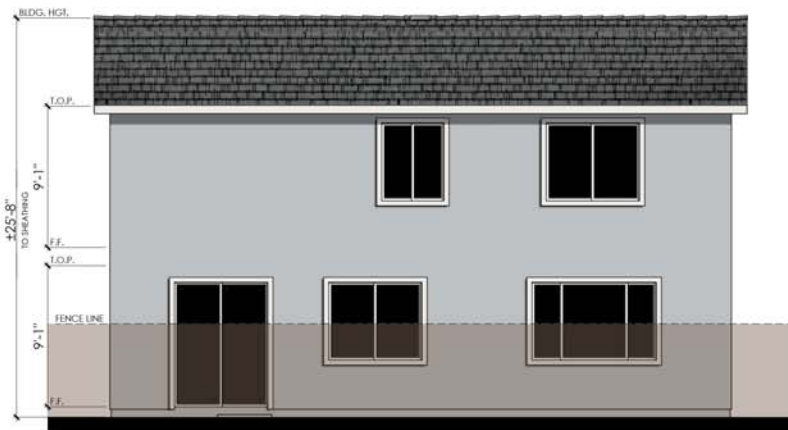
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT

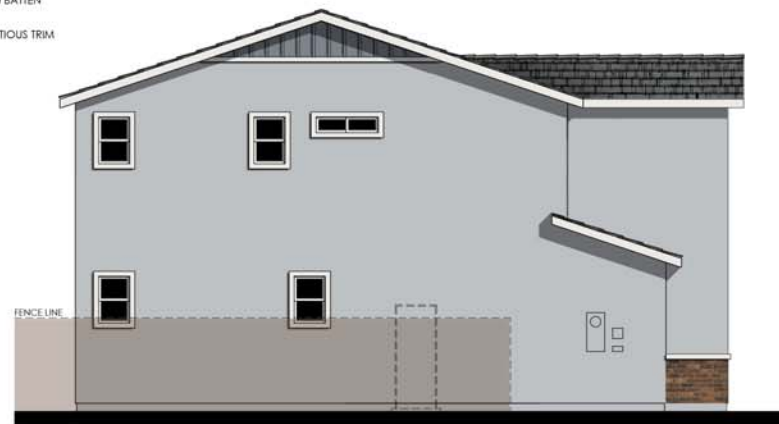


REAR

MATERIALS LEGEND

(WHERE OCCURRING)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO/ CEMENTITIOUS BOARD AND BATTEN
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
- VENEER: MANUFACTURED BRICK

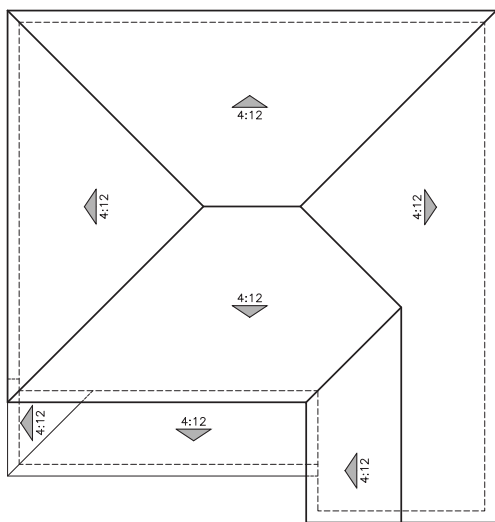


LEFT

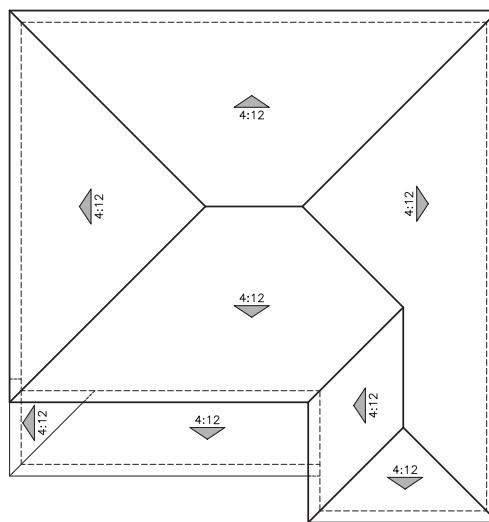
COLOR SCHEME 29

PLAN 4024 "E"
FARMHOUSE ELEVATIONS

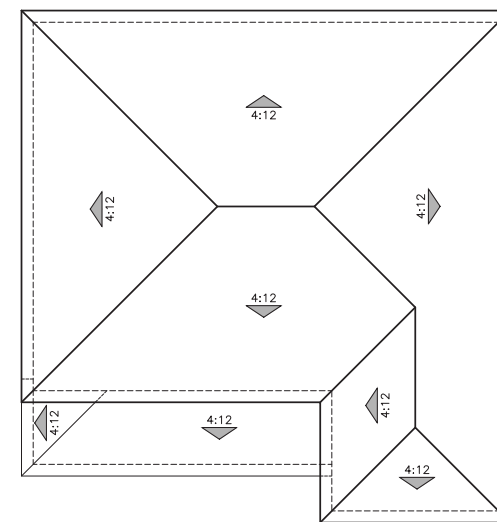




"B" - SANTA BARBARA

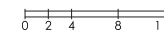


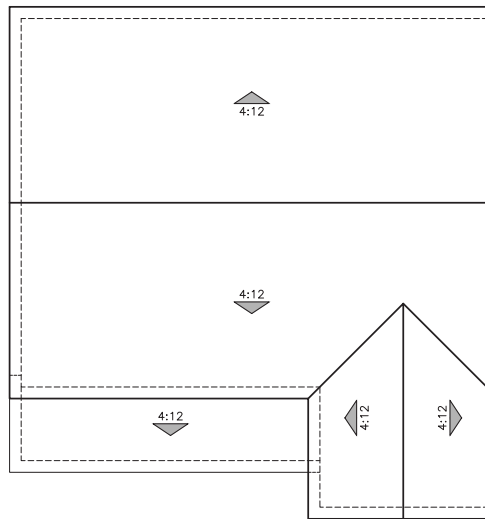
"C" - COASTAL



"D" - CONTEMPORARY

ROOF PLANS
PLAN 4024

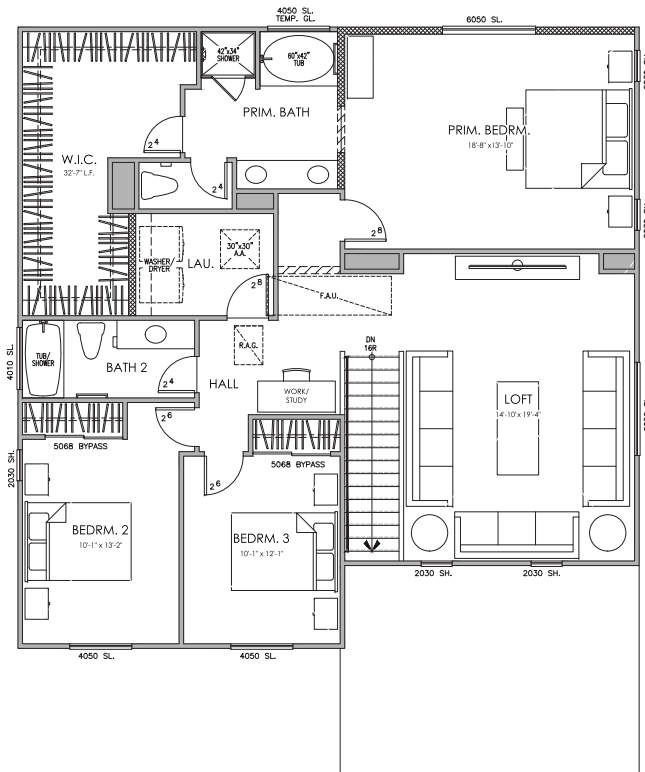




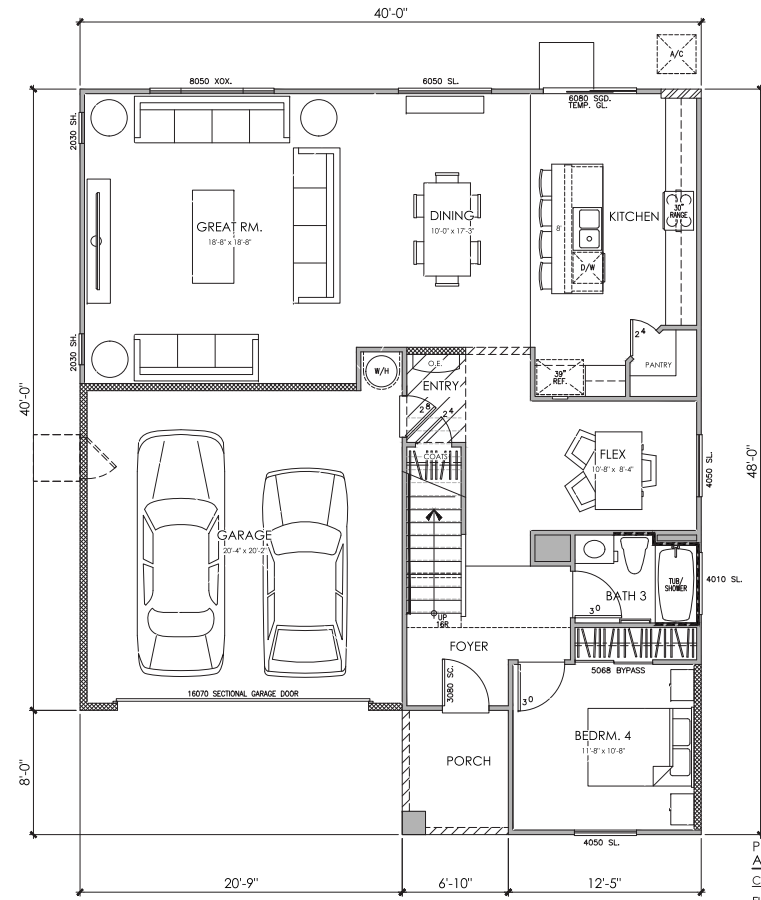
"E" - FARMHOUSE

ROOF PLAN
PLAN 4024





SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 4026
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,266 SQ. FT.
SECOND FLOOR AREA	1,499 SQ. FT.
TOTAL DWELLING	2,765 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	434 SQ. FT.
PORCH	55 SQ. FT.



PLAN 4026
4 BEDROOM, 3 BATH, OFFICE, OPTIONAL BEDROOM 5

HANSON LANE
Brentwood, CA

08/30/2023
A-23

Kevin L. Crook
Architect
Inc
#20130
PLANNING - ARCHITECTURE



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FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WALLS ONLY)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 21

PLAN 4026 "B"
SANTA BARBARA ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WALL COLORS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 8" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM
 - VENEER: MANUFACTURED STONE



LEFT

COLOR SCHEME 24
PLAN 4026 "C"
 COASTAL ELEVATION





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Refer to landscape drawings for wall, tree, and shrub locations

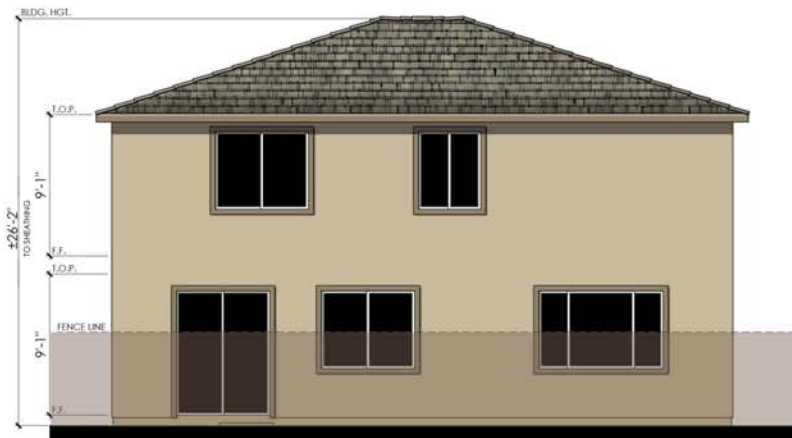
FRONT



RIGHT

MATERIALS LEGEND

- (WALL COLORS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS 5" LAP SIDING
 - WINDOWS: VINYL
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM & CEMENTITIOUS TRIM



REAR



LEFT

COLOR SCHEME 27
PLAN 4026 "D"
 CONTEMPORARY ELEVATION





© 2023 Kevin L. Crook Architect, Inc.

Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

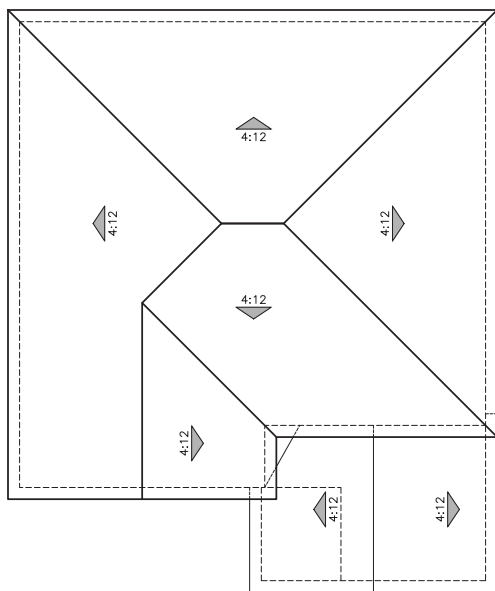
- (WALL COLORS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO/ CEMENTITIOUS BOARD AND BATTEN
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM CEMENTITIOUS TRIM
 - VENEER: MANUFACTURED BRICK



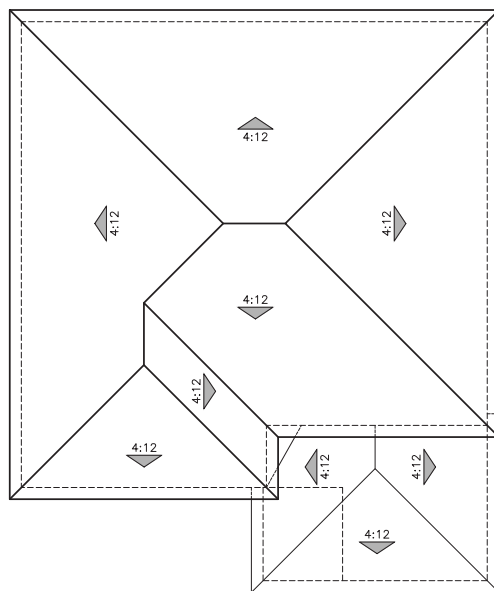
LEFT

COLOR SCHEME 30
PLAN 4026 "E"
 FARMHOUSE ELEVATION

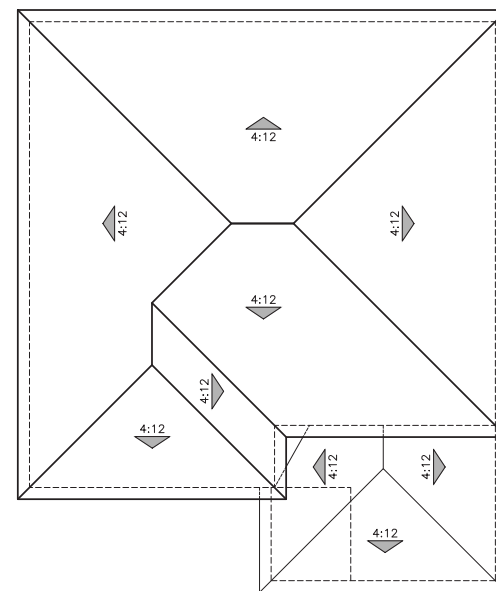




"B" - SANTA BARBARA

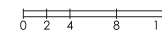


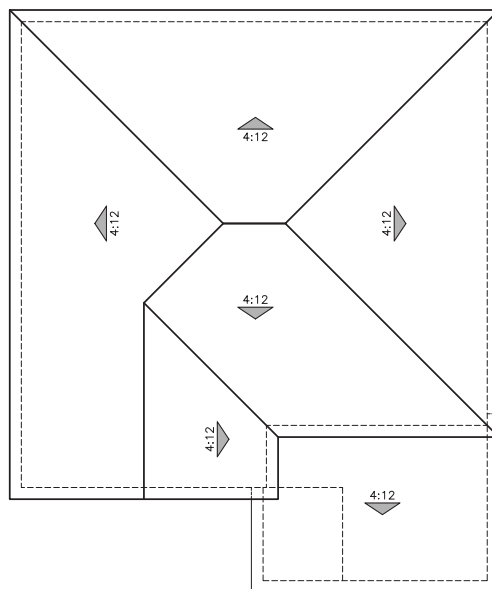
"C" - COASTAL



"D" - CONTEMPORARY

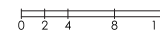
ROOF PLANS
PLAN 4026





"E" - FARMHOUSE

ROOF PLAN
PLAN 4026



HANSON LANE
BRENTWOOD, CA

JOB # 20130
CREATED 8/10/2021

"B" ELEVATIONS			
SANTA BARBARA	SCHEME 19	SCHEME 20	SCHEME 21
STUCCO	SW7558	SW7688	SW6071
FASCIA / TRIM	SW9091 MEDICI IVORY	SW9115 SUNDEW	SW7041 POPULAR GRAY
GARAGE DOOR	SW6068 HALF-CAFF	SW2843 COWBOY BOOTS	SW7040 VAN DYKE BROWN
FRONT DOOR / SHUTTERS	SW2837 BREVITY BROWN	SW0065 ROYCROFT BRASS	SW7076 SMOKEHOUSE
GABLE END DETAIL	SW6061 AURORA BROWN	SW6061 VOGUE GREEN	SW6061 CYBERSPACE
EAGLE ROOF: LOW	2636	2520	2699
PROF "S" MALIBU	PIEDMONT BLEND	WTHRD TRC7A FLASHED	BROWN RANGE
BORAL ROOF: LOW	1VIC57330	1VIC58169	1VIC53233
PROF "S" VILLA	VERONA CLAY	CASA GRANDE BLD	BROWN BLEND

PAINT: SHERWIN WILLIAMS
ROOF: EAGLE
ROOF: BORAL
VENEER: CULTURED STONE / ELDORADO

"C" ELEVATIONS			
COASTAL	SCHEME 22	SCHEME 23	SCHEME 24
STUCCO	SW7550	SW6233	SW7544
FASCIA / TRIM	SW7745 RESORT TAN	SW6225 SAMOVAR SILVER	SW7041 FENLAND
LAP SIDING / CORNER BOARDS / GARAGE DOOR	SW9111 MUDDLED BASIL	SW9135 SLEEPY BLUE	SW7569 VAN DYKE BROWN
FRONT DOOR / SHUTTERS	SW7679 ANTLER VELVET	SW0048 WHIRLPOOL	SW7735 STUCCO
EAGLE ROOF: SLATE	4689	4679	SCB 8708
BEL AIR	BROWN BLEND	LIGHT GRAY RANGE	DEL ORO BLEND
BORAL ROOF:	1FACS3184	1FACS5354	1FECY4071
FLAT SLATE	RUSTIC BROWN BLD	STONE MT. BLEND	OCEAN JASPER BLD
STONE	GRAND MESA	ECHO RIDGE	SKYLINE
COUNTRY LEDGE			

"D" ELEVATIONS			
CONTEMPORARY	SCHEME 25	SCHEME 26	SCHEME 27
STUCCO	SW7638	SW7632	SW6142
FASCIA / TRIM	SW7743 JOGGING PATH	SW7502 MODERN GRAY	SW6144 MACADAMIA
GARAGE DOOR / LAP SIDING / CORNER BOARDS	SW7743 MOUNTAIN ROAD	SW7502 DRY DOCK	SW6144 DAPPER TAN
FRONT DOOR / SHUTTERS	SW6221 MOODY BLUE	SW2854 CARIBBEAN CORAL	SW2812 ROCKWOOD JADE
EAGLE ROOF: SLATE	4805	4690	4804
BEL AIR	EVERGREEN	PEWTER BRONZE BLD	ROCKLIN BLEND
BORAL ROOF:	1FACS4598	1FECY0300	1FACS0141
FLAT SLATE	FOREST GREEN	BRONZE PEARL BLD	BUCKSKIN

"E" ELEVATIONS			
FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	SW7757	SW6254	SW7632
FASCIA / TRIM	SW7069 HIGH REFLECTIVE WT	SW7004 LAZY GRAY	SW7048 MODERN GRAY
BOARD & BATTEN	SW7757	SW6256	SW6074
SIDING / GARAGE DR	SW7069 HIGH REFLECTIVE WT	SW8608 SERIOUS GRAY	SW7625 SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW8608 RAVE RED	SW7625 MOUNT ETNA
EAGLE ROOF:	SCP8805	5699	5702
PONDEROSA	SEATTLE BLEND	CHARCOAL RANGE	CALABAR BLEND
BORAL ROOF:	1FBCJ4072	1FBCF1430	1FBCJ3181
FLAT SHAKE	SAHARA QTZ BLD	CHARCOAL BLEND	SMOKEY TOPAZ BLD
BRICK:	ASHLAND	HIGH DESERT	ANTIQUE RED
	TUNDRA BRICK	USED BRICK	USED BRICK

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
 **FOR PHOTOSHOP & RENDERING PURPOSES ONLY, DO NOT USE IN THE FIELD
 TODAS LAS TAPALANTAS, CHALLERAS, CUALONES, ETC. SERAN PINTADOS PARA SEGUIR A LA SUPERFICIE DE JUNTO
 TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES
 **SOLO PARA FINES DE PHOTOSHOP Y REPRESENTACIONES, NO USAR EN EL CAMPO



WRITTEN COLOR SCHEMES

HANSON LANE
Brentwood, CA

08/30/2023
A-30

Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

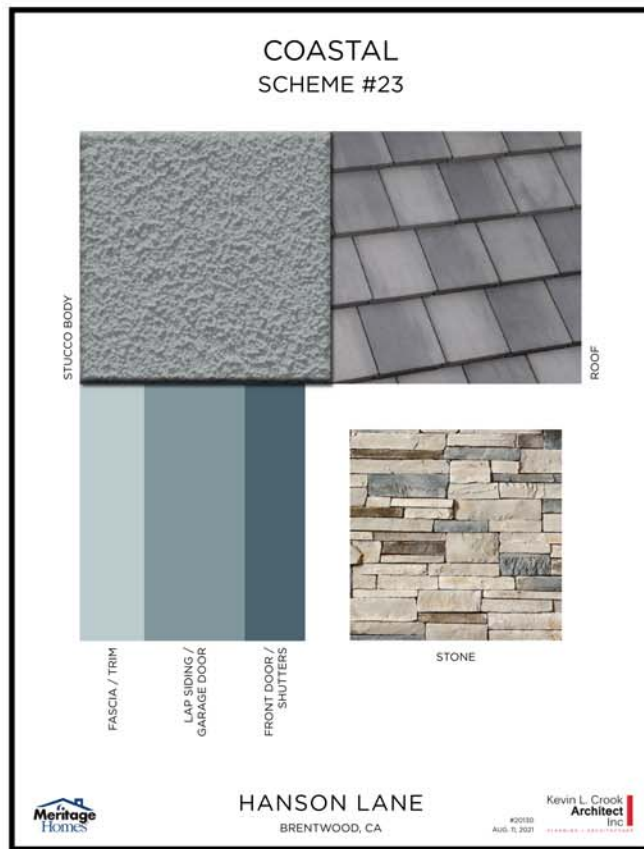
#20130





COLOR BOARDS - SANTA BARBARA

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



COLOR BOARDS - COASTAL

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

**CONTEMPORARY
SCHEME #25**

STUCCO BODY

ROOF

FASCIA / TRIM

LAP SIDING / CORNER BOARDS / GARAGE DOOR

FRONT DOOR / SHUTTERS

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

**CONTEMPORARY
SCHEME #26**

STUCCO BODY

ROOF

FASCIA / TRIM

LAP SIDING / CORNER BOARDS / GARAGE DOOR

FRONT DOOR / SHUTTERS

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

**CONTEMPORARY
SCHEME #27**

STUCCO BODY

ROOF

FASCIA / TRIM

LAP SIDING / CORNER BOARDS / GARAGE DOOR

FRONT DOOR / SHUTTERS

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

COLOR BOARDS - CONTEMPORARY

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

FARMHOUSE SCHEME #28

STUCCO BODY

ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

FARMHOUSE SCHEME #29

STUCCO BODY

ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

FARMHOUSE SCHEME #30

STUCCO BODY

ROOF

FASCIA / TRIM

BOARD & BATTEN SIDING / GARAGE DOOR

FRONT DOOR / SHUTTERS

BRICK

HANSON LANE
BRENTWOOD, CA

#20150
AUG. 11, 2021

COLOR BOARDS - FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.