

VESTING TENTATIVE MAP SUB 9597 - 7590 & 7650 LONE TREE WAY PROPERTY

CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA
FOR: SECON FINANCIAL & CONSTRUCTION CO.

BENCHMARK
CONTRA COSTA COUNTY BENCHMARK LABELED "BM 494" DESCRIBED AS A DISK LOCATED ON CONCRETE HEADWALL OF S.P. CROSSING OF EBMUD PIPELINE 1.9 MILES NORTHWEST ALONG S.P.R.R. FROM BRENTWOOD AT BRIDGE 59E-8'E OF NORTHWEST END OF HEADWALL ABOUT 60' NORTH OF MINNESOTA AVENUE.

ELEVATION: 86.617 (NGVD 29)

CONVERSION: 86.617 (NGVD 29) + 2.672 = 89.289 (NAVD 88)

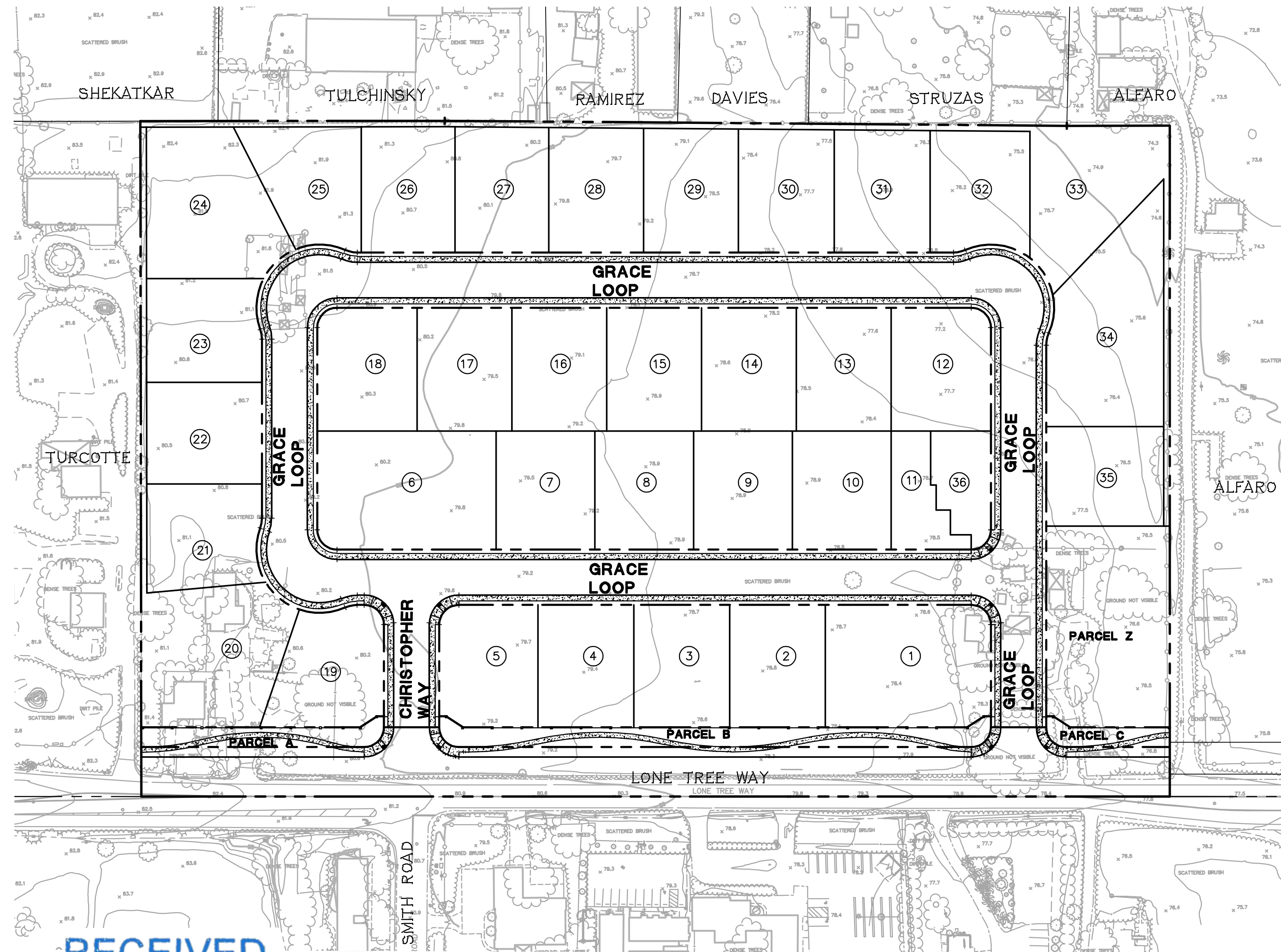
NOTE
1. THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS ARE BASED ON NAVD 88 DATUM ELEVATIONS.

LEGEND

PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12" SD
---	SANITARY SEWER	EX 12" SS
---	POTABLE WATER	EX 12" W
---	RECYCLED WATER	EX 8" WR
---	CURB & GUTTER	EX FC
---	SAWCUT	---
---	SIDEWALK	---
---	EARTH OR GRASS SWALE	---
---	VALLEY GUTTER	---
---	STORM WATER INLET	---
---	DROP INLET	---
---	AREA DRAIN	---
---	BUBBLE UP	---
---	MANHOLE	---
---	SANITARY SEWER CLEAN OUT	---
---	SANITARY SEWER LATERAL	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	WATER SERVICE WITH METER BOX	---
---	BACKFLOW DEVICE	---
---	WATER VALVE	---
---	AIR RELEASE VALVE	---
---	POST INDICATOR VALVE	---
---	FIRE DEPARTMENT CONNECTION	---
---	SINGLE ARM STREET LIGHT	---
---	DOUBLE ARM STREET LIGHT	---
---	POST TOP LIGHT	---
---	PEDESTRIAN LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	CURB RAMP	---
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	---
---	NEW ASPHALT PAVEMENT	---
---	BIO-RETENTION AREA	---

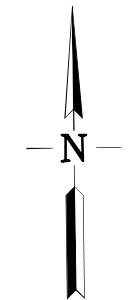
ABBREVIATIONS

AB	AGGREGATE BASE	P	PAD ELEVATION
AC	ASPHALT CONCRETE	PAE	PRIVATE VEHICLE ACCESS EASEMENT
AD	AREA DRAIN	PAV	PAVEMENT
BC	BEGINNING OF CURVE	PL	PROPERTY LINE
BOC	BACK OF CURVE	PIE	PRIVATE VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS EASEMENT
BNDY	BOUNDARY	PPAE	PRIVATE PEDESTRIAN ACCESS EASEMENT
BOT	BOTTOM	PSSE	PRIVATE SANITARY SEWER EASEMENT
BSW	BACK OF SIDEWALK	PSDE	PRIVATE STORM DRAIN EASEMENT
BW	BOTTOM OF WALL	PRSE	PRIVATE RECIPROCAL SIDEYARD EASEMENT
CL	CENTER LINE	PWLE	PRIVATE WATER LINE EASEMENT
DI	DRAINAGE MANAGEMENT AREA	PUE	PUBLIC UTILITY EASEMENT
DMA	DRAINAGE MANAGEMENT AREA	PVC	POLYVINYL CHLORIDE PIPE
DU	DWELLING UNITS	RET	CURB RETURN
EC	END OF CURVE	RW	RIGHT OF WAY
ESMT	EASEMENT	SD	STORM DRAIN
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SF	SQUARE FEET
EX	EXISTING	SL	STREET LIGHT
FC	FACE OF CURB	SNS	STREET NAME SIGN
FF	FINISHED FLOOR	SS	SANITARY SEWER
FG	FINISHED GRADE	SSCO	SANITARY SEWER CLEANOUT
FH	FIRE HYDRANT	STD	STANDARD
FL	FLOW LINE	SWE	PUBLIC SIDEWALK EASEMENT
GB	GRADE BREAK	SWK	SIDEWALK
HP	HIGH POINT	SW	STORM WATER INLET
INV	INVERT ELEVATION	TC	TOP OF CURB
LAT	LATERAL	TG	TOP OF GRATE
LF	LINEAR FOOT	TW	TOP OF WALL
LP	LOW POINT	TYP	TYPICAL
JT	JOINT TRENCH	W	WATER LINE
MAX	MAXIMUM	WLE	WATER LINE EASEMENT
MH	MANHOLE	WM	WATER METER
MIN	MINIMUM	WS	WATER SERVICE
OH	OVERHEAD		



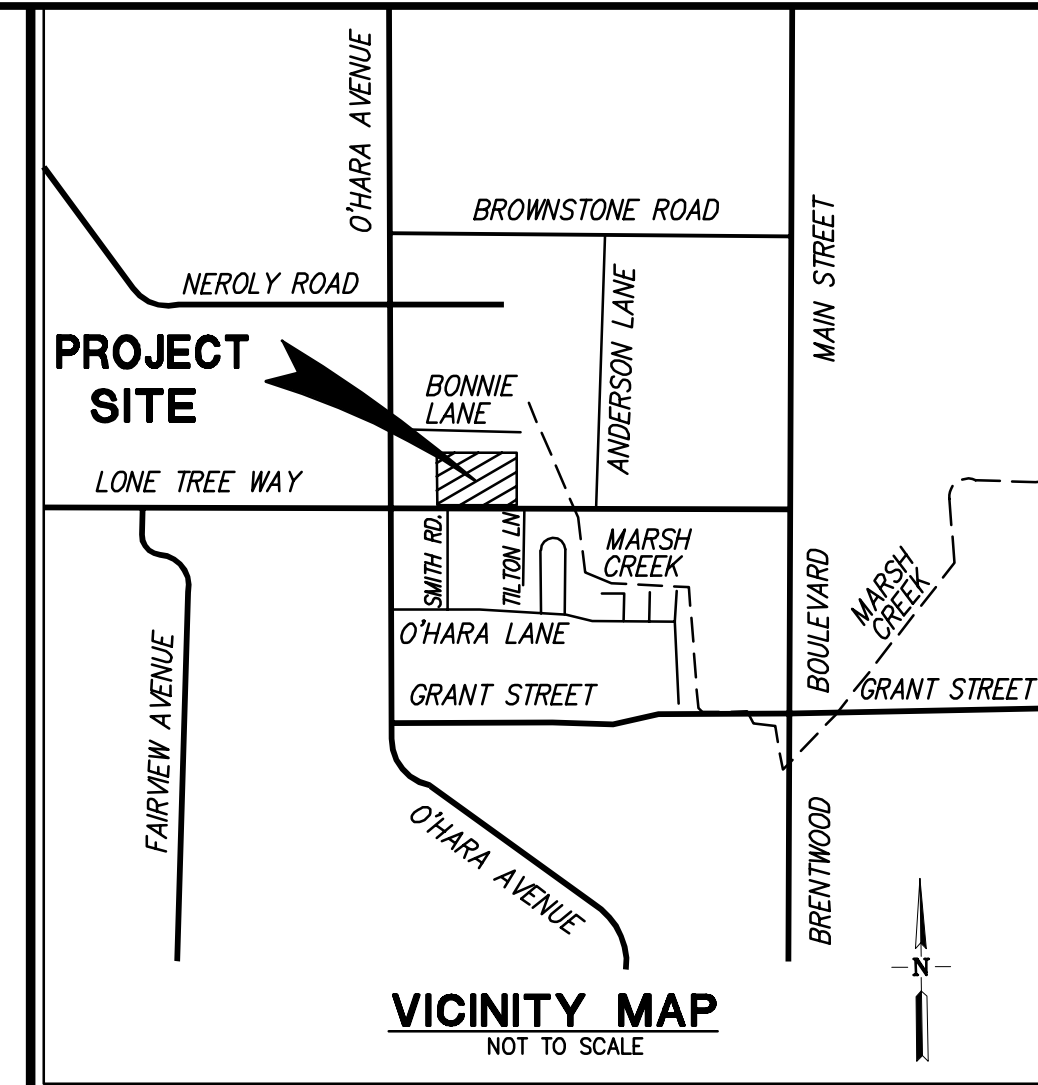
RECEIVED
Oct 25, 2023
CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT

LOCATION MAP
SCALE: 1"=80'

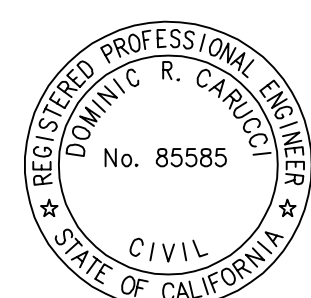


SHEET INDEX

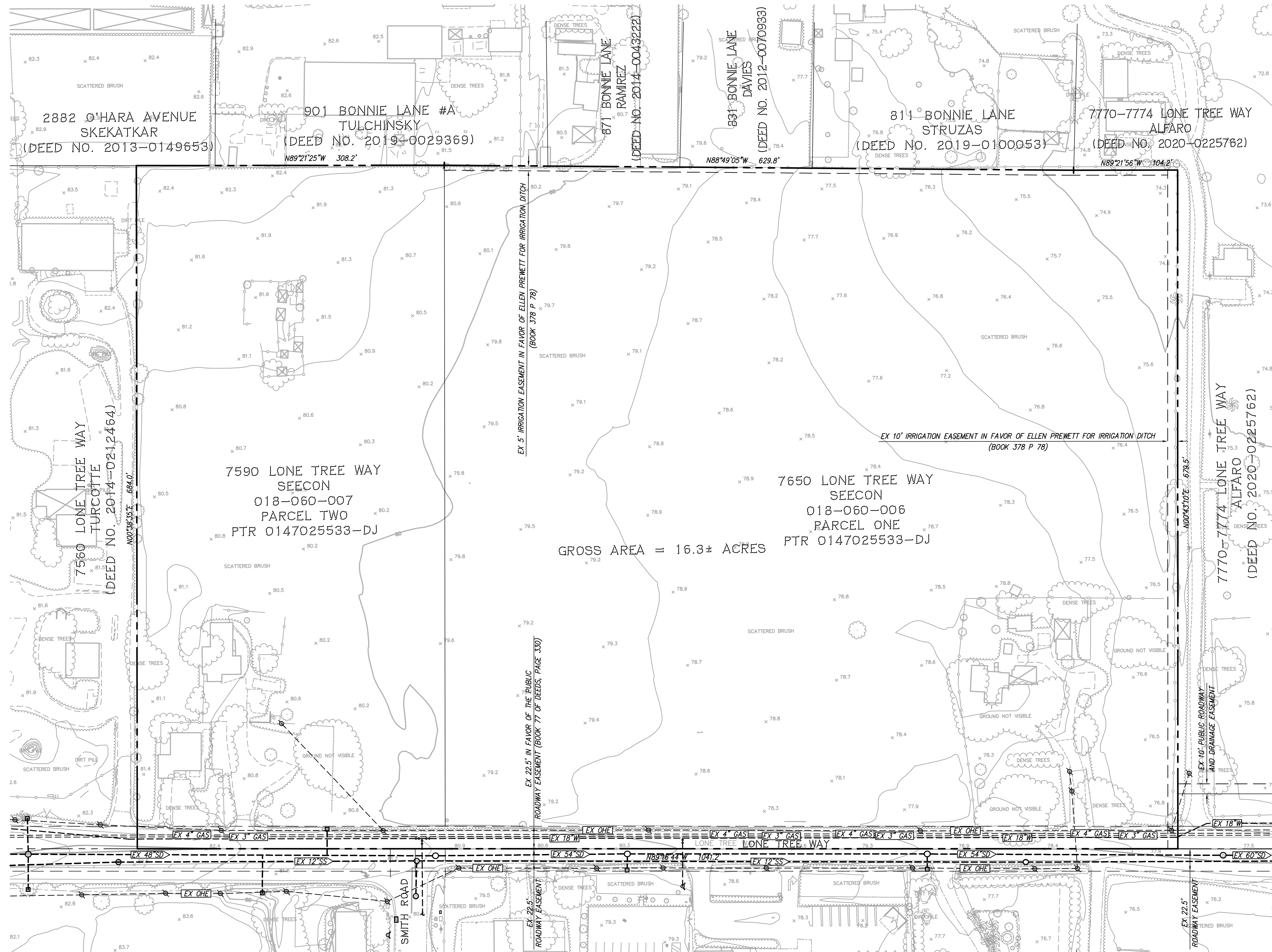
SHEET NO.	DESCRIPTION
TM1.0	TITLE SHEET
TM2.1	EXISTING CONDITION PLAN
TM2.2	EXISTING TREE DISPOSITION PLAN
TM2.3	ADJACENT ZONING, PARKS, AND NON-RESIDENT USES
TM3.1	PRELIMINARY LOTTING PLAN
TM4.1	LONE TREE WAY - FRONTAGE IMPROVEMENTS
TM5.1	PRELIMINARY GRADING AND DRAINAGE PLAN
TM6.1	PRELIMINARY UTILITY PLAN
TM7.1	PRELIMINARY STORMWATER TREATMENT PLAN



- OWNER:** SECON FINANCIAL & CONSTRUCTION CO.
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 671-7711
CONTACT: JACQUELINE M. SEENO
- DEVELOPER:** JACQUELINE M. SEENO CONSTRUCTION CO. INC.
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 671-7711
CONTACT: JACQUELINE M. SEENO
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA 94588
(925) 227-9100
CONTACT: DOMINIC CARUCCI, RCE 85585
- GEOTECHNICAL ENGINEER:** ENGED
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
CONTACT: BAHAREH HEIDARZADEH
- ASSESSOR'S PARCEL NUMBERS:** 018-060-006, 018-060-007
- PROPERTY DESCRIPTION:** A PORTION OF LOTS 4, 5, 6, AND 7, AS DESIGNATED ON THE MAP ENTITLED "MAP OF THE PREWETTS ELLENDALE SUBDIVISION, FILED MARCH 5, 1912, IN BOOK 6 OF MAPS, PAGE 141, CONTRA COSTA COUNTY RECORDS, AND A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 1 NORTH, RANGE 2 EAST, MOUNT DIABLO BASE AND MERIDIAN.
- EXISTING USE:** VACANT
- PROPOSED USE:** RESIDENTIAL
- EXISTING ZONING:** R-1-12 (SINGLE FAMILY RESIDENTIAL)
- PROPOSED ZONING:** R-1-12 (SINGLE FAMILY RESIDENTIAL)
- GENERAL PLAN LAND DESIGNATION:** RESIDENTIAL VERY LOW DENSITY
- GROSS AREA:** 16.3± ACRES
- DENSITY:** SEE NOTE 21 BELOW
- RESIDENTIAL LOT SIZES:** 12,000-24,000± SF (13,700 SF AVERAGE)
- TOTAL NUMBER OF LOTS:** 40
- TOTAL NUMBER OF UNITS:** 36 (SEE NOTE 21 BELOW)
- UTILITIES:**
 - a. WATER: CITY OF BRENTWOOD
 - b. SANITARY SEWER: CITY OF BRENTWOOD
 - c. STORM DRAIN: CITY OF BRENTWOOD
 - d. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
 - e. TELEPHONE: AT&T
 - f. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN IS BASED ON AERIAL SURVEY PREPARED IN NOVEMBER 2021.**
- THE PROPERTY IS WITHIN ZONE X-AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN AS SHOWN IN FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 06013C03546, DATED MARCH 21, 2021.**
- IN COMPLIANCE WITH BEST MANAGEMENT PRACTICES FOR STORMWATER MANAGEMENT TO MINIMIZE POLLUTANTS FROM ENTERING INTO UNDERGROUND STORM DRAINS, SELF-RETAINING AND PERVIOUS PAVEMENT ARE PROPOSED TO TREAT STORMWATER RUNOFF.**
- NOT USED**
- PARCEL Z SHALL BE RESERVED FOR PARK DEDICATION IF ACCEPTED BY THE CITY. IF NOT ACCEPTED BY THE CITY, PROJECT SHALL SATISFY PARK DEDICATION REQUIREMENTS BY PAYMENT OF FEES-IN-LIEU IN ACCORDANCE WITH APPLICABLE BRENTWOOD MUNICIPAL CODE.**
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINALS MAPS AFTER TENTATIVE MAP APPROVAL.**

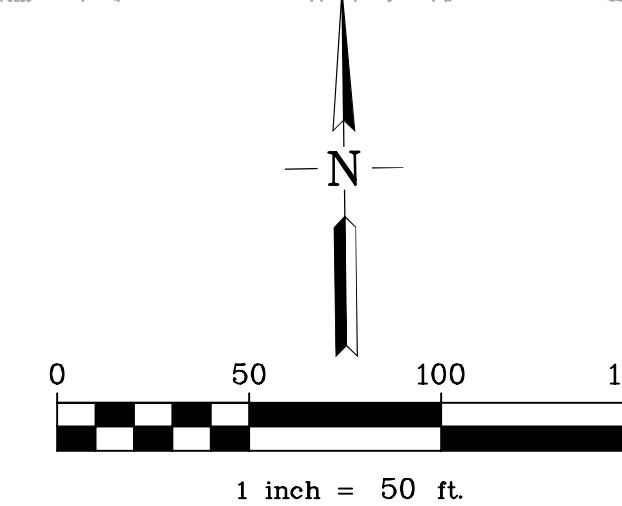


RUGGERI-JENSEN-AZAR
ENGINEERS & SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



EXISTING CONDITION PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY

CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA
 FOR: SEECON FINANCIAL & CONSTRUCTION CO.

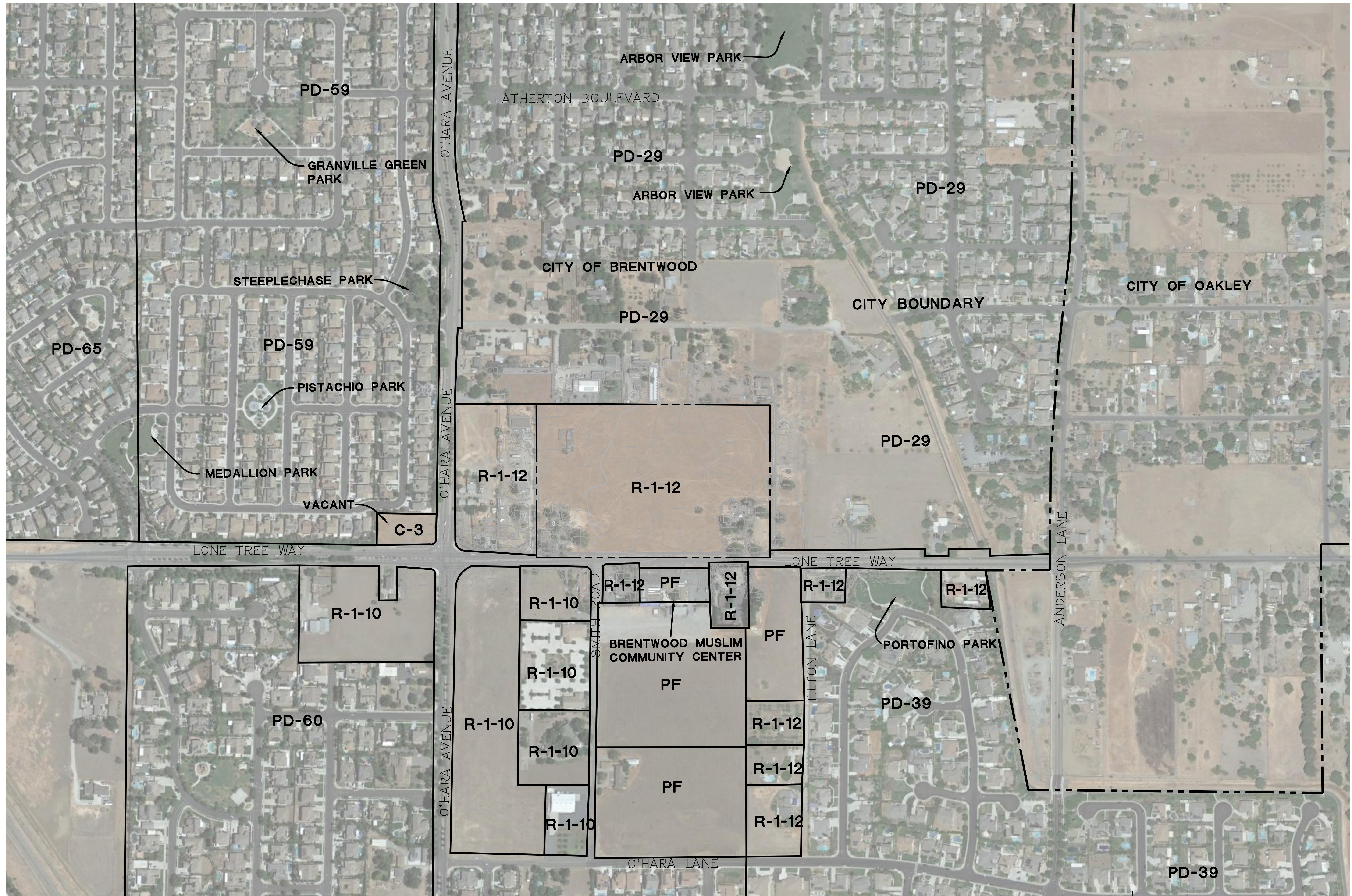


RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 9, 2023

SUB NO. 9597
 JOB NO. 211071

TM2.1



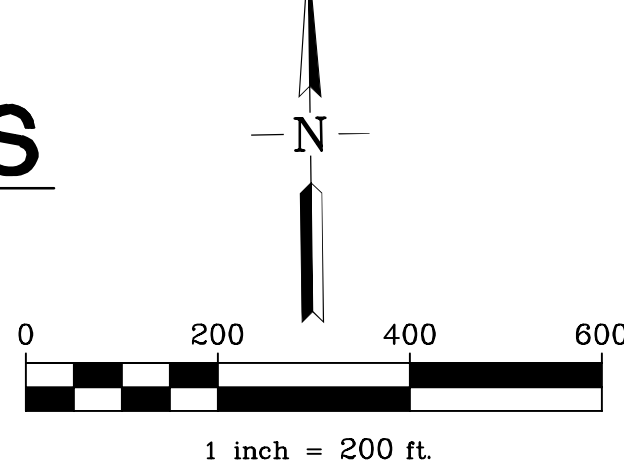
ZONING

R-1-12	SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 12,000 SF
R-1-10	SINGLE FAMILY RESIDENTIAL MINIMUM LOT SIZE 10,000 SF
PD-59	PLANNED DEVELOPMENT
PF	PUBLIC FACILITY
C-3	THOROUGHFARE COMMERCIAL

---	CITY BOUNDARY
---	PROPERTY BOUNDARY
---	ADJACENT PROPERTY

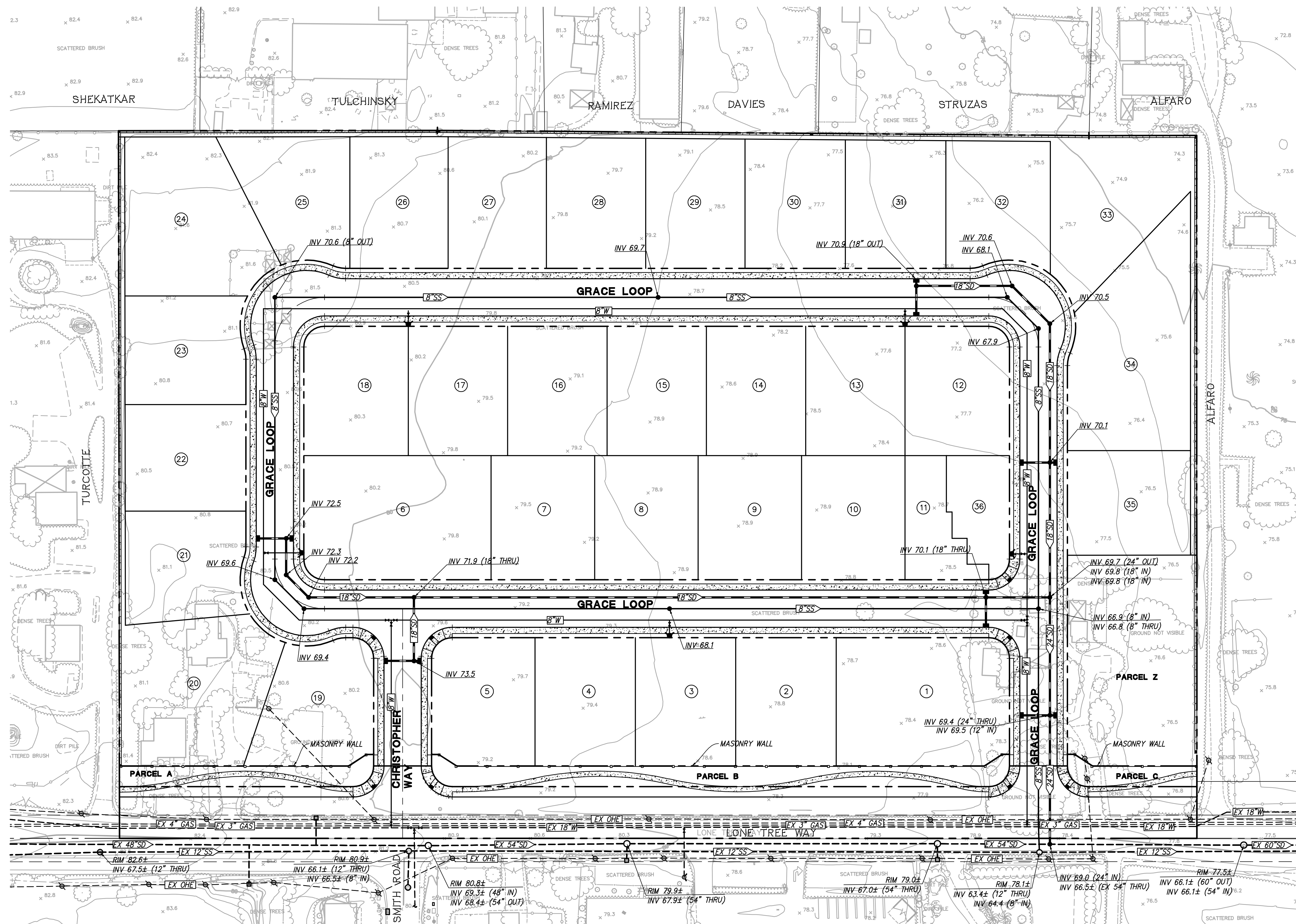
**ADJACENT ZONING, PARKS, AND NON-RESIDENT USES
SUB 9597 - 7590 & 7650 LONE TREE WAY**

CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA
FOR: SEECON FINANCIAL & CONSTRUCTION CO.

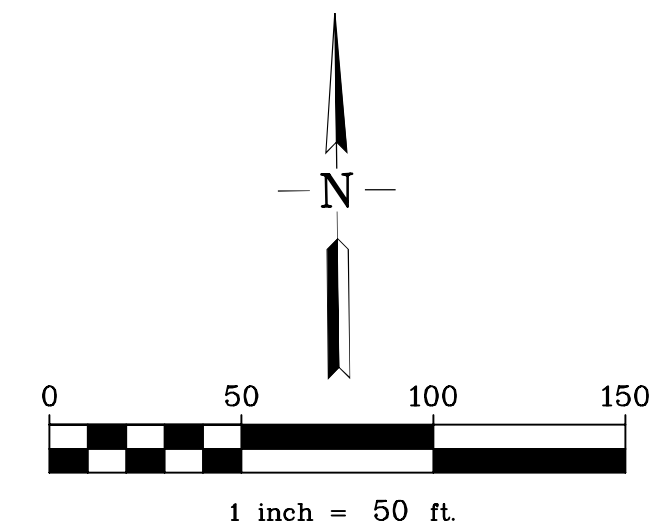



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 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
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© 10/09/2023 12:01:01 PM C:\GIS\FILES\GIS-PLANNING\TENT-MAP\102-0304-211071.DWG 7/18/2023 10:17:52 AM PHAM SHAMS



PRELIMINARY UTILITY PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY
 CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA
 FOR: SEECON FINANCIAL & CONSTRUCTION CO.



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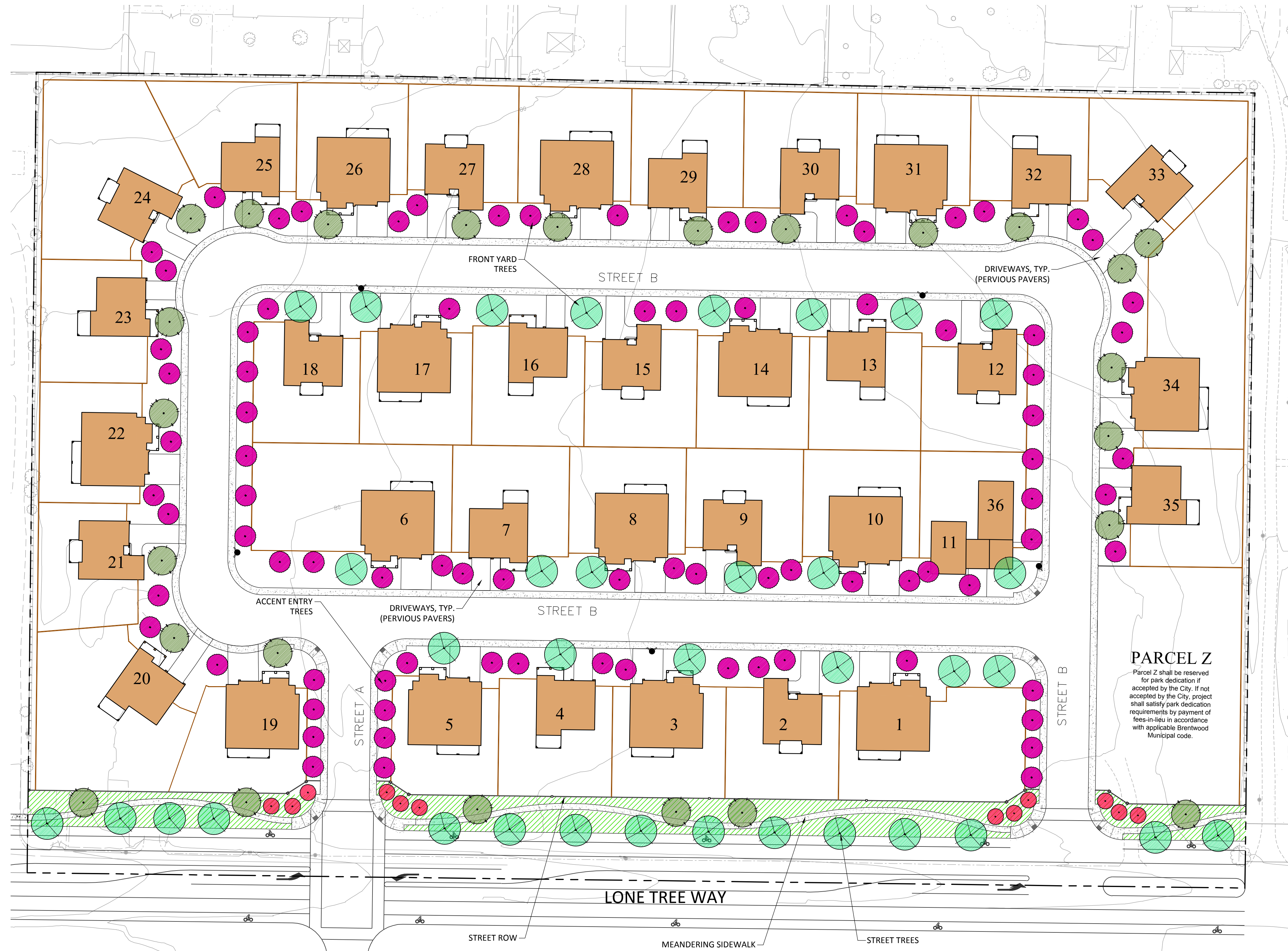
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SUB NO. 9597
 JOB NO. 211071

TM6.1

LONE TREE WAY 7590 & 7650

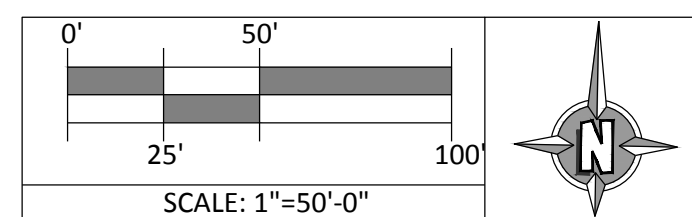
CITY OF BRENTWOOD, CALIFORNIA



PROPOSED PLANTS

TREES	
SYMBOL	BOTANICAL/ COMMON NAME
15 GALLON CONTAINERS	
	MAGNOLIA GRANDIFLORA/ SOUTHERN MAGNOLIA
	ACER RUBRUM/ RED MAPLE PISTACIA CHINENSIS/ CHINESE PISTACHE
	CERCIS CANADENSIS/ EASTERN REDBUD PRUNUS 'KRAUTER VESUVIUS'/ FLOWERING PLUM
	LAGERSTROEMIA DYNAMITE/ CRAPE MYRTLE
SHRUBS	
SYMBOL	BOTANICAL/ COMMON NAME
1 GALLON CONTAINERS	
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH DIETES VEGETA/ FORTNIGHT LILY LANTANA MONTEVIDENSIS/ TRAILING LANTANA LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER
5 GALLON CONTAINERS	
	GREVILLEA X 'NOELLII'/ NOELL GREVILLEA NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO ROSMARINUS OFFICINALIS 'TUSCAN BLUE'/ ROSEMARY XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA

- PARCEL Z NOTES:**
1. STREETScape, WALL, AND MONUMENT AT PARCEL Z SHOWN ON THESE PLANS MAY NOT APPLY IF CITY ACCEPTS PARCEL Z AS A PARK PARCEL.
 2. PARCEL Z WILL BE DEDICATED TO THE CITY TO MEET THE APPLICANT'S PARK LAND DEDICATION REQUIREMENT. SHOULD THE CITY REJECT THIS DEDICATION, SAID PARCEL WILL BE RETAINED BY THE APPLICANT AS A RESIDENTIAL LOT.



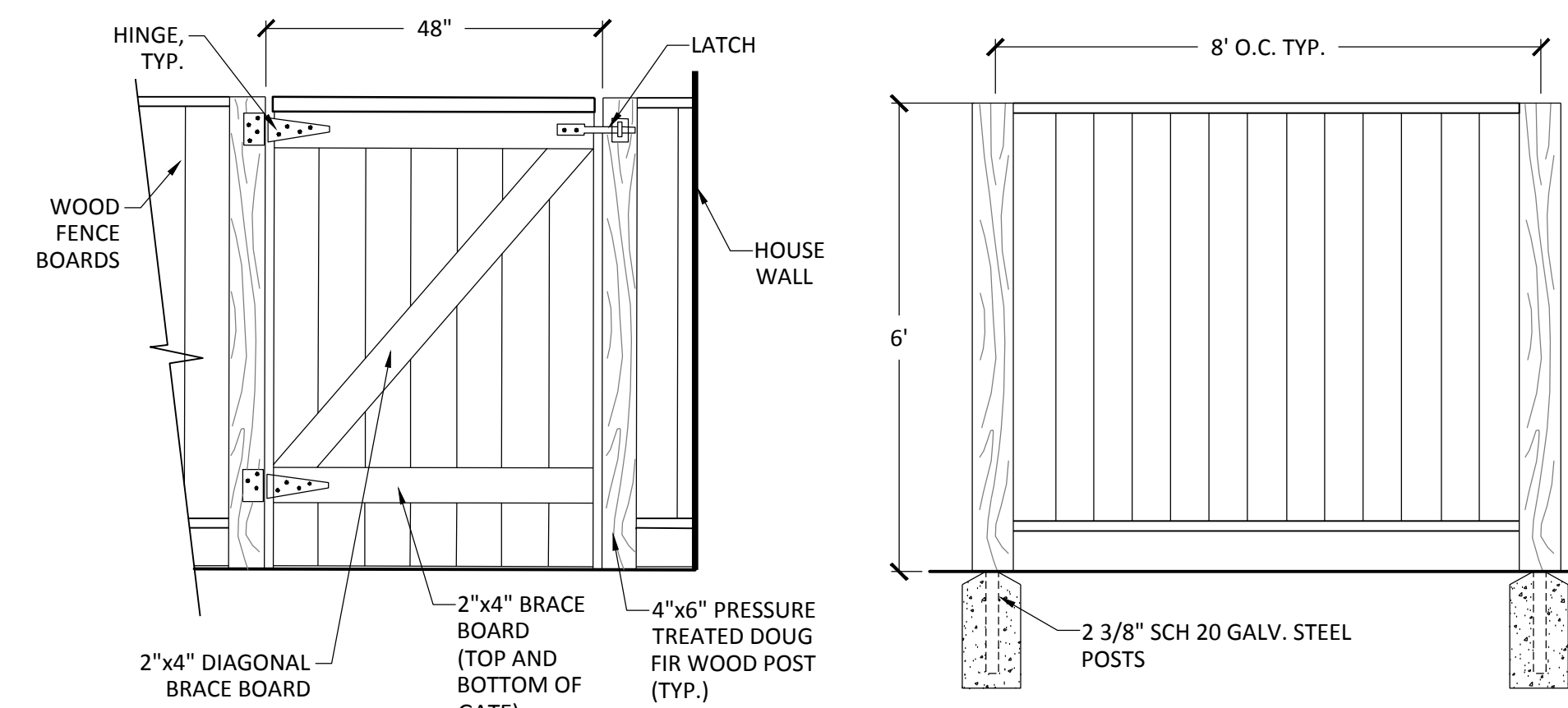
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LONE TREE WAY 7590 & 7650

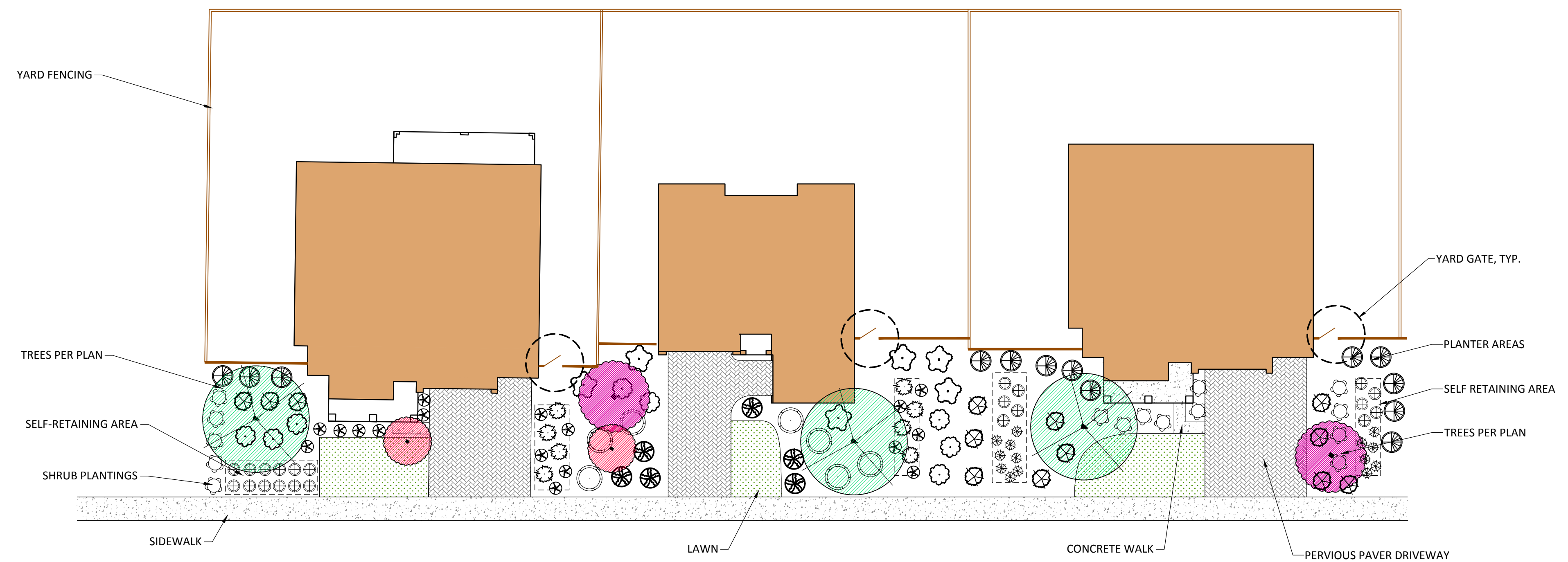
CITY OF BRENTWOOD, CALIFORNIA

PROPOSED PLANTS

TREES	
SYMBOL	BOTANICAL/ COMMON NAME
15 GALLON CONTAINERS	
	MAGNOLIA GRANDIFLORIA/ SOUTHERN MAGNOLIA
	ACER RUBRUM/ RED MAPLE PISTACIA CHINENSIS/ CHINESE PISTACHE
	CERCIS CANADENSIS/ EASTERN REDBUD PRUNUS 'KRAUTER VESUVIUS'/ FLOWERING PLUM
	LAGERSTROEMIA DYNAMITE/ CRAPE MYRTLE
SHRUBS	
SYMBOL	BOTANICAL/ COMMON NAME
1 GALLON CONTAINERS	
	CALLISTEMON 'LITTLE JOHN'/ DWARF BOTTLEBRUSH
	DIETES VEGETA/ FORTNIGHT LILY
	LANTANA MONTEVIDENSIS/ TRAILING LANTANA
	LAVANDULA ANGUSTIFOLIA/ ENGLISH LAVENDER
5 GALLON CONTAINERS	
	GREVILLEA X 'NOELLII'/ NOELL GREVILLEA
	NANDINA 'GULF STREAM'/ HEAVENLY BAMBOO
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'/ ROSEMARY
	XYLOSMA CONGESTUM 'COMPACTA'/ COMPACT XYLOSMA
SELF RETAINING AREAS	
SYMBOL	BOTANICAL/ COMMON NAME
1 GALLON CONTAINERS	
	CAREX TUMULICOLA/ BERKELEY SEDGE
	MUHLENBERGIA RIGENS/ DEER GRASS
	COREOPSIS VERTICILLATA 'MOONBEAM'/ TICKSEED
	ECHINACEA 'PURPLE'/ CONEFLOWER



WOOD FENCE AND GATE
NTS



NOTE: SHRUB PLANTING SPECIES AND QUANTITY TO VARY BETWEEN LOTS.

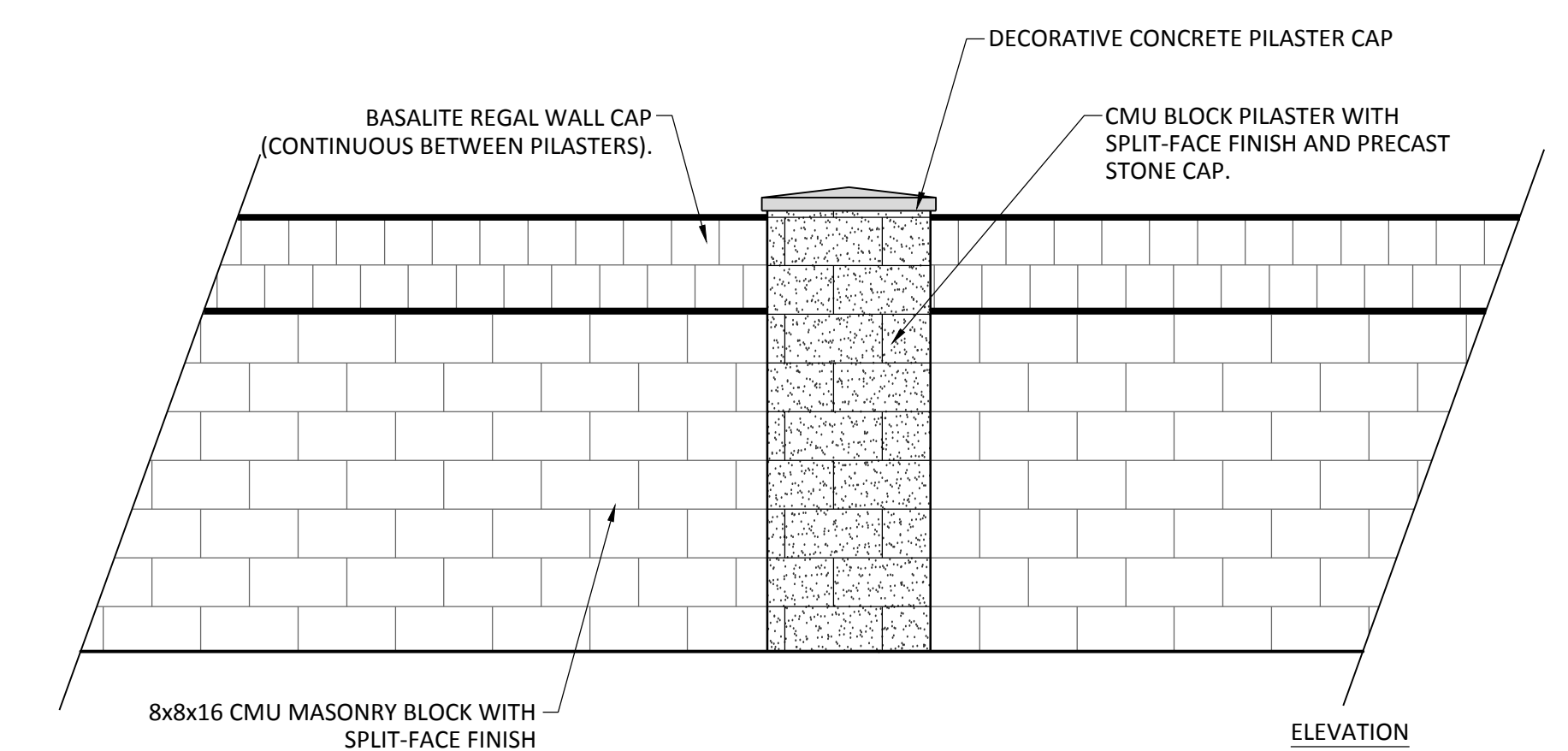
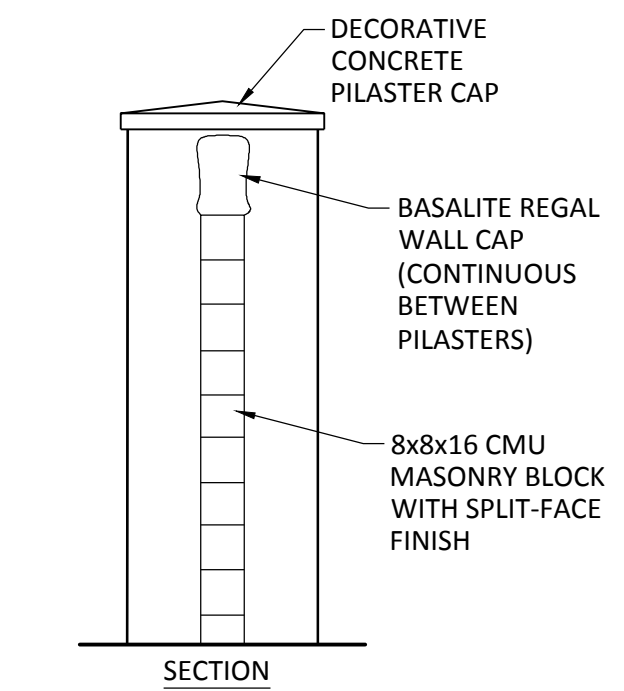
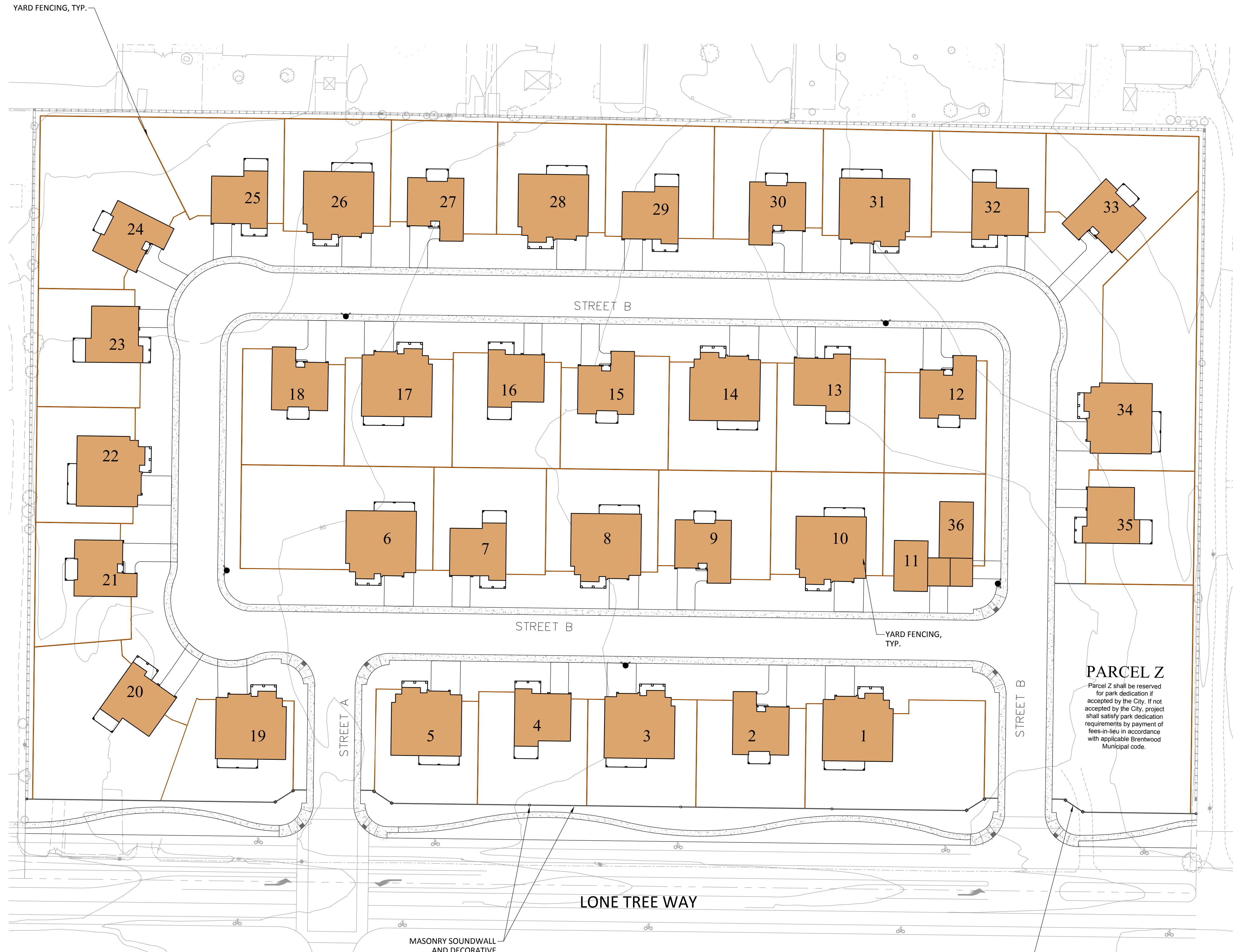
TYPICAL LOT LAYOUT
NTS

TYPICAL FRONT YARD PLANTNGS

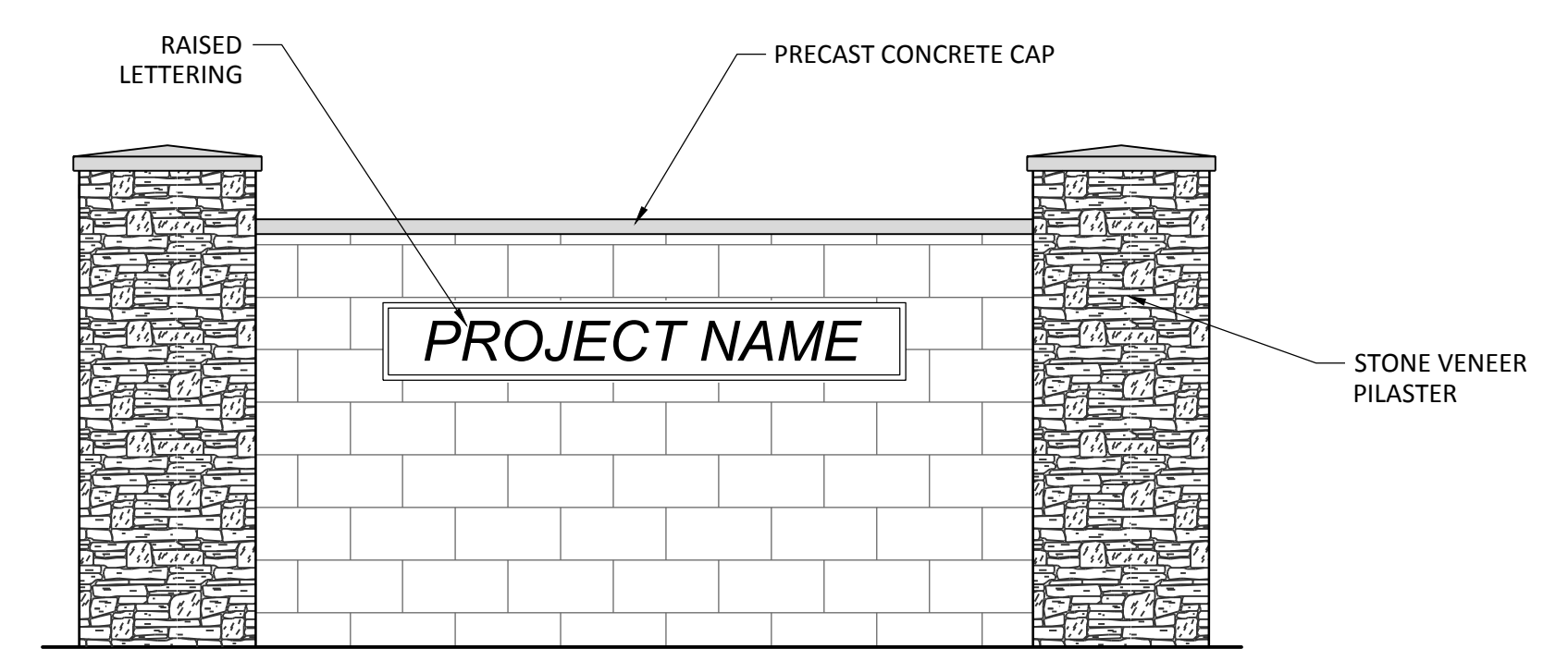
OCTOBER 5, 2023

LONE TREE WAY 7590 & 7650

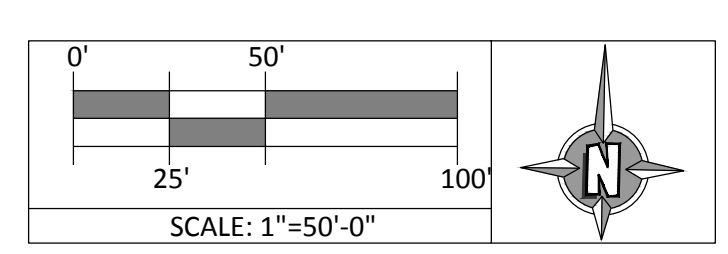
CITY OF BRENTWOOD, CALIFORNIA



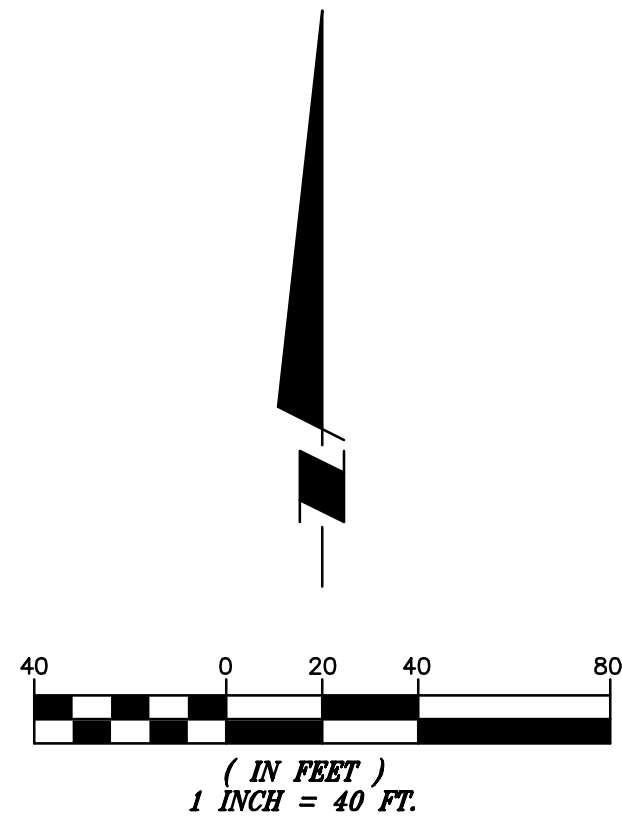
MASONRY WALL SCHEMATIC (CONCEPTUAL)
NTS



ENTRY MONUMENT SCHEMATIC
NTS



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CITY OF BRENTWOOD
 R1-12 ZONING
 GENERAL STANDARDS

BUILDING SETBACKS:

FRONT	20 FEET
REAR	20 FEET
SIDE YARD	12 FEET
MIN AGGREGATE	30 FEET
CORNER SIDE	10 FEET
LOT DEPTH	150' MAX
LOT WIDTH	90 FEET
LOT SIZE	12,000 SF MIN

*SETBACKS, N/A FOR DUETS

PARCEL Z
 Parcel Z shall be reserved for park dedication if accepted by the City. If not accepted by the City, project shall satisfy park dedication requirements by payment of fees-in-lieu in accordance with applicable Brentwood Municipal code.

DISTRIBUTION TABLE

PLAN#	1 SINGLE STORY	2 TWO STORY	3 TWO STORY	4 DUETS
CATCHINGS				
	2,924 SF	3,490 SF	3,834 SF	2,000 SF
COUNT	14	10	10	2
PERCENT	38%	28%	28%	6%

GRAND TOTAL HOMES: 36
 TOTAL PERCENT: 100.0%

AFFORDABLE HOUSING (PRELIMINARY)

J = JADU (RENT), 4, LOW-INCOME
 S = SF-DETACHED (RENT/SALE), 1, MODERATE
 D = DUET (RENT/SALE), 1, MODERATE
 D = DUET (RENT), 1, VERY-LOW

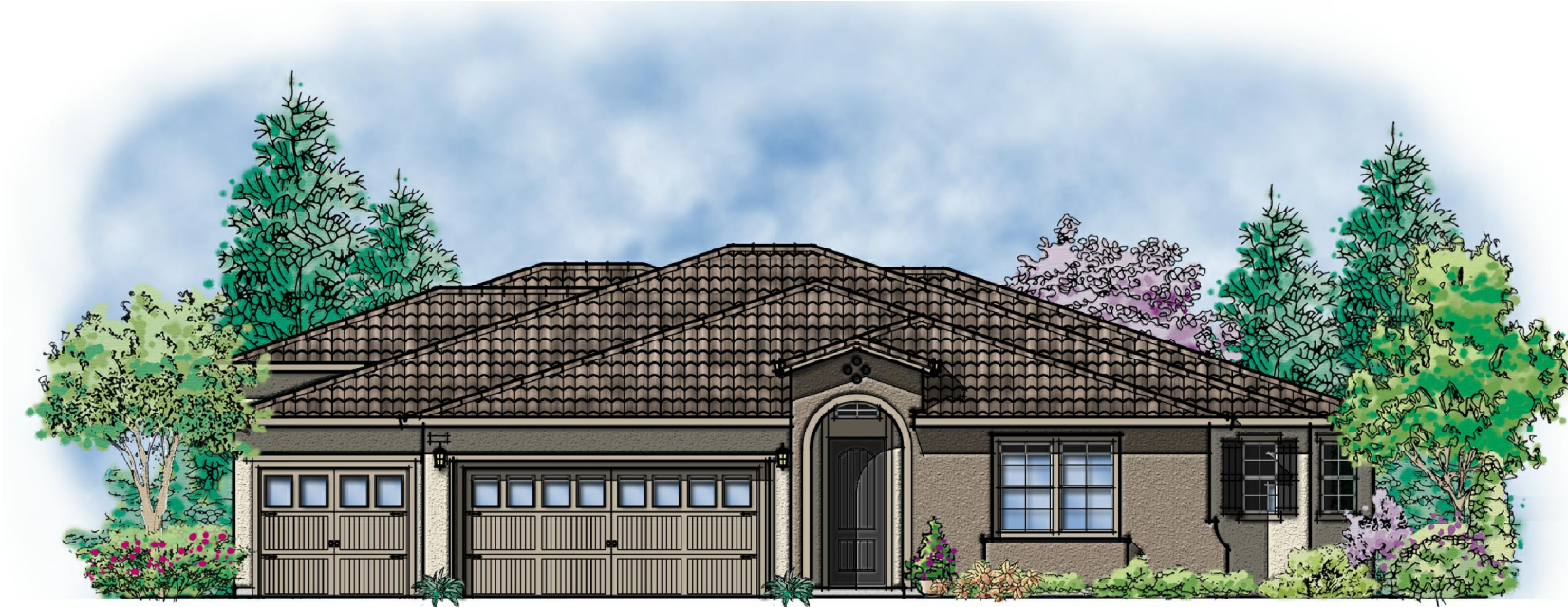
7590 & 7650 LONE TREE WAY
MASTER PLOTTING PLAN
 BRENTWOOD, CA

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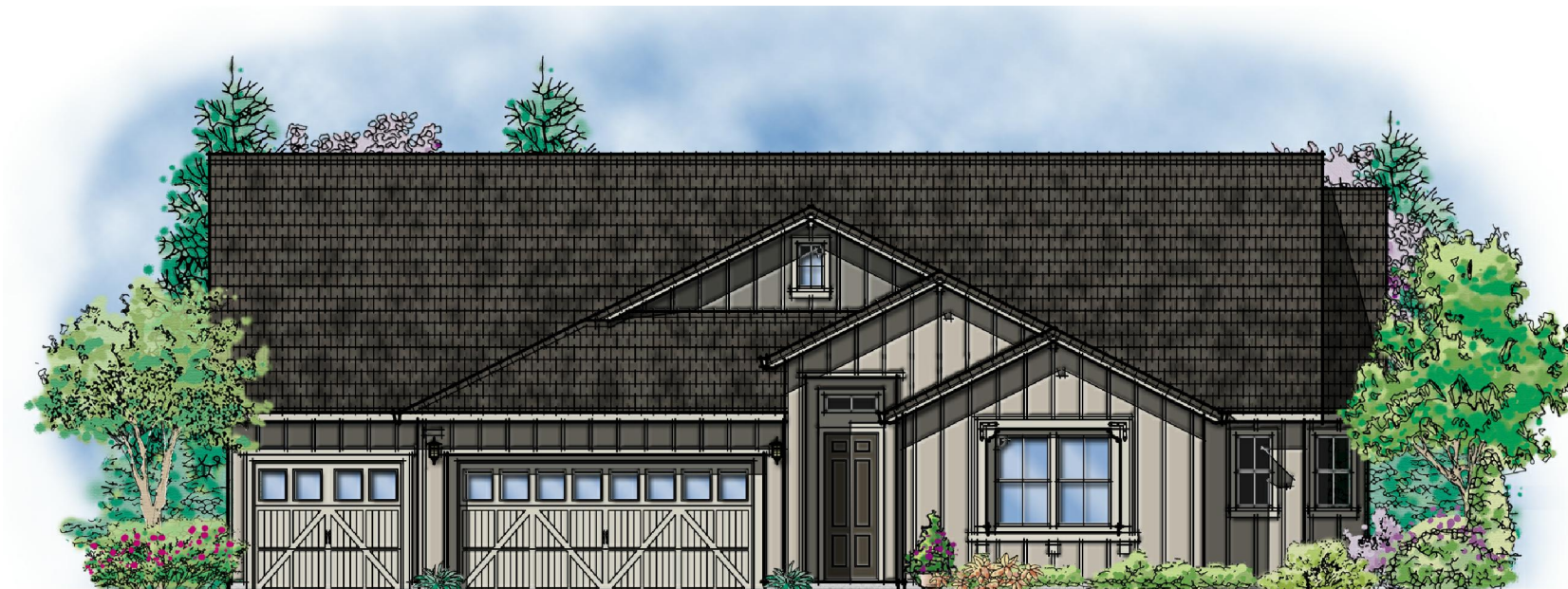


7590 & 7650
LONE TREE WAY
BRENTWOOD, CA

 DISCOVERY
DESIGN
GROUP
Secon Financial & Construction Co., Inc.
Date 06/30/2022



Elevation A - Spanish



Elevation B - Farmhouse

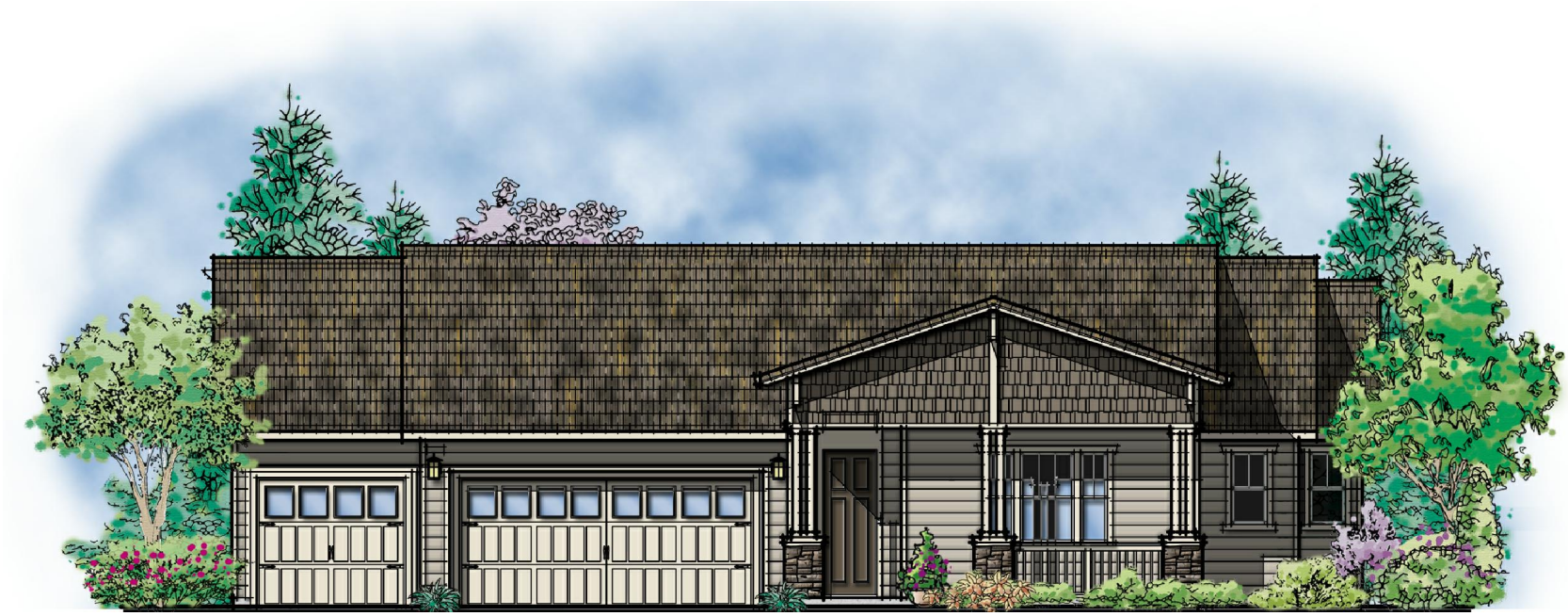
MATERIAL LEGEND

- | | |
|--|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
BOARD & BATTEN
STUCCO TRIM
FOAM CORBEL
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> |
|--|--|

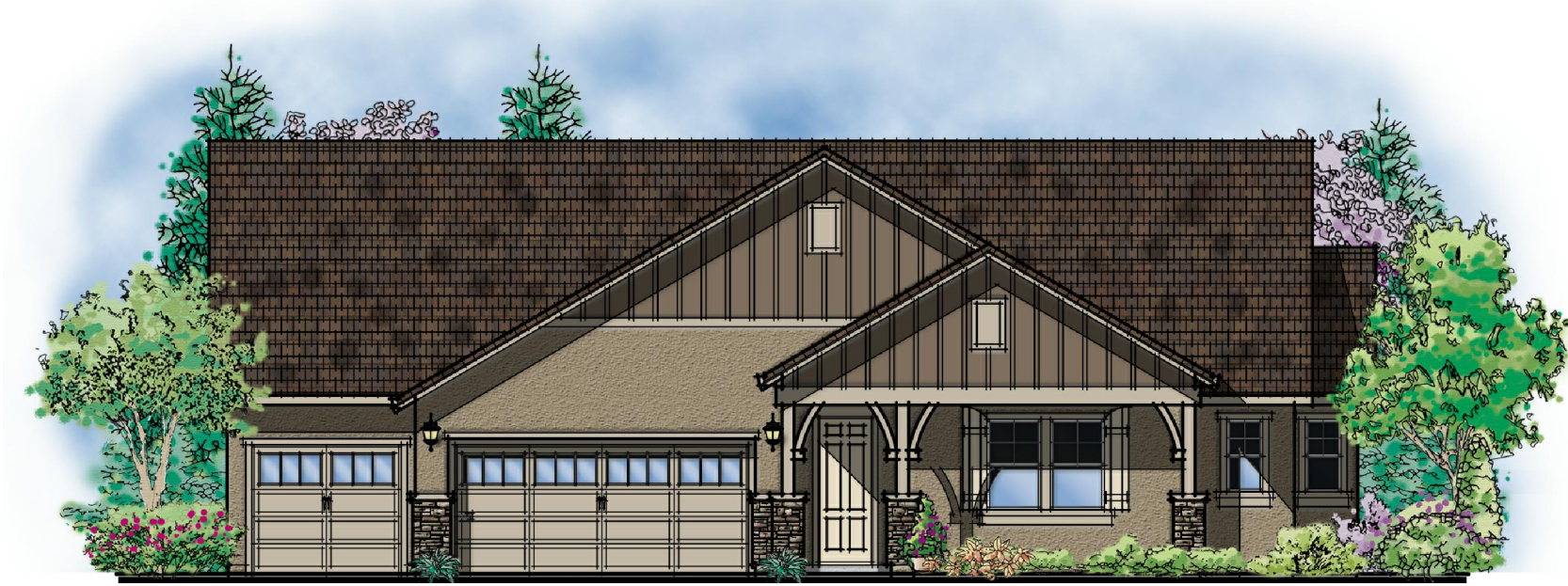
Plan 1
Front Elevations
7590 & 7650
LONE TREE WAY
 BRENTWOOD, CA



Seecon Financial & Construction Co., Inc.
 Date 06/30/2022



Elevation C - Craftsman




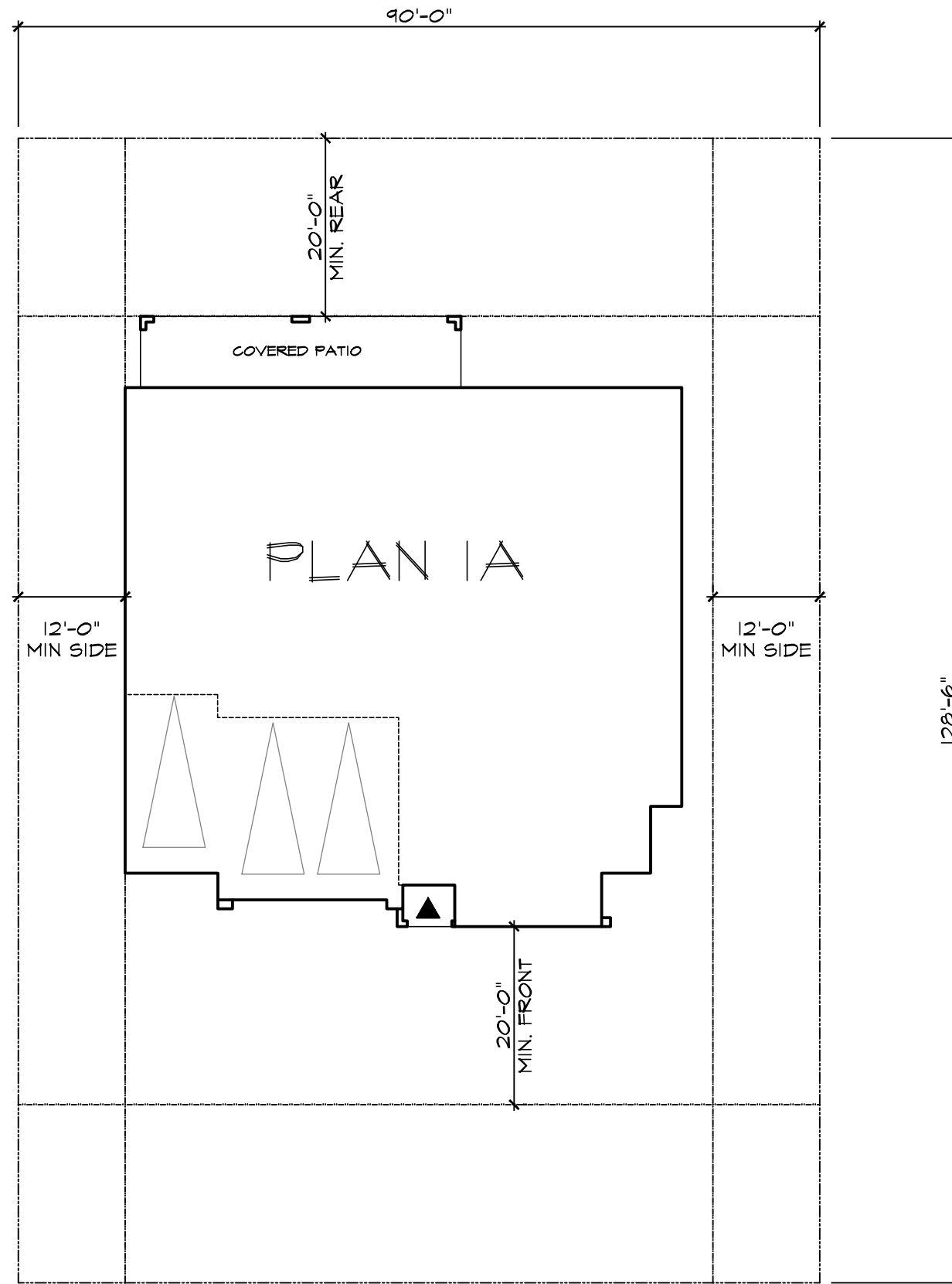
Elevation D - French Country

MATERIAL LEGEND

- | | |
|--|---|
| <p>C FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 LAP SIDING
 SHINGLE SIDINGS
 FOAM CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> | <p>D FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 BOARD & BATTEN
 MOCK VENTS
 MOCK SHUTTERS
 WOOD COLUMN
 WOOD CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> |
|--|---|

Plan 1
Front Elevations
7590 & 7650
LONE TREE WAY
 BRENTWOOD, CA

 **DISCOVERY
 DESIGN
 GROUP**
Secon Financial & Construction Co., Inc.
 Date 06/30/2022



City of Brentwood

RI-12 ZONING
GENERAL STANDARDS

FRONT SETBACK	20' MIN.
REAR SETBACK	20' MIN.
SIDE YARD SETBACK	12' MIN.
MIN. AGGREGATE	30' MIN.
CORNER SIDE SETBACK	10' MIN.
LOT DEPTH	150' MAX
LOT WIDTH	90' MAX
LOT SIZE	12,000 SF MIN

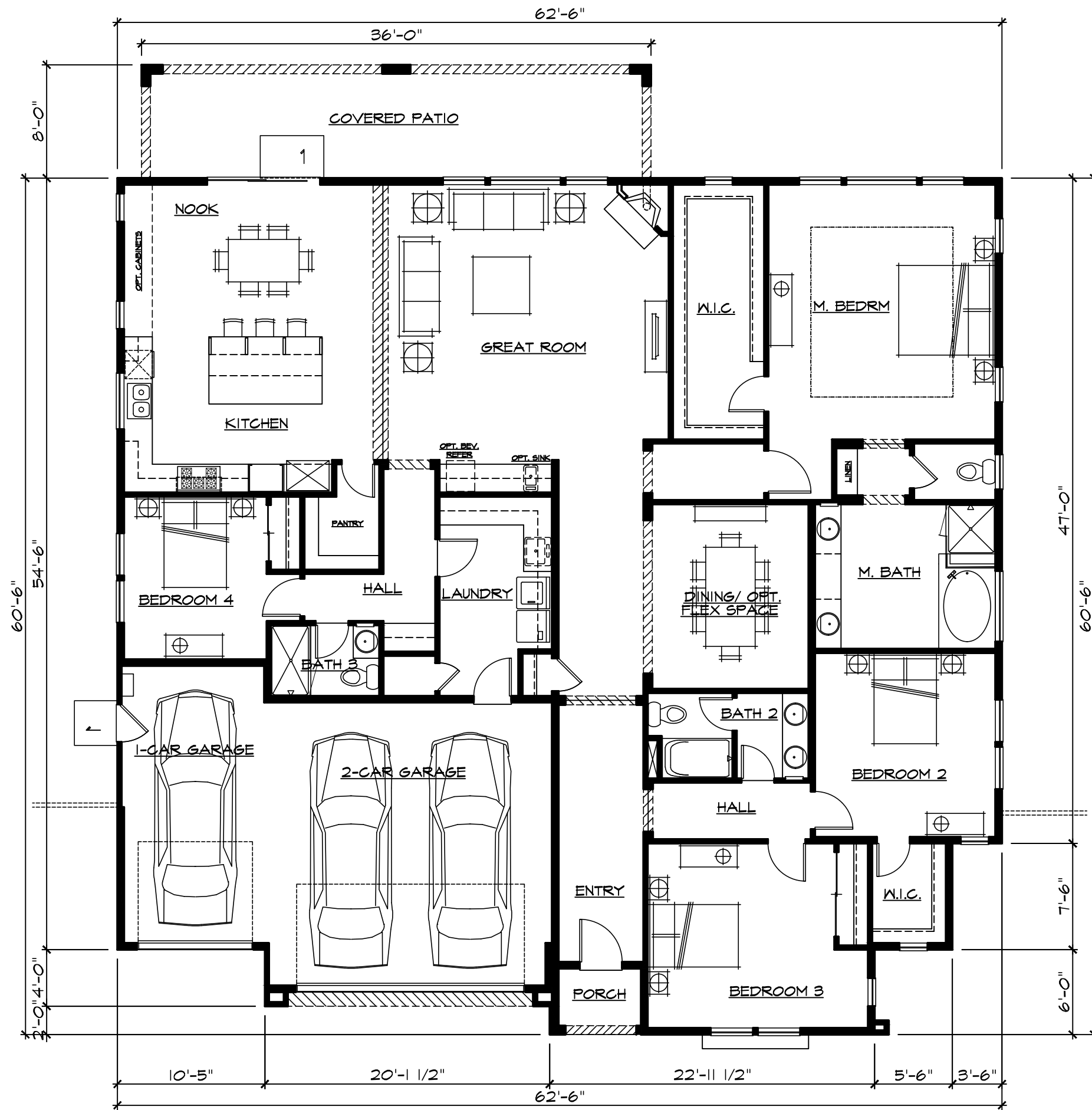
Plan 1 Site Plan



**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA

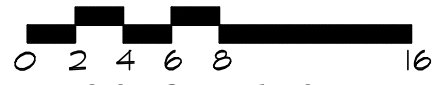


Secon Financial & Construction Co., Inc.
Date 03/25/2022



SQUARE FOOTAGE	
TOTAL LIVING AREA	2924 SF
GARAGE	625 SF
PORCH	29 SF
COVERED PATIO	288 SF
FOOTPRINT	3866 SF

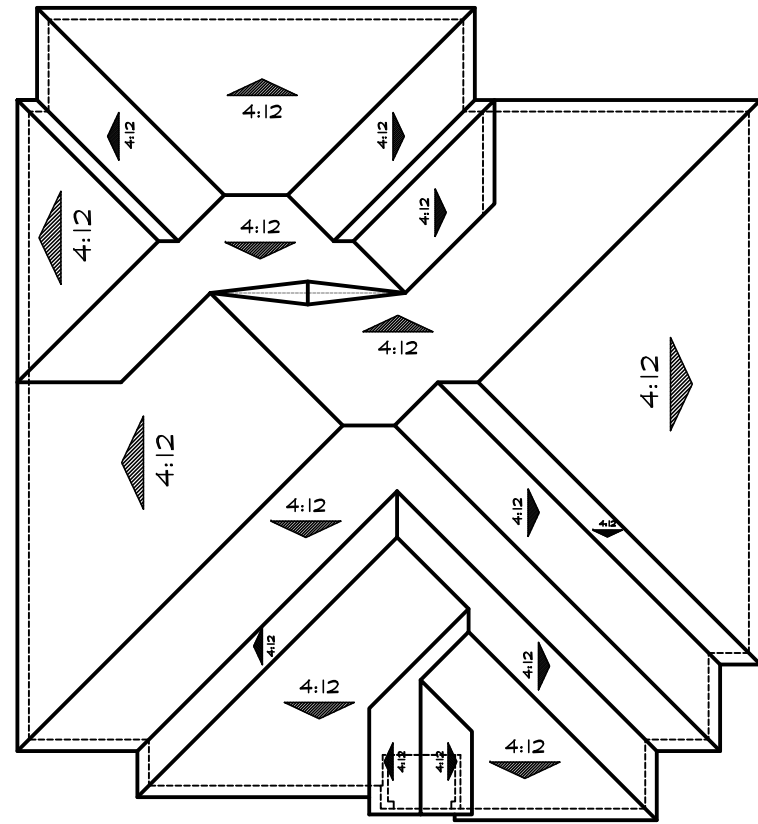
Plan 1 First Floor Plan



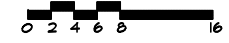
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



Secon Financial & Construction Co., Inc.
Date 03/25/2022



Roof Plan 'A'



Right



Rear



Left

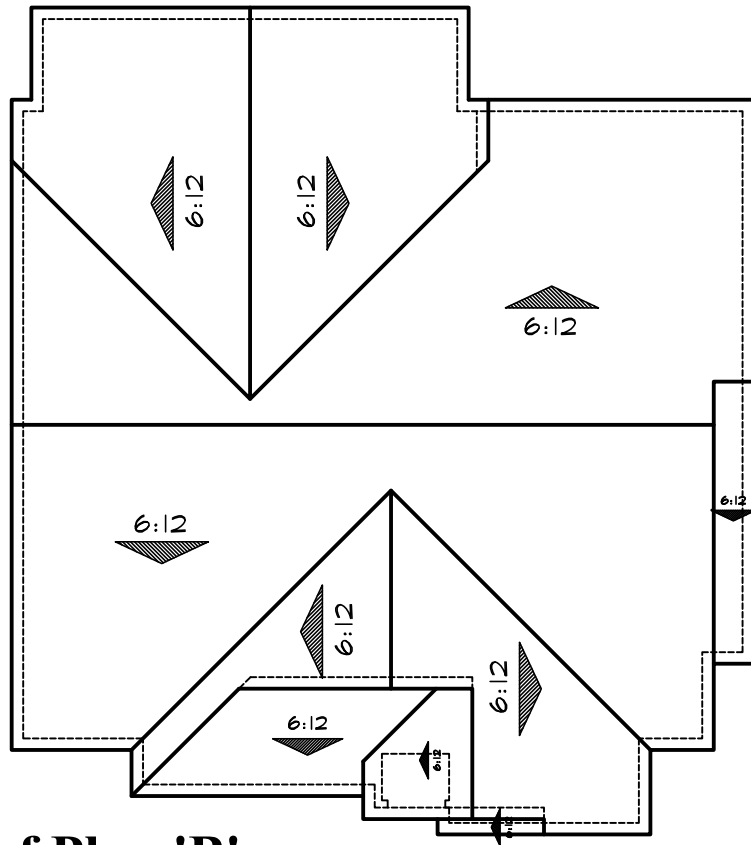
**Plan 1
Elevations - 'A'**



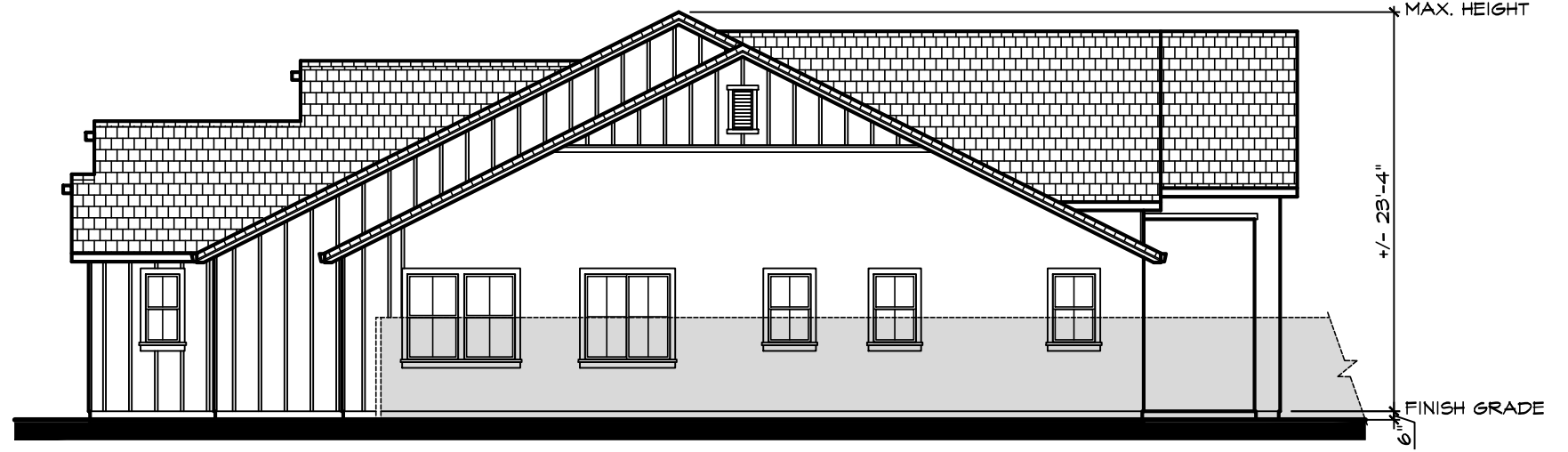
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



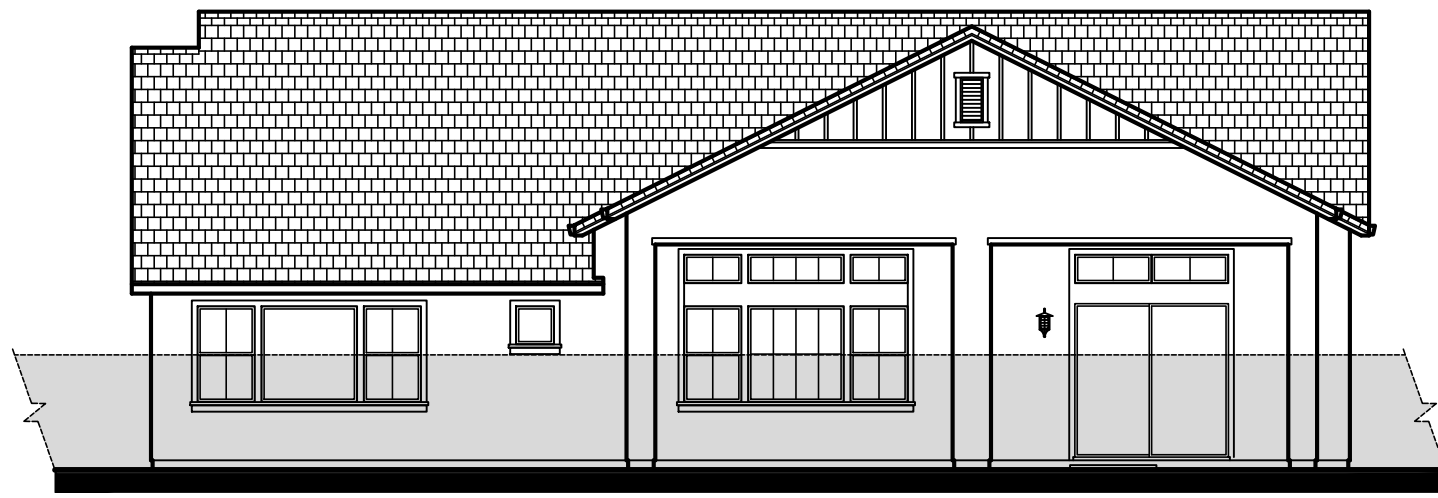
**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



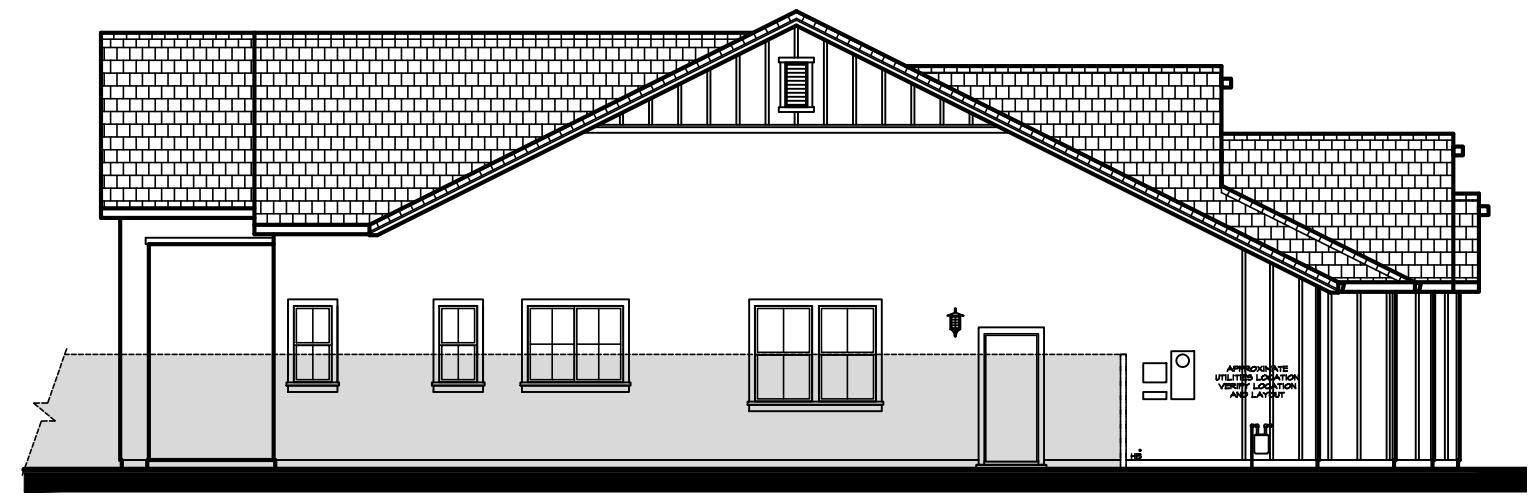
Roof Plan 'B'



Right



Rear



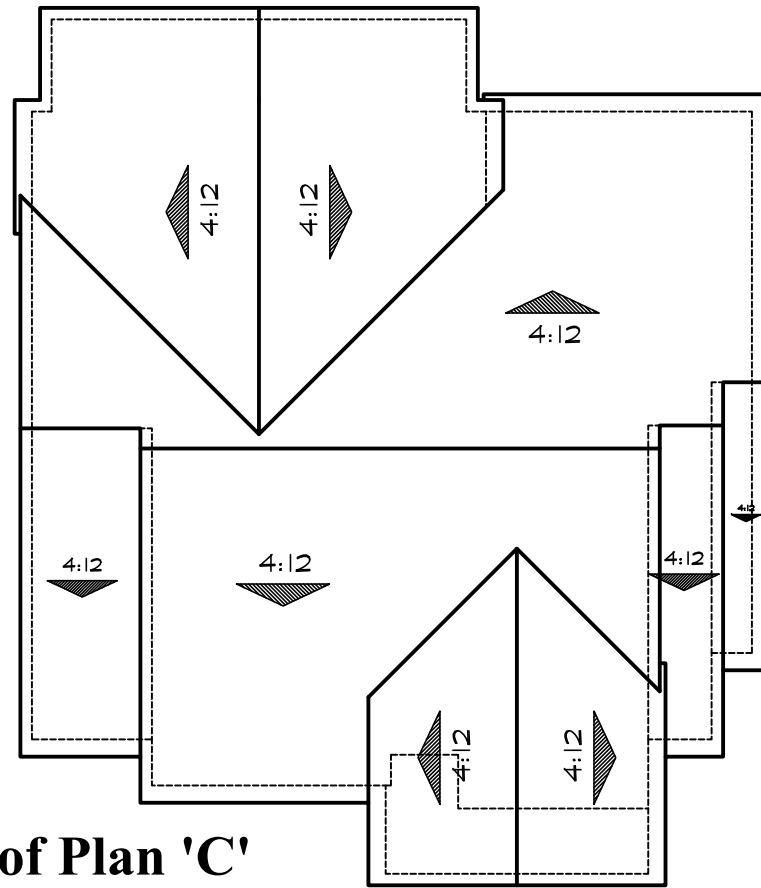
Left

**Plan 1
Elevations - 'B'**

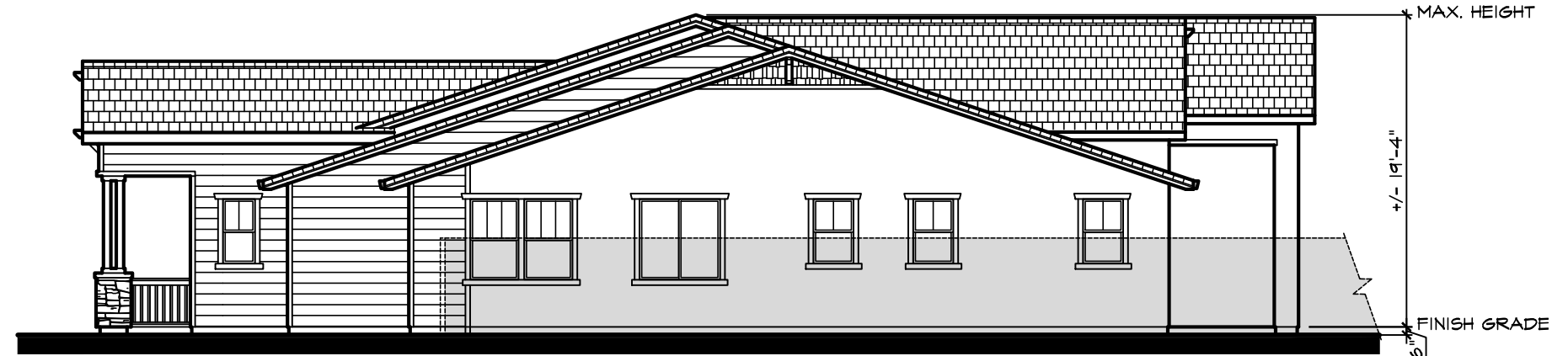
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



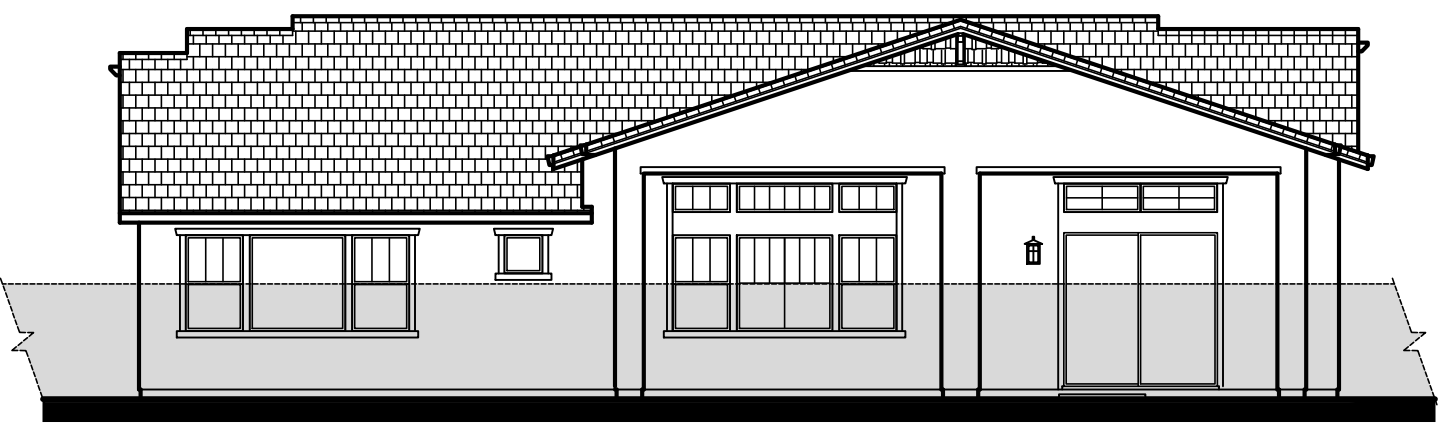
**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



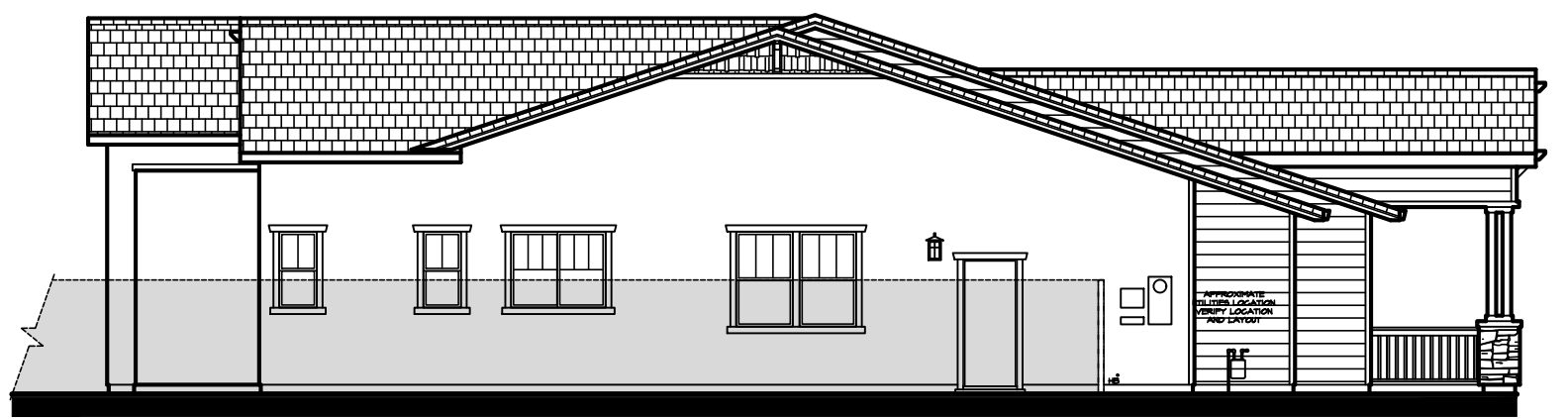
Roof Plan 'C'



Right



Rear



Left

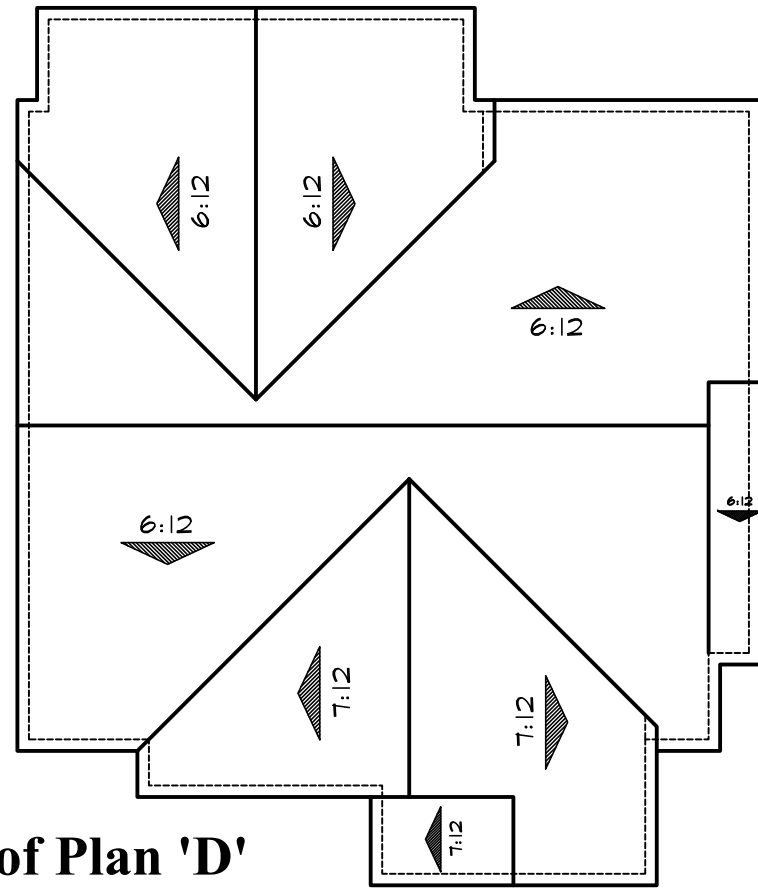
**Plan 1
Elevations - 'C'**



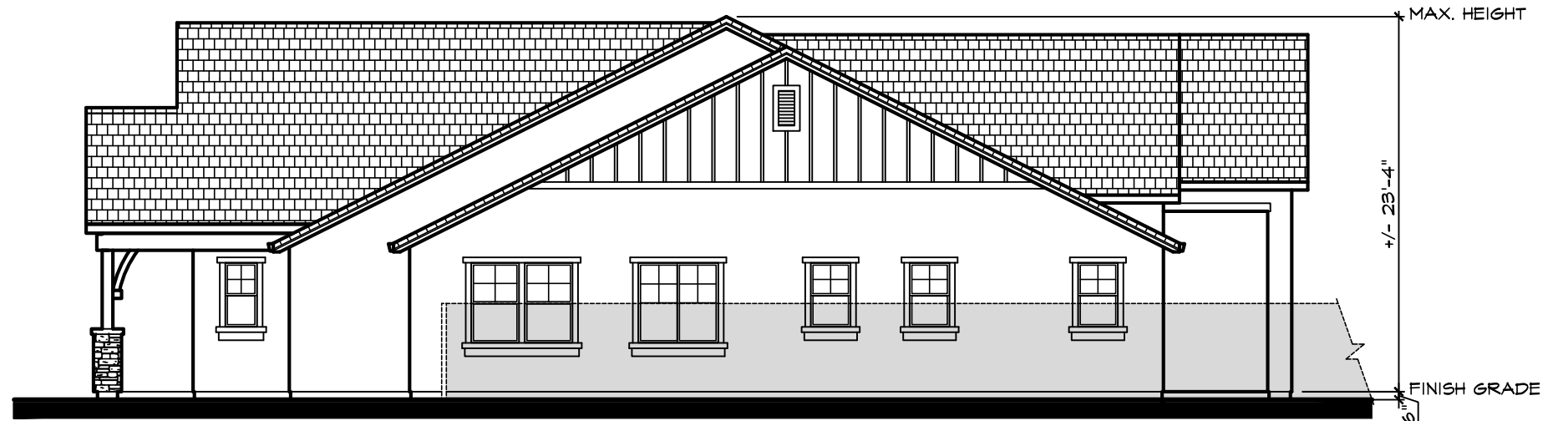
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



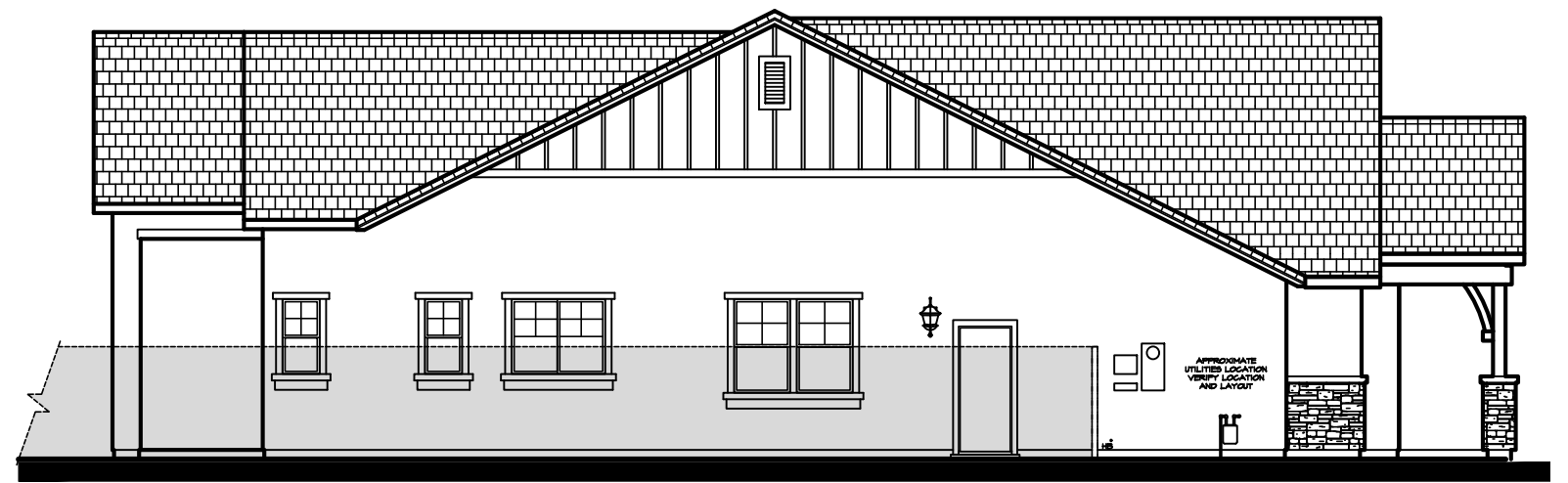
Roof Plan 'D'
0 2 4 6 8 16



Right

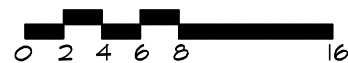


Rear



Left

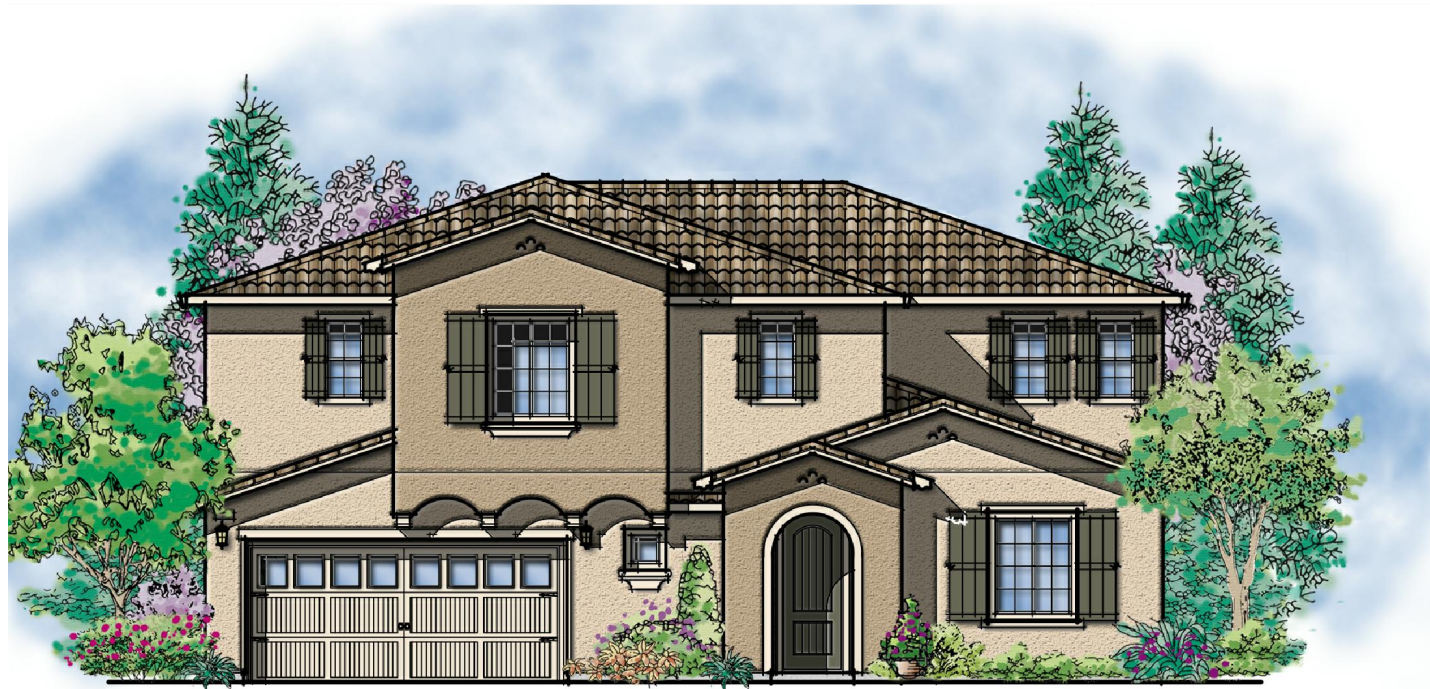
**Plan 1
Elevations - 'D'**



**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



Elevation A - Spanish



Elevation B - Farmhouse

MATERIAL LEGEND

- | | |
|--|--|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
LAP SIDING
BOARD & BATTEN
STUCCO TRIM
WOOD KICKER
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> |
|--|--|

Plan 2
Front Elevations
7590 & 7650
LONE TREE WAY
 BRENTWOOD, CA



Secon Financial & Construction Co., Inc.
 Date 06/30/2022



Elevation C - Craftsman



Elevation D - French Country

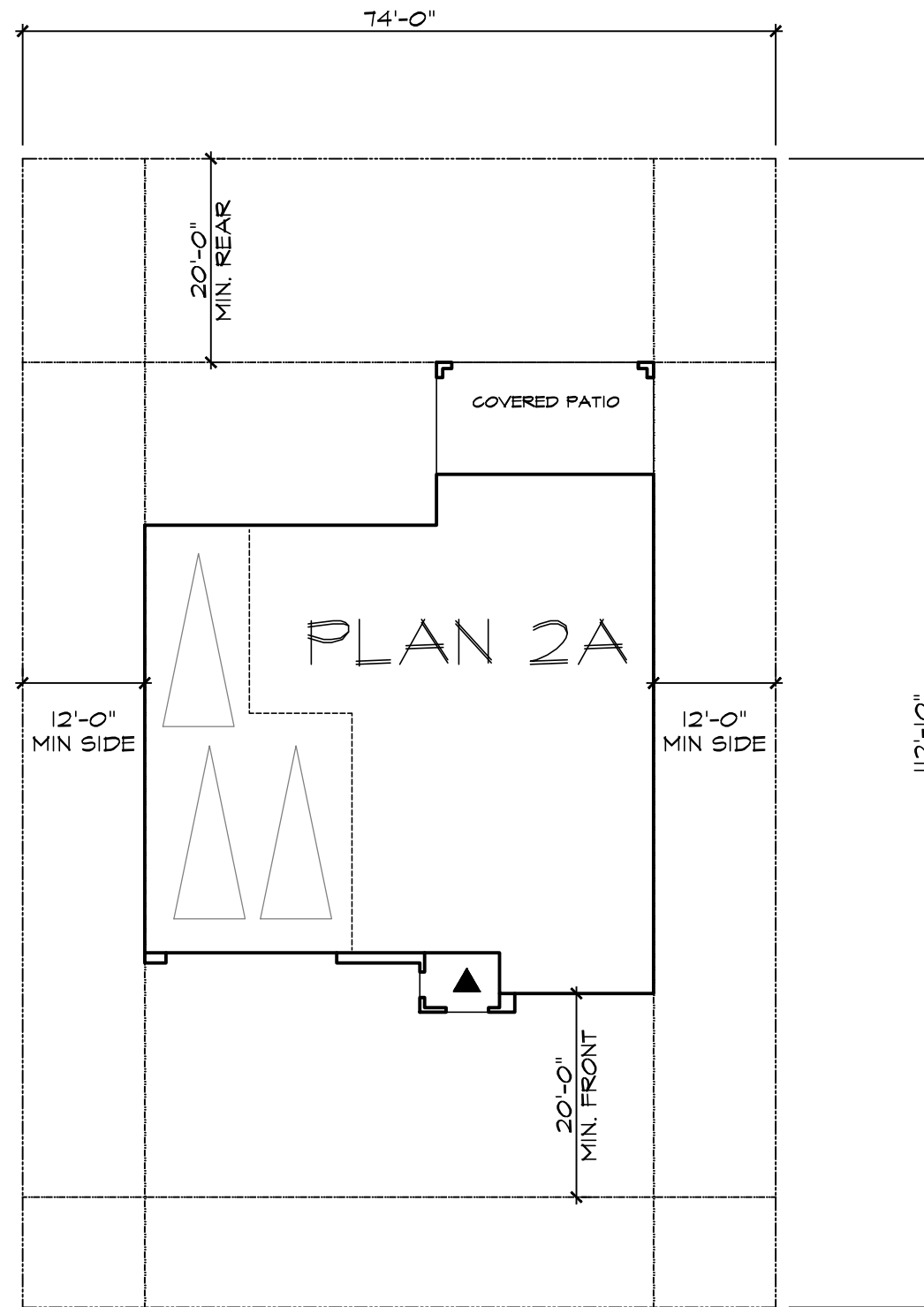
MATERIAL LEGEND

- | | |
|--|---|
| <p>C FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 LAP SIDING
 SHINGLE SIDINGS
 FOAM CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> | <p>D FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 BOARD & BATTEN
 MOCK VENTS
 MOCK SHUTTERS
 WOOD COLUMN
 WOOD CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> |
|--|---|

**Plan 2
 Front Elevations
 7590 & 7650
 LONE TREE WAY
 BRENTWOOD, CA**



**DISCOVERY
 DESIGN
 GROUP**
 Secon Financial & Construction Co., Inc.
 Date 06/30/2022



City of Brentwood

RI-12 ZONING
GENERAL STANDARDS

FRONT SETBACK	20' MIN.
REAR SETBACK	20' MIN.
SIDE YARD SETBACK	12' MIN.
MIN. AGGREGATE	30' MIN.
CORNER SIDE SETBACK	10' MIN.
LOT DEPTH	150' MAX
LOT WIDTH	90' MAX
LOT SIZE	12,000 SF MIN

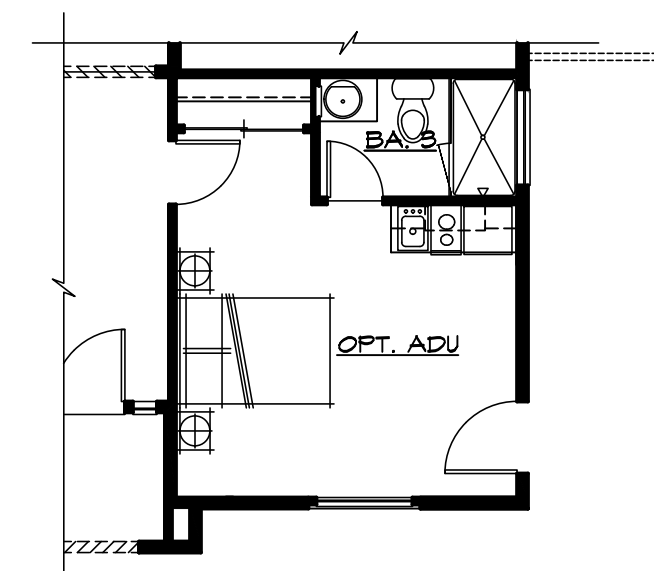
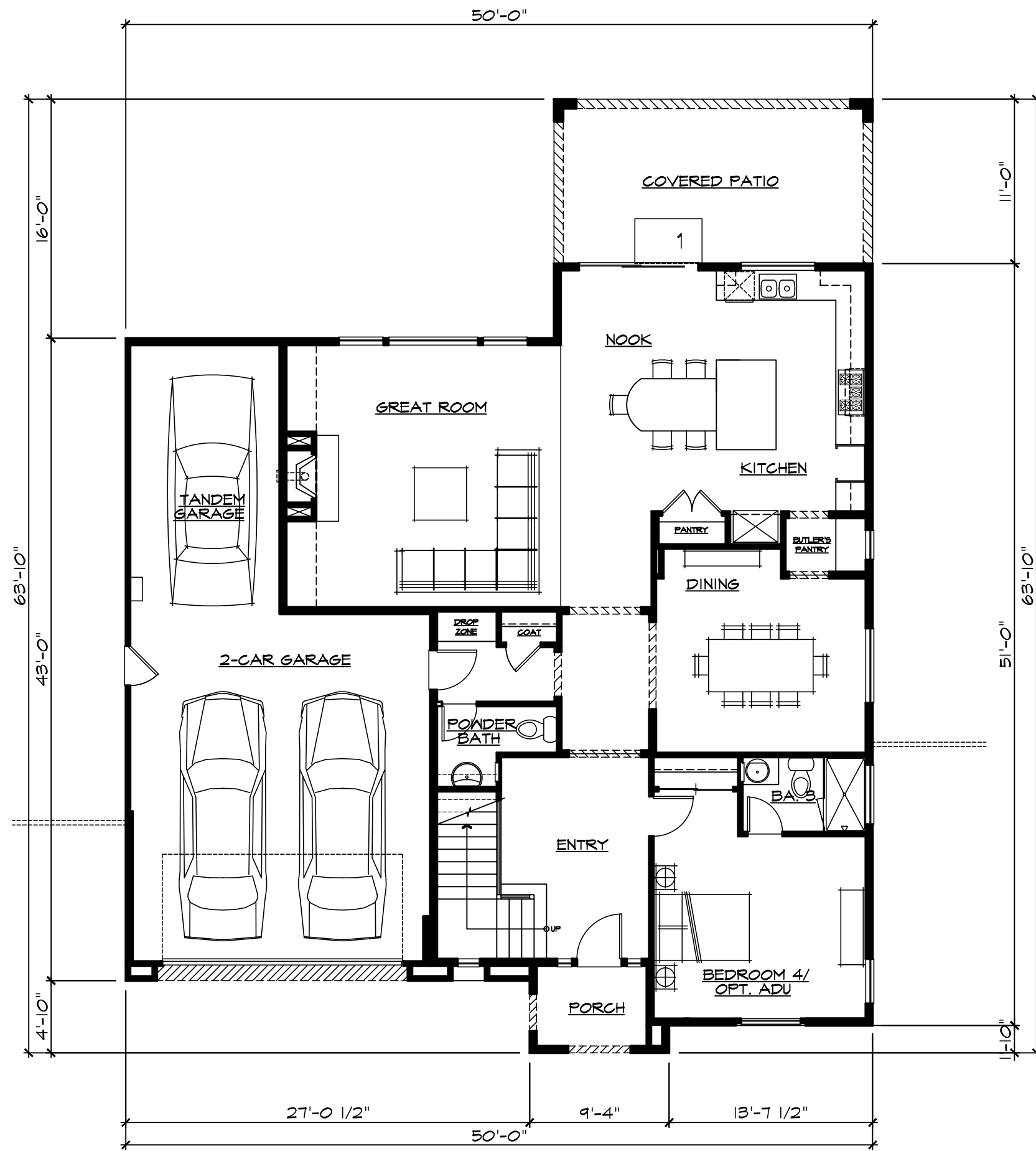
Plan 2 Site Plan



**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA



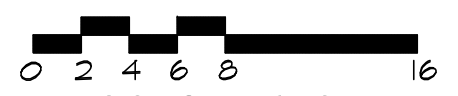
Secon Financial & Construction Co., Inc.
Date 03/25/2022



Optional ADU

SQUARE FOOTAGE	
FIRST FLOOR	1598 SF
SECOND FLOOR	1892 SF
TOTAL LIVING AREA	3490 SF
<hr/>	
GARAGE	670 SF
PORCH	46 SF
COVERED PATIO	235 SF
FOOTPRINT	2549 SF

**Plan 2
First Floor Plan**



**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA

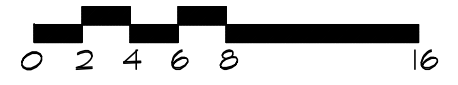


Secon Financial & Construction Co., Inc.
Date 01/27/2023



SQUARE FOOTAGE	
FIRST FLOOR	1598 SF
SECOND FLOOR	1892 SF
TOTAL LIVING AREA	3490 SF
<hr/>	
GARAGE	670 SF
PORCH	46 SF
COVERED PATIO	235 SF
<hr/>	
FOOTPRINT	2549 SF

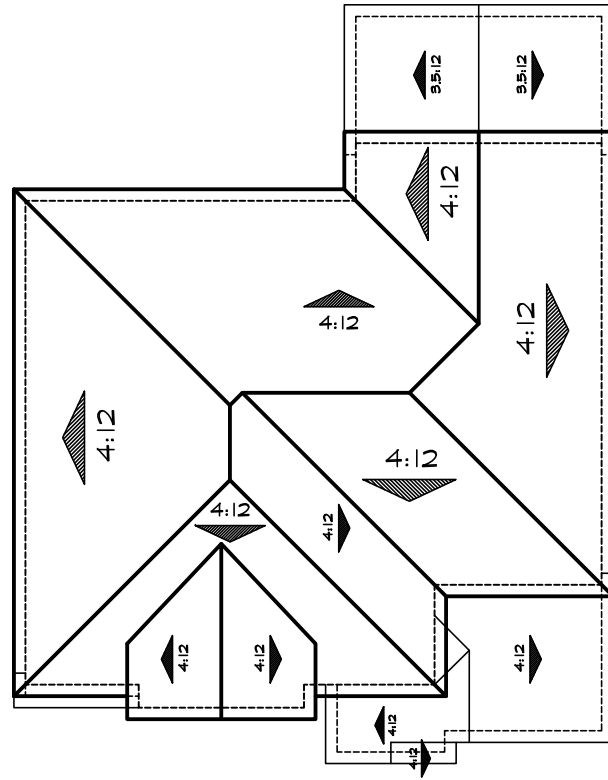
Plan 2
Second Floor Plan



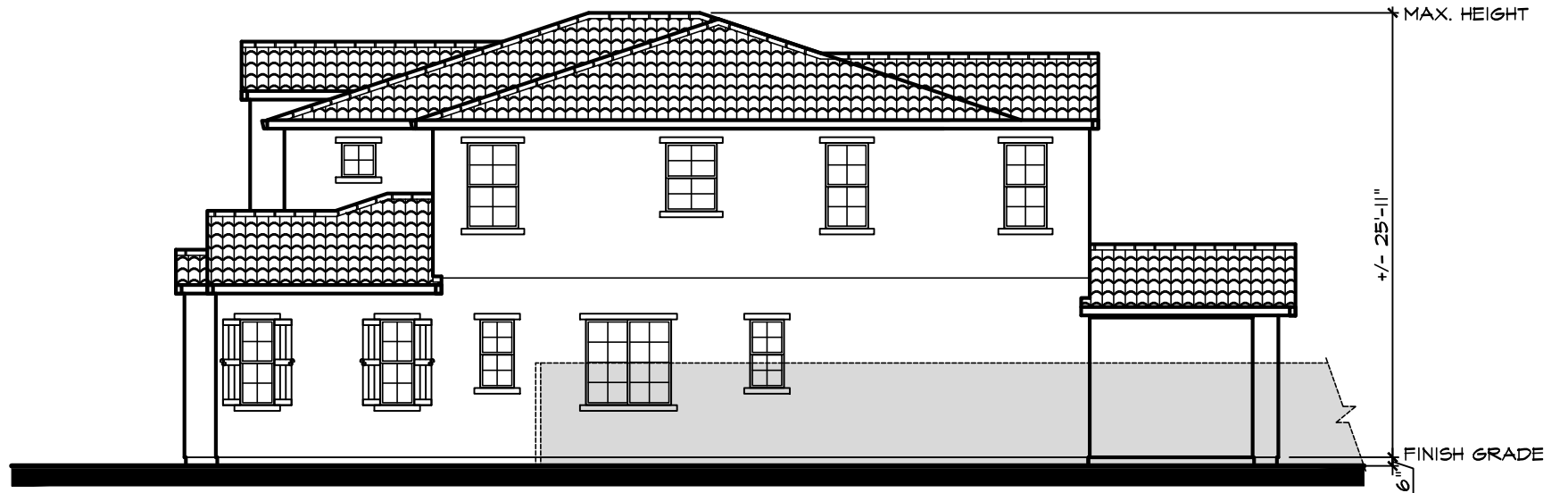
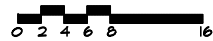
7590 & 7650
LONE TREE WAY
BRENTWOOD, CA



Secon Financial & Construction Co., Inc.
Date 03/25/2022



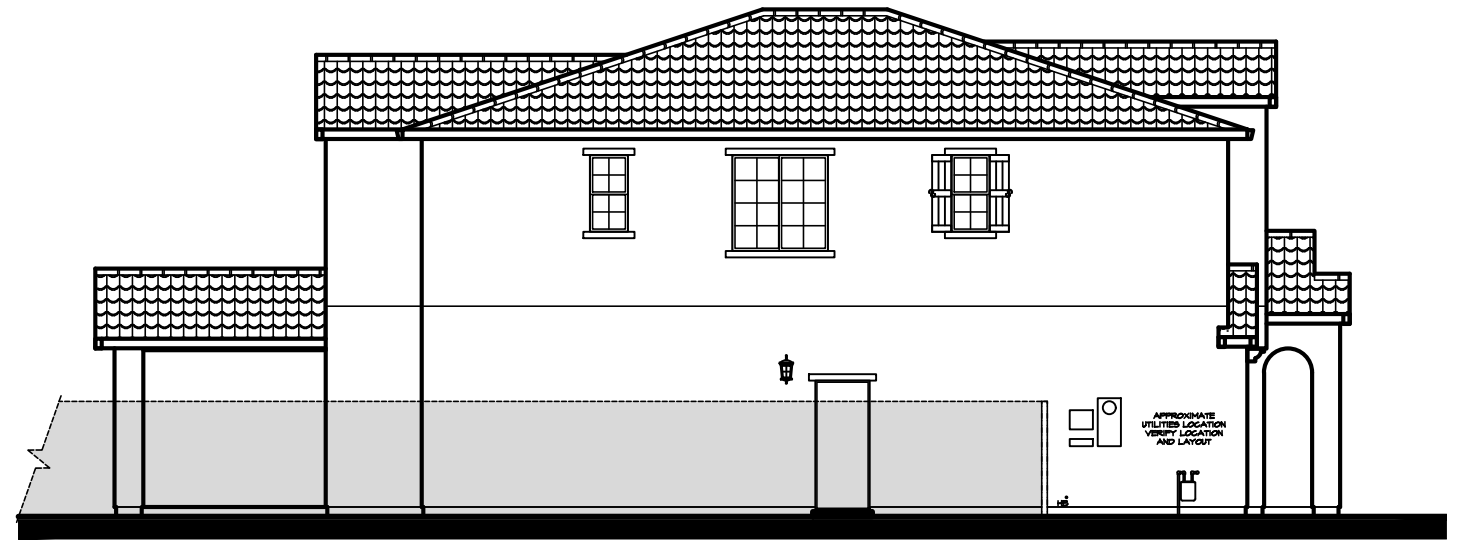
Roof Plan 'A'



Right

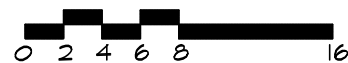


Rear



Left

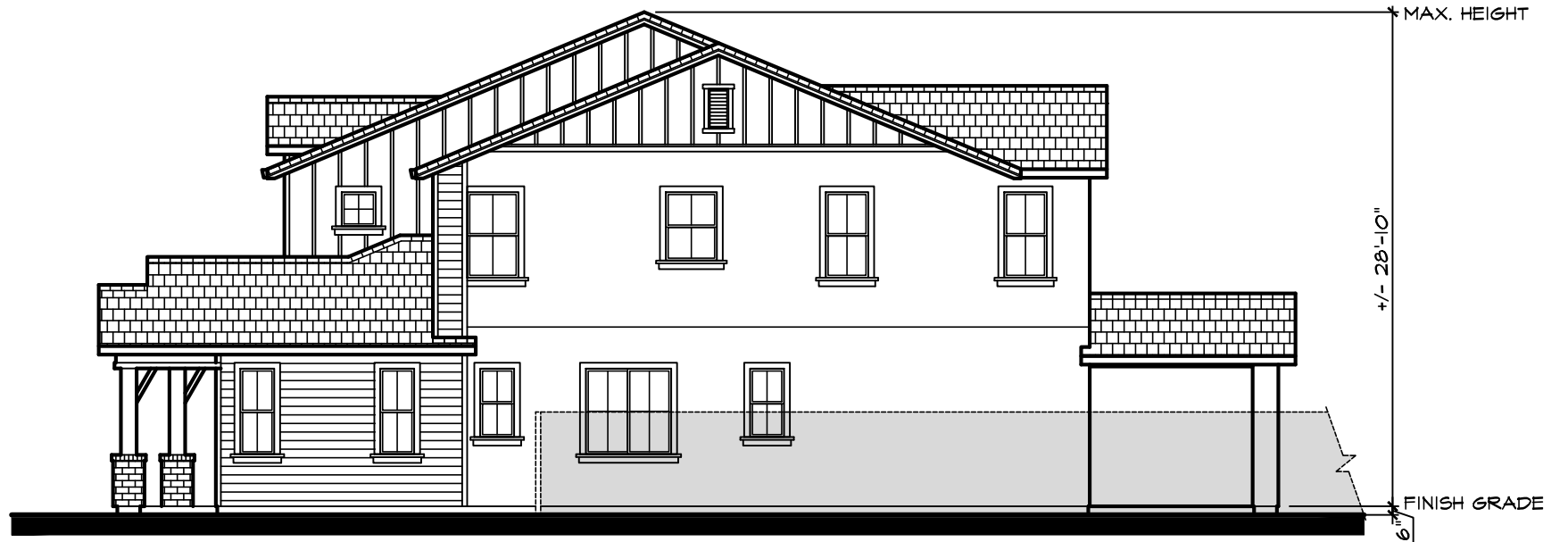
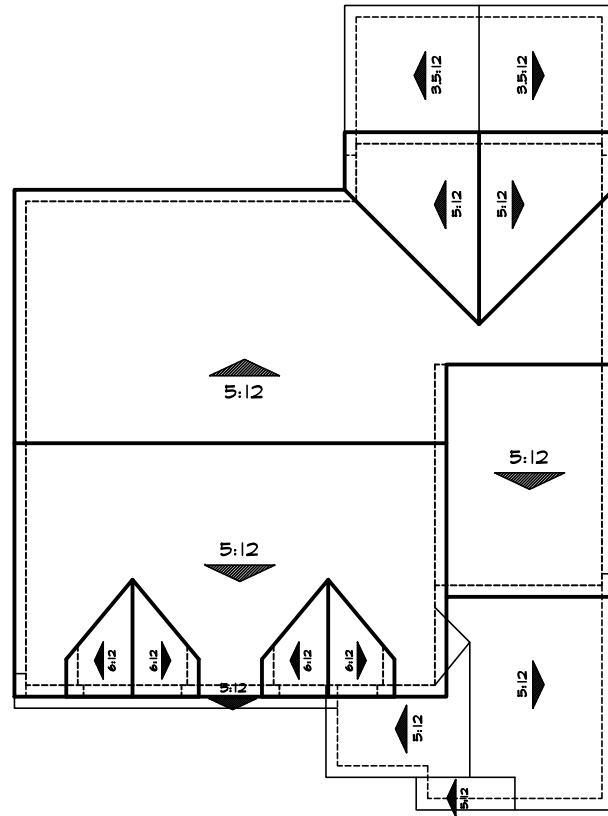
**Plan 2
Elevations - 'A'**



**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**

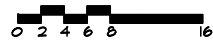


**Secon Financial & Construction Co., Inc.
Date 06/30/2022**

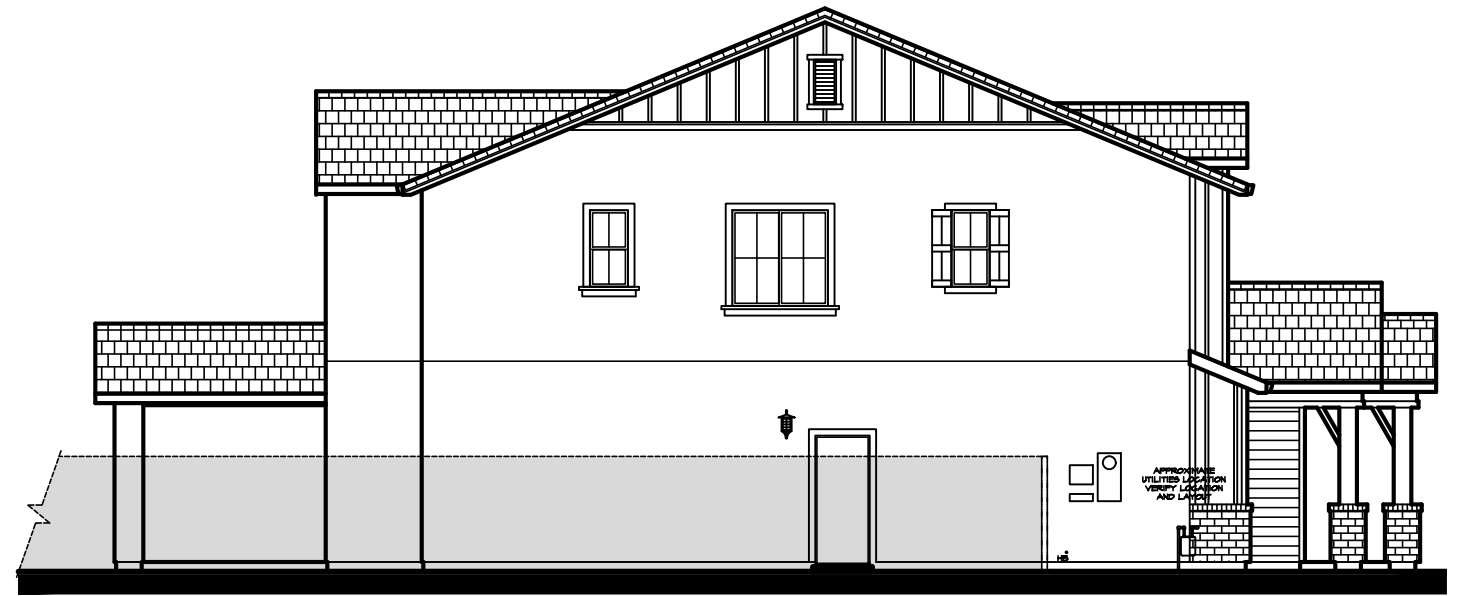


Right

Roof Plan 'B'

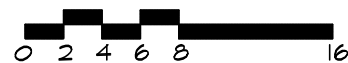


Rear



Left

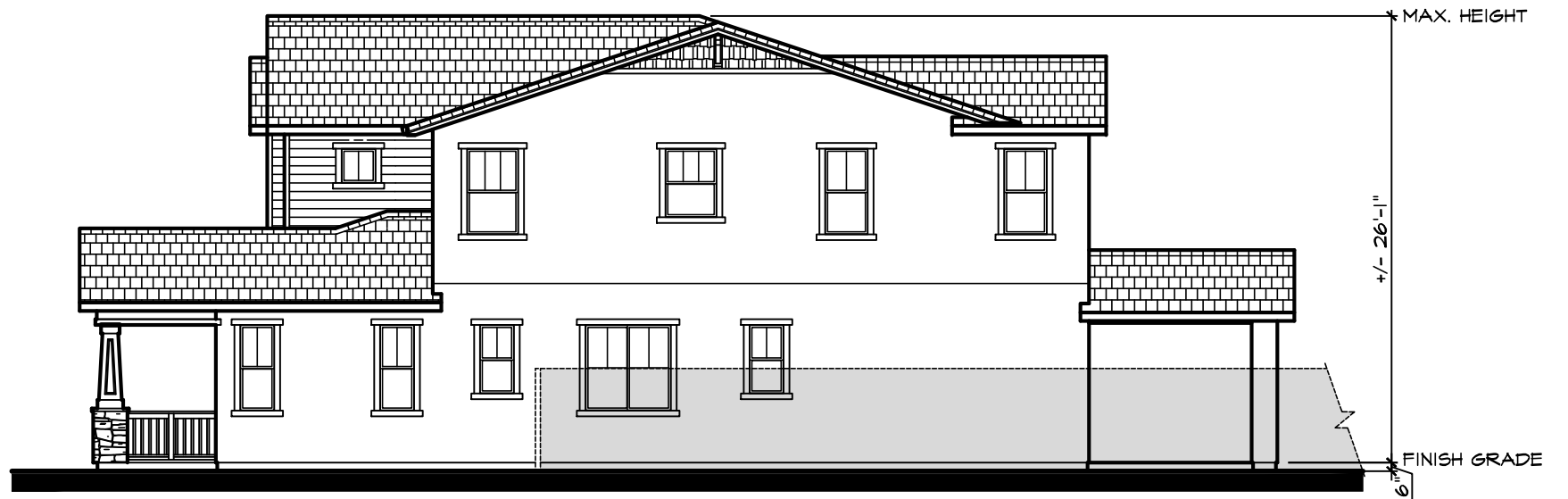
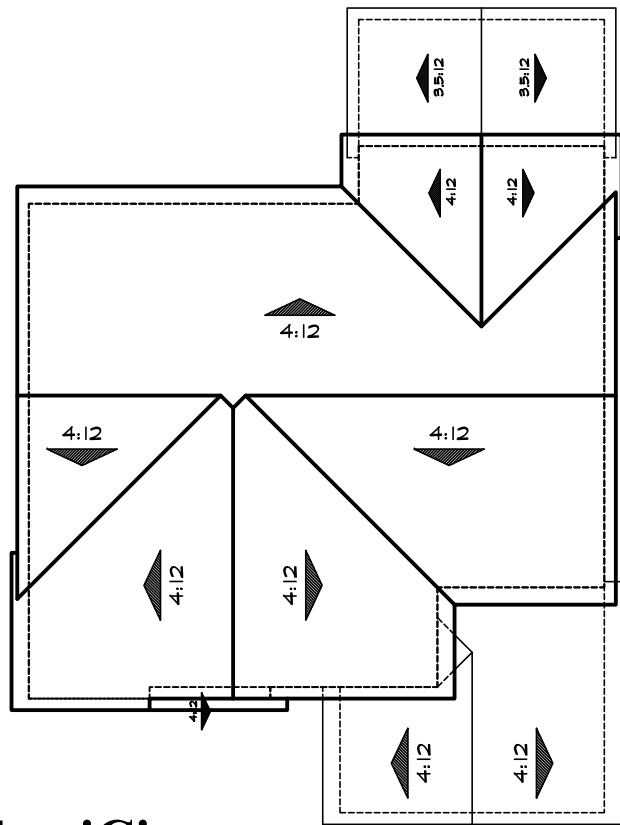
Plan 2
Elevations - 'B'



7590 & 7650
LONE TREE WAY
BRENTWOOD, CA



Secon Financial & Construction Co., Inc.
Date 06/30/2022

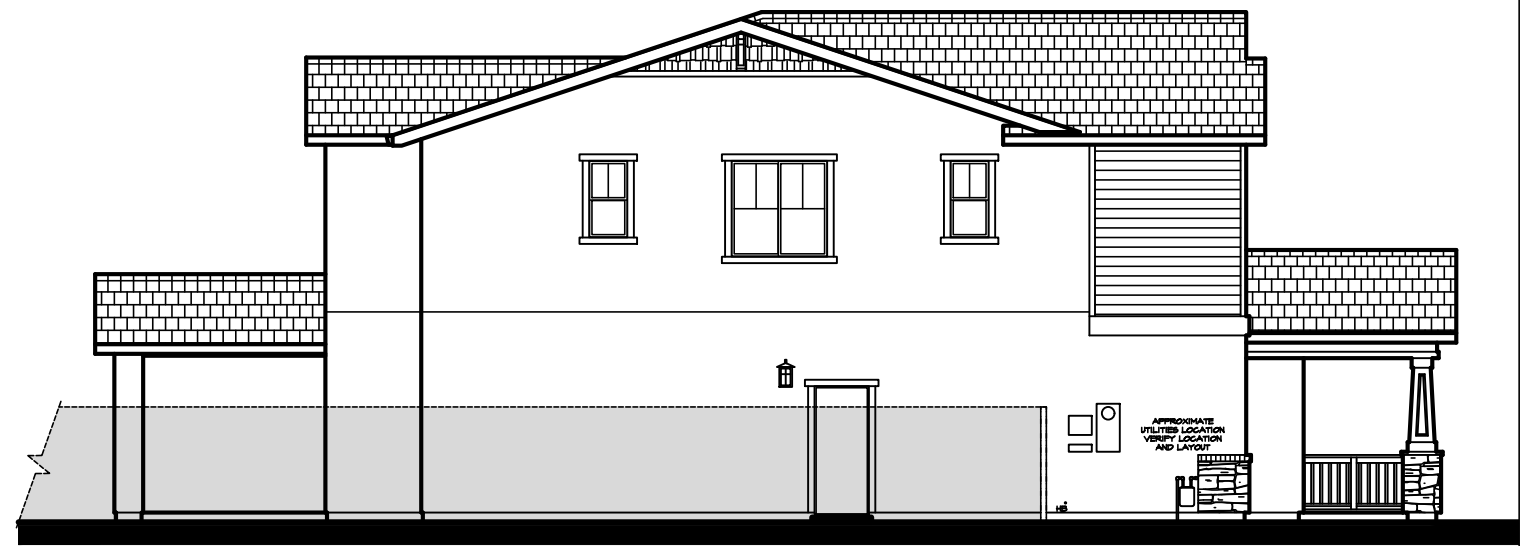


Right

Roof Plan 'C'

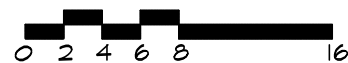


Rear



Left

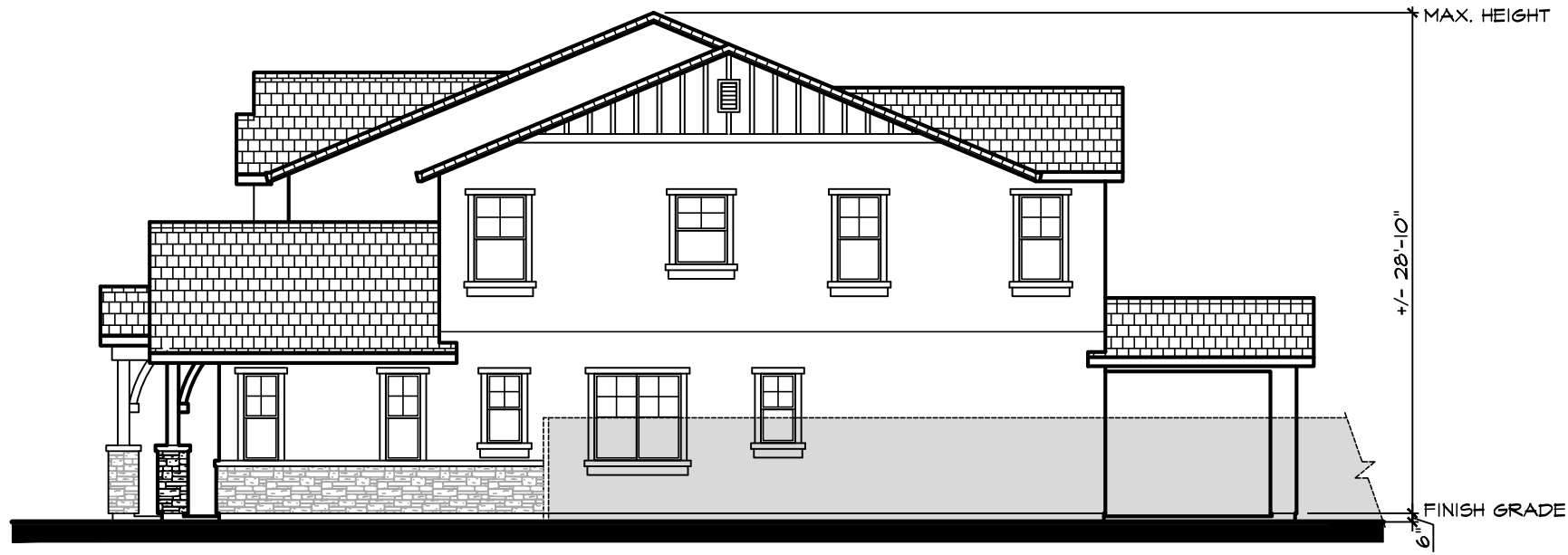
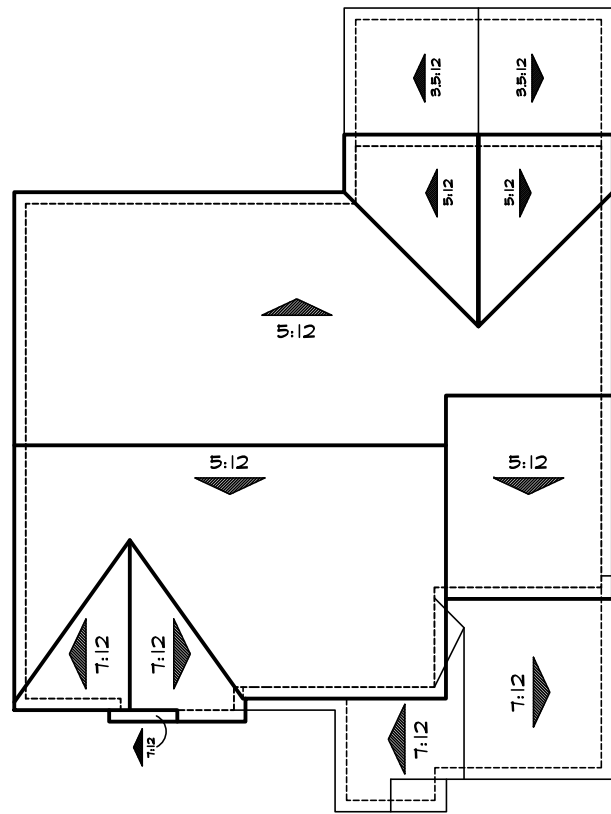
Plan 2 Elevations - 'C'



7590 & 7650
LONE TREE WAY
 BRENTWOOD, CA

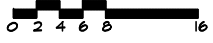


Secon Financial & Construction Co., Inc.
 Date 06/30/2022

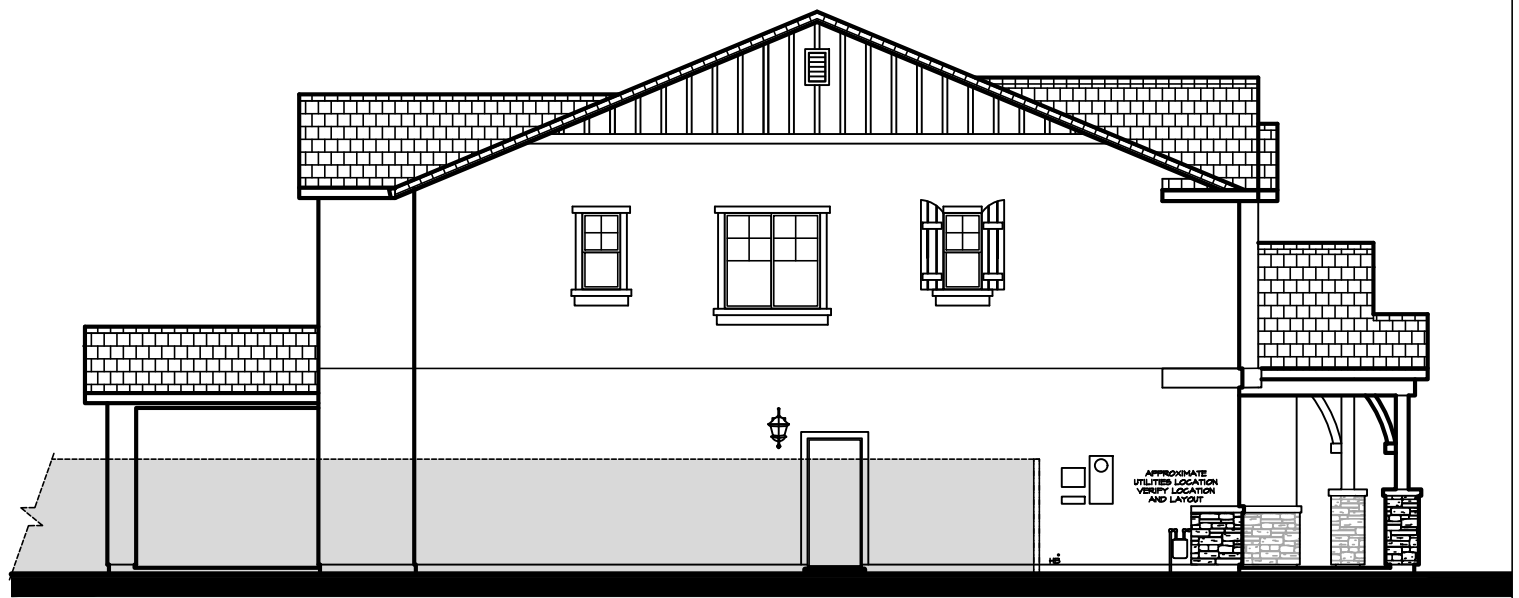


Right

Roof Plan 'D'



Rear



Left

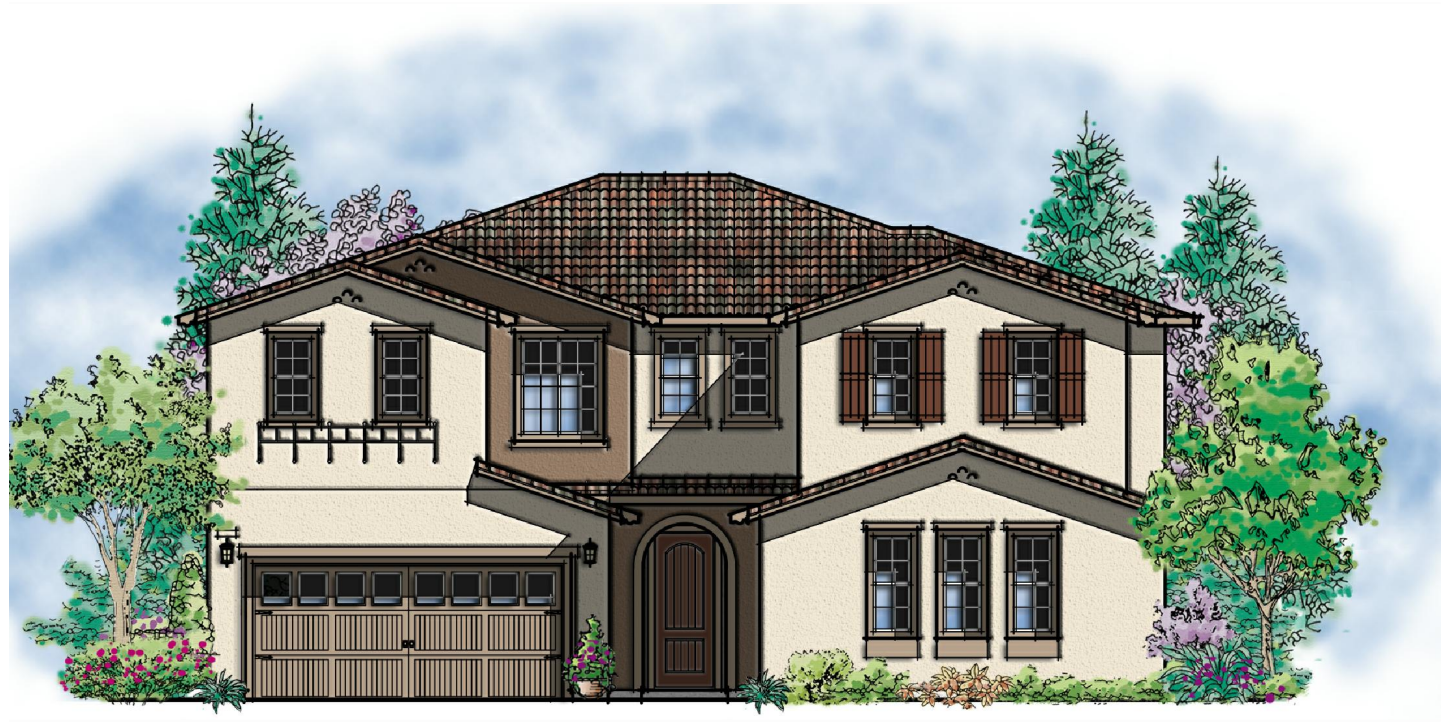
Plan 2 Elevations - 'D'



**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA



Secon Financial & Construction Co., Inc.
Date 06/30/2022



Elevation A - Spanish



Elevation B - Farmhouse

MATERIAL LEGEND

- | | |
|--|---|
| <p>A VILLA CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK TILE VENTS
MOCK SHUTTERS
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
BOARD & BATTEN
STUCCO TRIM
FOAM CORBEL
WOOD KICKER
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS
W/ WINDOW LITES</p> |
|--|---|

Plan 3
Front Elevations
7590 & 7650
LONE TREE WAY
 BRENTWOOD, CA



Secon Financial & Construction Co., Inc.
 Date 06/30/2022



Elevation C - Craftsman



Elevation D - French Country

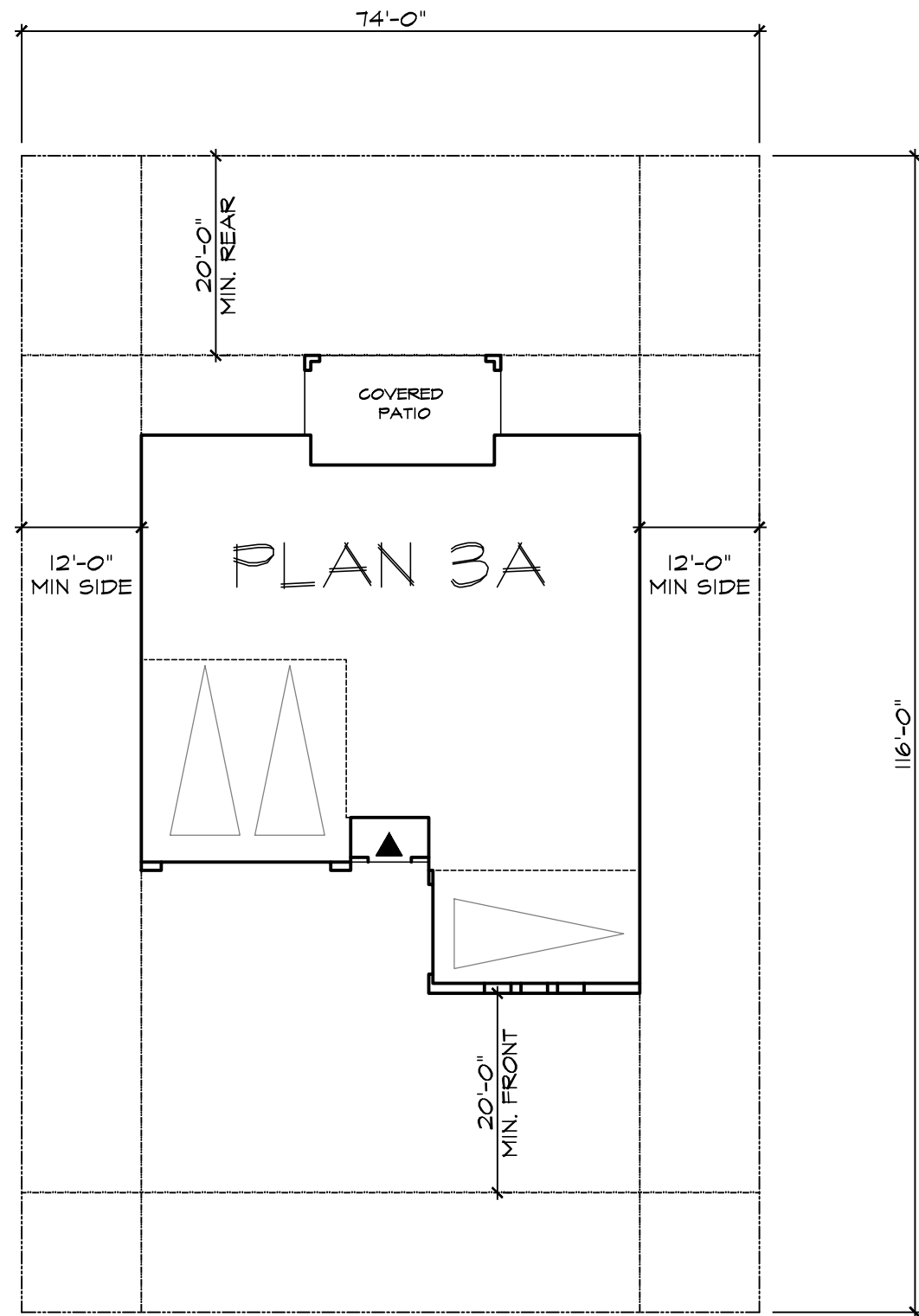
MATERIAL LEGEND

- | | |
|--|---|
| <p>C FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 LAP SIDING
 SHINGLE SIDINGS
 FOAM CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> | <p>D FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 BOARD & BATTEN
 MOCK VENTS
 MOCK SHUTTERS
 WOOD COLUMN
 WOOD CORBELS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS
 W/ WINDOW LITES</p> |
|--|---|

**Plan 3
 Front Elevations
 7590 & 7650
 LONE TREE WAY
 BRENTWOOD, CA**

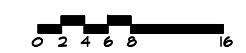


**Discovery
 Design
 Group**
 Secon Financial & Construction Co., Inc.
 Date 06/30/2022



City of Brentwood	
RI-12 ZONING GENERAL STANDARDS	
FRONT SETBACK	20' MIN.
REAR SETBACK	20' MIN.
SIDE YARD SETBACK	12' MIN.
MIN. AGGREGATE	30' MIN.
CORNER SIDE SETBACK	10' MIN.
LOT DEPTH	150' MAX
LOT WIDTH	90' MAX
LOT SIZE	12,000 SF MIN

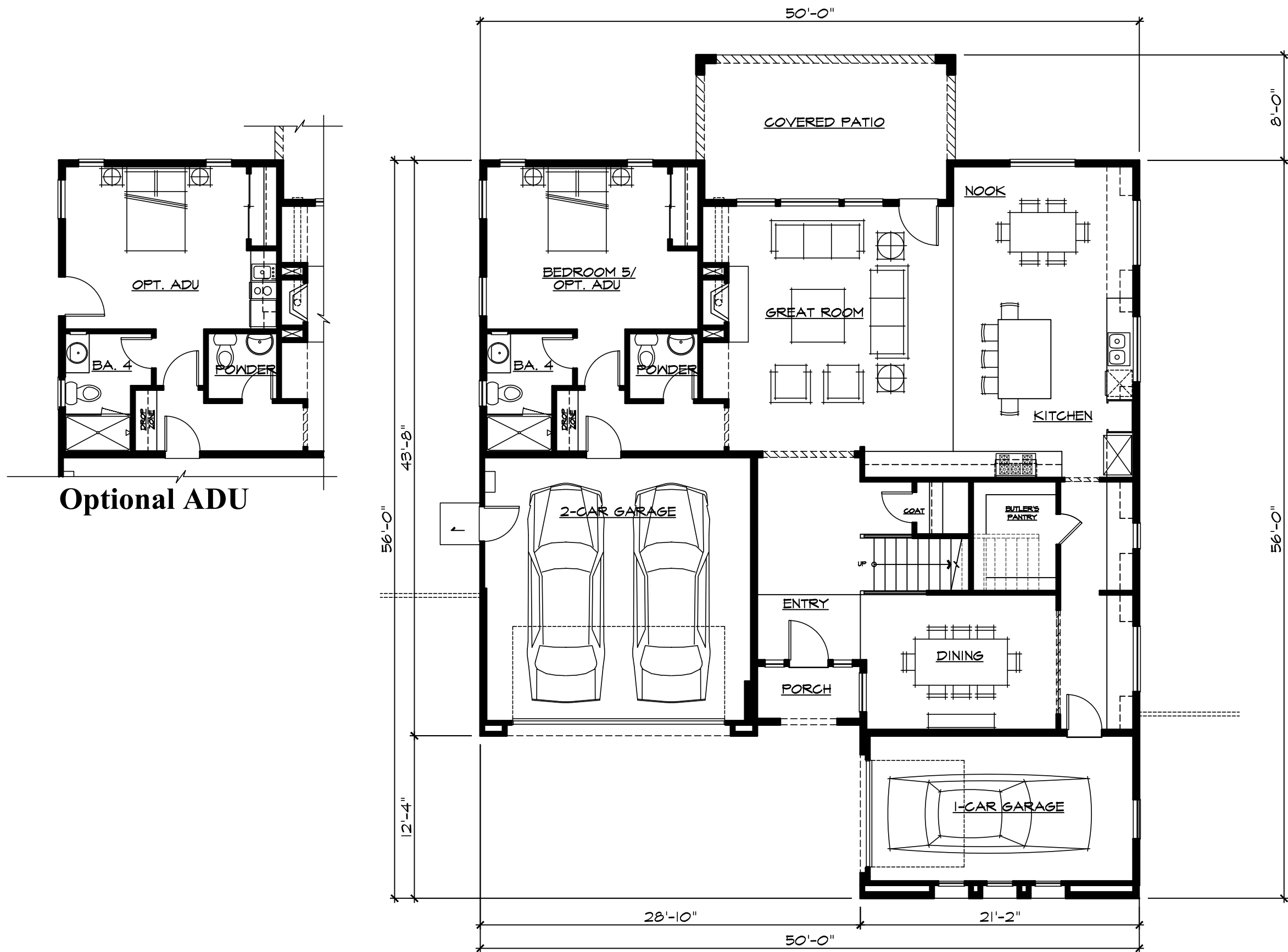
**Plan 3
Site Plan**



**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



Secon Financial & Construction Co., Inc.
Date 03/25/2022



SQUARE FOOTAGE	
FIRST FLOOR	1650 SF
SECOND FLOOR	2184 SF
TOTAL LIVING AREA	3834 SF
<hr/>	
GARAGE	654 SF
PORCH	34 SF
COVERED PATIO	213 SF
FOOTPRINT	2551 SF

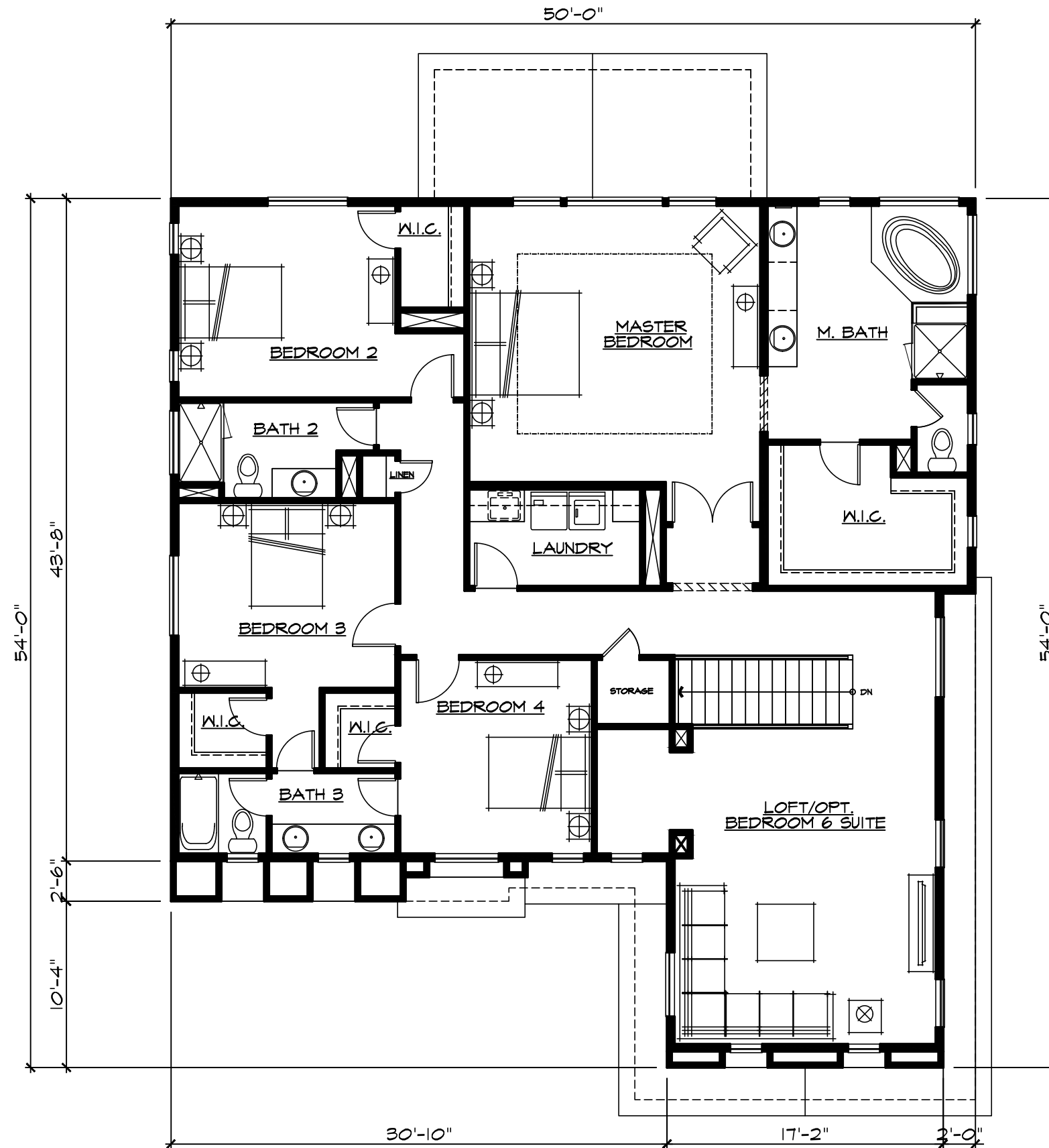
Plan 3 First Floor Plan



**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA

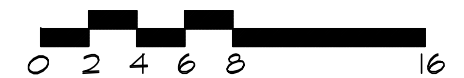


Secon Financial & Construction Co., Inc.
Date 01/27/2023



SQUARE FOOTAGE	
FIRST FLOOR	1650 SF
SECOND FLOOR	2184 SF
TOTAL LIVING AREA	3834 SF
<hr/>	
GARAGE	654 SF
PORCH	34 SF
COVERED PATIO	213 SF
<hr/>	
FOOTPRINT	2551 SF

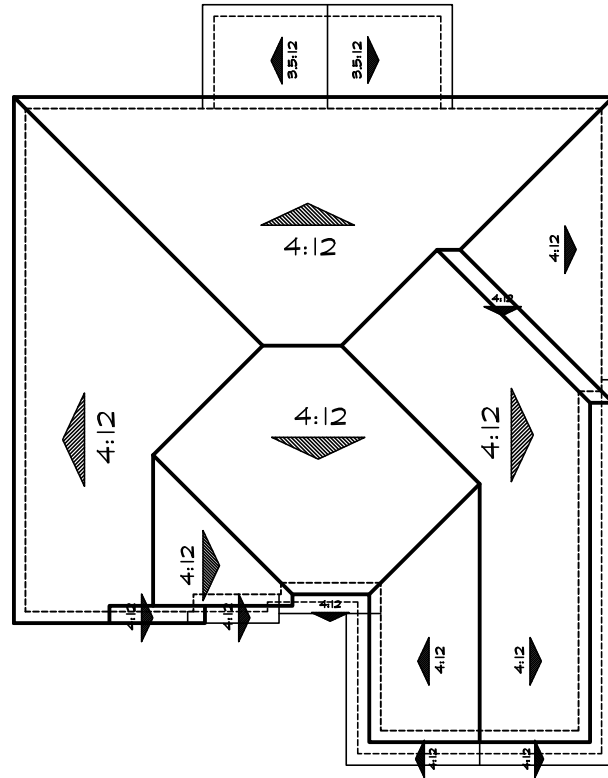
Plan 3 Second Floor Plan



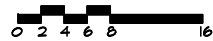
**7590 & 7650
LONE TREE WAY**
BRENTWOOD, CA



Discovery
Design
Group
Secon Financial & Construction Co., Inc.
Date 03/25/2022



Roof Plan 'A'



Right



Rear



Left

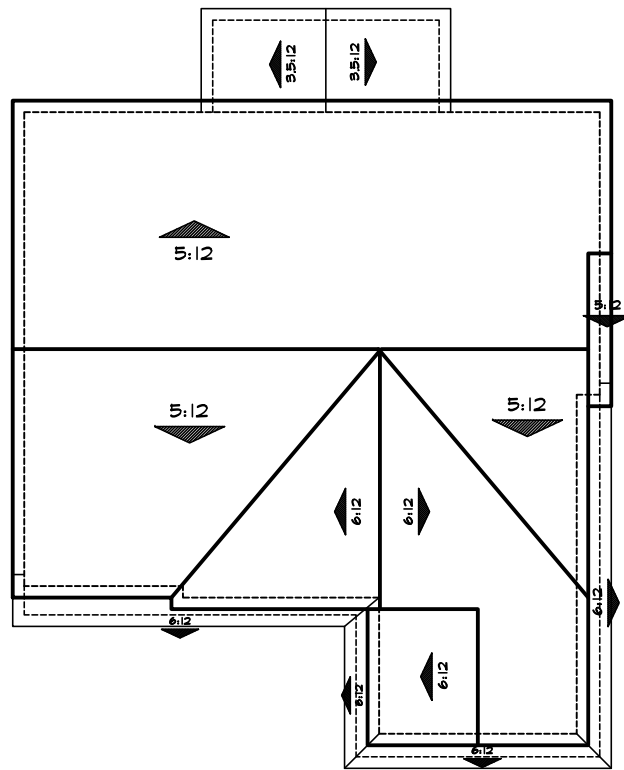
**Plan 3
Elevations - 'A'**



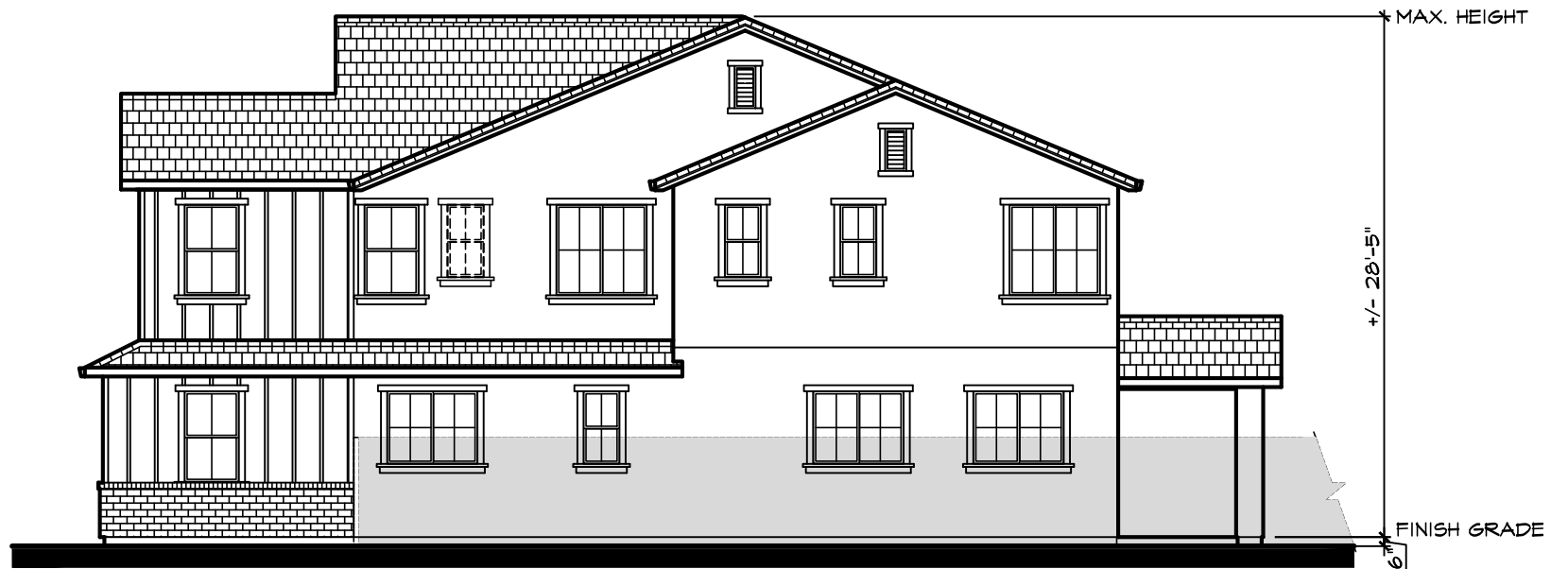
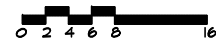
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



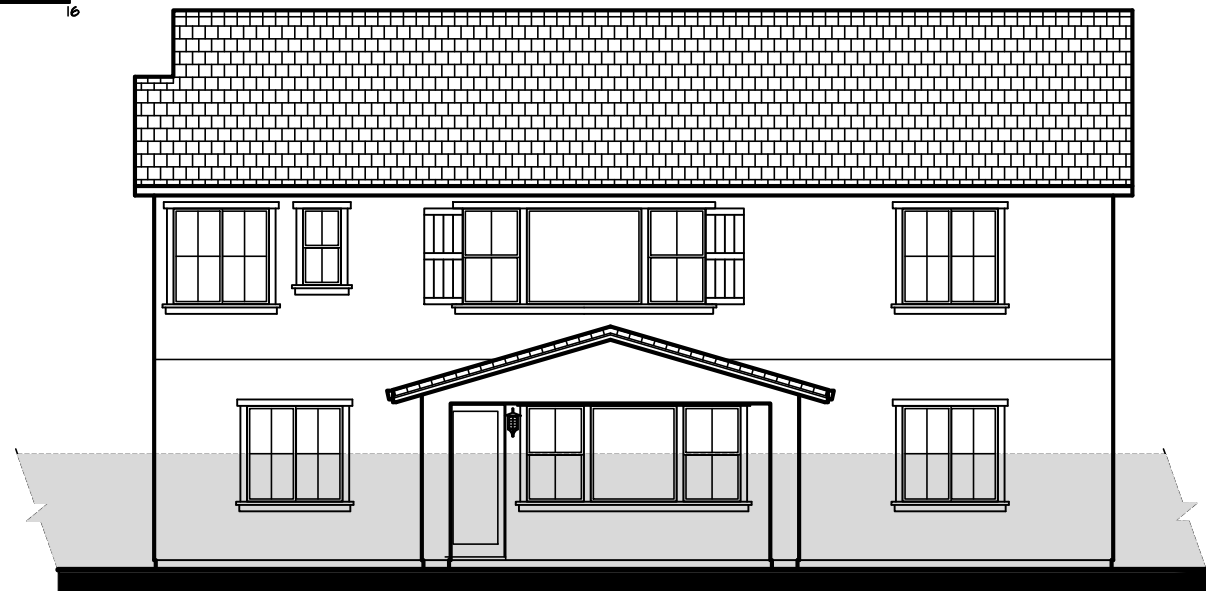
**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



Roof Plan 'B'



Right



Rear



Left

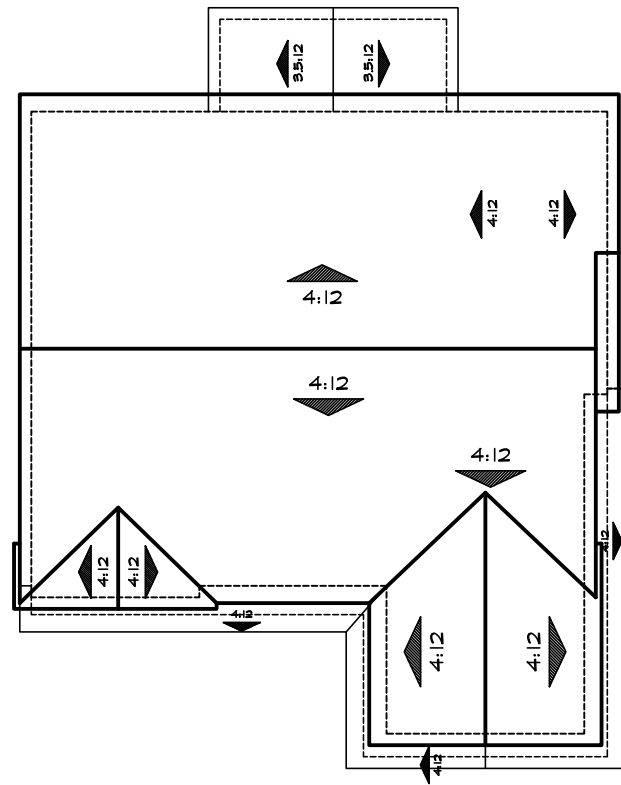
**Plan 3
Elevations - 'B'**



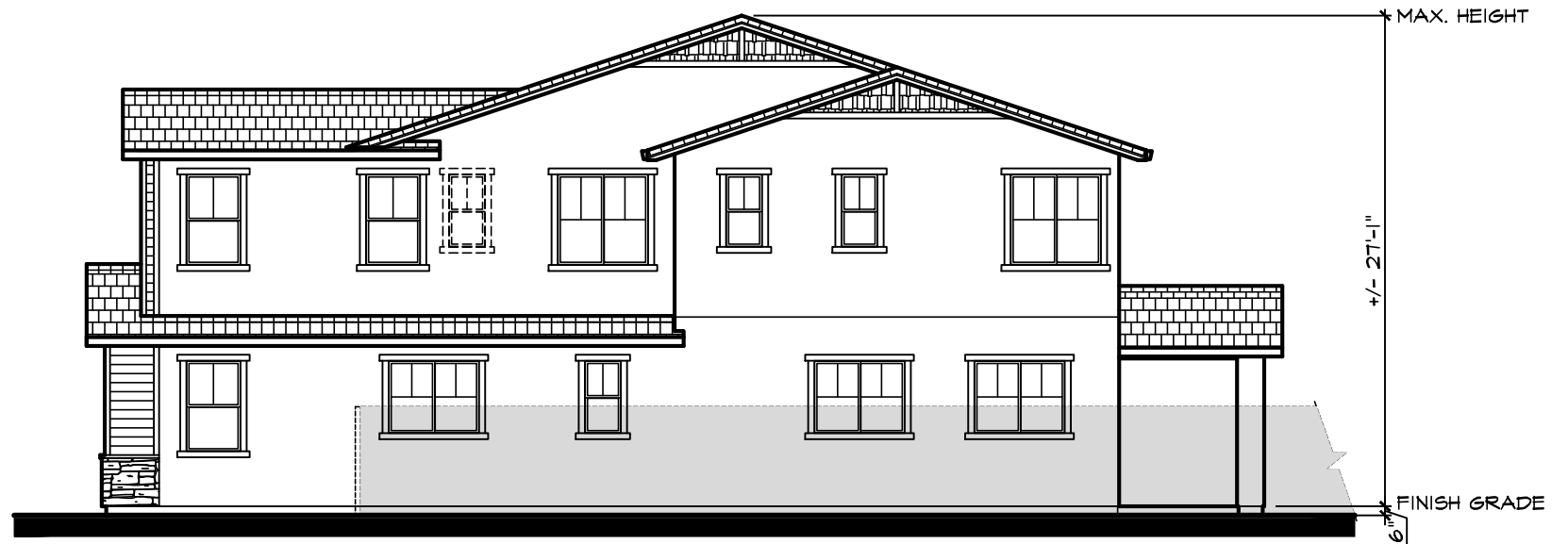
**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



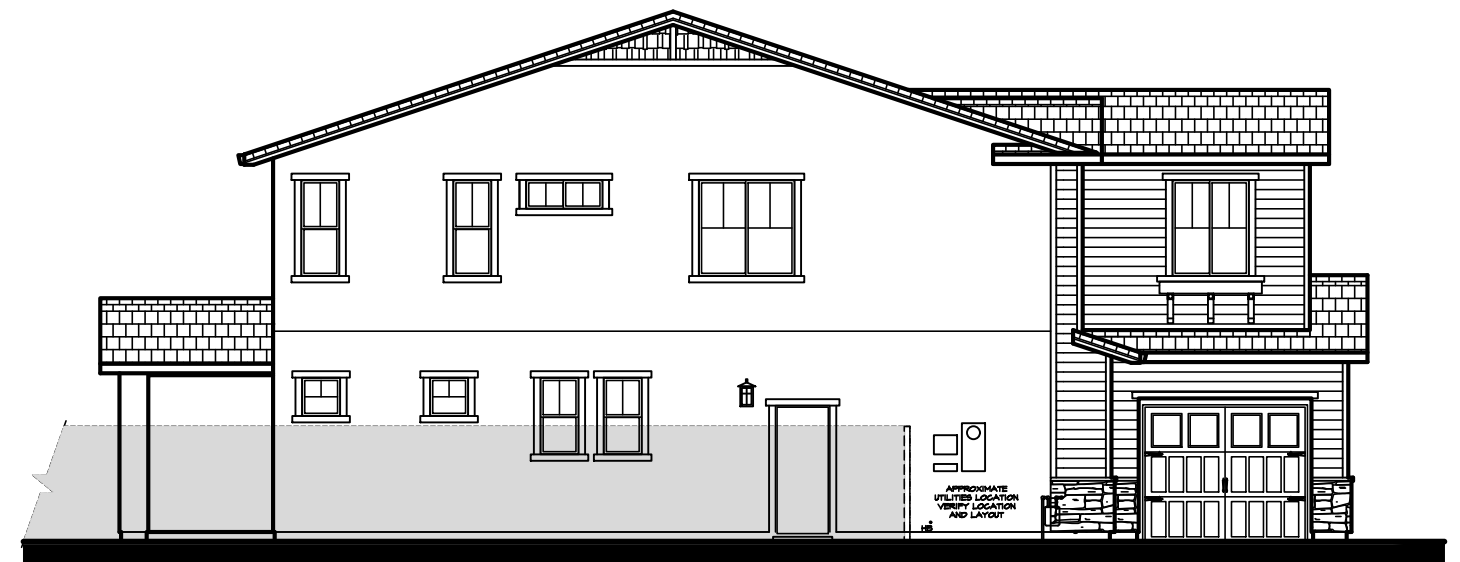
Roof Plan 'C'



Right

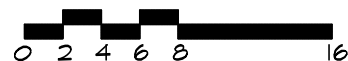


Rear



Left

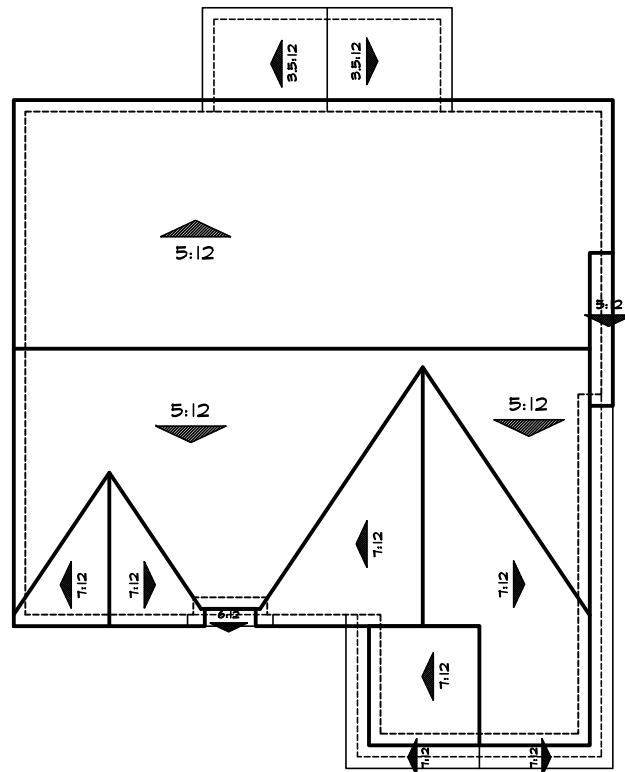
**Plan 3
Elevations - 'C'**



**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



**Secon Financial & Construction Co., Inc.
Date 06/30/2022**



Right

Roof Plan 'D'

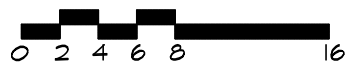


Rear



Left

Plan 3
Elevations - 'D'



**7590 & 7650
LONE TREE WAY
BRENTWOOD, CA**



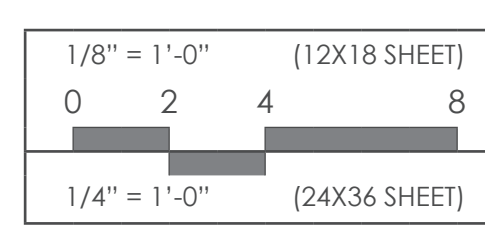
Secon Financial & Construction Co., Inc.
Date 06/30/2022



PLAN A ELEVATION -
FARMHOUSE STYLE



PLAN B ELEVATION -
FARMHOUSE STYLE

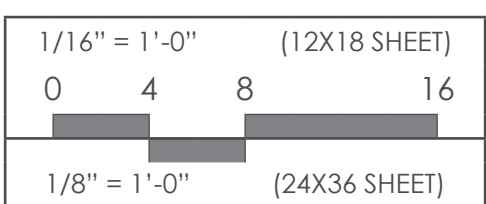
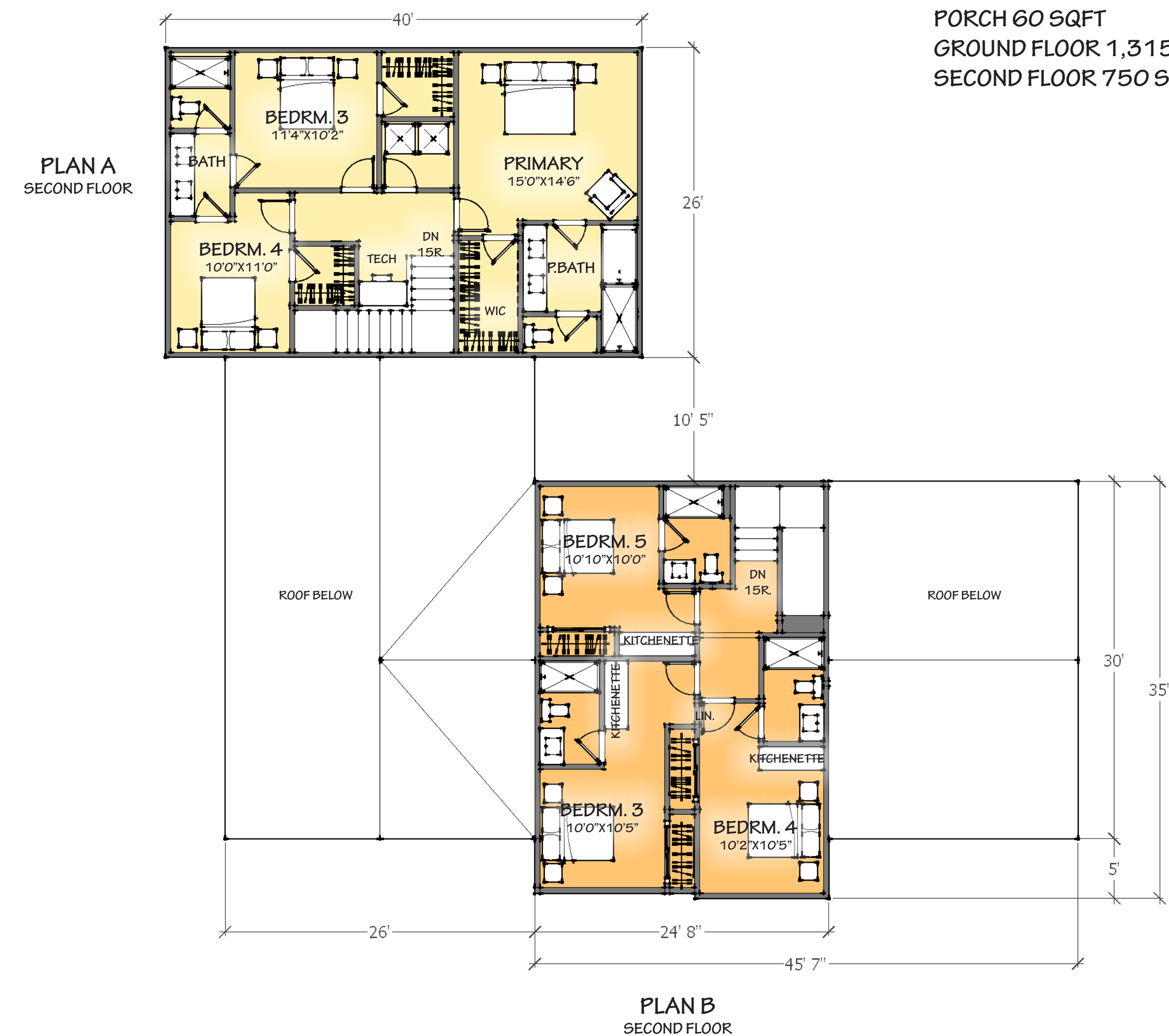


PROJECT STATS
PLAN A
 4 BEDROOM, 3.5 BATH
 TOTAL LIVING 1,950 SQFT

2 CAR GARAGE 500 SQFT
 PORCH 60 SQFT
 GROUND FLOOR 990 SQFT
 SECOND FLOOR 960 SQFT

PLAN B
 5 BEDROOM, 5.5 BATH
 TOTAL LIVING 2,165 SQFT

2 CAR GARAGE 500 SQFT
 PORCH 60 SQFT
 GROUND FLOOR 1,315 SQFT
 SECOND FLOOR 750 SQFT



SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION A: SPANISH

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR
SCHEME 1	1VICS0024 DESERT SAGE 	KMW28 CLAM 	KM5784 CREEK BAY 	KM5792 STACKED STONE 	KM4582 BEAVER PELT 
SCHEME 2	1VICS3233 BROWN BLEND 	KMW10 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777-2 CANNERY PARK 	KM4897 YIN MIST 
SCHEME 3	1VICS0024 DESERT SAGE 	KM4632-1 WHITE SAND 	KM4649-3 OLIVE WOOD 	KMW6-1 LILY WHITE 	KM5751-5 COASTLINE TRAIL 
SCHEME 4	1VICS7330 VERONA CLAY 	KMW25-1 VAPOR TRAIL 	KM4587-3 SMOKY TOPAZ 	KM4572-2 TUNGSTEN 	KMA21-5 TUSCAN OLIVE 
SCHEME 5	1VICS7330 VERONA CLAY 	KM4660-1 WEDDING DRESS 	KM5708-3 LOVER'S LEAP 	KM4552 ANTIQUE WINDMILL 	KMA66 SANTANA SOUL 
SCHEME 6	1VICS3233 BROWN BLEND 	KMW24-1 BUD'S SAILS 	KM4642-2 BIRD'S NEST 	KM4645-5 WINE CORK 	KM5762-5 HIKING BOOTS 

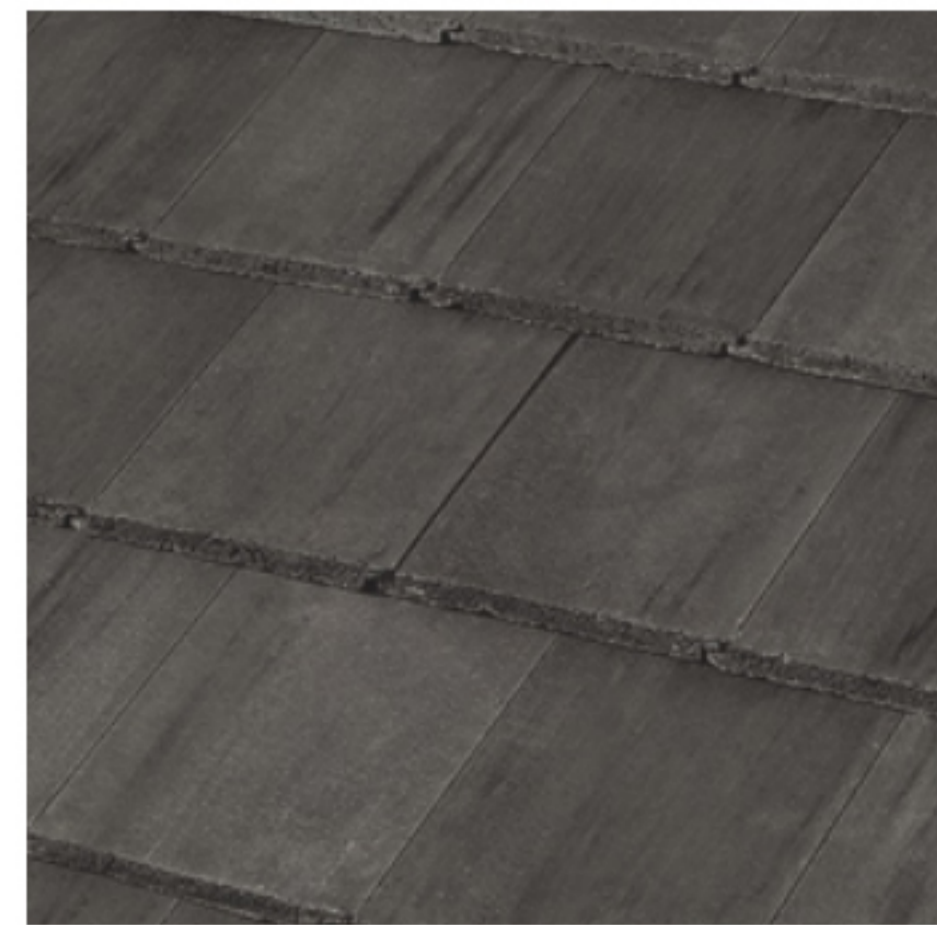





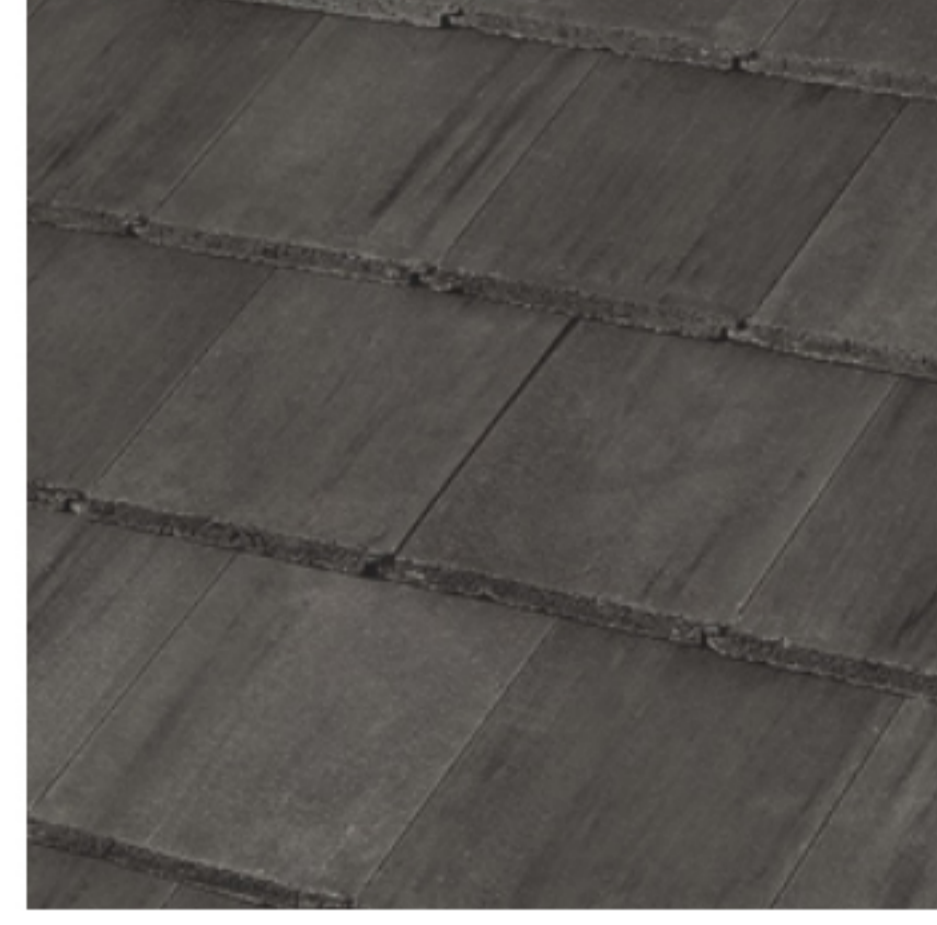
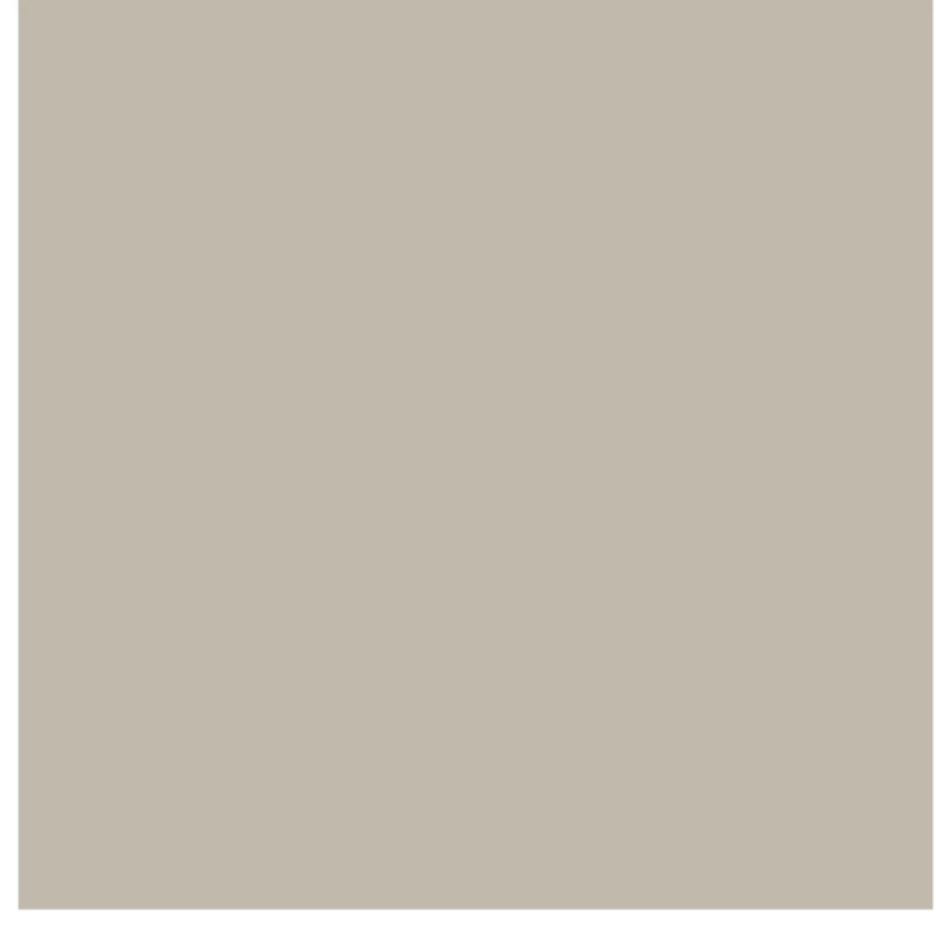




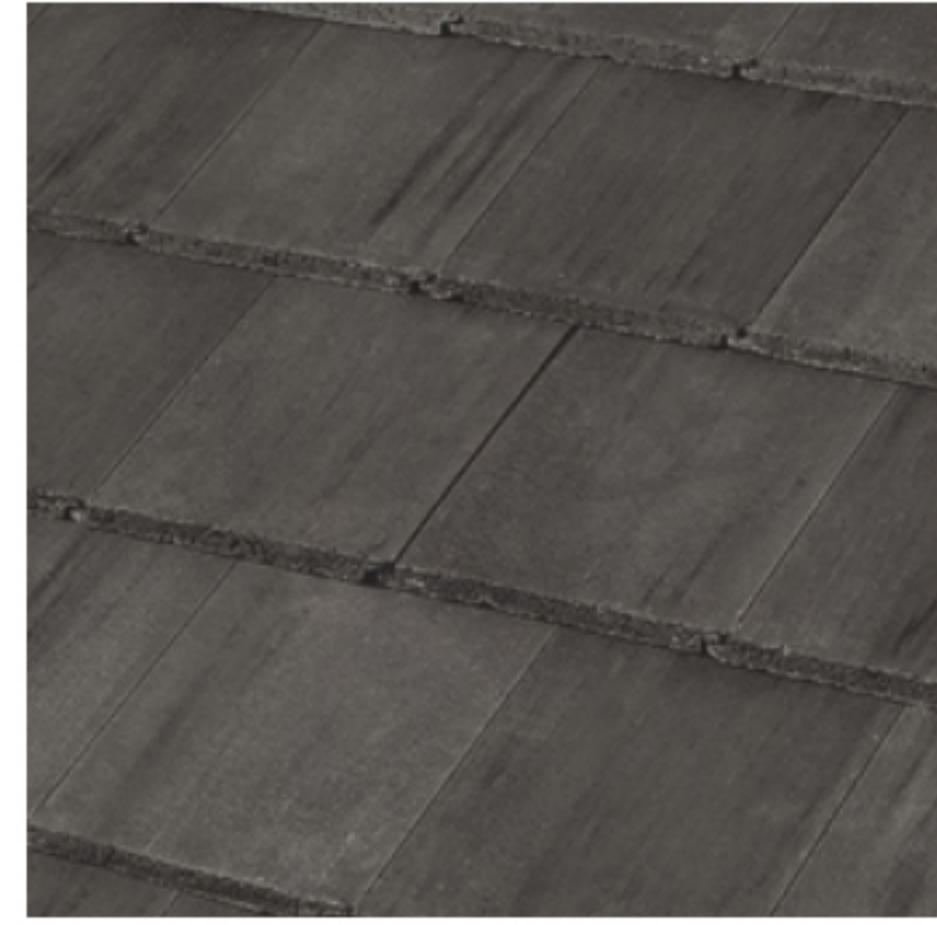


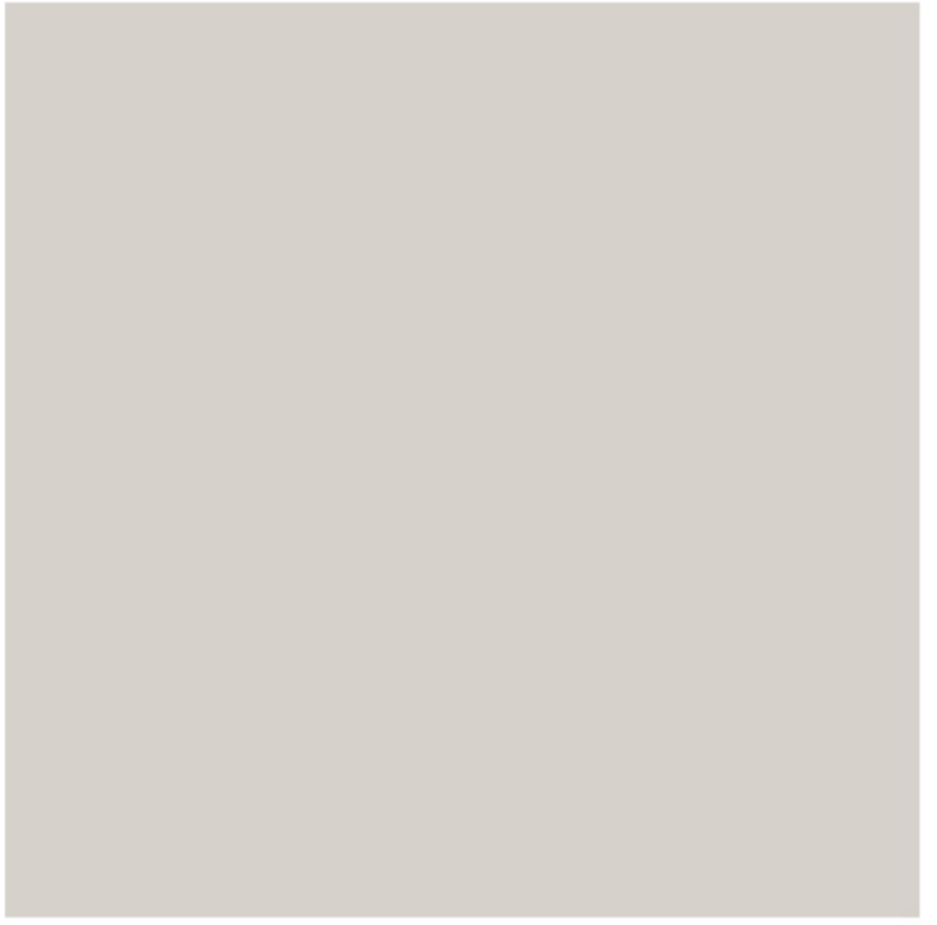
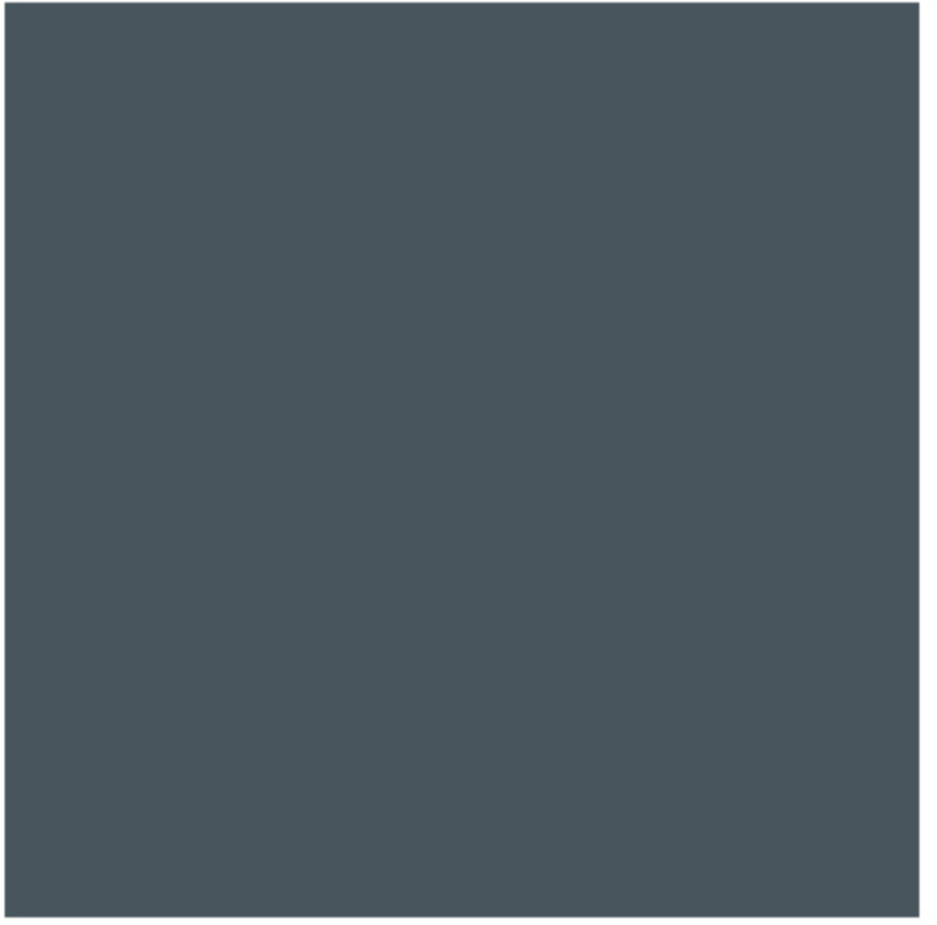





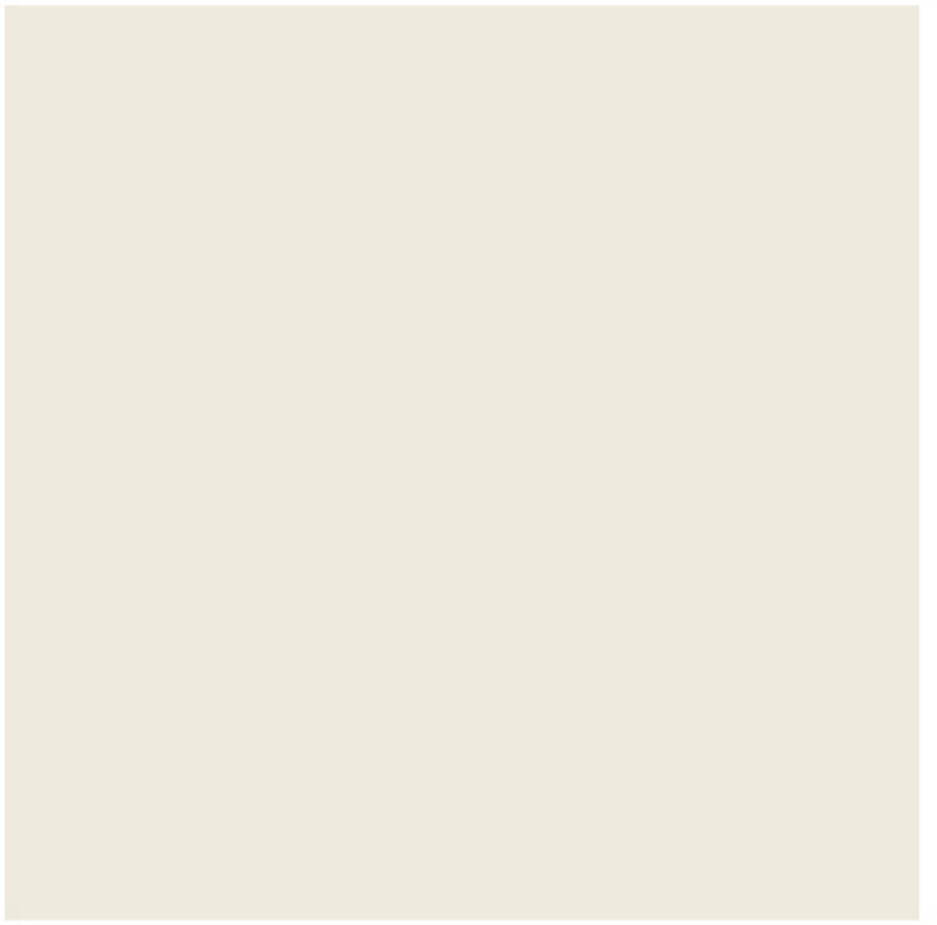








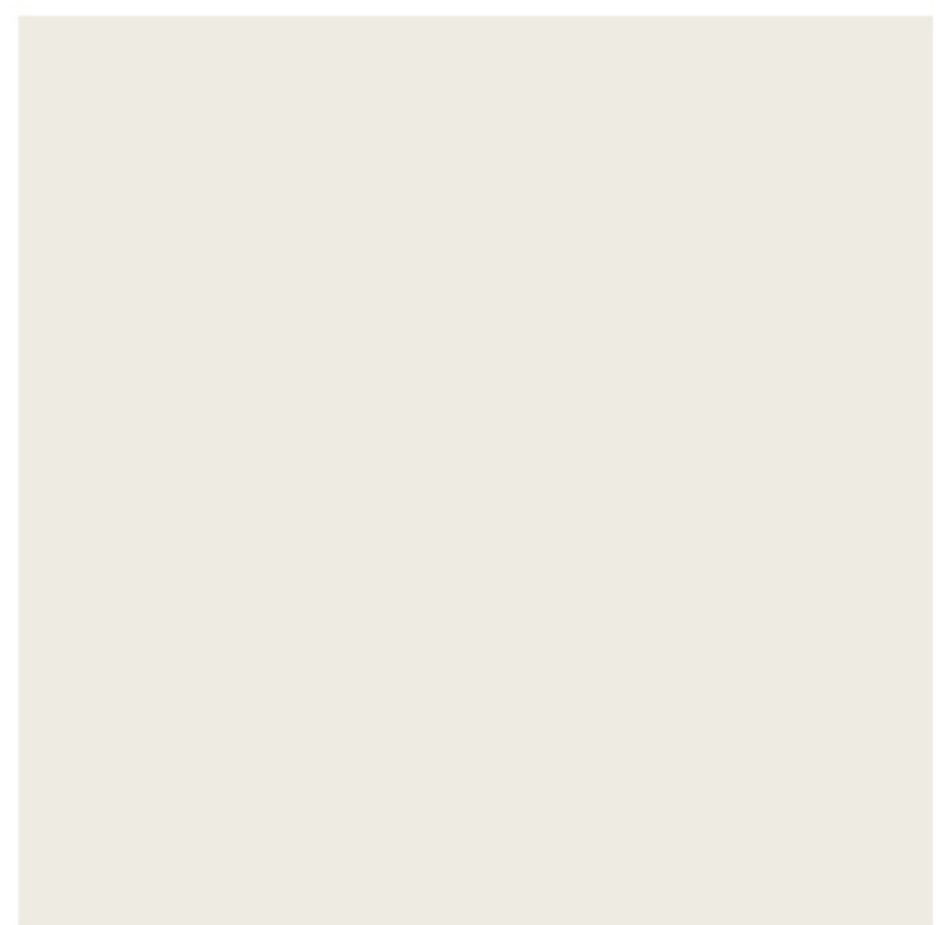




ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 06/30/2022

SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION B: FARMHOUSE

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 7	1FACS1430 CHARCOAL BLEND 	KM5828 BIG BAND 	KM4953-5 NATURAL PUMICE 	KM4947 SUBTLE SHADOW 	KMA61-5 SHERWOOD FOREST 	TUNDRABRICK ASHLAND 
SCHEME 8	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM4943 SUBWAY 	KM4940-1 GREYBEARD 	KM4946-5 SEAWEED WRAP 	TUNDRABRICK IRONSIDE 
SCHEME 9	1FACS1430 CHARCOAL BLEND 	KM5818 KETTLEMAN 	KM5824-3 WINTER'S PARK 	KM4906-1 CAMPFIRE SMOKE 	KM5812-5 WINTER SOLSTICE 	TUNDRABRICK LATIGO 
SCHEME 10	1FACS1130 CHARCOAL 	KM4950 METAL FLAKE 	KM4948 BABY BARN OWL 	KM4952 POMPEII RUINS 	KM4926-1 IVORY MIST 	TUNDRABRICK CHALK DUST 
SCHEME 11	1FACS1130 CHARCOAL 	KM5825 NOT MY FAULT 	KM4905-1 HUSH GRAY 	KM5823-2 CITY TOWER 	KMA62-5 PARKVIEW 	TUNDRABRICK IRONSIDE 
SCHEME 12	1FACS1130 CHARCOAL 	KMW47-1 BROKEN WHITE 	KM4903 ZINC DUST 	KM4900-1 MUD POTS 	407 CARBON 	TUNDRABRICK IRONSIDE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

MASONRY: ELDORADO STONE OR EQUIVALENT

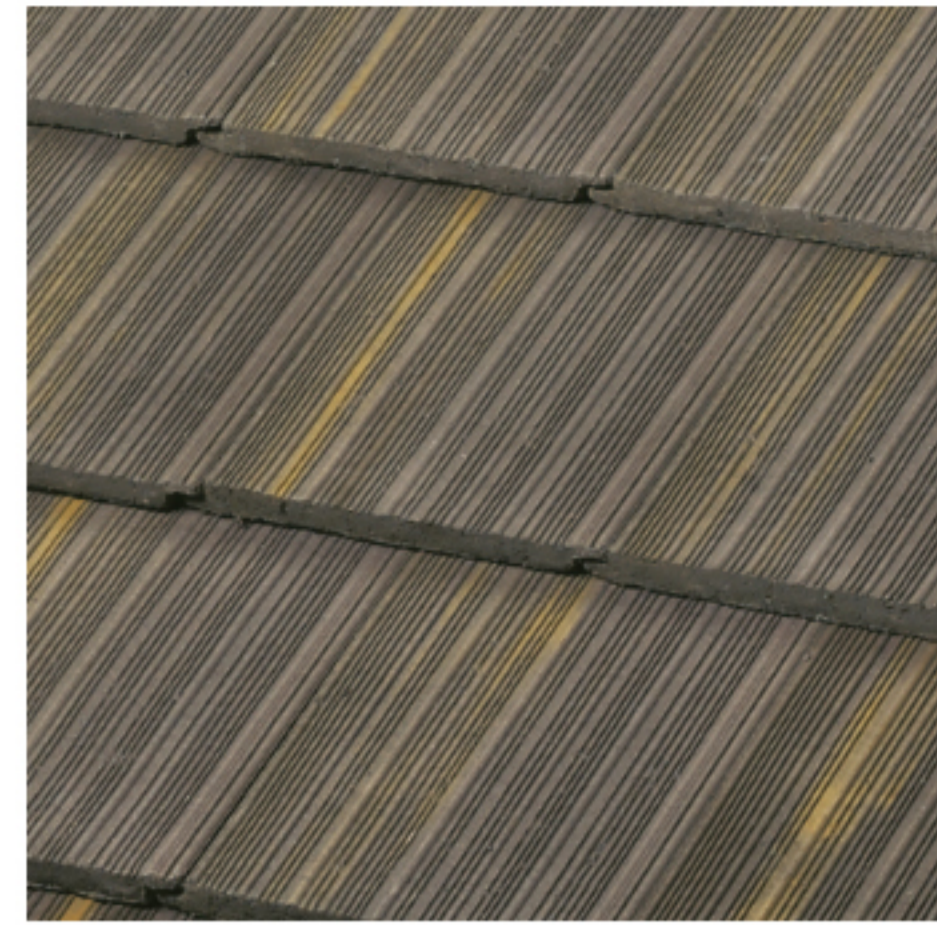


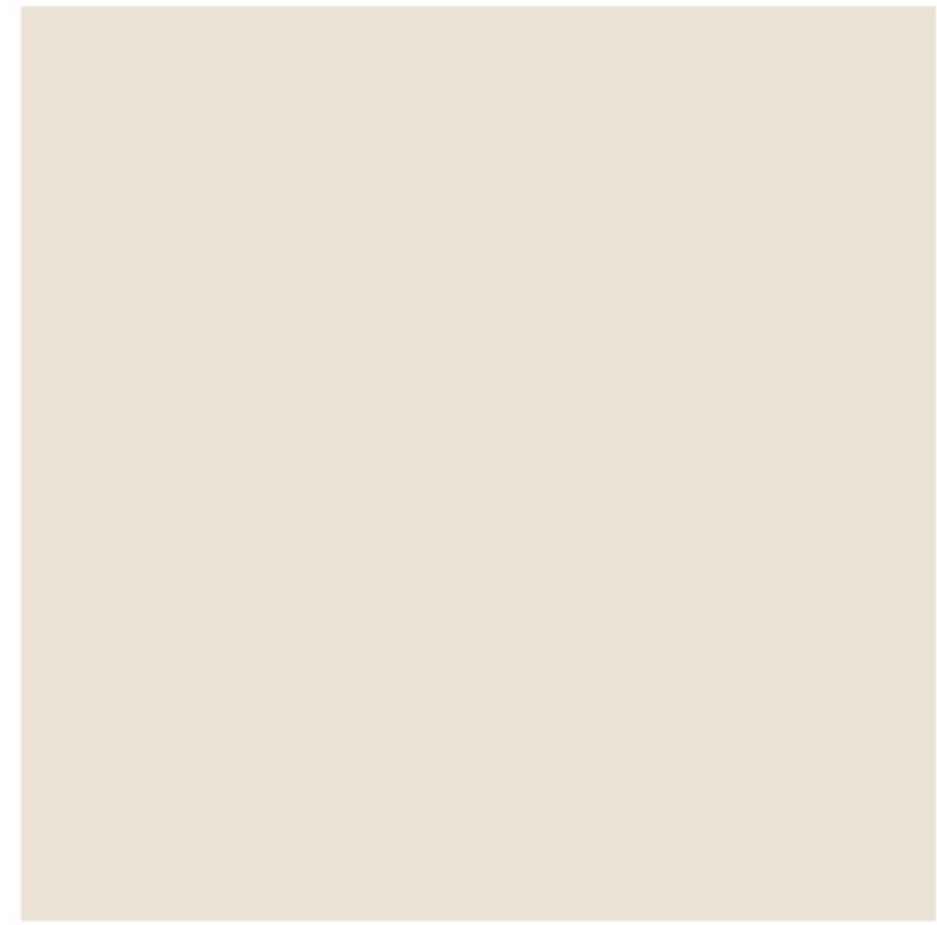


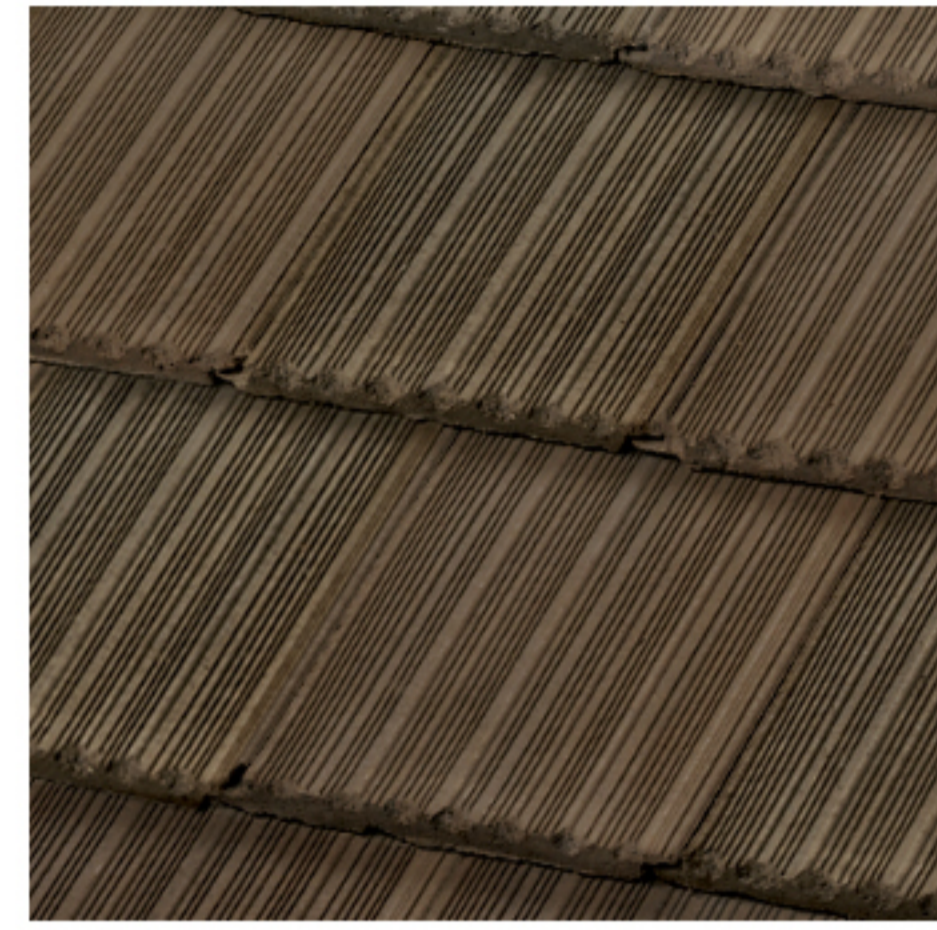




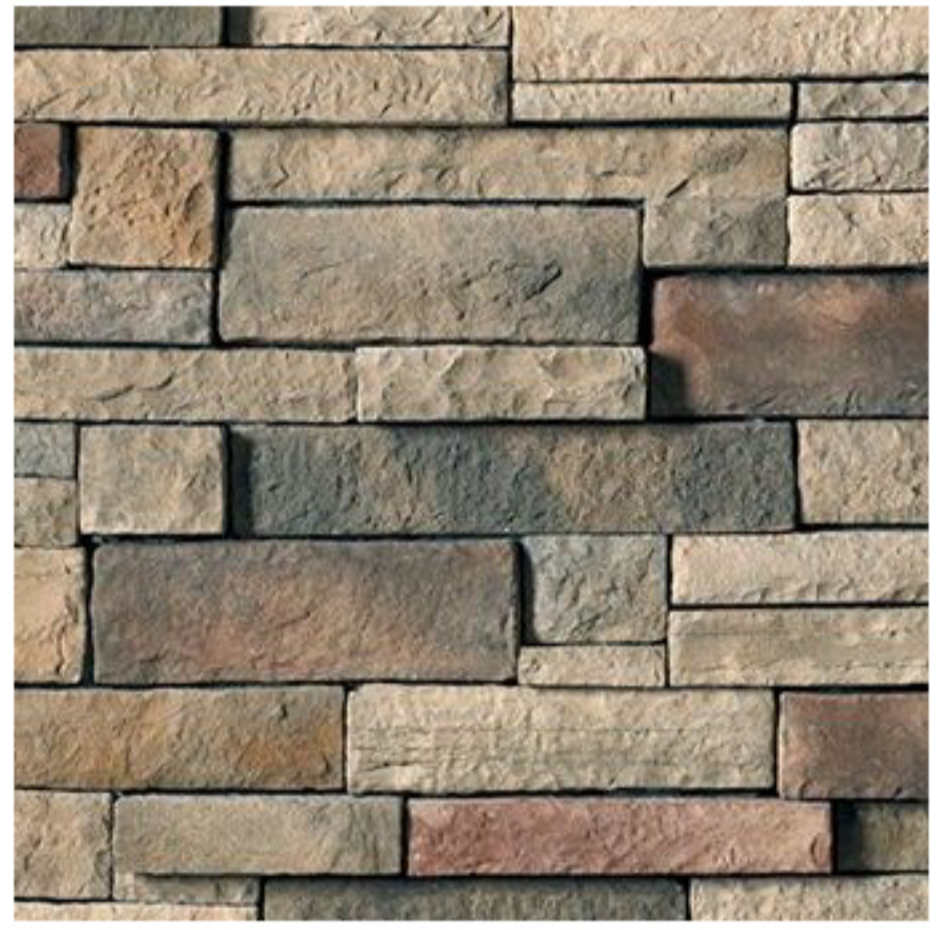



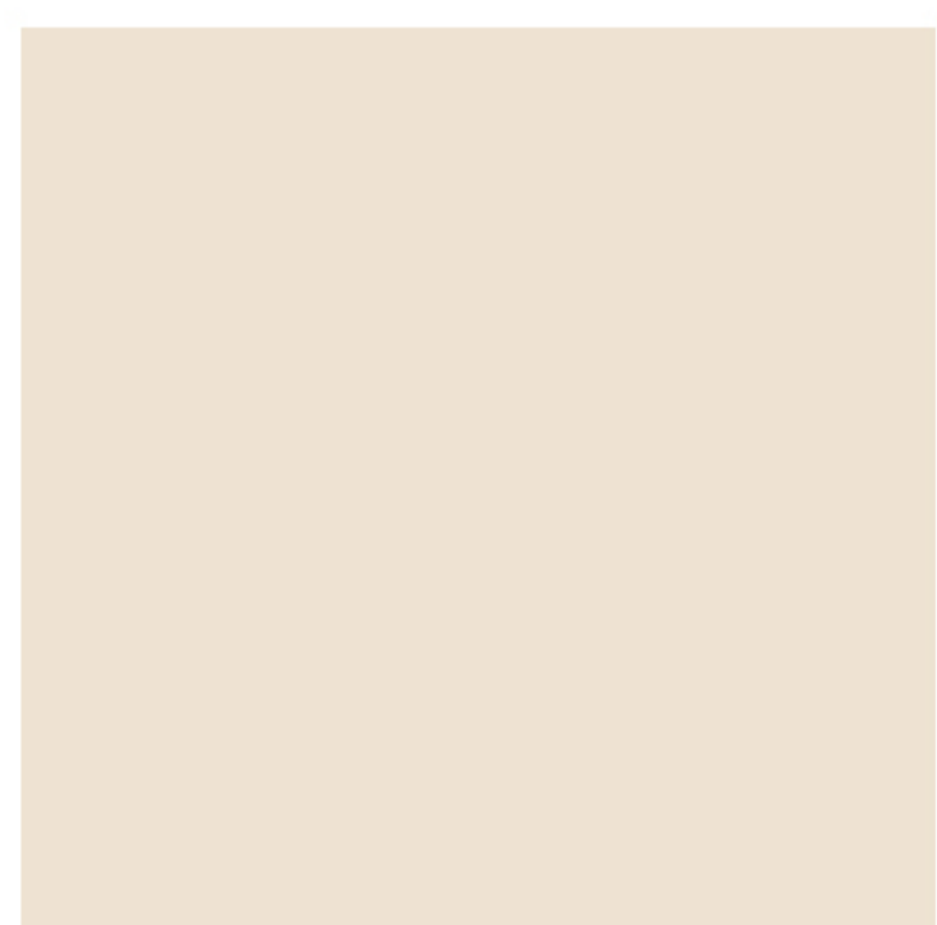

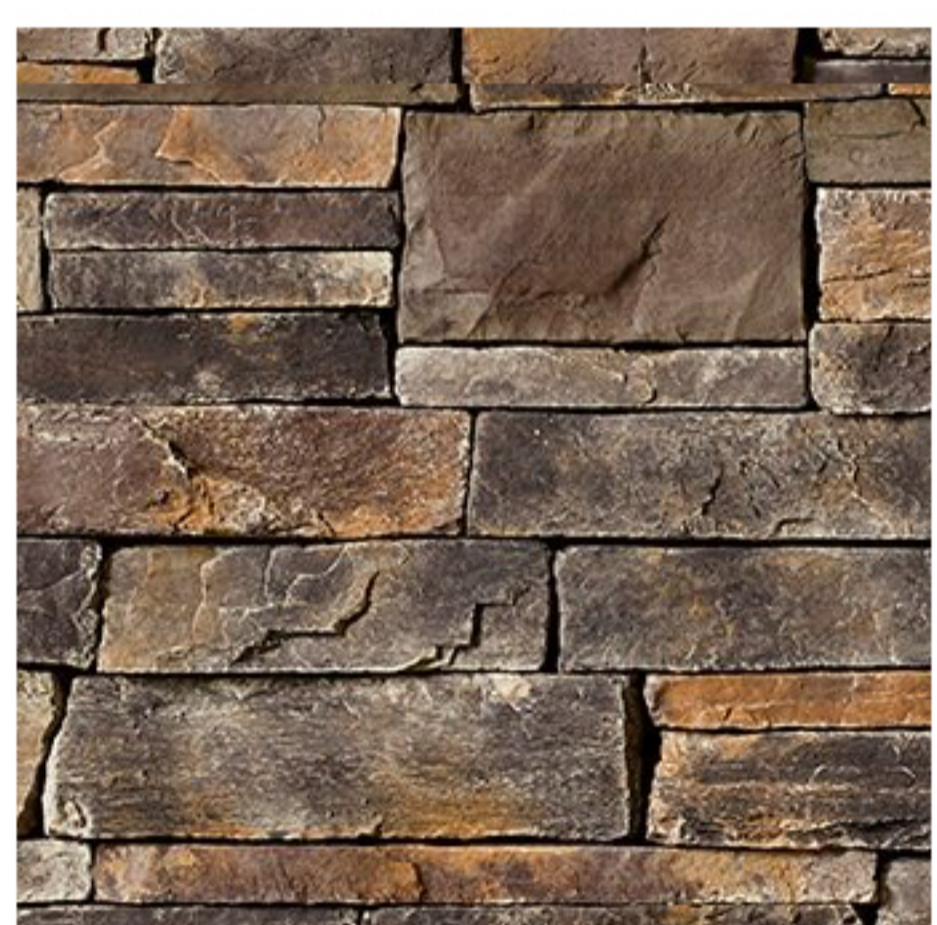


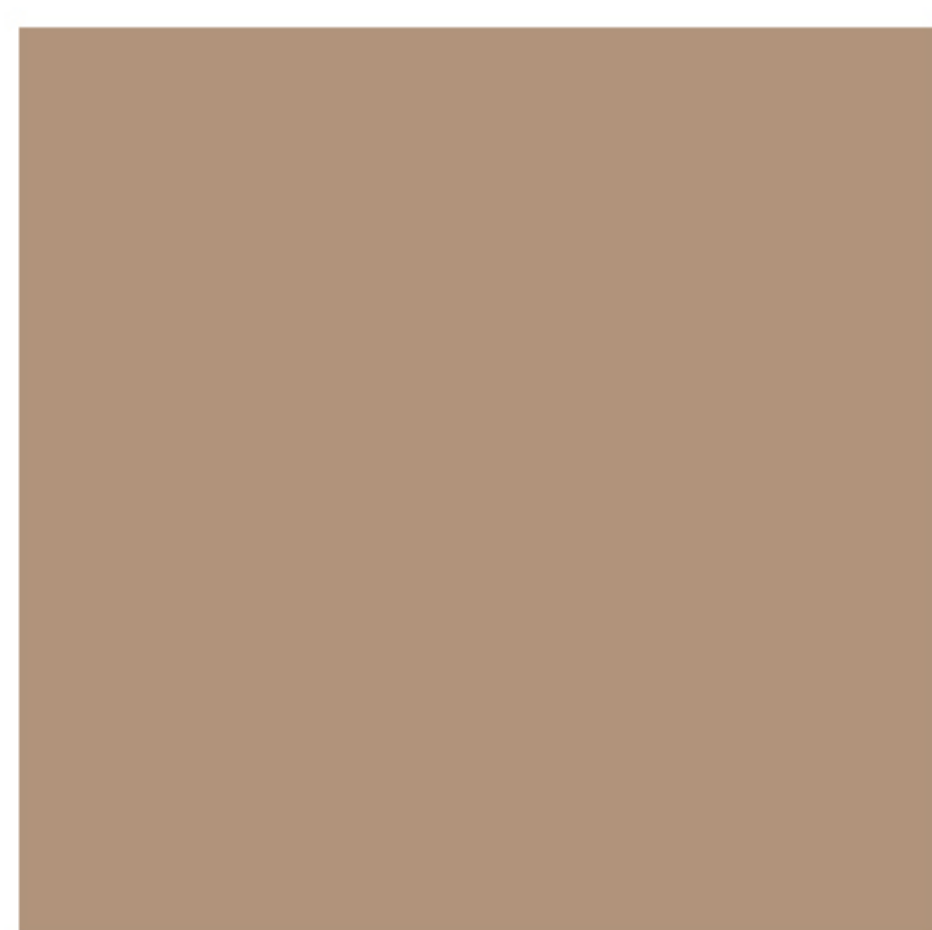
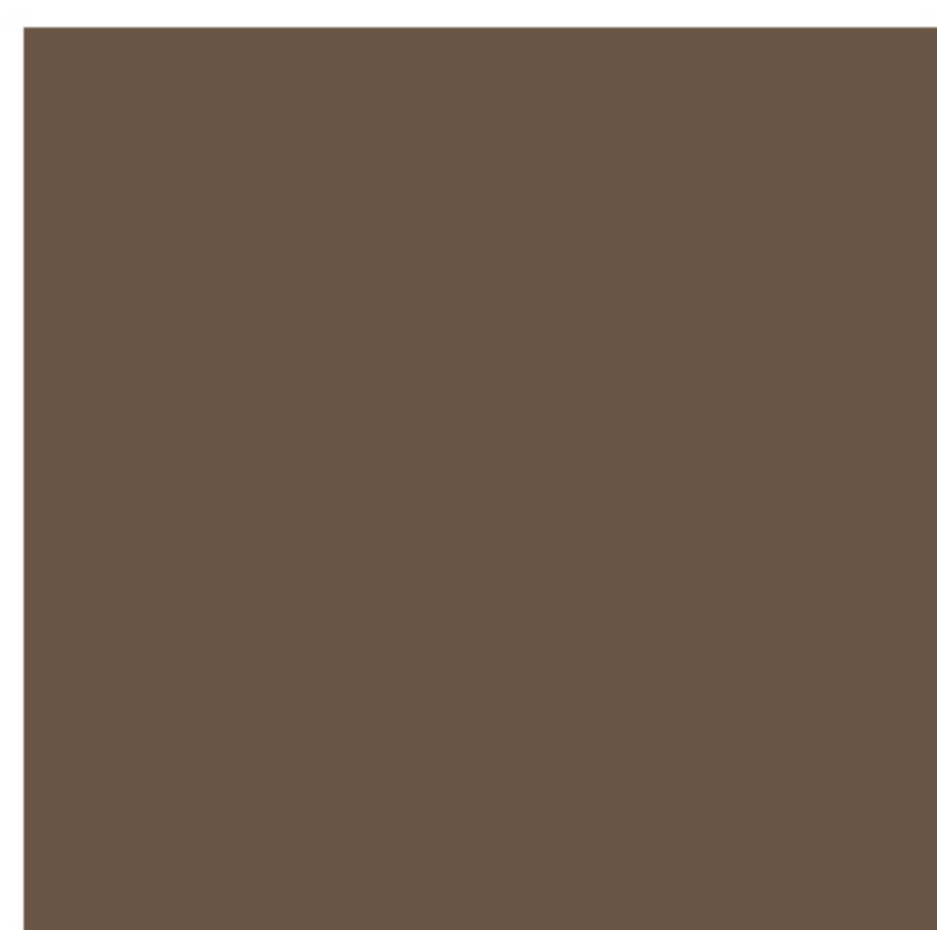
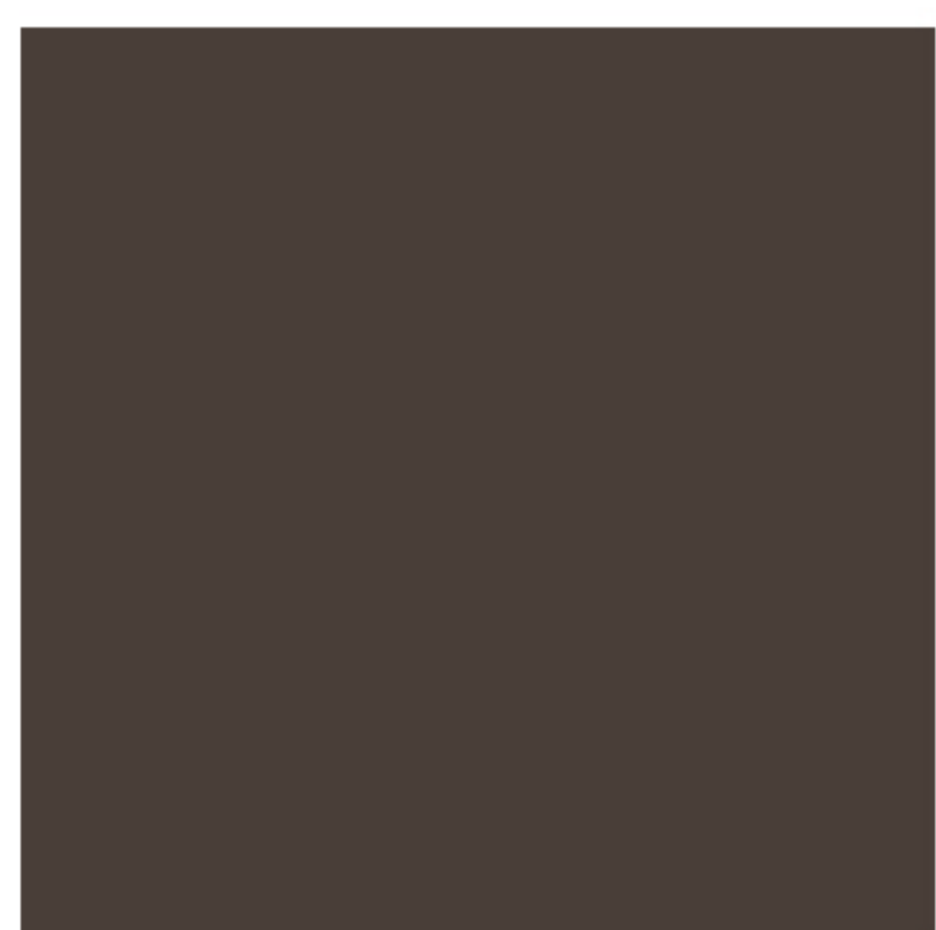
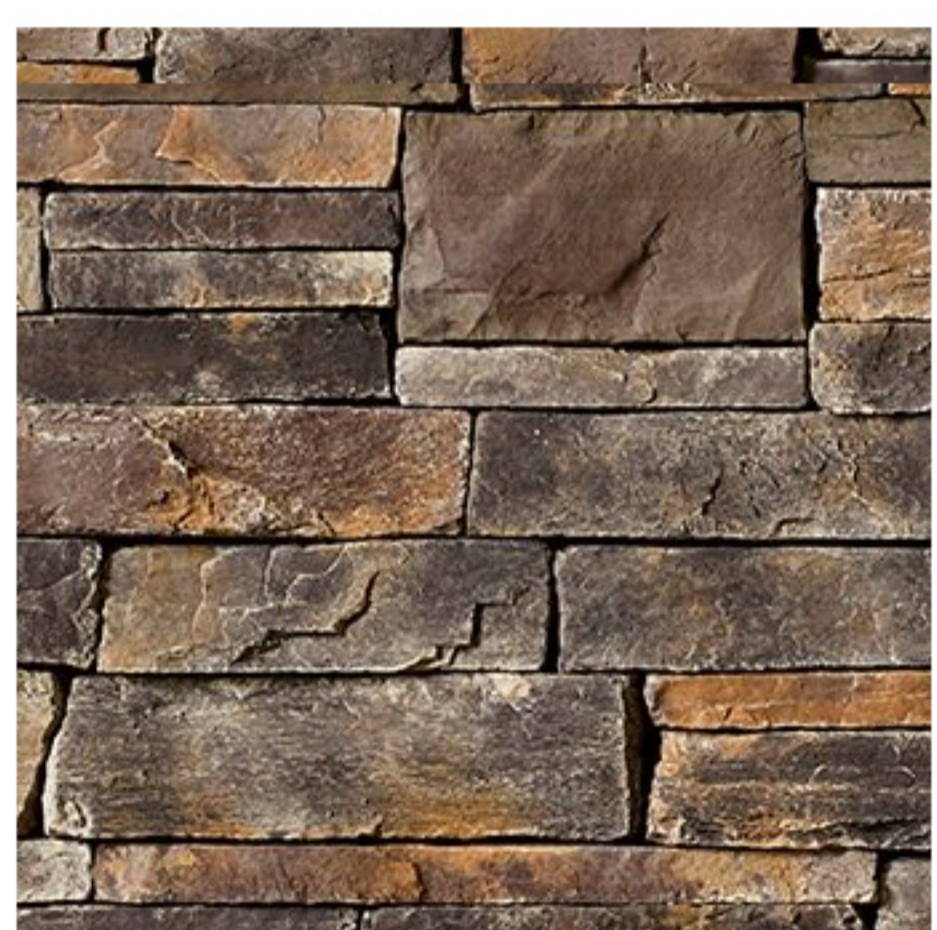
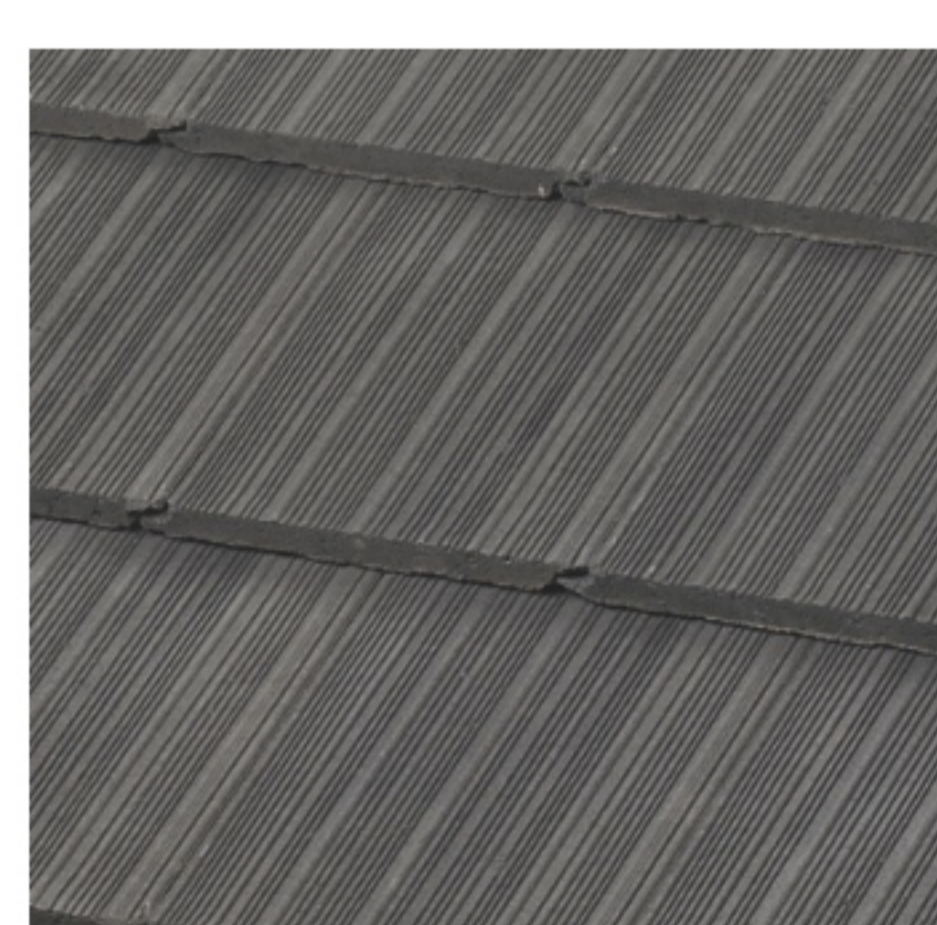



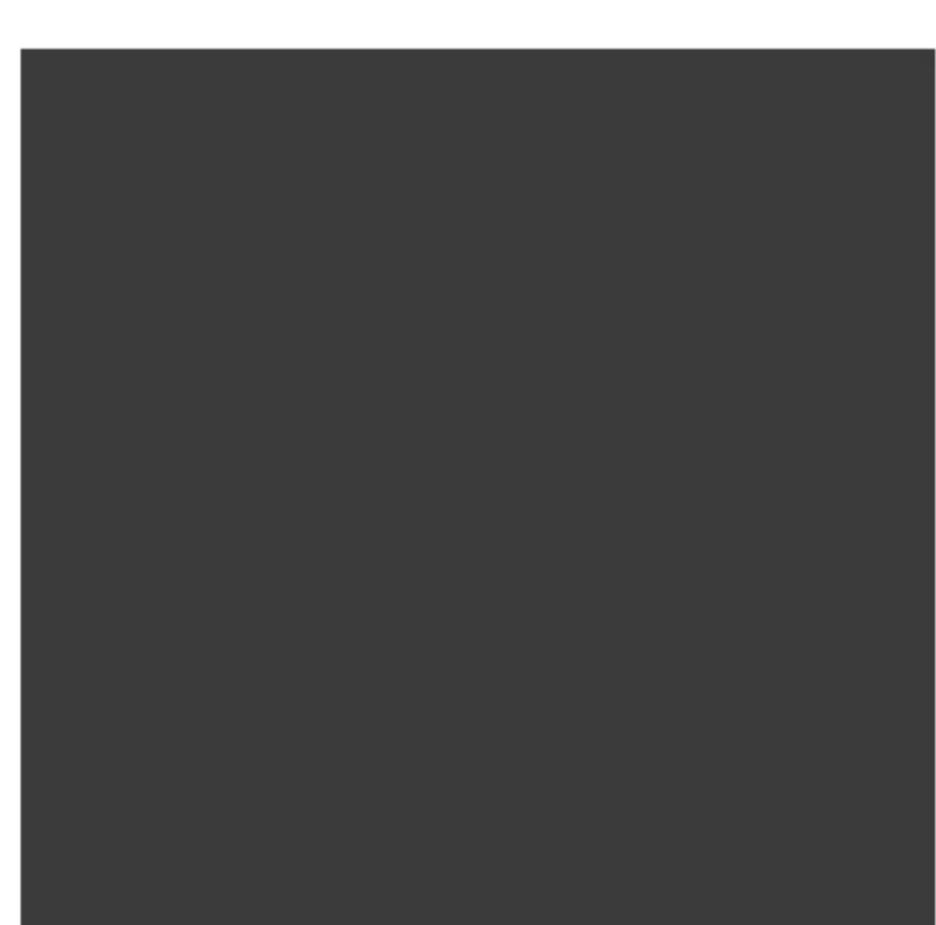
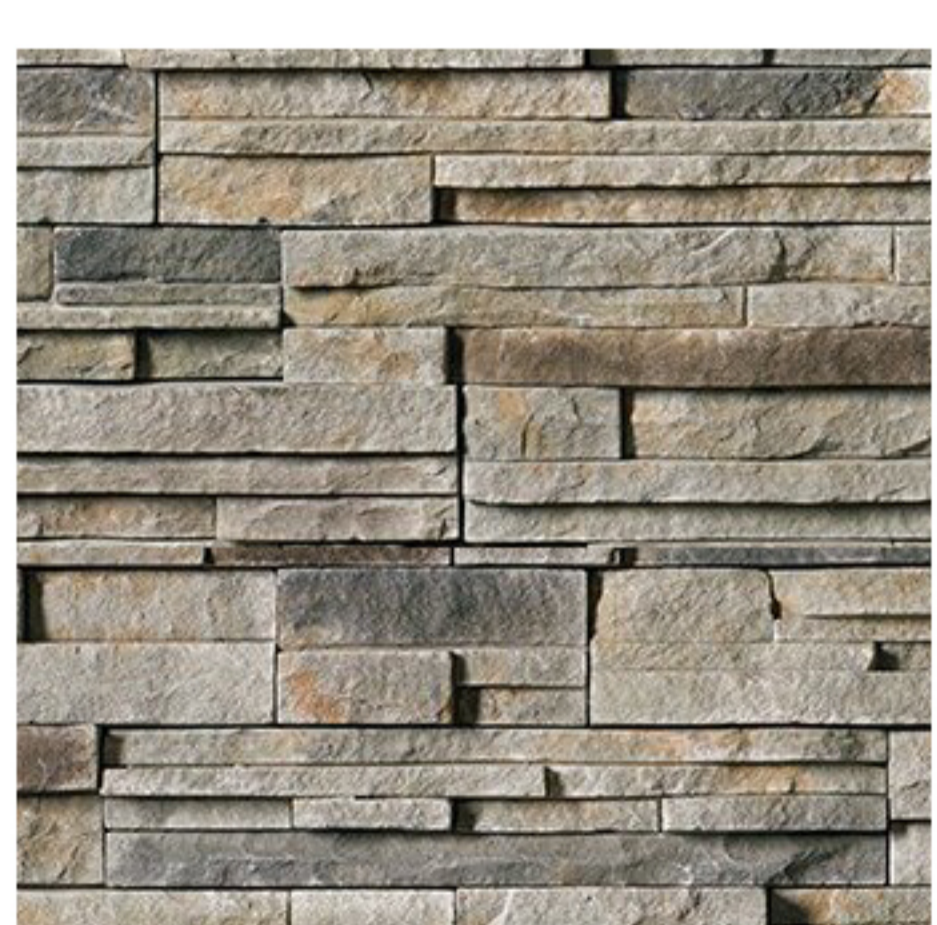
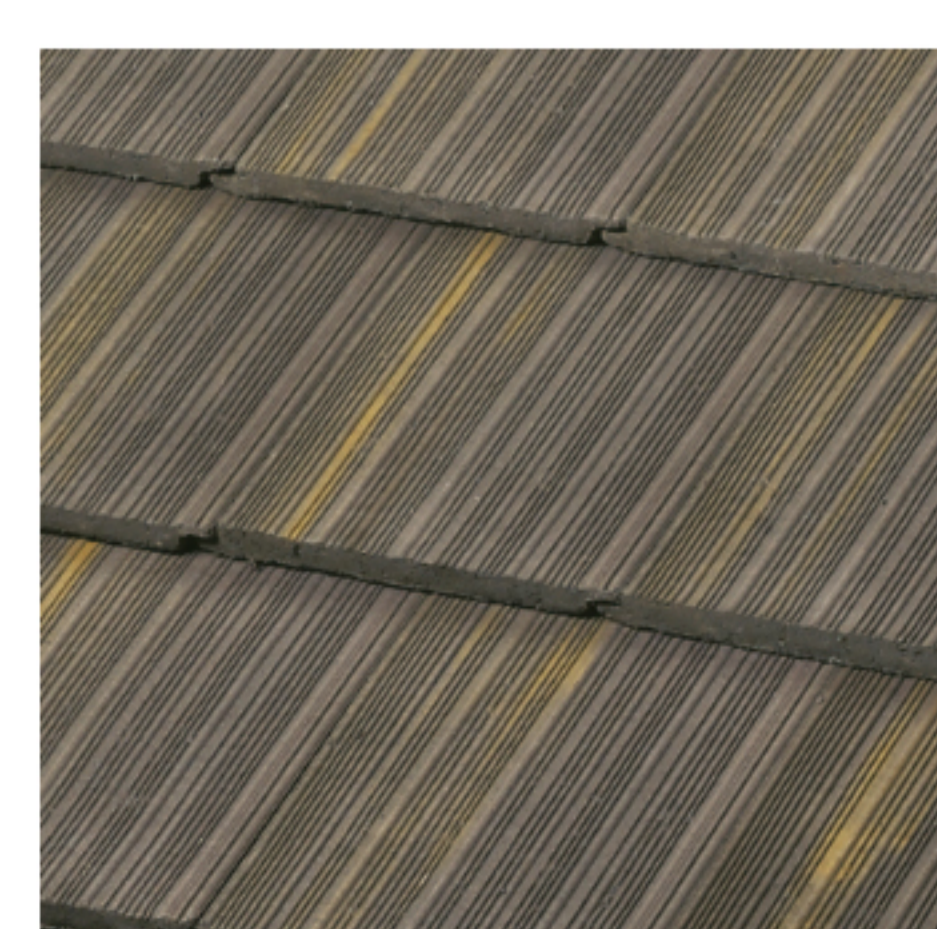


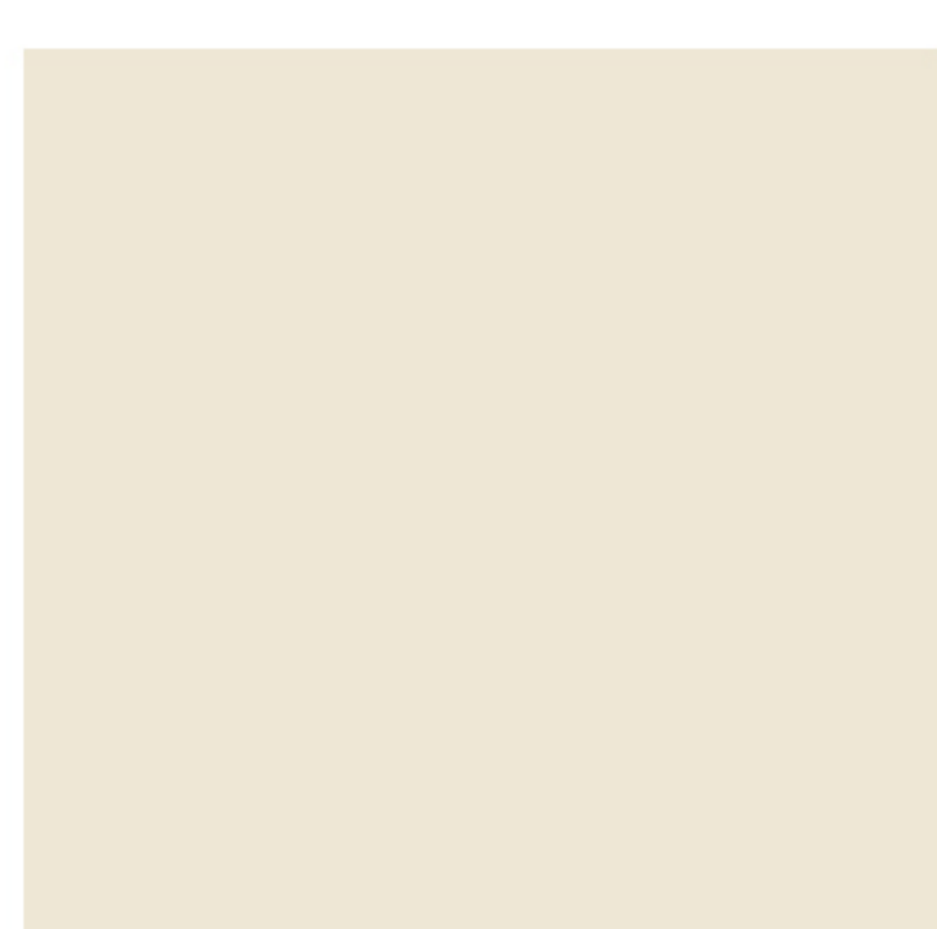
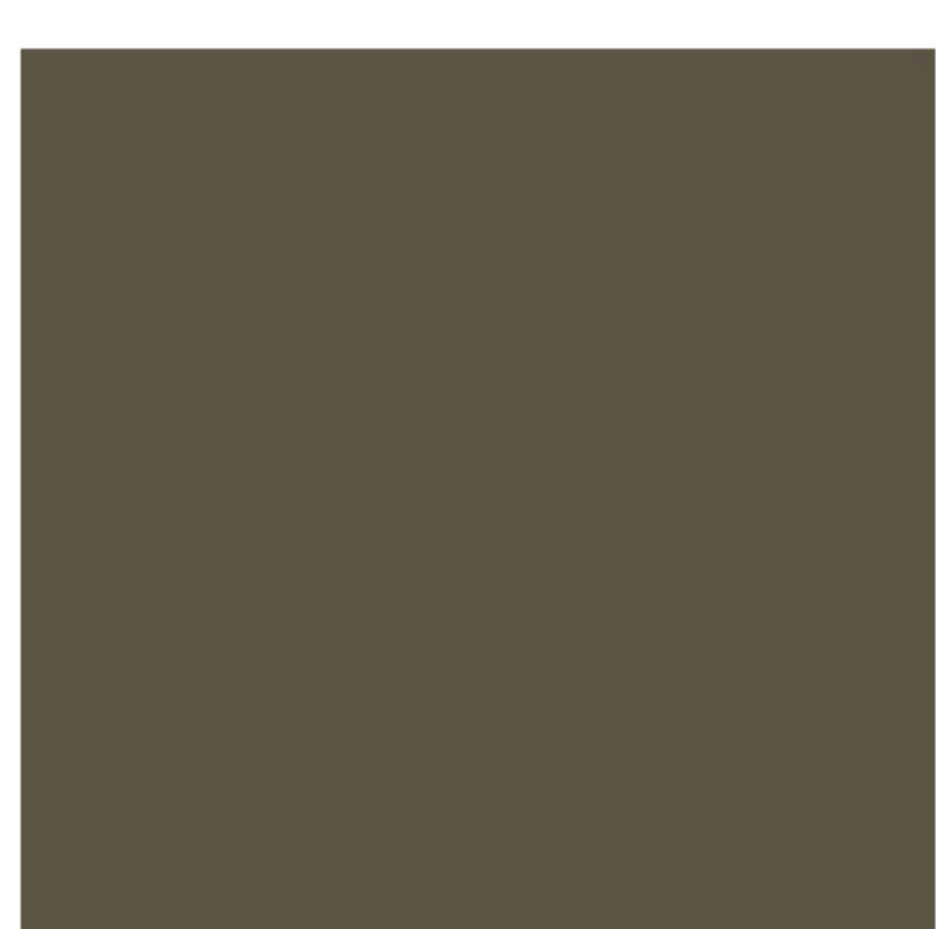
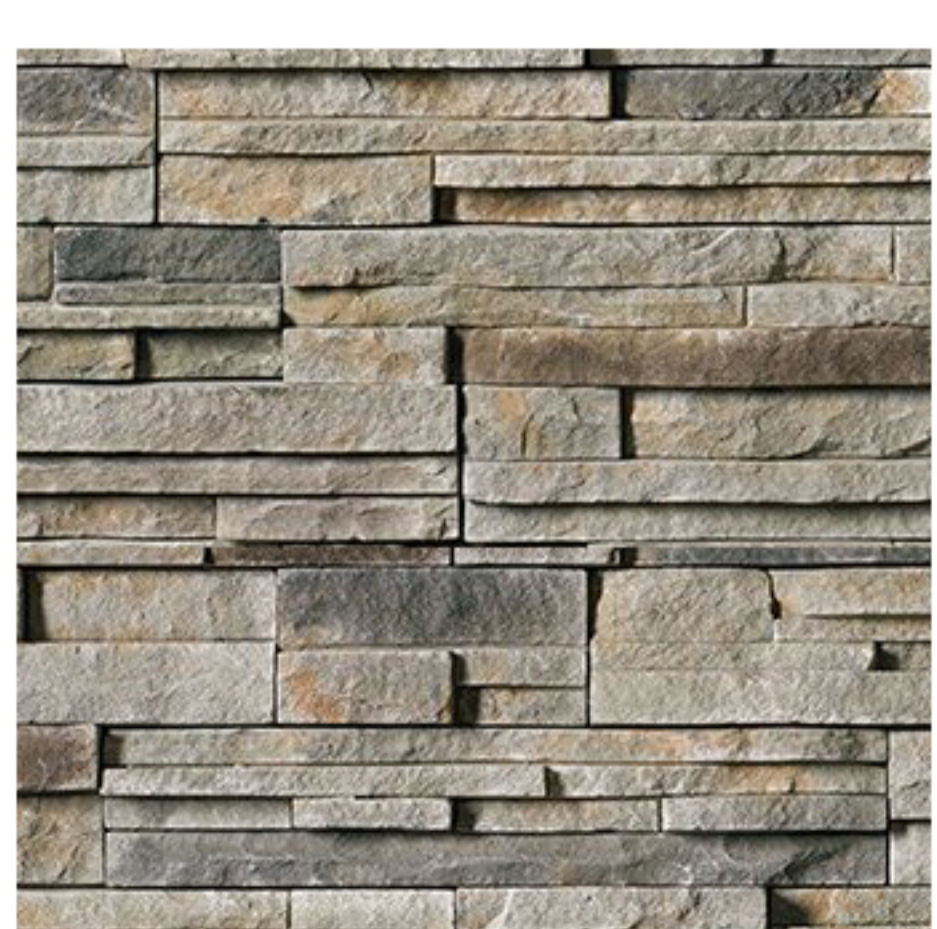
PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 06/30/2022

SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION C: CRAFTSMAN

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 13	1FBCF3233 BROWN BLEND 	KM5766 WHISPER RIDGE 	KM4937 PAW PRINT 	KMW24 BUD'S SAILS 	KM4932-5 RUB ELBOWS 	HUDSON BAY COUNTRY LEDGESTONE 
SCHEME 14	1FBCF1132 CHARCOAL BROWN BLEND 	KM4594-2 BAY AREA 	KM4711-1 BAUHAUS TAN 	KM4595-3 CLAY BATH 	KMA76-5 LOG CABIN 	CHARDONNAY COUNTRY LEDGESTONE 
SCHEME 15	1FBCF1132 CHARCOAL BROWN BLEND 	230 GRAYSTONE 	KM5778-3 SHEEPSKIN GLOVES 	KMW26 ABILENE LACE 	KM4519-5 TURKISH COFFEE 	WOLF CREEK COUNTRY LEDGESTONE 
SCHEME 16	1FBCF3233 BROWN BLEND 	KM5710-1 SUNDAY DRIVE 	KM4544-3 HUTCHINS PLAZA 	KM4554-5 BUFFALO DANCE 	KMA77-5 BROWN BEAR 	WOLF CREEK COUNTRY LEDGESTONE 
SCHEME 17	1FBCF1430 CHARCOAL BLEND 	KM5766 WHISPER RIDGE 	KM5757 FARMER'S MARKET 	KM5748 NATURE'S GATE 	KM4897 YIN MIST 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 
SCHEME 18	1FBCF3233 BROWN BLEND 	KM4788-1 EVENING DOVE 	KM4741-3 EXECUTIVE COURSE 	KMW30-1 LIGHT FROST 	KM4792-5 FERN GULLY 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

MASONRY: BORAL CULTURED STONE/CULTURED BRICK OR EQUIVALENT

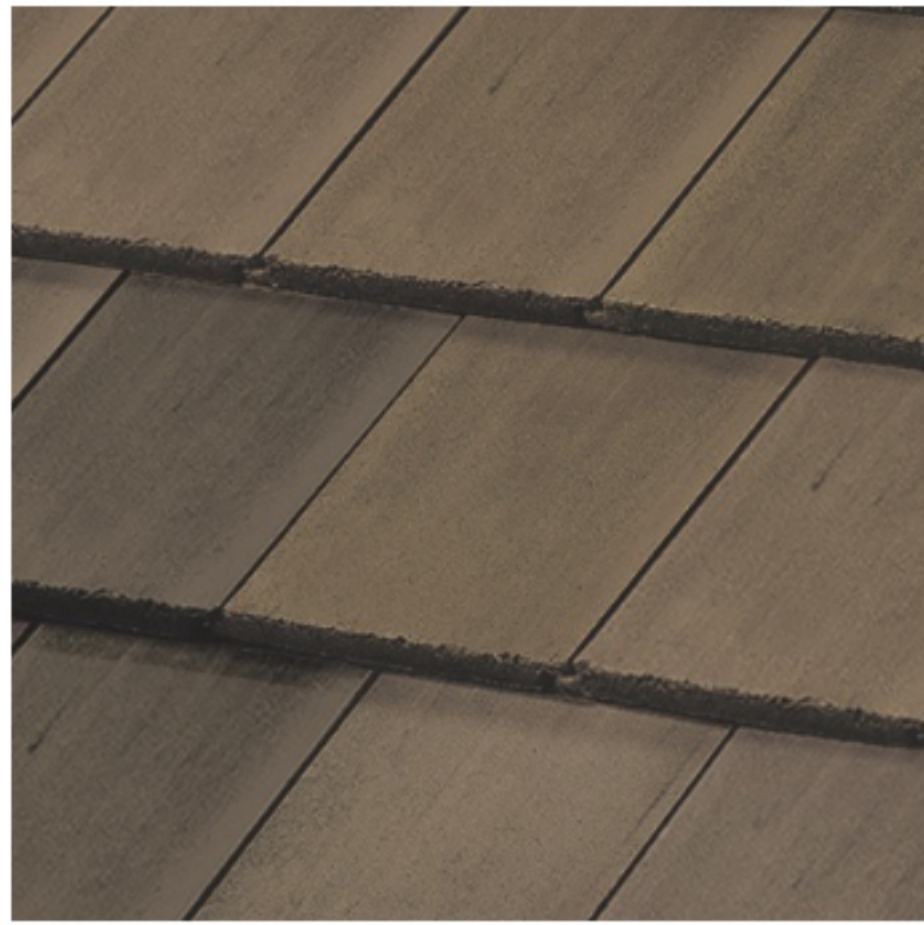
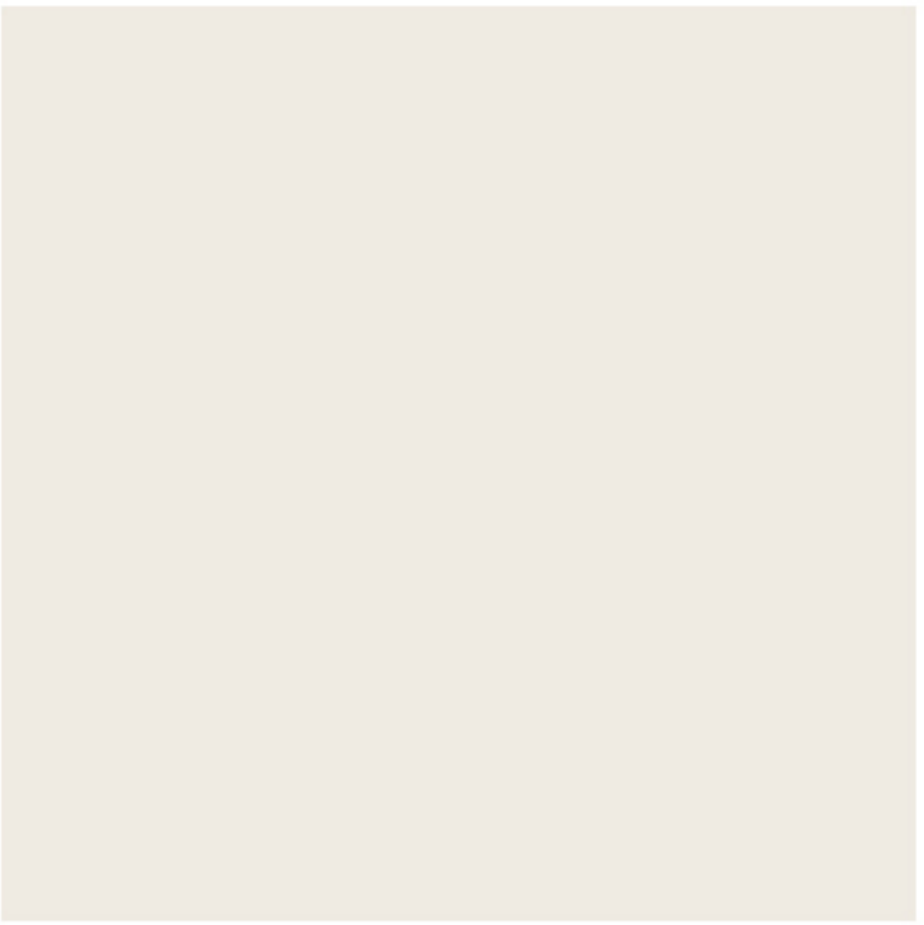


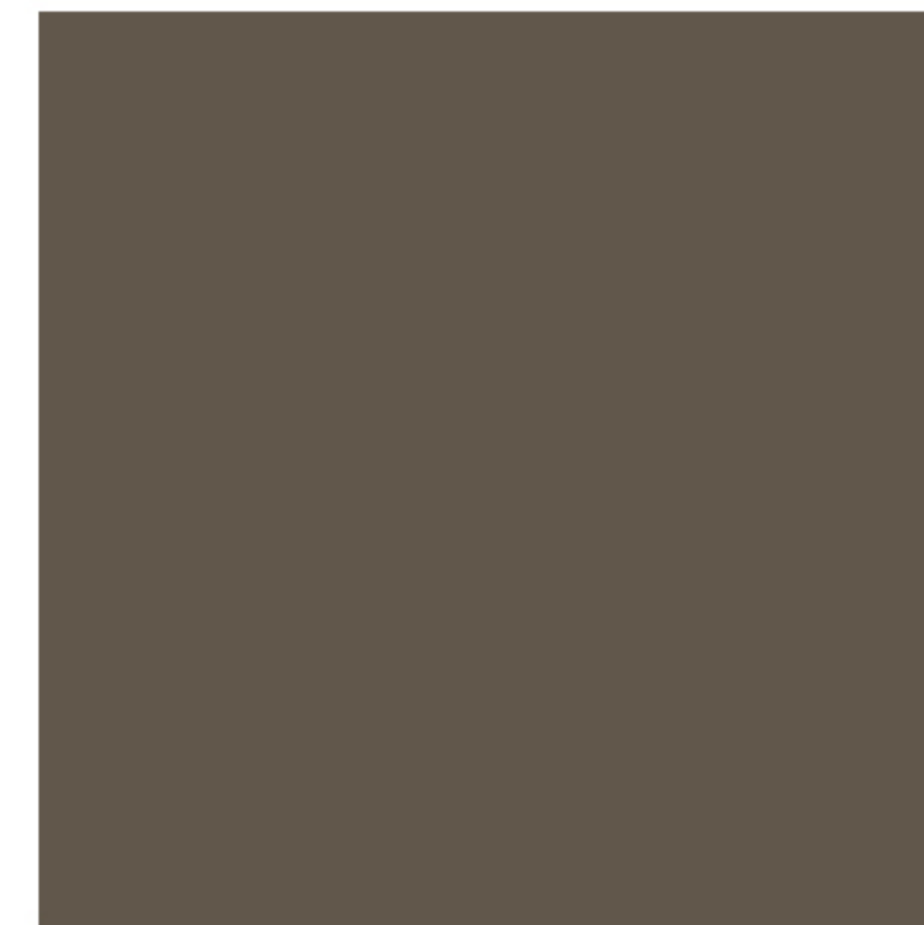



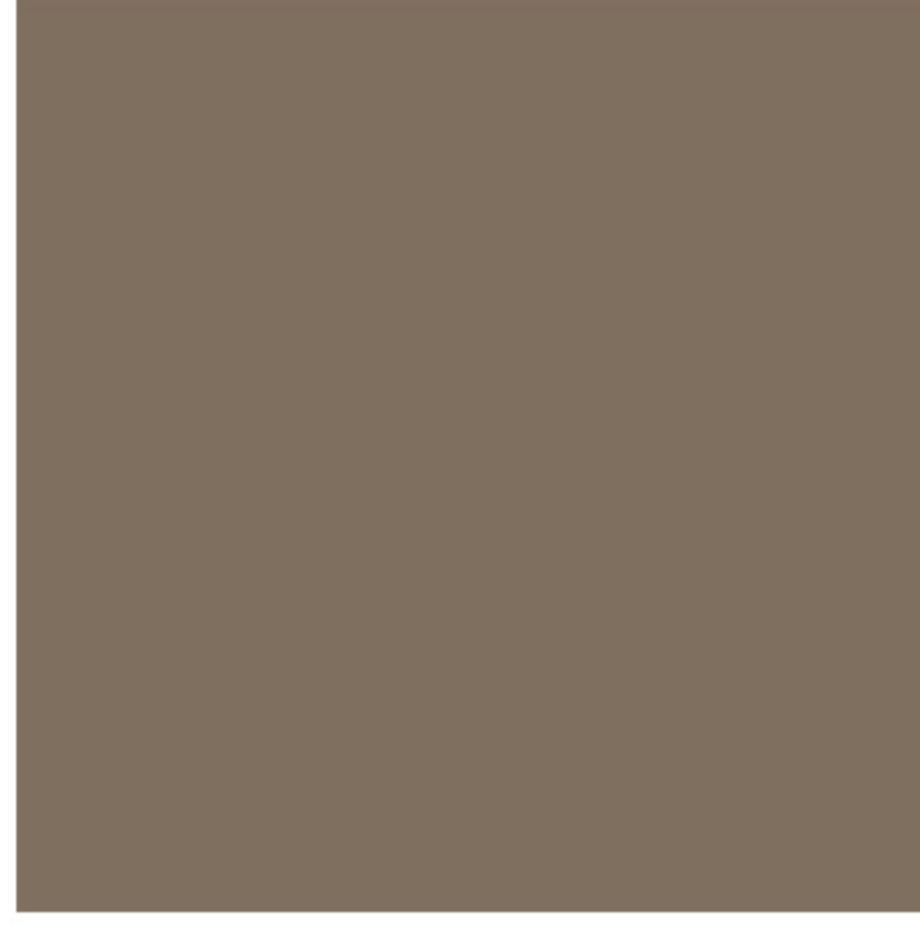
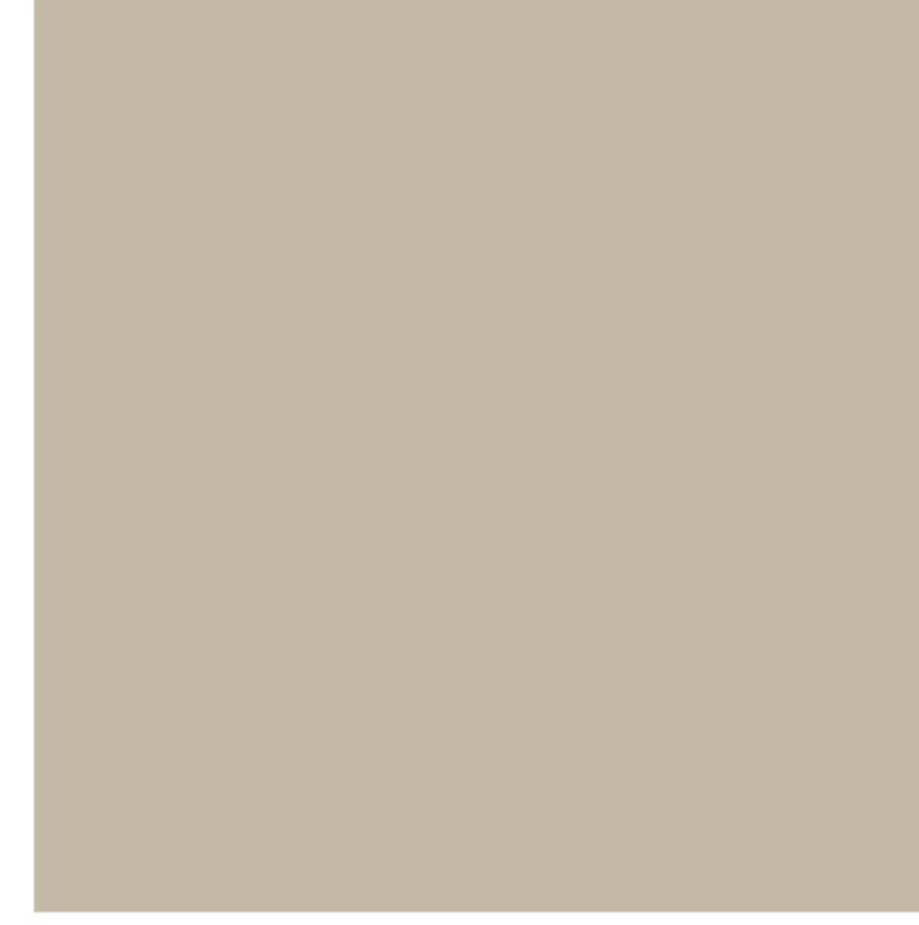
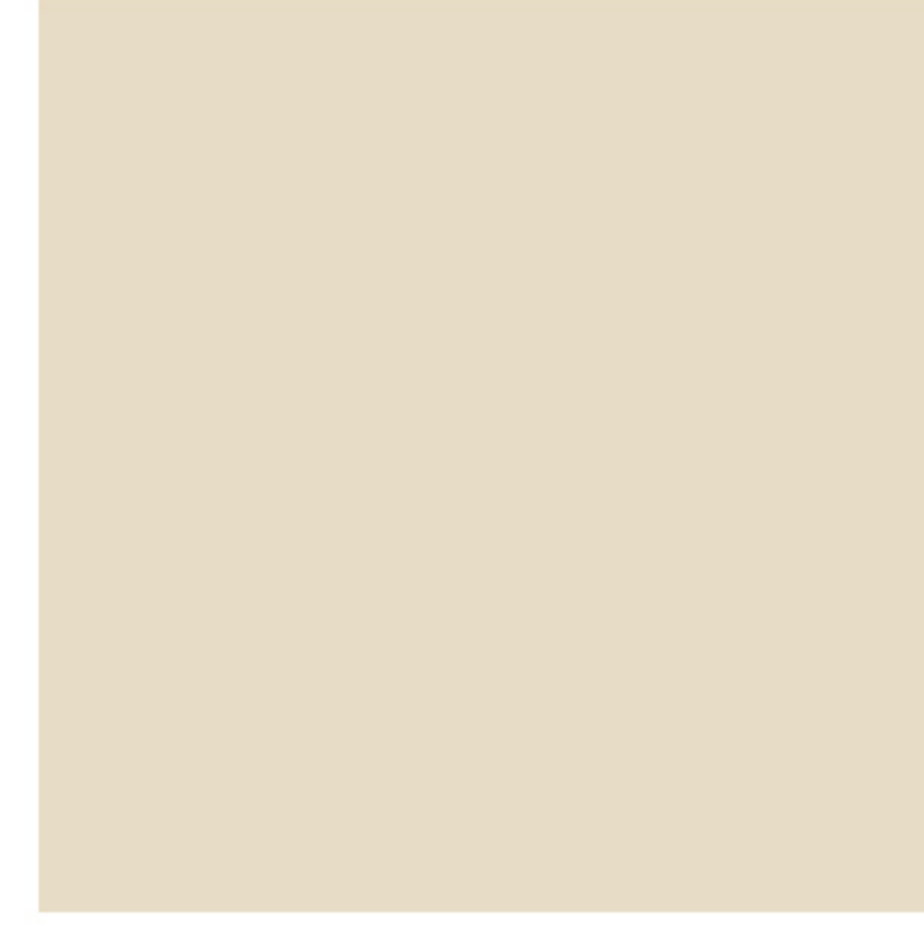

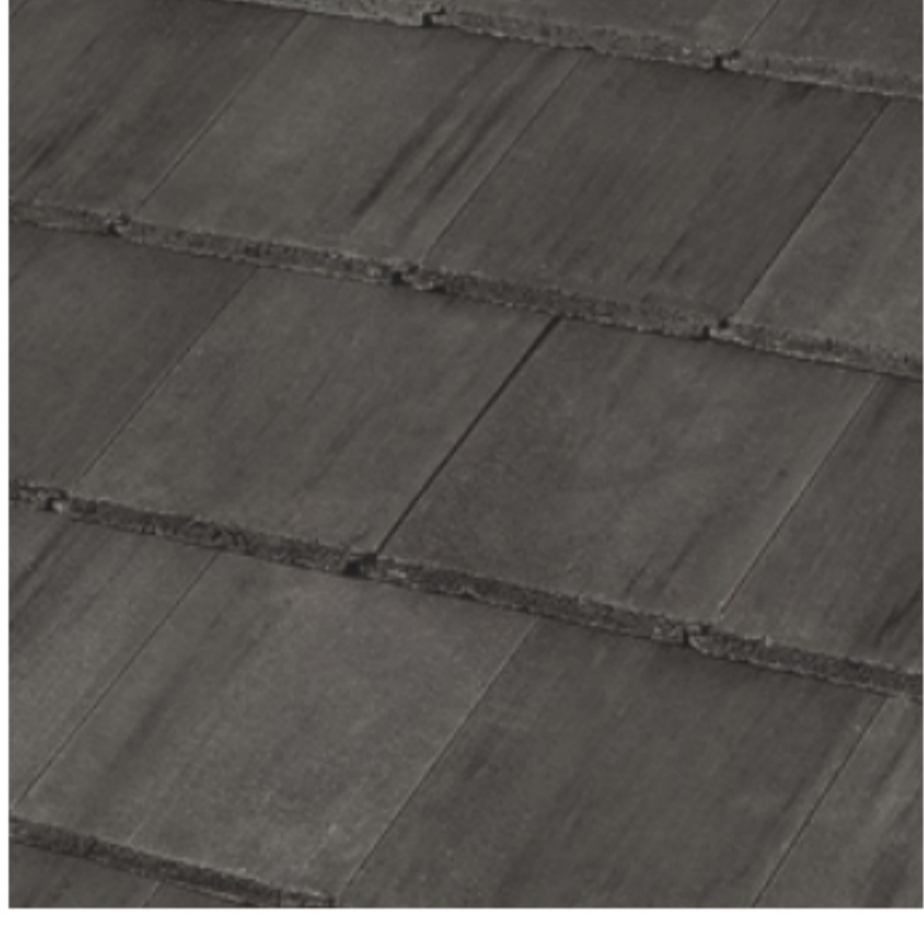


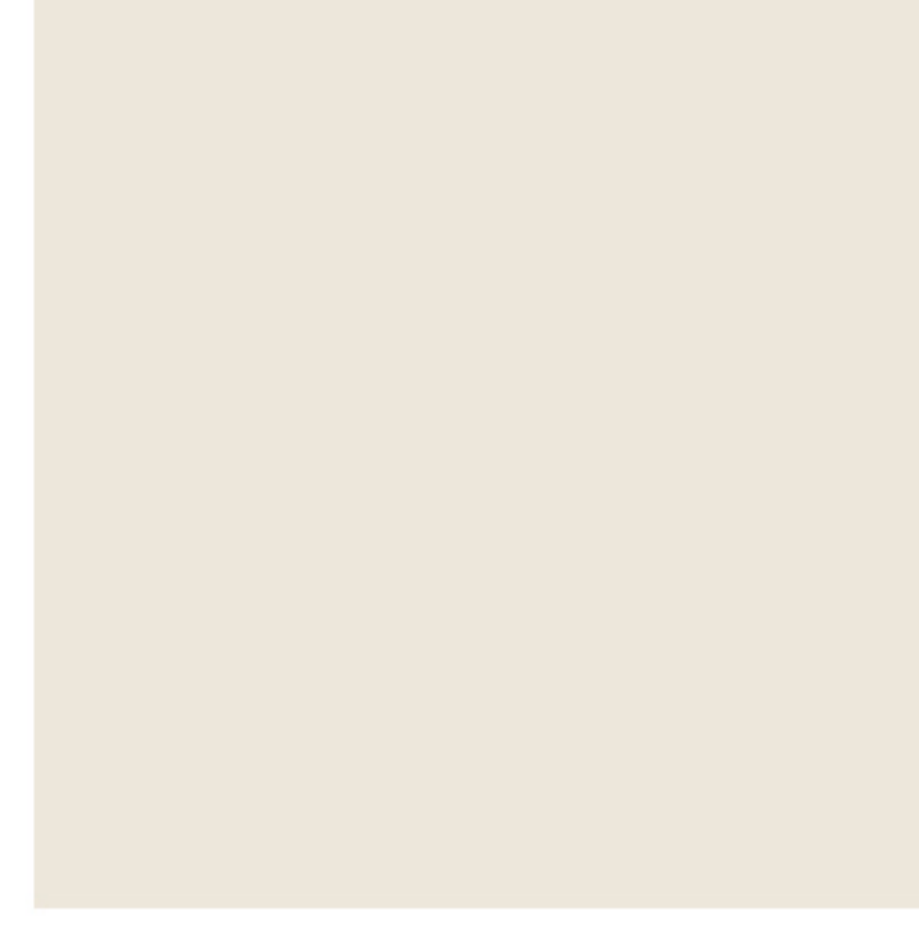





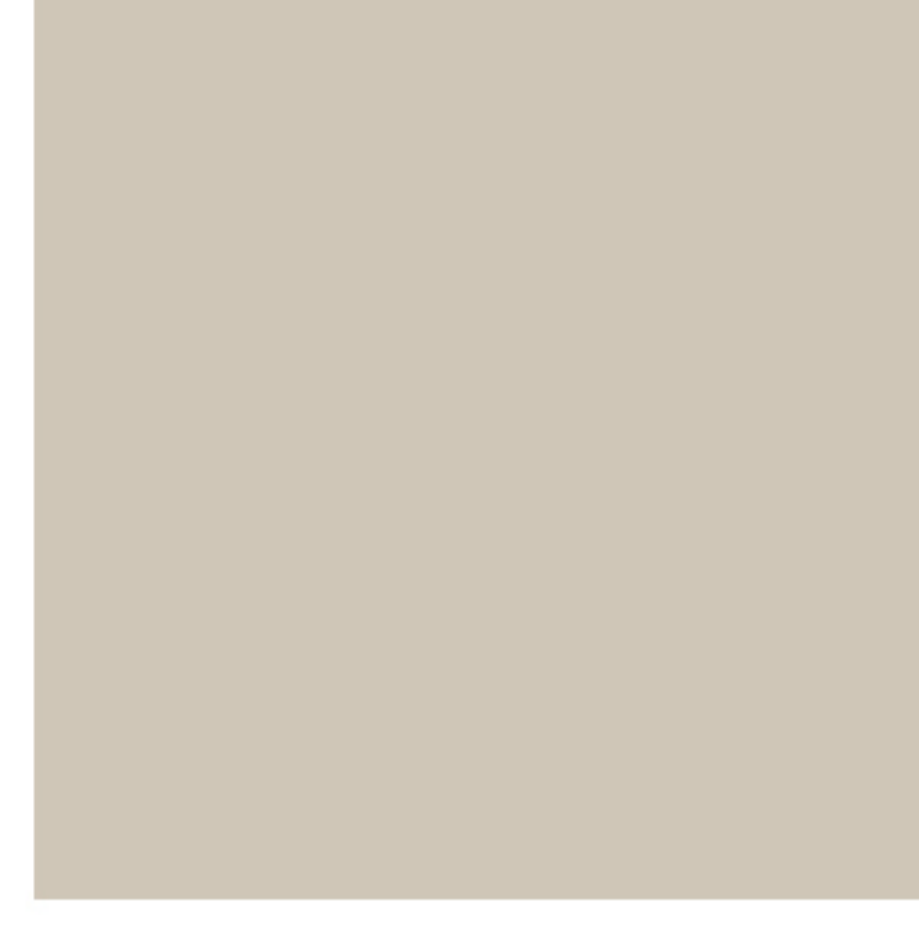
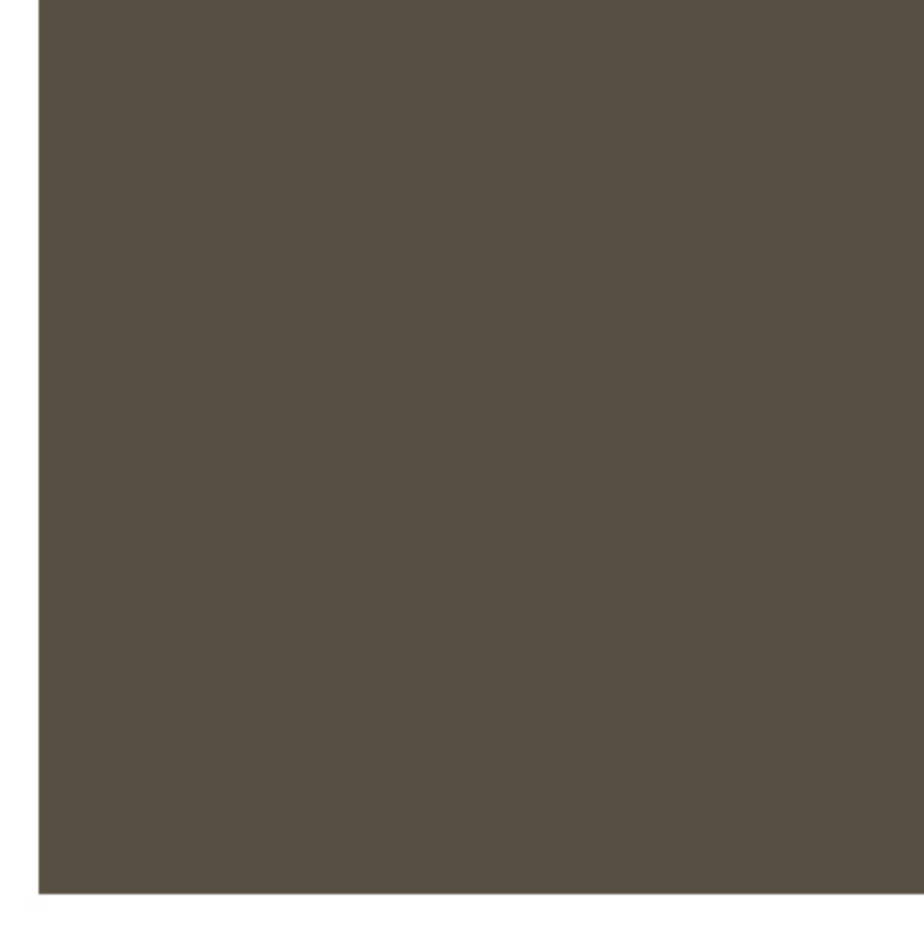


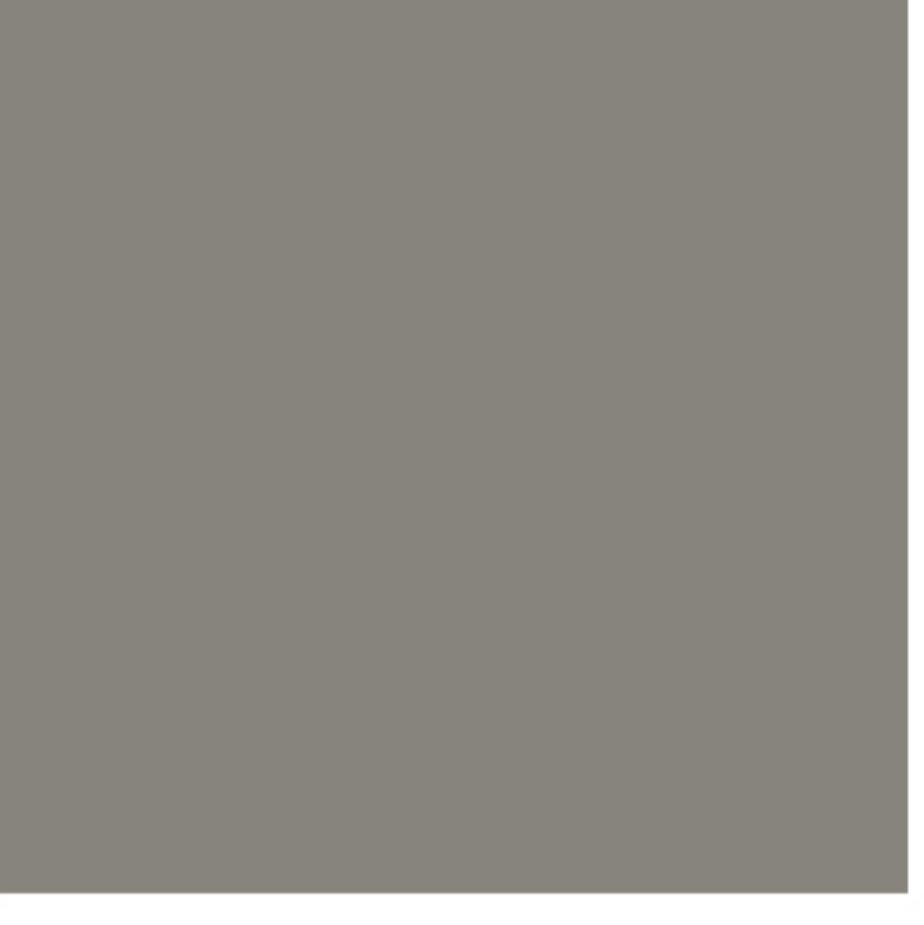
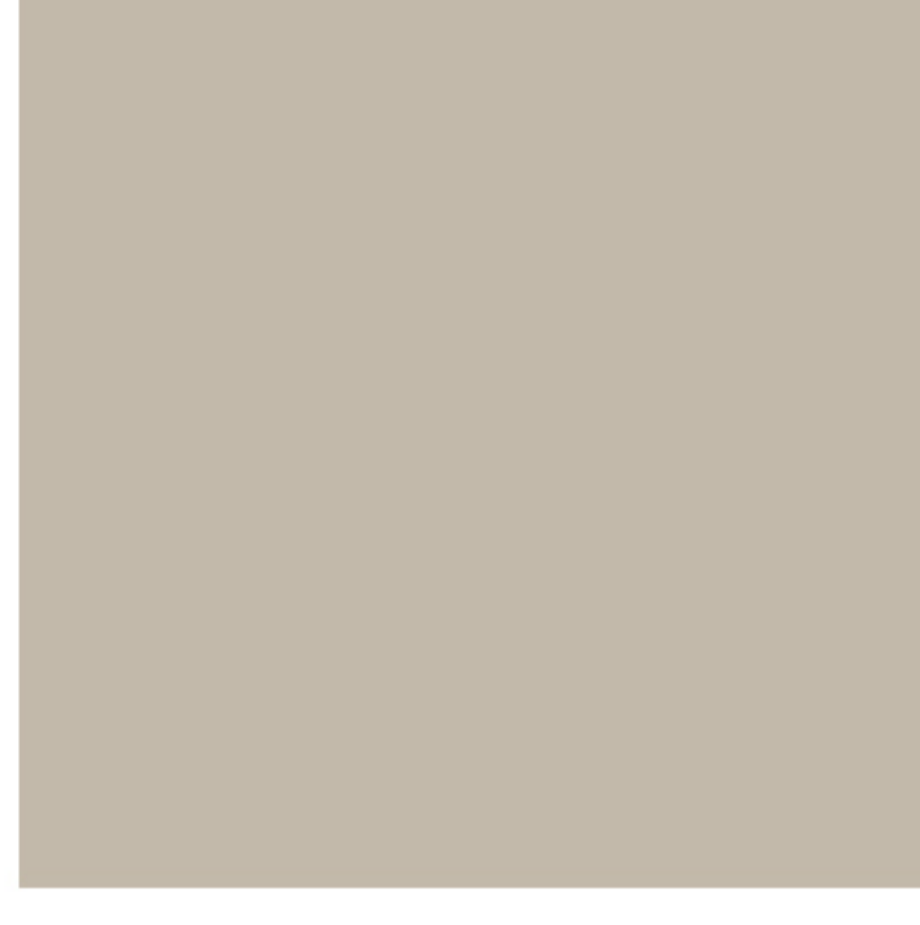
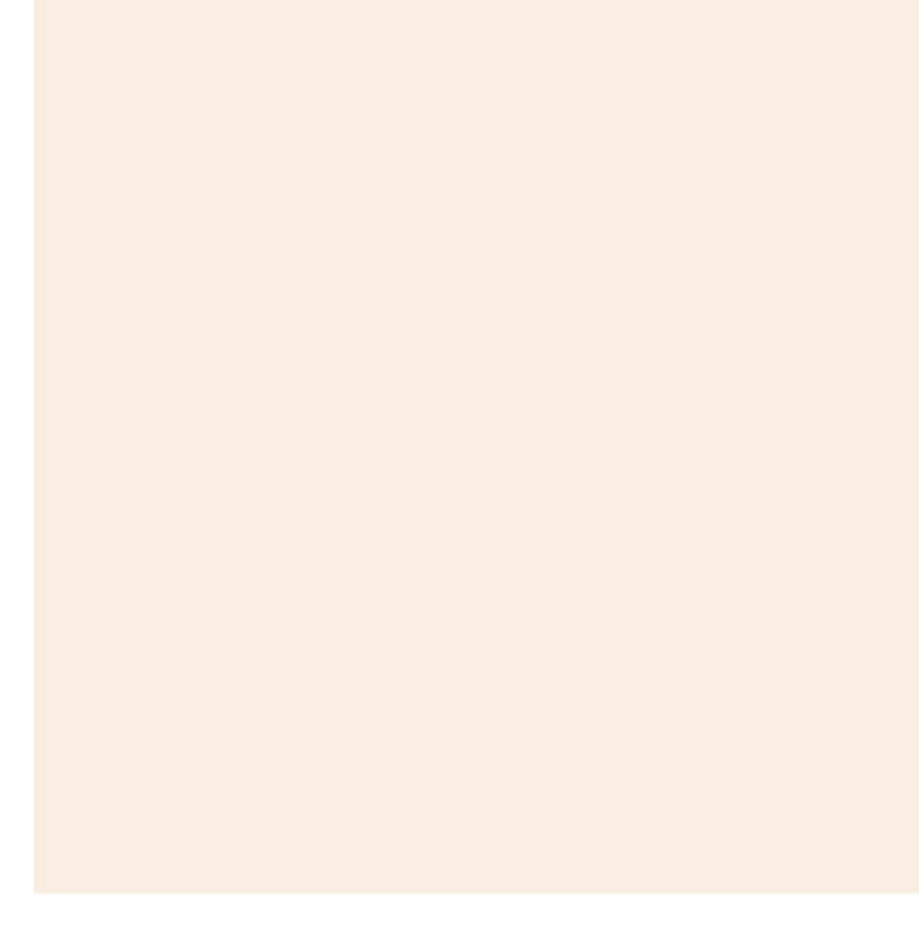
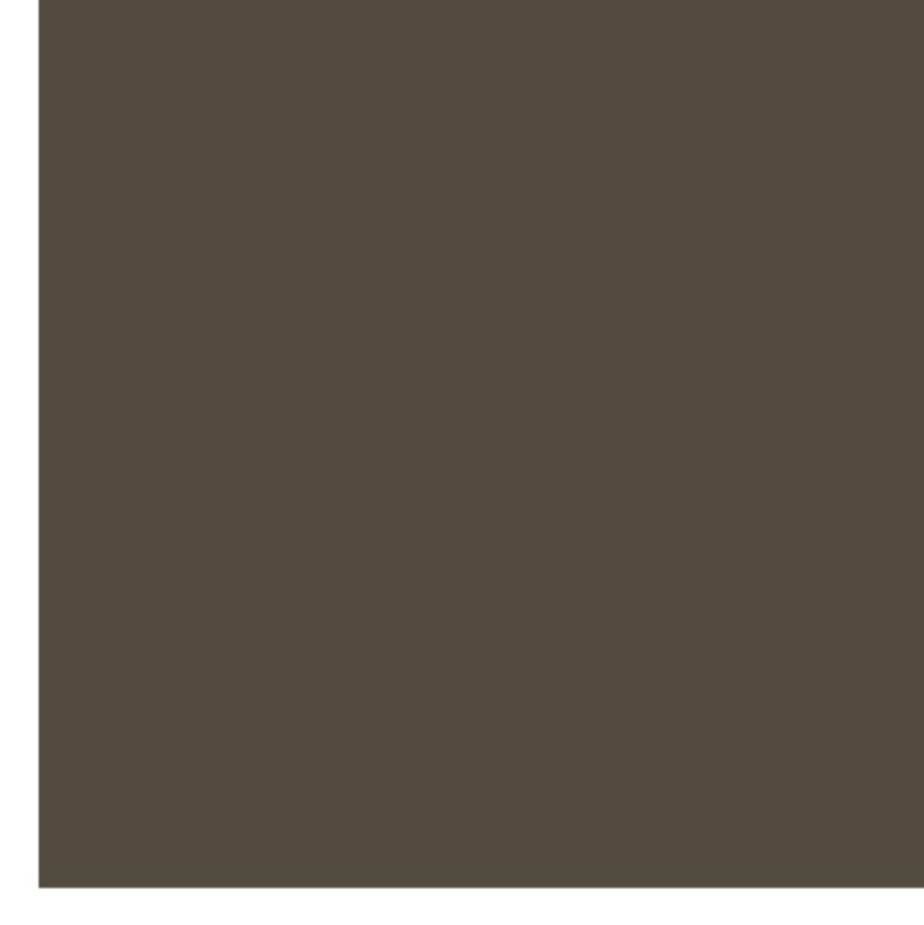
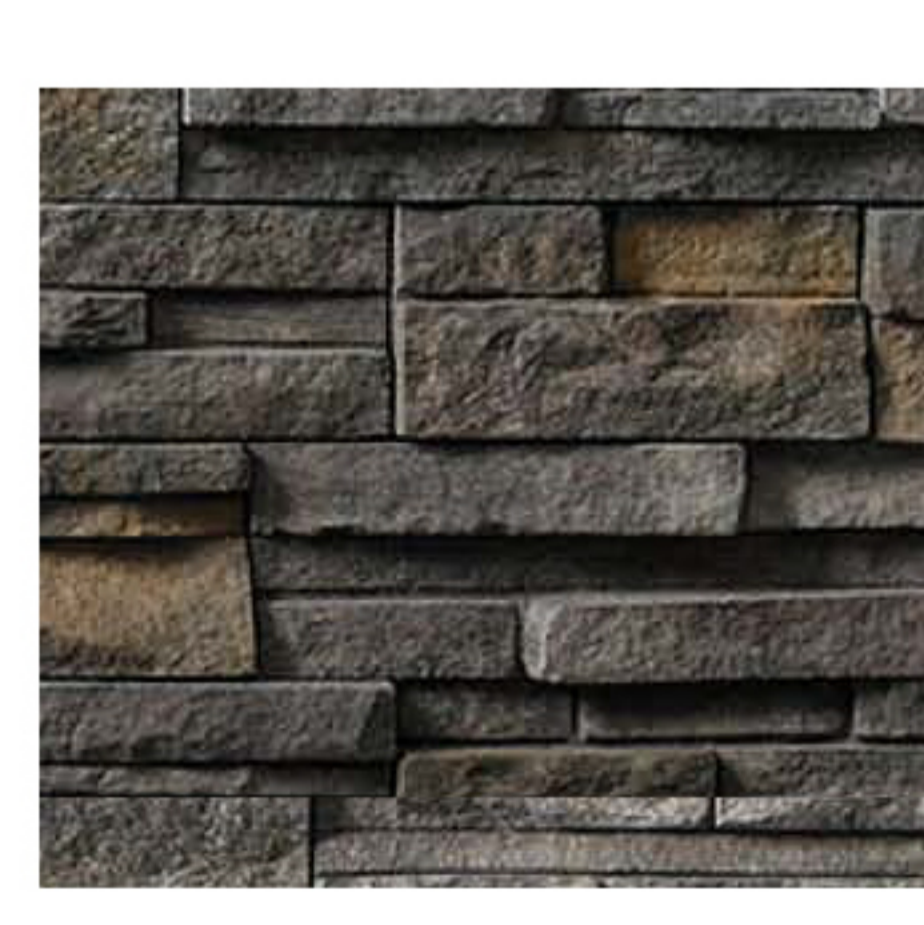

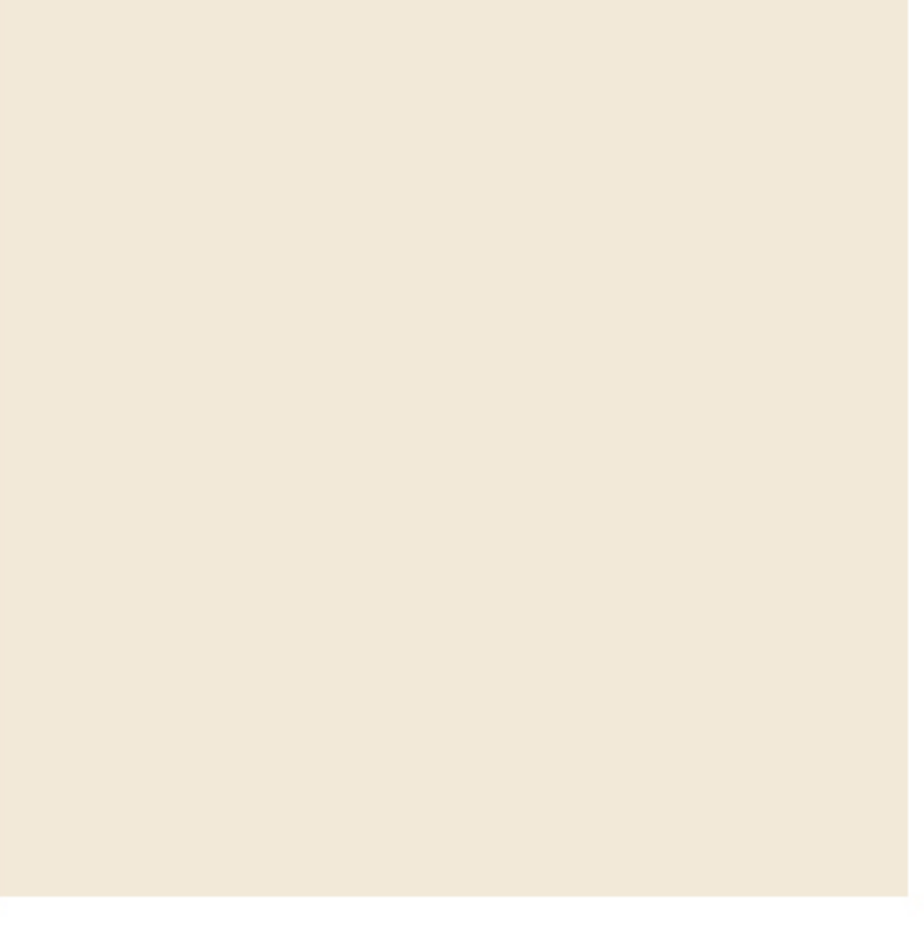
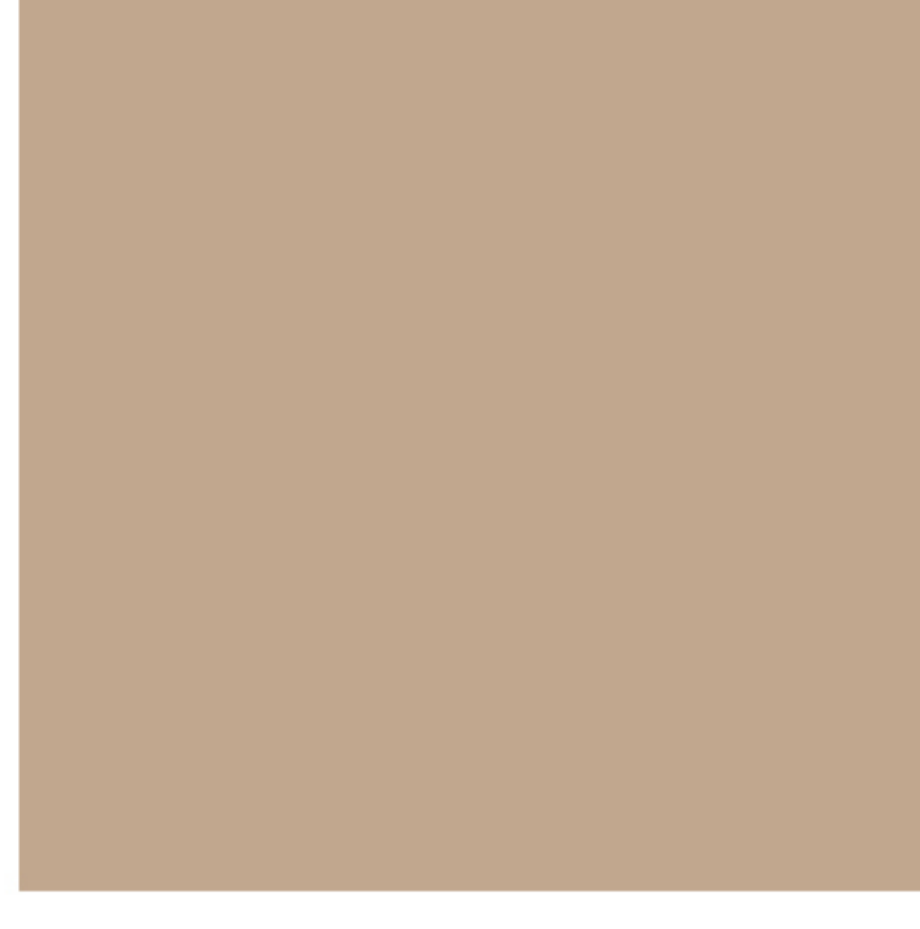



PAINT: KELLY MOORE OR EQUIVALENT

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SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION D: FRENCH COUNTRY

SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 19	1FACS1132 CHARCOAL BROWN BLEND 	46 ACOUSTIC WHITE 	KM5771 APPLE HILL 	KM5772 PALM LANE 	KM4575-5 MUDROOM 	WHEATON COUNTRY LEDGESTONE 
SCHEME 20	1FACS1132 CHARCOAL BROWN BLEND 	KM4706 RUSTIC HACIENDA 	KM5786-5 RIVER BANK 	KM4704-2 DUSTY TRAIL RIDER 	HLS4201 ADOBE WHITE 	CHARDONNAY SOUTHERN LEDGESTONE 
SCHEME 21	1FACSC1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM4945-3 SECRET PASSAGEWAY 	KM4786 FRESH LINEN 	407 CARBON 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 22	1FACS1132 CHARCOAL BROWN BLEND 	KM4601-2 DRIED GRASS 	KM4574-3 DRY DOCK 	KM4571-1 COBBLESTONE STREET 	KM4812-5 JUNGLE COVER 	WHEATON COUNTRY LEDGESTONE 
SCHEME 23	1FACS5354 STONE MOUNTAIN BLEND 	KM4943-3 SUBWAY 	KM4600-2 AFTERNOON TEA 	KMW29-1 KITTEN WHISKERS 	KM4939 ARROWHEAD 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 24	1FACS0024 DESERT SAGE 	49 ANTIQUE WHITE 	KM4543-2 COFFEE DIVA 	KM4553 BRAUN 	KM4747-3 KNOCK ON WOOD 	BUCKS COUNTY SOUTHERN LEDGESTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT

MASONRY: BORAL CULTURED STONE/CULTURED BRICK OR EQUIVALENT

PAINT: KELLY MOORE OR EQUIVALENT

REVISED: 06/30/2022

SUBDIVISION: 7590 & 7650 LONE TREE WAY

LIGHT FIXTURES

BRENTWOOD, CA



LIGHT FIXTURE: FEISS COLLECTION OR EQUIVALENT

REVISED: 06/30/2022