

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.

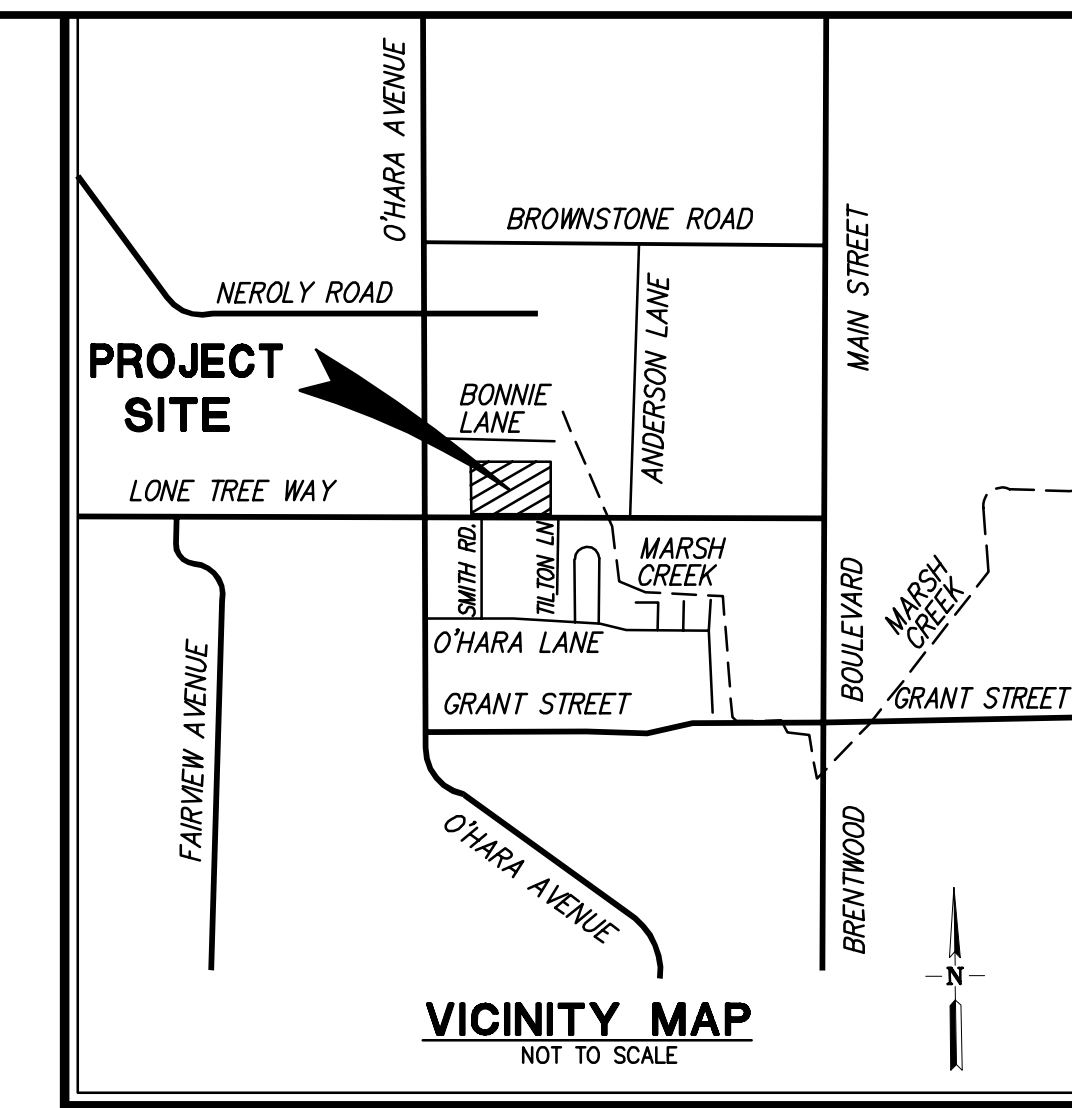
ELEVATION: 86.617 (NGVD 29)

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

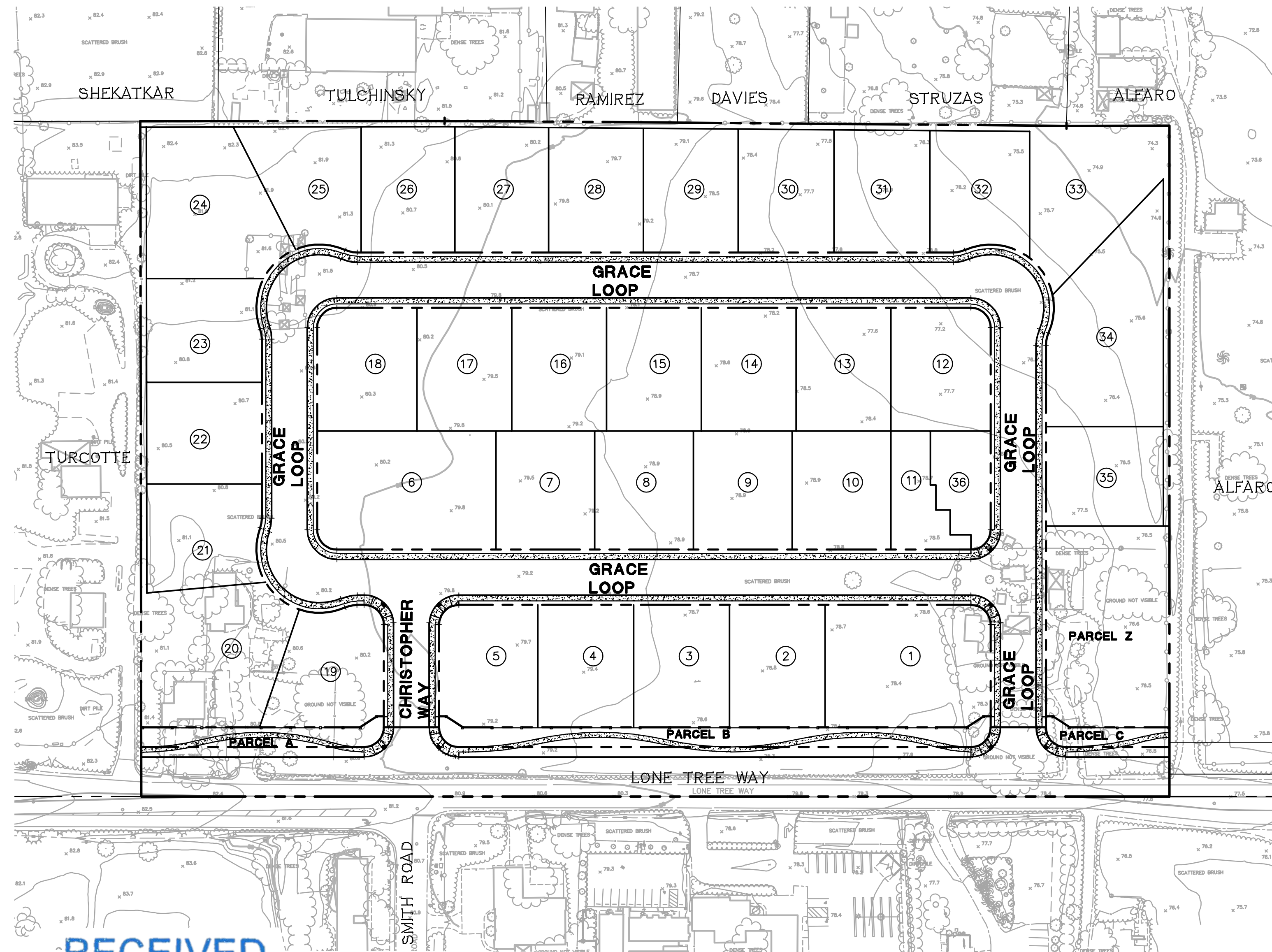
NOTE
 1. THE TOPOGRAPHIC INFORMATION SHOWN ON THESE PLANS ARE BASED ON NAVD 88 DATUM ELEVATIONS.

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

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



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	---



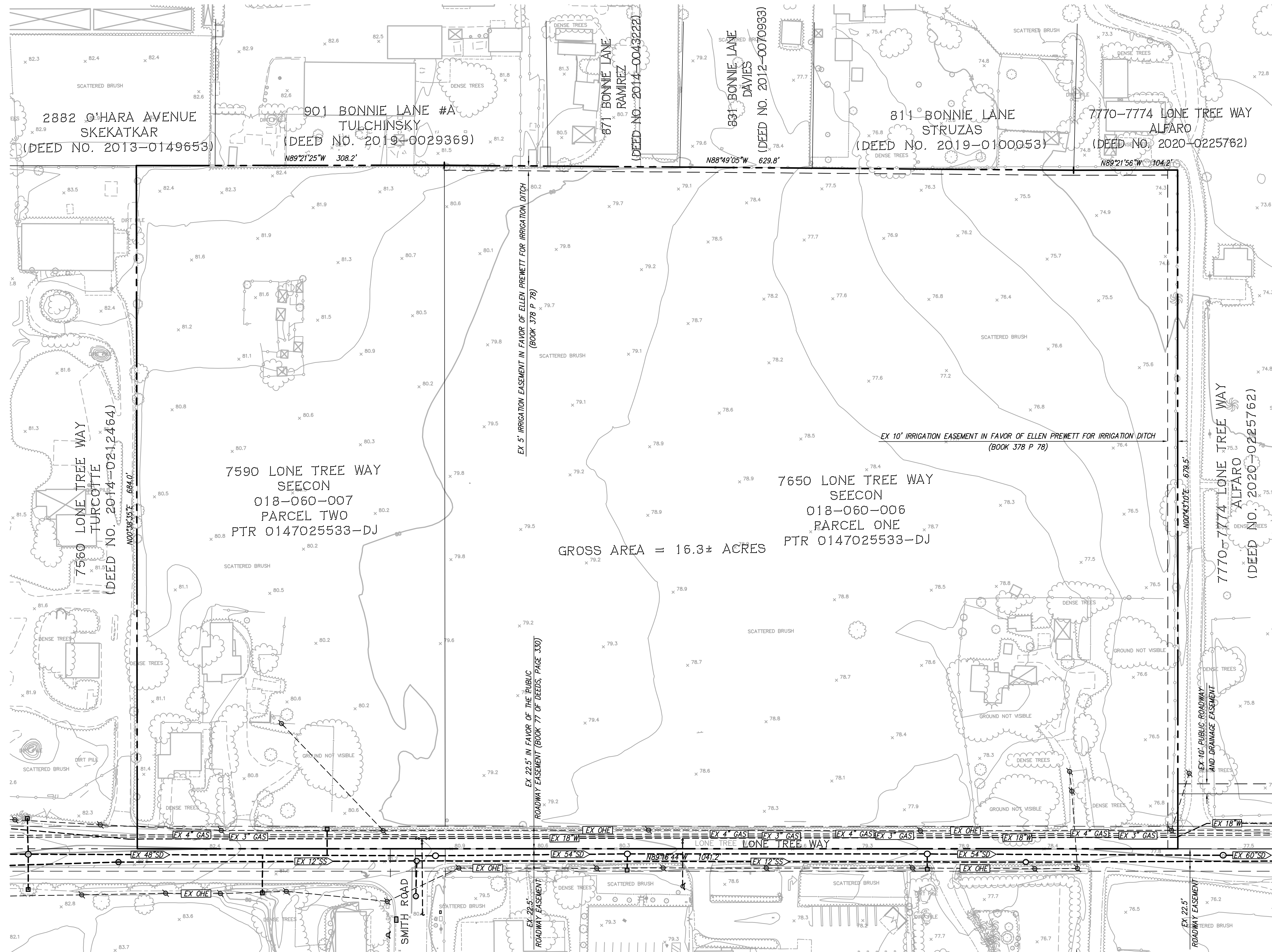
- OWNER:** SECON FINANCIAL & CONSTRUCTION CO.
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 671-7711
CONTACT: JACQUELINE M. SEENO
- DEVELOPER:** JACQUELINE M. SEENO CONSTRUCTION CO. INC.
4021 PORT CHICAGO HIGHWAY
CONCORD, CA 94520
(925) 671-7711
CONTACT: JACQUELINE M. SEENO
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR
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.**

RECEIVED
 Oct 25, 2023
 CITY OF BRENTWOOD
 COMMUNITY DEVELOPMENT DEPT

ABBREVIATIONS		
AB	AGGREGATE BASE	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	

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

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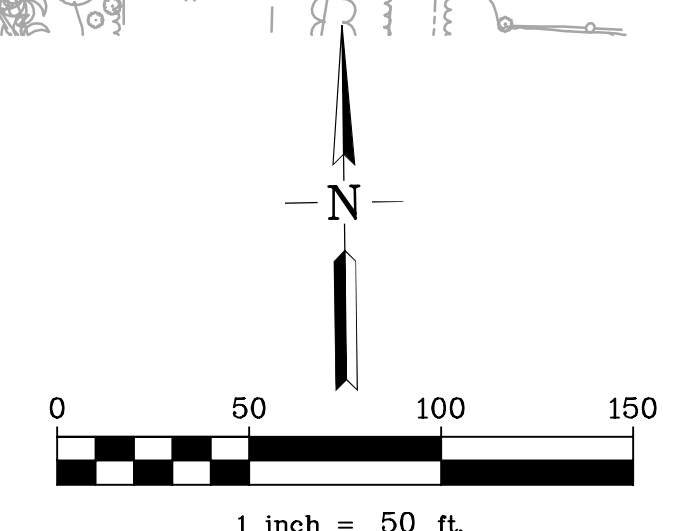


GROSS AREA = 16.3± ACRES

EXISTING CONDITION PLAN

SUB 9597 - 7590 & 7650 LONE TREE WAY

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



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DATE: OCTOBER 9, 2023

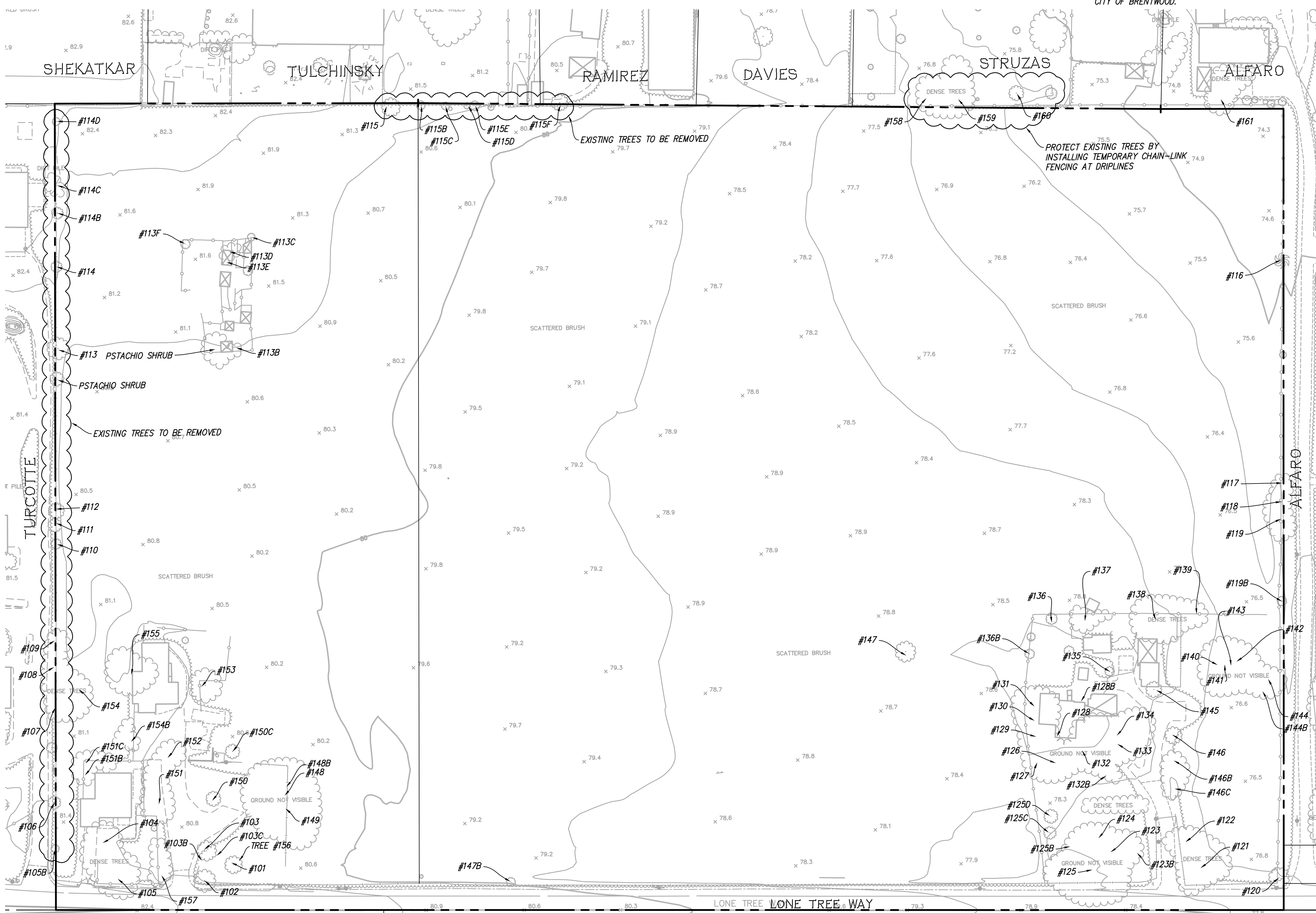
SUB NO. 9597
JOB NO. 211071

TM2.1

LEGEND

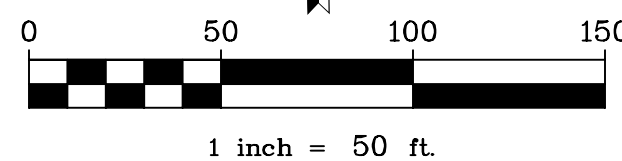
#160 TREE NUMBER

- NOTES:**
- EXISTING TREES SHOWN ON THIS PLAN IS BASED ON INFORMATION CONTAINED IN THE TREE REPORT DATED JUNE 9, 2022, PREPARED AND PROVIDED BY TREVARSO TREE.
 - EXISTING STRUCTURES AND TREES HAVE BEEN REMOVED UNDER SEPARATE DEMOLITION PERMIT ISSUED BY THE CITY OF BRENTWOOD.



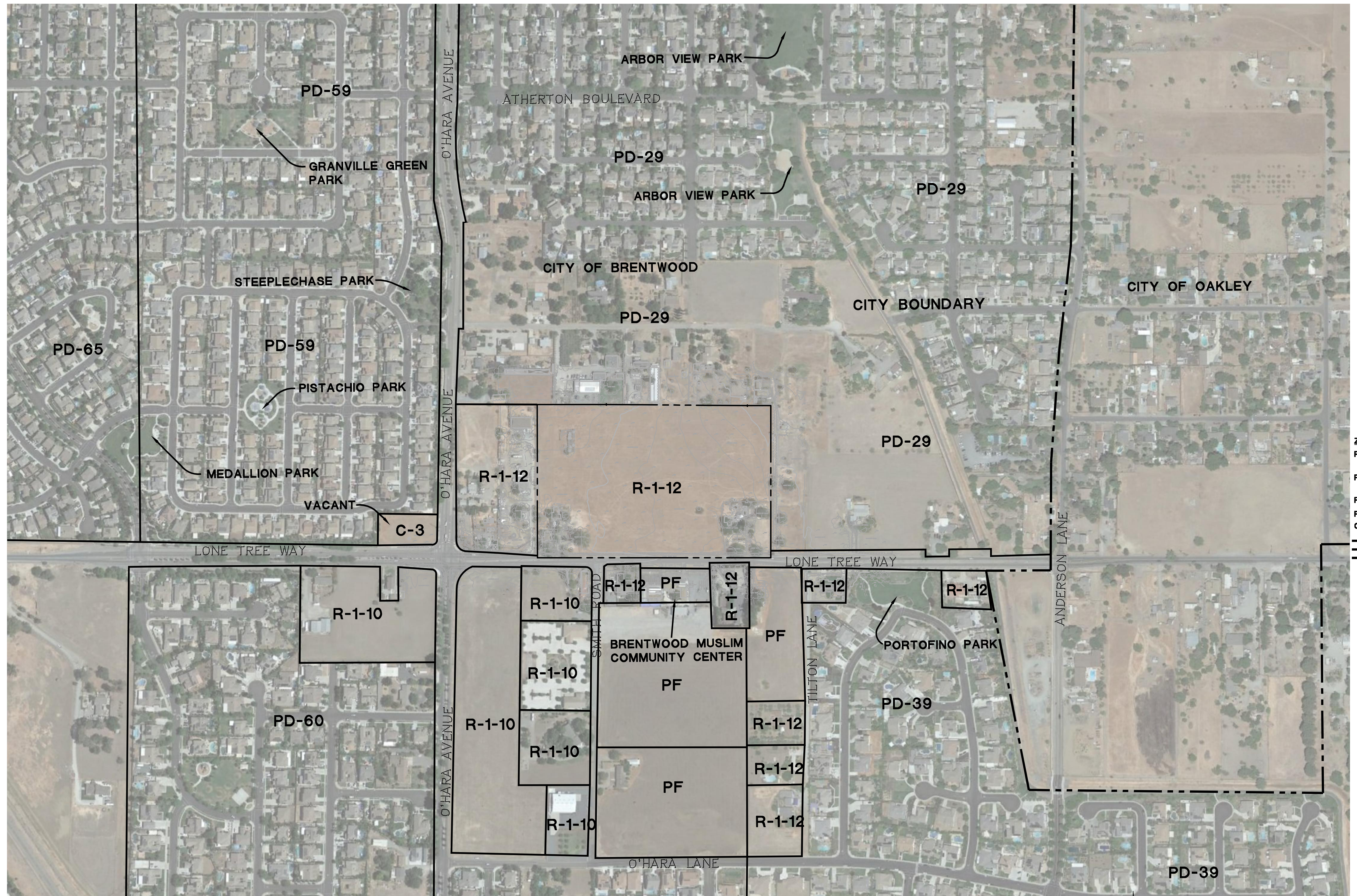
**EXISTING TREE DISPOSITION PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY**

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



UNTAGGED TREE INVENTORY

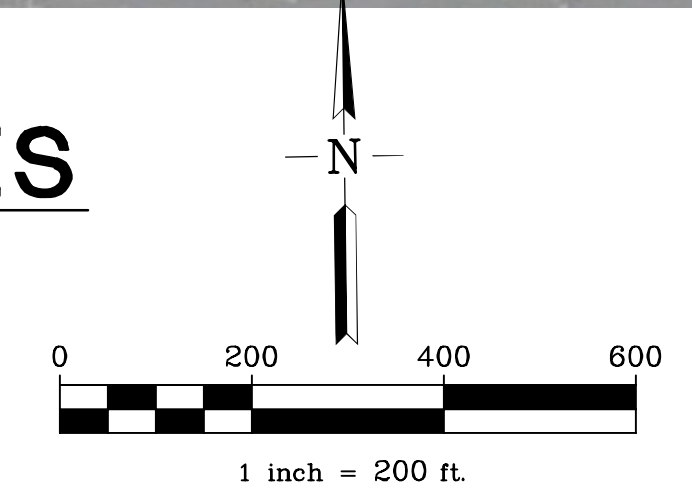
TREE NO.	SPECIES	DBH (IN)	HEALTH	STRUCTURE	COMMENTS	RECOMMENDATIONS
101	NORTHERN CALIFORNIA BLACK WALNUT	8	F-P	VP	MEASURE AT 2.5' FROM GRADE IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
102	SIBERIAN ELM	19	F-P	P	MEASURE AT 1.5' FROM GRADE IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
103	SIBERIAN ELM	7.5	F-P	VP	MEASURE AT 7' FROM GRADE IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
104	FREMONT COTTONWOOD	34	G-F	P	IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
105	SIBERIAN ELM	35	F-P	P/VP	MEASURE AT 7' FROM GRADE IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
106	ALMOND	6.8	F	F	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
107	ALMOND	9	F	P	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
108	POMEGRANATE	2'-4"	G	F	MAY BE CO-OVINED TREE. TWO SHRUBS EACH WITH 10-15 STEMS THAT ARE 4" IN DIAMETER. IN PROPOSED FENCE.	REMOVE
109	ALMOND	8.3,4	F	F/P	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
110	ALMOND	3.3,4	G	F	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
111	ALMOND	3.3,5	G	F	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
112	ALMOND	9	G	G/F	MAY BE CO-OVINED TREE. IN PROPOSED FENCE.	REMOVE
113	COAST LIVE OAK	6.6,6.7	G	G/F	IN PROPOSED FENCE.	REMOVE
114	COAST LIVE OAK	4.2,5	G	F/P	IN PROPOSED FENCE.	REMOVE
115	GLOSSY PRIVET	6.3,2	G-F	P	IN PROPOSED FENCE.	REMOVE
116	MEXICAN FAN PALM	20' OF BROWN TRUNK	G	G/F	DBR & STRUCTURE UNKNOWN; STEM COVERED BY OLD FRONDS. NOT TAGGED. IN PROPOSED WALL.	REMOVE
117	RAYWOOD ASH	10	F	F	IN PROPOSED WALL.	REMOVE
118	RAYWOOD ASH	6	F-P	F/P	IN PROPOSED WALL.	REMOVE
119	FRUITLESS MULBERRY	14	F-P	P	IN PROPOSED WALL.	REMOVE
120	COAST LIVE OAK	10	G/G-F	F/P	IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
121	SIBERIAN ELM	20,11,17,12,7	G-F	P/VP	IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
122	ALMOND	19	G-F	P	MEASURED AT 7' FROM GRADE IN PROPOSED BUILDING PAD.	REMOVE
123	SIBERIAN ELM	20	P	VP	IN PROPOSED ROAD.	REMOVE
124	SIBERIAN ELM	6.6,4,7.5	F	P	IN PROPOSED ROAD.	REMOVE
125	DEODAR CEDAR (CEDRUS DEODARA)	46	G-F	P	TOPPED BY PG&E. IN PROPOSED ROAD.	REMOVE
126	FRUITLESS MULBERRY	19	G-F	P	PREVIOUSLY TOPPED AT 3.5' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
127	FRUITLESS MULBERRY	21	G-F	P	PREVIOUSLY TOPPED AT 3.5' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
128	COMMON MYRTLE	18	F	F/P	MESSY STRUCTURE. IN PROPOSED BUILDING PAD.	REMOVE
129	FRUITLESS MULBERRY	16	G-F	P	PREVIOUSLY TOPPED AT 3.5' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
130	FRUITLESS MULBERRY	18	G-F	P	PREVIOUSLY TOPPED AT 3.5' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
131	FRUITLESS MULBERRY	23	G-F	P	PREVIOUSLY TOPPED AT 3.5' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
132	CHENABERRY	16.6,11.5,6	G	P	MULTIPLE TRUNKS ON GROUND IN PROPOSED ROAD.	REMOVE
133	CHENABERRY	24	G	P	SLIGHTLY SPARSE CANOPY. STRESSED FOLIAGE. IN PROPOSED ROAD.	REMOVE
134	SIBERIAN ELM	36	F-P	P	SLIGHTLY SPARSE CANOPY. STRESSED FOLIAGE. IN PROPOSED ROAD.	REMOVE
135	PERSIMMON	13	F-P	F-P	SLIGHTLY SPARSE CANOPY. STUNTED & STRESSED GROWTH WITH DIEBACK AND LARGE STEMS. IN PROPOSED ROAD.	REMOVE
136	ALMOND	6.5,4.5	P	F/P	SPARSE CANOPY WITH STUNTED & STRESSED GROWTH. IN PROPOSED ROAD.	REMOVE
137	NORTHERN CALIFORNIA BLACK WALNUT	6,10	F-P	F-F	SPARSE CANOPY. CODOMINANT STEMS. IN PROPOSED ROAD.	REMOVE
138	ENGLISH WALNUT	14,12,9,17	G-F	F	TIP DIEBACK. DROUGHT STRESSED. IN PROPOSED ROAD.	REMOVE
139	ALMOND	7	F-P	F	SPARSE CANOPY. CODOMINANT STEMS. IN PROPOSED ROAD.	REMOVE
140	SIBERIAN ELM	9	F	F	IN PROPOSED BUILDING PAD.	REMOVE
141	SIBERIAN ELM	9.8,8.8,9	F	P	PREVIOUSLY TOPPED AT 7' ABOVE GRADE. IN PROPOSED BUILDING PAD.	REMOVE
142	SIBERIAN ELM	6.5	F	F	IN PROPOSED BUILDING PAD.	REMOVE
143	SIBERIAN ELM	9	F	F	IN PROPOSED BUILDING PAD.	REMOVE
144	SIBERIAN ELM	6.4,7.5,5.4,4	VP	P	STUMP SPROUTS. ALMOST DEAD. IN PROPOSED BUILDING PAD.	REMOVE
145	EUROPEAN OLIVE	6.5	G	F	IN PROPOSED BUILDING PAD.	REMOVE
146	ALMOND	10,7.6,6.4	F-P	P	CROWDED STEMS AT 7' ABOVE GROUND. DIEBACK & STUNTED GROWTH. IN PROPOSED BUILDING PAD.	REMOVE
147	HACHYA PERSIMMON	11,7.5	F	F	SLIGHTLY SPARSE AND STUNTED CANOPY. IN PROPOSED ROAD.	REMOVE
148	FREMONT COTTONWOOD	28	P	F-P	SPARSE & STRESSED CANOPY WITH DIEBACK. IN PROPOSED BUILDING PAD.	REMOVE
149	FREMONT COTTONWOOD	37	P	F-P	SPARSE & STRESSED CANOPY WITH DIEBACK. IN PROPOSED BUILDING PAD.	REMOVE
150	EUROPEAN OLIVE	15	G-F	G	MINOR DIEBACK. IN PROPOSED BUILDING PAD.	REMOVE
151	FRUITLESS MULBERRY	12	G-F	G	IN PROPOSED BUILDING PAD.	REMOVE
152	EUROPEAN OLIVE	22	G	G-F	MASSIVE BUT STRESS ROOTS. IN PROPOSED BUILDING PAD.	REMOVE
153	FRUITLESS MULBERRY	34	G	P	PREVIOUSLY TOPPED AT 8' ABOVE GROUND. IN PROPOSED BUILDING PAD.	REMOVE
154	ENGLISH WALNUT	18	F-P	F	STUNTED & SPARSE CANOPY WITH DIEBACK. IN PROPOSED BUILDING PAD.	REMOVE
155	FRUITLESS MULBERRY	44	G	P	PREVIOUSLY TOPPED AT 8' ABOVE GROUND. IN PROPOSED BUILDING PAD.	REMOVE
156	POMEGRANATE	2'-4"	G	F	LARGE SHRUB WITH 34+ STEMS EACH 4" IN DIAMETER. NOT TAGGED. IN PROPOSED FRONTAGE IMPROVEMENTS	REMOVE
157	SIBERIAN ELM	3.3,4,2.5,2.5	F	P	NO TAG. NOT SURVEYED - BY TREE #16. SPARSE CANOPY LOOKS LIKE IT WAS TOPPED A FEW TIMES. IN PROPOSED FRONTAGE IMPROVEMENTS.	REMOVE
158	NORTHERN CALIFORNIA BLACK WALNUT	12	G-F	F	OFF-SITE TREE. NO TAG. NOT SURVEYED. BY LOT 31. DIAMETER ESTIMATED AT 1' ABOVE GRADE DUE TO MULTIPLE STEMS ABOVE. -7' FROM EXISTING FENCE. 7' FROM PROPOSED WALL.	INSTALL TEMPORARY PROTECTION FENCING AT TREE DRIPLINES BEFORE GRADING BEGINS. ARBORIST SHALL BE ON SITE DURING EXCAVATION FOR RETAINING WALL WITHIN THE TREE'S DRIPLINES. KEEP PRUNING TO A MINIMUM.
159	NORTHERN CALIFORNIA BLACK WALNUT	9	G-F	F	OFF-SITE TREE. NO TAG. NOT SURVEYED. BY LOT 32. DIAMETER ESTIMATED AT 1' ABOVE GRADE DUE TO MULTIPLE STEMS ABOVE. -7' FROM EXISTING FENCE. DIEBACK. 9' FROM PROPOSED WALL.	
160	NORTHERN CALIFORNIA BLACK WALNUT	9	F	F	OFF-SITE TREE. NO TAG. NOT SURVEYED. BY LOT 33. DIAMETER ESTIMATED AT BASE DUE TO MULTIPLE STEMS ABOVE. -7' FROM EXISTING FENCE. DIEBACK. 9' FROM PROPOSED WALL.	
161	RAYWOOD ASH	8	G	P	OFF-SITE TREE. NO TAG. NOT SURVEYED. BY LOT 33. PREVIOUSLY TOPPED. -9' FROM FENCE. 9' FROM PROPOSED WALL.	NONE.



- 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

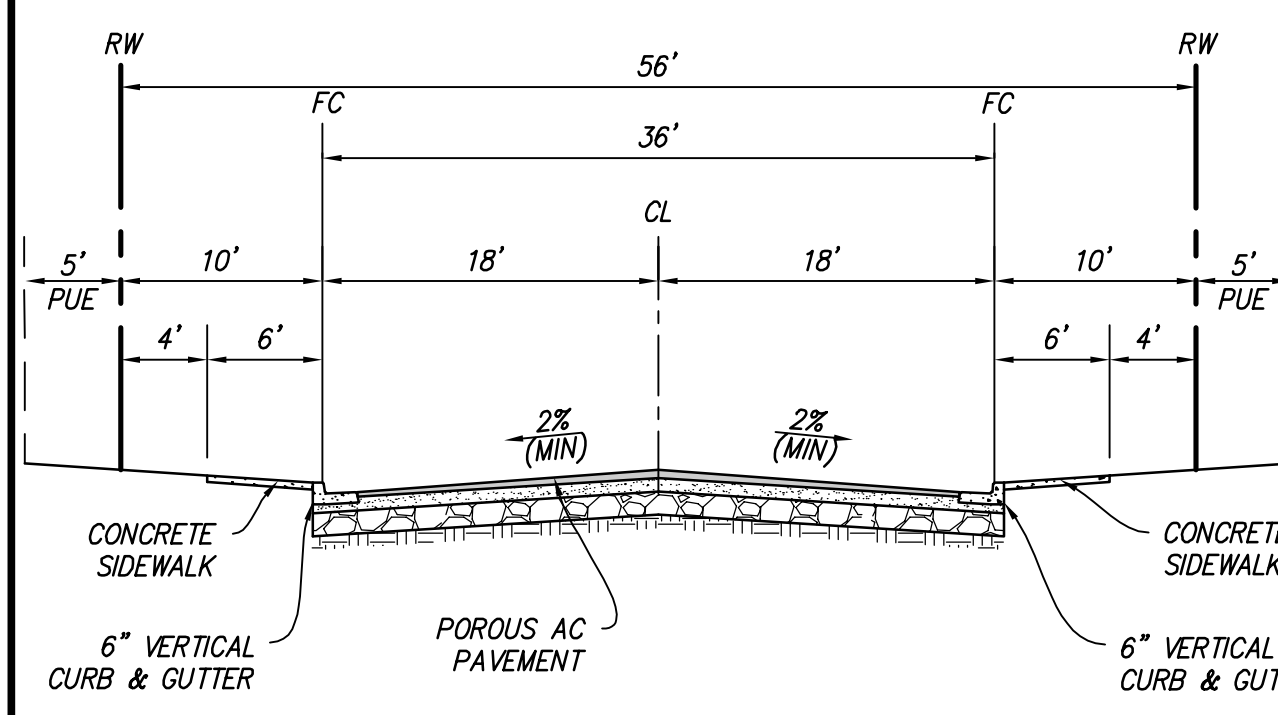
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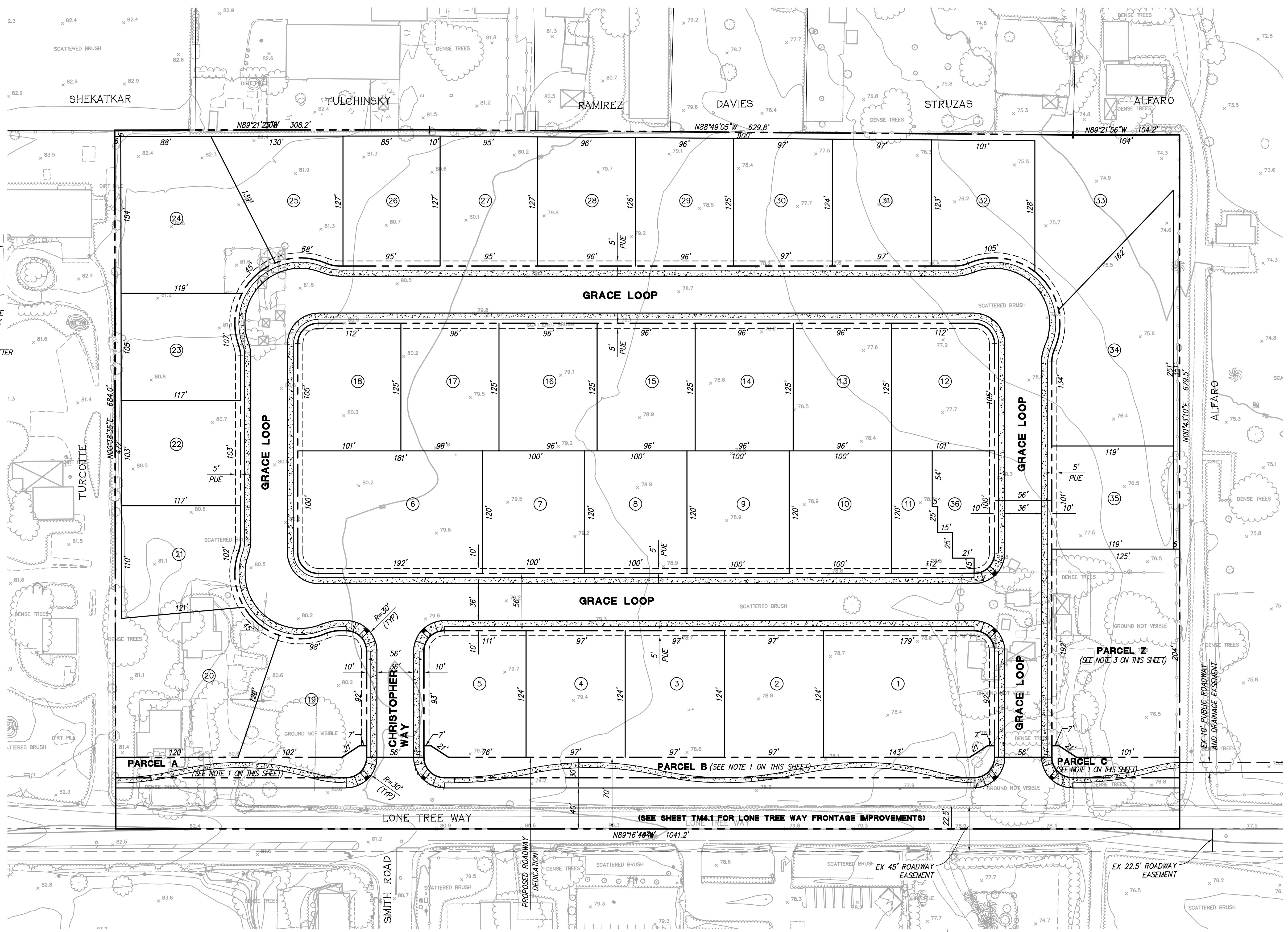
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LOT AREA TABLE	
LOT #	AREA (SF)
1	20,516
2	12,028
3	12,028
4	12,028
5	12,139
6	21,634
7	12,000
8	12,000
9	12,000
10	12,000
11	6,055
12	12,539
13	12,000
14	12,000
15	12,000
16	12,000
17	12,000
18	12,539
19	12,433
20	22,679
21	12,065
22	12,020
23	12,073
24	18,703
25	12,037
26	12,099
27	12,060
28	12,112
29	12,038
30	12,087
31	12,011
32	12,110
33	23,941
34	22,177
35	12,020
36	5,979
PARCEL A	5,005
PARCEL B	11,351
PARCEL C	2,591
PARCEL Z	25,293

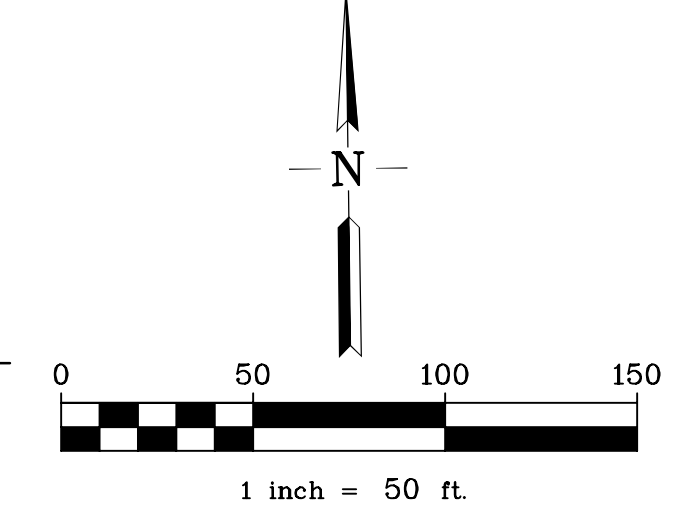


NOTE: RESIDENTIAL DRIVEWAYS PER CITY STANDARD ST-7A
STREETS A, B, & C
 NOT TO SCALE

- NOTE:
1. PARCELS A, B, & C ARE OPEN SPACE PARCELS TO BE OWNED AND MAINTAINED BY THE CITY AS A PART OF THE DEDICATED LONE TREE WAY PUBLIC STREET RIGHT OF WAY.
 2. ALL ON-SITE STREETS A, B, & C ARE TO BE PUBLIC STREETS TO BE OWNED + MAINTAINED BY THE CITY.
 3. 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.

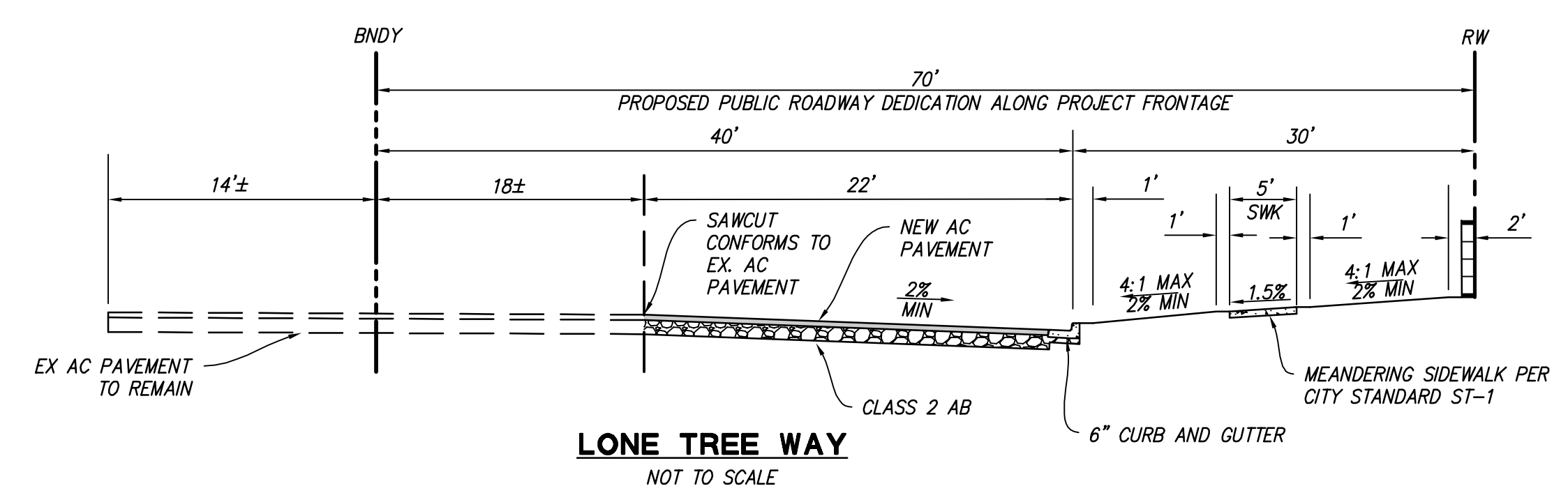
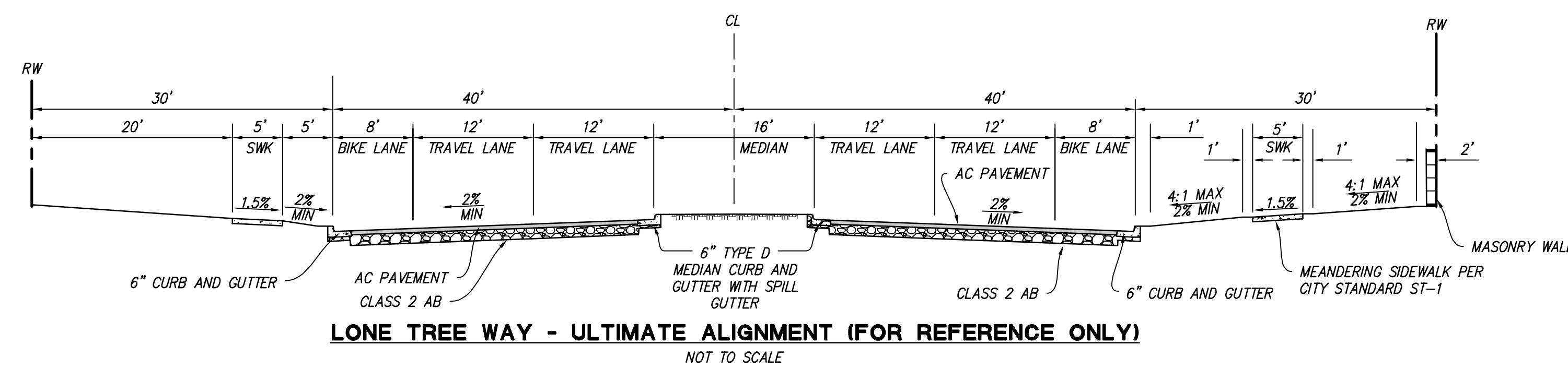
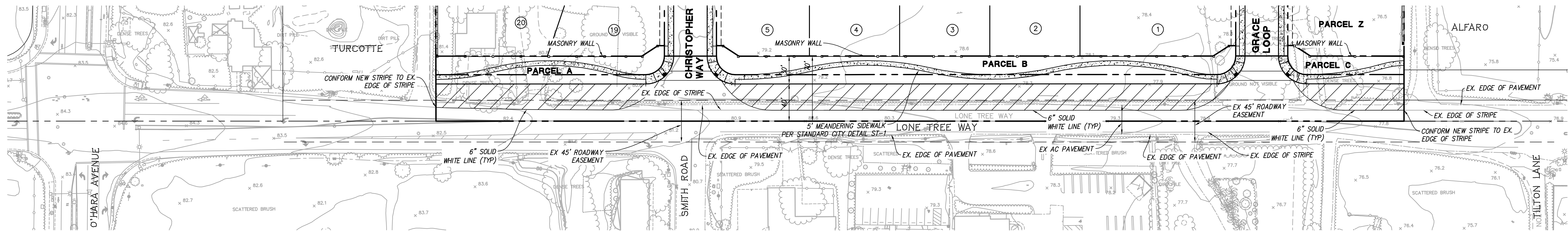


PRELIMINARY LOTTING PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY
 CITY OF BRENTWOOD, CONTRA COSTA COUNTY, CALIFORNIA
 FOR: SEECON FINANCIAL & CONSTRUCTION CO.



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

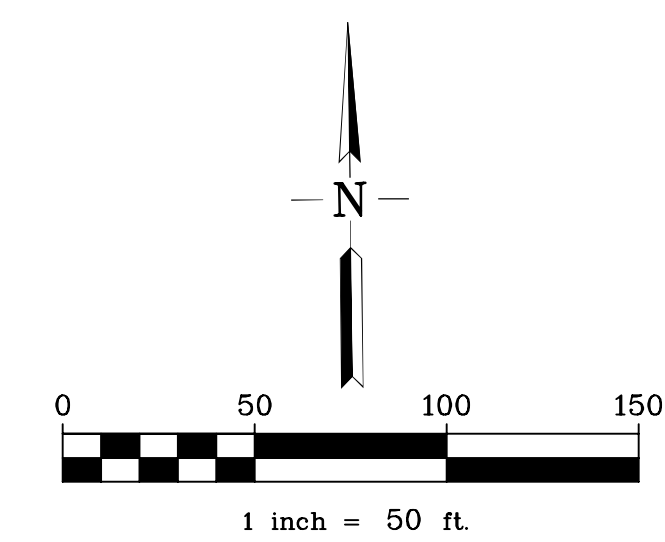
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LONE TREE WAY - FRONTAGE IMPROVEMENTS

SUB 9597 - 7590 & 7650 LONE TREE WAY

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

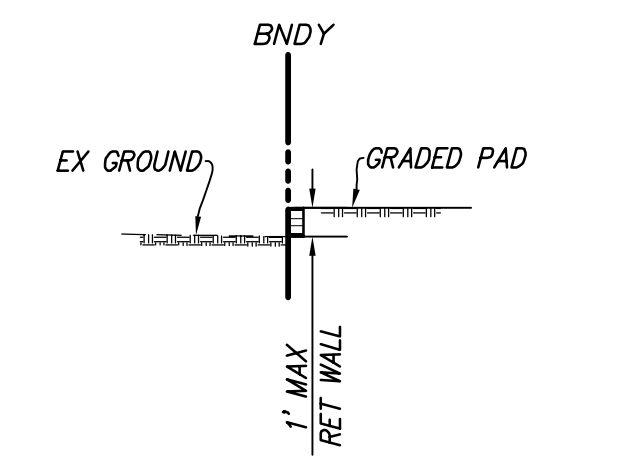
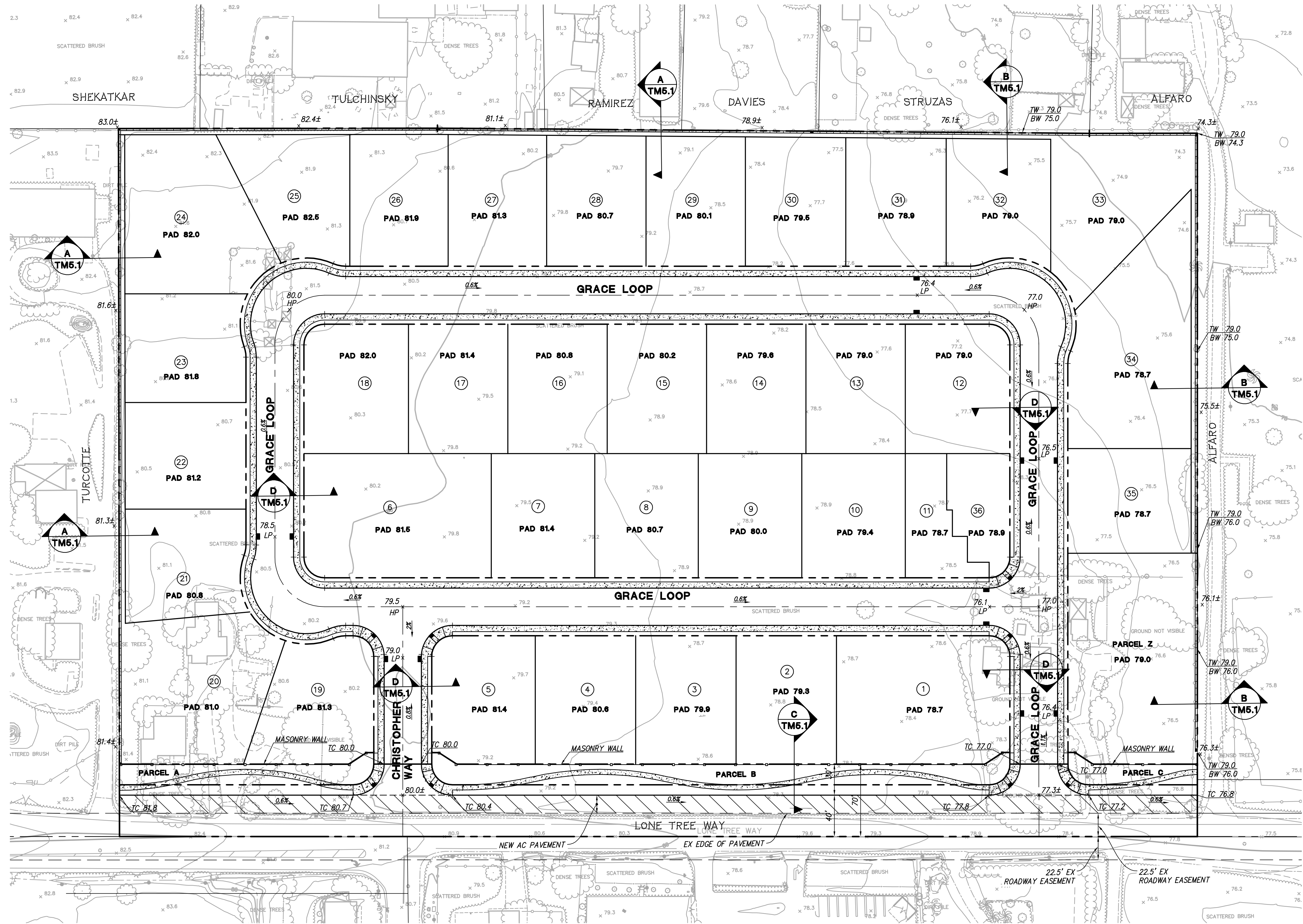


RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

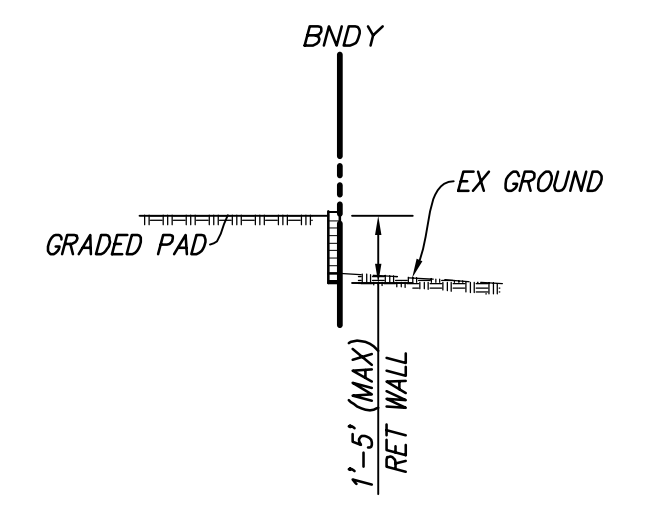
DATE: OCTOBER 9, 2023

SUB NO. 9597
JOB NO. 211071

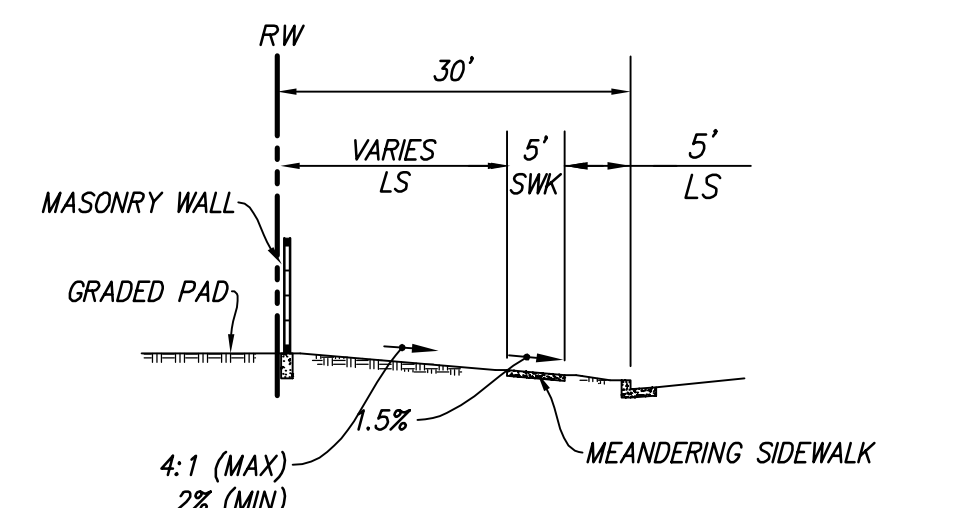
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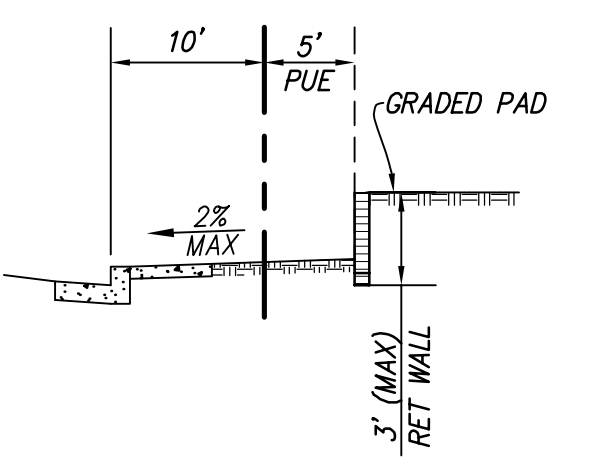
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SECTION B
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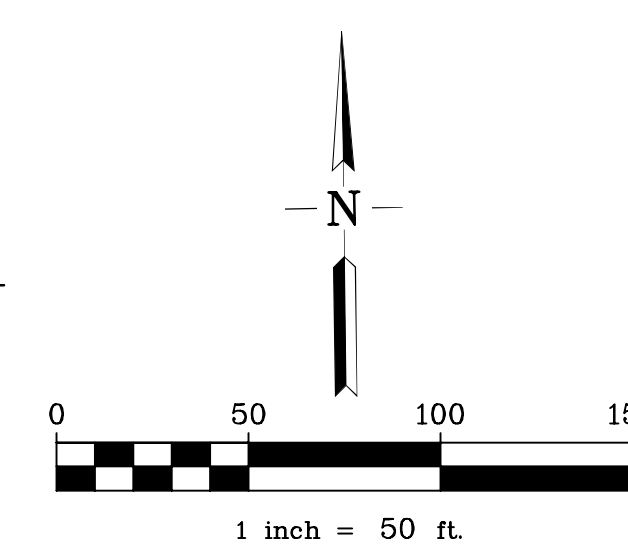
SECTION C
NOT TO SCALE



SECTION D
NOT TO SCALE

PRELIMINARY GRADING AND DRAINAGE PLAN SUB 9597 - 7590 & 7650 LONE TREE WAY

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

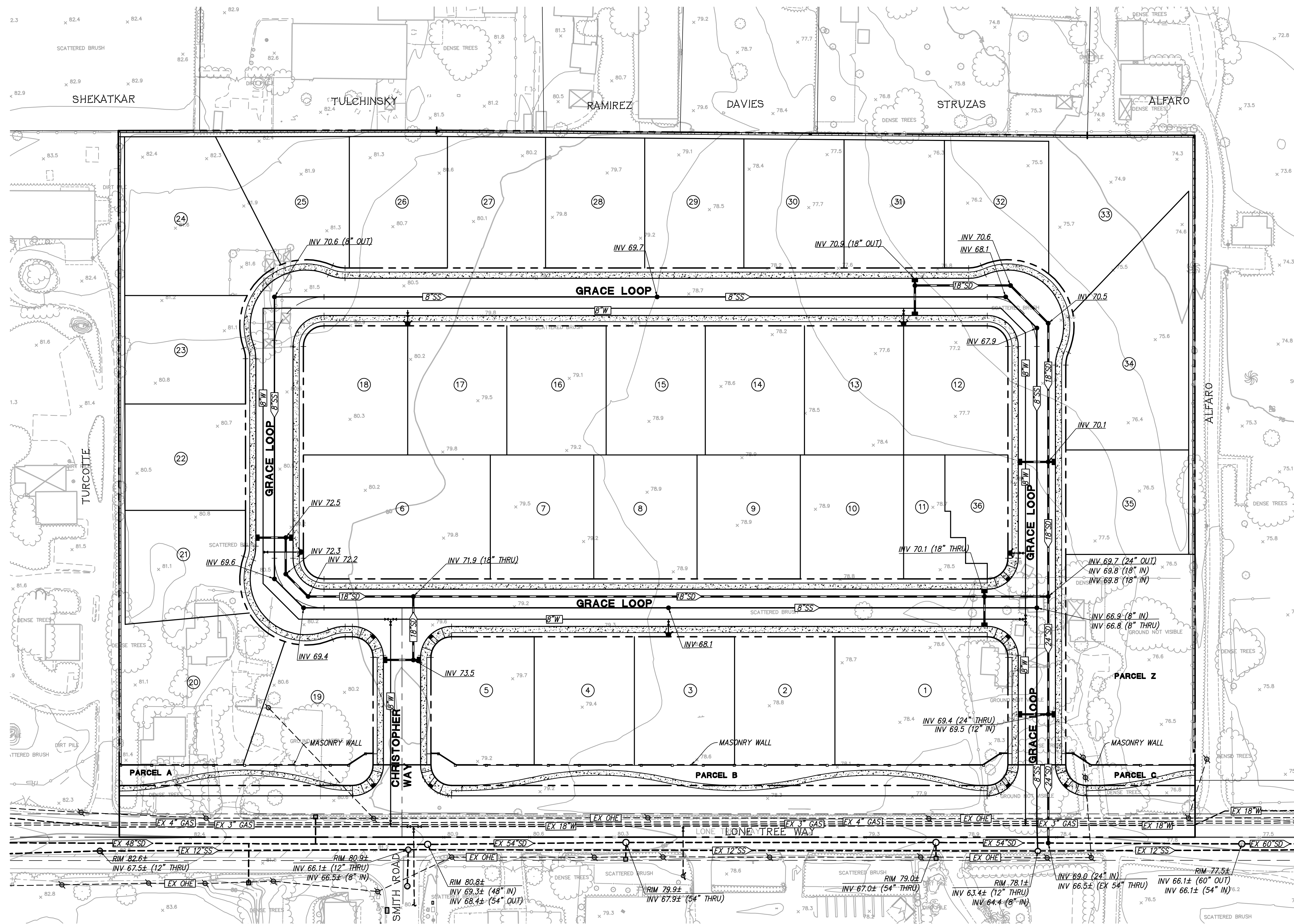


RJA
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ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 9, 2023

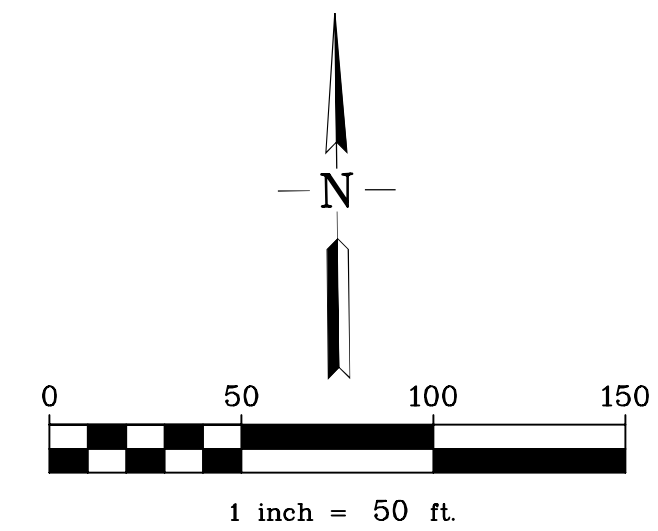
SUB NO. 9597
JOB NO. 211071

TM5.1



PRELIMINARY UTILITY PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY

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



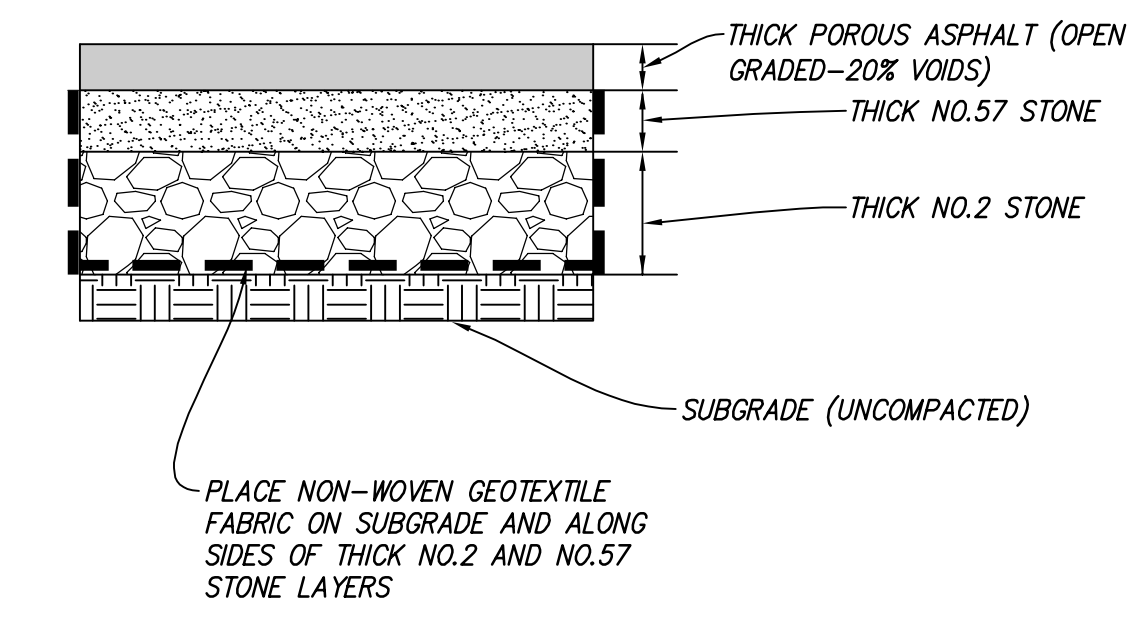
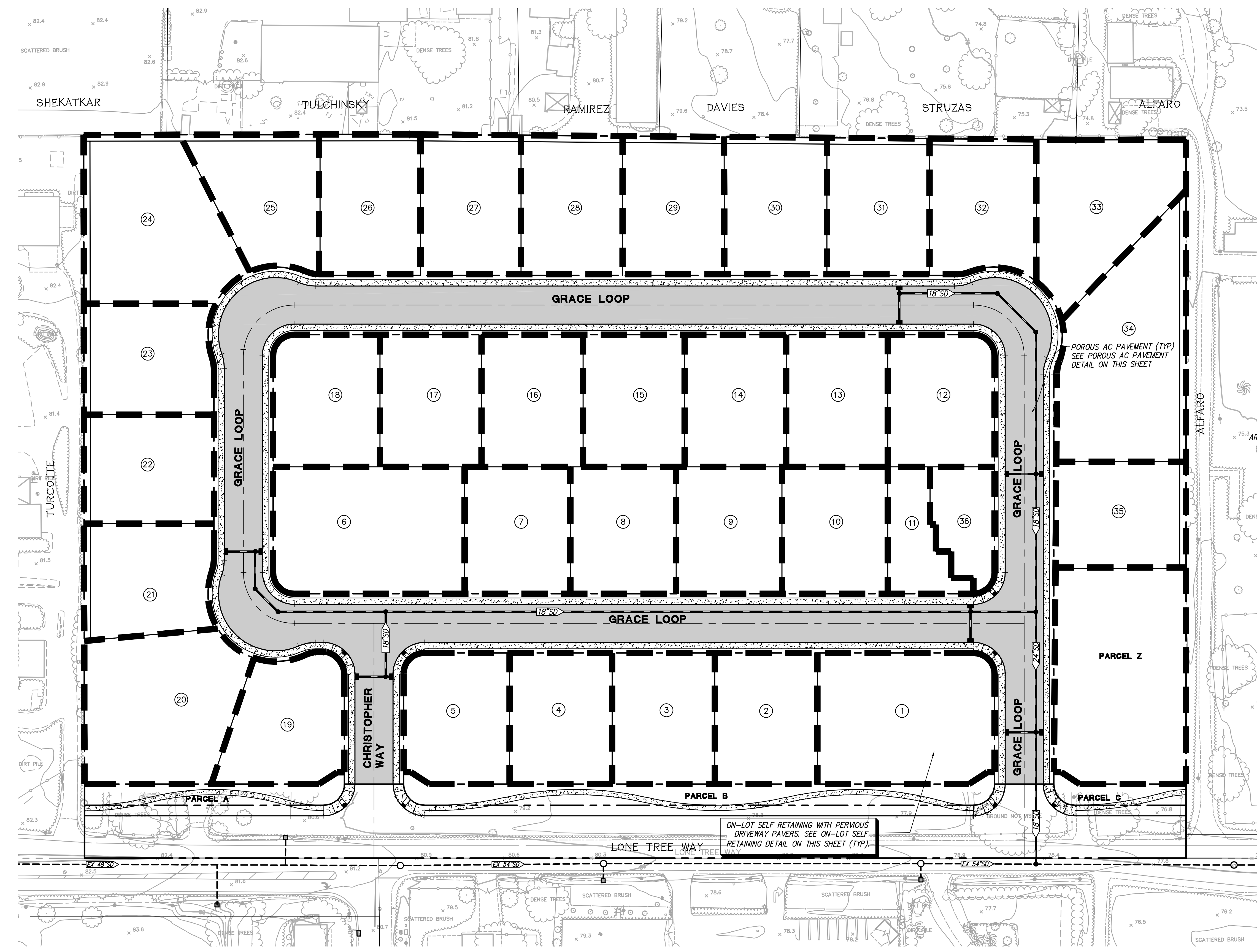
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: OCTOBER 9, 2023

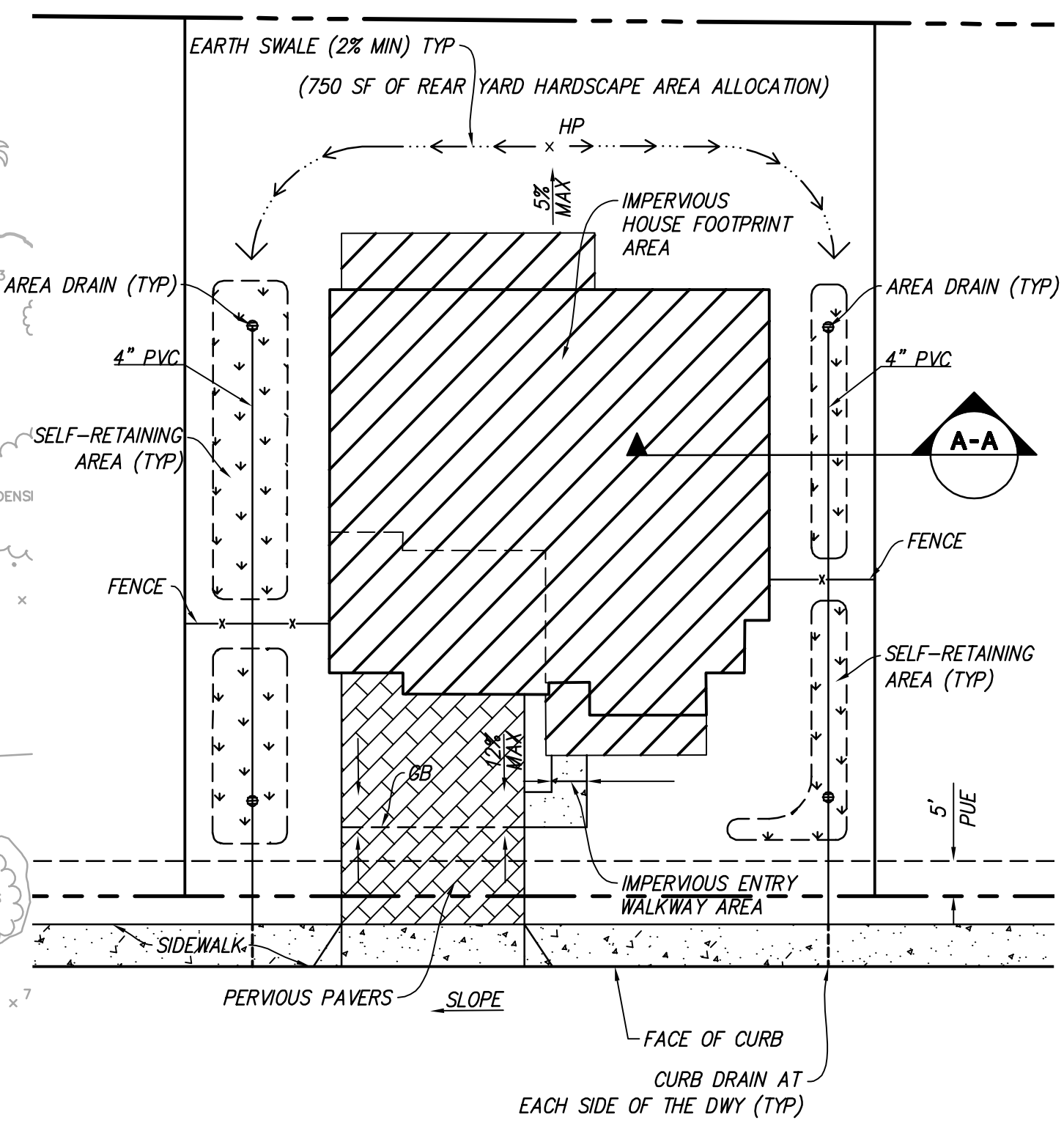
SUB NO. 9597
 JOB NO. 211071

TM6.1

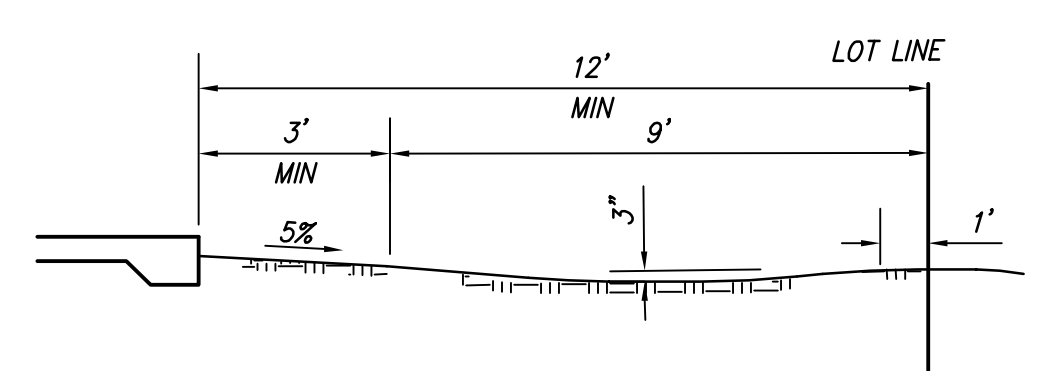
- NOTES:**
- IN COMPLIANCE WITH THE REQUIREMENTS OF MUNICIPAL REGIONAL STORMWATER PERMIT, THE FOLLOWING STORMWATER TREATMENT MEASURES MEETING THE REQUIREMENTS OF THE CONTRA COSTA COUNTY C.3 GUIDEBOOK ARE PROPOSED:
 - INDIVIDUAL LOTS - DRIVEWAY WITH PERVIOUS PAVERS AND SELF-RETAINING AREAS (BASED ON 2:1 RATIO PER THE COUNTY C.3 GUIDANCE) WITH A 3" DEPRESSION PER ON-LOT SELF-RETAINING DETAIL ON THIS SHEET.
 - STREETS - POROUS ASPHALT PAVEMENT PER POROUS AC PAVEMENT DETAIL ON THIS SHEET.
 - THIS PROJECT IS EXEMPT FROM HYDROMODIFICATION BASED ON THE CONTRA COSTA COUNTY GIS HYDROMODIFICATION MAP.



PRELIMINARY POROUS AC PAVEMENT DETAIL
FINAL SECTION TO BE DETERMINED BASED ON GEOTECHNICAL RECOMMENDATIONS
NOT TO SCALE



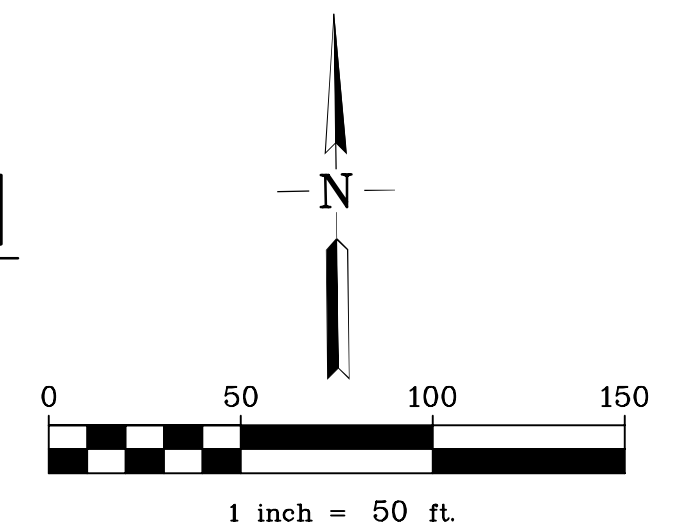
ON-LOT SELF-RETAINING DETAIL
NOT TO SCALE



SECTION A-A

PRELIMINARY STORMWATER TREATMENT PLAN
SUB 9597 - 7590 & 7650 LONE TREE WAY

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



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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:**
- STREETSCAPE, WALL, AND MONUMENT AT PARCEL Z SHOWN ON THESE PLANS MAY NOT APPLY IF CITY ACCEPTS PARCEL Z AS A PARK PARCEL.
 - 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.

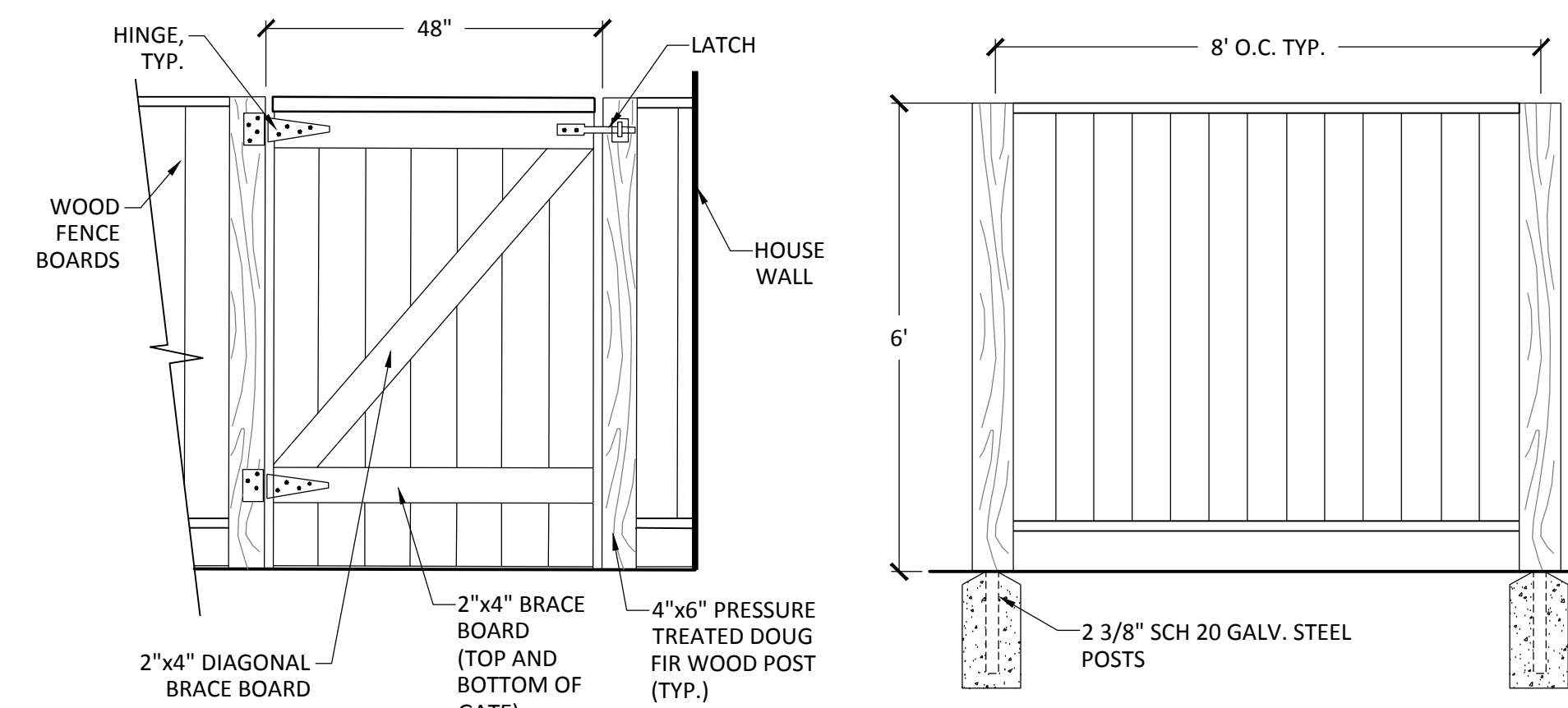
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LONE TREE WAY 7590 & 7650

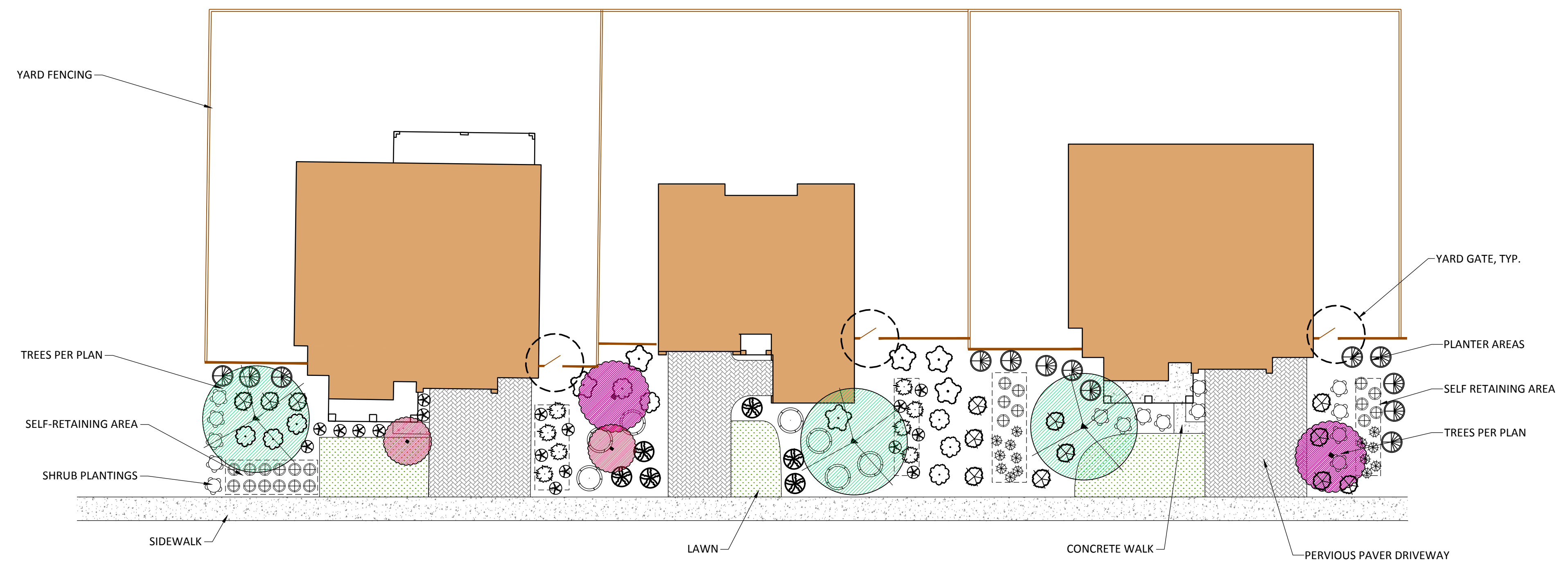
CITY OF BRENTWOOD, CALIFORNIA

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.

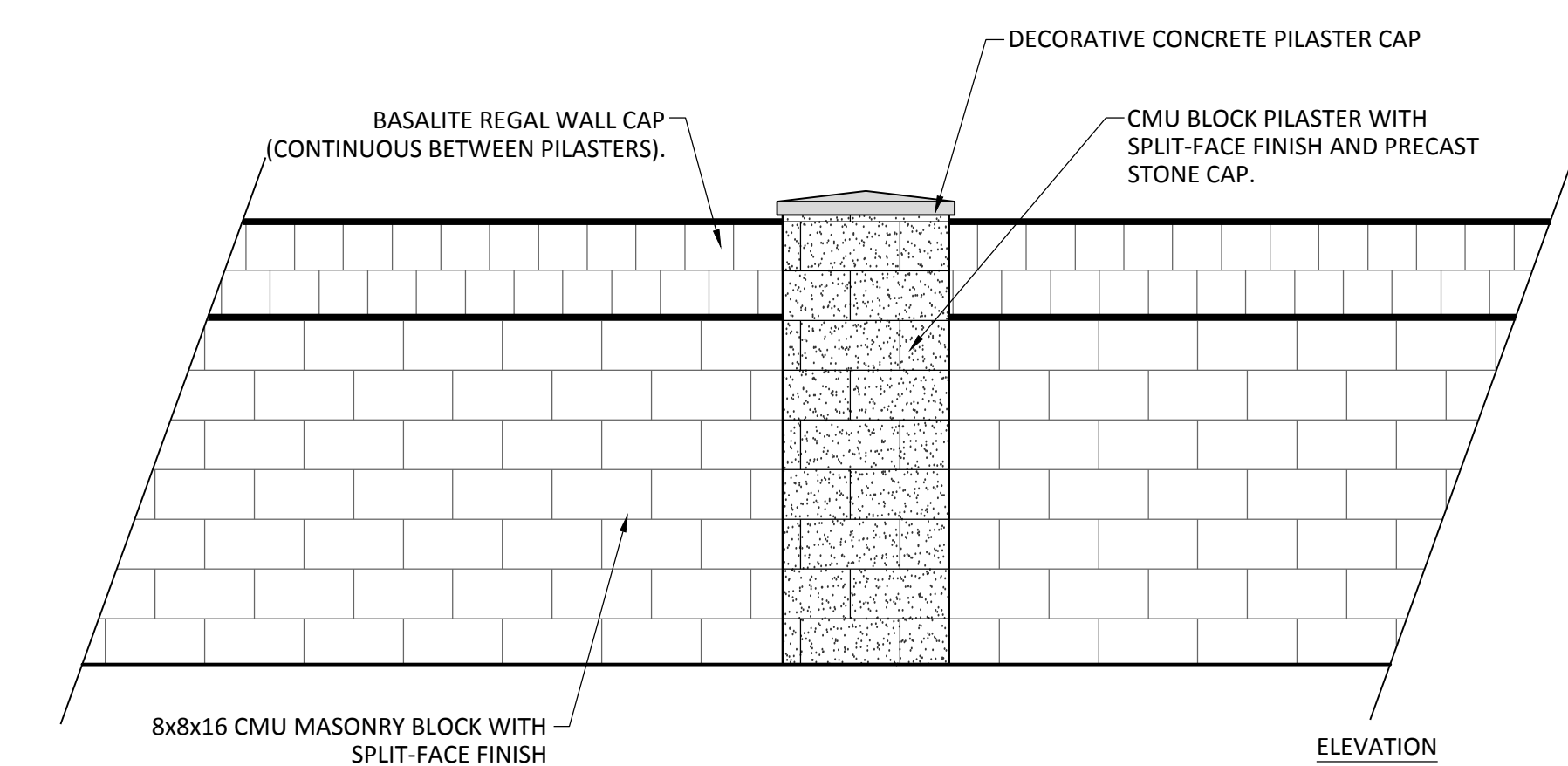
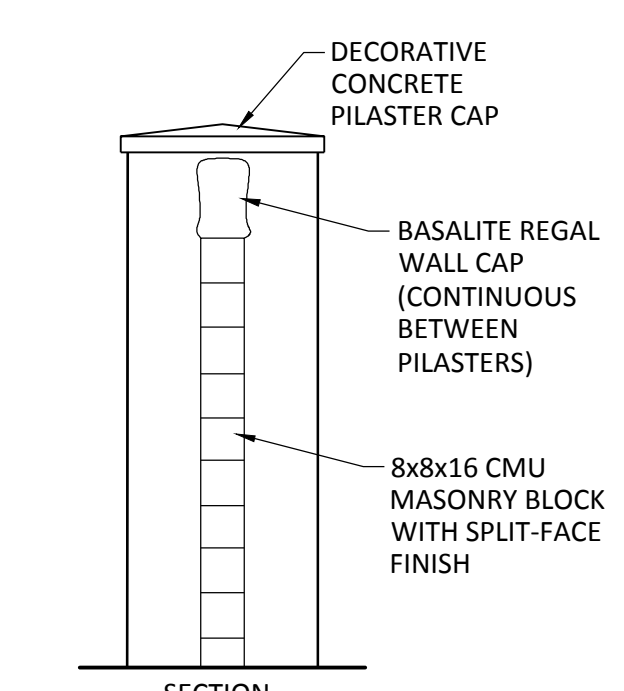
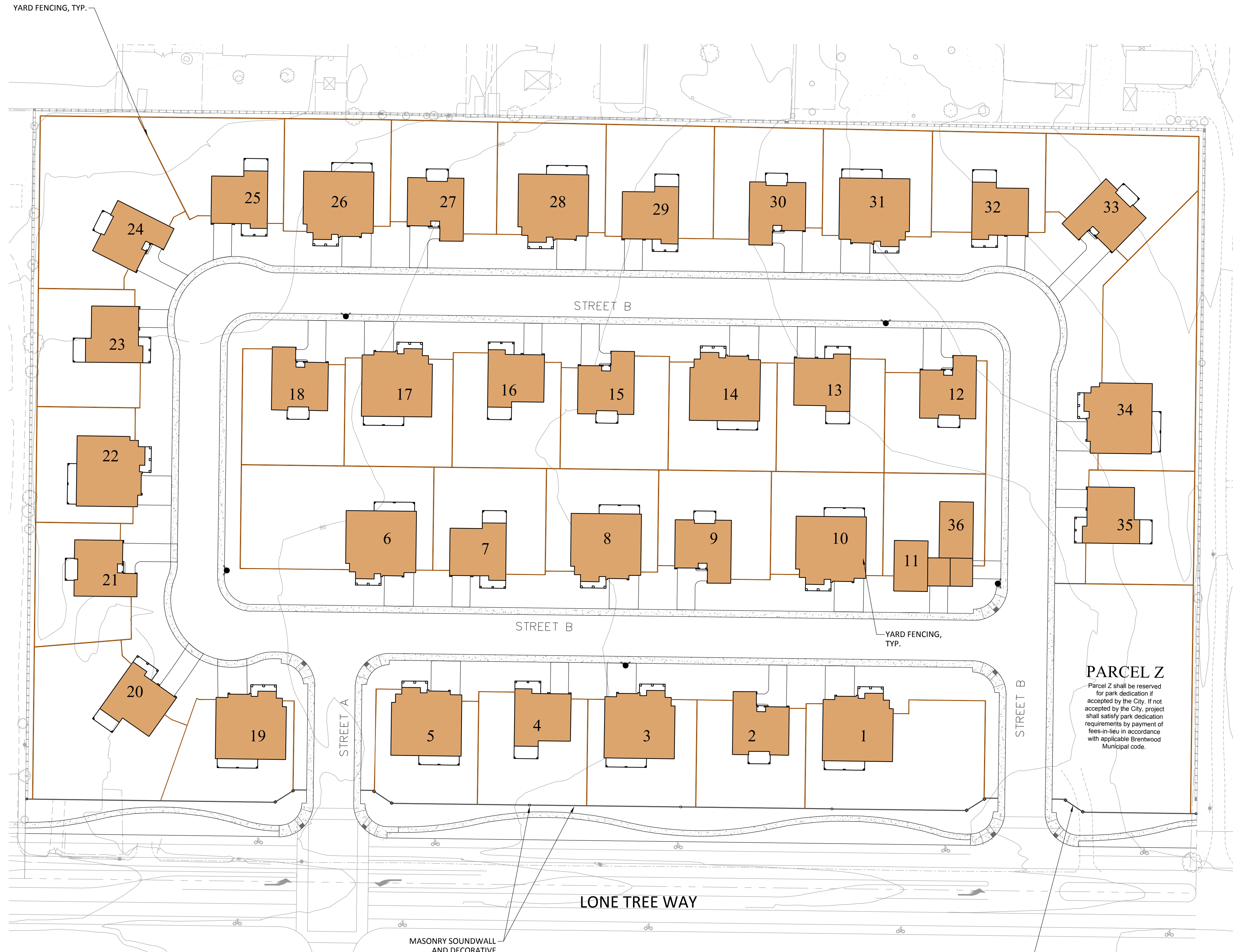
TYPICAL LOT LAYOUT
NTS

TYPICAL FRONT YARD PLANTINGS

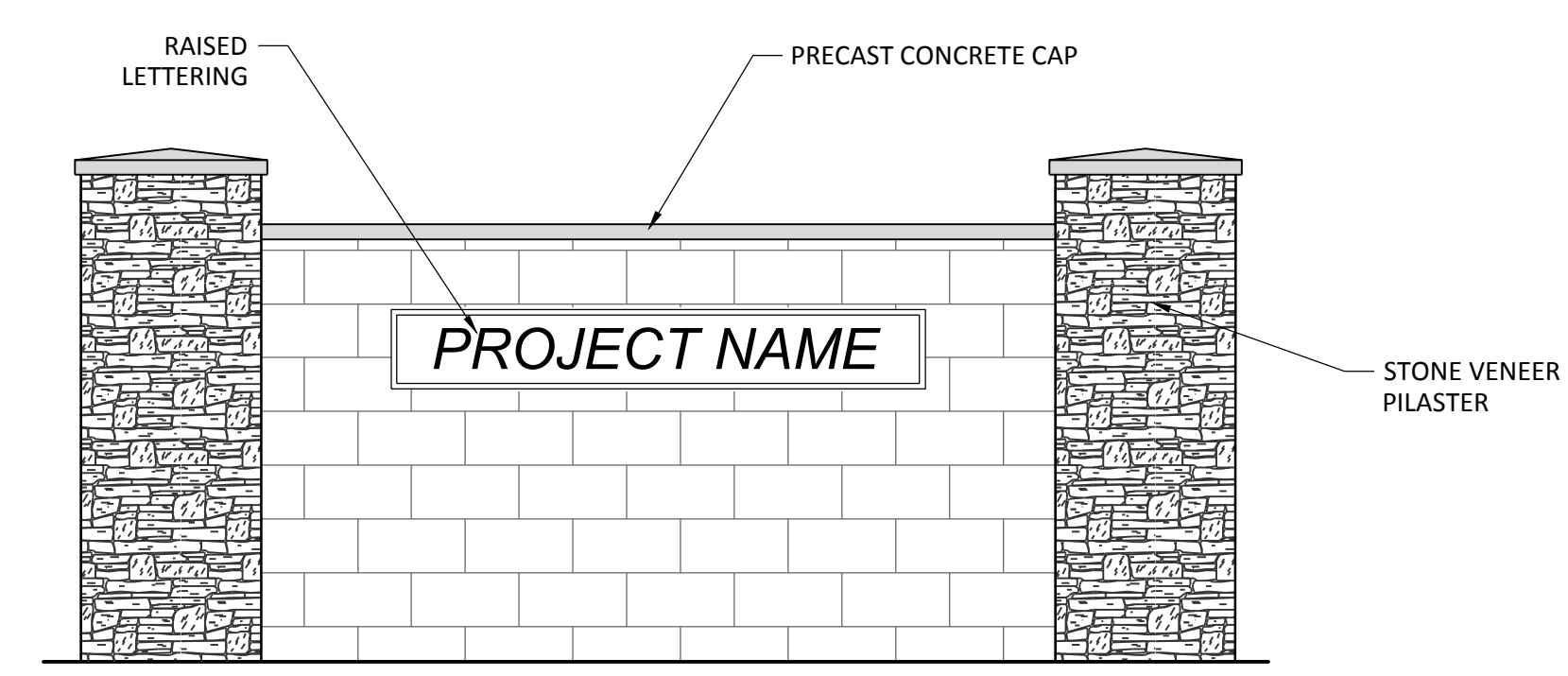
OCTOBER 5, 2023

LONE TREE WAY 7590 & 7650

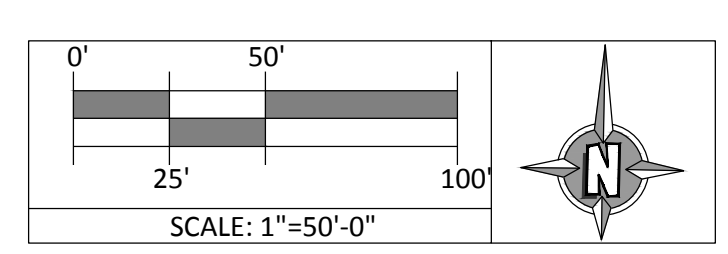
CITY OF BRENTWOOD, CALIFORNIA



MASONRY WALL SCHEMATIC (CONCEPTUAL)
NTS

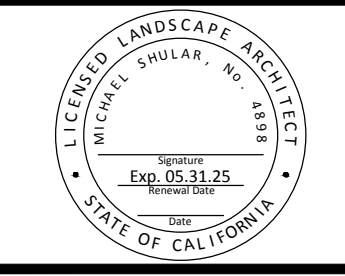
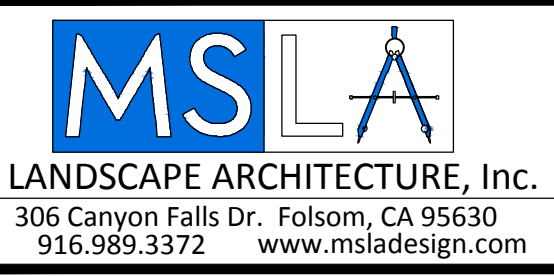


ENTRY MONUMENT SCHEMATIC
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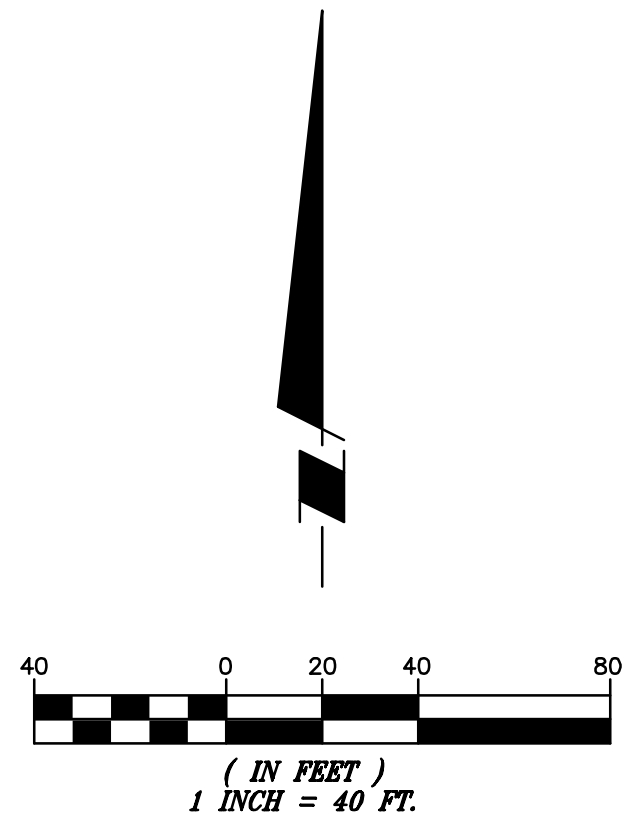


PRELIMINARY FENCING AND WALL PLAN

OCTOBER 5, 2023



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CITY OF BRENTWOOD

R1-12 ZONING
GENERAL STANDARDS

BUILDING SETBACKS:

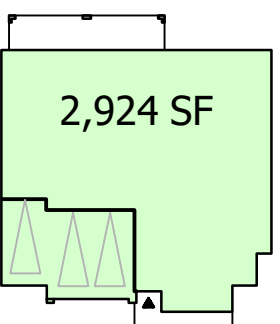
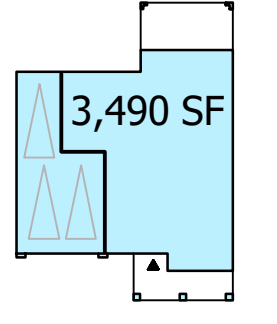
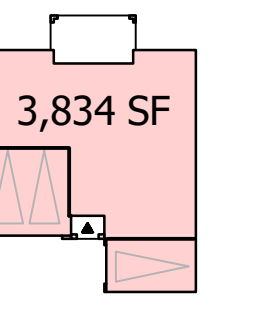
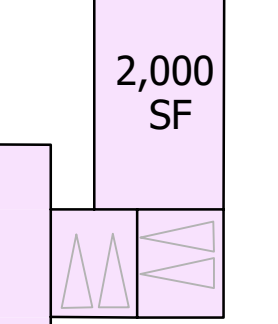
FRONT	20 FEET
REAR	20 FEET
SIDE YARD	12 FEET
MIN AGGREGATE	30 FEET
CORNER SIDE	10 FEET
LOT DEPTH	150' MAX
LOT WIDTH	90 FEET
LOT SIZE	12,000 SF MIN

*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

RECEIVED

**CITY OF BRENTWOOD
COMMUNITY DEVELOPMENT DEPT**



7590 & 7650 LONE TREE WAY BRENTWOOD, CA



SHEET INDEX

T1	TITLE SHEET	A21	PLAN 3 SITE PLAN
A2	PLAN 1 FRONT ELEVATIONS	A22	PLAN 3 FIRST FLOOR PLAN
A3	PLAN 1 FRONT ELEVATIONS	A23	PLAN 3 SECOND FLOOR PLAN
A4	PLAN 1 SITE PLAN	A24	PLAN 3 ELEVATIONS - 'A'
A5	PLAN 1 FIRST FLOOR PLAN	A25	PLAN 3 ELEVATIONS - 'B'
A6	PLAN 1 ELEVATIONS - 'A'	A26	PLAN 3 ELEVATIONS - 'C'
A7	PLAN 1 ELEVATIONS - 'B'	A27	PLAN 3 ELEVATIONS - 'D'
A8	PLAN 1 ELEVATIONS - 'C'	A28	DUET PLAN ELEVATIONS
A9	PLAN 1 ELEVATIONS - 'D'	A29	DUET PLAN ELEVATIONS
A10	PLAN 2 FRONT ELEVATIONS	A30	DUET PLAN SITE PLAN AND FLOOR PLANS
A11	PLAN 2 FRONT ELEVATIONS	A31	COLORS AND MATERIALS
A12	PLAN 2 SITE PLAN	A32	COLORS AND MATERIALS
A13	PLAN 2 FIRST FLOOR PLAN	A33	COLORS AND MATERIALS
A14	PLAN 2 SECOND FLOOR PLAN	A34	COLORS AND MATERIALS
A15	PLAN 2 ELEVATIONS - 'A'	A35	LIGHT FIXTURES
A16	PLAN 2 ELEVATIONS - 'B'		
A17	PLAN 2 ELEVATIONS - 'C'		
A18	PLAN 2 ELEVATIONS - 'D'		
A19	PLAN 3 FRONT ELEVATIONS		
A20	PLAN 3 FRONT ELEVATIONS		



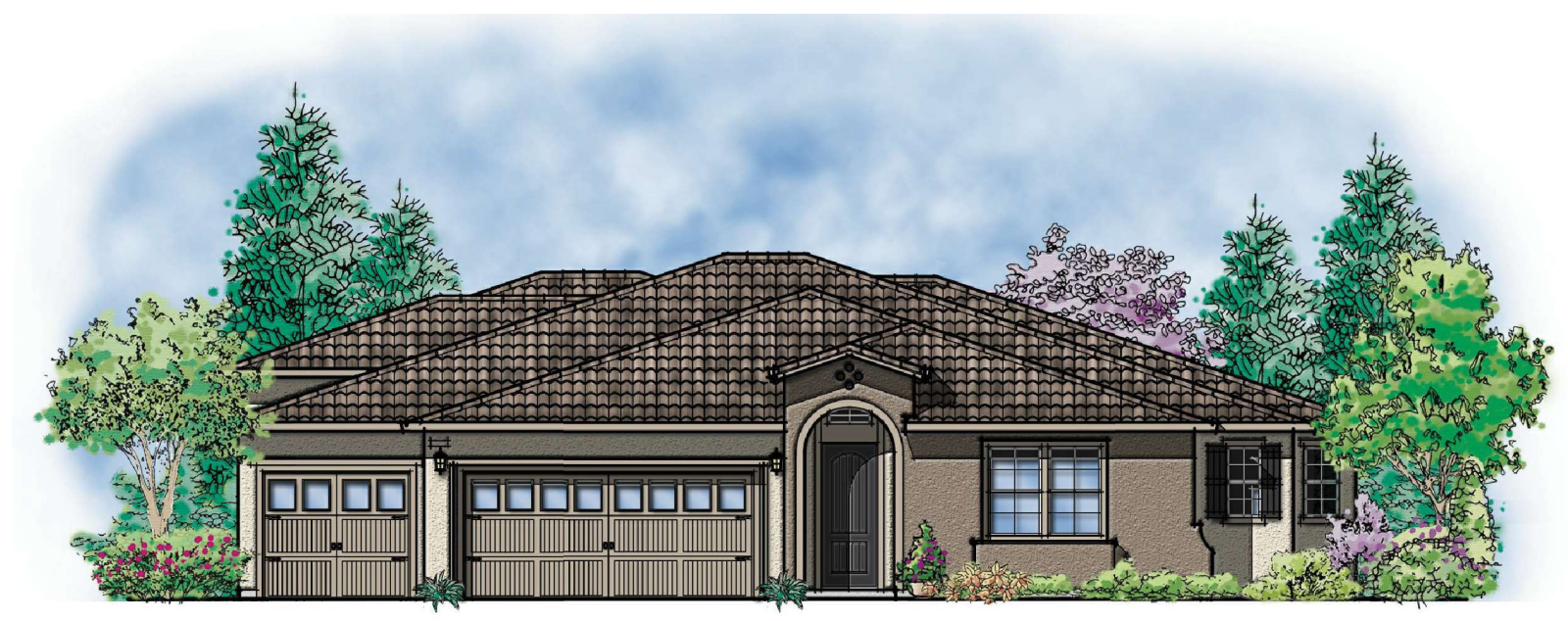
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#3228-01-RS23
11 APRIL 2024

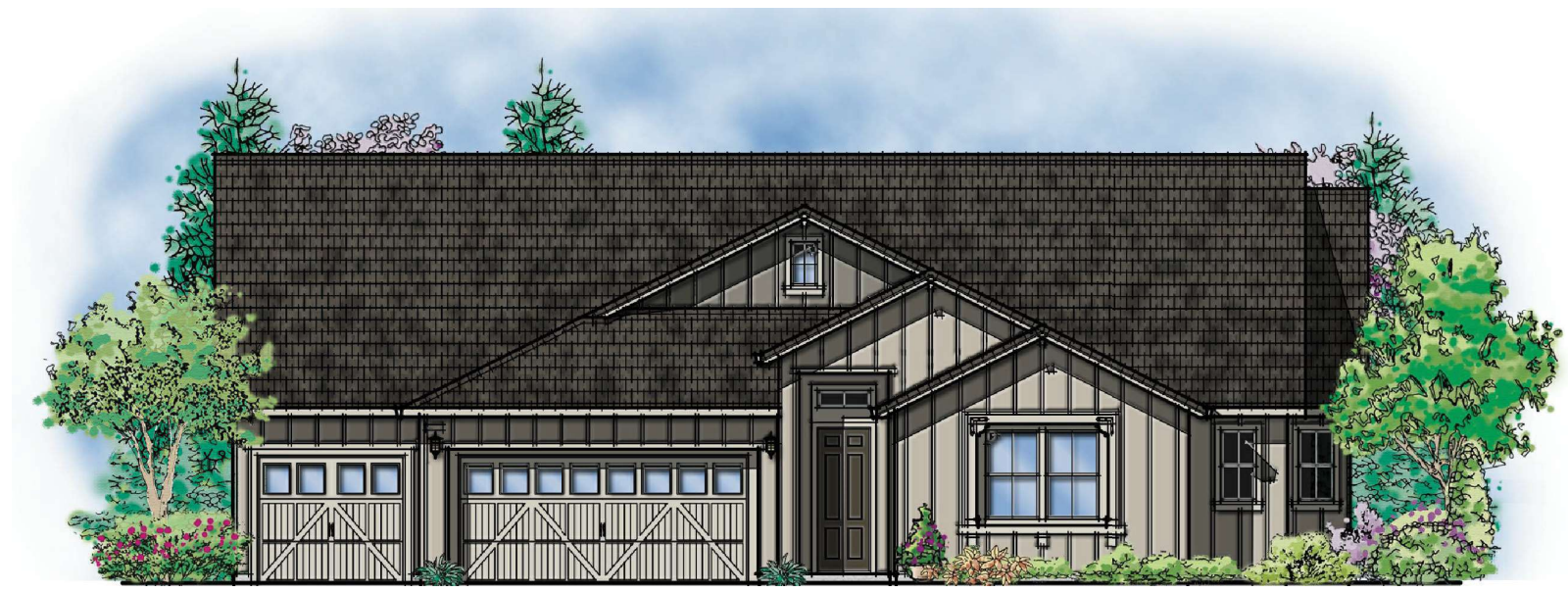
T1

MATERIAL LEGEND

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



Elevation A - Spanish

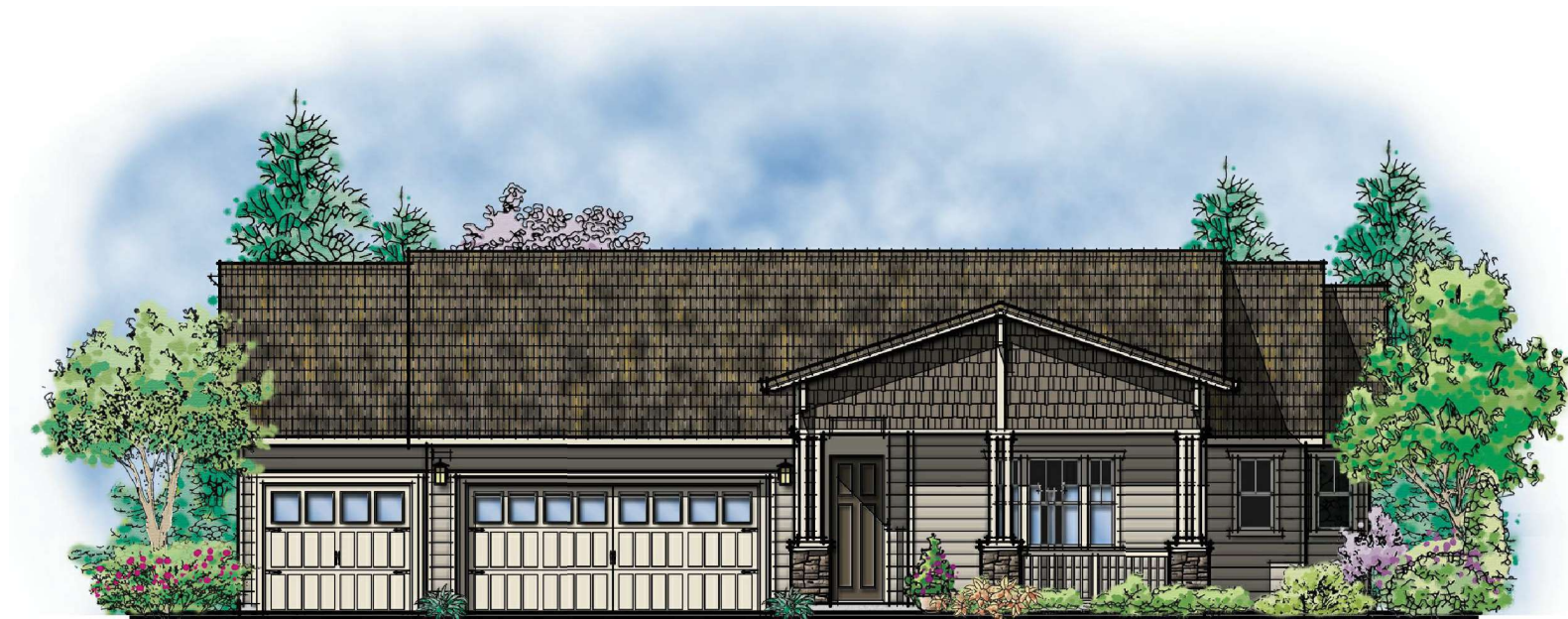


Elevation B - Farmhouse

MATERIAL LEGEND

- 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

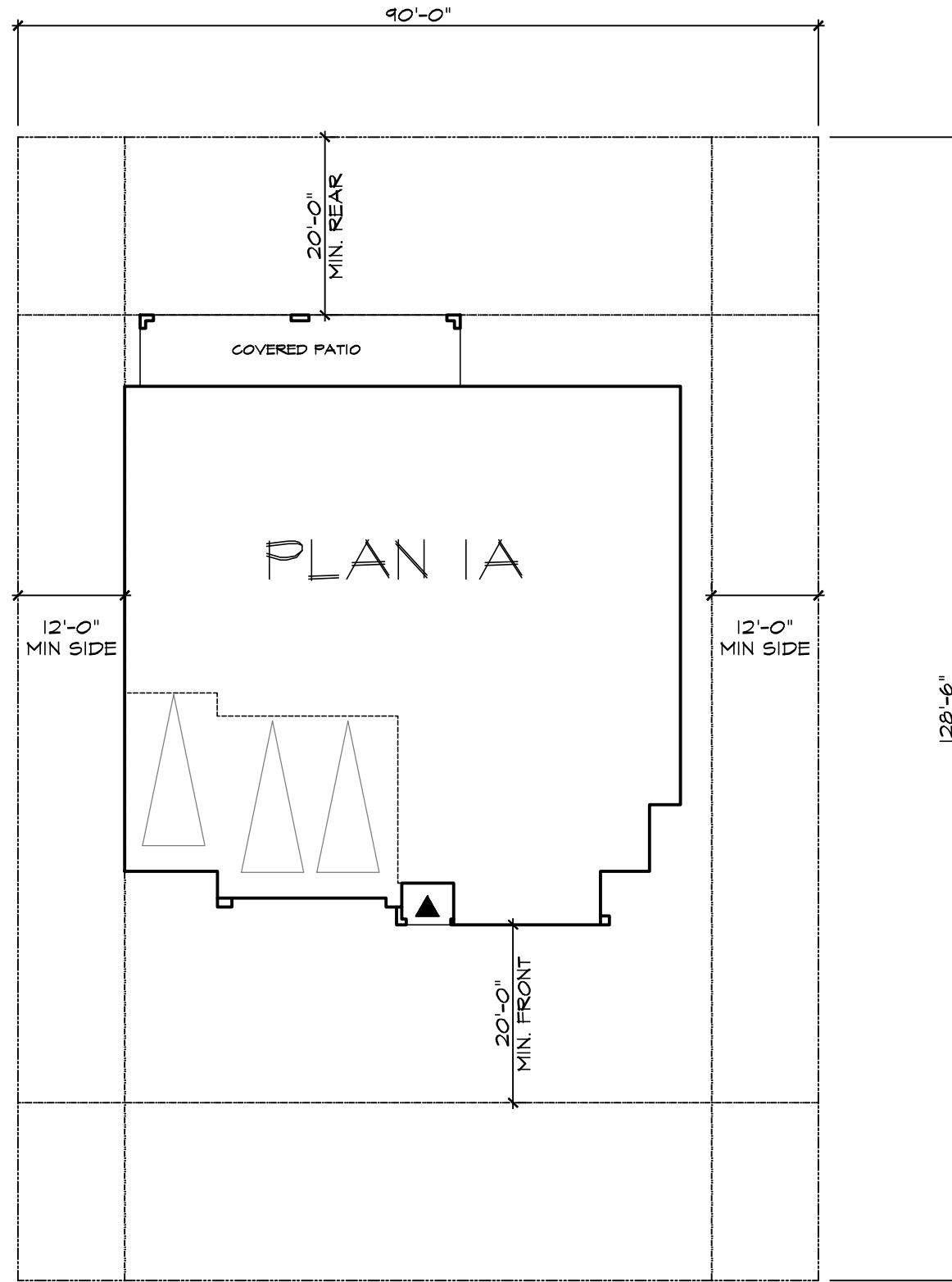
- D** FLAT CONCRETE TILE ROOFING
- GABLE END ROOFS
- STUCCO BODY
- BOARD & BATTEN
- MOCK VENTS
- MOCK SHUTTERS
- WOOD COLUMN
- WOOD CORBELS
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS
- W/ WINDOW LITES



Elevation C - Craftsman



Elevation D - French Country



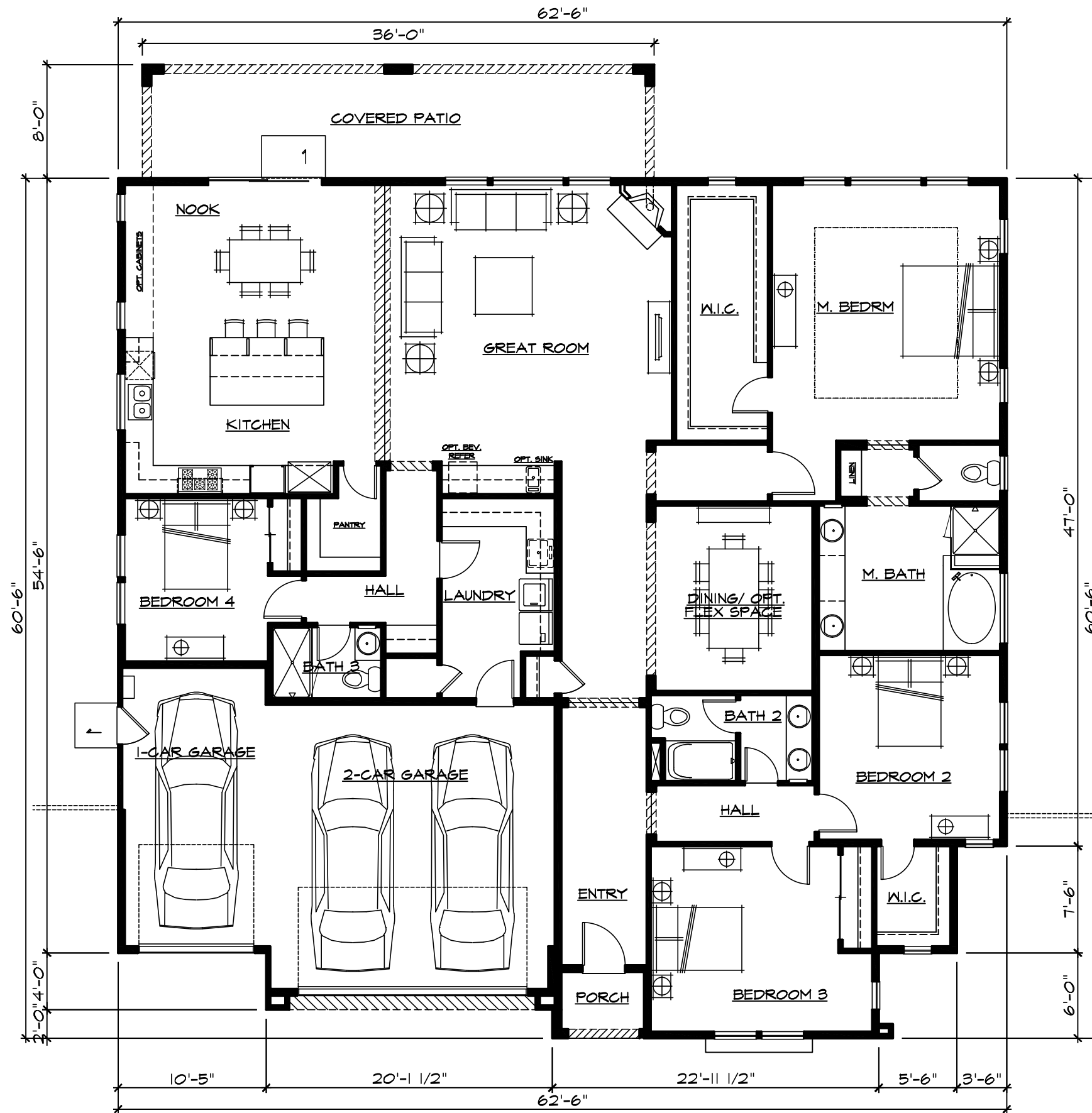
City of Brentwood
 RI-12 ZONING
 GENERAL STANDARDS

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

STANDARDS ARE WAIVED PER SDBL - SEE MASTER PLOTTING PLAN

**Plan 1
 Site Plan**

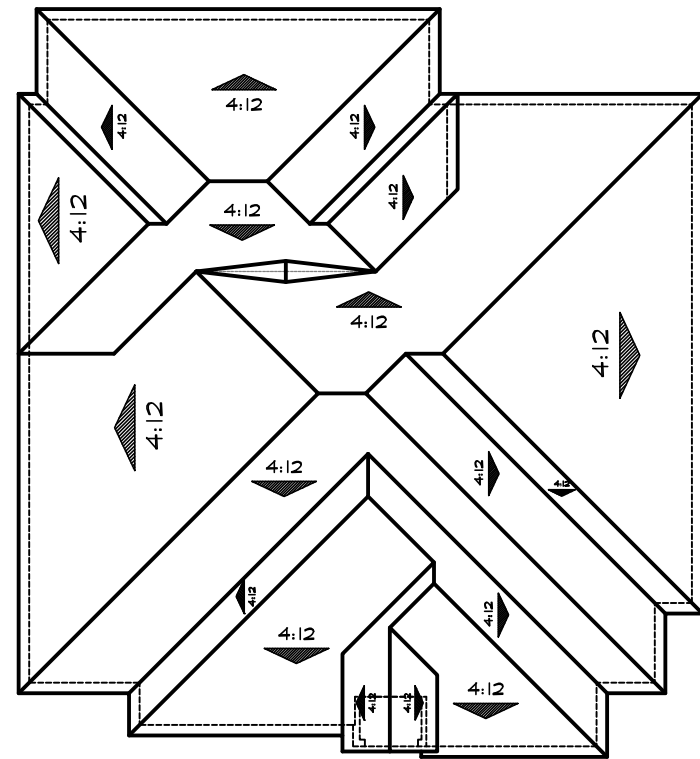




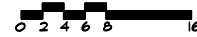
SQUARE FOOTAGE	
TOTAL LIVING AREA	2924 SF
GARAGE	625 SF
PORCH	29 SF
COVERED PATIO	288 SF
FOOTPRINT	3866 SF

Plan 1 First Floor Plan





Roof Plan 'A'



Right

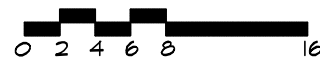


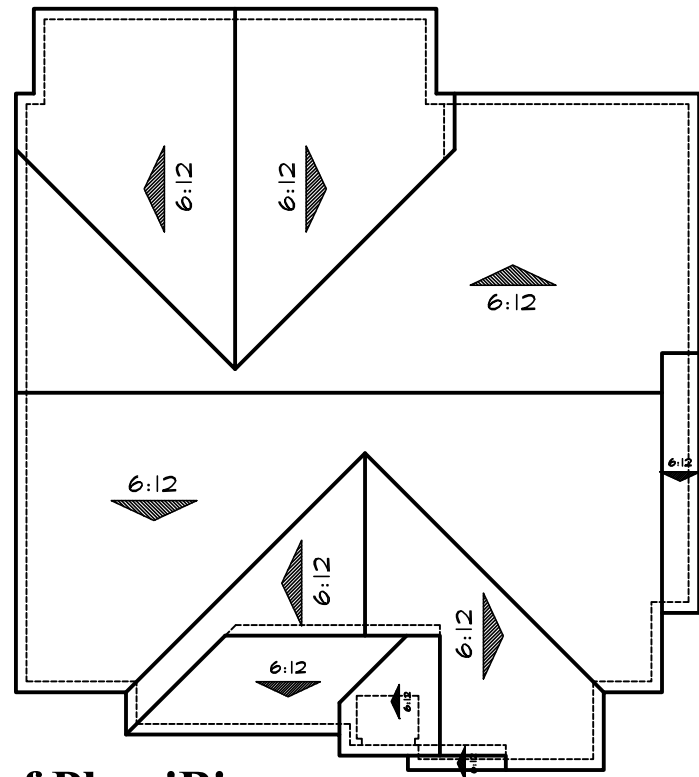
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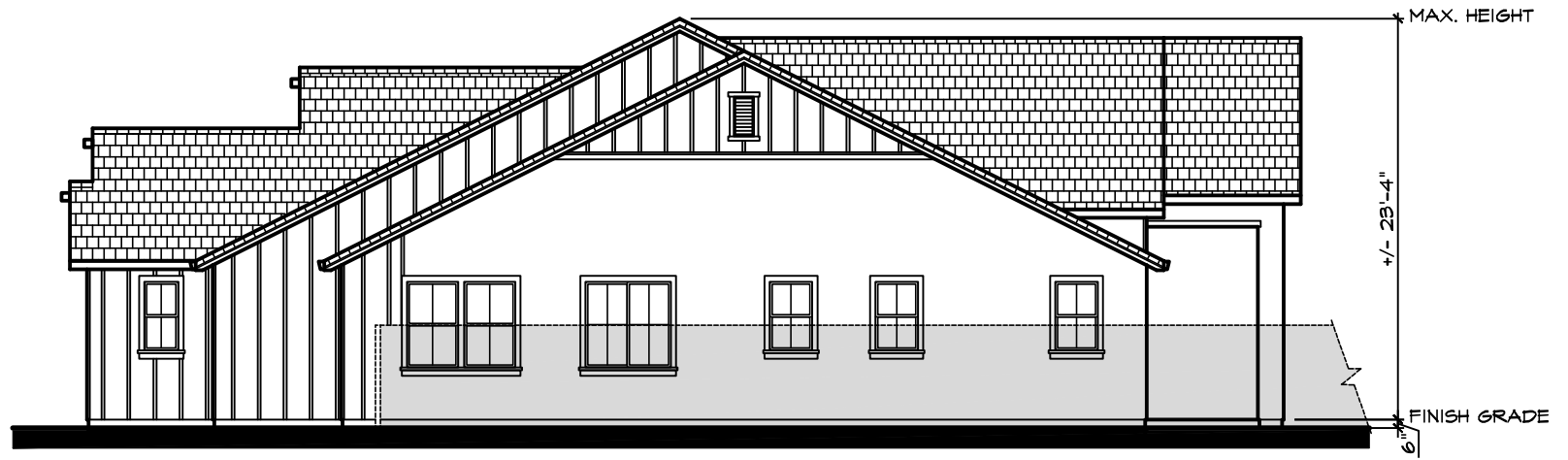
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**Plan 1
Elevations - 'A'**

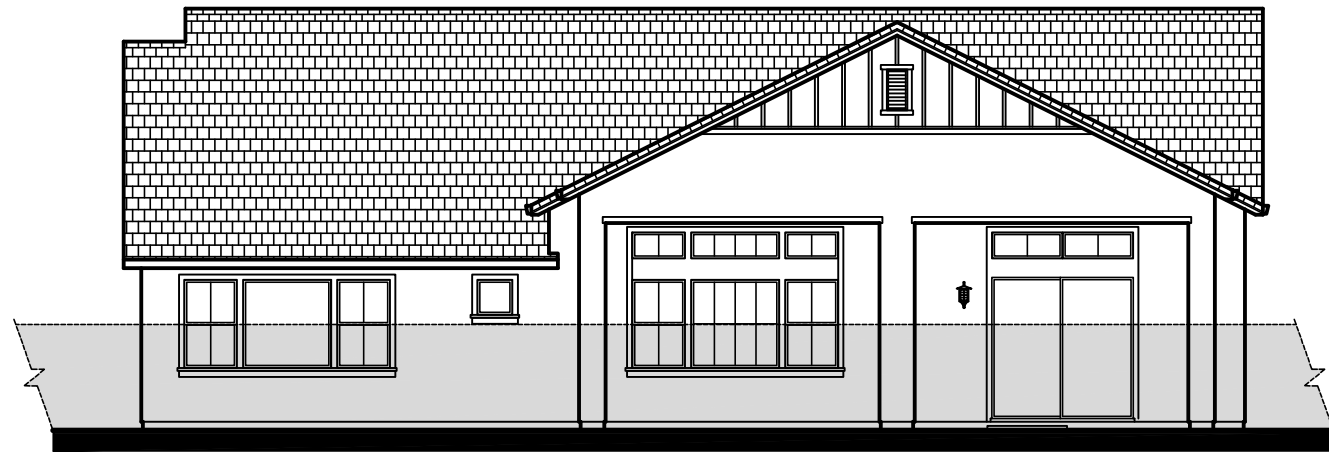




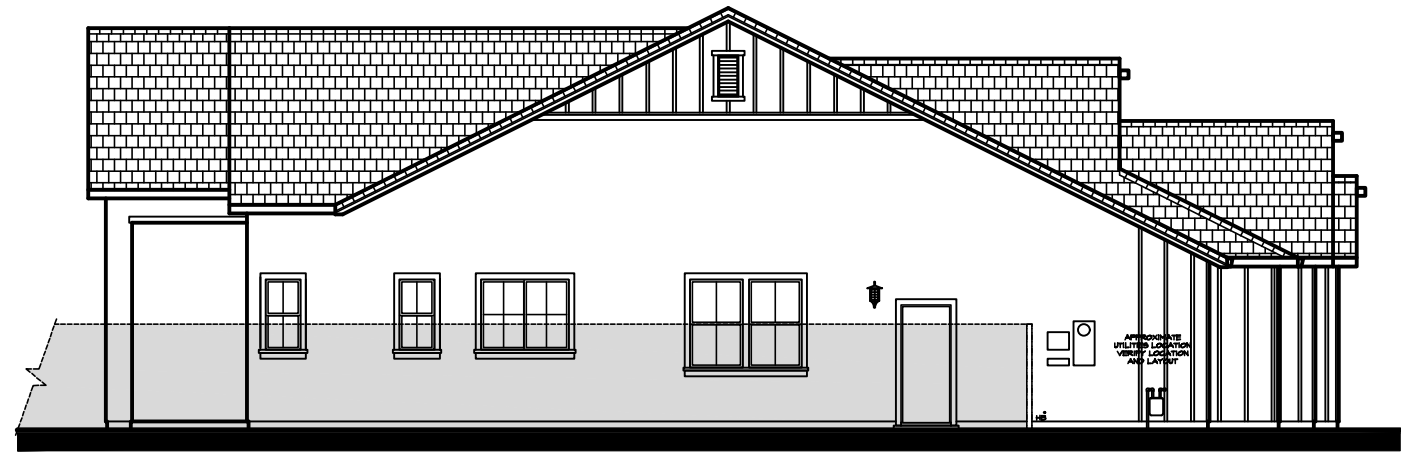
Roof Plan 'B'



Right

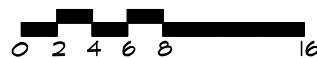


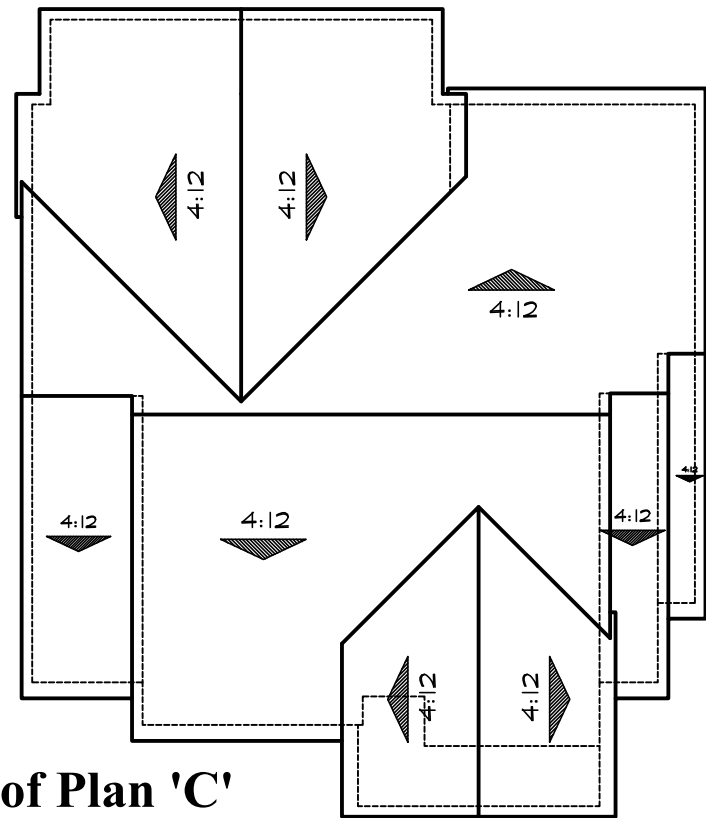
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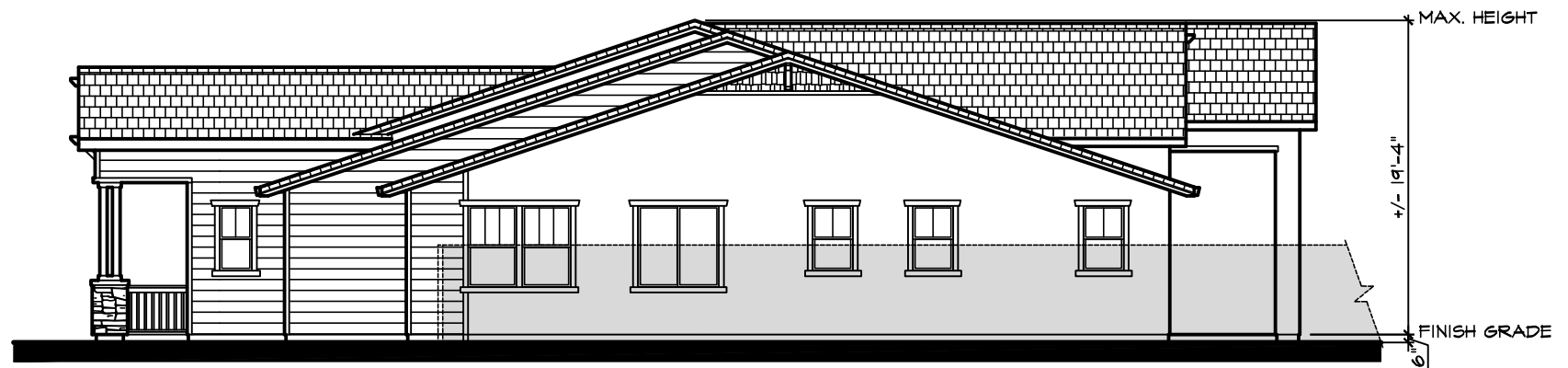
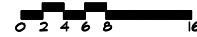
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**Plan 1
Elevations - 'B'**

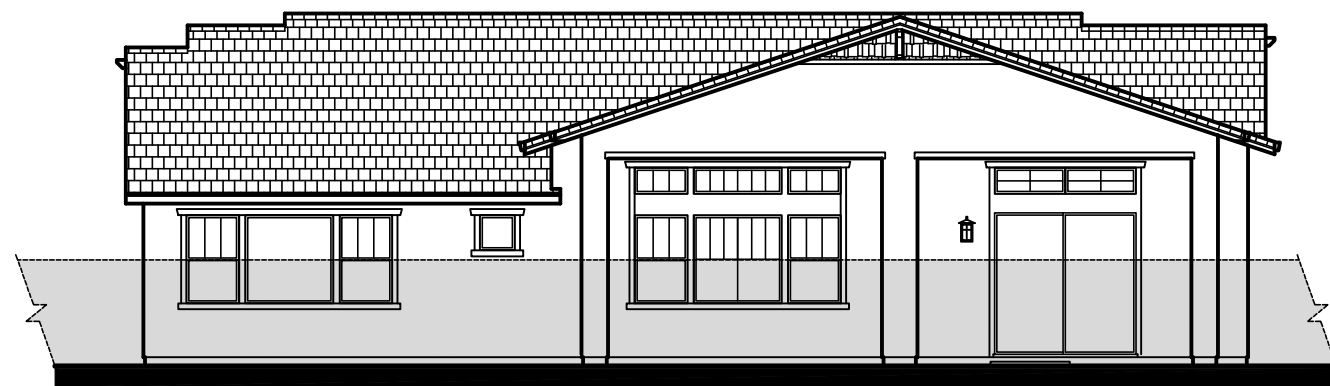




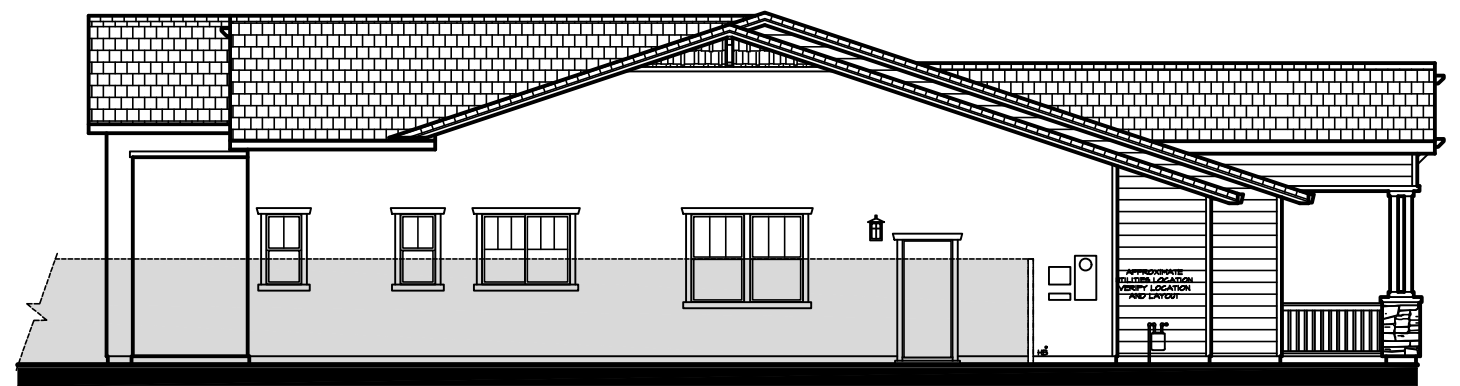
Roof Plan 'C'



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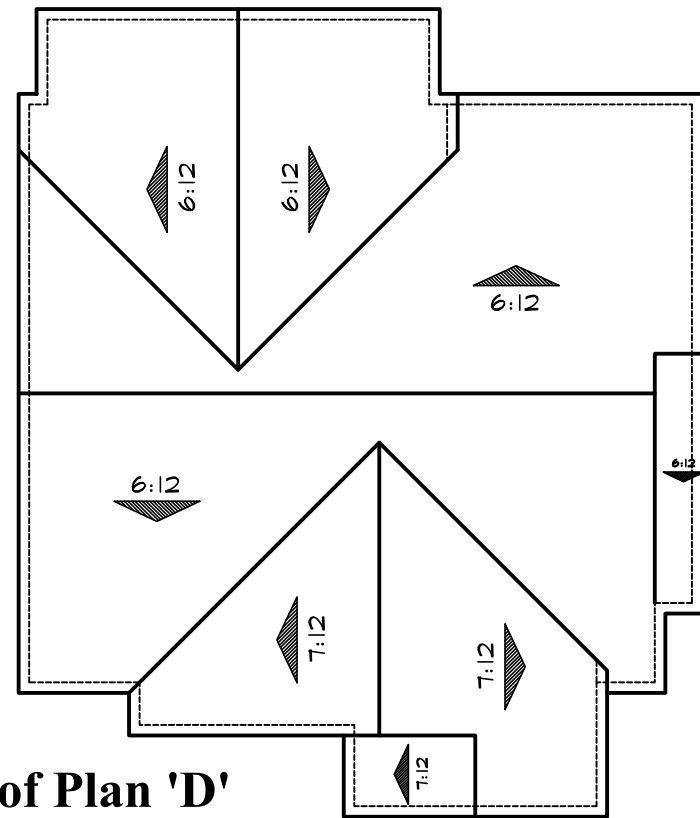
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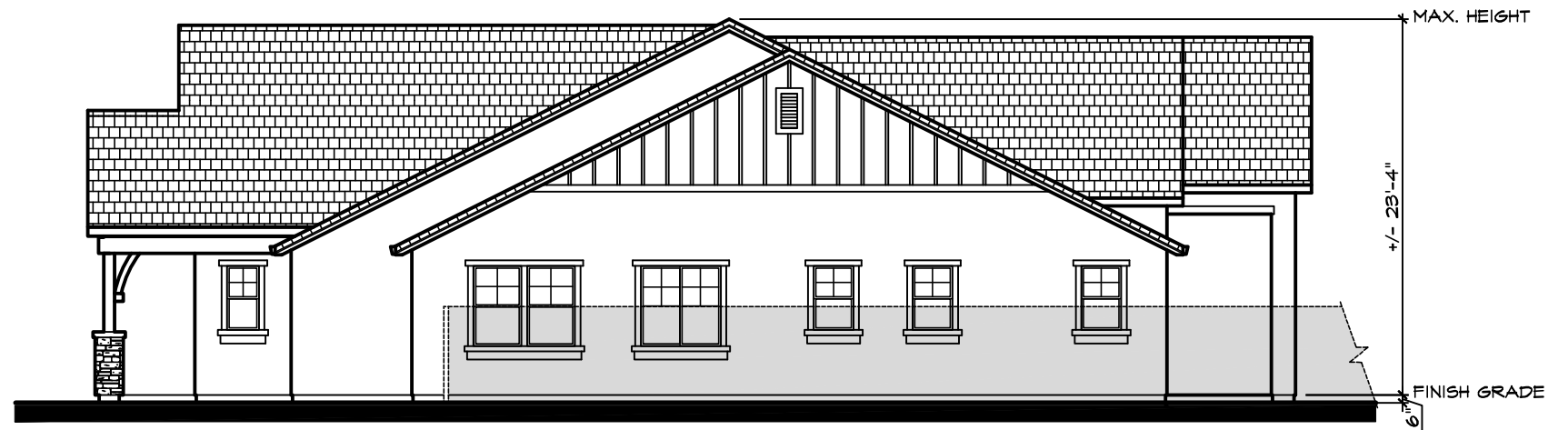
Left

**Plan 1
Elevations - 'C'**





Roof Plan 'D'



Right

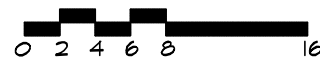


Rear



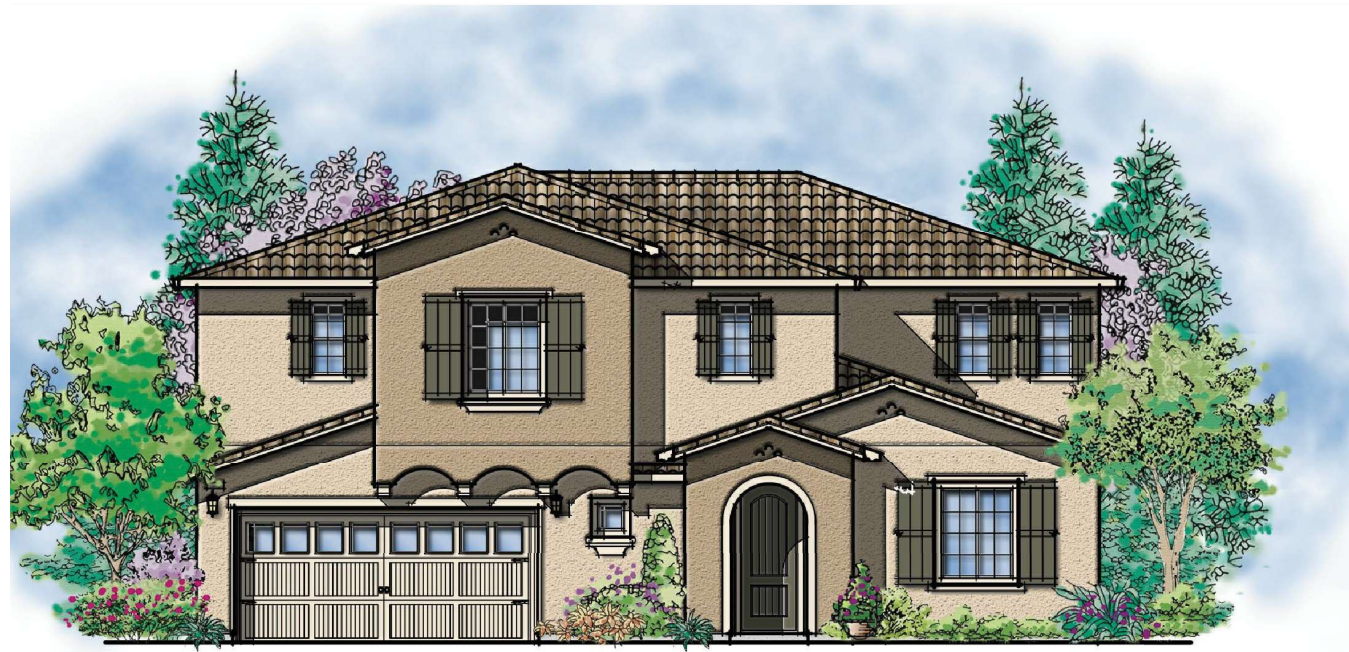
Left

Plan 1 Elevations - 'D'



MATERIAL LEGEND

- | | |
|--|--|
| 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 | 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 |
|--|--|



Elevation A - Spanish



Elevation B - Farmhouse

MATERIAL LEGEND

- | | |
|---|--|
| 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 | 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 |
|---|--|



Elevation C - Craftsman



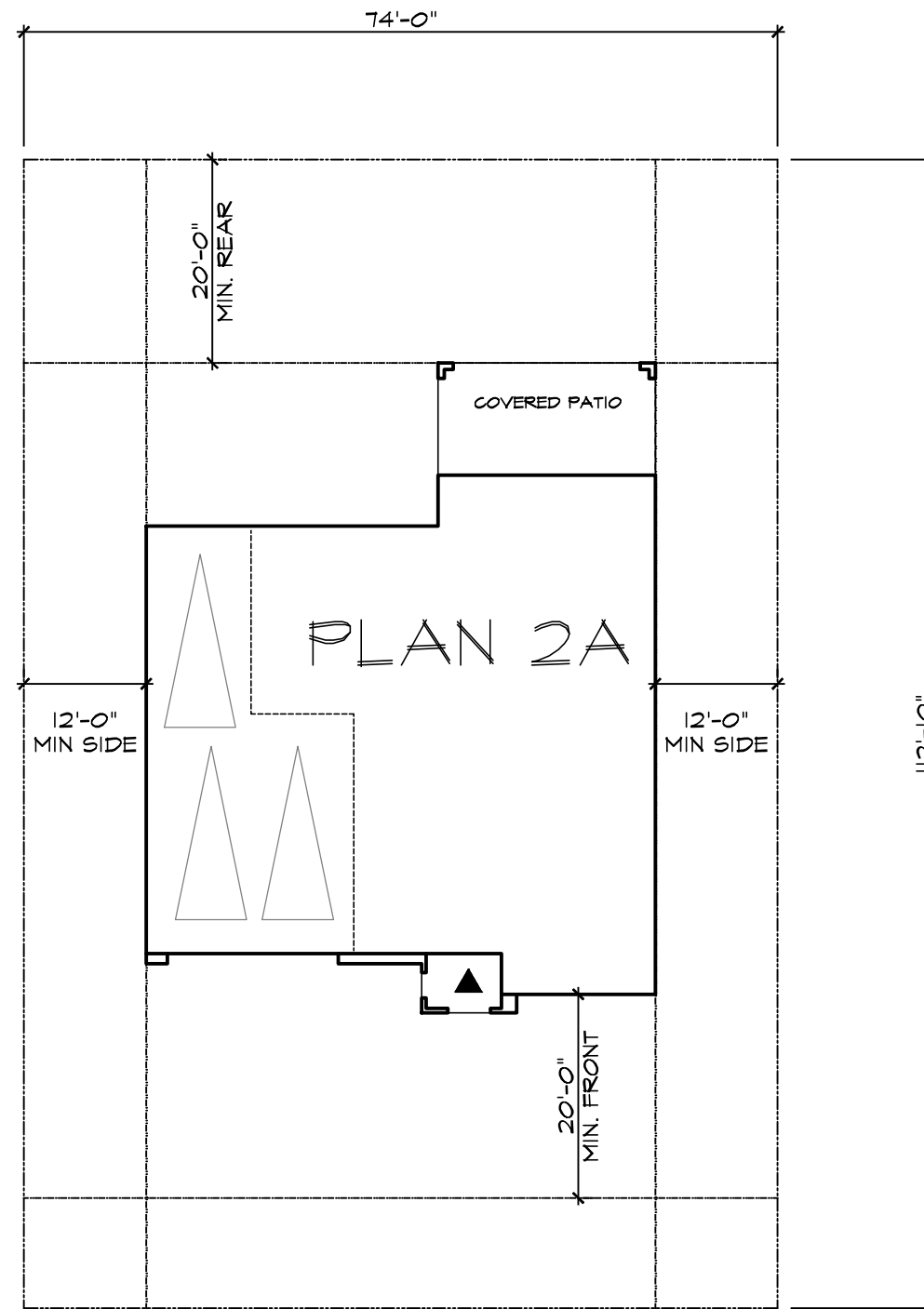
Elevation D - French Country

City of Brentwood

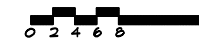
RI-12 ZONING GENERAL STANDARDS

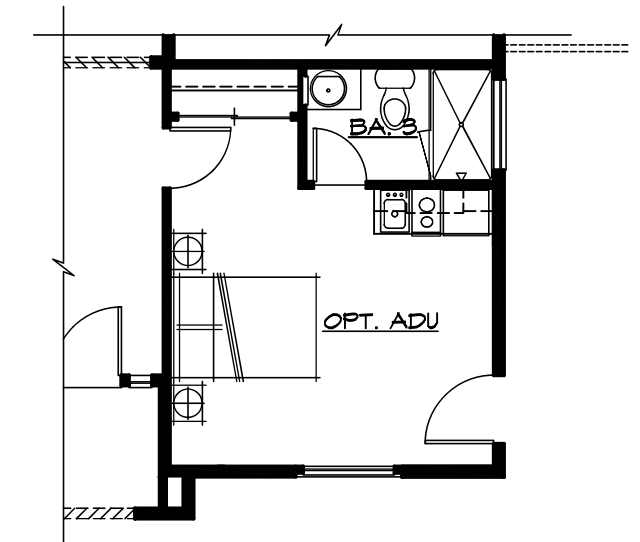
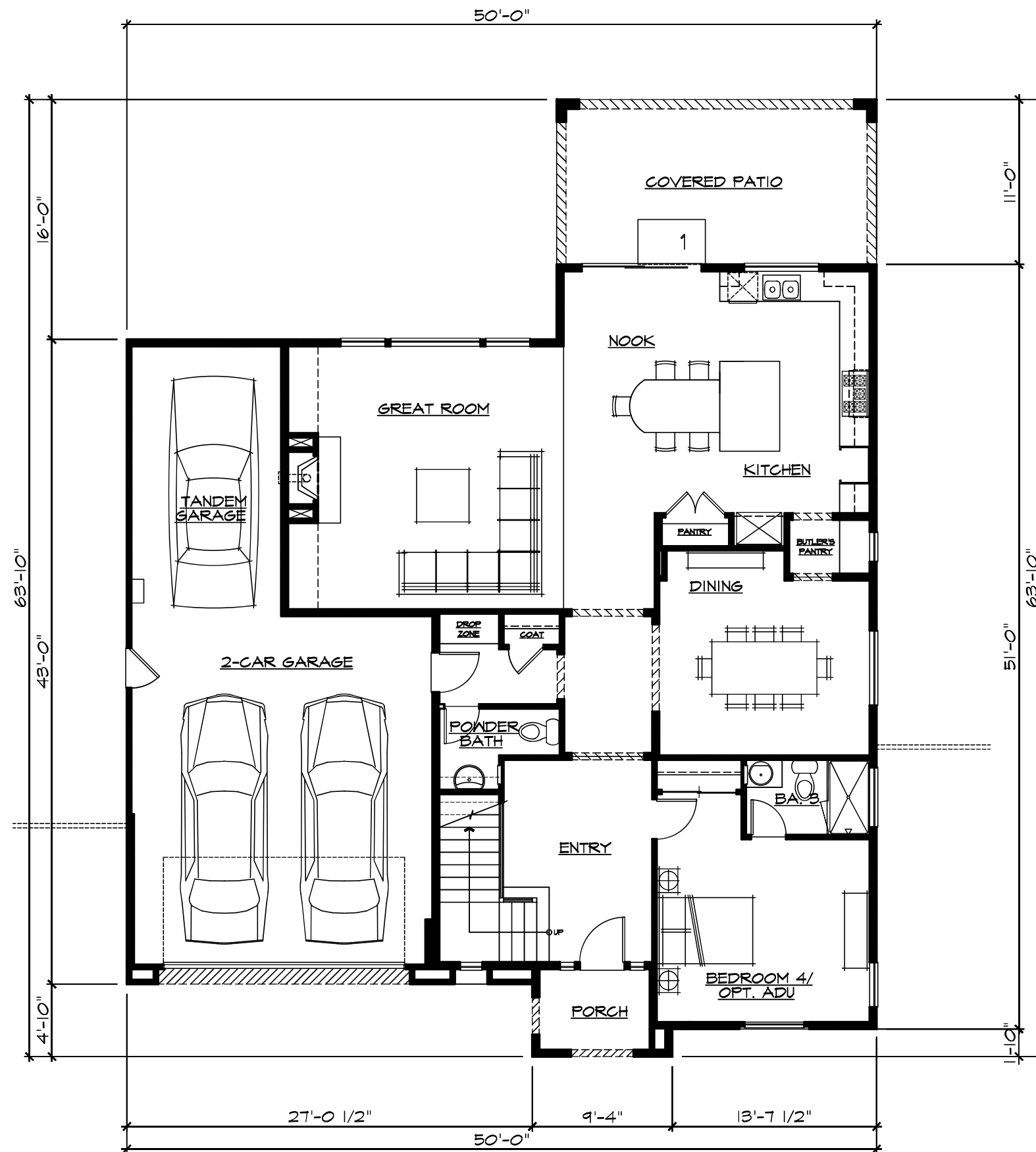
FRONT SETBACK	20' MIN.
REAR SETBACK	20' MIN.
SIDE YARD SETBACK	12' MIN.
MIN. AGGREGATE	30' MIN.
CORNER SIDE SETBACK	10' MIN.
LOT DEPTH	150' MAX
LOT WIDTH	90' MAX
LOT SIZE	12,000 SF MIN

STANDARDS ARE WAIVED PER SDBL - SEE MASTER PLOTTING PLAN



Plan 2 Site Plan





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

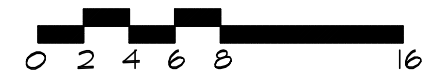
**Plan 2
First Floor Plan**

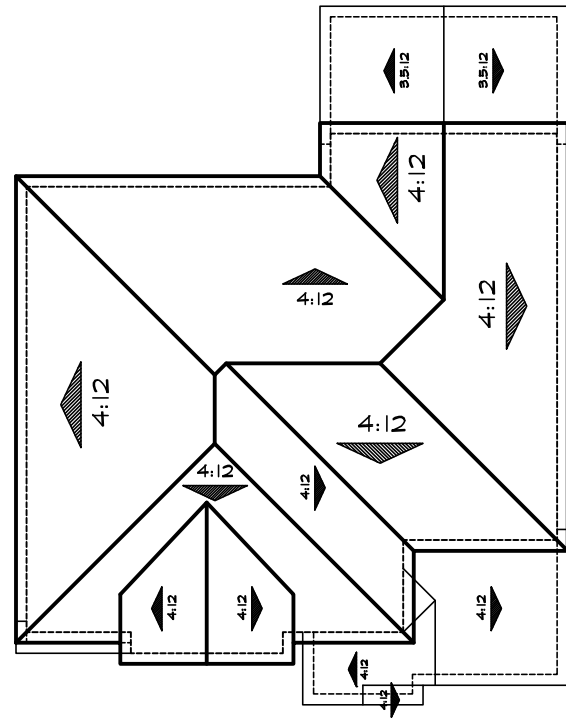




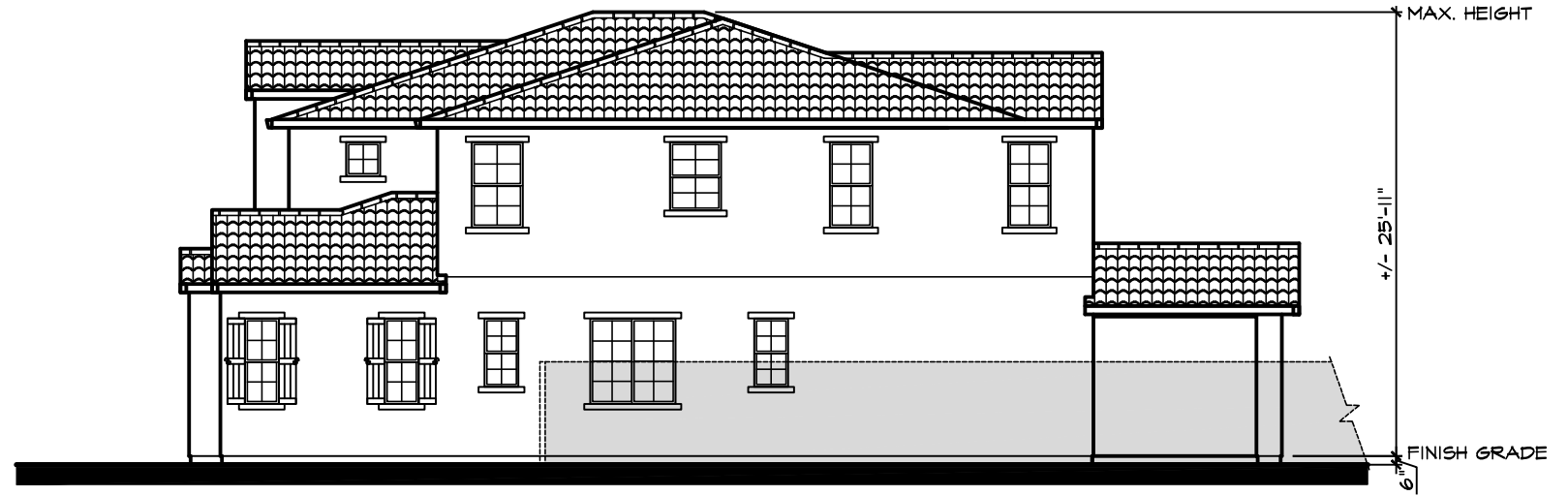
SQUARE FOOTAGE	
FIRST FLOOR	1598 SF
SECOND FLOOR	1892 SF
TOTAL LIVING AREA	3490 SF
GARAGE	670 SF
PORCH	46 SF
COVERED PATIO	235 SF
FOOTPRINT	2549 SF

**Plan 2
Second Floor Plan**





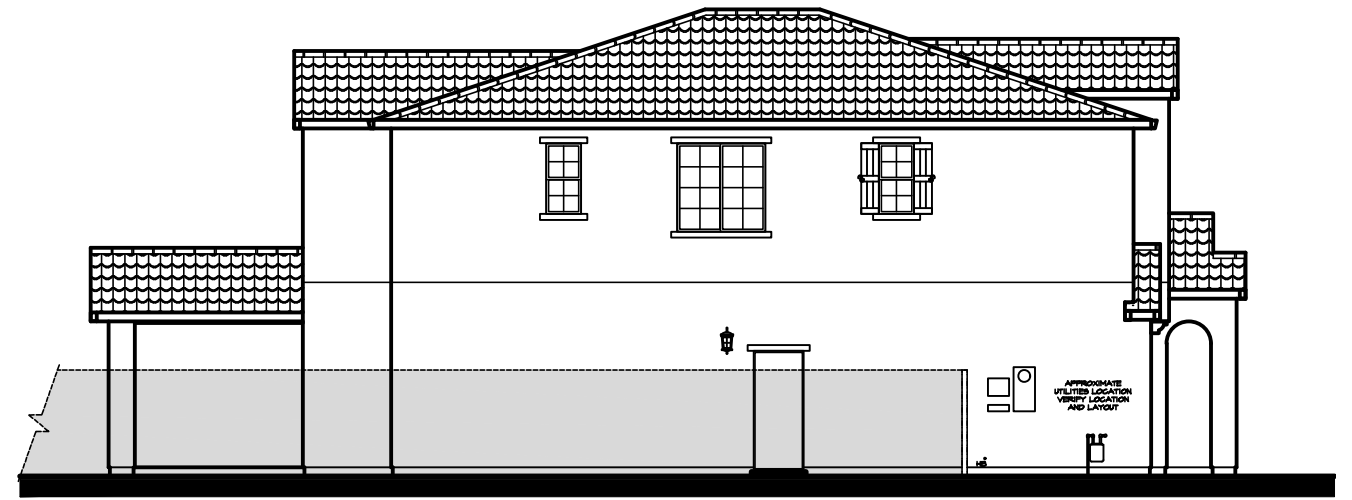
Roof Plan 'A'



Right



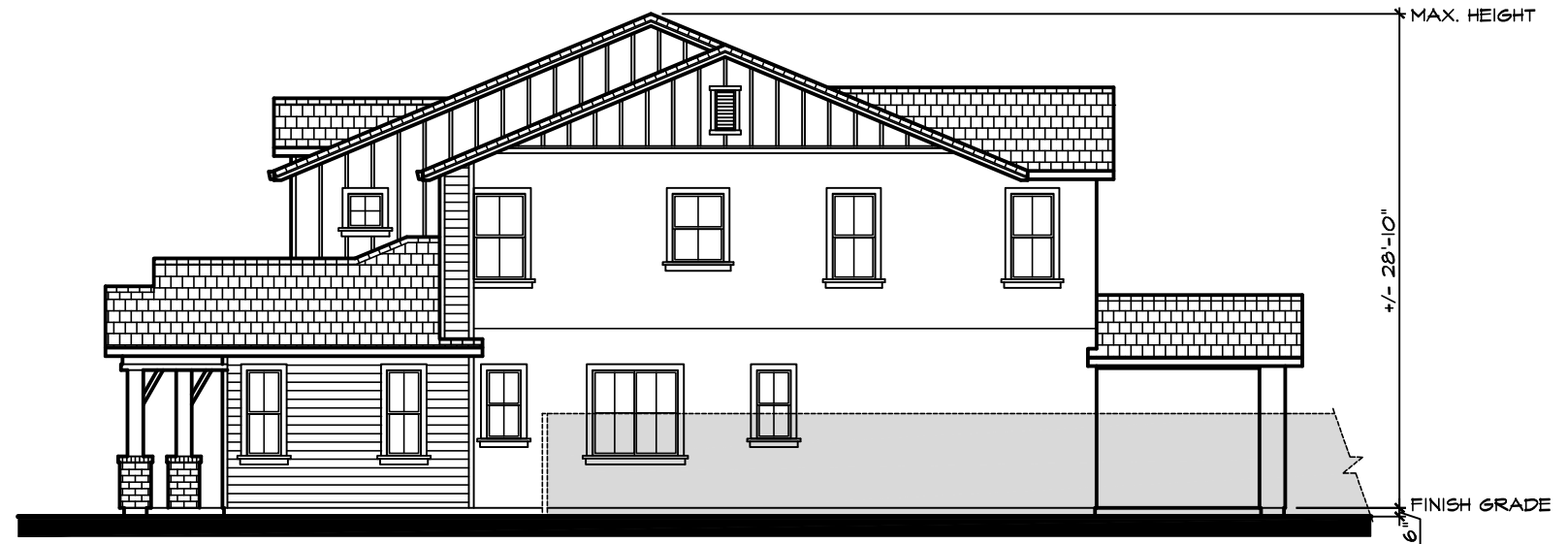
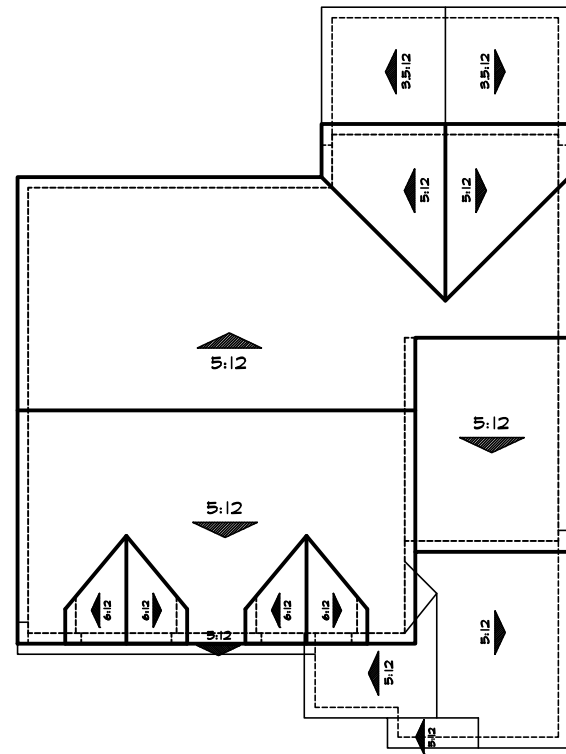
Rear



Left

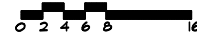
**Plan 2
Elevations - 'A'**



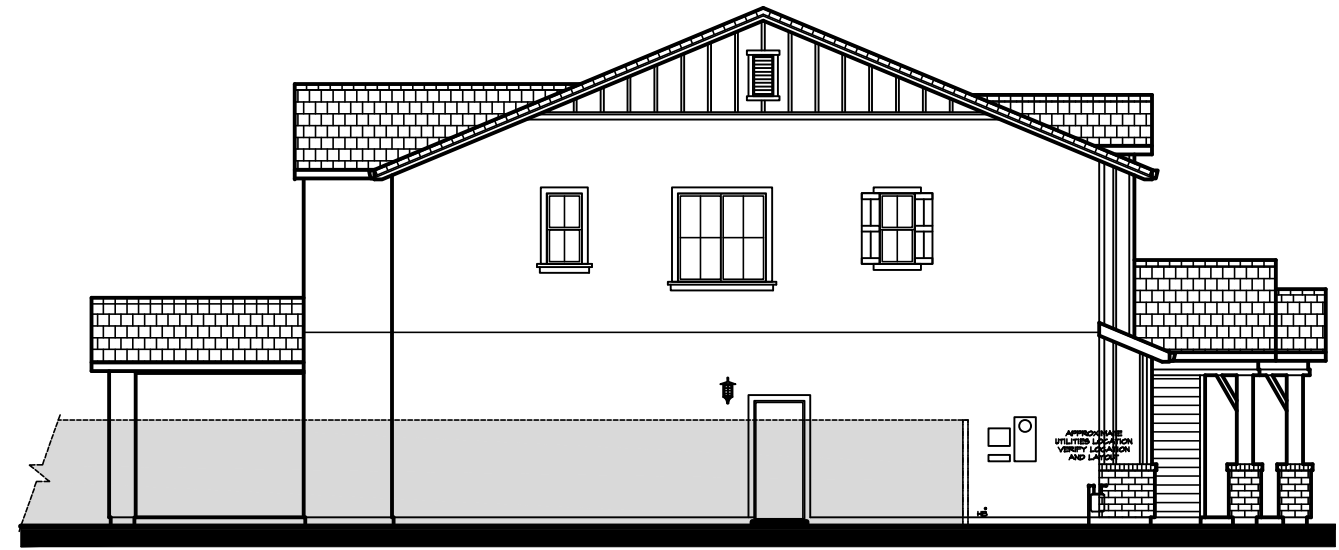


Right

Roof Plan 'B'

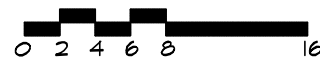


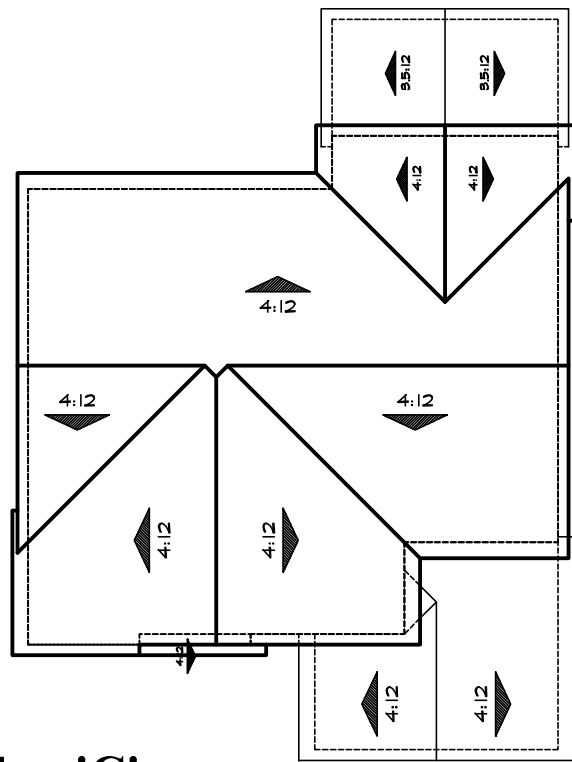
Rear



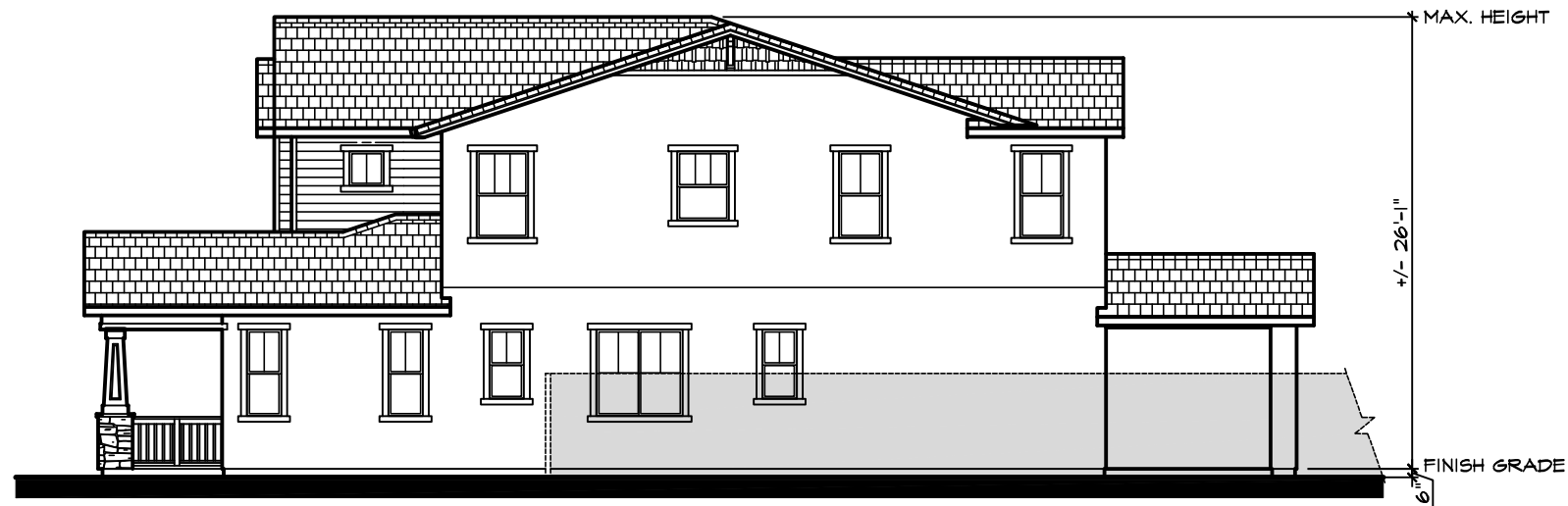
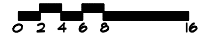
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Plan 2
Elevations - 'B'





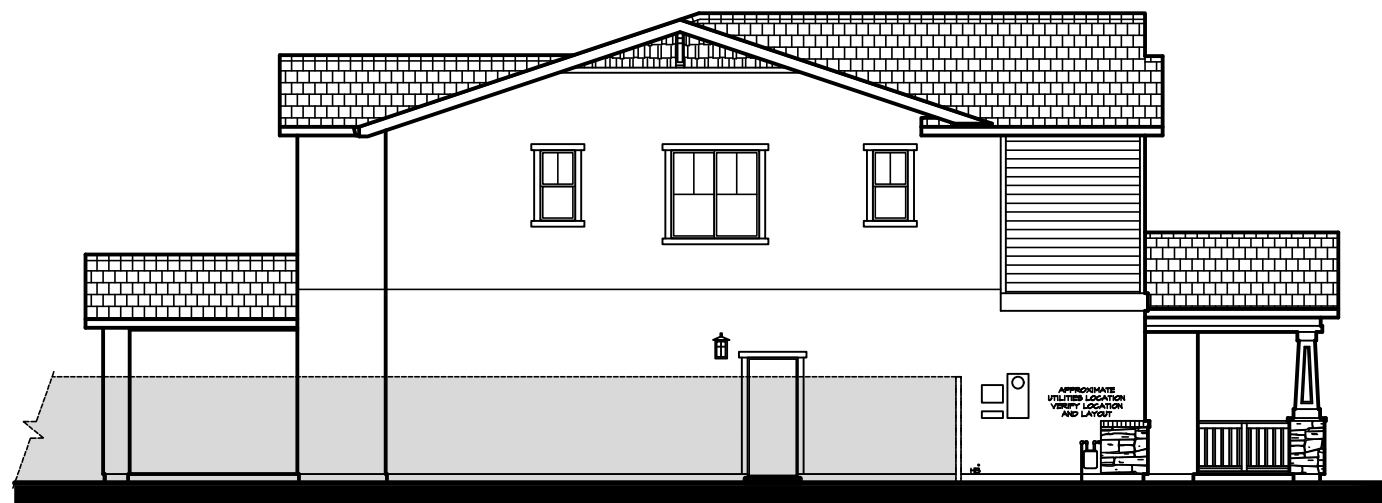
Roof Plan 'C'



Right

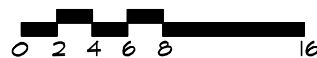


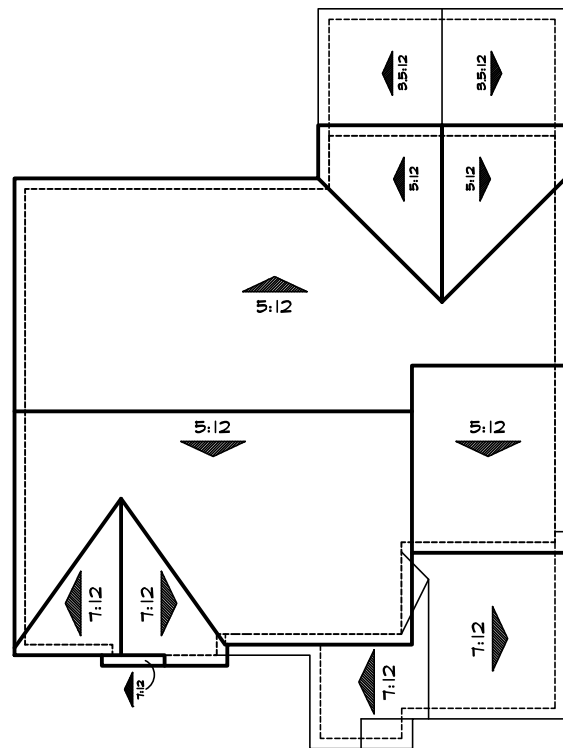
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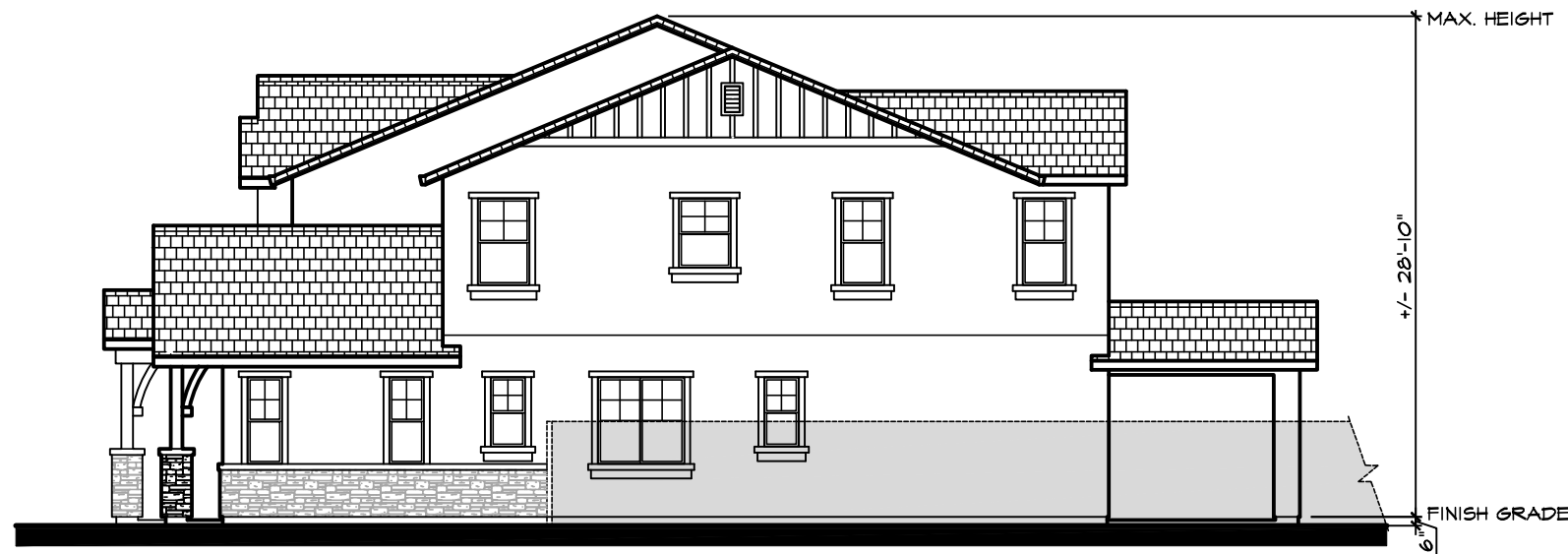
Left

Plan 2 Elevations - 'C'





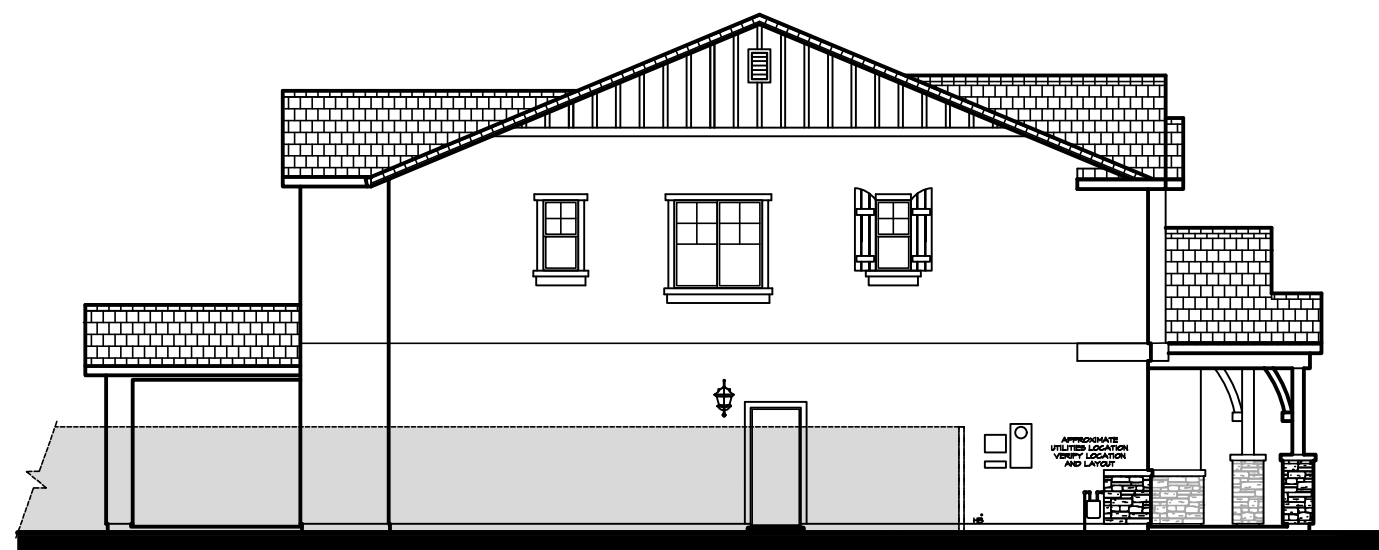
Roof Plan 'D'



Right

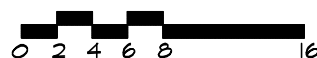


Rear



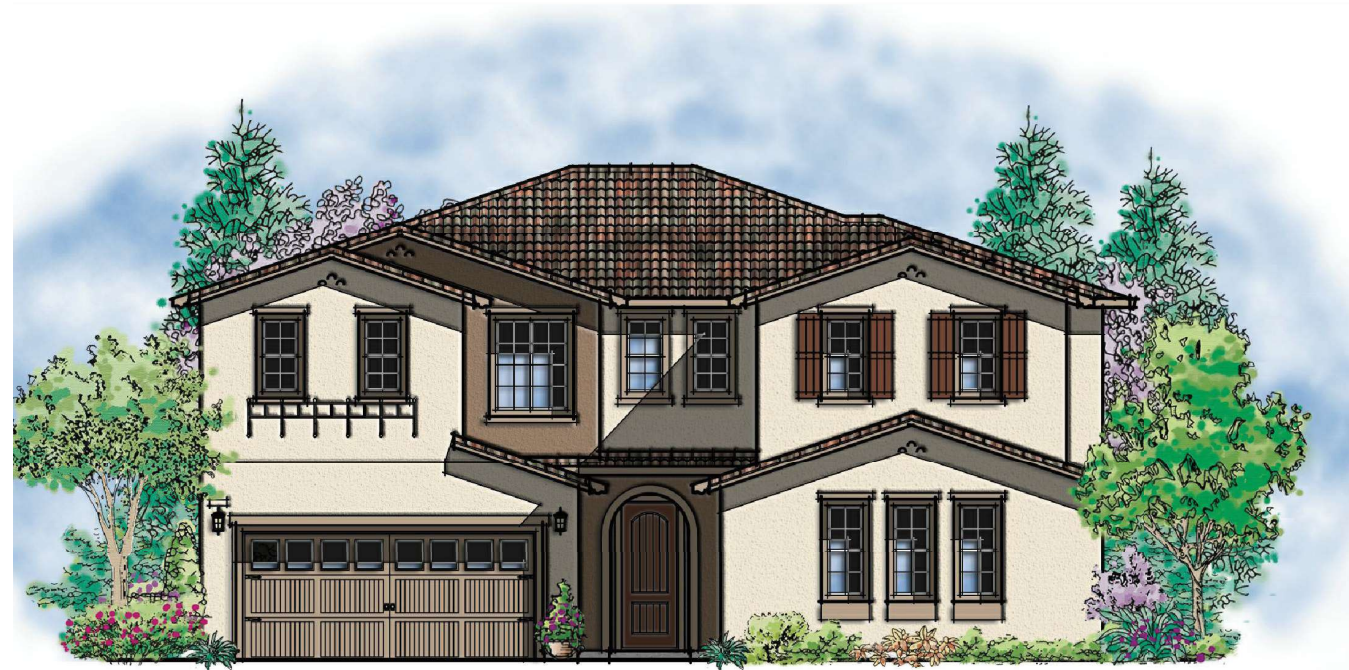
Left

**Plan 2
Elevations - 'D'**



MATERIAL LEGEND

- | | |
|--|---|
| 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 | 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 |
|--|---|



Elevation A - Spanish



Elevation B - Farmhouse



Elevation C - Craftsman

MATERIAL LEGEND

- 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

- 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



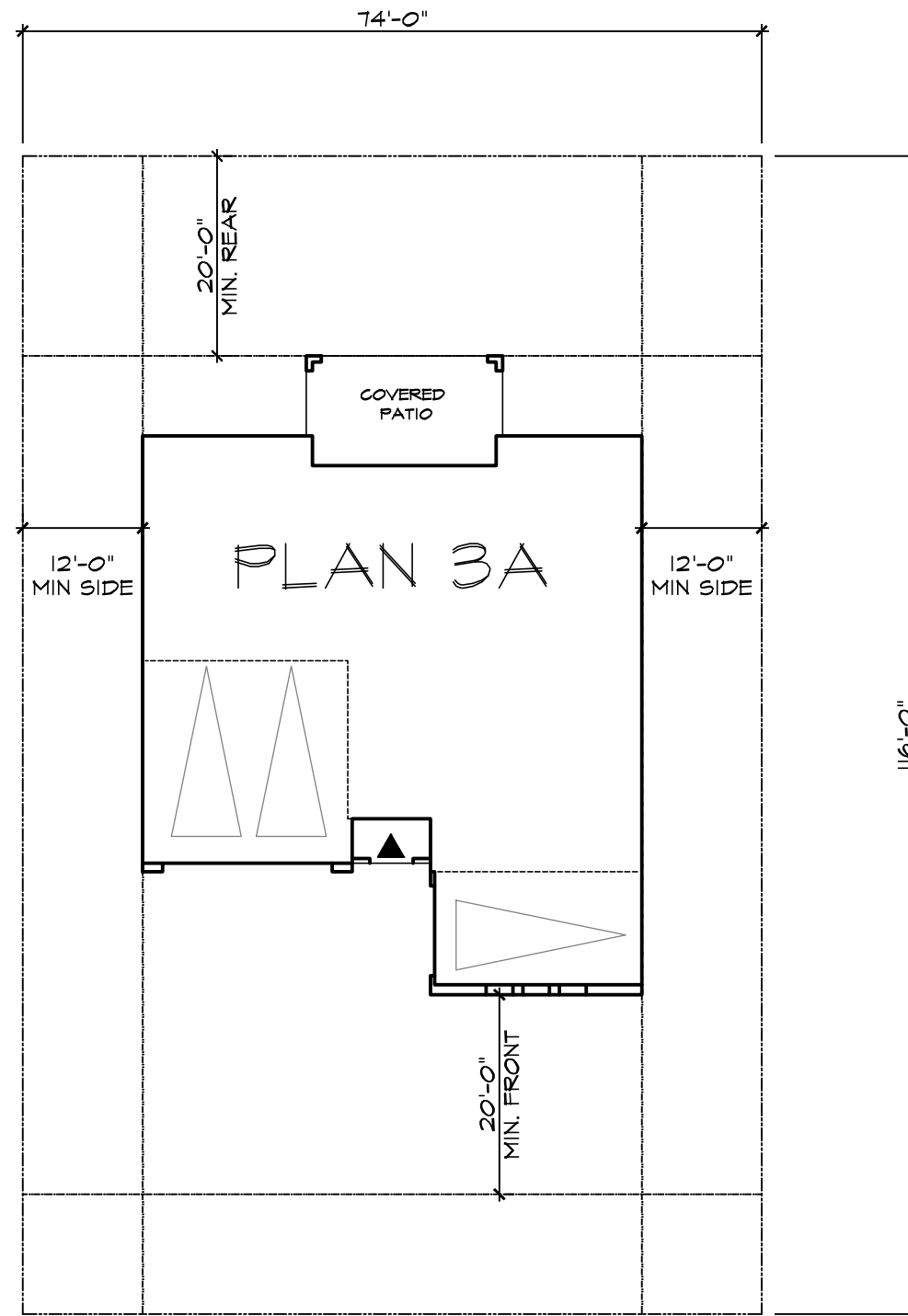
Elevation D - French Country

City of Brentwood

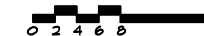
RI-12 ZONING GENERAL STANDARDS

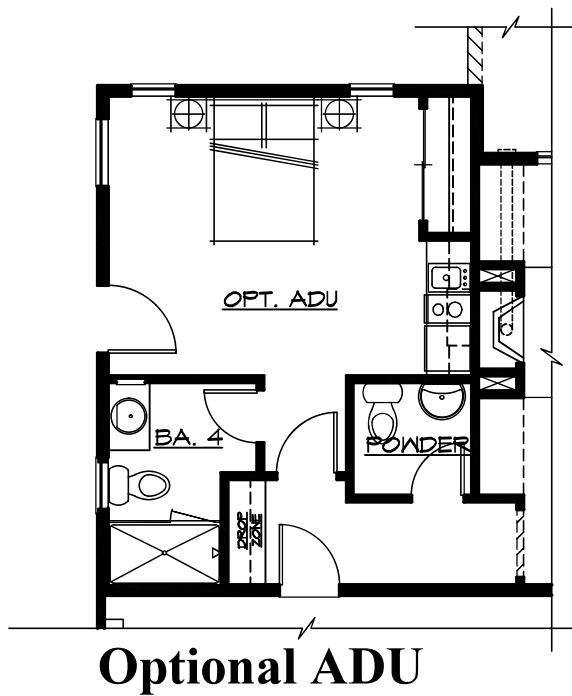
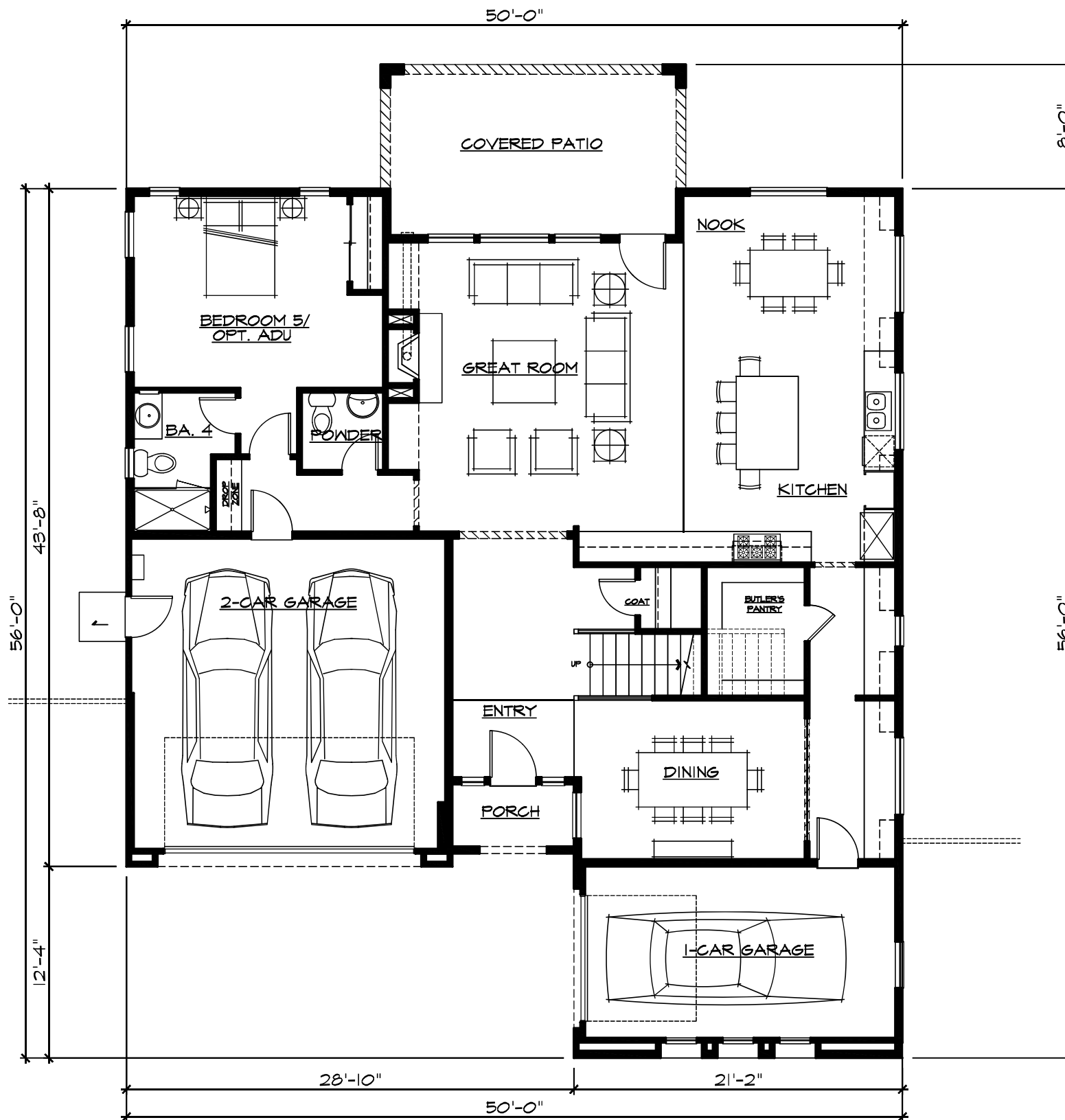
FRONT SETBACK	20' MIN.
REAR SETBACK	20' MIN.
SIDE YARD SETBACK	12' MIN.
MIN. AGGREGATE	30' MIN.
CORNER SIDE SETBACK	10' MIN.
LOT DEPTH	150' MAX
LOT WIDTH	90' MAX
LOT SIZE	12,000 SF MIN

STANDARDS ARE WAIVED PER SDBL - SEE MASTER PLOTTING PLAN



Plan 3 Site Plan

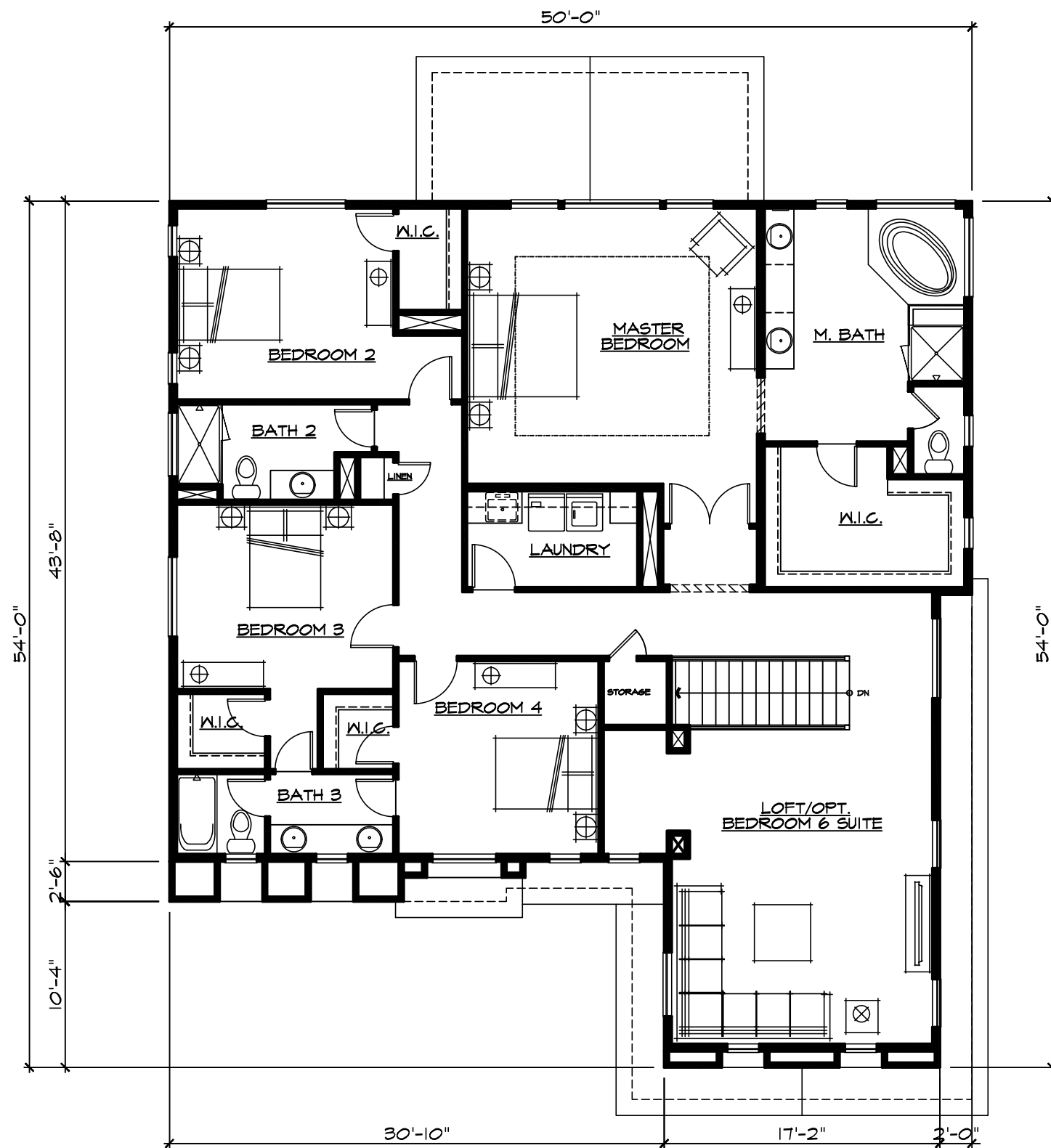




SQUARE FOOTAGE	
FIRST FLOOR	1650 SF
SECOND FLOOR	2184 SF
TOTAL LIVING AREA	3834 SF
GARAGE	654 SF
PORCH	34 SF
COVERED PATIO	213 SF
FOOTPRINT	2551 SF

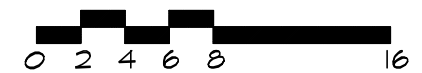
Plan 3
First Floor Plan

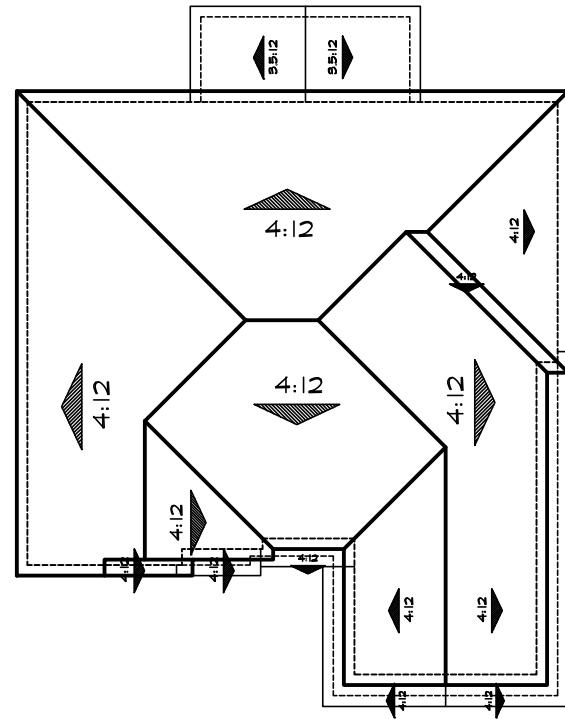




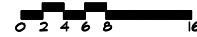
SQUARE FOOTAGE	
FIRST FLOOR	1650 SF
SECOND FLOOR	2184 SF
TOTAL LIVING AREA	3834 SF
GARAGE	654 SF
PORCH	34 SF
COVERED PATIO	213 SF
FOOTPRINT	2551 SF

**Plan 3
Second Floor Plan**





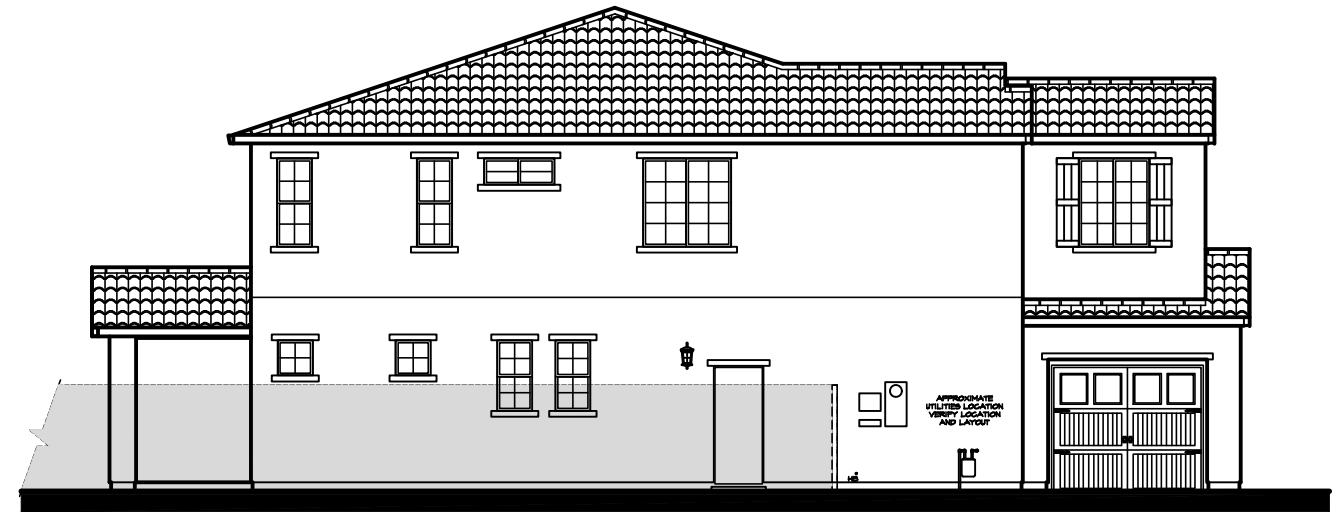
Roof Plan 'A'



Right



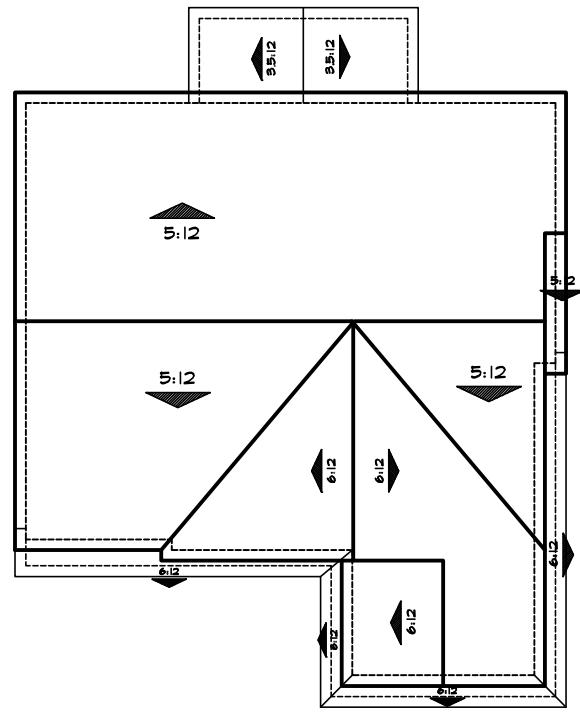
Rear



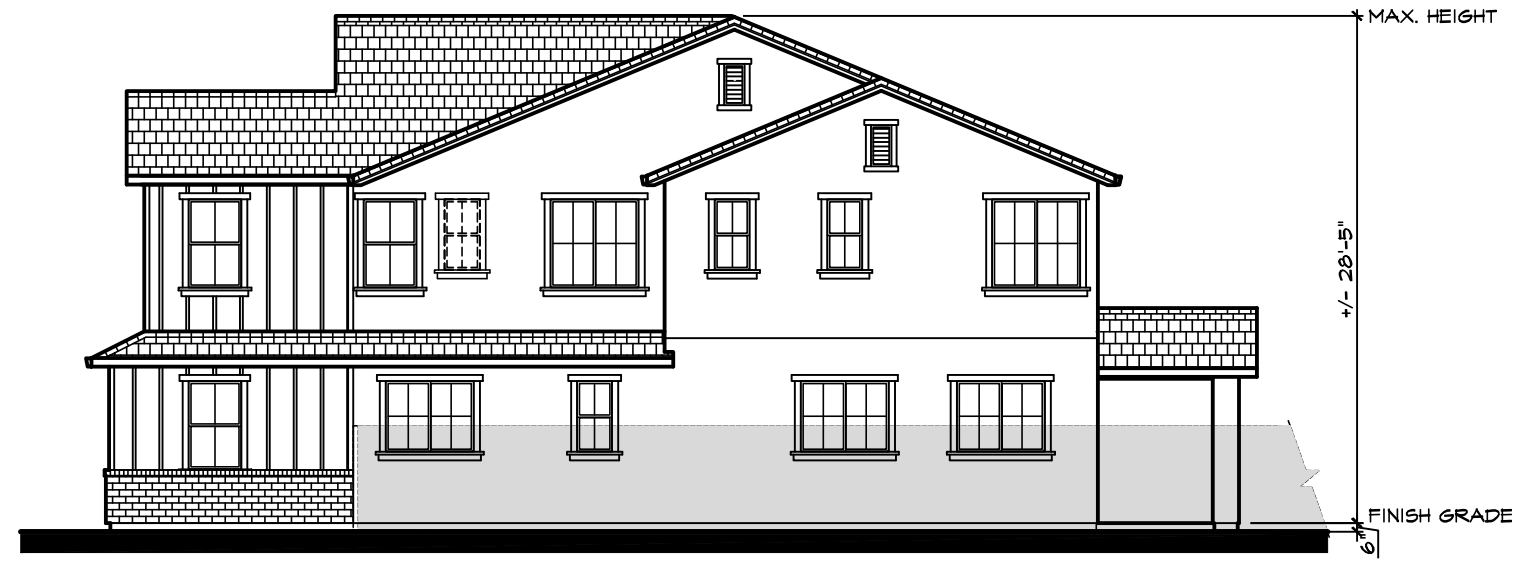
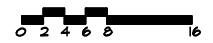
Left

**Plan 3
Elevations - 'A'**





Roof Plan 'B'



Right



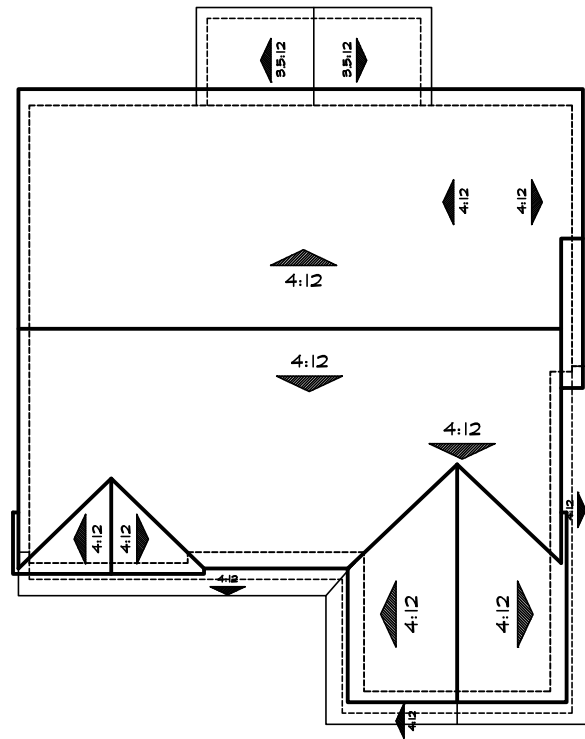
Rear



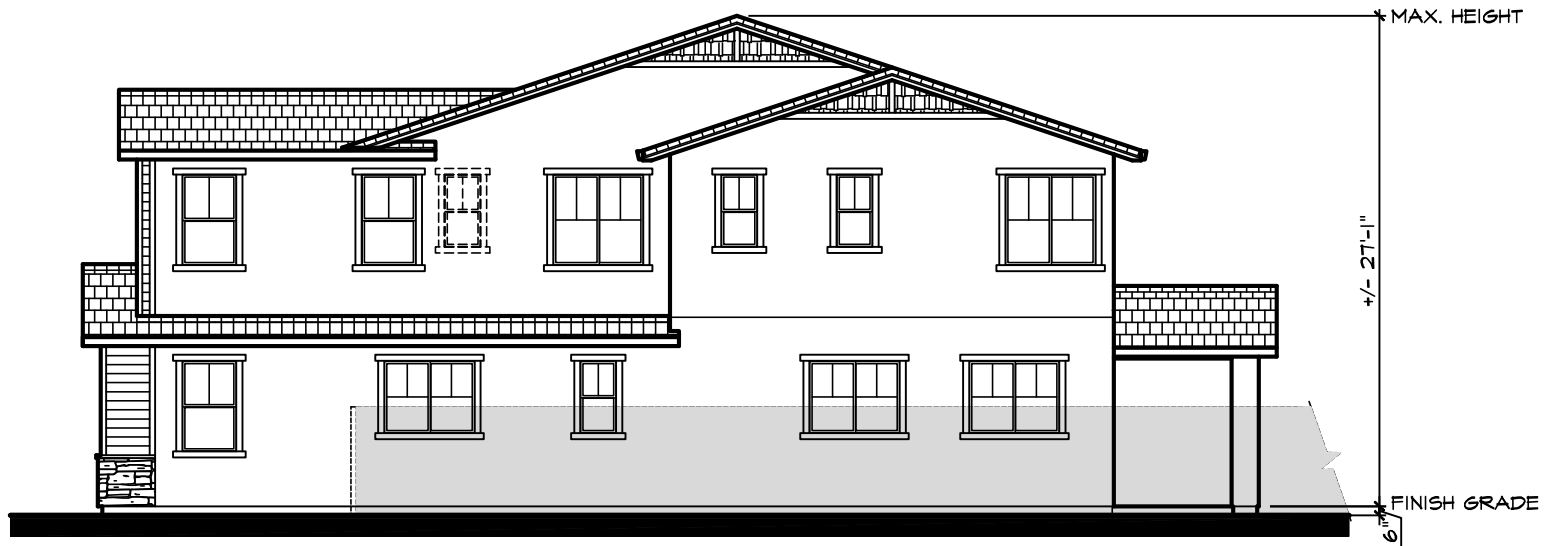
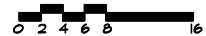
Left

Plan 3 Elevations - 'B'





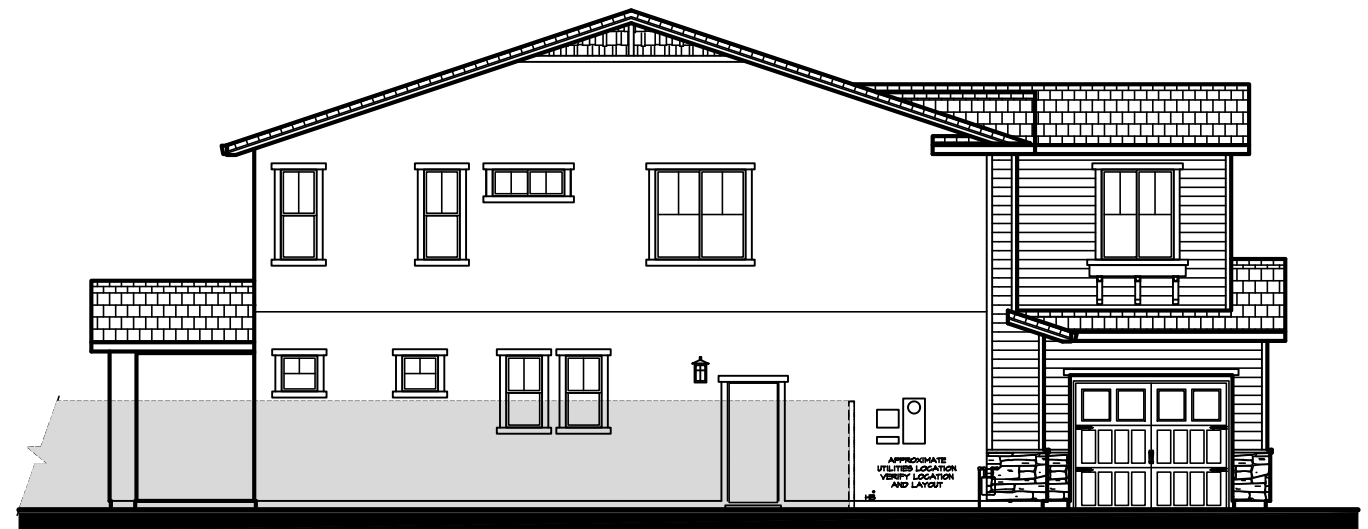
Roof Plan 'C'



Right

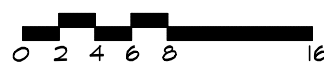


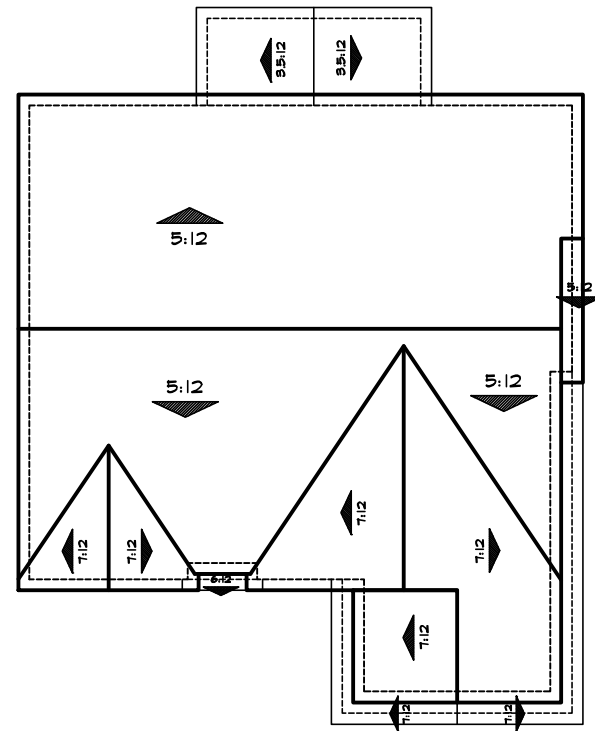
Rear



Left

Plan 3 Elevations - 'C'





Right

Roof Plan 'D'

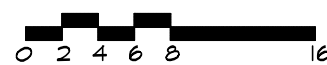


Rear



Left

Plan 3
Elevations - 'D'





PLAN A ELEVATION -
FARMHOUSE STYLE



PLAN B ELEVATION -
FARMHOUSE STYLE



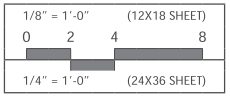
PLAN B - SIDE ELEVATION

PLAN A - REAR ELEVATION



PLAN B - REAR ELEVATION

PLAN A - SIDE ELEVATION



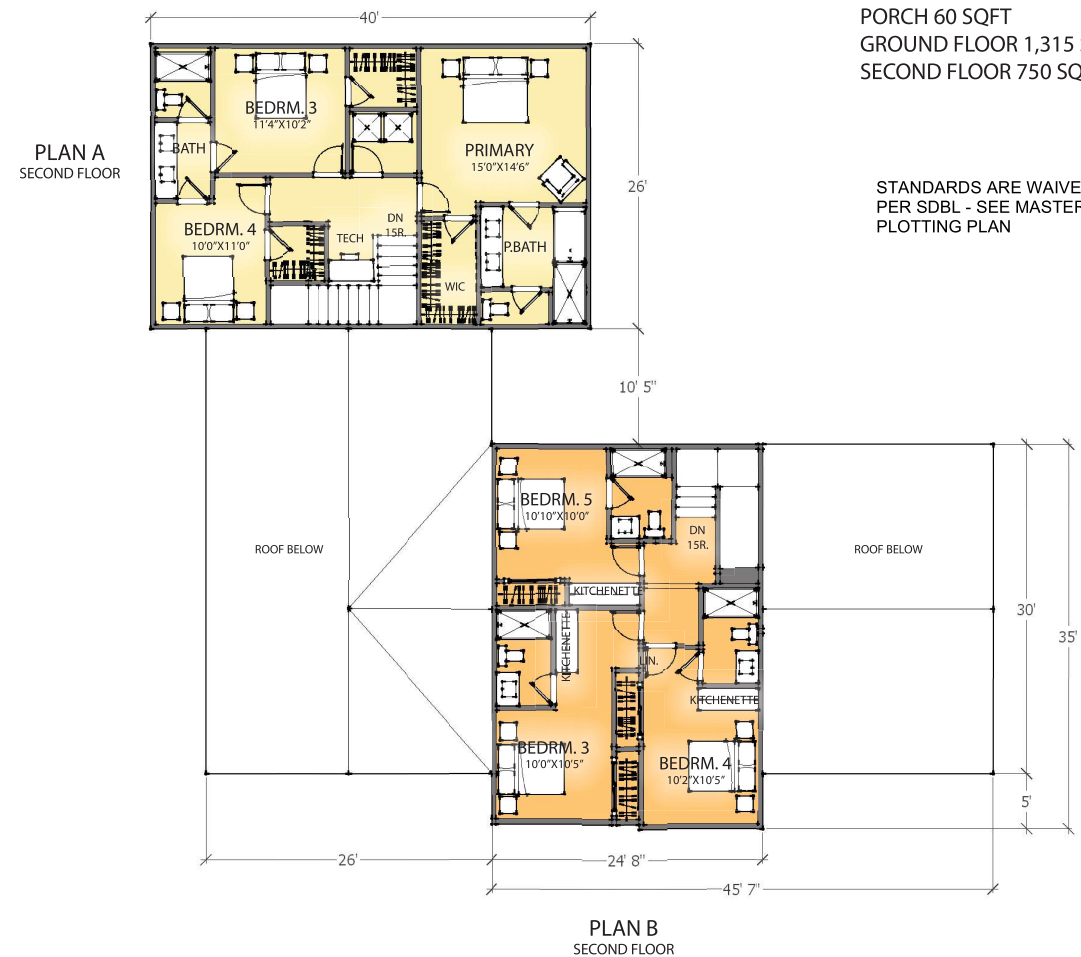
PROJECT STATS
PLAN A
 4 BEDROOM, 3.5 BATH
 TOTAL LIVING 1,950 SQFT

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





STANDARDS ARE WAIVED
 PER SDBL - SEE MASTER
 PLOTTING PLAN



SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION A: SPANISH




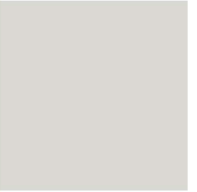



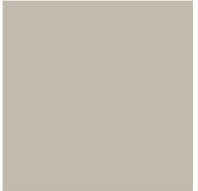



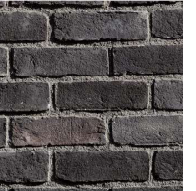



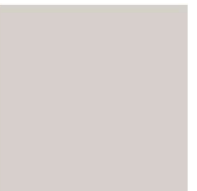



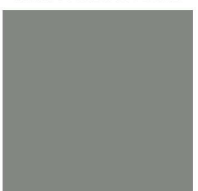







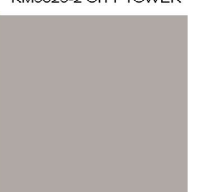


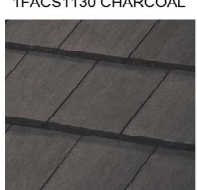

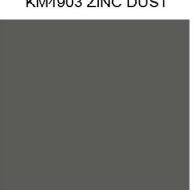

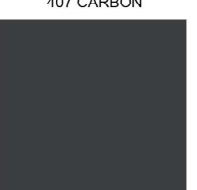
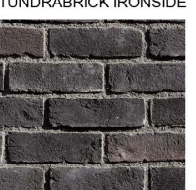
SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR
SCHEME 1	1VICS0024 DESERT SAGE 	KMW28 CLAM 	KM5784 CREEK BAY 	KM5792 STACKED STONE 	KM4582 BEAVER PELT 
SCHEME 2	1VICS3233 BROWN BLEND 	KMW10 POGO SANDS 	KM5785-3 COUNTRY CLUB 	KM5777-2 CANNERY PARK 	KM4897 YIN MIST 
SCHEME 3	1VICS0024 DESERT SAGE 	KM4632-1 WHITE SAND 	KM4649-3 OLIVE WOOD 	KMW6-1 LILY WHITE 	KM5751-5 COASTLINE TRAIL 
SCHEME 4	1VICS/330 VERONA CLAY 	KMW25-1 VAPOR TRAIL 	KM4587-3 SMOKY TOPAZ 	KM45/2-2 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

SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

ELEVATION B: FARMHOUSE




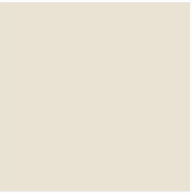













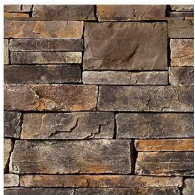







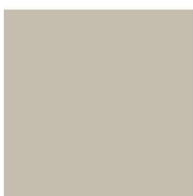

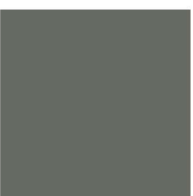



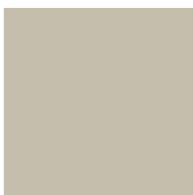




SCHEME	ROOFING TILE	BODY 1	BODY 2	TRIM & GARAGE DOOR	ACCENT & FRONT DOOR	MASONRY
SCHEME 7	1FACS1430 CHARCOAL BLEND 	KM5828 BIG BAND 	KM4953-5 NATURAL PUMICE 	KM4947 SUBTLE SHADOW 	KMA61-5 SHERWOOD FOREST 	TUNDRABRICK ASHLAND 
SCHEME 8	1FACS1430 CHARCOAL BLEND 	KM4941 CITY DWELLER 	KM4943 SUBWAY 	KM4940-1 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 	KMW17-1 BROKEN WHITE 	KM1903 ZINC DUST 	KM1900-1 MUD POTS 	107 CARBON 	TUNDRABRICK IRONSIDE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
MASONRY: ELDORADO STONE OR EQUIVALENT
PAINT: KELLY MOORE OR EQUIVALENT

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 	KM1788-1 EVENING DOVE 	KM1741-3 EXECUTIVE COURSE 	KMW30-1 LIGHT FROST 	KM1792-5 FERN GULLY 	ECHO RIDGE PRO-FIT ALPINE LEDGESTONE 

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT


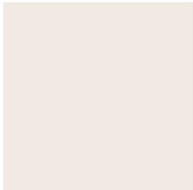

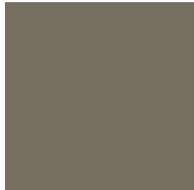










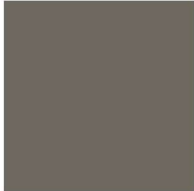
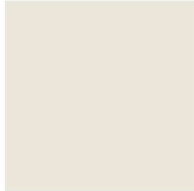

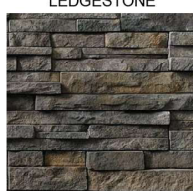



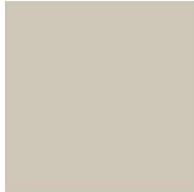





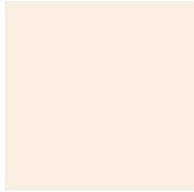

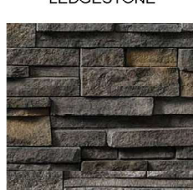



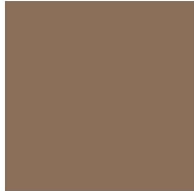


MASONRY: BORAL CULTURED STONE/CULTURED BRICK OR EQUIVALENT

PAINT: KELLY MOORE OR EQUIVALENT

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	1FACSS354 STONE MOUNTAIN BLEND 	KM4943-3 SUBWAY 	KM4600-2 AFTERNOON TEA 	KMW29-1 KITTEN WHISKERS 	KM4939 ARROWHEAD 	UMBER CREEK PRO-FIT ALPINE LEDGESTONE 
SCHEME 24	1FACS0021 DESERT SAGE 	49 ANTIQUE WHITE 	KM4543-2 COFFEE DIVA 	KM1553 BRAUN 	KM1717-3 KNOCK ON WOOD 	BUCKS COUNTY SOUTHERN LEDGESTONE 

STANDARDS ARE WAIVED PER SDBL - SEE MASTER PLOTTING PLAN

ROOFING: BORAL CONCRETE TILE OR EQUIVALENT
 MASONRY: BORAL CULTURED STONE/CULTURED BRICK OR EQUIVALENT
 PAINT: KELLY MOORE OR EQUIVALENT

SUBDIVISION: 7590 & 7650 LONE TREE WAY

BRENTWOOD, CA

LIGHT FIXTURES



LIGHT FIXTURE: FEISS COLLECTION OR EQUIVALENT