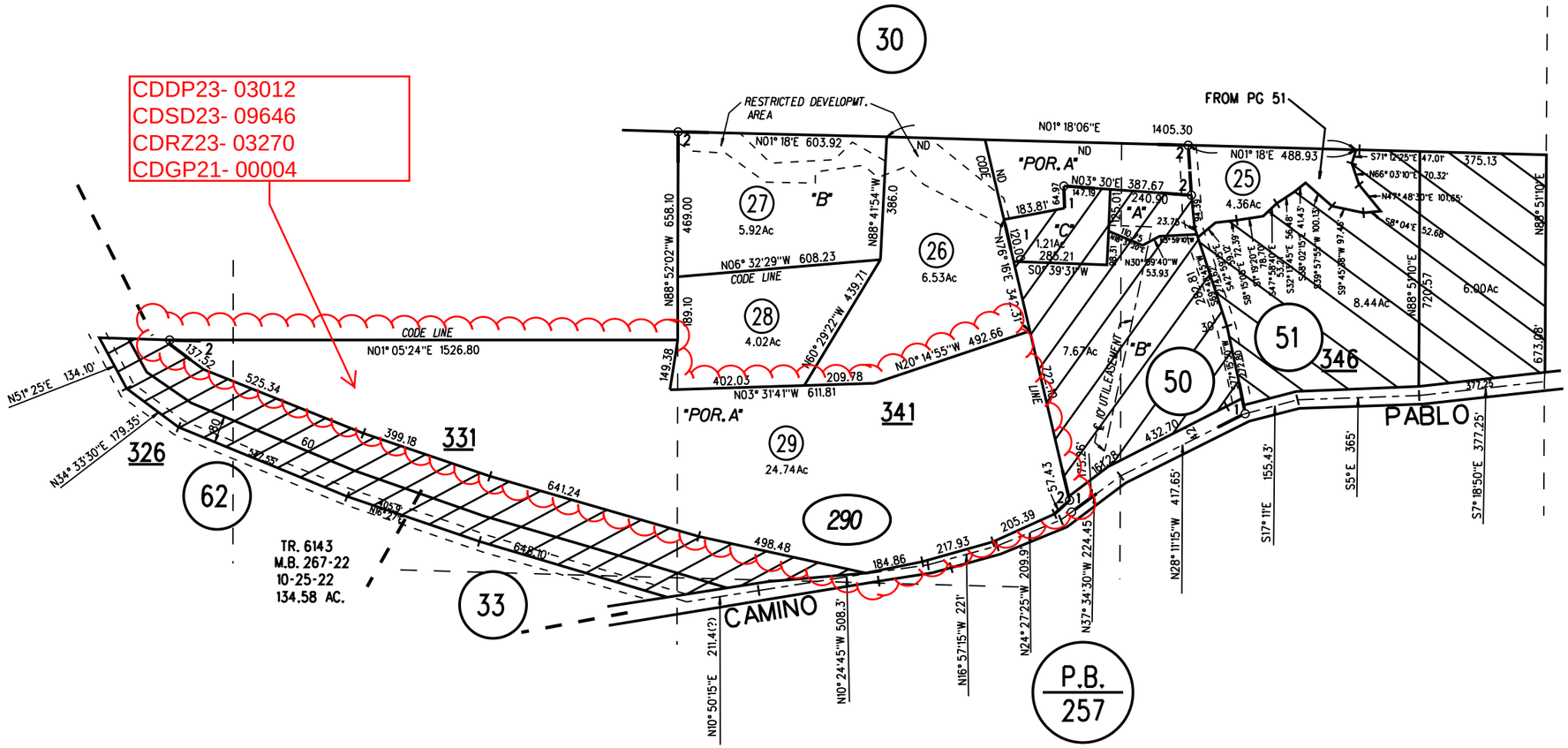
RANCHO LAGUNA DE LOS PALOS COLORADOS

1- 16P.M.34 5/11/71

2- 134PM34 7-21-88

1"=400'

CDDP23- 03012
CDSD23- 09646
CDRZ23- 03270
CDGP21- 00004



290 24-29 8/24/17

NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

1962 ROLL 10-20-89

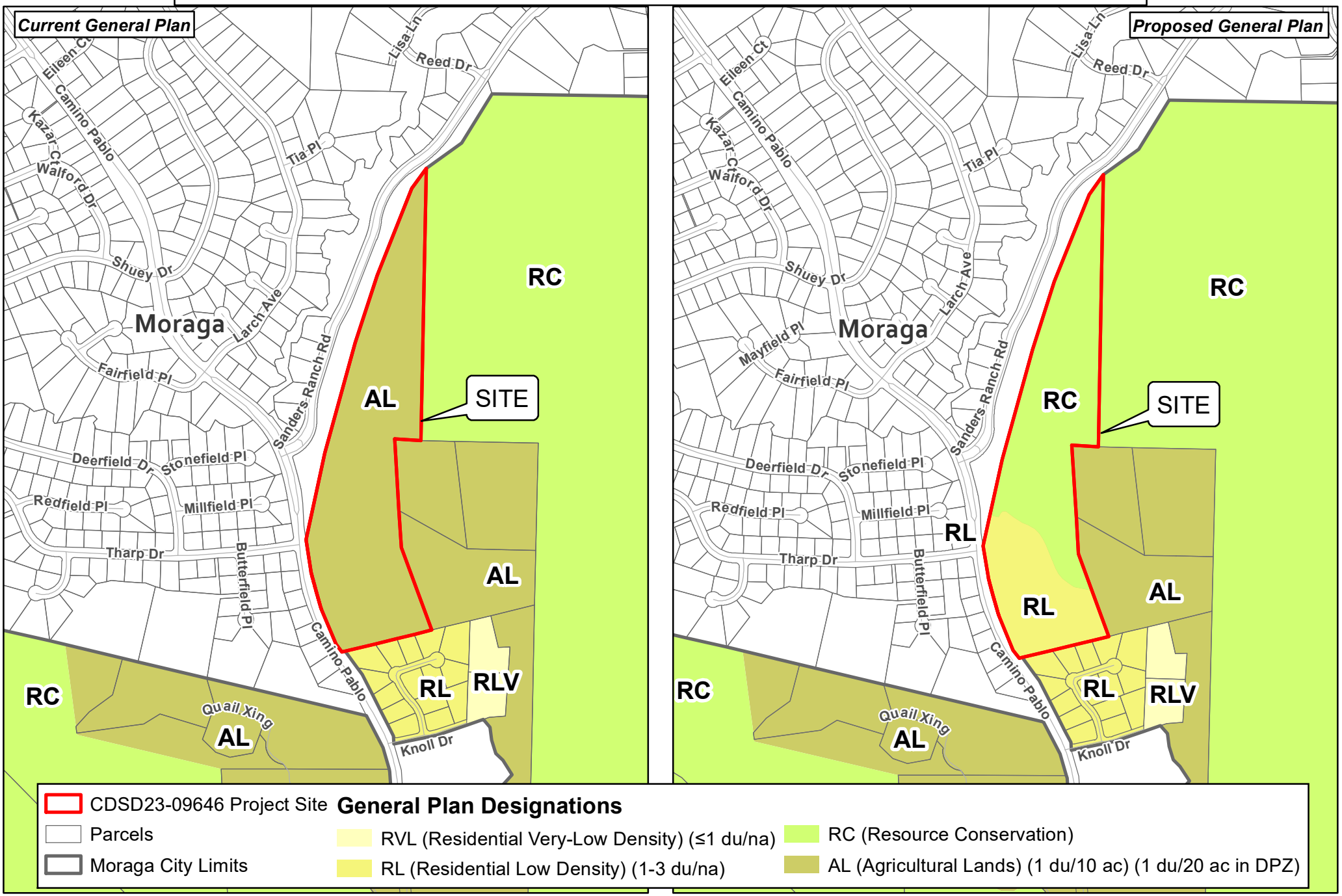
ASSESSOR'S MAP

BOOK 258 PAGE 29

303/2 CONTRA COSTA COUNTY, CALIF.

Sanborn Date : 12/29/1998

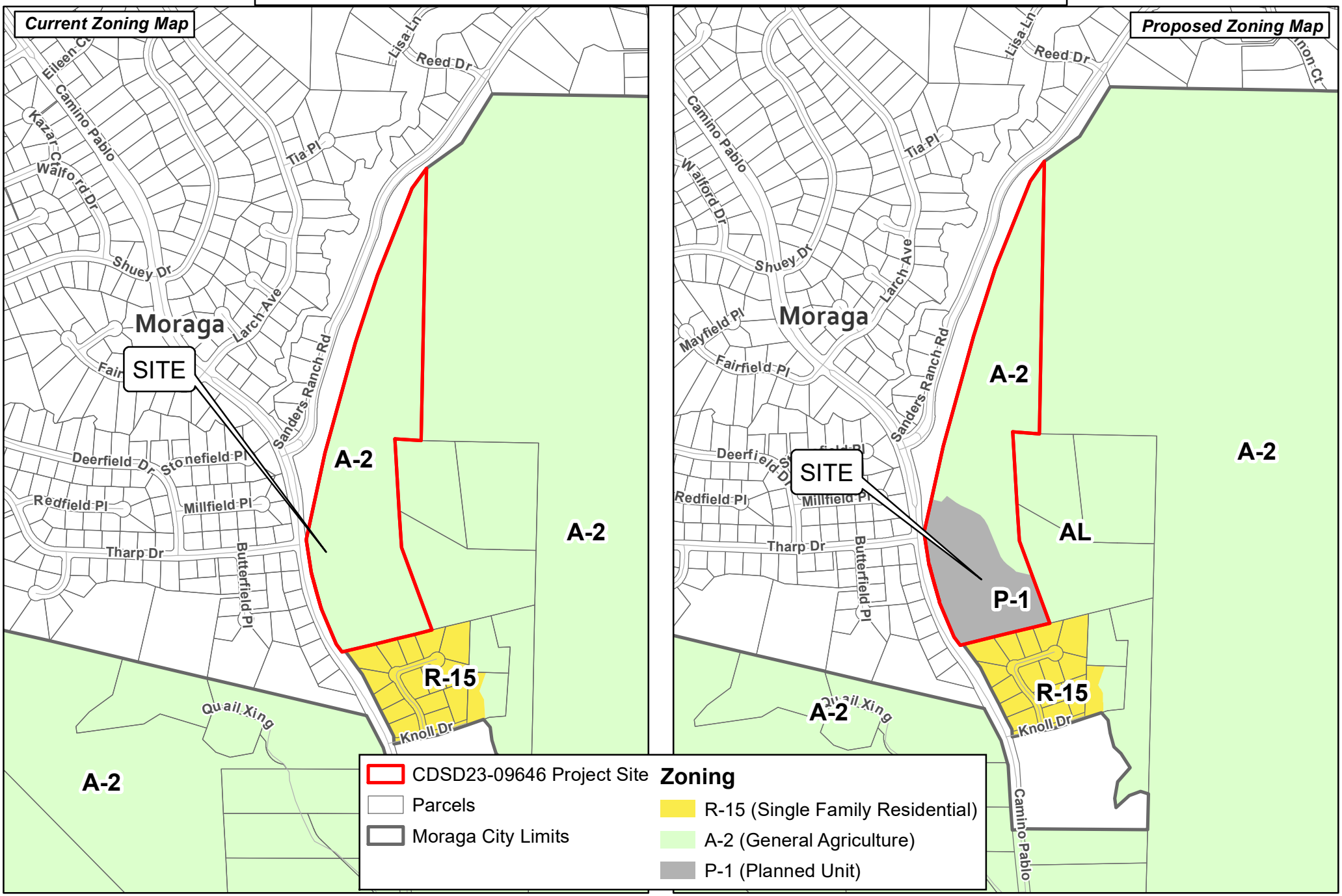
Attachment A: CDGP21-00004 Proposed General Plan Amendment



Map Created 8/21/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Attachment B: CDSD23-09646 Proposed Zoning Change

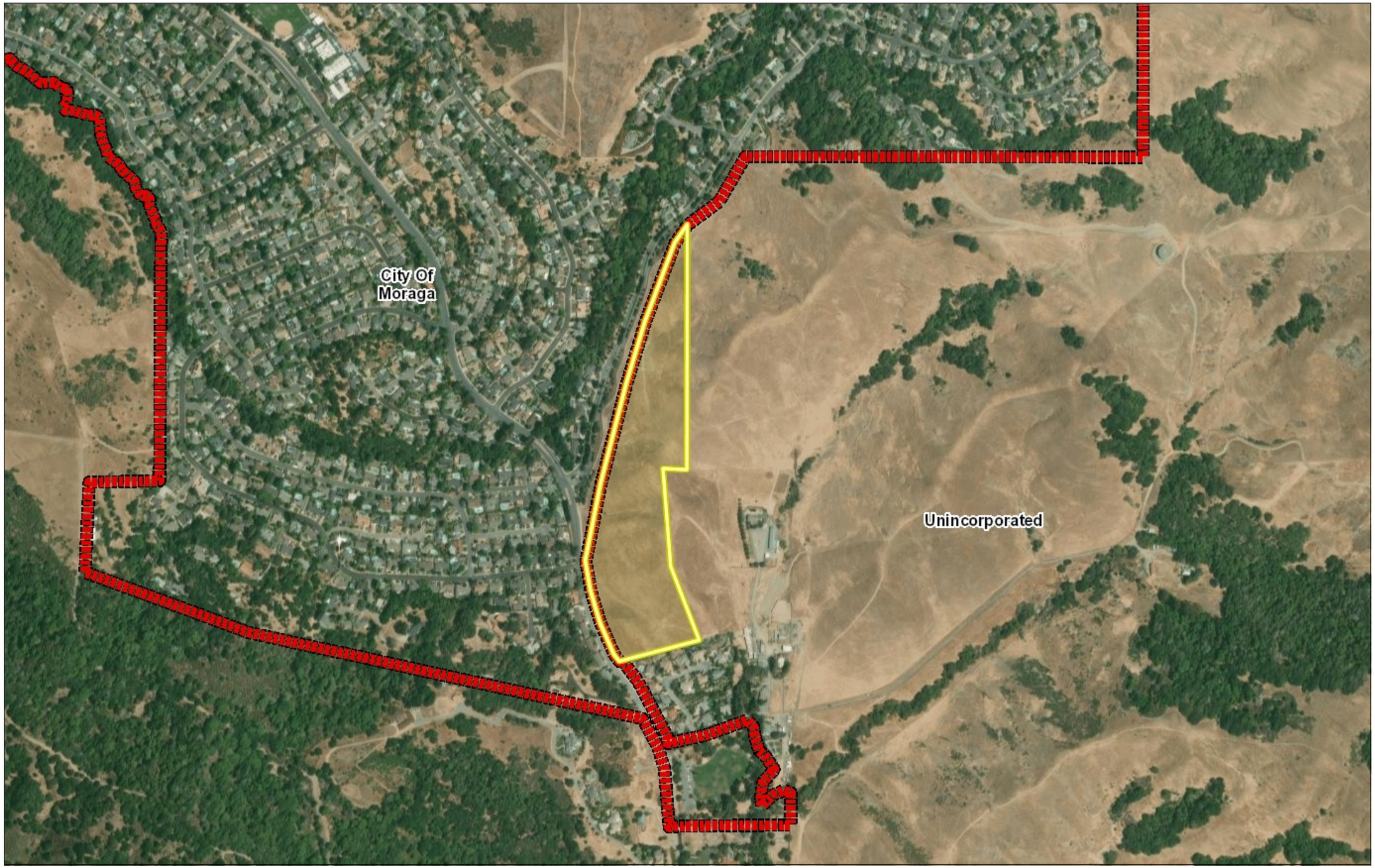


0 345 690 1,380 Feet

Map Created 8/20/2025
by Contra Costa County Department of
Conservation and Development, GIS Group
30 Muir Road, Martinez, CA 94553
37:59:41.791N 122:07:03.756W

This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes no responsibility for its accuracy. This map contains copyrighted information and may not be altered. It may be reproduced in its current state if the source is cited. Users of this map agree to read and accept the County of Contra Costa disclaimer of liability for geographic information.

Aerial



Legend

- City Limits
- Unincorporated
- World Imagery
- Low Resolution 15m Imagery
- High Resolution 60cm Imagery
- High Resolution 30cm Imagery
- Citations

1: 9,028

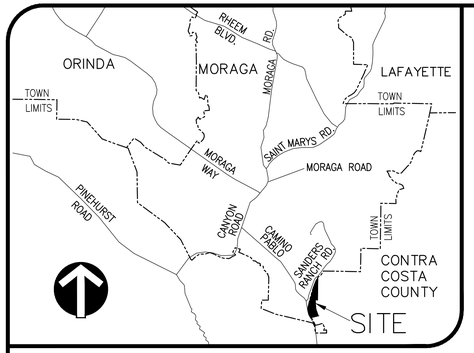
0.3 0 0.14 0.3 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

CDDP23- 03012
CDSD23- 09646
CDRZ23- 03270
CDGP21- 00004



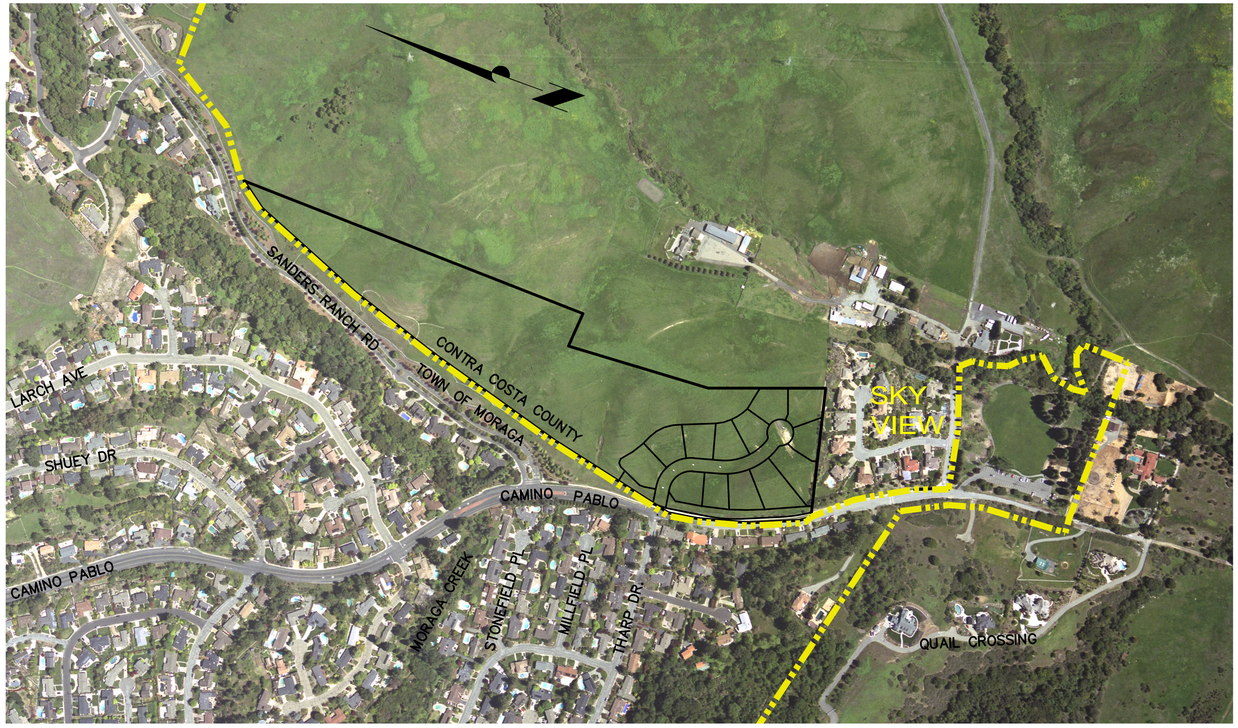
VICINITY MAP
NOT TO SCALE

GENERAL PLAN AMENDMENT, REZONING, FINAL DEVELOPMENT PLAN & VESTING TENTATIVE MAP SUBDIVISION #9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
JUNE, 2023

RECEIVED on 06/30/2023 CDSD23-09646
By Contra Costa County
Department of Conservation and Development



300' 0' 150' 300' 600'
1 INCH = 300 FEET

PROPERTY INFORMATION

PROPERTY ADDRESS:	1211 CAMINO PABLO, MORAGA. CA 94556
ASSESSOR'S PARCEL NUMBERS:	258-290-029
EXISTING ZONE:	A-2 (GENERAL AGRICULTURE)
PROPOSED ZONE:	A-2 (GENERAL AGRICULTURE) & P-1
EXISTING GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS)
PROPOSED GENERAL PLAN DESIGNATION:	AL (AGRICULTURAL LANDS) & SL (SINGLE FAMILY RESIDENTIAL - LOW)
EXISTING USE:	AGRICULTURAL
PROPOSED USE:	AGRICULTURAL & RESIDENTIAL
EXISTING NUMBER OF PARCELS:	1
PROPOSED NUMBER OF LOTS:	13
PROPOSED NUMBER OF PARCELS:	5 (2 OF WHICH ARE STREET RIGHT OF WAY)

UTILITIES:	
GAS & ELECTRIC	PG&E
WATER SUPPLY	EBMUD
SEWER SUPPLY	CCCSD
TELEPHONE	AT&T
CABLE TV	AT&T
FIRE PROTECTION:	MORAGA-ORINDA FIRE DISTRICT

PROPERTY AREA: 23.90 ACRES

TITLE REPORT

CHICAGO TITLE COMPANY
TITLE NUMBER: FCLA-TO23000212-L
DATED: MAY 24, 2023

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED PORTION OF THE COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THE PARCEL MAP FILED JULY 21, 1988, BOOK 134 OF PARCEL MAPS, PAGE 34, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE DEED TO JOHN HOOVER ET UX RECORDED AUGUST 14, 1989, INSTRUMENT NO. 89-155251, BOOK 15264, PAGE 837, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO SCOTT M. CARR AND KATHRYN D. CARR, HUSBAND AND WIFE AS COMMUNITY PROPERTY RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034239-00, CONTRA COSTA COUNTY RECORDS.

EXCEPTING THEREFROM THAT PORTION DESCRIBED IN THE GRANT DEED TO JOHN B. HOOVER AND JACQUELINE B. HOOVER, TRUSTEES UNDER DECLARATION OF TRUST DATED OCTOBER 7, 2002, RECORDED FEBRUARY 24, 2017, INSTRUMENT NO. 2017-0034240-00, CONTRA COSTA COUNTY RECORDS.

ALSO EXCEPTING THEREFROM ALL OIL, GAS, ASPHALTUM AND OTHER CARBON SUBSTANCES AND MINERAL RIGHTS OF WHATSOEVER KIND AND CHARACTER IN AND TO OR UNDER SAID REAL PROPERTY HEREIN DESCRIBED, TOGETHER WITH THE RIGHT TO ENTER UPON SAID PROPERTY AND TO USE THE SAME FROM THE PURPOSES OF EXPLORING AND DEVELOPING AND REMOVING THEREFROM ALL OF SAID GAS, OIL, ASPHALTUM AND OTHER CARBON SUBSTANCES AND OTHER MINERALS OF EVERY KIND AND CHARACTER, AS RESERVED IN THE DEED FROM A.J. CARR, JR. RECORDED DECEMBER 4, 1991, INSTRUMENT NO. 91-254956, BOOK 17057, PAGE 888, CONTRA COSTA COUNTY RECORDS.

BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

BENCHMARK

CONTRA COSTA COUNTY BENCHMARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10, VERTICAL DATUM NAVD88.

TOPOGRAPHIC SURVEY

TOPOGRAPHIC FEATURES SHOWN HEREON WERE GENERATED BY AN AERIAL FLIGHT BY AMERICAN AERIAL MAPPING, INC., EFFECTIVE DATE OF APRIL 05, 2014 SUPPLEMENTED BY A FIELD SURVEY BY DK ENGINEERING COMPLETED IN APRIL, 2014.

CONTOUR INTERVAL

EXISTING CONTOURS: 2' AND 10'.
PROPOSED CONTOURS: 5' AND 10' FEET.

FLOOD ZONE

THE PROPERTY IS NOT SUBJECT TO INUNDATION BY FLOOD WATER. THE ENTIRE SITE IS WITHIN ZONE X AS DELINEATED ON THE FLOOD INSURANCE RATE MAPS (FIRMs), MAP NUMBERS 06013C0440F AND 06013C0428F, DATED JUNE 16, 2009, WHICH STATES "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN."

ABBREVIATIONS

AB	AGGREGATE BASE	LT	LEFT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	LSM	LICENSED SURVEYOR'S MAP
APN	ASSESSOR'S PARCEL NUMBER	M	METER
BC	BEGINNING OF CURVE	MAX	MAXIMUM
BW	BOTTOM OF WALL	MIN	MINIMUM
BVC	BEGINNING OF VERTICAL CURVE	N	NORTH
C	TOP OF CONCRETE ELEVATION	OH	OVERHEAD UTILITIES
C&G	CURB & GUTTER	PCC	PONT OF COMPOUND CURVE
CB	CATCH BASIN	P	PAVEMENT ELEVATION
CL	CENTERLINE	PL	PROPERTY LINE
CO	CLEANOUT	PM	PARCEL MAP
CONC	CONCRETE	PRC	POINT OF REVERSE CURVE
CR	CURB RETURN	PUE	PUBLIC UTILITY EASEMENT
Δ	DELTA = ANGLE OF CURVATURE	RT	RIGHT
DL	DAYLIGHT (=LIMIT OF GRADING)	R/W	RIGHT OF WAY
E	EAST	R	RADIAL, OR RADIUS
EC	END OF CURVE	RCE	REGISTERED CIVIL ENGINEER
EG	EXISTING GRADE	RD.	ROAD
EP	EDGE OF PAVEMENT	RE.	RGF REAR GARAGE FLOOR ELEVATION
EVC	END OF VERTICAL CURVE	S	SLOPE, OR SOUTH
EX.	EXISTING	SD	STORM DRAIN
FC	FACE OF CURB	SDCO	STORM DRAIN CLEANOUT
FF	FINISH FLOOR ELEVATION	SDMH	STORM DRAIN MANHOLE
FG	FINISH GRADE	SF	SQUARE FEET
FGF	FRONT GARAGE FLOOR ELEVATION	SHT	SHEET
FH	FIRE HYDRANT	SS	SANITARY SEWER
FI	FIELD INLET	SSCO	SANITARY SEWER CLEANOUT
FL	FLOW LINE	SSMH	SANITARY SEWER MANHOLE
FND	FOUND	SF	SQUARE FEET
G	GAS	TB	TOP OF BANK
GB	GRADE BREAK	TBD	TO BE DETERMINED
GR	GRATE	TC	TOP OF CURB
H	HEIGHT	TS	TOE OF SLOPE
HP	HIGH POINT	TW	TOP OF WALL
INV	INVERT	VC	VERTICAL CURB
IP	IRON PIPE	VCL	VERTICAL CURVE LENGTH
L	LENGTH	W	WATER, OR WEST

LEGEND

SUBDIVISION BOUNDARY
PROPOSED LOT LINES
CITY LIMIT - TOWN OF MORAGA

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1-21-2014 AND 10-26-2015)
ENVIRONMENTAL CONSULTANT:	ZENTNER PLANNING AND ECOLOGY 155 FILBERT STREET, SUITE 206 OAKLAND, CA 94607 (510) 622-8110 CONTACT: JOHN ZENTNER PROJECT NO. 1004, DATED 4-15-2014
ARCHITECT:	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 (415) 512-1300 CONTACT: DAN HALE
LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

SHEET INDEX

SHEET	DESCRIPTION
1	TITLE SHEET
2	REGIONAL CONTEXT AERIAL MAP
3	GENERAL PLAN AMENDMENT EXHIBIT
4	REZONING EXHIBIT
5	SURROUNDING LOT SIZE EXHIBIT
6	PEDESTRIAN & BICYCLE CIRCULATION PLAN
7	FINAL DEVELOPMENT PLAN
8	BOUNDARY & TOPOGRAPHIC SURVEY MAP
9	GEOTECHNICAL & BIOLOGICAL FEATURES MAP
10	VESTING TENTATIVE MAP - LOTTING
11	VESTING TENTATIVE MAP - GRADING 1
12	VESTING TENTATIVE MAP - GRADING 2
13	VESTING TENTATIVE MAP - UTILITIES
14	VESTING TENTATIVE MAP - DETAILS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

TITLE SHEET

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VPM\CCC-1 TITLE SHEET-1360.DWG

GENERAL PLAN AMENDMENT



LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE, PARCEL LINE, RIGHT OF WAY
- CONTRA COSTA COUNTY LAND USE BOUNDARY (EXISTING)
- TOWN OF MORAGA LAND USE BOUNDARY (EXISTING)
- CONTRA COSTA COUNTY LAND USE BOUNDARY (PROPOSED)

GENERAL PLAN LAND USE DESIGNATIONS

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- SUBJECT PROPERTY

COUNTY DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW

TOWN OF MORAGA DESIGNATION

OS	OPEN SPACE
1-DUA	1 DWELLING UNIT PER ACRE (MORAGA GENERAL PLAN)
2-DUA	2 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
3-DUA	3 DWELLING UNITS PER ACRE (MORAGA GENERAL PLAN)
PP	PUBLIC PARKS
CF	COMMUNITY FACILITIES

400' 0' 200' 400' 800'

1 INCH = 400 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REGIONAL CONTEXT AERIAL MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CGC-2 GP AMEND REGIONAL CONTEXT-1360.DWG

GENERAL PLAN AMENDMENT

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT



LEGEND

- CITY LIMIT – TOWN OF MORAGA
- URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
- LAND USE BOUNDARY
- BOUNDARY OF SUBJECT PROPERTY

LAND USE DESIGNATION

WS	WATERSHED
AL	AGRICULTURAL LANDS
SL	SINGLE FAMILY LOW (R–15 ZONING)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GENERAL PLAN AMENDMENT EXHIBIT

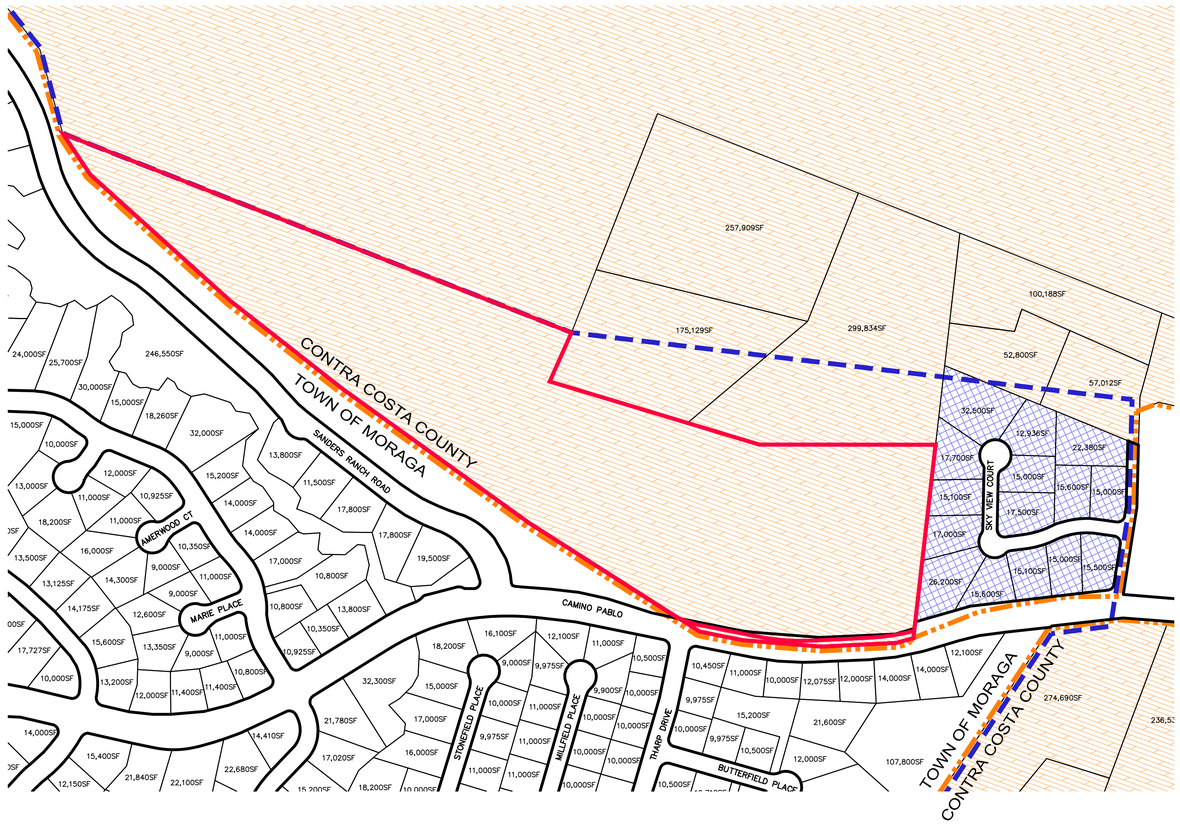
OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

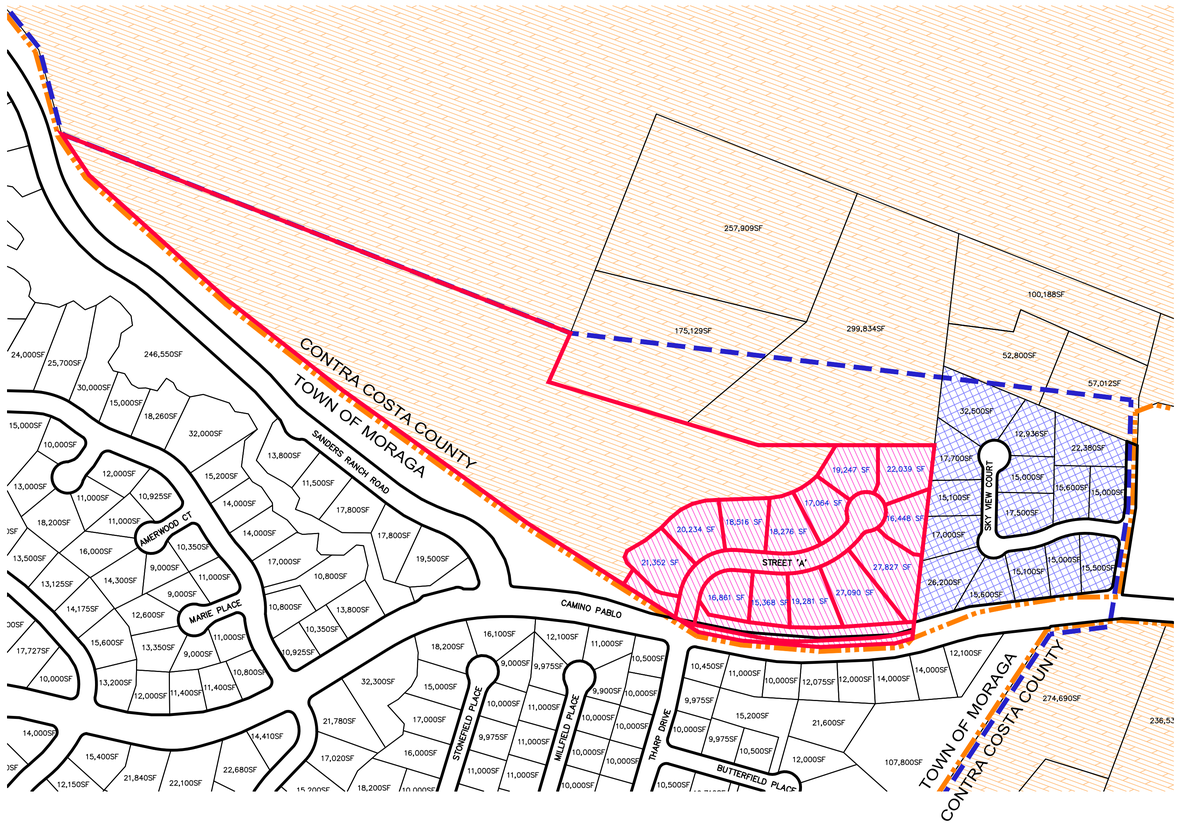
PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CGC-3 GP AMEND-1350.DWG

REZONING

EXISTING ZONING



PROPOSED ZONING



LEGEND

- SUBDIVISION BOUNDARY/PARCEL LINES
- EXISTING PARCEL LINE
- RIGHT OF WAY
- 18,200SF — SURROUNDING LOT SQUARE FOOTAGE
- 18,200SF — PROPOSED PROJECT LOT SQUARE FOOTAGE
- TOWN OF MORAGA LIMIT LINE
- URBAN LIMIT LINE, CONTRA COSTA CO. DESIGNATION
- COUNTY ZONING P–1
- COUNTY ZONING R–15
- COUNTY ZONING A–2 (1 DWELLING UNIT PER 5 ACRES)

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING
SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

REZONING EXHIBIT

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13–1060–12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-4 REZONING-1360.DWG

PROJECT SITE

CONTRA COSTA COUNTY
TOWN OF MORAGA

TOWN OF MORAGA
CONTRA COSTA COUNTY

CAMINO PABLO

LARCH AVENUE

TIA PLACE

SANDERS RANCH ROAD

AMERWOOD CT

SHUEY DR

MARIE PLACE

WALFORD DRIVE

THARP DRIVE

SHUEY DRIVE

MAYFIELD PLACE

LARCH AVENUE

RIMER DRIVE

DEERFIELD DRIVE

REDFIELD PLACE

SPRINGFIELD PLACE

STONEFIELD PLACE

MILLFIELD PLACE

THARP DRIVE

BUTTERFIELD PLACE

STREET 'A'

SKY VIEW COURT

QUAIL CRESSING

85,000SF
34,050SF
33,960SF
24,860SF
23,000SF
14,000SF
28,710SF
12,100SF
10,000SF
10,500SF
24,000SF
25,700SF
246,550SF
26,100SF
30,000SF
15,000SF
18,260SF
32,000SF
17,500SF
17,050SF
15,000SF
16,000SF
15,000SF
10,000SF
15,000SF
4,000SF
15,000SF
16,000SF
23,400SF
26,600SF
13,000SF
12,000SF
11,000SF
10,925SF
18,200SF
14,700SF
11,000SF
,000SF
13,500SF
16,000SF
10,350SF
9,000SF
11,000SF
16,500SF
18,000SF
18,000SF
13,500SF
11,700SF
13,125SF
14,300SF
9,000SF
14,175SF
13,000SF
13,200SF
12,600SF
23,000SF
21,000SF
20,475SF
21,000SF
14,145SF
17,727SF
15,600SF
13,350SF
9,000SF
10,000SF
13,200SF
12,000SF
11,400SF
11,400SF
10,800SF
14,410SF
15,400SF
21,840SF
22,100SF
22,680SF
0,800SF
0,400SF
0,400SF
12,350SF
15,400SF
14,000SF
11,000SF
12,150SF
11,900SF
21,840SF
13,920SF
12,600SF
20,000SF
13,000SF
9,775SF
10,350SF
10,800SF
10,350SF
13,175SF
12,210SF
9,900SF
14,300SF
12,500SF
12,400SF
18,240SF
10,890SF
14,410SF
11,700SF
11,200SF
38,700SF
29,000SF
10,000SF
10,500SF
11,025SF
10,050SF
34,020SF
9,500SF
9,400SF
10,450SF
9,000SF
10,400SF
33,990SF
15,000SF
10,500SF
10,000SF
10,400SF
40,000SF
27,390SF
46,620SF
20,900SF
10,000SF
9,300SF
10,000SF
10,400SF
29,120SF
19,000SF
10,000SF
10,000SF
10,000SF
10,000SF
10,625SF
18,750SF
18,375SF
16,000SF
10,000SF
10,000SF
10,000SF
10,000SF
10,350SF
64,400SF
19,000SF
10,000SF
10,000SF
10,000SF
10,000SF
10,000SF
9,975SF
11,000SF
14,250SF
10,000SF
10,000SF
11,025SF
11,500SF
10,500SF
10,500SF
17,600SF
13,000SF
12,600SF
11,925SF
11,000SF
35,100SF
10,500SF
30,000SF
10,000SF
10,500SF
16,000SF
13,500SF
16,150SF
18,050SF
15,000SF
13,000SF
10,000SF
14,000SF
10,000SF
16,000SF
16,275SF
21,000SF
19,250SF
10,500SF
19,600SF
16,500SF
11,550SF
16,500SF
9,500SF
52,690SF
10,500SF
11,550SF
10,500SF
11,000SF
10,000SF
11,000SF
10,125SF
11,025SF
13,800SF
11,500SF
11,500SF
11,500SF
13,200SF
13,650SF
11,000SF
10,500SF
74,923SF
20,480SF
143,178SF
33,165SF
118,800SF
25,220SF
19,950SF
32,200SF
54,000SF
18,600SF
11,025SF
32,000SF
19,200SF
11,500SF
10,800SF
9,900SF
13,750SF
12,000SF
12,000SF
12,000SF
10,000SF
12,000SF
12,000SF
10,000SF
10,000SF
12,075SF
11,550SF
11,550SF
10,000SF
10,000SF
10,000SF
10,000SF
10,000



LEGEND

DESCRIPTION	PROPOSED
SUBDIVISION BOUNDARY	
PARCEL LINE	
RIGHT OF WAY	
EXISTING BICYCLE ROUTE/PEDESTRIAN WALK	
PROPOSED BICYCLE ROUTE/PEDESTRIAN WALK	
EXISTING PEDESTRIAN ACCESS	
PROPOSED PEDESTRIAN ACCESS	

200' 0' 100' 200' 400'

1 INCH = 200 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

PEDESTRIAN & BICYCLE CIRCULATION PLAN

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-6 CIRCULATION-1360.DWG

CARR
2017-34756

HOOVER TRUST
2017-34755

RIGHT TO ENTER, PERMISSION TO GRADE REQUIRED

8
TRINGALE
-RIES

7
ZHANG-CUI

6
XU-LI

5
ROTEM

DAYLIGHT

PCL A

15' DEBRIS BENCH W/ SWALE. SEE DETAIL ON SHEET 14

PCL B

PCL C

PCL D

SUBD. 6143
275 M 26
PCL G

STREET 'A'

CAMINO PABLO

THARP DRIVE

BEGIN FRONTAGE IMPROVEMENTS CONFORM TO EX CURB TC 553.37

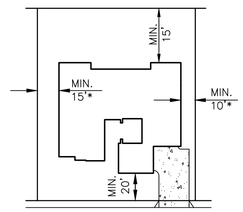
OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

EX. 25' RIGHTS OF THE PUBLIC – ROAD PURPOSES, TO BE ABANDONED IN FAVOR OF PROPOSED R/W DEDICATION

1	21,352 S.F.	7	22,039 S.F.
2	20,234 S.F.	8	16,448 S.F.
3	18,516 S.F.	9	27,827 S.F.
4	18,276 S.F.	10	27,090 S.F.
5	17,064 S.F.	11	19,281 S.F.
6	19,247 S.F.	12	15,368 S.F.
		13	16,861 S.F.

LEGEND

- RETAINING WALL
- H — RETAINING WALL HEIGHT
- STORM DRAIN INLET
- FIRE HYDRANT
- LOT LINE
- STORM DRAIN AND INLET
- BUILDING SETBACK LINE
- 590 — 10' CONTOUR (EXISTING)
- CONTOUR (EXISTING)
- 590 — 10' CONTOUR (PROPOSED)
- 5' CONTOUR (PROPOSED)
- LIMIT OF GRADING
- SWALE
- 15,129 S.F. — LOT AREA IN SQUARE FEET
- 7 — LOT NUMBER
- P 600.0 — PAD ELEVATION
- PCL D — PARCEL TEXT
- 12.9% — SLOPE (PERCENT)
- 2:1 — SLOPE (RATIO, HORIZONTAL TO VERTICAL)
- FRONT DOOR
- CONCRETE SURFACE
- BUILDING PAD
- BIORETENTION FILTER



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

LOT SETBACKS

NOT TO SCALE

30' 0' 15' 30' 60'

1 INCH = 30 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

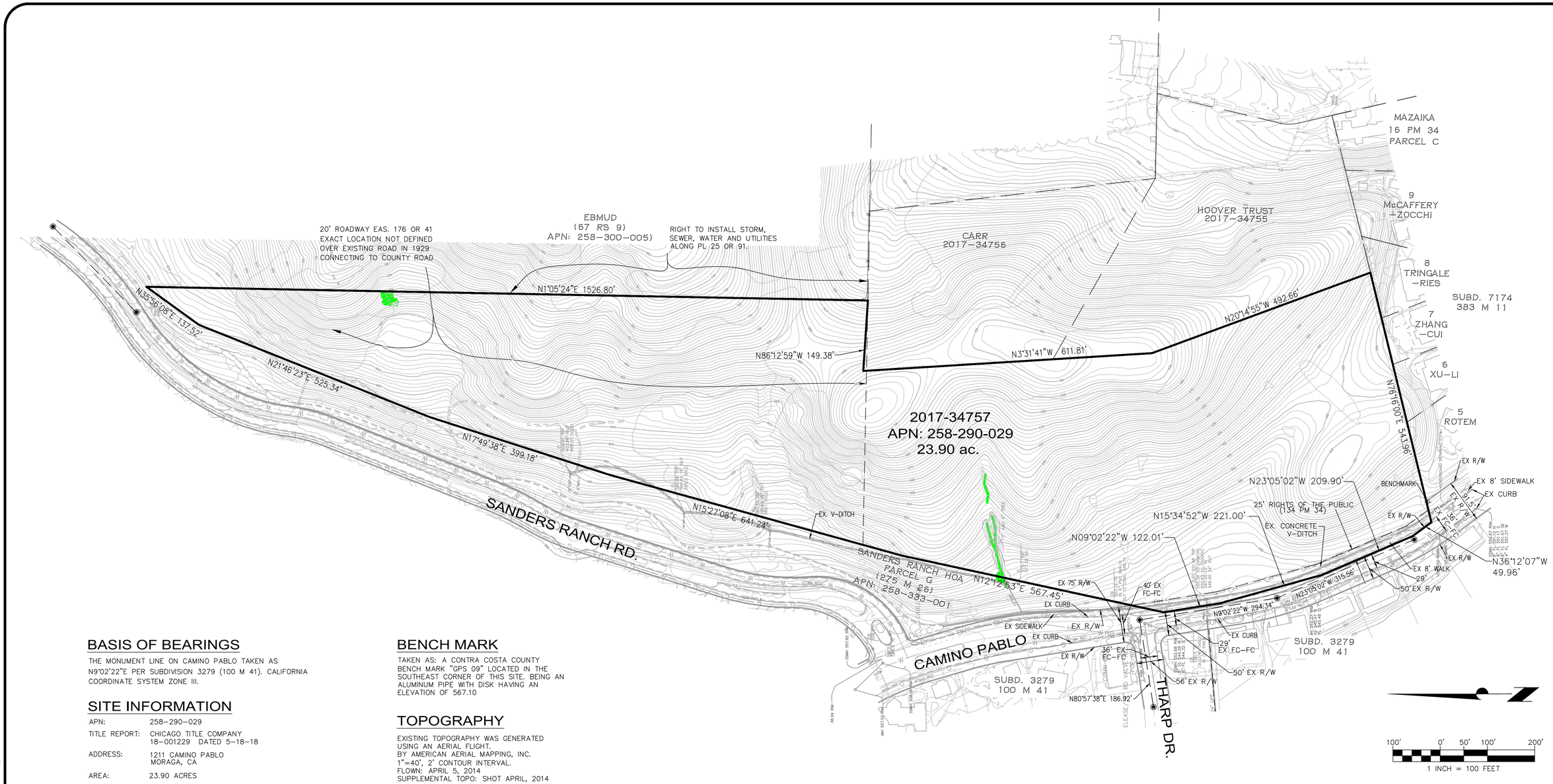
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

FINAL DEVELOPMENT PLAN

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-7 FINAL DEVELOPMENT-1360.DWG

dk JOB# 13-1060-12



BASIS OF BEARINGS

THE MONUMENT LINE ON CAMINO PABLO TAKEN AS N9°02'22"E PER SUBDIVISION 3279 (100 M 41). CALIFORNIA COORDINATE SYSTEM ZONE III.

SITE INFORMATION

APN:	258-290-029
TITLE REPORT:	CHICAGO TITLE COMPANY 18-001229 DATED 5-18-18
ADDRESS:	1211 CAMINO PABLO MORAGA, CA
AREA:	23.90 ACRES

FEMA

ENTIRE SITE IS WITHIN ZONE X PER MAPS 06013 C0440F/C0428F EFFECTIVE DATE 6-16-2009

EASEMENT NOTES

- PG&E TRANSMISSION EAS. 198 OR 88 EXACT LOCATION NOT DEFINED.
- SLOPE AND DRAINAGE EAS. 4984 OR 556 ALONG SANDERS RANCH RD. AND CAMINO PABLO EXACT WIDTH NOT DEFINED.
- RIGHT TO INSTALL STORM, SEWER, WATER AND UTILITIES ALONG CAMINO PABLO PL 25 OR 91.
- AN AGREEMENT FOR DEVELOPING AND WIDENING ROADWAY BY A. J. CARR, JR., ET UX AND PAUL I. READ RECORDED SEPTEMBER 30, 1965 IN BOOK 4963, PAGE 629, OF OFFICIAL RECORDS. REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

BENCH MARK

TAKEN AS: A CONTRA COSTA COUNTY BENCH MARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE. BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10

TOPOGRAPHY

EXISTING TOPOGRAPHY WAS GENERATED USING AN AERIAL FLIGHT.
BY AMERICAN AERIAL MAPPING, INC.
1"=40', 2' CONTOUR INTERVAL.
FLOWN: APRIL 5, 2014
SUPPLEMENTAL TOPO: SHOT APRIL, 2014

LEGEND

BOUNDARY	
EXISTING RIGHT OF WAY 'R/W'	
ADJACENT PROPERTY LINE	
MONUMENT LINE	
MONUMENT TO MONUMENT	M-M
VITRIFIED CLAY PIPE	VCP
CAST IRON PIPE	CIP
CORRUGATED METAL PIPE	CMP
EDGE OF PAVEMENT	EP
WATER MAIN WATER BOX/VAULT/METER	WM WB
OVERHANG	OH
TOP OF WALL / BOTTOM OF WALL	TW / BW
PROPERTY LINE	PL
RETAINING WALL	RW
SIGN	*S
FOUND STREET MONUMENT	◉

ELECTROLIER	☼
POWER POLE	
FIRE HYDRANT	
EX MANHOLE (AS NOTED)	
FENCE	
CONCRETE	
DENSE BUSHES / TREES	
FACE OF CURB 'FC'	
CONTOUR LINES	110
SANITARY SEWER LINE, & MANHOLE	EX SS
STORM DRAIN LINE, MANHOLE, & CATCH BASIN	
WATER LINE	W
WATER VALVE	WV
LOT LINE ADJUSTMENT	LLA
RIGHT OF WAY	R/W
JURISDICTIONAL AREA	

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

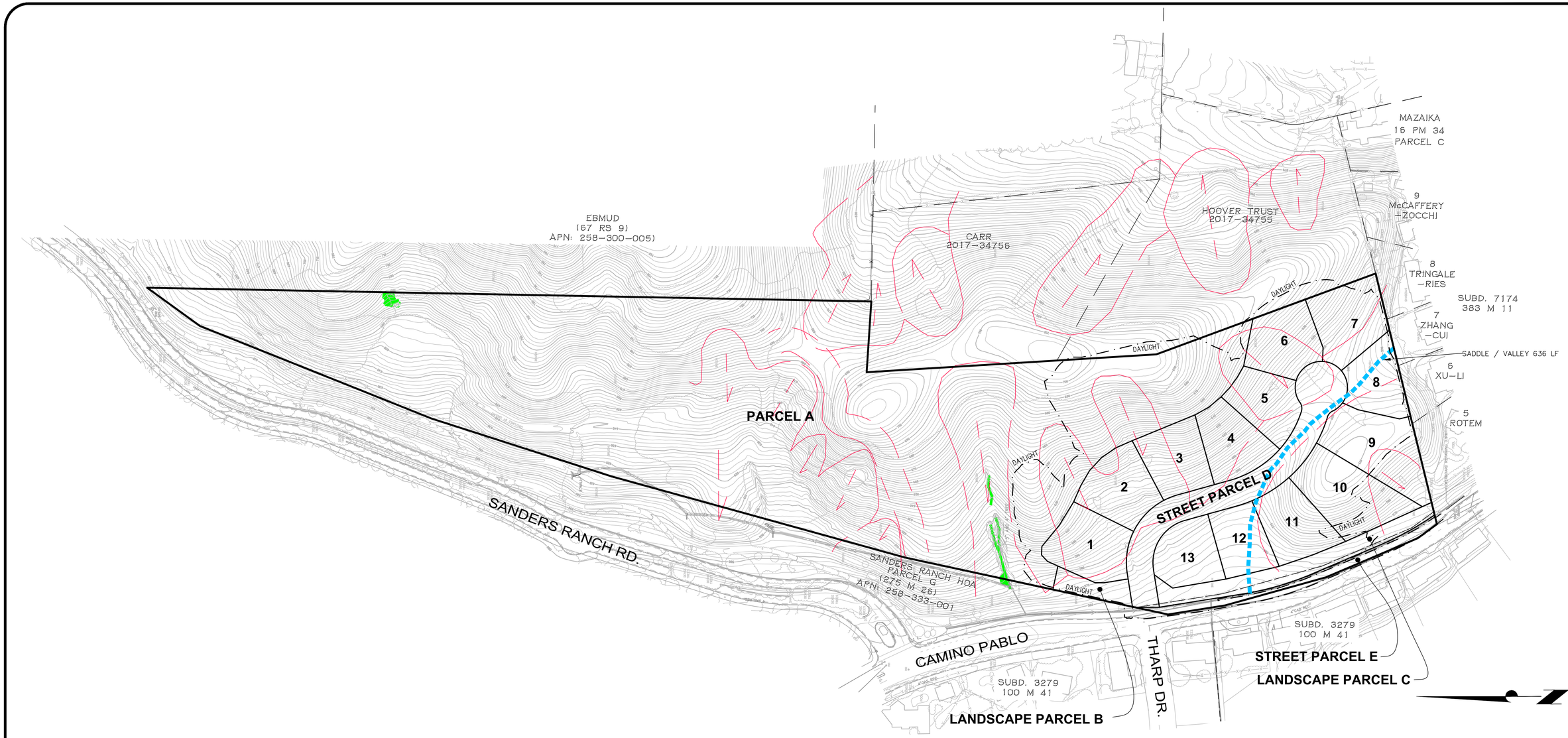
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

BOUNDARY & TOPOGRAPHIC SURVEY MAP

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-B BOUNDARY & TOPO-1360.DWG



100' 0' 50' 100' 200'

1 INCH = 100 FEET

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES		110
SADDLE/VALLEY LINE		
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX SS
STORM DRAIN LINE, MANHOLE, AND CATCH BASIN		
WATER LINE		W
EXISTING SLIDE AREA		
JURISDICTIONAL AREA		
PROPOSED RIGHT OF WAY DEDICATION		

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

GEOTECHNICAL & BIOLOGICAL FEATURES MAP

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-9 GEO & BIO-1360.DWG

VESTING TENTATIVE MAP



SEE SHEET 14 OF 14 FOR LEGEND

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

NOTE:
PARCEL 'D' (STREET 'A') WILL BE OFFERED FOR DEDICATION TO CONTRA COSTA COUNTY. STREET WILL BE COUNTY-MAINTAINED.

PROJECT TEAM

OWNER / APPLICANT:	DOBBINS PROPERTIES, LLC 1520 W. KETTLEMAN LANE, SUITE 1-A LODI, CA 95242 (209) 339-4700 CONTACT: MATT DOBBINS
CIVIL ENGINEER:	dk ENGINEERING 1931 SAN MIGUEL DRIVE, SUITE 100 WALNUT CREEK, CA 94596 (925) 932-6868 CONTACT: BENOIT McVEIGH
SOILS ENGINEER:	ENGEO 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 CONTACT: JACOB WHITE (PROJECT NO. 10741.000, DATED 1-21-2014 AND 10-26-2015)
ENVIRONMENTAL CONSULTANT:	ZENTNER PLANNING AND ECOLOGY 155 FILBERT STREET, SUITE 206 OAKLAND, CA 94607 (510) 622-8110 CONTACT: JOHN ZENTNER PROJECT NO. 1004, DATED 4-15-2014
ARCHITECT:	HUNT HALE JONES ARCHITECTS 444 SPEAR STREET, SUITE 105 SAN FRANCISCO, CA 94105 (415) 512-1300 CONTACT: DAN HALE
LANDSCAPE ARCHITECT:	CAMP & CAMP ASSOCIATES 2520 CAMINO DIABLO WALNUT CREEK, CA 94597 (925) 941-6490 CONTACT: TERRY CAMP
AERIAL TOPOGRAPHY:	AMERICAN AERIAL MAPPING, INC. 6151 FREEPORT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. McVEIGH
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING

1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596. (925) 932-6868

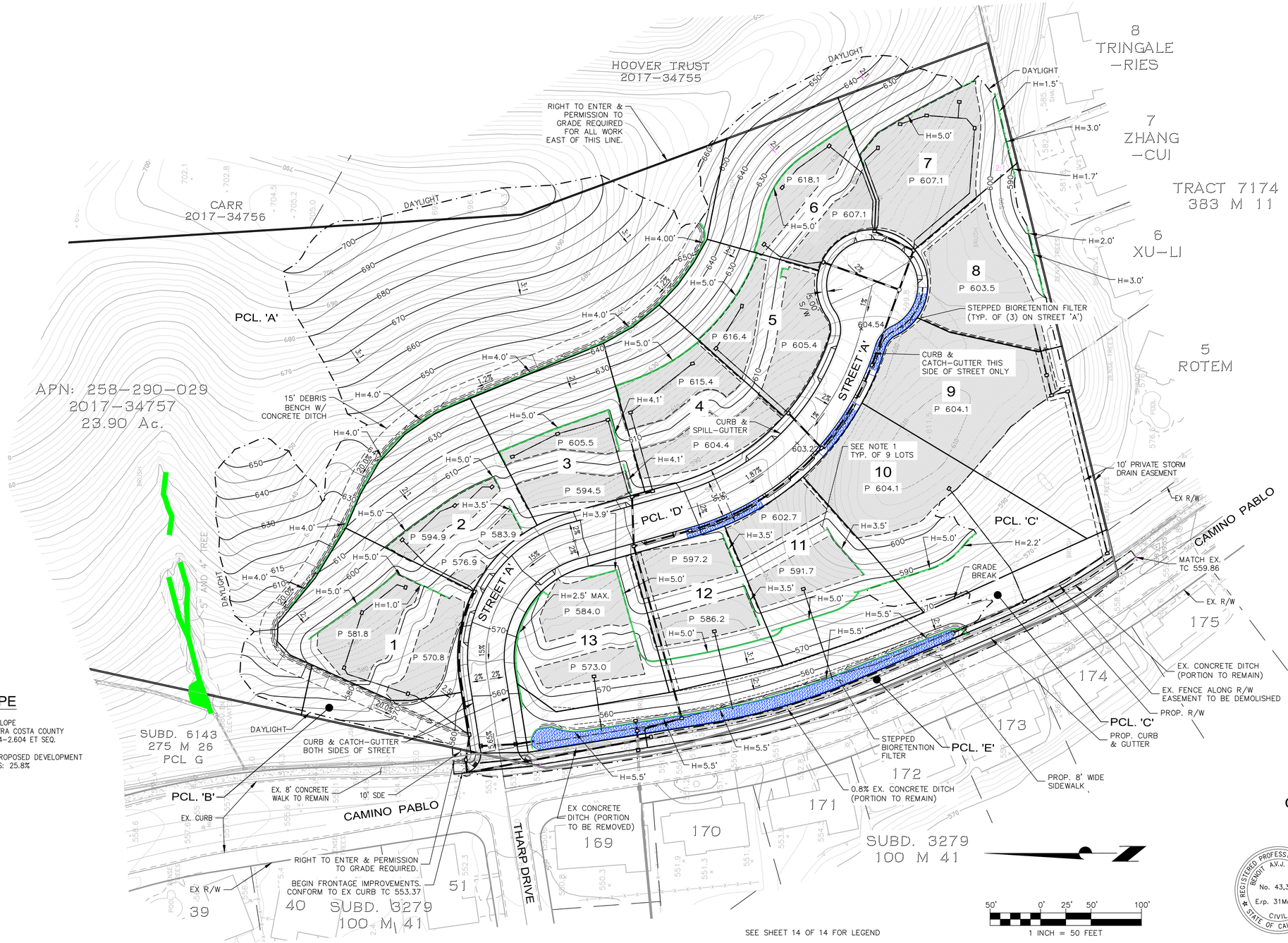
VESTING TENTATIVE MAP - LOTTING

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

VESTING TENTATIVE MAP



SEE SHEET 14 OF 14 FOR LEGEND

50' 0' 25' 50' 100'

1 INCH = 50 FEET

NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

EARTHWORK QUANTITY:
CUT = FILL = 59,600 Cu. Yds.
DOES NOT INCLUDE REMEDIAL EARTHWORK QUANTITY

SEE SHEET 14 OF 14 FOR LEGEND

SITE SLOPE

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY
ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT
EXISTING CONDITIONS: 25.8%

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13601.DWG

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 1

VESTING TENTATIVE MAP

CARR
2017-34756

HOOVER TRUST
2017-34755

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED FOR ALL WORK EAST OF THIS LINE.

DAYLIGHT

PCL. 'A'

TW 612.10
BW 607.1
H=5.0'

TW 623.10
BW 618.1
H=5.0'

TW 651.50
BW 647.5
H=4.00'

TW 644.50
BW 640.50
H=4.0'

TW 648.00
BW 644.0
H=4.0'

15' DEBRIS BENCH W/ CONCRETE DITCH

TW 621.40
BW 616.4
H=5.0'

TW 640.00
BW 636.00
H=4.0'

TW 620.40
BW 615.4
H=5.0'

TW 643.00
BW 639.0
H=4.0'

TW 610.50
BW 605.5
H=5.0'

TW 625.00
BW 621.00
H=4.0'

TW 599.90
BW 594.90
H=5.0'

TW 609.60
BW 605.5
H=4.1'

TW 605.50
BW 605.5
H=0'

TW 610.0
BW 606.00
H=4.0'

TW 587.40
BW 583.9
H=3.5'

TW 598.60
BW 594.5
H=4.1'

TW 586.80
BW 581.80
H=5.0'

TW 587.89
BW 584.0
H=3.9'

CL 588.85
EC

CL 585.00 BVC

TW 582.84
BW 581.8
H=1.0'

PCL. 'D'
CL 599.59 BC

CL 601.87 EVC

SEE NOTE 1
TYP. OF 9 LOTS

TW 600.70
BW 597.2
H=3.5'

TW 595.20
BW 591.7
H=3.5'

TW 589.00
BW 584.0
H=5.0'

H=2.5' MAX.

10' PRIVATE STORM DRAIN EASEMENT

TW 589.70
BW 586.2
H=3.5'

TW 581.67
BW 576.7
H=5.0'

CL 562.87 BC

PCL. 'B'

CL 559.05 EVC

566.4 GB

565.9 GB

566.8 GB

TW 557.40
BW 551.9
H=5.5'

TW 556.34
BW 550.8
H=5.5'

TW 556.78
BW 551.3
H=5.5'

TW 583.47
BW 578.5
H=5.0'

TW 588.70
BW 584.4
H=4.3'

GRADE BREAK

TW 588.70
BW 586.5
H=2.2'

EDGE OF EX. CONCRETE DITCH 559.48

EX. CONCRETE DITCH (PORTION TO REMAIN)

568.7 GB

568.7 GB

PCL. 'C'

CL 553.89 BVC

TW 557.37
BW 551.9
H=5.5'

567.0 GB

EX. 8' CONCRETE WALK TO REMAIN

10' SDE

RIGHT TO ENTER & PERMISSION TO GRADE REQUIRED.

CAMINO PABLO

BEGIN FRONTAGE IMPROVEMENTS. CONFORM TO EX CURB TC 553.37

TC 553.10

EX. CL 552.87

THARP DRIVE

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

EX CONCRETE DITCH (PORTION TO BE REMOVED)

EDGE OF EX. CONCRETE DITCH 551.93

EDGE OF EX. CONCRETE DITCH 552.37

EDGE OF EX. CONCRETE DITCH 552.96

STEPPED BIORETENTION FILTER

EDGE OF EX. CONCRETE DITCH 553.82

EX. FENCE ALONG R/W EASEMENT TO BE DEMOLISHED

TC 556.60

EDGE OF EX. CONCRETE DITCH 558.10

PROP. R/W

EX. 2.5% DITCH

TW 559.51
BW 554.0
H=5.5'

8' S/W

TC 552.68

STREET 'A'

CL 603.22 GB

CL 604.54 EC

TC 604.47

TC 606.40

CL 605.00

TC 605.23

TW 598.00
BW 596.5
H=1.5'

TW 595.00
BW 592.0
H=3.0'

TW 590.00
BW 588.3
H=1.7'

TW 590.00
BW 588.0
H=2.0'

TW 593.50
BW 590.5
H=3.0'

10' PRIVATE STORM DRAIN EASEMENT

P 618.1
P 607.1
P 616.4
P 605.4
P 615.4
P 605.5
P 604.4
P 594.9
P 594.5
P 583.9
P 576.9
P 581.8
P 570.8
P 584.0
P 573.0
P 597.2
P 602.7
P 586.2
P 591.7
P 603.5
P 604.1

1 2 3 4 5 6 7 8 9 10 11 12 13

SITE SLOPES

AVERAGE PERCENT SLOPE
BASED ON THE CONTRA COSTA COUNTY ORDINANCE CODE 814-2.604 ET SEQ.

AREA WITHIN THE PROPOSED DEVELOPMENT EXISTING CONDITIONS: 25.8%

SEE SHEET 14 OF 14 FOR LEGEND

NOTE 1:
NINE HOUSES WILL REQUIRE STEEP BANKS INTERNALLY BETWEEN THE UPPER AND LOWER FLOORS TO ACCOMMODATE THE CONCRETE FORMS. THESE ARE SHOWN AS 2:1 BANKS, BUT THE ACTUAL LOCATION AND CONFIGURATION WILL BE DETERMINED BY THE GEOTECHNICAL ENGINEER AND THE CONCRETE CONTRACTOR.

30' 0' 15' 30' 60'
1 INCH = 30 FEET

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

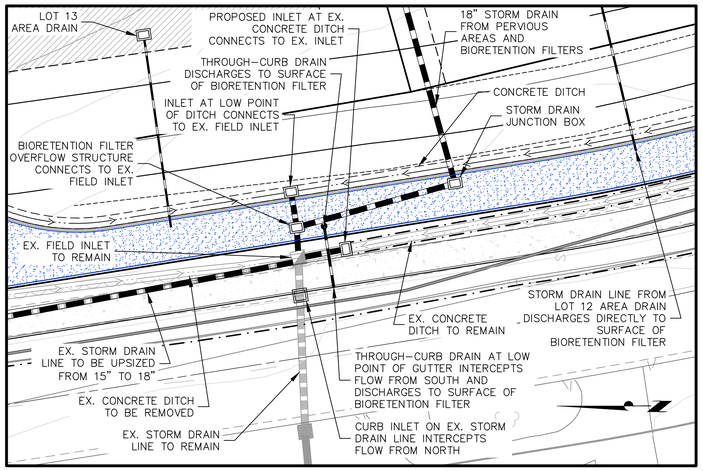
40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 2

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

dk JOB# 13-1060-12

VESTING TENTATIVE MAP



DETAIL - STORM DRAINS
AT
BIORETENTION FILTER

HOOVER TRUST
2017-34755

CARR
2017-34756

8
TRINGALE
-RIES

7
ZHANG
-CUI

TRACT 7174
383 M 11

6
XU-LI

5
ROTEM

PCL. 'A'

APN: 258-290-029
2017-34757
23.90 Ac.

AREA DRAINS AT LOTS 1-7 DISCHARGE TO STORM DRAIN WHICH BYPASSES BIORETENTION FILTER

15' DEBRIS BENCH W/ CONCRETE DITCH

SSMH

FH

AREA DRAIN SYSTEM ON EACH LOT

STEPPED BIORETENTION FILTER TYP. OF (3) ON STREET 'A'.

BIORETENTION FILTER OVERFLOW STRUCTURE. TYP. OF (3) ON STREET 'A'.

4" SEWER LATERALS. TYP. OF 13

438 LF ~ 12" STORM DRAIN

10' PRIVATE STORM DRAIN EASEMENT

EX R/W

PCL. 'D'

AREA DRAINS AT LOTS 11-13 DISCHARGE DIRECTLY TO BIORETENTION FILTER

LOTS 11 & 12 REQUIRE SEWER PUMPS FOR LOWER FLOORS

10' PRIVATE STORM DRAIN EASEMENT

CONCRETE DITCH ABOVE WALL

EX. CONCRETE DITCH (PORTION TO REMAIN)

EX.2.5% DITCH

PROP. R/W

PCL. 'B'

PCL. 'C'

PCL. 'E'

SUBD. 6143
275 M 26
PCL G

DITCH DISCHARGES TO FIELD INLET W/ SIDE OPENING

12" OUTLET. AREA DRAINS AT LOTS 8-10 DISCHARGE TO BIORETENTION FILTER INV. 554.8

STEPPED BIORETENTION FILTER

OVERHEAD LINES TO BE UNDERGROUNDED ALONG FRONTAGE

10' SDE FIELD INLET

EX. CONCRETE DITCH TO REMAIN

CAMINO PABLO

BEGIN NEW SS LINE AT EX. SSMH RIM 552.68

EX. CURB INLET & STORM DRAIN TO REMAIN

BEGIN WATER LINE AT EXISTING LINE

FOR STORM DRAIN INFORMATION AT BIORETENTION FILTER INLETS & OUTLET, SEE DETAIL AT TOP LEFT.

THARP DRIVE

SUBD. 3279
100 M 41

169 170 171 172 173 174 175

39 40 51

SEE SHEET 14 OF 14 FOR LEGEND

50' 0' 25' 50' 100'
1 INCH = 50 FEET

LAND USE SUMMARY

PARCEL A (OPEN SPACE)	16.00	ACRES
PARCEL D (STREET DEDICATION)	1.02	ACRES
LOTS	5.95	ACRES
PARCELS B & C (LANDSCAPE)	0.69	ACRES
PARCEL E (STREET DEDICATION)	0.24	ACRES
TOTAL GROSS AREA	23.90	ACRES

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

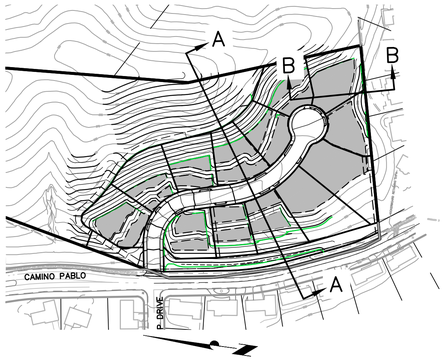
REGISTERED PROFESSIONAL ENGINEER
BENOIT A.V.J. MOREIGN
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - UTILITIES

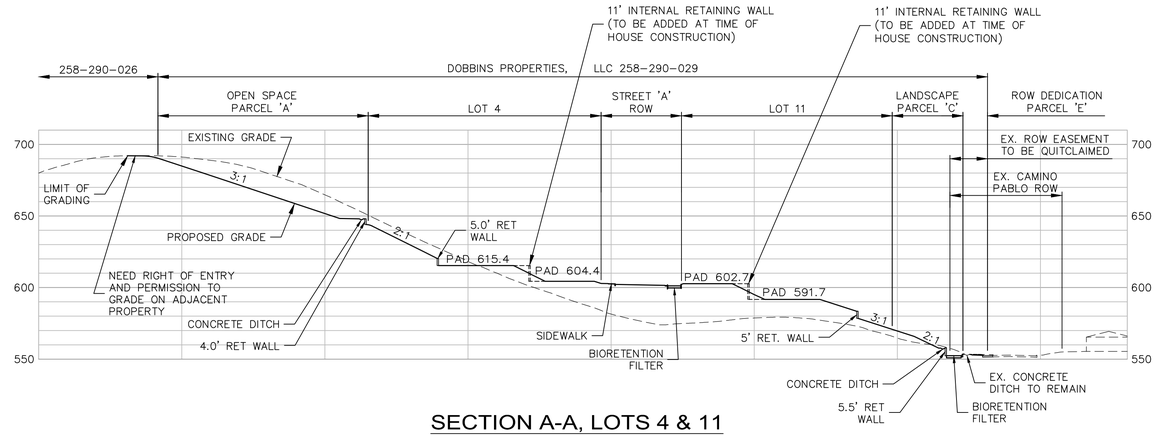
dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-13601.DWG



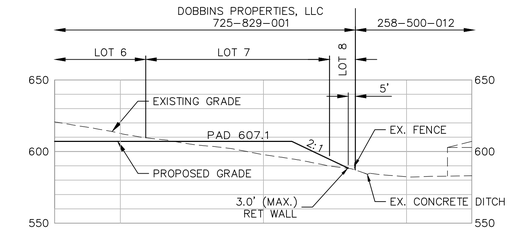
PLAN VIEW OF SECTIONS A-A AND B-B

SCALE 1"=200'



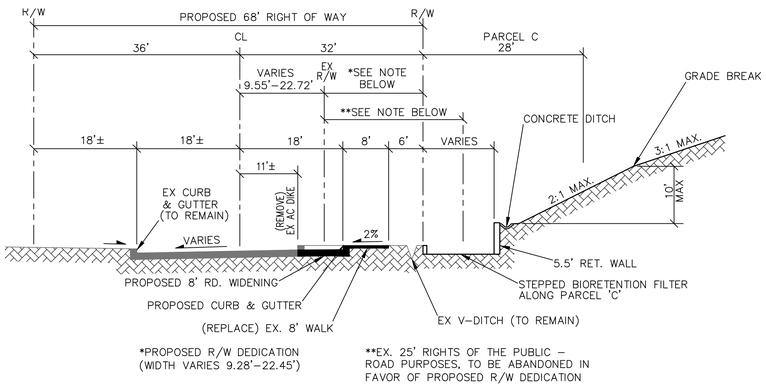
SECTION A-A, LOTS 4 & 11

SCALE 1"=50'



SECTION B-B, LOTS 7 & 8

SCALE 1"=50'



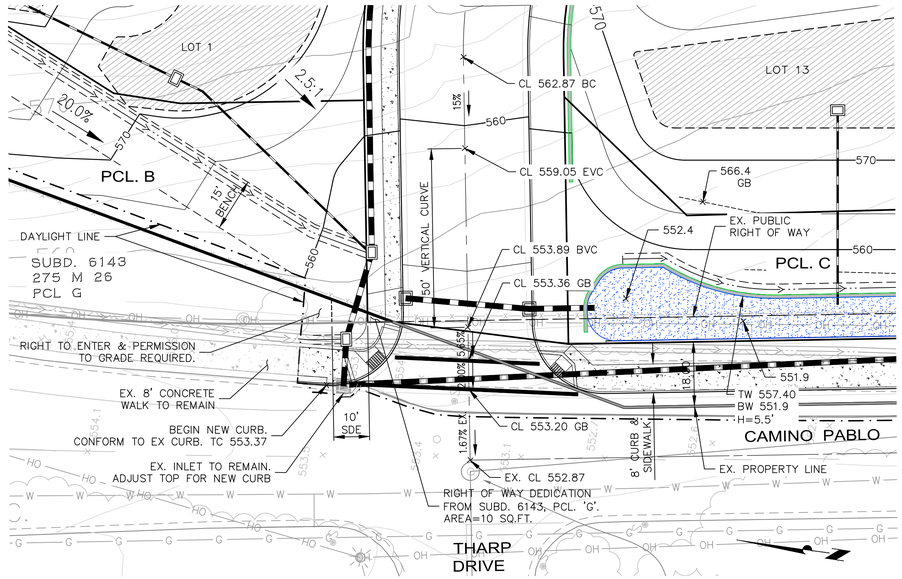
*PROPOSED R/W DEDICATION (WIDTH VARIES 9.28'-22.45')

**EX. 25' RIGHTS OF THE PUBLIC - ROAD PURPOSES, TO BE ABANDONED IN FAVOR OF PROPOSED R/W DEDICATION

NOTE: ROAD WIDENING FROM SOUTH OF THARP DRIVE TO END OF SOUTHERN PROJECT FRONTAGE. STREET DESIGNATION TO BE CHANGED FROM 'ARTERIAL' TO 'COLLECTOR'.

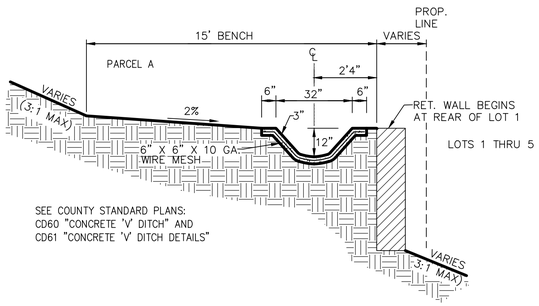
CAMINO PABLO (WITH BIKE ROUTE)

NOT TO SCALE



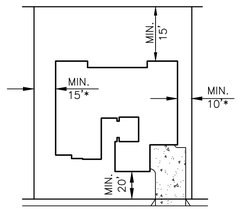
ENTRANCE DETAIL

SCALE 1"=20'



15' DEBRIS BENCH

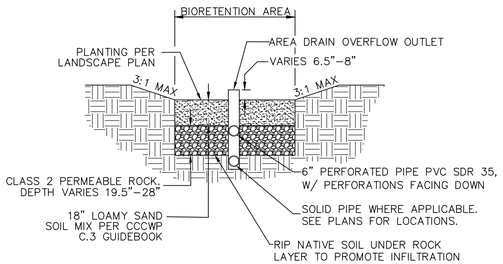
NOT TO SCALE



NOT TO SCALE
20' MIN. FRONT SETBACK
15' MIN. REAR SETBACK
10' MIN. SIDE SETBACK
*25' MIN. TOTAL SIDE SETBACK
MINIMUM LOT SIZE 15,000 SQ. FT.
NOTE: BUILDING HEIGHTS SHALL NOT EXCEED 35' AND/OR 2.5 STORIES

LOT SETBACKS

NOT TO SCALE

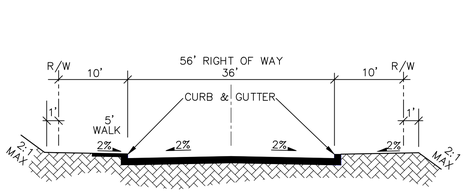


BIORETENTION FACILITY NOTES:

1. BIORETENTION FACILITY SHALL CONFORM TO THE REQUIREMENTS OF THE CONTRA COSTA CLEAN WATER PROGRAM C.3 GUIDEBOOK, 8TH EDITION.
2. LOAMY SAND SHALL HAVE A MINIMUM PERCOLATION RATE OF 5"/HOUR.
3. UNDERDRAIN SHALL HAVE CLEANOUTS CONSISTING OF RIGID, NON-PERFORATED PVC PIPE WITH A DIAMETER MATCHING THAT OF THE UNDERDRAIN, (4" MINIMUM) AND A WATERTIGHT CAP.

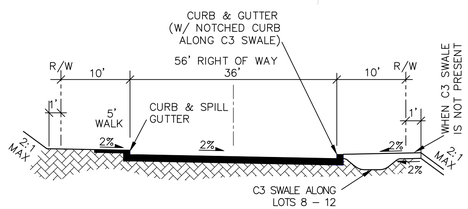
BIORETENTION FACILITY DETAILS

NOT TO SCALE



NORTHWEST PARCEL D (STREET 'A')

NOT TO SCALE



SOUTHEAST PARCEL D (STREET 'A')

NOT TO SCALE

LEGEND

DESCRIPTION	PROPOSED	EXISTING
BOUNDARY		
PROPOSED RIGHT OF WAY 'R/W'		
PARCEL LINE/ LOT LINE 'P/L'		
FACE OF CURB 'FC'		
CONTOUR LINES	10 5	110
LIMITS OF GRADING		
SANITARY SEWER LINE, & MANHOLE		EX.SS
STORM DRAIN LINE AND CATCH BASINS		
WATER LINE		W
SETBACK LINE		

	PROPOSED
RETAINING WALL	
PAD ELEVATION	P 125.5
SPOT ELEVATION	x 125.5
SLOPE (PERCENTAGE)	2.5%
SLOPE (HORIZ. TO VERT.)	2:1
SWALE	
C3 TREATMENT AREA	
JURISDICTIONAL AREA	
FIRE HYDRANT	FH
RELINQUISHMENT OF ABUTTER'S RIGHTS	

L	LENGTH
PCL.	PARCEL
R	RADIUS
S.D.E	STORM DRAIN EASEMENT
S.F.	SQUARE FEET
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
S/W	SIDEWALK
TW/BW	TOP OF WALL/BOTTOM OF WALL

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646

CAMINO PABLO

CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

REGISTERED PROFESSIONAL ENGINEER
BRADLEY A.V.J. MICHELSON
No. 43,325
Exp. 31Mar24
CIVIL
STATE OF CALIFORNIA

40+ YEARS ENGINEERING SURVEYING • PLANNING
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - DETAILS

dk JOB# 13-1060-12

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CCC-10 - 12 VTM-1360.DWG

RECEIVED on 06/30/2023 CDSD23-09646
By Contra Costa County
Department of Conservation and Development



CAMINO PABLO

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

ARCHITECTURAL COVERSHEET

CS

SCALE: N.T.S.
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:25:41 PM, 23-0629_DR Resubmittal



6/29/2023 5:26:03 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

OVERALL ARCHITECTURAL SITE PLAN

SP1.1

SCALE: 1" = 30'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 1

(PLAN 1)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) COVER SHEET

A1.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:26:15 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:26:33 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) SITE PLAN

A1.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN FLOOR

LOT 1 (PLAN 1)

MAIN LIVING:	3703 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3967 SQ. FT.
ADU:	1117 SQ. FT.
TOTAL LIVING:	5084 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	389 SQ. FT.
ADU PORCH:	48 SQ. FT.

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

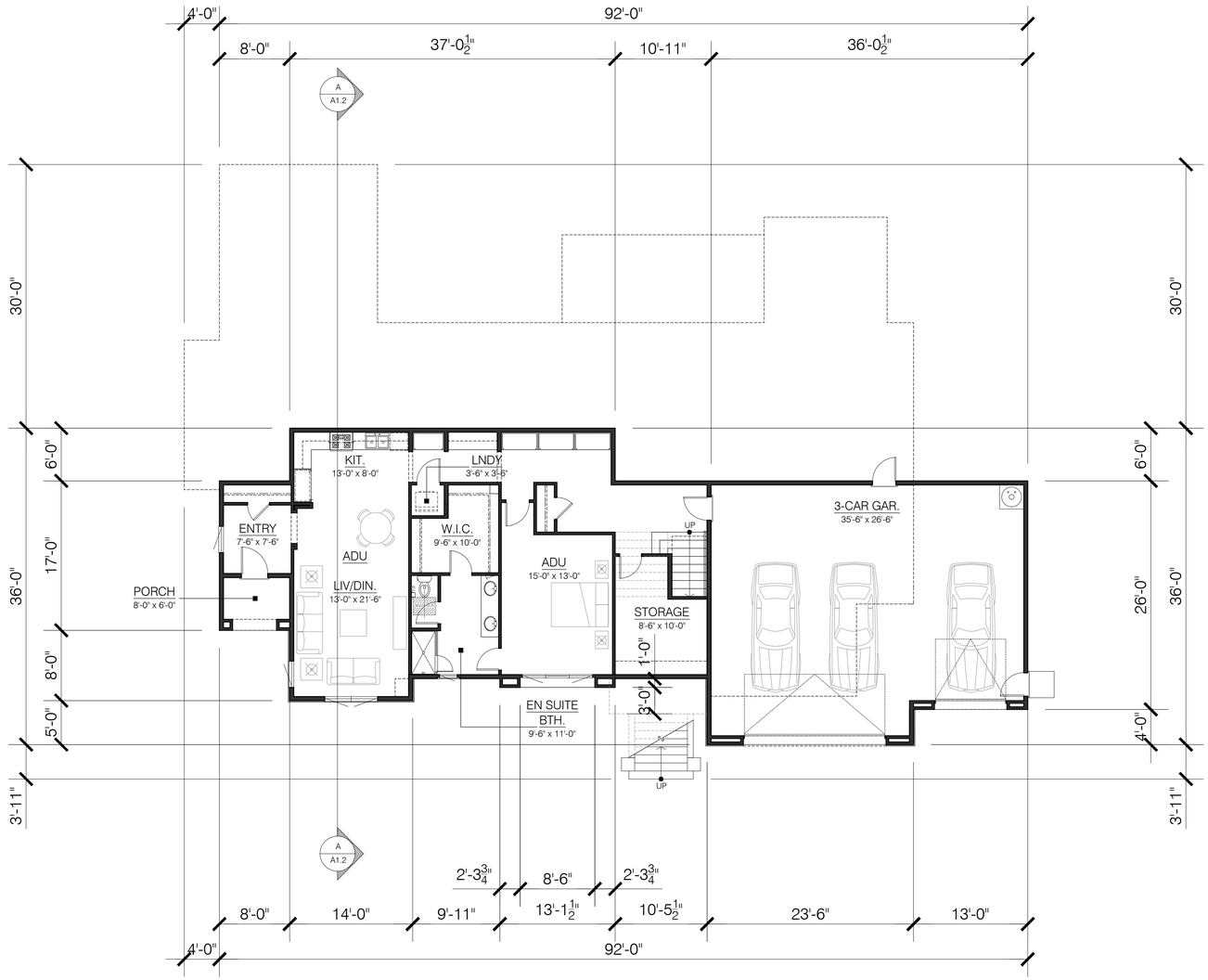
LOT 1 (PLAN 1) MAIN FLOOR PLAN

A1.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:26:39 PM, 23-0629_DR Resubmittal



LOWER FLOOR

LOT 1 (PLAN 1)

6/29/2023 5:26:40 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

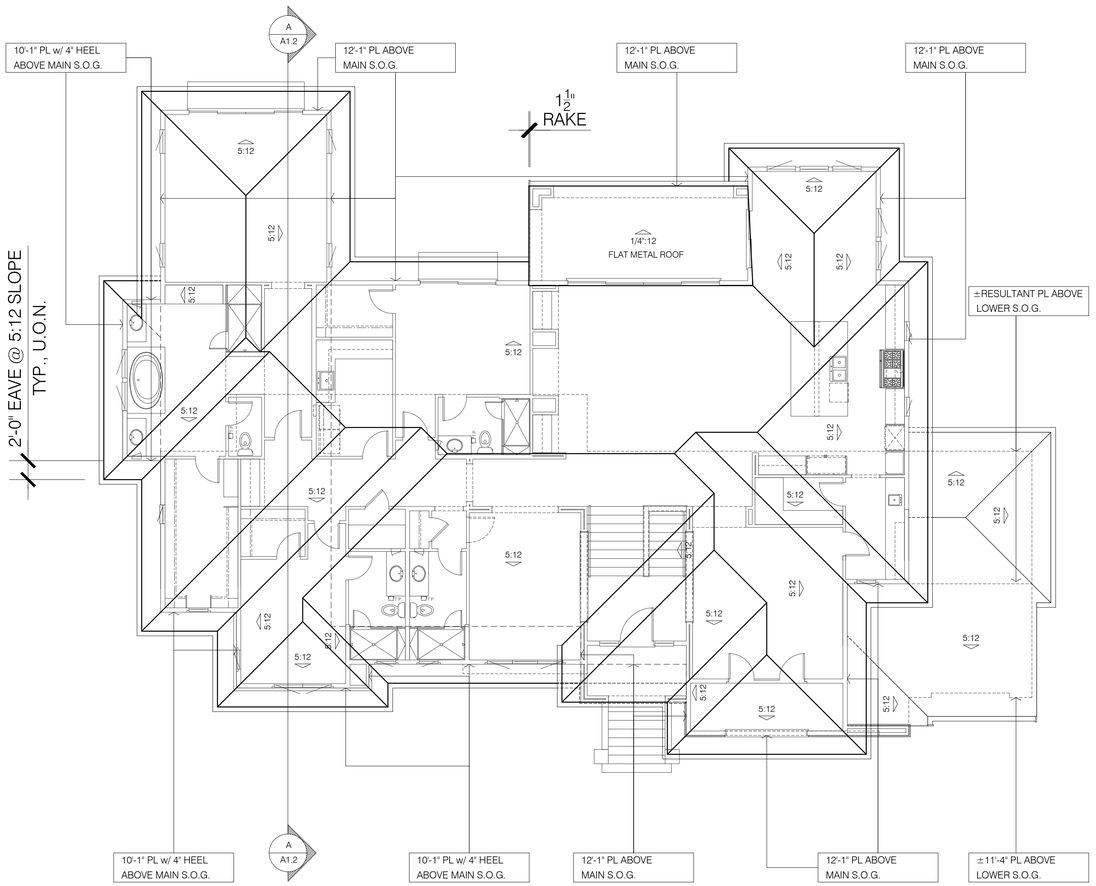
t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) LOWER FLOOR PLAN

A1.1.2

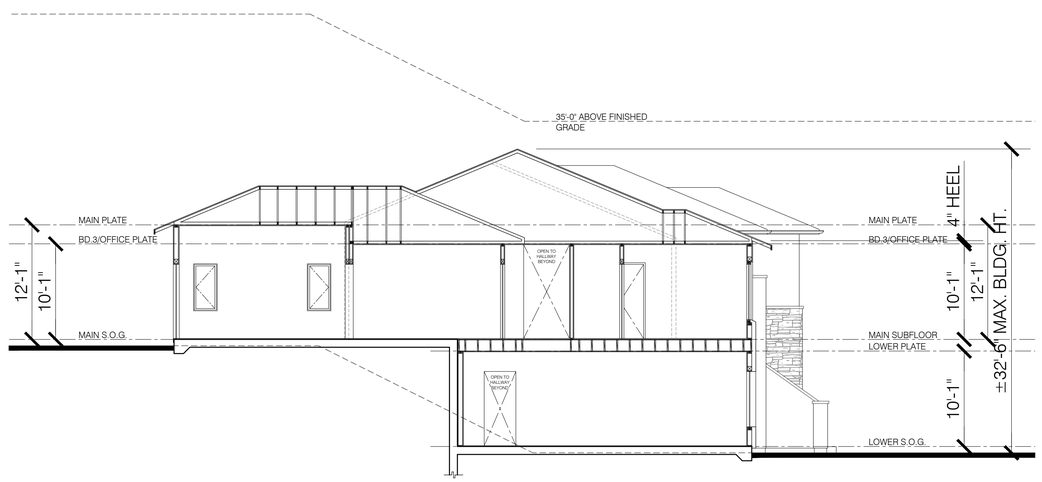
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 1 (PLAN 1)



SECTION A-A

LOT 1 (PLAN 1)

6/29/2023 5:26:44 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

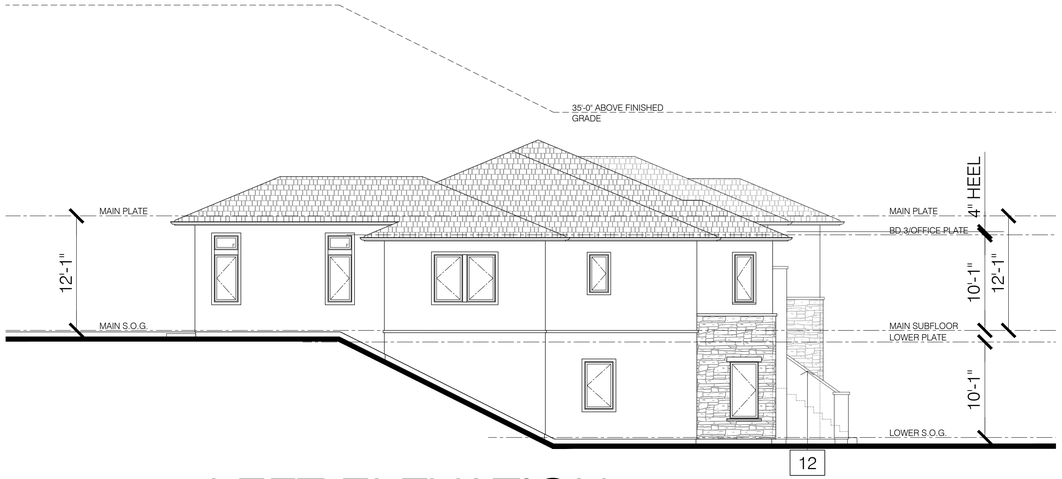
t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A1.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



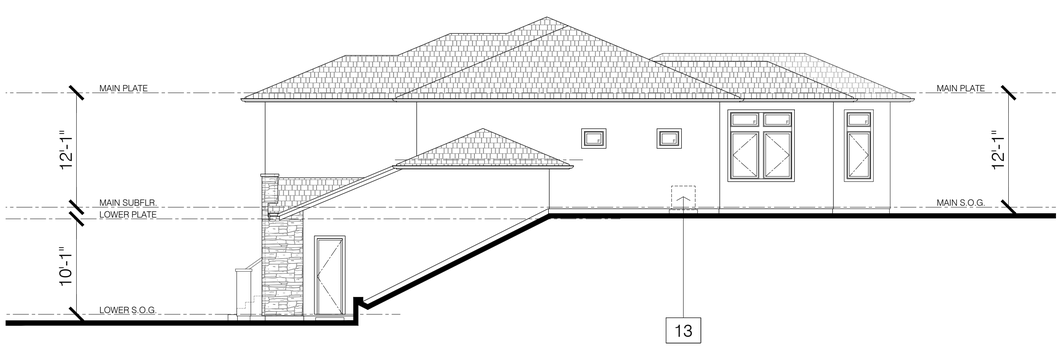
LEFT ELEVATION

LOT 1 (PLAN 1)



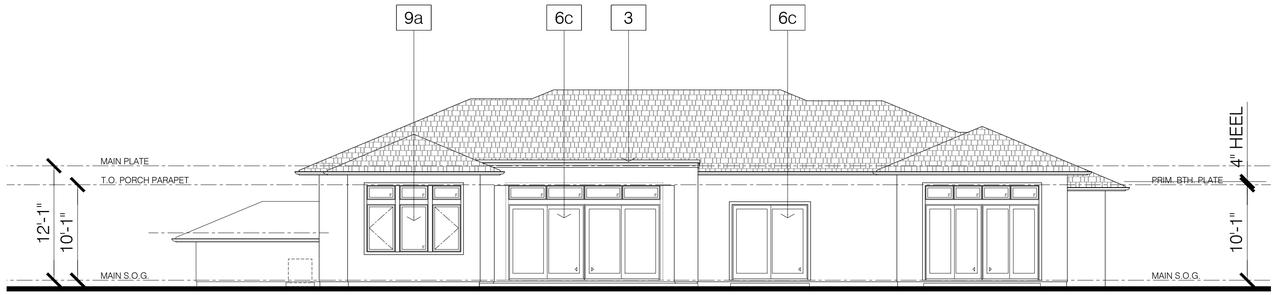
FRONT ELEVATION

LOT 1 (PLAN 1)



RIGHT ELEVATION

LOT 1 (PLAN 1)



REAR ELEVATION

LOT 1 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER STUCCO SHELF		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	CONCRETE RAILING
3	FLAT METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) EXTERIOR ELEVATIONS

A1.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

6/29/2023 5:26:55 PM, 23-0629_DR Resubmittal

©HUNT HALE JONES ARCHITECTS

TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: WITCHING HOURS
2120-30



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



MASONRY:
MFR: EL DORADO STONE
SPEC: RIDGETOP 18
GRANITE SPIRE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRAY OWL
OC-52



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE
CHISELED WAINSCOT

STUCCO ACCENT:
MFR: BENJAMIN MOORE
COLOR: STORM
AF-700



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

6/29/2023 5:27:04 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 1 (PLAN 1) COLORS & MATERIALS

A1.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 2

(PLAN 2)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) COVER SHEET

A2.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/30/2023 10:38:48 AM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/30/2023 10:39:08 AM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) SITE PLAN

A2.0.1

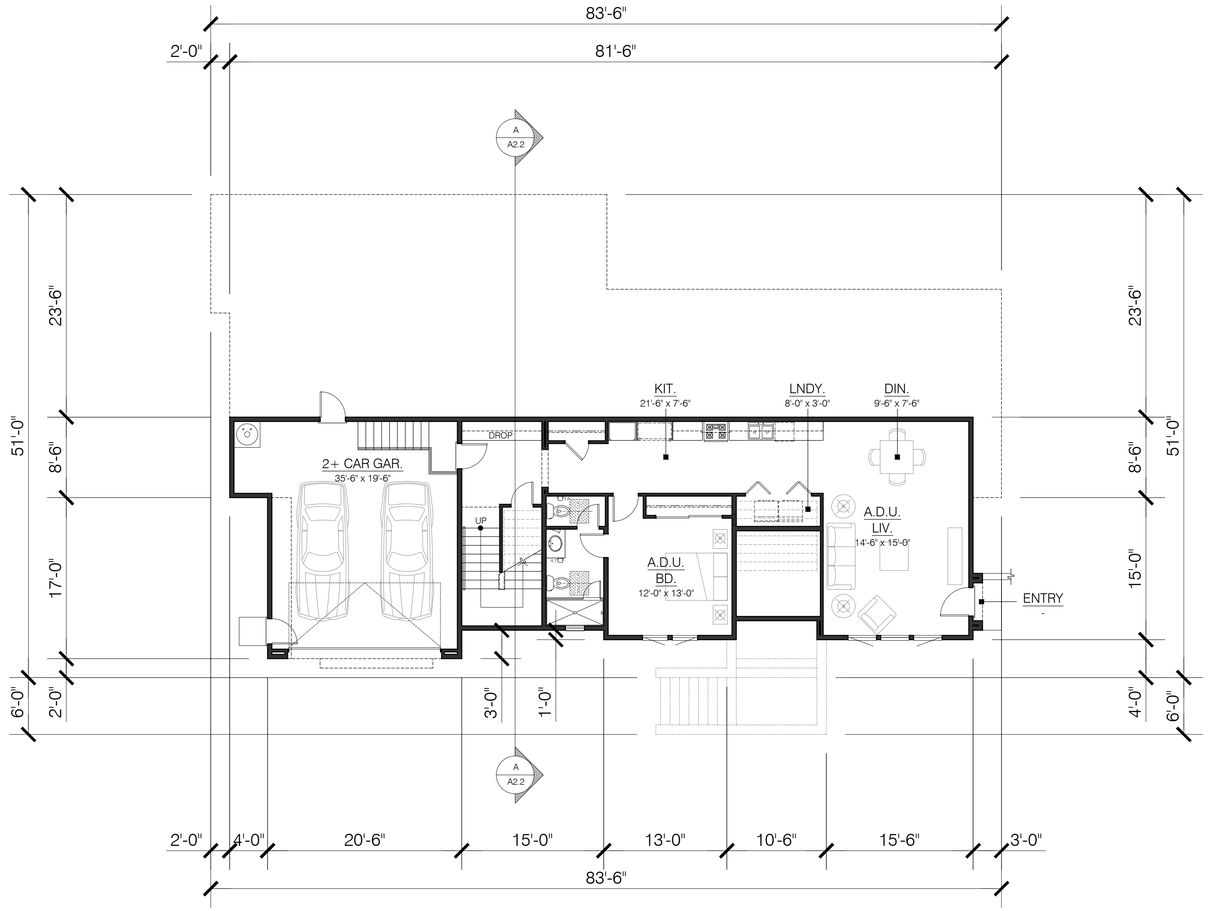
SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN FLOOR

LOT 2 (PLAN 2)



LOWER FLOOR

LOT 2 (PLAN 2)

MAIN LIVING:	3300 SQ. FT.
TOTAL:	3300 SQ. FT.
A.D.U.:	1050 SQ. FT.
TOTAL LIVING:	4350 SQ. FT.
GARAGE:	557 SQ. FT.
ENTRY PORCH:	59 SQ. FT.
A.D.U. PORCH:	6 SQ. FT.

6/30/2023 10:39:13 AM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

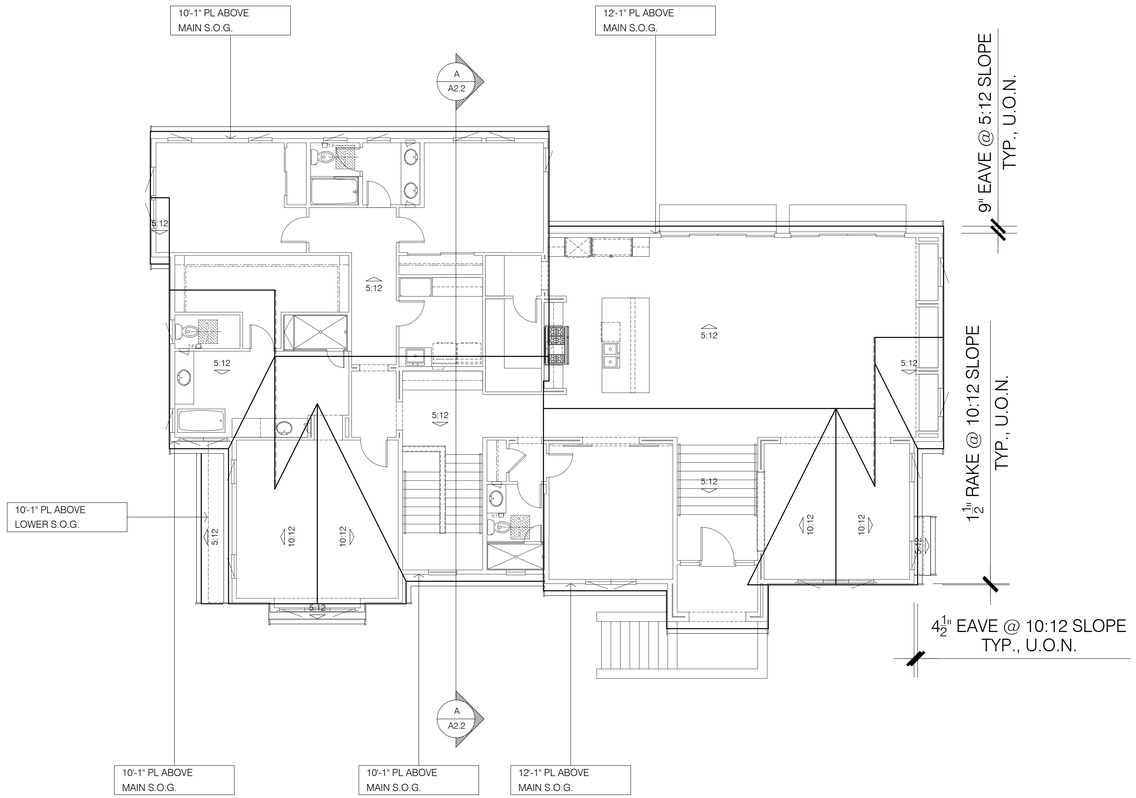
t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) FLOOR PLANS

A2.1

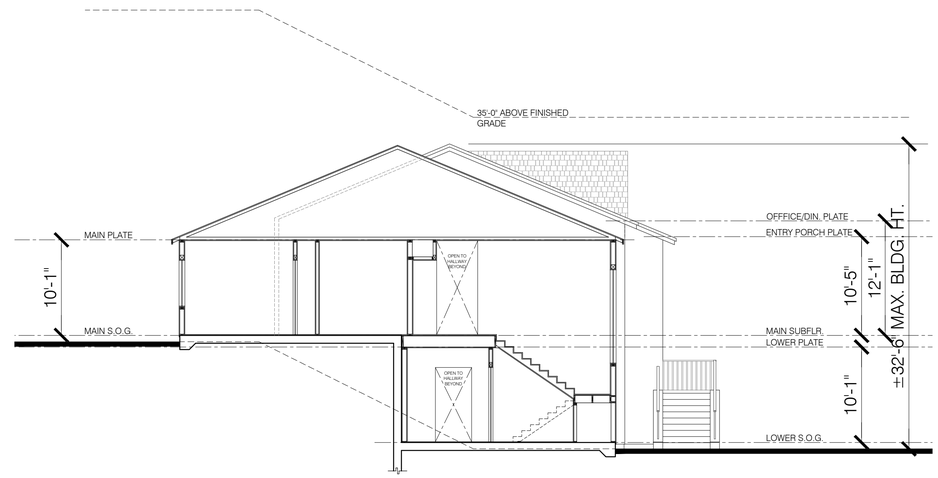
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 2 (PLAN 2)



SECTION A-A

LOT 2 (PLAN 2)

6/30/2023 10:39:17 AM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

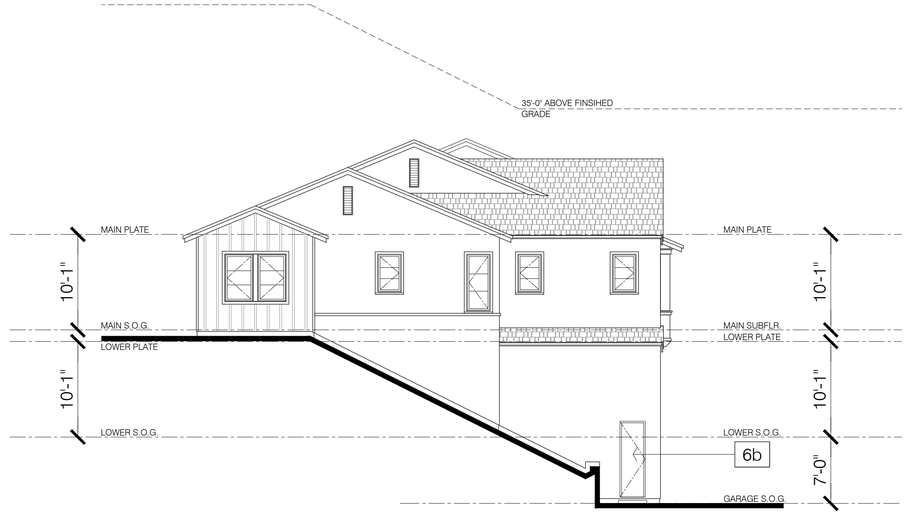
t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A2.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



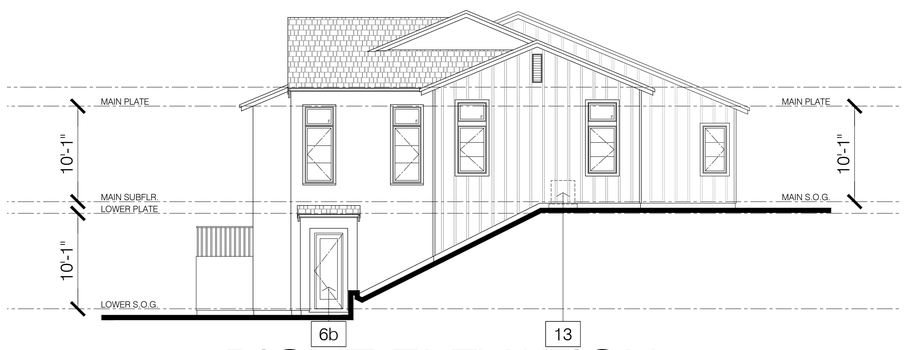
LEFT ELEVATION

LOT 2 (PLAN 2)



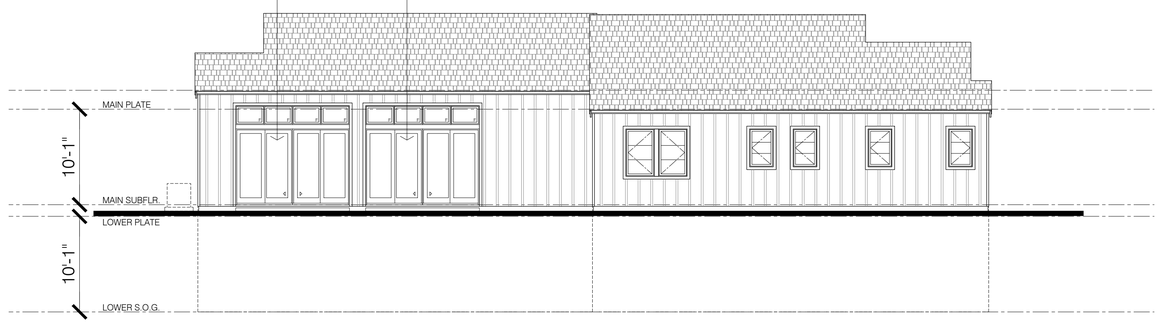
FRONT ELEVATION

LOT 2 (PLAN 2)



RIGHT ELEVATION

LOT 2 (PLAN 2)



REAR ELEVATION

LOT 2 (PLAN 2)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	HARDIE TRIM		12	METAL RAILING
3	METAL ROOF		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	VERTICAL SIDING		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) EXTERIOR ELEVATIONS

A2.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/30/2023 11:01:55 AM, 23-0629_DR Resubmittal

TRIMS, GUTTERS,
EAVES, & WINDOW BOX:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20



METAL ROOF:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GLOUCESTER SAGE
HC-100



METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: SAG HARBOR GRAY
HC-95

6/30/2023 10:39:34 AM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 2 (PLAN 2) COLORS & MATERIALS

A2.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 3

(PLAN 3)

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) COVER SHEET

A3.0.0

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:28:06 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:28:24 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

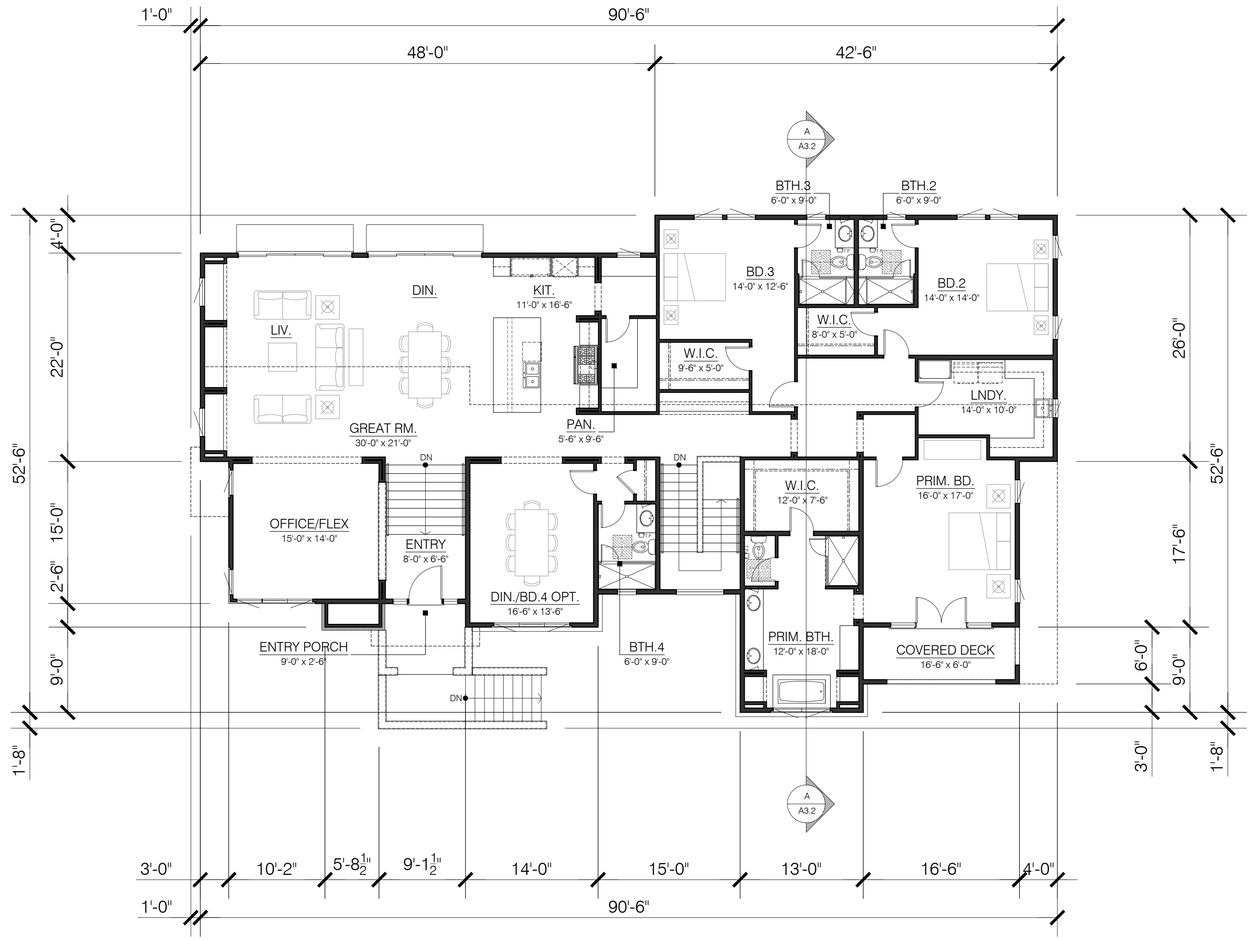
t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) SITE PLAN

A3.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	146 SQ. FT.

MAIN FLOOR

LOT 3 (PLAN 3)

6/29/2023 5:28:30 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) MAIN FLOOR PLAN

A3.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



LOWER FLOOR

LOT 3 (PLAN 3)

6/29/2023 5:28:31 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

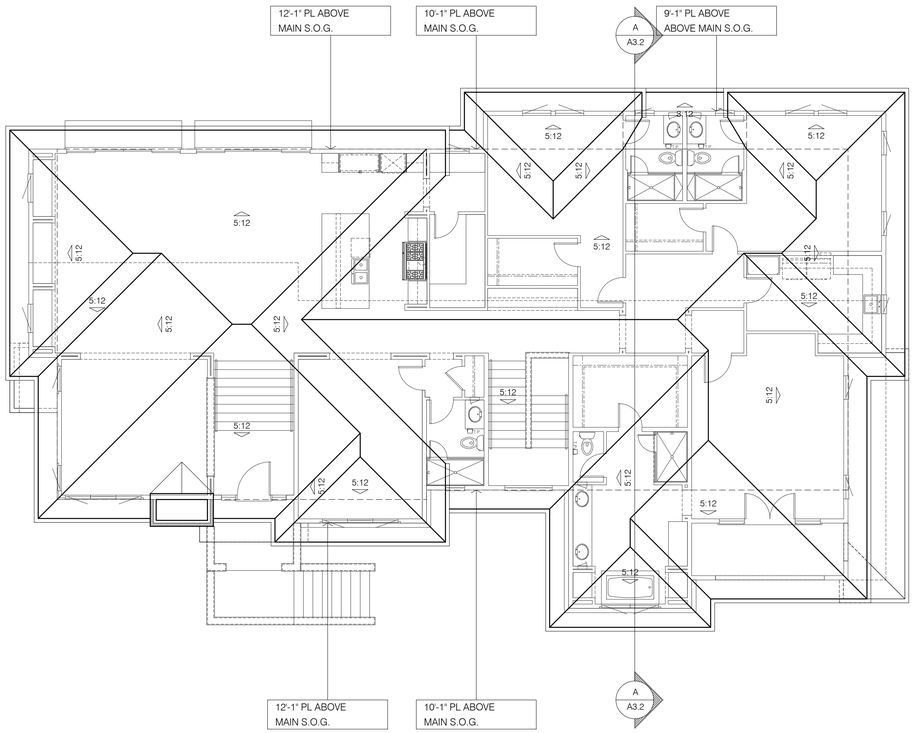
t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) LOWER FLOOR PLAN

A3.1.2

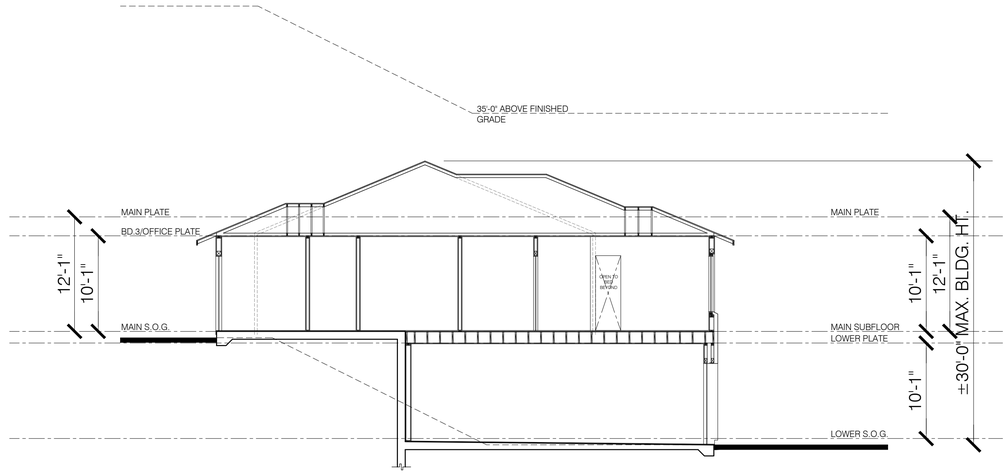
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 3 (PLAN 3)



SECTION A-A

LOT 3 (PLAN 3)

6/29/2023 5:28:35 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

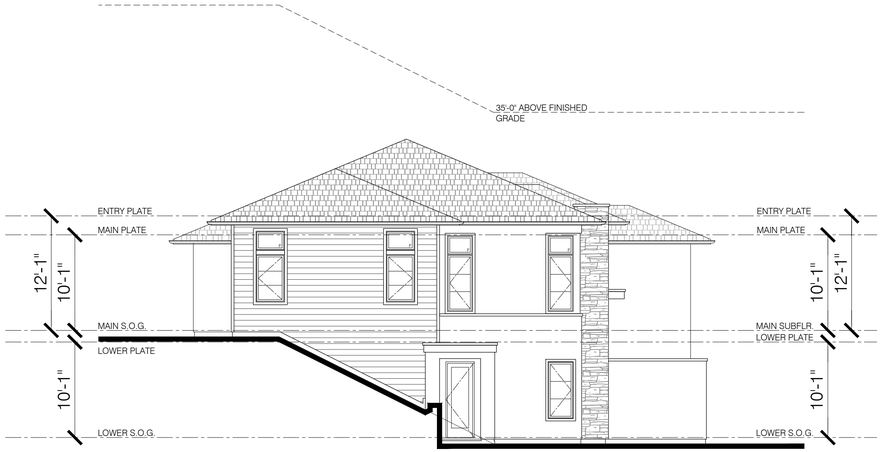
t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A3.2

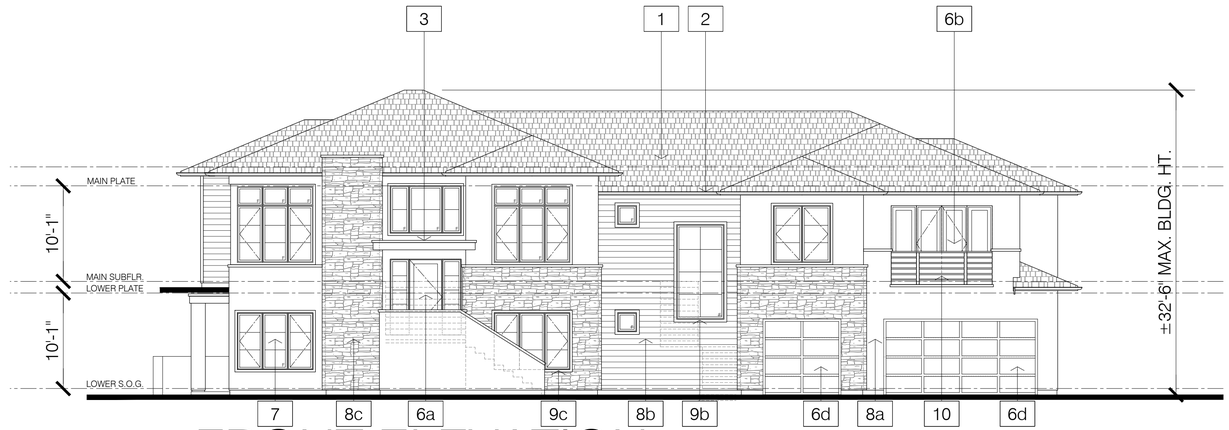
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



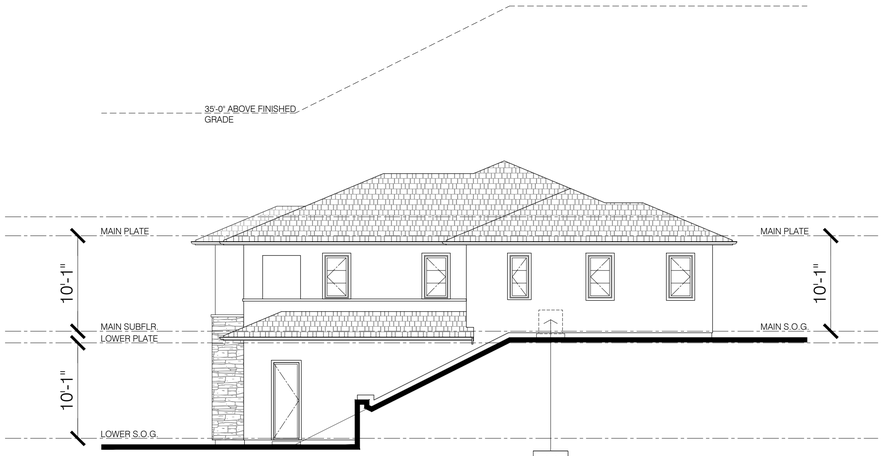
LEFT ELEVATION

LOT 3 (PLAN 3)



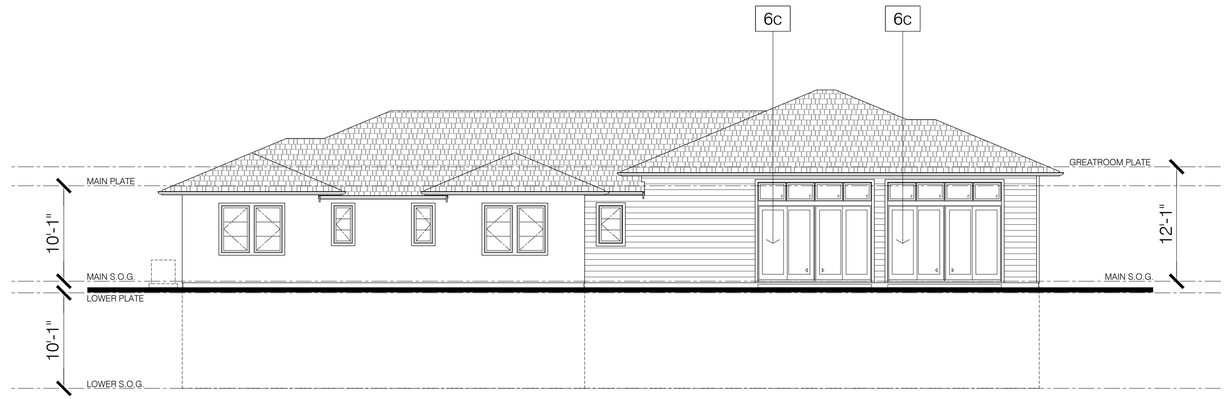
FRONT ELEVATION

LOT 3 (PLAN 3)



RIGHT ELEVATION

LOT 3 (PLAN 3)



REAR ELEVATION

LOT 3 (PLAN 3)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) EXTERIOR ELEVATIONS

A3.3

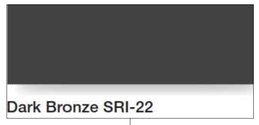
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:28:45 PM, 23-0629_DR Resubmittal



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

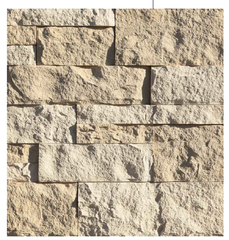


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70

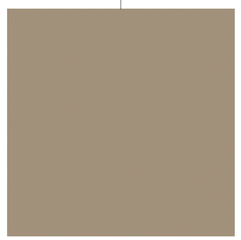


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

STUCCO:
MFR: BENJAMIN MOORE
COLOR: MANCHESTER TAN
HC-81



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT-COARSE
SEASHELL



HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ALEXANDRIA BEIGE
HC-77



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

6/29/2023 5:28:53 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 3 (PLAN 3) COLORS & MATERIALS

A3.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 4

(PLAN 1)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) COVER SHEET

A4.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:29:03 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:29:23 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) SITE PLAN

A4.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN FLOOR

LOT 4 (PLAN 1)

MAIN LIVING:	3693 SQ. FT.
LOWER LIVING:	264 SQ. FT.
TOTAL:	3957 SQ. FT.
ADU:	1095 SQ. FT.
TOTAL LIVING:	5052 SQ. FT.
GARAGE:	1040 SQ. FT.
PORCH:	406 SQ. FT.
ADU PORCH:	60 SQ. FT.

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) MAIN FLOOR PLAN

A4.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:29:29 PM, 23-0629_DR Resubmittal



LOWER FLOOR

LOT 4 (PLAN 1)

6/29/2023 5:29:30 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

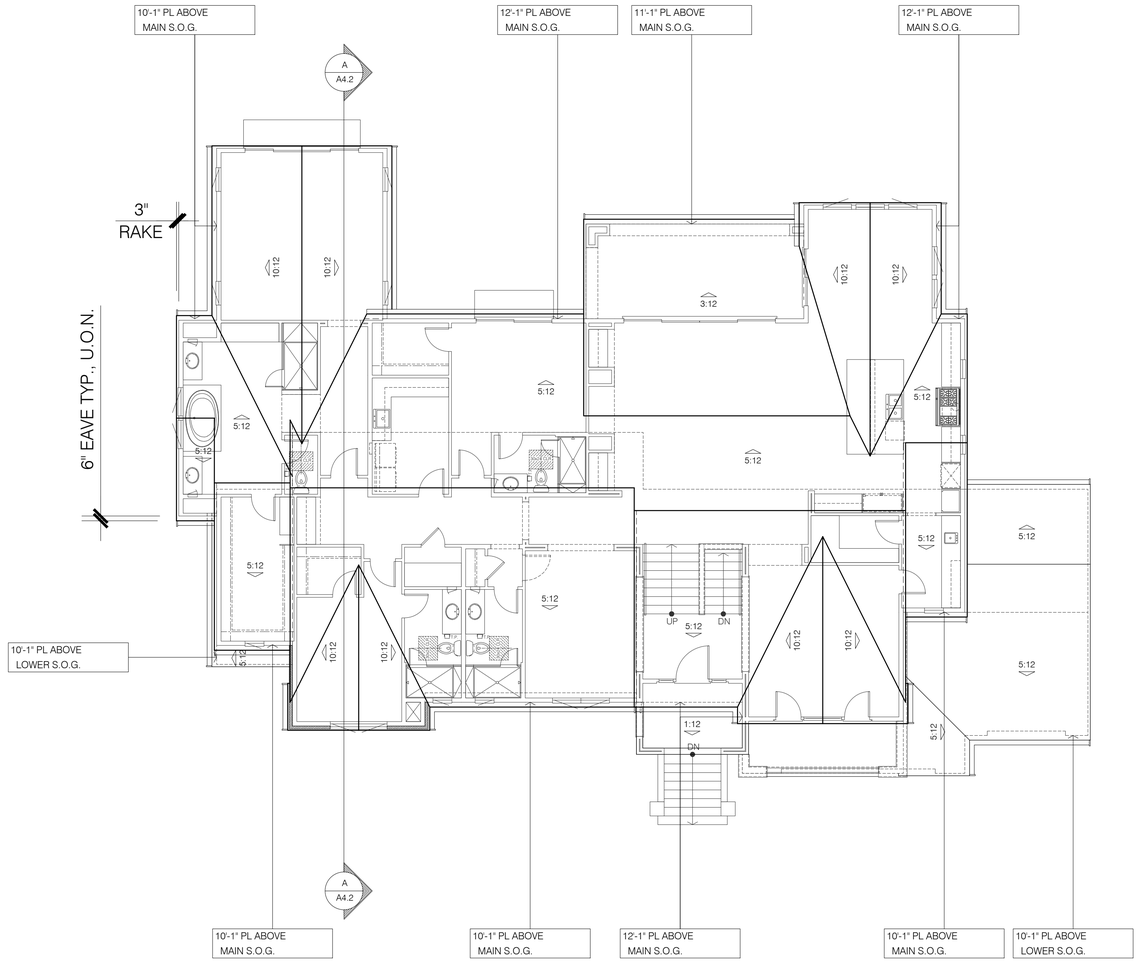
t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) LOWER FLOOR PLAN

A4.1.2

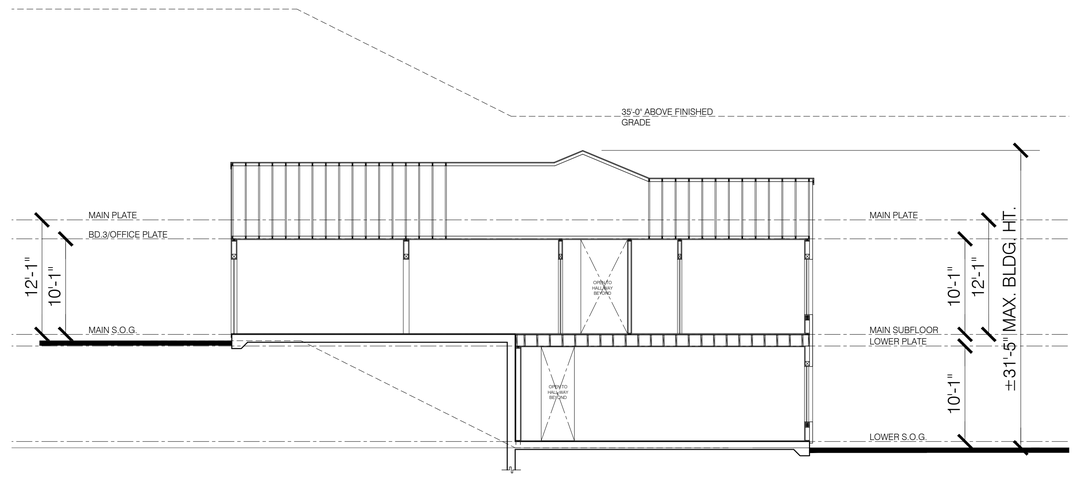
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 4 (PLAN 1)



SECTION A-A

LOT 4 (PLAN 1)

6/29/2023 5:29:34 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

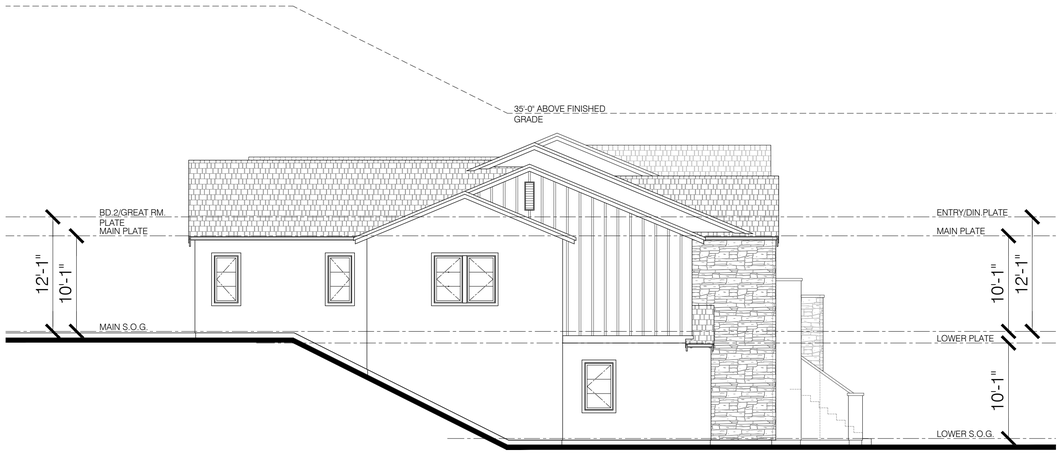
t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A4.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



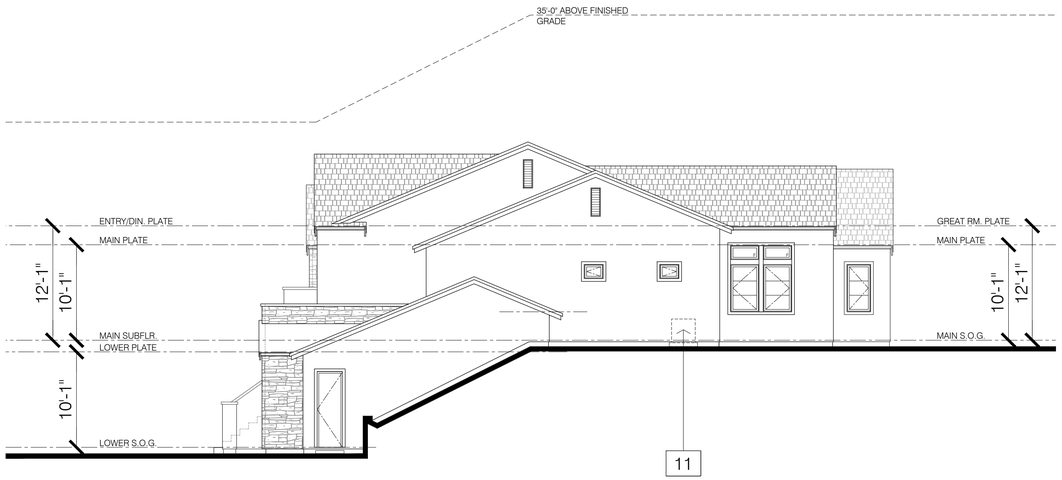
LEFT ELEVATION

LOT 4 (PLAN 1)



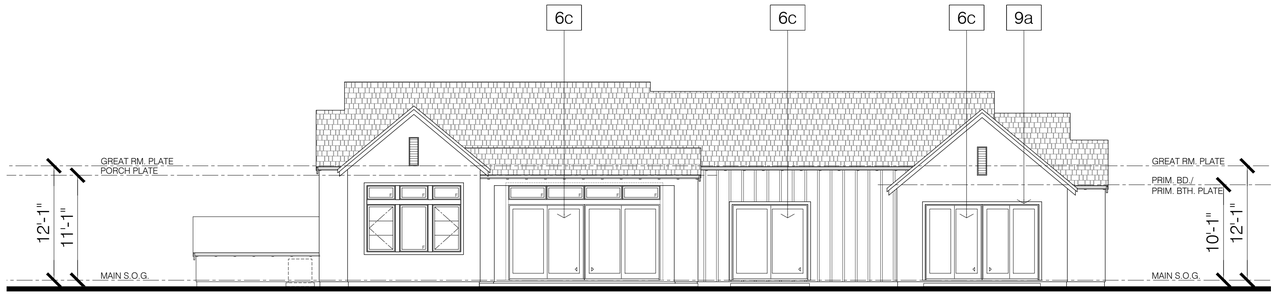
FRONT ELEVATION

LOT 4 (PLAN 1)



RIGHT ELEVATION

LOT 4 (PLAN 1)



REAR ELEVATION

LOT 4 (PLAN 1)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WD. ROLL-UP GARAGE DOOR, OPT. GLASS DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) EXTERIOR ELEVATIONS

A4.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:29:45 PM, 23-0629_DR Resubmittal

TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE





PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT

STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170

GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KASBAH
AF-640



MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK

6/29/2023 5:29:54 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 4 (PLAN 1) COLORS & MATERIALS

A4.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 5

(PLAN 3)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) COVER SHEET

A5.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:30:05 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:30:23 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

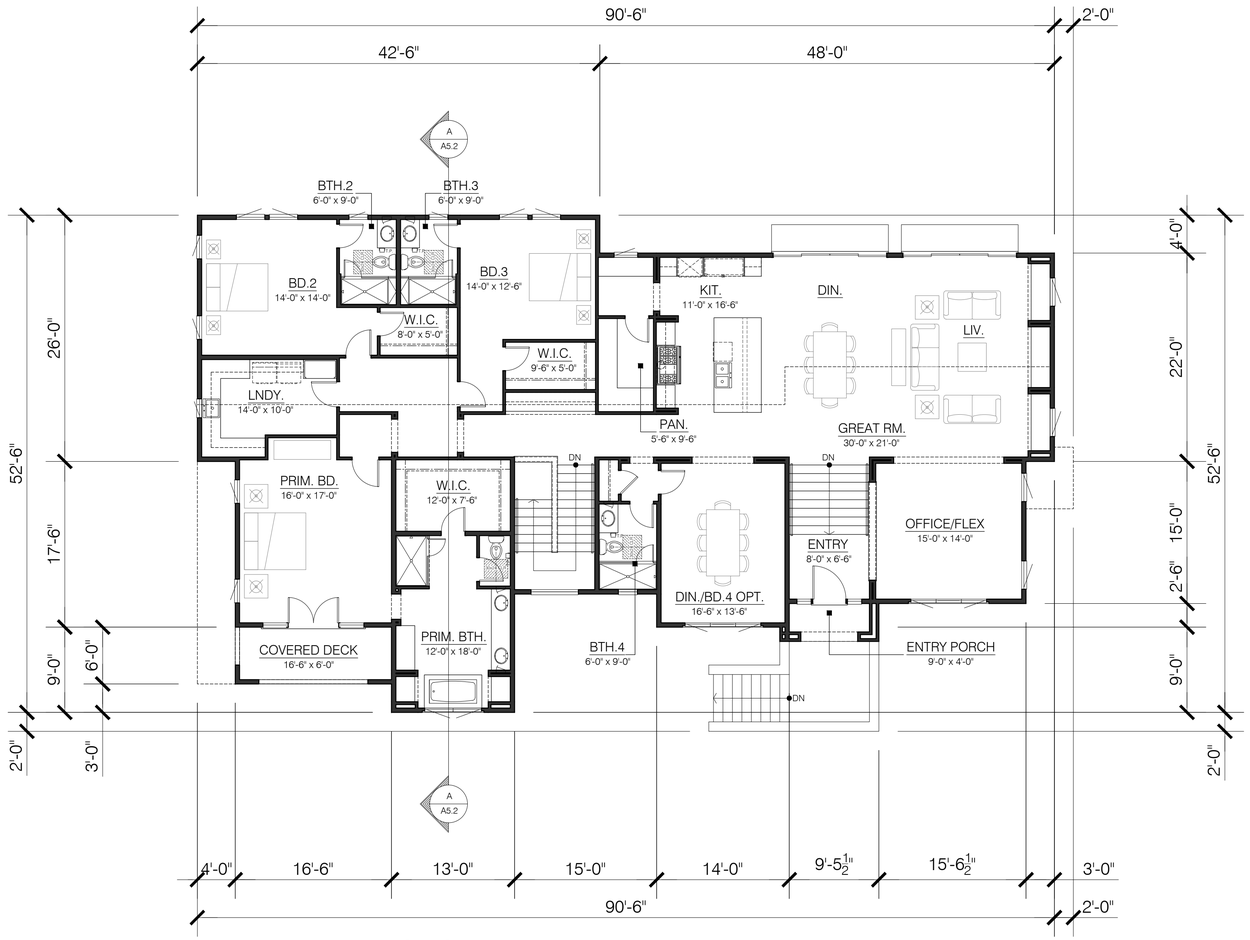
t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) SITE PLAN

A5.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN FLOOR

LOT 5 (PLAN 3)

MAIN LIVING:	3624 SQ. FT.
LOWER LIVING:	203 SQ. FT.
TOTAL:	3827 SQ. FT.
A.D.U.:	1117 SQ. FT.
TOTAL LIVING:	4944 SQ. FT.
GARAGE:	969 SQ. FT.
PORCHES:	165 SQ. FT.

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

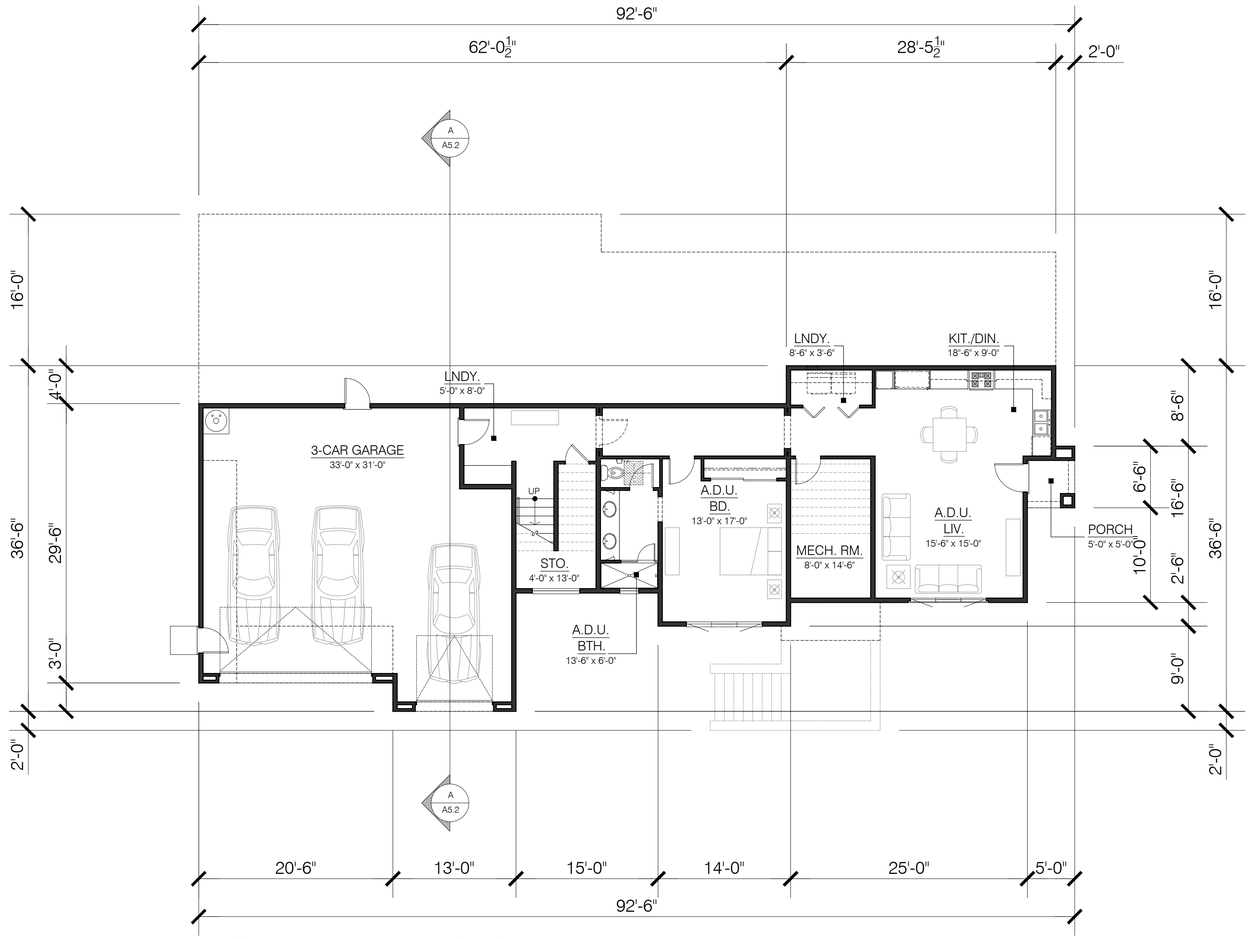
LOT 5 (PLAN 3) MAIN FLOOR PLAN

A5.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:30:29 PM, 23-0629_DR Resubmittal



LOWER FLOOR

LOT 5 (PLAN 3)

6/29/2023 5:30:30 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

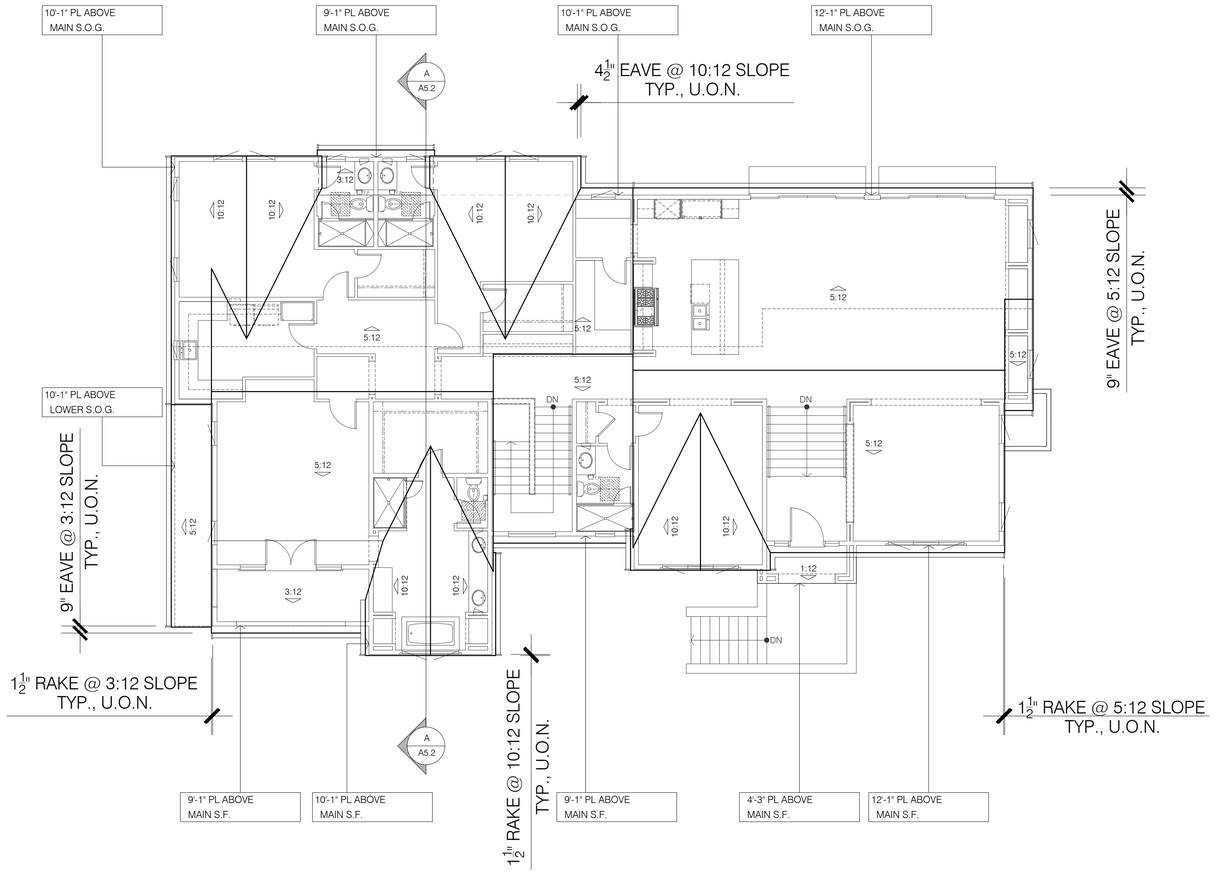
t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) LOWER FLOOR PLAN

A5.1.2

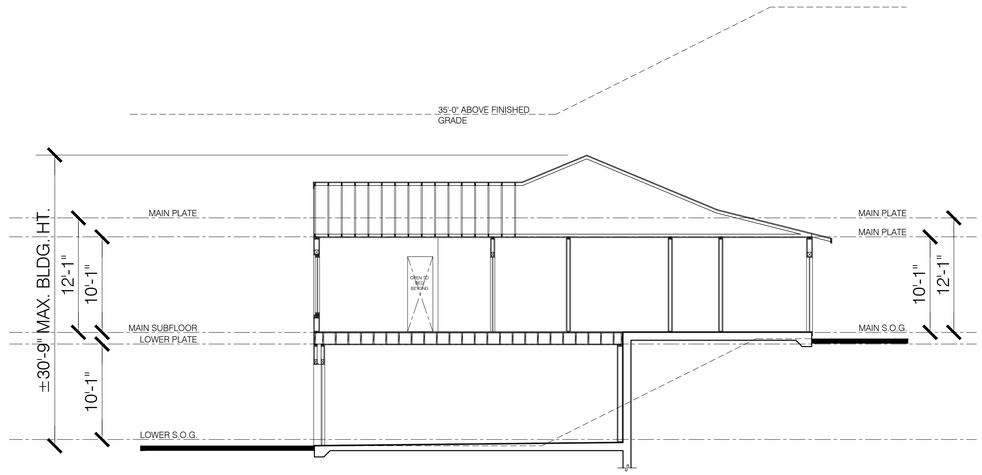
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 5 (PLAN 3)



SECTION A-A

LOT 5 (PLAN 3)

6/29/2023 5:30:34 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

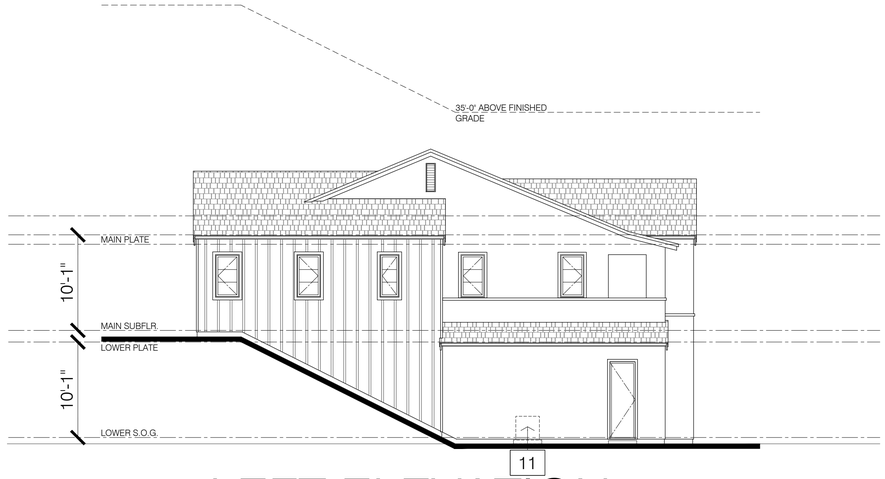
HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A5.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



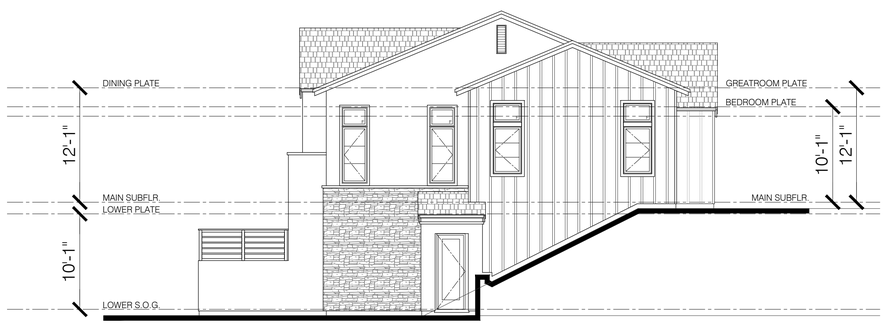
LEFT ELEVATION

LOT 5 (PLAN 3)



FRONT ELEVATION

LOT 5 (PLAN 3)



RIGHT ELEVATION

LOT 5 (PLAN 3)



REAR ELEVATION

LOT 5 (PLAN 3)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	GABLE VENT		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	BRICK TRIM
2	6" HALF-ROUND GUTTER		5	DOWNSPOUT		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		10	WOOD RAILING
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR		8b	VERTICAL SIDING		9b	HARDIE TRIM		11	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) EXTERIOR ELEVATIONS

A5.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:30:45 PM, 23-0629_DR Resubmittal



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

STUCCO:
MFR: BENJAMIN MOORE
COLOR: HORIZON
OC-53

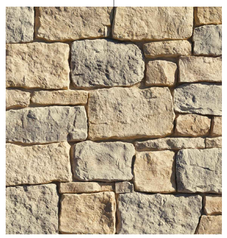
TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



MASONRY:
MFR: EL DORADO STONE
SPEC: TUNDAR BRICK
LATIGO

GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: GRAY CASHMERE
2138-60



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT
VINEYARD TRAIL

WOOD RAILING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

6/29/2023 5:30:55 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 5 (PLAN 3) COLORS & MATERIALS

A5.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 6

(PLAN 2)

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) COVER SHEET

A6.0.0

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:31:04 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:31:22 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) SITE PLAN

A6.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

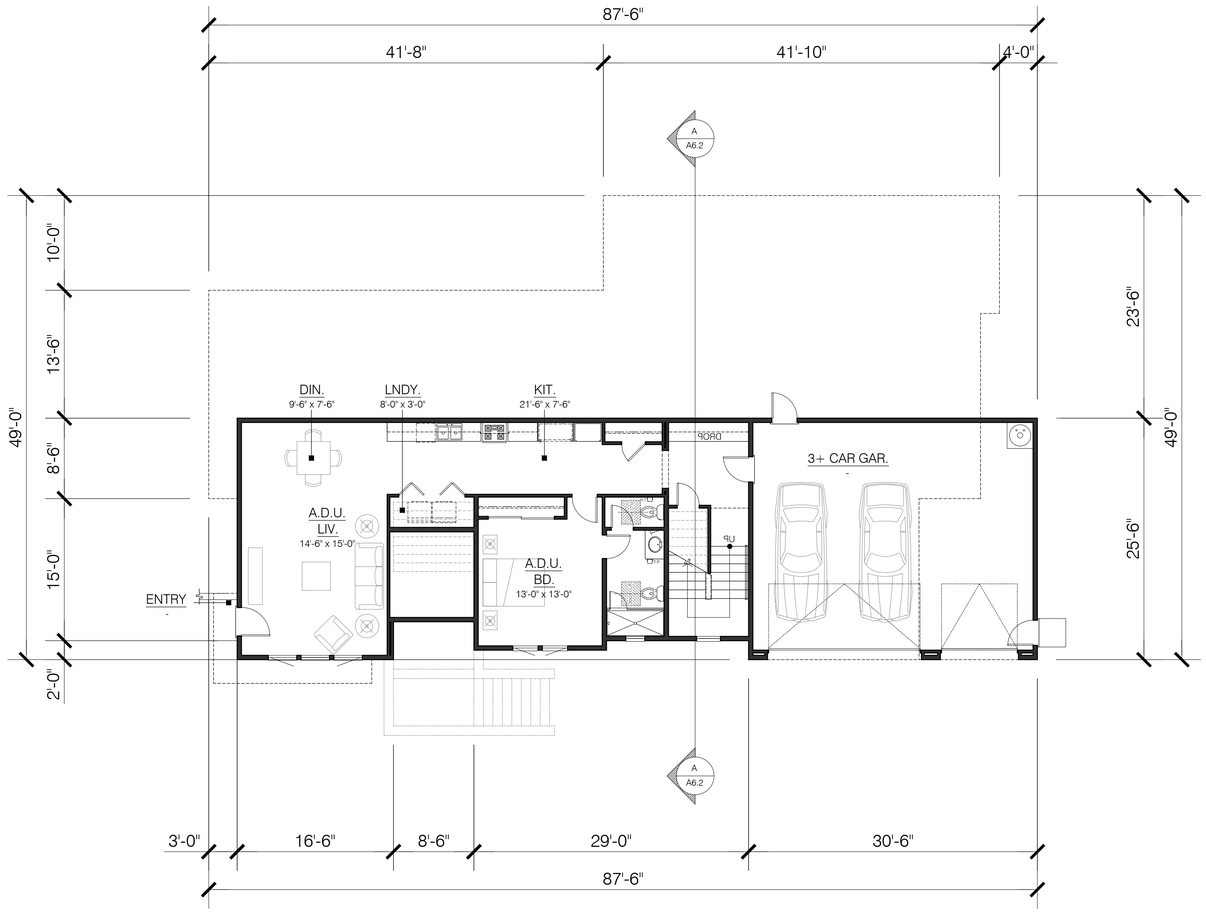
©HUNT HALE JONES ARCHITECTS



MAIN FLOOR

LOT 6 - PLAN 2

MAIN LIVING:	3362 SQ. FT.
TOTAL:	3362 SQ. FT.
A.D.U.:	1110 SQ. FT.
TOTAL LIVING:	4472 SQ. FT.
GARAGE:	778 SQ. FT.



LOWER FLOOR

LOT 6 - PLAN 2

6/29/2023 5:31:27 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

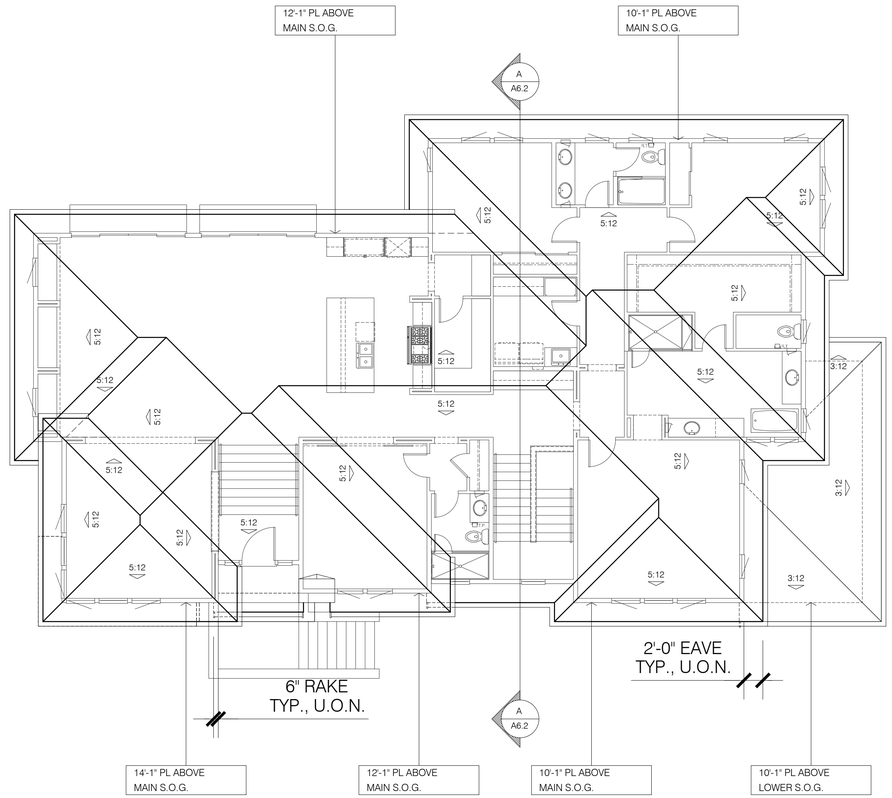
t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) FLOOR PLANS

A6.1

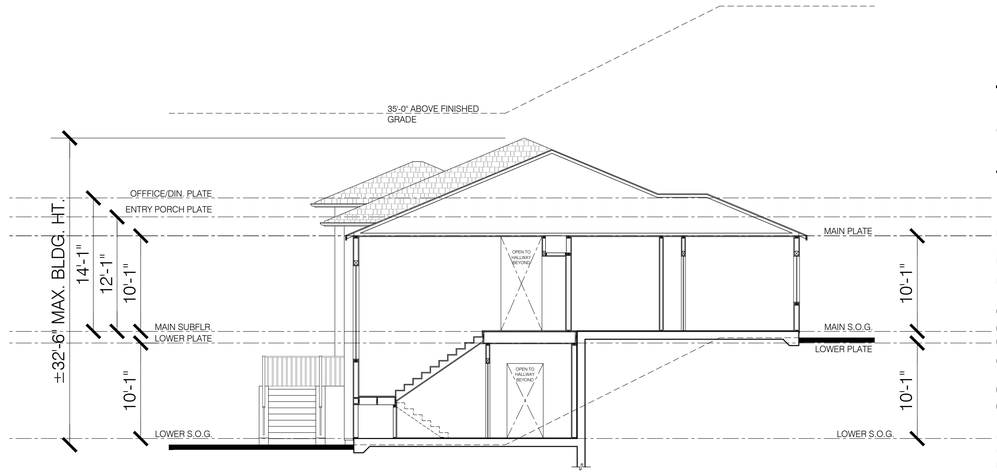
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 6 - PLAN 2



SECTION A-A

LOT 6 (PLAN 2)

6/29/2023 5:31:31 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

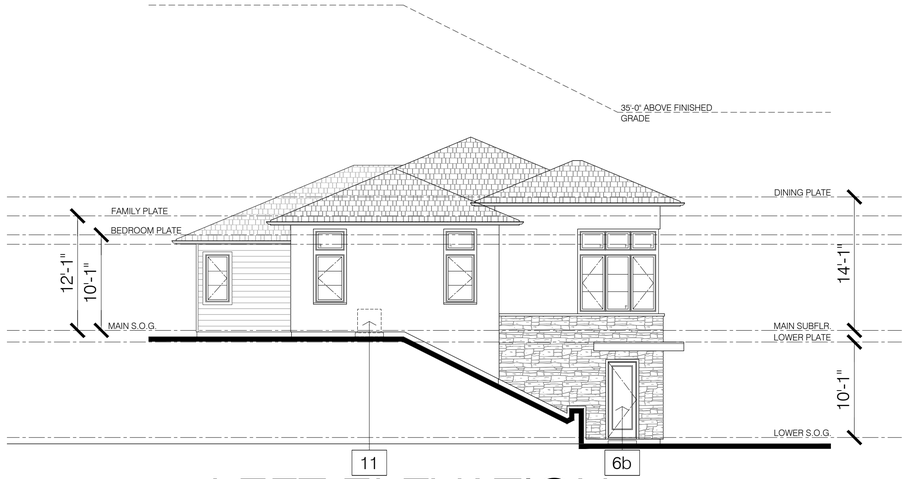
t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A6.2

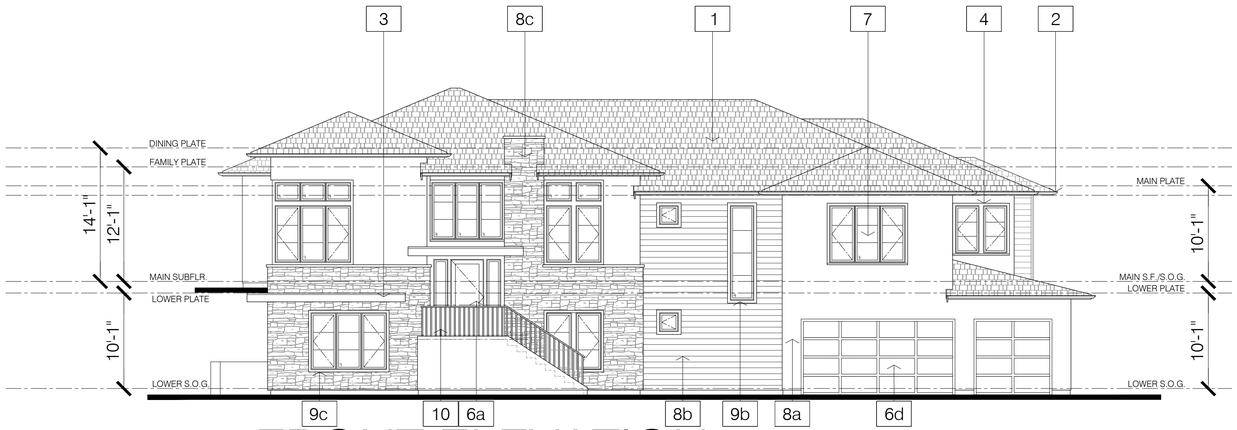
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



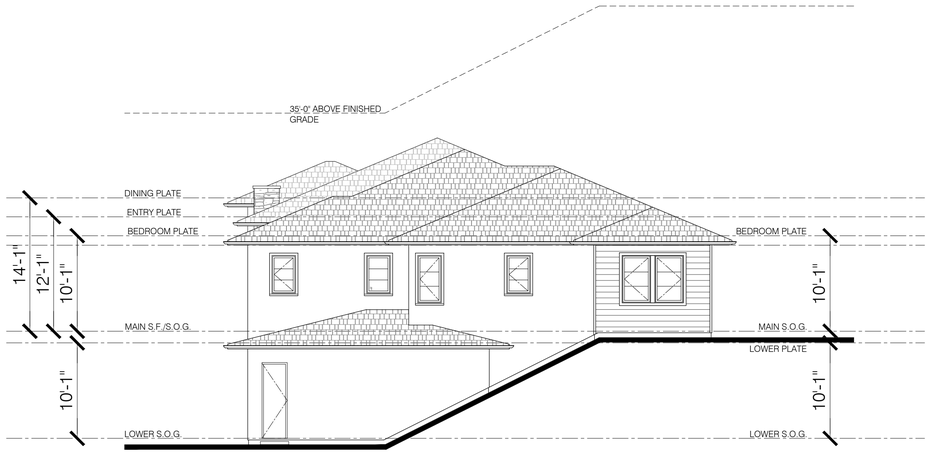
LEFT ELEVATION

LOT 6 (PLAN 2)



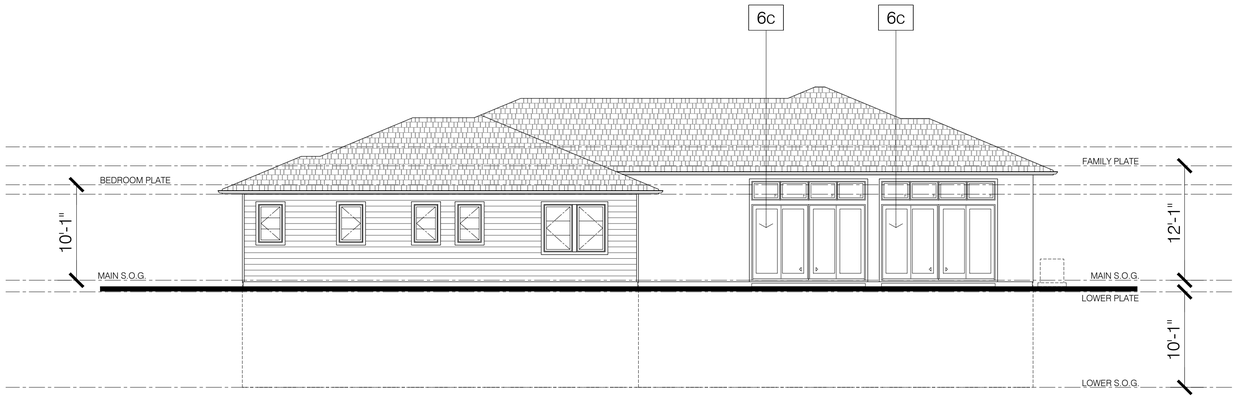
FRONT ELEVATION

LOT 6 (PLAN 2)



RIGHT ELEVATION

LOT 6 (PLAN 2)



REAR ELEVATION

LOT 6 (PLAN 2)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	RECESSED WINDOW AT STUCCO CONDI.		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		9c	PRECAST TRIM
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	NOT USED		10	METAL RAILING
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	LAP SIDING		9b	HARDIE TRIM		11	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) EXTERIOR ELEVATIONS

A6.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:31:41 PM, 23-0629_DR Resubmittal

WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



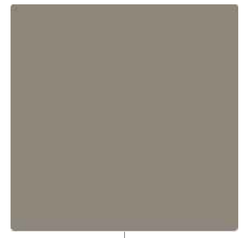
METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TAOS TAUPE
2111-40

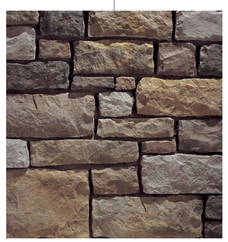


METAL RAILING:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

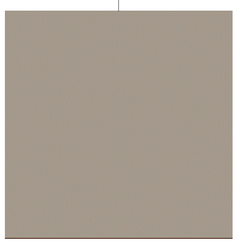




MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE YORK
w/ OVERGROUT



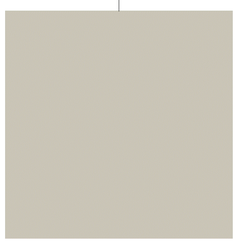
HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ASHLEY GRAY
HC-87



METAL GARGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: REVERE PEWTER
HC-172



6/29/2023 5:31:49 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 6 (PLAN 2) COLORS & MATERIALS

A6.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 7

(PLAN 6)

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) COVER SHEET

A7.0.0

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:31:58 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:32:15 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

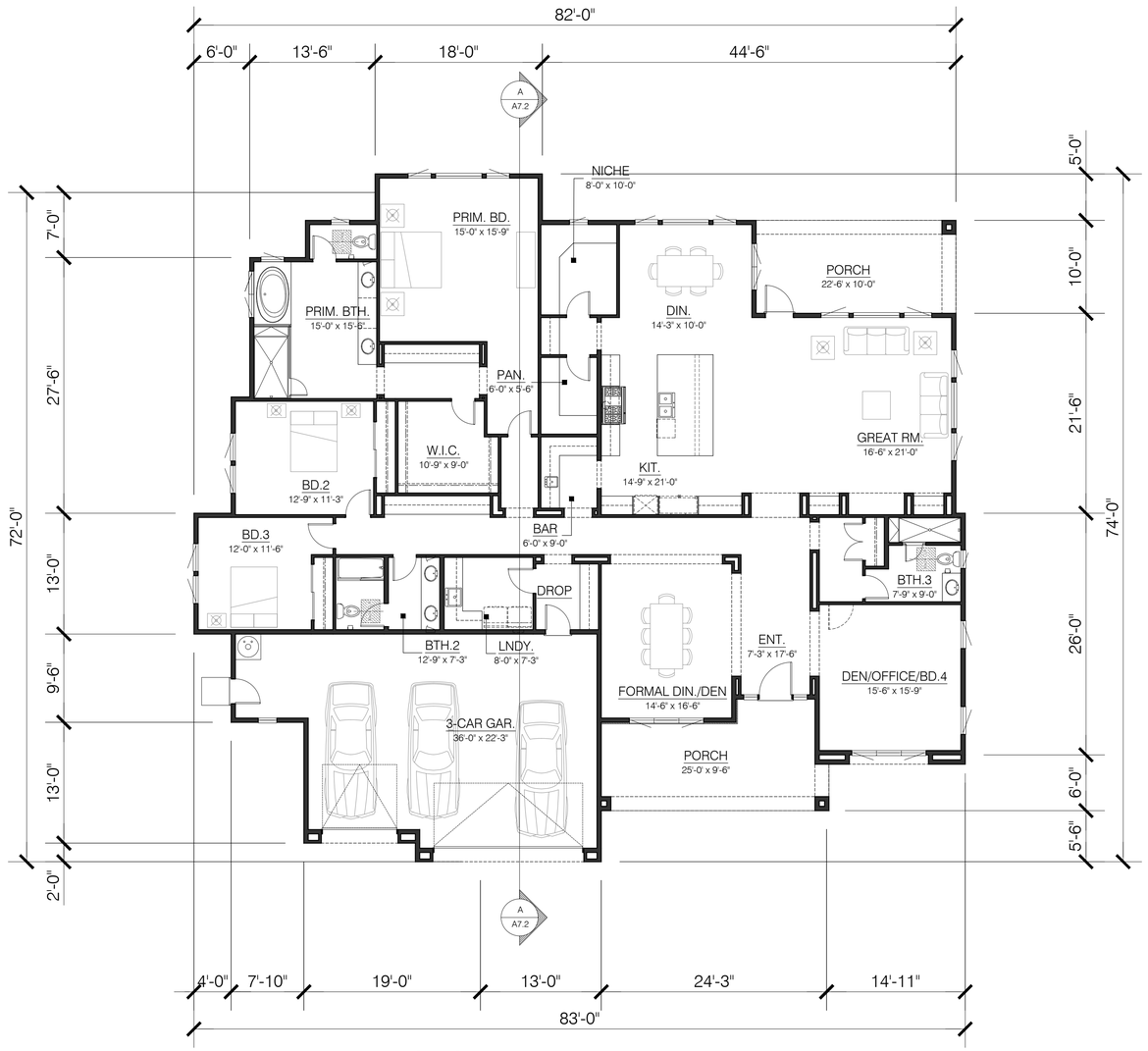
t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) SITE PLAN

A7.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN LIVING:	3761 SQ. FT.
TOTAL LIVING:	3761 SQ. FT.
GARAGE:	830 SQ. FT.
FRONT PORCH:	249 SQ. FT.
REAR PORCH:	215 SQ. FT.

MAIN FLOOR

LOT 7 (PLAN 6)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

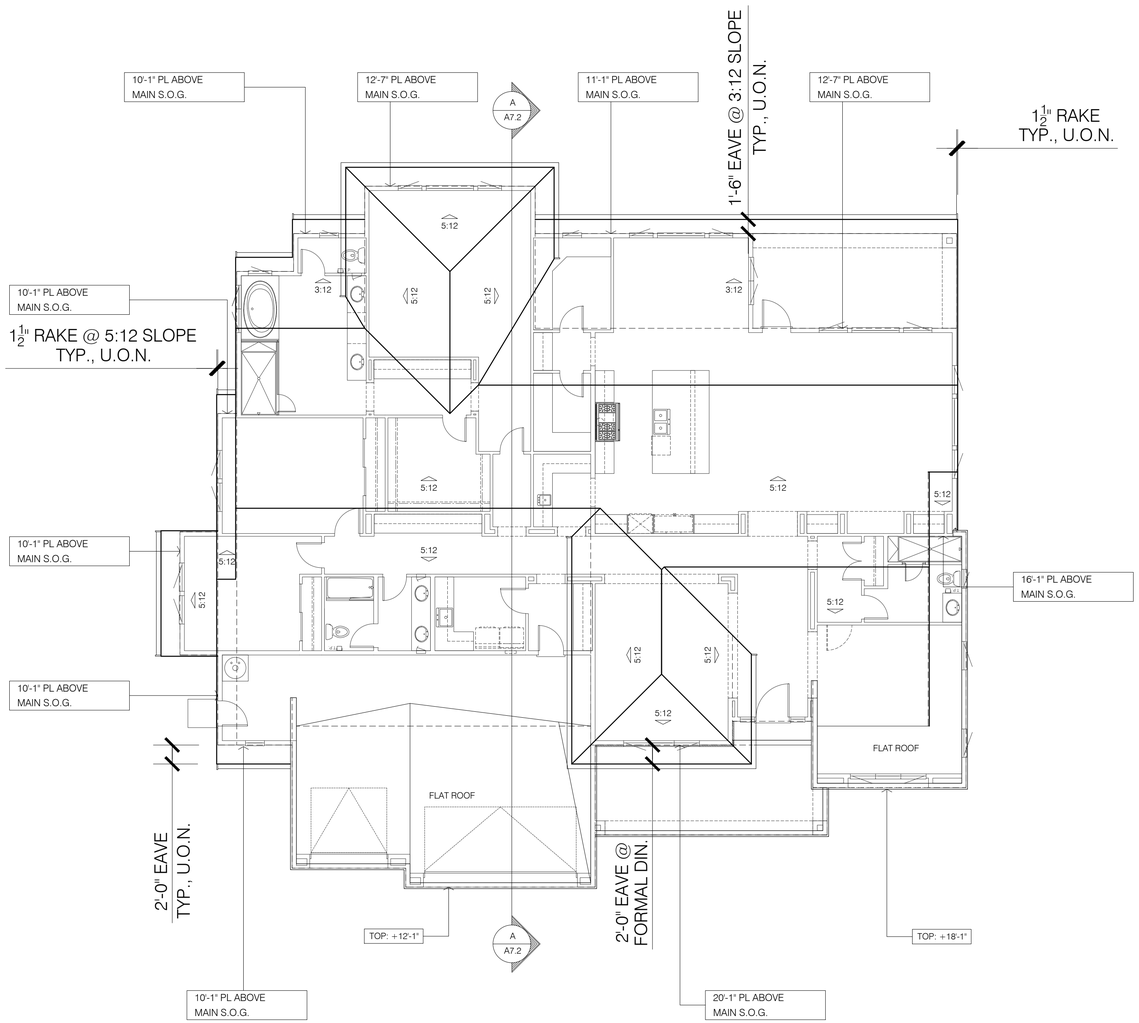
LOT 7 (PLAN 6) FLOOR PLAN

A7.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

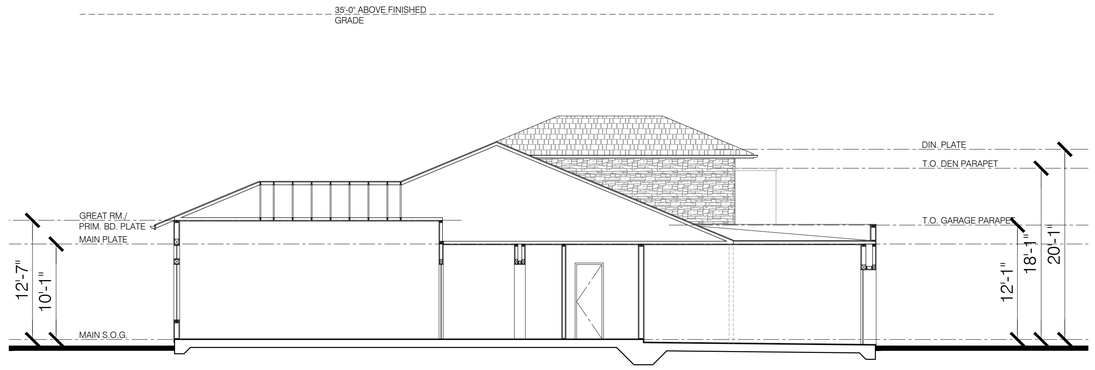
©HUNT HALE JONES ARCHITECTS

6/29/2023 5:32:21 PM, 23-0629_DR Resubmittal



ROOF PLAN

LOT 7 (PLAN 6)



SECTION A-A

LOT 7 (PLAN 6)

6/29/2023 5:32:25 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

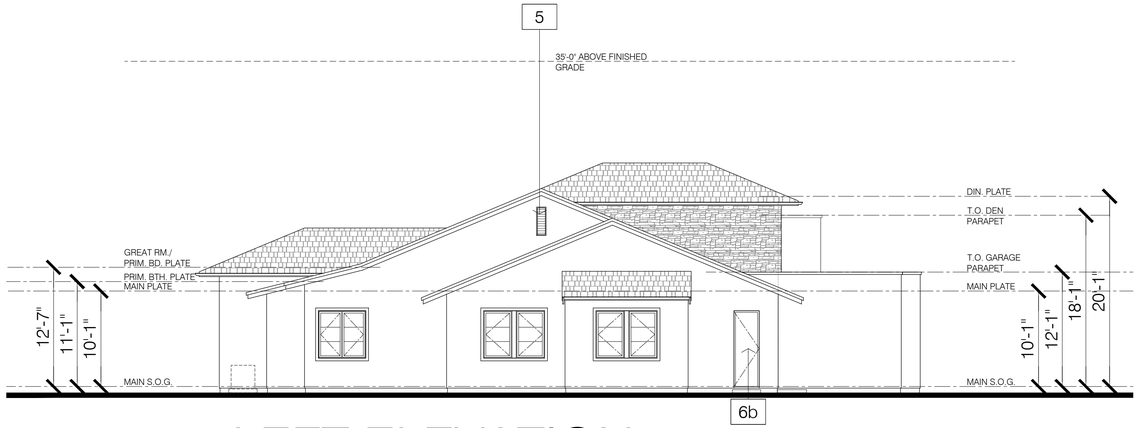
t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) ROOF PLAN & BLDG. SECTIONS

A7.2

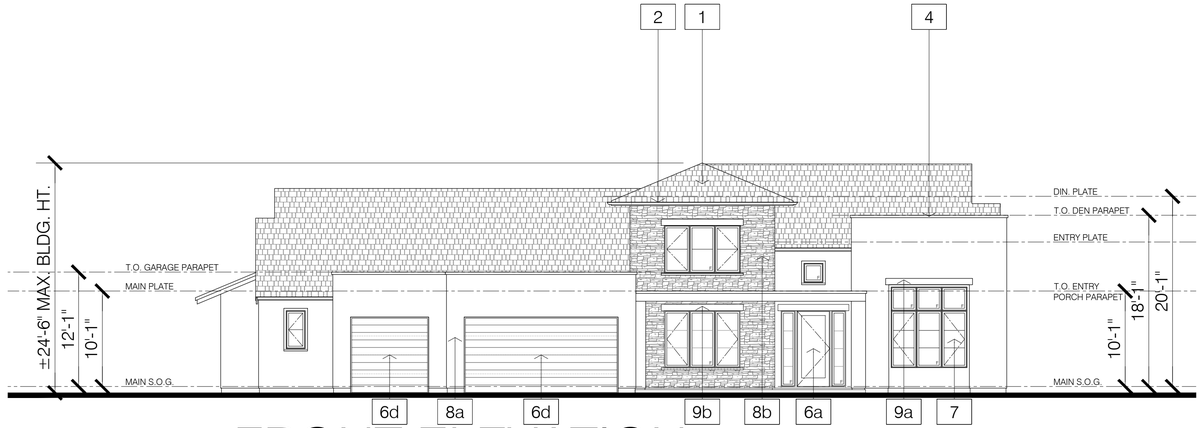
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



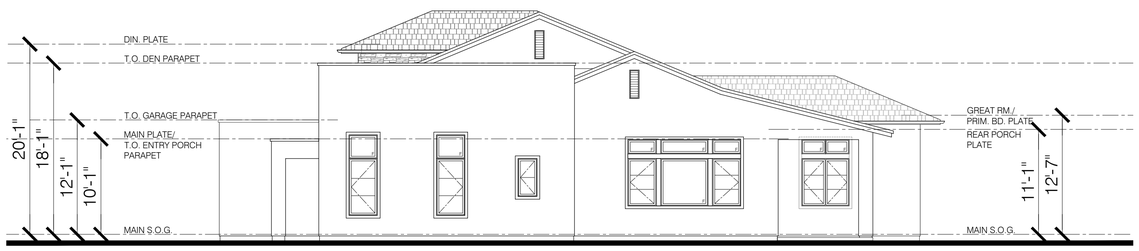
LEFT ELEVATION

LOT 7 (PLAN 6)



FRONT ELEVATION

LOT 7 (PLAN 6)



RIGHT ELEVATION

LOT 7 (PLAN 6)



REAR ELEVATION

LOT 7 (PLAN 6)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	GABLE VENTS		6c	FRENCH DOOR		8a	STUCCO		9b	PRECAST TRIM		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) EXTERIOR ELEVATIONS

A7.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:32:34 PM, 23-0629_DR Resubmittal

STUCCO:
MFR: BENJAMIN MOORE
COLOR: SILVER LAKE
1598



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: SPLIT-EDGE WAINSCOT

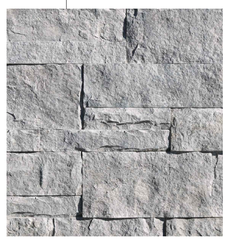
TRIMS, GUTTERS,
& EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

Dark Bronze SRI-22

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
CANNONADE



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

6/29/2023 5:32:43 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 7 (PLAN 6) COLORS & MATERIALS

A7.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 8

(PLAN 7)

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) COVER SHEET

A8.0.0

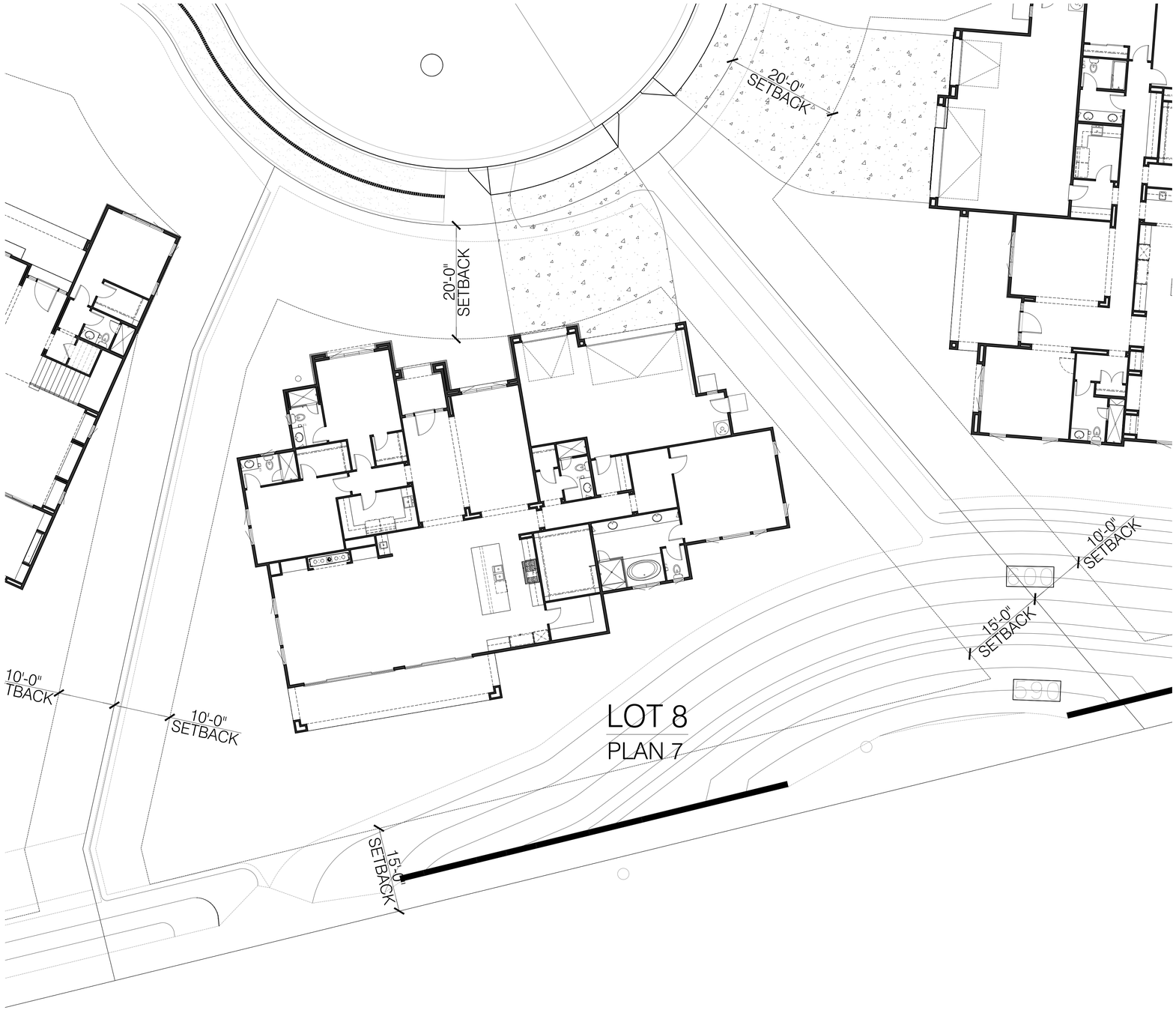
SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:32:54 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:33:12 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) SITE PLAN

A8.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



MAIN LIVING:	3463 SQ. FT.
TOTAL LIVING:	3463 SQ. FT.
GARAGE:	679 SQ. FT.
FRONT PORCH:	71 SQ. FT.
REAR PORCH:	296 SQ. FT.

MAIN FLOOR

LOT 8 (PLAN 7)

6/29/2023 5:33:18 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

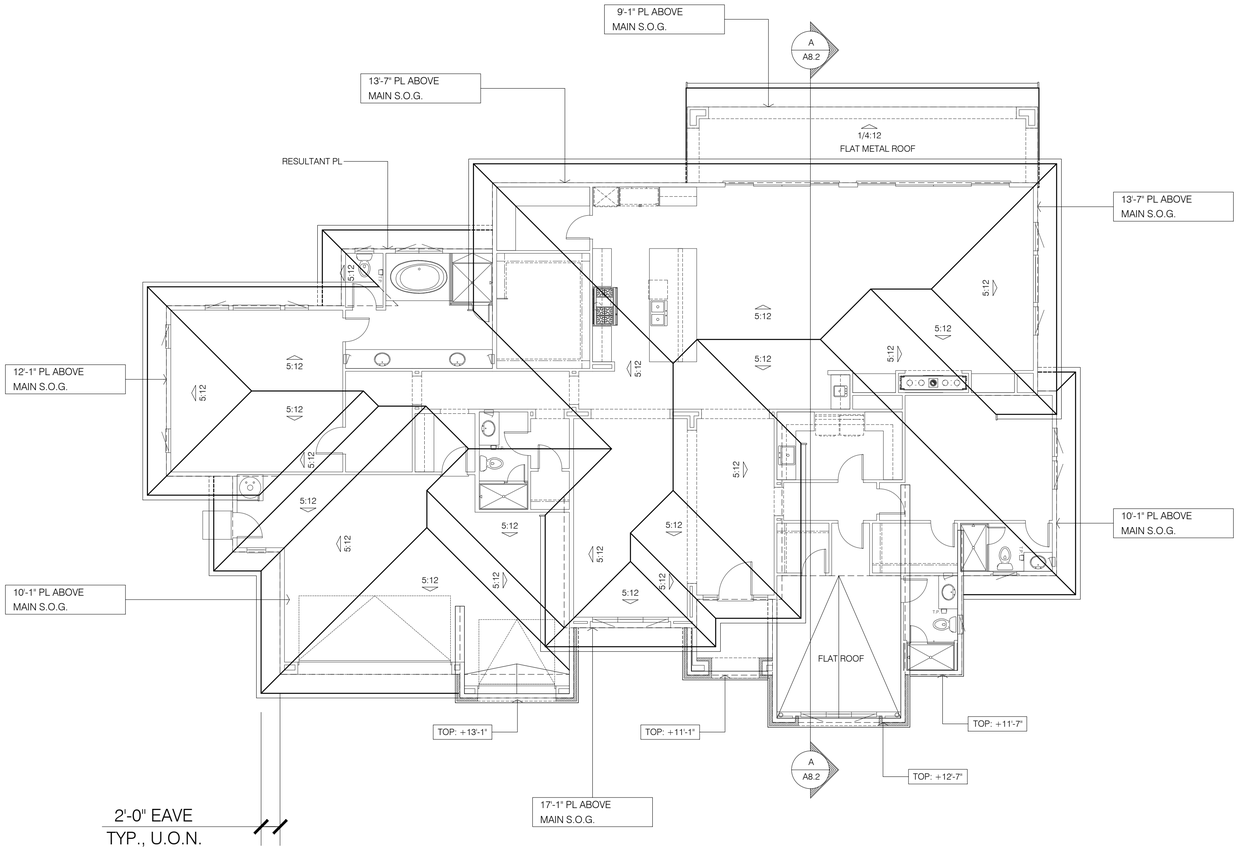
t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) FLOOR PLAN

A8.1

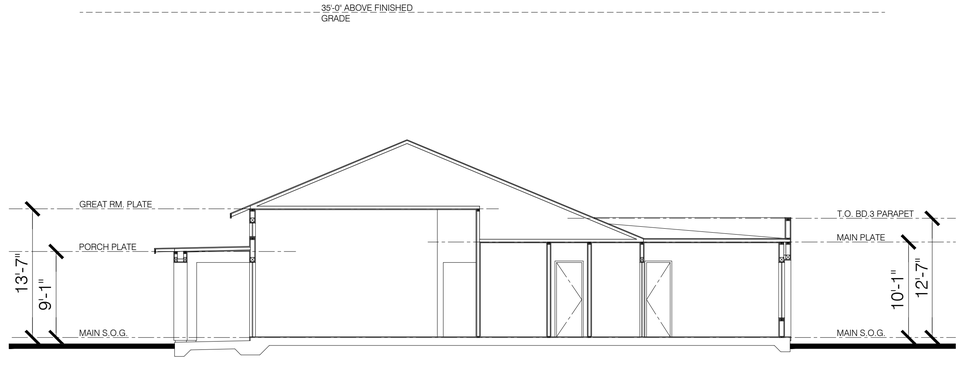
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 8 (PLAN 7)



SECTION A-A

LOT 8 (PLAN 7)

6/29/2023 5:33:23 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

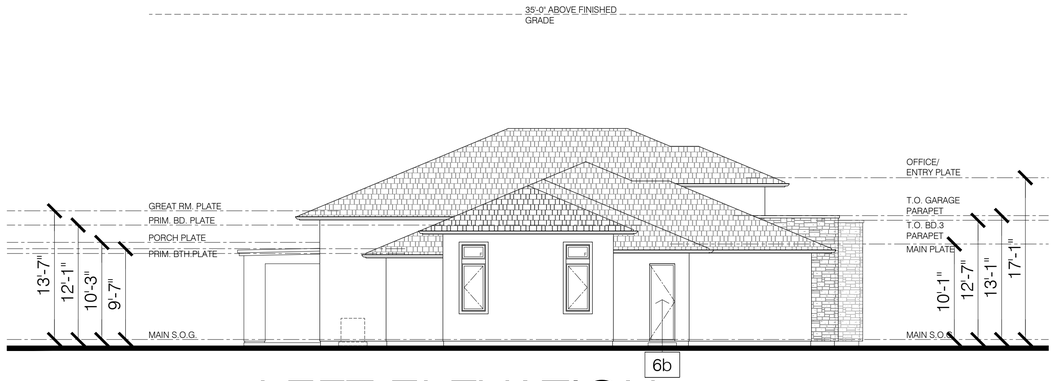
t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) ROOF PLAN & BLDG. SECTIONS

A8.2

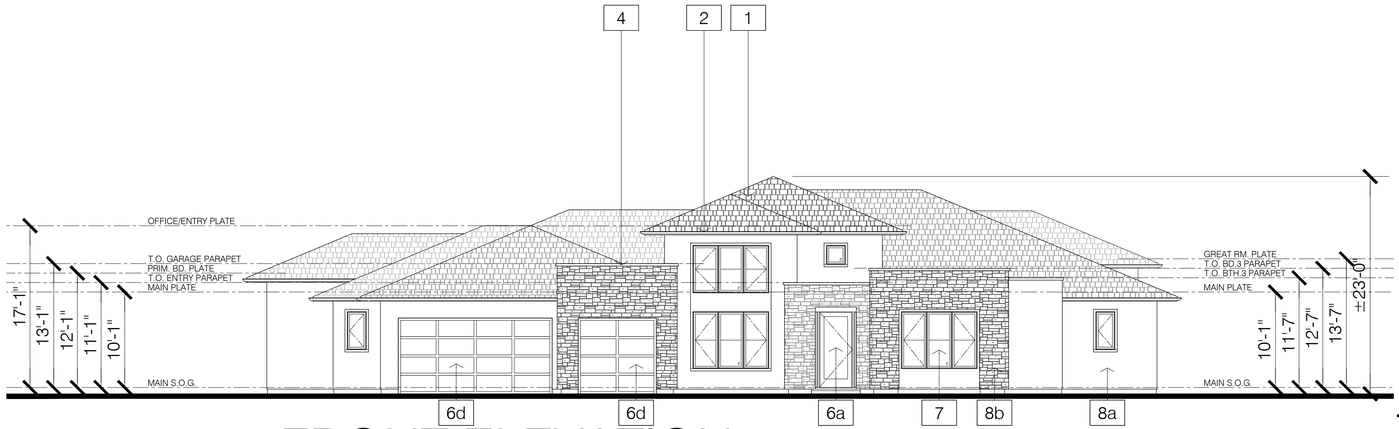
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



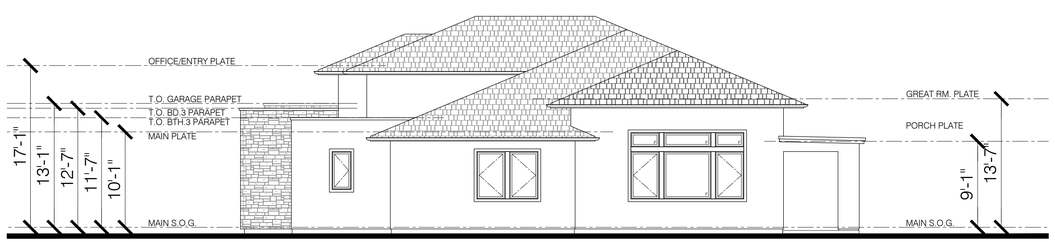
LEFT ELEVATION

LOT 8 (PLAN 7)



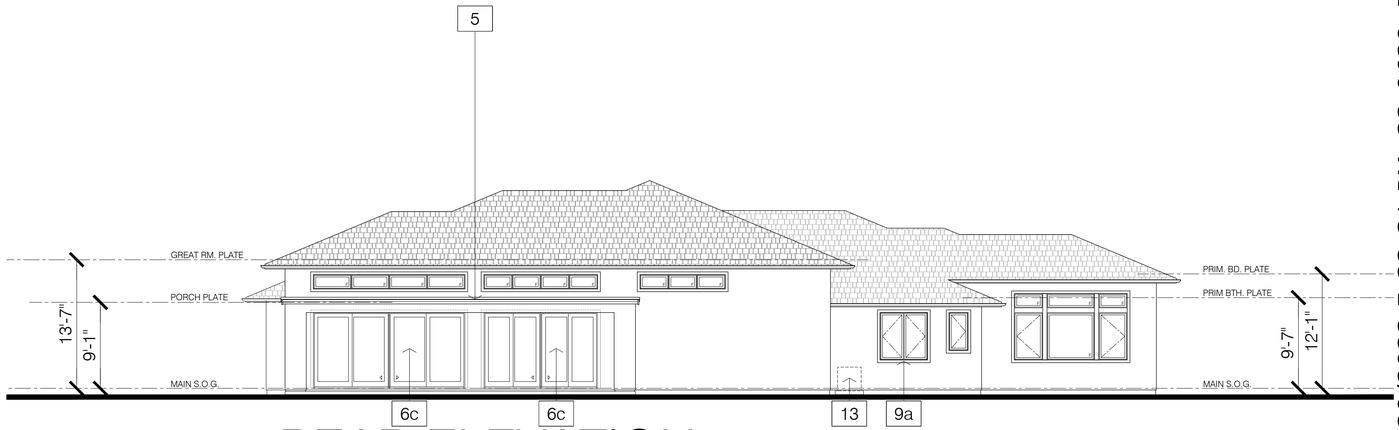
FRONT ELEVATION

LOT 8 (PLAN 7)



RIGHT ELEVATION

LOT 8 (PLAN 7)



REAR ELEVATION

LOT 8 (PLAN 7)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	FLAT METAL ROOF		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	NOT USED		12	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR, OPTIONAL GLASS DOOR		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) EXTERIOR ELEVATIONS

A8.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:33:31 PM, 23-0629_DR Resubmittal



METAL GARAGE DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE

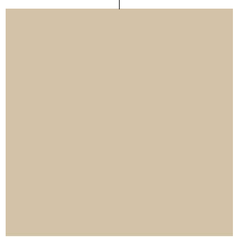


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

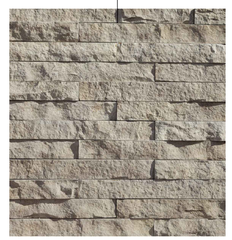




STUCCO:
MFR: BENJAMIN MOORE
COLOR: SHAKER BEIGE
HC-45



METAL DOOR
(w/ GLASS):
MFR: TAYLOR METALS
COLOR: DARK BRONZE



MASONRY:
MFR: EL DORADO STONE
SPEC: LEDGECUT 33
BIRCH

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 8 (PLAN 7) COLORS & MATERIALS

A8.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:33:40 PM, 23-0629_DR Resubmittal



CAMINO PABLO - LOT 9

(PLAN 5)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

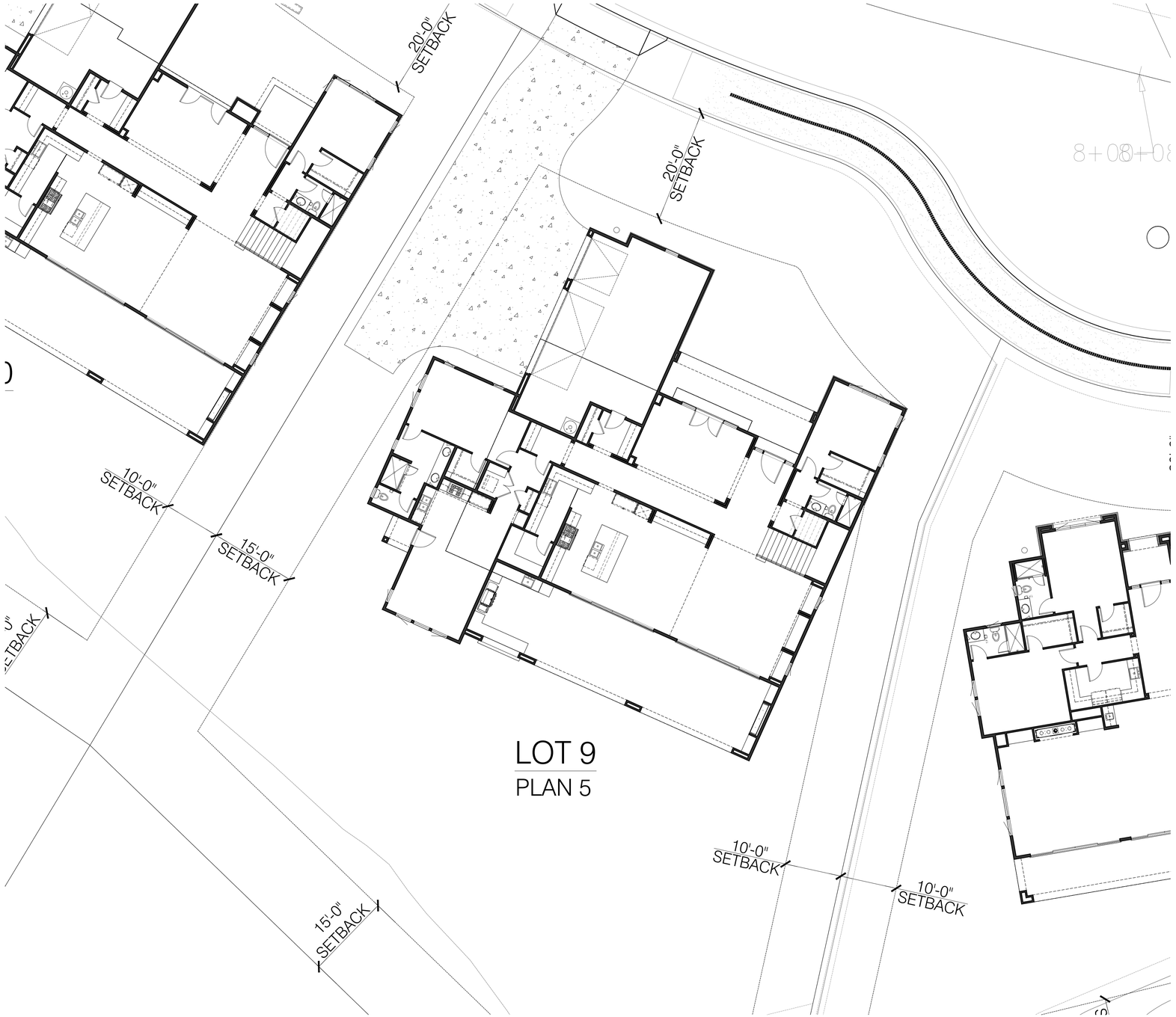
LOT 9 (PLAN 5) COVER SHEET

A9.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:33:48 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:34:07 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

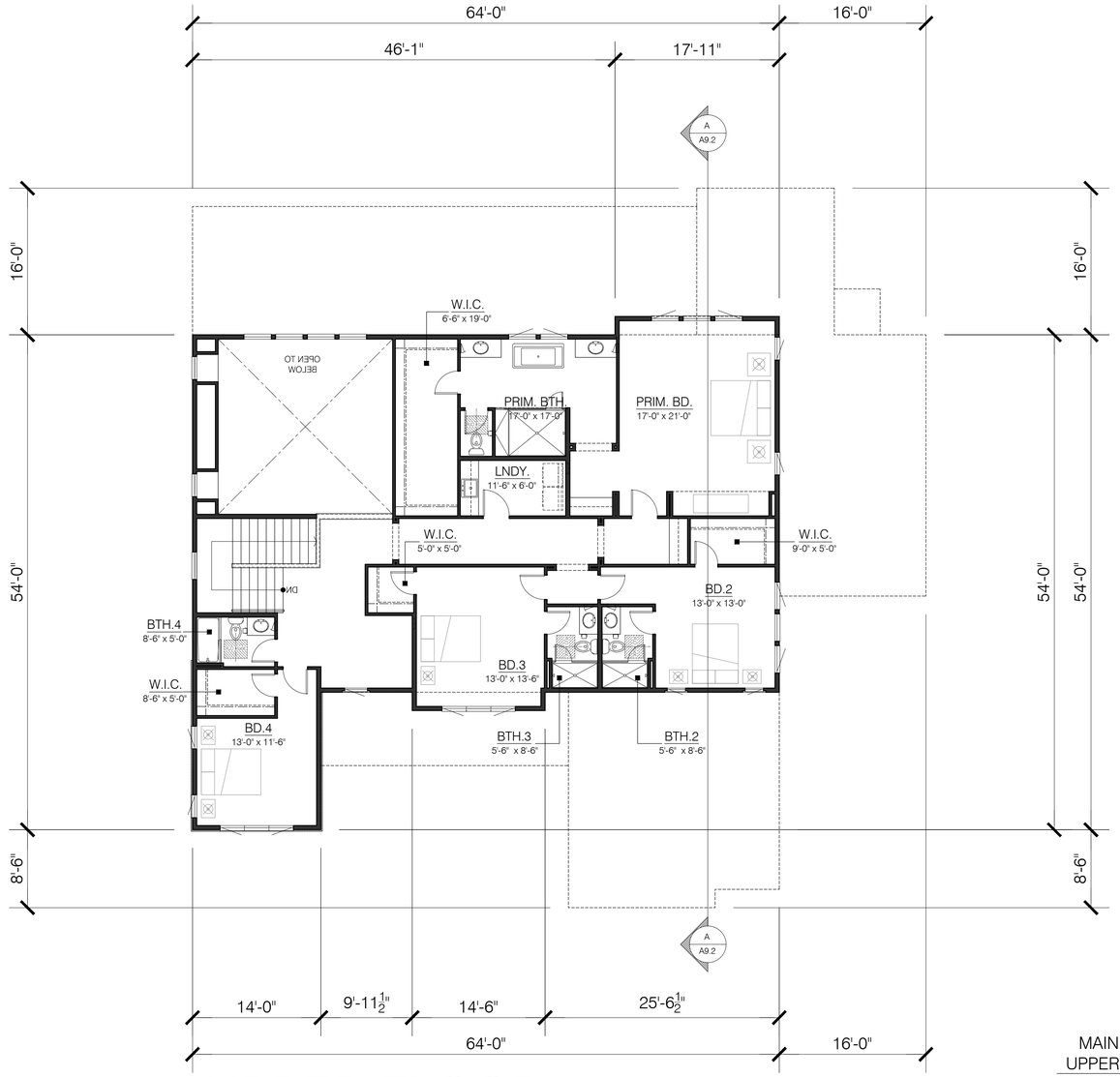
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) SITE PLAN

A9.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

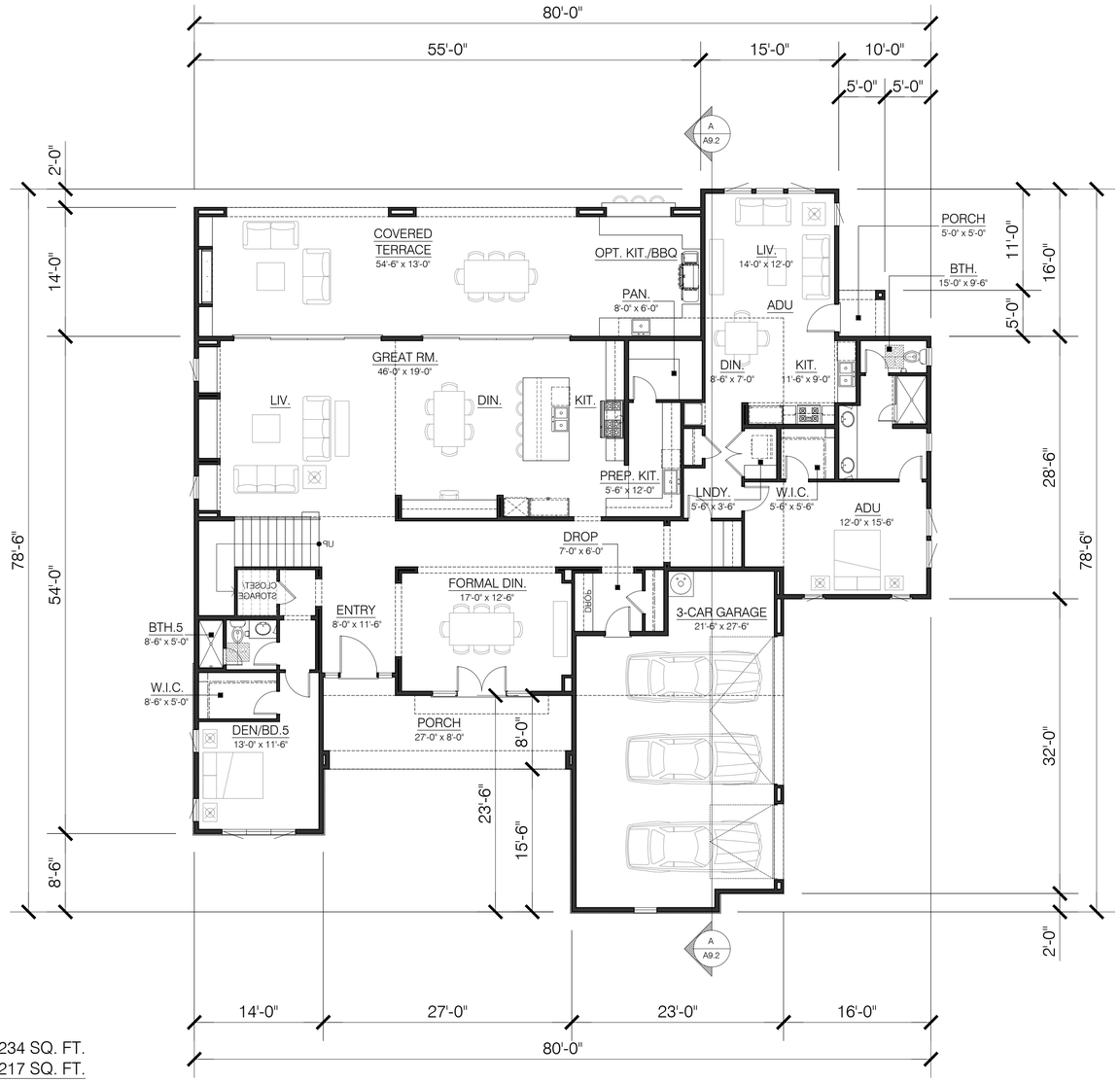
©HUNT HALE JONES ARCHITECTS



UPPER FLOOR

LOT 9 (PLAN 5)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2217 SQ. FT.
TOTAL:	4451 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5371 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	232 SQ. FT.



MAIN FLOOR

LOT 9 (PLAN 5)

6/29/2023 5:34:14 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

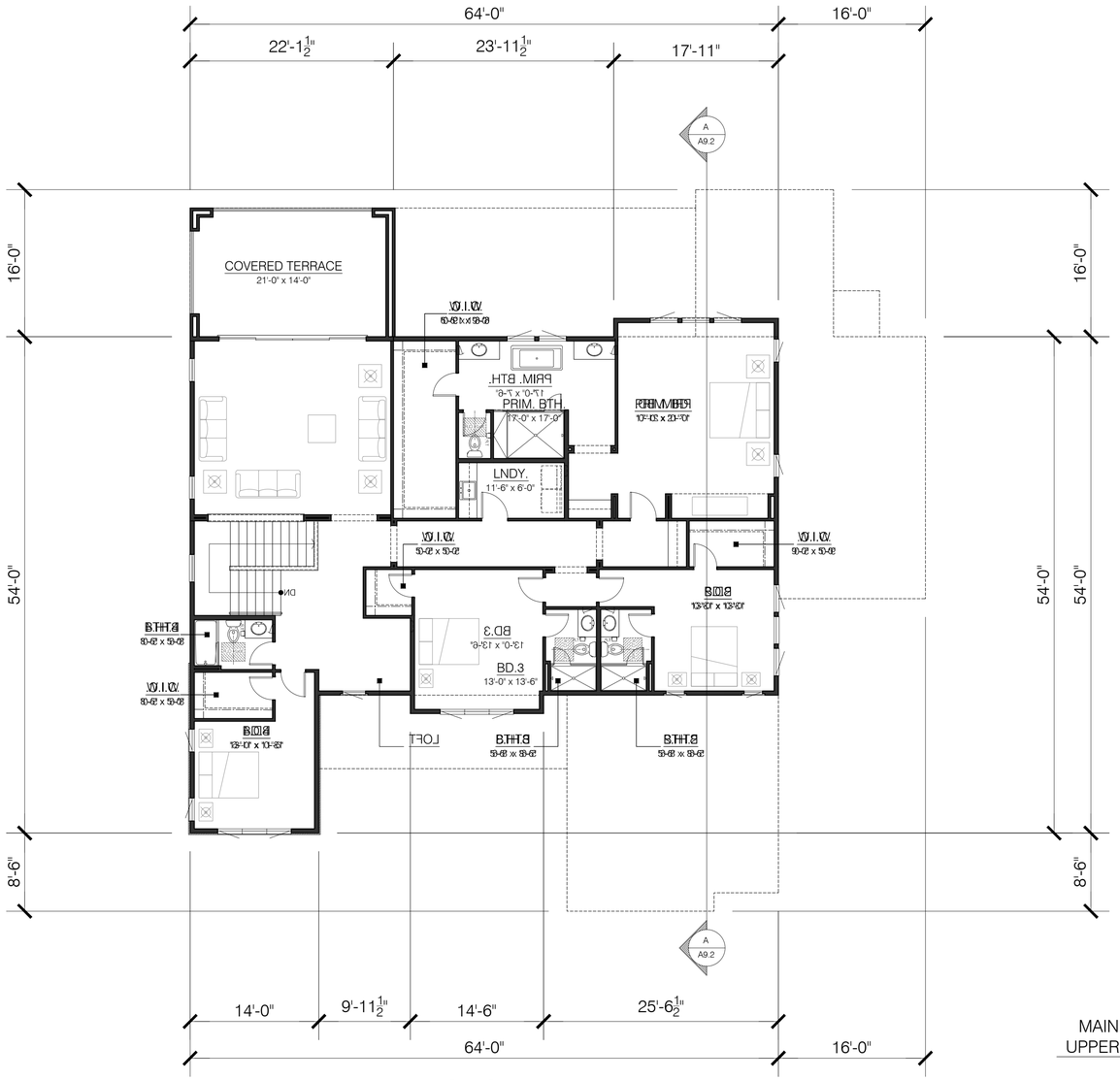
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) FLOOR PLANS

A9.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



UPPER FLOOR

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MAIN LIVING:	2234 SQ. FT.
UPPER LIVING:	2651 SQ. FT.
TOTAL:	4885 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5805 SQ. FT.
GARAGE:	759 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	232 SQ. FT.

6/29/2023 5:34:15 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

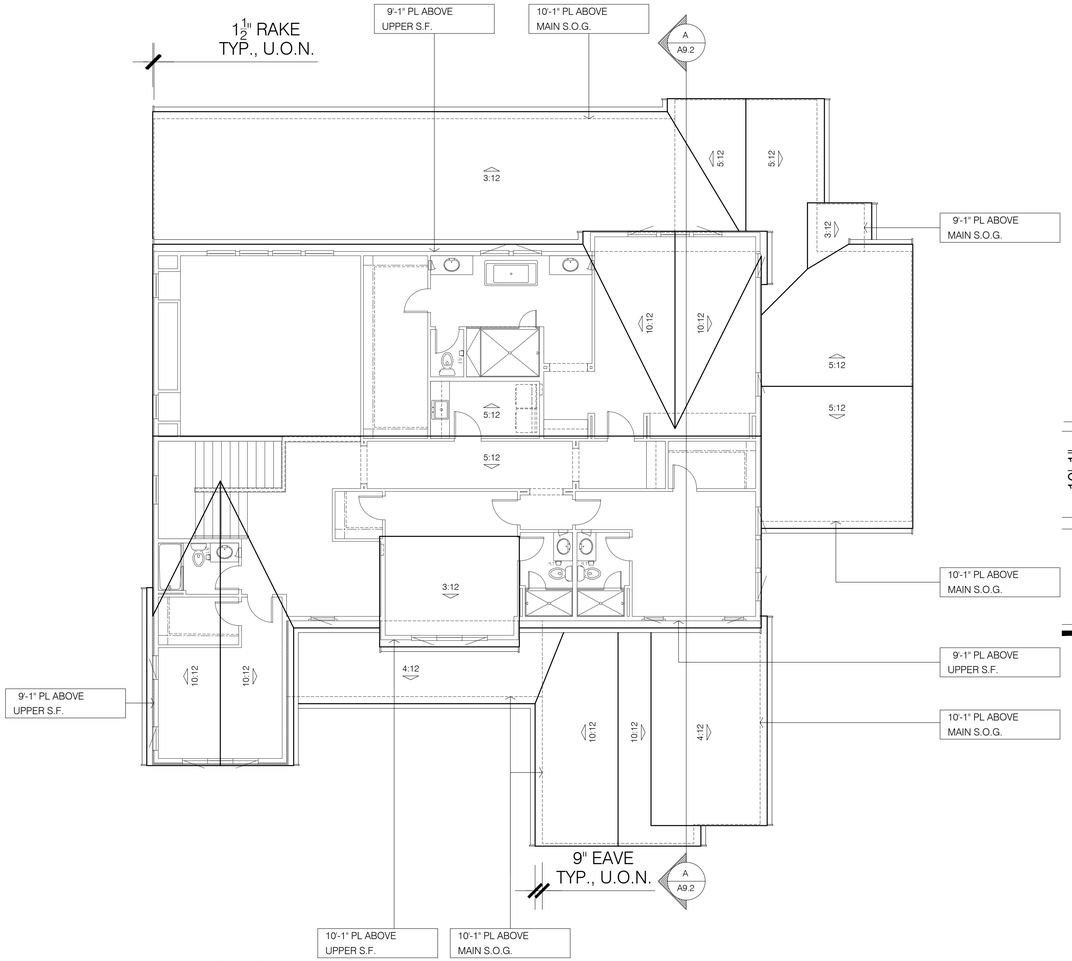
t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) OPT. COVERED PATIO FLOOR PLAN

A9.1.2

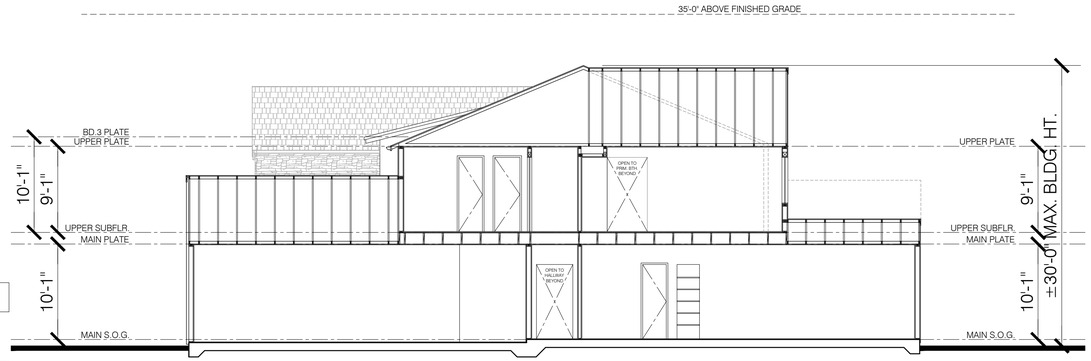
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 9 (PLAN 5)



SECTION A-A

LOT 9 (PLAN 5)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

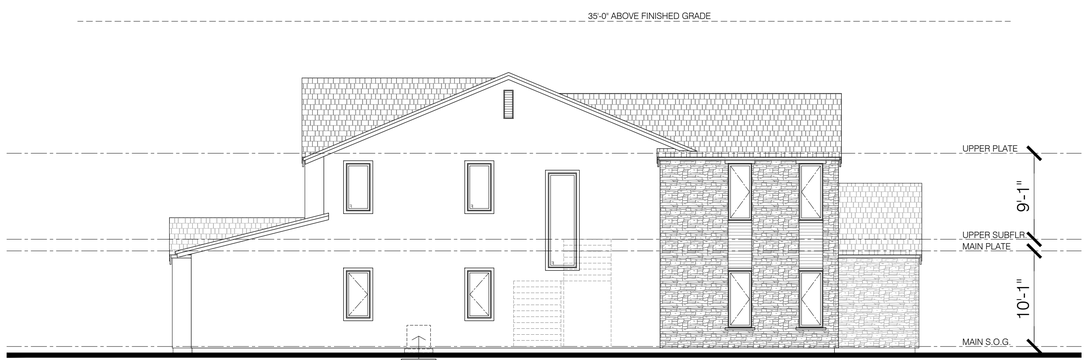
LOT 9 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A9.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

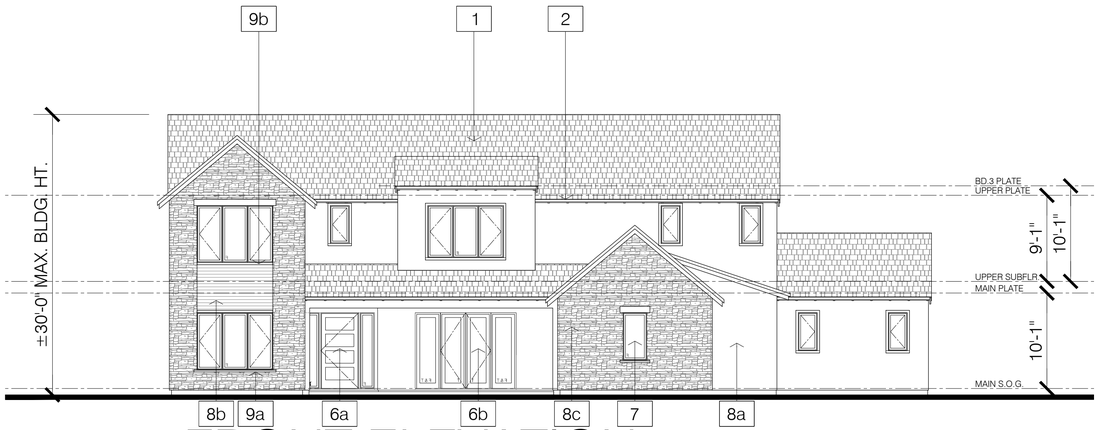
©HUNT HALE JONES ARCHITECTS

6/29/2023 5:34:19 PM, 23-0629_DR Resubmittal



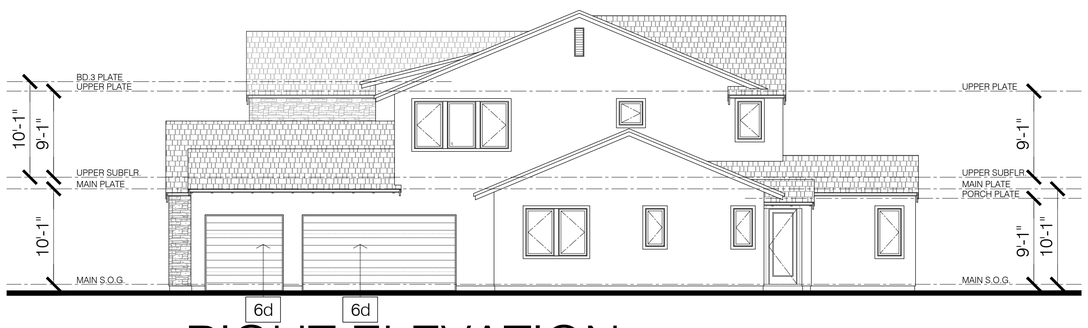
LEFT ELEVATION

LOT 9 (PLAN 5)



FRONT ELEVATION

LOT 9 (PLAN 5)



RIGHT ELEVATION

LOT 9 (PLAN 5)



REAR ELEVATION

LOT 9 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) EXTERIOR ELEVATIONS

A9.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:34:31 PM, 23-0629_DR Resubmittal



LEFT ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)



REAR ELEVATION

LOT 9 (PLAN 5) - OPTIONAL COVERED TERRACE (LOT 10 SIM.)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	METAL RAILING
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	PRECAST TRIM		11	NOT USED
3	NOT USED		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	WOOD ROLL-UP GARAGE DOOR WITH OPTIONAL GLASS DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) EE OPT. COVERED PATIO

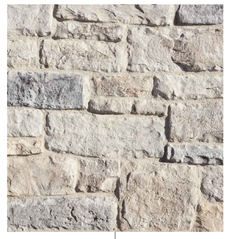
A9.4

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:34:35 PM, 23-0629_DR Resubmittal

MASONRY:
MFR: EL DORADO STONE
SPEC: LIMESTONE GRAND BANKS
w/ OVERGROUT



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166

PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT



STUCCO:
MFR: BENJAMIN MOORE
COLOR: STORMY MONDAY
2112-50

6/29/2023 5:34:44 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 9 (PLAN 5) COLORS & MATERIALS

A9.5

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 10

(PLAN 5)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) COVER SHEET

A10.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:34:53 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:35:13 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

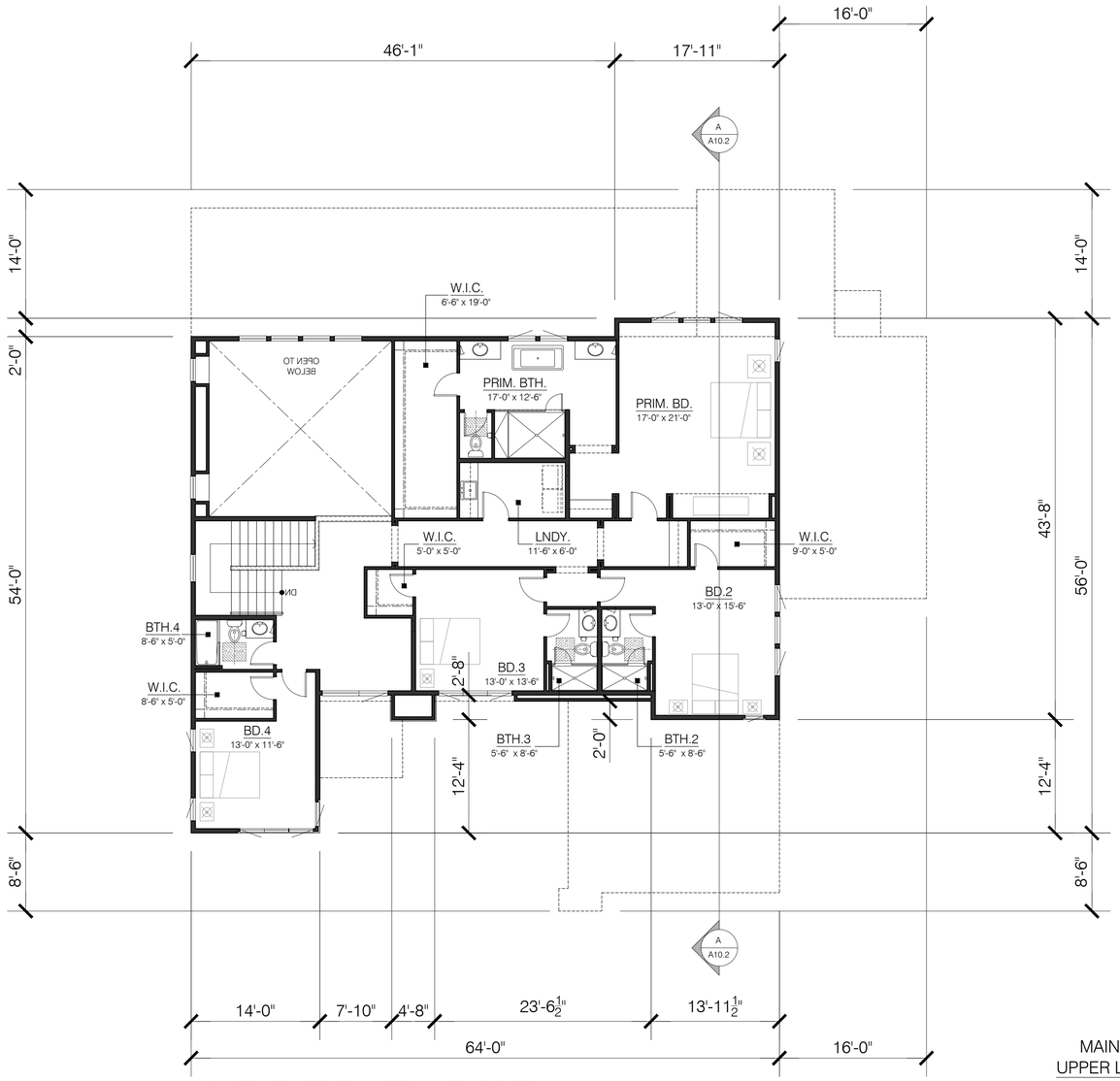
t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) SITE PLAN

A10.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

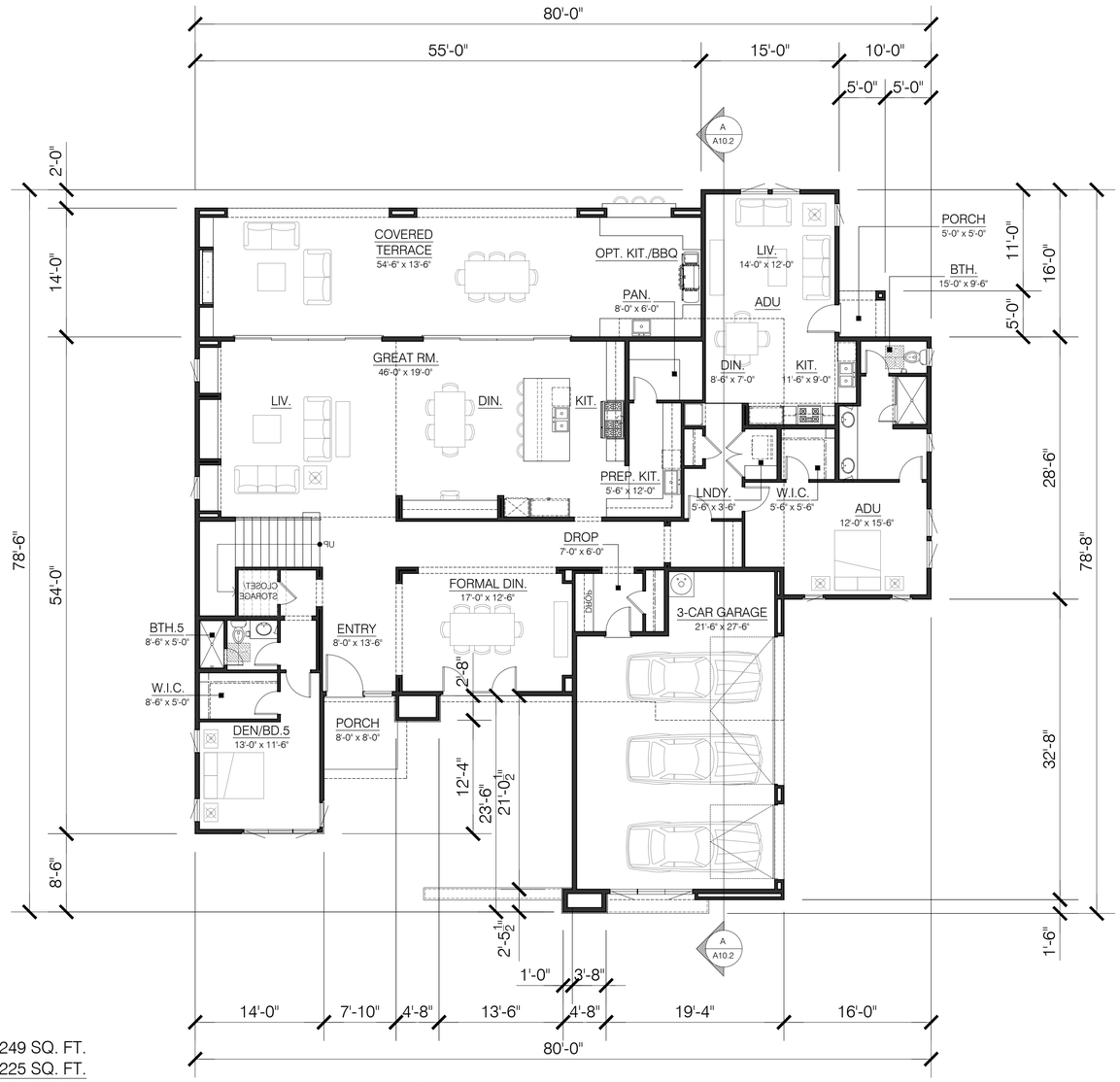
©HUNT HALE JONES ARCHITECTS



UPPER FLOOR

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2225 SQ. FT.
TOTAL:	4474 SQ. FT.
ADU :	920 SQ. FT.
TOTAL LIVING:	5394 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
ENTRY PORCH:	64 SQ. FT.



MAIN FLOOR

LOT 10 (PLAN 5)

6/29/2023 5:35:20 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

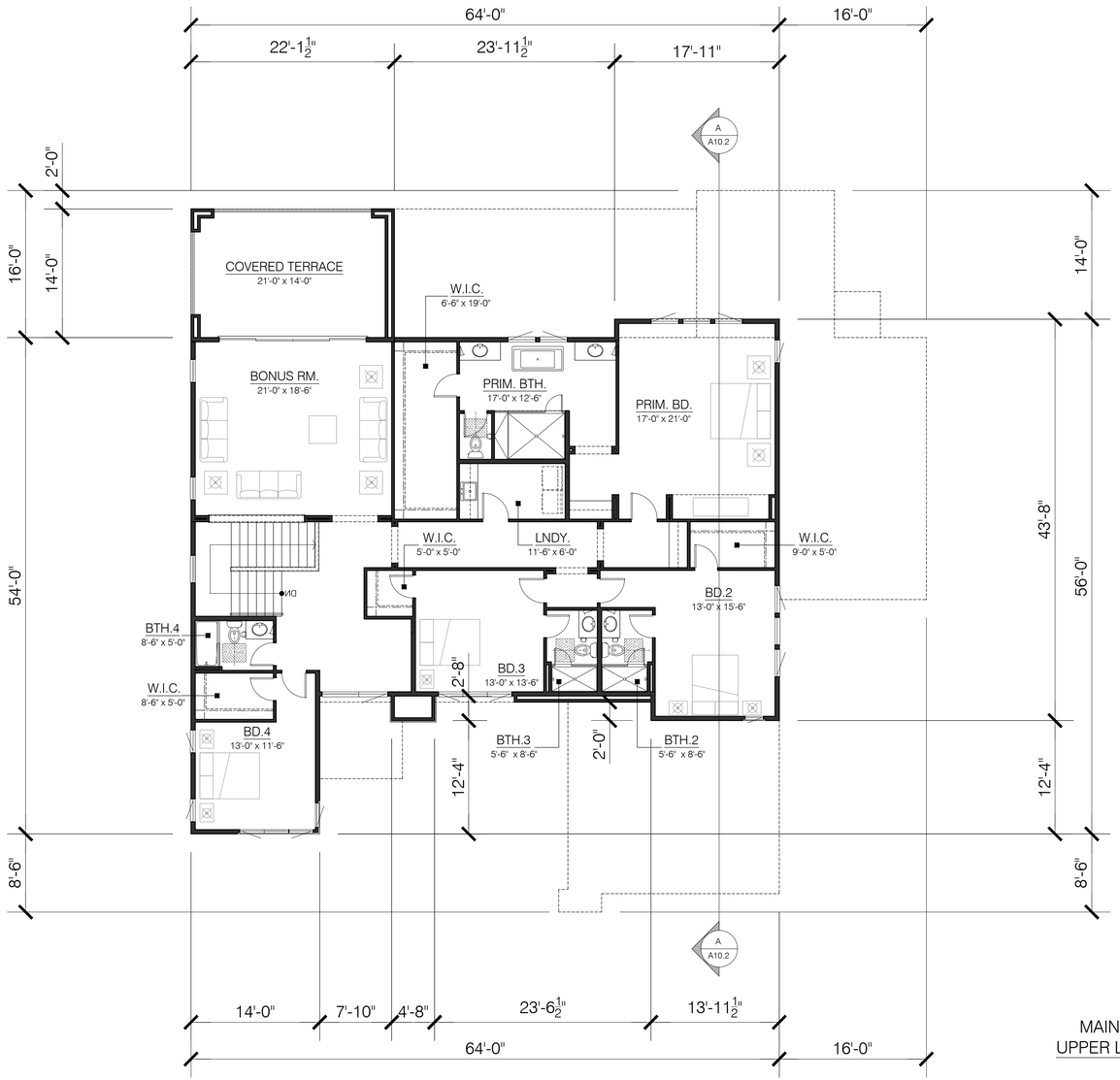
t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) FLOOR PLANS

A10.1.1

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



UPPER FLOOR w/ BONUS RM. OPT.

LOT 10 (PLAN 5)

MAIN LIVING:	2249 SQ. FT.
UPPER LIVING:	2659 SQ. FT.
TOTAL:	4908 SQ. FT.
ADU:	920 SQ. FT.
TOTAL LIVING:	5828 SQ. FT.
GARAGE:	727 SQ. FT.
COVERED TERRACE:	770 SQ. FT.
UPPER COVERED TERRACE:	310 SQ. FT.
ENTRY PORCH:	64 SQ. FT.

6/29/2023 5:35:21 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

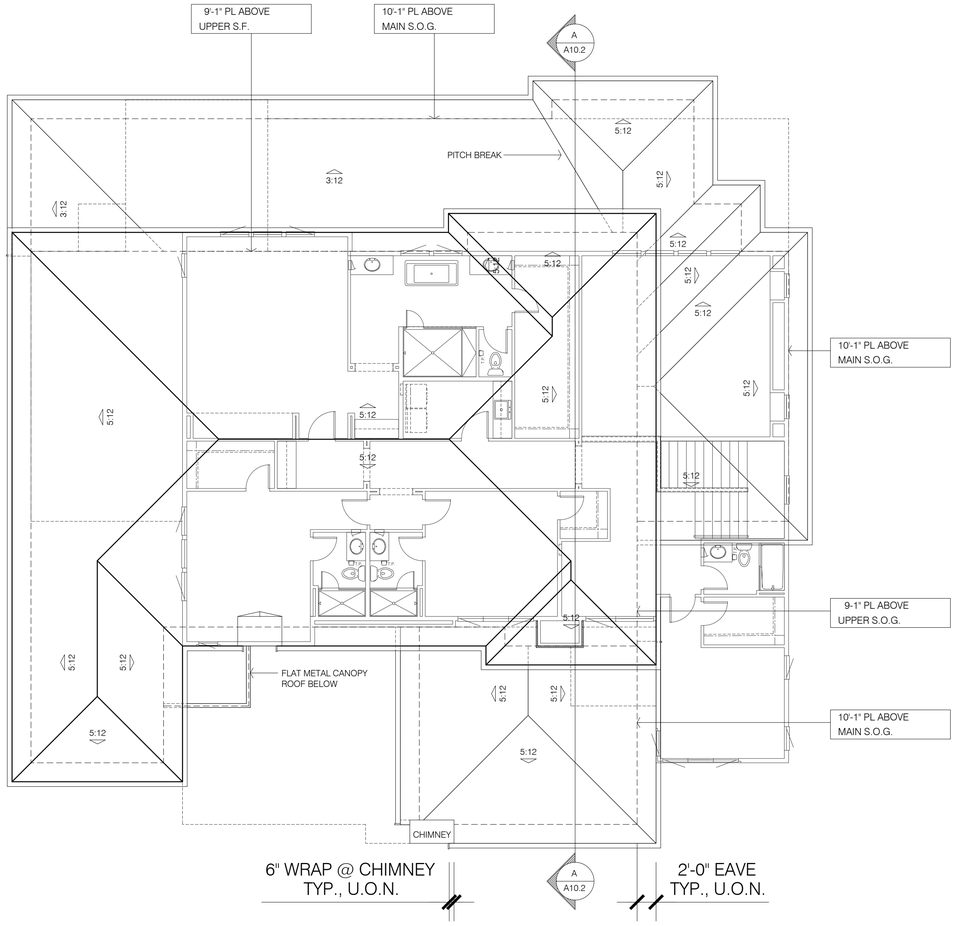
t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) BONUS RM. FLOOR PLAN

A10.1.2

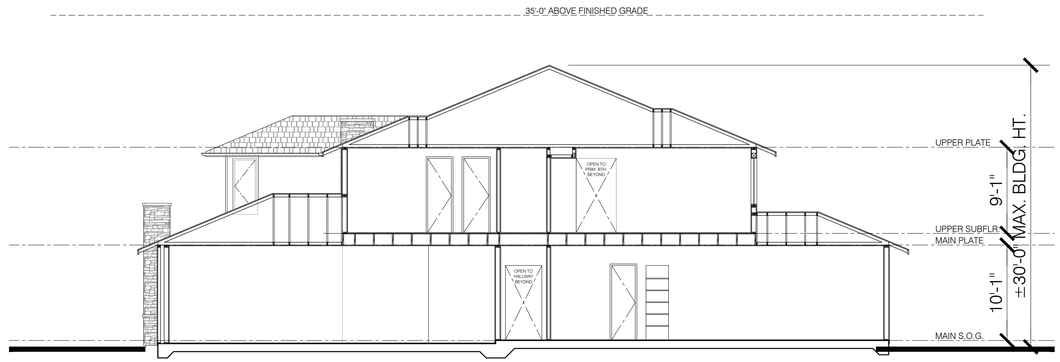
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 10 (PLAN 5)



SECTION A-A

LOT 10 (PLAN 5)

6/29/2023 5:35:25 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

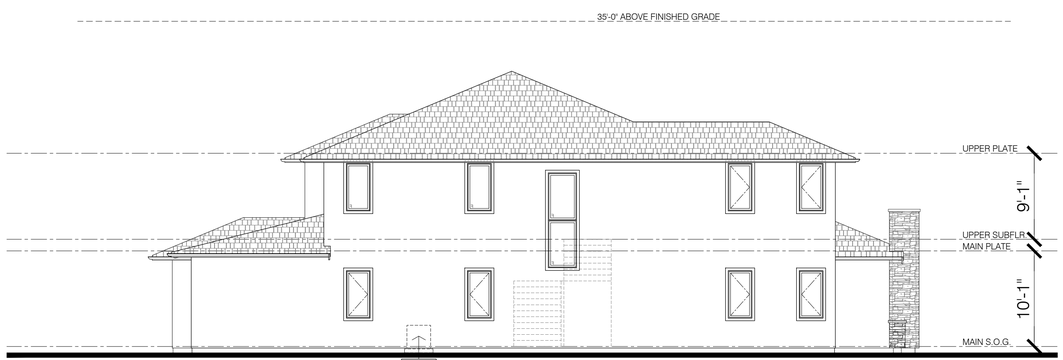
t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) ROOF PLAN & BLDG. SECTIONS

A10.2

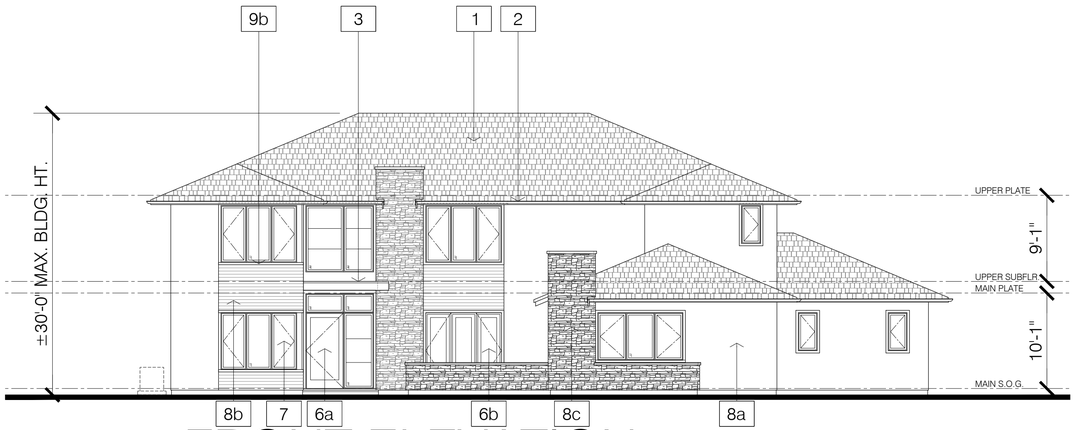
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

LOT 10 (PLAN 5)



FRONT ELEVATION

LOT 10 (PLAN 5)



RIGHT ELEVATION

LOT 10 (PLAN 5)



REAR ELEVATION

LOT 10 (PLAN 5)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FRENCH DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		8c	ADHERED STONE		10	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9a	STUCCO OVER FOAM TRIM		11	NOT USED
3	METAL CANOPY		6a	WOOD & GLASS FRONT DOOR SYSTEM		6d	ROLL-UP GARAGE DOOR		8b	LAP SIDING		9b	HARDIE TRIM		12	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) EXTERIOR ELEVATIONS

A10.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:35:35 PM, 23-0629_DR Resubmittal

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

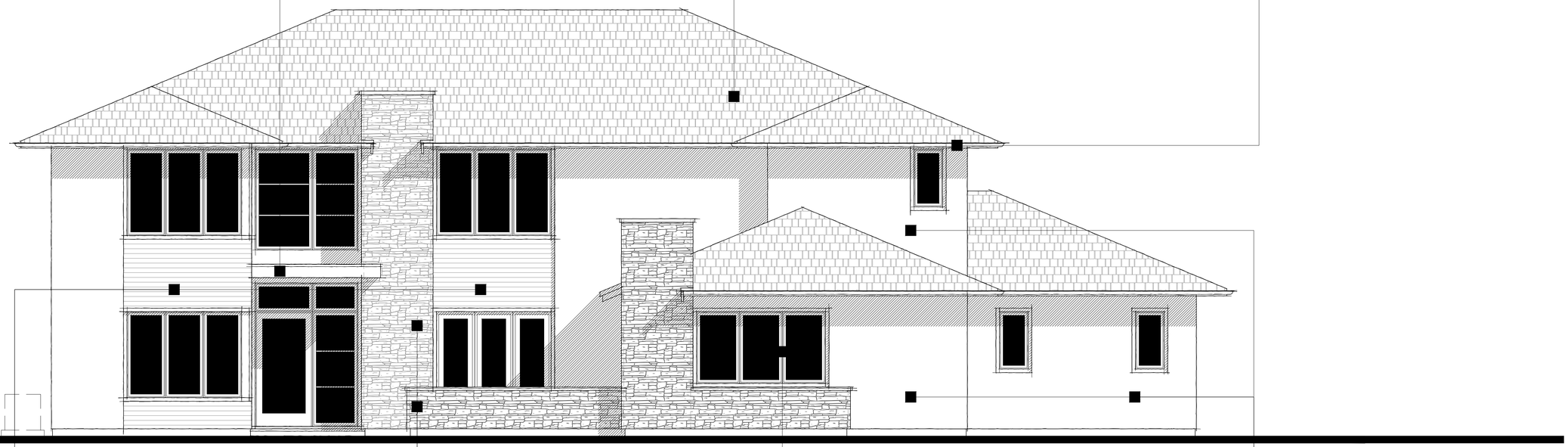


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

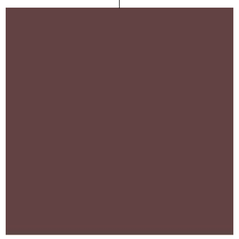


TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64





HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: TOWNSEND HARBOR
HC-64



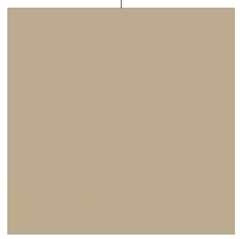
MASONRY:
MFR: EL DORADO STONE
SPEC: VANTAGE 30
SOUTHERN PEAK



WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



STUCCO:
MFR: BENJAMIN MOORE
COLOR: GREENBRIER BEIGE
HC-79



JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 10 (PLAN 5) COLORS & MATERIALS

A10.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:35:44 PM, 23-0629_DR Resubmittal



CAMINO PABLO - LOT 11

(PLAN 4)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) COVER SHEET

A11.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:35:53 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:36:11 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

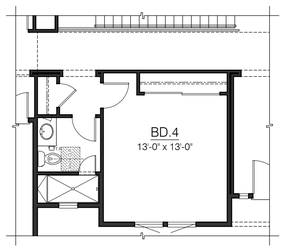
t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) SITE PLAN

A11.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

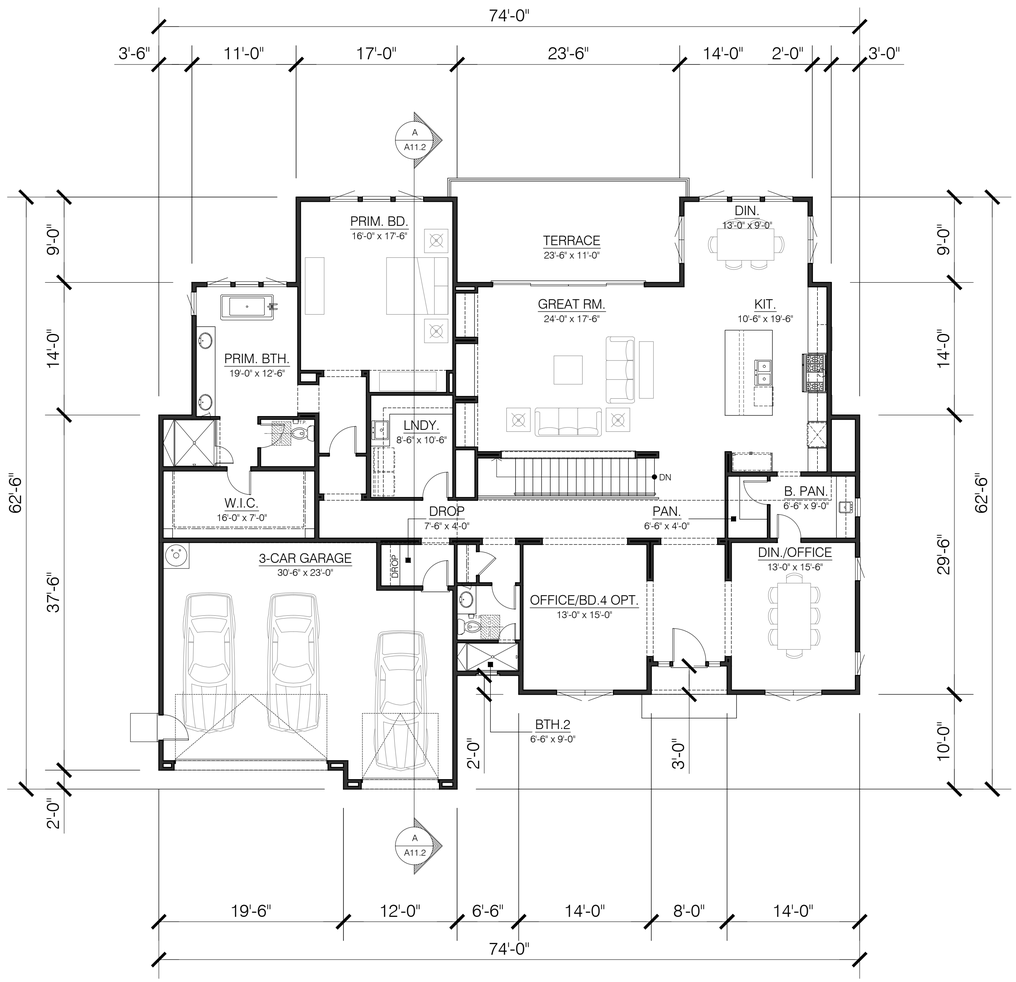
©HUNT HALE JONES ARCHITECTS



BD.4 OPT.

LOT 11 (PLAN 4)

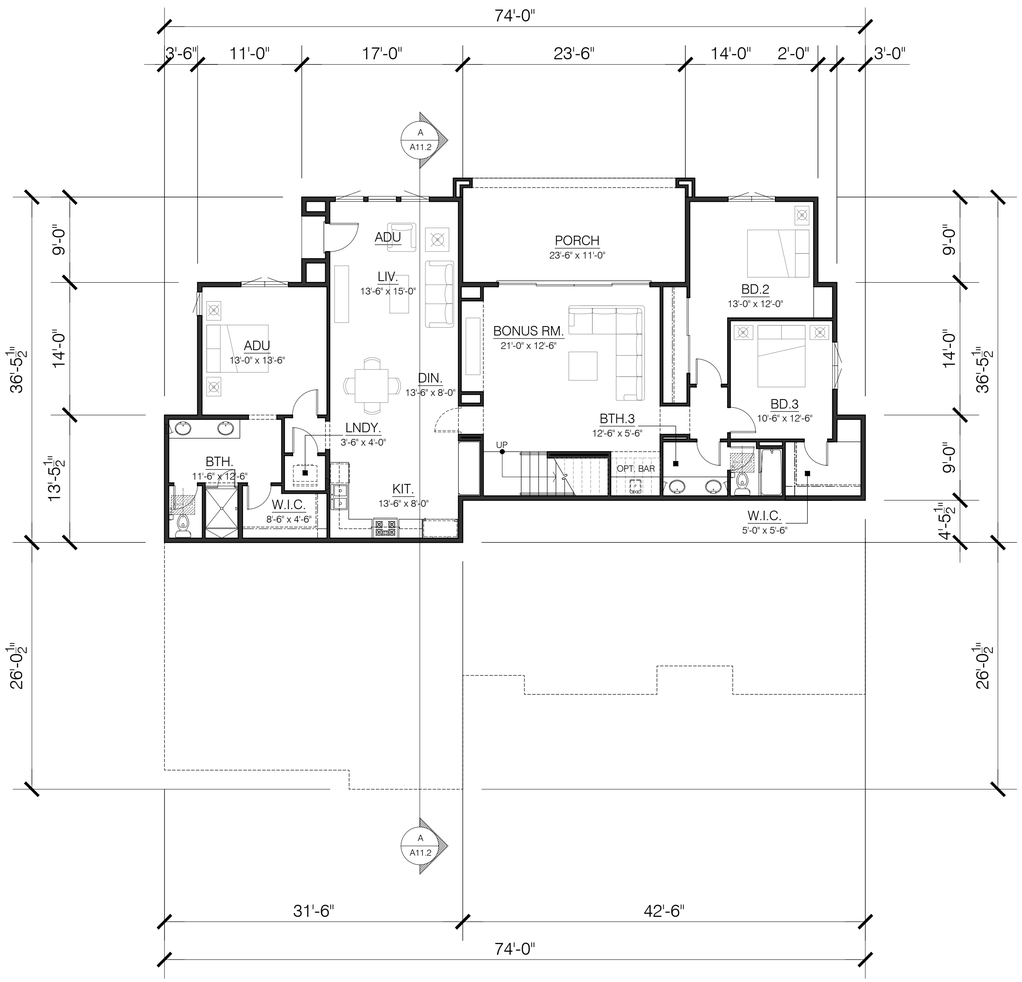
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 11 (PLAN 4)

GARAGE:	734 SQ. FT.	MAIN LIVING:	2894 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	1013 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3907 SQ. FT.
		ADU:	936 SQ. FT.
		TOTAL LIVING:	4843 SQ. FT.



LOWER FLOOR

LOT 11 (PLAN 4)

6/29/2023 5:36:19 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

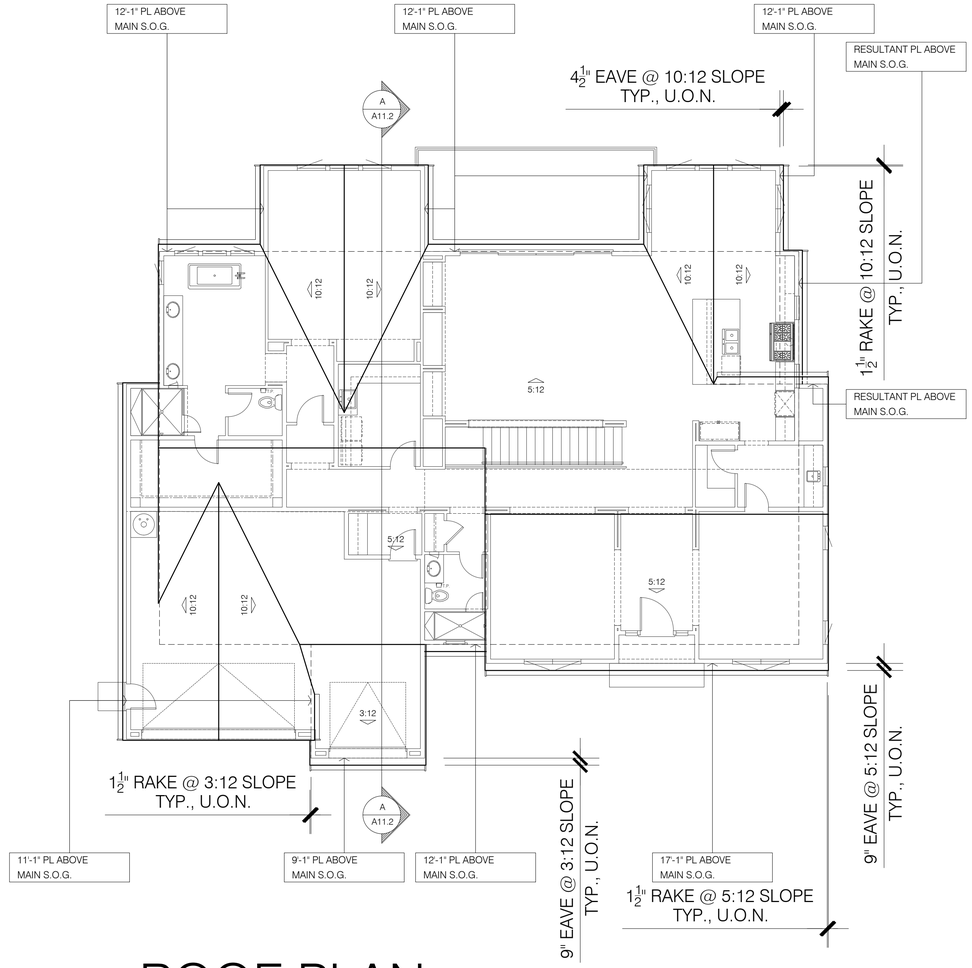
t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) FLOOR PLANS

A11.1

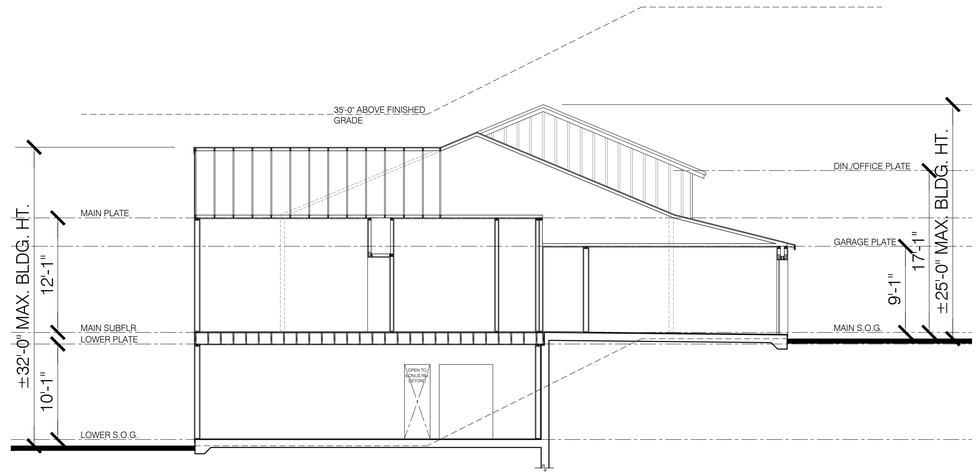
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 11 (PLAN 4)



SECTION A-A

LOT 11 (PLAN 4)

6/29/2023 5:36:24 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

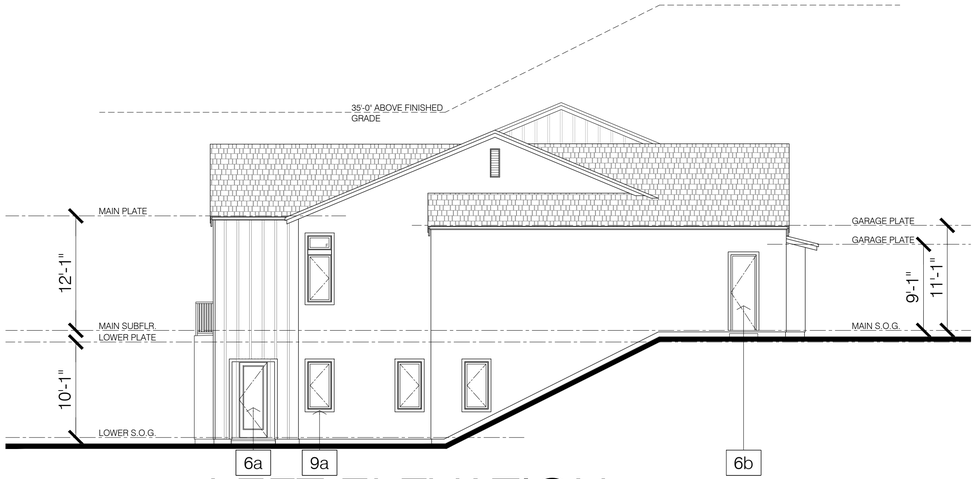
HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A11.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



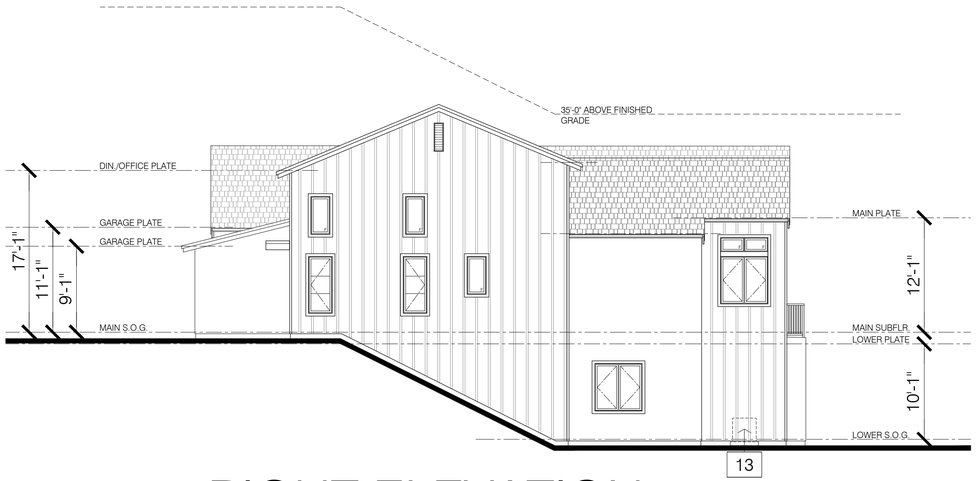
LEFT ELEVATION

LOT 11 (PLAN 4)



FRONT ELEVATION

LOT 11 (PLAN 4)



RIGHT ELEVATION

LOT 11 (PLAN 4)



REAR ELEVATION

LOT 11 (PLAN 4)

MATERIAL SPECIFICATIONS														
1	COMPOSITE SHINGLE ROOF	4	GABLE VENT	6b	FIBERGLASS MAN. DOOR	7	ANDERSEN 400 SERIES WOOD CLAD WINDOW	9a	STUCCO OVER FOAM TRIM	11	NOT USED
2	6" HALF-ROUND GUTTER	5	NOT USED	6c	SLIDING GLASS DOOR	8a	STUCCO	9b	HARDIE TRIM	12	METAL RAILING
3	METAL CANOPY	6a	FIBERGLASS FRONT DOOR w/ SIDE LITES	6d	WOOD ROLL-UP GARAGE DOOR	8b	VERTICAL SIDING	10	NOT USED	13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) EXTERIOR ELEVATIONS

A11.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

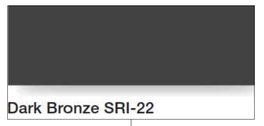
6/29/2023 5:36:34 PM, 23-0629_DR Resubmittal



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK

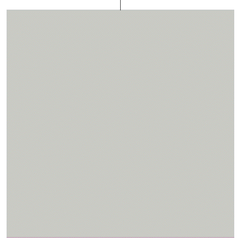


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

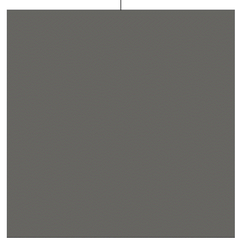


METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE

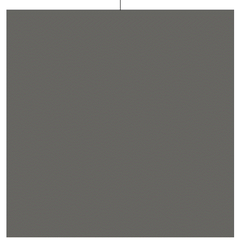




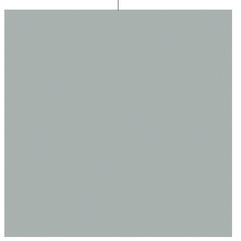
STUCCO:
MFR: BENJAMIN MOORE
COLOR: STONINGTON GRAY
HC-170



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



VERTICAL SIDING:
MFR: BENJAMIN MOORE
COLOR: COVENTRY GRAY
HC-169

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 11 (PLAN 4) COLORS & MATERIALS

A11.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:36:41 PM, 23-0629_DR Resubmittal



CAMINO PABLO - LOT 12

(PLAN 4)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 12 (PLAN 4) COVER SHEET

A12.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:36:50 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

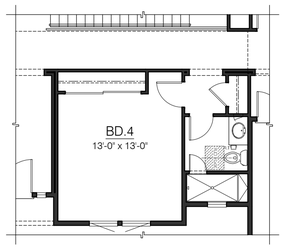
LOT 12 (PLAN 4) SITE PLAN

A12.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

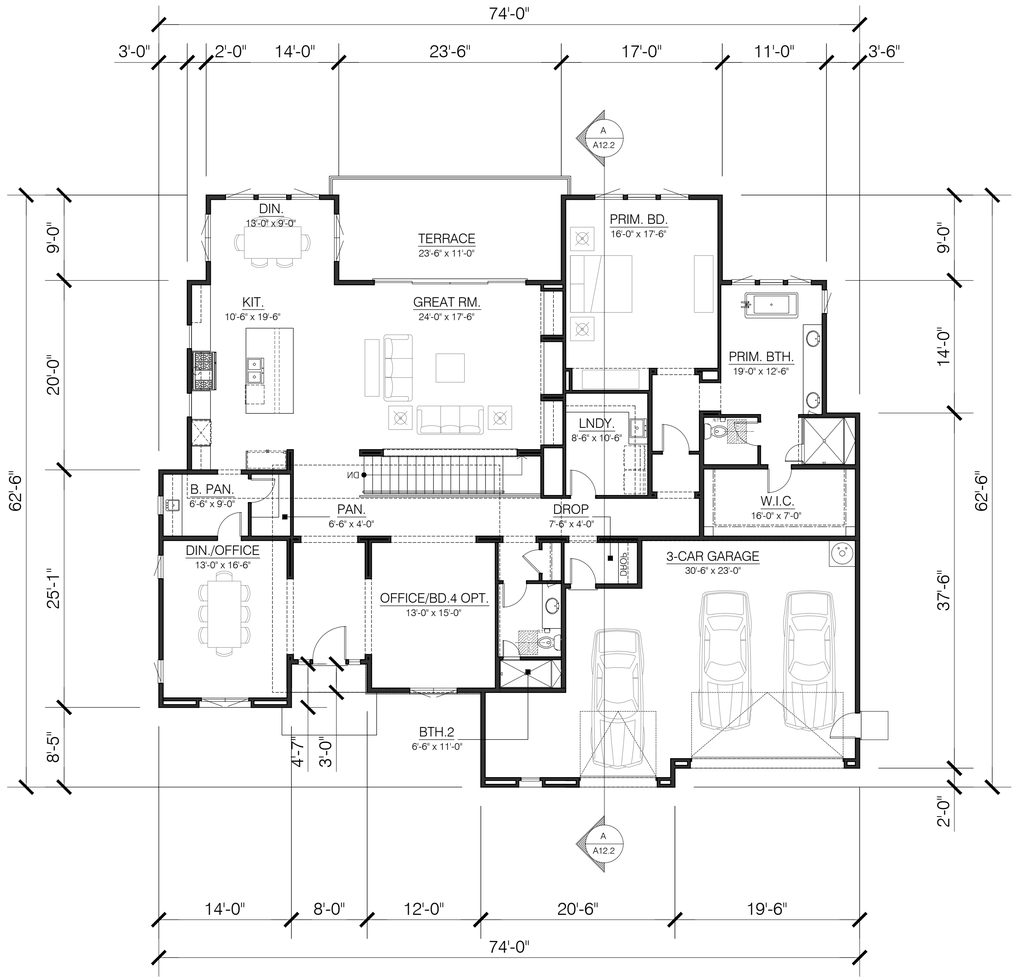
6/29/2023 5:37:09 PM, 23-0629_DR Resubmittal



BD.4 OPT.

LOT 12 (PLAN 4)

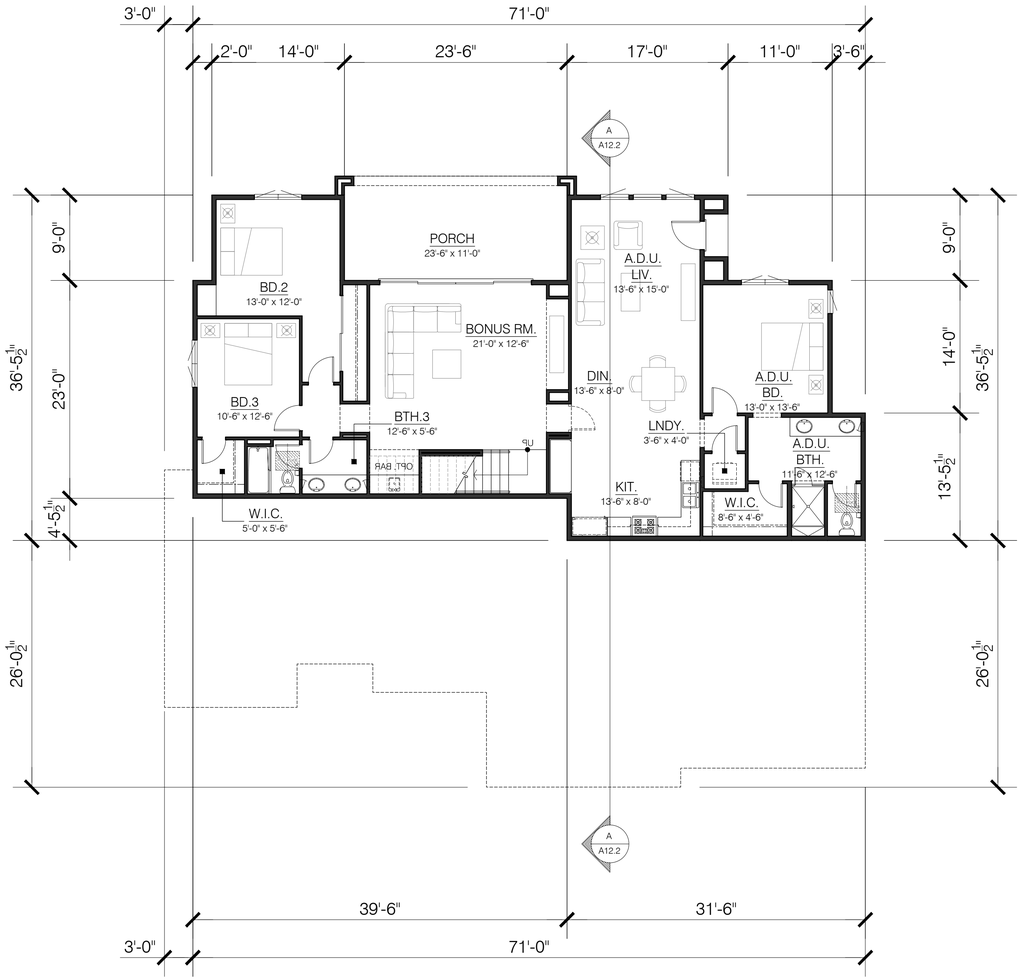
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 12 (PLAN 4)

GARAGE:	818 SQ. FT.	MAIN LIVING:	2930 SQ. FT.
PORCH:	263 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	263 SQ. FT.	TOTAL:	3916 SQ. FT.
		A.D.U.:	936 SQ. FT.
		TOTAL LIVING:	4852 SQ. FT.



LOWER FLOOR

LOT 12 (PLAN 4)

6/29/2023 5:37:17 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

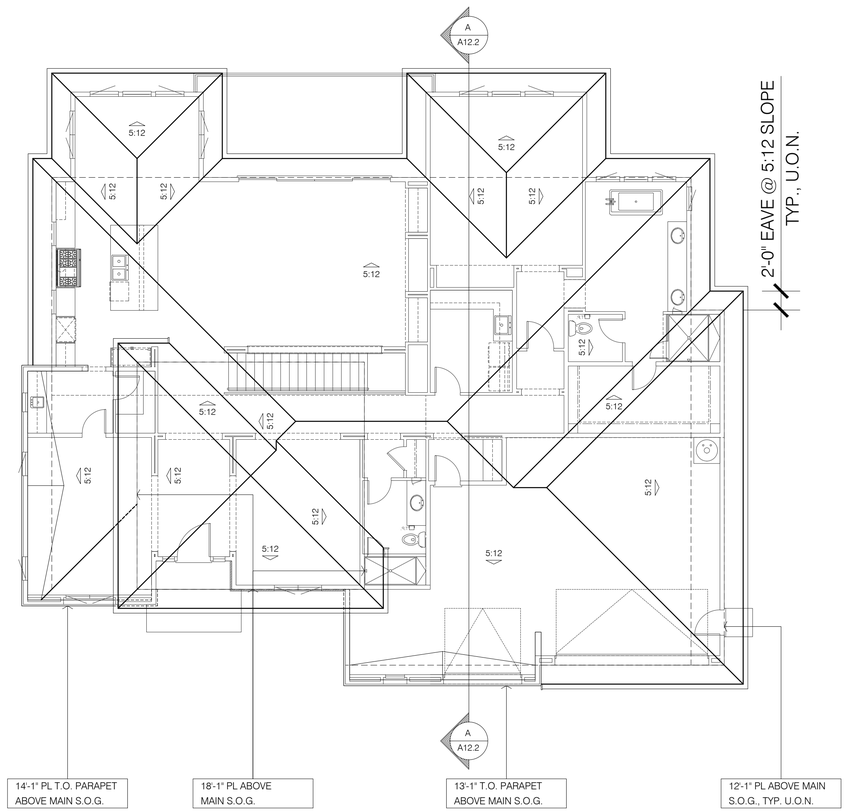
t. 415-512-1300
f. 415-288-0288

LOT 12 (PLAN 4) FLOOR PLANS

A12.1

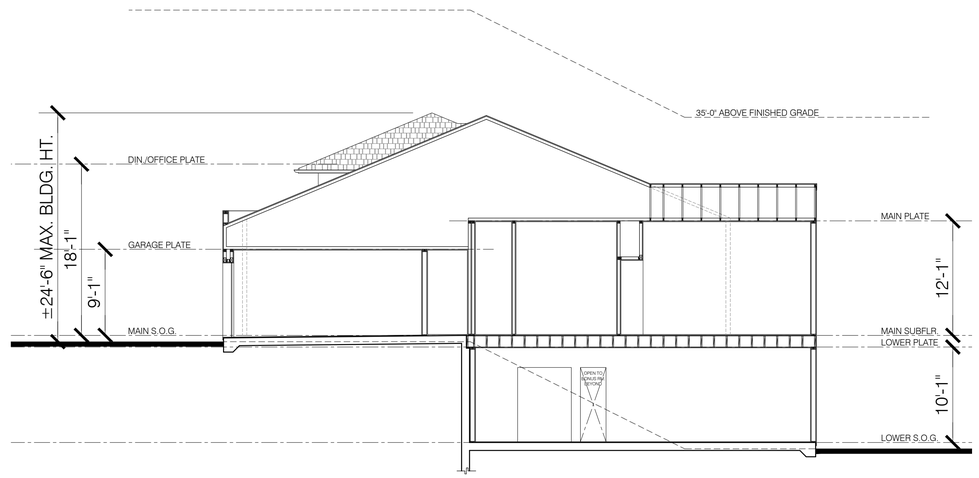
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 12 (PLAN 4)



SECTION A-A

LOT 12 (PLAN 4)

6/29/2023 5:37:22 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

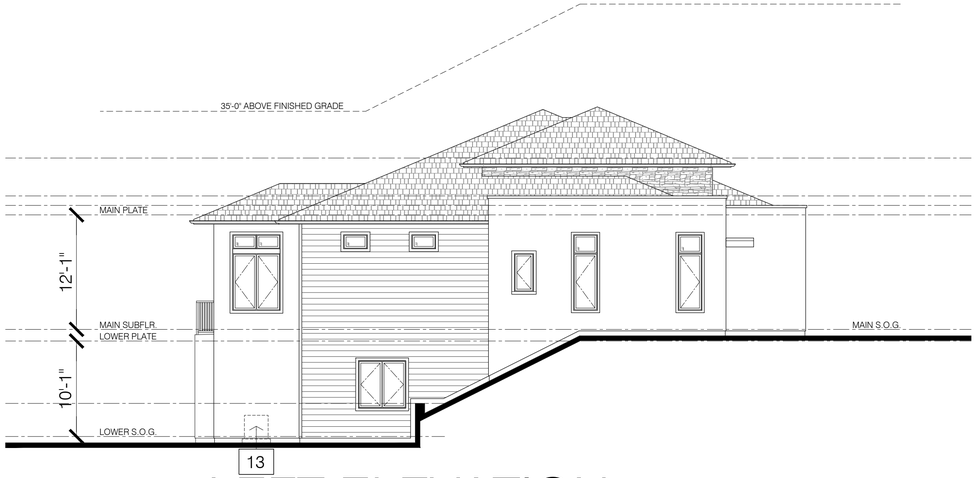
HUNT HALE JONES
Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com
t. 415-512-1300
f. 415-288-0288

LOT 12 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A12.2

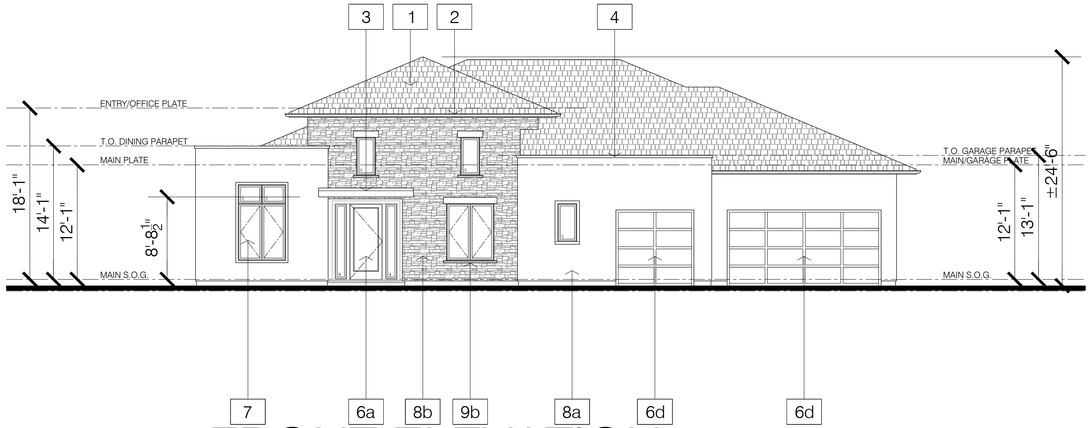
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



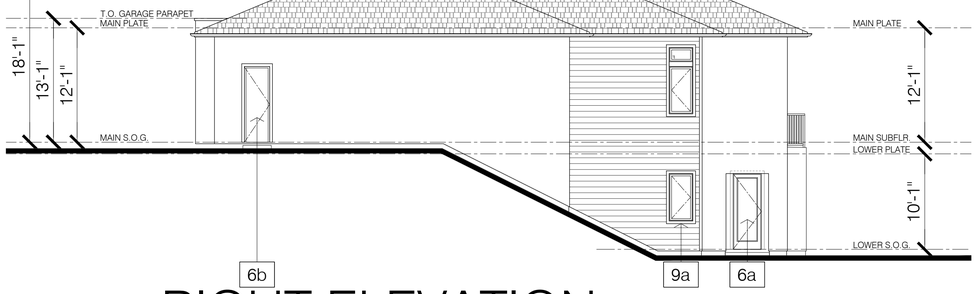
LEFT ELEVATION

LOT 12 (PLAN 4)



FRONT ELEVATION

LOT 12 (PLAN 4)



RIGHT ELEVATION

LOT 12 (PLAN 4)



REAR ELEVATION

LOT 12 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	METAL TRIM CAP OVER PARAPET		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	PRECAST TRIM		12	METAL RAILING
3	METAL CANOPY		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 12 (PLAN 4) EXTERIOR ELEVATIONS

A12.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:37:32 PM, 23-0629_DR Resubmittal

WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT

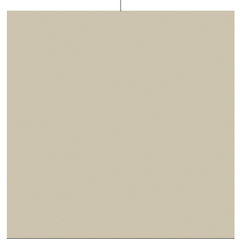


ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND

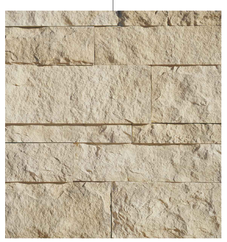




STUCCO:
MFR: BENJAMIN MOORE
COLOR: GRANT BEIGE
HC-83



MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
OYSTER



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: FRENCH PRESS
AF-170



6/29/2023 5:37:40 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 12 (PLAN 4) COLORS & MATERIALS

A12.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



CAMINO PABLO - LOT 13

(PLAN 4)

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT
HALE
JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) COVER SHEET

A13.0.0

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:37:49 PM, 23-0629_DR Resubmittal



SETBACKS	
FRONT	20'-0"
REAR	15'-0"
LEFT	15'-0"
RIGHT	10'-0"

NORTH 0 5 10 15 20 25 50

6/29/2023 5:38:08 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

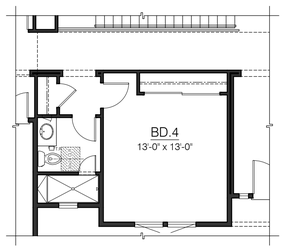
t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) SITE PLAN

A13.0.1

SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

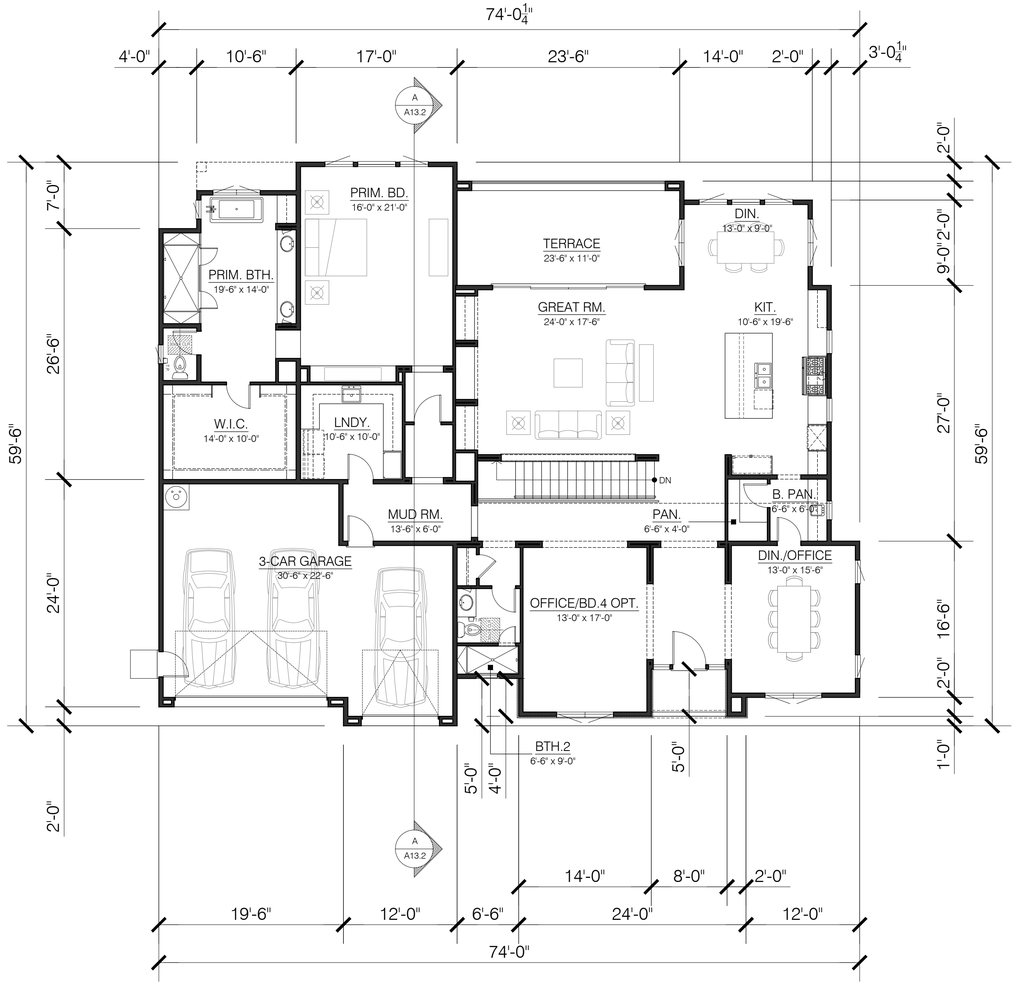
©HUNT HALE JONES ARCHITECTS



BD.4 OPT.

LOT 13 (PLAN 4)

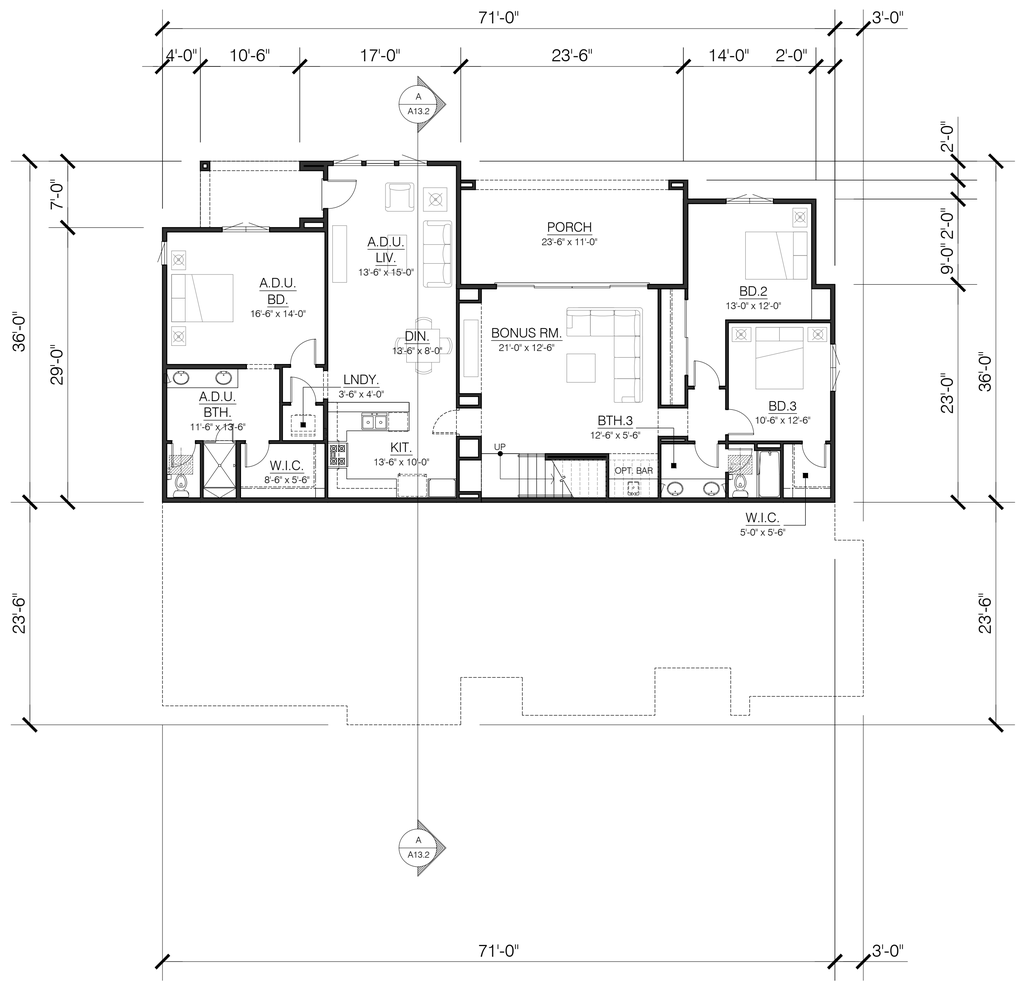
FOR ADDITIONAL INFORMATION NOT SHOWN, SEE MAIN FLOOR PLAN



MAIN FLOOR

LOT 13 (PLAN 4)

GARAGE:	678 SQ. FT.	MAIN LIVING:	2983 SQ. FT.
PORCH:	259 SQ. FT.	LOWER LIVING:	986 SQ. FT.
TERRACE:	259 SQ. FT.	TOTAL:	3969 SQ. FT.
		A.D.U.:	1004 SQ. FT.
		TOTAL LIVING:	4973 SQ. FT.



LOWER FLOOR

LOT 13 (PLAN 4)

6/29/2023 5:38:15 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

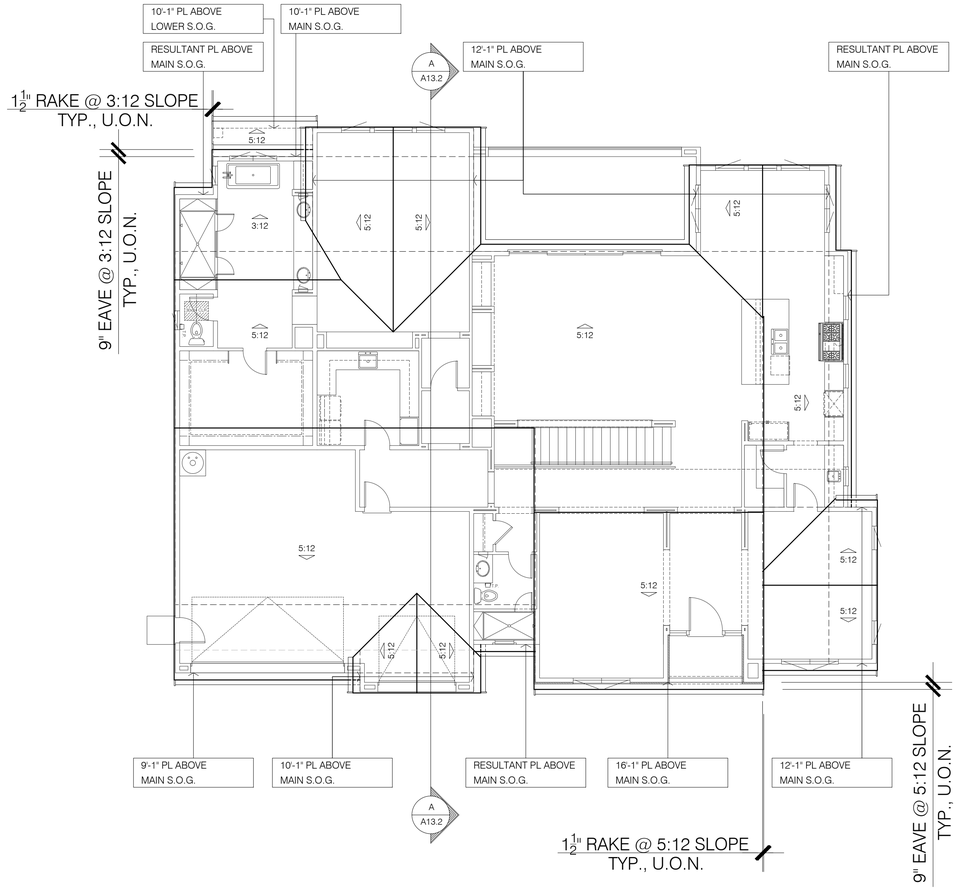
t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) FLOOR PLANS

A13.1

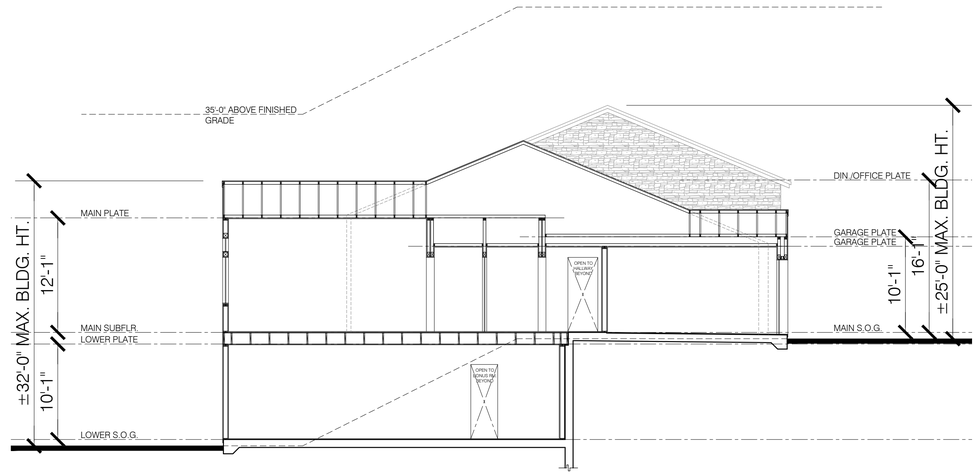
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



ROOF PLAN

LOT 13 (PLAN 4)



SECTION A-A

LOT 13 (PLAN 4)

6/29/2023 5:38:20 PM, 23-0629_DR Resubmittal

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

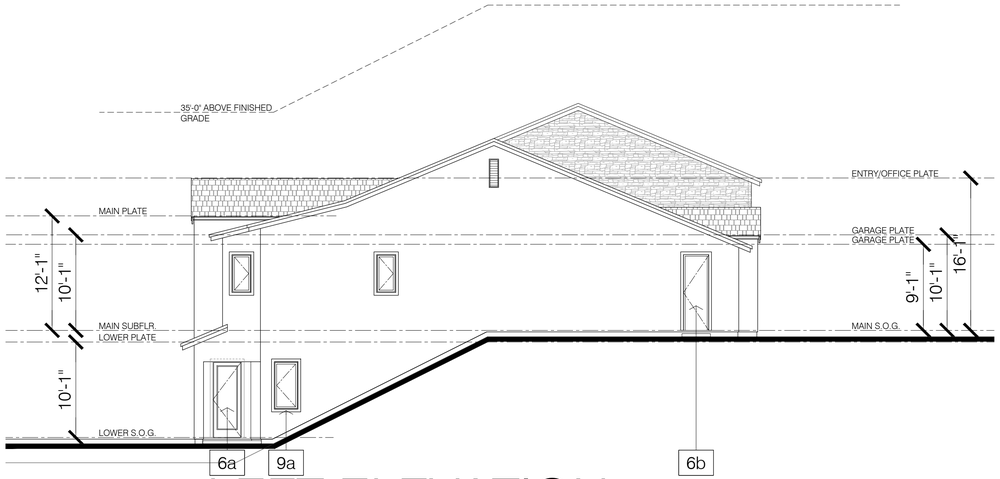
t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A13.2

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS



LEFT ELEVATION

LOT 13 (PLAN 4)



FRONT ELEVATION

LOT 13 (PLAN 4)



RIGHT ELEVATION

LOT 13 (PLAN 4)



REAR ELEVATION

LOT 13 (PLAN 4)

MATERIAL SPECIFICATIONS

1	COMPOSITE SHINGLE ROOF		4	NOT USED		6b	FIBERGLASS MAN. DOOR		7	ANDERSEN 400 SERIES WOOD CLAD WINDOW		9a	STUCCO OVER FOAM TRIM		11	NOT USED
2	6" HALF-ROUND GUTTER		5	NOT USED		6c	SLIDING GLASS DOOR		8a	STUCCO		9b	BRICK TRIM		12	METAL RAILING
3	NOT USED		6a	FIBERGLASS FRONT DOOR w/ SIDE LITES		6d	ROLL-UP GARAGE DOOR (OPTIONAL GLASS DOOR)		8b	ADHERED STONE		10	NOT USED		13	AC UNIT

JBT PROPERTY MANAGEMENT COMPANY, INC.

CAMINO PABLO

MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors

444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) EXTERIOR ELEVATIONS

A13.3

SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:38:30 PM, 23-0629_DR Resubmittal



TRIMS, GUTTERS & EAVES:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD

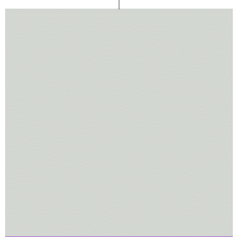


MASONRY:
MFR: EL DORADO STONE
SPEC: ASHLAND TUNDRA BRICK

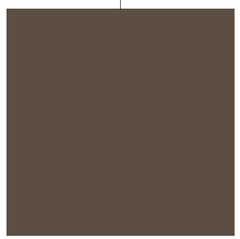


WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE

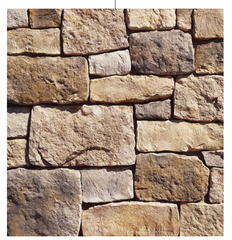




STUCCO:
MFR: BENJAMIN MOORE
COLOR: WICKMAN GRAY
HC-171



GARAGE DOORS:
MFR: BENJAMIN MOORE
COLOR: VAN BUREN BROWN
HC-70



MASONRY:
MFR: EL DORADO STONE
SPEC: ROUGH CUT AUTUMN LEAF
w/ OVERGROUT

JBT PROPERTY MANAGEMENT COMPANY, INC.
CAMINO PABLO
MORAGA, CA

HUNT HALE JONES

Architecture | Planning | Interiors
444 Spear Street, Suite 105
San Francisco, CA 94105
www.hunthalejones.com

t. 415-512-1300
f. 415-288-0288

LOT 13 (PLAN 4) COLORS & MATERIALS

A13.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

©HUNT HALE JONES ARCHITECTS

6/29/2023 5:38:38 PM, 23-0629_DR Resubmittal