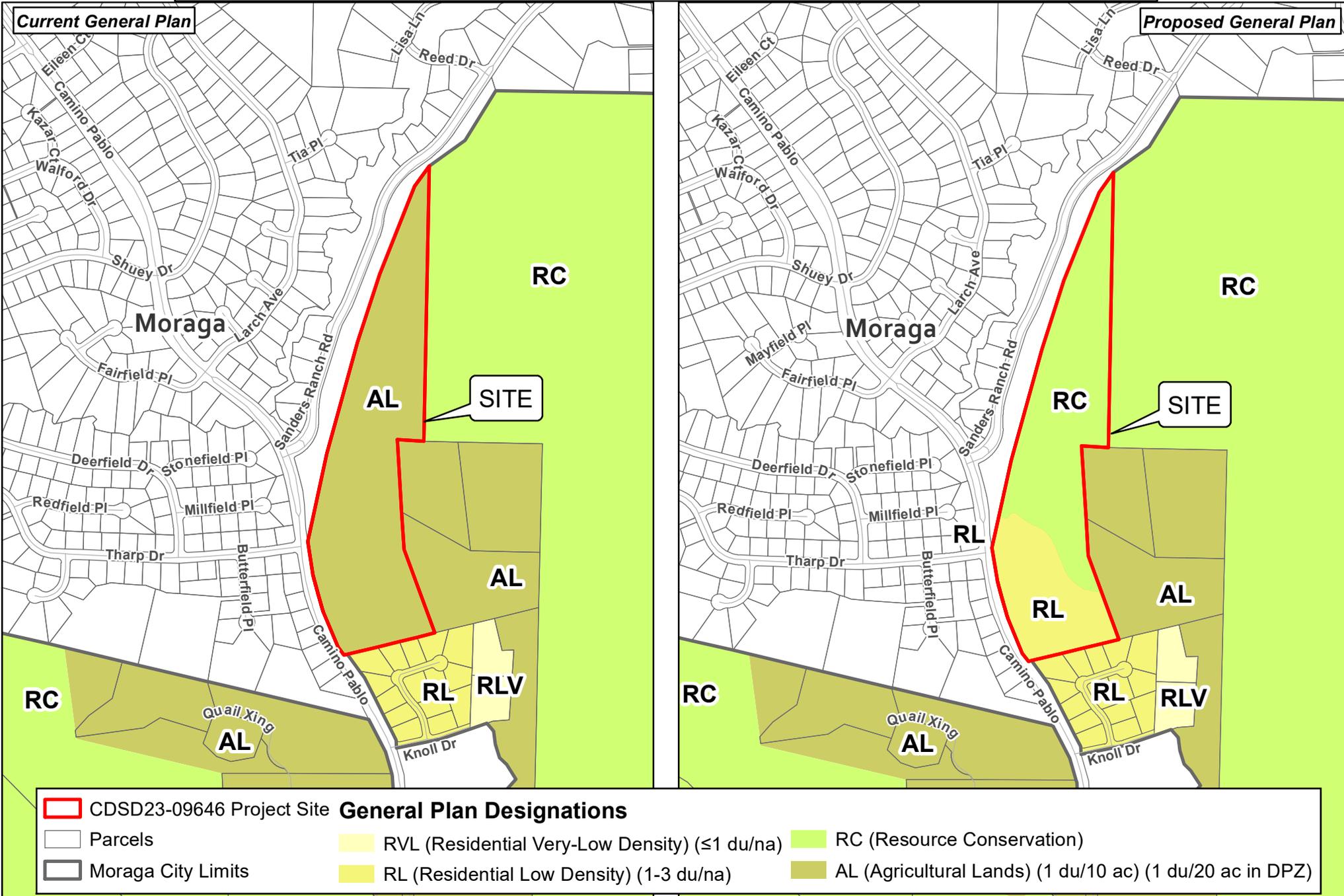


Attachment A: CDGP21-00004 Proposed General Plan Amendment

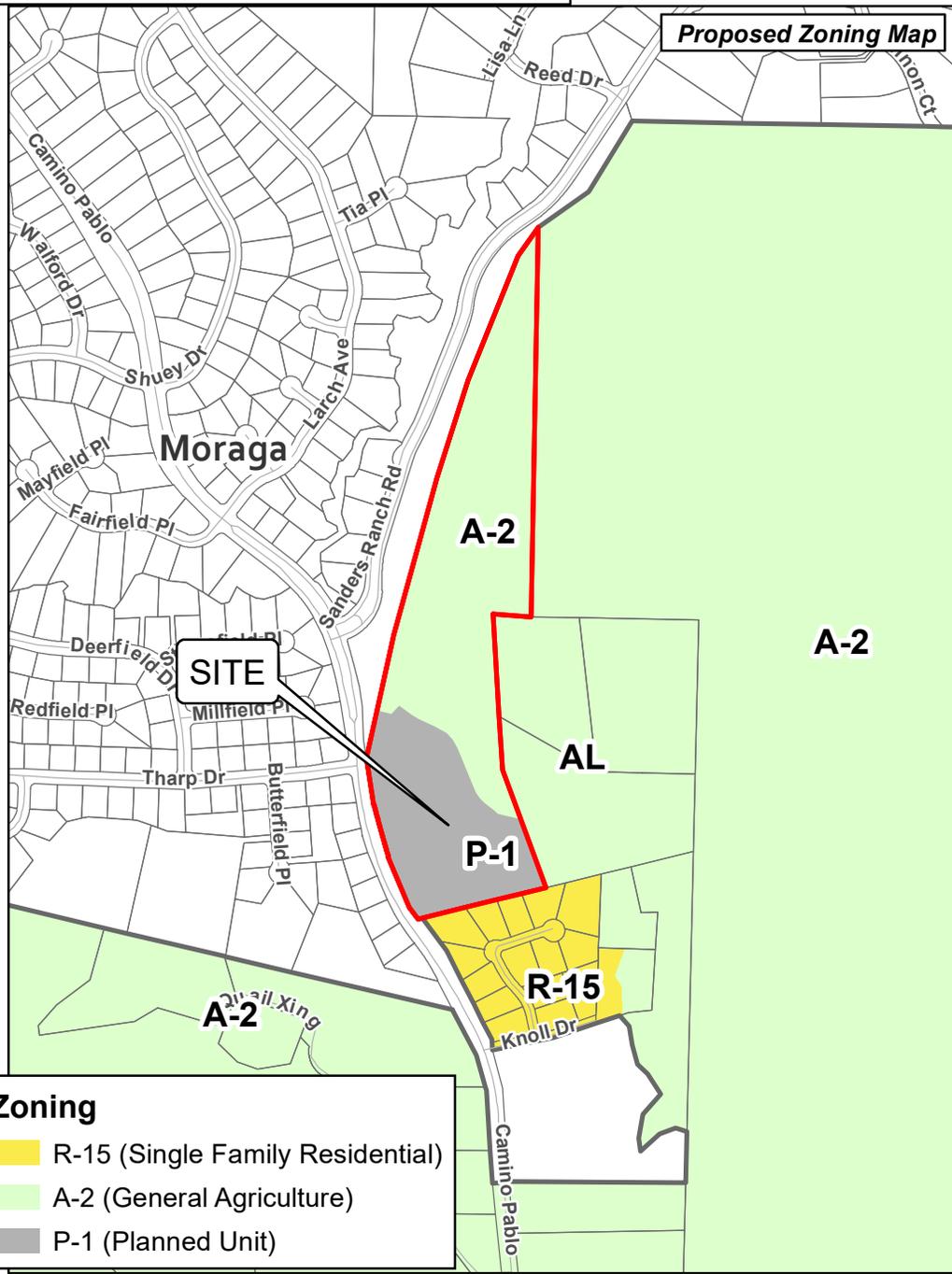
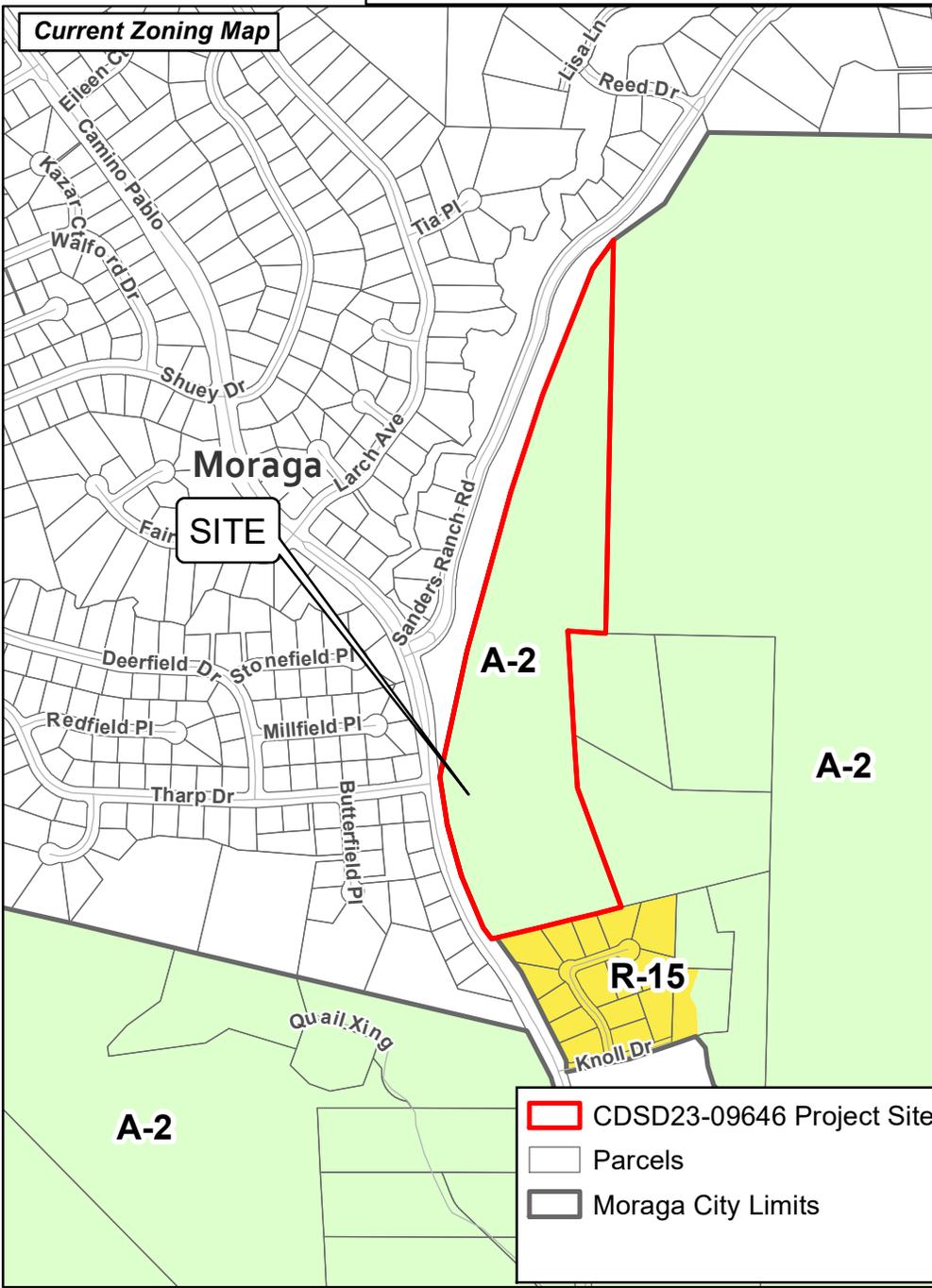


Map Created 8/21/2025
 by Contra Costa County Department of
 Conservation and Development, GIS Group
 30 Muir Road, Martinez, CA 94553
 37:59:41.791N 122:07:03.756W

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



CDSD23-09646 Project Site Zoning	
	CDSD23-09646 Project Site
	Parcels
	Moraga City Limits
	R-15 (Single Family Residential)
	A-2 (General Agriculture)
	P-1 (Planned Unit)



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

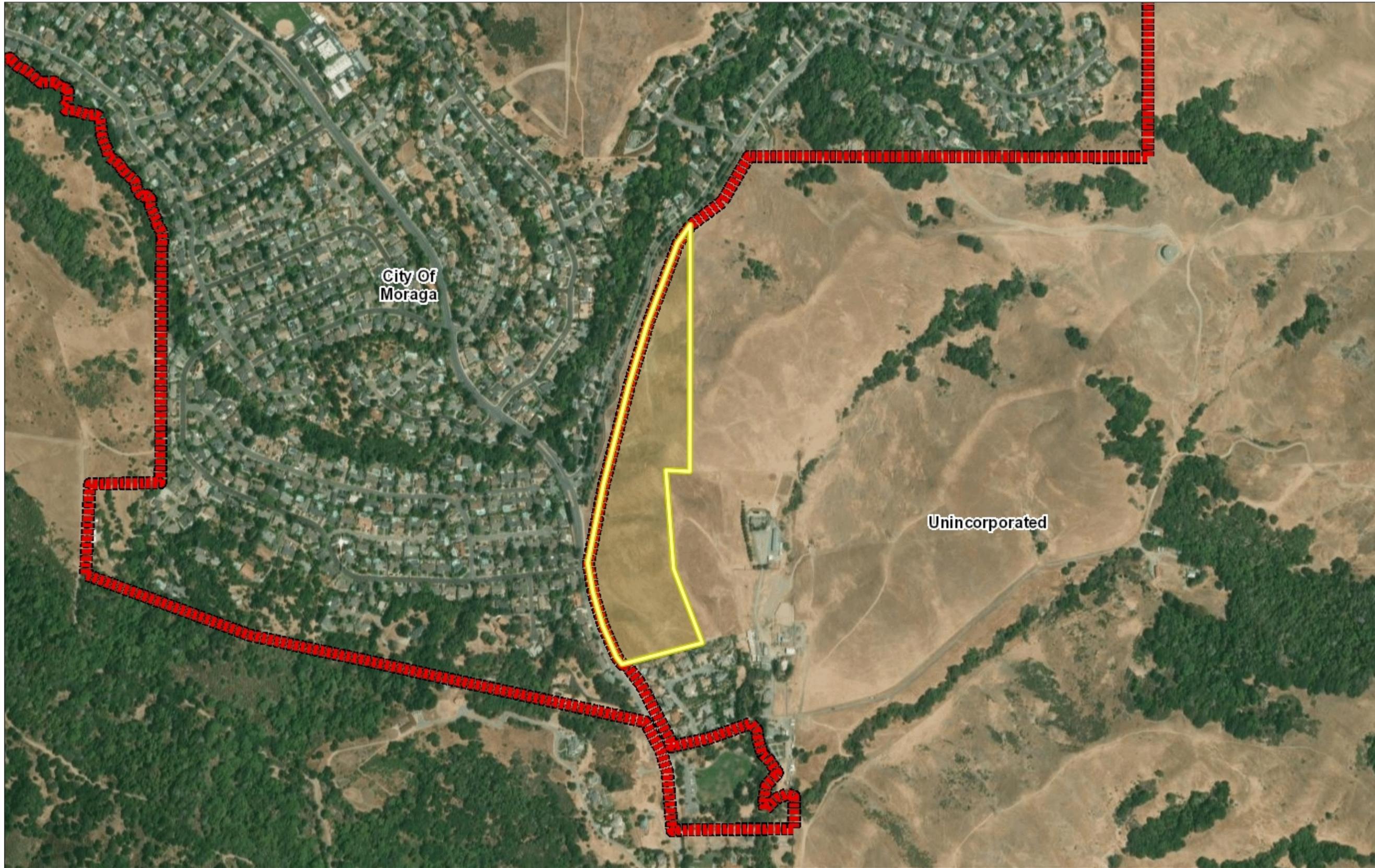
This map was created by the Contra Costa County Department of Conservation and Development with data from the Contra Costa County GIS Program. Some base data, primarily City Limits, is derived from the CA State Board of Equalization's tax rate areas. While obligated to use this data the County assumes 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.





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

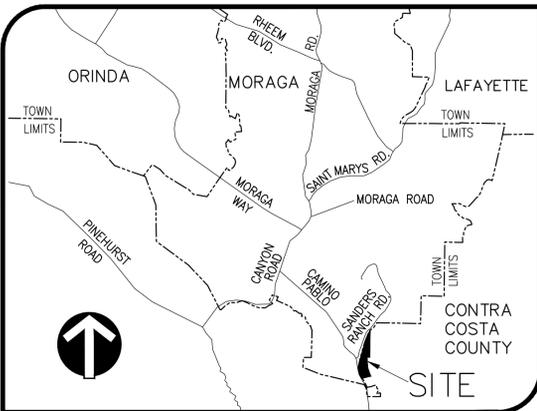
WGS_1984_Web_Mercator_Auxiliary_Sphere

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
- CSDS23- 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 CDS23-09646
By Contra Costa County
Department of Conservation and Development

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-T023000212-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."

GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

TITLE SHEET



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	POINT 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

LANDSCAPE ARCHITECT: CAMP & CAMP ASSOCIATES
2520 CAMINO DIABLO
WALNUT CREEK, CA 94597
(925) 941-6490
CONTACT: TERRY CAMP

CIVIL ENGINEER: dk ENGINEERING
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
(925) 932-6868
CONTACT: BENOIT McVEIGH

AERIAL TOPOGRAPHY: AMERICAN AERIAL MAPPING, INC.
6151 FREEPORT BLVD., SUITE 170
SACRAMENTO, CA 95822
(916) 392-8676

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

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

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

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

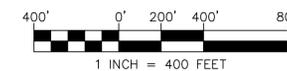
	CITY LIMIT – TOWN OF MORAGA
	URBAN LIMIT LINE (CONTRA COSTA COUNTY DESIGNATION)
	SUBJECT PROPERTY

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



GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

REGIONAL CONTEXT AERIAL MAP

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

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

GENERAL PLAN AMENDMENT

EXISTING GENERAL PLAN



PROPOSED GENERAL PLAN AMENDMENT

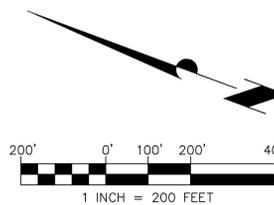


LEGEND

- 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)



GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

GENERAL PLAN AMENDMENT EXHIBIT

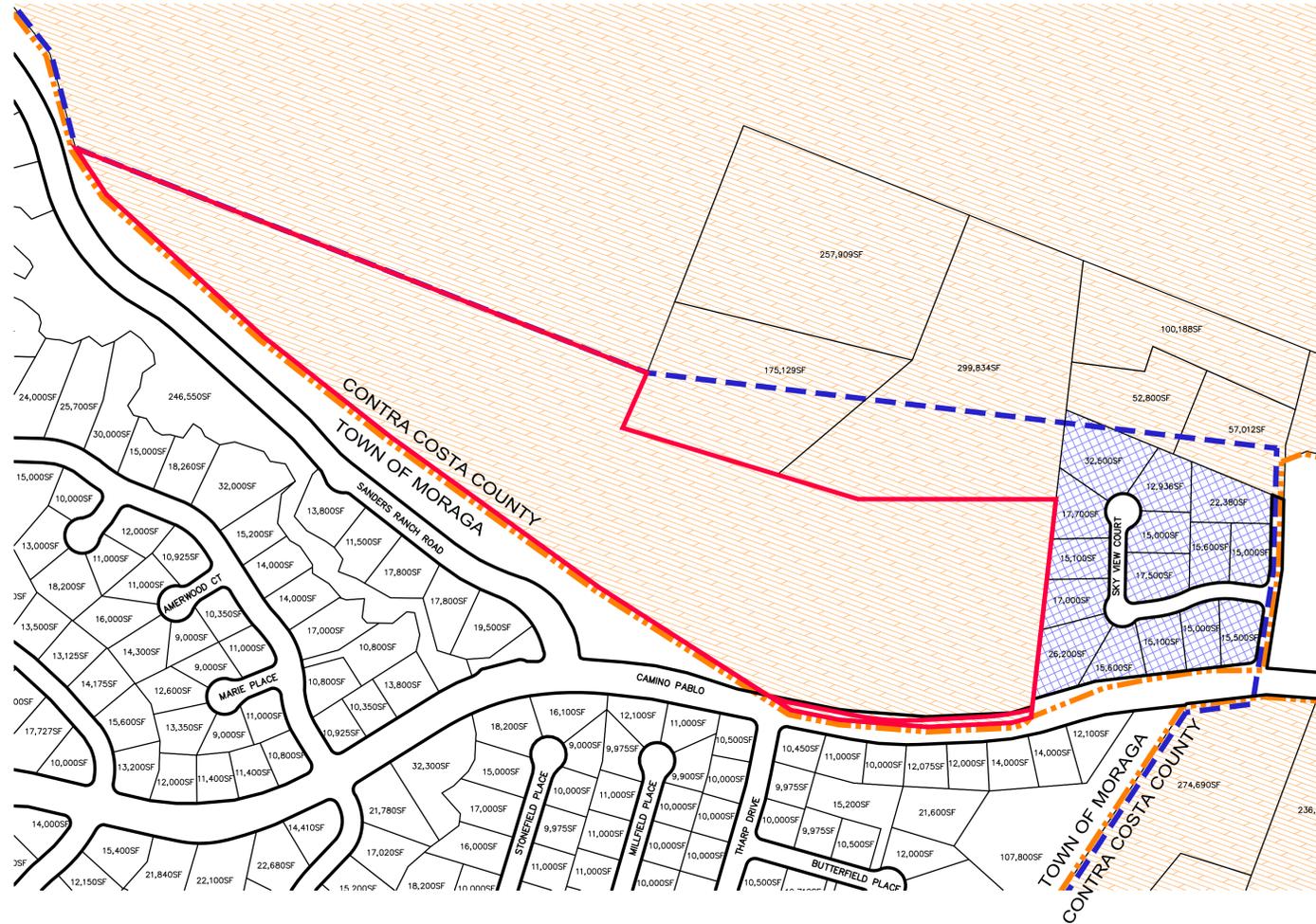
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OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

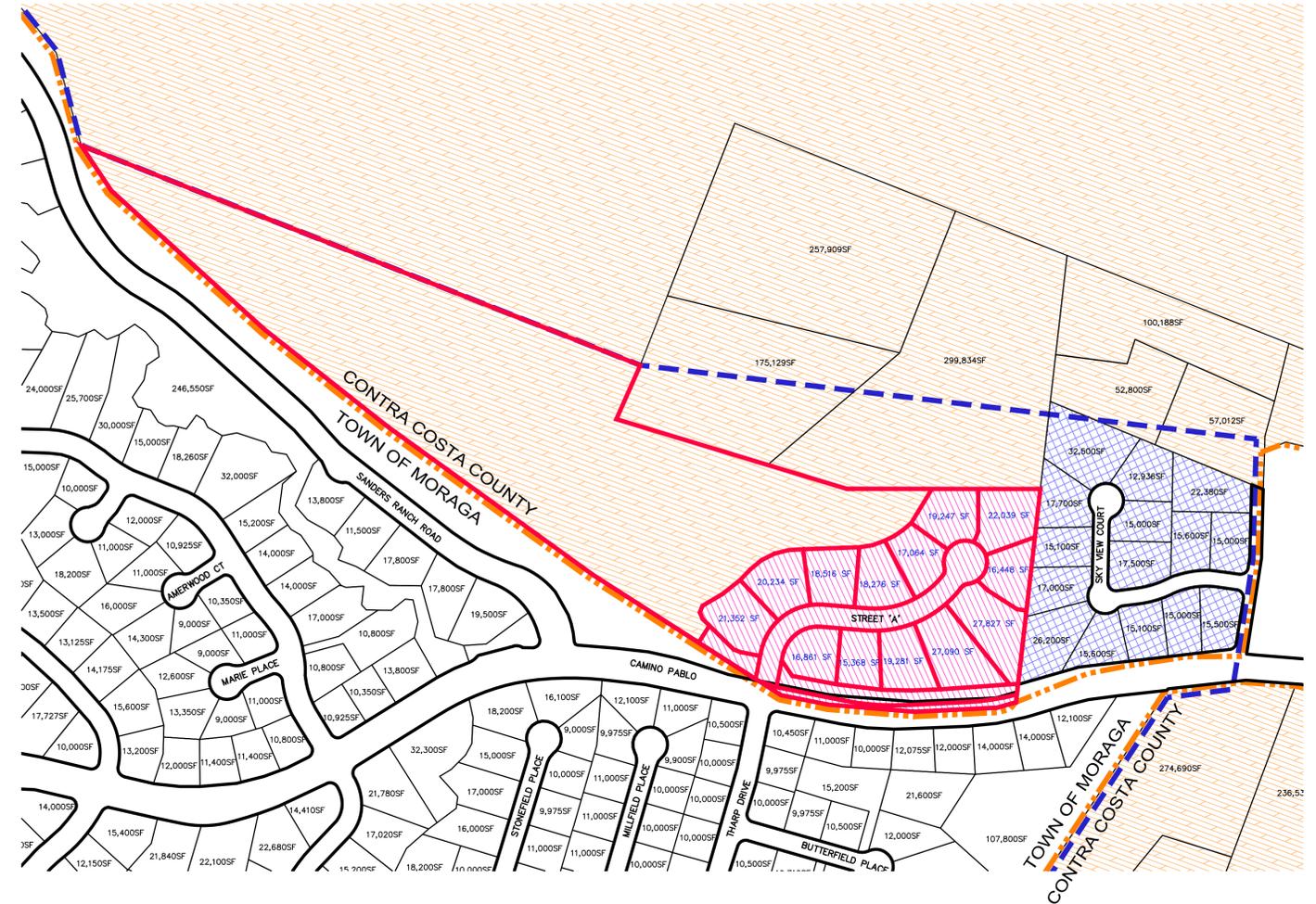
dk JOB# 13-1060-12

REZONING

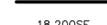
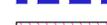
EXISTING ZONING

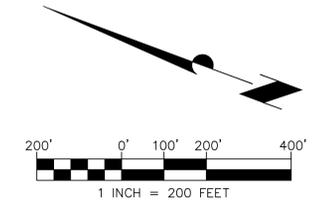


PROPOSED ZONING



LEGEND

-  SUBDIVISION BOUNDARY/PARCEL LINES
-  EXISTING PARCEL LINE
-  RIGHT OF WAY
-  SURROUNDING LOT SQUARE FOOTAGE
-  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)



GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

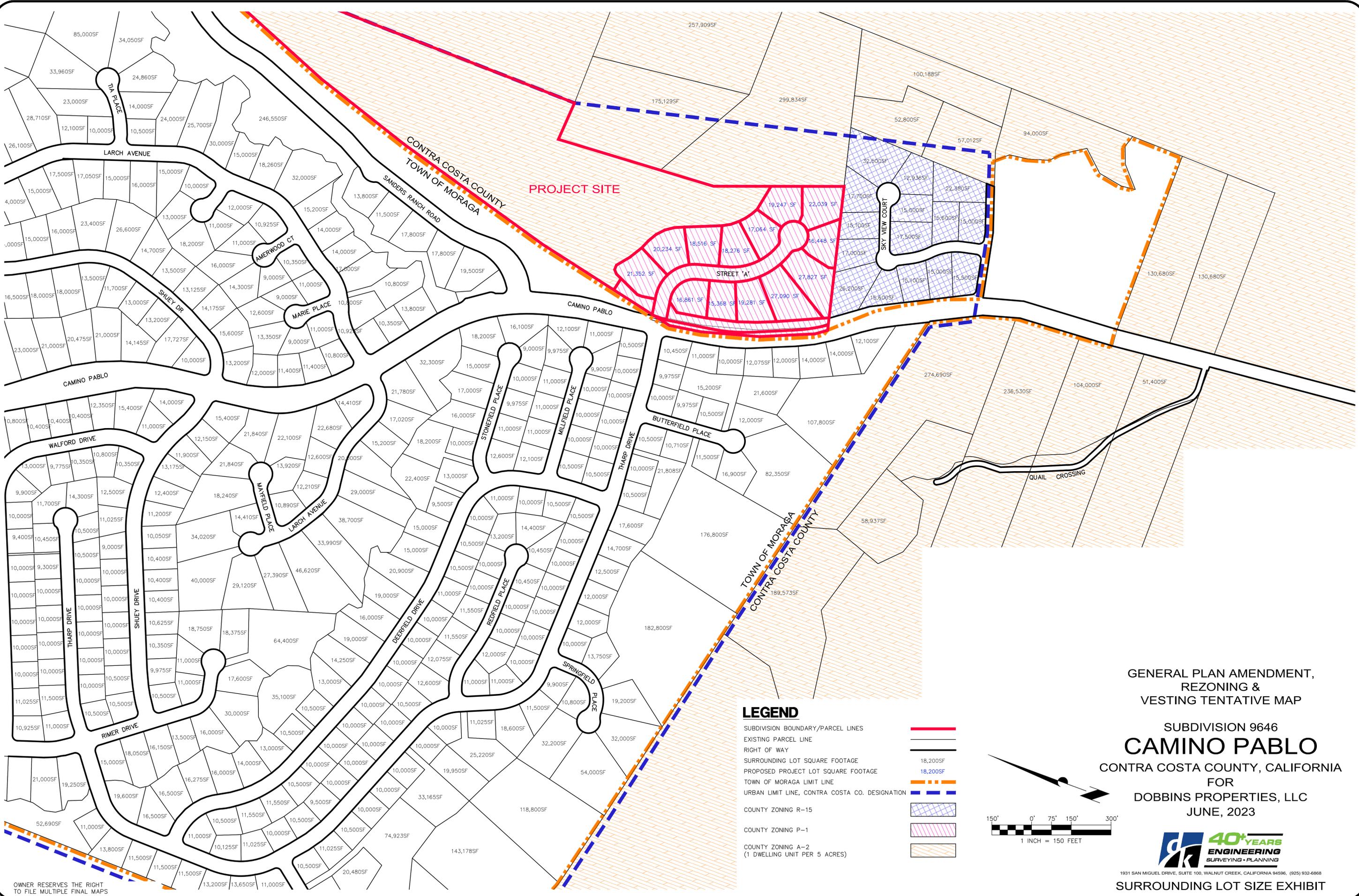
REZONING EXHIBIT

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OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

PATH: E:\PROJECTS\2013\13-1060-CAMINO PABLO\TOWN OF MORAGA\PLANNING\GPA\REZONING & VESTING\CC-5 REZONING-NEIGH LOTS-1860.DWG



OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

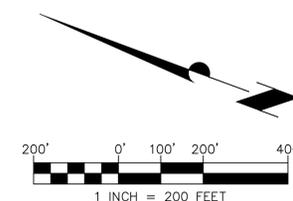
SURROUNDING LOT SIZE EXHIBIT

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



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	



GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



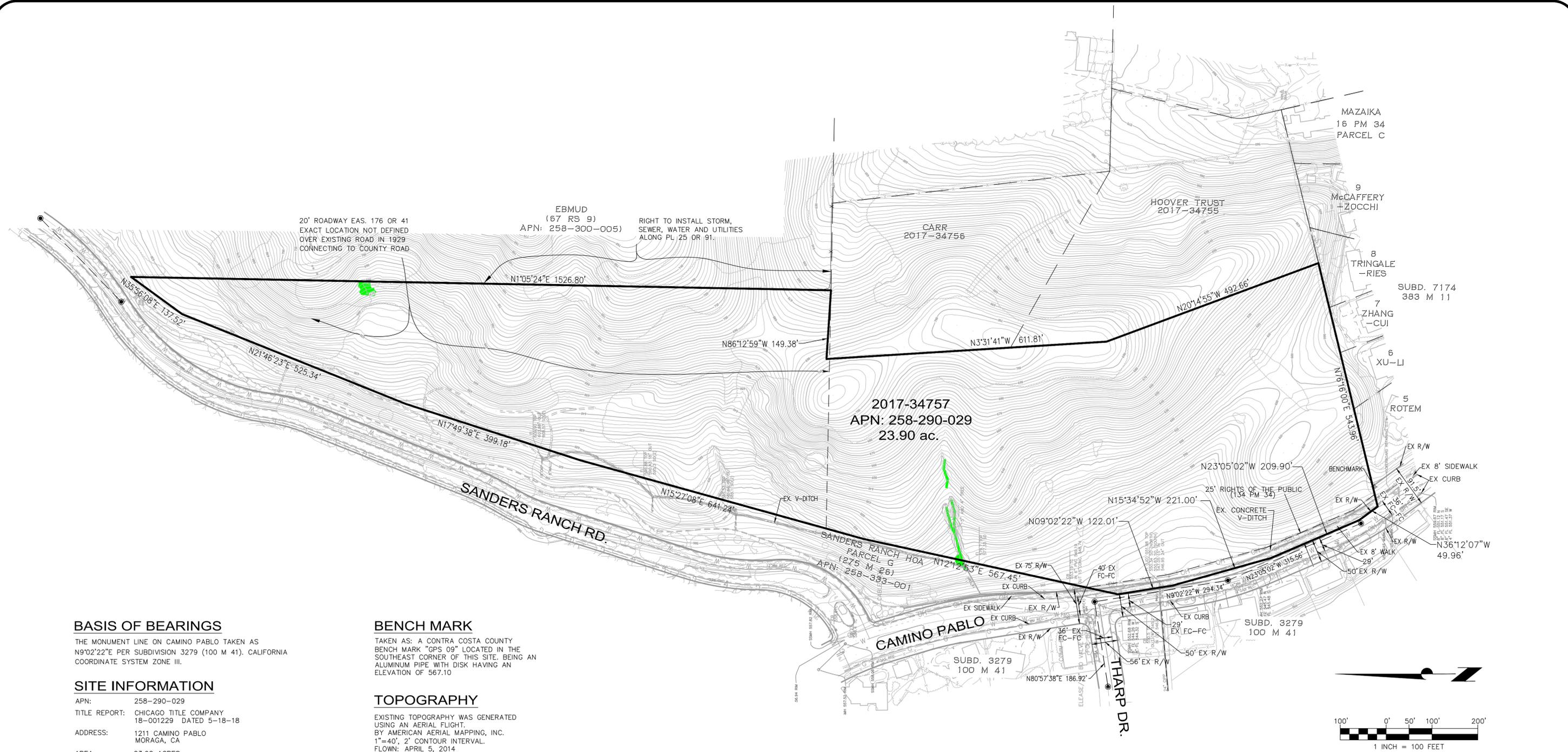
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

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\CPA REZONING & VTY\CC-8 BOUNDARY & TOPO-1360.DWG



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

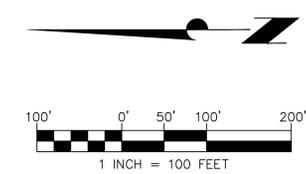
TAKEN AS: A CONTRA COSTA COUNTY BENCH MARK "GPS 09" LOCATED IN THE SOUTHEAST CORNER OF THIS SITE, BEING AN ALUMINUM PIPE WITH DISK HAVING AN ELEVATION OF 567.10

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		ELECTROLIER	
EXISTING RIGHT OF WAY 'R/W'		POWER POLE	
ADJACENT PROPERTY LINE		FIRE HYDRANT	
MONUMENT LINE		EX MANHOLE (AS NOTED)	
MONUMENT TO MONUMENT		FENCE	
VITRIFIED CLAY PIPE		CONCRETE	
CAST IRON PIPE		DENSE BUSHES / TREES	
CORRUGATED METAL PIPE		FACE OF CURB 'FC'	
EDGE OF PAVEMENT		CONTOUR LINES	
WATER MAIN WATER BOX/VAULT/METER		SANITARY SEWER LINE, & MANHOLE	
OVERHANG		STORM DRAIN LINE, MANHOLE, & CATCH BASIN	
TOP OF WALL / BOTTOM OF WALL		WATER LINE	
PROPERTY LINE		WATER VALVE	
RETAINING WALL		LOT LINE ADJUSTMENT	
SIGN		RIGHT OF WAY	
FOUND STREET MONUMENT		JURISDICTIONAL AREA	



GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

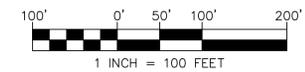
SUBDIVISION 9646
CAMINO PABLO
 CONTRA COSTA COUNTY, CALIFORNIA
 FOR DOBBINS PROPERTIES, LLC
 JUNE, 2023



1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868
BOUNDARY & TOPOGRAPHIC SURVEY MAP

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\CONTRA COSTA COUNTY PLANNING\GPA, REZONING & VESTING\CC-9 GEO & BIO-1360.DWG



LEGEND

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



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

VESTING TENTATIVE MAP

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:	ENGO 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 FREEMONT BLVD., SUITE 170 SACRAMENTO, CA 95822 (916) 392-8676

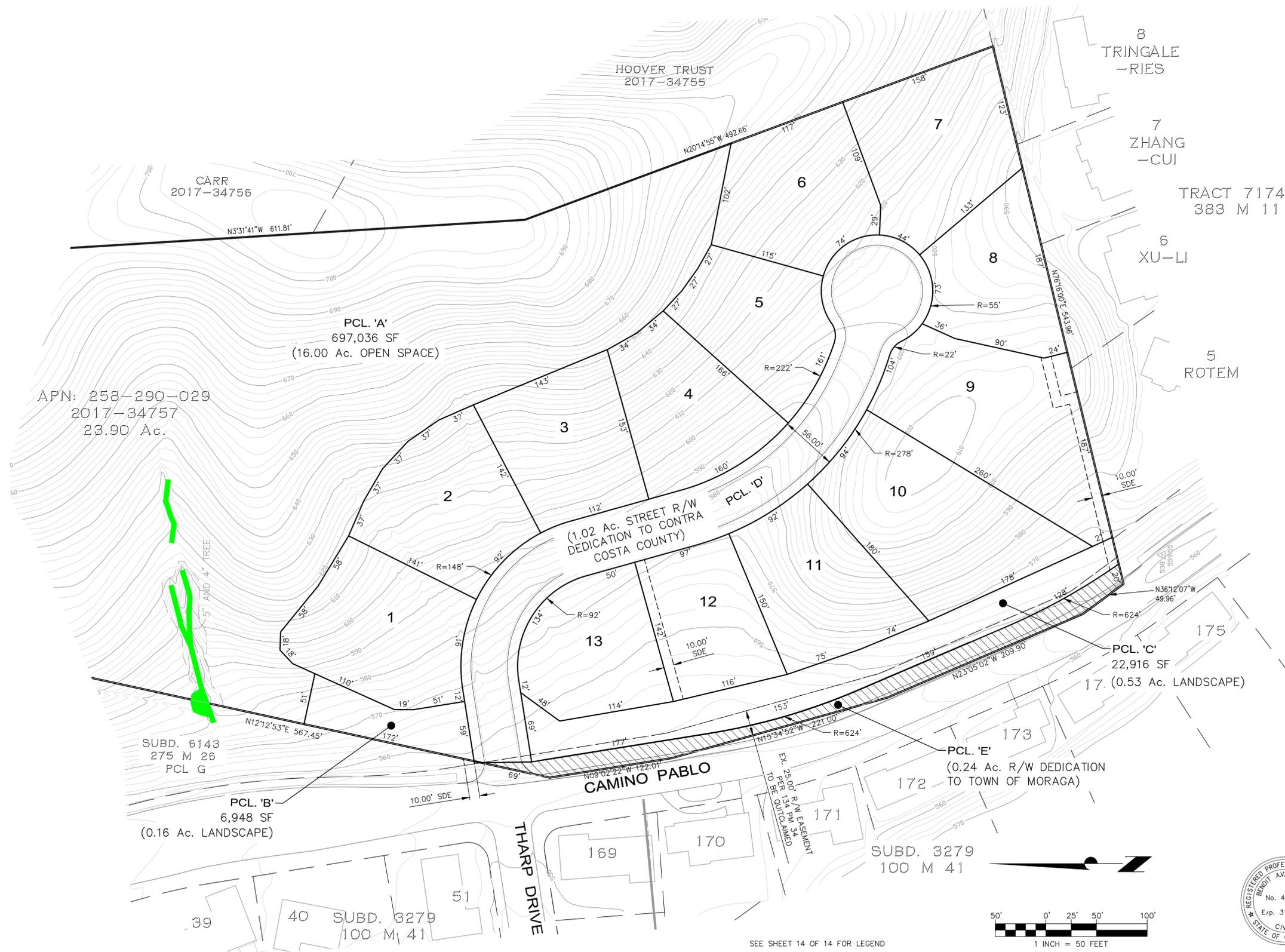
GENERAL PLAN AMENDMENT, REZONING & VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

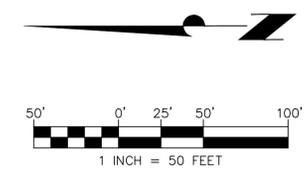


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - LOTTING



SEE SHEET 14 OF 14 FOR LEGEND

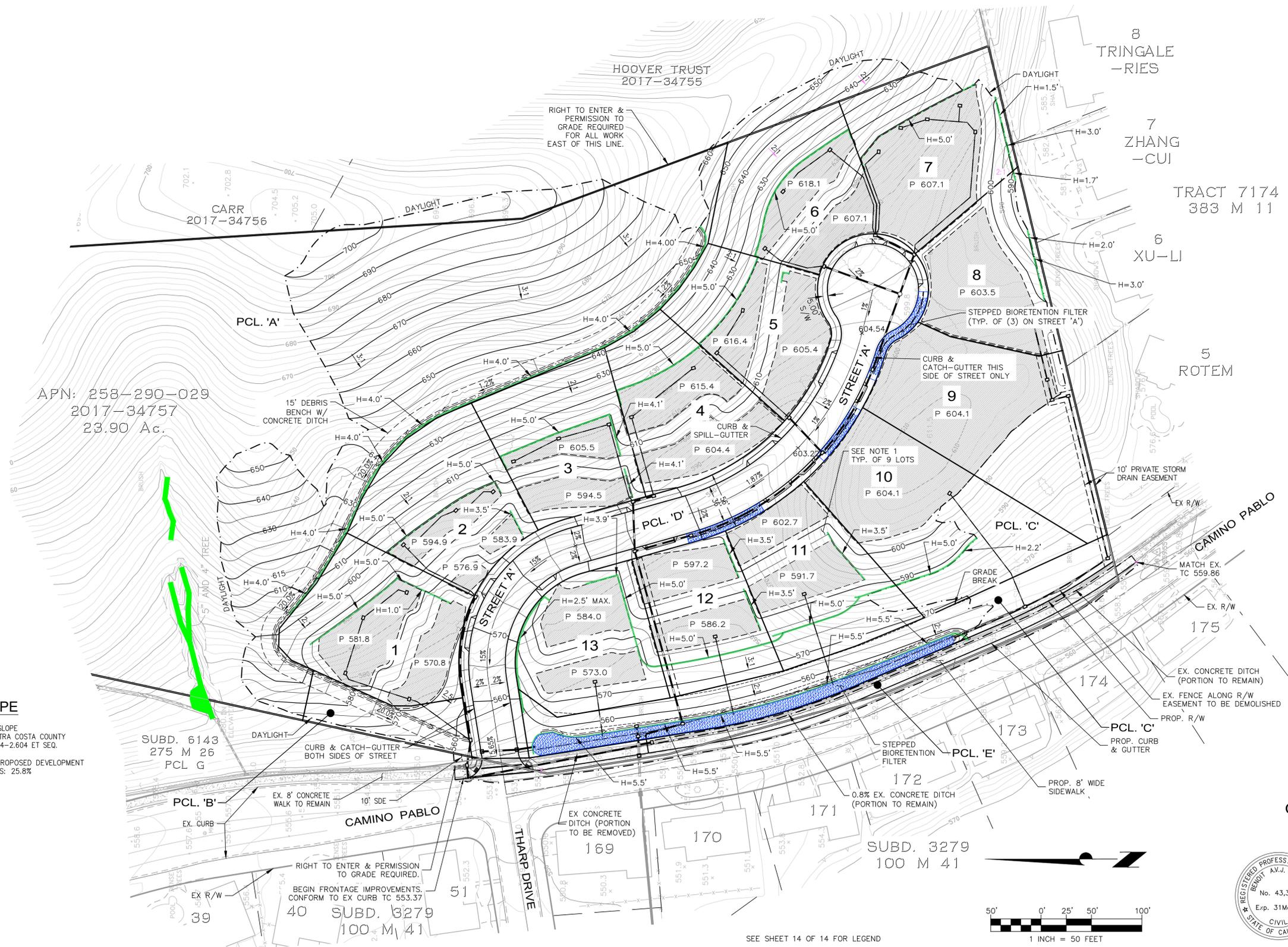


PATH: F:\PROJECTS\2013\13-1060-CAMINO PABLO\DWG\COUNTY PLANNING\GPA REZONING & VTM\CC-10 - 12 VTM-1360.DWG

OWNER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

VESTING TENTATIVE MAP



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

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%

SUBD. 6143
275 M 26
PCL G

RIGHT TO ENTER & PERMISSION
TO GRADE REQUIRED.
BEGIN FRONTAGE IMPROVEMENTS.
CONFORM TO EX CURB TC 553.37
40 SUBD. 3279
100 M 41

TRACT 7174
383 M 11

5
ROTEM

7
ZHANG
-CUI

8
TRINGALE
-RIES

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

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO

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



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

VESTING TENTATIVE MAP - GRADING 1

PATH: F:\PROJECTS\2013\13-1066-CAMINO PABLO\DWG\COUNTY PLANNING\GPA, REZONING & VTM\CC-10 - 12_VTM-1360.DWG

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12

VESTING TENTATIVE MAP

CARR
2017-34756

HOOVER TRUST
2017-34755

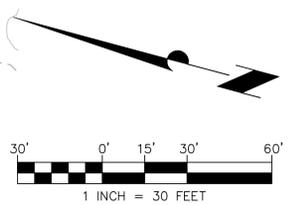
RIGHT TO ENTER & PERMISSION
TO GRADE REQUIRED FOR ALL
WORK EAST OF THIS LINE.

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.



GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO

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



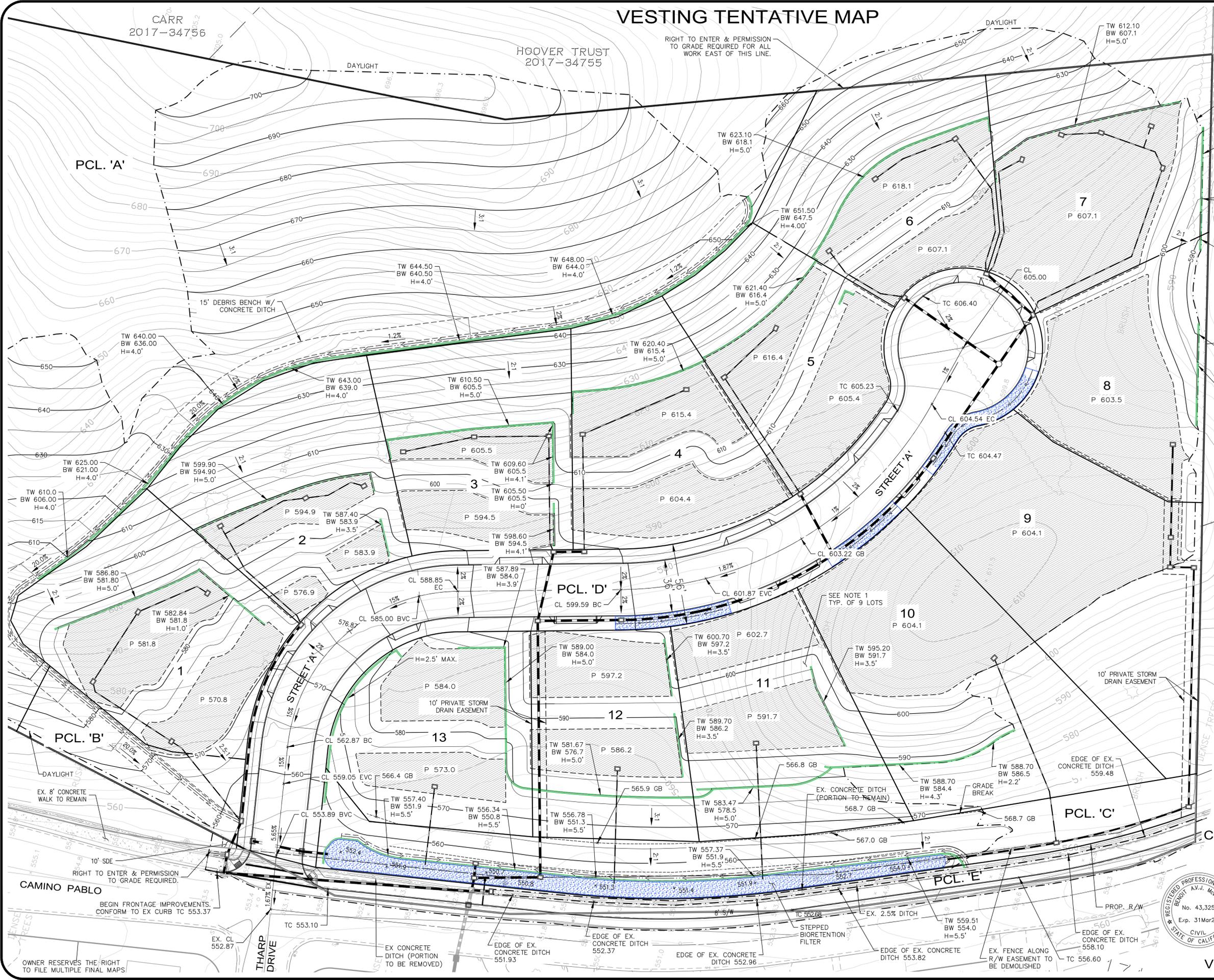
1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - GRADING 2

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

OWNER RESERVES THE RIGHT
TO FILE MULTIPLE FINAL MAPS

dk JOB# 13-1060-12



CAMINO PABLO
RIGHT TO ENTER & PERMISSION
TO GRADE REQUIRED.
BEGIN FRONTAGE IMPROVEMENTS.
CONFORM TO EX CURB TC 553.37

THARP DRIVE
EX. CL 552.87
10' SDE
RIGHT TO ENTER & PERMISSION
TO GRADE REQUIRED.

EX. 8' CONCRETE
WALK TO REMAIN
DAYLIGHT
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
EDGE OF EX. CONCRETE DITCH 553.82
EX. FENCE ALONG
R/W EASEMENT TO
BE DEMOLISHED

EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
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(PORTION TO REMAIN)

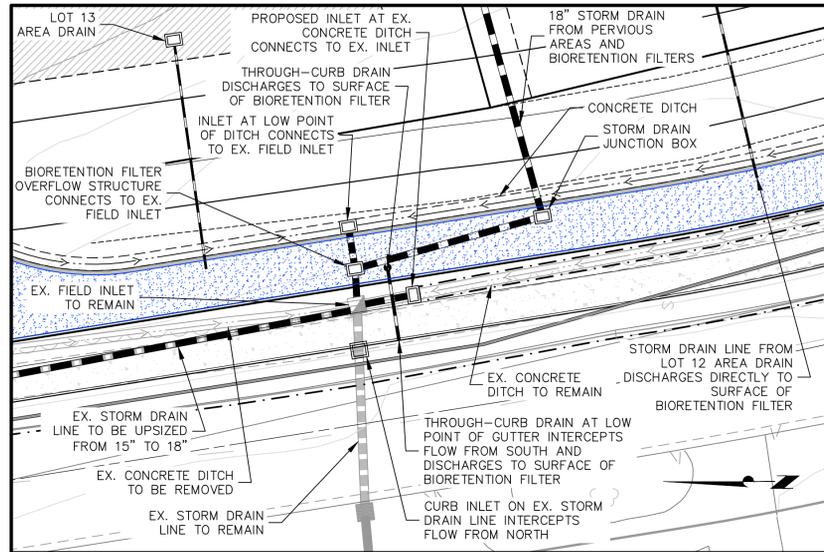
EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
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(PORTION TO REMAIN)

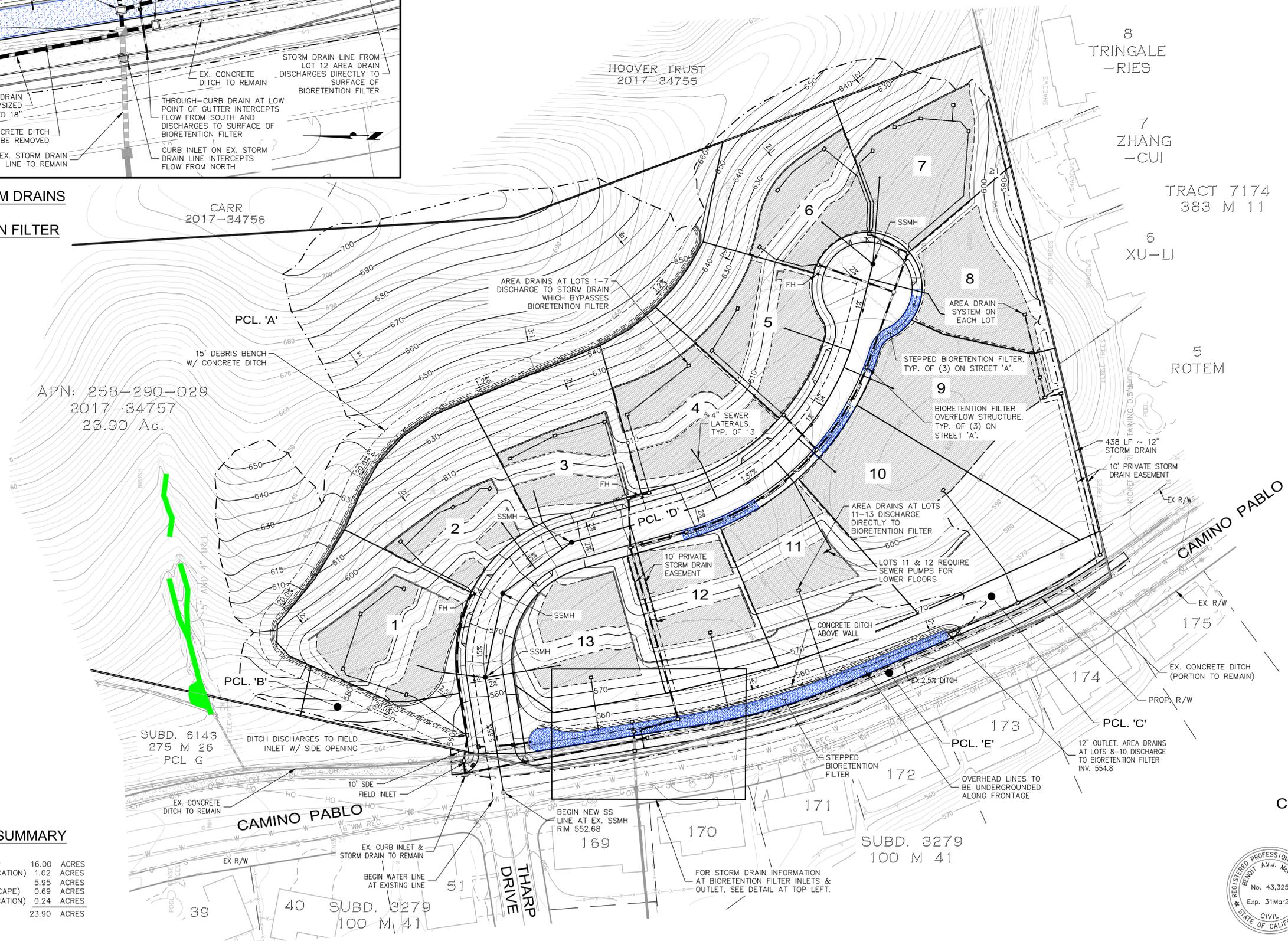
EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

EX. 2.5% DITCH
EX. CONCRETE DITCH
(PORTION TO REMAIN)

VESTING TENTATIVE MAP



**DETAIL - STORM DRAINS
AT
BIORETENTION FILTER**



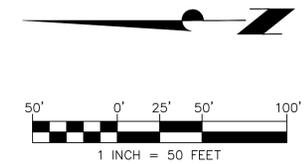
APN: 258-290-029
2017-34757
23.90 Ac.

PATH: F:\PROJECTS\2013\13-1066-CAMINO PABLO\DWG\COUNTY PLANNING\CPA, REZONING & VTM\CC-10 - 12 VTM-1360.DWG

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

SEE SHEET 14 OF 14 FOR LEGEND



**GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP**

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023

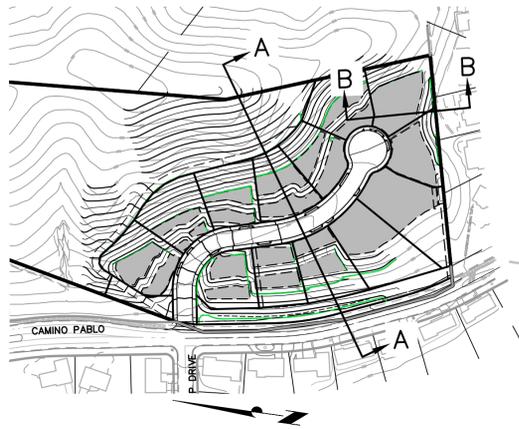


1931 SAN MIGUEL DRIVE, SUITE 100, WALNUT CREEK, CALIFORNIA 94596, (925) 932-6868

VESTING TENTATIVE MAP - UTILITIES

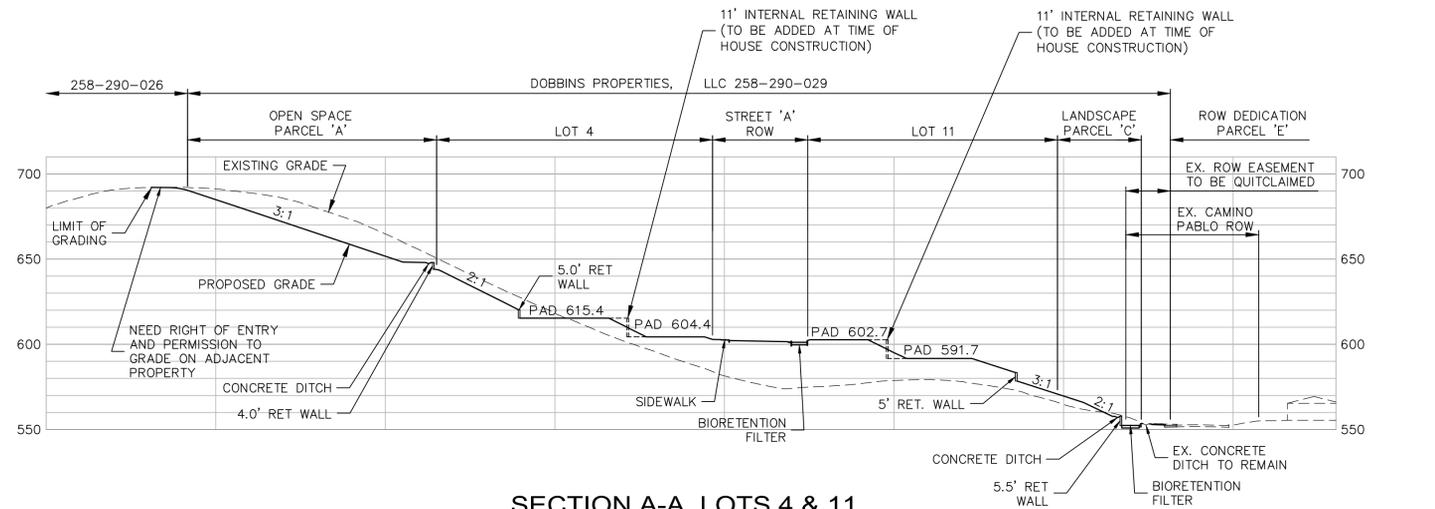
OWNER RESERVES THE RIGHT
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dk JOB# 13-1060-12



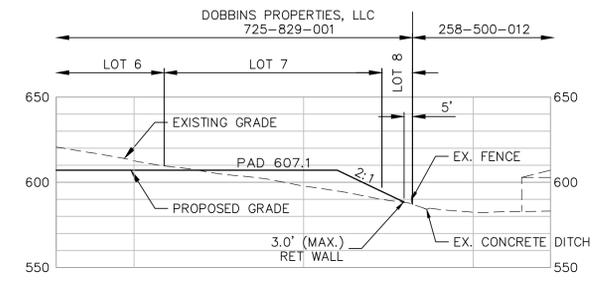
PLAN VIEW OF SECTIONS A-A AND B-B

SCALE 1"=200'



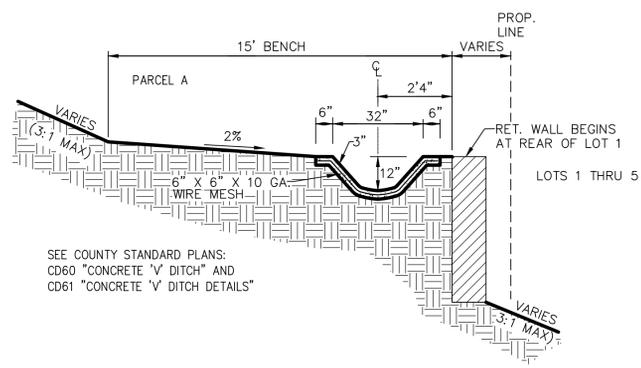
SECTION A-A, LOTS 4 & 11

SCALE 1"=50'



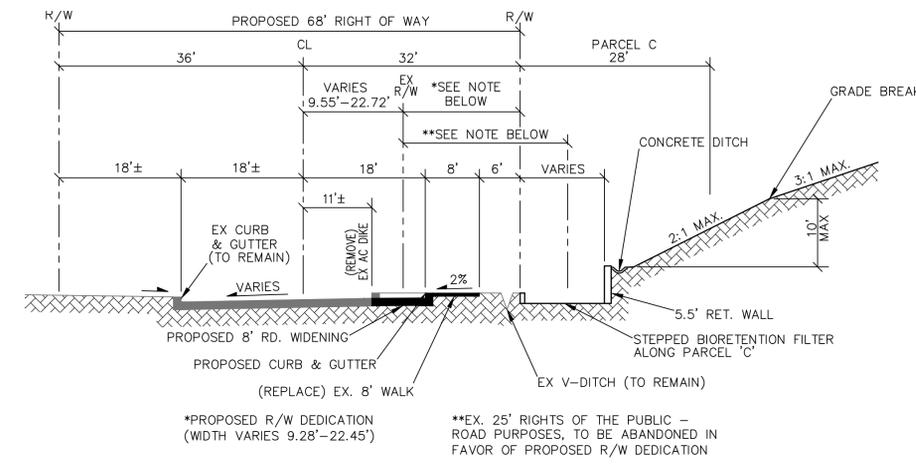
SECTION B-B, LOTS 7 & 8

SCALE 1"=50'



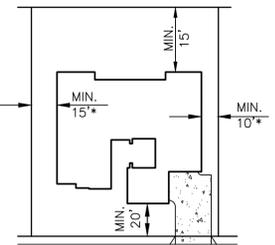
15' DEBRIS BENCH

NOT TO SCALE



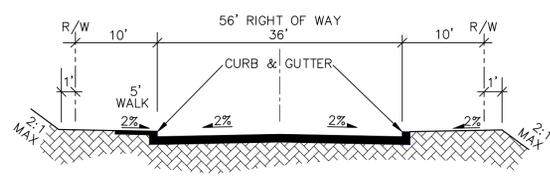
CAMINO PABLO (WITH BIKE ROUTE)

NOT TO SCALE



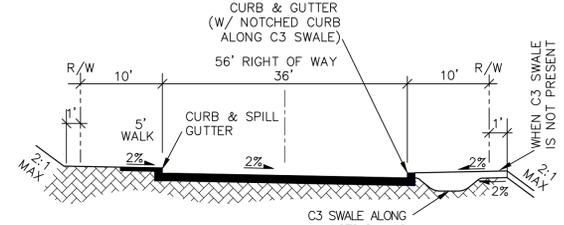
LOT SETBACKS

NOT TO SCALE



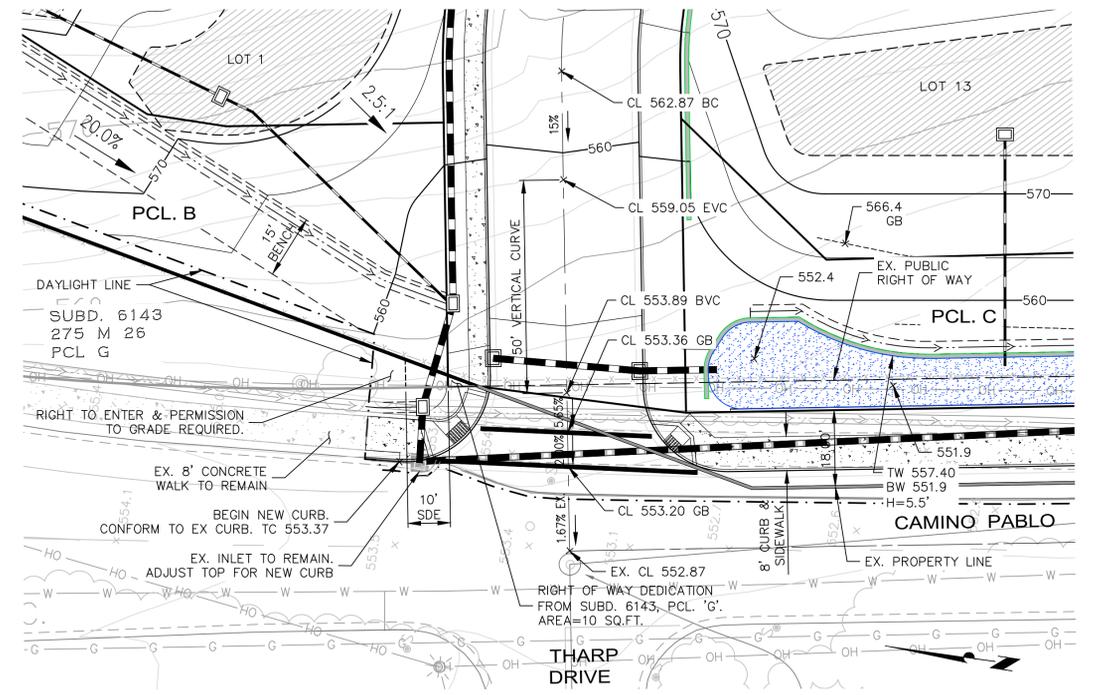
NORTHWEST PARCEL D (STREET 'A')

NOT TO SCALE



SOUTHEAST PARCEL D (STREET 'A')

NOT TO SCALE

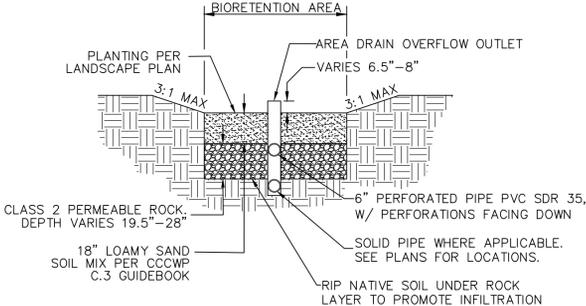


ENTRANCE DETAIL

SCALE 1"=20'

SEE COUNTY STANDARD PLANS:
CD60 "CONCRETE 'V' DITCH" AND
CD61 "CONCRETE 'V' DITCH DETAILS"

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



BIORETENTION FACILITY DETAILS

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	—	—
SETBACK LINE	—	—
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	—

GENERAL PLAN AMENDMENT,
REZONING &
VESTING TENTATIVE MAP

SUBDIVISION 9646
CAMINO PABLO
CONTRA COSTA COUNTY, CALIFORNIA
FOR
DOBBINS PROPERTIES, LLC
JUNE, 2023



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

VESTING TENTATIVE MAP - DETAILS

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

OWNER RESERVES THE RIGHT
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dk JOB# 13-1060-12



CAMINO PABLO

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

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



Architecture | Planning | Interiors

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

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

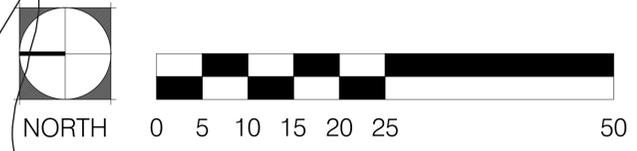
ARCHITECTURAL COVERSHEET

CS

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



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



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 MORAGA, CA



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 San Francisco, CA 94105
 www.hunthalejones.com
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 f. 415-288-0288

OVERALL ARCHITECTURAL SITE PLAN
SP1.1
 SCALE: 1" = 30'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00



CAMINO PABLO - LOT 1

(PLAN 1)

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

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LOT 1 (PLAN 1) COVER SHEET

A1.0.0

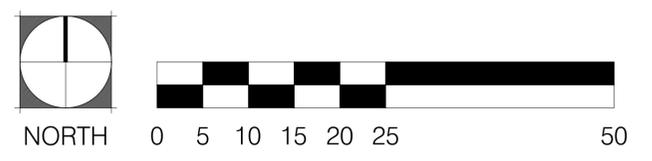
SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00



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



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

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 CAMINO PABLO
 MORAGA, CA



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 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



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.

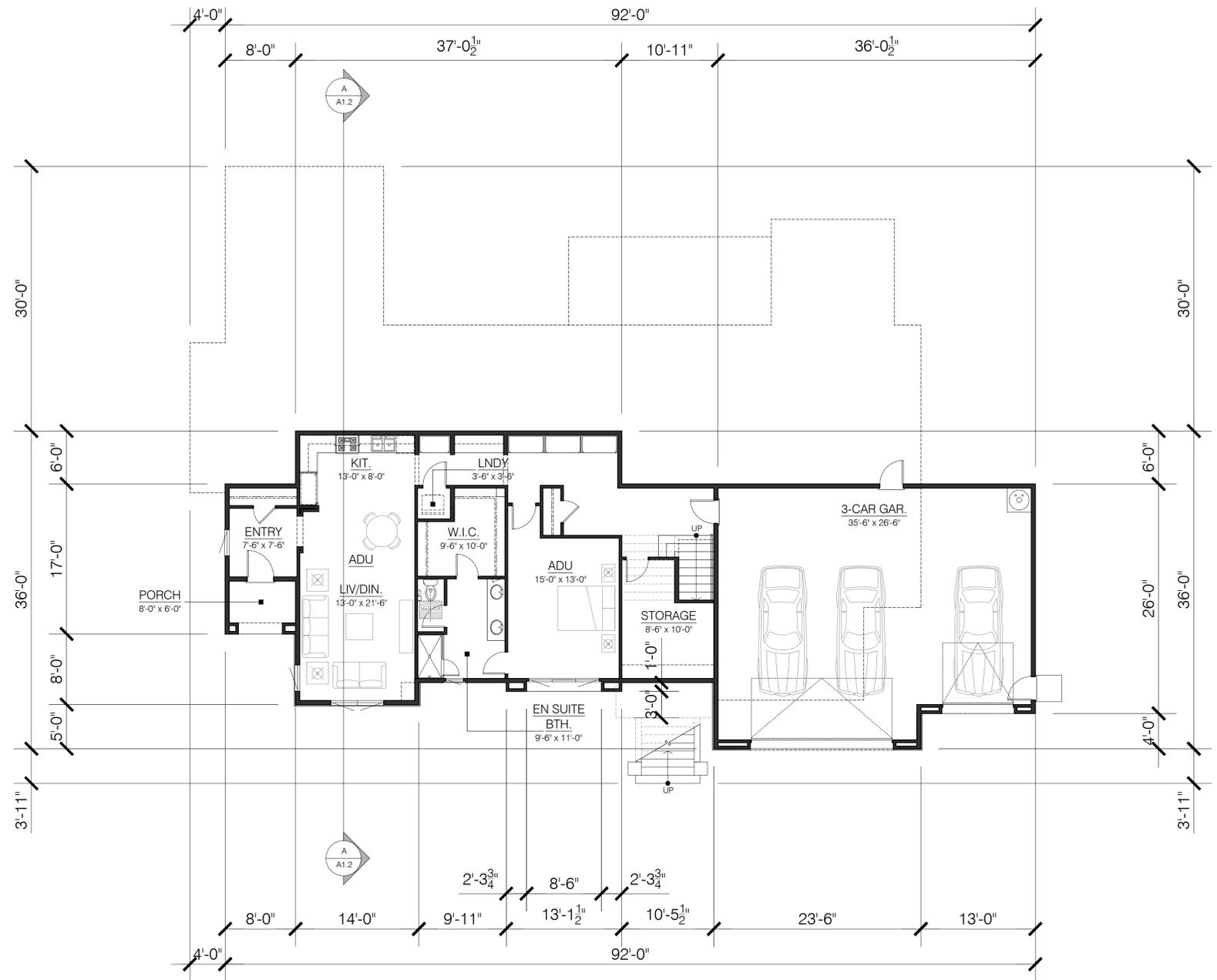
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 CAMINO PABLO
 MORAGA, CA



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 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



LOWER FLOOR

LOT 1 (PLAN 1)

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

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 CAMINO PABLO
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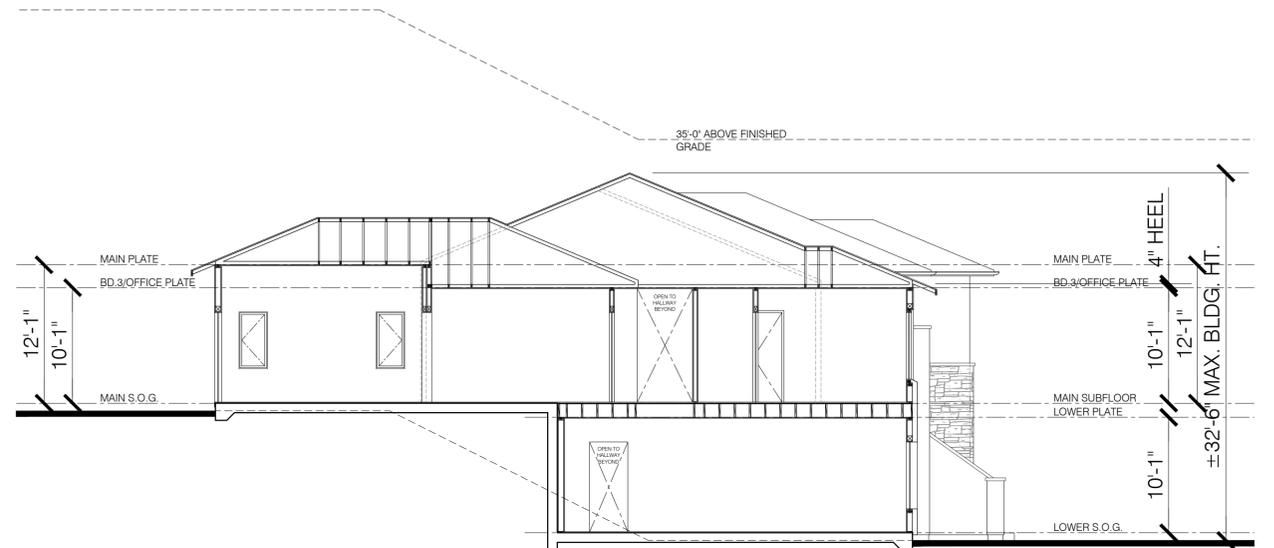
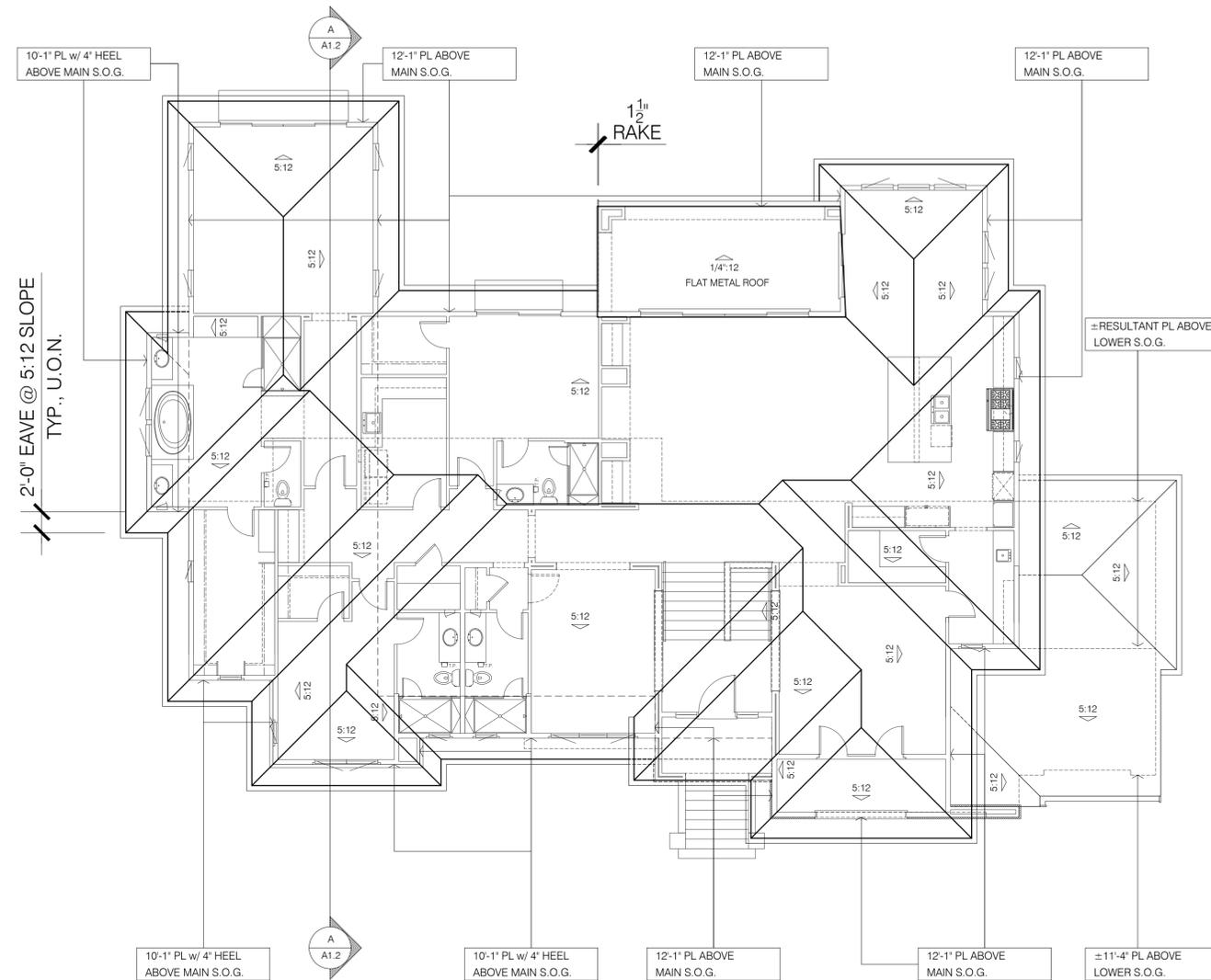
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LOT 1 (PLAN 1) LOWER FLOOR PLAN

A1.1.2

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



SECTION A-A

LOT 1 (PLAN 1)

ROOF PLAN

LOT 1 (PLAN 1)

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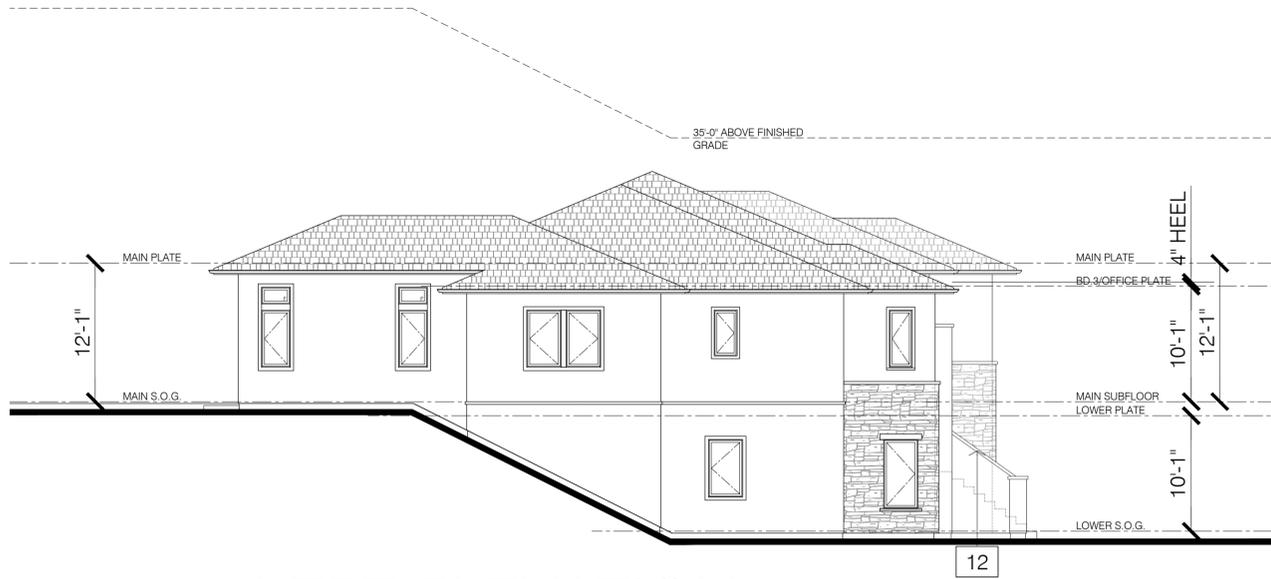
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LOT 1 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A1.2

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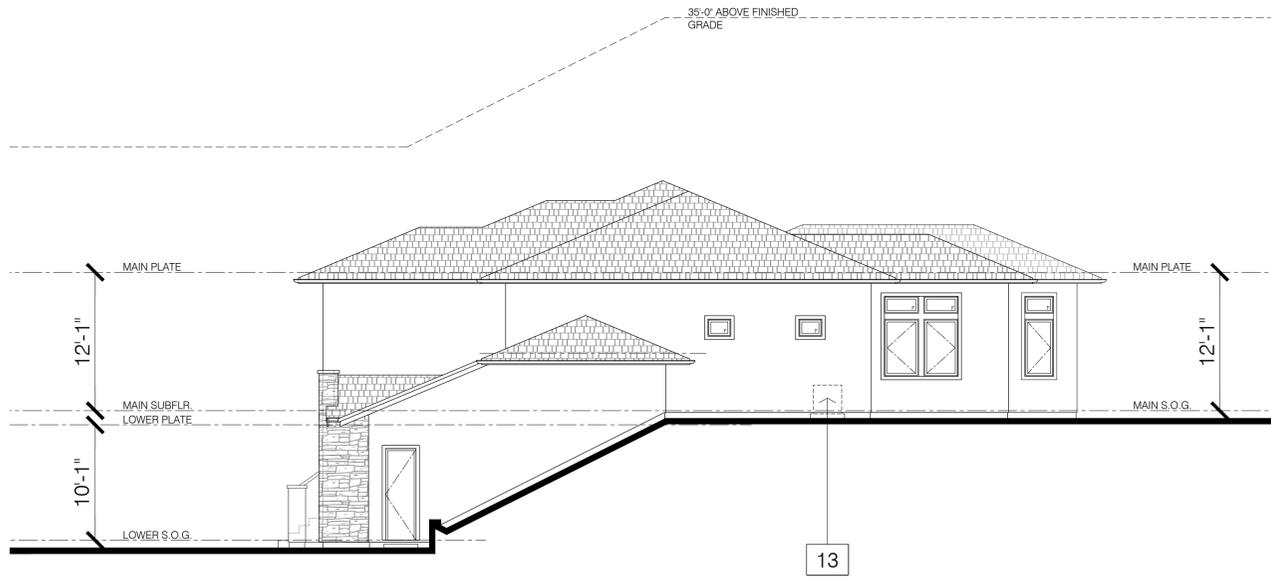
LEFT ELEVATION

LOT 1 (PLAN 1)



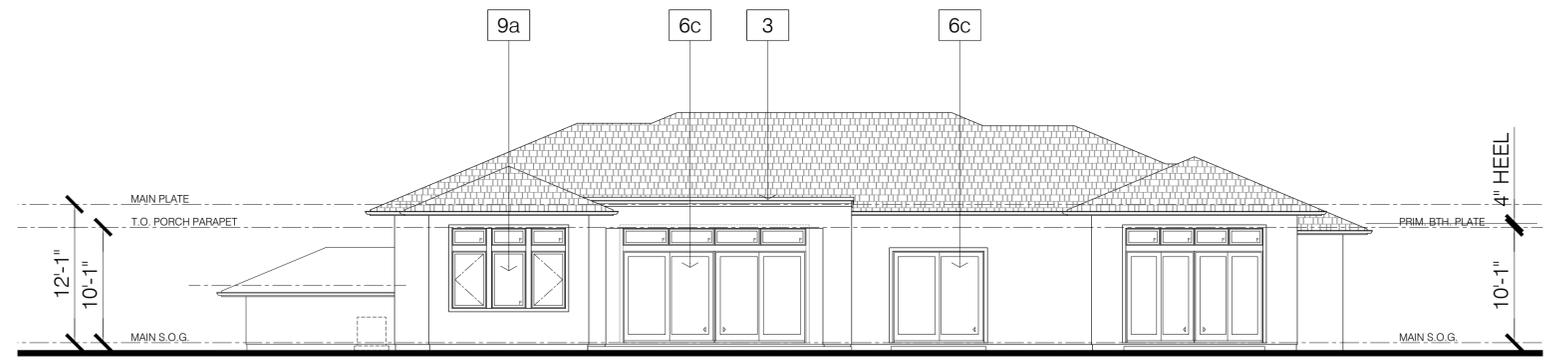
FRONT ELEVATION

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

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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



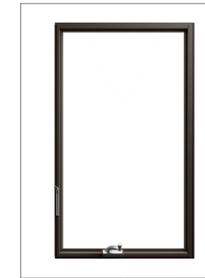
TRIMS, GUTTERS & EAVES:
 MFR: BENJAMIN MOORE
 COLOR: WITCHING HOURS
 2120-30



ROOF:
 MFR: CERTAINTEED
 LANDMARK SERIES
 COLOR: MOIRE BLACK



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



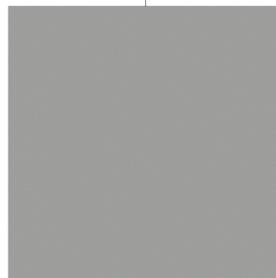
WINDOWS & DOORS:
 MFR: ANDERSEN
 400 SERIES
 COLOR: DARK BRONZE



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

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LOT 1 (PLAN 1) COLORS & MATERIALS

A1.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 2

(PLAN 2)

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LOT 2 (PLAN 2) COVER SHEET

A2.0.0

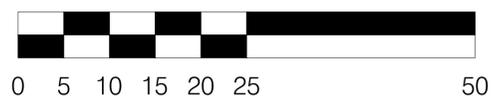
SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00



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



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

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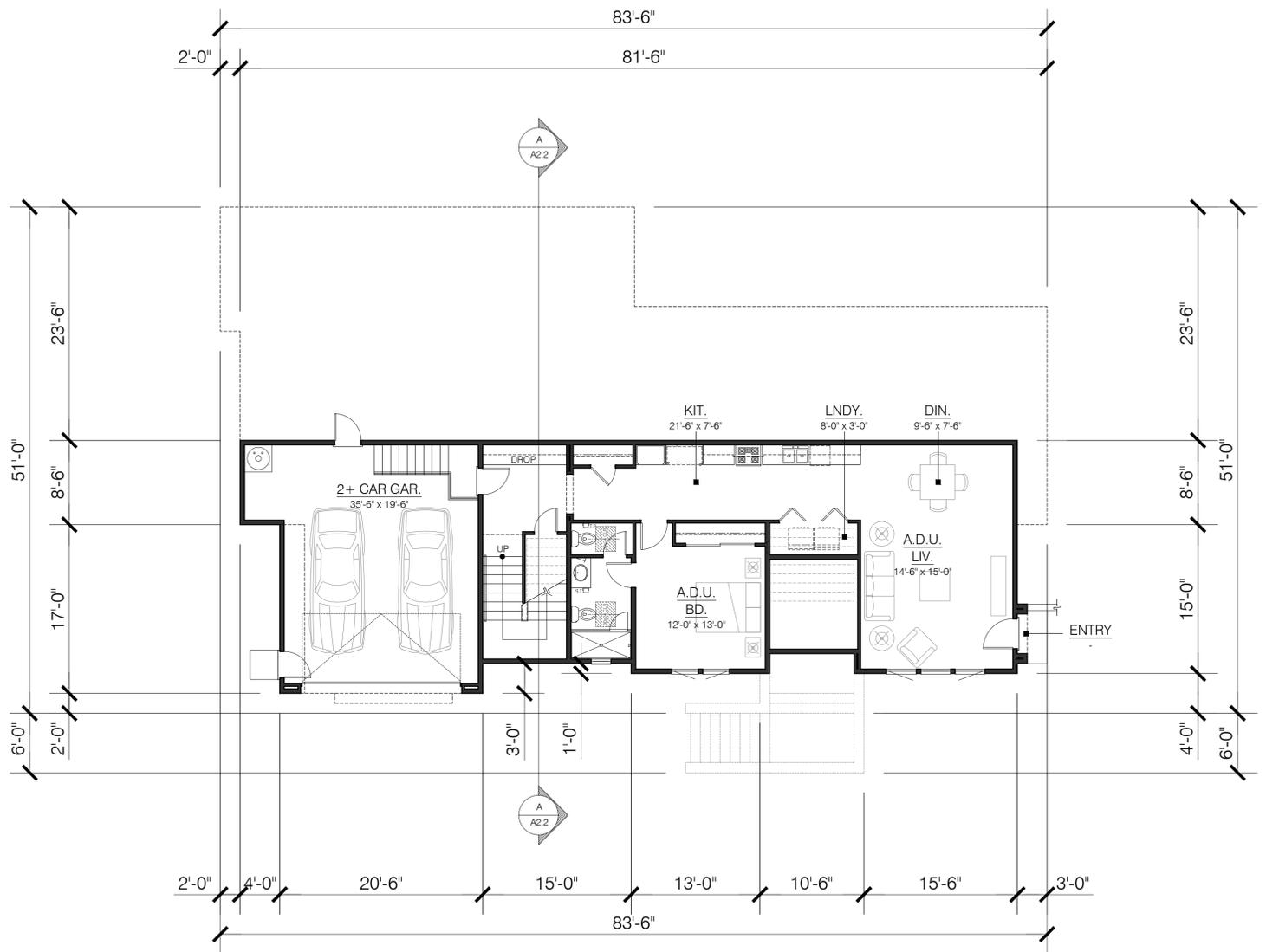
LOT 2 (PLAN 2) SITE PLAN
A2.0.1

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



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.

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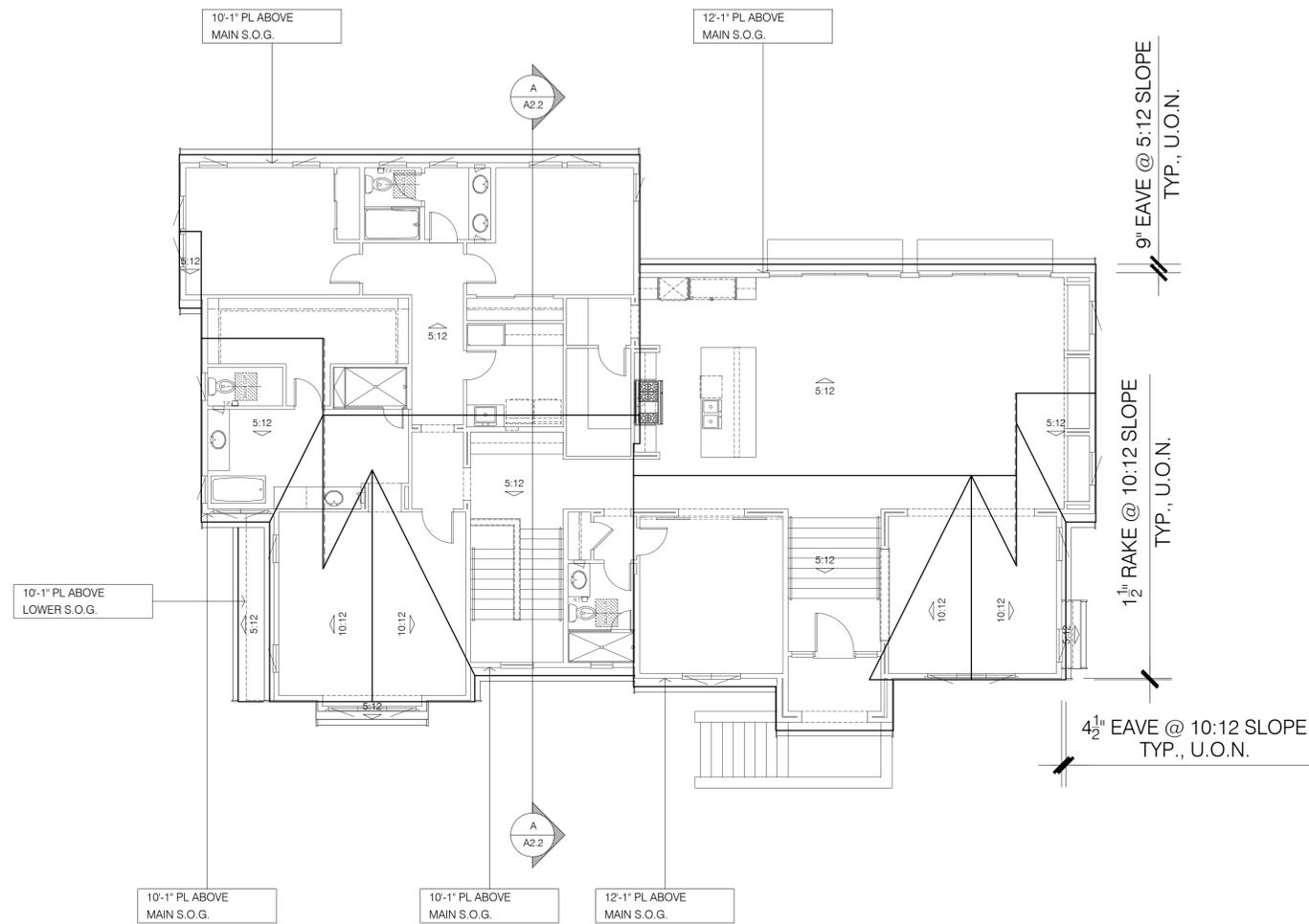
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LOT 2 (PLAN 2) FLOOR PLANS

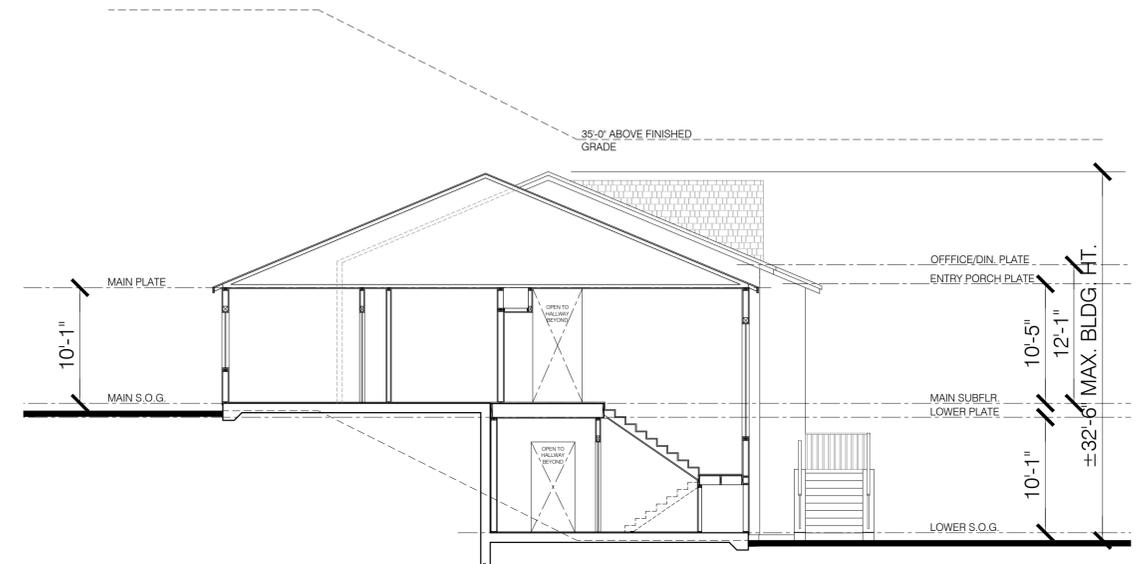
A2.1

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



ROOF PLAN

LOT 2 (PLAN 2)



SECTION A-A

LOT 2 (PLAN 2)

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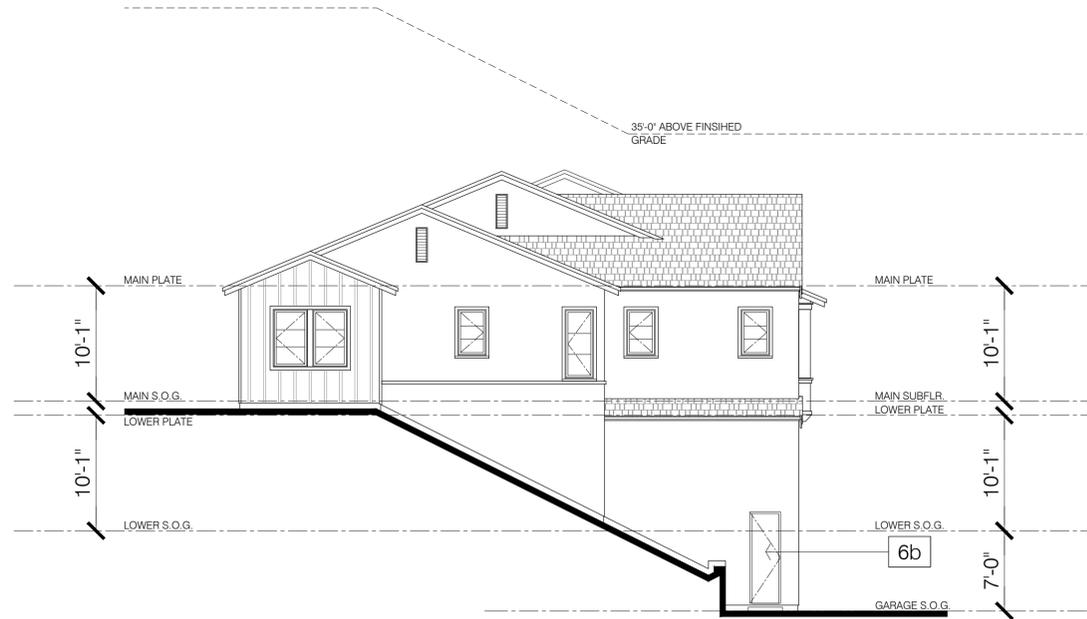
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LOT 2 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

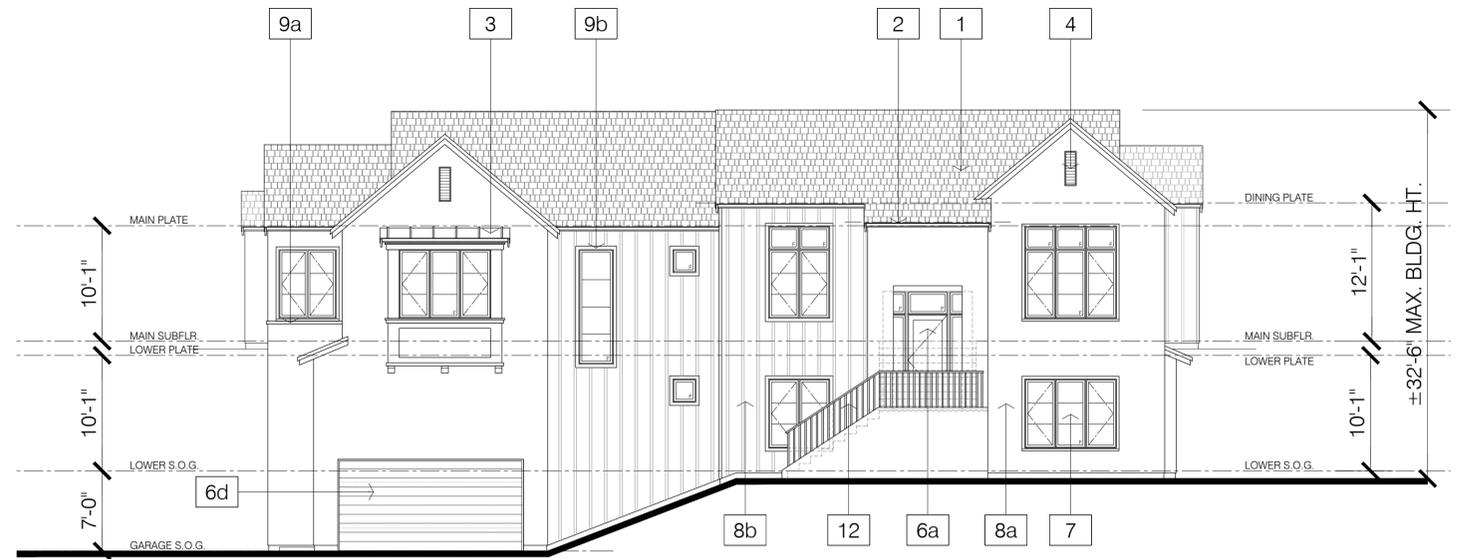
A2.2

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



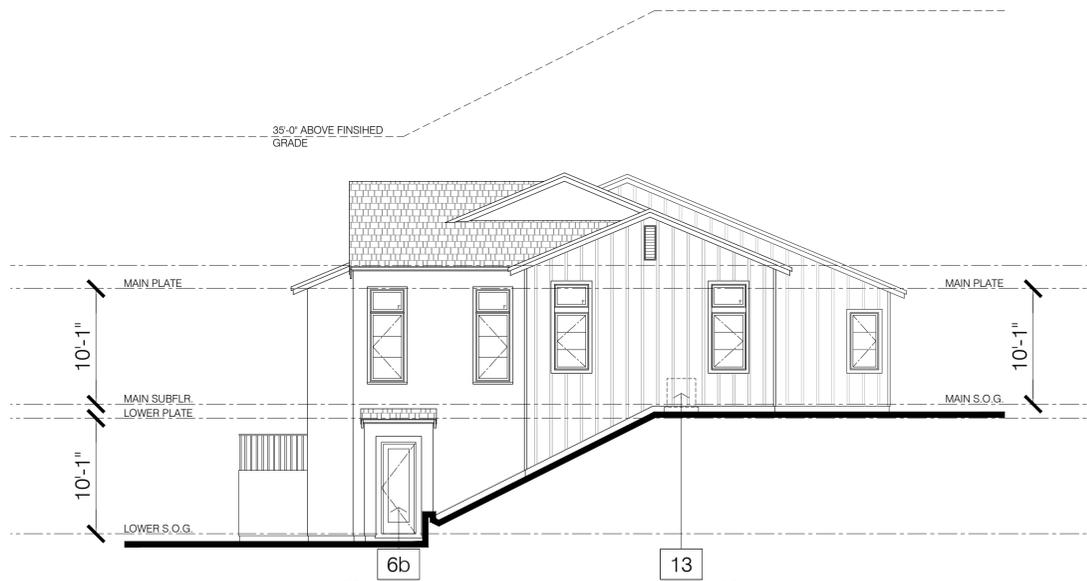
LEFT ELEVATION

LOT 2 (PLAN 2)



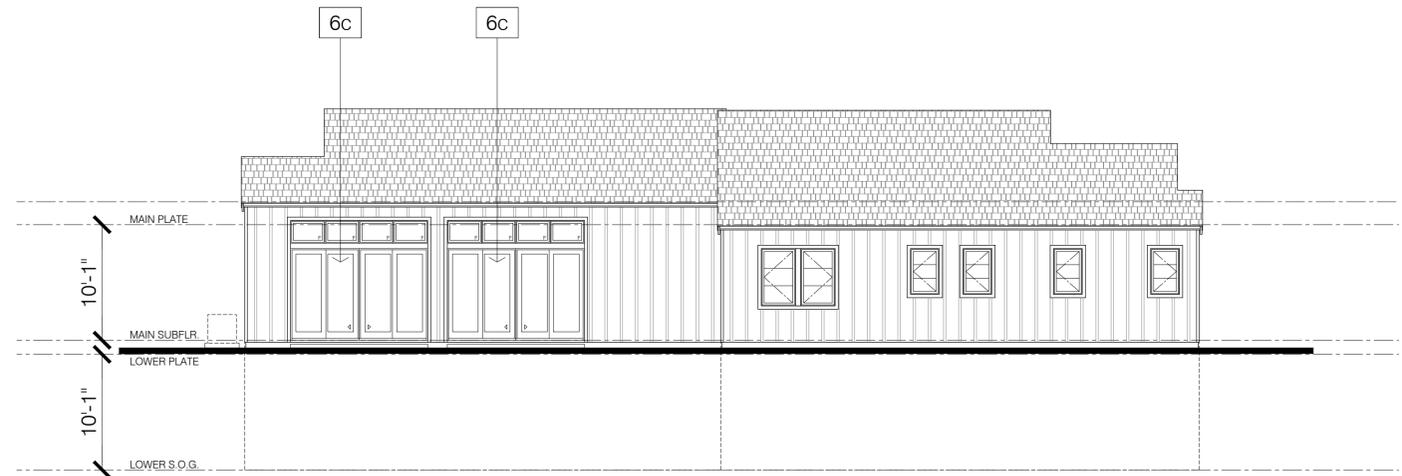
FRONT ELEVATION

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

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LOT 2 (PLAN 2) EXTERIOR ELEVATIONS

A2.3

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

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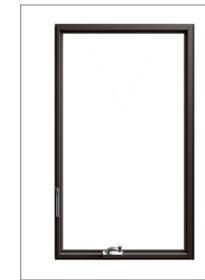
TRIMS, GUTTERS,
EAVES, & WINDOW BOX:
MFR: BENJAMIN MOORE
COLOR: MIDSUMMER NIGHT
2134-20



METAL ROOF:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



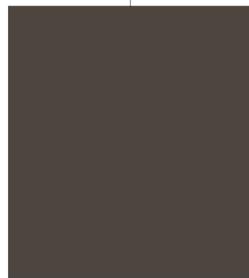
ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



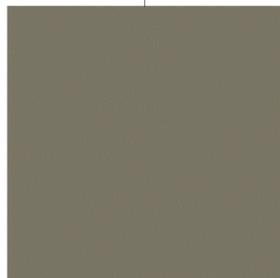
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



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

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LOT 2 (PLAN 2) COLORS & MATERIALS

A2.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 3

(PLAN 3)

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LOT 3 (PLAN 3) COVER SHEET

A3.0.0

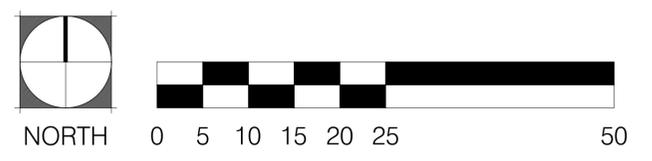
SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00



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



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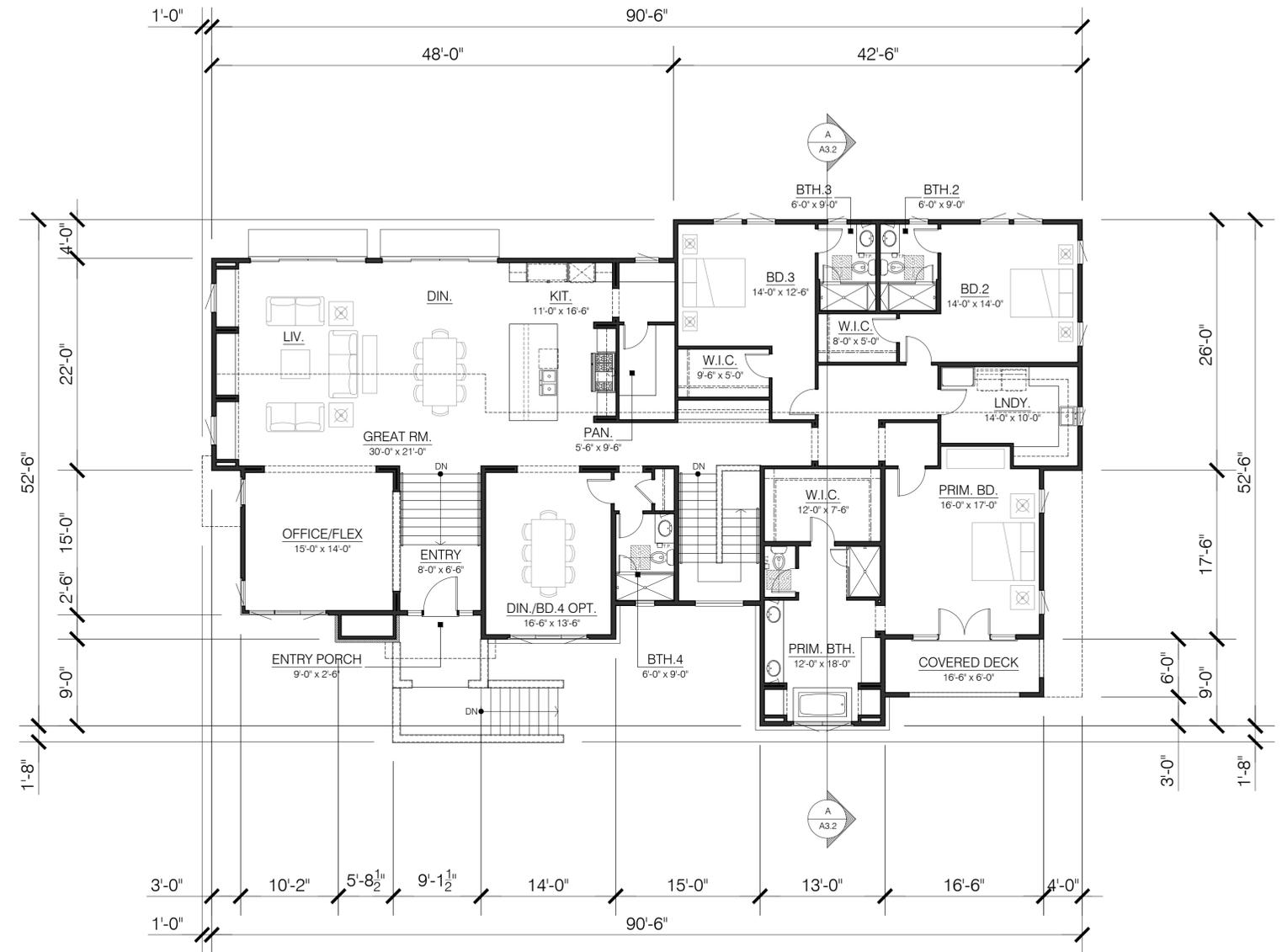
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LOT 3 (PLAN 3) SITE PLAN

A3.0.1

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



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)

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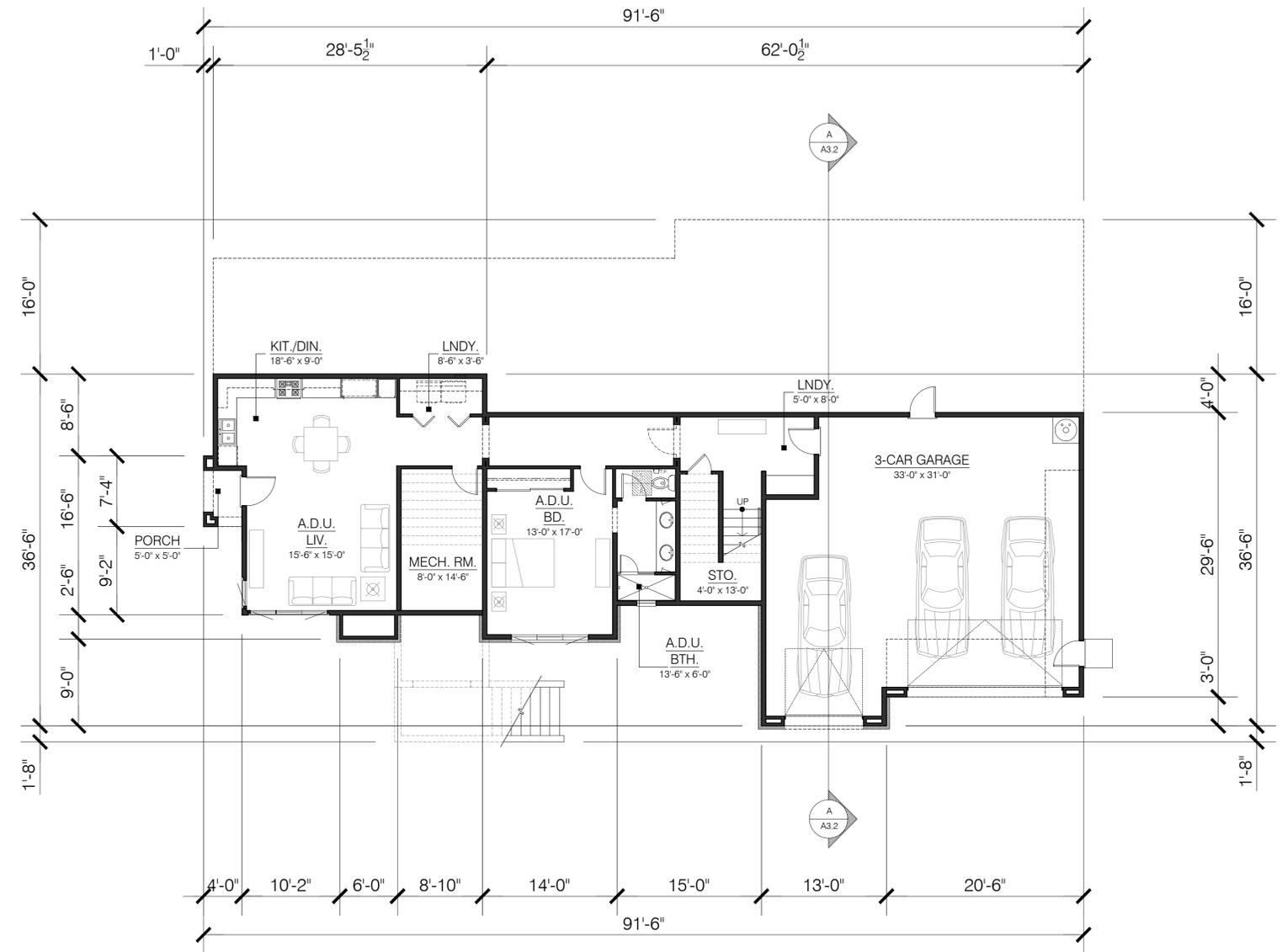
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LOT 3 (PLAN 3) MAIN FLOOR PLAN

A3.1.1

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



LOWER FLOOR

LOT 3 (PLAN 3)

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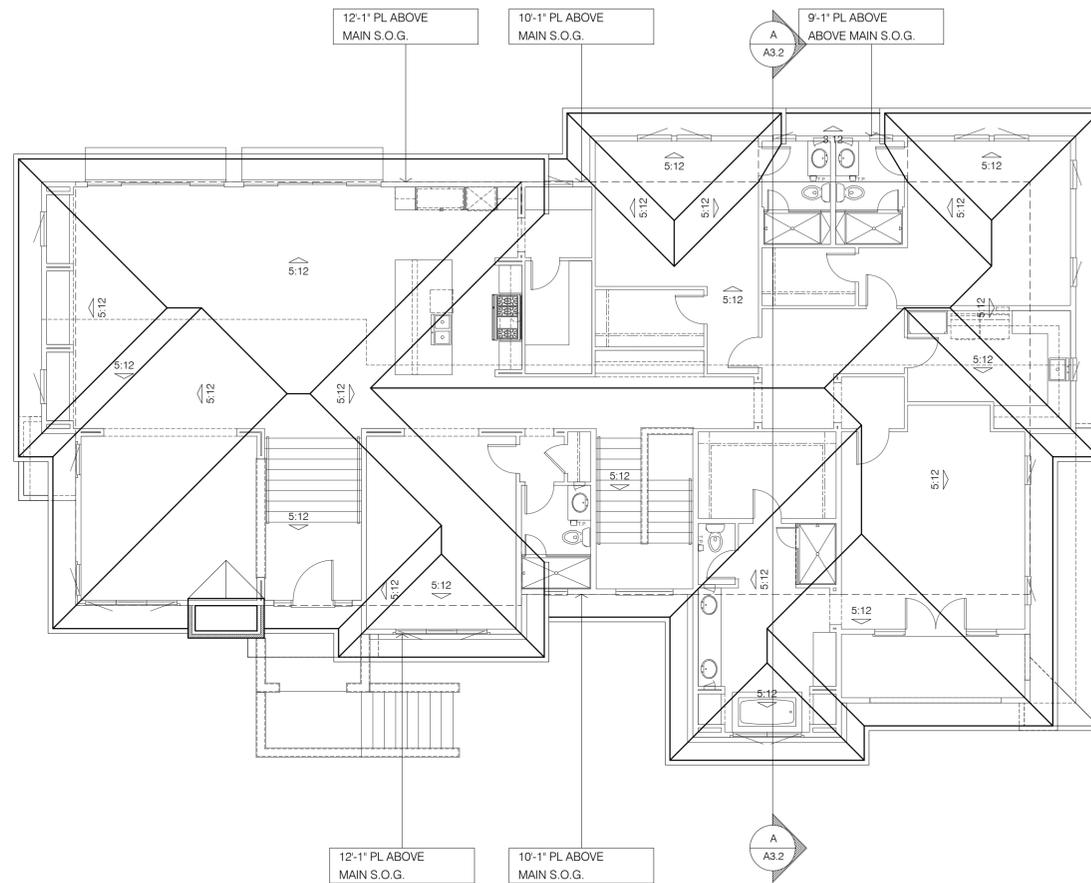
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LOT 3 (PLAN 3) LOWER FLOOR PLAN

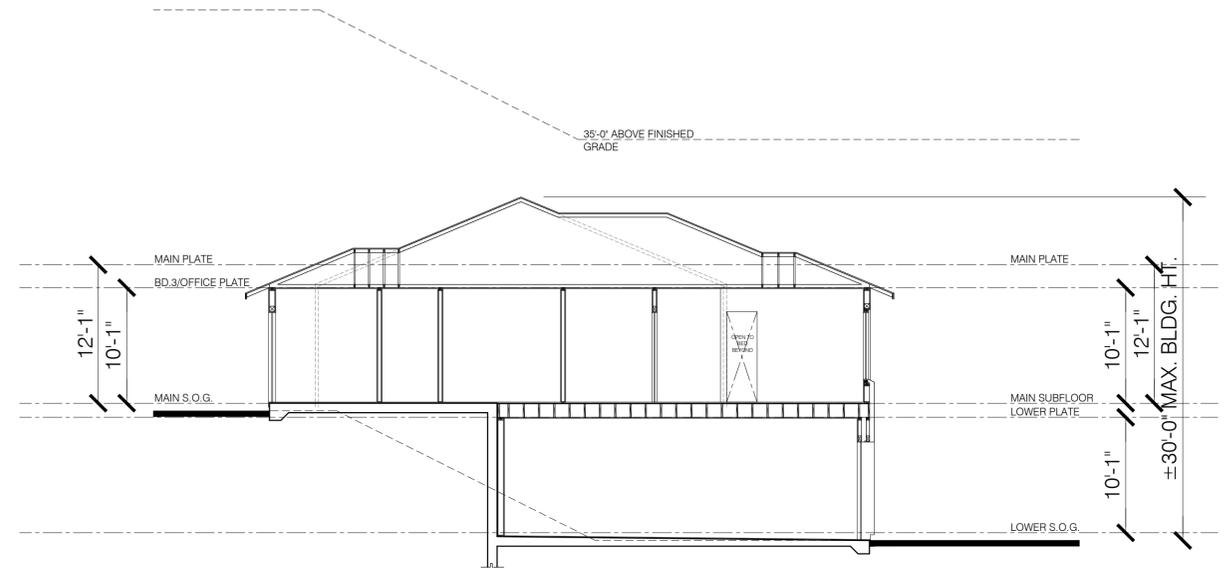
A3.1.2

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



ROOF PLAN

LOT 3 (PLAN 3)



SECTION A-A

LOT 3 (PLAN 3)

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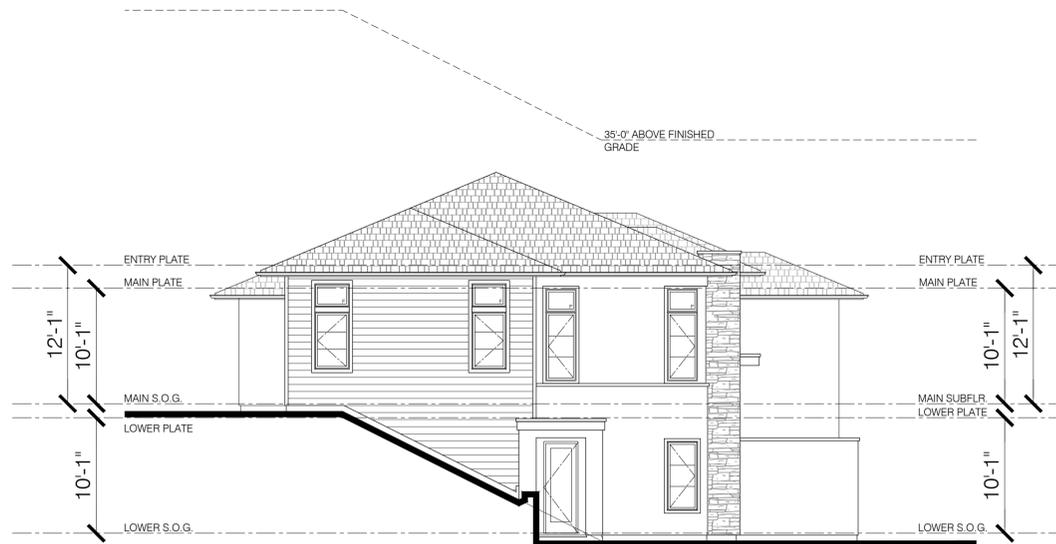
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LOT 3 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A3.2

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



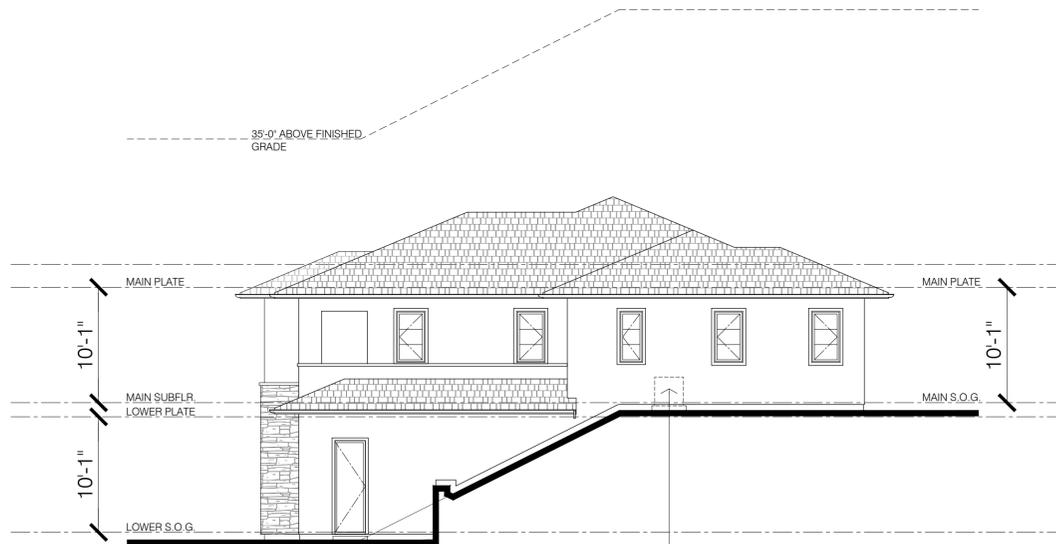
LEFT ELEVATION

LOT 3 (PLAN 3)



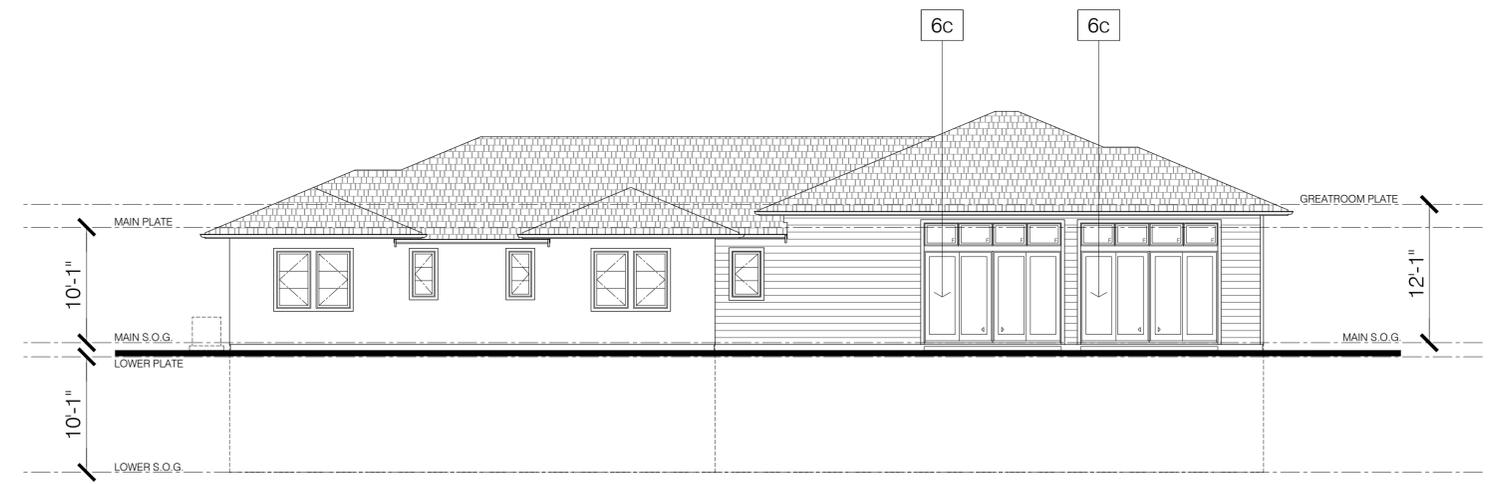
FRONT ELEVATION

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

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LOT 3 (PLAN 3) EXTERIOR ELEVATIONS
A3.3
SCALE: 1/8" = 1'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00

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



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



Dark Bronze SRI-22

METAL CANOPY:
 MFR: TAYLOR METALS
 COLOR: DARK BRONZE



ROOF:
 MFR: CERTAINTEED
 LANDMARK SERIES
 COLOR: HEATHER BLEND

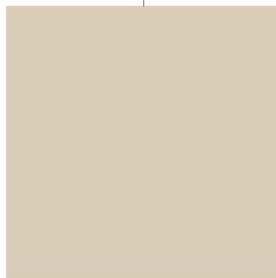


TRIMS, GUTTERS & EAVES:
 MFR: BENJAMIN MOORE
 COLOR: VAN BUREN BROWN
 HC-70



Dark Bronze SRI-22

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



Dark Bronze SRI-22

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

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LOT 3 (PLAN 3) COLORS & MATERIALS

A3.4

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



CAMINO PABLO - LOT 4

(PLAN 1)

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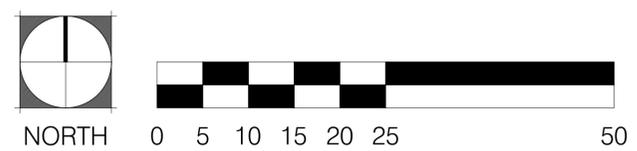
LOT 4 (PLAN 1) COVER SHEET

A4.0.0

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



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



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LOT 4 (PLAN 1) SITE PLAN
A4.0.1
 SCALE: 1" = 10'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00



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.

MAIN FLOOR

LOT 4 (PLAN 1)

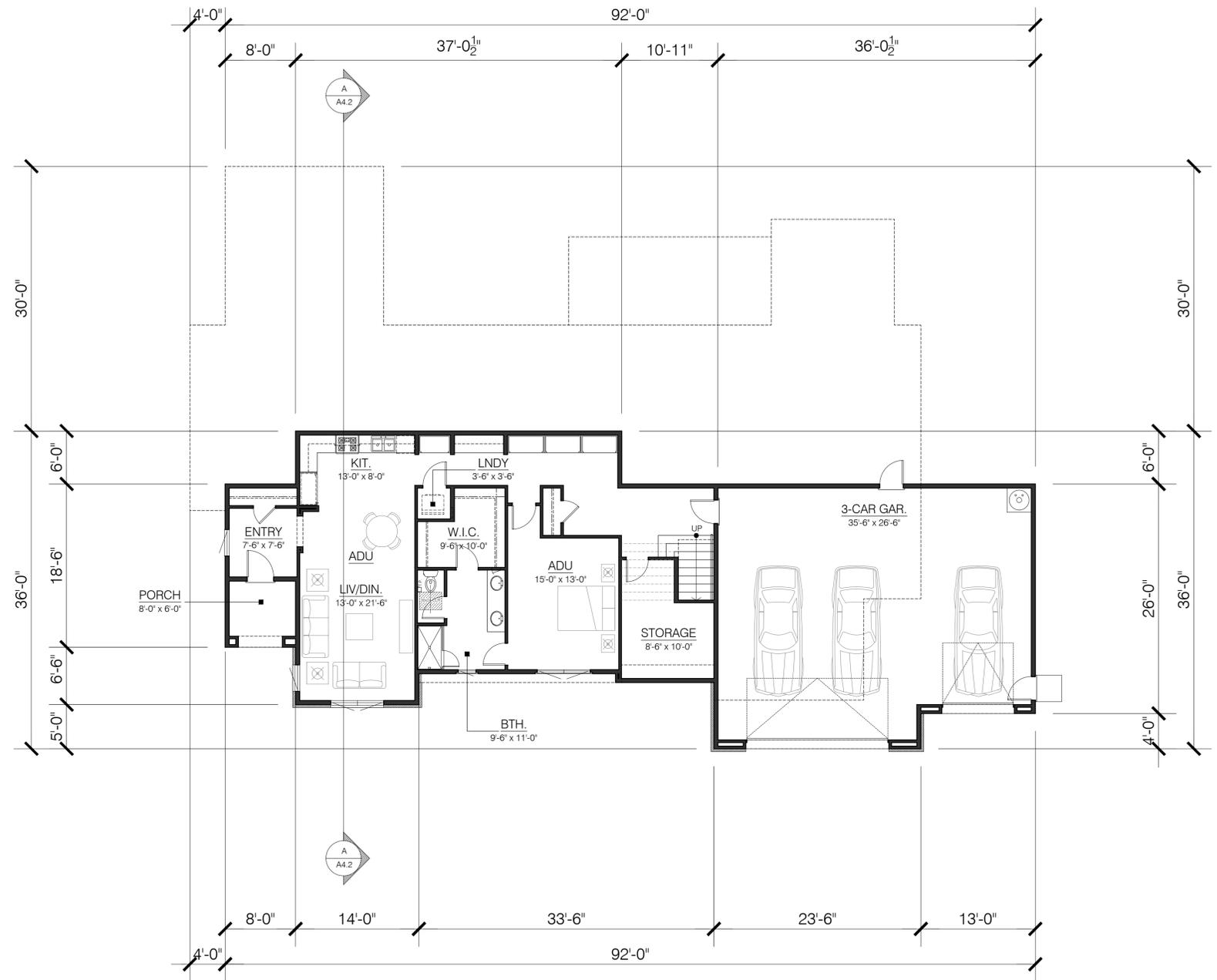
6/29/2023 5:29:29 PM, 23-0629_DR Resubmittal

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LOT 4 (PLAN 1) MAIN FLOOR PLAN
A4.1.1
 SCALE: 1/8" = 1'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00



LOWER FLOOR

LOT 4 (PLAN 1)

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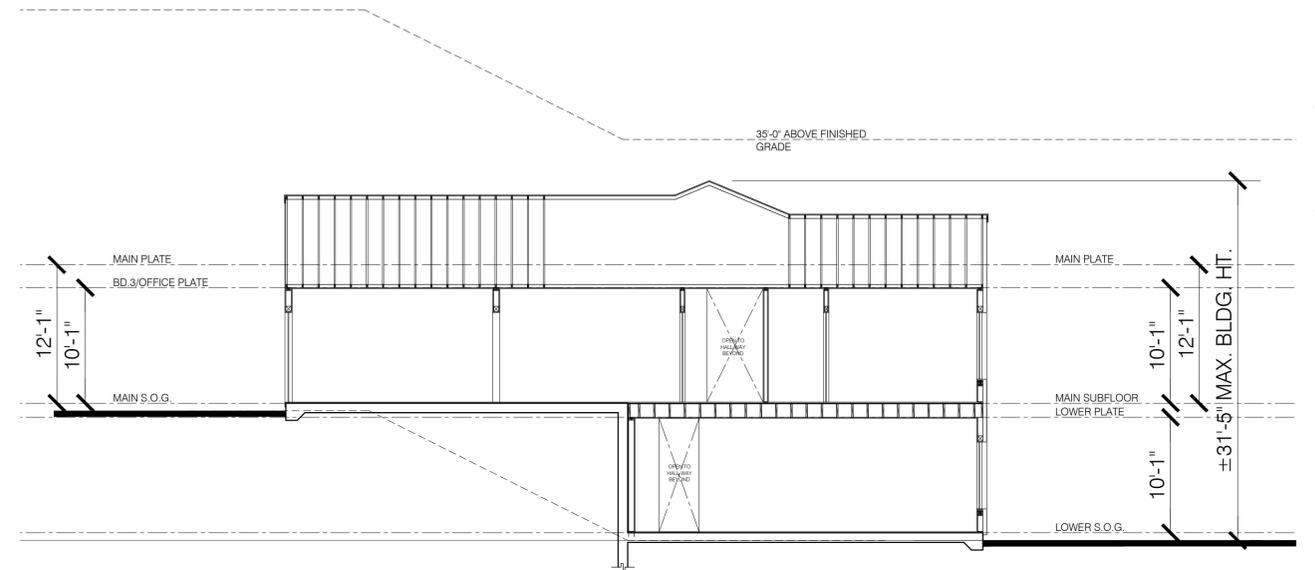
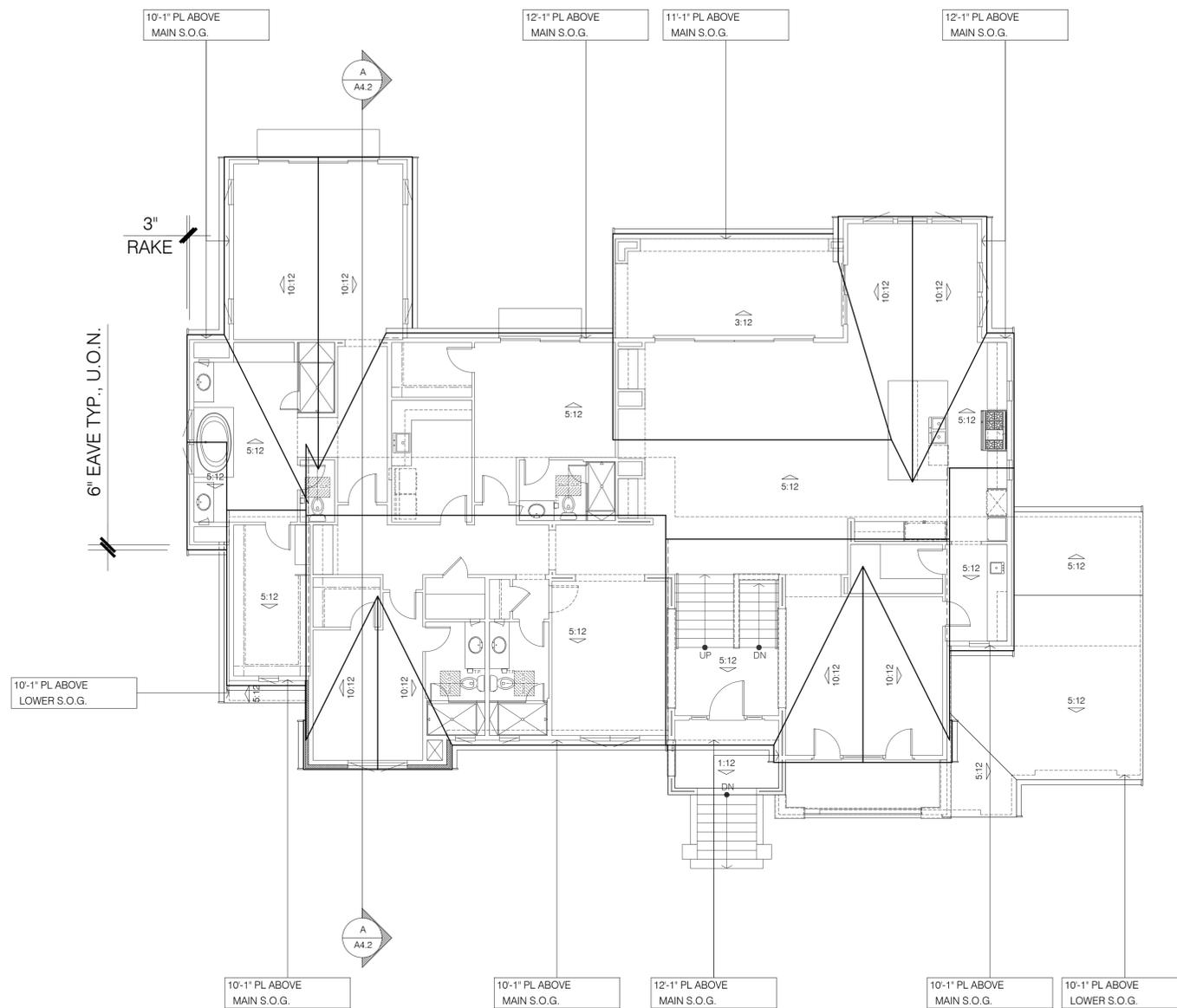
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LOT 4 (PLAN 1) LOWER FLOOR PLAN

A4.1.2

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



SECTION A-A

LOT 4 (PLAN 1)

ROOF PLAN

LOT 4 (PLAN 1)

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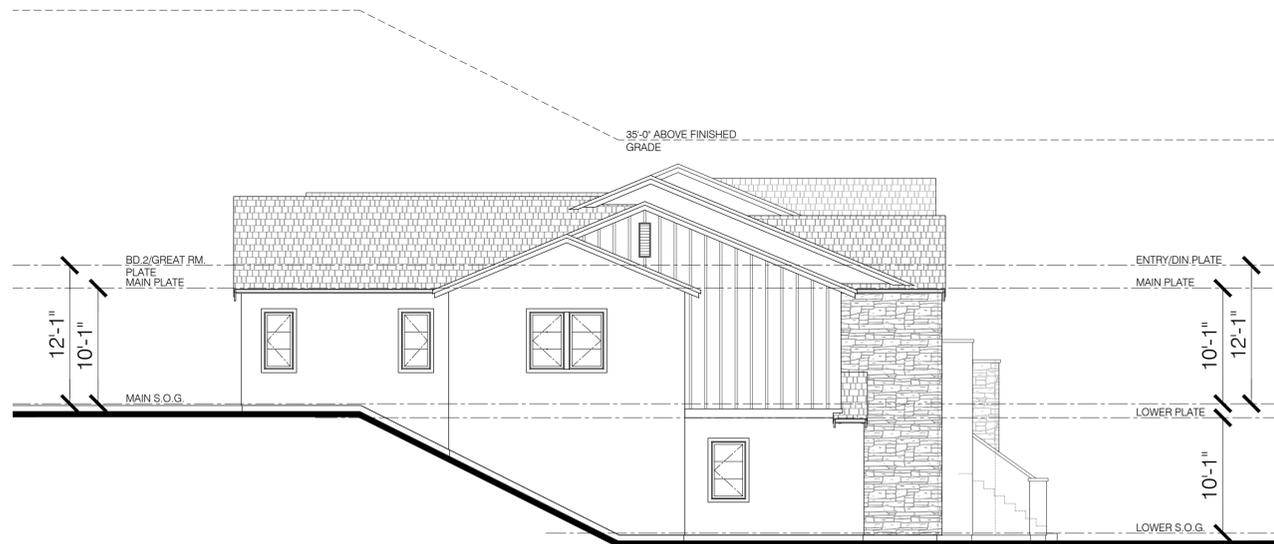
LOT 4 (PLAN 1) ROOF PLAN & BLDG. SECTIONS

A4.2

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

DATE: 06.29.2023 DR

PROJECT: 456001.00



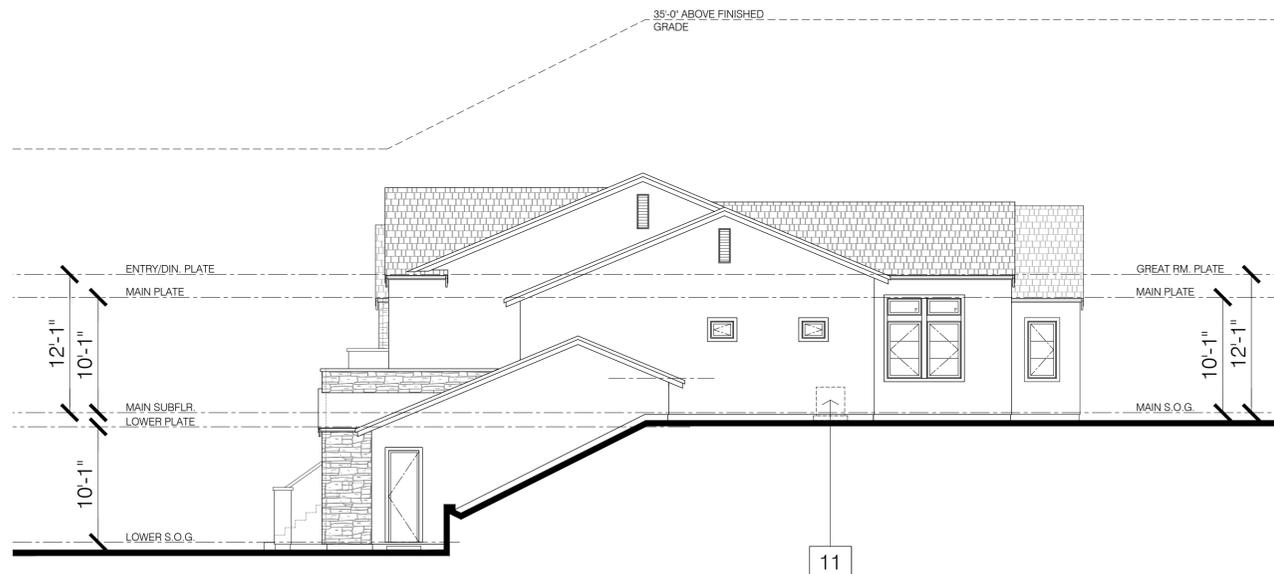
LEFT ELEVATION

LOT 4 (PLAN 1)



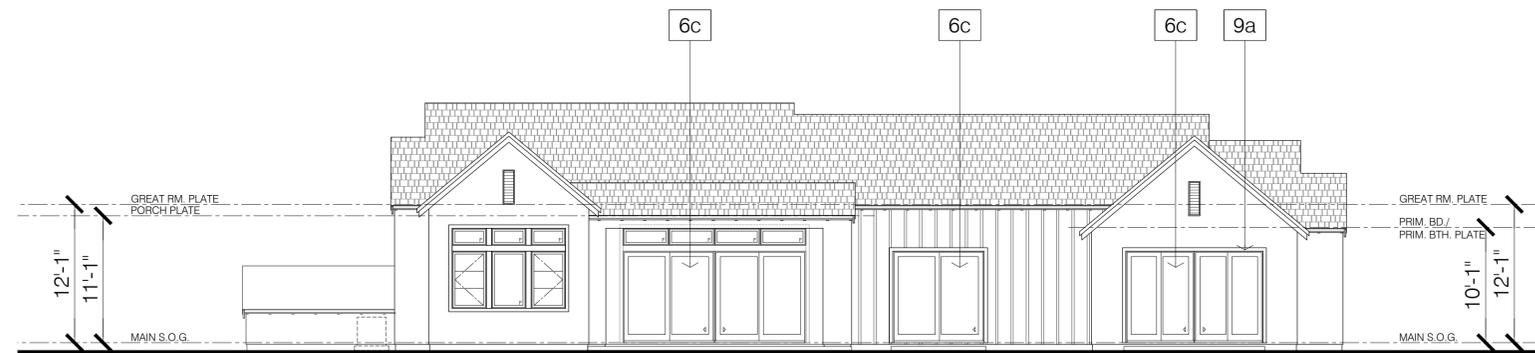
FRONT ELEVATION

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

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LOT 4 (PLAN 1) EXTERIOR ELEVATIONS

A4.3

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

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LOT 4 (PLAN 1) COLORS & MATERIALS

A4.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 5

(PLAN 3)

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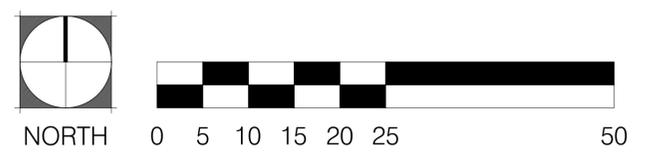
LOT 5 (PLAN 3) COVER SHEET

A5.0.0

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



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



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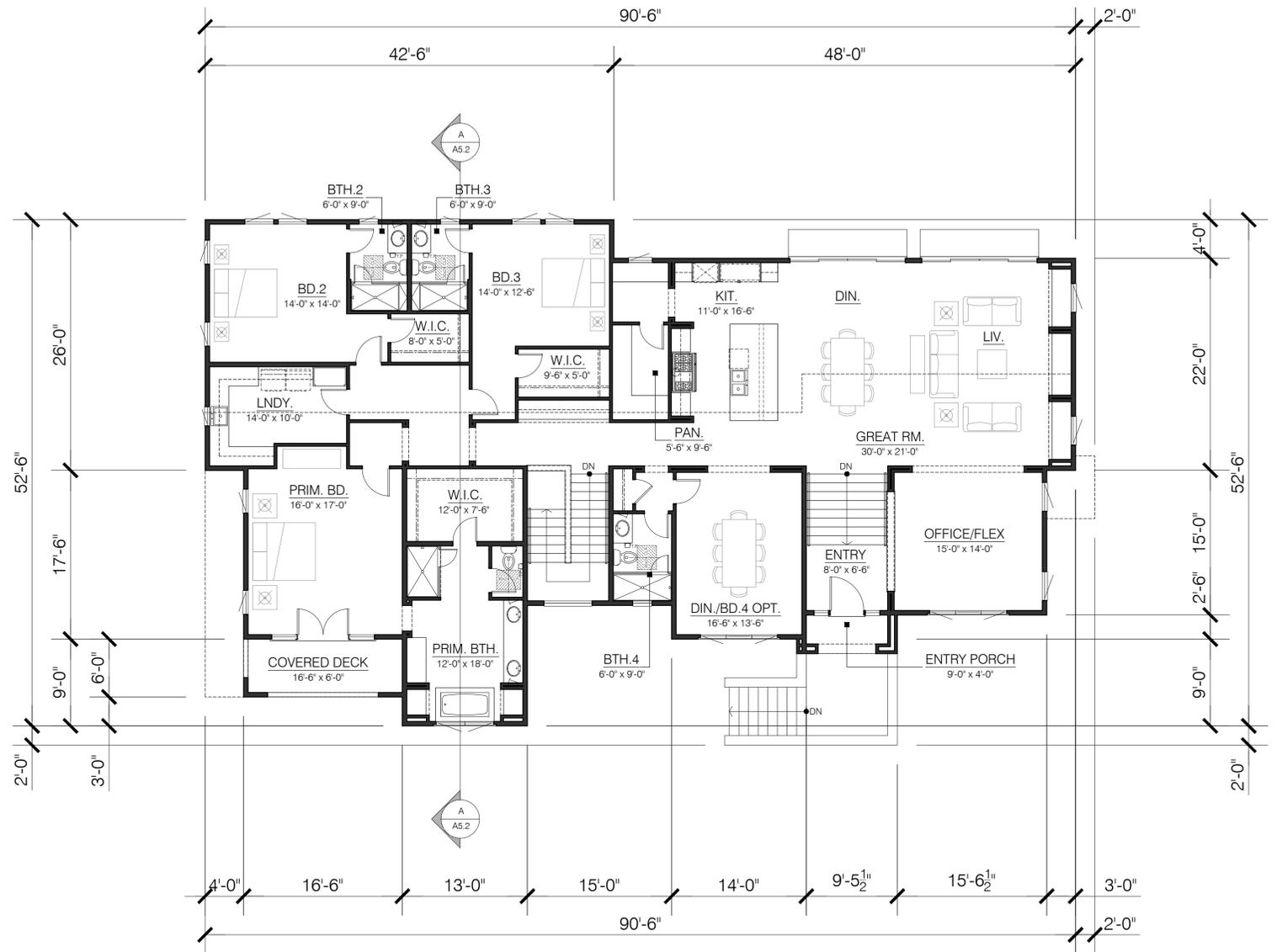
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LOT 5 (PLAN 3) SITE PLAN

A5.0.1

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

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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.

MAIN FLOOR

LOT 5 (PLAN 3)

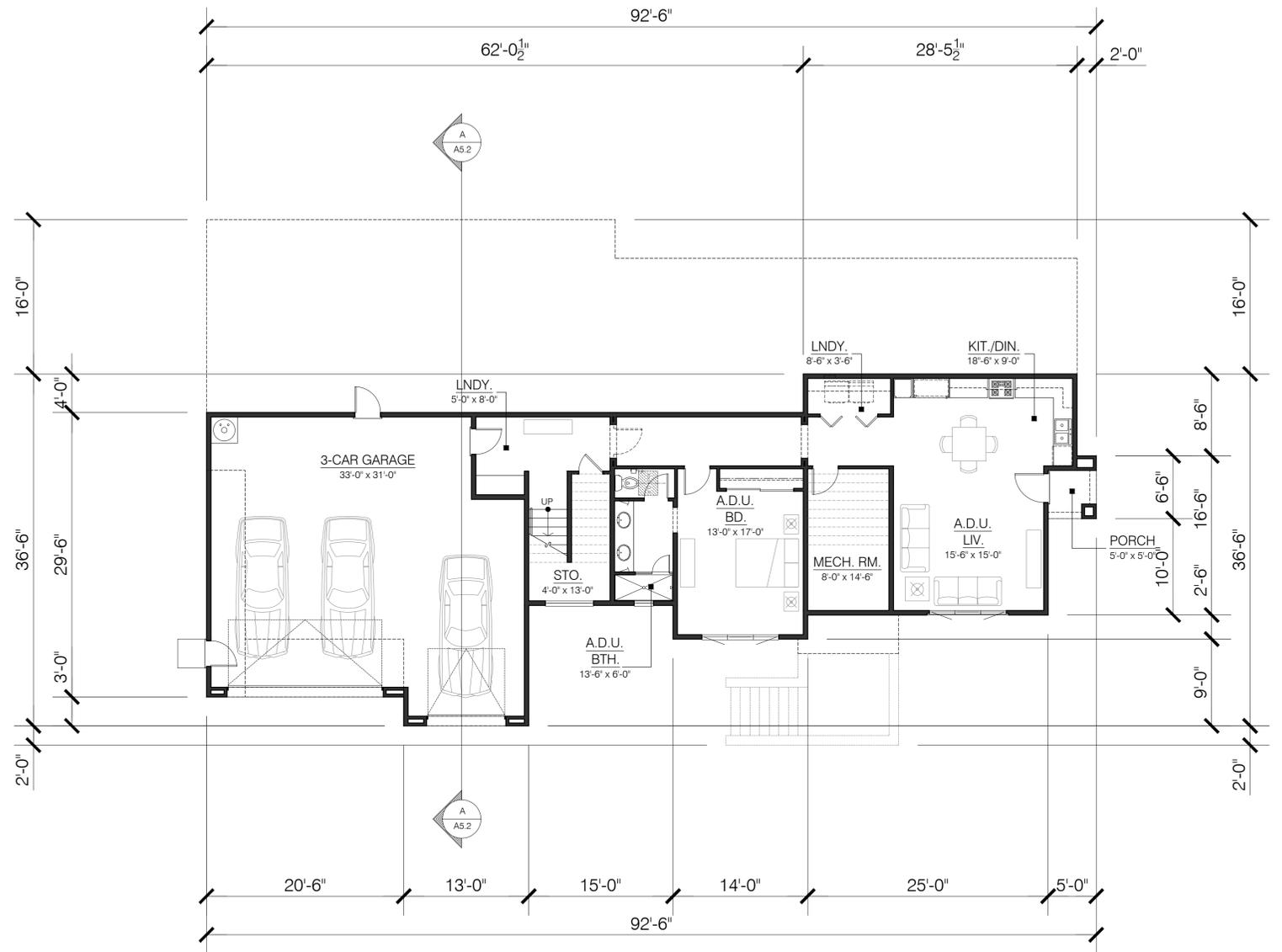
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LOT 5 (PLAN 3) MAIN FLOOR PLAN
A5.1.1
 SCALE: 1/8" = 1'-0"
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LOWER FLOOR

LOT 5 (PLAN 3)

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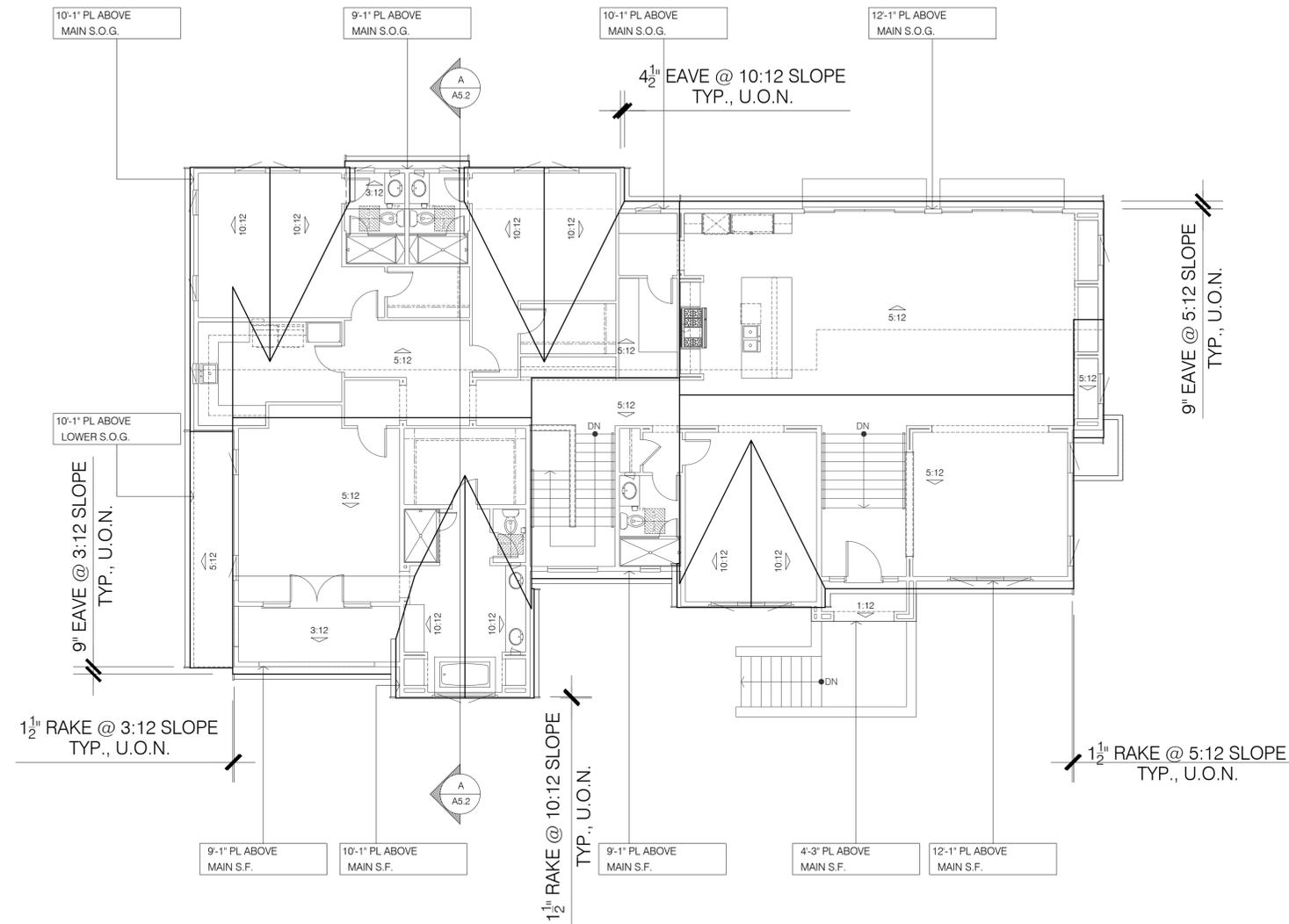
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LOT 5 (PLAN 3) LOWER FLOOR PLAN

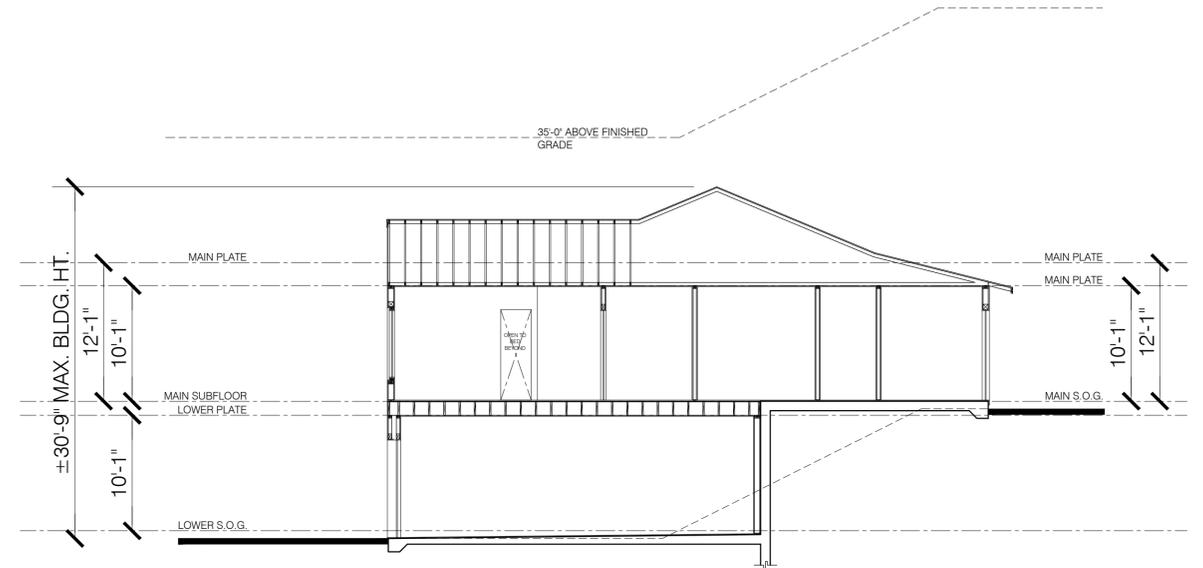
A5.1.2

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



ROOF PLAN

LOT 5 (PLAN 3)



SECTION A-A

LOT 5 (PLAN 3)

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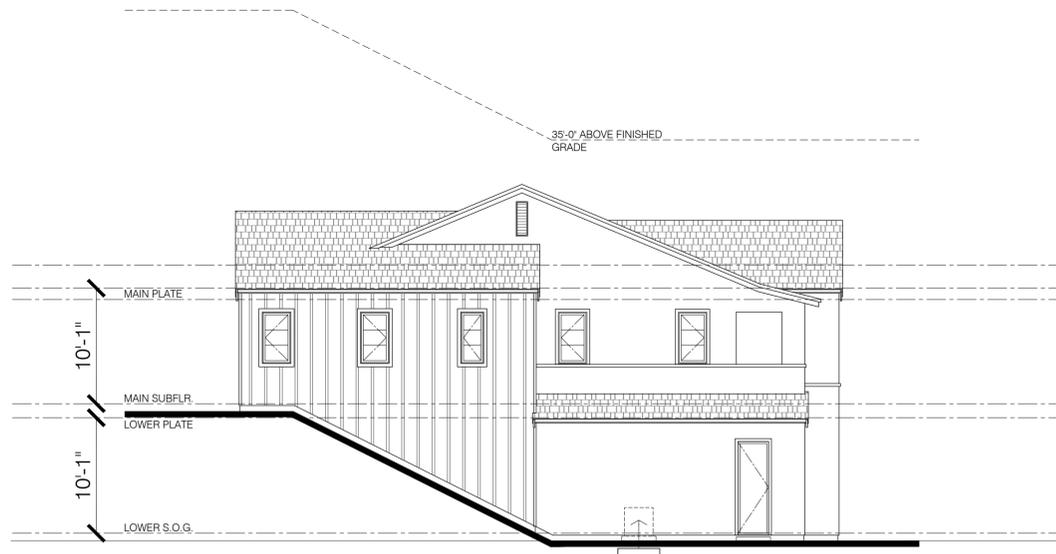
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LOT 5 (PLAN 3) ROOF PLAN & BLDG. SECTIONS

A5.2

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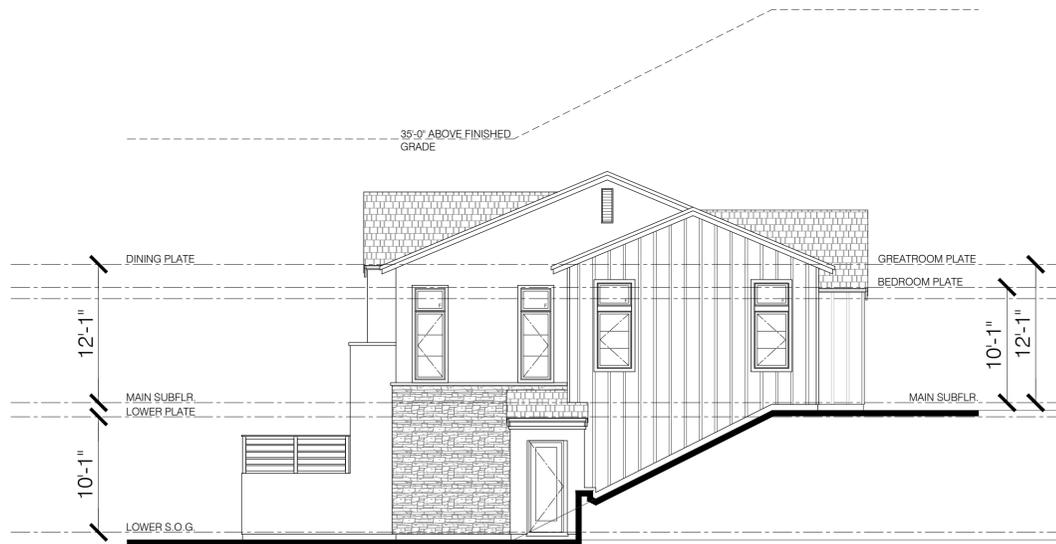
LEFT ELEVATION

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

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LOT 5 (PLAN 3) EXTERIOR ELEVATIONS
A5.3
 SCALE: 1/8" = 1'-0"
 DATE: 06.29.2023 DR
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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

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LOT 5 (PLAN 3) COLORS & MATERIALS

A5.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 6

(PLAN 2)

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LOT 6 (PLAN 2) COVER SHEET

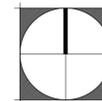
A6.0.0

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



LOT 6
PLAN 2

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



NORTH



0 5 10 15 20 25 50

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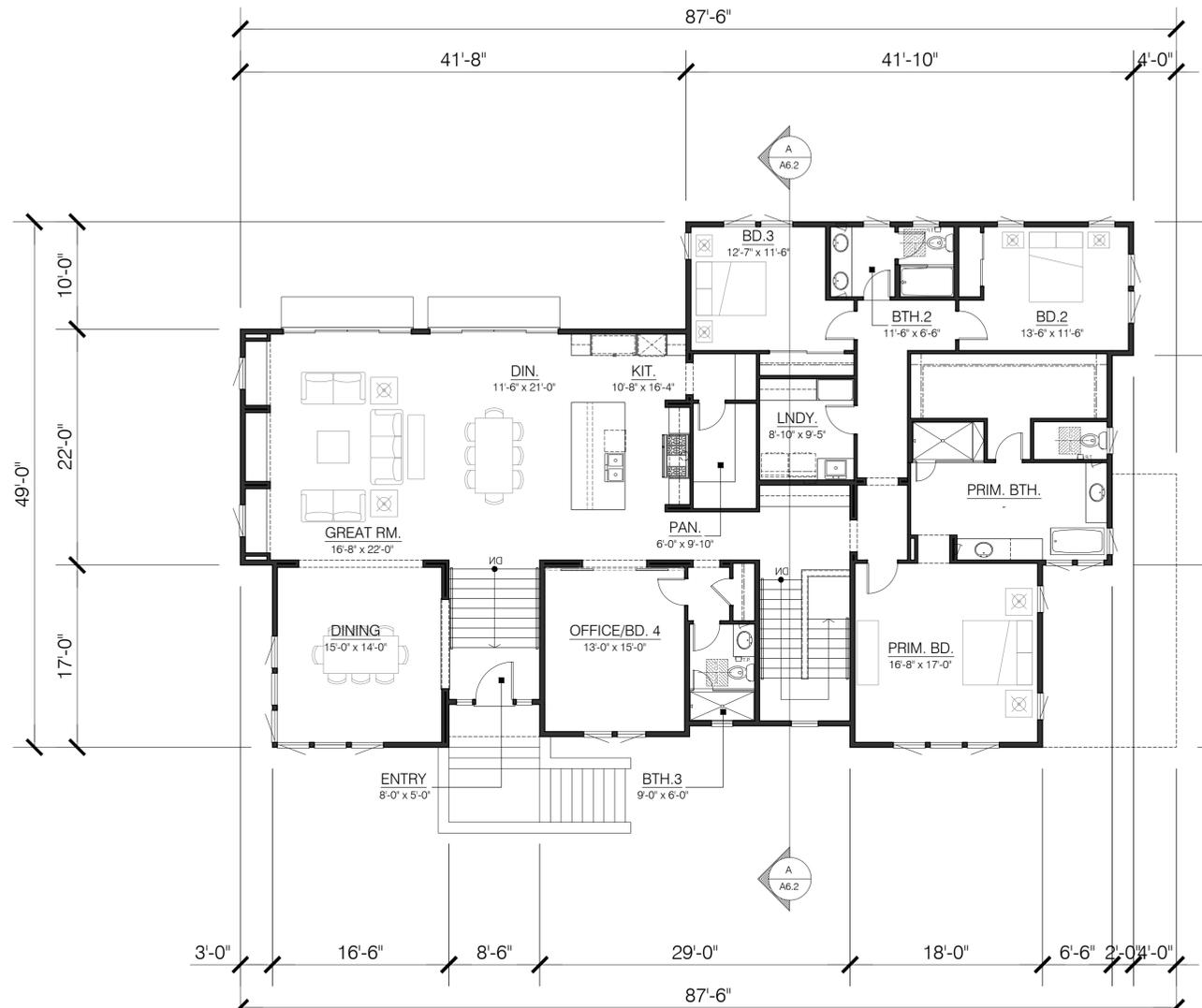
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LOT 6 (PLAN 2) SITE PLAN

A6.0.1

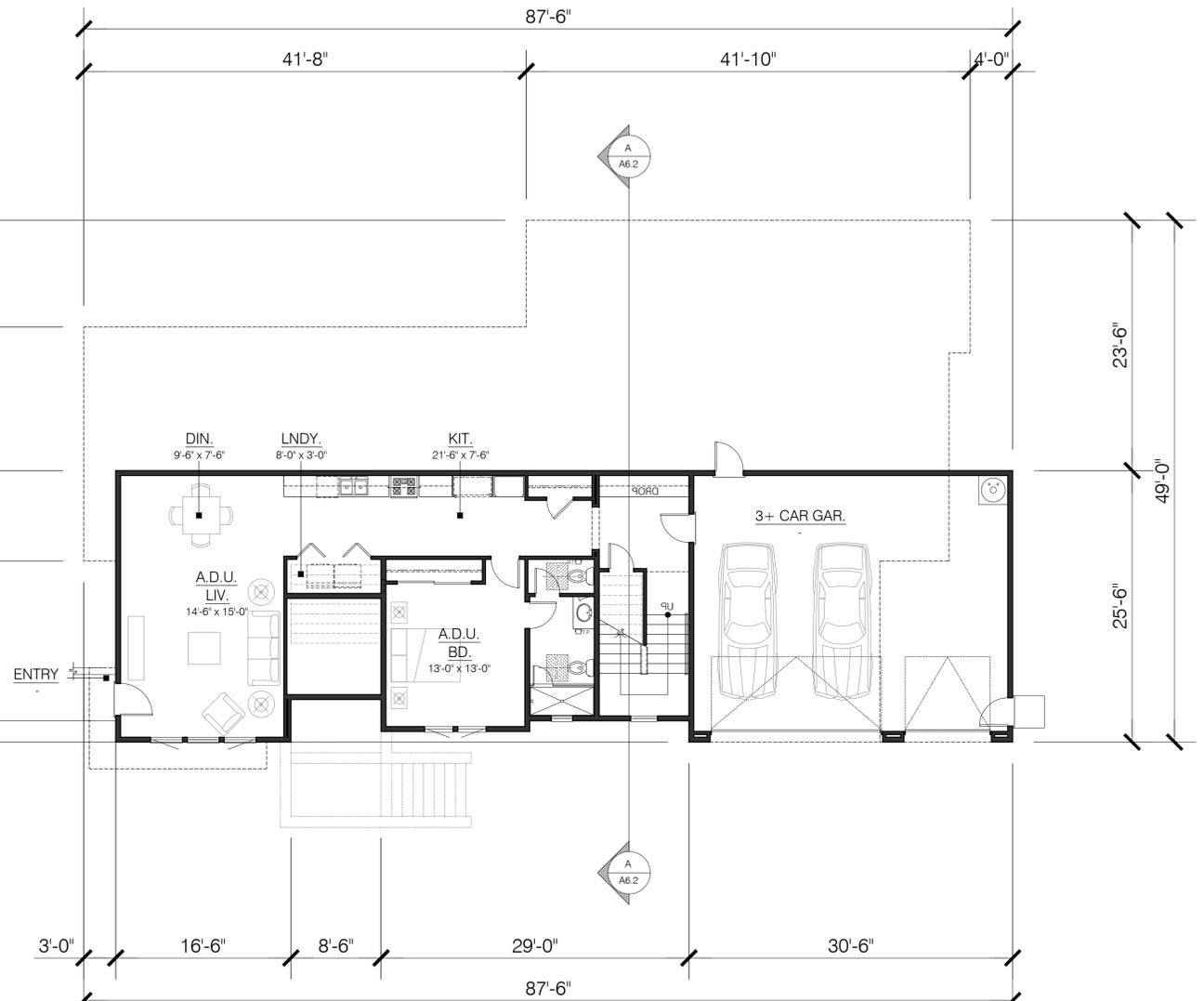
SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00



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

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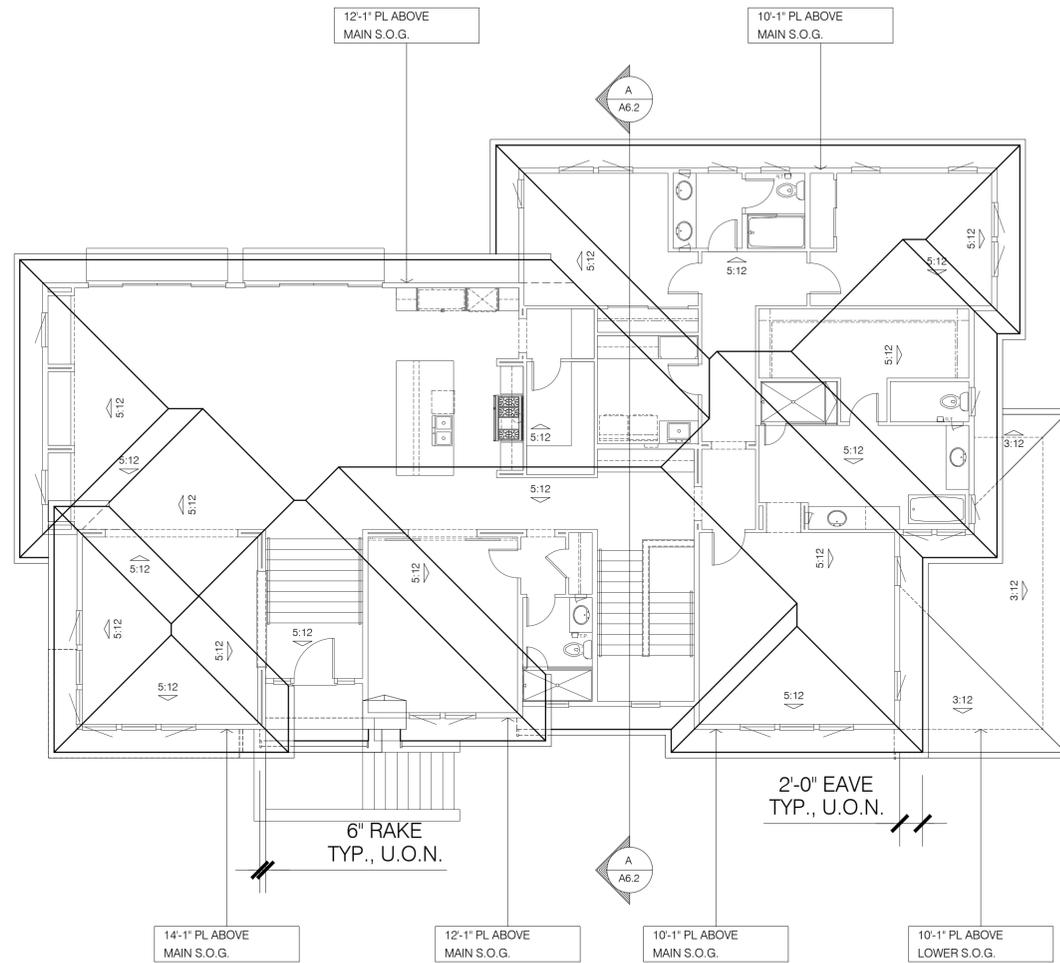
LOT 6 (PLAN 2) FLOOR PLANS

A6.1

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

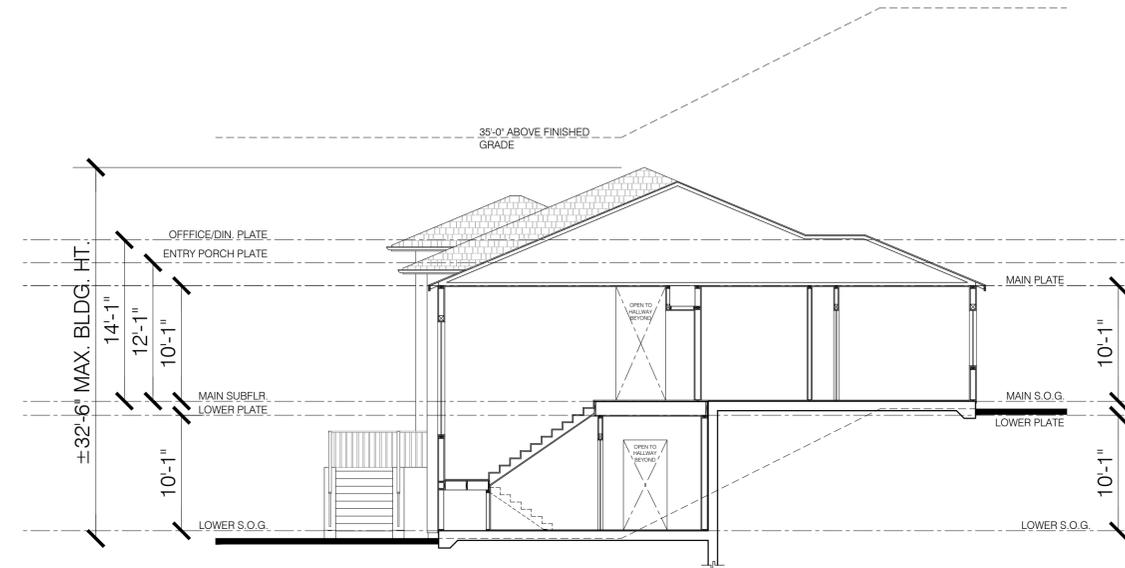
DATE: 06.29.2023 DR

PROJECT: 456001.00



ROOF PLAN

LOT 6 - PLAN 2



SECTION A-A

LOT 6 (PLAN 2)

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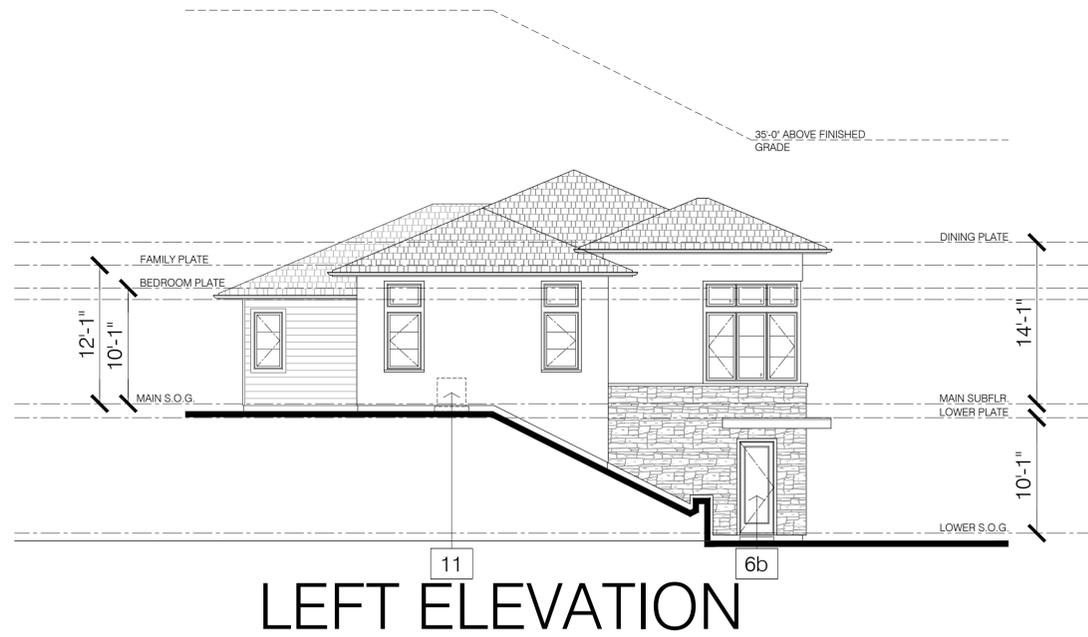
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LOT 6 (PLAN 2) ROOF PLAN & BLDG. SECTIONS

A6.2

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



LEFT ELEVATION

LOT 6 (PLAN 2)



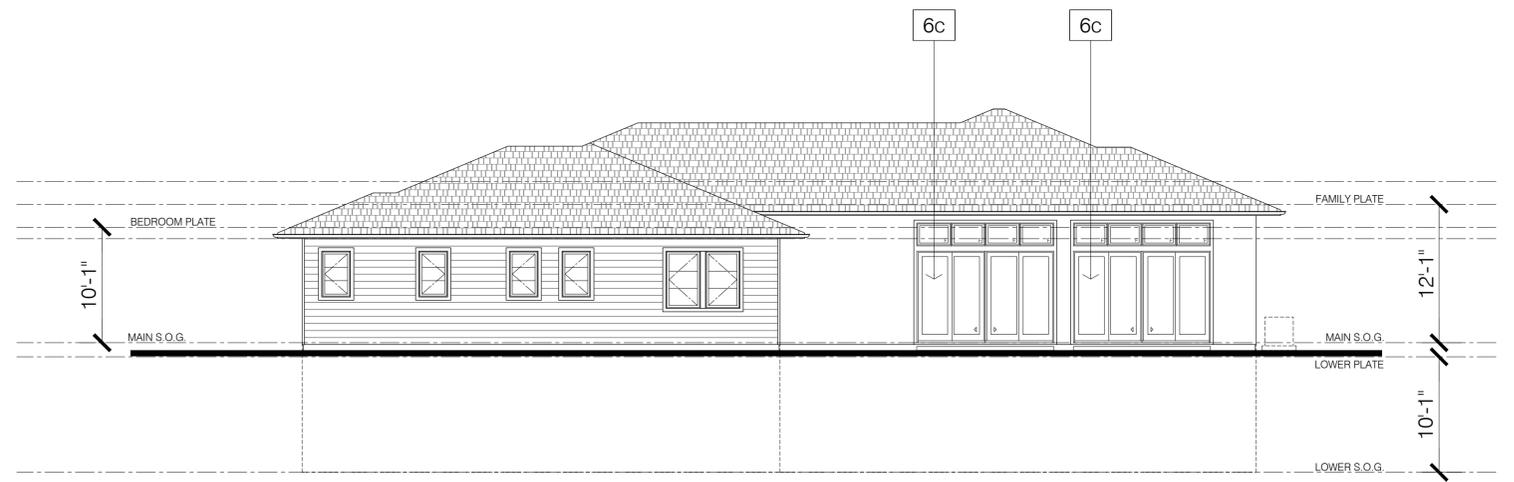
FRONT ELEVATION

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

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LOT 6 (PLAN 2) EXTERIOR ELEVATIONS

A6.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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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



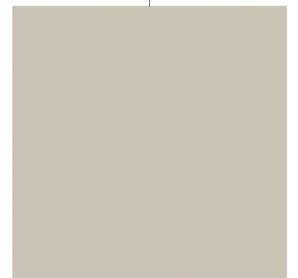
HORIZONTAL SIDING:
MFR: BENJAMIN MOORE
COLOR: ASHLEY GRAY
HC-87



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



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



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LOT 6 (PLAN 2) COLORS & MATERIALS

A6.4

SCALE: 1/8"=1'-0"
DATE: 06.29.2023 DR
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CAMINO PABLO - LOT 7

(PLAN 6)

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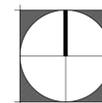
LOT 7 (PLAN 6) COVER SHEET

A7.0.0

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



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



NORTH



0 5 10 15 20 25

50

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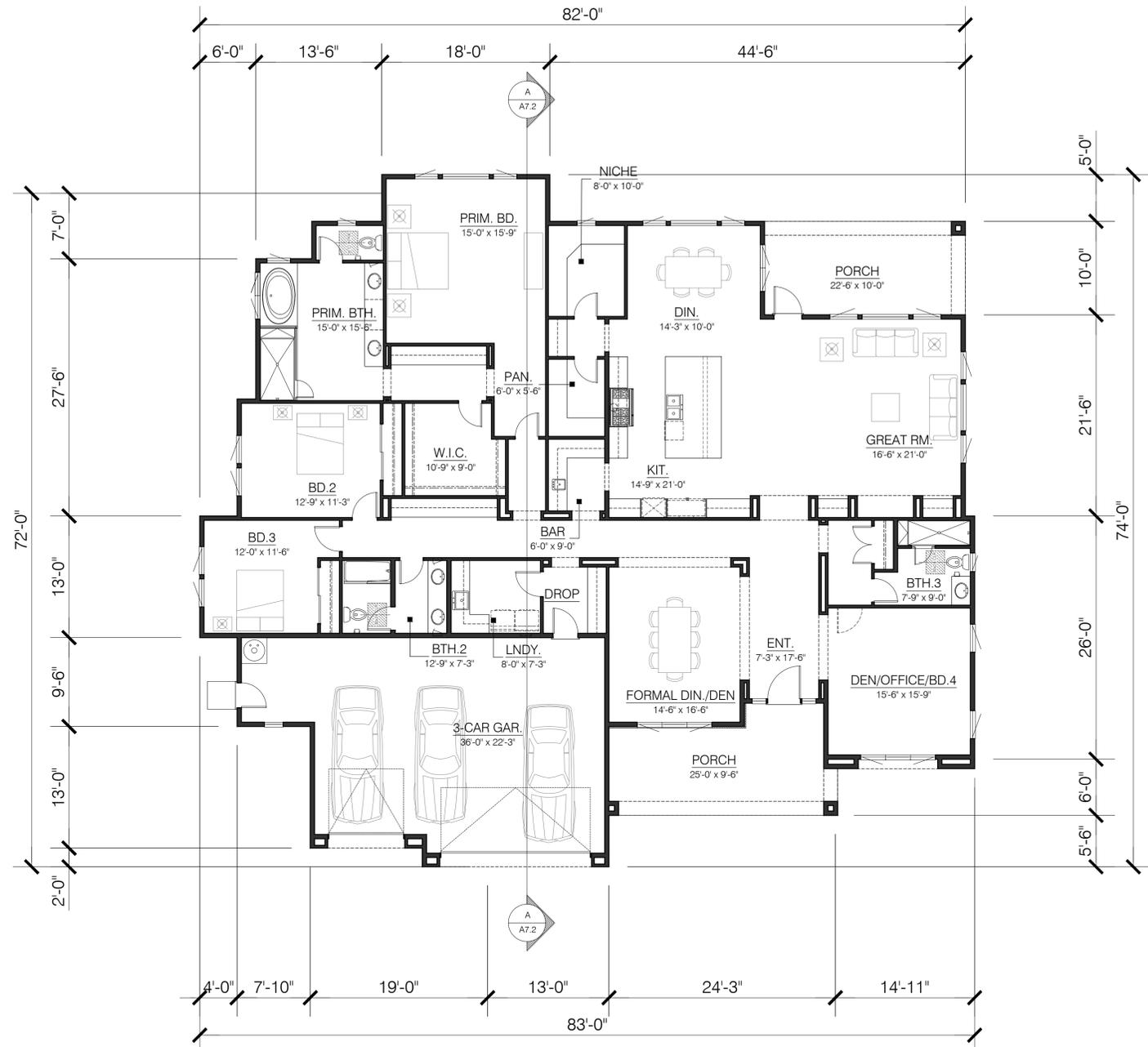
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LOT 7 (PLAN 6) SITE PLAN

A7.0.1

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



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)

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

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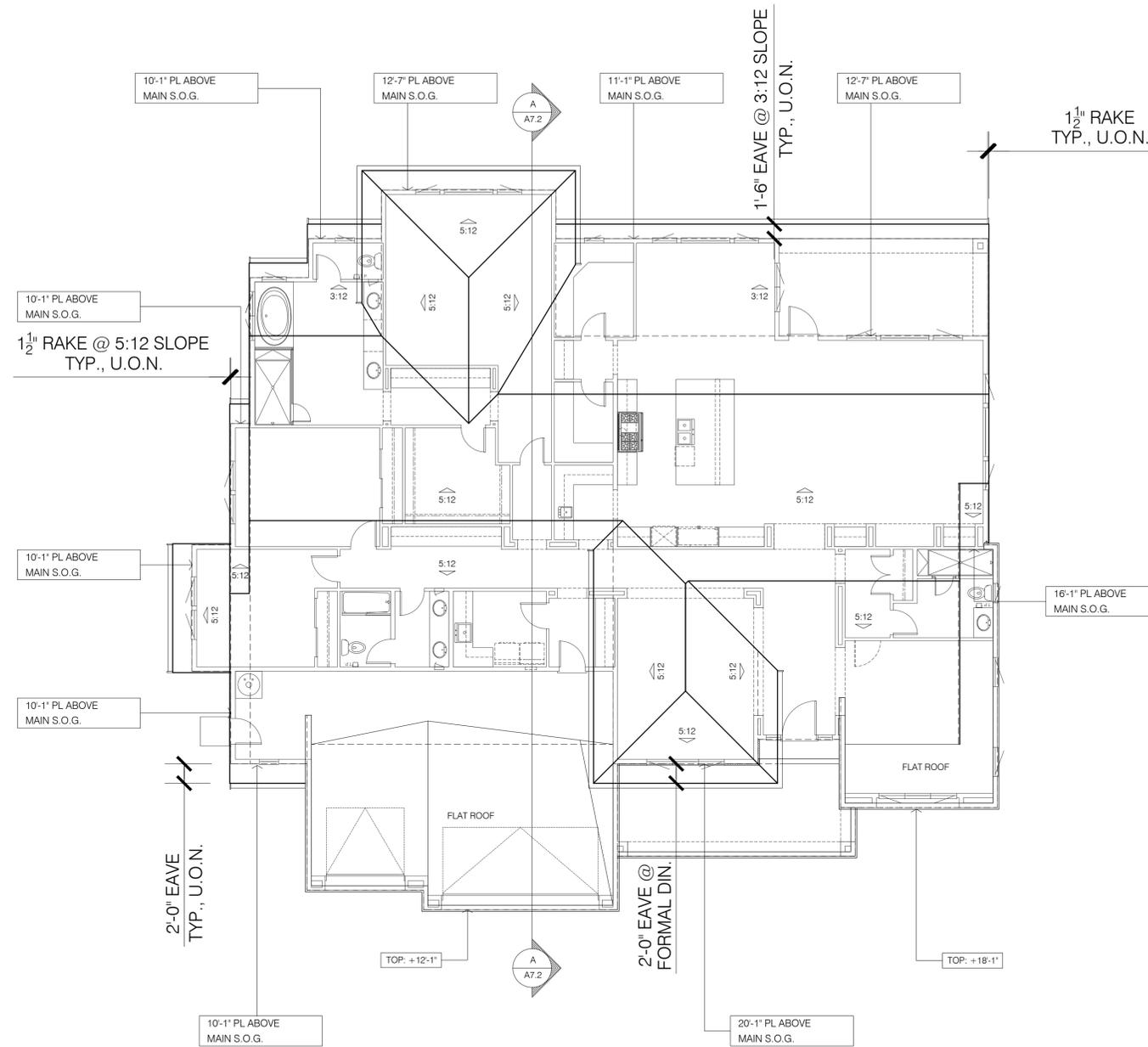
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LOT 7 (PLAN 6) FLOOR PLAN

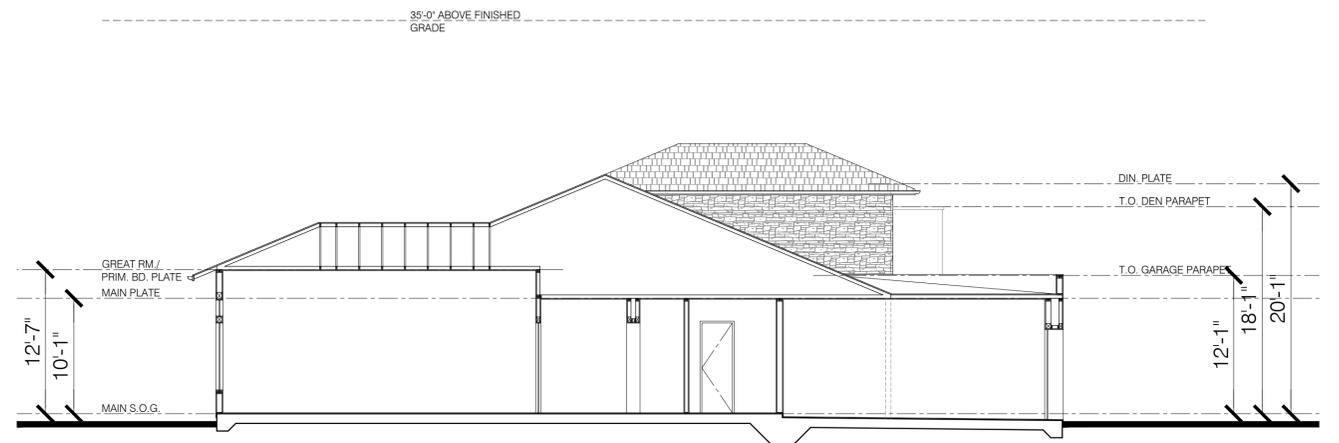
A7.1

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



ROOF PLAN

LOT 7 (PLAN 6)



SECTION A-A

LOT 7 (PLAN 6)

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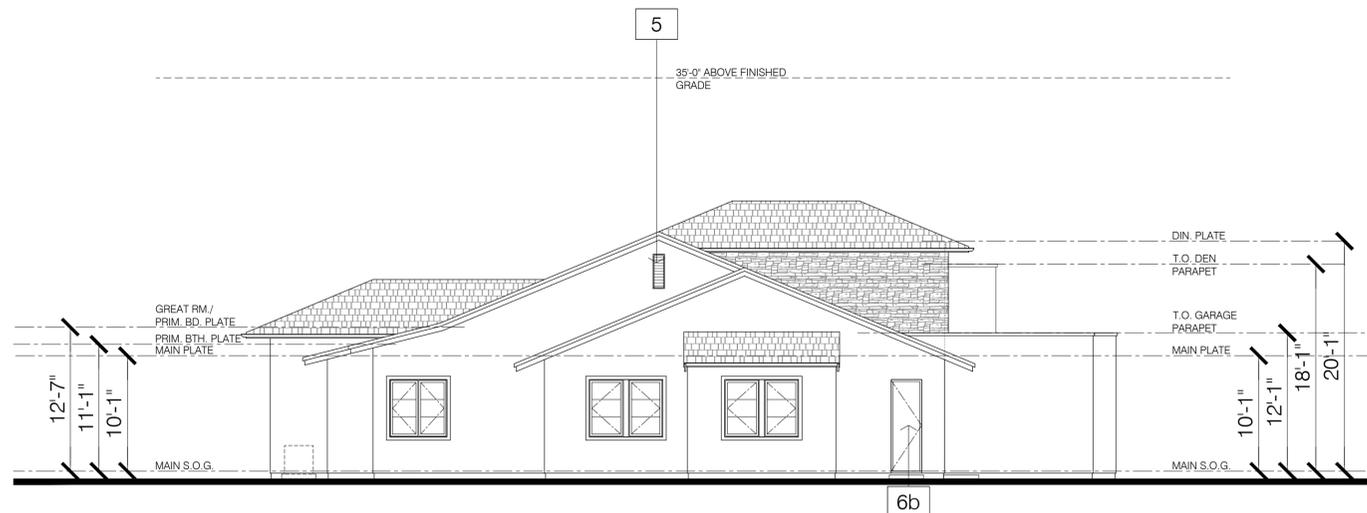
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 f. 415-288-0288

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

A7.2

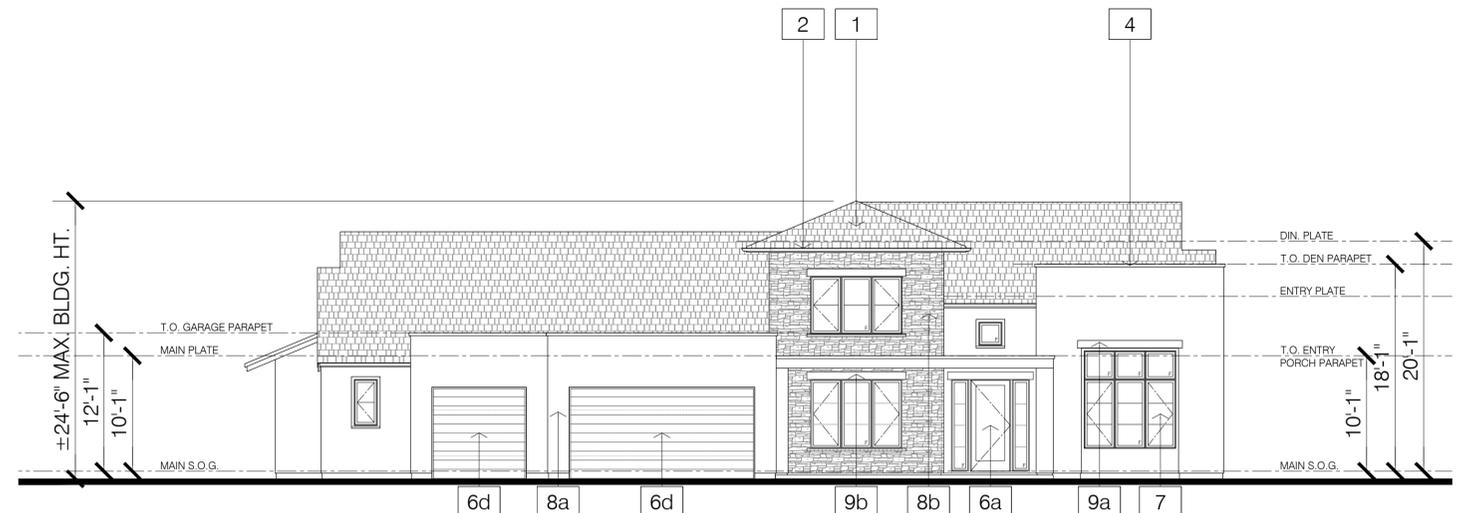
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 PROJECT: 456001.00

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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

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LOT 7 (PLAN 6) EXTERIOR ELEVATIONS

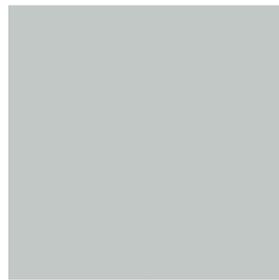
A7.3

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

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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



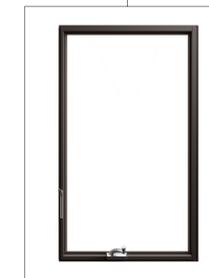
GARAGE DOOR:
MFR: BENJAMIN MOORE
COLOR: KENDALL CHARCOAL
HC-166



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

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LOT 7 (PLAN 6) COLORS & MATERIALS

A7.4

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CAMINO PABLO - LOT 8

(PLAN 7)

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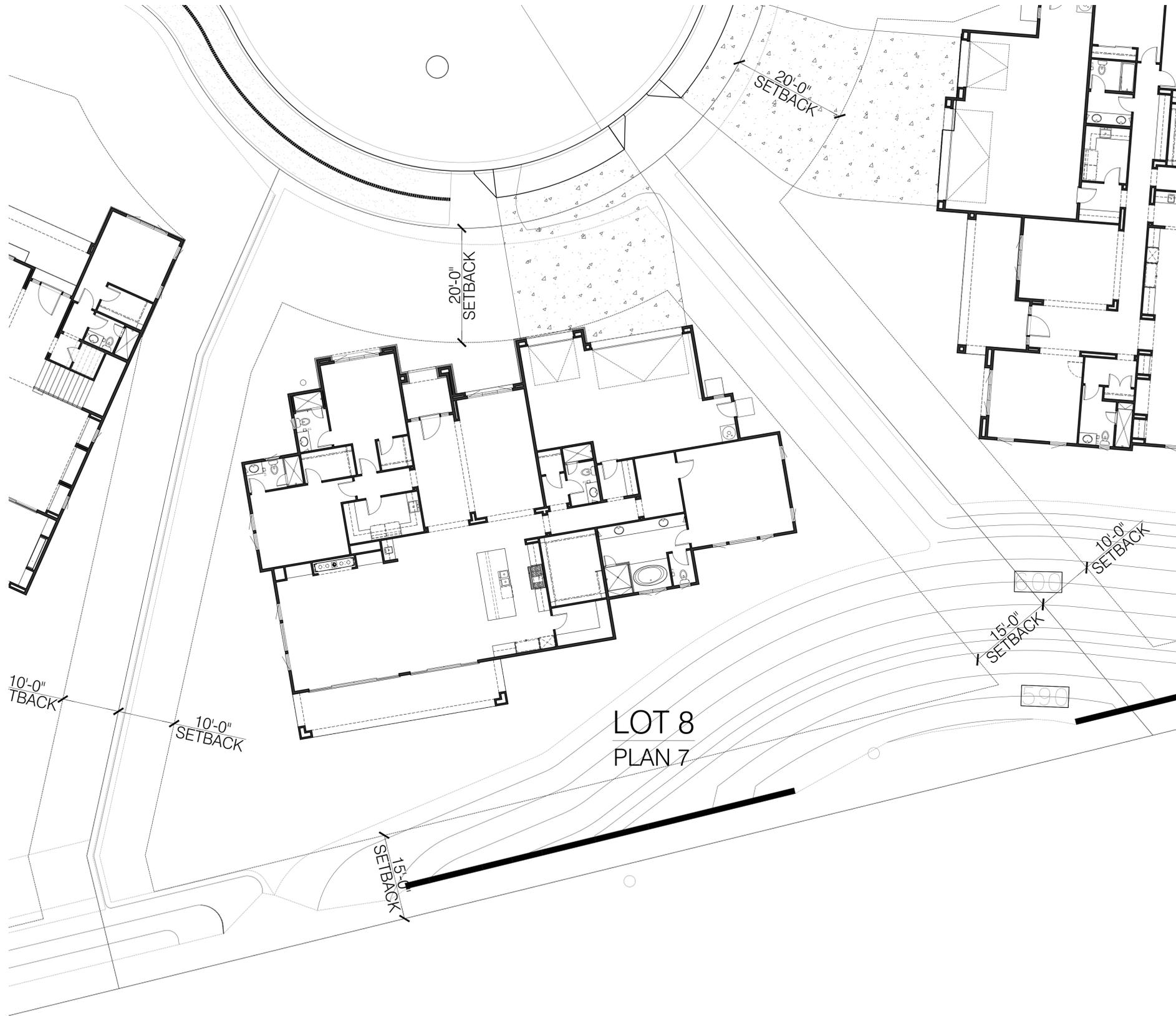
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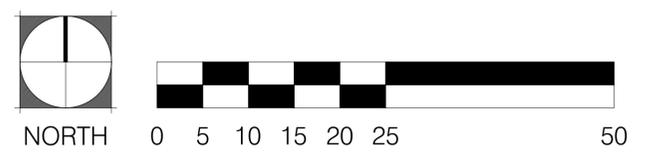
LOT 8 (PLAN 7) COVER SHEET

A8.0.0

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



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



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LOT 8 (PLAN 7) SITE PLAN
A8.0.1
 SCALE: 1" = 10'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00



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)

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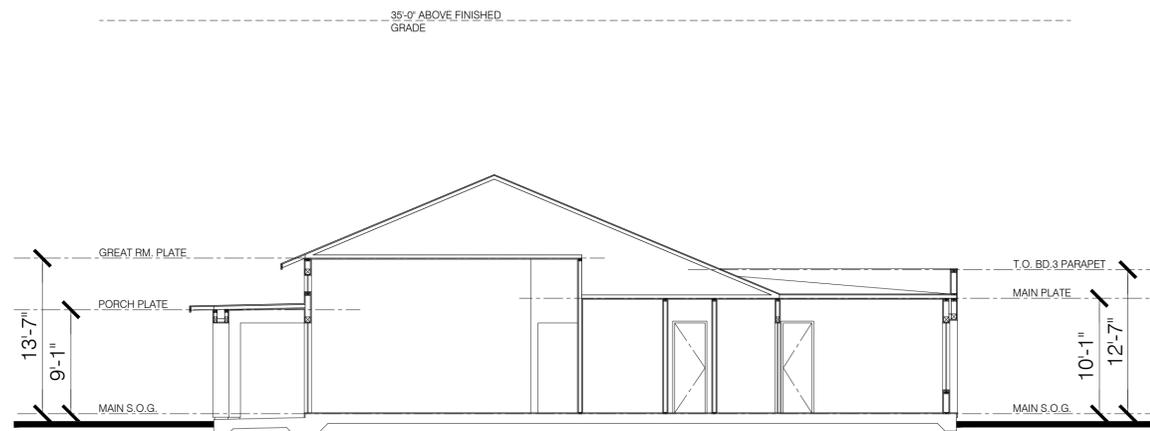
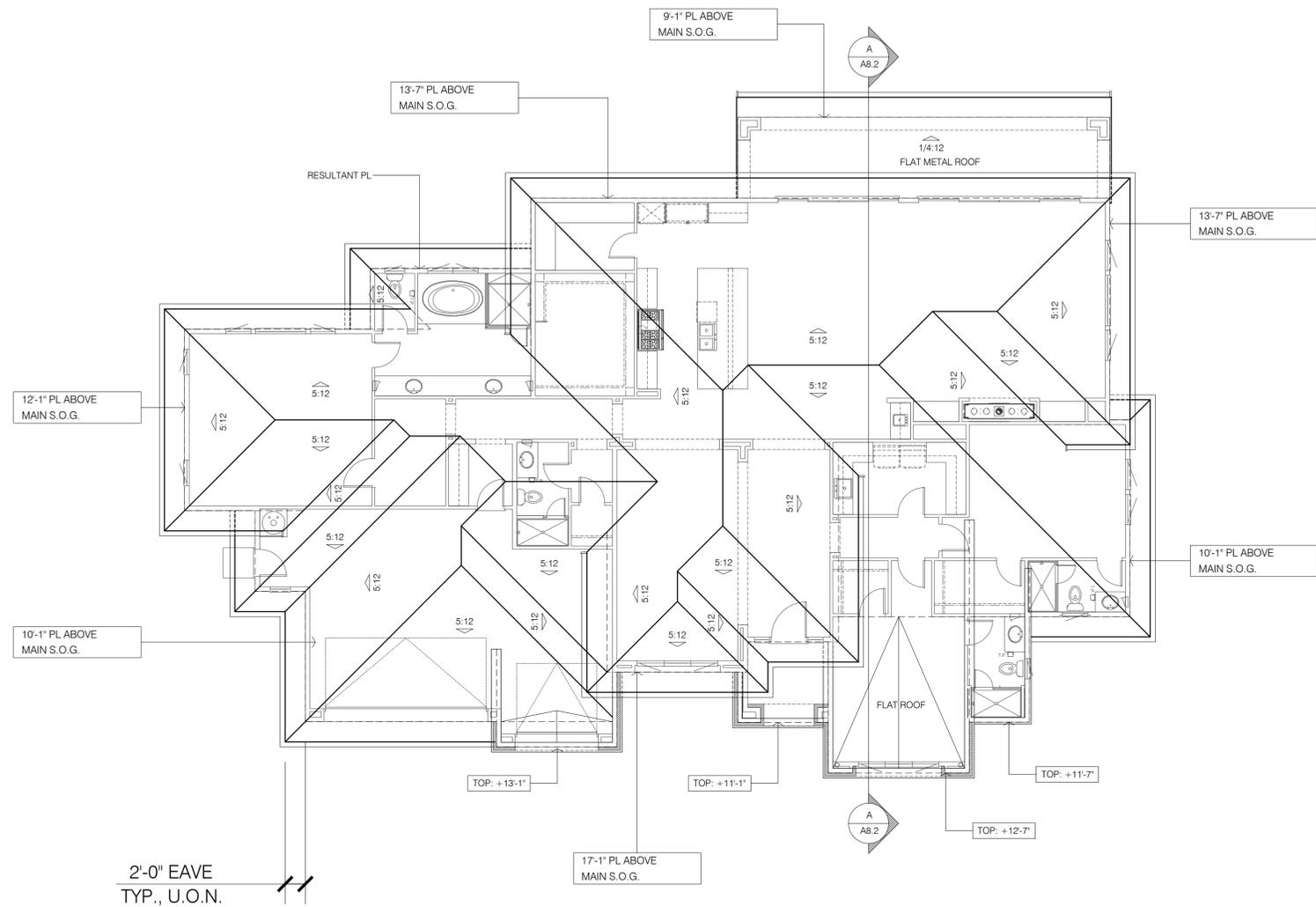
LOT 8 (PLAN 7) FLOOR PLAN

A8.1

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

DATE: 06.29.2023 DR

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SECTION A-A

LOT 8 (PLAN 7)

ROOF PLAN

LOT 8 (PLAN 7)

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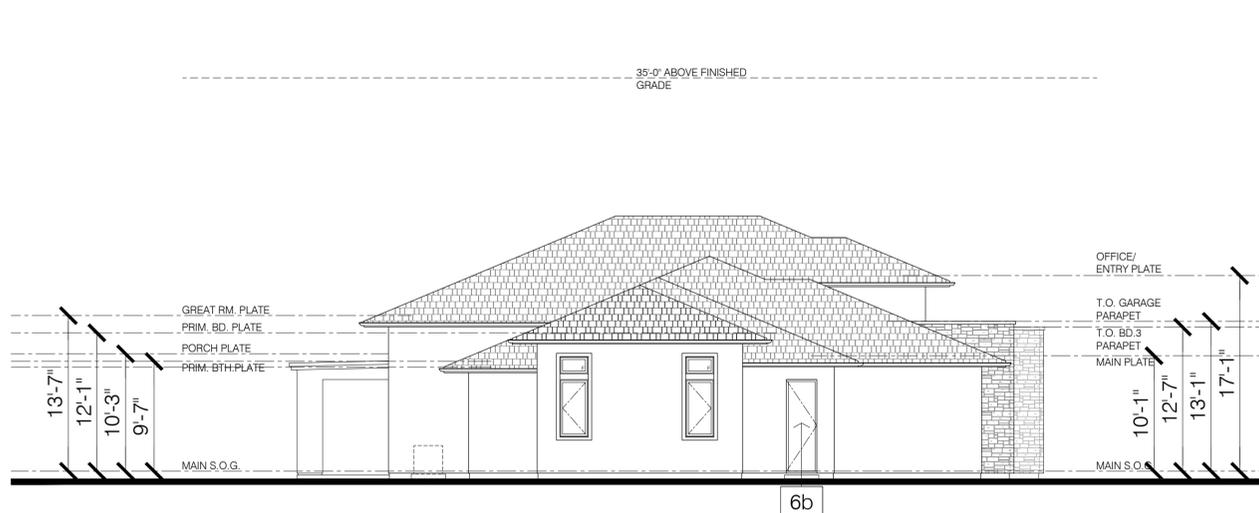
t. 415-512-1300
 f. 415-288-0288

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

A8.2

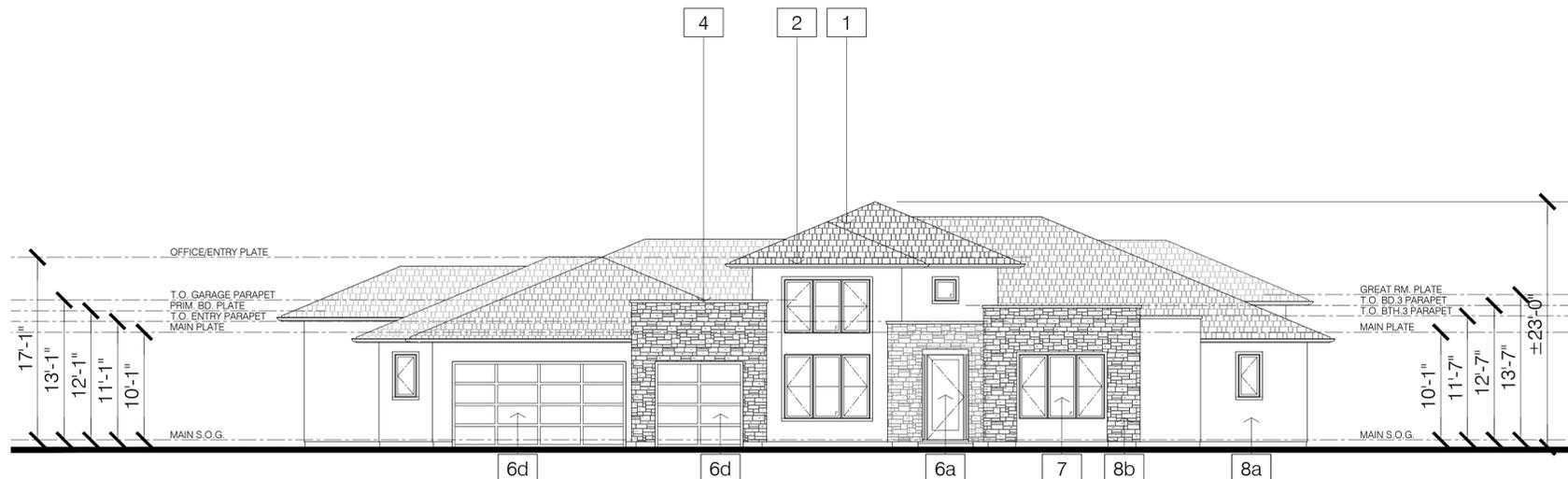
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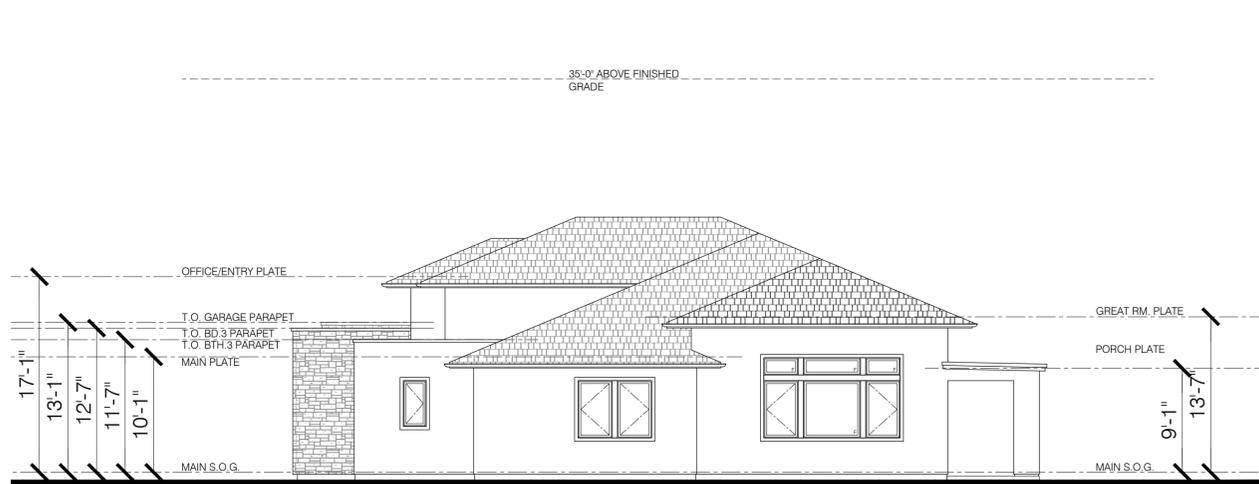
LEFT ELEVATION

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

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LOT 8 (PLAN 7) EXTERIOR ELEVATIONS
A8.3
 SCALE: 1/8" = 1'-0"
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 PROJECT: 456001.00

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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

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LOT 8 (PLAN 7) COLORS & MATERIALS

A8.4

SCALE: 1/8"=1'-0"
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CAMINO PABLO - LOT 9

(PLAN 5)

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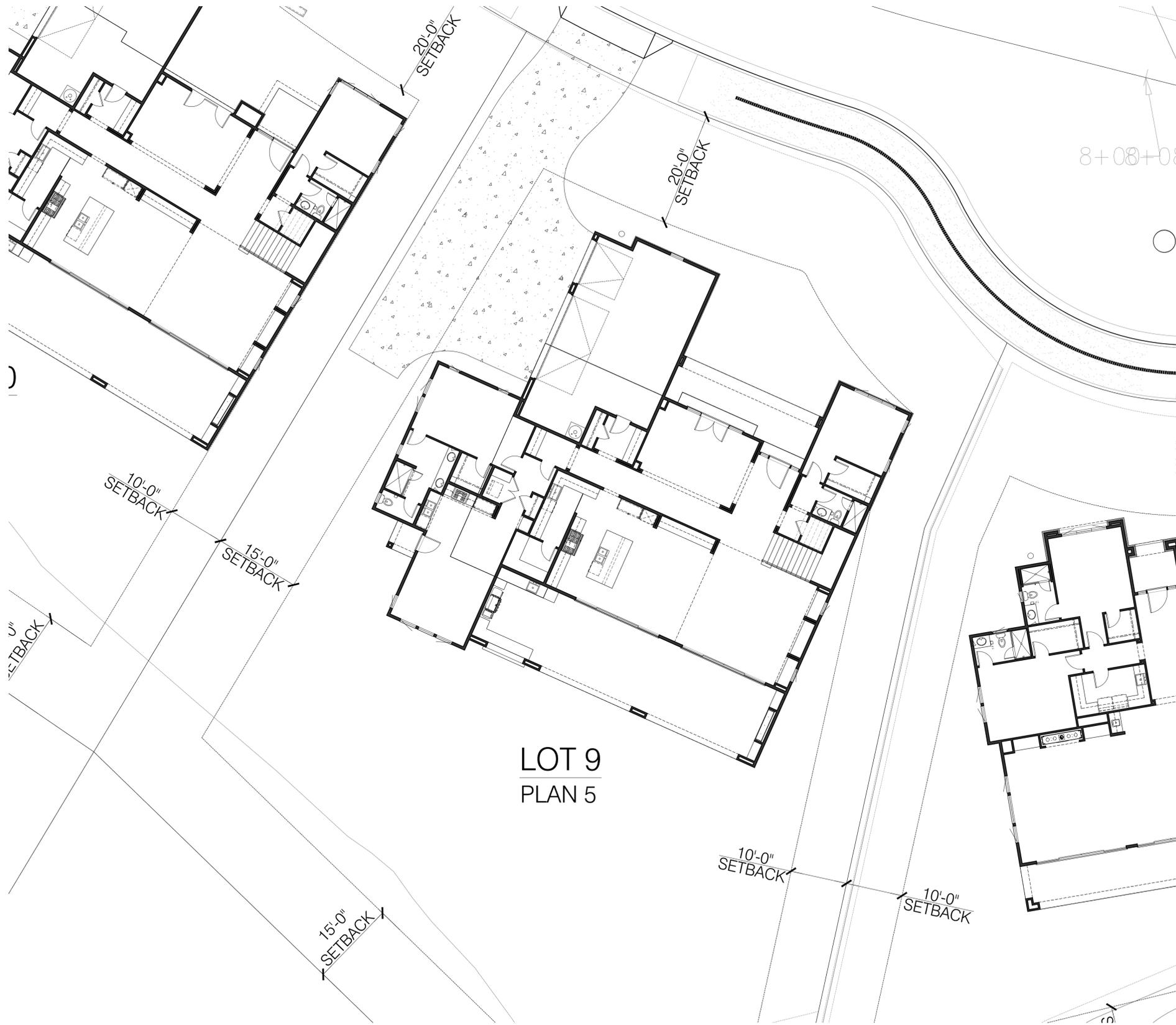
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LOT 9 (PLAN 5) COVER SHEET

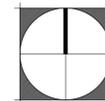
A9.0.0

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



LOT 9
PLAN 5

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



NORTH



0 5 10 15 20 25 50

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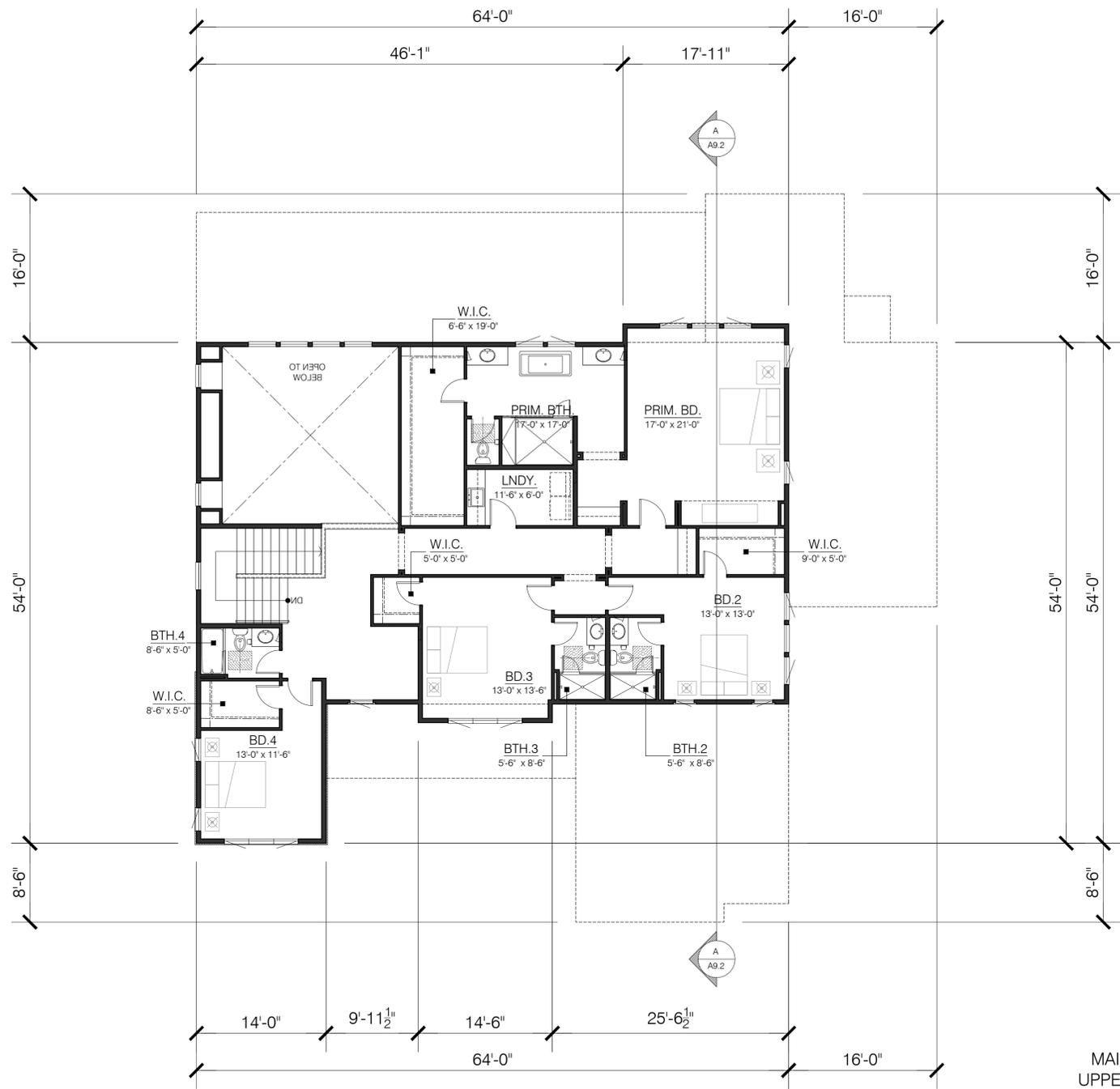
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LOT 9 (PLAN 5) SITE PLAN

A9.0.1

SCALE: 1" = 10'-0"
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PROJECT: 456001.00

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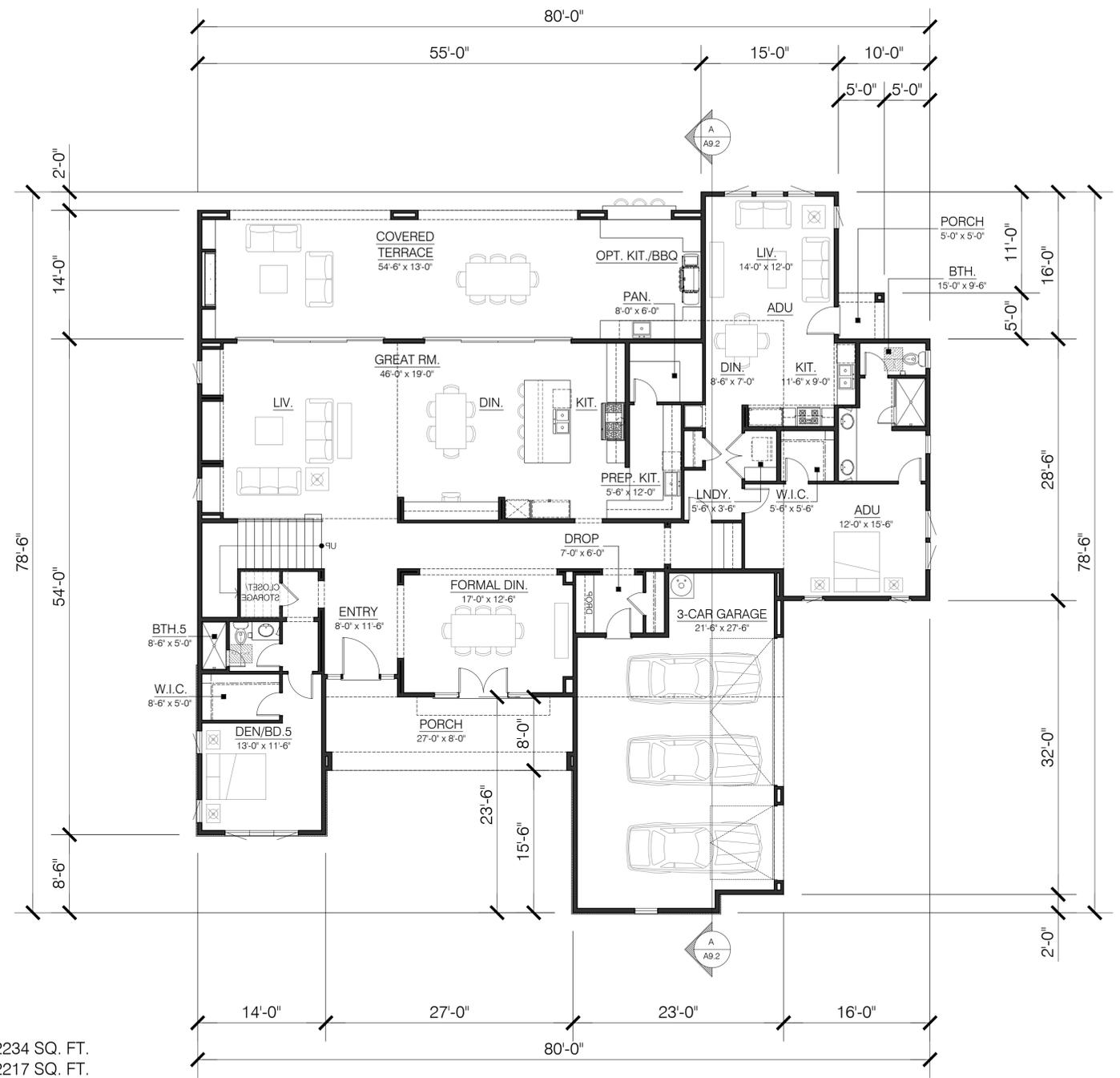


UPPER FLOOR

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)

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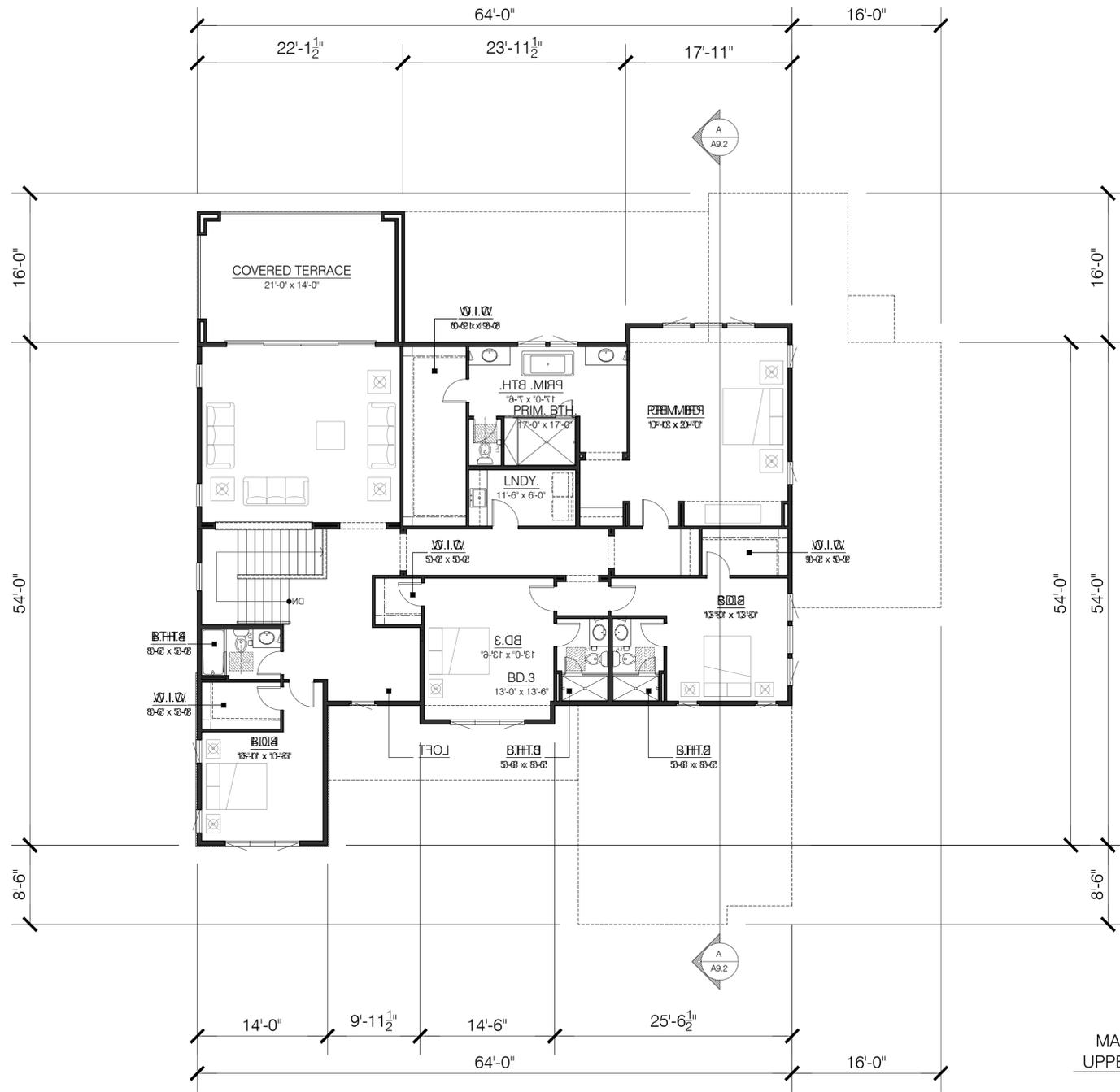
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LOT 9 (PLAN 5) FLOOR PLANS

A9.1.1

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

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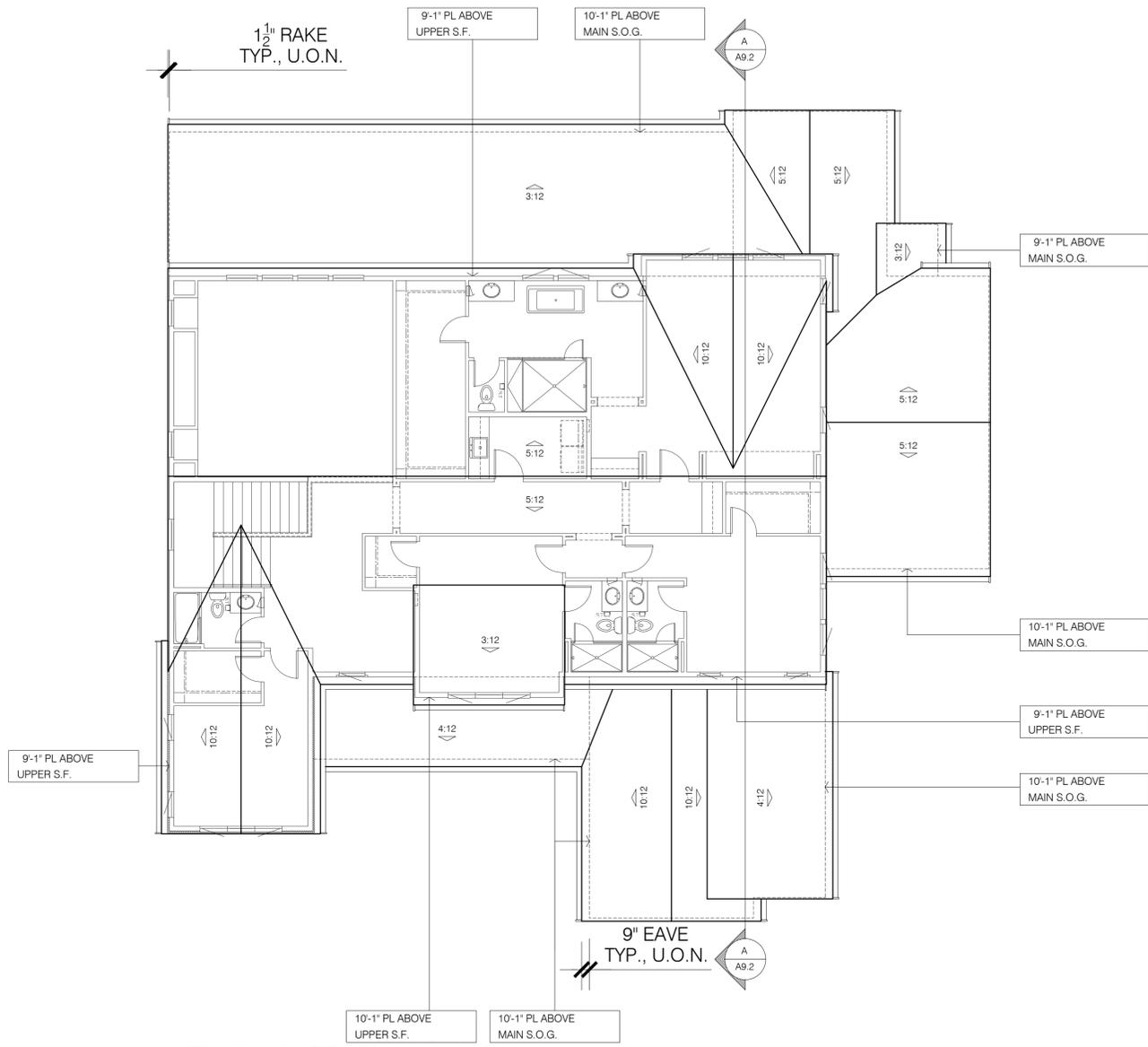
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LOT 9 (PLAN 5) OPT. COVERED PATIO FLOOR PLAN

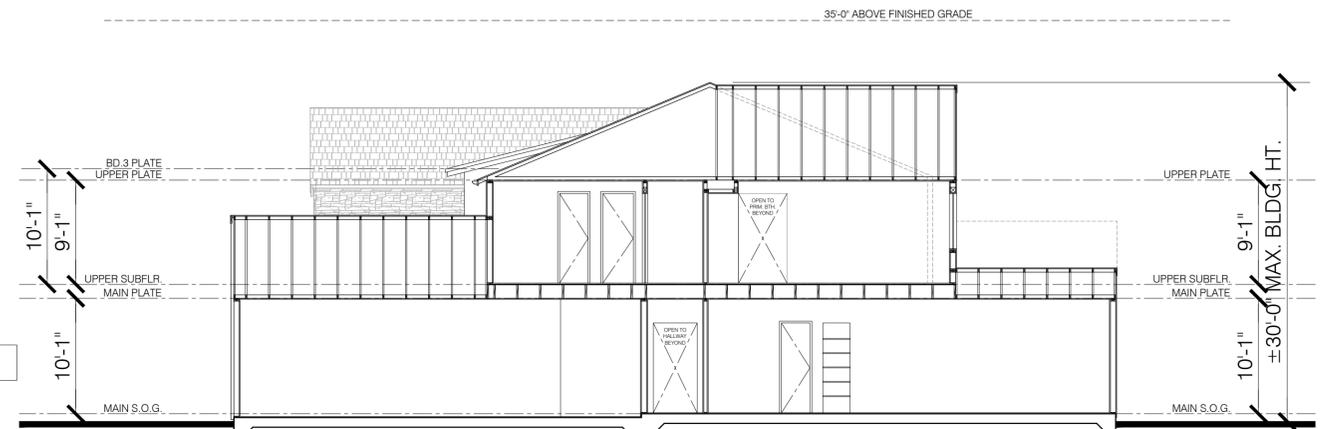
A9.1.2

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

LOT 9 (PLAN 5)



SECTION A-A

LOT 9 (PLAN 5)

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

A9.2

SCALE: 1/8" = 1'-0"
 DATE: 06.29.2023 DR
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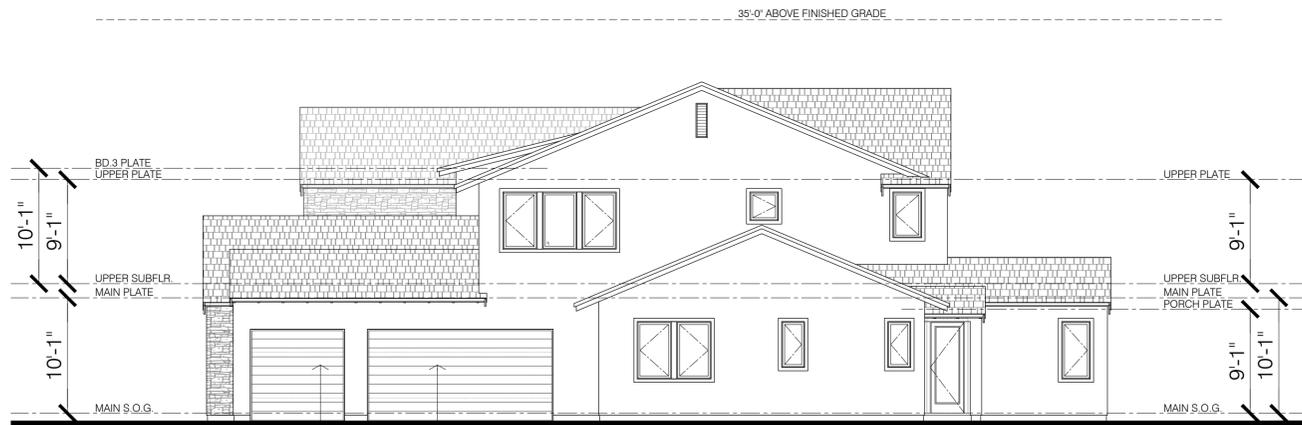
LEFT ELEVATION

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

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LOT 9 (PLAN 5) EXTERIOR ELEVATIONS

A9.3

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

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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

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LOT 9 (PLAN 5) EE OPT. COVERED PATIO

A9.4

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

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



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LOT 9 (PLAN 5) COLORS & MATERIALS

A9.5

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



CAMINO PABLO - LOT 10

(PLAN 5)

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LOT 10 (PLAN 5) COVER SHEET

A10.0.0

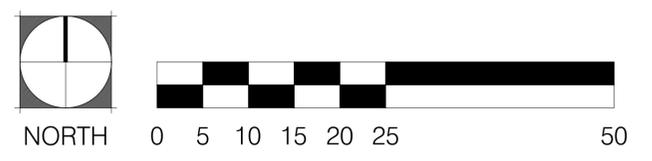
SCALE: 1/8"=1'-0"

DATE: 06.29.2023 DR

PROJECT: 456001.00



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



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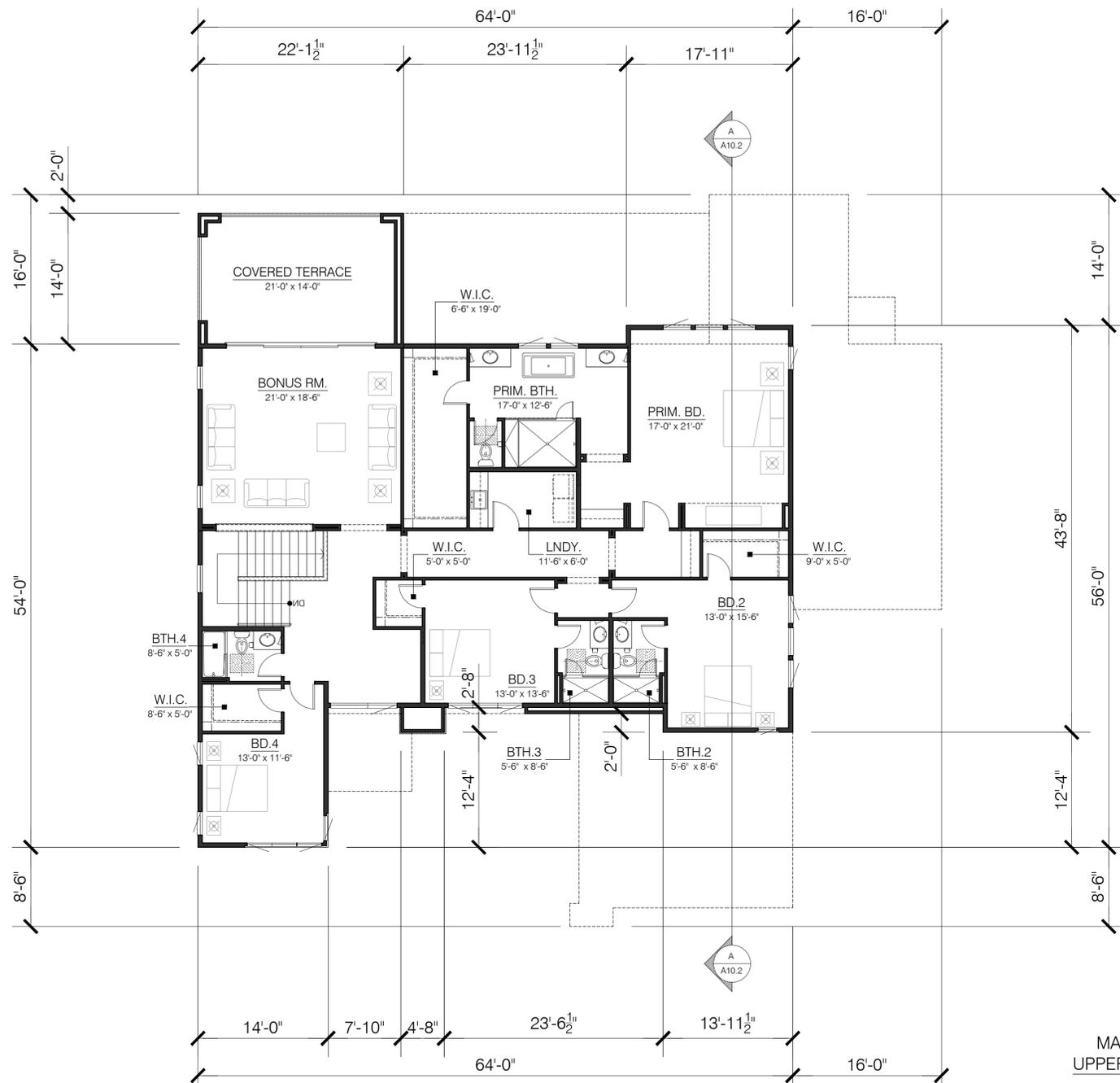
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LOT 10 (PLAN 5) SITE PLAN

A10.0.1

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



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.

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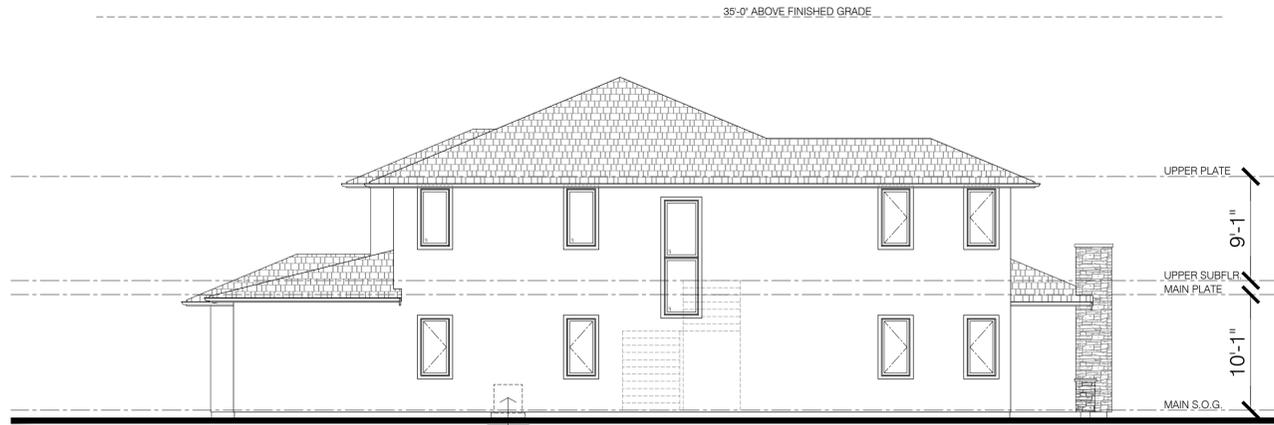
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LOT 10 (PLAN 5) BONUS RM. FLOOR PLAN

A10.1.2

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



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

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LOT 10 (PLAN 5) EXTERIOR ELEVATIONS

A10.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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

METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



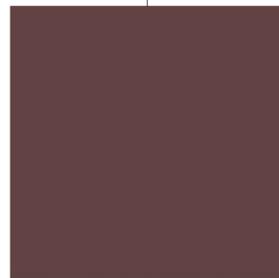
ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



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



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LOT 10 (PLAN 5) COLORS & MATERIALS

A10.4

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

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CAMINO PABLO - LOT 11

(PLAN 4)

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LOT 11 (PLAN 4) COVER SHEET

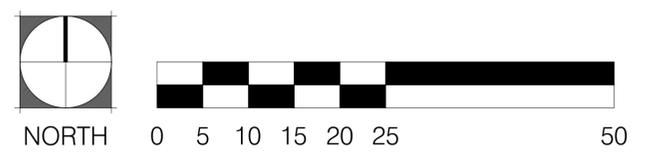
A11.0.0

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



LOT 11
PLAN 4

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



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

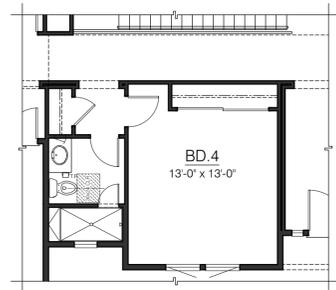
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LOT 11 (PLAN 4) SITE PLAN
A11.0.1

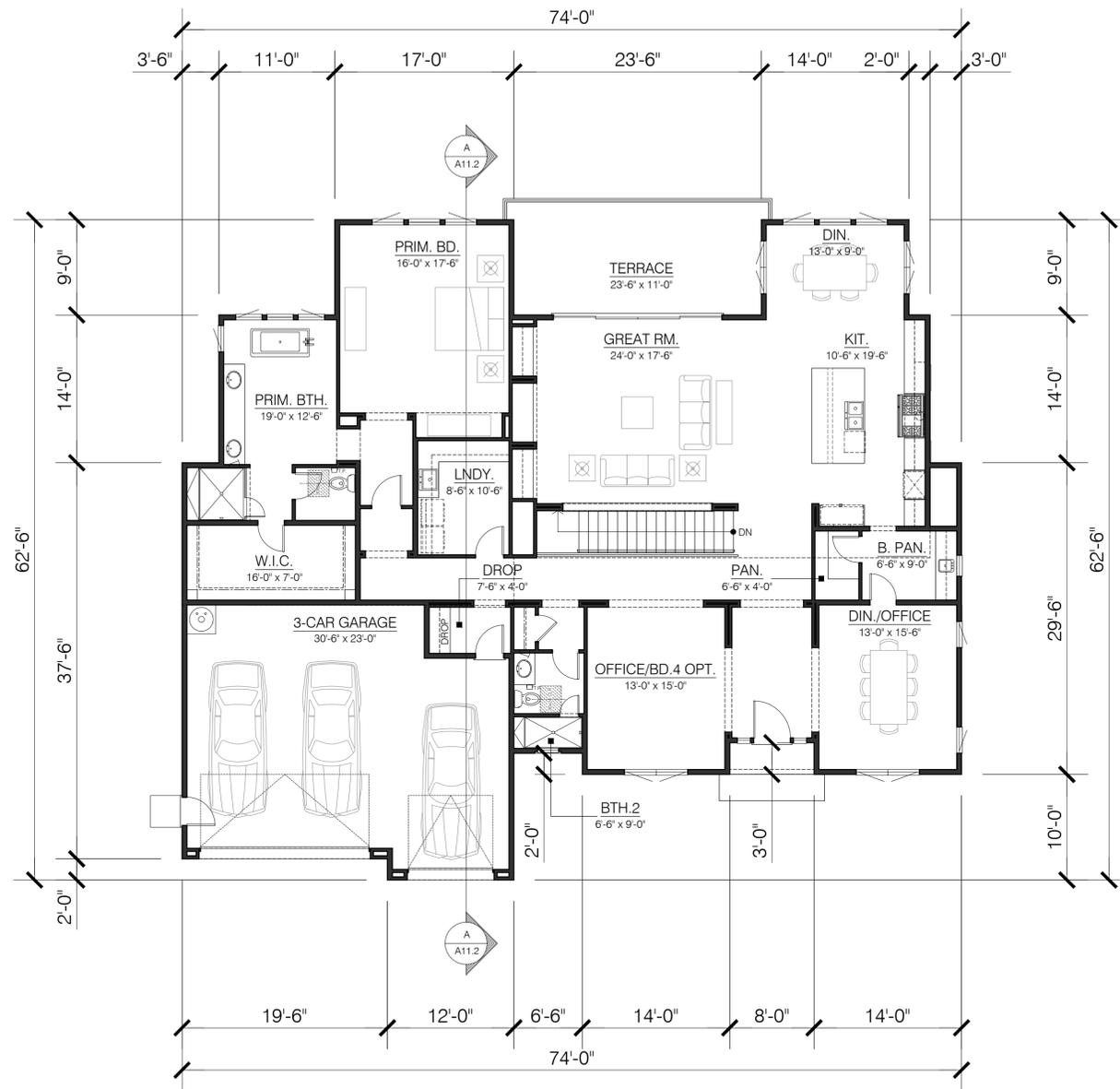
SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00



BD.4 OPT.

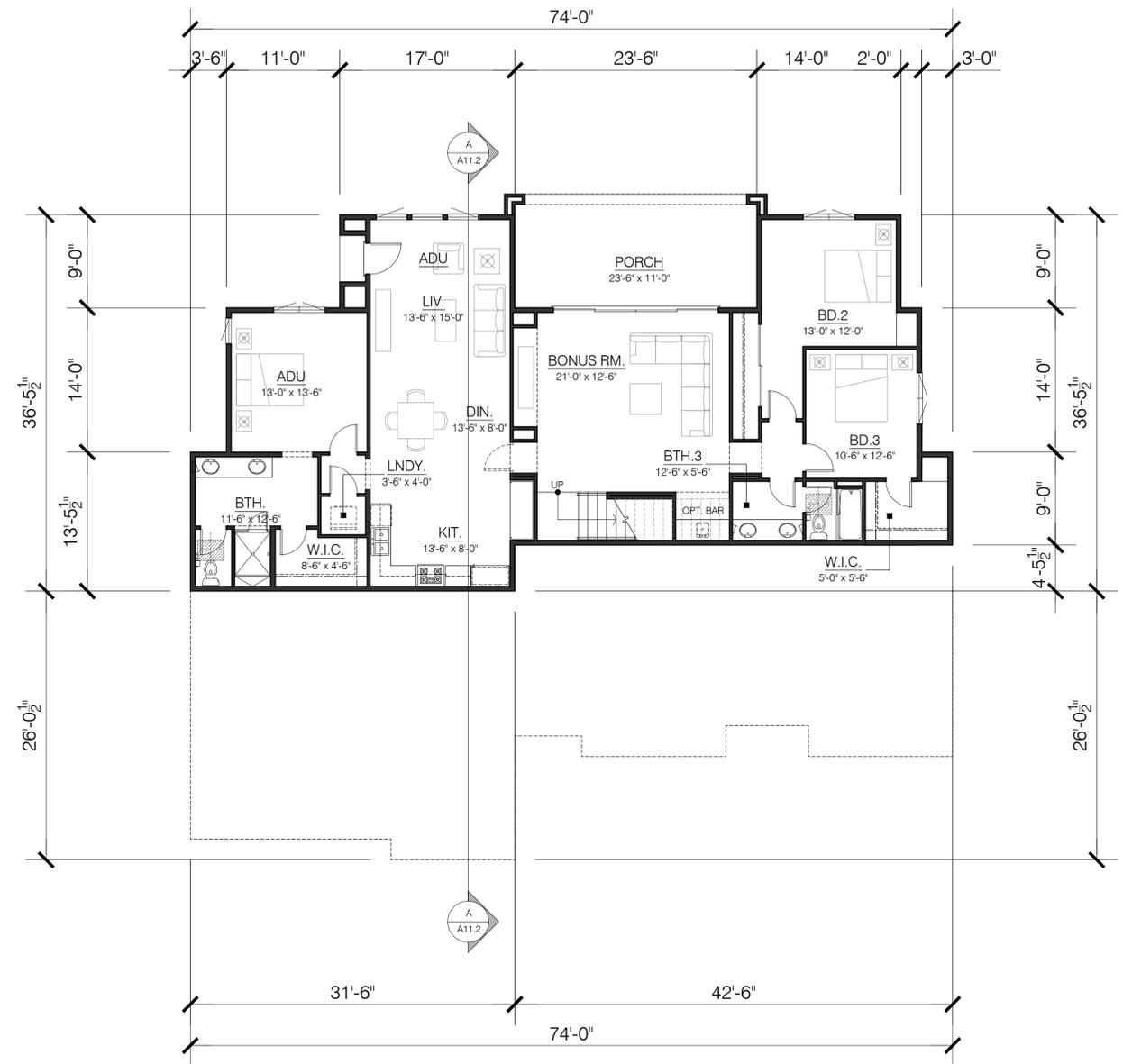
LOT 11 (PLAN 4)

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)

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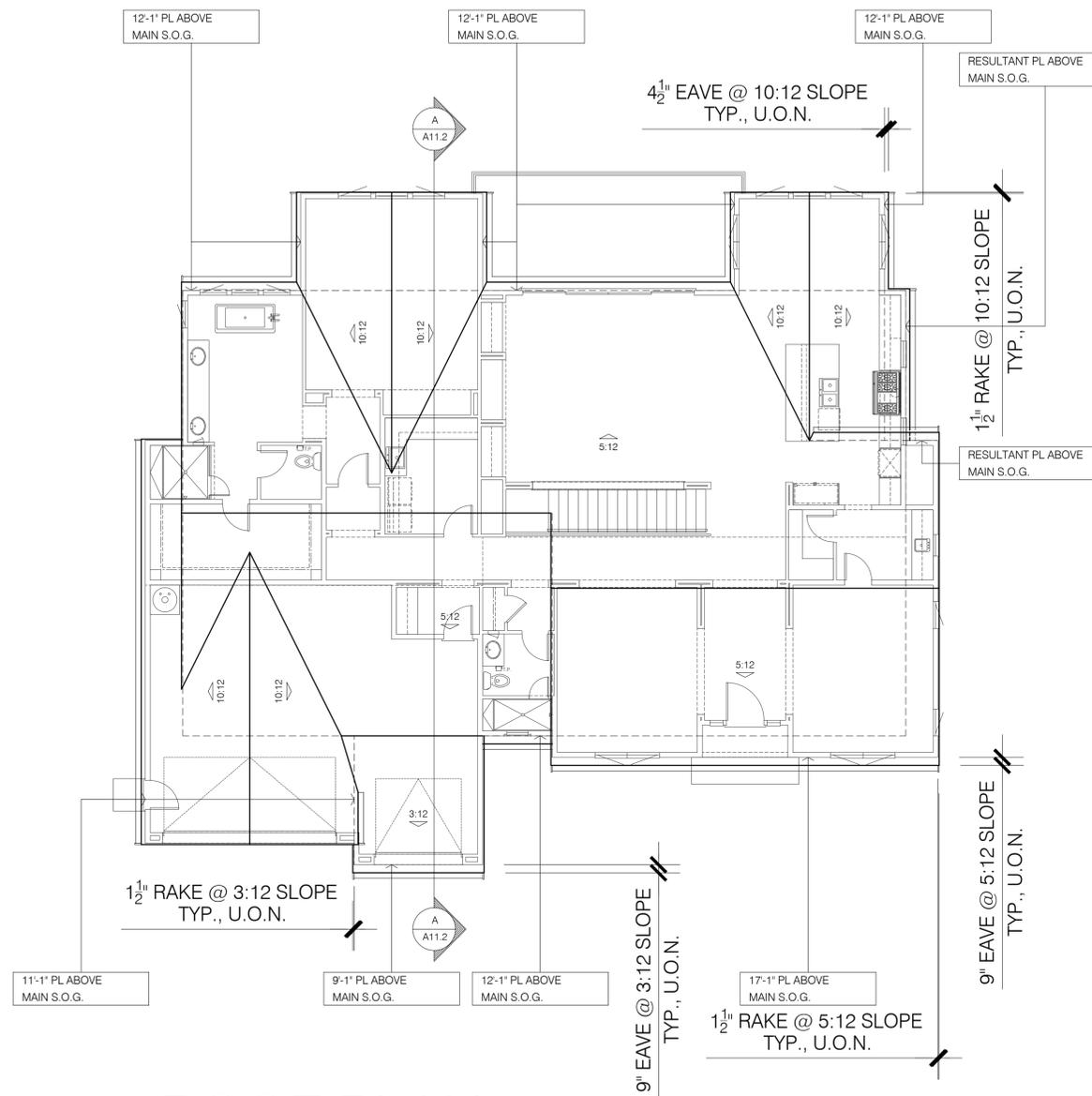
LOT 11 (PLAN 4) FLOOR PLANS

A11.1

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

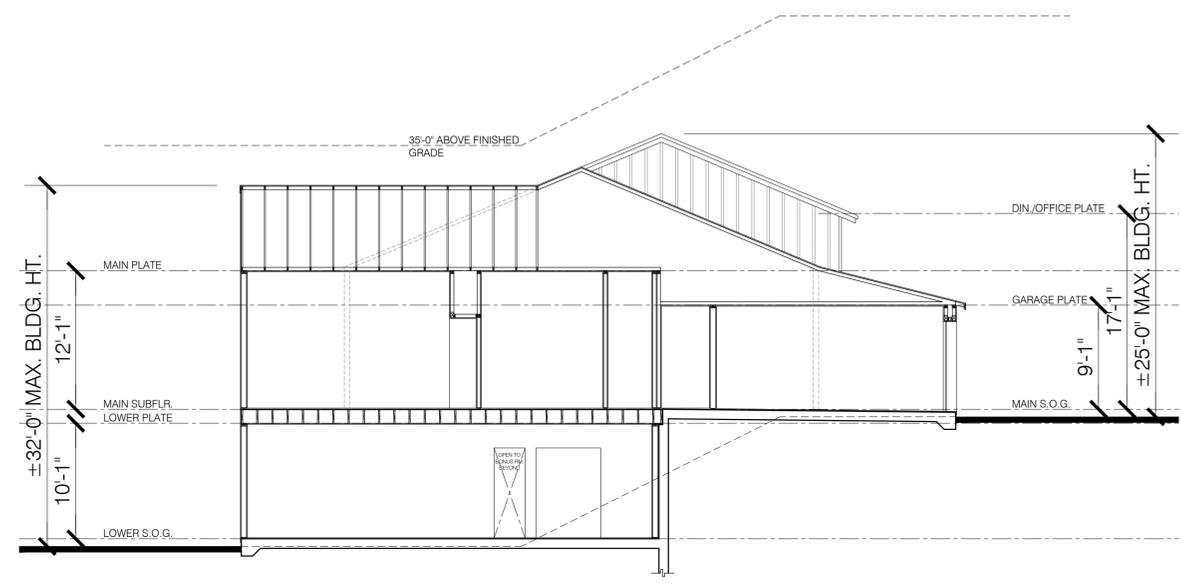
DATE: 06.29.2023 DR

PROJECT: 456001.00



ROOF PLAN

LOT 11 (PLAN 4)



SECTION A-A

LOT 11 (PLAN 4)

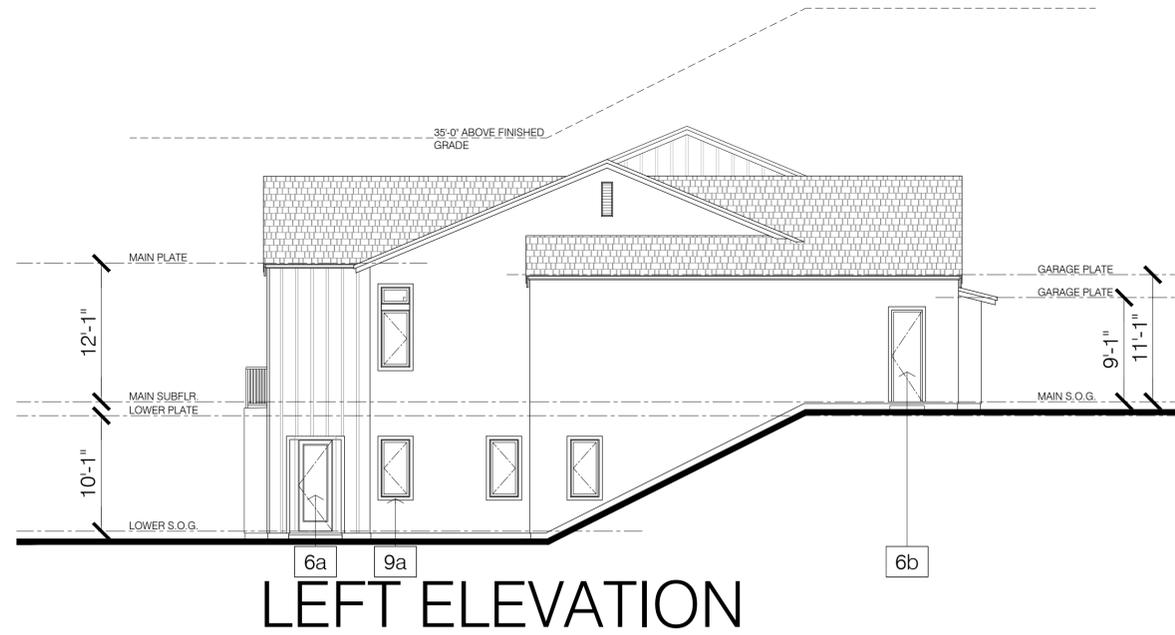
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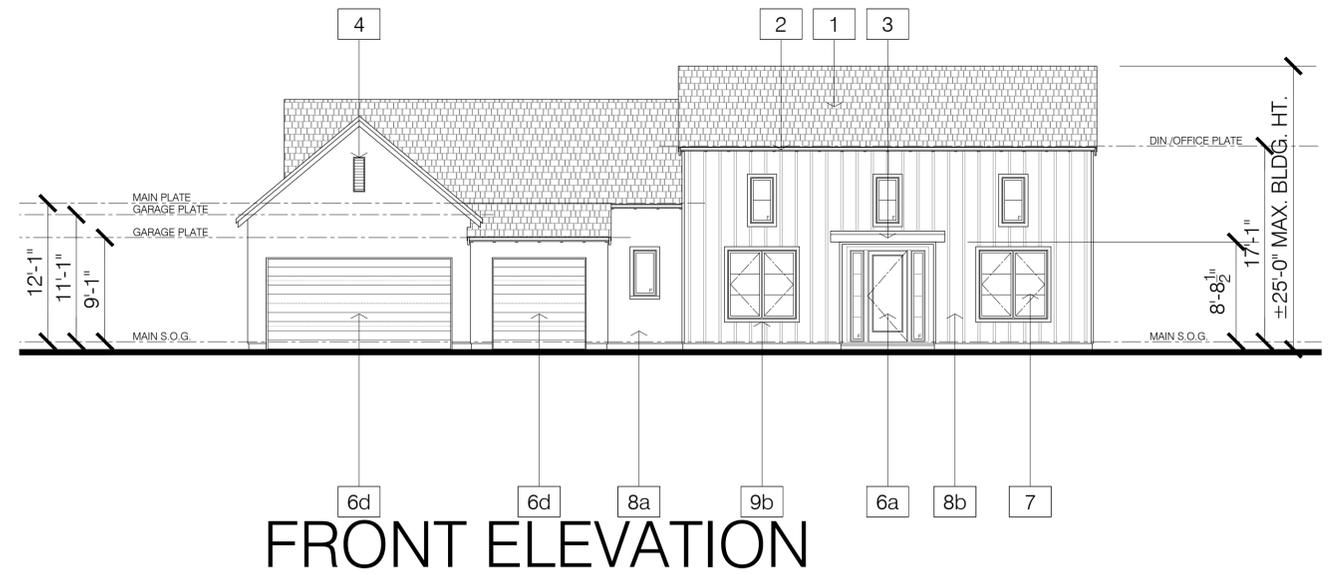
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LOT 11 (PLAN 4) ROOF PLAN & BLDG. SECTIONS
A11.2
 SCALE: 1/8" = 1'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00

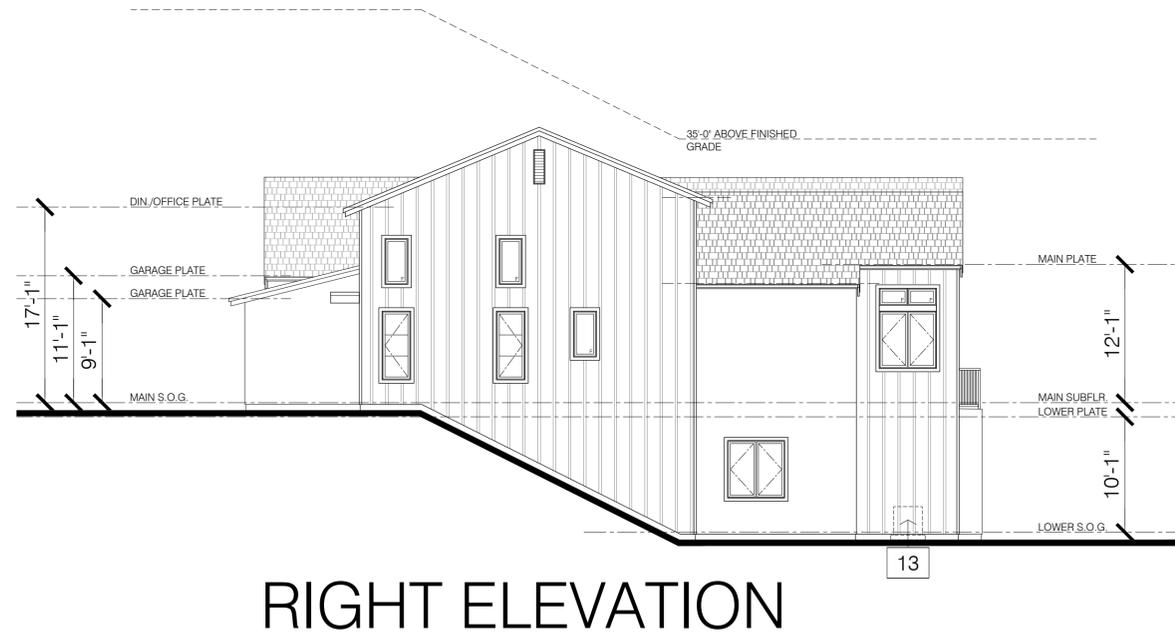
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LOT 11 (PLAN 4)



LOT 11 (PLAN 4)



LOT 11 (PLAN 4)



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

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LOT 11 (PLAN 4) EXTERIOR ELEVATIONS

A11.3

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

DATE: 06.29.2023 DR

PROJECT: 456001.00

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ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: MOIRE BLACK



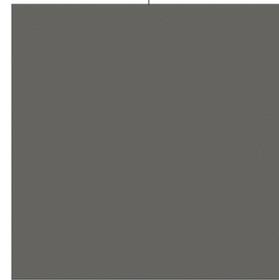
WINDOWS & DOORS:
MFR: ANDERSEN
400 SERIES
COLOR: DARK BRONZE



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

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LOT 11 (PLAN 4) COLORS & MATERIALS

A11.4

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

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PROJECT: 456001.00



CAMINO PABLO - LOT 12

(PLAN 4)

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LOT 12 (PLAN 4) COVER SHEET

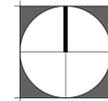
A12.0.0

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



LOT 12
PLAN 4

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



NORTH



0 5 10 15 20 25 50

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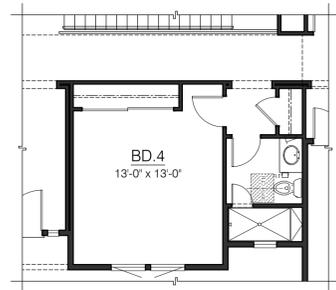
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LOT 12 (PLAN 4) SITE PLAN

A12.0.1

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

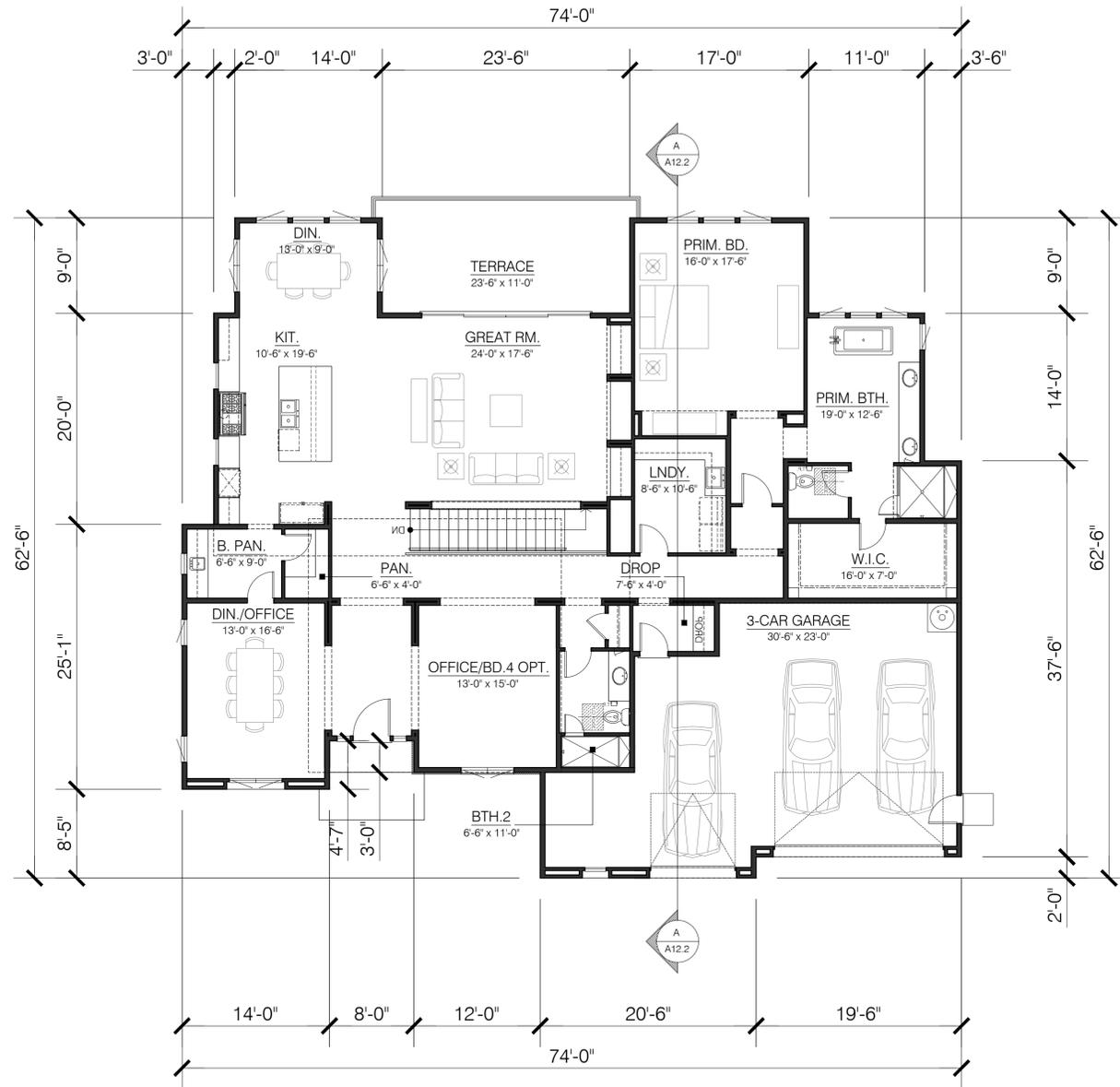
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BD.4 OPT.

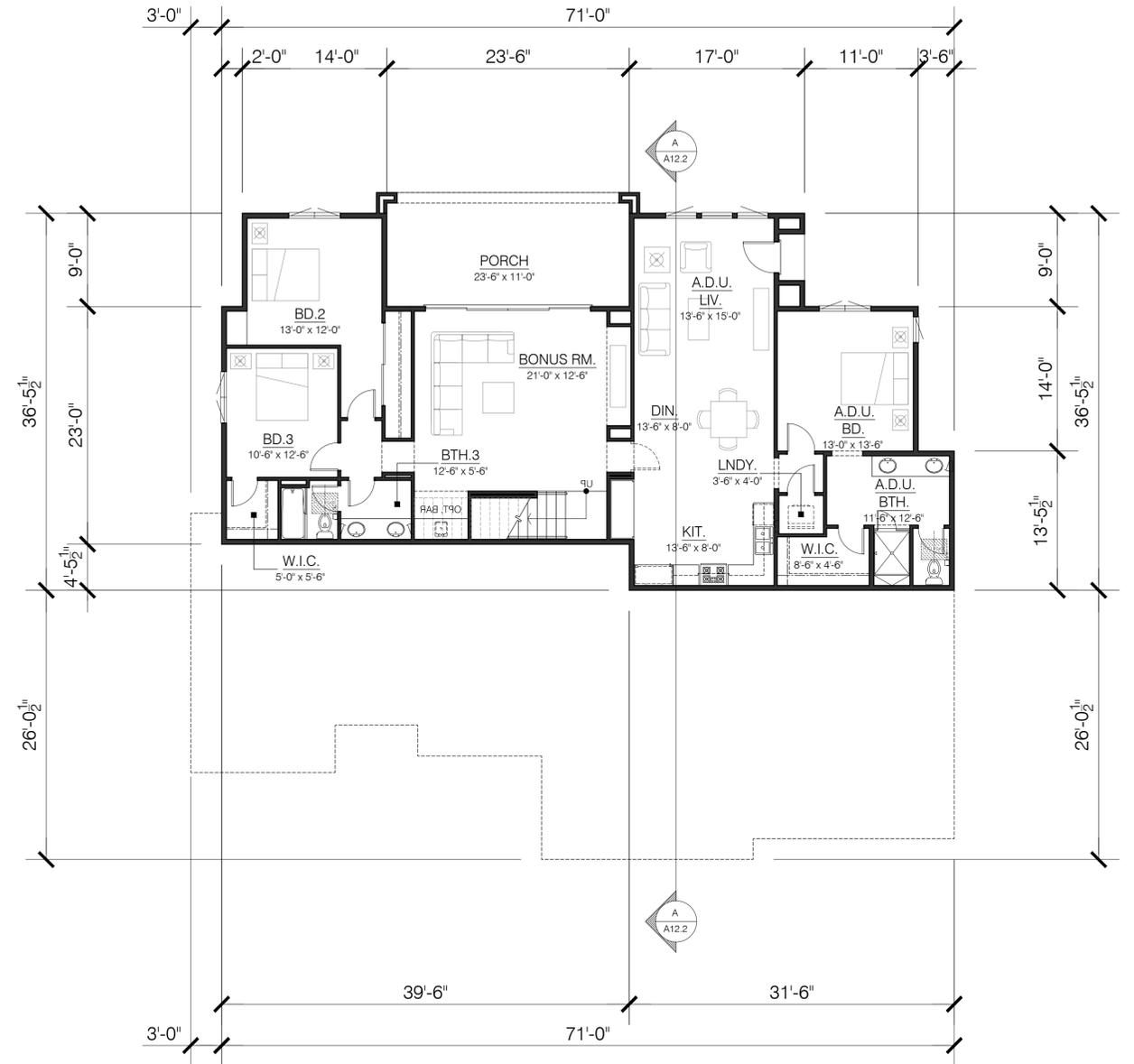
LOT 12 (PLAN 4)

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)

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LOT 12 (PLAN 4) FLOOR PLANS

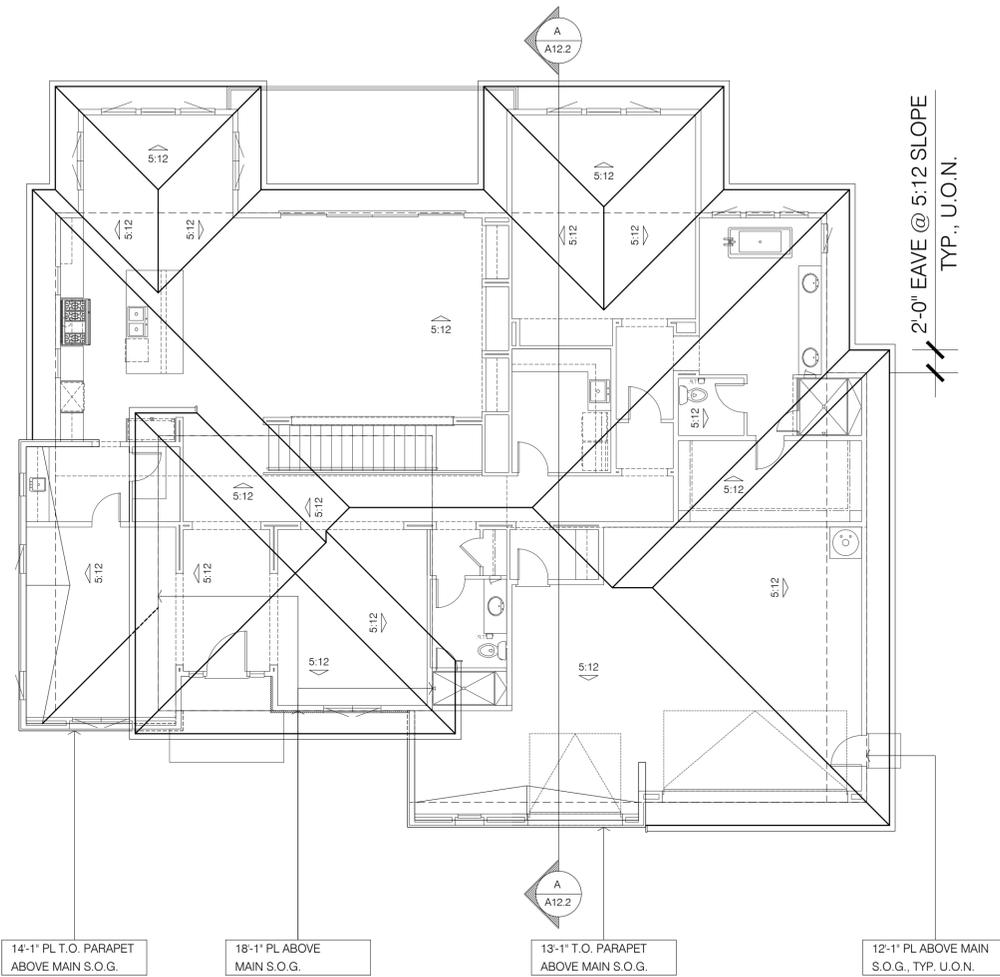
A12.1

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

DATE: 06.29.2023 DR

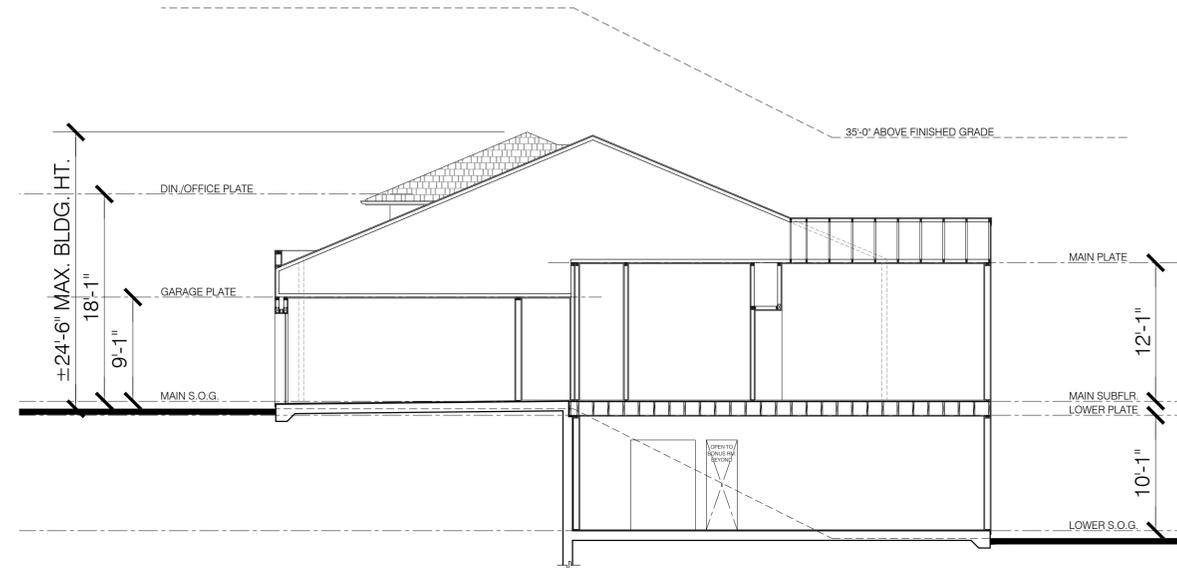
PROJECT: 456001.00

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ROOF PLAN

LOT 12 (PLAN 4)



SECTION A-A

LOT 12 (PLAN 4)

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

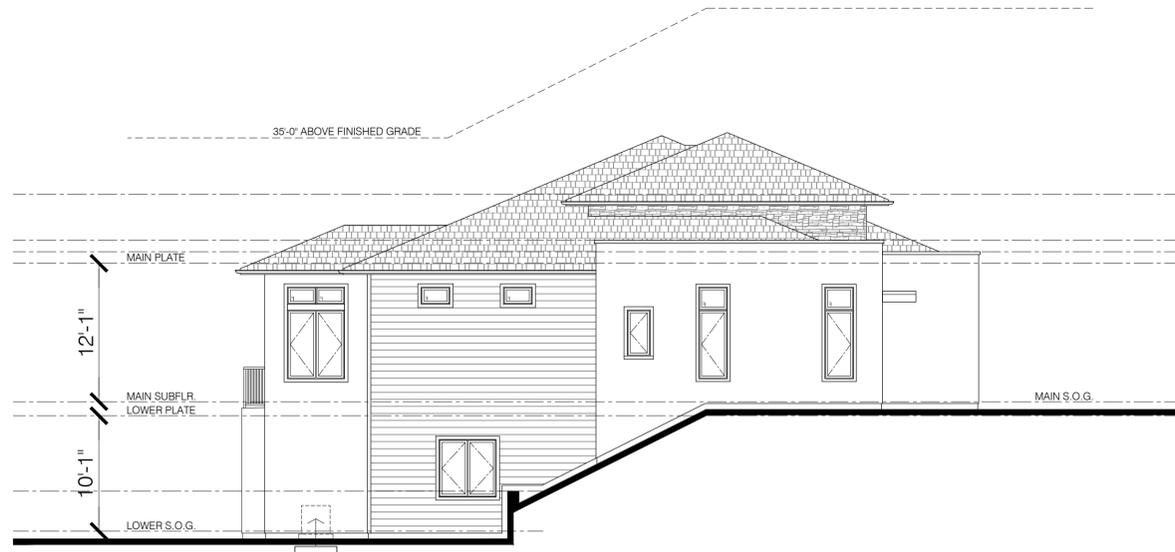
A12.2

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

DATE: 06.29.2023 DR

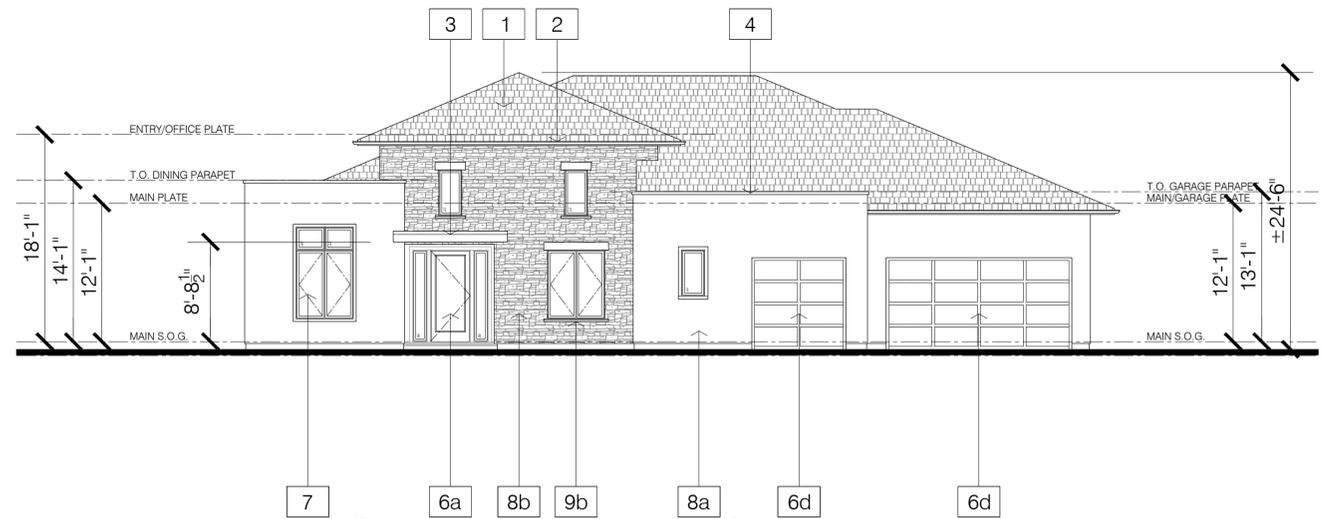
PROJECT: 456001.00

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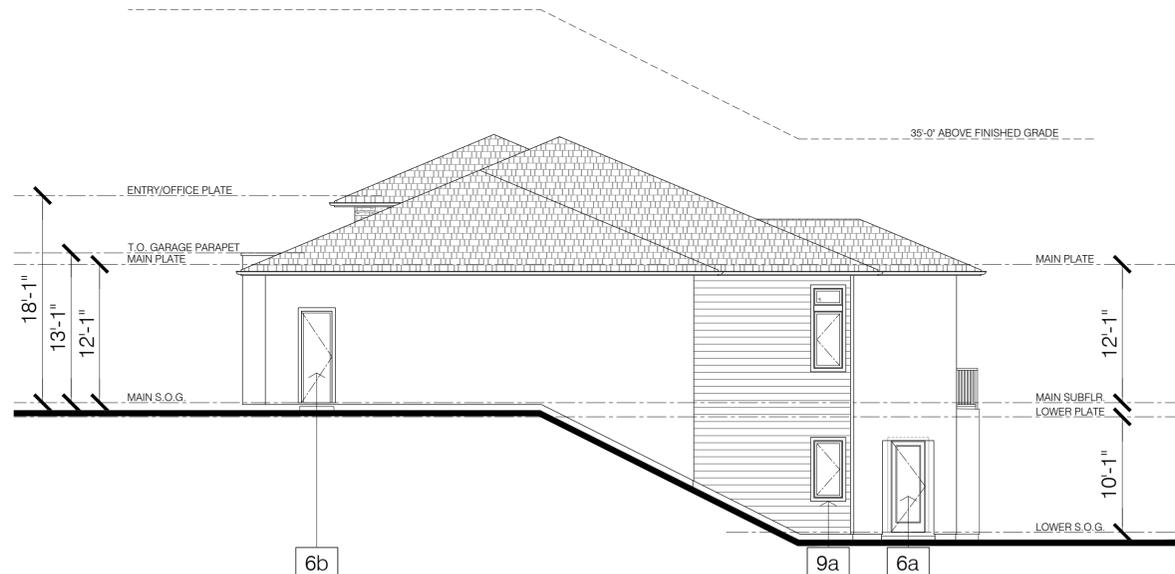
LEFT ELEVATION

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

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LOT 12 (PLAN 4) EXTERIOR ELEVATIONS

A12.3

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

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PROJECT: 456001.00

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



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



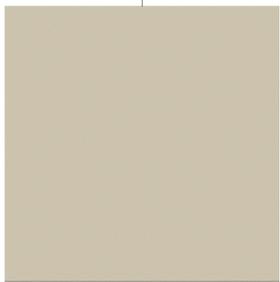
PRECAST TRIM:
MFR: EL DORADO STONE
SPEC: LIMESTONE CHISELED WAINSCOT



ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: HEATHER BLEND



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



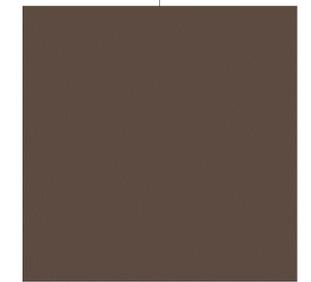
MASONRY:
MFR: EL DORADO STONE
SPEC: CUT COARSE STONE
OYSTER



METAL CANOPY:
MFR: TAYLOR METALS
COLOR: DARK BRONZE



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



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LOT 12 (PLAN 4) COLORS & MATERIALS

A12.4

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



CAMINO PABLO - LOT 13

(PLAN 4)

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LOT 13 (PLAN 4) COVER SHEET

A13.0.0

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

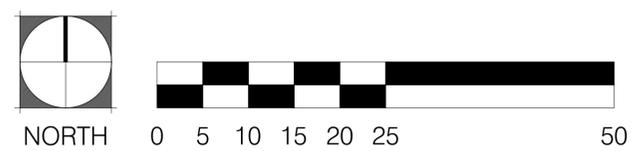
DATE: 06.29.2023 DR

PROJECT: 456001.00



LOT 13
PLAN 4

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



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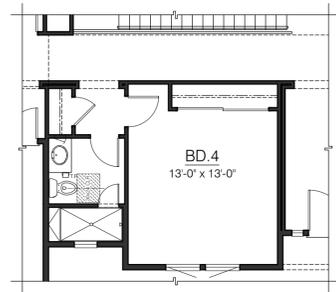
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LOT 13 (PLAN 4) SITE PLAN
A13.0.1

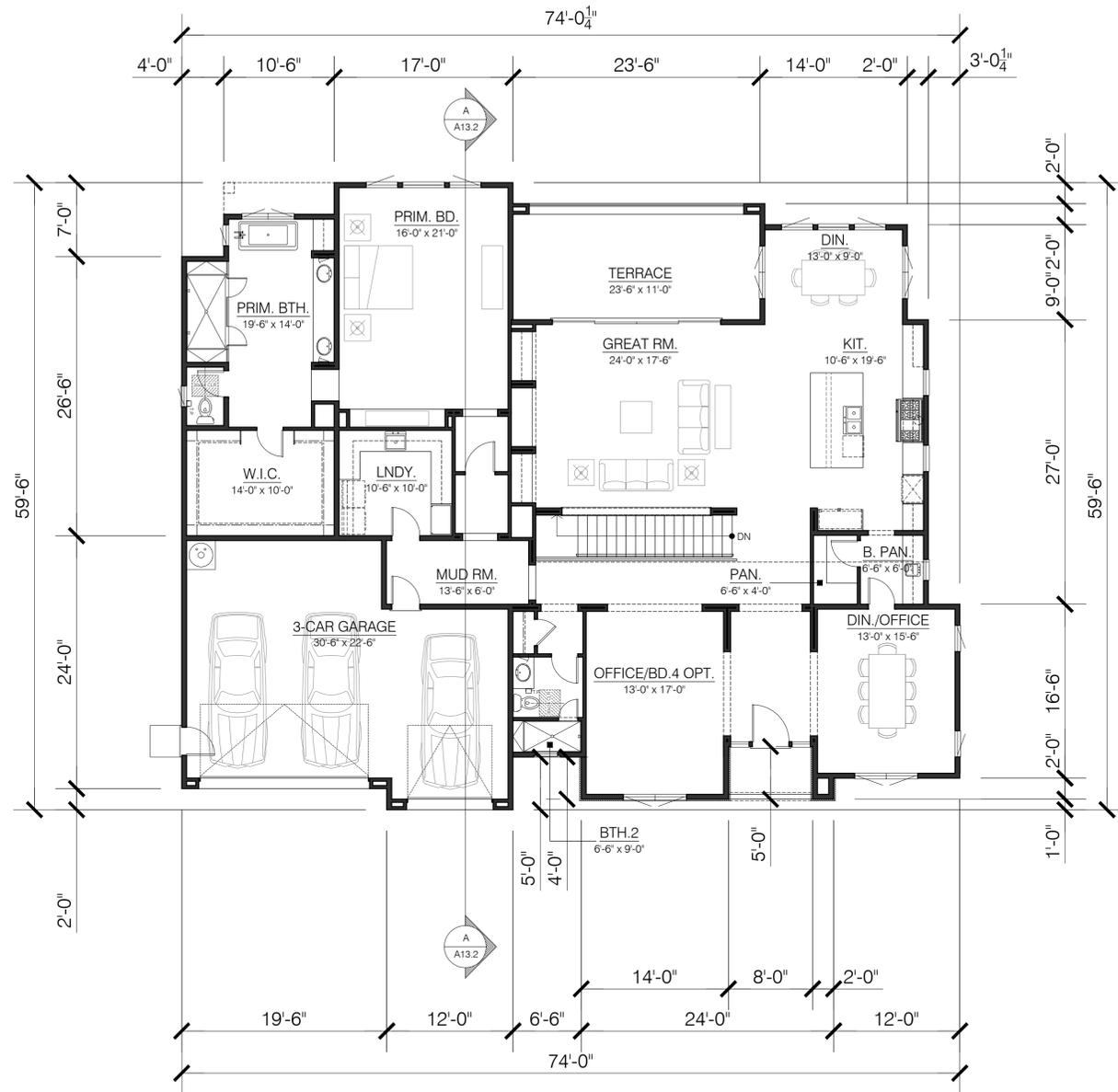
SCALE: 1" = 10'-0"
DATE: 06.29.2023 DR
PROJECT: 456001.00



BD.4 OPT.

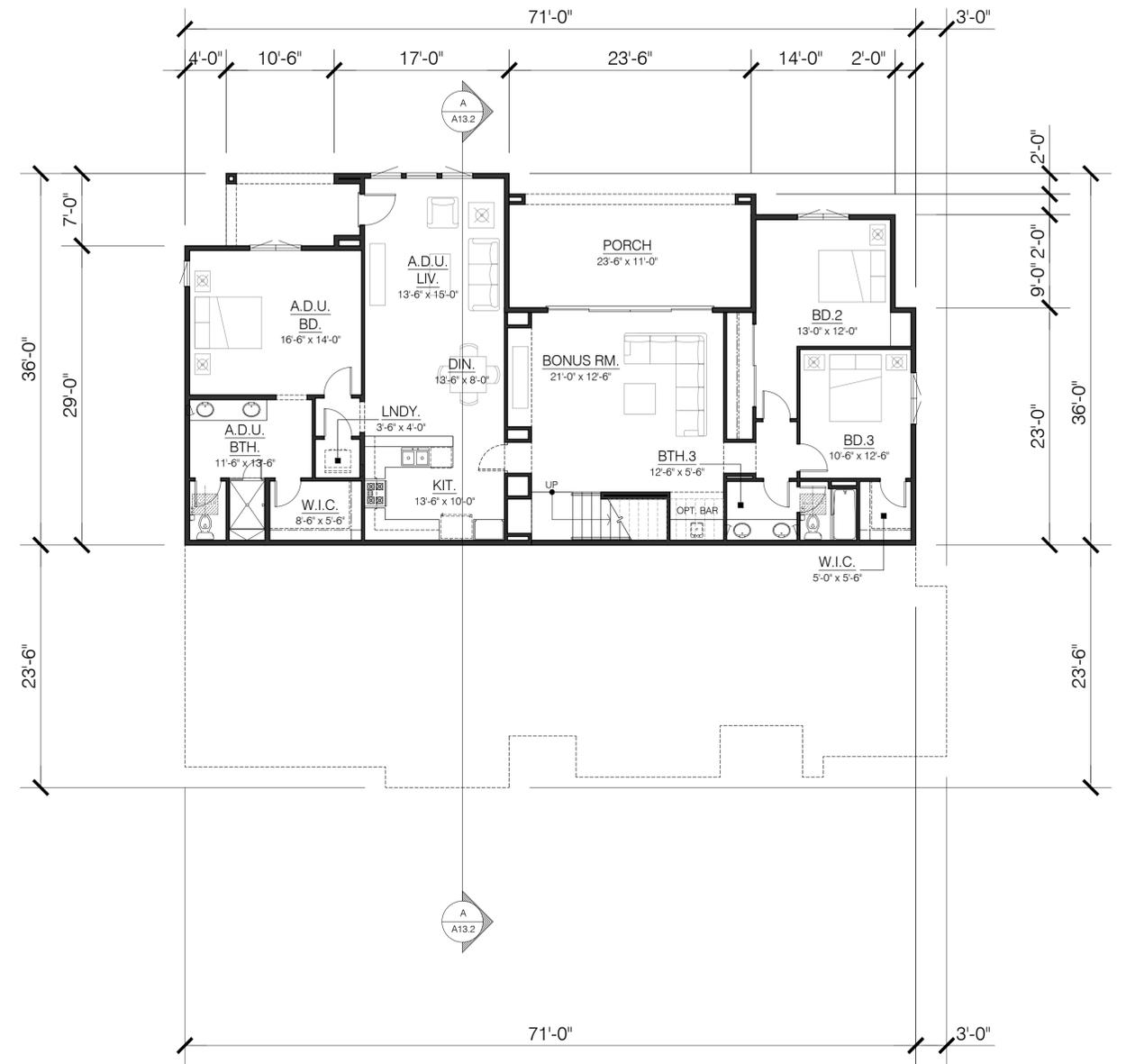
LOT 13 (PLAN 4)

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)

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LOT 13 (PLAN 4) FLOOR PLANS

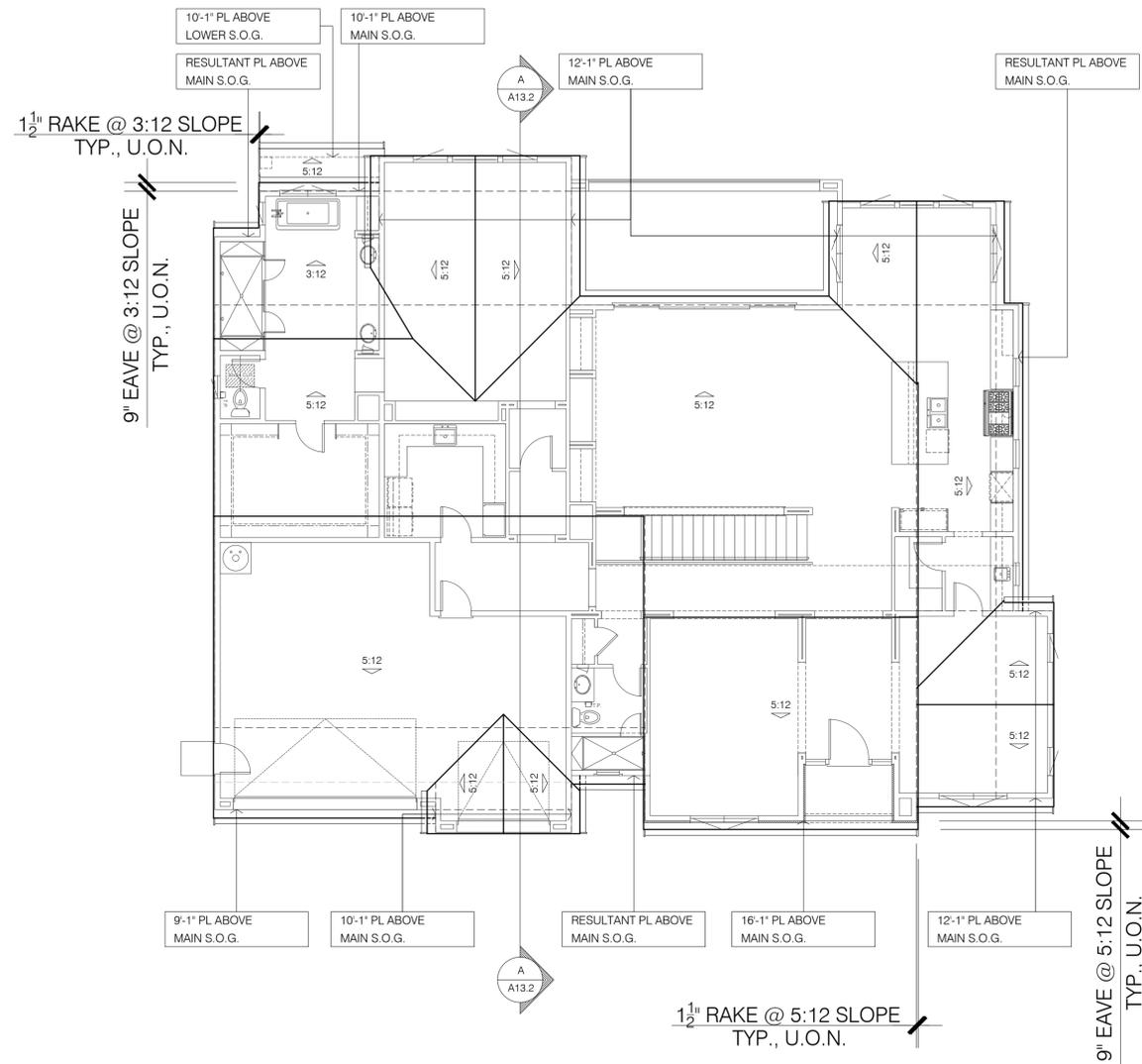
A13.1

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DATE: 06.29.2023 DR

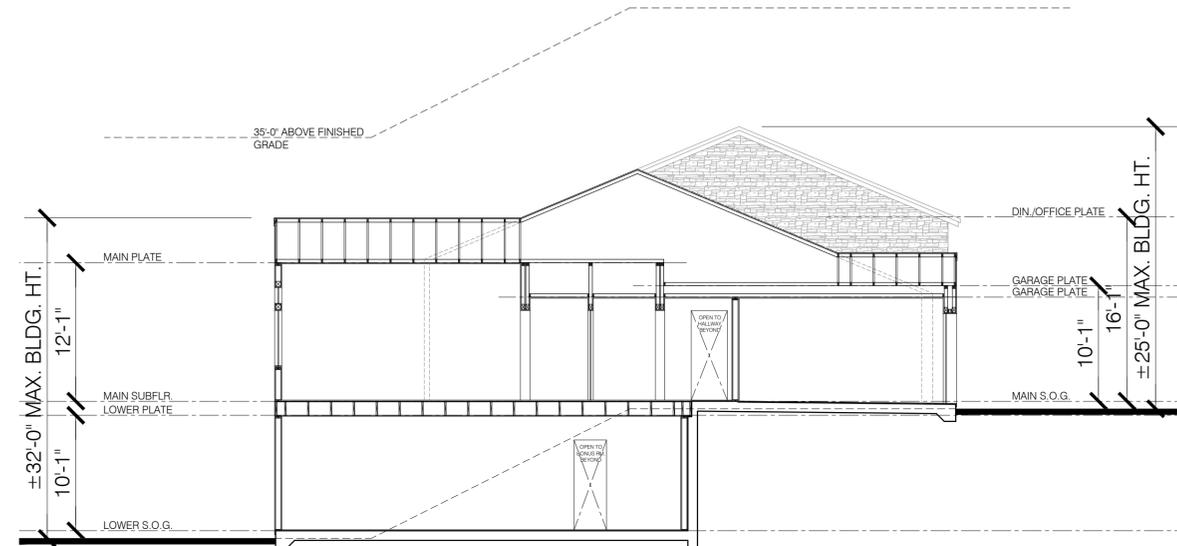
PROJECT: 456001.00

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ROOF PLAN

LOT 13 (PLAN 4)



SECTION A-A

LOT 13 (PLAN 4)

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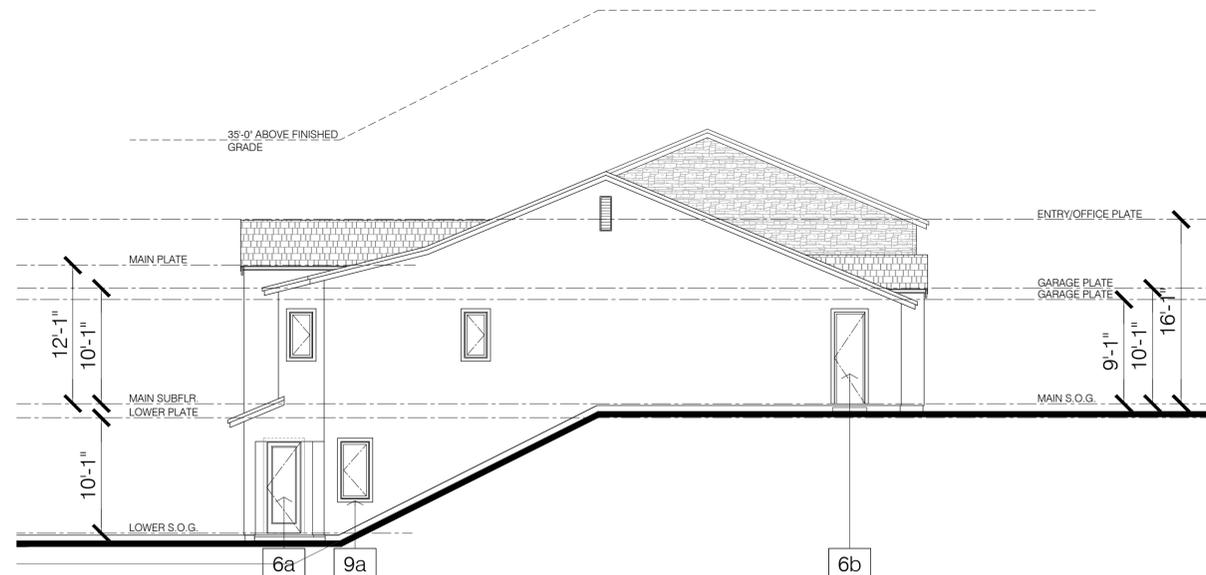
LOT 13 (PLAN 4) ROOF PLAN & BLDG. SECTIONS

A13.2

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

DATE: 06.29.2023 DR

PROJECT: 456001.00



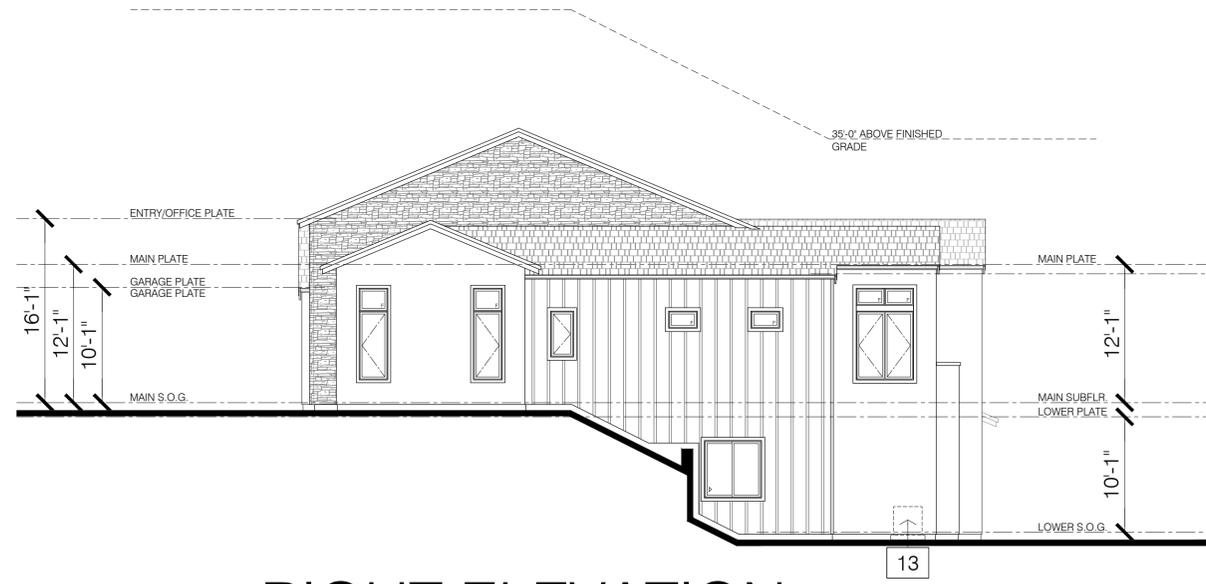
LEFT ELEVATION

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

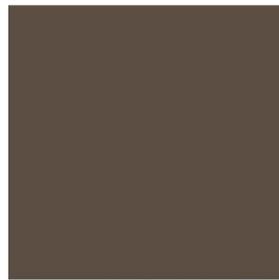
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LOT 13 (PLAN 4) EXTERIOR ELEVATIONS
A13.3
 SCALE: 1/8" = 1'-0"
 DATE: 06.29.2023 DR
 PROJECT: 456001.00

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



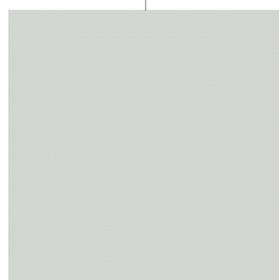
ROOF:
MFR: CERTAINTEED
LANDMARK SERIES
COLOR: WEATHERED WOOD



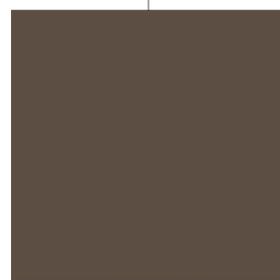
MASONRY:
MFR: EL DORADO STONE
SPEC: ASHLAND TUNDRA BRICK



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

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LOT 13 (PLAN 4) COLORS & MATERIALS

A13.4

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