

SHEET INDEX

PLANNING SHEETS

- P1 EXISTING CONDITIONS
P2 SITE PLAN

ARCHITECTURE

- A0.0 STREET SCENES
A0.1 DEVELOPMENT STANDARDS 50X80
A0.2 DEVELOPMENT STANDARDS 50X70

- 50X80 PRODUCT**
A1.0 PLAN 1 FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN A
A1.1.1 PLAN 1 FLOOR PLAN B & C
A1.2 PLAN 1 EXTERIOR ELEVATIONS - A
A1.3 PLAN 1 EXTERIOR ELEVATIONS - B
A1.4 PLAN 1 EXTERIOR ELEVATIONS - C
A2.0 PLAN 2 FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN A
A2.1.1 PLAN 2 FLOOR PLAN B & C
A2.2 PLAN 2 EXTERIOR ELEVATIONS - A
A2.3 PLAN 2 EXTERIOR ELEVATIONS - B
A2.4 PLAN 2 EXTERIOR ELEVATIONS - C
A3.0 PLAN 3 FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN A
A3.1.1 PLAN 3 FLOOR PLAN B & C
A3.2 PLAN 3 EXTERIOR ELEVATIONS - A
A3.3 PLAN 3 EXTERIOR ELEVATIONS - B
A3.4 PLAN 3 EXTERIOR ELEVATIONS - C

- 50X70 PRODUCT**
A4.0 PLAN 4 FRONT ELEVATIONS
A4.1 PLAN 4 FLOOR PLAN A
A4.1.1 PLAN 4 FLOOR PLAN B & C
A4.2 PLAN 4 EXTERIOR ELEVATIONS - A
A4.3 PLAN 4 EXTERIOR ELEVATIONS - B
A4.4 PLAN 4 EXTERIOR ELEVATIONS - C
A5.0 PLAN 5 FRONT ELEVATIONS
A5.1 PLAN 5 FLOOR PLAN A
A5.1.1 PLAN 5 FLOOR PLAN B & C
A5.2 PLAN 5 EXTERIOR ELEVATIONS - A
A5.3 PLAN 5 EXTERIOR ELEVATIONS - B
A5.4 PLAN 5 EXTERIOR ELEVATIONS - C
A6.0 PLAN 6 FRONT ELEVATIONS
A6.1 PLAN 6 FLOOR PLAN A
A6.1.1 PLAN 6 FLOOR PLAN B & C
A6.2 PLAN 6 EXTERIOR ELEVATIONS - A
A6.3 PLAN 6 EXTERIOR ELEVATIONS - B
A6.4 PLAN 6 EXTERIOR ELEVATIONS - C

- A7.0 COLOR MATERIAL BOARD

LANDSCAPE

- L-1 CONCEPT PLAN
L-2 PARK ENLARGEMENT PLAN
L-3 PLANT AND MATERIAL PALETTE

CIVIL

- C0.0 TITLE SHEET
C1.0 EXISTING CONDITIONS
C2.1 SITE PLAN
C2.2 SITE PLAN
C3.1 GRADING PLAN
C3.2 GRADING PLAN
C4.1 UTILITY PLAN
C4.2 UTILITY PLAN
C5.1 OFFSITE UTILITY PLAN - SANITARY SEWER & WATER
C5.2 OFFSITE UTILITY PLAN - STORM DRAIN



Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots



Elevation 5A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots

DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER

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LEE ROSENBLATT

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(510) 463-2010
CONTACT: AMANDA MAZZEI

LANDSCAPE ARCHITECT

GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

AUGUST 17, 2022



ARROYO LAGO

DEVELOPMENT PLAN & VESTING TENTATIVE MAP

SUBDIVISION 8423

ALAMEDA COUNTY, CALIFORNIA



Architecture + Planning
The Leamington Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
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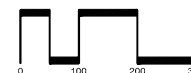
FIGURE 3.1.1 COVER PAGE (2022)



EXISTING CONDITIONS

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022

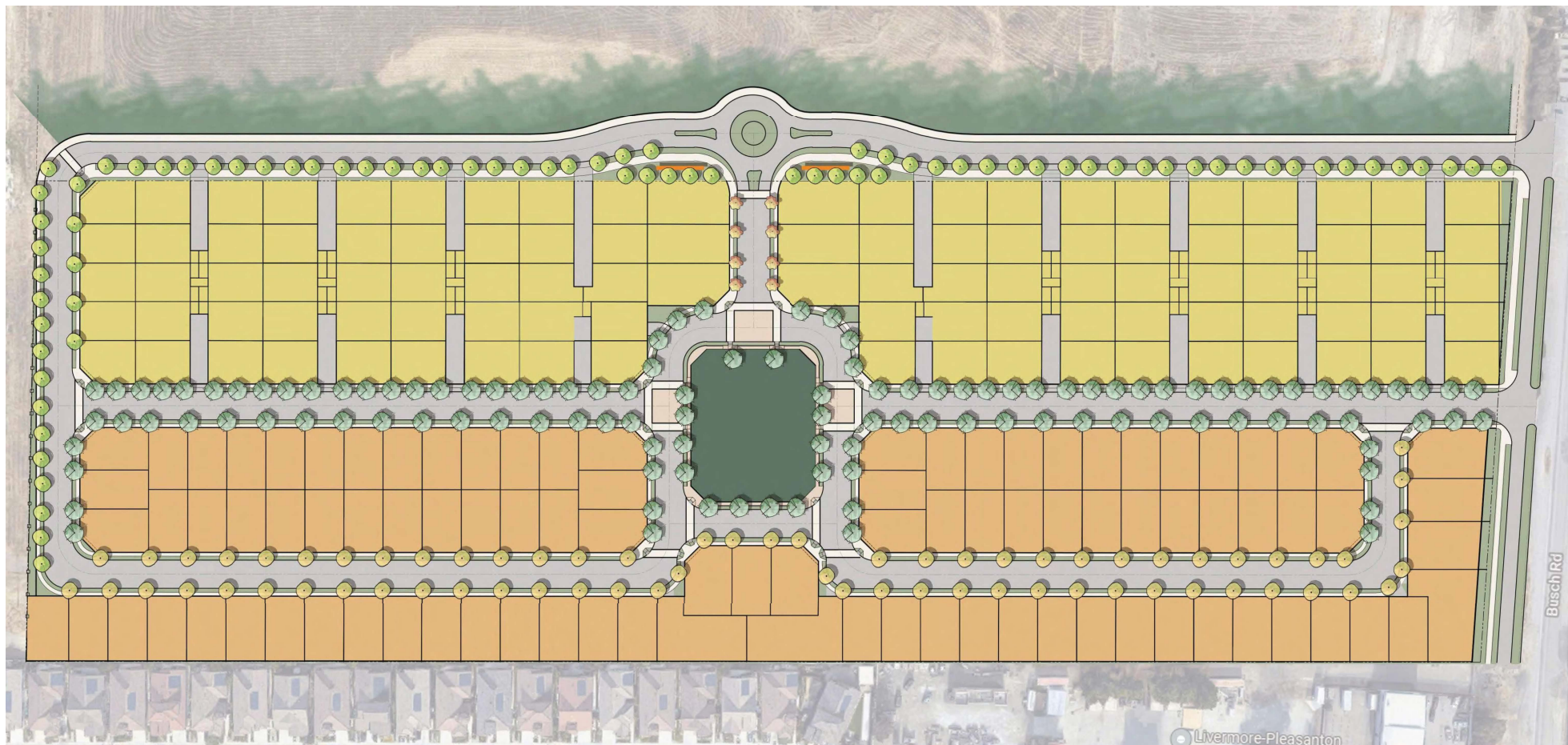


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SHEET NO.
P-1
OF 2 SHEETS

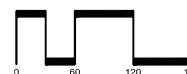
JOB NO.: 3435-000

P:\3435\3435-000.DWG



SITE PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: AUGUST 2022



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SHEET NO.
P-2
OF 2 SHEETS

JOB NO.: 3435-000

P:\3435\3435-000\PS2.DWG



Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots



Elevation 2A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots



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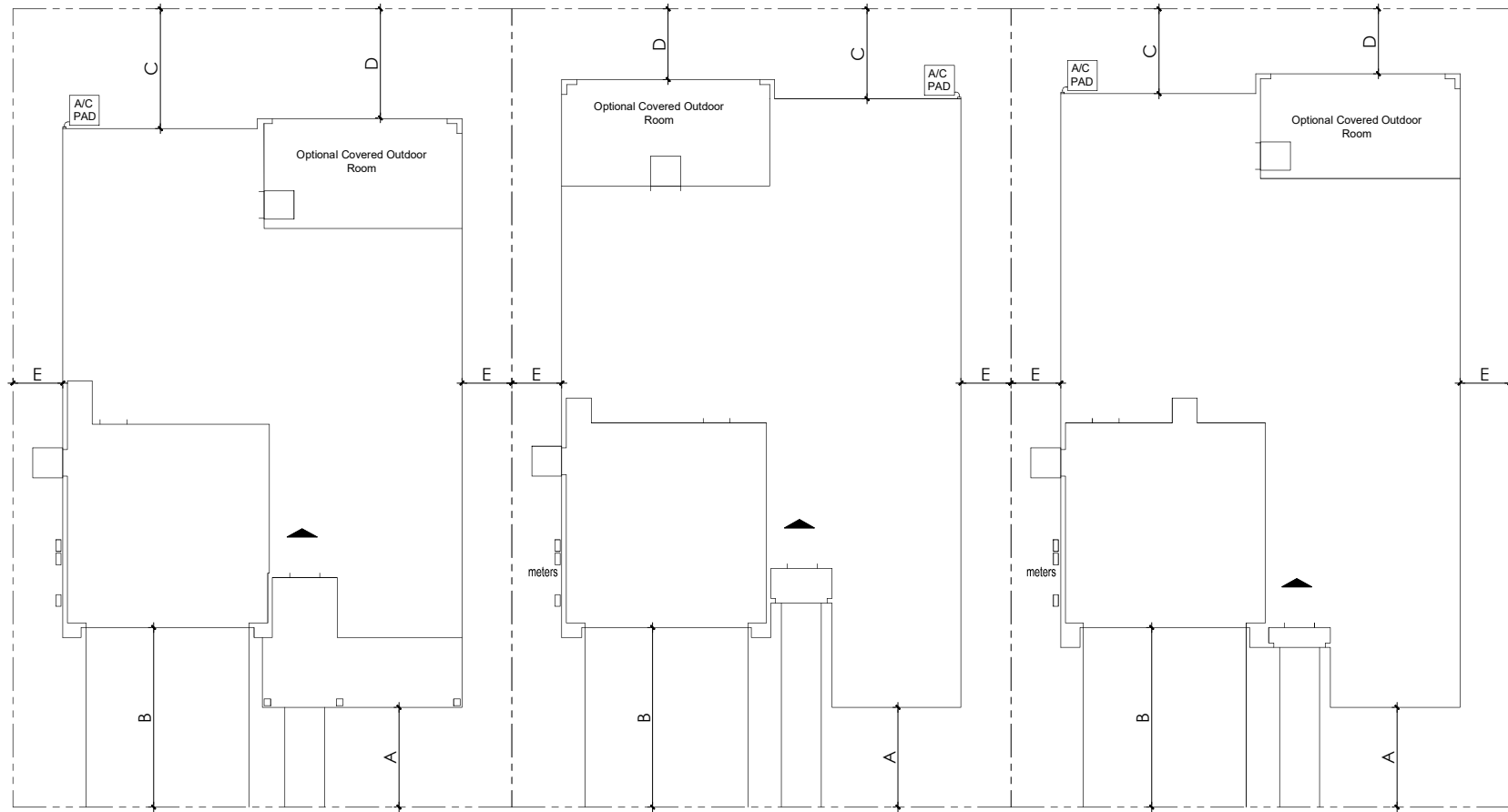
ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
08/17/22



STREET SCENE

A0.0



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	TRADITIONAL 50 X 80
Min. Lot Size	4,000 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	9'
D Min. Rear Setback to Covered Outdoor Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,400 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (e.g. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (e.g. chimneys, balconies, docks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING.

2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.



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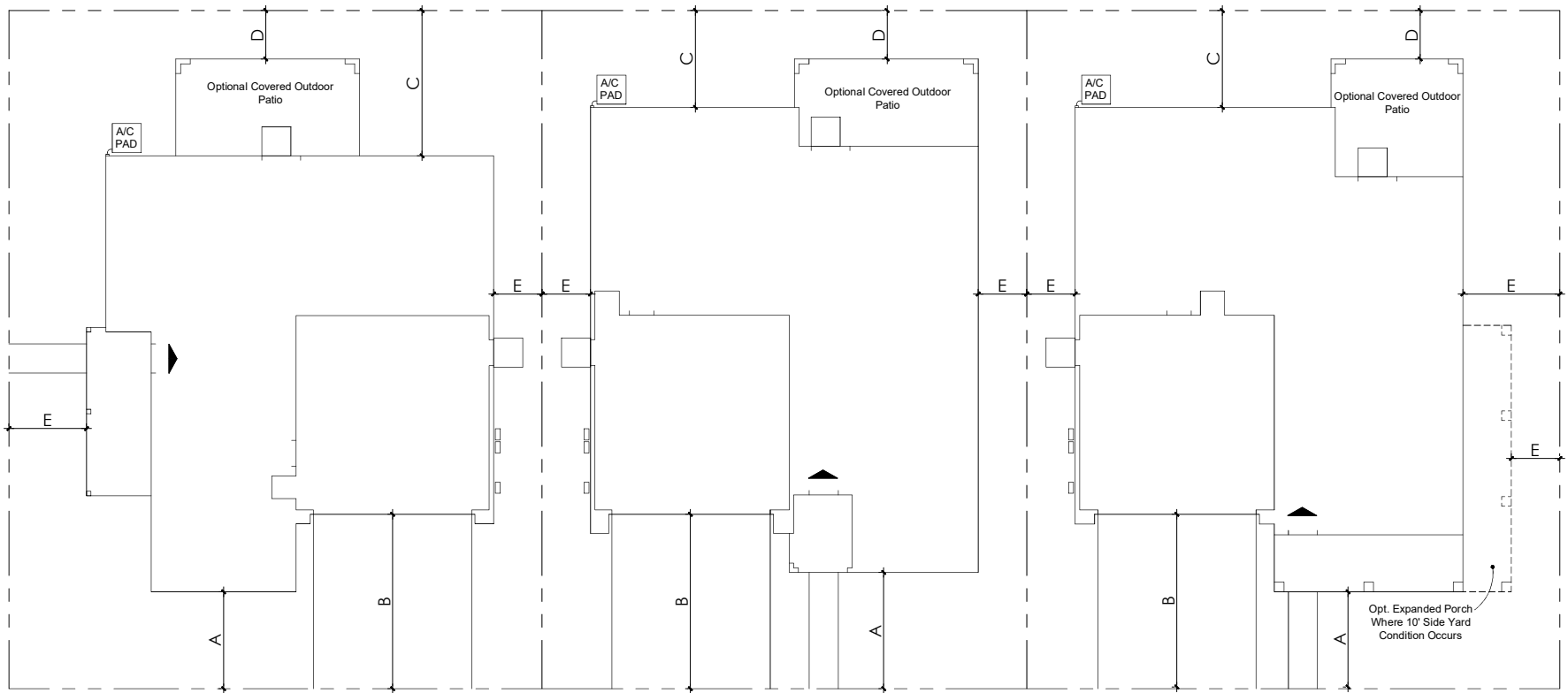
ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	COTTAGE
Min. Lot Size	50 X 70
A Min. Front Setback to Structure	3,500 S.F.
B Min. Front Setback to Garage	10'
C Min. Rear Setback to Living	18'
D Min. Rear Setback to Opt. Covered Outdoor Patio	10'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,100 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. garages, garages, covered patios, storage sheds, train dumper enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING.
2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

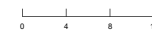


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ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA # 2020-1091

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AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.2



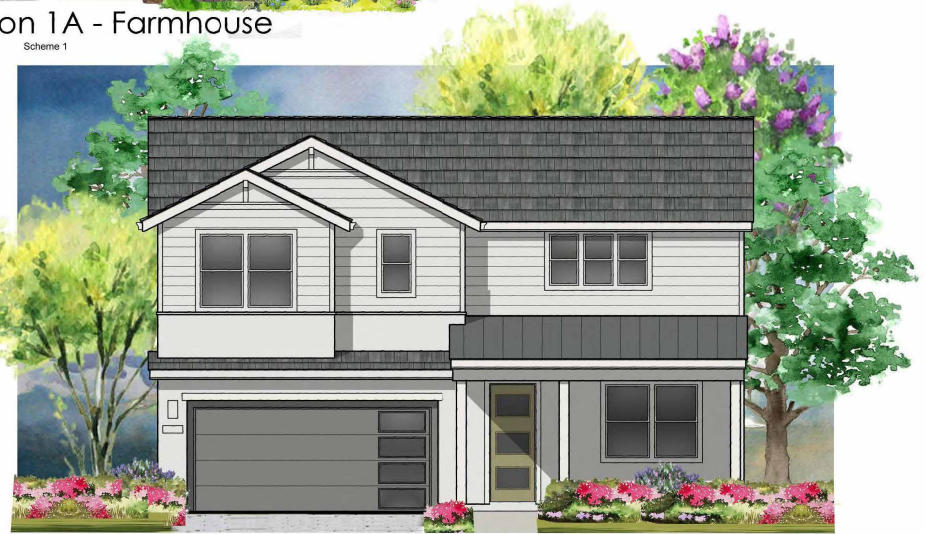
Front Elevation 1A - Farmhouse

Scheme 1



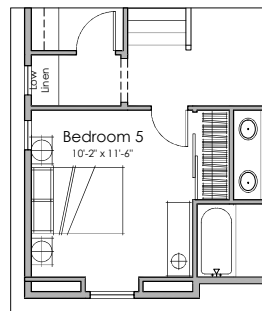
Front Elevation 1B - Craftsman

Scheme 7

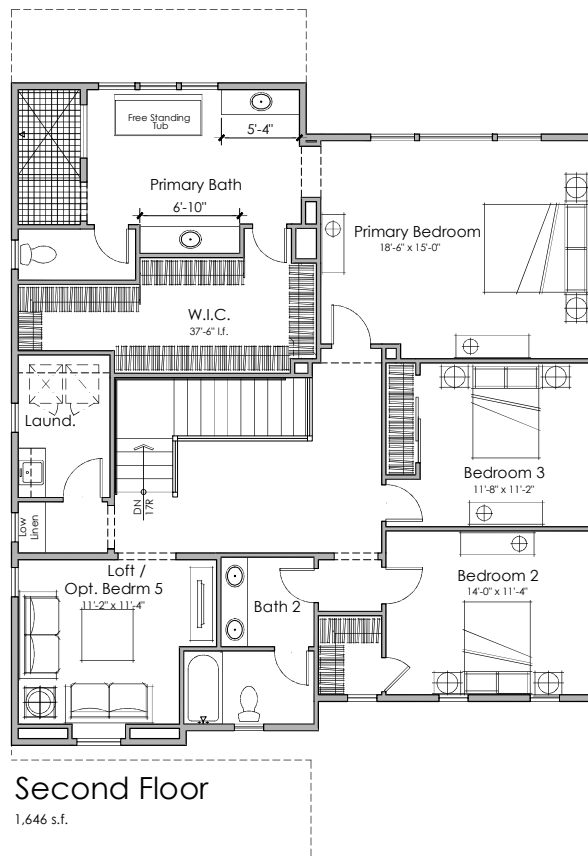


Front Elevation 1C - Contemporary Ranch

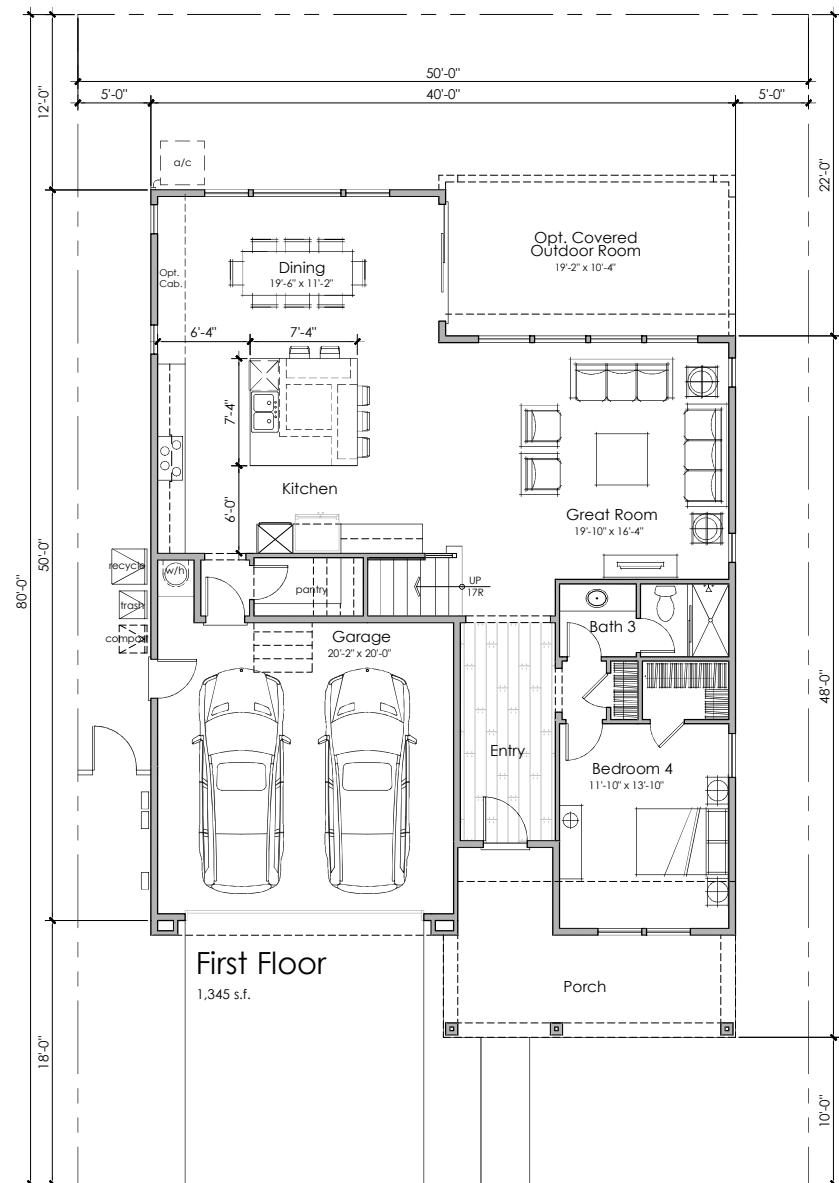
Scheme 13



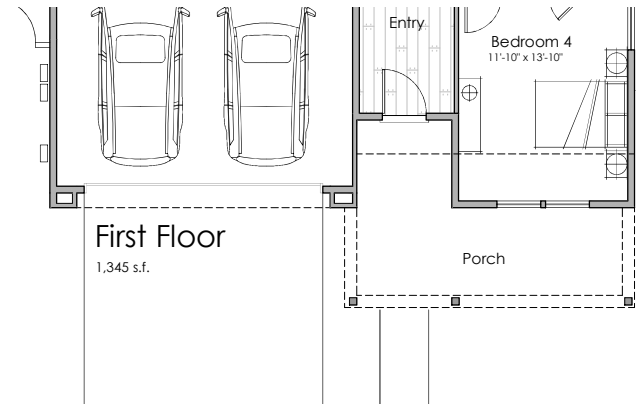
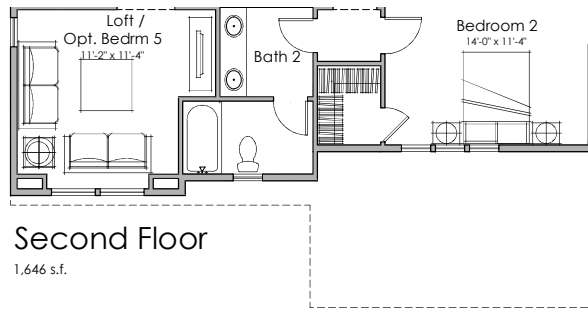
Opt. Bedroom 5



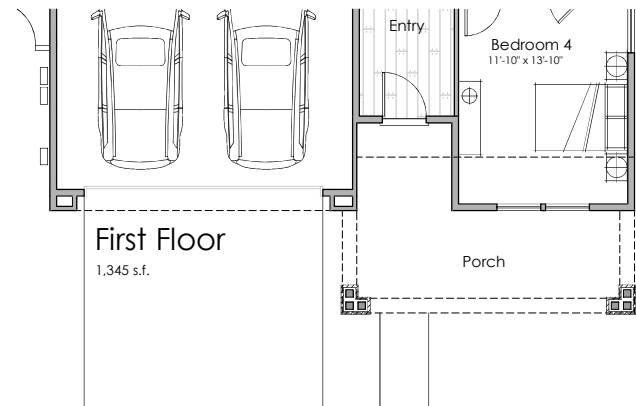
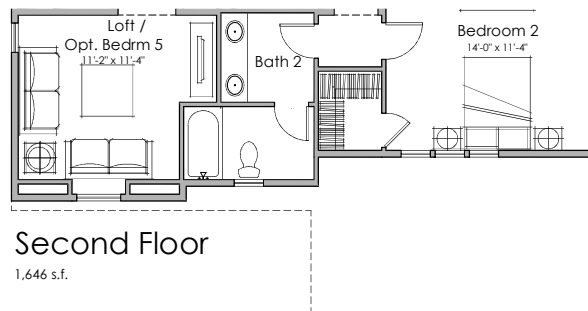
Second Floor
1,646 s.f.



First Floor
1,345 s.f.



PLAN 1C

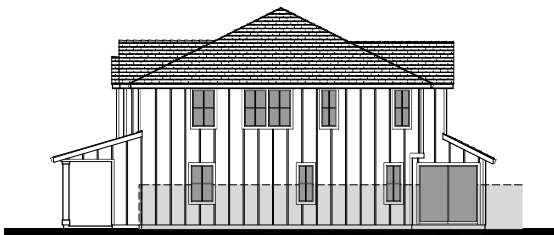
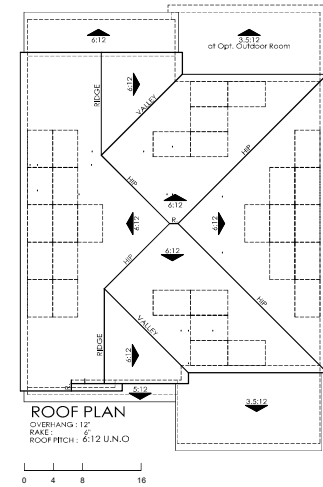


PLAN 1B

1A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



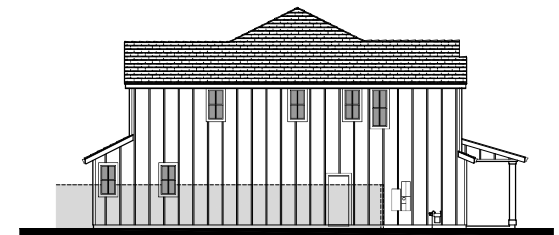
Front Elevation 1A - Farmhouse



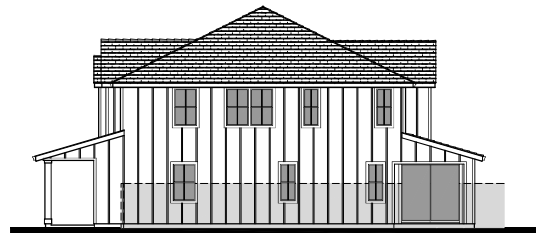
Right Elevation



Rear Elevation



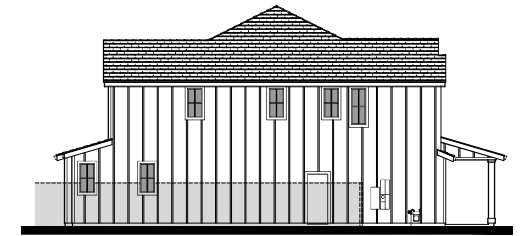
Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

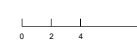


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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



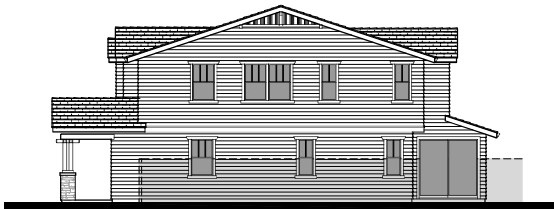
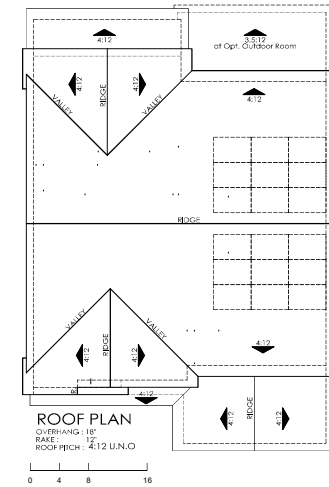
PLAN 1A - EXTERIOR ELEVATIONS

A1.2

1B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 1B - Craftsman



Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

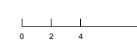


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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



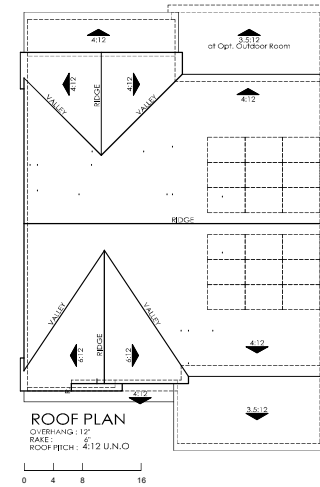
PLAN 1B - EXTERIOR ELEVATIONS

A1.3

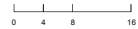
1C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



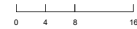
Front Elevation 1C - Contemporary Ranch



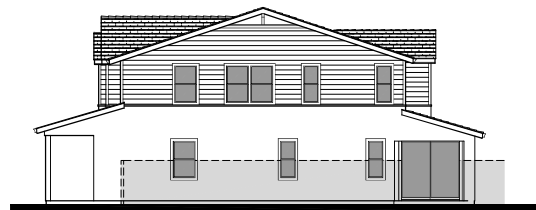
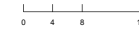
Right Elevation



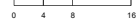
Rear Elevation



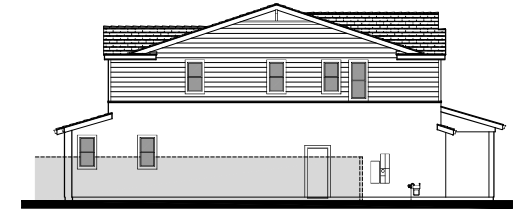
Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

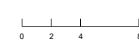


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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

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PLAN 1C - EXTERIOR ELEVATIONS

A1.4



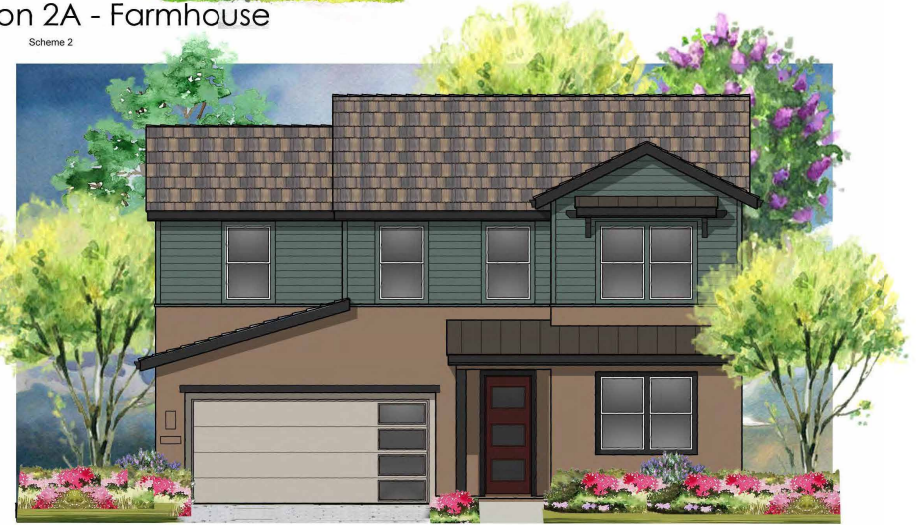
Front Elevation 2A - Farmhouse

Scheme 2



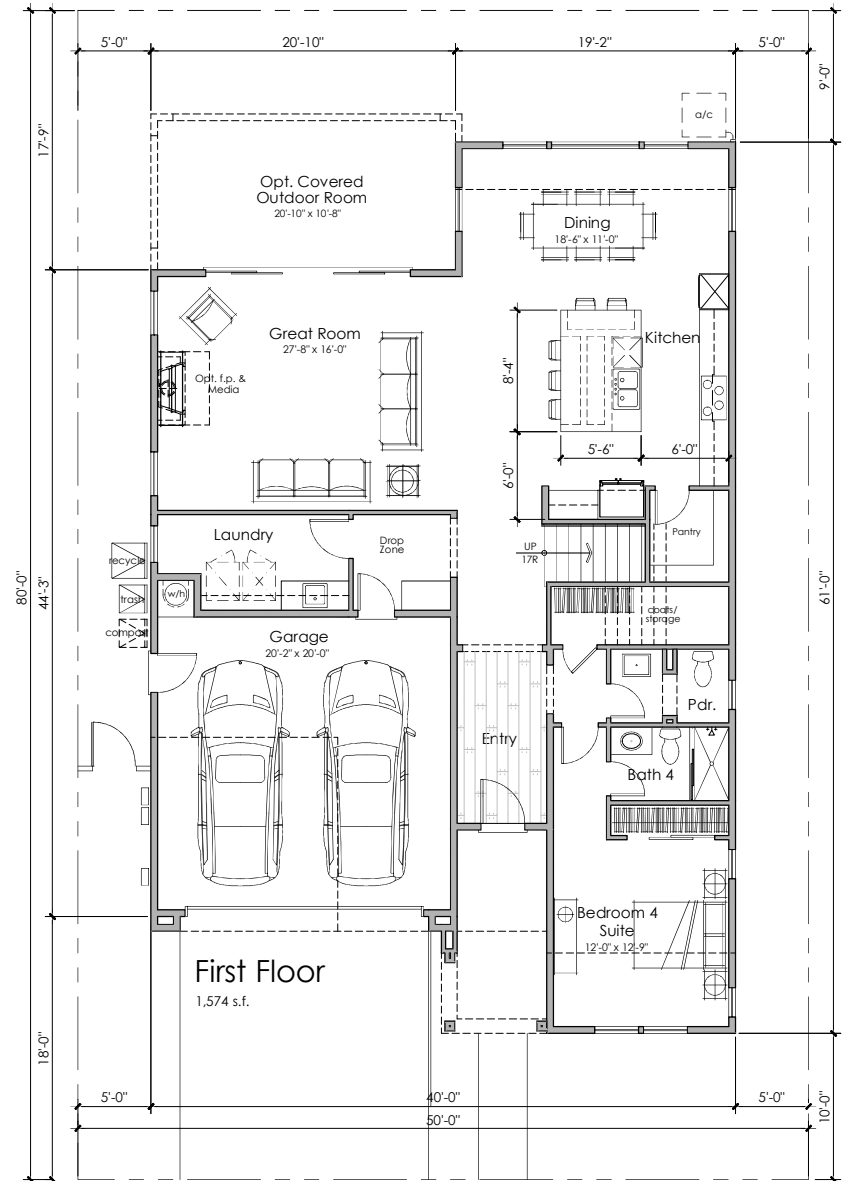
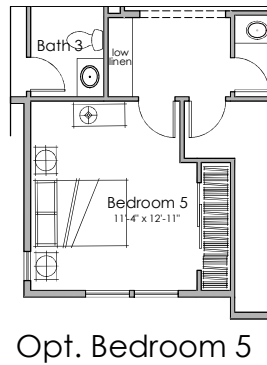
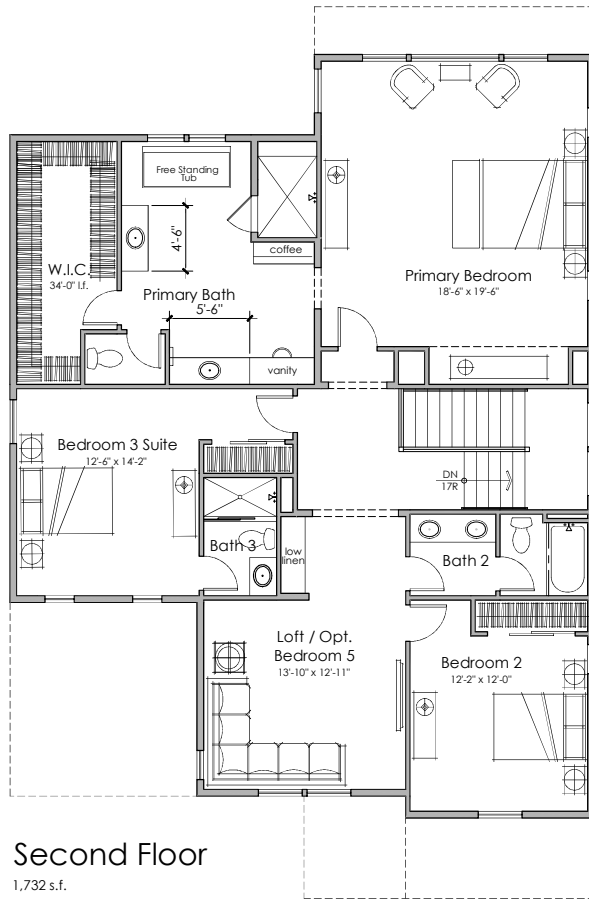
Front Elevation 2B - Craftsman

Scheme 8



Front Elevation 2C - Contemporary Farmhouse

Scheme 14



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ALAMEDA COUNTY, CA # 2020-1091

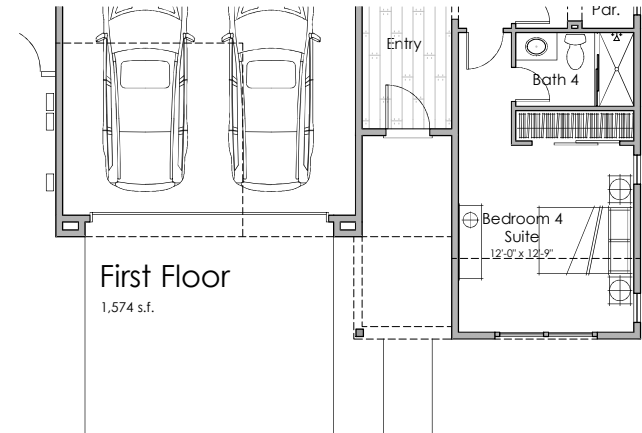
SCHEMATIC DESIGN
AUGUST 17, 2022



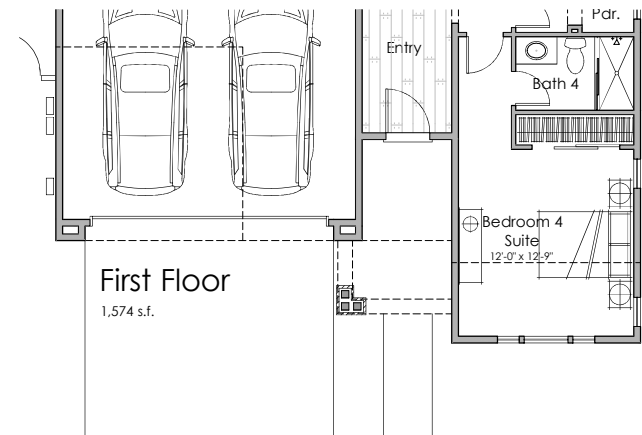
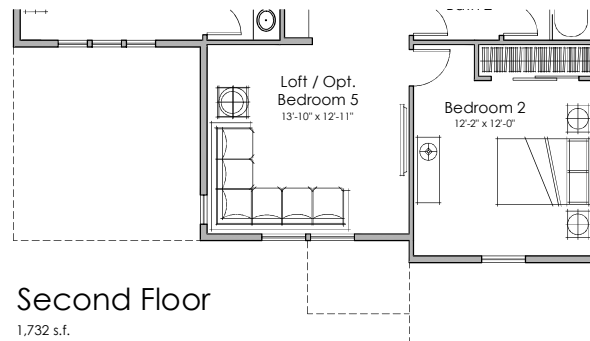
4 BEDROOMS + LOFT
OPT. BEDROOM 5
4.5 BATHS
3,306 S.F.

FLOOR PLAN 2

A2.1

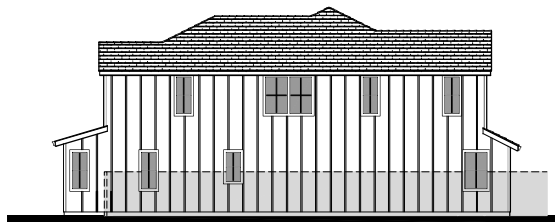


PLAN 2C

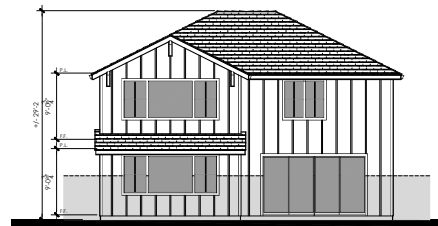


PLAN 2B

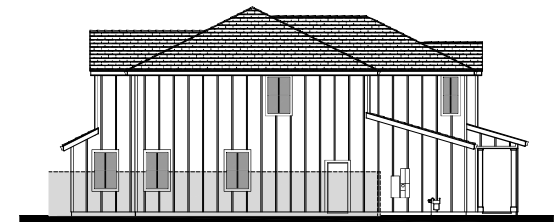
Flat Concrete Tile Roofing
Cementitious Board & Batt Siding
Decorative Shutters
Decorative Post and Trim
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing

[illegible]

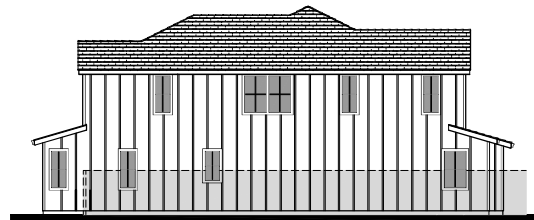
A horizontal number line with tick marks at 0, 4, 8, and 16. The numbers are written below the line.



A horizontal number line with tick marks at 0, 4, 8, and 16. The line is labeled with these numbers below the tick marks.



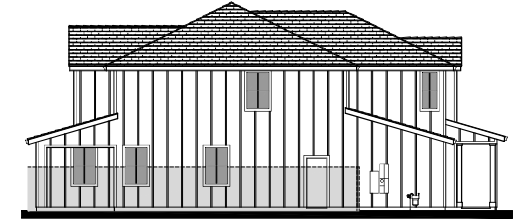
A horizontal number line with tick marks at 0, 4, 8, and 12. The numbers are written below the line.



A horizontal number line with tick marks at 0, 4, 8, and 16. The line is divided into four equal segments by these tick marks.



A horizontal number line with tick marks at 0, 4, 8, and 16. The line is divided into four equal segments by these tick marks.



A horizontal number line with tick marks at 0, 4, 8, and 10.



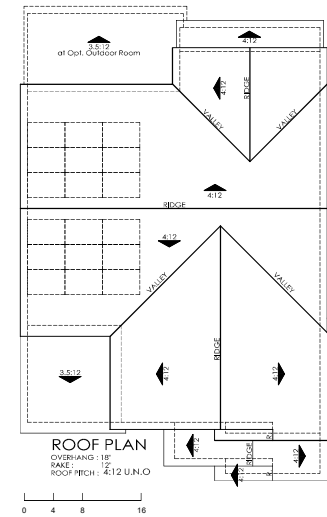
330 LAND COMPANY, LLC

A2.2

2B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



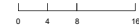
Front Elevation 2B - Craftsman



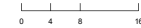
Right Elevation



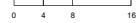
Rear Elevation



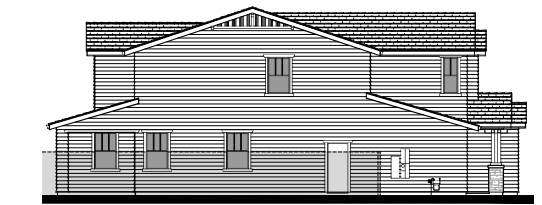
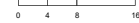
Left Elevation



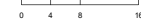
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room



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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



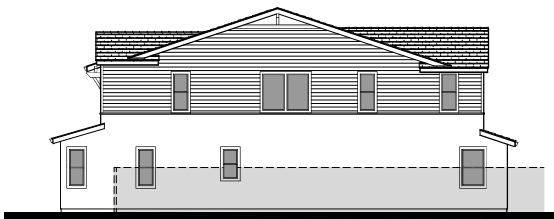
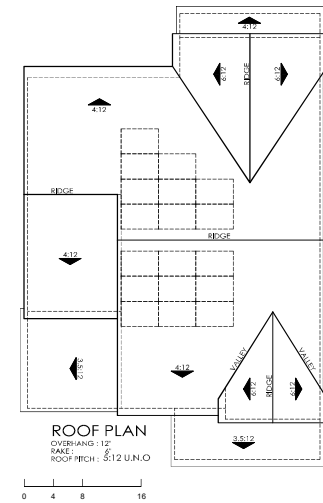
PLAN 2B - EXTERIOR ELEVATIONS

A2.3

2C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 2C - Contemporary Farmhouse



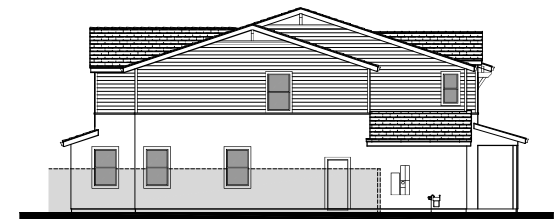
Right Elevation

0 4 8 16



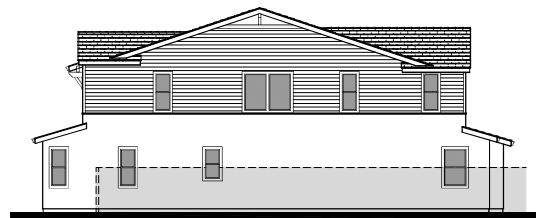
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16



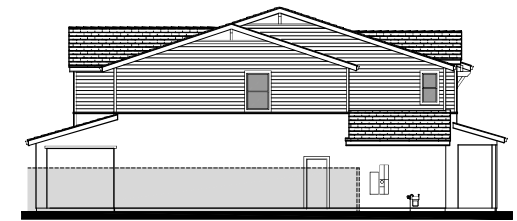
Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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 ALAMEDA COUNTY, CA # 2020-1091

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 AUGUST 17, 2022

0 2 4 8

PLAN 2C - EXTERIOR ELEVATIONS

A2.4



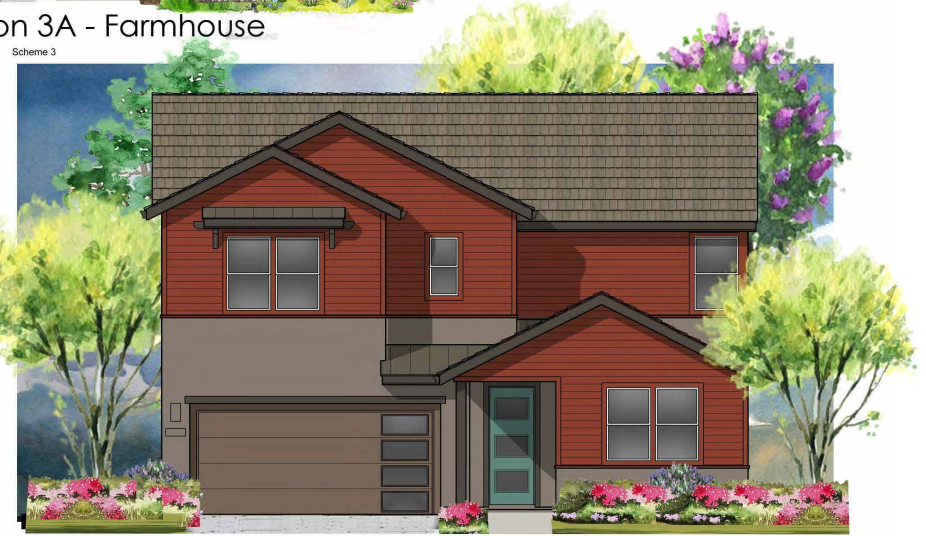
Front Elevation 3A - Farmhouse

Scheme 3



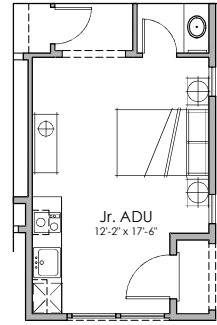
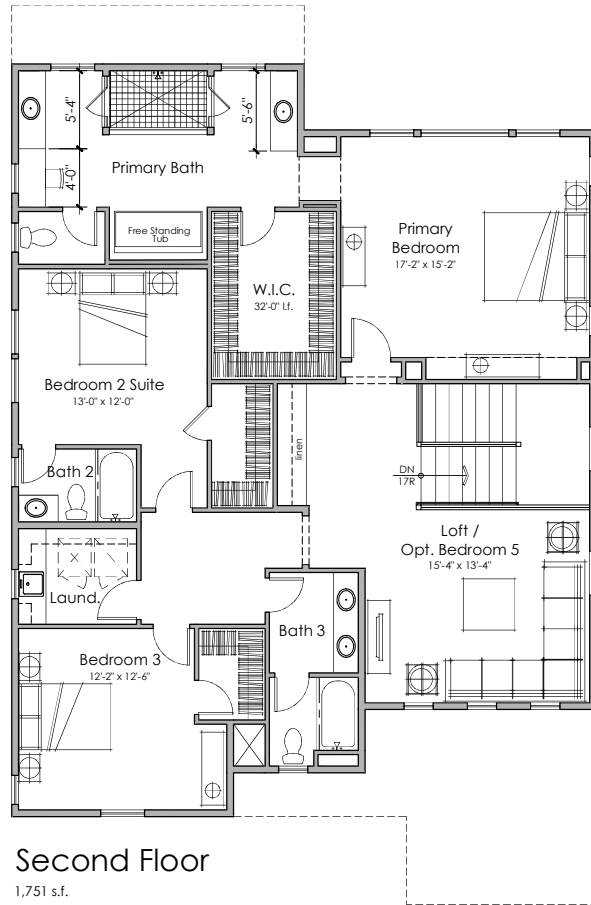
Front Elevation 3B - Craftsman

Scheme 9

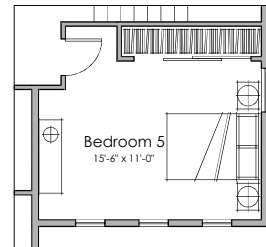


Front Elevation 3C - Contemporary Farmhouse

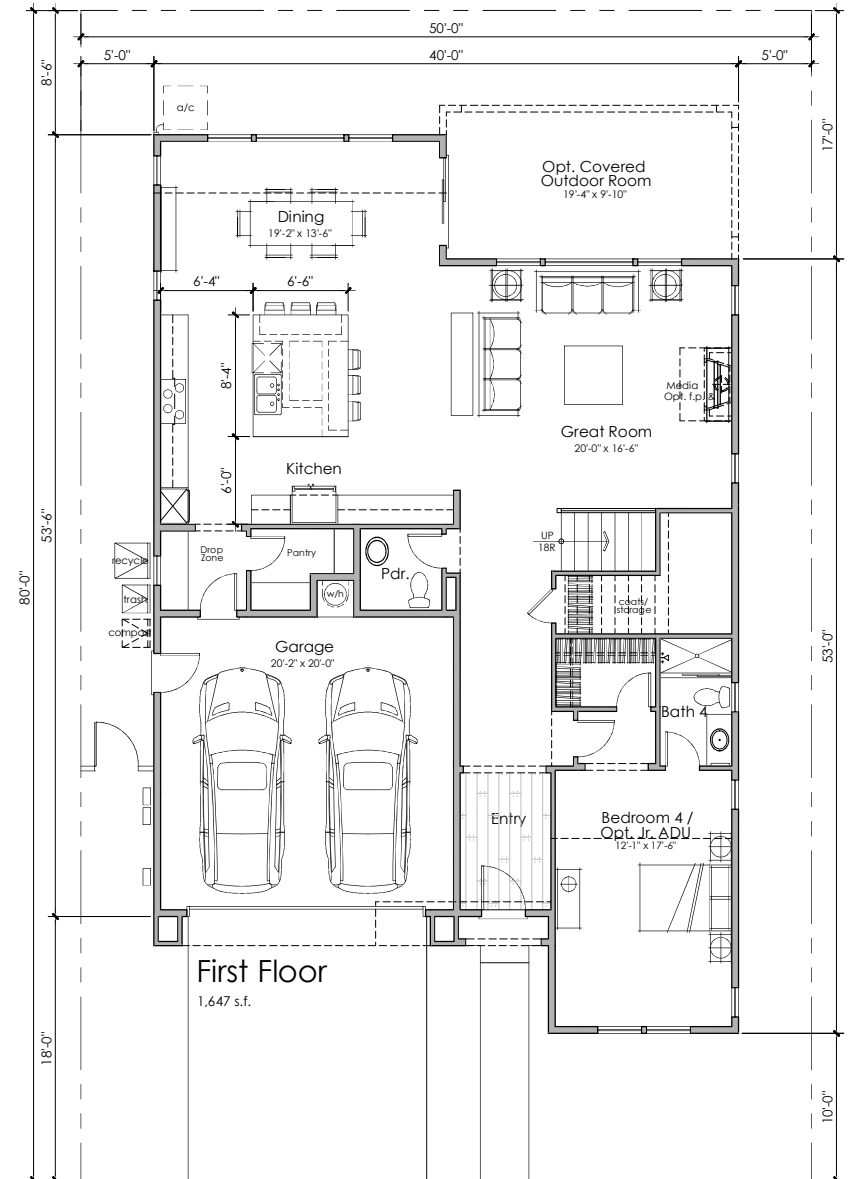
Scheme 15

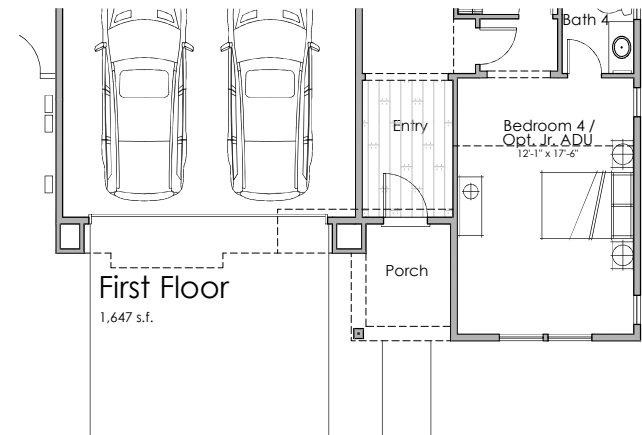
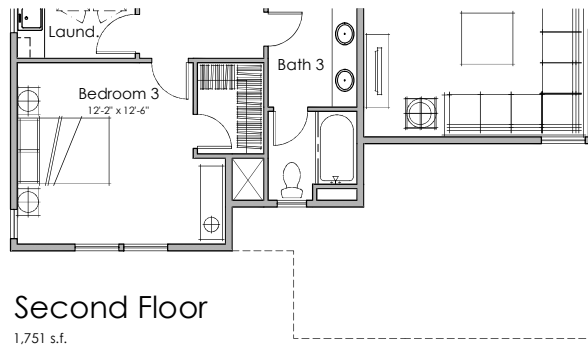


Opt. Jr. ADU

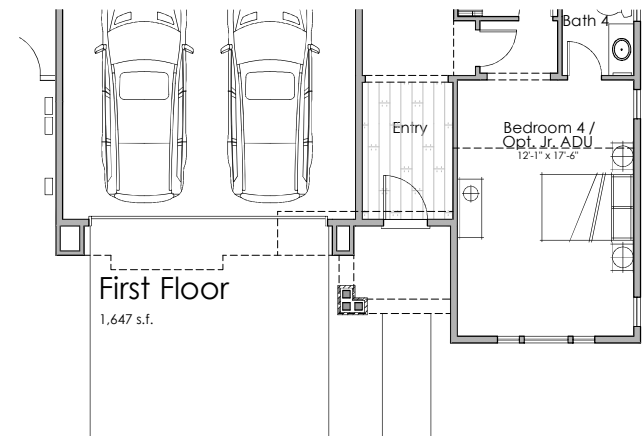
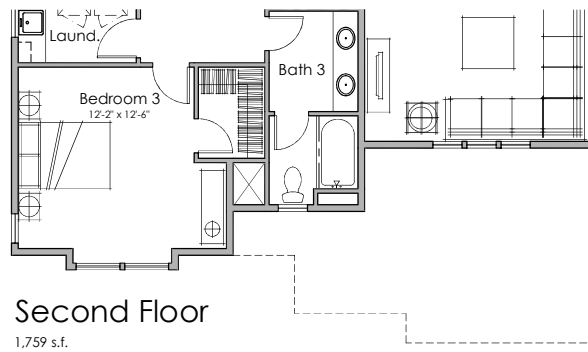


Opt. Bedroom 5





PLAN 3C

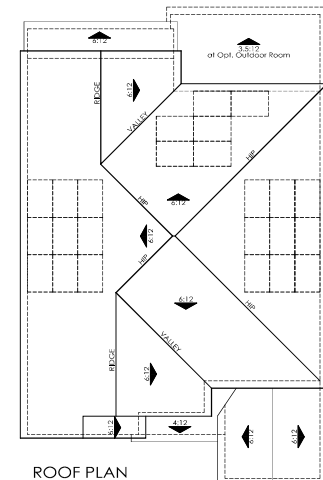


PLAN 3B

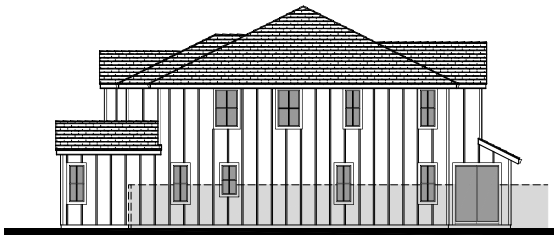
3A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Shutters
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 3A - Farmhouse



ROOF PLAN
 OVERHANG - 18"
 RAISE - 12"
 ROOF PITCH - 4:12 U.N.O.
 0 4 8 16



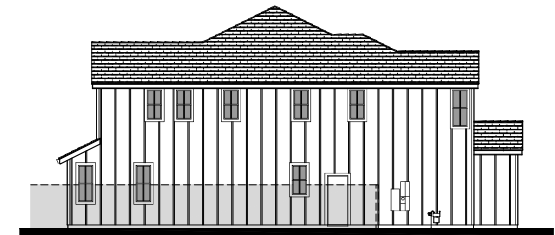
Right Elevation

0 4 8 16



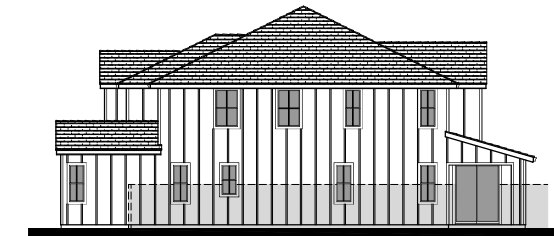
Rear Elevation

0 4 8 16



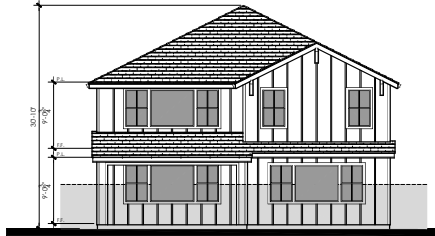
Left Elevation

0 4 8 16



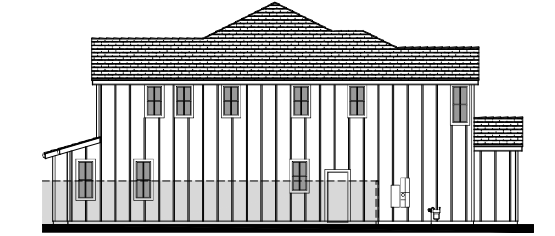
Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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0 2 4 8

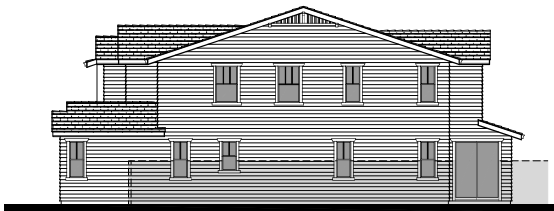
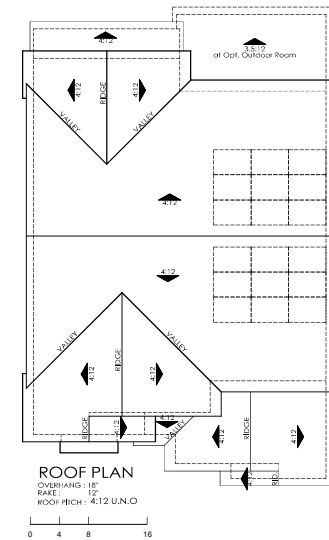
PLAN 3A - EXTERIOR ELEVATIONS

A3.2

3B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 3B - Craftsman



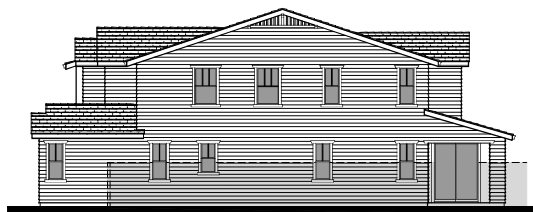
Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

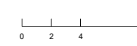


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SCHEMATIC DESIGN
 AUGUST 17, 2022



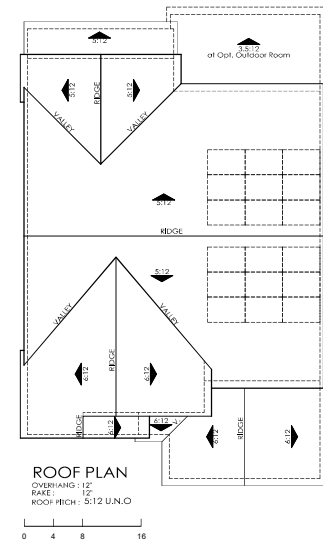
PLAN 3B - EXTERIOR ELEVATIONS

A3.3

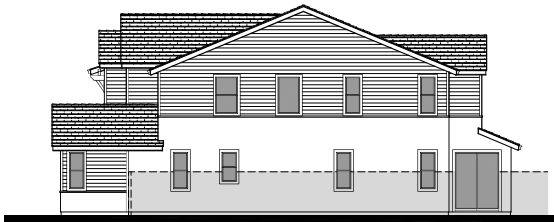
3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Enhanced Head and Sill Trim
 Metal Roofing



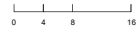
Front Elevation 3C - Contemporary Farmhouse



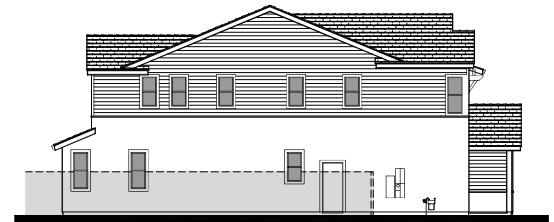
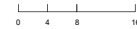
ROOF PLAN
 OVERHANG - 12"
 RAISE - 12"
 ROOF PITCH - 5:12 U.N.O.
 0 4 8 16



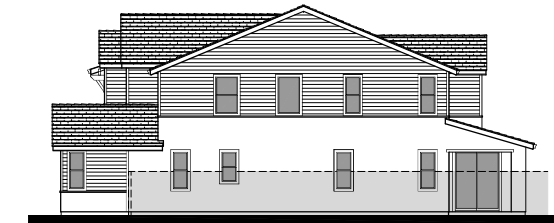
Right Elevation



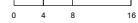
Rear Elevation



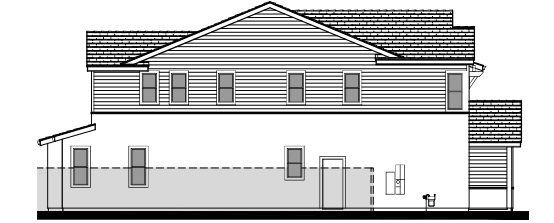
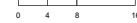
Left Elevation



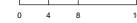
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room



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PLAN 3C - EXTERIOR ELEVATIONS

A3.4



Front Elevation 4A - Farmhouse
(Right Elevation)

Scheme 4



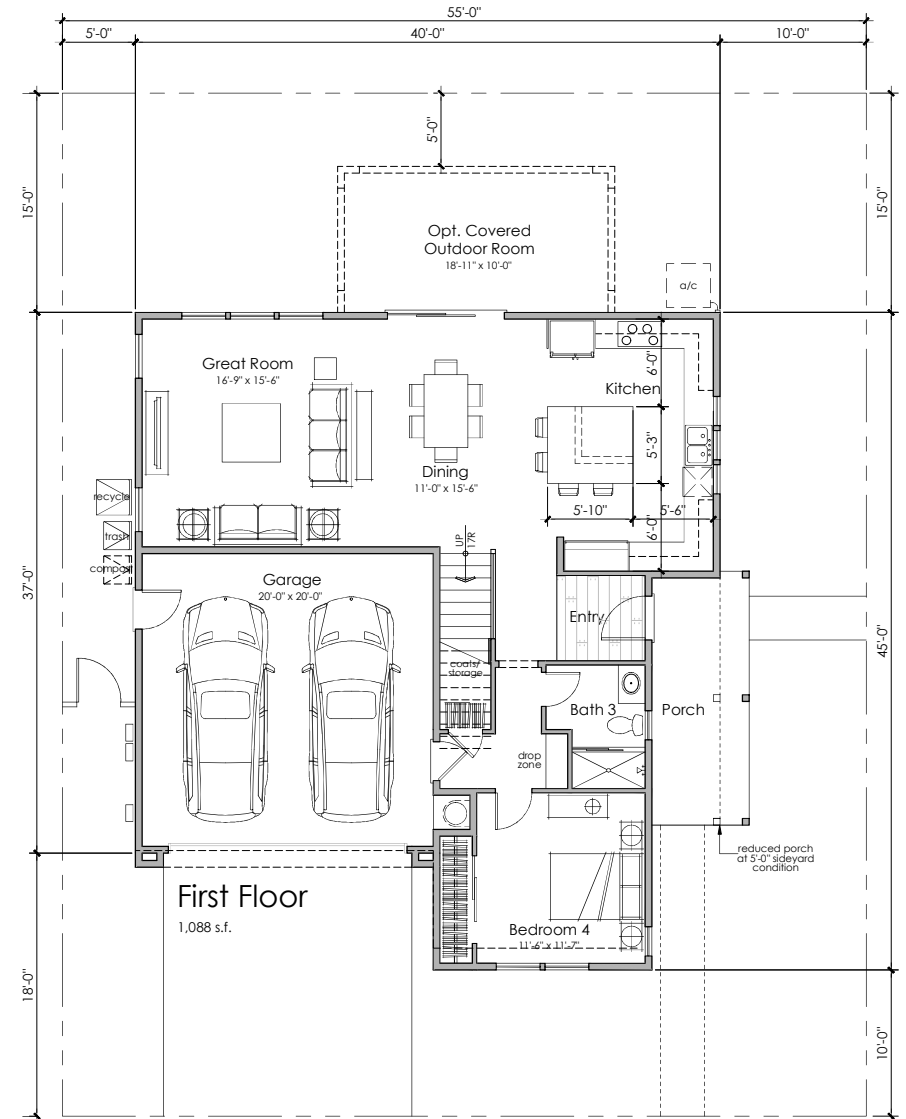
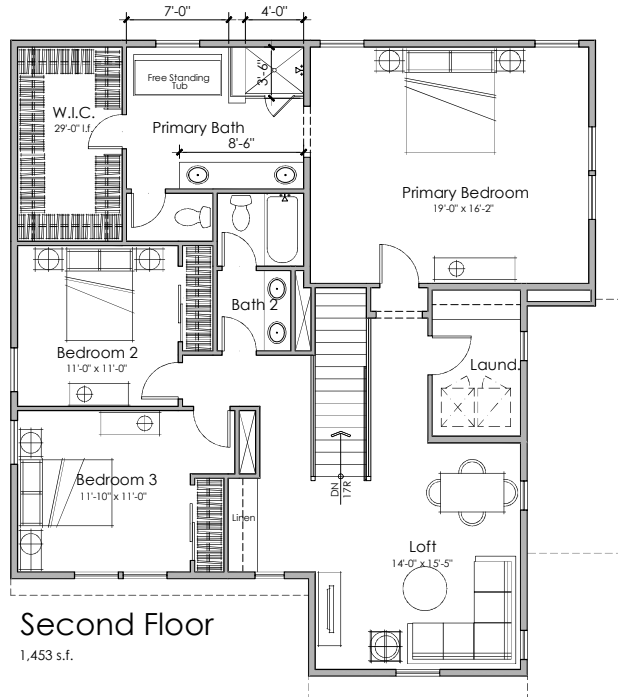
Front Elevation 4B - Craftsman
(Right Elevation)

Scheme 10



Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)

Scheme 16



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ALAMEDA COUNTY, CA # 2020-1091

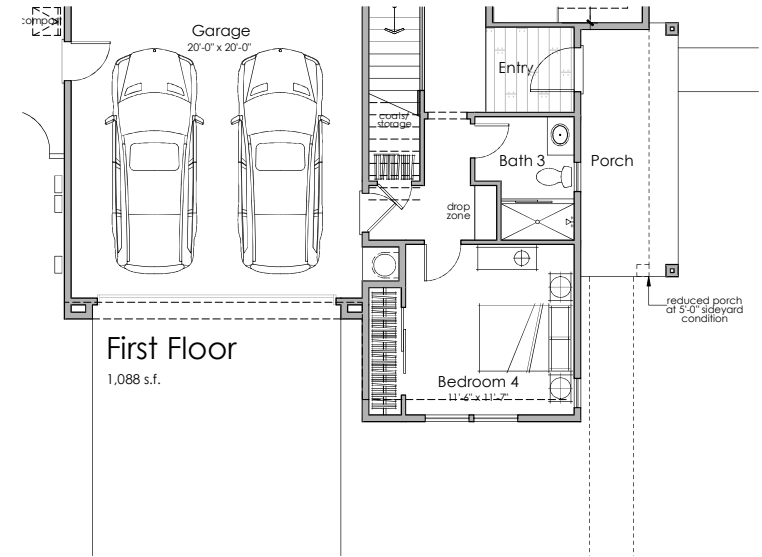
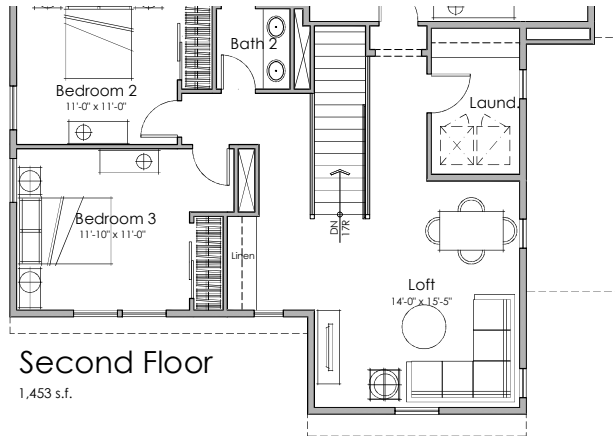
SCHEMATIC DESIGN
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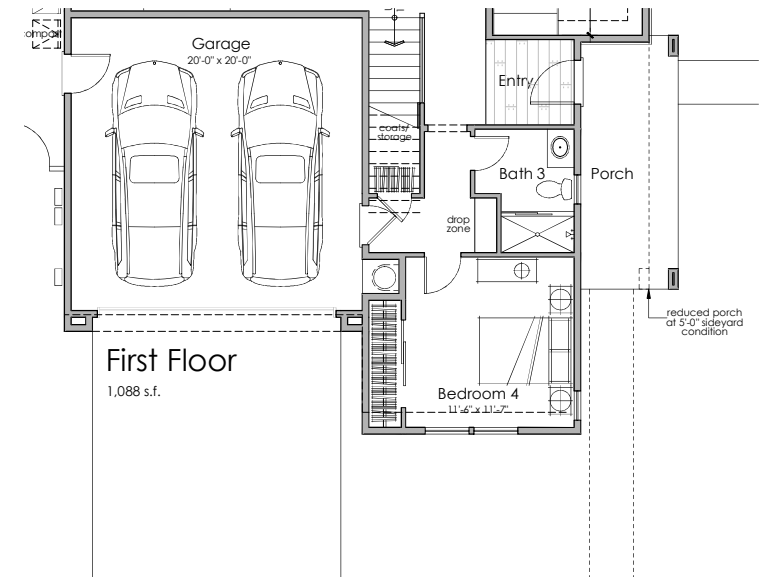
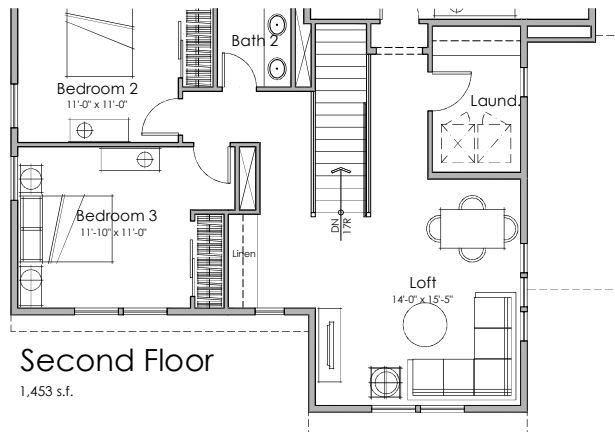
4 BEDROOMS + LOFT
3 BATHS
2,541 S.F.

FLOOR PLAN 4

A4.1



PLAN 4C

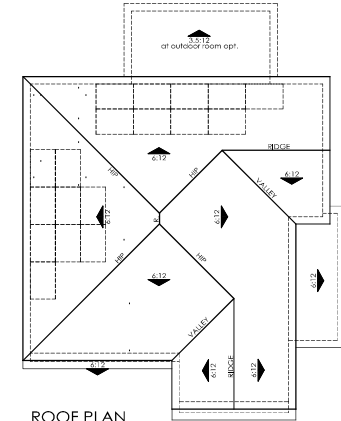


PLAN 4B

4A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



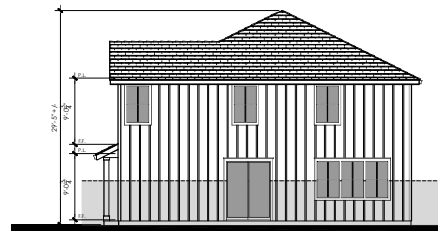
Front Elevation 4A - Farmhouse
 (Right Elevation)



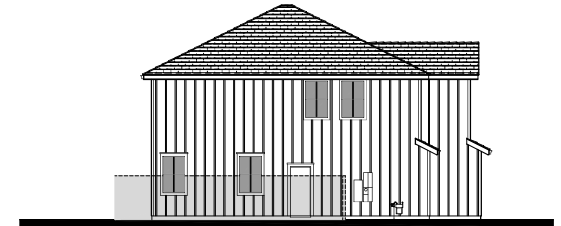
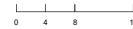
ROOF PLAN
 OVERHANG: 12"
 PITCH: 12/12
 ROOF PITCH: 6/12 U.N.O.



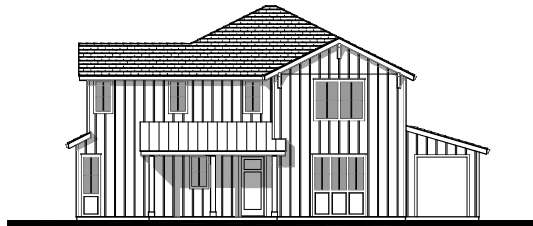
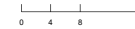
Front Elevation 4A
 (Garage Side)



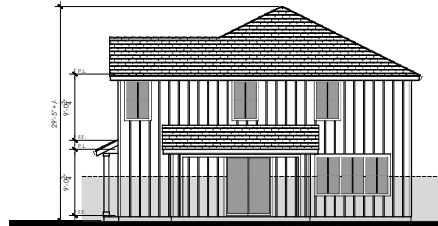
Rear Elevation



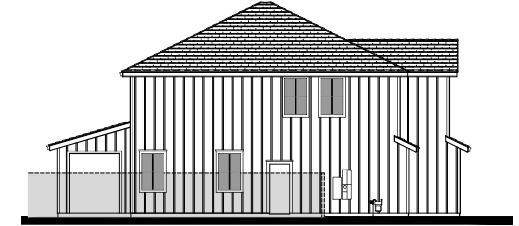
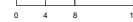
Left Elevation



Front Elevation 4A - Farmhouse
 Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room



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SCHEMATIC DESIGN
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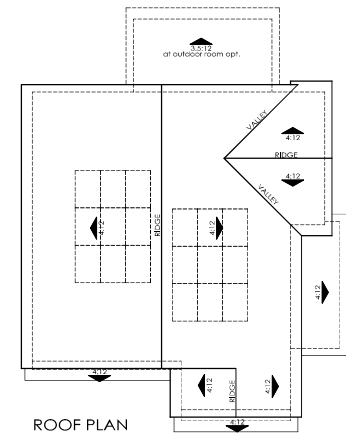
PLAN 4A - EXTERIOR ELEVATIONS

A4.2

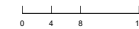
4B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 4B - Craftsman
 (Right Elevation)



ROOF PLAN
 OVERHANG: 18"
 RAISE: 12"
 ROOF PITCH: 4:12 U.N.O.



Front Elevation 4B
 (Garage Side)



Rear Elevation



Left Elevation



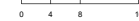
Front Elevation 4B - Craftsman
 Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room



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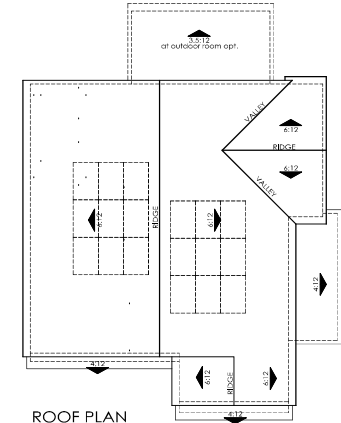
PLAN 4B - EXTERIOR ELEVATIONS

A4.3

4C - Material Legend:
 Flat Concrete Tile Roofing
 Metal Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 4C - Contemporary Farmhouse
 (Right Elevation)



ROOF PLAN
 OVERHANG: 12"
 RAISE: 6"
 ROOF PITCH: 6:12 U.N.O.

0 4 8 16



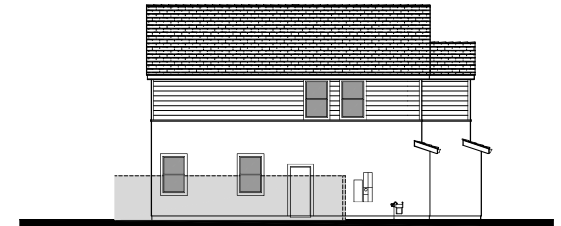
Front Elevation 4C
 (Garage Side)

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16



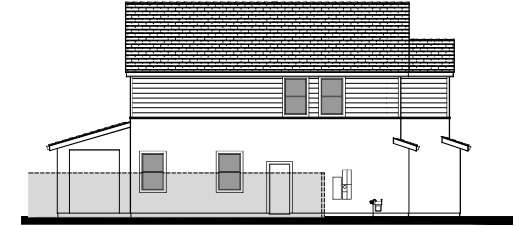
Front Elevation 4C -
 Contemporary Farmhouse
 Opt. Outdoor Rm. (Right Elevation)

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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SCHEMATIC DESIGN
 AUGUST 17, 2022

0 2 4 8

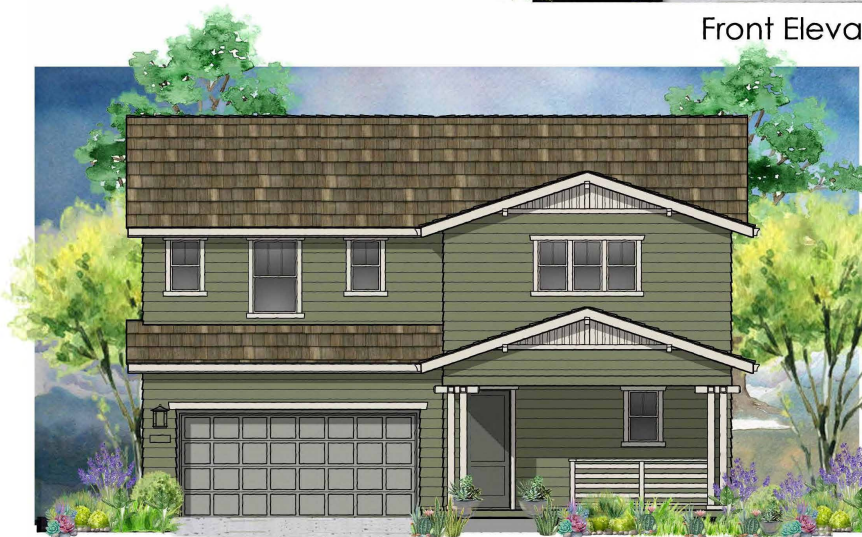
PLAN 4C - EXTERIOR ELEVATIONS

A4.4



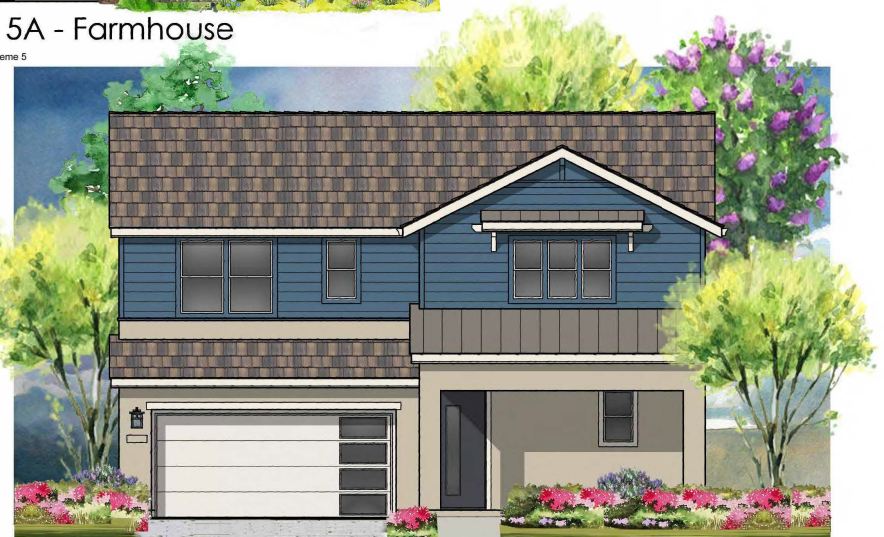
Front Elevation 5A - Farmhouse

Scheme 5



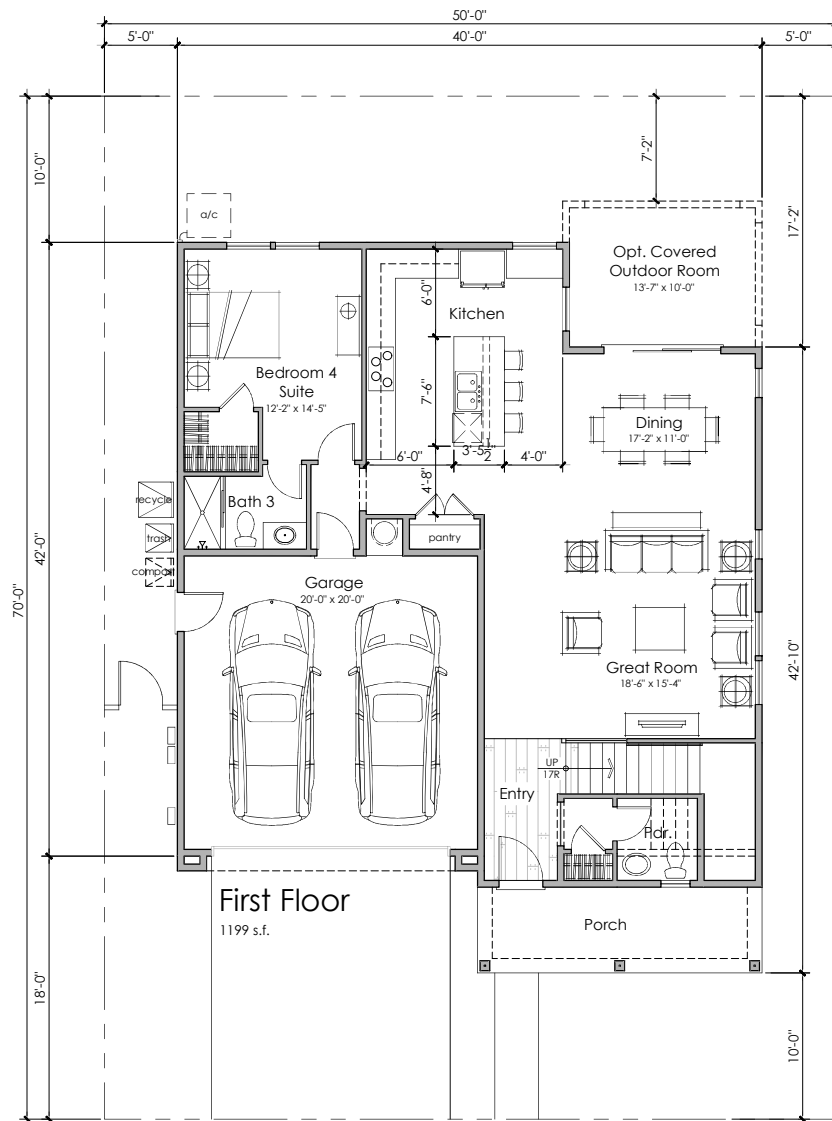
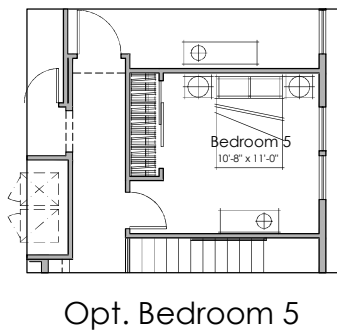
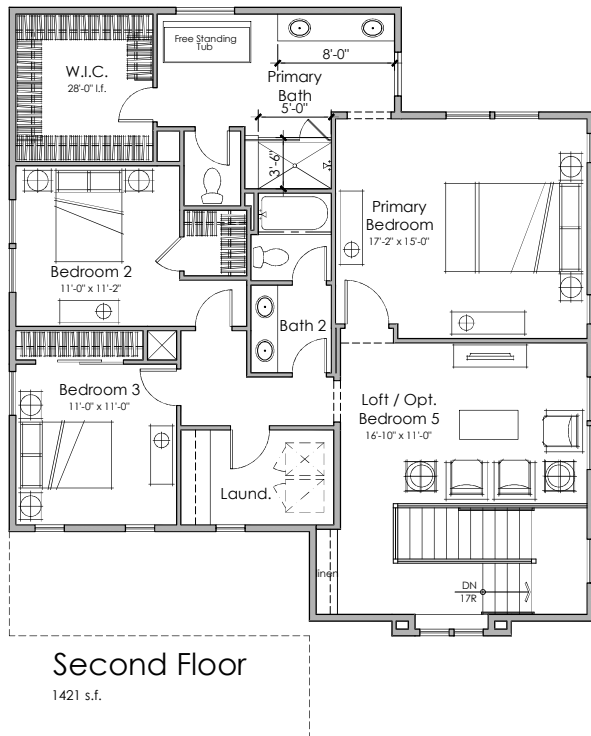
Front Elevation 5B - Craftsman

Scheme 11



Front Elevation 5C - Contemporary Farmhouse

Scheme 17

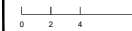


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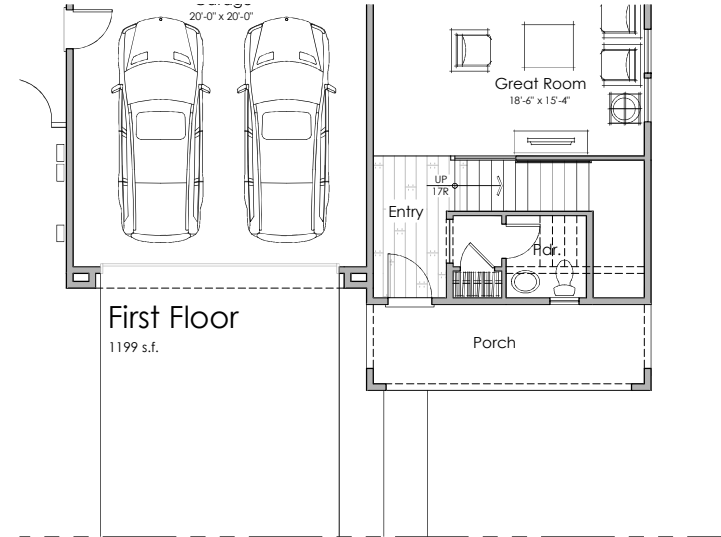
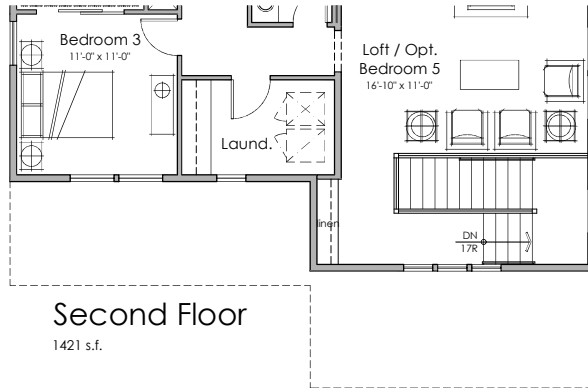
SCHEMATIC DESIGN
AUGUST 17, 2022



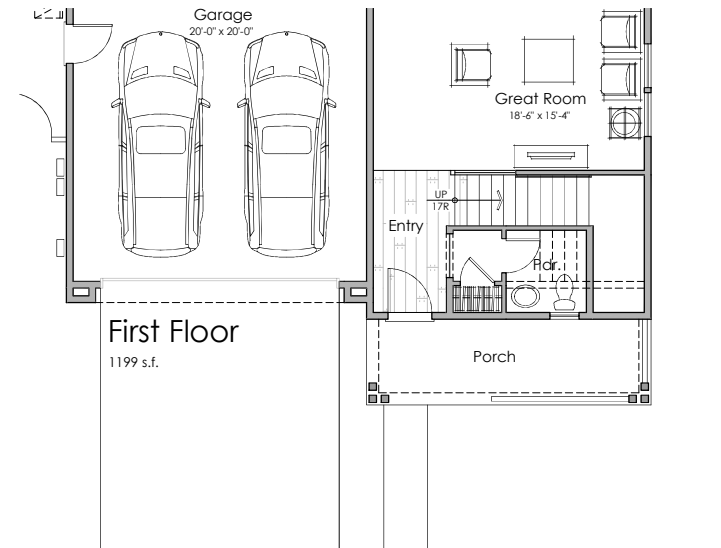
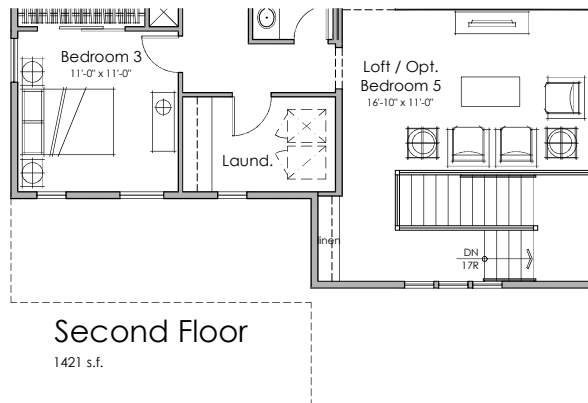
4 BEDROOMS + LOFT
OPT. BEDROOM 5
3.5 BATHS
2,620 S.F.

FLOOR PLAN 5

A5.1



PLAN 5C

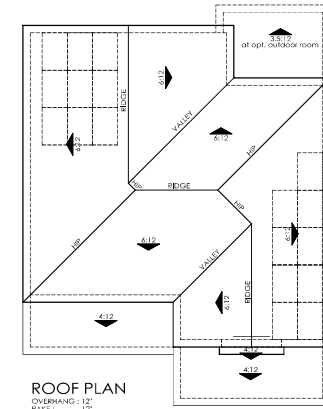


PLAN 5B

5A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing

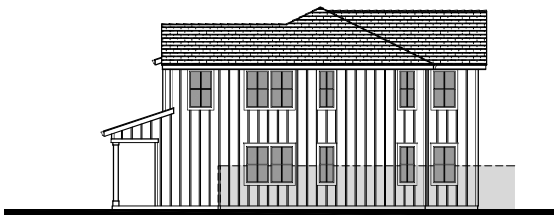


Front Elevation 5A - Farmhouse



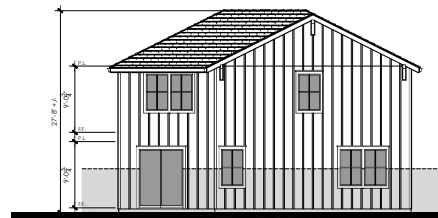
ROOF PLAN
 OVERHANG: 12"
 RAFT: 12"
 ROOF PITCH: 6:12 U.N.O.

0 4 8 16



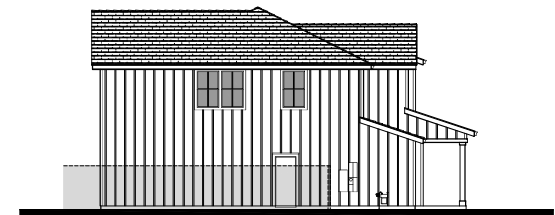
Right Elevation

0 4 8 16



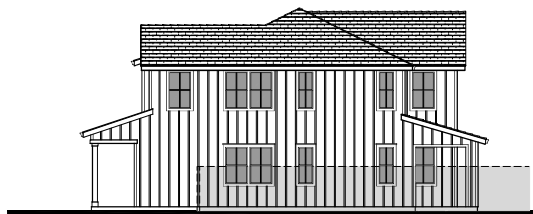
Rear Elevation

0 4 8 16



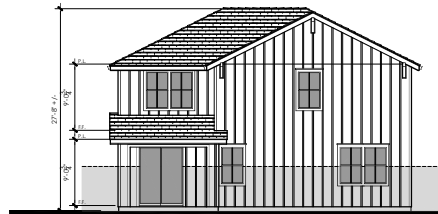
Left Elevation

0 4 8 16



Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022

0 2 4 8

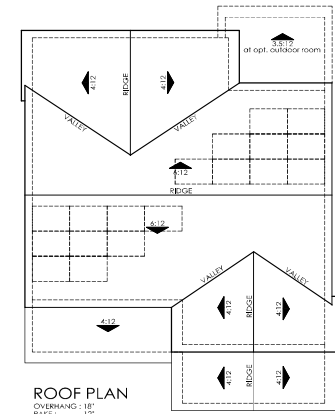
PLAN 5A - EXTERIOR ELEVATIONS

A5.2

5B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Decorative Post and Corbel
 Decorative Railing
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 5B - Craftsman



ROOF PLAN
 OVERHANGS: 18"
 RAFTERS: 12"
 ROOF PITCH: 6:12 U.N.O.

0 4 8 16



Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16



Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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 AUGUST 17, 2022

0 2 4 8

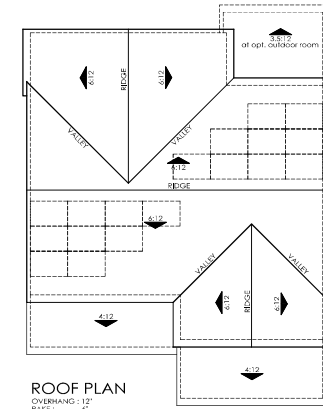
PLAN 5B - EXTERIOR ELEVATIONS

A5.3

3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 5C - Contemporary Farmhouse



ROOF PLAN
 OVERHANGS: 12"
 RAFTERS: 12"
 ROOF PITCH: 6:12 U.N.O.

0 4 8 16



Right Elevation

0 4 8 16



Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16



Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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0 2 4 8

PLAN 5C - EXTERIOR ELEVATIONS

A5.4



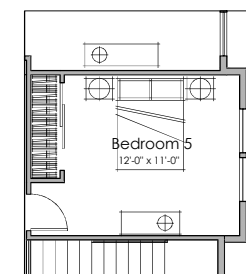
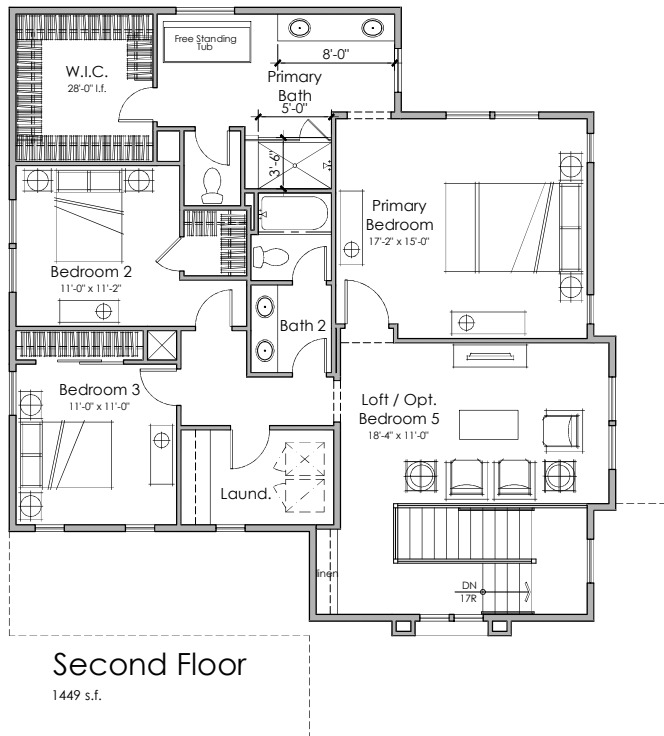
Front Elevation 5XA - Farmhouse



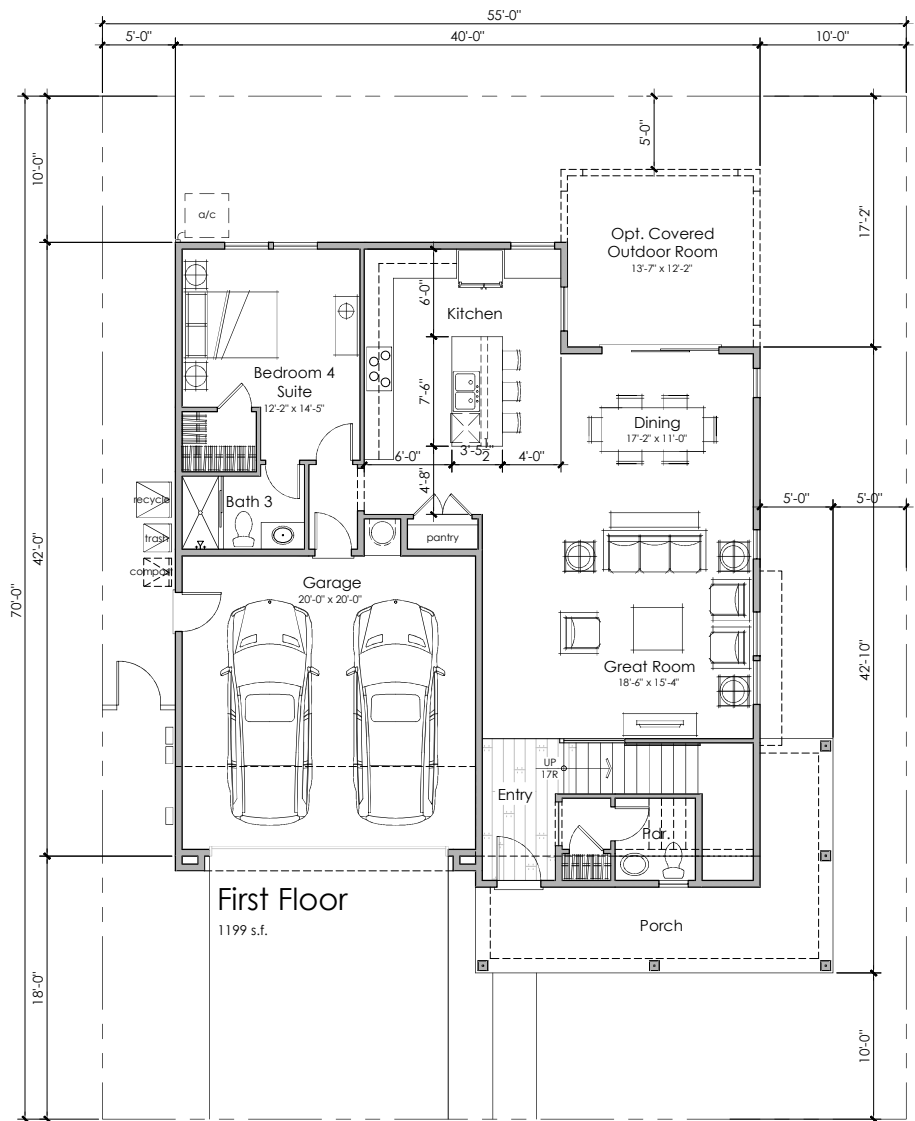
Front Elevation 5XB - Craftsman



Front Elevation 5XC - Contemporary Farmhouse



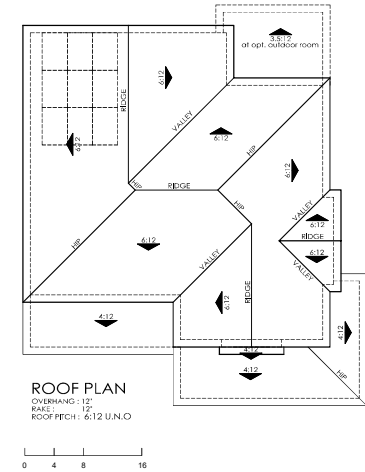
Opt. Bedroom 5



5A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 5XA - Farmhouse

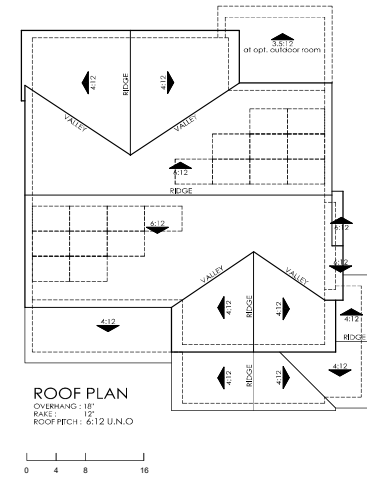


Right Elevation

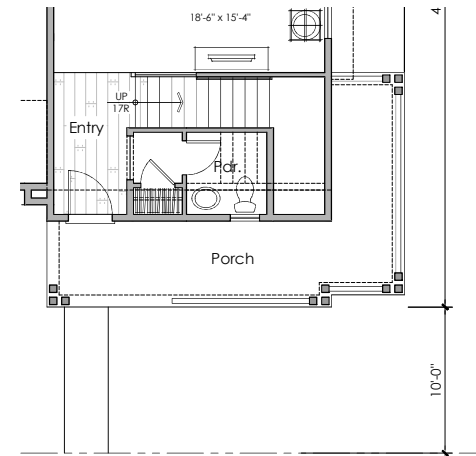
5B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Decorative Post and Corbel
 Decorative Railing
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 5XB - Craftsman



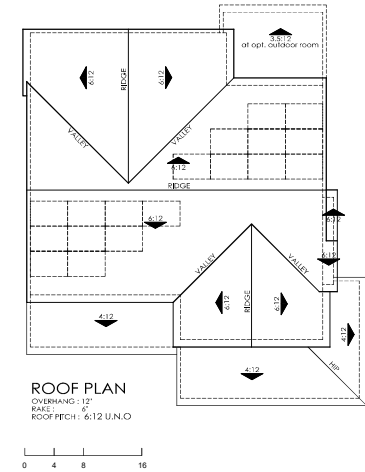
Right Elevation



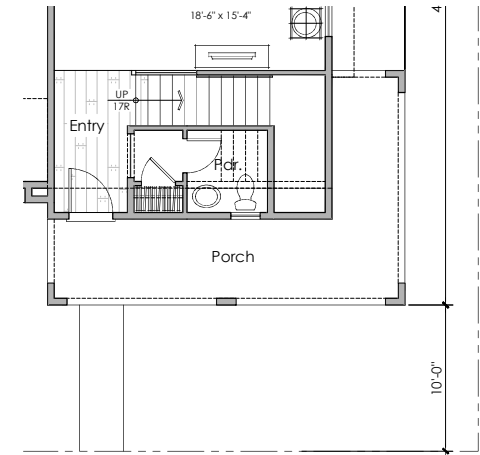
3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 5XC - Contemporary Farmhouse



Right Elevation

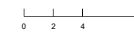


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PLAN 5XC - EXT. ELEVATIONS

A5.9



Front Elevation 6A - Farmhouse

Scheme 6



Front Elevation 6B - Craftsman

Scheme 12



Front Elevation 6C - Contemporary Farmhouse

Scheme 18



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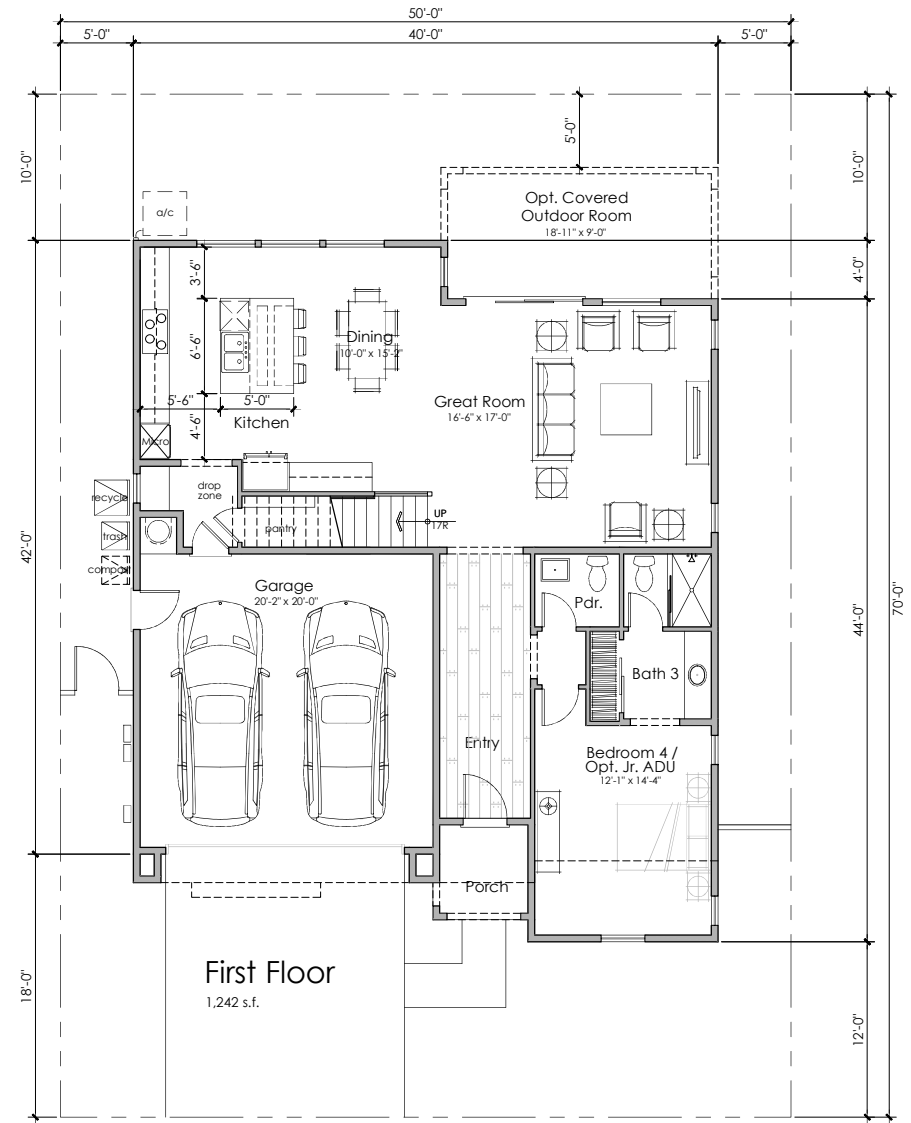
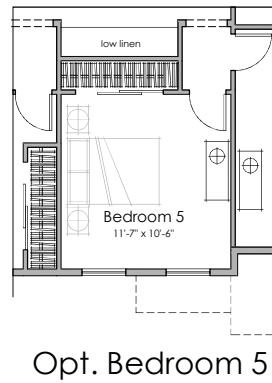
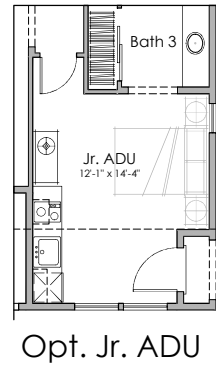
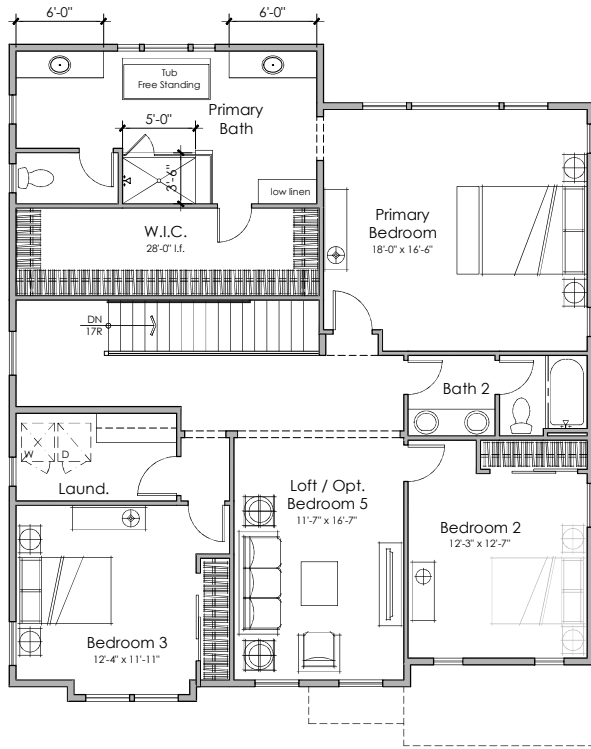
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PLAN 6 FRONT ELEVATIONS

A6.0



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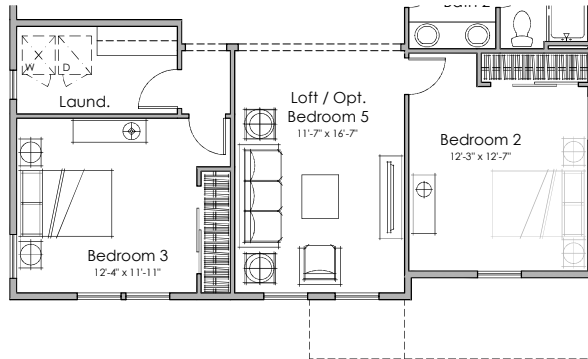
SCHEMATIC DESIGN
AUGUST 17, 2022



4 BEDROOMS + LOFT
OPT. BEDROOM 5
3.5 BATHS
2,883 S.F.

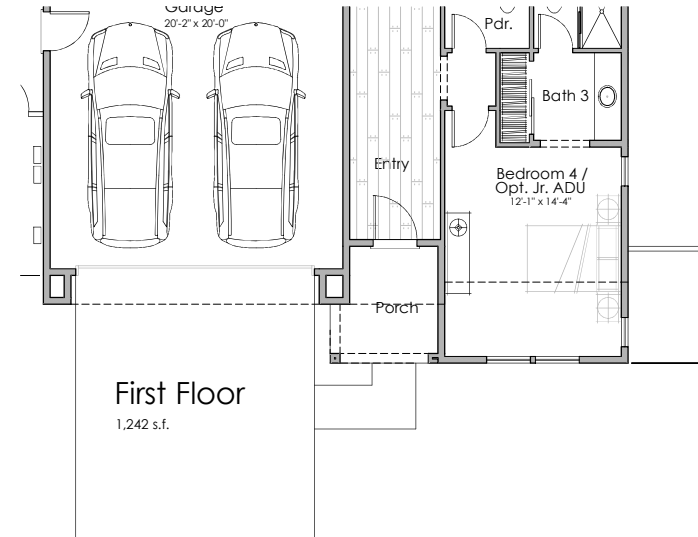
FLOOR PLAN 6

A6.1



Second Floor

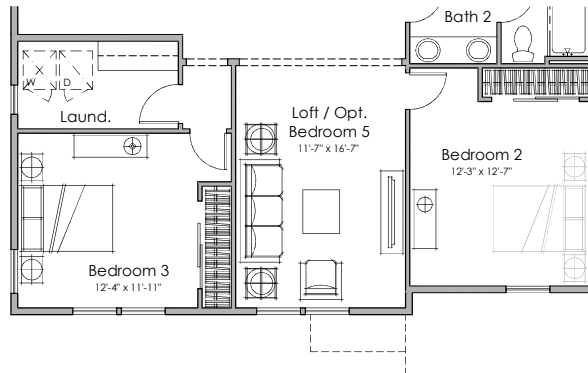
1,633 s.f.



First Floor

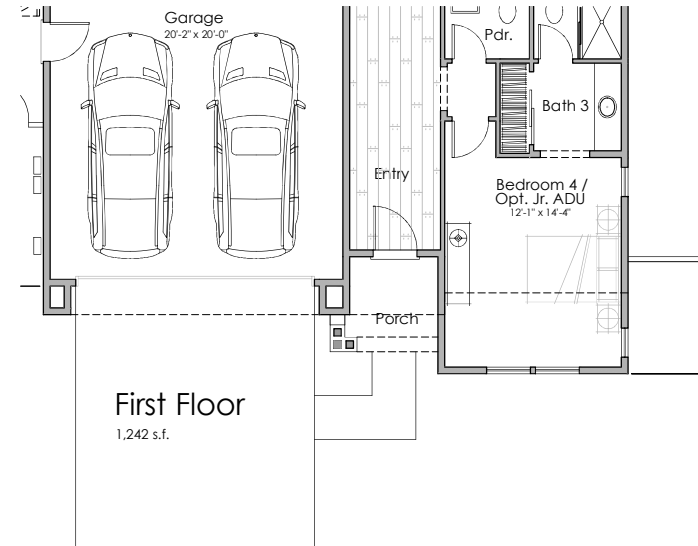
1,242 s.f.

PLAN 6C



Second Floor

1,633 s.f.



First Floor

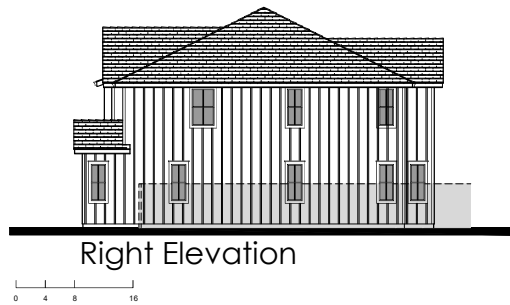
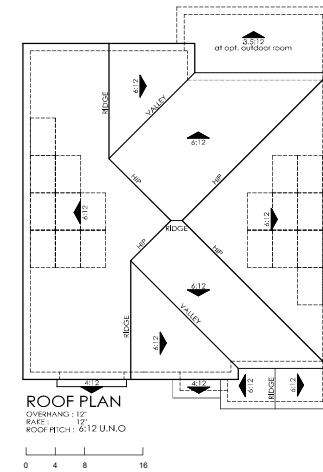
1,242 s.f.

PLAN 6B

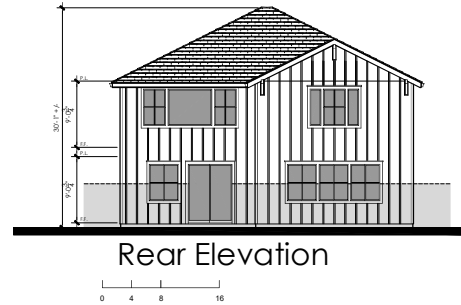
6A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



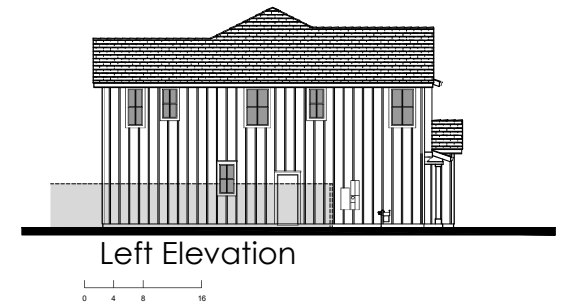
Front Elevation 6A - Farmhouse



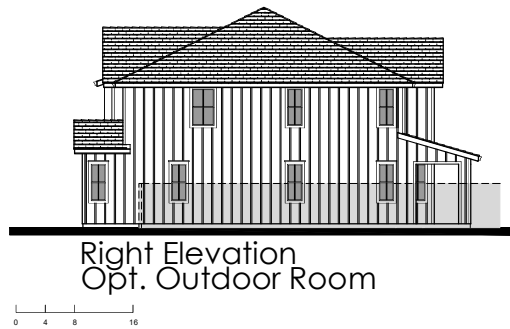
Right Elevation



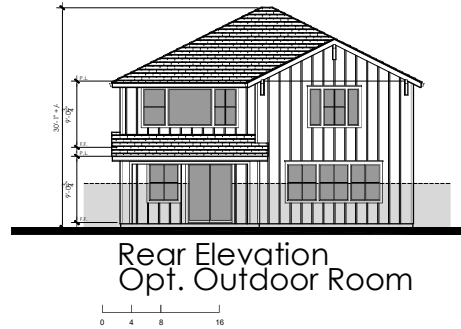
Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

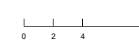


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 ALAMEDA COUNTY, CA # 2020-1091

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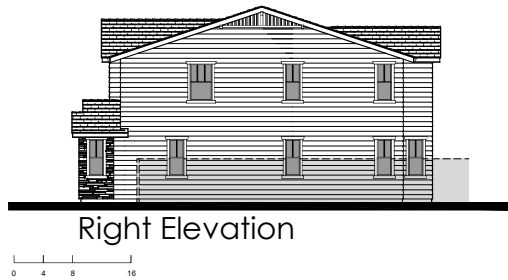
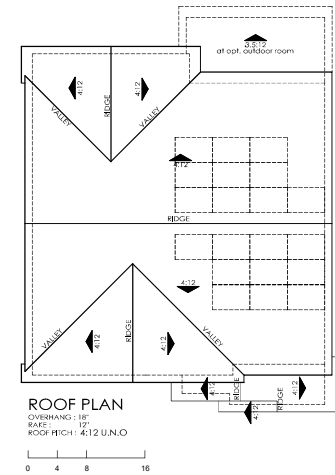
PLAN 6A - EXTERIOR ELEVATIONS

A6.2

6B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 6B - Craftsman



Right Elevation



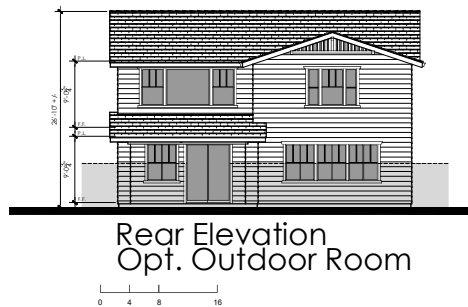
Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

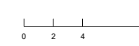


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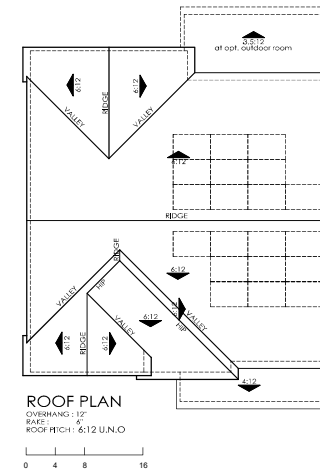
PLAN 6B - EXTERIOR ELEVATIONS

A6.3

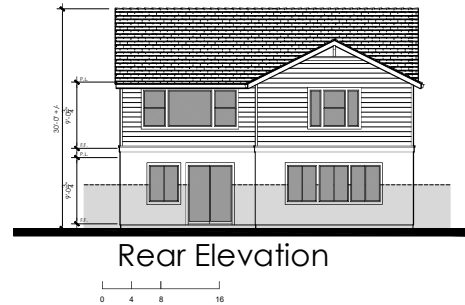
6C - Material Legend:
 Flat Concrete Tile Roofing
 Metal Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



Front Elevation 6C - Contemporary Farmhouse



Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

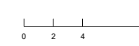


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PLAN 6C - EXTERIOR ELEVATIONS

A6.4

Arroyo Lago - Alameda County, CA

Exterior Color Palette

'A' - FARMHOUSE ELEVATIONS

	1	2	3	4	5	6
ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
METAL ROOFING:	ZINC GRAY	WEATHERED COPPER	STORM GRAY	STORM GRAY	MIDNIGHT BRONZE	STORM GRAY
BATTEN BOARD SIDING INCLUDING ADJACENT TRIM BOARDS	SW 7069 IRON ORE	SW 7012 CREAMY	SW 6000 SNOWFALL	SW 7018 COVEITOL	SW 7047 PORTFORD	SW 9164 SLUDGE GREEN
BATTEN BOARD SIDING INCLUDING ADJACENT TRIM BOARDS	SW 7005 PURE WHITE	SW 7012 CREAMY	SW 7074 SOFTWARE	SW 7029 AGREEABLE GRAY	SW 7543 AVENUE TAN	SW 4385 DOVER WHITE
FASCIA / EAVES / KNEEBRACES / CORBELS TRIM	SW 7006 EXTRA WHITE	SW 7675 SEASIDE	SW 7006 EXTRA WHITE	SW 7006 EXTRA WHITE	SW 7042 SHILOH WHITE	SW 7004 SNOWBOUND
GARAGE DOORS	SW 7069 IRON ORE	SW 7675 SEASIDE	SW 7006 EXTRA WHITE	SW 7443 PISSWILLOW	SW 7047 PORTFORD	SW 7004 SNOWBOUND
SHUTTERS	SW 7591 RED BARN	SW 6990 CAVIAR	SW 7006 EXTRA WHITE	SW 9182 ROJO MARRON	SW 7725 YEARLING	SW 7605 GALE FORCE
ENTRY DOORS	SW 7591 RED BARN	SW 6990 CAVIAR	SW 6041 OTTER	SW 9182 ROJO MARRON	SW 7725 YEARLING	SW 7605 GALE FORCE

'B' - CRAFTSMAN ELEVATIONS

	7	8	9	10	11	12
ROOF MATERIAL: FLAT SLATE "POMERONA" PROFILE	4602 CONCORD BLEND	4595 DARK CHARCOAL	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL
LAP SIDING INCLUDING ADJACENT TRIM BOARDS	SW 6070 UNIVERSE BLUE	SW 7102 RUSTY MARRON	SW 7344 FINLAND	SW 6041 PROFILE BRASS	SW 6070 UNIVERSE BLUE	SW 6070 UNIVERSE BLUE
FASCIA / EAVES / KNEEBRACES / CORBELS TRIM	SW 6070 UNIVERSE BLUE	SW 7005 WARMSTONE	SW 7048 IRVINE BRONZE	SW 7048 IRVINE BRONZE	SW 7048 IRVINE BRONZE	SW 7048 IRVINE BRONZE
GABLE SIDING INCLUDING HORIZONTAL TRIM	SW 7596 SAVING DAUPE	SW 7043 WORLDLY GRAY	SW 7541 GREENHILL VIOLET	SW 7016 SUNBELT GRAY	SW 7005 NEUTRAL WHITE	SW 7507 STONE LICHEN
GARAGE DOORS	SW 6070 UNIVERSE BLUE	SW 7002 WARMSTONE	SW 7002 WARMSTONE	SW 7002 WARMSTONE	SW 7002 WARMSTONE	SW 7002 WARMSTONE
ENTRY DOORS	SW 7605 GALE FORCE	SW 7675 SEASIDE	SW 7675 SEASIDE	SW 7675 SEASIDE	SW 7675 SEASIDE	SW 7675 SEASIDE
STONE VENEER DRYSTACK / RANDOM INSTALLATION	SW 7605 GALE FORCE	SW 7605 GALE FORCE	SW 7605 GALE FORCE	SW 7605 GALE FORCE	SW 7605 GALE FORCE	SW 7605 GALE FORCE

'C' - CONTEMPORARY FARMHOUSE ELEVATIONS

	13	14	15	16	17	18
ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE	4595 DARK CHARCOAL	4602 CONCORD BLEND	4588 GARNET BROWN RANGE
METAL ROOFING:	STORM GRAY	MIDNIGHT BRONZE	WEATHERED COPPER	STORM GRAY	ZINC GRAY	WEATHERED COPPER
LAP SIDING INCLUDING ADJACENT TRIM BOARDS	SW 6252 ICE CUBE	SW 6215 ROCKY RIVER	SW 0006 CAJUN RED	SW 7592 CRABBY APPLE	SW 4523 DENIM	SW 9134 DELT
STUCCO BODY	SW 6252 ICE CUBE	SW 9089 LAMA WOLF	SW 7025 BACKDROP	SW 7641 COLANNADE GRAY	SW 7542 NATUREL	SW 7647 CRUSHED ICE
FASCIA / EAVES / CORBELS AT EYEBROW ROOF ONLY / TRIM	SW 7005 PURE WHITE	SW 6990 CAVIAR	SW 7000 BLACK FOX	SW 7004 SNOWBOUND	SW 8917 SHELL WHITE	SW 7006 EXTRA WHITE
GARAGE DOORS	SW 7067 CITYSCAPE	SW 6170 TECHNO GRAY	SW 6082 COBBLE BROWN	SW 7069 IRON ORE	SW 7004 SNOWBOUND	SW 9124 VERDE MARRON
ENTRY DOORS	SW 7726 LEMON VERMENA	SW 2832 ROCKWOOD RED	SW 4473 SWIFT GREEN	SW 9135 WHIRLPOOL	SW 7076 C'BERSPACE	SW 9033 PRIMAVERA

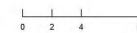


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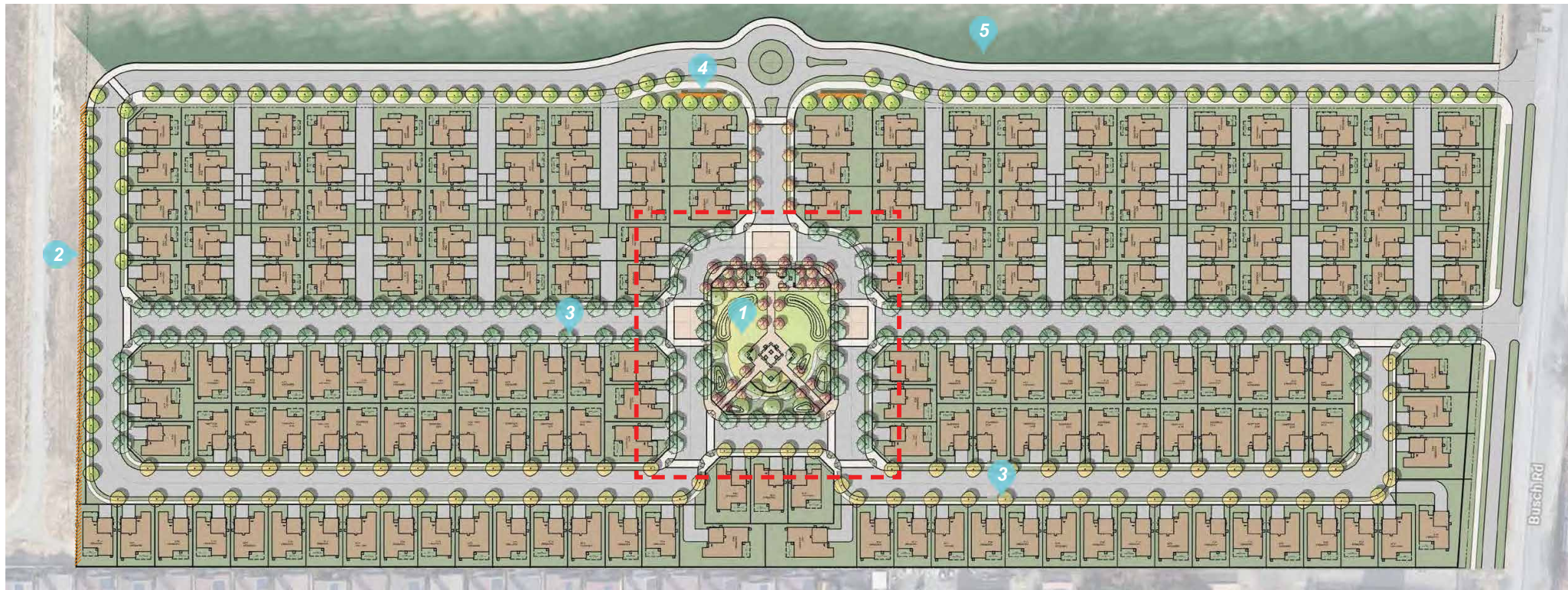
ARROYO LAGO
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
08/17/22



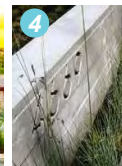
COLOR MATERIAL BOARD

A7.0



- 1 Park Enlargement see next page
- 2 Ornamental Fence at Trail Edge
- 3 Street Trees

- 4 Monument Sign
- 5 Hydroseed



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Rhapsalopsis 'Majestic Beauty'
Indian Hawthorn



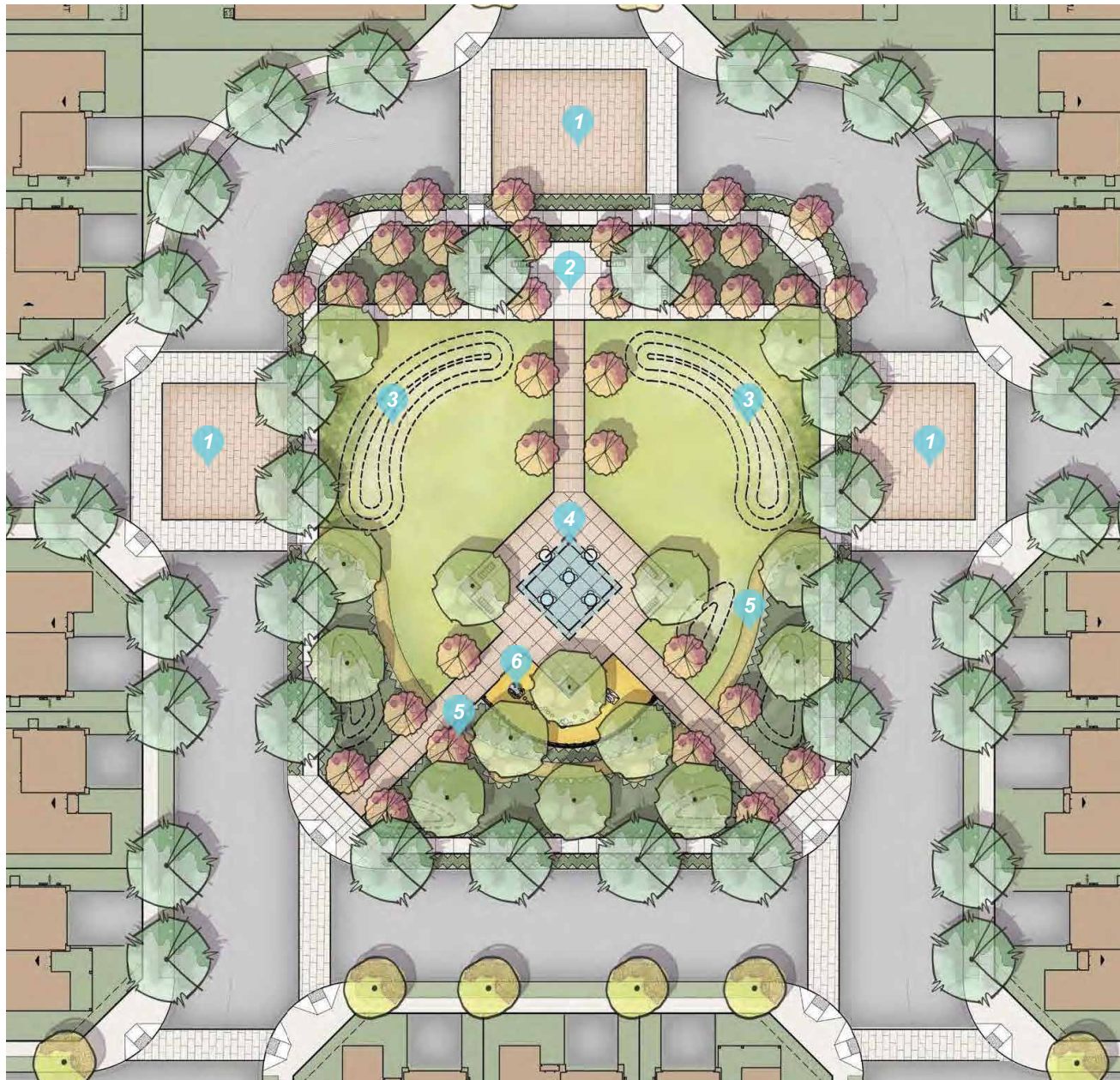
Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm



0 30' 60' 120'



- 1 Accent Paving
- 2 Entry Plaza
- 3 Bermed Lawn
- 4 Center Picnic Plaza with Shade Structure
- 5 Garden with Decomposed Granite Path
- 6 Natural Play Tot Lot



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Rhaphiolepis 'Majestic Beauty'
Indian Hawthorn

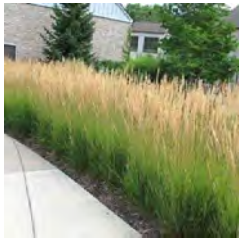


Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Calamagrostis x a. 'Karl Forester'
Feather Reed Grass



Dietes grandiflora 'Variegata'
Fornight Iris



Erigeron karvinskianus
Mexican Daisy



Festuca mairei
Atlas Fescue



Lavandula angustifolia
Lavender



Lomandra logifolia 'Breeze'
Breeze Dwarf Mat Rush



Rosmarinus spp.
Rosemary



Coprosma kirkii 'Variegata'
Striped Coprosma



Muhlenbergia capillaris
Pink Cloud Muhly Grass



Salvia l. 'Santa Barbara'
Mexican Bush Sage

MATERIALS PALETTE

PAVING



Accent Paving at Crossing



Concrete

FENCING



Ornamental Fencing



Decomposed Granite



Play Border

SITE FURNISHINGS



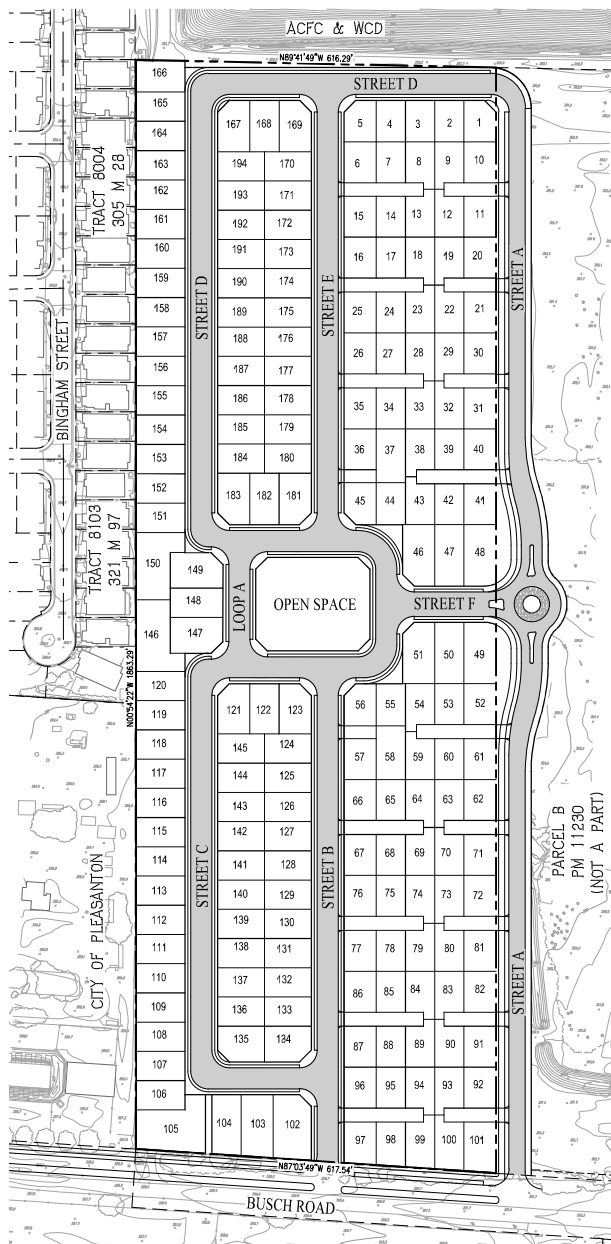
Backless Bench



Backed Bench



Picnic Table and Chairs



GENERAL NOTES

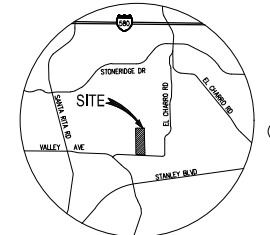
- DEVELOPER: 330 LAND COMPANY, LLC
16301 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE HOLLY
- CIVIL ENGINEER: CARLSON, BARBER & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, R.C.E. 65469
- GEOTECHNICAL ENGINEER: ENISO
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
BROOKS RAMSDELL, CEG
- ASSESSORS PARCEL NO.: 946-1250-006-04 (PORTION)
- SITE ADDRESS: BUSH ROAD
- SITE AREA: 26.68 ACRES
- EXISTING GENERAL PLAN: EAST COUNTY AREA PLAN - MEDIUM DENSITY RESIDENTIAL
- PROPOSED GENERAL PLAN: EAST COUNTY AREA PLAN - MEDIUM DENSITY RESIDENTIAL
- EXISTING ZONING: AGRICULTURE
- PROPOSED ZONING: AGRICULTURE
- BENCHMARK: AN NOS BRASS DISK SET IN BRIDGE SIDEWALK, DESIGNATION P 929
RESET, PID A18711, HAVING AN NGVD29 PUBLISHED ELEVATION OF 381.6 FEET.
- STREETS: ALL STREETS WITHIN THE SUBDIVISION INCLUDING STREET A (ADJACENT N/S STREET) WILL BE PUBLIC STREETS MAINTAINED BY ALAMEDA COUNTY. DRIVE AISLES WILL BE PRIVATE AND MAINTAINED BY THE HOA.
- FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP, MAP NUMBER 66001C0336C.

DATED: AUGUST 3, 2009
- WATER: CAL WATER COMPANY
- SANITARY SEWER: CAL WATER COMPANY
- STORM DRAIN: PUBLIC
- GAS & ELECTRIC: PG&E
- TELEPHONE: AT&T / COMCAST
- DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
- PHASING: THIS SUBDIVISION IS EXPECTED TO BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.

ABBREVIATIONS

- CL CENTERLINE
- BNY BOUNDARY
- EX EXISTING
- FC FACE OF CURB
- FL FLOW LINE
- INV INVERT
- HP HIGH POINT
- L LENGTH
- LF LINEAR FEET
- LP LOW POINT
- LS LANDSCAPE
- PL PROPERTY LINE
- PUE PUBLIC UTILITY EASEMENT
- R RADIUS
- R/W RIGHT-OF-WAY
- S SLOPE
- SD STORM DRAIN
- SS SANITARY SEWER
- SW SIDEWALK
- TC TOP OF CURB
- W WATER



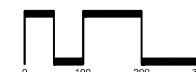
VICINITY MAP
NOT TO SCALE

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		RIGHT OF WAY
		LOT LINE
		SPOT ELEVATIONS
		STORM DRAIN LINE (PUBLIC)
		SANITARY SEWER (PUBLIC)
		WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
		20 / PARCEL A P 0.50%
		PAD ELEVATION
		APPROXIMATE STREET SLOPE

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.1	OFFSITE UTILITY PLAN - SANITARY SEWER & WATER
C5.2	OFFSITE UTILITY PLAN - STORM DRAIN

VESTING TENTATIVE MAP TITLE SHEET ARROYO LAGO

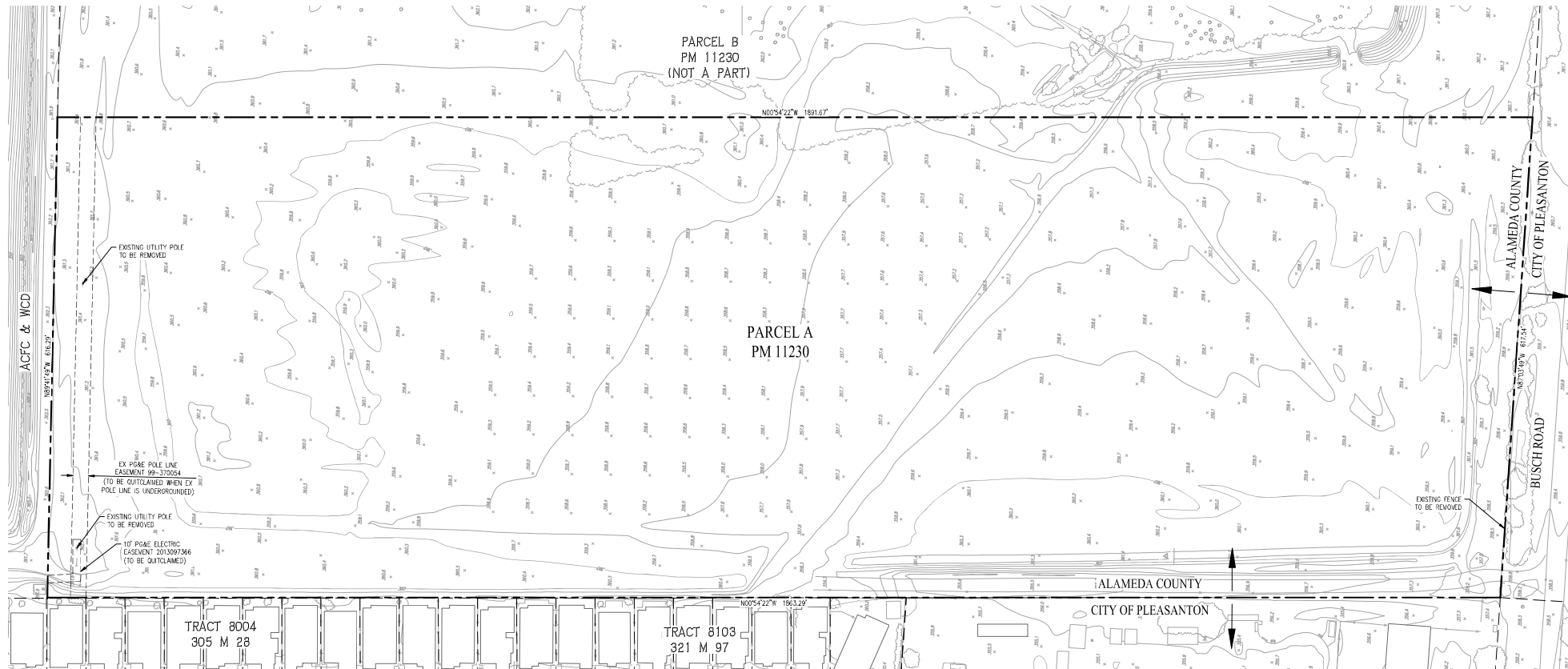
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022



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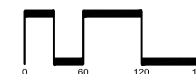
SHEET NO.
C0.0
OF 10 SHEETS

JOB NO.: 3435-000



VESTING TENTATIVE MAP EXISTING CONDITIONS

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: AUGUST 2022

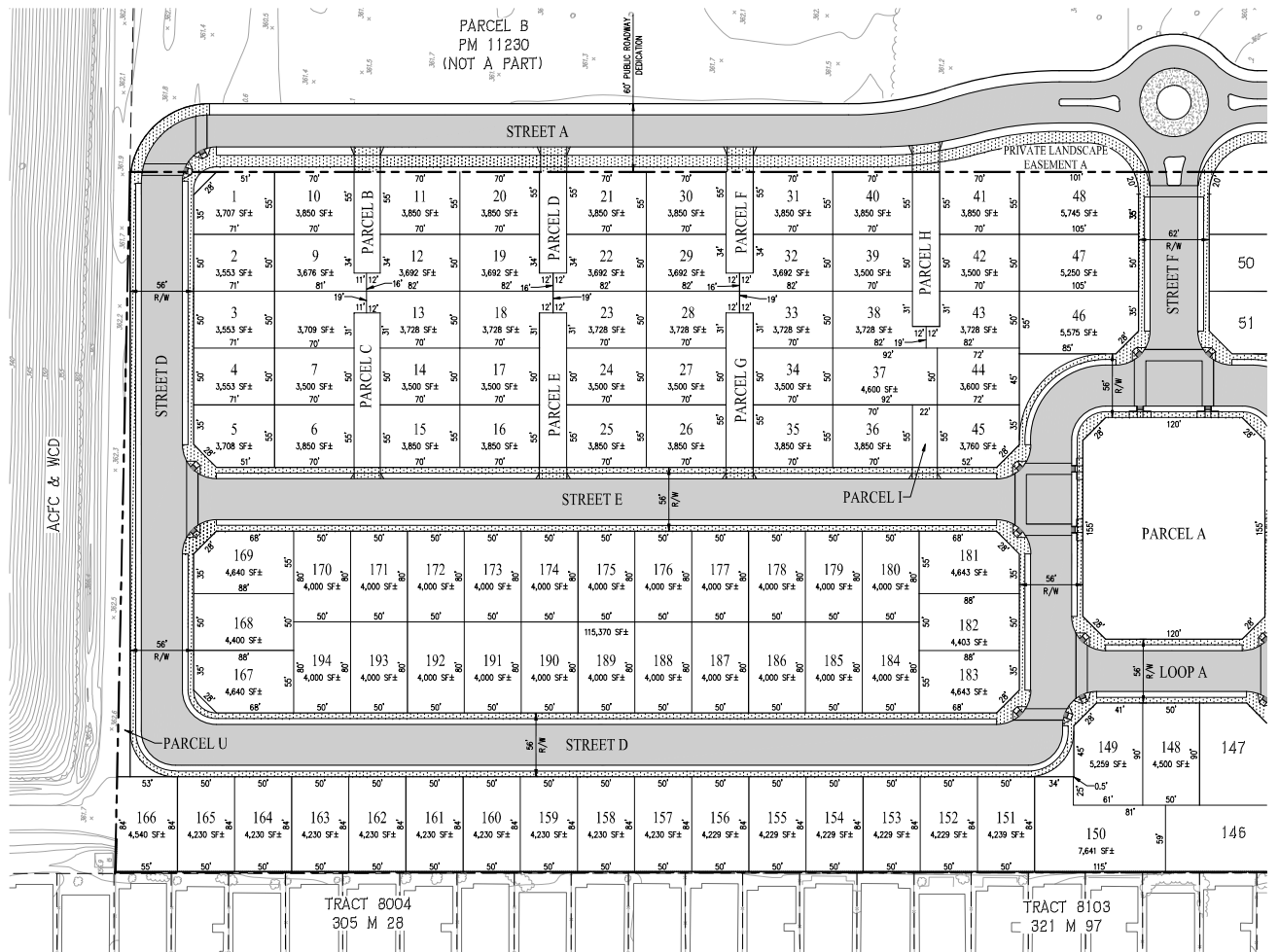


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SHEET NO.
C1.0
OF 10 SHEETS

JOB NO.: 3435-000

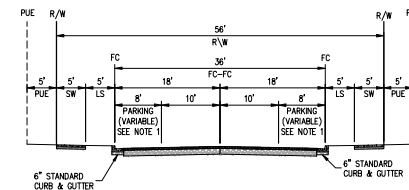


PARCEL AREA SUMMARY

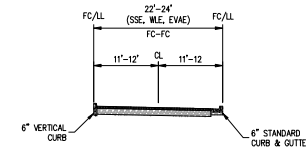
PARCEL NAME	AREA (SF)
PARCEL A	30,423A
PARCEL B	2,047A
PARCEL C	3,126A
PARCEL D	2,136A
PARCEL E	3,264A
PARCEL F	2,136A
PARCEL G	3,264A
PARCEL H	3,264A
PARCEL I	1,210A
PARCEL U	3,047A

NOTES:

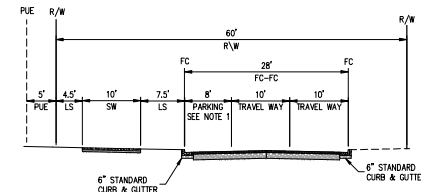
- SEE STREET SECTIONS FOR LOCATIONS OF PROPOSED STREET PARKING. PROPOSED PARKING SHALL NOT INTERFERE WITH DRIVEWAY APPROACHES OR FIRE HYDRANTS.
- ALL STRUCTURES WILL BE EQUIPPED WITH FIRE SPRINKLERS.



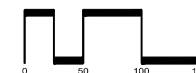
TYPICAL SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL SECTION
(22'-24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'



TYPICAL SECTION
(60' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'

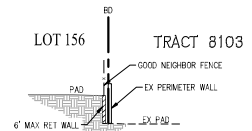
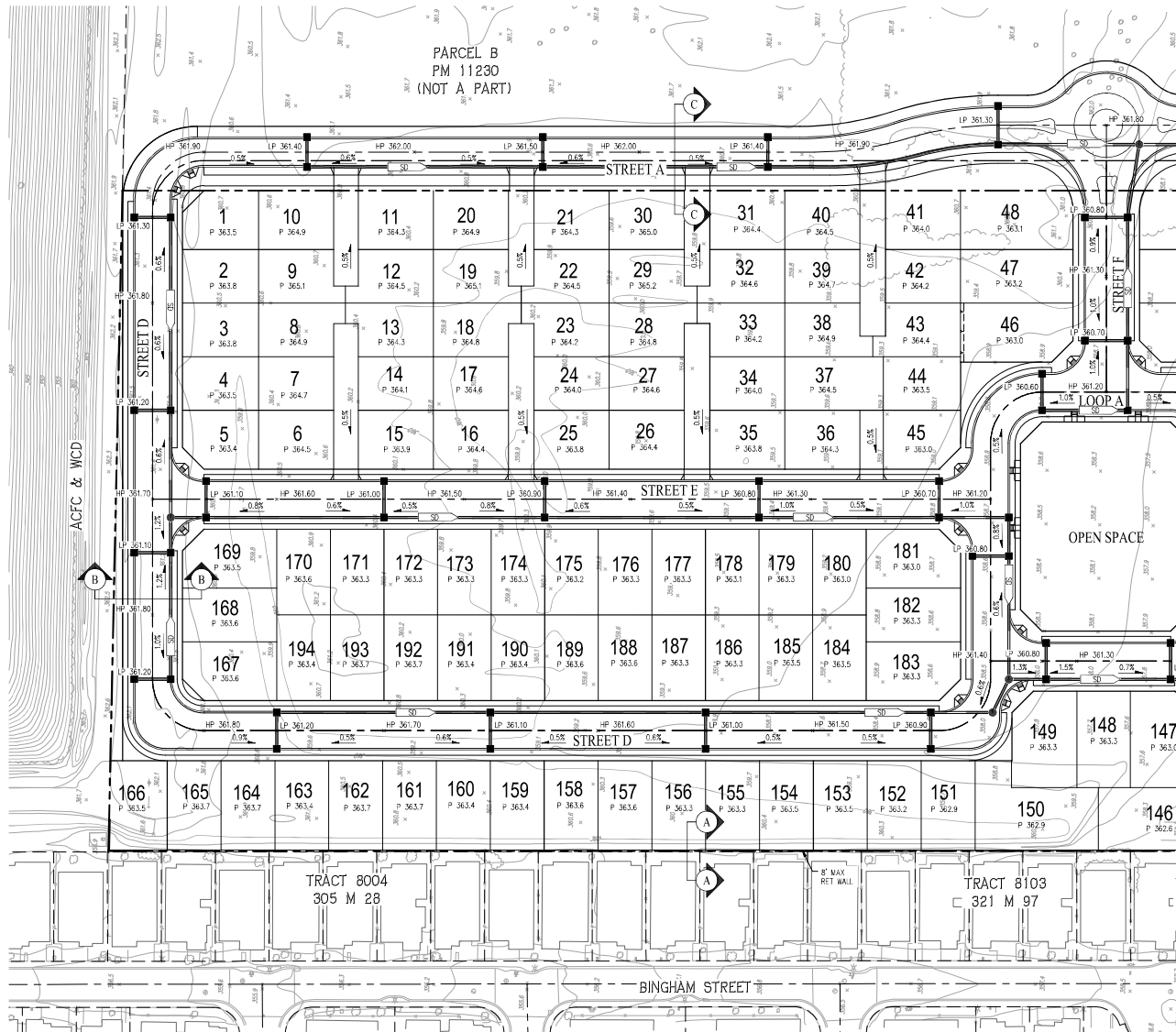


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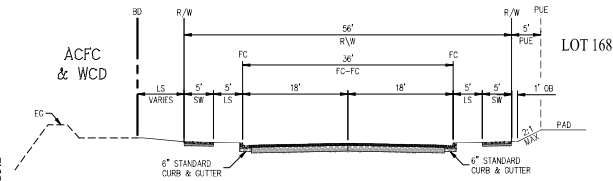
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C2.1
OF 11 SHEETS

JOB NO.: 3435-000

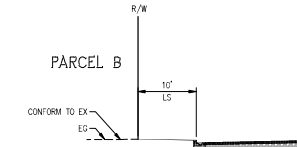
F:\ARROYO\STREET\CDM



SECTION A-A
SCALE: 1"=10'



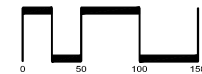
SECTION B-B
SCALE: 1"=10'



SECTION C-C
SCALE: 1"=10'

VESTING TENTATIVE MAP GRADING PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1"=50' DATE: AUGUST 2022

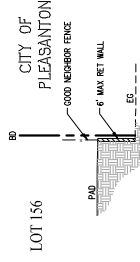
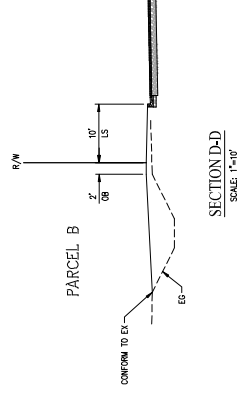
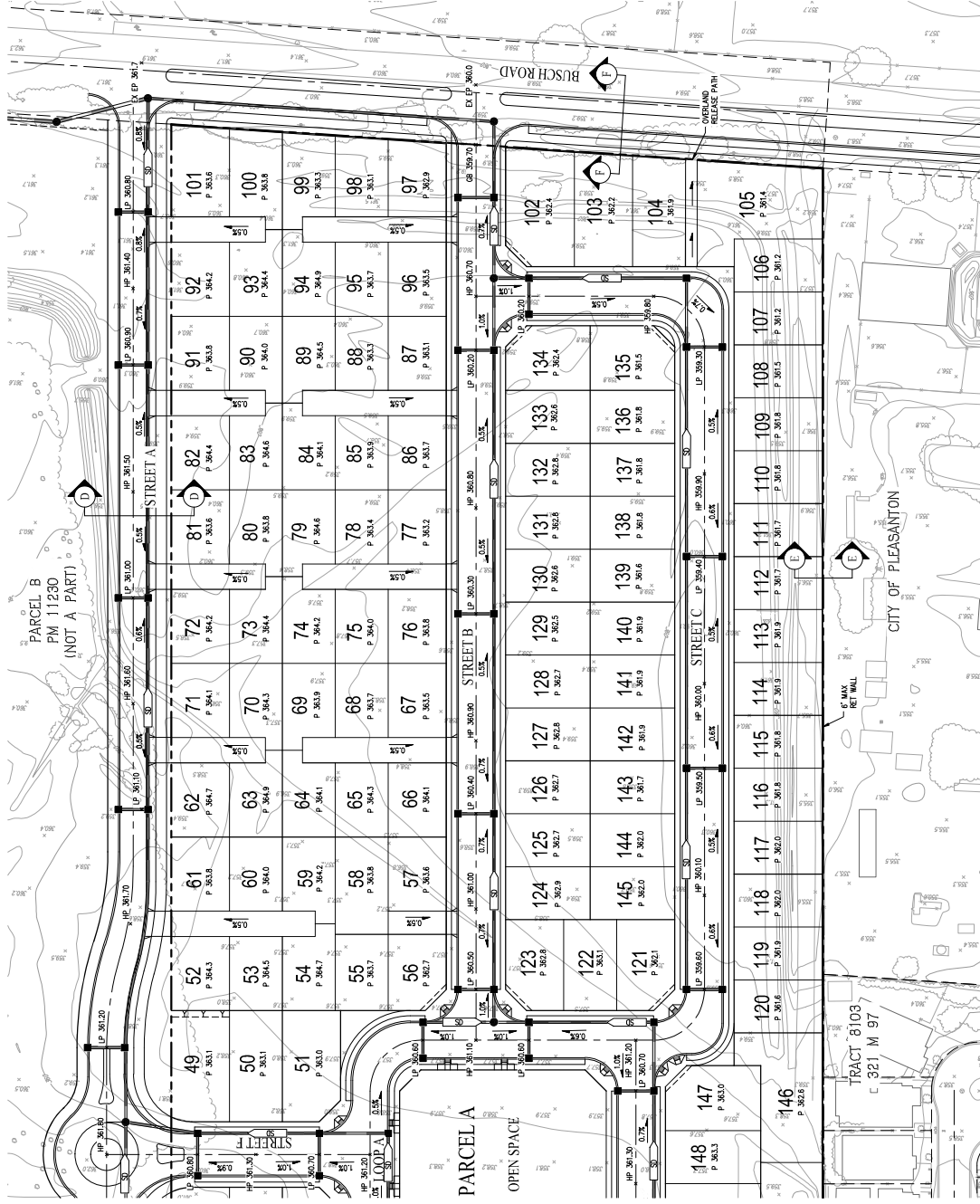


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SHEET NO.
C3.1
OF 10 SHEETS

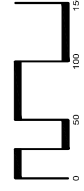
JOB NO.: 3435-000

F:\PROJECTS\TRV\CD\DWG



VESTING TENTATIVE MAP GRADING PLAN

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022



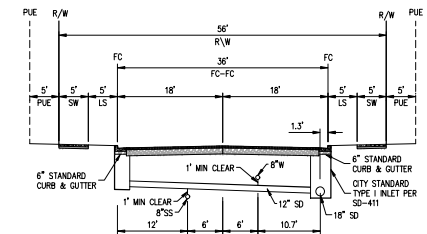
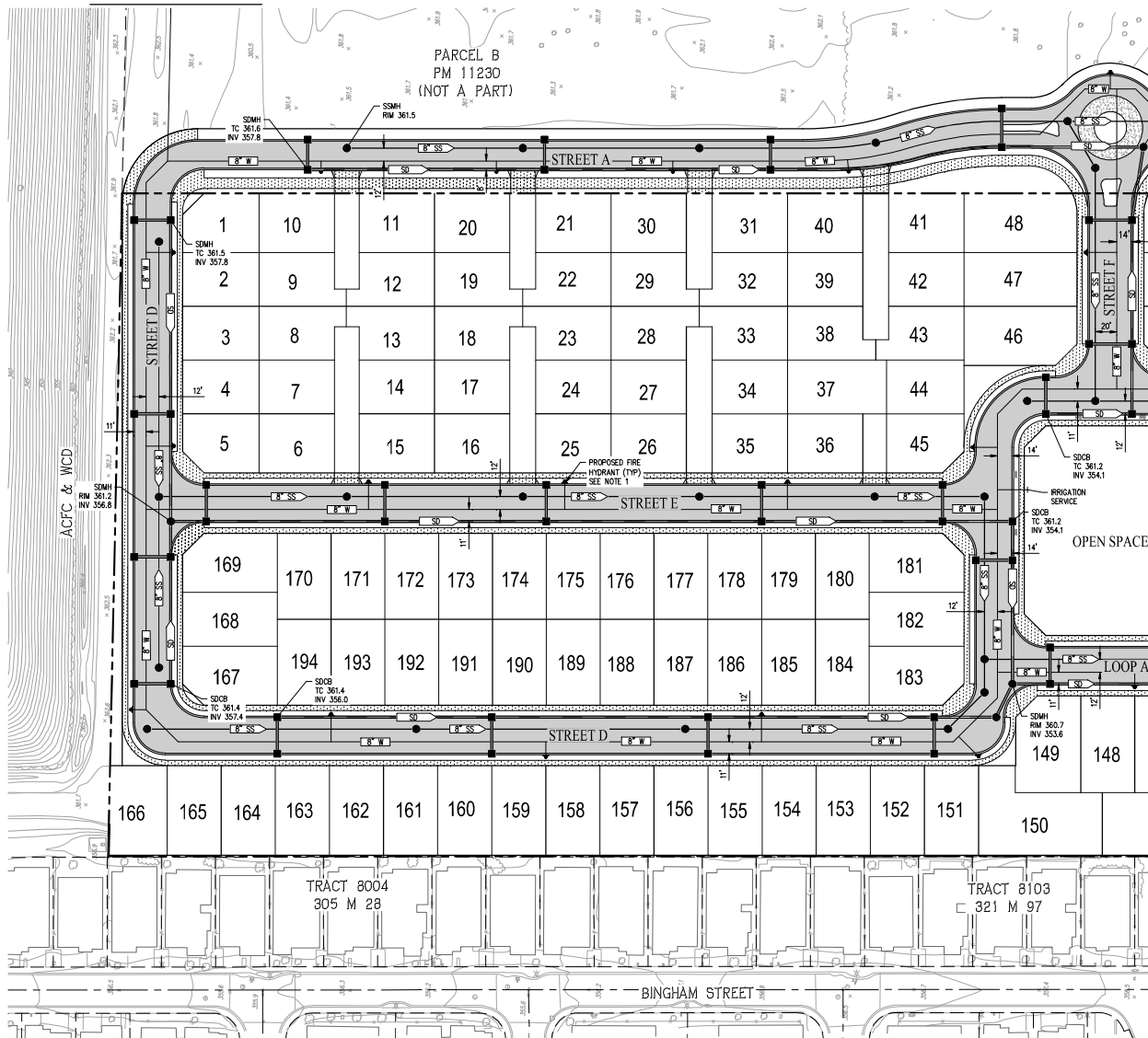
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SHEET NO.
C3.2
OF SHEETS

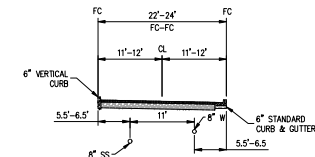
JOB NO: 3435-000

DATE: AUGUST 2022

SEE SHEET C5.1 FOR
OFFSITE UTILITIES



TYPICAL UTILITY SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



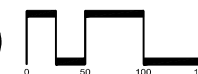
TYPICAL UTILITY SECTION
(22'-24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'

NOTE:

1. THERE SHALL BE NO PARKING IN FRONT OF PROPOSED FIRE HYDRANTS. RED CURB SHALL BE PROVIDED IN FRONT OF EACH FIRE HYDRANT.

VESTING TENTATIVE MAP UTILITY PLAN ARROYO LAGO

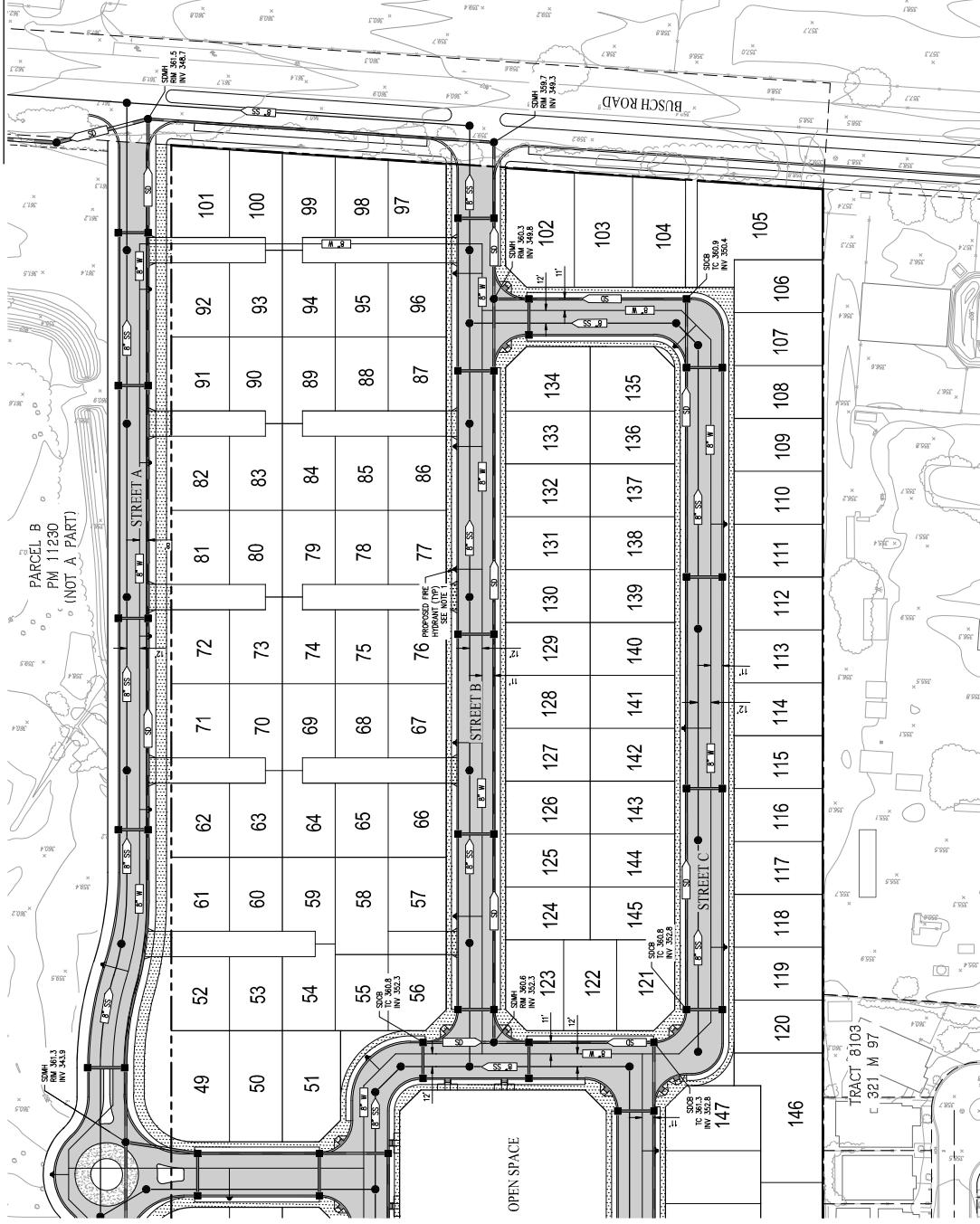
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022



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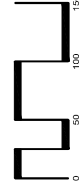
SHEET NO.
C4.1
OF 10 SHEETS

SEE SHEET C5.1 & C5.2
FOR OFFSITE UTILITIES



VESTING TENTATIVE MAP UTILITY PLAN

ARROYO LAGO
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022



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SHEET NO.
C4.2
OF SHEETS

JOB NO: 3435-000

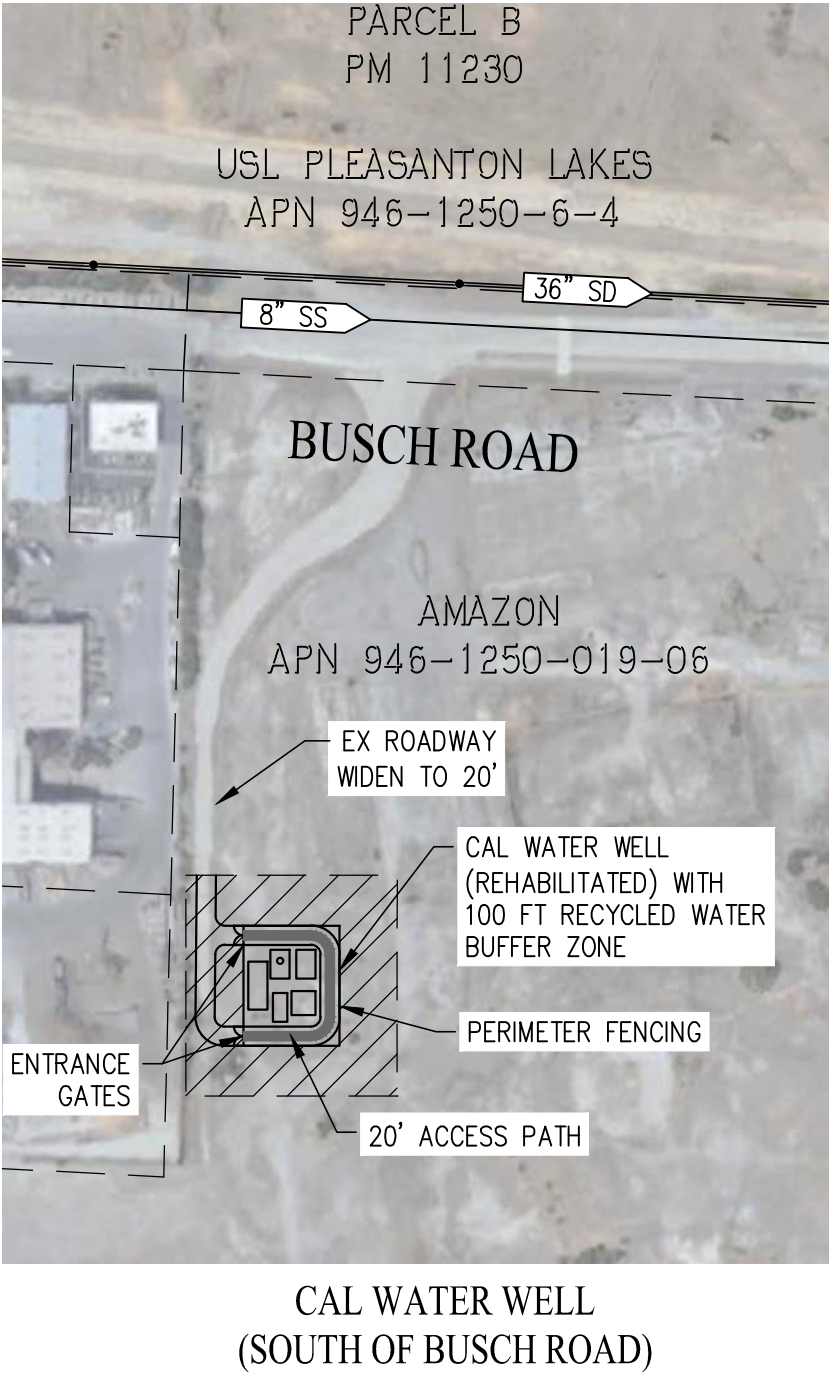
DATE: AUGUST 2022



LEGEND

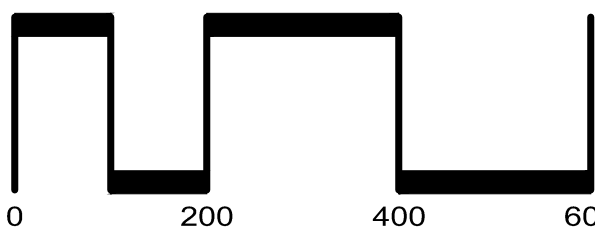
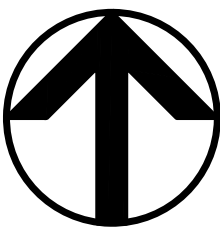
- PROJECT BOUNDARY
- CITY LIMIT LINE
- URBAN GROWTH BOUNDARY
- AIRPORT PROTECTION AREA
- STORM DRAIN LINE (PUBLIC)
- SANITARY SEWER (PUBLIC)
- WATER (PUBLIC)

NOTE: WATER AND SEWER FACILITY LOCATIONS ARE CONCEPTUAL ONLY. A PREFERRED PLAN, TOGETHER WITH ALTERNATE PLANS, WILL BE PRESENTED TO THE COUNTY FOR REVIEW, AND WILL BE ANALYZED IN THE PROJECT EIR



VESTING TENTATIVE MAP
OFFSITE UTILITY PLAN -
SANITARY SEWER & WATER
ARROYO LAGO

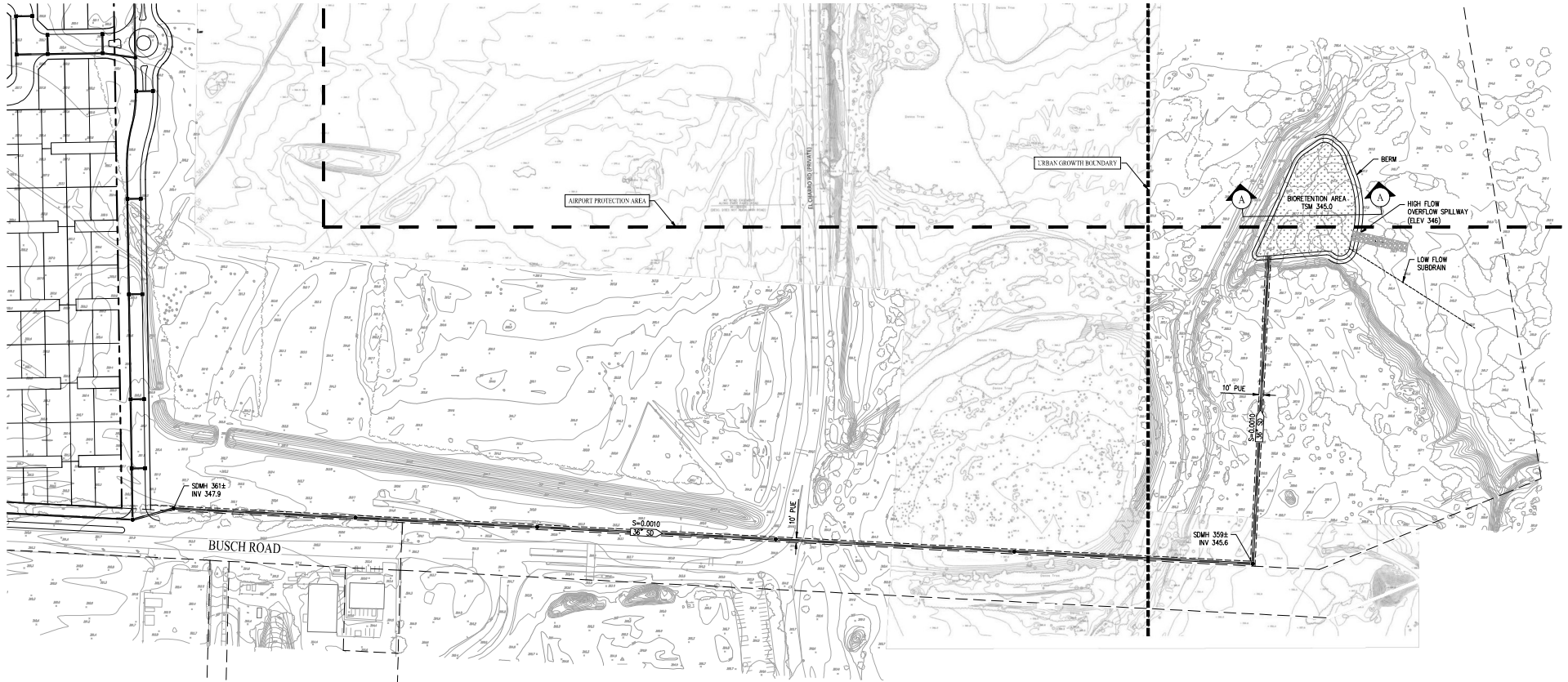
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: AUGUST 2022



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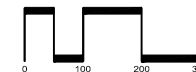
SHEET NO.
C5.1
OF 10 SHEETS

JOB NO.: 3435-000



VESTING TENTATIVE MAP OFFSITE UTILITY PLAN - STORM DRAIN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022

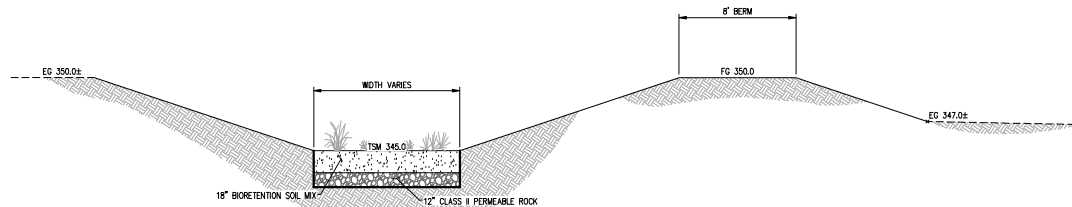


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SHEET NO.
C5.2
OF 10 SHEETS

JOB NO.: 3435-000

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BIORETENTION SECTION A-A
NOT TO SCALE

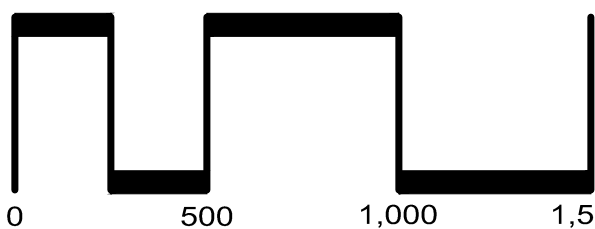
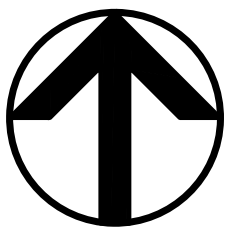


LEGEND

- PROJECT BOUNDARY
- CITY LIMIT LINE

PRELIMINARY FIRE ACCESS
EXHIBIT
ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 500' DATE: JANUARY 2023



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JOB NO.: 3435-000

SHEET INDEX

PLANNING SHEETS

- P1 EXISTING CONDITIONS
P2 SITE PLAN

ARCHITECTURE

- A0.0 STREET SCENES
A0.1 DEVELOPMENT STANDARDS 50X80
A0.2 DEVELOPMENT STANDARDS 50X70

- 50X80 PRODUCT
A1.0 PLAN 1 FRONT ELEVATIONS
A1.1 PLAN 1 FLOOR PLAN A
A1.1.1 PLAN 1 FLOOR PLAN B & C
A1.2 PLAN 1 EXTERIOR ELEVATIONS - A
A1.3 PLAN 1 EXTERIOR ELEVATIONS - B
A1.4 PLAN 1 EXTERIOR ELEVATIONS - C
A2.0 PLAN 2 FRONT ELEVATIONS
A2.1 PLAN 2 FLOOR PLAN A
A2.1.1 PLAN 2 FLOOR PLAN B & C
A2.2 PLAN 2 EXTERIOR ELEVATIONS - A
A2.3 PLAN 2 EXTERIOR ELEVATIONS - B
A2.4 PLAN 2 EXTERIOR ELEVATIONS - C
A3.0 PLAN 3 FRONT ELEVATIONS
A3.1 PLAN 3 FLOOR PLAN A
A3.1.1 PLAN 3 FLOOR PLAN B & C
A3.2 PLAN 3 EXTERIOR ELEVATIONS - A
A3.3 PLAN 3 EXTERIOR ELEVATIONS - B
A3.4 PLAN 3 EXTERIOR ELEVATIONS - C

- 50X70 PRODUCT
A4.0 PLAN 4 FRONT ELEVATIONS
A4.1 PLAN 4 FLOOR PLAN A
A4.1.1 PLAN 4 FLOOR PLAN B & C
A4.2 PLAN 4 EXTERIOR ELEVATIONS - A
A4.3 PLAN 4 EXTERIOR ELEVATIONS - B
A4.4 PLAN 4 EXTERIOR ELEVATIONS - C
A5.0 PLAN 5 FRONT ELEVATIONS
A5.1 PLAN 5 FLOOR PLAN A
A5.1.1 PLAN 5 FLOOR PLAN B & C
A5.2 PLAN 5 EXTERIOR ELEVATIONS - A
A5.3 PLAN 5 EXTERIOR ELEVATIONS - B
A5.4 PLAN 5 EXTERIOR ELEVATIONS - C
A6.0 PLAN 6 FRONT ELEVATIONS
A6.1 PLAN 6 FLOOR PLAN A
A6.1.1 PLAN 6 FLOOR PLAN B & C
A6.2 PLAN 6 EXTERIOR ELEVATIONS - A
A6.3 PLAN 6 EXTERIOR ELEVATIONS - B
A6.4 PLAN 6 EXTERIOR ELEVATIONS - C

- A7.0 COLOR MATERIAL BOARD

LANDSCAPE

- L-1 CONCEPT PLAN
L-2 PARK ENLARGEMENT PLAN
L-3 PLANT AND MATERIAL PALETTE

CIVIL

- C0.0 TITLE SHEET
C1.0 EXISTING CONDITIONS
C2.1 SITE PLAN
C2.2 SITE PLAN
C3.1 GRADING PLAN
C3.2 GRADING PLAN
C4.1 UTILITY PLAN
C4.2 UTILITY PLAN
C5.1 OFFSITE UTILITY PLAN - SANITARY SEWER & WATER
C5.2 OFFSITE UTILITY PLAN - STORM DRAIN



50x70 Lots



50x80 Lots

DEVELOPER

330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-3022
CONTACT: MEGAN ALFERNESS &
LEE ROSENBLATT

ARCHITECT

KTGY GROUP, INC
1814 FRANKLIN STREET, SUITE 400
OAKLAND, CA 94612
(510) 463-2010
CONTACT: AMANDA MAZZEI

LANDSCAPE ARCHITECT

GATES + ASSOCIATES
2671 CROW CANYON ROAD
SAN RAMON, CA 94583
(925) 736-8176
CONTACT: ERIK GELLERMAN

AUGUST 17, 2022



ARROYO LAGO
DEVELOPMENT PLAN & VESTING TENTATIVE MAP
SUBDIVISION 8423
ALAMEDA COUNTY, CALIFORNIA

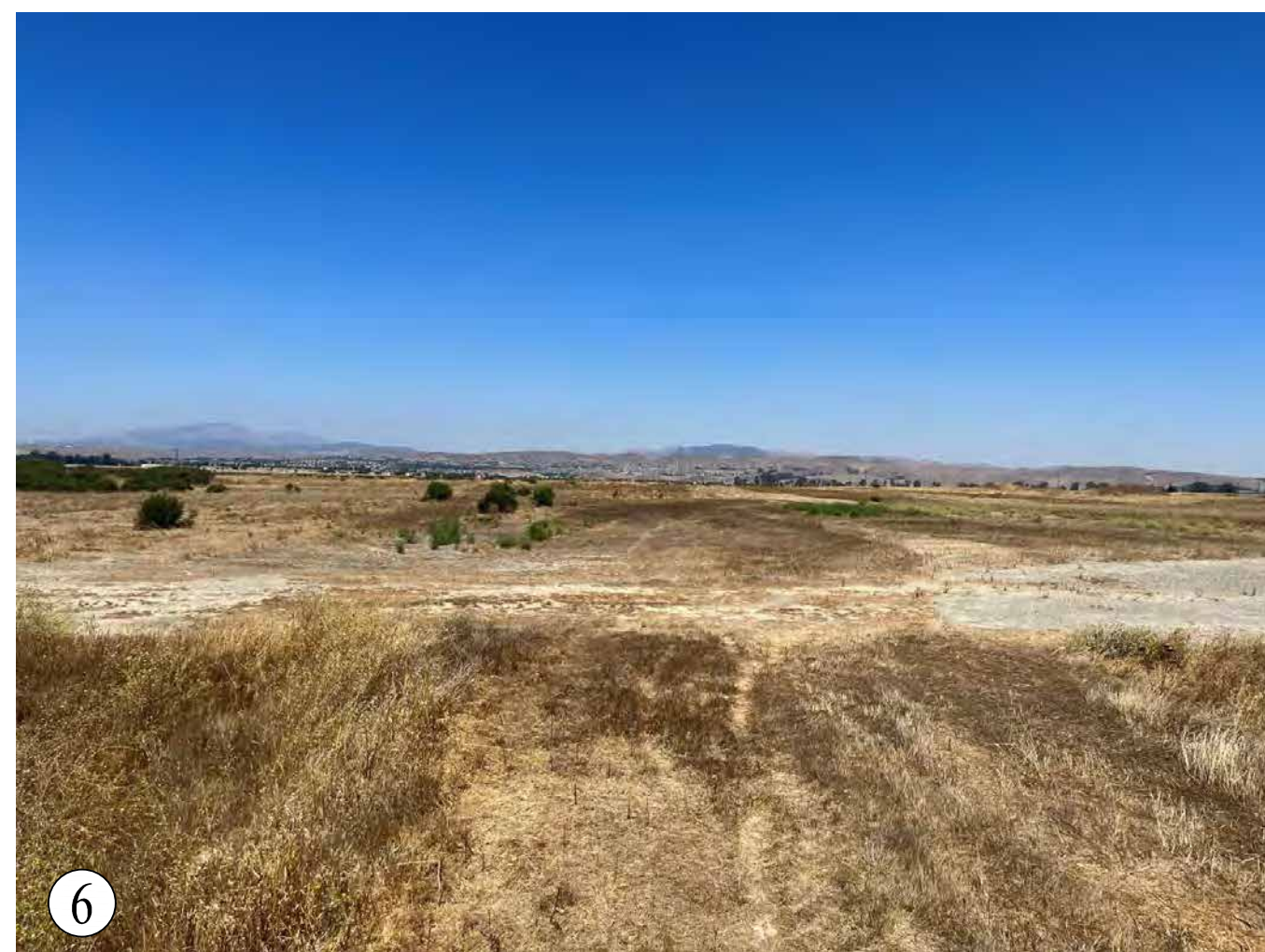
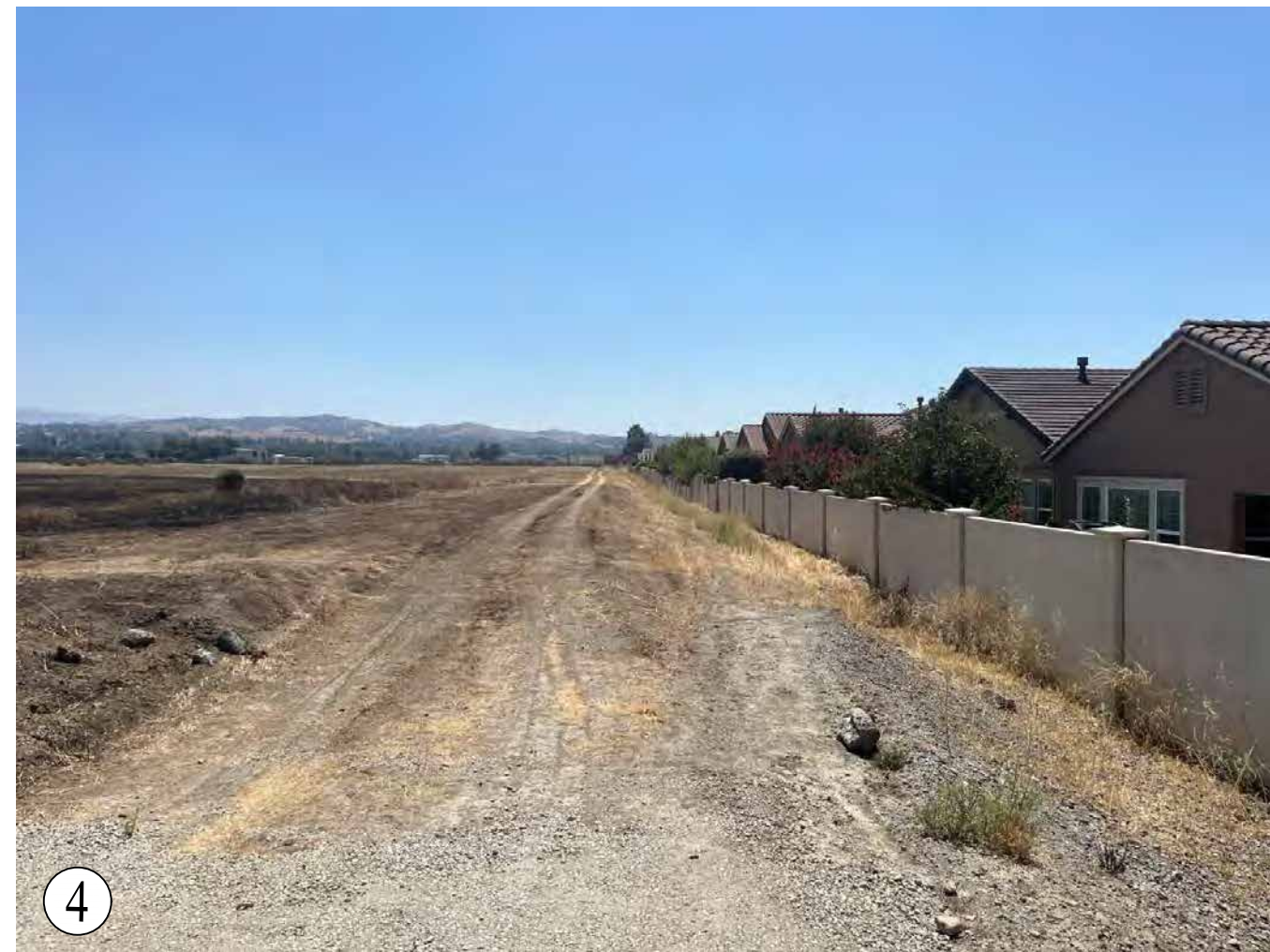
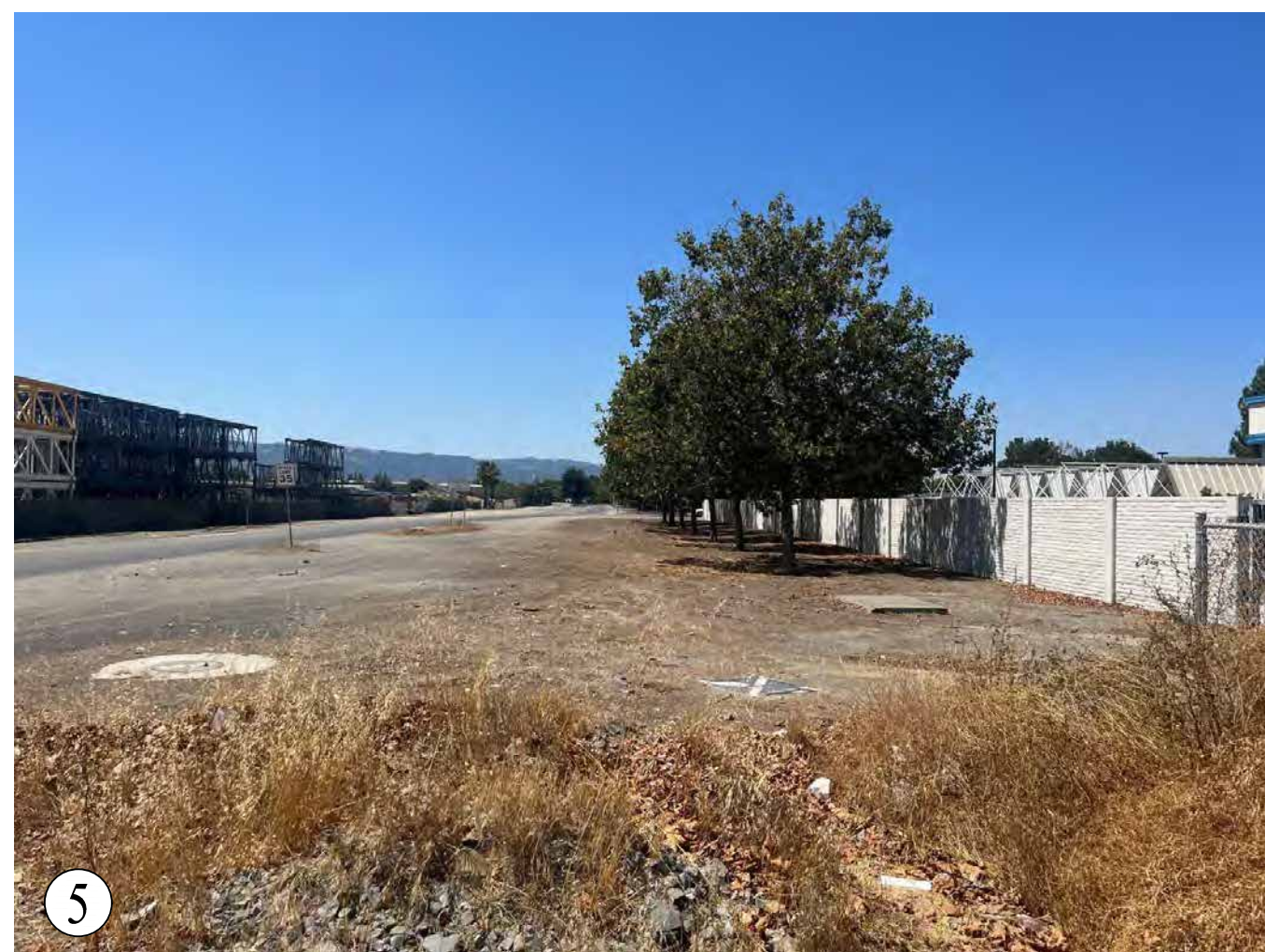


Architecture + Planning
The Learning Building
1814 Franklin Street
Suite 400
Oakland, CA 94612
510.272.2910
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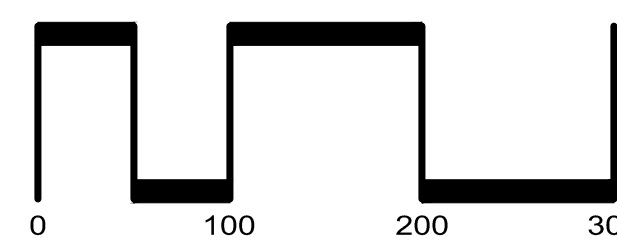
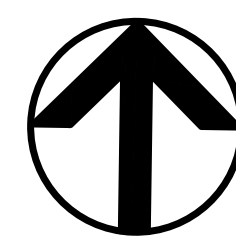
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EXISTING CONDITIONS

ARROYO LAGO

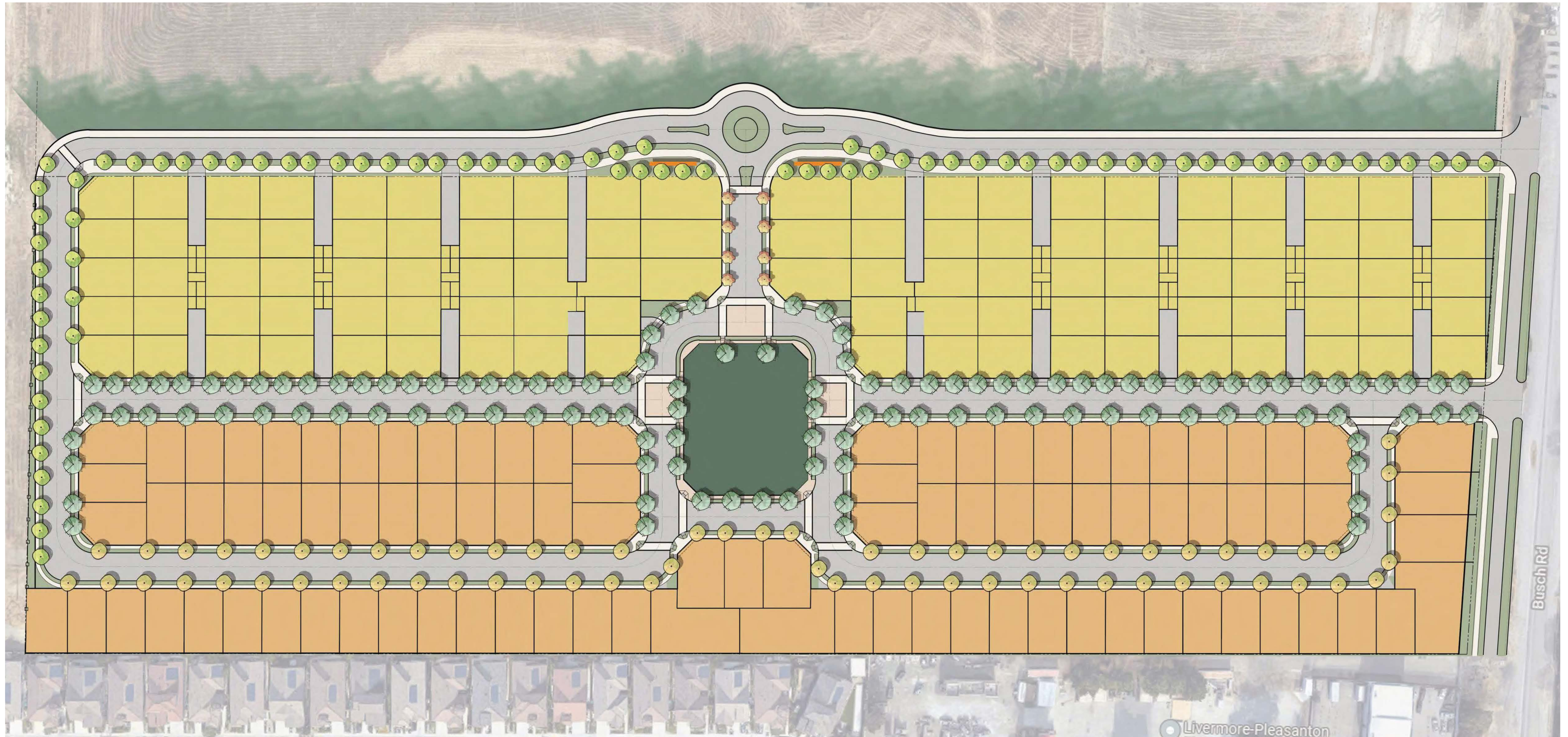
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SCALE: 1" = 100' DATE: AUGUST 2022



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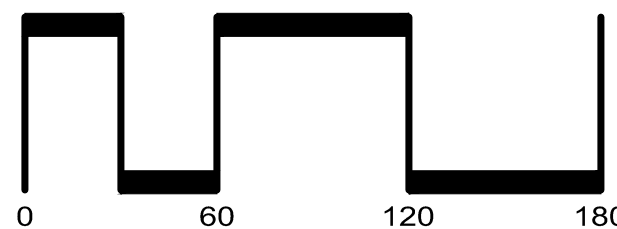
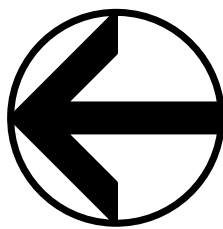
JOB NO.: 3435-000

SHEET NO.
P-1
OF 2 SHEETS



SITE PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 60' DATE: AUGUST 2022



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SURVEYORS • PLANNERS

JOB NO.: 3435-000

SHEET NO.
P-2
OF 2 SHEETS



Elevation 4B(R) - Craftsman

Elevation 5XA - Farmhouse

Elevation 4C(R) - Contemporary Farmhouse

50x70 Lots

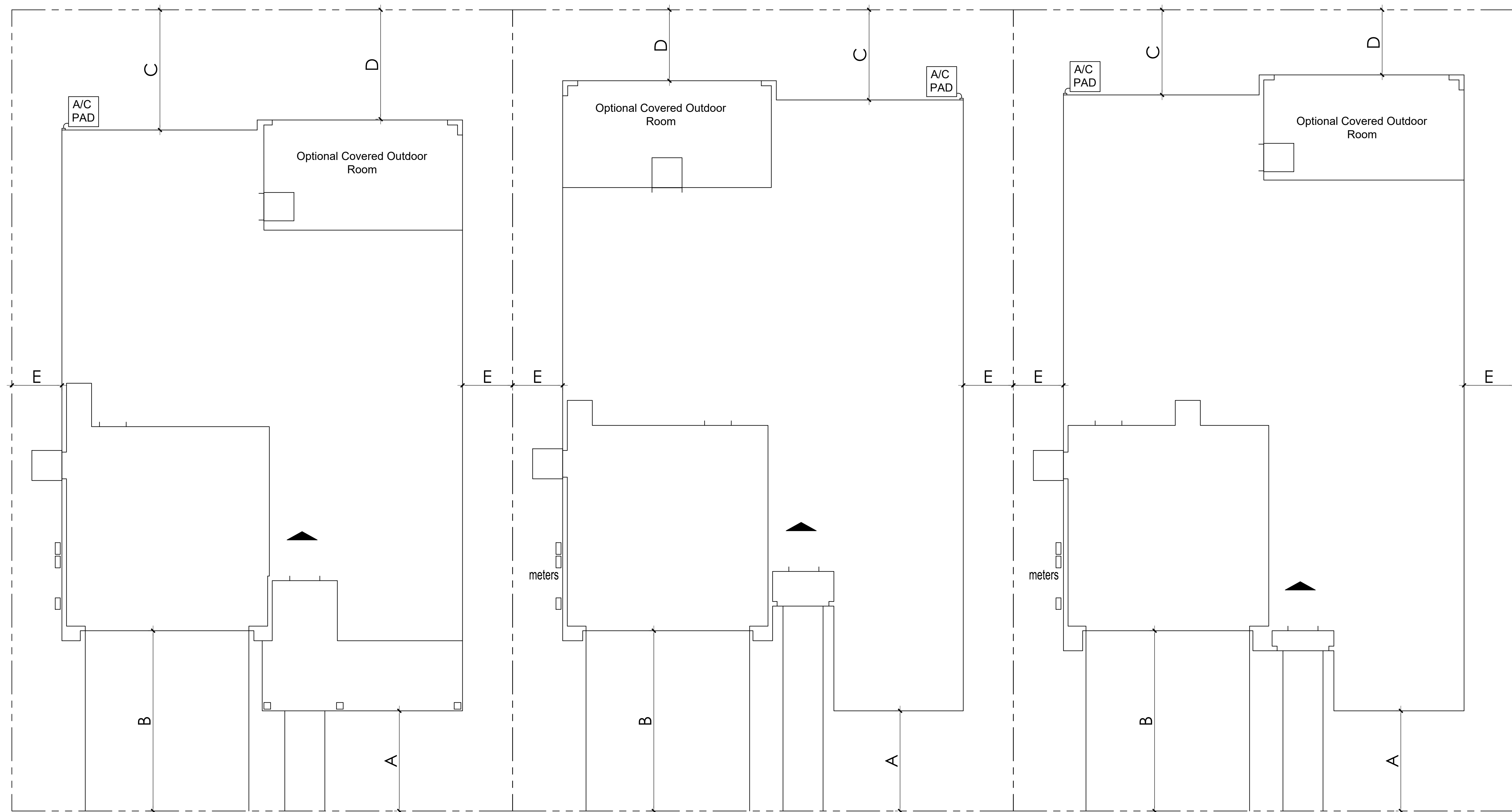


Elevation 2A(R) - Farmhouse

Elevation 3B - Craftsman

Elevation 1C - Contemporary Farmhouse

50x80 Lots



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	TRADITIONAL
Min. Lot Size	50 X 80 4,000 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	8'
D Min. Rear Setback to Covered Outdoor Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,400 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE

INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:

1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING.
2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

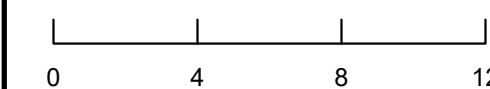


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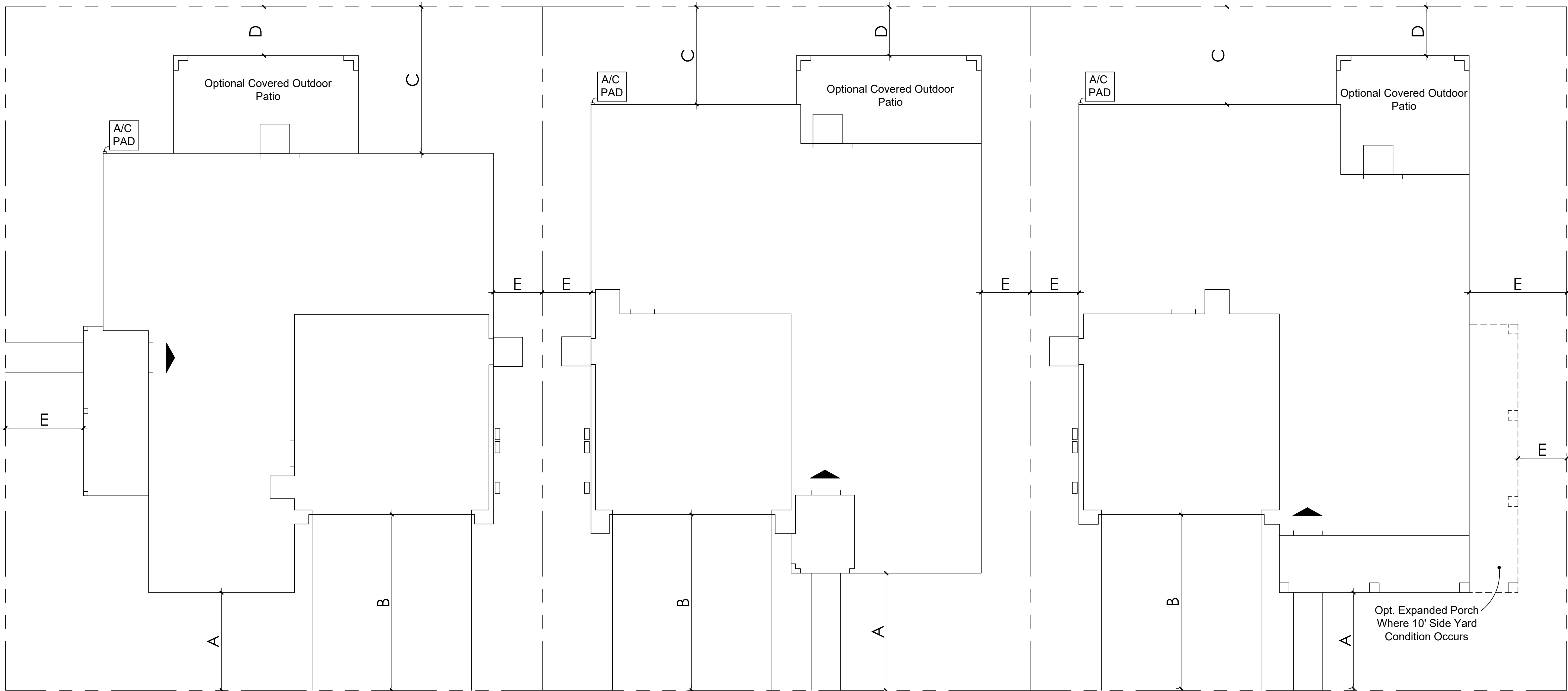
ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.1



THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW

PRODUCT TYPE	COTTAGE
Min. Lot Size	50 X 70 3,500 S.F.
A Min. Front Setback to Structure	10'
B Min. Front Setback to Garage	18'
C Min. Rear Setback to Living	10'
D Min. Rear Setback to Opt. Covered Outdoor Patio	5'
E Min. Side Setback to Structure	5'
Max. Lot Coverage	60%
Max. Coverage S.F.	2,100 S.F.

DEFINITION OF STRUCTURE OR BUILDING COVERAGE
INCLUDES THE PRIMARY STRUCTURE, ALL ACCESSORY STRUCTURES (eg. carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) AND ARCHITECTURAL FEATURES (eg. chimneys, balconies, decks above 1st floor, porches, stairs, etc.)

NOTE:
1. ANY DEVELOPMENT STANDARDS NOT CALLED OUT IN THE PRELIMINARY DEVELOPMENT PACKAGE WILL ADHERE TO THE COUNTY OF ALAMEDA ZONING ORDINANCE FOR R-1 ZONING
2. FOOTPRINTS SHOWN IN THE DIAGRAM ARE CONCEPTUAL AND ARE NOT INDICATIVE OF THE ACTUAL PROPOSED HOME PLANS.

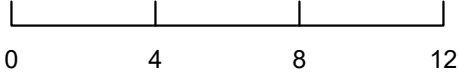


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ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA # 2020-1091

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AUGUST 17, 2022



DEVELOPMENT STANDARDS

A0.2



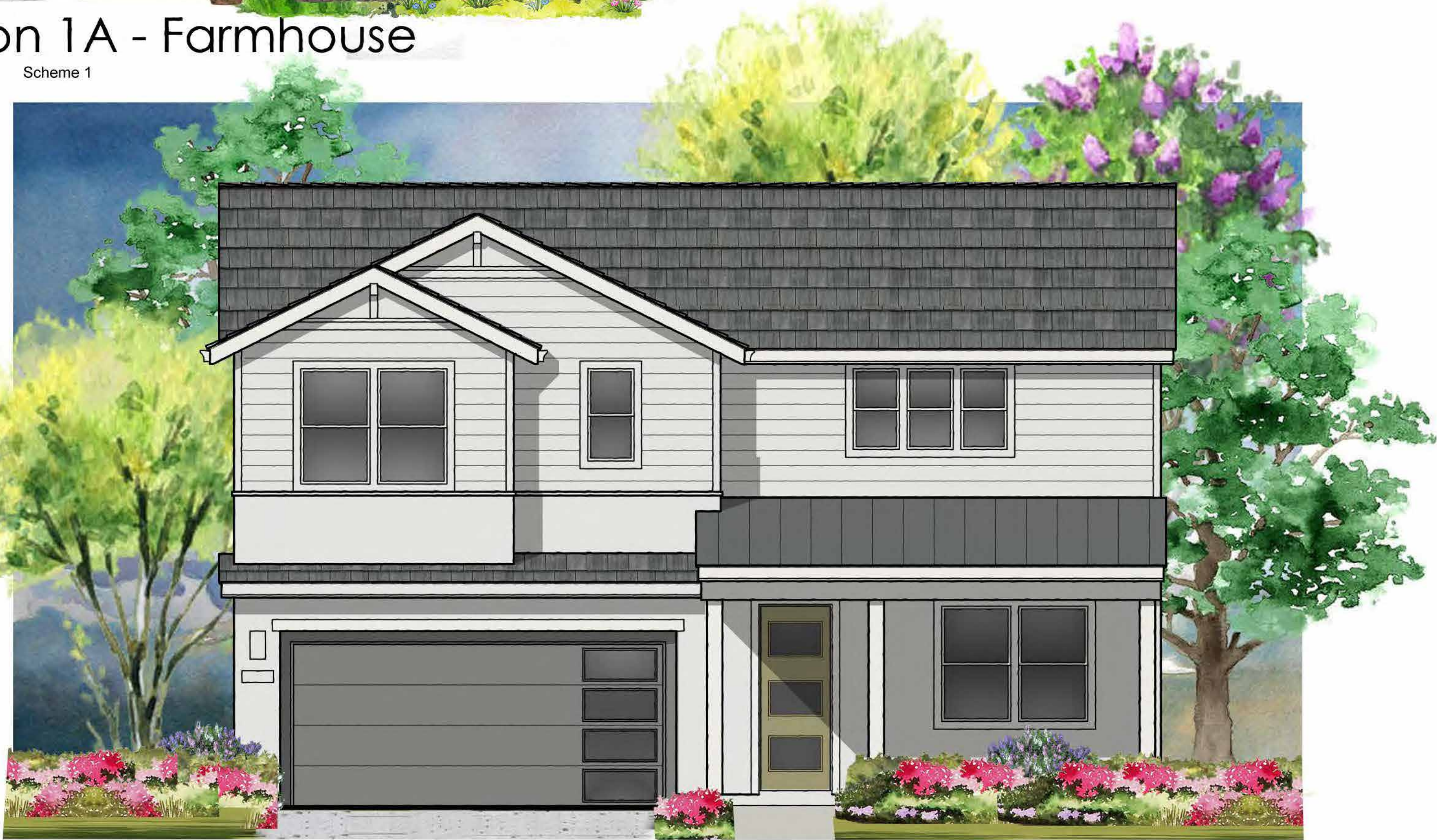
Front Elevation 1A - Farmhouse

Scheme 1



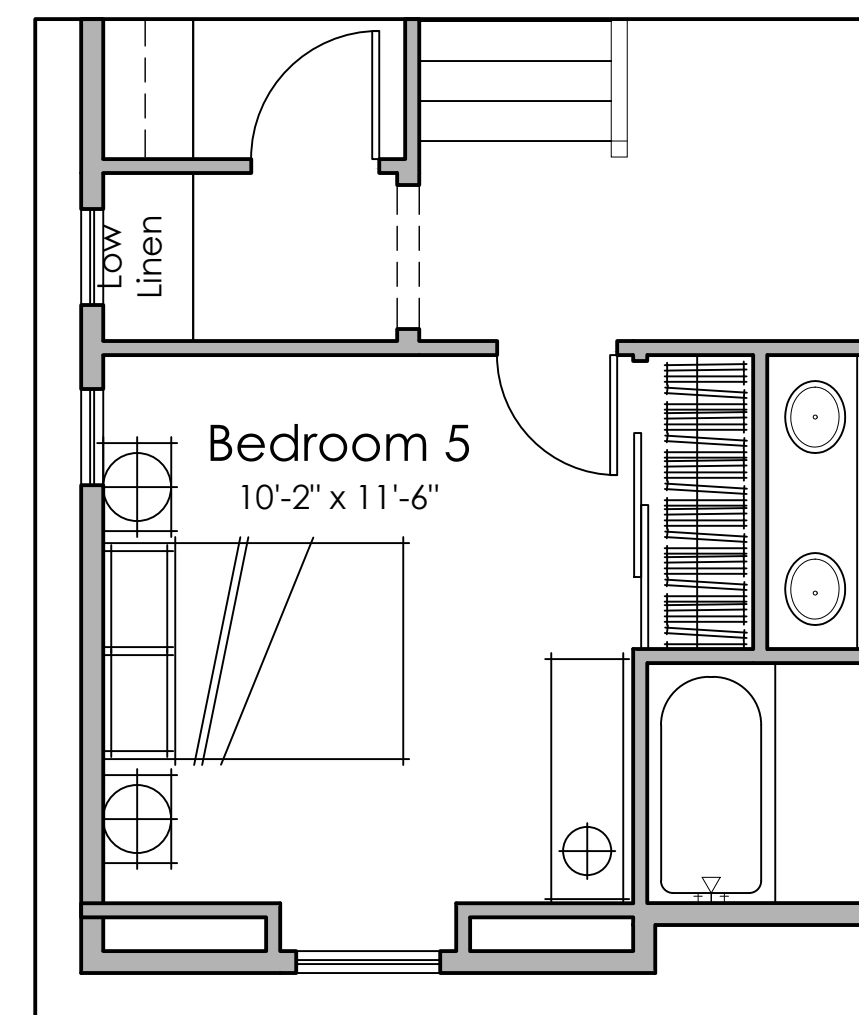
Front Elevation 1B - Craftsman

Scheme 7

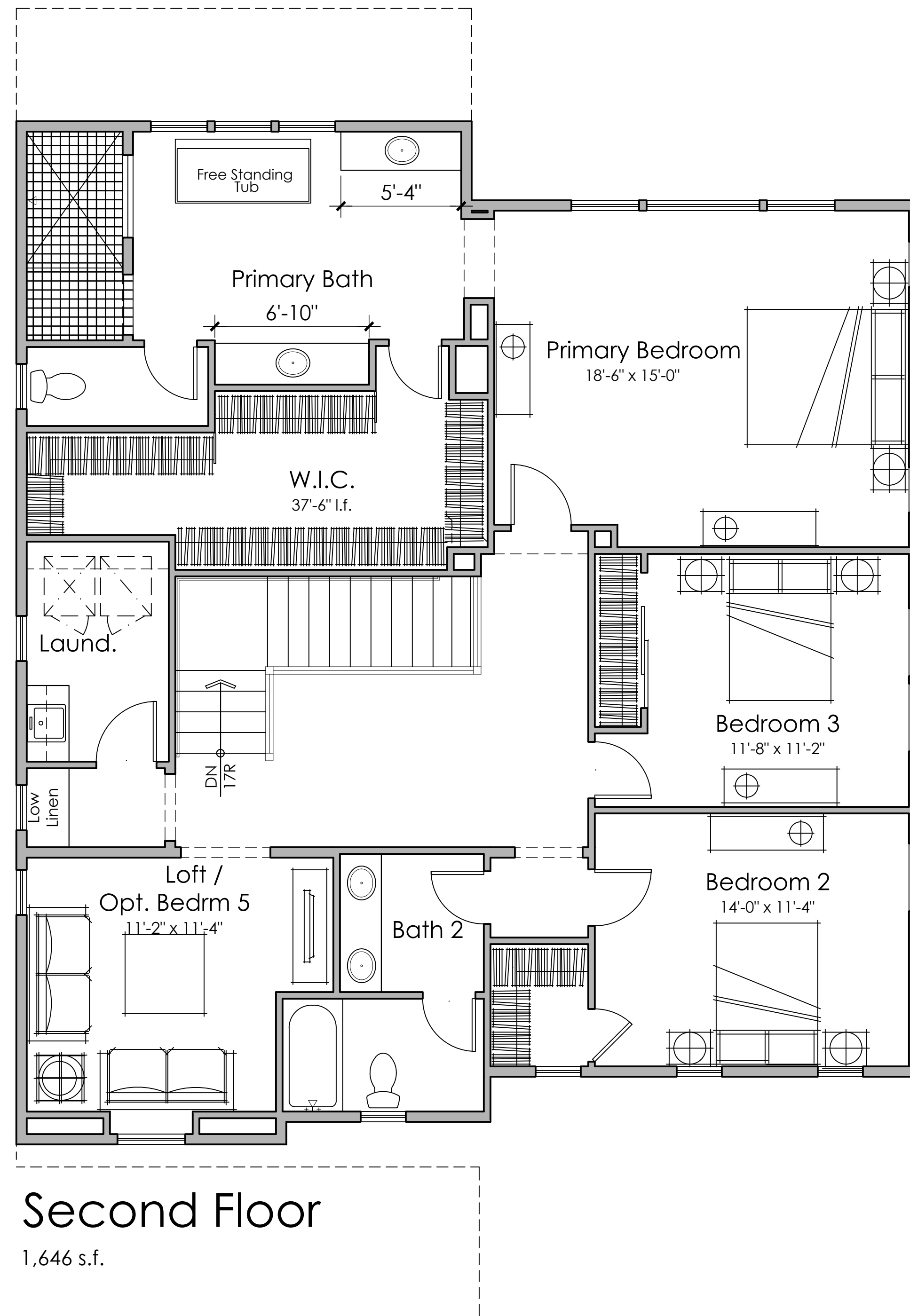


Front Elevation 1C - Contemporary Ranch

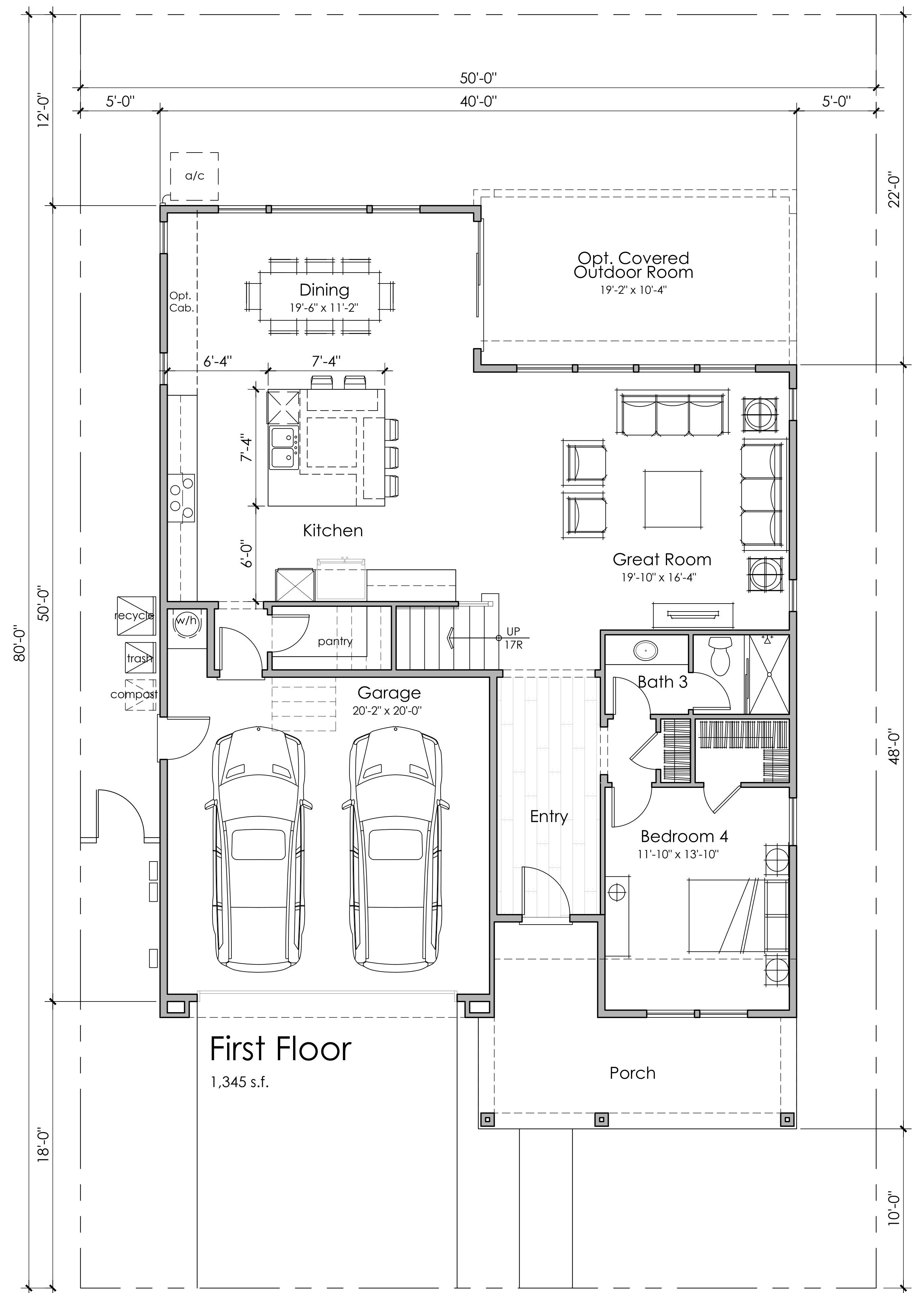
Scheme 13



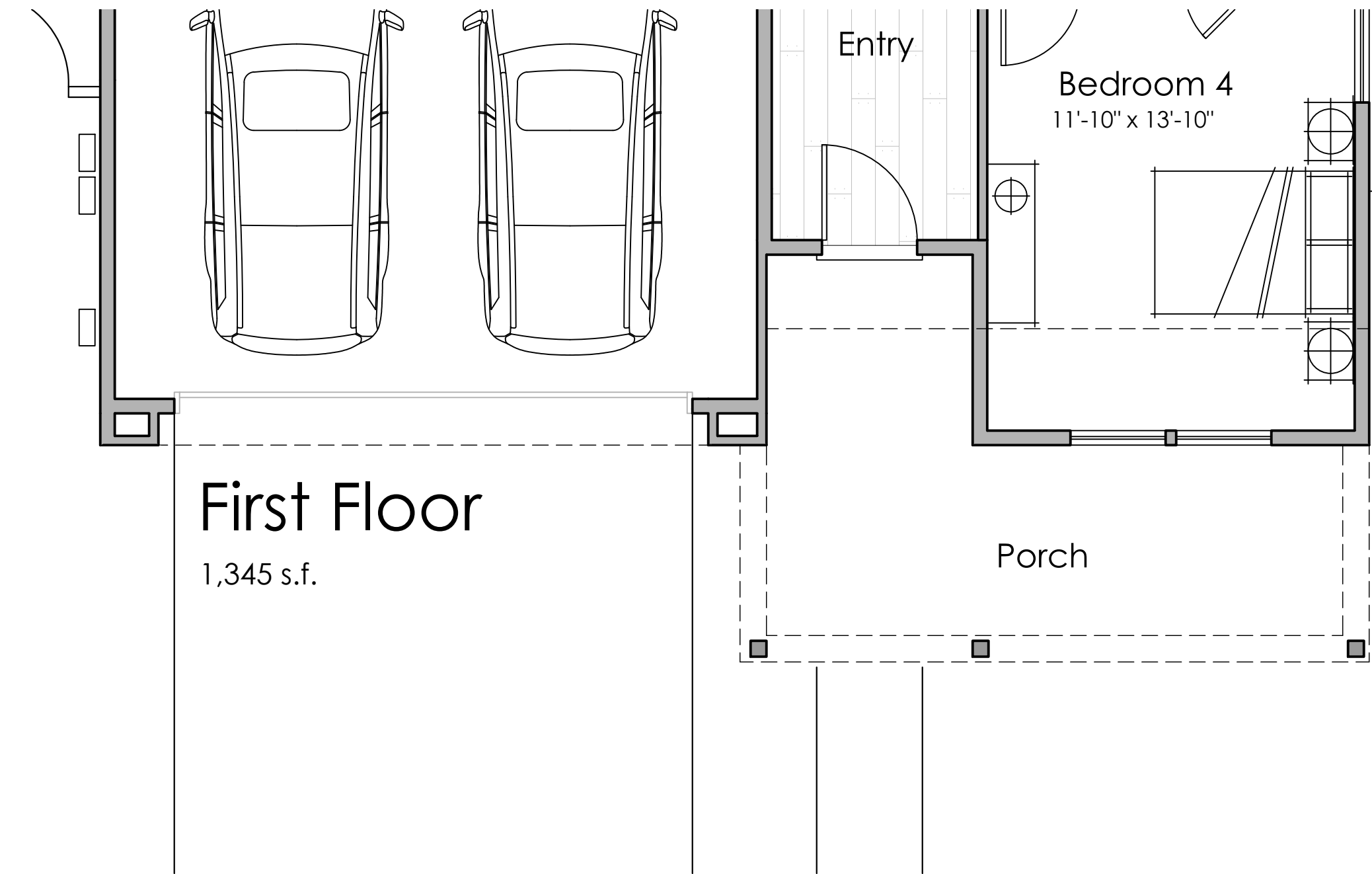
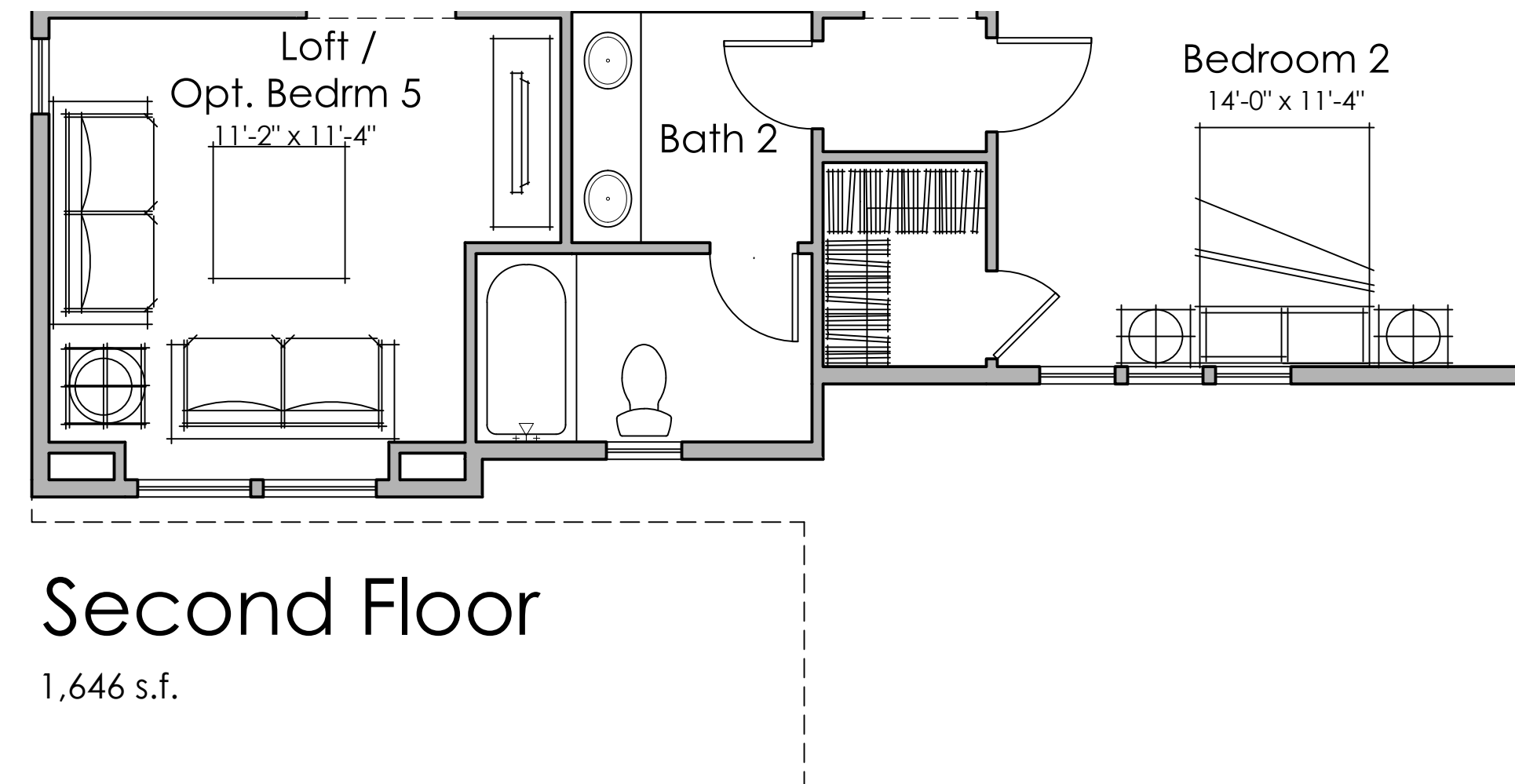
Opt. Bedroom 5



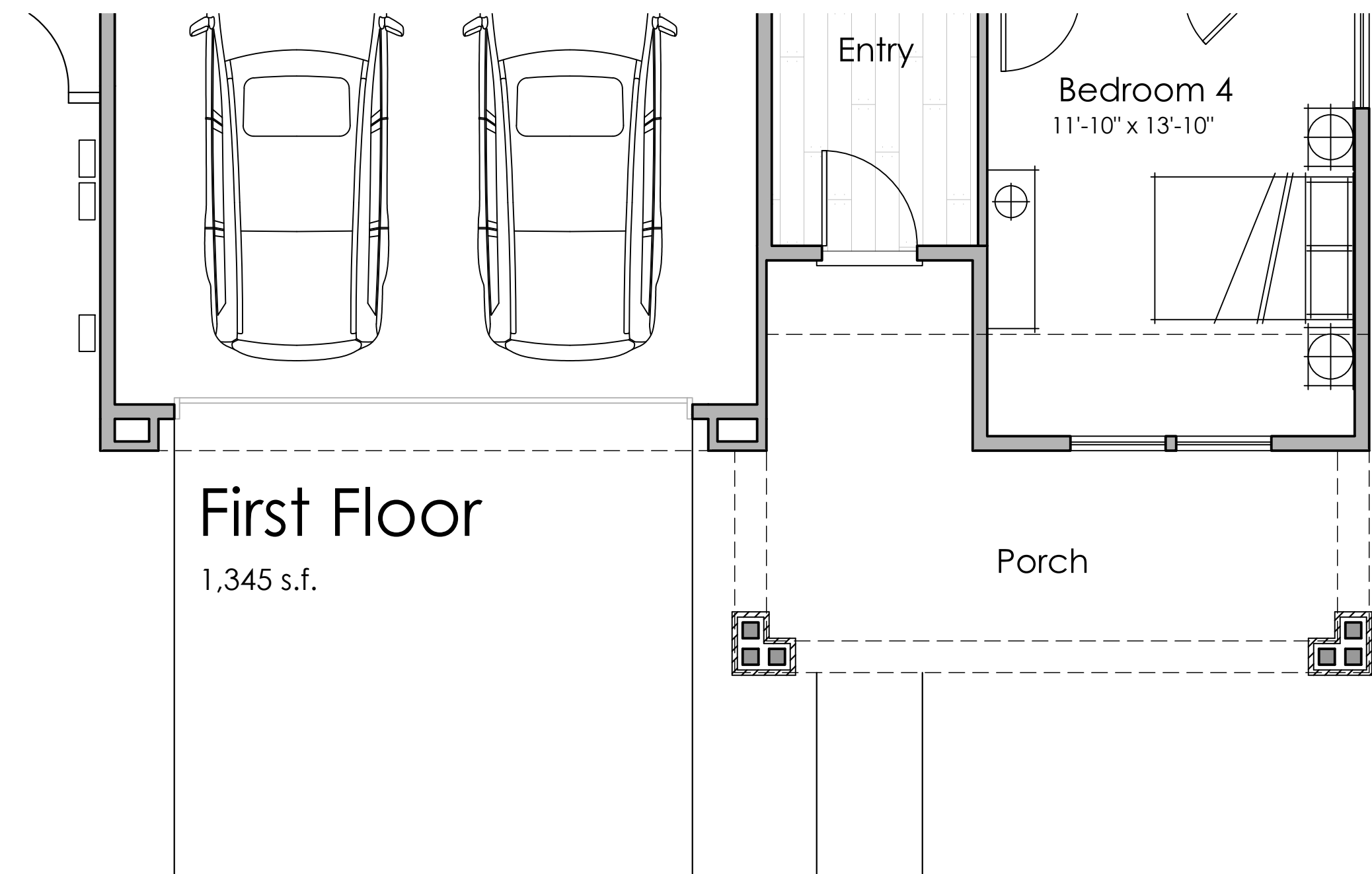
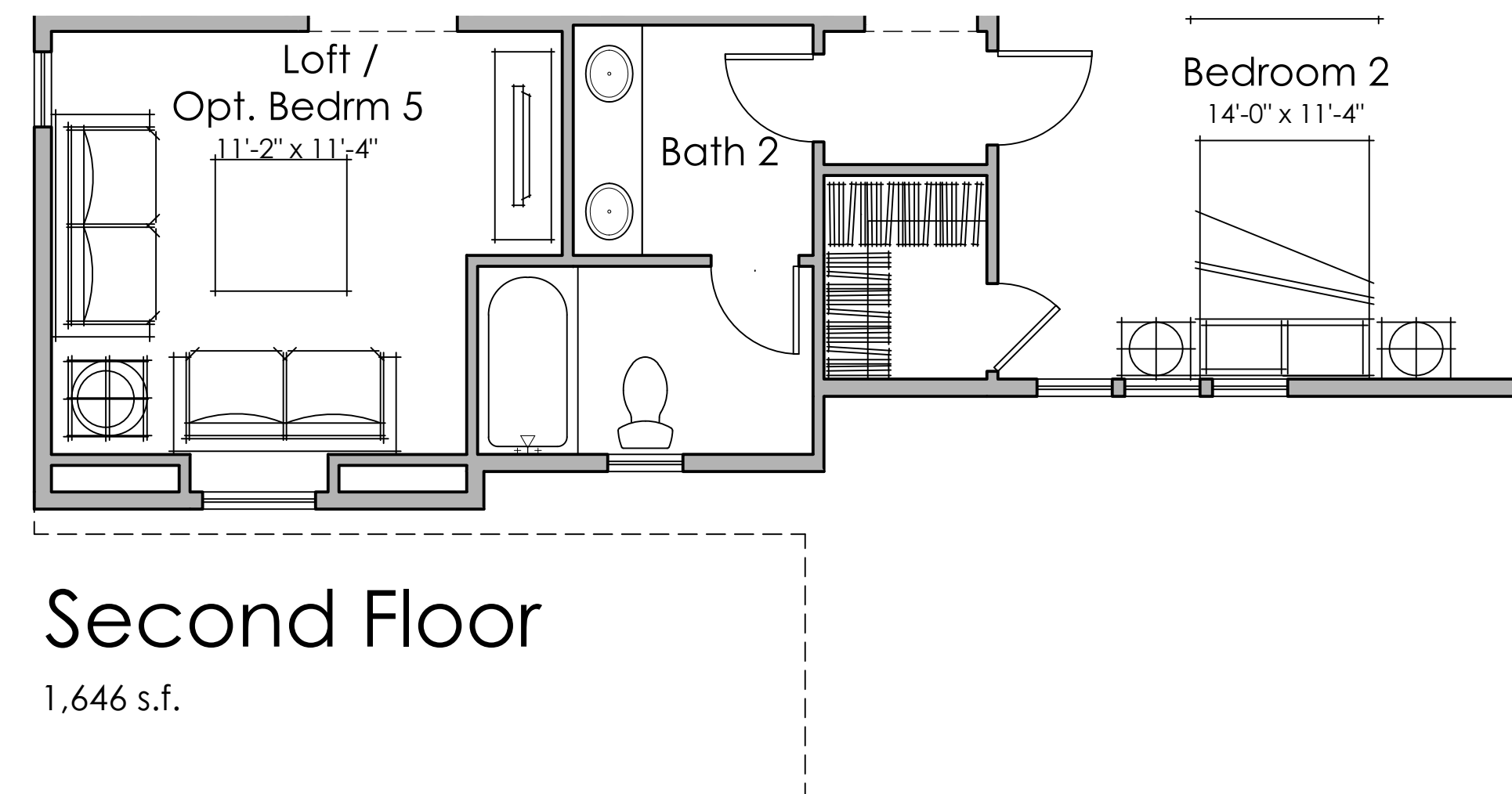
Second Floor
1,646 s.f.



First Floor
1,345 s.f.



PLAN 1C

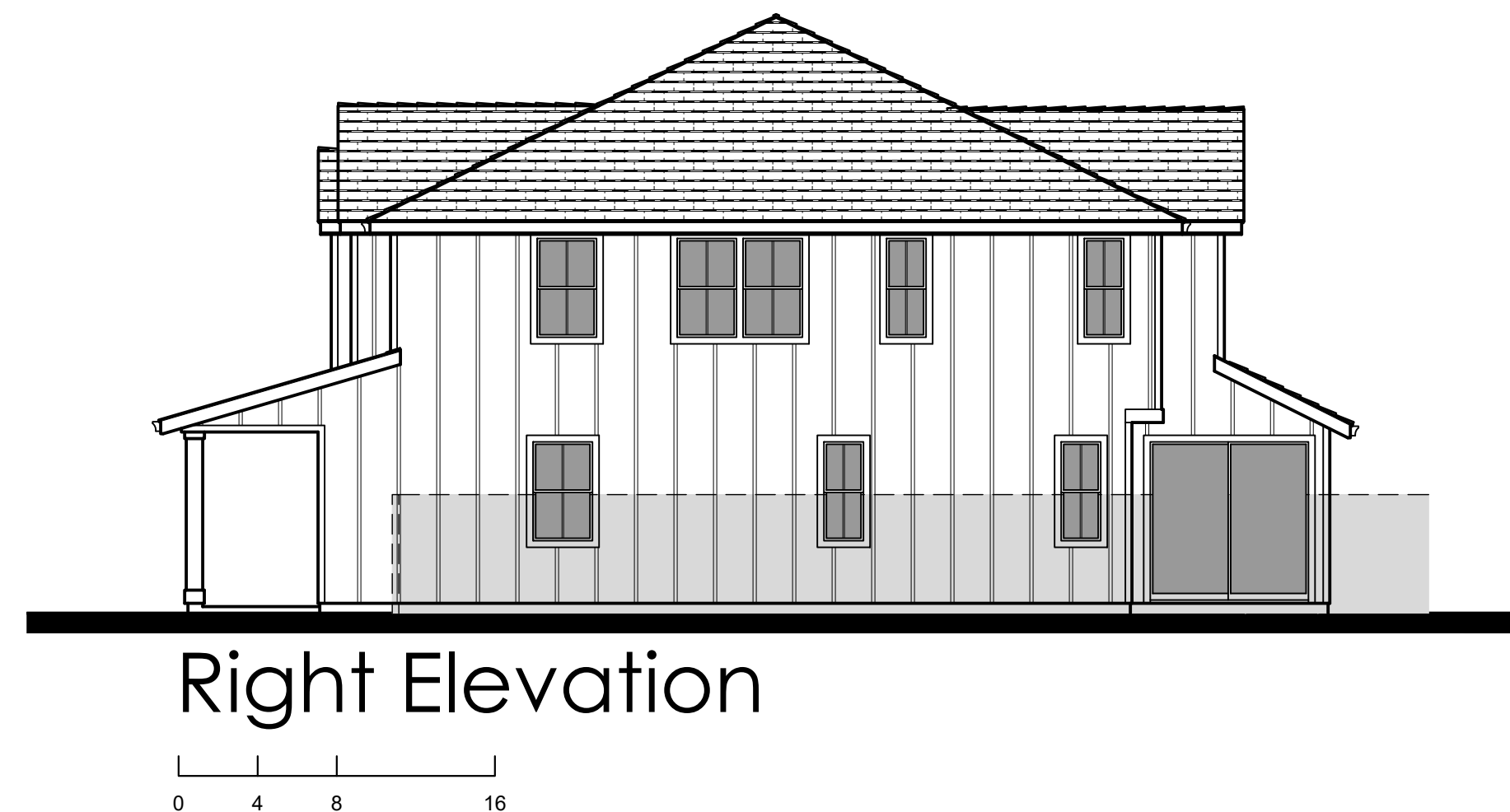
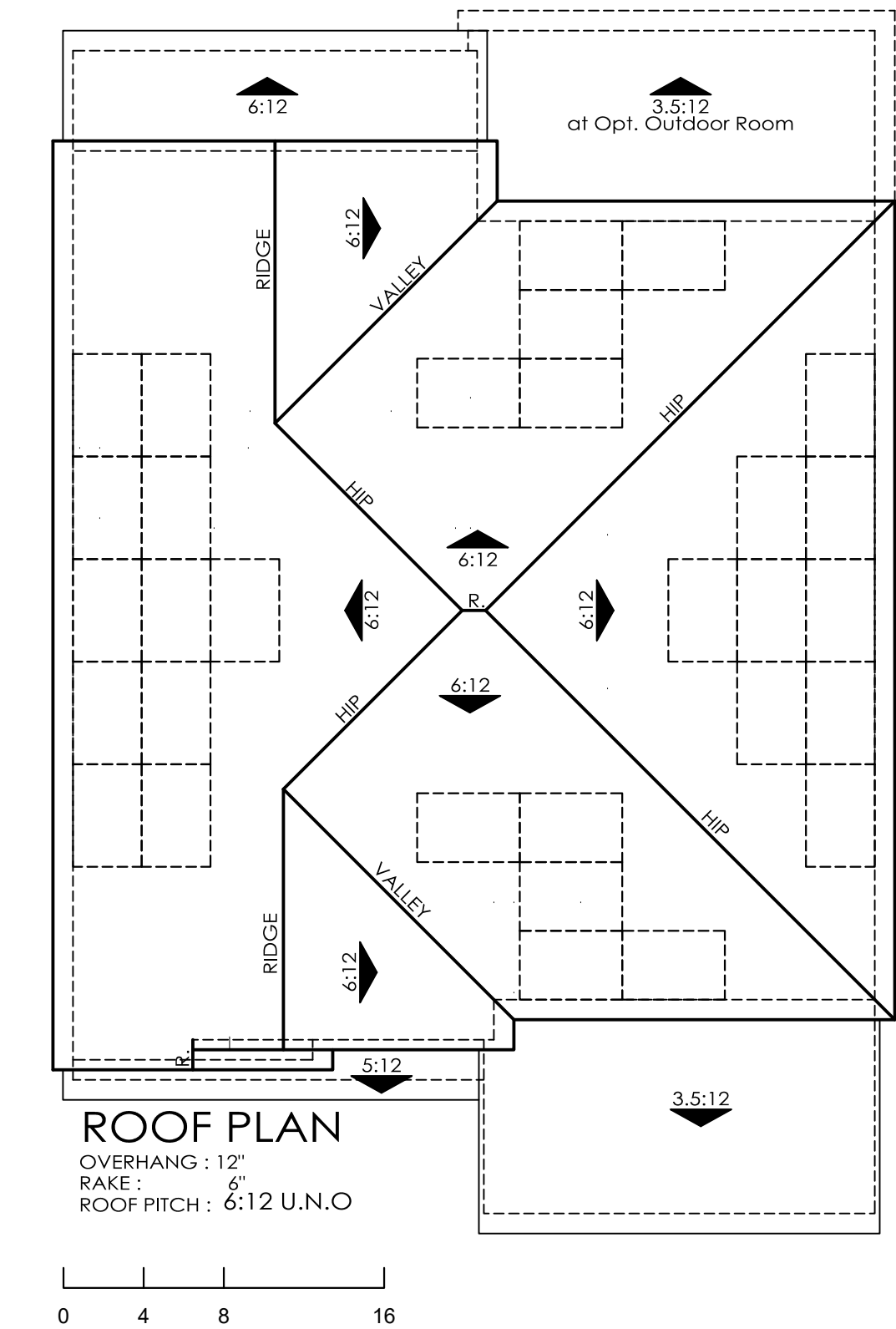


PLAN 1B

1A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



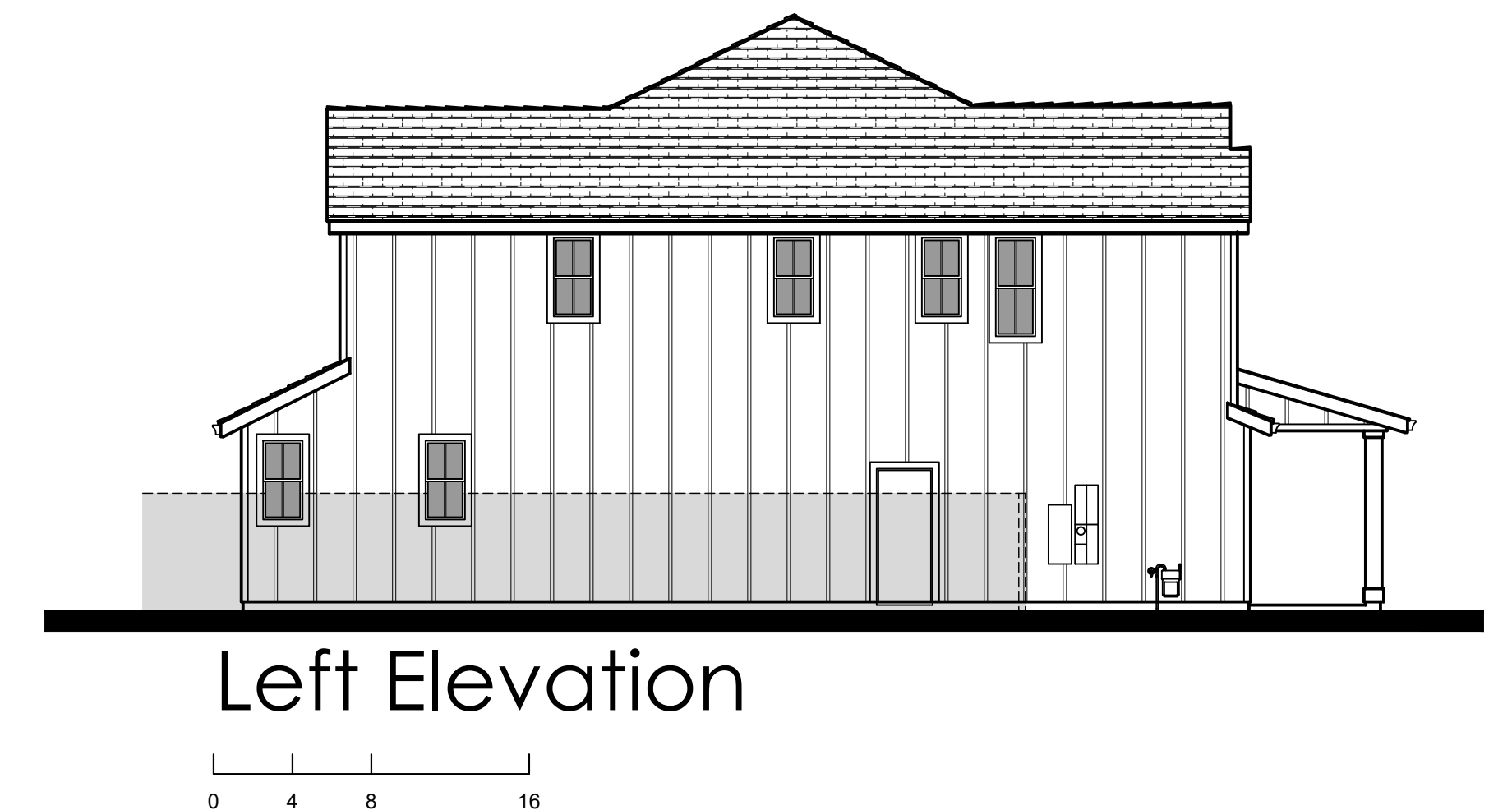
Front Elevation 1A - Farmhouse



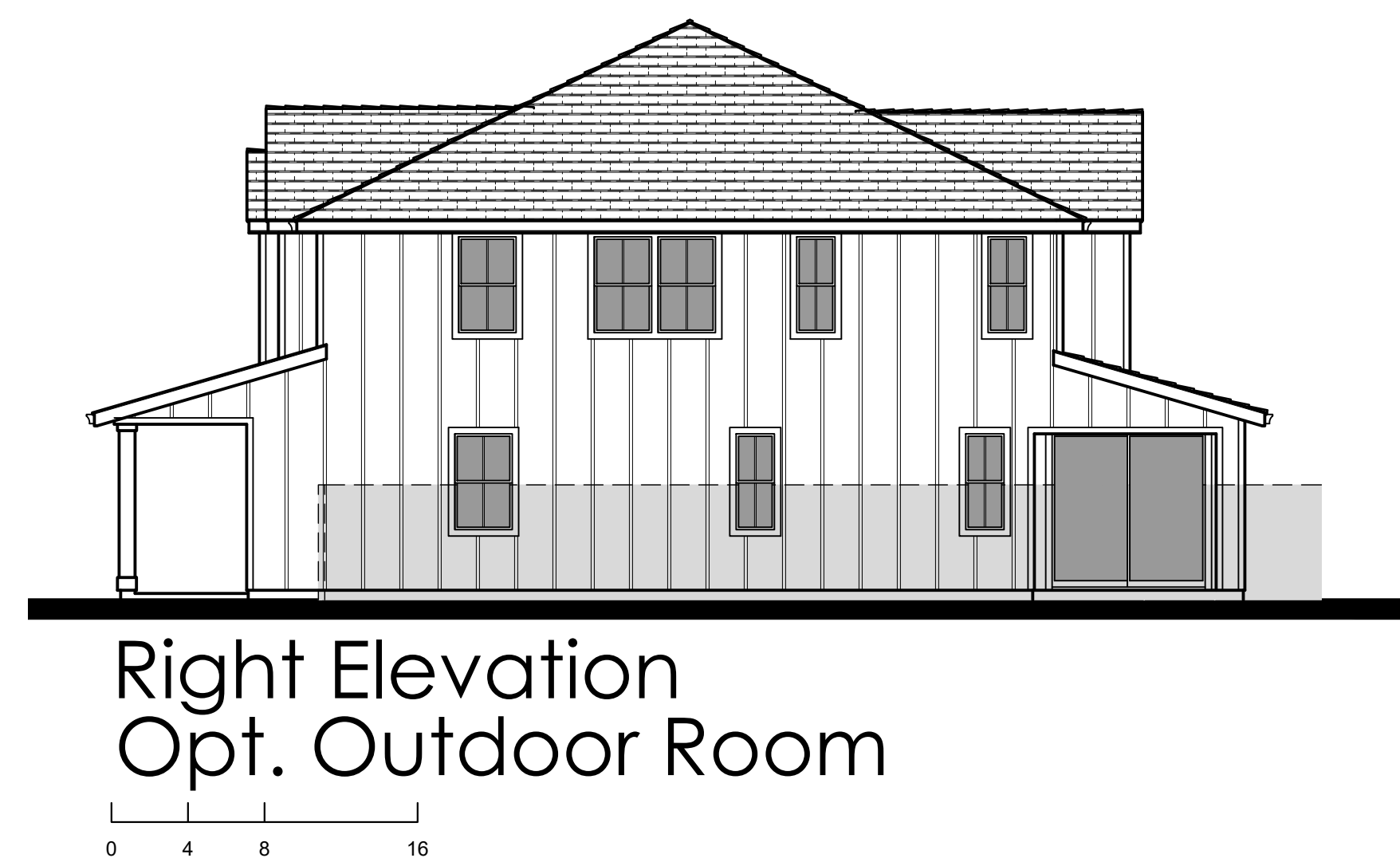
Right Elevation



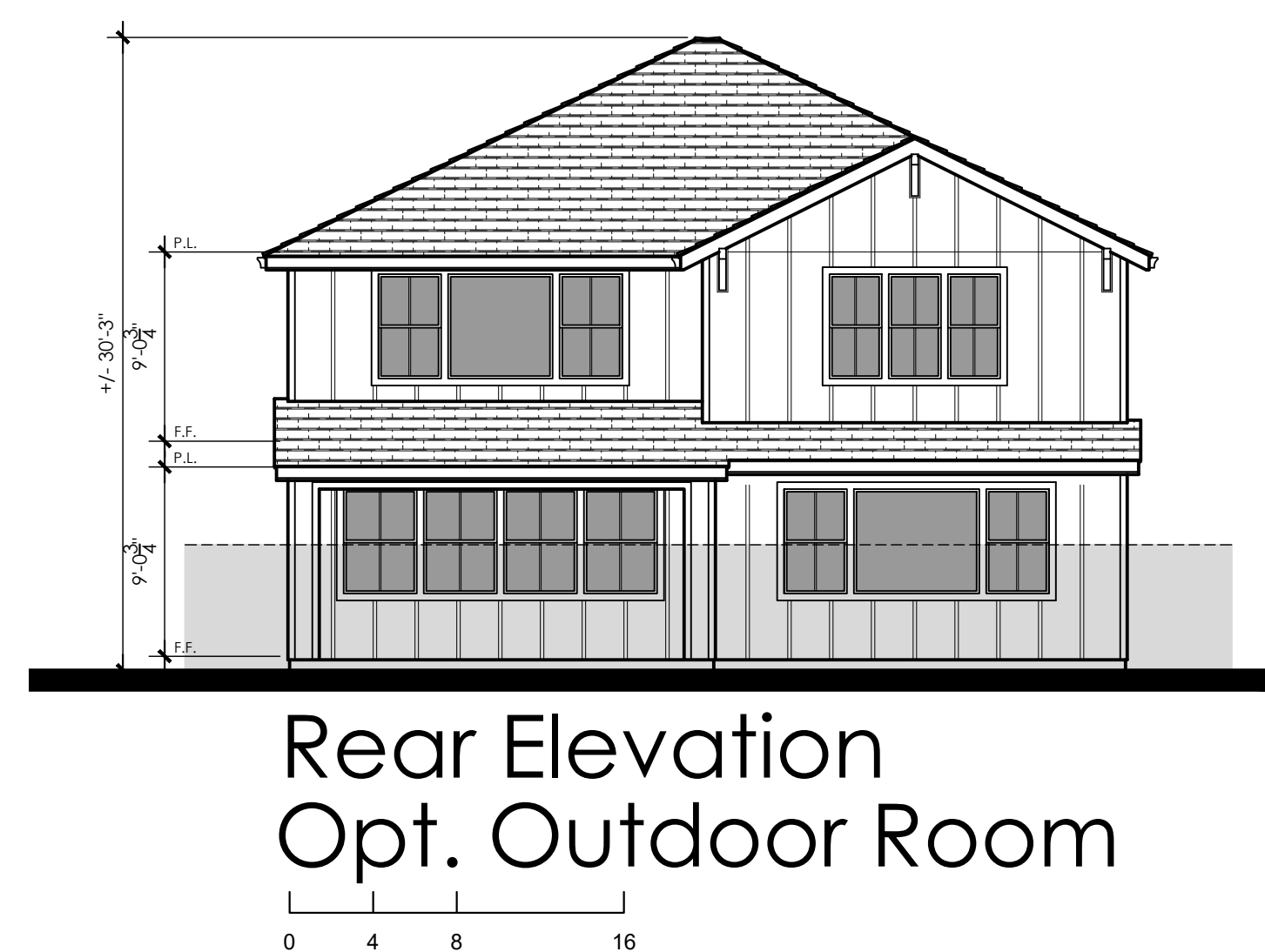
Rear Elevation



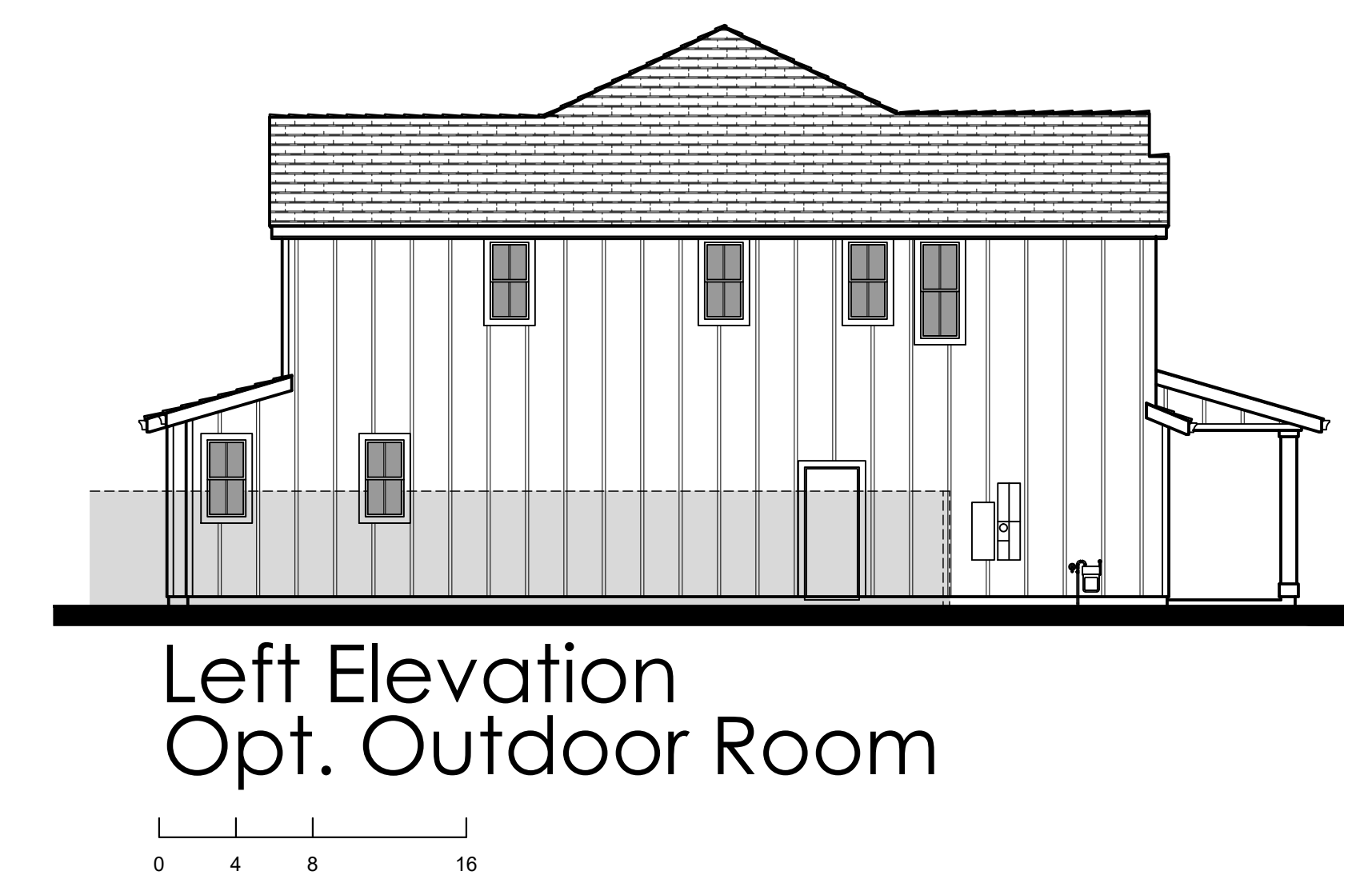
Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

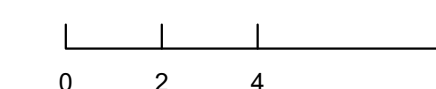


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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



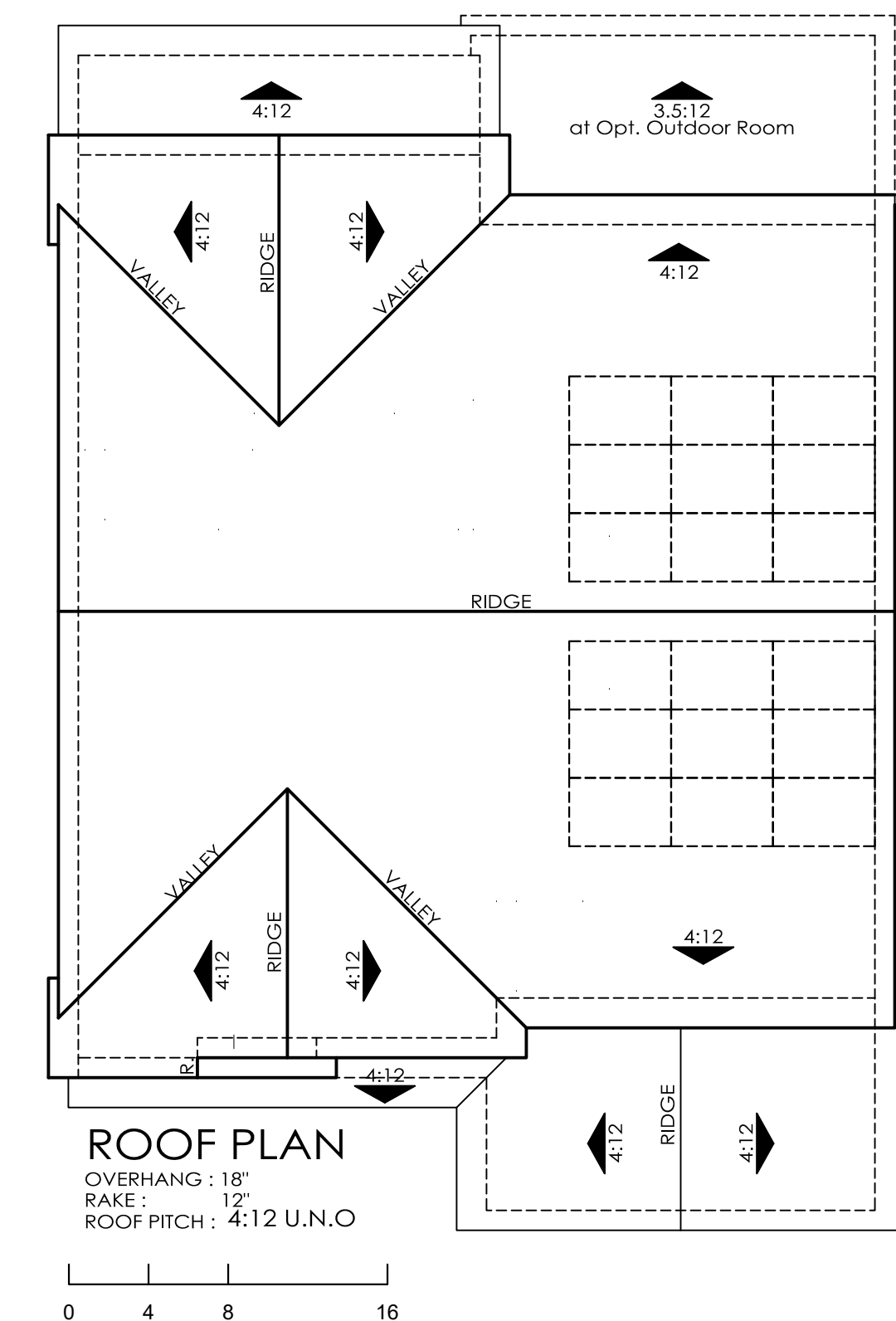
PLAN 1A - EXTERIOR ELEVATIONS

A1.2

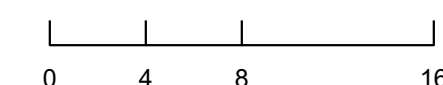
1B - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Lap Siding
 Stone Veneer
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



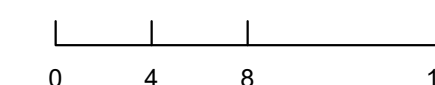
Front Elevation 1B - Craftsman



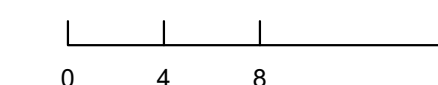
Right Elevation



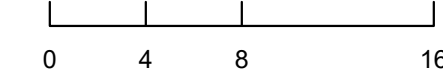
Rear Elevation



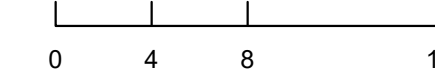
Left Elevation



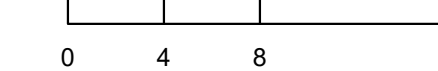
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

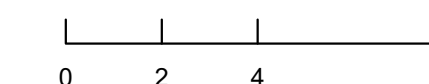


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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



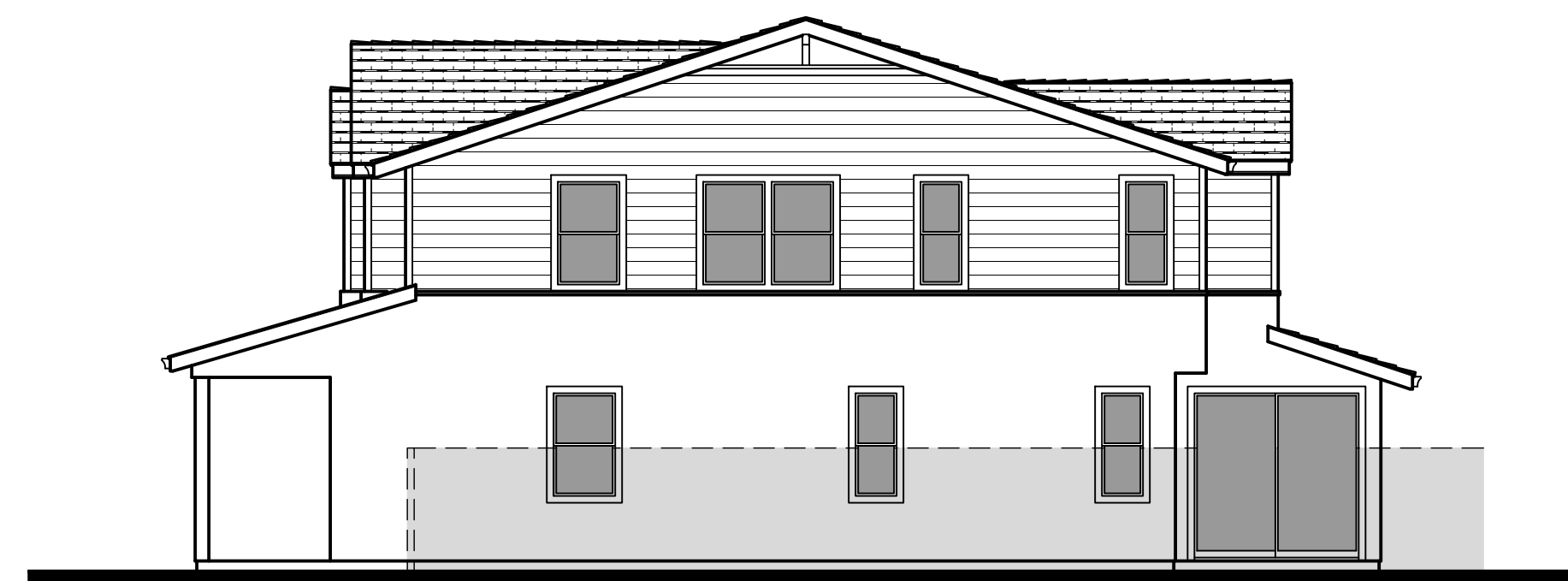
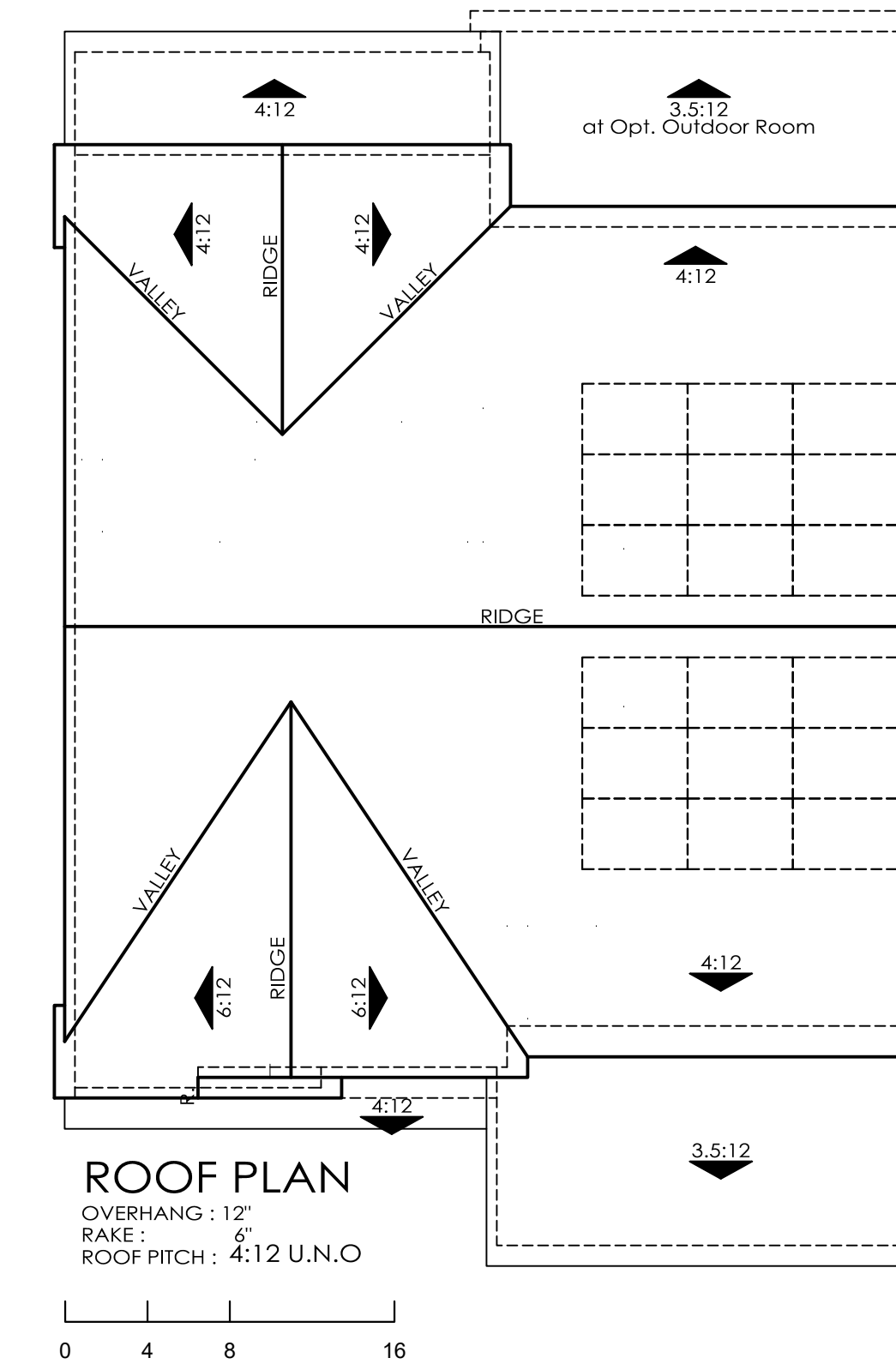
PLAN 1B - EXTERIOR ELEVATIONS

A1.3

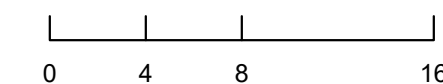
1C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



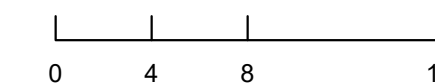
Front Elevation 1C - Contemporary Ranch



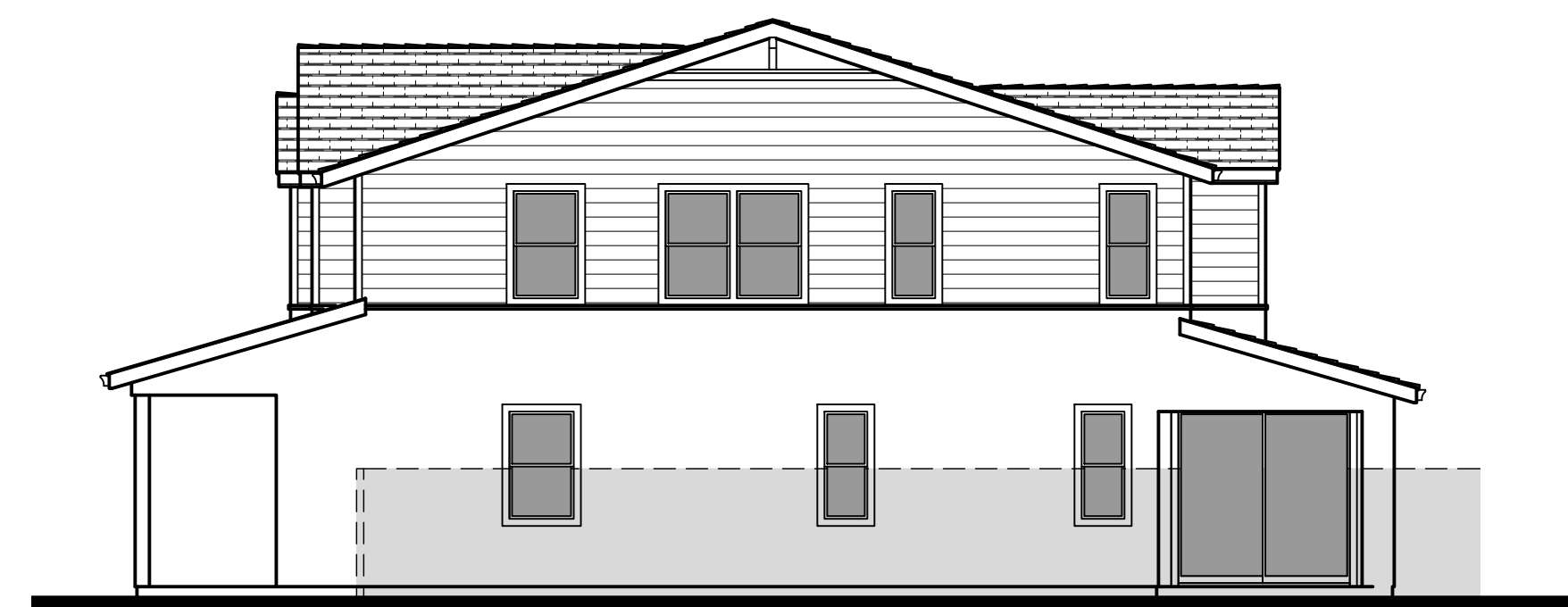
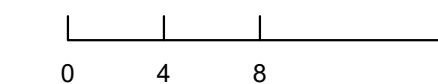
Right Elevation



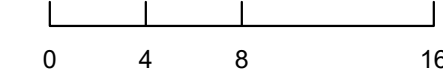
Rear Elevation



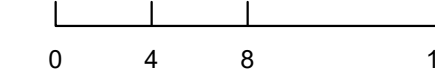
Left Elevation



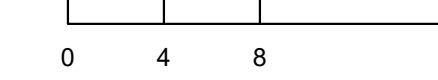
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room





Front Elevation 2A - Farmhouse

Scheme 2



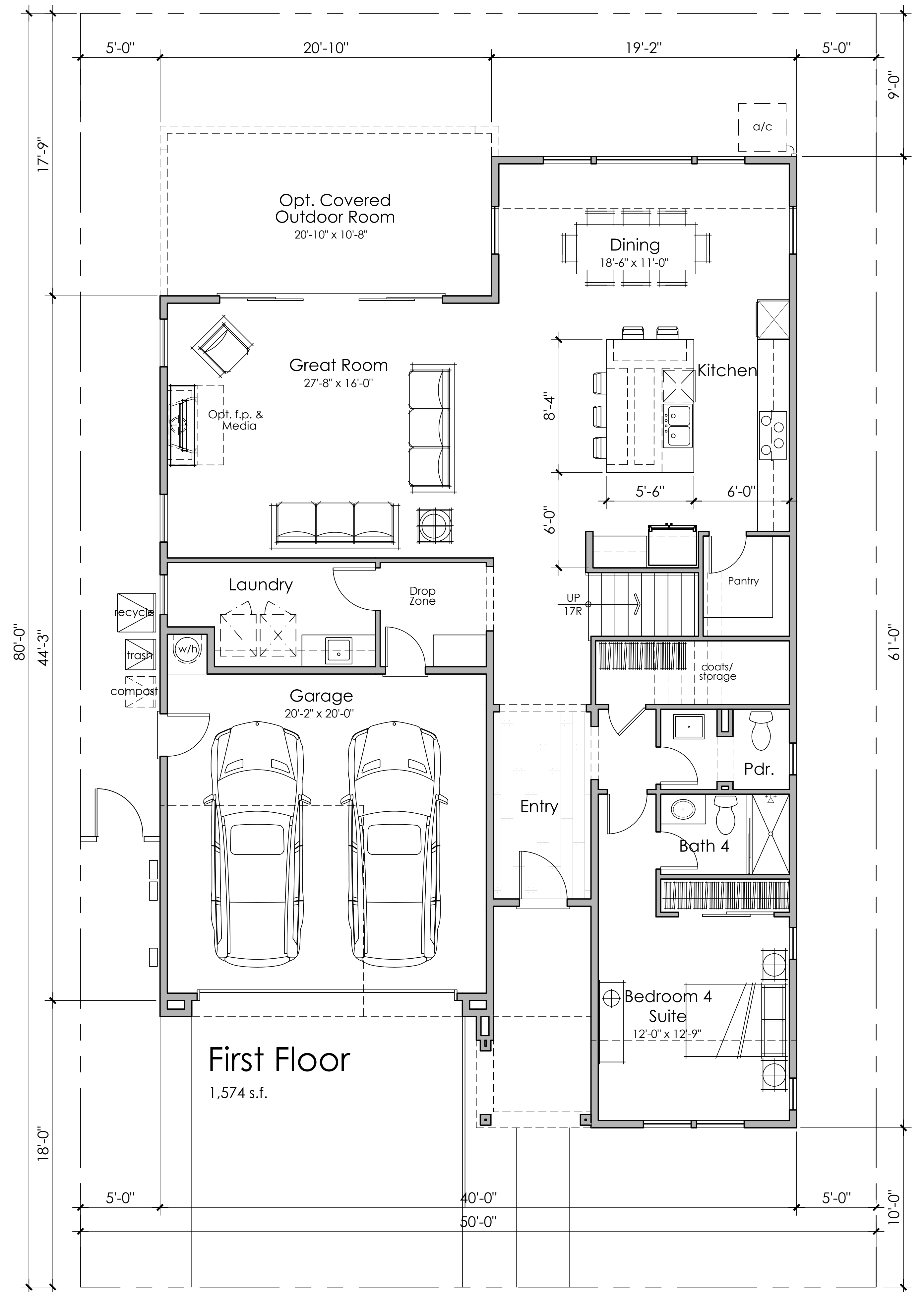
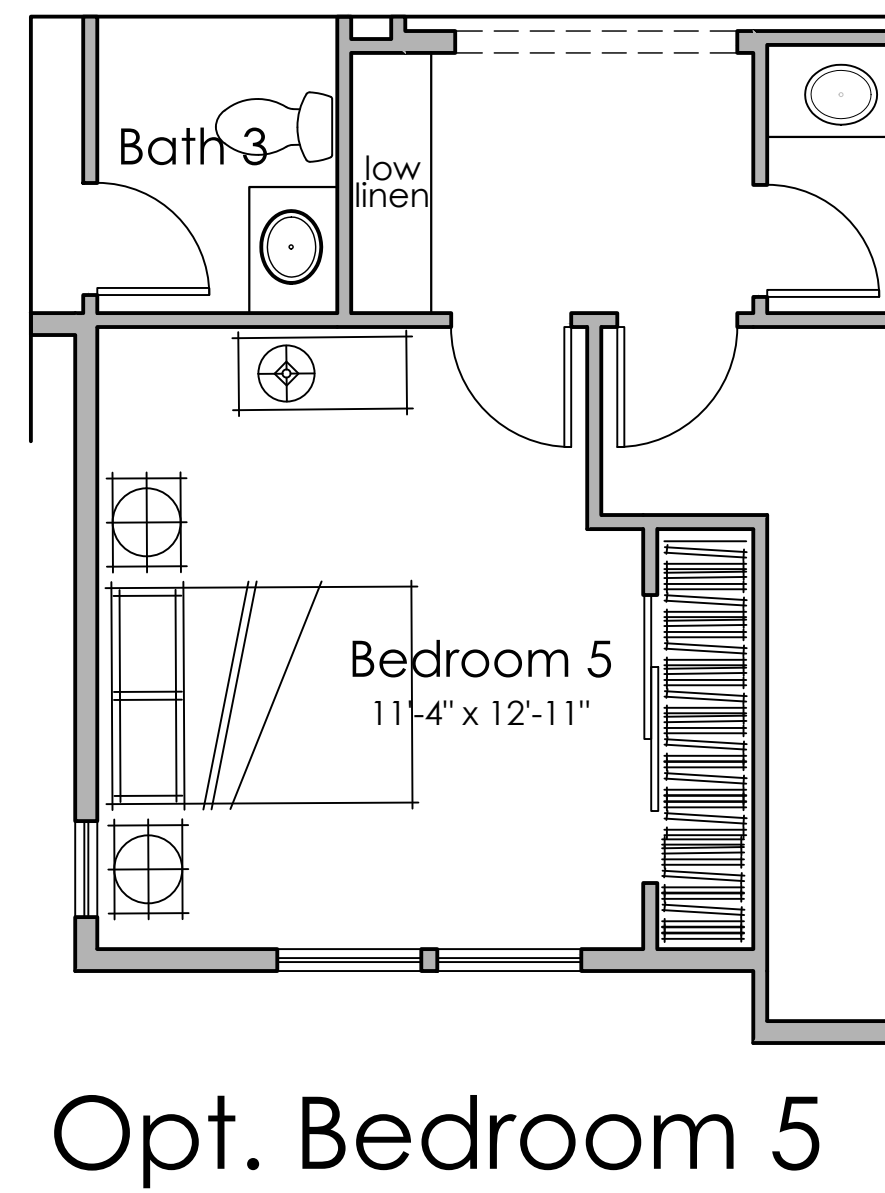
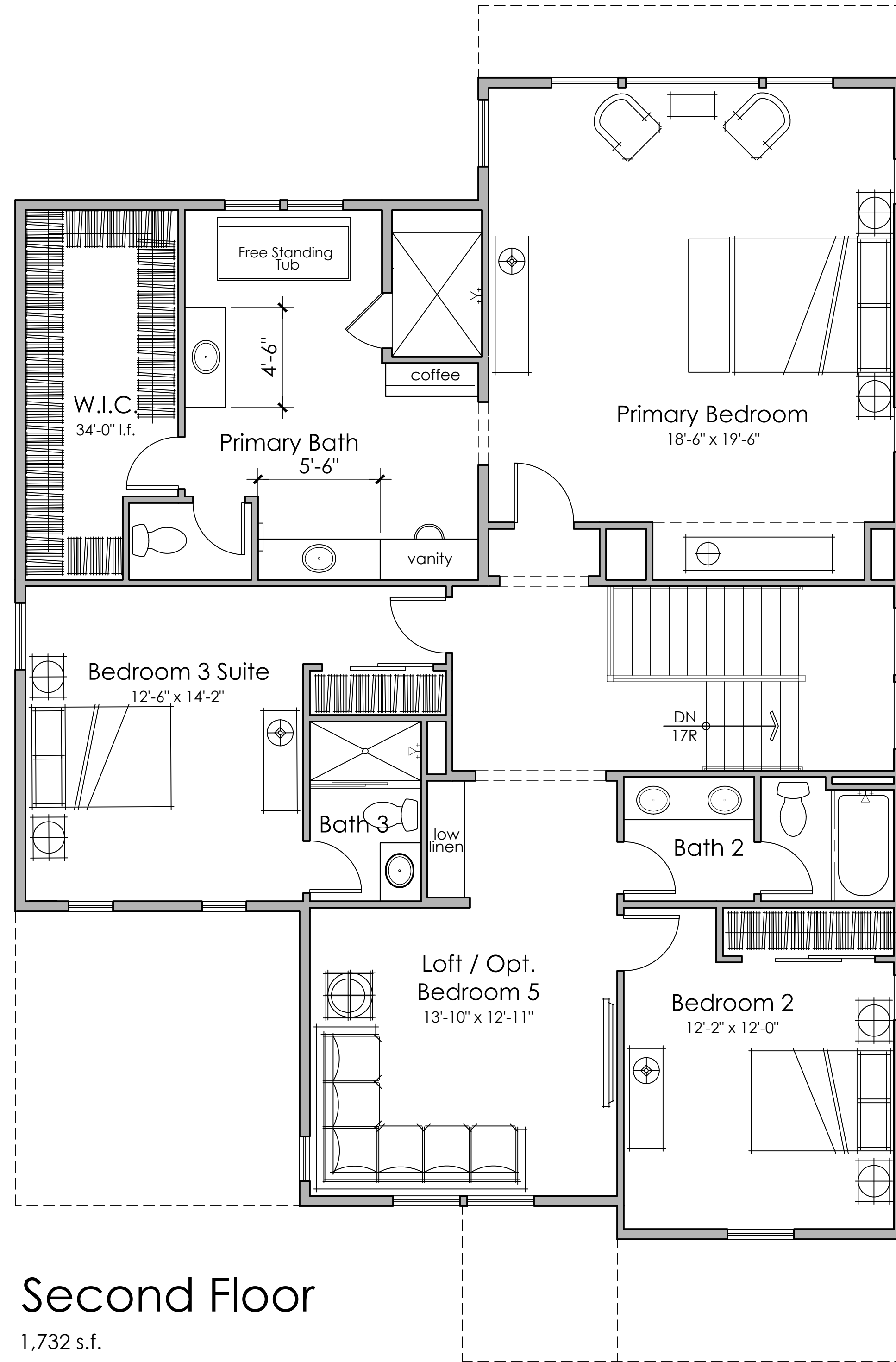
Front Elevation 2B - Craftsman

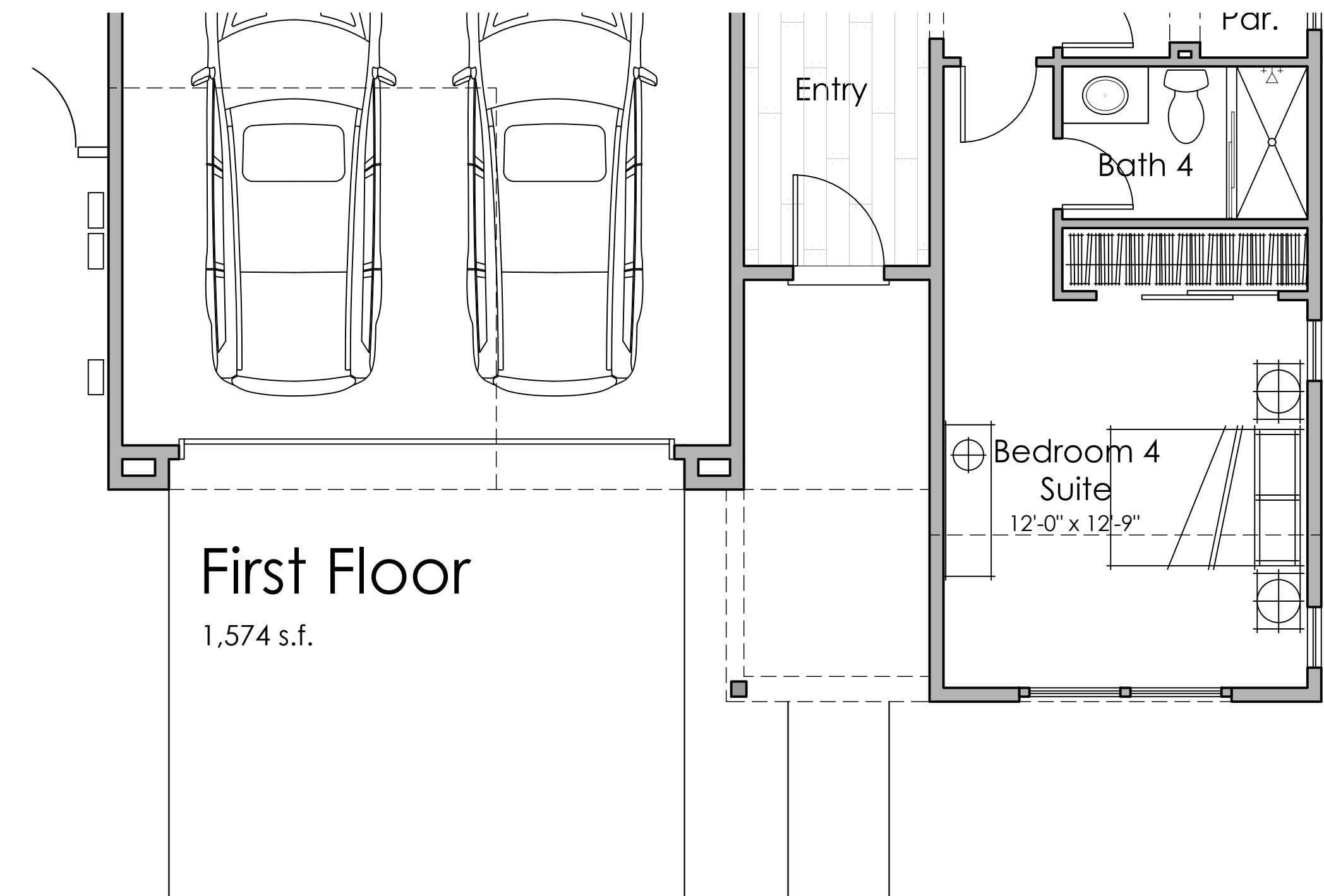
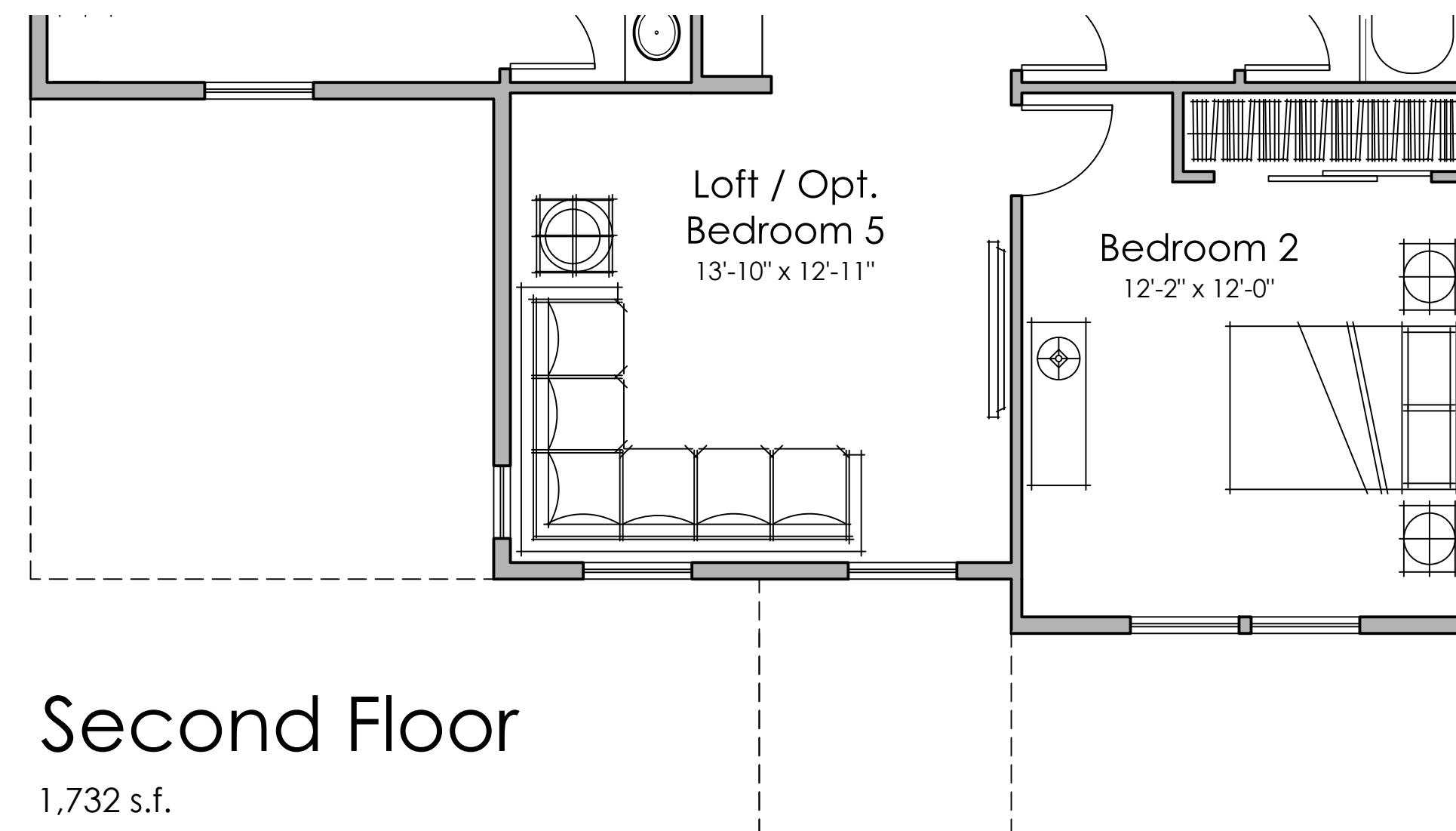
Scheme 8



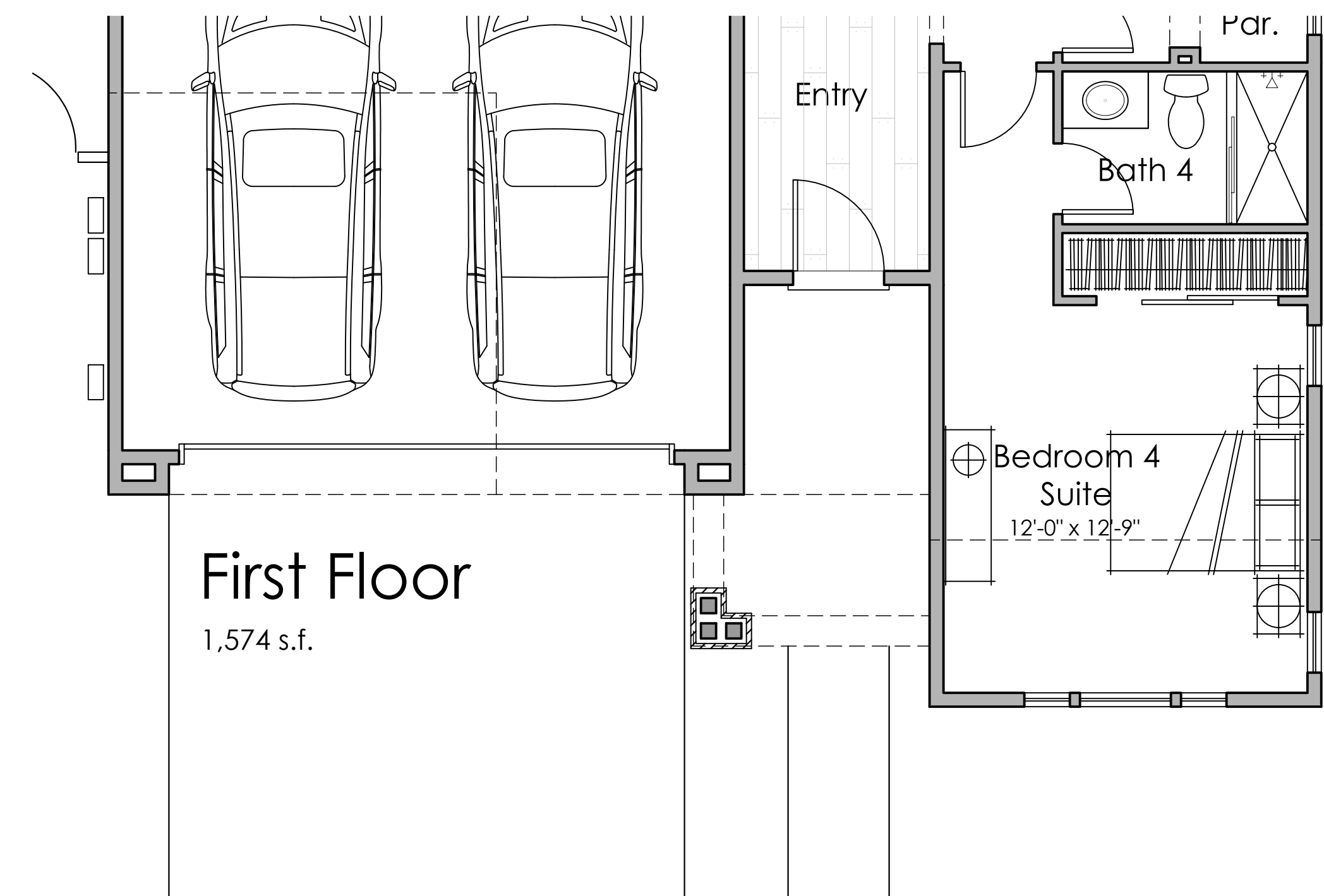
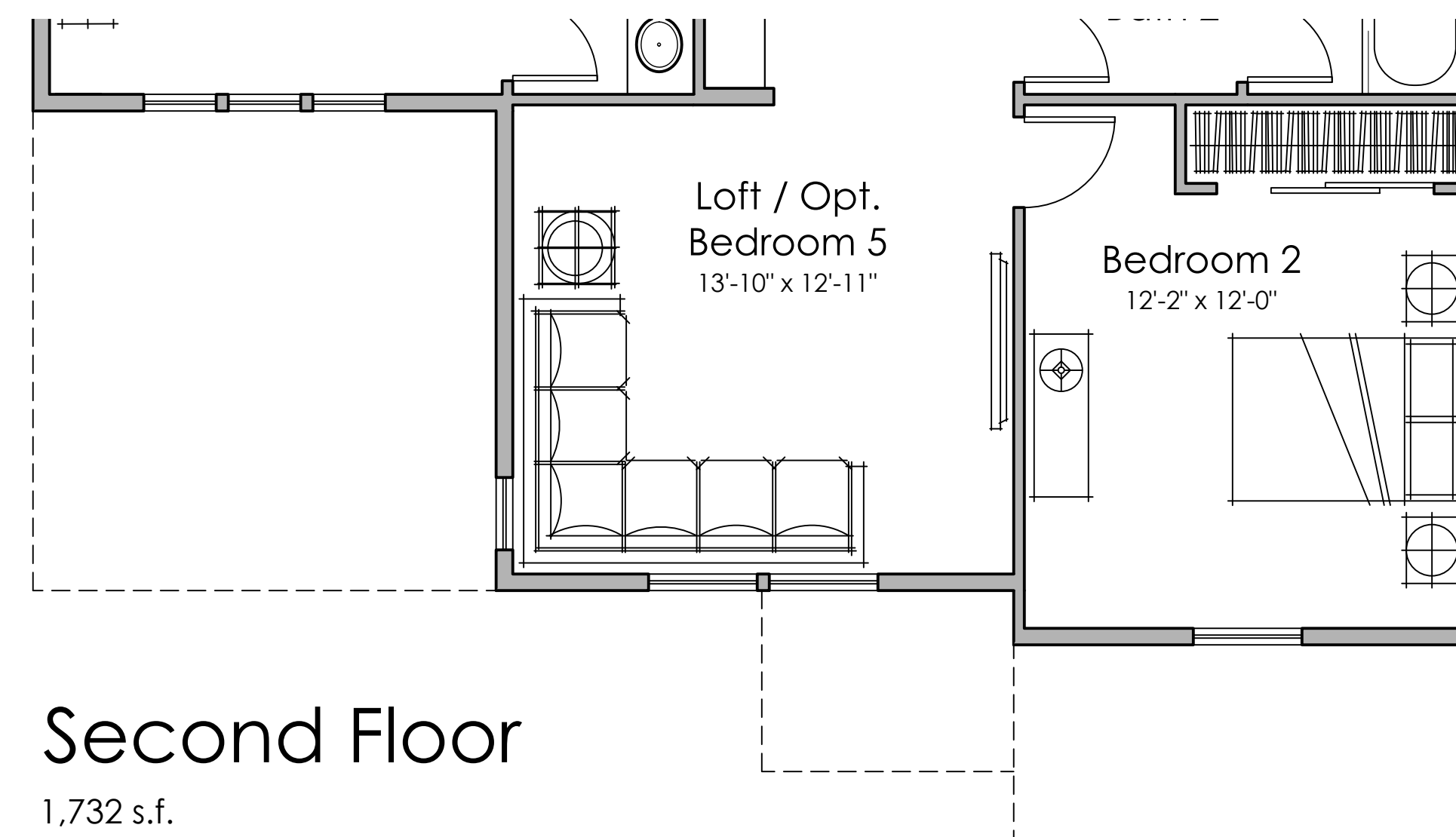
Front Elevation 2C - Contemporary Farmhouse

Scheme 14





PLAN 2C

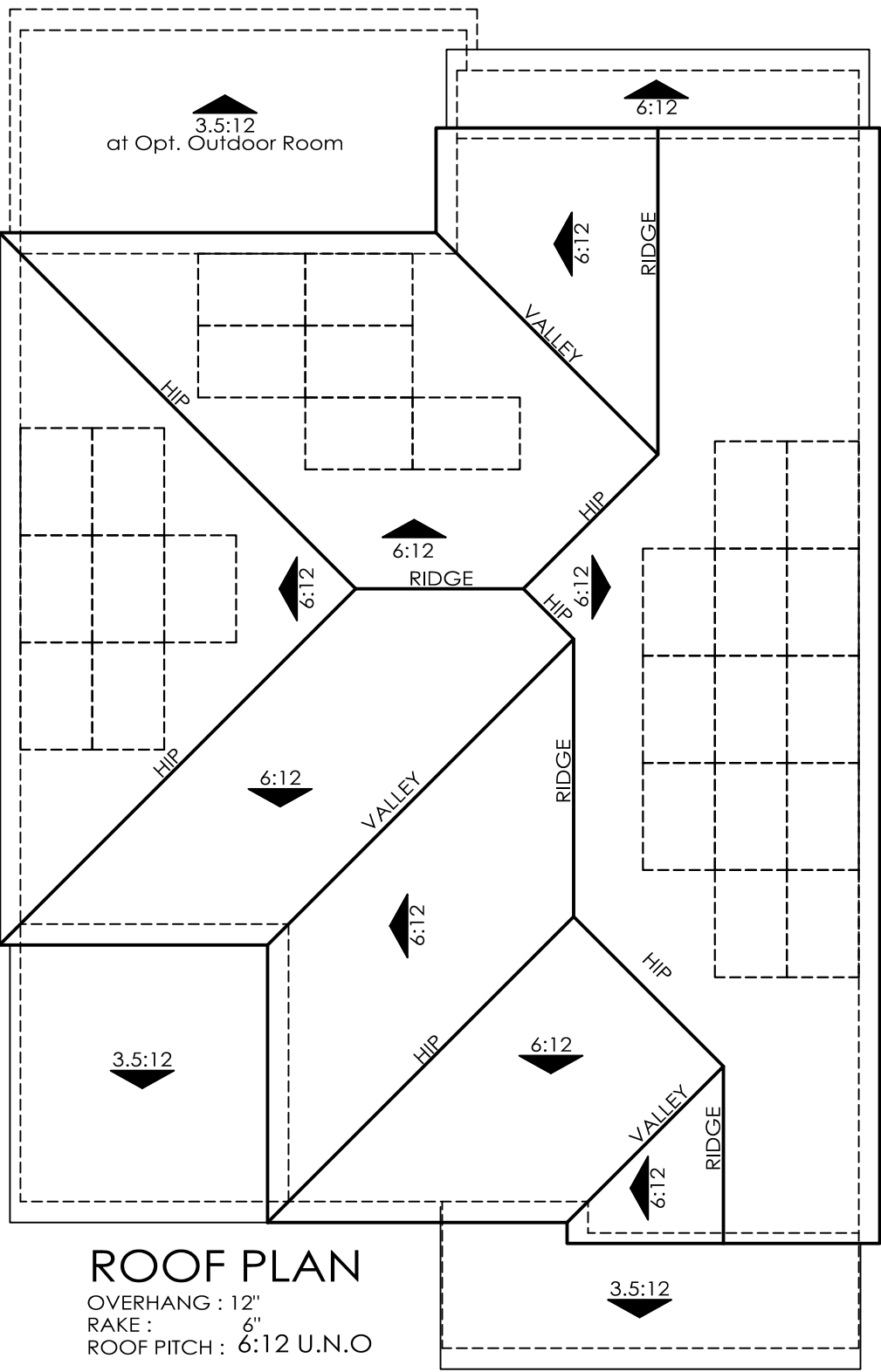


PLAN 2B

2A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Shutters
 Deocrative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing

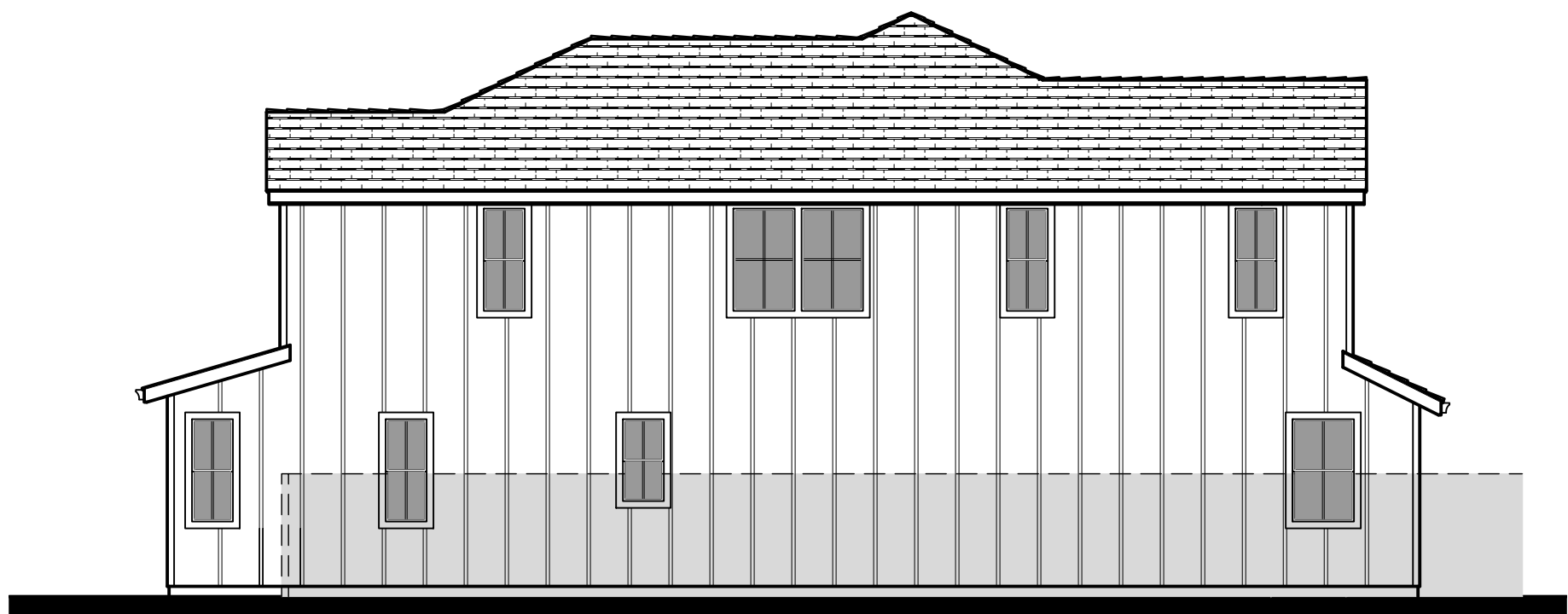


Front Elevation 2A - Farmhouse



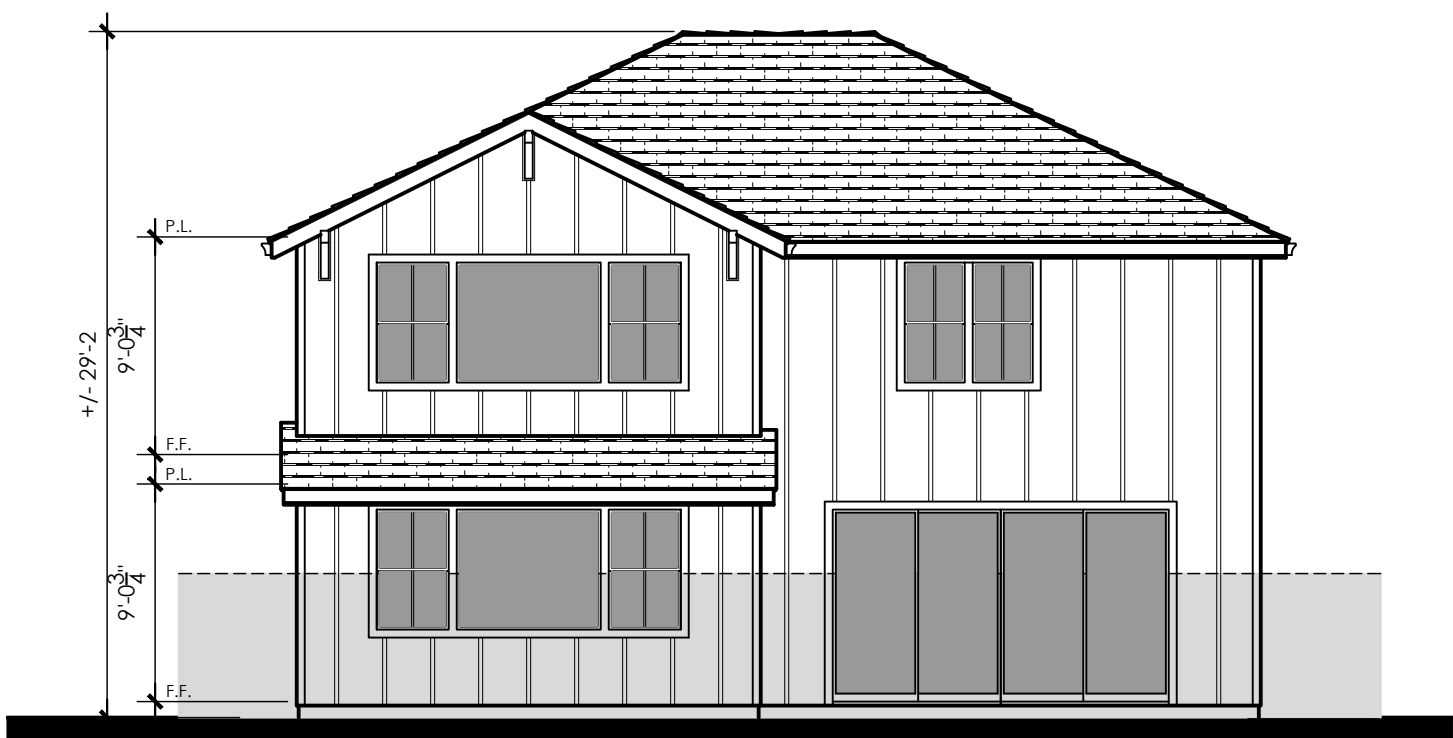
ROOF PLAN
 OVERHANG: 12"
 RAKE: 6"
 ROOF PITCH: 6:12 U.N.O

0 4 8 16



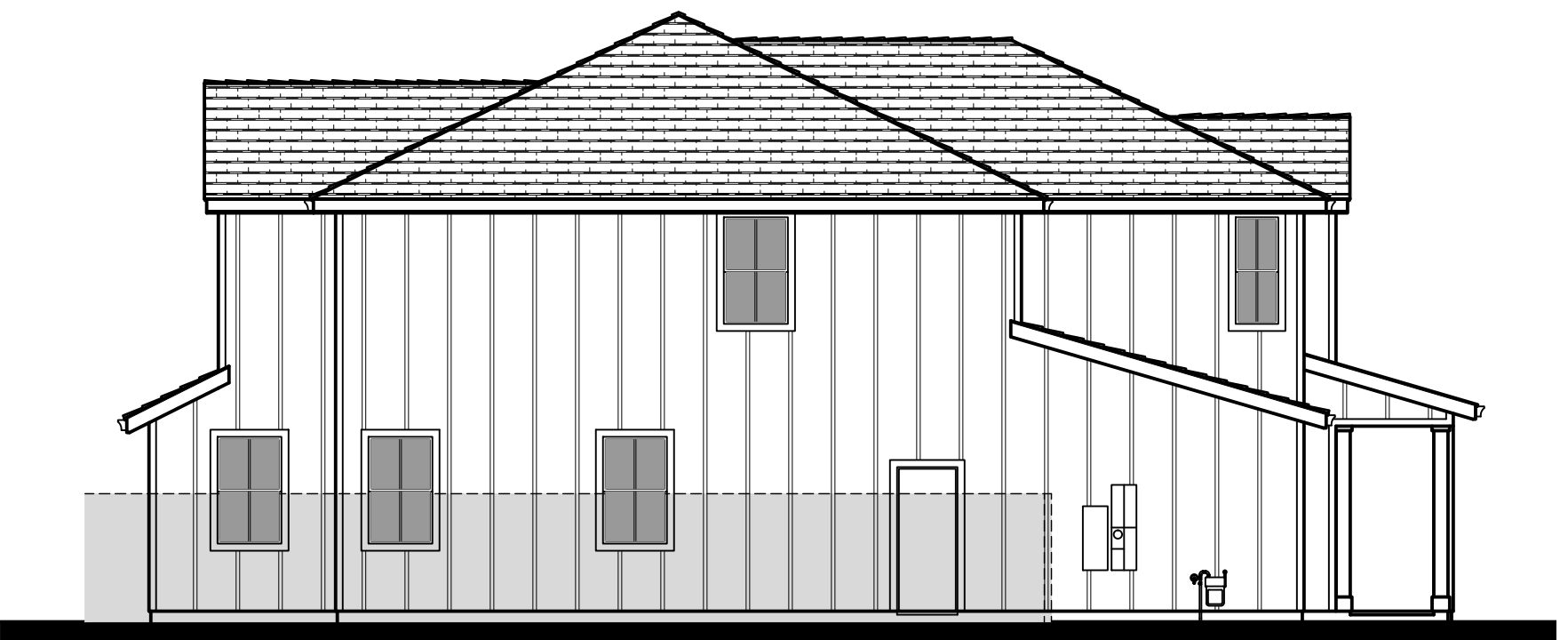
Right Elevation

0 4 8 16



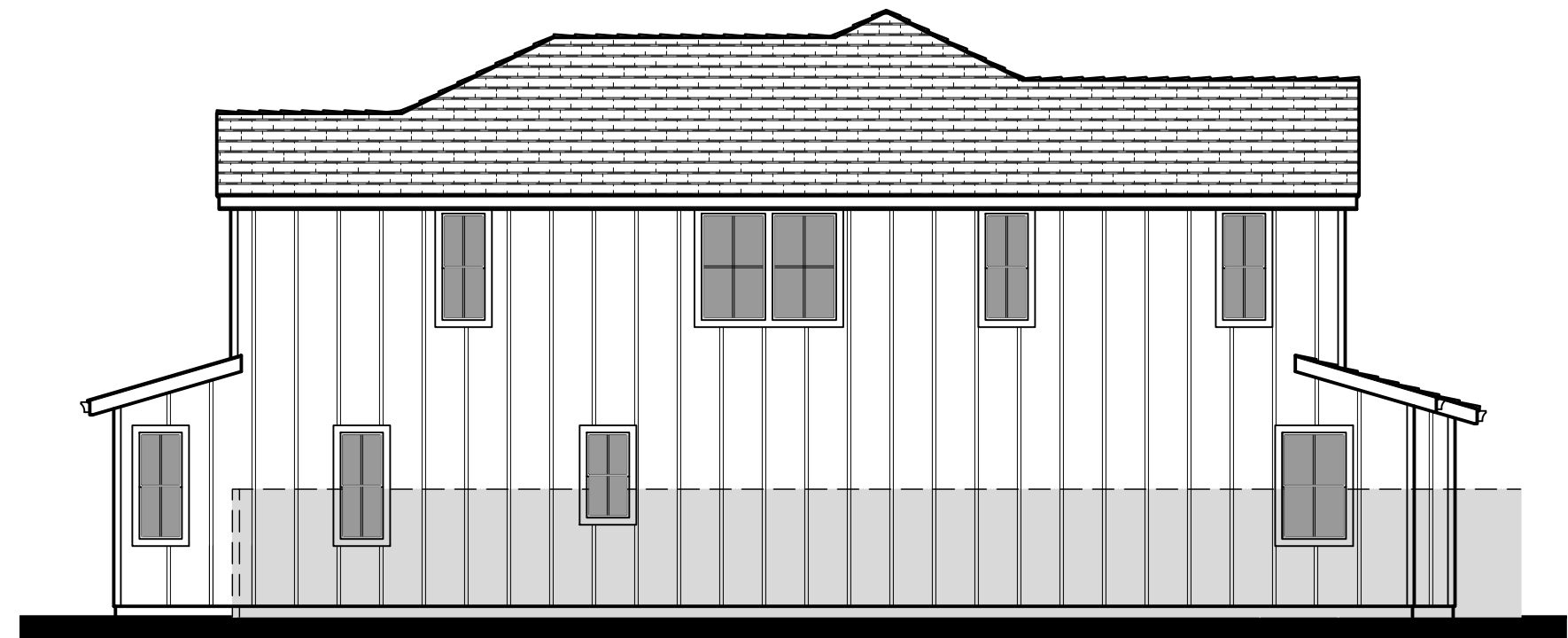
Rear Elevation

0 4 8 16



Left Elevation

0 4 8 16



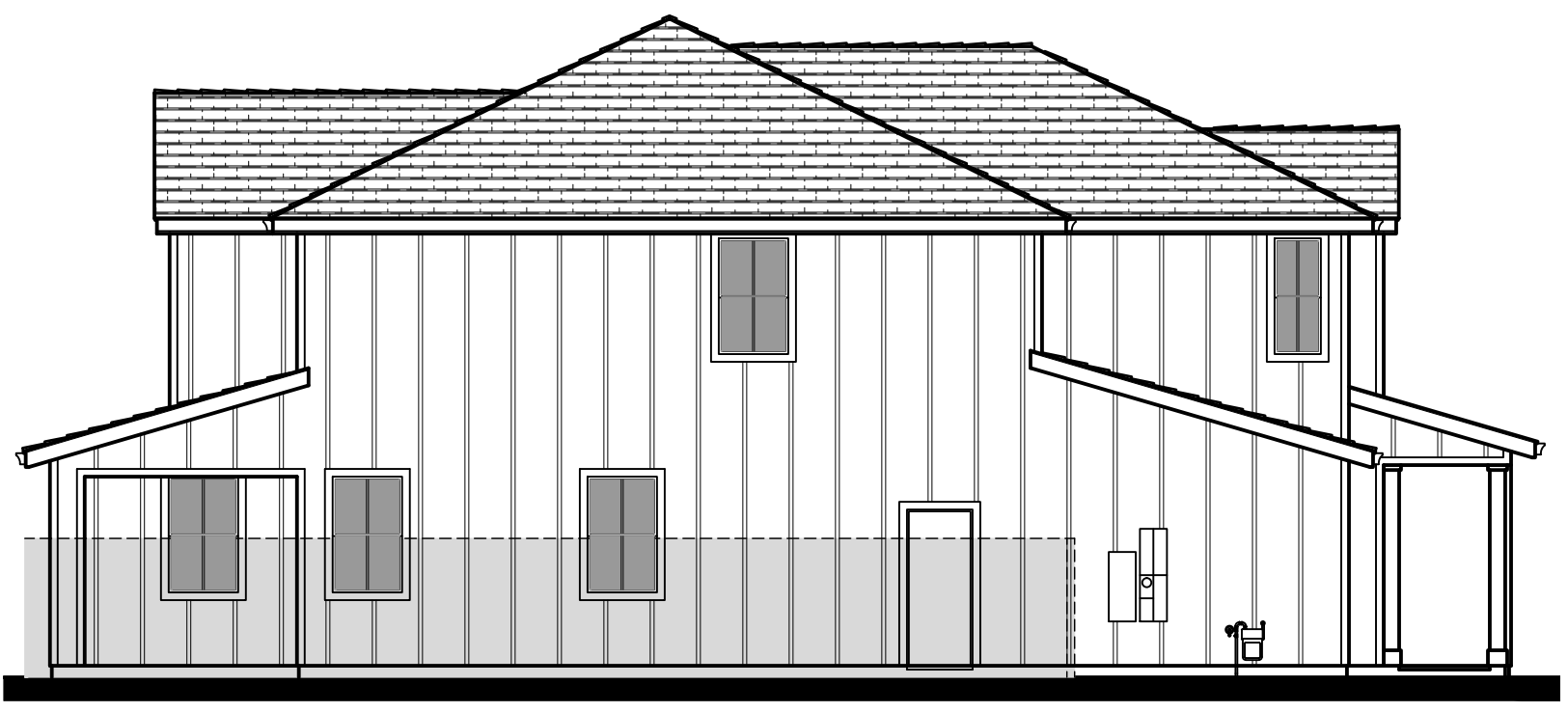
Right Elevation
 Opt. Outdoor Room

0 4 8 16



Rear Elevation
 Opt. Outdoor Room

0 4 8 16



Left Elevation
 Opt. Outdoor Room

0 4 8 16



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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022

0 2 4 8

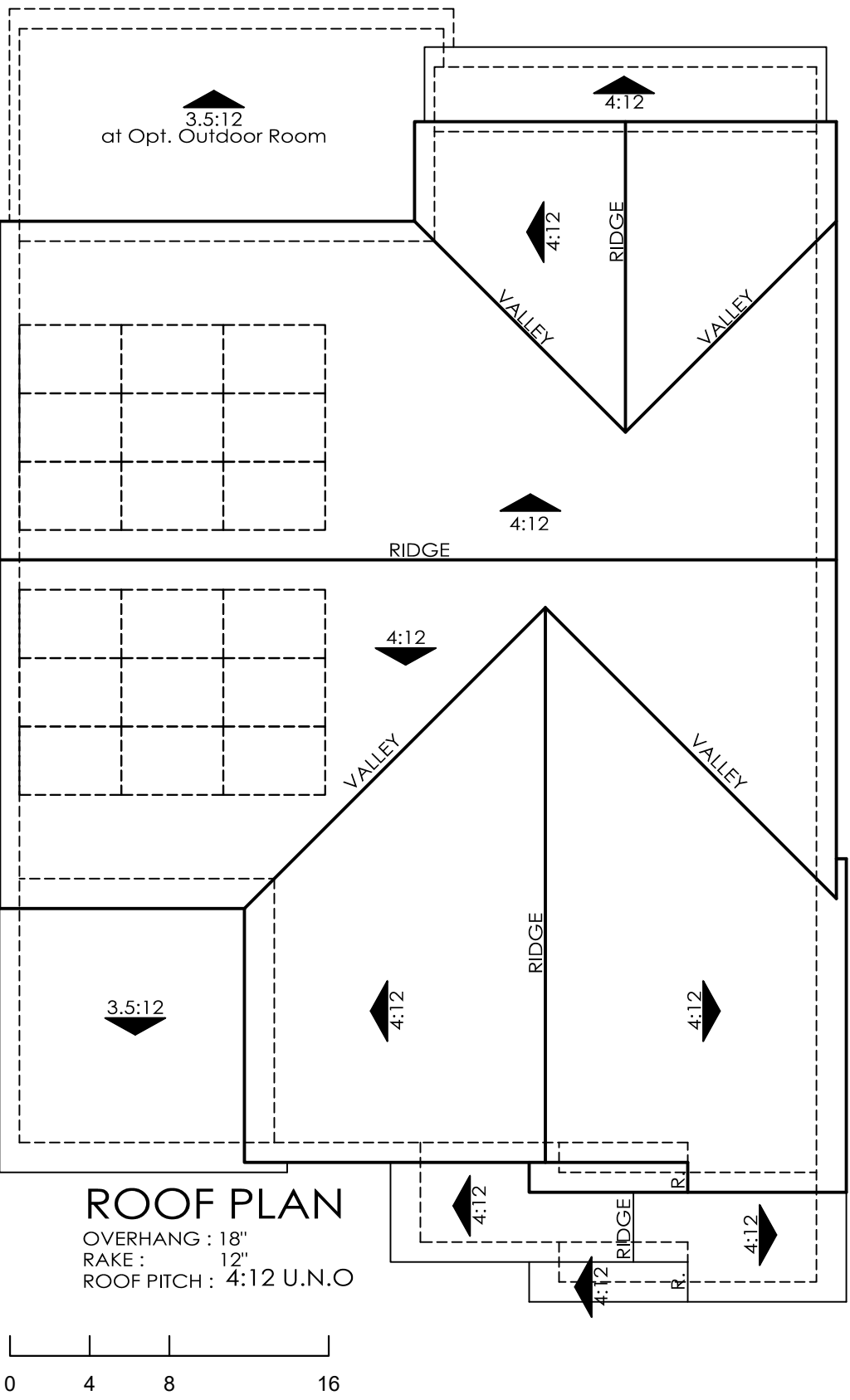
PLAN 2A - EXTERIOR ELEVATIONS

A2.2

2B - Material Legend:
Flat Concrete Tile Roofing
Cementitious Lap Siding
Stone Veneer
Decorative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 2B - Craftsman



Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room



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0 2 4 8

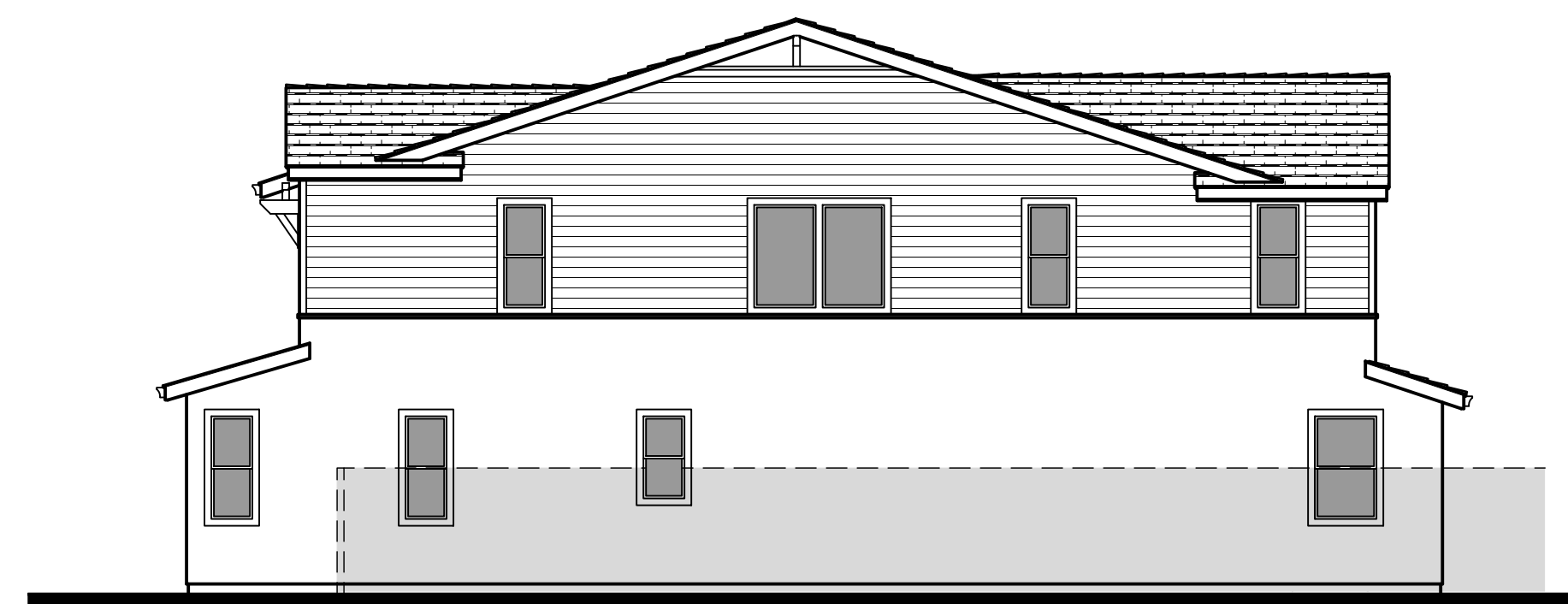
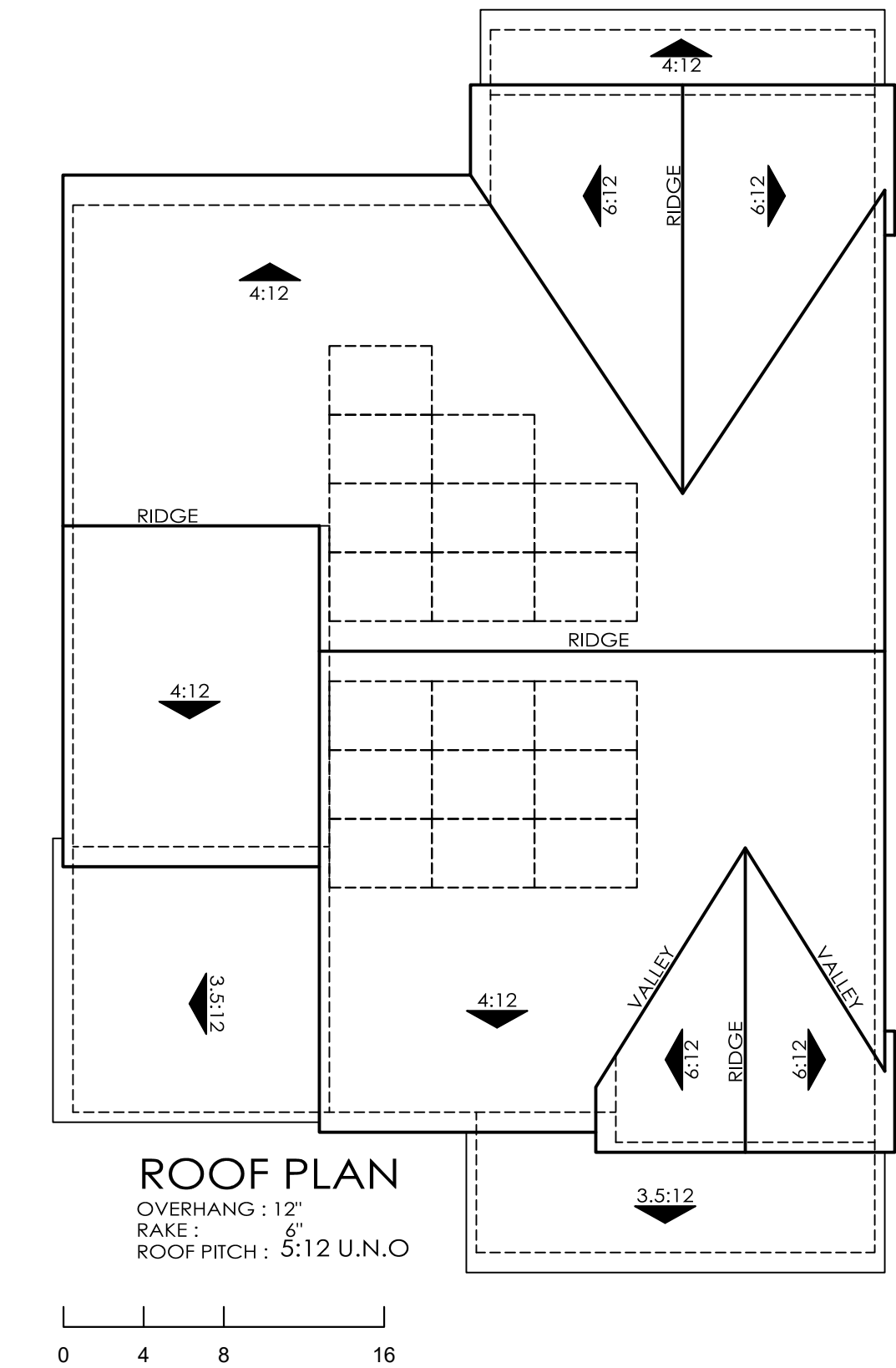
PLAN 2B - EXTERIOR ELEVATIONS

A2.3

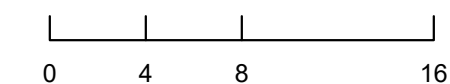
2C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



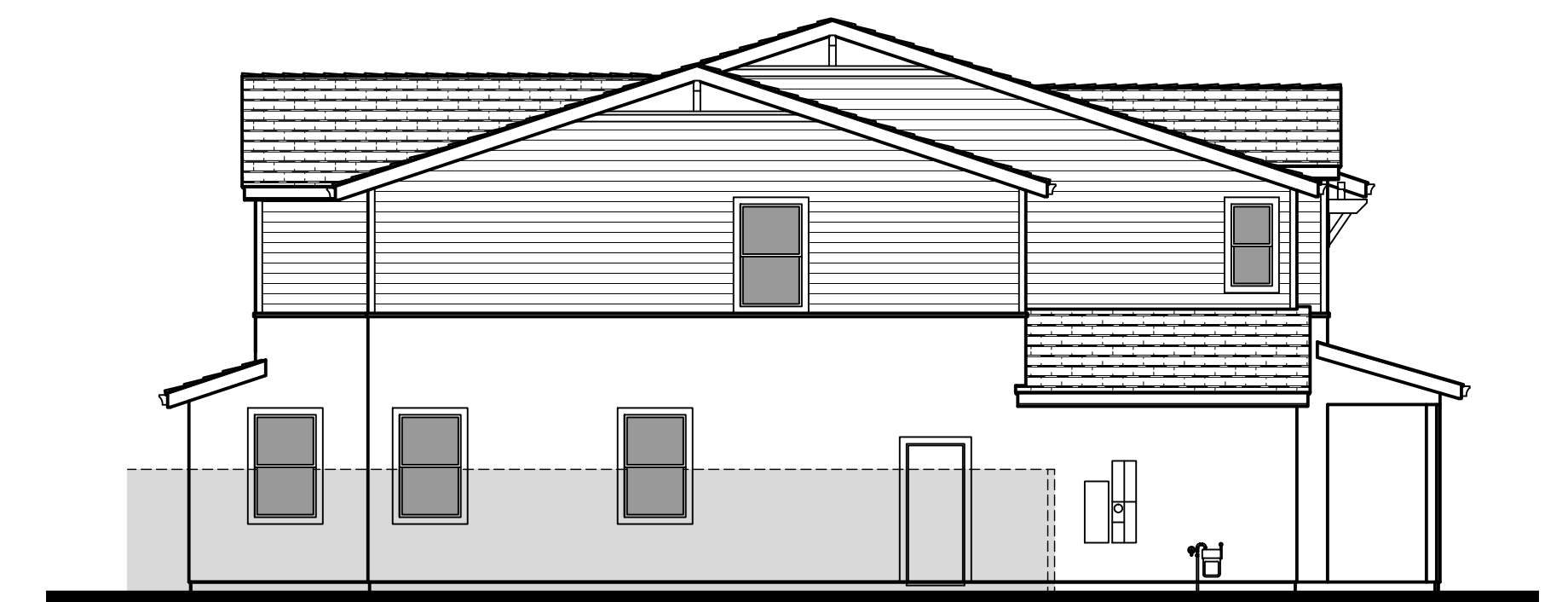
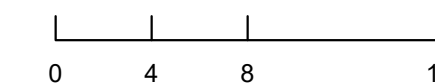
Front Elevation 2C - Contemporary Farmhouse



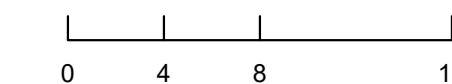
Right Elevation



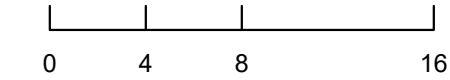
Rear Elevation



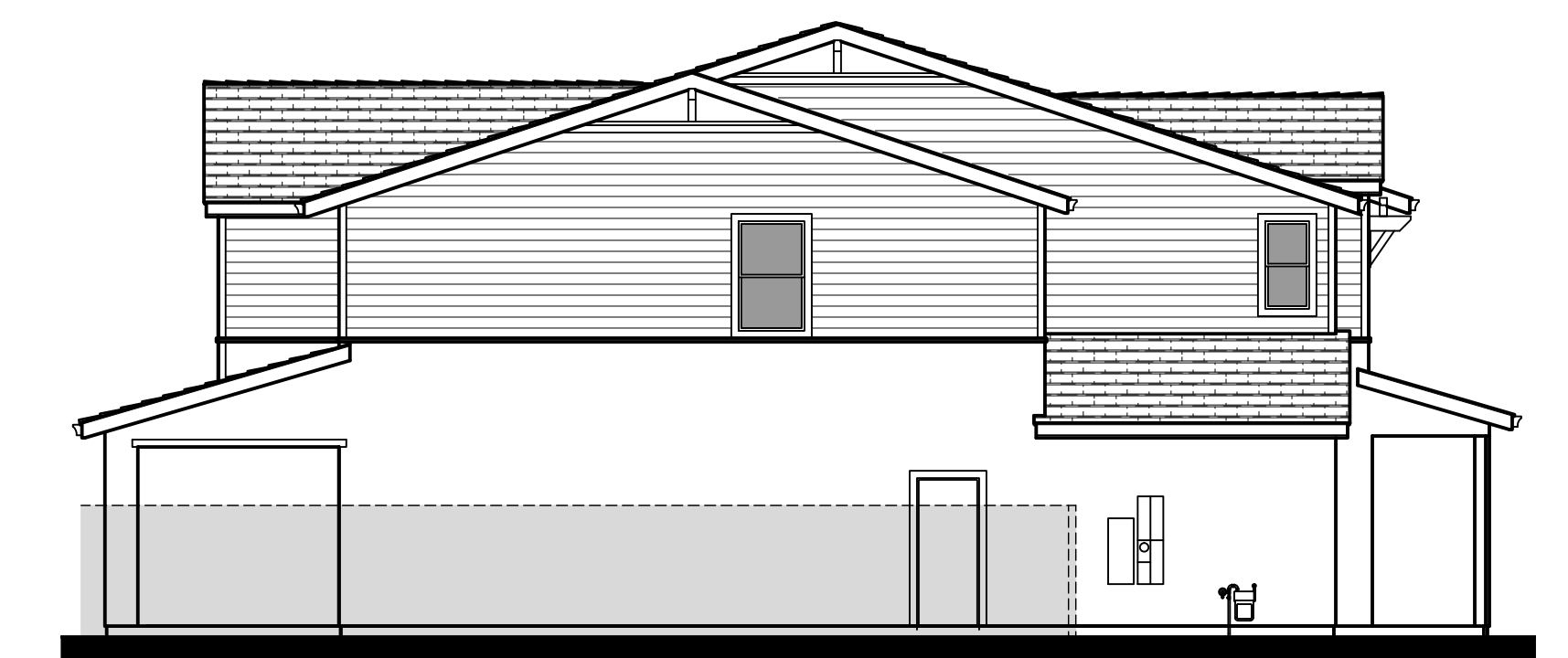
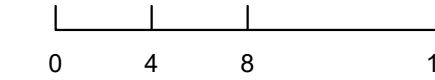
Left Elevation



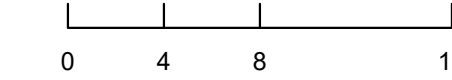
Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

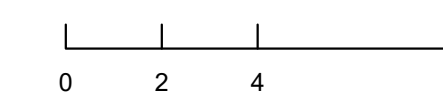


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ARROYO LAGO - 50X80 LOTS
 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



PLAN 2C - EXTERIOR ELEVATIONS

A2.4



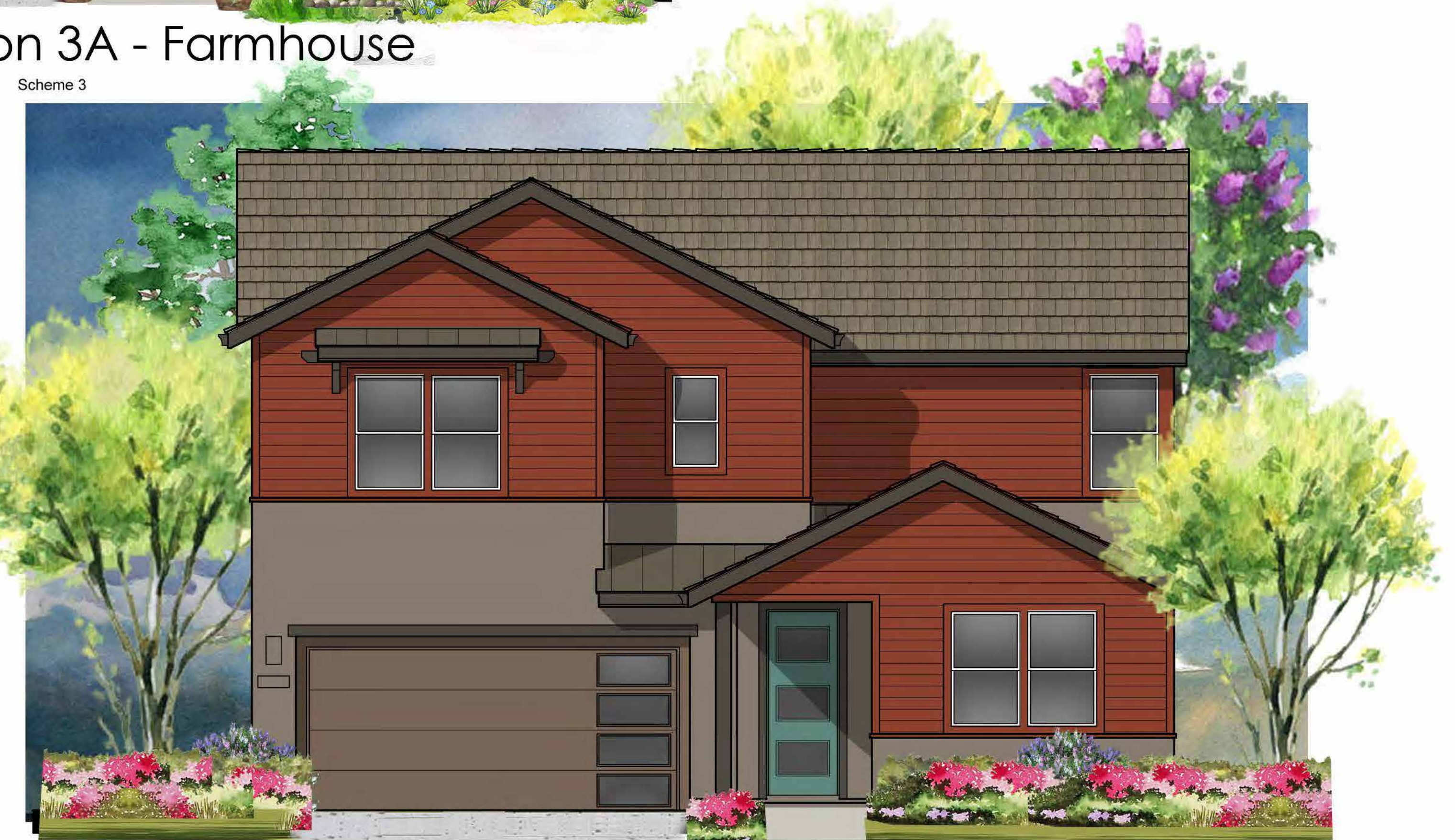
Front Elevation 3A - Farmhouse

Scheme 3



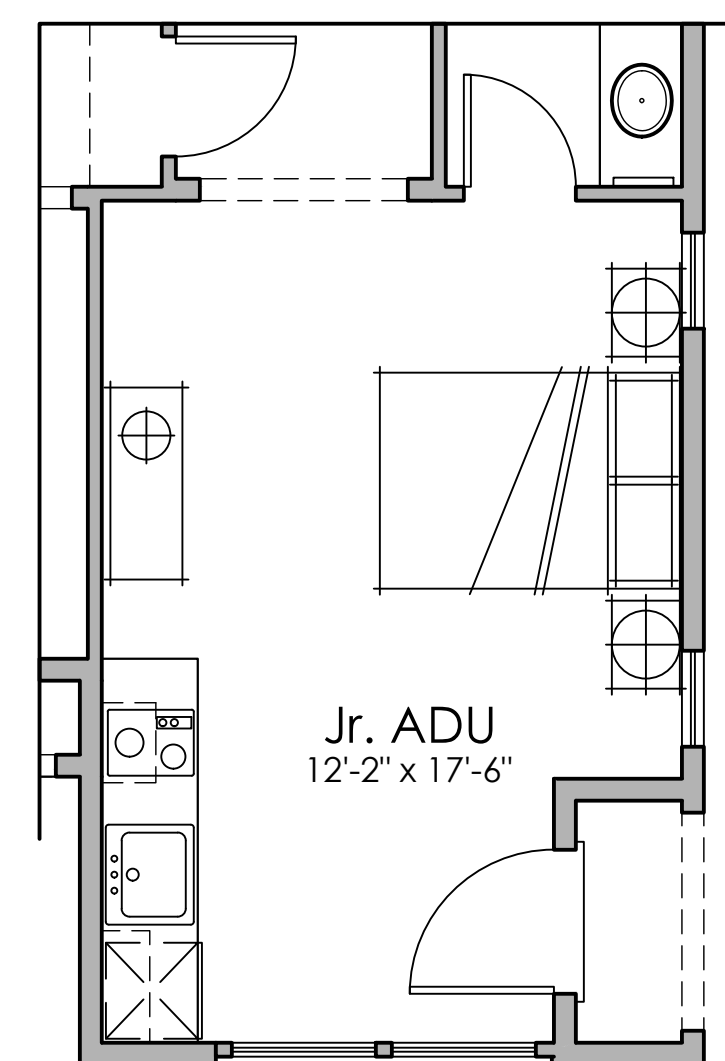
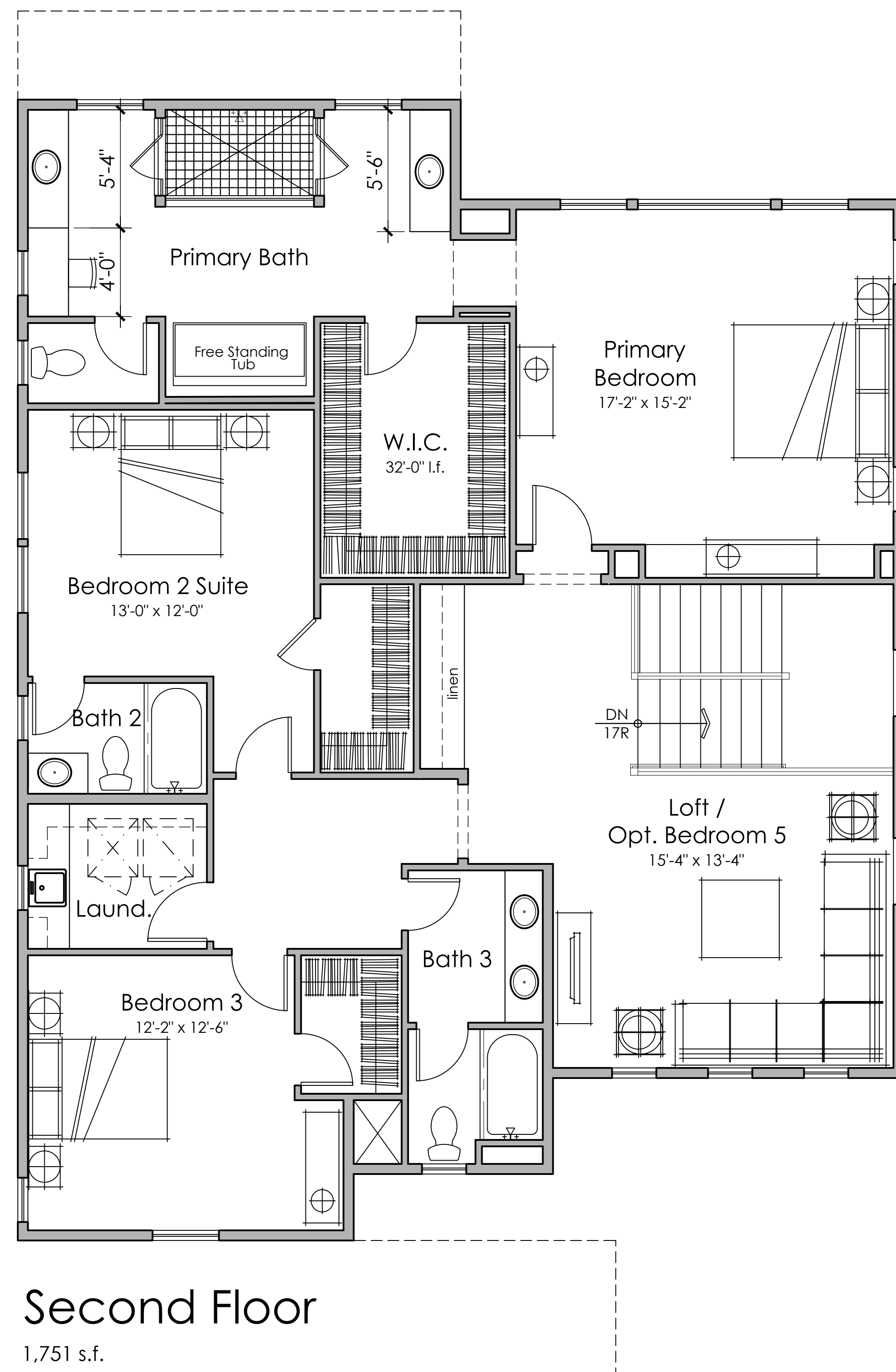
Front Elevation 3B - Craftsman

Scheme 9

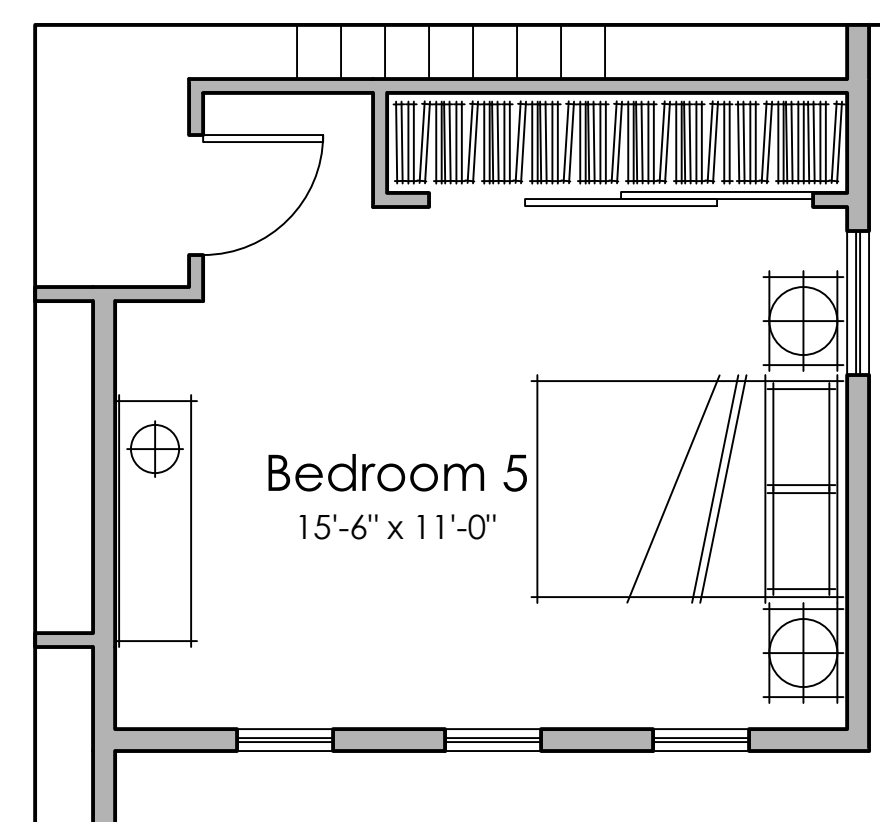


Front Elevation 3C - Contemporary Farmhouse

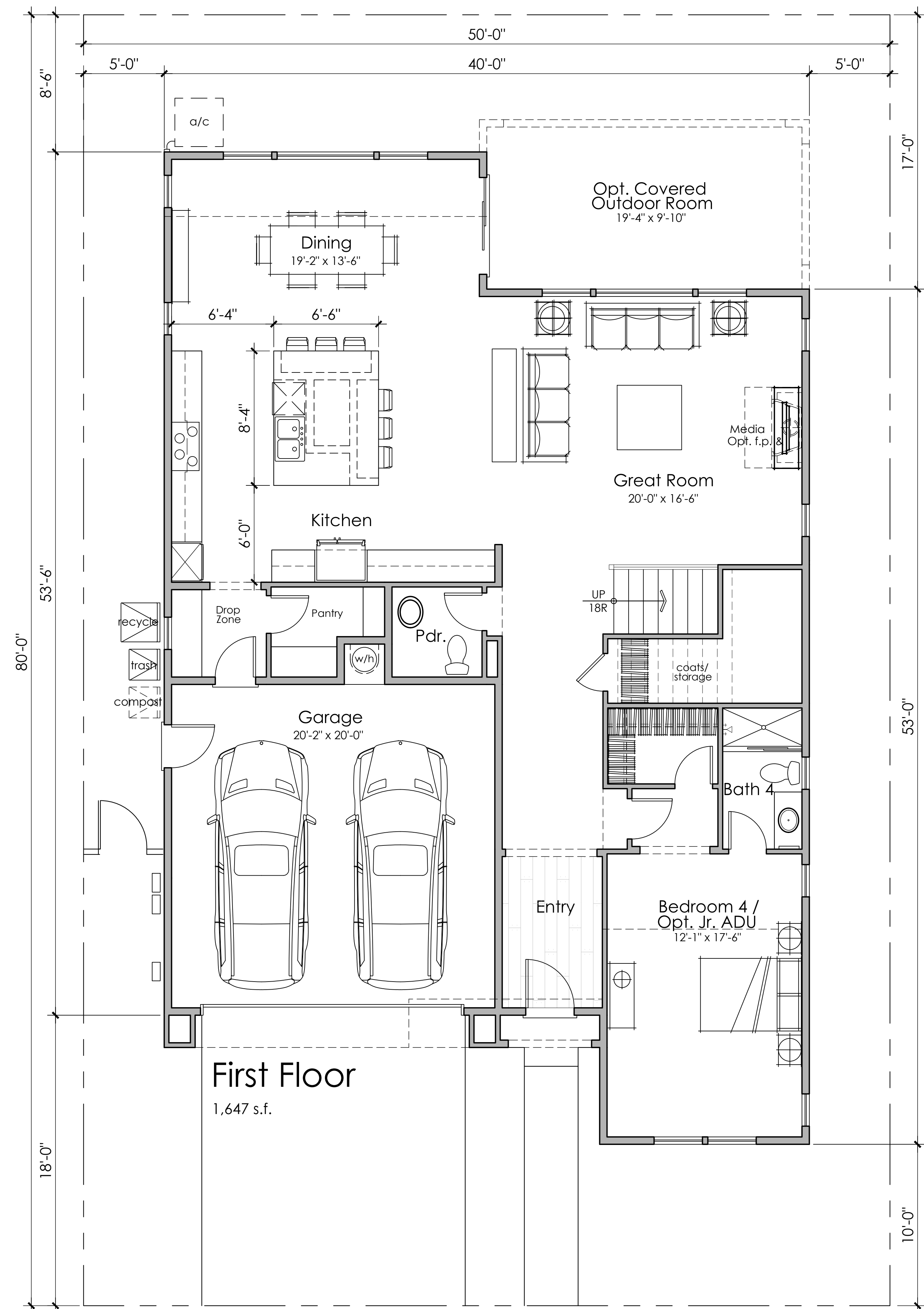
Scheme 15

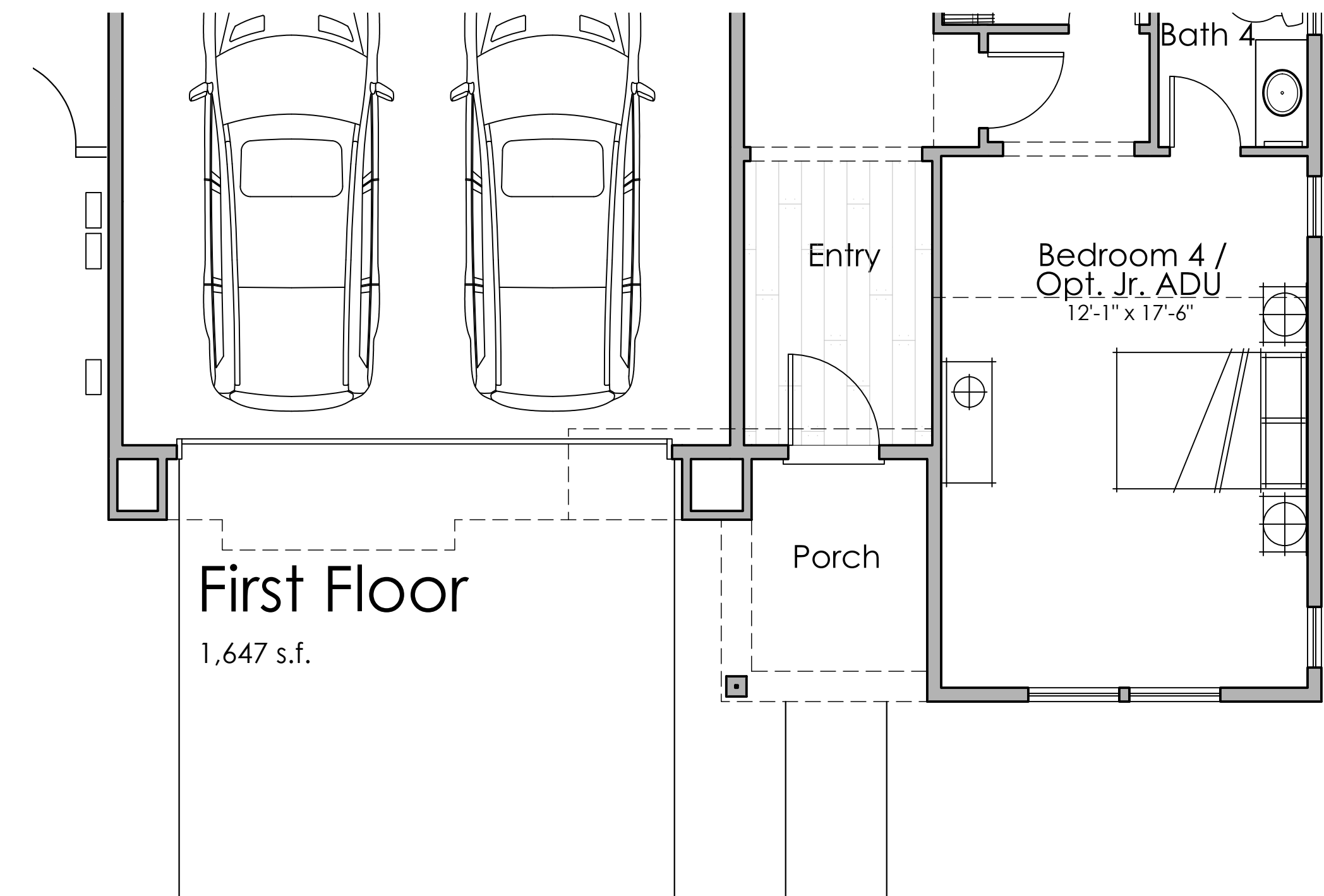
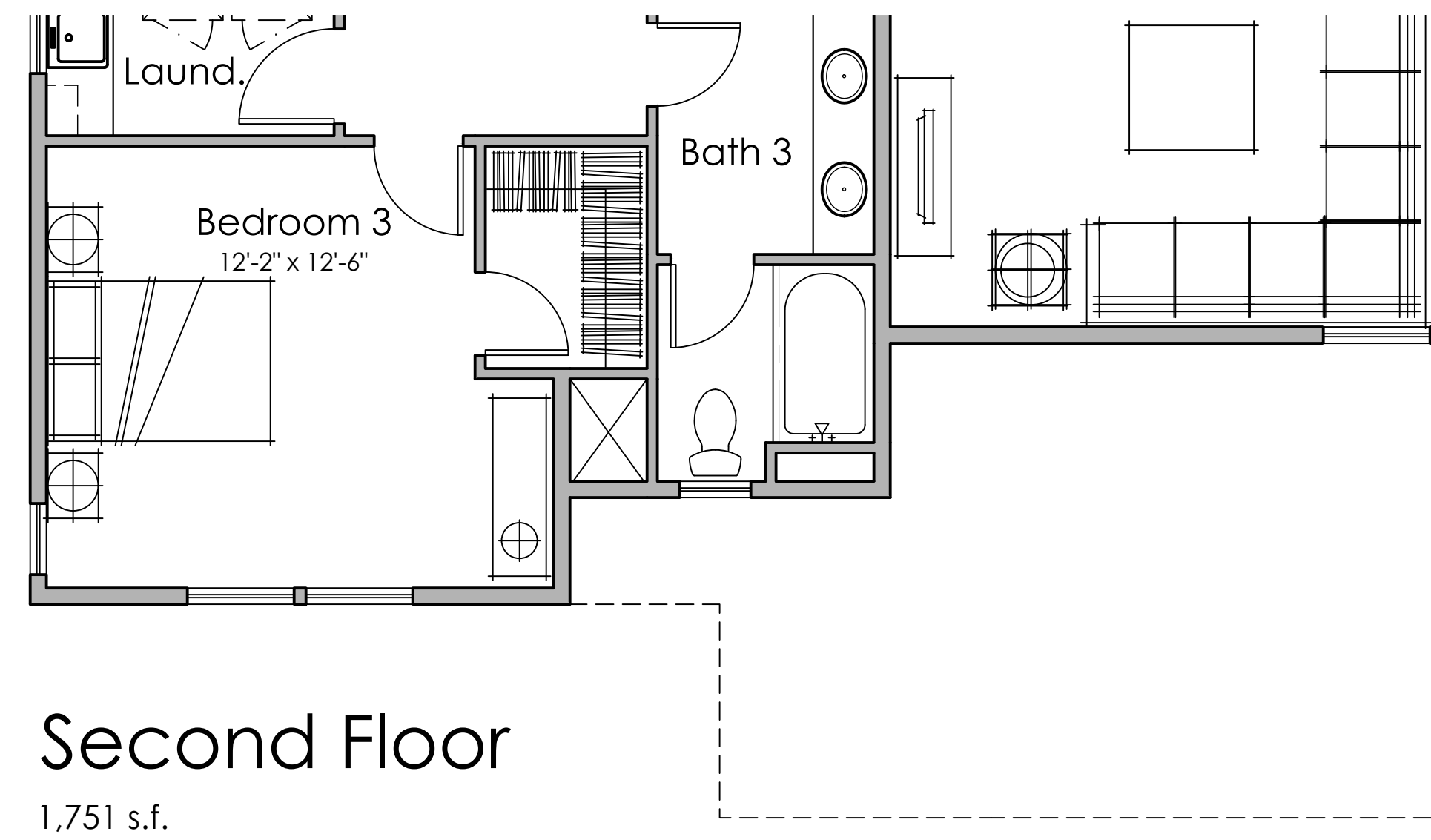


Opt. Jr. ADU

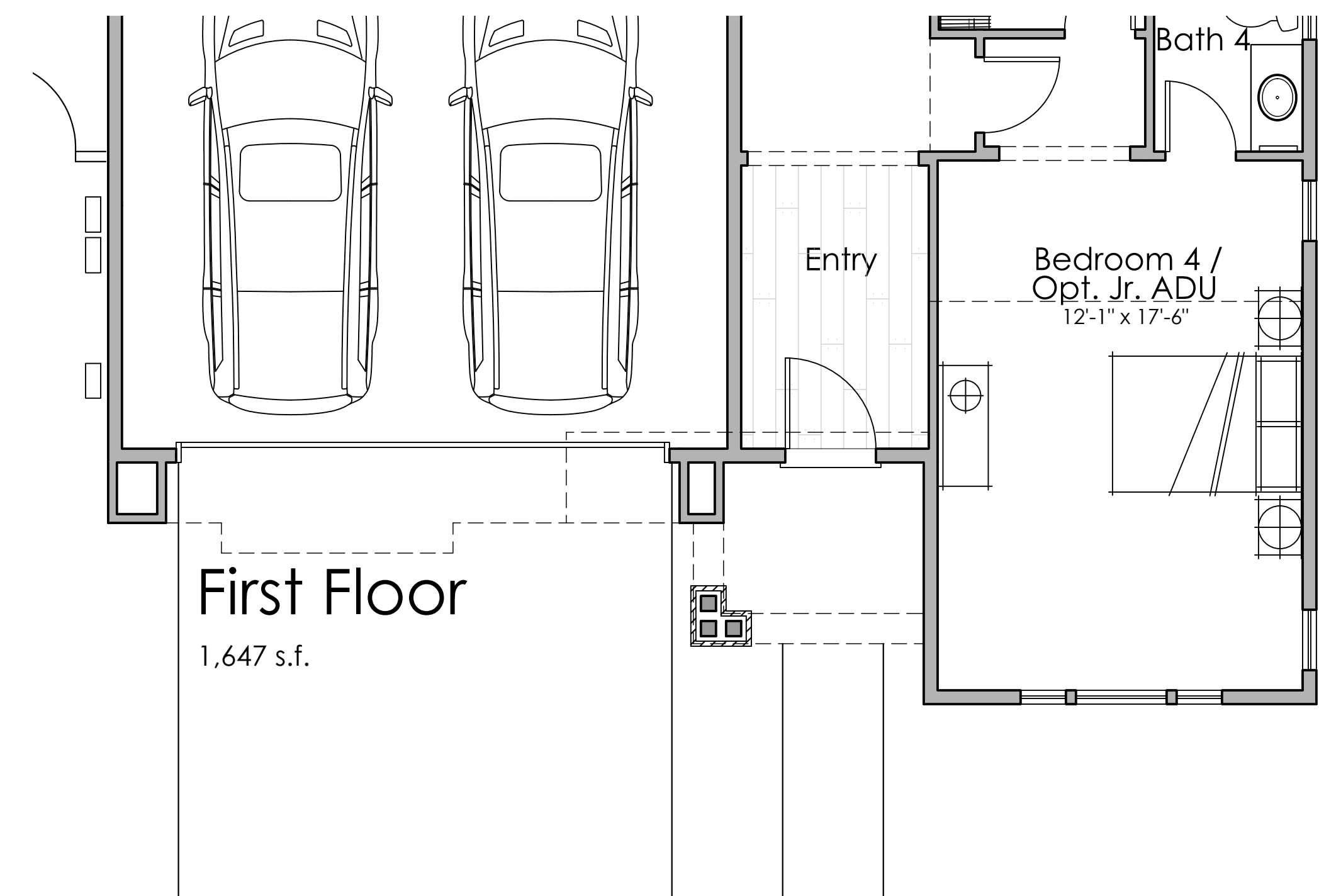
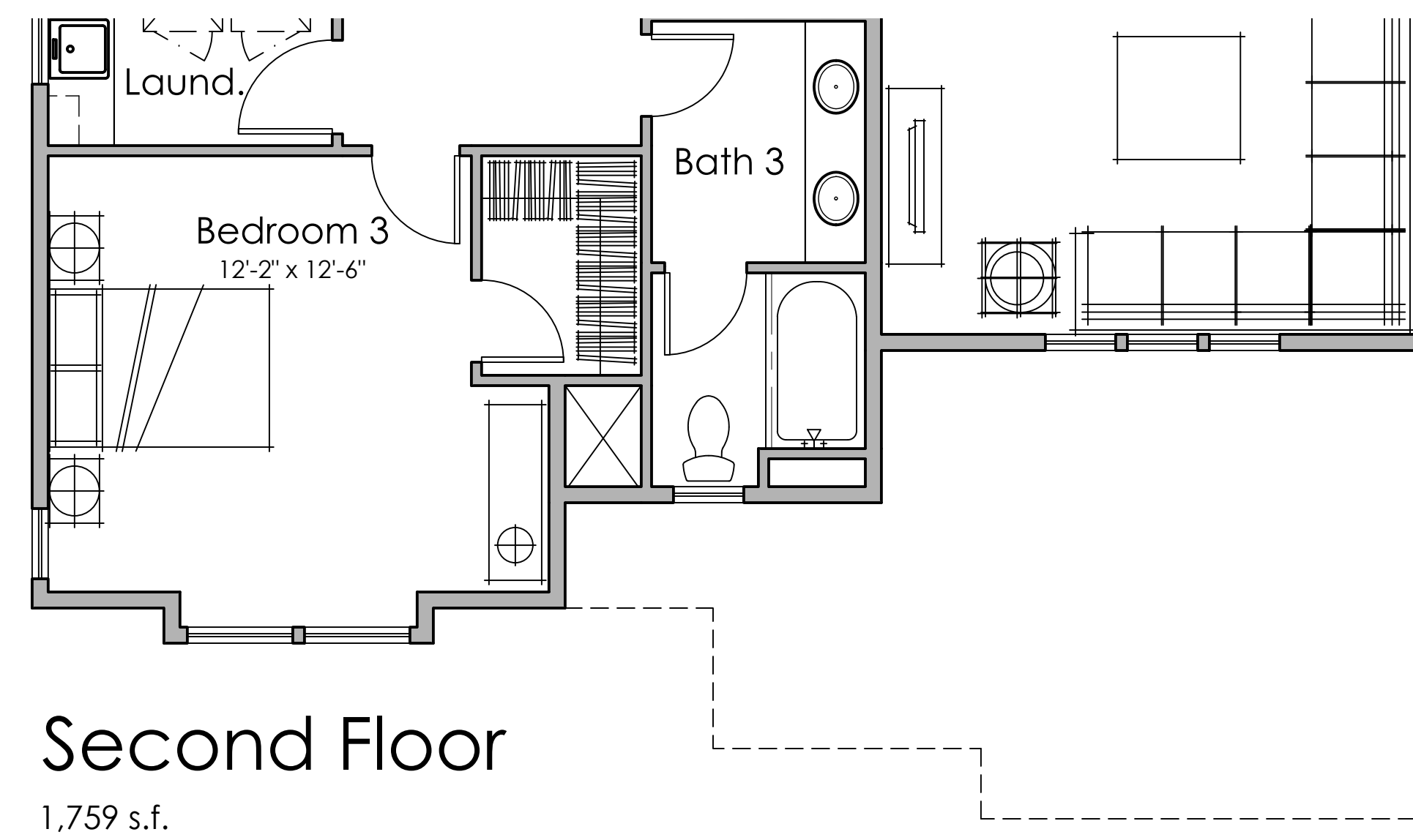


Opt. Bedroom 5





PLAN 3C

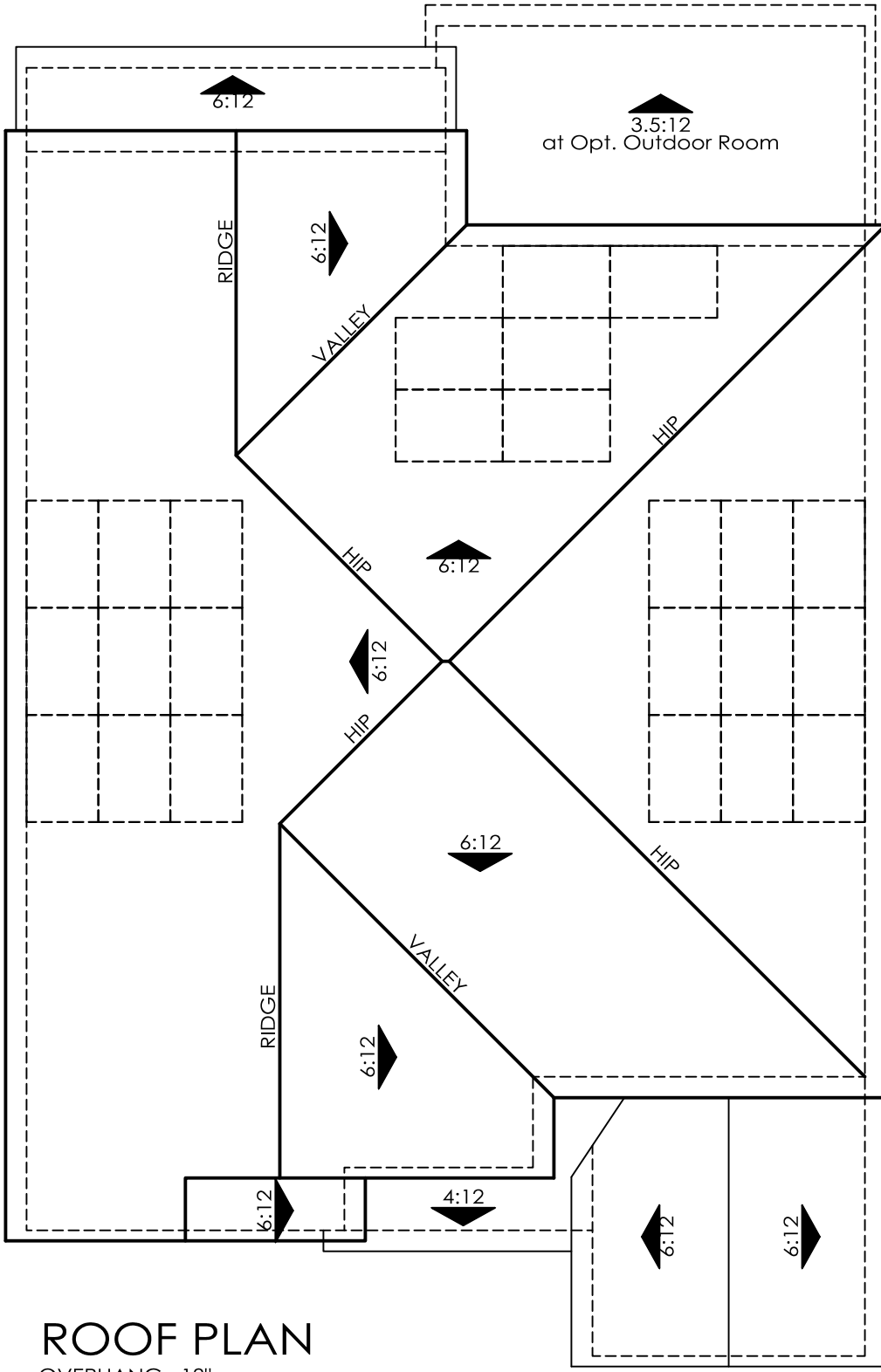


PLAN 3B

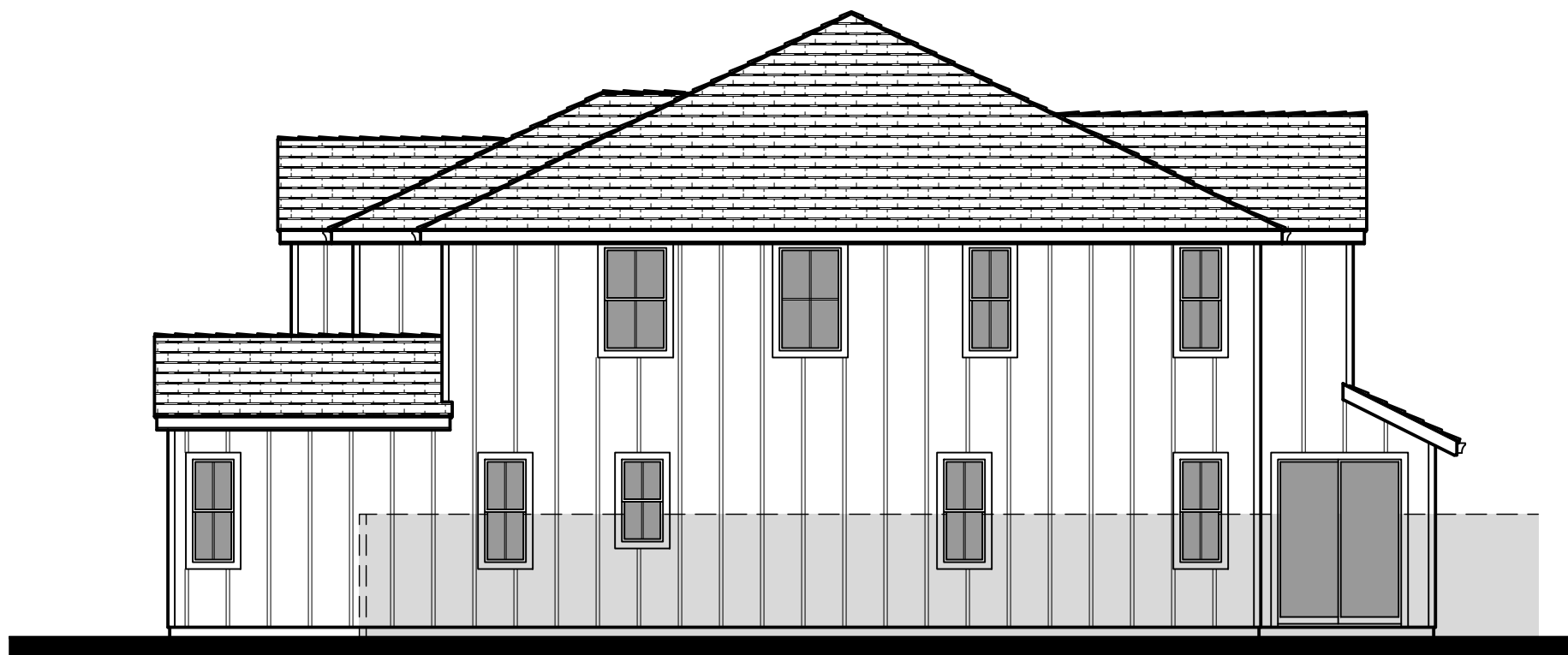
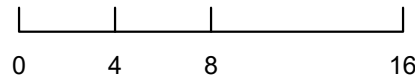
3A - Material Legend:
 Flat Concrete Tile Roofing
 Cememtitious Board & Batt Siding
 Decorative Shutters
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



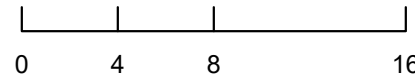
Front Elevation 3A - Farmhouse



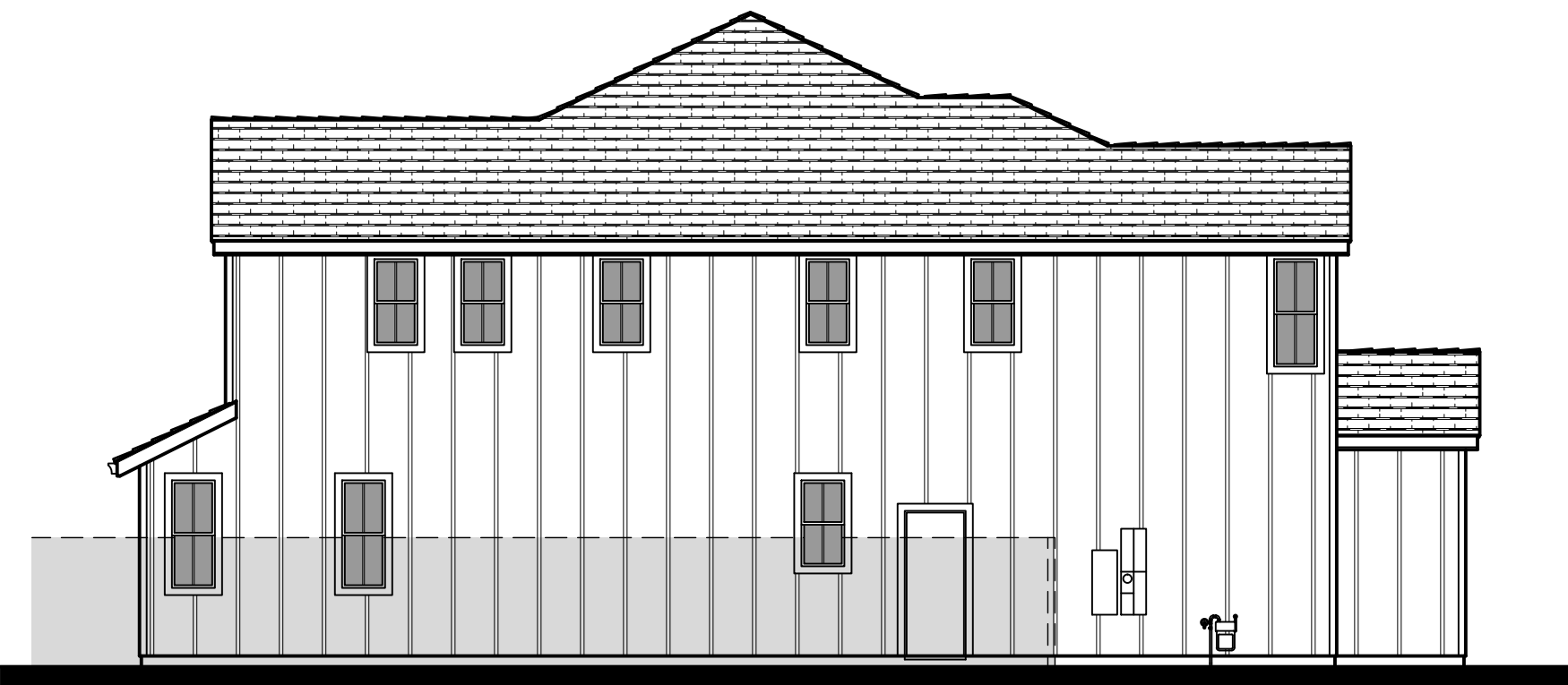
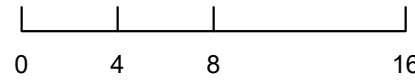
ROOF PLAN
 OVERHANG : 18"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O.



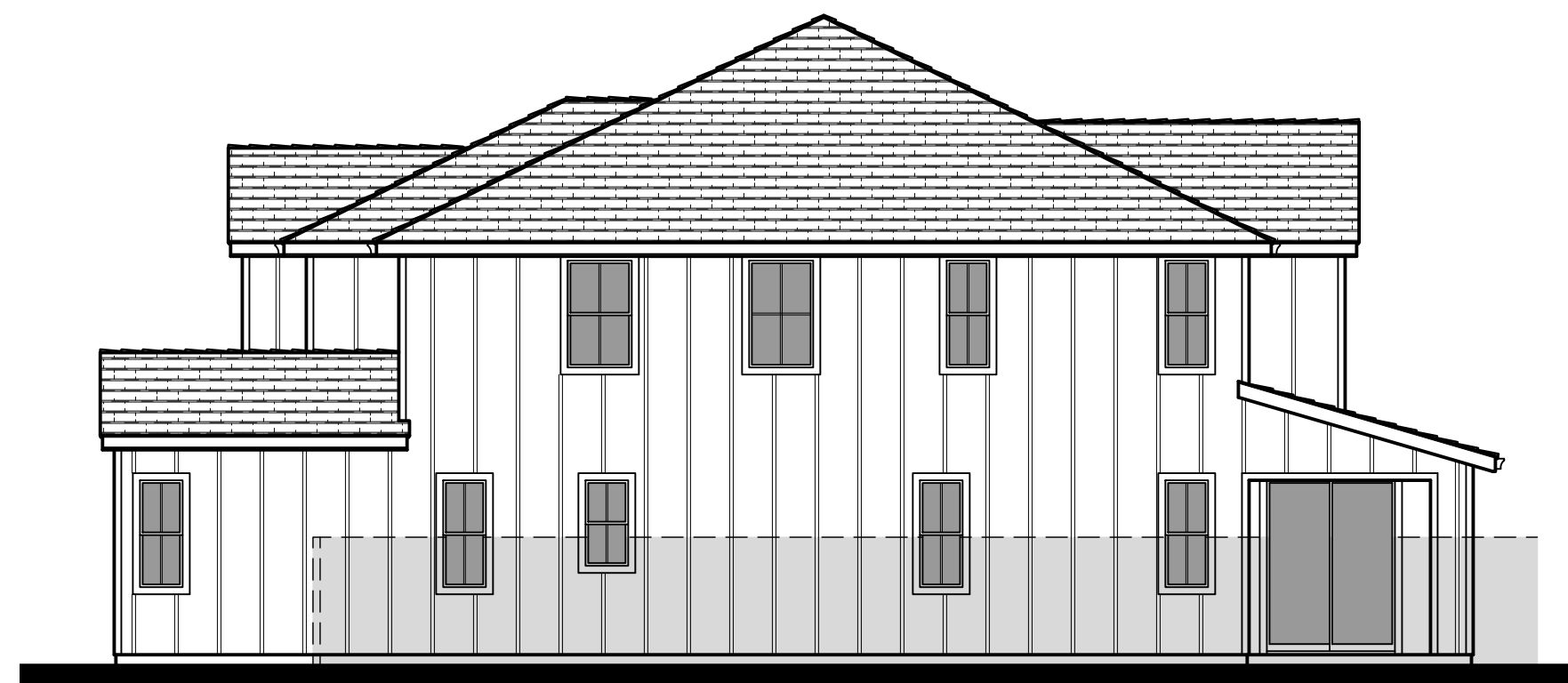
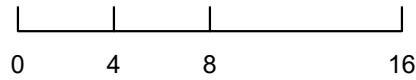
Right Elevation



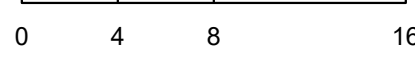
Rear Elevation



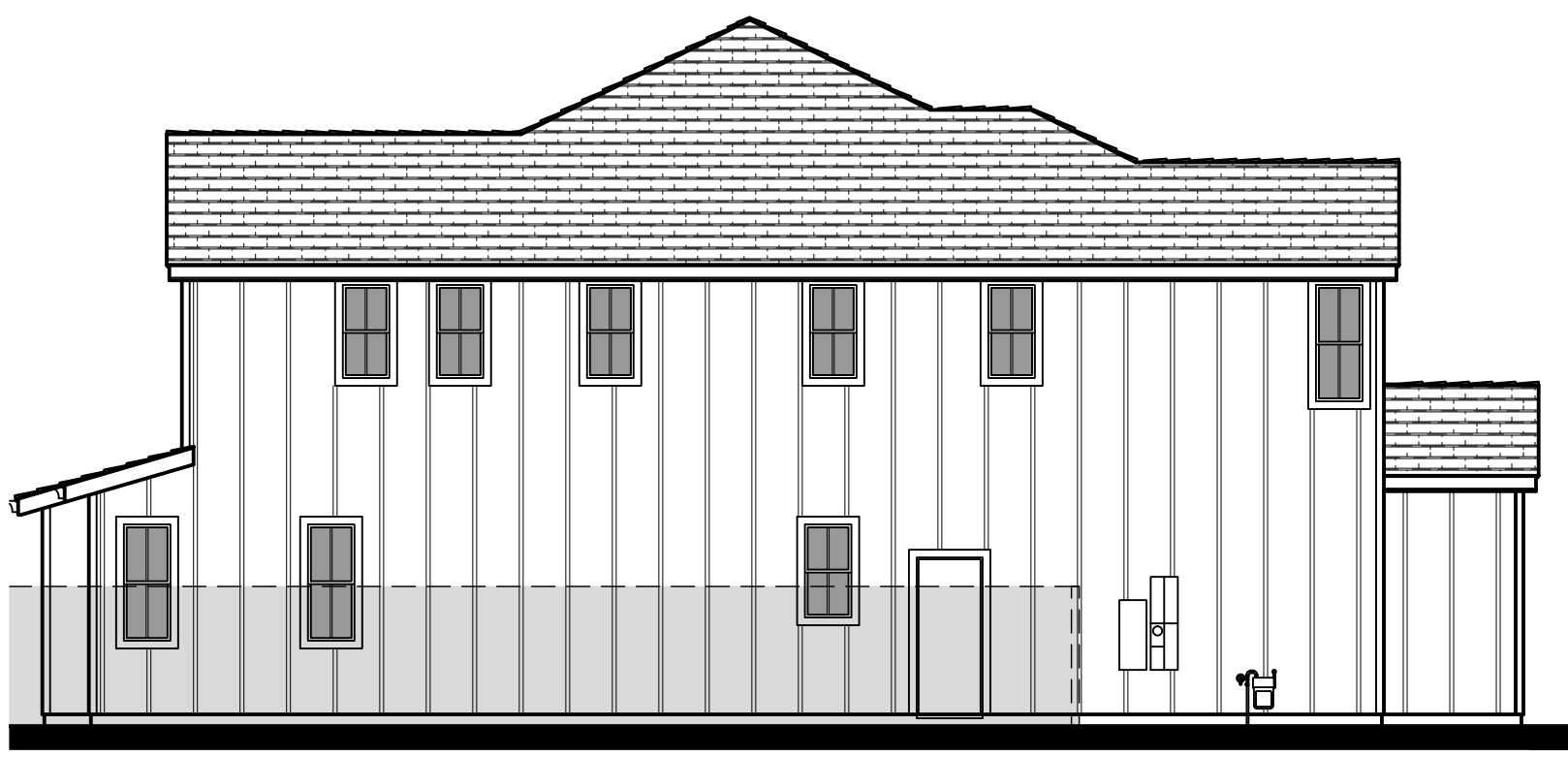
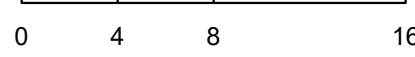
Left Elevation



Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

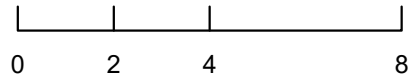


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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



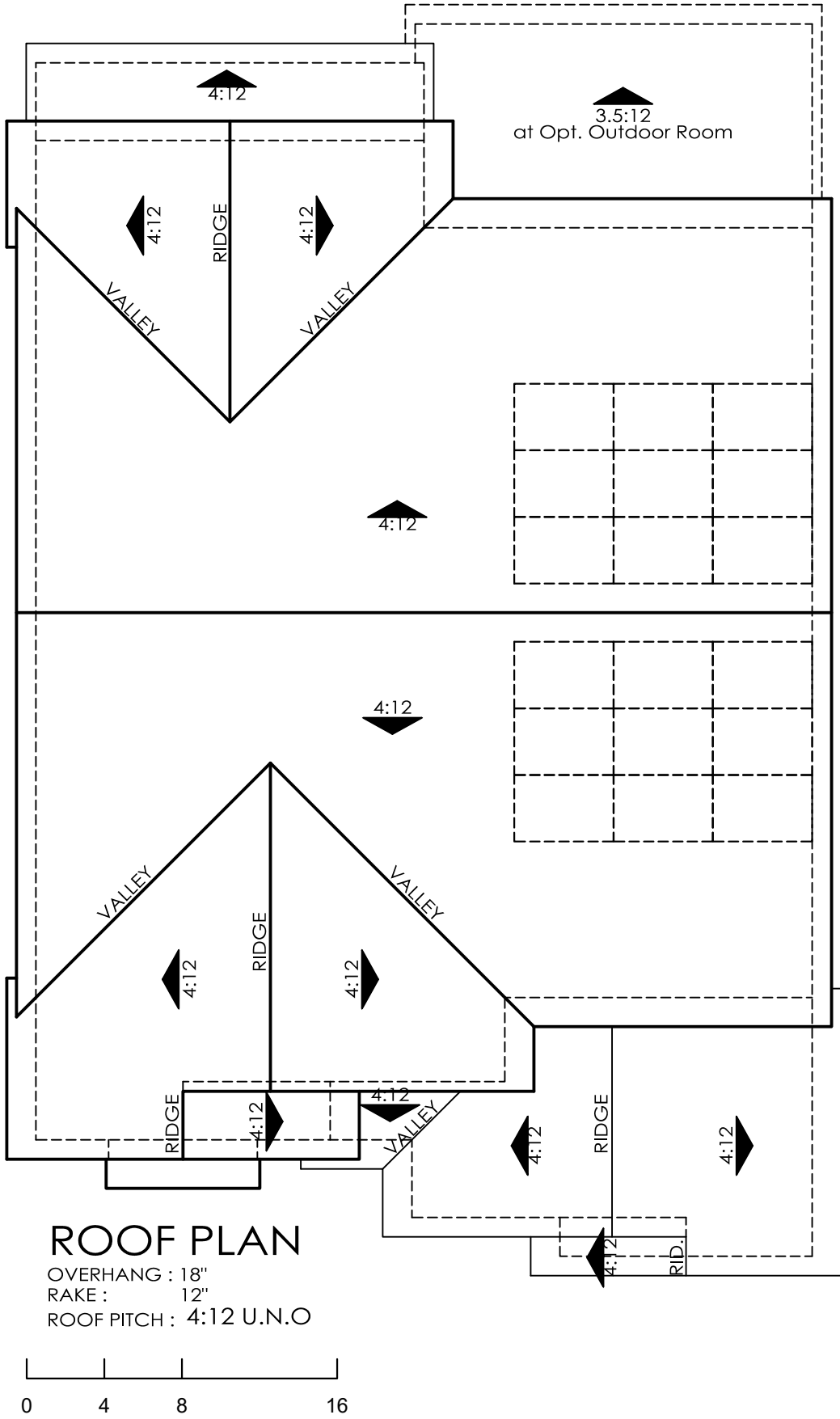
PLAN 3A - EXTERIOR ELEVATIONS

A3.2

3B - Material Legend:
Flat Concrete Tile Roofing
Cememtitious Lap Siding
Stone Veneer
Deocrative Post and Corbel
Decorative Gable End Detail
Enhanced Head and Sill Trim



Front Elevation 3B - Craftsman



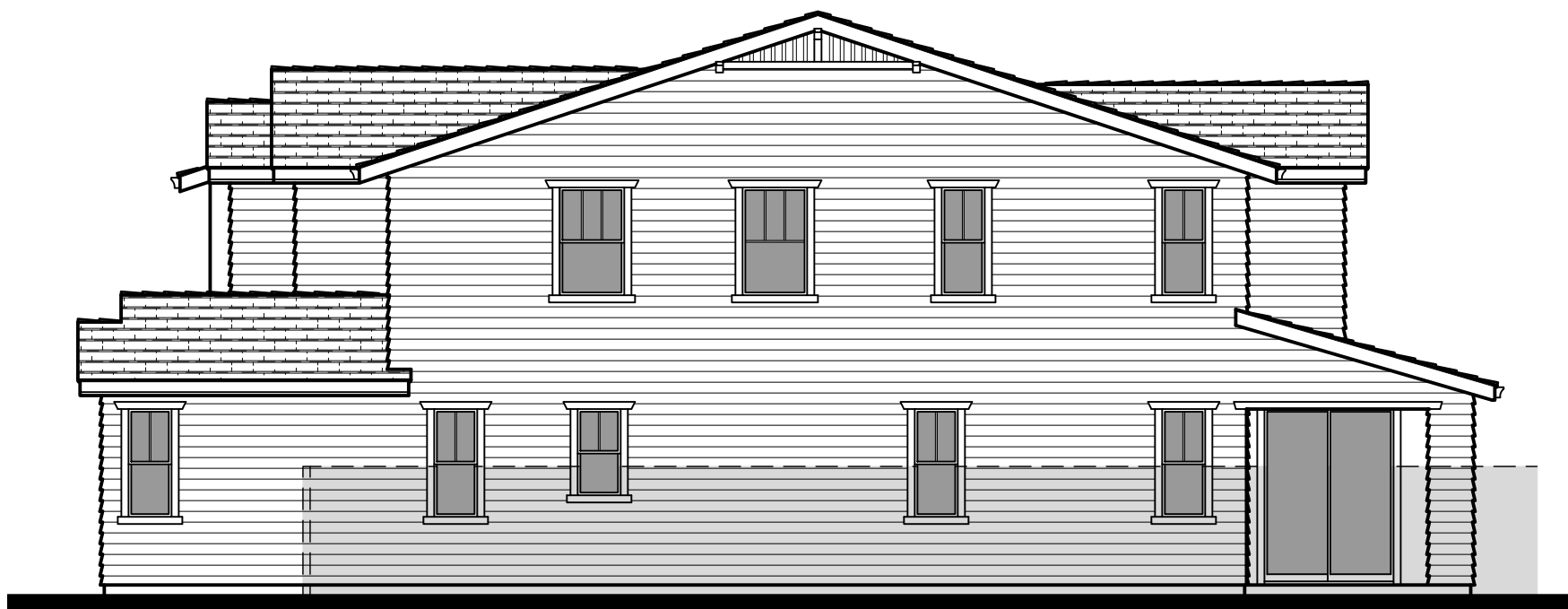
Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room



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AUGUST 17, 2022

0 2 4 8

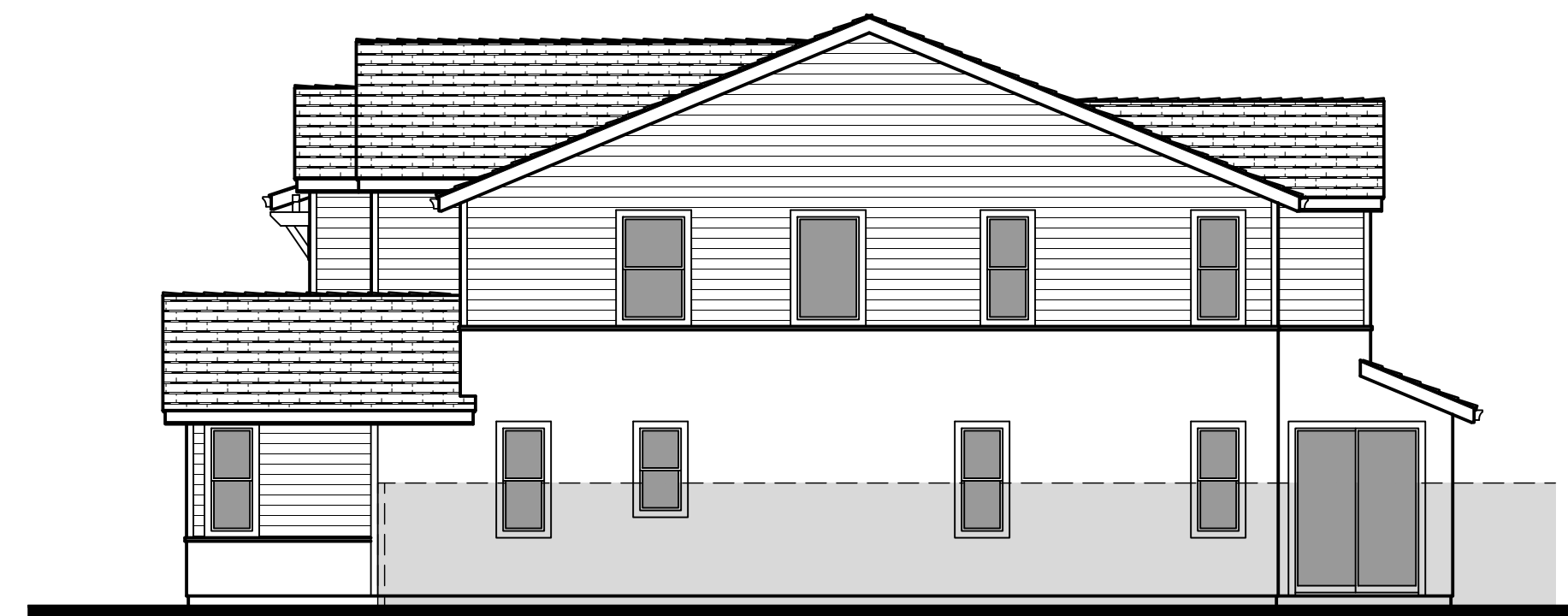
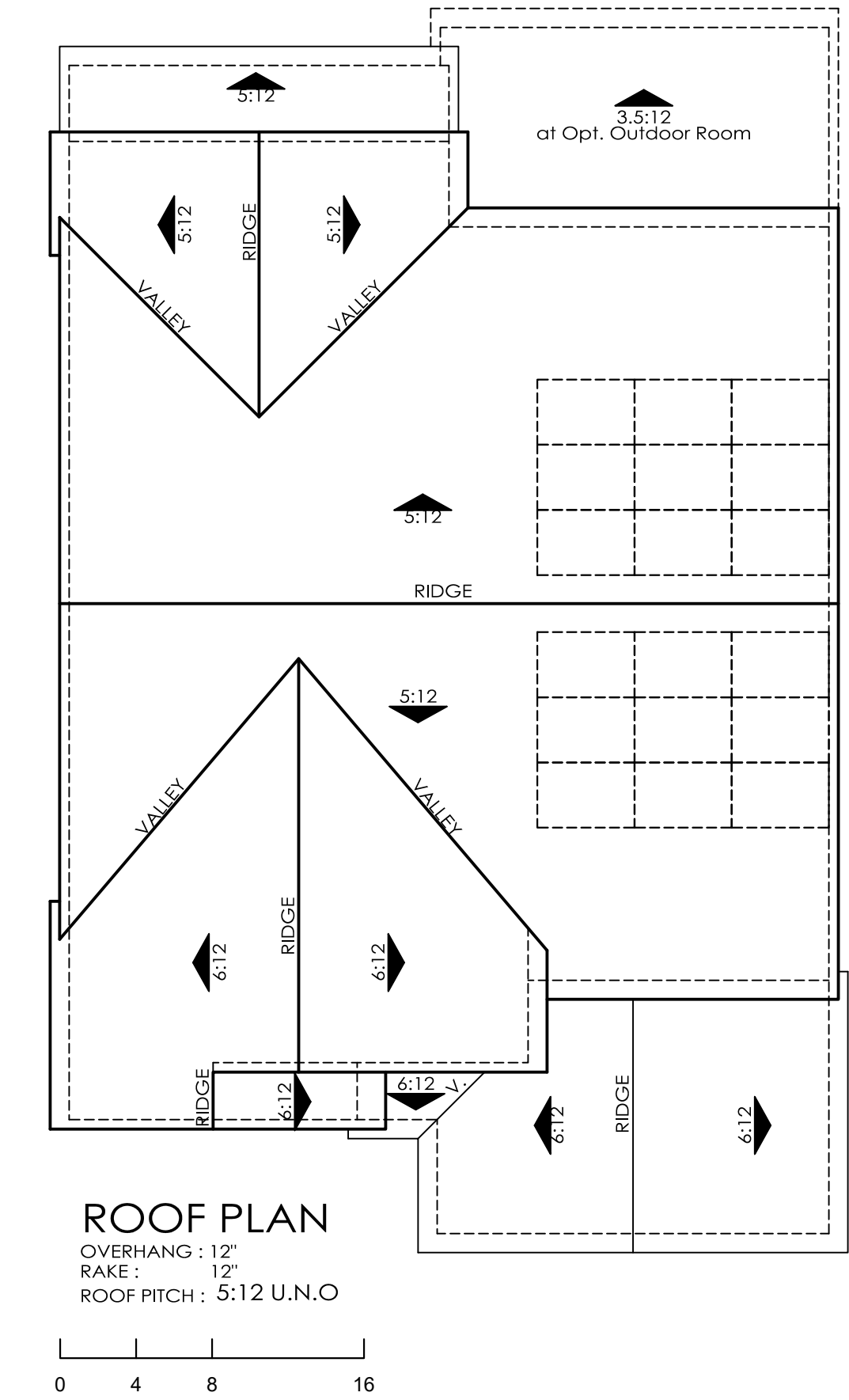
PLAN 3B - EXTERIOR ELEVATIONS

A3.3

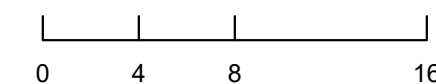
3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Enhanced Head and Sill Trim
 Metal Roofing



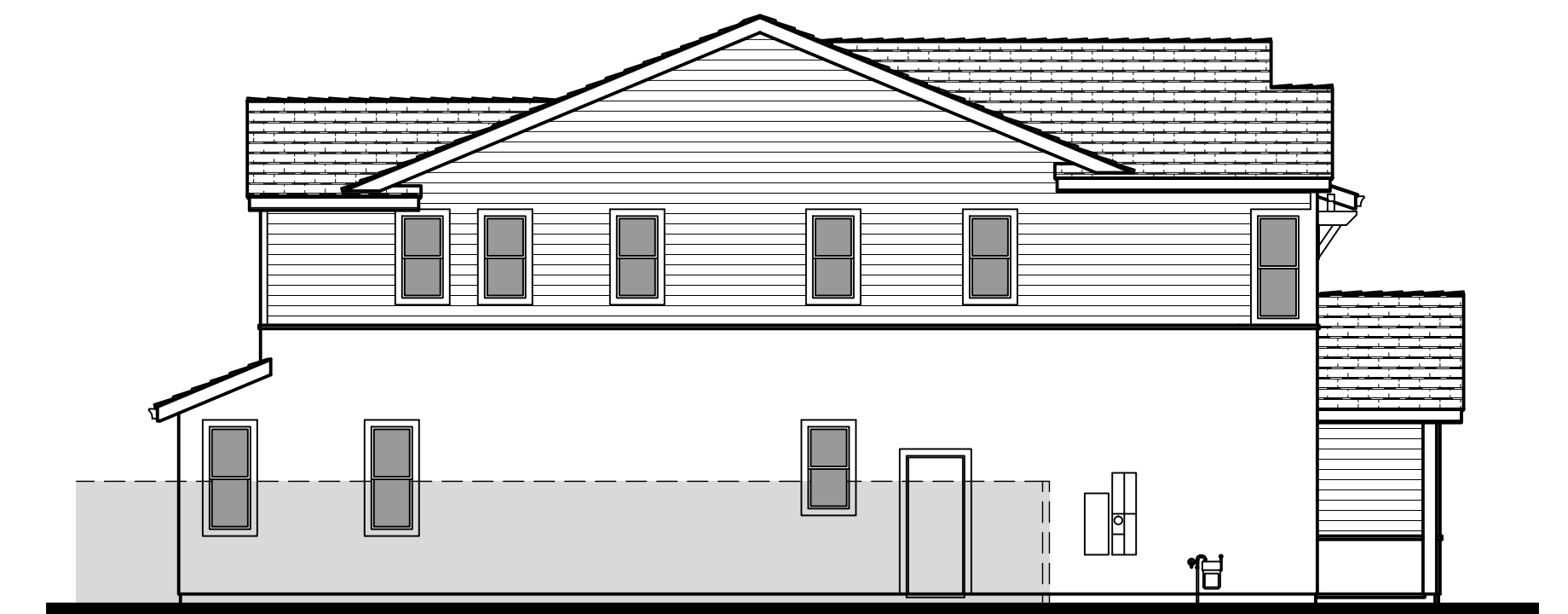
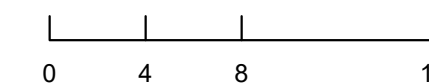
Front Elevation 3C - Contemporary Farmhouse



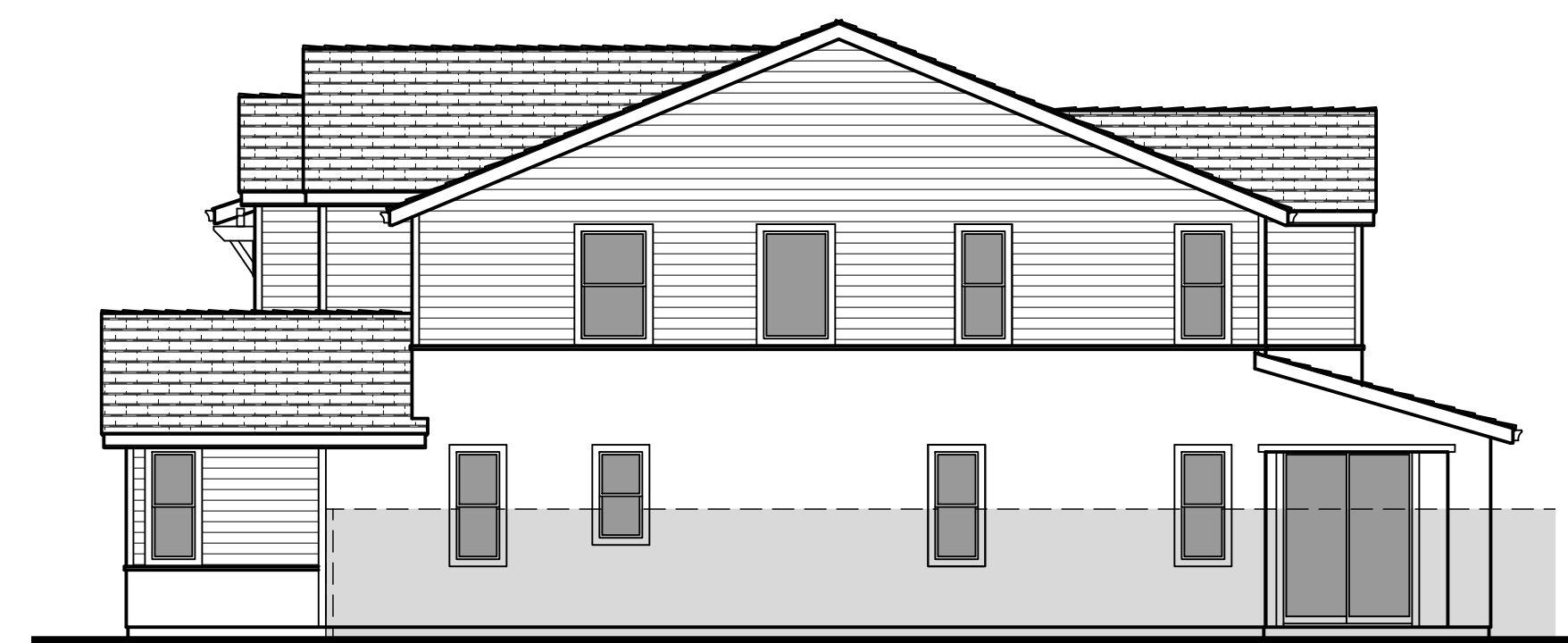
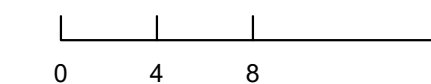
Right Elevation



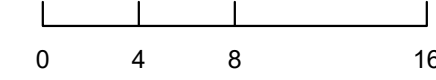
Rear Elevation



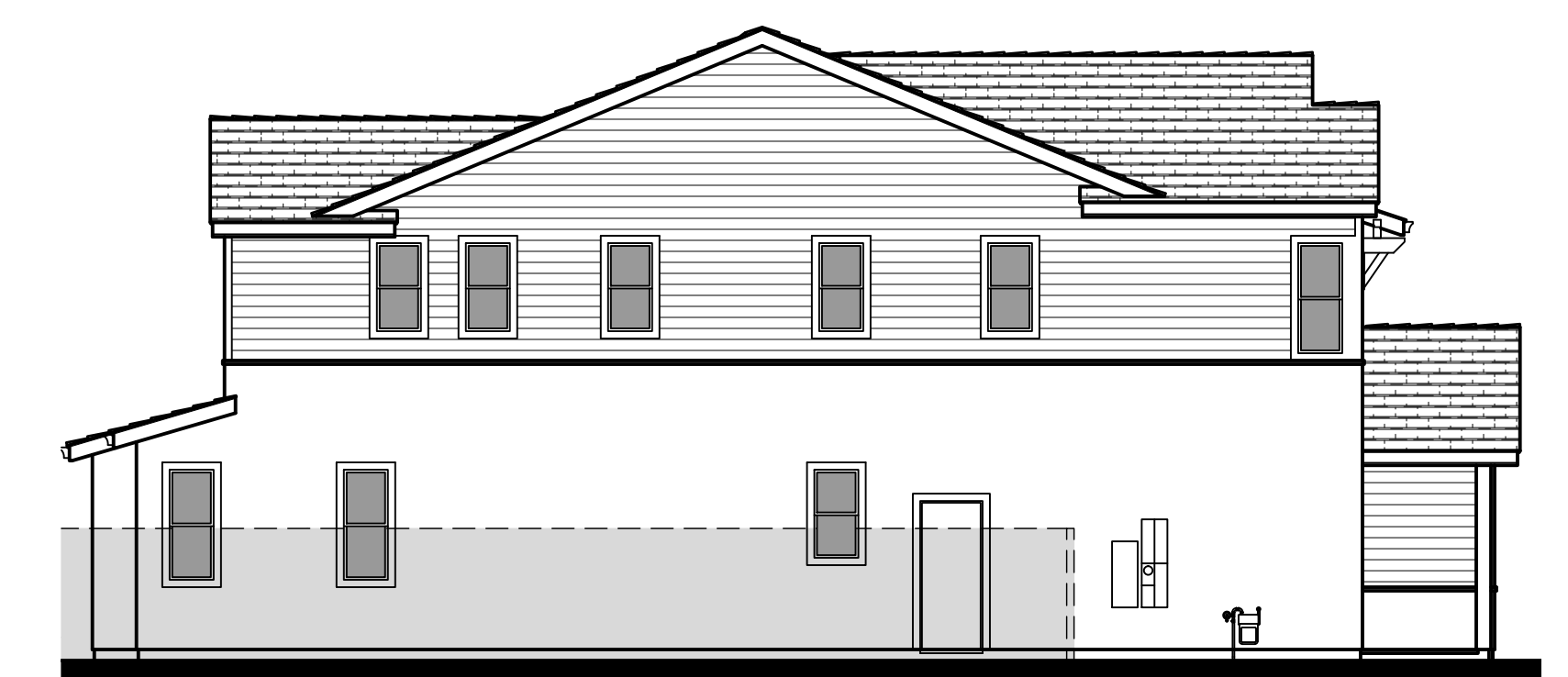
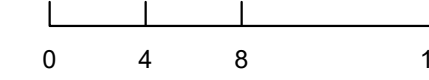
Left Elevation



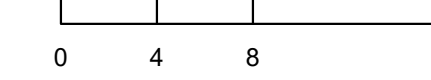
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

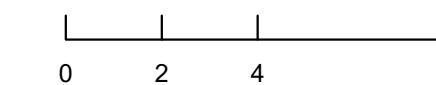


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SCHEMATIC DESIGN
 AUGUST 17, 2022



PLAN 3C - EXTERIOR ELEVATIONS

A3.4



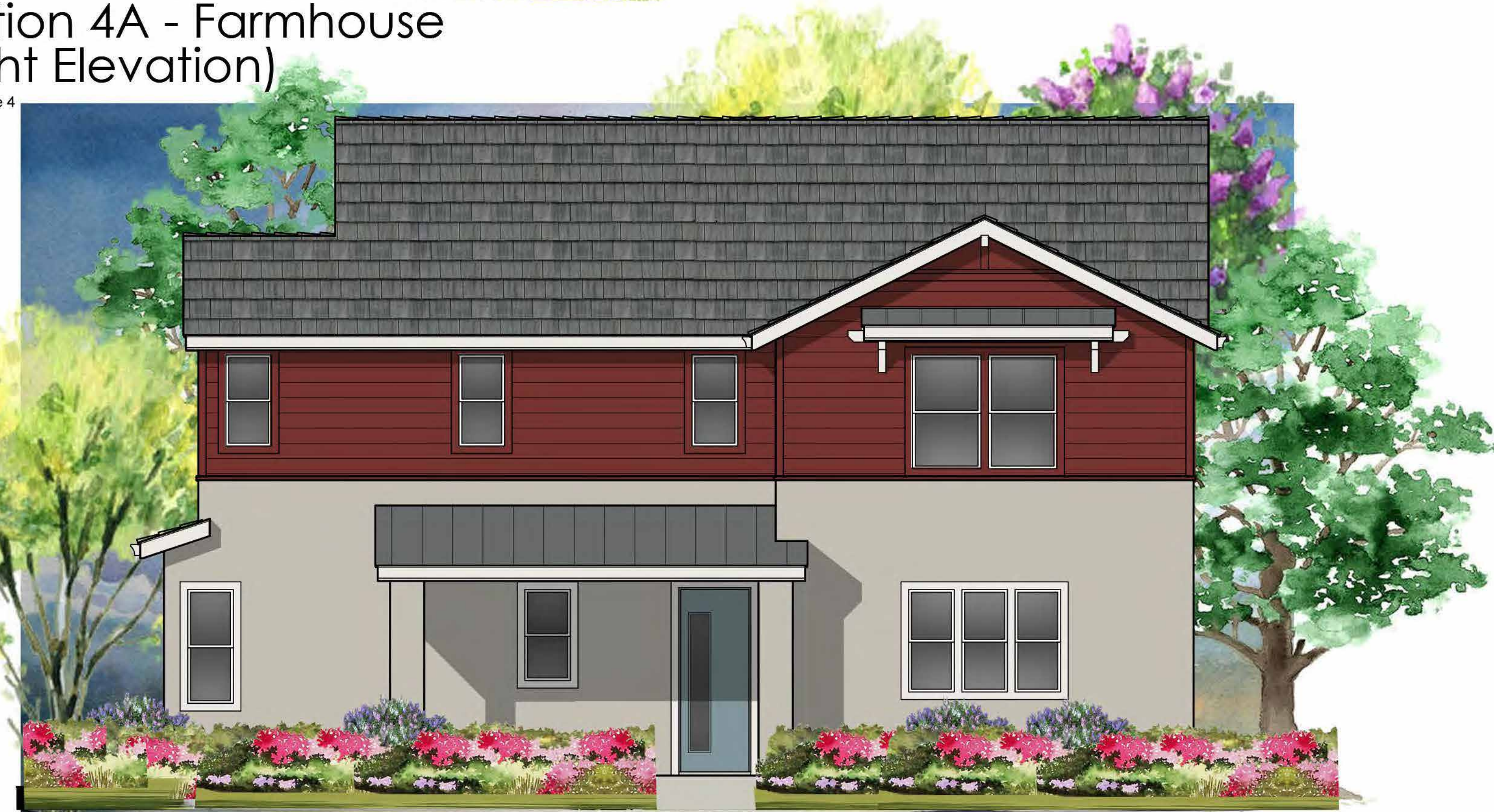
Front Elevation 4A - Farmhouse
(Right Elevation)

Scheme 4



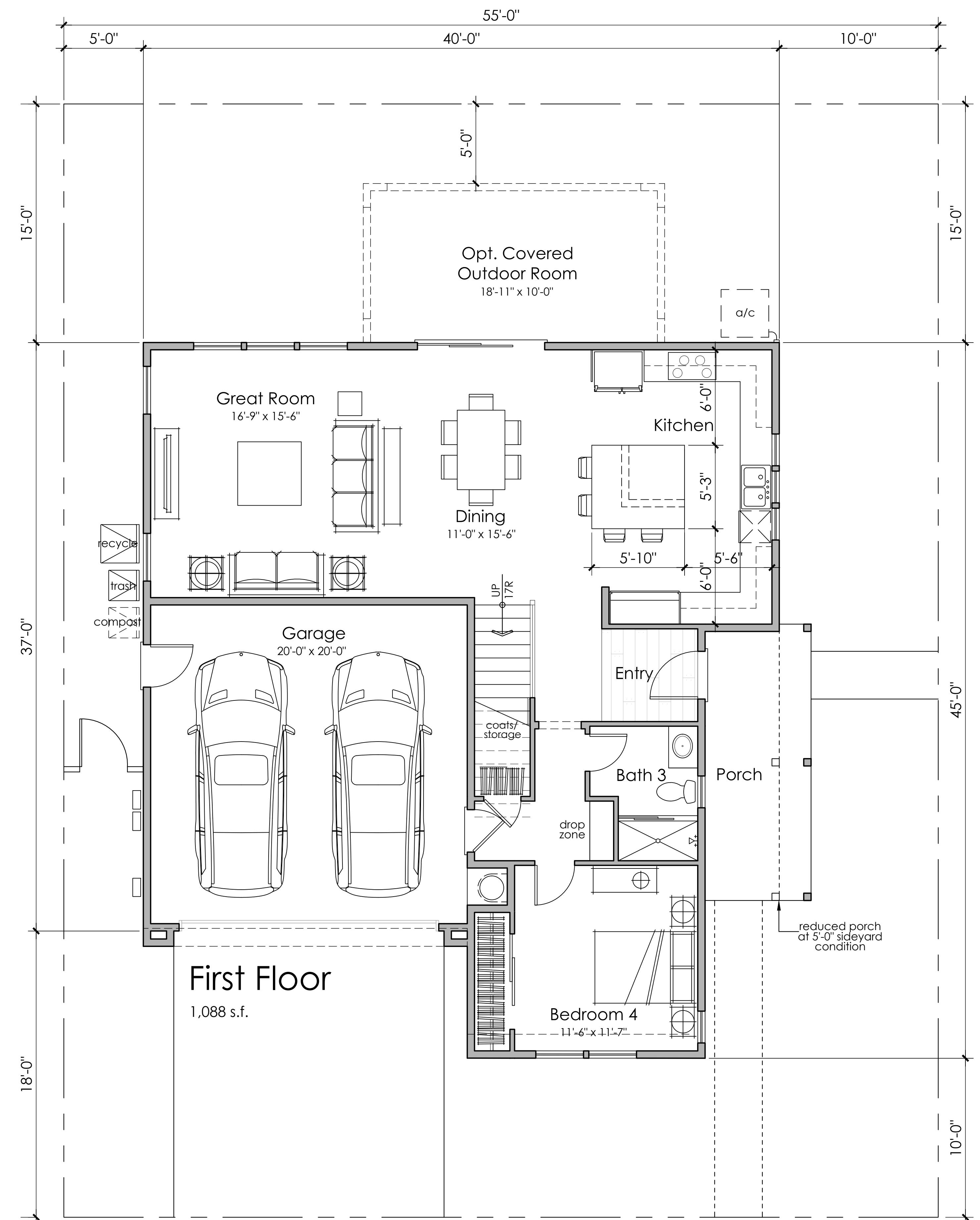
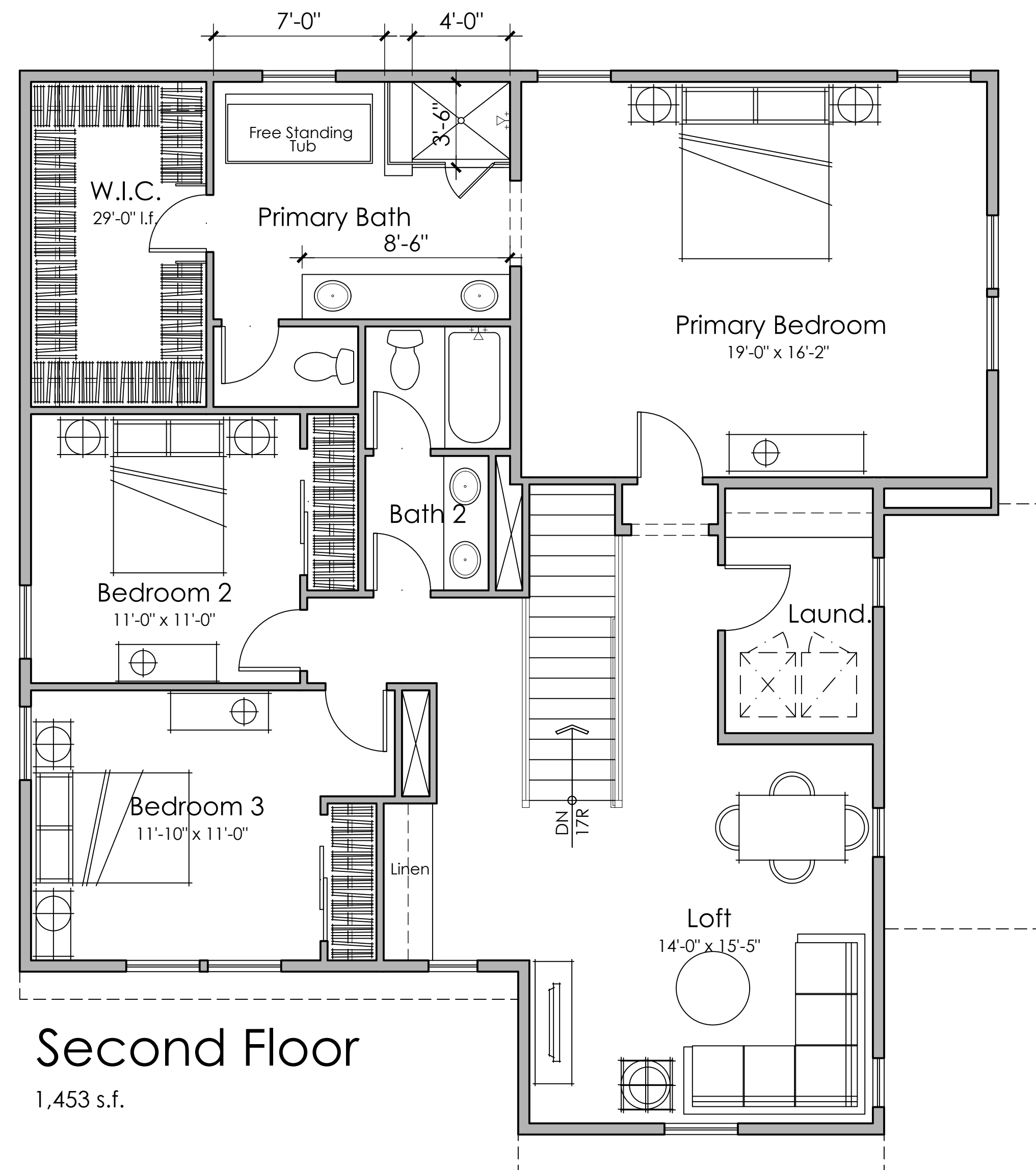
Front Elevation 4B - Craftsman
(Right Elevation)

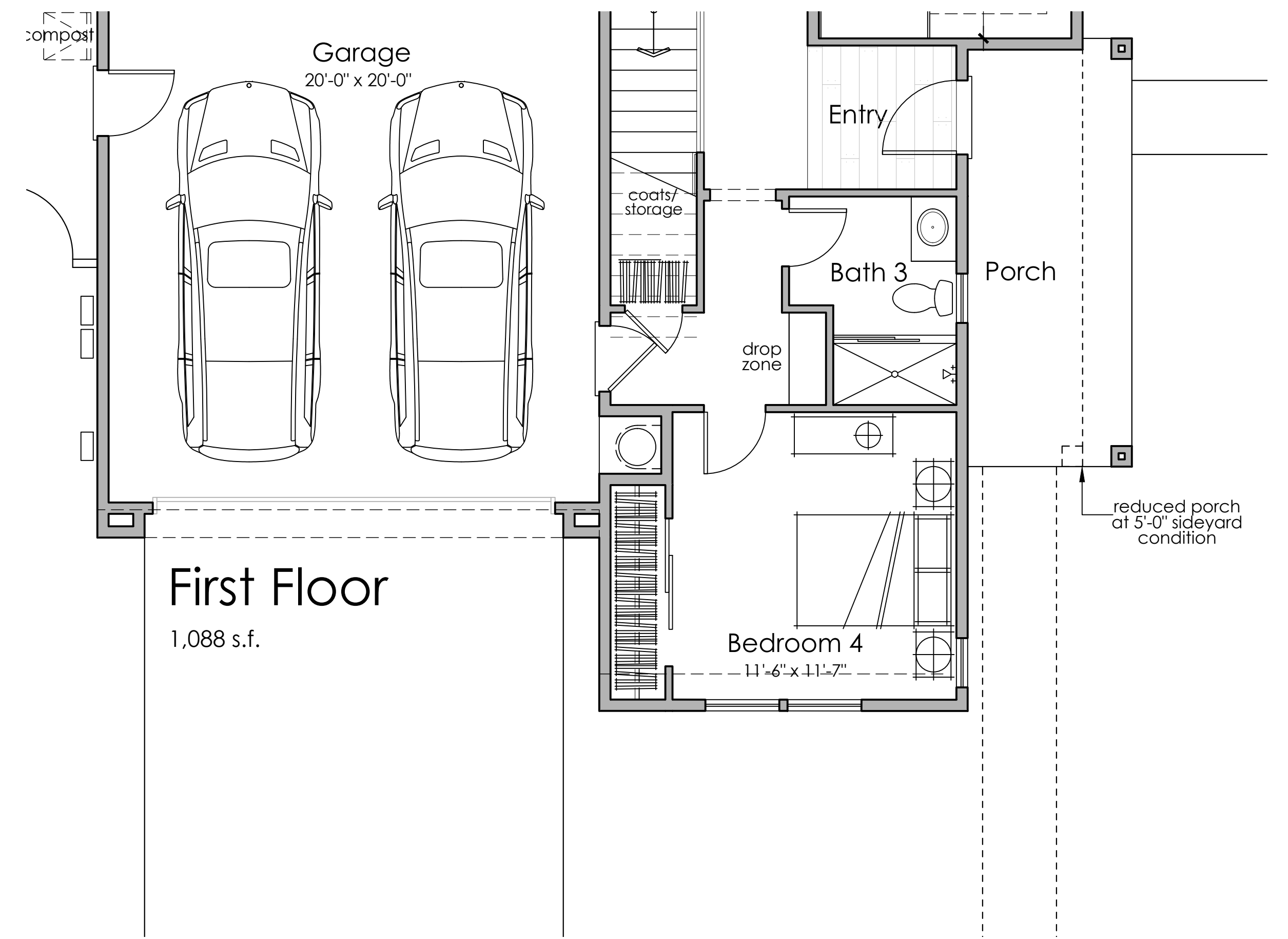
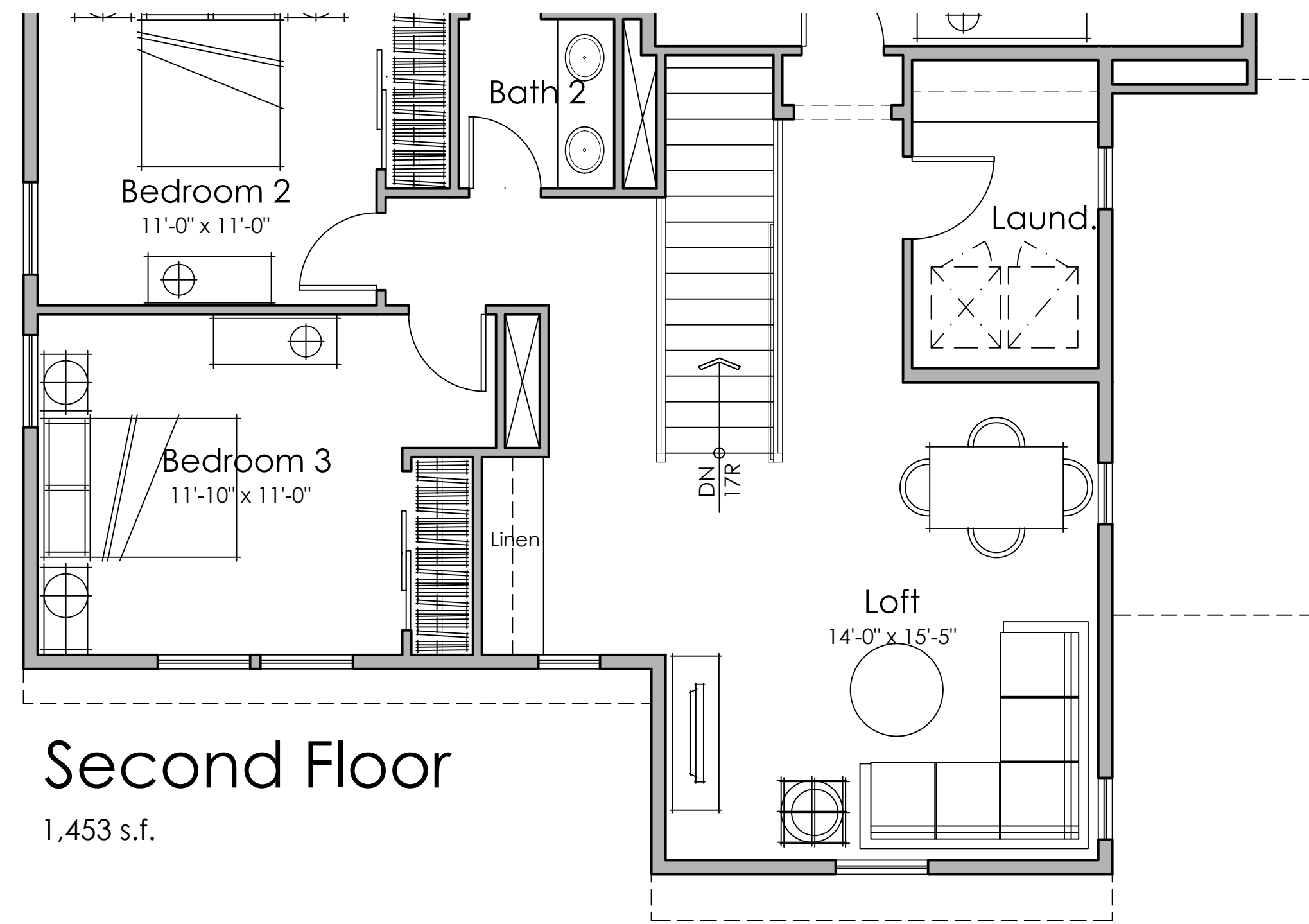
Scheme 10



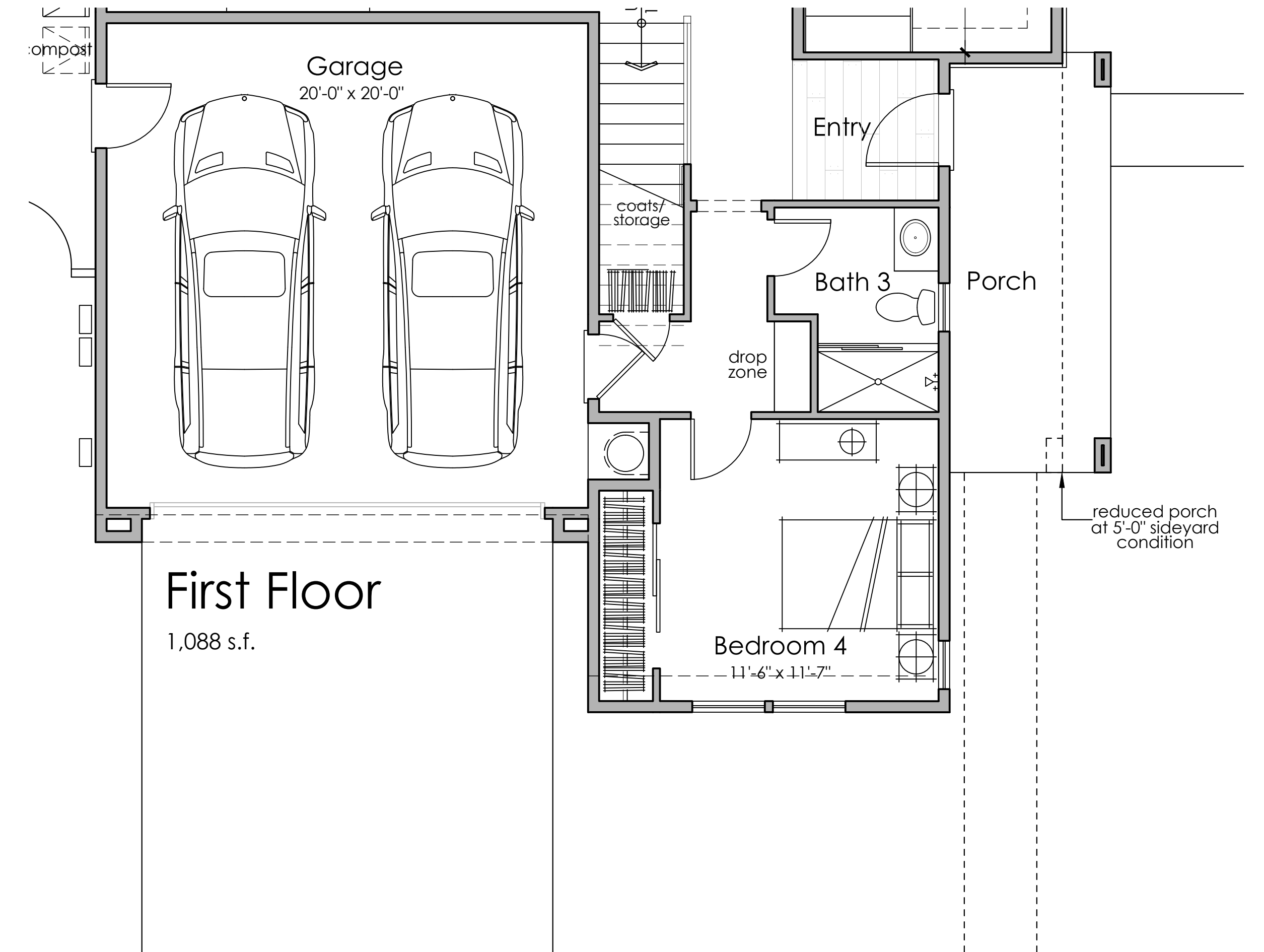
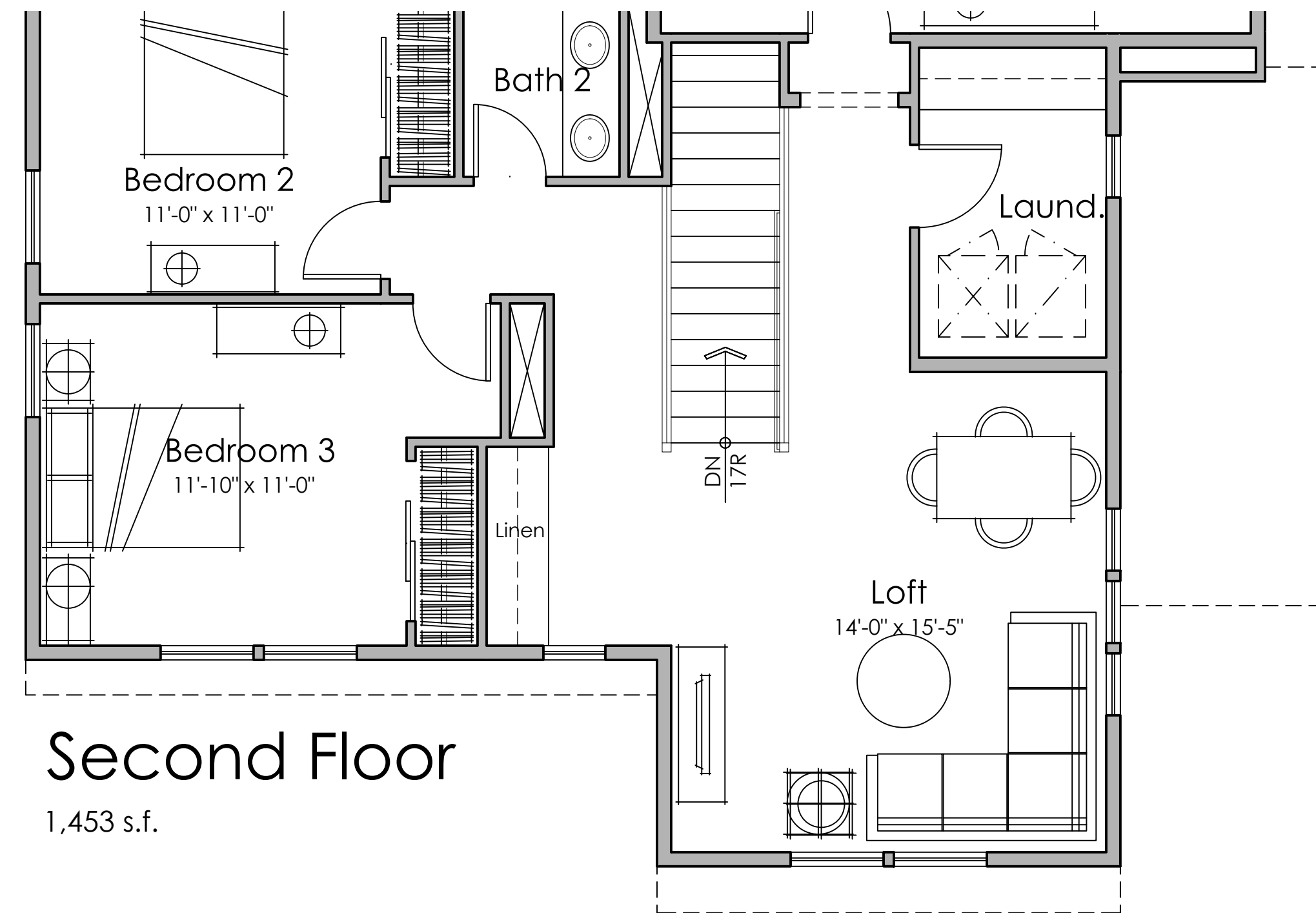
Front Elevation 4C - Contemporary Farmhouse
(Right Elevation)

Scheme 16





PLAN 4C

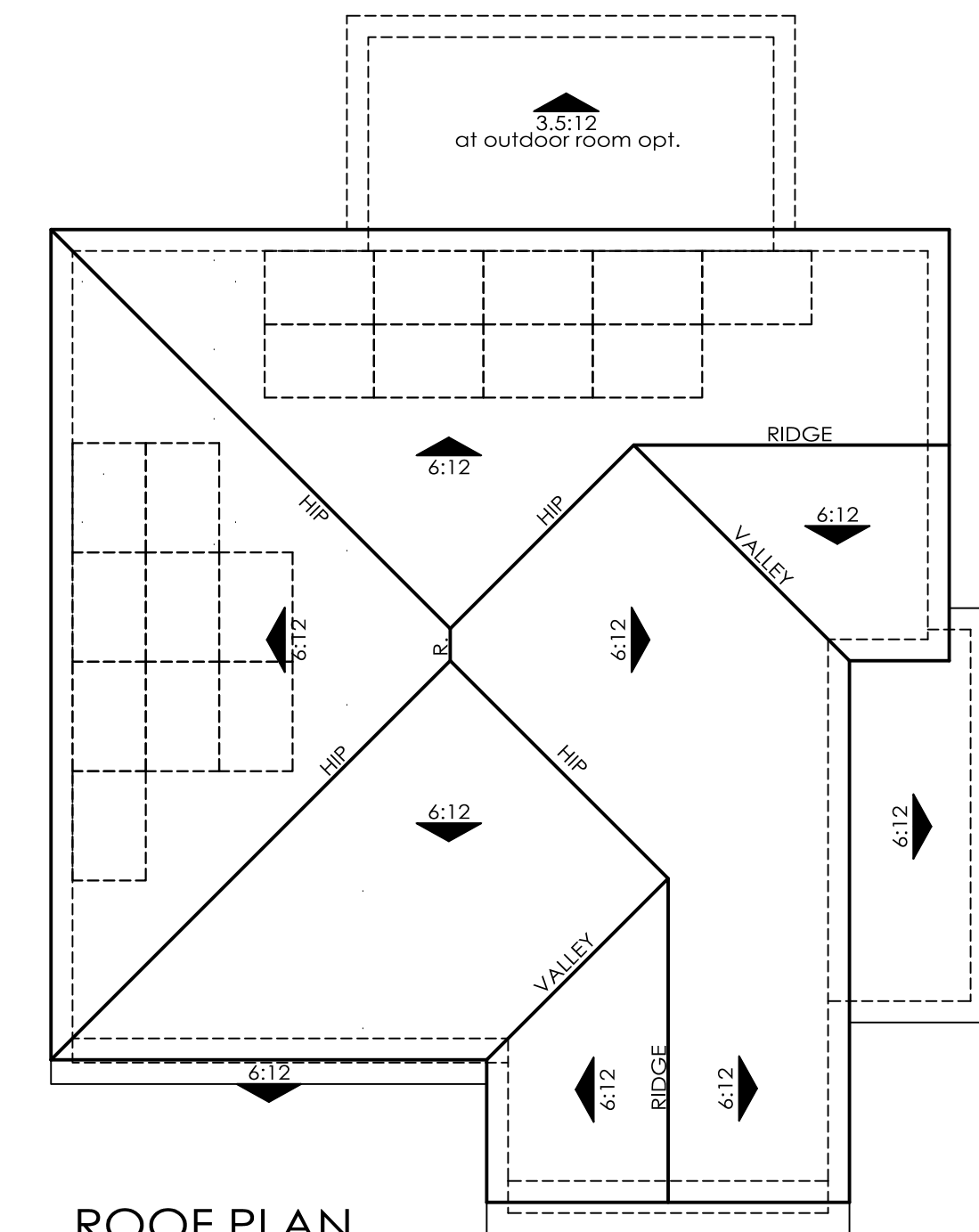


PLAN 4B

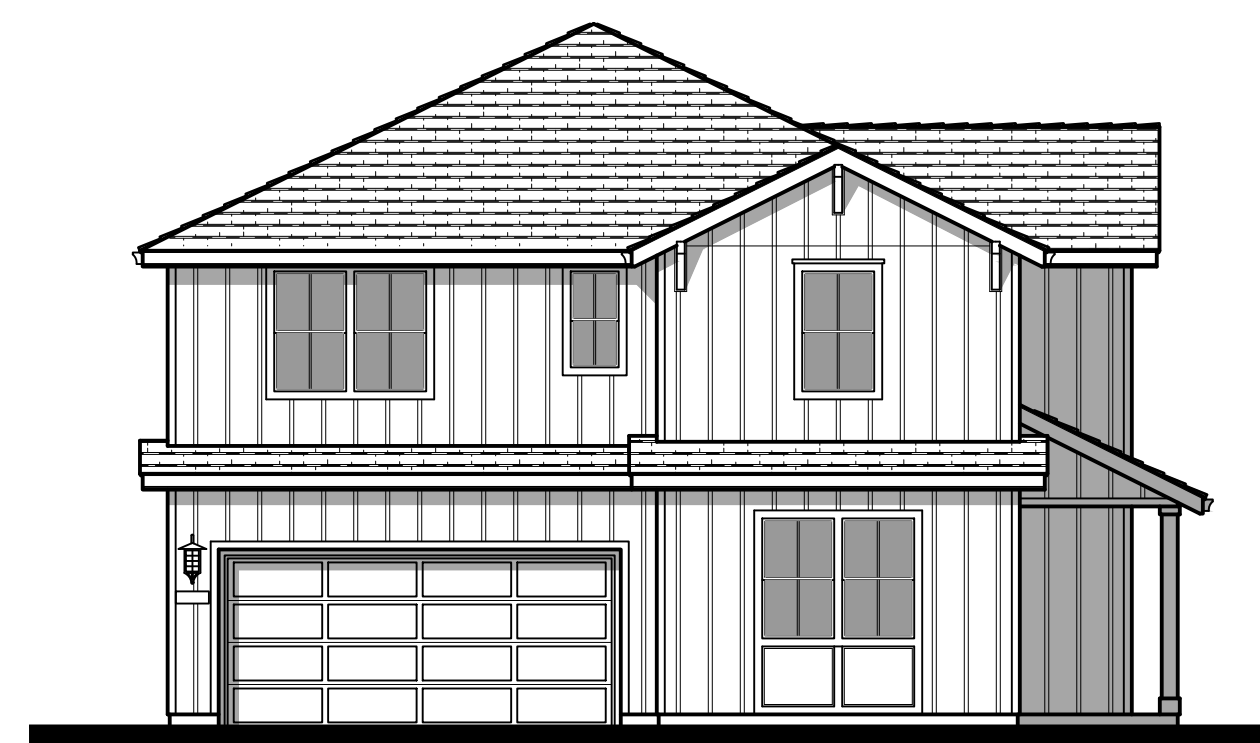
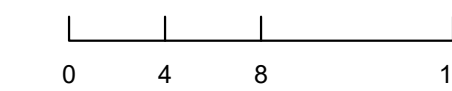
4A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



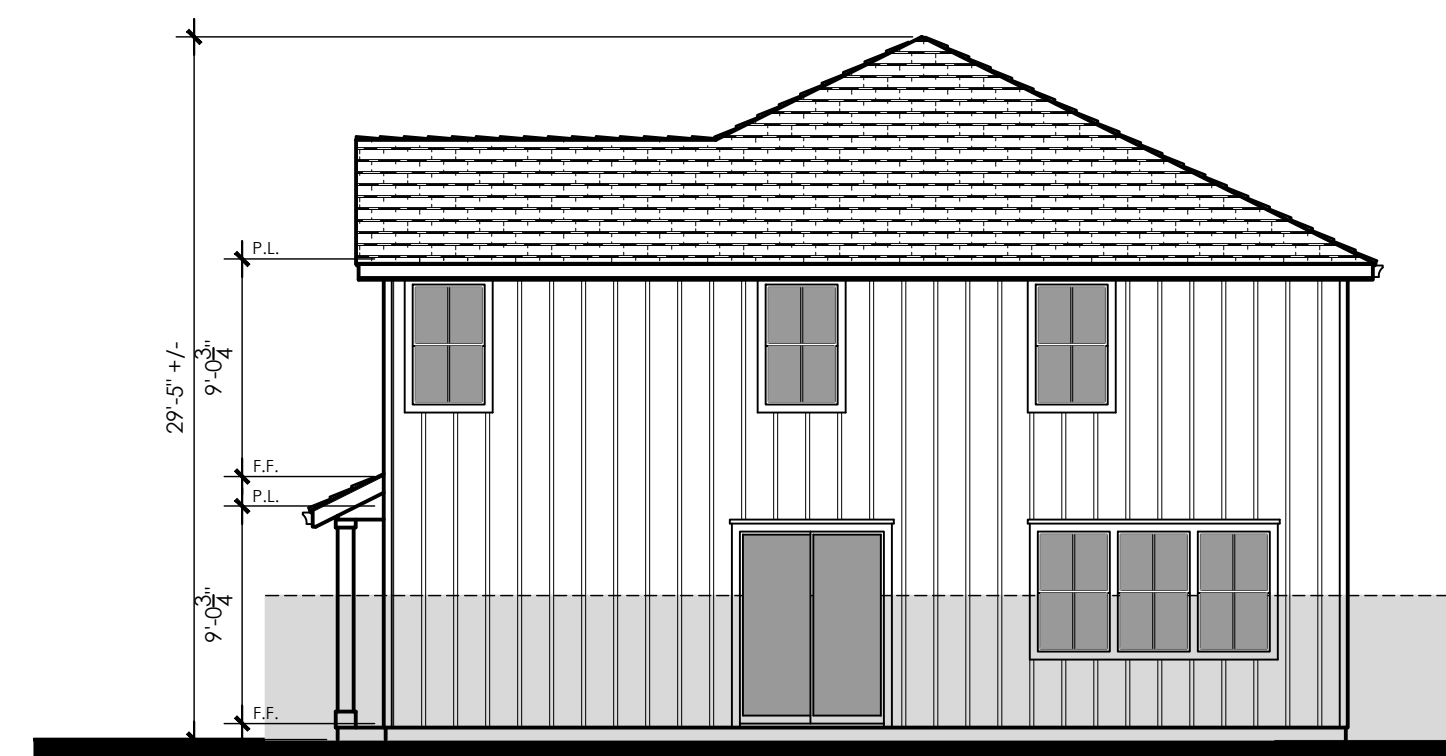
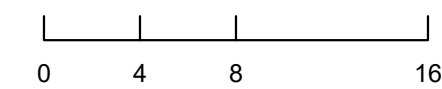
Front Elevation 4A - Farmhouse
 (Right Elevation)



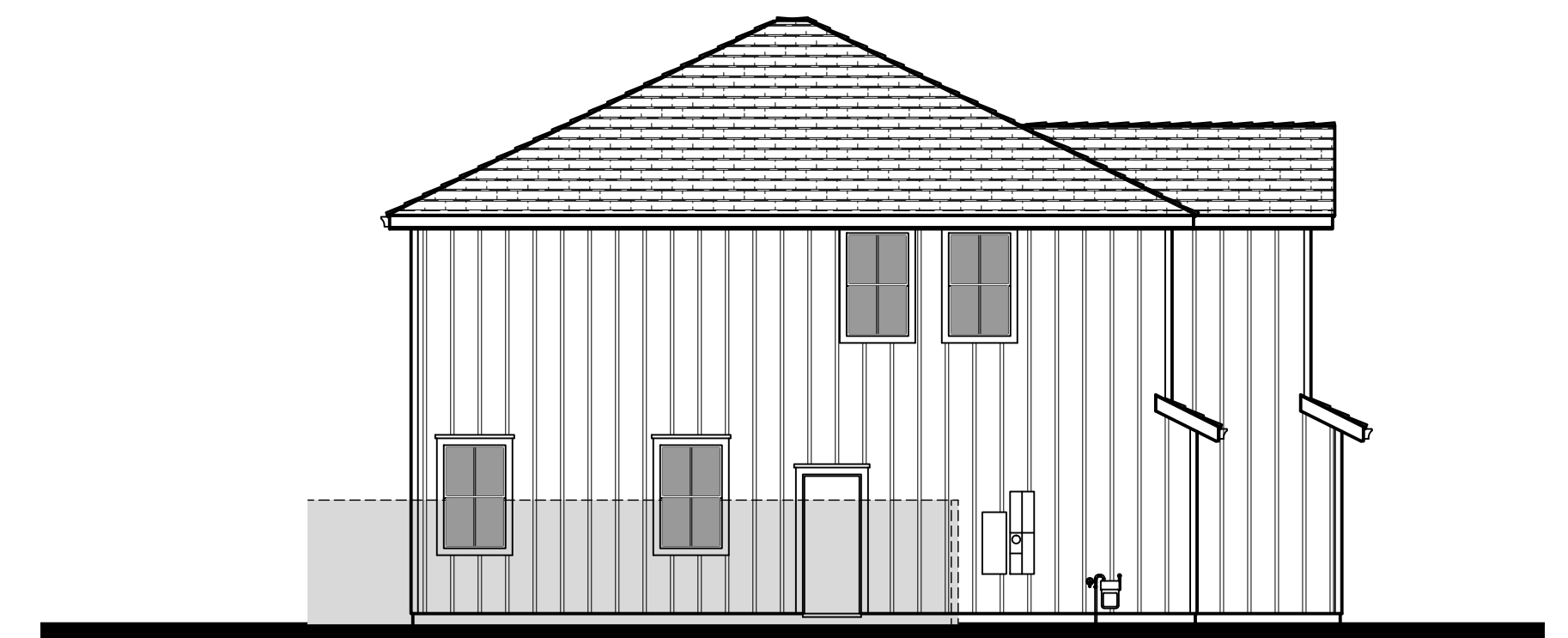
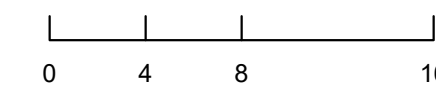
ROOF PLAN
 OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O



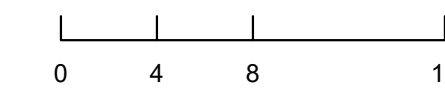
Front Elevation 4A
 (Garage Side)



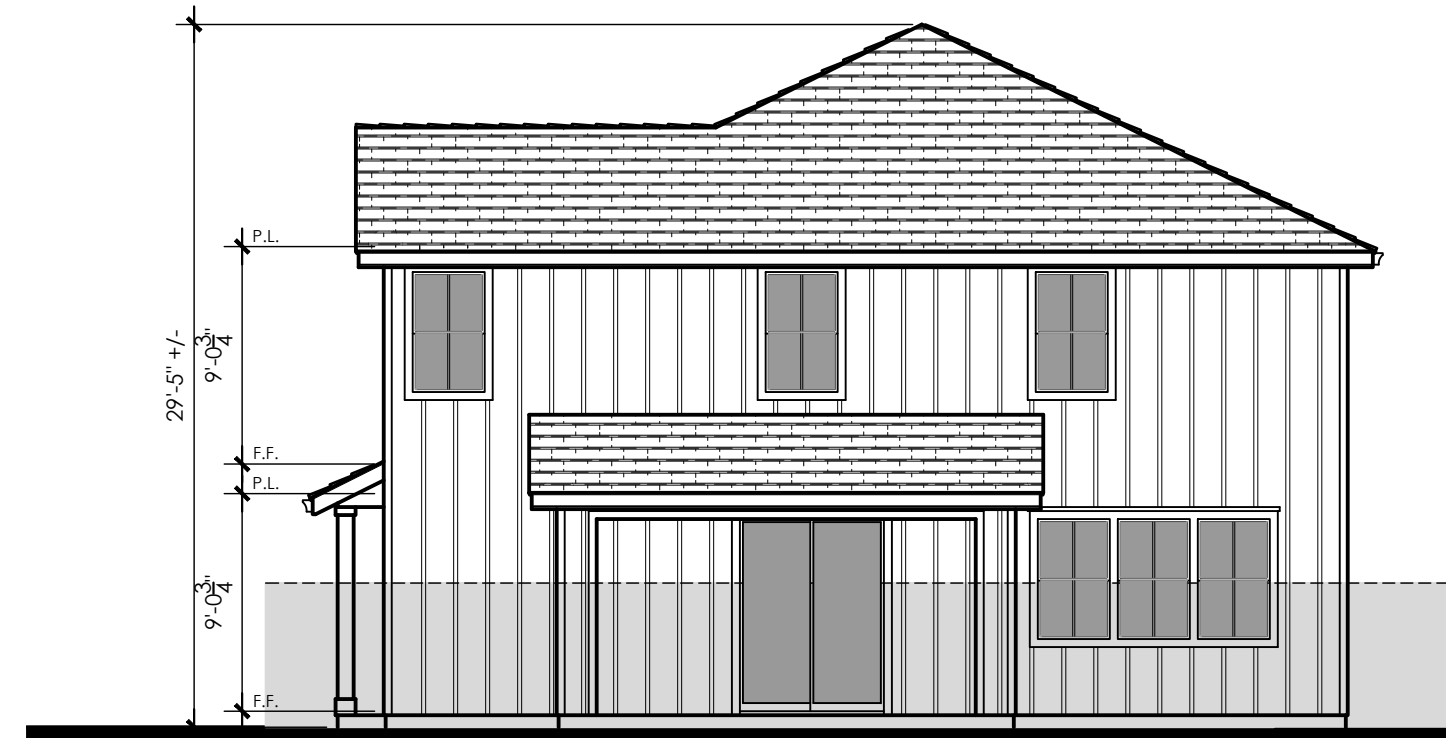
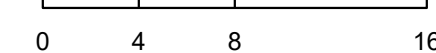
Rear Elevation



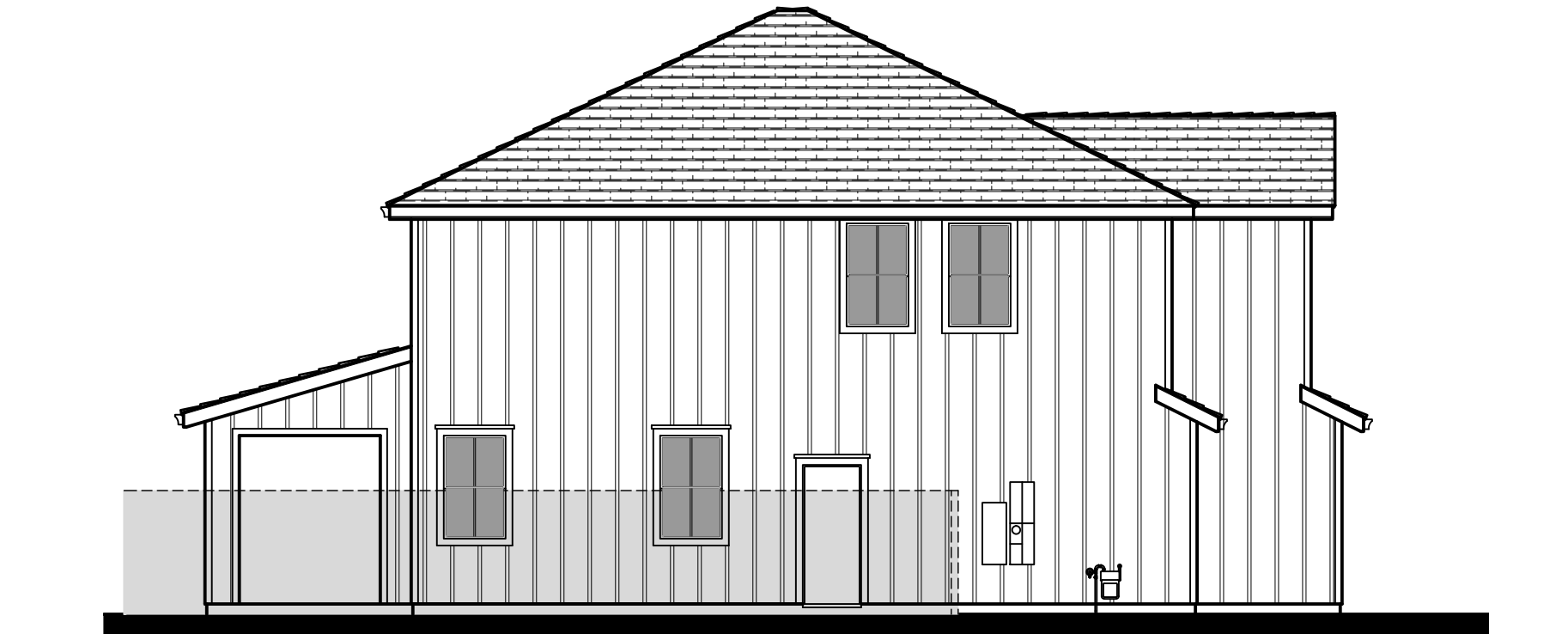
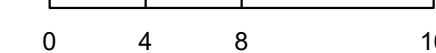
Left Elevation



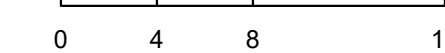
Front Elevation 4A - Farmhouse
 Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

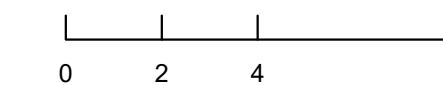


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 ALAMEDA COUNTY, CA # 2020-1091

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 AUGUST 17, 2022



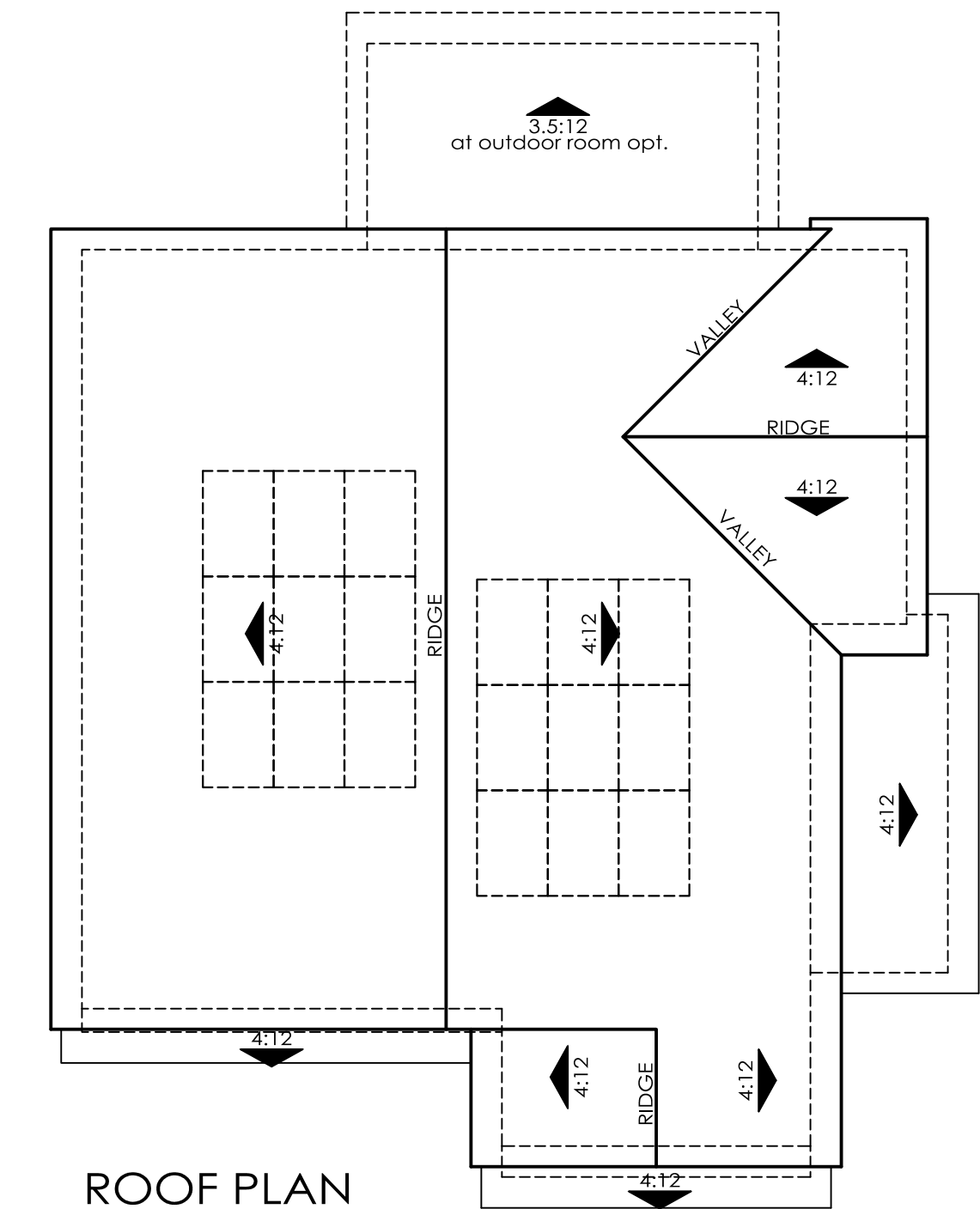
PLAN 4A - EXTERIOR ELEVATIONS

A4.2

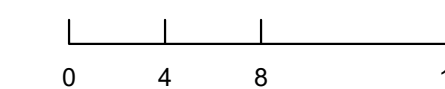
4B - Material Legend:
 Flat Concrete Tile Roofing
 Cememtitious Lap Siding
 Stone Veneer
 Deocrative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



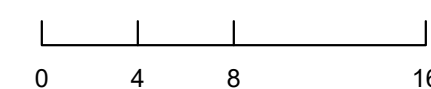
Front Elevation 4B - Craftsman
 (Right Elevation)



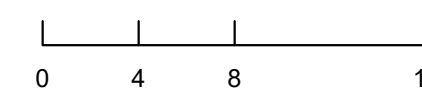
ROOF PLAN
 OVERHANG : 18"
 RAKE : 12"
 ROOF PITCH : 4:12 U.N.O



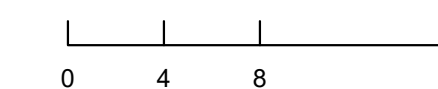
Front Elevation 4B
 (Garage Side)



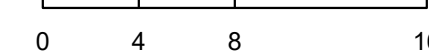
Rear Elevation



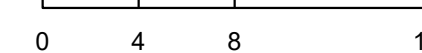
Left Elevation



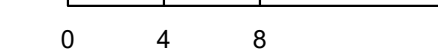
Front Elevation 4B - Craftsman
 Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

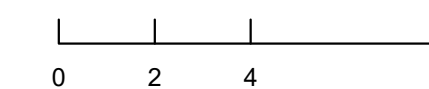


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 AUGUST 17, 2022



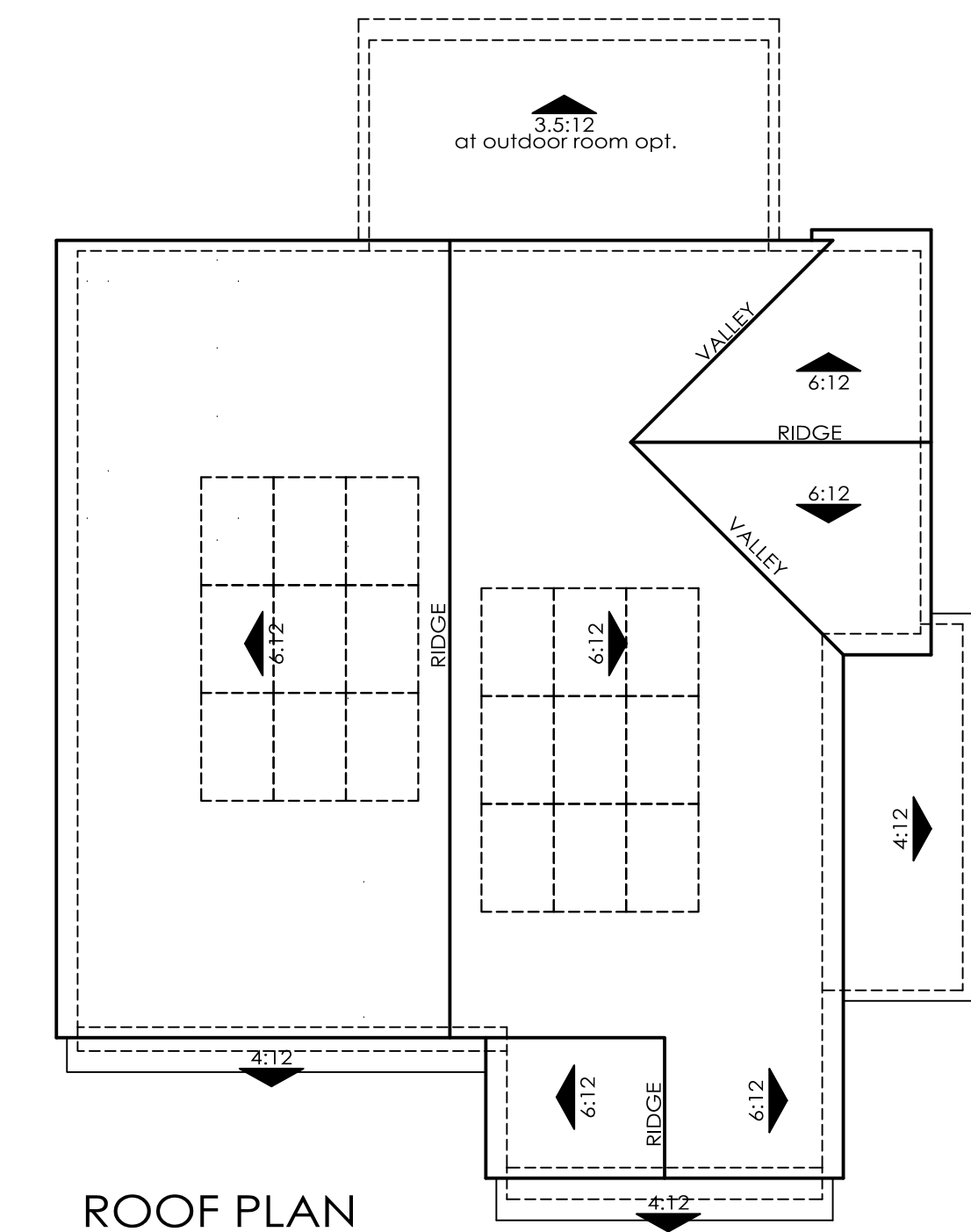
PLAN 4B - EXTERIOR ELEVATIONS

A4.3

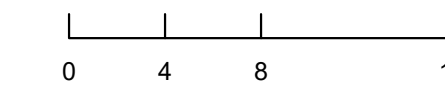
4C - Material Legend:
 Flat Concrete Tile Roofing
 Metal Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



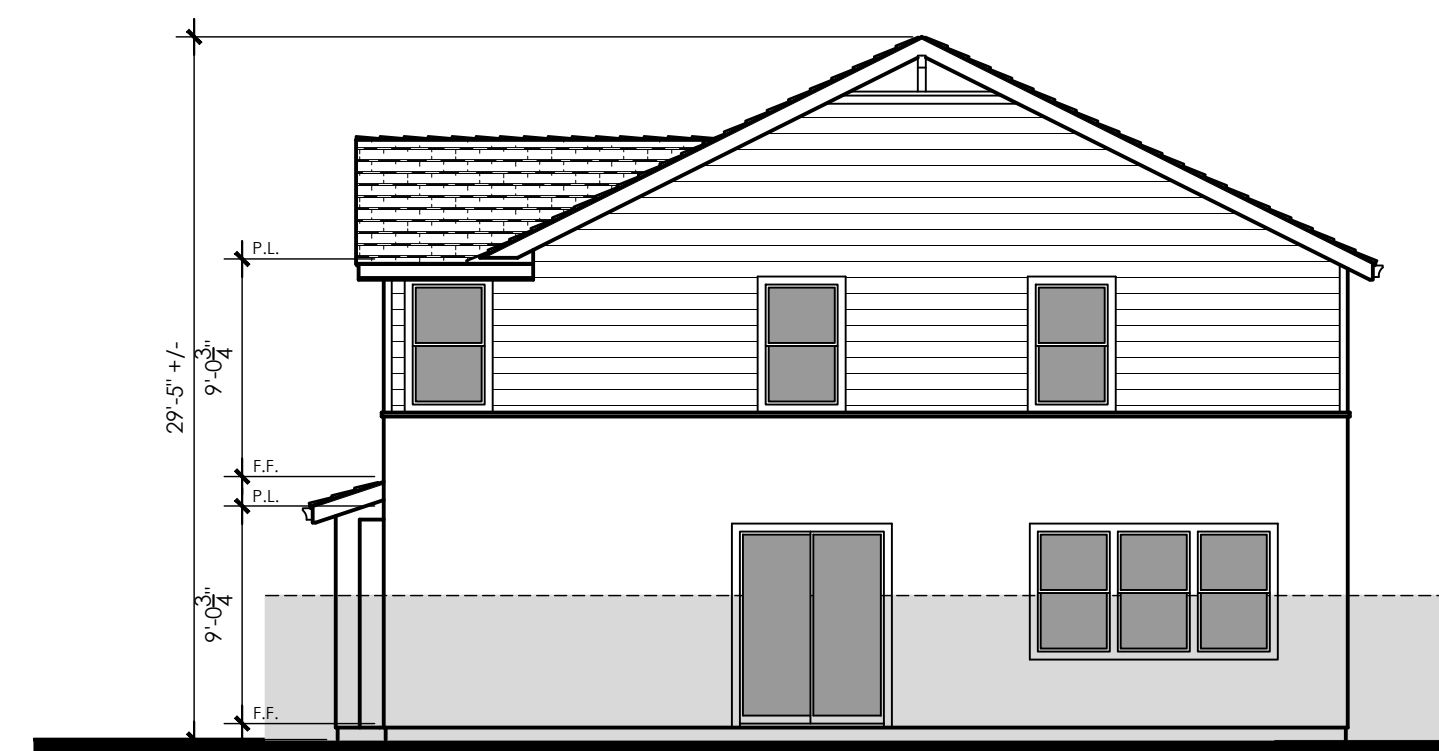
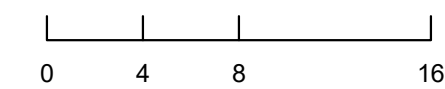
Front Elevation 4C - Contemporary Farmhouse
 (Right Elevation)



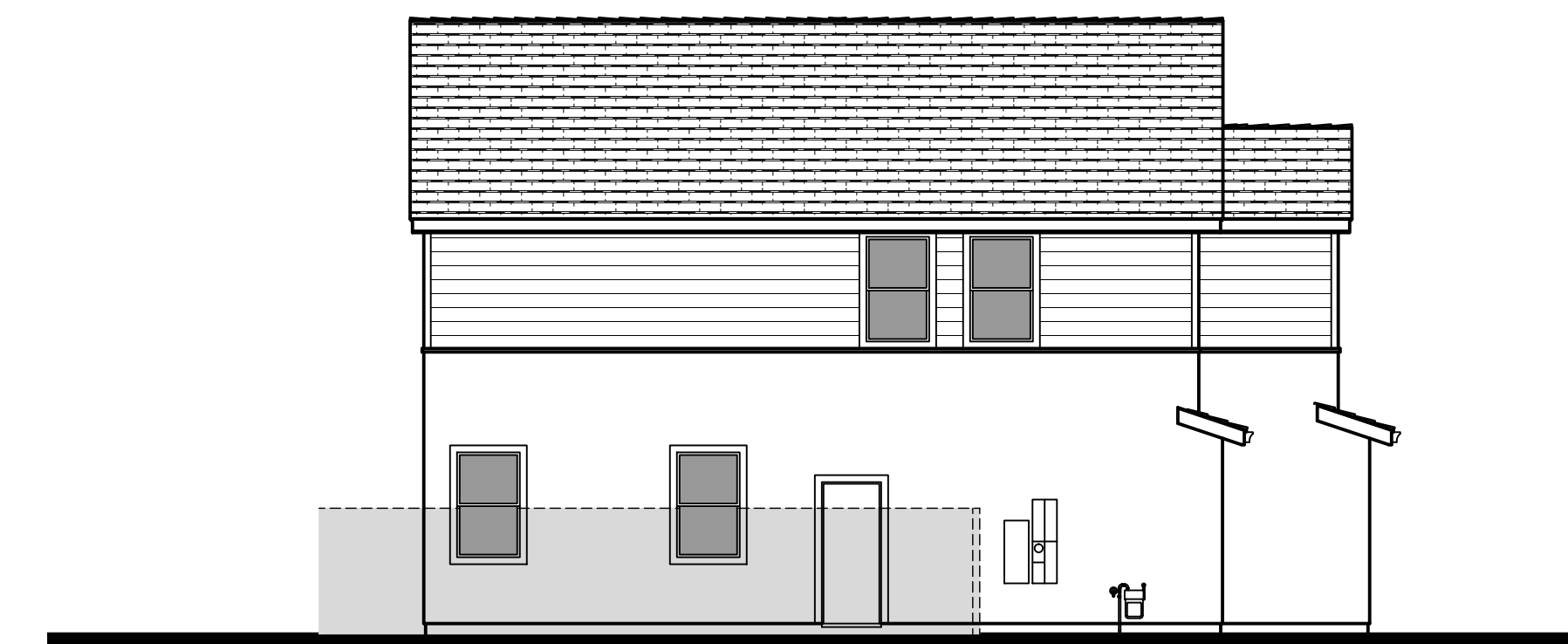
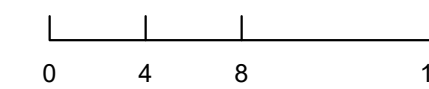
ROOF PLAN
 OVERHANG : 12"
 RAKE : 5"
 ROOF PITCH : 6:12 U.N.O



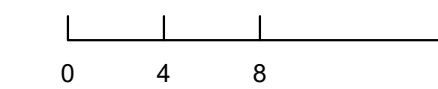
Front Elevation 4C
 (Garage Side)



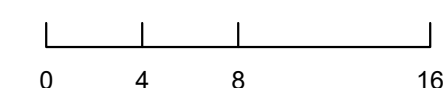
Rear Elevation



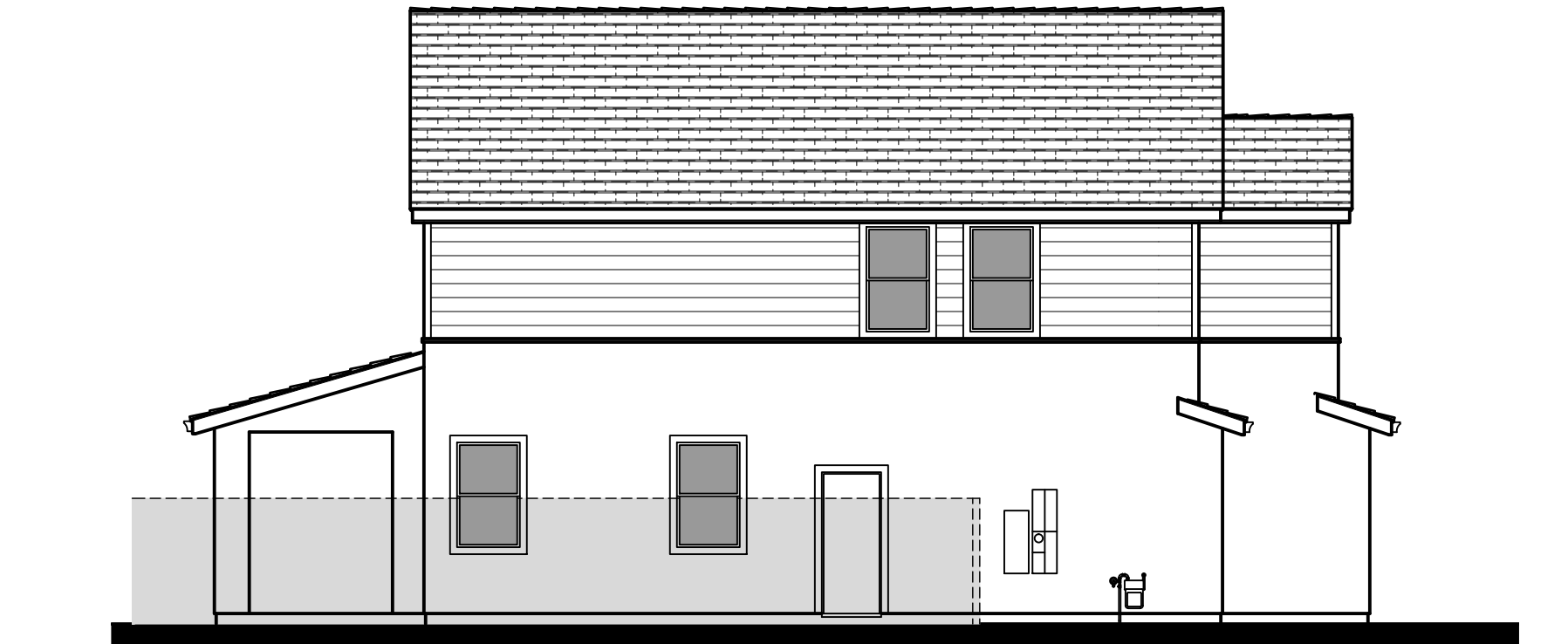
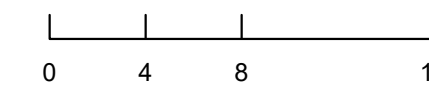
Left Elevation



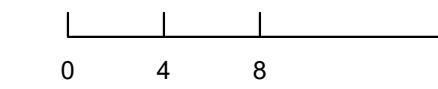
Front Elevation 4C -
 Contemporary Farmhouse
 Opt. Outdoor Rm. (Right Elevation)



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

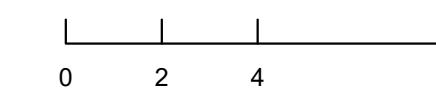


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SCHEMATIC DESIGN
 AUGUST 17, 2022



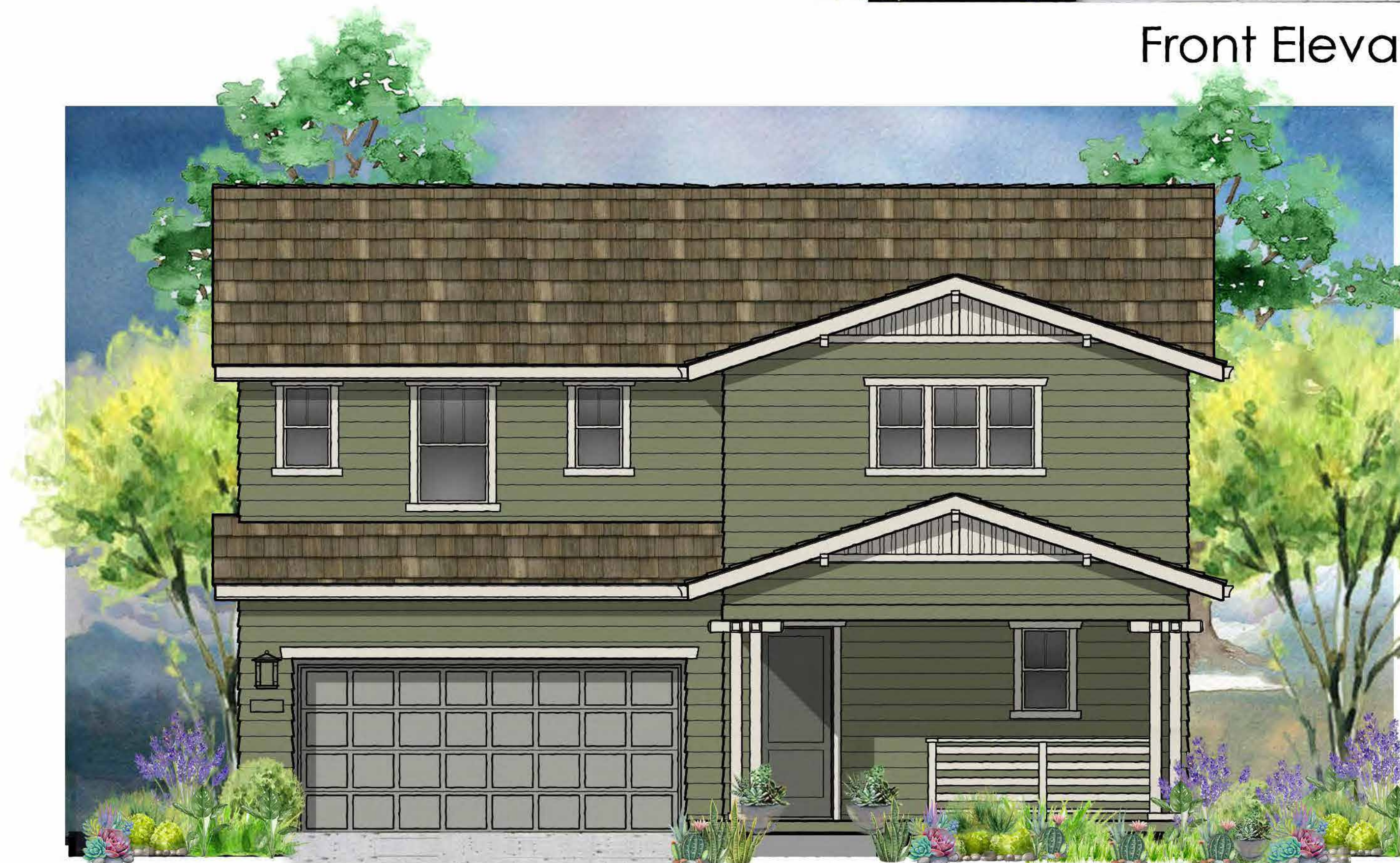
PLAN 4C - EXTERIOR ELEVATIONS

A4.4



Front Elevation 5A - Farmhouse

Scheme 5



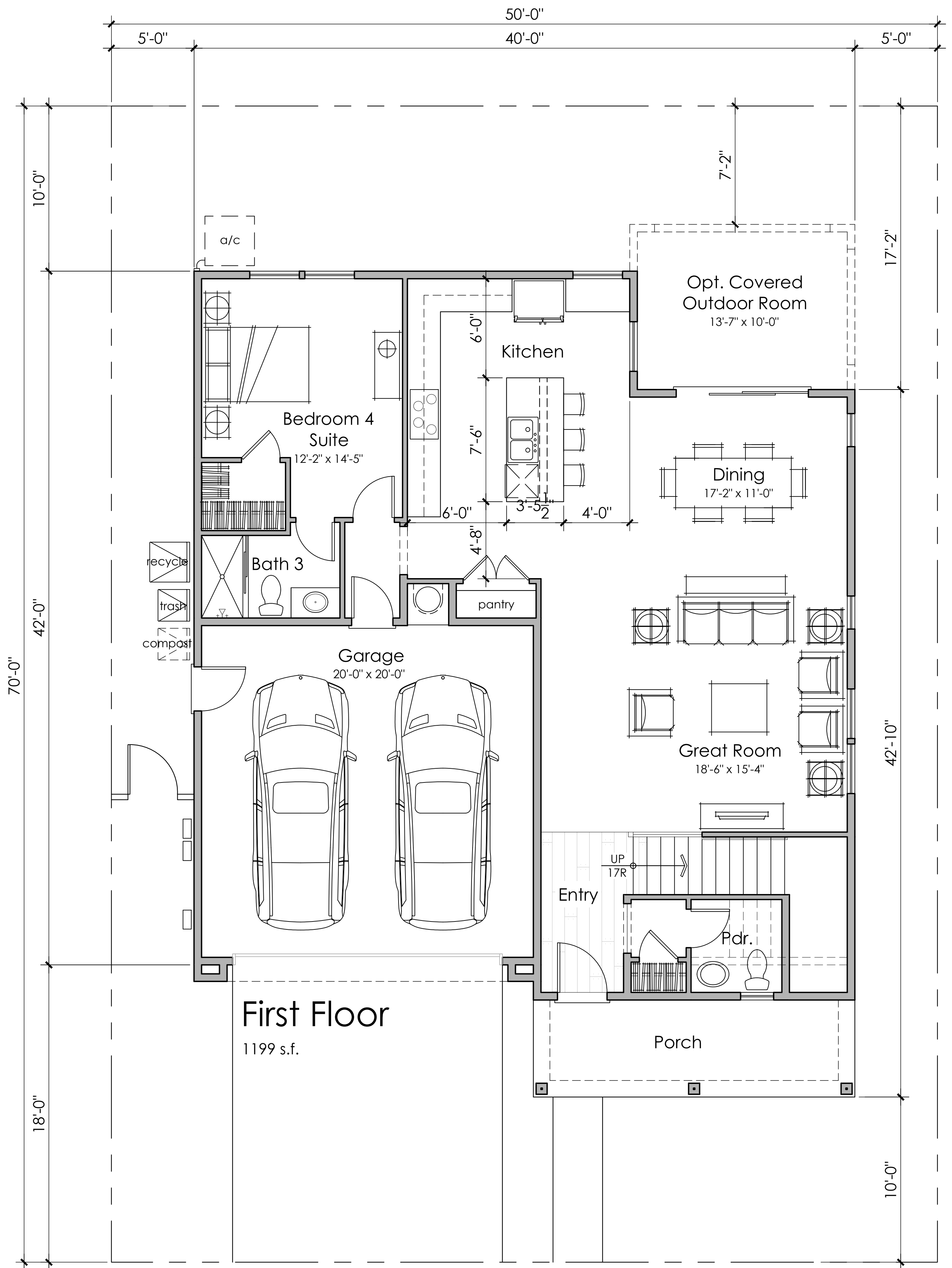
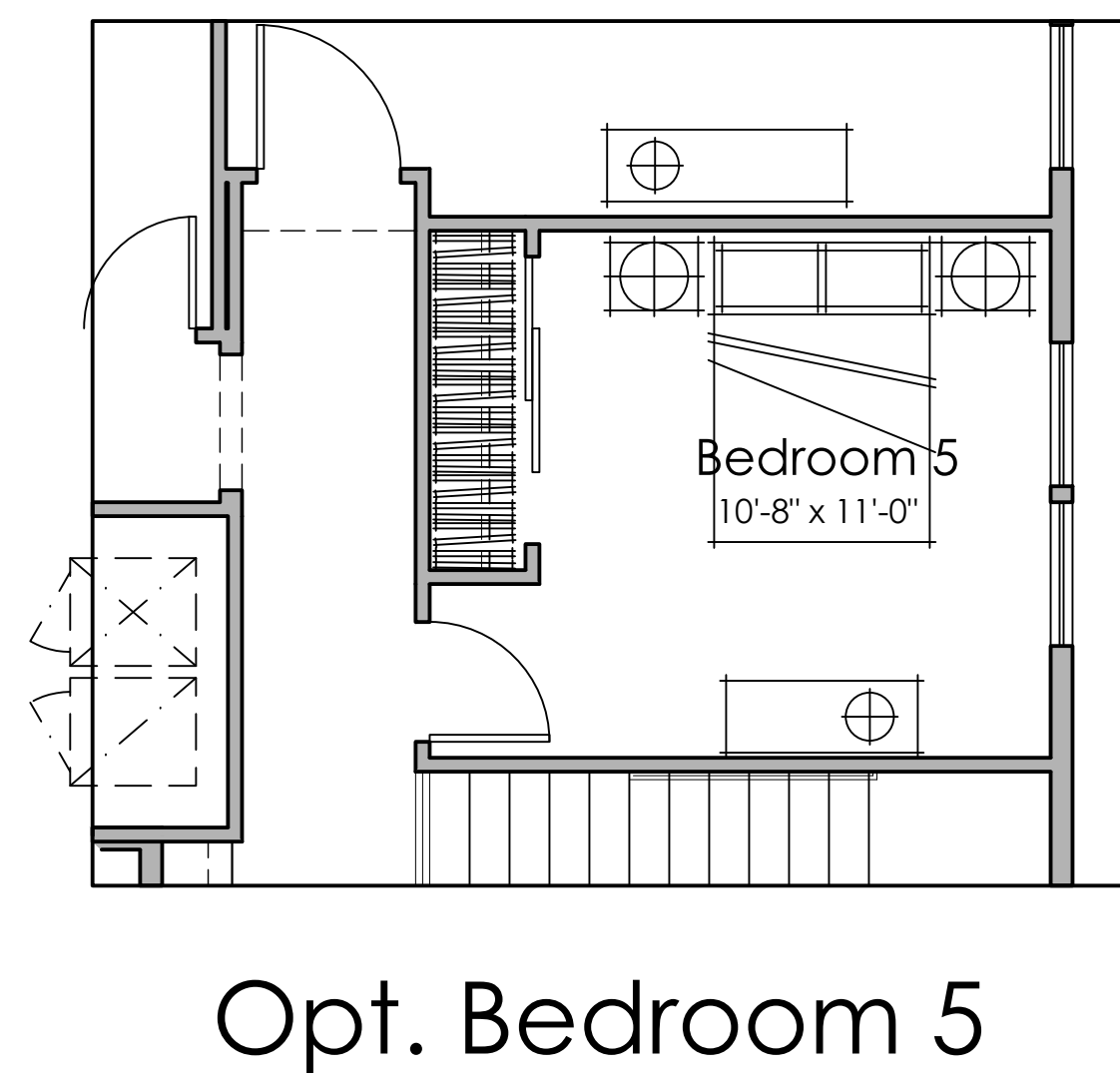
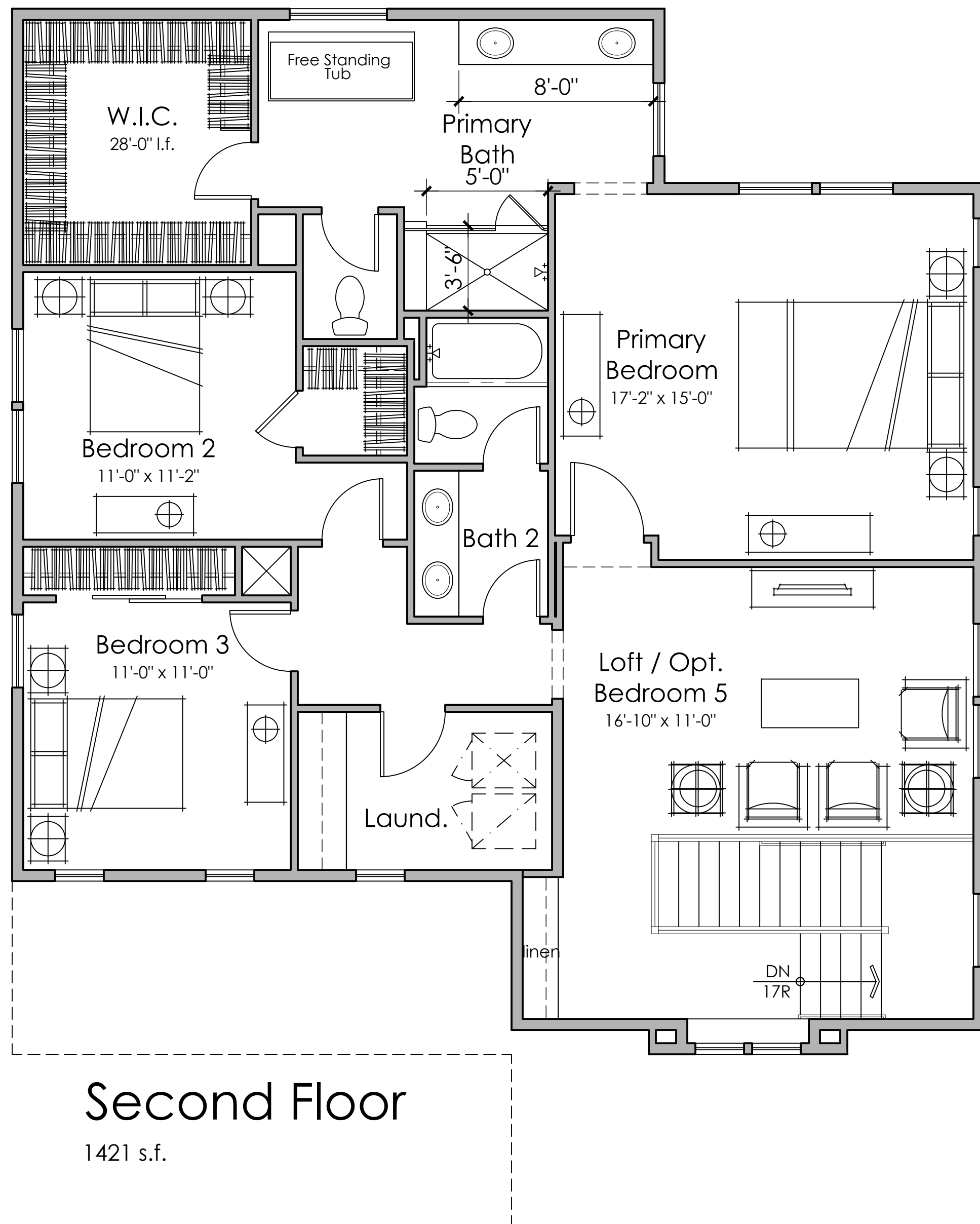
Front Elevation 5B - Craftsman

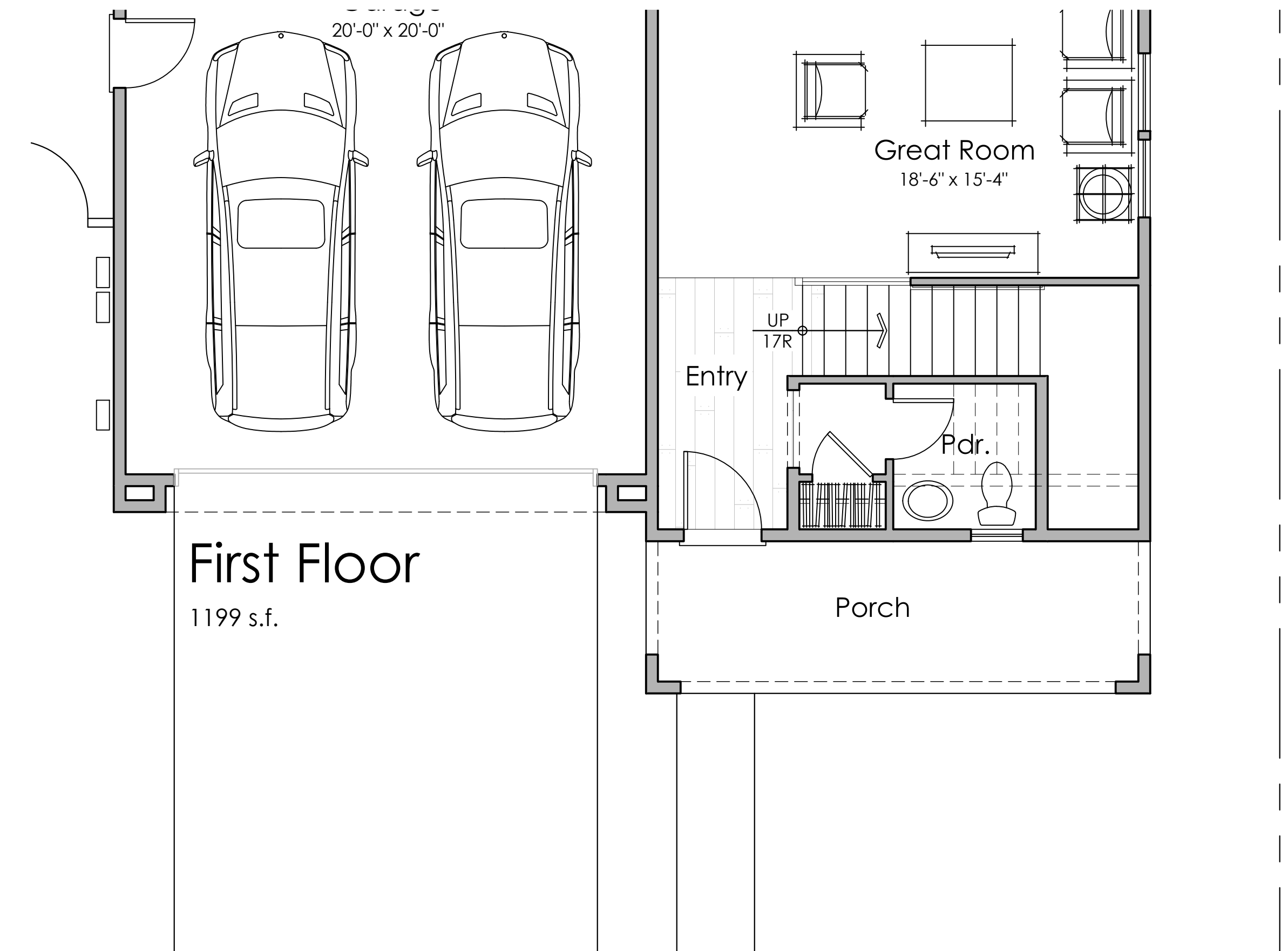
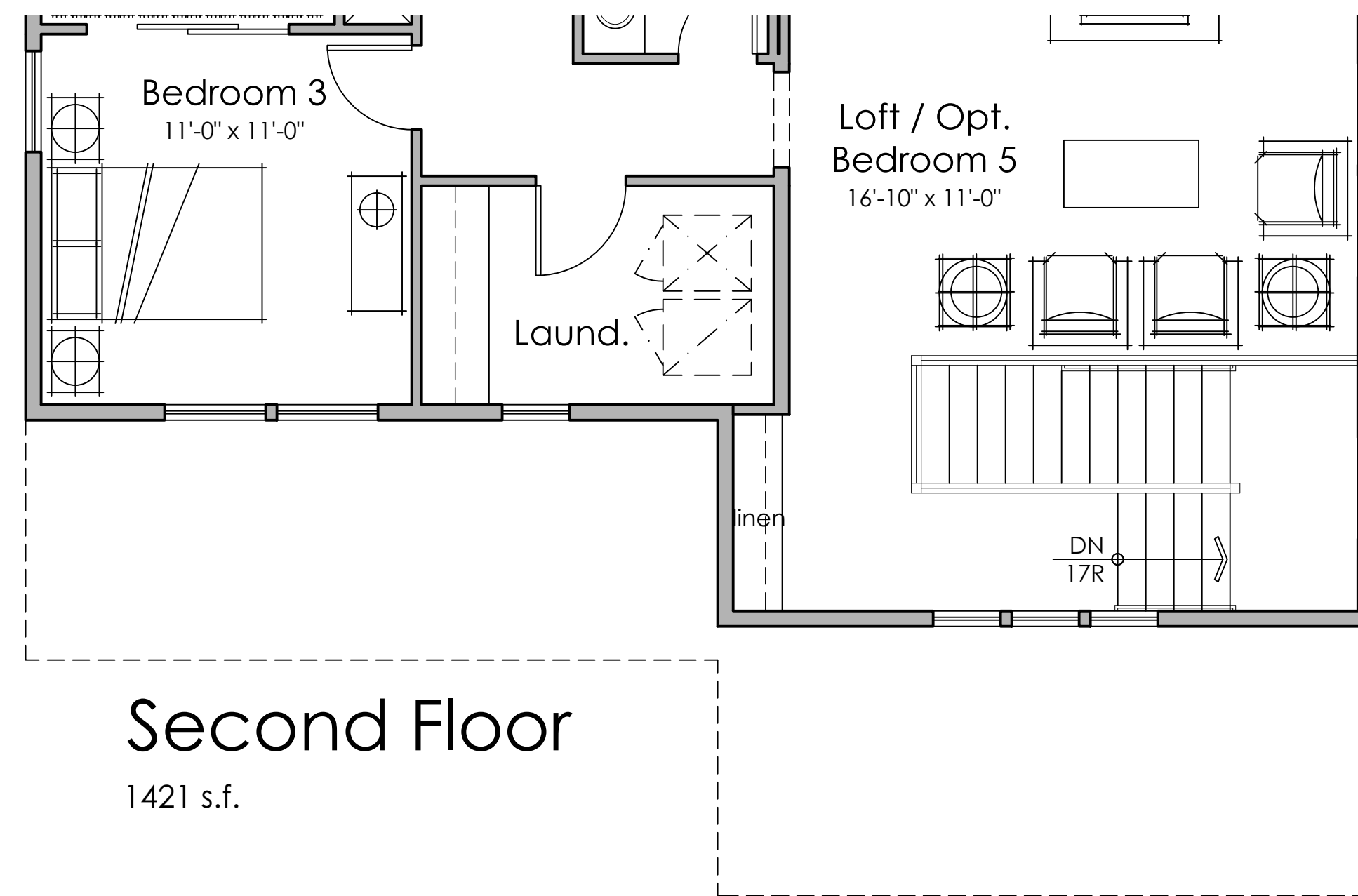
Scheme 11



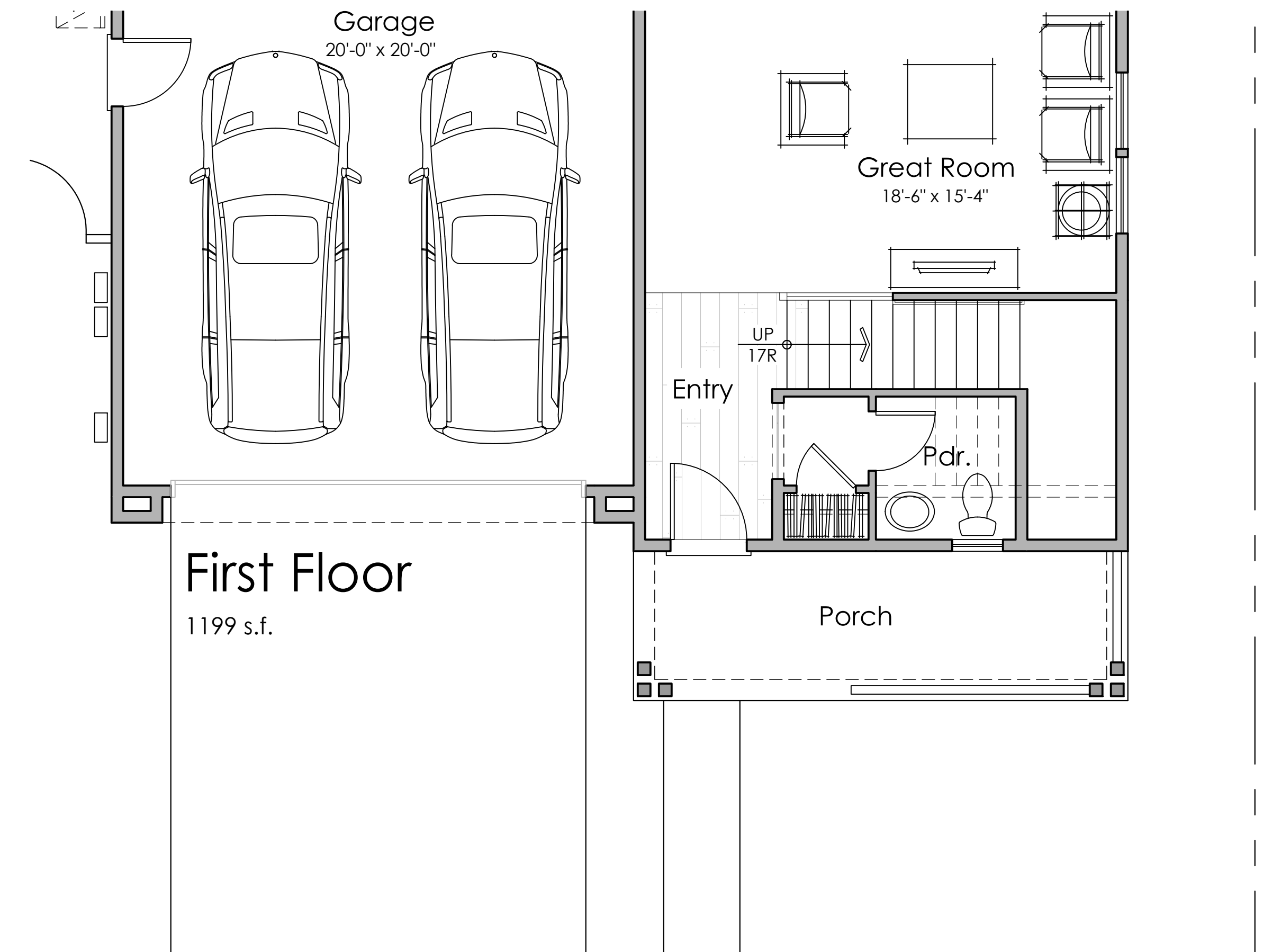
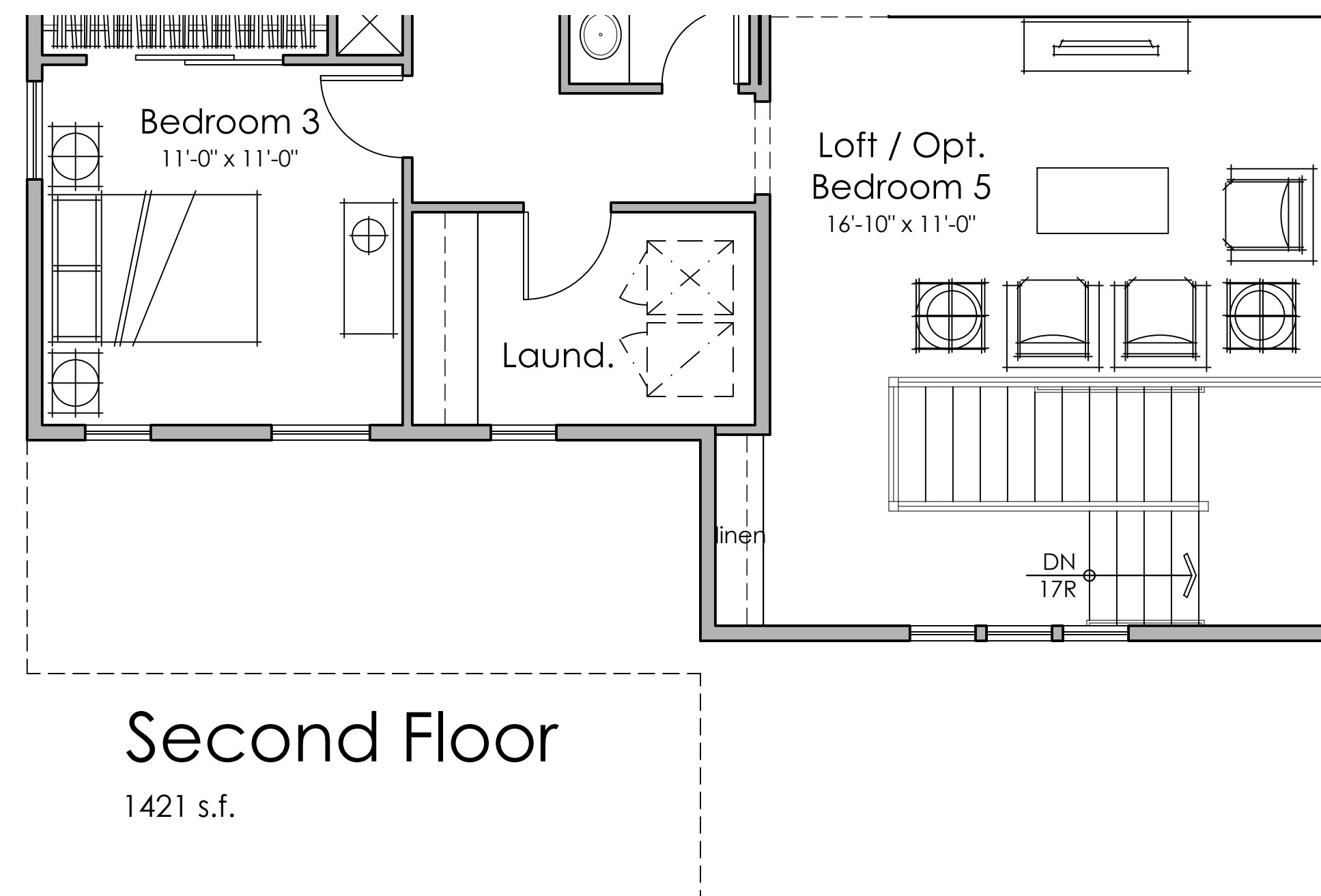
Front Elevation 5C - Contemporary Farmhouse

Scheme 17





PLAN 5C

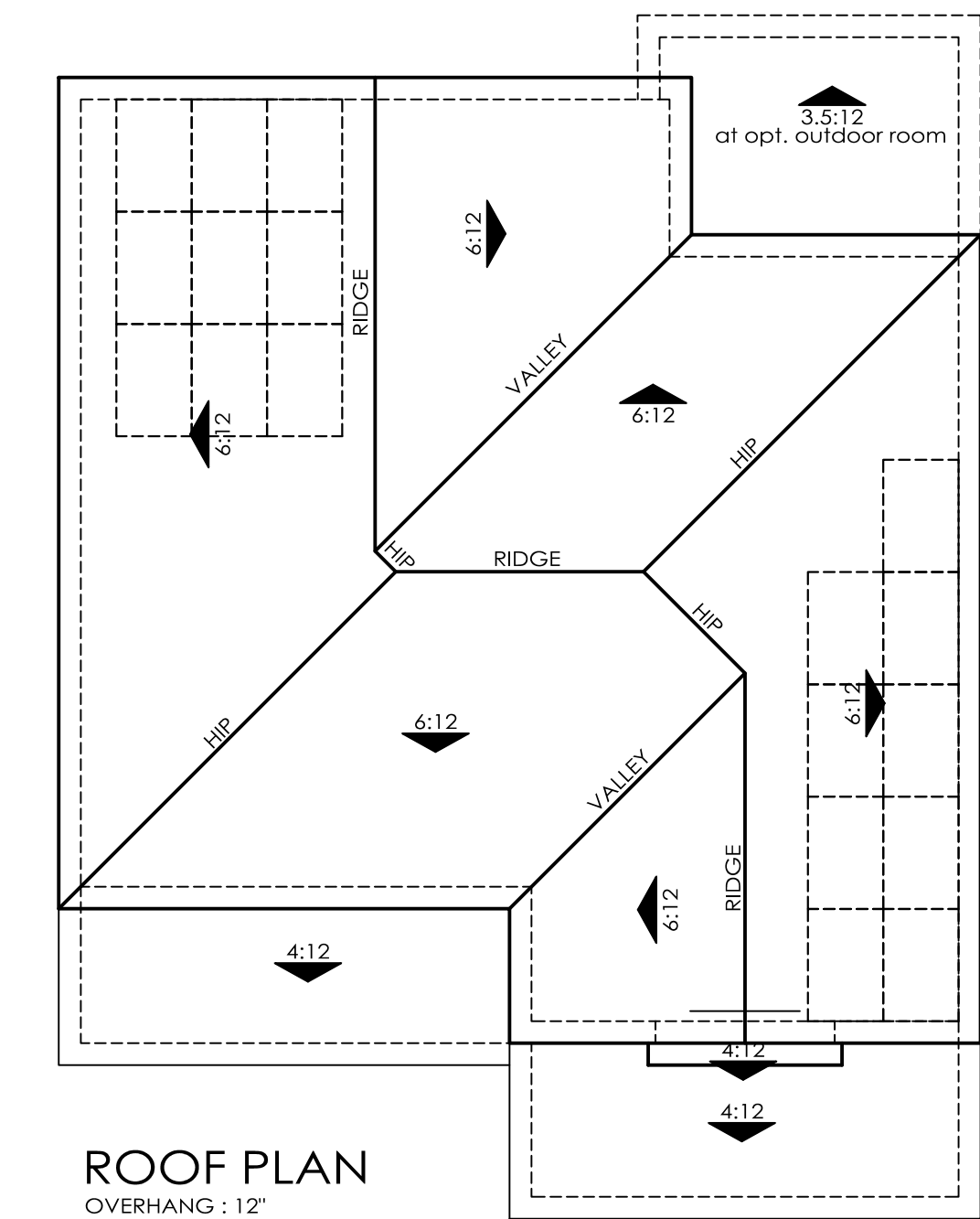


PLAN 5B

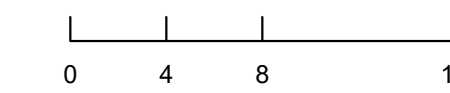
5A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



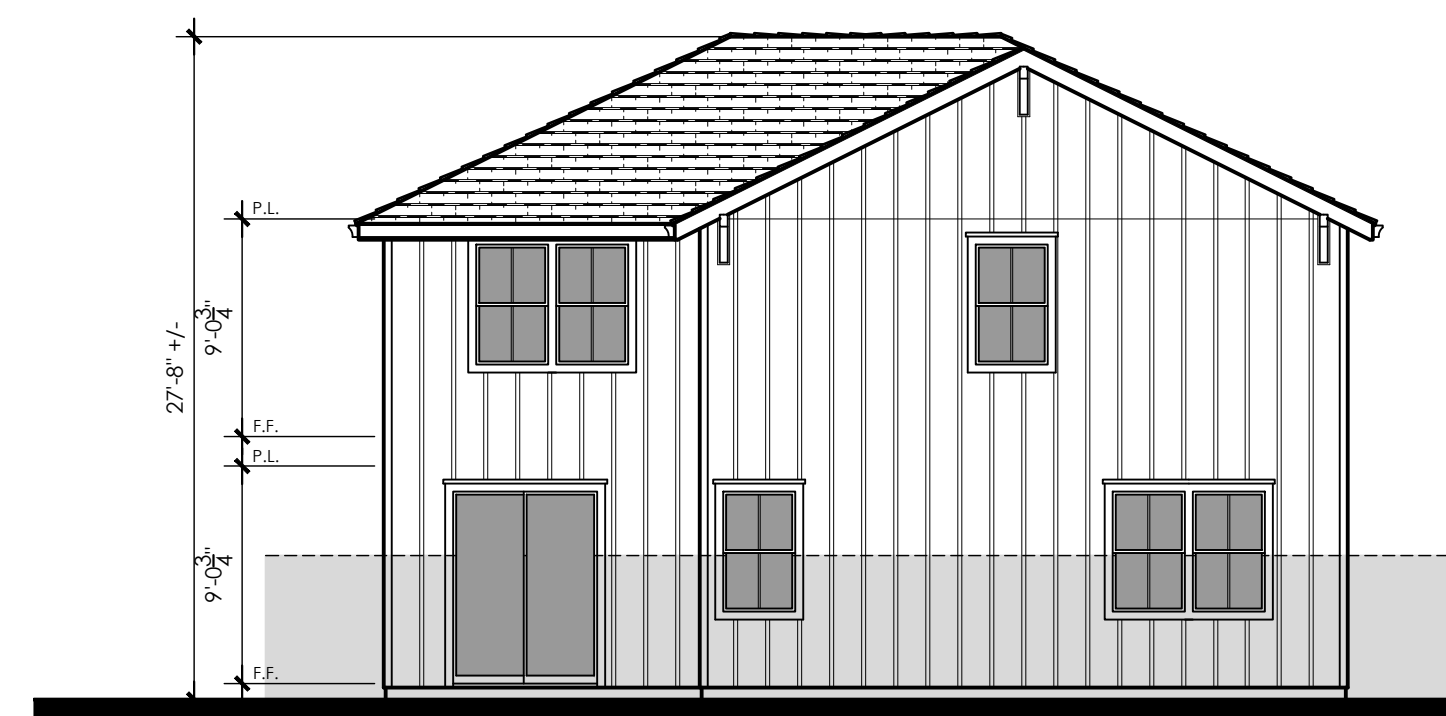
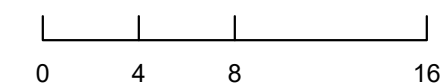
Front Elevation 5A - Farmhouse



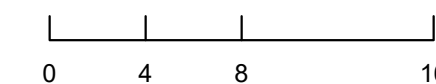
ROOF PLAN
 OVERHANG : 12"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O



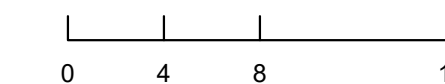
Right Elevation



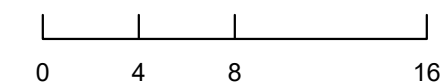
Rear Elevation



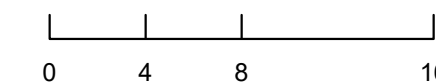
Left Elevation



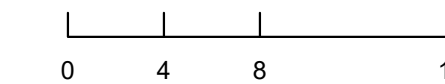
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

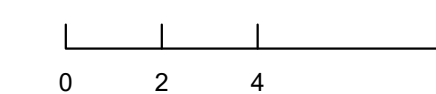


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 ALAMEDA COUNTY, CA # 2020-1091

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 AUGUST 17, 2022



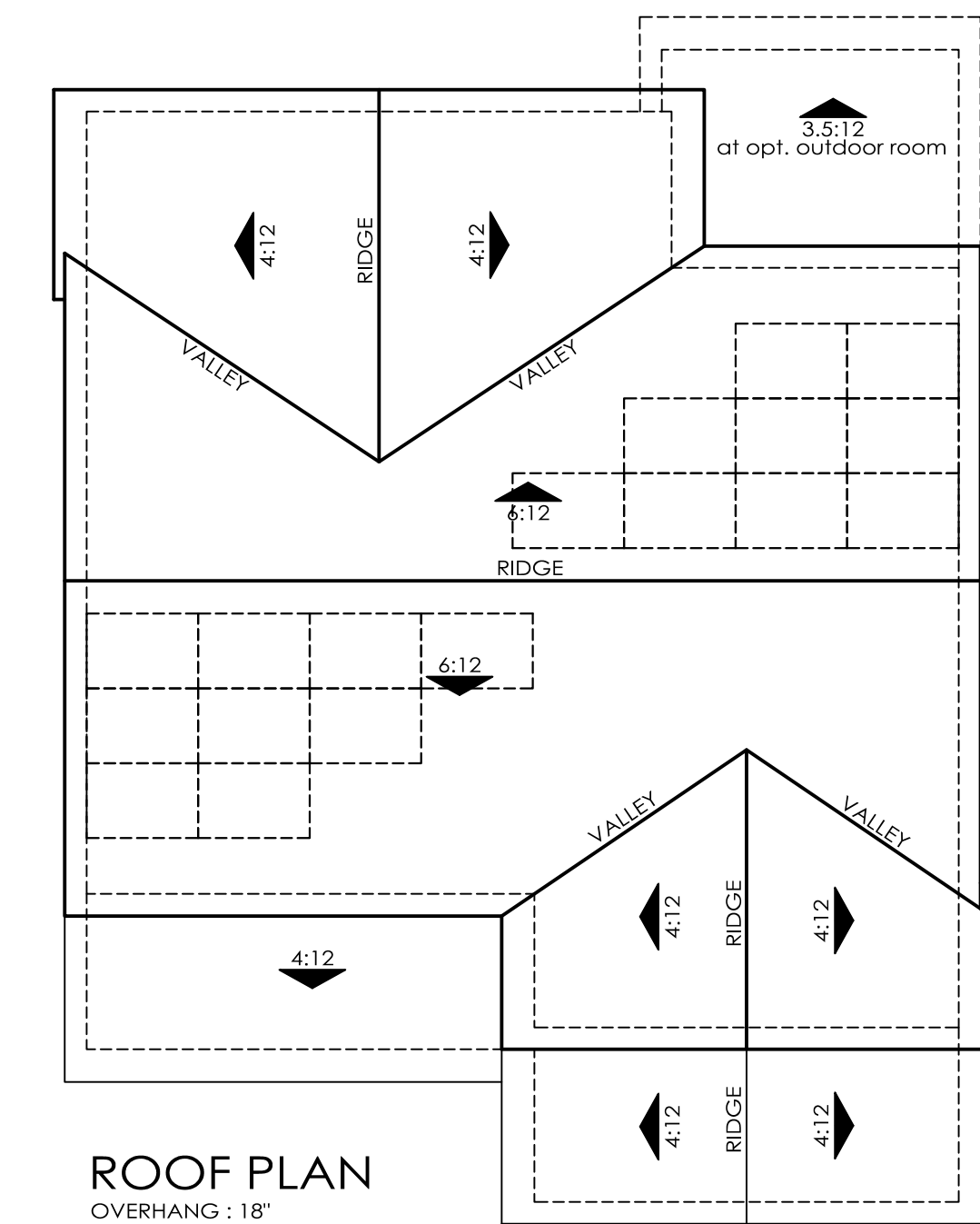
PLAN 5A - EXTERIOR ELEVATIONS

A5.2

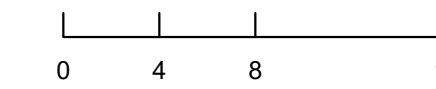
5B - Material Legend:
 Flat Concrete Tile Roofing
 Cememtitious Lap Siding
 Deocrative Post and Corbel
 Decorative Railing
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



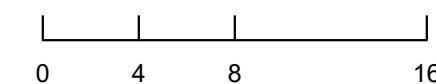
Front Elevation 5B - Craftsman



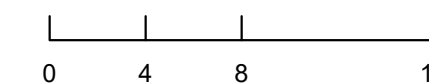
ROOF PLAN
 OVERHANG : 18"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O



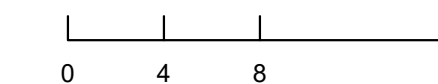
Right Elevation



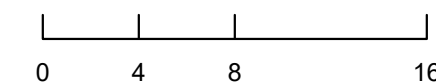
Rear Elevation



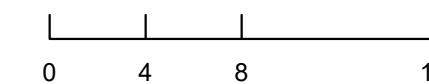
Left Elevation



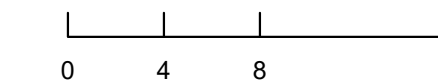
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

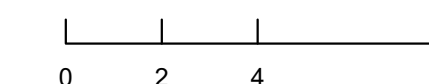


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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



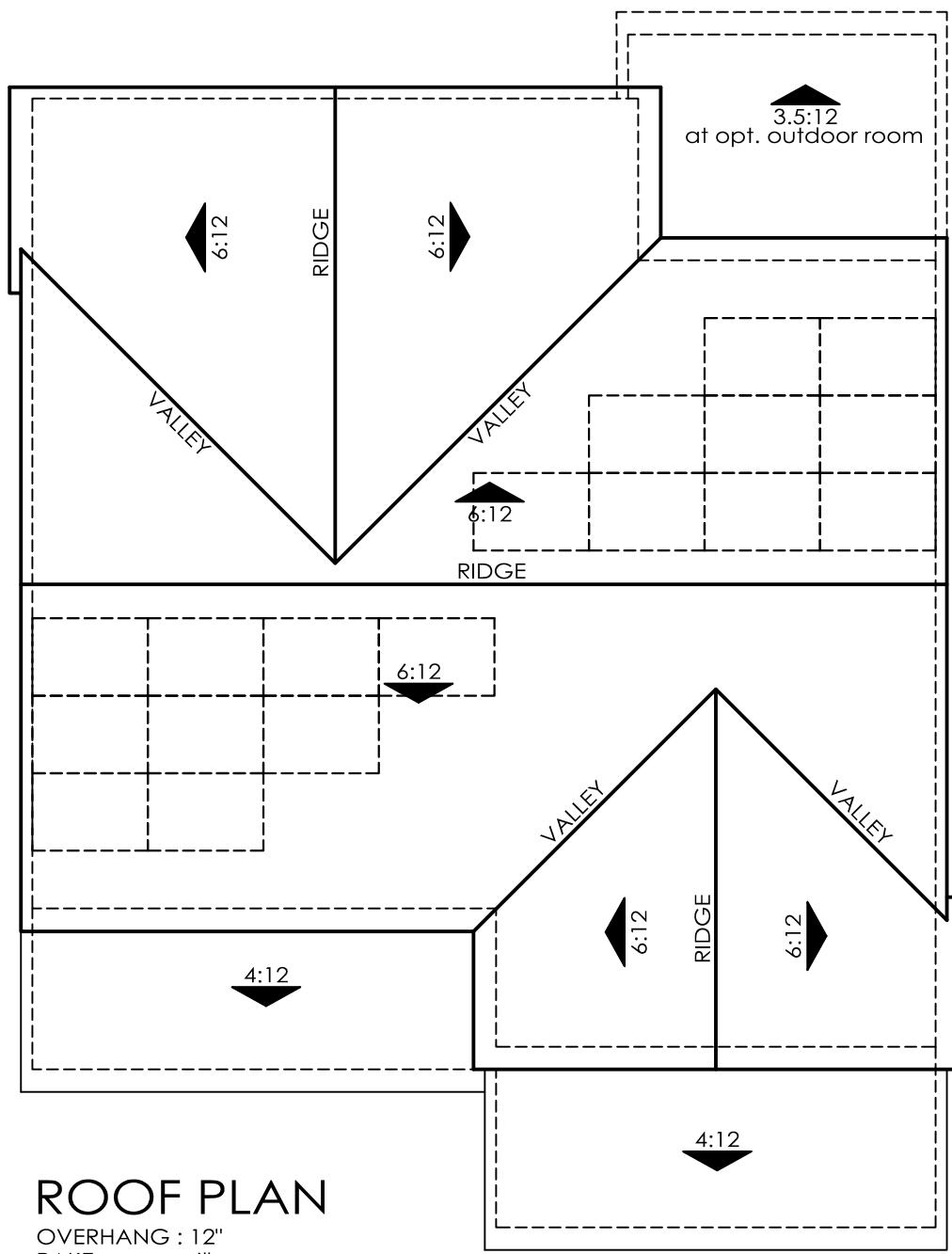
PLAN 5B - EXTERIOR ELEVATIONS

A5.3

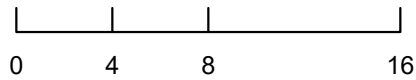
3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



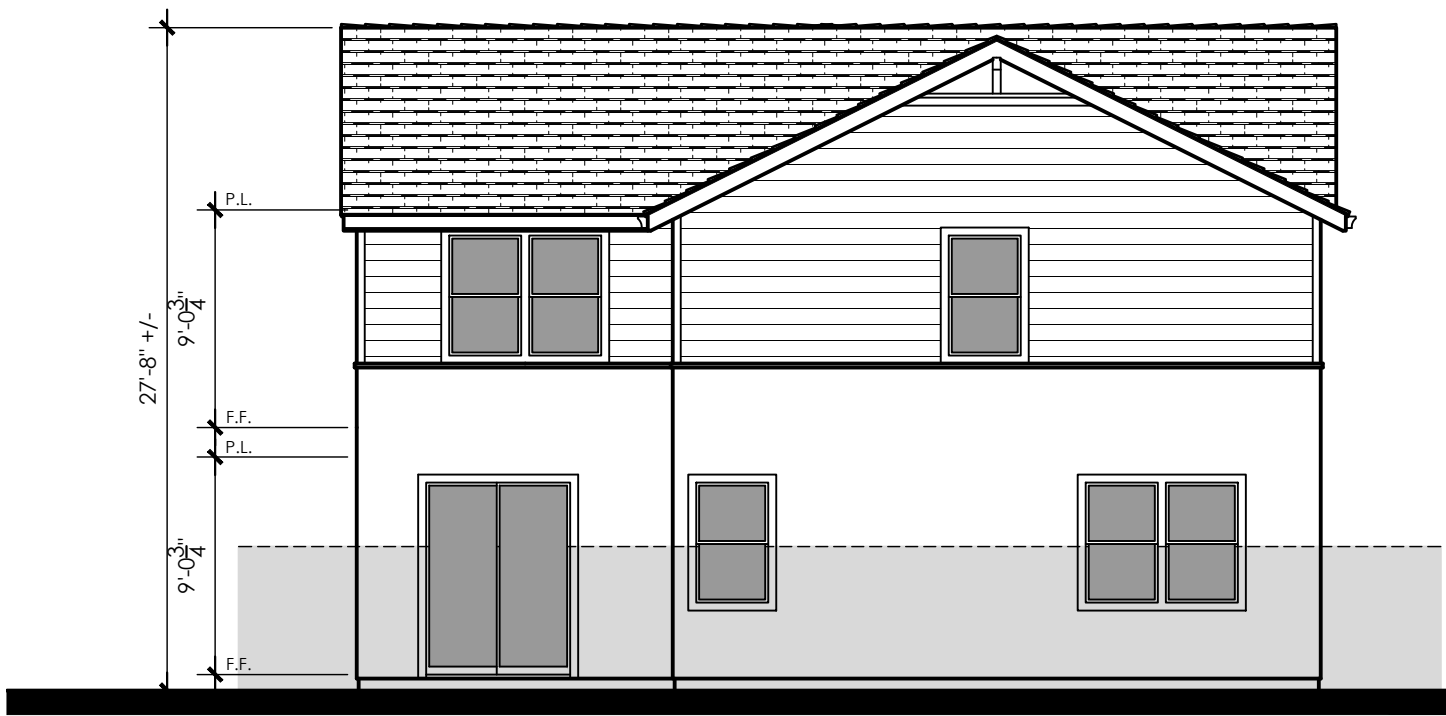
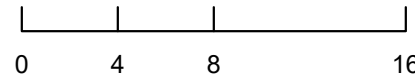
Front Elevation 5C - Contemporary Farmhouse



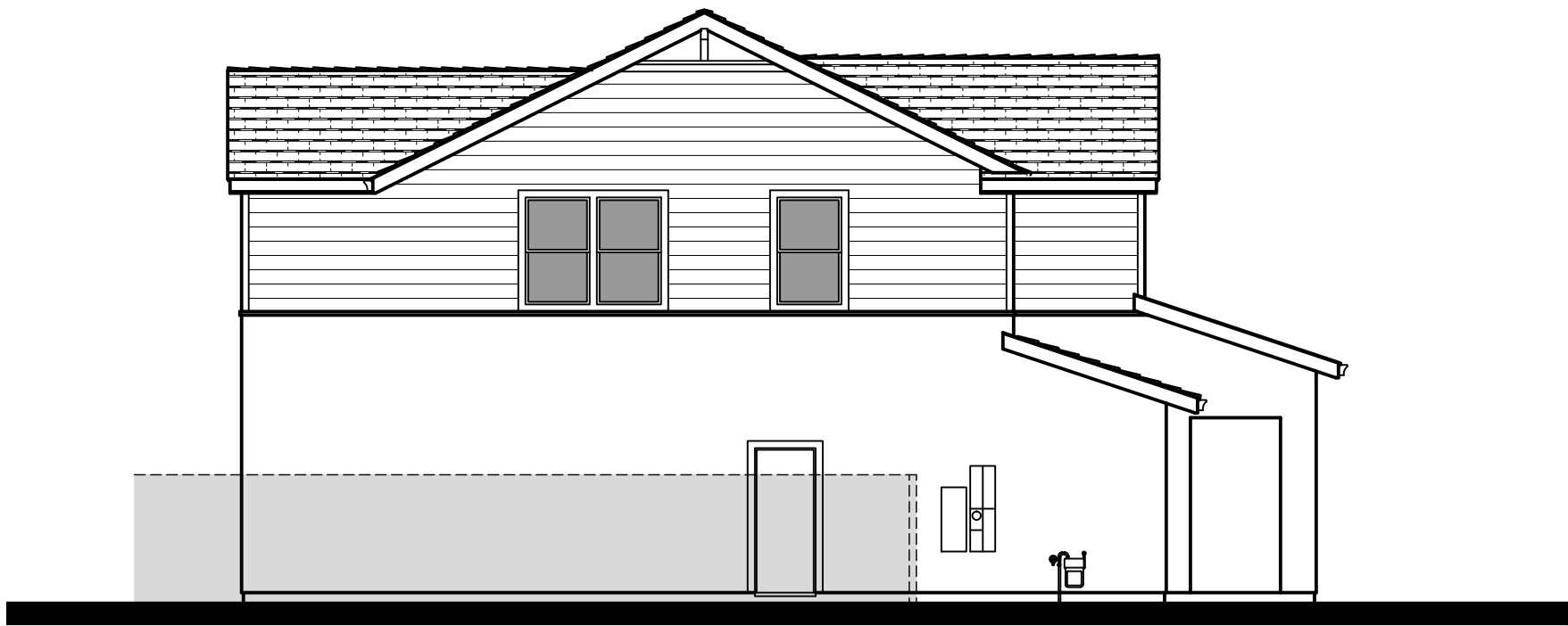
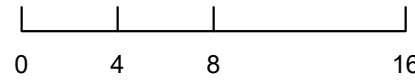
ROOF PLAN
 OVERHANG : 12"
 RAKE : 6"
 ROOF PITCH : 6:12 U.N.O



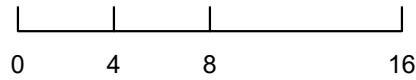
Right Elevation



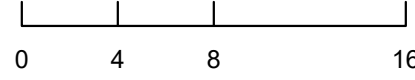
Rear Elevation



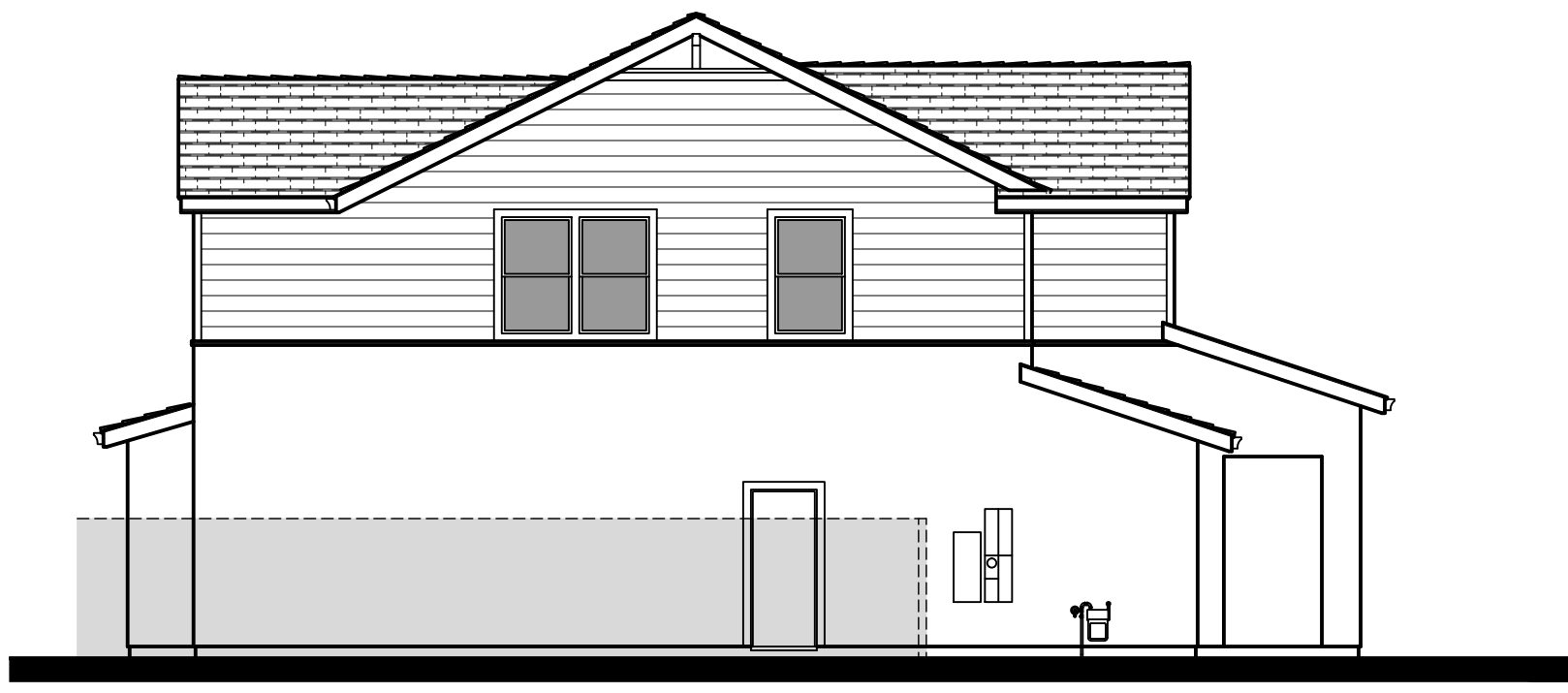
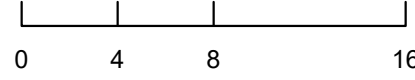
Left Elevation



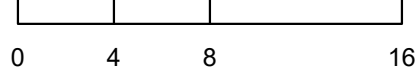
Right Elevation
 Opt. Outdoor Room



Rear Elevation
 Opt. Outdoor Room



Left Elevation
 Opt. Outdoor Room

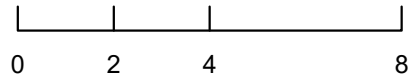


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ARROYO LAGO - 50X70 LOTS
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SCHEMATIC DESIGN
 AUGUST 17, 2022



PLAN 5C - EXTERIOR ELEVATIONS

A5.4



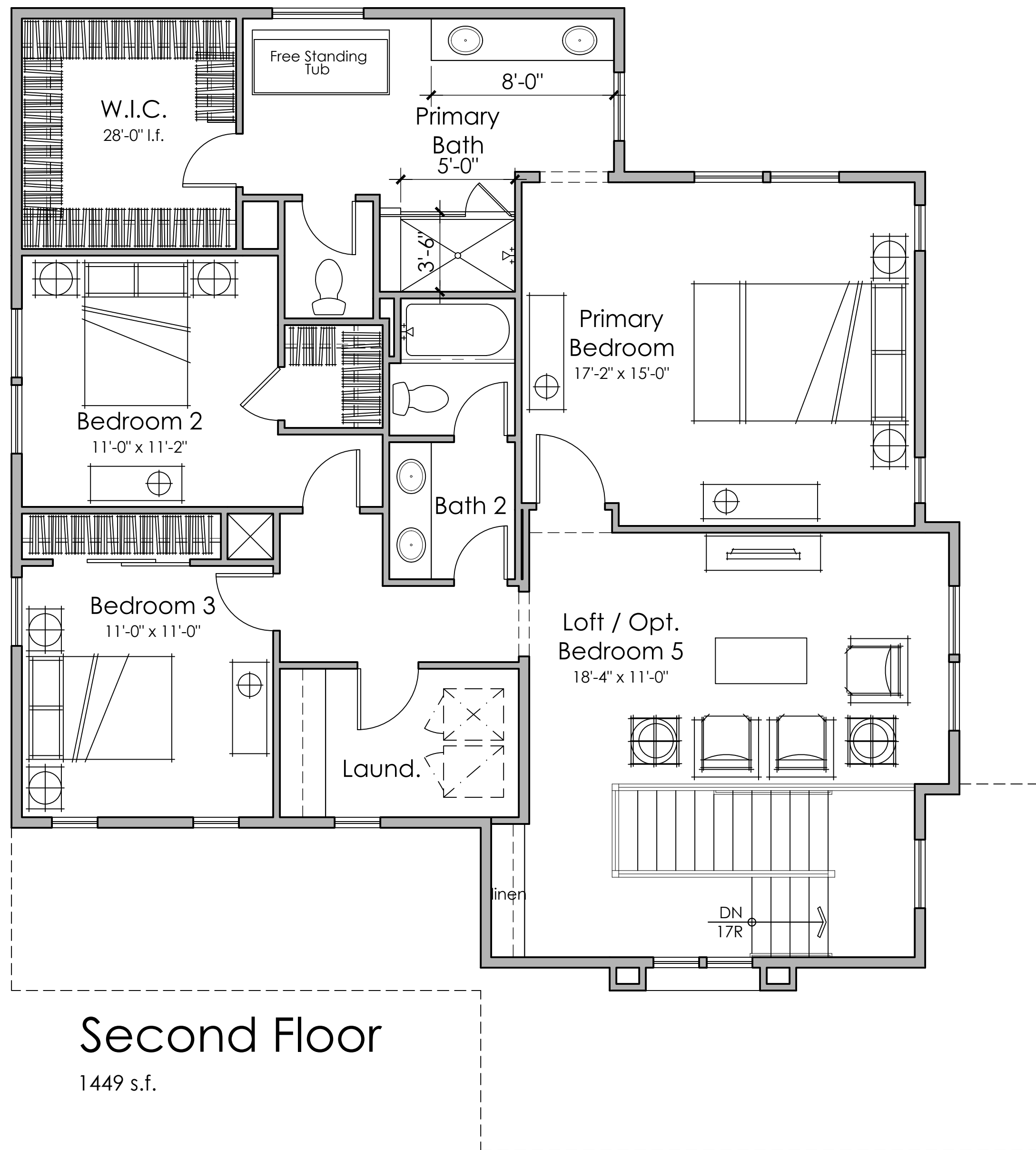
Front Elevation 5XA - Farmhouse



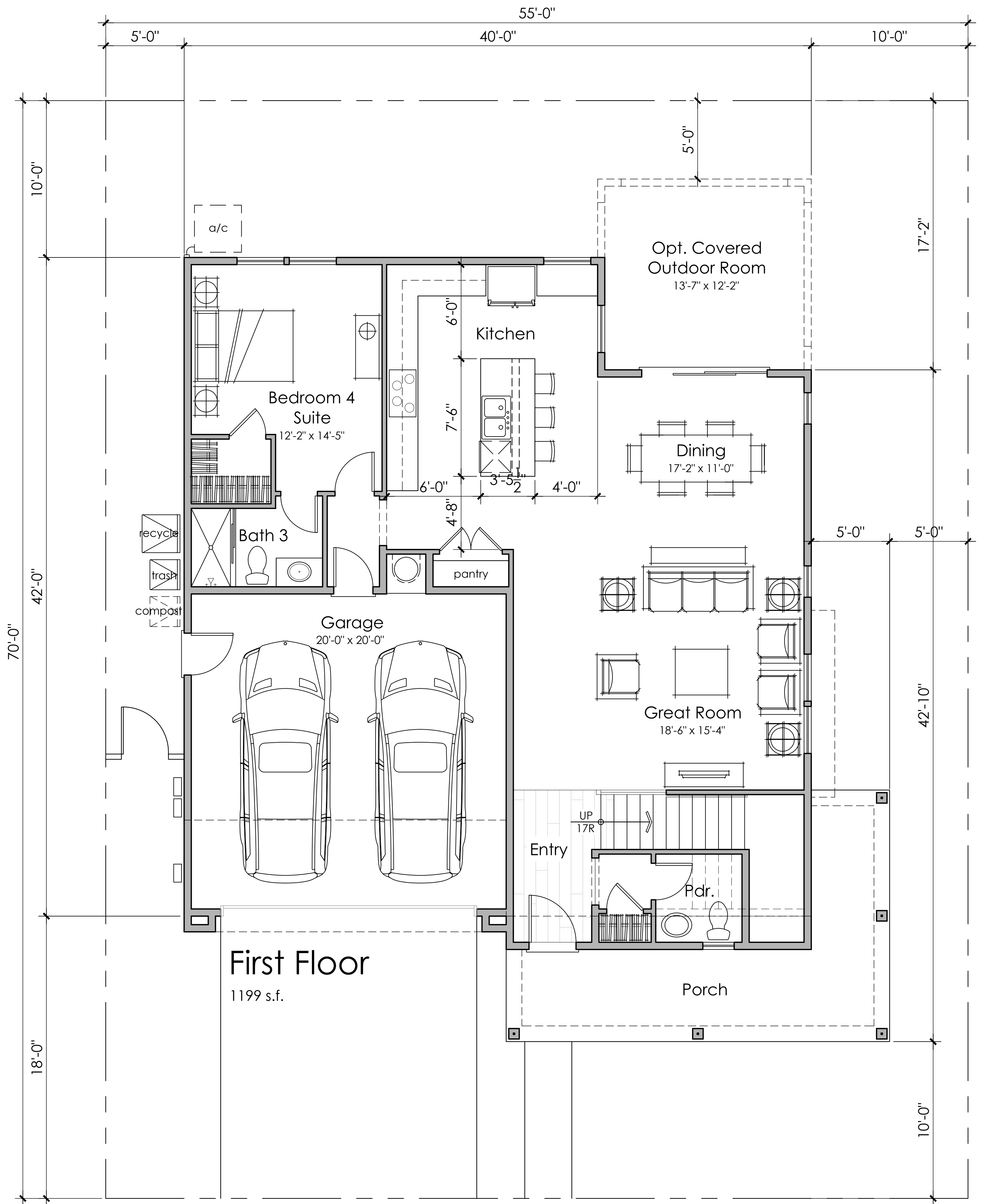
Front Elevation 5XB - Craftsman



Front Elevation 5XC - Contemporary Farmhouse



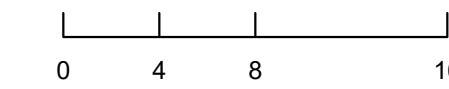
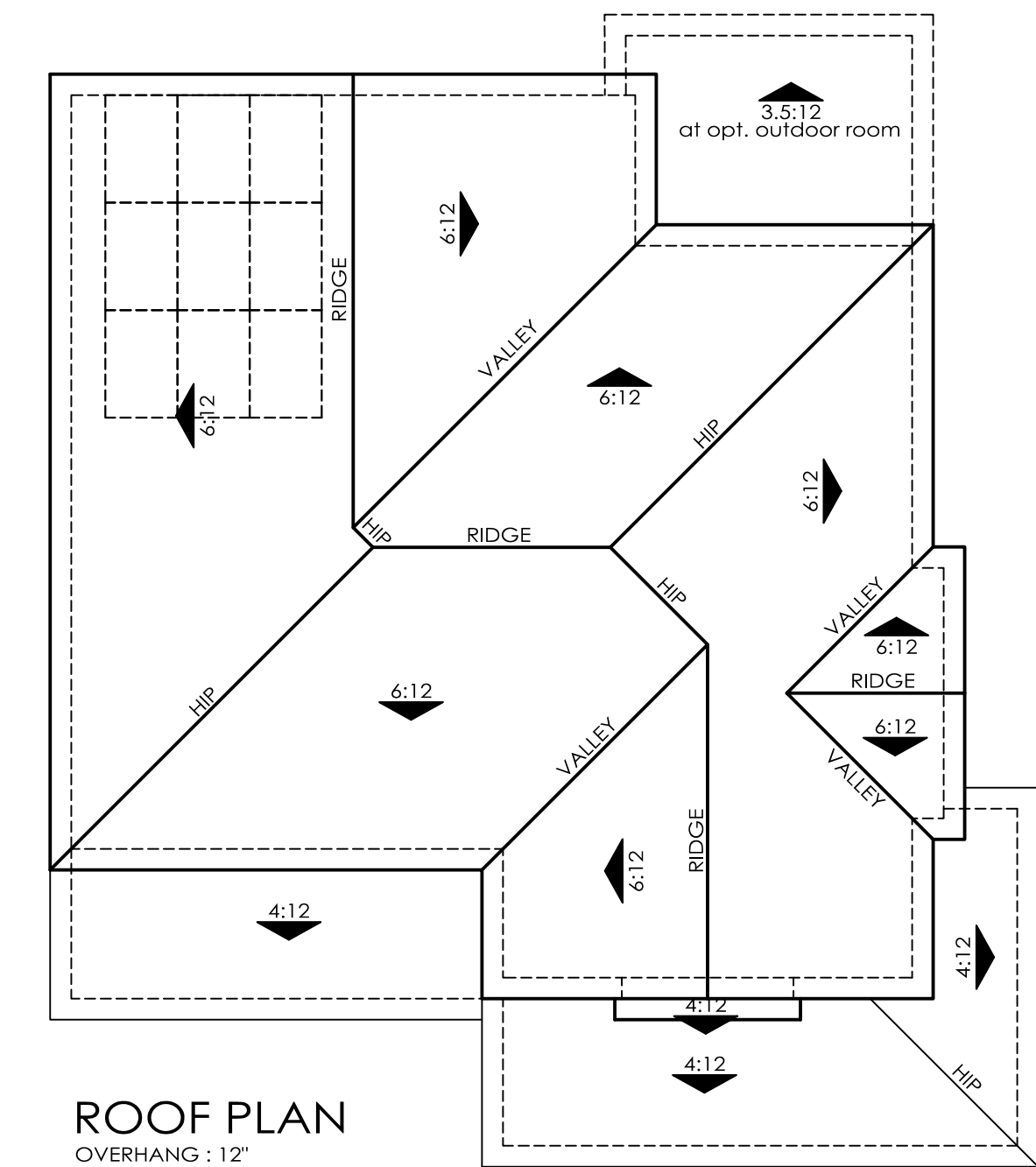
Opt. Bedroom 5



5A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Deocrative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 5XA - Farmhouse

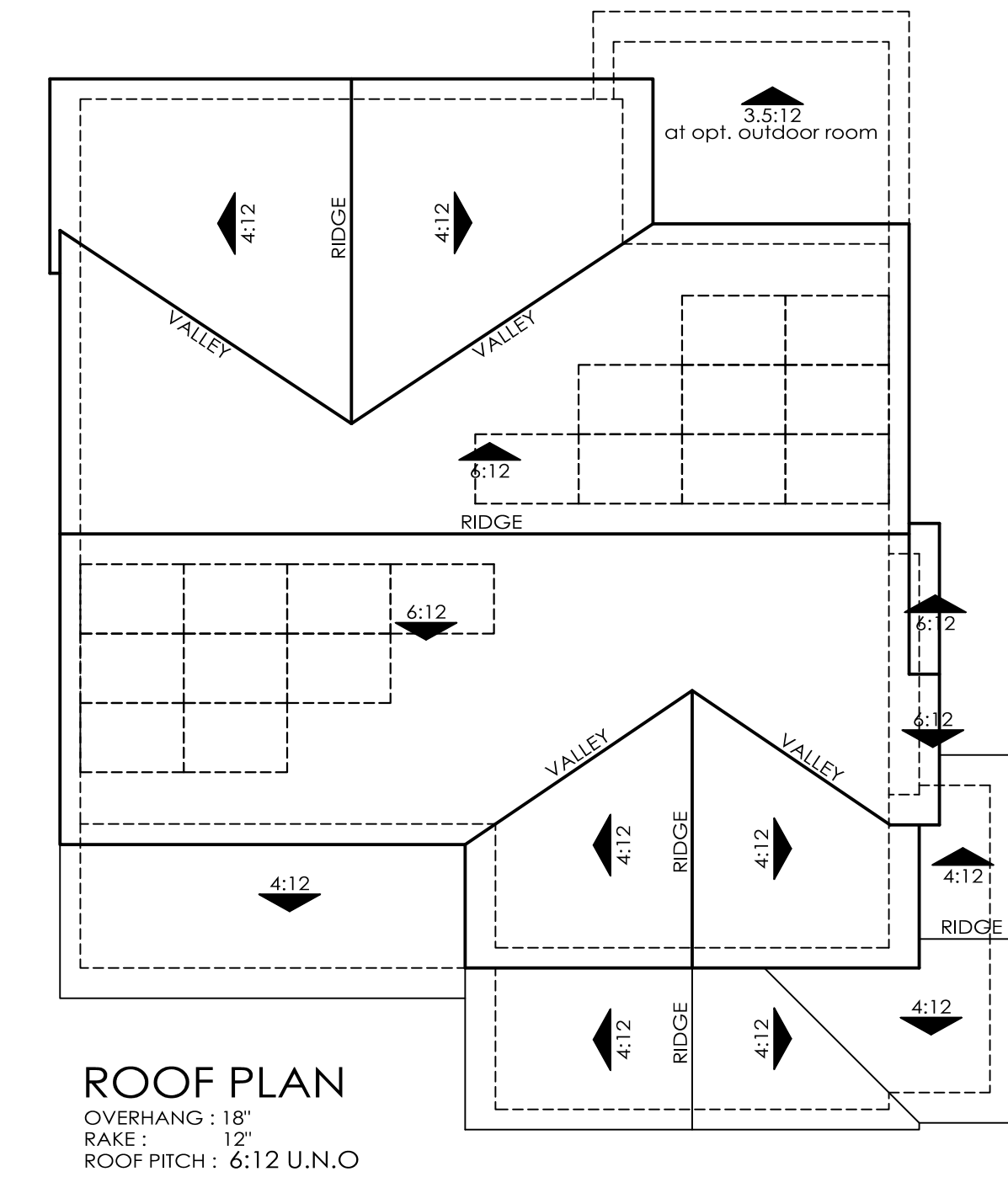


Right Elevation

5B - Material Legend:
 Flat Concrete Tile Roofing
 Cememtitious Lap Siding
 Deocrative Post and Corbel
 Decorative Railing
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 5XB - Craftsman

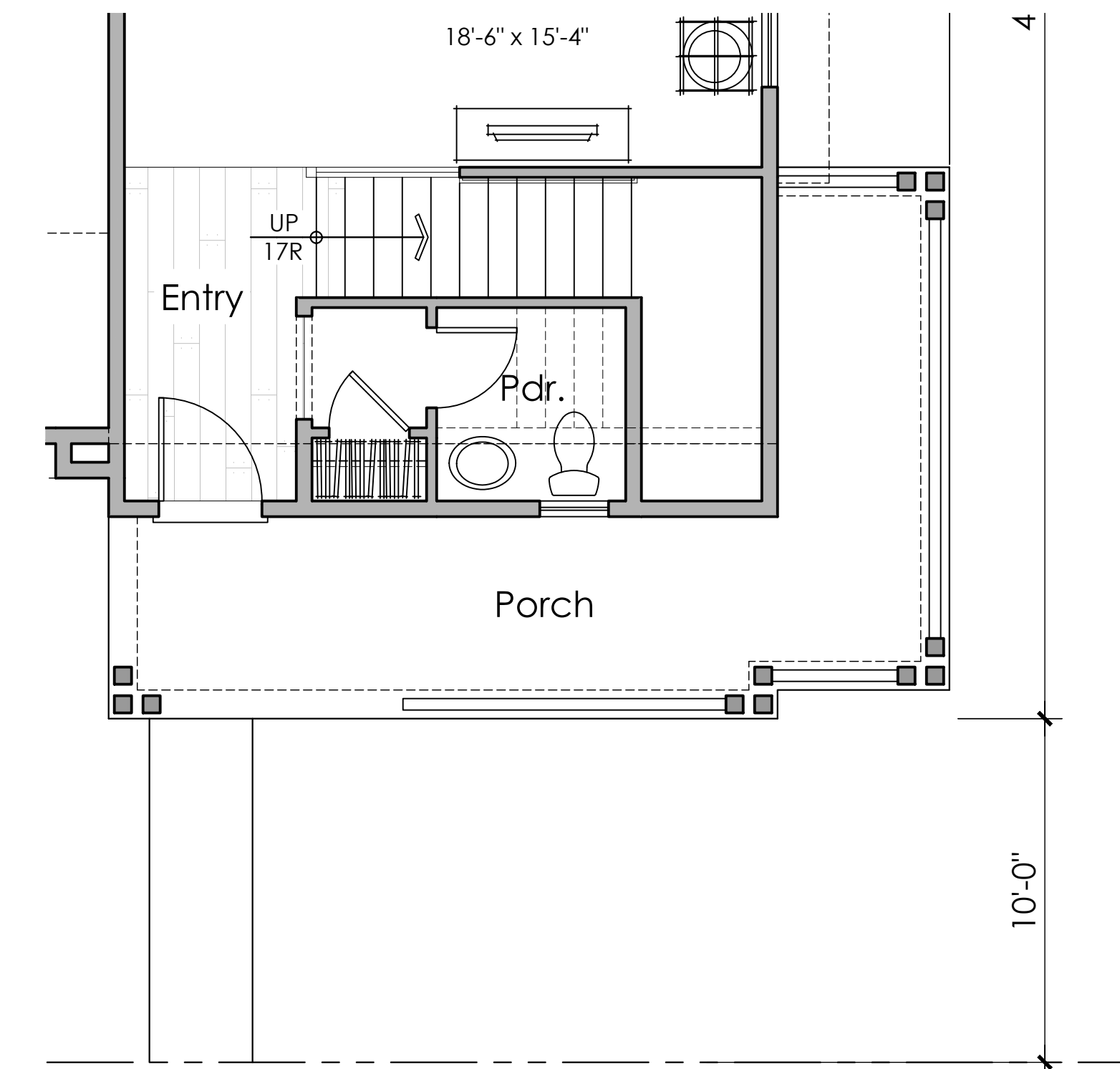


ROOF PLAN
 OVERHANG : 18"
 RAKE : 12"
 ROOF PITCH : 6:12 U.N.O

0 4 8 16



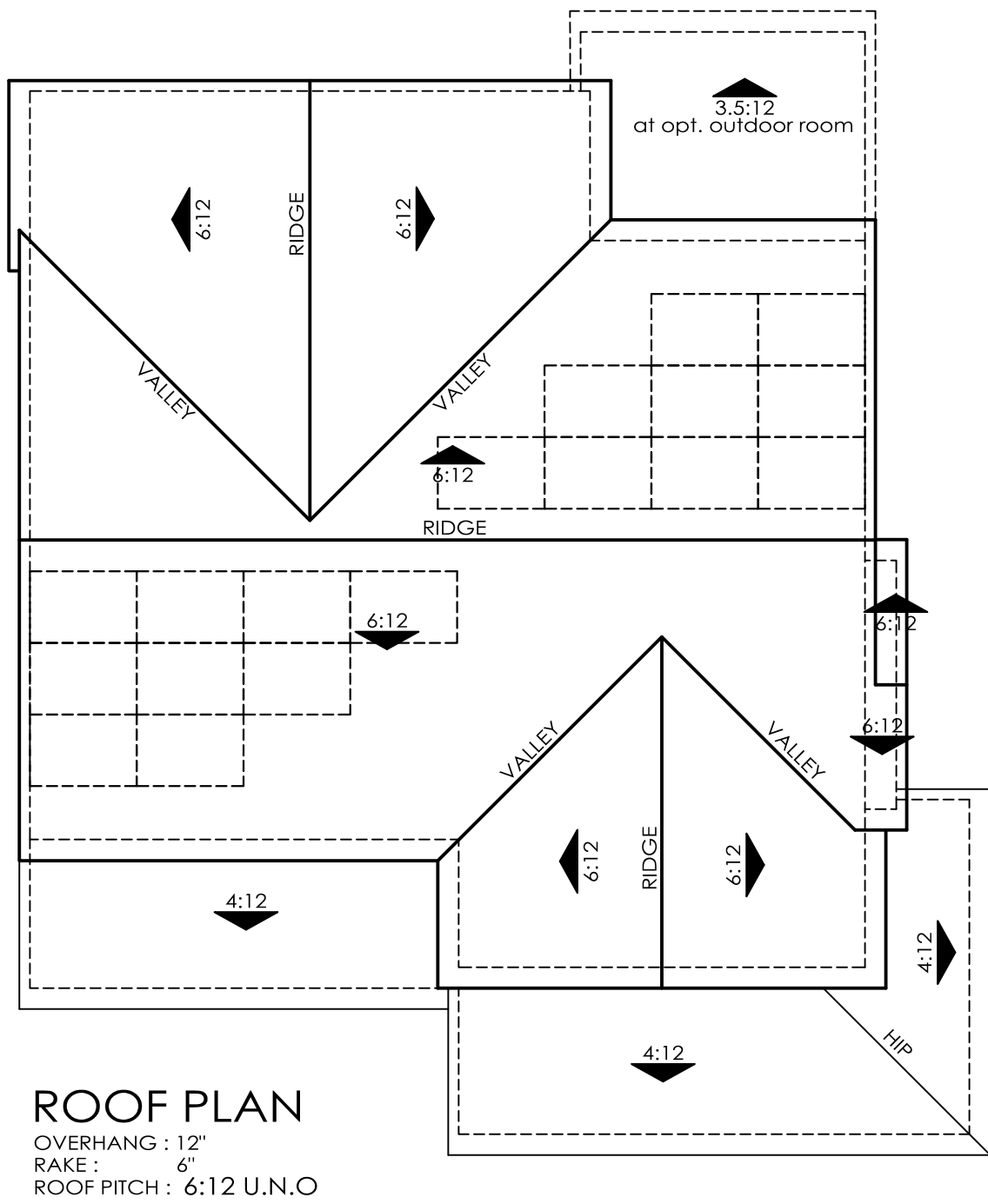
Right Elevation



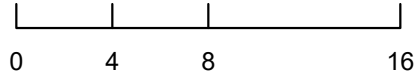
3C - Material Legend:
 Flat Concrete Tile Roofing
 Stucco Finish
 Cementitious Lap Siding
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



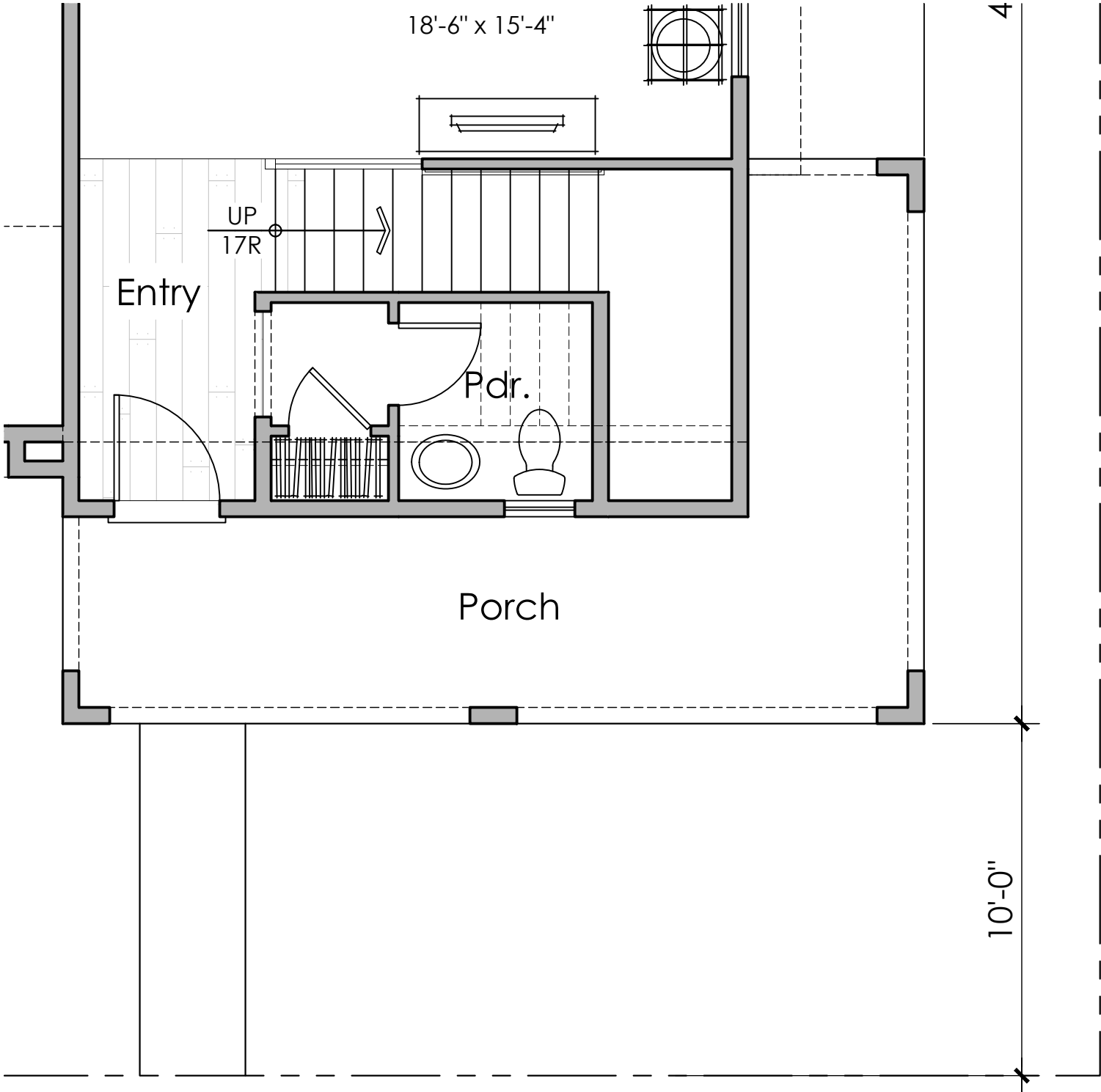
Front Elevation 5XC - Contemporary Farmhouse



ROOF PLAN
 OVERHANG : 12"
 RAKE : 6"
 ROOF PITCH : 6:12 U.N.O



Right Elevation

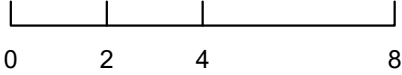


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 ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
 AUGUST 17, 2022



PLAN 5XC - EXT. ELEVATIONS

A5.9



Front Elevation 6A - Farmhouse

Scheme 6



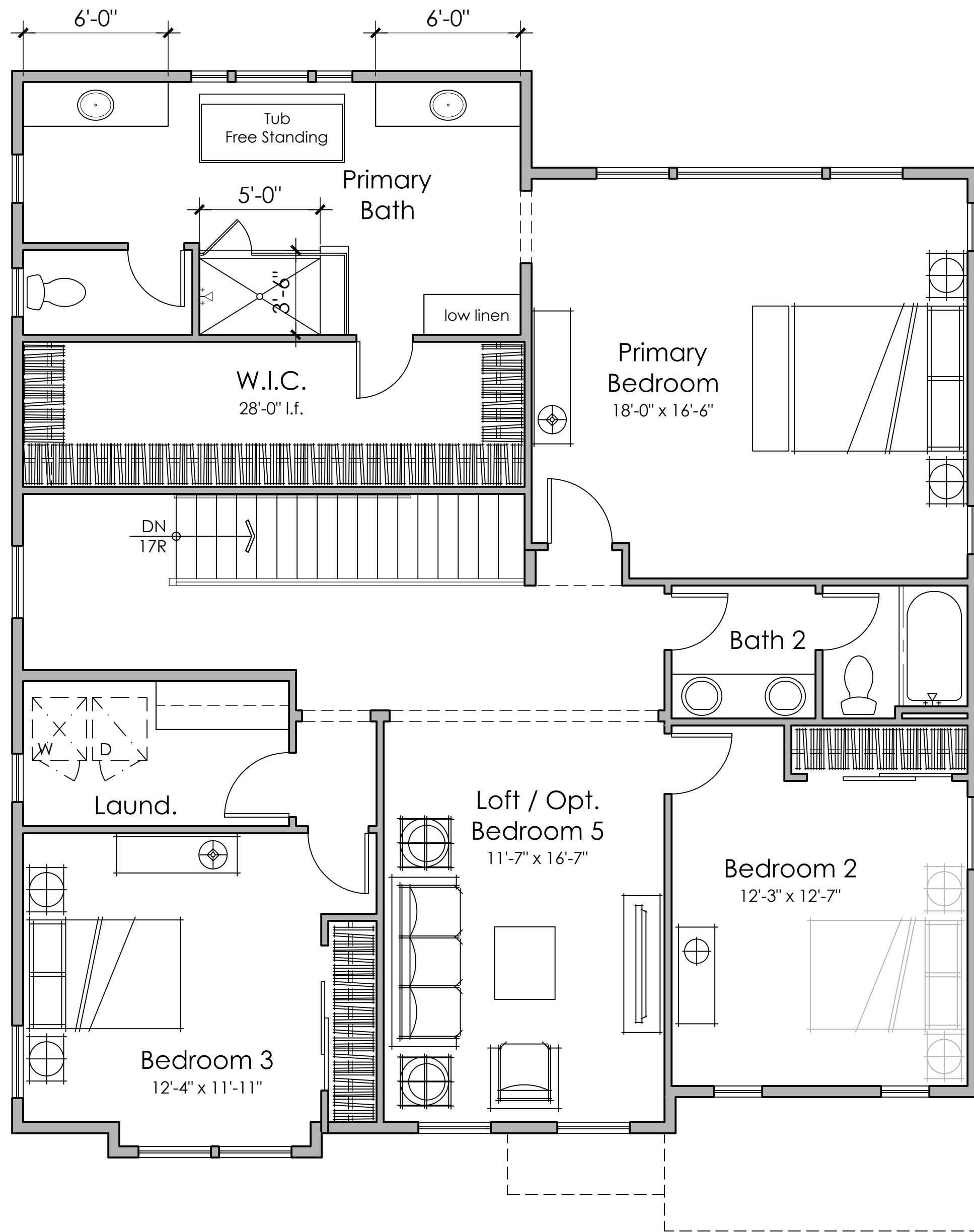
Front Elevation 6B - Craftsman

Scheme 12

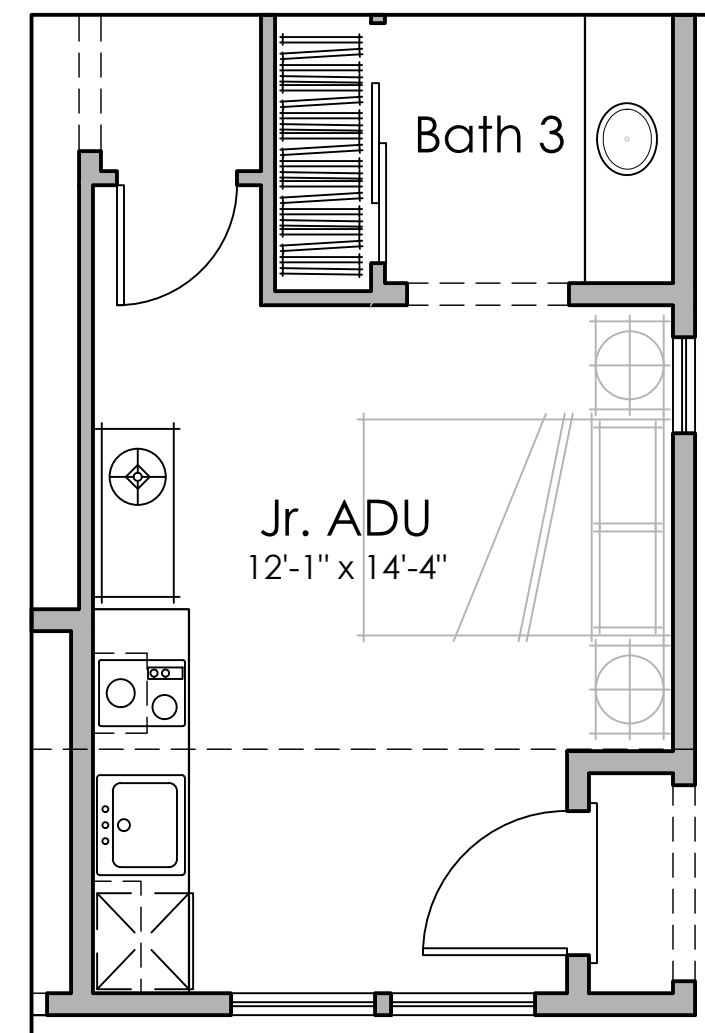


Front Elevation 6C - Contemporary Farmhouse

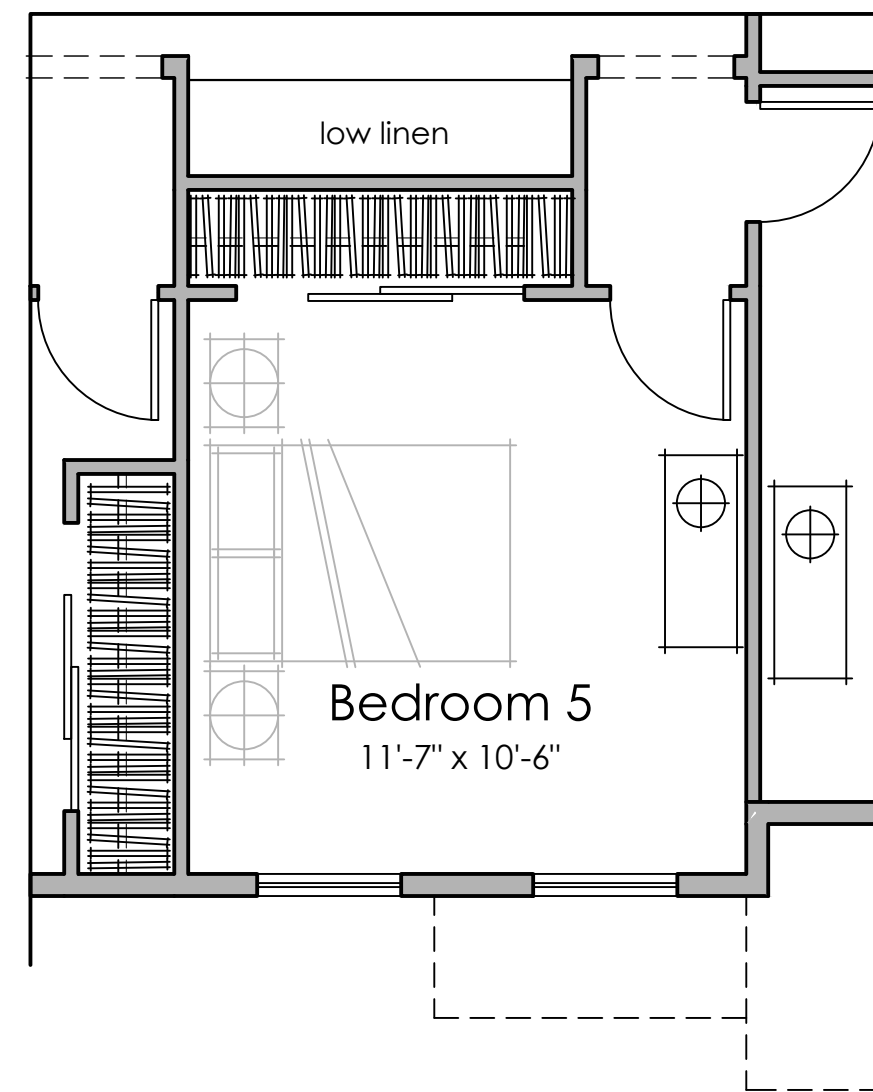
Scheme 18



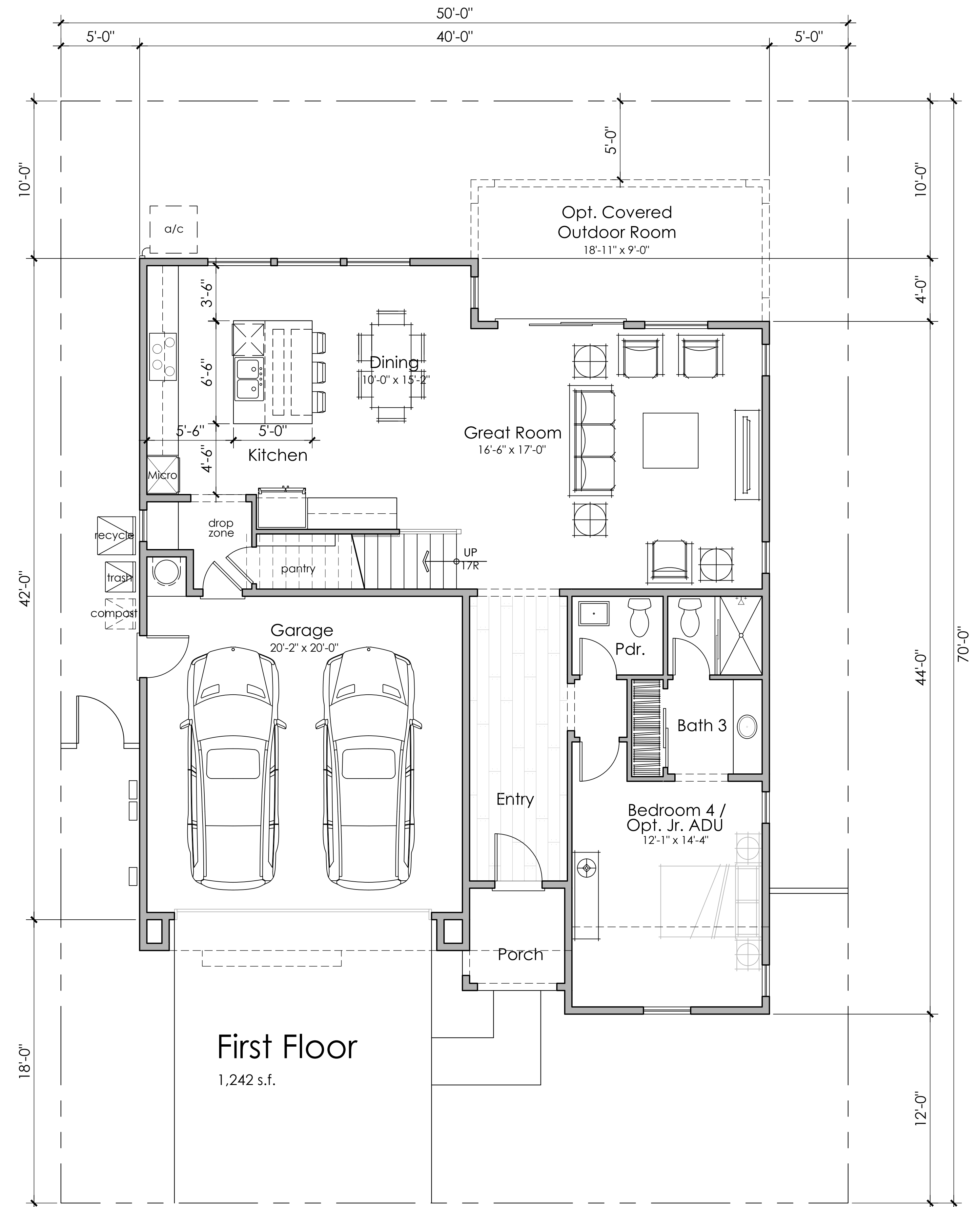
Second Floor
1,641 s.f.



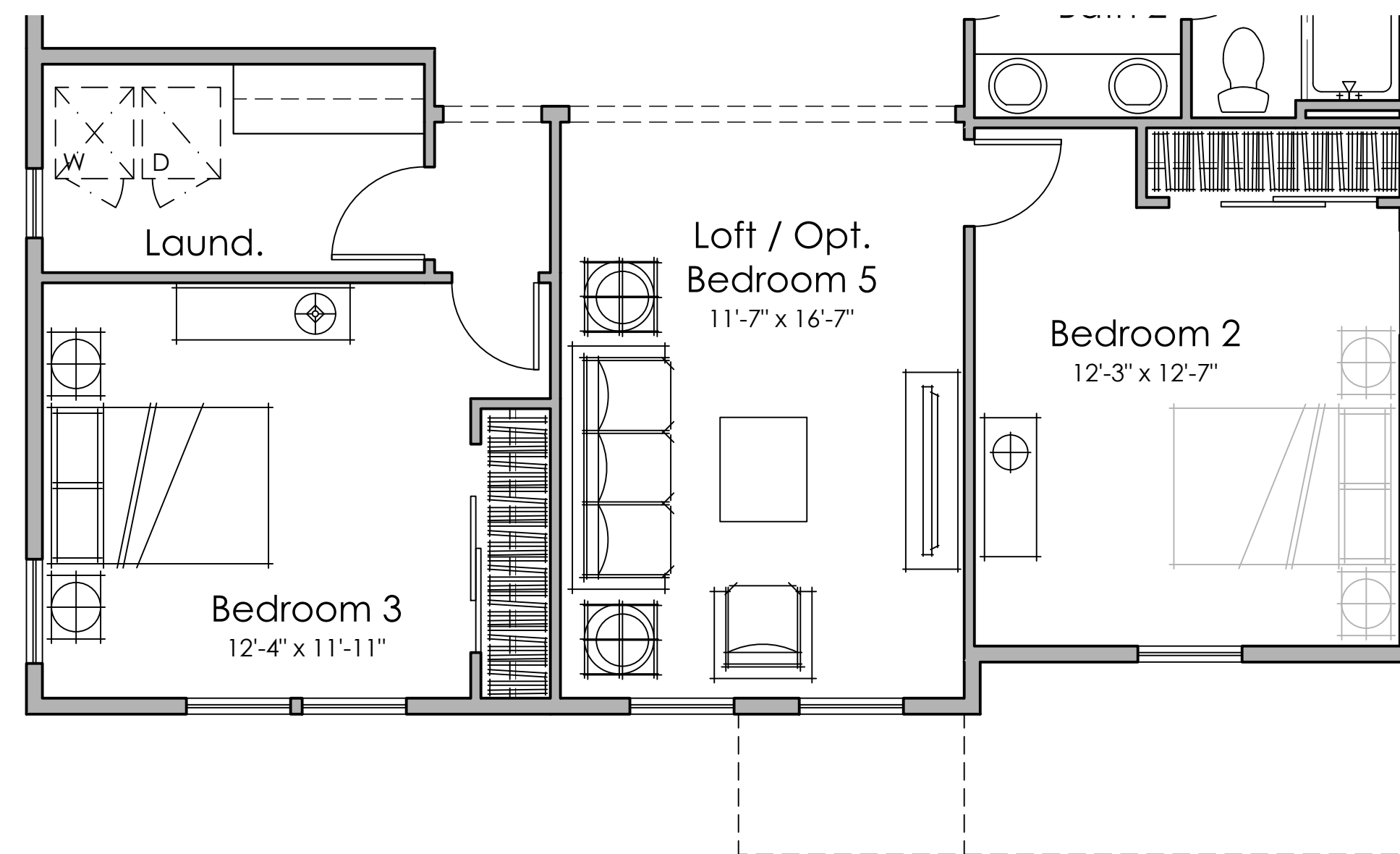
Opt. Jr. ADU



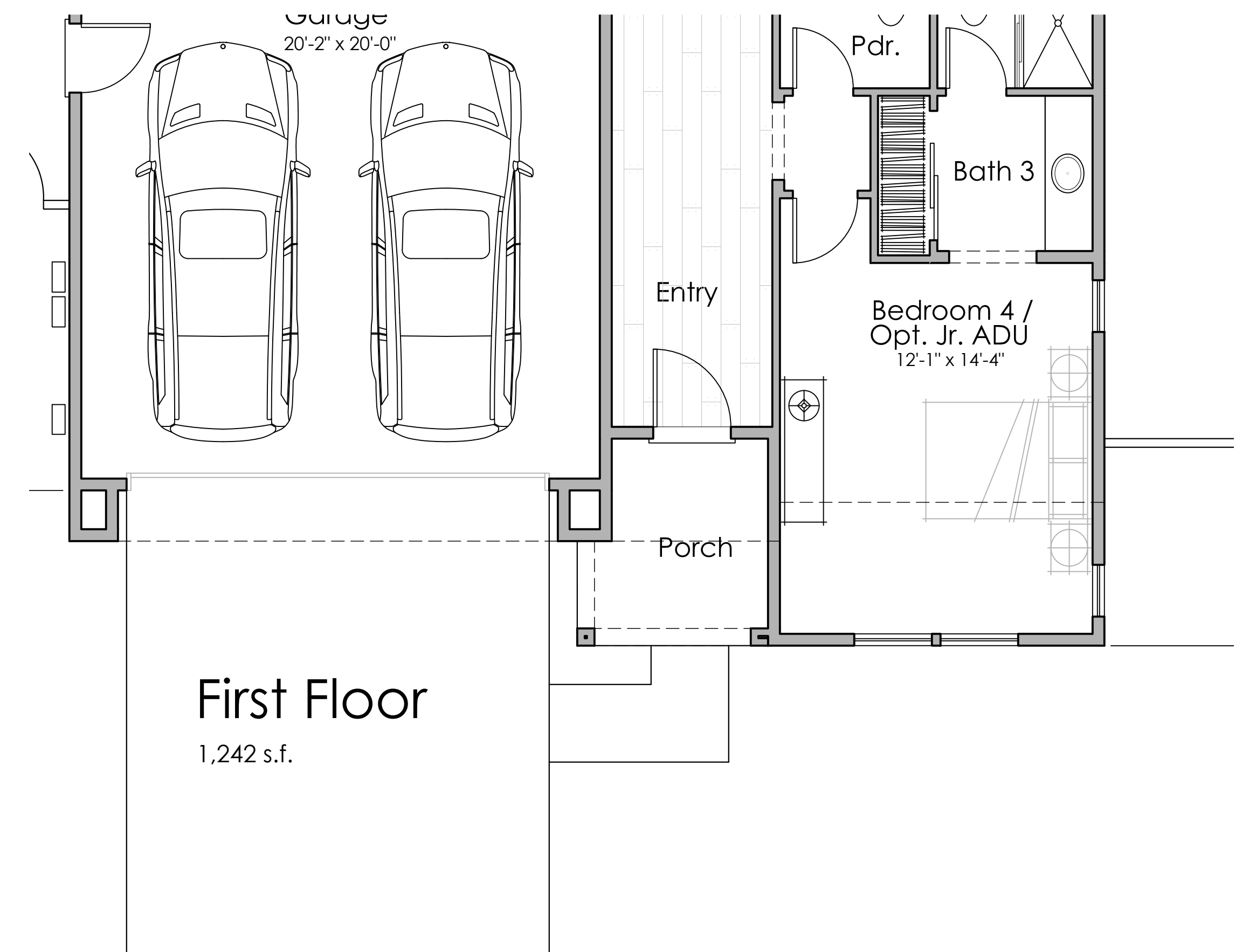
Opt. Bedroom 5



First Floor
1,242 s.f.

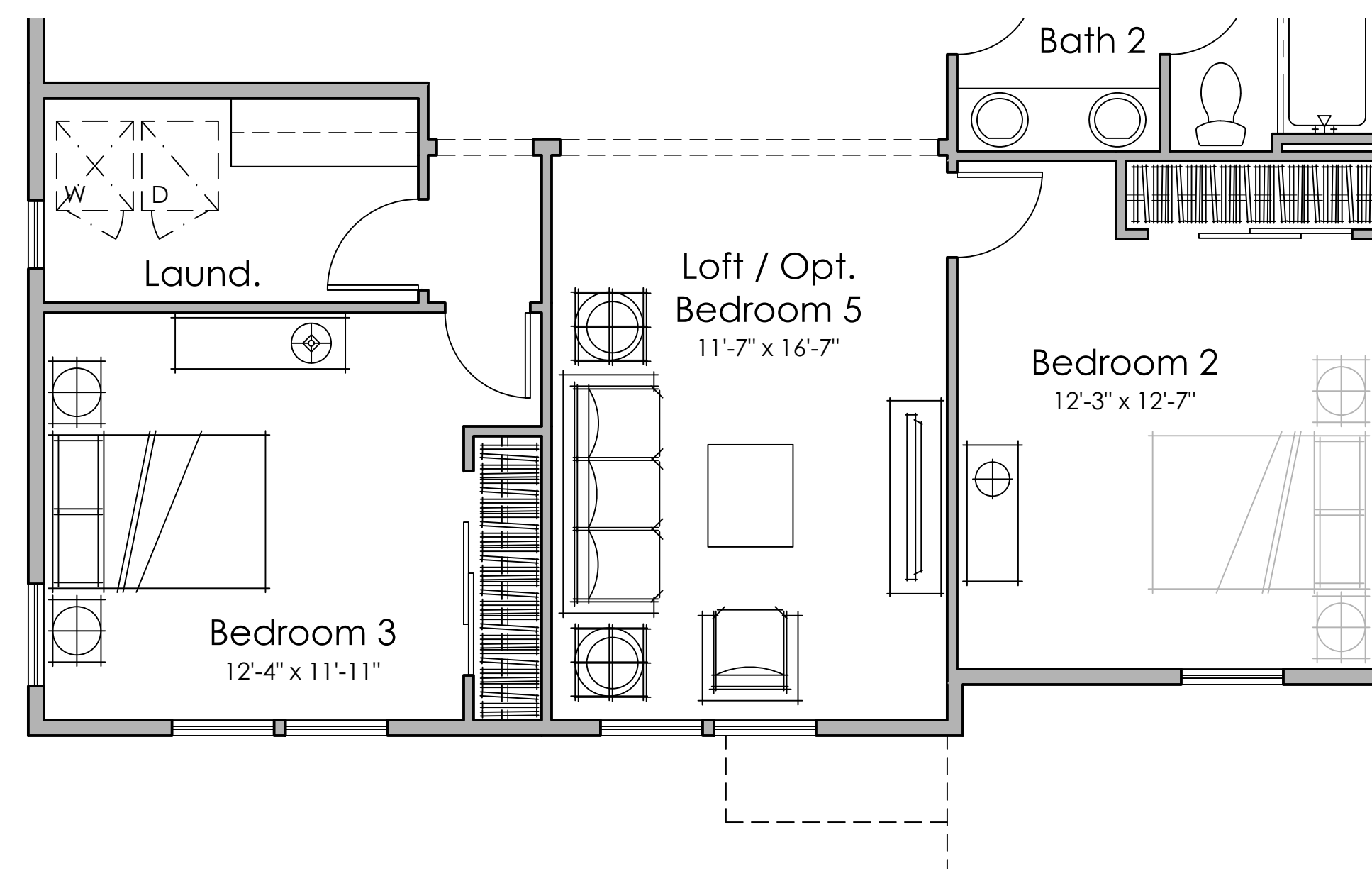


Second Floor
1,633 s.f.

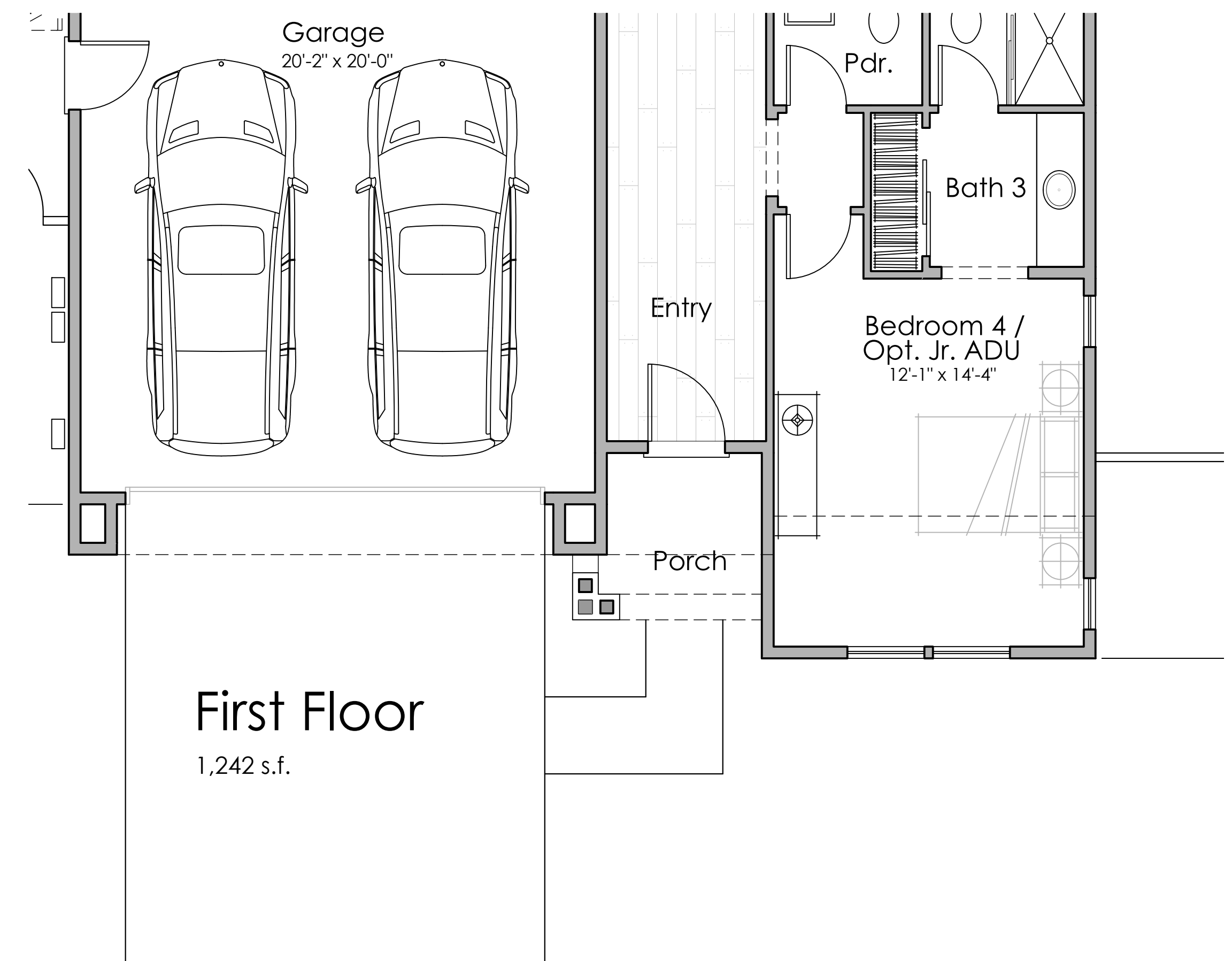


First Floor
1,242 s.f.

PLAN 6C



Second Floor
1,633 s.f.



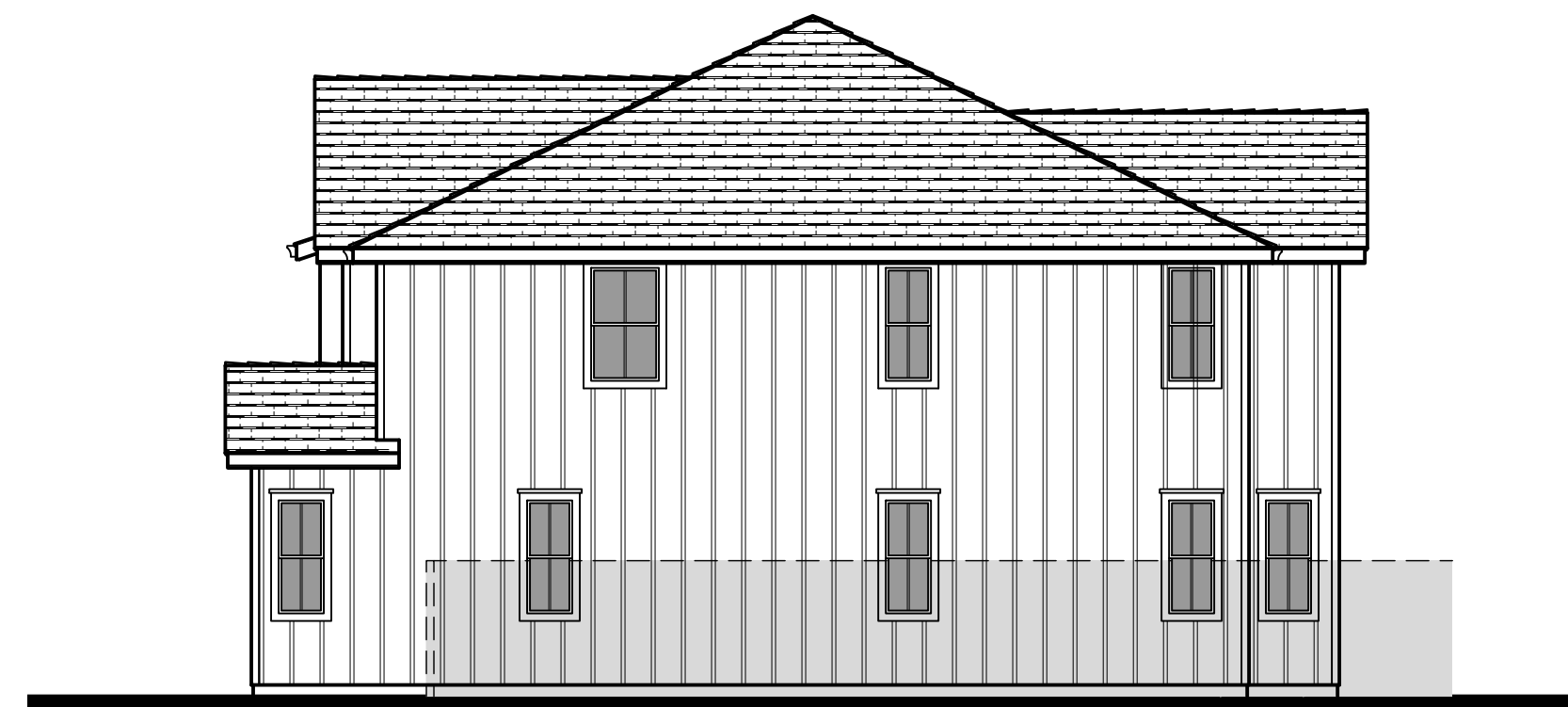
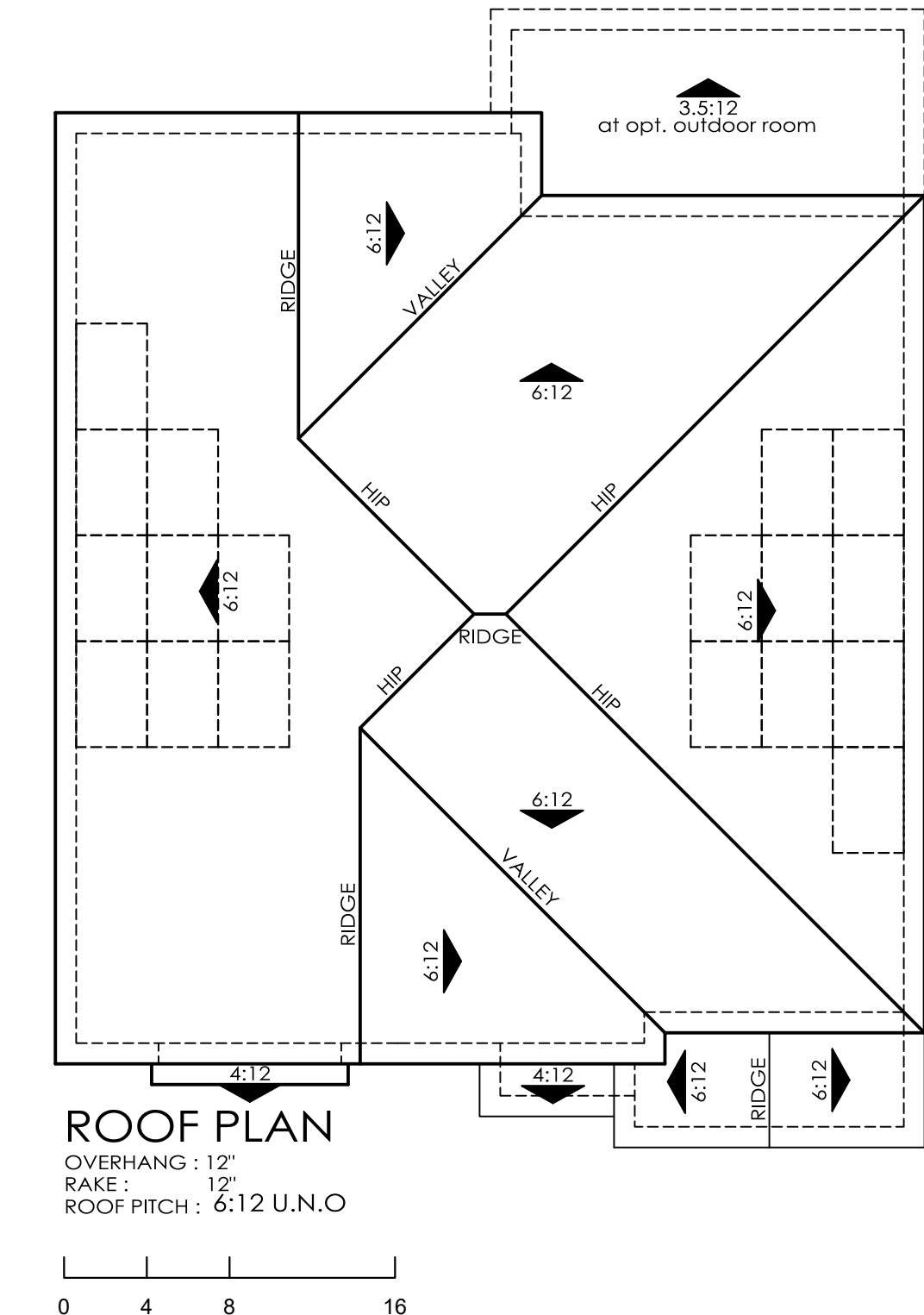
First Floor
1,242 s.f.

PLAN 6B

6A - Material Legend:
 Flat Concrete Tile Roofing
 Cementitious Board & Batt Siding
 Decorative Post and Trim
 Decorative Gable End Detail
 Enhanced Head and Sill Trim
 Metal Roofing



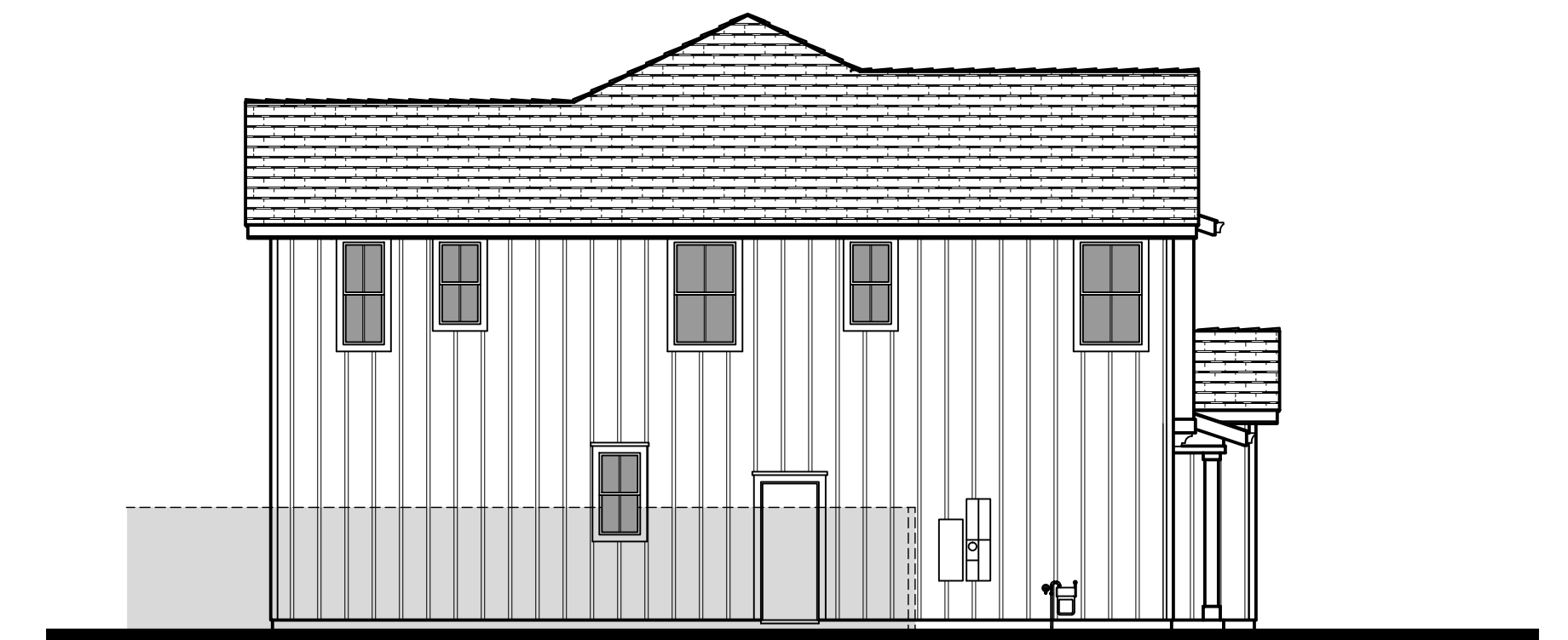
Front Elevation 6A - Farmhouse



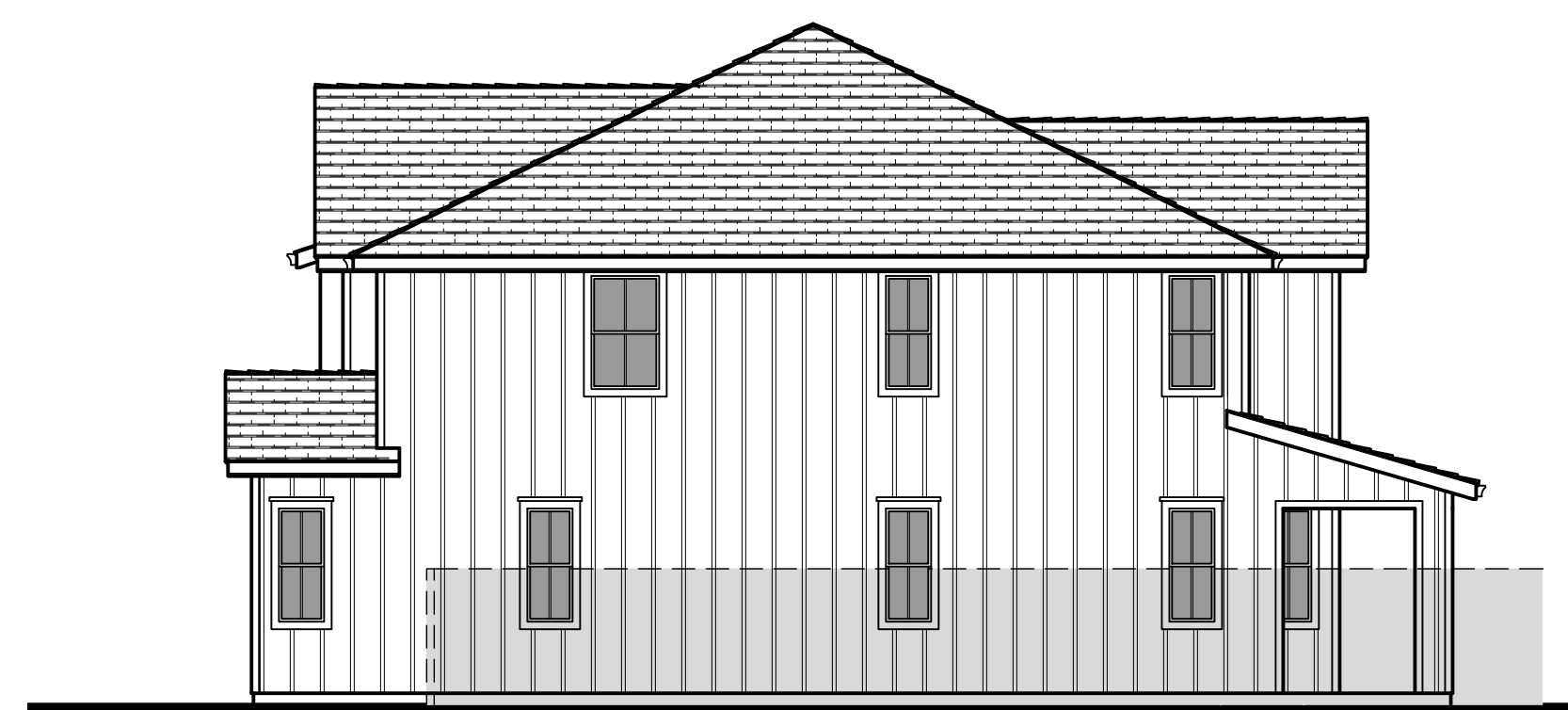
Right Elevation



Rear Elevation



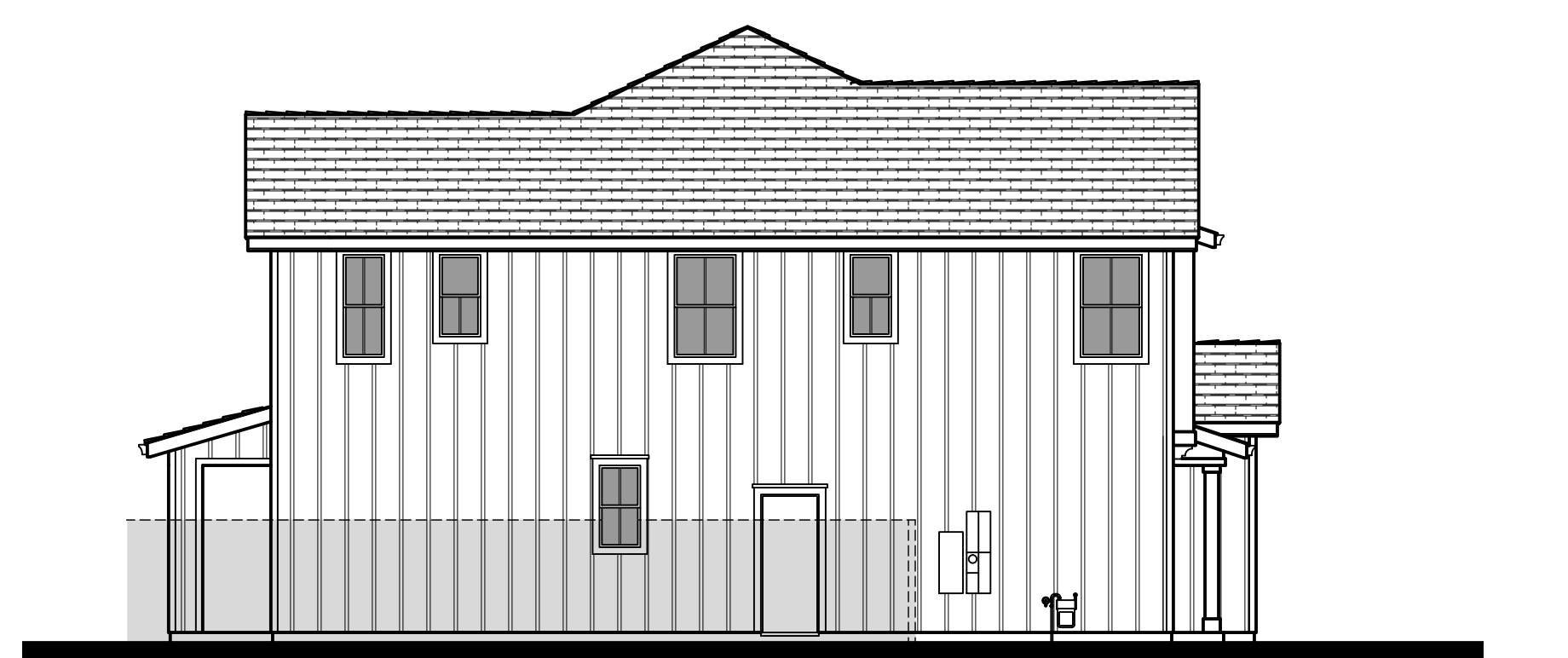
Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room

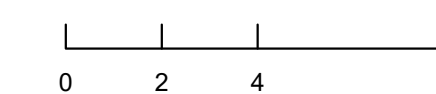


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 AUGUST 17, 2022



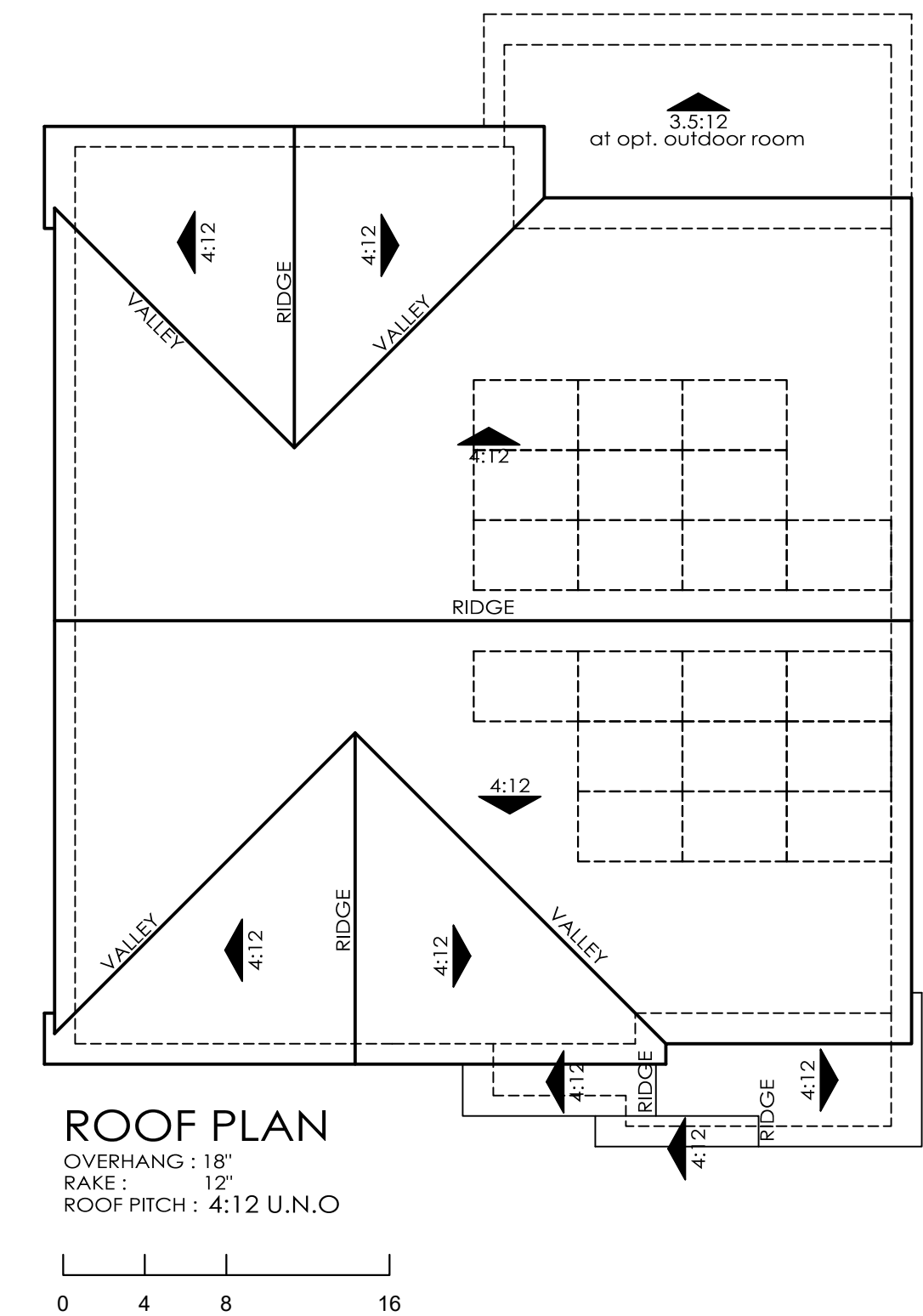
PLAN 6A - EXTERIOR ELEVATIONS

A6.2

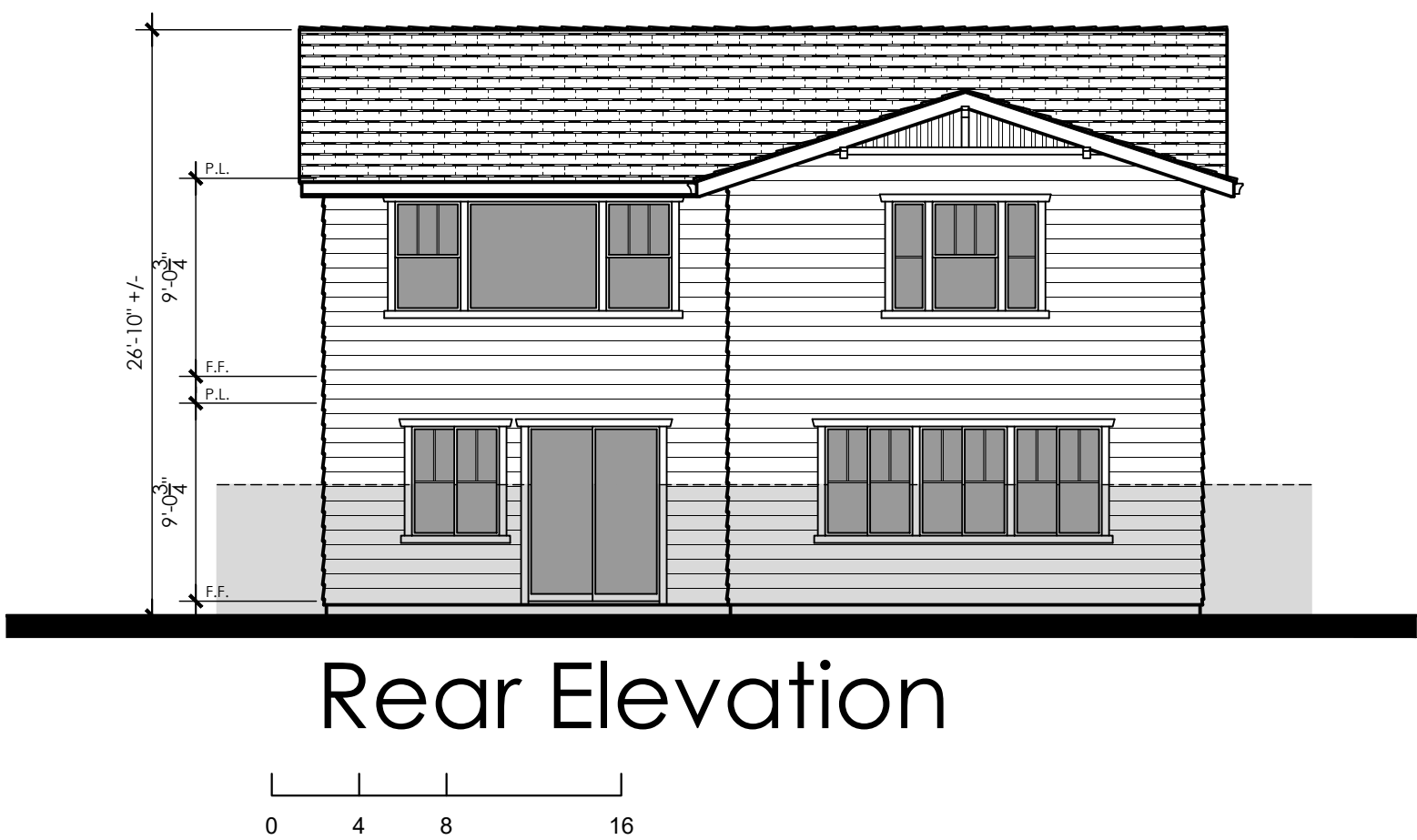
6B - Material Legend:
 Flat Concrete Tile Roofing
 Cememtitious Lap Siding
 Stone Veneer
 Deocrative Post and Corbel
 Decorative Gable End Detail
 Enhanced Head and Sill Trim



Front Elevation 6B - Craftsman



Right Elevation



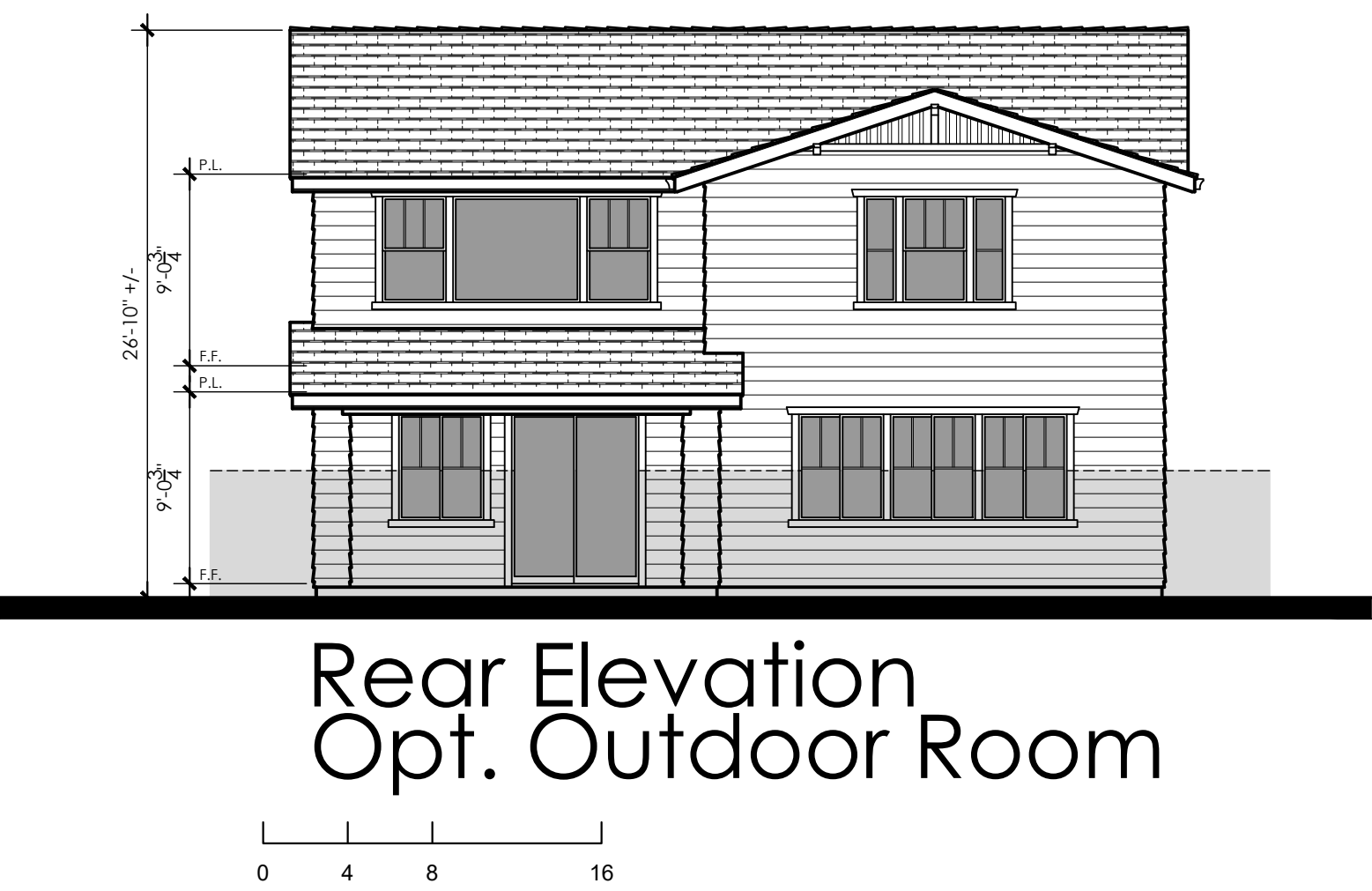
Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room



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 AUGUST 17, 2022

0 2 4 8

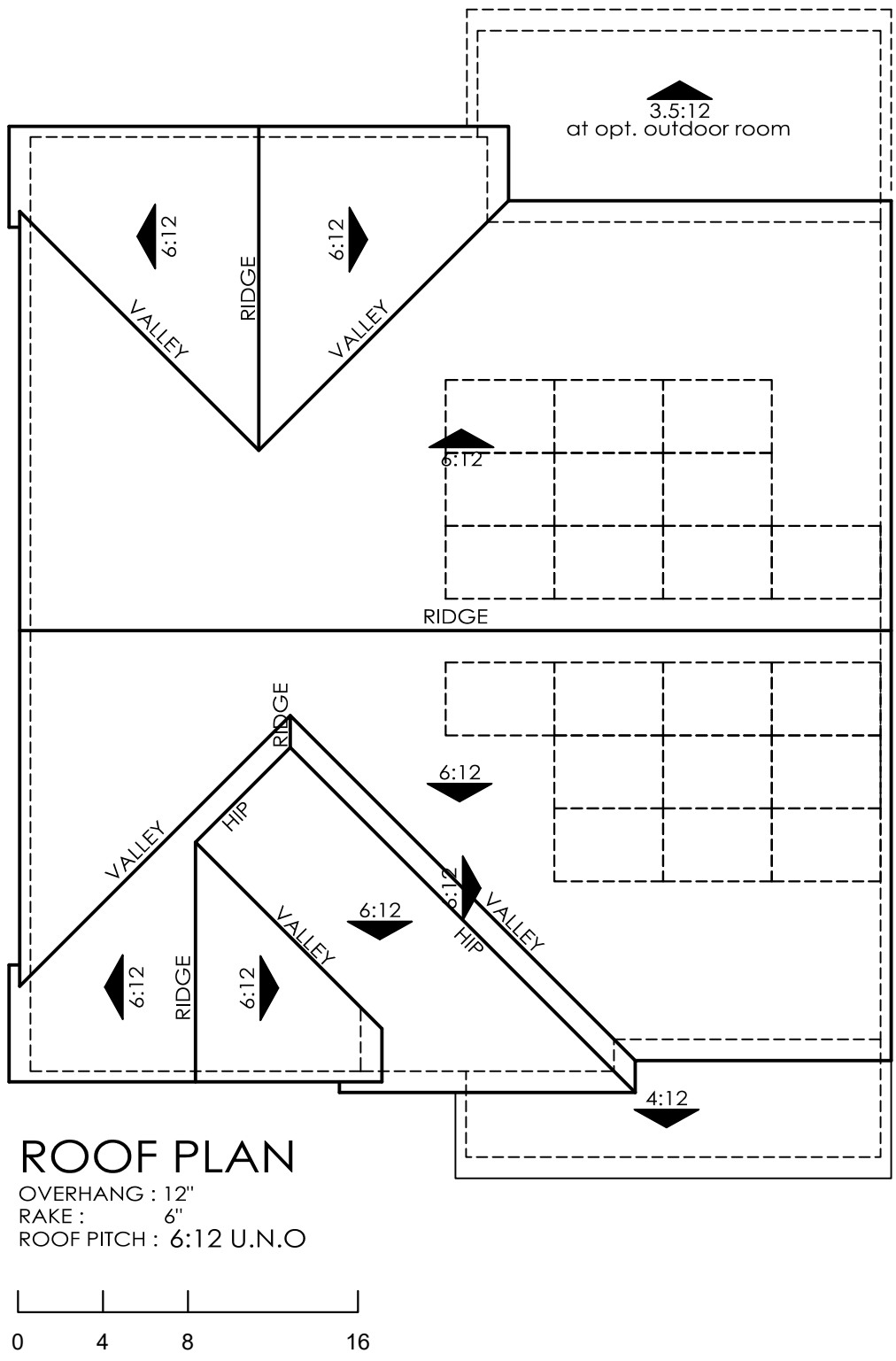
PLAN 6B - EXTERIOR ELEVATIONS

A6.3

6C - Material Legend:
Flat Concrete Tile Roofing
Metal Roofing
Stucco Finish
Cementitious Lap Siding
Decorative Gable End Detail
Enhanced Head and Sill Trim
Metal Roofing



Front Elevation 6C - Contemporary Farmhouse



Right Elevation



Rear Elevation



Left Elevation



Right Elevation
Opt. Outdoor Room



Rear Elevation
Opt. Outdoor Room



Left Elevation
Opt. Outdoor Room



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0 2 4 8

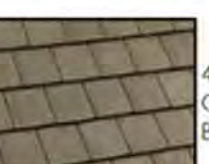
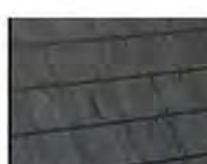
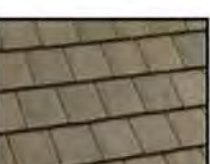
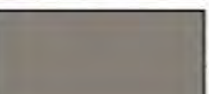
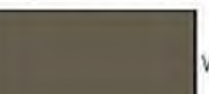
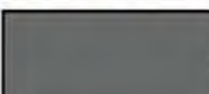
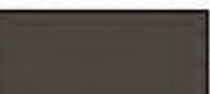
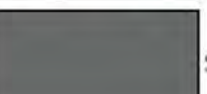
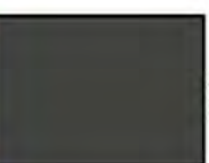
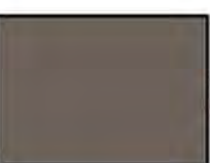
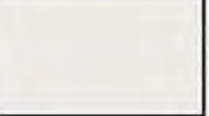
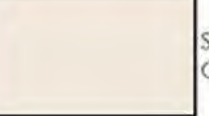
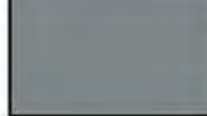
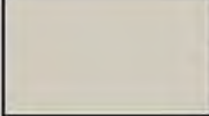
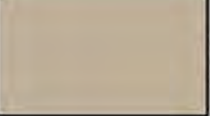
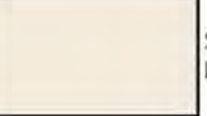
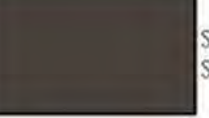
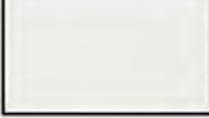
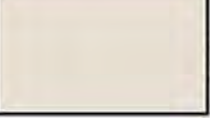
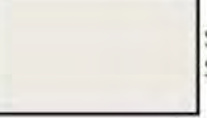
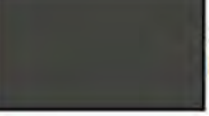
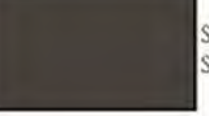
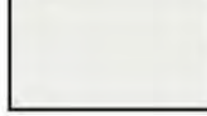
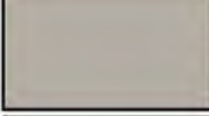
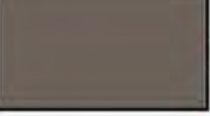
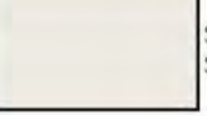
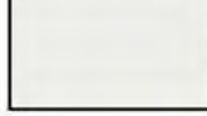
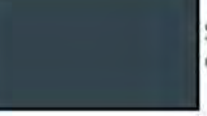
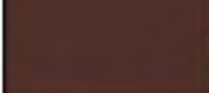
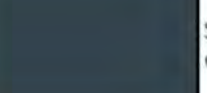
PLAN 6C - EXTERIOR ELEVATIONS

A6.4

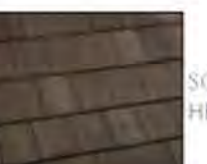
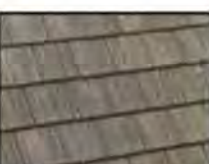
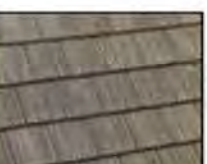
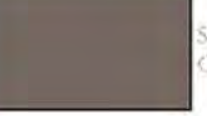
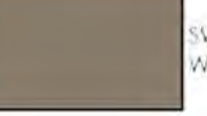
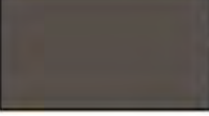
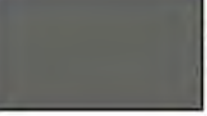
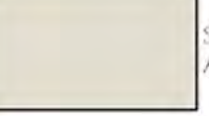
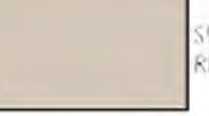
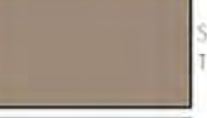
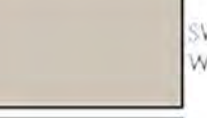
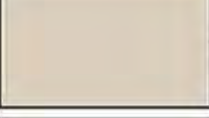
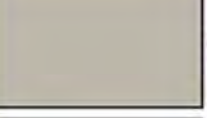
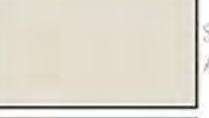
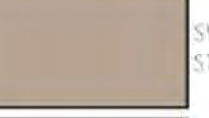
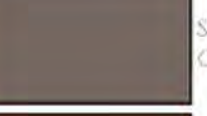
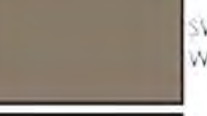
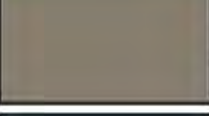
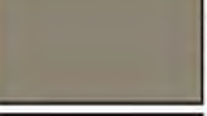
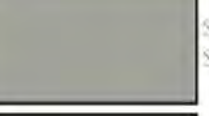
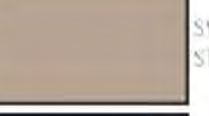
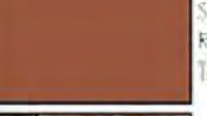
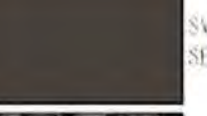
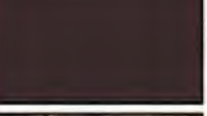
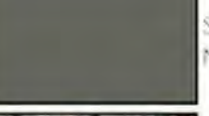
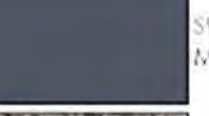
Arroyo Lago - Alameda County, CA

Exterior Color Palette

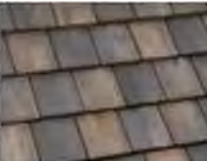
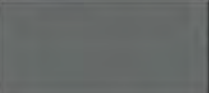
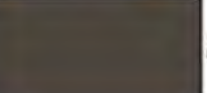
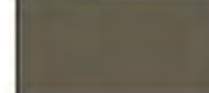
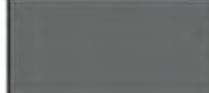
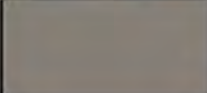
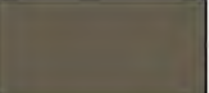
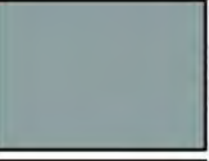
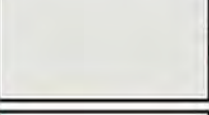
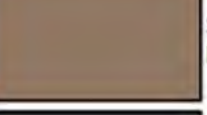
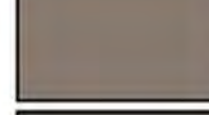
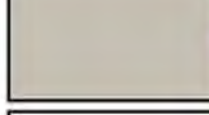
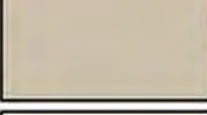
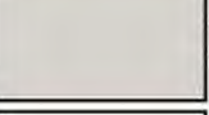
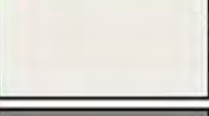
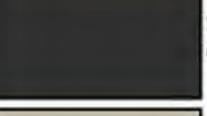
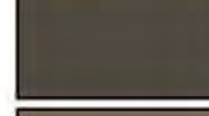
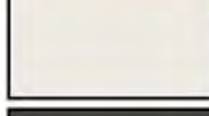
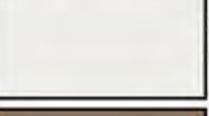
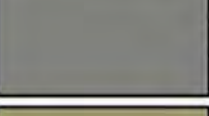
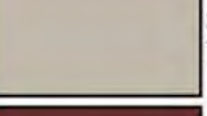
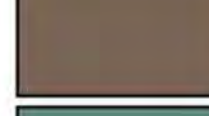
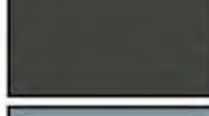
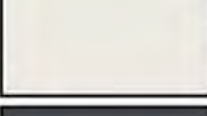
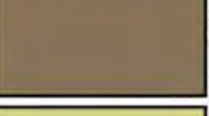
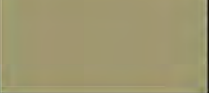
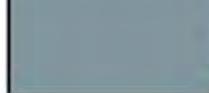
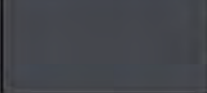
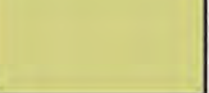
'A' - FARMHOUSE ELEVATIONS

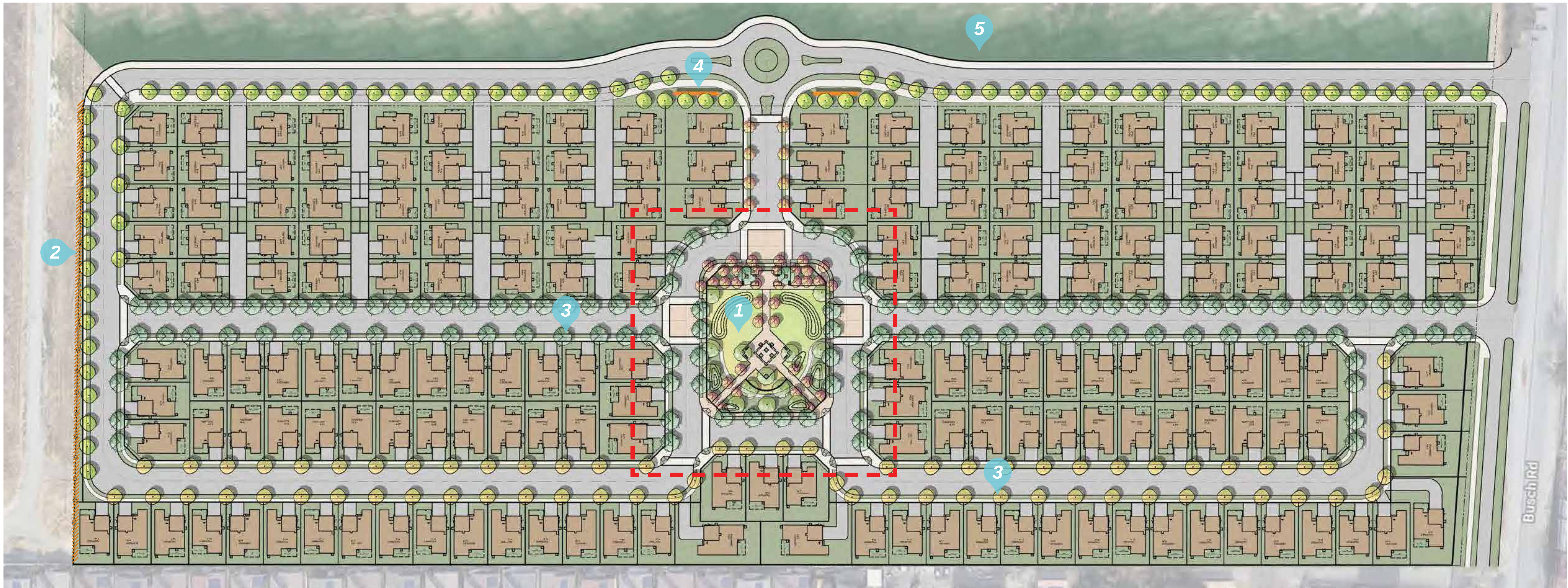
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ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	 4602 CONCORD BLEND	 4588 GARNET BROWN RANGE	 4595 DARK CHARCOAL	 4602 CONCORD BLEND	 4588 GARNET BROWN RANGE	 4595 DARK CHARCOAL
METAL ROOFING:	 ZINC GRAY	 WEATHERED COPPER	 STORM GRAY	 STORM GRAY	 MIDNIGHT BRONZE	 STORM GRAY
BATTEN BOARD SIDING 1 INCLUDING ADJACENT TRIM BOARDS	 SW 7069 IRON ORE	 SW 7012 CREAMY	 SW 6000 SNOWFALL	 SW 7018 DOVETAIL	 SW 7047 PORPOISE	 SW 9164 ILLUSIVE GREEN
BATTEN BOARD SIDING 2 INCLUDING ADJACENT TRIM BOARDS	 SW 7005 PURE WHITE	 SW 7012 CREAMY	 SW 7074 SOFTWARE	 SW 7029 AGREEABLE GRAY	 SW 7543 AVENUE TAN	 SW 6385 DOVER WHITE
FASCIA / EAVES / KNEEBRACES / CORBELS / TRIM 3	 SW 7006 EXTRA WHITE	 SW 7675 SEALSKIN	 SW 7006 EXTRA WHITE	 SW 7006 EXTRA WHITE	 SW 7042 SHOJI WHITE	 SW 7004 SNOWBOUND
GARAGE DOORS	 SW 7069 IRON ORE	 SW 7675 SEALSKIN	 SW 7006 EXTRA WHITE	 SW 7643 PUSSYWILLOW	 SW 7047 PORPOISE	 SW 7004 SNOWBOUND
SHUTTERS	 SW 7591 RED BARN	 SW 6990 CAVIAR	 SW 7006 EXTRA WHITE	 SW 9182 ROJO MARRON	 SW 7725 YEARLING	 SW 7605 GALE FORCE
ENTRY DOORS	 SW 7591 RED BARN	 SW 6990 CAVIAR	 SW 6041 OTTER	 SW 9182 ROJO MARRON	 SW 7725 YEARLING	 SW 7605 GALE FORCE

'B' - CRAFTSMAN ELEVATIONS

	7	8	9	10	11	12
ROOF MATERIAL: FLAT SLATE "PONDEROSA" PROFILE	 5671 VILLAGE BLEND	 SCP 8804 HERSCHEY BLEND	 5552 CANYON GRAY	 5552 CANYON GRAY	 SCP 8804 HERSCHEY BLEND	 5671 VILLAGE BLEND
LAP SIDING 1 INCLUDING ADJACENT TRIM BOARDS	 SW 6079 DIVERSE BEIGE	 SW 9182 ROJO MARRON	 SW 7544 TENLAND	 SW 0043 PERISYLE BRASS	 SW 6179 ARTICHOKE	 SW 6045 ANTIQUARIAN BROWN
FASCIA / EAVES / KNEE BRACES / CORBELS / TRIM 2	 SW 6075 GARRET GRAY	 SW 7032 WARMSTONE	 SW 7048 URBANE BRONZE	 SW 7068 GRIZZLE GRAY	 SW 7035 AESTHETIC WHITE	 SW 6078 REALIST BEIGE
GABLE SIDING INSETS INCLUDING HORIZONTAL TRIM	 SW 7508 TAVERN TAUPE	 SW 7043 WORLDLY GRAY	 SW 7541 GREGIAN IVORY	 SW 7016 MINDFUL GRAY	 SW 7035 AESTHETIC WHITE	 SW 7507 STONE LION
GARAGE DOORS	 SW 6075 GARRET GRAY	 SW 7032 WARMSTONE	 SW 7053 ADAPTIVE SHADE	 SW 6172 HARDWARE	 SW 7655 STAMPED CONCRETE	 SW 7507 STONE LION
ENTRY DOORS	 SW 2803 ROCKWOOD TERRA COTTA	 SW 7675 SEALSKIN	 SW 0032 NEEDLEPOINT NAVY	 SW 7630 RAISIN	 SW 7061 NIGHT OWL	 SW 2740 MINERAL GRAY
STONE VENEER DRYSTACK / FLUSHFIT INSTALLATION	 SEQUOIA RUSTIC LEDGESTONE	 BLACK RIVER STACKED STONE	 ZINC EUROPEAN LEDGESTONE	 CHAPEL HILL STACKED STONE	 SARATOGA RUSTIC LEDGESTONE	 COTTONWOOD EUROPEAN LEDGESTONE

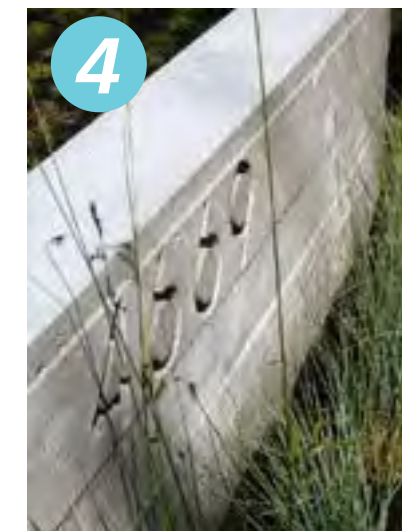
'C' - CONTEMPORARY FARMHOUSE ELEVATIONS

	13	14	15	16	17	18
ROOF MATERIAL: FLAT SLATE "BEL AIR" PROFILE	 4595 DARK CHARCOAL	 4602 CONCORD BLEND	 4588 GARNET BROWN RANGE	 4595 DARK CHARCOAL	 4602 CONCORD BLEND	 4588 GARNET BROWN RANGE
METAL ROOFING:	 STORM GRAY	 MIDNIGHT BRONZE	 WEATHERED COPPER	 STORM GRAY	 ZINC GRAY	 WEATHERED COPPER
LAP SIDING INCLUDING ADJACENT TRIM BOARDS	 SW 6252 ICE CUBE	 SW 6215 ROCKY RIVER	 SW 0008 CAJUN RED	 SW 7592 CRABBY APPLE	 SW 6523 DENIM	 SW 9134 DELFT
STUCCO BODY	 SW 6252 ICE CUBE	 SW 9089 LLAMA WOOL	 SW 7025 BACKDROP	 SW 7641 COLANNADE GRAY	 SW 7542 NATUREL	 SW 7647 CRUSHED ICE
FASCIA / EAVES / CORBELS AT EYEBROW ROOF ONLY / TRIM 2	 SW 7005 PURE WHITE	 SW 6990 CAVIAR	 SW 7020 BLACK FOX	 SW 7004 SNOWBOUND	 SW 8917 SHELL WHITE	 SW 7006 EXTRA WHITE
GARAGE DOORS	 SW 7067 CITYSCAPE	 SW 6170 TECHNO GRAY	 SW 6082 COBBLE BROWN	 SW 7069 IRON ORE	 SW 7004 SNOWBOUND	 SW 9124 VERDE MARRON
ENTRY DOORS	 SW 7726 LEMON VERBENA	 SW 2802 ROCKWOOD RED	 SW 6473 SURF GREEN	 SW 9135 WHIRLPOOL	 SW 7074 CYBERSPACE	 SW 9031 PRIMAVERA



- 1 Park Enlargement see next page
- 2 Ornamental Fence at Trail Edge
- 3 Street Trees

- 4 Monument Sign
- 5 Hydroseed



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



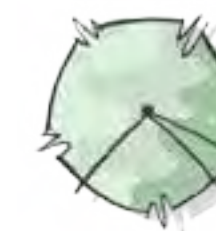
Quercus spp.
Native Oak Species



Rhapsiolepis 'Majestic Beauty'
Indian Hawthorn



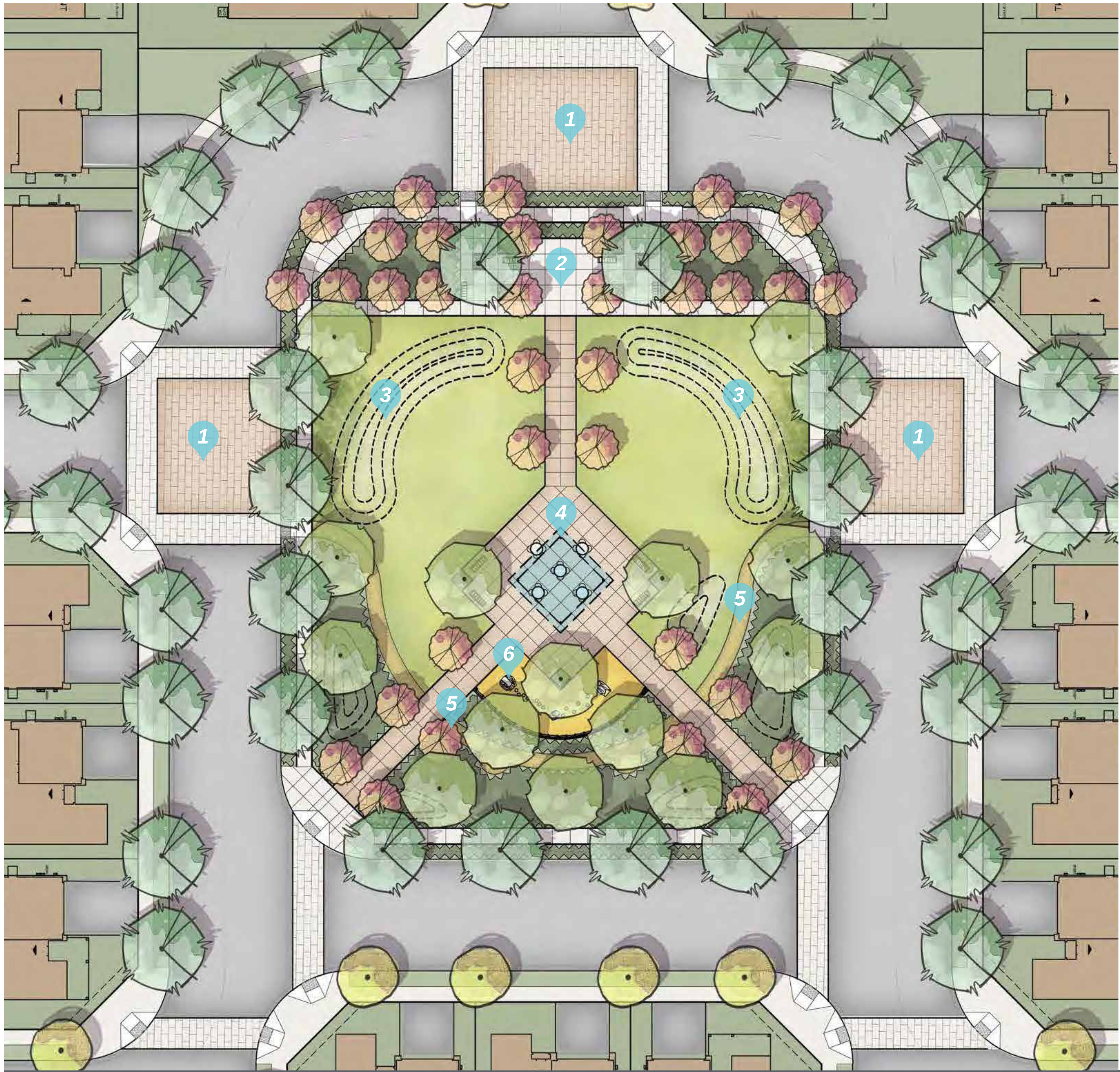
Tilia cordata
Littleleaf Linden



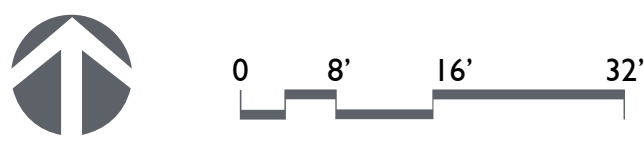
Ulmus parvifolia
Chinese Elm



0 30' 60' 120'



- 1 Accent Paving
- 2 Entry Plaza
- 3 Bermed Lawn
- 4 Center Picnic Plaza with Shade Structure
- 5 Garden with Decomposed Granite Path
- 6 Natural Play Tot Lot



TREES



Lagerstroemia 'Muskogee'
Crape Myrtle



Pistachia chinensis
Chinese Pistache



Quercus spp.
Native Oak Species



Raphiolepis 'Majestic Beauty'
Indian Hawthorn



Tilia cordata
Littleleaf Linden



Ulmus parvifolia
Chinese Elm

SHRUB AND GROUNDCOVERS



Calamagrostis x a. 'Karl Forester'
Feather Reed Grass



Dietes grandiflora 'Variegata'
Fornight Iris



Erigeron karvinskianus
Mexican Daisy



Festuca mairei
Atlas Fescue



Lavandula angustifolia
Lavender



Lomandra logifolia 'Breeze'
Breeze Dwarf Mat Rush



Rosmarinus spp.
Rosemary



Coprosma kirkii 'Variegata'
Striped Coprosma



Muhlenbergia capillaris
Pink Cloud Muhly Grass



Salvia l. 'Santa Barbara'
Mexican Bush Sage

MATERIALS PALETTE

PAVING



Accent Paving at Crossing



Concrete

FENCING



Ornamental Fencing



Decomposed Granite



Play Border

SITE FURNISHINGS



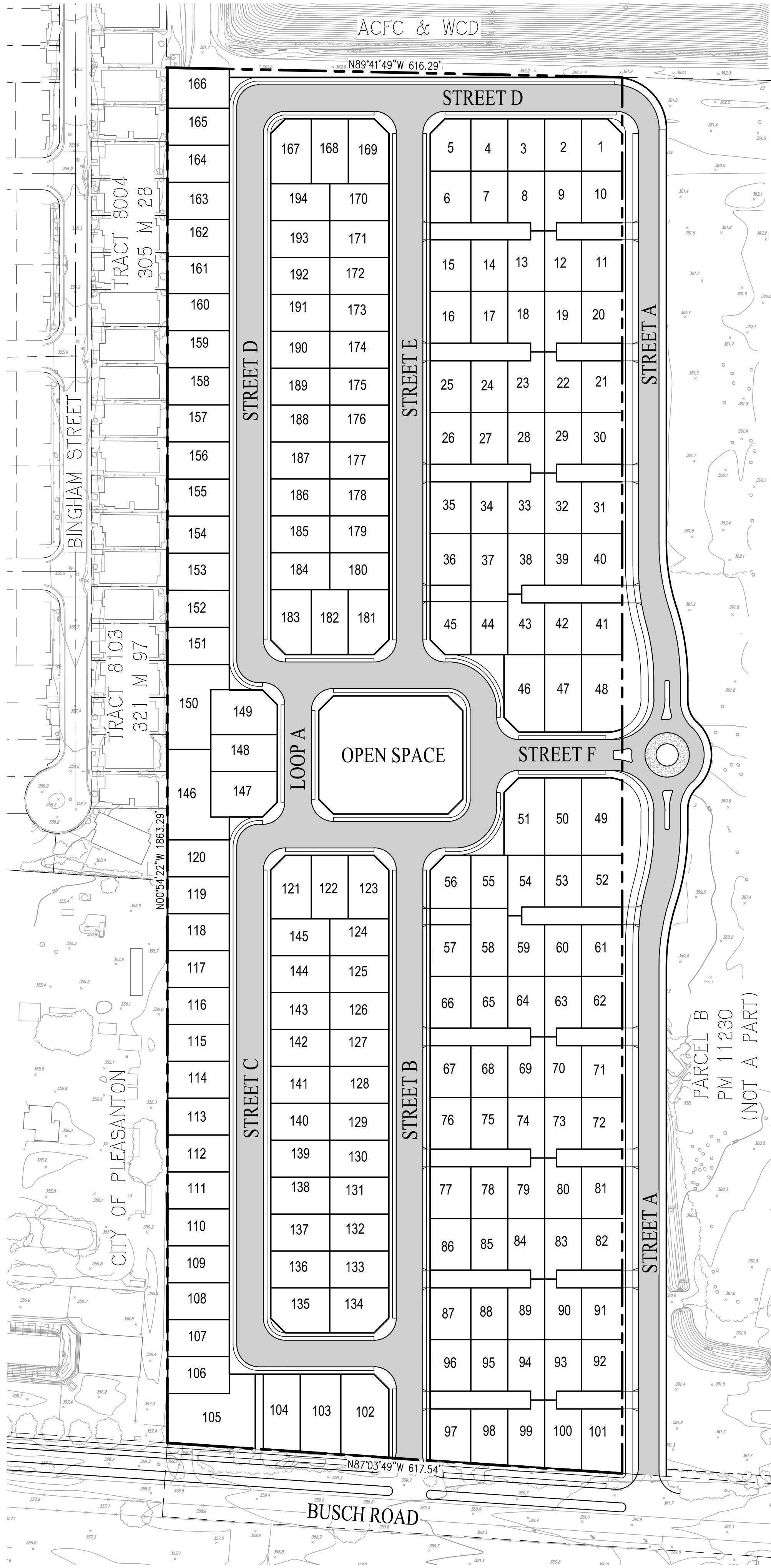
Backless Bench



Backed Bench



Picnic Table and Chairs



GENERAL NOTES

1. DEVELOPER: 330 LAND COMPANY, LLC
16381 SCIENTIFIC WAY
IRVINE, CA 92618
(925) 368-3128
STEVE REILLY
2. CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
(925) 866-0322
LEE ROSENBLATT, R.C.E 65469
3. GEOTECHNICAL ENGINEER ENGeo
2010 CROW CANYON PLACE, SUITE 250
SAN RAMON, CA 94583
(925) 866-9000
BROOKS RAMSDELL, CEG
4. ASSESSORS PARCEL NO.: 946-1250-006-04 (PORTION)
5. SITE ADDRESS: BUSCH ROAD
6. SITE AREA: 26.6± ACRES
7. EXISTING GENERAL PLAN: EAST COUNTY AREA PLAN – MEDIUM DENSITY RESIDENTIAL
8. PROPOSED GENERAL PLAN: EAST COUNTY AREA PLAN – MEDIUM DENSITY RESIDENTIAL
9. EXISTING ZONING: AGRICULTURE
10. PROPOSED ZONING: AGRICULTURE
11. BENCHMARK: AN NGS BRASS DISK SET IN BRIDGE SIDEWALK, DESIGNATION P 929
RESET, PID A.J8711, HAVING AN NGVD29 PUBLISHED ELEVATION OF 361.6 FEET.
12. STREETS: ALL STREETS WITHIN THE SUBDIVISION INCLUDING STREET A (ADJACENT N/S STREET) WILL BE PUBLIC STREETS MAINTAINED BY ALAMEDA COUNTY. DRIVE AISLES WILL BE PRIVATE AND MAINTAINED BY THE HOA.
13. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

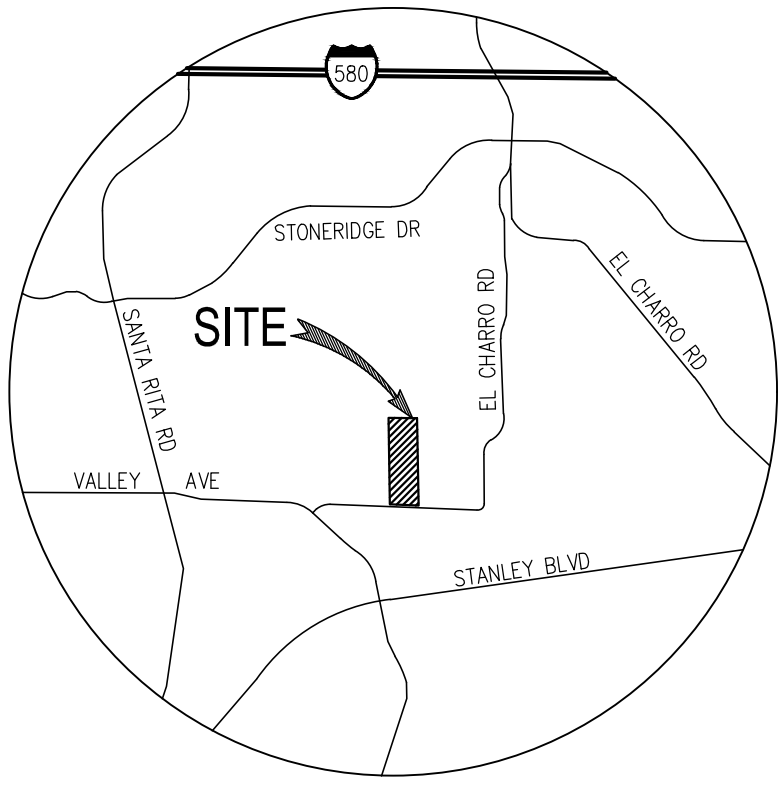
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
FLOOD INSURANCE RATE MAP, MAP NUMBER 06001C0336G.

DATED: AUGUST 3, 2009
14. WATER: CAL WATER COMPANY
15. SANITARY SEWER: CAL WATER COMPANY
16. STORM DRAIN: PUBLIC
17. GAS & ELECTRIC: PG&E
18. TELEPHONE: AT&T / COMCAST
19. DIMENSIONS: ALL DIMENSIONS SHOWN ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN AND MAPPING.
20. PHASING: THIS SUBDIVISION IS EXPECTED TO BE CONSTRUCTED IN MULTIPLE PHASES. MULTIPLE FINAL MAPS MAY BE FILED ON THE LANDS SHOWN ON THIS MAP PURSUANT TO THE SUBDIVISION MAP ACT SECTION 66456.1.

Sheet List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C1.0	EXISTING CONDITIONS
C2.1	SITE PLAN
C2.2	SITE PLAN
C3.1	GRADING PLAN
C3.2	GRADING PLAN
C4.1	UTILITY PLAN
C4.2	UTILITY PLAN
C5.1	OFFSITE UTILITY PLAN – SANITARY SEWER & WATER
C5.2	OFFSITE UTILITY PLAN – STORM DRAIN

ABBREVIATIONS

- CL CENTERLINE
BNDY BOUNDARY
EX EXISTING
FC FACE OF CURB
FL FLOW LINE
INV INVERT
HP HIGH POINT
L LENGTH
LF LINEAR FEET
LP LOW POINT
LS LANDSCAPE
PL PROPERTY LINE
PUE PUBLIC UTILITY EASEMENT
R RADIUS
R/W RIGHT-OF-WAY
S SLOPE
SD STORM DRAIN
SS SANITARY SEWER
SW SIDEWALK
TC TOP OF CURB
W WATER

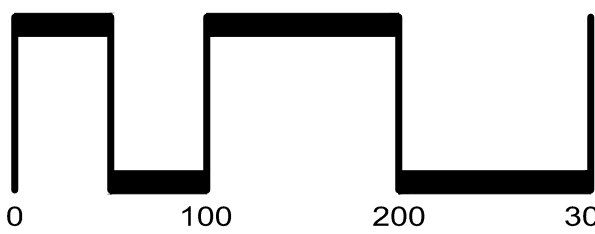
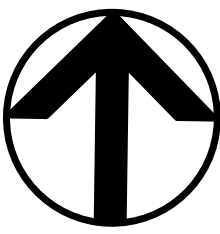


VICINITY MAP
NOT TO SCALE

LEGEND		DESCRIPTION
EXISTING	PROPOSED	
		PROJECT BOUNDARY
		CURB, GUTTER AND SIDEWALK
		CENTERLINE
		RIGHT OF WAY
		LOT LINE
		SPOT ELEVATIONS
		STORM DRAIN LINE (PUBLIC)
		SANITARY SEWER (PUBLIC)
		WATER (PUBLIC)
		SANITARY SEWER MANHOLE
		STORM DRAIN MANHOLE
		CURB INLET
		FIELD INLET
		FIRE HYDRANT
		STREETLIGHT
		LOT NUMBER / PARCEL A
		PAD ELEVATION
		APPROXIMATE STREET SLOPE

VESTING TENTATIVE MAP
TITLE SHEET
ARROYO LAGO

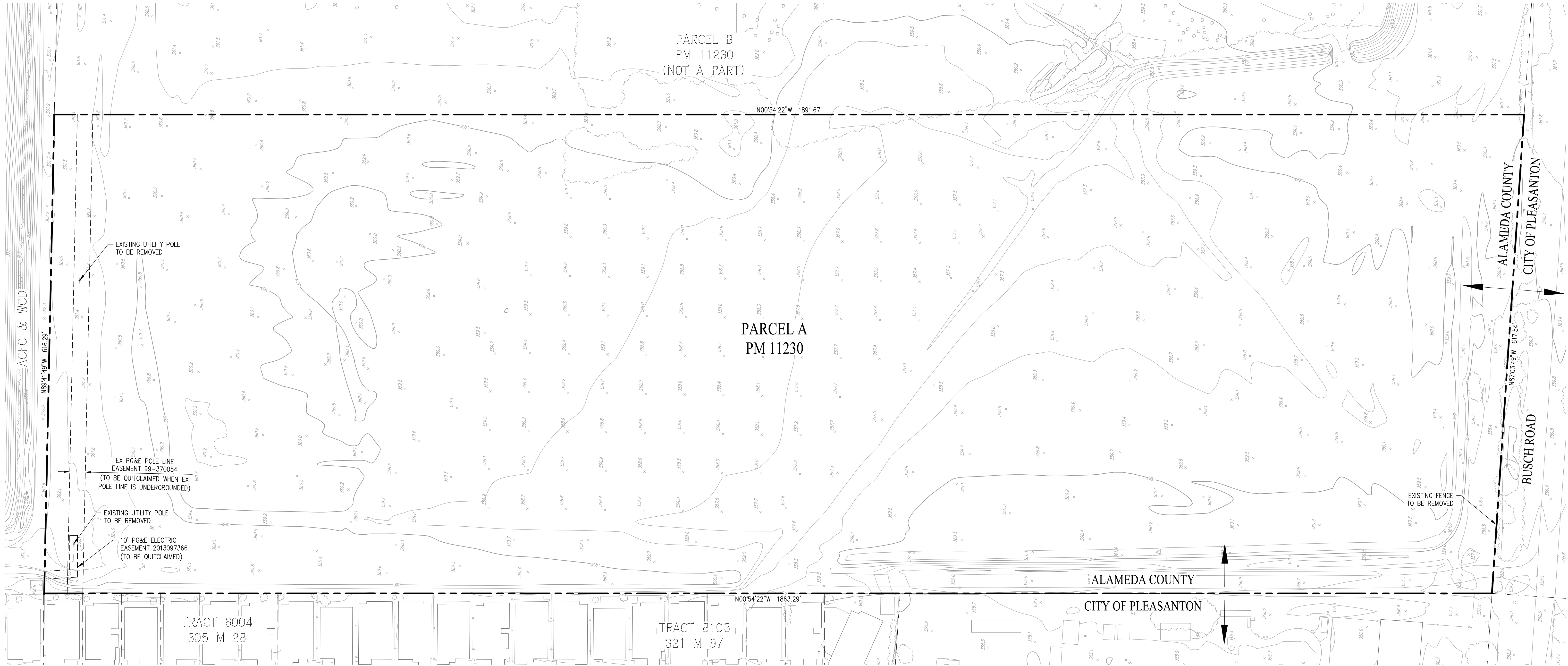
ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022



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

SHEET NO.
C0.0
OF 10 SHEETS

JOB NO.: 3435-000

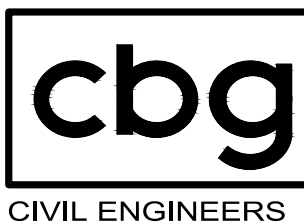
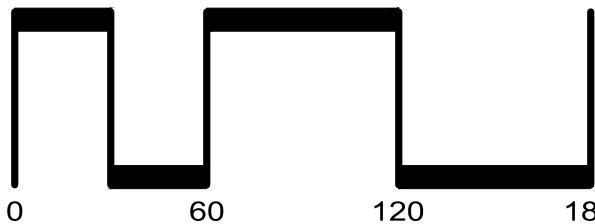
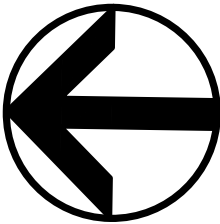


VESTING TENTATIVE MAP EXISTING CONDITIONS

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 60' DATE: AUGUST 2022

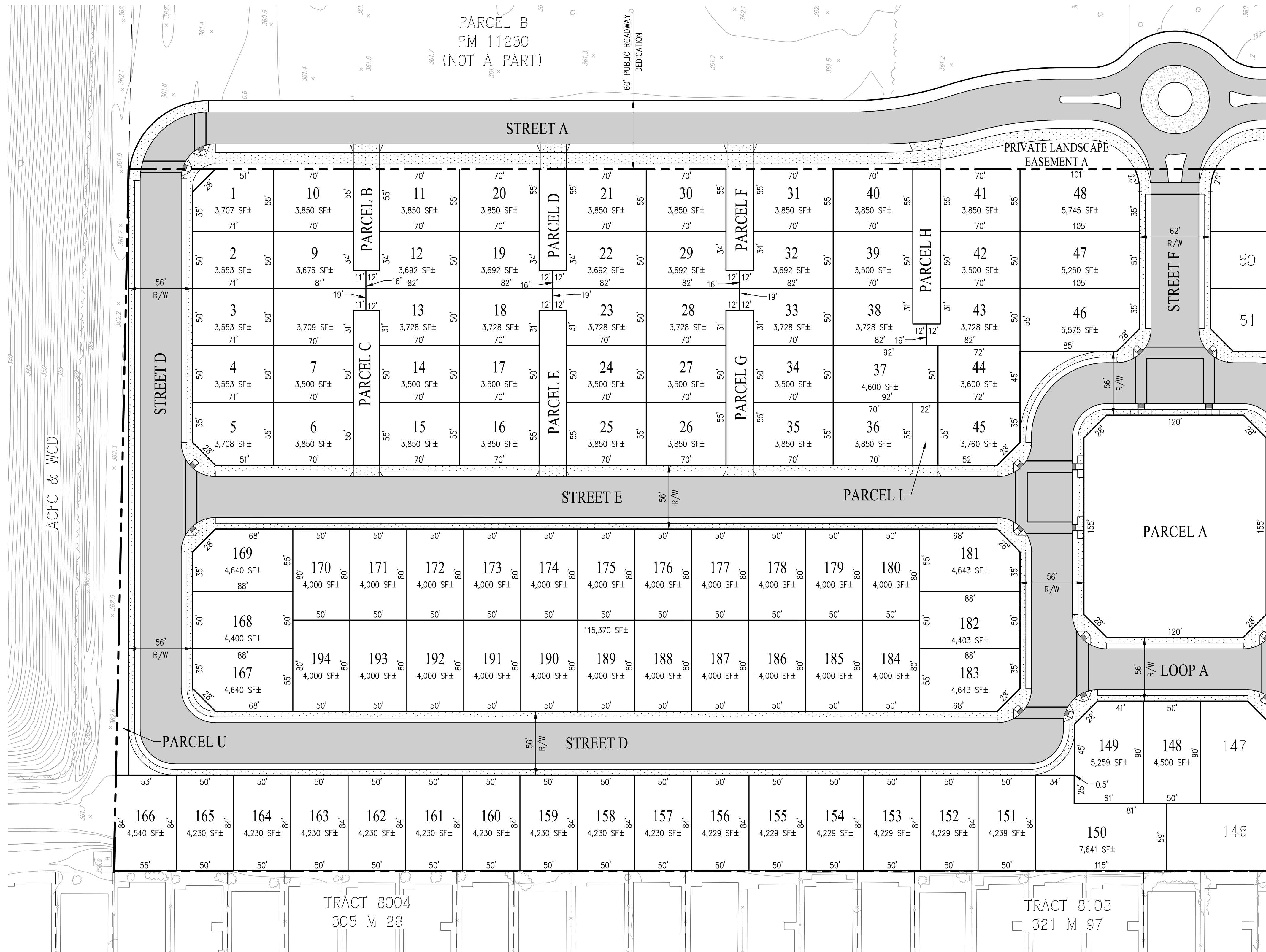


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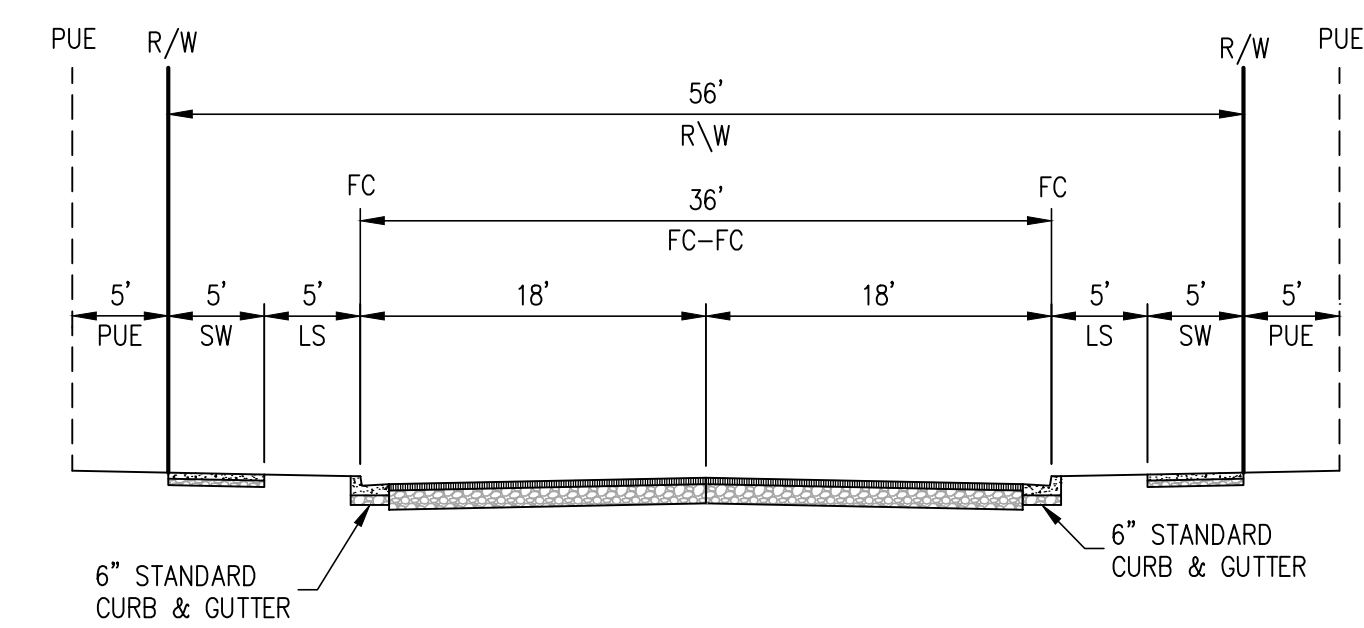
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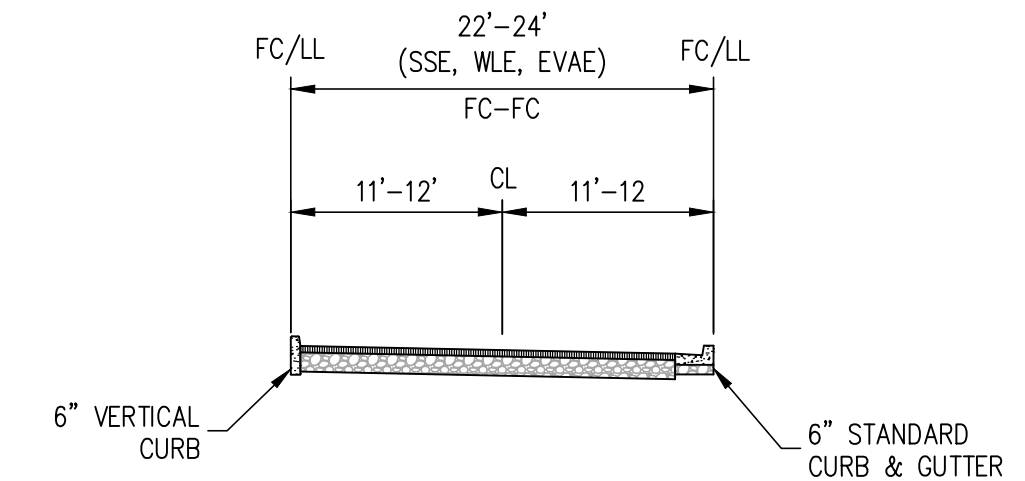
SHEET NO.
C1.0
OF 10 SHEETS



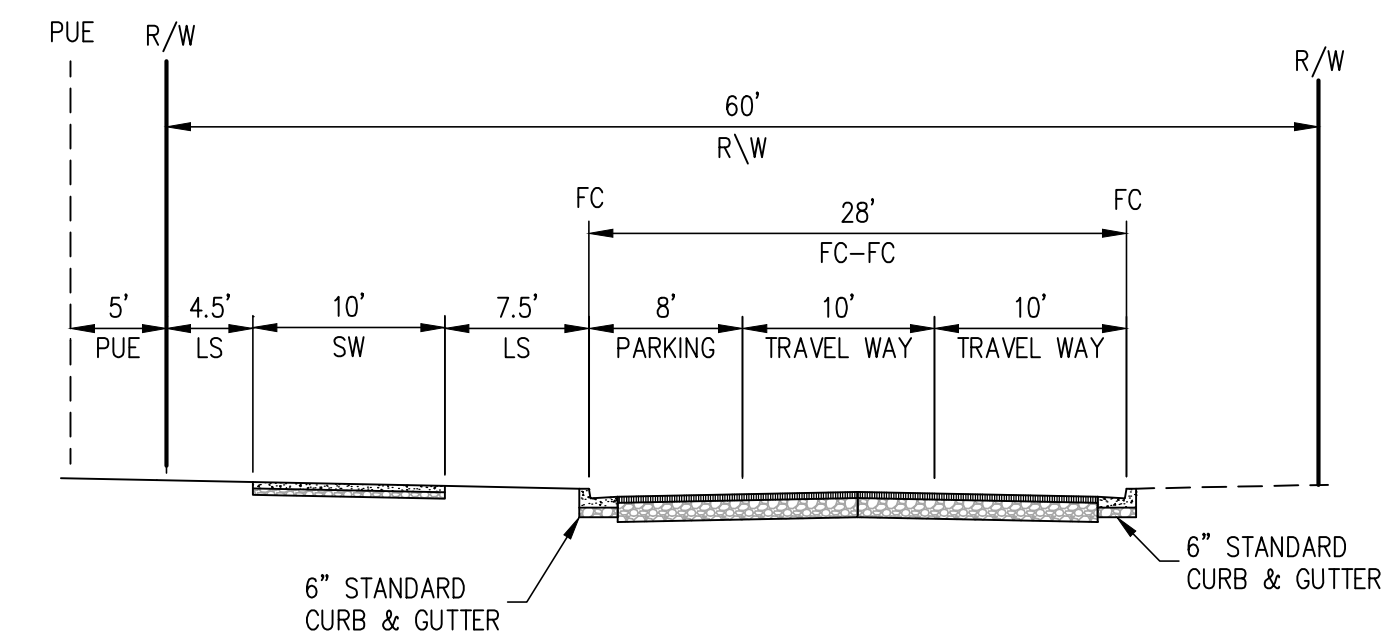
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PARCEL NAME	AREA (SF)
PARCEL A	30,423±
PARCEL B	2,047±
PARCEL C	3,126±
PARCEL D	2,136±
PARCEL E	3,264±
PARCEL F	2,136±
PARCEL G	3,264±
PARCEL H	3,264±
PARCEL I	1,210±
PARCEL U	3,047±



TYPICAL SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



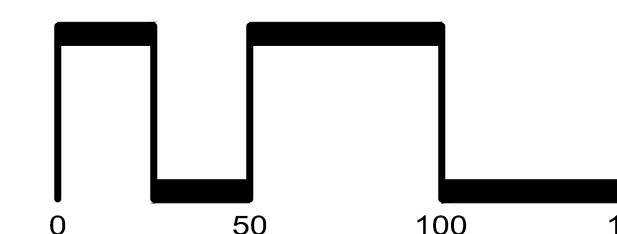
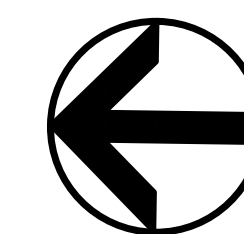
TYPICAL SECTION
(22'-24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'



TYPICAL SECTION
(60' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'

VESTING TENTATIVE MAP SITE PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022



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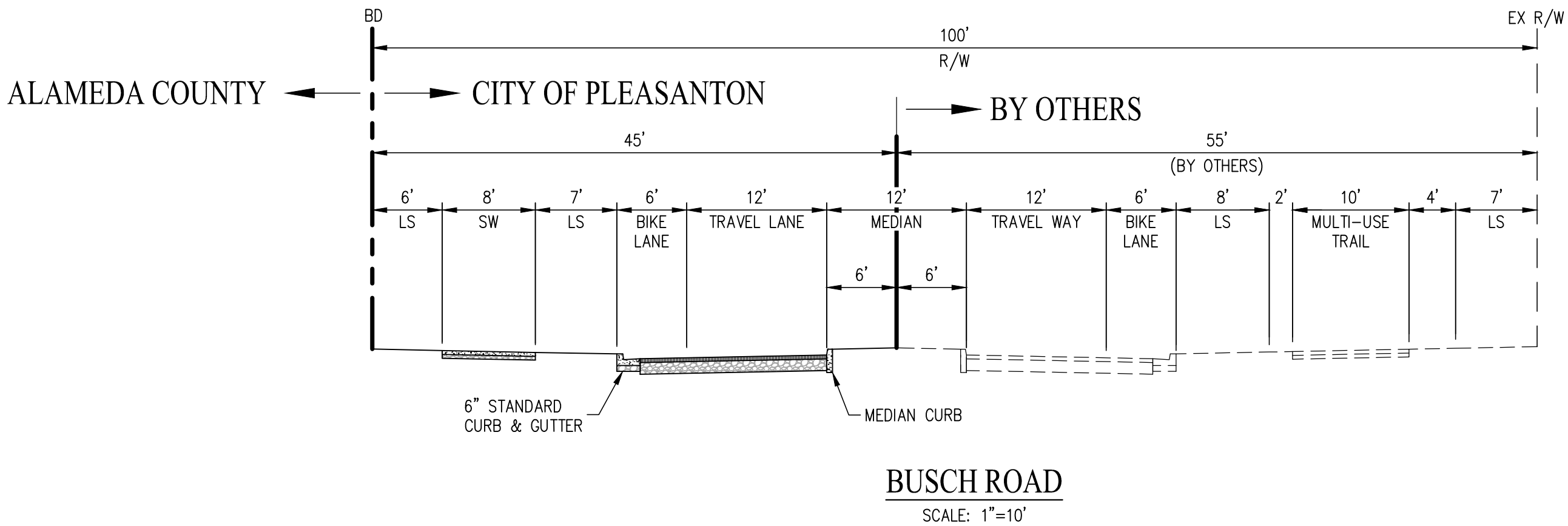
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C2.1
OF 10 SHEETS

JOB NO.: 3435-000



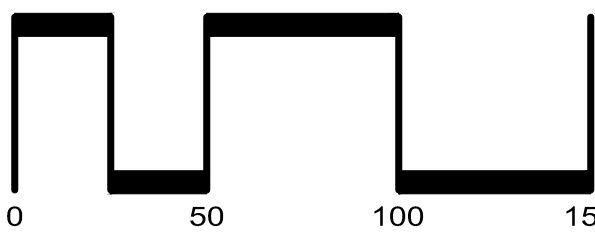
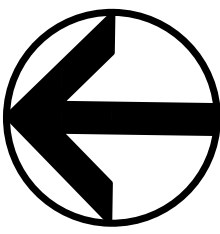
PARCEL AREA SUMMARY	
PARCEL NAME	AREA (SF)
PARCEL A	30,423±
PARCEL J	3,264±
PARCEL K	1,210±
PARCEL L	2,136±
PARCEL M	3,264±
PARCEL N	2,136±
PARCEL O	3,264±
PARCEL P	2,136±
PARCEL Q	3,264±
PARCEL R	2,136±
PARCEL S	3,264±
PARCEL T	1,117±



IMPROVEMENTS EXTEND
TO IRONWOOD DRIVE
(1,000 LF±)

VESTING TENTATIVE MAP
SITE PLAN
ARROYO LAGO

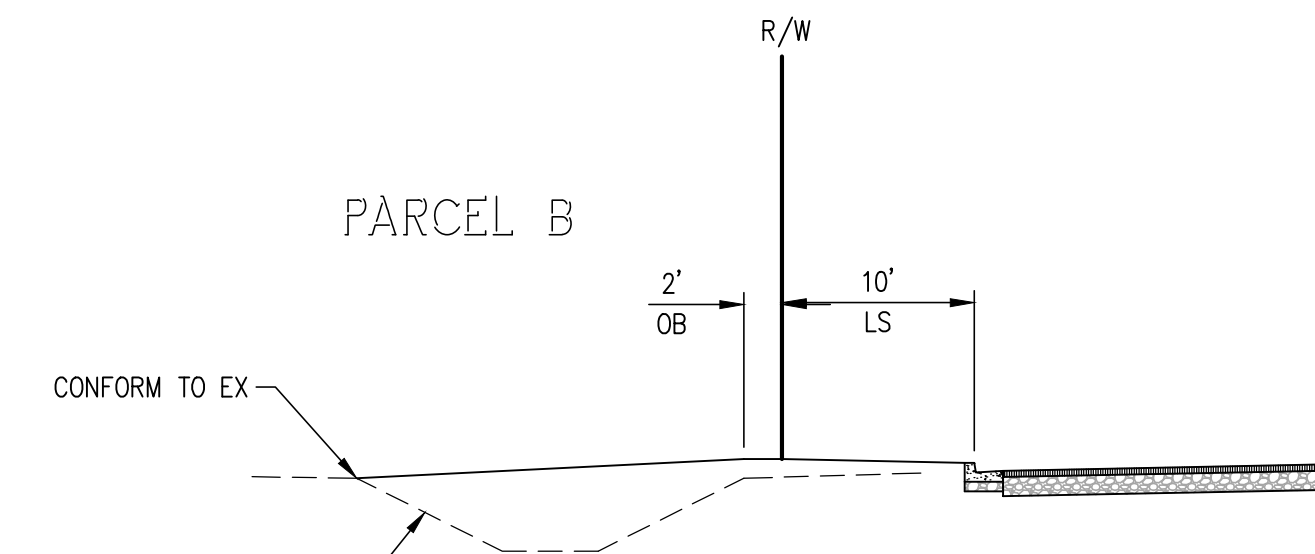
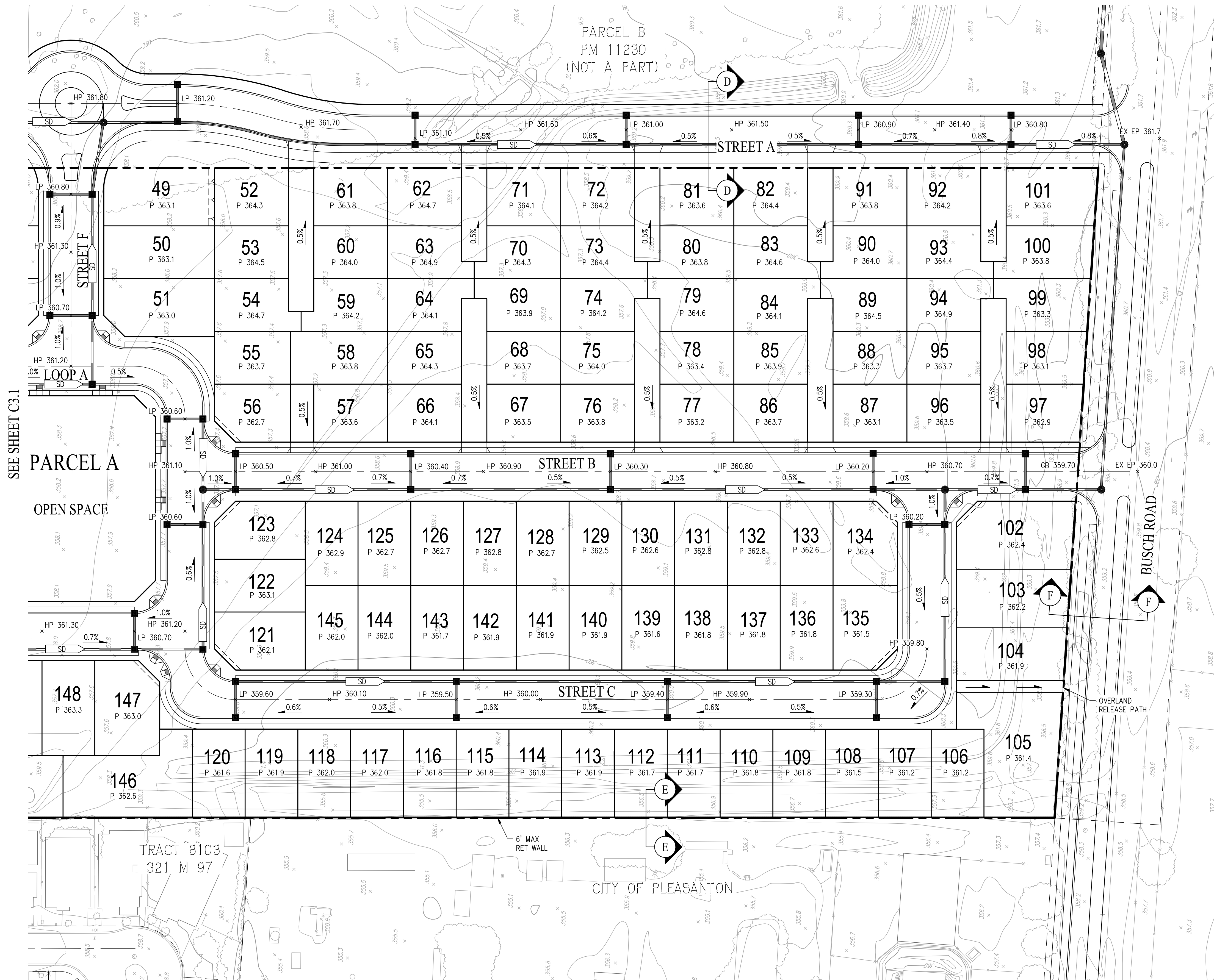
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SCALE: 1" = 50' DATE: AUGUST 2022



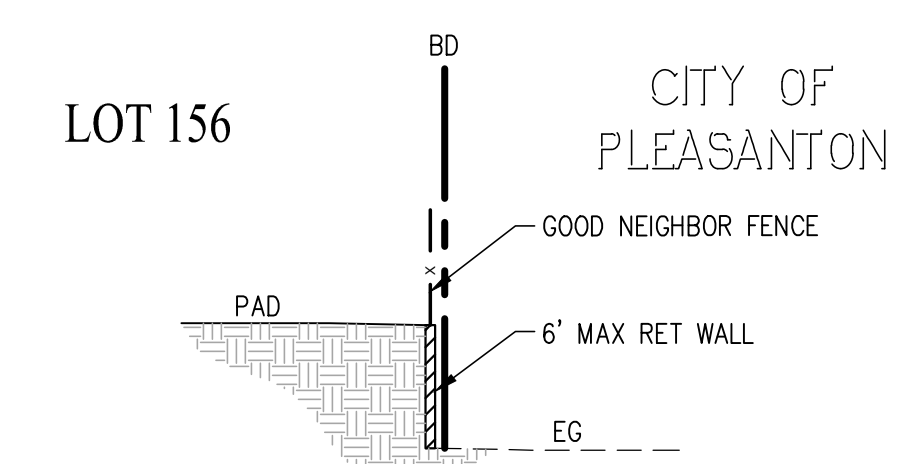
SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
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SHEET NO.
C2.2
OF 10 SHEETS

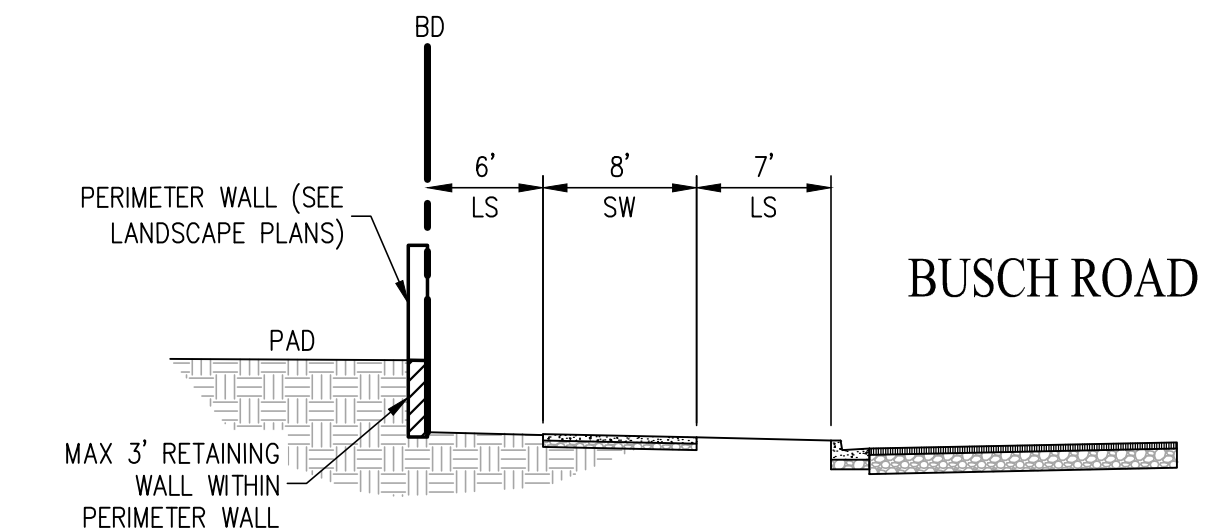
JOB NO.: 3435-000



SECTION D-D
SCALE: 1"=10'



SECTION E-E
SCALE: 1"=10'



SECTION F-F
SCALE: 1"=10'

VESTING TENTATIVE MAP GRADING PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022

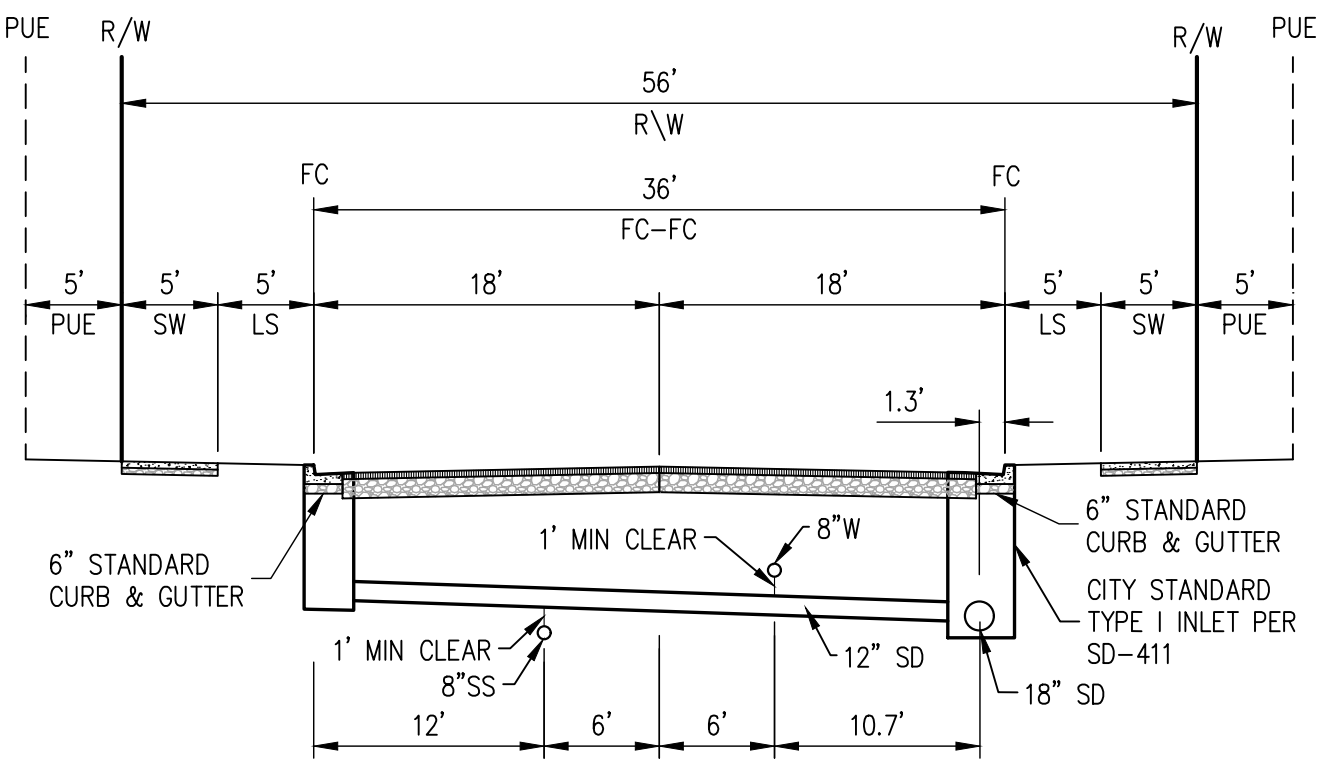
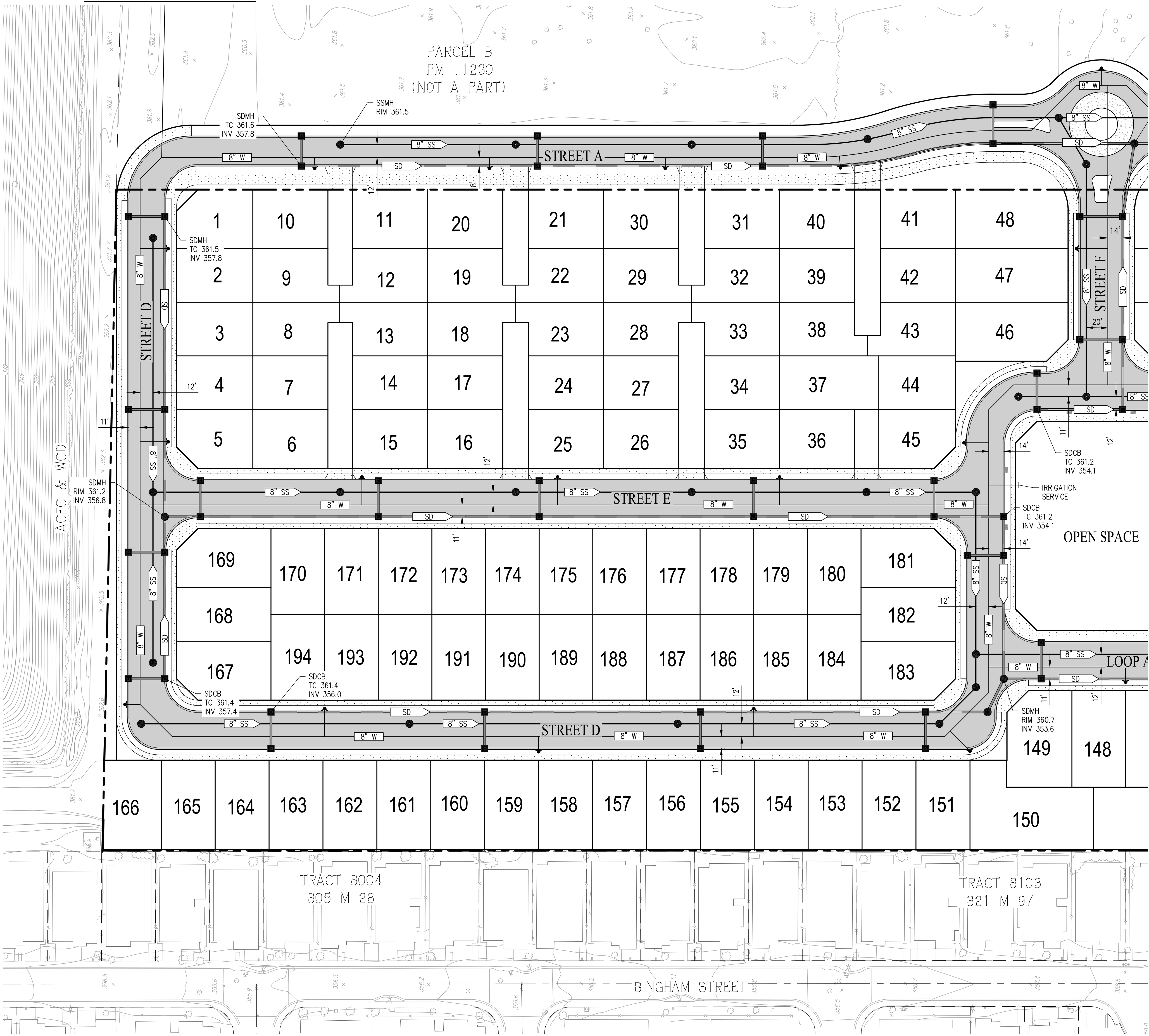
SAN RAMON (925) 866-0322
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CIVIL ENGINEERS SURVEYORS PLANNERS

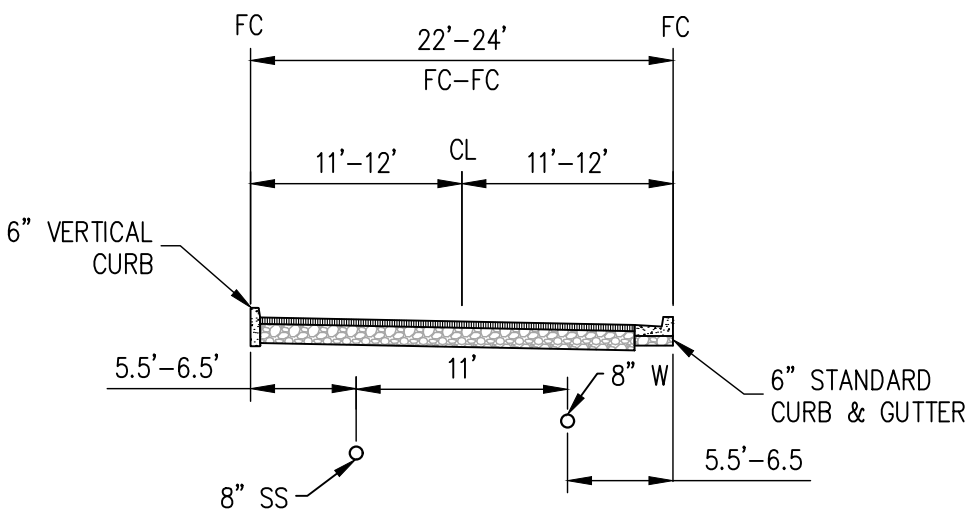
SHEET NO.
C3.2
OF 10 SHEETS

JOB NO.: 3435-000

SEE SHEET C5.1 FOR
OFFSITE UTILITIES



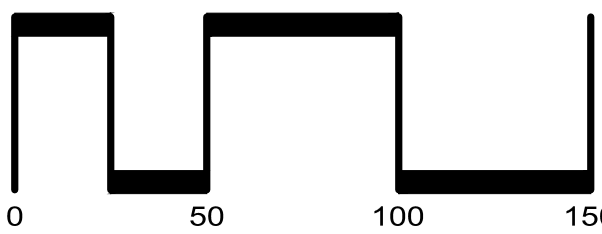
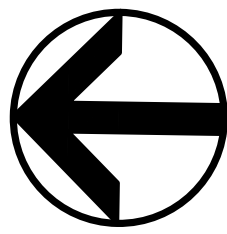
TYPICAL UTILITY SECTION
(56' PUBLIC RIGHT OF WAY)
SCALE: 1"=10'



TYPICAL UTILITY SECTION
(22'-24' PRIVATE DRIVE AISLE)
SCALE: 1"=10'

VESTING TENTATIVE MAP UTILITY PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022

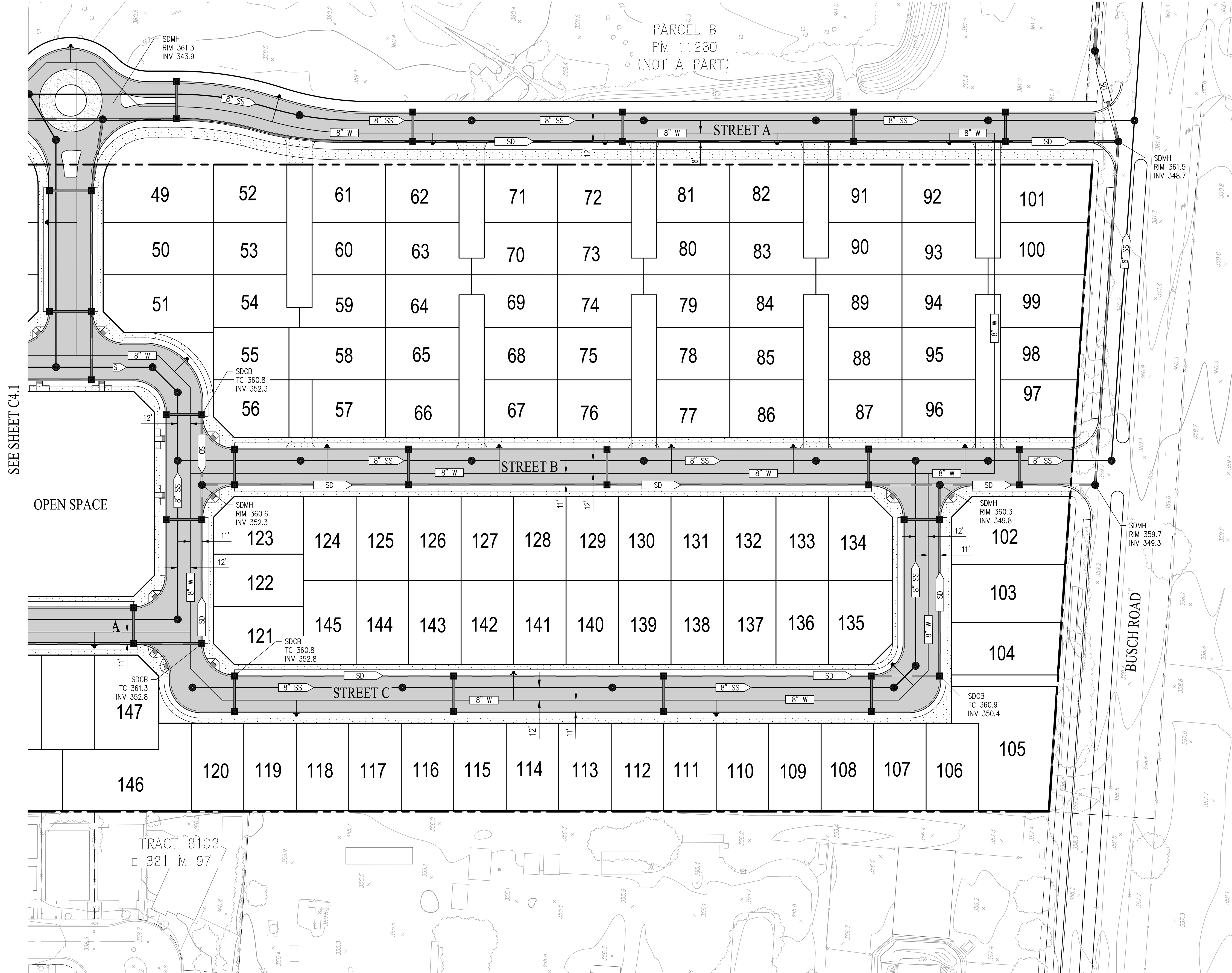


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SHEET NO.
C4.1
OF 10 SHEETS

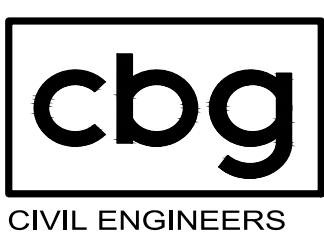
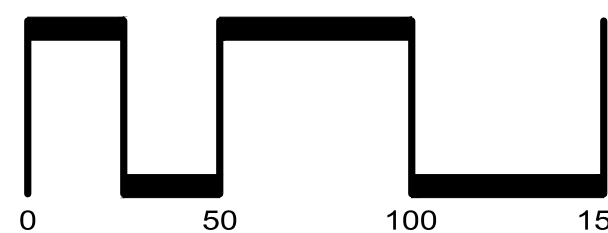
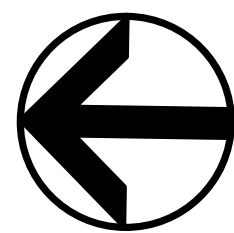
JOB NO.: 3435-000

SEE SHEET C5.1 & C5.2
FOR OFFSITE UTILITIES



VESTING TENTATIVE MAP UTILITY PLAN ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 50' DATE: AUGUST 2022



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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C4.2
OF 10 SHEETS

JOB NO.: 3435-000



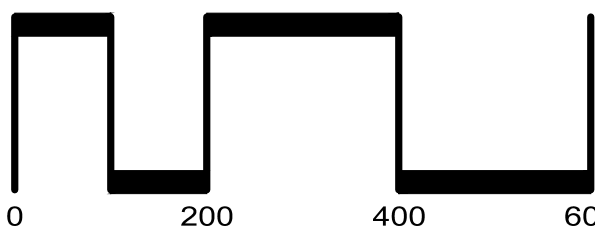
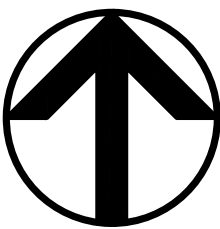
LEGEND

- PROJECT BOUNDARY
- CITY LIMIT LINE
- URBAN GROWTH BOUNDARY
- AIRPORT PROTECTION AREA
- SD STORM DRAIN LINE (PUBLIC)
- SS SANITARY SEWER (PUBLIC)
- W WATER (PUBLIC)

NOTE: WATER AND SEWER FACILITY LOCATIONS ARE CONCEPTUAL ONLY. A PREFERRED PLAN, TOGETHER WITH ALTERNATE PLANS, WILL BE PRESENTED TO THE COUNTY FOR REVIEW, AND WILL BE ANALYZED IN THE PROJECT EIR

VESTING TENTATIVE MAP
OFFSITE UTILITY PLAN -
SANITARY SEWER & WATER
ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 200' DATE: AUGUST 2022



CIVIL ENGINEERS

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SURVEYORS PLANNERS

SHEET NO.
C5.1
OF 10 SHEETS

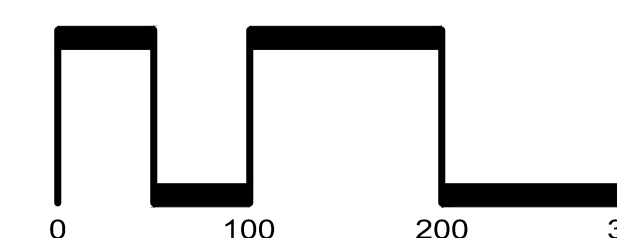
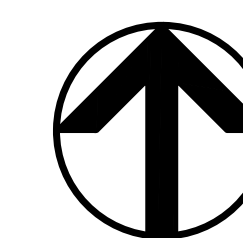
JOB NO.: 3435-000



VESTING TENTATIVE MAP OFFSITE UTILITY PLAN - STORM DRAIN

ARROYO LAGO

ALAMEDA COUNTY CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022

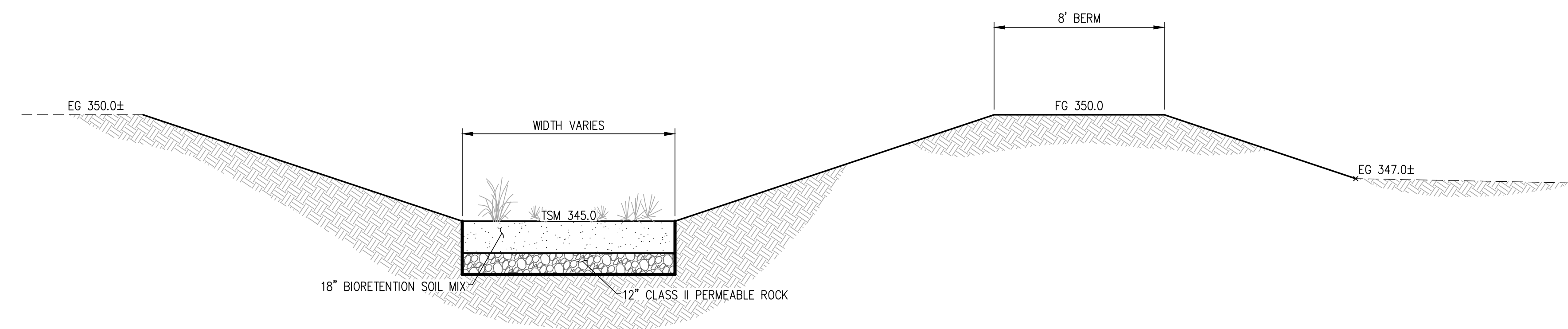


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ROSEVILLE (916) 788-4456
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C5.2
OF 10 SHEETS

JOB NO.: 3435-000

F:\3435\ACAD\TMC5.2.DWG



BIORETENTION SECTION A-A
NOT TO SCALE