ARROYO LAGO
DEVELOPMENT PLAN & VESTING TENTATIVE MAP
SUBDIVISION 8423
ALAMEDA COUNTY, CALIFORNIA
EXISTING CONDITIONS
ARROYO LAGO
ALAMEDA COUNTY, CALIFORNIA
SCALE: 1" = 100' DATE: AUGUST 2022

EXISTED: 14-01-200
50x70 Lots

50x80 Lots
THE PROPOSED RESIDENTIAL DEVELOPMENT WILL BE DEVELOPED AS PER THE REGULATIONS BELOW.

<table>
<thead>
<tr>
<th>PRODUCT TYPE</th>
<th>Min. Lot Size</th>
<th>Min. Front Setback to Structure</th>
<th>Min. Front Setback to Garage</th>
<th>Min. Rear Setback to Living</th>
<th>Min. Rear Setback to Covered Outdoor Patio</th>
<th>Max. Lot Coverage</th>
<th>Max. Coverage S.F.</th>
</tr>
</thead>
<tbody>
<tr>
<td>TRADITIONAL</td>
<td>50 X 80</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>60%</td>
<td>2,400 S.F.</td>
</tr>
</tbody>
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**PRODUCT TYPE**

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</thead>
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<td>COTTAGE</td>
<td>50 X 70</td>
<td></td>
<td></td>
<td></td>
<td>60%</td>
<td>2,100 S.F.</td>
</tr>
</tbody>
</table>

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

1. **Min. Front Setback to Structure:** 10'
2. **Min. Front Setback to Garage:** 18'
3. **Min. Rear Setback to Living:** 10'
4. **Max. Lot Coverage:** 60%
5. **Max. Coverage S.F.:** 2,100 S.F.

**Development Standards:**

- **Max. Lot Coverage:** 60%
- **Max. Coverage S.F.:** 2,100 S.F.

**Notes:**

- **Lot Size:** 50 X 70
- **Front Setback:** 10'
- **Rear Setback:** 10'
- **Side Setback:** 5'
- **Lot Coverage:** 60%
- **Coverage S.F.:** 2,100 S.F.

**The Proposed Residential Development Will Be Developed As Per The Regulations Below.**

**Development Standards:**

- **Max. Lot Coverage:** 60%
- **Max. Coverage S.F.:** 2,100 S.F.

**Notes:**

- **Lot Size:** 50 X 70
- **Front Setback:** 10'
- **Rear Setback:** 10'
- **Side Setback:** 5'
- **Lot Coverage:** 60%
- **Coverage S.F.:** 2,100 S.F.
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 1B - Craftsman

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

Right Elevation

Rear Elevation

Left Elevation

Right Elevation

Rear Elevation

Left Elevation

Opt. Outdoor Room

Opt. Outdoor Room

Opt. Outdoor Room

Opt. Outdoor Room
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

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

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805-498-6960
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ALAMEDA COUNTY, CA 8 2020-1091
ARROYO LAGO - 50X80 LOTS
SCHEMATIC DESIGN
AUGUST 17, 2023
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
First Floor
1,647 s.f.
- Bath 4
- Entry
12'-1" x 17'-6"

Second Floor
1,759 s.f.
- Bedroom 3
- Bath 3
- Porch

First Floor
1,647 s.f.
- Bedroom 3
- Bath 3
- Entry
- Porch

Second Floor
1,759 s.f.
- Bedroom 3
- Bath 3
- Entry
- Porch
3C - Material Legend:
- Flat Concrete Tile Roofing
- Stucco Finish
- Cementitious Lap Siding
- Enhanced Head and Sill Trim
- Metal Roofing
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)

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

ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA 92011-1991

AUGUST 17, 2023
Front Elevation 5A - Farmhouse

Right Elevation

Rear Elevation

Left Elevation

Right Elevation Opt. Outdoor Room

Rear Elevation Opt. Outdoor Room

Left Elevation Opt. Outdoor Room

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
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

Right Elevation

Rear Elevation

Left Elevation

Right Elevation Opt. Outdoor Room

Rear Elevation Opt. Outdoor Room

Left Elevation Opt. Outdoor Room

ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA  •  2020.1091
SCHEMATIC DESIGN  • AUGUST 17, 2023
PLAN 5B - EXTERIOR ELEVATIONS
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
Front Elevation 5XC - Contemporary Farmhouse

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

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

SCHEMATIC DESIGN
AUGUST 17, 2023

PLAN 5XC - EXT. ELEVATIONS

A5.9
Front Elevation 6A - Farmhouse

Right Elevation

Rear Elevation

Left Elevation

Right Elevation

Rear Elevation

Left Elevation

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

ARROYO LAGO - 50X70 LOTS
ALAMEDA-COUNTY, CA 9 2021.1991

SCHEMATIC DESIGN
AUGUST 17, 2023

PLAN 6A - EXTERIOR ELEVATIONS
6B - Material Legend:
- Flat Concrete 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
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

ARROYO LAGO - 50X70 LOTS
ALAMEDA-COUNTY, CA # 25011351
SCHEMATIC DESIGN
AUGUST 17, 2023
PLAN 6C - EXTERIOR ELEVATIONS
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

- **Pistacia chinensis**
  - Chinese Pistache

- **Quercus spp.**
  - Native Oak Species

- **Rhaphiolepis 'Majestic Beauty'**
  - Indian Hawthorn

- **Tilia cordata**
  - Littleleaf Linden

- **Ulmus parvifolia**
  - Chinese Elm
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
EXISTING CONDITIONS

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

CIVIL ENGINEERS
SURVEYORS
PLANNERS

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

OF SHEETS

P-1
50x70 Lots

50x80 Lots
**PRODUCT TYPE**

- **Min. Lot Size**: 50 X 80
- **Min. Front Setback to Structure**: 10’
- **Min. Rear Setback to Covered Outdoor Patio**: 5’
- **Min. Side Setback to Structure**: 8’
- **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, 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.

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

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**SCHEMATIC DESIGN**

**ALAMEDA COUNTY, CA 2020-1091**

**ARROYO LAGO - 50X80 LOTS**

**AUGUST 17, 2023**

**DEVELOPMENT STANDARDS**

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**Architecture + Planning**
888.456.5849
ktgy.com

**330 LAND COMPANY, LLC**

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**A0.1**
The proposed residential development will be developed as per the regulations below.

**PRODUCT TYPE**
- **Min. Lot Size**: 50 x 70

**Min. Front Setback to Structure**: 10'

**Min. Front Setback to Garage**: 18'

**Min. Rear Setback to Living**: 10'

**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 (e.g., carports, garages, covered patios, storage sheds, trash dumpster enclosures, etc.) and architectural features (e.g., chimneys, balconies, decks above 1st floor, porches, stairs, etc.).

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

330 LAND COMPANY, LLC
ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA # 2020-1391
SCHEMATIC DESIGN
AUGUST 17, 2020
PLAN 1A - EXTERIOR ELEVATIONS
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

ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA

SCHEMATIC DESIGN
AUGUST 17, 2023

PLAN 1B - EXTERIOR ELEVATIONS

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ARROYO LAGO - 50X80 LOTS
ALAMEDA COUNTY, CA

SCHEMATIC DESIGN
AUGUST 17, 2023

PLAN 1B - EXTERIOR ELEVATIONS
2A - Material Legend:
- 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

Plan 2A - Exterior Elevations

Front Elevation 2A - Farmhouse

Right Elevation

Rear Elevation

Left Elevation

Right Elevation Opt. Outdoor Room

Rear Elevation Opt. Outdoor Room

Left Elevation Opt. Outdoor Room
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
First Floor
1,647 s.f.

Second Floor
1,731 s.f.

First Floor
1,647 s.f.

Second Floor
1,789 s.f.

Bedroom 3
12'-2" x 12'-6"

Bedroom 4
12'-1" x 17'-6"

Entry
12'-1" x 17'-6"


Laund.

Bath 3

Porch

Bath 4

PLAN 3C

PLAN 3B

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

SCHEMATIC DESIGN
AUGUST 17, 2020

FLOOR PLAN 3 ADDENA

A3.1.1
Front Elevation 3A - Farmhouse

Right Elevation

Rear Elevation

Left Elevation

Right Elevation Opt. Outdoor Room

Rear Elevation Opt. Outdoor Room

Left Elevation Opt. Outdoor Room

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

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

SCHEMATIC DESIGN
AUGUST 17, 2023

PLAN 3A - EXTERIOR ELEVATIONS
A3.2
Front Elevation 3B - Craftsman

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

ROOF PLAN
OVERHANG: 18”
RAKE: 12”
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
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

Rear Elevation

Left Elevation

Opt. Outdoor Room

Opt. Outdoor Room

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

Rear Elevation

Left Elevation

Opt. Outdoor Room

Opt. Outdoor Room

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
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)

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
Front Elevation 4C - Contemporary Farmhouse (Right Elevation)

Front Elevation 4C - Contemporary Farmhouse (Garage Side)

Rear Elevation

Left Elevation

Opt. Outdoor Rm. (Right Elevation)

Opt. Outdoor Room

Opt. Outdoor Room

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 5A - Farmhouse

Front Elevation 5B - Craftsman

Front Elevation 5C - Contemporary Farmhouse
Front Elevation 5A - Farmhouse

Right Elevation

Rear Elevation

Left Elevation

Right Elevation

Opt. Outdoor Room

Rear Elevation

Opt. Outdoor Room

Left Elevation

Opt. Outdoor Room

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

Plan 5A - Exterior Elevations
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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ARROYO LAGO - 50X70 LOTS
ALAMEDA COUNTY, CA # 2020-1091

SCHEMATIC DESIGN
AUGUST 17, 2022

PLAN 6A - EXTERIOR ELEVATIONS

330 LAND COMPANY, LLC
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

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

**TREES**

- Lagerstroemia ‘Muskogee’
- Crape Myrtle
- Pistacia chinensis
- Chinese Pistache
- Quercus spp.
- Native Oak Species
- Rhaphiolepis ‘Majestic Beauty’
- Indian Hawthorn
- Tilia cordata
- Littleleaf Linden
- Ulmus parvifolia
- Chinese Elm
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
ARROYO LAGO
PLEASANTON, CALIFORNIA
AUGUST 2022

PLANT AND MATERIAL PALETTE

TREES
- Lagerstroemia ‘Muskgree’ Crape Myrtle
- Pistacia chinensis Chinese Pistache
- Quercus spp. Native Oak Species
- Rhaphiolepis ‘Majestic Beauty’ Indian Hawthorn
- Tilia cordata Littleleaf Linden
- Ulmus parvifolia Chinese Elm

PAVING
- Accent Paving at Crossing
- Concrete
- Decomposed Granite

FENCING
- Ornamental Fencing
- Play Border

SHRUB AND GROUNDCOVERS
- Calamagrostis x a ‘Karl Forester’ Feather Reed Grass
- Dietes grandiflora ‘Variegata’ Variegated Fornight Iris
- Erigeron karvinskianus Mexican Daisy
- Festuca mairei Atlas Fescue
- Lavandula augustifolia Lavender
- Muhlenbergia capillaris Pink Cloud Muhly Grass
- Salvia l. ‘Santa Barbara’ Mexican Bush Sage

SITE FURNISHINGS
- Backless Bench
- Backed Bench
- Picnic Table and Chairs

L-3