



**DESIGN REVIEW SUBCOMMITTEE AGENDA**  
**Vista Conference Room, 150 City Park Way, Brentwood, CA 94513**

A meeting of the Design Review Subcommittee is hereby called for:  
**Thursday, January 14, 2016**  
**10:00 a.m.**

**CALL TO ORDER – Vista Conference Room, 150 City Park Way**

**PUBLIC COMMENTS**

*At this time the public is permitted to address the Committee on items that are **not** on the agenda. Persons addressing the Committee are required to limit their remarks to five (5) minutes unless an extension of time is granted by the Committee.*

- Project Name:** Portofino Verona Custom Homes  
**Location:** Prewett Ranch  
**Description:** 4 custom home plan designs for 4 lots, located within the Prewett Ranch development  
**Applicant:** Discovery Builders  
**Architect:** Discovery Design Group  
**File No.:** DR 15-017  
**Planner:** Jeff Zilm

**ADJOURNMENT**

**NOTICE**

In compliance with the Americans with Disabilities Act, the meeting room is wheelchair accessible and disabled parking is available. If you are a person with a disability and you need disability-related modifications or accommodations to participate in this meeting, please contact the Planning Secretary's office at (925) 516-5405 or fax (925) 516-5407. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. {28 CFR 35.102-35, 104 ADA Title II}

**POSTING STATEMENT**

On January 8, 2016 a true and correct copy of this agenda was posted on the City Hall Bulletin Board, outside City Hall, 150 City Park Way, Brentwood, CA 94513.

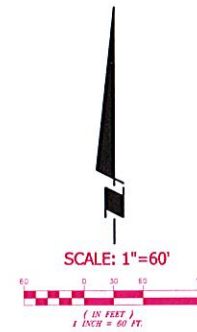
Any disclosable public records related to an agenda item for the open session of this meeting distributed to all or a majority of the Design Review Sub-Committee less than 72 hours before this meeting is available for inspection at the Vista Conference Room, located at 150 City Park Way during normal business hours. These writings will also be available for review at the Design Review Sub-Committee meeting in the public access binder in the entrance of the Vista Conference Room.

# PREWETT RANCH

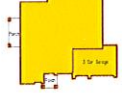

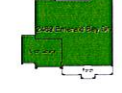
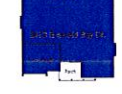
## MASTER PLOT PLAN CUSTOM LOT

SUBDIVISION 8954  
**Isakson & Assoc. Inc.**  
civil engineering land surveying

2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone (925) 837-8333



### DISTRIBUTION TABLE

EXECUTIVE HOMES	COUNT	PERCENT
 3249 sq.ft. 1 STORY 2437 Emerald Bay Dr. Lot 233	1	10%
 5017 sq.ft. 2 STORY 2465 Emerald Bay Dr. Lot 238	1	10%
 5097 sq.ft. 2 STORY 2469 Emerald Bay Dr. Lot 239	1	10%
 3546 sq.ft. 1 STORY 2473 Emerald Bay Dr. Lot 240	1	10%
<b>TOTAL EXECUTIVE HOMES:</b> LOTS 231-240	<b>4</b>	<b>40%</b>
<b>TOTAL HOMES:</b>	<b>10</b>	<b>100%</b>

	SUBDIVISION 8954	PREWETT RANCH
	<b>MASTER PLOT PLAN UNIT 1</b>	
	CITY OF BRENTWOOD	CONTRA COSTA COUNTY, CALIFORNIA
<b>Isakson &amp; Assoc. Inc.</b> civil engineering land surveying		
2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone (925) 837-8333		
DATE: 12/04/2018	DESIGNED BY: D.O.L.	DRAWN BY: STAFF
	CHECKED BY: D.O.L.	APP. BY: 200721
		SHEET 1 OF 1

200721 - PREWETT RANCH - MASTER PLOT PLAN - 11/04/2013

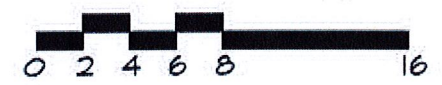


**MATERIAL LEGEND**

- CONCRETE FLAT TILE ROOFING
- HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- STUCCO/FOAM CORBEL
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS WITH WINDOW LITES



**2437 Emerald Bay Drive**



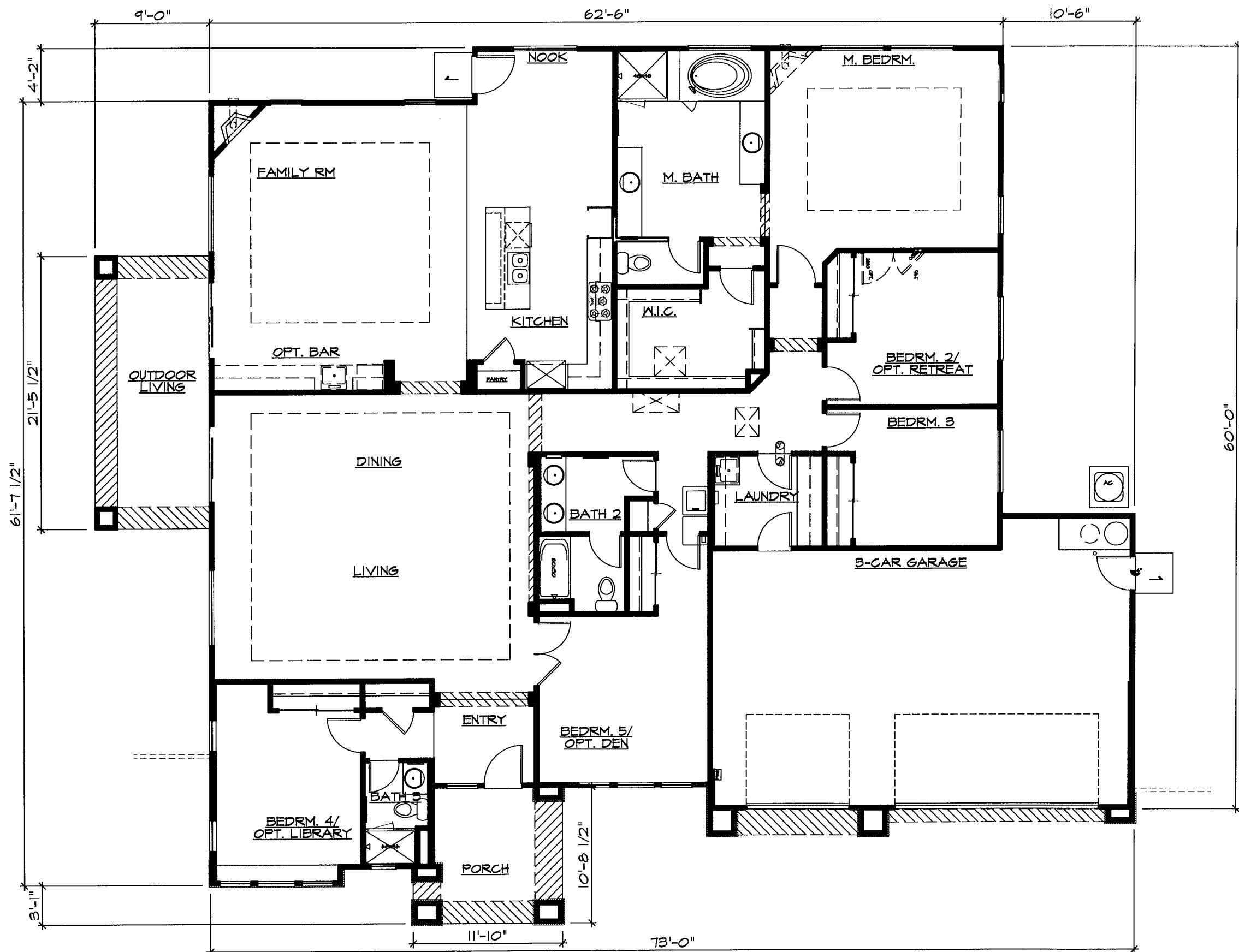
**Front Elevation**

**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**





SQUARE FOOTAGE	
FIRST FLOOR	3249 SF
SECOND FLOOR	... SF
TOTAL LIVING AREA	3249 SF
GARAGE	710 SF
FRONT PORCH	116 SF
REAR PORCH	143 SF

3,249 SQ.FT. 1-STORY  
 SINGLE FAMILY  
 FORMAL LIVING/DINING  
 5 BEDROOM  
 3 BATH  
 3 CAR GARAGE



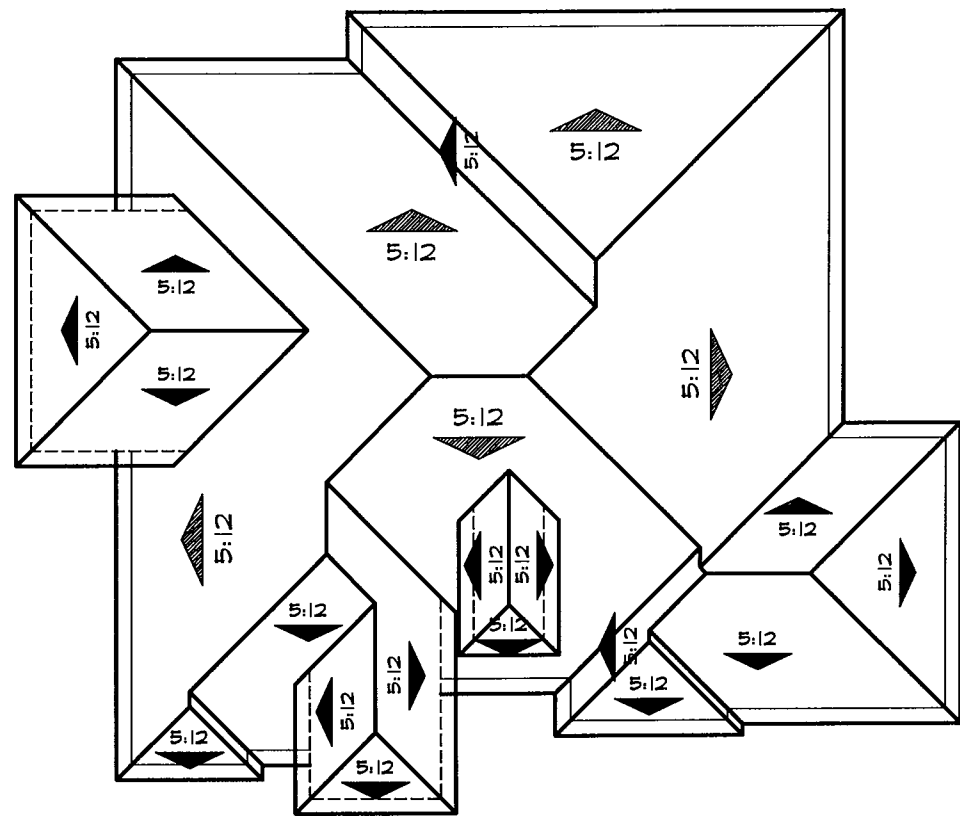
**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA



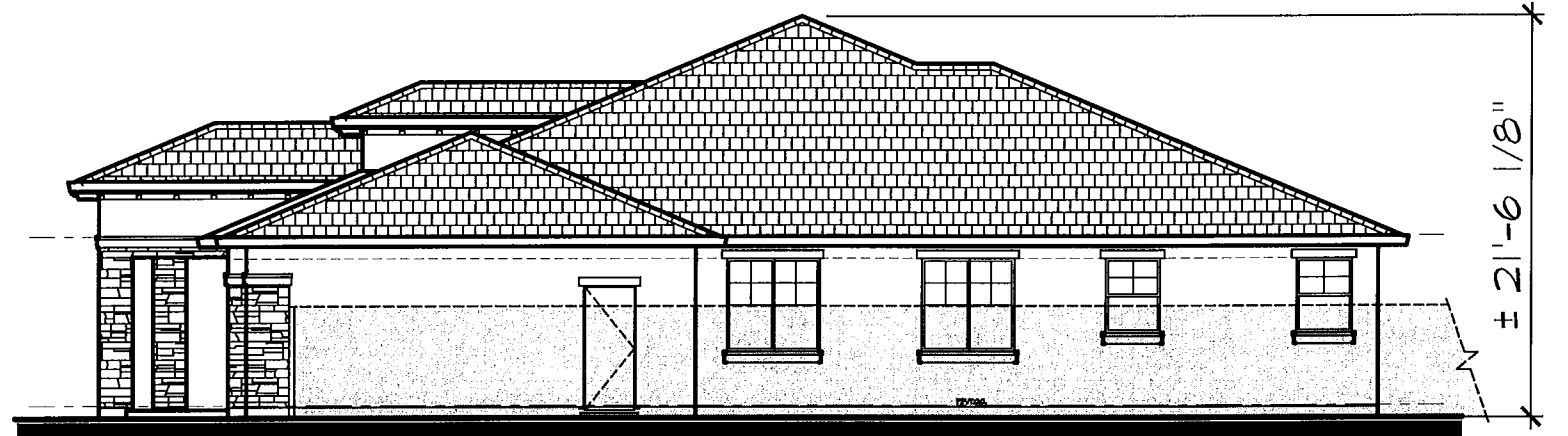
Discovery Builders Inc.  
 Date 12/10/15

**2437 Emerald Bay Drive  
 Floor Plan**

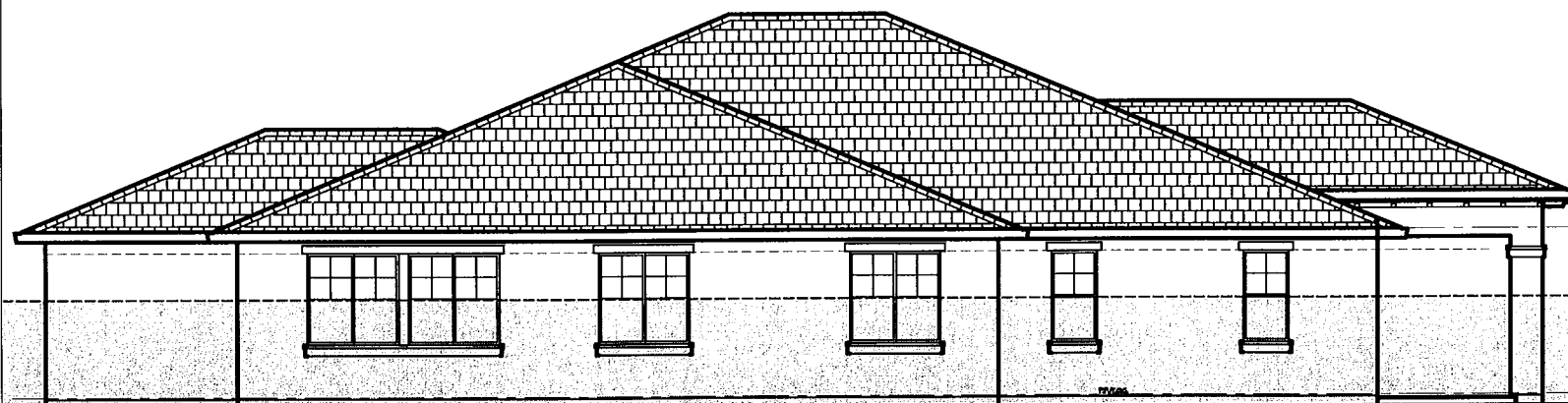




**Roof Plan**



**Right**

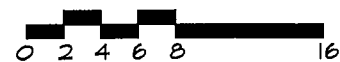


**Rear**



**Left**

**2437 Emerald Bay Drive  
Elevations**



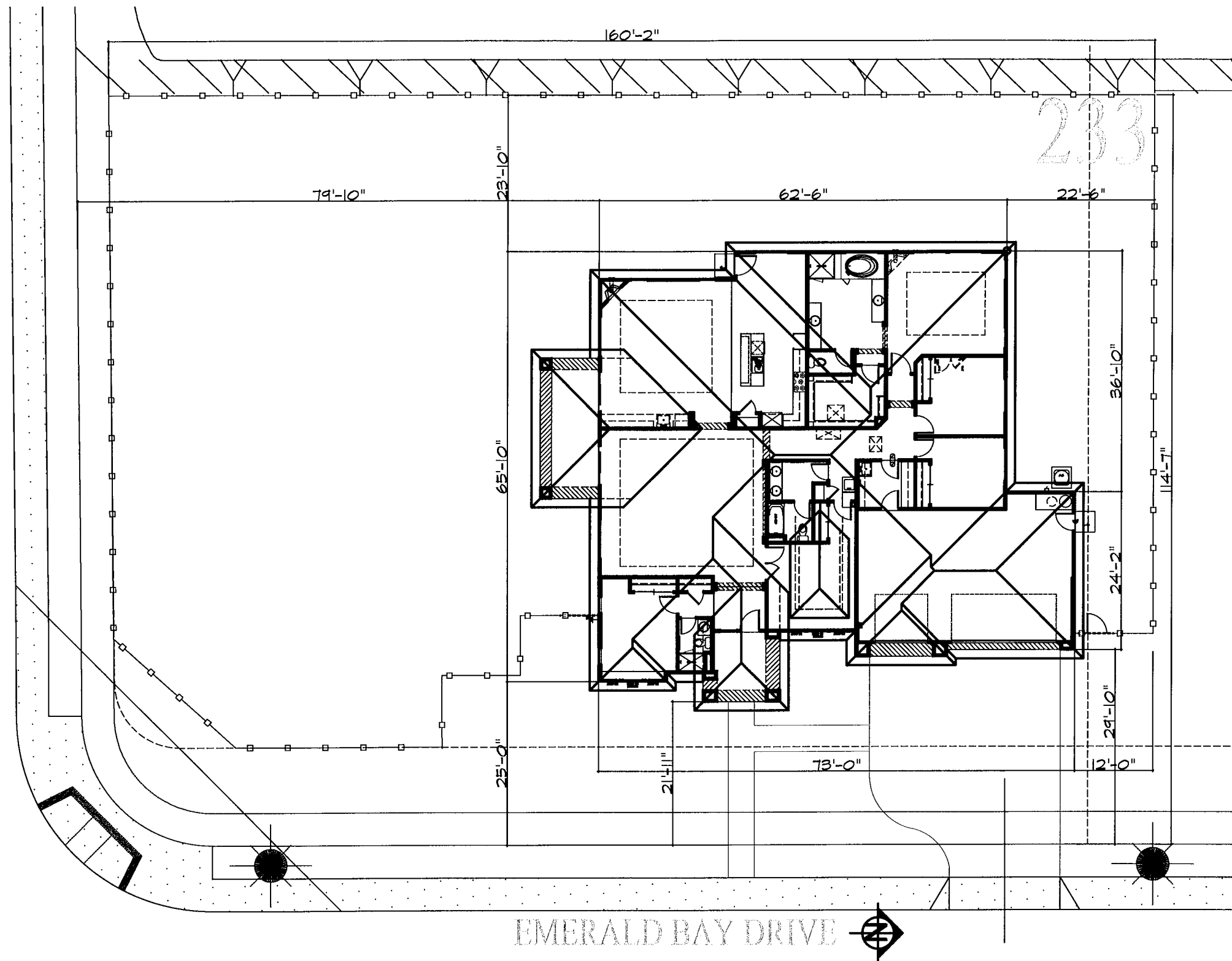
**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**



BIG BASIN DRIVE



### City of Brentwood

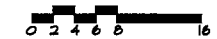
R-1

FRONT SETBACKS - MAIN BUILDING	25'
FRONT SETBACKS - PORCH	20'
SIDE SETBACKS	5'/10'
REAR SETBACKS	20'
<b>LOT COVERAGE</b>	
SINGLE STORY	45%
MULTI STORY	40%

LOT COVERAGE			
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
160x114=18,240	4,268 SQ. FT.	23%	23'-0"

**2437 Emerald Bay Drive**  
**Site Plan/Floor Plan/Roof Plan**

3,249 SQ.FT. 1-STORY  
 SINGLE FAMILY  
 FORMAL LIVING/DINING  
 5 BEDROOM  
 3 BATH  
 3 CAR GARAGE



**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA








Discovery Builders Inc.  
 Date 12/10/15



# PORTOFINO CUSTOM HOME - 2437 Emerald Bay Drive

BRENTWOOD, CA  
DISCOVERY BUILDERS, INC.

12/10/2015

BODY 1	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	STONE	ROOF TILE
 HL4201 ADOBE WHITE	 KM6900-5 SAUSALITO RIDGE	 KMA82-5 LAMP POST	 BURNT OCHRE DEL MARE LEDGESTONE	 1 FBCF1430 CHARCOAL BLEND

**Color Chart Key**

Paint: Kelly Moore or equal

Roofing: Boral Roofing or equal

Stone/Brick: Cultured Stone by Boral or equal



**MATERIAL LEGEND**

- CONCRETE S-TILE ROOFING
- HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- WROUGHT IRON RAILS
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS  
WITH WINDOW LITES



**2465 Emerald Bay Drive**



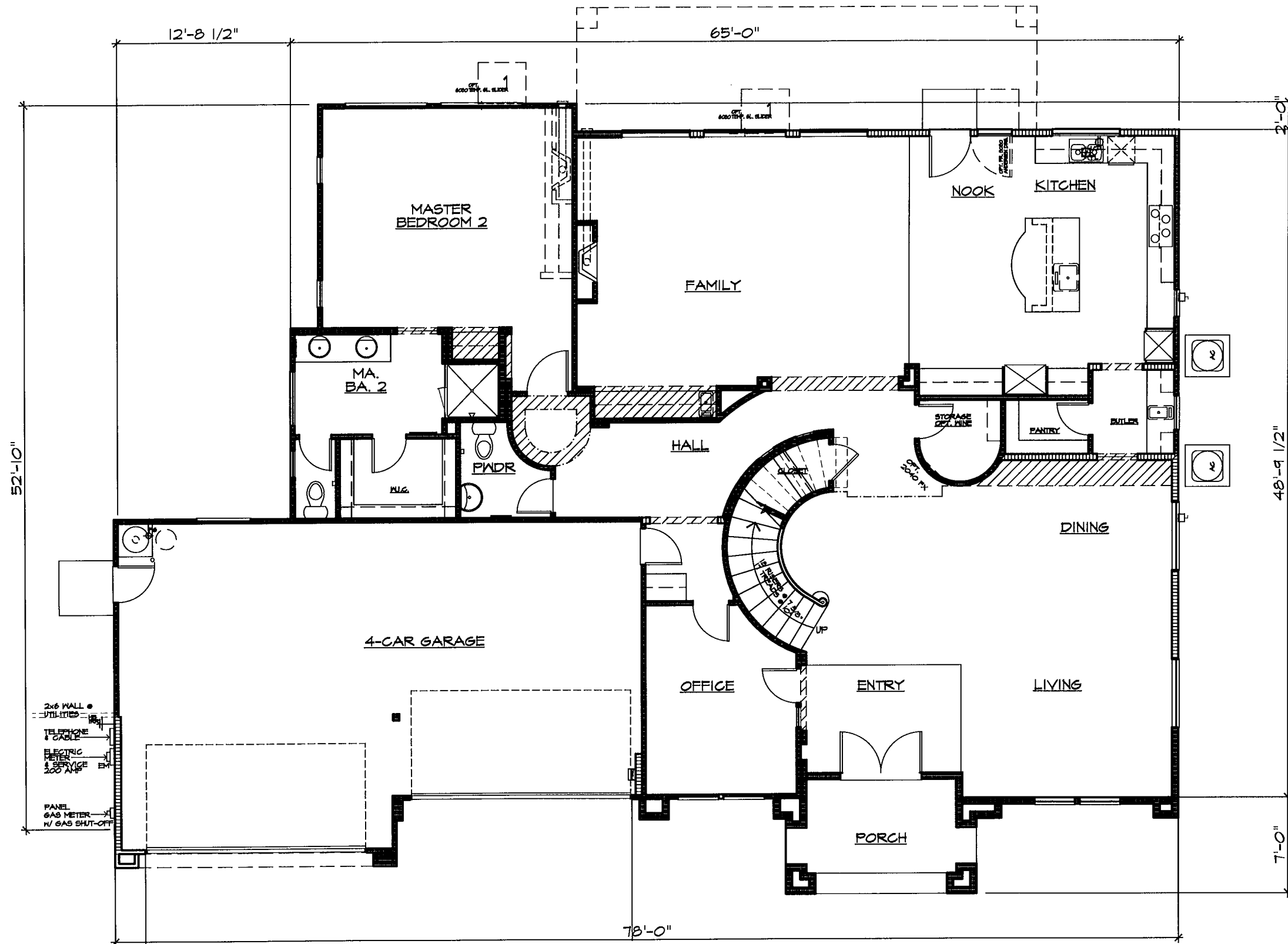
**Front Elevation**

**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



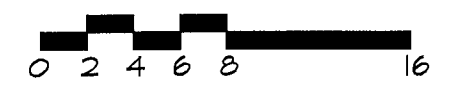
**Discovery Builders Inc.  
Date 12/10/15**





SQUARE FOOTAGE	
FIRST FLOOR	2652 SF
SECOND FLOOR	2365 SF
TOTAL LIVING AREA	5017 SF
PORCH	102 SF
GARAGE	867 SF
FOOTPRINT	3621 SF

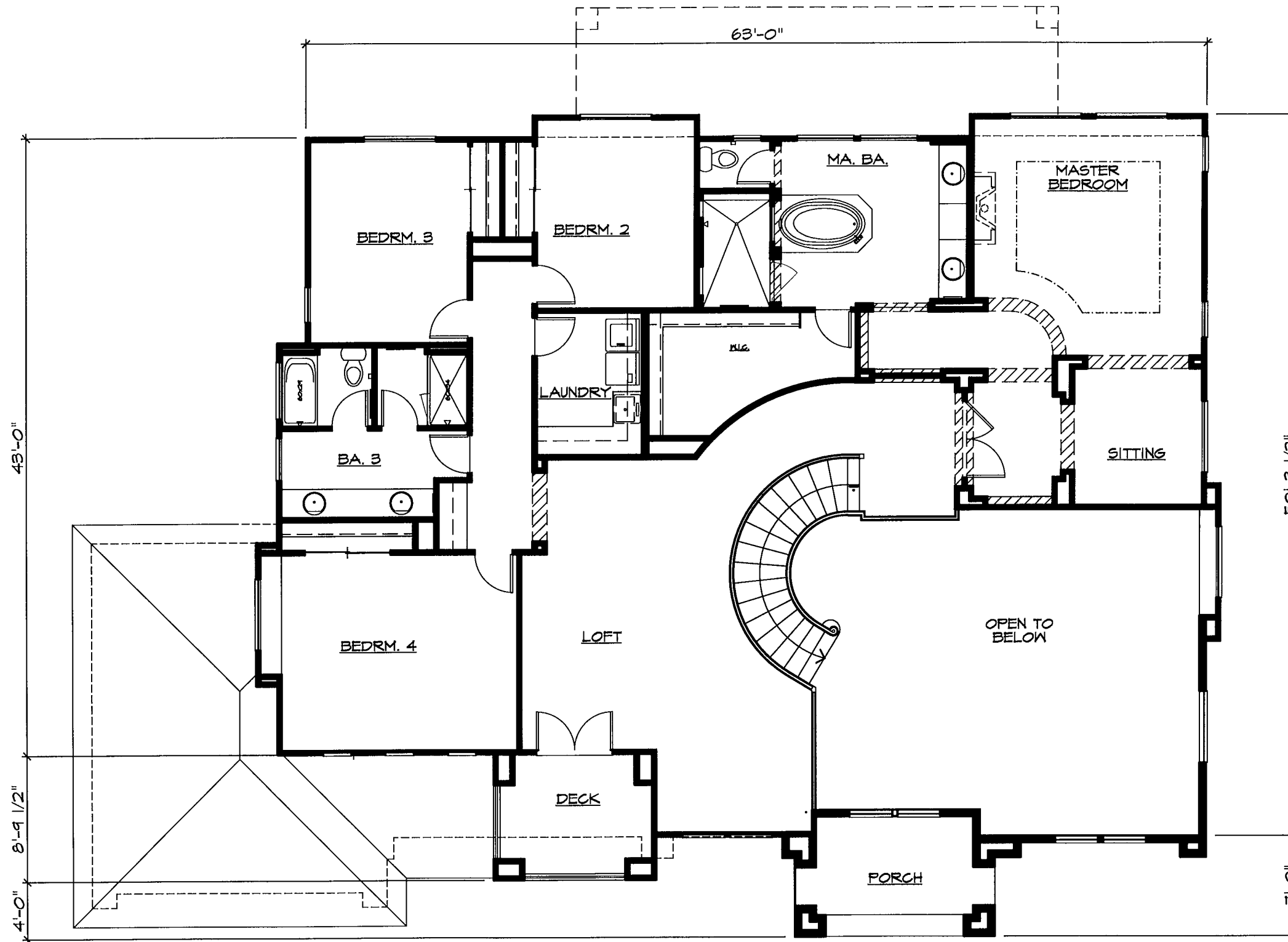
5,017 SQ. FT. 2-STORY  
 SINGLE FAMILY  
 5 BEDROOM  
 3 1/2 BATH  
 FORMAL DINING  
 4 CAR GARAGE



**2465 Emerald Bay Drive  
 First Floor**

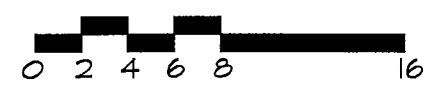
**PORTOFINO  
 CUSTOM HOME  
 BRENTWOOD, CA**  
 **DISCOVERY  
 DESIGN  
 GROUP**  
**Discovery Builders Inc.  
 Date 12/10/15**





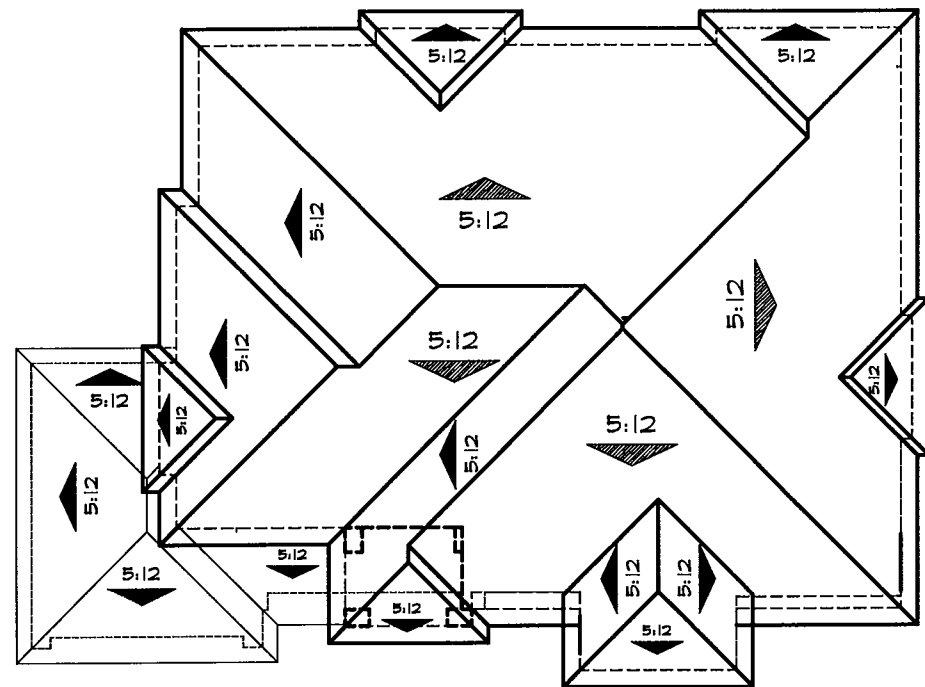
SQUARE FOOTAGE	
FIRST FLOOR	2652 SF
SECOND FLOOR	2365 SF
TOTAL LIVING AREA	5017 SF
PORCH	102 SF
GARAGE	867 SF
FOOTPRINT	3621 SF

5,017 SQ.FT. 2-STORY  
 SINGLE FAMILY  
 5 BEDROOM  
 3 1/2 BATH  
 FORMAL DINING  
 4 CAR GARAGE

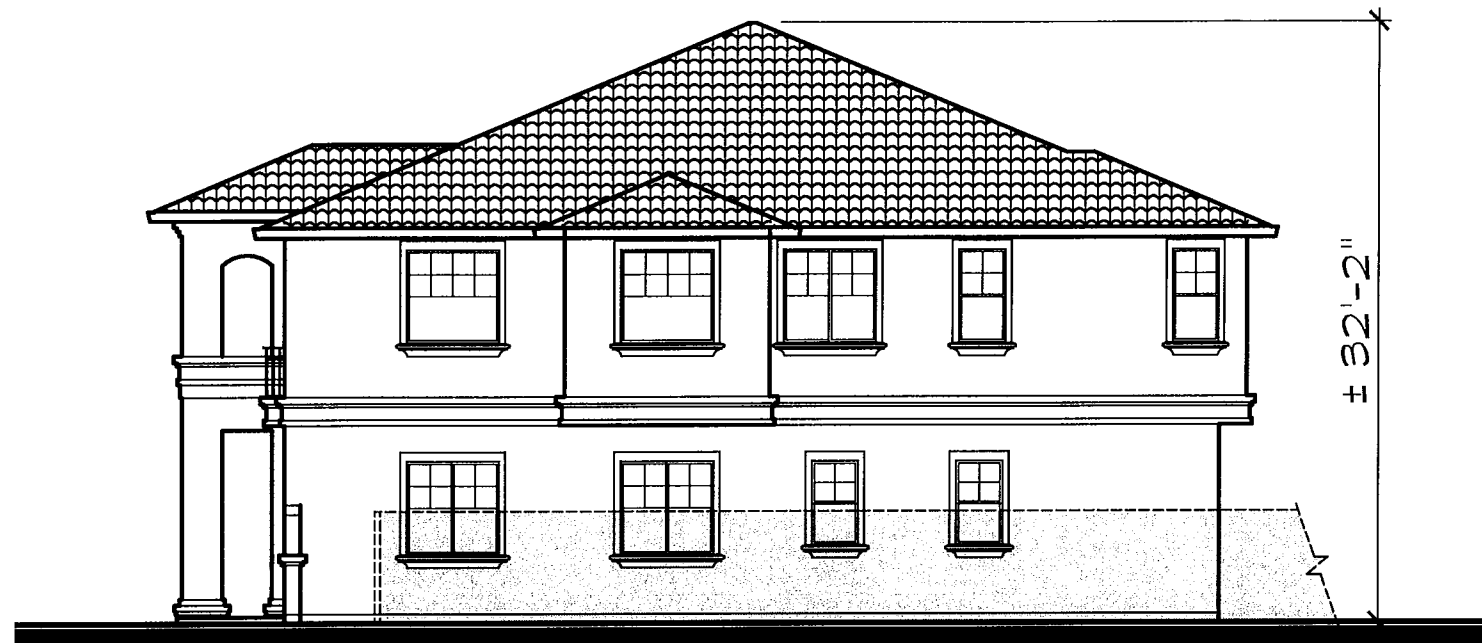


**2465 Emerald Bay Drive  
 Second Floor**

**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA  
 **DISCOVERY  
 DESIGN  
 GROUP**  
 Discovery Builders Inc.  
 Date 12/10/15



**Roof Plan**



**Right**

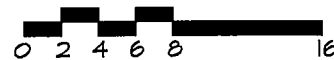


**Rear**



**Left**

**2465 Emerald Bay Drive  
Elevations**

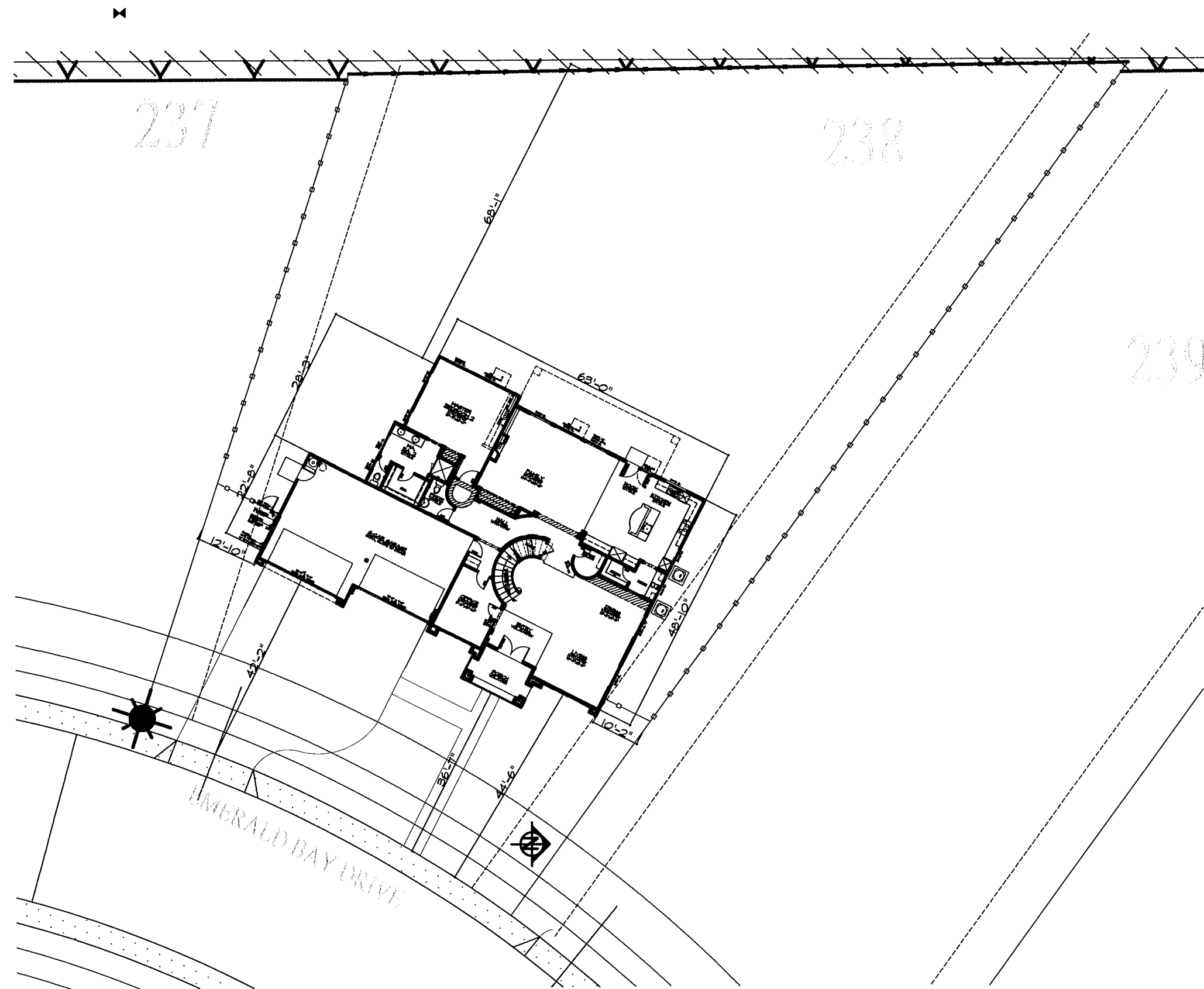


**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**





**City of Brentwood**

**R-1**

FRONT SETBACKS - MAIN BUILDING	25'
FRONT SETBACKS - PORCH	20'
SIDE SETBACKS	5'/10'
REAR SETBACKS	20'
<b>LOT COVERAGE</b>	
SINGLE STORY	45%
MULTI STORY	40%

LOT COVERAGE			
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
19,623 SQ.FT.	3,621 SQ. FT.	18%	68'-0"

5,017 SQ.FT. 2-STORY  
 SINGLE FAMILY  
 5 BEDROOM  
 3 1/2 BATH  
 FORMAL DINING  
 4 CAR GARAGE



**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA




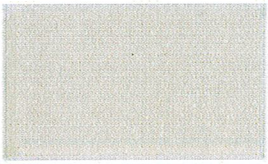



Discovery Builders Inc.  
 Date 12/10/15

**2465 Emerald Bay Drive**  
**Site Plan/Floor Plan/Roof Plan**

# PORTOFINO CUSTOM HOME - 2465 Emerald Bay Drive

BRENTWOOD, CA  
DISCOVERY BUILDERS, INC.

12/10/2015

BODY 1	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	STONE	ROOF TILE
				
23 SWISS COFFEE	KM5777 CANNERY PARK	KM812 JUNGLE COVER	ECHO RIDGE SOUTHERN LEDGESTONE	1VIC56464 CALIFORNIA MISSION BLEND

Color Chart Key

Paint: Kelly Moore or equal

Roofing: Boral Roofing or equal

Stone/Brick: Cultured Stone by Boral or equal

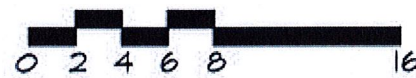


**MATERIAL LEGEND**

- CONCRETE FLAT TILE ROOFING
- HIP ROOFS
- STUCCO BODY
- STUCCO TRIM
- STUCCO/FOAM CORBEL
- SIMULATED STONE VENEER
- MOCK VENTS
- ROLL-UP GARAGE DOORS WITH WINDOW LITES



**2469 Emerald Bay Drive**



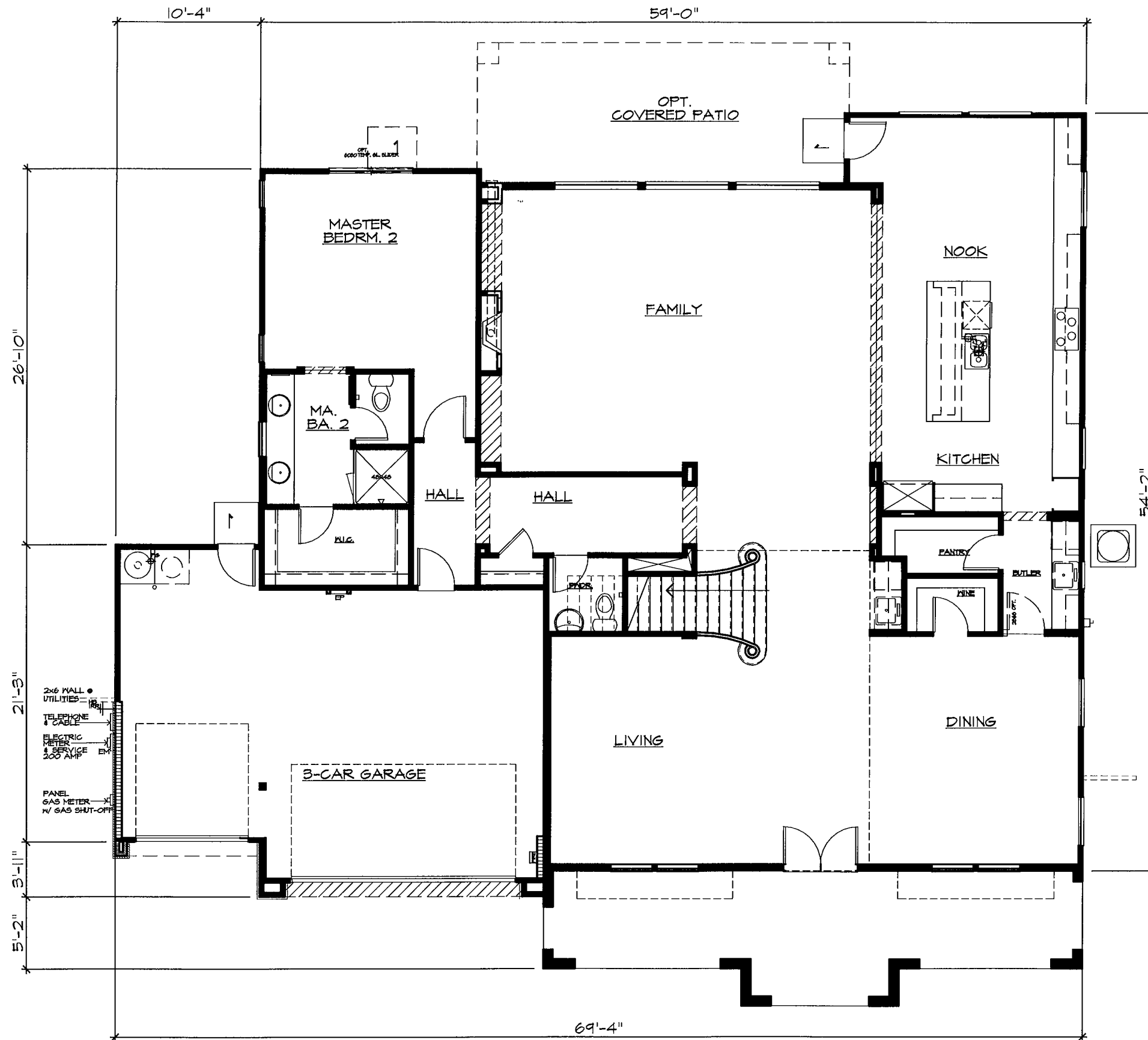
**Front Elevation**

**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**





SQUARE FOOTAGE	
FIRST FLOOR	2592 SF
SECOND FLOOR	2505 SF
TOTAL LIVING AREA	5097 SF
<hr/>	
GARAGE	647 SF
<hr/>	
FRONT PORCH	300 SF

5097 SQ.FT. TWO-STORY  
 SINGLE FAMILY  
 5 BEDROOM  
 4 1/2 BATH  
 FORMAL DINING  
 3 CAR GARAGE

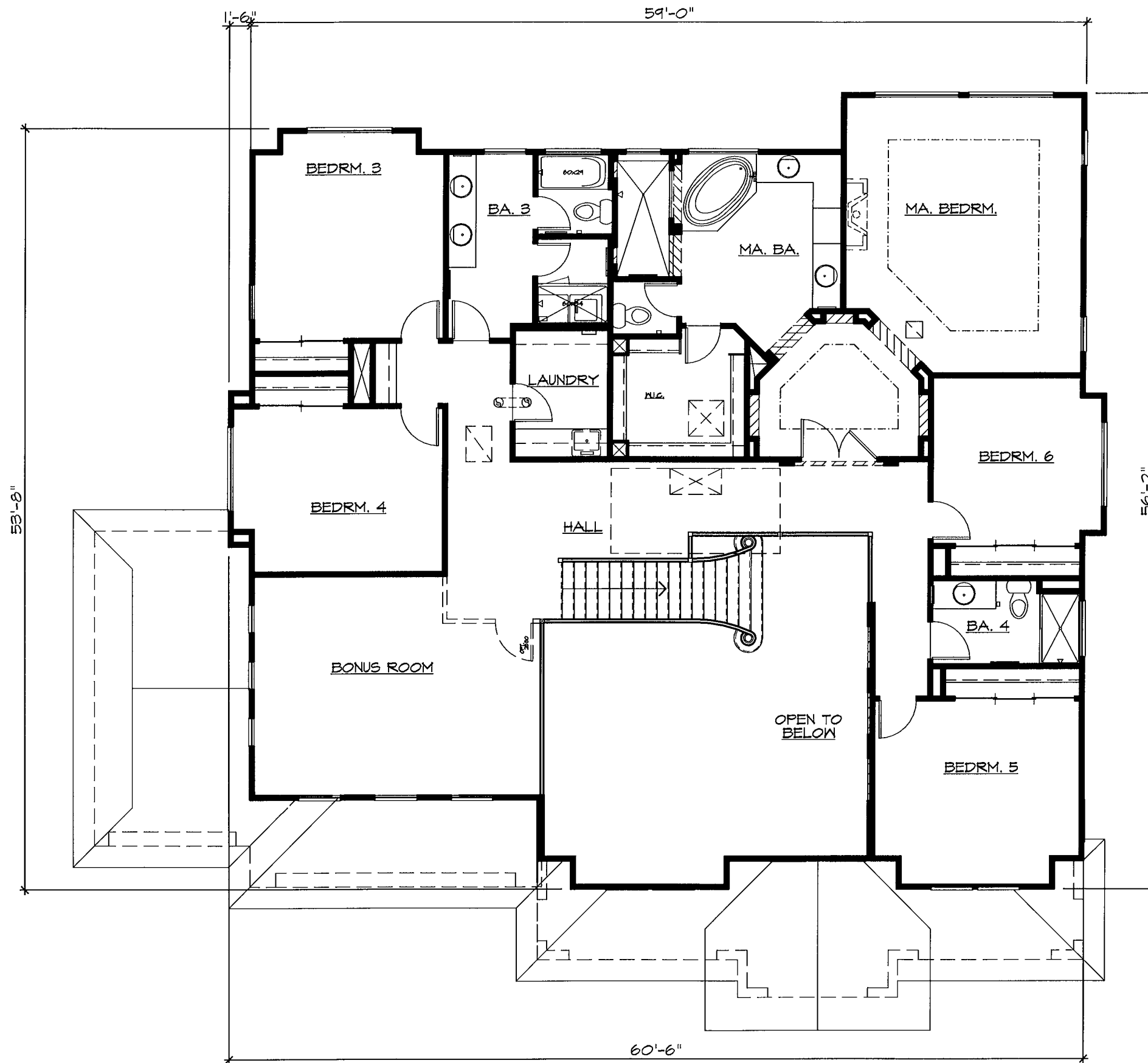


**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA



Discovery Builders Inc.  
 Date 12/10/15

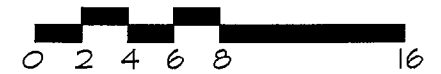
**2469 Emerald Bay Drive  
 First Floor**



**2469 Emerald Bay Drive  
Second Floor**

SQUARE FOOTAGE	
FIRST FLOOR	2542 SF
SECOND FLOOR	2505 SF
TOTAL LIVING AREA	5047 SF
GARAGE	647 SF
FRONT PORCH	300 SF

5097 SQ.FT. TWO-STORY  
SINGLE FAMILY  
5 BEDROOM  
4 1/2 BATH  
FORMAL DINING  
3 CAR GARAGE

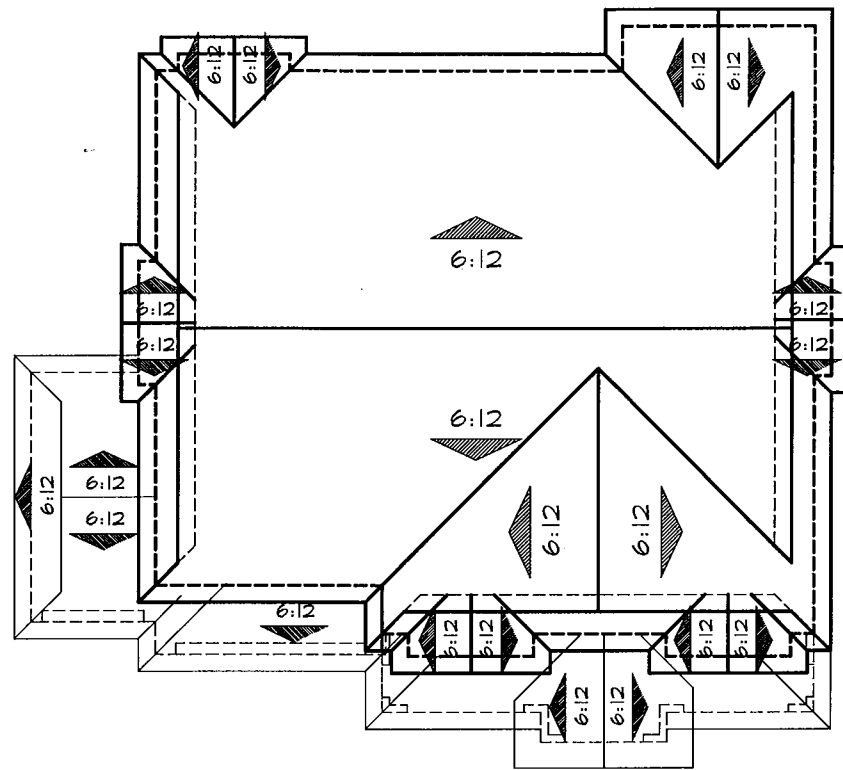


**PORTOFINO  
CUSTOM HOME**  
BRENTWOOD, CA

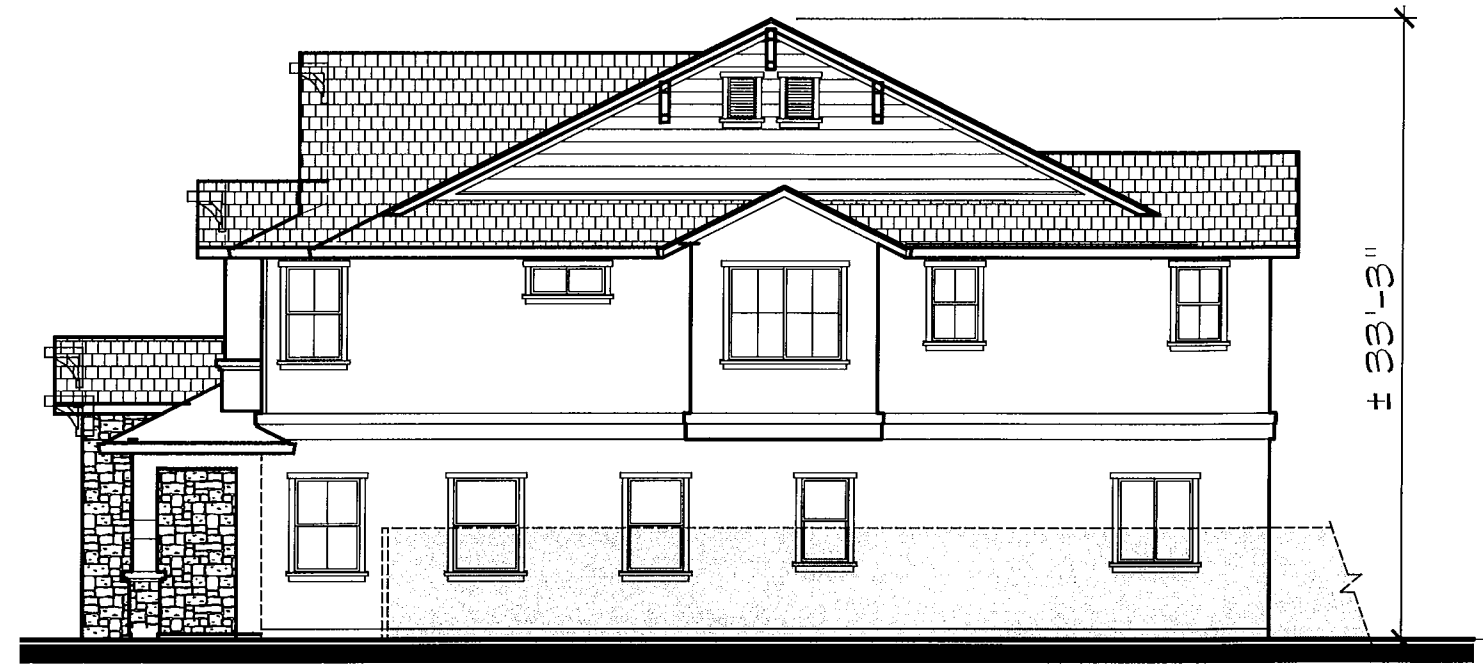
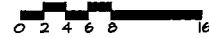


**Discovery Builders Inc.**  
Date 12/10/15





**Roof Plan**



**Right**

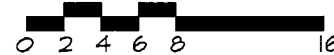


**Rear**



**Left**

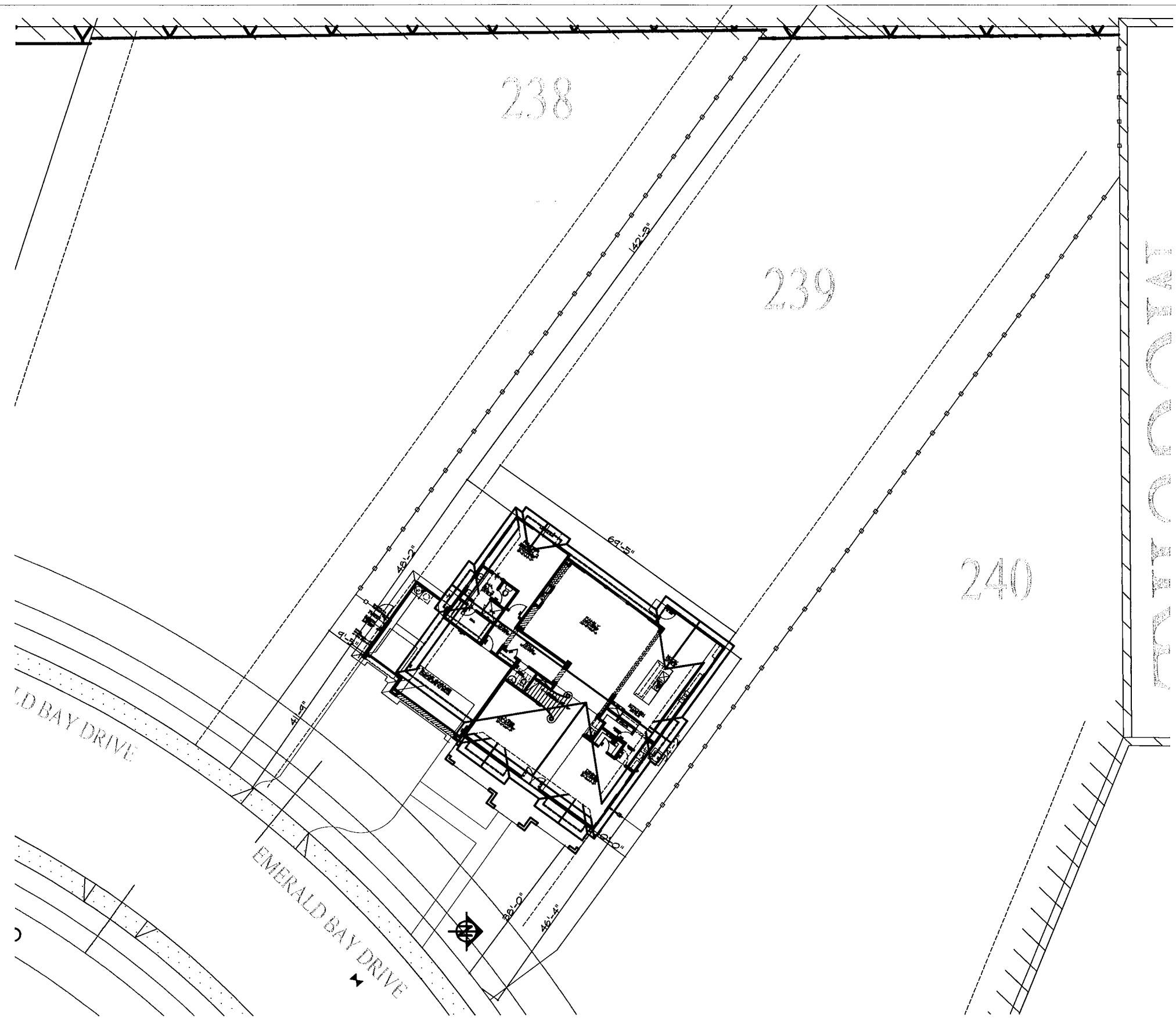
**2469 Emerald Bay Drive  
Elevations**



**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**



**City of Brentwood**  
**R-1**

FRONT SETBACKS - MAIN BUILDING	25'
FRONT SETBACKS - PORCH	20'
SIDE SETBACKS	5'/10'
REAR SETBACKS	20'
<b>LOT COVERAGE</b>	
SINGLE STORY	45%
MULTI STORY	40%

LOT COVERAGE			
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
21795 SQ.FT.	3539 SQ. FT.	16%	142'-0"

5097 SQ.FT. TWO-STORY  
 SINGLE FAMILY  
 5 BEDROOM  
 4 1/2 BATH  
 FORMAL DINING  
 3 CAR GARAGE

**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA

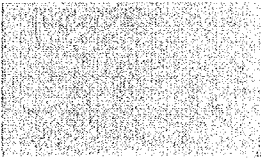



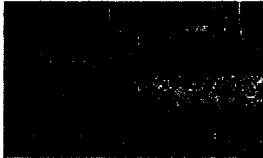

**DISCOVERY  
 DESIGN  
 GROUP**  
 Discovery Builders Inc.  
 Date 12/10/15

**2469 Emerald Bay Drive  
 Site Plan/Floor Plan/Roof Plan**

# PORTOFINO CUSTOM HOME - 2469 Emerald Bay Drive

BRENTWOOD, CA  
DISCOVERY BUILDERS, INC.

12/10/2015

BODY 1	BODY 2	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	STONE	ROOF TILE
					
KMM042 TIN MAN	KMM037 PAW PRINT	KMM039 ARROWHEAD	KMM055 GROUND BEAN	LUMBER CREEK COUNTRY LEDGESTONE	IFACS0330 APPALACHIAN BLEND

**Color Chart Key**

Paint: Kelly Moore or equal

Roofing: Boral Roofing or equal

Stone/Brick: Cultured Stone by Boral or equal

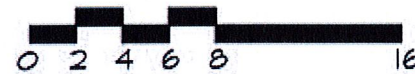


**MATERIAL LEGEND**

- CONCRETE FLAT TILE ROOFING
- HIP & GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- SIMULATED STONE VENEER
- MOCK VENTS
- MOCK SHUTTERS
- ROLL-UP GARAGE DOORS WITH WINDOW LITES



**2473 Emerald Bay Drive**



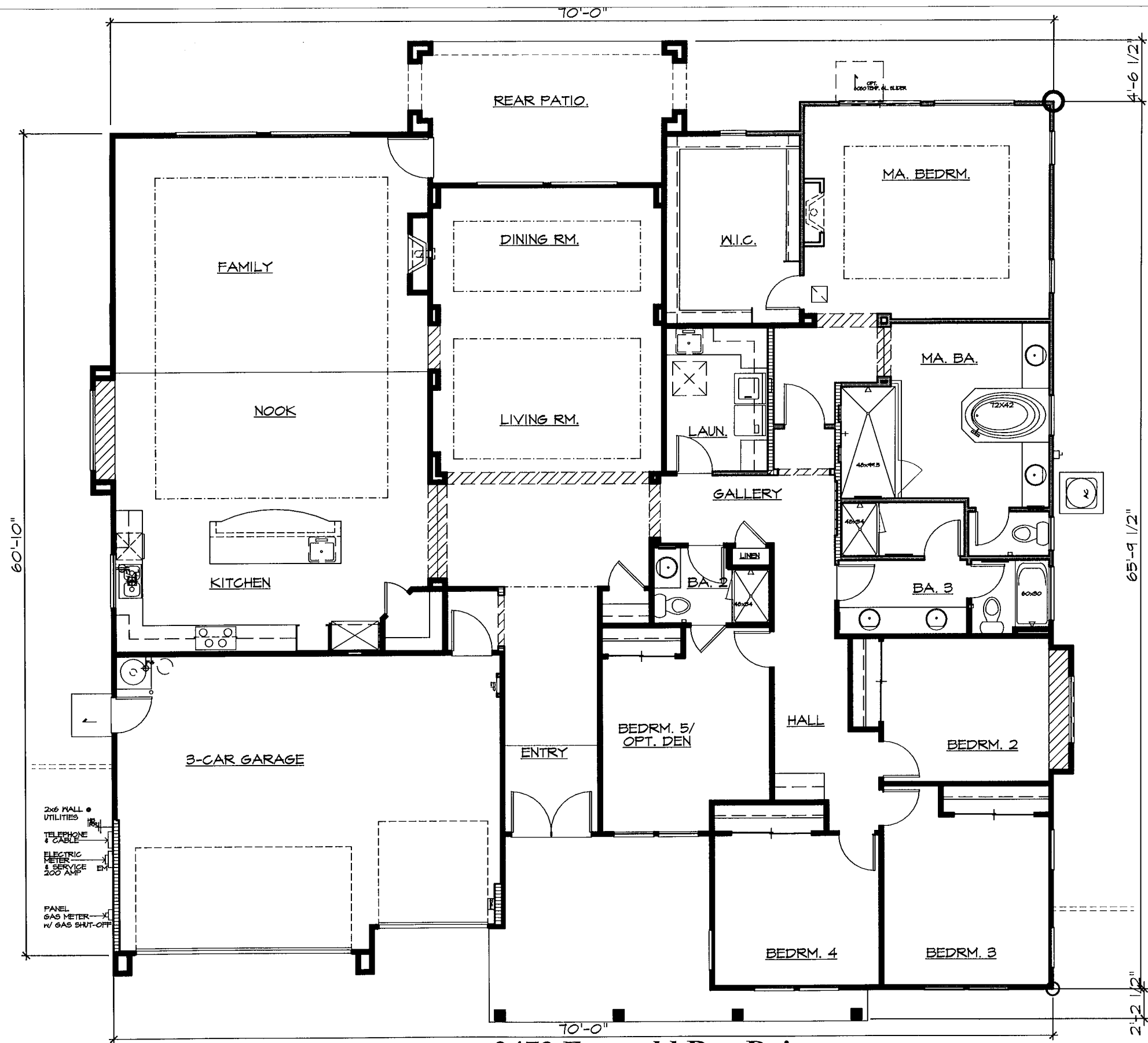
**Front Elevation**

**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**





SQUARE FOOTAGE	
FIRST FLOOR	3546 SF
SECOND FLOOR	... SF
TOTAL LIVING AREA	3546 SF
GARAGE	623 SF
FRONT PORCH	246 SF
REAR PATIO	203 SF

3546 SQ. FT. 1-STORY  
 SINGLE FAMILY  
 4 BEDROOM  
 3 BATH  
 FORMAL DINING  
 3 CAR GARAGE



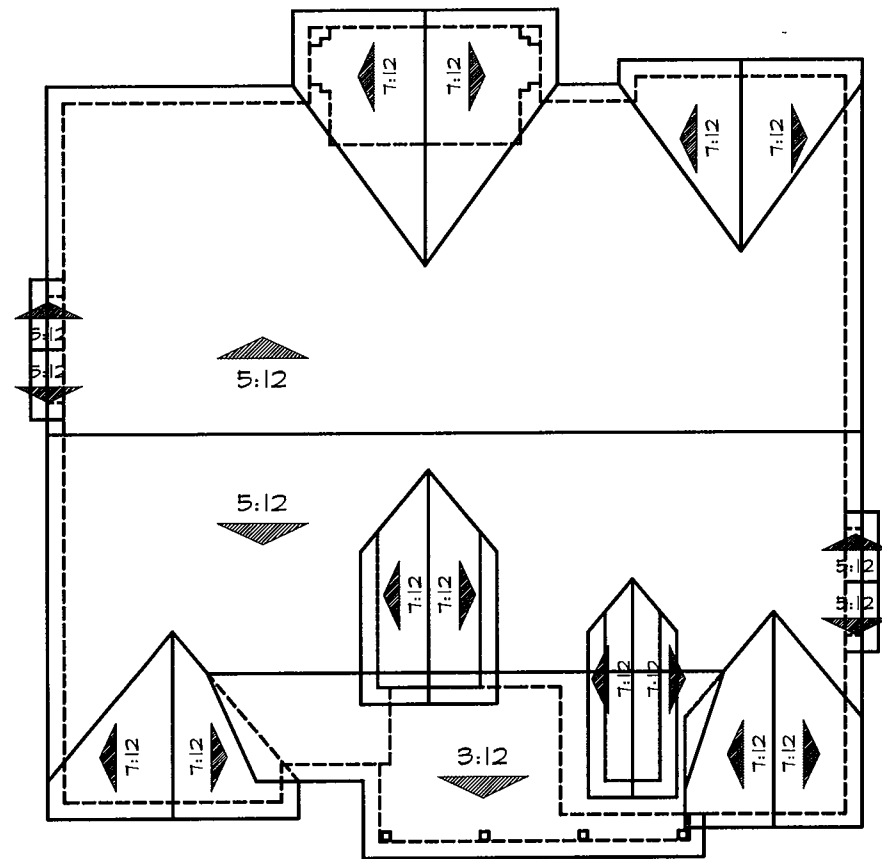
**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA



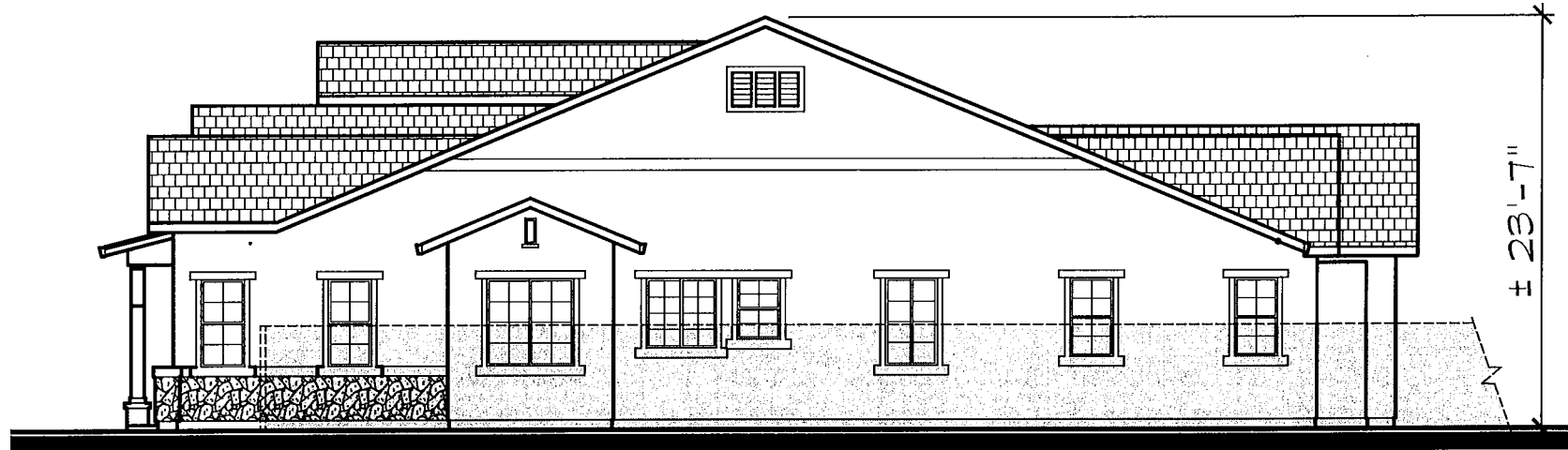
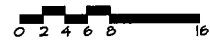
Discovery Builders Inc.  
 Date 12/10/15

**2473 Emerald Bay Drive  
 Floor Plan**





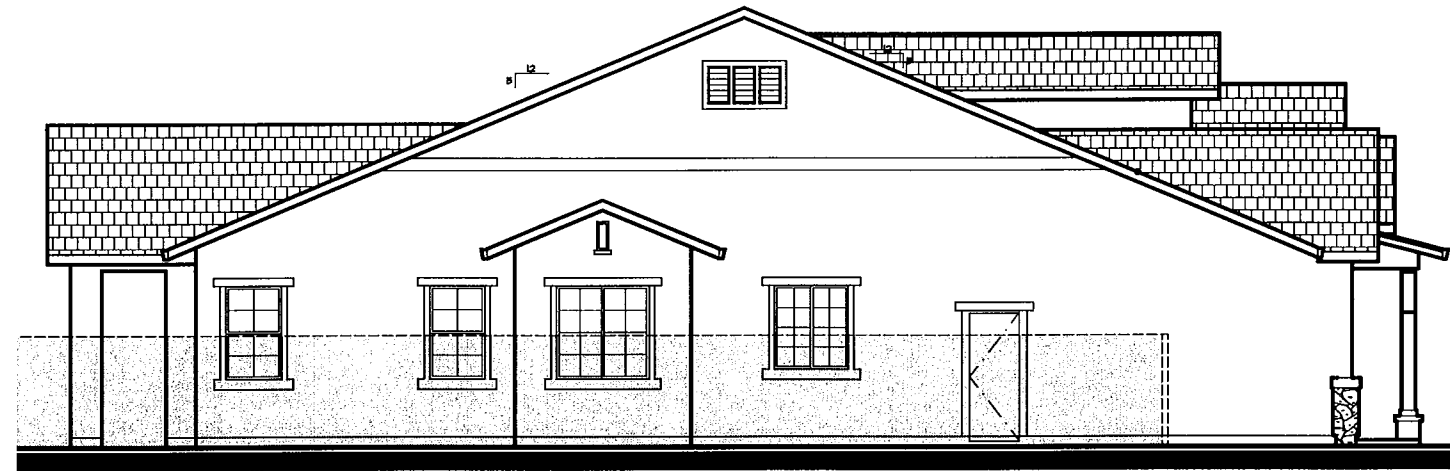
**Roof Plan**



**Right**

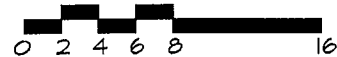


**Rear**



**Left**

**2473 Emerald Bay Drive  
Elevations**



**PORTOFINO  
CUSTOM HOME  
BRENTWOOD, CA**



**Discovery Builders Inc.  
Date 12/10/15**

239

240

MCGUIRE

### City of Brentwood

**R-1**

FRONT SETBACKS - MAIN BUILDING	25'
FRONT SETBACKS - PORCH	20'
SIDE SETBACKS	5'/10'
REAR SETBACKS	20'
<u>LOT COVERAGE</u>	
SINGLE STORY	45%
MULTI STORY	40%

LOT COVERAGE			
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE	BACKYARD
20087 SQ.FT.	4618 SQ. FT.	22%	149'-0"



3546 SQ.FT. 1-STORY  
 SINGLE FAMILY  
 4 BEDROOM  
 3 BATH  
 FORMAL DINING  
 3 CAR GARAGE

**PORTOFINO  
 CUSTOM HOME**  
 BRENTWOOD, CA

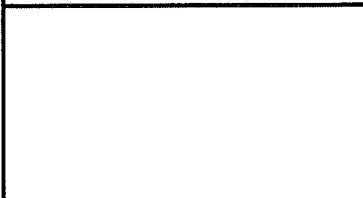




**DISCOVERY  
 DESIGN  
 GROUP**  
 Discovery Builders Inc.  
 Date 12/10/15

**2473 Emerald Bay Drive  
 Site Plan/Floor Plan/Roof Plan**

# PORTOFINO CUSTOM HOME - 2473 Emerald Bay Drive

BRENTWOOD, CA  
DISCOVERY BUILDERS, INC.

12/10/2015

BODY 1	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	STONE	ROOF TILE
 HLS4237 CREAM CAKE	 49 ANTIQUE WHITE	 307 BRIERWOOD GREEN	 TUDOR OLD COUNTRY FIELDSTONE	 1FBCF1132 CHARCOAL BROWN BLEND

**Color Chart Key**

Paint: Kelly Moore or equal

Roofing: Boral Roofing or equal

Stone/Brick: Cultured Stone by Boral or equal