



DUARTE RANCH

UNITS 1 & 2

OAKLEY, CA

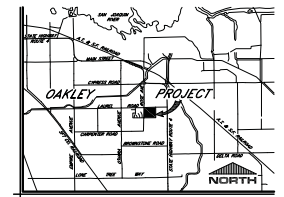
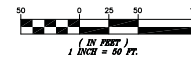
CITY OF OAKLEY
Planning Department
SEP 19 2016
RECEIVED

 **DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 08/08/16

MASTER PLOTTING PLAN

"DUARTE RANCH"
 SUBDIVISION 9027
 CITY OF OAKLEY

CONTRA COSTA COUNTY, STATE OF CALIFORNIA



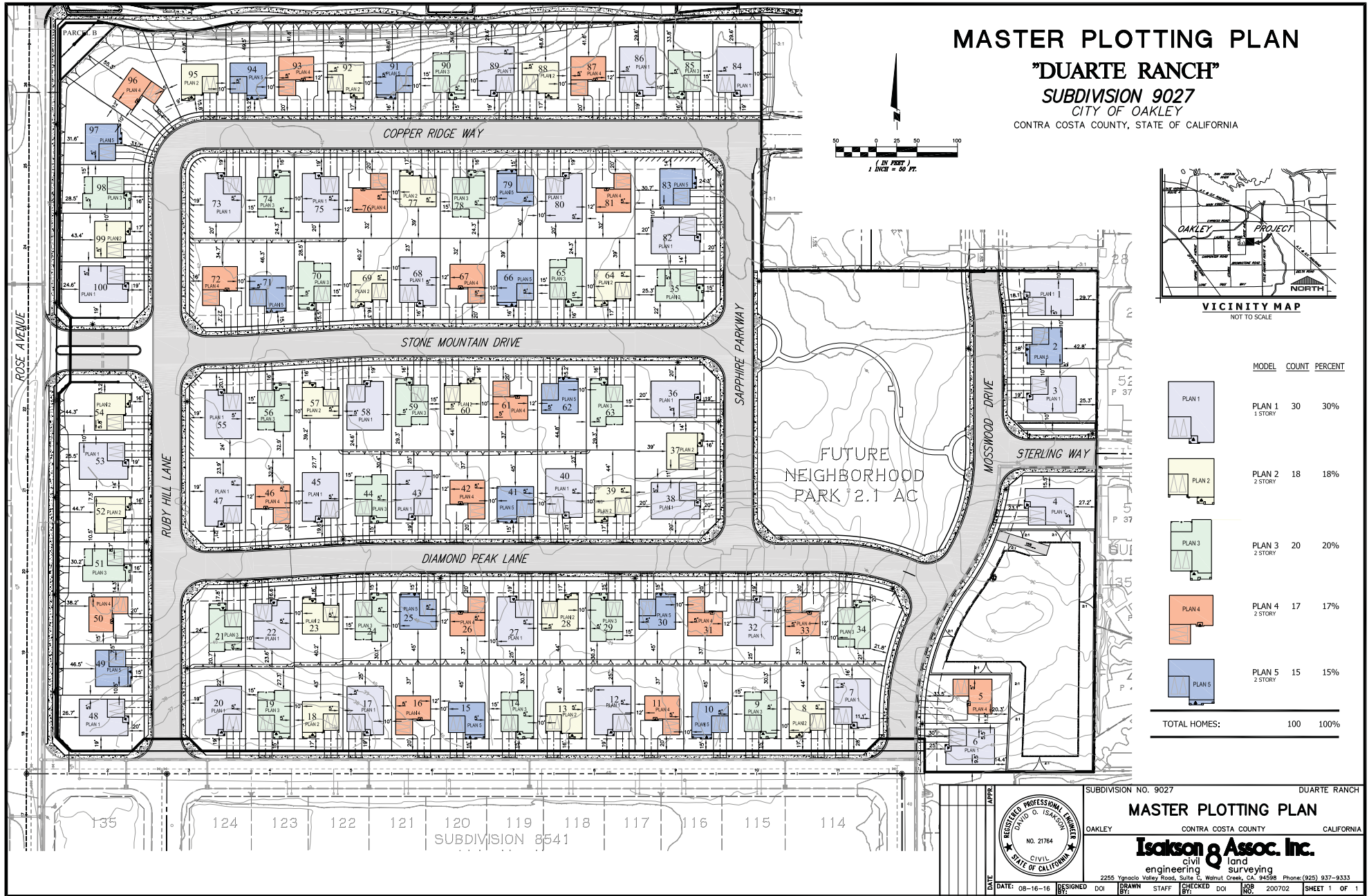
VICINITY MAP
 NOT TO SCALE

MODEL COUNT PERCENT

	PLAN 1	30	30%
	PLAN 2	18	18%
	PLAN 3	20	20%
	PLAN 4	17	17%
	PLAN 5	15	15%

TOTAL HOMES: 100 100%

FUTURE
 NEIGHBORHOOD
 PARK 2.1 AC



DATE: 08-16-16 DESIGNED BY: [Signature] DRAWN BY: [Signature] CHECKED BY: [Signature] JOB NO.: 200702 SHEET 1 OF 1

SUBDIVISION NO. 9027 DUARTE RANCH
MASTER PLOTTING PLAN
 OAKLEY CONTRA COSTA COUNTY CALIFORNIA
Isakson & Assoc. Inc.
 engineering civil land
 surveying
 2255 Ygnacio Valley Road, Suite C, Walnut Creek, CA 94598 Phone: (925) 937-9333

08/16/2016 10:00 AM C:\Users\DAVIDO\Documents\9027\9027.dwg PLOT 1 OF 1



Elevation A - "Monterey"

MATERIAL LEGEND

- | | | |
|---|---|---|
| <p>A CONCRETE VILLA ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
FOAM/STUCCO CORBELS
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|---|---|---|



Elevation B - "French Country"



Elevation C - "Prairie"

**Front Elevations
Plan 1**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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MATERIAL LEGEND

- | | | |
|---|---|---|
| <p>A CONCRETE VILLA ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
FOAM/STUCCO CORBELS
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HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|---|---|---|



Elevation A - "Monterey"



Elevation C - "Prairie"



Elevation B - "French Country"

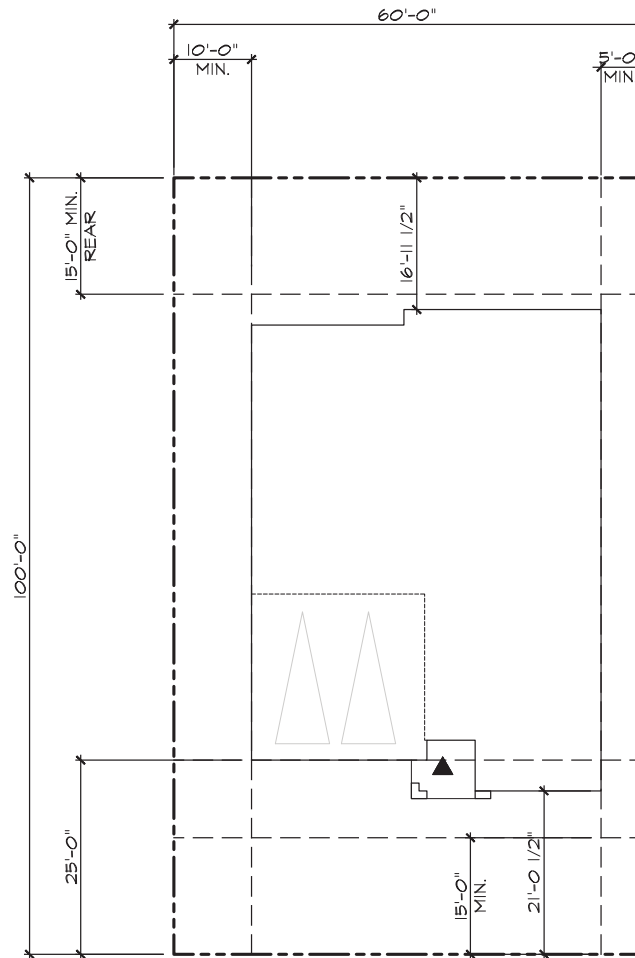
**Front Elevations
Plan 1**



**DUARTE RANCH
UNITS 1 & 2
OAKLEY, CA**



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Date 08/08/16



City of Oakley
Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	
	5'
CORNER SIDE SETBACKS	
	10'
REAR SETBACKS	
	15'

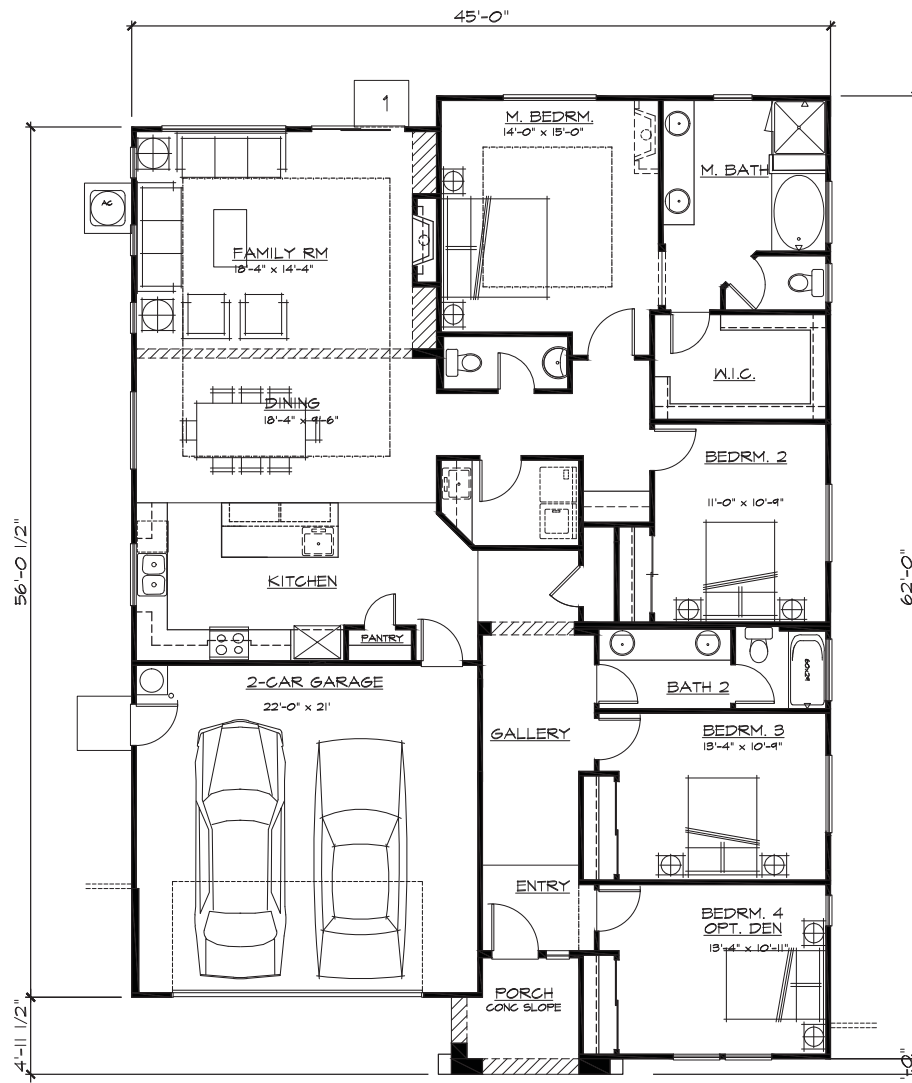
Plan 1
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	2622 SQ. FT.	44%



SQUARE FOOTAGE	
TOTAL LIVING AREA	2144 SF
GARAGE	478 SF

Plan 1 Floor Plan

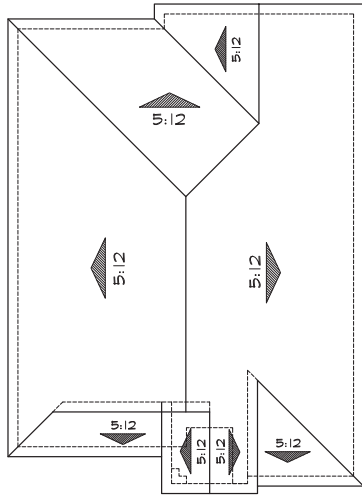


DUARTE RANCH UNITS 1 & 2

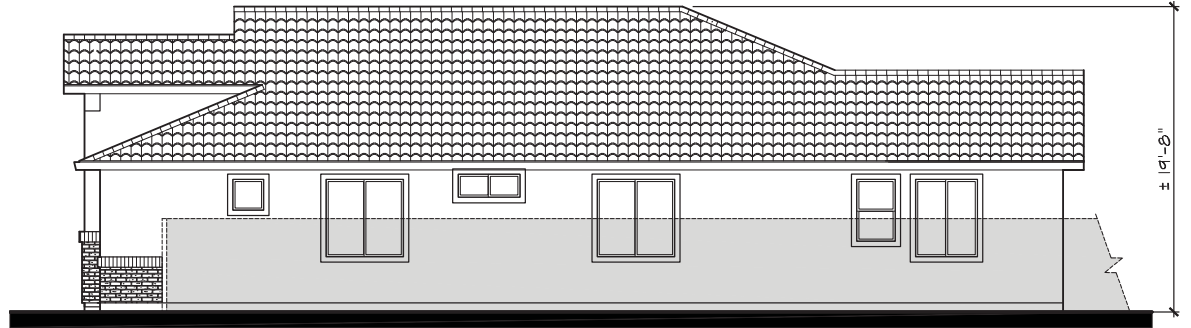
OAKLEY, CA



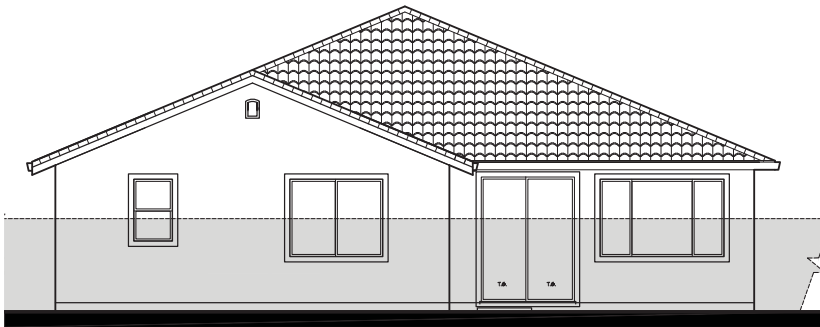
A.D. Seeno Construction
Date 08/08/16



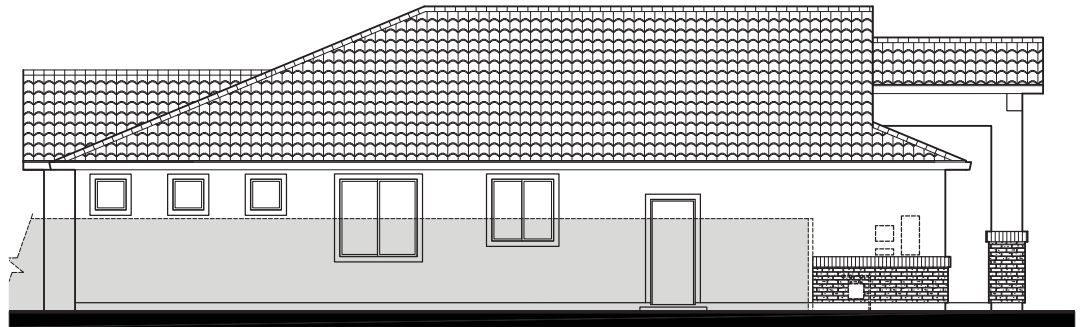
Roof Plan 'A'



Right



Rear



Left

**Plan 1
Elevations - 'A'**

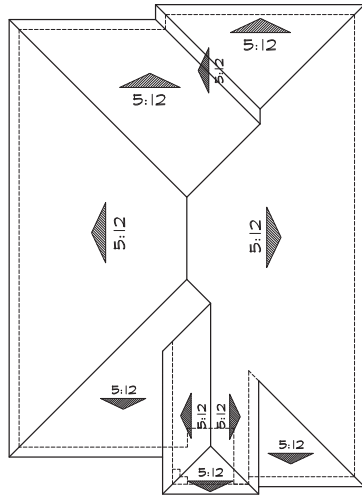


**DUARTE RANCH
UNITS 1 & 2**

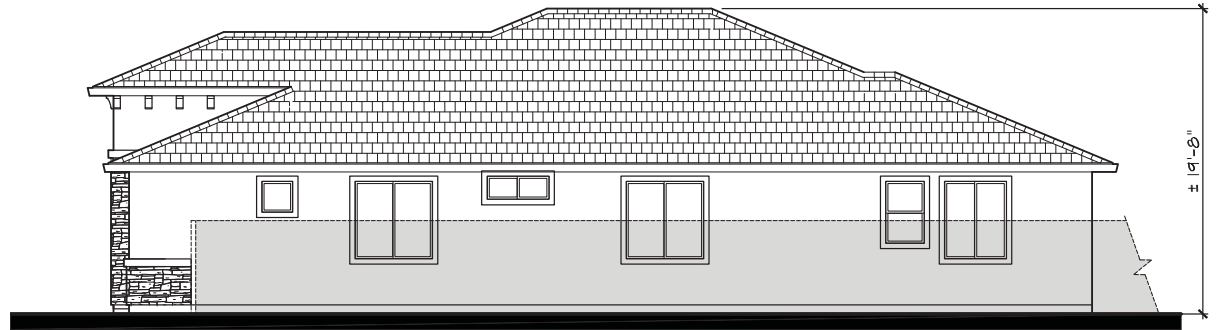
OAKLEY, CA



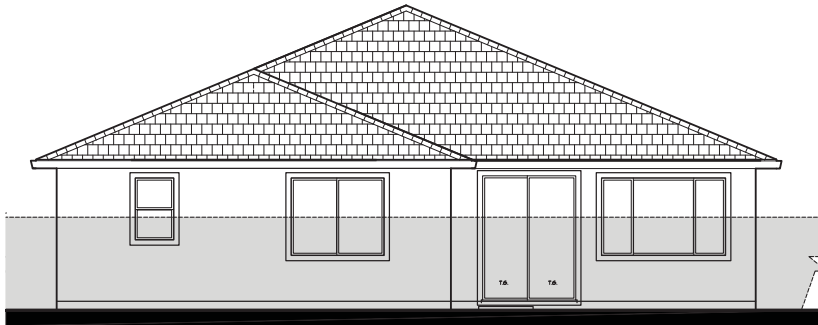
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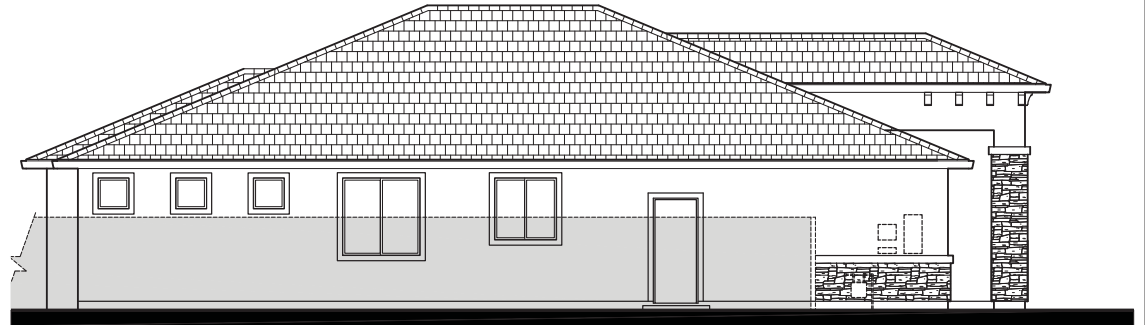
Roof Plan 'B'



Right



Rear



Left

**Plan 1
Elevations - 'B'**



**DUARTE RANCH
UNITS 1 & 2**

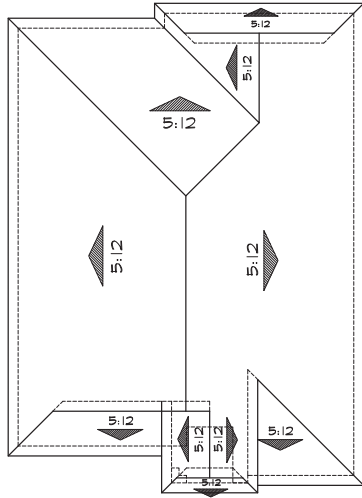
OAKLEY, CA



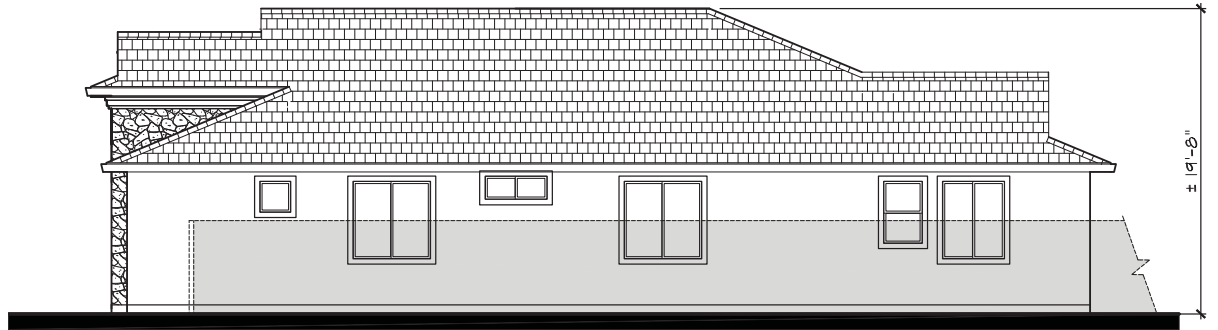
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DESIGN
GROUP, LLC

A.D. Seeno Construction

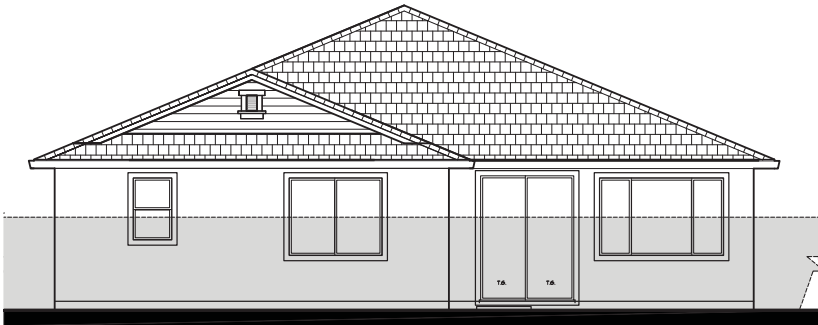
Date 08/08/16



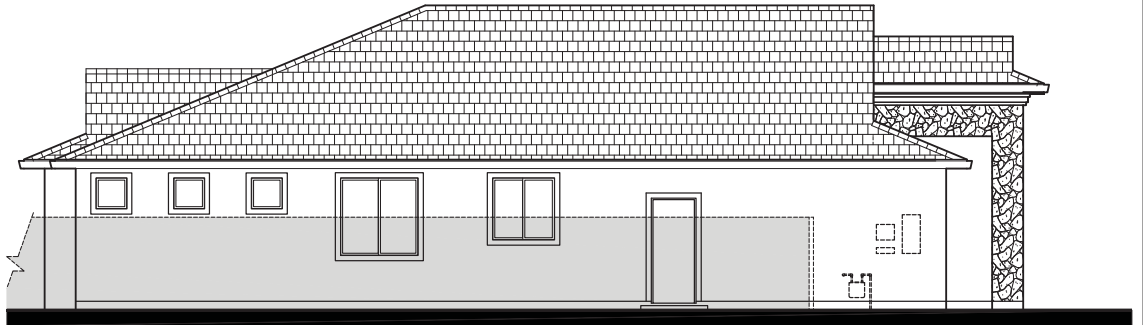
Roof Plan 'C'
 0 2 4 6 8 16



Right



Rear



Left

**Plan 1
 Elevations - 'C'**



**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
 DESIGN
 GROUP, LLC**
 A.D. Seeno Construction
 Date 08/08/16

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
- HIP & GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK VENTS
- MOCK SHUTTERS
- SIMULATED BRICK VENEER
- ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
- HIP & GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK SHUTTERS
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS

- C** FLAT CONCRETE TILE ROOFING
- GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK VENTS
- MOCK SHUTTERS
- HORIZONTAL LAP SIDING
- SIMULATED STONE VENEER
- ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 2
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seno Construction
Date 08/08/16



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

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

C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
HORIZONTAL LAP SIDING
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS



Elevation B - "French Country"

**Plan 2
Front Elevations**

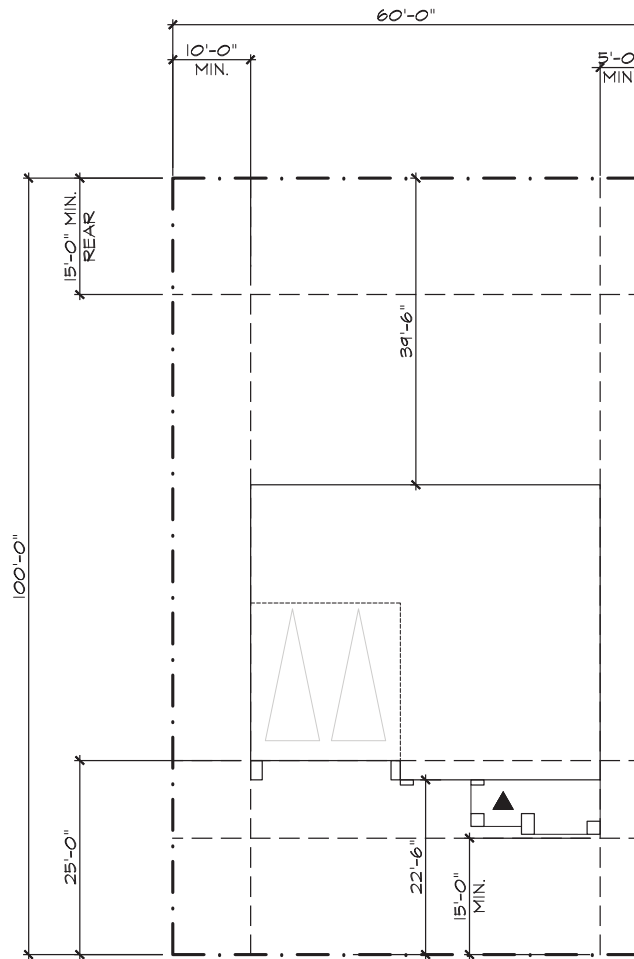


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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Date 08/08/16



City of Oakley
Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	15'

Plan 2
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1661 SQ. FT.	28%



SQUARE FOOTAGE	
FIRST FLOOR	1270 SF
SECOND FLOOR	1073 SF
TOTAL LIVING AREA	2343 SF
GARAGE	391 SF

Plan 2 First Floor Plan

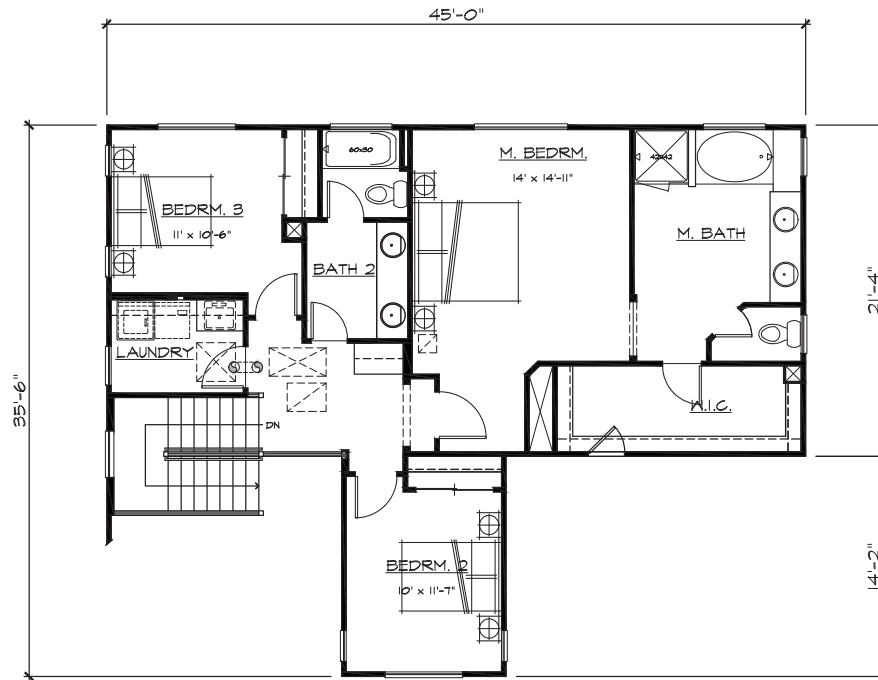


DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



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Plan 2
Second Floor Plan



DUARTE RANCH
UNITS 1 & 2

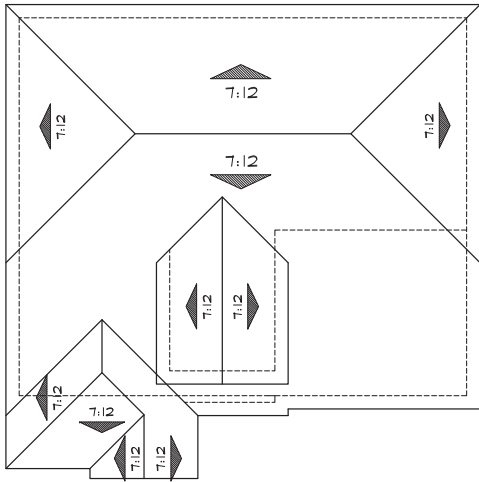
OAKLEY, CA



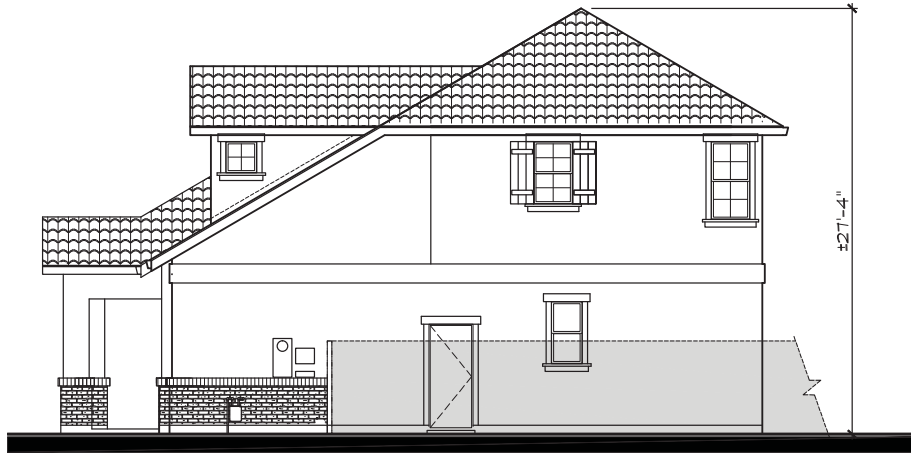
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A.D. Seno Construction

Date 08/08/16



Roof Plan 'A'



Right



Rear



Left

**Plan 2
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

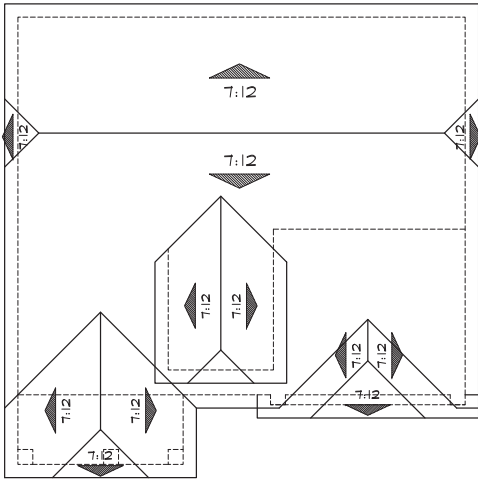
OAKLEY, CA



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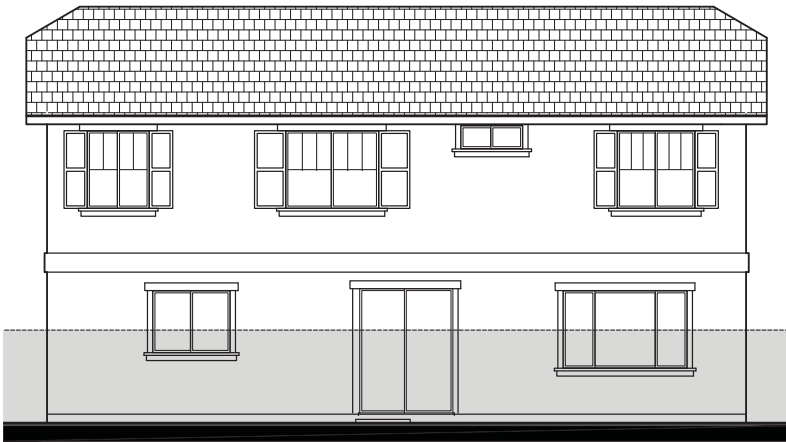
Date 08/08/16



Roof Plan 'B'



Right



Rear



Left

**Plan 2
Elevations - 'B'**

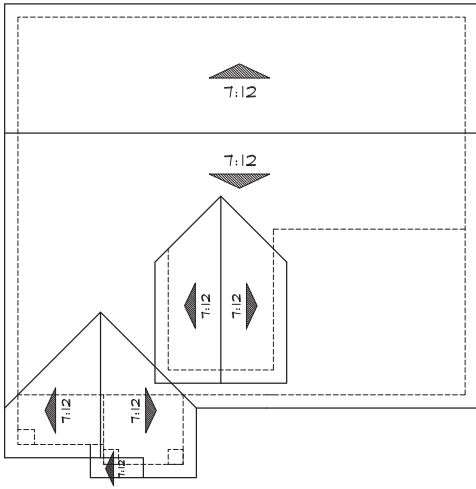


**DUARTE RANCH
UNITS 1 & 2**

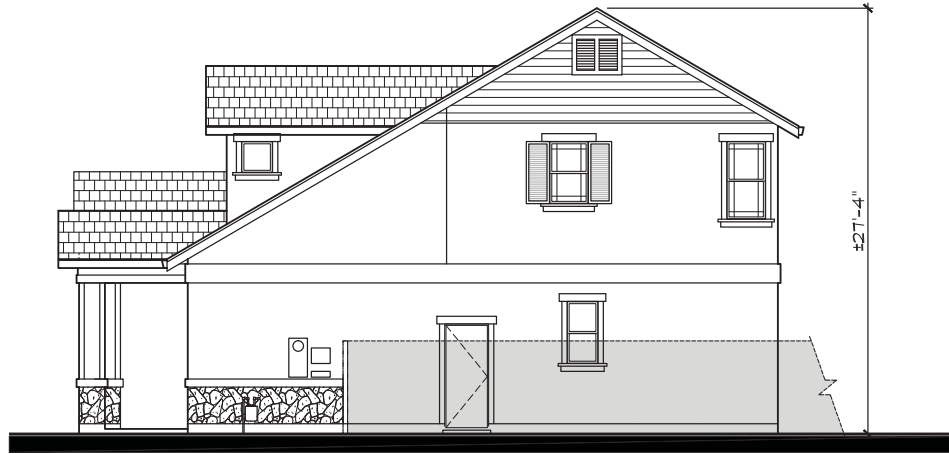
OAKLEY, CA



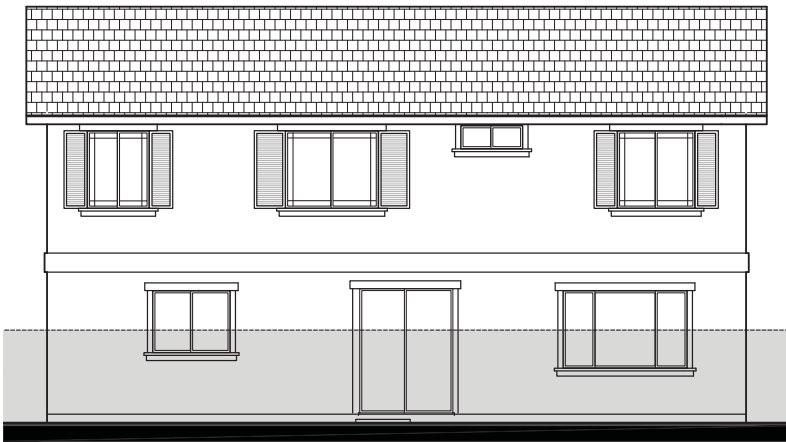
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Roof Plan 'C'



Right



Rear



Left

**Plan 2
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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Date 08/08/16



Elevation A - "Monterey"

MATERIAL LEGEND

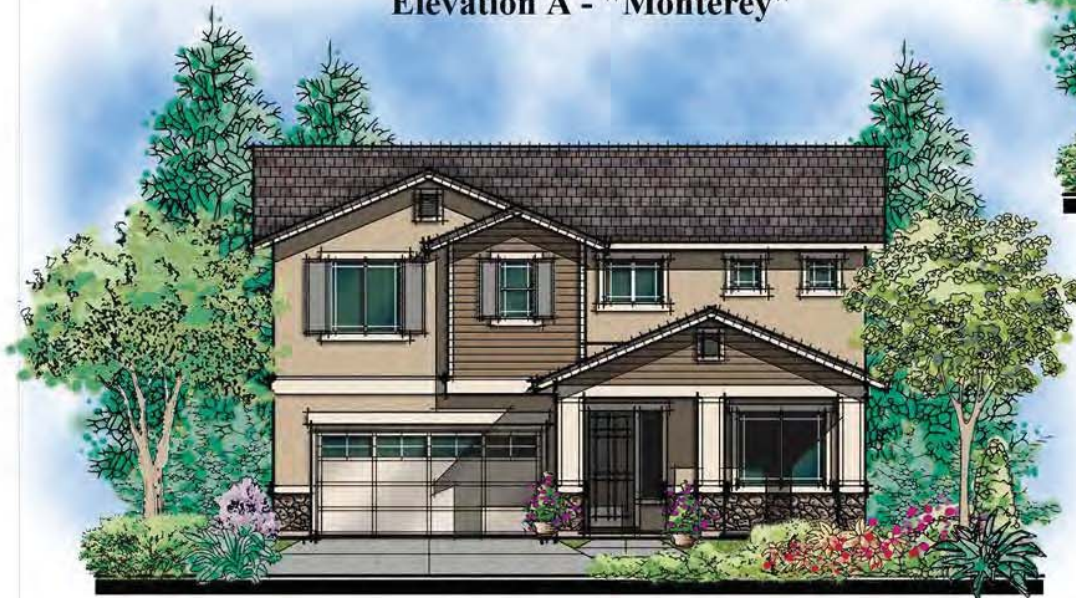
- A** CONCRETE S-TILE ROOFING
- HIP & GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK VENTS
- MOCK SHUTTERS
- SIMULATED BRICK VENEER
- ROLL-UP GARAGE DOORS

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

- C** FLAT CONCRETE TILE ROOFING
- GABLE END ROOFS
- STUCCO BODY
- STUCCO TRIM
- MOCK VENTS
- MOCK SHUTTERS
- SIMULATED STONE VENEER
- HORIZONTAL LAP SIDING
- ROLL-UP GARAGE DOORS



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 3
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- | | | |
|--|---|---|
| <p>A CONCRETE S-TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|--|---|---|



Elevation B - "French Country"

**Plan 3
Front Elevations**

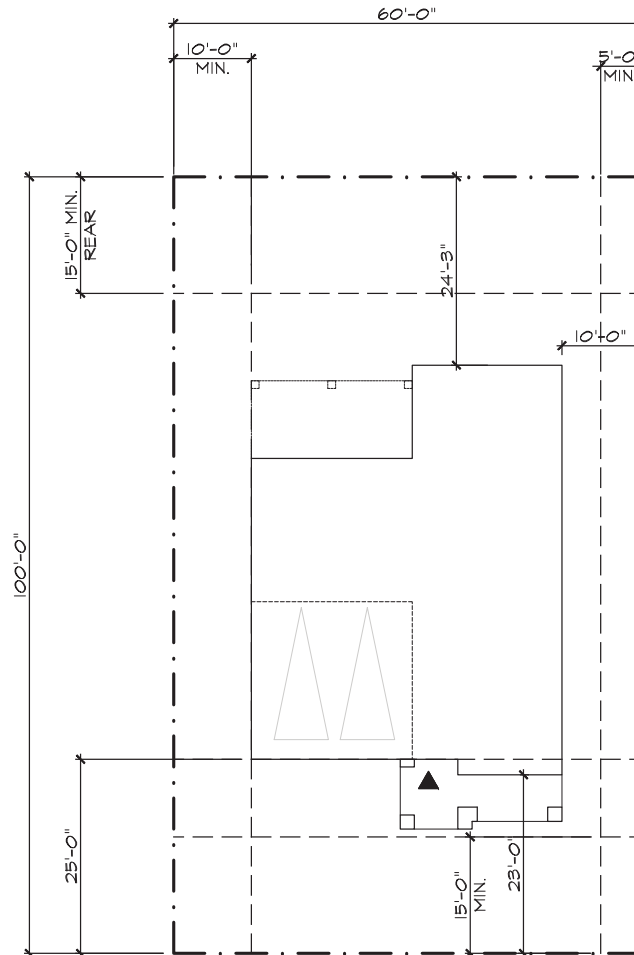


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



City of Oakley
Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	15'

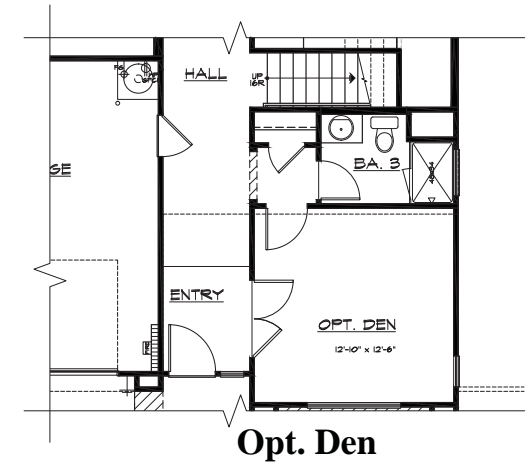
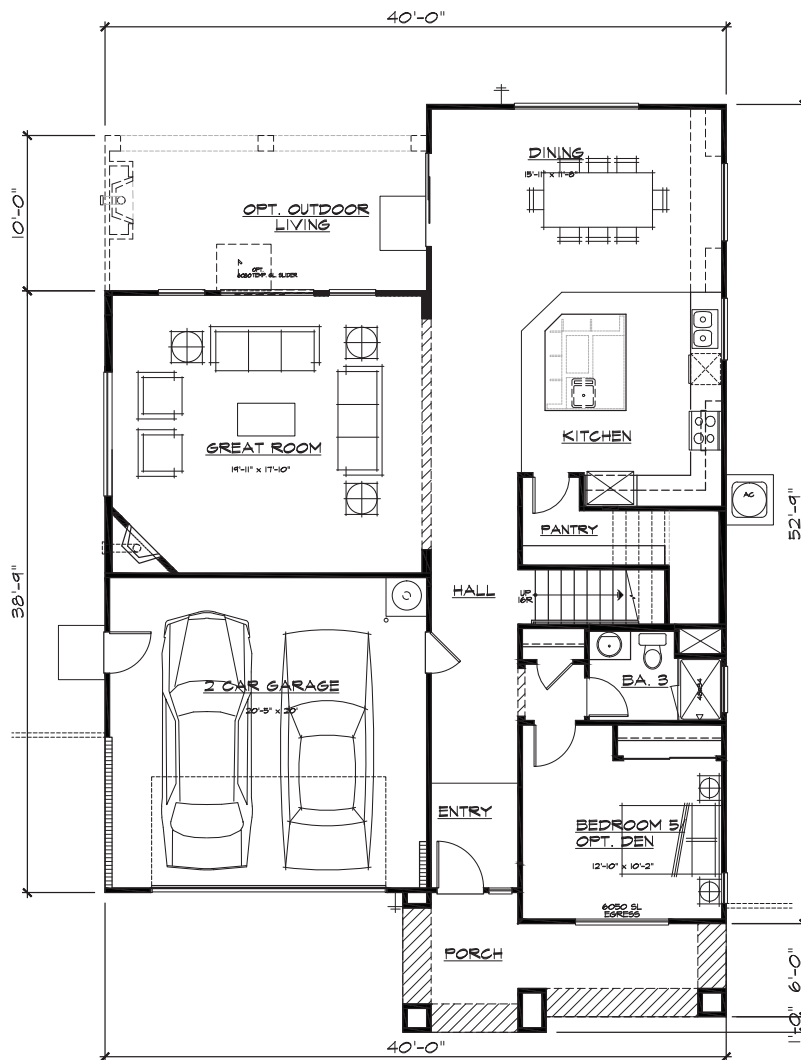
Plan 3
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seno Construction
 Date 08/08/16

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1775 SQ. FT.	30%



SQUARE FOOTAGE	
FIRST FLOOR	1588 SF
SECOND FLOOR	1300 SF
TOTAL LIVING AREA	2688 SF
GARAGE	420 SF

**Plan 3
First Floor Plan**

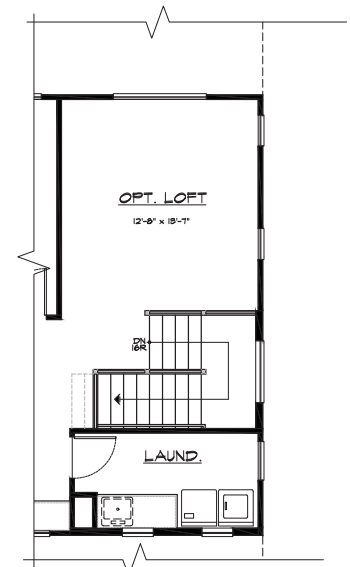
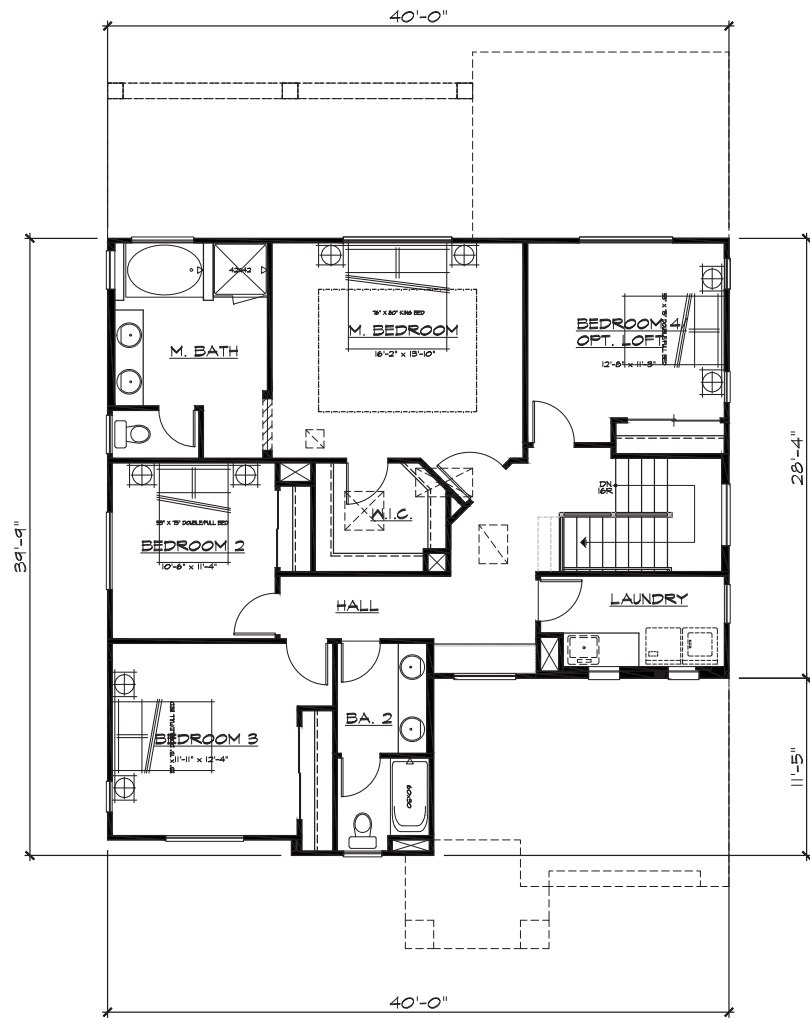


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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Date 08/08/16



Opt. Loft

**Plan 3
Second Floor Plan**

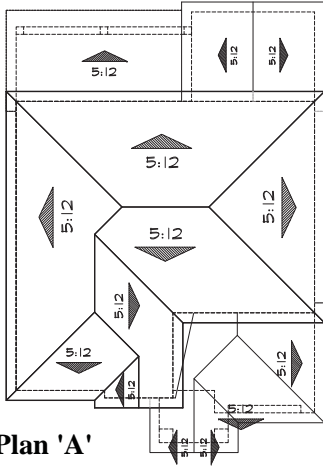


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



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Roof Plan 'A'



Right



Rear



Left

**Plan 3
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

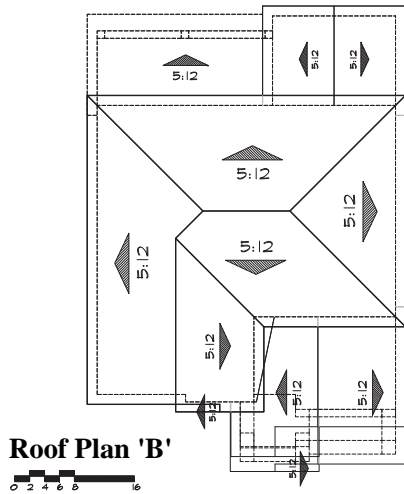
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Right



Rear



Left

**Plan 3
Elevations - 'B'**

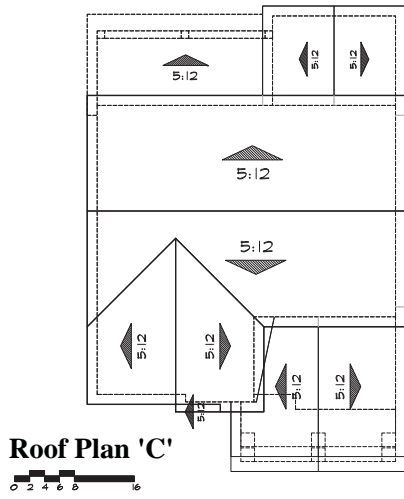


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
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Right



Rear



Left

**Plan 3
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**

A.D. Seeno Construction

Date 08/08/16

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS

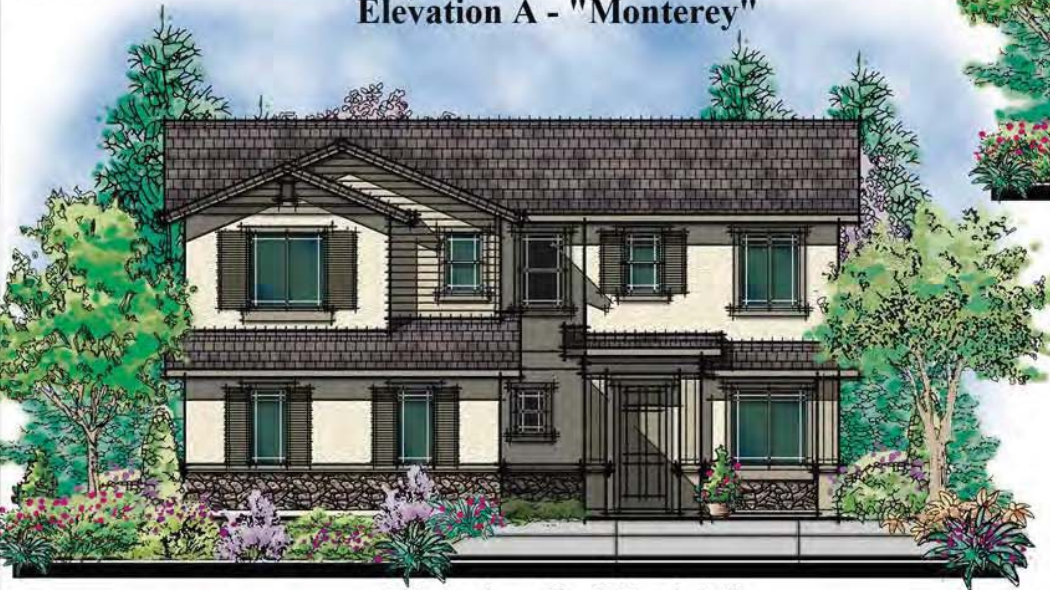
- C** FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

**Plan 4
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Sceno Construction
Date 08/08/16



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- | | | |
|--|---|--|
| <p>A CONCRETE S-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|--|---|--|



Elevation B - "French Country"

**Plan 4
Front Elevations**

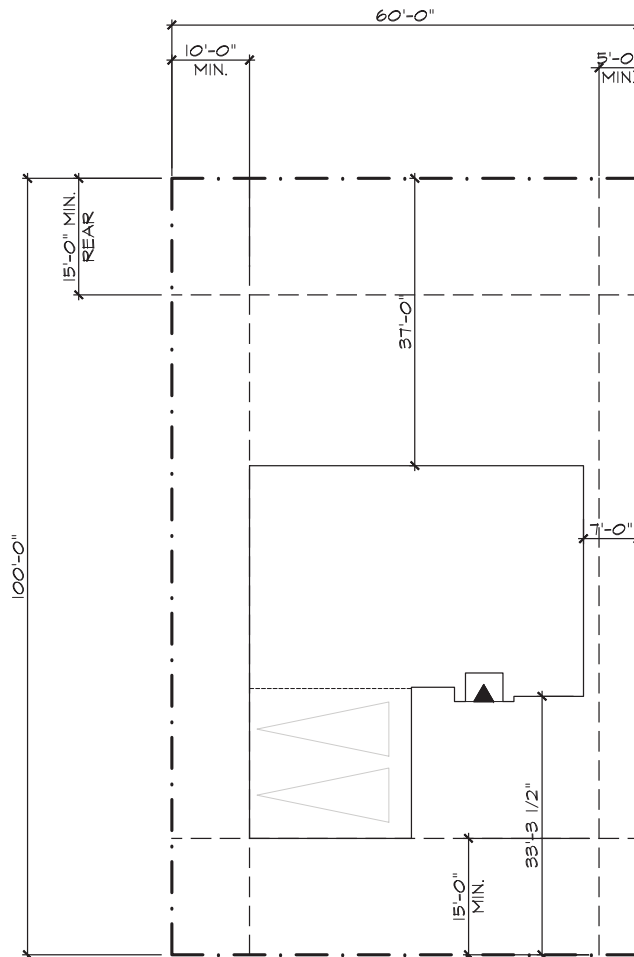


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



City of Oakley
Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	15'

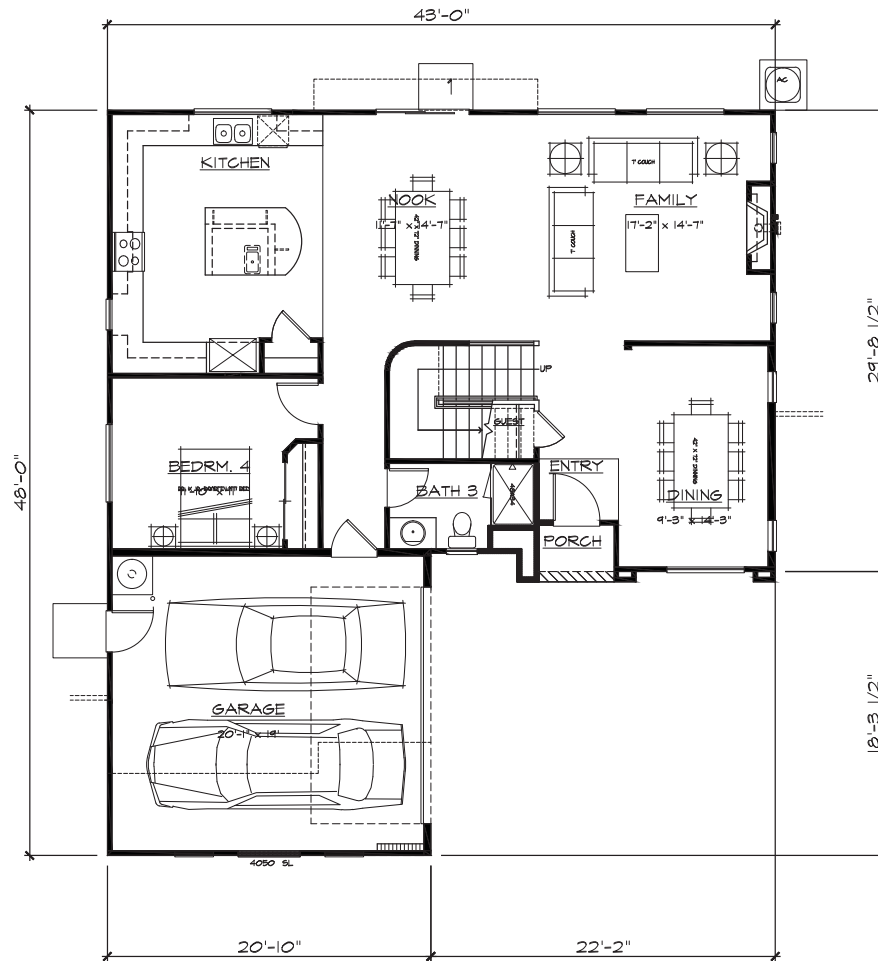
Plan 4
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16

LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1636 SQ. FT.	27%



SQUARE FOOTAGE	
FIRST FLOOR	1284 SF
SECOND FLOOR	1488 SF
TOTAL LIVING AREA	2772 SF
GARAGE	402 SF

Plan 4
First Floor Plan

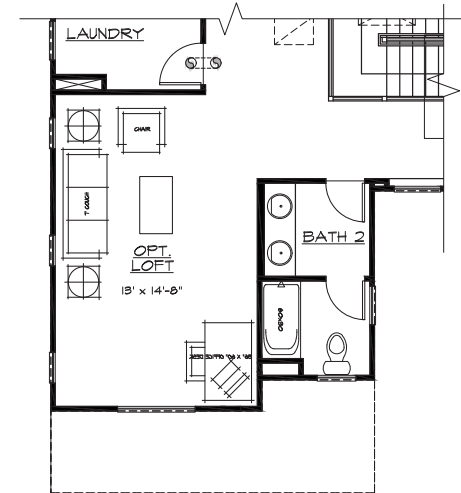
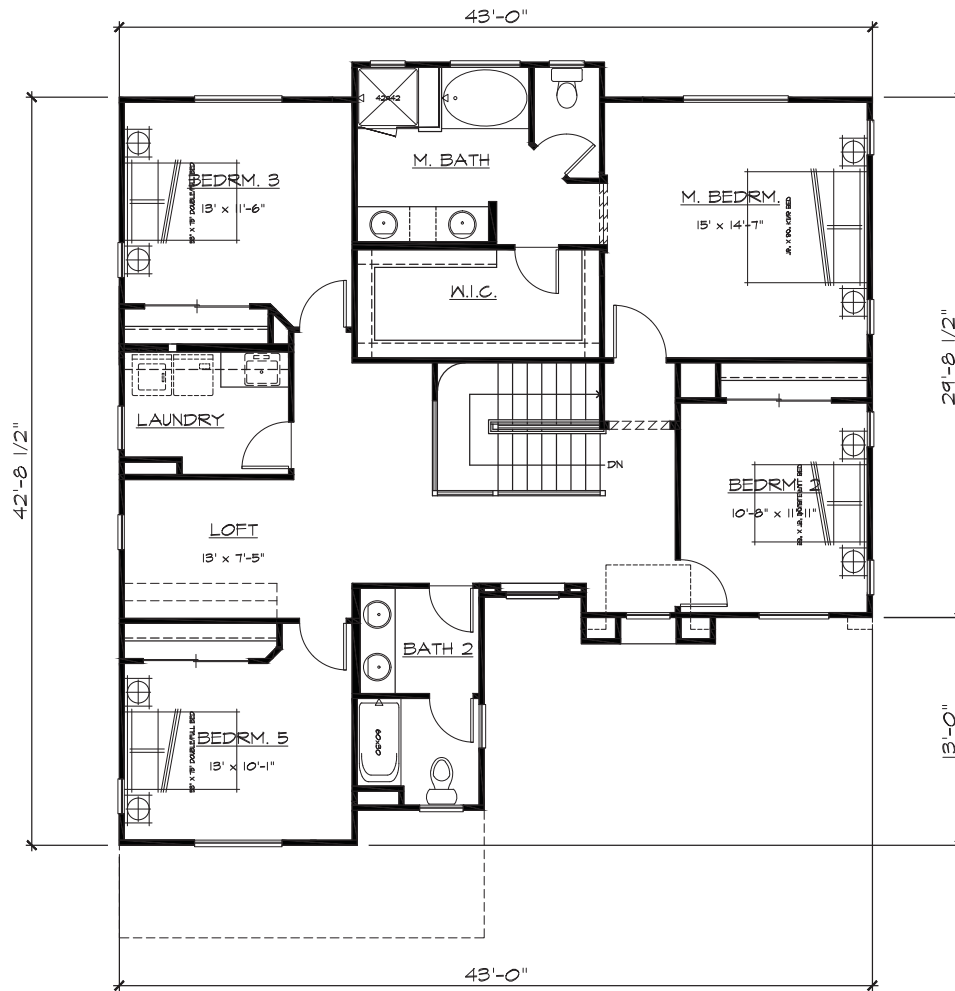


DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seno Construction
Date 08/08/16



Opt. Loft

Plan 4
Second Floor Plan

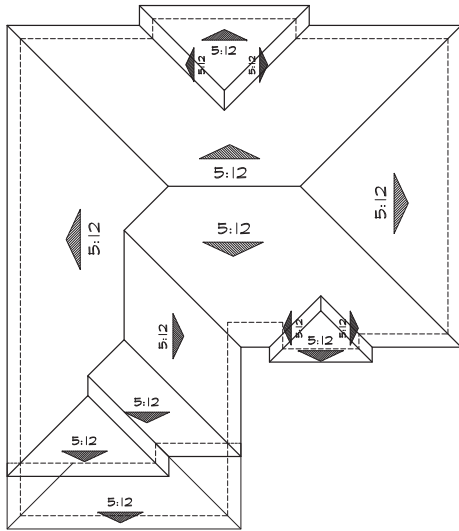


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



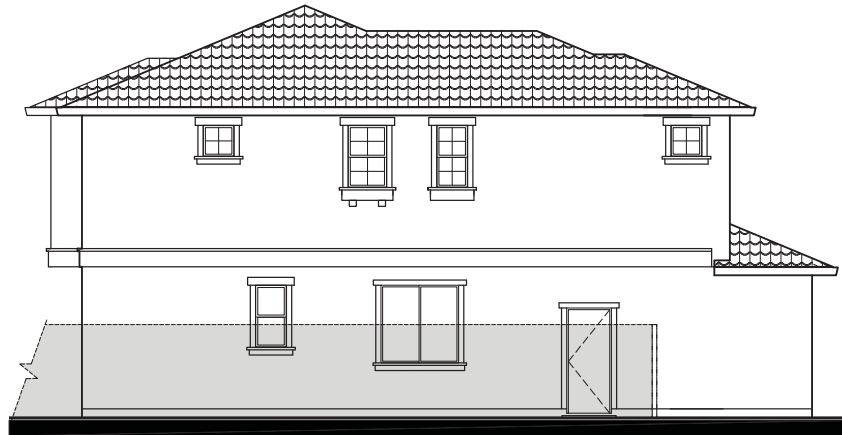
Roof Plan 'A'



Right



Rear



Left

**Plan 4
Elevations - 'A'**

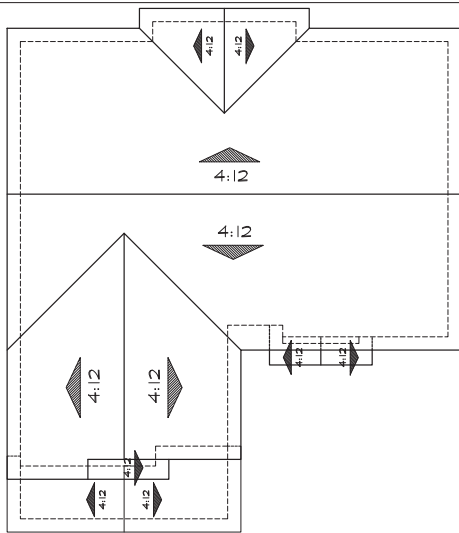


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



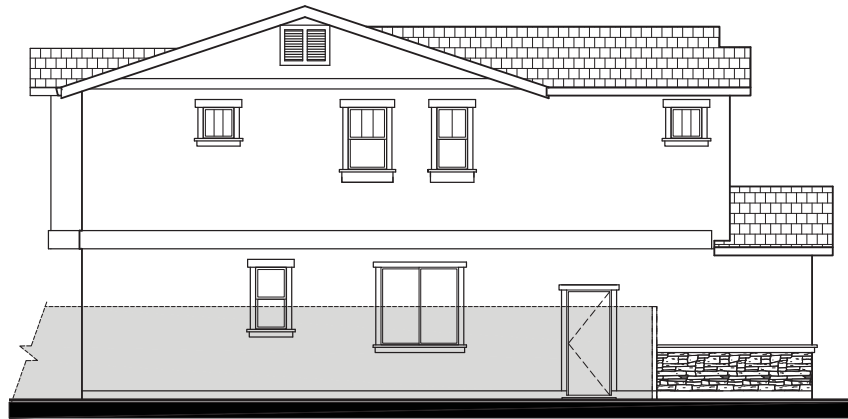
Roof Plan 'B'



Right



Rear



Left

**Plan 4
Elevations - 'B'**

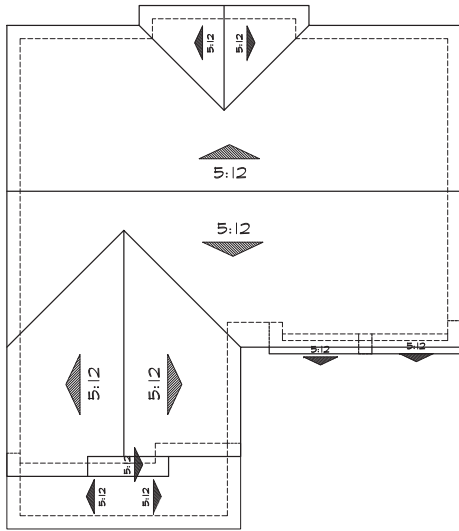


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 08/08/16



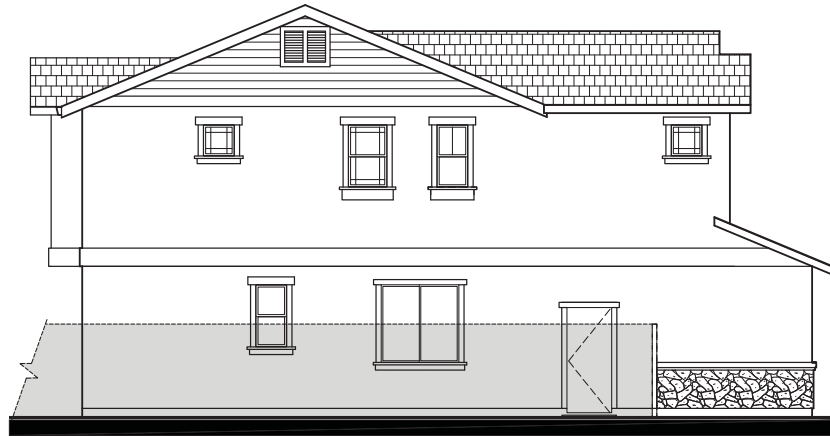
Roof Plan 'C'
0 2 4 6 8 16



Right



Rear



Left

**Plan 4
Elevations - 'C'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 08/08/16



Elevation A - "Monterey"



Elevation C - "Prairie"

MATERIAL LEGEND

- | | | |
|--|--|--|
| <p>A CONCRETE 6-TILE ROOFING
HIP ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK SHUTTERS
SIMULATED BRICK VENEER
ROLL-UP GARAGE DOORS</p> | <p>B FLAT CONCRETE TILE ROOFING
HIP & GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
STUCCO/FOAM CORBEL
MOCK VENTS
MOCK SHUTTERS
SIMULATED STONE VENEER
ROLL-UP GARAGE DOORS</p> | <p>C FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|--|--|--|



Elevation B - "French Country"

**Plan 5
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**
OAKLEY, CA

 **DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 08/08/16

MATERIAL LEGEND

- A** CONCRETE S-TILE ROOFING
 HIP ROOFS
 STUCCO BODY
 STUCCO TRIM
 STUCCO/FOAM CORBEL
 MOCK SHUTTERS
 SIMULATED BRICK VENEER
 ROLL-UP GARAGE DOORS

- B** FLAT CONCRETE TILE ROOFING
 HIP & GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 STUCCO/FOAM CORBEL
 MOCK VENTS
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 ROLL-UP GARAGE DOORS

- C** FLAT CONCRETE TILE ROOFING
 GABLE END ROOFS
 STUCCO BODY
 STUCCO TRIM
 MOCK VENT
 MOCK SHUTTERS
 SIMULATED STONE VENEER
 HORIZONTAL LAP SIDING
 ROLL-UP GARAGE DOORS



Elevation A - "Monterey"



Elevation B - "French Country"



Elevation C - "Prairie"

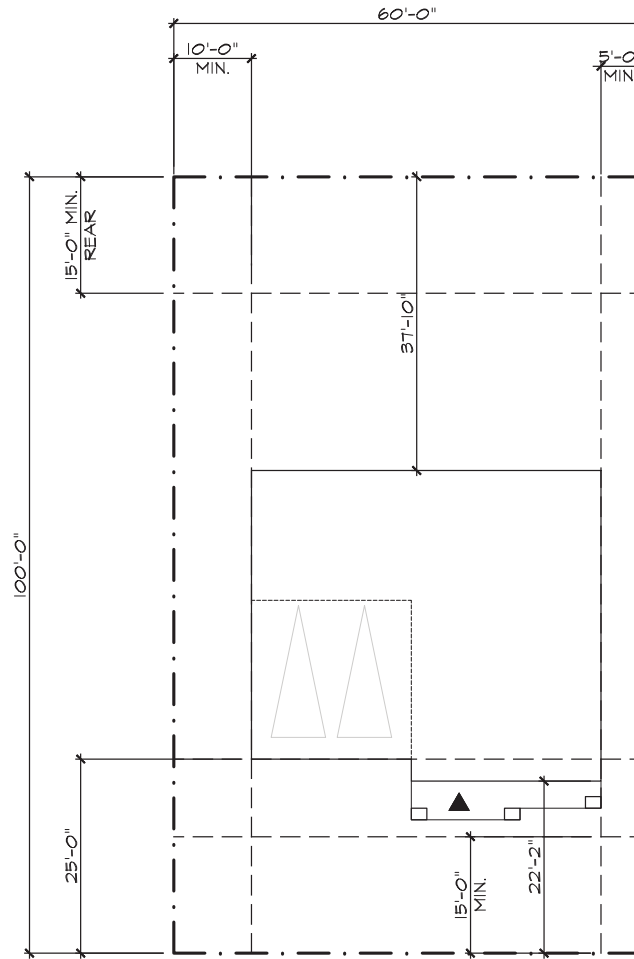
**Plan 5
 Front Elevations**



**DUARTE RANCH
 UNITS 1 & 2
 OAKLEY, CA**



**DISCOVERY
 DESIGN
 GROUP, LLC**
 A.D. Seeno Construction
 Date 08/08/16



City of Oakley

Zoning P-1

FRONT SETBACKS -	
MAIN BUILDING	20'
SINGLE-STORY PORCH	15'
GARAGE	25'
SIDE SETBACKS	5'
CORNER SIDE SETBACKS	10'
REAR SETBACKS	15'

Plan 5
Site Plan
 SCALE: 1/16" = 1'-0"

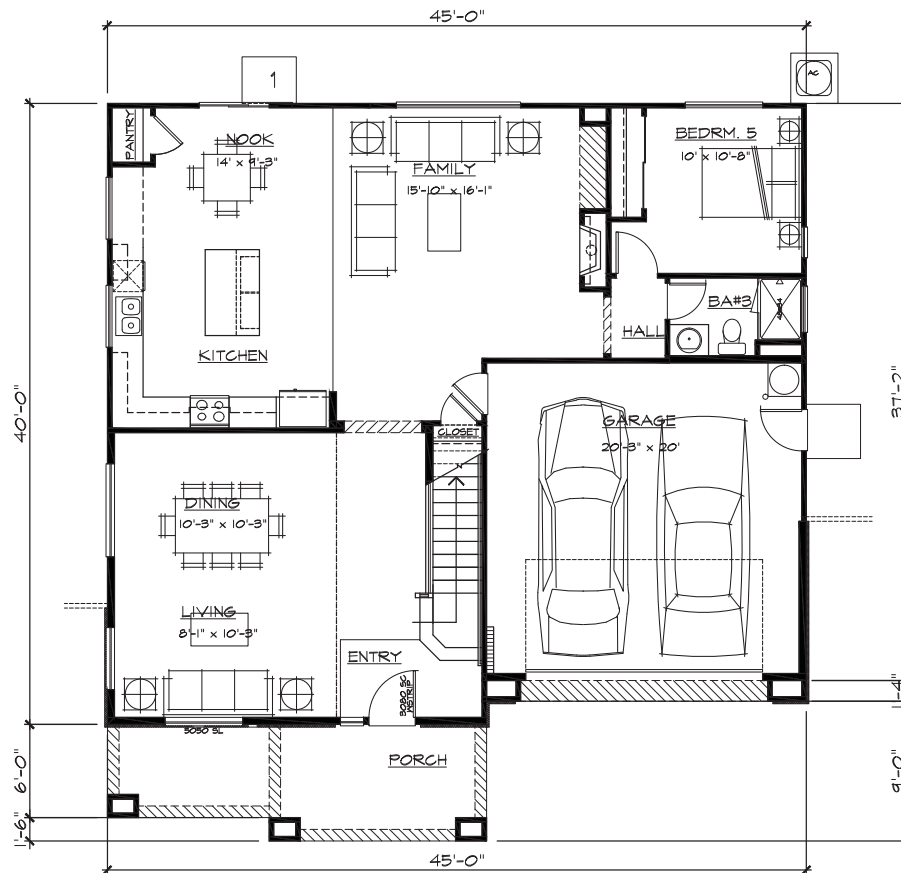
LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1741 SQ. FT.	29%

DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
 Date 08/08/16



SQUARE FOOTAGE	
FIRST FLOOR	1320 SF
SECOND FLOOR	1682 SF
TOTAL LIVING AREA	2452 SF
GARAGE	421 SF

Plan 5 First Floor Plan



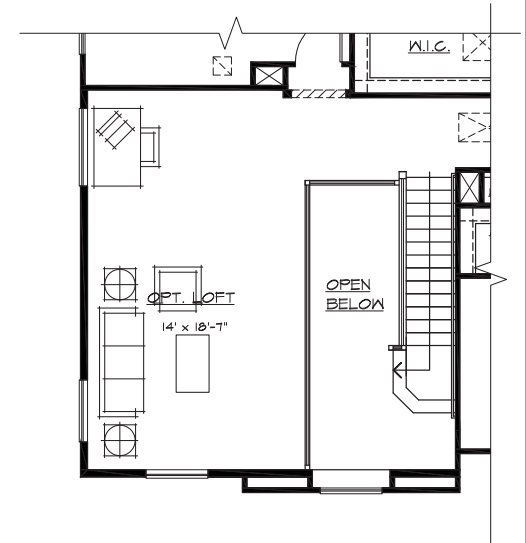
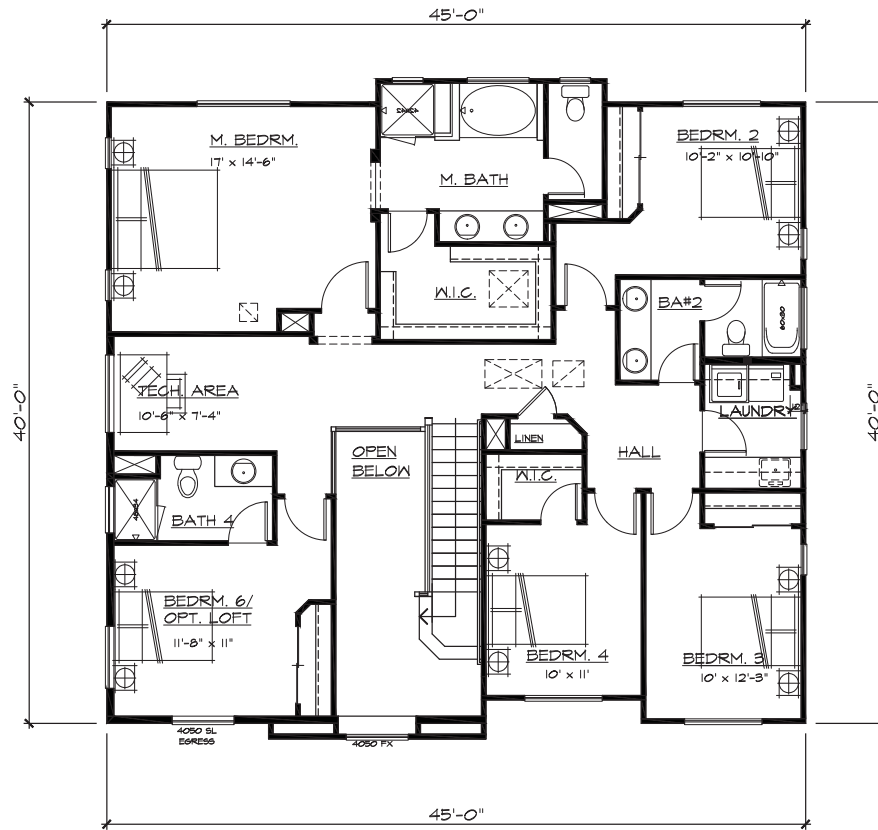
DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



A.D. Seno Construction

Date 08/08/16



Opt. Loft

**Plan 5
Second Floor Plan**



**DUARTE RANCH
UNITS 1 & 2**

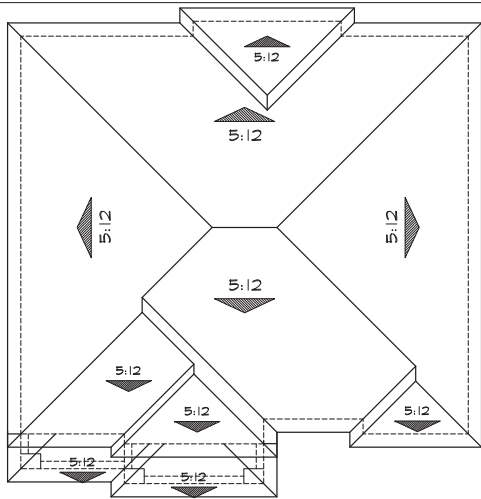
OAKLEY, CA



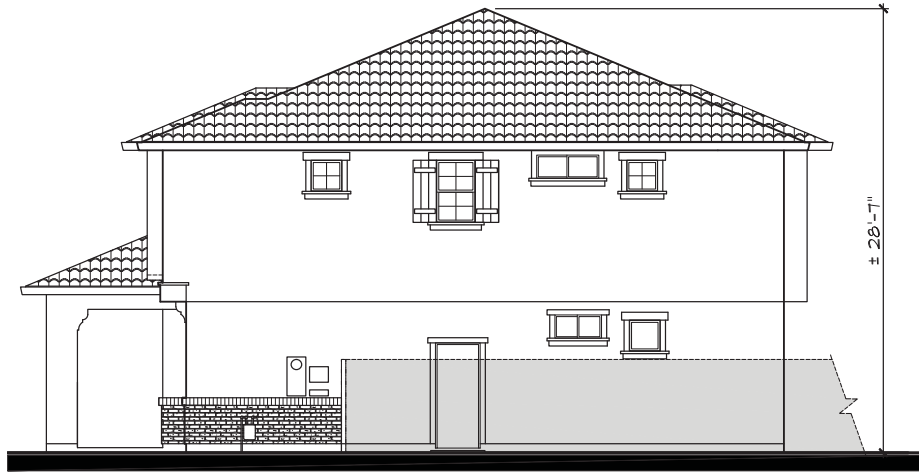
DISCOVERY
DESIGN
GROUP, LLC

A.D. Seno Construction

Date 08/08/16



Roof Plan 'A'
 0 2 4 6 8 16



Right



Rear



Left

**Plan 5
 Elevations - 'A'**



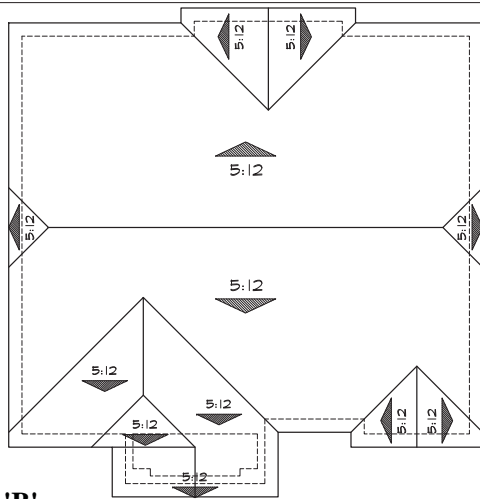
**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



DISCOVERY
 DESIGN
 GROUP, LLC

A.D. Seeno Construction
 Date 08/08/16



Roof Plan 'B'



Right



Rear



Left

**Plan 5
Elevations - 'B'**



**DUARTE RANCH
UNITS 1 & 2**

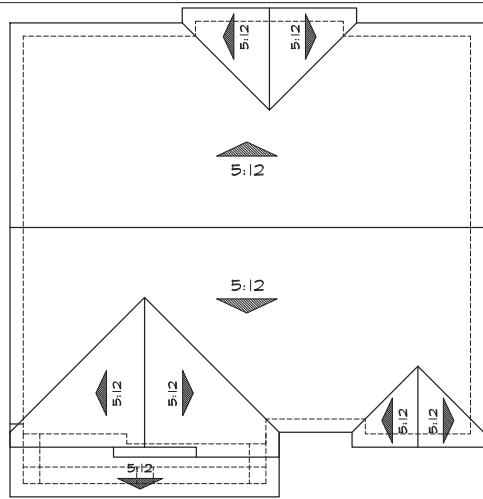
OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction

Date 08/08/16



Roof Plan 'C'



Right



Rear



Left

Plan 5
Elevations - 'C'



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC





















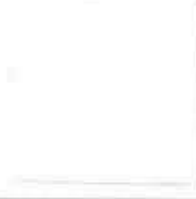



























A.D. Seeno Construction
Date 08/08/16

SUBDIVISION: DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

COLOR BOARD

A.D. SEENO CONSTRUCTION

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 1	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KMW28-1 Clam 	KM5784-3 Creek Bay 	KM5792-3 Stacked Stone 	KM4582 Beaver Pelt 	Sevilla Dressed Fieldstone 	Sandy Creek 
SCHEME 2	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KMW10-1 Pogo Sands 	KM4937-3 Paw Print 	KM5777 Cannery Park 	KM4897-5 Yin Mist 	Echo Ridge Dressed Fieldstone 	Coastal Bluff 
SCHEME 3	1VICS7330 Verona Clay 	1FACS0024 - Desert Sage 	KM4634-2 Community 	KM4635-3 Tanglewood 	KM46 Acoustic White 	KMA56-5 Pinyon Pine 	Tudor Old Country Fieldstone 	Moroccan Sand 
SCHEME 4	1VICS6464 CA Mission Blend 	1FACS6464 CA Mission Blend 	KM232 Toscana 	KM412 Cargo 	KM4582 Beaver Pelt 	KMA68-5 Leather Satchel 	Red Rock Country LedgeStone 	High Desert 
SCHEME 5	1VICS7330 Verona Clay 	1FACS1430 Charcoal Blend 	KM4719 Harvest Dance 	KM4718-2 Wagon Wheel 	KM4575-5 Mud Room 	KMA76-5 Log Cabin 	Grand Mesa Country LedgeStone 	Marsh Pointe 
SCHEME 6	1VICS3233 Brown Blend 	1FBCF1132 Charcoal Brown Blend 	KM4942-2 Tin Man 	KM4937-3 Paw Print 	KM4939-5 Arrowhead 	KM417 Oxford Brown 	Umber Creek Country LedgeStone 	Tobacco Road 









ROOFING: Boral Concrete Tile or Equivalent
 STONE: Boral Cultured Stone/Cultured Brick or Equivalent
 PAINT: Kelly Moore or Equivalent

REVISED: 10/17/2016

SUBDIVISION: DUARTE RANCH UNITS 1 & 2
A.D. SEENO CONSTRUCTION

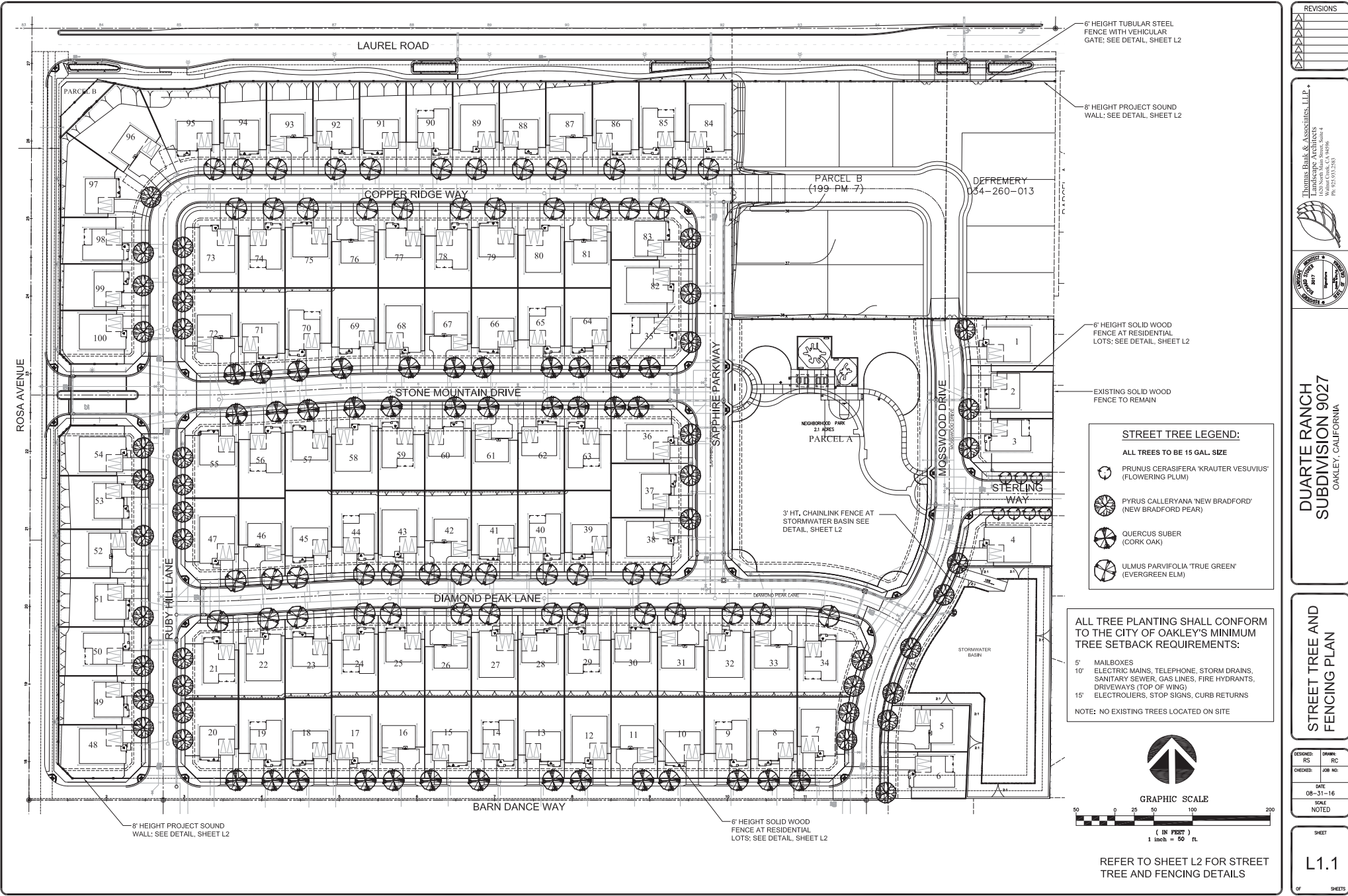
OAKLEY, CA

COLOR BOARD

SCHEME	VILLA TILE	FLAT TILE	BODY 1	BODY 2	TRIM	ACCENT	STONE	BRICK
SCHEME 7	1VICS3163 Camino Blend 	1FACS1132 Charcoal Brown Blend 	HL4201 Adobe White 	KM5705-3 Pioneer Village 	KM5800-5 Sausalito Ridge 	KMA82-5 Lamp Post 	Burnt Ochre Del Mare LedgeStone 	Coastal Bluff 
SCHEME 8	1VICS0024 Desert Sage 	1FACS1430 Charcoal Blend 	KM4899-1 Gray Spell 	KM4942-2 Tin Man 	KM4786-1 Fresh Linen 	KM407 Carbon 	Echo Ridge Old Country Fieldstone 	Alamo 
SCHEME 9	1VICS3233 Brown Blend 	1FBCF1430 Charcoal Blend 	KM305 Ironwood 	KM4938-3 Grouchy Badger 	KM216 Malibu Beige 	KM5804-5 Yacht Club 	Chardonnay Old Country Fieldstone 	Capers Island 
SCHEME 10	1VICS3233 Brown Blend 	1FACS1132 Charcoal Brown Blend 	KM4566-3 City Loft 	KM4559-3 Mink 	KM5800-5 Sausalito Ridge 	KMA66-5 Santana Soul 	Chardonnay Limestone 	Rustic Manor 
SCHEME 11	1VICS7330 Verona Clay 	1FBCF1132 Charcoal Brown Blend 	KM49 Antique White 	KM5767-2 Greige 	KM14 Frost 	KM4818-5 Knit Cardigan 	Sevilla Country LedgeStone 	Old Guignard 
SCHEME 12	1VICS0024 Desert Sage 	1FBCF1430 Charcoal Blend 	KM4908-1 Bashful Emu 	KM4896-3 Stone Hearth 	KM49 Antique White 	KMA82-5 Lamp Post 	Fog Southern LedgeStone 	Mt Rushmore 

ROOFING: Boral Concrete Tile or Equivalent
STONE: Boral Cultured Stone/Cultured Brick or Equivalent
PAINT: Kelly Moore or Equivalent

REVISED: 10/17/2016



REVISIONS	

Thomas Bank & Associates, LLP
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakland, CA 94612
 Ph: 925.932.2533



**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

**STREET TREE AND
 FENCING PLAN**

DESIGNED:	RS	DRAWN:	RC
CHECKED:		JOB NO.:	
DATE:		08-31-16	
SCALE:		NOTED	

SHEET
L1.1
 OF SHEETS

6' HEIGHT TUBULAR STEEL FENCE WITH VEHICULAR GATE; SEE DETAIL, SHEET L2

6' HEIGHT PROJECT SOUND WALL; SEE DETAIL, SHEET L2

6' HEIGHT SOLID WOOD FENCE AT RESIDENTIAL LOTS; SEE DETAIL, SHEET L2

EXISTING SOLID WOOD FENCE TO REMAIN

STREET TREE LEGEND:

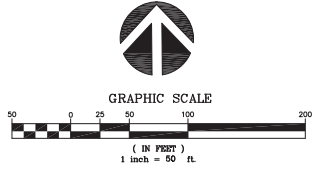
ALL TREES TO BE 15 GAL. SIZE

- PRUNUS CERASIFERA 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- PYRUS CALLERYANA 'NEW BRADFORD' (NEW BRADFORD PEAR)
- QUERCUS SUBER (CORK OAK)
- ULMUS PARVIFOLIA 'TRUE GREEN' (EVERGREEN ELM)

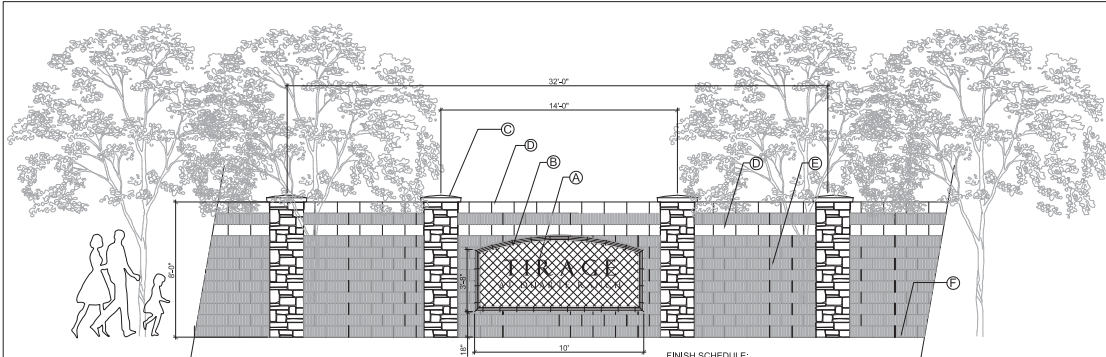
ALL TREE PLANTING SHALL CONFORM TO THE CITY OF OAKLEY'S MINIMUM TREE SETBACK REQUIREMENTS:

- 5' MAILBOXES
- 10' ELECTRIC MAINS, TELEPHONE, STORM DRAINS, SANITARY SEWER, GAS LINES, FIRE HYDRANTS, DRIVEWAYS (TOP OF WING)
- 15' ELECTROLIERS, STOP SIGNS, CURB RETURNS

NOTE: NO EXISTING TREES LOCATED ON SITE



REFER TO SHEET L2 FOR STREET TREE AND FENCING DETAILS



ITEM DESCRIPTIONS:
 A - GOLD LETTERS APPLIED TO TILE SURFACE; FONT TO BE DETERMINED.
 B - 6x6 CERAMIC TILE FIELD (BLACK COLOR) WITH 4" WIDE PRECAST CONCRETE TRIM; PRECAST CONCRETE COLOR TO BE DETERMINED.
 C - PILASTERS WITH STONE VENEER AND PRECAST STONE CAP; SEE FINISH SCHEDULE.
 D - 8x8x16 CMU MASONRY BLOCK WITH SMOOTH FINISH; SEE FINISH SCHEDULE.
 E - 8x8x16 CMU MASONRY BLOCK WITH COMBED FINISH; SEE FINISH SCHEDULE.
 F - FINISH GRADE

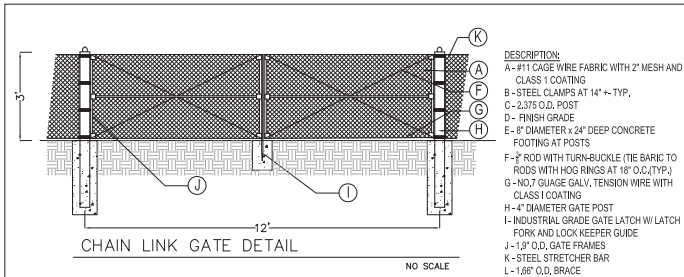
FINISH SCHEDULE:
 PILASTER CAP: 2x8" SQ. CHISELED STONE PIER CAP
 BUCKSKIN COLOR
 STONE VENEER: LEDGESTONE FACE VENEER
 CHARDONNAY COLOR #CVS-2054
 PLAIN CMU: TAN COLOR PER CITY OF OAKLEY
 COMBED CMU: TAN COLOR PER CITY OF OAKLEY
 ALL PRECAST ELEMENTS AVAILABLE FROM:
 CULTURED STONE (800) 255-1727

PROJECT MONUMENT SIGN WALL DETAIL

NO SCALE



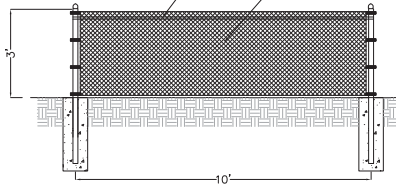
8' HEIGHT PROJECT SOUND WALL
 TO MATCH EXISTING SOUND WALL ON ADJACENT PROPERTY



CHAIN LINK GATE DETAIL

NO SCALE

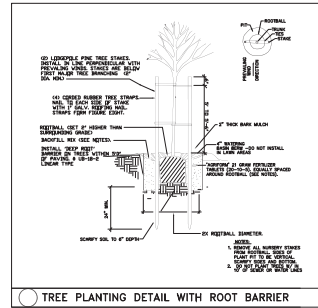
DESCRIPTION:
 A - #11 CAGE WIRE FABRIC WITH 2" MESH AND CLASS 1 COATING
 B - STEEL CLAIRS AT 14" TYP.
 C - 2.375 O.D. POST
 D - FINISH GRADE
 E - 6" DIAMETER x 24" DEEP CONCRETE FOOTING AT POSTS
 F - F ROD WITH TURN-BUCKLE (THE BARK TO RODS WITH HOG RINGS AT 18" O.C. TYP.)
 G - NO.7 GAUGE GALV. TENSION WIRE WITH CLASS 1 COATING
 H - 4" DIAMETER GATE POST
 I - INDUSTRIAL GRADE GATE LATCH W/ LATCH FORK AND LOCK KEEPER GUIDE
 J - 1.9" O.D. GATE FRAMES
 K - STEEL STRETCHER BAR
 L - 1.88" O.D. BRACE



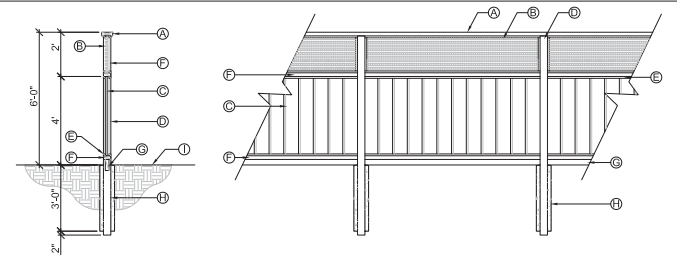
CHAIN LINK FENCE DETAIL

NO SCALE

NOTES:
 1. CENTERLINE OF CHAIN LINK FENCE SHALL BE 6" INSIDE RIGHT OF WAY UNLESS OTHERWISE INDICATED
 2. ALL HARDWARE SHALL BE INDUSTRIAL HARDWARE GRADE
 3. BRACING IS THE SAME ON BOTH SIDES OF CORNER POSTS
 4. INSTALL INDUSTRIAL GRADE GATE STOPS AS DIRECTED BY THE ENGINEER
 5. TIE WIRE AND HOG RINGS SHALL BE NO. 9 GAUGE GALVANIZED STEEL, CLASS A
 6. ALL CHAIN LINK FABRIC TO BE VINYL CLAD BLACK COLOR
 7. ALL HARDWARE TO RECEIVE (2) COATS RUSTOLUM PAINT SATIN BLACK FINISH



TREE PLANTING DETAIL WITH ROOT BARRIER



ITEM DESCRIPTIONS:

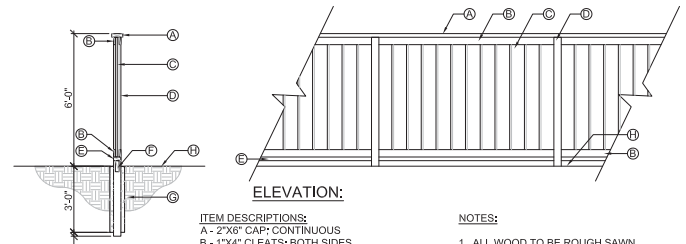
A - 2"x6" CAP; CONTINUOUS
 B - JUMBO GRID LATTICE PANEL WITH 1"x1" FRAME
 C - 1"x8" BOARDS; ANGLE SET WITH 1" OVERLAP
 D - 4"x4" PTDF POST AT 8' O.C. MAX.
 E - 1"x1" TACK STRIPS; BOTH SIDES
 F - 2"x4" RAIL
 G - 2"x6" PTDF KICKER
 H - 8"Øx36" DEEP CONCRETE FOOTING
 I - FINISH GRADE

NOTES:

ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
 HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

WOOD LATTICE FENCE DETAIL

NO SCALE



ELEVATION:

ITEM DESCRIPTIONS:

A - 2"x6" CAP; CONTINUOUS
 B - 1"x4" CLEATS; BOTH SIDES
 C - 1"x8" BOARDS; ANGLE SET WITH 1" OVERLAP
 D - 4"x4" TUBULAR STEEL POST AT 8' O.C. MAX.
 E - 2"x4" BOTTOM STRINGER
 F - 2"x6" PTDF KICKER
 G - 8"Øx36" DEEP CONCRETE FOOTING
 H - FINISH GRADE

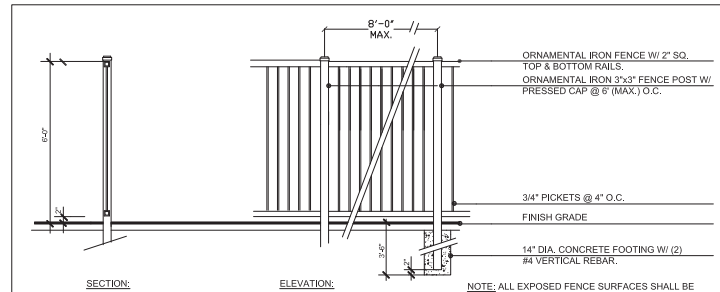
NOTES:

1. ALL WOOD TO BE ROUGH SAWN REDWOOD UNLESS NOTED OTHERWISE.
 2. HOLD TOP RAIL LEVEL; STEP FENCE & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.

SECTION:

6 FT. HEIGHT SOLID WOOD FENCE DETAIL

NO SCALE



SECTION:

ELEVATION:

ORNAMENTAL IRON FENCE W/ 2" SQ. TOP & BOTTOM RAILS.
 ORNAMENTAL IRON 3"x3" FENCE POST W/ PRESSED CAP @ 6" (MAX.) O.C.

3/4" PICKETS @ 4" O.C.
 FINISH GRADE

14" DIA. CONCRETE FOOTING W/ (2) #4 VERTICAL REBAR.

NOTE: ALL EXPOSED FENCE SURFACES SHALL BE PAINTED WITH ONE COAT PRIMER AND (2) COATS PAINT SATIN BLACK FINISH

ALL METAL COMPONENTS TO BE 14 GA.

6 FT. HEIGHT TUBULAR STEEL FENCE DETAIL

NO SCALE

NO.	REVISIONS

Thomas Bank & Associates, LLP.
 LANDSCAPE ARCHITECTS
 1401 North Main Street, Suite 4
 Oakland, CA 94612
 Ph: 925.532.2533



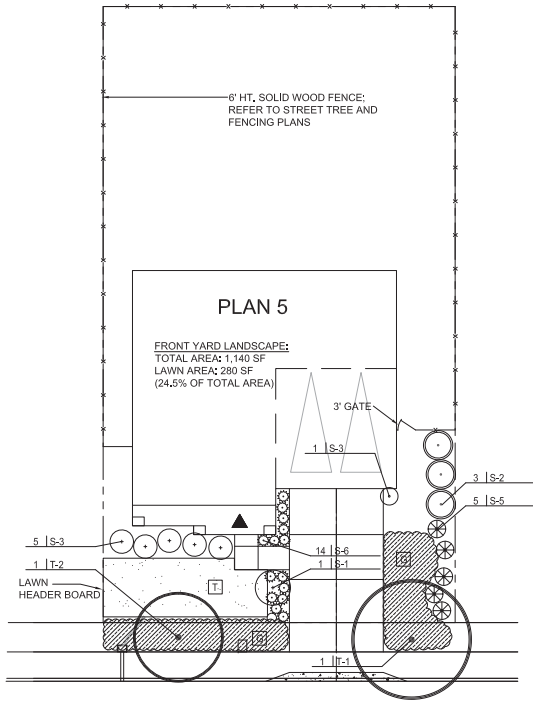
**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

**STREET TREE AND
 FENCING DETAILS**

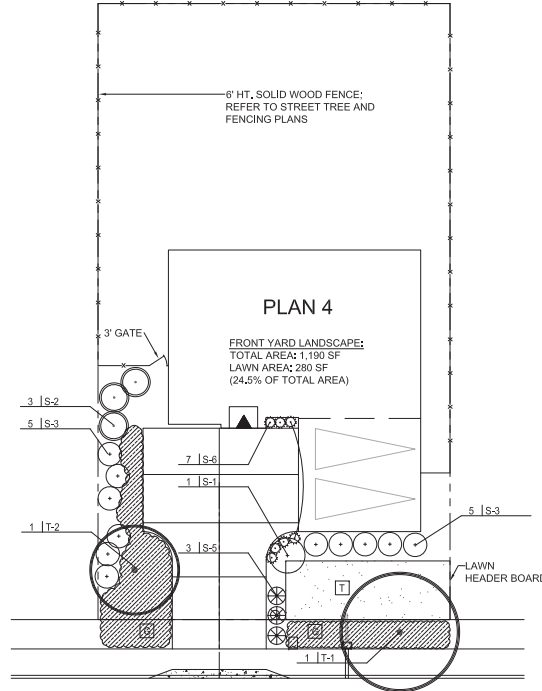
DESIGNED: RS	DRAWN: RC
CHECKED: RS	JOB NO.
DATE: 08-31-16	
SCALE: NOTED	

SHEET
L1.2

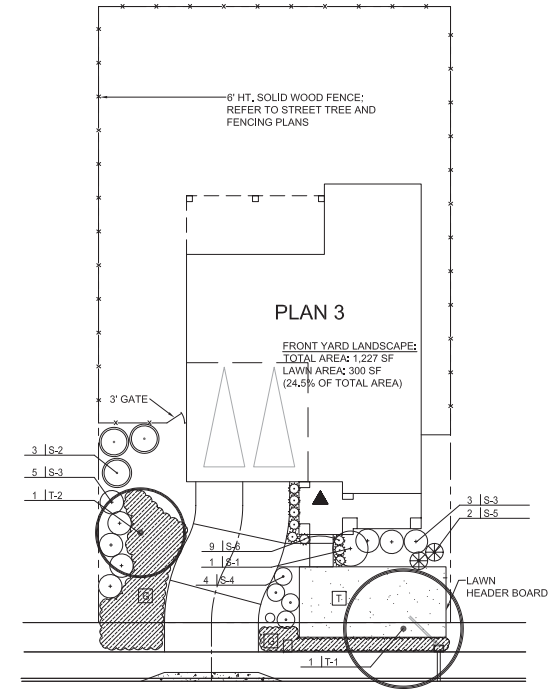
OF SHEETS



STREET



STREET



STREET

**SUGGESTED PLANT MATERIALS LIST:
FRONT YARD LANDSCAPE**

- TREES:** TO BE 15 GAL. SIZE
- T-1 STREET TREE: REFER TO STREET TREE AND FENCING PLAN
 - T-2 ARBUTUS 'MARINA' (ARBUTUS)
 - PRUNUS CER. 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- SHRUBS:**
- S-1 STANDARD SHRUB: TO BE 5 GAL. SIZE
LAVATERA ASSURGENTIFLORA (TREE MALLOW)
RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)
 - S-2 LARGE SHRUBS: TO BE 5 GAL. SIZE
COTONEASTER LACTEUS (COTONEASTER)
ELAEOAGNIUS P. 'MACULATA' (GOLDEN SILVERBERRY)
FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
 - S-3 HEDGING SHRUBS: TO BE 5 GAL. SIZE
LIGUSTRUM TEXANUM (WAX LEAF PRIVET)
NERIUM O. 'PETITE PINK' (DWARF OLEANDER)
RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

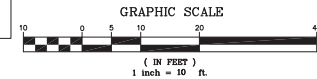
- S-4 MEDIUM SHRUBS: TO BE 5 GAL. SIZE
ABELIA 'EDWARD GOUCHER' (ABELIA)
COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
- S-5 SMALL SHRUBS: TO BE 5 GAL. SIZE
BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
ESCALLONIA 'COMPAKTA' (DWARF ESCALLONIA)
PUNICA GRANATUM 'NANA' (COMPACT POMEGRANTE)
- S-6 SMALL ACCENT SHRUBS: TO BE 1 GAL. SIZE
ASPARAGUS D. 'SPRENGER' (ASPARAGUS FERN)
DIETES IRIDOIDES (FORTNIGHT LILY)
PHORMIUM T. 'BRONZE BABY' (DWARF FLAX)
- G GROUNDCOVER: TO BE 1 GAL. SIZE
COPROSMA 'VERDE VISTA' (COPROSMA) @ 30" O.C.
- T TURF FROM DWARF TALL FESCUE SOD ROLLS

NOTES FOR PLANT MATERIAL SELECTION:

1. ROTATE PLANT MATERIALS LOT TO LOT SO THAT THE PLANT PALETTE FOR ADJOINING LOTS IS DIFFERENT ESPECIALLY AT THE FRONT ENTRIES.
2. IF A PLANT MATERIAL GROUPING CROSSES THE PROPERTY LINE BETWEEN LOTS, USE ALL OF ONE SPECIES OF PLANT FOR THAT GROUPING.

ADDITIONAL NOTES:

1. ALL PLANTING AREAS (EXCEPT LAWNS) SHALL RECEIVE A 3" LAYER OF FIRBARK TOP DRESSING MULCH (NUGGET NOT SHREDDED).
2. ALL FRONT YARD LANDSCAPE AREAS SHALL BE WATERED BY A WATER CONSERVING AUTOMATIC IRRIGATION SYSTEM AT EACH LOT.



NO.	REVISIONS

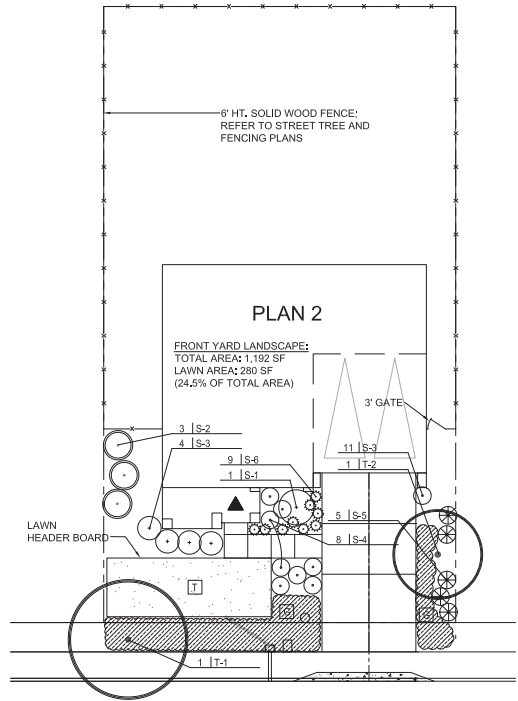
Thomas Bank & Associates, L.L.P.
Landscapes Architects
1400 North Main Street, Suite 4
Oakley, CA 94621
PH: 925.932.2583

**DUARTE RANCH
SUBDIVISION 9027
OAKLEY, CALIFORNIA**

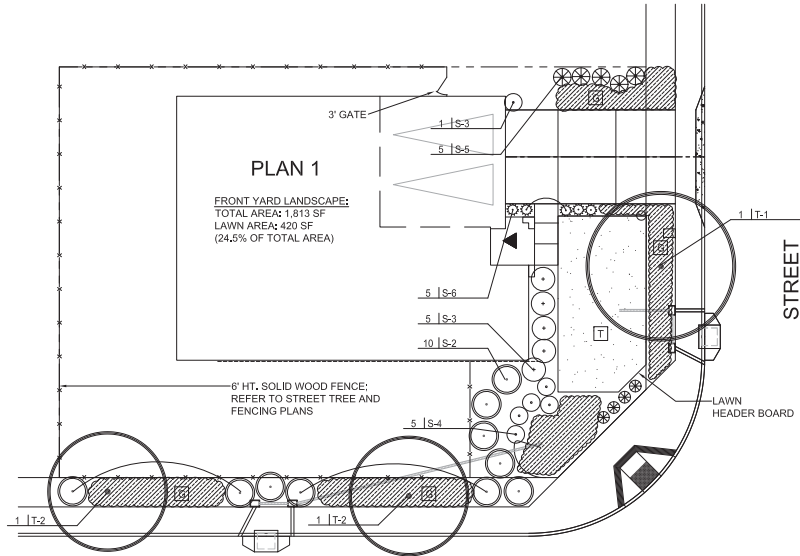
**FRONT YARD
PLANTING
PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.
DATE: 08-31-16	
SCALE: NOTED	

SHEET
T1
OF SHEETS



STREET



STREET

**SUGGESTED PLANT MATERIALS LIST:
FRONT YARD LANDSCAPE**

- TREES:** TO BE 16 GAL. SIZE
 T-1 STREET TREE; REFER TO STREET TREE AND FENCING PLAN
 T-2 ARBUTUS 'MARINA' (ARBUTUS)
 PRUNUS CER. 'KRAUTER VESUVIUS' (FLOWERING PLUM)
- SHRUBS:**
 S-1 STANDARD SHRUB; TO BE 5 GAL. SIZE
 LAVATERA ASSURGENTIFLORA (TREE MALLOW)
 RHAPHIOLEPIS 'MAJESTIC BEAUTY' (INDIA HAWTHORN)
- S-2 LARGE SHRUBS; TO BE 5 GAL. SIZE
 COTONEASTER LACTEUS (COTONEASTER)
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 RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

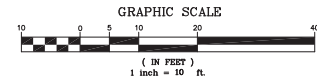
- S-4 MEDIUM SHRUBS; TO BE 5 GAL. SIZE
 ABELIA 'EDWARD GOUCHER' (ABELIA)
 COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
 NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
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NO.	REVISIONS

Thomas Park & Associates, L.L.P.
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakley, CA 94621
 Ph: 925.932.2533

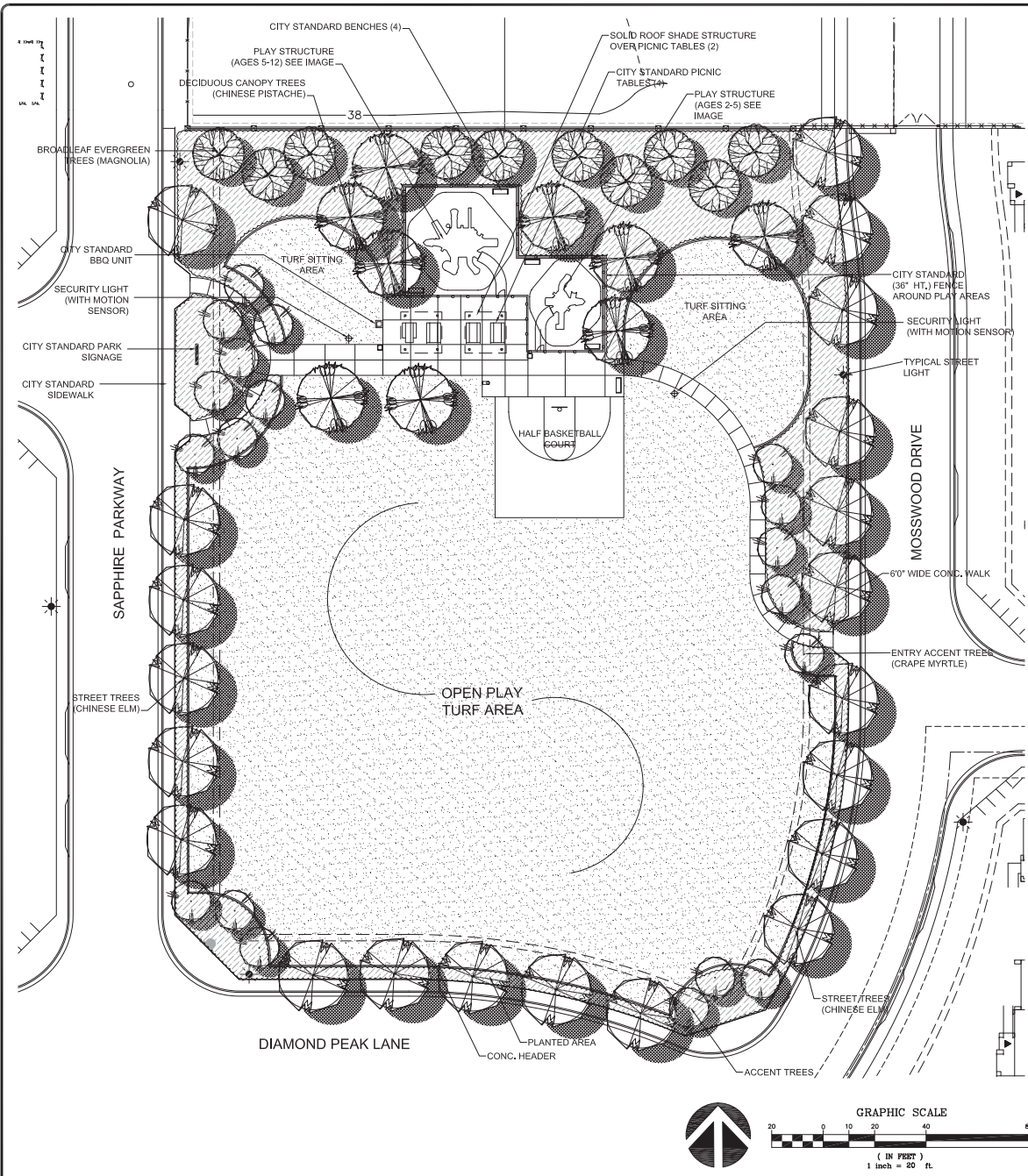


**DUARTE RANCH
 SUBDIVISION 9027
 OAKLEY, CALIFORNIA**

**FRONT YARD
 PLANTING
 PLAN**

DESIGNED	DRAWN
RS	RC
CHECKED	JOB NO.
	DATE
	08-31-16
	SCALE
	NOTED

SHEET
T2
 OF SHEETS



PICNIC TABLE
OUTDOOR CREATIONS # 100S



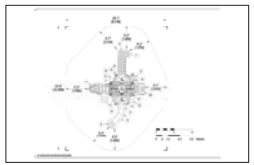
BARBEQUE GRILL
OUTDOOR CREATIONS #3001AG



PLAYWORLD: CHALLENGER-THE SEA SERPENT
AGES 5-12



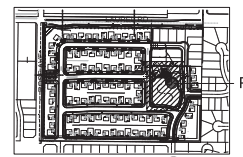
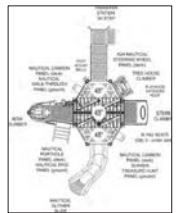
DRINKING WATER FOUNTAIN
HAW'S 'FREEZE-RESISTANT'



PLAYWORLD: CHALLENGER-MINNOW
AGES 2-5 YEARS

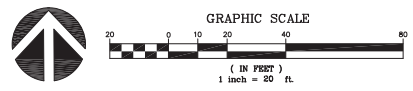


PICNIC AREA SHADE CANOPY:
CLASSIC RECREATION SYSTEMS 'MESA SERIES'



SITE MAP

PARK AREA IS 86,353 SQ. FT. (1.98 ACRES)



REVISIONS	

Thomas Park & Associates, LLP
LANDSCAPE ARCHITECTS
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PH: 925.932.2533



DUARTE RANCH
SUBDIVISION 9027
OAKLEY, CALIFORNIA

PARK
PRELIMINARY
LANDSCAPE PLAN

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.:
DATE: 05-27-16	
SCALE: NOTED	

SHEET
OF SHEETS