



DUARTE RANCH

UNITS 1 & 2

OAKLEY, CA

 **DISCOVERY
DESIGN
GROUP, LLC**
A.D. Sceno Construction
Date 03/16/16

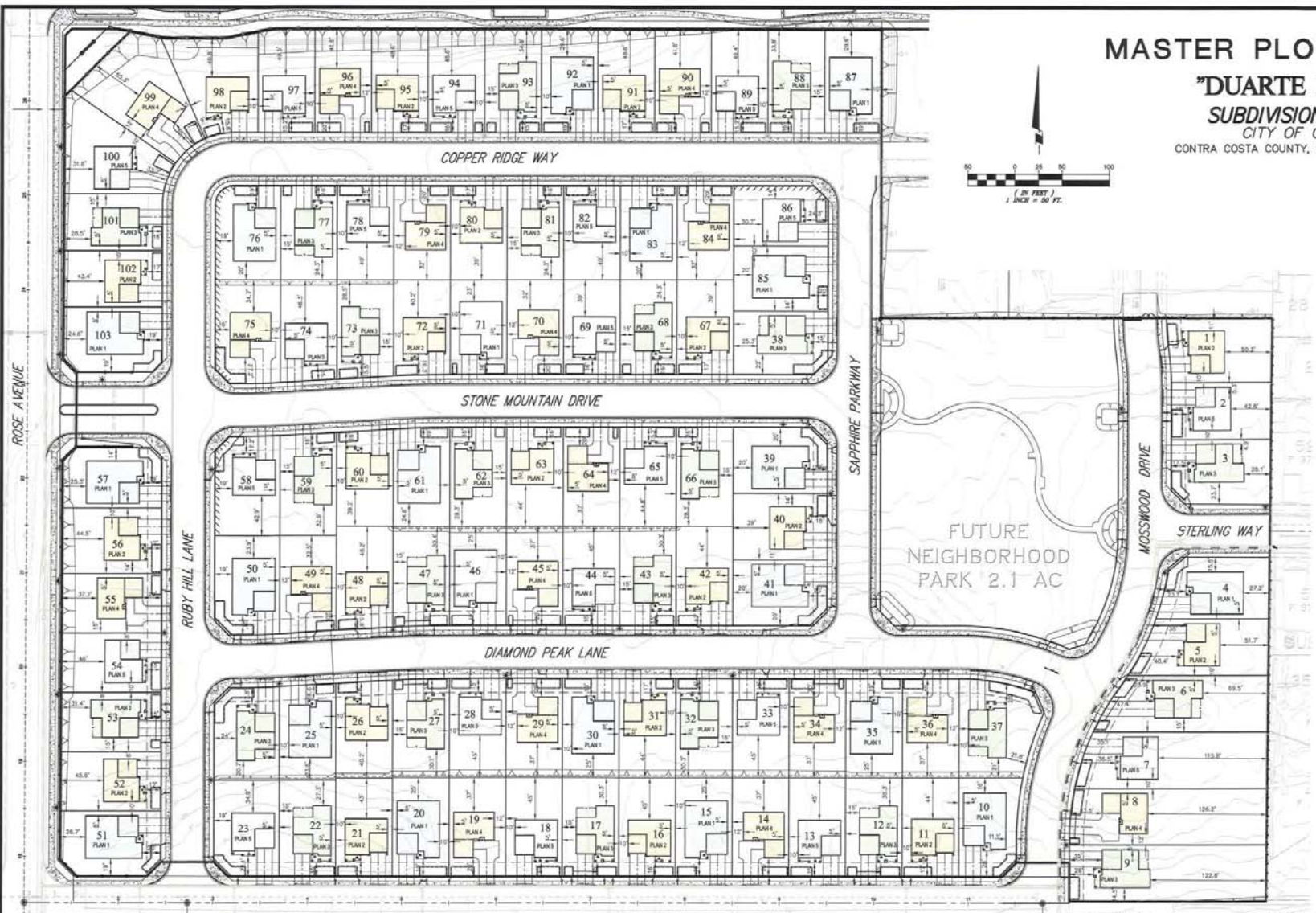
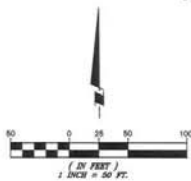
MASTER PLOTTING PLAN






"DUARTE RANCH"

SUBDIVISION 9027

CITY OF OAKLEY

CONTRA COSTA COUNTY, STATE OF CALIFORNIA



	MODEL	COUNT	PERCENT
	PLAN 1 1 STORY	21	20.4%
	PLAN 2 2 STORY	21	20.4%
	PLAN 3 2 STORY	24	23.3%
	PLAN 4 2 STORY	17	16.5%
	PLAN 5 2 STORY	20	19.4%
TOTAL HOMES:		103	100.0%

135 124 123 122 121 120 119 118 117 116 115 114
SUBDIVISION 8541



SUBDIVISION NO. 9027 DUARTE RANCH

MASTER PLOTTING PLAN

OAKLEY CONTRA COSTA COUNTY CALIFORNIA

Isakson & Assoc. Inc.
civil engineering land surveying

2285 Ygnacio Valley Road, Suite C, Walnut Creek, CA, 94598 Phone (925) 937-9333

DATE: 03-29-16	DESIGNED BY:	DCI	DRAWN BY:	STAFF	CHECKED BY:	DCI	NO. 200702	SHEET 1 OF 1
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Elevation A - "Tuscan"

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 - "Monterey"

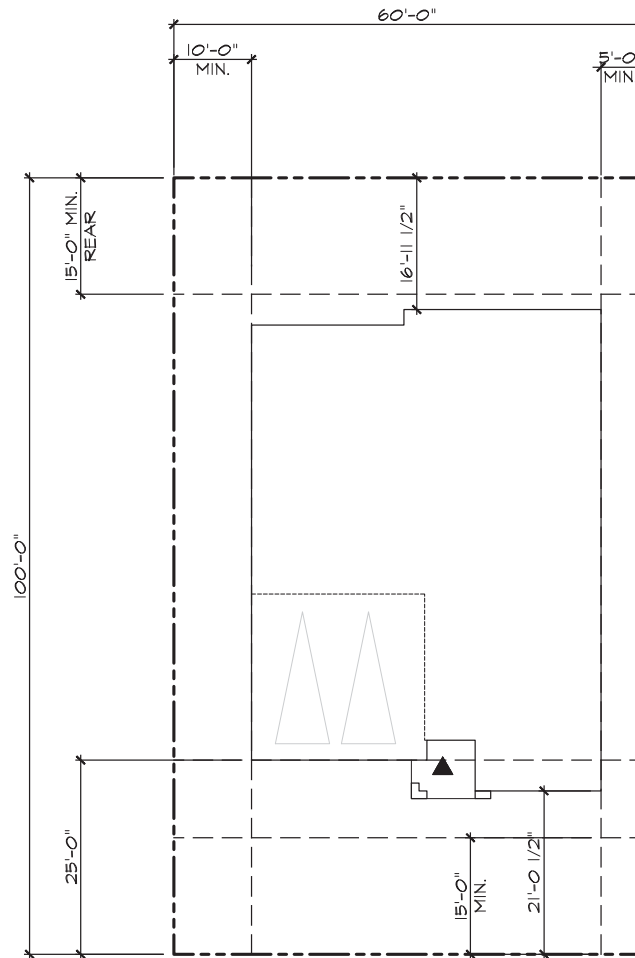
**Front Elevations
Plan 1**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 03/16/16



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'

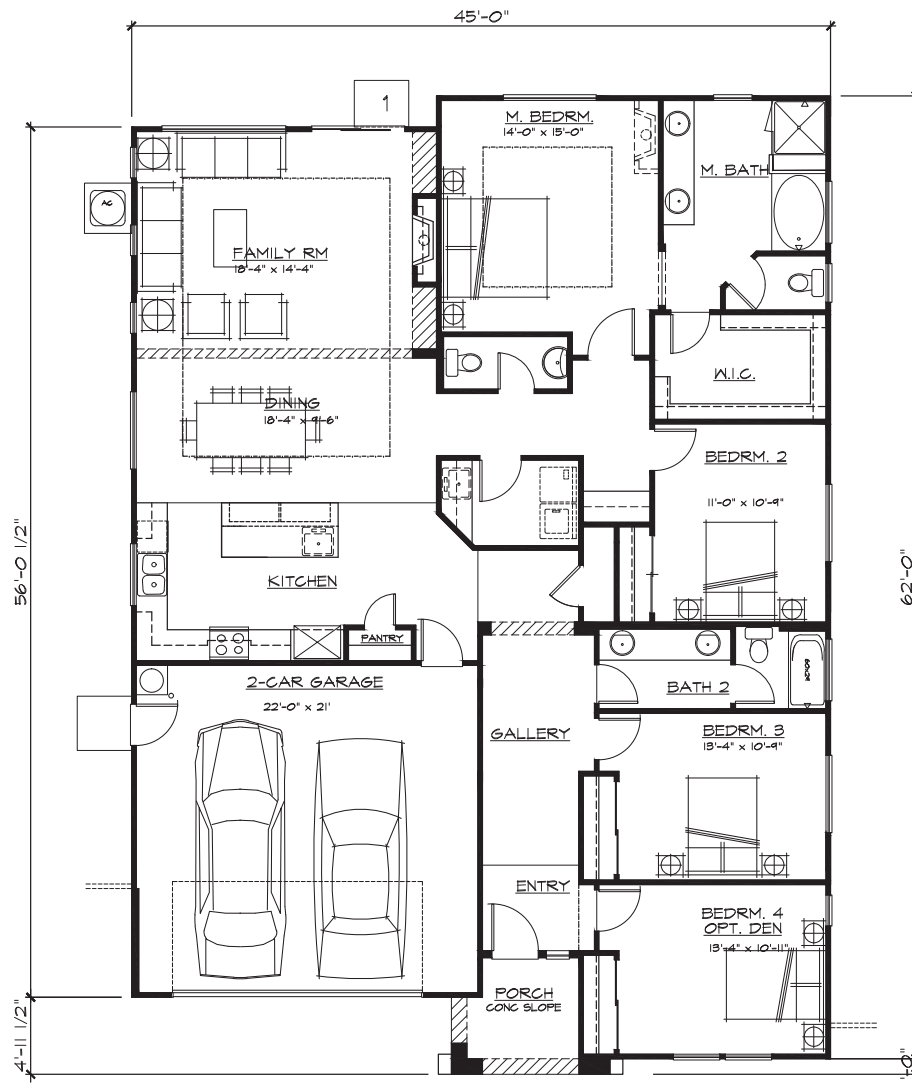
Plan 1
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seeno Construction
 Date 03/16/16

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

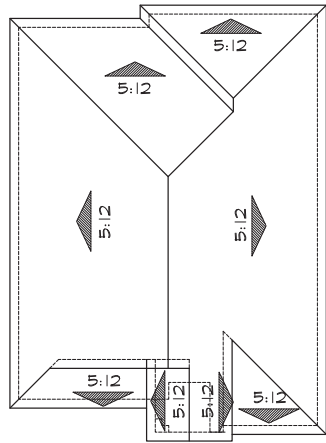


DUARTE RANCH UNITS 1 & 2

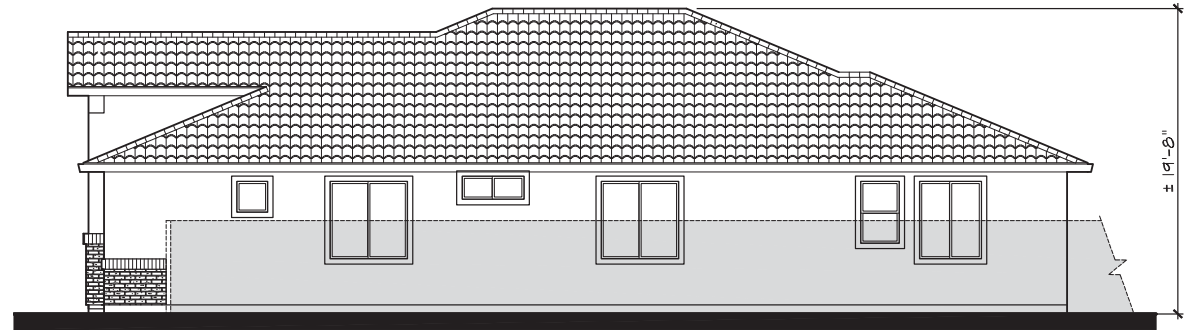
OAKLEY, CA



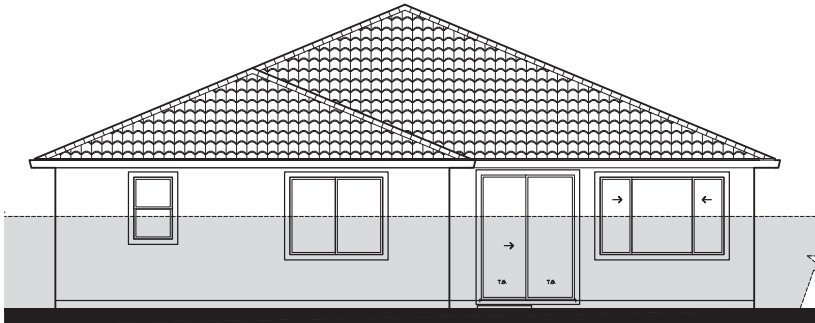
A.D. Seeno Construction
Date 03/16/16



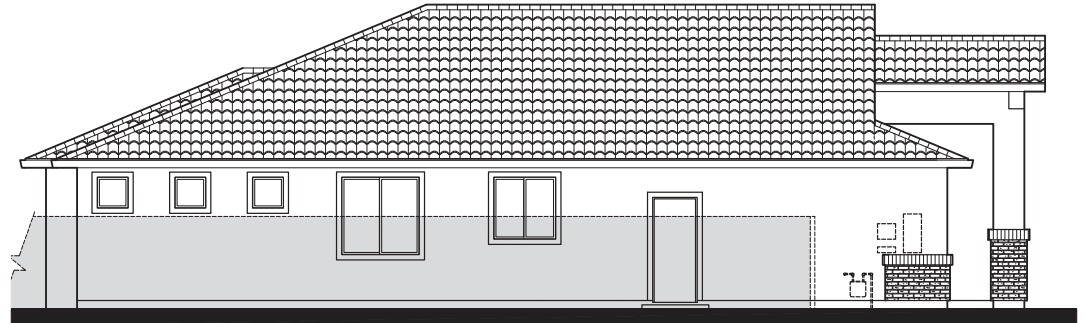
Roof Plan 'A'



Right

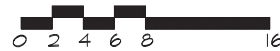


Rear



Left

**Plan 1
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 03/16/16



Elevation A - "Tuscan"

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"



Elevation C - "Monterey"

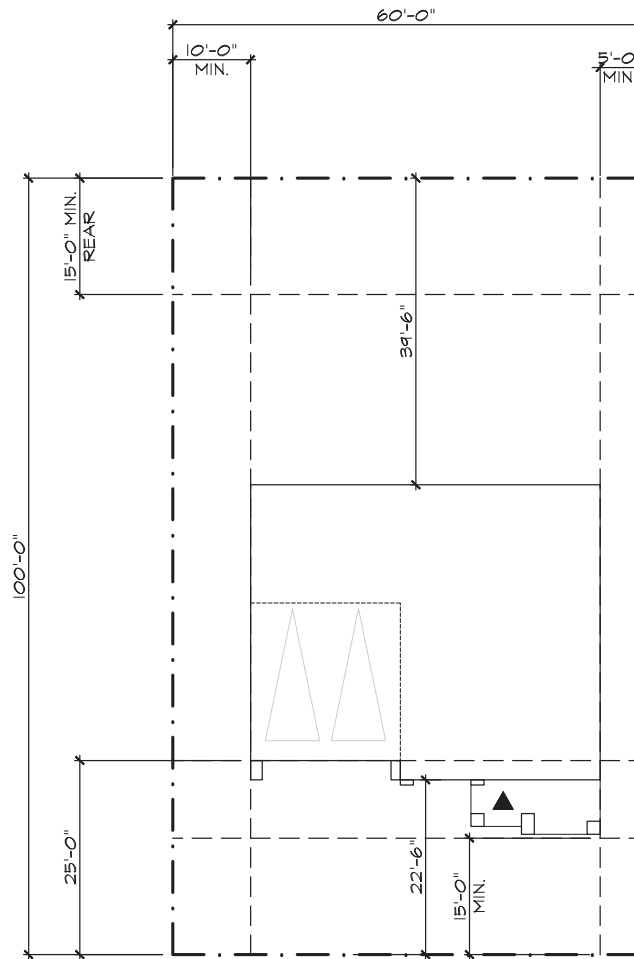
**Plan 2
 Front Elevations**

**DUARTE RANCH
 UNITS 1 & 2**

OAKLEY, CA



A.D. Seno Construction
 Date 03/16/16



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. Seno Construction
 Date 03/16/16

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
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

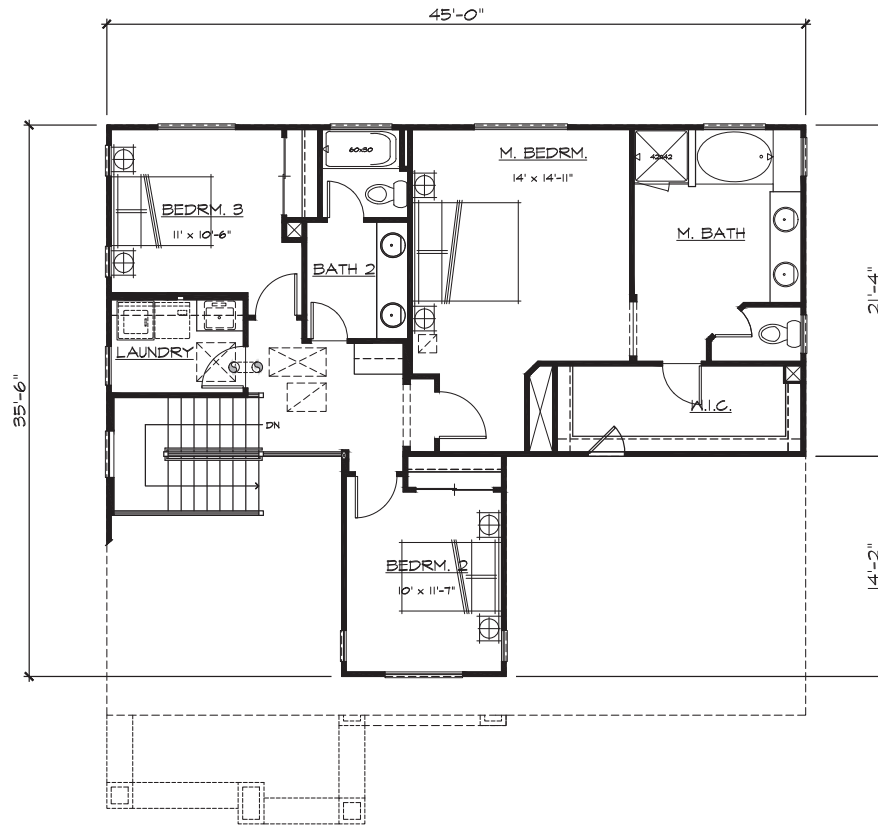


DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
Date 03/16/16



Plan 2
Second Floor Plan



DUARTE RANCH
UNITS 1 & 2

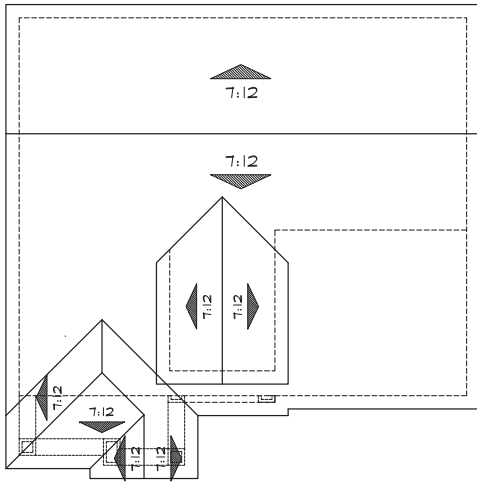
OAKLEY, CA



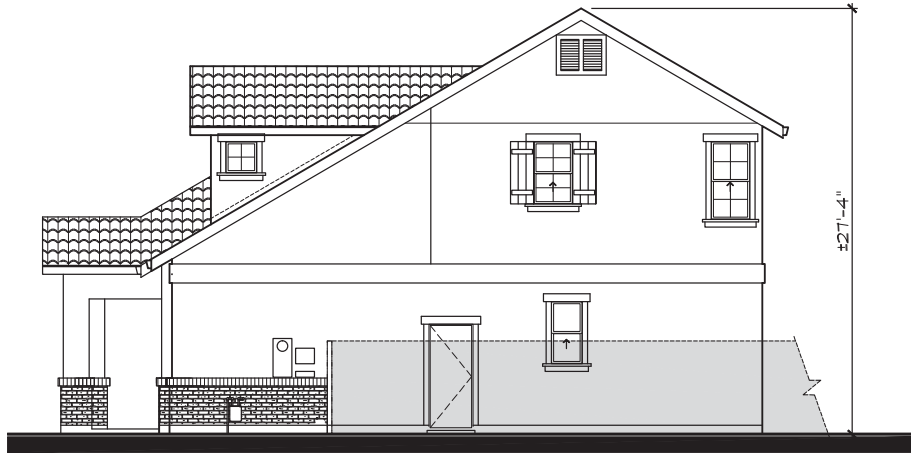
DISCOVERY
 DESIGN
 GROUP, LLC

A.D. Seeno Construction

Date 03/16/16



Roof Plan 'A'



Right



Rear



Left

□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS.

**Plan 2
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 03/16/16



Elevation A - "Tuscan"



Elevation C - "Monterey"

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 SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS</p> |
|--|---|--|



Elevation B - "French Country"

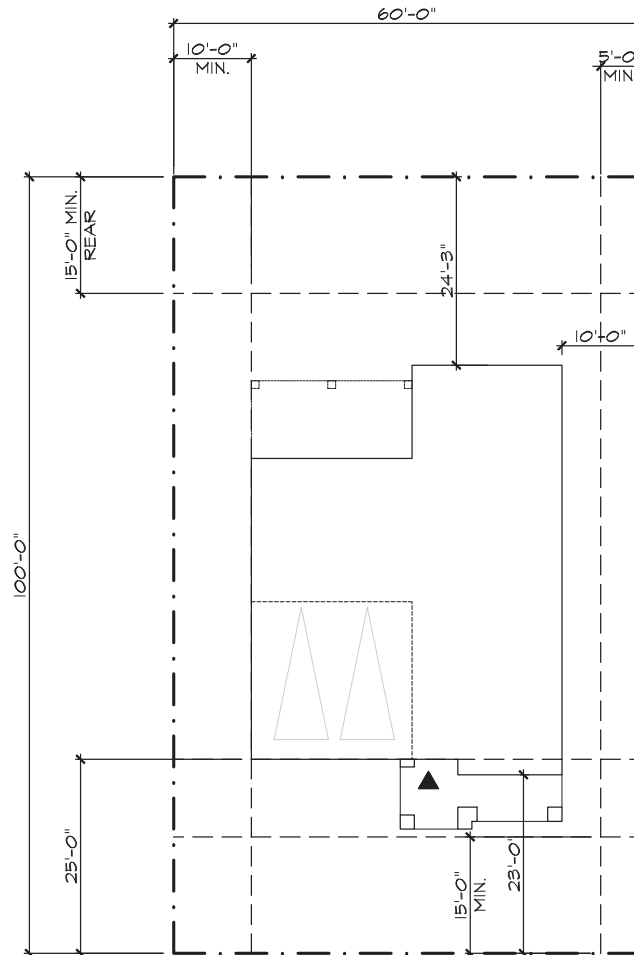
**Plan 3
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 03/16/16



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'

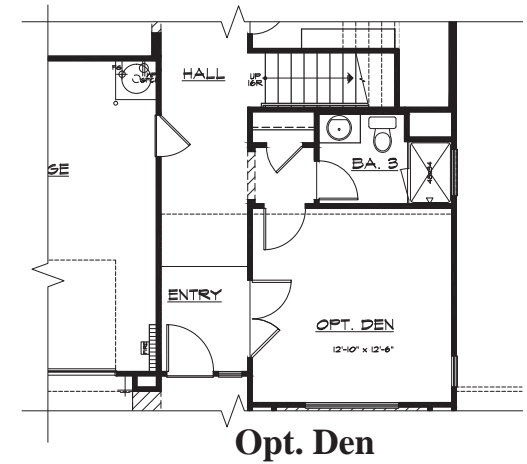
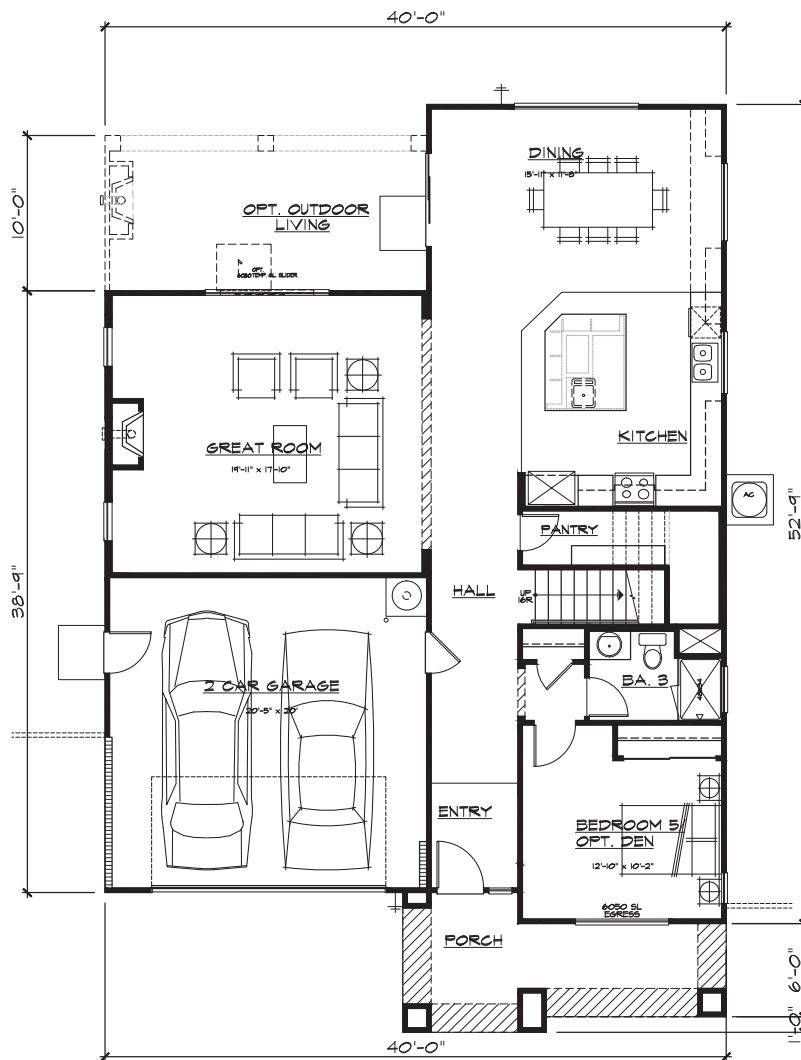
Plan 3
Site Plan
 SCALE: 1/16" = 1'-0"

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

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA

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SQUARE FOOTAGE	
FIRST FLOOR	1588 SF
SECOND FLOOR	1300 SF
TOTAL LIVING AREA	2888 SF
GARAGE	420 SF

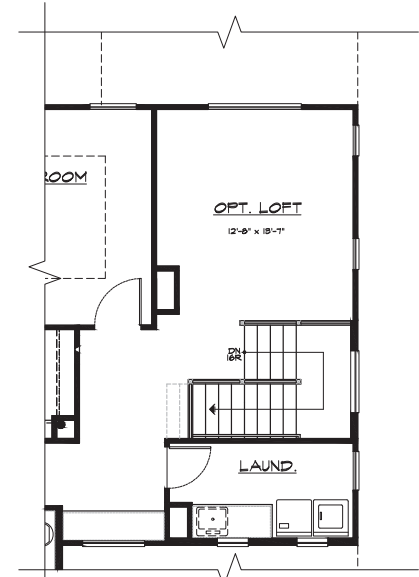
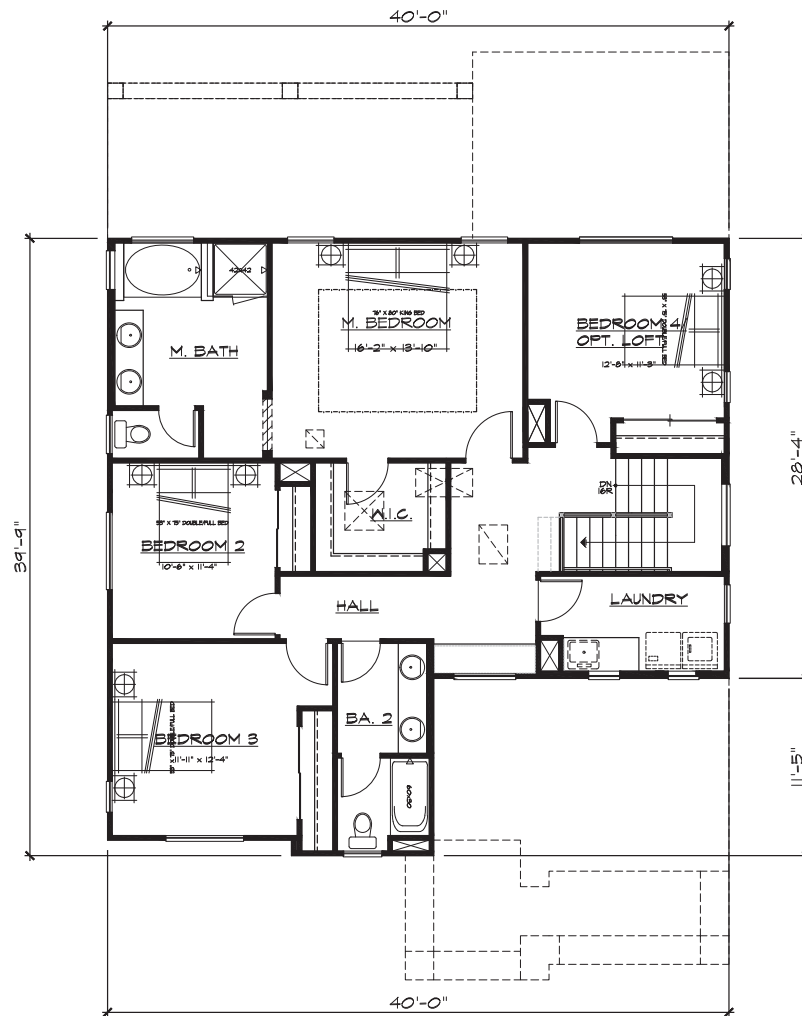
**Plan 3
First Floor Plan**



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



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DESIGN
GROUP, LLC
A.D. Seeno Construction
Date 03/16/16



Opt. Loft

Plan 3
Second Floor Plan



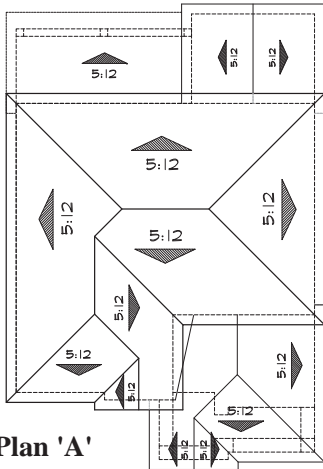
**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 03/16/16



Roof Plan 'A'



Right



Rear



Left

□ DENOTES WINDOW GRIDS AT SIDE & REAR ELEVATIONS FACING STREETS.

Plan 3
Elevations - 'A'



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 03/16/16

MATERIAL LEGEND

- A** CONCRETE SHINGLE 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

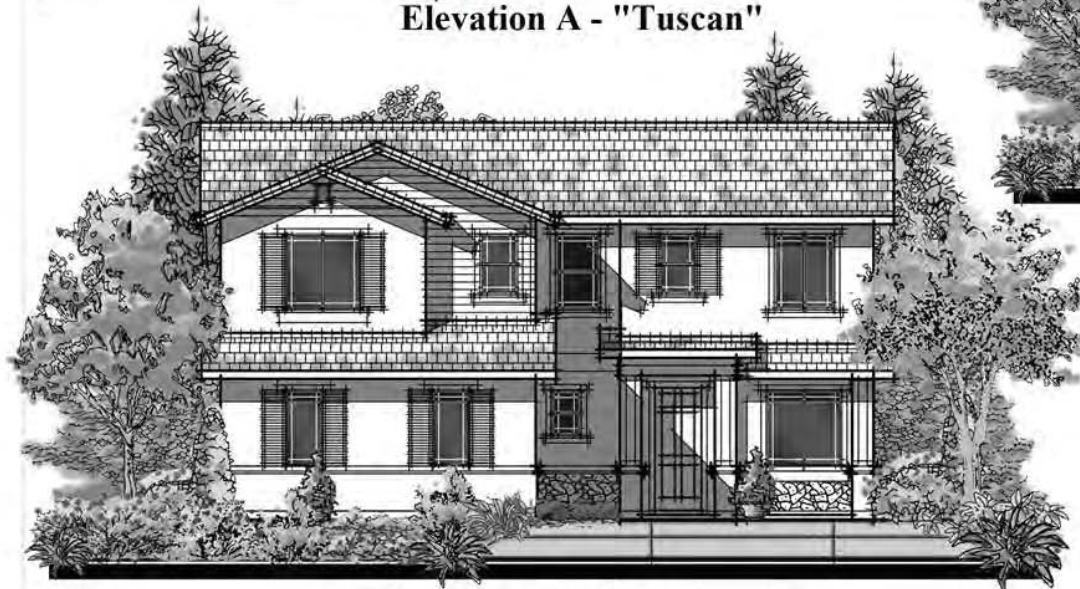
- C** FLAT CONCRETE TILE ROOFING
GABLE END ROOFS
STUCCO BODY
STUCCO TRIM
MOCK VENT
MOCK SHUTTERS
SIMULATED STONE VENEER
HORIZONTAL LAP SIDING
ROLL-UP GARAGE DOORS



Elevation A - "Tuscan"



Elevation B - "French Country"



Elevation C - "Monterey"

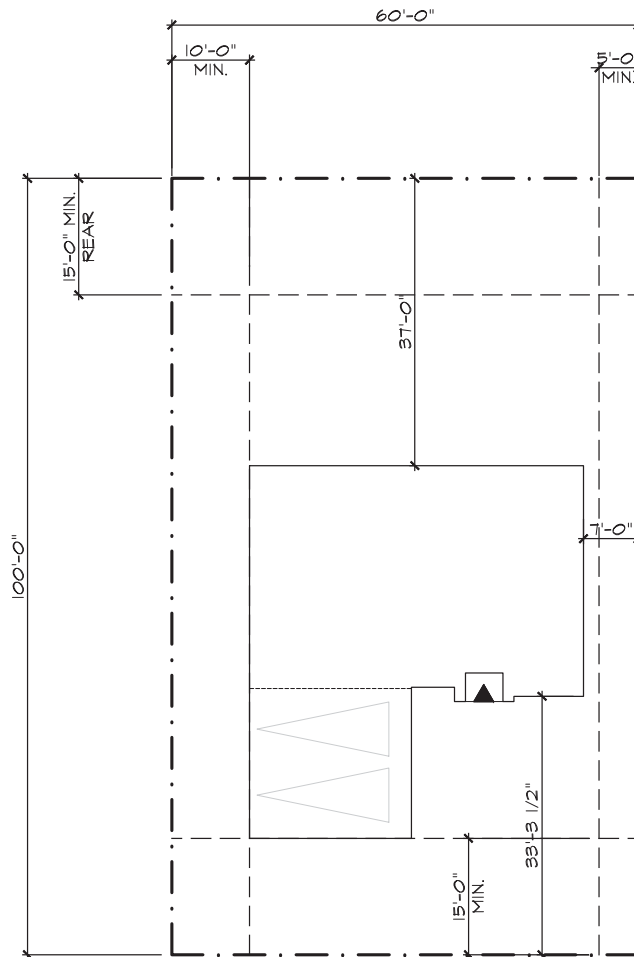
**Plan 4
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seno Construction
Date 03/16/16



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'

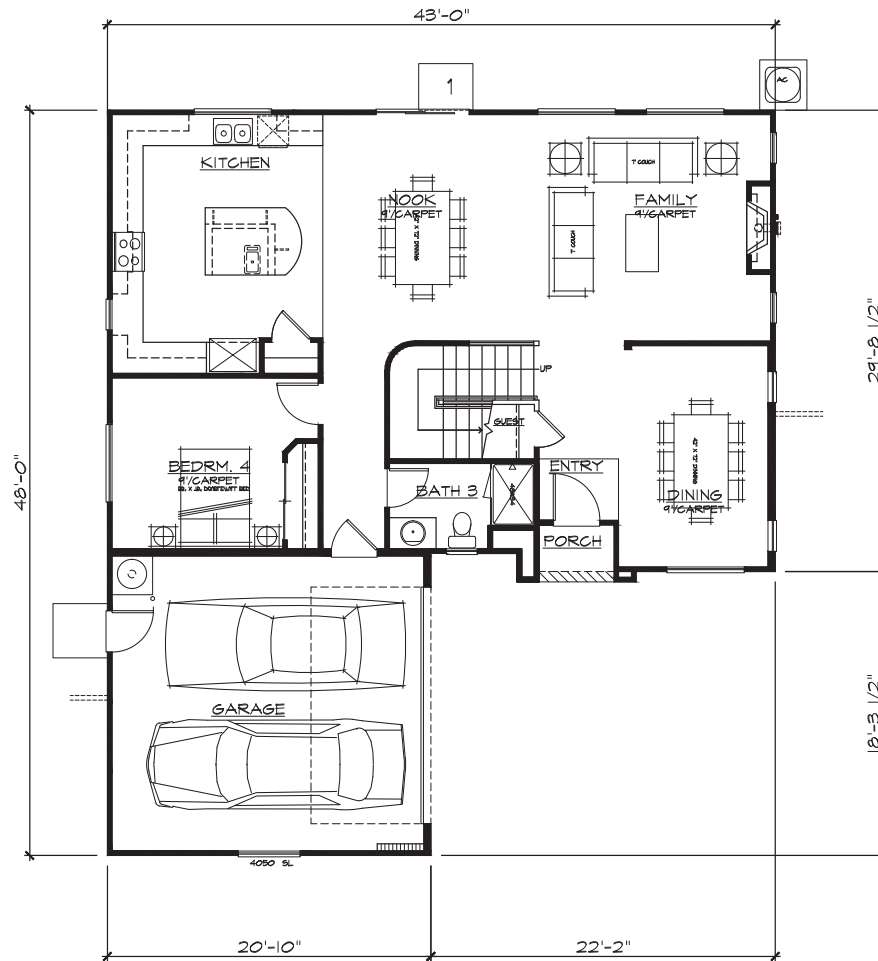
Plan 4
Site Plan
 SCALE: 1/16" = 1'-0"

DUARTE RANCH
UNITS 1 & 2
 OAKLEY, CA



A.D. Seeno Construction
 Date 03/16/16

<u>LOT COVERAGE</u>		
<u>APPROXIMATE LOT SIZES</u>	<u>FOOTPRINT</u>	<u>COVERAGE</u>
60x100=6000	1636 SQ. FT.	27%



SQUARE FOOTAGE	
FIRST FLOOR	1284 SF
SECOND FLOOR	1480 SF
TOTAL LIVING AREA	2764 SF
GARAGE	402 SF

**Plan 4
First Floor Plan**

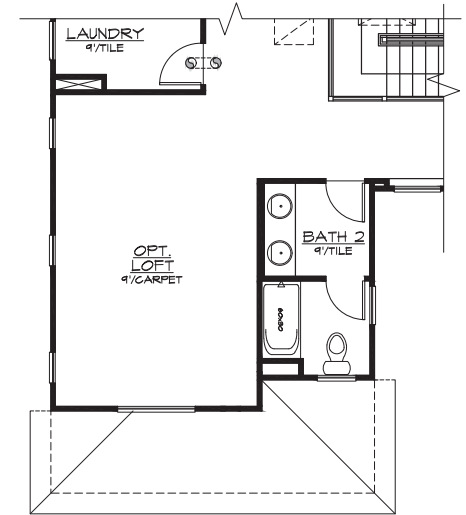
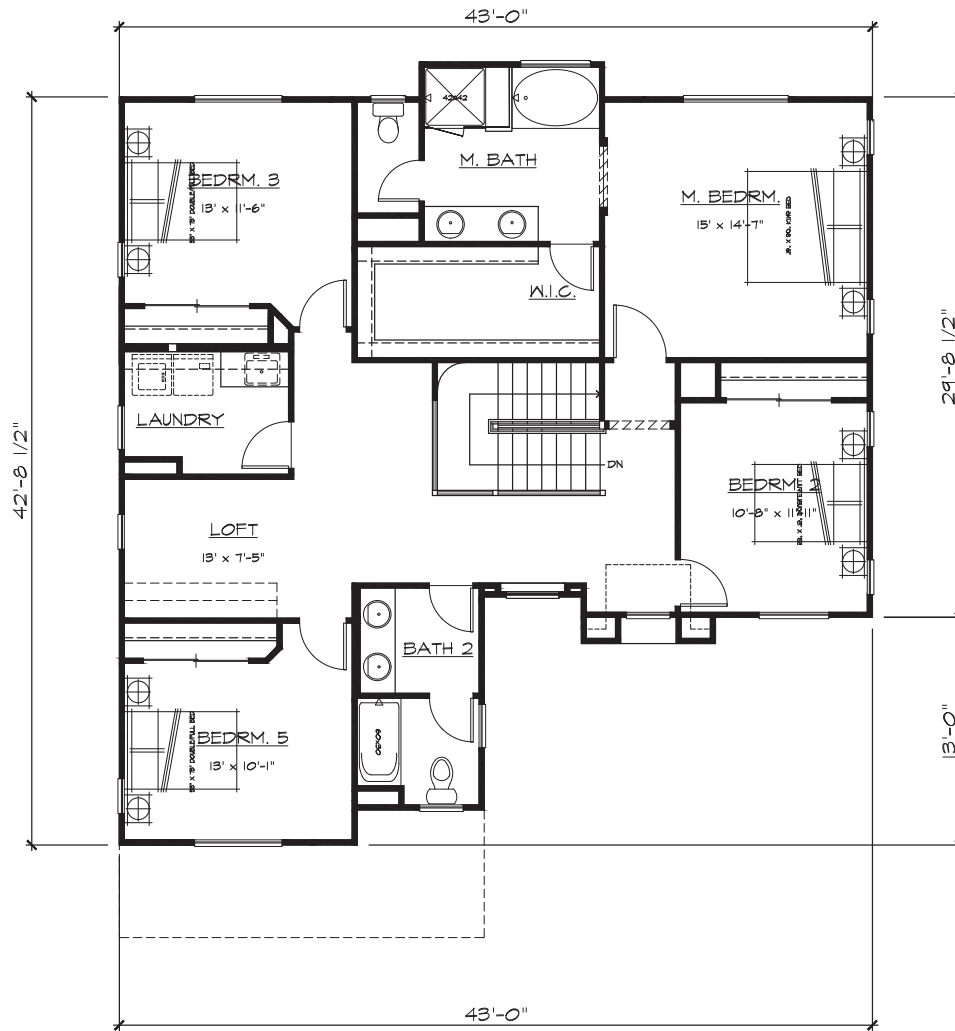


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seno Construction
Date 03/16/16



Opt. Loft

Plan 4
Second Floor Plan

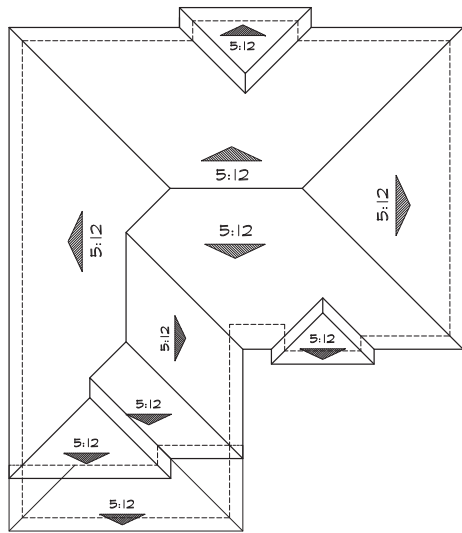


**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seeno Construction
Date 03/16/16



Roof Plan 'A'



Right



Rear



Left

☐ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS.

**Plan 4
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



A.D. Seno Construction
Date 03/16/16



Elevation A - "Tuscan"

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"



Elevation C - "Monterey"

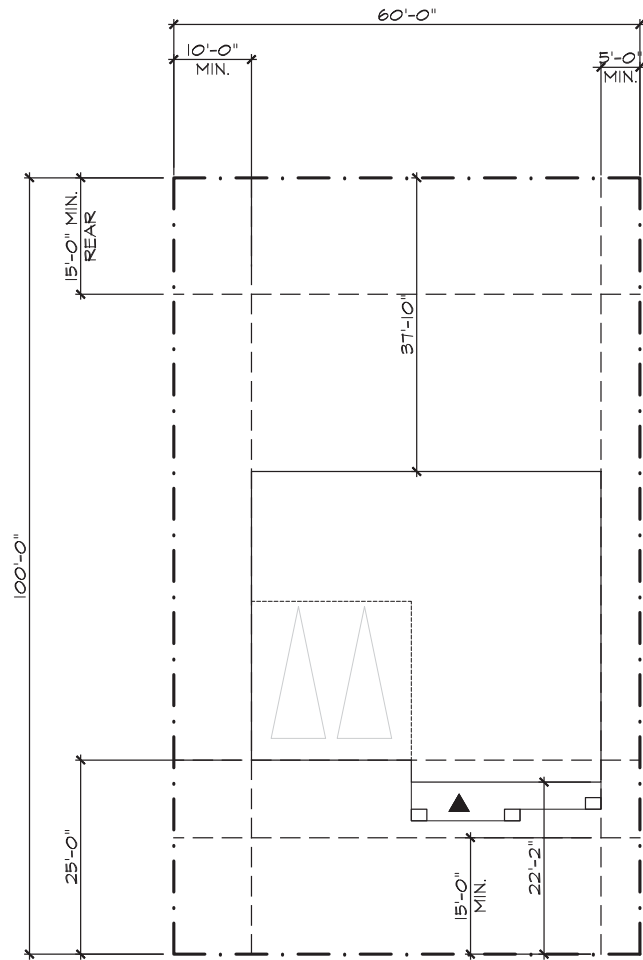
**Plan 5
Front Elevations**

**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA

DISCOVERY
DESIGN
GROUP, LLC

A.D. Seeno Construction
Date 03/16/16



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"

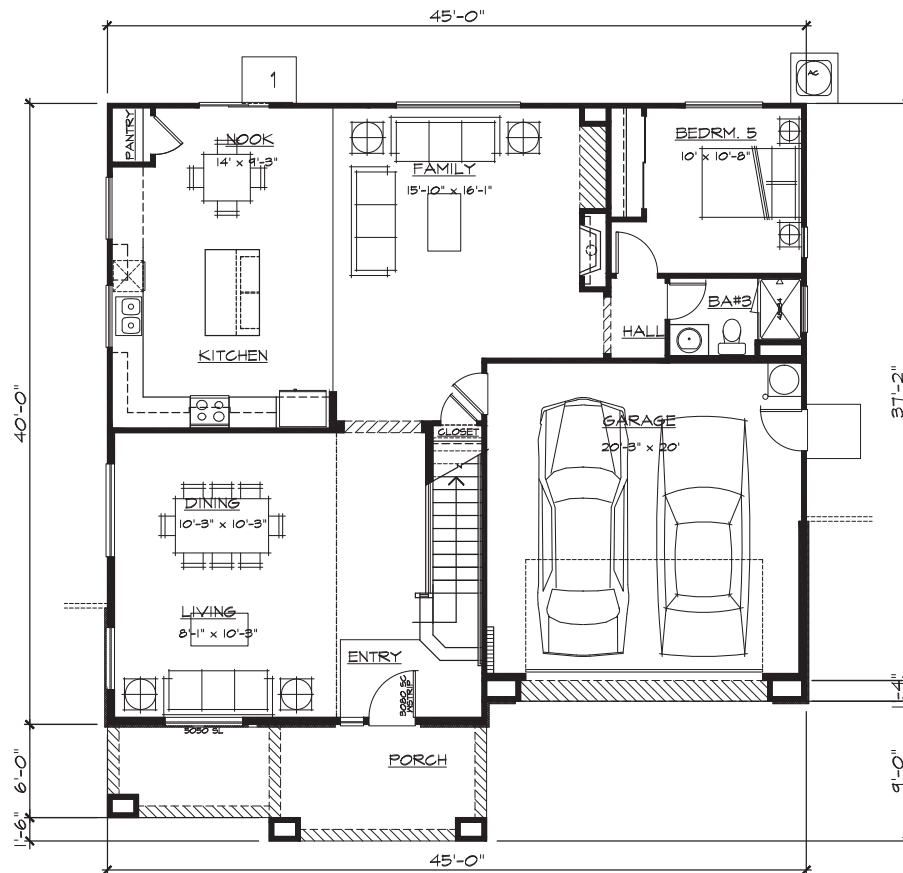
LOT COVERAGE		
APPROXIMATE LOT SIZES	FOOTPRINT	COVERAGE
60x100=6000	1741 SQ. FT.	29%

DUARTE RANCH
UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction
 Date 03/16/16



SQUARE FOOTAGE	
FIRST FLOOR	1320 SF
SECOND FLOOR	1628 SF
TOTAL LIVING AREA	2948 SF
GARAGE	421 SF

Plan 5 First Floor Plan



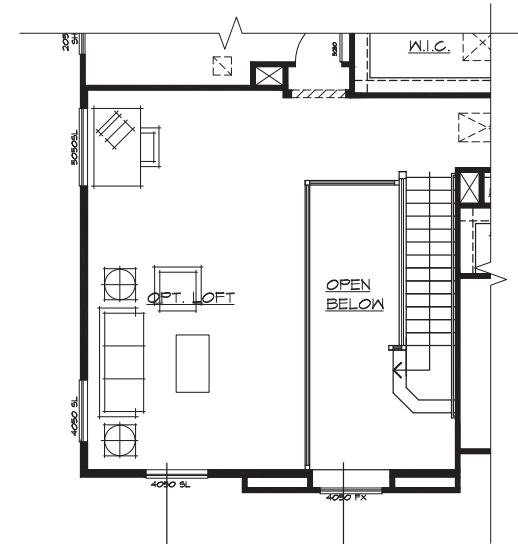
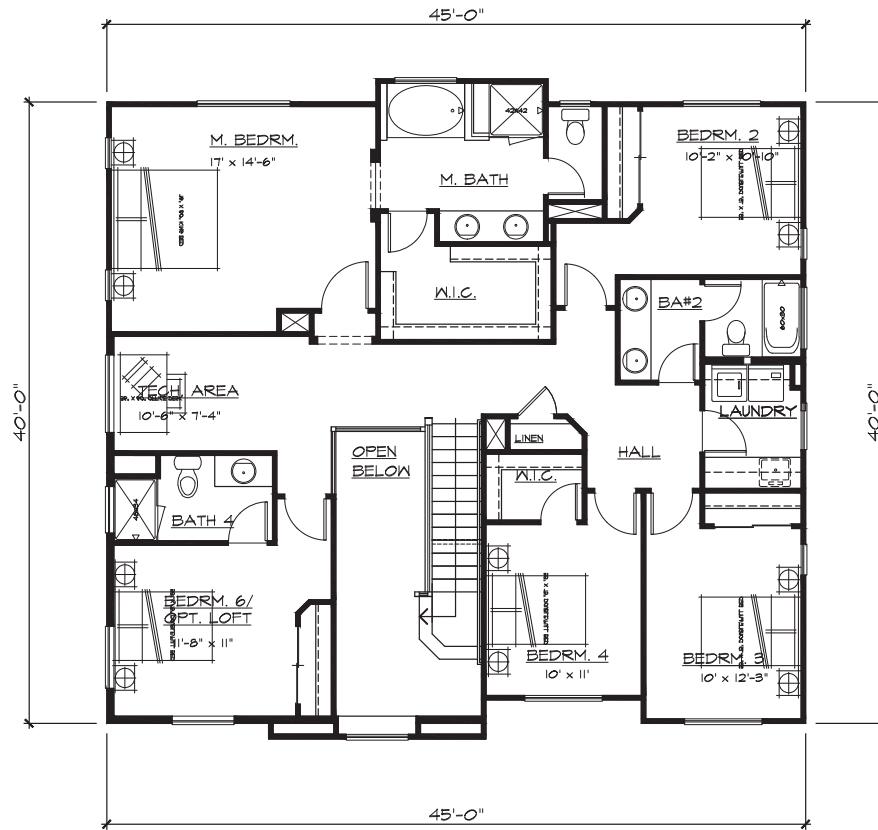
DUARTE RANCH UNITS 1 & 2

OAKLEY, CA



A.D. Seeno Construction

Date 03/16/16



Opt. Loft

Plan 5
Second Floor Plan

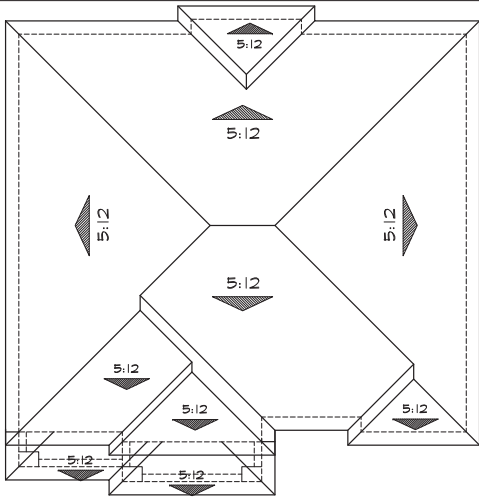


**DUARTE RANCH
UNITS 1 & 2**

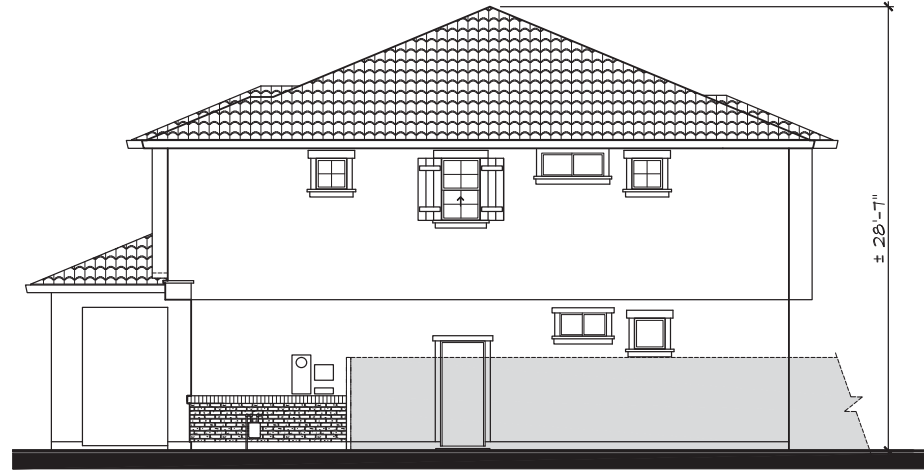
OAKLEY, CA



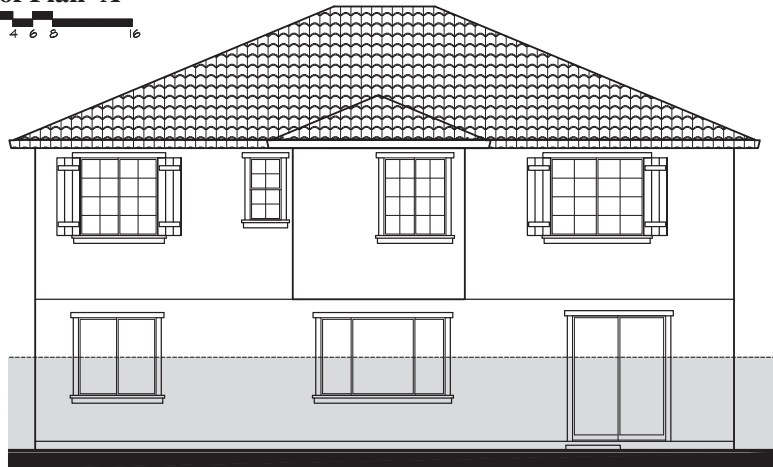
A.D. Seno Construction
Date 03/16/16



Roof Plan 'A'



Right



Rear



Left

□ DENOTES WINDOW GRIDS AT
SIDE & REAR ELEVATIONS
FACING STREETS.

**Plan 5
Elevations - 'A'**



**DUARTE RANCH
UNITS 1 & 2**

OAKLEY, CA



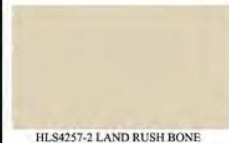
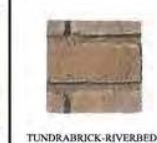









**DISCOVERY
DESIGN
GROUP, LLC**
A.D. Seeno Construction
Date 03/16/16

DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

A.D. Seeno Construction

03/16/16

	BODY 1	BODY 2	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	BRICK	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
1	 HL4281-2 CANTERBURY CATHEDRAL	 HL4201-1 ADOBE WHITE	 HLS4257-2 LAND RUSH BONE	 KM3943-3 CREME DE CARAMEL	 TUNDRABRICK-RIVERBED	 RUSTIC LEDGE-CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 CAMINO BLEND 1VIC3163/ 2690 PEWTER BRONZE BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
2	 HL4273-2 TRAIL DUST	 OW235-1 WISHBONE	 KM3968-5 WOVEN WILLOW	 KM4055-3 MAPLE SUGAR	 ROMABRICK-CASTELLO	 MOUNTAIN LEDGE-BUCKSKIN/ CARAMEL COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3223/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3223/ 4689 BROWN RANGE*
3	 HL4201-1 ADOBE WHITE	 230 GRAYSTONE	 KM3942-2 TROPICAL TAN	 KM3966-3 SANDALWOOD TAN	 MODENABRICK-CASSIS	 MOUNTAIN LEDGE-BITTERROOT/ BUCKS COUNTY COUNTRY LEDGESTONE*	 MARBLED TERRA COTTA 1VIC56129/ 2522 TERRA COTTA FLASHED*	 NEWPORT SUN 1FACS6953/ 4671 VILLAGE BLEND*
4	 KM4705-3 KISS THE BLARNEY STONE	 KM5741-3 CRICKET'S CROSS	 KM3946-1 DESERT PALM	 KM3926-3 TOPIARY	 TUNDRABRICK-RIVERBED	 STACKED STONE-SANTE FE/ HUDSON BAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC3223/ 2689 BROWN RANGE*	 BROWN BLEND 1FBCF3223/ 4689 BROWN RANGE*
5	 OW252-1 CHIC	 KM3974-3 HIGHLAND GRASS	 KM5741-3 CRICKET'S CROSS	 KM4705-3 KISS THE BLARNEY STONE	 MODENABRICK-CASSIS	 HILLSTONE-BERGAMO/ ASPEN DRESSED FIELDSTONE*	 DUNES TAN 1VIC50198/ 2549 SANTA PAULA*	 CEDAR BLEND 1FBCF2293/ 5557 LIVE OAK*

Color Chart Key

The picture samples may vary from actual colors and appearance.
A.D. Seeno Construction reserves the right to substitute/delete color, styles, and/or change product brand.

Paint: Kelly Moore
Roofing: Boral OR Eagle* Roofing OR EQUAL
Stone/Brick: El Dorado OR Cultured Stone*

DUARTE RANCH UNITS 1 & 2

OAKLEY, CA

A.D. Seeno Construction

03/16/16

	BODY 1	BODY 2	TRIM/ FASCIA/GARAGE DOOR	ACCENT/ENTRY DOOR	BRICK	STONE (El Dorado/Cultured Stone*)	S ROOF TILE (Boral/Eagle*)	FLAT ROOF TILE (Boral/Eagle*)
6	 KM3940-1 JUTE	 217 CHADWICK	 27 BONE	 KM4200-5 CRANBERRY CRAZE	 ROMABRICK-CASTELLO	 RUSTIC LEDGE-CASCADE/ CHARDONNAY COUNTRY LEDGESTONE*	 BROWN BLEND 1VIC33233/ 2689 BROWN RANGE*	 DUNES TAN 1FBCF0198/ 5530 WEATHERED ADOBE*
7	 MISSION TAN LRV57	 22 SOFT WHITE	 KM3943-3 CREME DE CAMEL	 HL4276-3 CLIPPERSHIP TWILL	 TUNDRABRICK-HARTFORD	 BLUFFSTONE-LA PLATA/ ASPEN COUNTRY LEDGESTONE*	 GOLDENROD 1VIC6116/ SUNRISE BLEND 2645*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
8	 171 SAND PEBBLE	 KM4008-5 ROYAL CROWN	 22 SOFT WHITE	 KM4200-5 CRANBERRY CRAZE	 MODENABRICK-CASSIS	 CLIFFSTONE-MESQUITE/ ECHO RIDGE COUNTRY LEDGESTONE*	 GULFSTREAM 1VIC54960/ 2680 LOS PADRES BLEND*	 NEWPORT SUN 1FACS6053/ 4671 VILLAGE BLEND*
9	 301 OAKWOOD	 412 CARGO	 36 NAVAJO WHITE	 KM3959-3 FAIR FIELDSTONE	 ROMABRICK-CASTELLO	 BLUFFSTONE-BODEGA/ BUCKS COUNTY COUNTRY LEDGESTONE*	 GULFSTREAM 1VIC54960/ 2680 LOS PADRES BLEND*	 CHARCOAL BROWN BLEND 1FACS1132/ 4689 BROWN RANGE*
10	 42 WISE OWL	 HL4276-3 CLIPPERSHIP TWILL	 KM3943-3 CREME DE CAMEL	 AC252-5 ROCKY MOUNTAIN	 TUNDRABRICK-RIVERBED	 FIELDLEDGE-VENETO/ BUCKS COUNTY DRESSED FIELDSTONE*	 DUNES TAN 1VIC50198/ 2549 SANTA PAULA*	 NEWPORT SUN 1FACS6053/ 4671 VILLAGE BLEND*

Color Chart Key

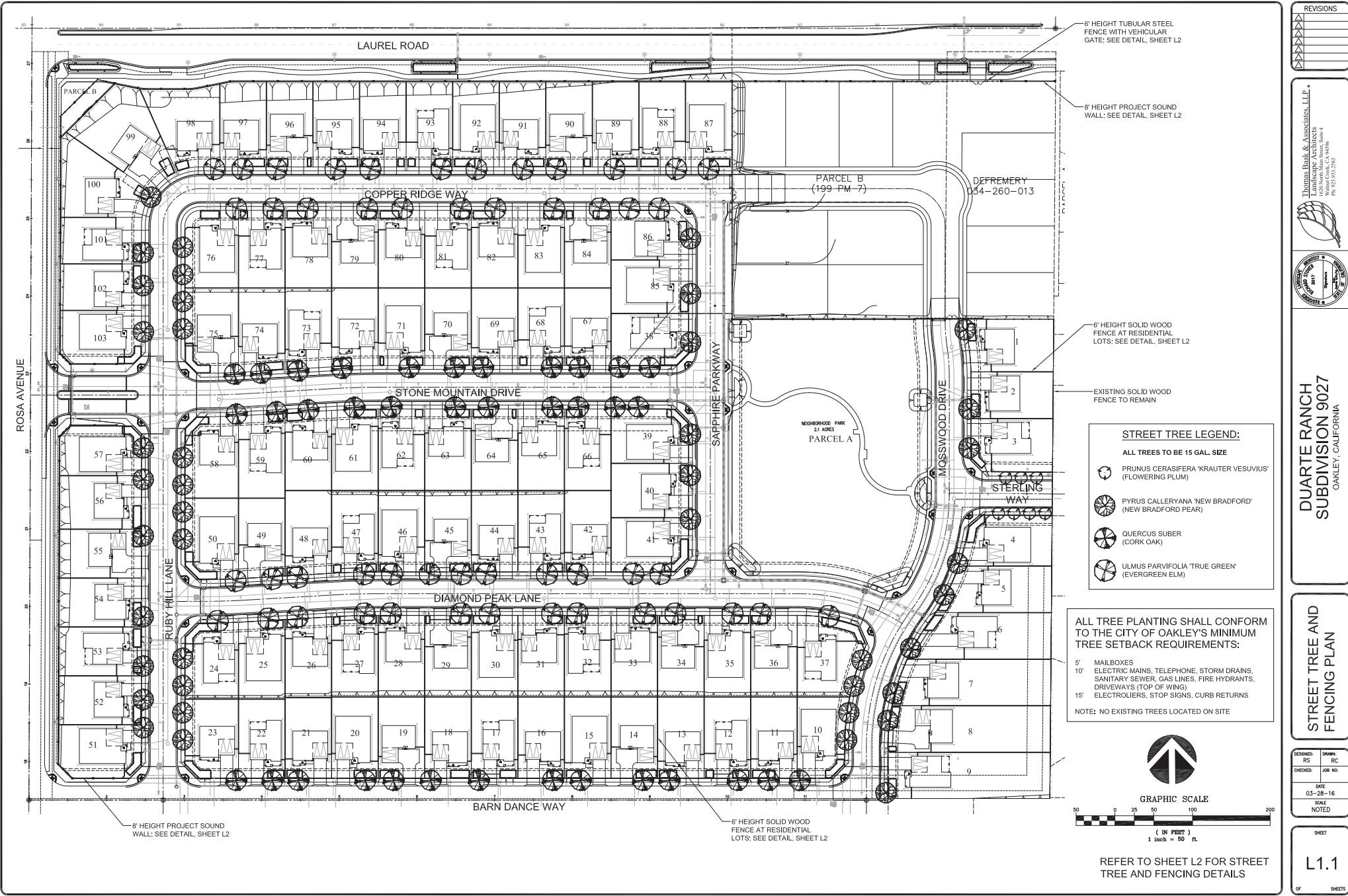
Paint: Kelly Moore OR Frazee*

Roofing: Boral OR Eagle* Roofing OR EQUAL

Stone/Brick: El Dorado OR Cultured Stone*

The picture samples may vary from actual colors and appearance.

A.D. Seeno Construction reserves the right to substitute/delete color, styles, and/or change product brand.



NO.	DESCRIPTION

Thomas Bank & Associates, LLP
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakland, CA 94612
 PH: 415.731.2533

**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

**STREET TREE AND
 FENCING PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.
DATE 03-28-16	
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

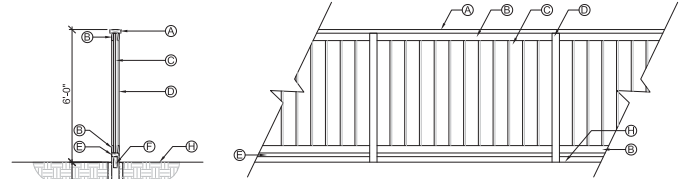
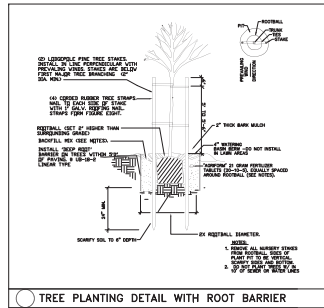
GRAPHIC SCALE

0 25 50 100 200
 (IN FEET)
 1 inch = 50 ft.

REFER TO SHEET L2 FOR STREET TREE AND FENCING DETAILS



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



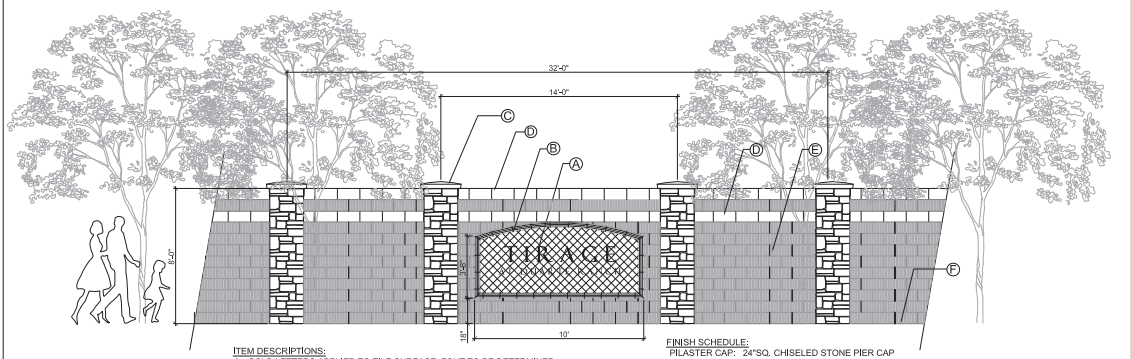
ELEVATION:

SECTION:

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" PTFD KICKER
 G - 8"X36" 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.

6 FT. HEIGHT SOLID WOOD FENCE DETAIL
NO SCALE

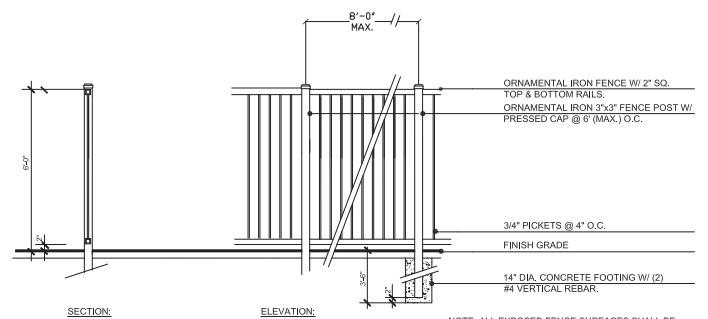


ITEM DESCRIPTIONS:
 A - GOLD LETTERS APPLIED TO TILE SURFACE; FONT TO BE DETERMINED.
 B - 6x6 CERAMIC TILE FIELD (BLACK COLOR) WITH 4" WIDE PRECAST CONCRETE TRIM;
 PRECAST CONCRETE COLOR TO BE DETERMINED.
 C - PILASTERS WITH STONE VENEER AND PRECAST STONE CAP; SEE FINISH SCHEDULE.
 D - 8x8x16 CMU MASONRY 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: 24" SQ. CHISELED STONE PIER CAP
 BUCKSKIN COLOR
 STONE VENEER: LEDGESTONE FACE VENEER
 CHARDONNAY COLOR RCVS-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



SECTION:

ELEVATION:

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

34" 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

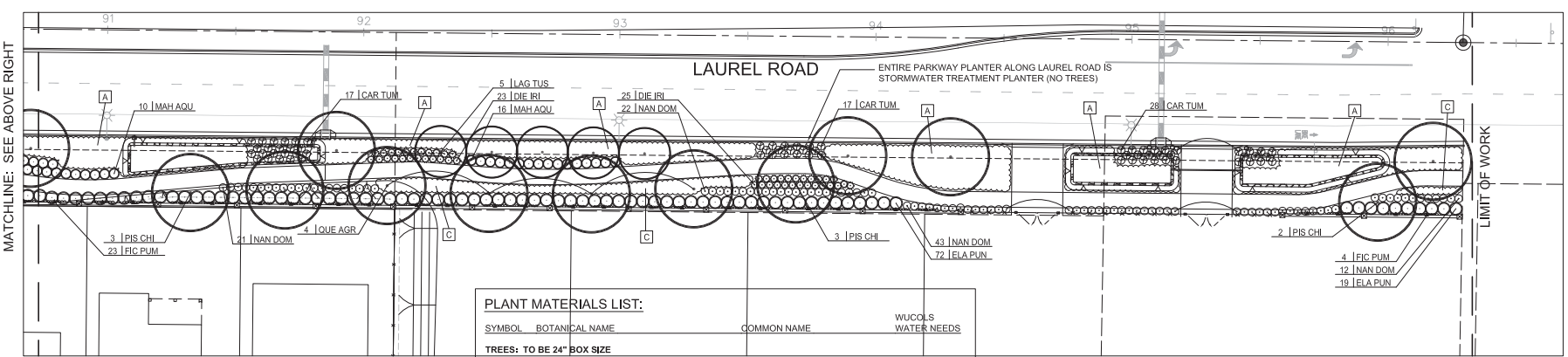
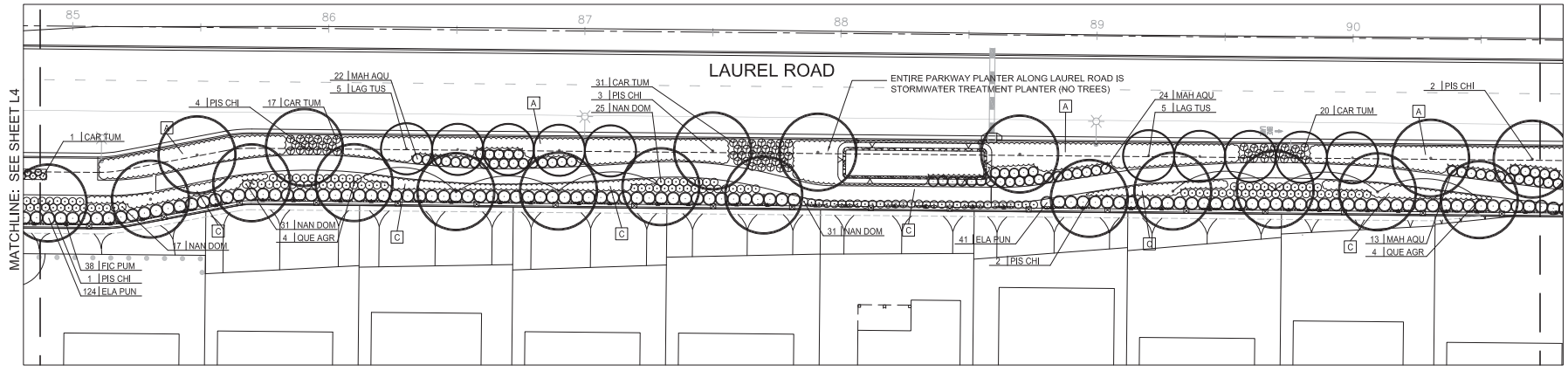
Thomas Bank & Associates, L.L.P.
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakley, CA 94621
 PH: 925.932.2583

DUARTE RANCH
SUBDIVISION 9027
OAKLEY, CALIFORNIA

STREET TREE AND
FENCING DETAILS

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.
DATE: 03-28-16	
SCALE: NOTED	

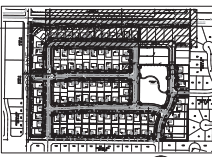
SHEET
L1.2
 OF SHEETS



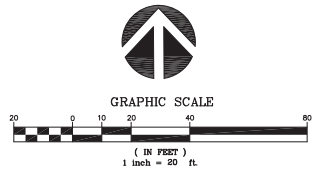
PLANT MATERIALS LIST:

SYMBOL	BOTANICAL NAME	COMMON NAME	WUCOLS WATER NEEDS
TREES: TO BE 24" BOX SIZE			
LAG TUS	LAGERSTROEMIA 'TUSCARORA'	CRAPE MYRTLE	LOW
PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	LOW
PLA COL	PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	MEDIUM
PRJ KRA	PRUNUS CER. 'KRAUTER VESUVIUS'	FLOWERING PLUM	LOW
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	VERY LOW
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	MEDIUM
SHRUBS: TO BE 5 GAL. SIZE			
CIS SAN	CISTUS 'SANTA CRUZ'	SANTA CRUZ ROCKROSE	LOW
DOD VIS	DODONAEA VISCOSA 'SARATOGA'	HOPSEED BUSH	LOW
ELA PUN	ELAEAGNUS PUNGENS	SILVERBERRY	LOW
RHA IND	RHAPHANOLEPIS INDICA 'DANCER'	INDIAN HAWTHORN	LOW
ROS CAR	ROSA 'CARPET RED'	RED CARPET ROSE	MEDIUM
PHO BRO	PHORMIUM 'BRONZE BABY'	NEW ZEALAND FLAX	LOW
PIT TOB	PITTOSPORUM TOBIRA 'WHEELER'S DWARF'	TOBIRA	LOW
VINES: TO BE 5 GAL. SIZE			
FIC PUM	FICUS PUMILA	CREeping FIG	MEDIUM
PERENNIALS: TO BE 1 GAL. SIZE			
CAR TUM	CAREX TUMULICOLA	BERKELEY SEDGE	LOW
DIE IRI	DIETES IRIDIODES	FORTNIGHT LILY	LOW
HEM HYB	HEMEROCALLIS HYBRID	YELLOW EVERGREEN DAYLILY	MEDIUM
LAV STO	LAVANDULA STOCHAS	SPANISH LAVENDER	LOW
LOM LON	LOMANDRA LONGIFOLIA	DWARF MAT RUSH	LOW
MAH AQU	MAHONIA AQUIFOLIUM 'ORANGE FLAME'	OREGON GRAPE	MEDIUM
NAN DOM	NANDINA DOMESTICA 'HARBOR DWARF'	HEAVENLY BAMBOO	LOW
GROUNDCOVERS: SIZE AND SPACING NOTED BELOW			
A	ARCTOSTAPHYLOS UVA-URSI 'POINT REYES'	PROSTRATE MANZANITA	LOW
C	COPROSMA PETRIE 'VERDE VISTA'	COPROSMA	LOW
L	LANTANA MONTEVIDENSIS	LANTANA	LOW

THIS SHEET



SITE MAP



REVISIONS

Thomas Bank & Associates, LLP
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakland, CA 94612
 PH: 415.731.2533

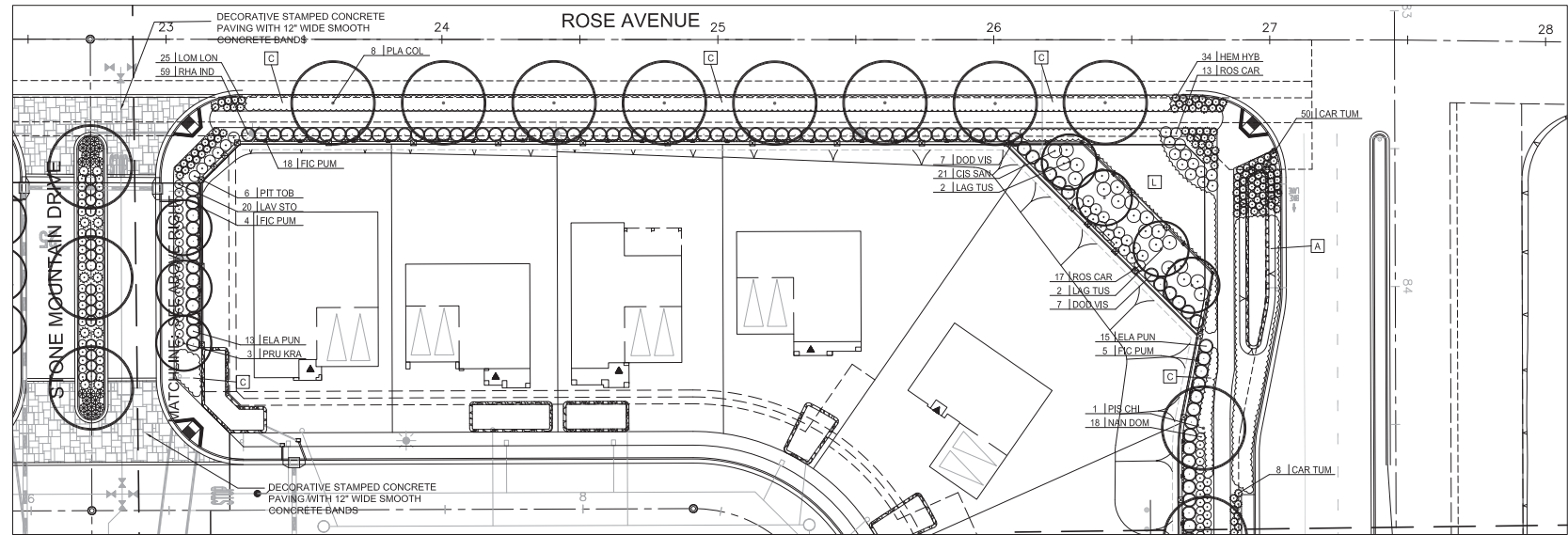
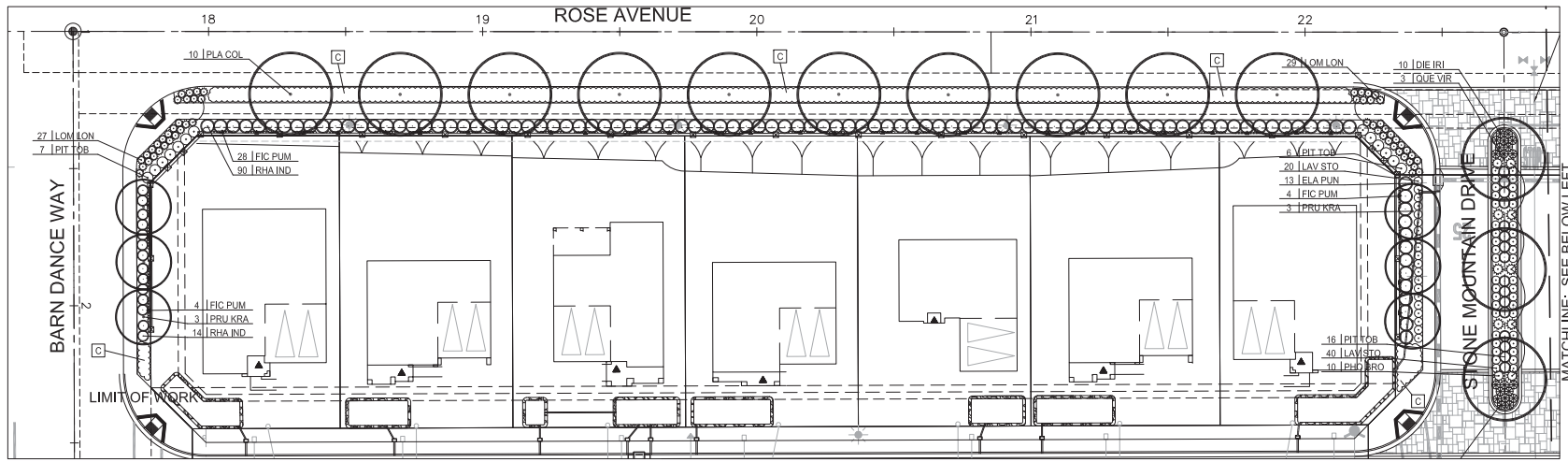


DUARTE RANCH
 SUBDIVISION 9027
 OAKLEY, CALIFORNIA

PRELIMINARY
 LANDSCAPE
 PLAN

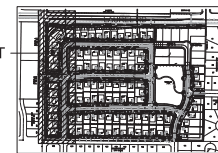
DESIGNED: RS	DRAWN: RC
CHECKED: []	JOB NO. []
DATE: 03-28-16	
SCALE: NOTED	

SHEET
 L2
 OF SHEETS



MATCHLINE: SEE SHEET L3

THIS SHEET



SITE MAP



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

REFER TO SHEET L2 FOR PLANT MATERIALS LIST

NO.	REVISIONS

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

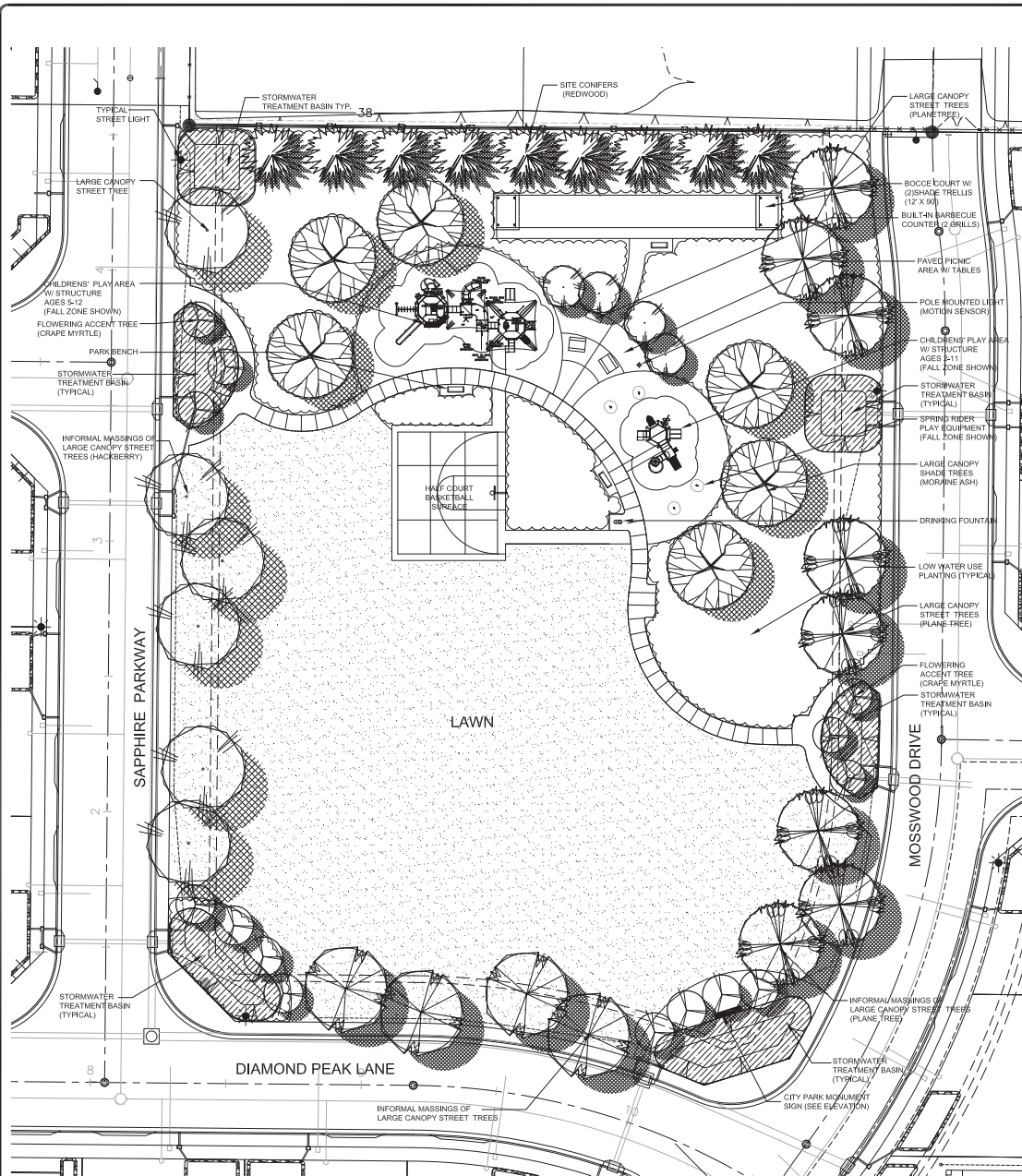


DUARTE RANCH
SUBDIVISION 9027
OAKLEY, CALIFORNIA

PRELIMINARY
LANDSCAPE
PLAN

DESIGNED: RS	DRAWN: RC
CHECKED: []	JOB NO: []
DATE: 03-28-16	
SCALE: NOTED	

SHEET
L3
OF SHEETS



BARBEQUE GRILL
OUTDOOR CREATIONS #3001AG



PICNIC TABLE
OUTDOOR CREATIONS # 100S



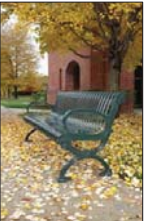
TRASH RECEPTACLE
DUMOR # 87



PLAY STRUCTURE AGES 2-5
MIRACLE # 718-S115K



PLAY STRUCTURE AGES 5-12
MIRACLE # 714 - S 298



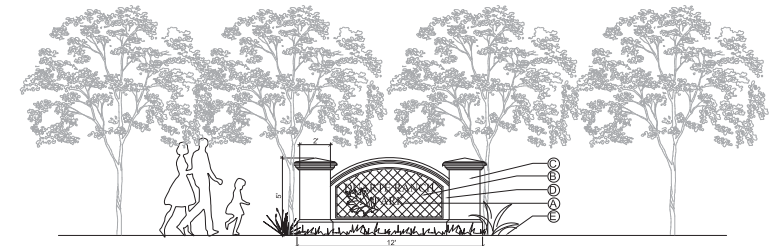
METAL BENCH
DUMOR



DRINKING WATER FOUNTAIN
MOST DEPENDABLE



SPRING RIDERS
LITTLE TIKES

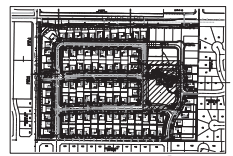


ITEM DESCRIPTIONS:
 A- PARK LETTERS TO MATCH CITY MONUMENT SIGNS.
 B- 6x6 CERAMIC TILE FIELD (BLACK COLOR) WITH 4" WIDE PRECAST CONCRETE TRIM;
 PRECAST CONCRETE COLOR TO BE DETERMINED.
 C- PLASTERS WITH PLASTER FINISH AND PRECAST CONCRETE CAP
 D- CURB BLOCK WALL W/ PLASTER FINISH & PRECAST CONCRETE CAP
 E- FINISH GRADE

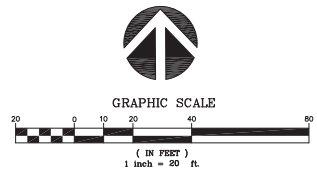
FINISH SCHEDULE:
 STANDARD MODEL: #10
 SIZE: : 5'-0" X 12'-0"
 OVERALL SQ. FT. : 60

ALL PRECAST ELEMENTS AVAILABLE FROM:
 PEACHTREE CITY FOAMCRAFT
 ARCHITECTURAL ACCENT & SIGN STRUCTURES
 PH: (770)487-5487

DUARTE RANCH PARK SIGN WALL DETAIL
NO SCALE



SITE MAP



GRAPHIC SCALE

NO.	REVISIONS

Thomas Rank & Associates, LLP.
 LANDSCAPE ARCHITECTS
 1401 North Main Street, Suite 4
 Oakley, CA 94621
 PH: 925.932.2533



DUARTE RANCH
 SUBDIVISION 9027
 OAKLEY, CALIFORNIA

PARK
 PRELIMINARY
 LANDSCAPE PLAN

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.
DATE: 03-28-16	
SCALE: NOTED	

SHEET
L4
 OF SHEETS

REVISIONS	

Thomas Bank & Associates, L.L.P.
 LANDSCAPE ARCHITECTS
 1400 North Main Street, Suite 4
 Oakland, CA 94612
 Ph: 415.593.2583

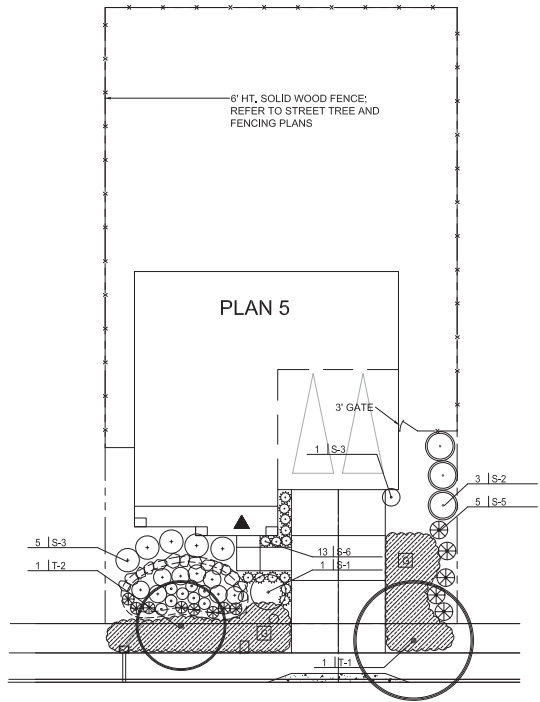


DUARTE RANCH
 SUBDIVISION 9027
 OAKLEY, CALIFORNIA

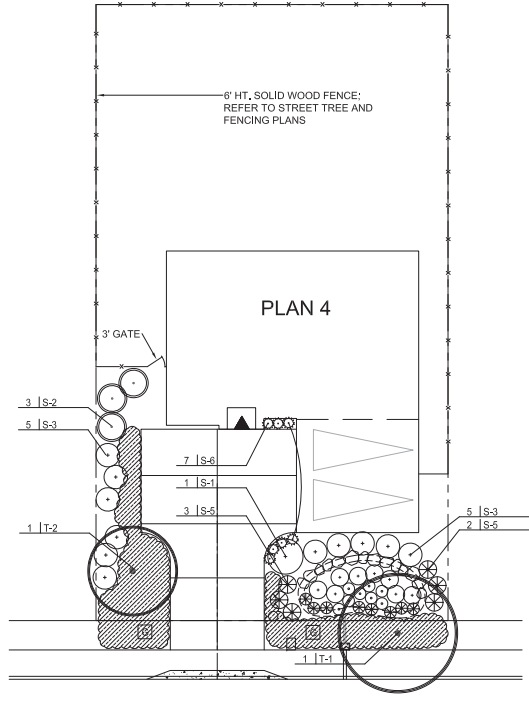
FRONT YARD
 PLANTING
 PLAN

DESIGNED: RS	DRAWN: RC
CHECKED: []	JOB NO. []
DATE: 03-28-16	
SCALE: NOTED	

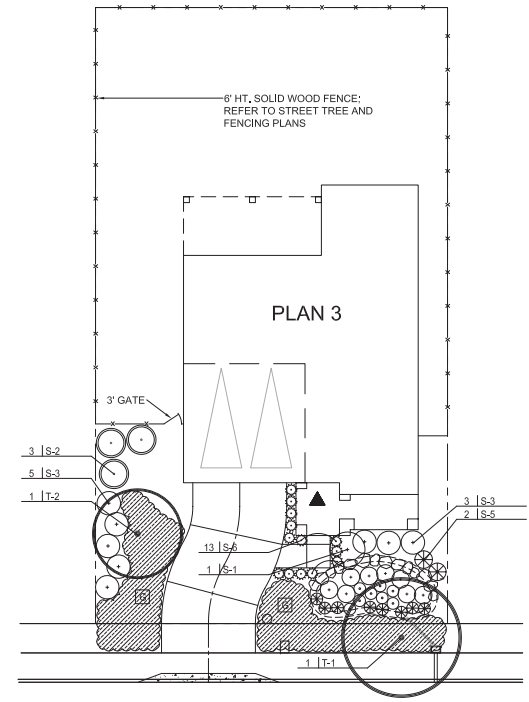
SHEET
T1
 OF SHEETS



STREET



STREET



STREET

STORM BASIN PLANT MATERIAL:

○	MUHLENBERGIA RIGENS (DEER GRASS)
⊙	JUNCAS PATENS (BLUE RUSH)
⊗	CAREX DIVULSA (BERKELEY SEDGE)

- 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)
 ELAEOAGNUS P. 'MACULATA' (GOLDEN SILVERBERRY)
 FEIJOA SELLOWIANA (PINEAPPLE GUAVA)
 S-3 HEDGING SHRUBS: TO BE 5 GAL. SIZE
 LIQUSTRUM TEXANUM (WAX LEAF PRIVET)
 NERLIUM O. 'PETITE PINK' (DWARF OLEANDER)
 RHAPHIOLEPIS 'JACK EVANS' (INDIA HAWTHORN)

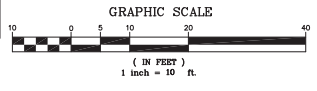
- S-4 MEDIUM SHRUBS: TO BE 5 GAL. SIZE
 ABELIA 'EDWARD GOUCHER' (ABELIA)
 COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
 NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
 S-5 SMALL SHRUBS: TO BE 5 GAL. SIZE
 BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
 ESCALLONIA 'COMPACTA' (DWARF ESCALLONIA)
 PUNICA GRANATUM 'NANA' (COMPACT 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 GROUND COVER: TO BE 1 GAL. SIZE
 COPROSMA 'VERDE VISTA' (COPROSMA) @ 30" O.C.
 T TURF FROM DWARF TALL FESCUE SOD ROLLS

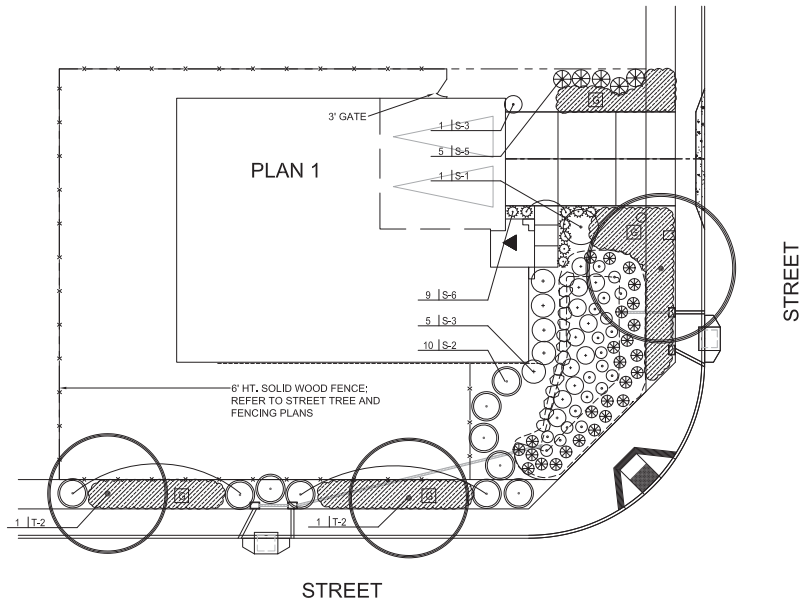
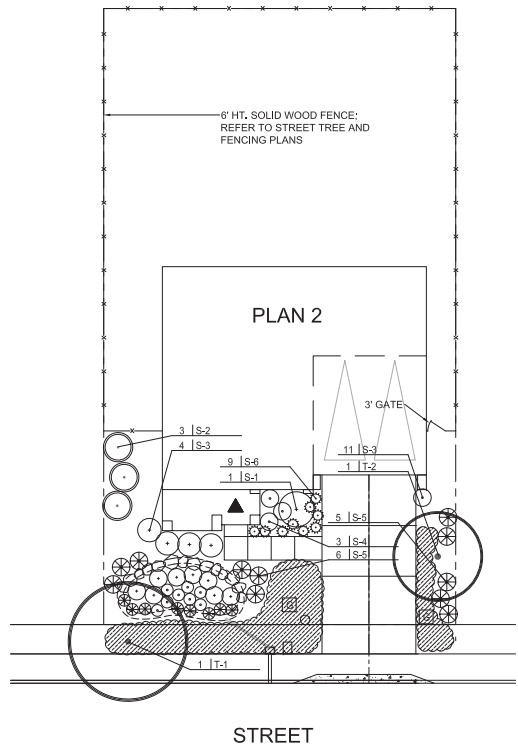
NOTES FOR PLANT MATERIAL SELECTION:

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.





STORM BASIN PLANT MATERIAL:

○	MUHLENBERGIA RIGENS (DEER GRASS)
○	JUNCAS PATENS (BLUE RUSH)
⊗	CAREX DIVULSA (BERKELEY SEDGE)

- 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)
 ELAEAGNUS 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)

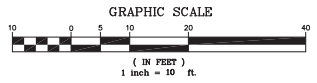
- S-4 MEDIUM SHRUBS; TO BE 5 GAL. SIZE
 ABELIA 'EDWARD GOUCHER' (ABELIA)
 COLEONEMA PULCHRUM (PINK BREATH OF HEAVEN)
 NANDINA 'FIREPOWER' (DWARF HEAVENLY BAMBOO)
- S-5 SMALL SHRUBS; TO BE 5 GAL. SIZE
 BUXUS M. 'GREEN BEAUTY' (BOXWOOD)
 ESCALLONIA 'COMPAKTA' (DWARF ESCALLONIA)
 PUNICA GRANATUM 'NANA' (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 FIBRBARK 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.



REVISIONS

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 LANDSCAPE ARCHITECTS
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**DUARTE RANCH
 SUBDIVISION 9027**
 OAKLEY, CALIFORNIA

**FRONT YARD
 PLANTING
 PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO:
DATE: 03-28-16	
SCALE: NOTED	

SHEET
T2
 OF SHEETS