



STAFF REPORT

Approved and forwarded to City Council


Bryan H. Montgomery, City Manager

Date: June 10, 2014
To: Bryan H. Montgomery, City Manager
From: Kenneth W. Strelo, Senior Planner
SUBJECT: The Reserve at Oakley Design Review (DR 04-14)

Summary

This is a request by Blue Mountain Homes, LLC ("Applicant") for design review approval of 109 single family residential lots located within Vesting Tentative Map 8737 (proposed Final Map 8994) for the project known as "The Reserve at Oakley Design Review (DR 04-14)" ("Project"). The plans include house floor plans, architectural elevations, color and material palettes, conceptual front yard, right-of-way and common area landscaping, street tree selections, and partial neighborhood plot plan map. The project is located along Teton Road, east of Marsh Creek and west of Sellers Ave. APN: 033-150-017.

Staff recommends the City Council adopt the resolution approving DR 04-14, as conditioned.

Background and Project Description

General Plan and Zoning

The General Plan Land Use Designation for the project site is *Single Family High* ("SH") as depicted in [Oakley 2020 General Plan](#) Figure 2-2 (Land Use Diagram). SH designation allows for a maximum density of 5.5 dwelling units per gross acre, per General Plan Table 2-1 (Land Use Designations Densities and Intensities). The site is zoned [R-6 \(Single Family Residential\) District](#), which allows for detached single family dwelling units as a permitted use (Oakley Municipal Code ("OMC") section 9.1.404(b)(1)). Also, General Plan Table 2-6 (General Plan/Zoning Compatibility Matrix) shows the R-6 District to be consistent with the SH land use designation.

Existing Entitlements and Development

On April 12, 2004, the City Council adopted Resolution 27-04, which included approval of Tentative Map 8737, a Rezone from A-3 to R-6 District, Design Review of the homes and other associated improvements, a Land Use Permit for a 12 foot high wall, a Tree Permit for

Proposed Design Review Plans

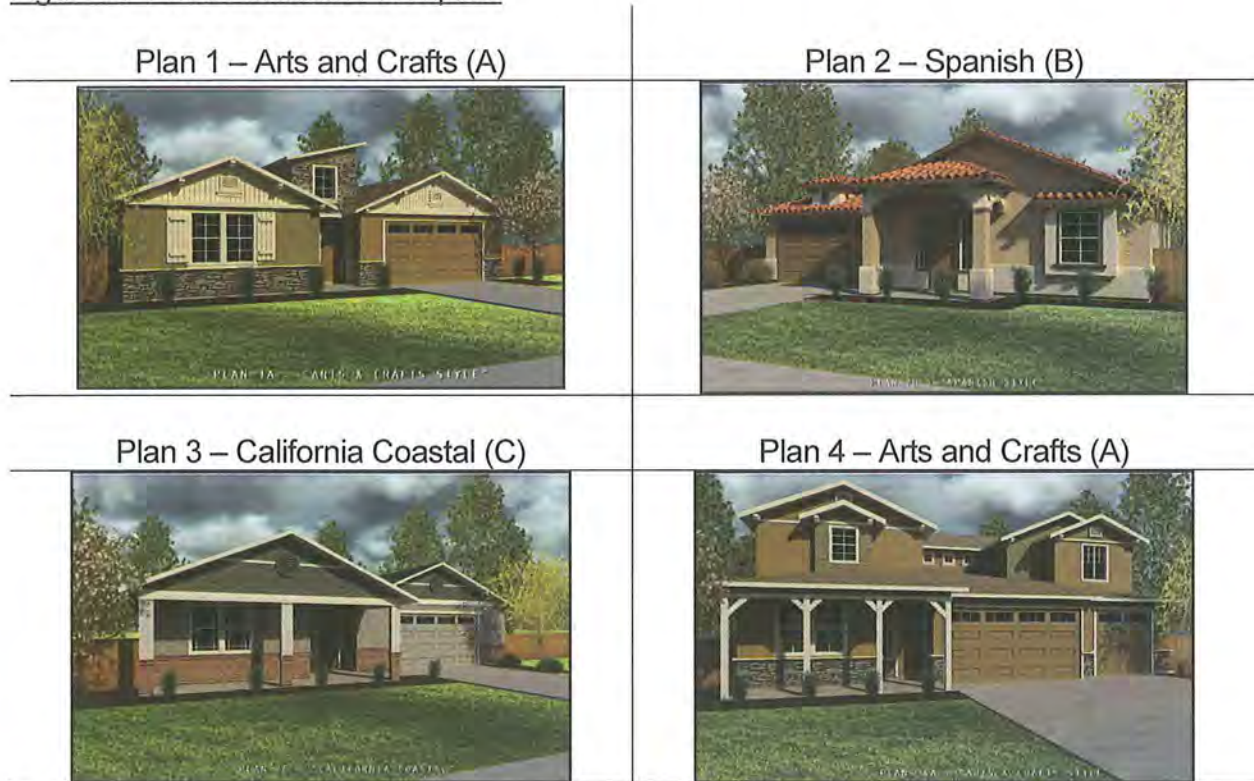
The Applicant has proposed four different floor plans, each with the same three elevations, named Arts and Crafts (Elevation A), Spanish (Elevation B) and California Coastal (Elevation C). Plans 1, 2 and 3 are all one story homes with 1,929 sf, 2,075 sf, and 2,126 sf. of living space, respectively. Plan 4 is a two story home with 2,640 sf. of living space. All four plans offer two-car garages and three bedrooms. The applicant has provided an estimated base sale price (as of March 25, 2014) for each plan as shown in Table 1.

Table 1. Estimate Base Price of Each Plan

Plan 1	Plan 2	Plan 3	Plan 4
\$360,000	\$375,000	\$383,000	\$405,000

Please refer to the Applicant’s plans for color elevations, line drawings, and the color and material matrix. The following renderings (Figure 2) are an artist’s renditions of each of the floor plans. It should be noted the point of view and low angle of the renderings results in some hidden roof lines that are visible in the color elevations and line drawings.

Figure 2. Front Elevation Examples:



Other plans submitted by the applicant not related to house design include: conceptual front yard, right-of-way, and common area landscaping; street tree selections; and neighborhood plot plan map.

Environmental Review

Approval of this design review approval would not constitute changes to the physical impacts associated with the originally approved vesting tentative map and design review, and would fall within the scope of the Subdivision 8737 Mitigated Negative Declaration ("MND") adopted by the City Council on April 12, 2004 as part of Resolution No. 27-04.

Analysis

The project plans were analyzed for consistency with the adopted [City of Oakley Residential Guidelines](#) ("Guidelines") and applicable R-6 District regulations. Since the vesting tentative map and the first phase of development and design review were previously analyzed and approved, Staff has focused this analysis on residential siting and lot design of the remaining lots, and architectural character and details of each house, as well as one requested modification from the previous approval.

Residential Siting and Lot Design

Overall, the applicant has taken into account many of the residential guidelines when plotting the homes and varying setbacks, resulting in a diverse and interesting streetscape. The applicant has plotted the homes to provide adequate front yard setback variations. This variation in front yard setbacks will avoid long, straight "walls" of buildings along the street frontages. The additional variation of porch element setbacks will create visual interest within the front yard setback.

Building mass is an element of lot siting and design. The covered porches, projecting architectural elements, and different rooflines amongst floor plans will all add to the diversity of the house styles. To further reduce clutter, enhance visibility, and allow for wrap around landscaping on corner yards at street intersections, corner lot driveways are located on the interior side of the lots. Consistent with the guidelines, at least 20% of the lots and 50% of the corner lots are plotted with one-story homes, which reduces the overall streetscape mass.

Architectural Character

The architectural character and design of the homes provide for a mix of styles and materials. Depending on the architectural style, a variety of colors and materials are used to enhance porches, window treatments, wainscots, and gables. Each elevation type for each floor plan includes three color schemes, which are repeated throughout each option; tan, green and gray. When factoring that there are four floor plans, each with three elevations

that offer three color schemes, there will be a total of 27 different combinations of house/elevation/color schemes.

Street Trees

The street tree plan meets the intent of the guidelines by proposing tree species included in the residential guidelines' "Street Tree List." Pursuant to Condition 31 of Resolution 27-04, all interior lots shall have a minimum of two different street trees, and corner lots shall have a minimum of four. The applicant's street tree plan shows several lots with only one street tree. The street tree plan includes tree location setbacks for street light, curb return and utility lateral connections, and no trees are located within any of these areas. A condition has been added that the applicant work with Staff to find feasible setbacks combined with root barriers, or other mitigation to prevent damage from tree roots, so as to still provide at least two street trees per interior lot and four street trees per corner lot. The condition includes an exception only upon Staff review and approval and only if the tree is planted as close to the subject property as possible. This may result in some interior lots having more than two street trees.

Requested Modifications to Existing Conditions of the Project

The applicant is requesting a modification to the requirement to plant two 15-gallon trees in the backyards of two lots that are adjacent to the creek, so that an in-lieu fee could be paid rather than planting of the trees. The original requirement stems from Condition 18 of Resolution No. 27-04, which requires mitigation for the removal of 62 inches (as measured at diameter) of protected trees. That condition allows for either an in-lieu fee payment of \$75/inch, planting of one 15-gallon tree per inch, or increasing approved 15-gallon ornamental trees to 24-inch box size trees. As mentioned above in this Staff Report, the ratifications approved on January 23, 2006 required the developer to plant two trees in place of in-lieu mitigation.

Staff supports the change back to allowing in-lieu fee payment or other tree planting options for the following reasons:

1. Trees planted as replacement for protected trees become protected themselves;
2. Enforcing the long term viability of a protected tree in a rear yard of a single family residence is not feasible for such a small tree;
3. There is a high probability new home owners will want creative allowance when designing their backyards; and
4. Most landscaped backyards will also include new trees of a similar size to what the ratification would require (15 gallon).

A condition reverting back to Condition 18 of Resolution No. 27-04 is included in the attached resolution.

Compliance with Existing Conditions of Approval

The proposed resolution includes a condition that requires this design review to comply with Conditions of Approval from Resolution No. 27-04, as applicable, and where a discrepancy take place, that the proposed resolution's conditions takes precedence.

Findings

Draft findings are included in the attached resolution.

Recommendation

Staff recommends the City Council adopt the resolution approving DR 04-14, as conditioned.

Attachments

1. Vicinity Map
2. Public Hearing Notice
3. Applicant's Plans
4. Ratification Staff Report approved January 23, 2006 and titled "Work Session Regarding Hawkeye's Developments Approved Vesting Tentative Map 8737," includes Resolution No. 27-04 adopted April 12, 2004, and other attachments
5. Draft Resolution

Vicinity Map

The Reserve at Oakley Design Review (DR 04-14)





City of Oakley
3231 Main Street
Oakley, CA 94561
www.oakleyinfo.com

NOTICE OF PUBLIC HEARING

Notice is hereby given that on June 10, 2014 at 6:30 p.m., or as soon thereafter as the matter may be heard, the City Council of the City of Oakley will hold a Public Hearing at the Council Chambers located at 3231 Main Street, Oakley, CA 94561 for the purposes of considering an application for design review approval.

Project Name: The Reserve at Oakley Design Review (DR 04-14).

Project Location: The project is located along Teton Road, east of Marsh Creek and west of Sellers Ave.; APN: 033-150-017 (see enclosed vicinity map).

Applicant: Tom Whalen of Blue Mountain Homes, LLC. 707 Aldridge Rd. Ste. B, Vacaville, CA 95688.

Request: This is a public hearing on a request for design review approval of 109 single family residential lots located within Vesting Tentative Map 8737 (proposed Final Map 8994. The plans include house floor plans, architectural elevations, color and material palettes, conceptual front yard, right-of-way and common area landscaping, street tree selections, and partial neighborhood plot plan map. The site is zoned R-6 District.

The Staff Report and its attachments will be available for public review, on or after June 5, 2014 at City Hall, 3231 Main Street, Oakley, CA 94561 or on the City's website www.oakleyinfo.com.

Interested persons are invited to submit written comments prior to and may testify at the public hearing. **Written comments may be submitted to Ken Strelo, Senior Planner at the City of Oakley, 3231 Main Street, Oakley, CA 94561 or by email to strelo@ci.oakley.ca.us.**

NOTICE IS ALSO GIVEN pursuant to Government Code Section 65009(b) that, if this matter is subsequently challenged in Court by you or others, you may be limited to raising only those issues you or someone else has raised at a Public Hearing described in this notice or in written correspondence delivered to the City of Oakley City Council Secretary at, or prior to, the Public Hearing.

SHEET INDEX

PLAN I

- A-0 COVER SHEET
- A1-1 PROPOSED FLOOR PLAN
- A2-2 "A" ELEVATIONS
- A2-3 "A" COLOR MATRIX
- A2-4 "B" ELEVATIONS
- A2-5 "B" COLOR MATRIX
- A2-6 "C" ELEVATIONS
- A2-7 "C" COLOR MATRIX
- AS-1 SITE PLAN
- AS-2 PHASE 1 SITE PLAN
- AS-3 PHASE 2 SITE PLAN
- L1.1 STREET TREE & FENCING PLAN
- L1.2 STREET TREE & FENCING PLAN
- L2 PLANTING PLAN (MID-BLOCK)

CITY OF OAKLEY
Planning Department

MAY 28 2014

RECEIVED

Blue Mountain

100 ALDRIDGE ROAD SUITE B
VACAVILLE, CA 95688
PHONE: (707) 451-8111

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THE RESERVE
OAKLEY, CA
PLAN 1

REVISONS	DESCRIPTION	DATE	NAME

DESIGNER:
WT/MC
REVIEWED BY:
WT
APPROVED BY:

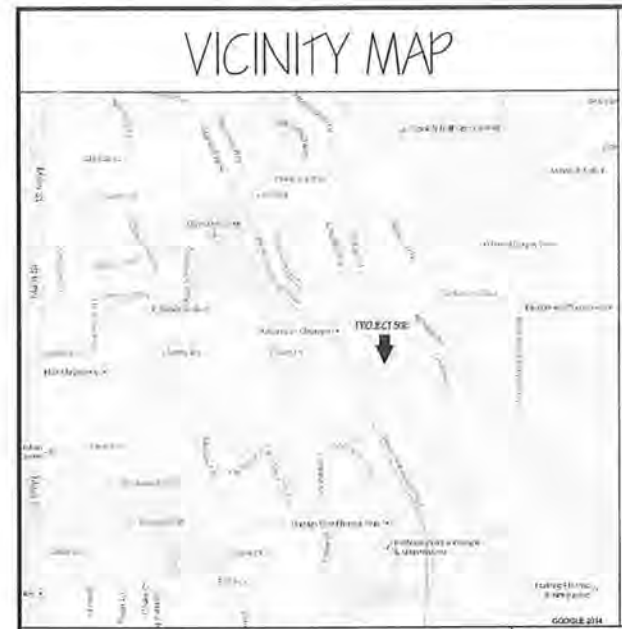
PROJECT #:
S2014001

COVER SHEET

 SHEET:
A-0

PRELIMINARY SET (2) NOT FOR CONSTRUCTION

5/7/2014



THE RESERVE

SINGLE FAMILY HOME

IN

OAKLEY, CA

CONSULTANTS

Structural Engineers

Waleed Mar & Associates
1020 15th Street Suite 10 Modesto, CA 95354
Phone: (209) 521-8786 Fax: (209) 521-3979

Fire Sprinkler

Thorpe Design, Inc.
P.O. Box 1149 Brentwood, CA 94513
Phone: (925) 634-5758 Fax: (925) 634-5975

MEP

Blue Mountain Air Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

PROJECT INFORMATION

SCOPE OF WORK: NEW CONSTRUCTION
BUILDING OCCUPANCY GROUP: R6
TYPE OF CONSTRUCTION: TYPE VB
JOB LOCATION: C/O LAUREL ROAD AND TETON ROAD IN OAKLEY, CA

Developer's Information

Blue Mountain Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

Owner's Information

Blue Mountain Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

DEVELOPED FOR

Blue Mountain Inc.

707 Aldridge Road Suite B, Vacaville, CA 95688
Phone: (707) 451-8111

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY BLUE MOUNTAIN INC., BLUE MOUNTAIN INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THE DRAWINGS.

ABBREVIATIONS

A/C	AIR CONDITIONING	D.F	DOUGLAS FIR	H.B	HOSE BIB	N.T.S	NOT TO SCALE	SPEC	SPECIFICATION
ABV.	ABOVE	DIA	DIAMETER	H.C	HOLLOW CORE	O.V	OVER	SQ	SQUARE
ADJ.	ADJUSTABLE	DIAG	DIAGONAL	HDR	HEADER	OBS	OBSCURE	SQ FT	SQUARE FOOT
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	HGT	HEIGHT	O.C	ON CENTER	STD	STANDARD
AL	ALUMINUM	DN	DOWN	HOR	HORIZONTAL	O.D	OUTSIDE DIAMETER	STL	STEEL
ALT	ALTERNATE	DR	DOOR	HR	HOUR	OFF	OFFICE	STOR	STORAGE
A.N.S.I	AMERICAN NATIONAL STANDARDS INSTITUTE	D.S	DOWNSPOUT	H.S	HARD SURFACE	OPNG	OPENING	STRUCT	STRUCTURAL
ARCH	ARCHITECT/ARCHED	D.W	DISHWASHER	HVAC	HEATING VENTILATION & AIR CONDITIONING	OPP	OPPOSITE	SW	SWITCH
AUTO	AUTOMATIC	DWG	DRAWING	H.W	HOT WATER	OPT	OPTIONAL	T&G	TONGUE & GROOVE
AW	AWNING	EA	EACH	I.B.C	INTERNATIONAL BUILDING CODE	O.S	OCCUPANCY SENSOR	T	TILE/TREAD
BA	BATH	E.J	EXPANSION JOINT	I.C.C	INTERNATIONAL CODE COUNCIL	O.S.A	OUTSIDE AIR	T.B	TOWEL BAR
B.O	BOTTOM OF	E.LC	ELECTRIC	I.D	INSIDE DIAMETER	P	PANTRY/POLE	TEL	TELEPHONE
BD	BOARD	ELEV	ELEVATION	IN	INCH	P.B	PUSH BUTTON	TEMP	TEMPERED
BLDG	BUILDING	ENCL	ENCLOSURE	INS	INSULATION	PED	PEDESTAL	THK	THICK
BLK	BLOCK	EQ	EQUAL	INT	INTERIOR	PEND	PENDANT	T.O	TOP OF
BM	BEAM	EQU	EQUIPMENT	INT	INTERIOR	PERIM	PERIMETER	T.O.C	TOP OF CONCRETE/TOP OF CURB
C	CARPET	EX	EXIST	I.R.C	INTERNATIONAL RESIDENTIAL CODE	PERP	PERPENDICULAR	T.O.M	TOP OF MASONRY
CAB	CABINET	EXST	EXISTING	J	JUNCTION BOX	PH	PHONE	T.O.P	TOP OF PLATE
C.B.C	CALIFORNIA BUILDING CODE	EXP	EXPOSED	JST	JOIST	PLAM	PLASTIC LAMINATE	T.O.S	TOP OF SLAB
C.E.C	CALIFORNIA ELECTRICAL CODE	EXT	EXTERIOR	JT	JOINT	PLUMB	PLUMBING	T.O.W	TOP OF WALL
CEM	CEMENT	F	FAHRENHEIT/FLOOR/FINISH	JT	JOINT	PLYWD	PLYWOOD	T.P	TOILET PAPER HOLDER
CER	CERAMIC	F.A.U	FORCED AIR UNIT	KIT	KITCHEN	PAR	PAIR	T.R	TOWEL RING
C.F.C	CALIFORNIA FIRE CODE	F.F	FINISH FLOOR	L	LENGTH/LONG	PT	POST TENSIONED (SLAB)	TR	TRANSOM
C.H.G	CHANGE	F.G	FINISH GRADE/FUEL GAS	LAV	LAVATORY	P.T	PRESSURE TREATED	TRANS	TRANSFORMER
C.I	CONTROL JOINT	FGL	FIBERGLASS	M.S.P	MOTION SENSOR & INTEGRAL PHOTOSENSOR	P.WDR	POWDER	T.SHTG	TOP OF SHEATHING
CL	CENTER LINE	FX	FIXTURE	H	H	R	RISER	TYP	TYPICAL
CLG	CEILING	FLASH	FLASHING	M.C	MEDICINE CABINET	RAD	RADIUS	U.B.C	UNIFORM BUILDING CODE
CLR	CLEAR	FND	FOUNDATION	MAS	MASONRY	R.D	ROOF DRAIN	U.L	UNDERWRITERS LABORATORY
CM	CASEMENT	F.O.C	FACE OF CONCRETE	MAT	MATERIAL	RO	ROUND	U.M.C	UNIFORM MECHANICAL CODE
C.M.C	CALIFORNIA MECHANICAL CODE	F.O.F	FACE OF FINISH	RECPT	RECEPTACLE	REF	REFRIGERATOR/REFERENCE	U.N.O	UNLESS NOTED OTHERWISE
C.O	CASED OPENING	F.O.M	FACE OF MASONRY	MECH	MECHANICAL	REG	REGISTER	U.P.C	UNIFORM PLUMBING CODE
COL	COLUMN	F.O.S	FACE OF STUD	MEMB	MEMBRANE	REINF	REINFORCEMENT	V	VENT
COMP	COMPOSITION/COMPACTOR	FP	FIRE PLACE	MFR	MANUFACTURER	REQ	REQUIRED	VENT	VENTILATION
CONC	CONCRETE	FR	FRENCH	MIN	MINIMUM	R.O	ROUGH OPENING	VERT	VERTICAL
COND	CONDITION/CONDENSER	FT	FOOT OR FEET	MIR	MIRROR	R.O	ROUGH OPENING	VEST	VESTIBULE
CONST	CONSTRUCTION	FTG	FOOTING	MISC	MISCELLANEOUS	RM	ROOM	V.C.L	VOLUME
COHT	CONTINUOUS	FX	FIXED	MTO	MOUNTED	SA	SMOKE ALARM	V.R	VAPOR RESISTANT
C.P.C	CALIFORNIA PLUMBING CODE	G	GALVANIZED	MT	METAL THRESHOLD	S.C	SOLID CORE	V.T.R	VENT THROUGH ROOF
C.R.C	CALIFORNIA RESIDENTIAL CODE	GA	Gauge	MTL	METAL	S.D	SOAP DISH	W	WITH
C.R	CURTAIN ROD	GAR	GARAGE	HA	NOT APPLICABLE	S.H	SINGLE HUNG/SHELF	WH	WATER HEATER
CTR	CENTER	G.D	GARAGE DISPOSAL	NAT	NATURAL	SOV	SHUT-OFF-VALVE	W	WEST/WID/WIDTH/WASHER
C.W	COLD WATER	GFI	GROUND FAULT INTERRUPTER	N.A.A.M.M	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS	S.T.C	SOUND TRANSMISSION COEFFICIENT	WAT	WATT
D	DRYER/DIMMER/DEPTH	GL	GALVANIZED IRON GLASS	N.E.C	NATIONAL ELECTRIC CODE	SERV	SERVICE	WD	WOOD
DBL	DOUBLE	G.L.B	GLU-LAM BEAM	N.F.P.A	NATIONAL FIRE PROTECTION ASSOCIATION	S.F	SQUARE FEET	W.I.C	WROUGHT IRON
		GND	GROUND	N.I.C	NOT IN CONTRACT	SHT	SHEET	W.P.F	WATERPROOF
		GR	GRADE	NO	NUMBER	SHTG	SHEATHING	W.R	WATER RESISTANT
		G.V.P. BD	GYP/SUM BOARD			SHR	SHOWER	WT	WEIGHT
		H	HIGH			SL	SLIDER/SLOPE		

Area Calculations

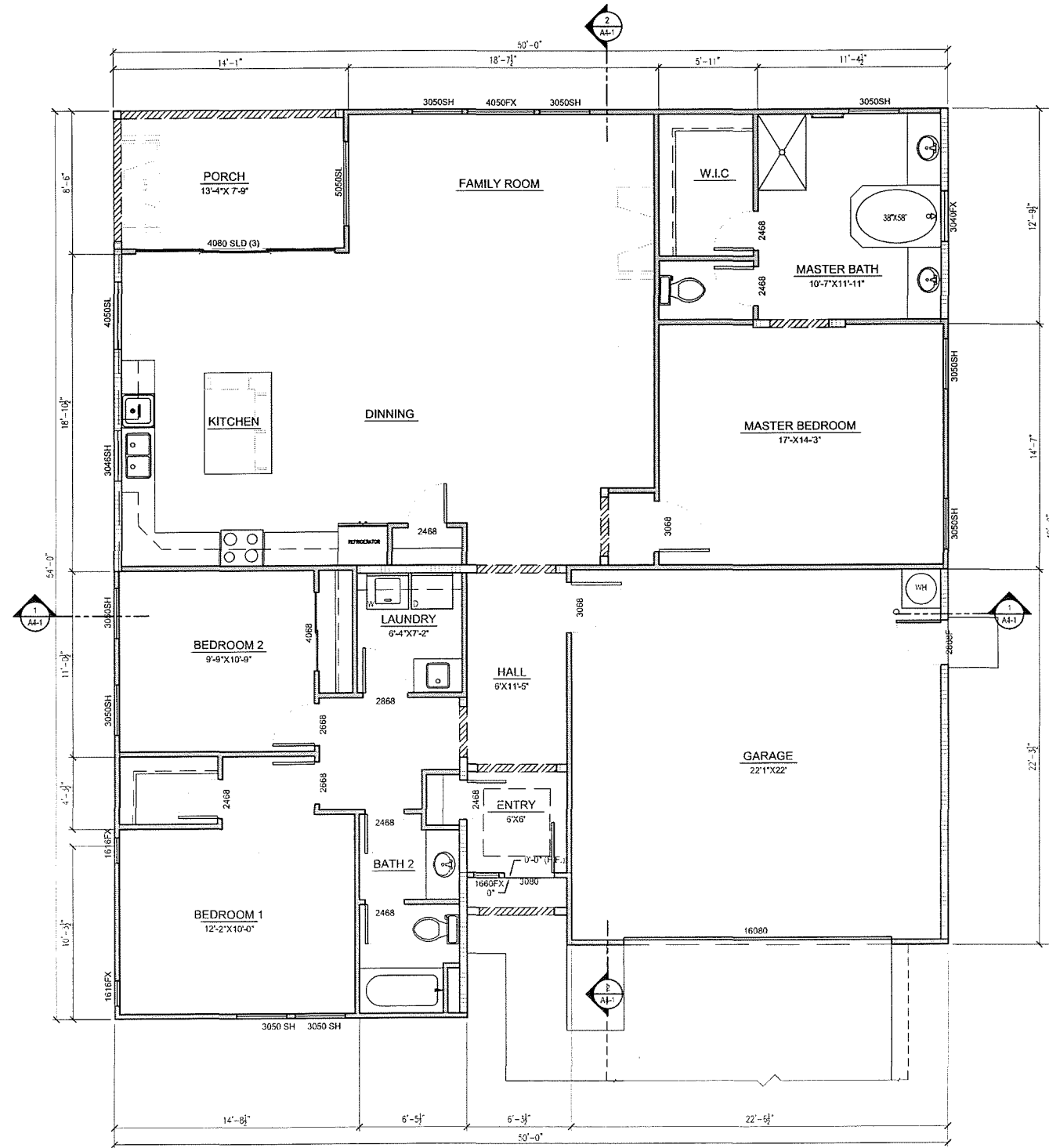
FLOOR PLAN AREA	PLAN 1 ELEV. "A"	PLAN 1 ELEV. "B"	PLAN 1 ELEV. "C"
TOTAL LIVING AREA (SQ. FT.)	1934	1934	1934
GARAGE (SQ. FT.)	503	503	503
TOTAL PORCH (SQ. FT.)	126	126	126
PAD AREA (SQ. FT.)	2563	2563	2563

NOTE: TOTAL COVERAGE/BUILDING AREA MAY VARY DUE TO METHOD OF CALCULATION

U.P.C	UNIFORM PLUMBING CODE	W	WATER
V	VENT	W.I.C	WROUGHT IRON
VENT	VENTILATION	W.P.F	WATERPROOF
VERT	VERTICAL	W.R	WATER RESISTANT
VEST	VESTIBULE	WT	WEIGHT
VEST	VESTIBULE		
V.L	VOLUME		
V.R	VAPOR RESISTANT		
V.T.R	VENT THROUGH ROOF		
W	WITH		
WH	WATER HEATER		
W	WEST/WID/WIDTH/WASHER		
WAT	WATT		
WD	WOOD		
W.I.C	WROUGHT IRON		
W.P.F	WATERPROOF		
W.R	WATER RESISTANT		
WT	WEIGHT		

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 EXPRESSLY DISCLAIMS ITS
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 LAW COPYRIGHT, AND OTHER
 SPECIFICATIONS, IDEAS, DESIGNS,
 AND ARRANGEMENTS REPRESENTED
 THEREBY ARE AND SHALL REMAIN
 THE PROPERTY OF BLUE MOUNTAIN.

THE RESERVE
 OAKLEY, CA
 PLAN 1



PROPOSED FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FLOOR PLAN AREA	PLAN 1	
LIVING AREA	1934	
GARAGE	503	
FRONT PORCH	126	
TOTAL COVERAGE	2563	

LEGEND

2X4 STUD WALL	SOFFIT LIMITS	T - TILE FLOOR
2X6 STUD WALL	SHELF ABOVE	W - WOOD FLOOR
HALF WALL		C - CARPET FLOOR
		V - VINYL FLOOR

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
W/T/M/C
 REVIEWED BY:
WT
 APPROVED BY:

 PROJECT #:
S2014001

FLOOR PLAN

SHEET:
A1-1

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/5/2014



Blue Mountain

707 ALDRIDGE ROAD, SUITE B
YACOVILLE, CA 95968
PHONE: 707-451-8111

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DESIGNS AND ARRANGEMENTS
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SHALL REMAIN THE PROPERTY OF
BLUE MOUNTAIN.

THE RESERVE OAKLEY, CA PLAN 1

#	DATE	REVISIONS DESCRIPTION	NAME

DESIGNER:
MCAWT
REVIEWED BY:
WT
APPROVED BY:

PROJECT #:
S2014001

"A" COLOR
ELEVATIONS

SHEET:
A2-2

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



① Front - Color
1/4" = 1'-0"



② Right - Color
1/4" = 1'-0"



③ Rear - Color
1/4" = 1'-0"



④ Left - Color
1/4" = 1'-0"

ARTS & CRAFTS STYLE

MATERIALS AND COLORS

VERTICAL SIDING

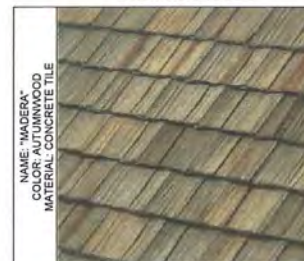
MANUFACTURER: JAMES HARDIE



"HARDIPANEL CEDARMILL VERTICAL SIDING"
COLOR: C-02
MATERIAL: FIBER CEMENT

ROOFING

MANUFACTURER: BORAL



NAME: "MADERA"
COLOR: "MADERA"
MATERIAL: CONCRETE TILE

STONE VENEER

MANUFACTURER: BORAL



"SOUTHERN LEDGESTONE"
COLOR: BUCKS COUNTY
MATERIAL: CEMENT/SAND/AGGREGATE

COLORS

MANUFACTURER: KELLY MOORE

C-01	BODY	High Copper KM462
C-02	TRIM	Vintage Lace KM4653
C-03	ACCENT	Autumn Wood KM4621

SHEET:
A2-2



Blue Mountain

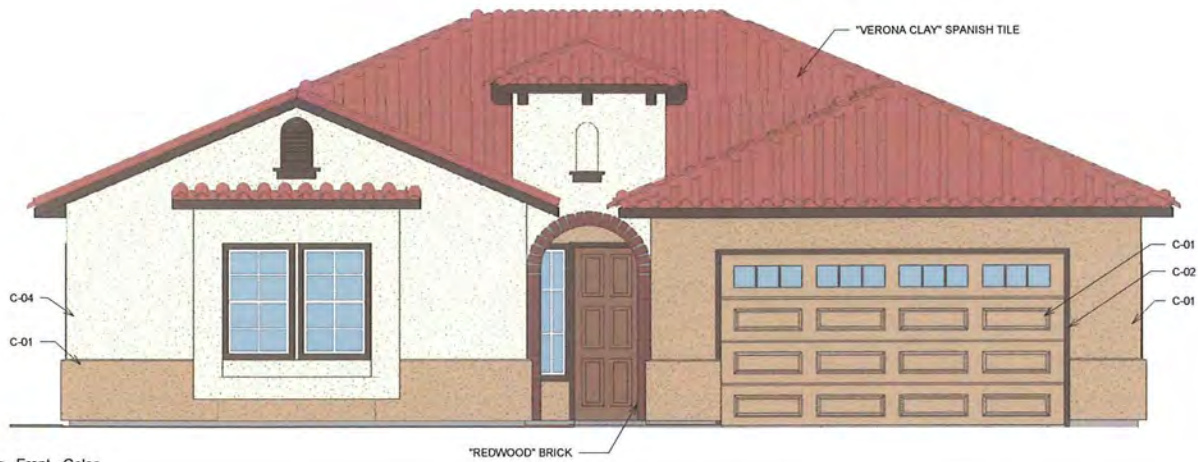
707 ALDRIDGE ROAD, SUITE B
YACOVILLE, CA 95958
PHONE 707-451-6111

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SHALL REMAIN THE PROPERTY OF
BLUE MOUNTAIN.

THE RESERVE
OAKLEY, CA
PLAN 1

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



① Front - Color
1/4" = 1'-0"



② Right - Color
1/4" = 1'-0"



③ Rear - Color
1/4" = 1'-0"



④ Left - Color
1/4" = 1'-0"

SPANISH STYLE

MATERIALS AND COLORS

BRICK

MANUFACTURER: HC MUDDOX



NAME: "MODULAR THIN BRICK"
COLOR: REDWOOD
MATERIAL: CONCRETE

ROOFING

MANUFACTURER: BORAL



NAME: "BARCELONA 900"
COLOR: REDWOOD
MATERIAL: CONCRETE

COLORS

MANUFACTURER: KELLY MOORE

	BODY
C-01	Woolly Mammoth KJM607
C-02	TRIM
C-03	FRONT DOOR Wren Cave KJM726
C-04	ACCENT Antique White 49

REVISIONS	DESCRIPTION	DATE	NAME
#			

DESIGNER:
MCAVT
REVIEWED BY:
WT
APPROVED BY:
PROJECT #:
S2014001

"B" COLOR
ELEVATIONS

9/11/14
A2-4



1 Front - Color
1/4" = 1'-0"



2 Right - Color
1/4" = 1'-0"



3 Rear - Color
1/4" = 1'-0"



4 Left - Color
1/4" = 1'-0"

CALIFORNIA COASTAL STYLE

MATERIALS AND COLORS

SHINGLE SIDING

MANUFACTURER: JAMES HARDIE



"HARDIE SHINGLE STAGGERED EDGE"
COLOR: C-03
MATERIAL: FIBER CEMENT

METAL ROOF

MANUFACTURER: FABRAL



"GRANDRIB 3"
COLOR: ANTIQUE BRONZE
MATERIAL: 29 GA. STEEL

SLATE ROOF

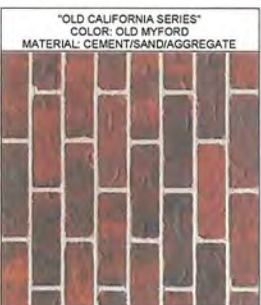
MANUFACTURER: BORNAL



NAME: "SAXONY 900 SLATE"
COLOR: CHARCOAL
MATERIAL: CONCRETE

BRICK VENEER

MANUFACTURER: MC NEAR



"OLD CALIFORNIA SERIES"
COLOR: OLD MYFORD
MATERIAL: CEMENT/SAND/AGGREGATE

COLORS

MANUFACTURER: KELLY MOORE

C-03	C-02	C-01	
Cloud White KAWA57	Black Ink KAWA90	Flintum Quartz KAWA910	BODY
		TRIM	ACCENT

THE RESERVE

OAKLEY, CA
PLAN 1

BLUE MOUNTAIN
COMMUNITIES
2014 AUGUST 14
3700 ALPINE DRIVE, SUITE 8
FREMONT, CA 94538
PHONE: 707.451.8111



REVISIONS		
DATE	DESCRIPTION	NAME

5/7/2014 PRELIMINARY SET 2 NOT FOR CONSTRUCTION

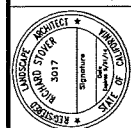
"C" COLOR ELEVATIONS

A2-6 SHEET

DESIGNER: MCMVT
REVIEWED BY: WF
APPROVED BY: [Signature]
PROJECT #: 52014001

NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.937.2583

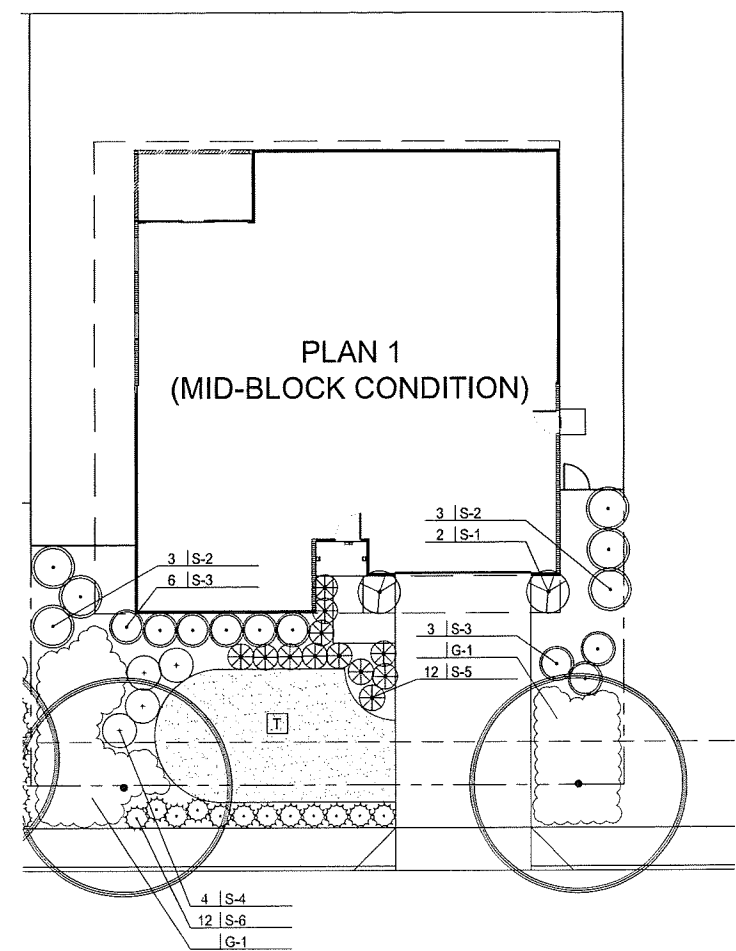


THE RESERVE AT OAKLEY
 SUBDIVISION 8994
 OAKLEY, CALIFORNIA

PLAN 1 TYPICAL
 FRONT YARD
 PLANTING PLAN

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.:
DATE 04-30-14	
SCALE NOTED	

SHEET
 L-2
 OF SHEETS



PLANT MATERIALS LIST:

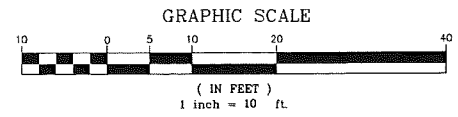
SUN-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
	A - ALYOGYNE HUEGELII	(BLUE HIBISCUS STANDARD)	
	B - ROSA 'MR LINCOLN'	(TREE ROSE STANDARD)	
	C - LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	(TEA TREE STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
	A - HETEROMELES ARBUTIFOLIA	(TOYON)	
	B - ELAEAGNUS PUNGENS 'VARIEGATA'	(SILVERBERRY)	
	C - DODONAEA VISCOSA 'PURPUREA'	(HOPSEED BUSH)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
	A - RHAPHIOLEPIS INDICA 'CLARA'	(INDIAN HAWTHORN)	
	B - BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
	C - TEUCRIUM FRUTICANS 'COMPACTUM'	(BUSH GERMANDER)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
	A - COLEONEMA PULCHRUM 'SUNSET GOLD'	(BREATH OF HEAVEN)	
	B - CISTUS 'SNOW FIRE'	(ROCKROSE)	
	C - ROSA 'CARPET PINK'	(PINK CARPET ROSE)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
	A - AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
	B - LAVANDULA INTERMEDIA 'GROSSO'	(HEDGE LAVENDER)	
	C - HEMEROCALLIS HYBRID	(YELLOW EVERGREEN DAYLILY)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
	A - STIPA TENUISSIMA	(MEXICAN FEATHER GRASS)	
	B - CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
	C - PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
	A - ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
	B - COPROSMA 'VISTA VERDE'	(COPROSMA)	
	C - ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

SHADE-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
	A - CAMELLIA SASANQUA	(CAMELLIA STANDARD)	
	B - ABUTILON 'CASCADE DAWN'	(FLOWERING MAPLE STANDARD)	
	C - POLYGALA DALMAISIANA	(SWEET PEA SHRUB STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
	A - COCCULUS LAURIFOLIUS	(COCCULUS)	
	B - EUONYMUS JAPONICUS	(EVERGREEN EUONYMUS)	
	C - VIBURNUM TINUS 'SPRING BOUQUET'	(LAURUSTINUS)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
	A - VIBURNUM DAVIDII	(VIBURNUM)	
	B - TERNSTROEMIA GYMNANTHERA	(TERNSTROEMIA)	
	C - BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
	A - PITTOSPORUM TOB. 'TURNER'S VARIEGATED DWARF'	(DWARF VARIEGATED TOBIRA)	
	B - ABELIA GRANDIFLORA 'KALEIDOSCOPE'	(GLOSSY ABELIA)	
	C - LOROPETALUM CHINENSE 'PURPLE PIXIE'	(PROSTRATE LOROPETALUM)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
	A - AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
	B - LIROPE MUSCARI 'MAJESTIC'	(LILY TURF)	
	C - NANDINA 'FIRE POWER'	(DWARF HEAVENLY BAMBOO)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
	A - DIETES IRIDIROIDES	(FORTNIGHT LILY)	
	B - CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
	C - PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
	A - ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
	B - COPROSMA 'VISTA VERDE'	(COPROSMA)	
	C - ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

PLANT PALETTE NOTE:
 REFER TO STREET TREE AND FENCING PLAN FOR DESIGNATION OF THE 'SUN' AND 'SHADE' PALETTES FOR EACH LOT. BASED ON THE SOLAR ORIENTATION, EACH LOT SHALL HAVE ITS OWN REFERENCED PLANT SPECIES SELECTED FROM THE ATTACHED PALETTES (i.e. LOT 2 - SUN/B) WITH NO TWO ADJACENT LOTS HAVING THE SAME PALETTE.



REFER TO SHEET L-3 FOR NOTES AND DETAILS

VICINITY MAP



THE RESERVE
SINGLE FAMILY HOME
IN
OAKLEY, CA

SHEET INDEX

PLAN 2

- A-0 COVER SHEET
- A1-1 PROPOSED FLOOR PLAN
- A2-2 "A" ELEVATIONS
- A2-3 "A" COLOR MATRIX
- A2-4 "B" ELEVATIONS
- A2-5 "B" COLOR MATRIX
- A2-6 "C" ELEVATIONS
- A2-7 "C" COLOR MATRIX
- A9-1 SITE PLAN
- AS-2 PHASE 1 SITE PLAN
- AS-3 PHASE 2 SITE PLAN
- L1.1 STREET TREE & FENCING PLAN
- L1.2 STREET TREE & FENCING PLAN
- L2 PLANTING PLAN (MID-BLOCK)



BLUE MOUNTAIN ARCHITECTURE
EXTERIOR DESIGNER
STATUTORY COPY FEE: COMMON
LAW CONTRACT AND OTHER
SPECIFICATIONS, CEAS, DESIGN,
AND ARCHITECTURE FEE: \$10,000
THEREOF ARE AND SHALL REMAIN
THE PROPERTY OF BLUE MOUNTAIN

CITY OF OAKLEY
Planning Department
MAY 28 2014
RECEIVED

THE RESEERVE
OAKLEY, CA
PLAN 2

CONSULTANTS

Structural Engineers

Waleed Mari & Associates
1020 15th Street Suite 10 Modesto, CA 95354
Phone: (209) 521-8786 Fax: (209) 521-3979

Fire Sprinkler

Thorpe Design, Inc.
P.O. Box 1149 Brentwood, CA 94513
Phone: (925) 634-5758 Fax: (925) 634-5975

MEP

Blue Mountain Air Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

PROJECT INFORMATION

SCOPE OF WORK: NEW CONSTRUCTION
BUILDING OCCUPANCY GROUP: R6
TYPE OF CONSTRUCTION: TYPE VB
JOB LOCATION: C/O LAUREL ROAD AND TETON ROAD IN OAKLEY, CA

Designer's Information

Blue Mountain Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

Owner's Information

Blue Mountain Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

DEVELOPED FOR
Blue Mountain Inc.
707 Aldridge Road Suite B, Vacaville, CA 95688
Phone: (707) 451-8111

CODE COMPLIANCE

- 2013 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2013 CBC (CALIFORNIA BUILDING CODE)
- 2013 CPC (CALIFORNIA PLUMBING CODE)
- 2013 CMC (CALIFORNIA MECHANICAL CODE)
- 2013 CEC (CALIFORNIA ELECTRICAL CODE)
- 2013 CFC (CALIFORNIA FIRE CODE)
- *2010 BUILDING EFFICIENCY STANDARDS

*2013 BUILDING EFFICIENCY STANDARDS EFFECTIVE 7.1.2013, PER CALIFORNIA ENERGY COMMISSION

ALL CONSULTANT DRAWINGS ACCOMPANYING THESE ARCHITECTURAL DRAWINGS HAVE NOT BEEN PREPARED BY BLUE MOUNTAIN INC. BLUE MOUNTAIN INC. THEREFORE ASSUMES NO LIABILITY FOR THE COMPLETENESS OR CORRECTNESS OF THE DRAWINGS.

ABBREVIATIONS

AVC	AIR CONDITIONING	D.F	DOUGLAS FIR	H.B	HOSE BIB	N.T.S	NOT TO SCALE	SPEC	SPECIFICATION
ABV	ABOVE	DIA	DIAMETER	H.C	HOLLOW CORE	O	OVER	SQ	SQUARE
ADJ	ADJUSTABLE	DIAG	DIMENSIONAL	HDL	HEADER	OBS	OBSCURE	SQ FT	SQUARE FOOT
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	HGT	HEIGHT	O.C	ON CENTER	STD	STANDARD
AL	ALUMINUM	DN	DOWN	HOR	HORIZONTAL	O.D	OUTSIDE DIAMETER	STL	STEEL
ALT	ALTERNATE	DR	DOOR	HR	HOUR	OFF	OFFICE	STOR	STORAGE
A.N.S.I	AMERICAN NATIONAL STANDARDS INSTITUTE	D.S	DOWNSPOUT	H.S	HARD SURFACE	OPNG	OPENING	STRUCT	STRUCTURAL
ARCH	ARCHITECT	D.TL	DETAIL	HVAC	HEATING VENTILATION & AIR CONDITIONING	OPP	OPPOSITE	SW	SWITCH
AUTO	AUTOMATIC	D.WG	DRAWING	HT	HEIGHT	OPT	OPTIONAL	T&G	TONGUE & GROOVE
AW	AWNING	EA	EACH	H.W	HOT WATER	O.S.A	OUTSIDE AIR	T	TILE/TREAD
BA	BATH	E.J	EXPANSION JOINT	I.B.C	INTERNATIONAL BUILDING CODE	P	PANTRY/POLE	T.B	TOWEL BAR
B.O	BOTTOM OF	ELEC	ELECTRIC	I.C.C	INTERNATIONAL CODE COUNCIL	P.B	PUSH BUTTON	TEL	TELEPHONE
BD	BOARD	ELEV	ELEVATION	ID	INSIDE DIAMETER	PE	PEDESTAL	THK	THICK
BLDG	BUILDING	ENCL	ENCLOSURE	IN	INCH	PEHD	PENDANT	T.O	TOP OF
BLK	BLOCK	EQ	EQUAL	INS	INSULATION	PERIM	PERIMETER	T.O.C	TOP OF CONCRETE/TOP OF CURB
BM	BEAM	EQUIP	EQUIPMENT	INT	INTERIOR	PERP	PERPENDICULAR	T.O.M	TOP OF MASONRY
C	CARPET	EX	EXHAUST	I.R.C	INTERNATIONAL RESIDENTIAL CODE	PH	PHONE	T.O.P	TOP OF PLATE
CAB	CABINET	EXIST	EXISTING	J	JUNCTION BOX	PL	PLATE/PROPERTY LINE	T.O.S	TOP OF SLAB
C.B.C	CALIFORNIA BUILDING CODE	EXT	EXTERIOR	JST	JOIST	P.LAM	PLASTIC LAMINATE	T.O.W	TOP OF WALL
C.E.C	CALIFORNIA ELECTRICAL CODE	F	FAHRENHEIT/FLOOR/FINISH	JT	JOINT	PLYWD	PLYWOOD	T.P	TOILET PAPER HOLDER
CEM	CEMENT	F.A.U	FORCED AIR UNIT	L	LENGTH/LONG	PK	PAIR	T.R	TOWEL RING
CER	CERAMIC	F.F	FINISH FLOOR	LAV	LAVATORY	PT	POST TENSIONED (SLAB)	TR	TRANSOM
C.F.C	CALIFORNIA FIRE CODE	F.G	FINISH GRADE/FUEL GAS	LAV	LAVATORY	P.T	PRESSURE TREATED	TRANS	TRANSFORMER
CHG	CHANGE	FGL	FIBERGLASS	MSP	MOTION SENSOR & INTEGRAL PHOTOSENSOR	PWDR	POWDER	T.SHTG	TOP OF SHEATHING
C.I	CONTROL JOINT	FX	FIXTURE	N	NATURAL	R	RISER	TYP	TYPICAL
CL	CENTER LINE	FL	FLUORESCENT	N.C	NATURAL	RAD	RADIUS	U.B.C	UNIFORM BUILDING CODE
CLG	CEILING	FLASH	FLASHING	M.C	MEDICINE CABINET	R.D	ROOF DRAIN	U.L	UNDERWRITERS LABORATORY
CLR	CLEAR	FND	FOUNDATION	MAS	MASONRY	RD	ROUND	U.M.C	UNIFORM MECHANICAL CODE
CM	CASEMENT	F.O.C	FACE OF CONCRETE	MAT	MATERIAL	RECPT	RECEPTACLE	U.N.O	UNLESS NOTED OTHERWISE
C.M.C	CALIFORNIA MECHANICAL CODE	F.O.F	FACE OF FINISH	MAX	MAXIMUM	REF	REFRIGERATOR/REFERENCE	U.P.C	UNIFORM PLUMBING CODE
C.O	CASED OPENING	F.O.M	FACE OF MASONRY	MCH	MECHANICAL	REG	REGISTER	V.F.V	VENTILATION
COL	COLUMN	F.O.S	FACE OF STUD	MEMB	MEMBRANE	REINF	REINFORCEMENT	V	VENTILATION
COMP	COMPOSITION/COMPACTOR	FR	FRENCH	MFR	MANUFACTURER	REQ	REQUIRED	VERT	VERTICAL
CONC	CONCRETE	FT	FOOT OR FEET	MIN	MINIMUM	R.O	ROUGH OPENING	VEST	VESTIBULE
COND	CONDITION/CONDENSER	FTG	FOOTING	MIR	MIRROR	RM	ROOM	VOL	VOLUME
CONST	CONSTRUCTION	FK	FIXED	MISC	MISCELLANEOUS	SA	SHAKE ALARM	V.R	VAPOR RESISTANT
CONT	CONTINUOUS	GA	GALVANIZED	MTD	MOUNTED	S.C	SOLID CORE	V.T.R	VENT THROUGH ROOF
C.P.C	CALIFORNIA PLUMBING CODE	G	GALVE	MT	METAL THRESHOLD	S.D	SOAP DISH	W	WITH
C.R.C	CALIFORNIA RESIDENTIAL CODE	GL	GLASS	MTL	METAL	S.H	SINGLE HUNG/SHELF	WM	WATER HEATER
C.R	CURTAIN ROD	G.LB	GLULAM BEAM	NA	NOT APPLICABLE	SOV	SHUT-OFF-VALVE	W	WESTWIDE/WIDEN/WASHER
CTR	CENTER	SHD	SHOULDER	NAT	NATURAL	S.T.C	SOUND TRANSMISSION COEFFICIENT	W	WATT
C.W	COLD WATER	GR	GRADE	N.A.A.M.M	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS	SECT	SECTION/SECTIONAL	WD	WOOD
D	DRYER/DIMMER/DEPTH	G.V.P	GYP/SUM BOARD	N.E.C	NATIONAL ELECTRIC CODE	SERV	SERVICE	W.I	WROUGHT IRON
DBL	DOUBLE	H	NUMBER	N.F.P.A	NATIONAL FIRE PROTECTION ASSOCIATION	S.F	SQUARE FEET	W.I.C	WALK IN CLOSET
				N.I.C	NOT IN CONTRACT	SHT	SHEET	W.P	WATERPROOF
				NO	NUMBER	SHTG	SHEATHING	W.R	WATER RESISTANT
						SHWR	SHOWER	WT	WEIGHT
						SIM	SIMILAR		
						SL	SLIDER/SLOPE		

Area Calculations

FLOOR PLAN AREA	PLAN 2 ELEV. "A" (SF)	PLAN 2 ELEV. "B" (SF)	PLAN 2 ELEV. "C" (SF)
LIVING AREA (SQ. FT.)	2075	2075	2075
GARAGE (SQ. FT.)	476	476	476
TOTAL PORCH (SQ. FT.)	151	151	151
PAD AREA (SQ. FT.)	2702	2702	2702

NOTE: TOTAL COVERAGE/BUILDING AREA MAY VARY DUE TO METHOD OF CALCULATION

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
WT/MC
REVIEWED BY:
WT
APPROVED BY:

PROJECT #:
S2014001

COVER SHEET
SHEET:
A-0

PRELIMINARY SET (2) NOT FOR CONSTRUCTION 5/7/2014



Blue Mountain

707 ALDRIDGE ROAD, SUITE B
YACOVILLE, CA 94595
PHONE: 707-451-1111

BLUE MOUNTAIN HEREBY
EXPRESSES THAT THESE ITS
STATUTORY COPYRIGHT
CONSULTING CONTRACT AND
OTHER SPECIFICATIONS, IDEAS,
DESIGNS, AND ARRANGEMENTS
REPRESENTED THEREBY ARE AND
SHALL REMAIN THE PROPERTY OF
BLUE MOUNTAIN.

THE RESERVE OAKLEY, CA Plan 2

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
MCAWT
REVIEWED BY:
WT
APPROVED BY:

PROJECT #:
S2014001

"A" COLOR
ELEVATIONS

SHEET:
A2-2

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



① Front-Color
1/4" = 1'-0"



② Right-Color
1/4" = 1'-0"



③ Rear-Color
1/4" = 1'-0"



④ Left-Color
1/4" = 1'-0"

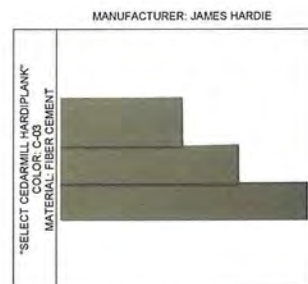
ARTS & CRAFTS STYLE

MATERIALS AND COLORS

VERTICAL SIDING



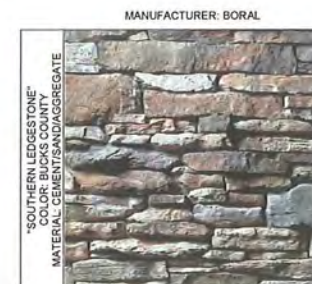
LAP SIDING



ROOFING



STONE



COLORS

MANUFACTURER: KELLY MOORE

C-01	BODY	High Emerald KM653
C-02	TRIM	Vintage Lace KM653
C-03	ACCENT	Tanner Olive EMM21

SHEET:
A2-2

BLUE MOUNTAIN HEREBY
 EXPRESSLY RESERVES ITS
 STATUTORY COPYRIGHT AND
 COMMON LAW COPYRIGHT AND
 OTHER SPECIFIC RIGHTS. DEAD
 WEIGHT AND DIMENSIONS
 REPRESENTED THEREBY ARE AND
 SHALL REMAIN THE PROPERTY OF
 BLUE MOUNTAIN.

THE RESERVE
 OAKLEY, CA
 PLAN 2

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
MC/WT
 REVIEWED BY:
WT
 APPROVED BY:

 PROJECT #:
S2014001

"B" COLOR
 ELEVATIONS

SHEET:
A2-4

PRELIMINARY SET ② NOT FOR CONSTRUCTION 5/7/2014



① Front-Color
 1/4" = 1'-0"



② Right-Color
 1/4" = 1'-0"



③ Rear-Color
 1/4" = 1'-0"



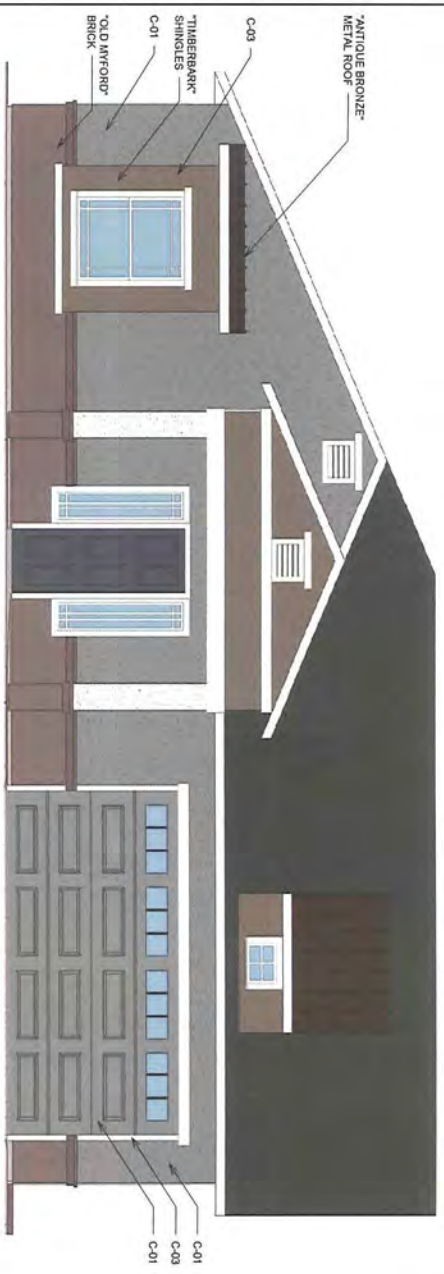
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 1/4" = 1'-0"

SPANISH STYLE

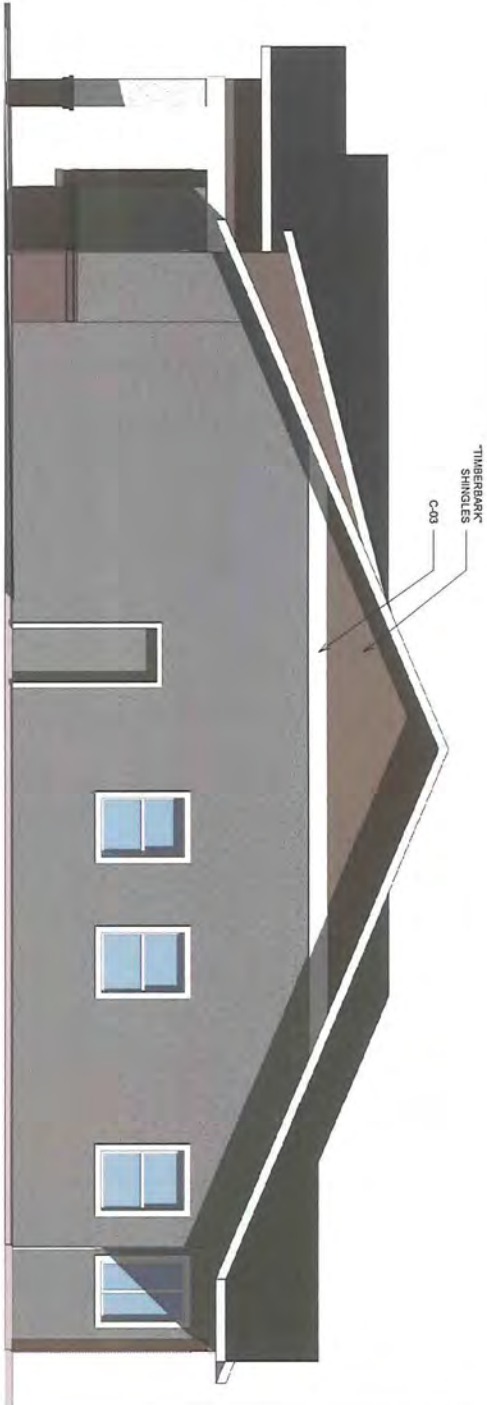
MATERIALS AND COLORS

ROOFING		COLORS	
MANUFACTURER: BORAL		MANUFACTURER: KELLY MOORE	
	BODY C-01 Woolly Mammoth KM4607	TRIM C-02 [Color swatch]	FRONT DOOR C-03 Moss Lane KM5723
	ACCENT C-04 Antique White 49		

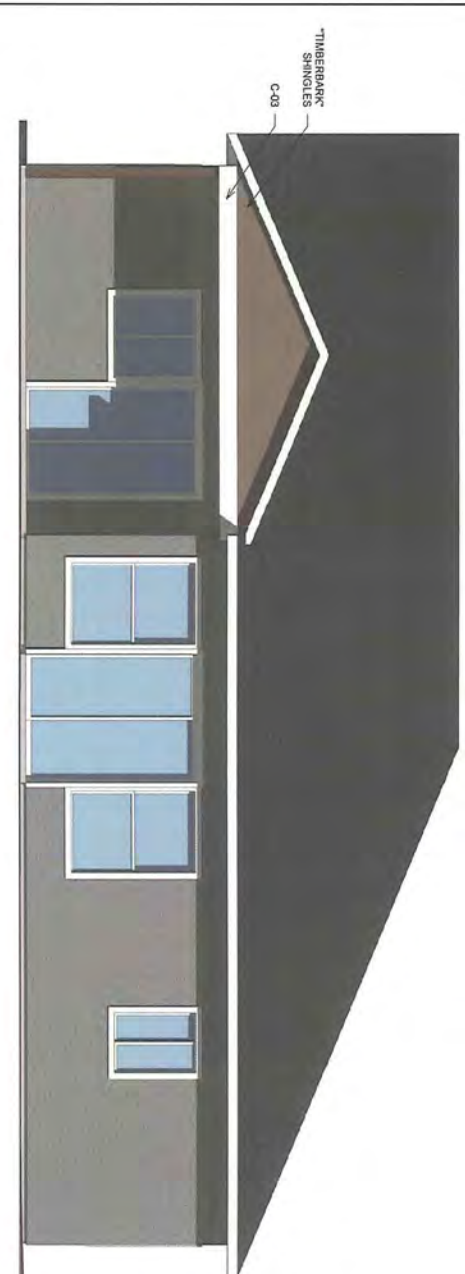
SHEET:
A2-4



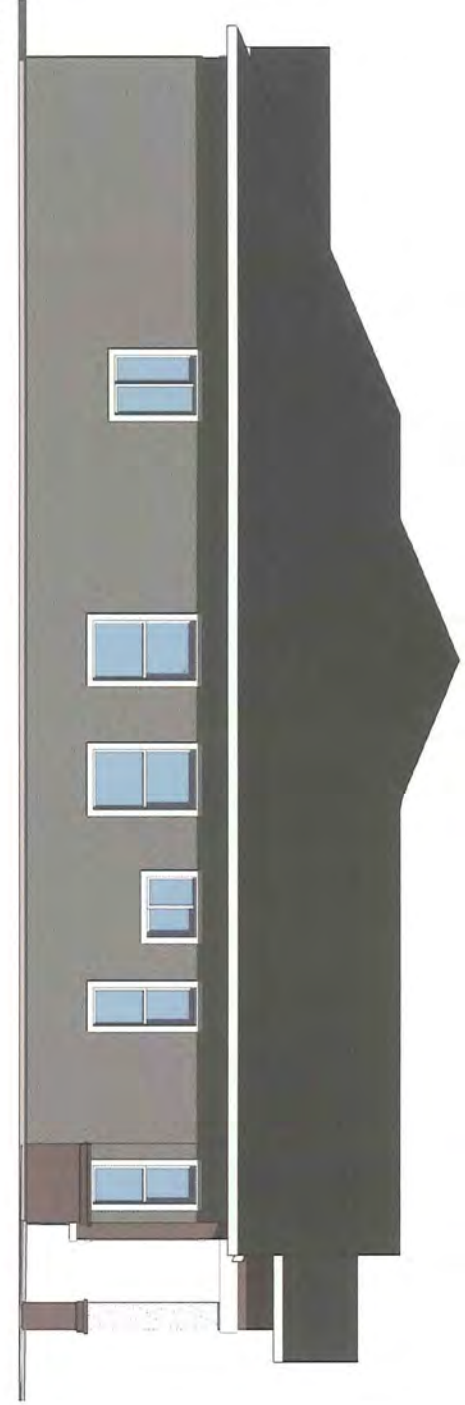
① Front Color
1/4" = 1'-0"



② Right Color
1/4" = 1'-0"



③ Rear Color
1/4" = 1'-0"



④ Left Color
1/4" = 1'-0"

CALIFORNIA COASTAL STYLE

MATERIALS AND COLORS

SHINGLE SIDING
MANUFACTURER: JAMES HARDIE

"HARDIE SHINGLE STAGGERED EDGE"
COLOR: TIMBERBARK
MATERIAL: FIBER CEMENT



METAL ROOF
MANUFACTURER: FABRAL

"GRANDRIB 3"
COLOR: ANTIQUE BRONZE
MATERIAL: 29 GA. STEEL



SLATE ROOF
MANUFACTURER: BORA

NAME: "SAXONY 800 SLATE"
COLOR: CHARCOAL
MATERIAL: CONCRETE



BRICK VENEER
MANUFACTURER: MC HEAR

"OLD CALIFORNIA SERIES"
COLOR: OLD MYFORD
MATERIAL: CEMENT/SAND/AGGREGATE



COLORS
MANUFACTURER: KELLY MOORE

C-03	C-02	C-01
Cloud White KAW157	Black Back KAW190	Platinum Granite KAW1910
	ACCENT	BOOY
		FRONT DOOR

DESIGNER
MCMW

REVIEWED BY
MCMW

APPROVED BY:

PROJECT #
52014001

DATE
5/7/2014

REVISIONS

#	DATE	DESCRIPTION	NAME

THE RESERVE
OAKLEY, CA
PLAN 2

Blue Mountain

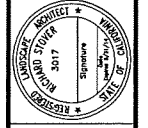
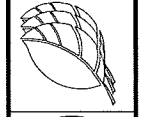
707 ALPINE ROAD, SUITE 8
PACIFIC GROVE, CA 93950
PHONE: 707.441.1111

BLUE MOUNTAIN INTERIOR
EXTERIOR DESIGN GROUP
OFFICE: 707.441.1111
ONLINE: WWW.BLUEMOUNTAIN.COM
RESIDENTS: 707.441.1111
RETAIL: 707.441.1111

SHEET:
A2-6

NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.931.2883

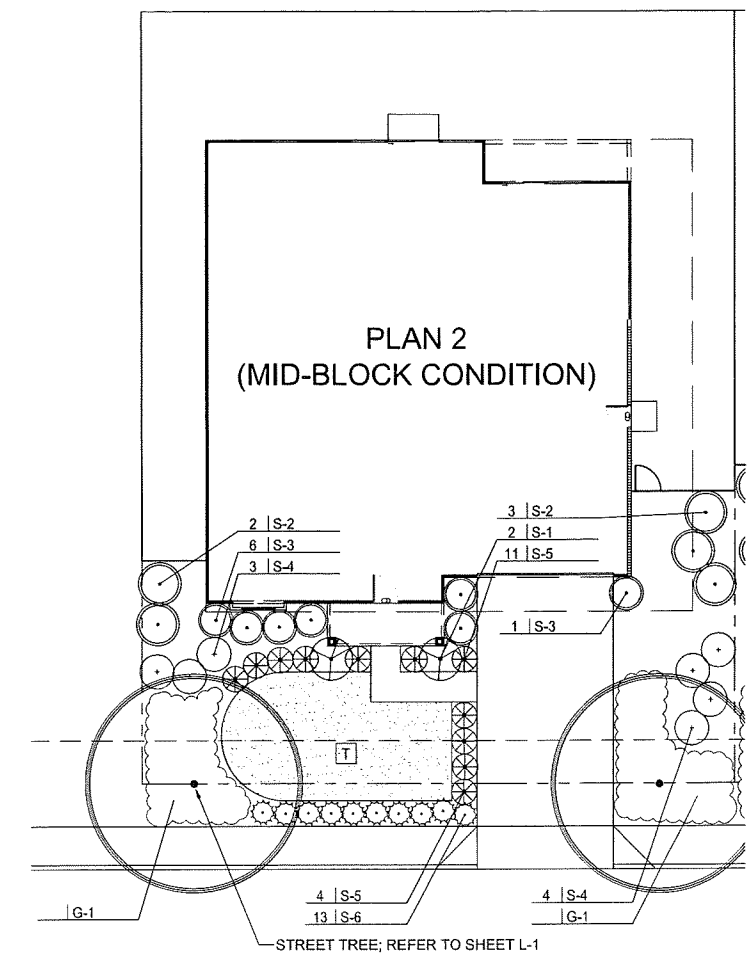


THE RESERVE AT OAKLEY
 SUBDIVISION 8994
 OAKLEY, CALIFORNIA

PLAN 2 TYPICAL
 FRONT YARD
 PLANTING PLAN

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.:
DATE 04-30-14	
SCALE NOTED	

SHEET
 L-2
 OF SHEETS



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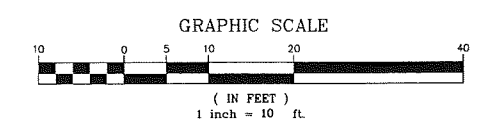
SUN-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
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	B - ROSA 'MR LINCOLN'	(TREE ROSE STANDARD)	
	C - LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	(TEA TREE STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
	A - HETEROMELES ARBUTIFOLIA	(TOYON)	
	B - ELAEAGNUS PUNGENS 'VARIEGATA'	(SILVERBERRY)	
	C - DODONAEA VISCOSA 'PURPUREA'	(HOPSEED BUSH)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
	A - RHAPHIOLEPIS INDICA 'CLARA'	(INDIAN HAWTHORN)	
	B - BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
	C - TEUCRIUM FRUTICANS 'COMPACTUM'	(BUSH GERMANDER)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
	A - COLEONEMA PULCHRUM 'SUNSET GOLD'	(BREATH OF HEAVEN)	
	B - CISTUS 'SNOW FIRE'	(ROCKROSE)	
	C - ROSA 'CARPET PINK'	(PINK CARPET ROSE)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
	A - AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
	B - LAVANDULA INTERMEDIA 'GROSSO'	(HEDGE LAVENDER)	
	C - HEMEROCALLIS HYBRID	(YELLOW EVERGREEN DAYLILY)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
	A - STIPA TENUISSIMA	(MEXICAN FEATHER GRASS)	
	B - CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
	C - PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
	A - ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
	B - COPROSMA 'VISTA VERDE'	(COPROSMA)	
	C - ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

SHADE-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
	A - CAMELLIA SASANQUA	(CAMELLIA STANDARD)	
	B - ABUTILON 'CASCADE DAWN'	(FLOWERING MAPLE STANDARD)	
	C - POLYGALA DALMAISIANA	(SWEET PEA SHRUB STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
	A - COCCULUS LAURIFOLIUS	(COCCULUS)	
	B - EUONYMUS JAPONICUS	(EVERGREEN EUONYMUS)	
	C - VIBURNUM TINUS 'SPRING BOUQUET'	(LAURUSTINUS)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
	A - VIBURNUM DAVIDII	(VIBURNUM)	
	B - TERNSTROEMIA GYMNANTHERA	(TERNSTROEMIA)	
	C - BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
	A - PITTOSPORUM TOB. 'TURNER'S VARIEGATED DWARF'	(DWARF VARIEGATED TOBIRA)	
	B - ABELIA GRANDIFLORA 'KALEIDOSCOPE'	(GLOSSY ABELIA)	
	C - LOROPETALUM CHINENSE 'PURPLE PIXIE'	(PROSTRATE LOROPETALUM)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
	A - AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
	B - LIROPE MUSCARI 'MAJESTIC'	(LILY TURF)	
	C - NANDINA 'FIRE POWER'	(DWARF HEAVENLY BAMBOO)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
	A - DIETES IRIDIODES	(FORTNIGHT LILY)	
	B - CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
	C - PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
	A - ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
	B - COPROSMA 'VISTA VERDE'	(COPROSMA)	
	C - ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

PLANT PALETTE NOTE:
 REFER TO STREET TREE AND FENCING PLAN FOR DESIGNATION OF THE 'SUN' AND 'SHADE' PALETTES FOR EACH LOT, BASED ON THE SOLAR ORIENTATION. EACH LOT SHALL HAVE ITS OWN REFERENCED PLANT SPECIES SELECTED FROM THE ATTACHED PALETTES (i.e. LOT 2 - SUN/B) WITH NO TWO ADJACENT LOTS HAVING THE SAME PALETTE.



REFER TO SHEET L-3 FOR
 NOTES AND DETAILS

VICINITY MAP



THE RESERVE SINGLE FAMILY HOME IN OAKLEY, CA

SHEET INDEX

PLAN 3

- A-3 COVER SHEET
- A1-1 PROPOSED FLOOR PLAN
- A2-2 "A" ELEVATIONS
- A2-3 "A" COLOR MATRIX
- A2-4 "B" ELEVATIONS
- A2-5 "B" COLOR MATRIX
- A2-6 "C" ELEVATIONS
- A2-7 "C" COLOR MATRIX
- AS-1 SITE PLAN
- AS-2 PHASE 1 SITE PLAN
- AS-3 PHASE 2 SITE PLAN
- L1-1 STREET TREE & FENCING PLAN
- L1-2 STREET TREE & FENCING PLAN
- L2 PLANTING PLAN (MID-BLOCK)



Blue Mountain

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CITY OF OAKLEY
 Planning Department
 MAY 28 2014
 RECEIVED

THE RESERVE
 OAKLEY, CA
 PLAN 3

CONSULTANTS

Structural Engineers

Wateed Mari & Associates
1020 15th Street Suite 10 Modesto, CA 95354
Phone: (209) 521-8786 Fax: (209) 521-3979

Fire Sprinkler

Thorpe Design, Inc.
P.O. Box 1149 Brentwood, CA 94513
Phone: (925) 634-5758 Fax: (925) 634-5975

MEP

Blue Mountain Air Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

PROJECT INFORMATION

SCOPE OF WORK: NEW CONSTRUCTION
 BUILDING OCCUPANCY GROUP: R6
 TYPE OF CONSTRUCTION: TYPE VB
 JOB LOCATION: C/O LAUREL ROAD AND TETON ROAD IN OAKLEY, CA

Designer's Information

Blue Mountain Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

Owner's Information

Blue Mountain Inc.
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Phone: (707) 451-8111

DEVELOPED FOR
Blue Mountain Inc.
 707 Aldridge Road Suite B, Vacaville, CA 95688
 Phone: (707) 451-8111

CODE COMPLIANCE

- 2013 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2013 CBC (CALIFORNIA BUILDING CODE)
- 2013 CPC (CALIFORNIA PLUMBING CODE)
- 2013 CMC (CALIFORNIA MECHANICAL CODE)
- 2013 CEC (CALIFORNIA ELECTRICAL CODE)
- 2013 CFC (CALIFORNIA FIRE CODE)
- *2010 BUILDING EFFICIENCY STANDARDS

*2013 BUILDING EFFICIENCY STANDARDS EFFECTIVE 7.1.2013, PER CALIFORNIA ENERGY COMMISSION

ABBREVIATIONS

A/C	AIR CONDITIONING	D.F	DOUGLAS FIR	H.B	HOSE BIB	H.T.S	NOT TO SCALE	SPEC	SPECIFICATION
ABV.	ABOVE	DIA	DIAMETER	H.C	HOLLOW CORE	QV	OVER	SQ	SQUARE
ADJ.	ADJUSTABLE	DIAG	DIAGONAL	HDR	HEADER	OBS	OBSCURE	SQ FT	SQUARE FOOT
AFF	ABOVE FINISH FLOOR	DIM	DIMENSION	HGT	HEIGHT	O.C	ON CENTER	STD	STANDARD
AL	ALUMINUM	DN	DOWN	HOR	HORIZONTAL	O.D	OUTSIDE DIAMETER	STL	STEEL
ALT	ALTERNATE	DR	DOOR	HR	HOUR	OFF	OFFICE	STOR	STORAGE
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	D.S	DOWNSPOUT	H.S	HARD SURFACE	OPNG	OPENING	STRUCT	STRUCTURAL
ARCH	ARCHITECT/ARCHED	DWL	DETAIL	HT	HEIGHT	OPP	OPPOSITE	SW	SWITCH
AUTO	AUTOMATIC	D.W	DISHWASHER	HVAC	HEATING VENTILATION & AIR CONDITIONING	OPT	OPTIONAL	T&G	TONGUE & GROOVE
AW	AWNING	DWG	DRAWING	H.W	HOT WATER	OS	OCCUPANCY SENSOR	T	TILE/TREAD
BA	BATH	EA	EACH	I.B.C	INTERNATIONAL BUILDING CODE	O.S.A	OUTSIDE AIR	T.B	TOWEL BAR
B.O	BOTTOM OF	EJ	EXPANSION JOINT	I.C.C	INTERNATIONAL CODE COUNCIL	P	PAINTRY/POL	TEL	TELEPHONE
BD	BOARD	ELEC	ELECTRIC	I.D	INSIDE DIAMETER	P.B	PUSH BUTTON	TEMP	TEMPERED
BLOG	BUILDING	ELEV	ELEVATION	I.N	INCH	PED	PEDESTAL	THK	THICK
BLK	BLOCK	ENCL	ENCLOSURE	INS	INSULATION	PEND	PENDANT	T.O	TOP OF
BM	BEAM	EQ	EQUAL	INT	INTERIOR	PERM	PERMETER	T.O.C	TOP OF CONCRETE/TOP OF CURB
C	CARPET	EQUIP	EQUIPMENT	I.R.C	INTERNATIONAL RESIDENTIAL CODE	PERP	PERPENDICULAR	T.O.M	TOP OF MASONRY
CAB	CABINET	EX	EXHAUST	J	JOINT	PH	PHONE	T.O.P	TOP OF PLATE
C.B.C	CALIFORNIA BUILDING CODE	EXIST	EXISTING	JST	JOIST	PL	PLATE/PROPERTY LINE	T.O.S	TOP OF SLAB
C.E.C	CALIFORNIA ELECTRICAL CODE	EXP	EXPOSED	KIT	KITCHEN	P.LAM	PLASTIC LAMINATE	T.O.W	TOP OF WALL
CEM	CEMENT	EXT	EXTERIOR	L	LENGTH/LONG	PLUMB	PLUMBING	T.P	TOILET PAPER HOLDER
CER	CERAMIC	F.A.U	FORCED AIR UNIT	LAV	LAVATORY	PLYWD	PLYWOOD	T.R	TOWEL RING
C.F.C	CALIFORNIA FIRE CODE	F.F	FINISH FLOOR	MSP	MOTION SENSOR & INTEGRAL PHOTOSENSOR	PR	PAIR	TR	TRANSOM
CHG	CHANGE	F.G	FINISH GRADE/FUEL GAS	M	MASTER	P.T	PRESSURE TREATED	TRANS	TRANSFORMER
C.J	CONTROL JOINT	FGL	FIBERGLASS	M.C	MEDICINE CABINET	P.WDR	POWDER	T.SHTG	TOP OF SHEATHING
CL	CENTER LINE	FKR	FIXTURE	MAS	MASONRY	R	RISER	TYP	TYPICAL
CLG	CEILING	FL	FLUORESCENT	MAT	MATERIAL	RAD	RADIUS	U.B.C	UNIFORM BUILDING CODE
CLR	CLEAR	FLASH	FLASHING	MAX	MAXIMUM	R.D	ROOF DRAIN	U.L	UNDERWRITERS LABORATORY
CM	CASEMENT	FND	FOUNDATION	MECH	MECHANICAL	RD	ROUND	U.M.C	UNIFORM MECHANICAL CODE
C.M.C	CALIFORNIA MECHANICAL CODE	F.O.C	FACE OF CONCRETE	MEMB	MEMBRANE	RECPT	RECEPTACLE	U.N.O	UNLESS NOTED OTHERWISE
C.O	CASED OPENING	F.O.F	FACE OF FINISH	MFR	MANUFACTURER	REF	REFERENCE	U.P.C	UNIFORM PLUMBING CODE
COL	COLUMN	F.O.M	FACE OF MASONRY	MIN	MINIMUM	REG	REGISTER	V	VINYL FLOORWOLT
COMP	COMPOSITION/COMPACTOR	F.O.S	FACE OF STUD	MIR	MIRROR	REINF	REINFORCEMENT	VENT	VENTILATION
CONC	CONCRETE	FR	FRENCH	MISC	MISCELLANEOUS	REQ	REQUIRED	VERT	VERTICAL
COND	CONDITION/CONDENSER	FT	FOOT OR FEET	MTD	MOUNTED	R.O	ROUGH OPENING	VEST	VESTIBULE
CONST	CONSTRUCTION	FTG	FOOTING	MTL	METAL THRESHOLD	R.M	ROOM	VOL	VOLUME
CONTR	CONTRIBUTOR	FX	FIXED	MTL	METAL	SA	SMOKE ALARM	V.R	VAPOR RESISTANT
C.P.C	CALIFORNIA PLUMBING CODE	G	GALVANIZED	NO	NOT IN CONTRACT NUMBER	S.C	SOLID CORE	V.T.R	VENT THROUGH ROOF
C.R.C	CALIFORNIA RESIDENTIAL CODE	GA	GARAGE	NAT	NATURAL	S.D	SOAP DISH	W	WITH
C.R	CURTAIN ROD	GAR	GARAGE	N.A.A.M.M	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS	SH	SINGLE HUNG/SHELF	WH	WATER HEATER
CTR	CENTER	G.D	GARAGE DISPOSAL	N.E.C	NATIONAL ELECTRICAL CODE	SHUT-OFF-V	SHUT-OFF-VALVE	W	WEST/WIDE/WIOTH/WASHER
C.W	COLD WATER	G.I	GROUND FAULT INTERRUPTER	N.F.P.A	NATIONAL FIRE PROTECTION ASSOCIATION	S.T.C	SOUND TRANSMISSION COEFFICIENT	WATT	WATT
D	DRYER/DIMMER/DEPTH	G.L	GALVANIZED IRON	N.I.C	NOT IN CONTRACT	SECT	SECTION/SECTIONAL	WO	WOOD
DBL	DOUBLE	G.L.B	GLASS LAMINATED BEAM	N.O	NUMBER	SERV	SERVICE	W.I	WROUGHT IRON
		G.S.D	GROUND SURFACE DRAIN			S.F	SQUARE FEET	W.I.C	WALK IN CLOSET
		GR	GRADE			SHT	SHEET	W.P	WATERPROOF
		G.V.P. BD	GYP SUM BOARD			SHTG	SHEATHING	W.R	WATER RESISTANT
		H	HIGH			SHWR	SHOWER	WT	WEIGHT

Area Calculations

FLOOR PLAN AREA	PLAN 3 ELEV. "A" (SF)	PLAN 3 ELEV. "B" (SF)	PLAN 3 ELEV. "C" (SF)
LIVING AREA (SQ. FT.)	2132	2132	2132
GARAGE (SQ. FT.)	584	584	584
TOTAL PORCH (SQ. FT.)	199	199	199
PAD AREA (SQ. FT.)	2915	2915	2915

NOTE: TOTAL COVERAGE/BUILDING AREA MAY VARY DUE TO METHOD OF CALCULATION

REVISIONS	DESCRIPTION	DATE	NAME

DESIGNER:
WT/MC

REVIEWED BY:
WT

APPROVED BY:

PROJECT #:
S2014001

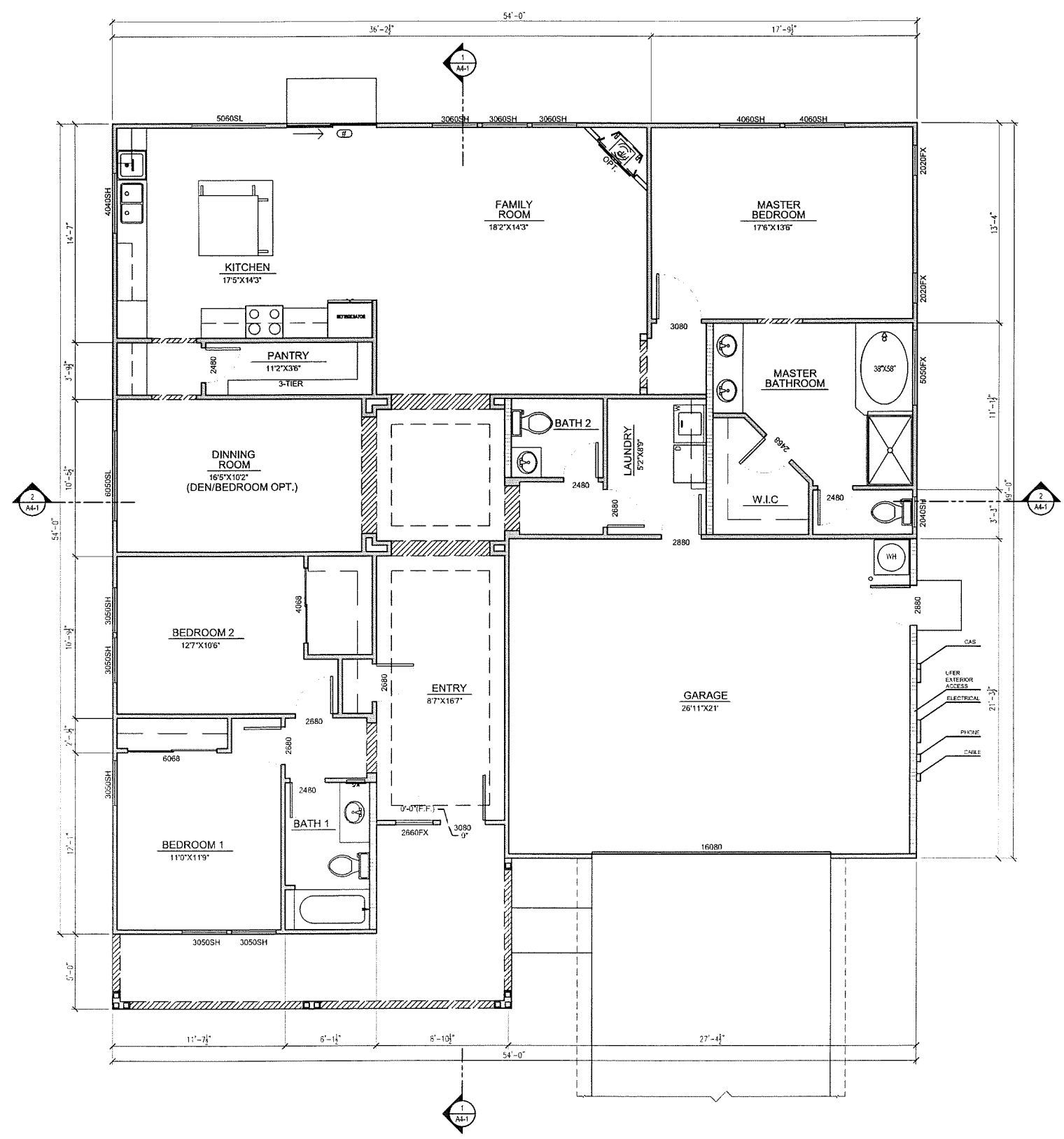
COVER SHEET

SHEET:
A-0

PRELIMINARY SET ② NOT FOR CONSTRUCTION
 5/7/2014

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THE RESERVE
 OAKLEY, CA
 PLAN 3



FLOOR PLAN
 SCALE: 1/8" = 1'-0"

FLOOR PLAN AREA	PLAN 3
LIVING AREA	2132
GARAGE	584
FRONT PORCH	199
TOTAL COVERAGE	2915

LEGEND

2X4 STUD WALL	SOFFIT LIMITS	T - TILE FLOOR
2X6 STUD WALL	SHELF ABOVE	W - WOOD FLOOR
HALF WALL		C - CARPET FLOOR
		V - VINYL FLOOR

REVISIONS	
#	DESCRIPTION

DESIGNER:
WT/MC
 REVIEWED BY:
WT
 APPROVED BY:
 PROJECT #:
S2014001

FLOOR PLAN

SHEET:
A1-1

PRELIMINARY SET (2) NOT FOR CONSTRUCTION

5/5/2014



Blue Mountain

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THE RESERVE

OAKLEY, CA
PLAN 3



① Front-Color
1/4" = 1'-0"



② Right-Color
1/4" = 1'-0"



③ Rear-Color
1/4" = 1'-0"



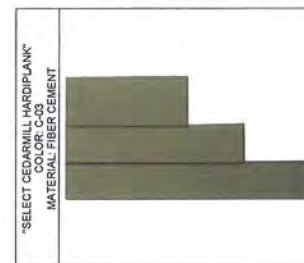
④ Left-Color
1/4" = 1'-0"

ARTS & CRAFTS STYLE

MATERIALS AND COLORS

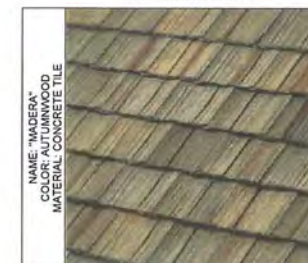
LAP SIDING

MANUFACTURER: JAMES HARDIE



ROOFING

MANUFACTURER: BORAL



STONE

MANUFACTURER: BORAL



COLORS

MANUFACTURER: KELLY MOORE

C-01	BODY
	TRIM
	ACCENT

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER: MCWT
REVIEWED BY: WT
APPROVED BY: -
PROJECT #: S2014001

"A" COLOR ELEVATIONS

SHEET: A2-2

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



Blue Mountain

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YACAVILLE, CA 95622
PHONE: 707-451-6111

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THE RESERVE
OAKLEY, CA
PLAN 3



SPANISH STYLE

MATERIALS AND COLORS

ROOFING

MANUFACTURER: BORAL



NAME: "BARCELONA 300"
MANUFACTURER: BORAL
MATERIAL: CONCRETE

COLORS

MANUFACTURER: KELLY MOORE

	BODY
C-01	Woolly Mammoth KMA607
C-02	TRIM
C-03	Wan Cave KME726
	FRONT DOOR
C-04	ACCENT
	Antique White 49

REVISIONS	DESCRIPTION	DATE	NAME
#			

DESIGNER:
MCMVT
REVIEWED BY:
WT
APPROVED BY:
PROJECT #:
S2014001

"B" COLOR
ELEVATIONS

SHEET:
A2-4
49

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



Blue Mountain

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YUBAVILLE, CA 95993
PHONE: 707-451-8111

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THE RESERVE
OAKLEY, CA
PLAN 3



① Front-Color
1/4" = 1'-0"



② Right-Color
1/4" = 1'-0"



③ Rear-Color
1/4" = 1'-0"



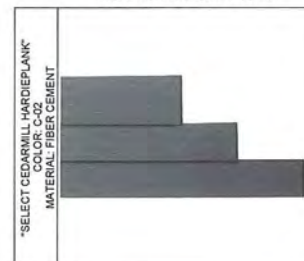
④ Left-Color
1/4" = 1'-0"

CALIFORNIA COASTAL STYLE

MATERIALS AND COLORS

SHINGLE SIDING

MANUFACTURER: JAMES HARDIE



SLATE ROOF

MANUFACTURER: BORAL



BRICK VENEER

MANUFACTURER: MC NEAR



COLORS

MANUFACTURER: KELLY MOORE

		BODY
C-01	Platinum Granite KMA91G	
C-02	Blackpack KMA90	FRONT DOOR/ACCENT
C-03	Cloud White KMW57	TRIM

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
MCAVT
REVIEWED BY:
WT
APPROVED BY:
-
PROJECT #:
S2014001

"C" COLOR
ELEVATIONS

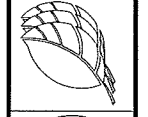
SHEET:
A2-6

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014

NO.	REVISIONS

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1020 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2383

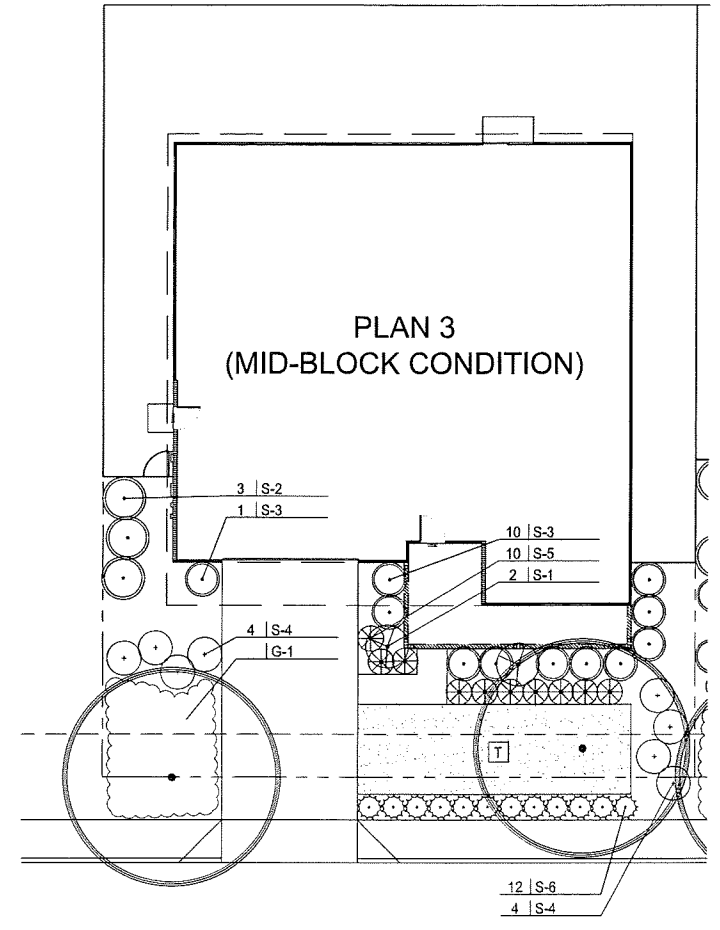


THE RESERVE AT OAKLEY
 SUBDIVISION 8994
 OAKLEY, CALIFORNIA

PLAN 3 TYPICAL
 FRONT YARD
 PLANTING PLAN

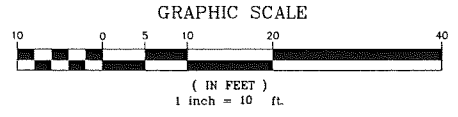
DESIGNED: RS	DRAWN: RC
CHECKED: JCB	JOB NO.:
DATE: 04-30-14	
SCALE: NOTED	

SHEET
 L-2
 OF SHEETS



PLANT MATERIALS LIST:			
SUN-ORIENTATION PLANT PALETTE (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)		SHADE-ORIENTATION PLANT PALETTE (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)	
S-1	SPECIMENS A - ALYOGYNE HUEGELII B - ROSA 'MR LINCOLN' C - LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	5 GAL. SIZE (BLUE HIBISCUS STANDARD) (TREE ROSE STANDARD) (TEA TREE STANDARD)	S-1 SPECIMENS A - CAMELLIA SASANQUA B - ABUTILON 'CASCADE DAWN' C - POLYGALA DALMAISIANA
S-2	LARGE SCREENING SHRUBS A - HETEROMELES ARBUTIFOLIA B - ELAEAGNUS PUNGENS 'VARIEGATA' C - DODONAEA VISCOSA 'PURPUREA'	5 GAL SIZE (TOYON) (SILVERBERRY) (HOPSEED BUSH)	S-2 LARGE SCREENING SHRUBS A - COCCULUS LAURIFOLIUS B - EUONYMUS JAPONICUS C - VIBURNUM TINUS 'SPRING BOUQUET'
S-3	MEDIUM HEIGHT FLOWERING SHRUBS A - RHAPHIOLEPIS INDICA 'CLARA' B - BUXUS JAPONICA 'GREEN BEAUTY' C - TEUCRIUM FRUTICANS 'COMPACTUM'	5 GAL SIZE (INDIAN HAWTHORN) (JAPANESE BOXWOOD) (BUSH GERMANDER)	S-3 MEDIUM HEIGHT FLOWERING SHRUBS A - VIBURNUM DAVIDII B - TERNSTROEMIA GYMNANTHERA C - BUXUS JAPONICA 'GREEN BEAUTY'
S-4	LOW SPREADING SHRUBS A - COLEONEMA PULCHRUM 'SUNSET GOLD' B - CISTUS 'SNOW FIRE' C - ROSA 'CARPET PINK'	5 GAL SIZE (BREATH OF HEAVEN) (ROCKROSE) (PINK CARPET ROSE)	S-4 LOW SPREADING SHRUBS A - PITTOSPORUM TOB. 'TURNER'S VARIEGATED DWARF' B - ABELIA GRANDIFLORA 'KALEIDOSCOPE' C - LOROPETALUM CHINENSE 'PURPLE PIXIE'
S-5	PRIMARY ACCENT SHRUBS A - AGAPANTHUS 'MIDKNIGHT BLUE' B - LAVANDULA INTERMEDIA 'GROSSO' C - HEMEROCALLIS HYBRID	1 GAL SIZE (LILY OF THE NILE) (HEDGE LAVENDER) (YELLOW EVERGREEN DAYLILY)	S-5 PRIMARY ACCENT SHRUBS A - AGAPANTHUS 'MIDKNIGHT BLUE' B - LIROPE MUSCARI 'MAJESTIC' C - NANDINA 'FIRE POWER'
S-6	SECONDARY ACCENT SHRUBS A - STIPA TENUISSIMA B - CAREX BUCHANANII C - PHORMIUM 'TOM THUMB'	1 GAL SIZE (MEXICAN FEATHER GRASS) (LEATHER LEAF SEDGE) (DWARF FLAX)	S-6 SECONDARY ACCENT SHRUBS A - DIETES IRIDIOIDES B - CAREX BUCHANANII C - PHORMIUM 'TOM THUMB'
G-1	GROUNDCOVERS A - ARCTOSTAPYLOS 'EMERALD CARPET' B - COPROSMA 'VISTA VERDE' C - ROSMARINUS 'PROSTRATUS'	1 GAL SIZE AT 42" O.C. (MANZANITA) (COPROSMA) (PROSTRATE ROSEMARY)	G-1 GROUNDCOVERS A - ARCTOSTAPYLOS 'EMERALD CARPET' B - COPROSMA 'VISTA VERDE' C - ROSMARINUS 'PROSTRATUS'
T	TURF	DWARF TALL FESCUE SOD ROLLS	T TURF DWARF TALL FESCUE SOD ROLLS

PLANT PALETTE NOTE:
 REFER TO STREET TREE AND FENCING PLAN FOR DESIGNATION OF THE 'SUN' AND 'SHADE' PALETTES FOR EACH LOT, BASED ON THE SOLAR ORIENTATION. EACH LOT SHALL HAVE IT'S OWN REFERENCED PLANT SPECIES SELECTED FROM THE ATTACHED PALETTES (i.e. LOT 2 - SUN/B) WITH NO TWO ADJACENT LOTS HAVING THE SAME PALETTE.



REFER TO SHEET L-3 FOR NOTES AND DETAILS

VICINITY MAP



THE RESERVE
SINGLE FAMILY HOME
IN
OAKLEY, CA

SHEET INDEX

PLAN 4

- A-0 COVER SHEET
- A1-1 PROPOSED 1ST FLOOR PLAN
- A1-2 PROPOSED 2ND FLOOR PLAN
- A2-2 "A" ELEVATIONS
- A2-3 "A" COLOR MATRIX
- A2-4 "B" ELEVATIONS
- A2-5 "B" COLOR MATRIX
- A2-6 "C" ELEVATIONS
- A2-7 "C" COLOR MATRIX
- AS-1 SITE PLAN
- AS-2 PHASE 1 SITE PLAN
- AS-3 PHASE 2 SITE PLAN
- L1.1 STREET TREE & FENCING PLAN
- L1.2 STREET TREE & FENCING PLAN
- L2.1 PLANTING PLAN (MID-BLOCK CONDITION)
- L2.2 PLANTING PLAN (CORNER CONDITION)



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CITY OF OAKLEY
Planning Department
MAY 28 2014
RECEIVED

THE RESERVE
OAKLEY, CA
PLAN 4

CONSULTANTS

Structural Engineers

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1020 15th Street Suite 10 Modesto, CA 95354
Phone: (209) 521-8786 Fax: (209) 521-3979

Fire Sprinkler

Thorpe Design, Inc.
P.O. Box 1149 Brentwood, CA 94513
Phone: (925) 634-5758 Fax: (925) 634-5975

MEP

Blue Mountain Air Inc.
707 Aldridge Road Suite B Vacaville, CA 95688
Phone: (707) 451-8111

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PROJECT INFORMATION

SCOPE OF WORK: NEW CONSTRUCTION
BUILDING OCCUPANCY GROUP: R6
TYPE OF CONSTRUCTION: TYPE VB
JOB LOCATION: C/O LAUREL ROAD AND TETON ROAD IN OAKLEY, CA.

Designer's Information

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Phone: (707) 451-8111

Owner's Information

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DEVELOPED FOR
Blue Mountain Inc.
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Phone: (707) 451-8111

CODE COMPLIANCE

- 2013 CRC (CALIFORNIA RESIDENTIAL CODE)
- 2013 CBC (CALIFORNIA BUILDING CODE)
- 2013 CPC (CALIFORNIA PLUMBING CODE)
- 2013 CMC (CALIFORNIA MECHANICAL CODE)
- 2013 CEC (CALIFORNIA ELECTRICAL CODE)
- 2013 CFC (CALIFORNIA FIRE CODE)
- *2010 BUILDING EFFICIENCY STANDARDS
- *2013 BUILDING EFFICIENCY STANDARDS EFFECTIVE 7.1.2013, PER CALIFORNIA ENERGY COMMISSION

ABBREVIATIONS

A/C	AIR CONDITIONING	D.F.	DOUGLAS FIR	H.B.	HOSE BIB	N.T.S.	NOT TO SCALE	SPEC	SPECIFICATION
ABV.	ABOVE	DIA.	DIAMETER	H.C.	HOLLOW CORE	O.F.	OVER	SQ FT	SQUARE FOOT
ADJ.	ADJUSTABLE	DIAG	DIAGONAL	HDR	HEADER	OBS	OBSCURE	STD	STANDARD
AFJ.	ABOVE FINISH FLOOR	DIM	DIMENSION	HGT	HEIGHT	O.C.	ON CENTER	STL	STEEL
AL	ALUMINUM	DN	DOWN	HOR	HORIZONTAL	O.D.	OUTSIDE DIAMETER	STOR	STORAGE
ALT	ALTERNATE	DR	DOOR	HR	HOUR	OFF	OFFICE	STRUCT	STRUCTURAL
A.N.S.I.	AMERICAN NATIONAL STANDARDS INSTITUTE	D.S.	DOWNSPOUT	H.S.	HARD SURFACE	OPNG	OPENING	SW	SWITCH
ARCH	ARCHITECT/ARCHITECTED	DTL	DETAIL	HT	HEIGHT	OPP	OPPOSITE	T&G	TONGUE & GROOVE
AUTO	AUTOMATIC	DWG	DRAWING	HVAC	HEATING VENTILATION & AIR CONDITIONING	O.P.T.	OPTIONAL	T	TILE/TREAD
AW	AWNING	EA	EACH	H.W.	HOT WATER	O.S.A.	OUTSIDE AIR	T.B.	TOWEL BAR
BA	BATH	E.J.	EXPANSION JOINT	I.B.C.	INTERNATIONAL BUILDING CODE	P	PANTRY/POLE	TEL	TELEPHONE
B.O.	BOTTOM OF	ELEC	ELECTRIC	I.C.C.	INTERNATIONAL CODE COUNCIL	P.B.	PUSH BUTTON	TEMP	TEMPERED
BO	BOARD	ELEV	ELEVATION	LD	INSIDE DIAMETER	PED	PEDESTAL	THK	THICK
BLDG	BUILDING	ENCL	ENCLOSURE	IN	INCH	PEND	PENDANT	T.O.	TOP OF
BLK	BLOCK	EQ	EQUAL	INS	INSULATION	PERIM	PERIMETER	T.O.C	TOP OF CONCRETE/TOP OF CURB
BM	BEAM	EQUIP	EQUIPMENT	INT	INTERIOR	PERP	PERPENDICULAR	T.O.M	TOP OF MASONRY
C	CARPET	EX	EXHAUST	I.R.C.	INTERNATIONAL RESIDENTIAL CODE	PH	PHONE	T.O.P	TOP OF PLATE
CAB	CABINET	EXIST	EXISTING	J	JUNCTION BOX	PL	PLATE/PROPERTY LINE	T.O.S	TOP OF SLAB
C.B.C.	CALIFORNIA BUILDING CODE	EXP	EXPOSED	JST	JOIST	PLAM	PLASTIC LAMINATE	T.O.W	TOP OF WALL
CEM	CALIFORNIA ELECTRICAL CODE	EXT	EXTERIOR	JT	JOINT	PLUMB	PLUMBING	T.P	TOILET PAPER HOLDER
CEM	CEMENT	F.A.U	FORCED AIR UNIT	JT	JOINT	PLYWD	PLYWOOD	T.R	TOWEL RING
CER	CERAMIC	F.F	FINISH FLOOR	KIT	KITCHEN	PR	PAIR	TR	TRANSOM
C.F.C.	CALIFORNIA FIRE CODE	F.G	FINISH GRADE/FUEL GAS	L	LENGTH/LONG	P.T	POST TENSIONED (SLAB)	TRANS	TRANSFORMER
CHG	CHANGE	FGL	FIBERGLASS	LAV	LAVATORY	P.WDR	PRESSURE TREATED POWDER	T.SHTG	TOP OF SHEATHING
C.J	CONTROL JOINT	FX	FIXTURE	MSP	MOTION SENSOR & INTEGRAL PHOTOSENSOR	R	RISER	TYP	TYPICAL
CL	CENTER LINE	FL	FLUORESCENT	H	H	RAD	RADIUS	U.B.C	UNIFORM BUILDING CODE
CLG	CEILING	FLASH	FLASHING	M.C	MEDICINE CABINET	R.D	ROOF DRAIN	U.L	UNDERWRITERS LABORATORY
CLG	CEILING	FND	FOUNDATION	MAS	MASONRY	R.D	ROUND	U.M.C	UNIFORM MECHANICAL CODE
CLR	CLEAR	F.O.C	FACE OF CONCRETE	MAT	MATERIAL	RECP	RECEPTACLE	U.N.O	UNLESS NOTED OTHERWISE
CM	CASEMENT	F.O.F	FACE OF FINISH	MAX	MAXIMUM	REF	REFERENCE/REFERENCE	U.P.C	UNIFORM PLUMBING CODE
C.M.C.	CALIFORNIA MECHANICAL CODE	F.O.M	FACE OF MASONRY	MCH	MECHANICAL	REG	REGISTER	V	VERTICAL
C.O	CASED OPENING	F.O.S	FACE OF STUD	MEMB	MEMBRANE	REIN	REINFORCEMENT	V.F.	VERTICAL FLOOR/VOLT
COL	COLUMN	FR	FRENCH	MFR	MANUFACTURER	REQ	REQUIRED	VERT	VERTICAL
COMP	COMPOSITION/COMPACTOR	FR	FRENCH	MIN	MINIMUM	R.O	ROUGH OPENING	VEST	VESTIBULE
CONC	CONCRETE	FTG	FOOT OR FEET	MIR	MIRROR	RM	ROOM	VOL	VOLUME
COND	CONDITION/CONDENSER	FTG	FOOTING	MISC	MISCELLANEOUS	SA	SMOKE ALARM	V.R	VAPOR RESISTANT
CONST	CONSTRUCTION	G	GALVANIZED	MTD	MOUNTED	S.C	SOLID CORE	V.T.R	VENT THROUGH ROOF
CONT	CONTINUOUS	GA	GAUGE	MT	METAL THRESHOLD	S.D	SOAP DISH	W	WITH
C.P.C.	CALIFORNIA PLUMBING CODE	GAR	GARAGE	MTL	METAL	S.H	SINGLE HUNG/SHELF	WM	WATER HEATER
C.R.C.	CALIFORNIA RESIDENTIAL CODE	G.D	GARAGE DISPOSAL	NA	NOT APPLICABLE	SOV	SHUT-OFF VALVE	W	WEST/WIDE/WIDTH/WASHER/WATT
C.R.	CURTAIN ROD	GFI	GROUND FAULT INTERRUPTER	NAT	NATURAL	S.T.C	SOUND TRANSMISSION COEFFICIENT	WO	WOOD
CTR	CENTER	GI	GALVANIZED IRON	N.A.A.M.M	NATIONAL ASSOCIATION OF ARCHITECTURAL METAL MANUFACTURERS	SECT	SECTION/SECTIONAL	W.I	WROUGHT IRON
C.W	COLD WATER	GL	GLASS	N.E.C	NATIONAL ELECTRICAL CODE	SERV	SERVICE	W.I.C	WALK IN CLOSET
D	DRYER/DIMMER/DEPTH	G.L.B	GLU-LAM BEAM	N.F.P.A	NATIONAL FIRE PROTECTION ASSOCIATION	S.F.	SQUARE FEET	W.P	WATERPROOF
DBL	DOUBLE	GHD	GROUND	N.I.C	NOT IN CONTRACT	SHT	SHEET	W.R	WATER RESISTANT
		GVP	GYP-SUM BOARD	NO	NUMBER	SHTG	SHEATHING	WT	WEIGHT
		H	HIGH			SHWR	SHOWER		
						SL	SILVER/SLOPE		

Area Calculations

FLOOR PLAN AREA	PLAN 4 ELEV. "A" (SF)	PLAN 4 ELEV. "B" (SF)	PLAN 4 ELEV. "C" (SF)
1ST FLOOR LIVING AREA (SQ. FT.)	1345	1345	1345
2ND FLOOR LIVING AREA (SQ. FT.)	1300	1300	1300
GARAGE (SQ. FT.)	605	605	605
TOTAL PORCH (SQ. FT.)	119	119	119
PAD AREA (SQ. FT.)	2089	2089	2089
TOTAL LIVING SPACE (SQ. FT.)	2645	2645	2645

NOTE: TOTAL COVERAGE/BUILDING AREA MAY VARY DUE TO METHOD OF CALCULATION

REVISIONS	DESCRIPTION	DATE	NAME

DESIGNER: WT/AC
REVIEWED BY: WT
APPROVED BY:
PROJECT #: S2014001

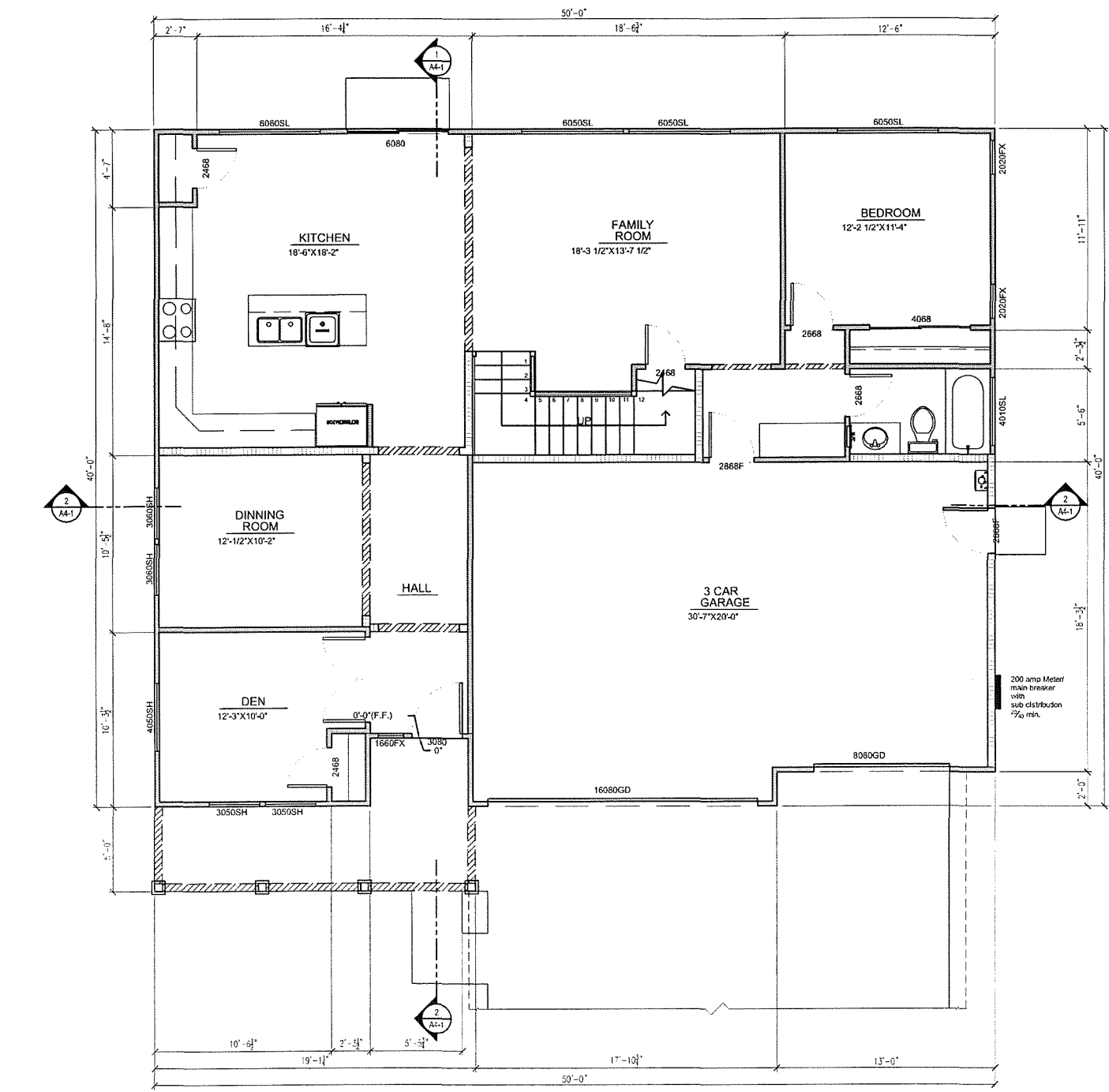
COVER SHEET

SHEET: A-0

PRELIMINARY SET (2) NOT FOR CONSTRUCTION 5/7/2014

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THE RESERVE
 OAKLEY, CA
 PLAN 4



1ST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

FLOOR PLAN AREA	PLAN 4	
LIVING AREA (1ST FLR.)		1345
LIVING AREA (2ND FLR.)		1300
GARAGE		605
FRONT PORCH		119
TOTAL COVERAGE		2069

LEGEND

2X4 STUD WALL	SOFFIT LIMITS	T - TILE FLOOR
2X6 STUD WALL	SHELF ABOVE	W - WOOD FLOOR
HALF WALL		C - CARPET FLOOR
		V - VINYL FLOOR

REVISIONS		NAME
#	DATE	DESCRIPTION

DESIGNER: WTM/C
 REVIEWED BY: WT
 APPROVED BY:
 PROJECT #: S2014001

1ST FLOOR PLAN

SHEET:
A1-1

PRELIMINARY SET (2) NOT FOR CONSTRUCTION

5/5/2014

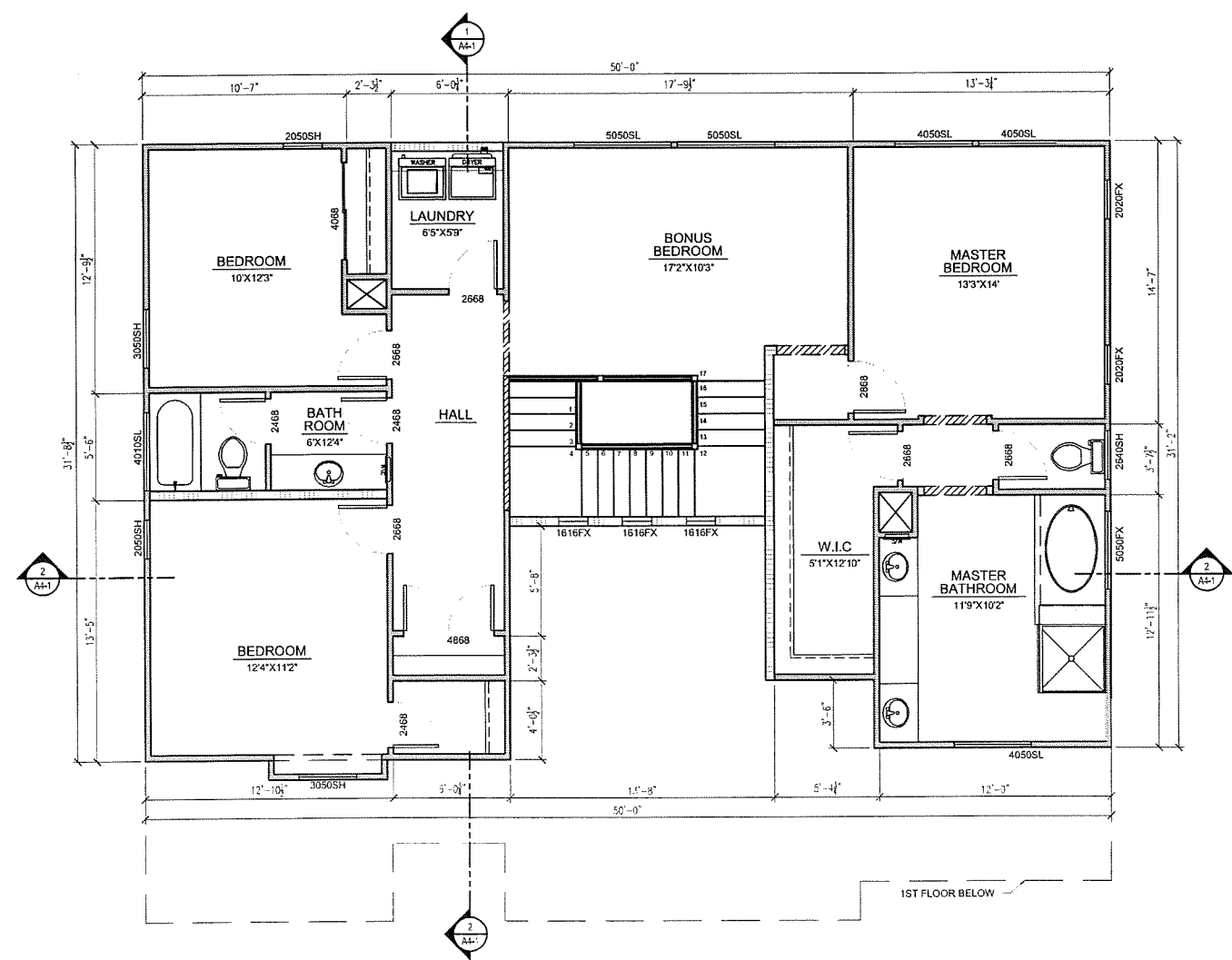


Blue Mountain

107 ALDRIDGE ROAD, SUITE B
VICKIARILE, CA 95669
PHONE: 927-451-8111

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THE RESERVE OAKLEY, CA PLAN 4



2ND FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN AREA	PLAN 4	
LIVING AREA (1ST FLR.)		1345
LIVING AREA (2ND FLR.)		1300
GARAGE		605
FRONT PORCH		119
TOTAL COVERAGE		2069

LEGEND		
	2X4 STUD WALL	
	2X6 STUD WALL	
	HALF WALL	

REVISIONS		
#	DATE	DESCRIPTION

DESIGNER:
WT/MC

REVIEWED BY:
WT

APPROVED BY:

PROJECT #:
S2014001

2ND FLOOR PLAN

SHEET:
A1-2

PRELIMINARY SET (2) NOT FOR CONSTRUCTION

5/5/2014



Blue Mountain

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YOCUMVILLE, CA 95068
PHONE 707-451-8111

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THE RESERVE
OAKLEY, CA
PLAN 4



1 Front - Color
1/4" = 1'-0"



2 Right - Color
1/4" = 1'-0"



3 Rear - Color
1/4" = 1'-0"



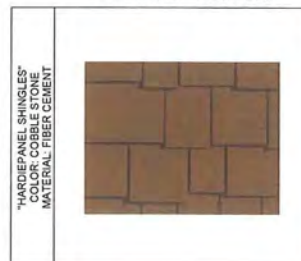
4 Left - Color
1/4" = 1'-0"

ARTS & CRAFTS STYLE

MATERIALS AND COLORS

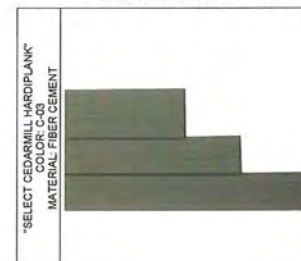
SHINGLE SIDING

MANUFACTURER: JAMES HARDIE



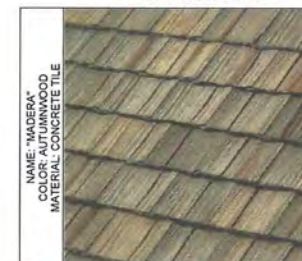
LAP SIDING

MANUFACTURER: JAMES HARDIE



ROOFING

MANUFACTURER: BORAL



STONE VENEER

MANUFACTURER: BORAL



COLORS

MANUFACTURER: KELLY MOORE

		BODY
C-01	High Chateau KM4452	
		TRIM
C-02	Vintage Lace KM4653	
C-03	Tuscan Clay KM4621	ACCENT

#	DATE	REVISIONS DESCRIPTION	NAME

DESIGNER:
MCWT
REVIEWED BY:
WT
APPROVED BY:
PROJECT #:
S2014001

"A" COLOR ELEVATIONS

SHEET:
A2-2

PRELIMINARY SET 2 NOT FOR CONSTRUCTION

5/7/2014



Blue Mountain

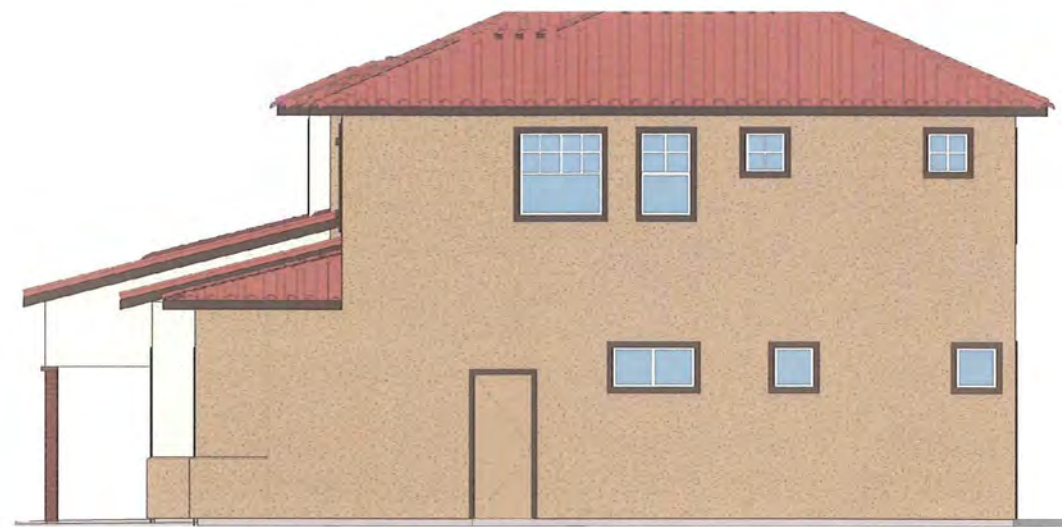
707 ALDRIDGE ROAD, SUITE B
YACAVILLE, GA 30088
PHONE 707-451-8111

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DESIGNS, AND ARRANGEMENTS
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BLUE MOUNTAIN.

THE RESERVE
OAKLEY, CA
PLAN 4



① Front - Color
1/4" = 1'-0"



② Right - Color
1/4" = 1'-0"



③ Rear - Color
1/4" = 1'-0"



④ Left - Color
1/4" = 1'-0"

SPANISH STYLE

MATERIALS AND COLORS

BRICK

MANUFACTURER: HC MUDDOX



NAME: "MODULAR THIN BRICK"
COLOR: REDWOOD
MATERIAL: CONCRETE

ROOFING

MANUFACTURER: BORAL



NAME: "VERONA CLAY"
COLOR: VERONA CLAY
MATERIAL: CONCRETE

COLORS

MANUFACTURER: KELLY MOORE

		BODY
C-01		Woolly Mammoth KM4607
C-02		FRONT DOOR/TRIM
C-03		ACCENT
		Antique White 49

#	DATE	REVISIONS DESCRIPTION	NAME

DESIGNER:
MC/WT
REVIEWED BY:
WT
APPROVED BY:
Checker
PROJECT #:
S2014001

"B" COLOR
ELEVATIONS

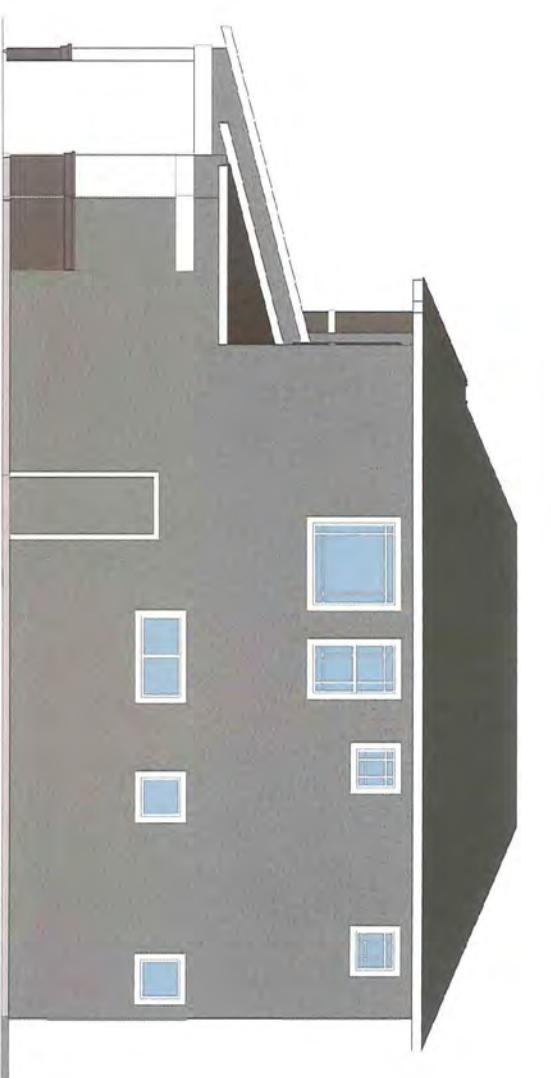
SHEET:
A2-4

PRELIMINARY SET ② NOT FOR CONSTRUCTION

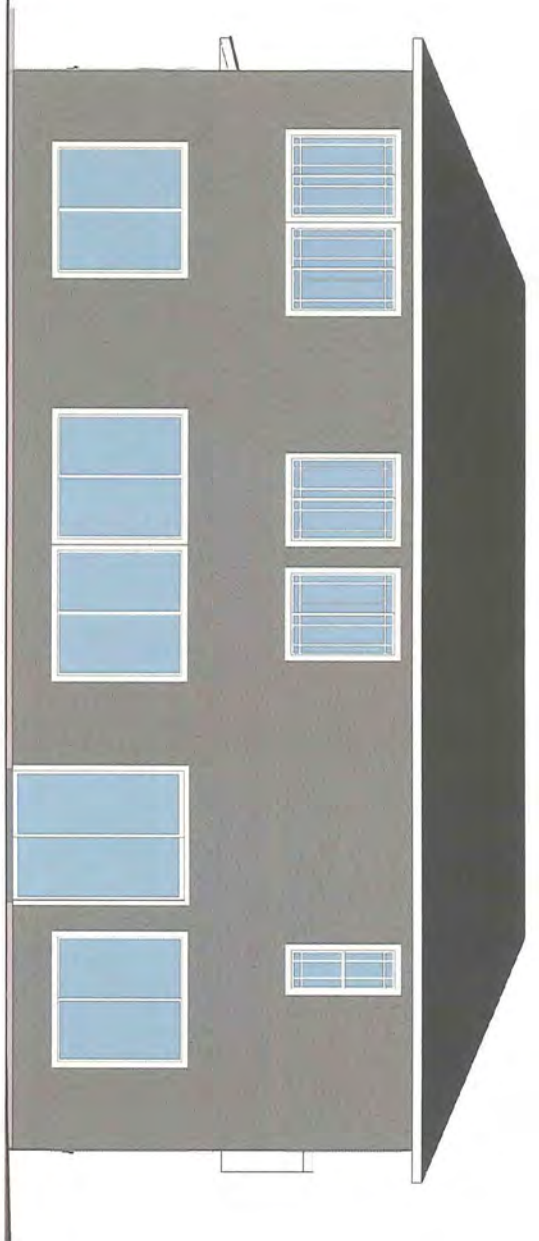
5/7/2014



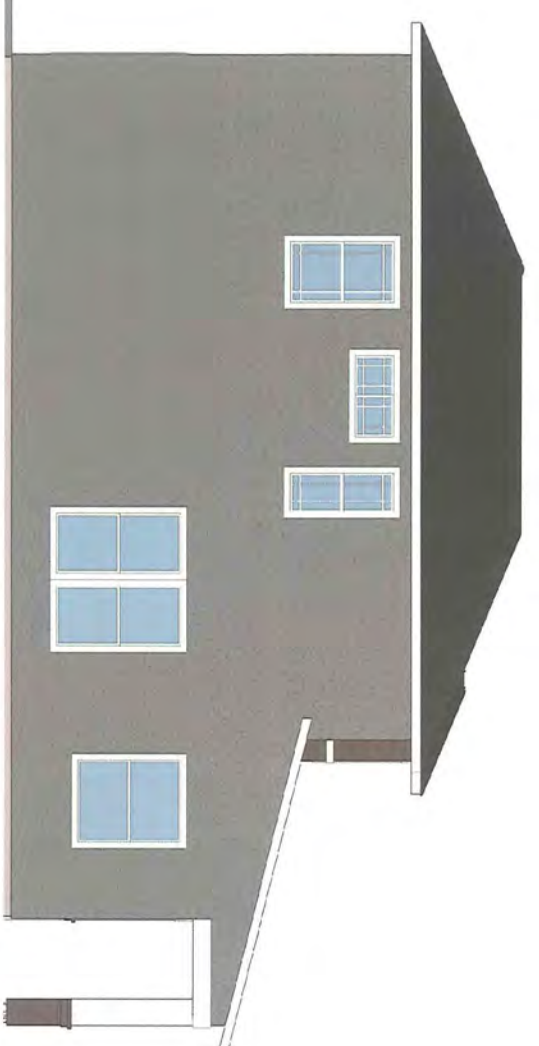
1 Front - Color
1/4" = 1'-0"



2 Right - Color
1/4" = 1'-0"



3 Rear - Color
1/4" = 1'-0"



4 Left - Color
1/4" = 1'-0"

CALIFORNIA COASTAL STYLE

MATERIALS AND COLORS



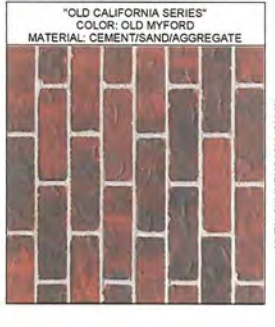
SHINGLE SIDING



METAL ROOF



SLATE ROOF



BRICK VENEER

C-03	C-02	C-01	MANUFACTURER: KELLY MOORE
Cloud White K41N57	Black pack K41A50	Platinum Granite K41A1910	
	ACCENT/TRIM	FRONT DOOR	BODY

COLORS

THE RESERVE

OAKLEY, CA
PLAN 4

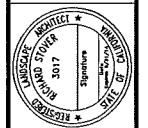


REVISIONS		
#	DATE	DESCRIPTION

DESIGNER: MCMWT
REVIEWED BY: WT
APPROVED BY: [Signature]
PROJECT # 52014001

NO.	REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 1620 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.933.2983

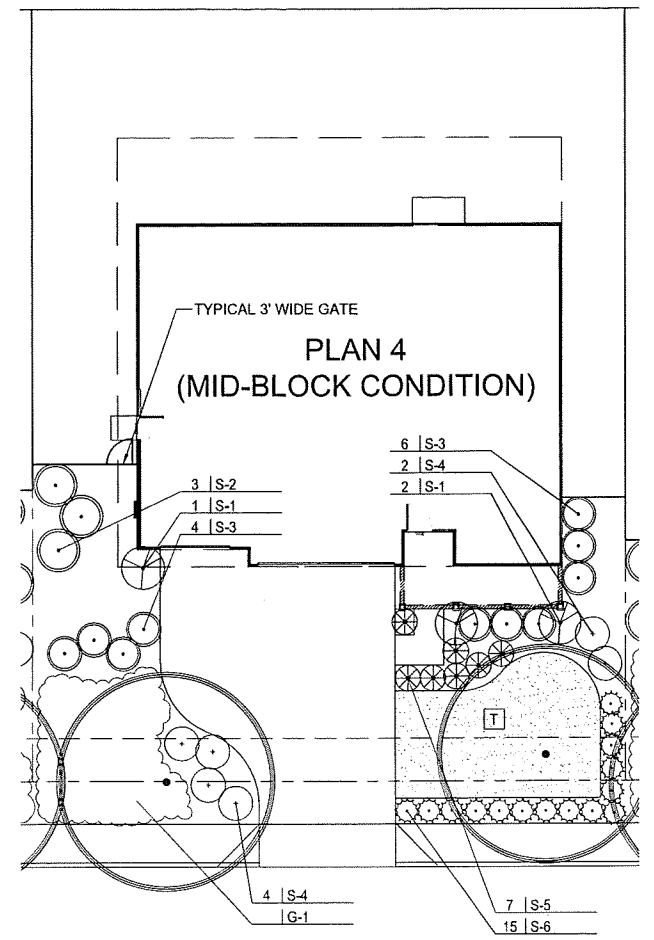


THE RESERVE AT OAKLEY
 SUBDIVISION 8994
 OAKLEY, CALIFORNIA

PLAN 4 TYPICAL
 FRONT YARD
 PLANTING PLAN

DESIGNED: RS	DRAWN: RC
CHECKED:	JOB NO.:
DATE: 04-30-14	
SCALE: NOTED	

SHEET
 L-2.1
 OF SHEETS



PLANT MATERIALS LIST:

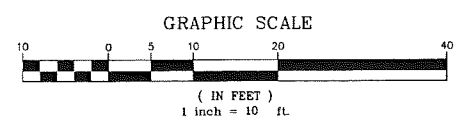
SUN-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
A	ALYOGYNE HUEGELII	(BLUE HIBISCUS STANDARD)	
B	ROSA 'MR LINCOLN'	(TREE ROSE STANDARD)	
C	LEPTOSPERMUM SCOPARIUM 'RUBY GLOW'	(TEA TREE STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
A	HETEROMELES ARBUTIFOLIA	(TOYON)	
B	ELAEAGNUS PUNGENS 'VARIEGATA'	(SILVERBERRY)	
C	DODONAEA VISCOZA 'PURPUREA'	(HOPSEED BUSH)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
A	RHAPHIOLEPIS INDICA 'CLARA'	(INDIAN HAWTHORN)	
B	BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
C	TEUCRIUM FRUTICANS 'COMPACTUM'	(BUSH GERMANDER)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
A	COLEONEMA PULCHRUM 'SUNSET GOLD'	(BREATH OF HEAVEN)	
B	CISTUS 'SNOW FIRE'	(ROCKROSE)	
C	ROSA 'CARPET PINK'	(PINK CARPET ROSE)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
A	AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
B	LAVANDULA INTERMEDIA 'GROSSO'	(HEDGE LAVENDER)	
C	HEMEROCALLIS HYBRID	(YELLOW EVERGREEN DAYLILY)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
A	STIPA TENUISSIMA	(MEXICAN FEATHER GRASS)	
B	CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
C	PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
A	ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
B	COPROSMA 'VISTA VERDE'	(COPROSMA)	
C	ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

SHADE-ORIENTATION PLANT PALETTE
 (REFER TO STREET TREE AND FENCING PLAN FOR STREET TREE SPECIFICATIONS)

S-1	SPECIMENS	5 GAL. SIZE	
A	CAMELLIA SASANQUA	(CAMELLIA STANDARD)	
B	ABUTILON 'CASCADE DAWN'	(FLOWERING MAPLE STANDARD)	
C	POLYGALA DALMAISIANA	(SWEET PEA SHRUB STANDARD)	
S-2	LARGE SCREENING SHRUBS	5 GAL SIZE	
A	COCCULUS LAURIFOLIUS	(COCCULUS)	
B	EUONYMUS JAPONICUS	(EVERGREEN EUONYMUS)	
C	VIBURNUM TINUS 'SPRING BOUQUET'	(LAURUSTINUS)	
S-3	MEDIUM HEIGHT FLOWERING SHRUBS	5 GAL SIZE	
A	VIBURNUM DAVIDII	(VIBURNUM)	
B	TERNSTROEMIA GYMNANTHERA	(TERNSTROEMIA)	
C	BUXUS JAPONICA 'GREEN BEAUTY'	(JAPANESE BOXWOOD)	
S-4	LOW SPREADING SHRUBS	5 GAL SIZE	
A	PITTOSPORUM TOB. 'TURNER'S VARIEGATED DWARF'	(DWARF VARIEGATED TOBIRA)	
B	ABELIA GRANDIFLORA 'KALEIDOSCOPE'	(GLOSSY ABELIA)	
C	LOROPETALUM CHINENSE 'PURPLE PIXIE'	(PROSTRATE LOROPETALUM)	
S-5	PRIMARY ACCENT SHRUBS	1 GAL SIZE	
A	AGAPANTHUS 'MIDKNIGHT BLUE'	(LILY OF THE NILE)	
B	LIROPE MUSCARI 'MAJESTIC'	(LILY TURF)	
C	NANDINA 'FIRE POWER'	(DWARF HEAVENLY BAMBOO)	
S-6	SECONDARY ACCENT SHRUBS	1 GAL SIZE	
A	DIETES IRIDIROIDES	(FORTNIGHT LILY)	
B	CAREX BUCHANANII	(LEATHER LEAF SEDGE)	
C	PHORMIUM 'TOM THUMB'	(DWARF FLAX)	
G-1	GROUNDCOVERS	1 GAL SIZE AT 42" O.C.	
A	ARCTOSTAPYLOS 'EMERALD CARPET'	(MANZANITA)	
B	COPROSMA 'VISTA VERDE'	(COPROSMA)	
C	ROSMARINUS 'PROSTRATUS'	(PROSTRATE ROSEMARY)	
T	TURF	DWARF TALL FESCUE SOD ROLLS	

PLANT PALETTE NOTE:
 REFER TO STREET TREE AND FENCING PLAN FOR DESIGNATION OF THE 'SUN' AND 'SHADE' PALETTES FOR EACH LOT, BASED ON THE SOLAR ORIENTATION. EACH LOT SHALL HAVE ITS OWN REFERENCED PLANT SPECIES SELECTED FROM THE ATTACHED PALETTES (i.e. LOT 2 - SUN/B) WITH NO TWO ADJACENT LOTS HAVING THE SAME PALETTE.



REFER TO SHEET L-3 FOR
 NOTES AND DETAILS

"B" ELEVATIONS - SPANISH



BLUE MOUNTAIN HEREBY EXPRESSLY RESERVES ITS STATUTORY COPYRIGHT AND OTHER SPECIFIC RIGHTS. IDEAS, DESIGN AND ARRANGEMENTS REPRESENTED THEREIN ARE AND SHALL REMAIN THE PROPERTY OF BLUE MOUNTAIN.

THE RESERVE
OAKLEY, CA

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER: MCWIT
REVIEWED BY: WT
APPROVED BY: _____
PROJECT #: S2014001

"B" COLOR MATRIX

SHEET: **A2-5**

MATERIALS AND COLORS

TAN

BRICK

MANUFACTURER: HC MUDDOX



ROOFING

MANUFACTURER: BORAL



COLORS

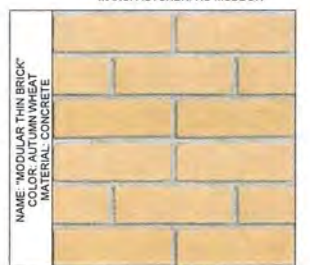
MANUFACTURER: KELLY MOORE

C-01	BODY	Woolly Mammoth KM4697
C-02	TRIM	
C-03	FRONT DOOR	Men Clay KM5720
C-04	ACCENT	Antique White 49

GREEN

BRICK

MANUFACTURER: HC MUDDOX



ROOFING

MANUFACTURER: BORAL



COLORS

MANUFACTURER: KELLY MOORE

C-01	BODY	High Contrast KM4682
C-02	TRIM	Vintage Lace KM4653
C-03	FRONT DOOR	Tulsa Clay KMA21
C-04	ACCENT	Woods Clay KMA21

GRAY

BRICK

MANUFACTURER: HC MUDDOX



ROOFING

MANUFACTURER: BORAL



COLORS

MANUFACTURER: KELLY MOORE

C-01	BODY	Platinum Granite KM4910
C-02	TRIM	Blackjack KMA90
C-03	FRONT DOOR	Blackjack KMA90
C-04	ACCENT	Cloud White KMW57

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014

"C" ELEVATIONS - CALIFORNIA COASTAL

MATERIALS AND COLORS

GRAY

LAP SIDING



MANUFACTURER: JAMES HARDIE

SHINGLE SIDING



MANUFACTURER: JAMES HARDIE

METAL ROOF



MANUFACTURER: FABRAL

SLATE ROOF



MANUFACTURER: BORA

BRICK VENEER



MANUFACTURER: MC NEAR

COLORS

C-03	C-02	C-01
Cloud White K4M157	Blackjack K4M150	Flaming Granite K4M1510
ACCENT	TRIM	BODY

MANUFACTURER: KELLY MOORE

GREEN

LAP SIDING



MANUFACTURER: JAMES HARDIE

SHINGLE SIDING



MANUFACTURER: JAMES HARDIE

METAL ROOF



MANUFACTURER: FABRAL

SLATE ROOF



MANUFACTURER: BORA

BRICK VENEER



MANUFACTURER: MC NEAR

COLORS

C-03	C-02	C-01
Green Lichen K4M152	Village Lace K4M1553	Highland K4M1510
ACCENT	TRIM	BODY

MANUFACTURER: KELLY MOORE

TAN

LAP SIDING



MANUFACTURER: JAMES HARDIE

SHINGLE SIDING



MANUFACTURER: JAMES HARDIE

METAL ROOF



MANUFACTURER: FABRAL

SLATE ROOF



MANUFACTURER: BORA

BRICK VENEER



MANUFACTURER: MC NEAR

COLORS

C-03	C-02	C-01
Antique White 49	Woody Hammonds K4M1507	Flaming Granite K4M1510
ACCENT	BODY	TRIM

MANUFACTURER: KELLY MOORE

PLEASE CONTACT THE ARCHITECT FOR ANY QUESTIONS REGARDING THE MATERIALS AND COLORS SHOWN ON THIS SHEET. THE ARCHITECT'S OFFICE IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED ON THIS SHEET.



THE RESERVE
OAKLEY, CA

REVISIONS		
#	DATE	DESCRIPTION

DESIGNER: MCM
REVIEWED BY: WT
APPROVED BY: [Signature]
PROJECT # 2011001

5/7/2014 PRELIMINARY SET (2) NOT FOR CONSTRUCTION

SHEET: **A2-7**

"C" COLOR MATRIX



Blue Mountain

707 ALDRIDGE ROAD, SUITE B
VACAVILLE, CA 95666
PHONE: 707-451-6111

BLUE MOUNTAIN HEREBY
EXPRESSLY RESERVES ITS
STATUTORY COPYRIGHT, COMMON
LAW COPYRIGHT, AND OTHER
SPECIFICATIONAL, DESIGN,
AND DRAWING RIGHTS REPRESENTED
THEREBY AND SHALL REMAIN
THE PROPERTY OF BLUE MOUNTAIN.

THE RESERVE

OAKLEY, CA

REVISIONS	
DATE	DESCRIPTION

DESIGNER:
MCJW

REVIEWED BY:
WT

APPROVED BY:

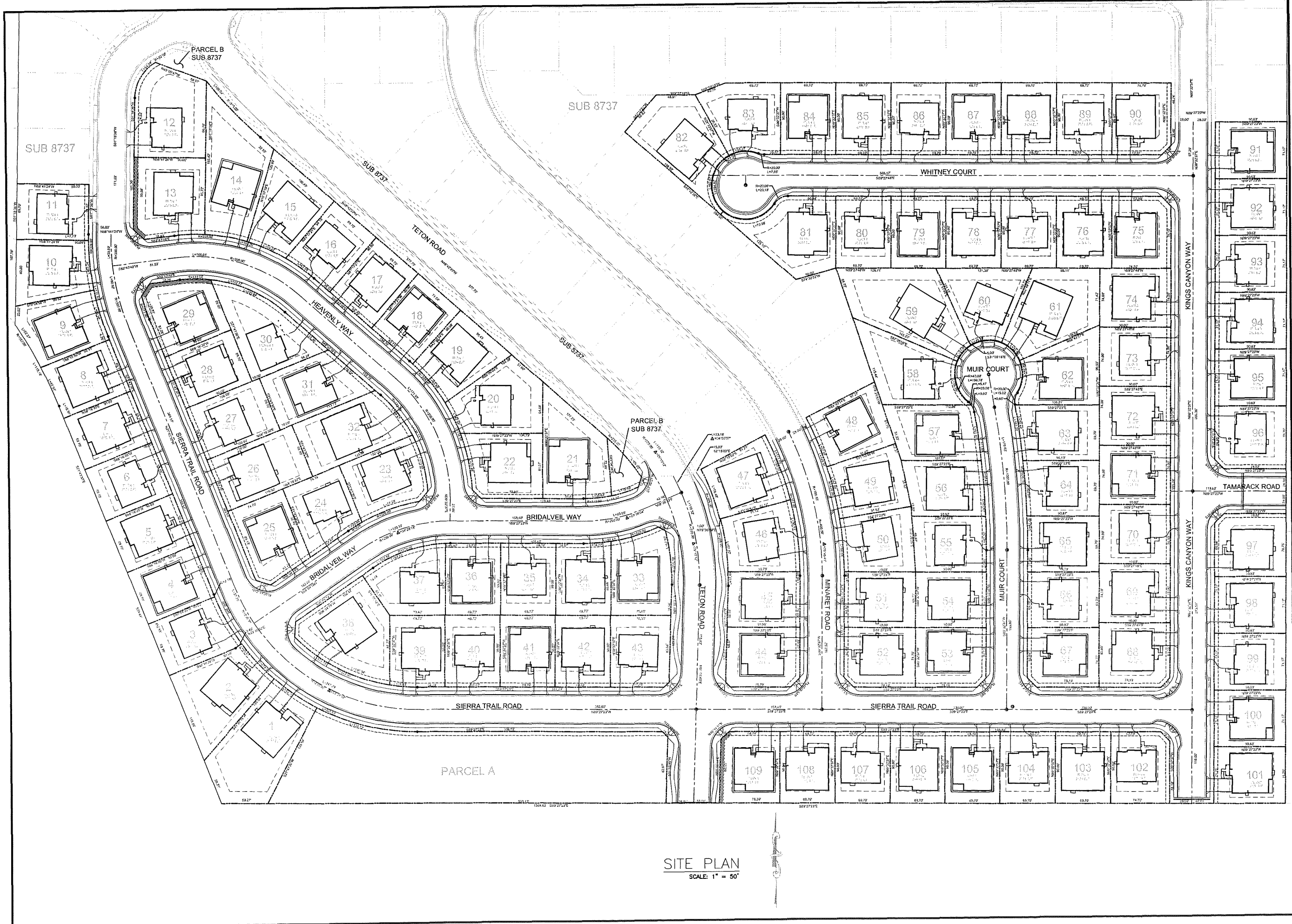
PROJECT #:
52014001

SITE PLAN

SHEET:
AS-1

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/17/2014



SITE PLAN
SCALE: 1" = 50'

BLUE MOUNTAIN HEREBY
 EXPRESSLY RESERVES ITS
 STATUTORY COPYRIGHT, COMMON
 LAW COPYRIGHT, AND OTHER
 SPECIFICATIONS, IDEAS, DESIGN,
 AND ARRANGEMENTS HEREOF. THESE
 THEREBY ARE AND SHALL REMAIN
 THE PROPERTY OF BLUE MOUNTAIN.

THE RESERVE
 OAKLEY, CA



PROPOSED PHASE 1
 SCALE: 1" = 50'

AREA CALCULATIONS

LOT COVERAGE CALCULATION				
LOT	LOT AREA (SF)	PLAN	PAD AREA (SF)	LOT COVERAGE
1	12,375	Plan 3	2,914	23.5%
2	9,634	Plan 2	2,702	28.0%
3	6,496	Plan 4	2,069	31.9%
4	6,273	Plan 1	2,564	40.9%
5	6,273	Plan 2	2,702	43.1%
6	6,273	Plan 4	2,069	33.0%
7	6,273	Plan 2	2,702	43.1%
8	6,317	Plan 3	2,914	46.1%
9	7,383	Plan 1	2,564	34.7%
10	8,854	Plan 2	2,702	30.4%
11	6,273	Plan 4	2,069	33.0%
12	9,653	Plan 4	2,069	21.4%
13	8,809	Plan 2	2,702	30.7%
14	11,199	Plan 1	2,564	22.9%
15	7,864	Plan 3	2,914	37.1%
16	6,333	Plan 4	2,069	32.7%
17	6,273	Plan 2	2,702	43.1%
18	6,301	Plan 1	2,564	40.7%
19	7,034	Plan 2	2,702	38.4%
20	6,550	Plan 4	2,069	31.6%
21	9,230	Plan 1	2,564	27.8%
22	7,848	Plan 2	2,702	35.3%
23	7,489	Plan 2	2,702	36.1%
24	6,501	Plan 4	2,069	31.8%
25	7,350	Plan 1	2,564	34.7%
26	6,169	Plan 3	2,914	36.0%
27	6,970	Plan 4	2,069	29.7%
28	6,272	Plan 2	2,702	43.1%
29	7,400	Plan 1	2,564	34.6%
30	6,773	Plan 4.1	2,069	30.6%
31	7,805	Plan 1	2,564	32.9%
32	8,861	Plan 3	2,914	32.9%
33	7,572	Plan 1	2,564	33.9%
34	6,395	Plan 2	2,702	42.9%
35	6,273	Plan 4	2,069	33.0%
36	6,269	Plan 1	2,564	40.9%
37	7,155	Plan 4	2,069	28.9%
38	10,404	Plan 3	2,914	28.0%
39	6,237	Plan 2	2,702	43.3%
40	6,273	Plan 4	2,069	33.0%
41	6,273	Plan 1	2,564	40.9%
42	6,273	Plan 3	2,914	46.5%
43	6,774	Plan 4	2,069	30.5%

Phase I		
Floor Plan	Count	Proportion
Plan 1	11	25.6%
Plan 2	11	25.6%
Plan 3	8	18.6%
Plan 4	12	27.9%
Plan 4.1	1	2.3%

REVISIONS	DATE	DESCRIPTION	NAME

DESIGNER:
MCWT

REVIEWED BY:
WT

APPROVED BY:

PROJECT #:
S2014001

SITE PLAN

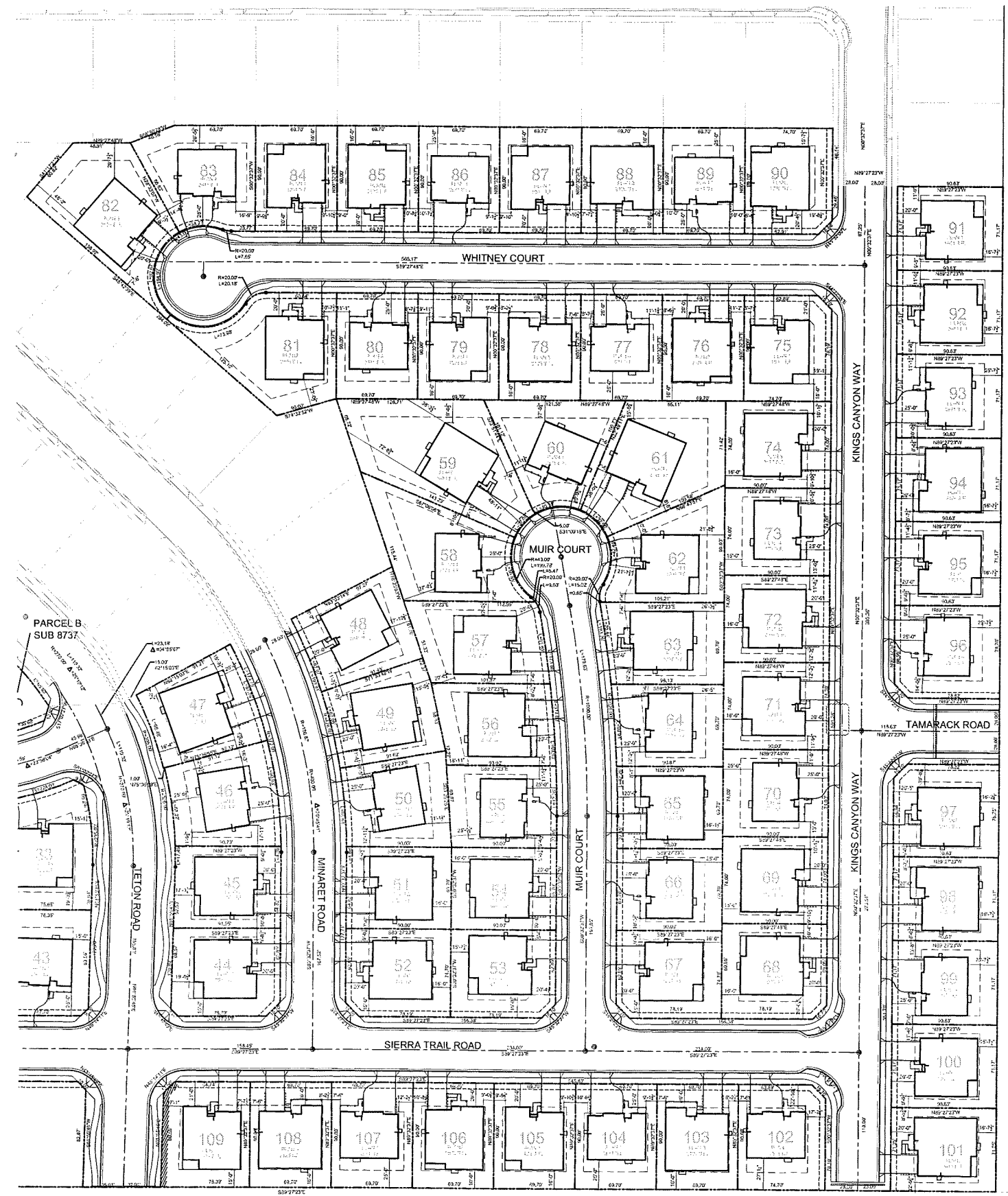
SHEET:
AS-2

PRELIMINARY SET (2) NOT FOR CONSTRUCTION

5/7/2014

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THE RESERVE
OAKLEY, CA



PROPOSED PHASE 2
SCALE: 1" = 50'

AREA CALCULATIONS

LOT COVERAGE CALCULATION				
LOT	LOT AREA (SF)	PLAN	PAD AREA (SF)	LOT COVERAGE
44	6,848	Plan 1	2,554	37.4%
45	6,353	Plan 2	2,702	42.5%
46	7,195	Plan 4	2,069	28.7%
47	7,083	Plan 3	2,914	41.1%
48	6,928	Plan 1	2,554	37.0%
49	6,774	Plan 2	2,702	39.9%
50	6,672	Plan 4	2,069	31.0%
51	6,273	Plan 3	2,914	46.5%
52	6,653	Plan 2	2,702	40.6%
53	6,653	Plan 1	2,554	38.5%
54	6,273	Plan 2	2,702	43.1%
55	6,429	Plan 4	2,069	32.2%
56	6,799	Plan 3	2,914	42.9%
57	7,569	Plan 1	2,554	33.8%
58	8,809	Plan 4	2,069	23.5%
59	12,137	Plan 2	2,702	22.3%
60	7,505	Plan 4	2,069	27.6%
61	9,356	Plan 3	2,914	31.1%
62	7,809	Plan 1	2,554	32.8%
63	7,023	Plan 2	2,702	38.5%
64	6,489	Plan 4	2,069	31.9%
65	6,265	Plan 5	2,914	46.4%
66	6,273	Plan 4	2,069	33.0%
67	6,653	Plan 1	2,554	38.5%
68	7,207	Plan 2	2,702	37.5%
69	6,060	Plan 3	2,914	48.1%
70	6,660	Plan 4	2,069	31.1%
71	6,660	Plan 1	2,554	38.5%
72	6,660	Plan 2	2,702	40.6%
73	6,660	Plan 4	2,069	31.1%
74	6,660	Plan 3	2,914	43.8%
75	6,653	Plan 1	2,554	38.5%
76	6,273	Plan 2	2,702	43.1%
77	6,273	Plan 4	2,069	33.0%
78	6,273	Plan 3	2,914	46.5%
79	6,273	Plan 1	2,554	40.9%
80	6,273	Plan 4	2,069	33.0%
81	9,239	Plan 2	2,702	29.2%
82	9,843	Plan 3	2,914	30.7%
83	7,169	Plan 4	2,069	28.9%
84	6,273	Plan 1	2,554	40.9%
85	6,273	Plan 2	2,702	43.1%
86	6,273	Plan 4	2,069	33.0%
87	6,273	Plan 1	2,554	40.9%
88	6,273	Plan 3	2,914	46.5%
89	6,273	Plan 4	2,069	33.0%
90	6,653	Plan 2	2,702	40.6%
91	6,450	Plan 1	2,554	39.6%
92	6,450	Plan 2	2,702	41.9%
93	6,450	Plan 4	2,069	32.1%
94	6,450	Plan 3	2,914	45.2%
95	6,450	Plan 1	2,554	39.6%
96	7,063	Plan 4	2,069	29.3%
97	7,063	Plan 2	2,702	38.2%
98	6,450	Plan 3	2,914	45.2%
99	6,450	Plan 4	2,069	32.1%
100	6,450	Plan 1	2,554	39.6%
101	6,457	Plan 2	2,702	41.8%
102	6,653	Plan 4	2,069	31.1%
103	6,273	Plan 3	2,914	46.5%
104	6,273	Plan 4	2,069	33.0%
105	6,273	Plan 1	2,554	40.9%
106	6,273	Plan 2	2,702	43.1%
107	6,273	Plan 4	2,069	33.0%
108	6,273	Plan 3	2,914	46.5%
109	6,753	Plan 1	2,554	38.1%

FLOOR PLAN DISTRIBUTION						
Floor Plan	Phase I		Phase II		Phase I & II	
	Count	Proportion	Count	Proportion	Count	Proportion
Plan 1	11	25.6%	16	24.2%	27	24.8%
Plan 2	11	25.6%	16	24.2%	27	24.8%
Plan 3	8	18.6%	14	21.2%	22	20.2%
Plan 4	12	27.9%	20	30.3%	32	29.4%
Plan 4.1	1	2.3%	0	0.0%	1	0.9%

REVISIONS	
#	DESCRIPTION

DESIGNER:
MCWT

REVIEWED BY:
WT

APPROVED BY:

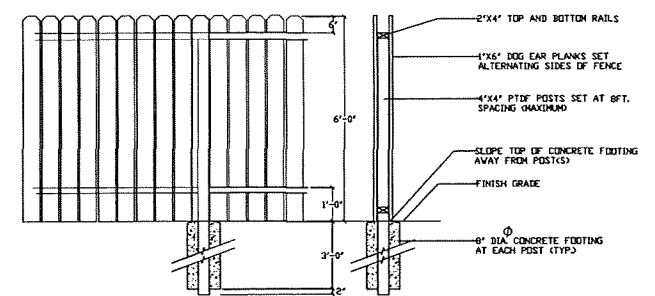
PROJECT #:
S2014001

SITE PLAN

SHEET:
AS-3

PRELIMINARY SET ② NOT FOR CONSTRUCTION

5/7/2014



- NOTES:
1. POSTS TO BE PT DOUG FIR; ALL OTHER WOOD TO BE ROUGH SAW REDWOOD OR CEDAR.
 2. SET PLANKS ON ALTERNATING SIDES OF FENCE OVERLAPPING AT POSTS.
 3. HOLD RAILS LEVEL; STEP FENCE HEIGHT & ALTER PANEL WIDTH AS NECESSARY TO CONFORM TO GRADES.
 4. ALL FASTENERS TO BE GALVANIZED.

WOOD FENCE DETAIL

INDIVIDUAL LOT PLANT PALETTE:
 REFER TO SHEETS L-2 & L-3 FOR SINGLE FAMILY PLANT PALETTE SPECIES AND SIZES. LOTS ARE DESIGNATED WITH 'SHADE' OR 'SUN' EXPOSURE PALETTES SELECTING FROM THE (3) LISTINGS OF PLANT SELECTIONS ('A', 'B' OR 'C')

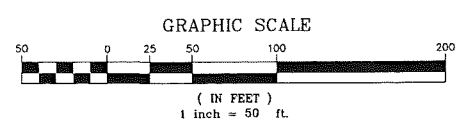


15 GALLON STREET TREE LEGEND:

- QUERCUS AGRIFOLIA (COAST LIVE OAK)
- PISTACIA CHINENSIS (CHINESE PISTACHE)
- PYRUS CALLERYANA 'ARISTOCRAT' (ARISTOCRAT PEAR)

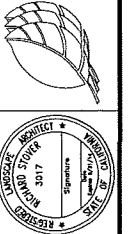
NOTE: ALL TREES SHALL RECEIVE ROOT BARRIER TREATMENT PER PLANTING NOTES.

- TREE LOCATION SETBACKS:
- 20 FT. MINIMUM FROM STREET LIGHTS
 - 10 FT. MINIMUM FROM ALL CURB RETURNS
 - 10 FT. MINIMUM FROM SEWER LATERALS
 - 3 FT. MINIMUM FROM ALL DRIVEWAYS
 - 5 FT. MINIMUM FROM ALL WATER LATERALS



NO.	REVISIONS

Thomas Baak & Associates, L.L.P.
 Landscape Architects
 1020 North Main Street, Suite 4
 Walnut Creek, CA 94596
 Ph: 925.931.2383

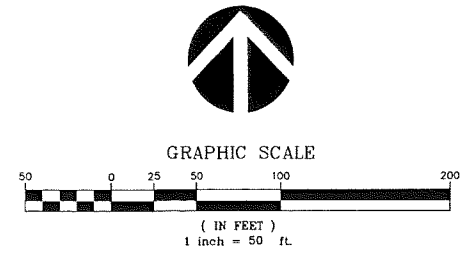
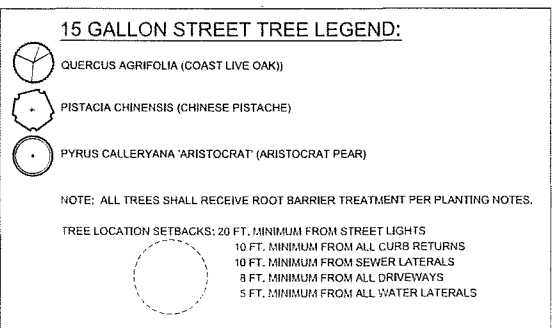
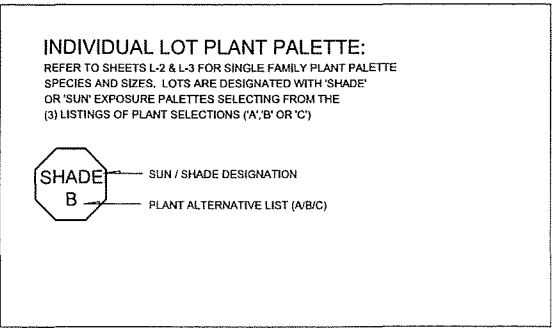
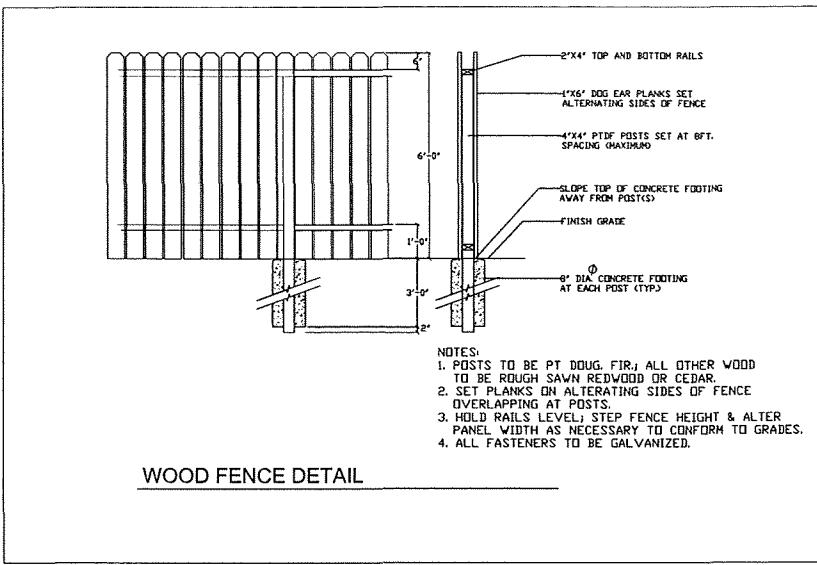


THE RESERVE AT OAKLEY
SUBDIVISION 8994
 OAKLEY, CALIFORNIA

STREET TREE & FENCING PLAN

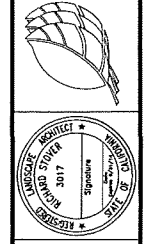
DESIGNED: RS	DRAWN: RC
CHECKED: JXB	NO.:
DATE: 04-30-14	
SCALE: NOTED	

SHEET
L-1.1
 OF SHEETS



REVISIONS

Thomas Baak & Associates, LLP
 Landscape Architects
 10000 Wilshire Blvd, Suite 4
 Wilmette, CA 94596
 PH: 925.931.2283



**THE RESERVE AT OAKLEY
 SUBDIVISION 8994
 OAKLEY, CALIFORNIA**

**STREET TREE
 & FENCING PLAN**

DESIGNED: RS	DRAWN: RC
CHECKED: []	JOB NO: []
DATE: 04-30-14	SCALE: NOTED

SHEET
L-1.2
 OF SHEETS



MEMORANDUM

Date: January 9, 2006

To: Bryan Montgomery, City Manager

From: Rebecca Willis, Community Development Director

Subject: Work session regarding approved Vesting Tentative Map 8737 (Hawkeye Development Corporation) adjacent to Marsh Creek

Approved and Forwarded to
City Council

Bryan Montgomery, City Manager

Summary and Recommendation

The purpose of this work session is to focus on Hawkeye Development's approved TM 8737 to clarify its conditions of approval and identify collaborative efforts with the Ponderosa Homes project recently approved south of the site. There are opportunities to enhance the neighborhood parks, trail system, creek appearance, pedestrian bridge, and neighborhood connectivity. Staff is recommending the City Council consider modifications to Hawkeye's TM 8737 to better accomplish goals in the Park, Recreation, and Trails Master Plan.

Fiscal Impact

There is no fiscal impact associated with this item.

Background

On April 12, 2004, the City Council approved Hawkeye Development's TM 8737, which covers a 40-acre site east of Marsh Creek. At that time, there was an approved subdivision north of the site (also owned by Hawkeye, approved by the County) and no other development proposals south or east of Hawkeye's project. This is an area that is severely deficient in neighborhood parks. Hawkeye's TM 8737 proposed a small pocket park (half-acre) for a 172-lot subdivision. It included a proposed bridge over Marsh Creek to access a future park on the west side of the creek. As part of its approval, the City Council required the half-acre park to be extended to form a "linear greenbelt" along Marsh Creek. Approximately five lots were displaced to accomplish the linear greenbelt. Some of the goals in the Council's approval included:

Date: January 9, 2006

Page 2 of 5

- Create neighborhood parks in this park-deficient area
- Enhance the appearance of the Marsh Creek trail
- Construct a bridge over Marsh Creek to link neighborhoods with the trail system and future parks

Six months later, the City Council adopted a modification to the Comprehensive Parks, Recreation and Trails Master Plan. While the master plan discourages inefficient pocket parks that are often planned in a vacuum, the new policy added to the master plan calls for collaborative efforts by developers to create neighborhood parks of adequate size and strategic locations to serve multiple neighborhoods.

Shortly thereafter, Ponderosa Homes approached the City to develop 50 acres south of Hawkeye's TM 8737. Staff followed the newly-adopted principles in the park master plan and encouraged Ponderosa and Hawkeye to work together to better achieve the goals of providing better parks, enhancing the appearance of the creek trail, and building the bridge. Staff encouraged Ponderosa to develop a neighborhood park to serve both subdivisions, and to locate the park adjacent to Marsh Creek to provide an attractive feature and destination point for the trail system. Staff also encouraged other guidelines in the park master plan, such as avoiding lots backing up to the park, and introduced the idea of merging Hawkeye's linear greenbelt with Ponderosa's neighborhood park to create more useable park space and a greater greenbelt ambiance along Marsh Creek.

Ponderosa's Vesting Tentative Map was approved by the City Council on November 14, 2005. It includes an approximate 4-acre neighborhood park along Marsh Creek and a 15-foot landscape buffer between the creek trail and the homes to enhance the trail appearance. Hawkeye's TM 8737 did not go back to Council in a formal way to change its conditions of approval. Therefore, Hawkeye's map remains as originally approved.

The purpose of this work session is to focus on Hawkeye's TM 8737 to clarify its conditions of approval and identify collaborative efforts that may enhance the park system, creek appearance, and pedestrian bridge.

Analysis

Hawkeye's TM 8737 conditions of approval require:

- A linear greenbelt along Marsh Creek to be constructed prior to the 30th building permit.
- A pedestrian bridge to be constructed over Marsh Creek at Honey Lane prior to the 87th building permit.
- Park fees to be offset by the construction of the pedestrian bridge.

In practical terms, this will mean:

- A linear greenbelt will be constructed adjacent to the trail that is 90 feet wide by 650 feet long.
- The linear greenbelt will be an attractive landscape feature, but will not be functional for most active park uses due to its narrow width.
- A retaining wall is necessary to separate the linear greenbelt from the trail right of way for drainage purposes.
- County Flood Control or East Bay Regional Parks may require a fence to be installed to separate the linear greenbelt from the trail system.
- Park land dedication and park impact fees will be used to create the linear greenbelt.
- A row of homes will separate the linear greenbelt from the neighborhood park that Ponderosa will construct. The homes will run along the northern border of the park, backing onto the park.
- The view from Marsh Creek Trail from East Cypress Road south to Ponderosa's subdivision will include 4,000 feet of homes backing on to the trail with no landscaping, 650 feet of linear greenbelt, 100 feet where a row of homes is perpendicular to the trail, a neighborhood park, and 500 feet of homes backing onto the trail with a landscape buffer. When built-out, a casual observer may find this to be disjointed and seemingly uncoordinated effort along the trail edge.
- The pedestrian bridge at Honey Lane does not connect the trail to the future park north of Honey Lane on the west side of the creek. There is a gap of privately-owned property between the bridge landing and the future park site. Hawkeye's obligation ends with the bridge. Right of way and trail improvements would need to be accomplished by the City to close the gap and provide a connection.
- The Hawkeye TM does not provide a street stub out to the vacant property to the east. The Ponderosa map includes a street stub out to serve the vacant property, but the overall neighborhood circulation and connectivity would be greatly enhanced by providing a street connection in Hawkeye's project.

Staff has worked with both developers and identified opportunities to collaborate to enhance the parks, trails, creeks, and bridge amenities. The following are components of a collaborative process and a description of what it would accomplish:

Collaborative Alternative

Modification	What it accomplishes
Shift the linear greenbelt from southeast flank of Marsh Creek on the Hawkeye TM 8737 to the northern edge of the Ponderosa neighborhood park	<ul style="list-style-type: none">• Creates a larger and more functional neighborhood park site for both projects;• Eliminates a row of 8 homes that would back up to the neighborhood park;• Creates more "eyes on the park" with homes that have front and side elevations facing the park on three sides, with Marsh Creek on the fourth side;• Increases the visibility of the neighborhood park along the trail by removing the row of homes perpendicular to the park;• Creates a larger greenbelt and useable park site as a destination point along Marsh Creek Trail;• Creates a park that is more cost-efficient to maintain than separated linear and neighborhood parks;• Allows Ponderosa Homes to construct the entire neighborhood park as a turn-key park in conjunction with the construction of homes, even though the park straddles two projects.
Shift the location of the pedestrian bridge from Honey Lane to a neighborhood park south of Ponderosa Homes, also on the west side of Marsh Creek	<ul style="list-style-type: none">• Provides a continuous trail linkage to a park where people can recreate• Avoids the gap issues and timing delays that may hinder the trail system at Honey Lane
Include a street stub-out to the east	<ul style="list-style-type: none">• Provides a street stub out to the property east of Hawkeye's TM 8737, which is a vacant site with access constraints due to the rail road and narrow frontage on Sellers Avenue. The street connection will help with circulation and neighborhood connectivity when this property develops. Hawkeye would lose a lot to accommodate this request.

Staff will provide photos of the Marsh Creek Trail for reference at the work session. Attachment 1 shows the approved Hawkeye TM. Attachment 2 shows the collaborative alternative for Council's discussion.

Subject: Work session regarding Hawkeye Development's Approved Vesting Tentative Map 8737

Date: January 9, 2006

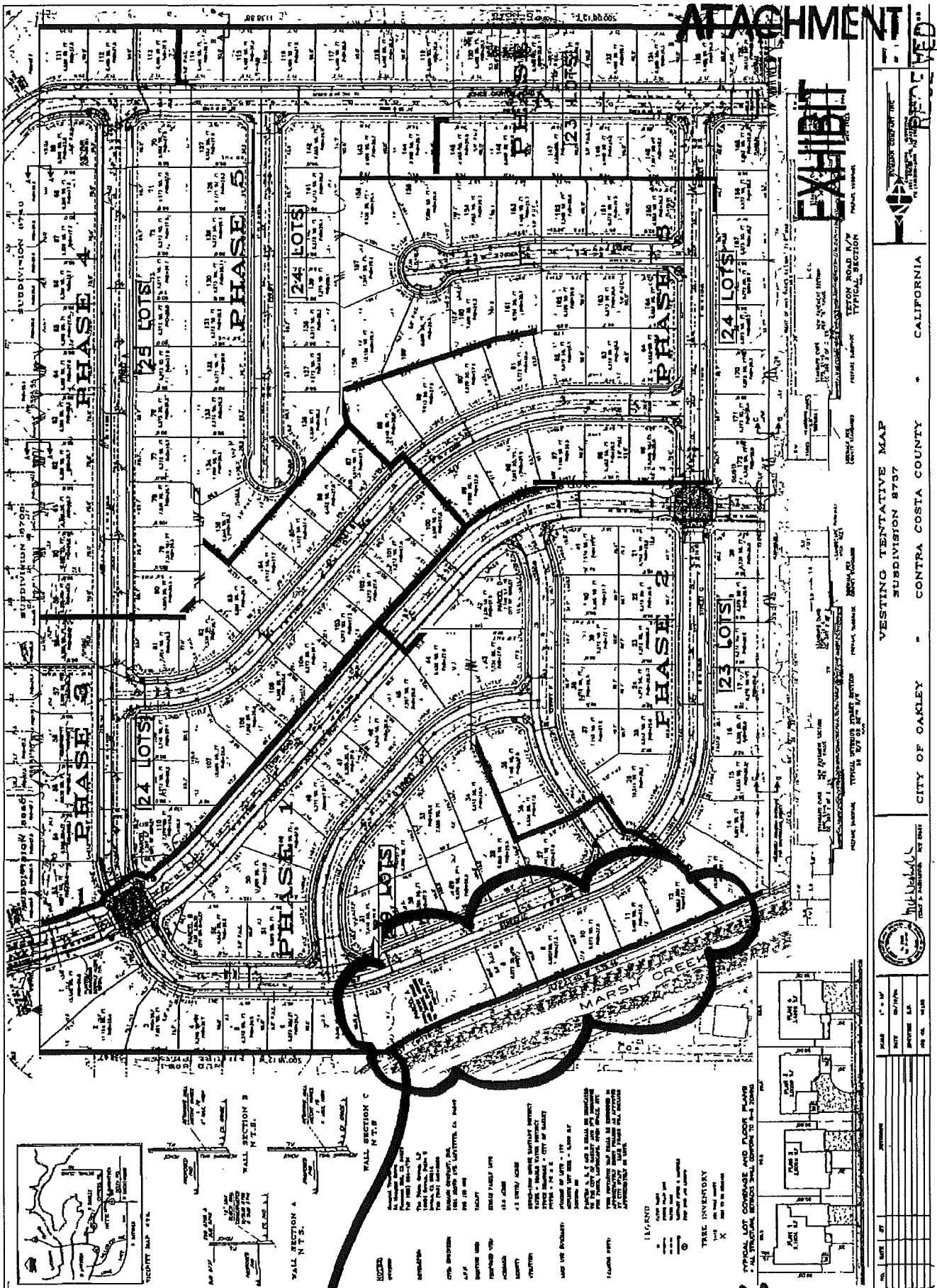
Page 5 of 5

Conclusion

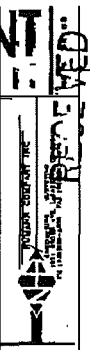
Staff recommends the City Council provide direction regarding collaborative efforts that appear to have merit. Staff will process revisions in accordance with the Subdivision Map Act. Changes that are in substantial compliance with the approved project may be processed administratively. Major changes will require public hearings before the Planning Commission and City Council to modify the project or its conditions of approval.

Attachments

1. Hawkeye Development's TM 8737 map exhibit
2. Collaborative Alternative
3. Hawkeye Development's TM 8737 conditions of approval (Resolution No. 27-04)



EXHIBIT



VESTING TENTATIVE MAP
SUBDIVISION 8737
CONTRA COSTA COUNTY
CALIFORNIA

CITY OF OAKLEY
CITY OF OAKLEY

NO.	DATE	BY	REVISION

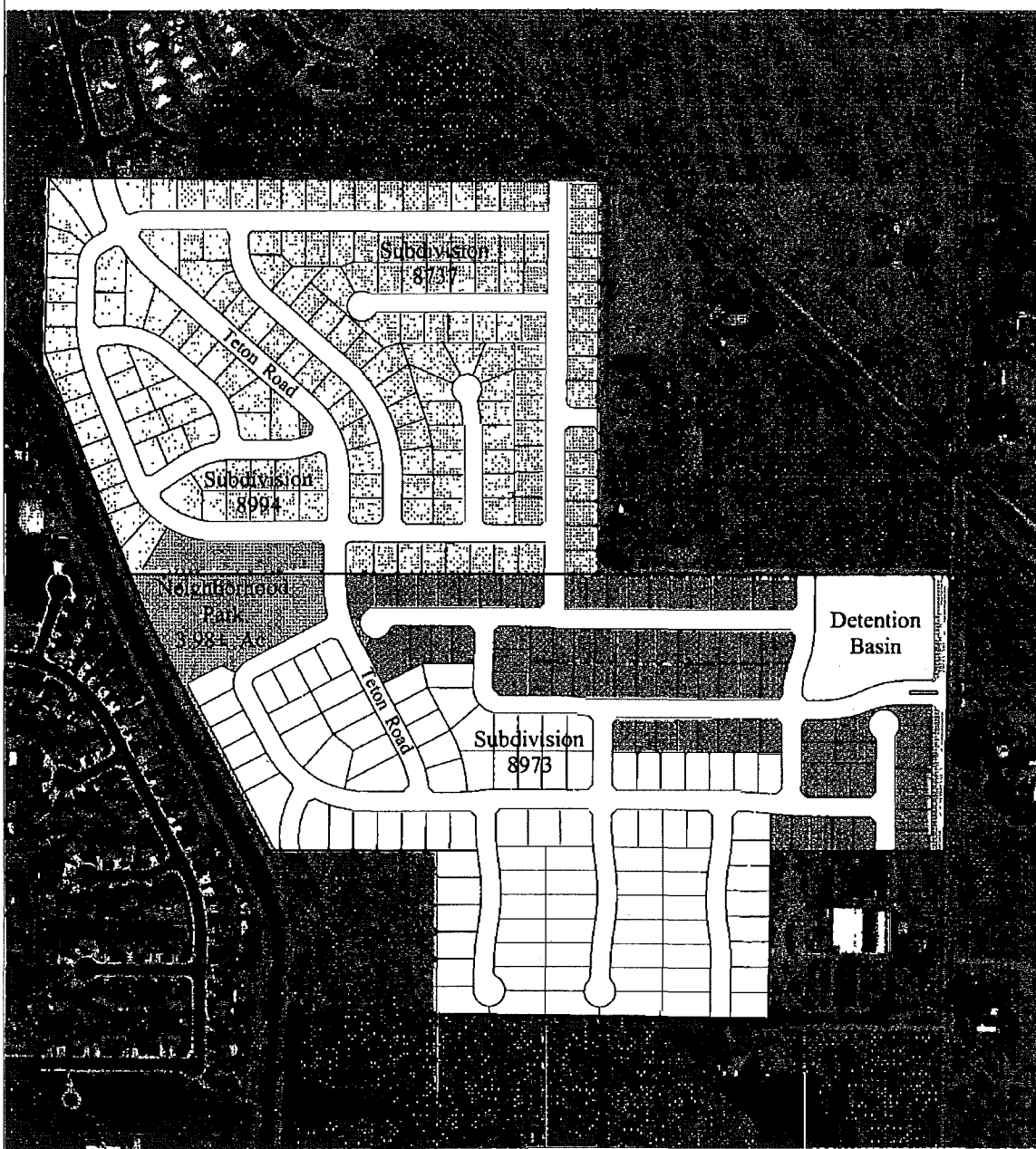
Approved TM 8737

Linear Greenbelt

Hawkeye

Ponderosa

Collaborative Alternative



possible bridge location

LAND USE SUMMARY

	Original Subd 8737	Parcel 'A' Subd 8994	Subd. 8973	Total
Park Acreage	1.48 Ac±	1.08 Ac±	2.90 Ac±	3.98 Ac±
# of Units	167	167	176	343



NOTE:
 1. Subdivision 8737 = 58 Lots. Subdivision 8994 = 109 Lots
 58 + 109 = 167 Lots

RESOLUTION NO. 27-04

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF OAKLEY MAKING FINDINGS TO APPROVE SUBDIVISION 8737, LOCATED ON EAST OF MARSH CREEK AND SOUTH OF PARKLANDS AT LAUREL CREEK (SUBDIVISION 6963) INCLUDING A REZONE, TENTATIVE MAP, DESIGN REVIEW, LAND USE PERMIT AND A TREE PERMIT

FINDINGS

A. Teton Group, on behalf of the property owners (together, "Applicants"), have submitted applications to develop approximately 40 acres, located east of Marsh Creek and south of Parklands at Laurel Creek Subdivision, with 166 single-family units (the "Project"). The Project application includes requests for approval of the following:

- Rezoning the property from General Agriculture (A-3) to R-6 (residential minimum lot size of 6,000 square feet);
- Tentative Map 8737, which would subdivide the one 40-acre parcel into 166 single-family lots;
- Design Review for the 166 single-family homes;
- Land Use Permit to allow up to a 12 foot fence/wall combinations;
- A Tree Permit to allow for the removal of 1 protected tree from the Project site.

B. The Project site is designated Single-Family High (SH) in the Oakley 2020 General Plan. The proposed unit densities of the Project are consistent with those General Plan designations.

C. The City prepared a Negative Declaration dated January 16, 2004, which reflected the independent judgment of the City as to the potential environmental effects of the Project. The City circulated a Notice of Intent for the Mitigated Negative Declaration on January 16, 2004. The Notice of Intent was circulated for the required 30-day public review period, from January 16, 2004 through February 16, 2004.

D. On February 17, 2004 and March 1, 2004, the Planning Commission held a properly noticed public hearing at which it received a report from City staff, oral and written testimony from the Applicants and the public, and deliberated on the applications. At the conclusion of its deliberations, the Commission took a straw vote and unanimously expressed its opinion that the applications should be approved, subject to the conditions recommended by staff and as revised by the Commission during its deliberations.

E. On March 22, 2004, the City Council held a properly noticed public hearing at which it received a report from staff, oral and written testimony from the applicant and the public, and deliberated on the application. The Council waived the reading and introduced the Ordinance on the Rezone and directed staff to write a resolution approving the Tentative Map, Design Review, Land Use Permit, Tree Permit and Negative Declaration. A copy of the Tentative Map Exhibit and Negative

DECLARATION

Declaration are attached as Exhibits A and B.

F. On March 1, 2004 the Planning Commission approved Resolution 05-04 recommending approval of the Rezone, Tentative Map, Design Review, Land Use Permit, Tree Permit and Negative Declaration to the City Council.

G. The property has been rezoned by the City Council per Ordinance No. 06-04 approved by the City Council on April 12, 2004.

H. These Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, Residential Design Guidelines, and the information submitted to the Planning Commission at its February 17, 2004 and March 1, 2004 meeting, both written and oral, including oral information provided by the Applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

NOW, THEREFORE, on the basis of the above Findings and the entire Record, the Planning Commission recommends that the City Council make the following additional findings in support of the recommended approvals:

1. Regarding the certification of the Negative Declaration, the Commission recommends that the Council certify the Negative declaration.
2. Regarding the rezoning of the Property from A-3 to R-6, the Commission recommends that the Council find that:
 - a. The change in zoning will comply with the General Plan, which prescribes single-family development on the Project property with densities consistent with those proposed for the Project;
 - b. The uses proposed in the land use district are compatible within the district and to uses authorized in adjacent districts. All proposed uses within the district are for single-family housing, with adequate buffers for the adjacent school. Development on adjacent property will also be residential; and
 - c. A community need has been demonstrated for the proposed use. The Project will result in the construction of additional housing units, which is necessary to meet demand in the community.
3. Regarding the approval of Tentative Map 8737, the Commission recommends that the Council find that the proposed subdivision, together with the provisions of its design and improvement, is consistent with the General Plan. The number of units, layout of lots and streets, identified improvements and dedications, and other technical requirements comply with the density prescribed by the General Plan and its applicable policies.
4. The Project complies with Measure C Growth Management requirements.
5. Recommend to the City Council, adoption of the three findings of fact for

the Design Review for Subdivision 8737:

- a. The proposed development of 166 single-family homes is consistent with the General Plan designation.
 - b. The proposed development of 166 single-family homes complies with all applicable Zoning regulations.
 - c. The proposed design and materials of the single-family homes are compatible with the surrounding area.
6. Regarding the Land Use Permit for up to a twelve-foot fence/wall combinations the Commission recommends that the Council find that:
- a. The retaining wall/fence combinations will provide adequate six-foot good neighbor fences for all existing and future residents to ensure the general welfare and safety of residents within the City.
 - b. The proposed use will not adversely affect the orderly development of property within the City. The construction of fence/walls over six feet will not affect the orderly development of the City and will ensure all residents have adequate privacy fencing.
 - c. The construction of the fence/wall combinations will not affect property values or does not have any relation to the tax base in the City. Therefore, the proposed use will not adversely affect the preservation of property values and protection of tax base within the City.
 - d. The General Plan sets up policies for future development and looks to the Zoning Ordinance for specific development standards. The Zoning Ordinance states that fences and walls shall be a maximum height of 6'. Any fences or walls above 6' require a Land Use Permit. Therefore, the approval of this project will not adversely affect the policies and goals set by the General Plan.
 - e. The construction of six foot fences or higher provide adequate security and privacy for home owners. The approval of this permit would not create any nuisances or enforcement problems within the City.
 - f. The proposed Land Use Permit is in association with the development of a 166-lot subdivision. The subdivision meets all of the standards of the City of Oakley as set forth in the Zoning and Subdivision Ordinances. The proposed use will not encourage marginal development.
 - g. The locations of the retaining wall/fence combinations are located at the edge of the property adjacent to existing development and properties not slated for development at this time. The retaining walls will provide for adequate drainage on-site and will allow for 6' good neighbor fences. These unique characteristics at the edge of the property make the Land Use Permit necessary.

BE IT FURTHER RESOLVED THAT, on the basis of the foregoing Findings and the entire Record, the Planning Commission recommends that, subject to the conditions listed below, the City Council take the following actions:

- Rezone the Project property from A-3 to R-6;
- Approve Tentative Map;
- Approve the Design Review;
- Approve the Land Use Permit; and
- Approve the Tree Permit.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the Planning Commission recommends approving the Applicants' request for the rezoning of the Property, the Vesting Tentative Map, the Design Review, the Land Use Permit and the Tree Permit with the following conditions:

CONDITIONS OF APPROVAL

Rezone & Subdivision

1. This Rezone, Subdivision, Land Use Permit, Development Plan, Design Review, and Tree Permit are approved, as shown on the exhibits (dated February 25, 2004) and attachments, and as modified by the following conditions of approval, subject to final review and approval by the Community Development Director.
2. This Rezone, Subdivision, Land Use Permit, Development Plan, Design Review, and Tree Permit approval shall be effectuated within a period of three (3) years from this date and if not effectuated shall expire on **(three years from City Council approval)**. Prior to said expiration date, the applicant may apply for an extension of time, provided, however, this approval shall be extended for no more than a total of three years from **(three years from City Council approval)**.
3. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
4. The subdivision shall be regulated by the requirements found in the R-6 zoning district.
5. The park dedication requirement will be in the form of a \$5,644 fee per house. The total fees can be offset by the cost of constructing a pedestrian bridge.
6. The applicant must coordinate and receive all necessary approvals and permits through the Contra Costa County Flood Control District and the East Bay Regional Parks District for the construction of the pedestrian bridge.
7. The streetscape adjacent to Teton Road shall be 15' on the west side of Teton Road and range from 12' to 16' on the east side of Teton Road. A portion of the streetscape at lot 110 and the entire streetscape adjacent to lots 100 to 105 shall be at 12' along Teton Road. There shall not be a meandering feature of the

- sidewalk and soft-trail feature shall be added along the west side of Teton Road.
8. Evergreen and deciduous trees shall be planted in the area between the curb and sound wall along Teton Road. The area shall provide groundcover with a minimum 5-gallon shrubs and 15-gallon trees.
 9. Parcel A located between lots 7 and 8 shall be extended to include lots 8-13.
 10. The applicant shall work with the Parks and Recreation Manager to have the linear greenbelt (Parcel A) approved. The park shall be constructed prior to the issuance of the 30th building permit.
 11. The applicant shall obtain all necessary documents for the approval of the construction of the pedestrian bridge connecting Subdivision 8737 with the west side of Marsh Creek at Honey Lane. The bridge shall be constructed and functional prior to the issuance of the 87th building permit.
 12. The sound wall along Teton Road shall be two-tone, with a decorative cap and constructed of masonry per the Design Guidelines and approved by the Community Development Department.
 13. The height of the sound wall shall be determined by an acoustical study that will be submitted to and approved by the Community Development Director.
 14. The design of the monument sign shall be submitted and approved by the Community Development Director.
 15. A fencing plan will be submitted and approved by the Community Development Director prior to the issuance of any building permits.
 16. All retaining wall/fence combinations shall be a maximum height of 12' and the retaining walls shall be of masonry construction.
 17. A masonry sound wall shall be placed along the entire eastern property line. The sound wall shall be constructed to the standards found in Condition #12.
 18. The applicant shall provide mitigation for 62 inches of protected trees. The mitigation shall be provided by either paying an in-lieu fee of \$75 per inch or replacement plantings with a credit of one inch for every 15-gallon tree planted above trees required for the project or for increasing the size from a 15-gallon to 24" box tree, per the approval of the Community Development Director.
 19. All stone veneer applied to the front elevation shall be balanced and continued along the side elevation to the fence line.
 20. No side or rear street facing elevations shall have blank expansions and shall include architectural embellishments,
 21. The following changes shall be made to the proposed house plans:

- Plan 1 – The right elevation shall have additional windows located in the tandem garage/the flex room/media office/bedroom 4
 - Plan 2 – The right elevation shall have an additional window or windows located in the tandem garage/media room/drive-thru garage
 - Plan 3 – Bedroom 4 shall have two smaller windows on left elevation
 - Plan 4 – Bedroom 6 option shall have two smaller windows on right elevation
 - Plan 4 – Bedroom 2 shall have two smaller windows on left elevation
 - All 2-story units – need to add banding or some other design feature to delineate the two levels of the house.
22. As stated in the Design Guidelines, 20% of the subdivision shall be single-story homes.
23. The use decorative garage doors with glass details and molding is required on 50% of lots.
24. The additional Plan 5 shall be a side-facing garage home and shall be included with the 1st Phase.
25. As stated in the Design Review Guidelines, the Development Plan (lot layout) shall incorporate varied setbacks (staggering) of the front yard setback to avoid “walls” of buildings along the street”.
26. A development plan shall be submitted prior to each phase showing the placement of homes and the mixture of homes. No more than two of the same plan may be on adjacent lots or across the street from each other and that the elevations and options shall be different.
27. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days may be modified on prior written approval by the Community Development Director.
28. Should archaeological materials be uncovered during grading, trenching or other on-site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
29. A landscaping and irrigation plan for all areas shown on the landscape plan shall be submitted for review and approval of the Community Development Director prior to the issuance of building permits. Landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.

30. California native drought tolerant plants shall be used as much as possible. All trees shall be a minimum 15-gallon size and all shrubs shall be a minimum 5-gallon size, except as otherwise noted.
31. Each lot shall have a minimum of two different types of trees along the street frontage, with the exception of corner lots, which shall have four.
32. All trees and shrubs proposed in the public right of way shall be selected from the list provided in the Design Guidelines.
33. A final landscaping plan for the project shall be submitted for approval by the Community Development Director.
34. The applicant shall maintain all landscaping until occupancy and shall annex the site into a landscaping and lighting district. The applicant is required to annex to a lighting and landscaping district and notify future homeowners by deed, notice of the fact that the land is within a landscaping and lighting district.
35. The street trees shall be inter-mixed throughout the subdivision, so there are a variety of trees on every street.
36. All homes constructed within 1,250 feet of the railroad tracks shall be constructed with sound dampening materials per the approval of the Community Development Director.
37. The street names shall be approved by the Community Development Department and the East Contra Costa Fire District.
38. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made."

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

39. The following statements shall be recorded at the County Recorder's Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

"This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

40. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).

Public Works and Engineering Conditions

Applicant shall comply with the requirements of Title 8, 9, and 10 of the Ordinance Code. Any Ordinance Code exceptions must be stipulated in these Conditions of Approval. Conditions of Approval are based on the site plan received by the Community Development Department and dated February 25, 2004.

The following conditions of approval shall be satisfied prior to filing any final map unless otherwise noted:

General:

41. Submit improvement plans prepared by a registered civil engineer to the City Engineer for review and pay the appropriate processing costs in accordance with the Ordinance Code and these conditions of approval.
42. Submit a final map prepared by a licensed land surveyor or qualified registered civil engineer to the City Engineer for review and pay processing costs in accordance with the Ordinance Code and these conditions of approval.
43. Submit grading plans including erosion control measures and revegetation plans prepared by a registered civil engineer to the City Engineer for review and pay appropriate processing costs in accordance with the Ordinance Code and these conditions of approval.
44. Submit landscaping plans for publicly maintained landscaping, including planting and irrigation details, as prepared by a licensed landscape architect to the City Engineer for review and pay appropriate processing costs in accordance with the Ordinance Code and these conditions of approval.
45. Building permits for house construction shall not be issued until the subdivision streets serving the lots have been paved.

Roadway Improvements:

46. Construct the project streets to City public road standards and as shown on the Tentative Maps with the following exceptions:

- A. Teton Road shall be constructed as a 40-foot wide roadway within a 67 to 71-foot right of way including a meandering five-foot walk and public landscaping, and a masonry wall on either side. The traffic calming features shown on Teton Road and throughout the subdivision shall be subject to the review and approval of the City Engineer.
- B. The radius of C Street near Teton Road shall be made as large as possible. The configuration of the curve and the intersection is subject to the review and approval of the City Engineer.

47. Install traffic control devices such as stop signs and other signing and striping on the project streets to the satisfaction of the City Engineer. Parking shall be prohibited along Teton Road.

48. Install traffic calming measures such as speed tables and curb extensions along Teton Road and within the project to the satisfaction of the City Engineer.

49. Submit a phasing plan for the project streets to the City Engineer for review if the street improvement will be phased. The plan shall include provisions for emergency vehicle access, temporary turn-around facilities, and access to the occupied lots.

50. Design all public and private pedestrian facilities in accordance with Title 24 (Handicap Access) and the Americans with Disabilities Act.

51. Install signs at the terminus of both Kings Canyon Road and Teton Road notifying residents that the streets may be extended in the future.

52. Contribute the project's fair share to the design and construction of the traffic signals at the Laurel Road and Teton Road intersection and the Laurel Road and Quail Valley Run intersection. The signals were determined to be warranted by a traffic study completed by DKS Associates dated November 8, 1999 in conjunction with Subdivision 6963. The warrants analysis for these traffic signals will be reconfirmed as part of the South Oakley Infrastructure Master Plan and if either or both of the traffic signals are determined to be unwarranted then the fair share contribution for this project shall be adjusted and excess contributions, minus administrative costs, will be refunded.

Road Alignment/Sight Distance:

53. Submit a preliminary plan and profile to the City Engineer for review showing all required improvements to Teton Road and the sight distance at the side street intersections.

Road and Easement Dedications:

54. Convey to the City, by Offer of Dedication, the right-of-way for the project streets.

55. Furnish necessary rights of way, rights of entry, permits and/or easements for the construction of off-site, temporary or permanent, public and private road, utility and drainage improvements.
56. Relinquish abutter's rights for non-primary frontages to the satisfaction of the City Engineer. This shall include access to the rear yards for all lots backing onto Teton Road.

Street Lights:

57. Install streetlights along all project streets. The City Engineer shall determine the final number and location of the lights, and the lights shall be on an LS2-A rate service. The lights on the project streets shall be decorative per City standards.

Grading:

58. Submit a geotechnical report to the City Engineer for review that substantiates the design features incorporated into the subdivision including, but not limited to grading activities, compaction requirements, utility construction, slopes, retaining walls, and roadway sections.
59. At least one week prior to commencement of grading, the applicant shall post the site and mail to the owners of property within 300 feet of the exterior boundary of the project site notice that construction work will commence. The notice shall include a list of contact persons with name, title, phone number and area of responsibility. The person responsible for maintaining the list shall be included. The list shall be kept current at all times and shall consist of persons with authority to indicate and implement corrective action in their area of responsibility. The names of the individual responsible for noise and litter control shall be expressly identified in the notice. The notice shall be reissued with each phase of major grading activity. A copy of the notice shall be concurrently transmitted to the City Engineer. The notice shall be accompanied by a list of the names and addresses of the property owners noticed, and a map identifying the area noticed.
60. Grade any slopes with a vertical height of four feet or more at a slope of 3 to 1. Retaining walls that may be installed to reduce the slope must be masonry and comply with the City's building code.
61. Grade all pads so that they drain directly to the public street at a minimum of one percent without the use of private drainage systems through rear and side yards.
62. Submit a dust and litter control plan to the City Engineer prior to beginning any construction activities.
63. Submit a haul route plan to the City Engineer for review and approval if grading activities require importing or exporting any material from the site. The plan shall include the location of the borrow or fill area, the proposed haul routes, the estimated number and frequency of trips, and the proposed schedule of hauling. Based on this plan the City Engineer shall determine whether pavement

condition surveys must be conducted along the proposed haul routes to determine what impacts the trucking activities may have. The project proponents shall be responsible to repair to their pre-construction condition any roads along the utilized routes.

64. Prior to commencement of any site work that will result in a land disturbance of one acre or more, the applicant shall provide evidence to the City Engineer that the requirements for obtaining a State General Construction Permit have been met. Such evidence may be a copy of the Notice of Intent letter sent by the State Water Resources Control Board. The WDID Number shall be shown on the grading plan prior to approval by the City Engineer.
65. Submit an updated erosion control plan reflecting current site conditions to the City Engineer for review and approval no later than September 1st of every year while the Notice of Intent is active.
66. Comply with the requirements of the City's Floodplain Management Ordinance. The property is located within a Special Flood Hazard Area Zone X and may be subject to flooding of depths less than 1 foot during a 100-year rainfall event. The grading plans should demonstrate that building pads are protected from the 100-year design storm with appropriate freeboard required by the ordinance.

Utilities/Undergrounding:

67. Underground all new and existing utility distribution facilities. The developer shall provide joint trench composite plans for the underground electrical, gas, telephone, cable television and communication conduits and cables including the size, location and details of all trenches, locations of building utility service stubs and meters and placements or arrangements of junction structures. The joint trench composite plans must be endorsed by the City Engineer prior to the approval of the Improvement Plans for the project. The composite drawings and/or utility improvement plans shall be signed by a licensed civil engineer.
68. All utility boxes shall be installed underground and all wires and cables must be installed in conduits. Compliance with this condition shall be at the discretion of the City Engineer.

Drainage Improvements:

69. Collect and convey all stormwater entering and/or originating on these properties, without diversion and within an adequate storm drainage facility, to an adequate natural watercourse having definable bed and banks, or to an existing adequate public storm drainage facility that conveys the storm waters to an adequate natural watercourse, in accordance with Division 914 of the Ordinance Code. Satisfaction of this condition shall be in accordance with the Drainage Area 52D plan and any deviations or modifications to the plan as approved by the Contra Costa County Flood Control and Water Conservation District.
70. Submit a final hydrology and hydraulic report including 10-year and 100-year frequency event calculations for the proposed drainage system to the City Engineer for review and approval.

71. Design and construct all storm drainage facilities in compliance with the Ordinance Code and City design standards.

72. Prevent storm drainage from draining across the sidewalk(s) and driveway(s) in a concentrated manner.

73. Dedicate a public drainage easement over the drainage system that conveys storm water run-off from public streets.

Landscaping in the Public Right of Way:

74. Install public right of way landscaping along Teton Road. Public right of way landscaping along the project streets shall be installed prior to occupancy of homes adjacent to that street.

75. Maintain all landscaping within the public right of way until such time that the adjacent roadway improvements have been accepted for maintenance.

National Pollutant Discharge Elimination System (NPDES):

76. Comply with all rules, regulations and procedures of the National Pollutant Discharge Elimination System (NPDES) for municipal, construction and industrial activities as promulgated by the California State Water Resources Control Board, or any of its Regional Water Quality Control Boards (Central Valley - Region IV).

Compliance shall include developing long-term best management practices (BMP's) for the reduction or elimination of storm water pollutants. The project design shall incorporate wherever feasible, the following long-term BMP's in accordance with the Contra Costa Clean Water Program for the site's storm water drainage:

- Offer pavers for household driveways and/or walkways as an option to buyers.
- Minimize the amount of directly connected impervious surface area.
- Stenciling all storm drains with "No Dumping, Drains to Delta" thermoplastic decals.
- Construct concrete driveway weakened plane joints at angles to assist in directing run-off to landscaped/pervious areas prior to entering the street curb and gutter.
- Distribute public information items regarding the Clean Water Program to buyers.
- Other alternatives as approved by the City Engineer.

Fees/Assessments:

77. Comply with the requirements of the development impact fees listed below, in addition to those noticed by the City Council in Resolution 00-85 and 08-03. The applicant shall pay the fees in the amounts in effect at the time each building permit is issued.

- A. Traffic Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution 49-03);
- B. Eastern Contra Costa Sub-Regional Transportation Mitigation Fee (adopted by Ordinance Nos. 7-99, 18-99, and 23-99) and the East County Transportation Improvement Impact Fee (authorized by Ordinance No. 14-00, adopted by Resolution No. 05-02);
- C. Park Land Dedication In-Lieu Fee (adopted by Ordinance No. 03-03);
- D. Park Impact Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 19-03);
- E. Public Facilities Fee (authorized by Ordinance No. 05-00, adopted by Resolution No. 18-03); and
- F. Child Care Facilities "In Lieu" Fee (adopted by Ordinance Nos. 18-99 and 23-99).
- G. Fire Impact Fee collected on behalf of the East Contra Costa Fire Protection District (adopted by Resolution No. 09-01)
- H. South Oakley Infrastructure Master Plan Fee (adopted by Resolution No. 52-03).
- I. General Plan Fee (adopted by Resolution No. 53-03).

The applicant should contact the City Engineer prior to constructing any public improvements to determine if any of the required improvements are eligible for credits or reimbursements against the applicable traffic benefit fees or from future developments. The applicant may be eligible for a credit against the East County Transportation Improvement Impact Fee that is equal to the amount of the Eastern Contra Costa Sub-Regional Transportation Mitigation Fee paid. The Applicant may also be eligible for a credit against the Park Land Acquisition component of the Park Impact Fee that is equal to the amount of the Park Land Dedication In-Lieu Fee paid.

78. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for citywide landscaping and park maintenance, subject to an assessment for maintenance based on the assessment methodology described in the Engineer's Report for the District. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to approval of the final map. The Applicant shall apply for annexation and provide all information and documents required by the City or its agents in processing the annexation. All costs of annexation shall be paid by Applicant.

79. Annex the property to the City of Oakley Landscape and Lighting District No. 1

for citywide street lighting costs and maintenance, subject to an assessment for street light maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to filing of the Final Map. The applicant shall apply for annexation and provide all information and documents required by the City or its agents in processing the annexation. All costs of annexation shall be paid by Applicant.

80. Annex the property to the City of Oakley Landscape and Lighting District No. 1 for project specific landscaping maintenance, subject to an assessment for landscape operation and maintenance based on the assessment methodology described in the Engineer's Report. The assessment shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. Any required election and/or ballot protest proceedings shall be completed prior to filing of the Final Map. The applicant shall apply for annexation and provide all information and documents required by the City or its agents in processing the annexation. All costs of annexation shall be paid by Applicant.
81. Participate in the provision of funding to maintain police services by voting to approve a special tax for the parcels created by this subdivision approval. The tax shall be the per parcel annual amount (with appropriate future cost of living adjustment) as established at the time of voting by the City Council. The election to provide for the tax shall be completed prior to filing of the final map. Should the homes be occupied prior to the City receiving the first disbursement from the tax bill, the project proponent shall be responsible for paying the pro-rata share for the remainder of the tax year prior to the City conducting a final inspection.
82. Participate in the formation of an assessment district for the construction of off-site improvements should the City deem such a mechanism necessary. The assessment district shall be formed prior to the filing of any final or parcel map, and the project proponent shall fund all costs of formation.
83. Participate in the City's South Oakley Infrastructure Master Plan both by cooperating with the City's consultant team in the design and implementation of specific infrastructure projects and by providing this project's fair share contribution to the costs of preparing the study. The Master Plan will re-do the warrants analysis for the traffic signals at the Laurel Road and Teton Road intersection and the Laurel Road and Quail Valley Run intersection that was performed by DKS Associates in conjunction with Subdivision 6963 to confirm if either or both of the traffic signals are necessary. The fair share contribution shall be paid in accordance with Resolution Number 52-03.

ADVISORY NOTES

THE FOLLOWING ADVISORY NOTES ARE PROVIDED TO THE APPLICANT AS A COURTESY BUT ARE NOT A PART OF THE CONDITIONS OF APPROVAL.


ADVISORY NOTES ARE PROVIDED FOR THE PURPOSE OF INFORMING THE APPLICANT OF ADDITIONAL ORDINANCE REQUIREMENTS THAT MUST BE MET IN ORDER TO PROCEED WITH DEVELOPMENT.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.
- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.
- J. The applicant shall obtain an encroachment permit from Caltrans for construction within the State right of way.

PASSED AND ADOPTED THIS 12th day of April 2004, by the following vote:

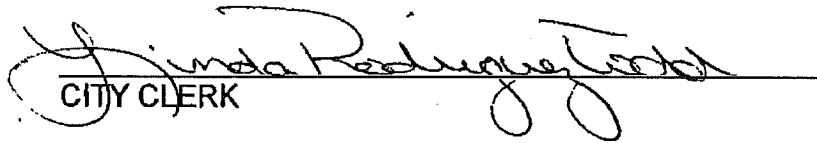
AYES:	Anderson, Huffaker, Nix, Romick, Rios
NOES:	None
ABSTENTIONS:	None
ABSENT:	None

APPROVED:



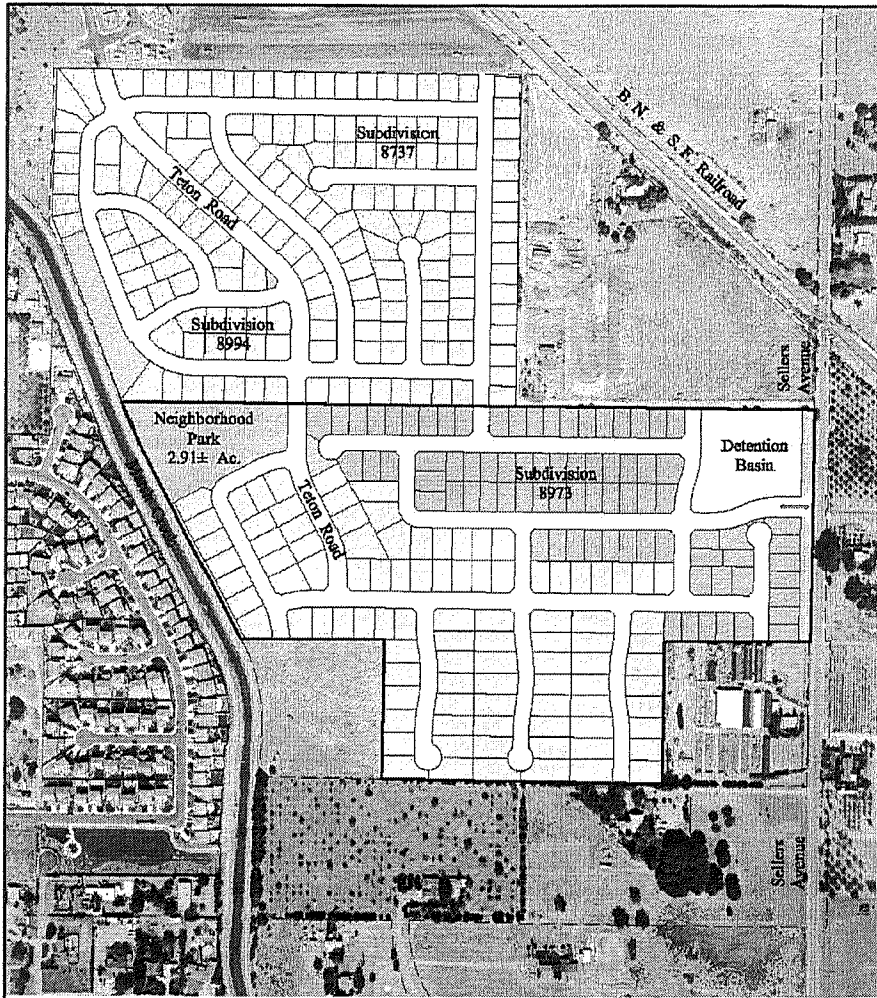
MAYOR

ATTEST:

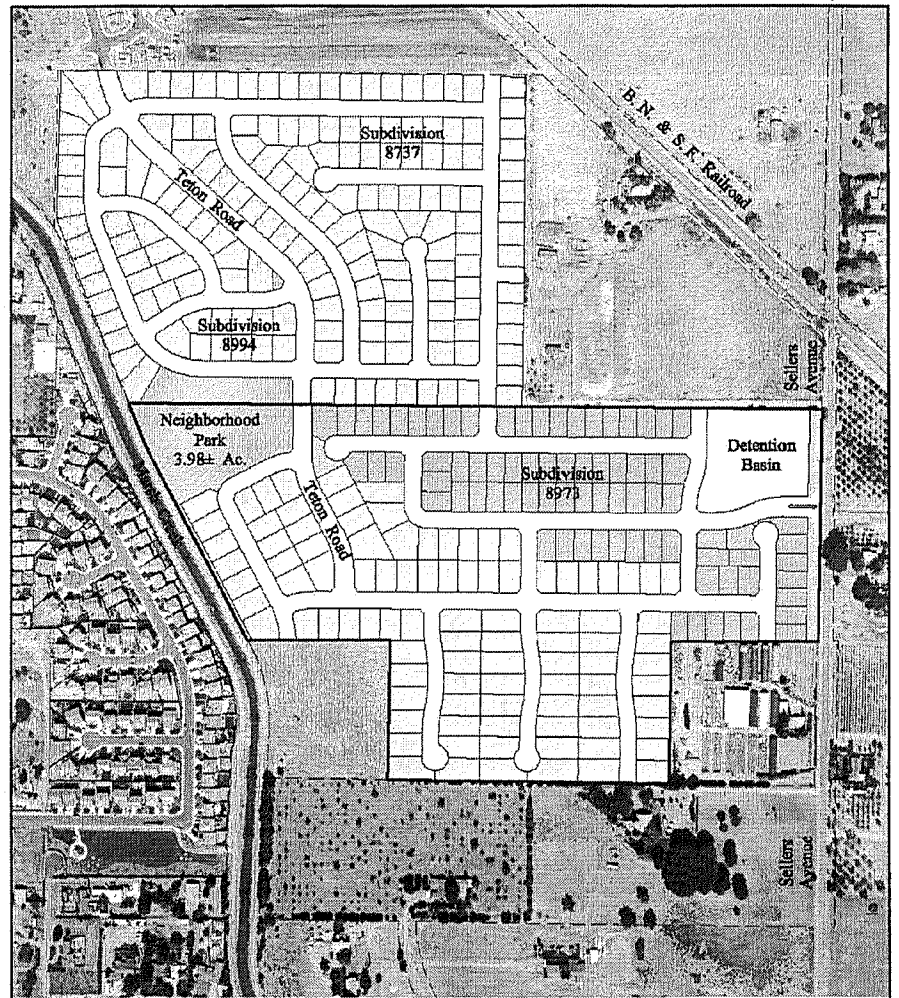


CITY CLERK

handout 1/9/06 8737



ALTERNATIVE 'A'



ALTERNATIVE 'B'



RESOLUTION NO. XX-14**A RESOLUTION OF THE CITY OF OAKLEY CITY COUNCIL MAKING FINDINGS AND APPROVING DESIGN REVIEW FOR "THE RESERVE AT OAKLEY DESIGN REVIEW" LOCATED ALONG TETON ROAD, EAST OF MARSH CREEK AND WEST OF SELLERS AVENUE (DR 04-14)****FINDINGS**

WHEREAS, on March 25, 2014, Tom Whalen of Blue Mountain Homes, LLC. ("Applicant") filed an application for design review approval of 109 single family residential lots located within Vesting Tentative Map 8737 (proposed Final Map 8994) for the project known as "The Reserve at Oakley Design Review (DR 04-14)" ("Project"), located along Teton Road, east of Marsh Creek and west of Sellers Ave. APN: 033-150-017.

WHEREAS, the applicant's plans include house floor plans and architectural elevations, color and material palettes, conceptual landscaping, street tree selections, and neighborhood plot plan map ("Plans"); and

WHEREAS, on April 24, 2014 the project application was deemed complete per Government Code section 65920 et. seq; and

WHEREAS, the project site is designated Single Family High (SH) on the Oakley 2020 General Plan Land Use Map, and zoned R-6 (Single Family Residential) District; and

WHEREAS, this request for design review approval does constitute changes to the physical impacts associated with the originally approved vesting tentative map and design review, and would fall within the scope of the Subdivision 8737 Mitigated Negative Declaration ("MND") adopted by the City Council on April 12, 2004 as part of Resolution No. 27-04; and

WHEREAS, on May 30, 2014, the Notice of Public Hearing for the project was posted at the project site, Oakley City Hall, Freedom High School, and at 204 2nd Street (City Annex). The notice was also mailed out to all owners of property within a 300-foot radius of the subject property's boundaries, to outside agencies, and to parties requesting such notice; and

WHEREAS, on June 10, 2014, the City Council opened the public hearing and received a report from City Staff, oral and written testimony from the applicant and public, and deliberated on the project. At the conclusion of its deliberations, the City Council took a vote and adopted this resolution to approve the project, as revised by the City Council during its deliberations; and

WHEREAS, if any term, provision, or portion of these Findings or the application of these Findings to a particular situation is held by a court of competent jurisdiction to be invalid, void or unenforceable, the remaining provisions of these Findings, or their

application to other actions related to the Project, shall continue in full force and effect unless amended or modified by the City; and

WHEREAS, these Findings are based on the City's General Plan, the City's Zoning and Subdivision Ordinances, Vesting Tentative Map 8737, and the information submitted to the City Council at its June 10, 2014 meeting, both written and oral, including oral information provided by the applicant, as reflected in the minutes of such meetings, together with the documents contained in the file for the Subdivision (hereafter the "Record").

NOW, THEREFORE, BE IT RESOLVED THAT, on the basis of the above Findings and the entire Record, the City Council makes the following additional findings in support of the recommended approvals:

- A. Regarding the application requesting design review approval for The Reserve at Oakley Design Review (DR 04-14), the City Council finds that:
1. The proposed design review plans are consistent with the applicable General Plan designation and approved Vesting Tentative Map 8737. The proposed use was anticipated in the General Plan and the overall plan for Vesting Tentative Map 8737 approved on April 12, 2004 and with modifications ratified on January 23, 2006; and
 2. The proposed design review plans comply with all applicable R-6 District zoning regulations, as incorporated in these conditions of approval; and
 3. The proposed design and materials of the single-family homes, as well as the typical front yard landscaping and street trees are compatible with the applicable adopted City of Oakley Residential Design Guidelines standards.
- B. The Project complies with Measure J Growth Management requirements.

BE IT FURTHER RESOLVED THAT, on the basis of the above Findings and the Record, the City Council approves the applicant's request for design review approval of The Reserve at Oakley Design Review (DR 04-14), subject to the following conditions:

Applicant shall comply with the requirements of the Oakley Municipal Code and applicable Conditions of Approval from City Council Resolution No. 27-04 and the ratifications approved by City Council on January 23, 2006, unless otherwise stipulated in this resolution. Conditions of Approval are based on the plans received by the Community Development Department and made a part of the City Council's meeting packet for June 10, 2014.

THE FOLLOWING CONDITIONS OF APPROVAL SHALL BE SATISFIED PRIOR TO THE ISSUANCE OF A BUILDING PERMIT UNLESS OTHERWISE NOTED (BOLD CONDITIONS ADDED OR AMENDED AT PUBLIC HEARING):

Planning Department Conditions

General:

1. This Design Review is approved, as shown on the plans, date stamped by the Planning Department on May 28, 2014, and as conditioned below.
2. This approval shall be effectuated within a period of one (1) year from the effective date of this resolution and if not effectuated shall expire on June 10, 2015. Prior to said expiration date, the applicant may apply for an extension of time pursuant to the provisions of the Municipal Code.
3. All construction drawings submitted for plan check shall be in substantial compliance with the plans presented to and approved by the City Council on May 28, 2014 and conditioned herein.
4. All conditions of approval shall be satisfied by the owner/developer. All costs associated with compliance with the conditions shall be at the owner/developer's expense.
5. Noise generating construction activities, including such things as power generators, shall be limited to the hours of 7:30 a.m. to 5:30 p.m. Monday through Friday, and shall be prohibited on City, State and Federal Holidays. The restrictions on allowed working days and times may be modified on prior written approval by the Community Development Director.
6. Should archaeological materials be uncovered during grading, trenching or other on- site excavation(s), earthwork within 30 yards of these materials shall be stopped until a professional archaeologist who is certified by the Society of Professional Archaeology (SOPA) has had an opportunity to evaluate the significance of the find and suggest appropriate mitigation(s), if deemed necessary.
7. All mitigation measures contained in the Mitigated Negative Declaration adopted for Vesting Tentative Map 8737 and associated entitlements available at City Hall, 3231 Main Street, Oakley, CA 94561) shall be implemented as applicable.
8. The applicant shall indemnify, defend, and hold harmless the City of Oakley, the City Approving Authorities, and the officers, agents, and employees of the City from any and all claims, damages and liability (including, but not limited to, damages, attorney fees, expenses of litigation, costs of court).
9. Any model home complex shall have a copy of the City of Oakley's General Plan Land Use Map posted within the sales office or included with the informational material provided to prospective home buyers.

Development Regulations:

10. Development of the subdivision shall be subject to the applicable R-6 District regulations.

Landscaping:

11. The applicant shall work with Staff to find feasible setbacks combined with root barriers, or other mitigation to prevent damage from tree roots, so as to still provide at least two street trees per interior lot and four street trees per corner lot. There shall be an exception to the minimum number of trees per lot only upon review and approval by the Planning Director and Public Works Director, and only if the tree unable to be located on a specific property is planted as close to the subject property as possible.
12. The requirement to plant two 15-gallon trees on two separate lots adjacent to the trail, which was approved by the City Council through ratification on January 23, 2006, shall not longer be required, and the developer may satisfy the replacement of protected trees through implementation of Condition No. 18 of City Council Resolution No. 27-04.
13. Front yard and right-of-way landscaping shall conform to the Oakley Landscape Guidelines and the City's Water Conservation Landscape Ordinance 82-26 and shall be installed prior to final occupancy. The plan shall be prepared by a licensed landscape architect and shall be certified to be in compliance with the City's Water Conservation Ordinance.
14. California native drought tolerant plants shall be used as much as possible. All trees shall be a mix of 15-gallon and 24-inch box; all shrubs shall be a minimum five-gallon size, except as otherwise noted.
15. All landscaped areas not covered by shrubs or groundcover shall be covered with bark or acceptable alternative as reviewed and approved by the Community Development Director. On slopes greater than 3 to 1, the applicant shall use an alternative to bark per the review and approval of the Community Development Director.
16. The applicant shall maintain all private landscaping until occupancy.

Subdivision Disclosures:

17. Where a lot/parcel is located within 300' of a high voltage electric transmission line, the applicant shall record the following notice:

"The subject property is located near a high voltage electric transmission line. Purchasers should be aware that there is

ongoing research on possible potential adverse health effects caused by the exposure to a magnetic field generated by high voltage lines. Although much more research is needed before the question of whether magnetic fields actually cause adverse health effects can be resolved, the basis for such a hypothesis is established. At this time no risk assessment has been made.”

When a Final Subdivision Public Report issued by the California Department of Real Estate is required, the applicant shall also request that the Department of Real Estate insert the above note in the report.

18. The following statements shall be recorded at the County Recorder’s Office for each parcel to notify future owners of the parcels that they own property in an agricultural area:

“This document shall serve as notification that you have purchased land in an agricultural area where you may regularly find farm equipment using local roads; farm equipment causing dust or blowing sand; crop dusting and spraying occurring regularly; burning associated with agricultural activities; noise associated with farm equipment such as zon guns and aerial crop dusting and certain animals, including equestrian trails as well as flies may exist on surrounding properties. This statement is again, notification that this is part of the agricultural way of life in the open space areas of the City of Oakley and you should be fully aware of this at the time of purchase.

Energy Efficiency:

19. Air conditioning condenser units shall be located to take advantage of natural shade. Condensers should not be placed on the west or south elevation of a home, unless shade is provided. The location of the condenser shall be added to all plot plans for review and approval of the Community Development Director.
20. Design and site units so as to take advantage of natural heating and cooling, sun and wind exposure, and solar energy opportunities.

Waste Management Plan:

21. The applicant shall submit a Waste Management Plan that complies with the City of Oakley Construction and Demolition Debris Recycling Ordinance.

Building Division Conditions

22. Plans shall meet the currently adopted Uniform Codes as well as the newest T-24 Energy requirements from the State of California Energy Commission. To confirm the most recent adopted codes please contact the Building Division at (925) 625-7005.
23. Prior to requesting a Certificate of Occupancy from the Building Division, all Conditions of Approval required for occupancy must be completed. When the Public Works Division and the Planning Division place Conditions of Approval on the project, those divisions will sign off on the project prior to the request for a Building division final inspection. Similarly, if the Health Department and/or Fire Department reviewed and approved the original plans, those departments must sign off on the project prior to the request for a final inspection by the Building Division.

Public Works and Engineering Conditions

All Public Works and Engineering Conditions of Approval adopted with City Council Resolution No. 27-04 (Subdivision 8737 approval) shall apply, as applicable.

Advisory Notes

The following Advisory Notes are provided to the applicant as a courtesy but are not a part of the conditions of approval. Advisory Notes are provided for the purpose of informing the applicant of additional ordinance requirements that must be met in order to proceed with development.

- A. The applicant/owner should be aware of the expiration dates and renewing requirements prior to requesting building or grading permits.
- B. The project will require a grading permit pursuant to the Ordinance Code.
- C. Applicant shall comply with the requirements of Ironhouse Sanitary District.
- D. The applicant shall comply with the requirements of the Diablo Water District.
- E. Comply with the requirements of the East Contra Costa Fire Protection District.
- F. Comply with the requirements of the Building Inspection Division. Building permits are required prior to the construction of most structures.
- G. This project may be subject to the requirements of the Department of Fish and Game. It is the applicant's responsibility to notify the Department of Fish and Game, P.O. Box 47, Yountville, California 94599, of any proposed construction within this development that may affect any fish and wildlife resources, per the Fish and Game Code.

- H. This project may be subject to the requirements of the Army Corps of Engineers. It is the applicant's responsibility to notify the appropriate district of the Corps of Engineers to determine if a permit is required, and if it can be obtained.
- I. The applicant shall obtain an encroachment permit for construction within existing City rights of way.

PASSED AND ADOPTED by the City Council of the City of Oakley at a meeting held on the 10th of June, 2014 by the following vote:

AYES:

NOES:

ABSENT:

ABSTENTIONS:

APPROVED:

Randy Pope, Mayor

ATTEST:

Libby Vreonis, City Clerk

Date