



THE VILLAGE AT MAIN

**SHEET INDEX**

- 1. COVER SHEET - INDEX SHEET
- 2. P-1 PRELIMINARY DEVELOPMENT PLAN

*CIVIL SHEETS (VESTING TENTATIVE MAP)*

- 3. TM-1 COVER SHEET - INDEX SHEET
- 4. TM-2 EXISTING CONDITIONS
- 5. TM-3 PRELIMINARY GRADING PLAN
- 6. TM-4 PRELIMINARY UTILITY PLAN
- 7. TM-5 PRELIMINARY STORMWATER MANAGEMENT PLAN

*LANDSCAPE SHEETS*

- 8. L-1 OVERALL LANDSCAPE PLAN
- 9. L-2 LANDSCAPE PLAN ENLARGEMENTS
- 10. L-3 PRELIMINARY MAILBOX ROUTING PLAN
- 11. L-4 LANDSCAPE IMAGERY & DETAILS
- 12. L-5 LANDSCAPE IMAGERY & DETAILS

*ARCHITECTURE SHEETS*

- 13. A1.0 PLAN 1 FRONTS
- 14. A1.1 PLAN 1 FLOOR PLAN
- 15. A1.1.1 PLAN 1 ADDENDA
- 16. A1.2 ELEVATION 1A
- 17. A1.3 ELEVATION 1B
- 18. A1.4 ELEVATION 1C
- 19. A2.0 PLAN 2 FRONTS
- 20. A2.1 PLAN 2 FLOOR PLAN
- 21. A2.1.1 PLAN 2 ADDENDA
- 22. A2.2 ELEVATION 2A
- 23. A2.3 ELEVATION 2B
- 24. A2.4 ELEVATION 2C
- 25. A3.0 PLAN 3 FRONTS
- 26. A3.1 PLAN 3 FLOOR PLAN
- 27. A 3.1.1 PLAN 3 ADDENDA
- 28. A3.2 ELEVATION 3A
- 29. A3.3 ELEVATION 3B
- 30. A3.4 ELEVATION 3C
- 31. A4.0 PLAN 4 FRONTS
- 32. A4.1 PLAN 4 FLOOR PLAN
- 33. A4.1.1 PLAN 4 ADDENDA
- 34. A4.2 ELEVATION 4A
- 35. A4.3 ELEVATION 4B
- 36. A4.4 ELEVATION 4C

**DEVELOPER**

MLC HOLDINGS, INC  
 2603 CAMINO RAMON, SUITE 140  
 SAN RAMON, CA 94583  
 (925) 543-4012  
 CONTACT: CHRIS ZABALLOS

**CIVIL ENGINEER**

CARLSON, BARBEE & GIBSON  
 2633 CAMINO RAMON, SUITE 350  
 SAN RAMON, CA 94583  
 (925) 866-3022  
 CONTACT: COLT ALVERNAZ

**LANDSCAPE ARCHITECT**

VANDERTOOLEN ASSOCIATES  
 855 BORDEAUX WAY, SUITE 240  
 NAPA, CA 94558  
 (707) 224-2299  
 CONTACT: KATY GALLAGHER

**ARCHITECT**

KTGY GROUP, INC  
 1814 FRANKLIN STREET, SUITE 400  
 OAKLAND, CA 94612  
 (510) 463-2010  
 CONTACT: AMANDA MAZZEI

**SOILS ENGINEER**

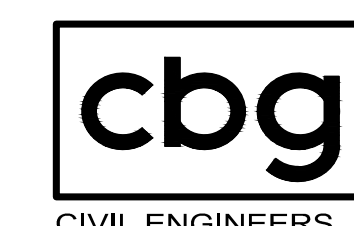
ENGEO INC.  
 CROW CANYON PLACE, SUITE 250  
 SAN RAMON, CA 94583  
 (925) 866-9000  
 CONTACT: ROBERT BOECHE



DECEMBER 2018

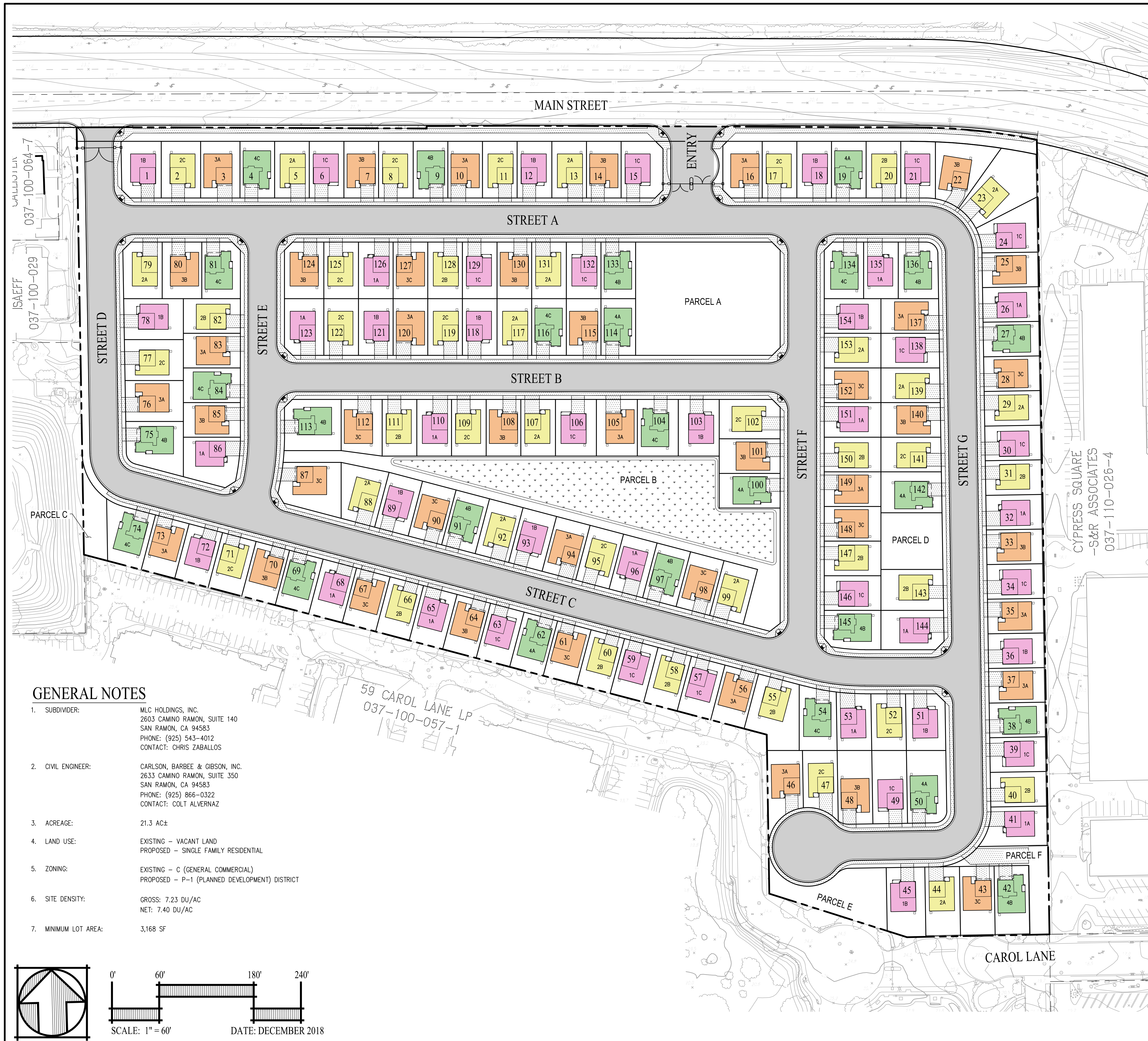


*DESIGN REVIEW & VESTING TENTATIVE MAP*  
*SUBDIVISION 9503*  
 OAKLEY, CALIFORNIA

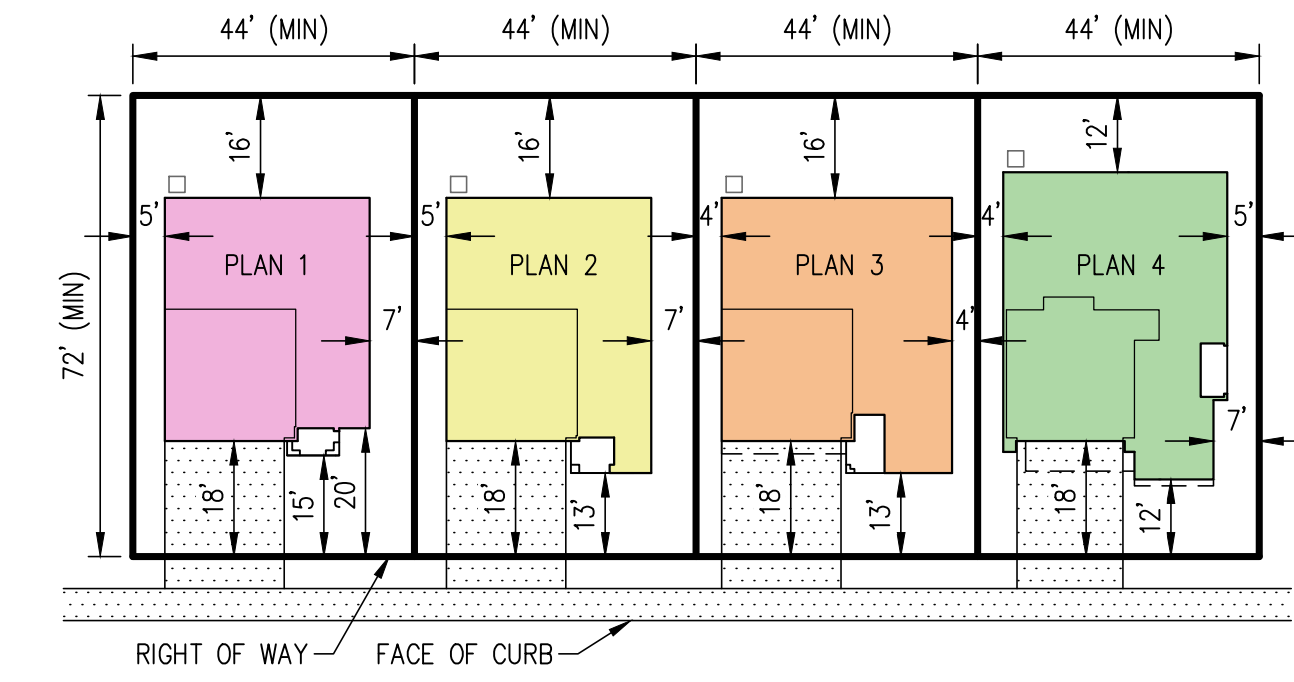


SAN RAMON • (925) 866-0322  
 SACRAMENTO • (916) 375-1877  
 WWW.CBANDG.COM  
 CIVIL ENGINEERS • SURVEYORS • PLANNERS





UNIT MIX SUMMARY					
PLAN	ELEVATION A	ELEVATION B	ELEVATION C	UNIT COUNT	% MIX
PLAN 1	14	14	16	44	28.7%
PLAN 2	14	13	15	42	27.2%
PLAN 3	15	16	11	42	27.2%
PLAN 4	6	11	9	26	16.9%
TOTAL	49	54	51	154	100%



TYPICAL LOT SETBACKS

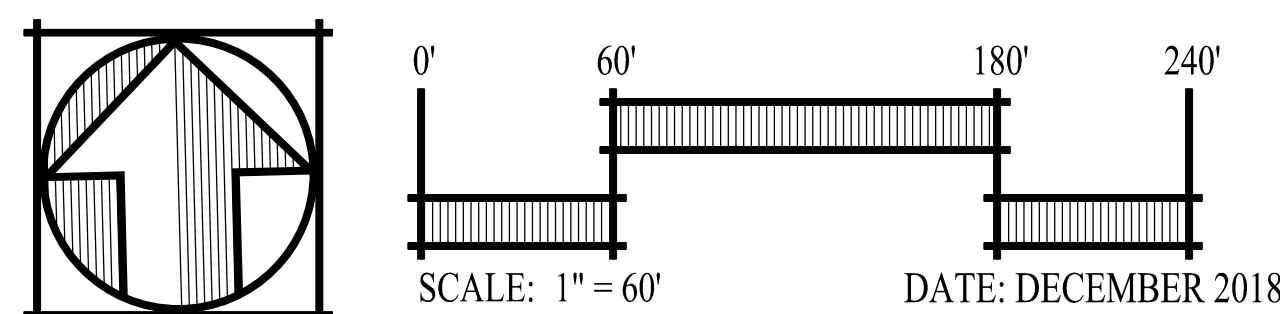
MINIMUM SETBACKS	
FRONT	12'
GARAGE	18'
SIDE	4'
REAR	12'

LOT COVERAGE		
PLAN NUMBER	BUILDING FOOTPRINT*	TYP LOT COVERAGE
PLAN 1	1,193 SF	37.7%
PLAN 2	1,243 SF	39.3%
PLAN 3	1,402 SF	44.4%
PLAN 4	1,502 SF	47.5%

\*DOES NOT INCLUDE PORCH AREA

**GENERAL NOTES**

- SUBDIVIDER: MLC HOLDINGS, INC.  
2603 CAMINO RAMON, SUITE 140  
SAN RAMON, CA 94583  
PHONE: (925) 543-4012  
CONTACT: CHRIS ZABALLOS
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322  
CONTACT: COLT ALVERNAZ
- ACREAGE: 21.3 AC±
- LAND USE: EXISTING - VACANT LAND  
PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING - C (GENERAL COMMERCIAL)  
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
- SITE DENSITY: GROSS: 7.23 DU/AC  
NET: 7.40 DU/AC
- MINIMUM LOT AREA: 3,168 SF



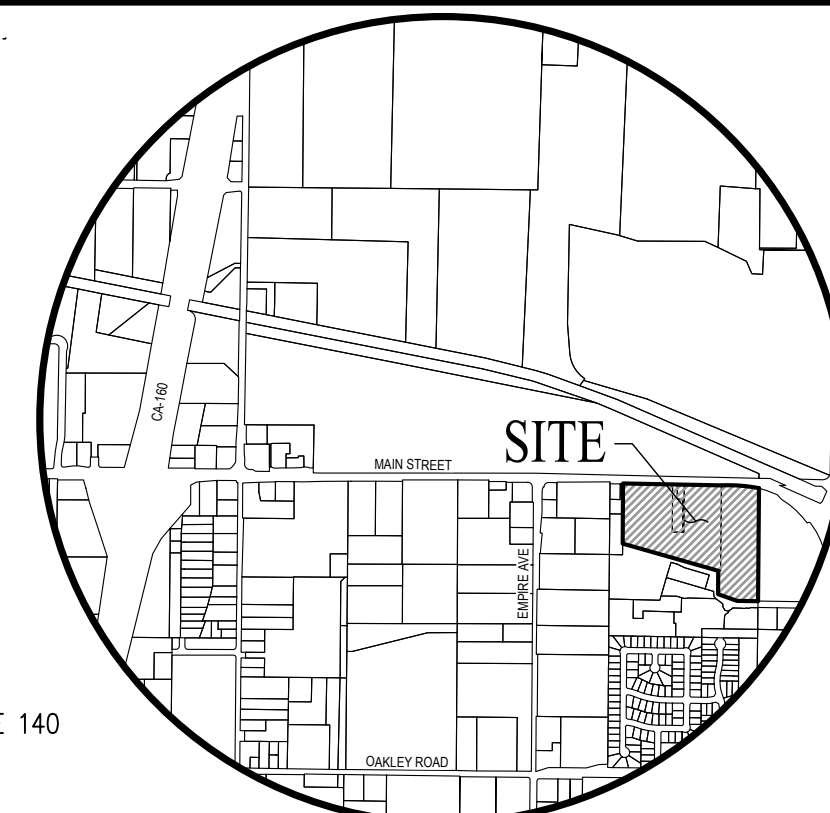
PRELIMINARY  
DEVELOPMENT PLAN  
**THE VILLAGE AT MAIN**  
SUBDIVISION 9503

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 SAN RAMON • (925) 866-0322  
 SACRAMENTO • (916) 375-1877  
 WWW.CBANDG.COM

SHEET NO.  
**P-1**





VICINITY MAP  
NOT TO SCALE

**CONTACTS**

1. OWNER/DEVELOPER: MLC HOLDINGS, INC.  
2603 CAMINO RAMON, SUITE 140  
SAN RAMON, CA 94583  
(925) 543-4012  
CHRIS ZABALLOS
2. ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CALIFORNIA 94583  
(925) 866-0322  
COLT ALVERNAZ, RCE 75740  
ENGO  
CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
(925) 866-9000  
ROBERT BOECHE
3. SOILS ENGINEER:

**GENERAL NOTES**

1. ASSESSORS PARCEL NO. 037-100-013, 037-100-019, 037-100-023, 037-100-048, 037-100-049
2. SITE AREA: GROSS: 21.3± ACRES  
NET: 20.8± ACRES
3. LOTS: RESIDENTIAL: 154 (LOTS 1-154)  
OPEN SPACE: 4 (PARCELS A, C, D, E)  
WATER QUALITY: 1 (PARCEL B)
4. DWELLING UNITS: 154
5. SITE DENSITY: GROSS: 7.23 DU/AC  
NET: 7.40 DU/AC
6. EXISTING GENERAL PLAN: COMMERCIAL/LIGHT INDUSTRY  
PROPOSED GENERAL PLAN: SINGLE FAMILY RESIDENTIAL-LOW
7. EXISTING ZONING: GENERAL COMMERCIAL  
PROPOSED ZONING: PLANNED DEVELOPMENT
8. EXISTING LAND USE: VACANT LAND  
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
9. BENCHMARK: BENCHMARK IS U.S.G.S. #T484 TABLET SET IN CONCRETE 0.3 MILES EAST OF BIG BREAK ROAD NEAR S.F.R.R. TRACKS. U.S.G.S. ELEVATION 19.160. 0.25 MILE EAST ALONG TRACKS FROM BIG BREAK ROAD CROSSING AT MILE POST 1147. 35 FEET SOUTH OF CENTER LINE OF TRACKS.
10. BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE FOUND MONUMENTS SHOWN ON THE "A.L.T.A./N.S.P.S. LAND TITLE SURVEY" DATED AUGUST 2018, THE BEARING BEING N89°17'39"W PER 140 LSM 48.
11. FLOOD ZONE: ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 06013C01636  
DATE: SEPTEMBER 30, 2015
12. UTILITIES: WATER: DIABLO WATER DISTRICT  
SEWER: IRONHOUSE SANITARY DISTRICT  
STORM DRAIN: CITY OF OAKLEY  
GAS & ELECTRIC: PG&E  
TELEPHONE: AT&T
13. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
14. GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
15. PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
16. FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.

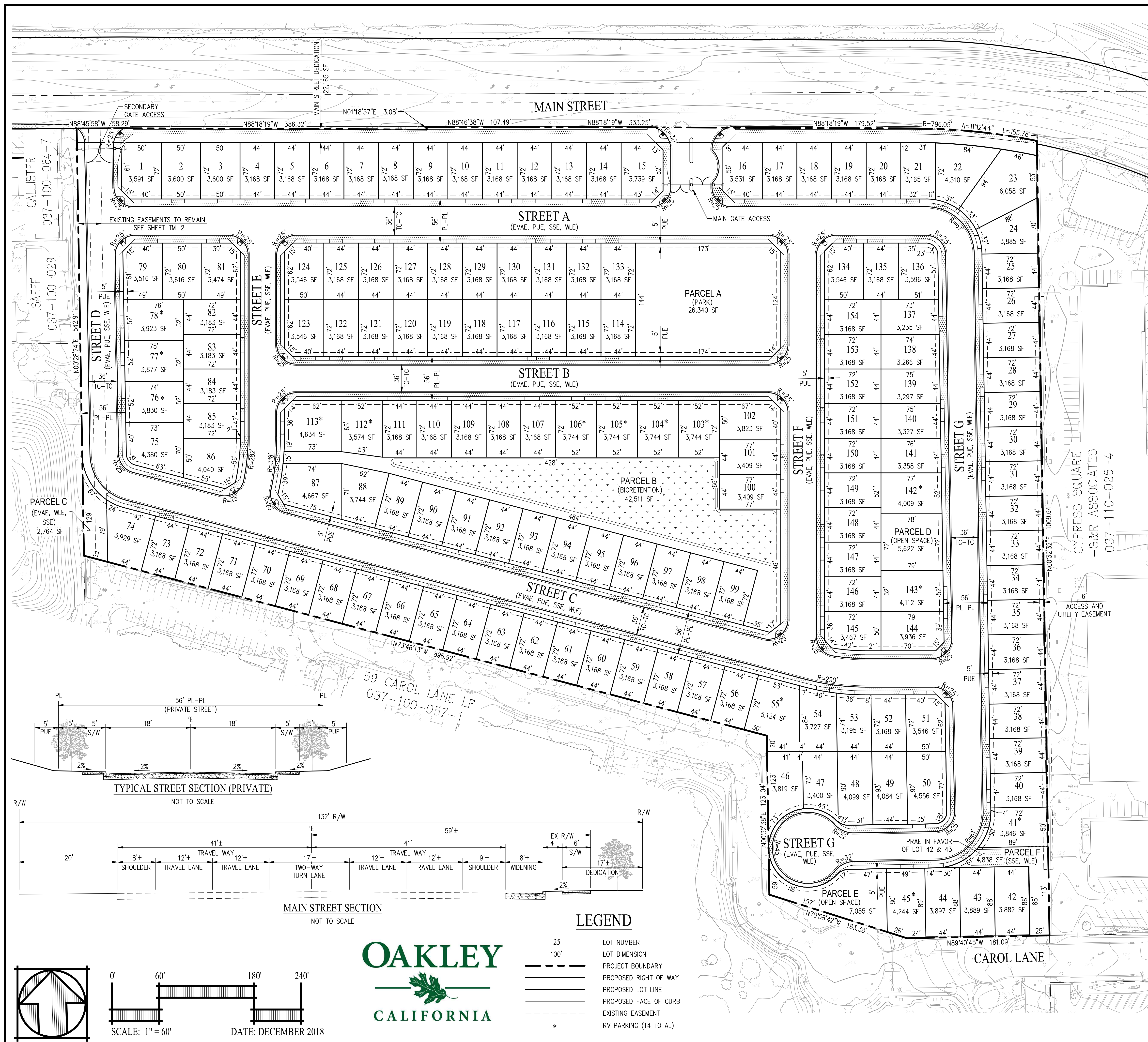
**VESTING TENTATIVE MAP  
THE VILLAGE AT MAIN  
SUBDIVISION 9503**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

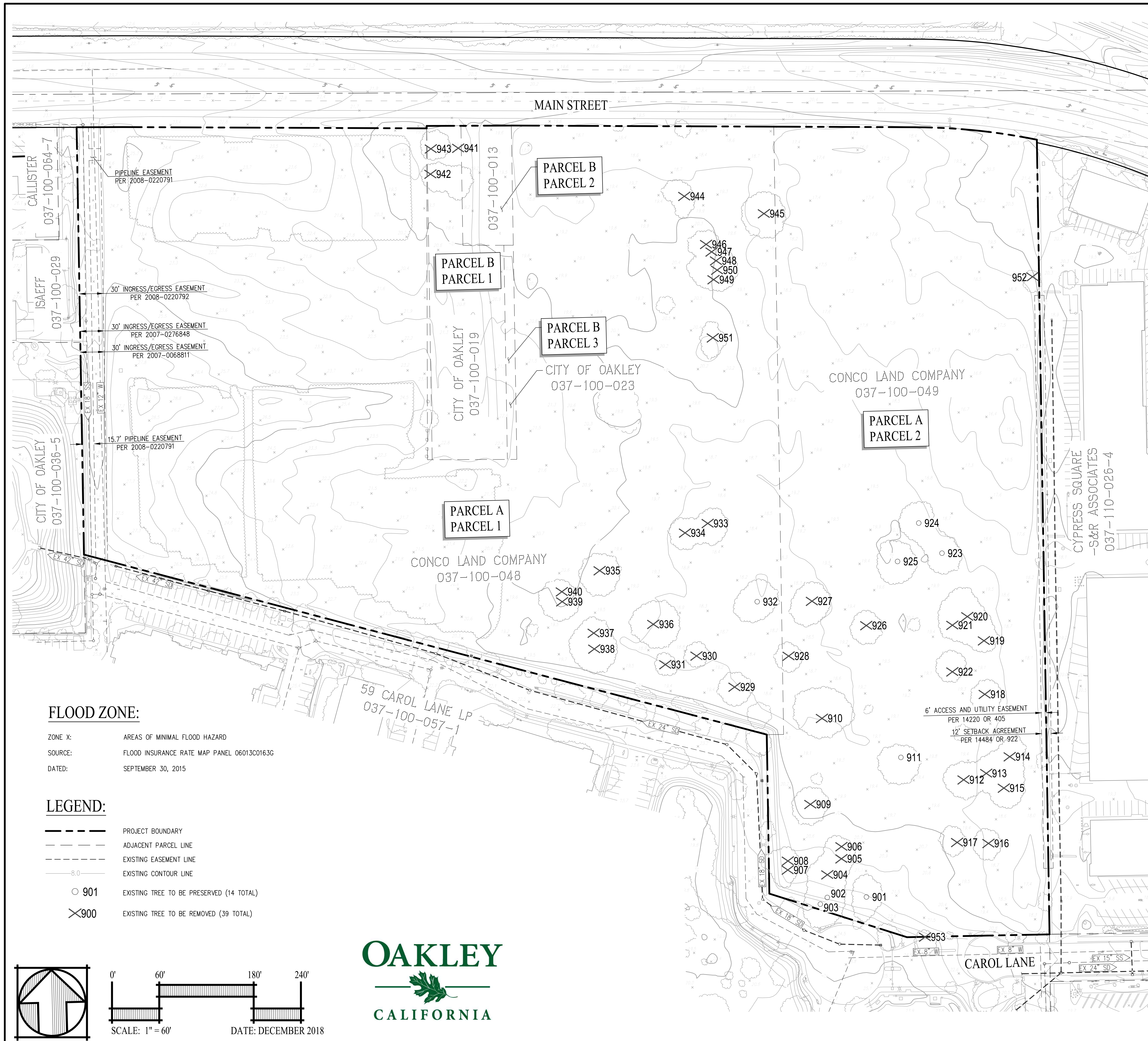


SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM

SHEET NO.  
**TM-1**







EXISTING TREE SUMMARY TABLE

TAG ID	COMMON NAME	TOTAL DBH (in)	RETENTION STATUS
901	COAST LIVE OAK	34.7	REMAINING
902	COAST LIVE OAK	38.6	REMAINING
903	COAST LIVE OAK	56.5	REMAINING
904	COAST LIVE OAK	48.4	REMOVAL
905	COAST LIVE OAK	21.2	REMOVAL
906	COAST LIVE OAK	22.9	REMOVAL
907	COAST LIVE OAK	33.5	REMOVAL
908	COAST LIVE OAK	13.4	REMOVAL
909	COAST LIVE OAK	46.8	REMOVAL
910	COAST LIVE OAK	56.1	REMOVAL
911	COAST LIVE OAK	33.8	REMAINING
912	COAST LIVE OAK	44.9	REMOVAL
913	COAST LIVE OAK	12.9	REMOVAL
914	COAST LIVE OAK	22.3	REMOVAL
915	COAST LIVE OAK	56.8	REMOVAL
916	COAST LIVE OAK	24.7	REMOVAL
917	COAST LIVE OAK	21.5	REMOVAL
918	COAST LIVE OAK	27.2	REMOVAL
919	COAST LIVE OAK	21.8	REMOVAL
920	COAST LIVE OAK	66.9	REMOVAL
921	COAST LIVE OAK	17.1	REMOVAL
922	COAST LIVE OAK	29.3	REMOVAL
923	COAST LIVE OAK	65.5	REMAINING
924	COAST LIVE OAK	48.9	REMAINING
925	COAST LIVE OAK	54.3	REMAINING
926	COAST LIVE OAK	31.9	REMOVAL
927	COAST LIVE OAK	48.2	REMOVAL
928	COAST LIVE OAK	17.3	REMOVAL
929	COAST LIVE OAK	23.1	REMOVAL
930	COAST LIVE OAK	15.5	REMOVAL
931	COAST LIVE OAK	17.9	REMOVAL
932	COAST LIVE OAK	87.2	REMAINING
933	COAST LIVE OAK	25.2	REMOVAL
934	COAST LIVE OAK	38.5	REMOVAL
935	COAST LIVE OAK	46.4	REMOVAL
936	COAST LIVE OAK	67.6	REMOVAL
937	COAST LIVE OAK	45.0	REMOVAL
938	COAST LIVE OAK	63.0	REMOVAL
939	COAST LIVE OAK	37.5	REMOVAL
940	COAST LIVE OAK	28.7	REMOVAL
941	AMERICAN SWEETGUM	23.7	REMOVAL
942	AMERICAN SWEETGUM	22.5	REMOVAL
943	AMERICAN SWEETGUM	33.3	REMOVAL
944	NORTHERN CALIFORNIA BLACK WALNUT	30.6	REMOVAL
945	COAST LIVE OAK	74.3	REMOVAL
946	MONTEREY PINE	22.5	REMOVAL
947	MONTEREY PINE	12.0	REMOVAL
948	MONTEREY PINE	23.2	REMOVAL
949	MONTEREY PINE	15.9	REMOVAL
950	MONTEREY PINE	27.1	REMOVAL
951	PERUVIAN PEPPER TREE	62.1	REMOVAL
952	COAST LIVE OAK	12.1	REMOVAL
953	CALIFORNIA SYCAMORE	13.3	REMOVAL

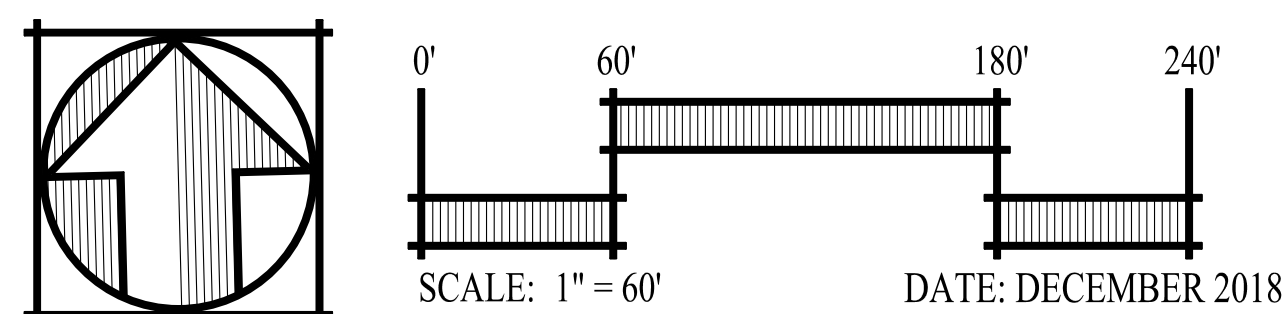
- NOTE:  
 1. PER TREE INVENTORY PREPARED BY WRA, INC. DATED SEPTEMBER 2018.  
 2. ALL CITY STANDARD TREE PROTECTION MEASURES WILL BE OUTLINED DURING THE PREPARATION OF CONSTRUCTION DOCUMENTS.  
 3. ALL TREE LOCATIONS ARE APPROXIMATE.

FLOOD ZONE:

ZONE X: AREAS OF MINIMAL FLOOD HAZARD  
 SOURCE: FLOOD INSURANCE RATE MAP PANEL 06013C0163G  
 DATED: SEPTEMBER 30, 2015

LEGEND:

- PROJECT BOUNDARY
- - - ADJACENT PARCEL LINE
- - - EXISTING EASEMENT LINE
- - - EXISTING CONTOUR LINE
- 901 EXISTING TREE TO BE PRESERVED (14 TOTAL)
- ✕ 900 EXISTING TREE TO BE REMOVED (39 TOTAL)



# EXISTING CONDITIONS THE VILLAGE AT MAIN SUBDIVISION 9503

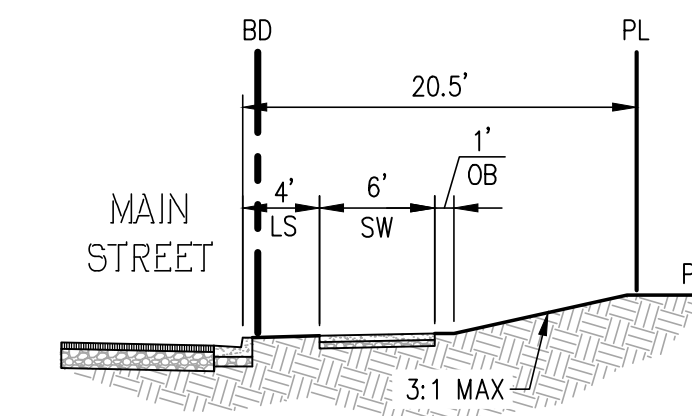
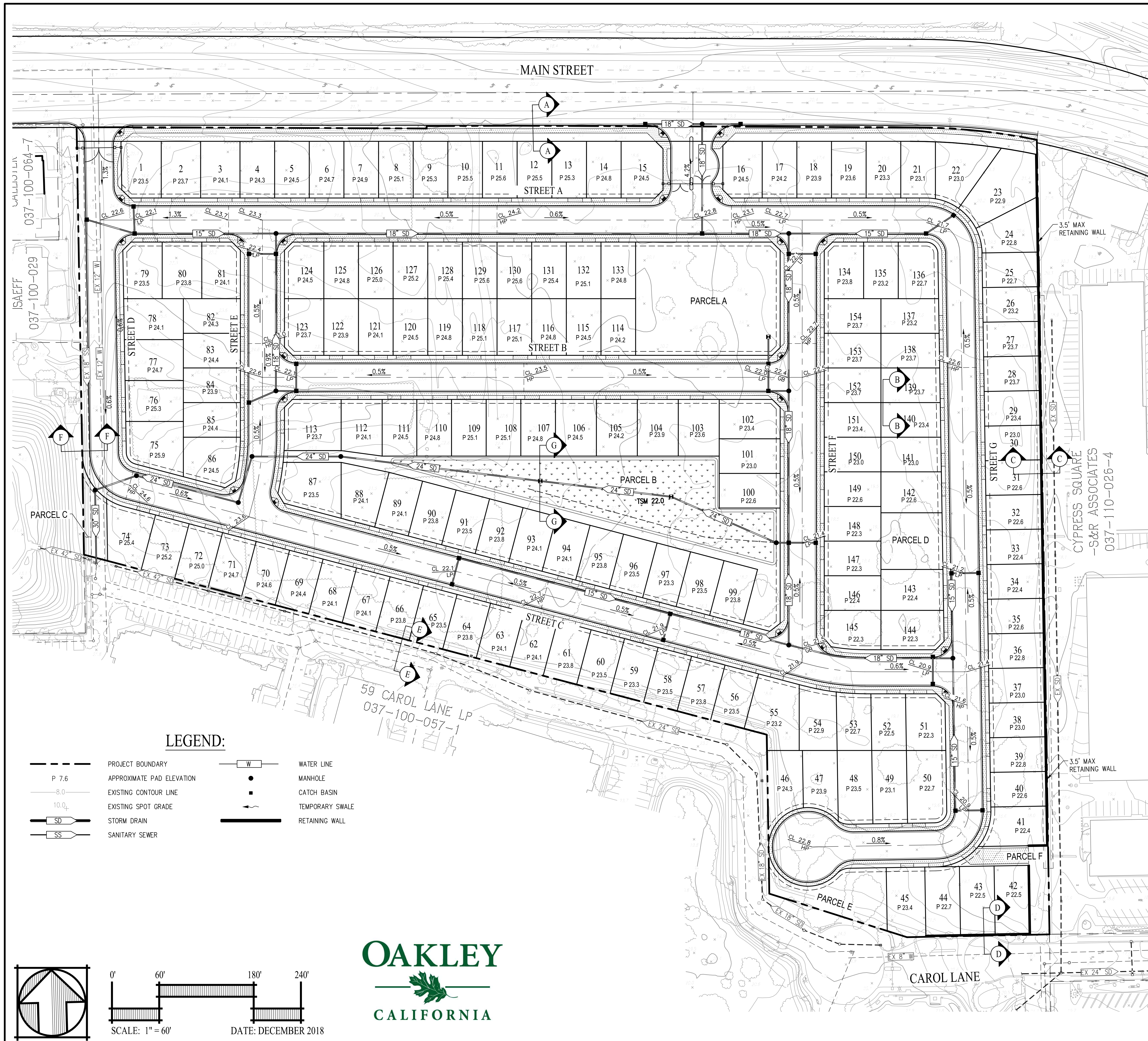
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



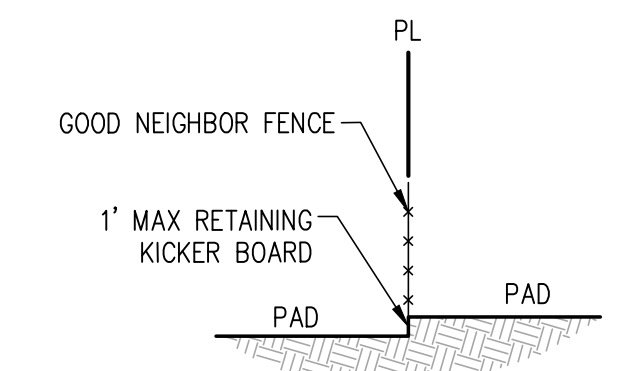
SAN RAMON (925) 866-0322  
 SACRAMENTO (916) 375-1877  
 WWW.CBANDG.COM

SHEET NO.  
TM-2

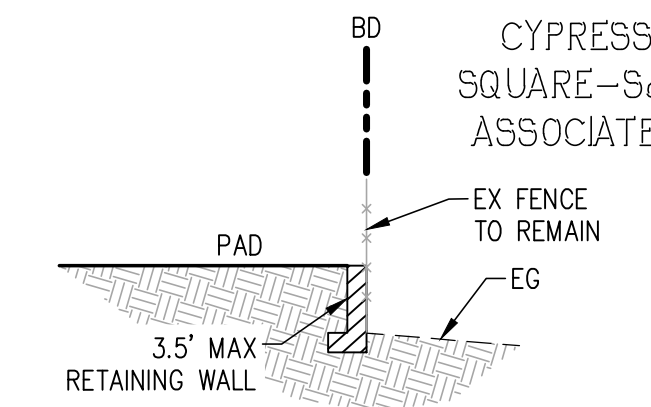




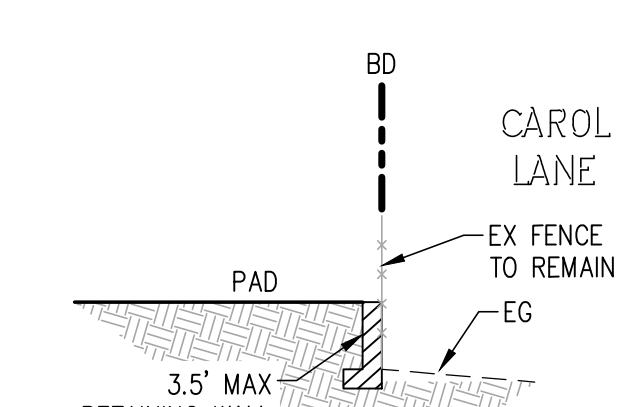
SECTION A-A  
NOT TO SCALE



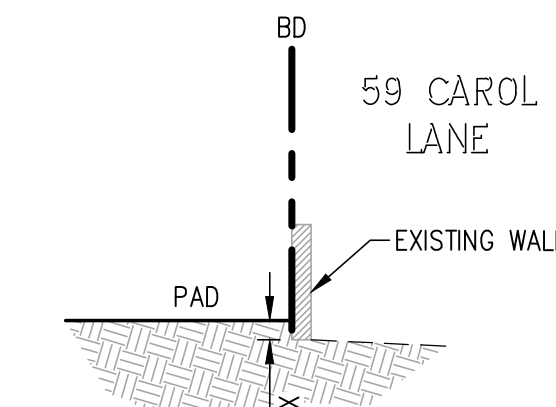
SECTION B-B  
NOT TO SCALE



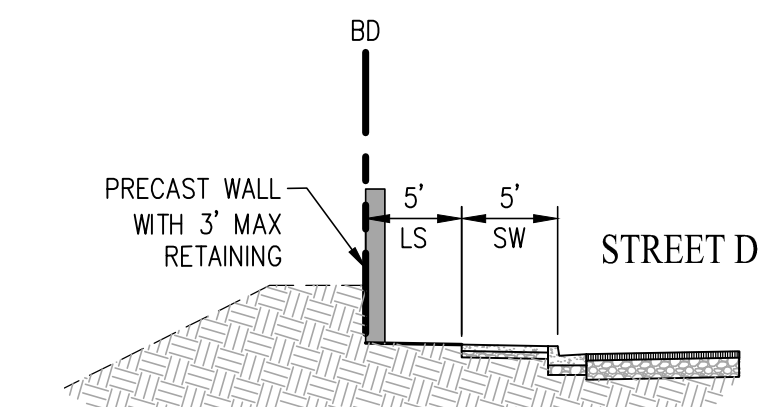
SECTION C-C  
NOT TO SCALE



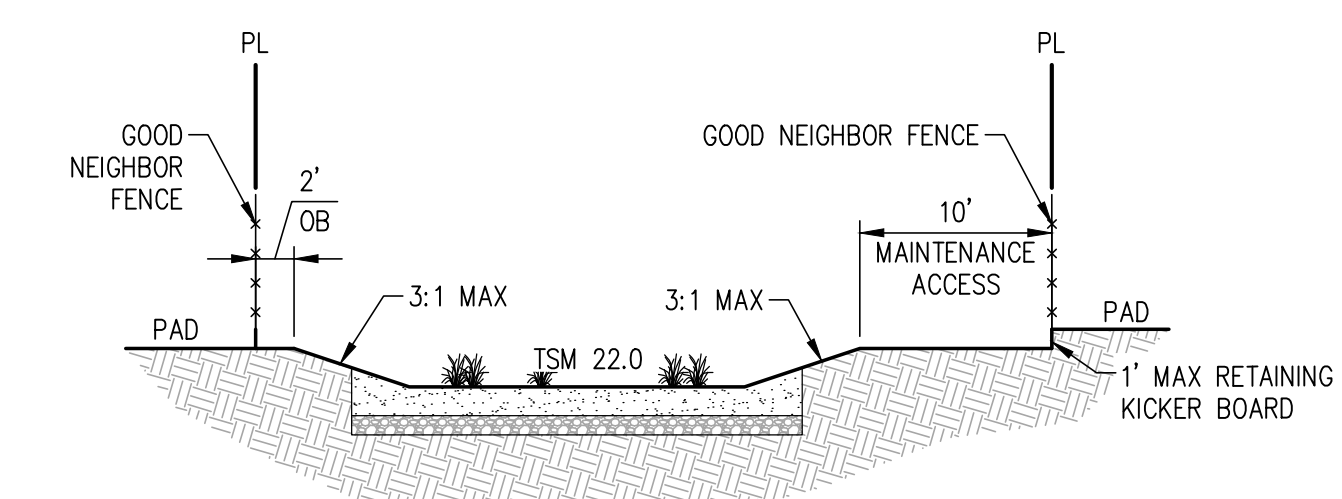
SECTION D-D  
NOT TO SCALE



SECTION E-E  
NOT TO SCALE



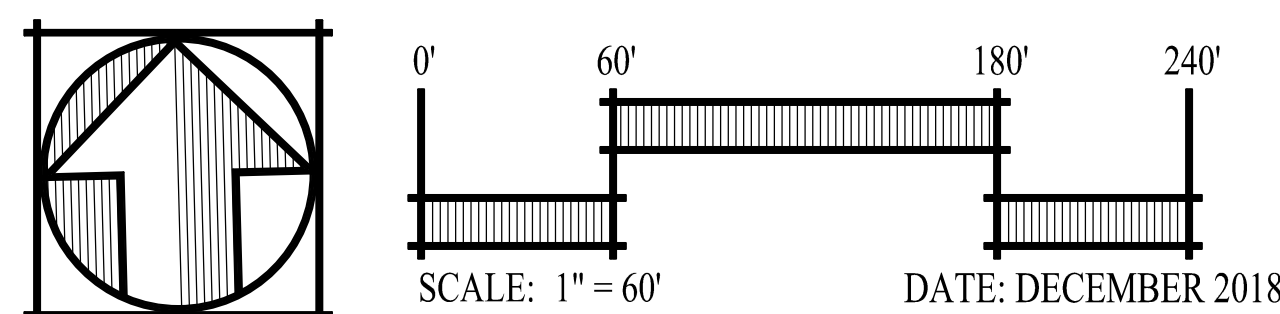
SECTION F-F  
NOT TO SCALE



SECTION G-G  
NOT TO SCALE

**LEGEND:**

- |                                 |                   |
|---------------------------------|-------------------|
| --- PROJECT BOUNDARY            | — W — WATER LINE  |
| P 7.6 APPROXIMATE PAD ELEVATION | • MANHOLE         |
| 8.0 EXISTING CONTOUR LINE       | ■ CATCH BASIN     |
| 10.0 EXISTING SPOT GRADE        | ~ TEMPORARY SWALE |
| SD STORM DRAIN                  | — RETAINING WALL  |
| SS SANITARY SEWER               |                   |



# PRELIMINARY GRADING PLAN THE VILLAGE AT MAIN SUBDIVISION 9503

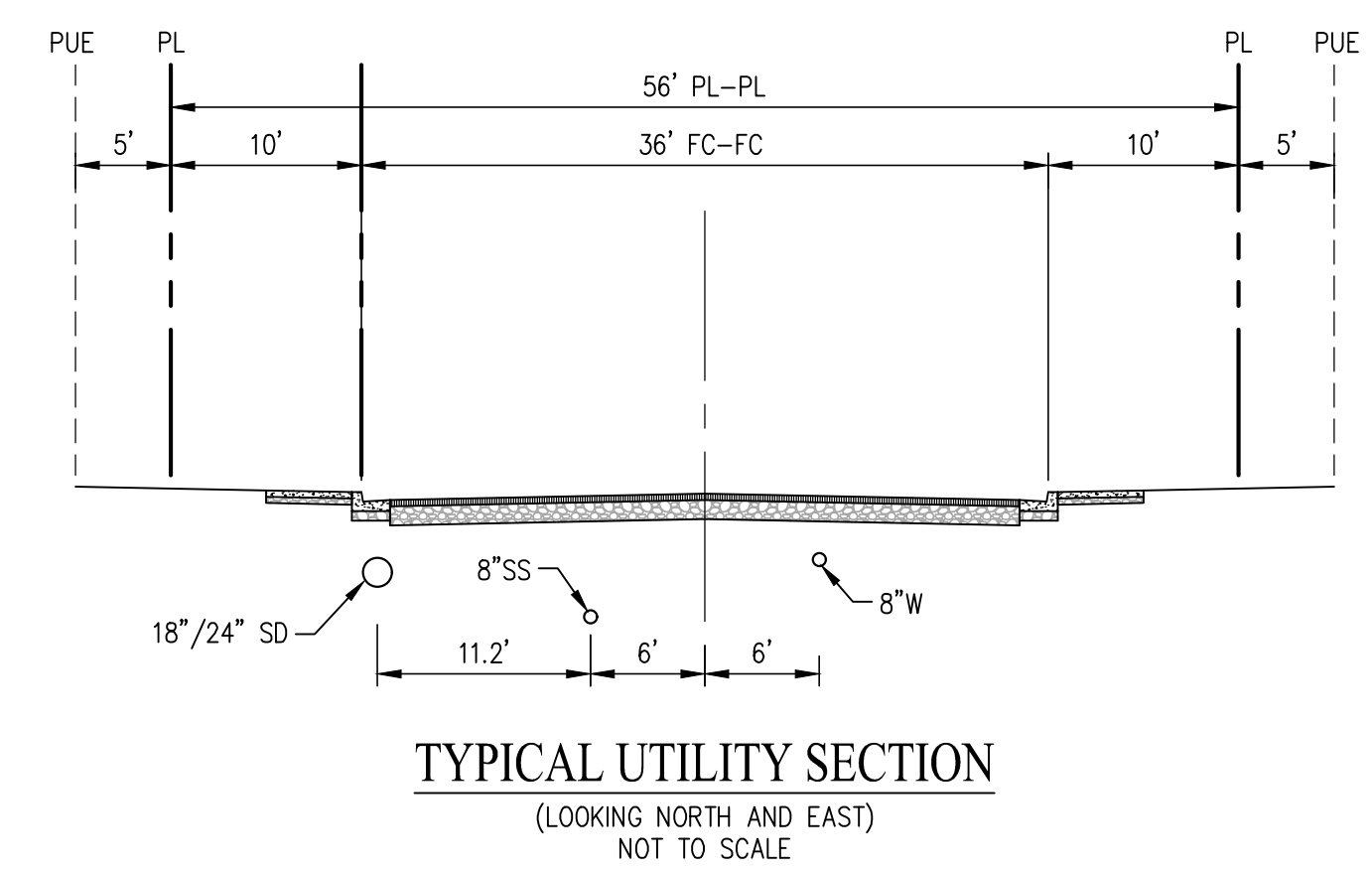
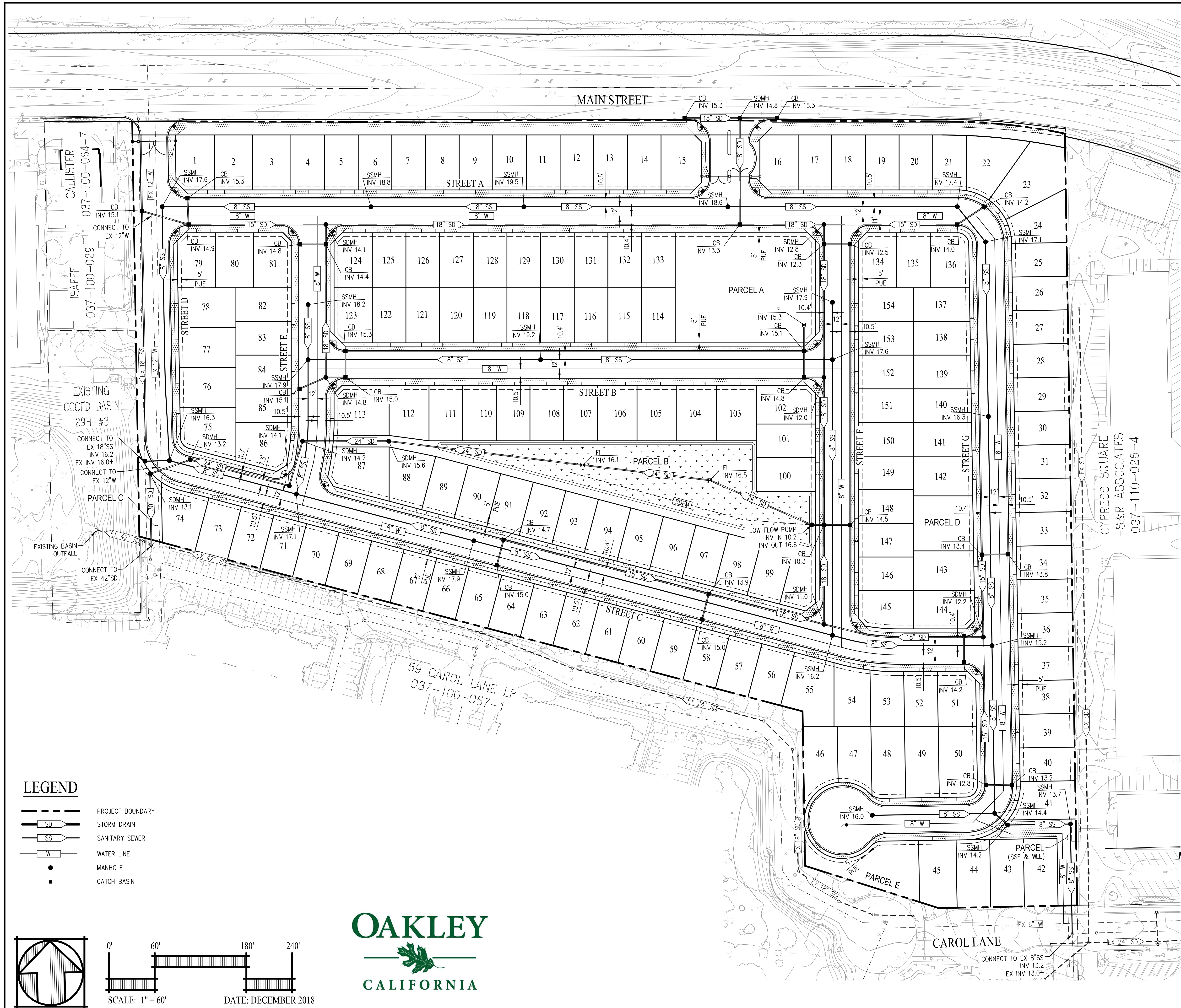
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



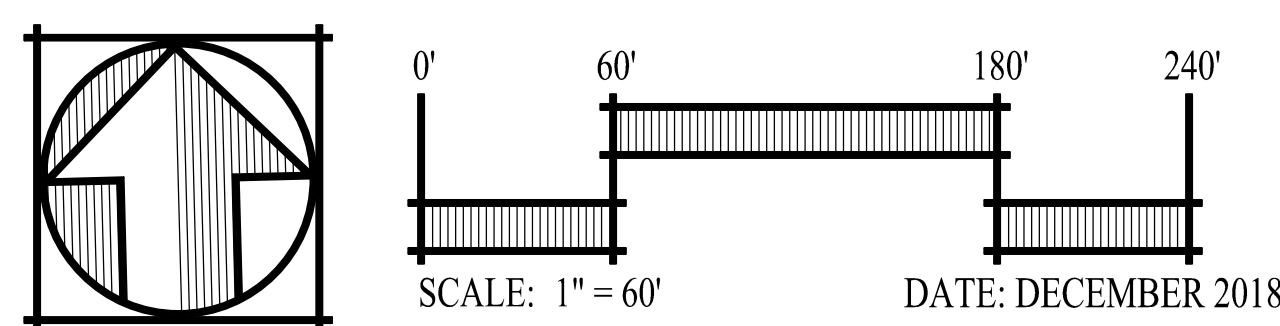
SAN RAMON (925) 866-0322  
SACRAMENTO (916) 375-1877  
WWW.CBANDG.COM

SHEET NO.  
**TM-3**





- LEGEND**
- PROJECT BOUNDARY
  - STORM DRAIN
  - SANITARY SEWER
  - WATER LINE
  - MANHOLE
  - CATCH BASIN



# PRELIMINARY UTILITY PLAN THE VILLAGE AT MAIN SUBDIVISION 9503

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

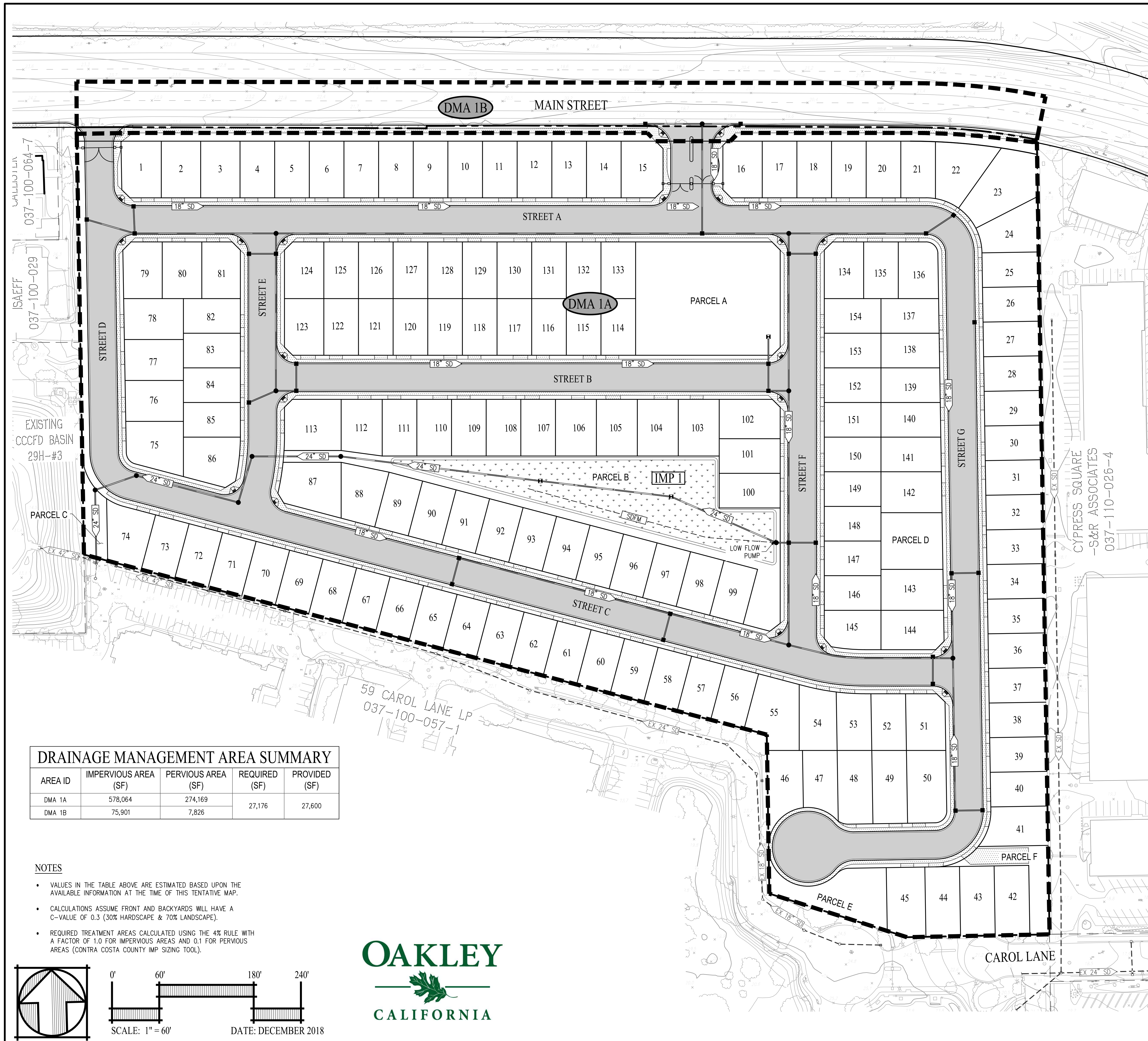
**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS

SAN RAMON • (925) 866-0322  
SACRAMENTO • (916) 375-1877  
WWW.CBANDG.COM

SHEET NO.  
**TM-4**

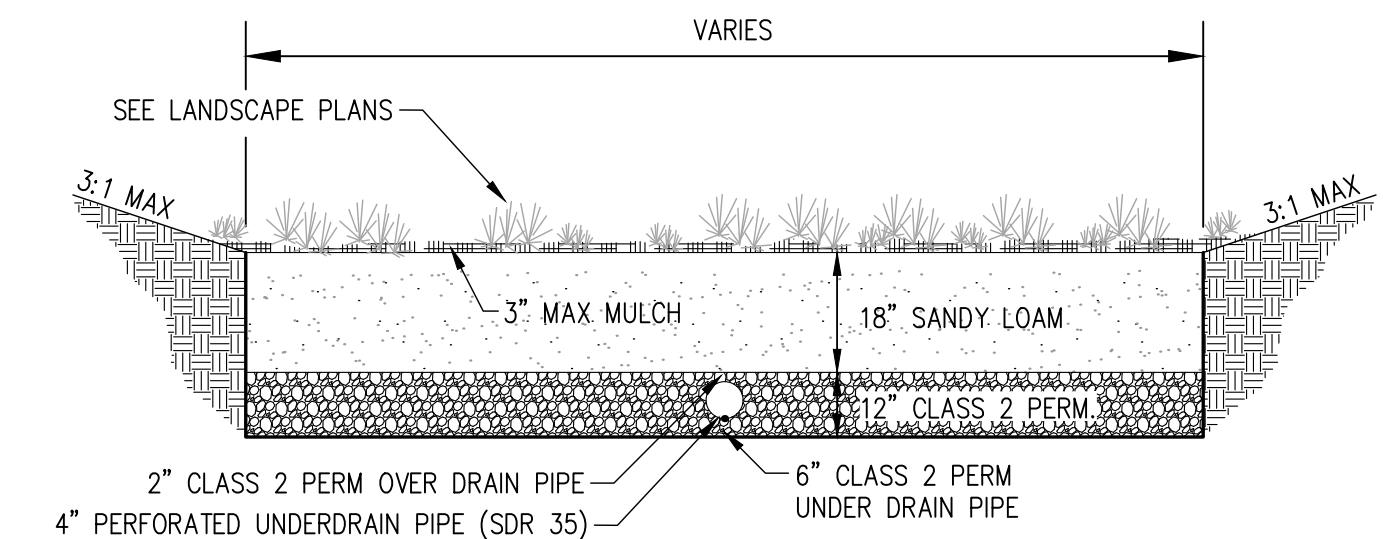
F:\2893\000ACAD\TM\TM4.DWG 11/20/2018 3:42 PM





**LEGEND**

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- BIORETENTION AREA
- DMA 1** DRAINAGE MANAGEMENT AREA
- IMP 1** INTEGRATED MANAGEMENT PRACTICE - BIORETENTION AREA



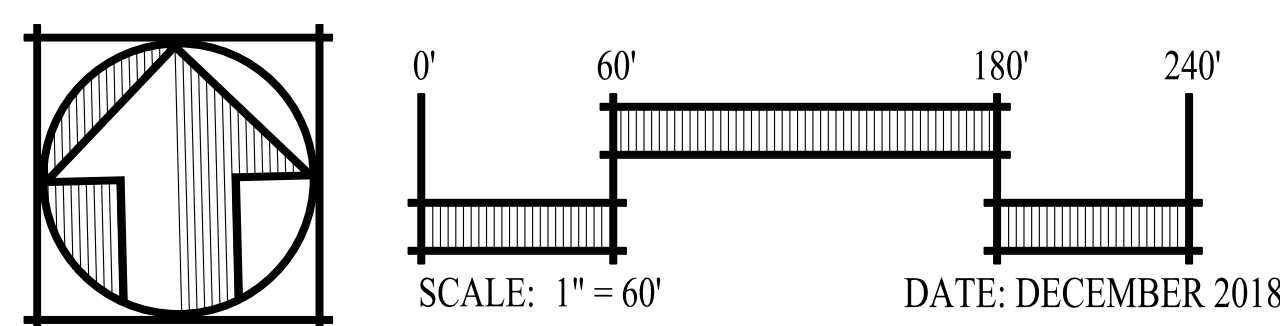
**LANDSCAPE & BIO RETENTION AREA DETAIL**  
NOT TO SCALE

**NOTE:**  
SANDY LOAM SOIL MIX SHALL HAVE MINIMUM LONG TERM PERCOLATION RATE OF 5"/HOUR.

**DRAINAGE MANAGEMENT AREA SUMMARY**

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED (SF)	PROVIDED (SF)
DMA 1A	578,064	274,169	27,176	27,600
DMA 1B	75,901	7,826		

- NOTES**
- VALUES IN THE TABLE ABOVE ARE ESTIMATED BASED UPON THE AVAILABLE INFORMATION AT THE TIME OF THIS TENTATIVE MAP.
  - CALCULATIONS ASSUME FRONT AND BACKYARDS WILL HAVE A C-VALUE OF 0.3 (30% HARDSCAPE & 70% LANDSCAPE).
  - REQUIRED TREATMENT AREAS CALCULATED USING THE 4% RULE WITH A FACTOR OF 1.0 FOR IMPERVIOUS AREAS AND 0.1 FOR PERVIOUS AREAS (CONTRA COSTA COUNTY IMP SIZING TOOL).



**PRELIMINARY STORMWATER  
MANAGEMENT PLAN  
THE VILLAGE AT MAIN  
SUBDIVISION 9503**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

**cbg** CIVIL ENGINEERS • SURVEYORS • PLANNERS  
 SAN RAMON • (925) 866-0322  
 SACRAMENTO • (916) 375-1877  
 WWW.CBANDG.COM

SHEET NO.  
**TM-5**

F:\2883\000ACAD\TM\TM5.DWG 11/28/2018 2:55 PM



RELOCATED GRAPE VINES

REFER TO ENLARGEMENT ON SHEET L-2

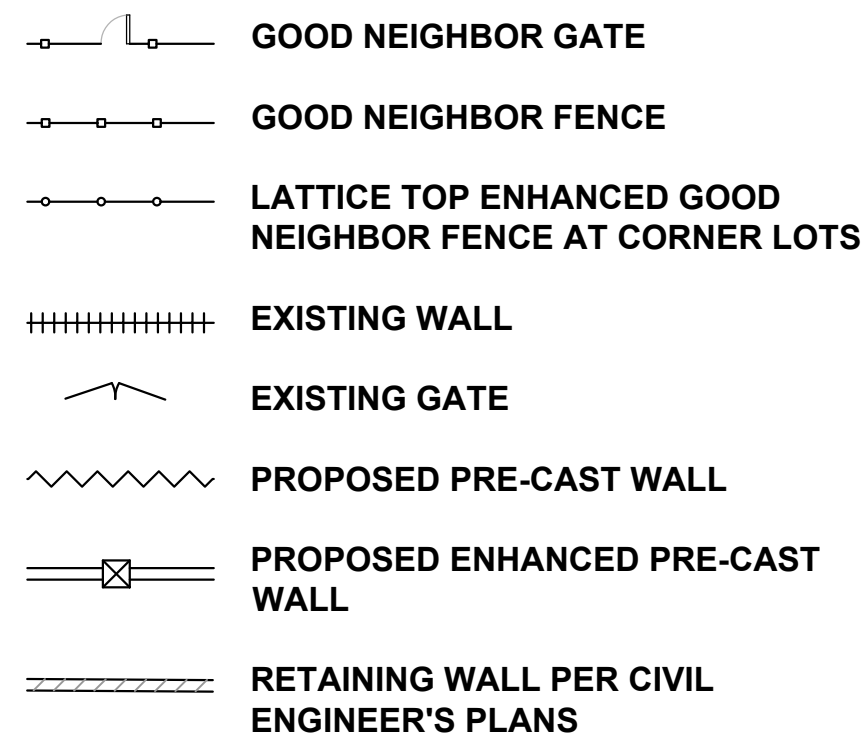


**PROPOSED PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
<b>STREET TREES</b>				<b>SHRUBS</b>			
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	M	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE	15 GAL	L	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	L	CEANOTHUS SP.	WILD LILAC	5 GAL	L
QUERCUS AGRIFOLIA	MOD COAST LIVE OAK	24"BOX	VL	CISTUS SPP.	ROCK ROSE	5 GAL	L
QUERCUS LOBATA	VALLEY OAK	24"BOX	L	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
EXISTING TREE				DIETES SPP.	FORTNIGHT LILY	1 GAL	L
<b>VINES / ESPALIERS</b>				GAURA LINDHEIMERI	GAURA	1 GAL	M
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
ROSA SPP.	ROSE	5 GAL	M	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
<b>GROUNDCOVERS</b>				NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
CAREX FLACCA	BLUE SEDGE	1 GAL	M	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	PHOTINIA FRASERII	PHOTINIA	5 GAL	M
HELIANthemum N. 'WISLEY PINK'	HELIANthemum NUMMULARIUM 'WISLEY PINK'	1 GAL	M	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	L
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	PODOCARPUS M. MAKI	YEW PINE	5 GAL	M
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	L
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
				SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
				TEUCRIUM SPP.	GERMANDER	5 GAL	L
				VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL	M
				<b>BIO-RETENTION BASINS &amp; SWALES</b>			
				BIOINFILTRATION SOD AVAILABLE THROUGH DELTA BLUEGRASS 1 (800) 637-8873	NO-MOW SOD	SOD	L
				CAREX PANSA	SAND DUNE SEDGE	PLUGS	M
				FESTUCA IDAHOENSIS 'STONY CREEK'	SILVER IDAHO FESCUE	PLUGS	VL
				LEYMUS TRITICOIDES 'GREY DAWN'	GREY DAWN WILD RYE	PLUGS	VL
				NASSELLA PULCHRRA	PURPLE NEEDLEGRASS	PLUGS	L

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

**FENCE & WALL LEGEND**



BIO-RETENTION AREA  
REFER TO TYPICALS ON SHEET L-2 FOR PLANT LAYOUT

- GENERAL NOTES:**
- TREE LAYOUT IS SCHEMATIC. FINAL TREE LOCATIONS AND SPECIES SUBJECT TO CITY REVIEW. STREET TREES LOCATED APPROXIMATELY 30' O.C.
  - ALL LANDSCAPE AREAS THAT ARE INSTALLED BY DEVELOPER SHALL RECEIVE IRRIGATION BY MEANS OF AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM(S). THE SYSTEM(S) WILL BE DESIGNED UTILIZING BACKFLOW PREVENTION DEVICES TO MEET LOCAL AND UBC CODES.

**MLC Holdings, Inc.**  
12657 AICOSTA BLVD., STE. 175  
SAN RAMON, CA 94583  
(925) 543-4004

**MAIN STREET**  
Oakley, California

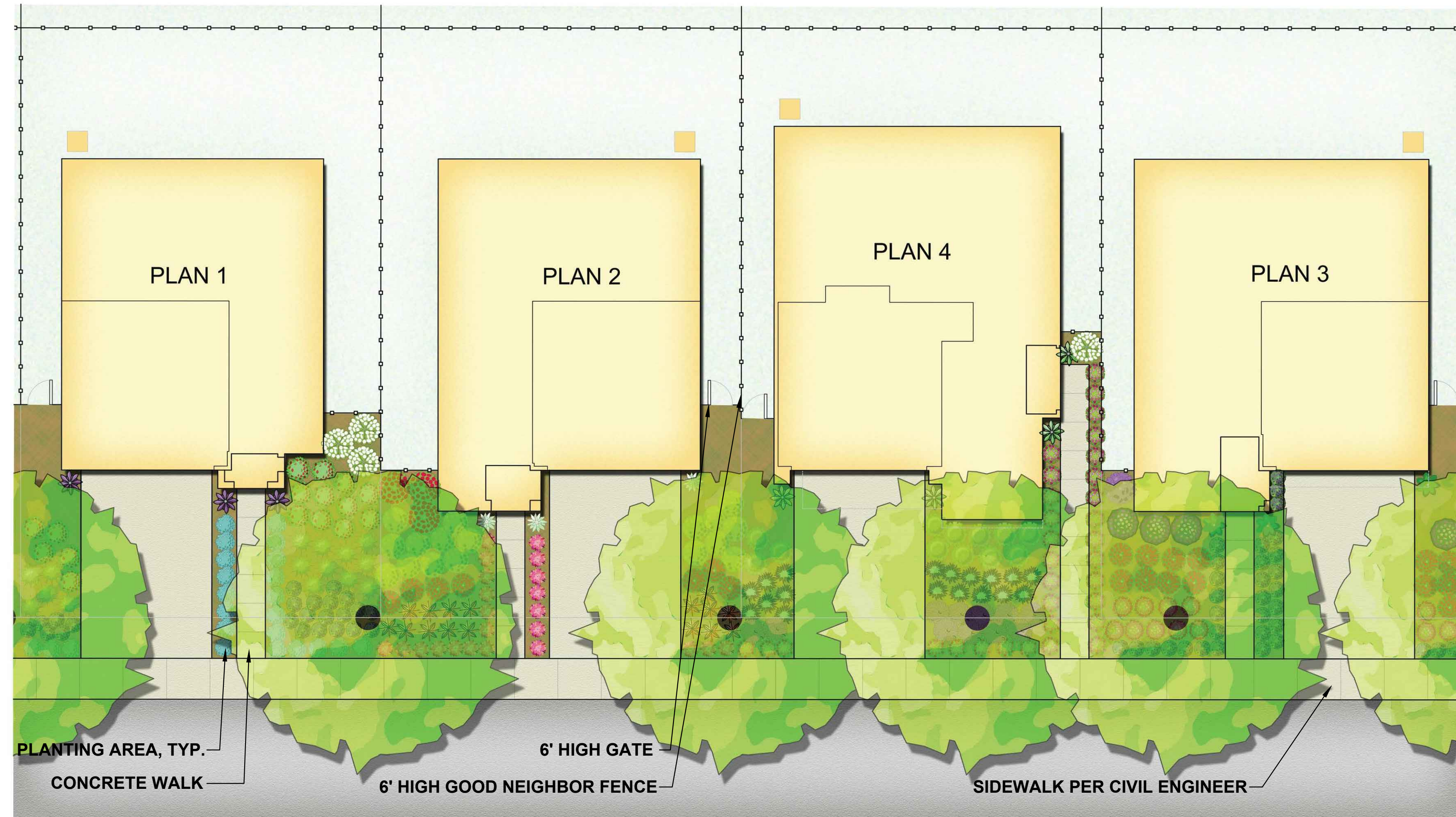
**OVERALL LANDSCAPE PLAN**  
CONCEPTUAL LANDSCAPE PLAN  
NOVEMBER 20, 2018

vanderToolen Associates  
855 Bordeaux Way  
Suite 240  
Napa, CA 94558  
tel: 707.224.2299  
www.vandertoolen.com

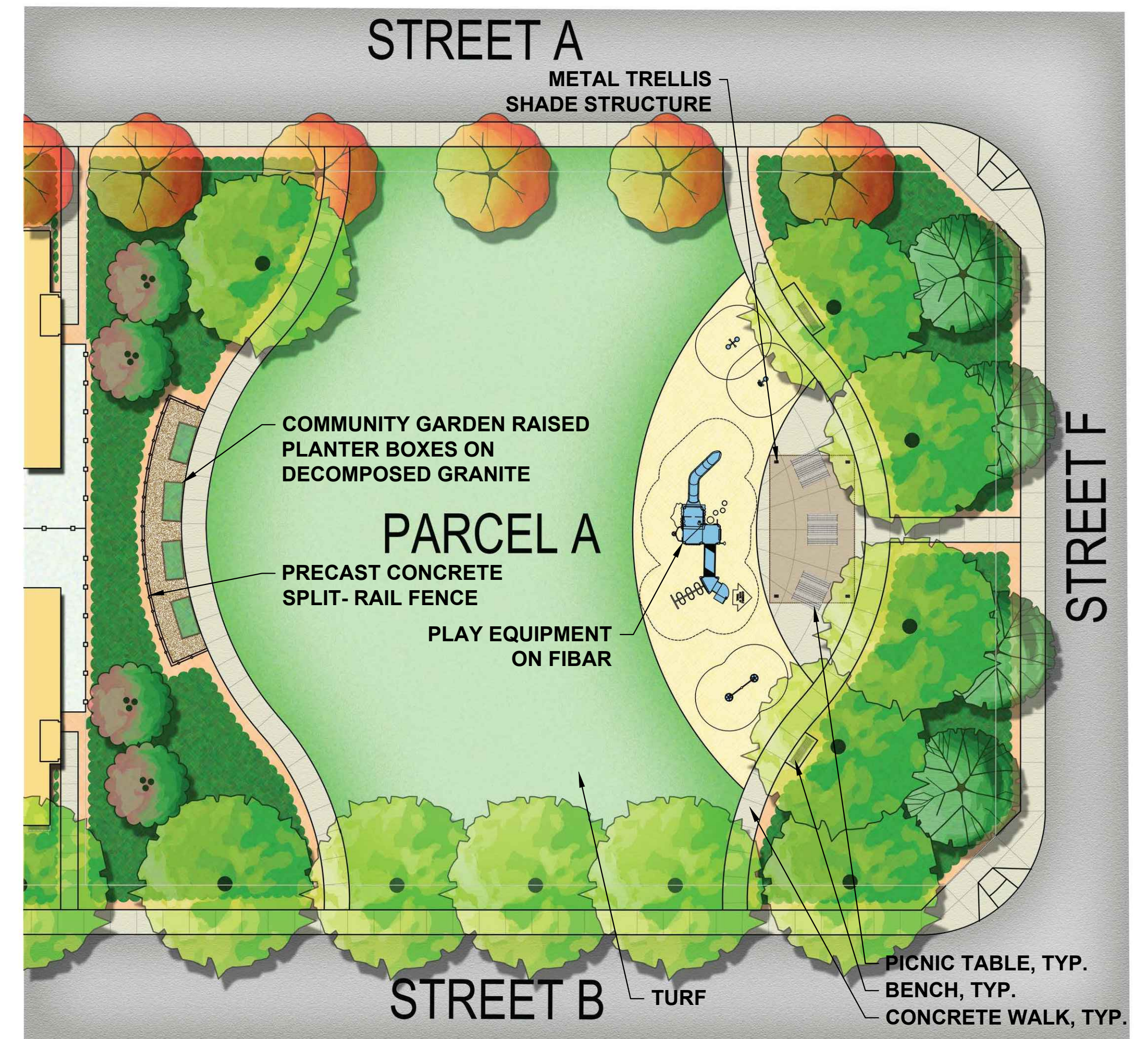
0' 30' 60' 120'  
SCALE: 1" = 60'-0"  
NORTH

**L-1**  
Project No. 06718





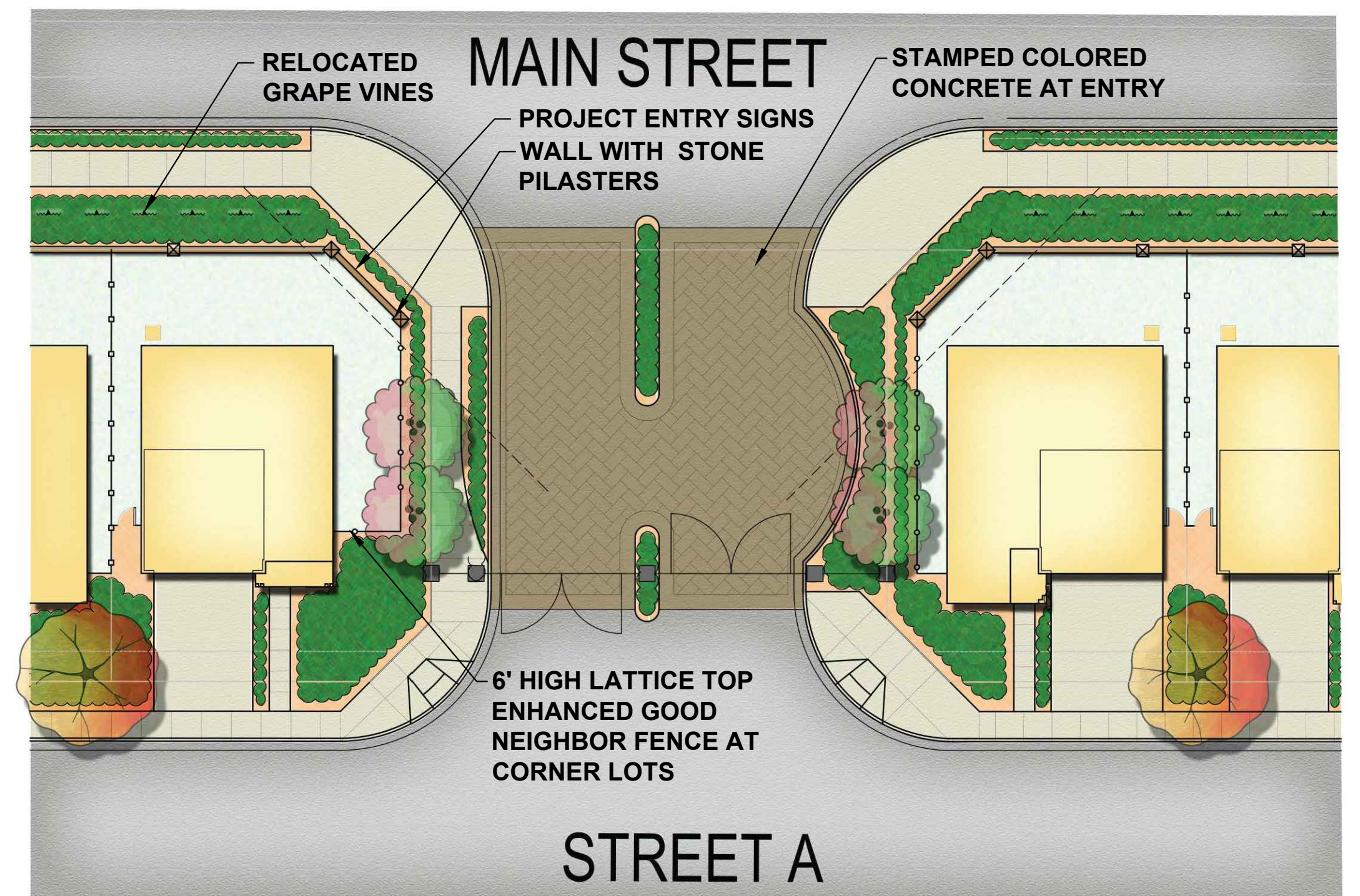
**PROTO-TYPICALS**  
SCALE: 1"=10'



**PARK**  
SCALE: 1"=20'

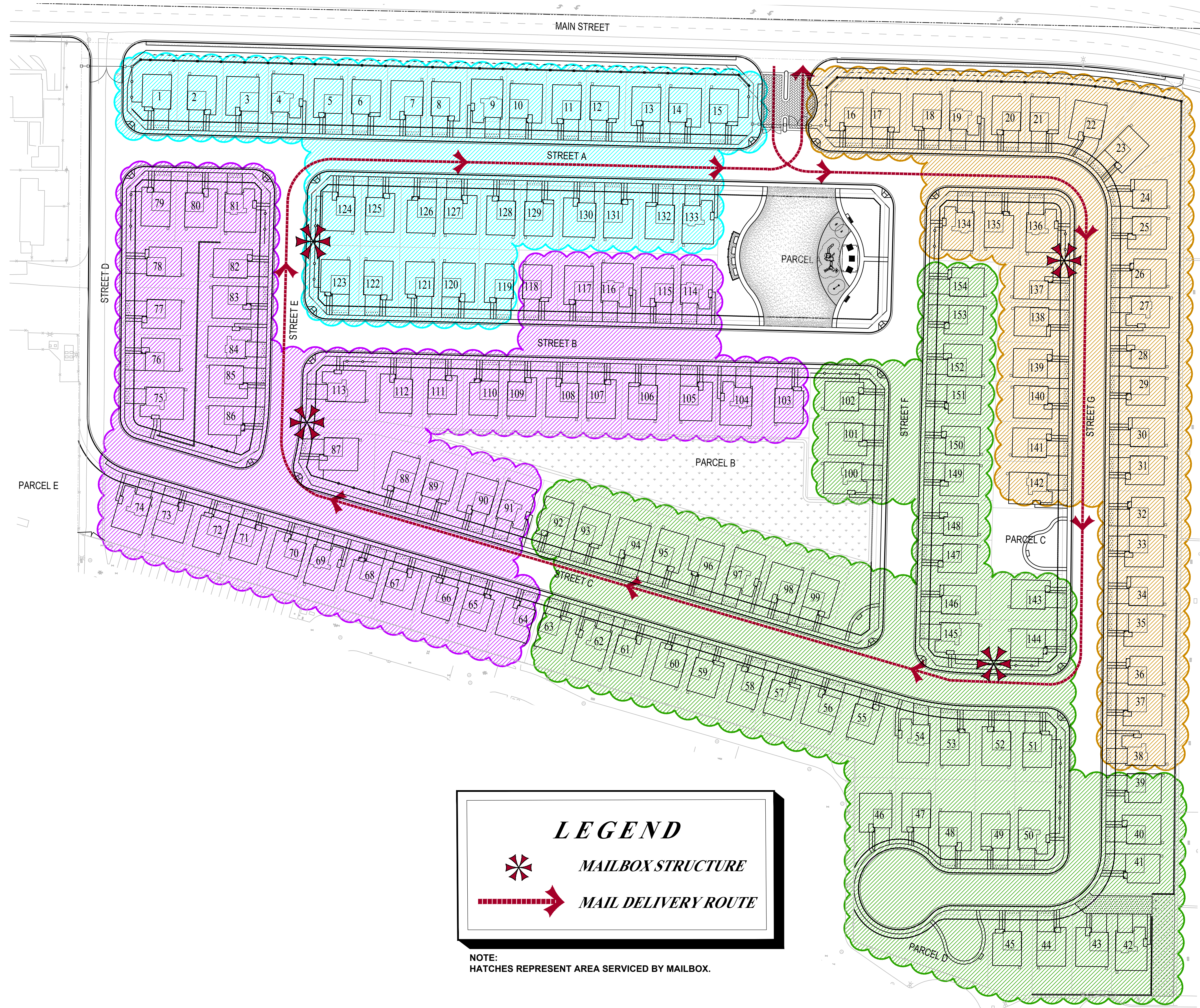
PROPOSED PLANT PALETTE							
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
<b>STREET TREES</b>				<b>SHRUBS</b>			
ACER BUERGERIANUM	TRIDENT MAPLE	24" BOX	M	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
LAGERSTROEMIA INDICA 'TUSCARORA'	GRAPE MYRTLE	15 GAL	L	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24" BOX	L	CEANOTHUS SP.	WILD LILAC	5 GAL	L
QUERCUS AGRIFOLIA	MOD. COAST LIVE OAK	24" BOX	VL	CISTUS SPP.	ROCK ROSE	5 GAL	L
QUERCUS LOBATA	VALLEY OAK	24" BOX	L	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
EXISTING TREE				DIETES SPP.	FORTNIGHT LILY	1 GAL	L
<b>VINES / ESPALIERS</b>				<b>BIO-RETENTION BASINS &amp; SWALES</b>			
DISTICTUS BUCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	GAURA LINDHEIMERI	GAURA	1 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
ROSA SPP.	ROSE	5 GAL	M	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
<b>GROUNDCOVERS</b>				<b>NO-MOW SOD</b>			
CAREX FLACCA	BLUE SEDGE	1 GAL	M	DELTA BLUEGRASS 1 (800) 637-8873		SOD	L
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	CAREX PANSA	SAND DUNE SEDGE	PLUGS	M
FRIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	FESTUCA IDAHOENSIS 'STONY CREEK'	SILVER IDAHO FESCUE	PLUGS	VL
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	L	LEYMUS TRITICOIDES 'GREY DAWN'	GREY DAWN WILD RYE	PLUGS	VL
HELIANTHUM N. 'WISLEY PINK'	HELIANTHUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	NASSELLA PULCHRA	PURPLE NEEDLEGRASS	PLUGS	L
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L				
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L				
STAGHYS BYZANTINA	LAMBS' EARS	1 GAL	L				
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L				

\* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.



**ENTRY**  
SCALE: 1"=20'



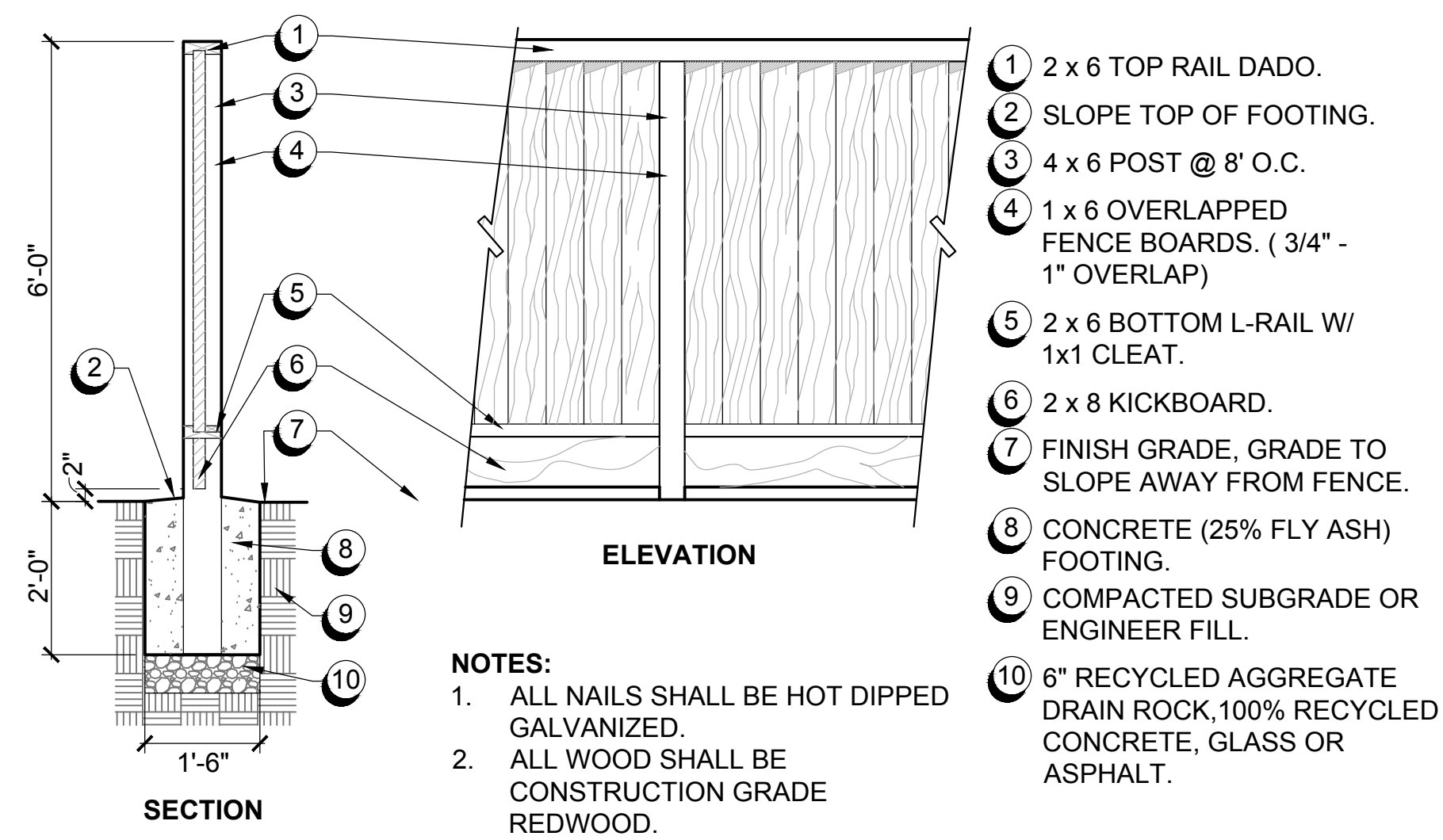


**LEGEND**

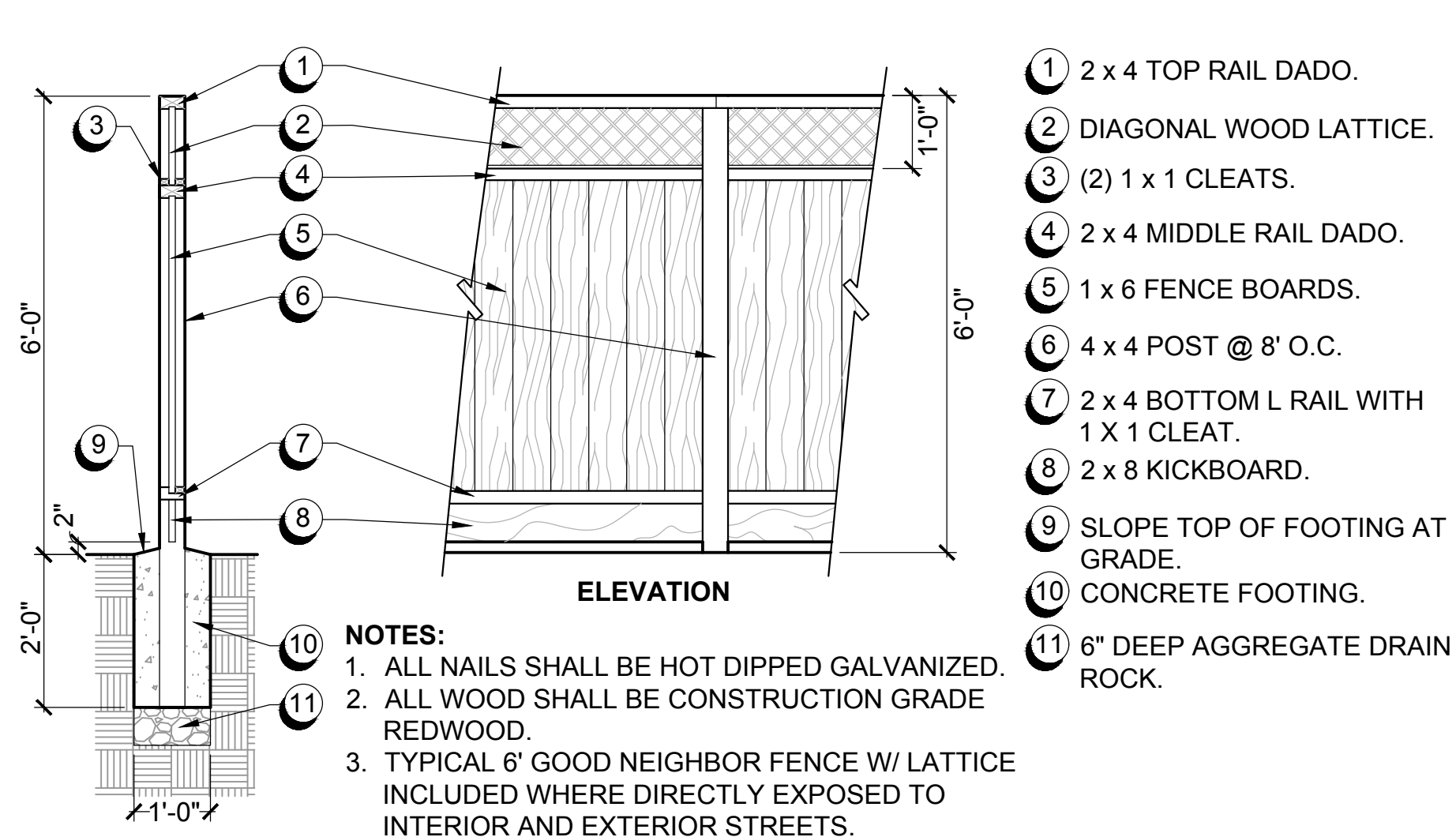
 **MAILBOX STRUCTURE**  
 **MAIL DELIVERY ROUTE**

NOTE:  
HATCHES REPRESENT AREA SERVICED BY MAILBOX.

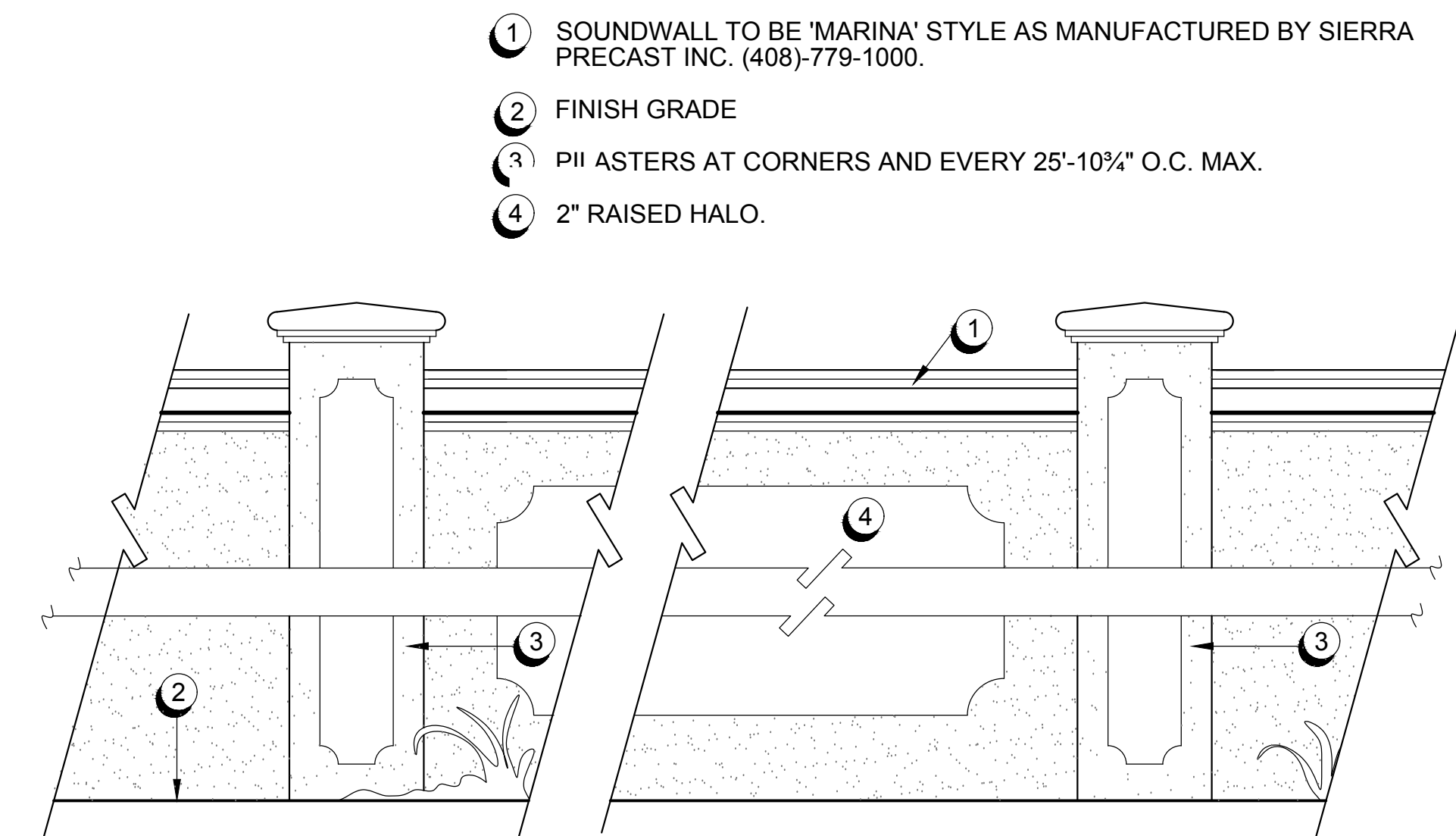




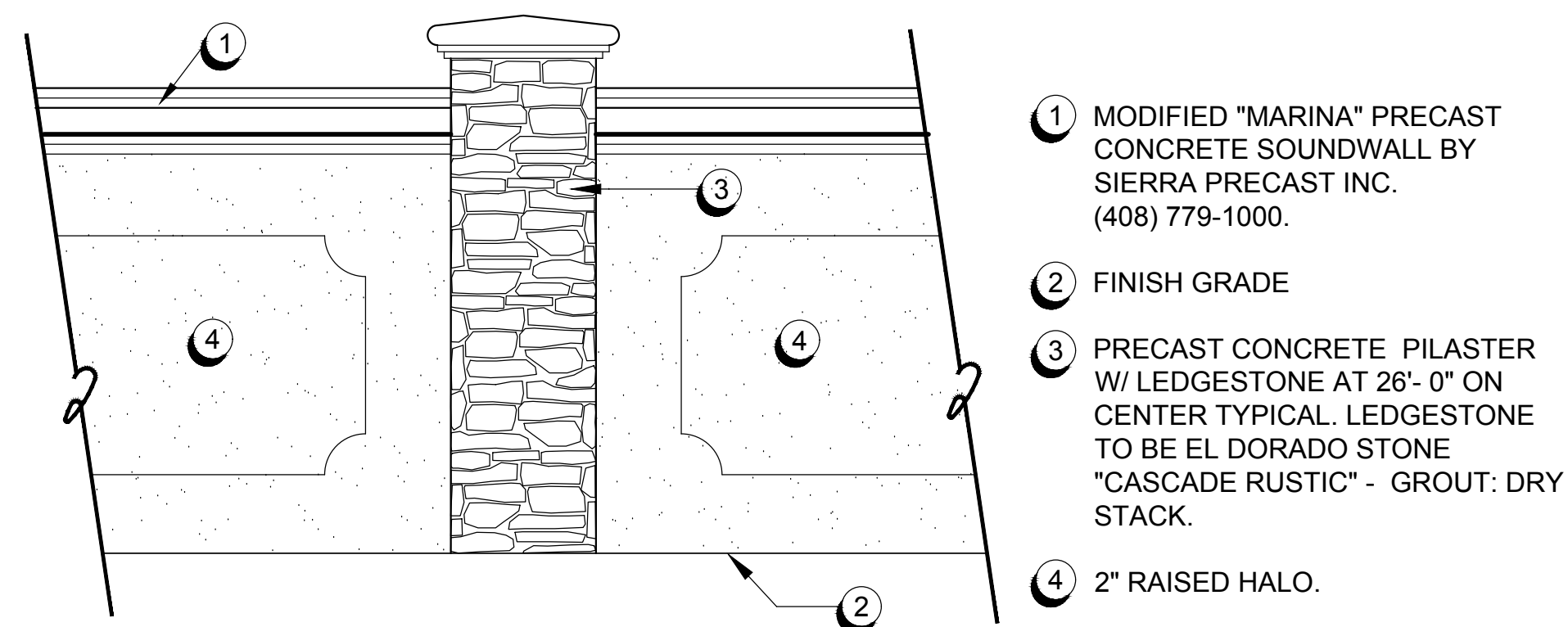
**A GOOD NEIGHBOR FENCE**  
SCALE: 1/2" = 1'-0"



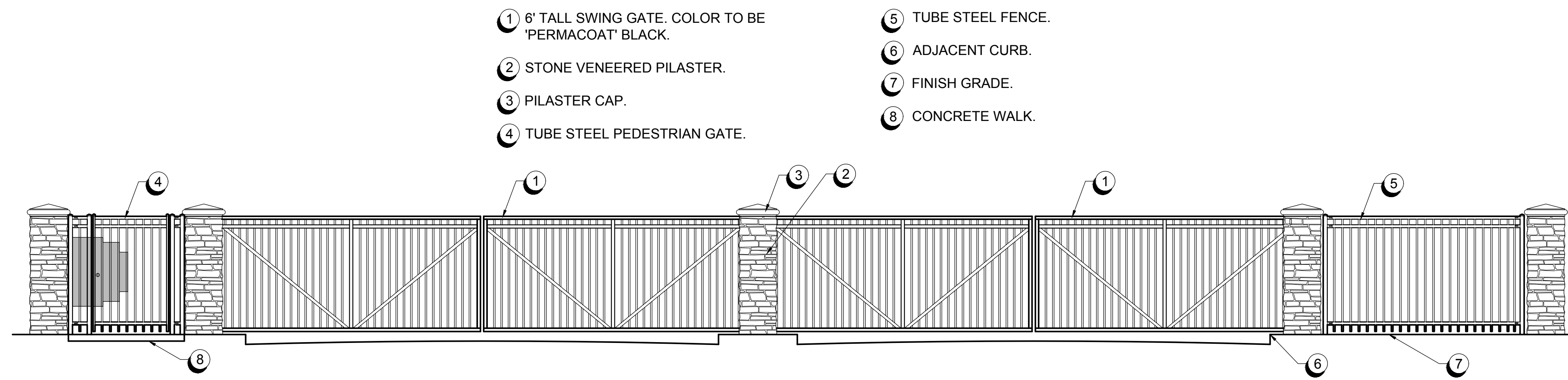
**B GOOD NEIGHBOR FENCE W/ LATTICE**  
SCALE: 1/2" = 1'-0"



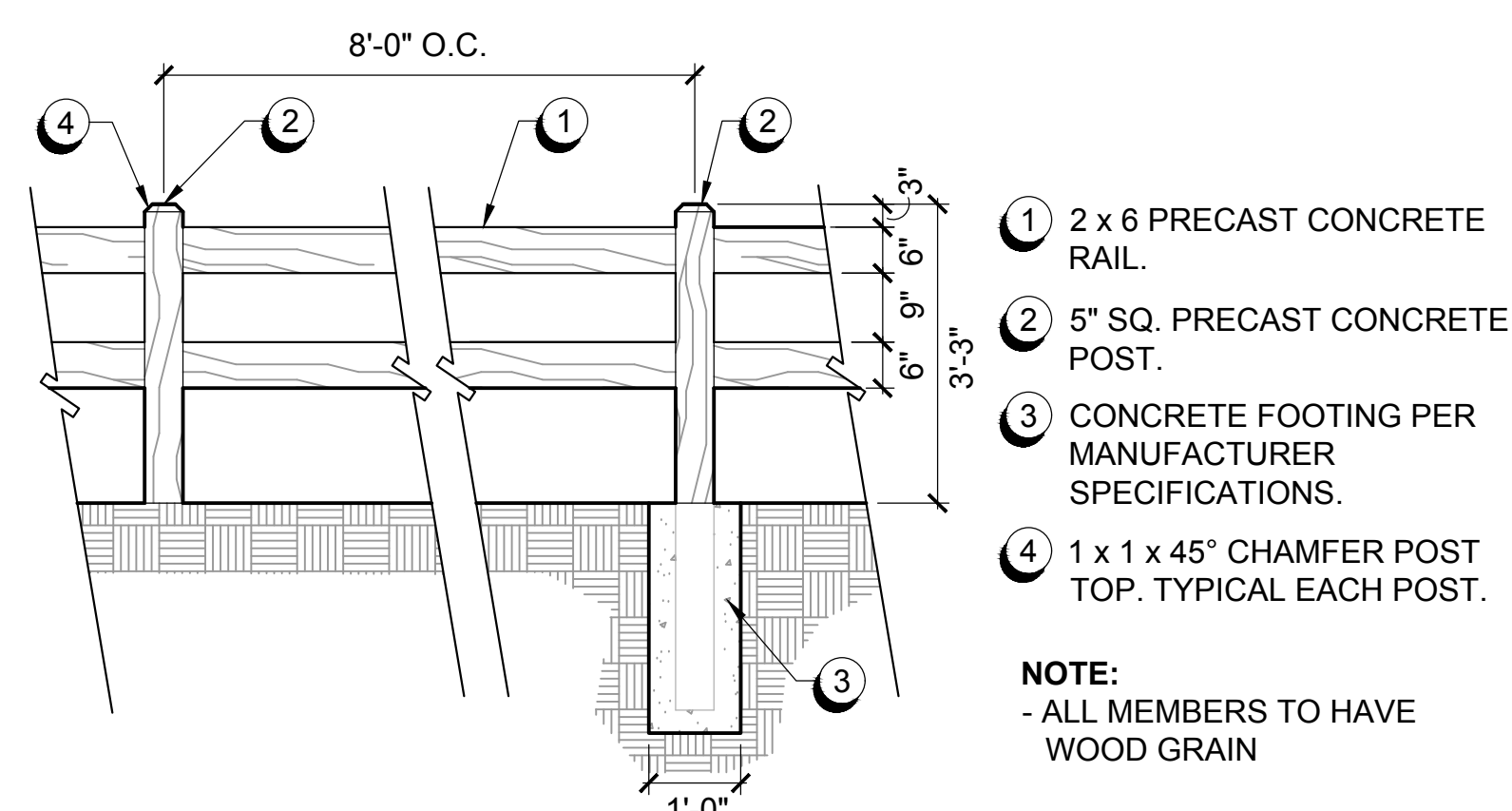
**C PRE-CAST BOUNDARY WALL**  
SCALE: 1/2" = 1'-0"



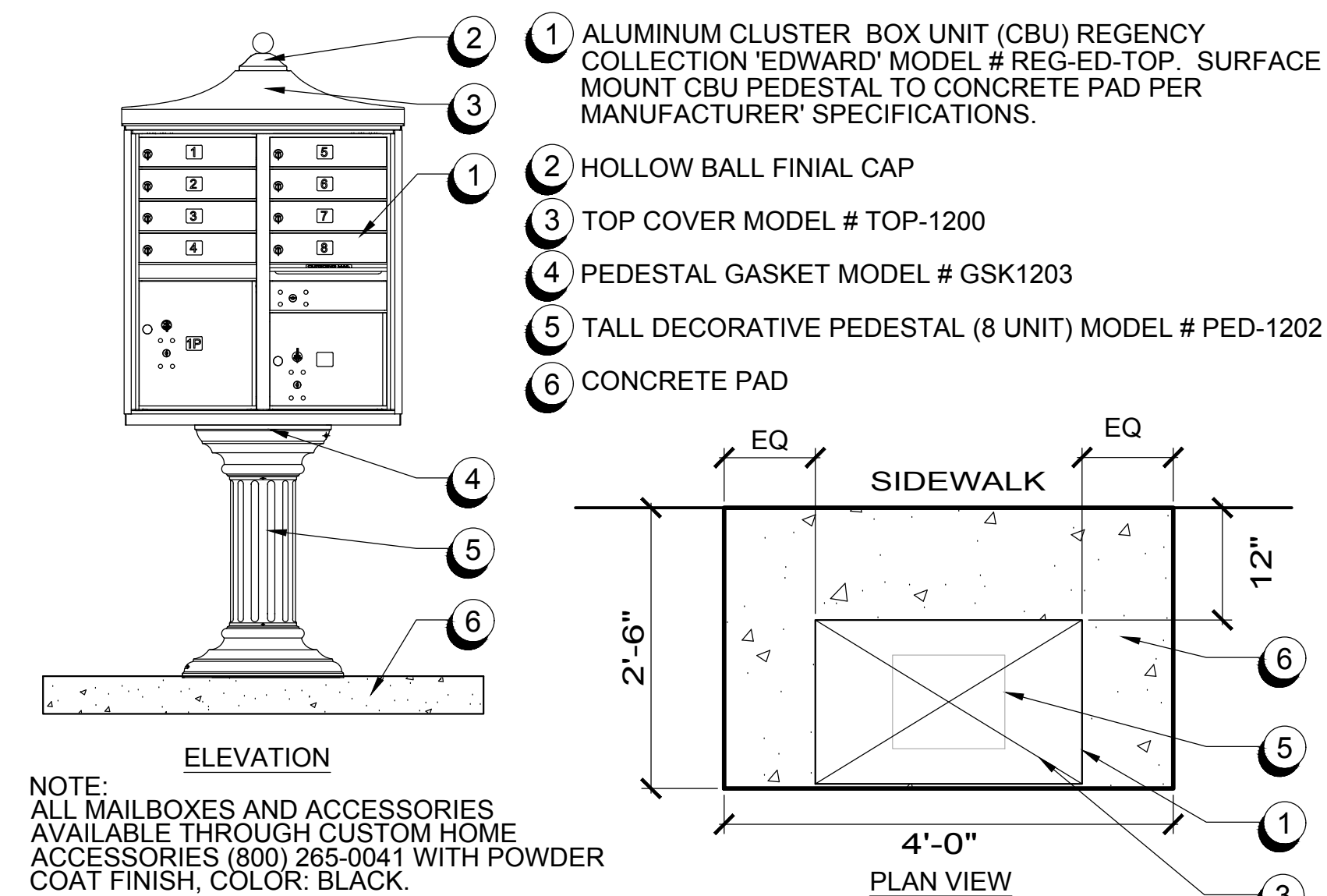
**D ENHANCED PRECAST BOUNDARY WALL**  
SCALE: 1/2" = 1'-0"



**E MAIN VEHICULAR ENTRY**  
SCALE: 1/4" = 1'-0"



**F PRECAST CONCRETE FENCE**  
SCALE: 1/2" = 1'-0"



**G GANG MAILBOX ENCLOSURE**  
SCALE: 3/4" = 1'-0"





**(A) PICNIC TABLE**



**(B) BENCH**



**(C) METAL TRELLIS SHADE STRUCTURE**



**(D) BIO-RETENTION PLANTING**



**(E) PLANT MATERIAL**



**(F) ENHANCED PAVING AT ENTRY**

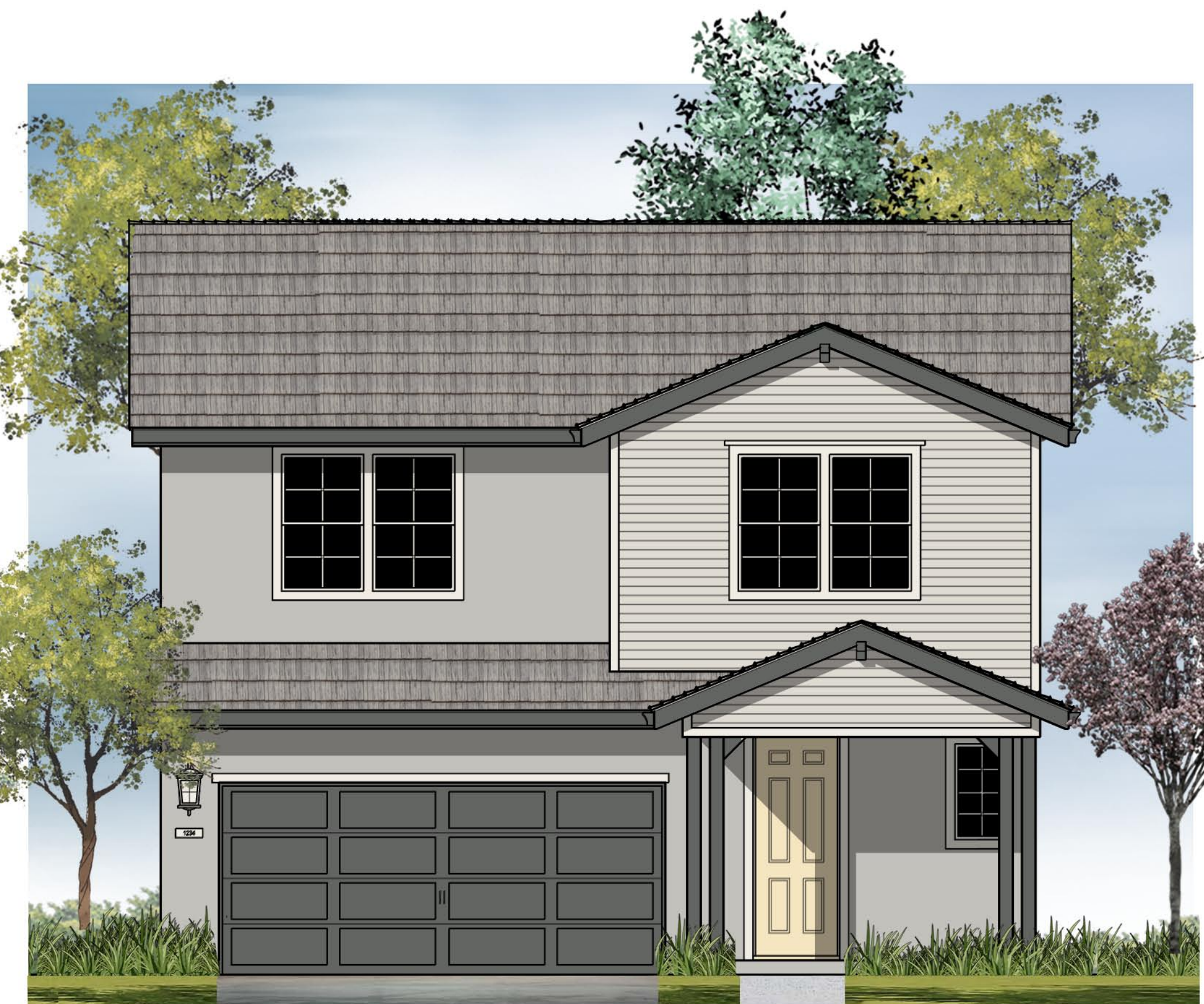




ELEVATION '1A'



ELEVATION '1B'



ELEVATION '1C'



Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

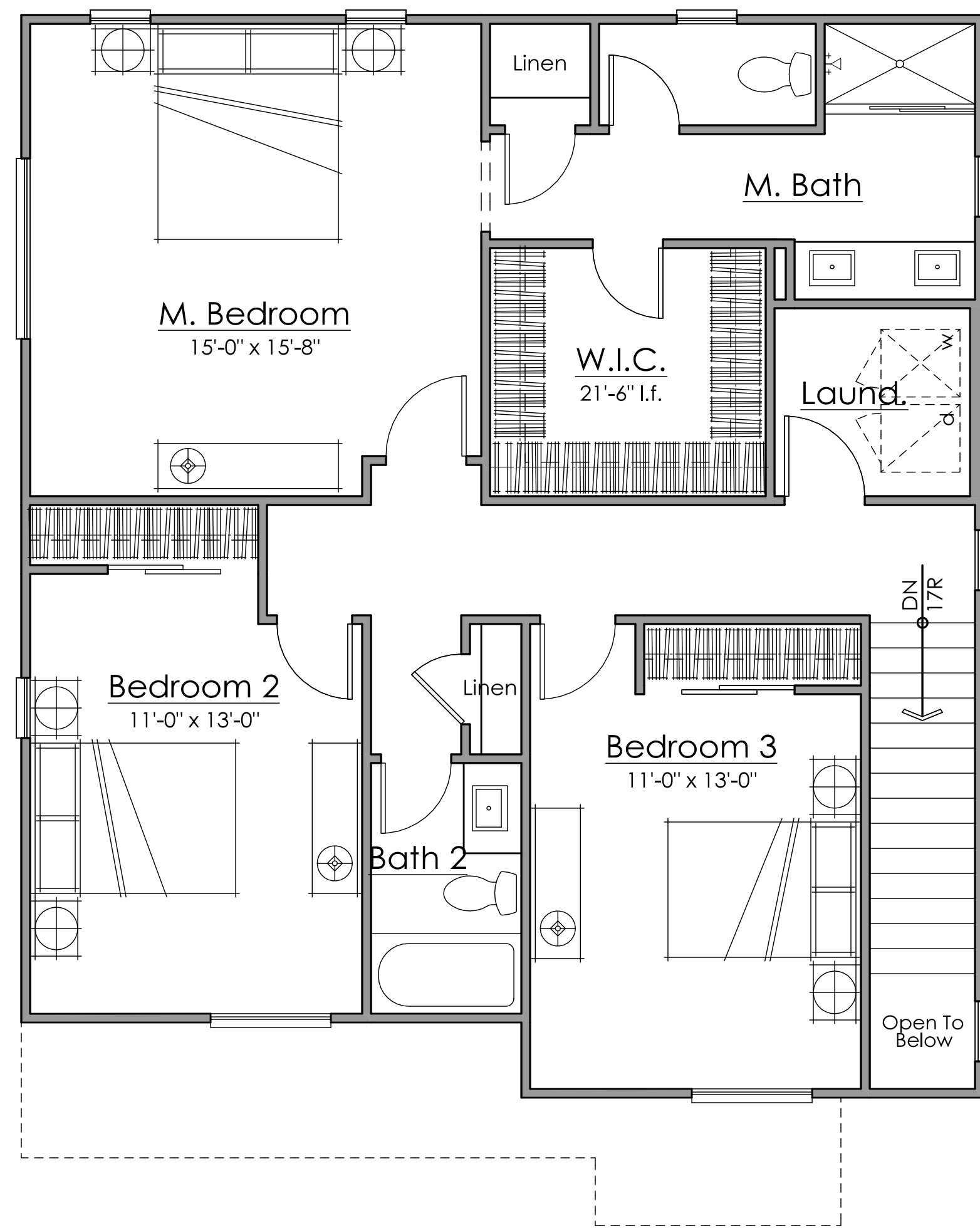
**SCHEMATIC DESIGN**  
11-18-2018



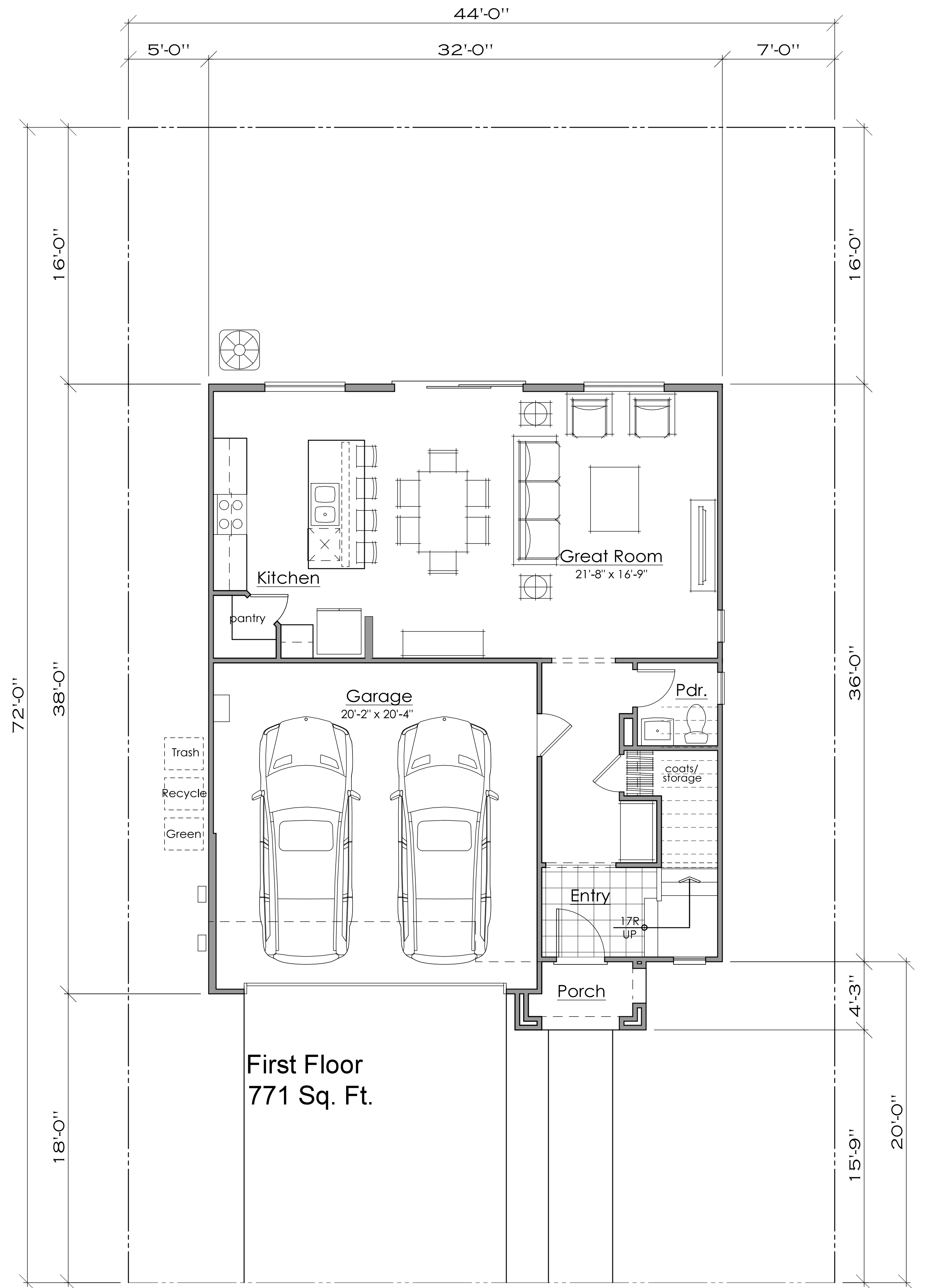
PLAN 1 FRONT ELEVATIONS

**A1.0**





Second Floor  
1066 Sq. Ft.



First Floor  
771 Sq. Ft.



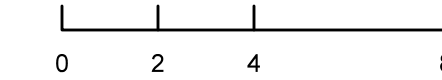
Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

**SCHEMATIC DESIGN**  
11-18-2018

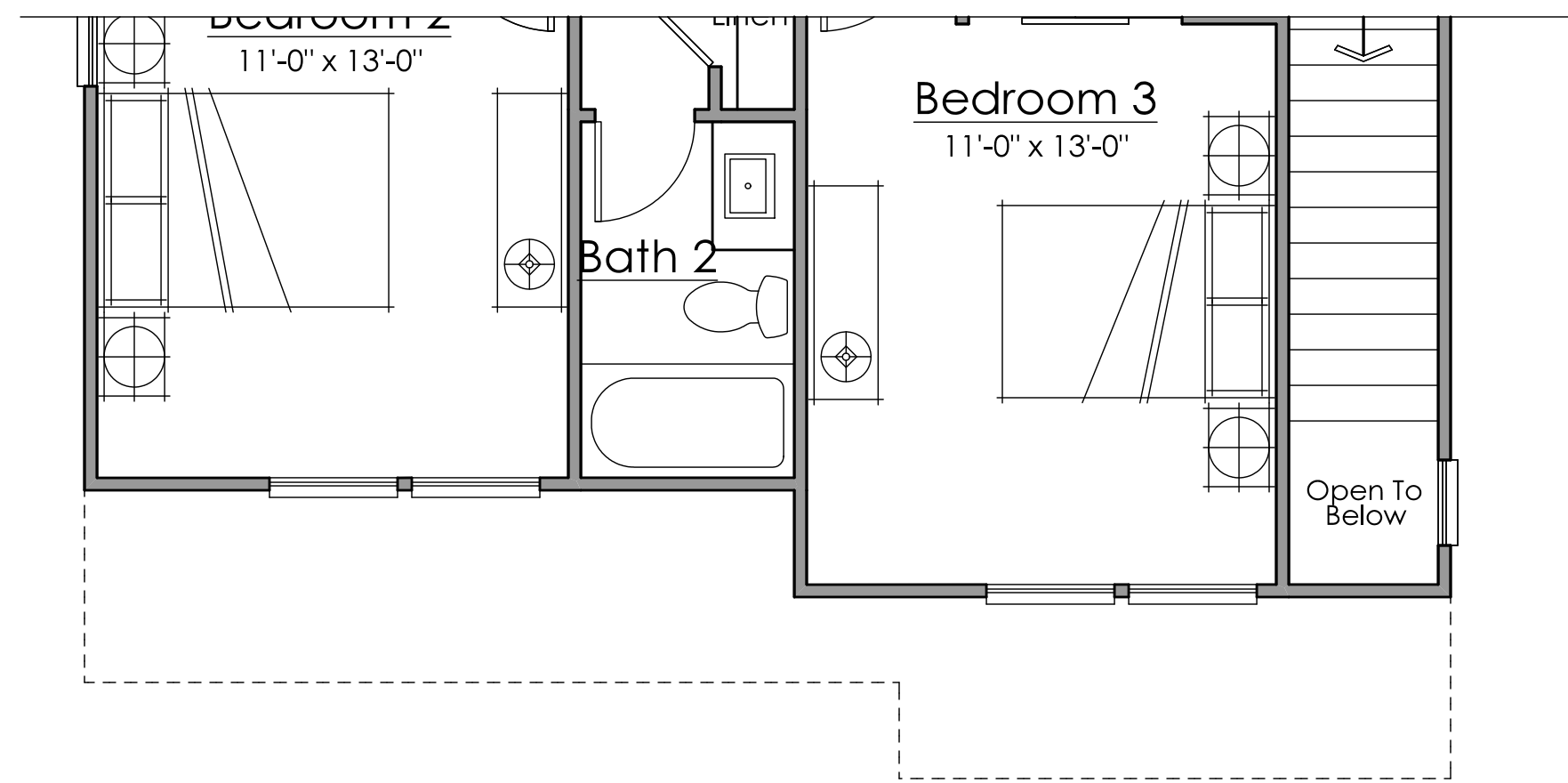


3 Bedrooms  
2.5 Baths  
1837 Sq. Ft.

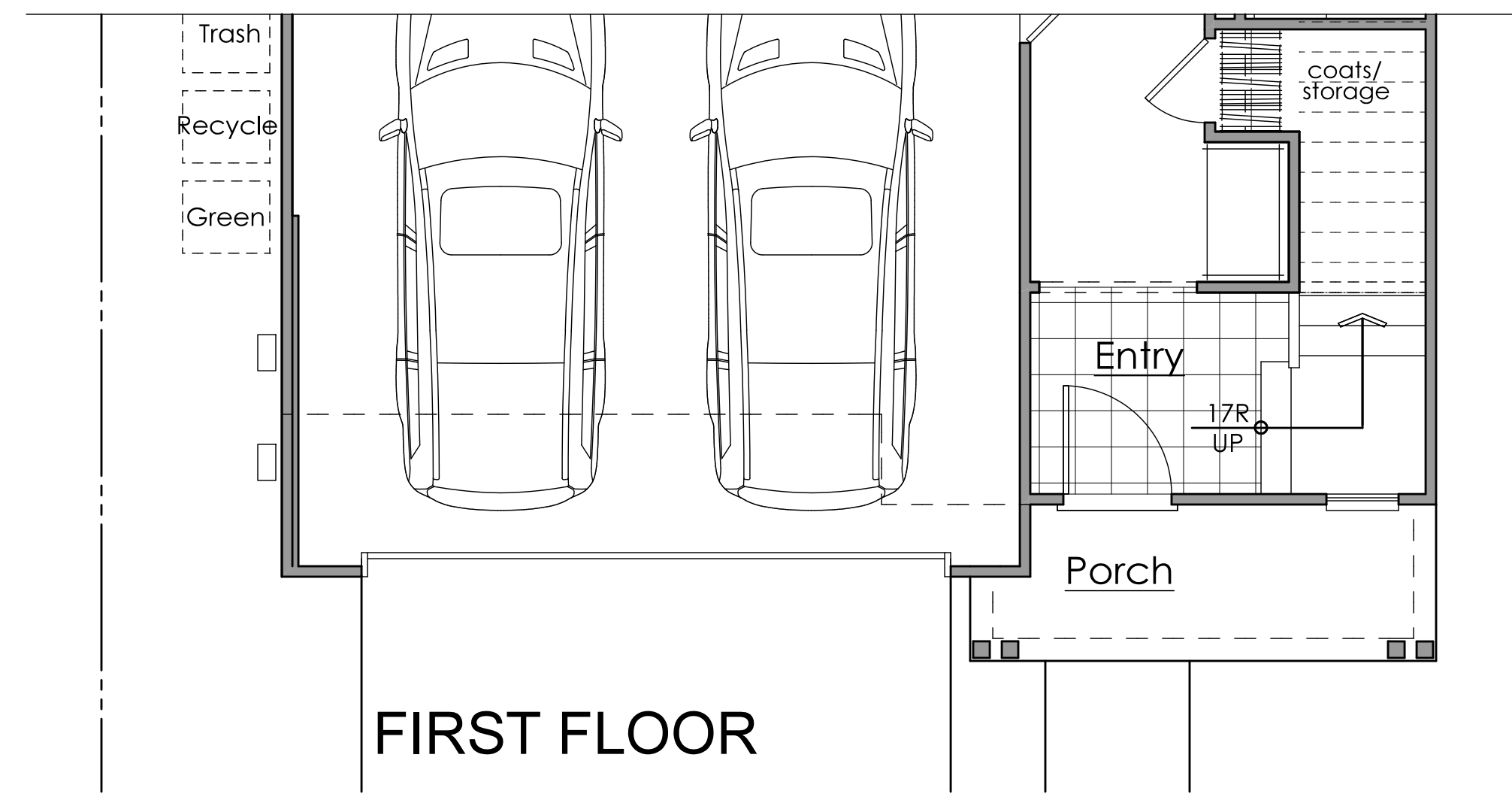
**PLAN 1**  
FLOOR PLAN

**A1.1**



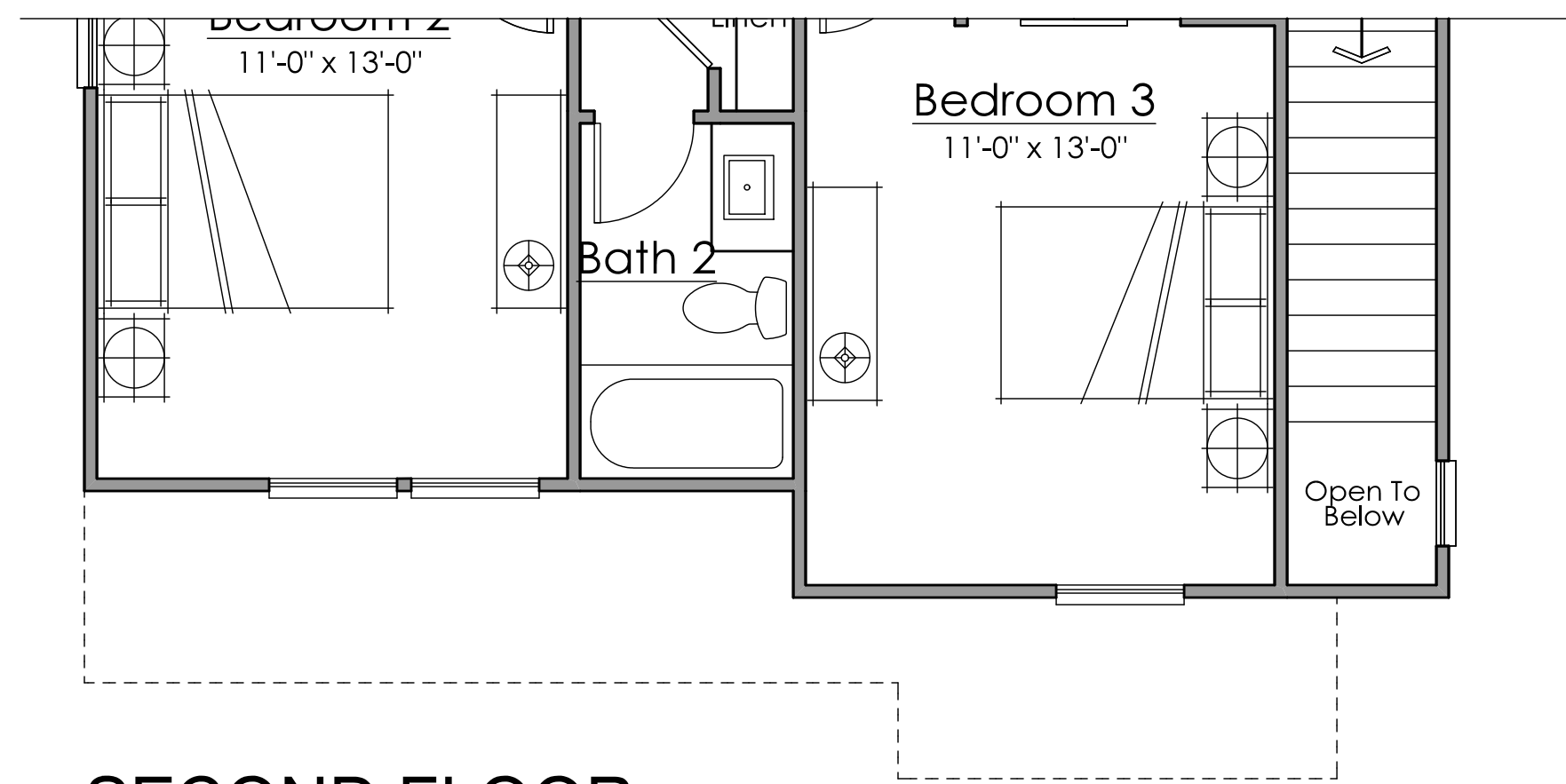


SECOND FLOOR

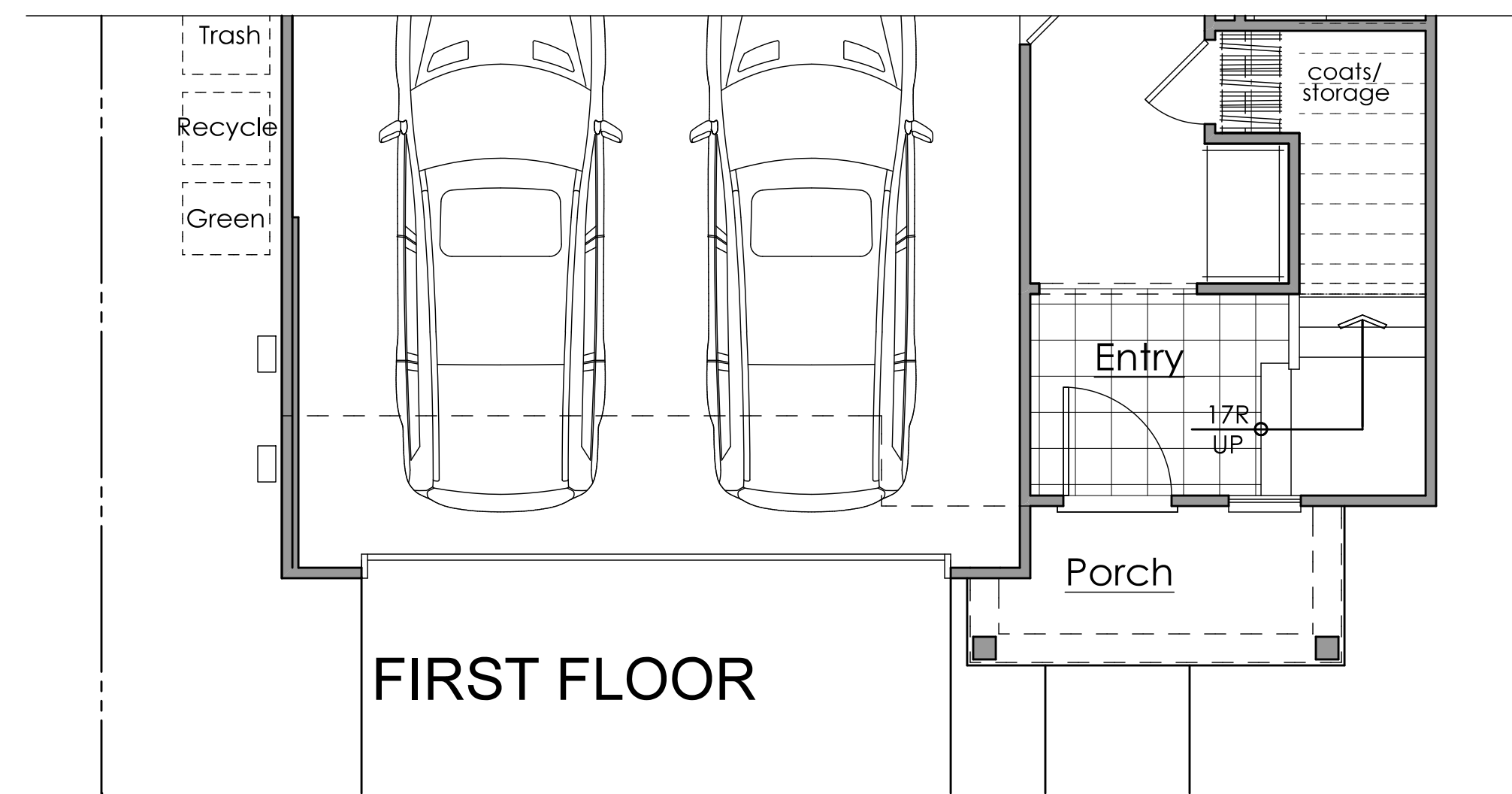


FIRST FLOOR

PLAN 1C ADDENDA



SECOND FLOOR



FIRST FLOOR

PLAN 1B ADDENDA

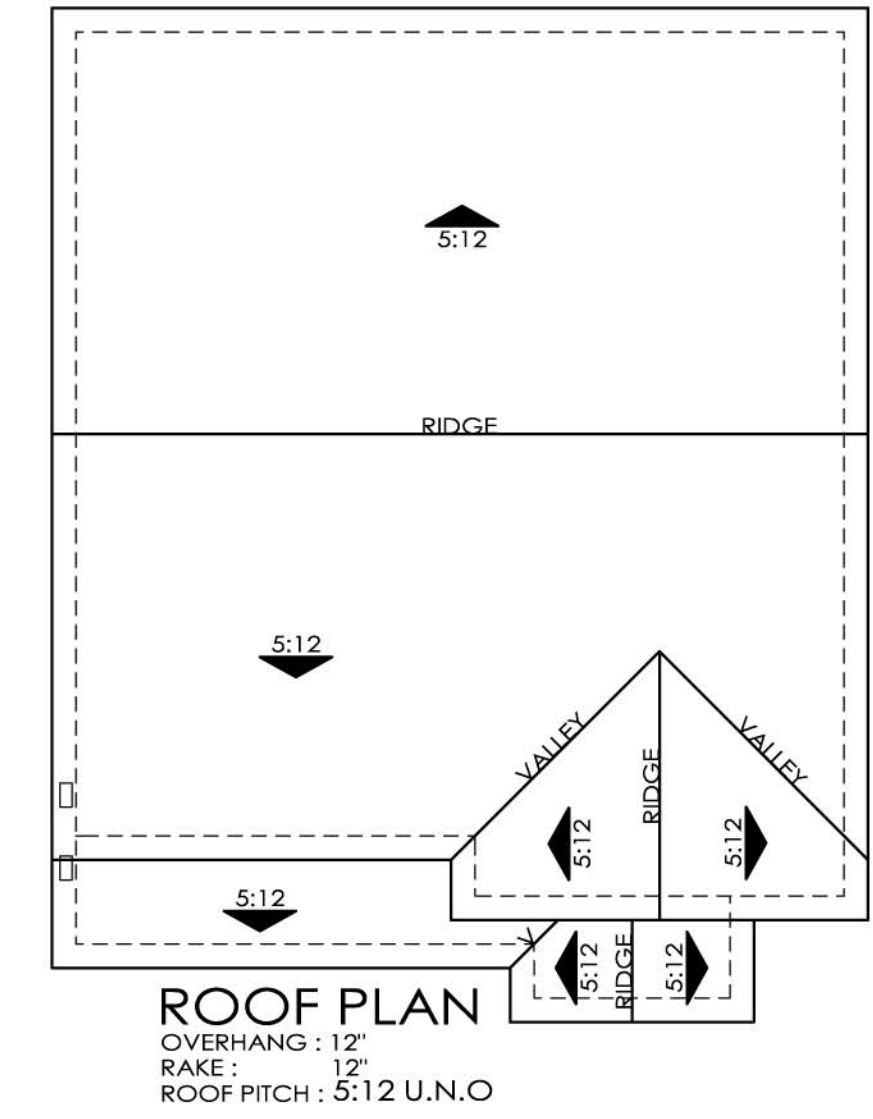


ELEVATION 1A  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board and Batt Siding  
 Decorative Outlooker  
 Enhanced Sills  
 1x Stucco Finish Trim



ELEVATION '1A'

Scale: 1/4" = 1'-0"  
 0 2 4 8

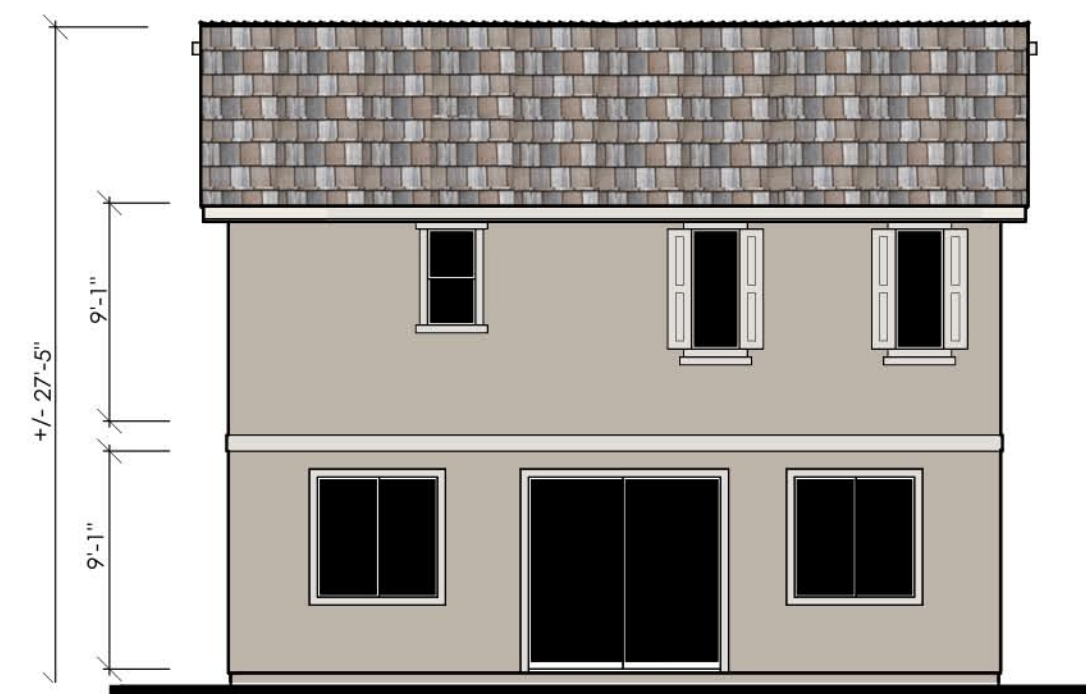


Scale: 1/8" = 1'-0"  
 0 4 8 16



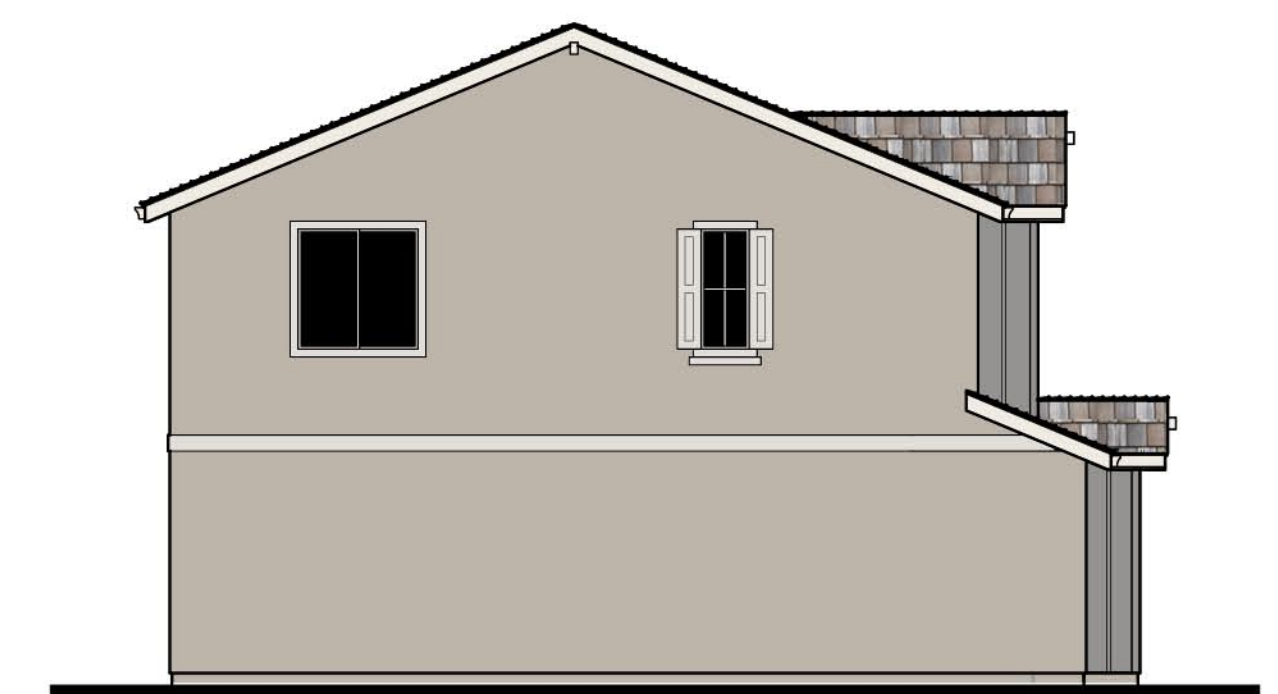
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

EXTERIOR ELEVATIONS 1A  
 Color Scheme 1

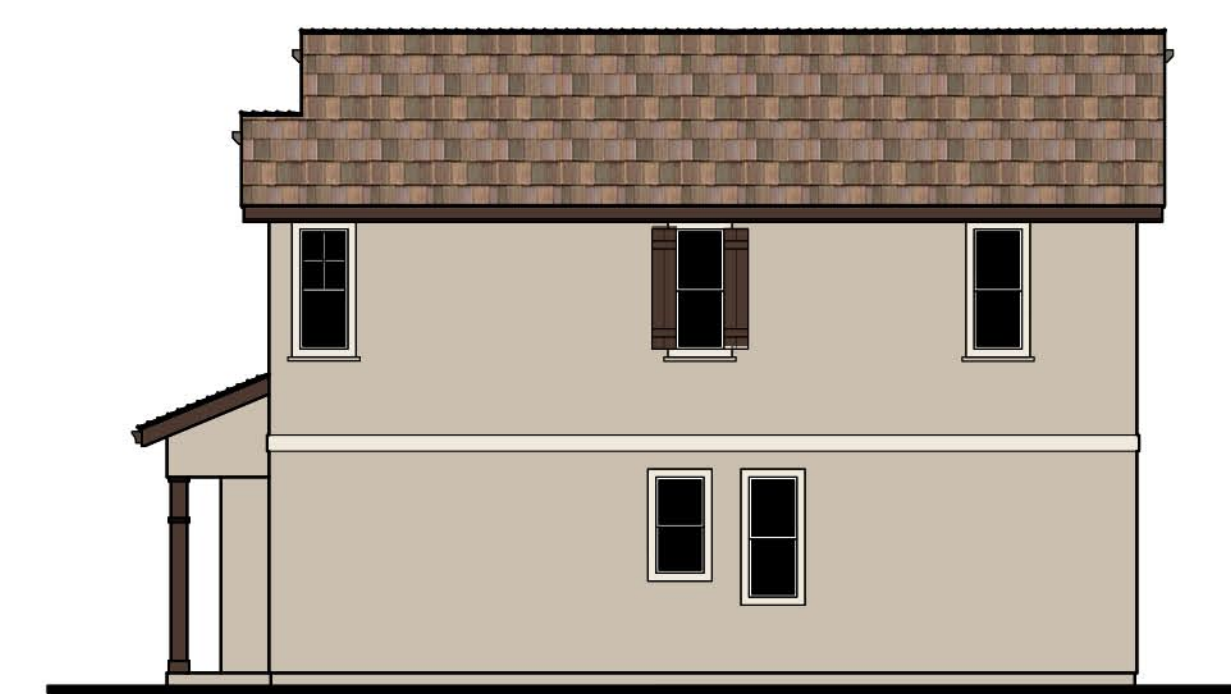
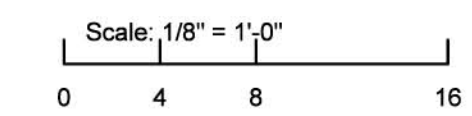
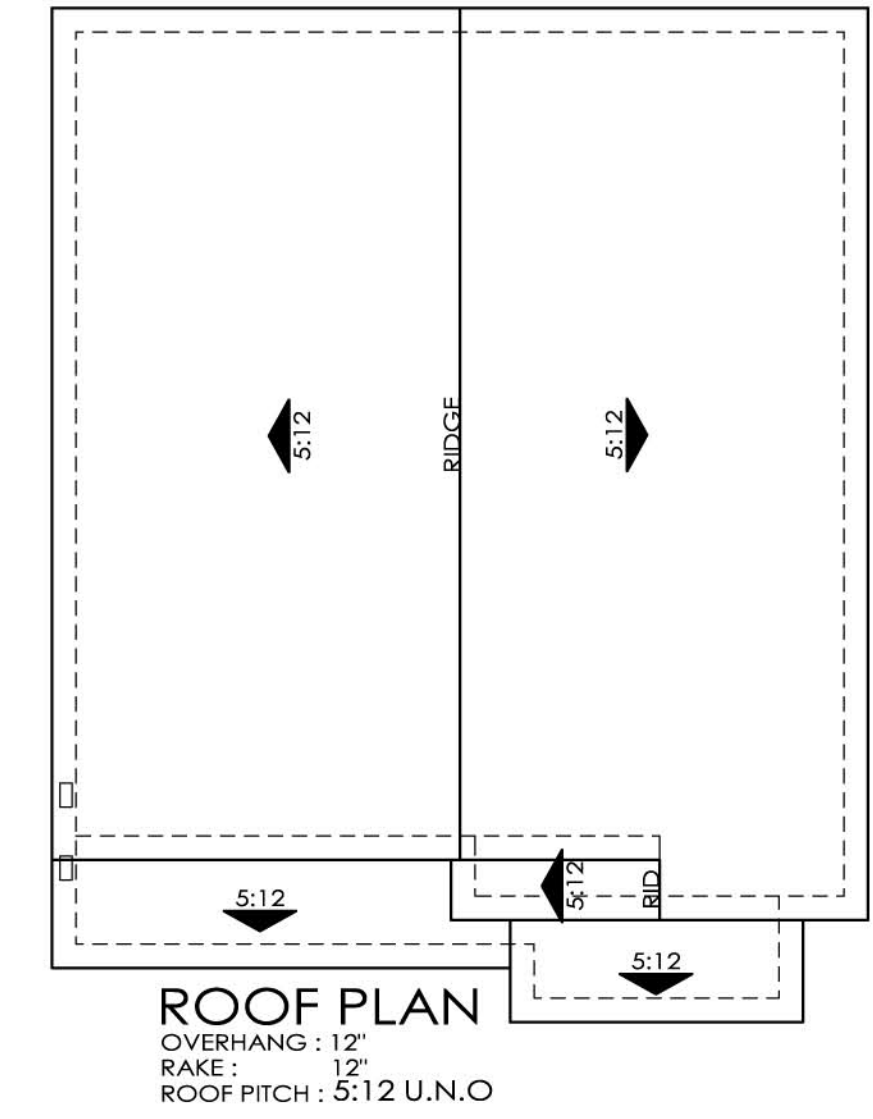
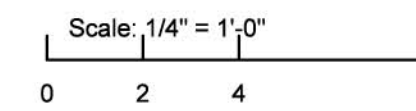
A1.2



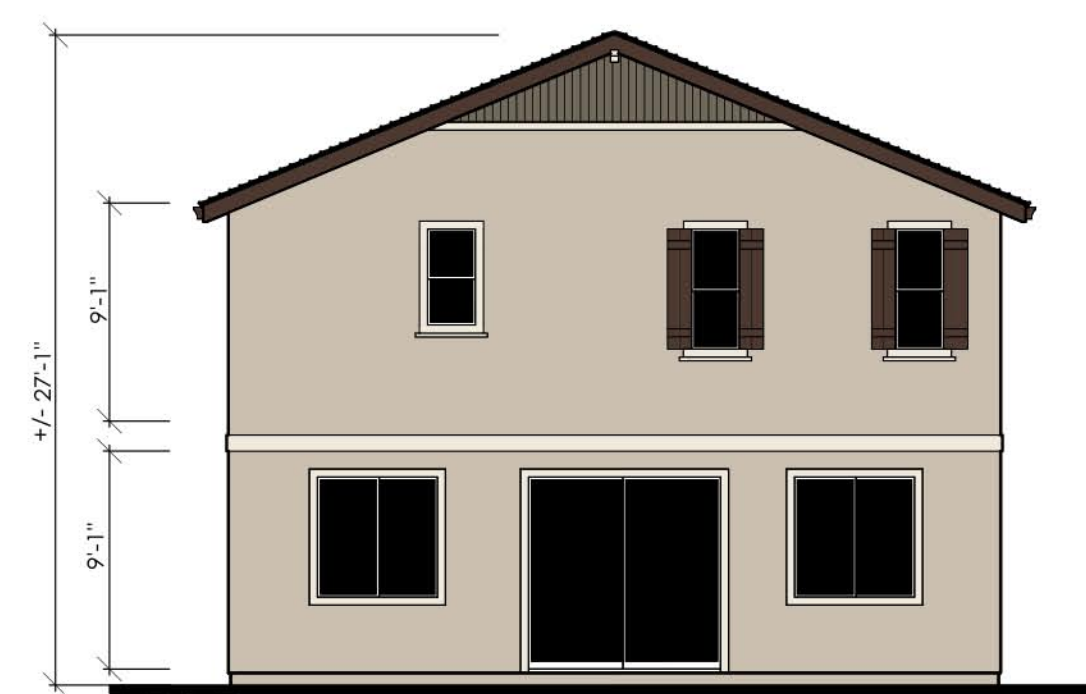
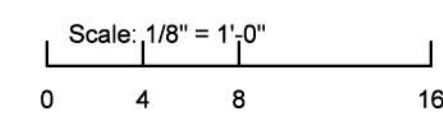
ELEVATION 1B  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Outlooker  
 Enhanced Sills  
 1x Stucco Finish Trim



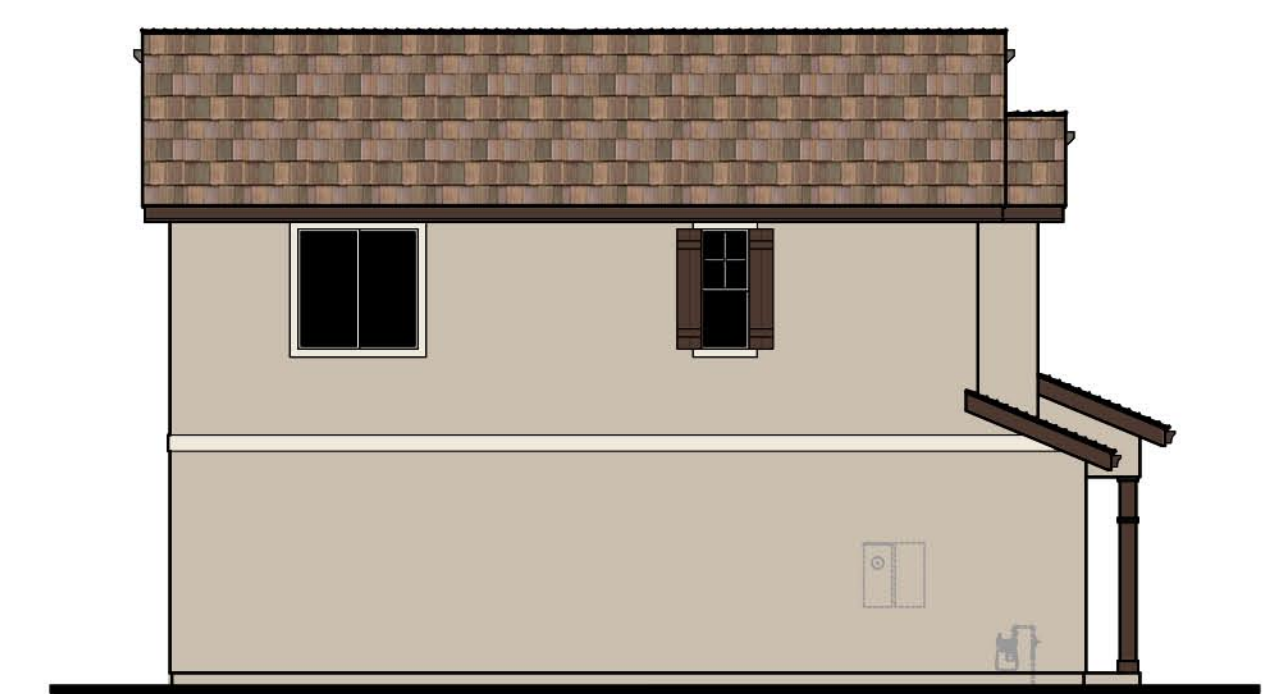
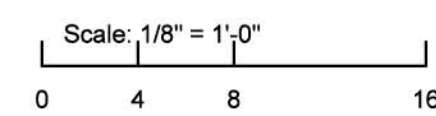
ELEVATION '1B'



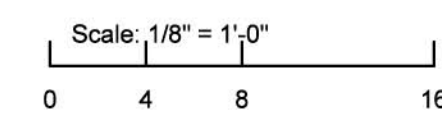
RIGHT



REAR



LEFT



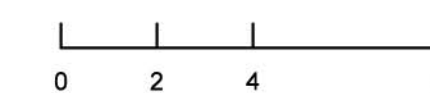
Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

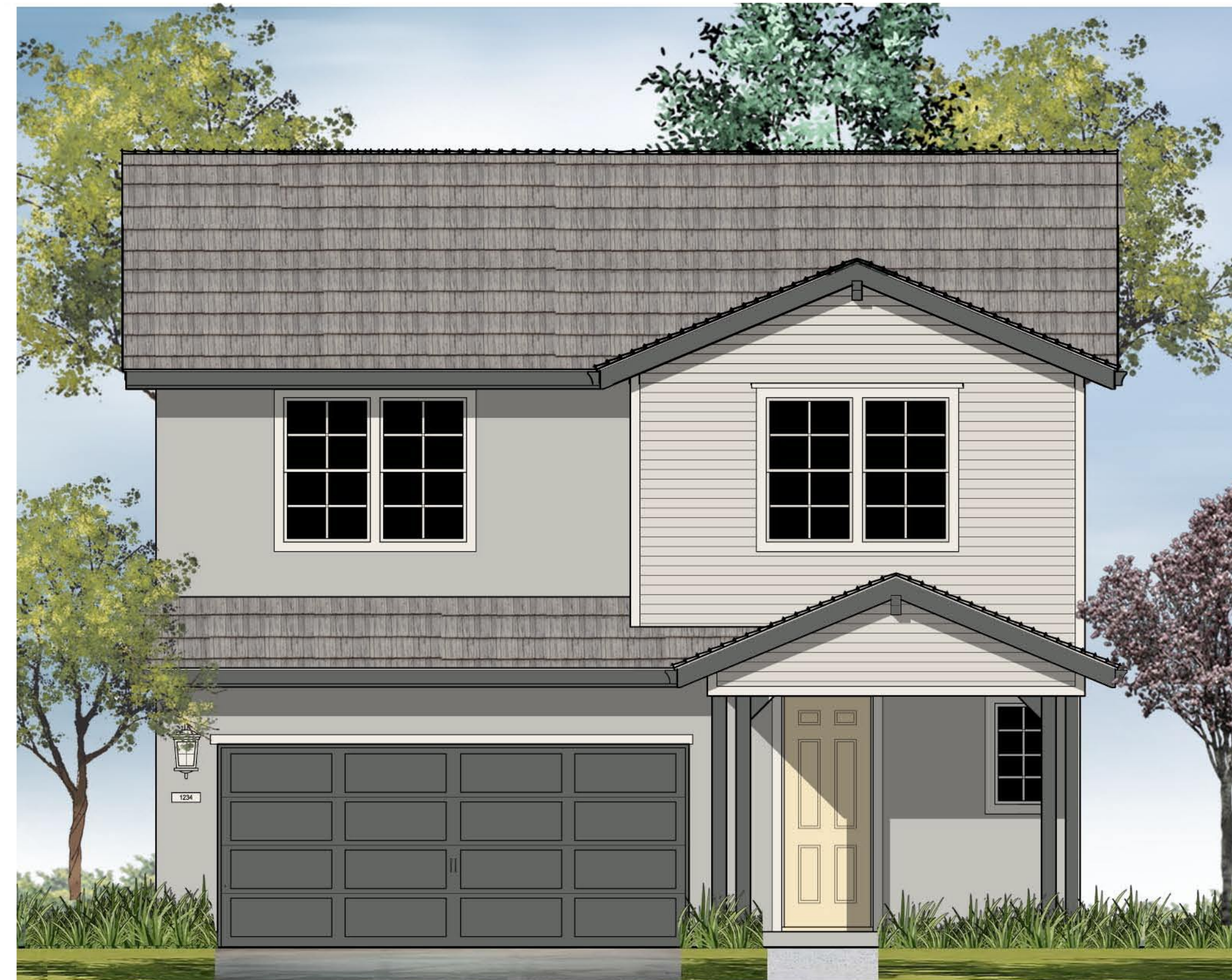
SCHEMATIC DESIGN  
 11-18-2018



EXTERIOR ELEVATIONS 1B  
 Color Scheme 4

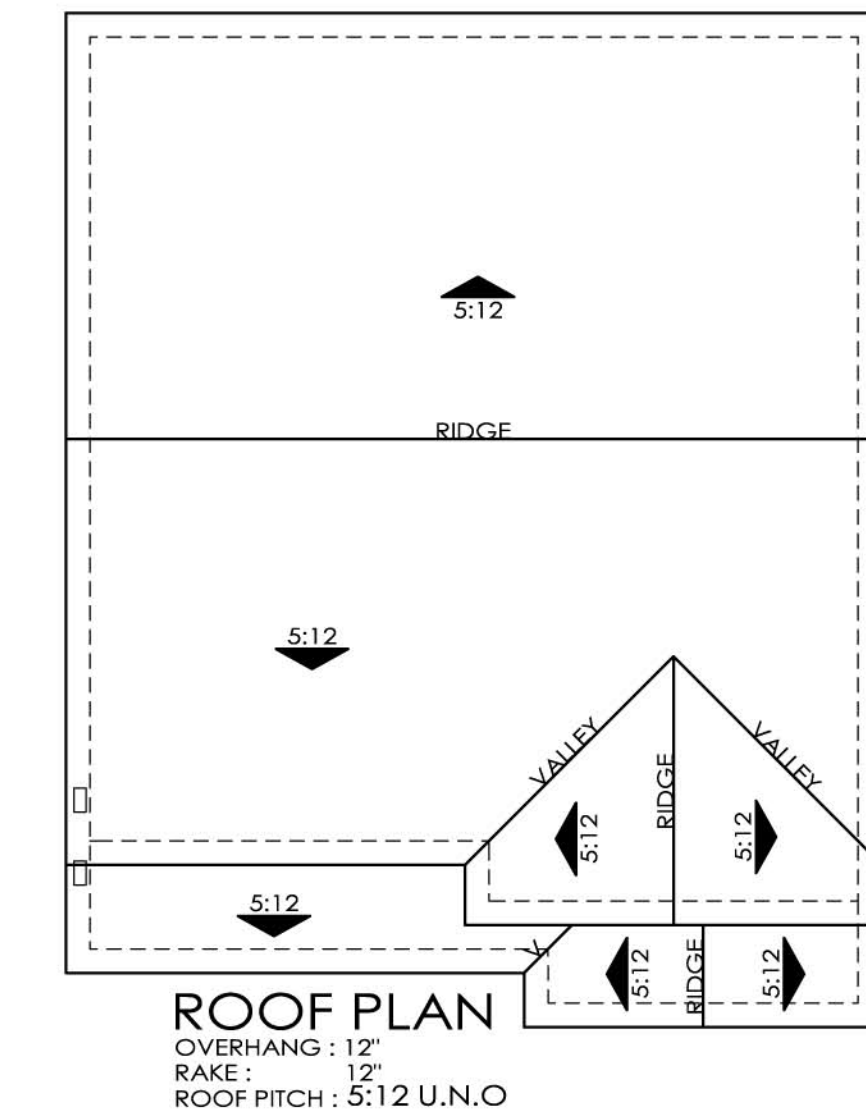


ELEVATION 1C  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Outlooker  
 Enhanced Sills  
 1x Stucco Finish Trim



ELEVATION '1C'

Scale: 1/4" = 1'-0"  
 0 2 4 8

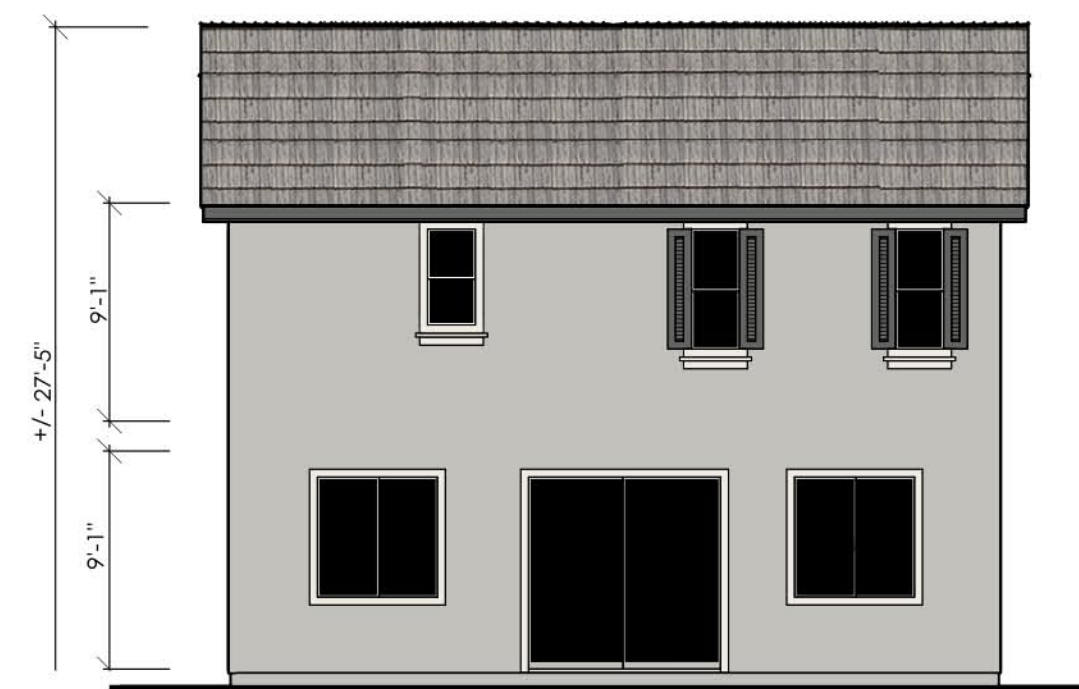


Scale: 1/8" = 1'-0"  
 0 4 8 16



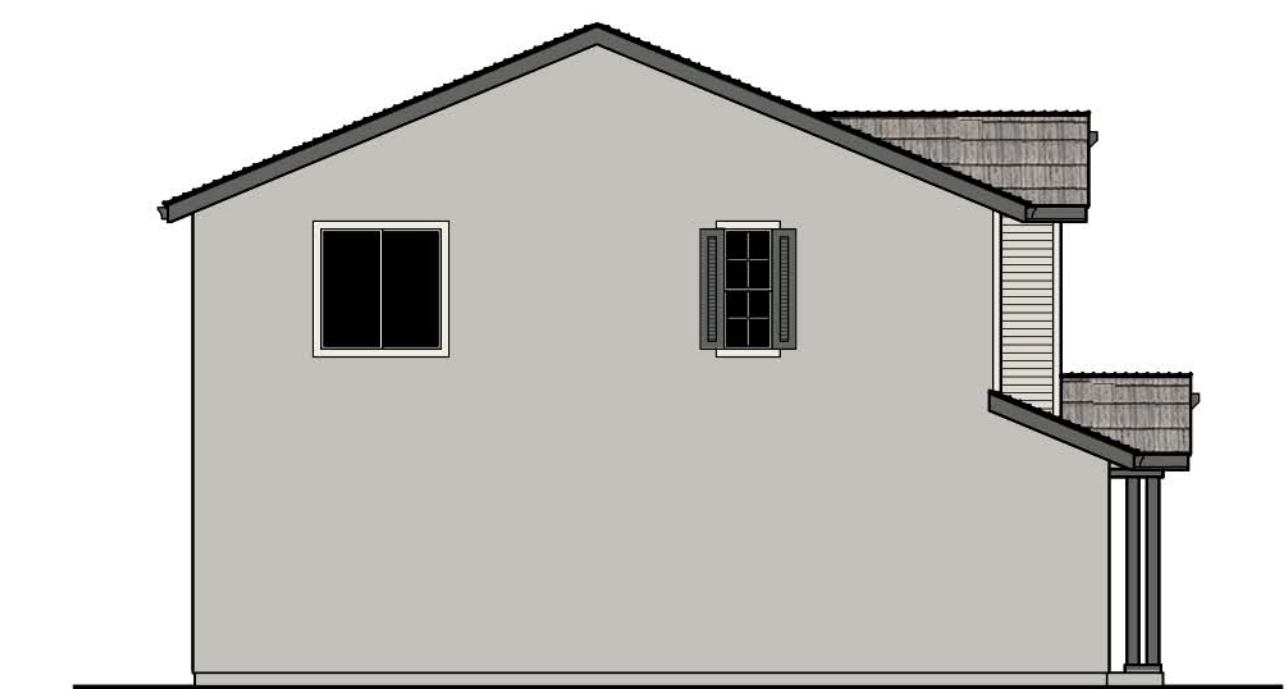
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

EXTERIOR ELEVATIONS 1C  
 Color Scheme 7

A1.4





ELEVATION '2A'



ELEVATION '2B'



ELEVATION '2C'



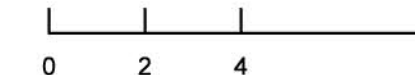
Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

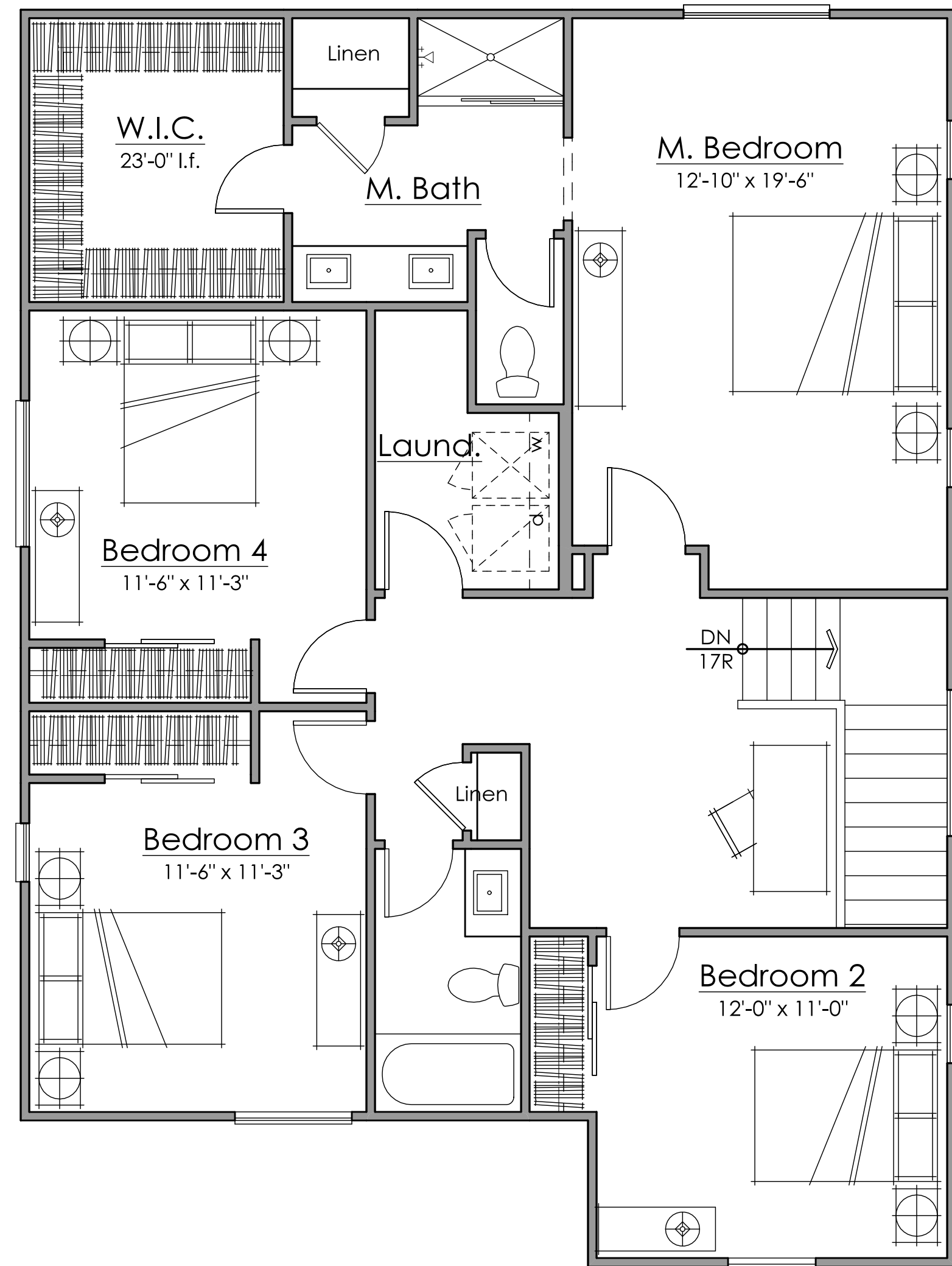
SCHEMATIC DESIGN  
11-18-2018



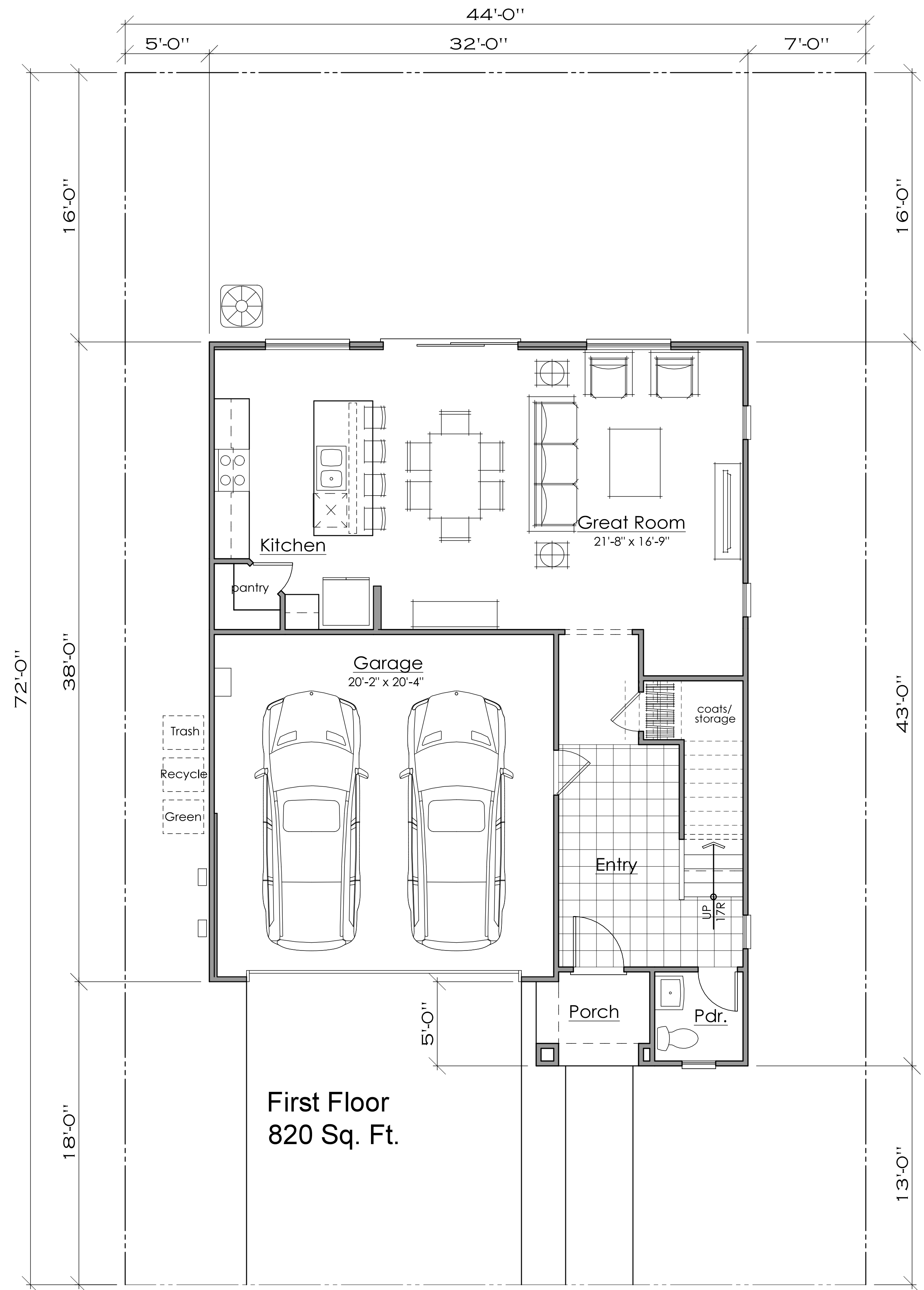
PLAN 2 FRONT ELEVATIONS

A2.0

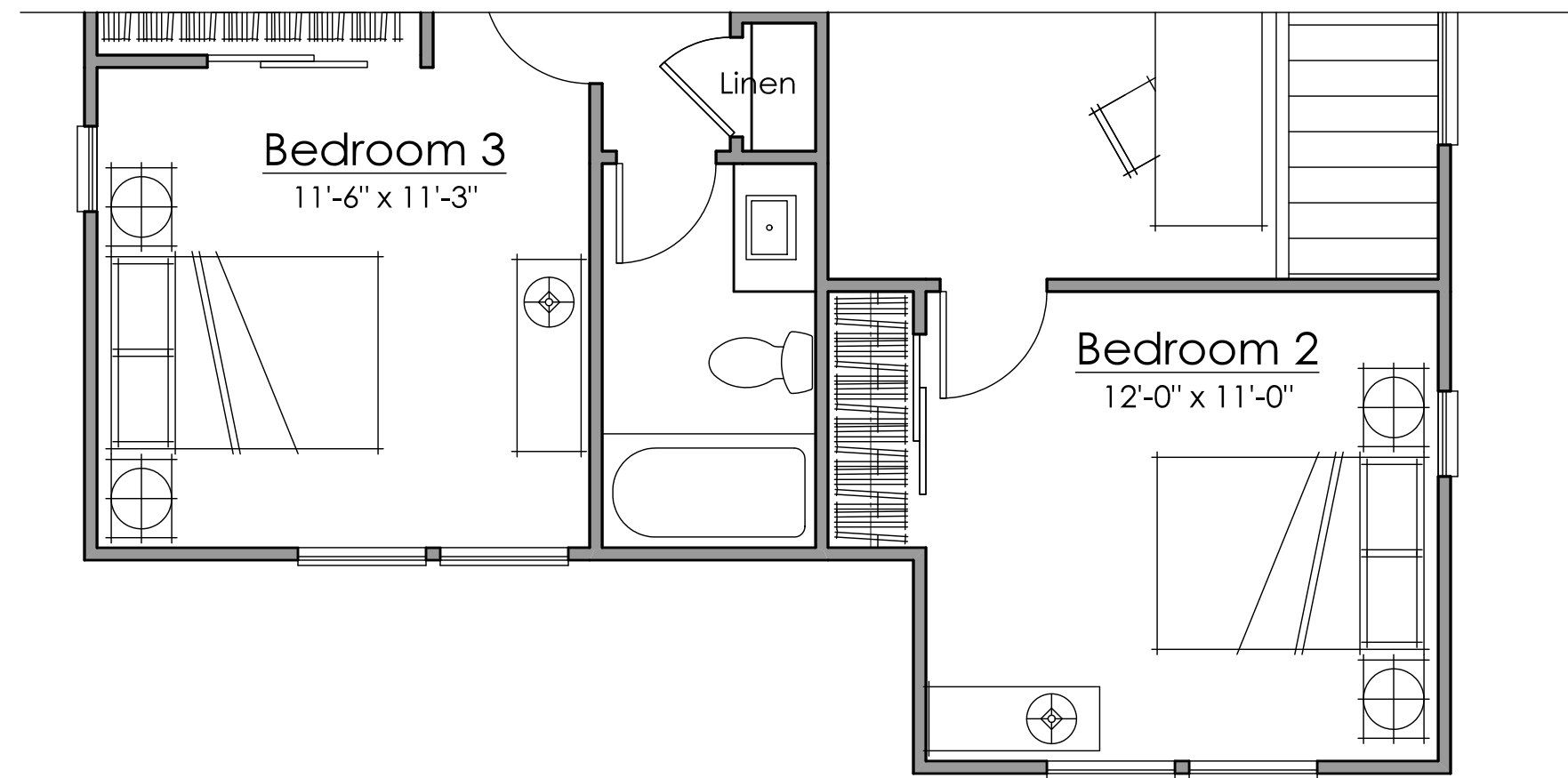




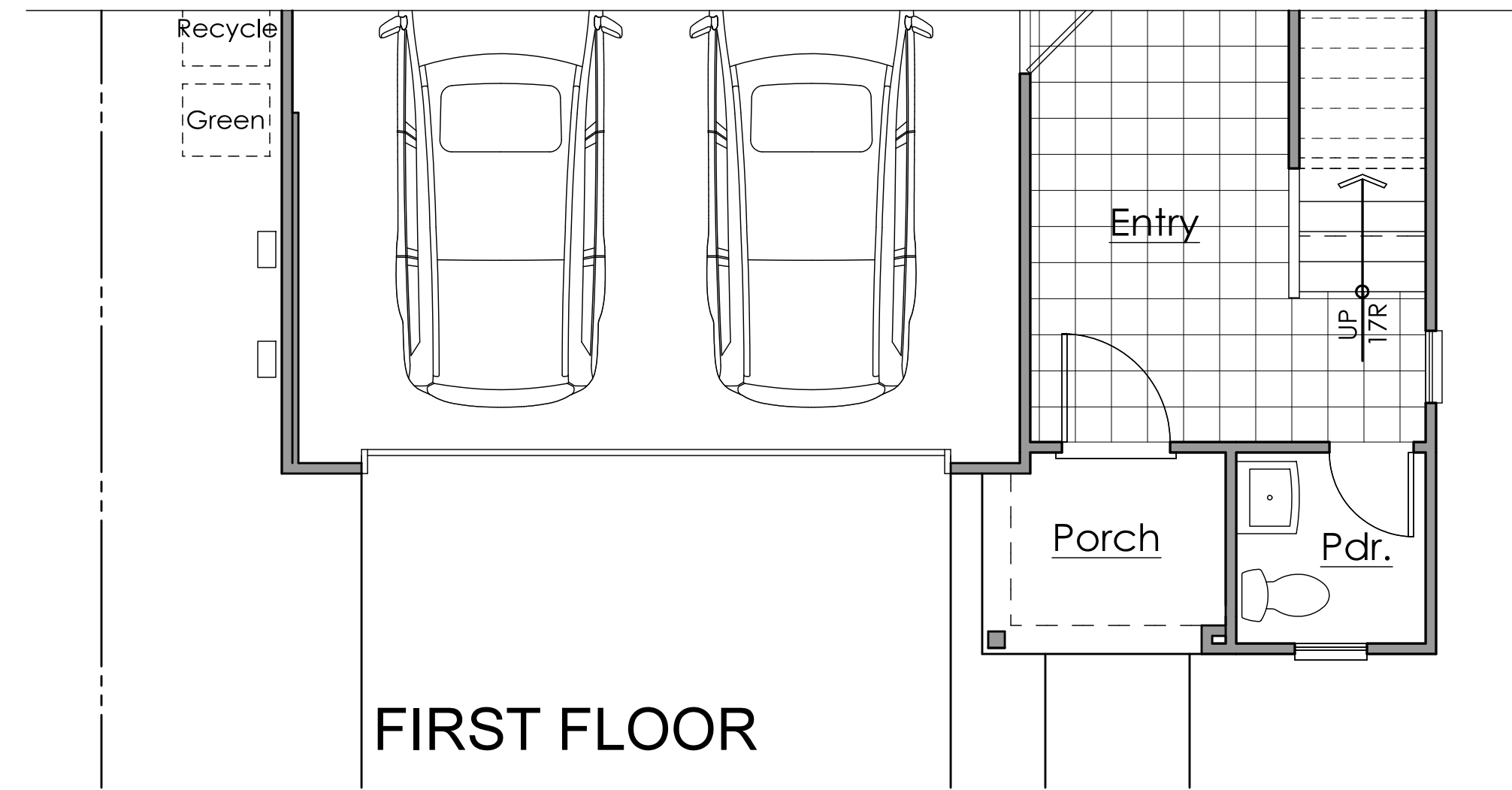
Second Floor  
1253 Sq. Ft.





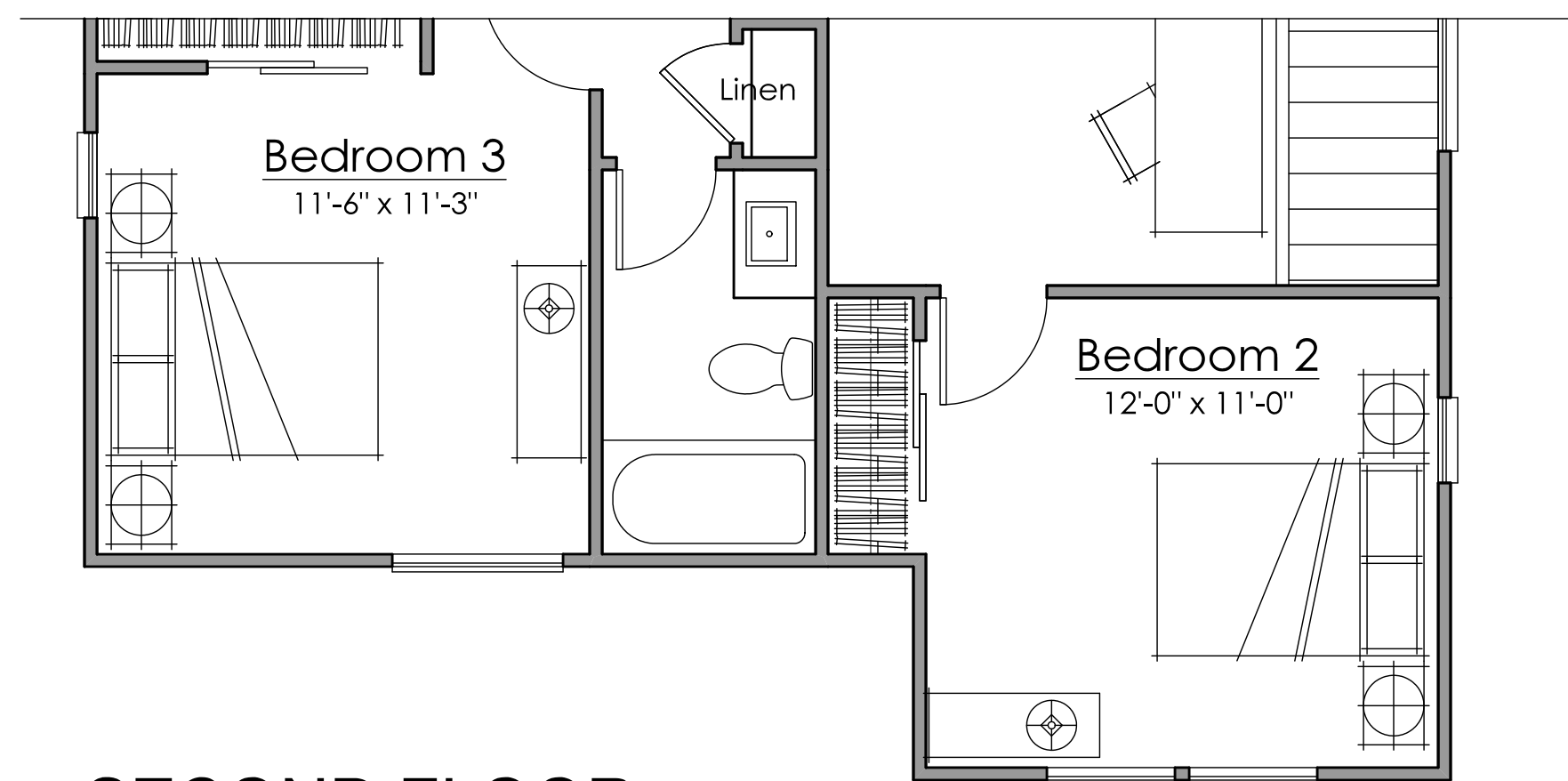


SECOND FLOOR

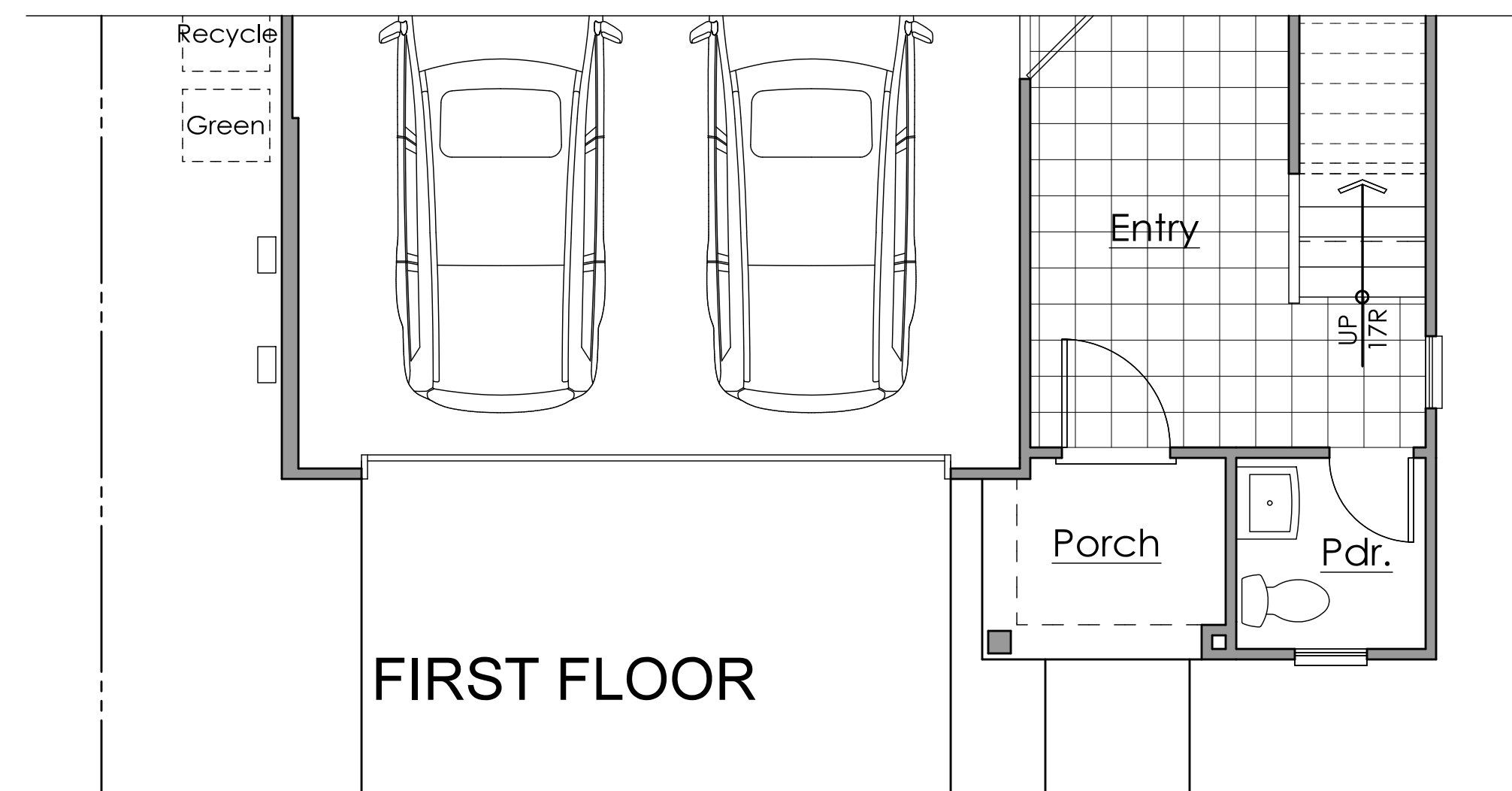


FIRST FLOOR

PLAN 2C ADDENDA



SECOND FLOOR



FIRST FLOOR

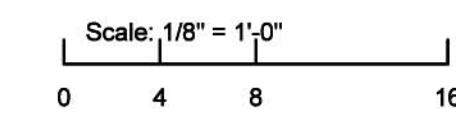
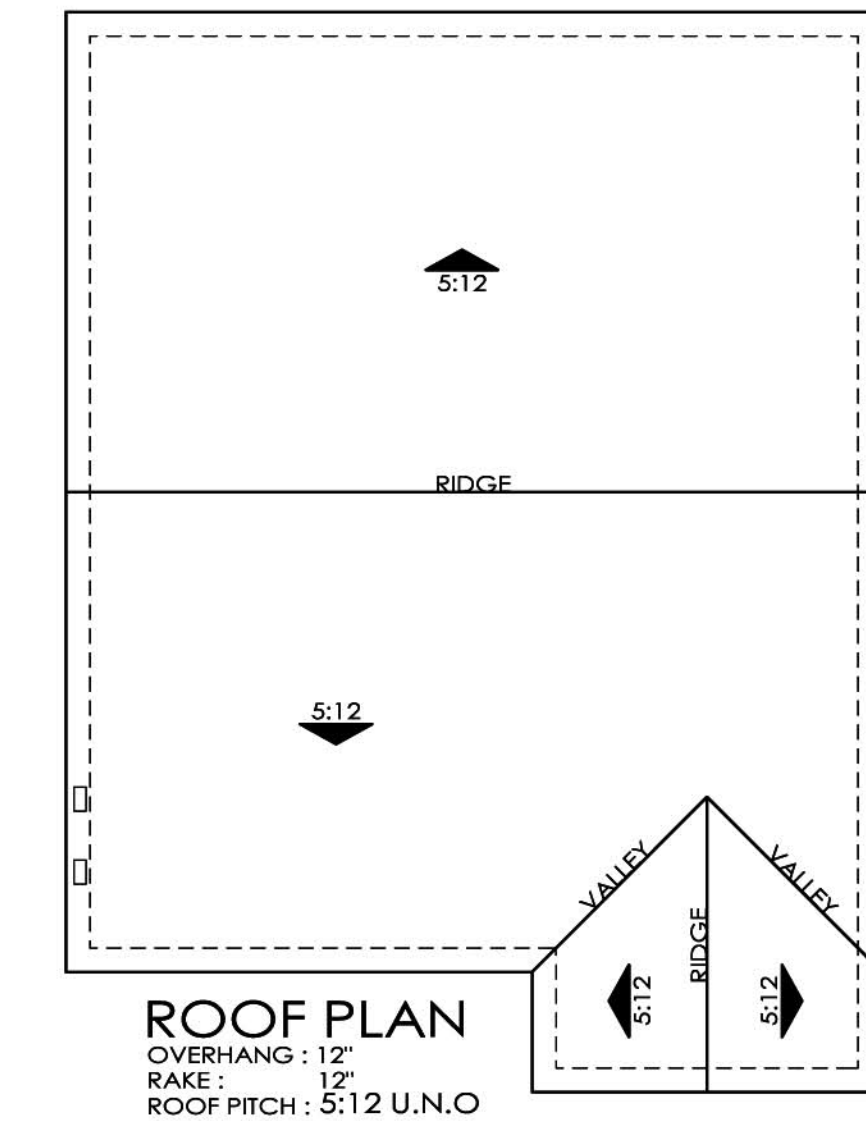
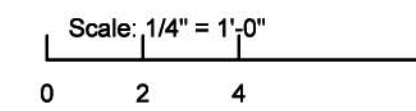
PLAN 2B ADDENDA



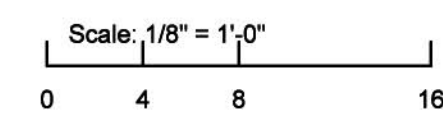
ELEVATION 2A  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board and Batt Siding  
 Decorative Outlooker  
 Enhanced Sills  
 1x Stucco Finish Trim



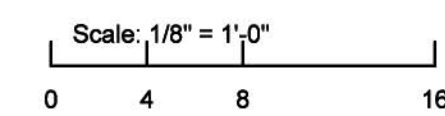
ELEVATION '2A'



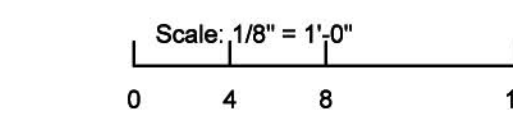
RIGHT



REAR



LEFT



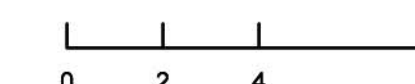
Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018



EXTERIOR ELEVATIONS 2A  
 Color Scheme 2

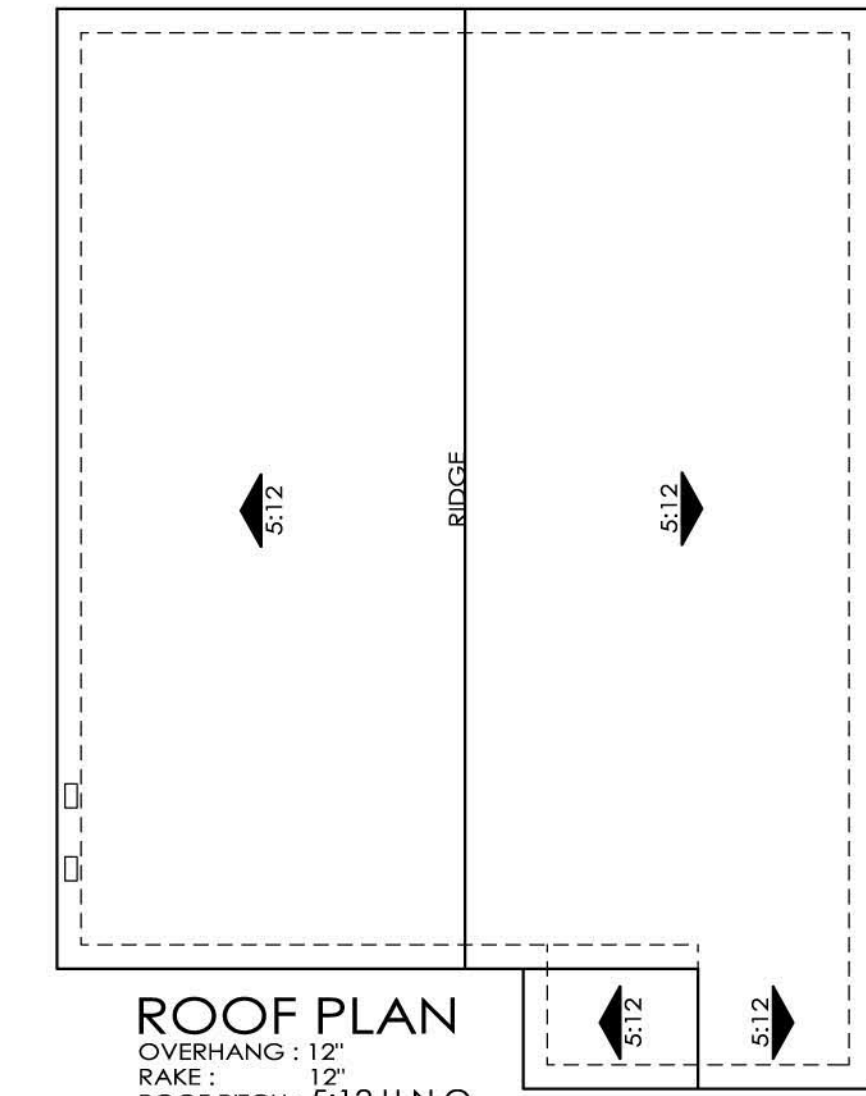


ELEVATION 2B  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Outlooker  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters

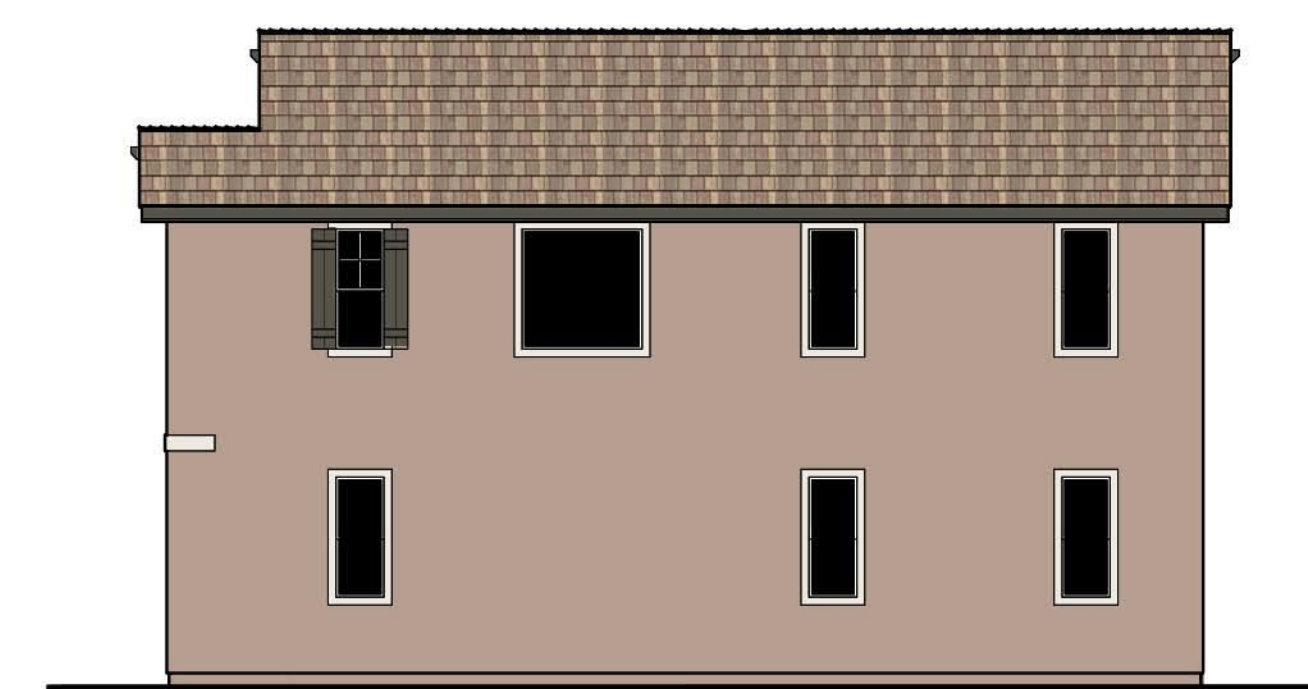


ELEVATION '2B'

Scale: 1/4" = 1'-0"  
 0 2 4 8

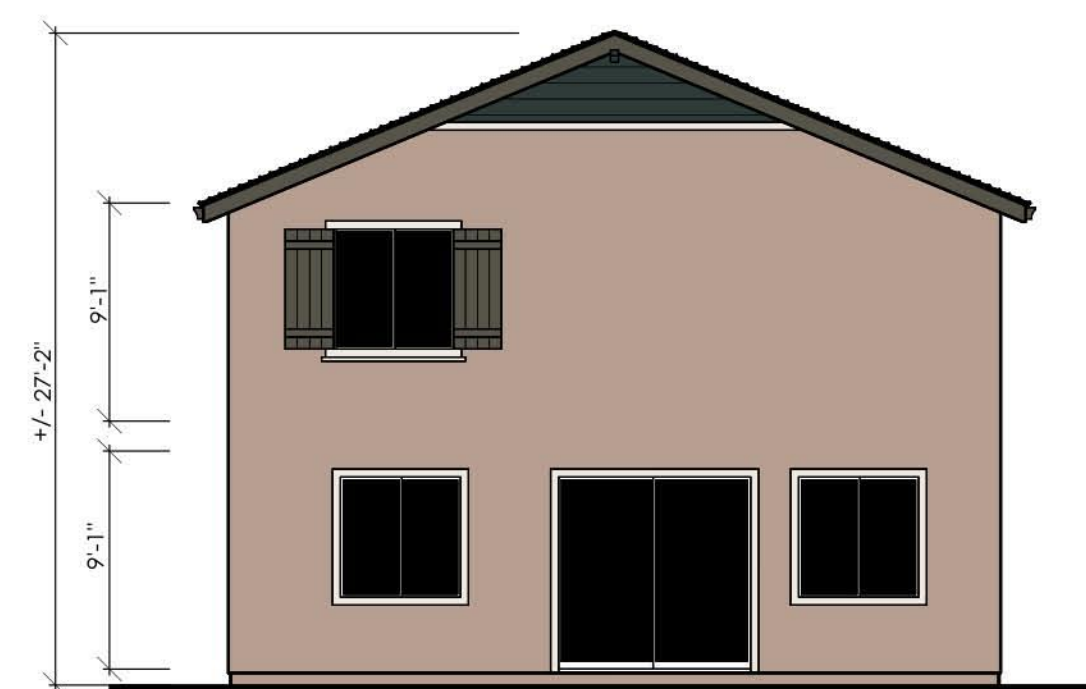


Scale: 1/8" = 1'-0"  
 0 4 8 16



RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16

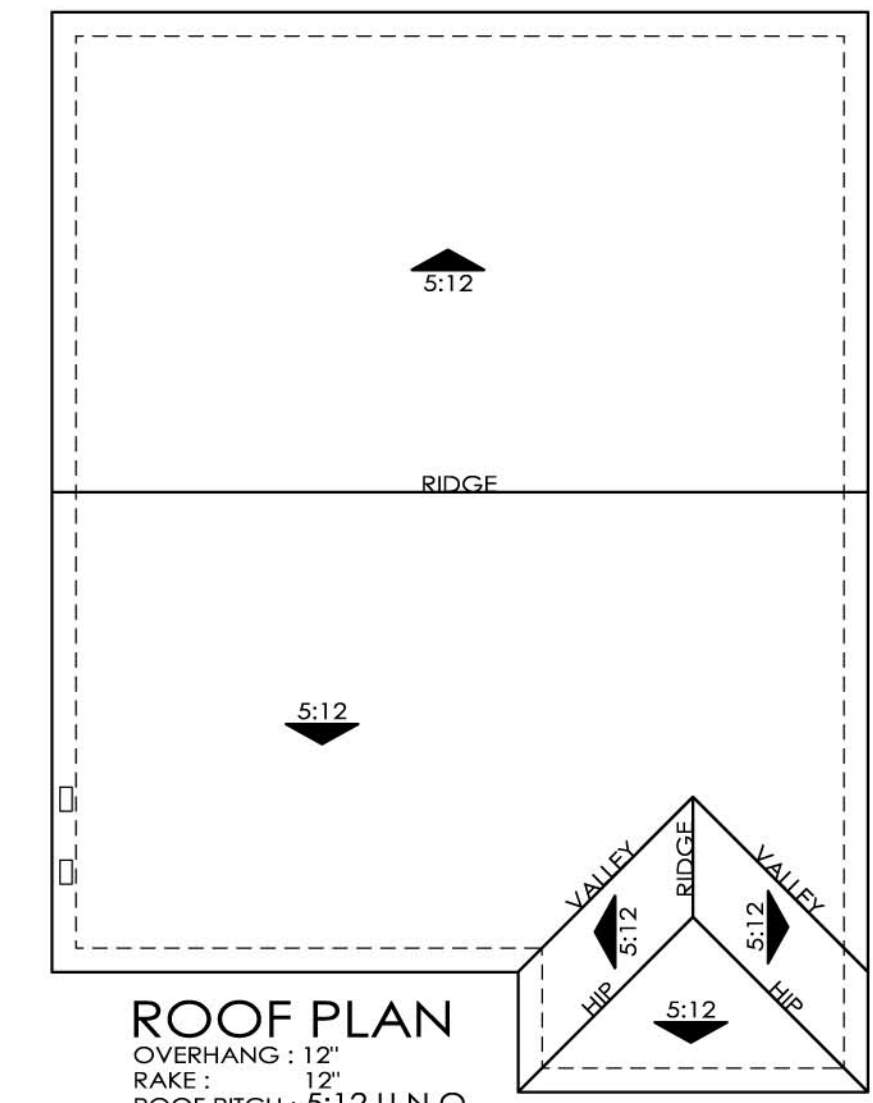


ELEVATION 2C  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters

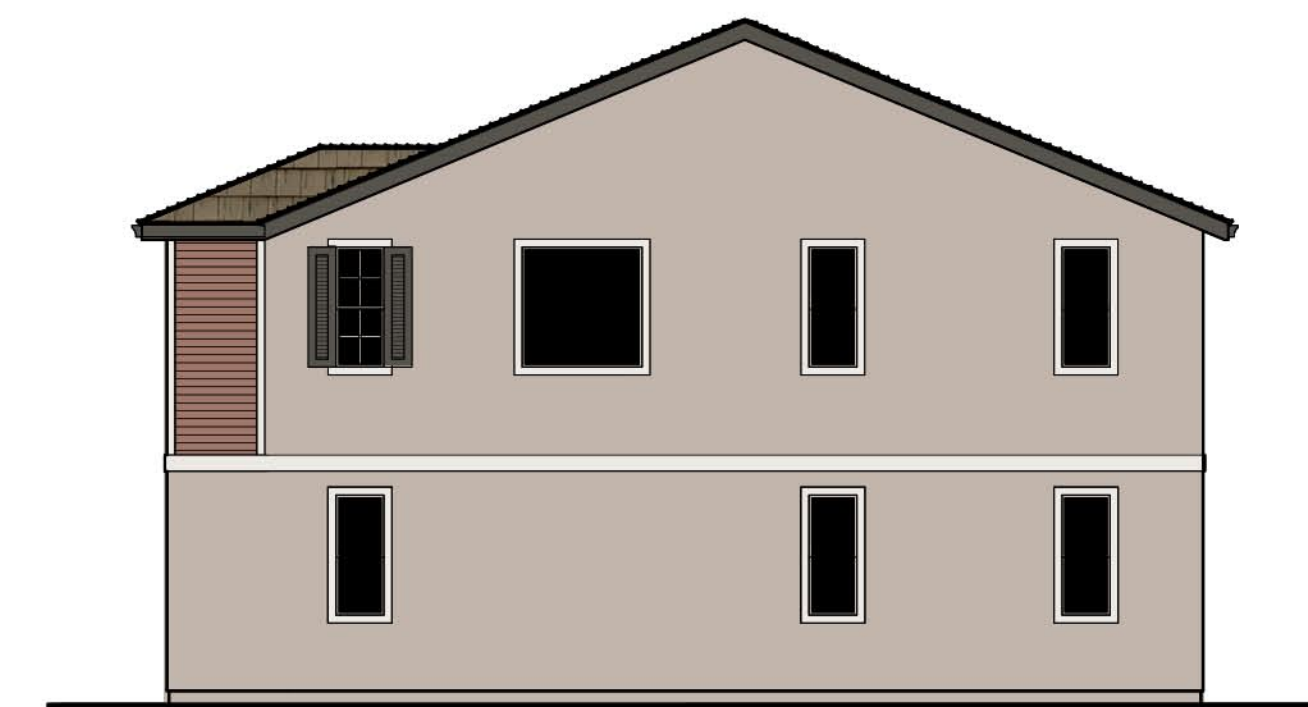


ELEVATION '2C'

Scale: 1/4" = 1'-0"  
 0 2 4 8



Scale: 1/8" = 1'-0"  
 0 4 8 16



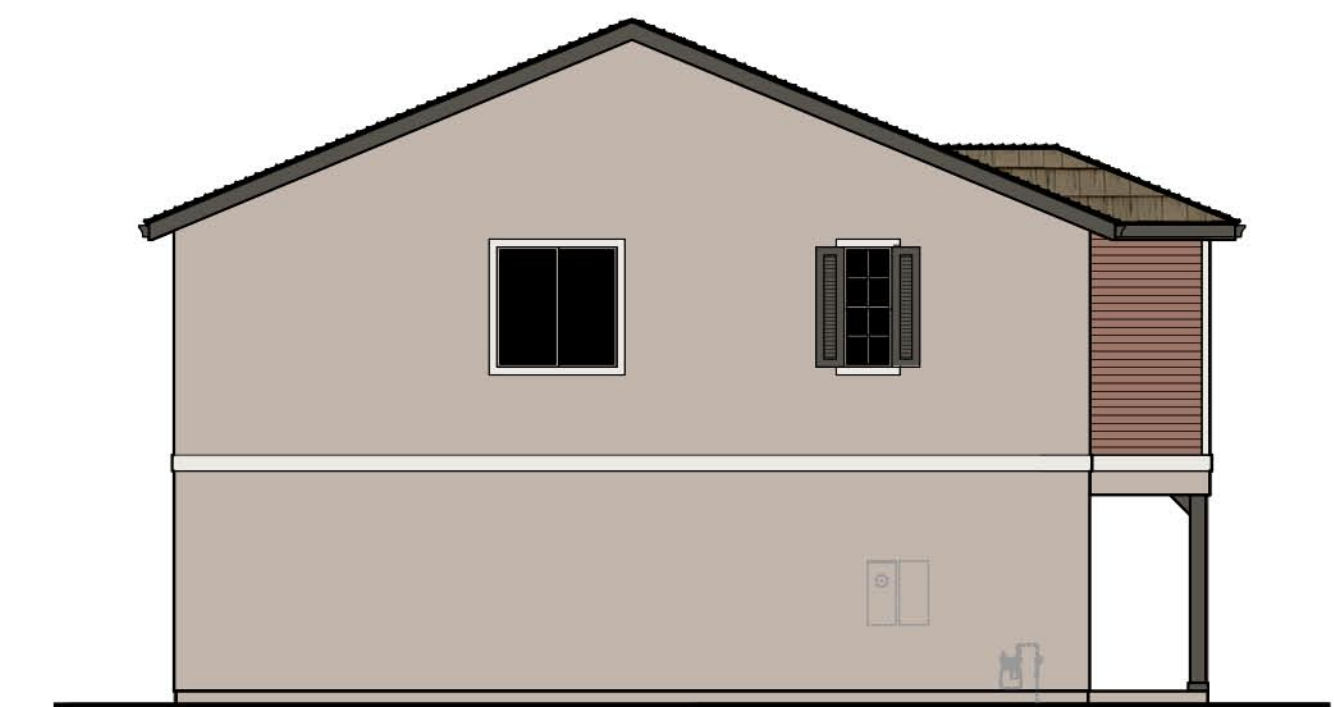
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

EXTERIOR ELEVATIONS 2C  
 Color Scheme 8





ELEVATION '3A'



ELEVATION '3B'



ELEVATION '3C'



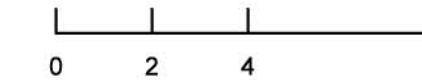
Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

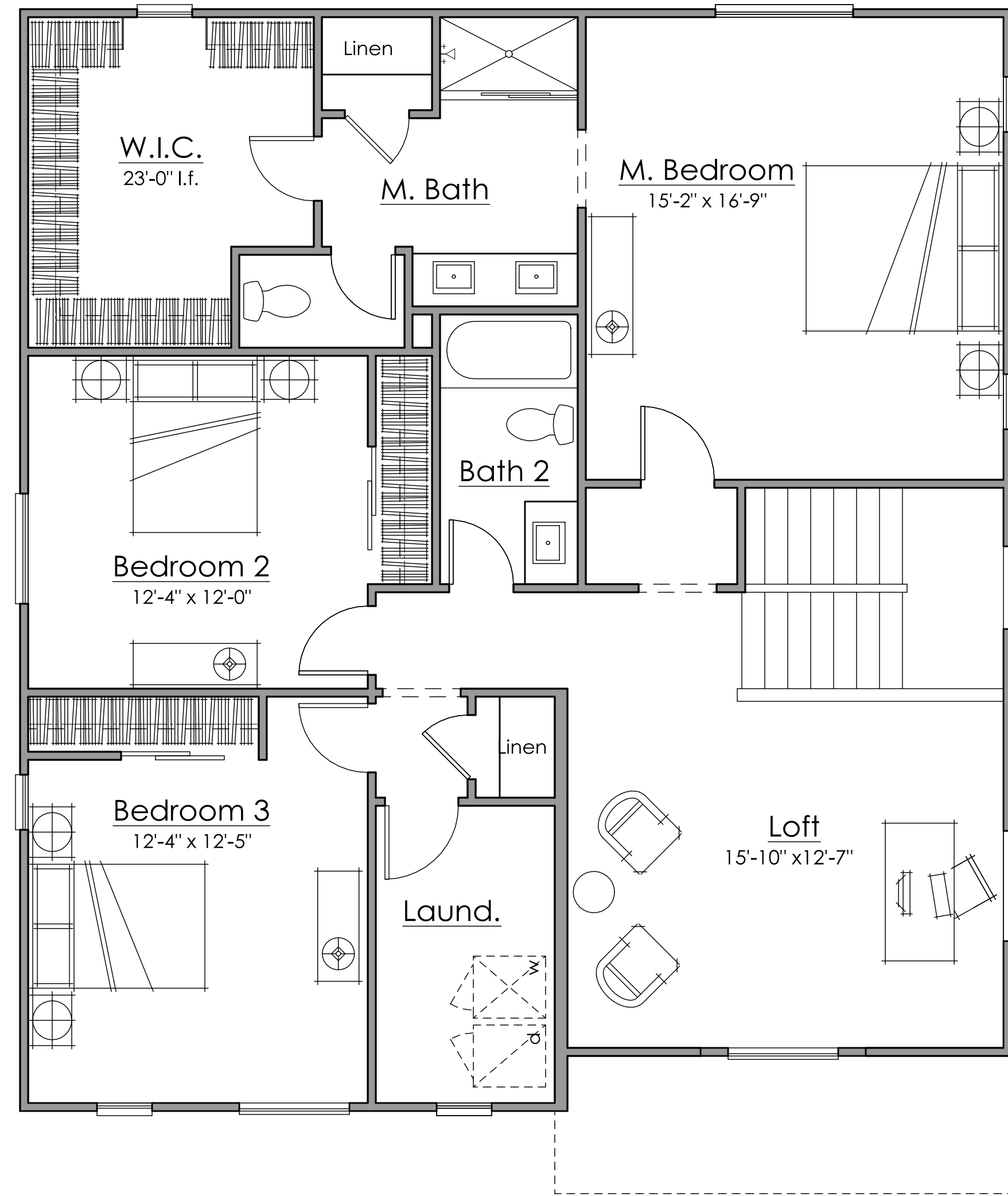
SCHEMATIC DESIGN  
11-18-2018



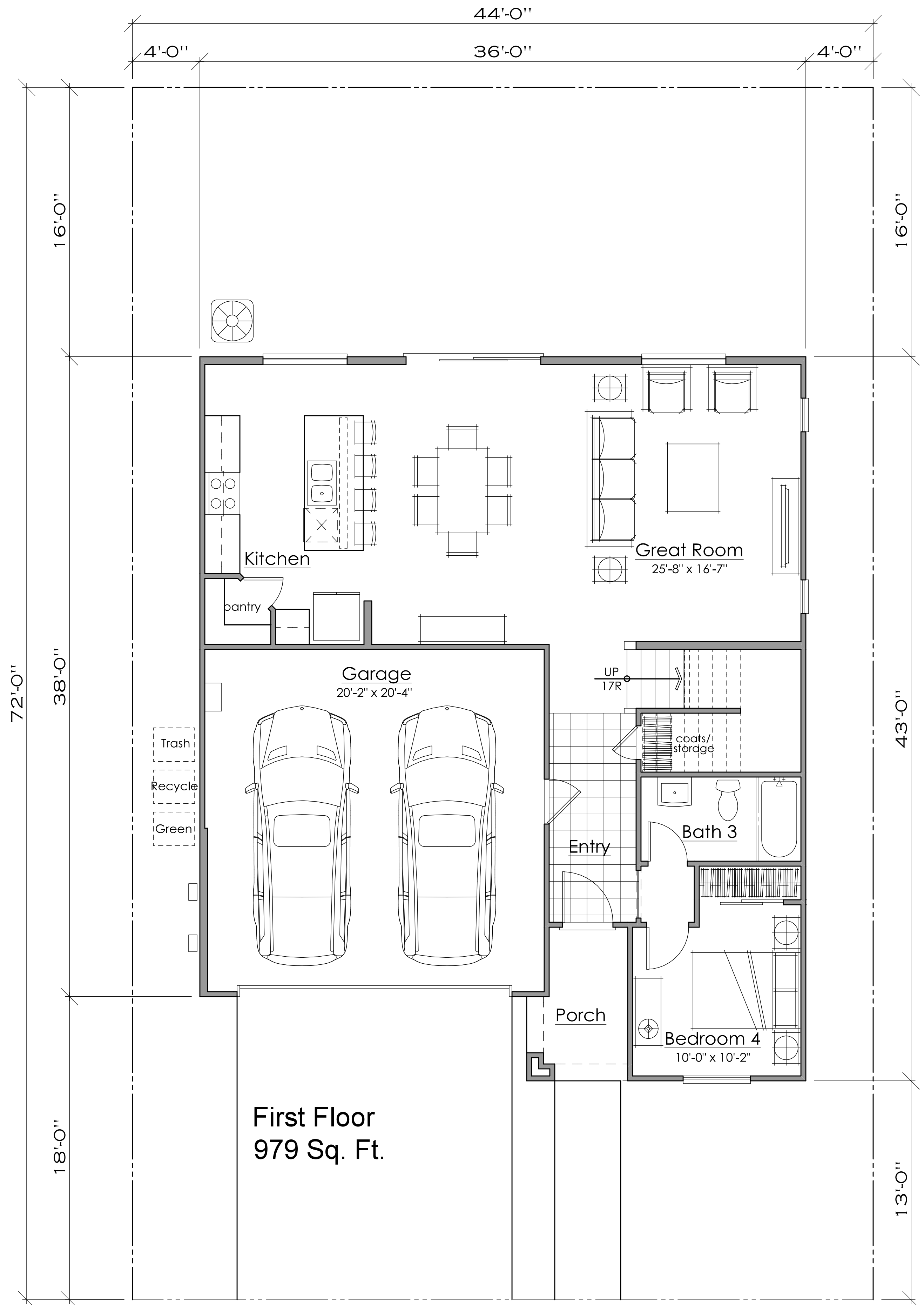
PLAN 3 FRONT ELEVATIONS

A3.0



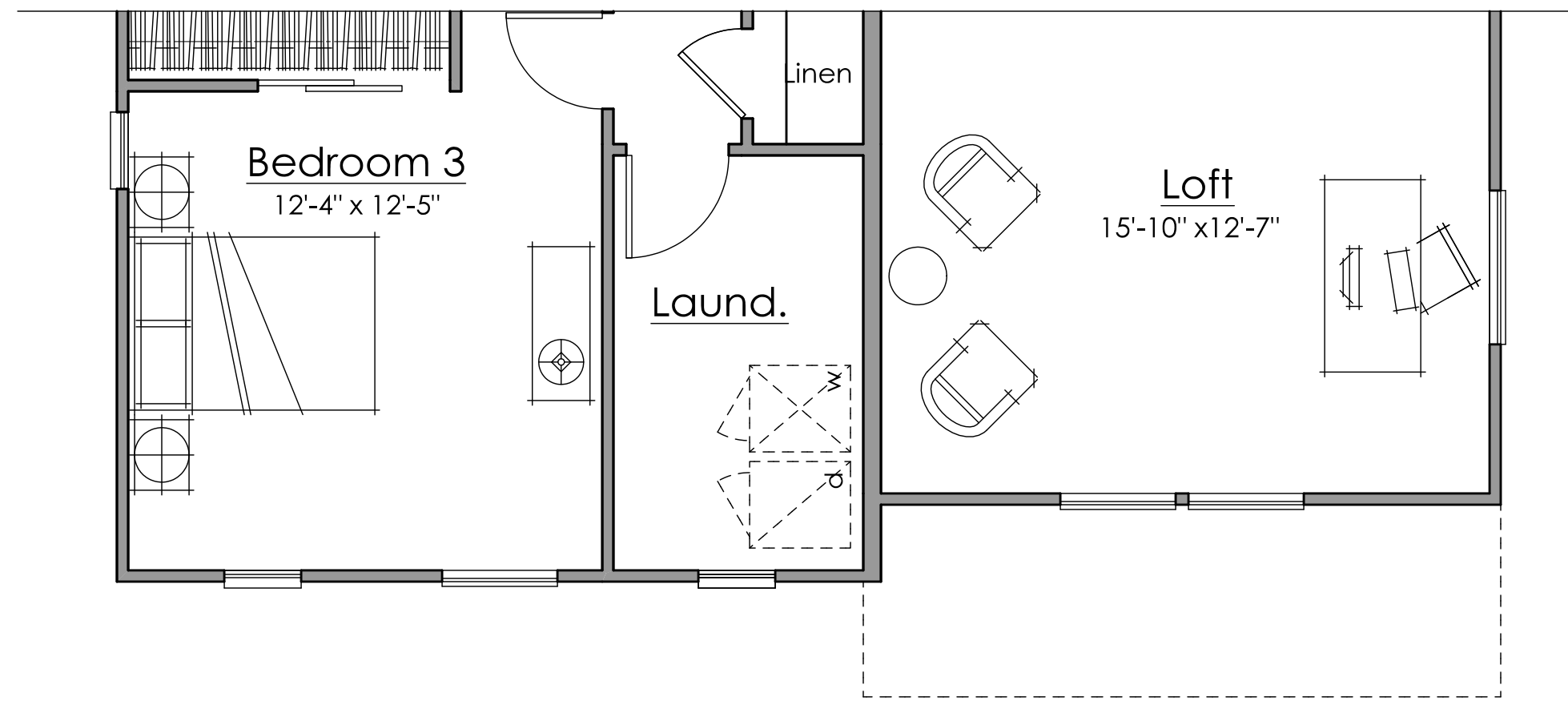


Second Floor  
1354 Sq. Ft.

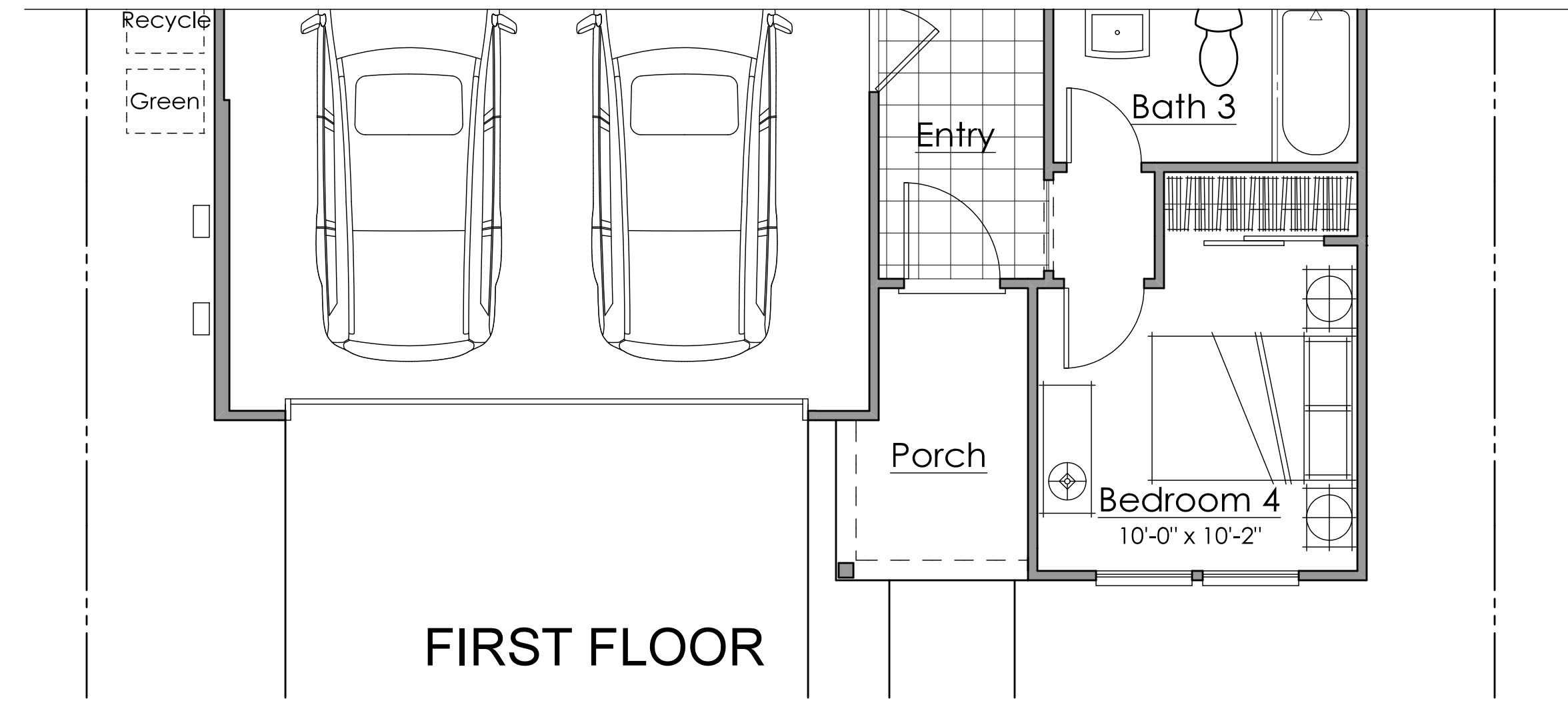


First Floor  
979 Sq. Ft.



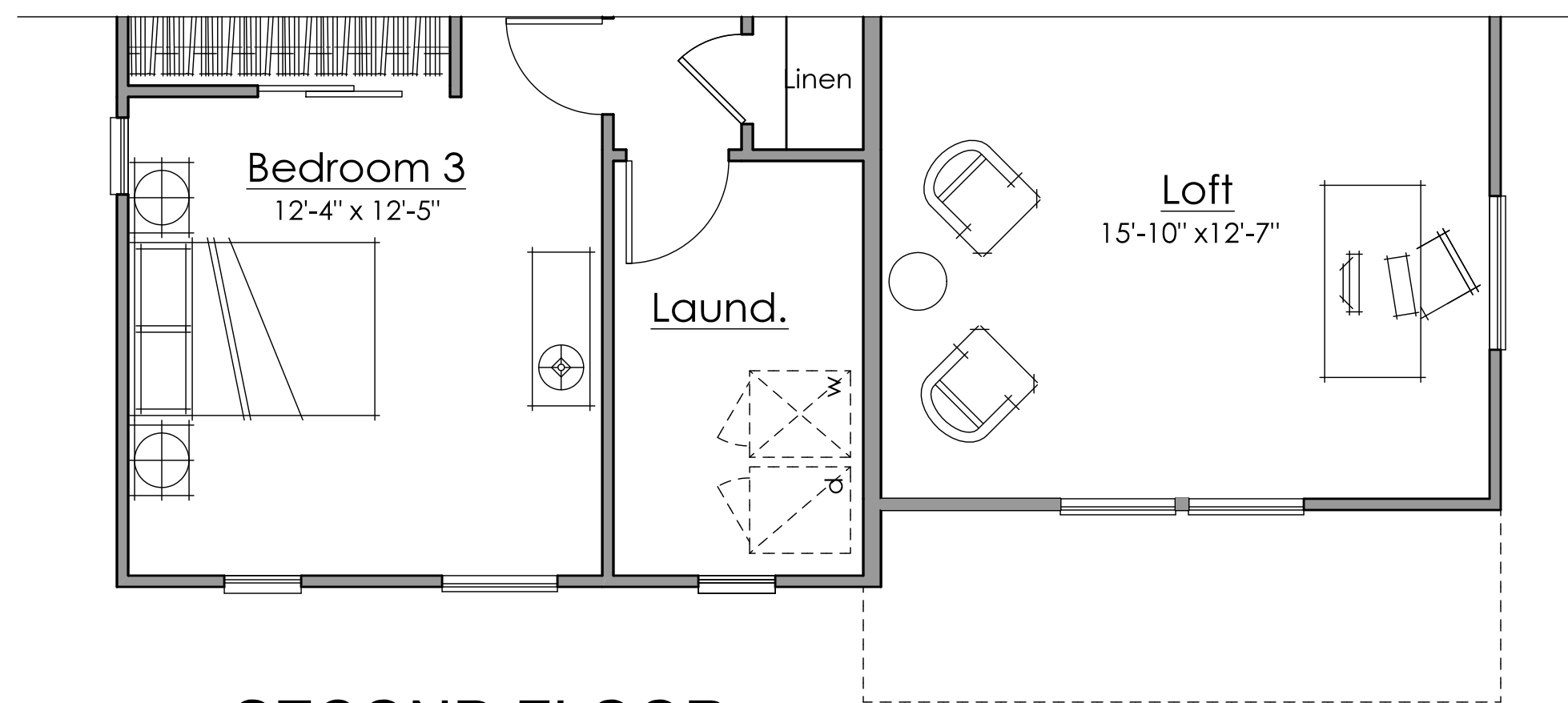


SECOND FLOOR

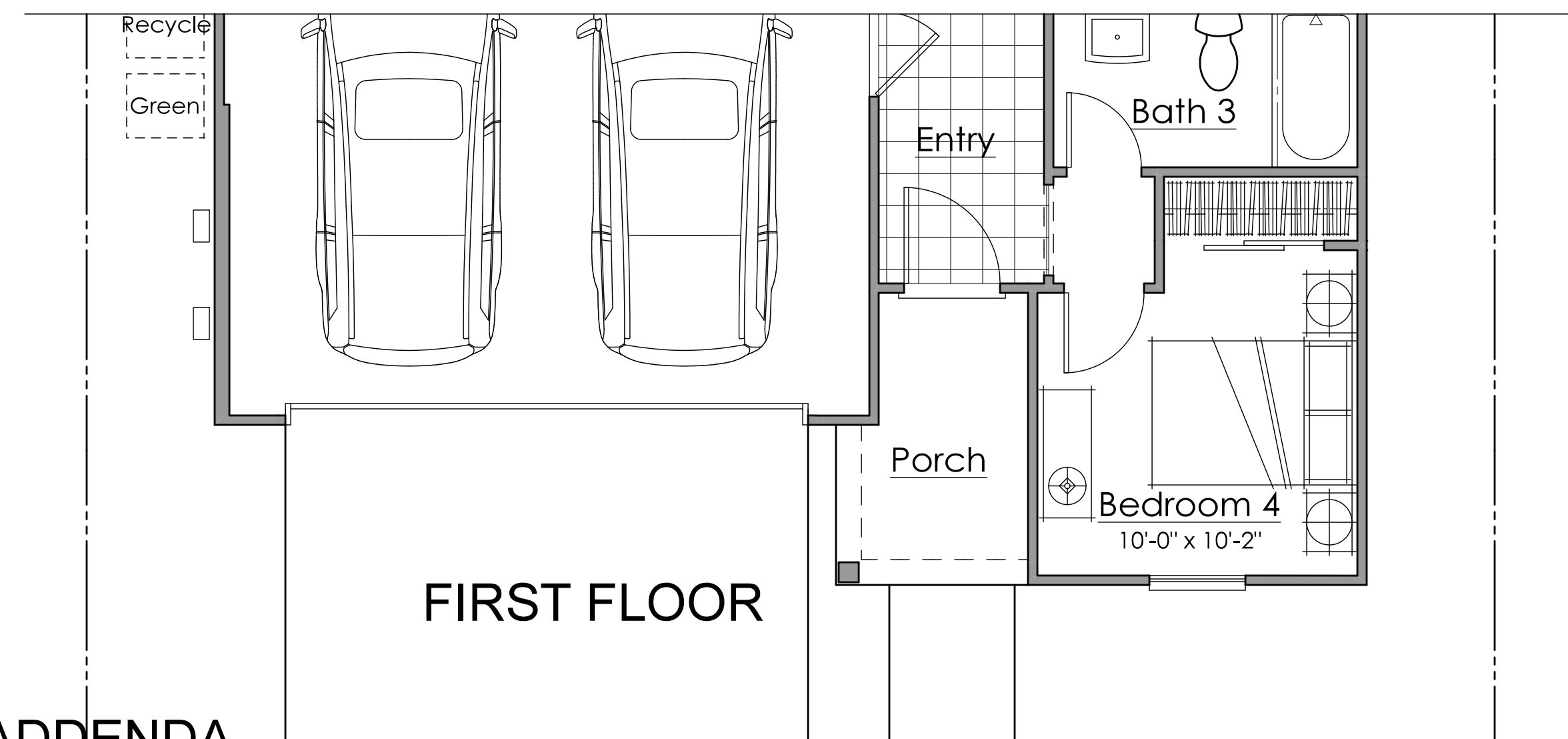


FIRST FLOOR

PLAN 3C ADDENDA



SECOND FLOOR



FIRST FLOOR

PLAN 3B ADDENDA

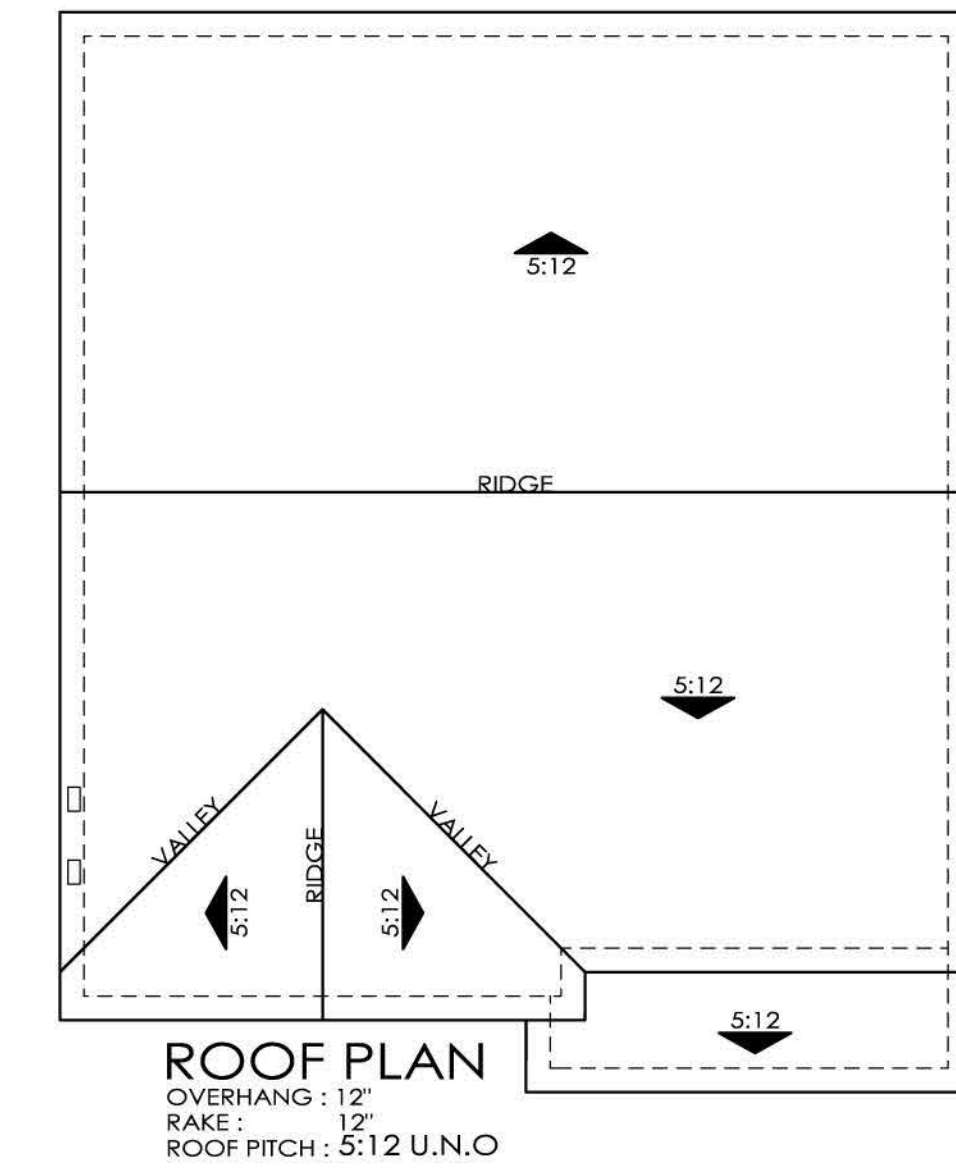


ELEVATION 3A  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board and Batt Siding  
 Decorative Outlooker  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim

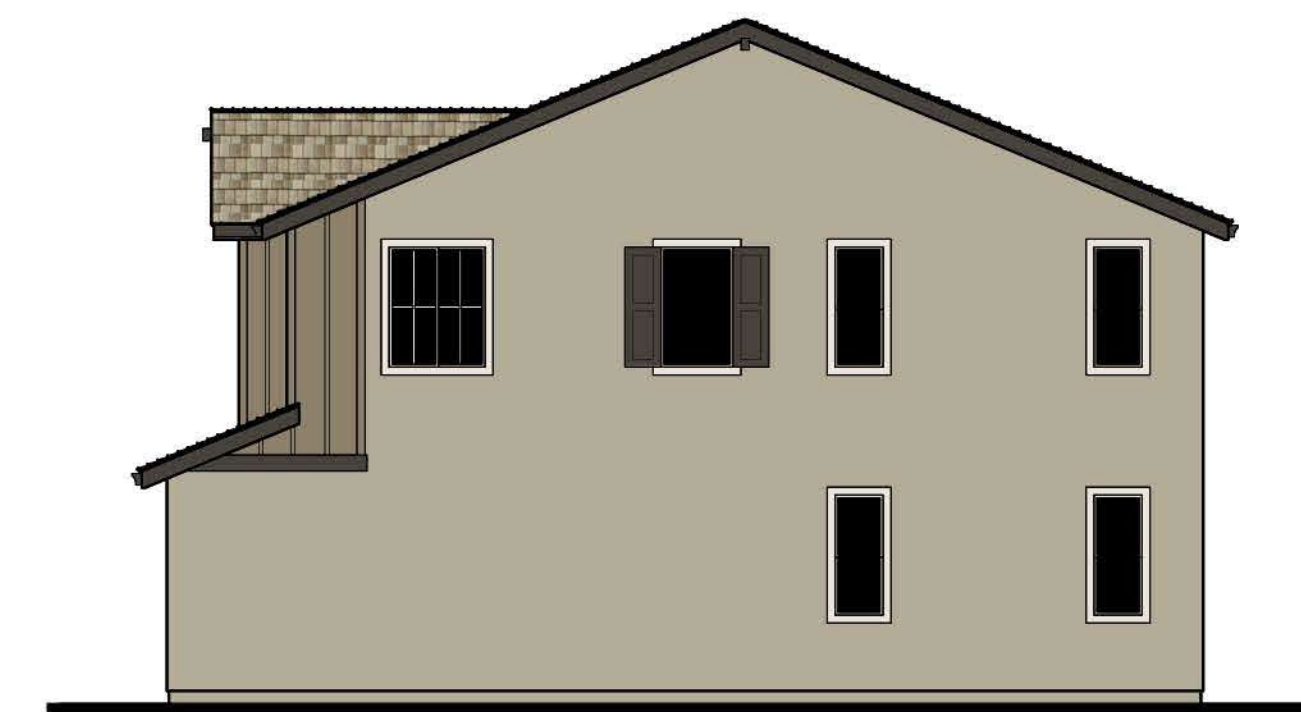


ELEVATION '3A'

Scale: 1/4" = 1'-0"  
 0 2 4 8

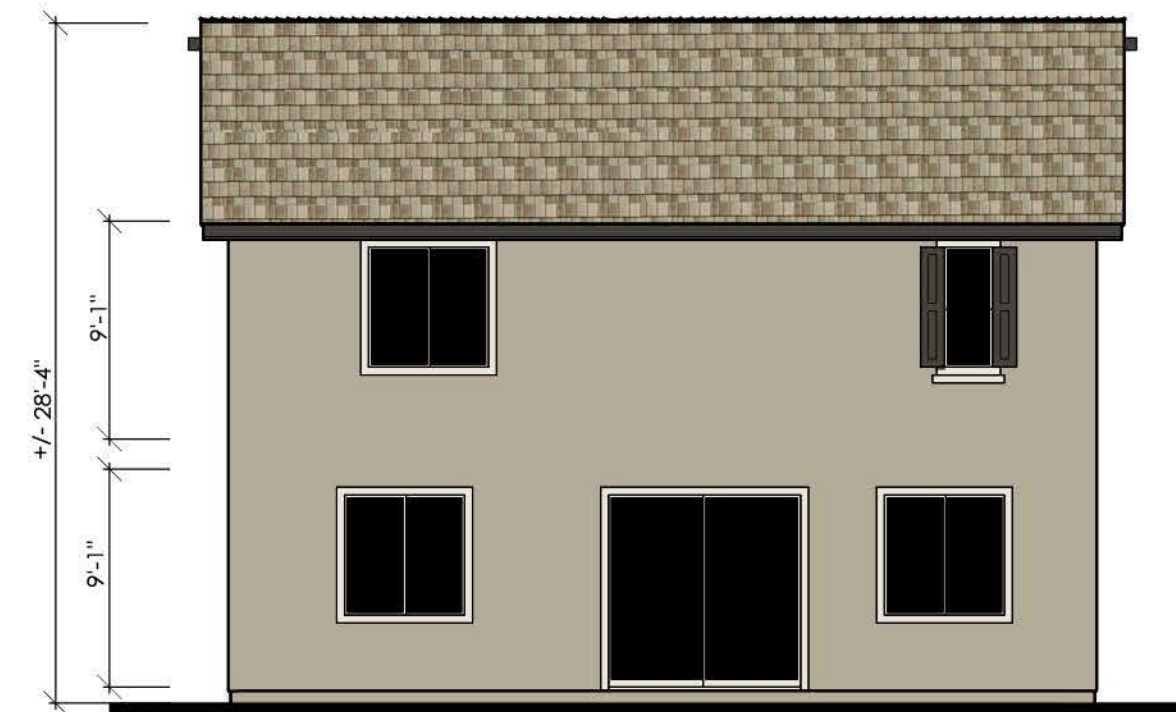


Scale: 1/8" = 1'-0"  
 0 4 8 16



RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

EXTERIOR ELEVATIONS 3A  
 Color Scheme 3

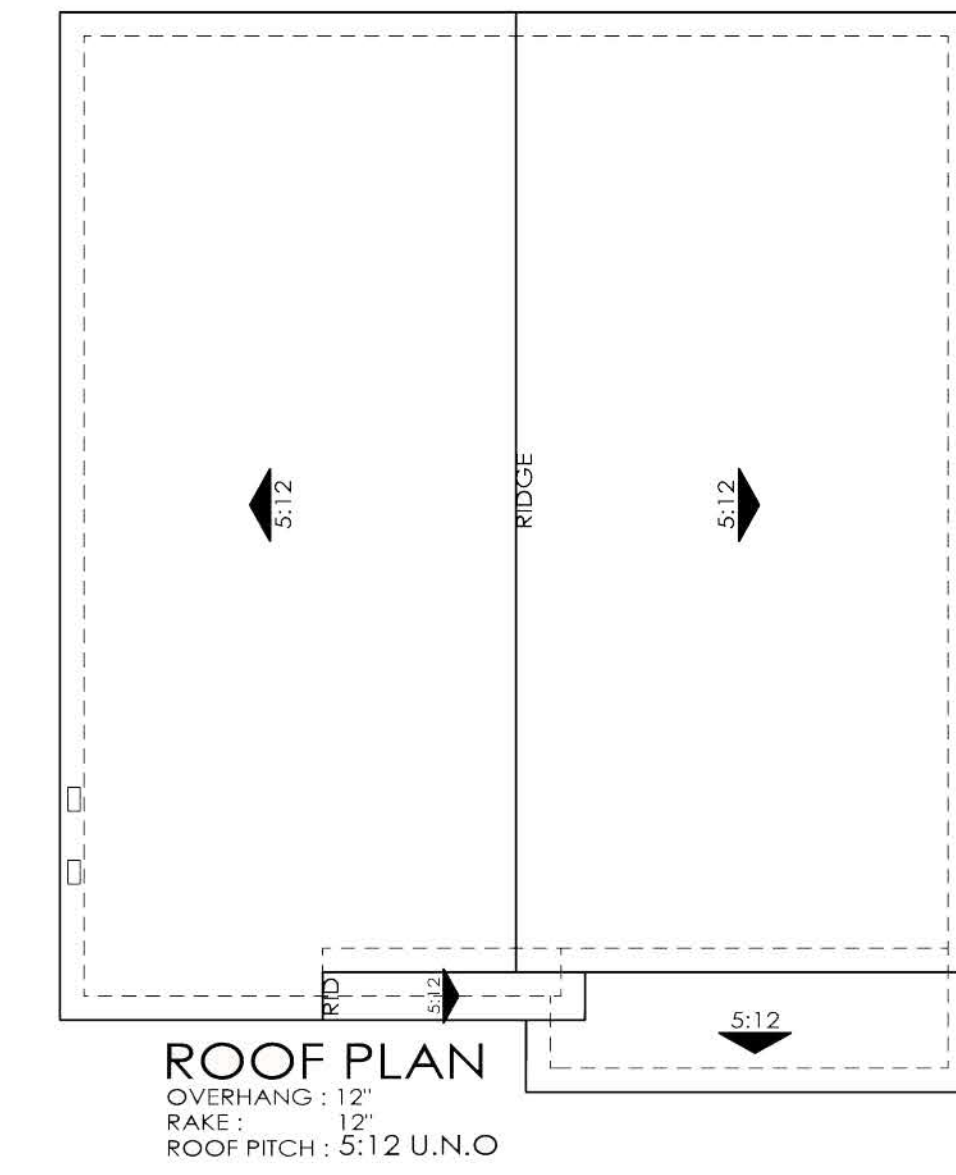


ELEVATION 3B  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Outlooker  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters

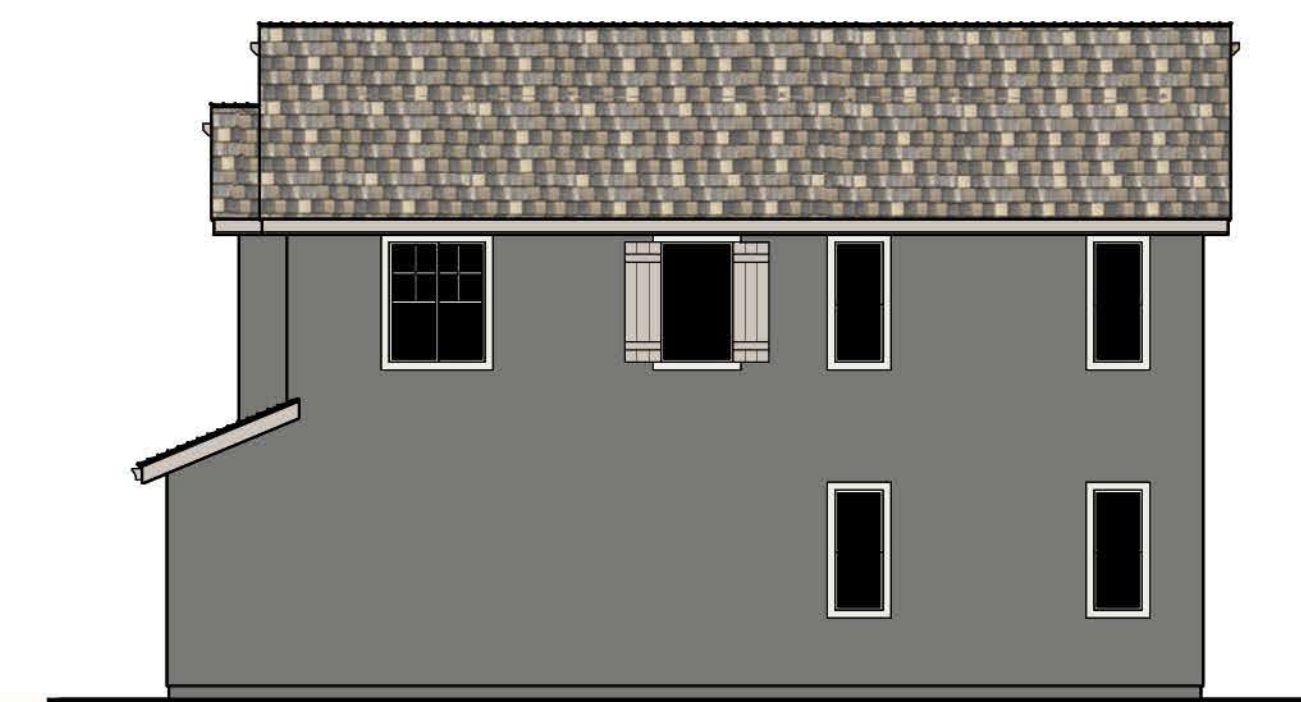


ELEVATION '3B'

Scale: 1/4" = 1'-0"  
 0 2 4 8

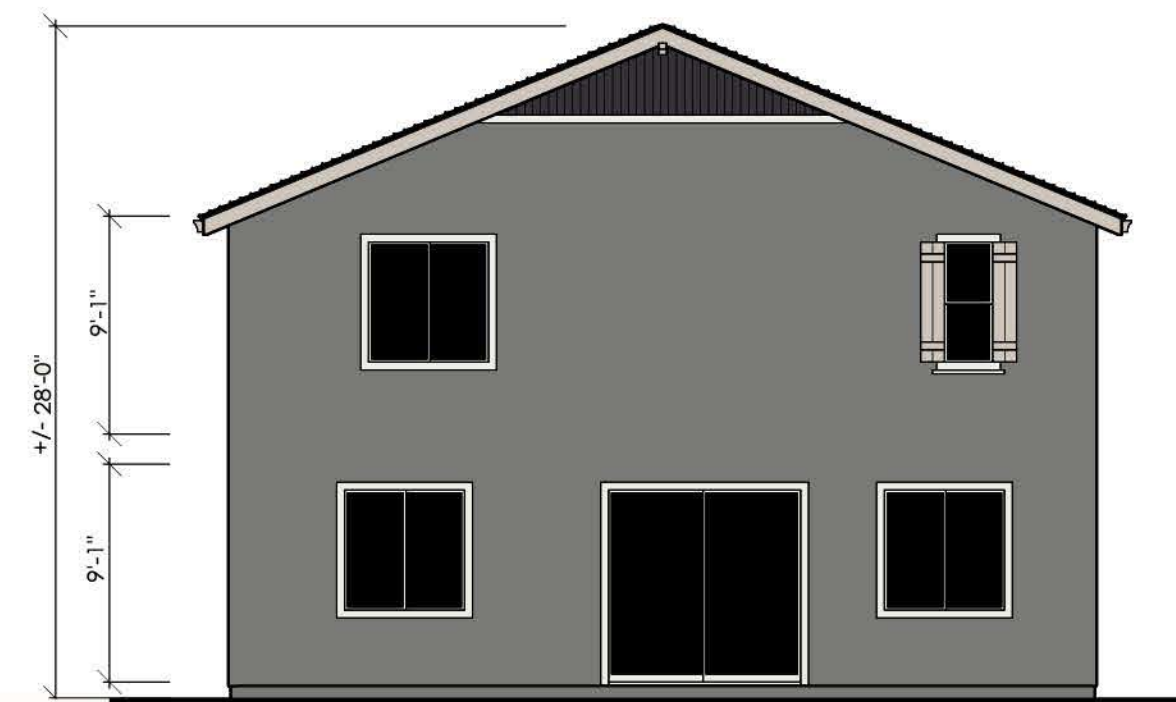


Scale: 1/8" = 1'-0"  
 0 4 8 16



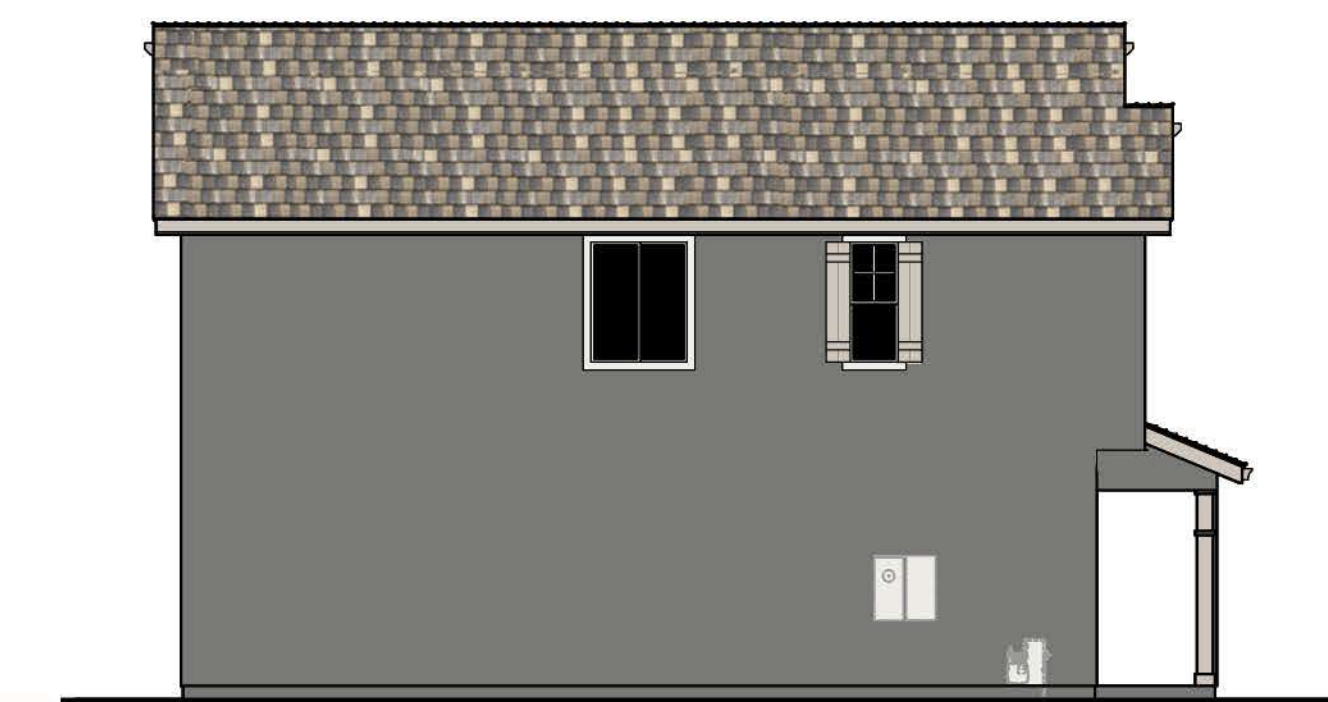
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

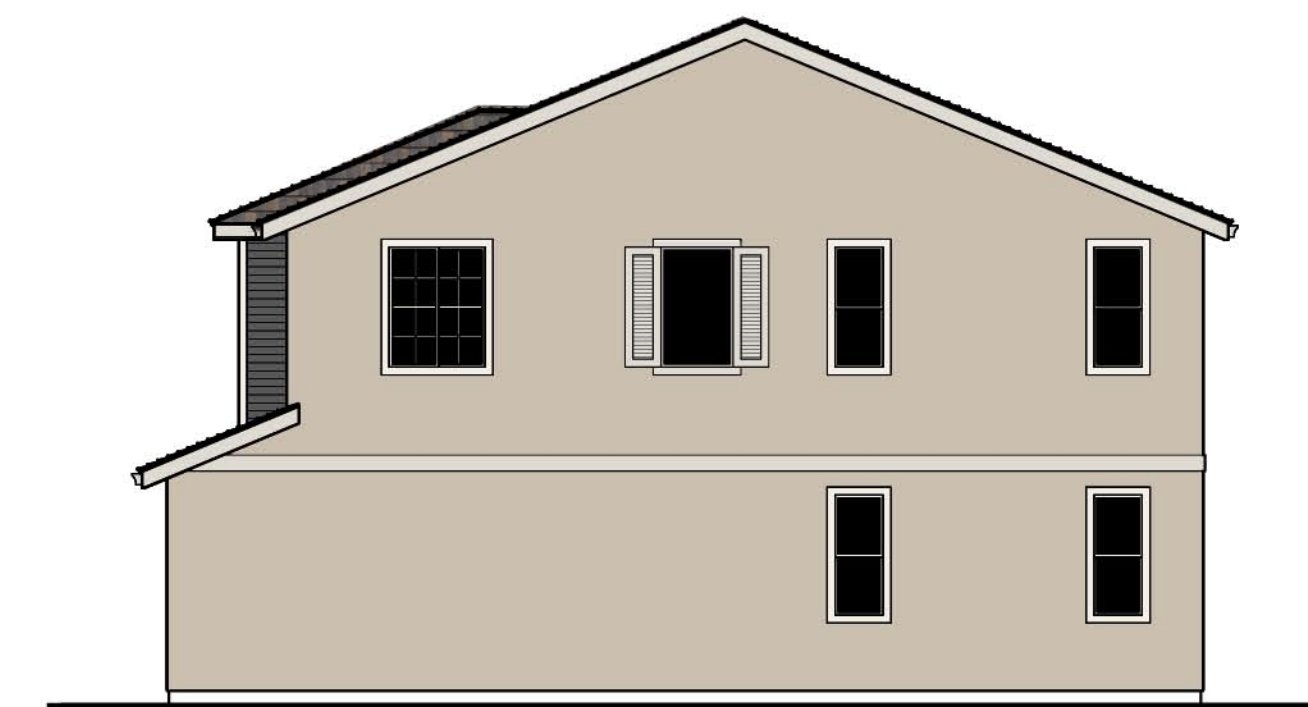
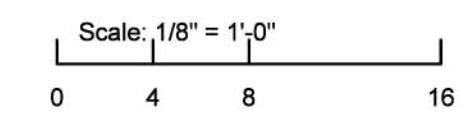
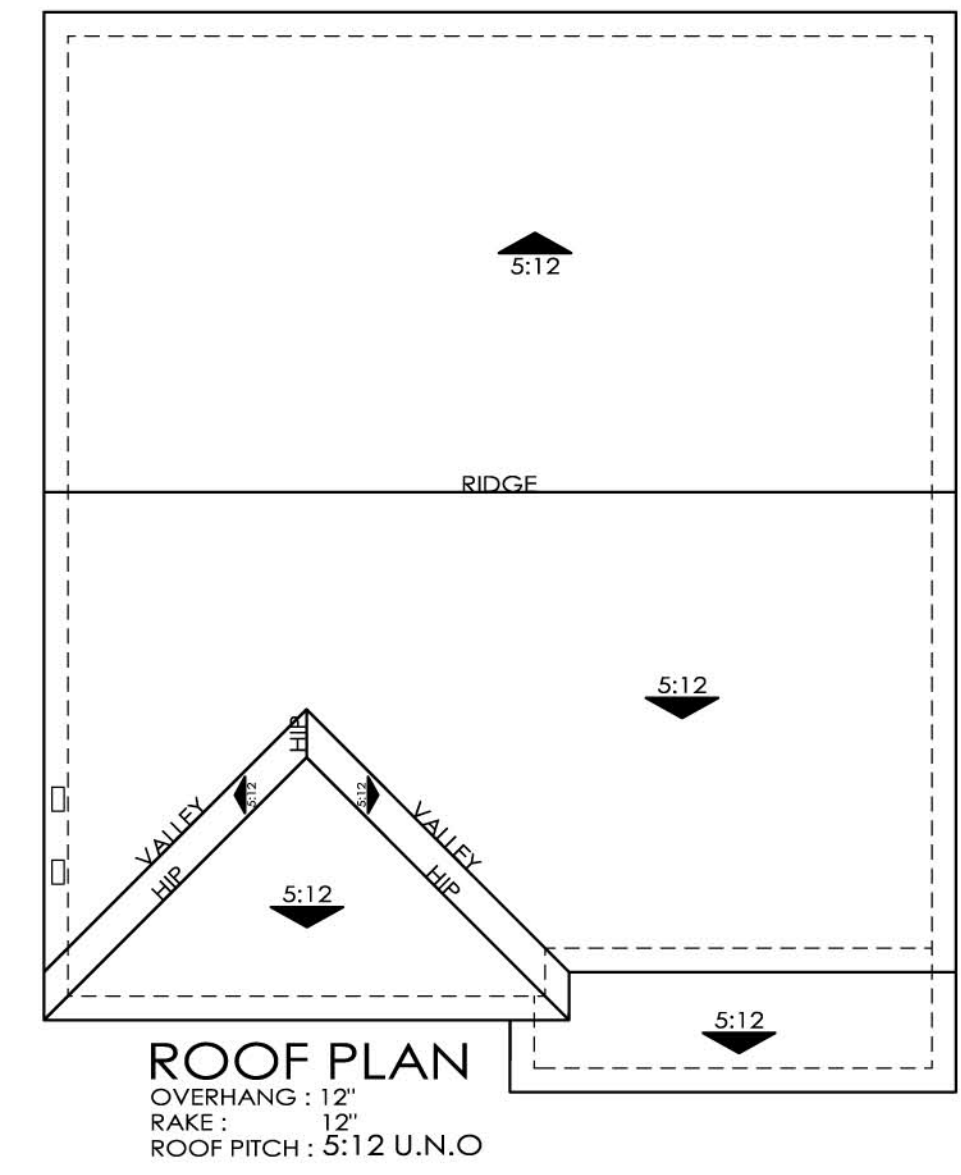
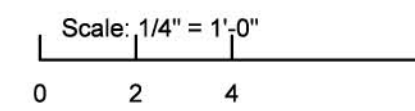
EXTERIOR ELEVATIONS 3B  
 Color Scheme 6



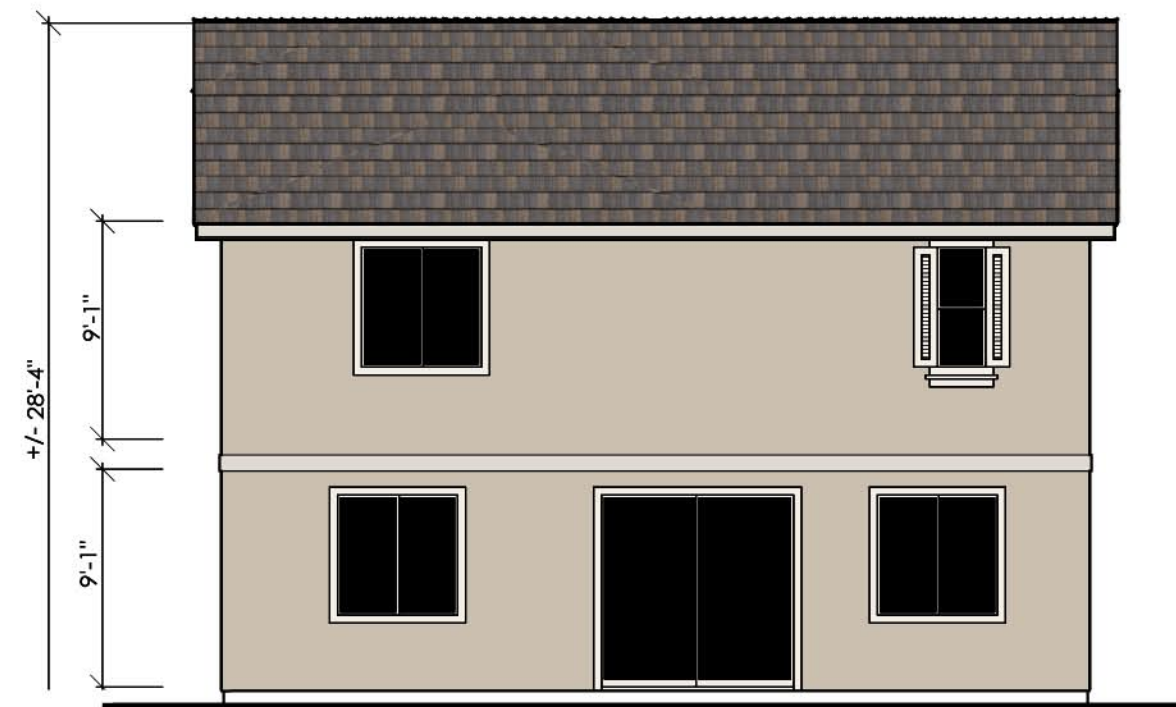
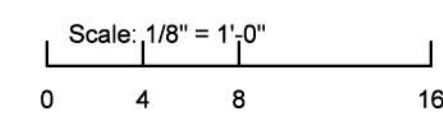
ELEVATION 3C  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters



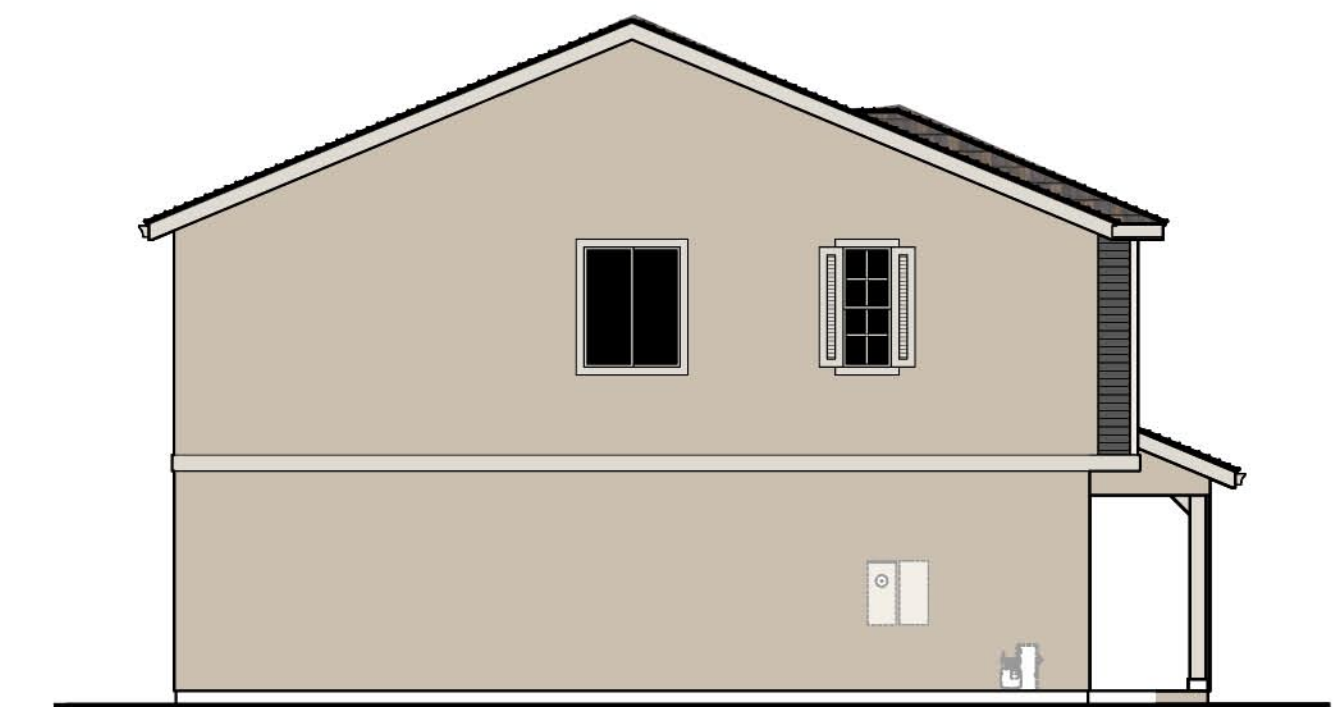
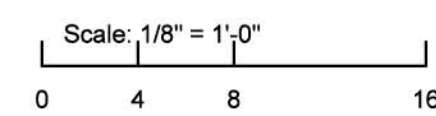
ELEVATION '3C'



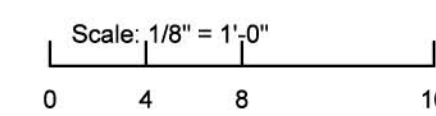
RIGHT



REAR



LEFT



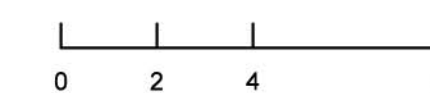
Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018



EXTERIOR ELEVATIONS 3C  
 Color Scheme 9





ELEVATION '4A'



ELEVATION '4B'



ELEVATION '4C'



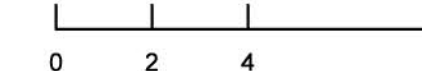
Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

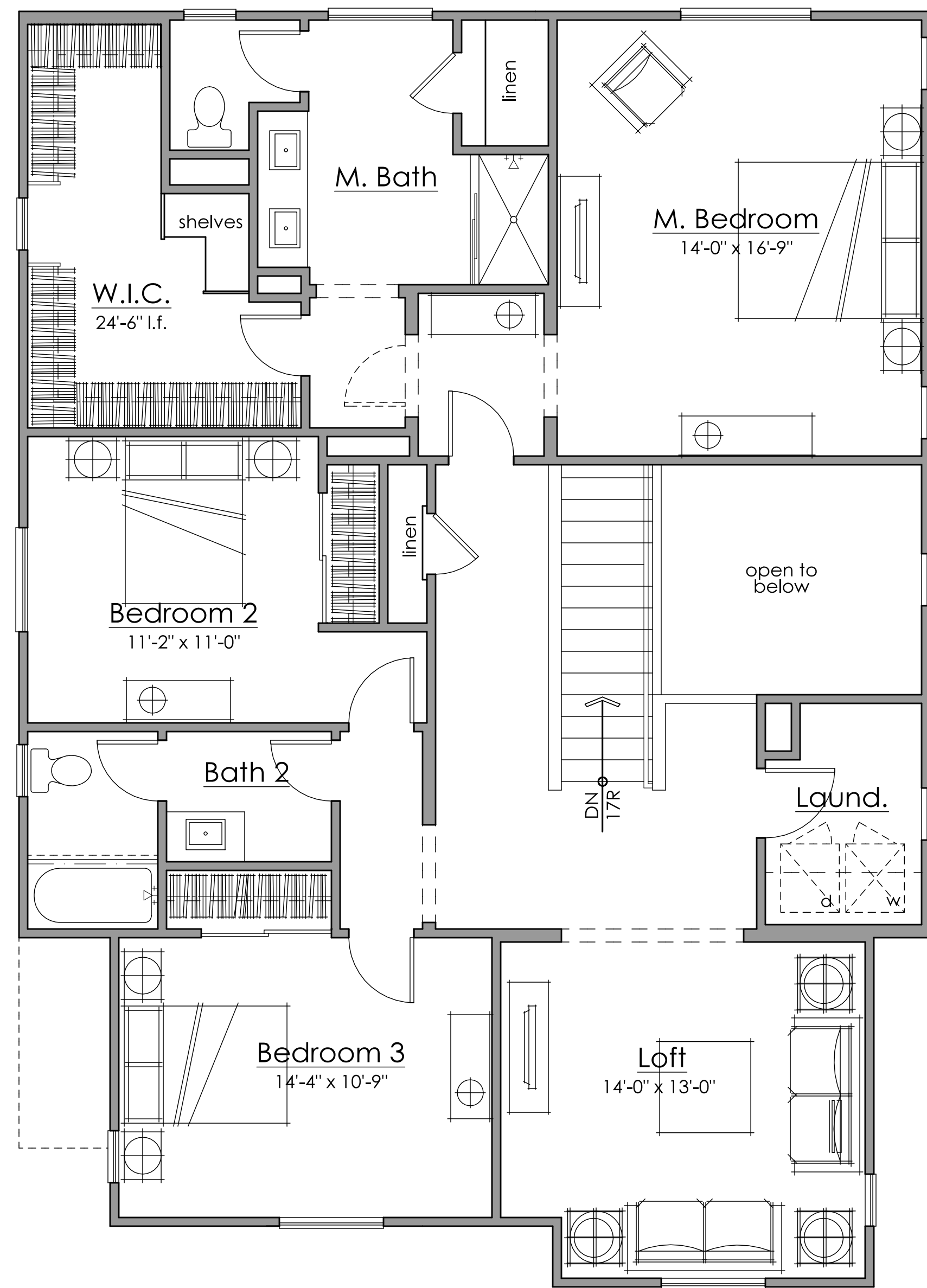
SCHEMATIC DESIGN  
11-18-2018



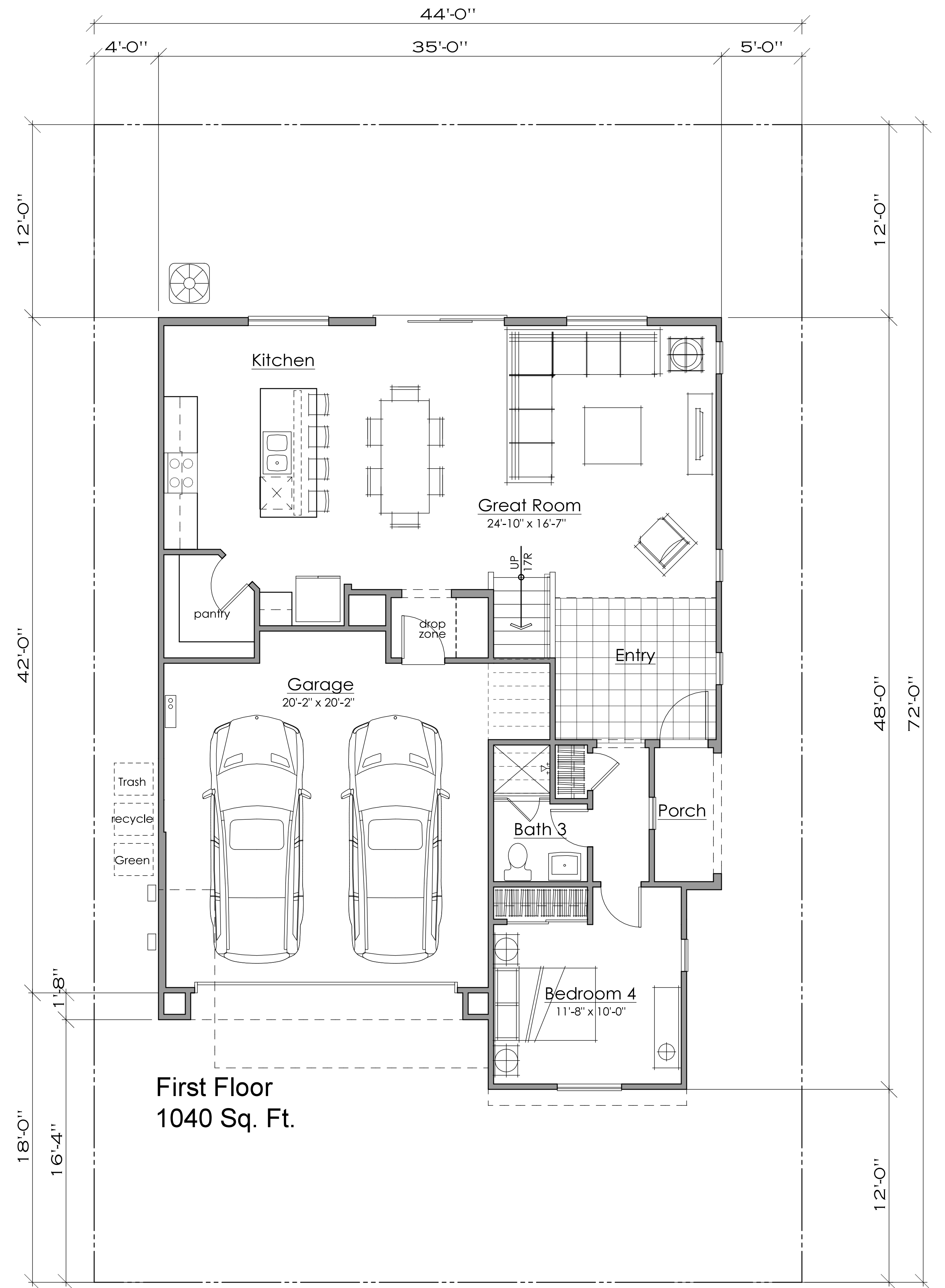
PLAN 4 FRONT ELEVATIONS

A4.0





Second Floor  
1492 Sq. Ft.



First Floor  
1040 Sq. Ft.



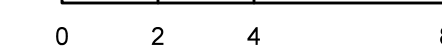
Architecture + Planning  
888.456.5849  
ktgy.com



**MAIN STREET**  
OAKLEY, CA

#2018-0291

**SCHEMATIC DESIGN**  
11-18-2018

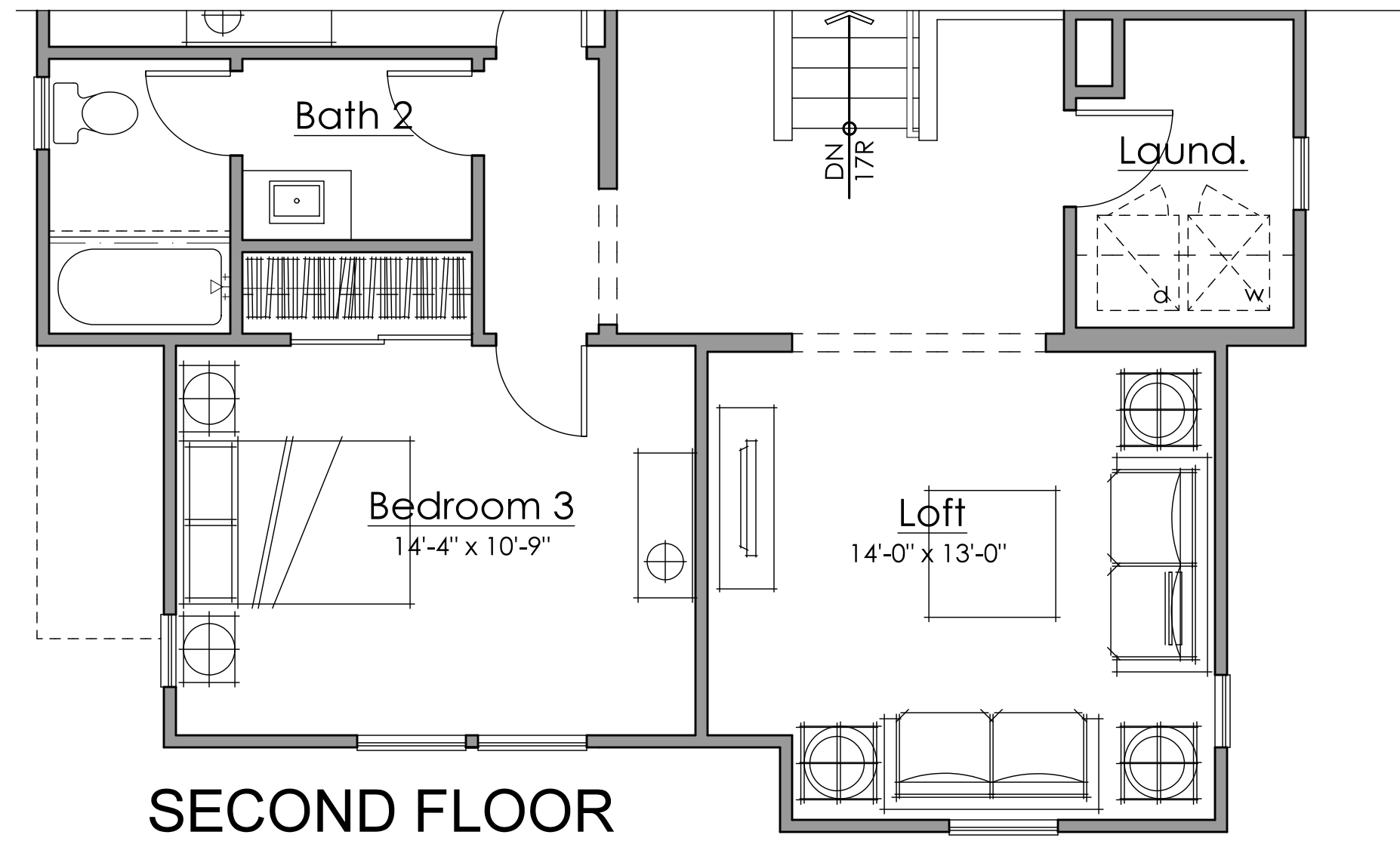


**4Bedroom + Loft**  
**3 Bath**  
**2532 Sq. Ft.**

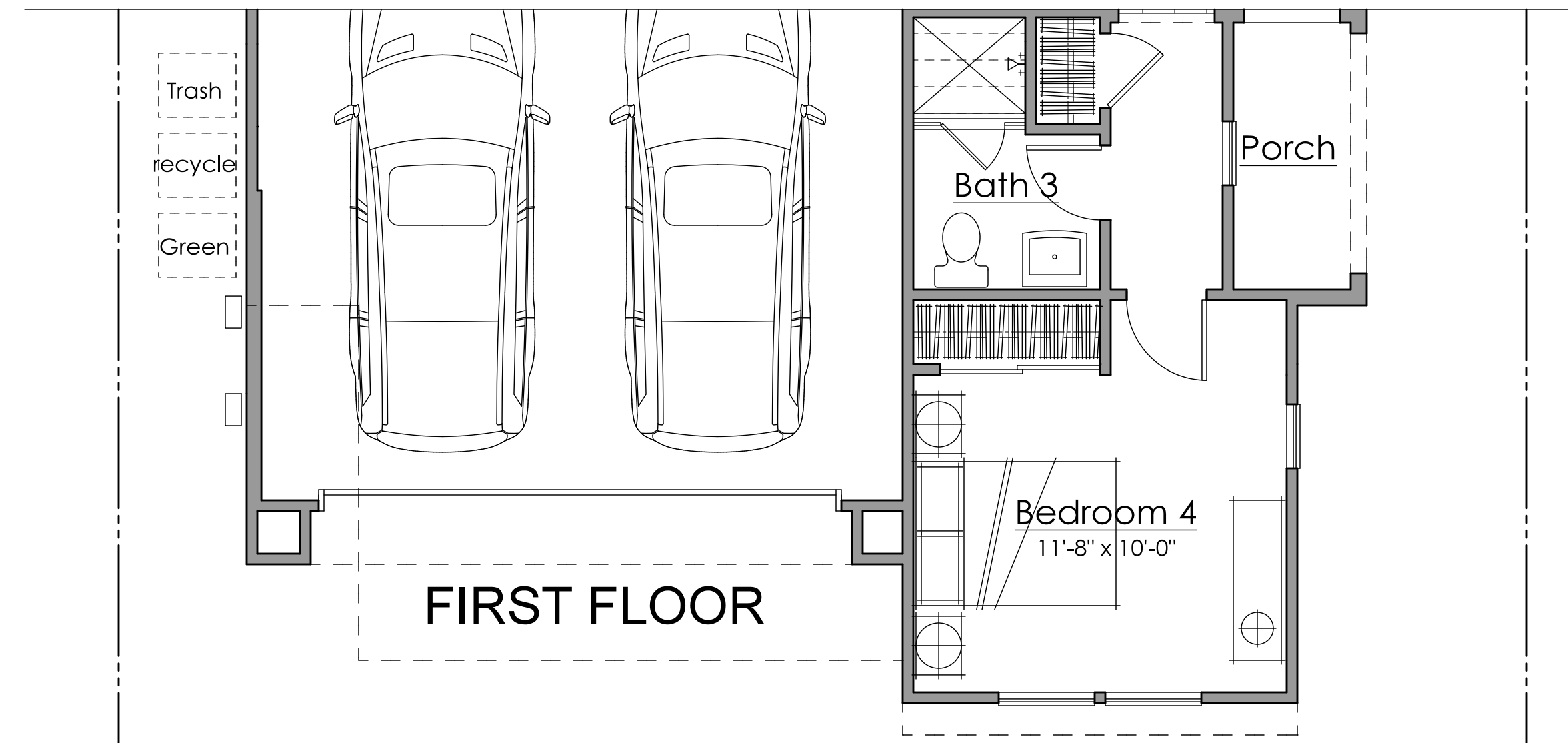
**PLAN 4**  
FLOOR PLAN

**A4.1**

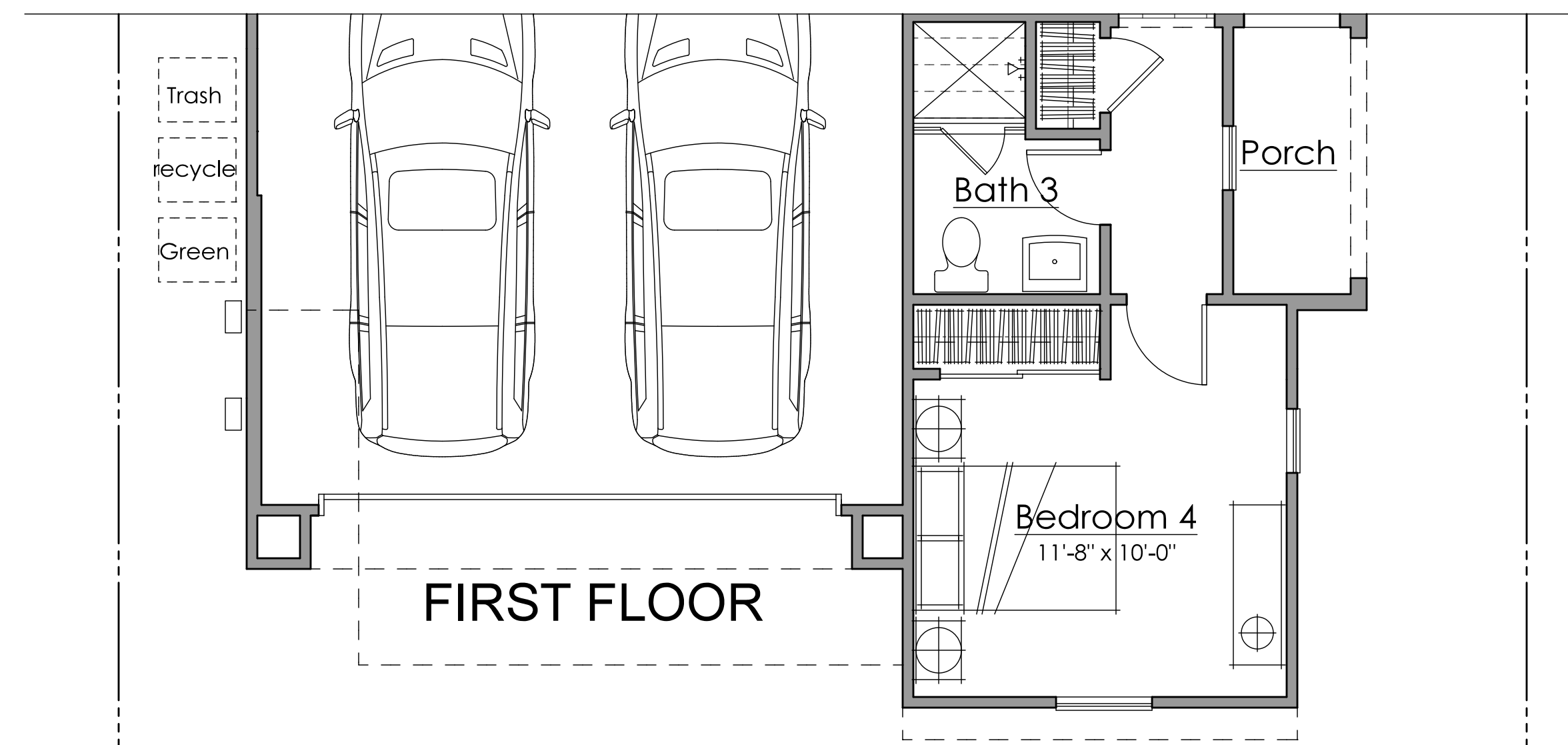
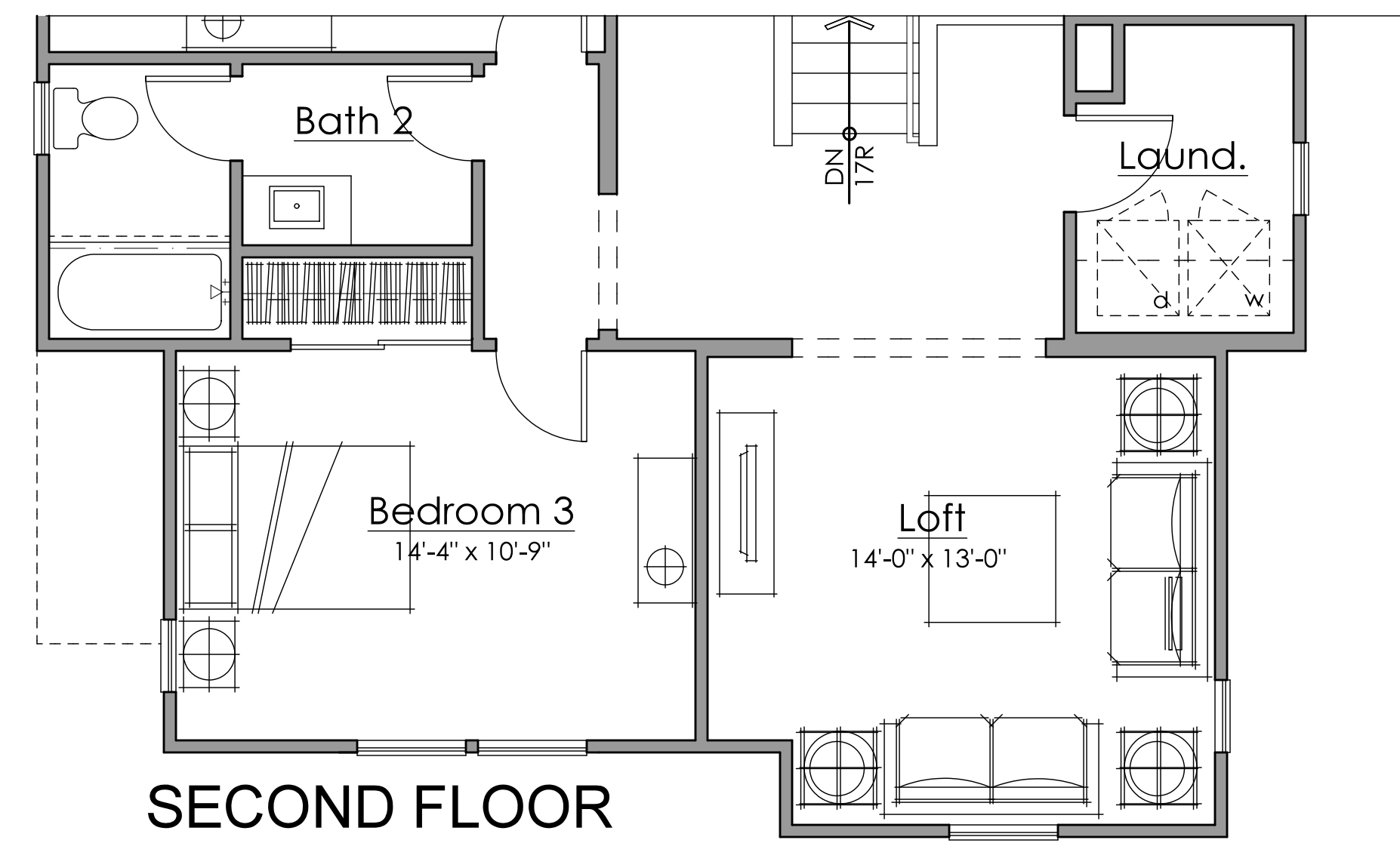




PLAN 4C ADDENDA



PLAN 4B ADDENDA



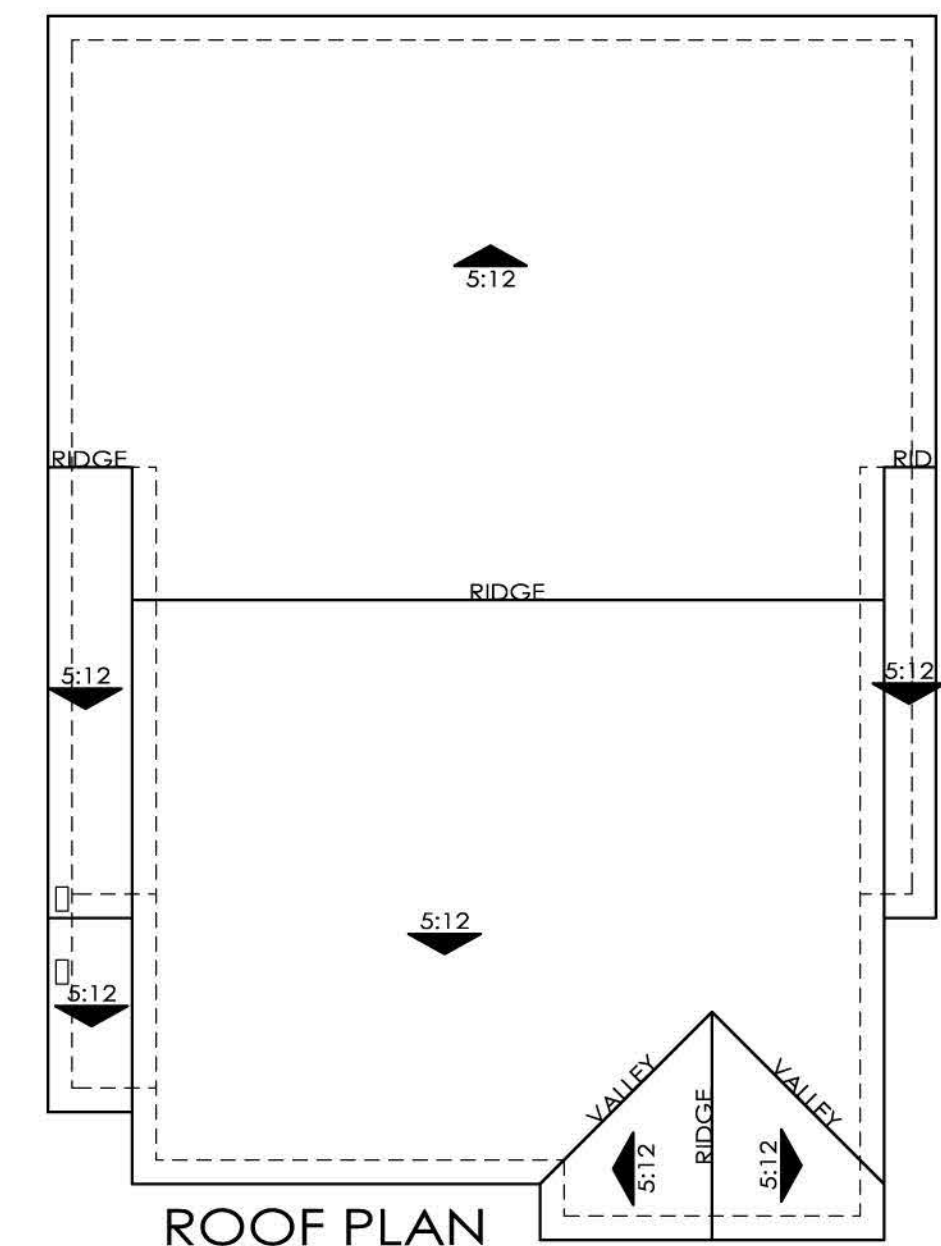


ELEVATION 4A  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Board and Batt Siding  
 Decorative Outlooker  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim



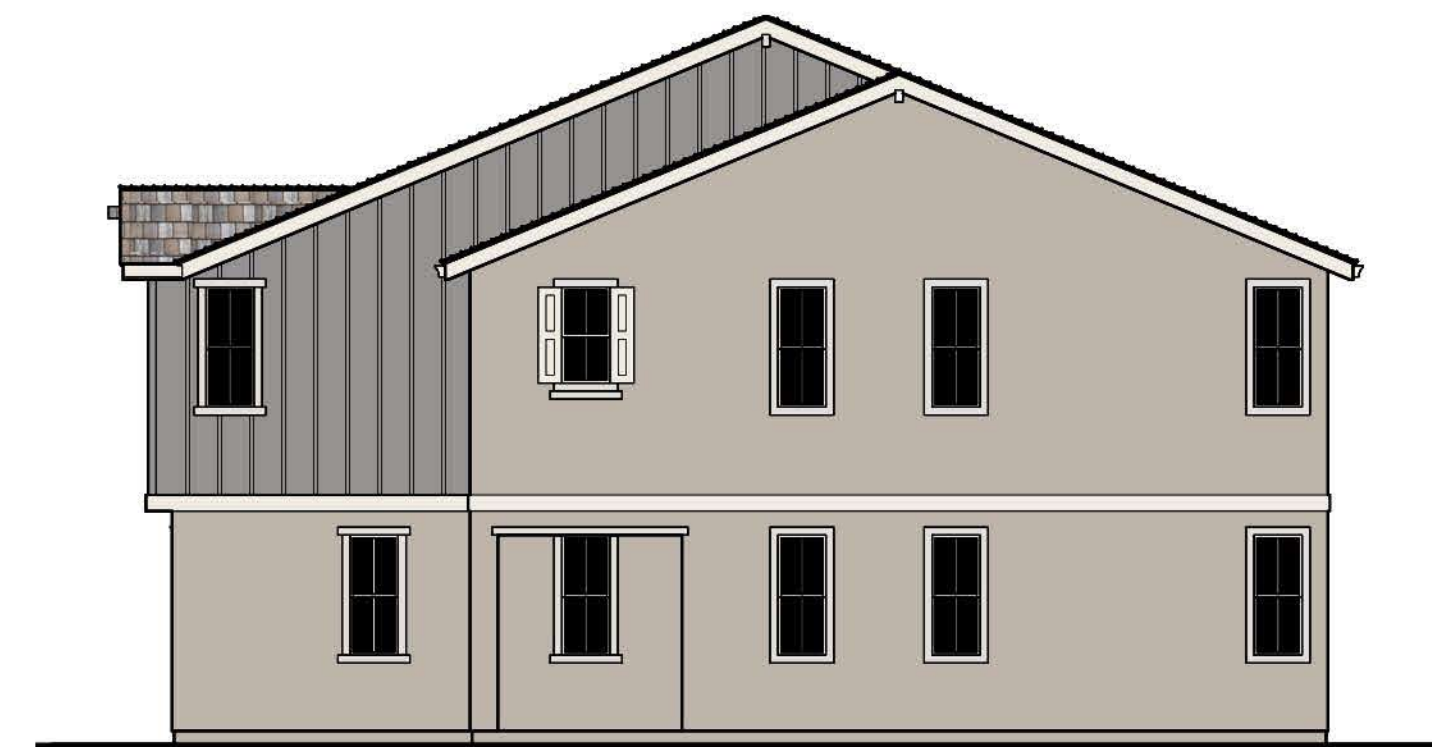
ELEVATION '4A'

Scale: 1/4" = 1'-0"  
 0 2 4 8



ROOF PLAN  
 OVERHANG : 12"  
 RAKE : 12"  
 ROOF PITCH : 5:12 U.N.O

Scale: 1/8" = 1'-0"  
 0 4 8 16



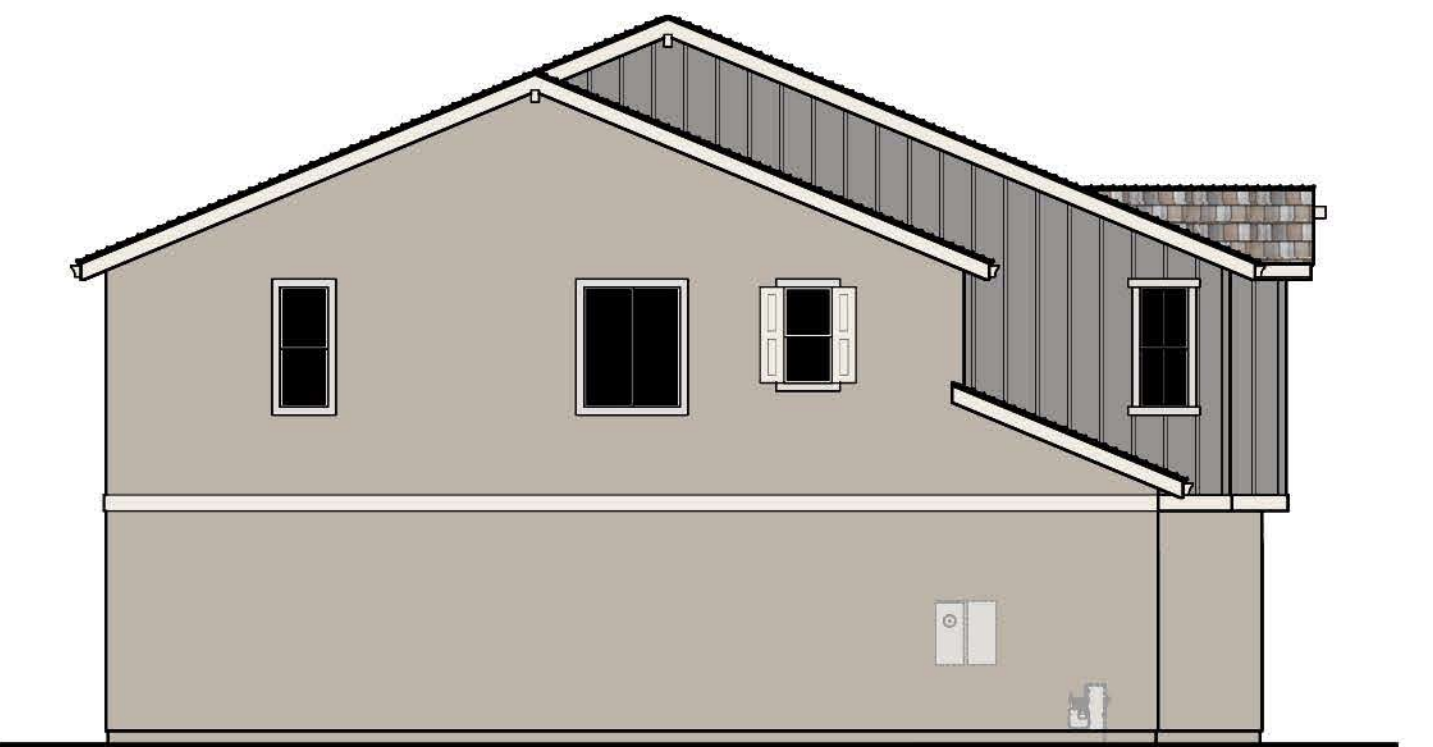
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16

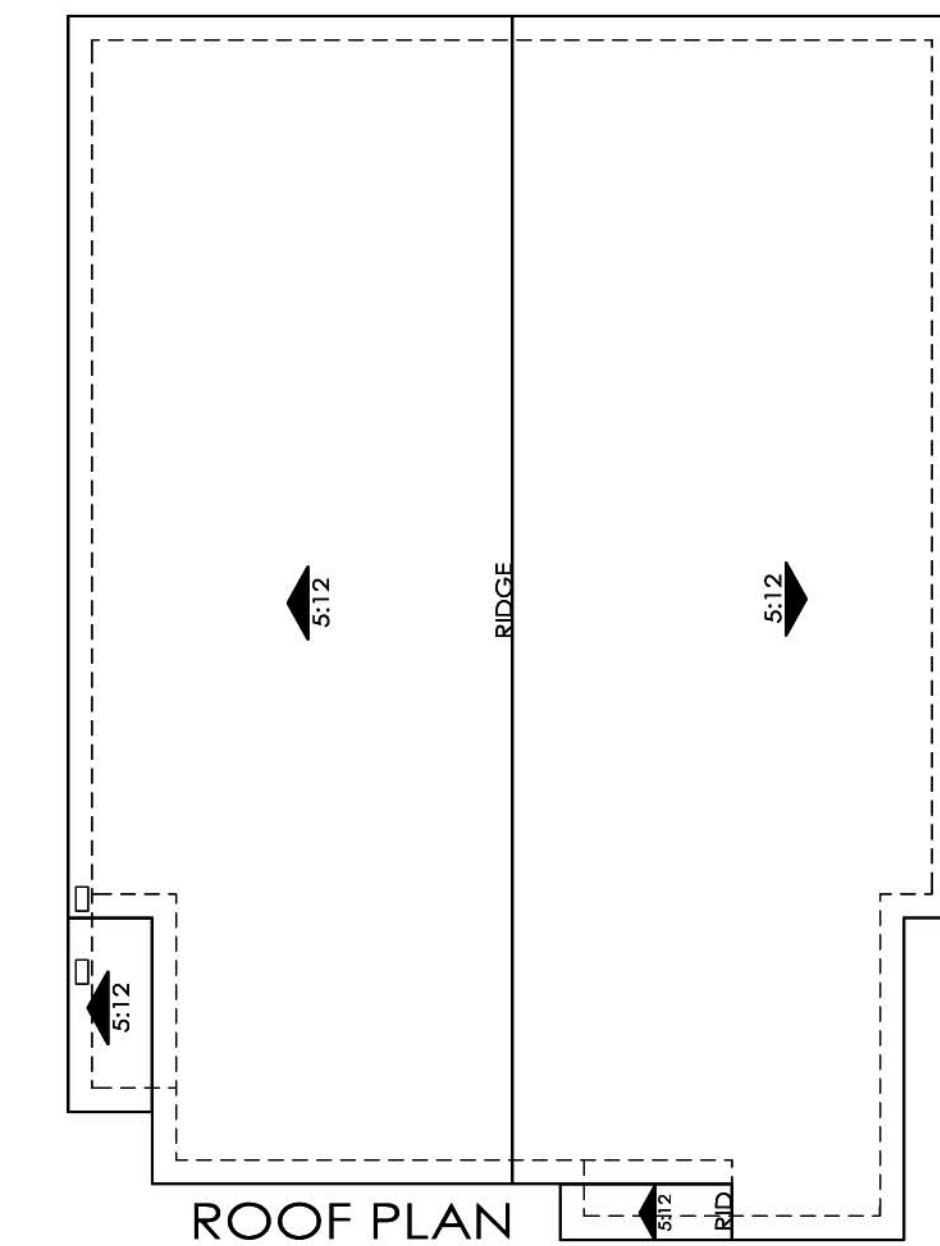


ELEVATION 4B  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Outlooker  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters



ELEVATION '4B'

Scale: 1/4" = 1'-0"  
 0 2 4 8



ROOF PLAN  
 OVERHANG: 12"  
 RAKE: 12"  
 ROOF PITCH: 5:12 U.N.O

Scale: 1/8" = 1'-0"  
 0 4 8 16



RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018

0 2 4 8

EXTERIOR ELEVATIONS 4B  
 Color Scheme 4

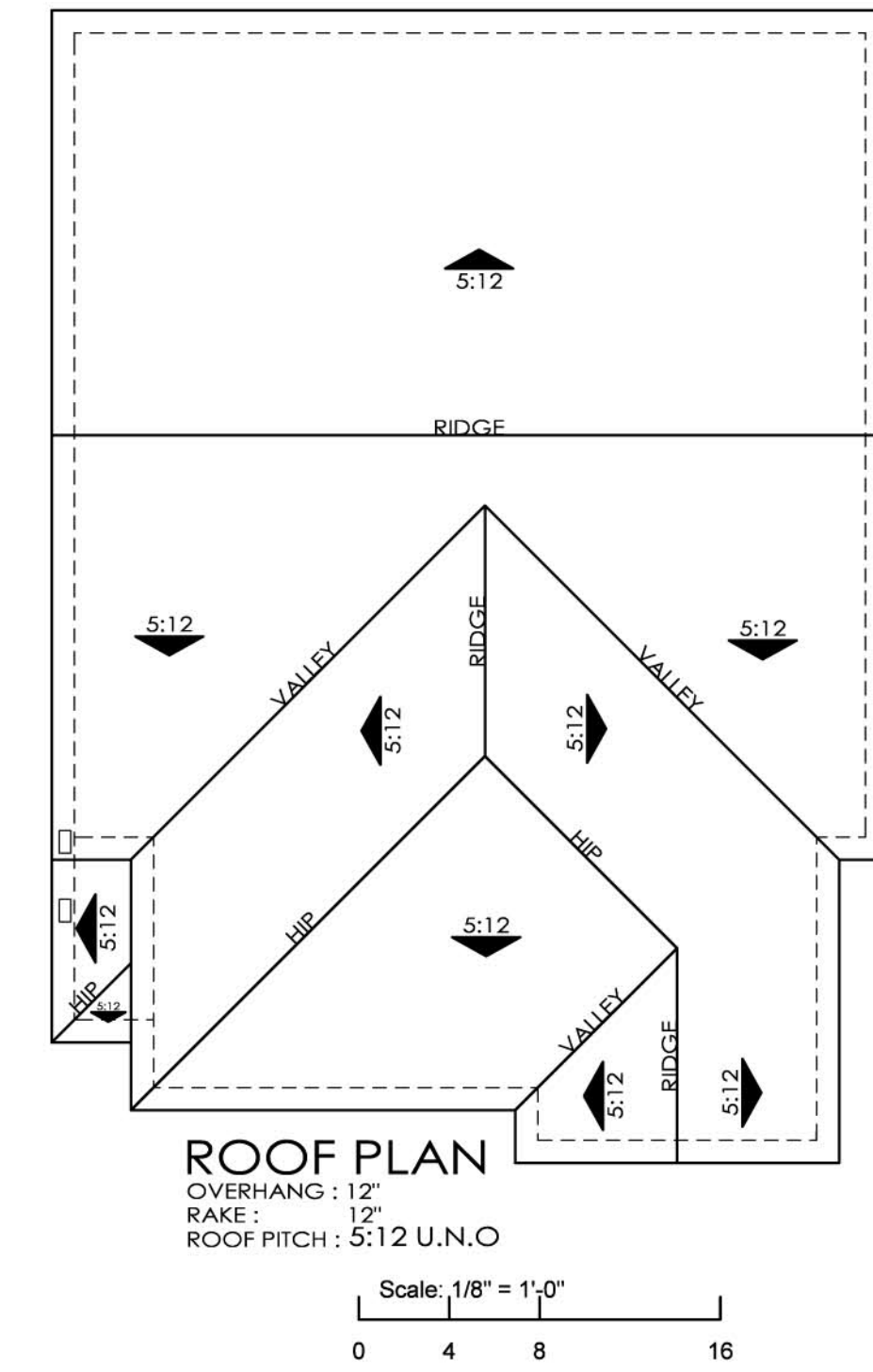


ELEVATION 4C  
 Material Legend:  
 Flat Concrete Tile Roofing  
 Stucco Finish  
 Cementitious Siding  
 Decorative Corbel  
 Enhanced Sills  
 1x Stucco Finish Trim  
 Decorative Shutters



ELEVATION '4C'

Scale: 1/4" = 1'-0"  
 0 2 4 8



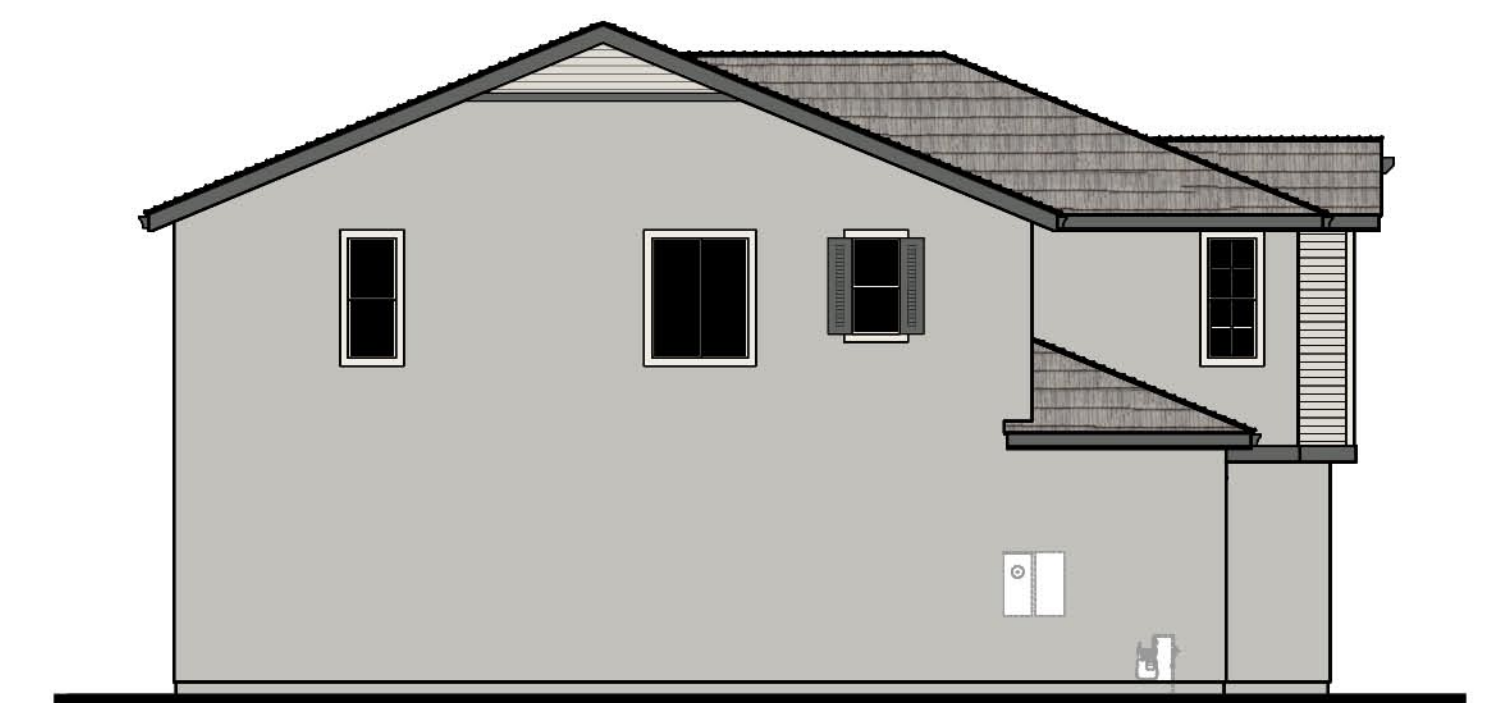
RIGHT

Scale: 1/8" = 1'-0"  
 0 4 8 16



REAR

Scale: 1/8" = 1'-0"  
 0 4 8 16



LEFT

Scale: 1/8" = 1'-0"  
 0 4 8 16



Architecture + Planning  
 888.456.5849  
 ktgy.com



MAIN STREET  
 OAKLEY, CA

#2018-0291

SCHEMATIC DESIGN  
 11-18-2018



EXTERIOR ELEVATIONS 4C  
 Color Scheme 7

A4.4