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DEVELOPER

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

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

KEVIN L. CROOK ARCHITECT, INC. 1360
 REYNOLDS AVENUE, SUITE 110 IRVINE,
 CA 92614
 (949) 660-1587
 CONTACT: KEVIN L. CROOK

SOILS ENGINEER

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



JULY 2019



DESIGN REVIEW & VESTING TENTATIVE MAP
THE VINES AT OAKLEY
SUBDIVISION 9507
OAKLEY, CALIFORNIA



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



MINIMUM SETBACKS	
FRONT	10'
GARAGE	18'
SIDE	5'
REAR	10'

*RV PARKING PROVIDED ALONG SIDE YARD (14 TOTAL)

LOT COVERAGE		
PLAN NUMBER	BUILDING FOOTPRINT*	** TYP LOT COVERAGE
PLAN 1	2,050 SF	51.3%
PLAN 2	1,583 SF	40.0%
PLAN 3	1,699 SF	42.5%

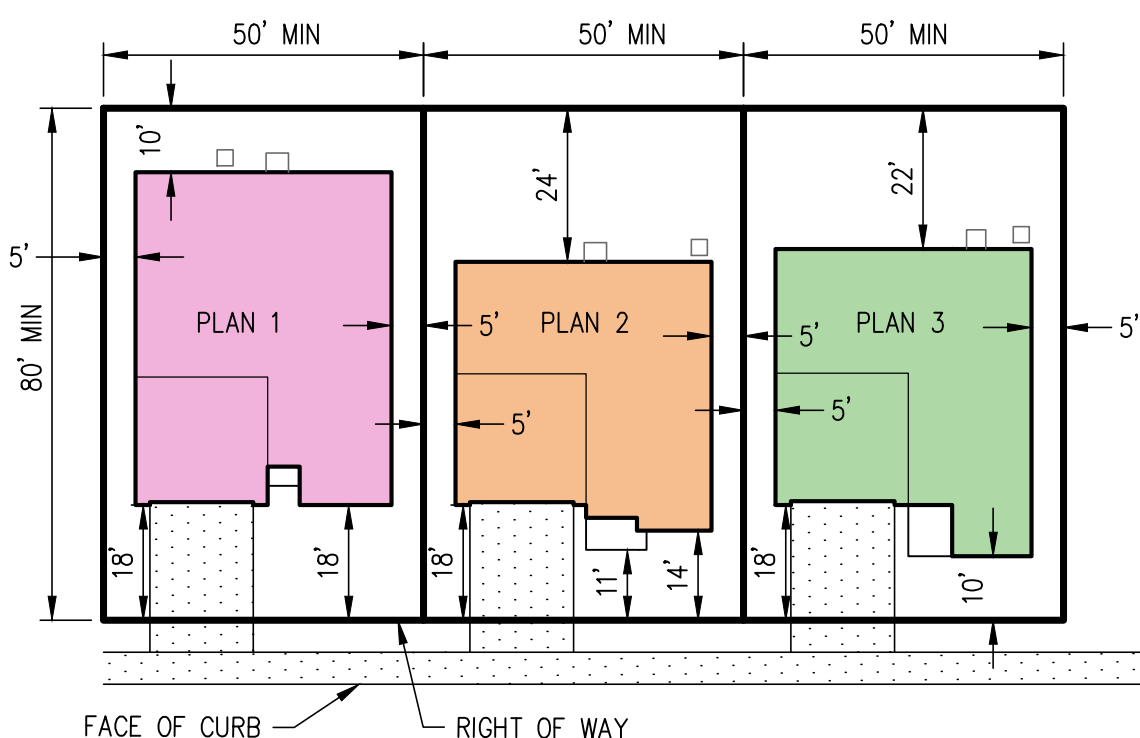
* DOES NOT INCLUDE PORCH AREA
 ** PERCENT COVERAGE IS BASED ON MINIMUM LOT SIZE OF 50' X 80'

ABBREVIATIONS:
 SDE STORM DRAIN EASEMENT
 SSE SANITARY SEWER EASEMENT

UNIT MIX SUMMARY					
PLAN	ELEVATION A	ELEVATION B	ELEVATION C	UNIT COUNT	% MIX
PLAN 1	6	6	7	19	30%
PLAN 2	8	7	7	22	35%
PLAN 3	7	8	7	22	35%
TOTAL				63	100%

GENERAL NOTES

- SUBDIVIDER: MLC HOLDINGS, INC.
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 SAN RAMON, CA 94583
 PHONE: (925) 543-4012
 CONTACT: CHARLES MCKEAG
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 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 PHONE: (925) 866-0322
 CONTACT: COLT ALVERNAZ
- ACREAGE: GROSS: 9.87 AC±
 NET: 9.62 AC±
- LAND USE: EXISTING - VACANT LAND
 PROPOSED - SINGLE FAMILY RESIDENTIAL
- ZONING: R-6 (RESIDENTIAL 6,000 SF MIN)
 PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
- SITE DENSITY: GROSS: 6.38 DU/AC
 NET: 6.55 DU/AC
- MINIMUM LOT AREA: 4,000 SF



TYPICAL 50' X 80' LOT SETBACKS

MLC Holdings, Inc.

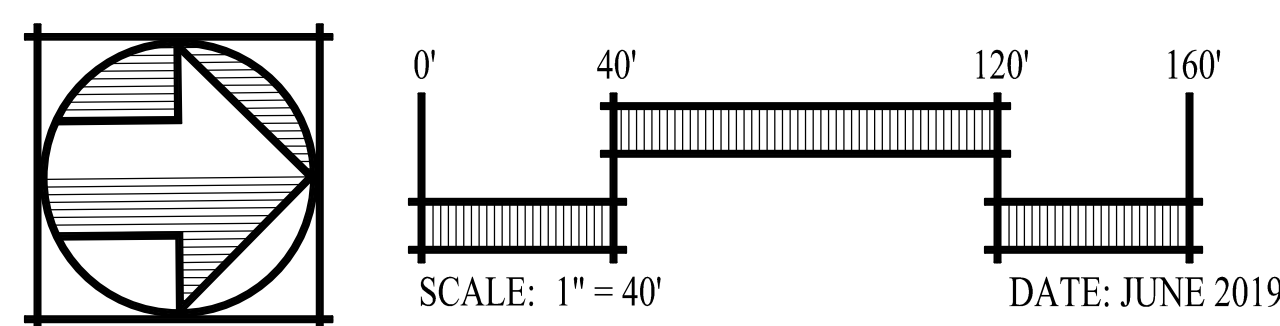
FINAL
DEVELOPMENT PLAN
THE VINES AT OAKLEY
SUBDIVISION 9507

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



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SHEET NO.
P1





MINIMUM SETBACKS	
FRONT	10'
GARAGE	18'
SIDE	5'
REAR	10'

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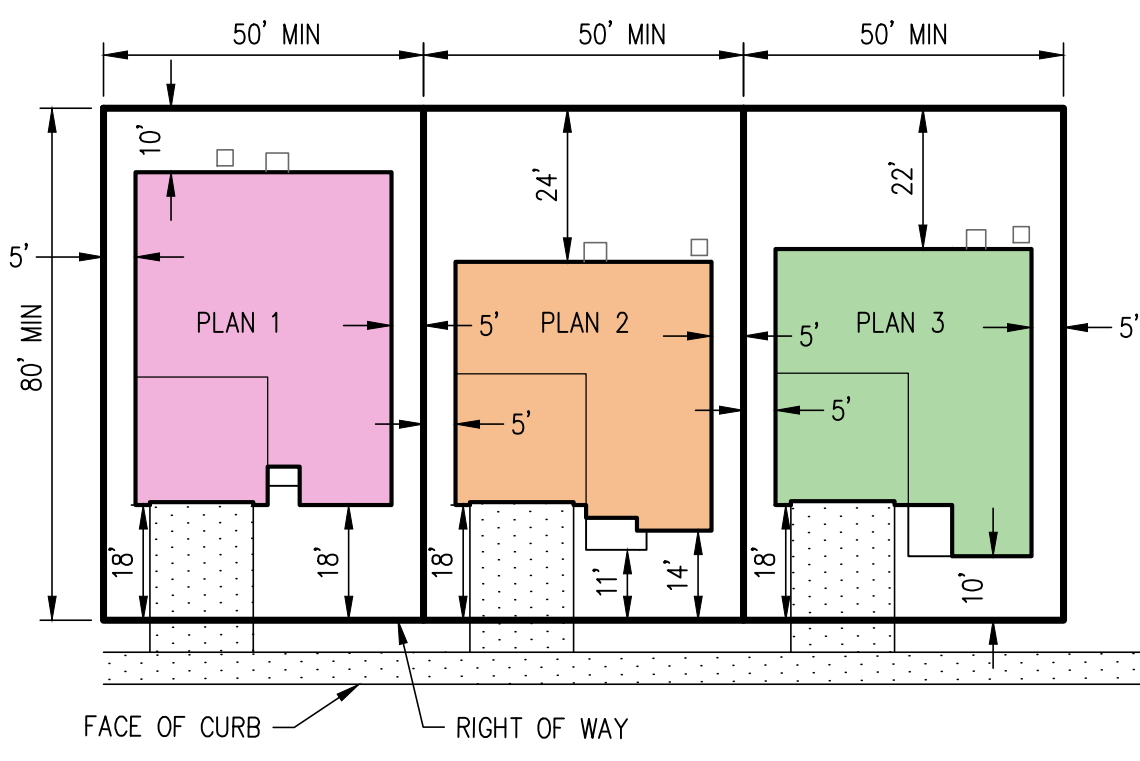
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TYPICAL 50' X 80' LOT SETBACKS



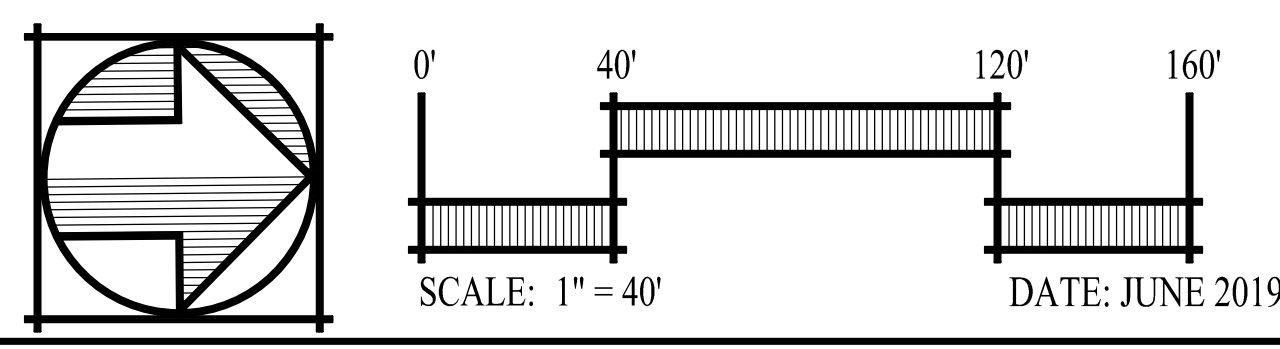
FINAL
DEVELOPMENT PLAN - ALTERNATE
THE VINES AT OAKLEY
SUBDIVISION 9507

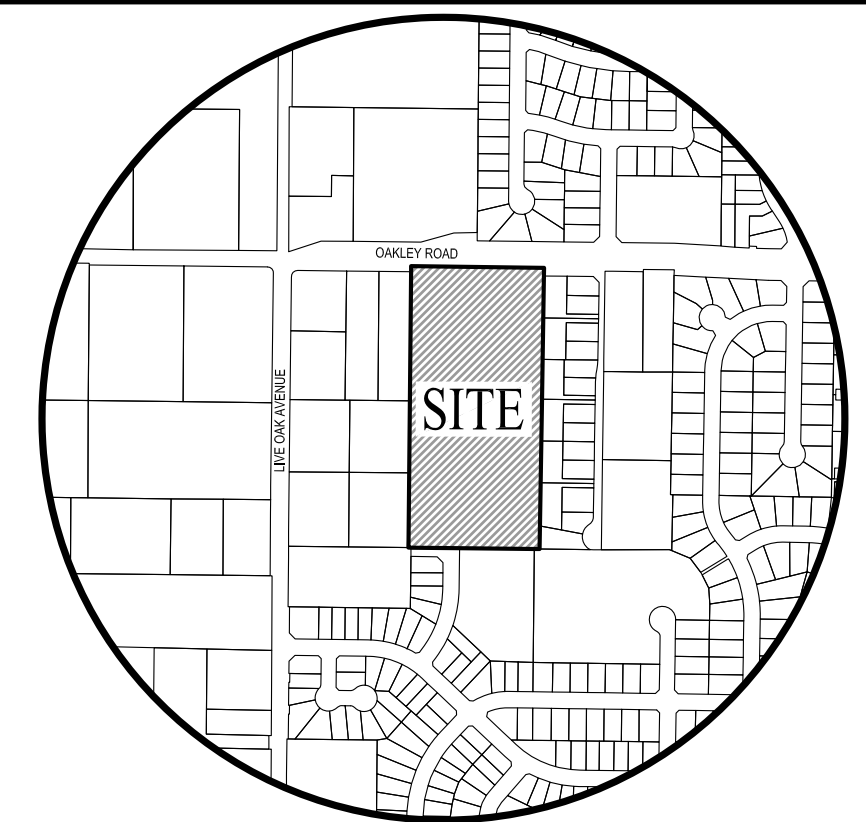
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



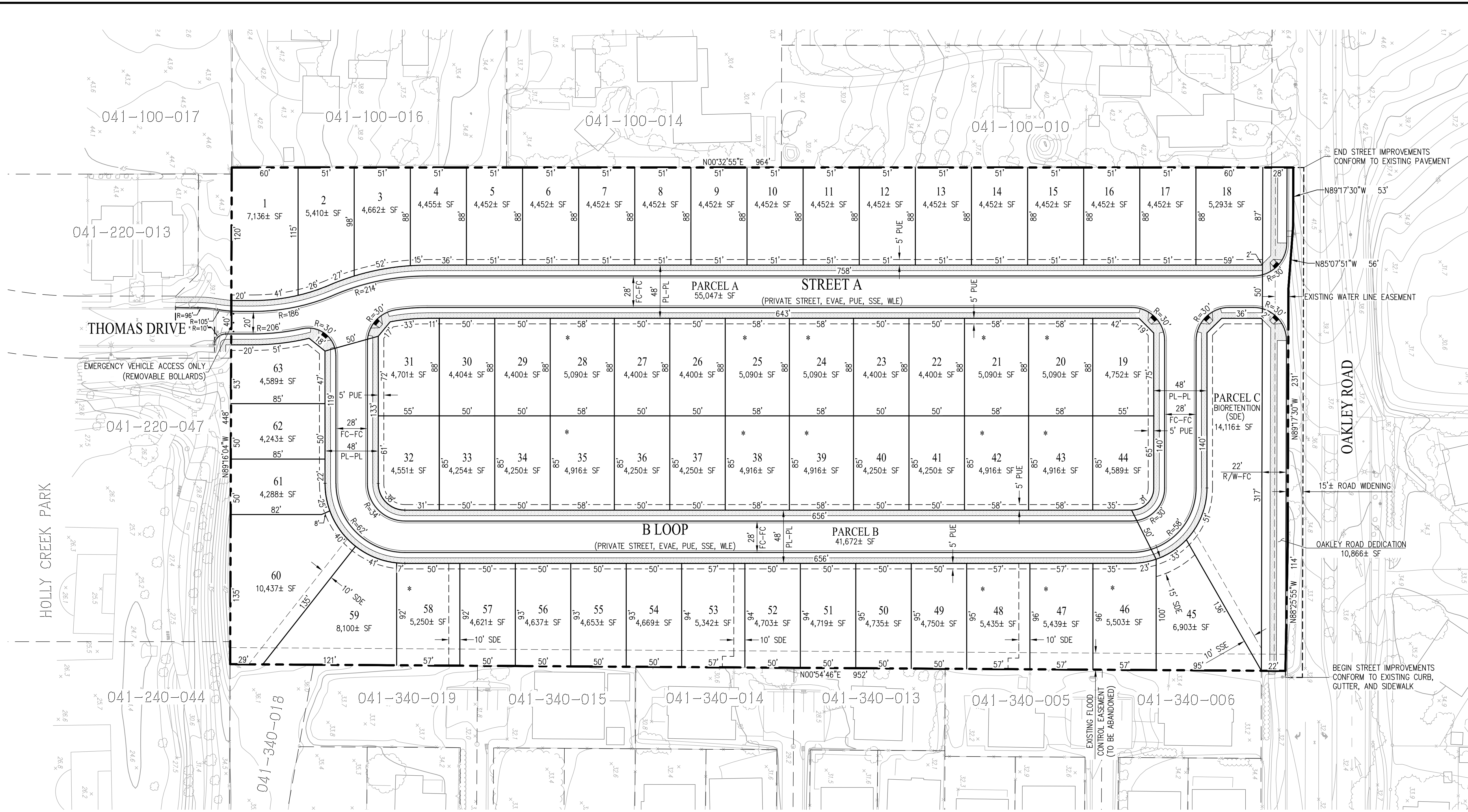
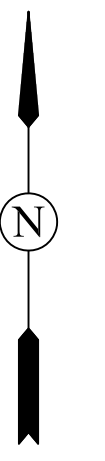
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SHEET NO.
P-1A





VICINITY MAP
NOT TO SCALE



GENERAL NOTES

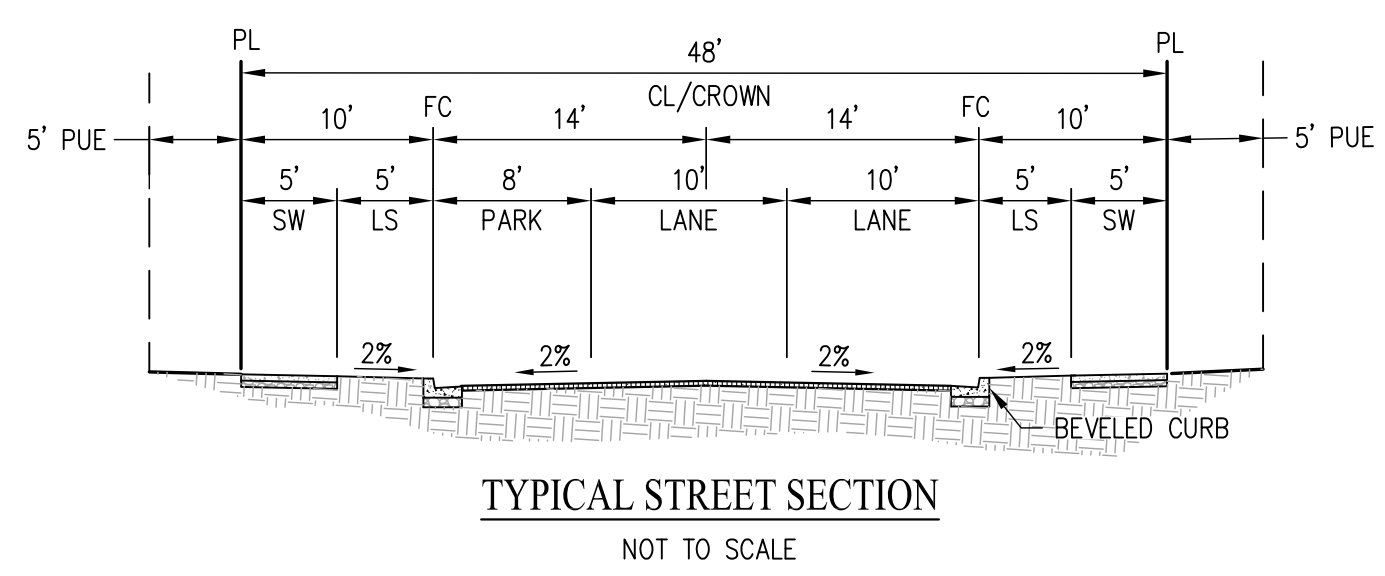
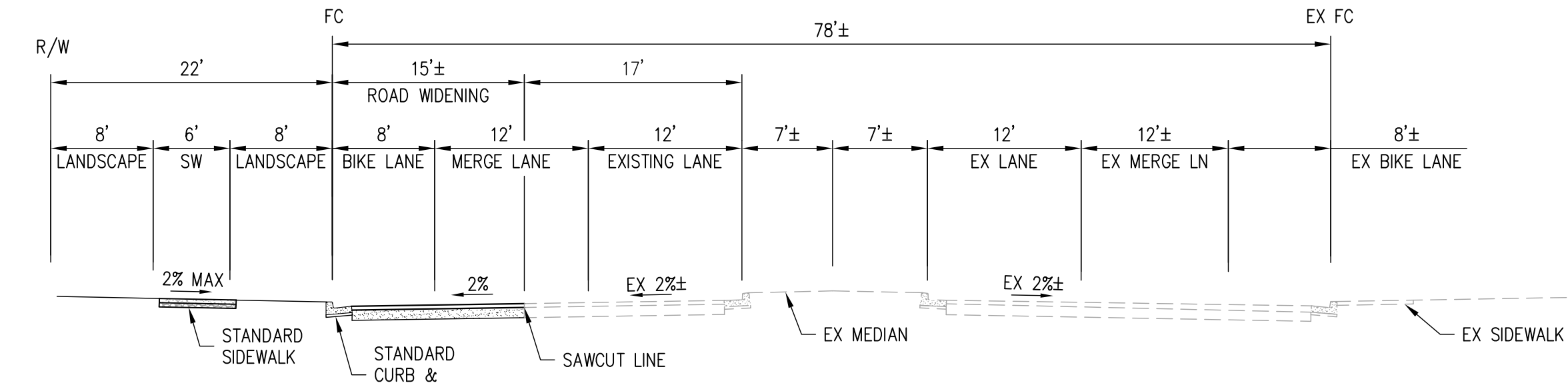
- ASSESSORS PARCEL NO. 041-100-009
- SITE AREA: GROSS: 9.87± ACRES
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- LOTS: RESIDENTIAL: 63 (LOTS 1-63)
PRIVATE STREETS: 2 (PARCEL A & B)
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- DWELLING UNITS: 63
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MULTI-FAMILY RESIDENTIAL-LOW (2.20 AC)
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PROPOSED ZONING: PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
- EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- BENCHMARK: BEING A BRASS DISK IN A MONUMENT WELL STAMPED 04-HK 1993,
NGS DESIGNATION HPGN D CA 04 HK, PID AA3821, HAVING AN NAVD88
PUBLISHED ELEVATION OF 16.0 FEET
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS BETWEEN FOUND NGS
MONUMENTS, HAVING PID NO. AA3821 AND JS4835, EPOCH 2010, THE
BEARING BEING N70°45'54"E (CALCULATED AND MEASURED)
- 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 06013C0355G
DATE: MARCH 21, 2017
- UTILITIES: DIABLO WATER DISTRICT
WATER: IRONHOUSE SANITARY DISTRICT
STORM DRAIN: CITY OF OAKLEY
GAS & ELECTRIC: PG&E
TELEPHONE: AT&T
- DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO FINAL MAP
- GRADING: GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING
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ROBERT BOECHE

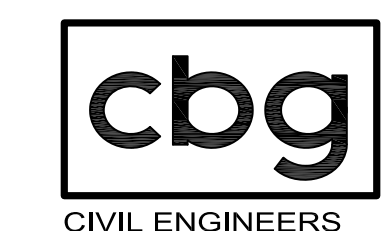
LEGEND

25	LOT NUMBER
100'	LOT DIMENSION
---	PROJECT BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED FACE OF CURB
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*	RV PARKING (14 TOTAL)
EA	EMERGENCY VEHICLE ACCESS EASEMENT
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PUE	PUBLIC UTILITY EASEMENT
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
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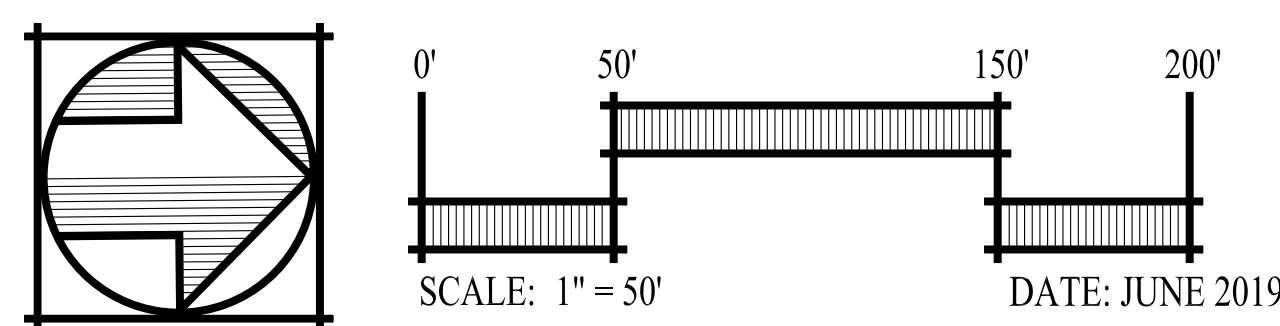
VESTING TENTATIVE MAP
THE VINES AT OAKLEY
SUBDIVISION 9507

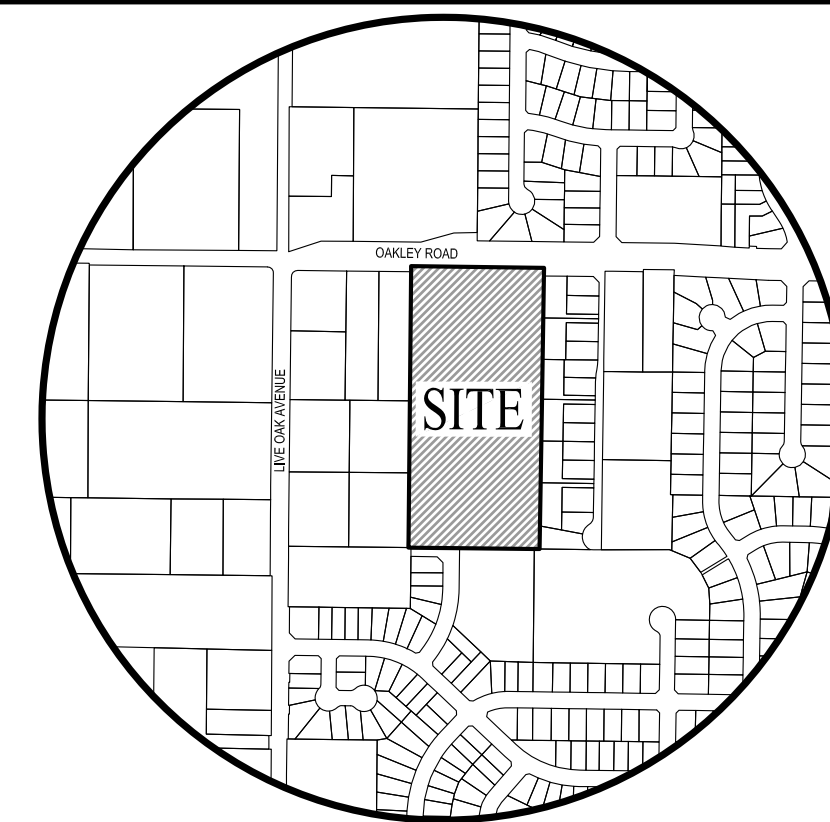
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



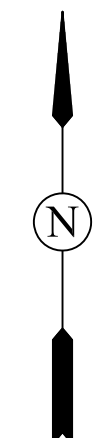
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SHEET NO.
TM-1





VICINITY MAP
NOT TO SCALE



GENERAL NOTES

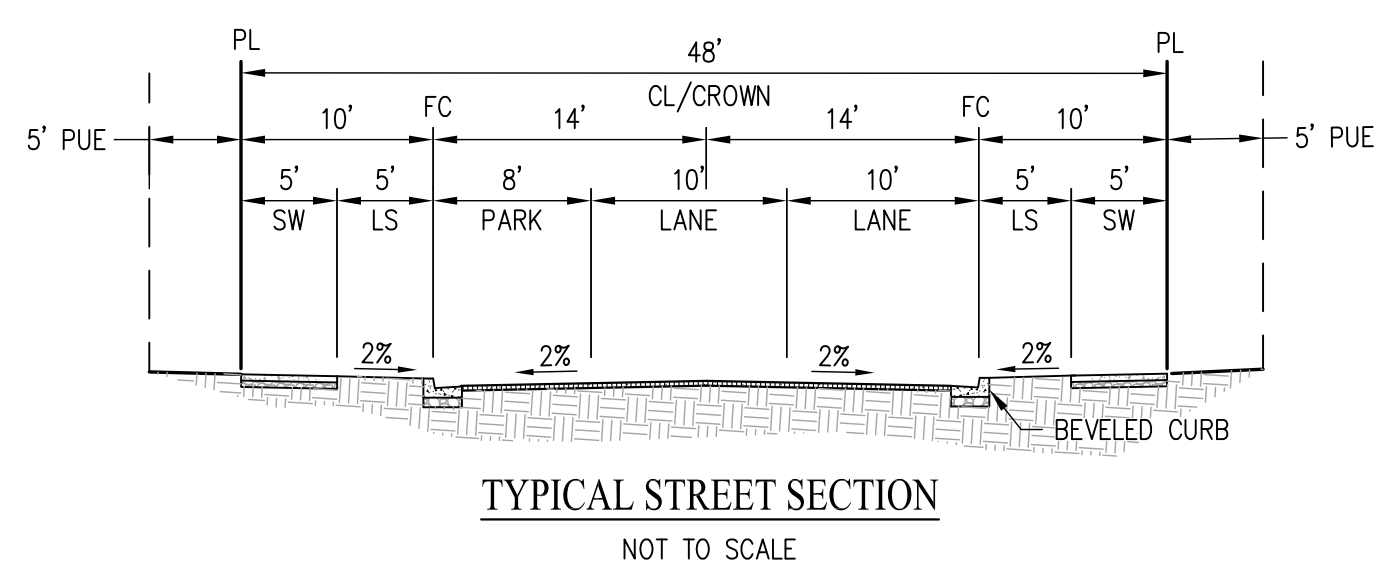
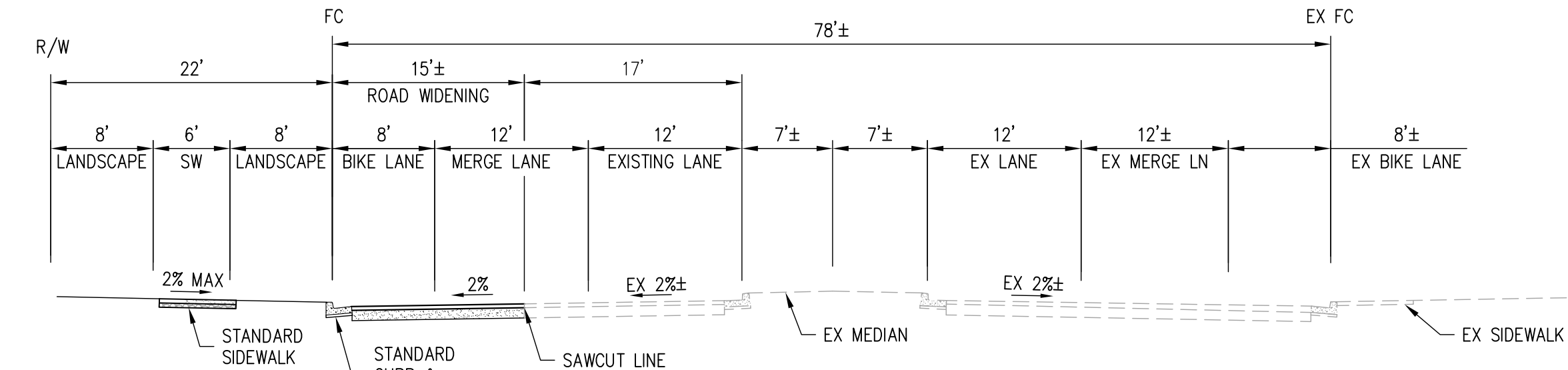
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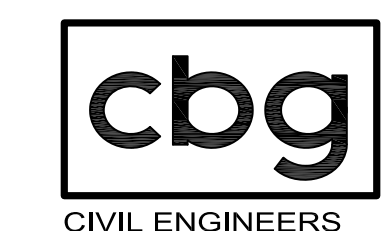
LEGEND

25	LOT NUMBER
100'	LOT DIMENSION
---	PROJECT BOUNDARY
---	PROPOSED RIGHT OF WAY
---	PROPOSED LOT LINE
---	PROPOSED FACE OF CURB
---	EXISTING EASEMENT
---	PROPOSED SAWCUT LINE
*	RV PARKING (6 TOTAL)
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SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
SDE	STORM DRAIN EASEMENT



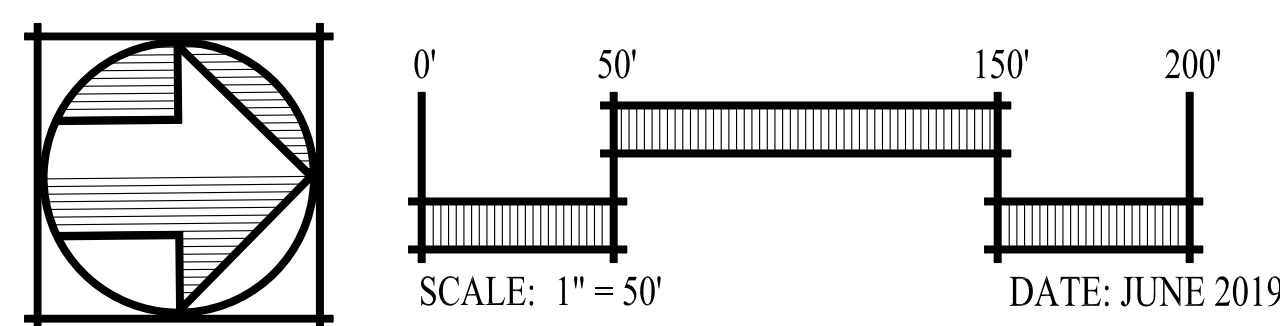
**VESTING TENTATIVE MAP - ALTERNATE
THE VINES AT OAKLEY
SUBDIVISION 9507**

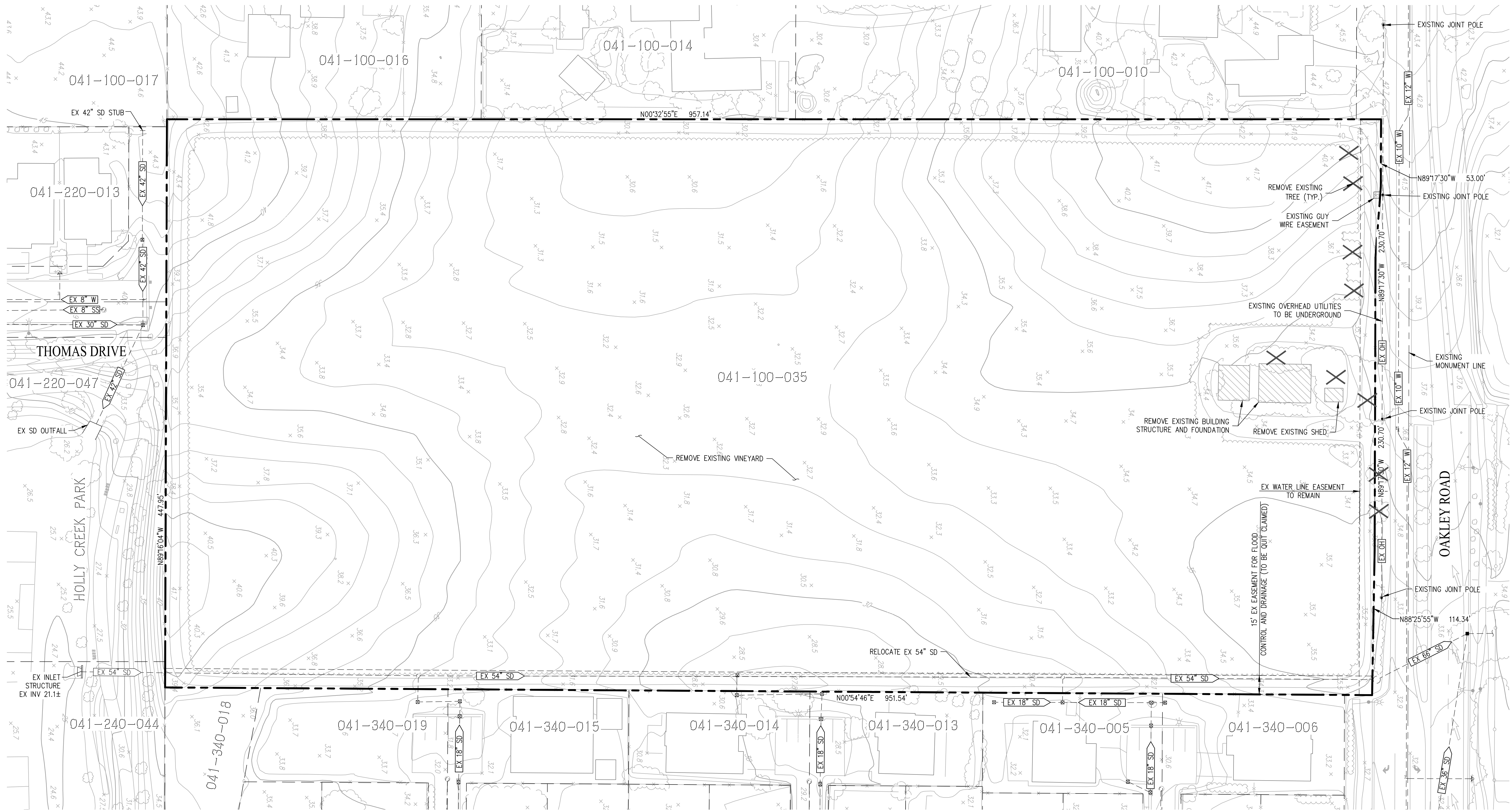
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



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SHEET NO.
TM-1A





ABBREVIATIONS

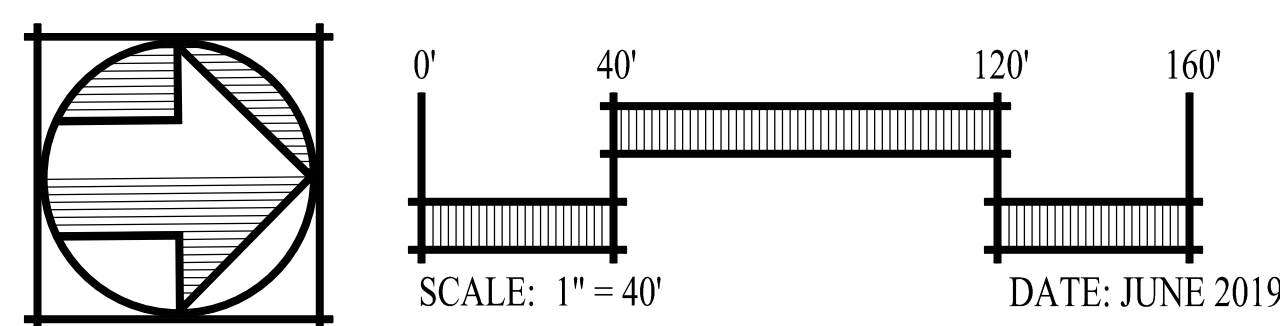
OH	OVERHEAD
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER

FLOOD ZONE:

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

LEGEND

	PROJECT BOUNDARY
	EXISTING EASEMENT
	EXISTING CATCH BASIN
	EXISTING FIRE HYDRANT
	EXISTING MANHOLE
	EXISTING STREET LIGHT
	EXISTING STORM DRAIN
	EXISTING SANITARY SEWER
	EXISTING WATER LINE
	EXISTING GAS
	EXISTING OVERHEAD LINE
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING TREE TO BE REMOVED



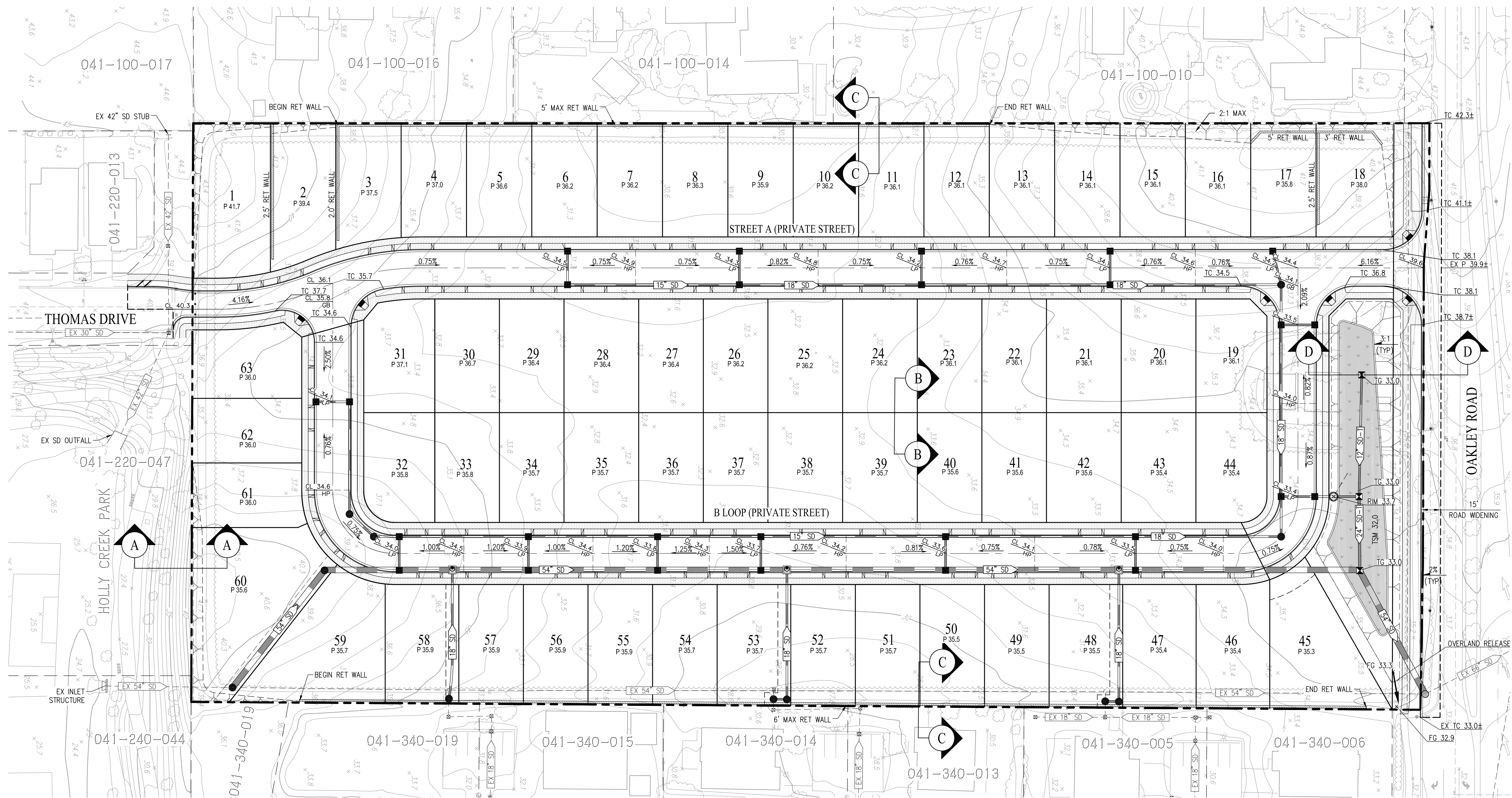
**EXISTING CONDITIONS
THE VINES AT OAKLEY
SUBDIVISION 9507**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



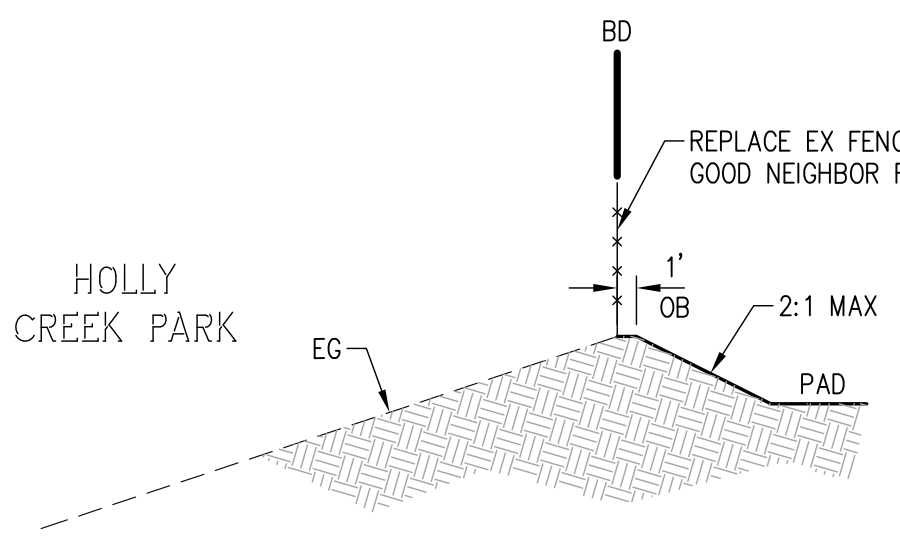
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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-2

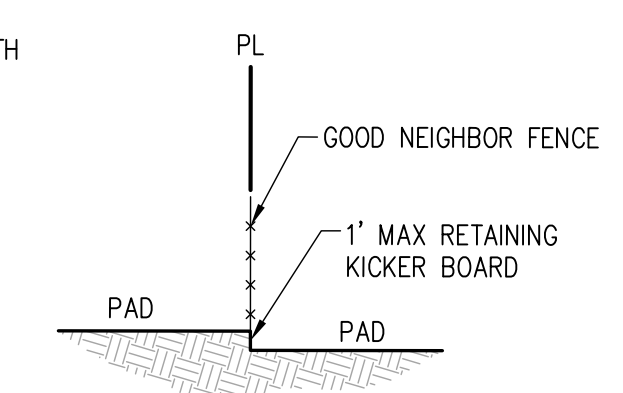


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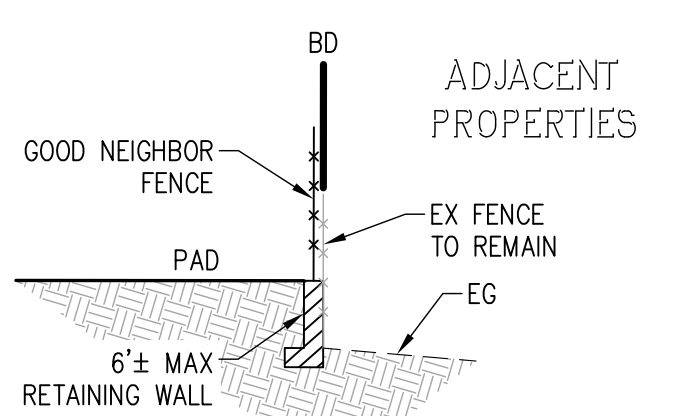
- PROJECT BOUNDARY
- PROPOSED LOT LINE
- APPROXIMATE PAD ELEVATION
- EXISTING CONTOUR LINE
- EXISTING SPOT GRADE
- STORM DRAIN
- MANHOLE
- CATCH BASIN
- TEMPORARY SWALE
- RETAINING WALL



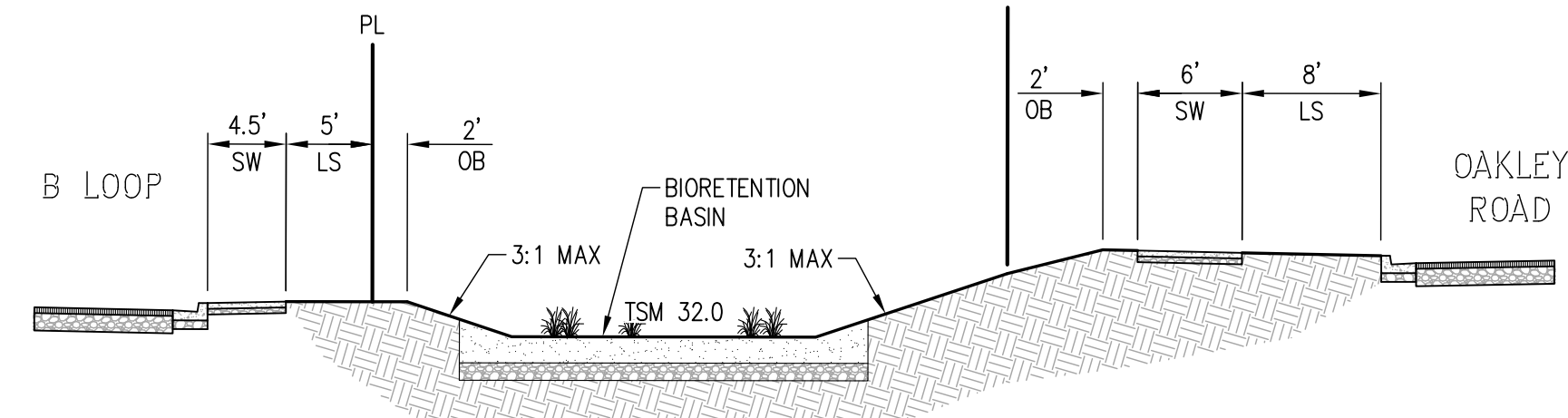
SECTION A-A
NOT TO SCALE



SECTION B-B
NOT TO SCALE



SECTION C-C
NOT TO SCALE



SECTION D-D
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PRELIMINARY GRADING PLAN THE VINES AT OAKLEY

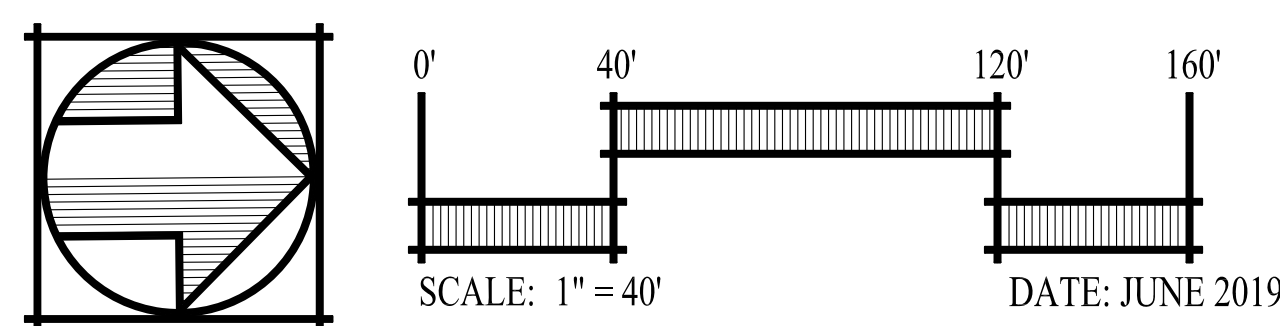
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CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

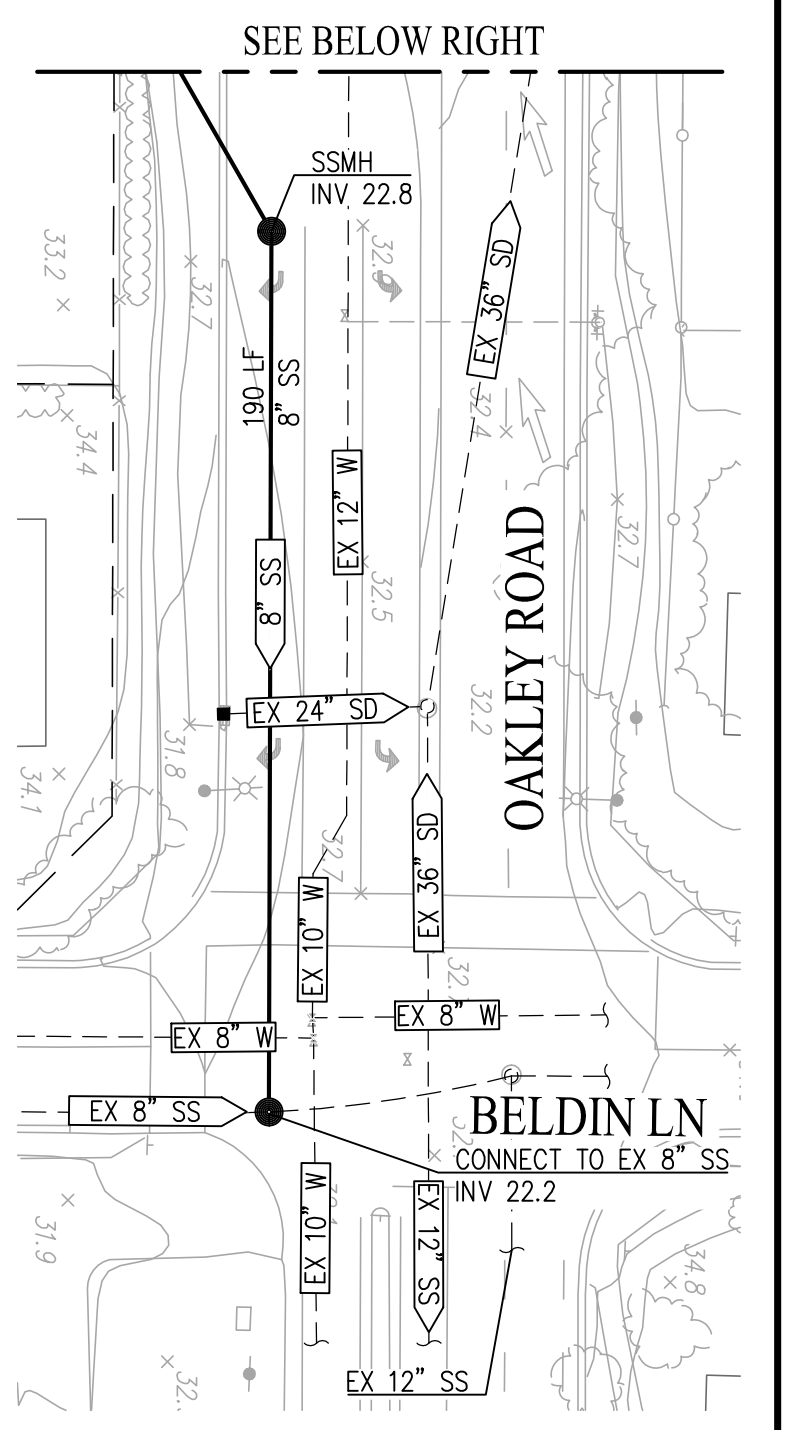
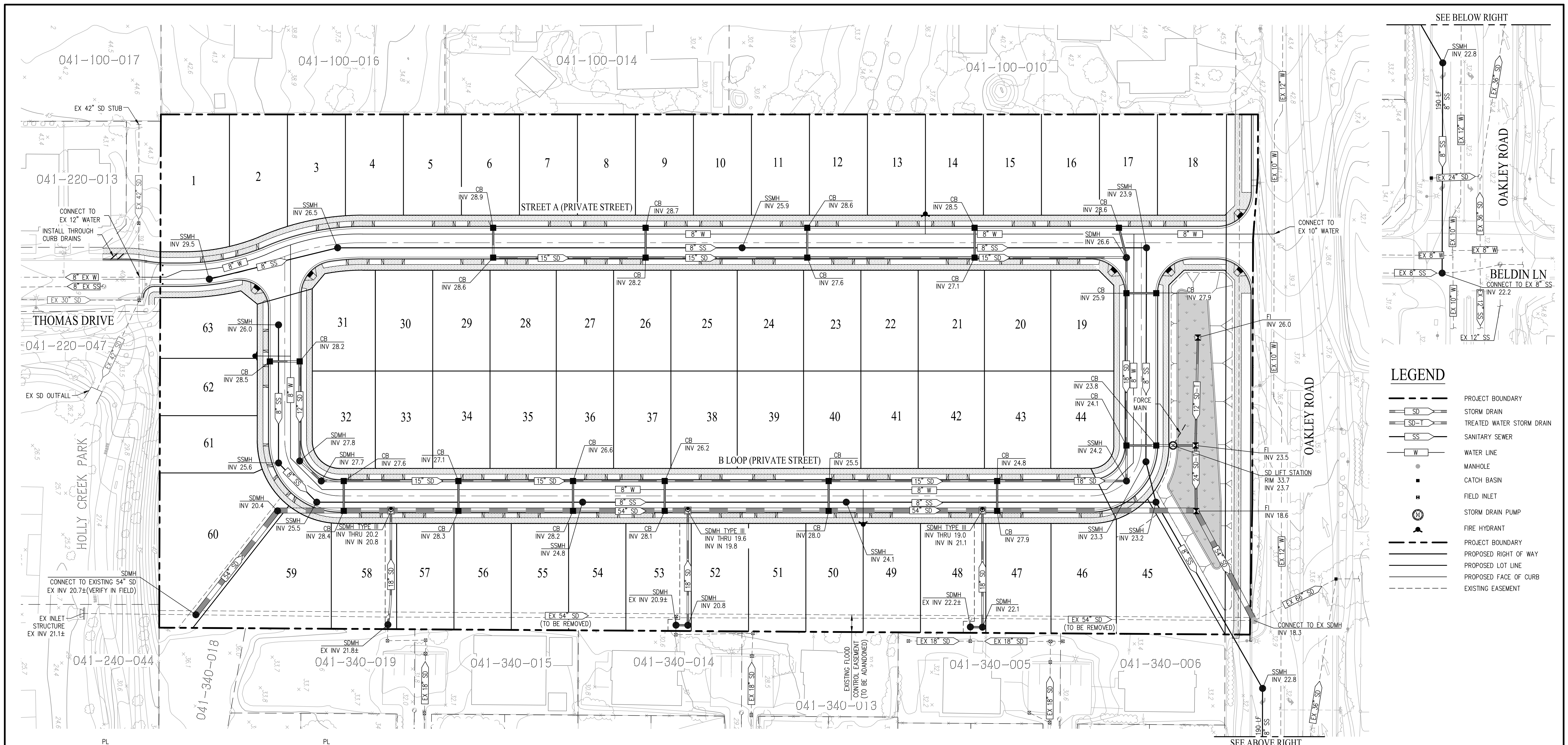


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-3

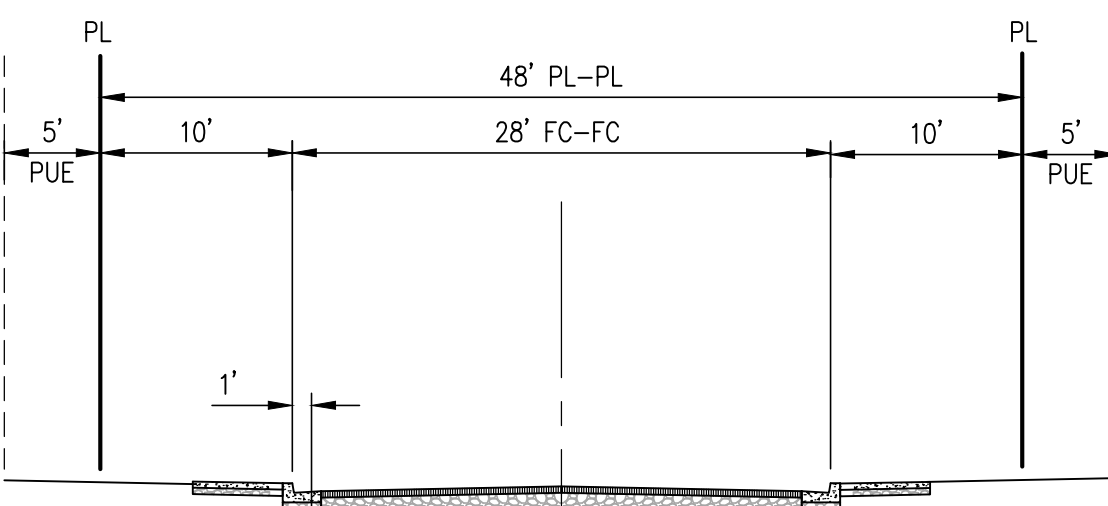


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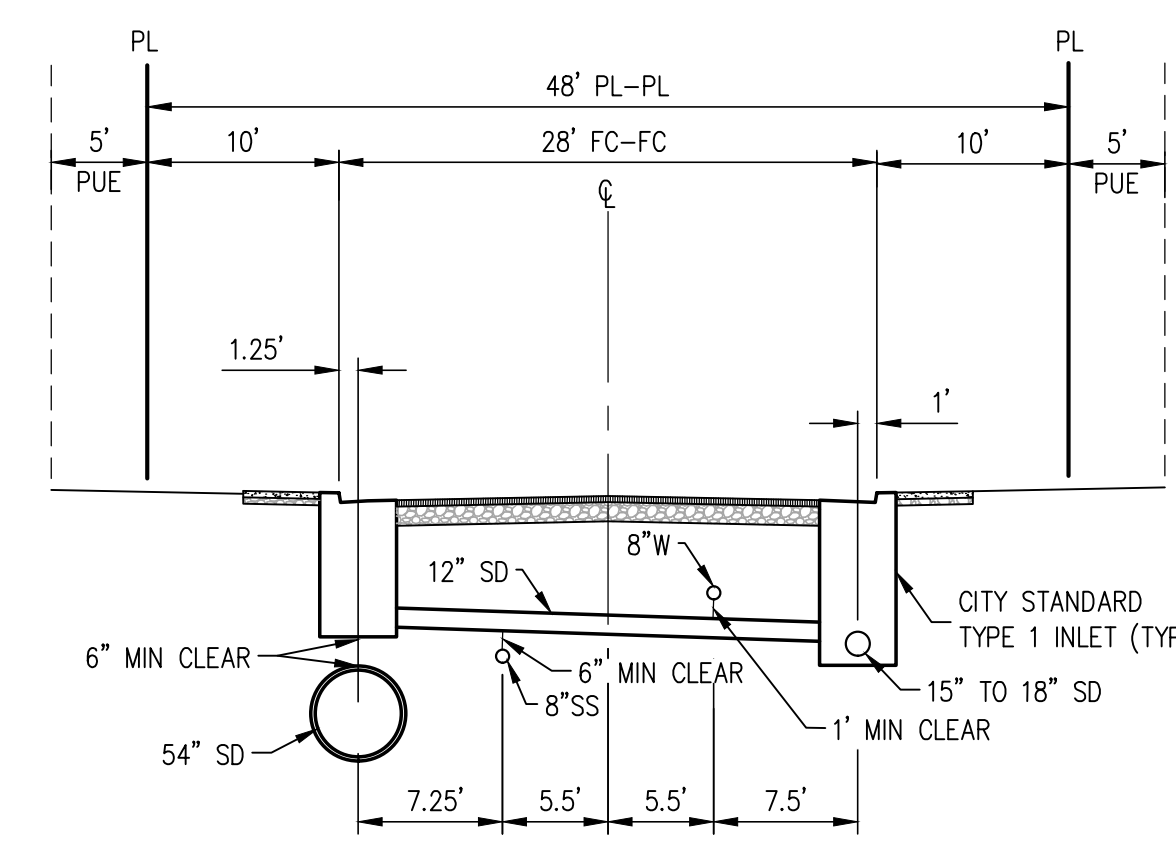


LEGEND

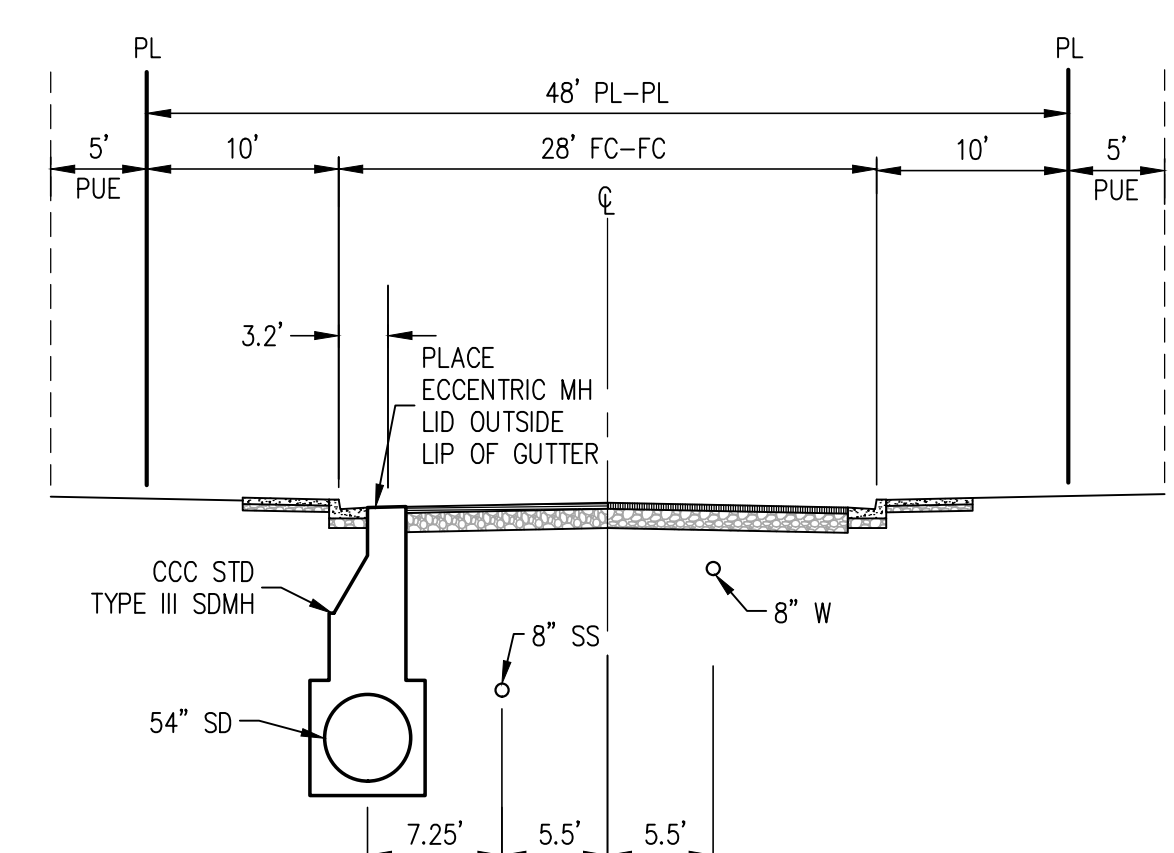
- PROJECT BOUNDARY
- STORM DRAIN
- TREATED WATER STORM DRAIN
- SANITARY SEWER
- WATER LINE
- MANHOLE
- CATCH BASIN
- FIELD INLET
- STORM DRAIN PUMP
- FIRE HYDRANT
- PROJECT BOUNDARY
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- EXISTING EASEMENT



TYPICAL UTILITY SECTION (STREET A)
(LOOKING SOUTH)
NOT TO SCALE



TYPICAL UTILITY SECTION
AT STORM DRAIN CROSSINGS
(LOOKING SOUTH)
NOT TO SCALE



TYPICAL UTILITY SECTION
AT SMDH TYPE III (54" SD PIPE)
(LOOKING SOUTH)
NOT TO SCALE

PRELIMINARY UTILITY PLAN

THE VINES AT OAKLEY

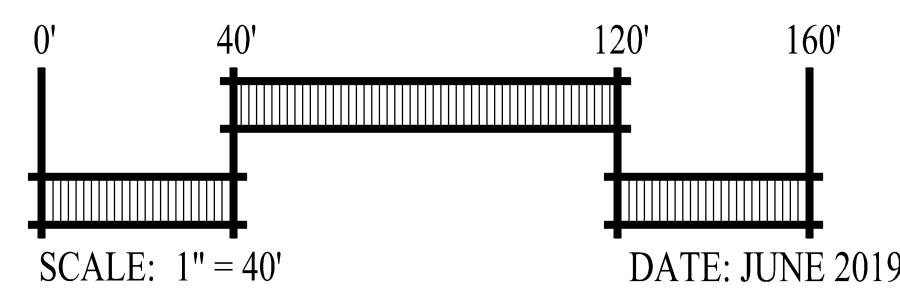
SUBDIVISION 9507

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



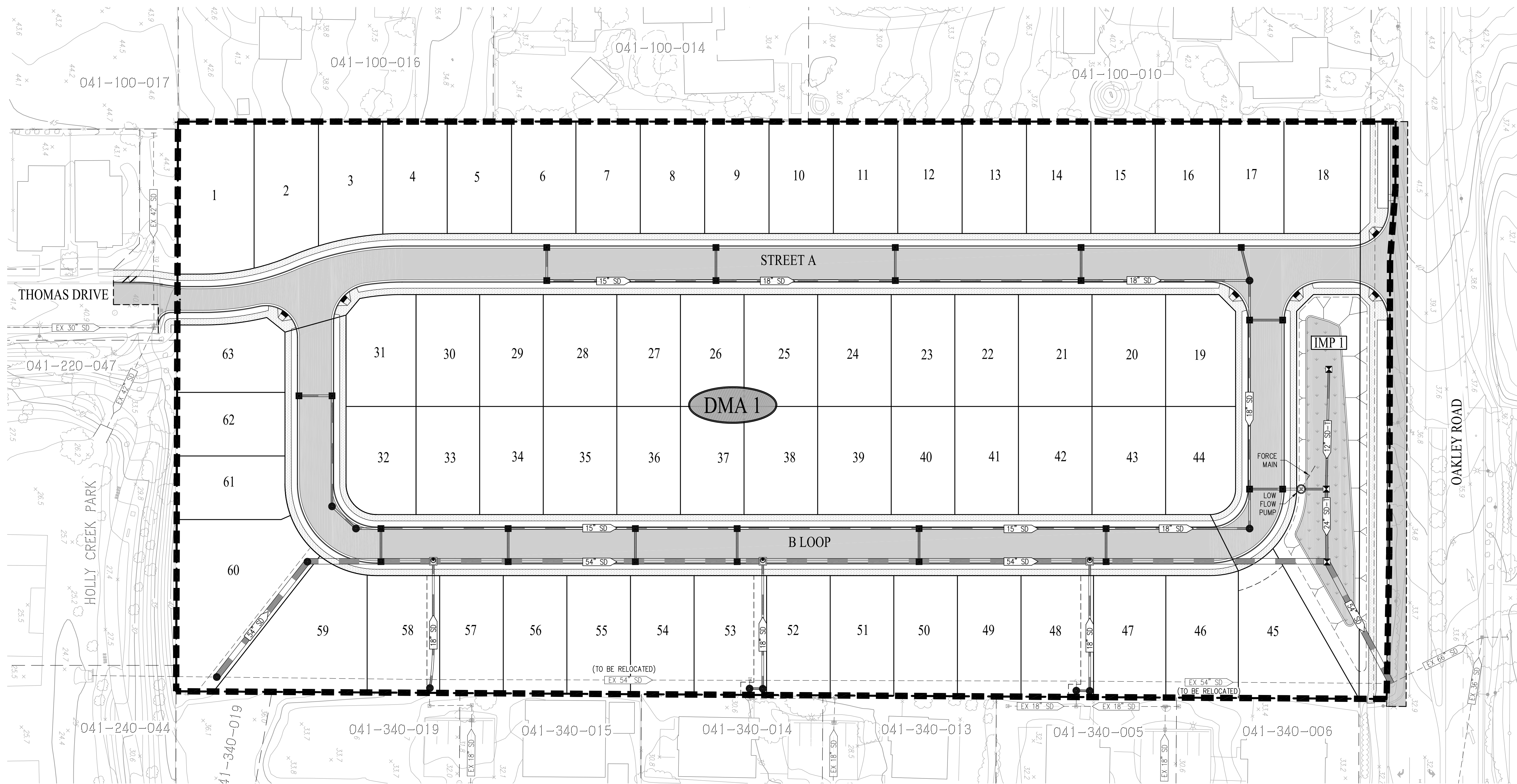
SAN RAMON (925) 866-0322
SACRAMENTO (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
TM-4



DATE: JUNE 2019

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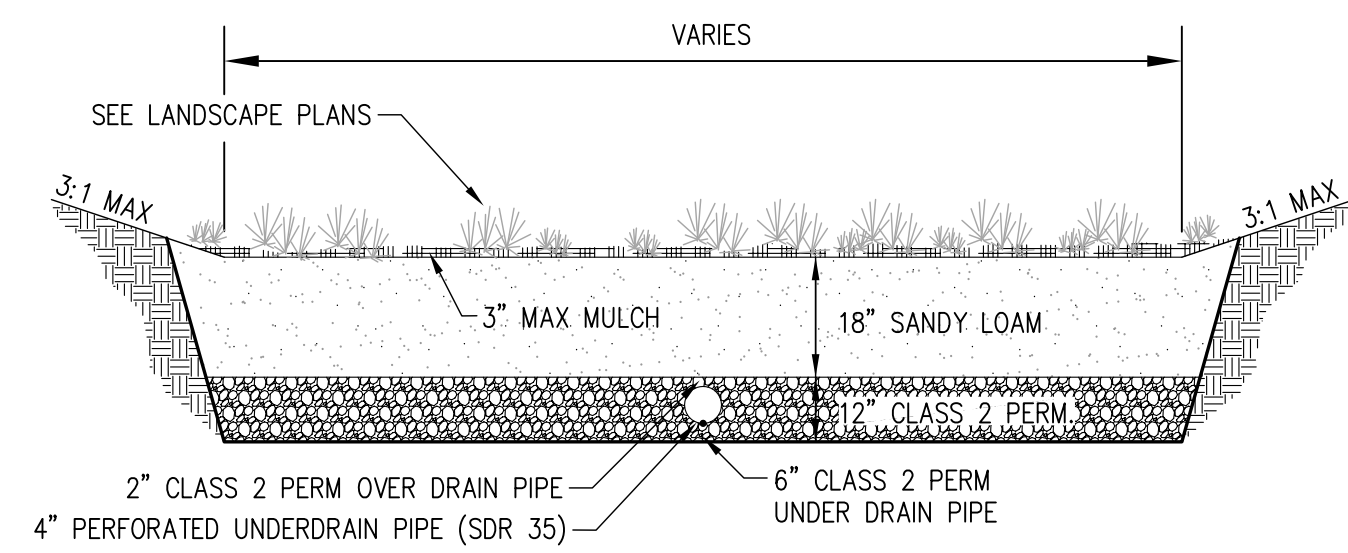


DRAINAGE MANAGEMENT AREA SUMMARY

AREA ID	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	REQUIRED (SF)	PROVIDED (SF)
DMA 1	225,378	204,708	9,834	9,834

- 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).

- 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



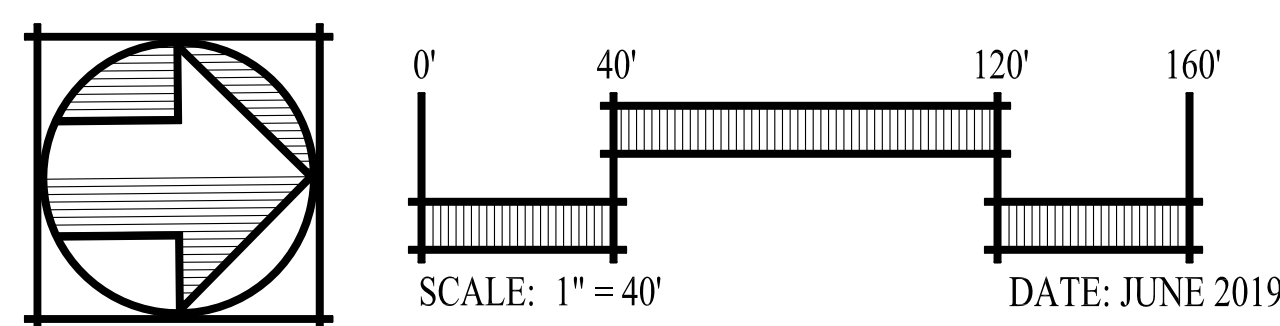
NOTE:
SANDY LOAM SOIL MIX SHALL HAVE MINIMUM LONG TERM PERCOLATION RATE OF 5\"/>

PRELIMINARY STORMWATER MANAGEMENT PLAN
THE VINES AT OAKLEY
SUBDIVISION 9507

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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SHEET NO.
TM-5





PROPOSED PLANT PALLETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
TREES			
LAGERSTROEMIA INDICA 'TUSCARORA'	CRAPE MYRTLE	15 GAL	L
OLEA EUROPAEA 'SWAN HILL' TM	SWAN HILL OLIVE	24"BOX	VL
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	VL
QUERCUS LOBATA	VALLEY OAK	48"BOX	L
QUERCUS SUBER	CORK OAK	24"BOX	L
X CHITALPA TASHKENTENSIS	CHITALPA	24"BOX	L
SHRUBS			
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	L
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
CEANOTHUS SPP.	WILD LILAC	5 GAL	L
CISTUS SPP.	ROCK ROSE	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
GALVEZIA SPECIOSA	ISLAND SNAPDRAGON	5 GAL	L
GREVILLEA SPP.	GREVILLEA	5 GAL	L
LOROPETALUM SPP.	CHINESE FRINGE FLOWER	5 GAL	M
PHORMIUM SPP.	NEW ZEALAND FLAX	5 GAL	M
PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	M
RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	L
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	M
ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
SOLLYA HETEROPHYLLA	AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
TEUCRIUM SPP.	GERMANDER	5 GAL	L
WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L
ACCENTS			
ACACIA C. 'COUSIN ITT'	LITTLE RIVER WATTLE	1 GAL	L
ACHILLEA MILLEFOLIUM	'YARROW	1 GAL	L
AGAVE SPP.	AGAVE	1 GAL	L
ALOË SPP.	ALOË	1 GAL	L
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	L
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GAL	L
CALAMAGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L
CALANDRINIA GRANDIFLORA	ROCK PURSLANE	1 GAL	L
ERIOGONUM GRANDE RUBESCENS	SAN MIGUEL ISLAND BUCKWHEAT	1 GAL	L
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL	L
LOMANDRA SPP.	DWARF MAT RUSH	1 GAL	L
NANDINA D. 'LEMON LIME'	HEAVENLY BAMBOO	1 GAL	L
NEPETA X FAASSENII	CATMINT	1 GAL	L
PENSTEMON HETEROPHYLLUS	BEARDTONGUE	1 GAL	L
VERBENA LILACINA 'DE LA MINA'	CEDROS ISLAND VERBENA	1 GAL	L
ZAUSCHNERIA CALIFORNICA	CALIFORNIA FUCHSIA	1 GAL	L
BIO-RETENTION BASINS & SWALES			
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	PLUGS	L
FESTUCA IDAHOENSIS	IDAHO FESCUE	PLUGS	M
JUNCUS PATENS	BLUE RUSH	PLUGS	L
LEYMUS TRICOIDES 'GREY DAWN'	CREEPING WILD RYE	1 GAL	L
MINULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	L
PRUNELLA VULGARIS	SELFHEAL	1 GAL	M
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	L
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L
GROUNDCOVERS			
CAREX DIVULSA	BERKELEY SEDGE	1 GAL	L
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M
HELIANTHEMUM NUMMULARIUM	SUNROSE	1 GAL	M
MYOPORUM P. 'PROSTRATUM'	CREEPING MYOPORUM	1 GAL	L
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L
STACHYS 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.



OLEA E. 'SWAN HILL'



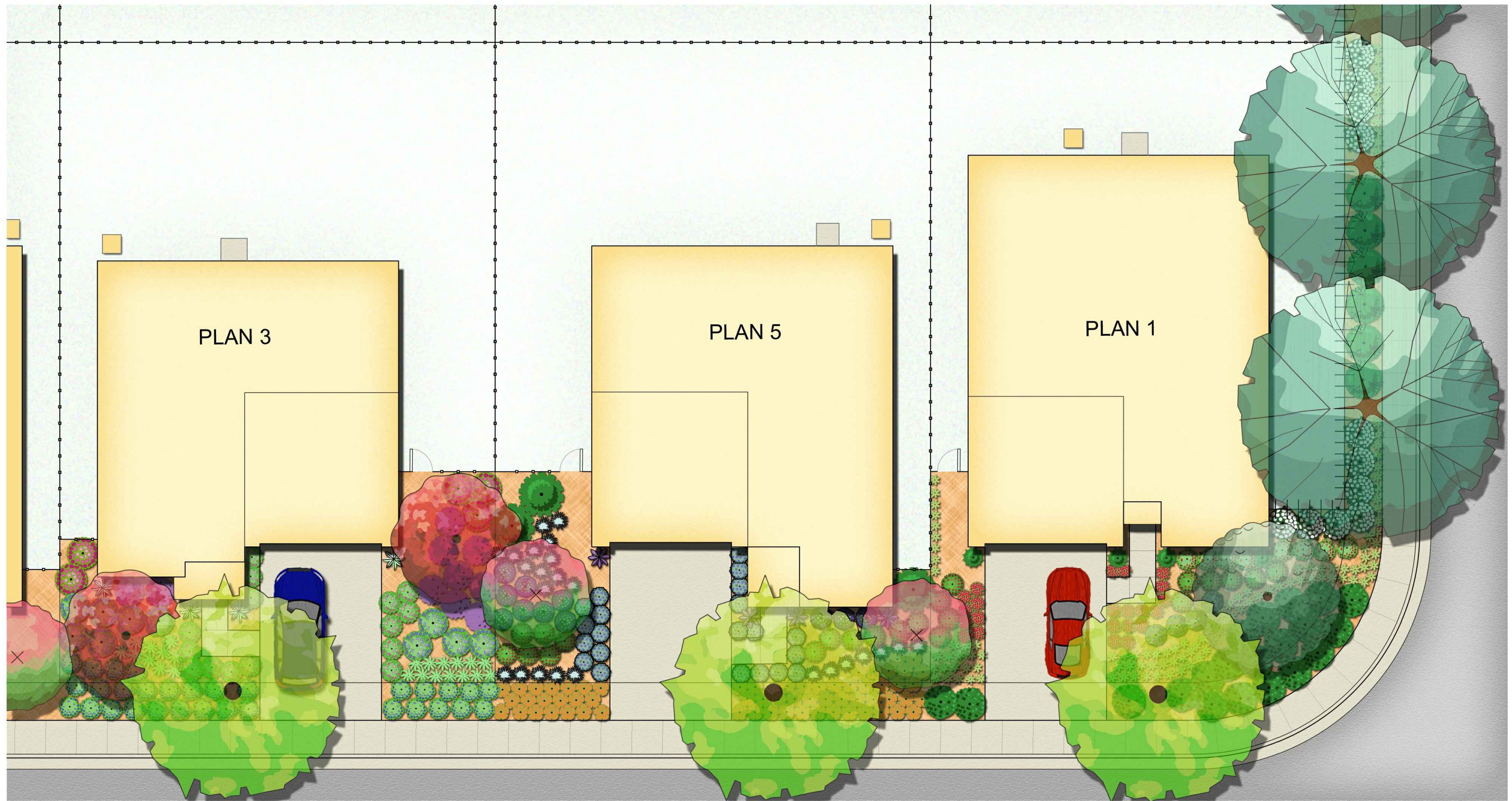
QUERCUS AGRIFOLIA



LAGERSTOEMIA I. 'TUSCARORA'



QUERCUS SUBER



CARPENTERIA CALIFORNICA



CEANOTHUS SPP.



GALVEZIA SPECIOSA



LOROPETALUM SPP.



SALVIA SPP.



TEUCRIUM SPP.



ALOË SPP.



ANIGOZANTHOS SPP.



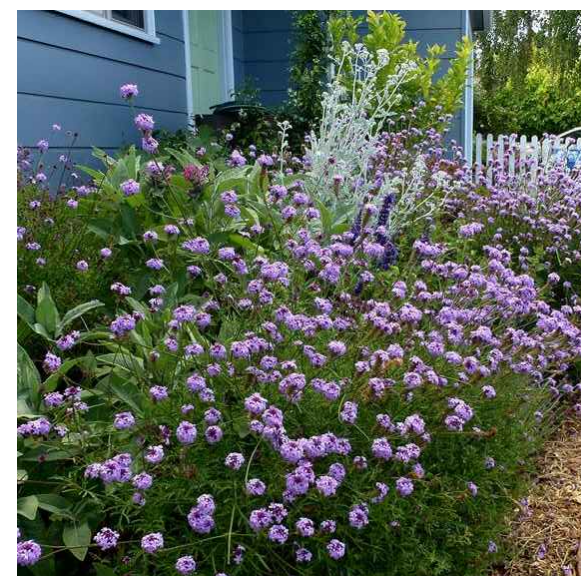
BOUTELOUA G. 'BLONDE AMBITION'



CALANDRINIA GRANDIFLORA



NEPETA X FAASSENII



VERBENA LILACINA 'DE LAMINA'



HELIANTHEMUM NUMMULARIUM



FESTUCA IDAHOENSIS



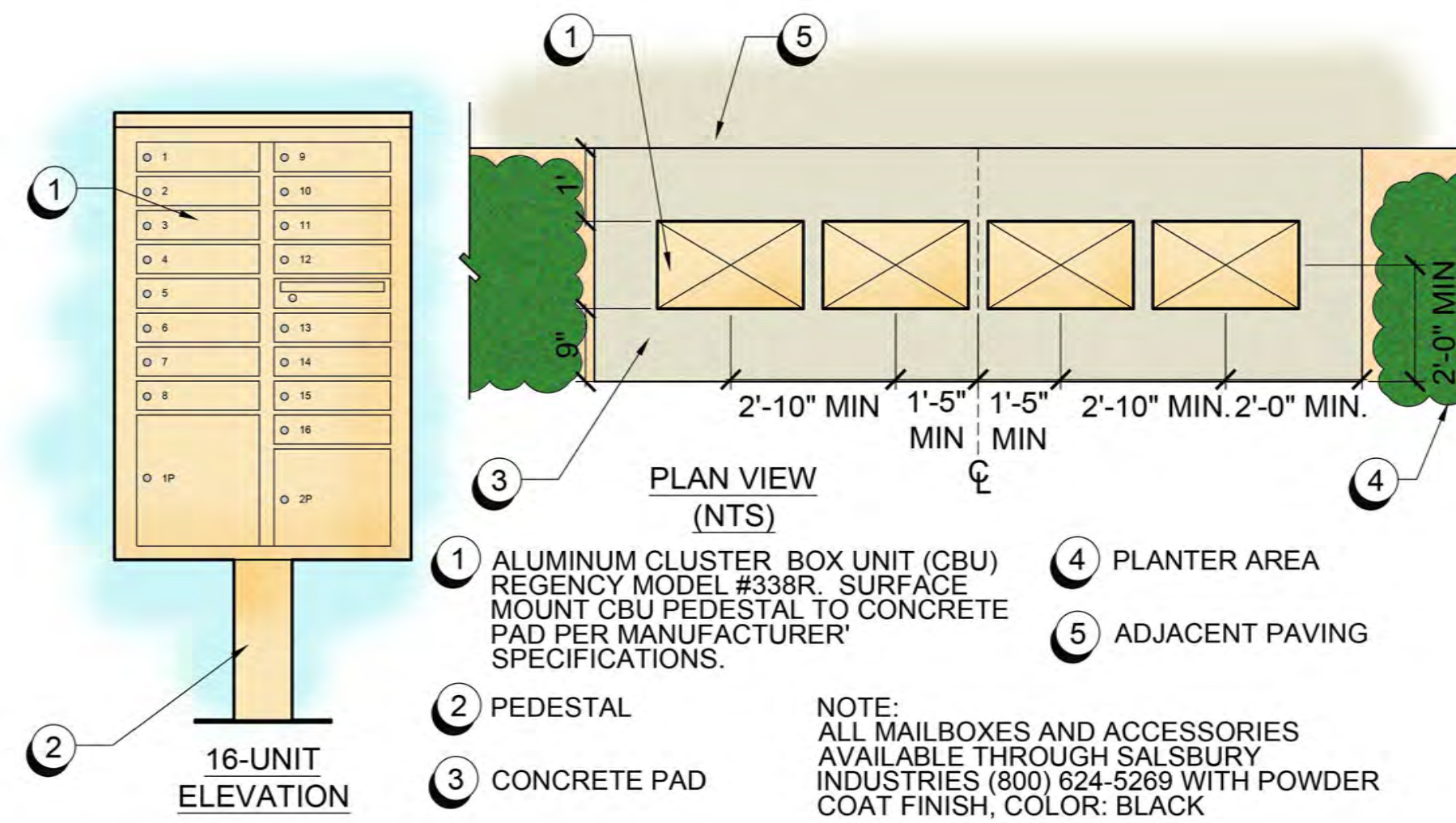
JUNCUS PATENS



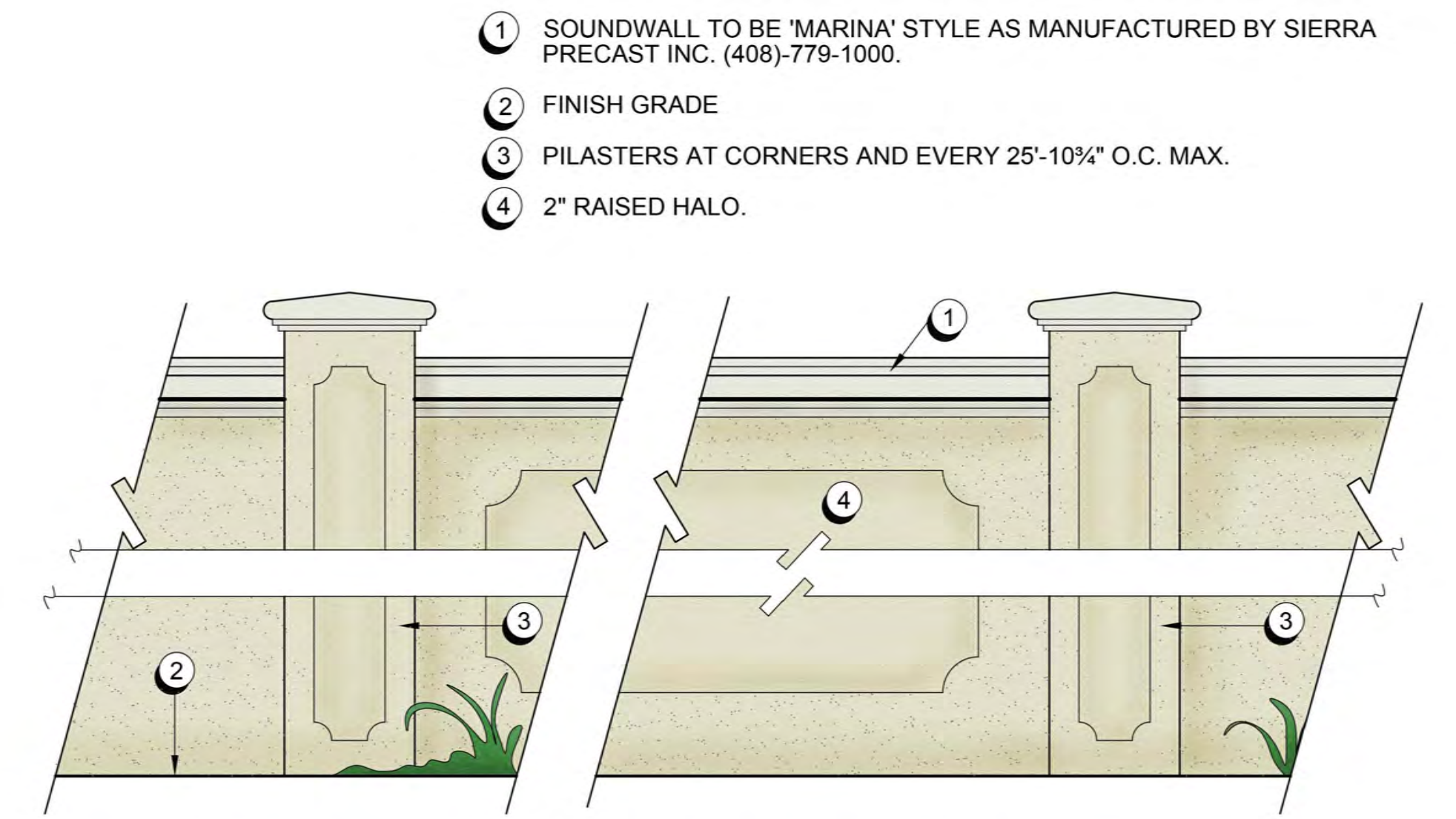
SISYRINCHIUM BELLUM



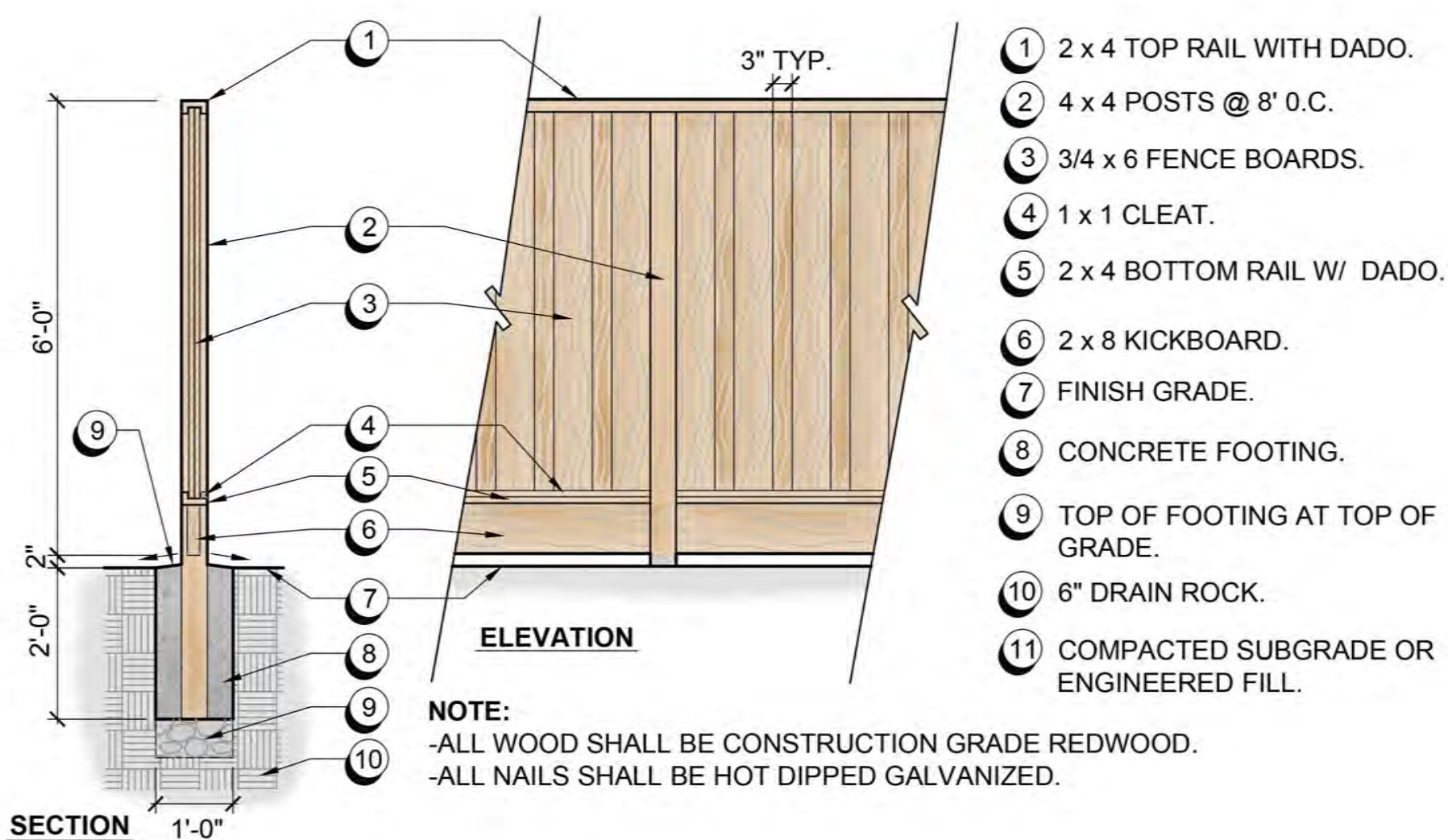
A ENHANCED PAVING



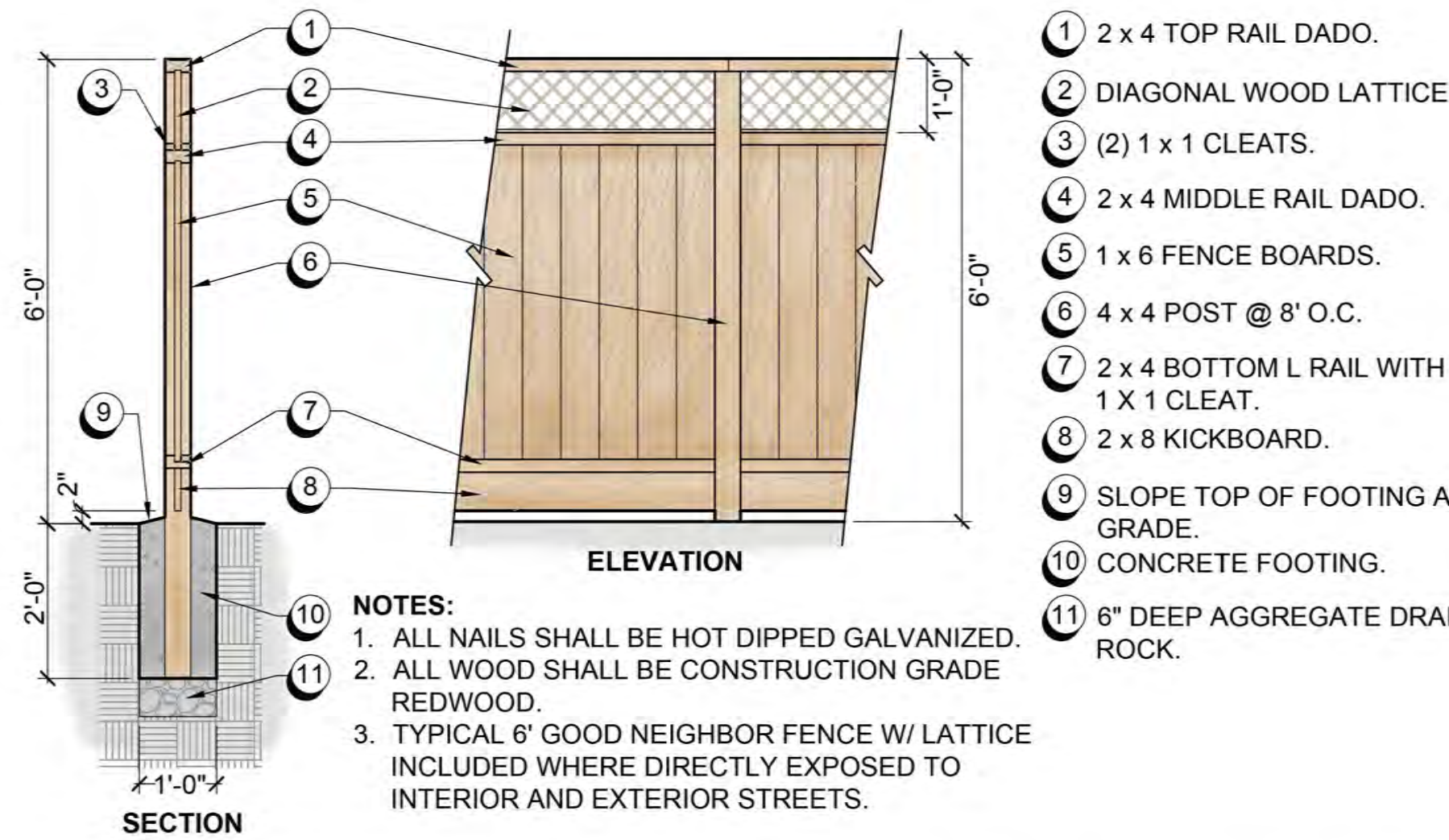
B CBU MAILBOX
N.T.S.



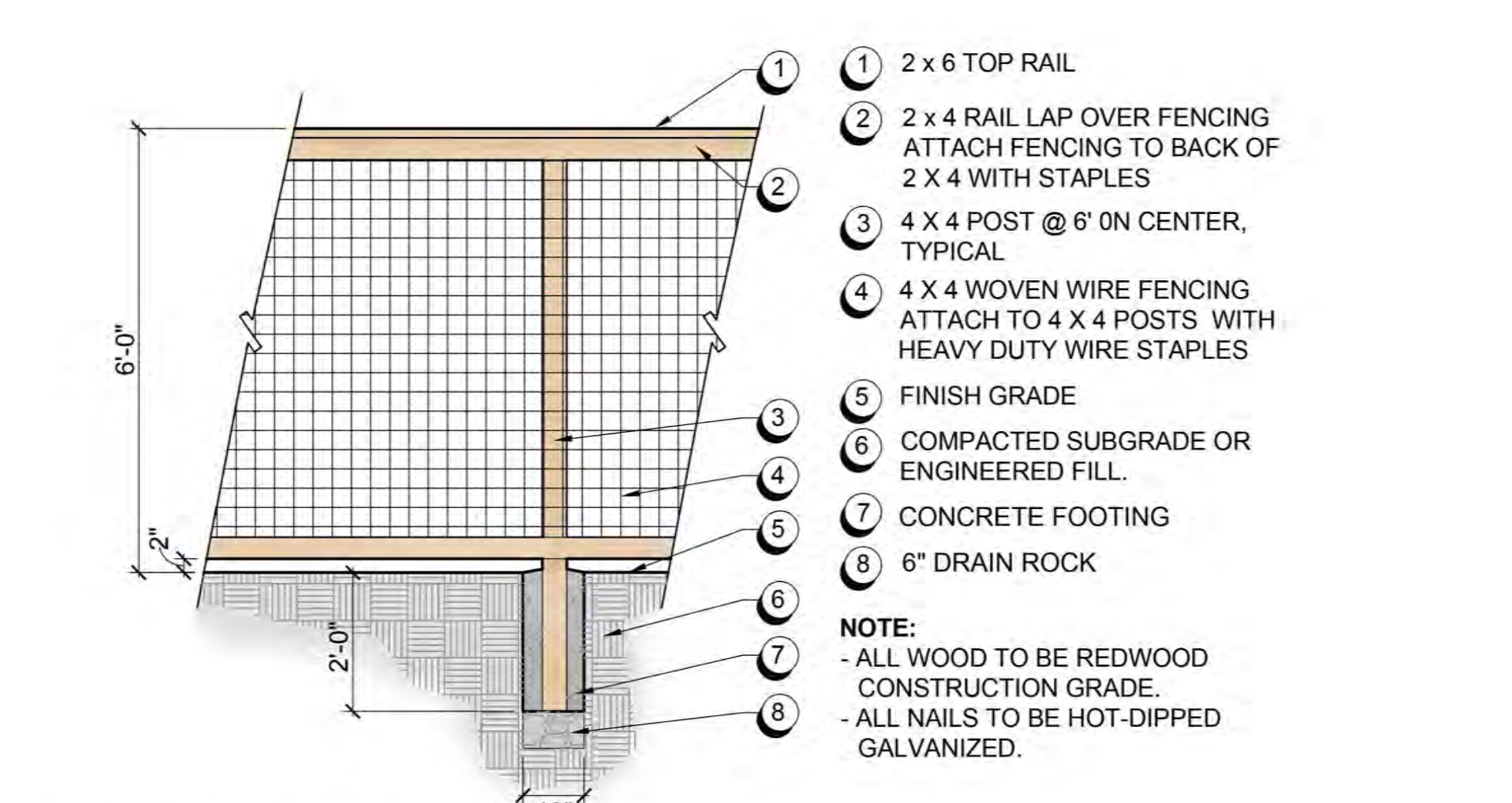
C PRE-CAST BOUNDARY WALL
SCALE: 1/2" = 1'-0"



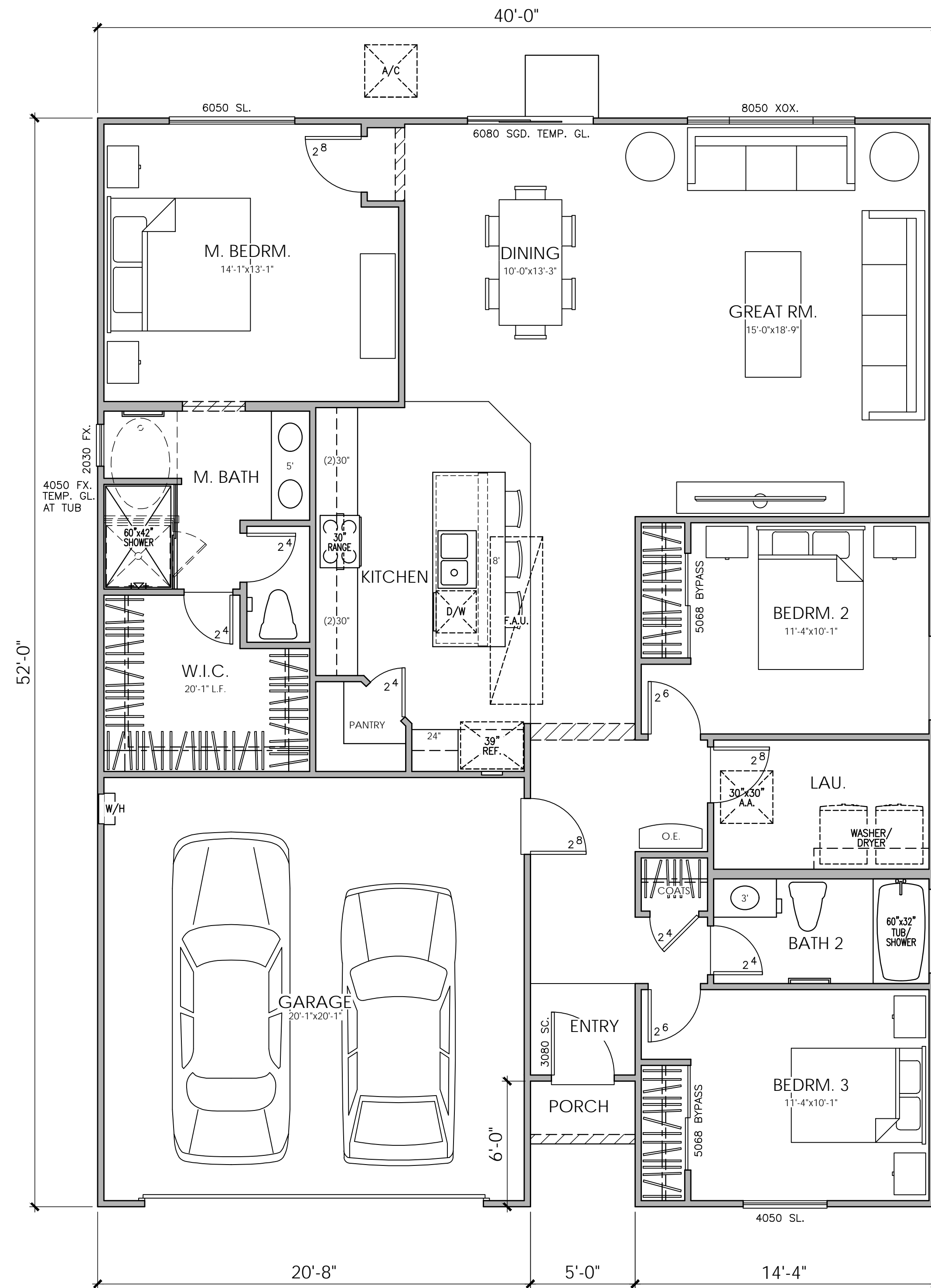
D GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



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

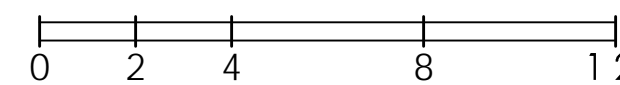


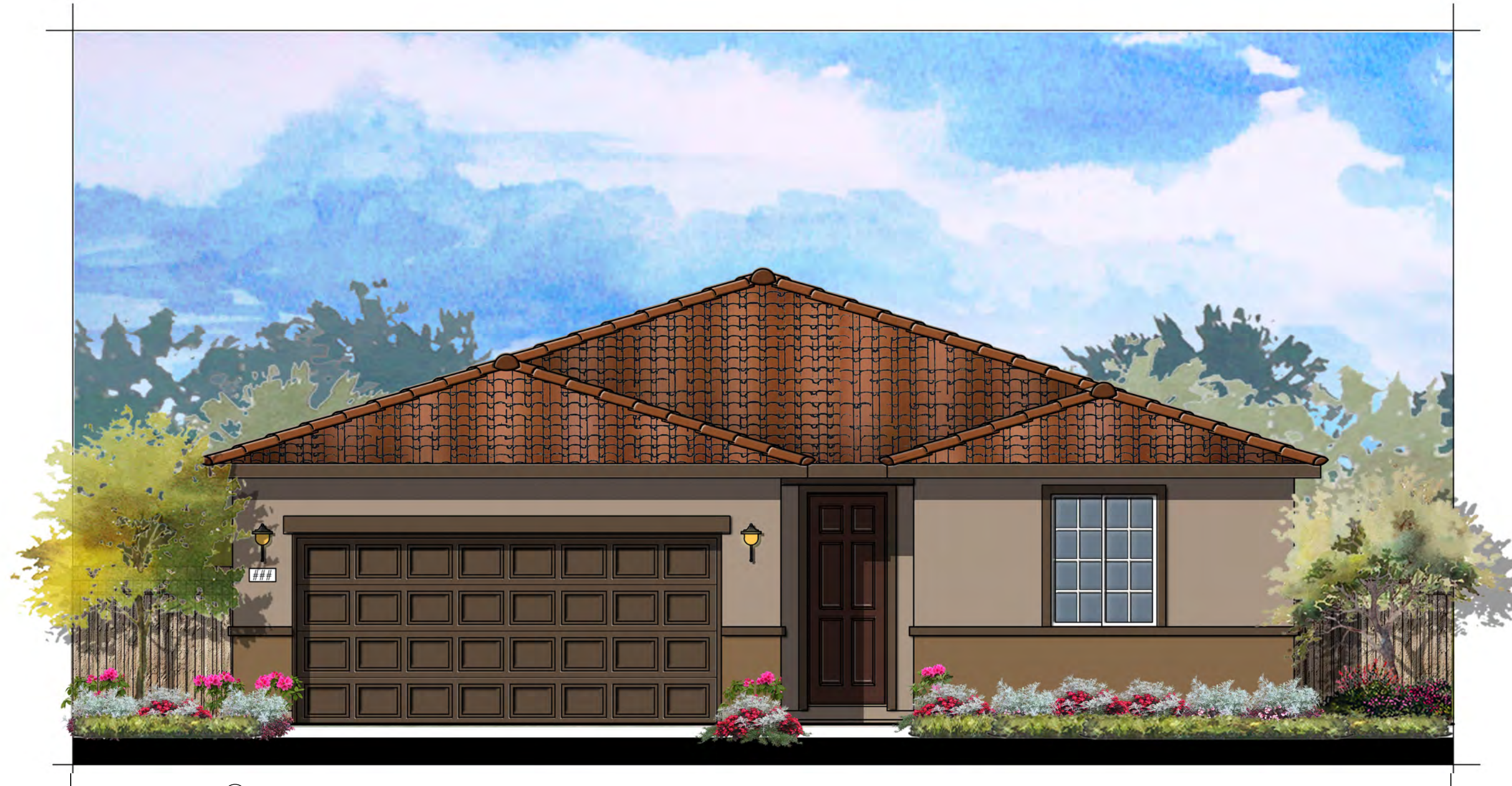
F 6' HIGH VIEW FENCE
SCALE: 1/2" = 1'-0"



FLOOR PLAN
 PLAN 1
 3 BEDROOM, 2 BATH

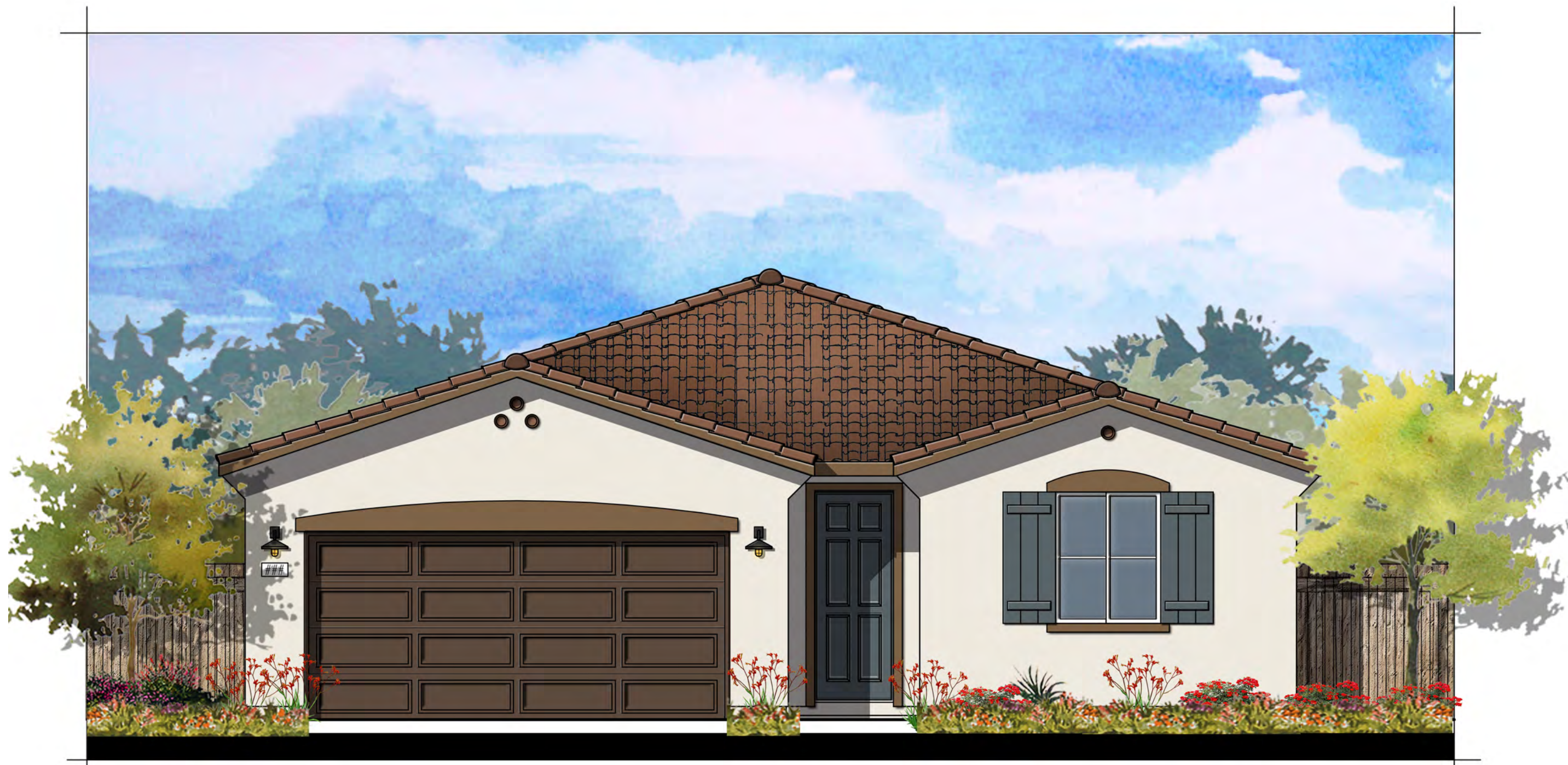
PLAN 1-40R AREA TABULATION	
CONDITIONED SPACE	
FLOOR AREA	1,631 SQ. FT.
TOTAL DWELLING	1,631 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	15 SQ. FT.
PORCH "E"	30 SQ. FT.





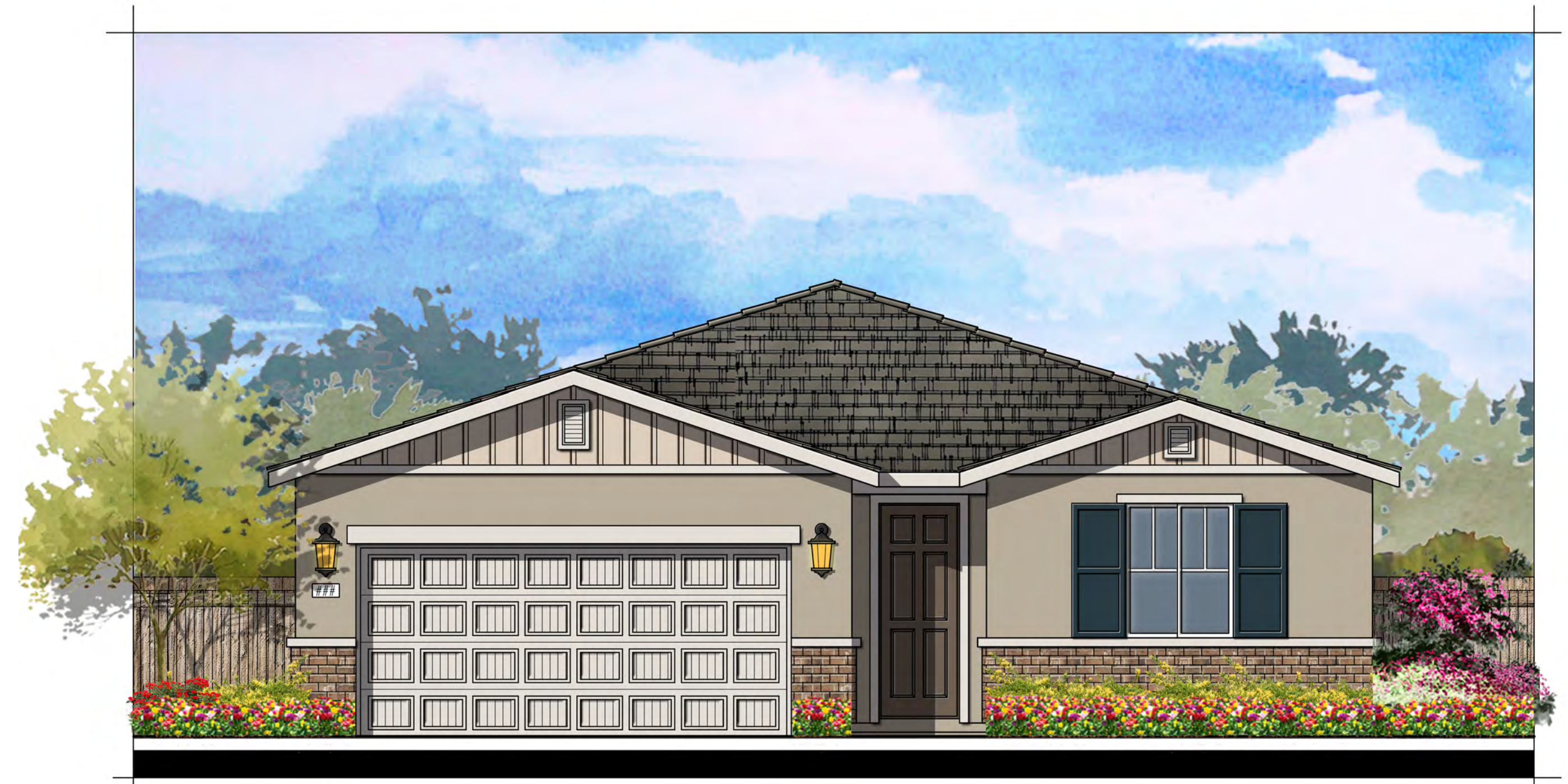
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"A" - SPANISH
COLOR SCHEME 9



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"B" - SANTA BARBARA
COLOR SCHEME 1

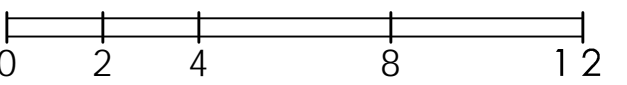


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"C" - FARMHOUSE
COLOR SCHEME 5

PLAN 1
FRONT ELEVATIONS

the vines at oakley
OAKLEY, CA

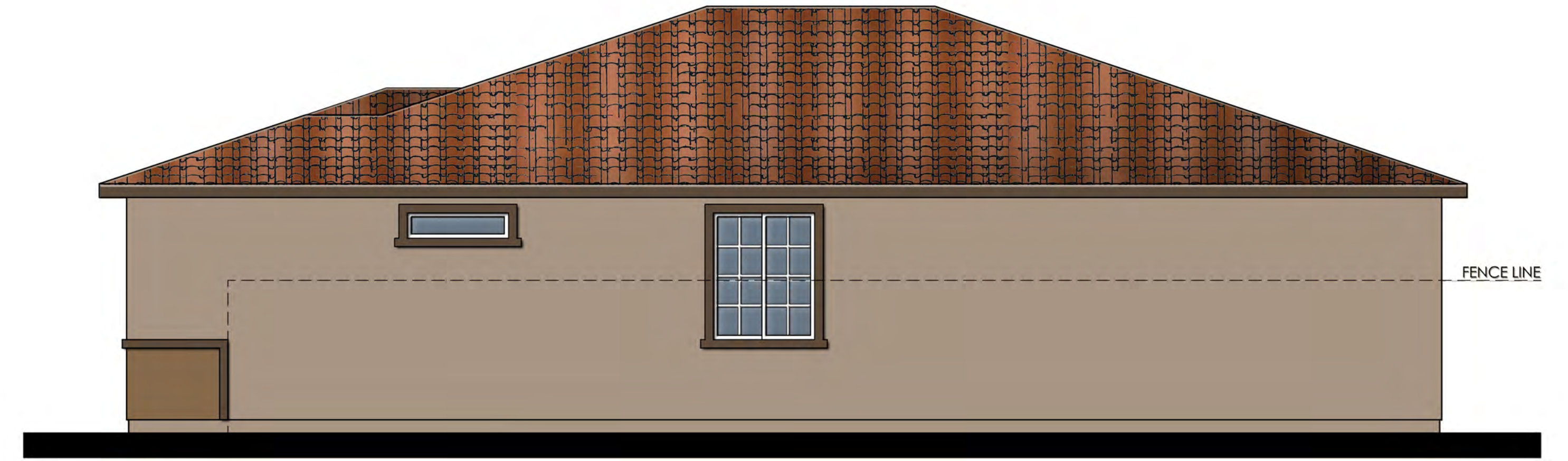




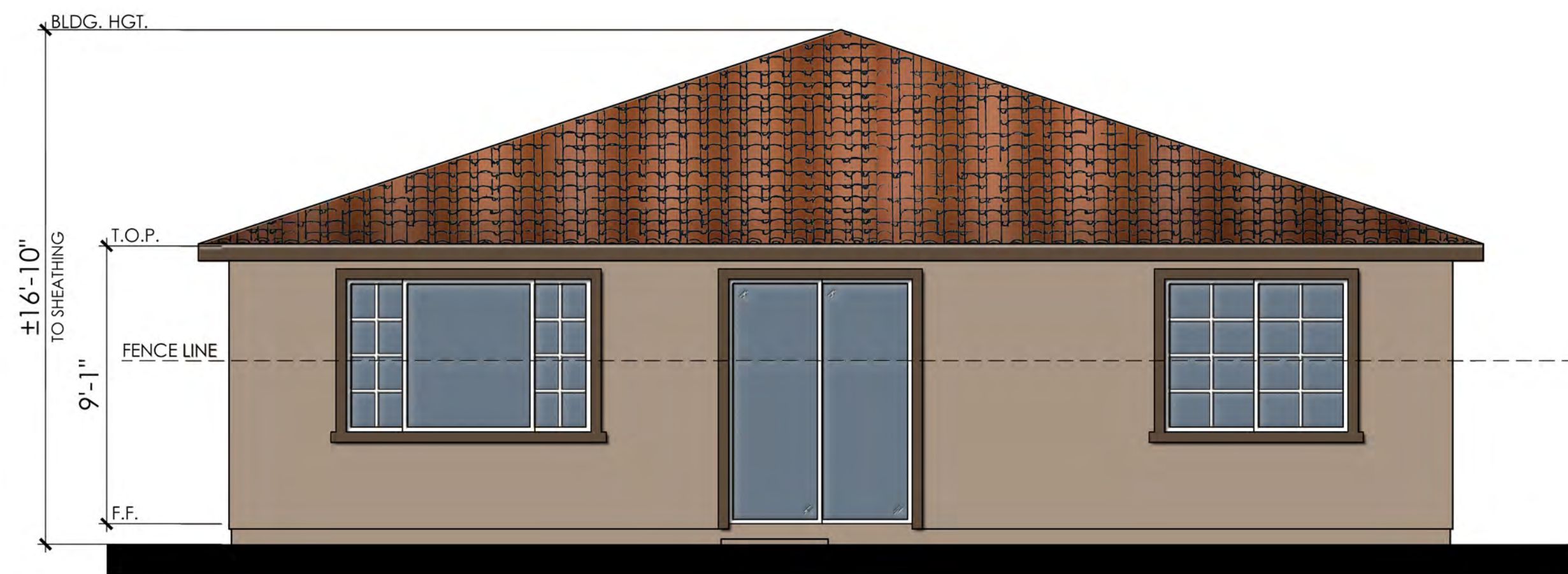
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



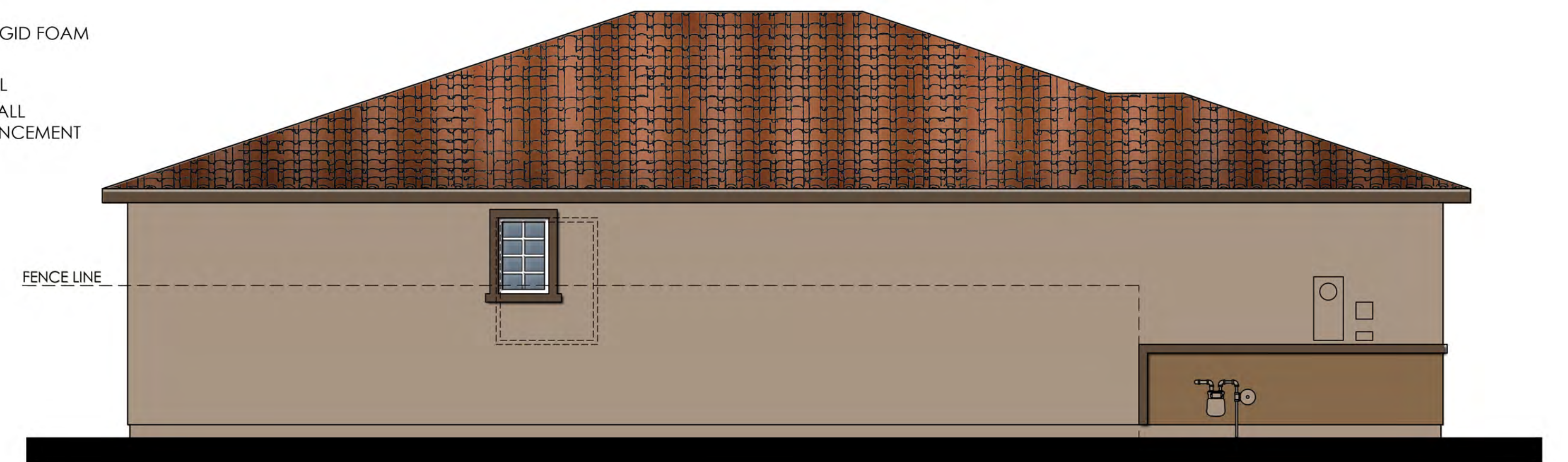
RIGHT



REAR

MATERIALS LEGEND

- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- WALL: STUCCO
- WINDOWS: VINYL
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT



LEFT

COLOR SCHEME 1
PLAN 1-"A"
 SPANISH ELEVATION

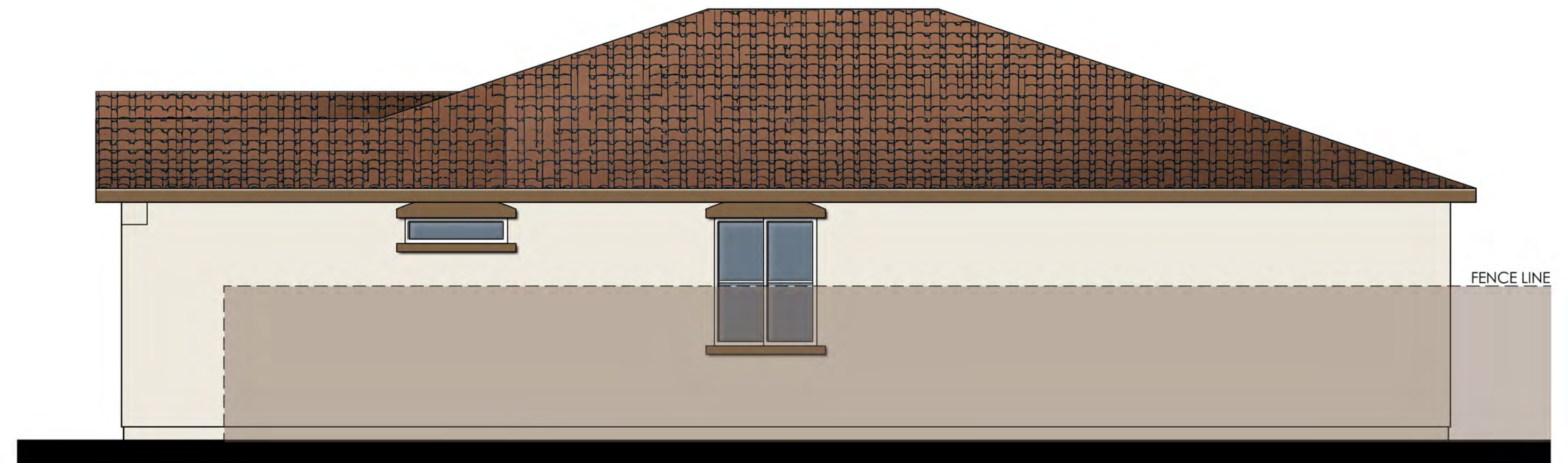
the vines at oakley
 OAKLEY, CA



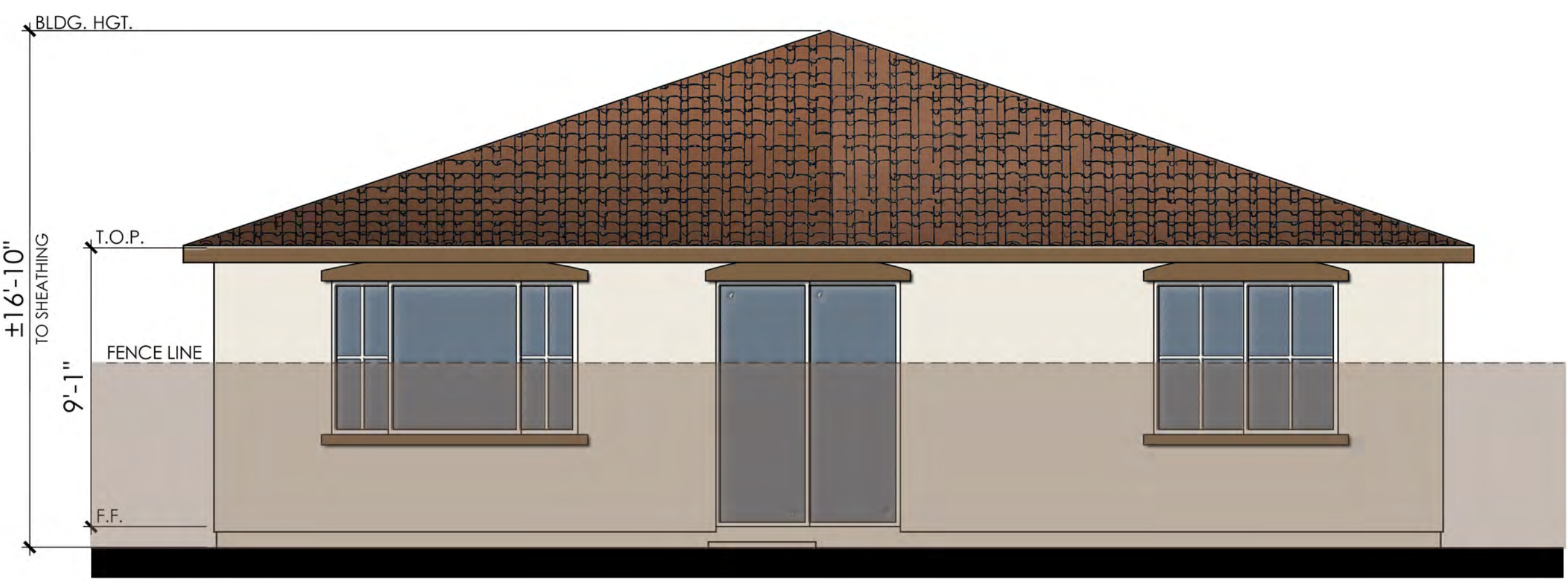


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FRONT

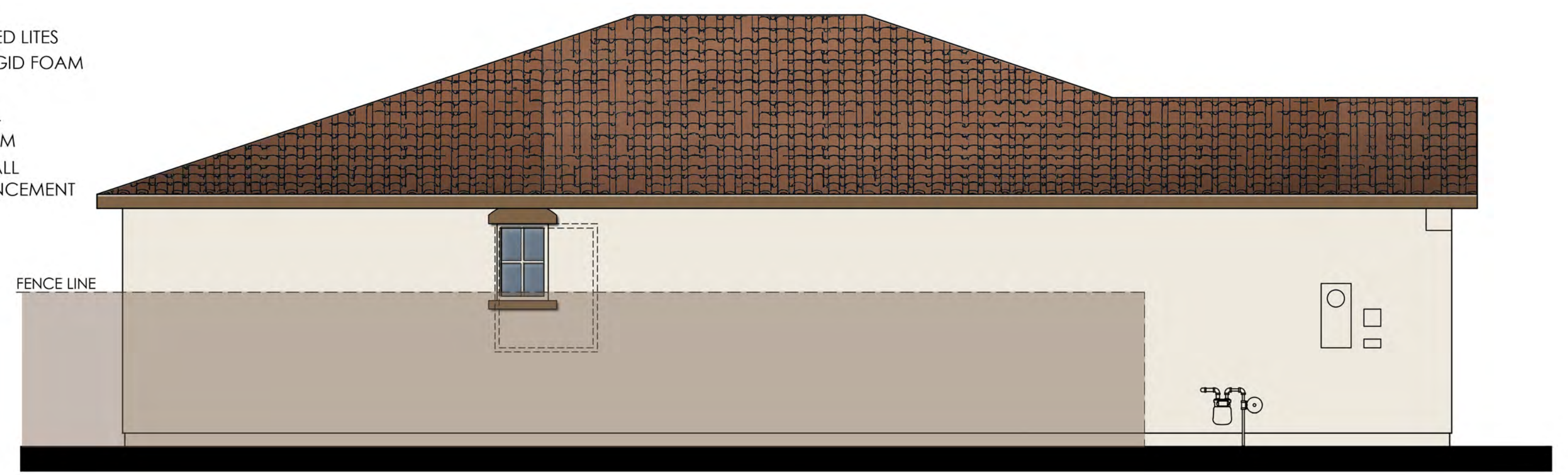


RIGHT



REAR

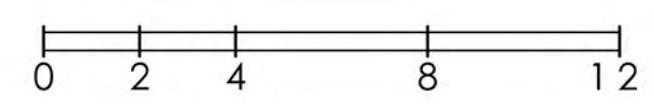
- MATERIALS LEGEND**
- ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CLAY PIPES
 - WALL: STUCCO
 - WINDOWS: VINYL WITH DIVIDED LITES
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - SHUTTERS: DECORATIVE FOAM
 - WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT

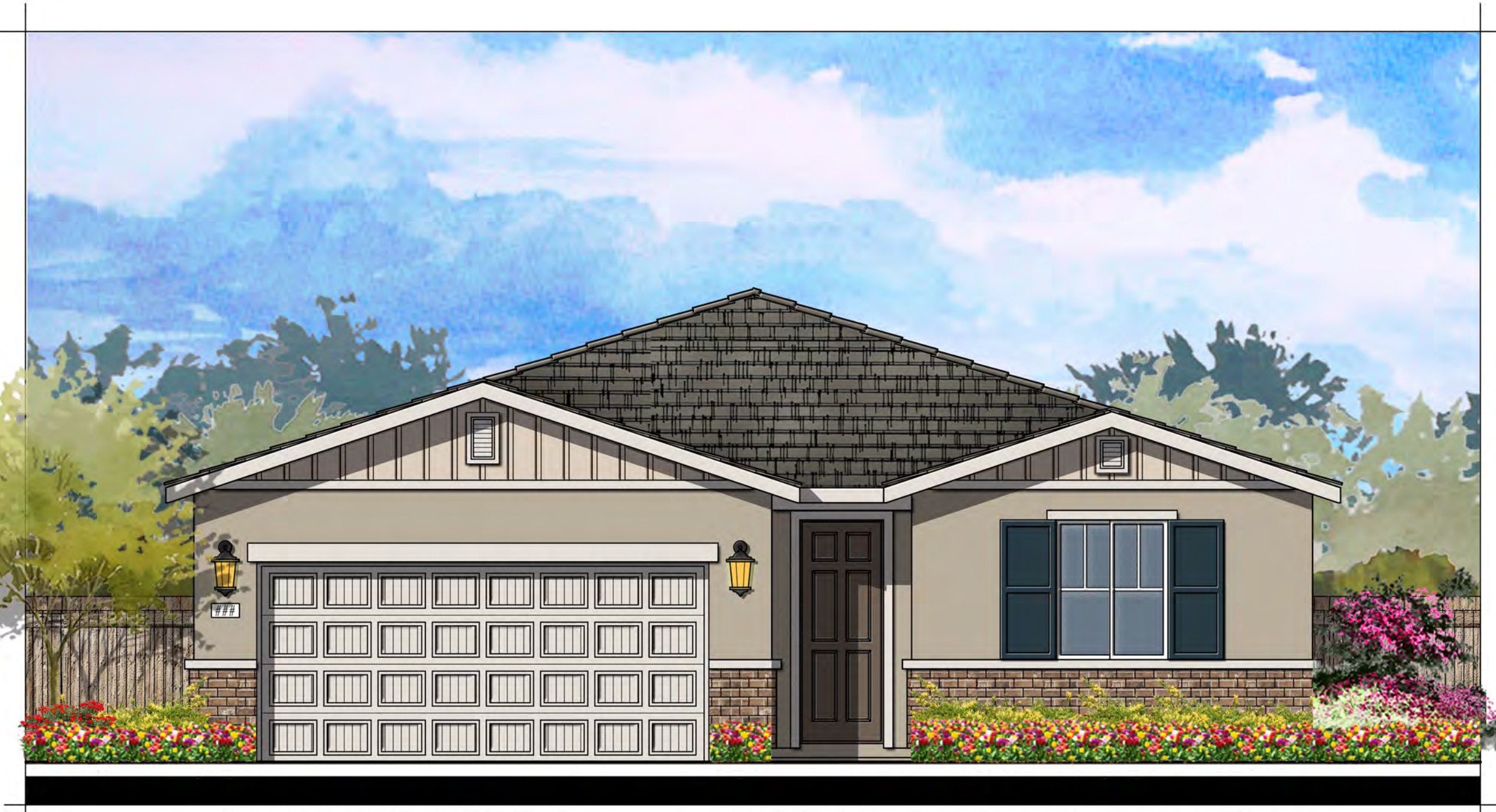


LEFT

COLOR SCHEME 5
PLAN 1-"B"
 SANTA BARBARA ELEVATION

the vines at oakley
 OAKLEY, CA





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



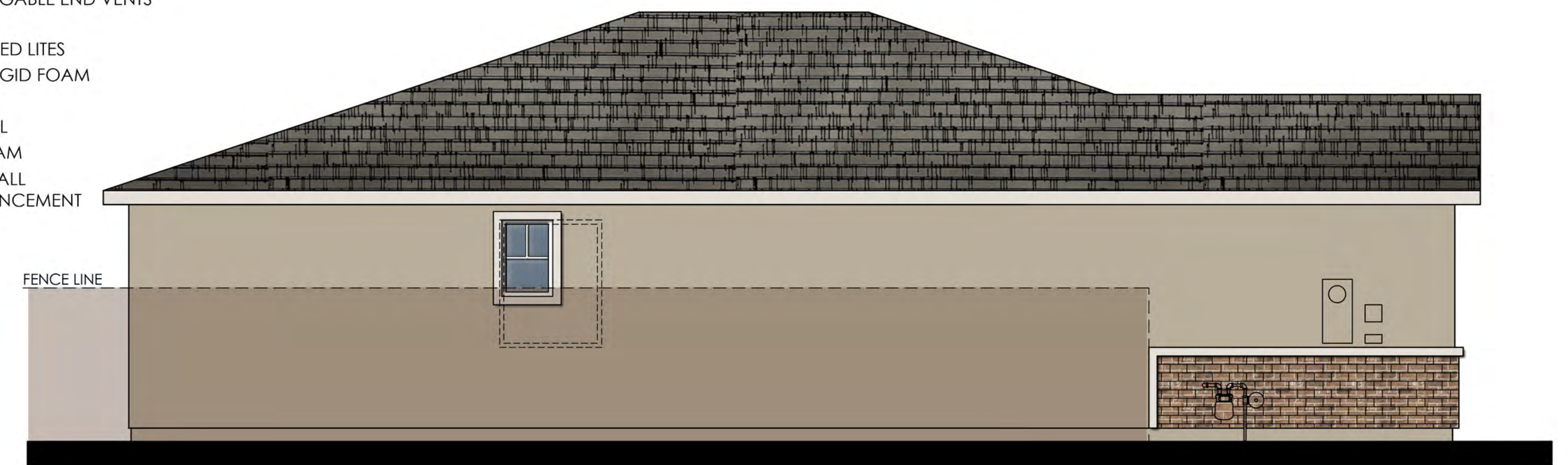
RIGHT



REAR

MATERIALS LEGEND

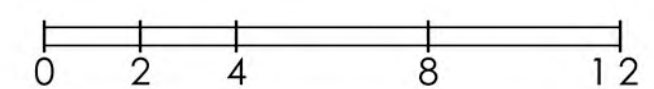
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: BOARD AND BATTENS
W/ DECORATIVE GABLE END VENTS
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT

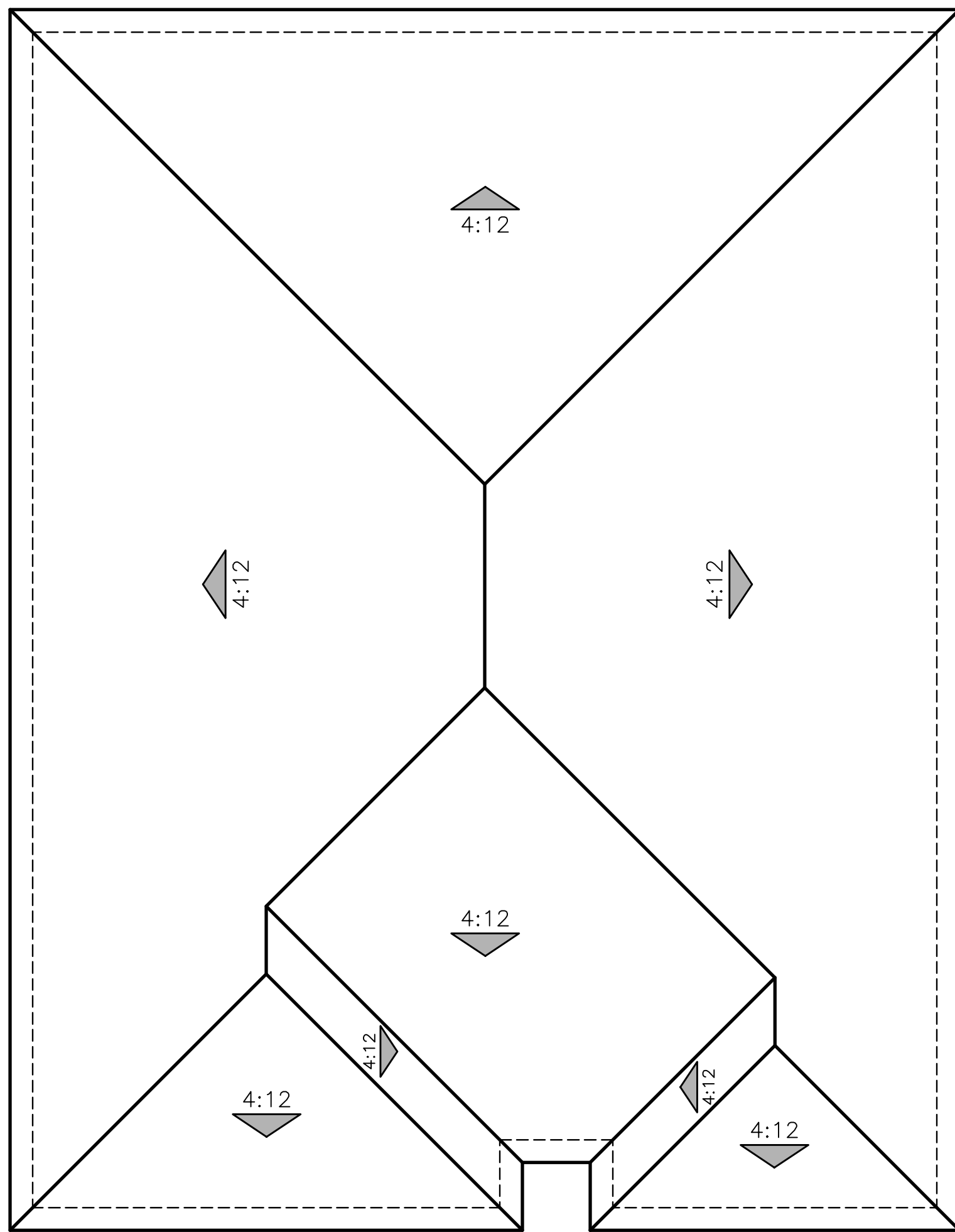


LEFT

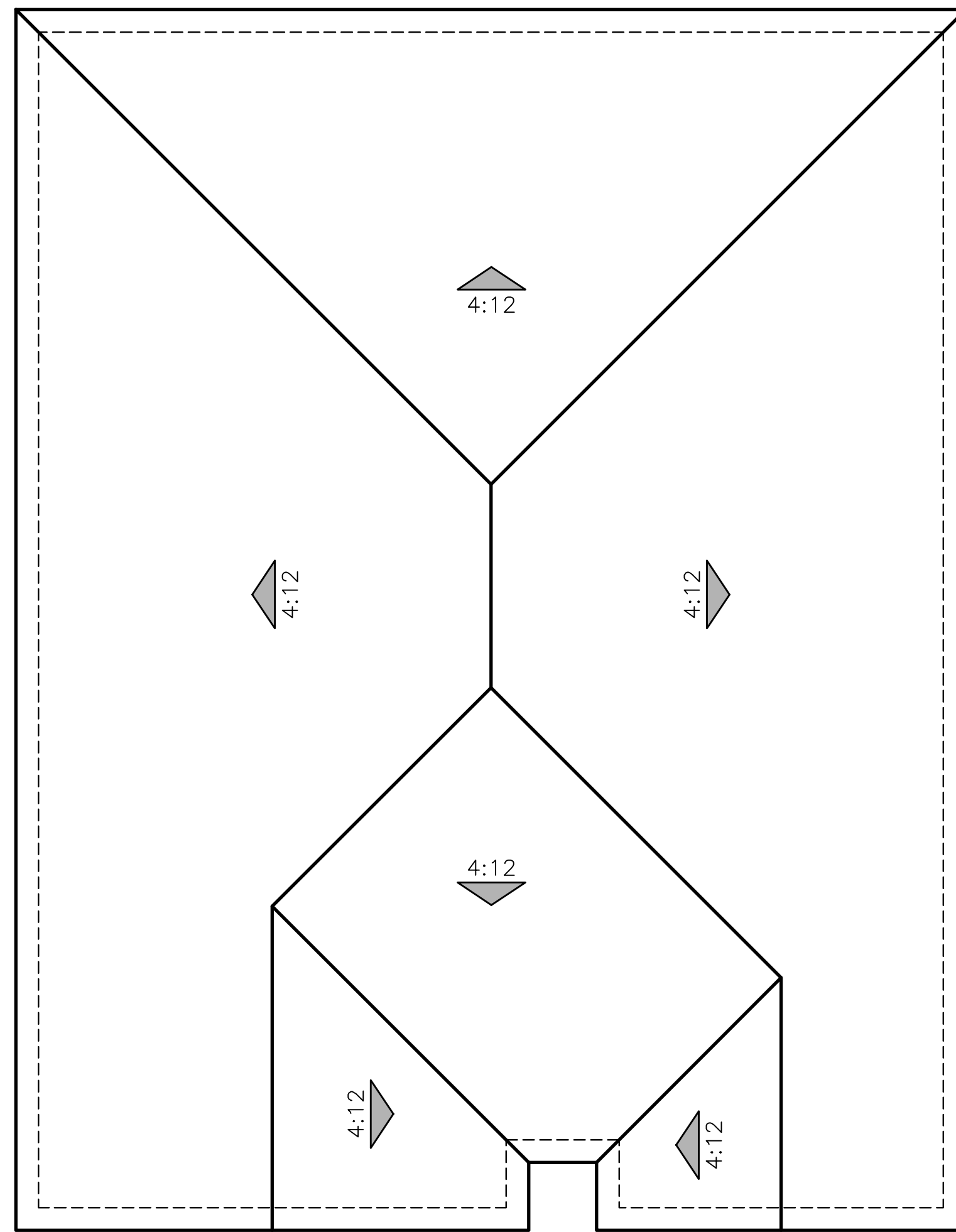
COLOR SCHEME 9
PLAN 1-"C"
 FARMHOUSE ELEVATION

the vines at oakley
 OAKLEY, CA

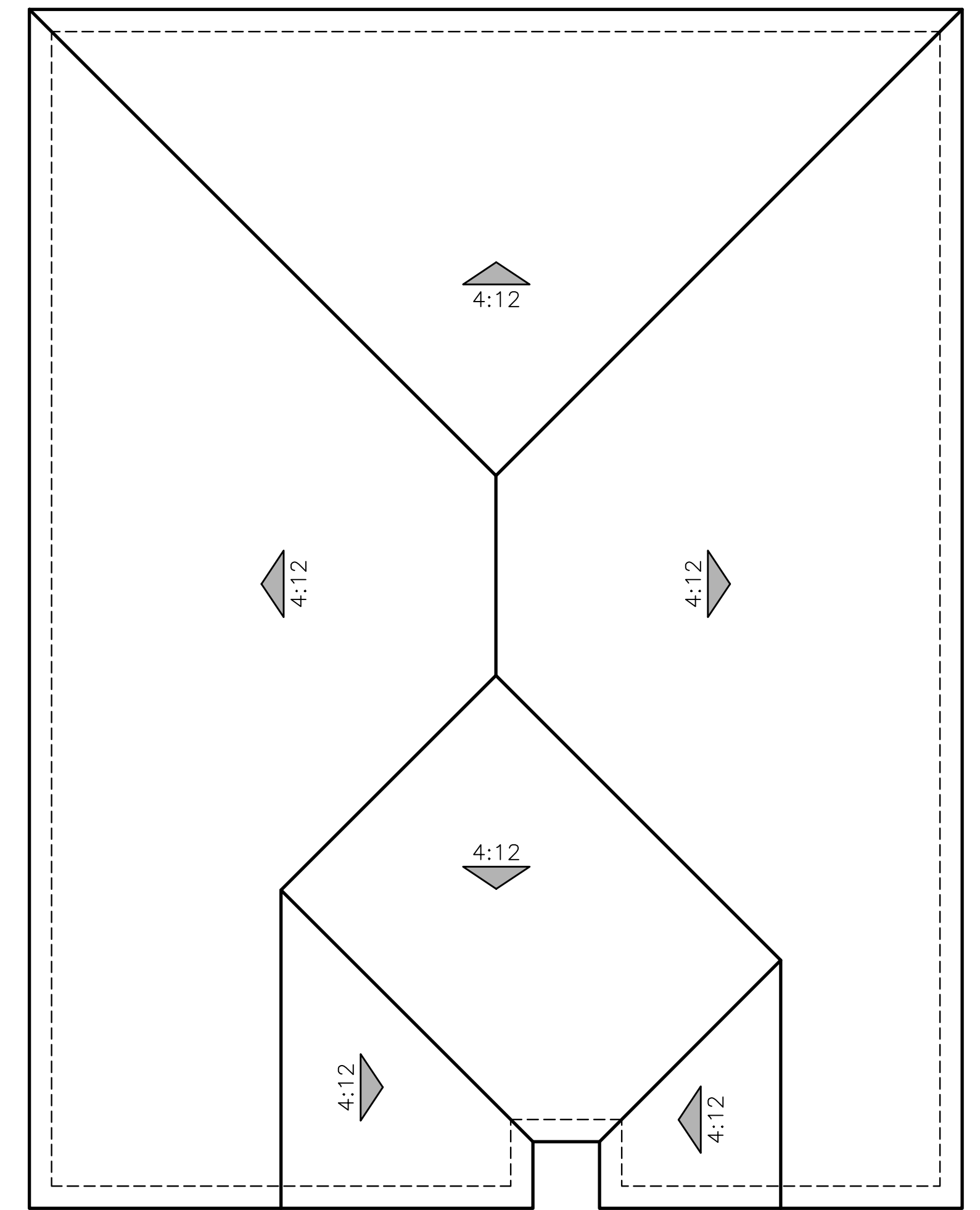




"A" - SPANISH

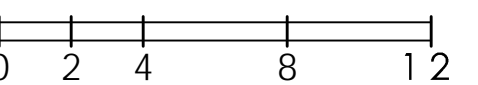


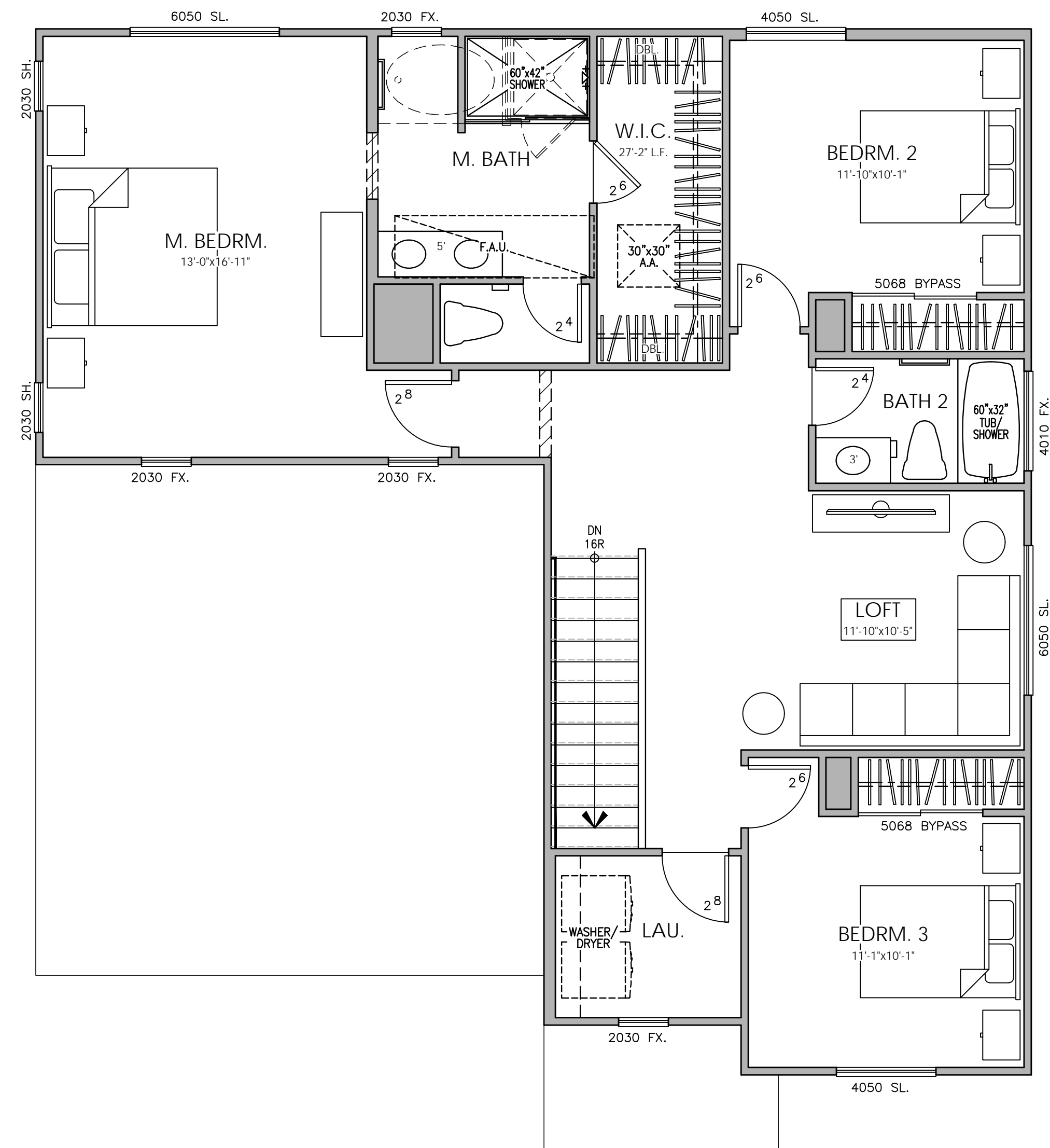
"B" - SANTA BARBARA



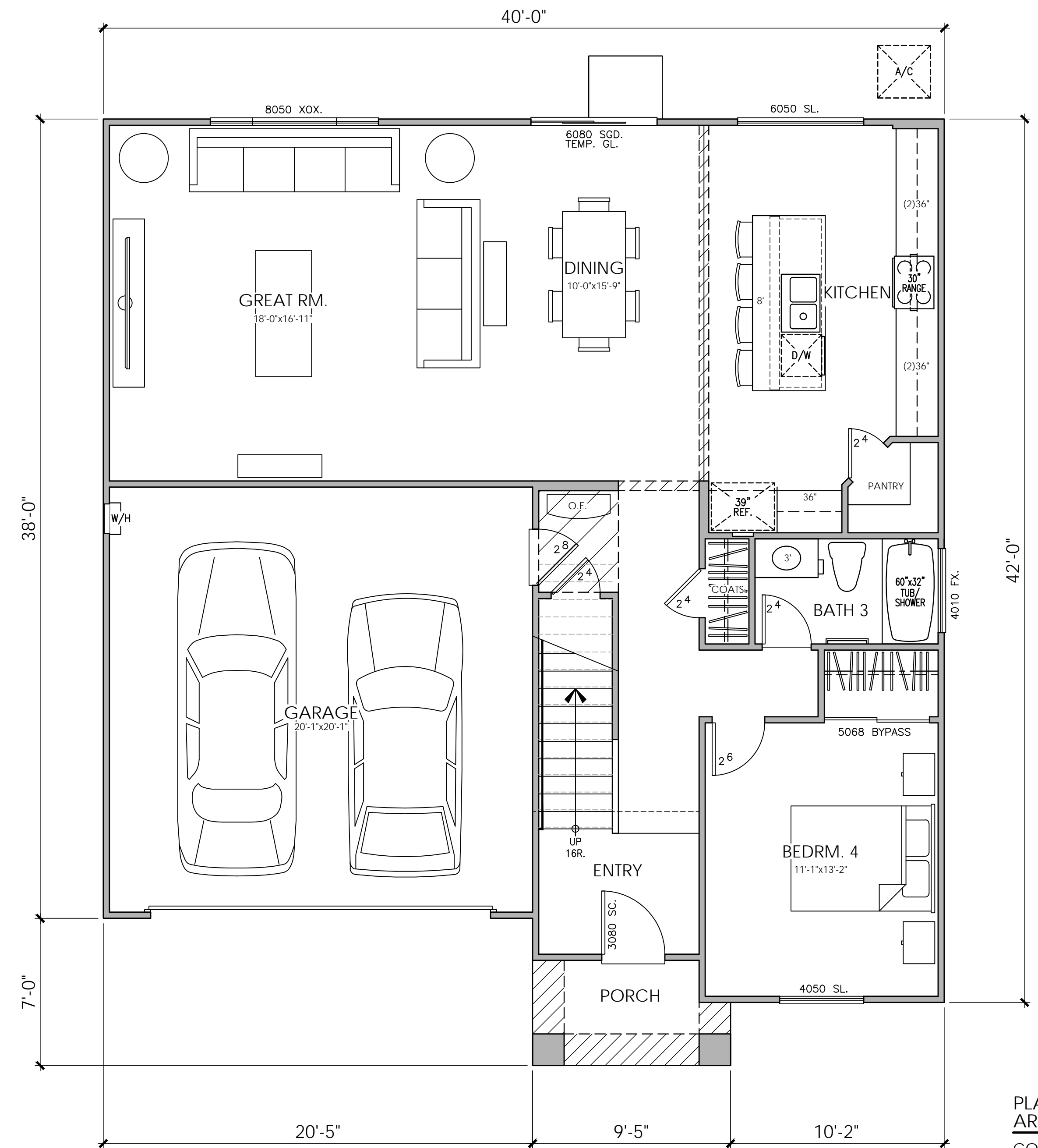
"C" - FARMHOUSE

ROOF PLANS
PLAN 1





SECOND FLOOR PLAN



FIRST FLOOR PLAN

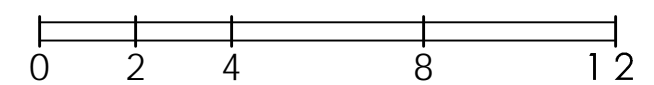
PLAN 3-40T
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,164 SQ. FT.
SECOND FLOOR AREA	1,119 SQ. FT.
TOTAL DWELLING	2,283 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PORCH	44 SQ. FT.

PLAN 2
4 BEDROOM, 3 BATH, LOFT



OAKLEY, CA

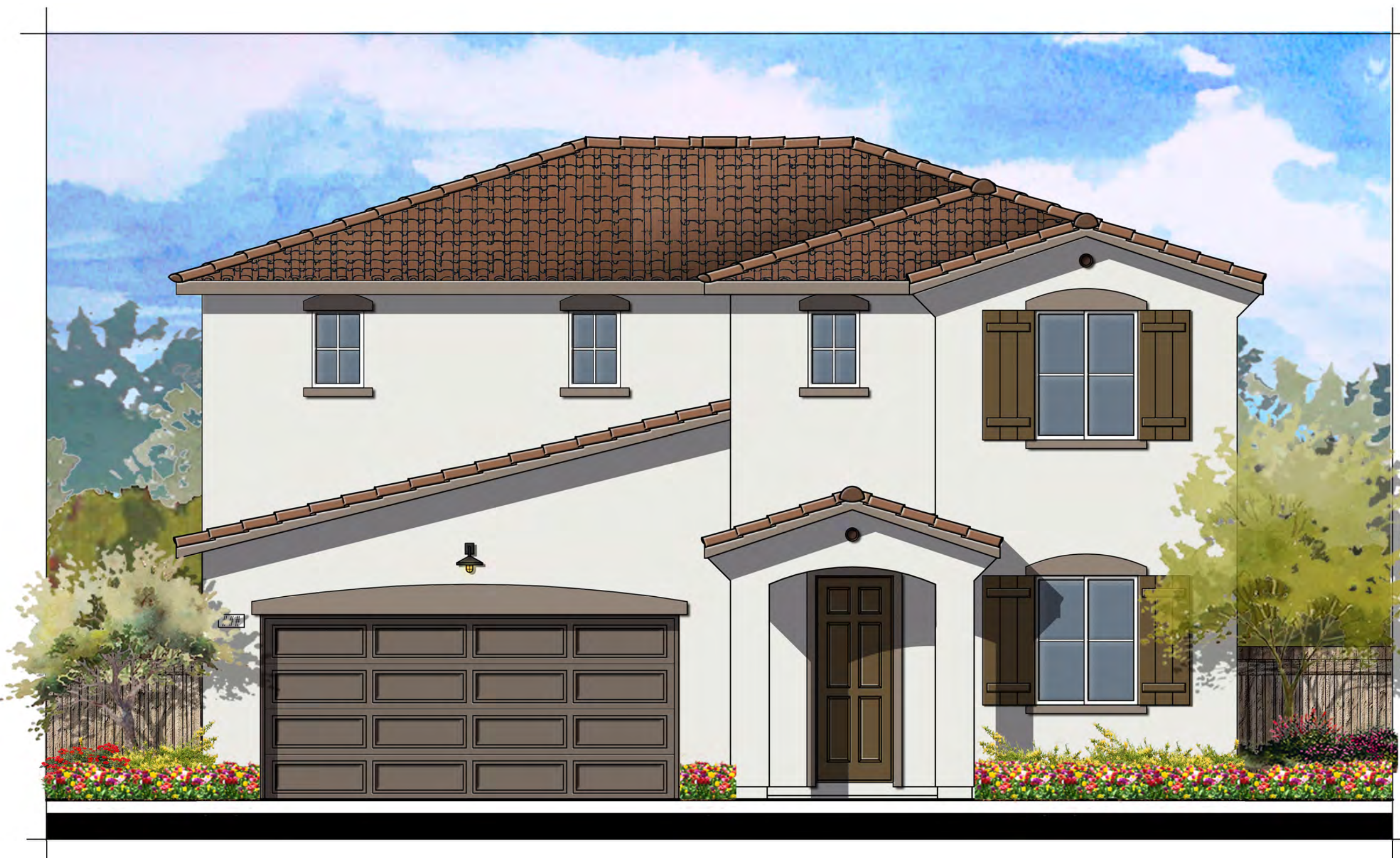




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Refer to landscape drawings for wall, tree, and shrub locations

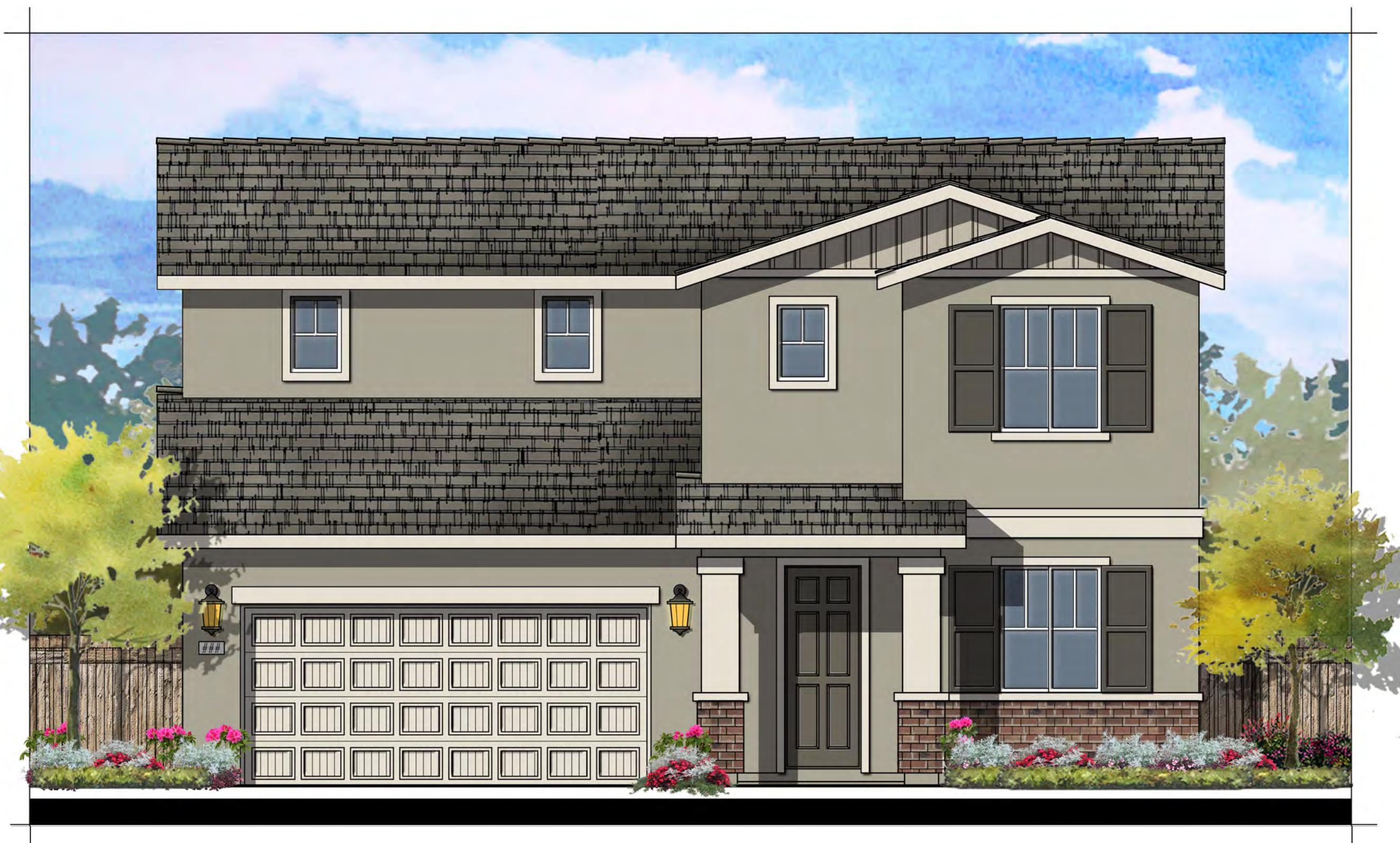
"A" - SPANISH
COLOR SCHEME 3



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Refer to landscape drawings for wall, tree, and shrub locations

"B" - SANTA BARBARA
COLOR SCHEME 4



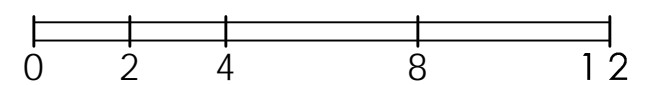
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Refer to landscape drawings for wall, tree, and shrub locations

"C" - FARMHOUSE
COLOR SCHEME 7

PLAN 2
FRONT ELEVATIONS

the vines at oakley
OAKLEY, CA

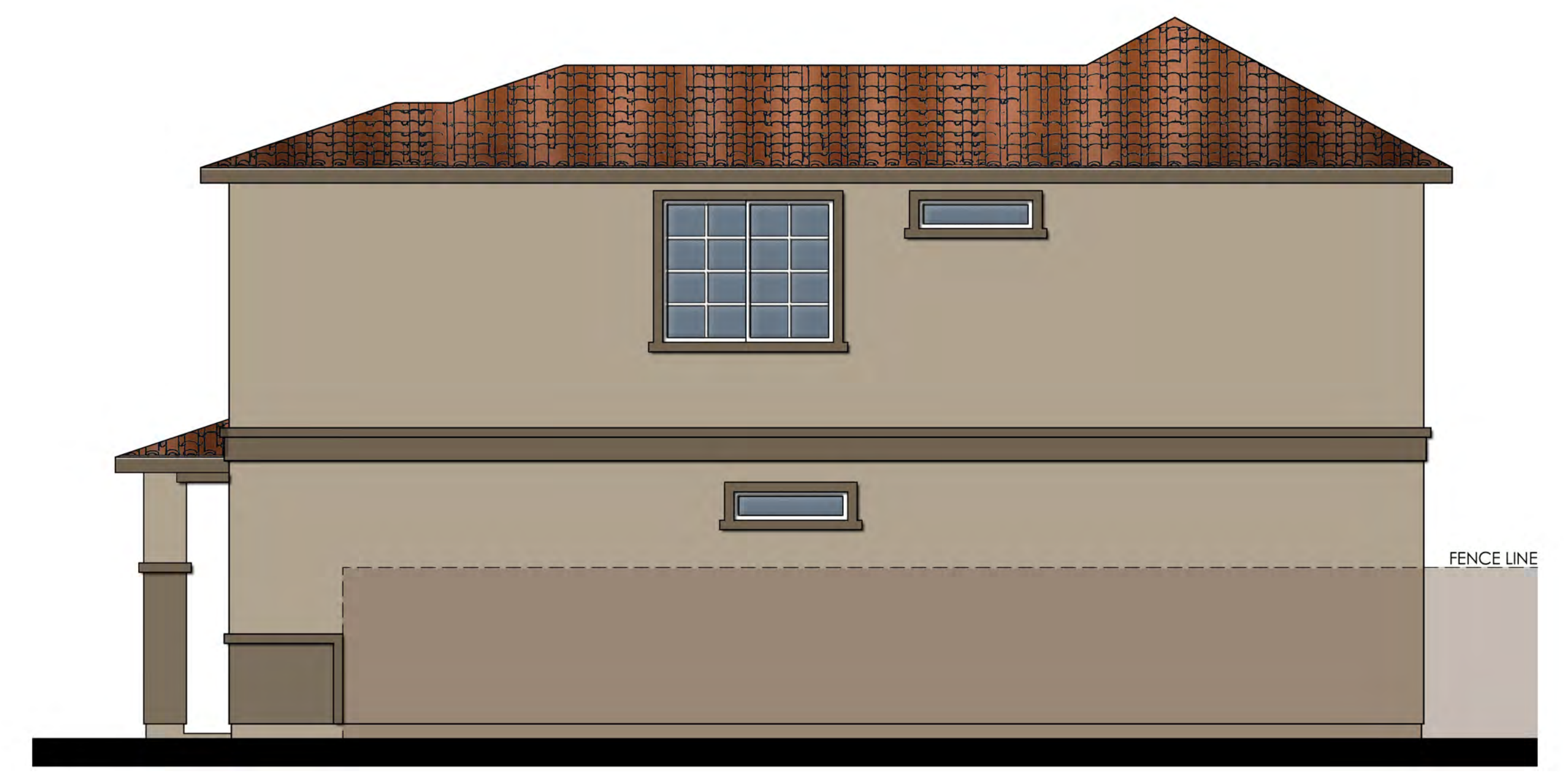




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

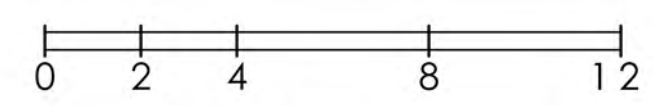
- MATERIALS LEGEND**
- ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT

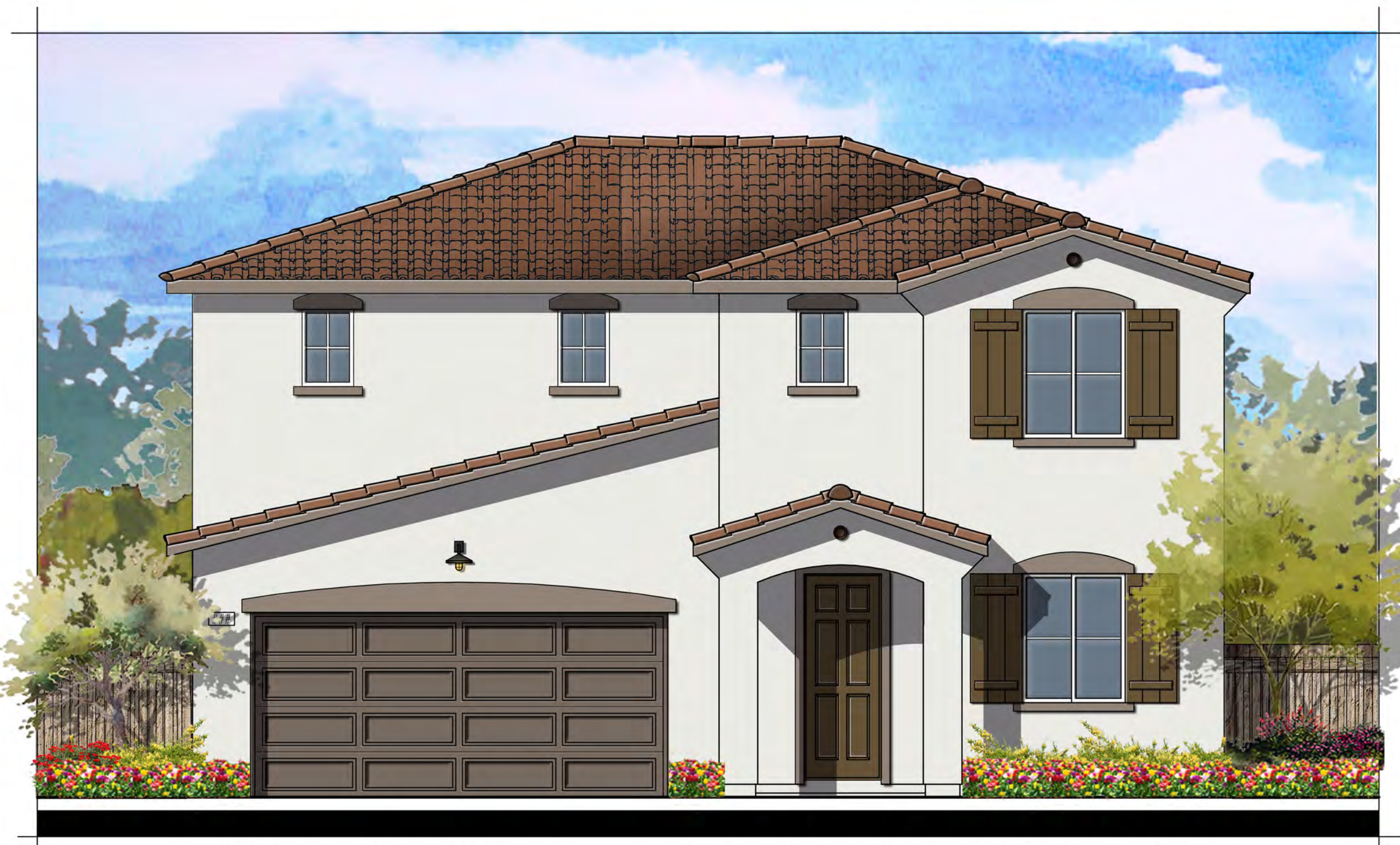


LEFT

COLOR SCHEME 3
PLAN 2-"A"
 SPANISH ELEVATION

the vines at oakley
 OAKLEY, CA

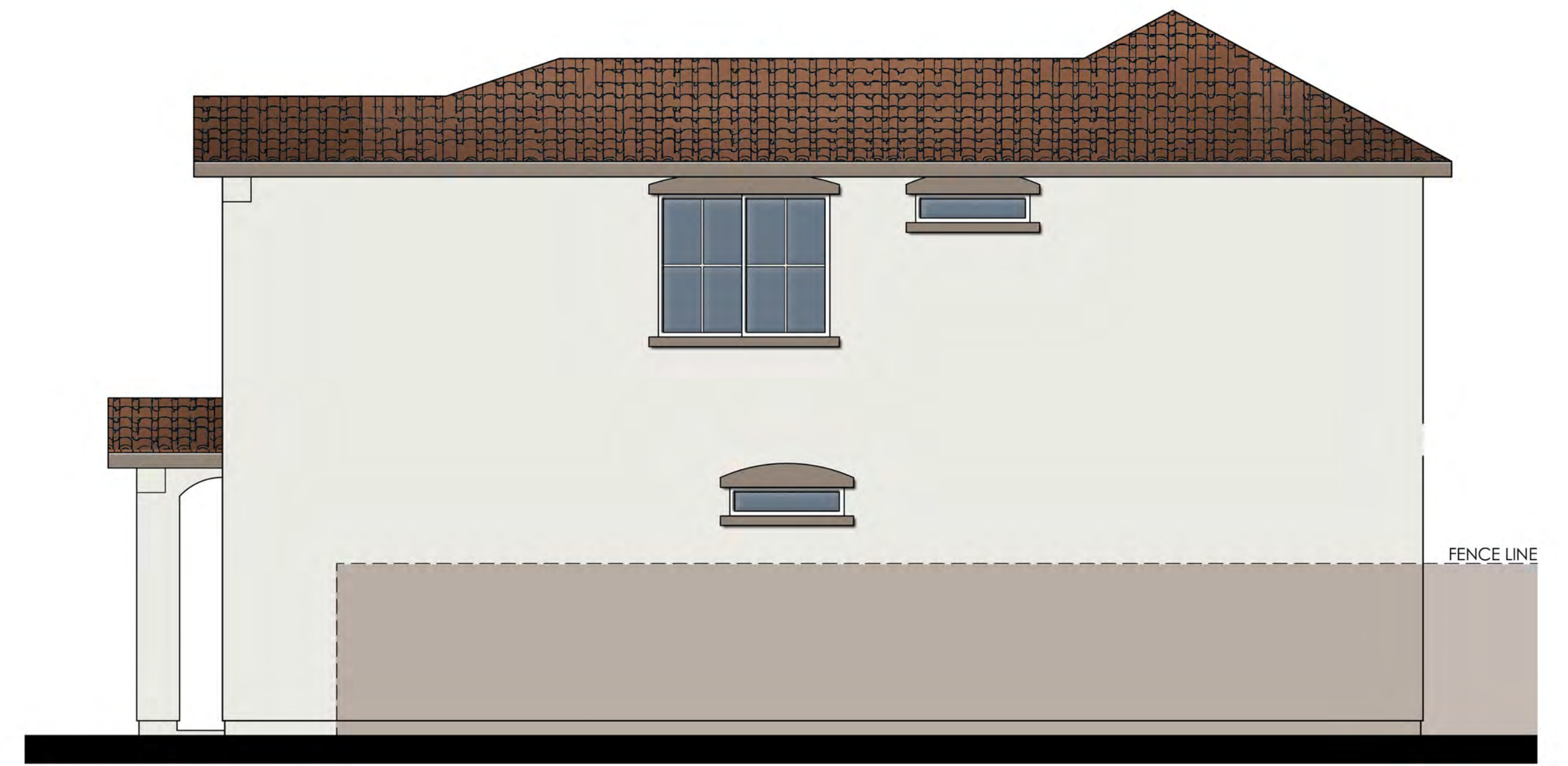




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

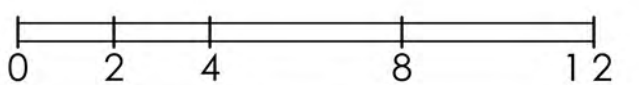
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CLAY PIPES
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT



LEFT

COLOR SCHEME 4
PLAN 2-"B"
 SANTA BARBARA ELEVATION

the vines at oakley
 OAKLEY, CA





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



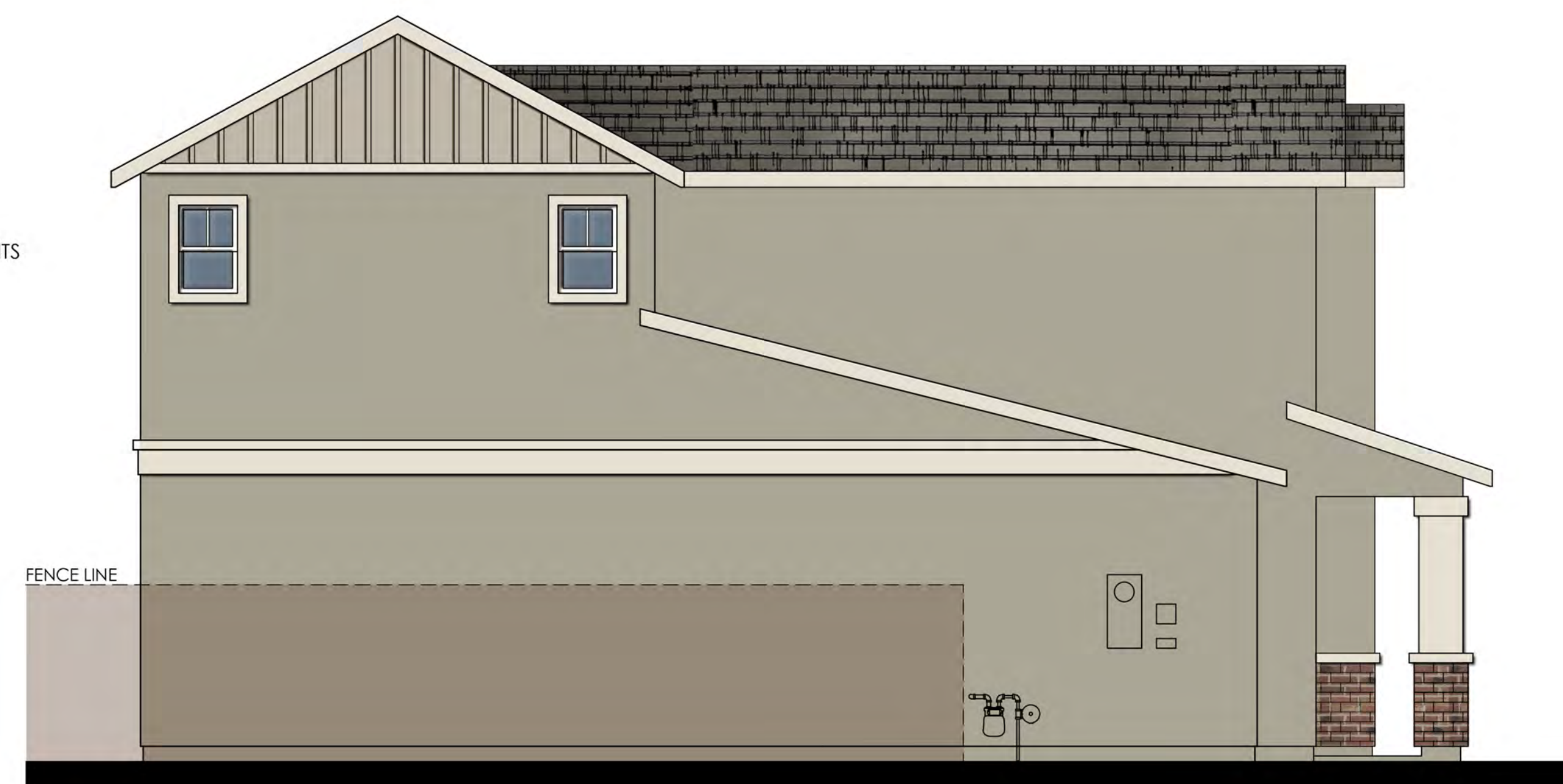
RIGHT



REAR

MATERIALS LEGEND

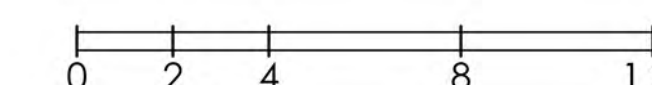
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: BOARD AND BATTENS
W/ DECORATIVE GABLE END VENTS
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT

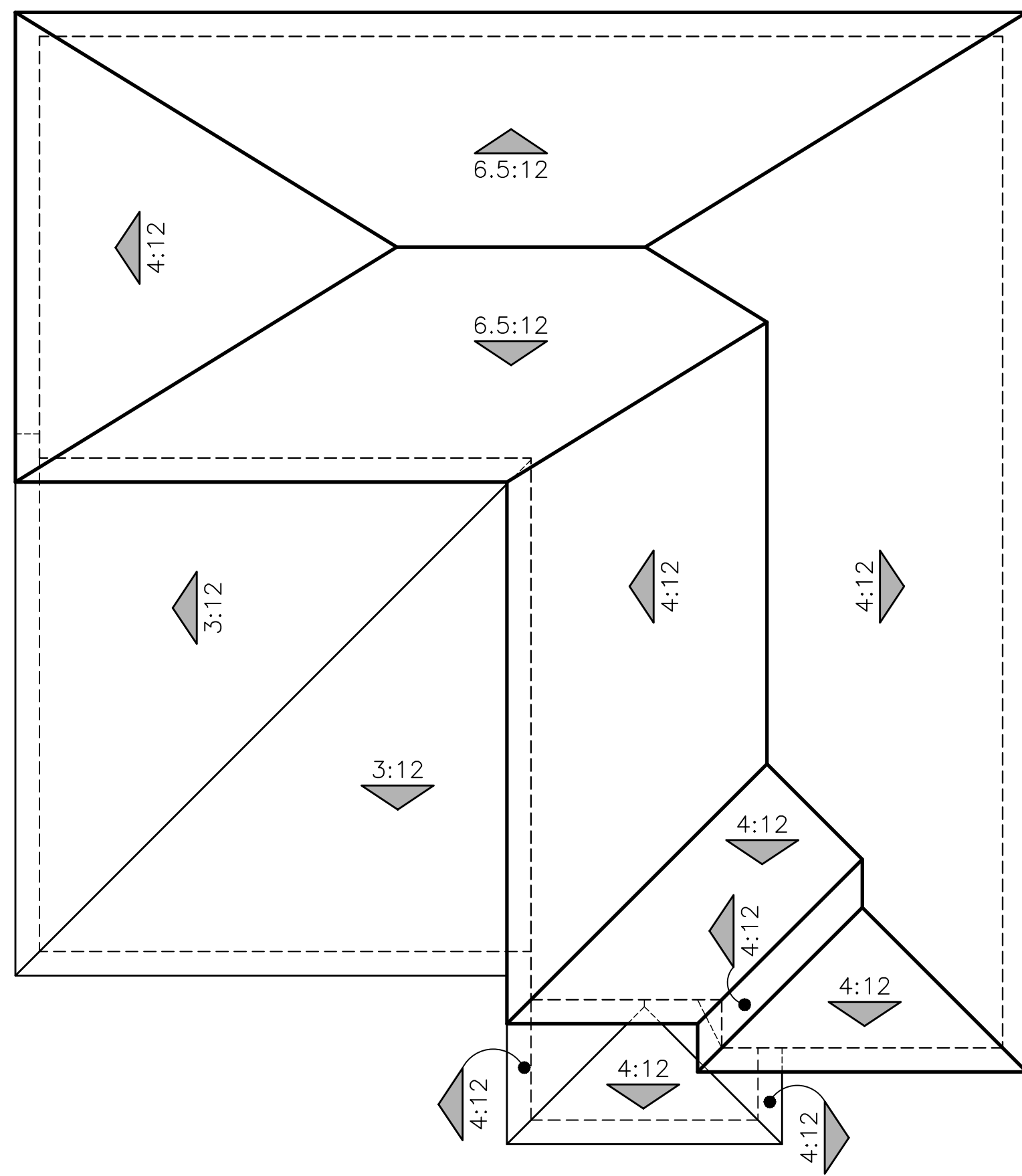


LEFT

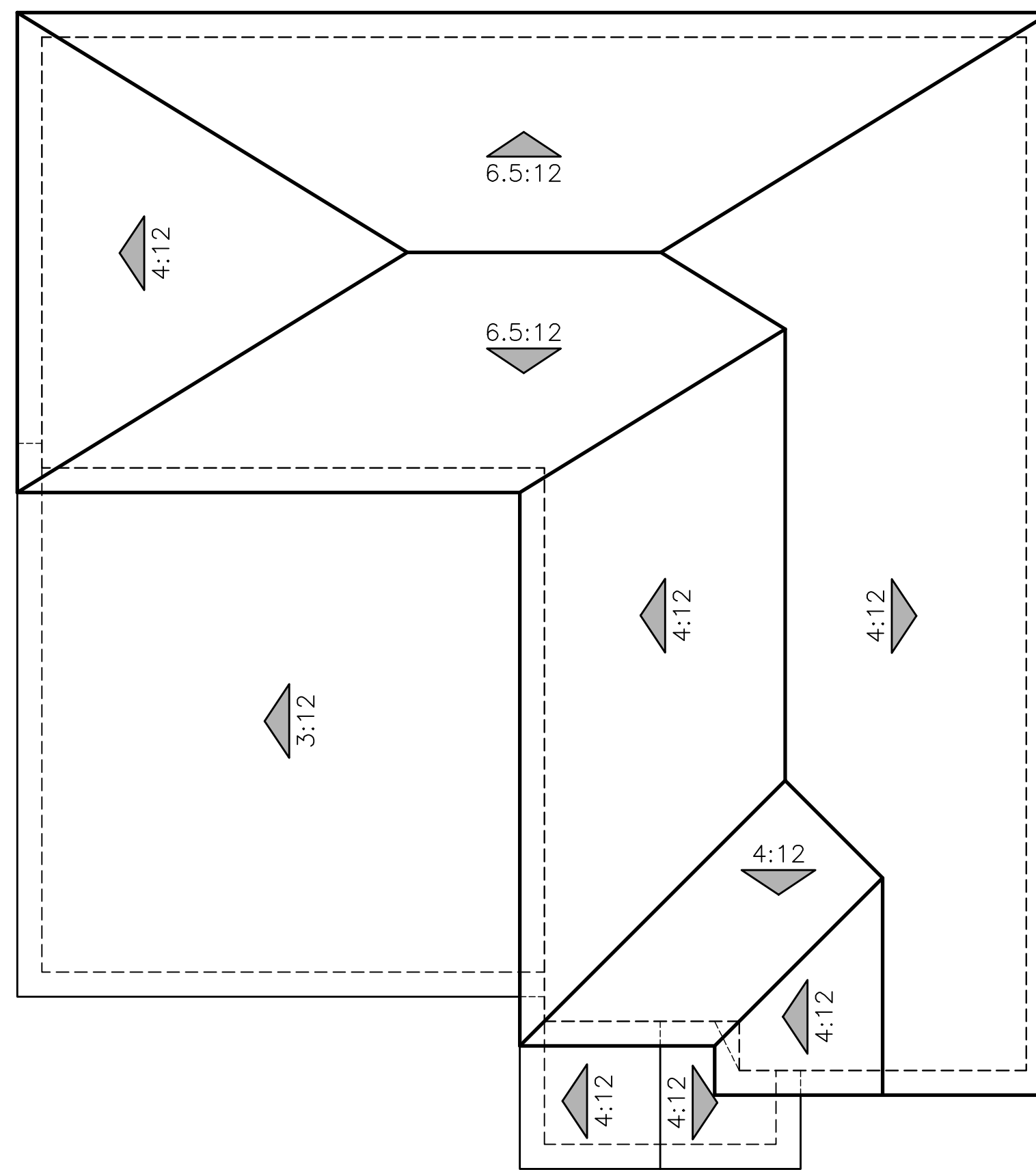
COLOR SCHEME 7
PLAN 2-"C"
FARMHOUSE ELEVATION

the vines at oakley
OAKLEY, CA

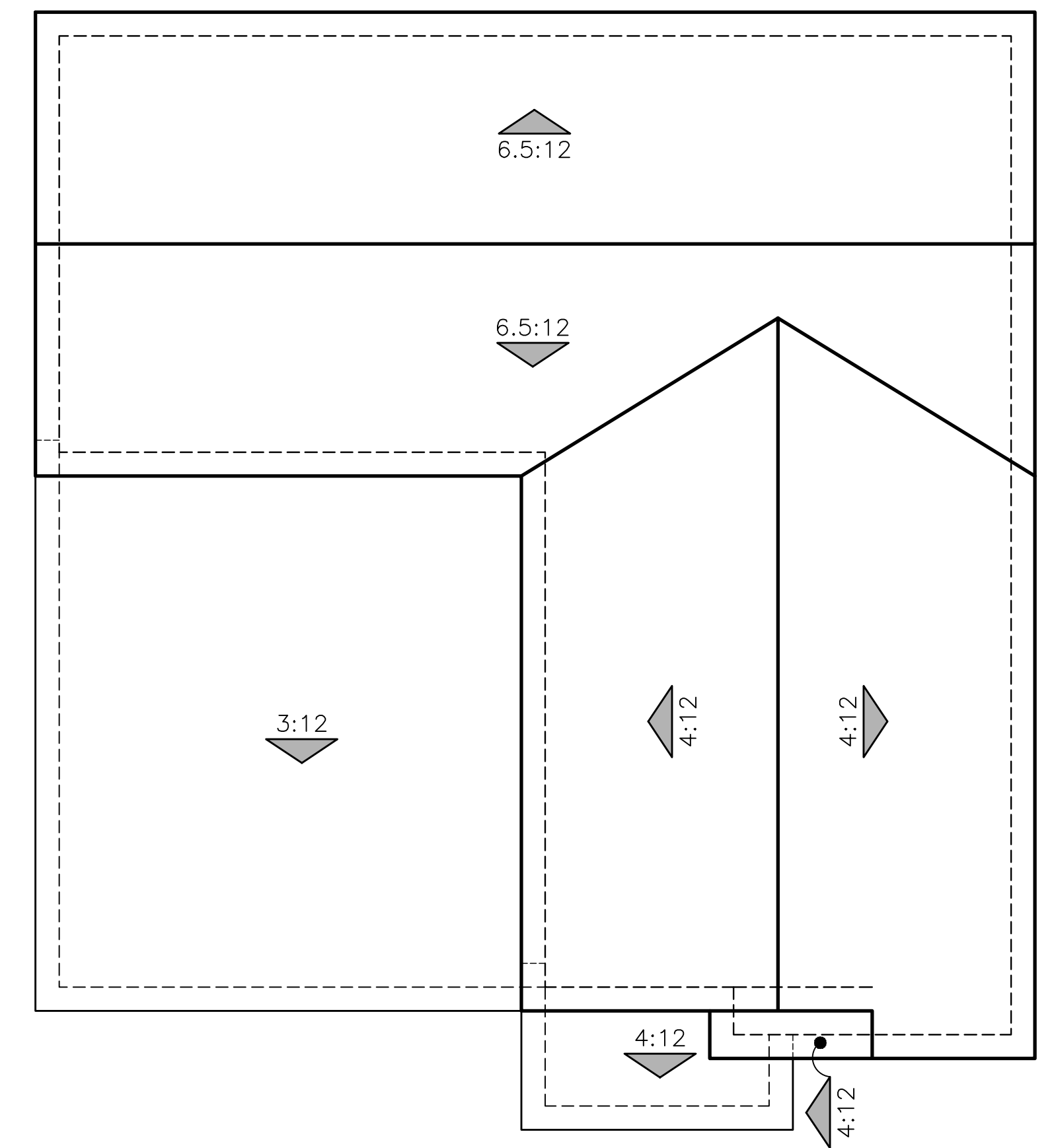




"A" - SPANISH

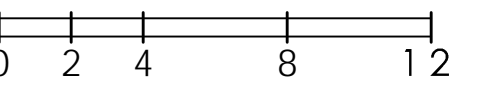


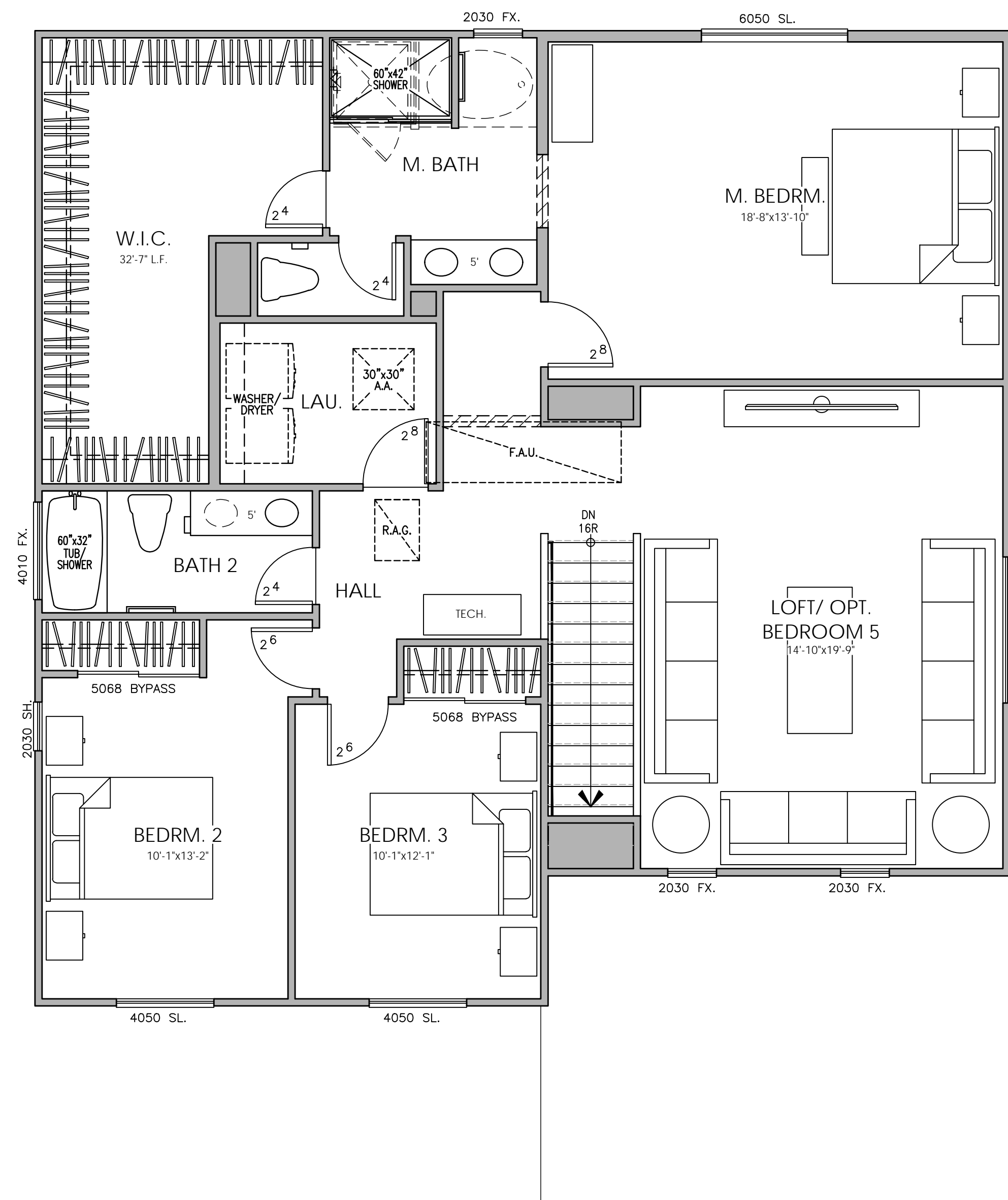
"B" - SANTA BARBARA



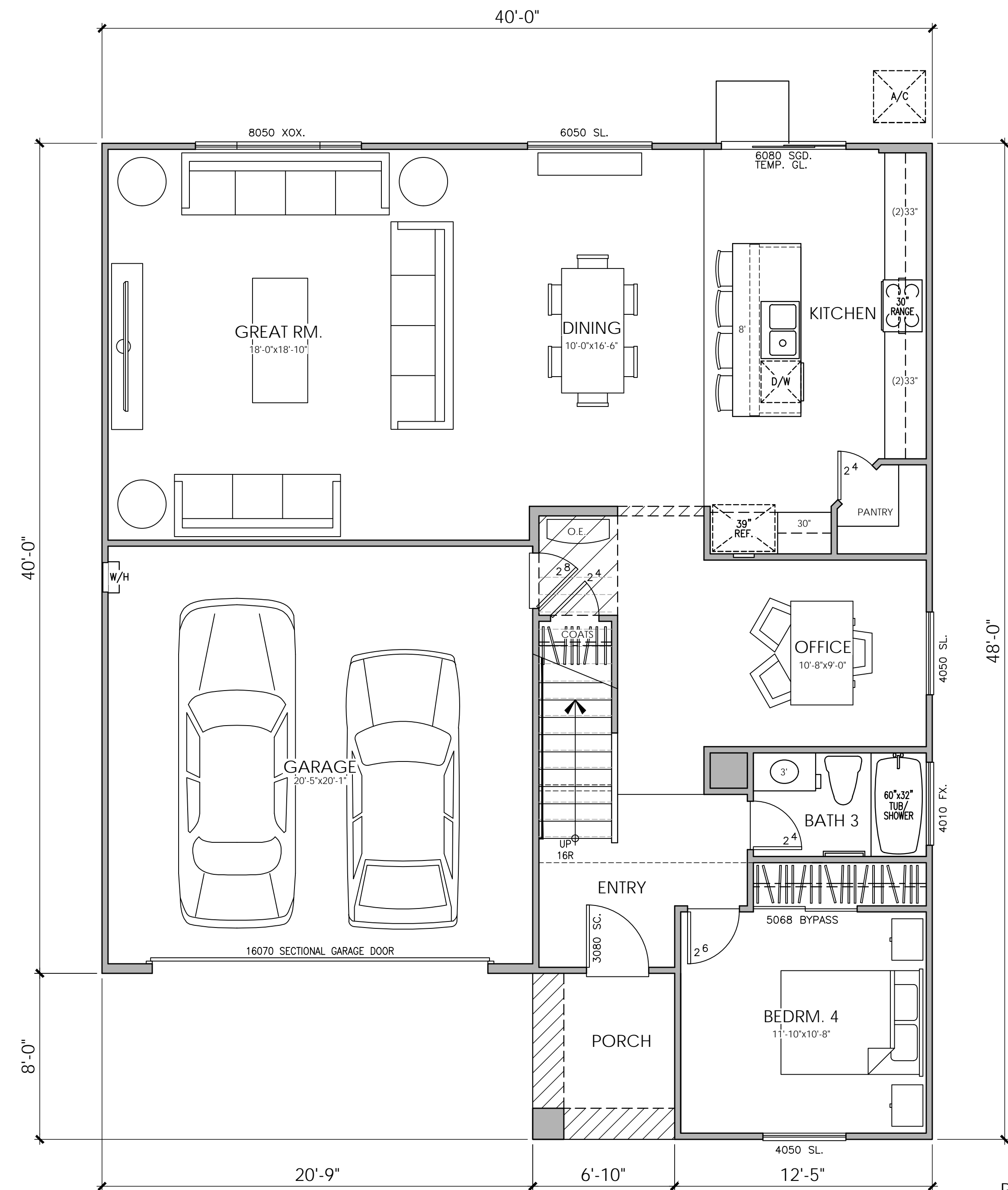
"C" - FARMHOUSE

ROOF PLANS
PLAN 2





SECOND FLOOR PLAN

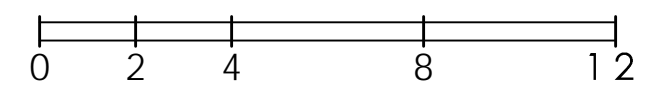


FIRST FLOOR PLAN

PLAN 5-40T
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,272 SQ. FT.
SECOND FLOOR AREA	1,449 SQ. FT.
TOTAL DWELLING	2,721 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	427 SQ. FT.
PORCH	55 SQ. FT.

PLAN 3
4 BEDROOM, 3 BATH, OFFICE, OPT. BEDROOM 5





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"A" - SPANISH
COLOR SCHEME 2



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"B" - SANTA BARBARA
COLOR SCHEME 6



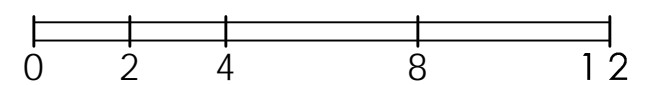
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"C" - FARMHOUSE
COLOR SCHEME 8

PLAN 3
FRONT ELEVATIONS

the vines at oakley
OAKLEY, CA





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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

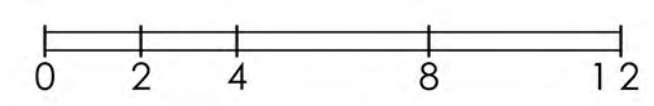
- MATERIALS LEGEND**
- ROOF: CONCRETE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL
 - TRIM: STUCCO OVER RIGID FOAM
 - FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT



LEFT

COLOR SCHEME 2
PLAN 3-"A"
 SPANISH ELEVATION

the vines at oakley
 OAKLEY, CA

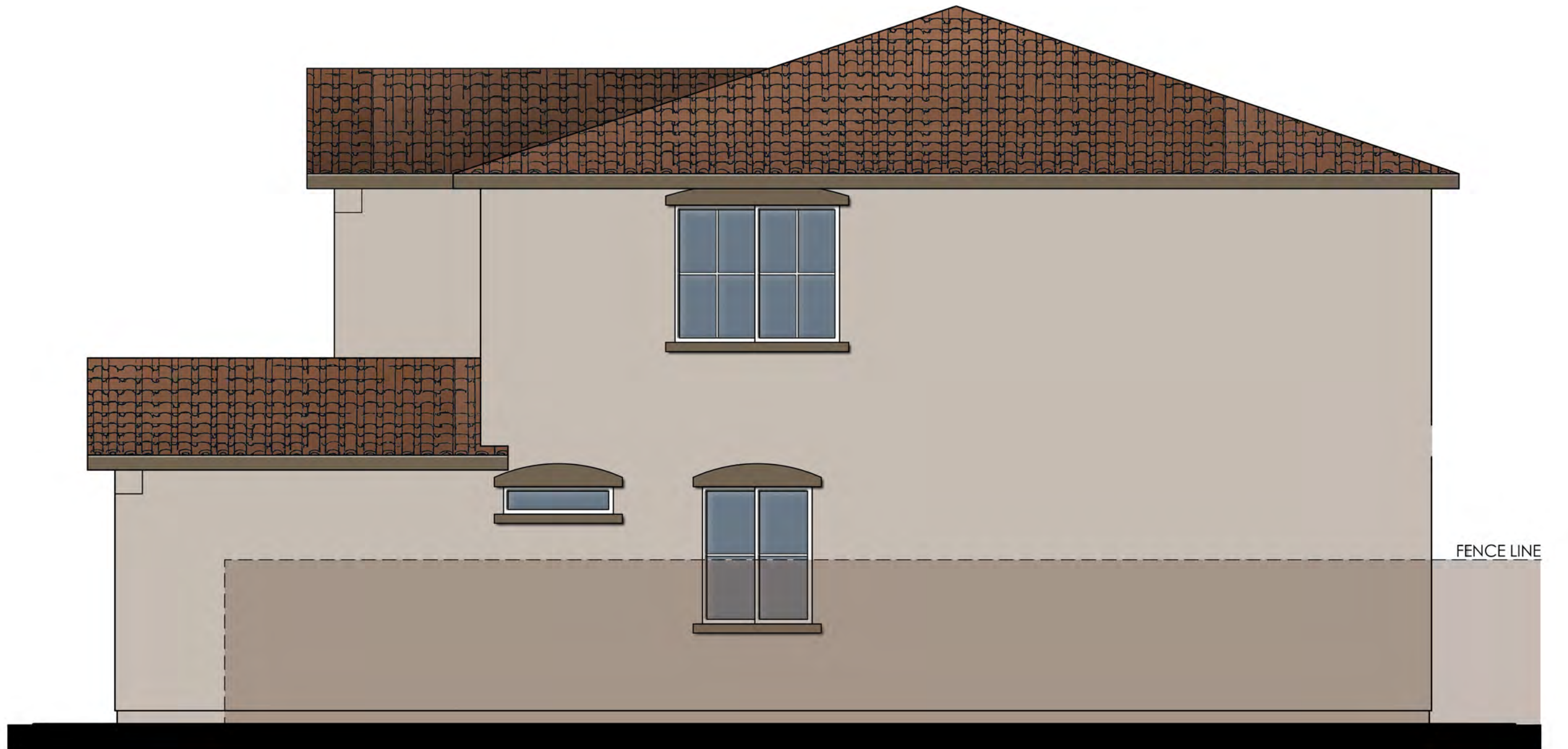




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

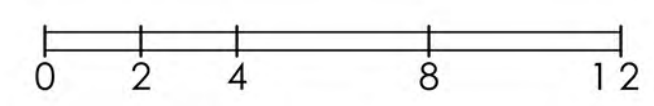
- ROOF: CONCRETE "S" TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CLAY PIPES
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT



LEFT

COLOR SCHEME 6
PLAN 3-"B"
 SANTA BARBARA ELEVATION

the vines at oakley
 OAKLEY, CA



#18103
 07/15/19
 A-17

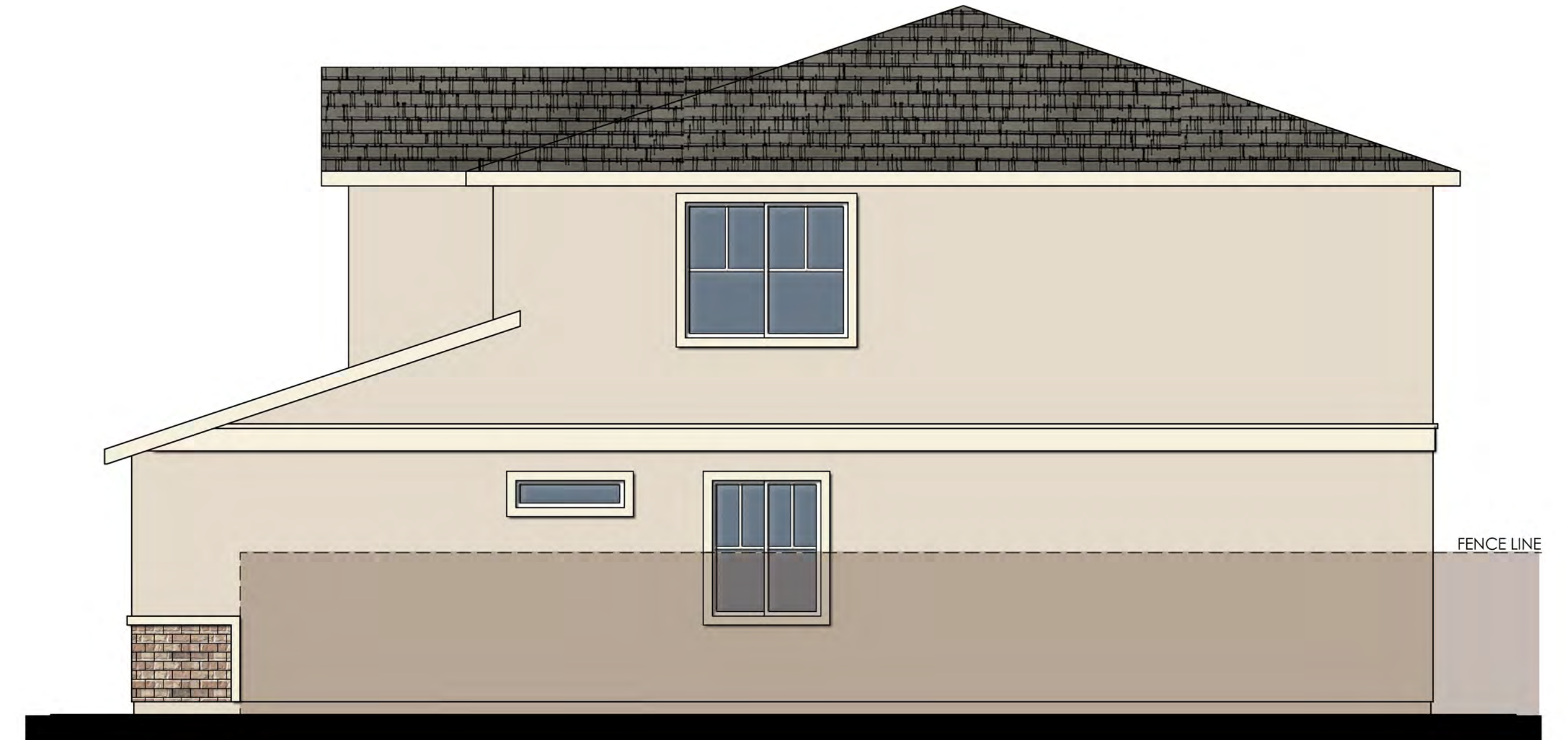
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FRONT



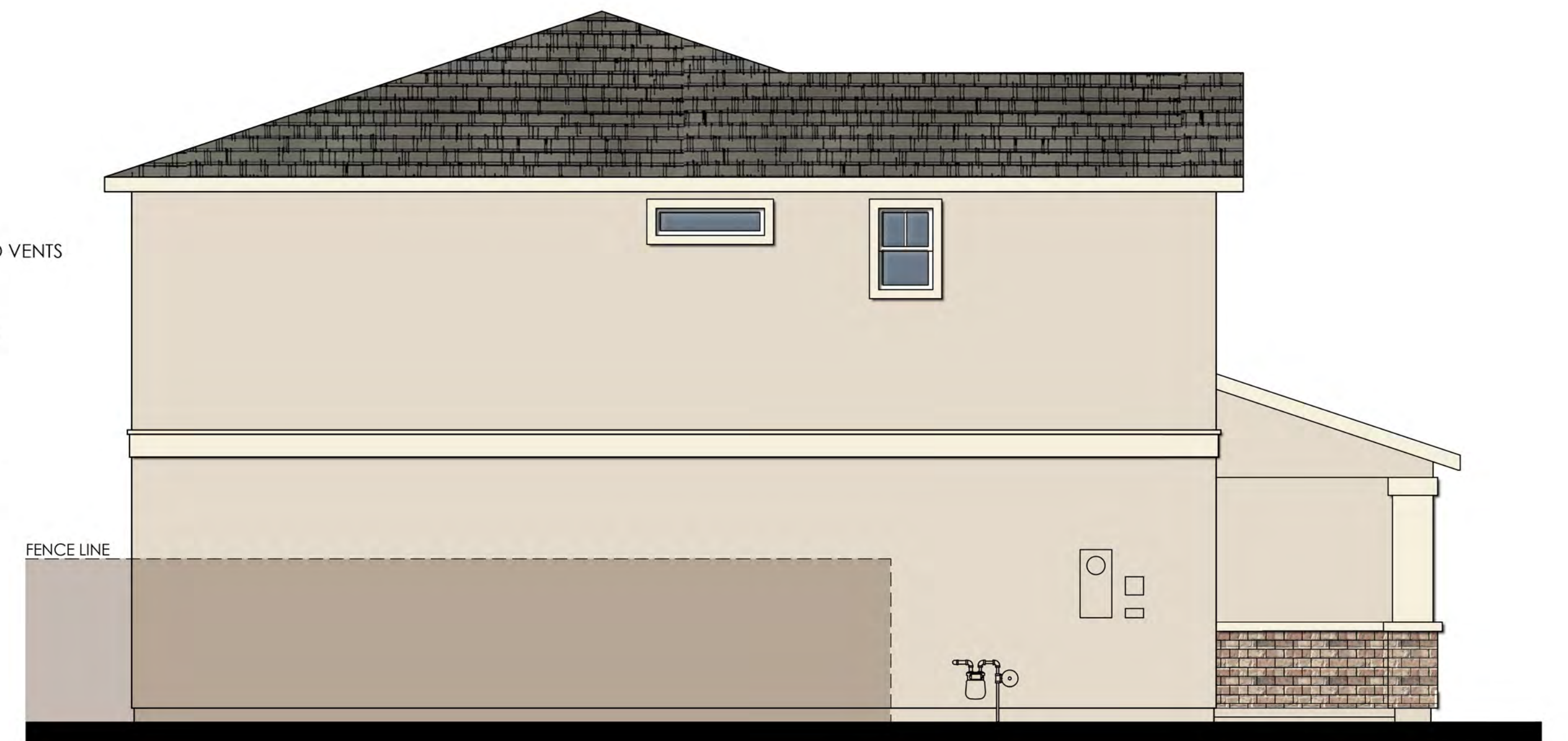
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REAR

MATERIALS LEGEND

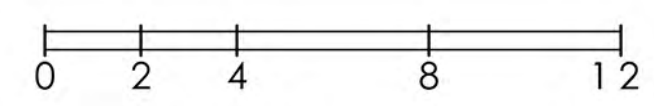
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: BOARD AND BATTENS W/ DECORATIVE GABLE END VENTS
- WALL: STUCCO
- WINDOWS: VINYL WITH DIVIDED LITES
- TRIM: STUCCO OVER RIGID FOAM
- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL
- SHUTTERS: DECORATIVE FOAM
- WINDOW TRIM SHOWN DASHED SHALL OCCUR ON LOTS REQUIRING ENHANCEMENT

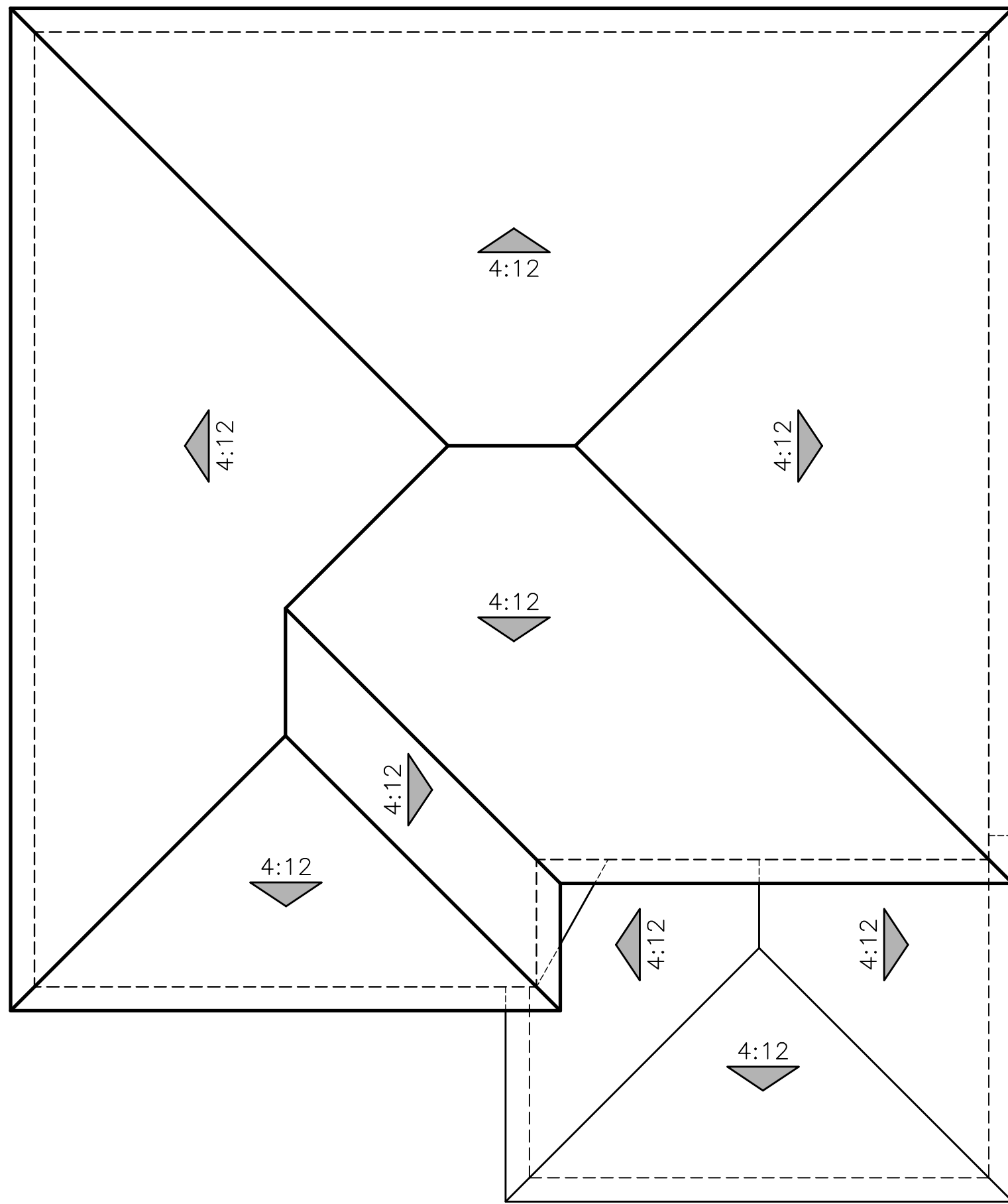


LEFT

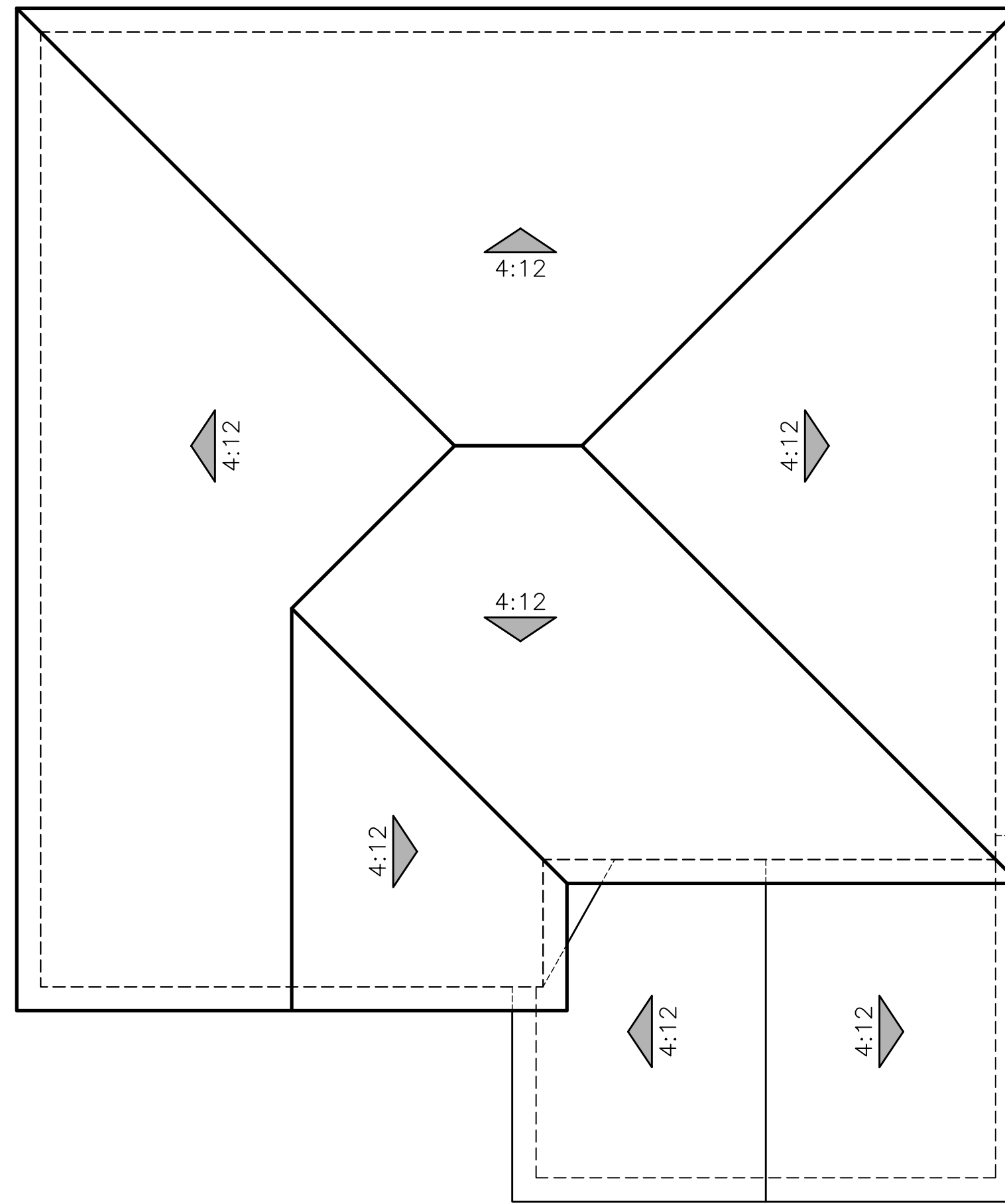
COLOR SCHEME 8
PLAN 3-"C"
 FARMHOUSE ELEVATION

the vines at oakley
 OAKLEY, CA

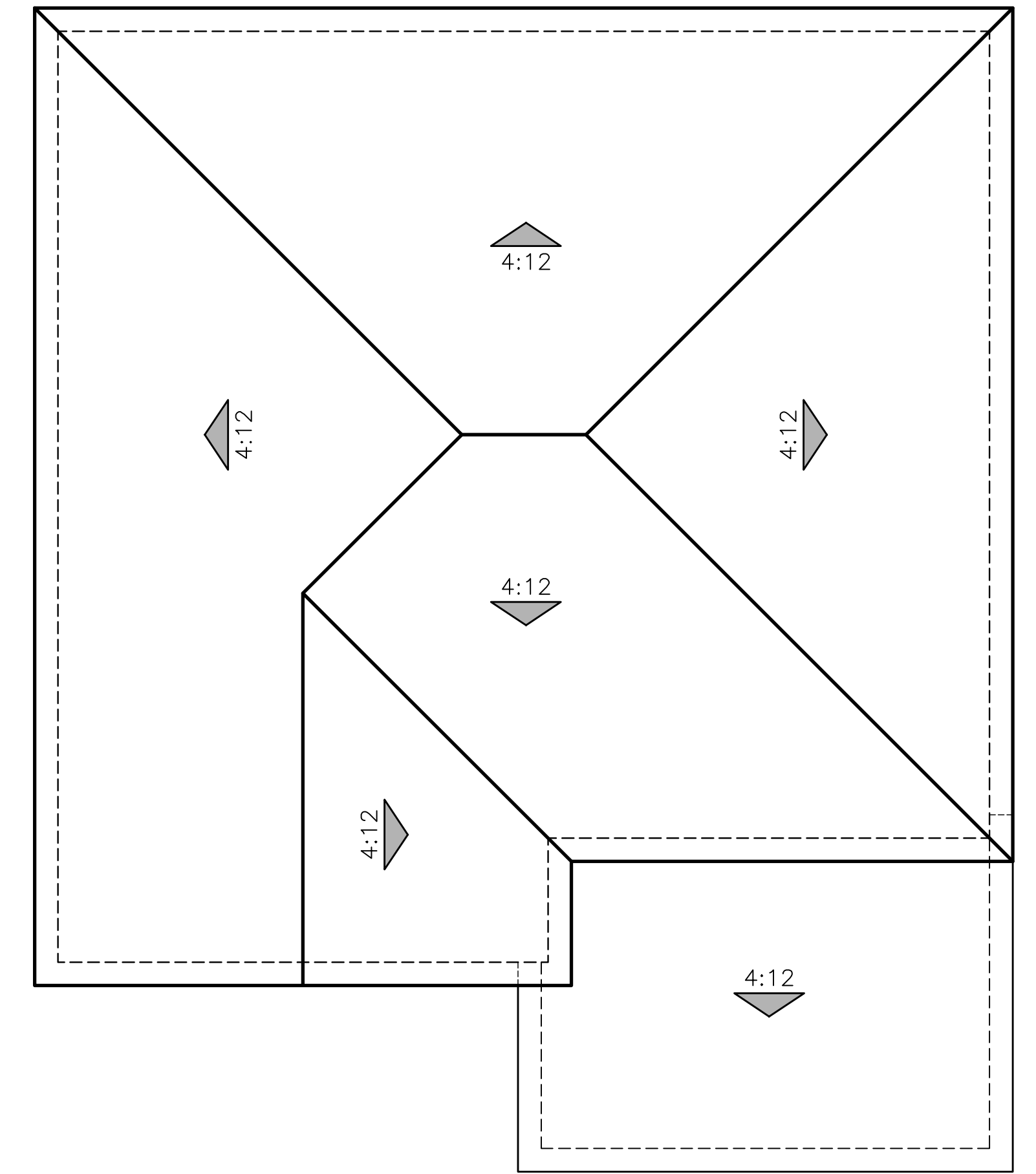




"A" - SPANISH

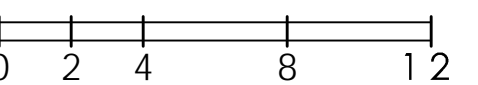


"B" - SANTA BARBARA



"C" - FARMHOUSE

ROOF PLANS
PLAN 3





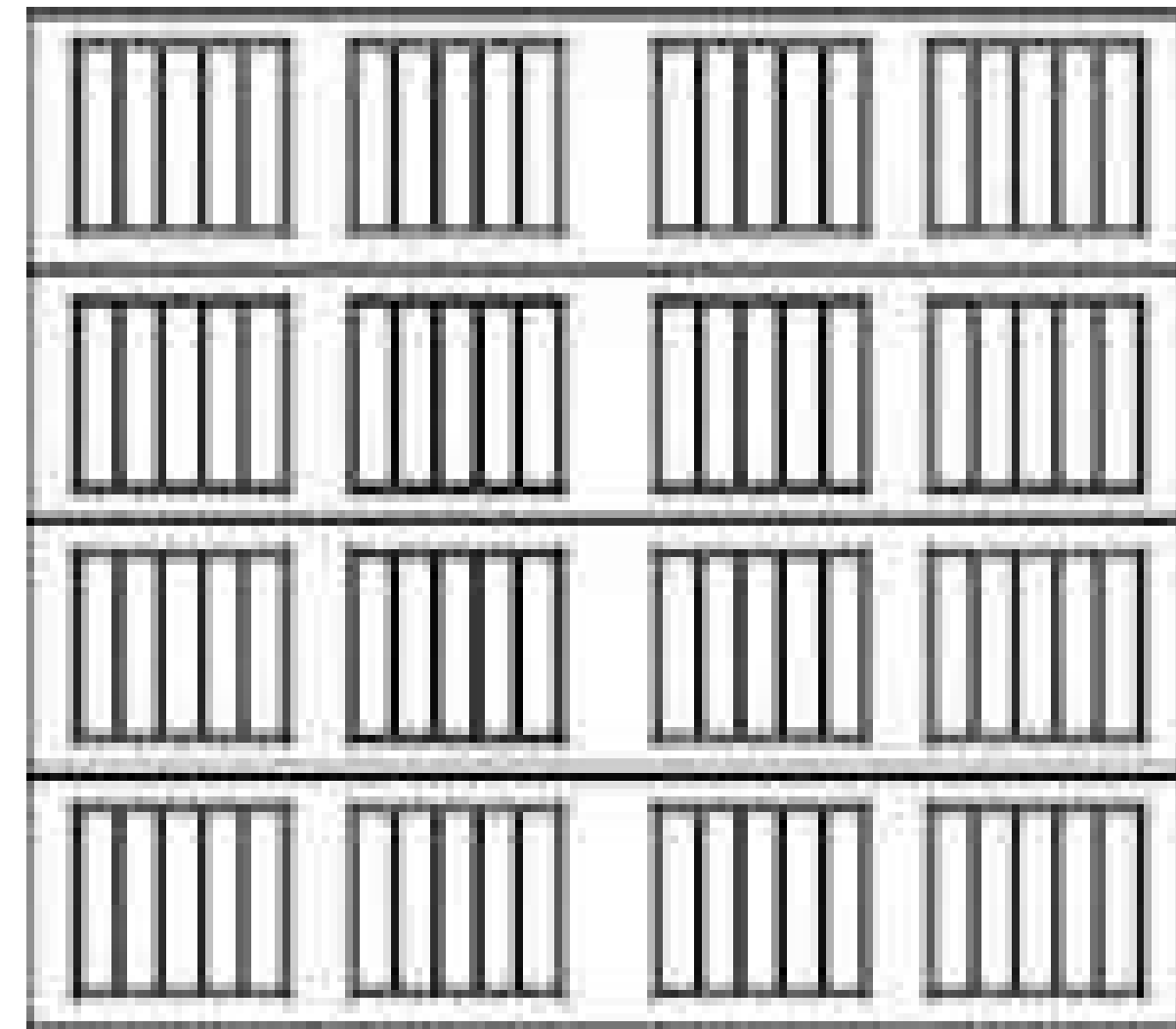
ELEVATION "C"



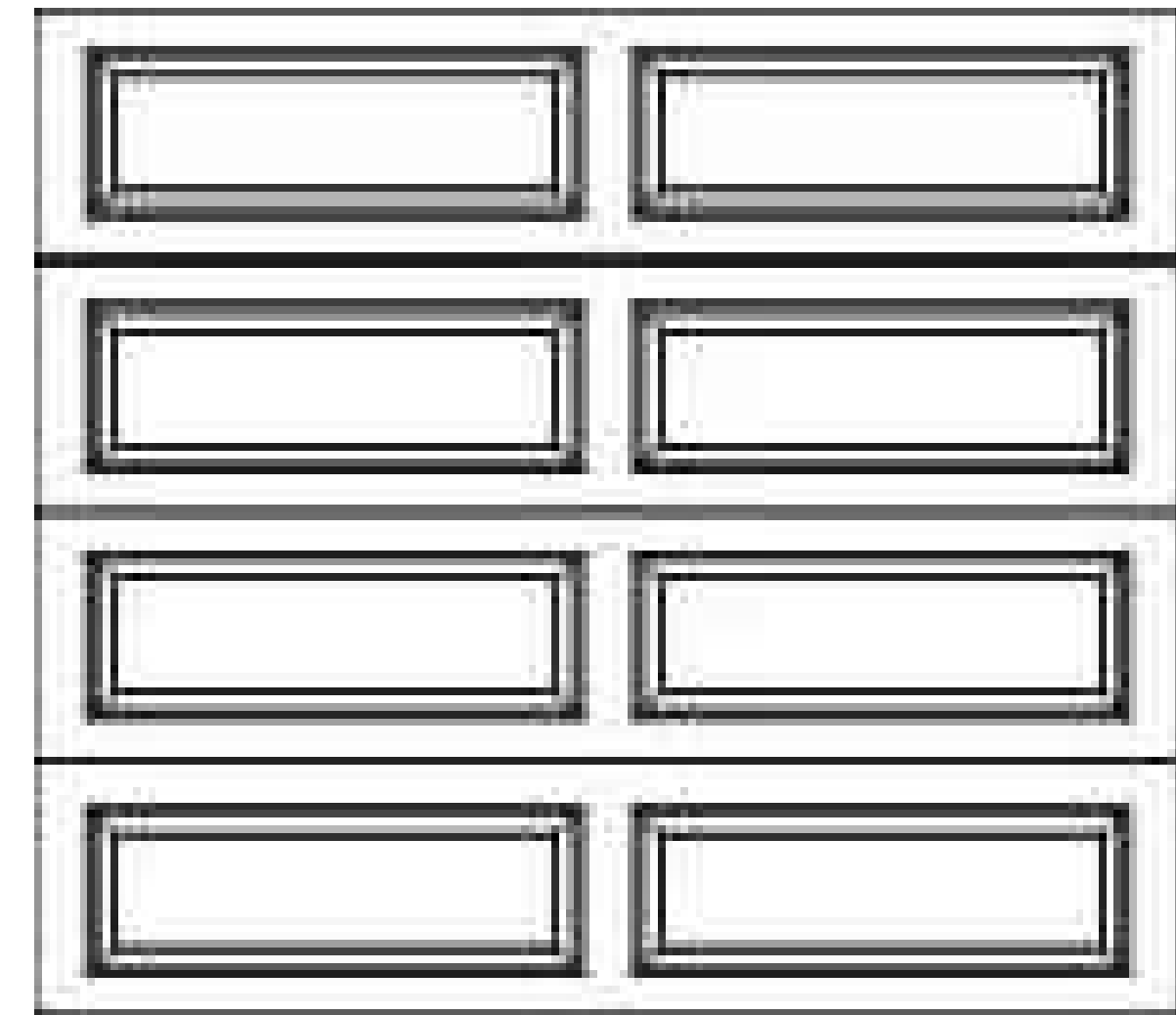
ELEVATION "B"



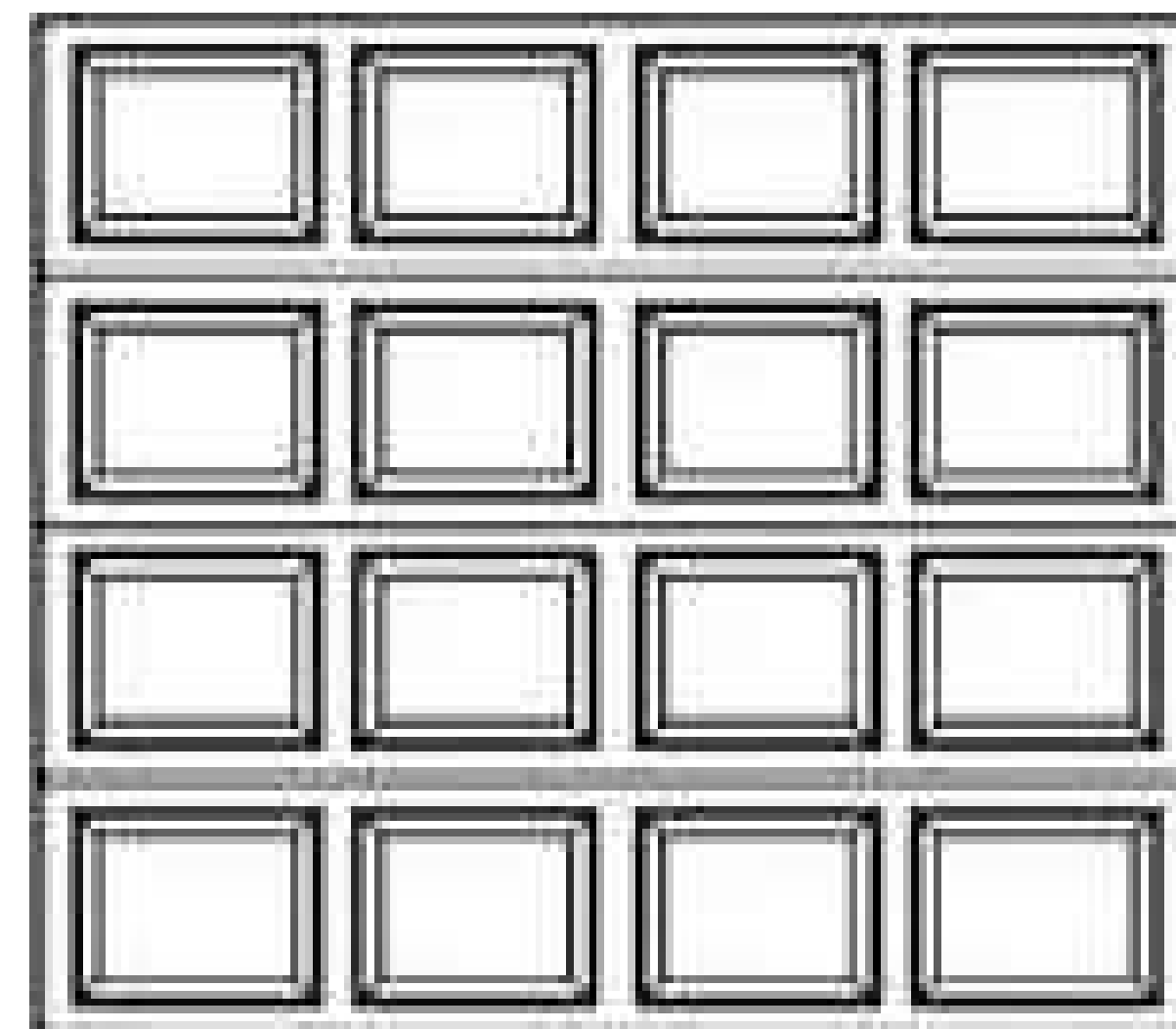
ELEVATION "A"
EXTERIOR LIGHTING



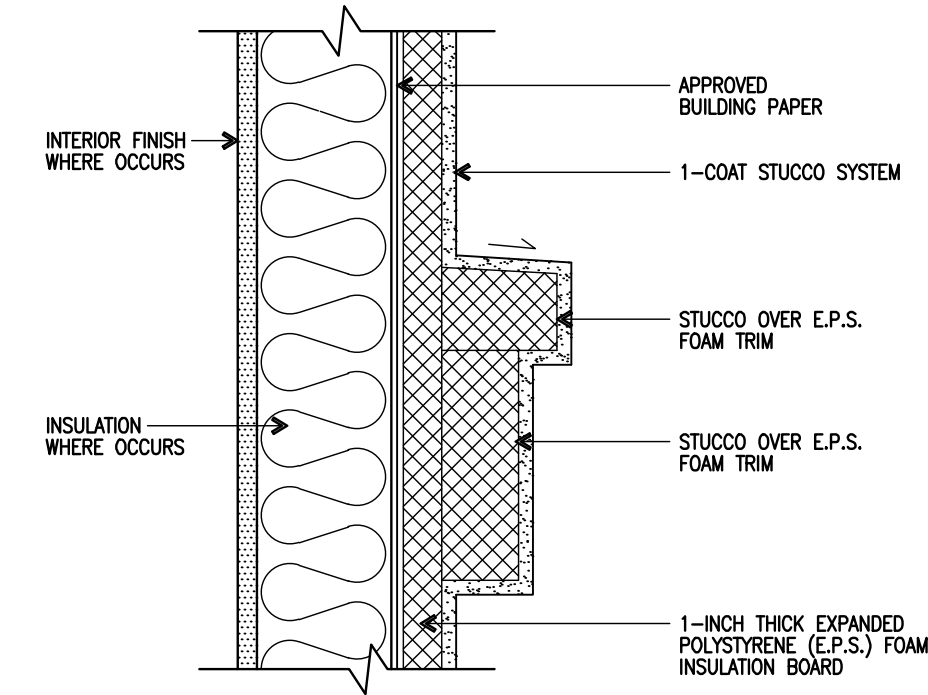
ELEVATION "C"



ELEVATION "B"



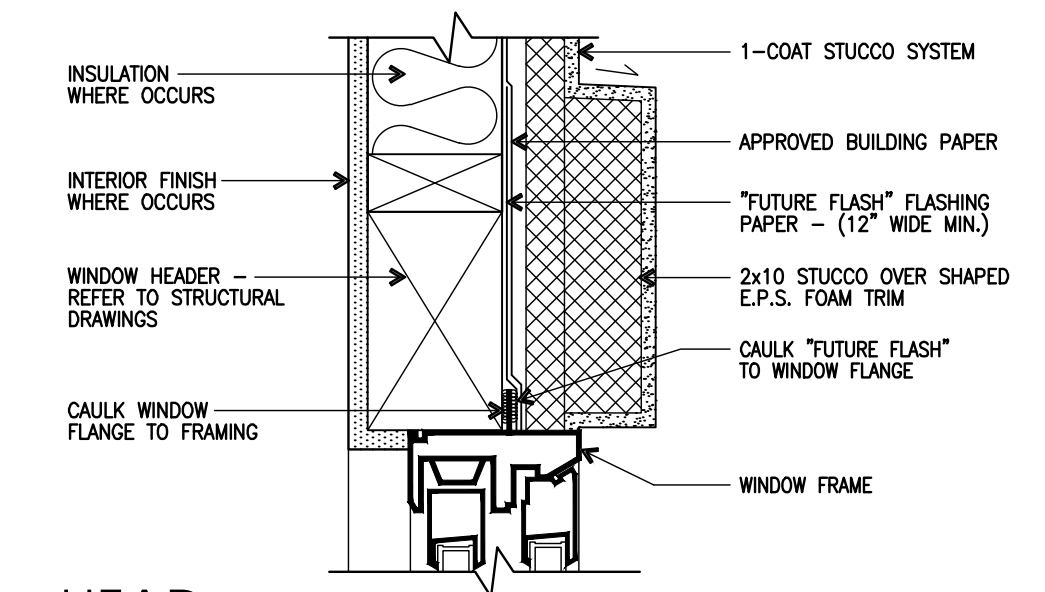
ELEVATION "A"
GARAGE DOORS



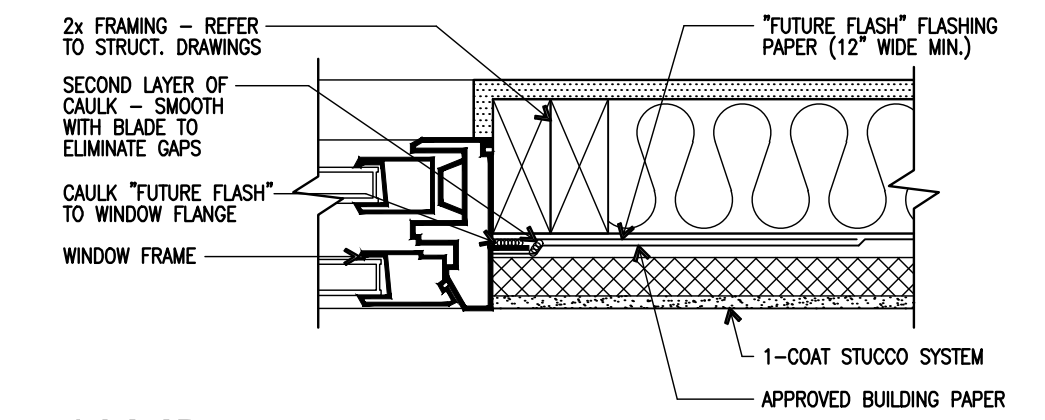
STUCCO TRIM BAND
TYPICAL BELLY BAND



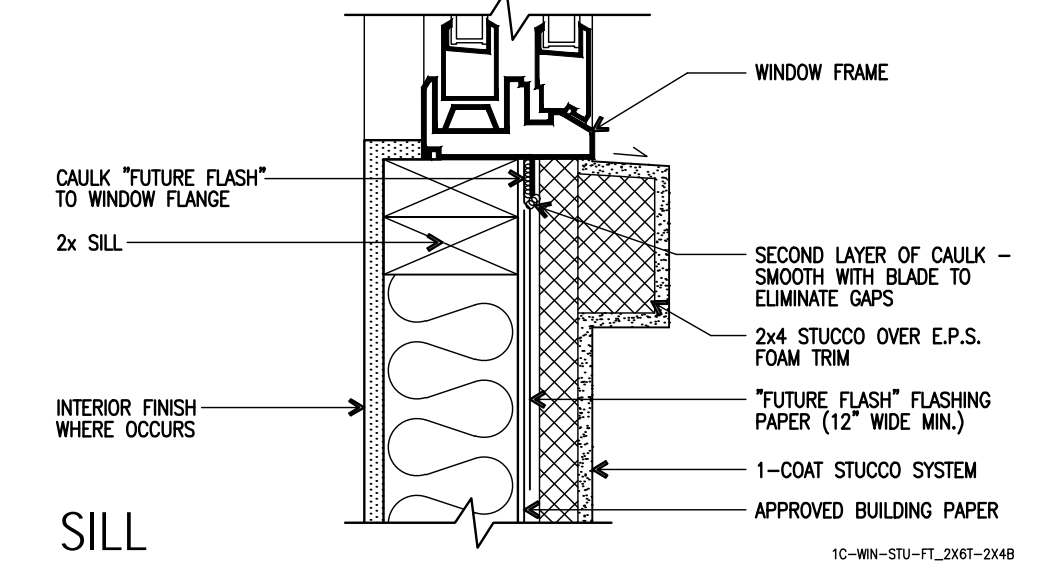
ALL ELEVATIONS
FRONT DOORS



HEAD

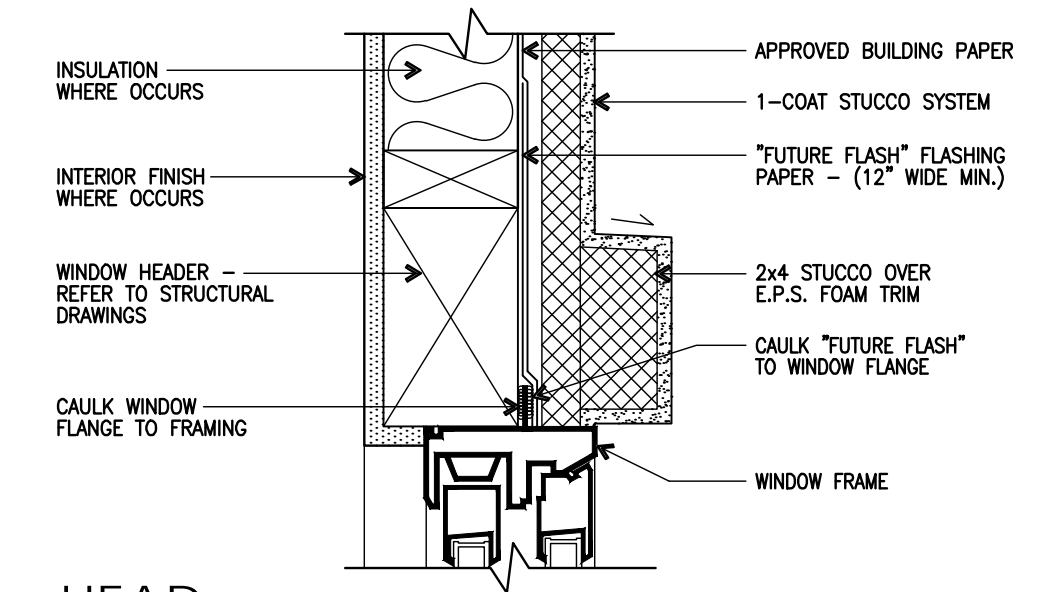


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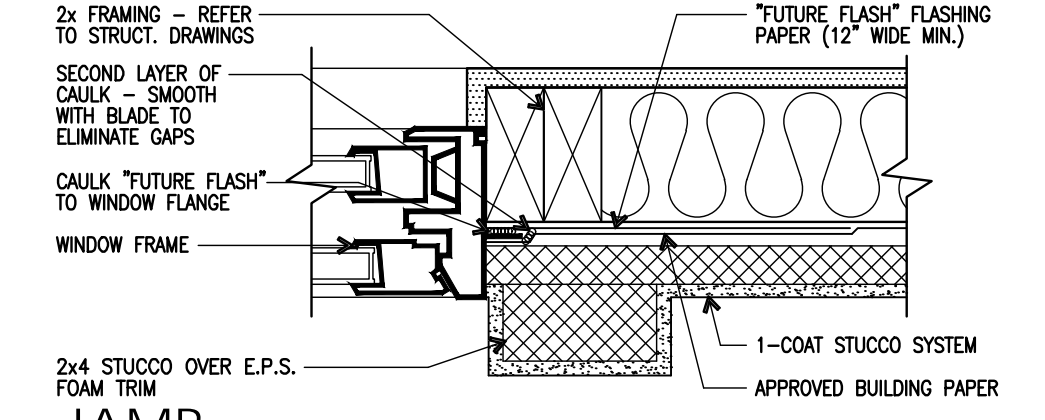


SILL

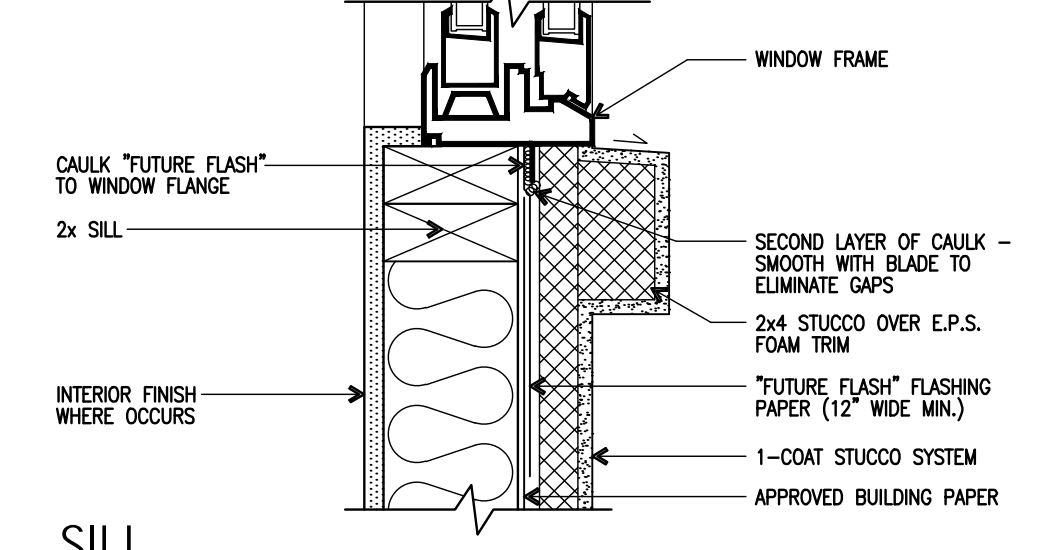
WINDOW W/ FOAM TRIM
TYPICAL "B" WINDOW TRIM



HEAD



JAMB



SILL

WINDOW W/ FOAM TRIM
TYPICAL "A" & "C" WINDOW TRIM

THE VINES AT OAKLEY II
OAKLEY, CA

PROJECT #18103
 CREATED 12/5/2018
 Roof Double
 Spec per Client 12/12/2018

Client Revisions 4/24/2019

"A" ELEVATIONS			
SPANISH COLONIAL	SCHEME 1	SCHEME 2	SCHEME 3
STUCCO PAINT BODY	1617	1605	1627
STUCCO PAINT MATCH**	SW6087 - TRUSTY TAN	SW9173 - SHIITAKE	SW7038 - TONY TAUPE
SECONDARY STUCCO	SW6095 TOASTY	SW7032 WARM STONE	SW7039 VIRTUAL TAUPE
FASCIA / TRIM	SW6083 SABLE	SW7054 SUITABLE BROWN	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6083 SABLE	SW7026 GRIFFIN	SW7041 VAN DYKE BROWN
FRONT DOOR / SHUTTERS	SW9182 ROJO MARRON	SW7625 MOUNT ETNA	SW2846 ROYCROFT BRNZ GRN
ROOF: "S" TILE	2645	2645	SW2645
MALIBU	SUNRISE BLEND	SUNRISE BLEND	SUNRISE BLEND
BORAL MATCH:	1VICS6169	1VICS6169	1VICS6169
LOW PROF "S" VILLA	CASA GRANDE BLEND	CASA GRANDE BLEND	CASA GRANDE BLEND

STUCCO:	OMEGA
PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
ROOF ALT:	BORAL
BRICK:	BORAL

"B" ELEVATIONS			
SANTA BARBARA	SCHEME 4	SCHEME 5	SCHEME 6
STUCCO PAINT BODY	1572	5/8 A 668	1627
STUCCO PAINT MATCH**	SW7757 HIGH REFLECTIVE WT	SW7001 MARSHMALLOW	SW7038 TONY TAUPE
FASCIA / TRIM	SW6074 SPALDING GRAY	SW2806 ROOKWOOD BROWN	SW7040 SMOKEHOUSE
GARAGE DOOR	SW6075 GARRET GRAY	SW2808 RKWD DARK BROWN	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW9125 OLIVIA OSCURO	SW6236 GRAY'S HARBOR	SW2839 ROYCROFT COPPER RED
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
ROOF: "S" TILE	SMM8816	SMM8816	SMM8816
MALIBU	SAN GABRIEL BLEND	SAN GABRIEL BLEND	SAN GABRIEL BLEND
BORAL MATCH:	1VICS5537	1VICS5537	1VICS5537
LOW PROF "S" VILLA	PUEBLO SIENNA BLD	PUEBLO SIENNA BLD	PUEBLO SIENNA BLD

"C" ELEVATIONS			
FARMHOUSE	SCHEME 7	SCHEME 8	SCHEME 9
STUCCO PAINT BODY	1577	1502	1527
STUCCO PAINT MATCH**	SW7052 - GRAY AREA	SW7571 - CASA BLANCA	SW7037 - BALANCED BEIGE
BOARD & BATTEN SIDING	SW7044 AMAZING GRAY	SW9117 URBAN JUNGLE	SW7517 CHINA DOLL
FASCIA / TRIM / GARAGE DOOR	SW7042 SOJI WHITE	SW7105 PAPERWHITE	SW7028 INCREDIBLE WHITE
FRONT DOOR	SW7047 PORPOISE	SW7054 SUITABLE BROWN	SW7515 HOMESTEAD BROWN
SHUTTERS	SW7645 THUNDER GRAY	SW7061 NIGHT OWL	SW6237 DARK NIGHT
ROOF: FLAT SHAKE PONDEROSA	SCP 8802 NANTUCKET BLEND	SCP 8802 NANTUCKET BLEND	SCP 8802 NANTUCKET BLEND
BORAL MATCH: (FLAT) SHAKE	1FBCF5225 DARK ASH	1FBCF5225 DARK ASH	1FBCF5225 DARK ASH
BRICK:	OLD GUIGNARD	ALAMO	SANDY CREEK

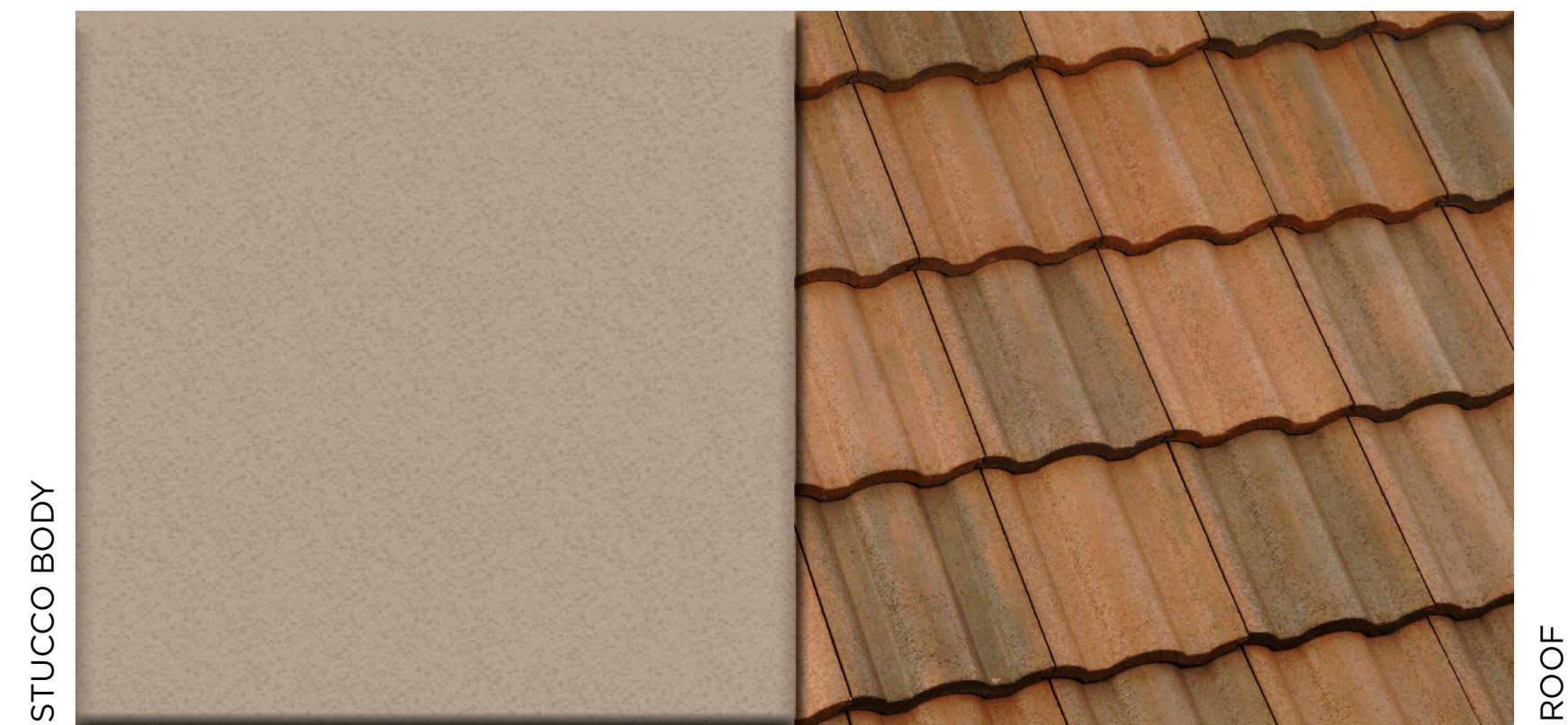
*ACCENT TO BE USED ON FRONT DOORS, SHUTTERS.



#18103
07/15/19

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SPANISH COLONIAL
SCHEME #1



SECONDARY
STUCCO

FASCIA / TRIM

GARAGE DOOR

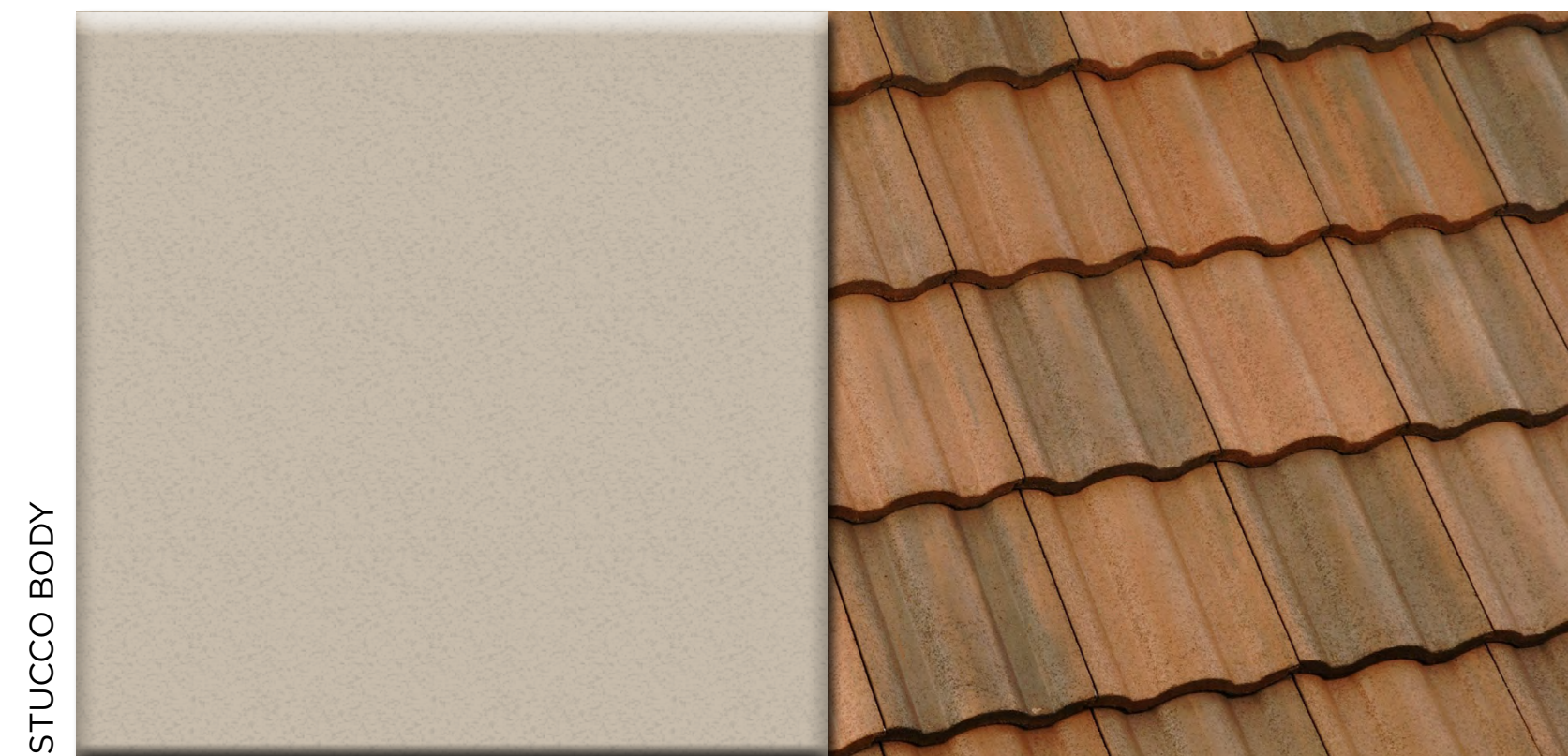
FRONT DOOR /
SHUTTERS

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APR. 25, 2019

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SPANISH COLONIAL
SCHEME #2



SECONDARY
STUCCO

FASCIA / TRIM

GARAGE DOOR

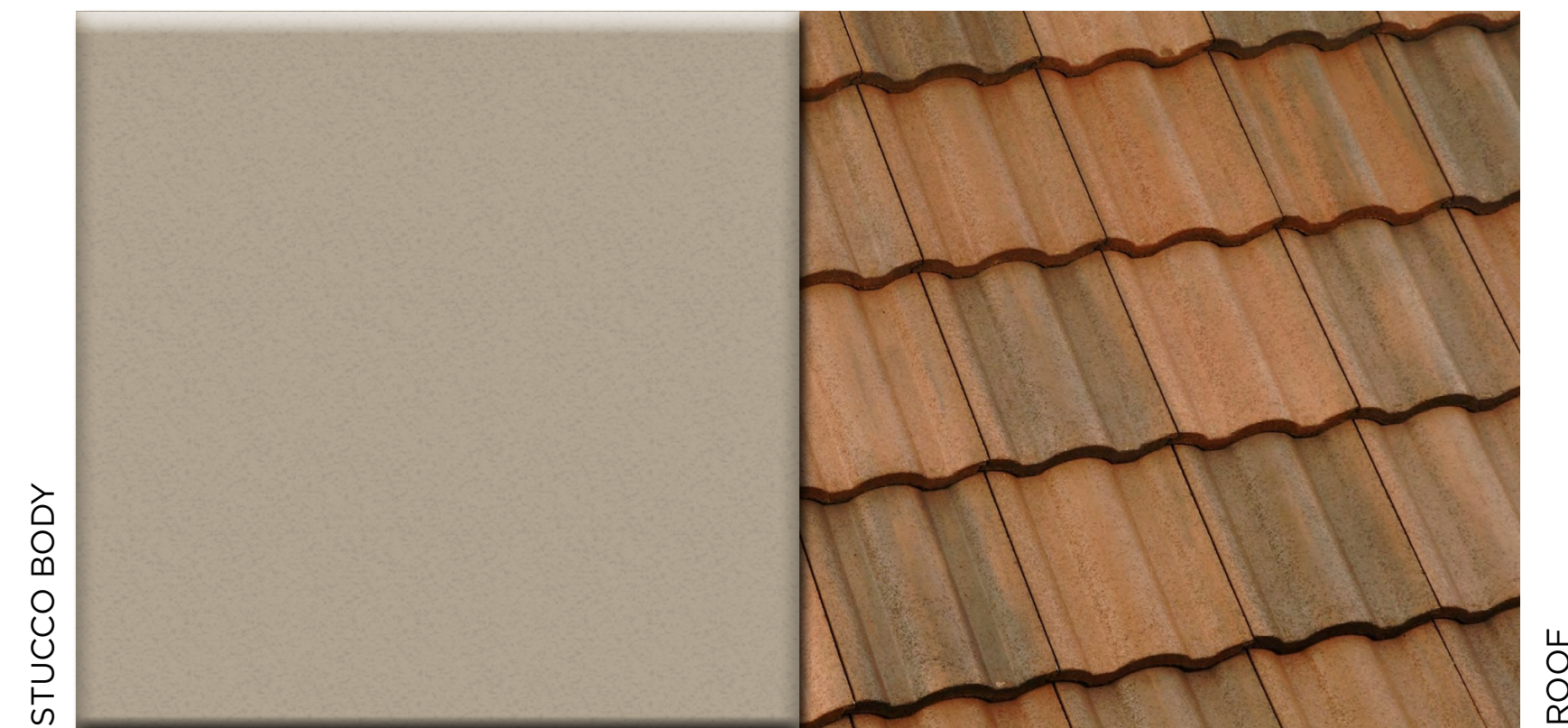
FRONT DOOR /
SHUTTERS

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APR. 25, 2019

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SPANISH COLONIAL
SCHEME #3



SECONDARY
STUCCO

FASCIA / TRIM

GARAGE DOOR

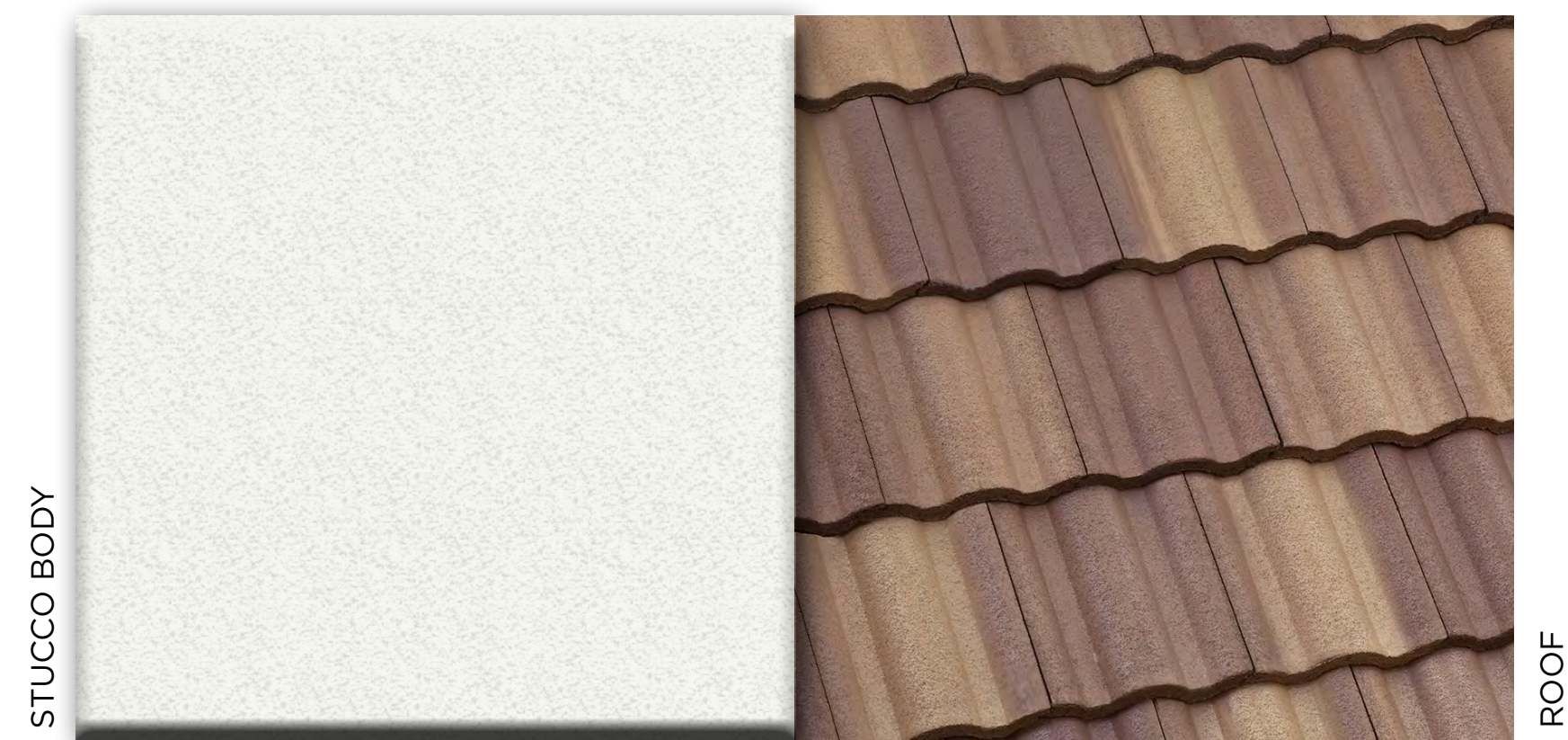
FRONT DOOR /
SHUTTERS

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SANTA BARBARA
SCHEME #4



STUCCO BODY

ROOF

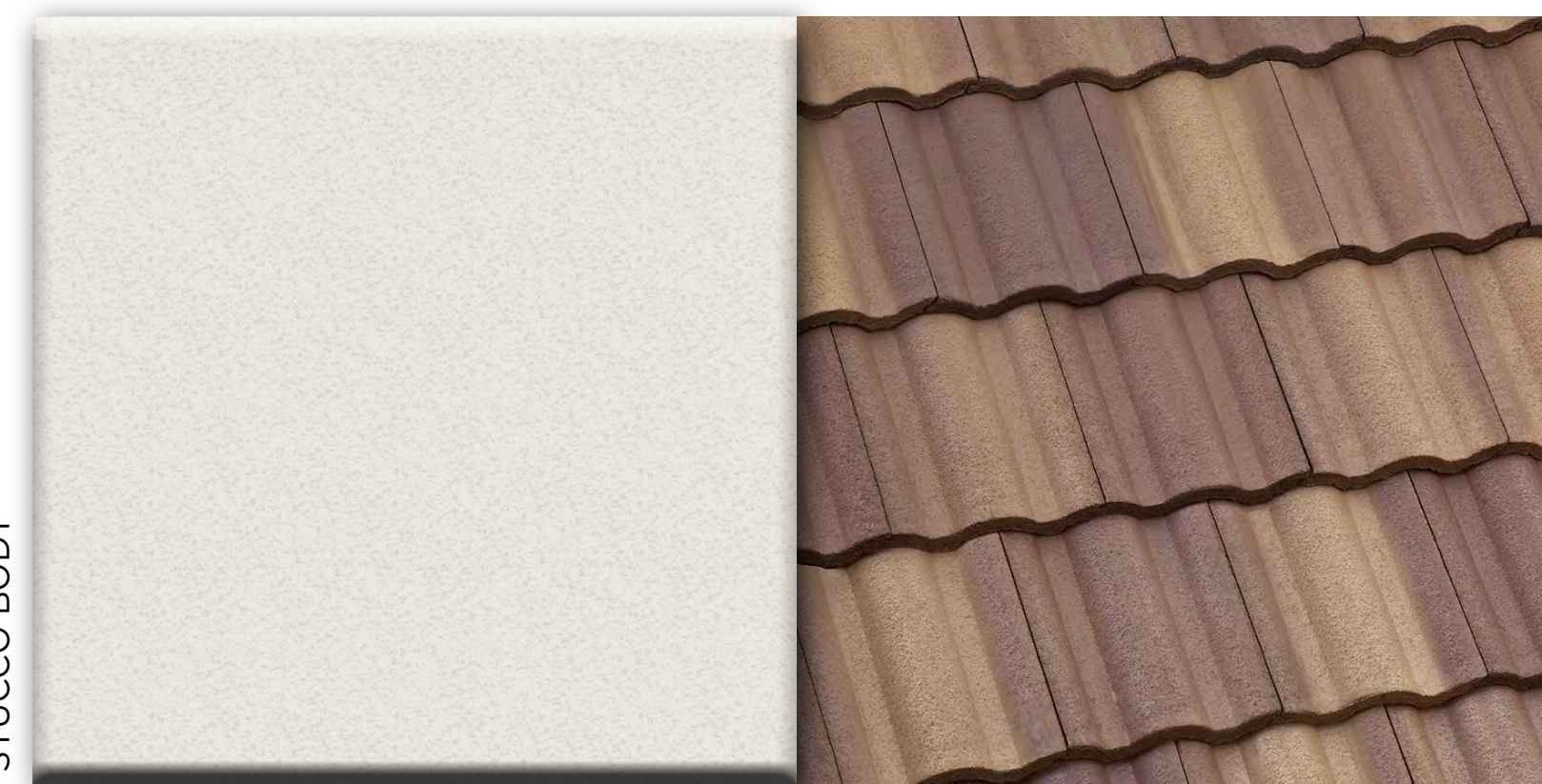
FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL

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SANTA BARBARA
SCHEME #5



STUCCO BODY

ROOF

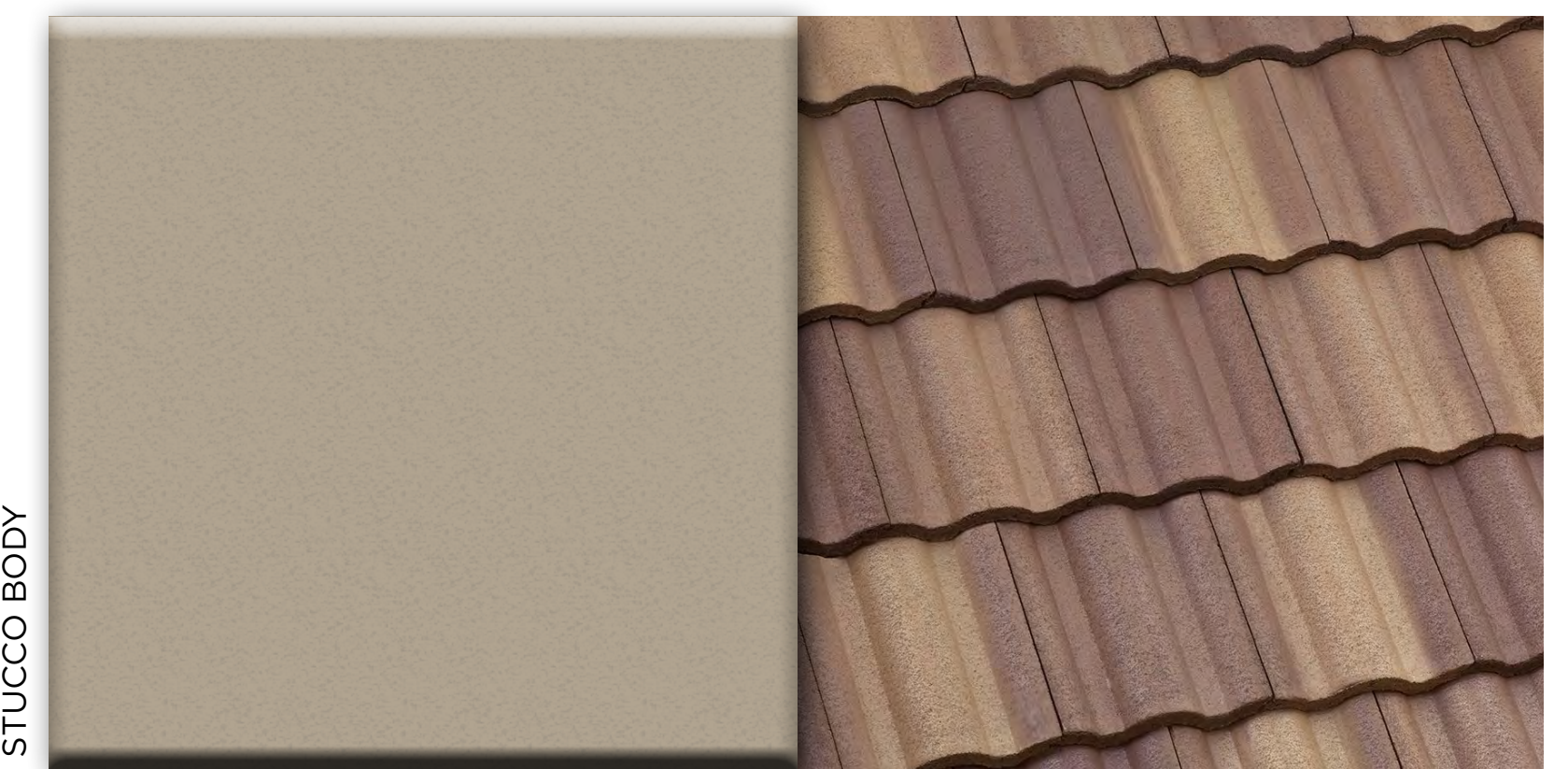
FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL

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SANTA BARBARA
SCHEME #6



STUCCO BODY

ROOF

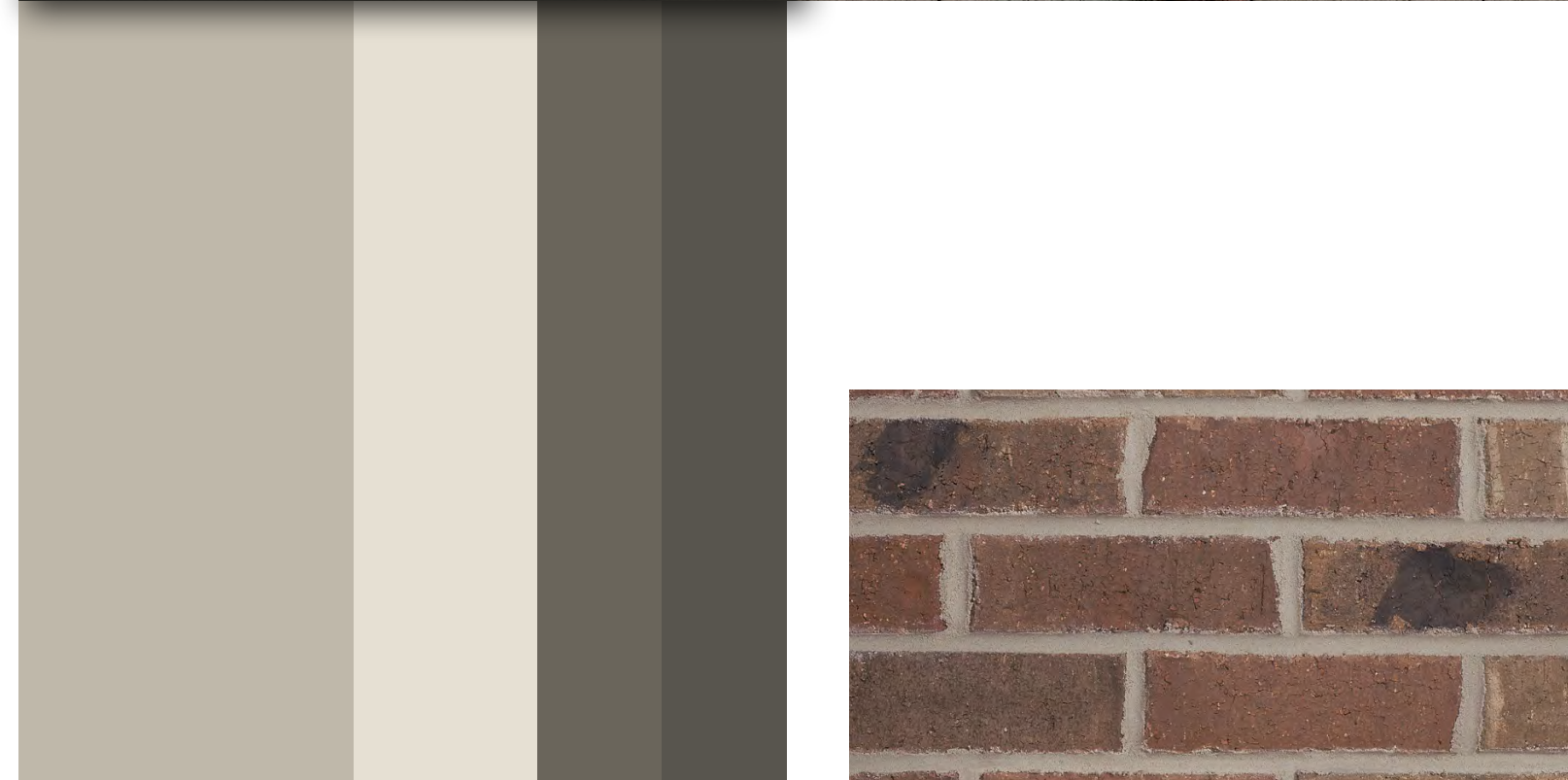
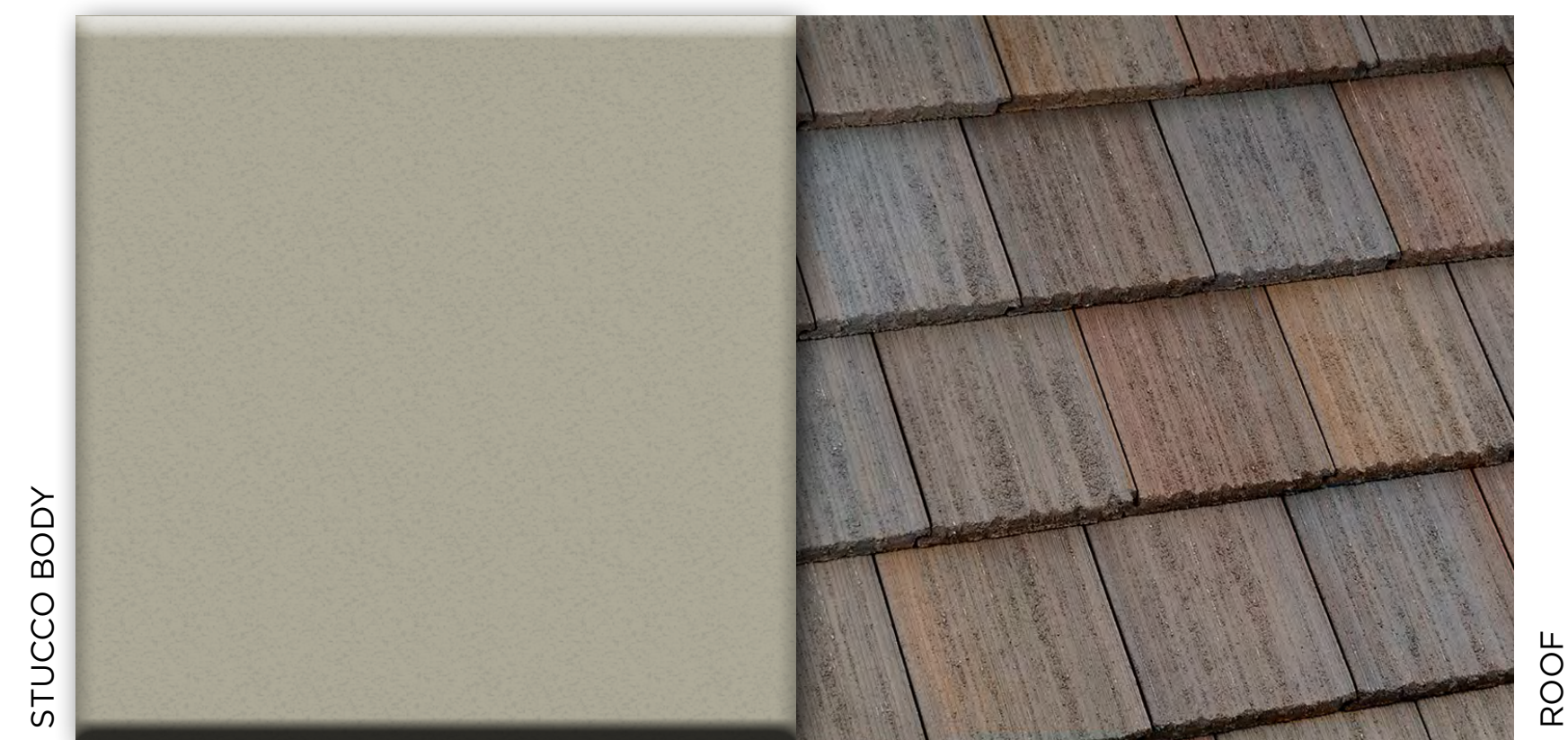
FASCIA / TRIM
GARAGE DOOR
FRONT DOOR / SHUTTERS
GABLE END DETAIL

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FARMHOUSE
SCHEME #7

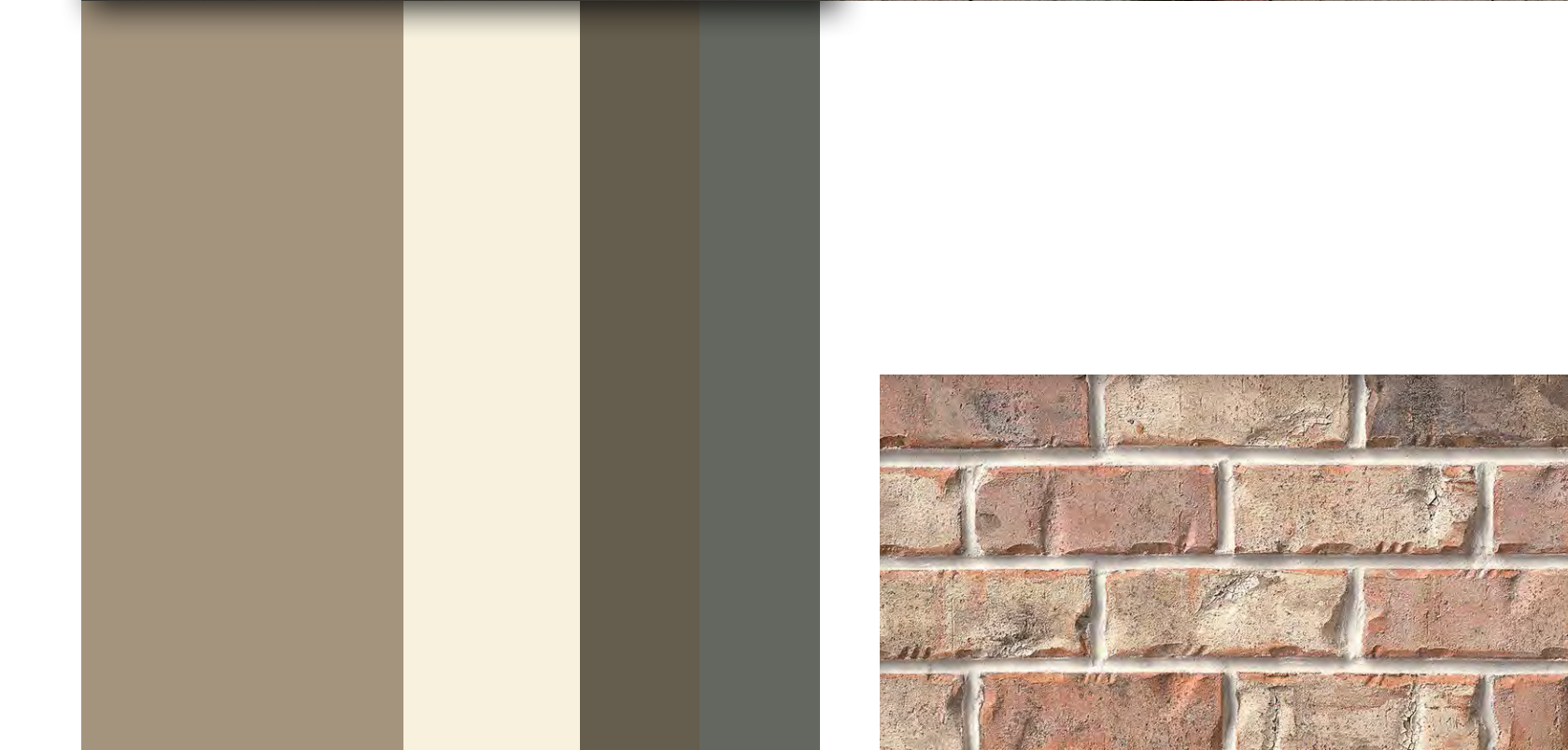
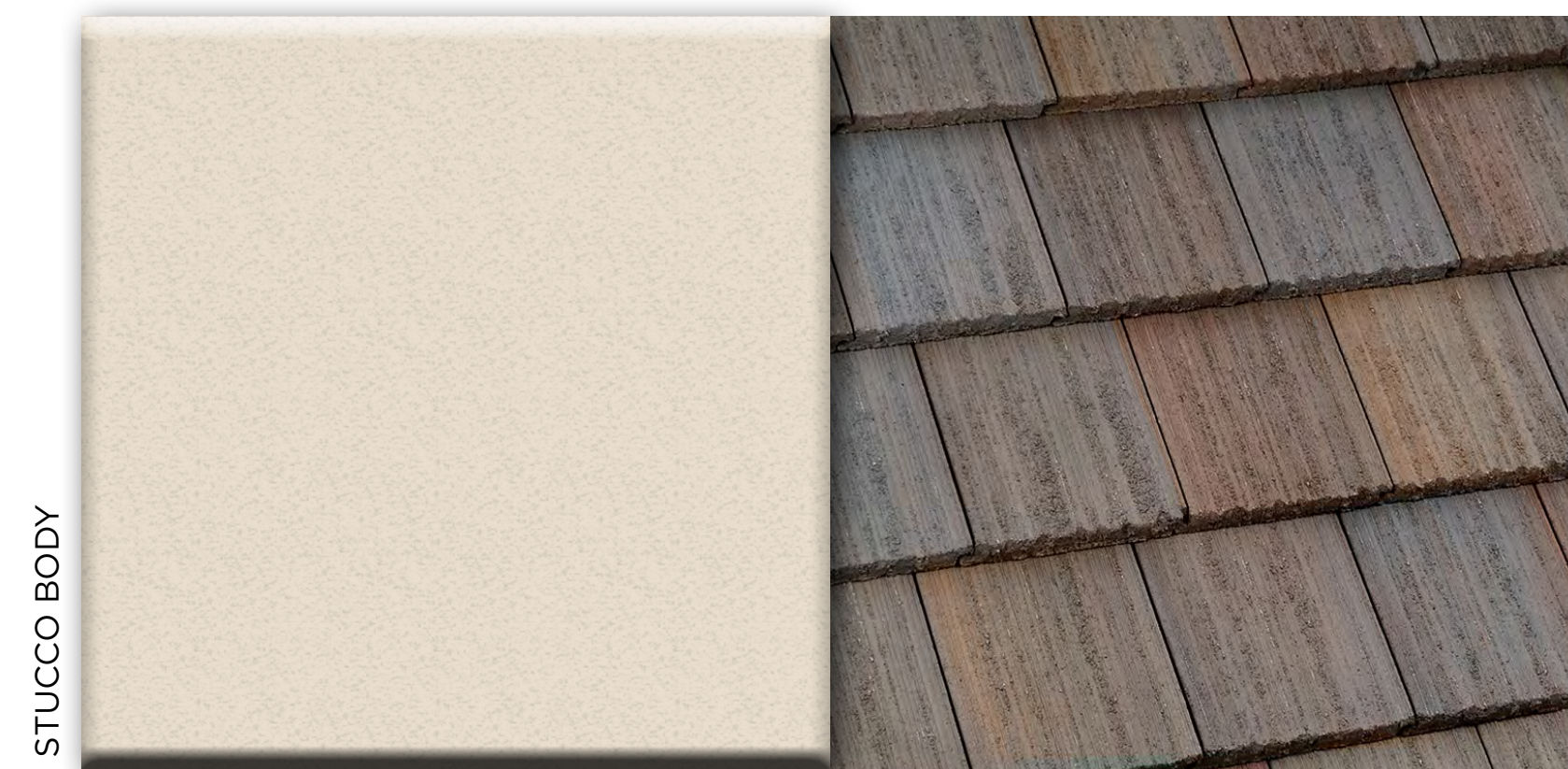


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FARMHOUSE
SCHEME #8

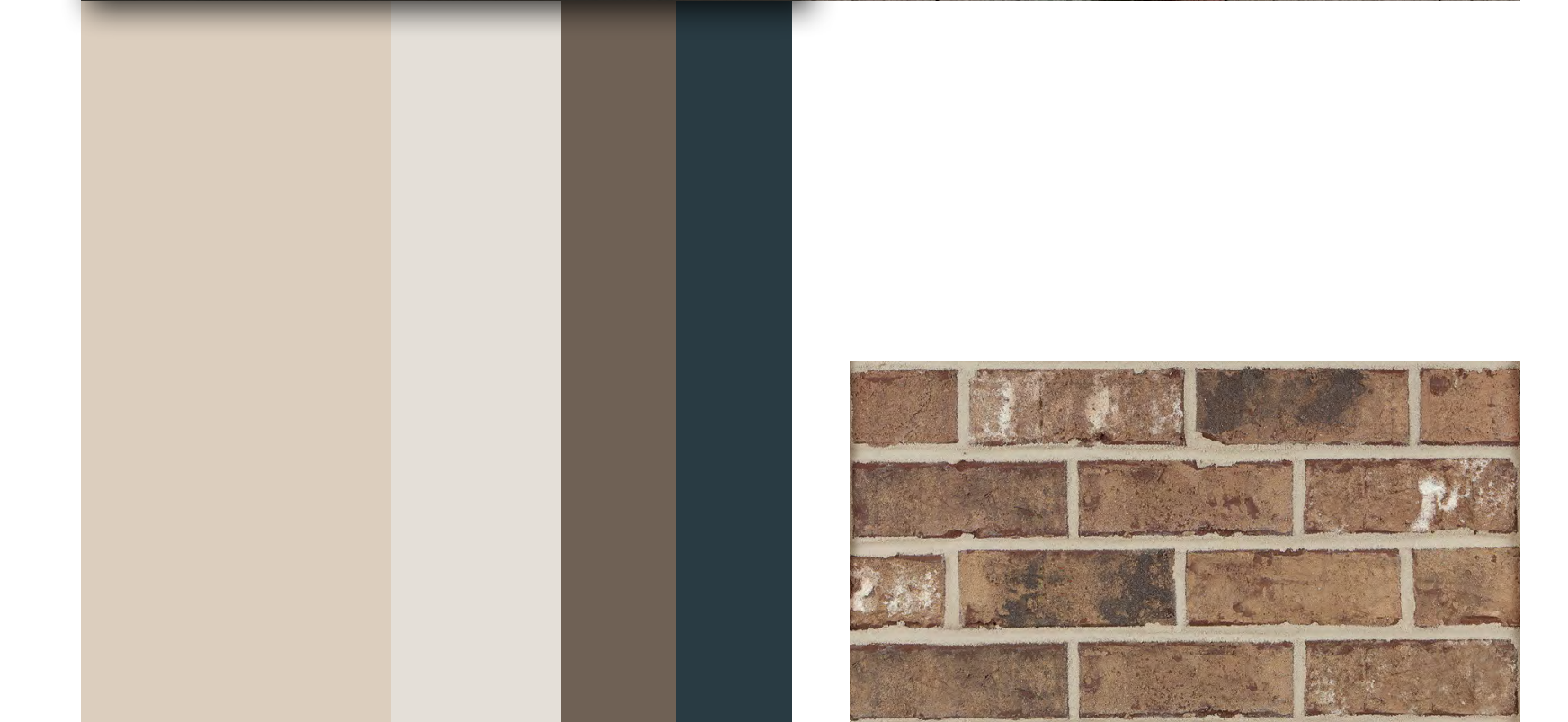
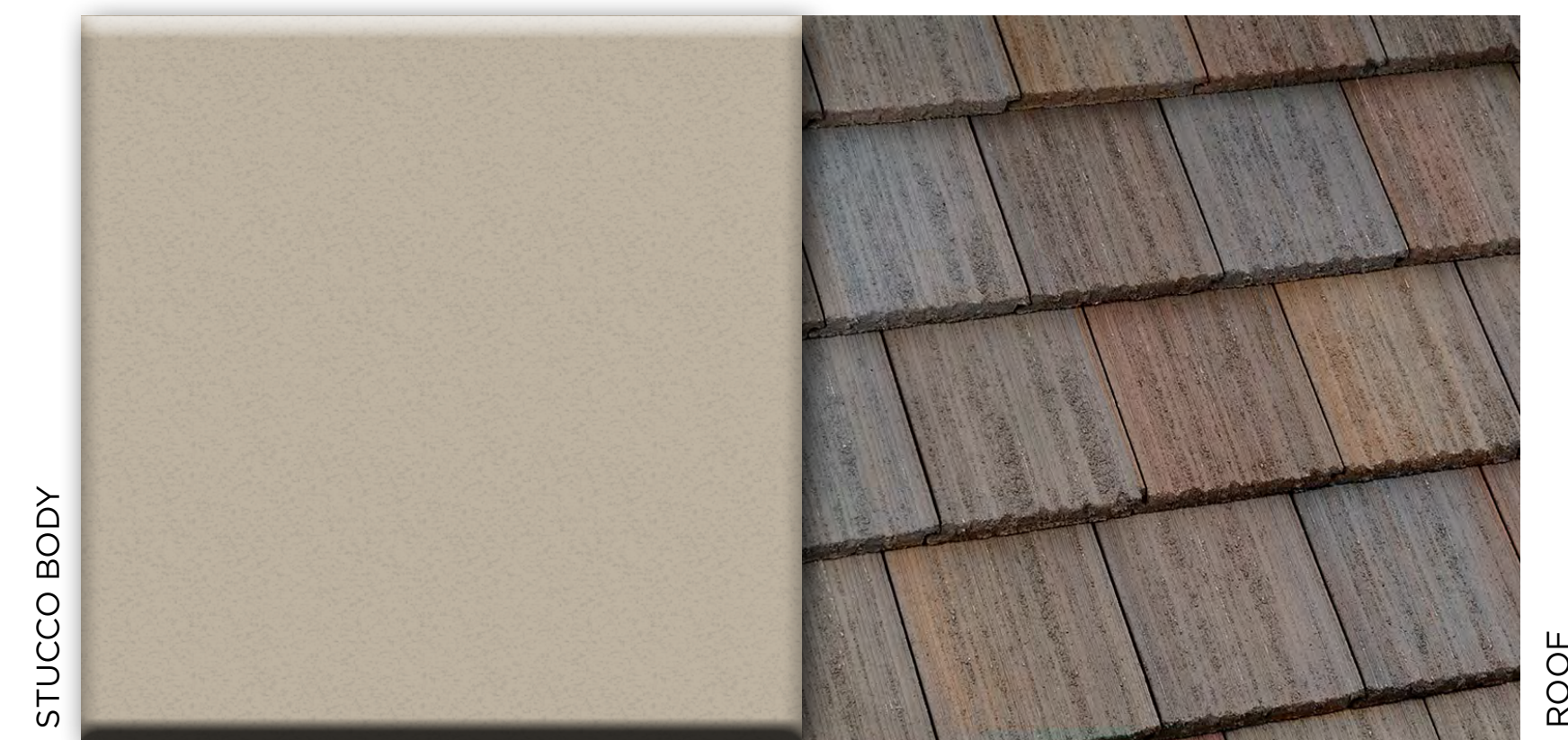


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FARMHOUSE
SCHEME #9



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