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- 36. A-25 COLOR BOARDS - FARMHOUSE

DEVELOPER

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

LANDSCAPE ARCHITECT

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

CIVIL ENGINEER

CARLSON, BARBEE & GIBSON
 2633 CAMINO RAMON, SUITE 350
 SAN RAMON, CA 94583
 (925) 866-0322
 CONTACT: COLT ALVERNAZ

ARCHITECT

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

MAY 2023



DESIGN REVIEW & VESTING TENTATIVE MAP MACHADO PROPERTY

SUBDIVISION 9615
 OAKLEY, CALIFORNIA

City of Oakley
 Planning Division

MAY 26, 2023

RECEIVED



SWANSON
033-180-001

HANGLI
033-170-021

JOHNSON
033-170-020

MACHADO LANE

YANN
033-170-02

MINIMUM SETBACKS

FRONT	12'
GARAGE	18'
SIDE	5'
REAR	24'

LOT COVERAGE

PLAN NUMBER	BUILDING FOOTPRINT*	** TYP LOT COVERAGE
PLAN 5015	2,775 SF±	46.3%
PLAN 5023	1,854 SF±	30.9%
PLAN 5025	2,021 SF±	33.7%
PLAN 5028	2,115 SF±	35.3%

* DOES NOT INCLUDE PORCH AREA
** PERCENT COVERAGE IS BASED ON TYPICAL LOT SIZE OF 60' X 100'

UNIT MIX SUMMARY

PLAN	UNIT COUNT	% MIX
PLAN 5015	19	25%
PLAN 5023	19	25%
PLAN 5025	19	25%
PLAN 5028	19	25%
TOTAL	76	100%

GENERAL NOTES

- SUBDIVIDER: MLC HOLDINGS, INC.
2603 CAMINO RAMON, SUITE 140
SAN RAMON, CA 94583
PHONE: (925) 543-4012
CONTACT: PAUL MANYISHA
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
CONTACT: COLT ALVERNAZ
- ACREAGE: GROSS: 20.1 AC±
NET: 17.7 AC±
- LAND USE: EXISTING: VACANT LAND
PROPOSED: SINGLE FAMILY RESIDENTIAL
- ZONING: EXISTING: P-1Y (PLANNED DEVELOPMENT)
PROPOSED: P-1 (PLANNED DEVELOPMENT) DISTRICT
- SITE DENSITY: GROSS: 4.29 DU/AC
NET: 4.30 DU/AC
- MINIMUM LOT AREA: 5,800 SF±
- AVERAGE LOT SIZE: 6,632 SF±

DETENTION / BIORETENTION

PARCEL A

PARCEL C

PARCEL B

E. CYPRESS ROAD

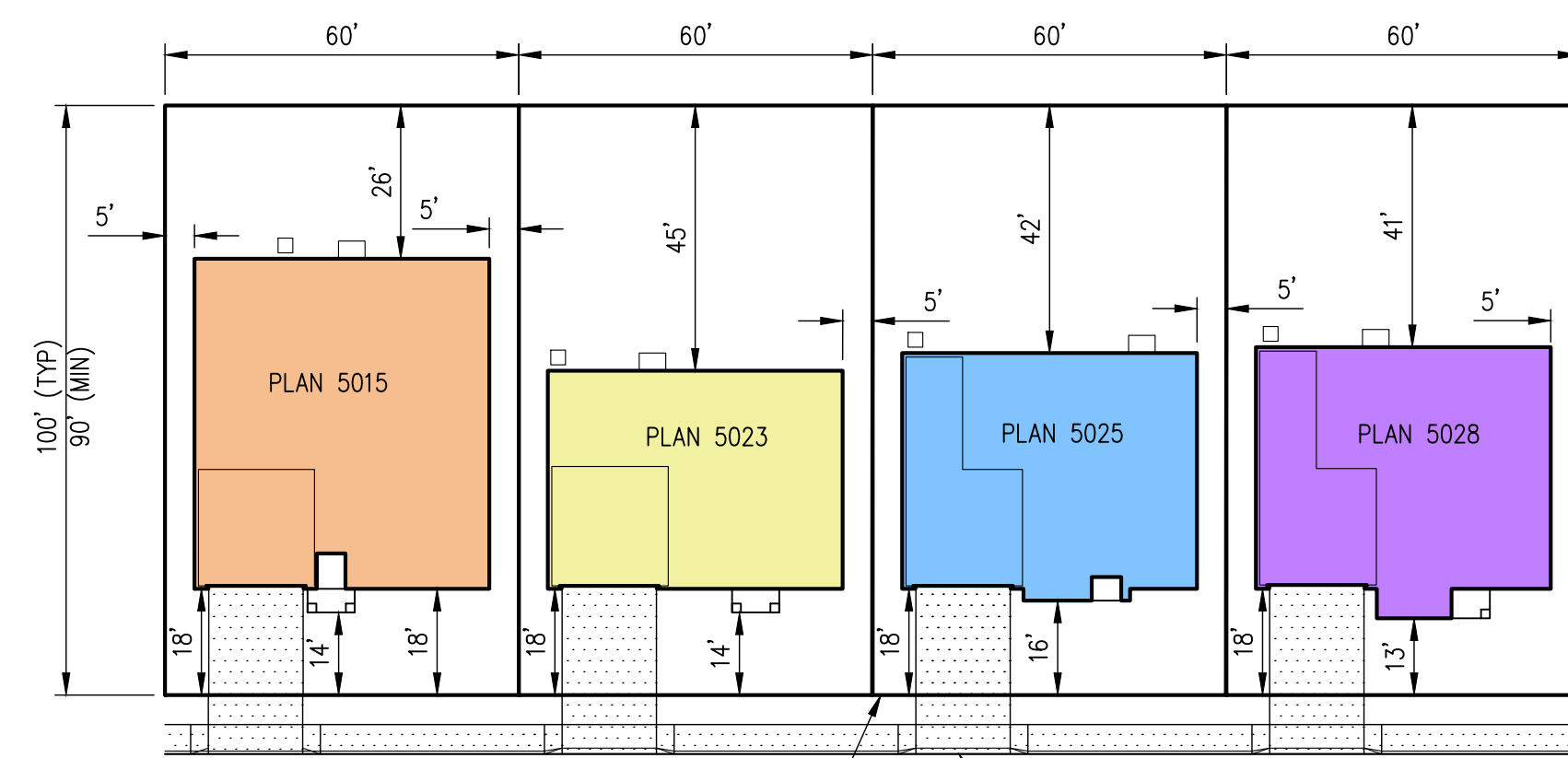
E. CYPRESS ROAD

QUINN
033-190-001

QUINN
033-190-001

GELTZ
033-160-042

CRESON
033-160-041

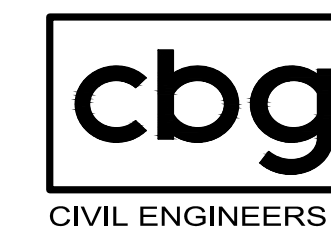
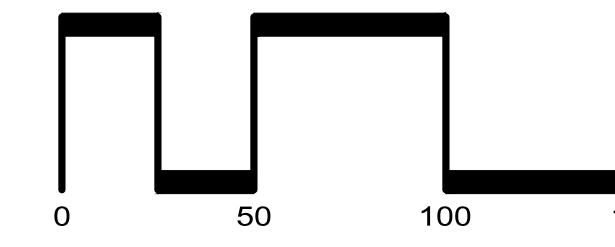
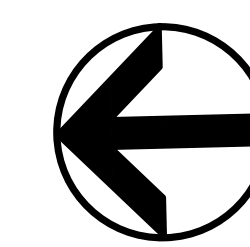


TYPICAL 60' X 100' LOT SETBACKS



FINAL DEVELOPMENT PLAN
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

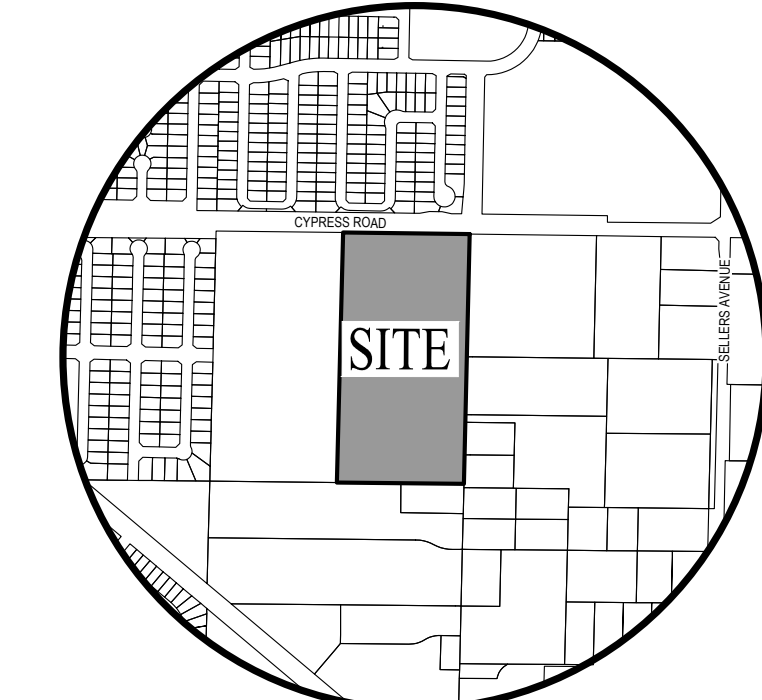


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CIVIL ENGINEERS • SURVEYORS • PLANNERS

SHEET NO.
P1.0

DATE: MAY 2023

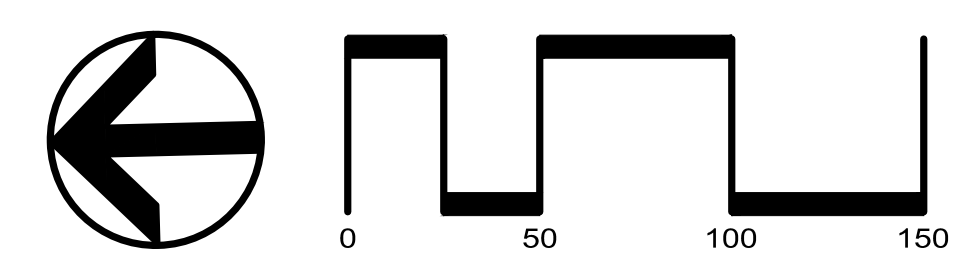


GENERAL NOTES

- ASSESSORS PARCEL NO. 033-190-003, -004
- SITE AREA: GROSS: 20.11± ACRES
NET: 17.73± ACRES (E. CYPRESS RD & MACHADO LANE DEDICATIONS)
- LOTS: RESIDENTIAL: 76 (LOTS 1-76)
WATER QUALITY: PARCEL A
EVA: PARCEL B
OPEN SPACE: PARCEL C
- DWELLING UNITS: 76
- SITE DENSITY: GROSS: 3.78 DU/AC
NET: 4.29 DU/AC
- EXISTING GENERAL PLAN: SINGLE FAMILY RESIDENTIAL-HIGH
PROPOSED GENERAL PLAN: SINGLE FAMILY RESIDENTIAL-HIGH
- EXISTING ZONING: P-Y (PLANNED DEVELOPMENT)
PROPOSED ZONING: PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT
- EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- BENCHMARK: THE CITY OF OAKLEY BM 3854
ELEVATION: 8.485' (NGVD29)
- BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS ON THE CENTERLINE OF CYPRESS ROAD. THE BEARING BEING N89°17'16"E PER SUBDIVISION 8679 (475 M. 1).
- 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: WATER: DIABLO WATER DISTRICT
SEWER: 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 FINAL DESIGN. PAD GRADES SHOWN ON SITE DEVELOPMENT PERMIT PLANS MUST BE IN SUBSTANTIAL CONFORMANCE WITH THOSE DEPICTED ON THE APPROVED TENTATIVE MAP.
- PHASING: PROJECT MAY BE CONSTRUCTED IN PHASES
- FINAL MAP: THIS PROJECT MAY BE PHASED. MULTIPLE FINAL MAPS MAY BE FILED UPON APPROVAL OF THE VESTING TENTATIVE SUBDIVISION MAP.

**VESTING TENTATIVE MAP
MACHADO PROPERTY
SUBDIVISION 9615**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

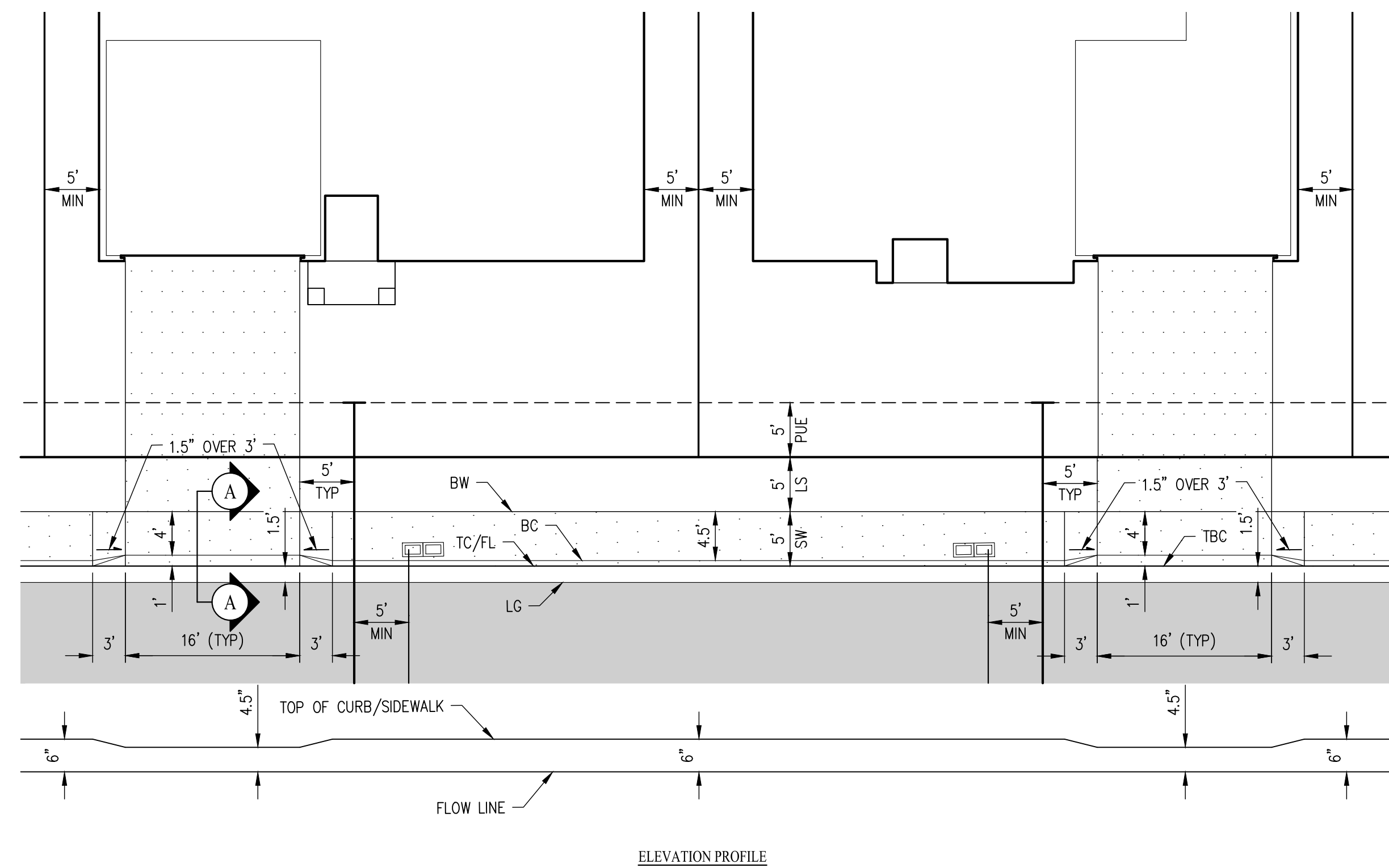


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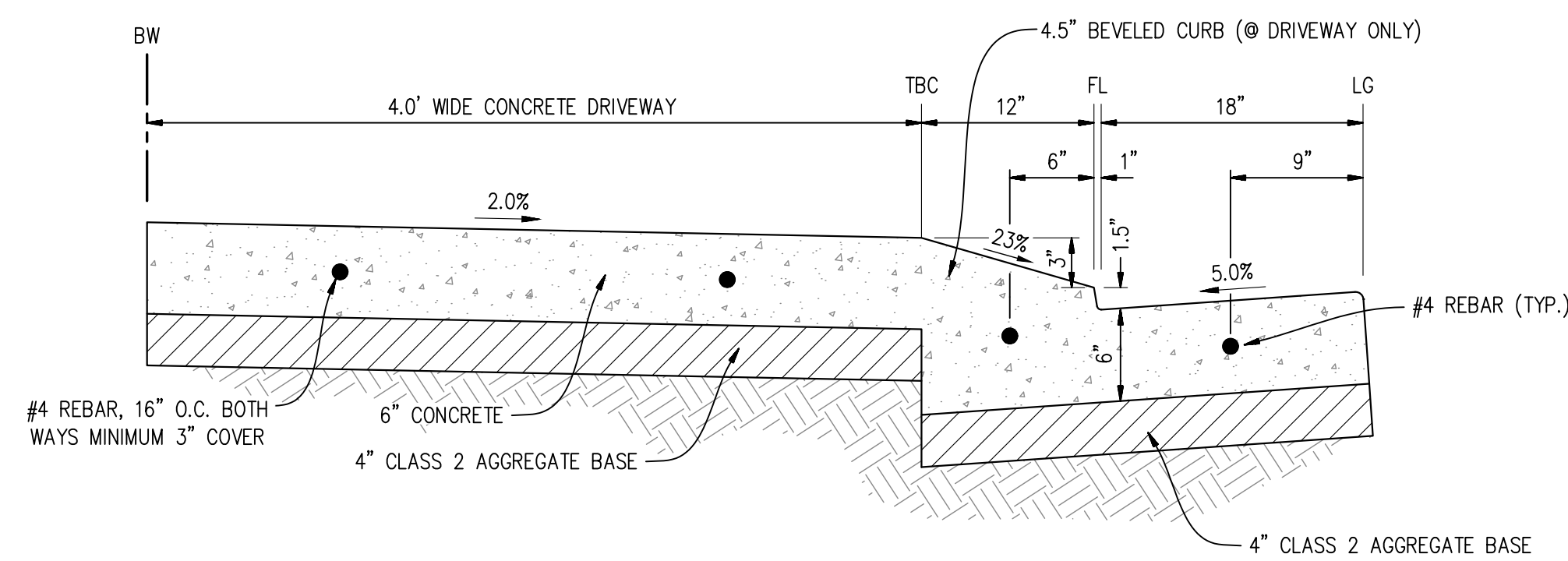
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C1.0
OF 5 SHEETS

DATE: MAY 2023

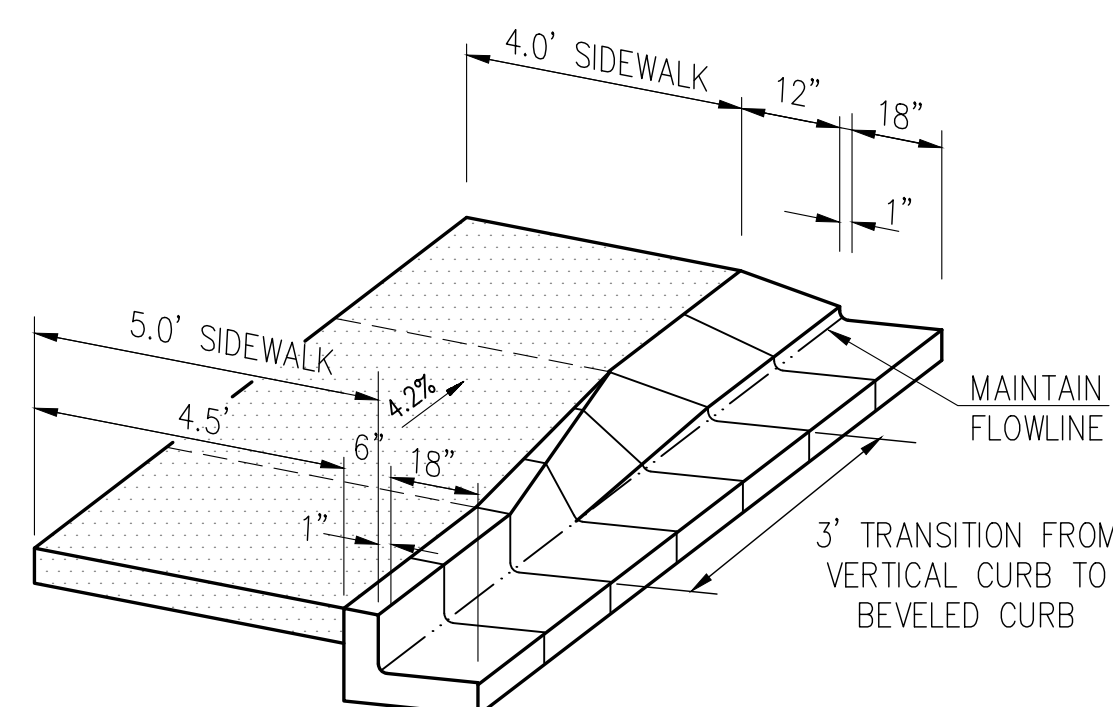


TYPICAL DRIVEWAY & UTILITY LOCATION DETAIL
NOT TO SCALE

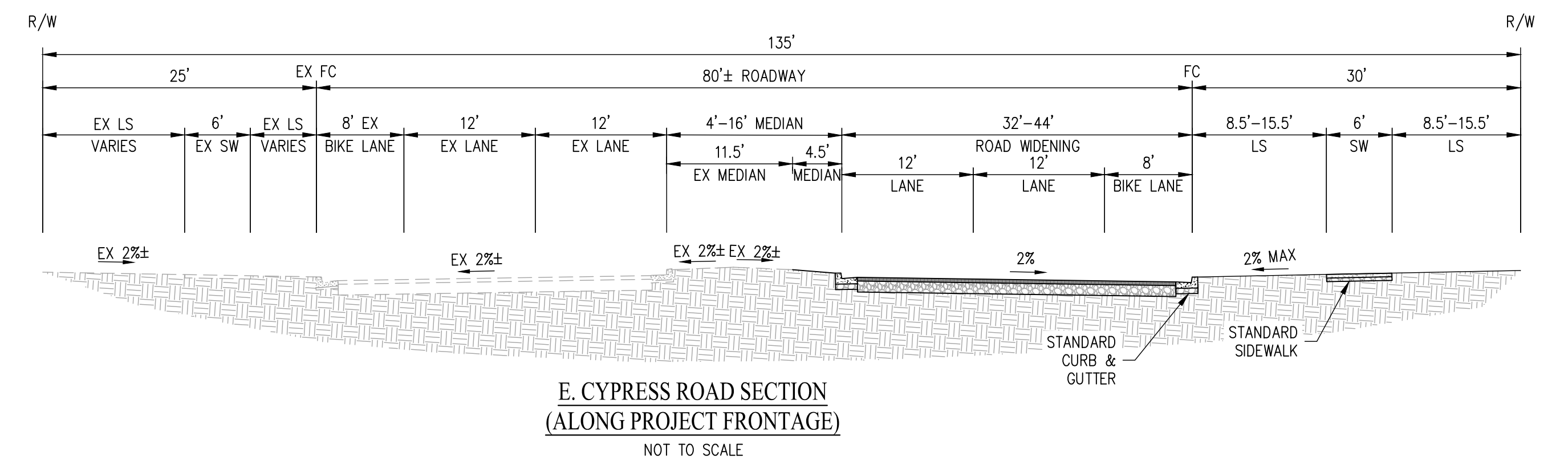


**SECTION A-A
PROPOSED DRIVEWAY DETAIL**
NOT TO SCALE

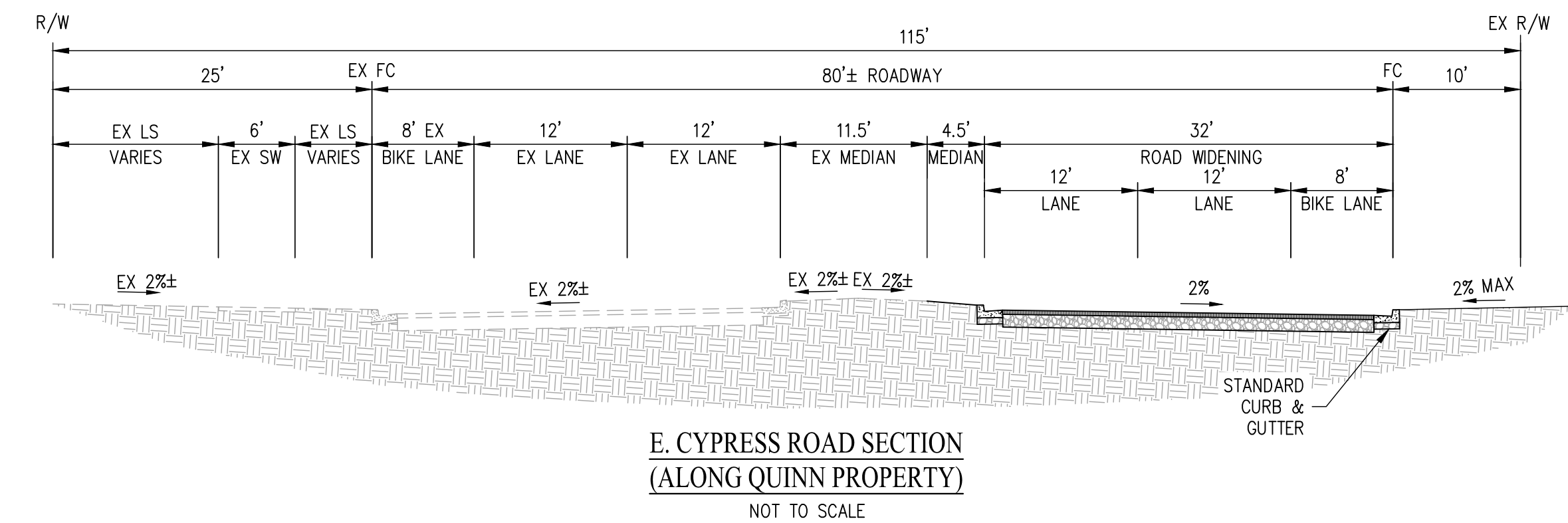
*SEE CITY STD DETAIL C-06 FOR ADDITIONAL CONSTRUCTION NOTES AND SPECIFICATIONS



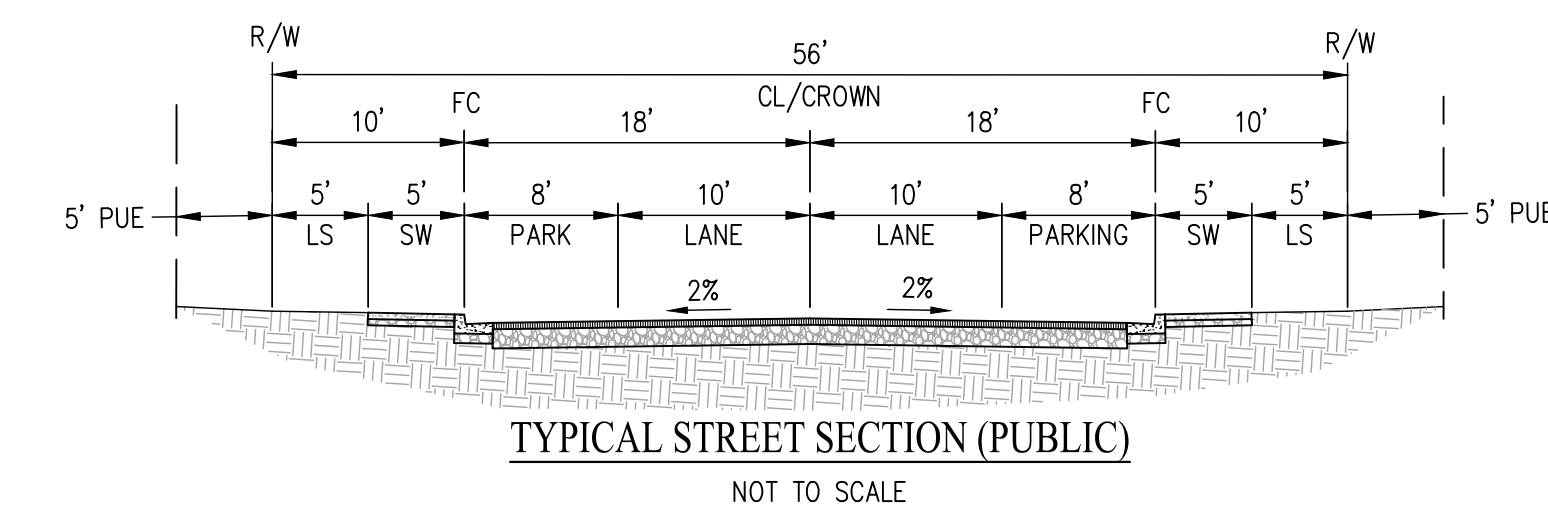
**TYPICAL TRANSITION FROM
VERTICAL CURB TO BEVELED CURB**
NOT TO SCALE



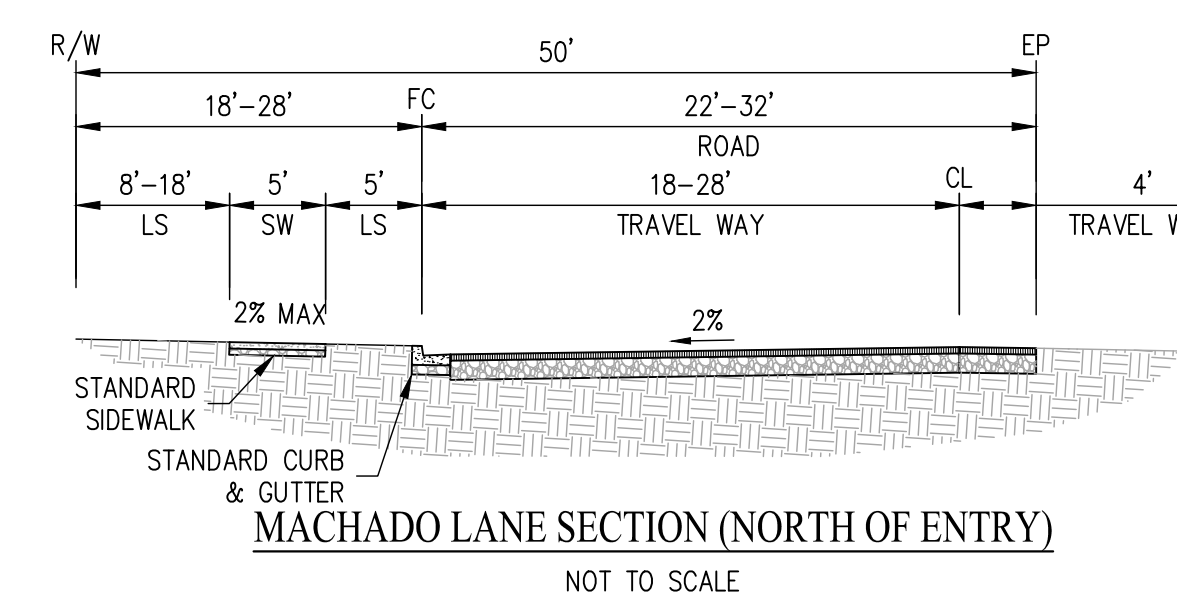
**E. CYPRESS ROAD SECTION
(ALONG PROJECT FRONTAGE)**
NOT TO SCALE



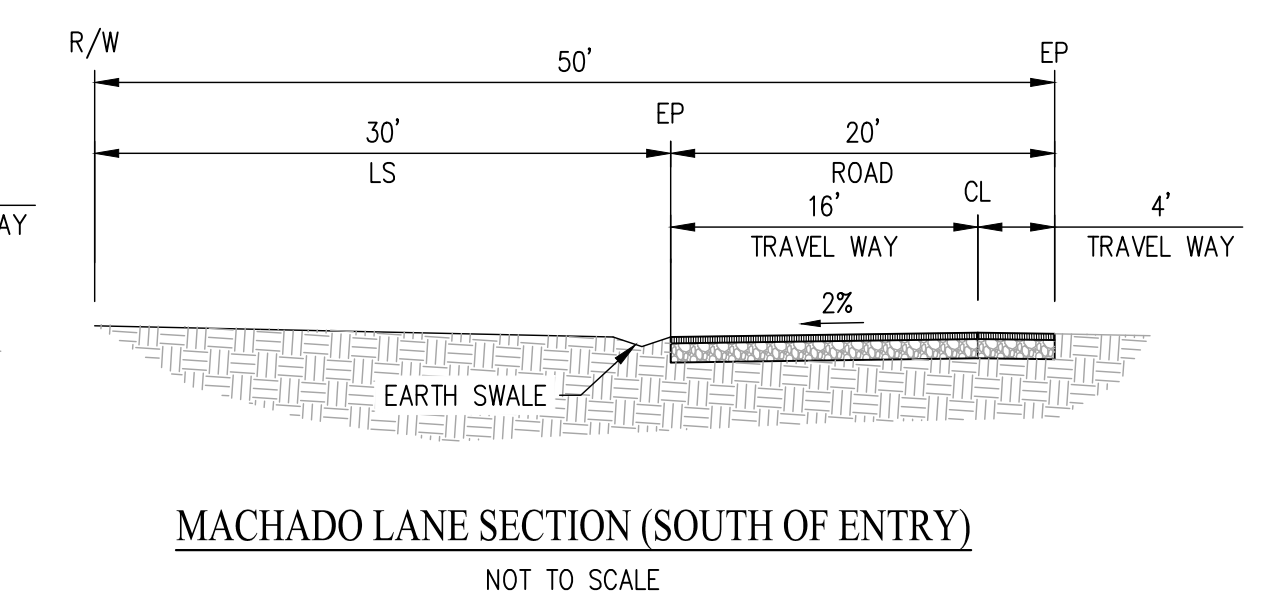
**E. CYPRESS ROAD SECTION
(ALONG QUINN PROPERTY)**
NOT TO SCALE



TYPICAL STREET SECTION (PUBLIC)
NOT TO SCALE



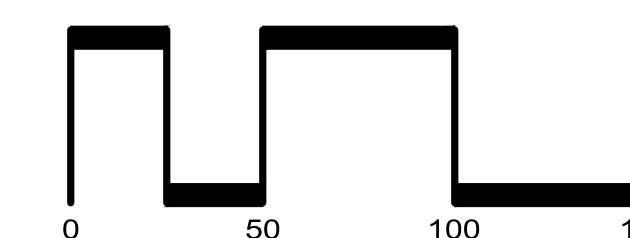
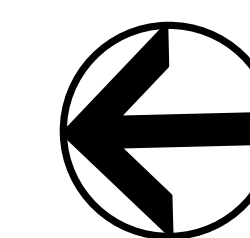
MACHADO LANE SECTION (NORTH OF ENTRY)
NOT TO SCALE



MACHADO LANE SECTION (SOUTH OF ENTRY)
NOT TO SCALE

STREET SECTIONS & DETAILS MACHADO PROPERTY SUBDIVISION 9615

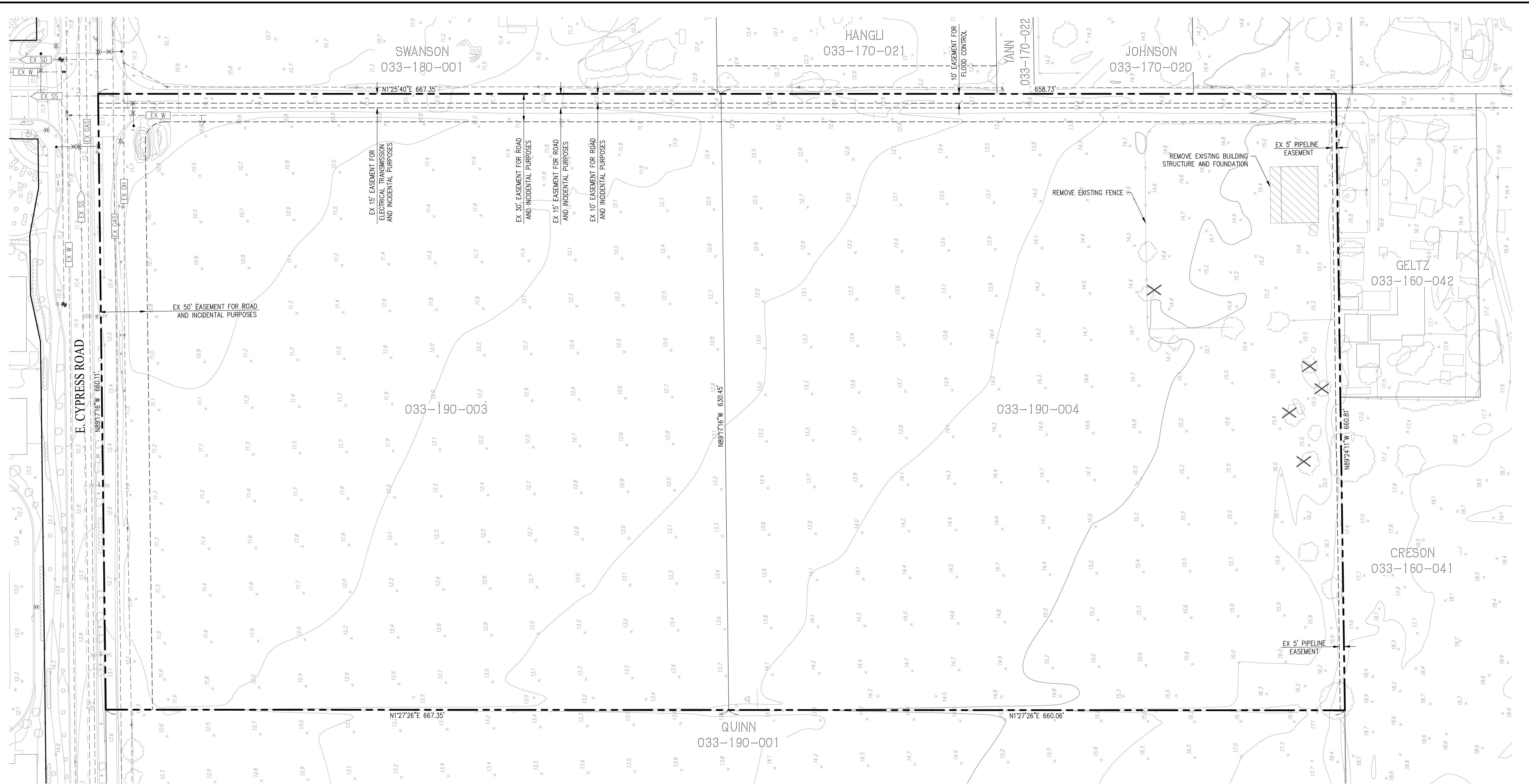
CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA










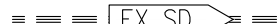
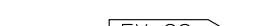

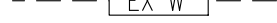

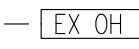

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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C1.1
OF 5 SHEETS

DATE: MAY 2023

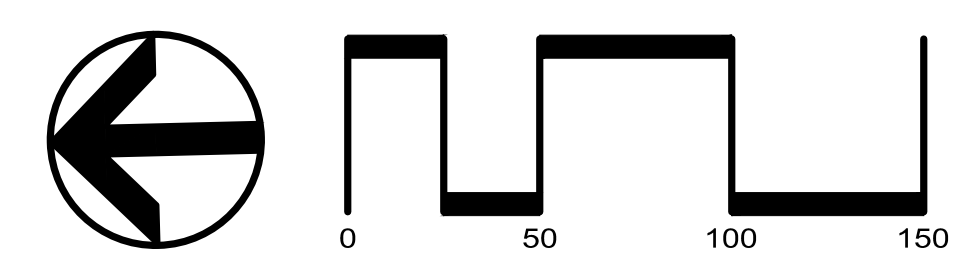


LEGEND

-  EXISTING PROJECT BOUNDARY
-  EXISTING EASEMENT
-  EXISTING CATCH BASIN
-  EXISTING FIRE HYDRANT
-  EXISTING MANHOLE
-  EXISTING STREET LIGHT
-  EXISTING FENCE
-  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
MACHADO PROPERTY
SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



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 CIVIL ENGINEERS SURVEYORS PLANNERS

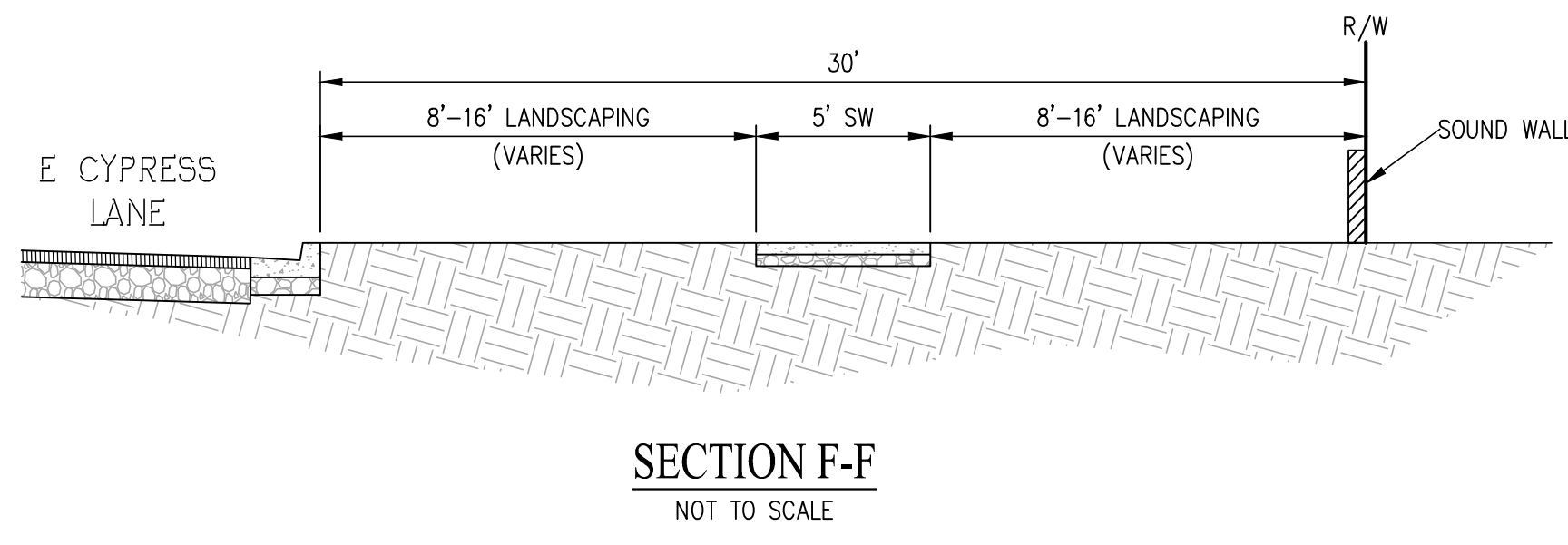
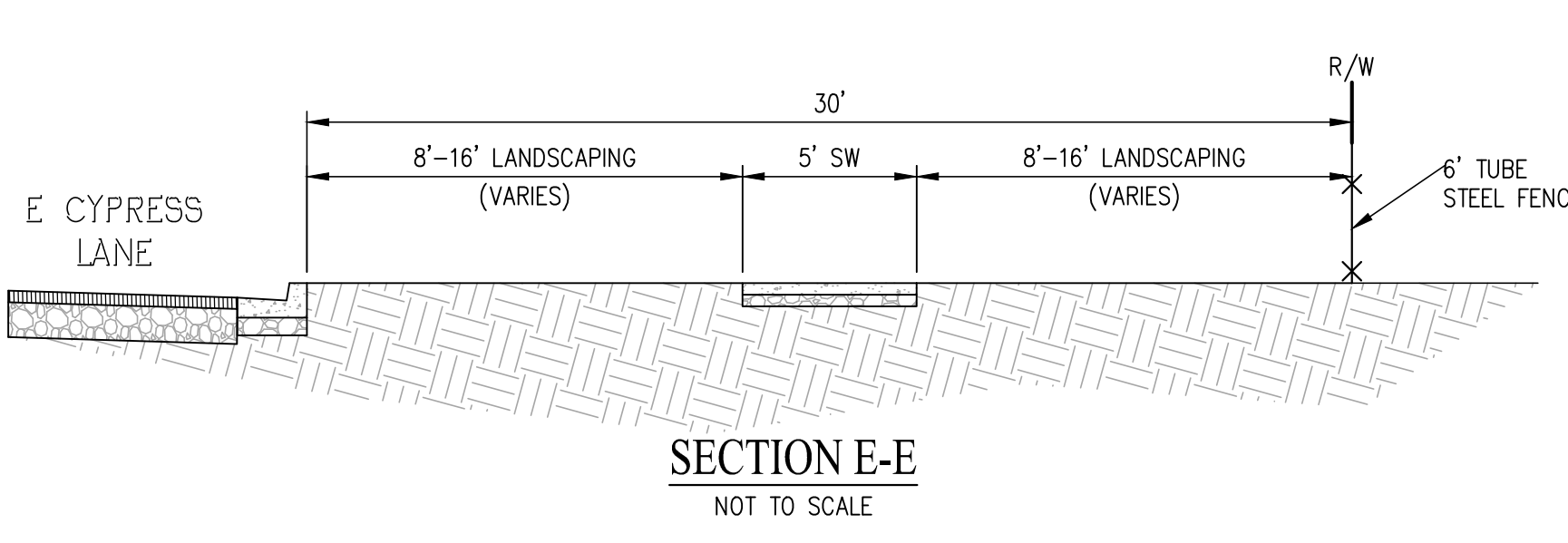
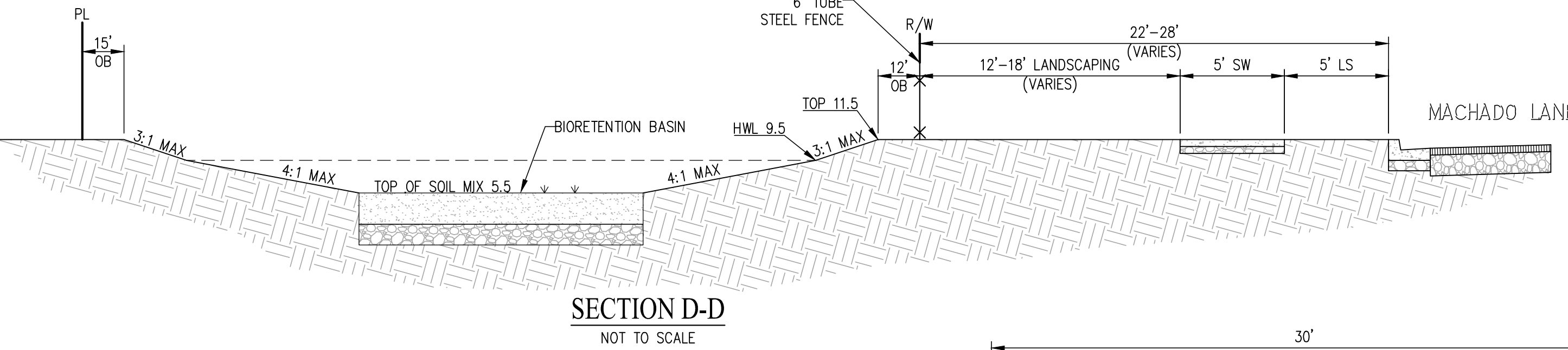
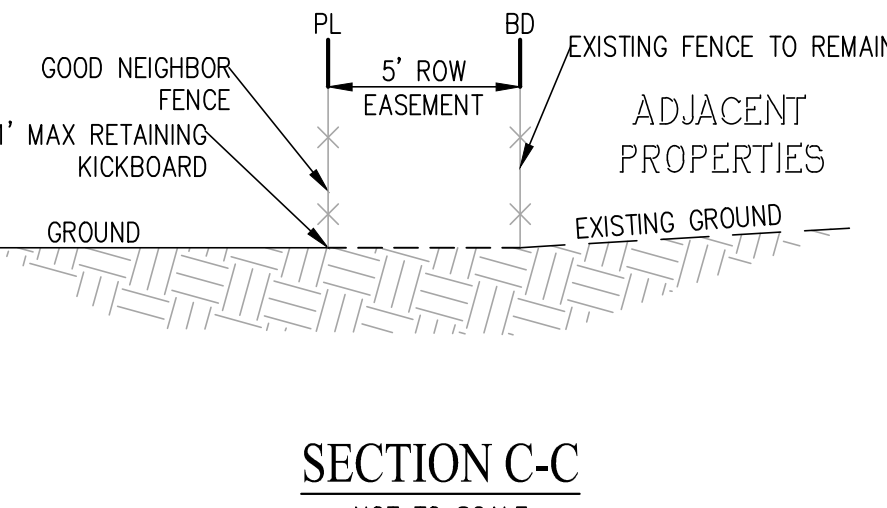
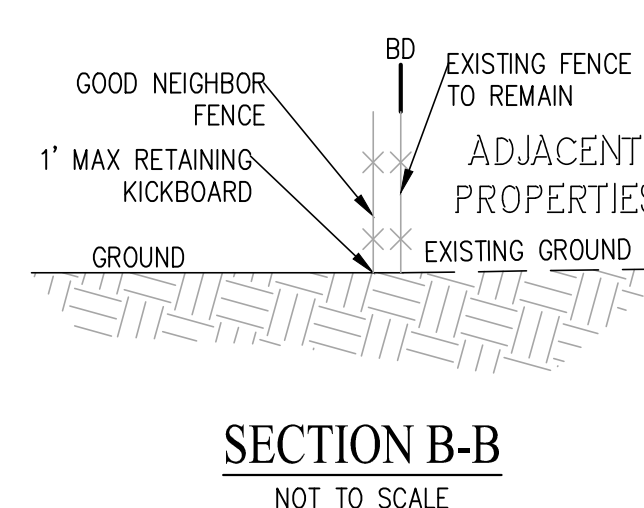
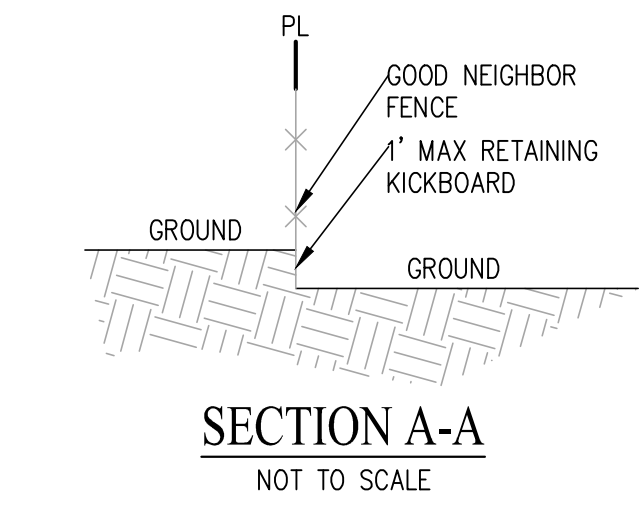
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SHEET NO.
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DATE: MAY 2023

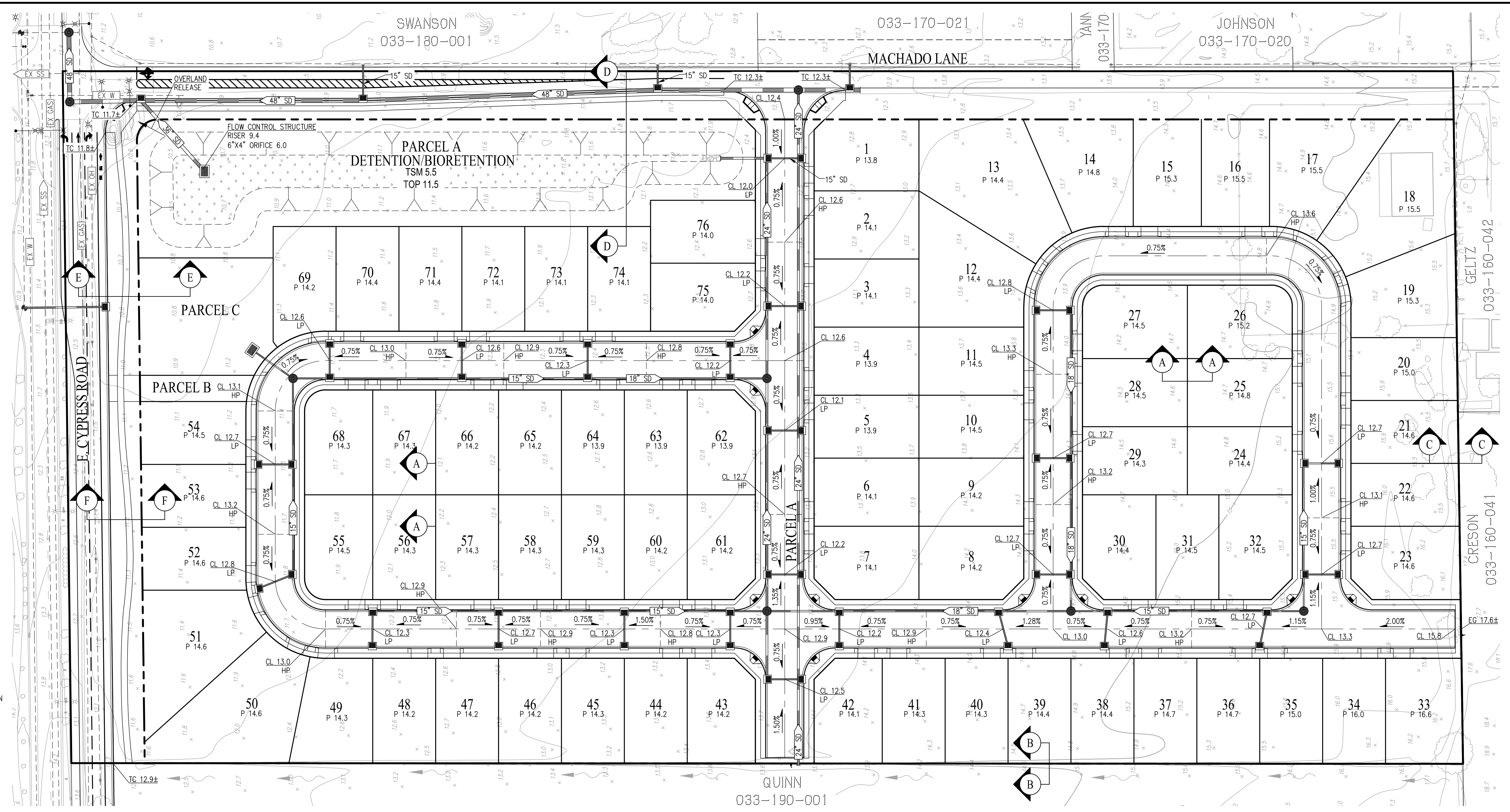
LEGEND:

- PROJECT BOUNDARY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- APPROXIMATE PAD ELEVATION
- EXISTING CONTOUR LINE
- EXISTING SPOT GRADE
- STORM DRAIN
- STORM DRAIN FORCE MAIN
- MANHOLE
- BUBBLE UP EMITTER
- CATCH BASIN
- DRAIN INLET
- SLOPE



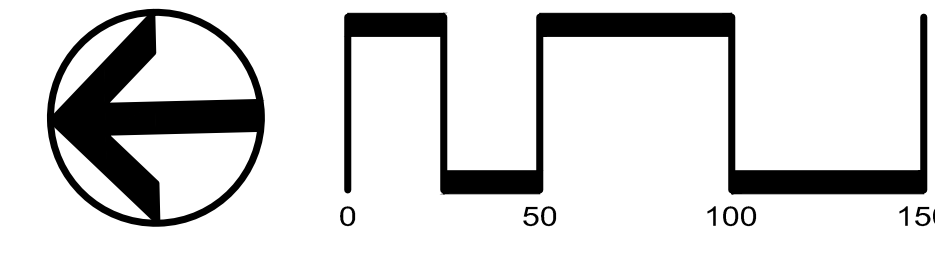
EARTHWORK SUMMARY		
DESCRIPTION	CUT (CY)	FILL (CY)
ROUGH GRADING	16,500	18,000
BIORETENTION SPOILS	1,500	0
TOTAL	18,000	18,000

NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND REPRESENT RAW NUMBERS ONLY.



PRELIMINARY GRADING PLAN MACHADO PROPERTY SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

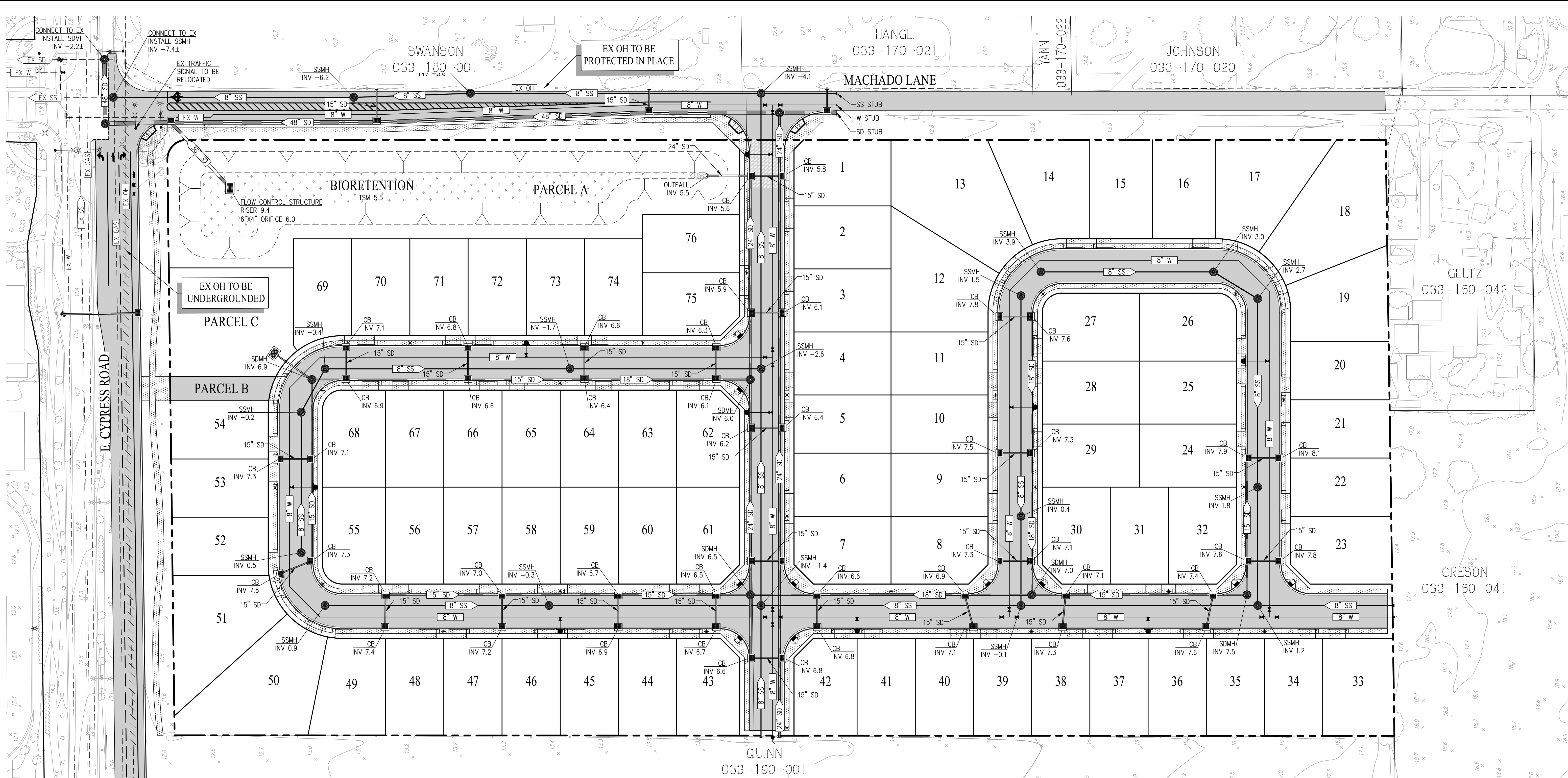


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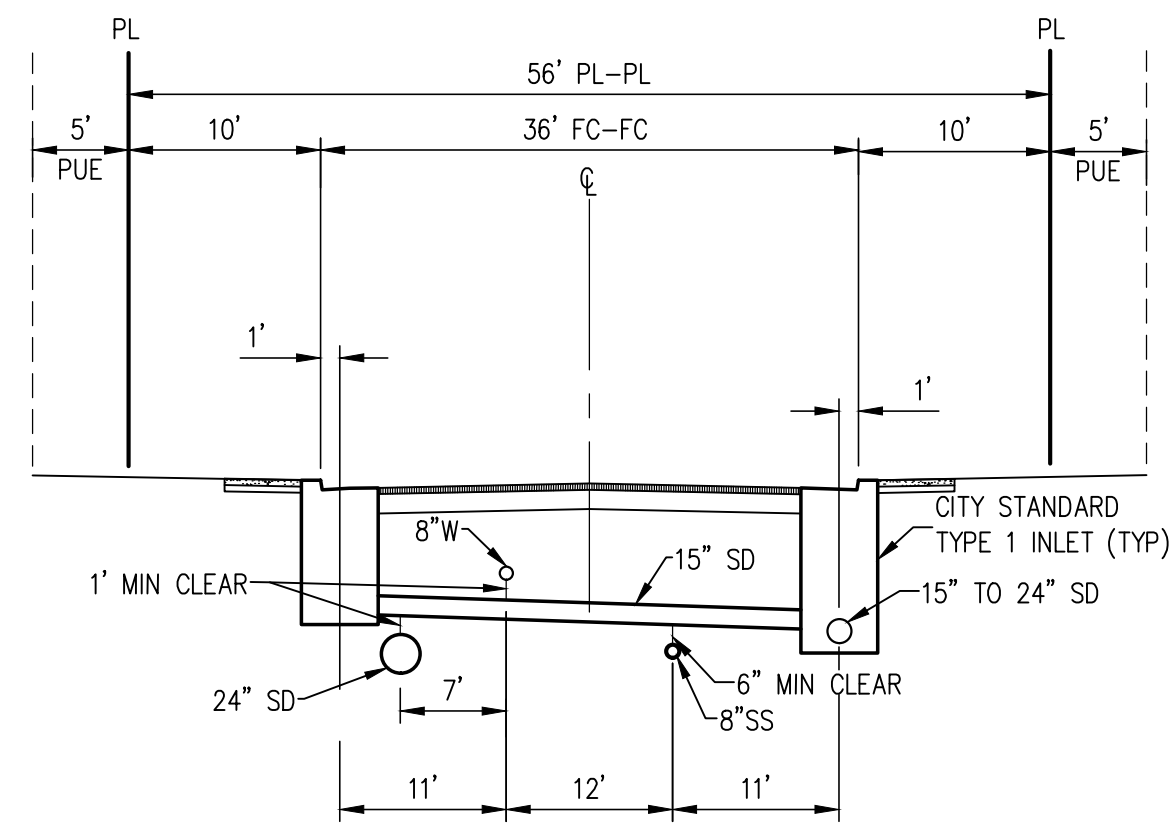
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SHEET NO.
C3.0
OF 5 SHEETS

DATE: MAY 2023



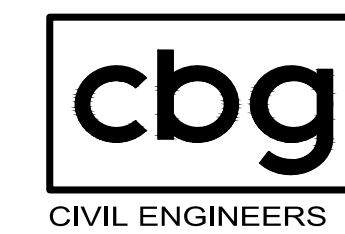
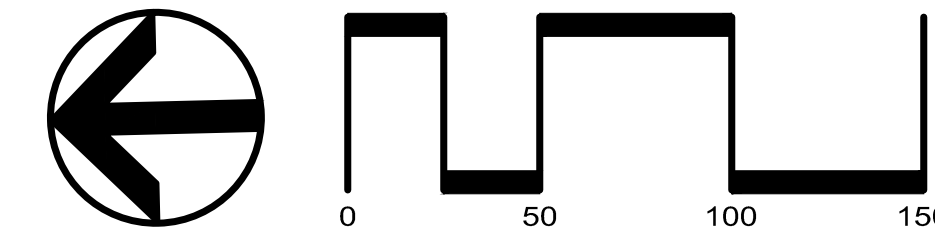
- LEGEND**
- PROJECT BOUNDARY
 - STORM DRAIN
 - SANITARY SEWER
 - WATER LINE
 - MANHOLE
 - BUBBLE UP
 - CATCH BASIN
 - FIELD INLET
 - STORM DRAIN PUMP
 - FIRE HYDRANT
 - PROJECT BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED FACE OF CURB
 - EXISTING EASEMENT



TYPICAL UTILITY SECTION
NOT TO SCALE

PRELIMINARY UTILITY PLAN MACHADO PROPERTY SUBDIVISION 9615

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

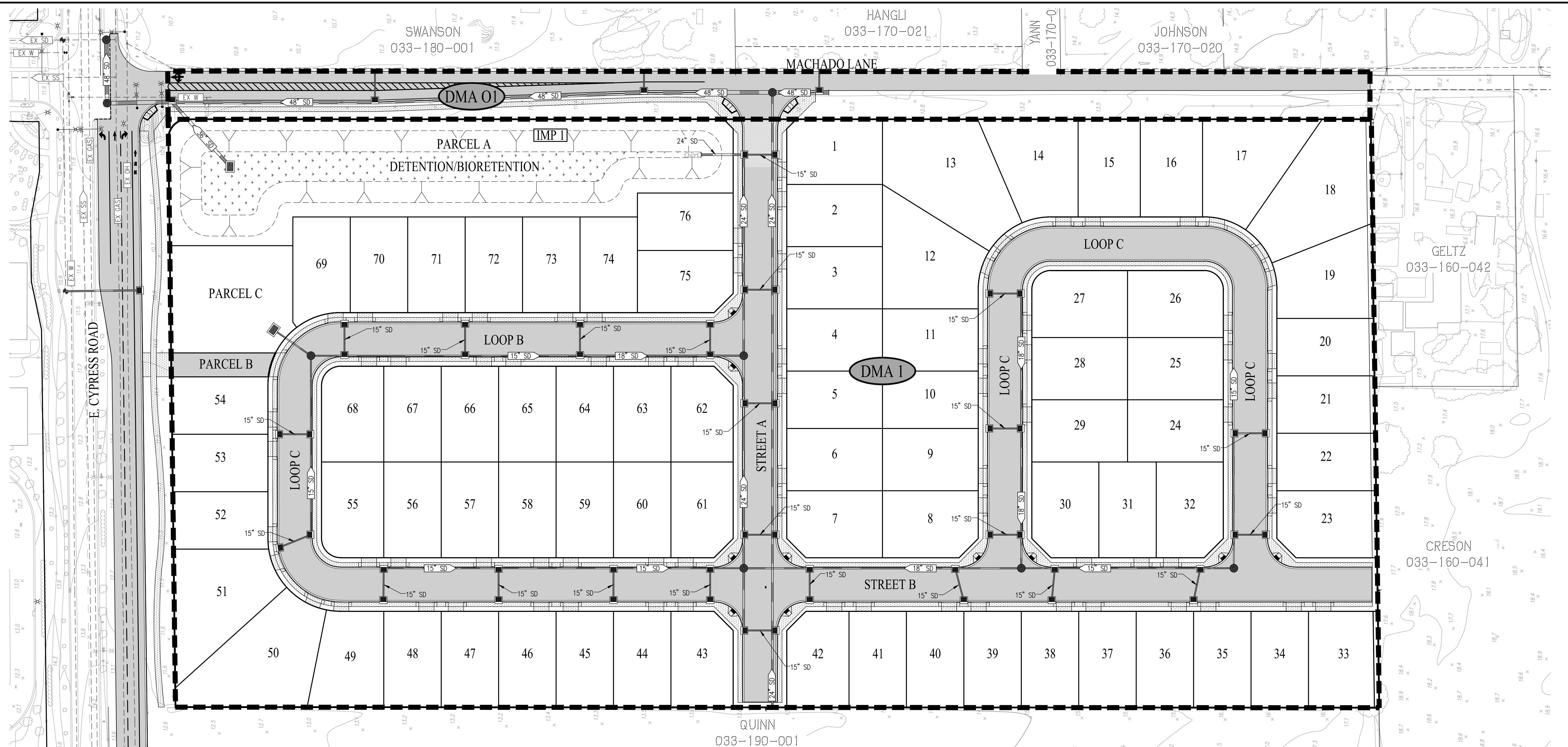


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CIVIL ENGINEERS SURVEYORS PLANNERS

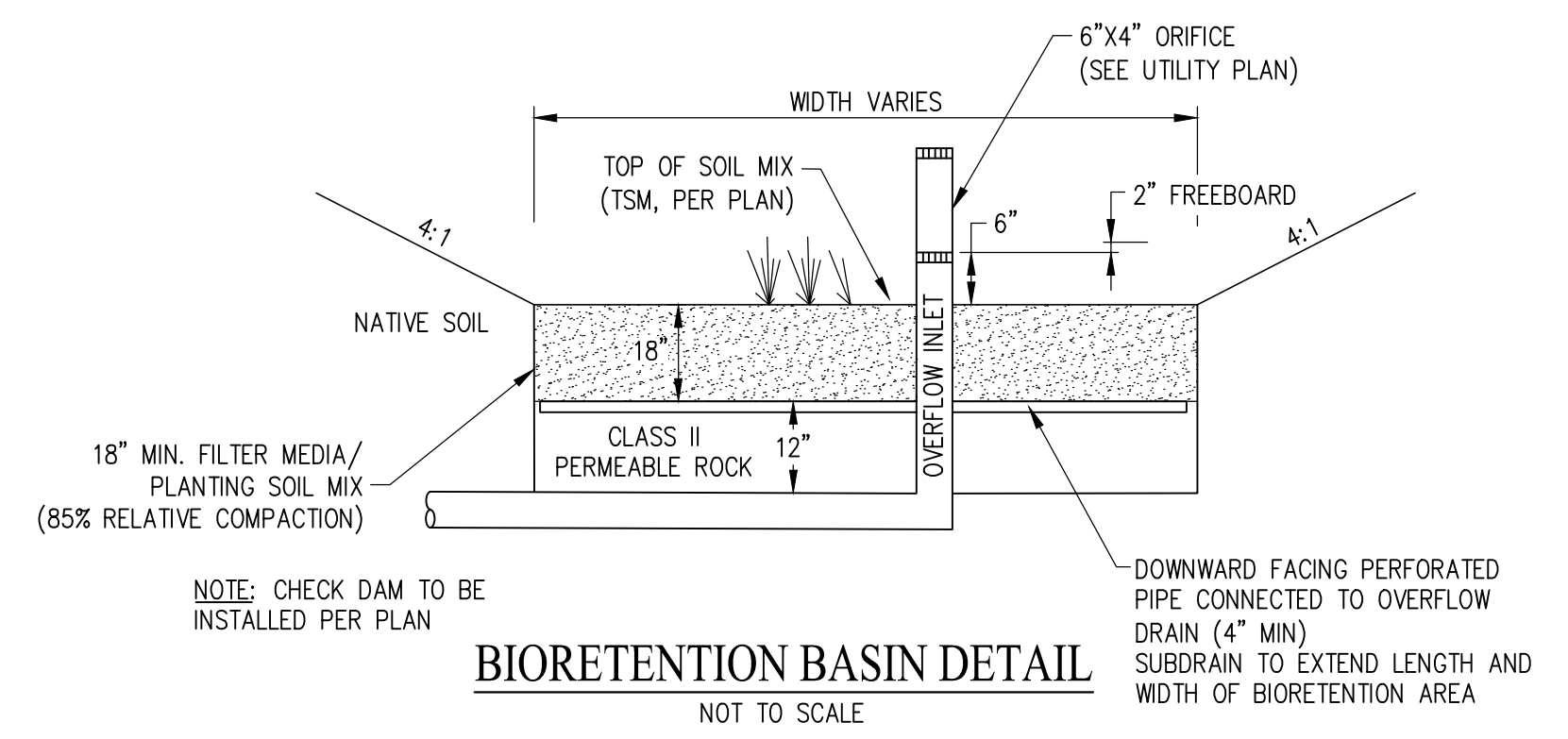
SHEET NO.
C4.0
OF 5 SHEETS

DATE: MAY 2023



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

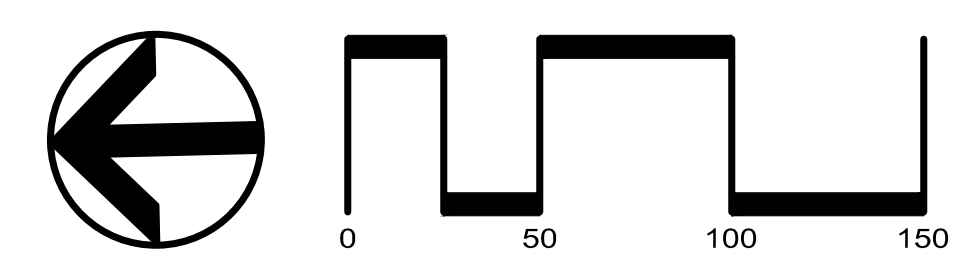


DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT AREA (SF)	PROVIDED TREATMENT AREA (SF)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	173,918	152,424	326,342	445,764	772,106	14,837	16,040	BIORETENTION
DMA #01	*SEE NOTE							

*NOTE: OFFSITE WATER QUALITY IS ACCOUNTED FOR IN THE EMERSON LAKE. SEE MEMO BY BALANCE HYDROLOGICS DATED 10/28/21

**PRELIMINARY STORMWATER
MANAGEMENT PLAN
MACHADO PROPERTY
SUBDIVISION 9615**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



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SHEET NO.
C5.0
OF 5 SHEETS

DATE: MAY 2023



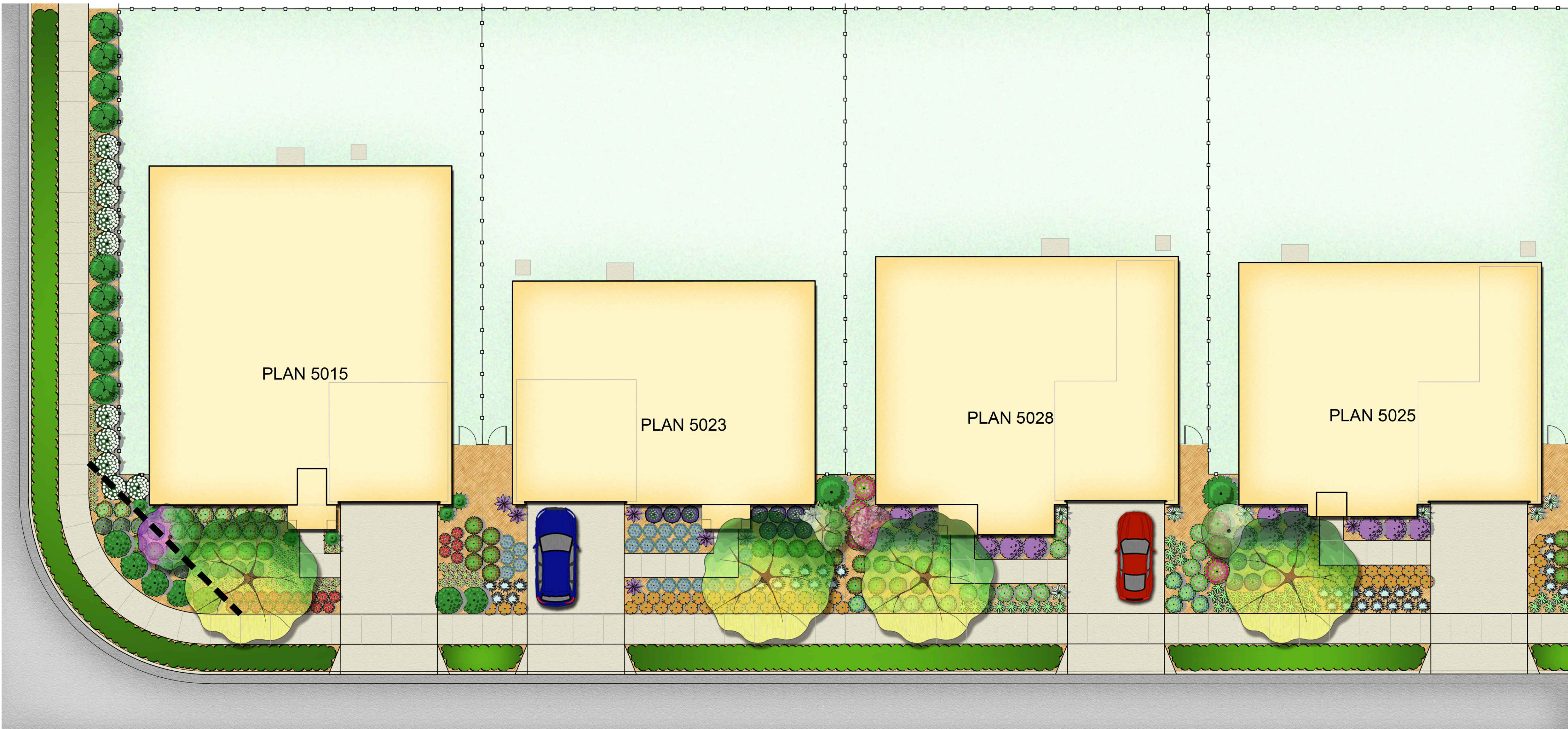
GENERAL NOTES:

- 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.

PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	QTY
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	27
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	22
DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	24
LAGERSTROEMIA I. X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	MOD	18
LAGERSTROEMIA I. X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	15 GAL	LOW	26
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	MOD	35
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD	27
PISTACIA C. 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW	20
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD	12
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	MOD	9
RHAPHIOLEPIS I. 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	15 GAL	LOW	23
ZELKOVA S. 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	15

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



PROPOSED SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
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
PITTIOSPORUM SPP.	PITTIOSPORUM	5 GAL	M
RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	M
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	M
ROSA SPP.	LANDSCAPE ROSES	2 GAL	M
SALVIA SPP.	SAGE	1 GAL	L
SOLLYA HETEROPHYLLA	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
ALOE SPP.	ALOE	1 GAL	L
ANIGOZANTHOS SPP.	KANGAROO PAW	1 GAL	L
BOUTELOUA G. 'BLONDE AMBITION'	BLUE GRAMA GRASS	1 GAL	L
CALAMGROSTIS A. 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	L
CALANDRINIA GRANDIFLORA	ROCK PURSLANE	1 GAL	L
ERIOGONUM GRANDE RUBESCENS	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
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 WESTRINGIA FRUTICOSA 'MUNDI' TM	LAMBS' EARS LOW COAST ROSEMARY	1 GAL	L
BIO-RETENTION BASINS & SWALES			
DESCHAMPSIA CESPITOSA	TUFTED HAIRGRASS	PLUGS	L
FESTUCA IDAHOENSIS	IDAHO FESCUE	PLUGS	M
JUNCUS PATENS	BLUE RUSH	PLUGS	M
LEYMUS TRITICOIDES 'GREY DAWN'	CREEPING WILD RYE	PLUGS	L
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	L
MUHLENBERGIA RIGENS	DEERGRASS	1 GAL	M
PRUNELLA VULGARIS	SELFHEAL	1 GAL	M
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	L
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L

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



PROPOSED TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS*	QTY
ACER BUERGERIANUM	TRIDENT MAPLE	24"BOX	MOD	27
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	LOW	22
DODONAEA V. 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW	24
LAGERSTROEMIA I. X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	MOD	18
LAGERSTROEMIA I. X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	15 GAL	LOW	26
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	MOD	35
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD	27
PISTACIA C. 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW	20
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD	12
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	MOD	9
RHAPHIOLEPIS I. 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	15 GAL	LOW	23
ZELKOVA S. 'GREEN VASE'	GREEN VASE SAWLEAF ZELKOVA	24"BOX	MOD	15

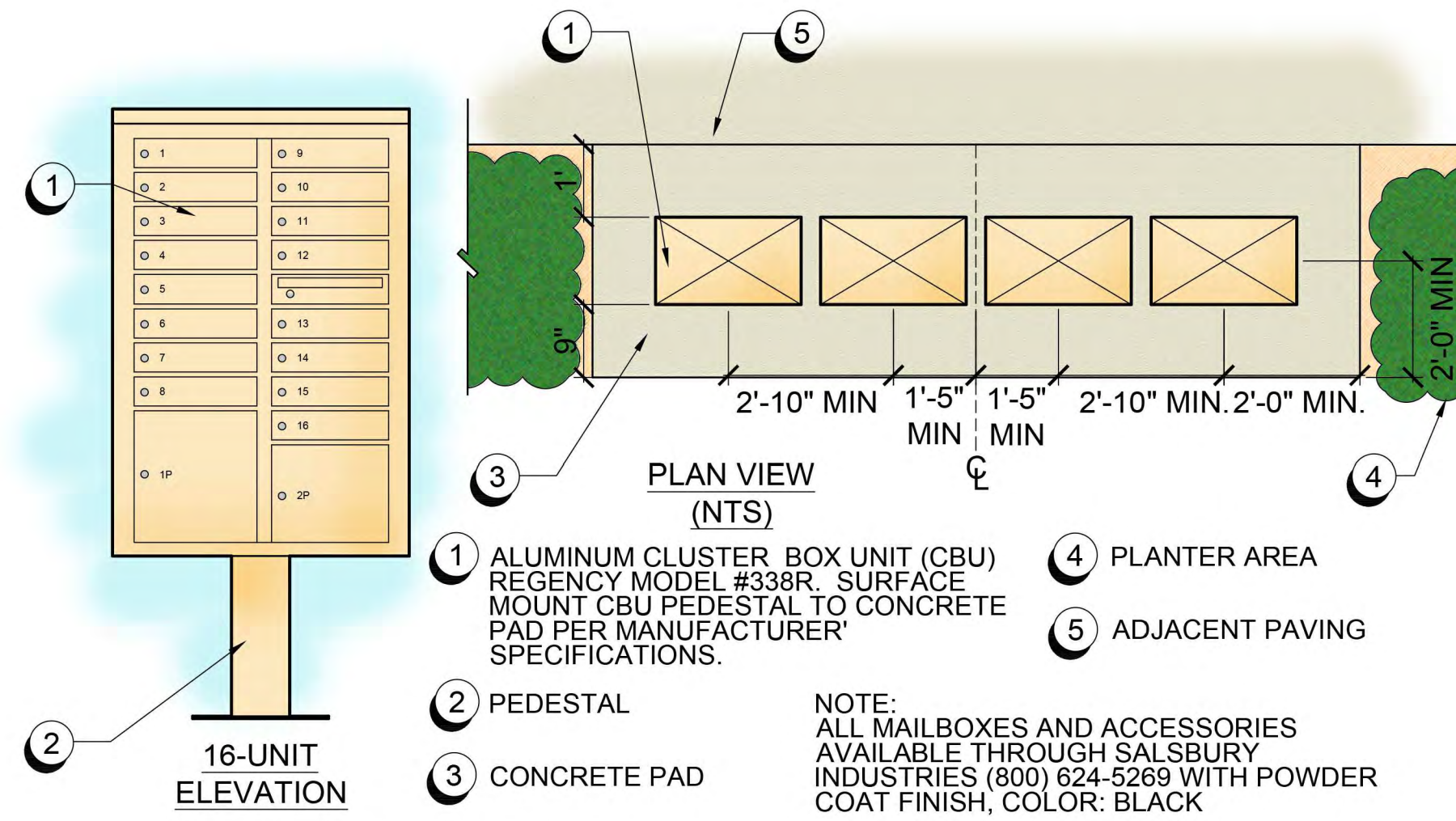
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.

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.



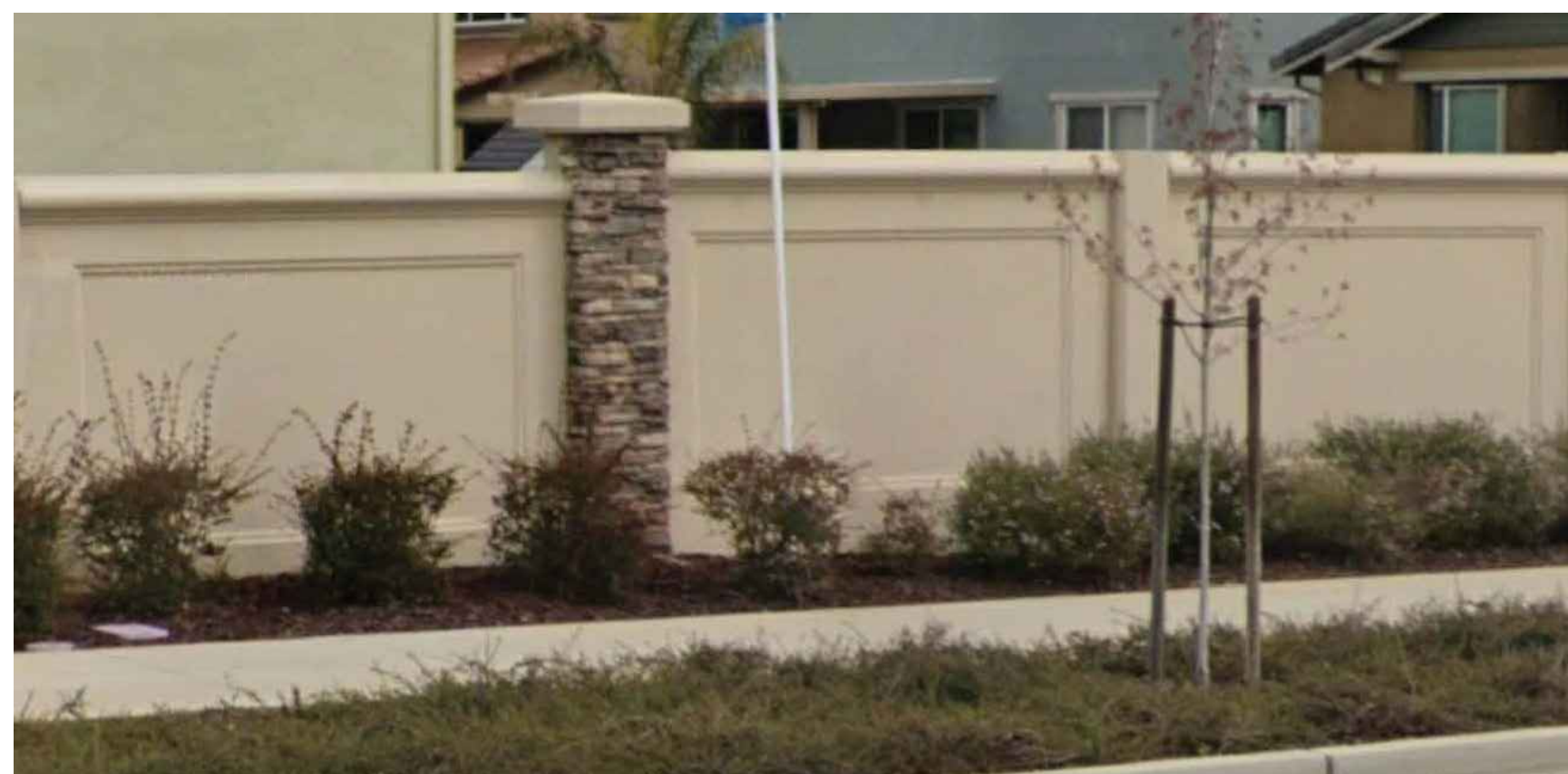
A ENHANCED PAVING



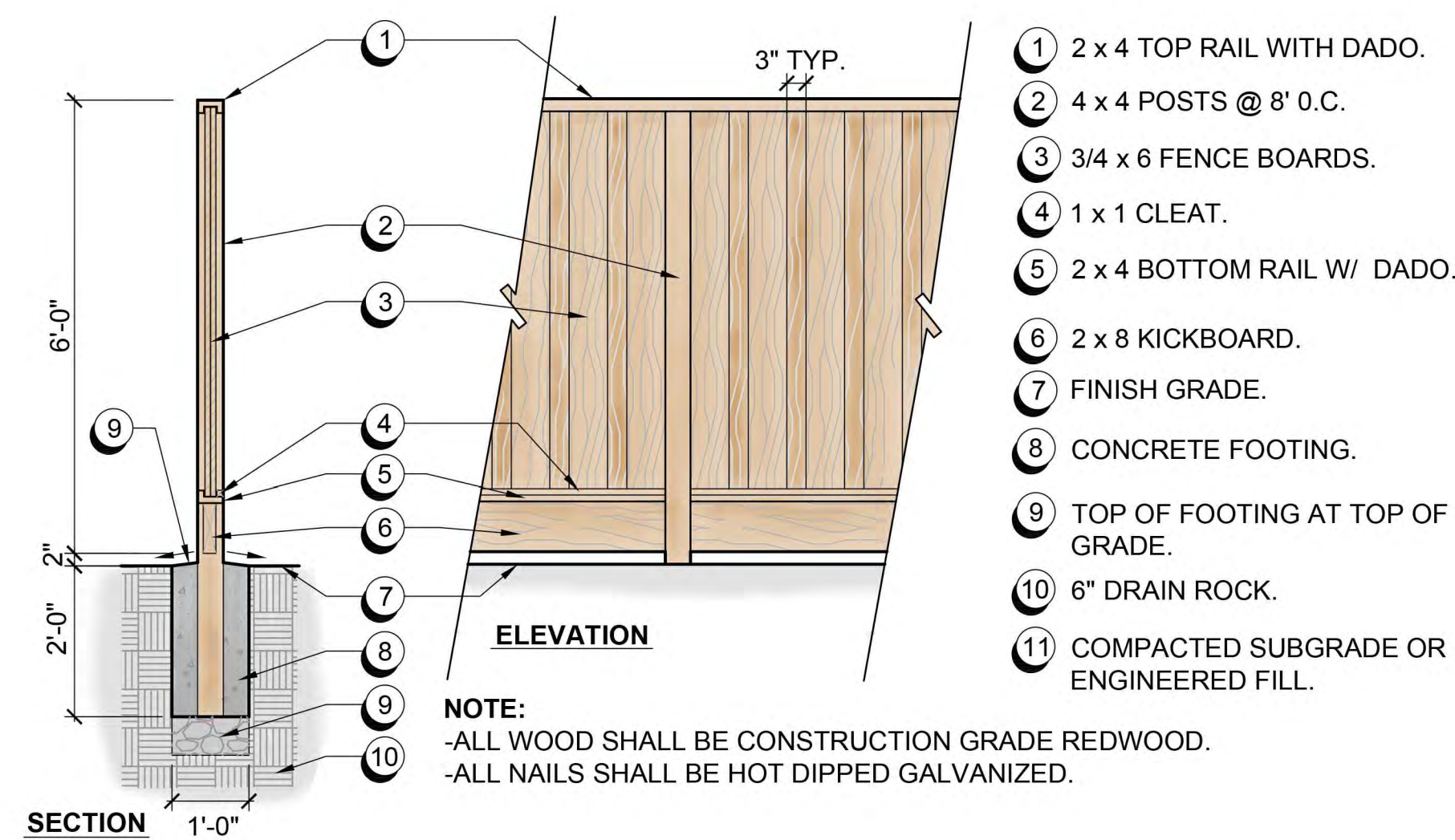
B CBU MAILBOX
N.T.S.



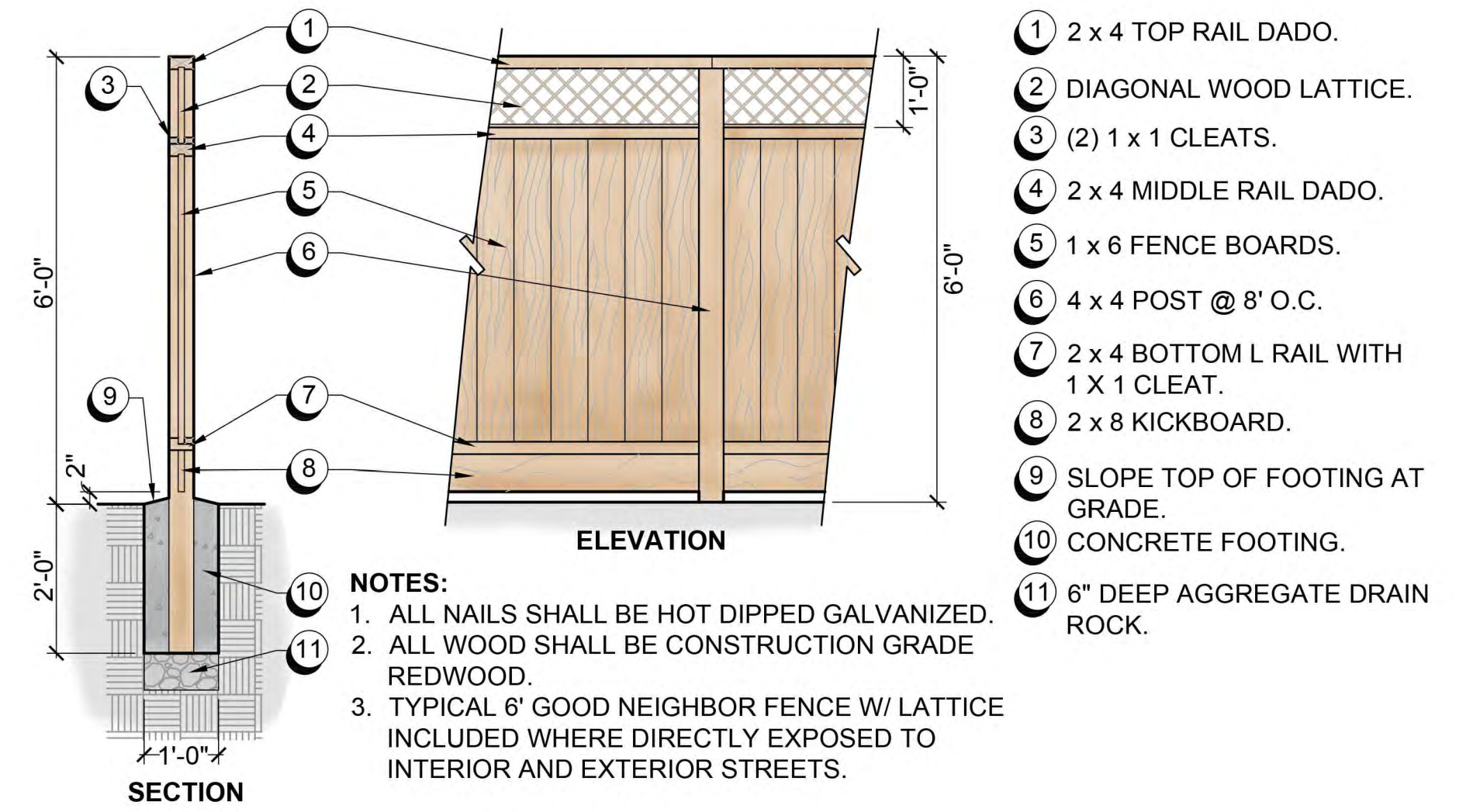
C 6' HIGH TUBE STEEL FENCE



D SOUNDWALL



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



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



G PLAY EQUIPMENT



H PICNIC TABLE



I RECREATIONAL TURF



FARMHOUSE
PLAN 5023

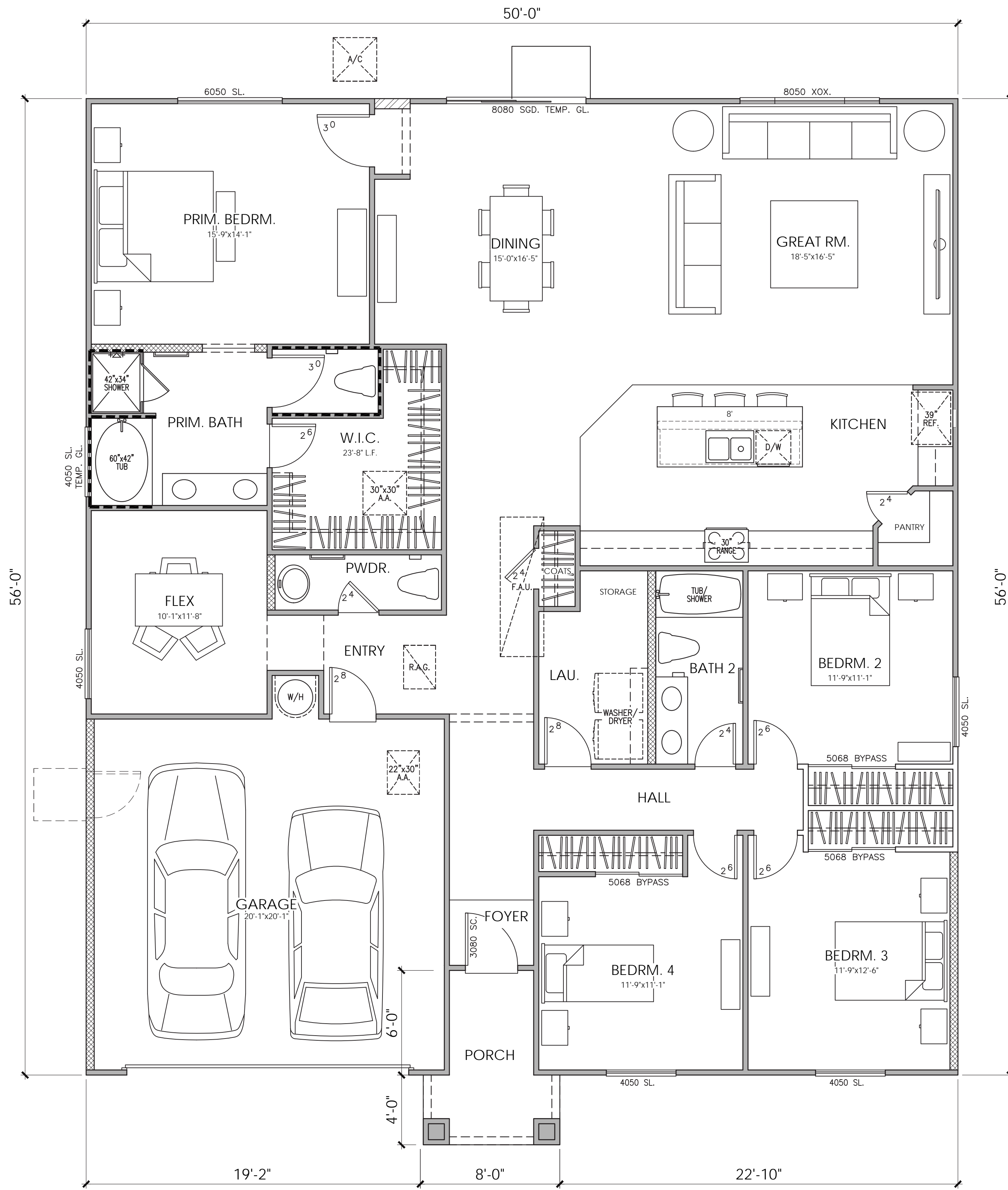
SPANISH
PLAN 5015-R

SANTA BARBARA
PLAN 5025

FARMHOUSE
PLAN 5028-R

SANTA BARBARA
PLAN 5015

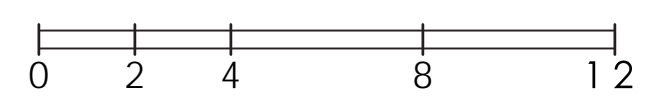
STREET SCENE



FLOOR PLAN
PLAN 5015
 4 BEDROOM, 2.5 BATH, FLEX

**PLAN 5015
 AREA TABULATION**

CONDITIONED SPACE	
FLOOR AREA	2,350 SQ. FT.
TOTAL DWELLING	2,350 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PORCH	60 SQ. FT.
PORCH 'D'	28 SQ. FT.

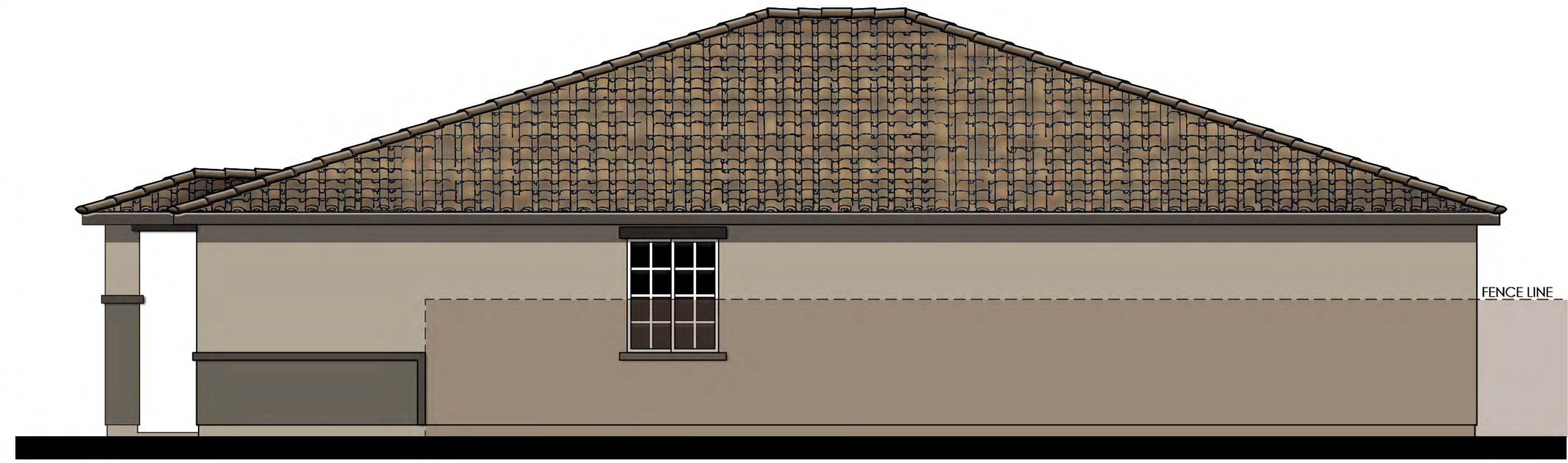




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Refer to landscape drawings for wall, tree, and shrub locations

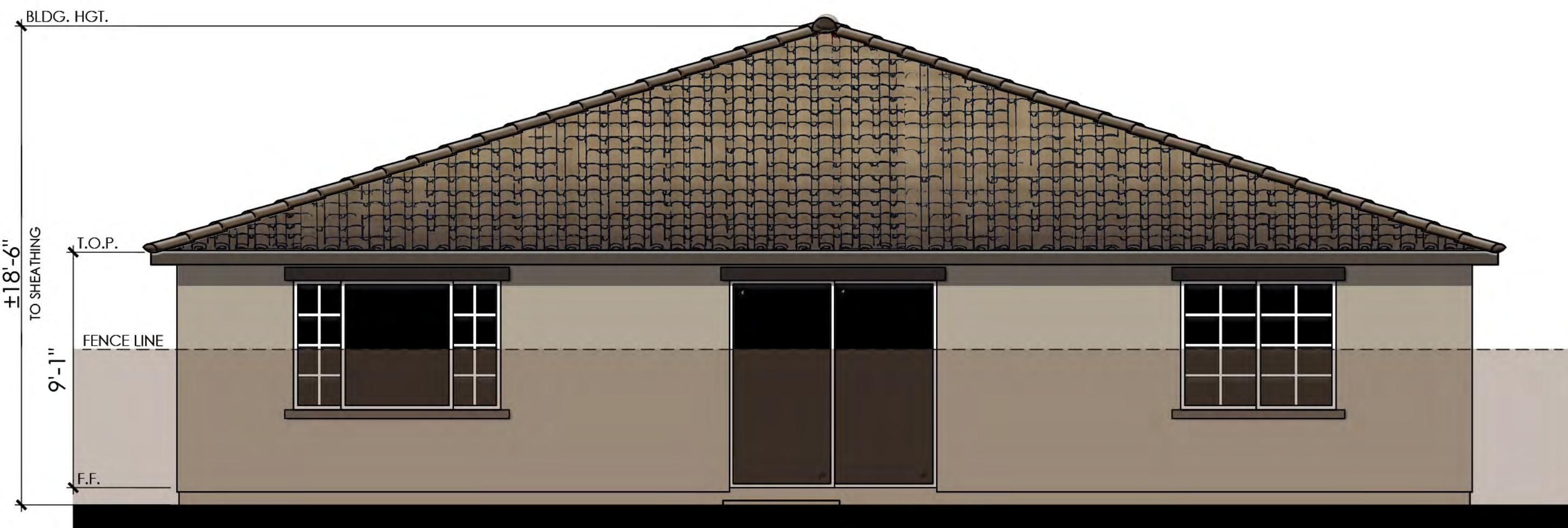
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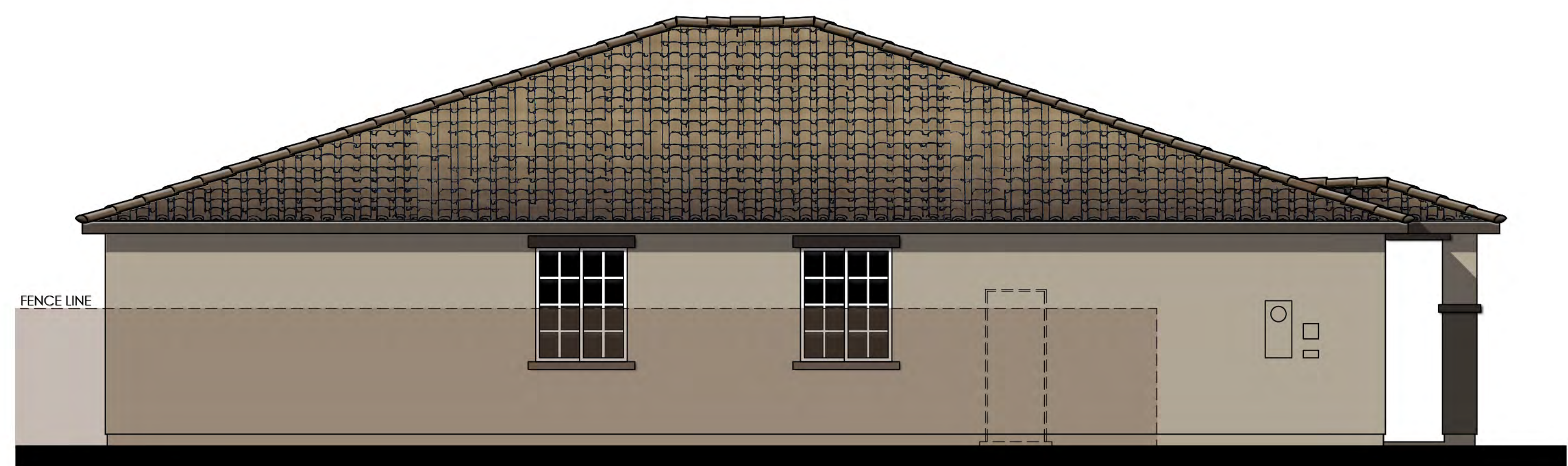
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x4 WOOD
 - BARGE: 2x4 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



REAR

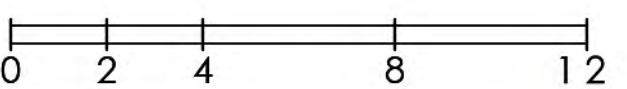


LEFT

COLOR SCHEME 16

PLAN 5015 "A"
SPANISH ELEVATIONS

MACHADO LANE
Oakley, Ca





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

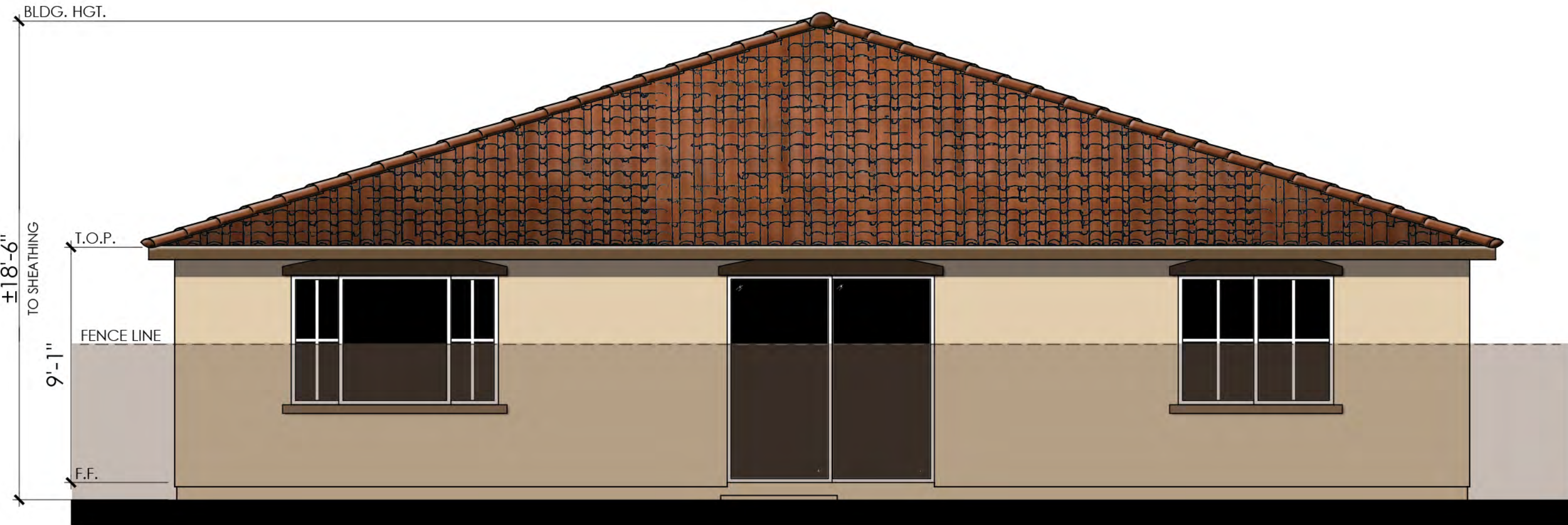
FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



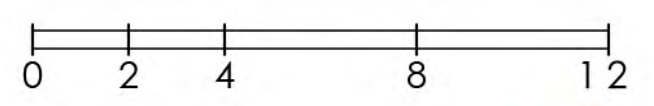
REAR



LEFT

COLOR SCHEME 20

PLAN 5015 "B"
SANTA BARBARA ELEVATIONS



MACHADO LANE
Oakley, Ca

05/18/2023
A-4

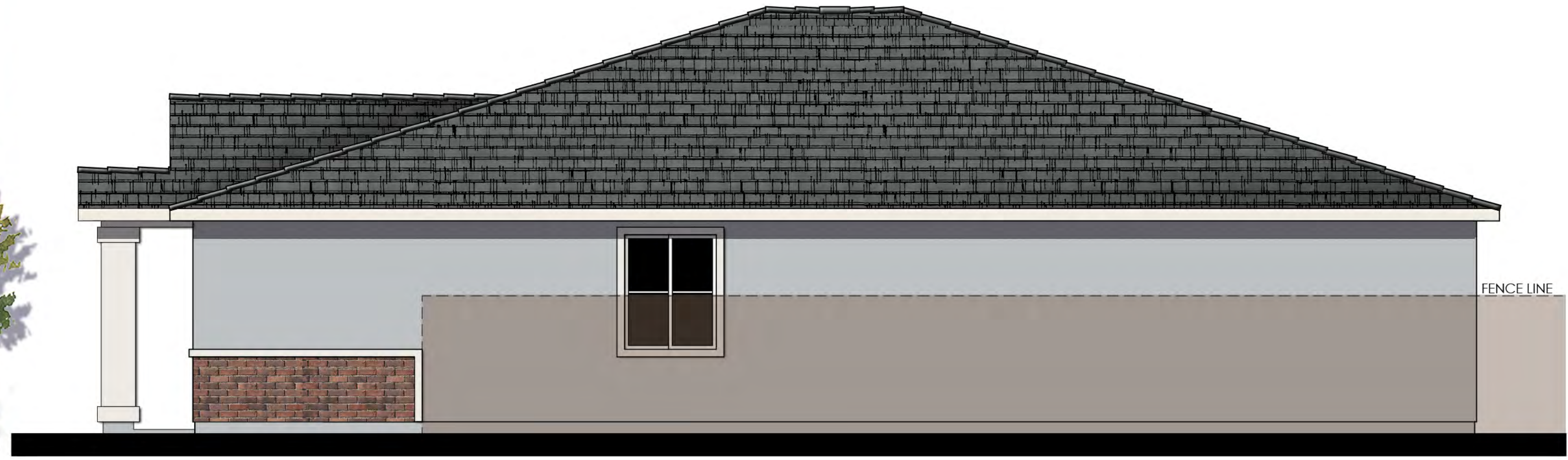
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Refer to landscape drawings for wall, tree, and shrub locations

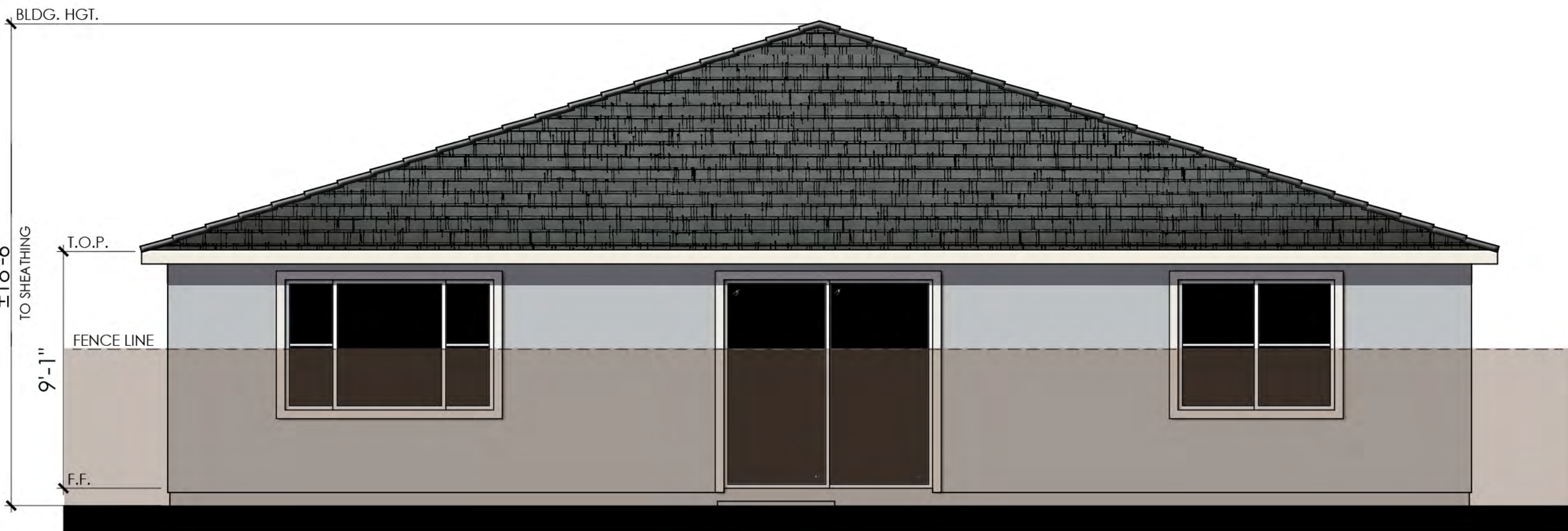
FRONT



RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x4 WOOD
 - BARGE: 2x4 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - VENEER: MANUFACTURED BRICK



REAR



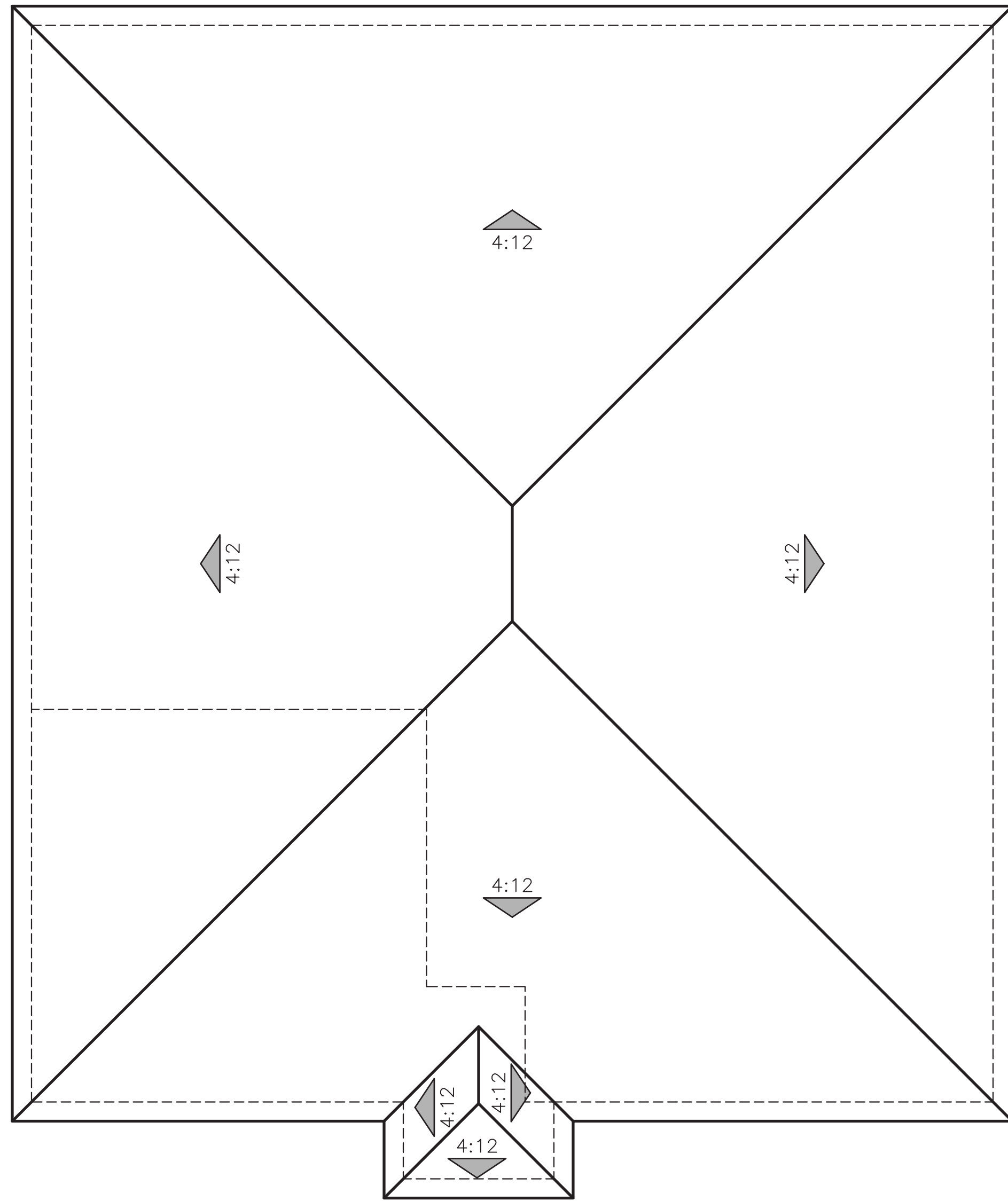
LEFT

COLOR SCHEME 29

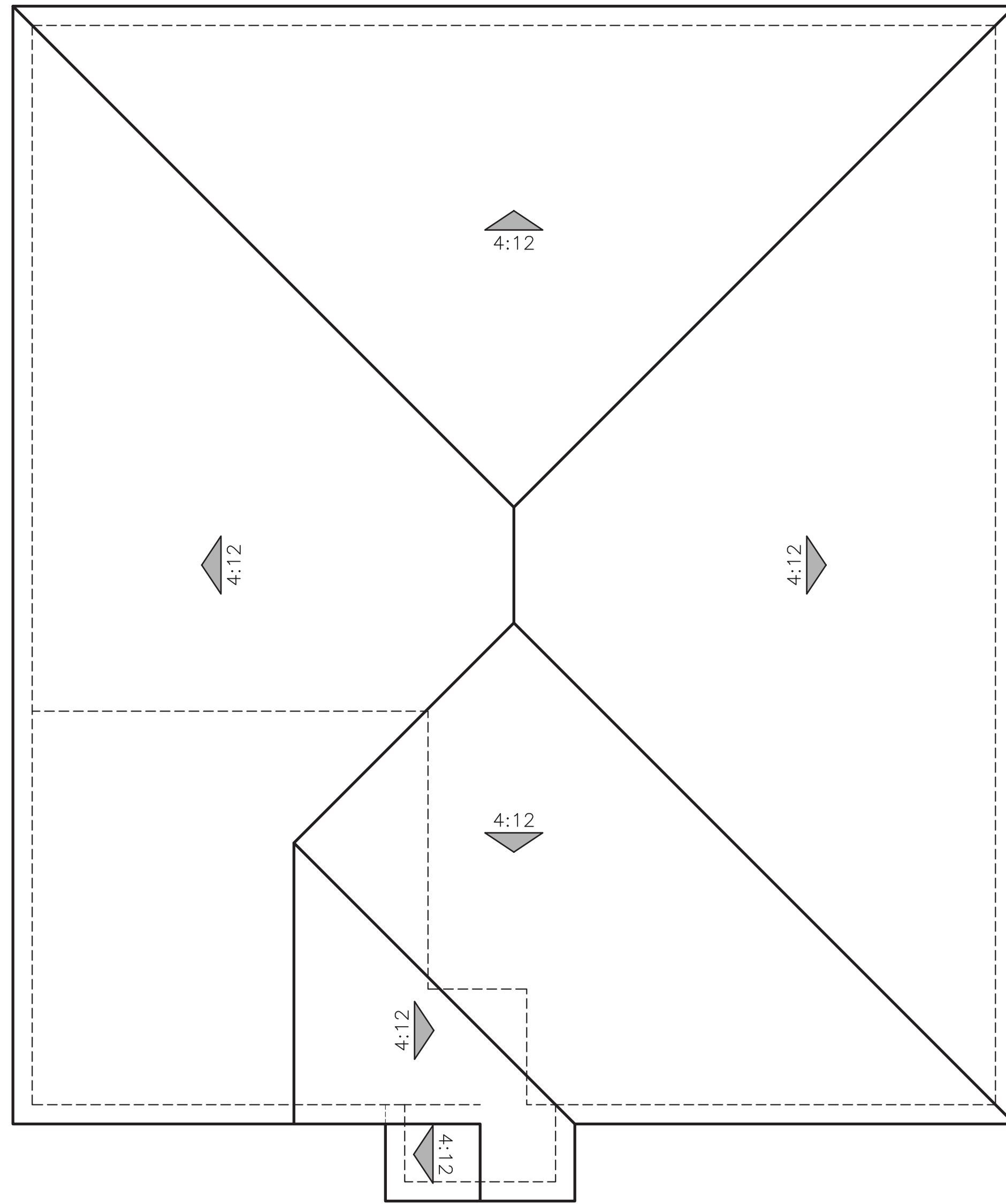
PLAN 5015 "E"
FARMHOUSE ELEVATIONS

MACHADO LANE
Oakley, Ca

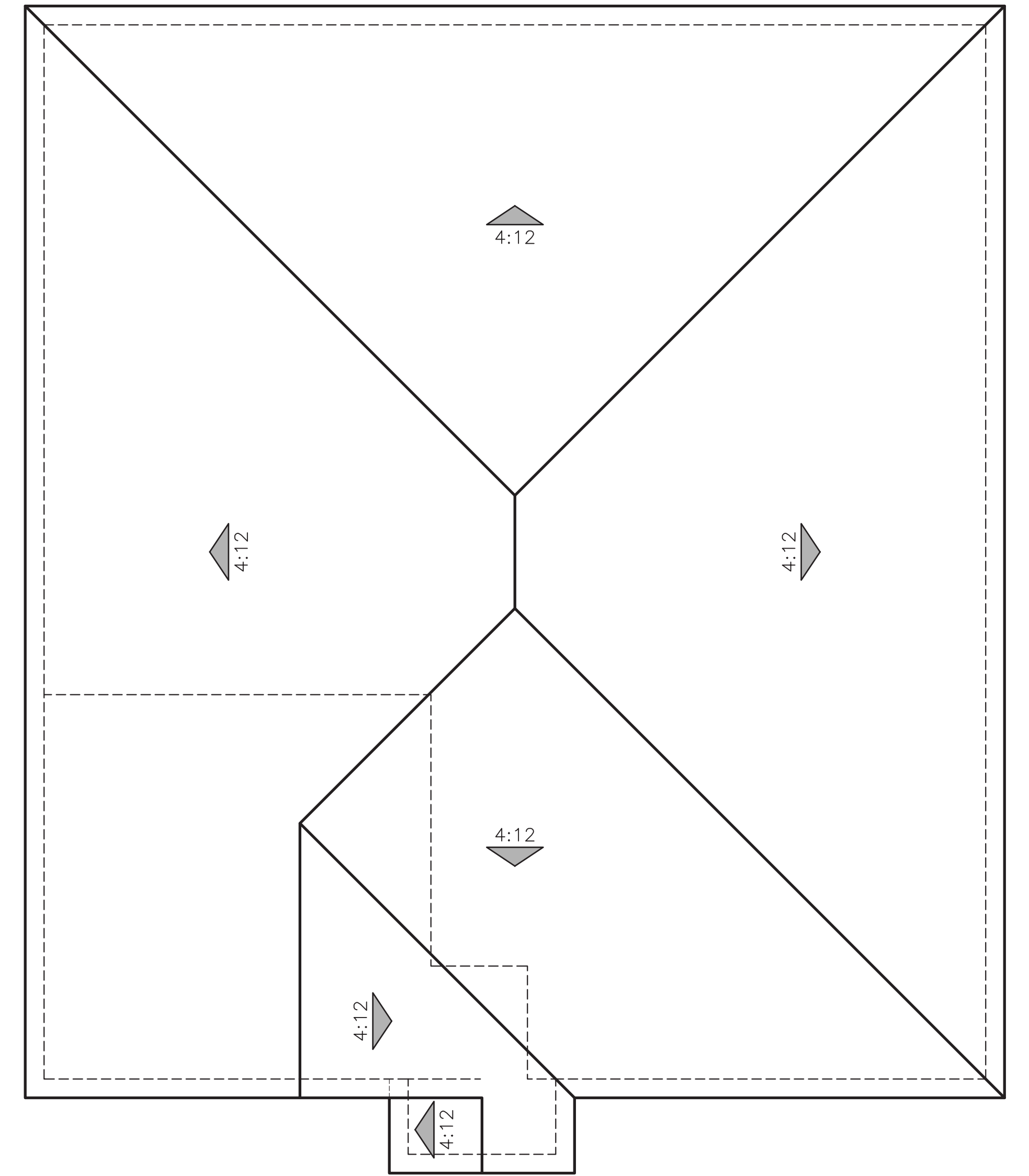




"A" - SPANISH

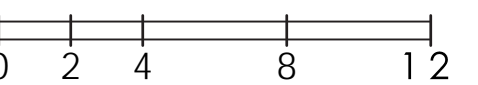


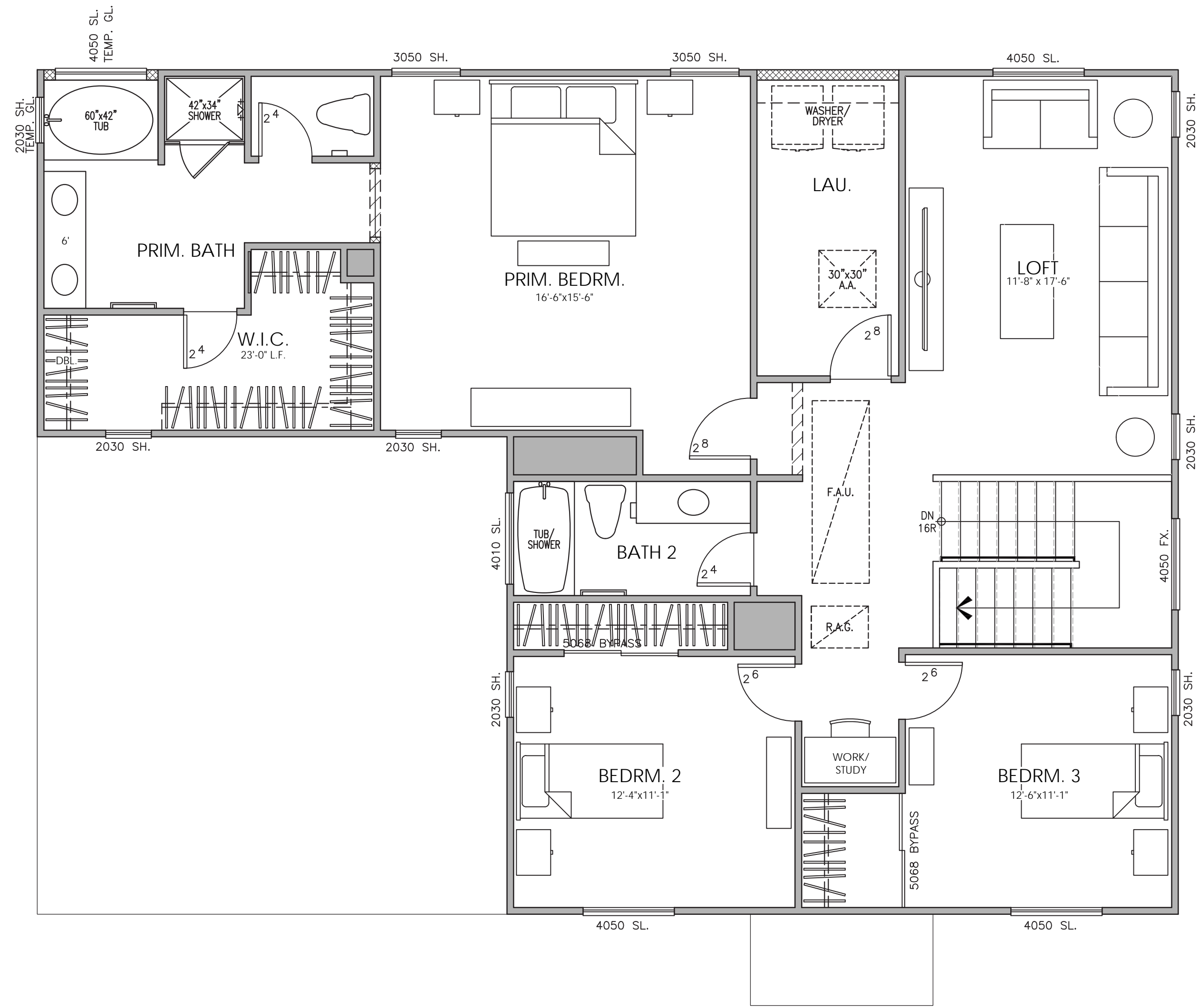
"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS
PLAN 5015





SECOND FLOOR PLAN

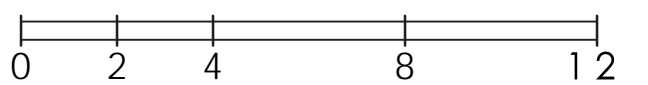


FIRST FLOOR PLAN

PLAN 5023
4 BEDROOM, 3 BATH, FLEX, LOFT

PLAN 5023
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,419 SQ. FT.
SECOND FLOOR AREA	1,419 SQ. FT.
TOTAL DWELLING	2,838 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	430 SQ. FT.
PORCH	32 SQ. FT.

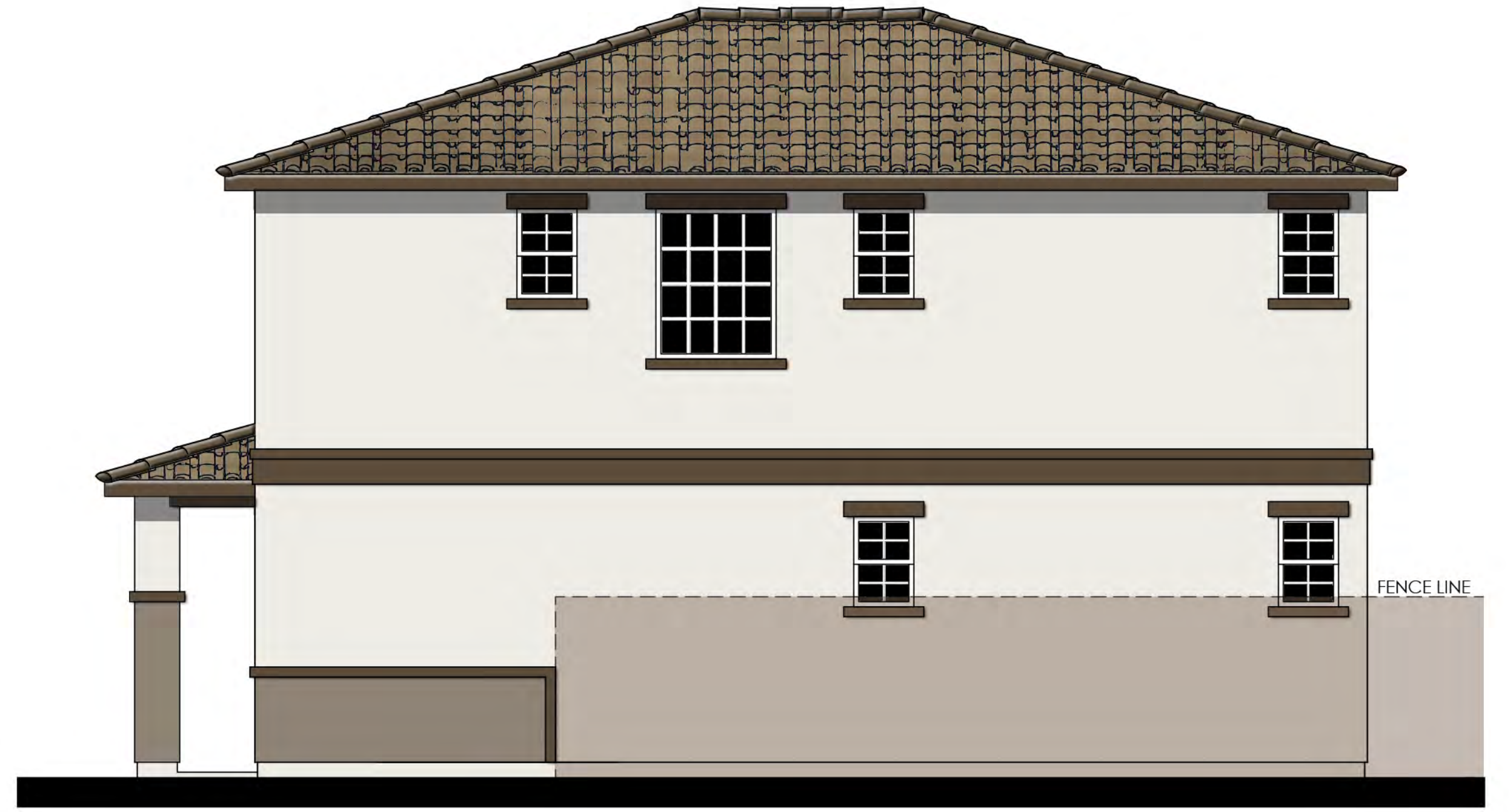




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

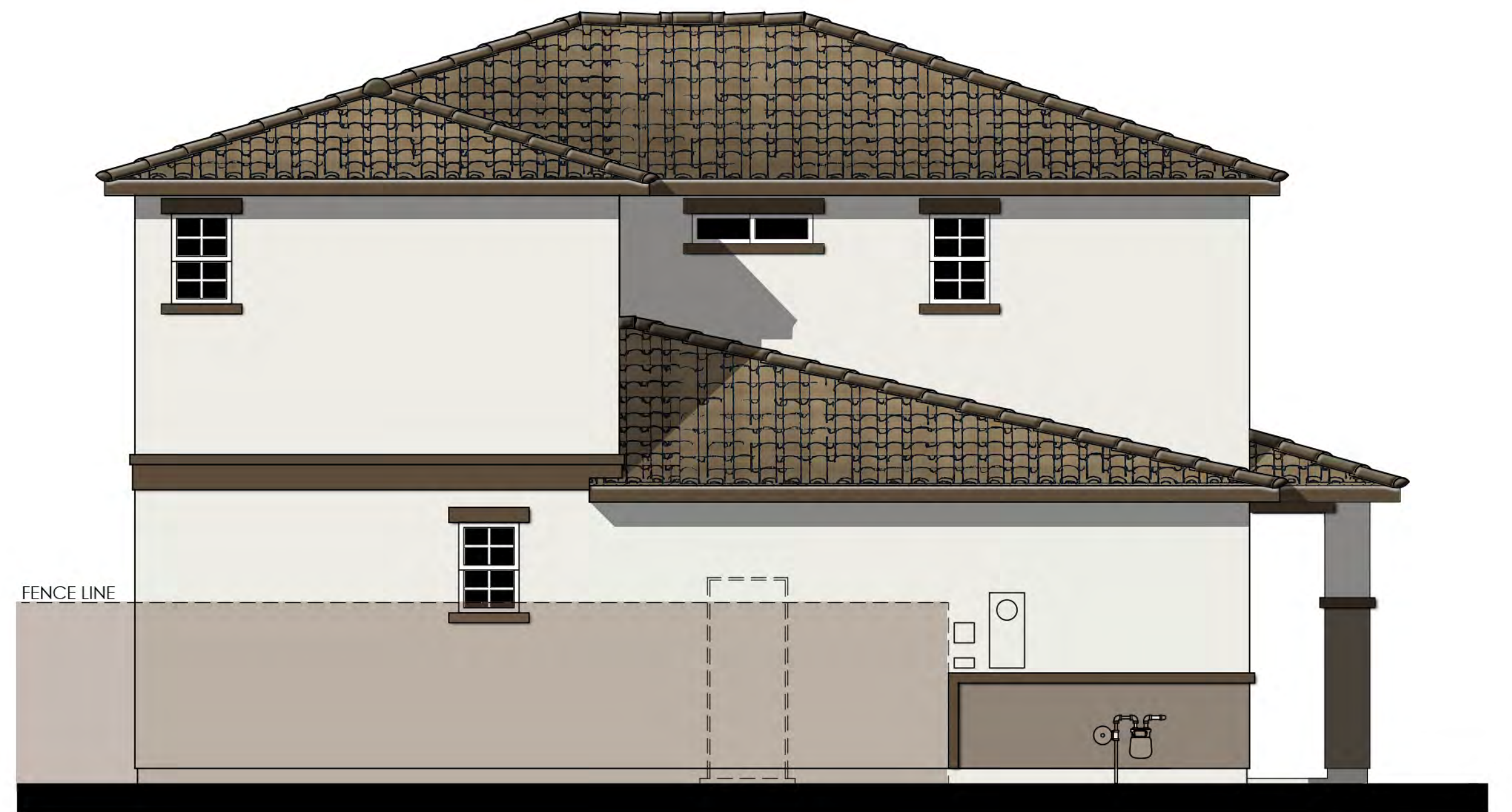


RIGHT



REAR

MATERIALS LEGEND
 (WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE LOW PROFILE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 17
PLAN 5023 "A"
 SPANISH ELEVATIONS

MACHADO LANE
 Oakley, Ca

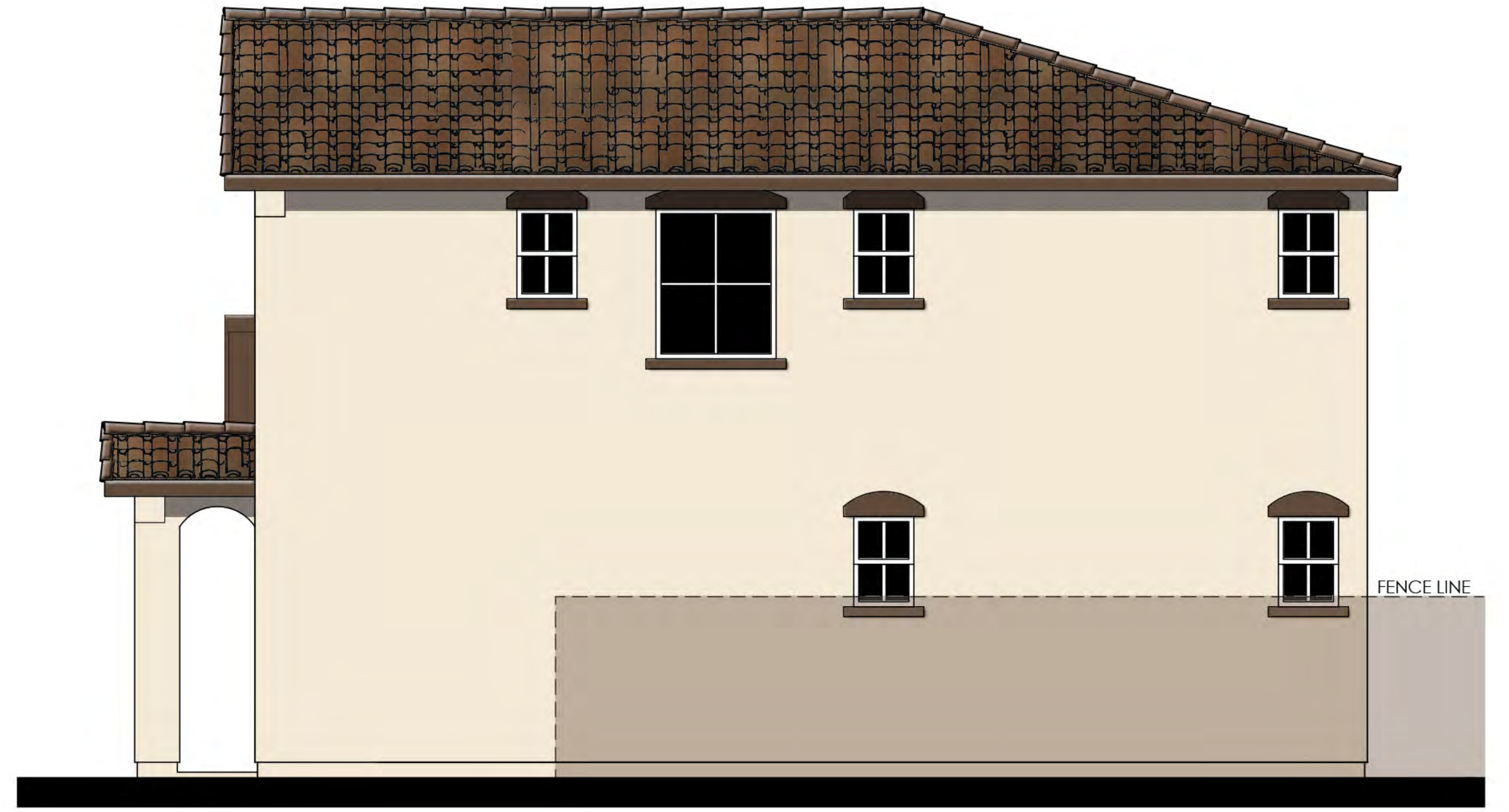




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 19

PLAN 5023 "B"
SANTA BARBARA ELEVATIONS





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

FRONT



RIGHT

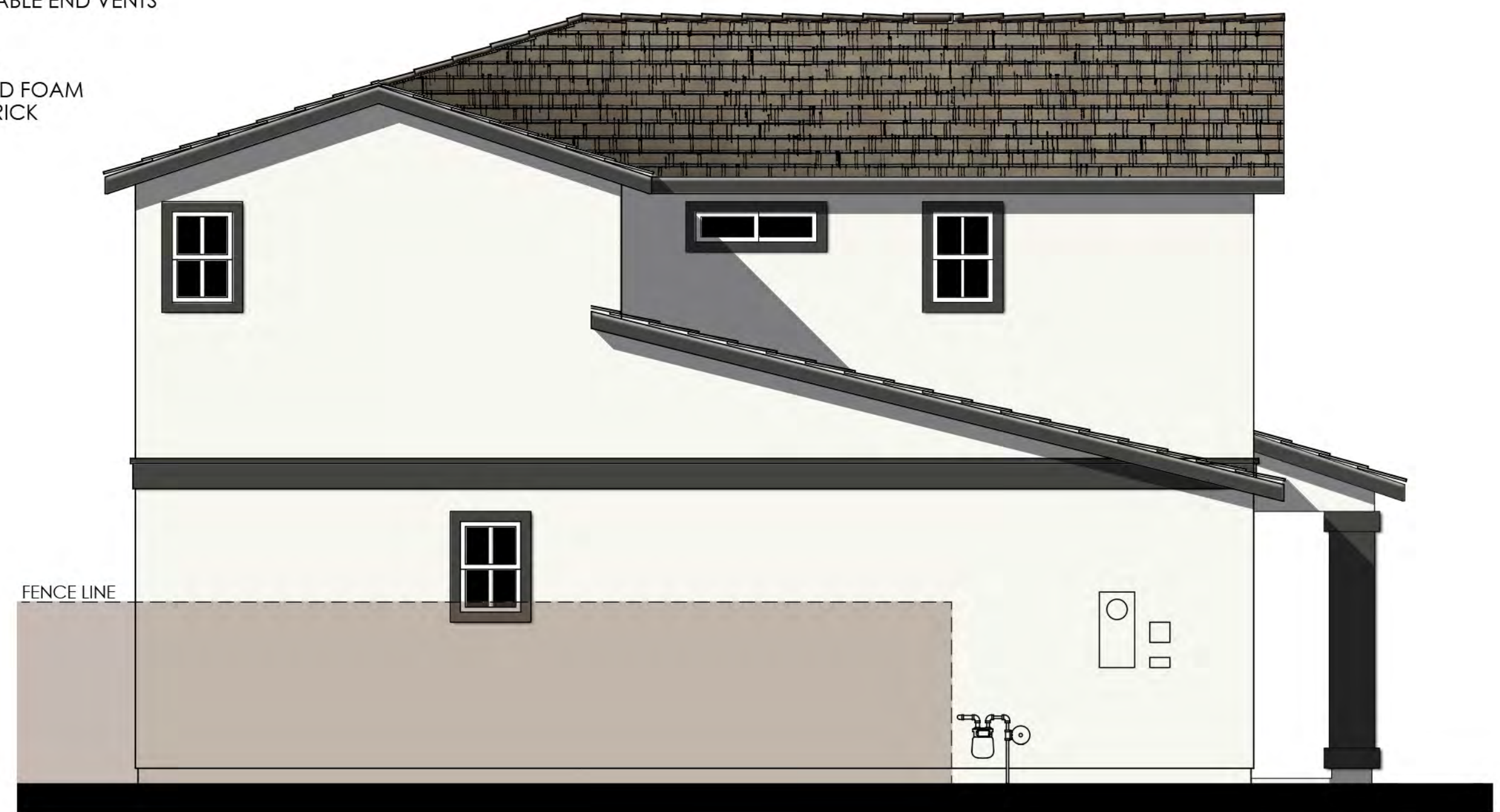


REAR

MATERIALS LEGEND

(WHERE OCCURS)

- FRONT DOOR: FIBERGLASS
- GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
- ROOF: CONCRETE FLAT TILE
- FASCIA: 2x6 WOOD
- BARGE: 2x6 WOOD
- GABLE: CEMENTITIOUS BOARD AND BATTEN
W/ DECORATIVE GABLE END VENTS
- WALL: STUCCO
- WINDOWS: VINYL W/ GRIDS
- SHUTTERS: SIMULATED WOOD
- TRIM: STUCCO OVER RIGID FOAM
- VENEER: MANUFACTURED BRICK



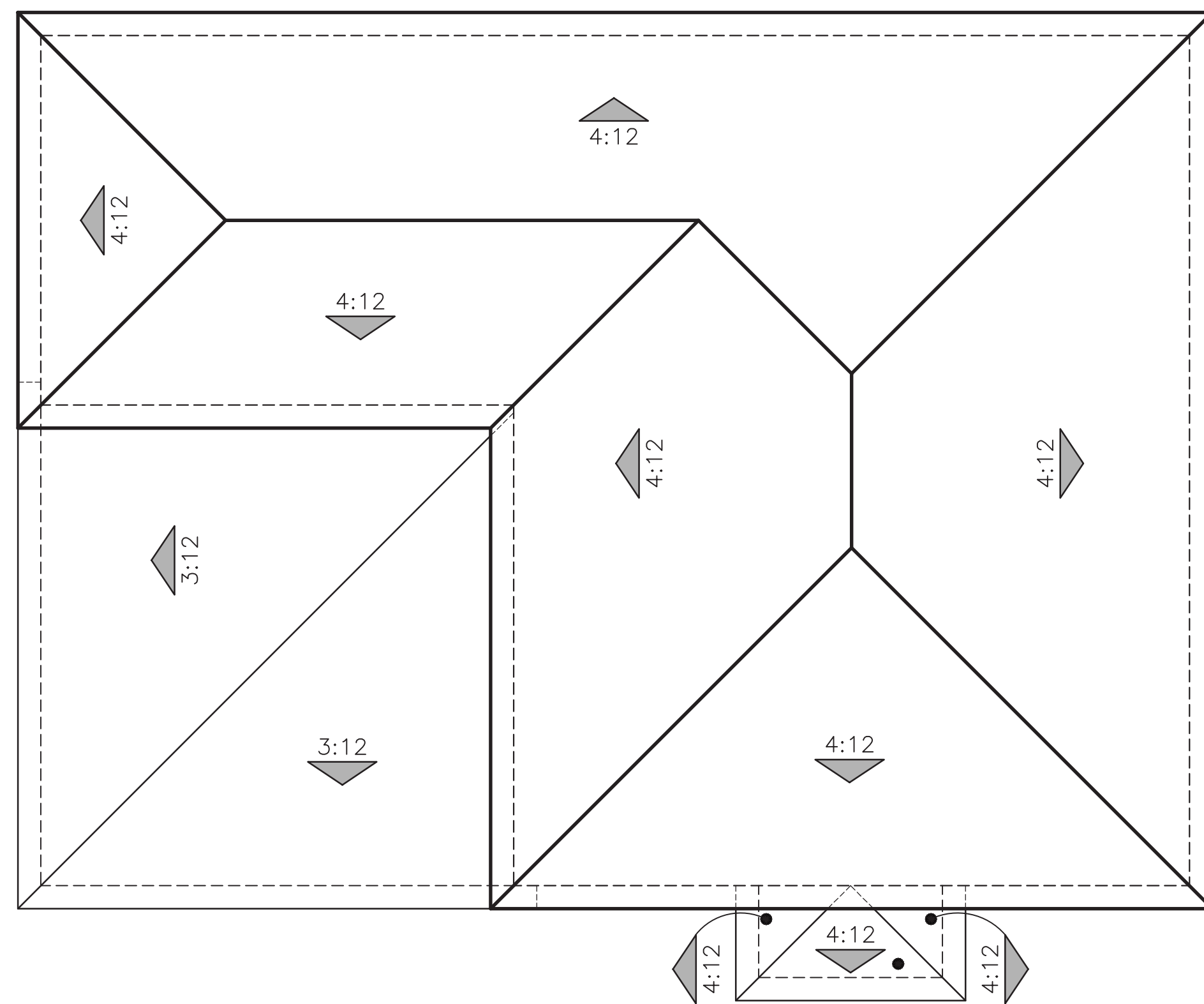
LEFT

COLOR SCHEME 28

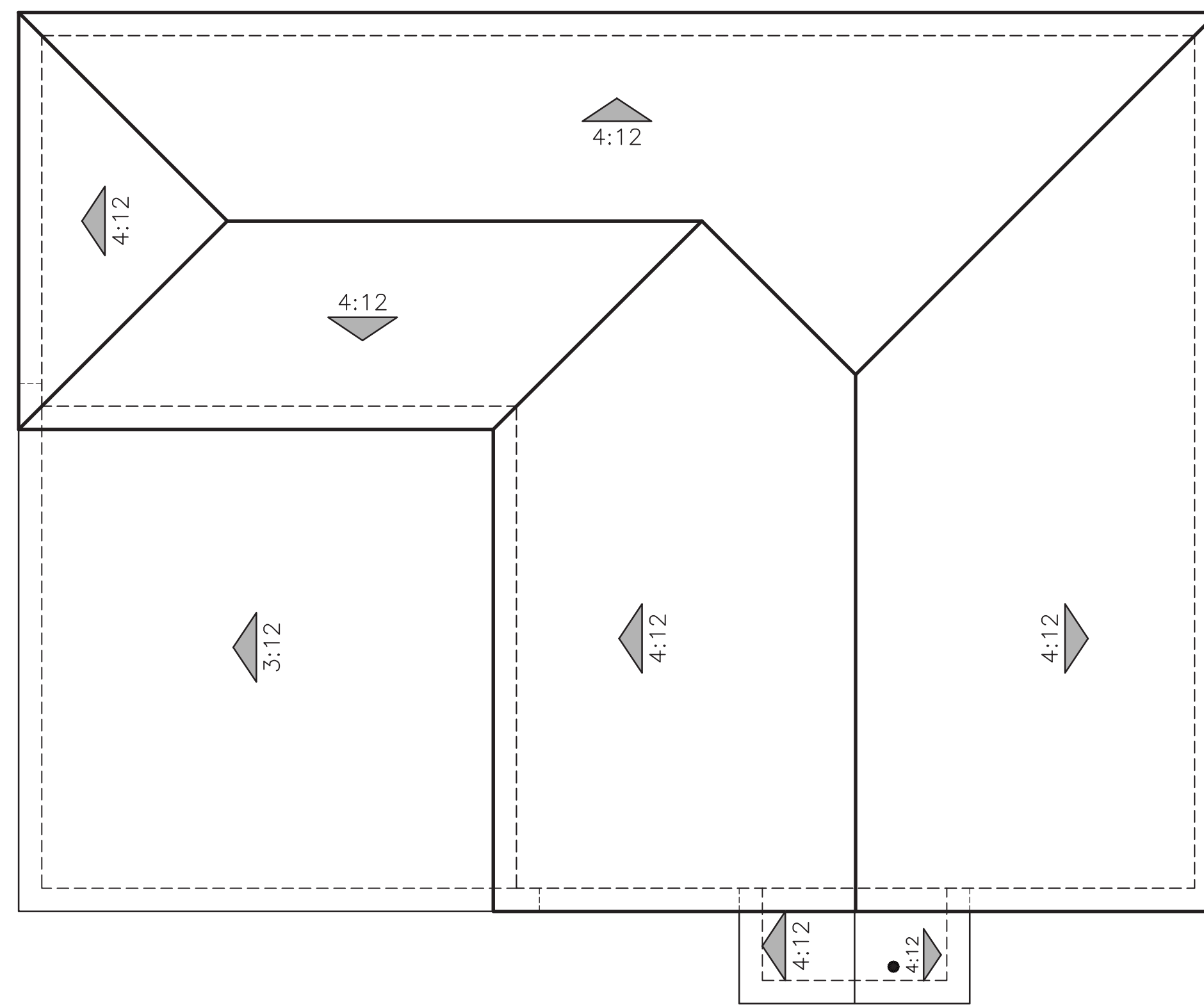
PLAN 5023 "E"
FARMHOUSE ELEVATIONS

MACHADO LANE
Oakley, Ca

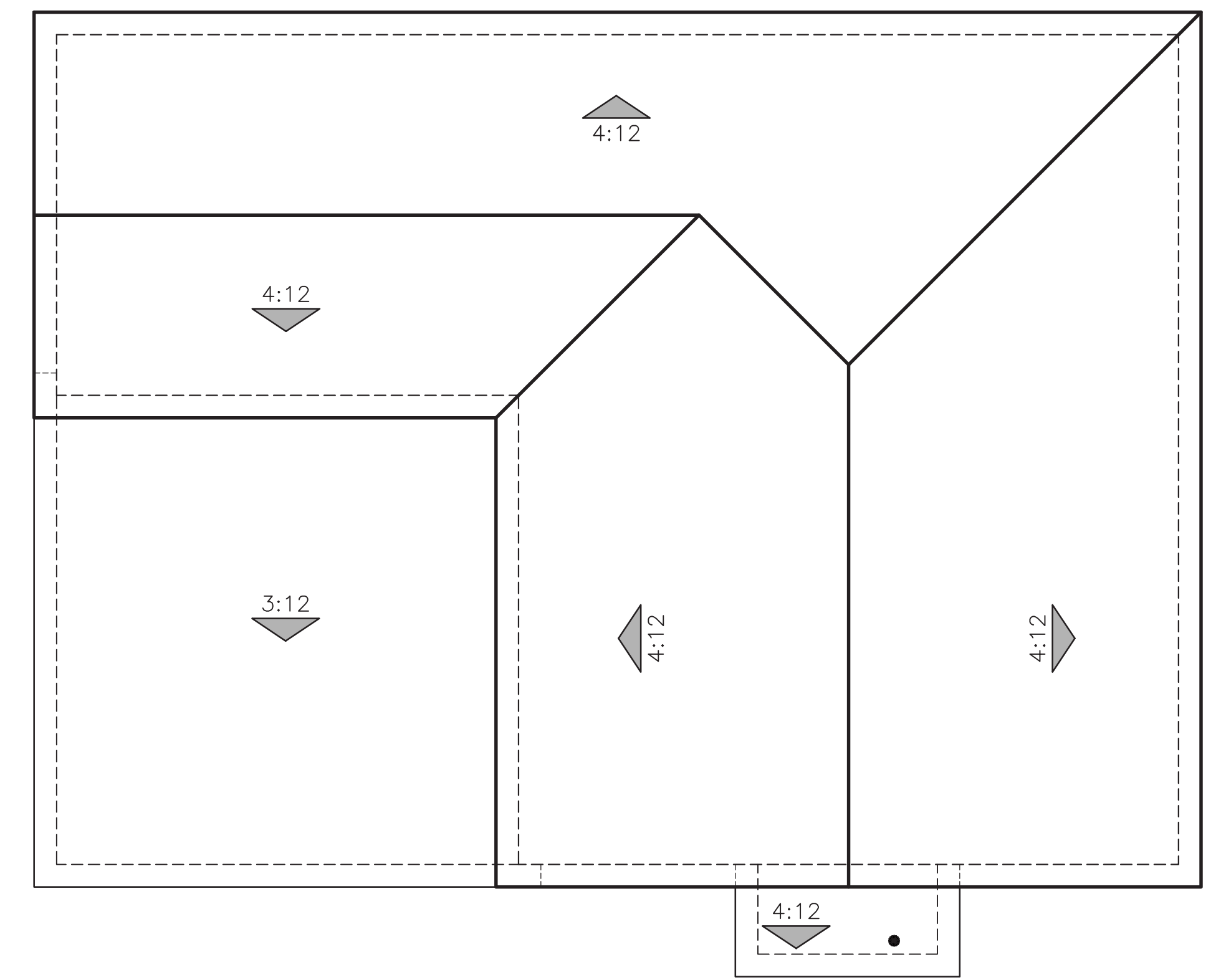




"A" - SPANISH

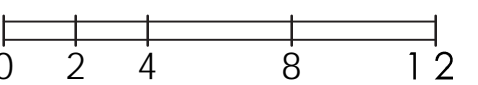


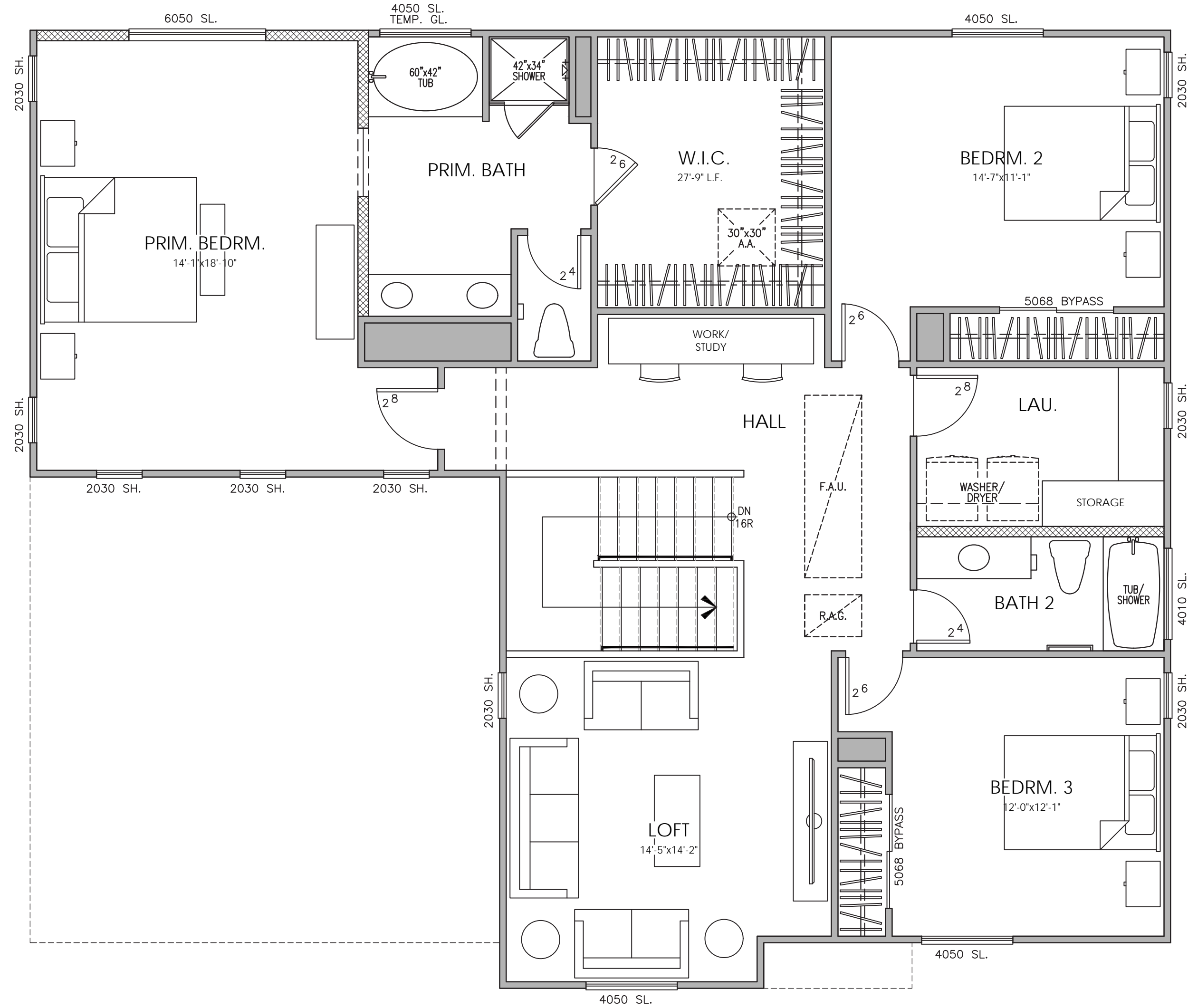
"B" - SANTA BARBARA



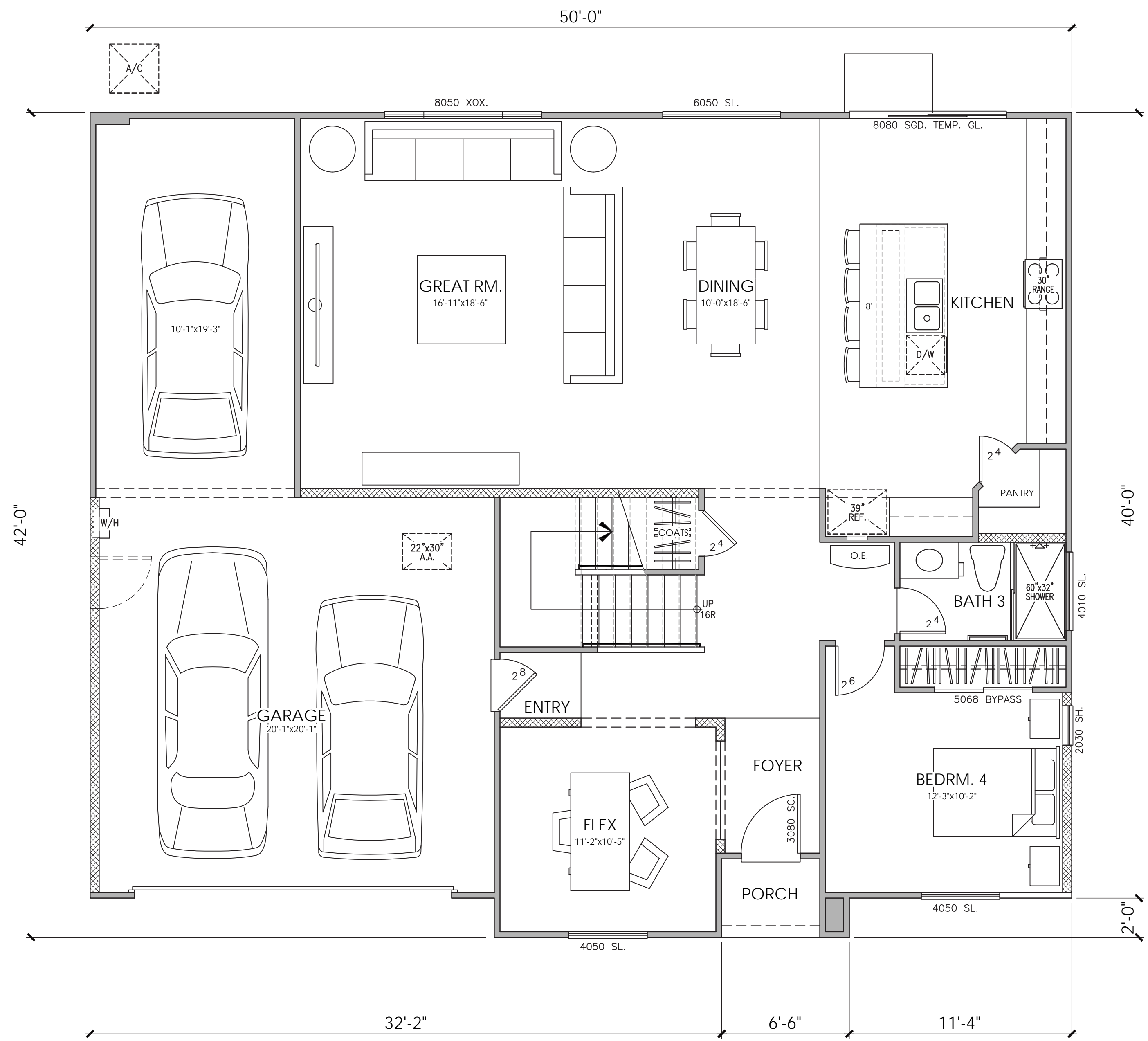
"E" - FARMHOUSE

ROOF PLANS
PLAN 5023





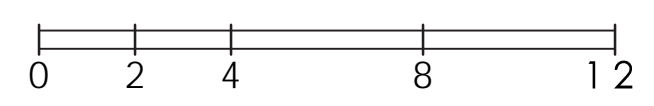
SECOND FLOOR PLAN



FIRST FLOOR PLAN

PLAN 5025
4 BEDROOM, 3 BATH, FLEX, LOFT

PLAN 5025 AREA TABULATION	
CONDITIONED SPACE	
FIRST FLOOR AREA	1,389 SQ. FT.
SECOND FLOOR AREA	1,603 SQ. FT.
TOTAL DWELLING	2,992 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	624 SQ. FT.
PORCH	20 SQ. FT.



MACHADO LANE
Oakley, Ca

05/18/2023
A-12

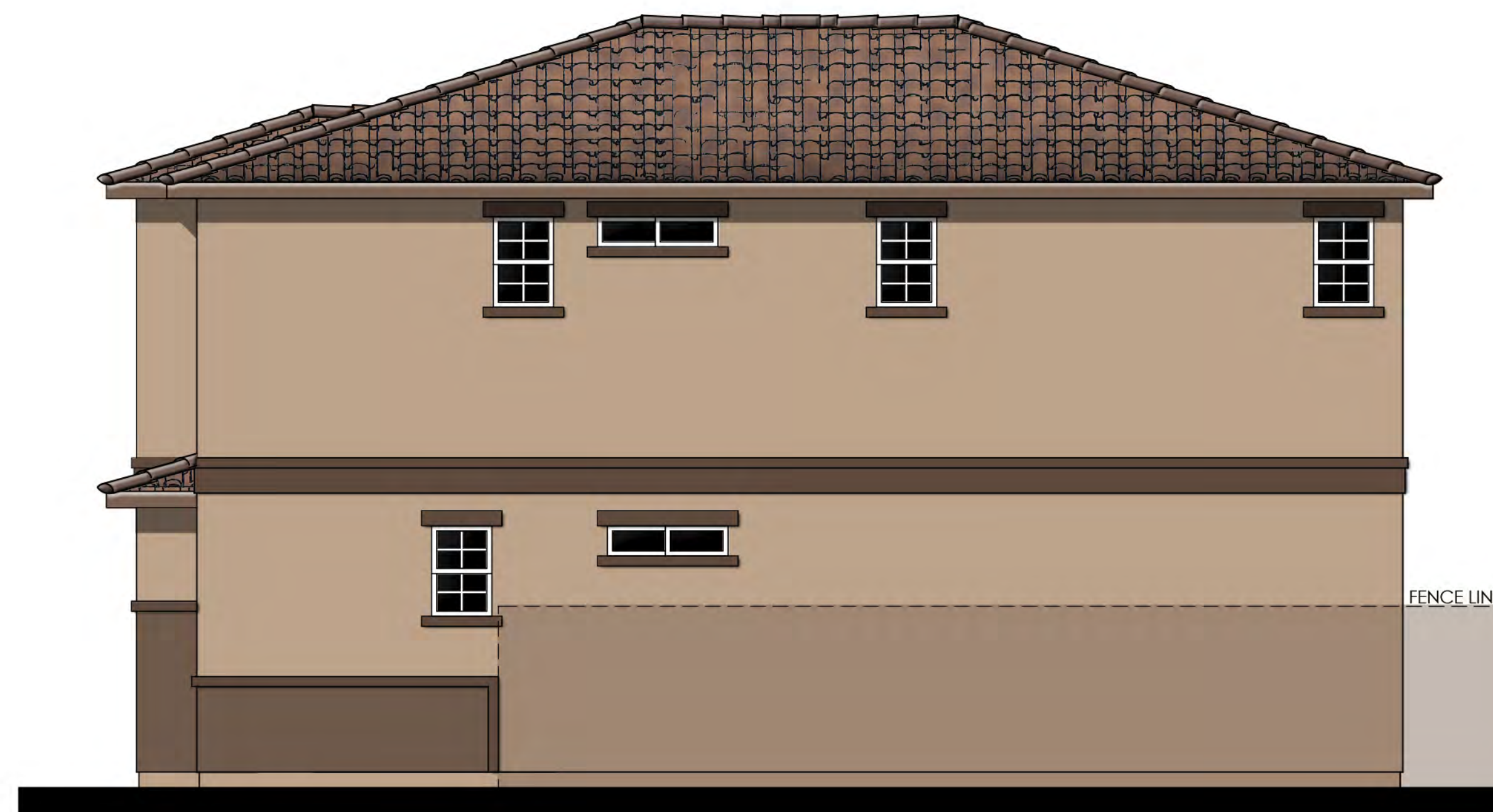
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

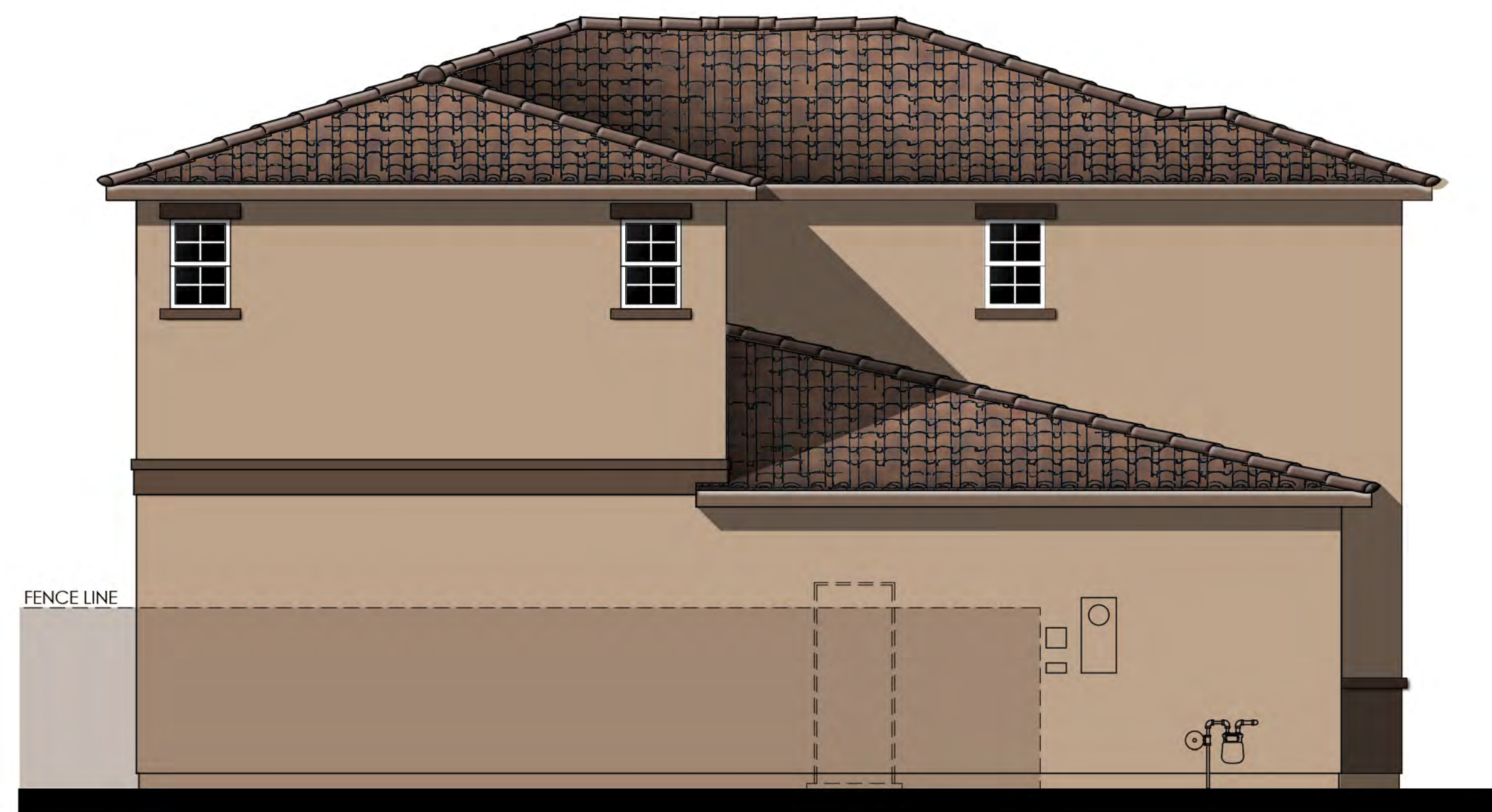


RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE LOW PROFILE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM

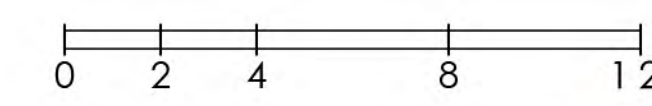


LEFT

COLOR SCHEME 18

PLAN 5025 "A"
 SPANISH ELEVATIONS

MACHADO LANE
 Oakley, Ca

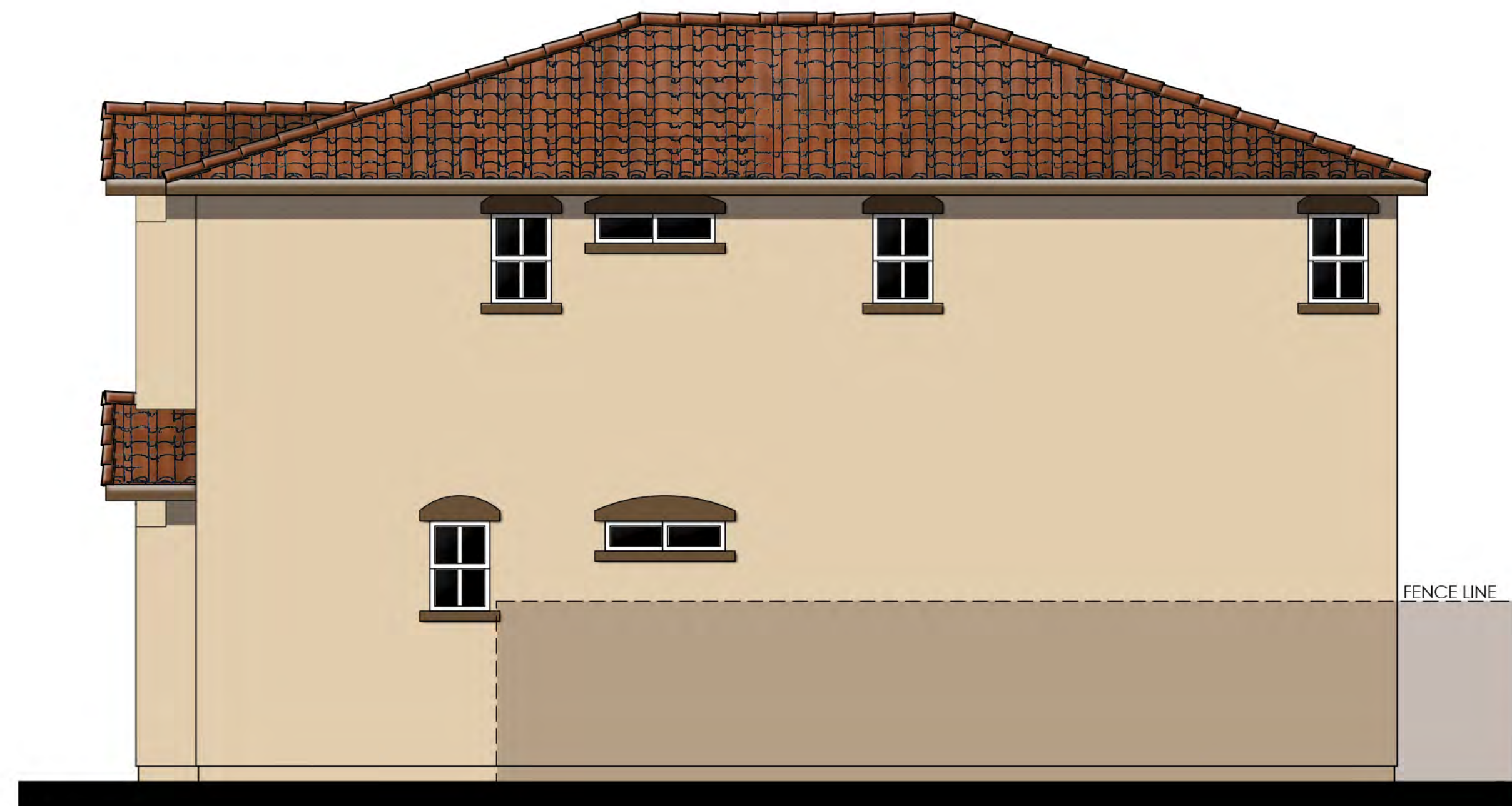




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



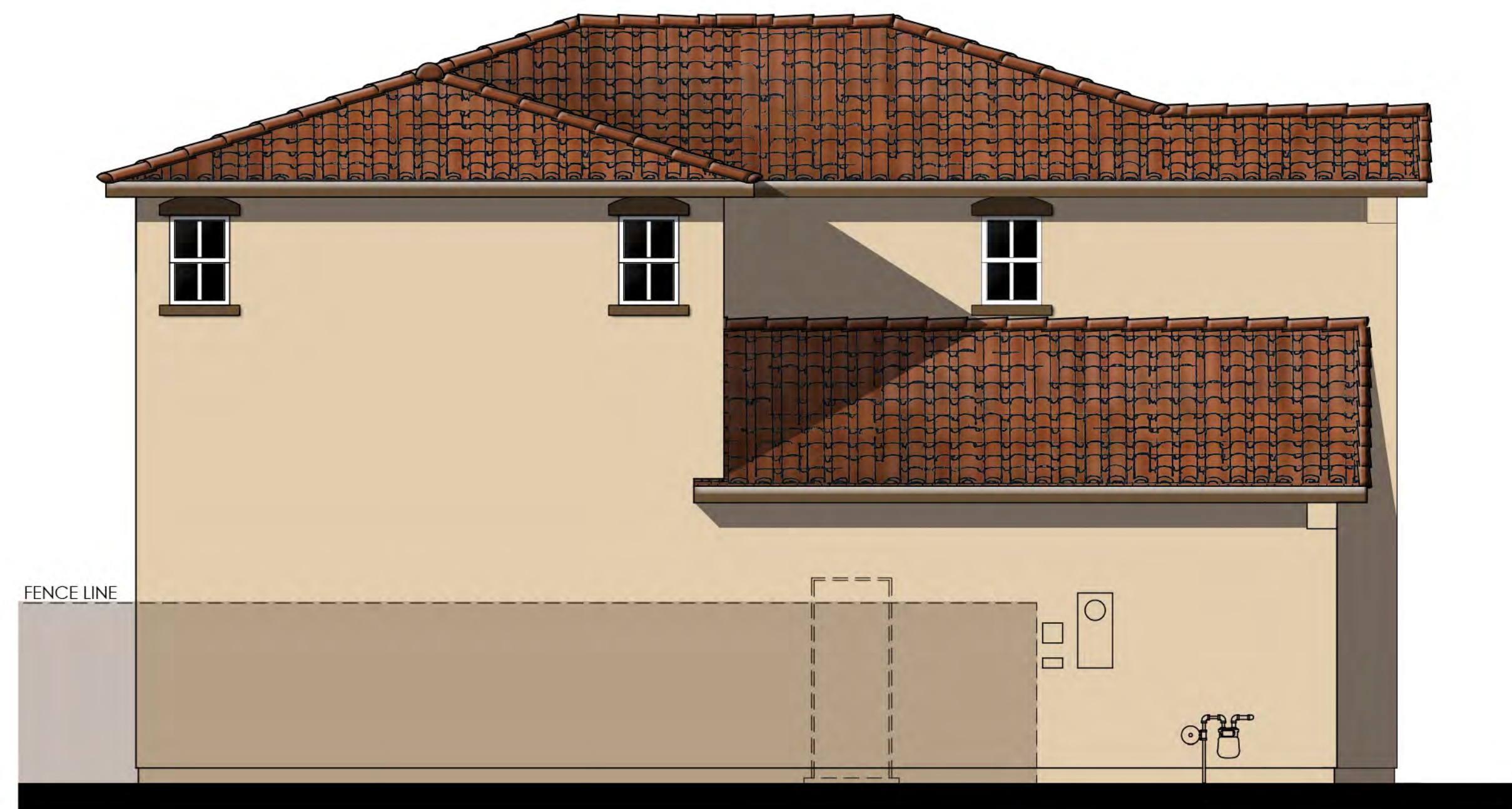
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



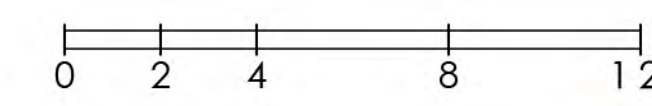
REAR



LEFT

COLOR SCHEME 20

PLAN 5025 "B"
SANTA BARBARA ELEVATIONS

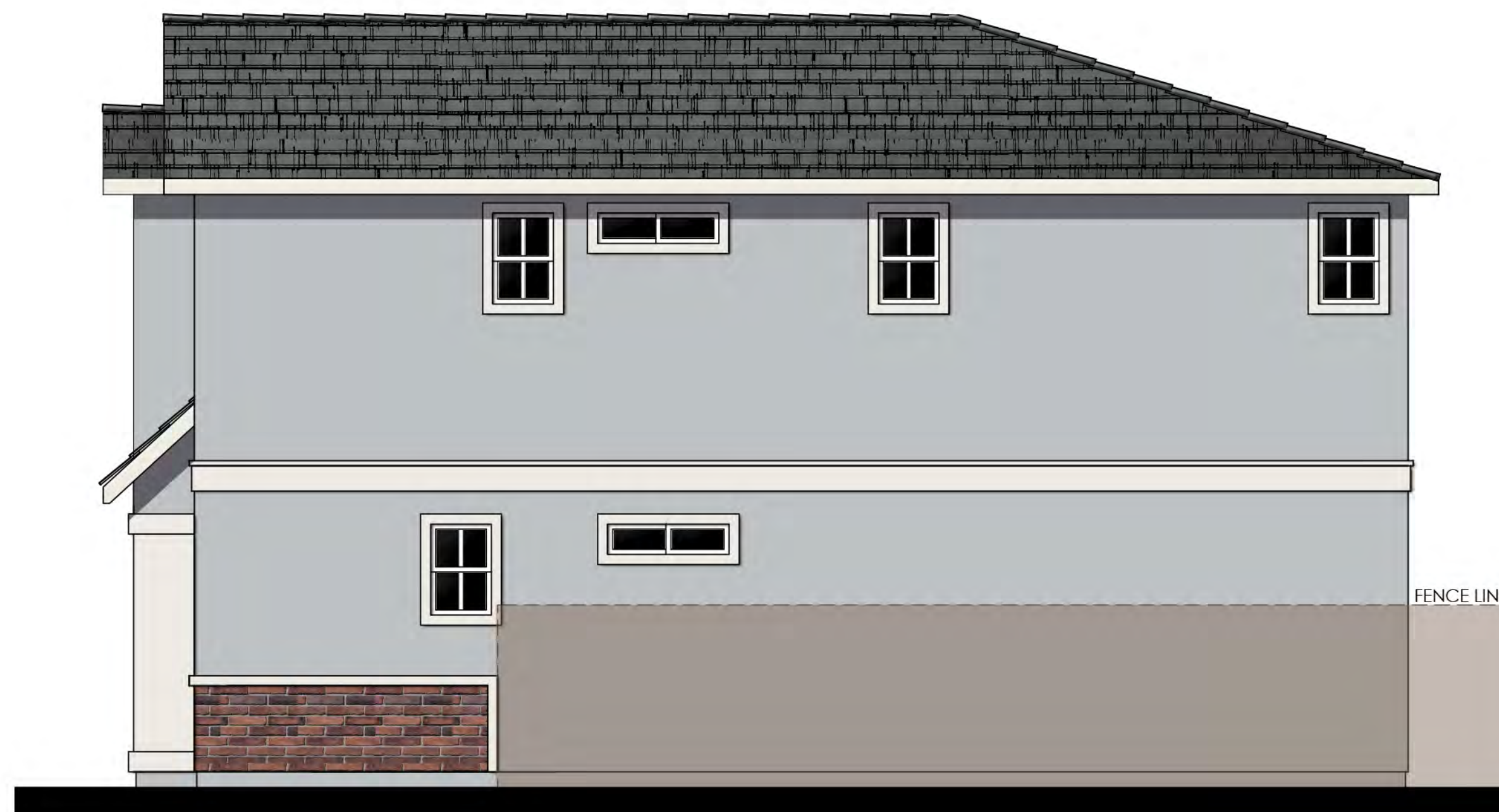




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



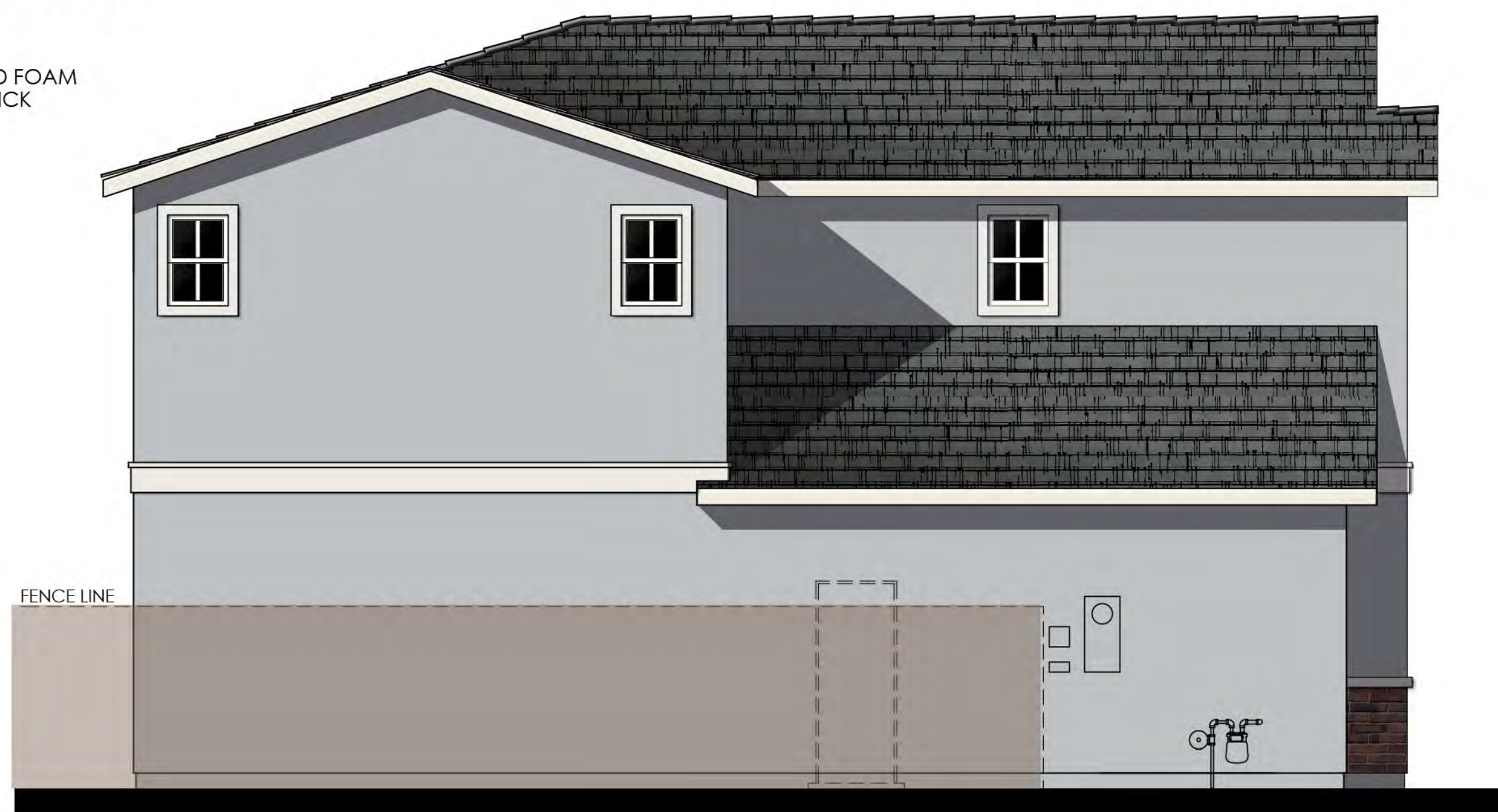
RIGHT



REAR

MATERIALS LEGEND

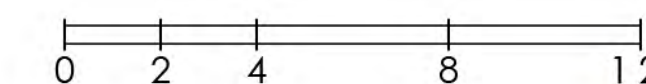
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - VENEER: MANUFACTURED BRICK

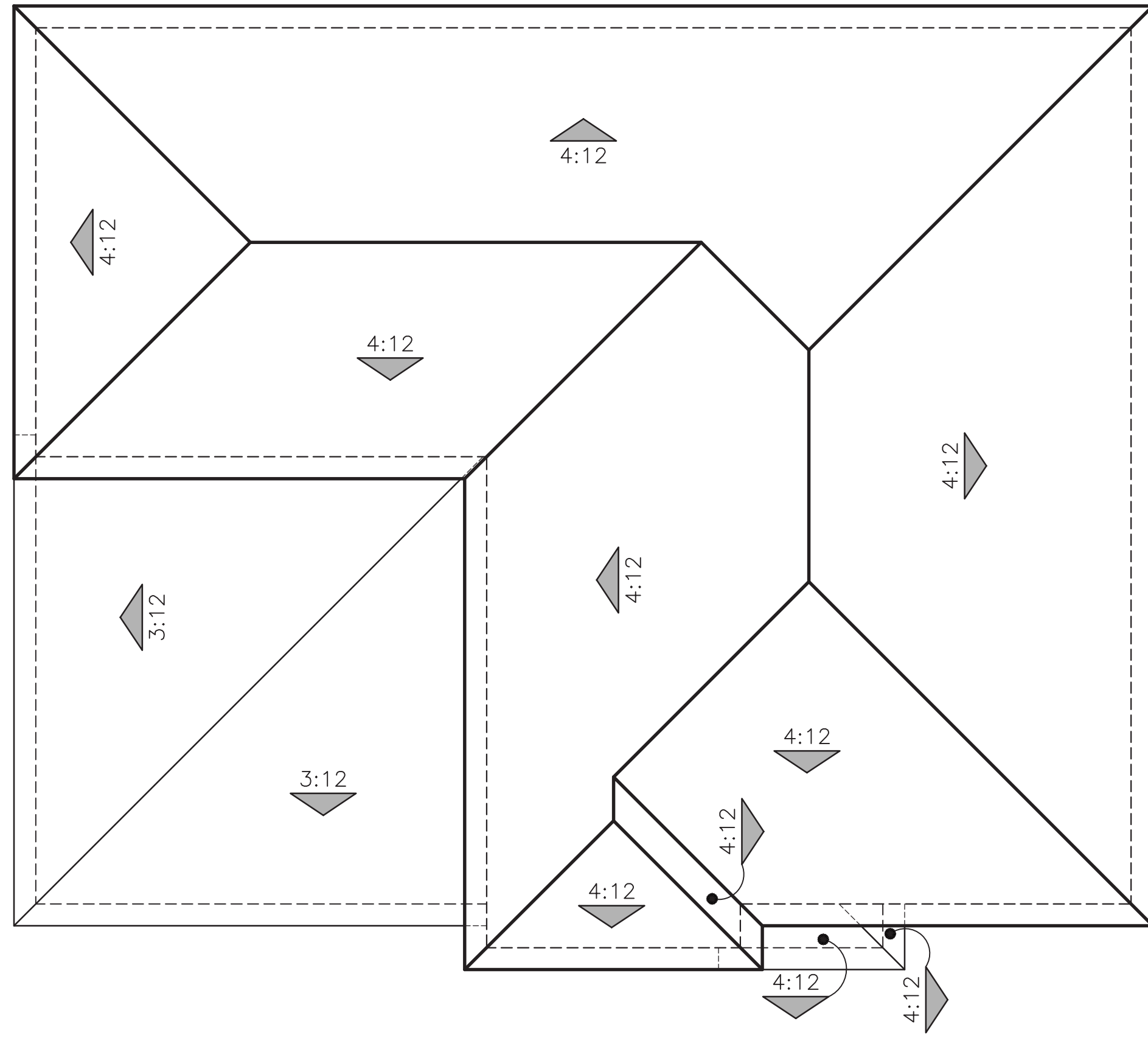


LEFT

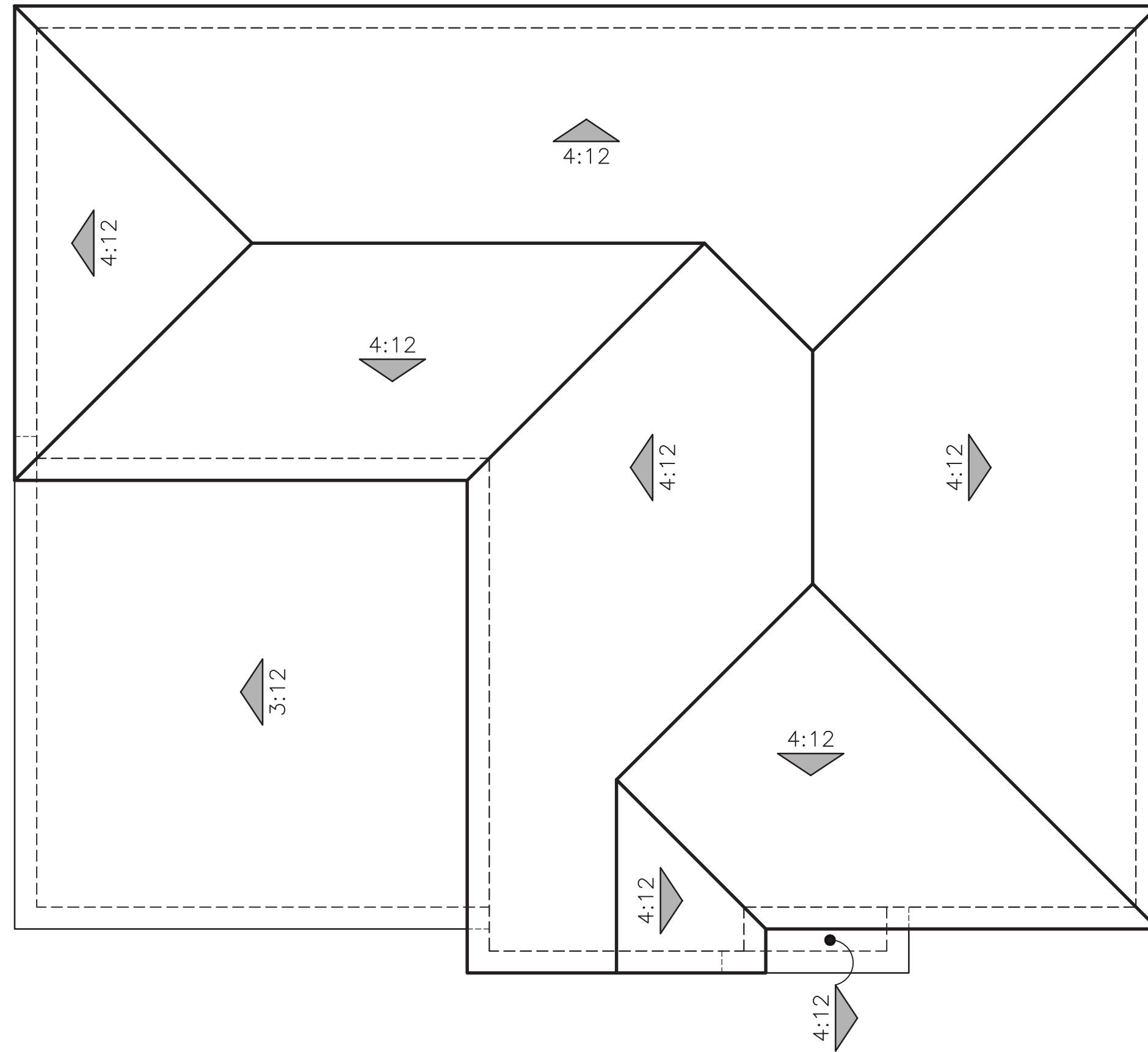
COLOR SCHEME 29

PLAN 5025 "E"
FARMHOUSE ELEVATIONS

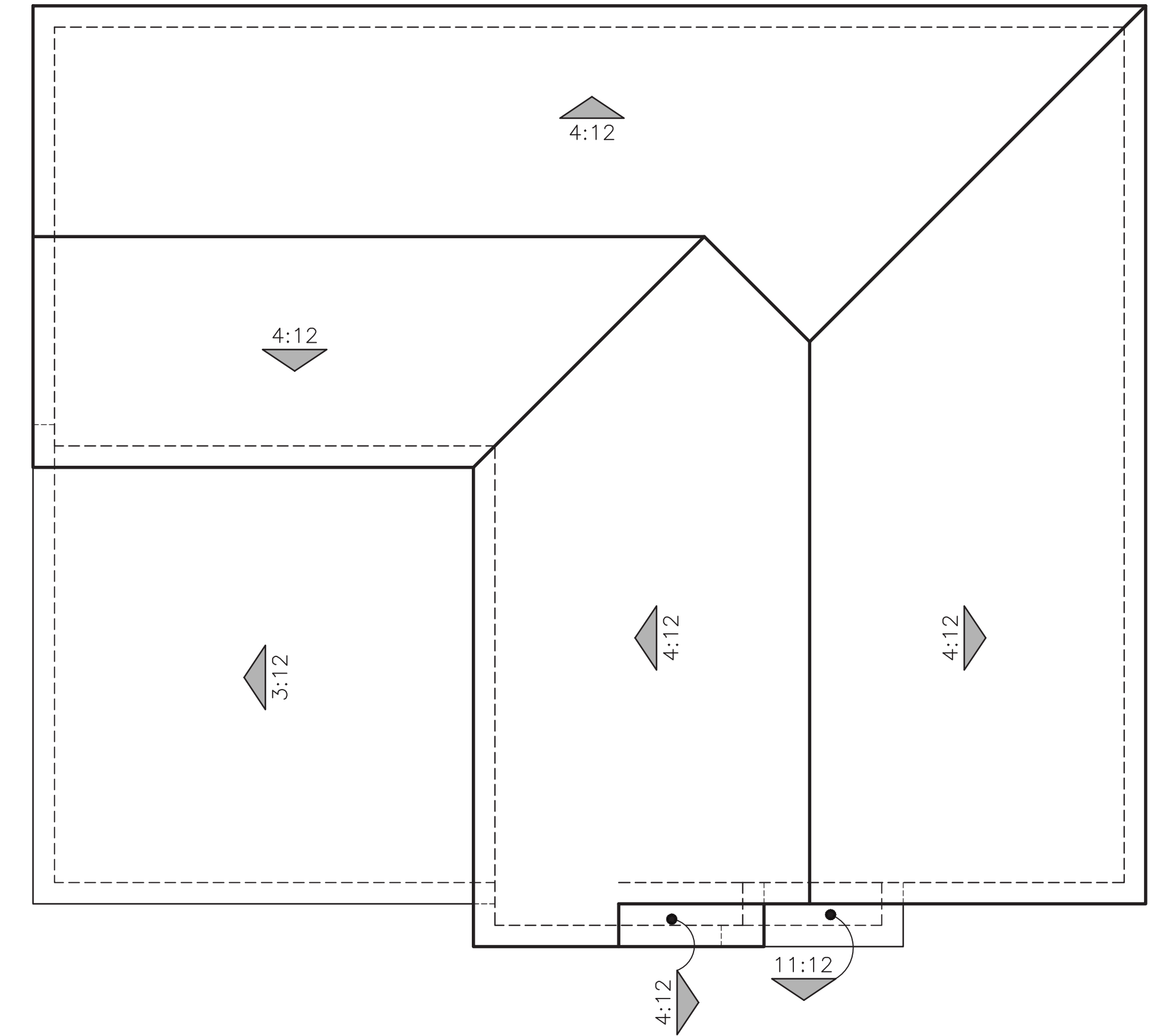




"A" - SPANISH

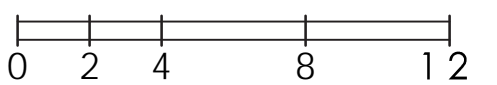


"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS
PLAN 5025





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

FRONT



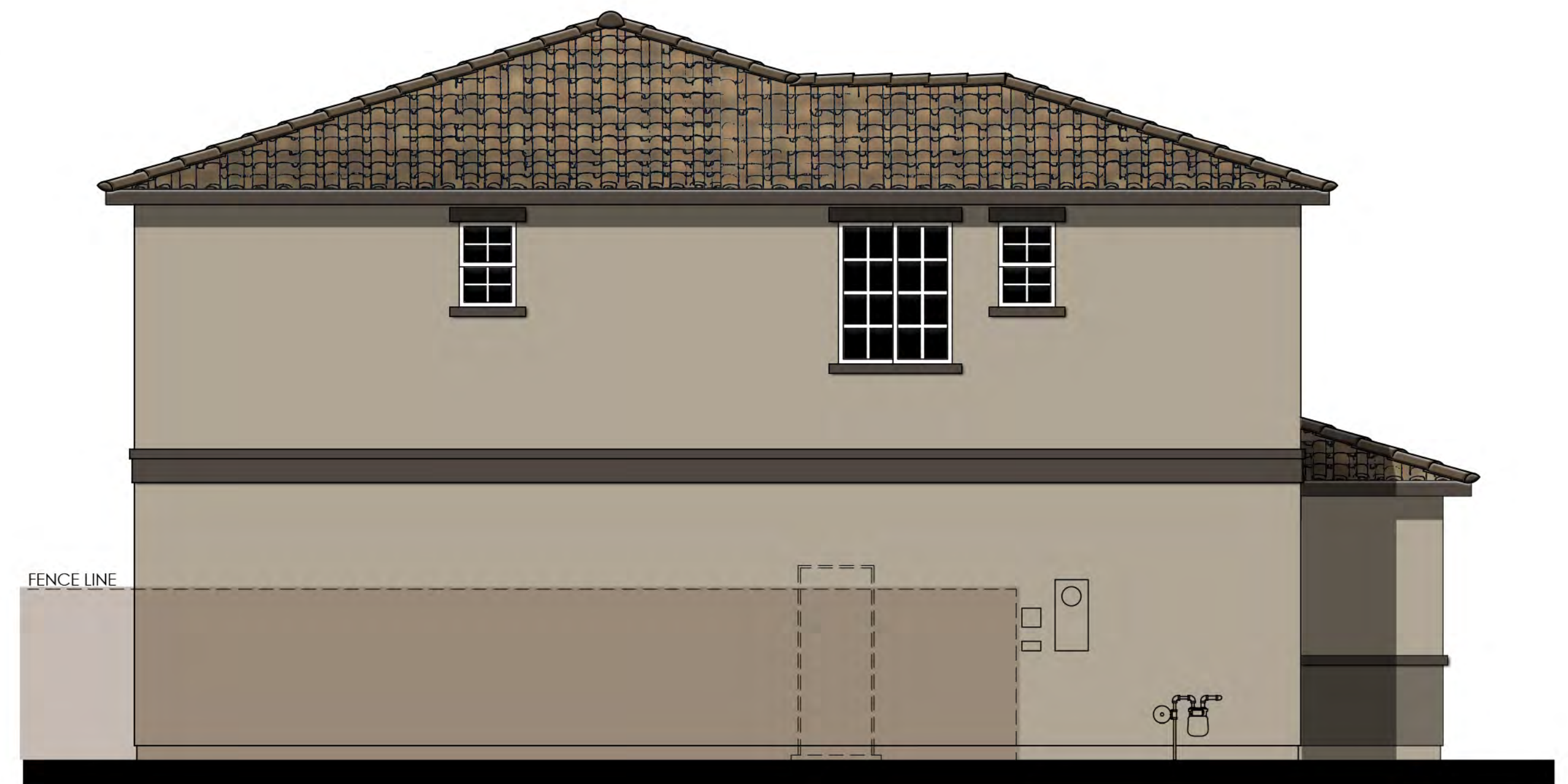
RIGHT



REAR

MATERIALS LEGEND
(WHERE OCCURS)

FRONT DOOR:	FIBERGLASS
GARAGE DOOR:	METAL SECTIONAL
ROOF:	CONCRETE LOW PROFILE "S" TILE
FASCIA:	2x6 WOOD
BARGE:	2x6 WOOD
WALL:	STUCCO
WINDOWS:	VINYL W/ GRIDS
SHUTTERS:	SIMULATED WOOD
TRIM:	STUCCO OVER FOAM



LEFT

COLOR SCHEME 16

PLAN 5028 "A"
SPANISH ELEVATIONS

MACHADO LANE
Oakley, Ca





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

FRONT



RIGHT

MATERIALS LEGEND

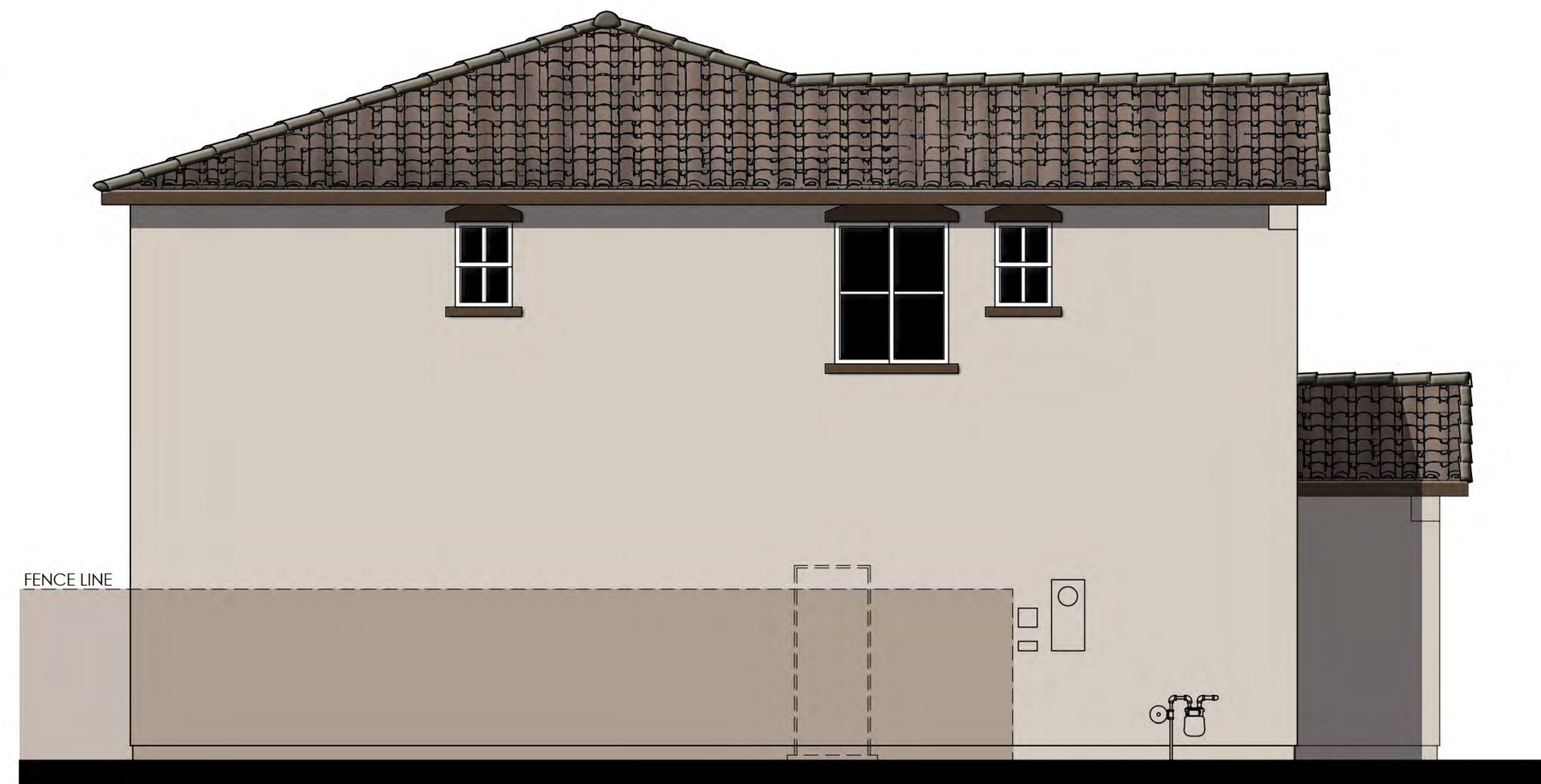
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



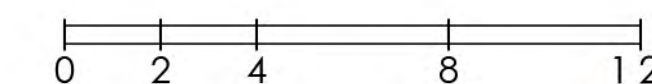
REAR

COLOR SCHEME 21

PLAN 5028 "B"
SANTA BARBARA ELEVATIONS



LEFT

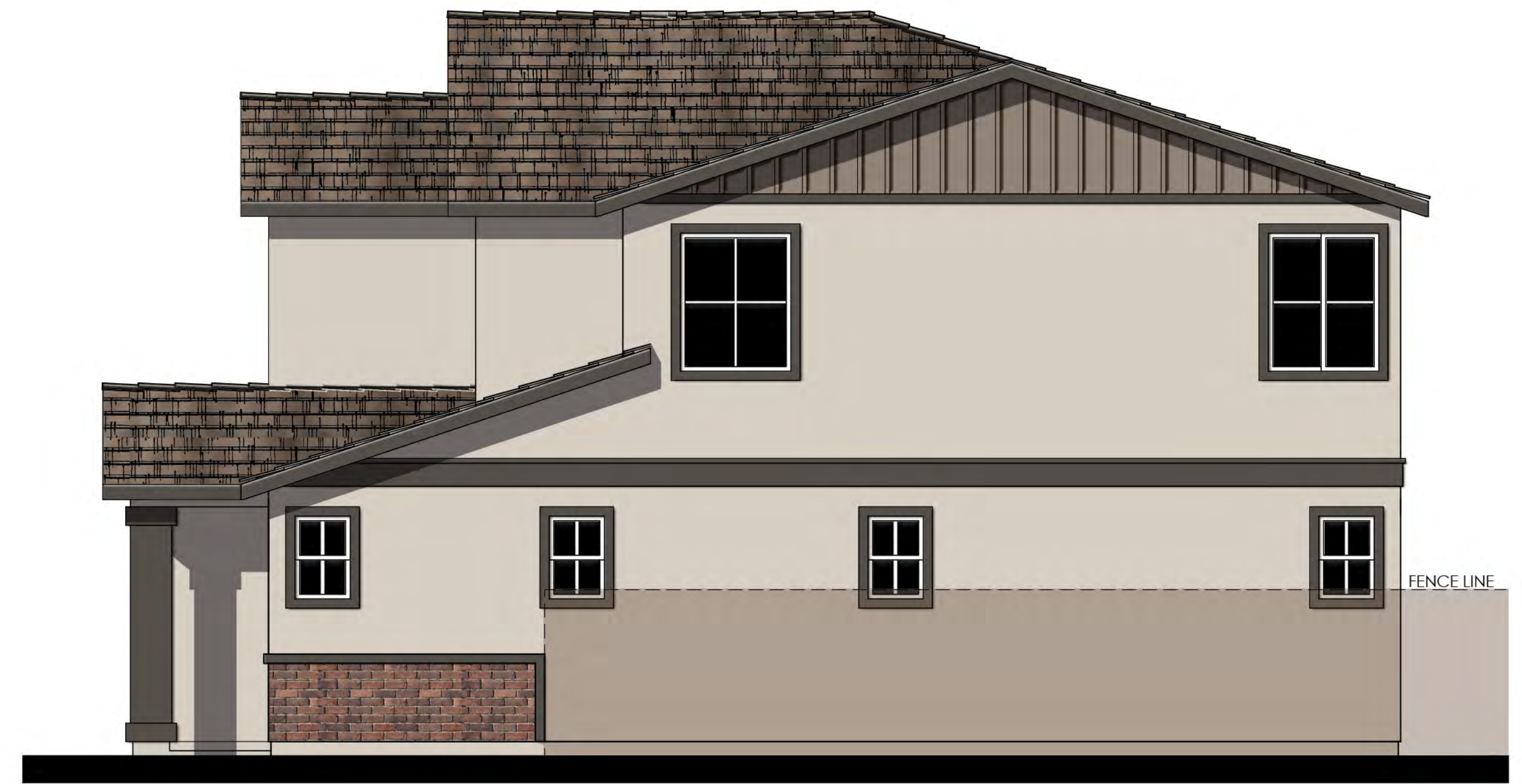




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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



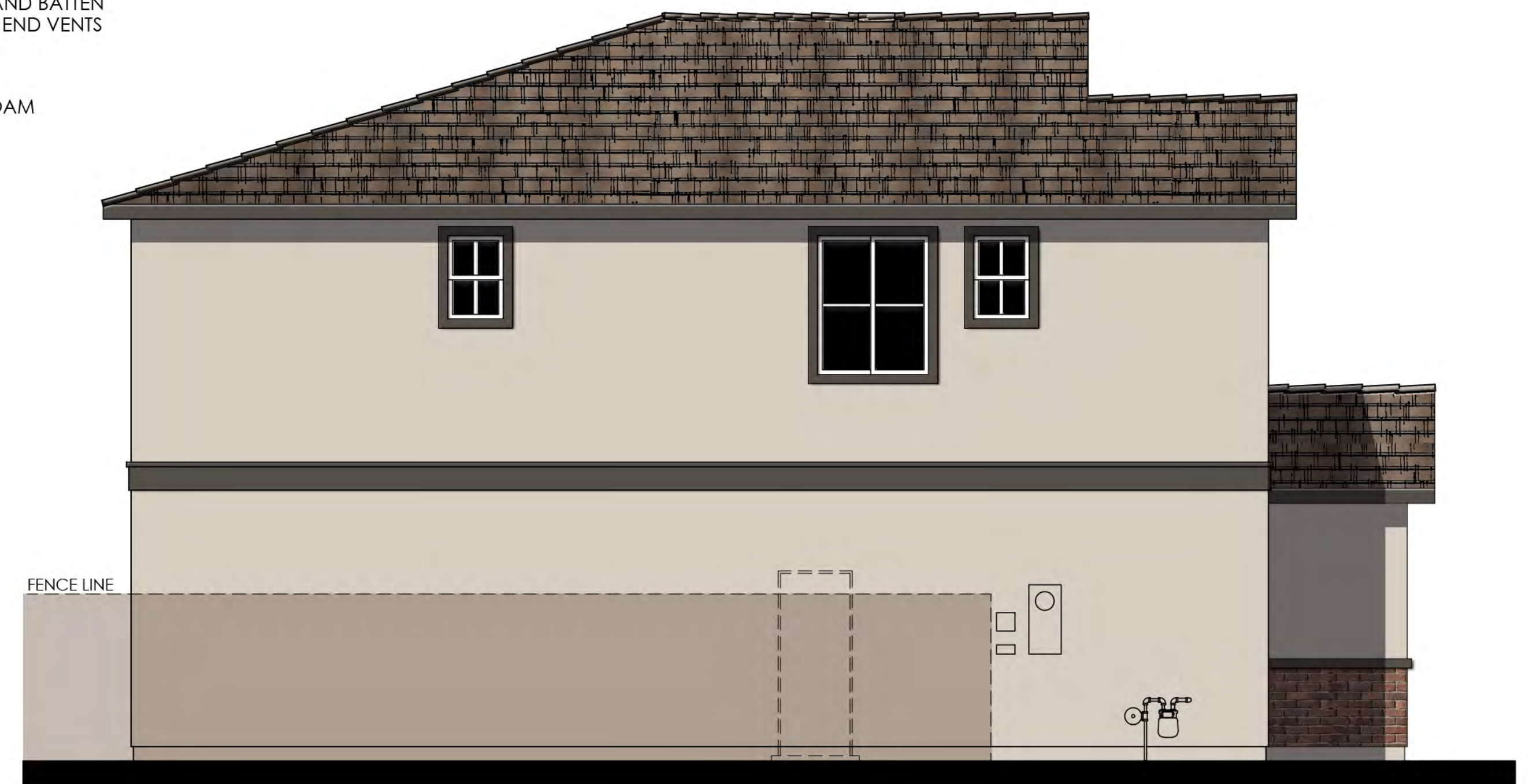
RIGHT

MATERIALS LEGEND

- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER RIGID FOAM
 - VENEER: MANUFACTURED BRICK



REAR



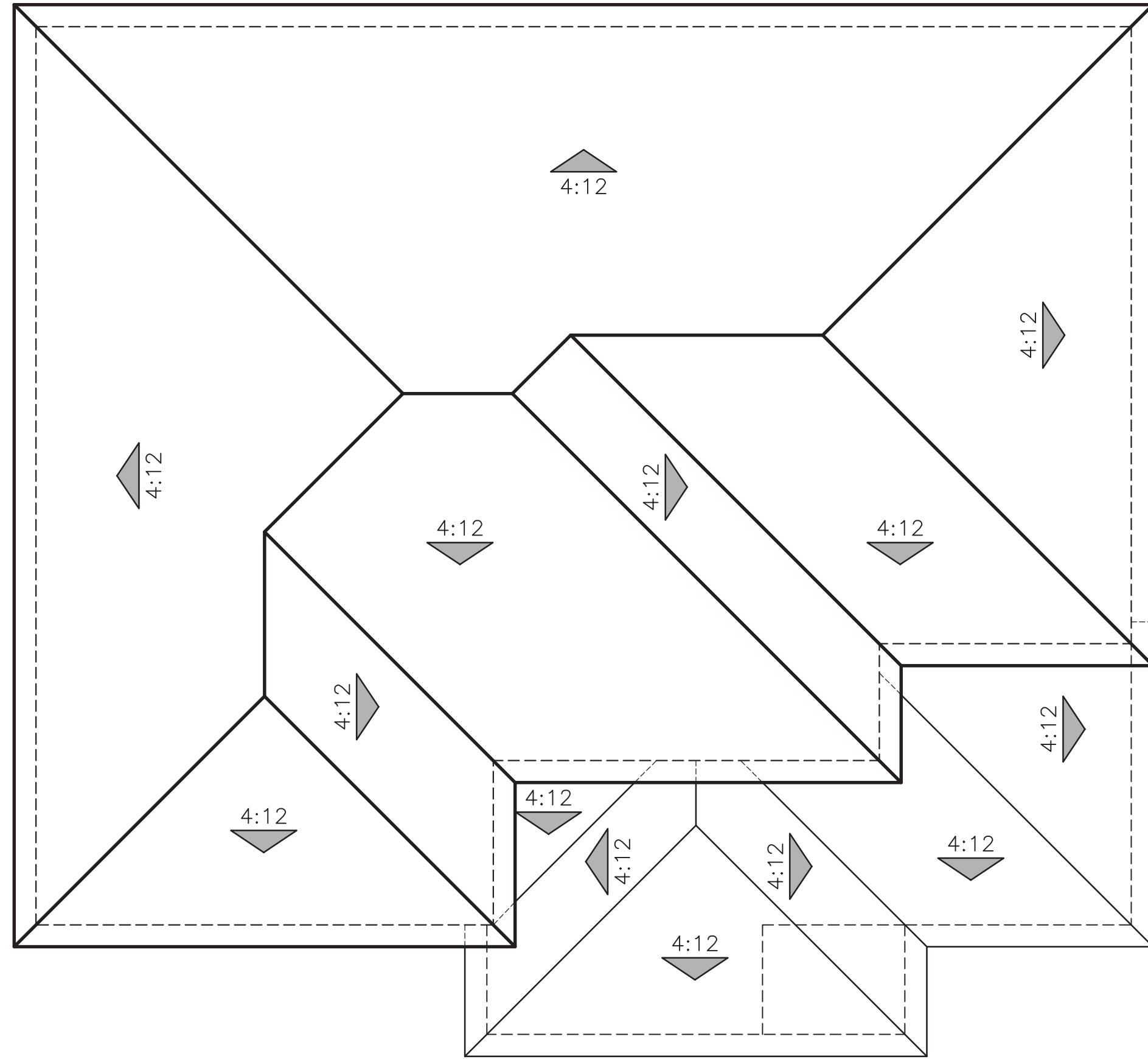
LEFT

COLOR SCHEME 30

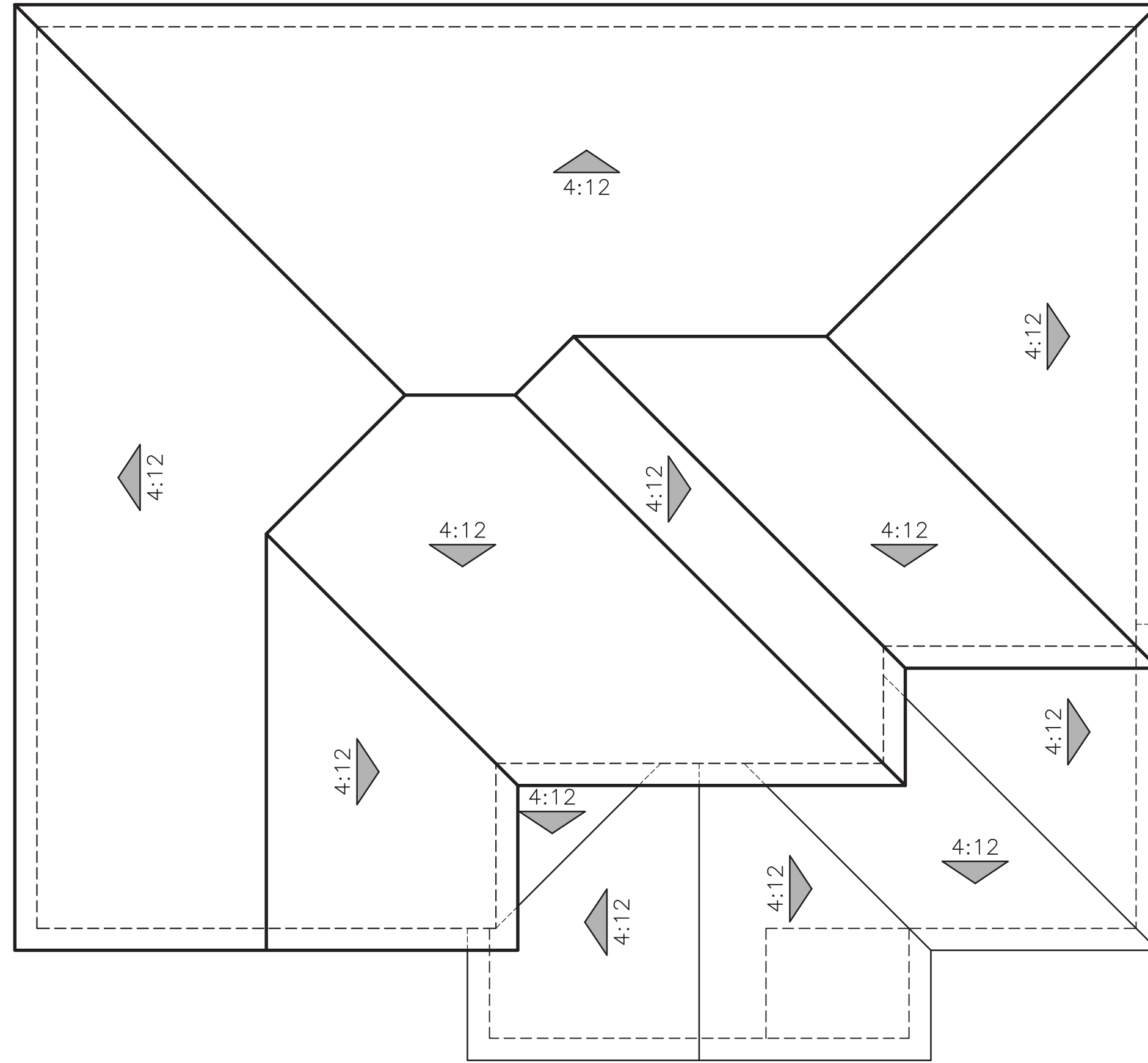
PLAN 5028 "E"
FARMHOUSE ELEVATIONS

MACHADO LANE
Oakley, Ca

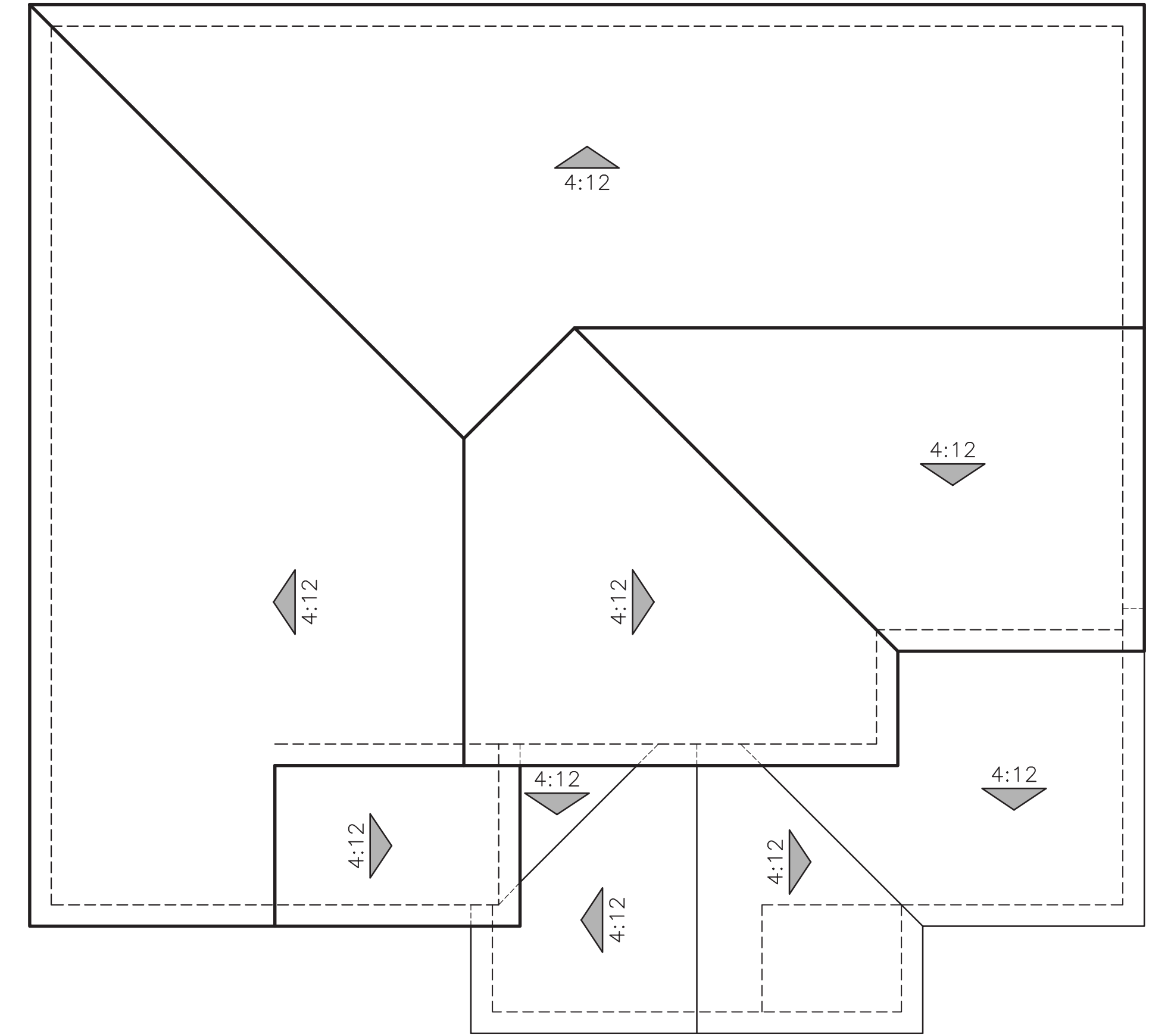




"A" - SPANISH

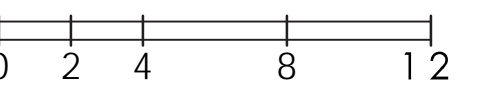


"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS
PLAN 5028



MACHADO LANE
OAKLEY, CA

JOB # 21010
CREATED 10/3/2022

"A" ELEVATIONS			
SPANISH	SCHEME 16	SCHEME 17	SCHEME 18
PRIMARY STUCCO	SW7052 GRAY AREA	SW7005 PURE WHITE	SW6101 SANDS OF TIME
SECONDARY STUCCO	SW7046 ANONYMOUS	SW7504 KEYSTONE GRAY	SW6082 COBBLE BROWN
FASCIA / TRIM / GARAGE DOOR	SW7020 BLACK FOX	SW7034 STATUS BRONZE	SW6083 SABLE
FRONT DOOR / SHUTTERS	SW6061 TANBARK	SW7605 GALE FORCE	SW7580 CARNELIAN
EAGLE ROOF: LOW	2773	2530	2636
PROF "S" MALIBU	WALNUT CREEK BLD	WEATHERED ADOBE	PIEDMONT BLEND
WESTLAKE ROOF:	1VICS6330	1VICS0024	1VICS6464
LOW PROF. "S" VILLA	SALERNO CLAY	DESERT SAGE	CA MISSION BLEND

"B" ELEVATIONS			
SANTA BARBARA	SCHEME 19	SCHEME 20	SCHEME 21
STUCCO	SW7558 MEDICI IVORY	SW7688 SUNDEW	SW6071 POPULAR GRAY
FASCIA / TRIM	SW9091 HALF-CAFF	SW9115 COWBOY BOOTS	SW7041 VAN DYKE BROWN
GARAGE DOOR	SW6068 BREVITY BROWN	SW2843 ROYCROFT BRASS	SW7040 SMOKEHOUSE
FRONT DOOR / SHUTTERS	SW2837 AURORA BROWN	SW0065 VOGUE GREEN	SW7076 CYBERSPACE
GABLE END DETAIL	SW6061 TANBARK	SW6061 TANBARK	SW6061 TANBARK
EAGLE ROOF: LOW	2636	2702	2689
PROF "S" MALIBU	PIEDMONT BLEND	CALABAR BLEND	BROWN RANGE
WESTLAKE ROOF:	1VICS7330	1VICS6169	1VICS3233
LOW PROF. "S" VILLA	VERONA CLAY	CASA GRANDE BLD	BROWN BLEND

"E" ELEVATIONS			
FARMHOUSE	SCHEME 28	SCHEME 29	SCHEME 30
STUCCO	SW7005 PURE WHITE	SW6254 LAZY GRAY	SW7632 MODERN GRAY
FASCIA / TRIM	SW7069 IRON ORE	SW7004 SNOWBOUND	SW7048 URBANE BRONZE
BOARD & BATTEN	SW7005	SW6256	SW6074
SIDING / GARAGE DR	PURE WHITE	SERIOUS GRAY	SPALDING GRAY
FRONT DOOR / SHUTTERS	SW7069 IRON ORE	SW6608 RAVE RED	SW7625 MOUNT ETNA
BRICK: TUNDRA	ASHLAND	HARTFORD	HARTFORD
EAGLE ROOF: SHAKE	SCP8805	5699	5702
PONDEROSA	SEATTLE BLEND	CHARCOAL RANGE	CALABAR BLEND
WESTLAKE ROOF:	1FBCJ4072	1FBCJ1430	1FBCJ3181
FLAT SHAKE	SAHARA QTZ BLD	CHARCOAL BLEND	SMOKEY TOPAZ BLD

PAINT:	SHERWIN WILLIAMS
ROOF:	EAGLE
ROOF:	WESTLAKE
VENEER:	ELDORADO

ALL FLASHING, GUTTERS, DOWNSPOUTS ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE. ALL PAINT BREAKS TO BE CUT AT INSIDE CORNERS.
TODAS LAS TAPAJUNTAS, CAÑALERAS, CAÑALONES, ETC.SERAN PINTADOS PARA IGUALAR A LA SUPERFICIE DE JUNTO
TODAS LAS RESTAURAS DE PINTURA SE CORTARAN EN LAS ESQUINAS INTERIORES



WRITTEN COLOR SCHEMES

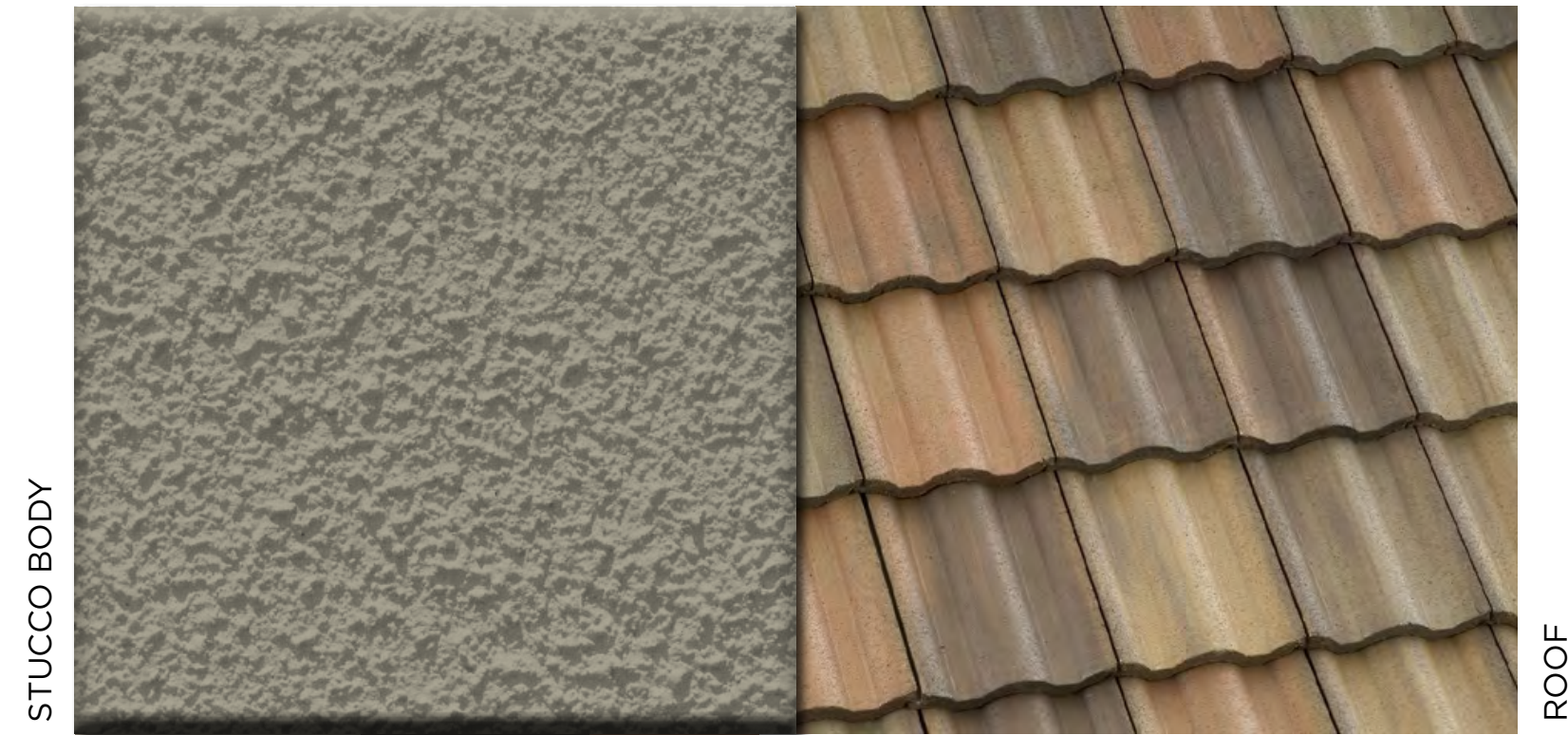


MACHADO LANE
Oakley, Ca

05/18/2023
A-22

Kevin L. Crook
Architect
Inc
#21010
PLANNING + ARCHITECTURE

SPANISH
SCHEME #16



STUCCO BODY

ROOF

SECONDARY
STUCCO
FASCIA / TRIM /
GARAGE DOOR
FRONT DOOR /
SHUTTERS



MACHADO LANE
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OCT. 3, 2022
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SPANISH
SCHEME #17



STUCCO BODY

ROOF

SECONDARY
STUCCO
FASCIA / TRIM /
GARAGE DOOR
FRONT DOOR



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SPANISH
SCHEME #18



STUCCO BODY

ROOF

SECONDARY
STUCCO
FASCIA / TRIM /
GARAGE DOOR
FRONT DOOR



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COLOR BOARDS - SPANISH

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



MACHADO LANE
Oakley, Ca

05/18/2023
A-23

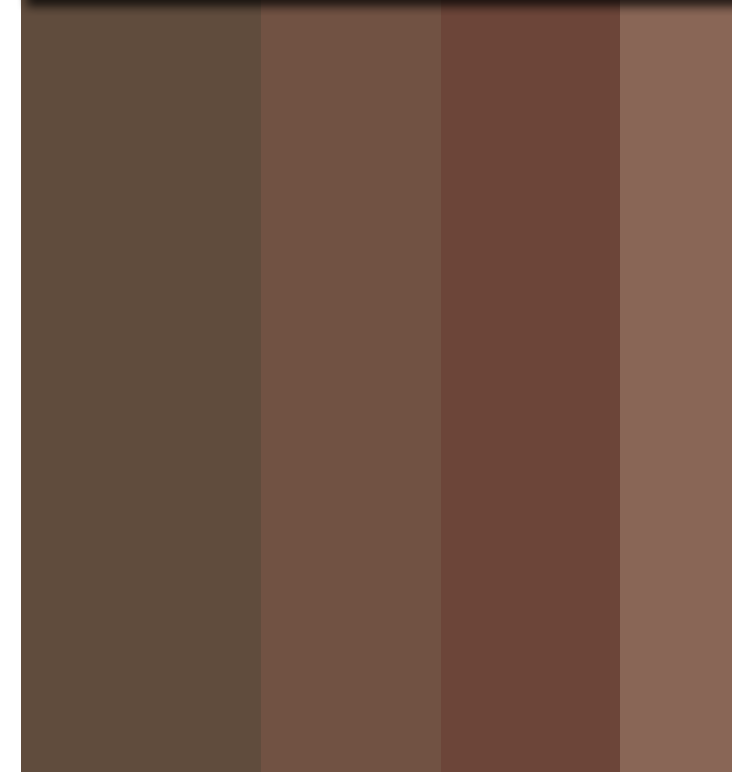
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#21010
PLANNING + ARCHITECTURE

SANTA BARBARA
SCHEME #19



STUCCO BODY

ROOF



FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL

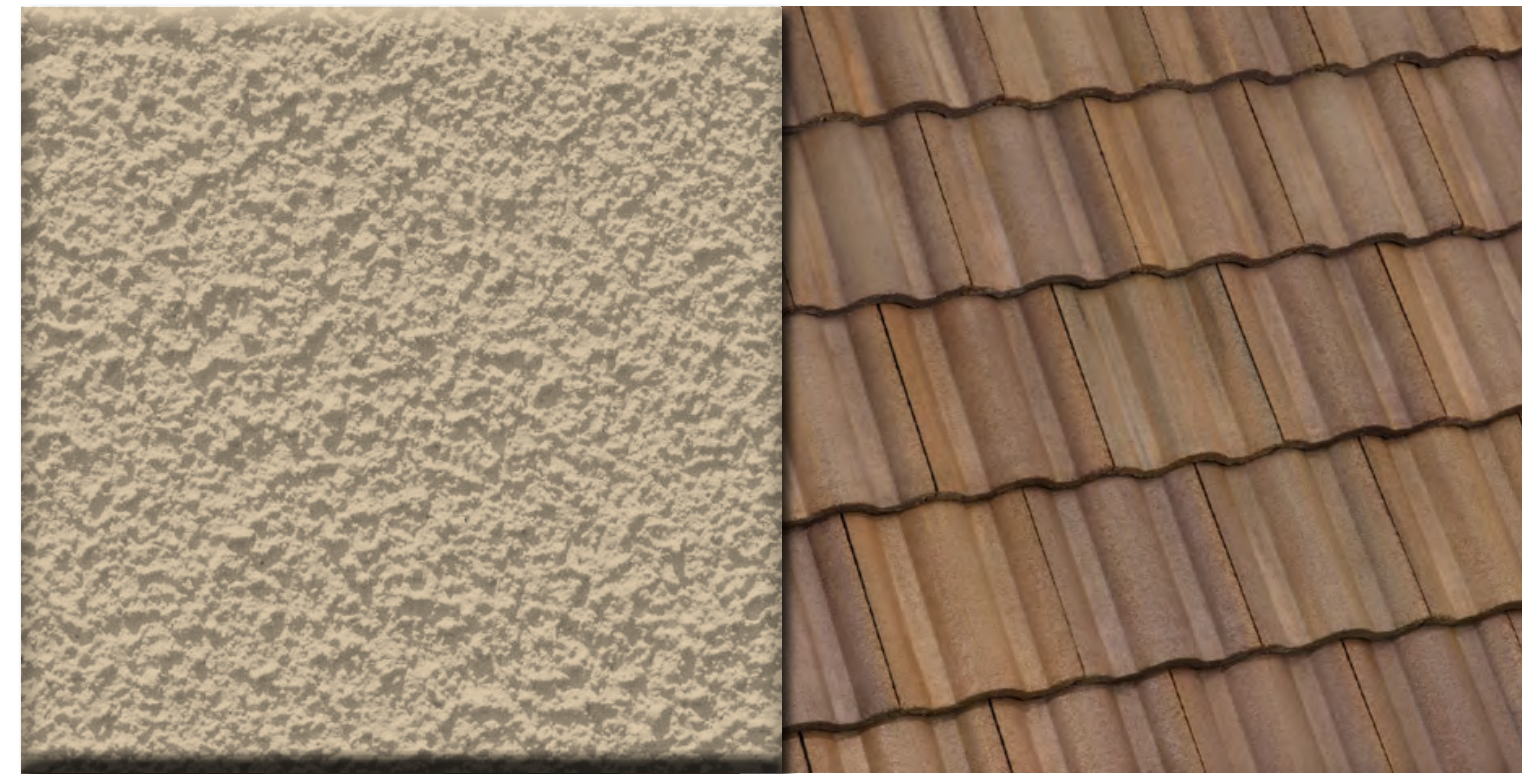


MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

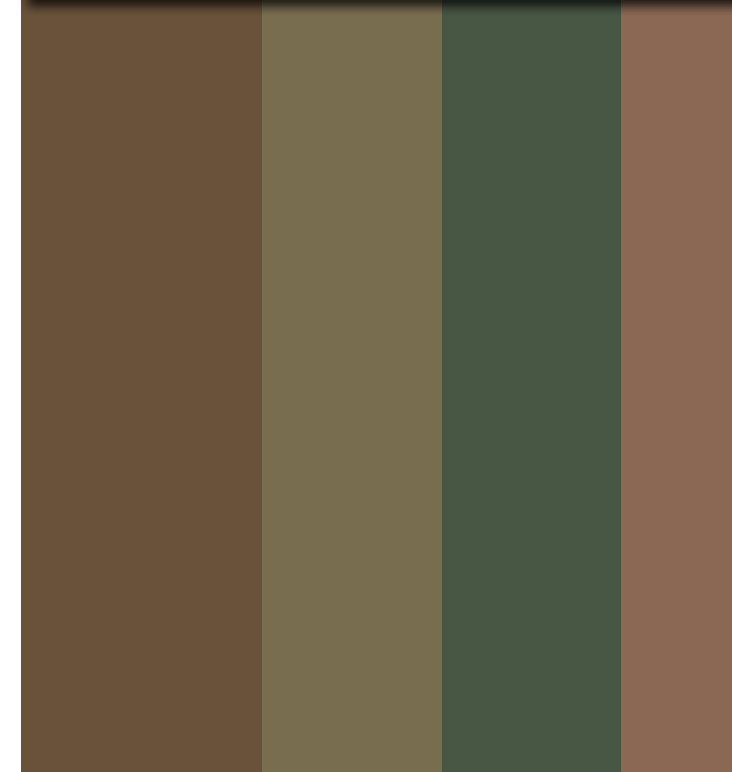


SANTA BARBARA
SCHEME #20



STUCCO BODY

ROOF



FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022

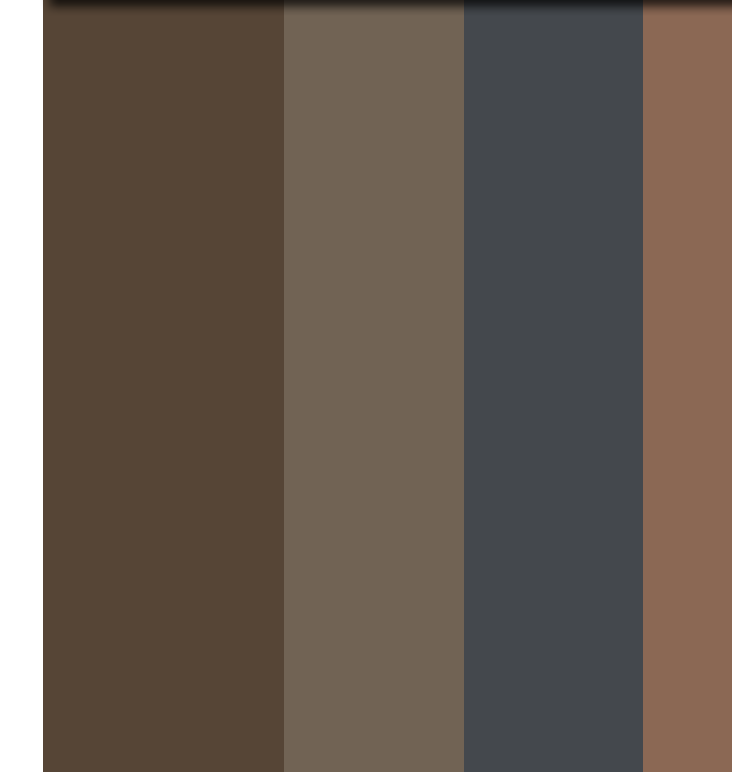


SANTA BARBARA
SCHEME #21



STUCCO BODY

ROOF



FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL



MACHADO LANE
OAKLEY, CA

#21010
OCT. 3, 2022



*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.

COLOR BOARDS - SANTA BARBARA

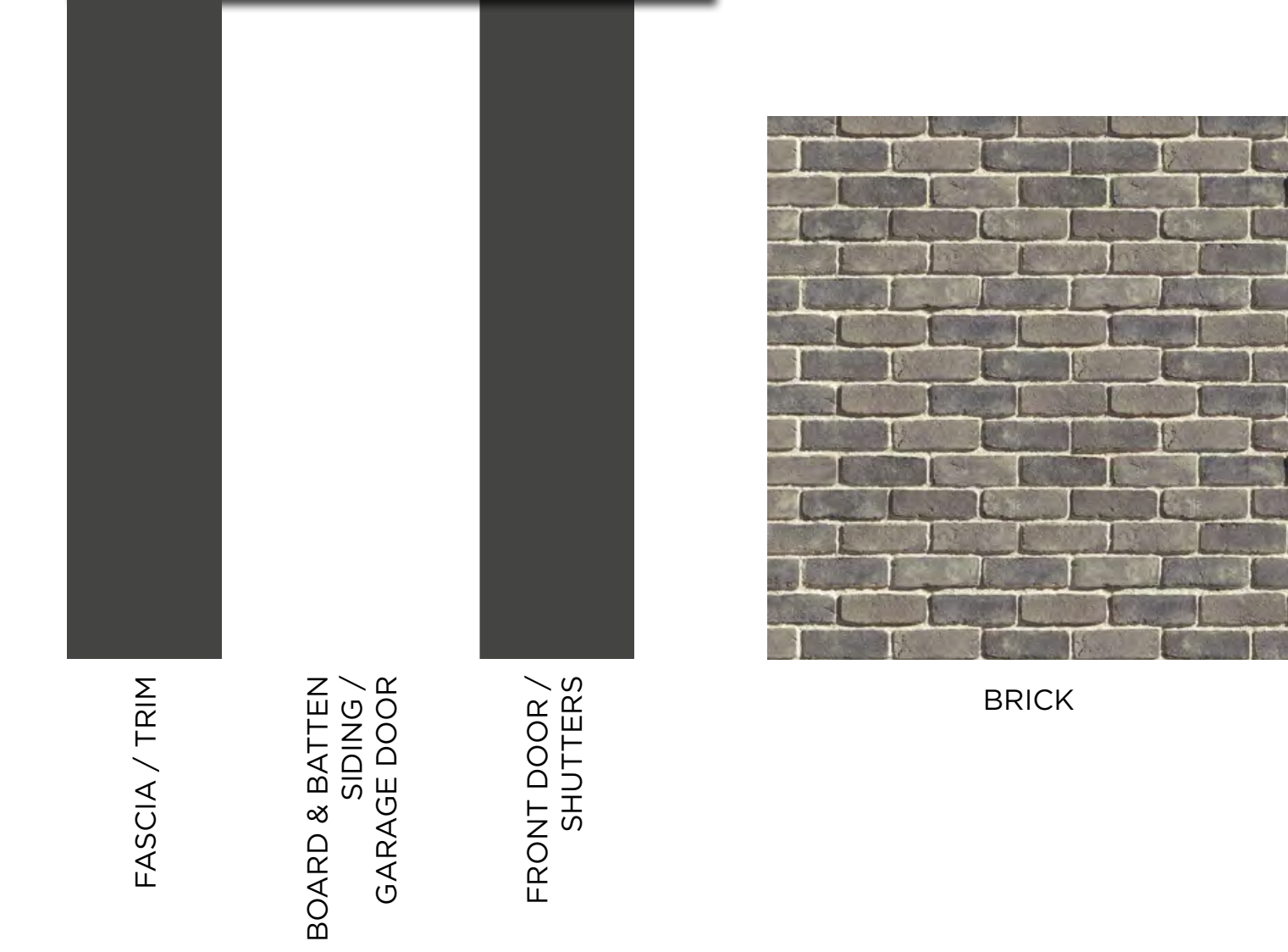


MACHADO LANE
Oakley, Ca

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A-24



FARMHOUSE
SCHEME #28



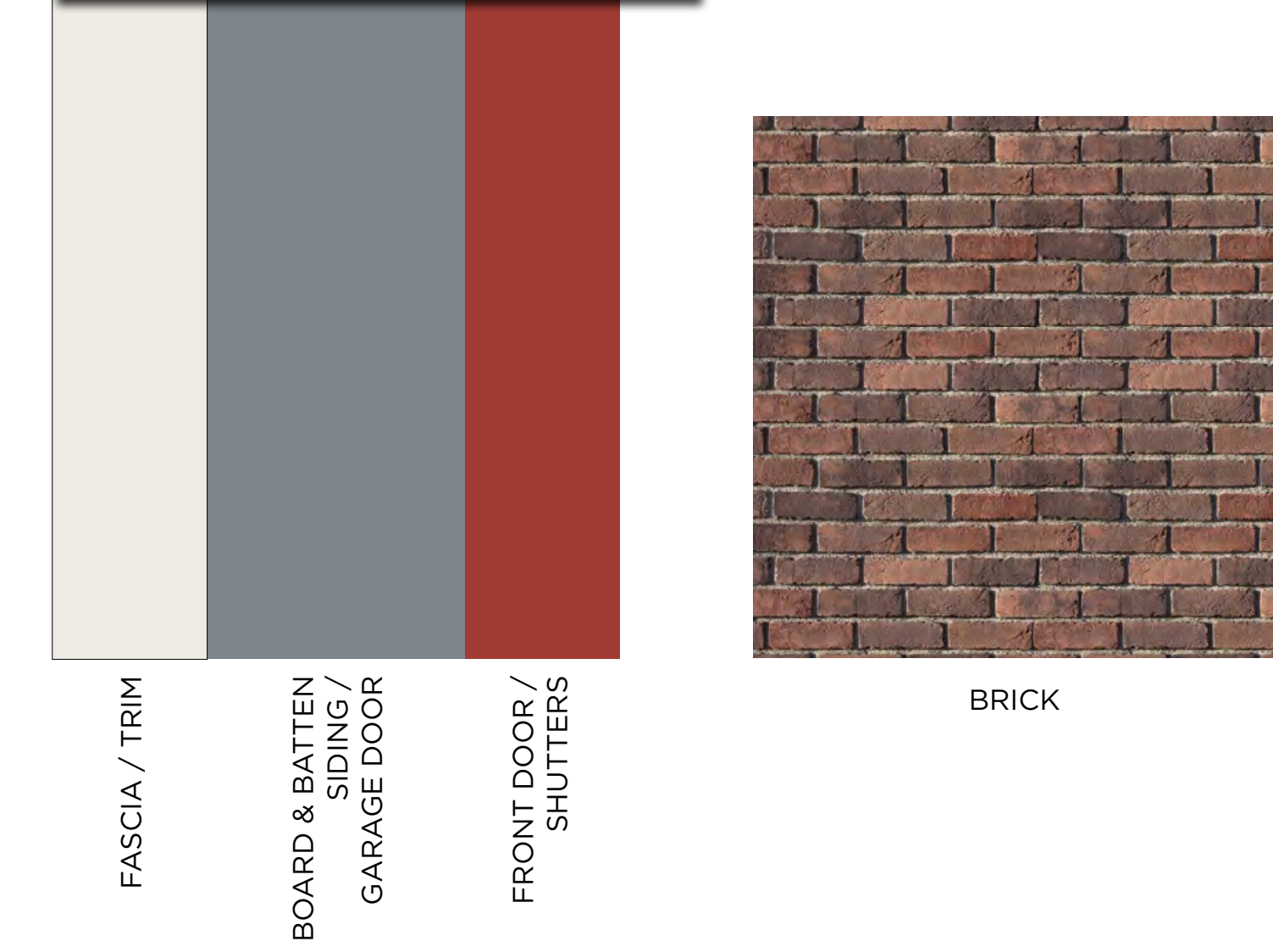
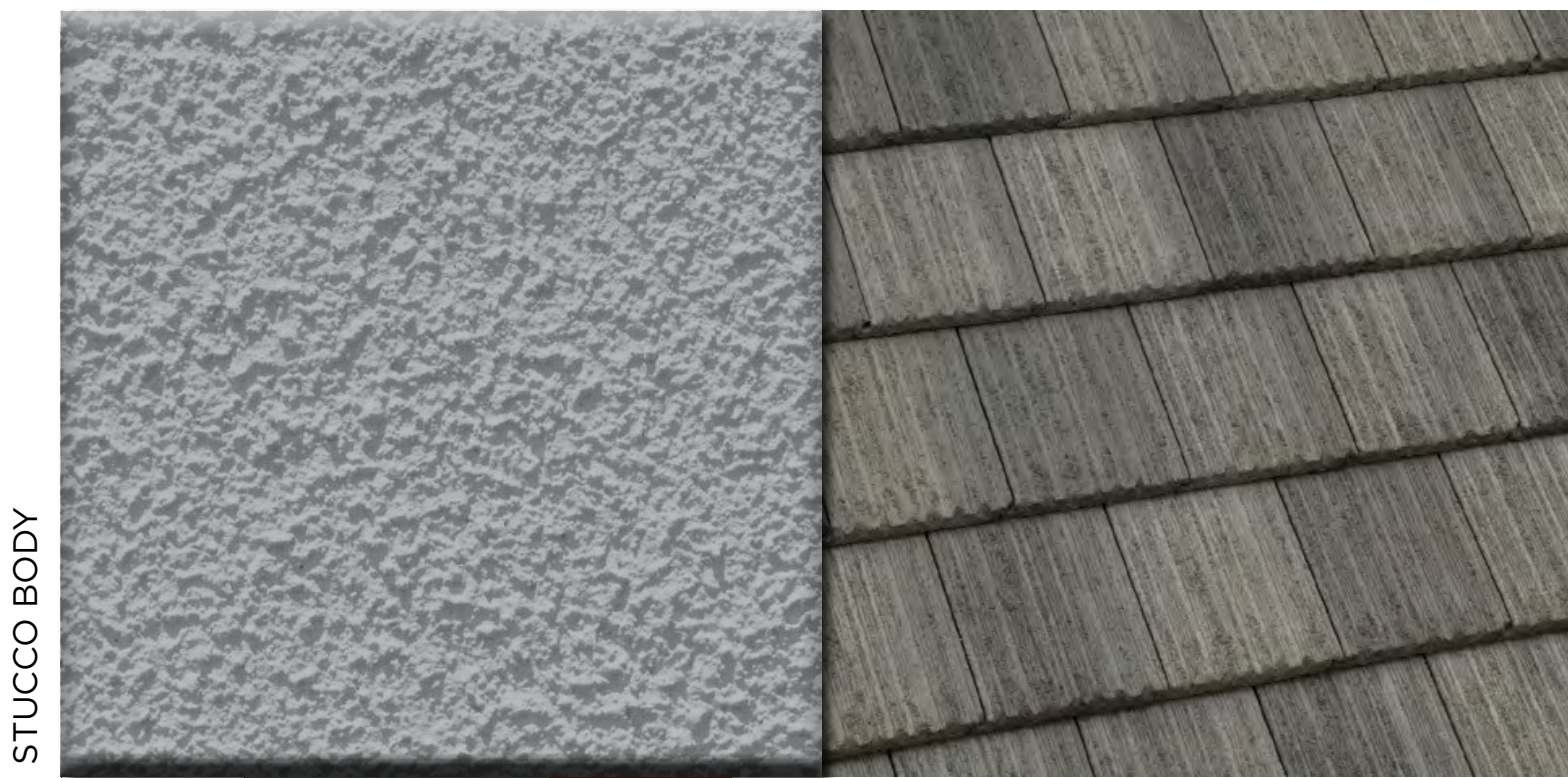
MACHADO LANE
OAKLEY, CA



#21010
OCT. 3, 2022



FARMHOUSE
SCHEME #29



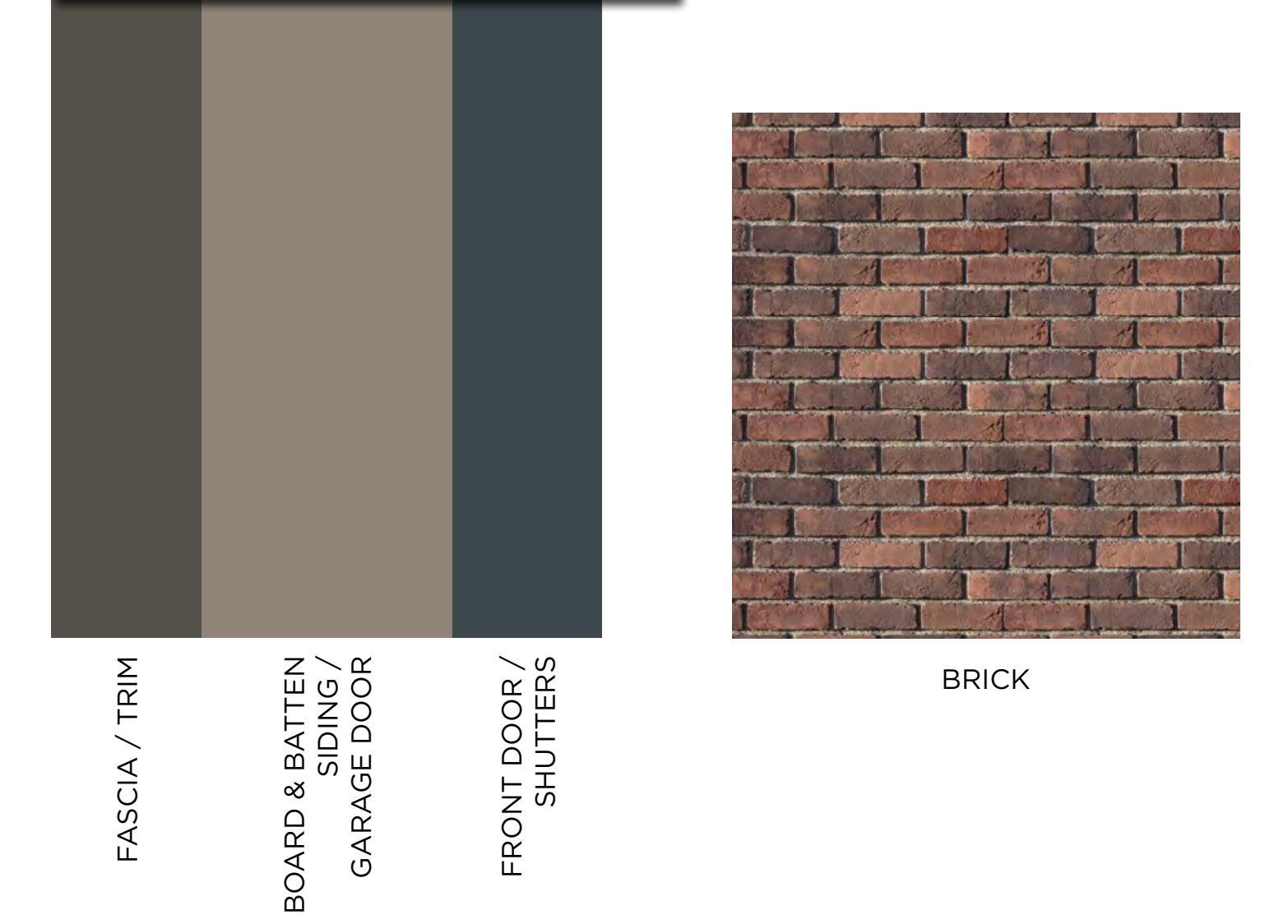
MACHADO LANE
OAKLEY, CA



#21010
OCT. 3, 2022



FARMHOUSE
SCHEME #30



MACHADO LANE
OAKLEY, CA



#21010
OCT. 3, 2022



COLOR BOARDS - FARMHOUSE

*COLORS MAY VARY DUE TO SCREEN AND PRINTER CALIBRATION. REFER TO PAINT CHIPS AND MATERIAL BOARDS FOR ACTUAL COLORS.



MACHADO LANE
Oakley, Ca

05/18/2023
A-25

