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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

MAY 2023



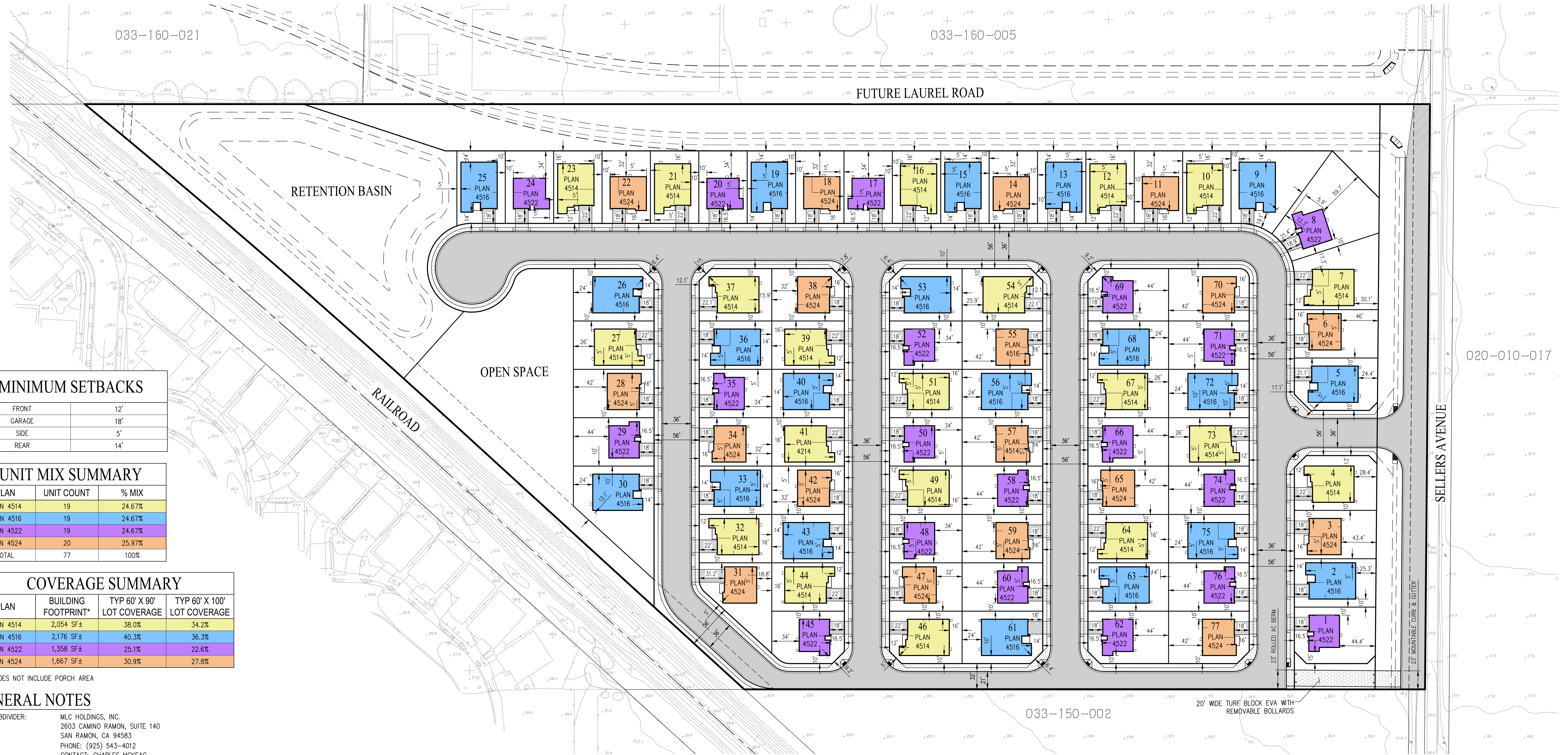
VESTING TENTATIVE MAP SELLERS AVENUE



SUBDIVISION 9614
 OAKLEY, CALIFORNIA

City of Oakley
 Planning Division
 JUN 9, 2023
 RECEIVED





MINIMUM SETBACKS

FRONT	12'
GARAGE	18'
SIDE	5'
REAR	14'

UNIT MIX SUMMARY

PLAN	UNIT COUNT	% MIX
PLAN 4514	19	24.67%
PLAN 4516	19	24.67%
PLAN 4522	19	24.67%
PLAN 4524	20	25.97%
TOTAL	77	100%

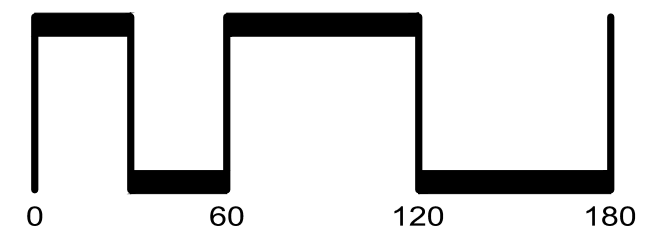
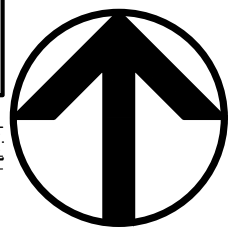
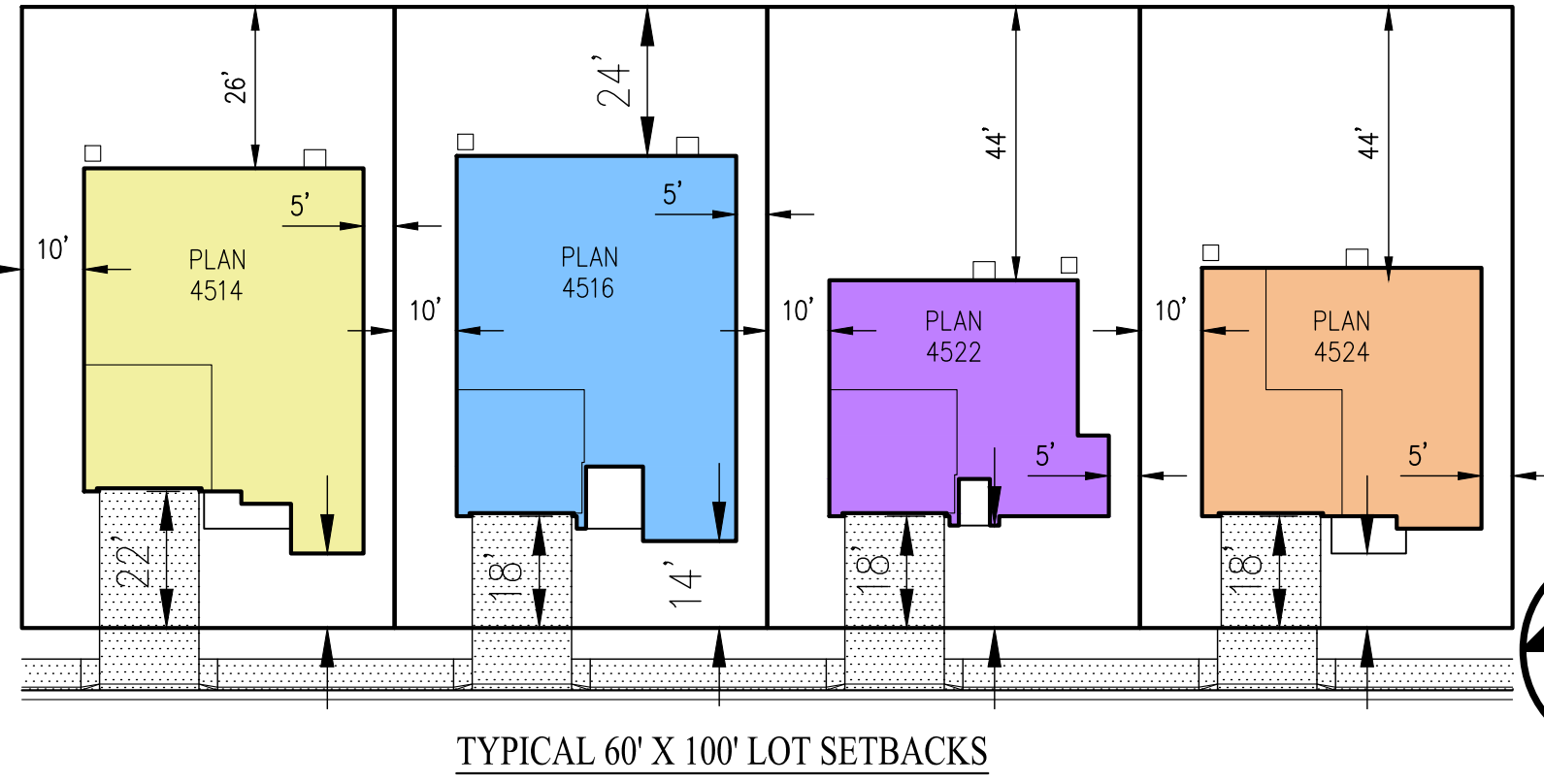
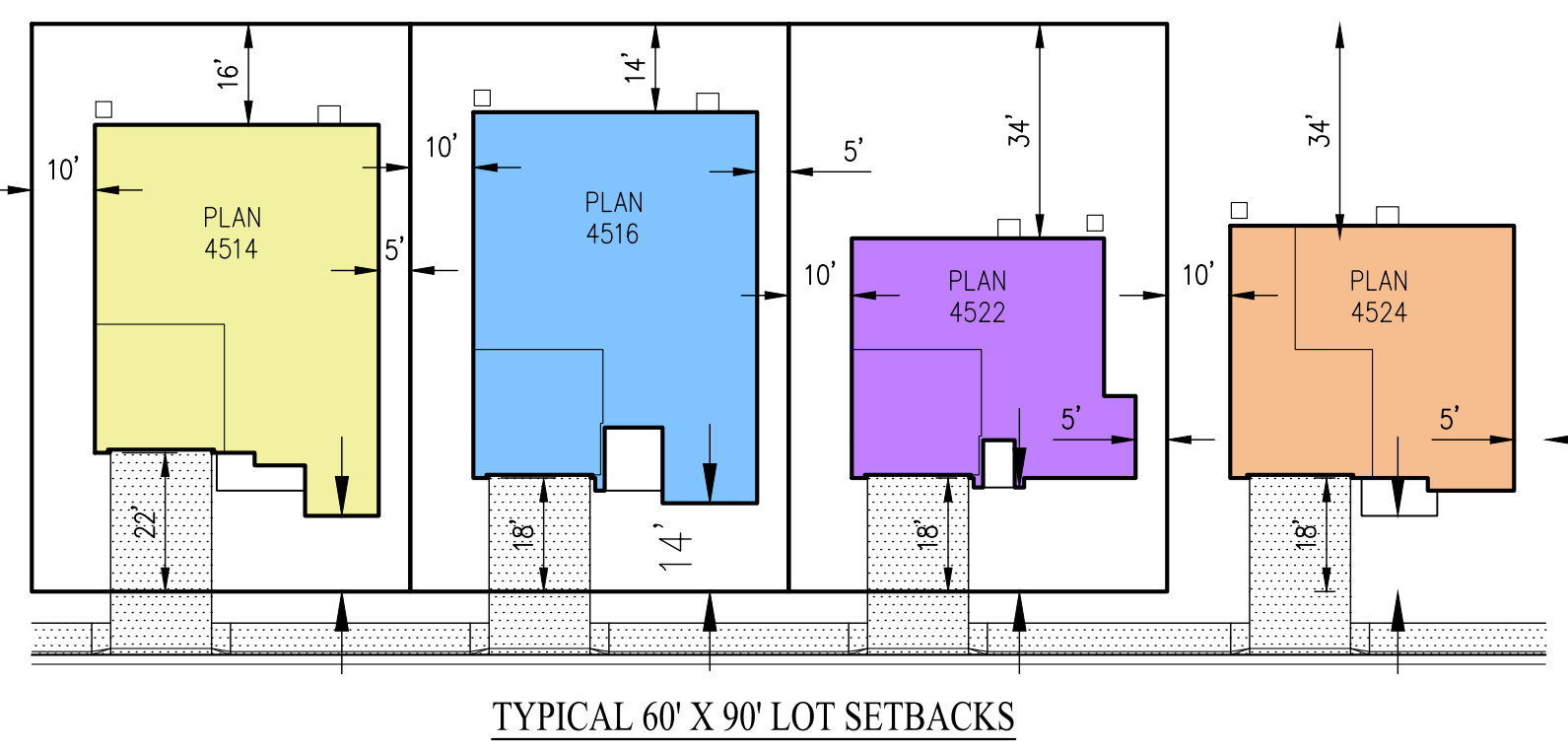
COVERAGE SUMMARY

PLAN	BUILDING FOOTPRINT*	TYP 60' X 90' LOT COVERAGE	TYP 60' X 100' LOT COVERAGE
PLAN 4514	2,054 SF±	38.0%	34.2%
PLAN 4516	2,176 SF±	40.3%	36.3%
PLAN 4522	1,358 SF±	25.1%	22.6%
PLAN 4524	1,667 SF±	30.9%	27.8%

* 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: CHARLES MCKEAG
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CA 94583
PHONE: (925) 866-0322
CONTACT: COLT ALVERNAZ
- ACREAGE: GROSS: 20.81 AC±
NET: 18.08 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: 3.70 DU/AC
NET: 4.26 DU/AC
- MINIMUM LOT AREA: 5,400 SF±
- ACCESSORY STRUCTURES: ACCESSORY STRUCTURES ARE SUBJECT TO THE REQUIREMENTS OF THE CITY OF OAKLEY MUNICIPAL CODE



**FINAL DEVELOPMENT PLAN
SELLERS AVENUE
SUBDIVISION 9614**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SAN RAMON (925) 866-0322
ROSEVILLE (916) 788-4456
WWW.CBANDG.COM

CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
P1.0
OF 37 SHEETS

DATE: MAY 2023

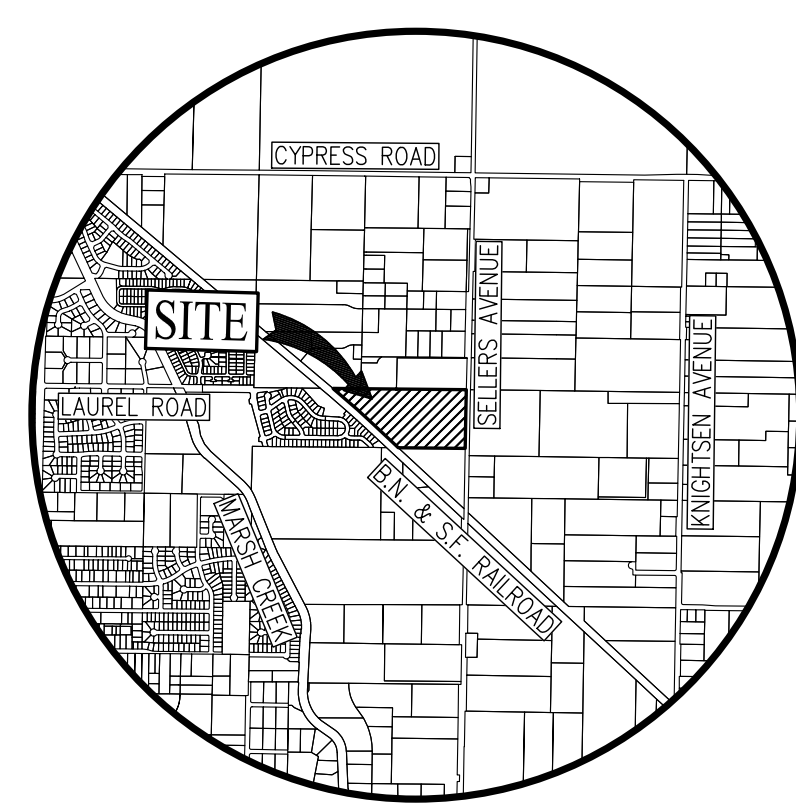


CONTACTS

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

GENERAL NOTES

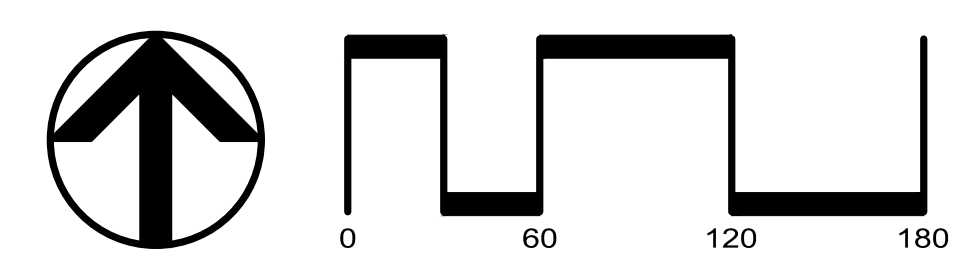
- 1. ASSESSORS PARCEL NO. 033-150-013
- 2. SITE AREA: GROSS: 20.42± ACRES
NET: 18.07± ACRES (SELLERS AVE & LAUREL ROAD DEDICATIONS)
- 3. LOTS: RESIDENTIAL: 77 (LOTS 1-77)
PUBLIC STREETS: 3 (PARCEL A, C & D)
OPEN SPACE: 1 (PARCEL B)
EMERGENCY VEHICLE ACCESS (EVA): 1 (PARCEL E)
RETENTION/WATER QUALITY: 1 (PARCEL F)
- 4. DWELLING UNITS: 77
- 5. SITE DENSITY: GROSS: 3.77 DU/AC
NET: 4.26 DU/AC
- 6. EXISTING GENERAL PLAN: SINGLE FAMILY RESIDENTIAL - MEDIUM
PROPOSED GENERAL PLAN: SINGLE FAMILY RESIDENTIAL - MEDIUM
- 7. EXISTING ZONING: P-1 (PLANNED DEVELOPMENT)
PROPOSED ZONING: P-1 (PLANNED DEVELOPMENT)
- 8. EXISTING LAND USE: VACANT LAND
PROPOSED LAND USE: SINGLE FAMILY RESIDENTIAL
- 9. BENCHMARK: BEING A BRASS DISK STAMPED CONTRA COSTA COUNTY BM #3095, IN CONCRETE NORTHWEST CORNER OF NEW BRIDGE OVER MARSH CREEK, AT ITS INTERSECTION WITH CYPRESS ROAD, 400 FT. EAST OF THE INTERSECTION OF CYPRESS ROAD AND STATE HIGHWAY 4, HAVING AN ELEVATION OF 22.993 FEET
- 10. 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)
- 11. FLOOD ZONE: ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE
SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP, MAP NUMBER 0601300360G
DATE: MARCH 21, 2017
- 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.



VICINITY MAP
NOT TO SCALE

**VESTING TENTATIVE MAP
SELLERS AVENUE
SUBDIVISION 9614**

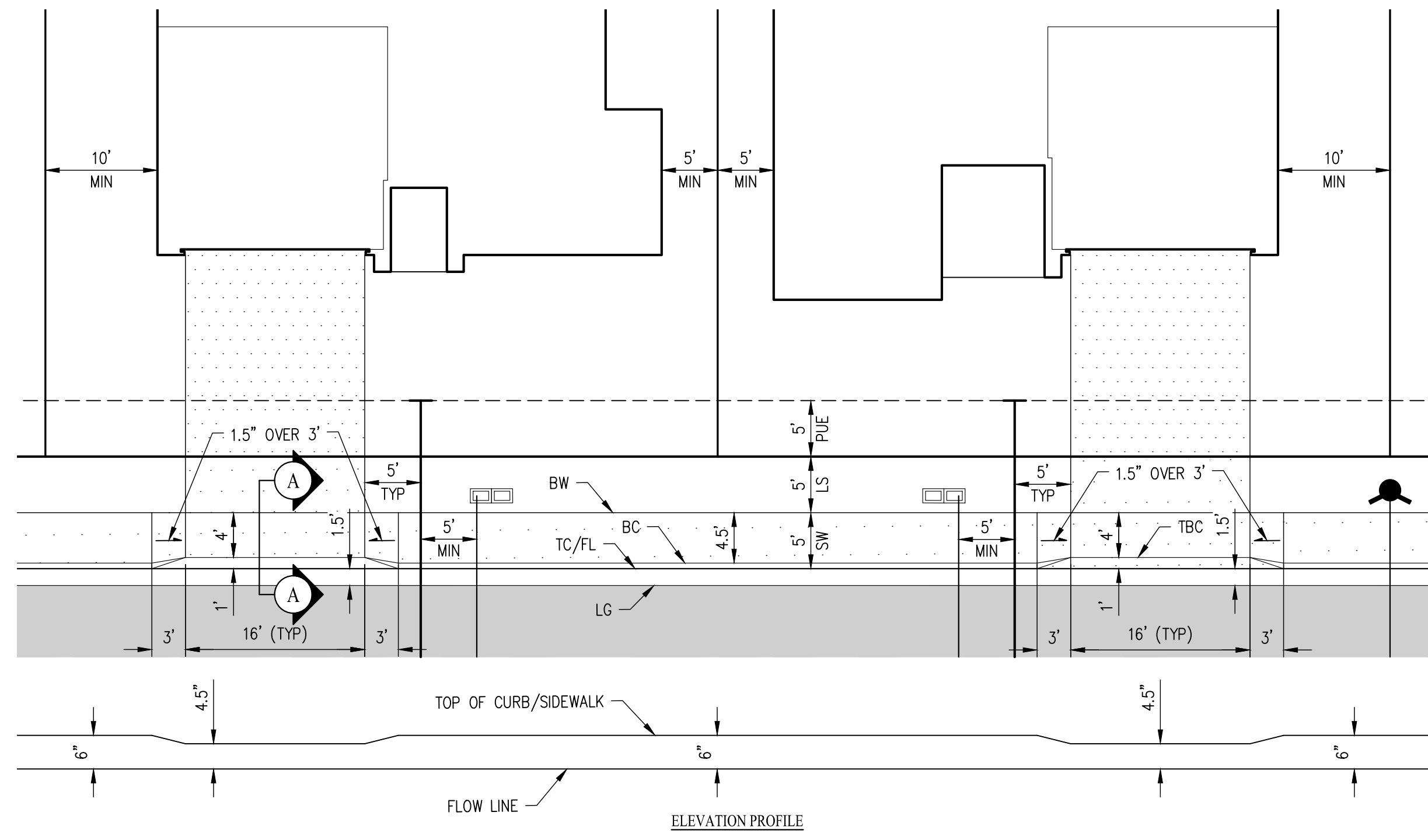
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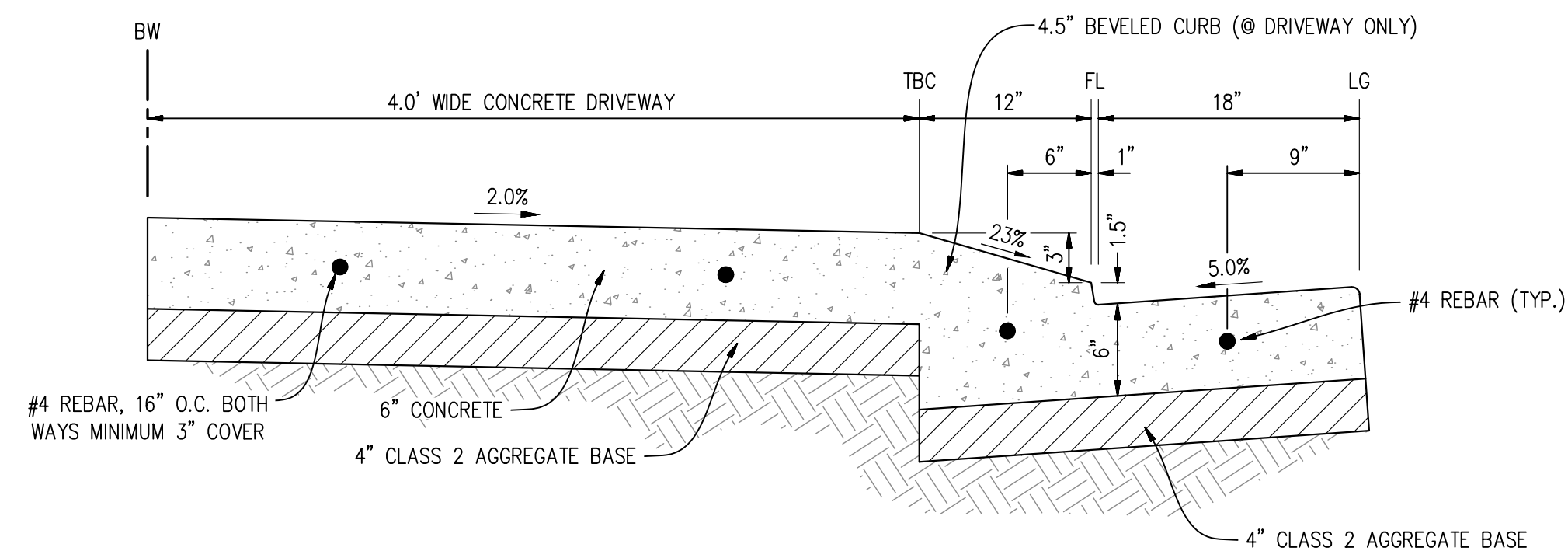
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SHEET NO.
C1.0
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DATE: MAY 2023

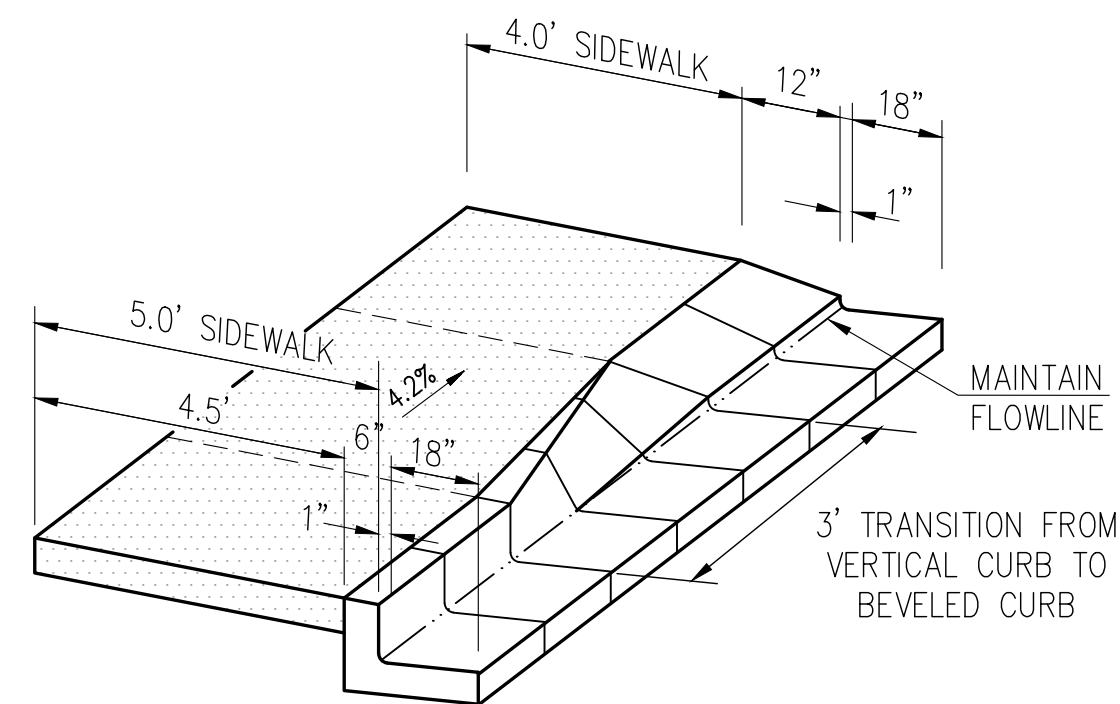


TYPICAL DRIVEWAY & UTILITY LOCATION DETAIL
NOT TO SCALE

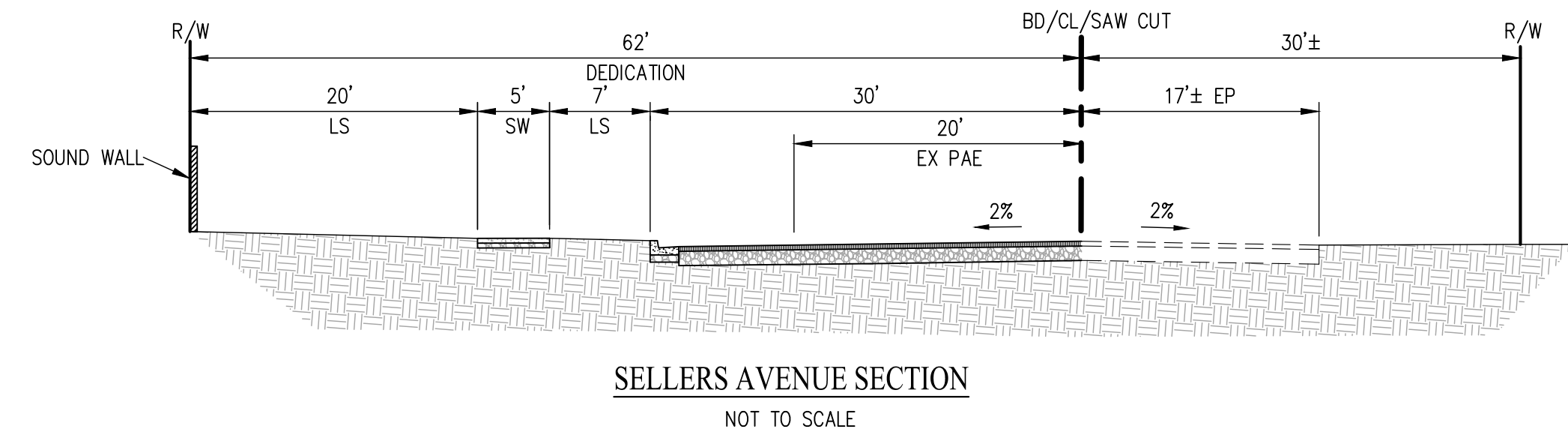


**SECTION A-A
PROPOSED DRIVEWAY DETAIL**
NOT TO SCALE

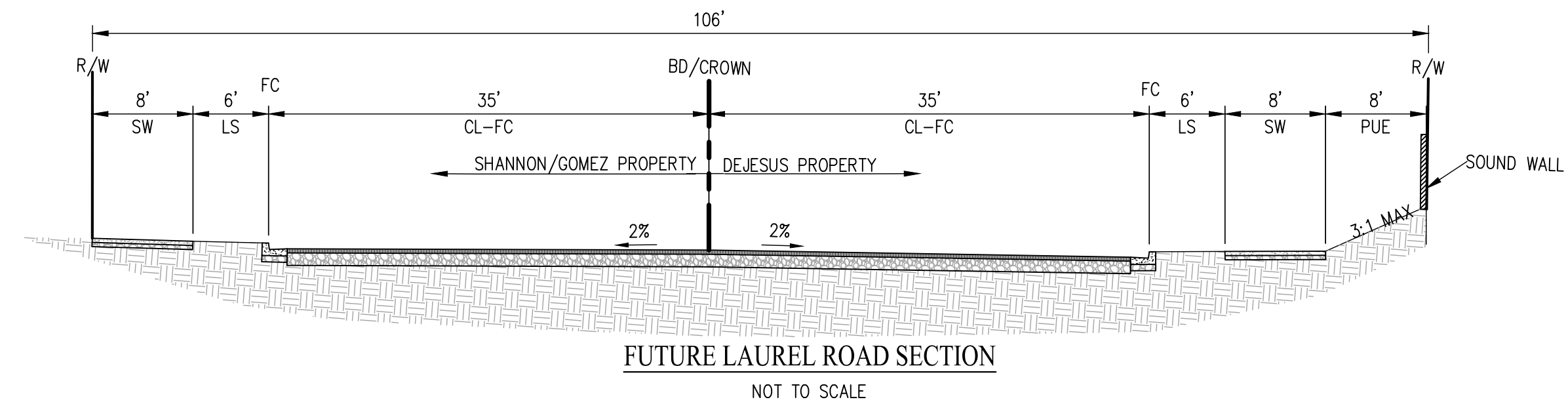
*SEE CITY STD DETAIL C-06 FOR ADDITIONAL CONSTRUCTION NOTES AND SPECIFICATIONS



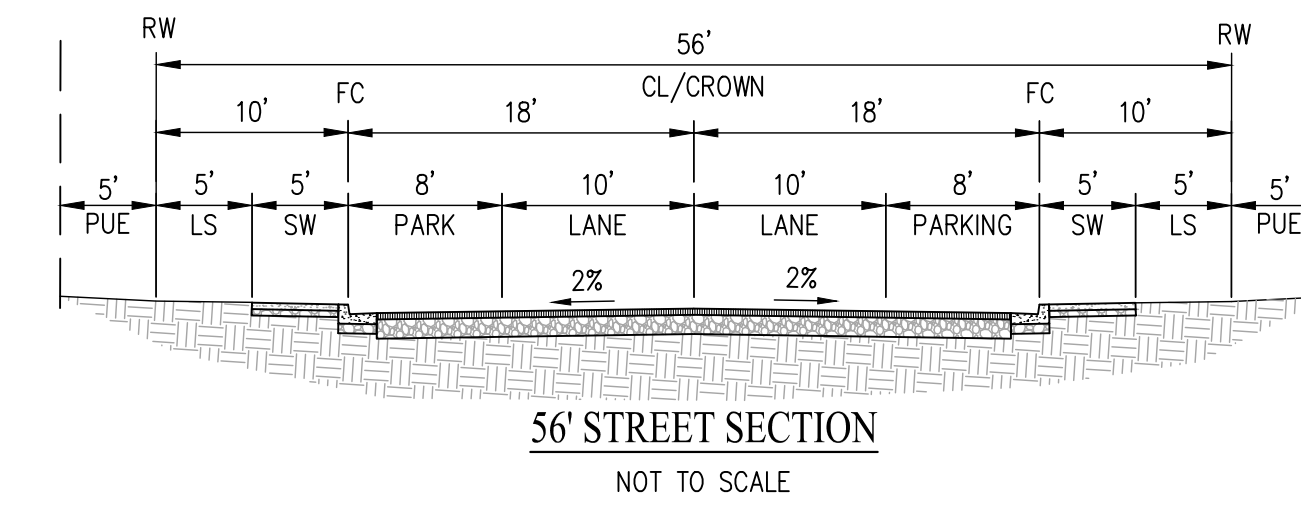
**TYPICAL TRANSITION FROM
VERTICAL CURB TO BEVELED CURB**
NOT TO SCALE



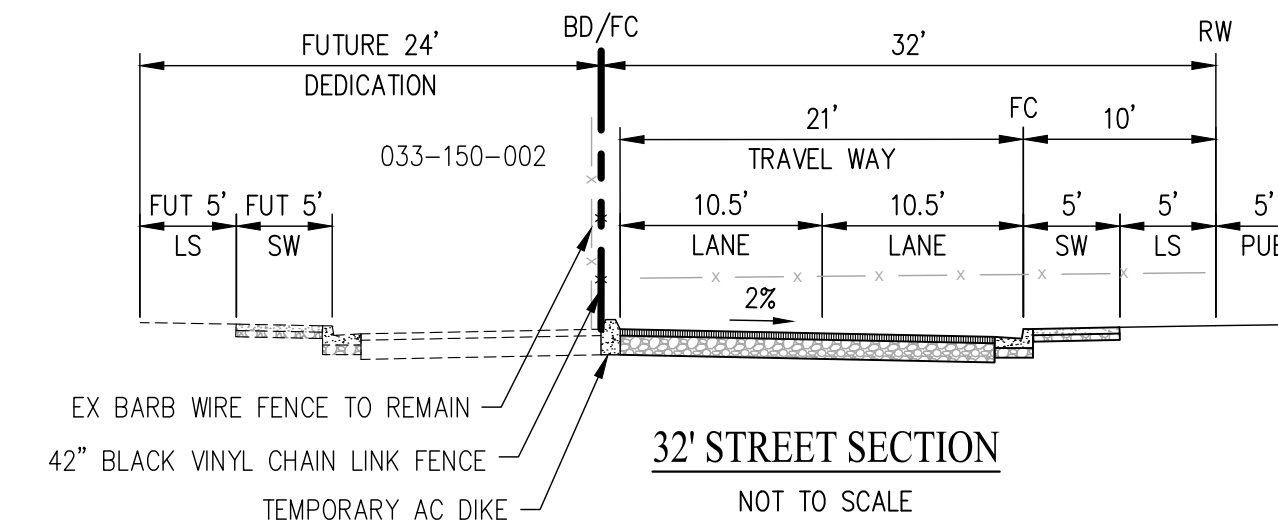
SELLERS AVENUE SECTION
NOT TO SCALE



FUTURE LAUREL ROAD SECTION
NOT TO SCALE



56' STREET SECTION
NOT TO SCALE

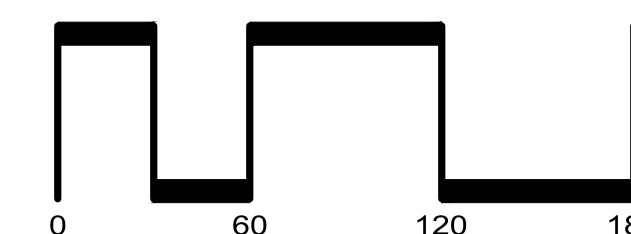
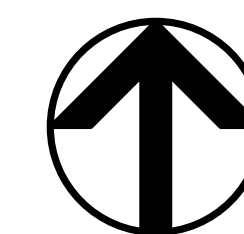


32' STREET SECTION
NOT TO SCALE

STREET SECTIONS & DETAILS SELLERS AVENUE

SUBDIVISION 9614

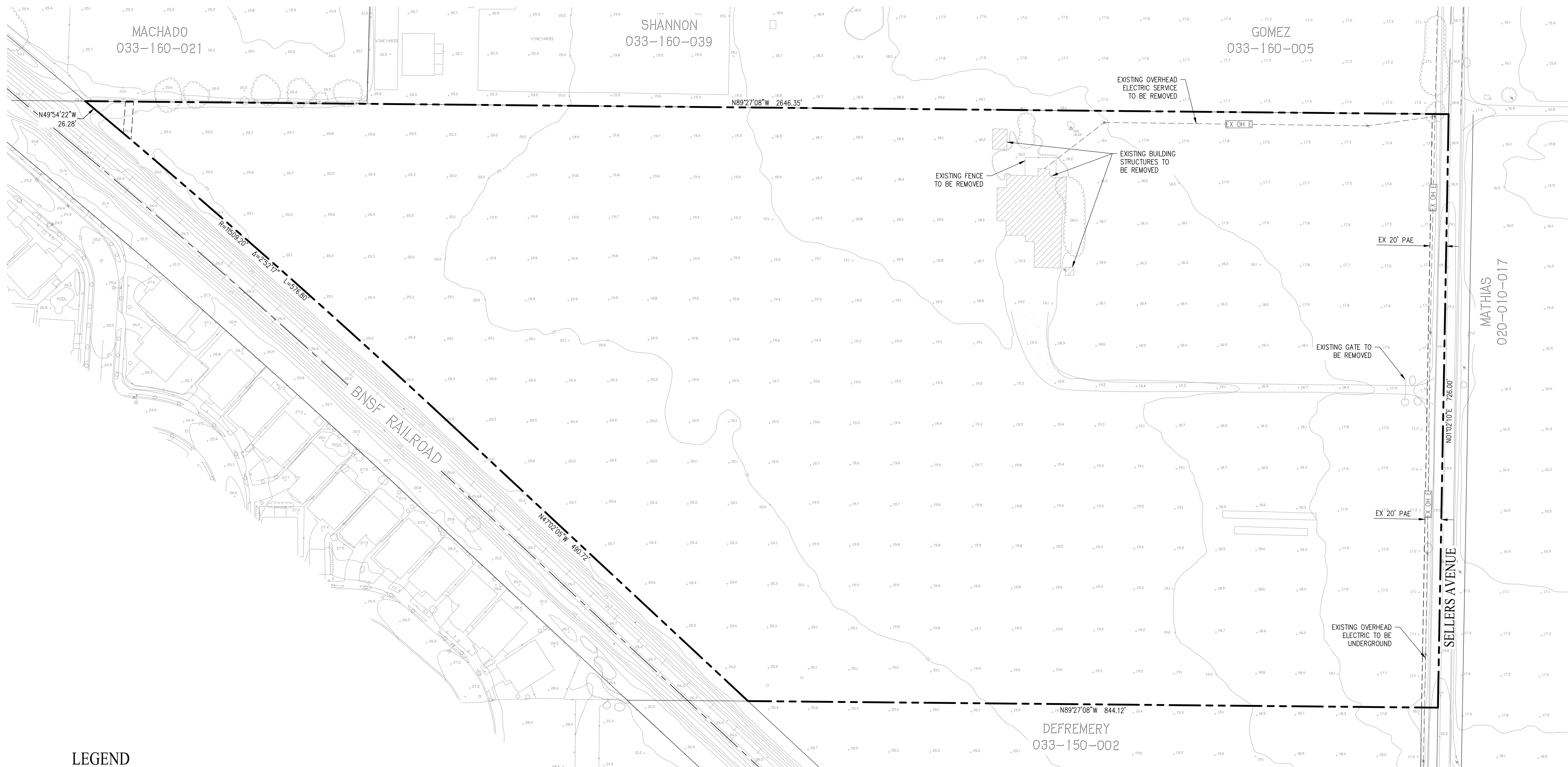
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SHEET NO.
C1.1
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DATE: MAY 2023

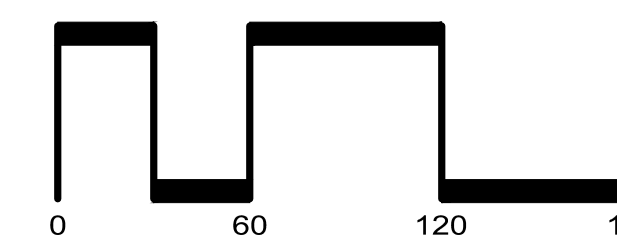
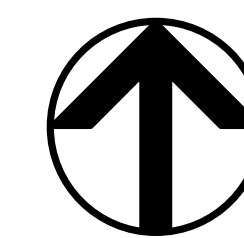


LEGEND

- EXISTING PROJECT BOUNDARY
- - - - - EXISTING EASEMENT
- EXISTING CATCH BASIN
- EXISTING FIRE HYDRANT
- EXISTING MANHOLE
- EXISTING STREET LIGHT
- EXISTING FENCE
- EX SD --- EXISTING STORM DRAIN
- EX SS --- EXISTING SANITARY SEWER
- EX W --- EXISTING WATER LINE
- EX GAS --- EXISTING GAS
- EX OH --- EXISTING OVERHEAD LINE
- ▨ EXISTING BUILDING TO BE DEMOLISHED
- ▨ EXISTING DIRT PATH TO BE DEMOLISHED
- ⊗ EXISTING TREE TO BE REMOVED

**EXISTING CONDITIONS
SELLERS AVENUE
SUBDIVISION 9614**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

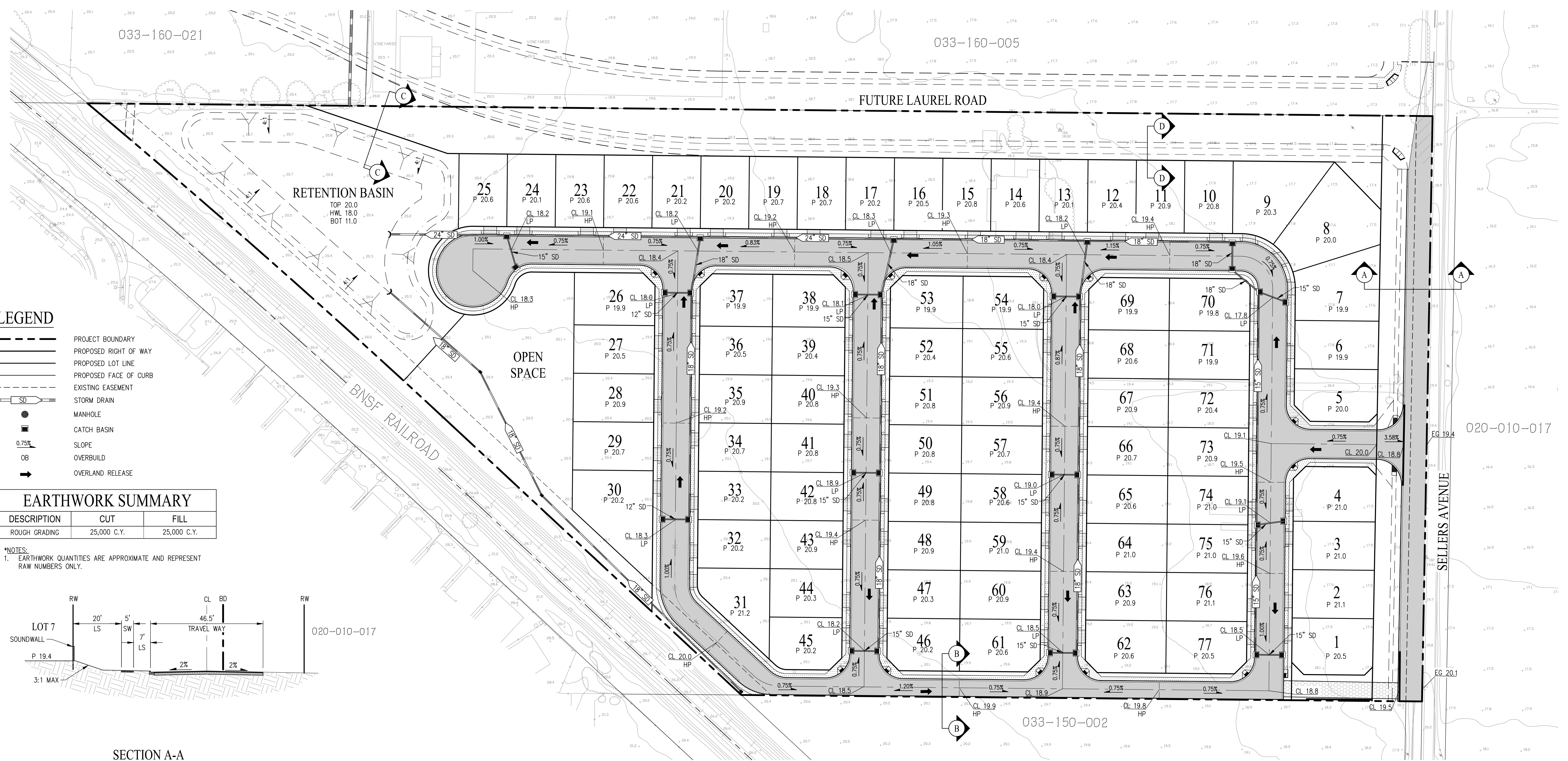


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CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C2.0
OF 37 SHEETS

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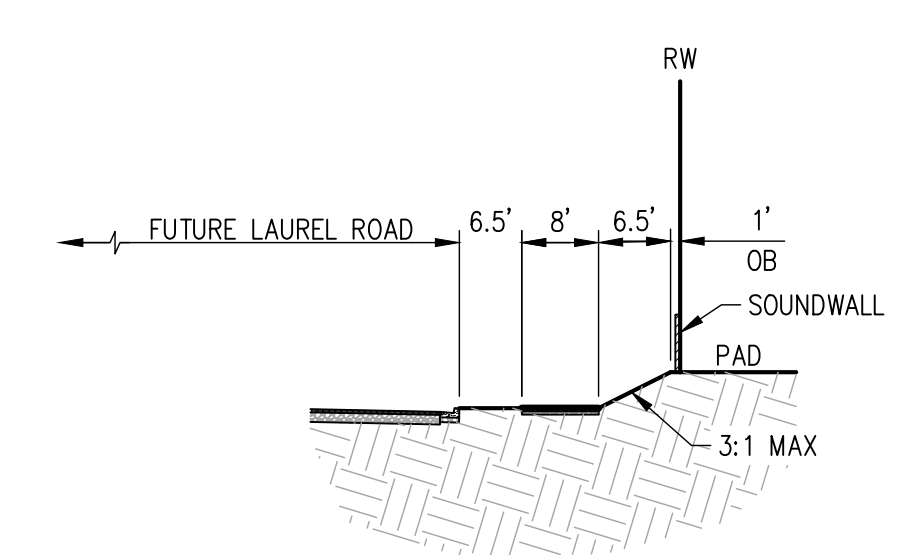
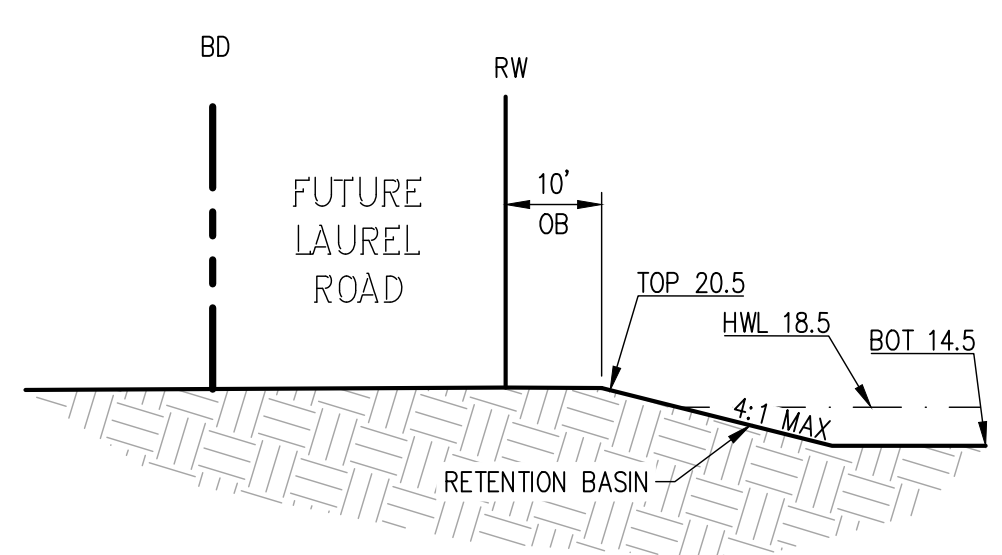
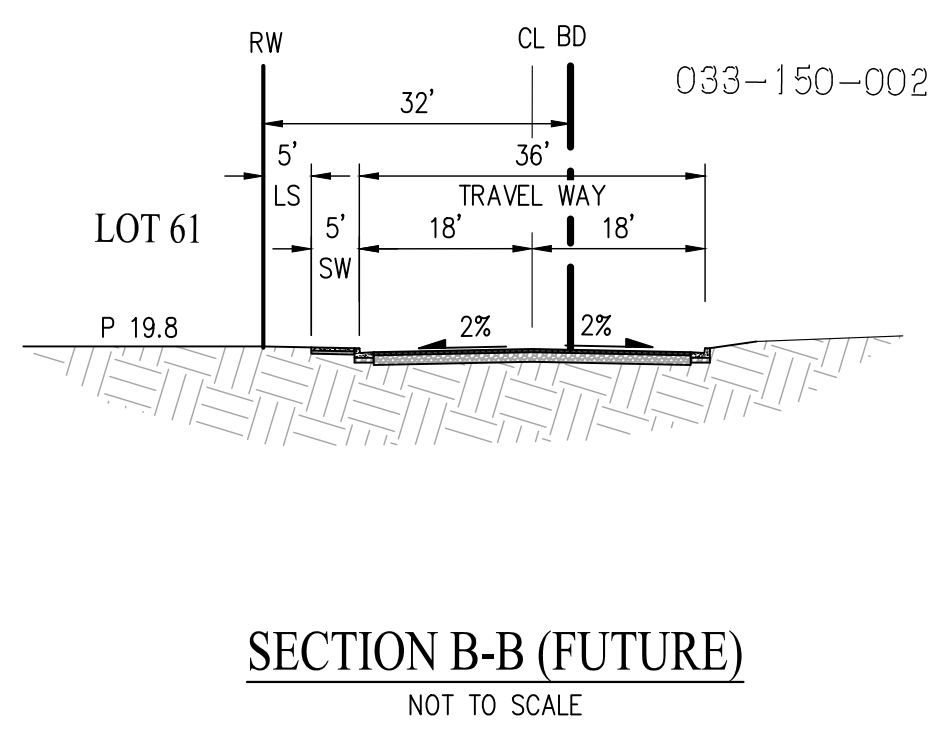
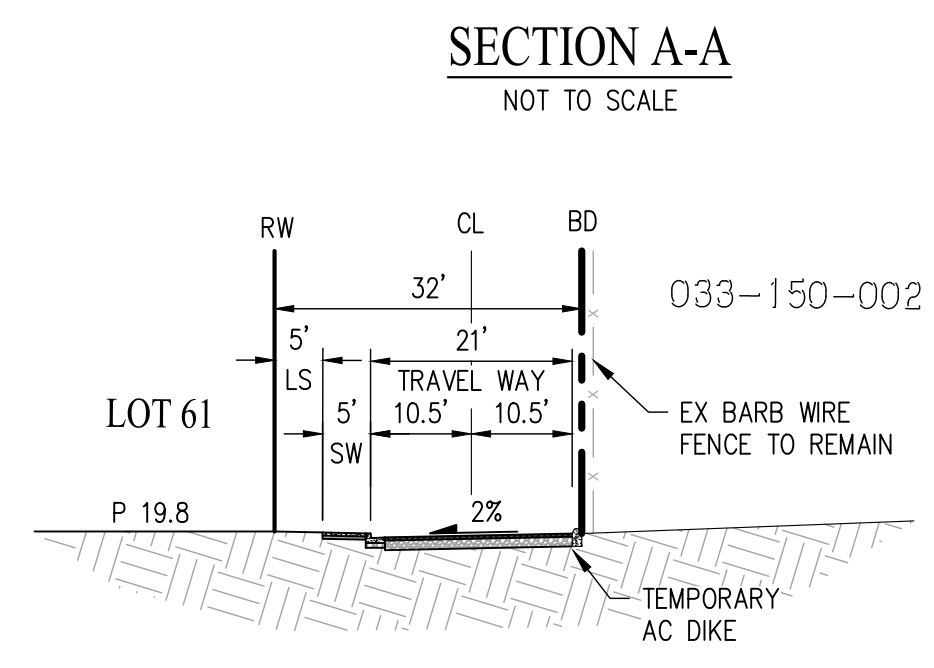
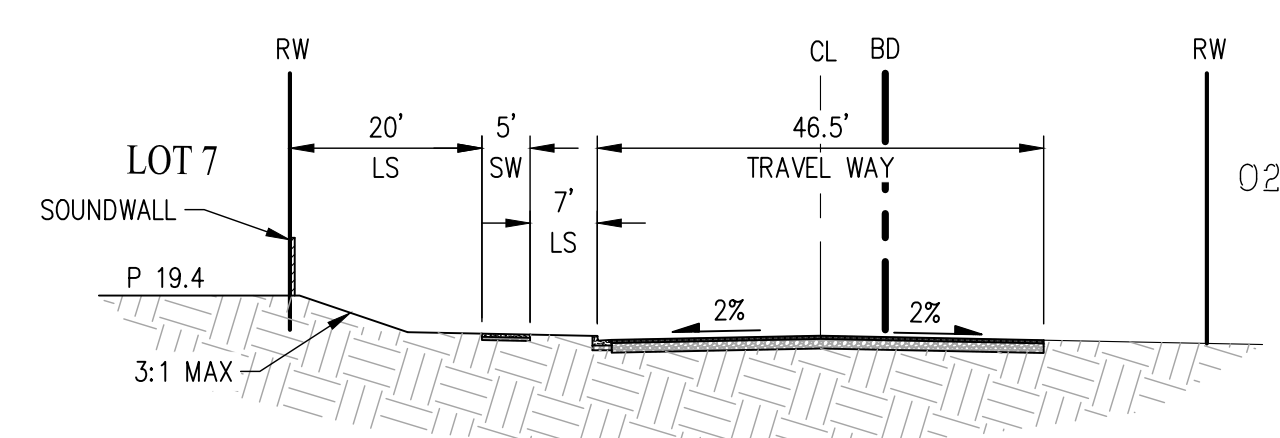


- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED FACE OF CURB
 - EXISTING EASEMENT
 - SD STORM DRAIN
 - MANHOLE
 - CATCH BASIN
 - 0.75% SLOPE
 - OB OVERBUILD
 - OVERLAND RELEASE

EARTHWORK SUMMARY

DESCRIPTION	CUT	FILL
ROUGH GRADING	25,000 C.Y.	25,000 C.Y.

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



PRELIMINARY GRADING PLAN
SELLERS AVENUE
 SUBDIVISION 9614

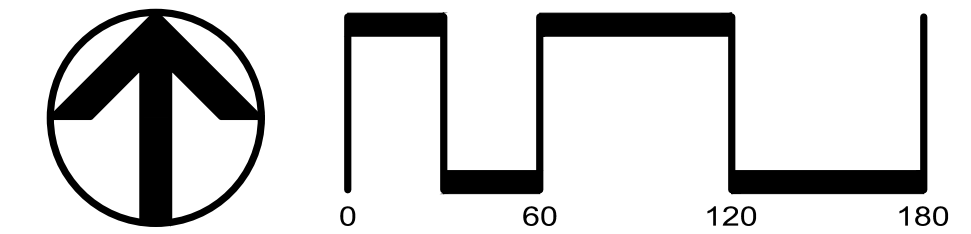
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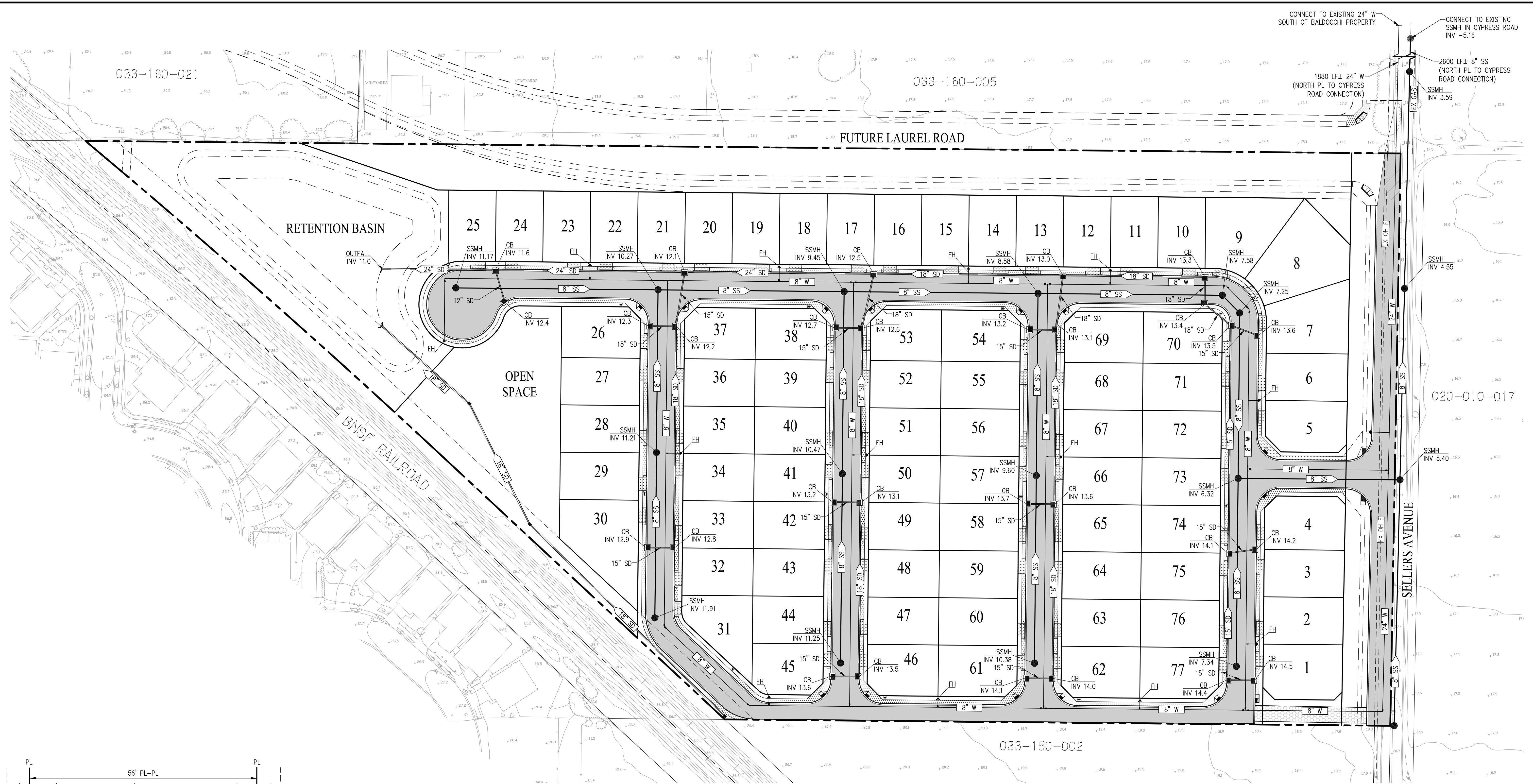
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SHEET NO.
C3.0
 OF 37 SHEETS

DATE: MAY 2023





033-160-021

033-160-005

FUTURE LAUREL ROAD

CONNECT TO EXISTING 24" W SOUTH OF BALDOCCHI PROPERTY
 1880 LFE 24" W (NORTH PL TO CYPRESS ROAD CONNECTION)
 2600 LFE 8" SS (NORTH PL TO CYPRESS ROAD CONNECTION)
 SSMH INV 3.59
 SSMH INV 4.55

RETENTION BASIN

25

24

23

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OPEN SPACE

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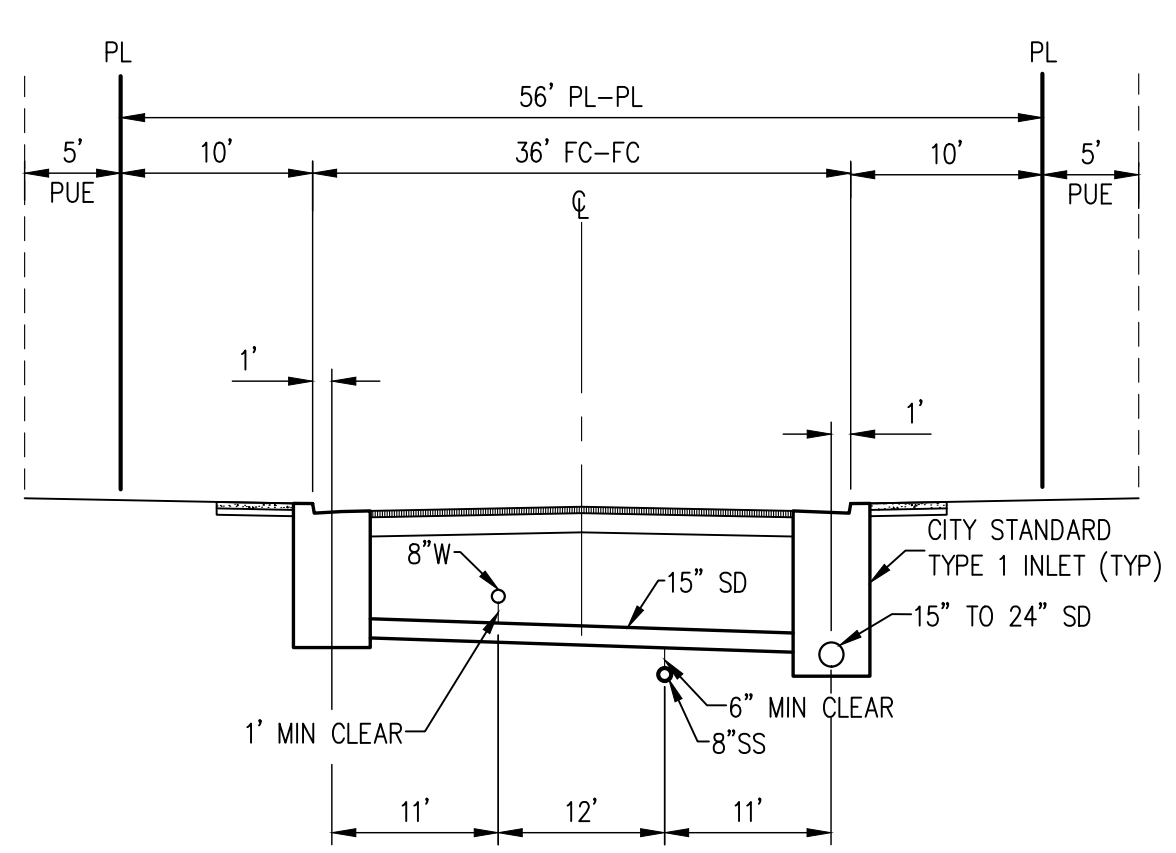
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020-010-017

SELLERS AVENUE

033-150-002



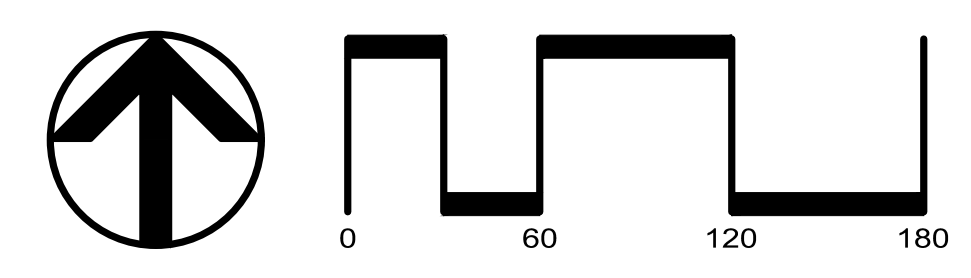
TYPICAL UTILITY SECTION
NOT TO SCALE

- LEGEND**
- PROJECT BOUNDARY
 - PROPOSED RIGHT OF WAY
 - PROPOSED LOT LINE
 - PROPOSED FACE OF CURB
 - EXISTING EASEMENT
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - W WATER LINE
 - MANHOLE
 - CATCH BASIN
 - ▲ FIRE HYDRANT

PRELIMINARY UTILITY PLAN SELLERS AVENUE

SUBDIVISION 9614

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



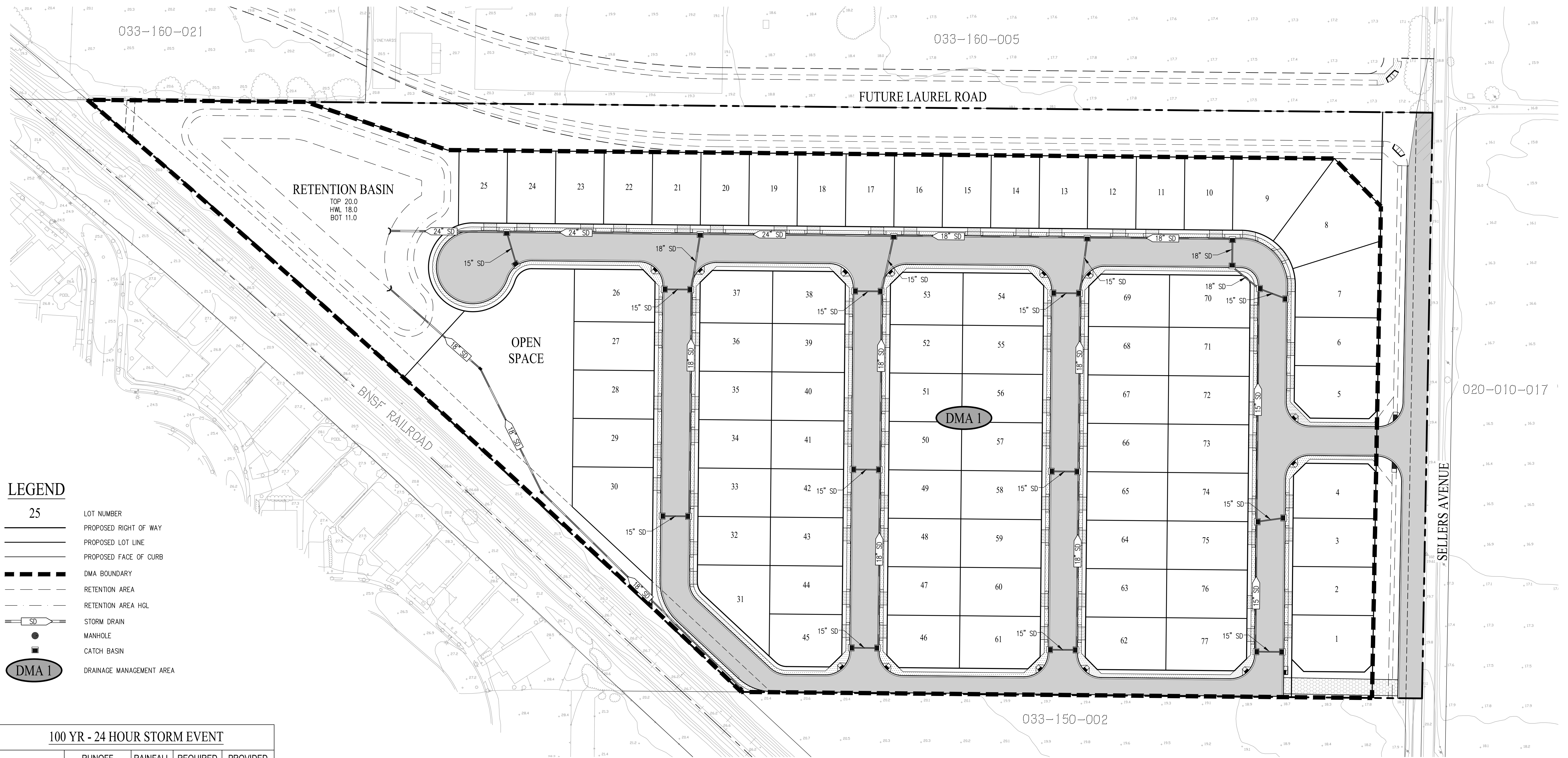
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SHEET NO.
C4.0
OF 37 SHEETS

DATE: MAY 2023

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LEGEND

- 25 LOT NUMBER
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED FACE OF CURB
- DMA BOUNDARY
- RETENTION AREA
- RETENTION AREA HGL
- SD STORM DRAIN
- MANHOLE
- CATCH BASIN
- DMA 1 DRAINAGE MANAGEMENT AREA

100 YR - 24 HOUR STORM EVENT

AREA (AC)	RUNOFF COEFFICIENT (C)	RAINFALL DEPTH (IN)	REQUIRED VOLUME (AC-FT)	PROVIDED VOLUME (AC-FT)
19.21*	0.6	4.03	3.85	4.97

*EXCLUDES LAUREL RIGHT OF WAY.

C.3 CALCULATIONS

DRAINAGE MANAGEMENT AREA (DMA)	IMPERVIOUS AREA			TOTAL PERVIOUS (SF)	TOTAL DRAINAGE AREA (SF)	REQUIRED TREATMENT VOLUME (CuFt)	PROVIDED TREATMENT VOLUME (CuFt)	TREATMENT TYPE
	PAVEMENT (SF)	ROOF (SF)	TOTAL (SF)					
DMA #1	181,462	189,645	371,107	416,345	787,452	47,112	47,112	INFILTRATION BASIN

NOTE: SIZED USING IMP CALCULATOR.

**PRELIMINARY STORMWATER
MANAGEMENT PLAN
SELLERS AVENUE
SUBDIVISION 9614**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

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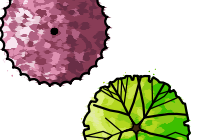






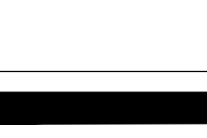


CIVIL ENGINEERS SURVEYORS PLANNERS

SHEET NO.
C5.0
OF 37 SHEETS

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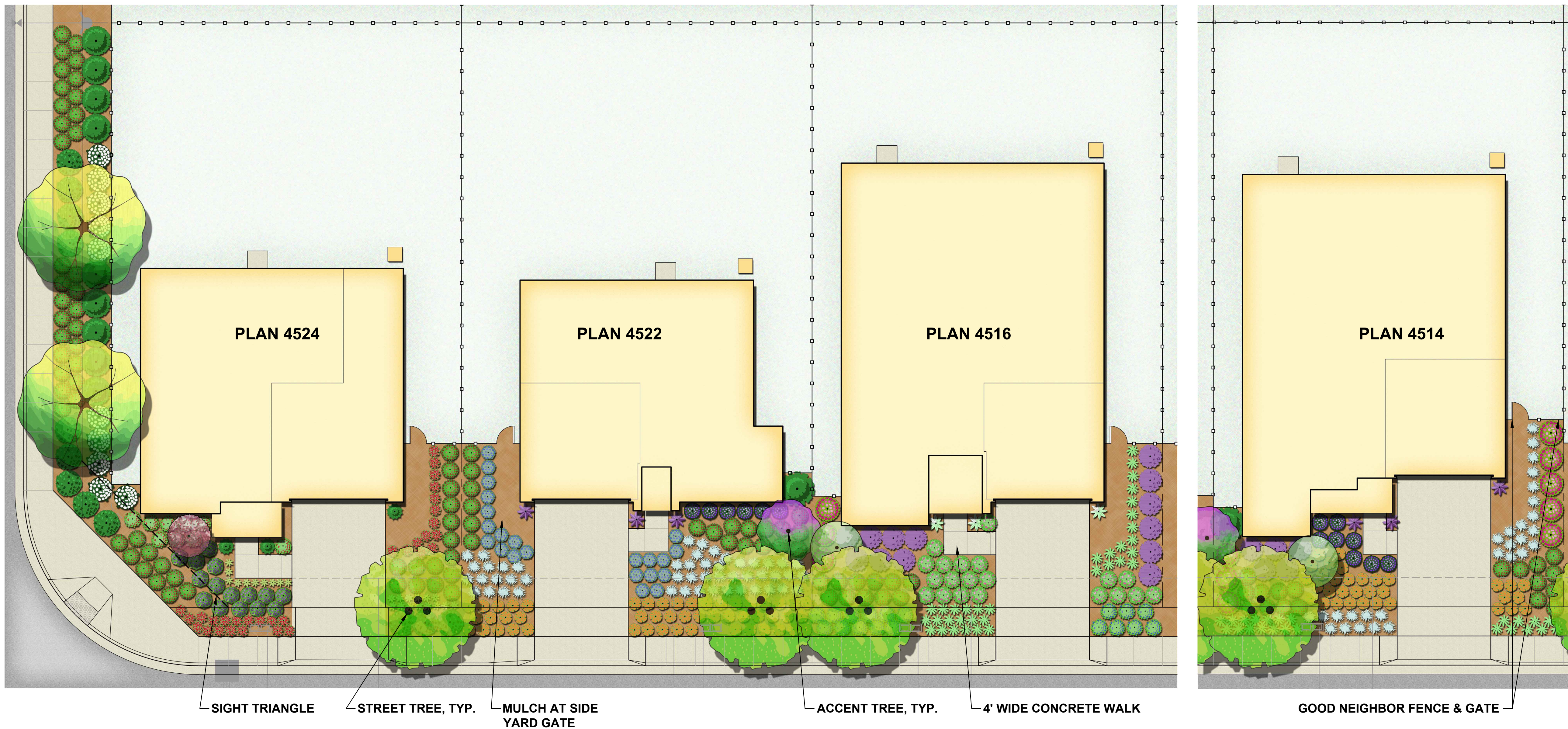
PROPOSED TREE PALLETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
 CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	V. LOW
 DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL.	LOW
 LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	LOW
 LAGERSTROEMIA INDICA X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	15 GAL.	LOW
 LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW
 LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD
 PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW
 PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24"BOX	MOD
 PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL.	MOD
 QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW
 RHAPHIOLEPIS INDICA 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	15 GAL.	MOD

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

GENERAL NOTES:

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ALOE SPP.



ANIGOZANTHOS SPP.



BOUTELOUA G. 'BLONDE AMBITION'



CALANDRINIA GRANDIFLORA



CARPENTERIA CALIFORNICA



CEANOTHUS SPP.



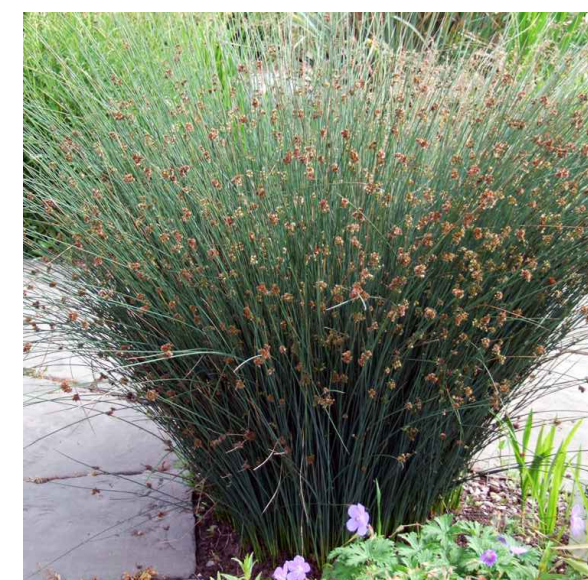
FESTUCA IDAHOENSIS



GALVEZIA SPECIOSA



HELIANTHEMUM NUMMULARIUM



JUNCUS PATENS



LOROPETALUM SPP.



NEPETA X FAASSENI



SALVIA SPP.



SISYRINCHIUM BELLUM

PROPOSED TREE PALLETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	V. LOW
DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	LOW
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	15 GAL	LOW
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24"BOX	MOD
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW
RHAPHIOLEPIS INDICA 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	15 GAL	MOD

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PROPOSED SHRUB PALETTE

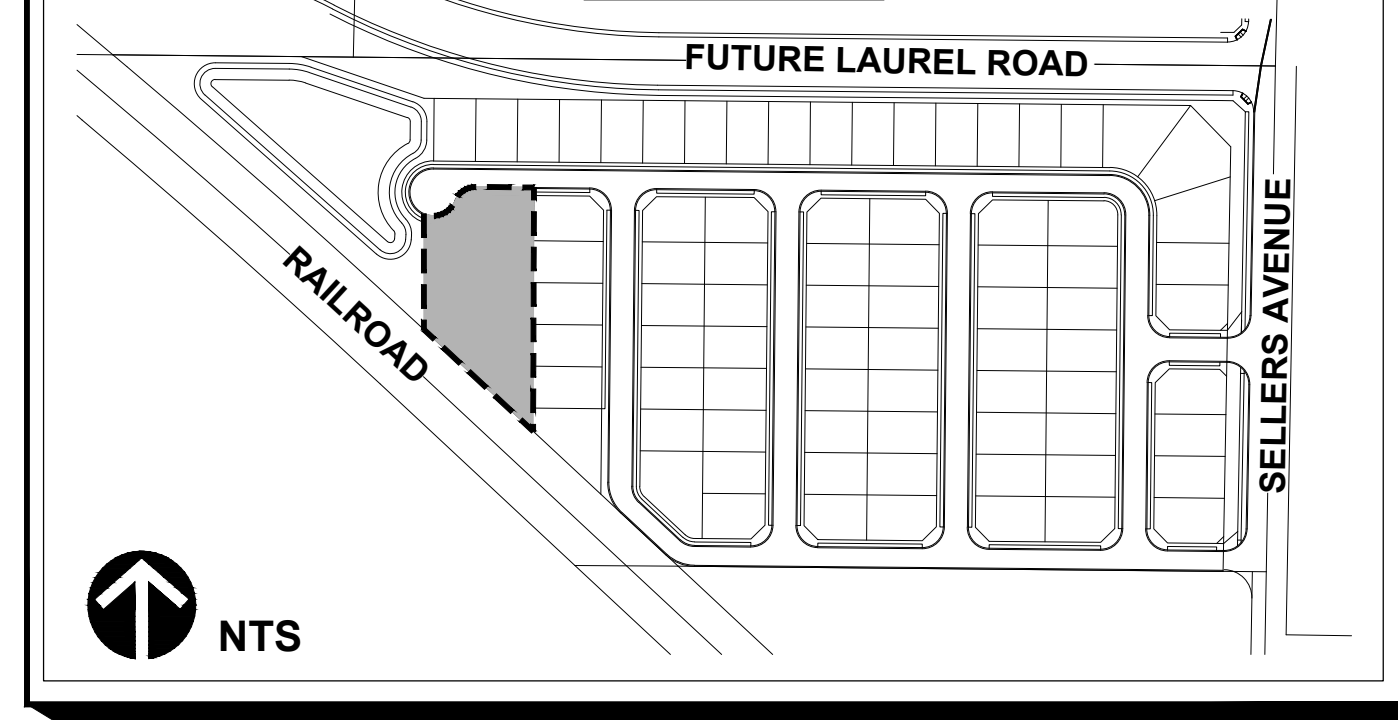
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
SHRUBS			
ARCTOSTAPHYLOS SPP.	MANZANITA	5 GAL	L
CALLISTEMON 'LITTLE JOHN'	DWARF BOTTLEBRUSH	5 GAL	L
CARPENTERIA CALIFORNICA	BUSH ANEMONE	5 GAL	L
CEANOTHUS SPP.	WILD LILAC	5 GAL	L
CISTUS SPP.	ROCK ROSE	5 GAL	L
DIETES SPP.	FORTNIGHT LILY	1 GAL	L
GALVEZIA SPECIOSA	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
PITTOSPORUM SPP.	PITTOSPORUM	5 GAL	M
RHAMNUS CALIFORNICA	COFFEE BERRY	5 GAL	M
RHAPHIOLEPIS SPP.	INDIA HAWTHORN	5 GAL	L
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
BOUTELLOUA 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
ERIOGONIUM 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	L
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	L
PRUNELLA VULGARIS	SELFHEAL	1 GAL	M
ROSA CALIFORNICA	CALIFORNIA ROSE	2 GAL	L
SISYRINCHIUM BELLUM	BLUE-EYED GRASS	1 GAL	L

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KEY MAP



PROPOSED TREE PALLETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	V. LOW
DODONAEA VISCOSA 'PURPUREA' STD.	PURPLE HOPSEED BUSH	15 GAL	LOW
LAGERSTROEMIA INDICA X FAURIEI 'NATCHEZ'	NATCHEZ CRAPE MYRTLE	24"BOX	LOW
LAGERSTROEMIA INDICA X FAURIEI 'ZUNI'	ZUNI CRAPE MYRTLE	15 GAL	LOW
LAURUS X 'SARATOGA'	SARATOGA HYBRID LAUREL	24"BOX	LOW
LOPHOSTEMON CONFERTUS	BRISBANE BOX	24"BOX	MOD
PISTACIA CHINENSIS 'RED PUSH'	RED PUSH CHINESE PISTACHE	24"BOX	LOW
PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24"BOX	MOD
PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL	MOD
QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	V. LOW
RHAPHIOLEPIS INDICA 'MAGNIFICENT'	MAGNIFICENT INDIAN HAWTHORN	15 GAL	MOD

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RECREATIONAL TURF, TYP.

CONCRETE PAVING

A.D.A. PICNIC TABLE

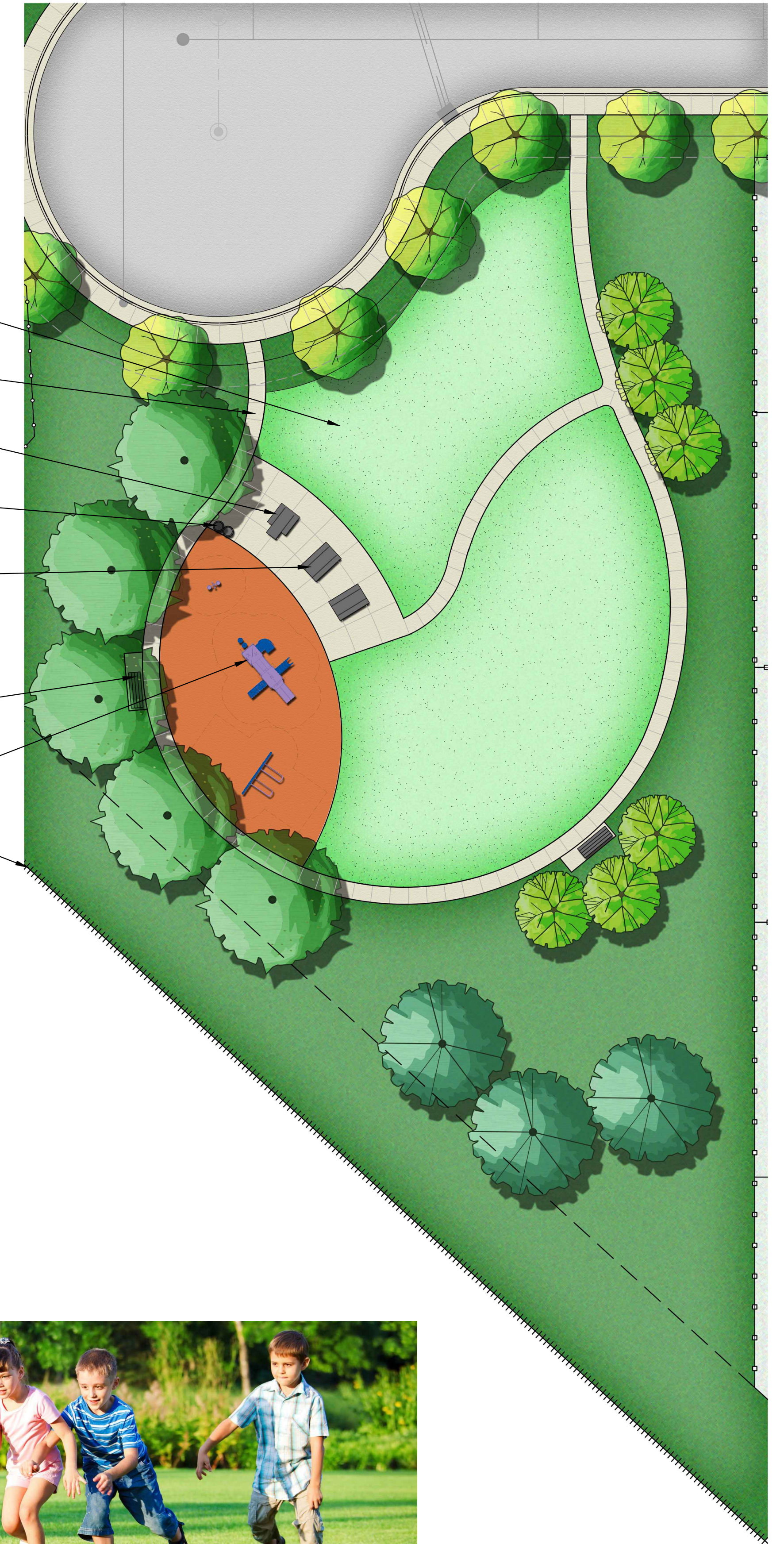
TRASH RECEPTACLES

PICNIC TABLE, TYP.

BENCH ON CONCRETE PAD, TYP.

AGE 5-12 PLAY EQUIPMENT

SOUND WALL ALONG RAILROAD



PLAY EQUIPMENT



PICNIC TABLE



RECREATIONAL TURF



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

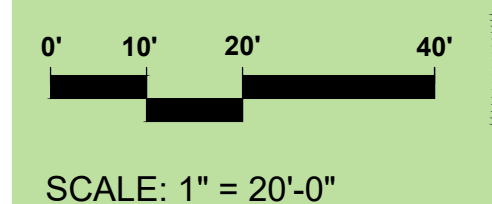
SELLERS AVENUE

Oakley, California

PARK ENLARGEMENT

CONCEPTUAL LANDSCAPE PLAN
MAY 26, 2023

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

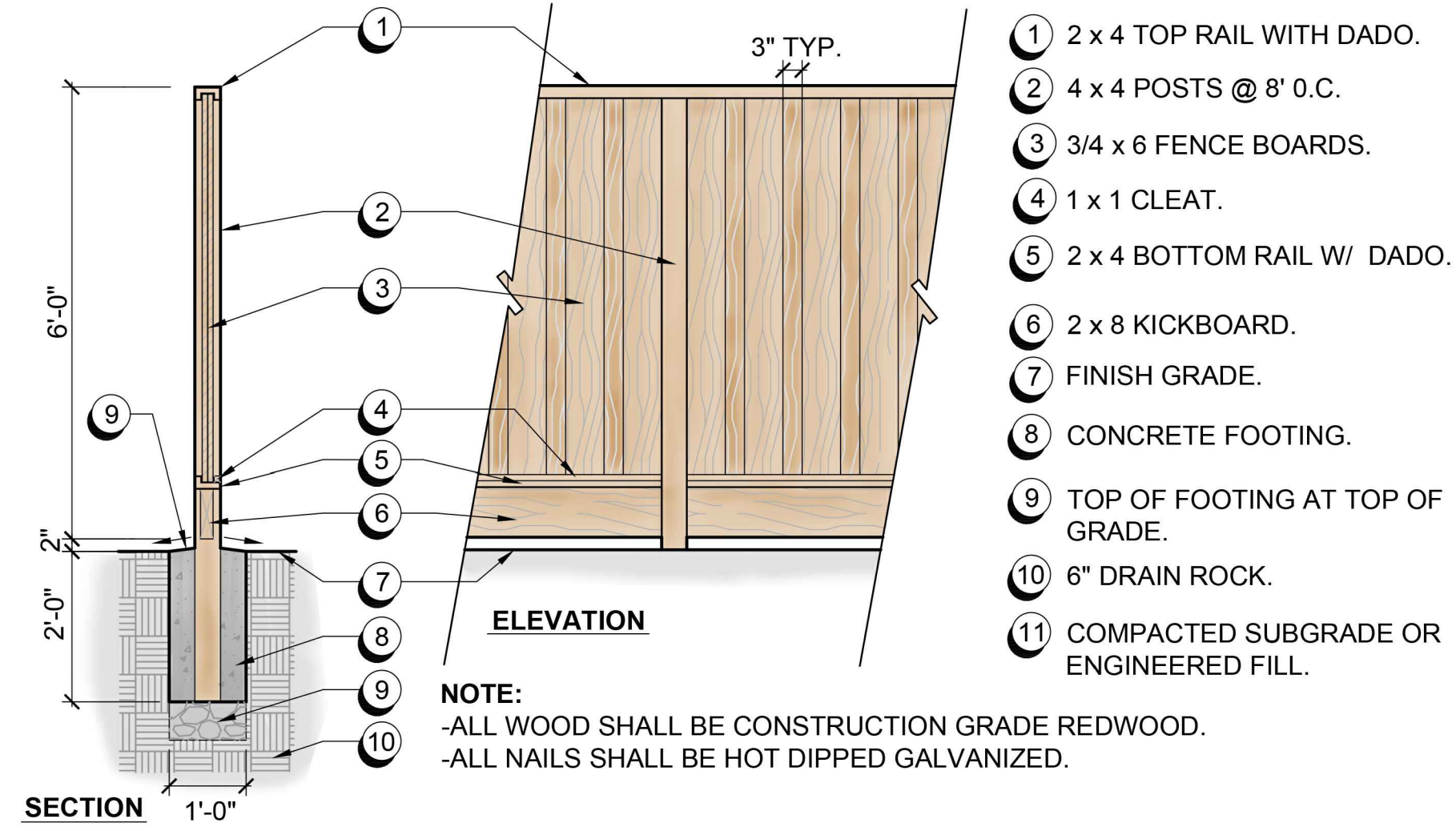


L-3

Project No. 05420



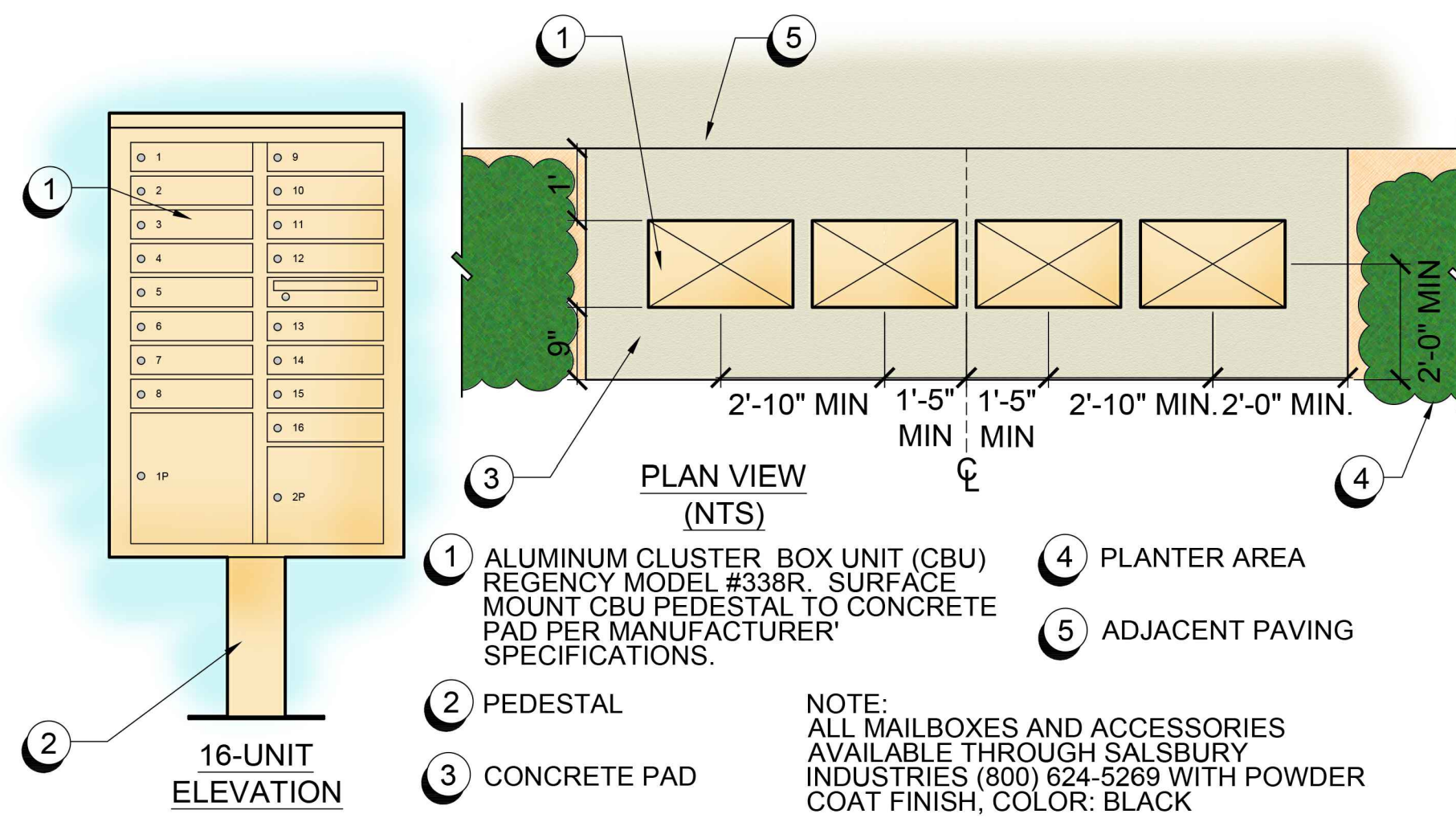
A SOUND WALL



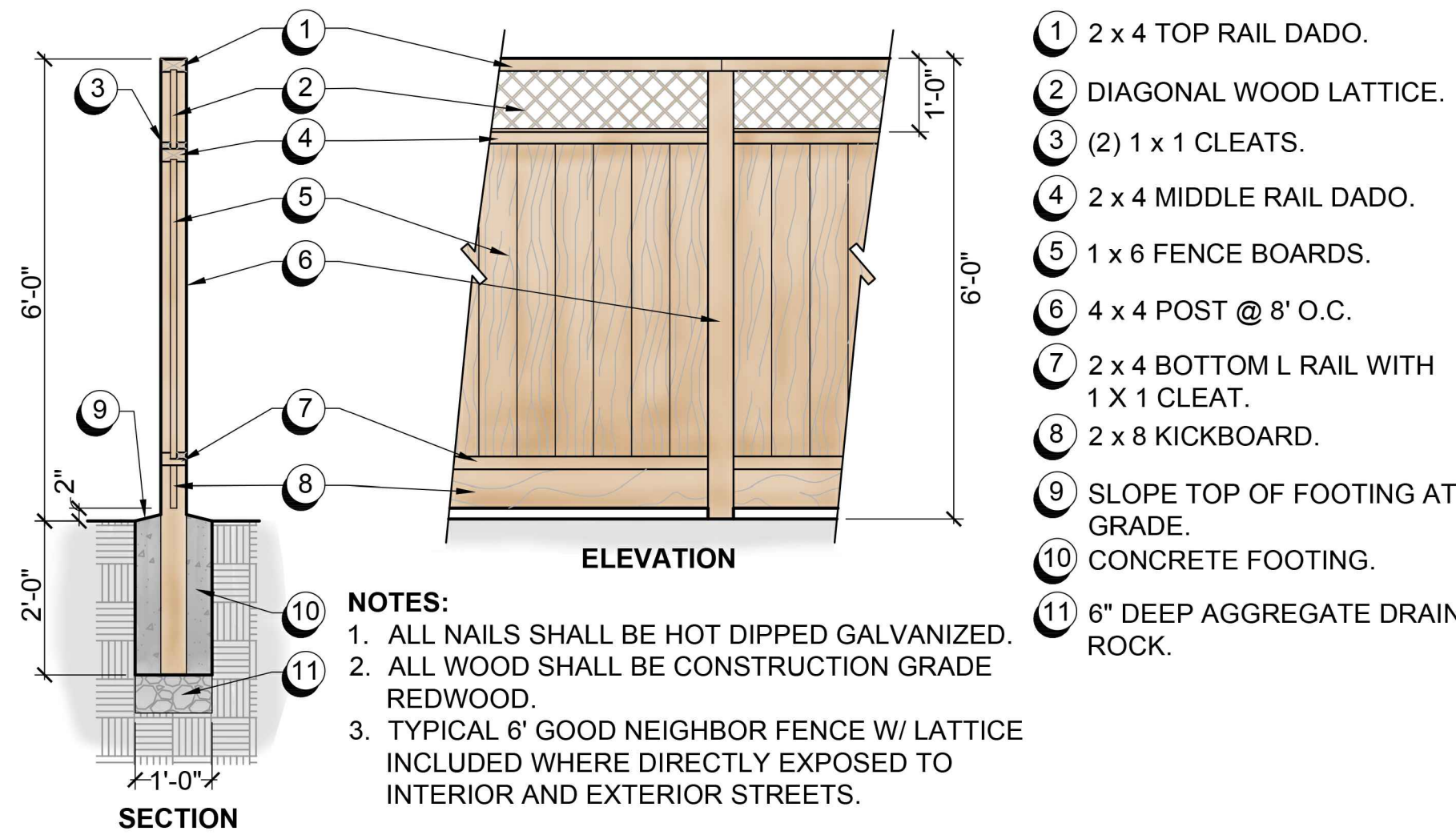
B GOOD NEIGHBOR FENCE
 SCALE: 1/2" = 1'-0"



C ENHANCED PAVING



D CBU MAILBOX
 N.T.S.



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



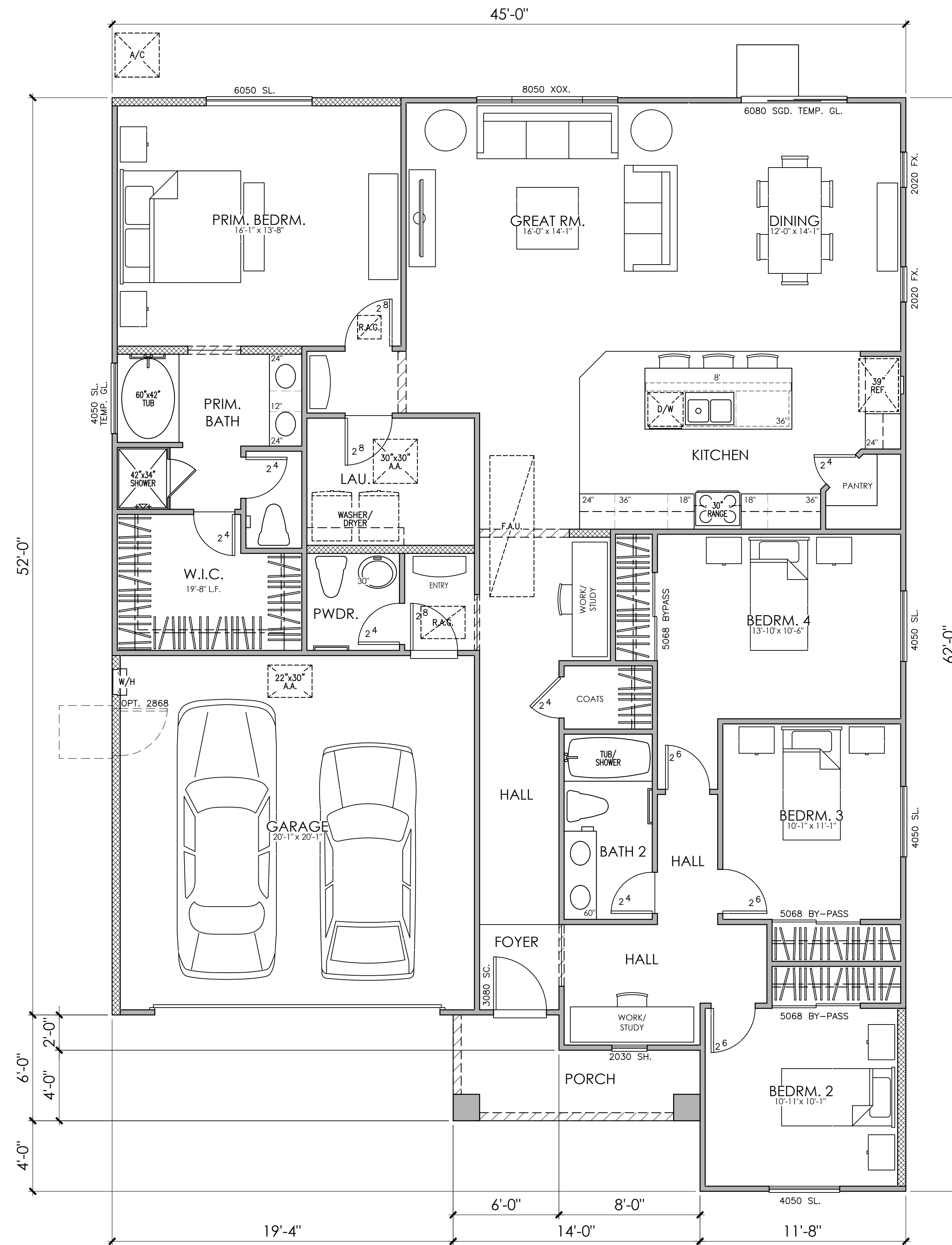
SANTA BARBARA
PLAN 4522

FARMHOUSE
PLAN 4516-R

SANTA BARBARA
PLAN 4524

SPANISH
PLAN 4514-R

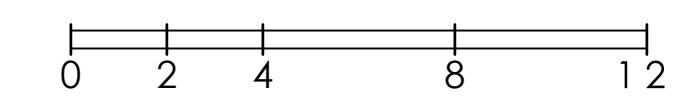
STREET SCENE



FLOOR PLAN
PLAN 4514
 4 BEDROOM, 2.5 BATH

PLAN 4514
AREA TABULATION

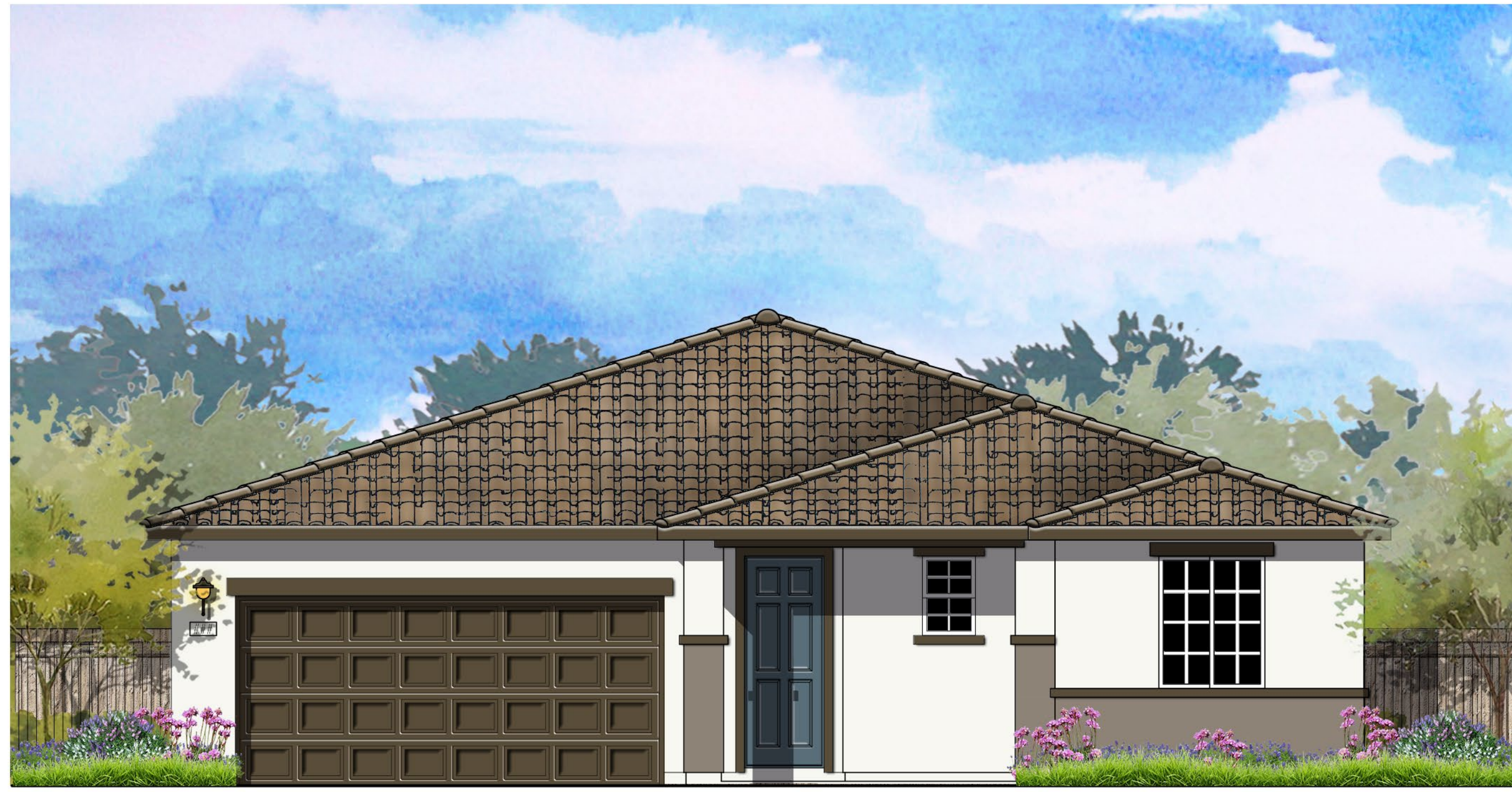
CONDITIONED SPACE	
FLOOR AREA	2,054 SQ. FT.
TOTAL DWELLING	2,054 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	419 SQ. FT.
PATIO	68 SQ. FT.



SELLER'S AVENUE
 OAKLEY, CA

06/06/2023
 A-2

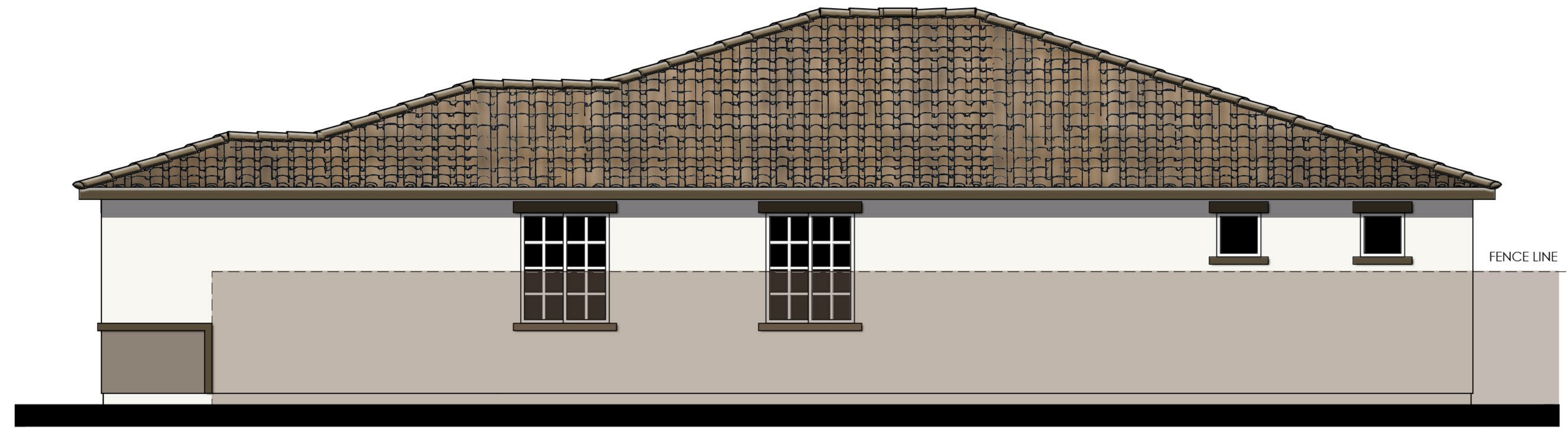
Kevin L. Crook
Architect
 Inc
 #21012
 PLANNING + ARCHITECTURE



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

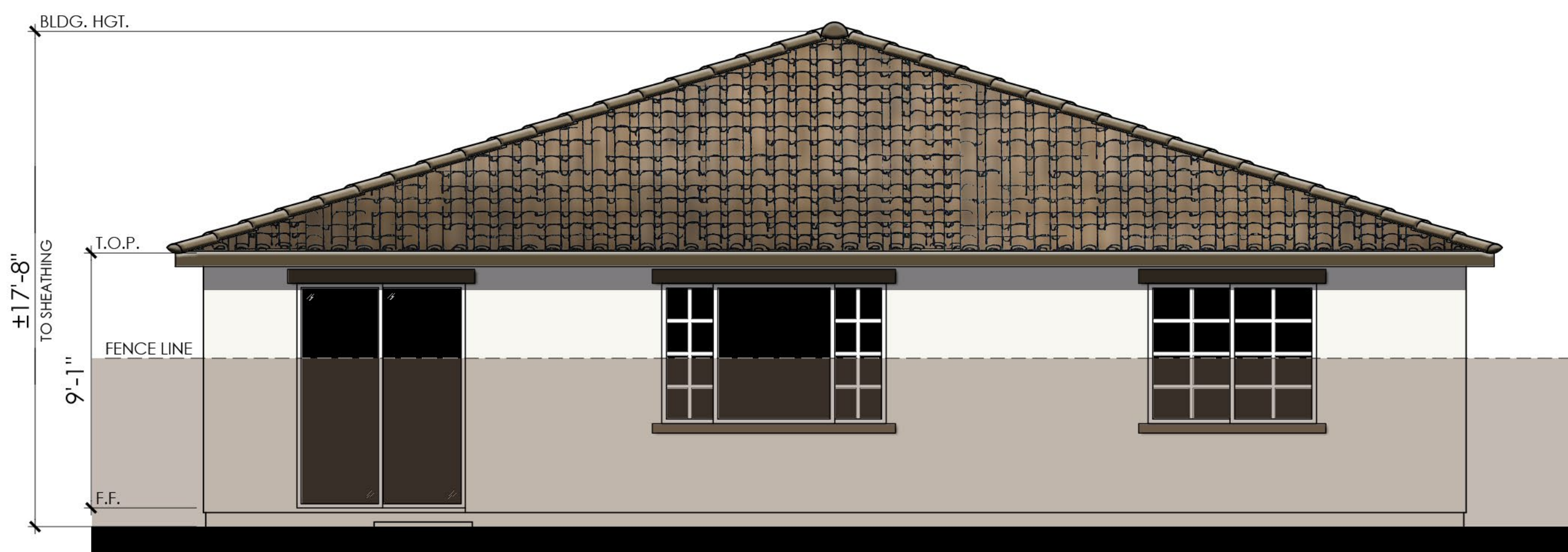
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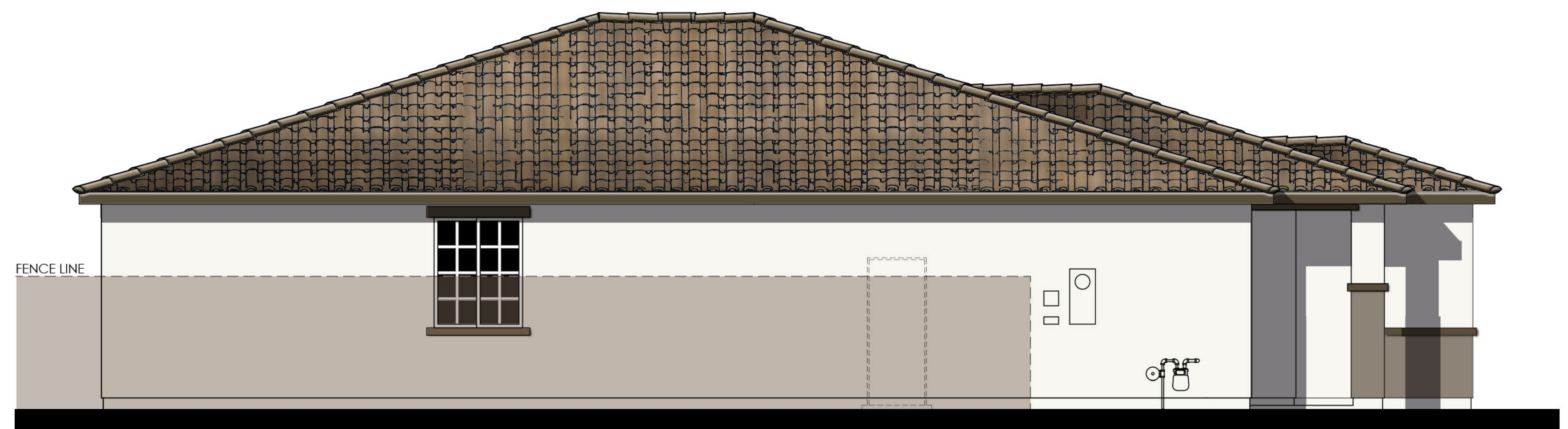
RIGHT

MATERIALS LEGEND

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



REAR



LEFT

COLOR SCHEME 17

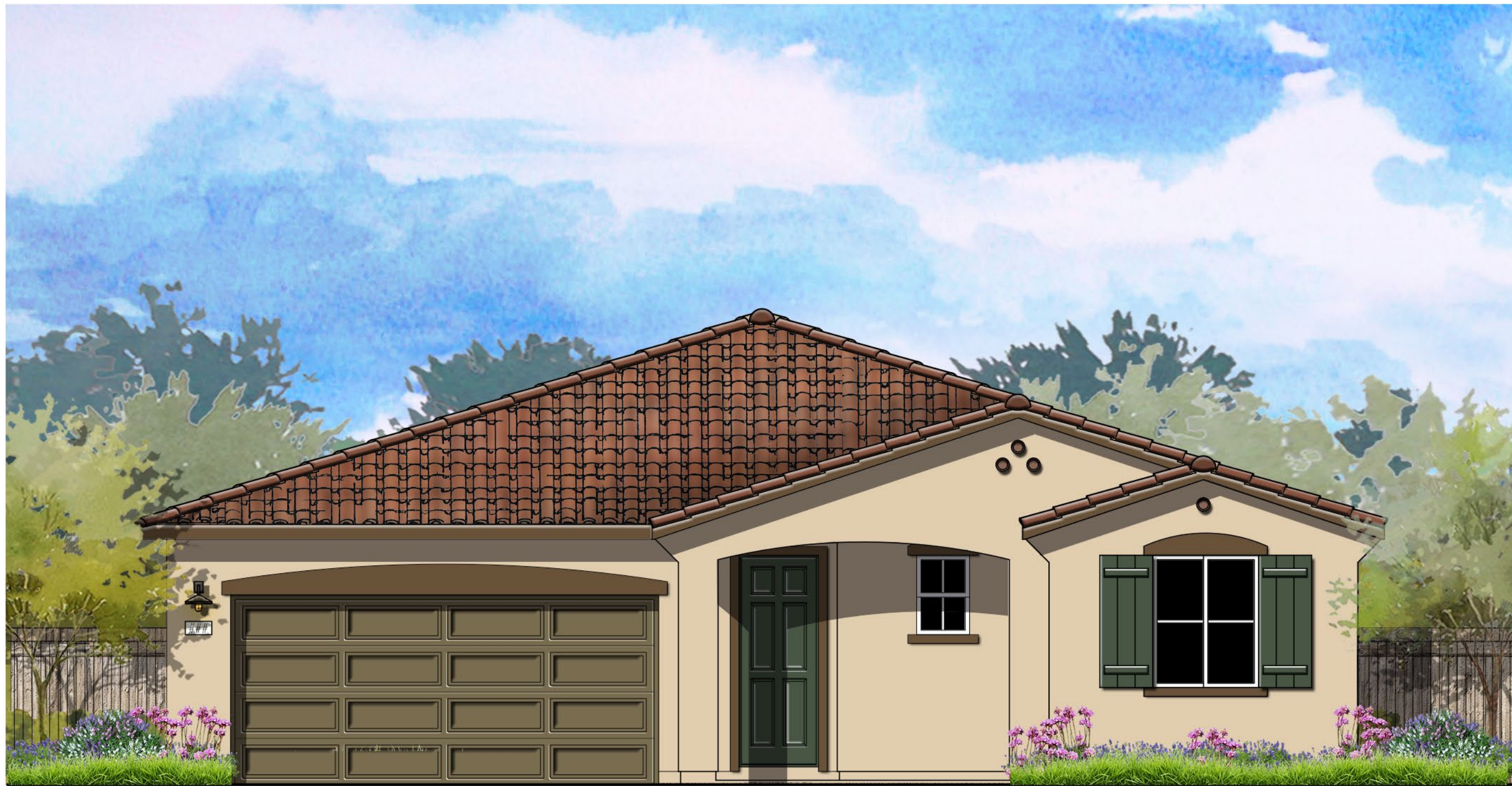
PLAN 4514 "A"
SPANISH ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-3

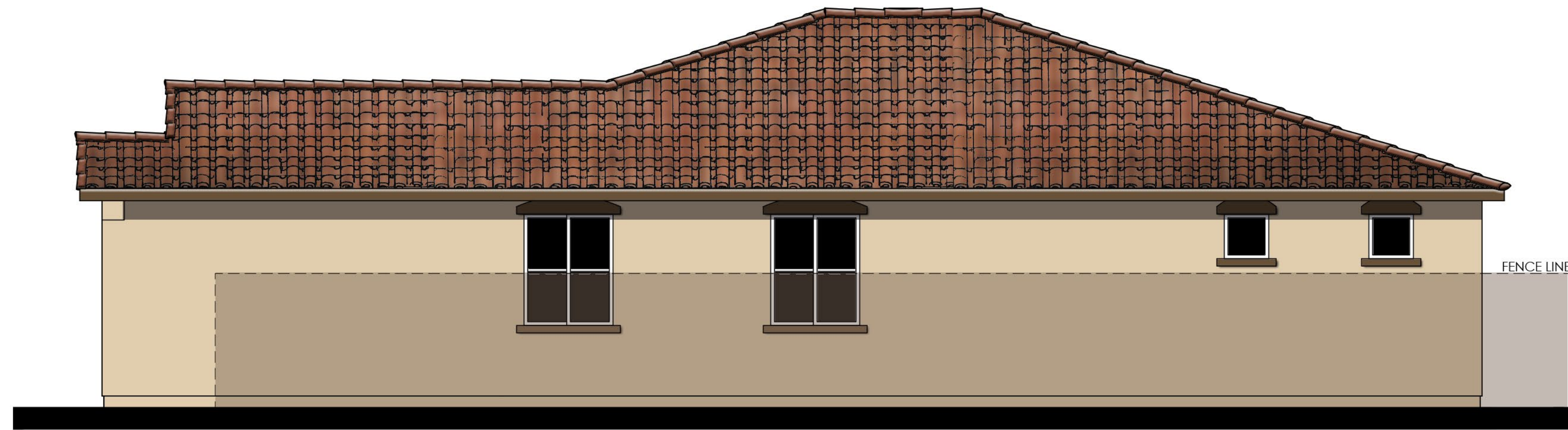
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Architect
Inc
PLANNING + ARCHITECTURE #21012



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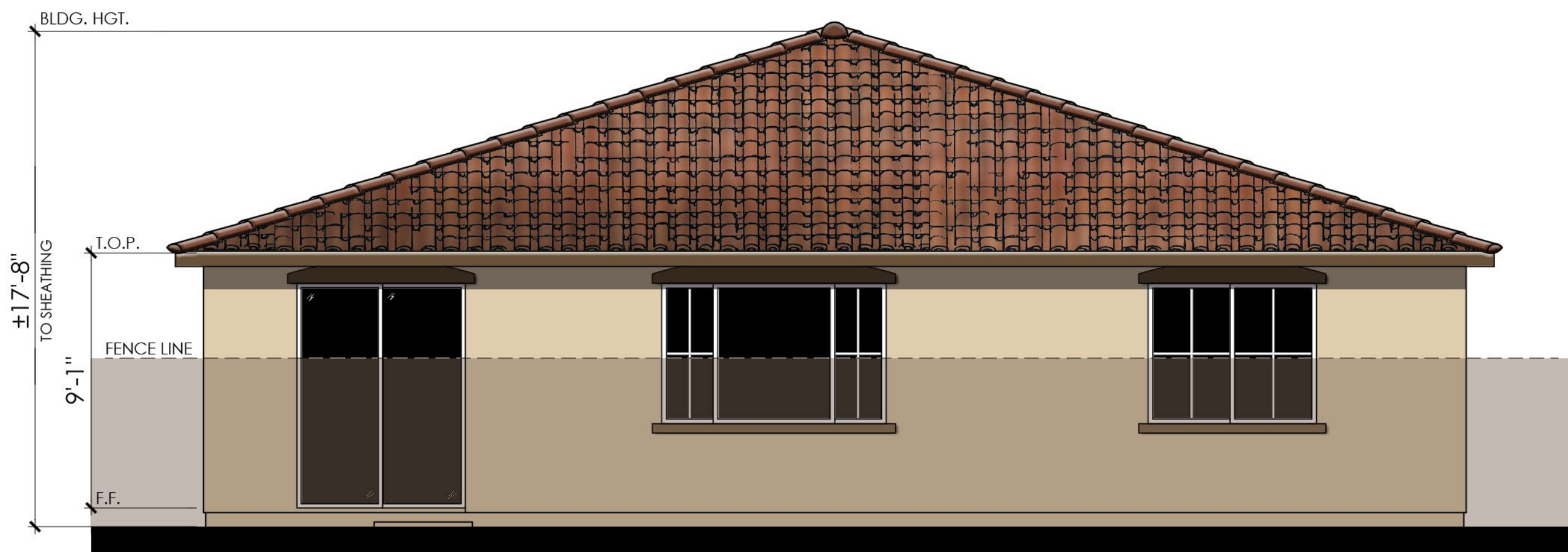
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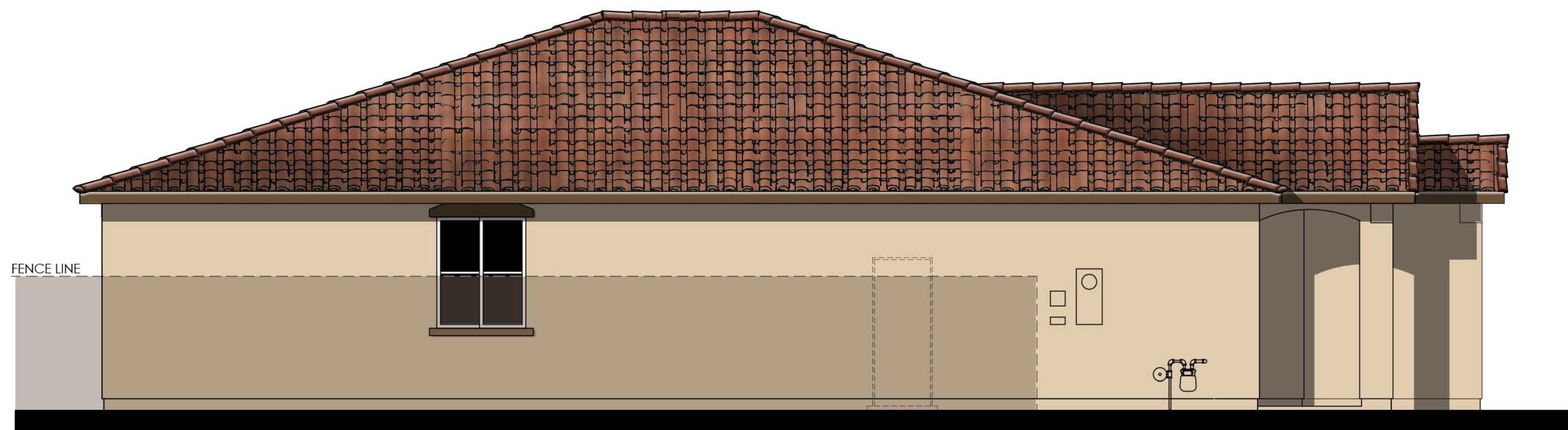
RIGHT

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



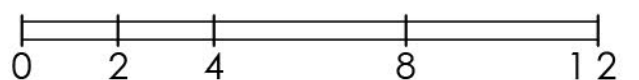
REAR



LEFT

COLOR SCHEME 20

PLAN 4514 "B"
SANTA BARBARA ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-4

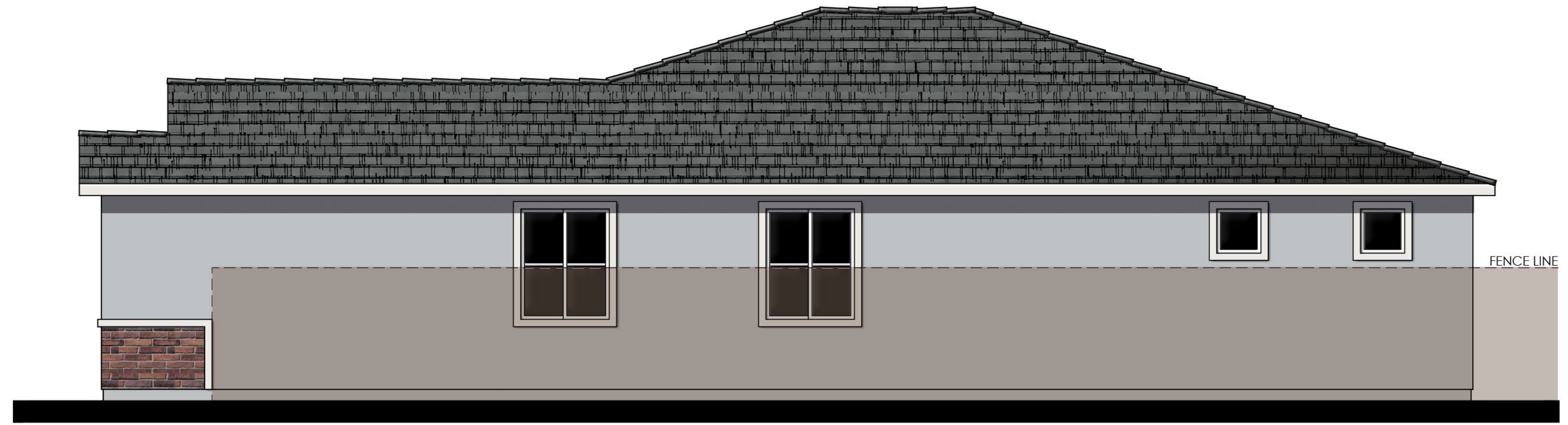
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Inc
PLANNING + ARCHITECTURE #21012



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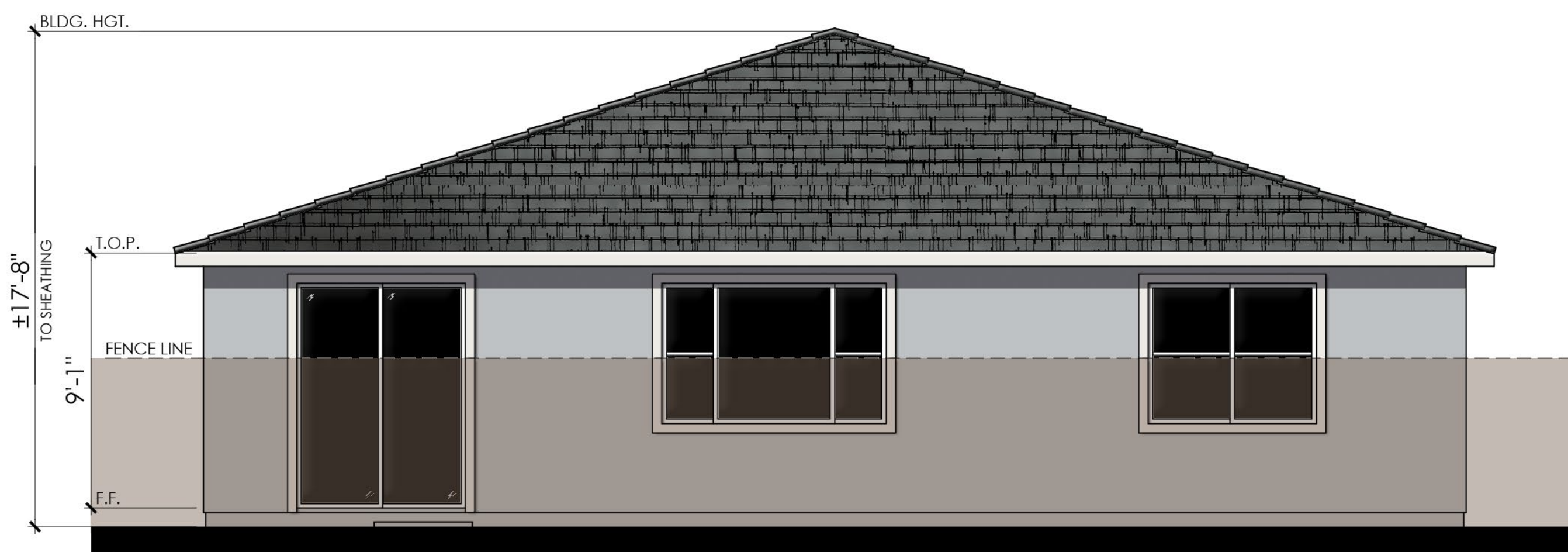
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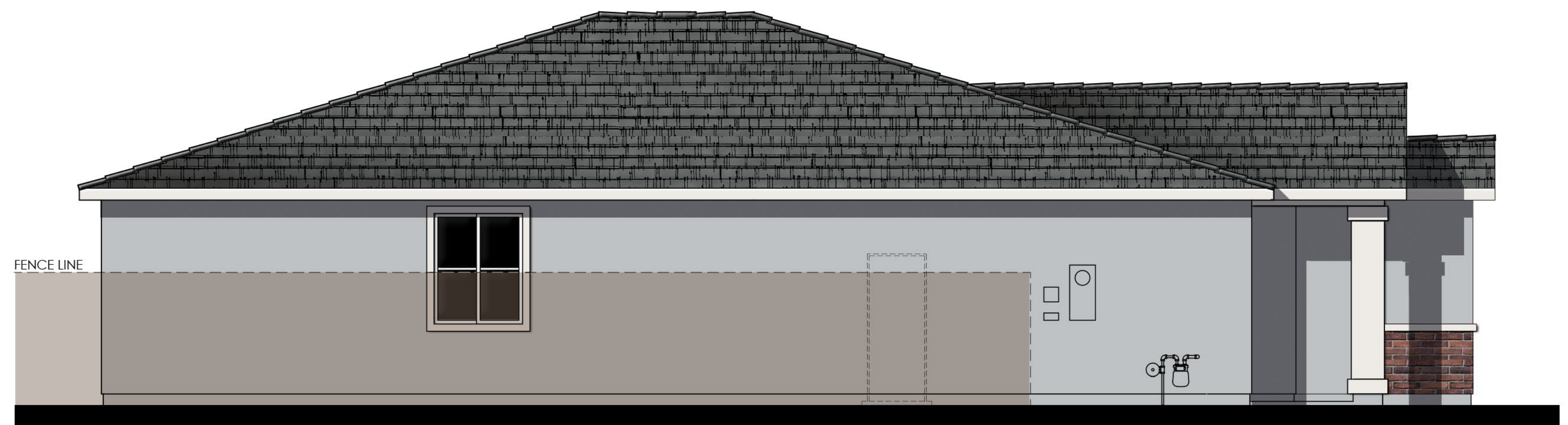
RIGHT

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 29

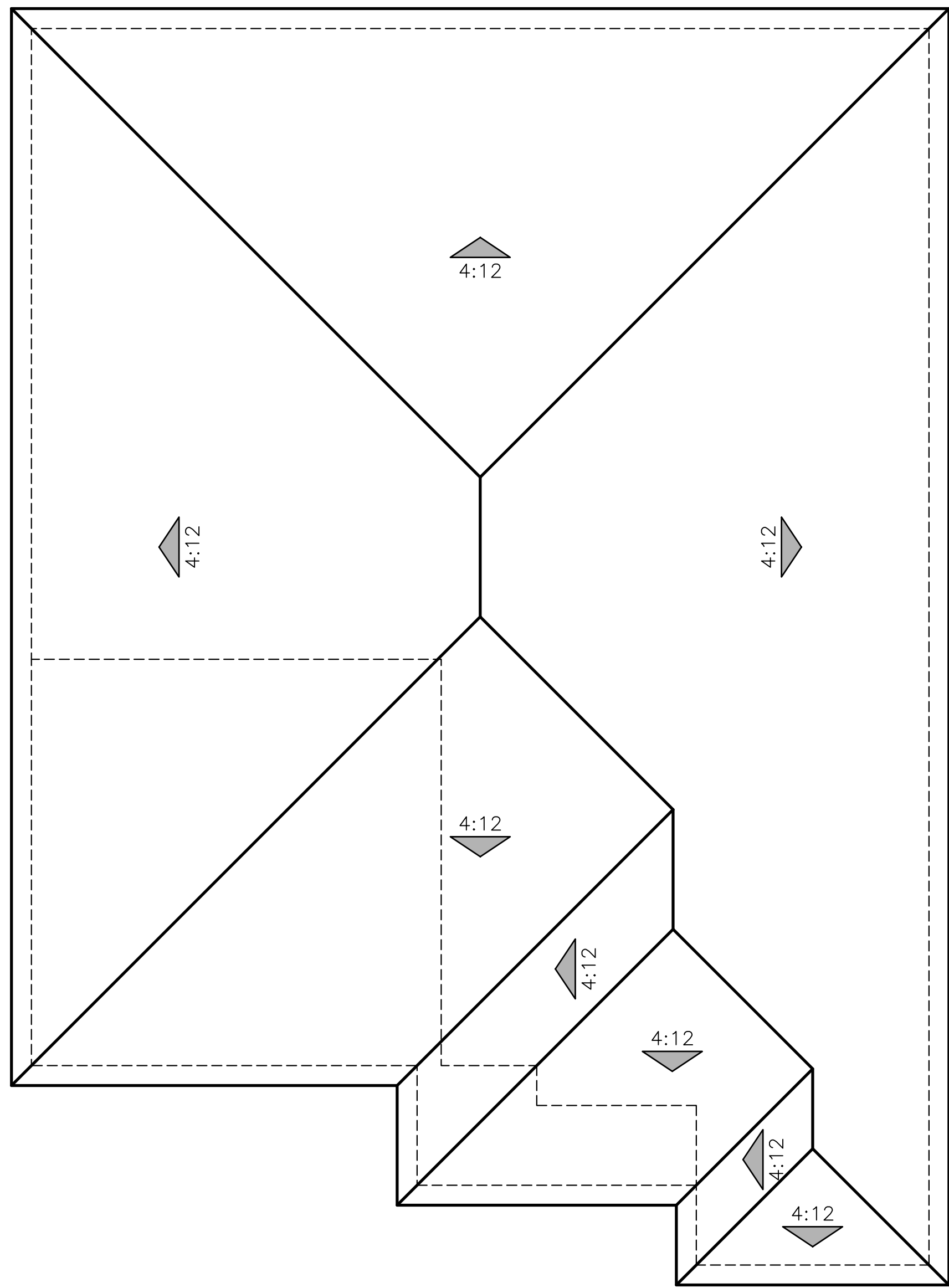
PLAN 4514 "E"
FARMHOUSE ELEVATIONS



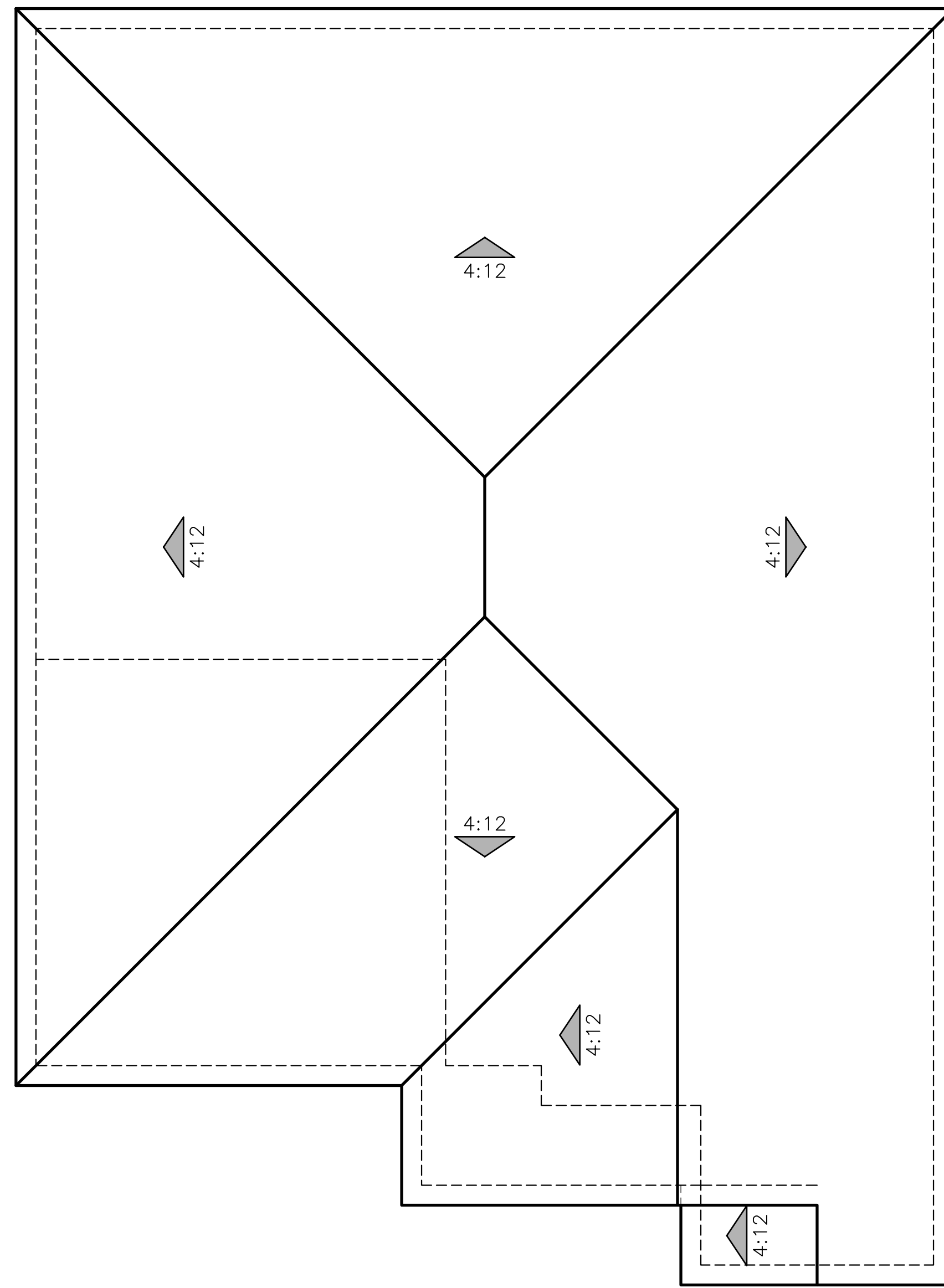
SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-5

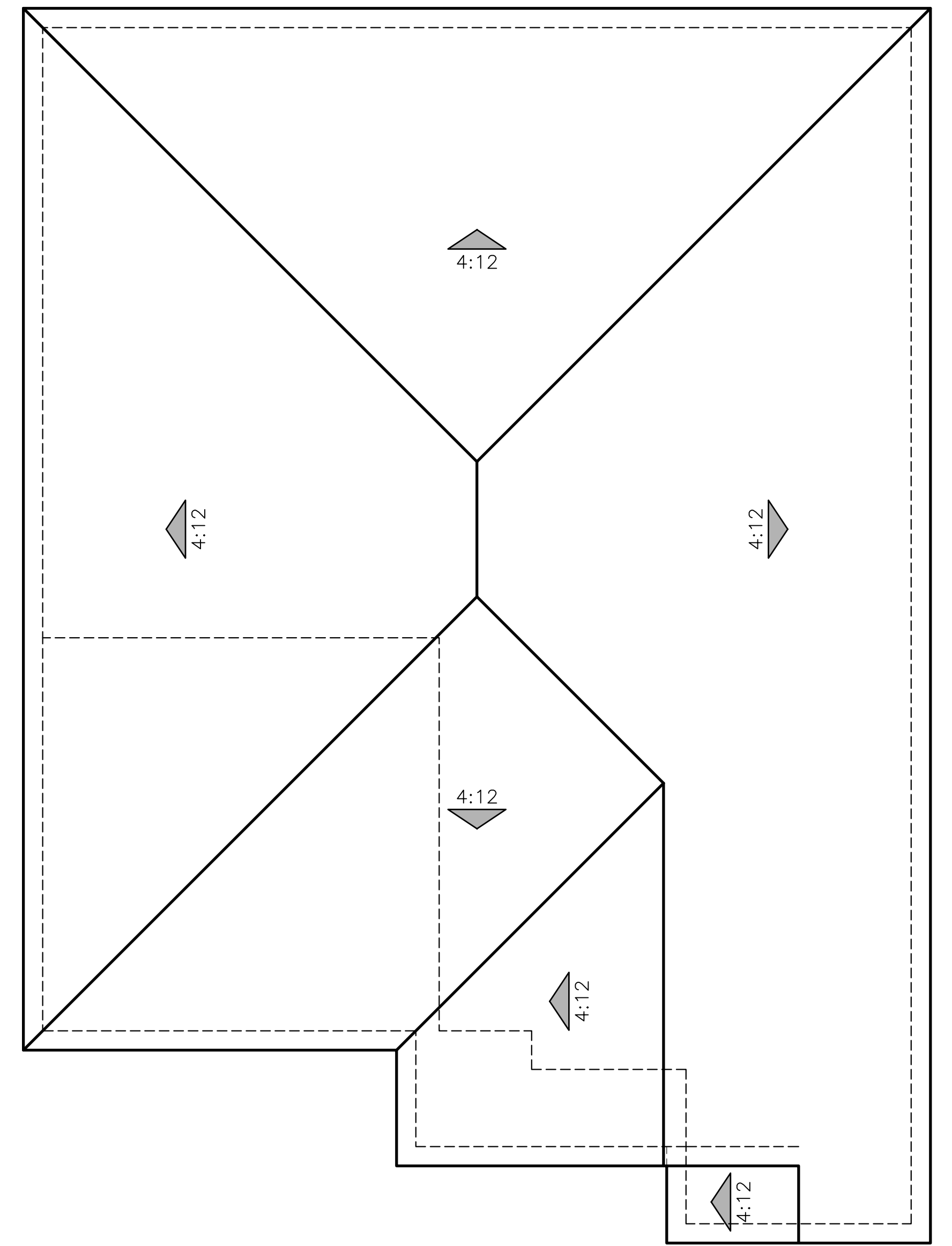
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"A" - SPANISH

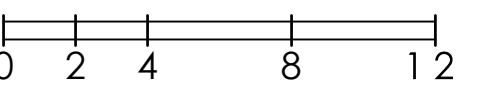


"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS
PLAN 4514

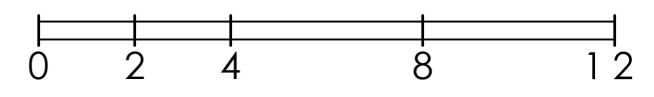




FLOOR PLAN
PLAN 4516
 4 BEDROOM, 2.5 BATH, STORAGE

**PLAN 4516
 AREA TABULATION**

CONDITIONED SPACE	
FLOOR AREA	2,176 SQ. FT.
TOTAL DWELLING	2,176 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	421 SQ. FT.
PATIO	95 SQ. FT.



SELLER'S AVENUE
 OAKLEY, CA

06/06/2023
 A-7

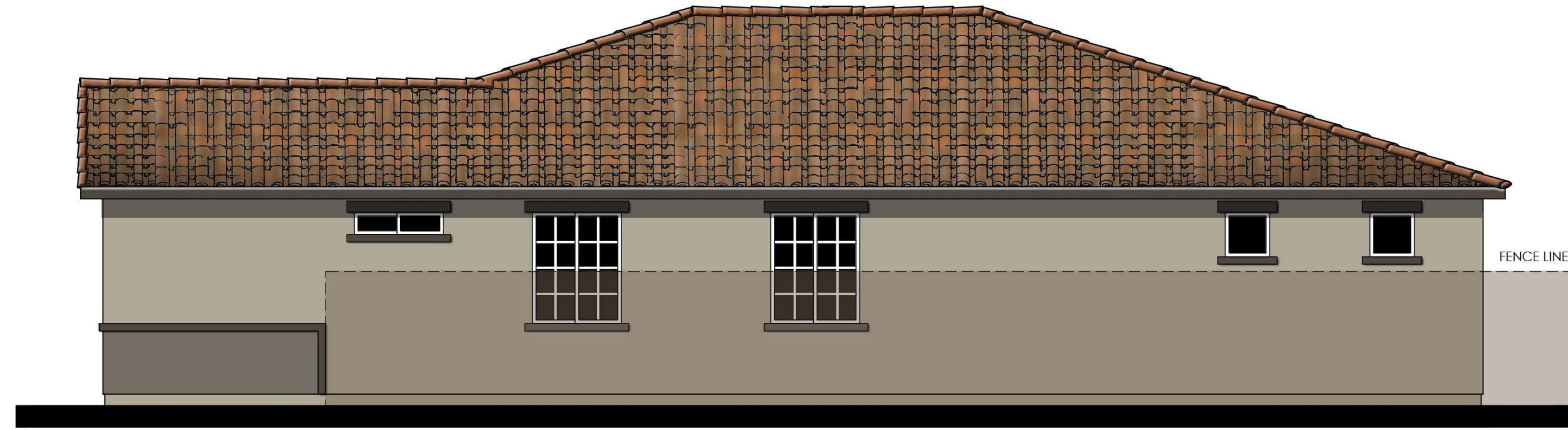
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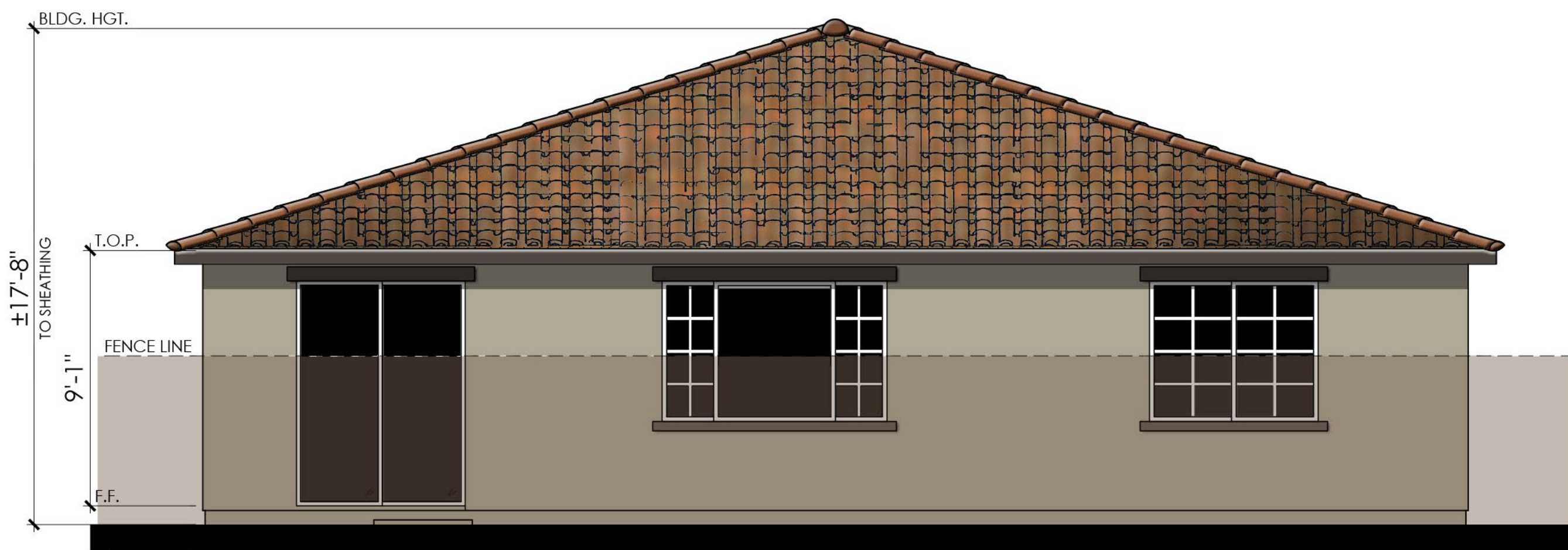
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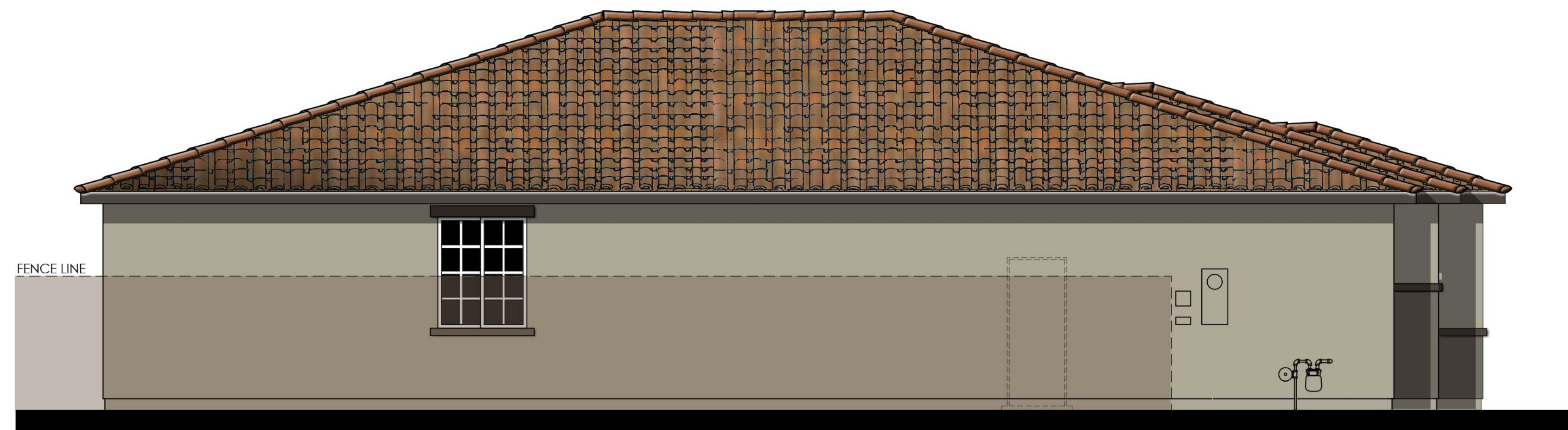
RIGHT

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



REAR



LEFT

COLOR SCHEME 16

PLAN 4516 "A"
SPANISH ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-8

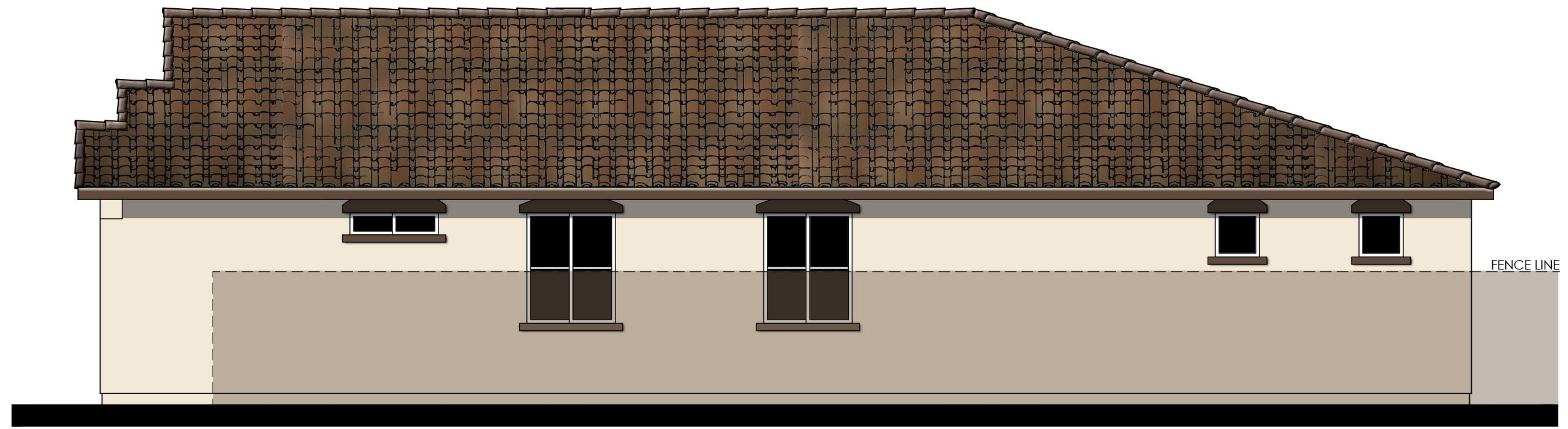
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Refer to landscape drawings for wall, tree, and shrub locations

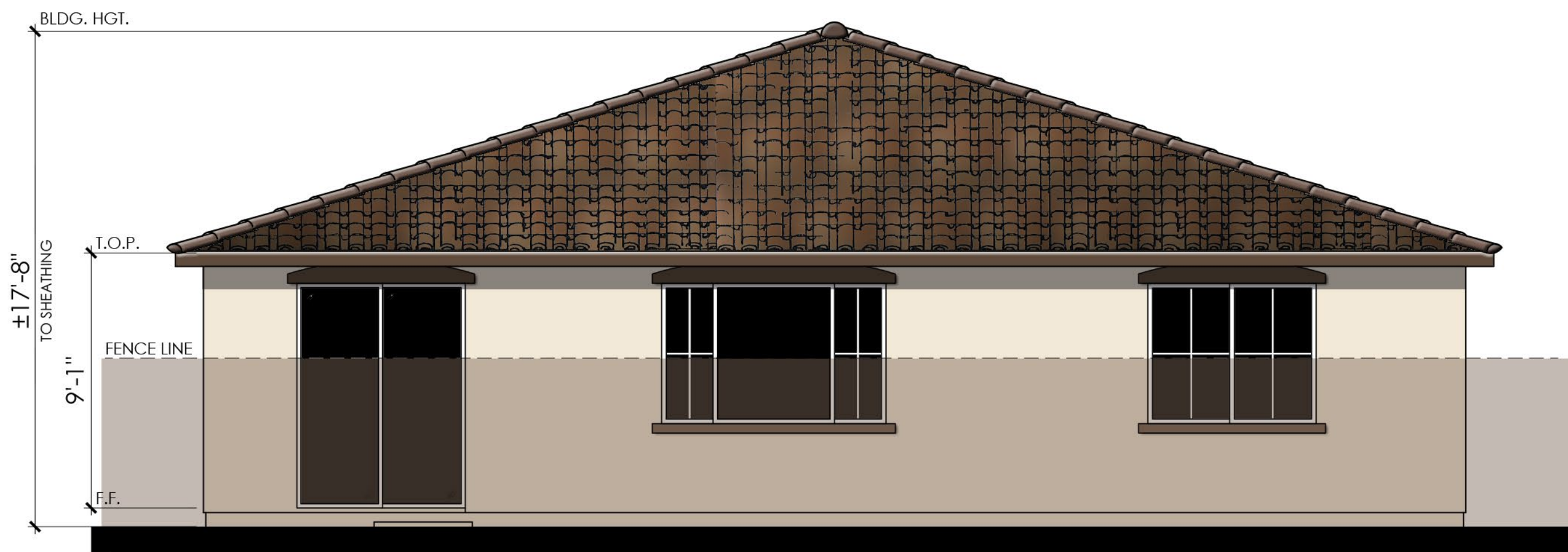
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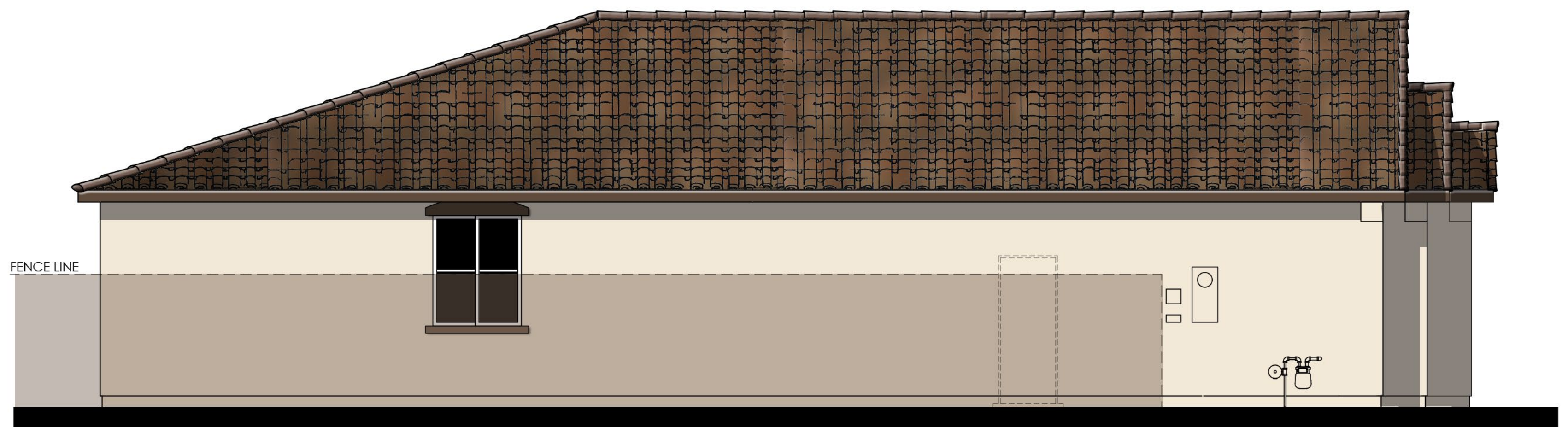
RIGHT

MATERIALS LEGEND

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



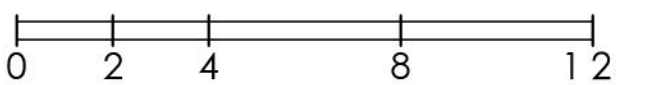
REAR



LEFT

COLOR SCHEME 19

PLAN 4516 "B"
SANTA BARBARA ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-9

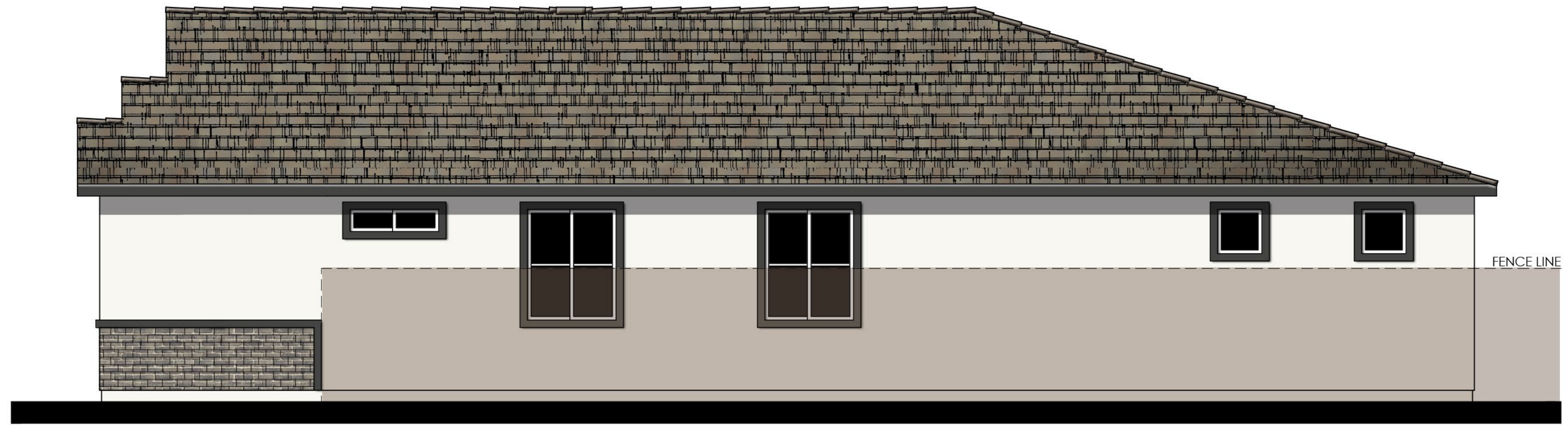
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PLANNING + ARCHITECTURE #21012



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

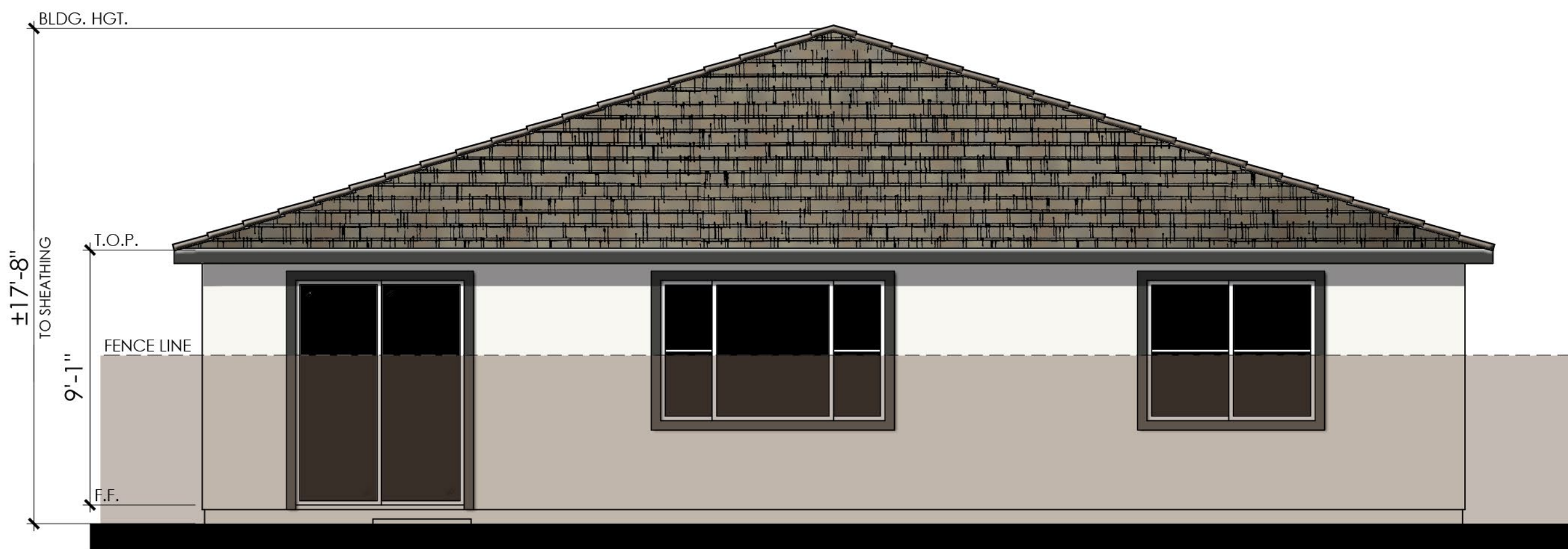
FRONT



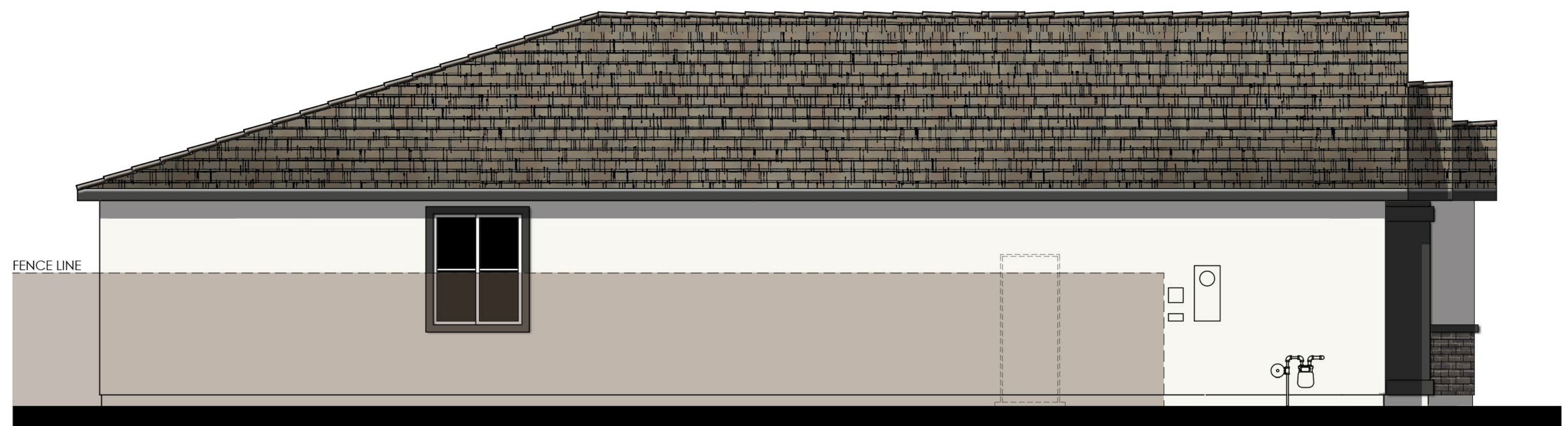
RIGHT

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 28

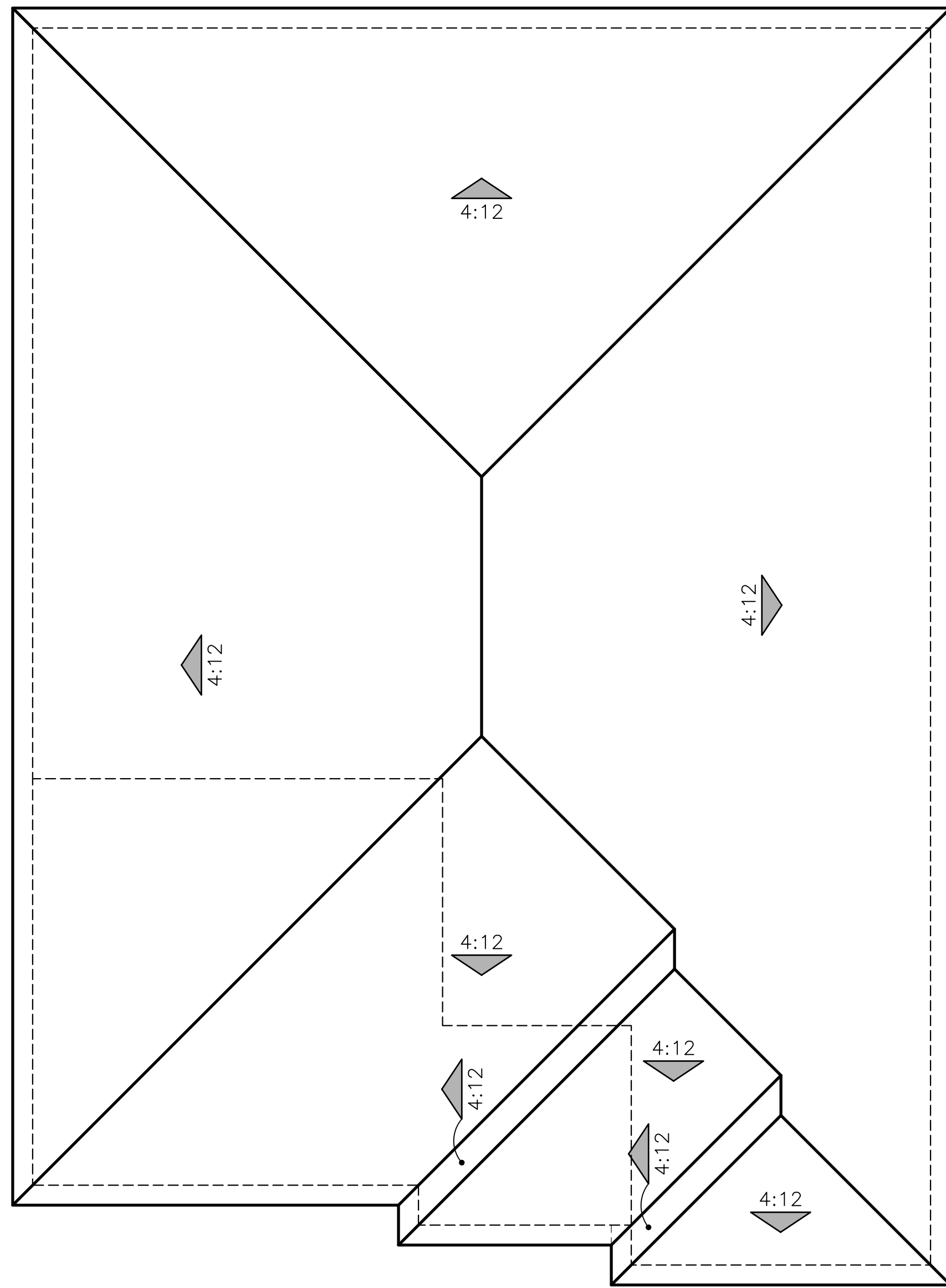
PLAN 4516 "E"
FARMHOUSE ELEVATIONS



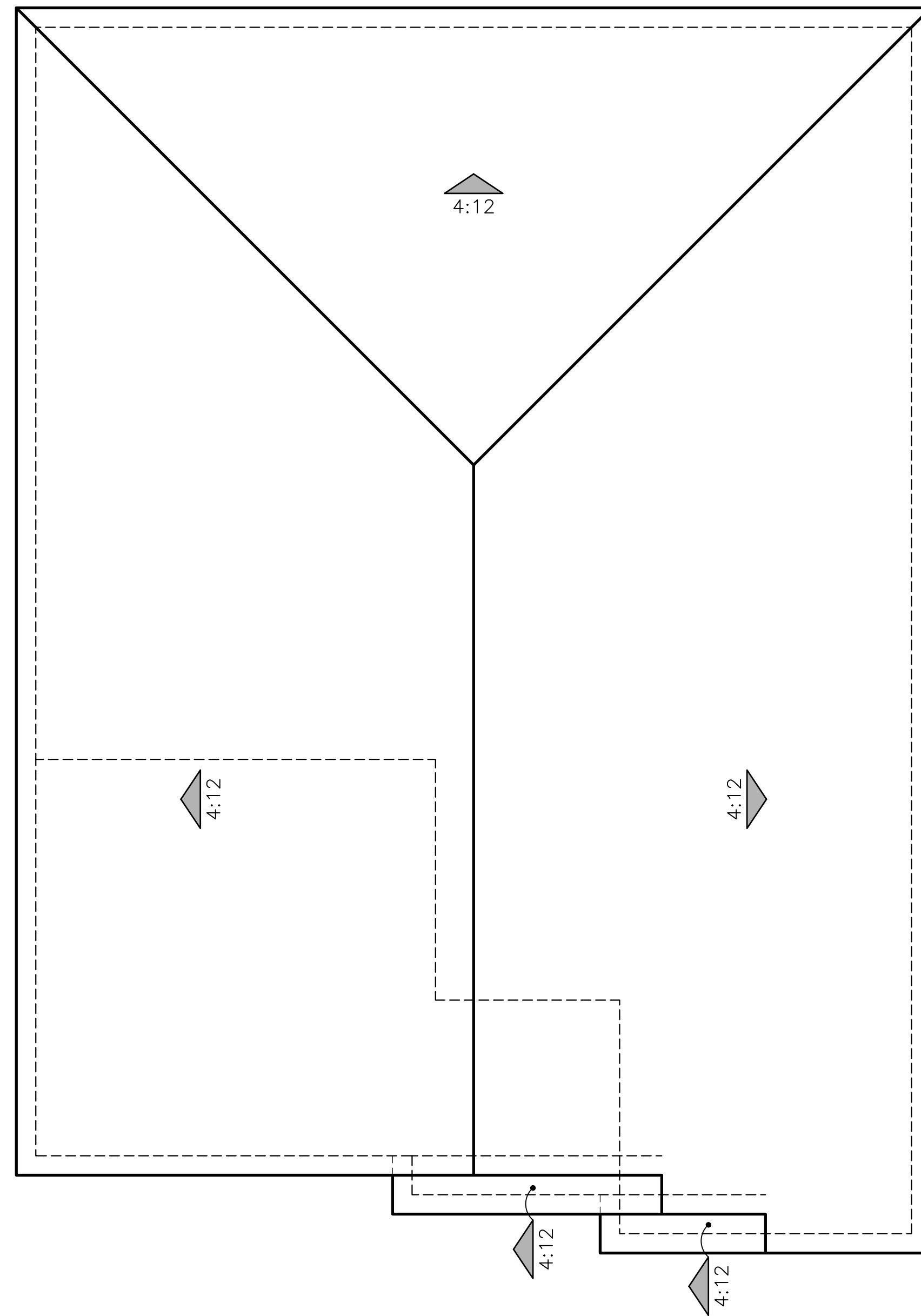
SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-10

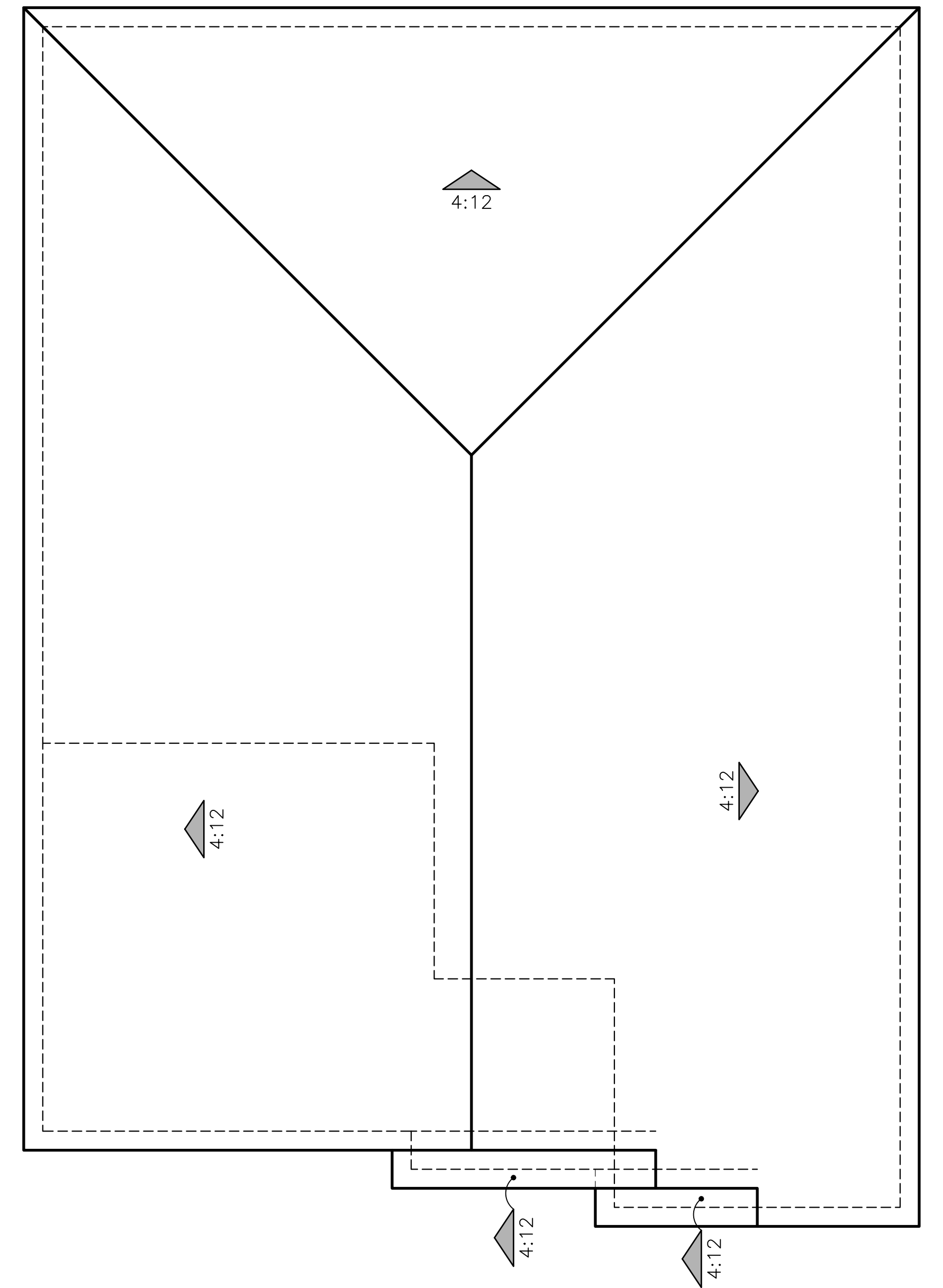
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"A" - SPANISH

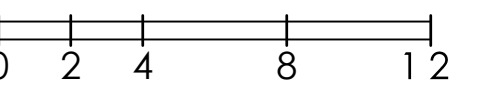


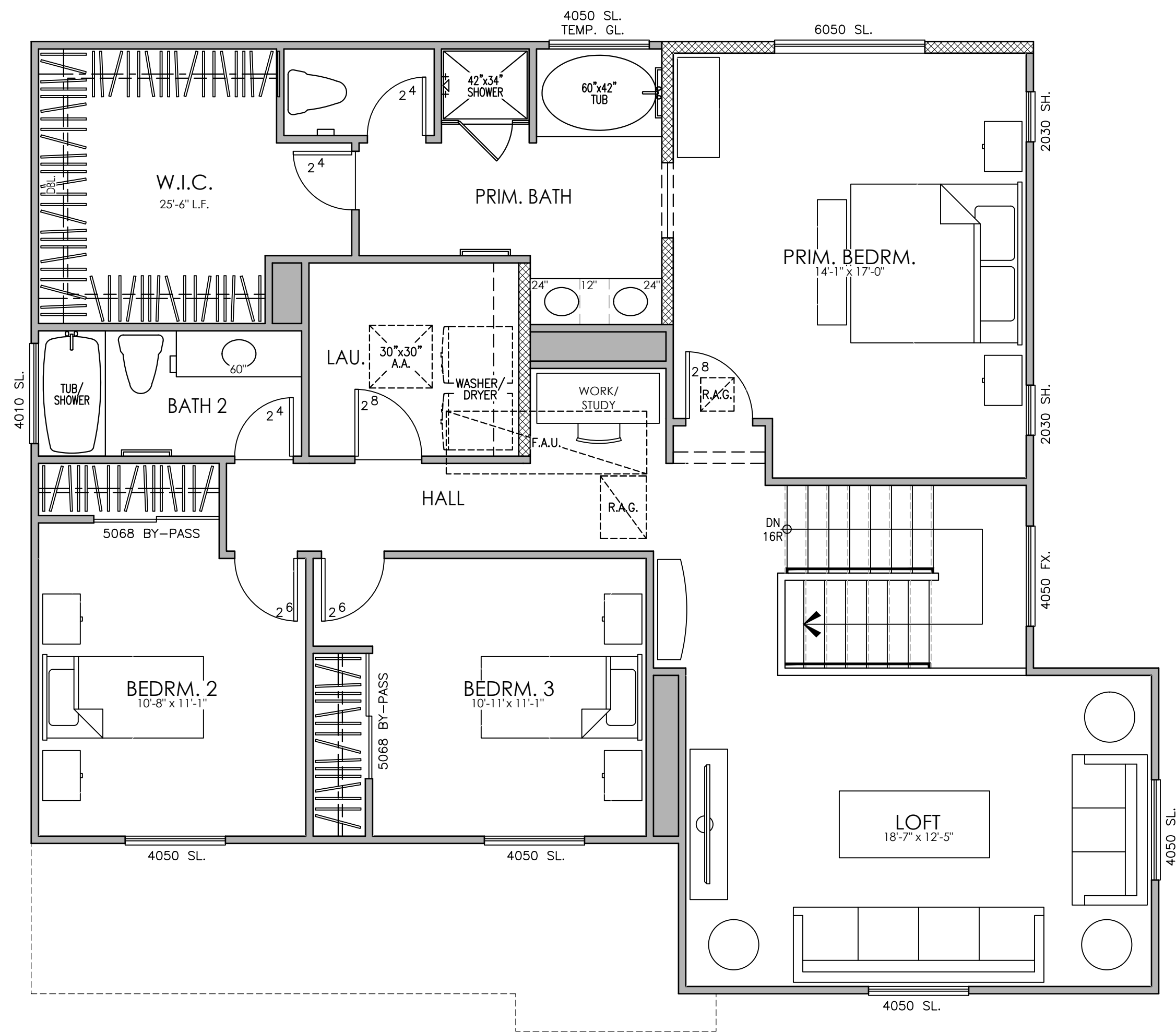
"B" - SANTA BARBARA



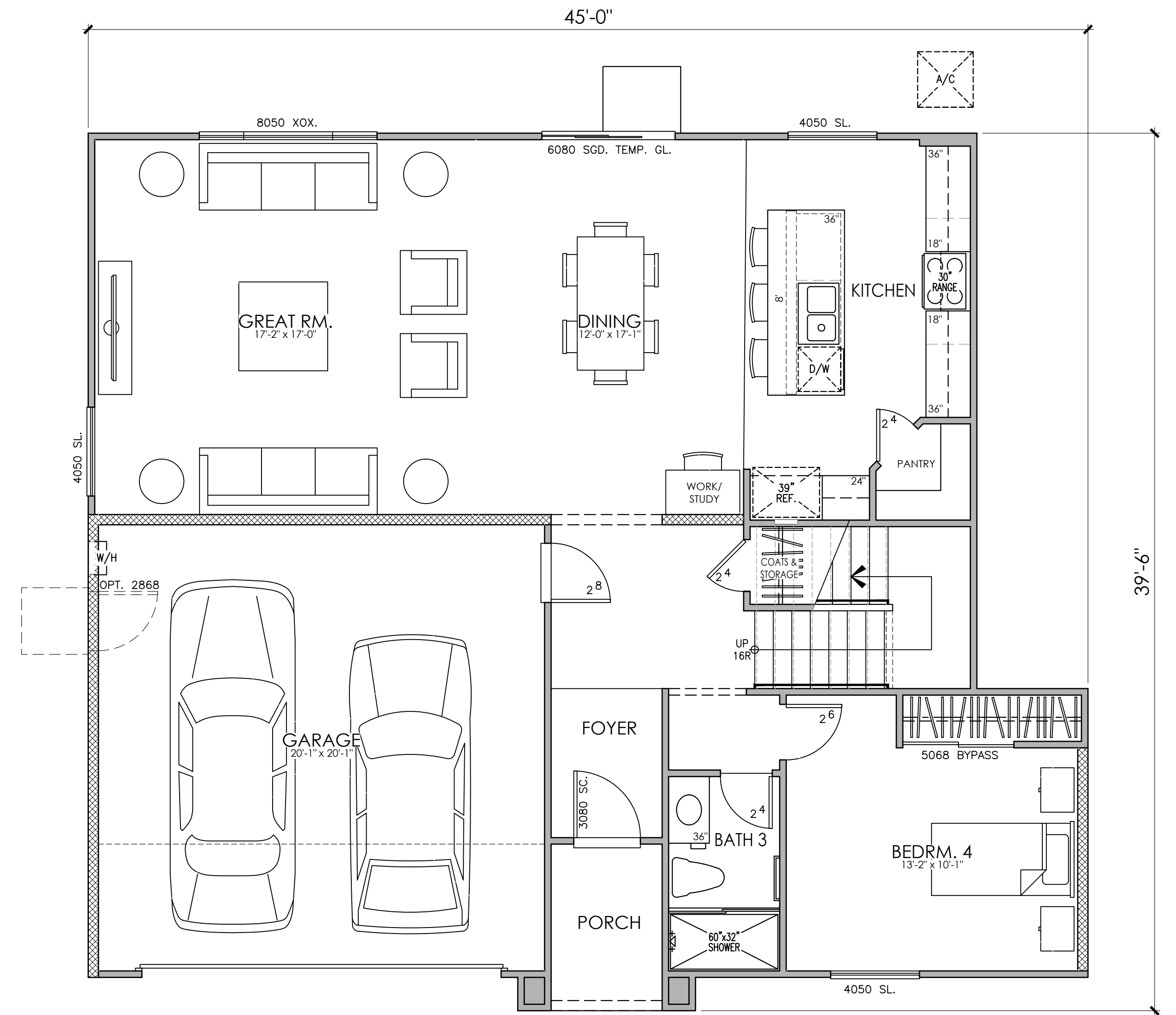
"E" - FARMHOUSE

ROOF PLANS
PLAN 4516





SECOND FLOOR PLAN

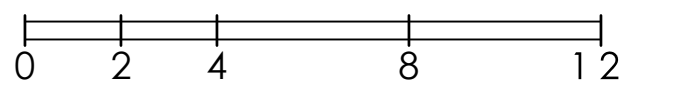


FIRST FLOOR PLAN

PLAN 4522
4 BEDROOM, 3 BATH, LOFT

PLAN 4522
AREA TABULATION

CONDITIONED SPACE	
FIRST FLOOR AREA	1,135 SQ. FT.
SECOND FLOOR AREA	1,358 SQ. FT.
TOTAL DWELLING	2,493 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	420 SQ. FT.
PATIO	38 SQ. FT.



SELLER'S AVENUE
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06/06/2023
A-12

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

FRONT



RIGHT



REAR

MATERIALS LEGEND

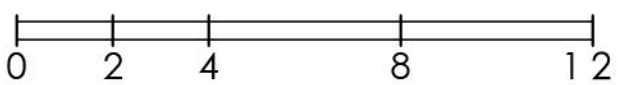
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 18

PLAN 4522 "A"
SPANISH ELEVATIONS



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OAKLEY, CA

06/06/2023
A-13

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

FRONT



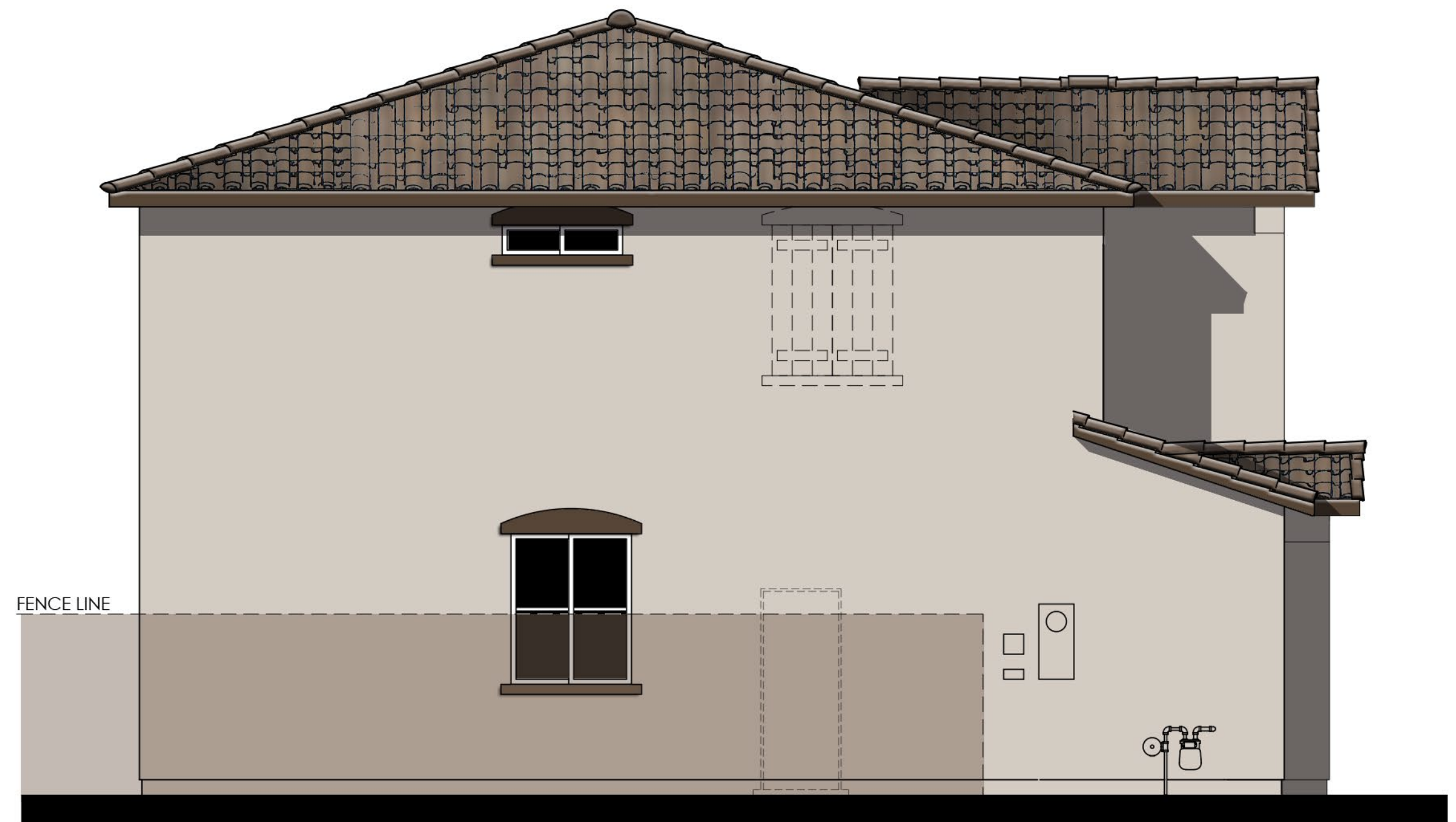
RIGHT



REAR

MATERIALS LEGEND

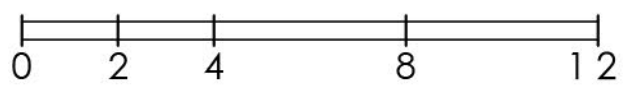
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 21

PLAN 4522 "B"
SANTA BARBARA ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-14

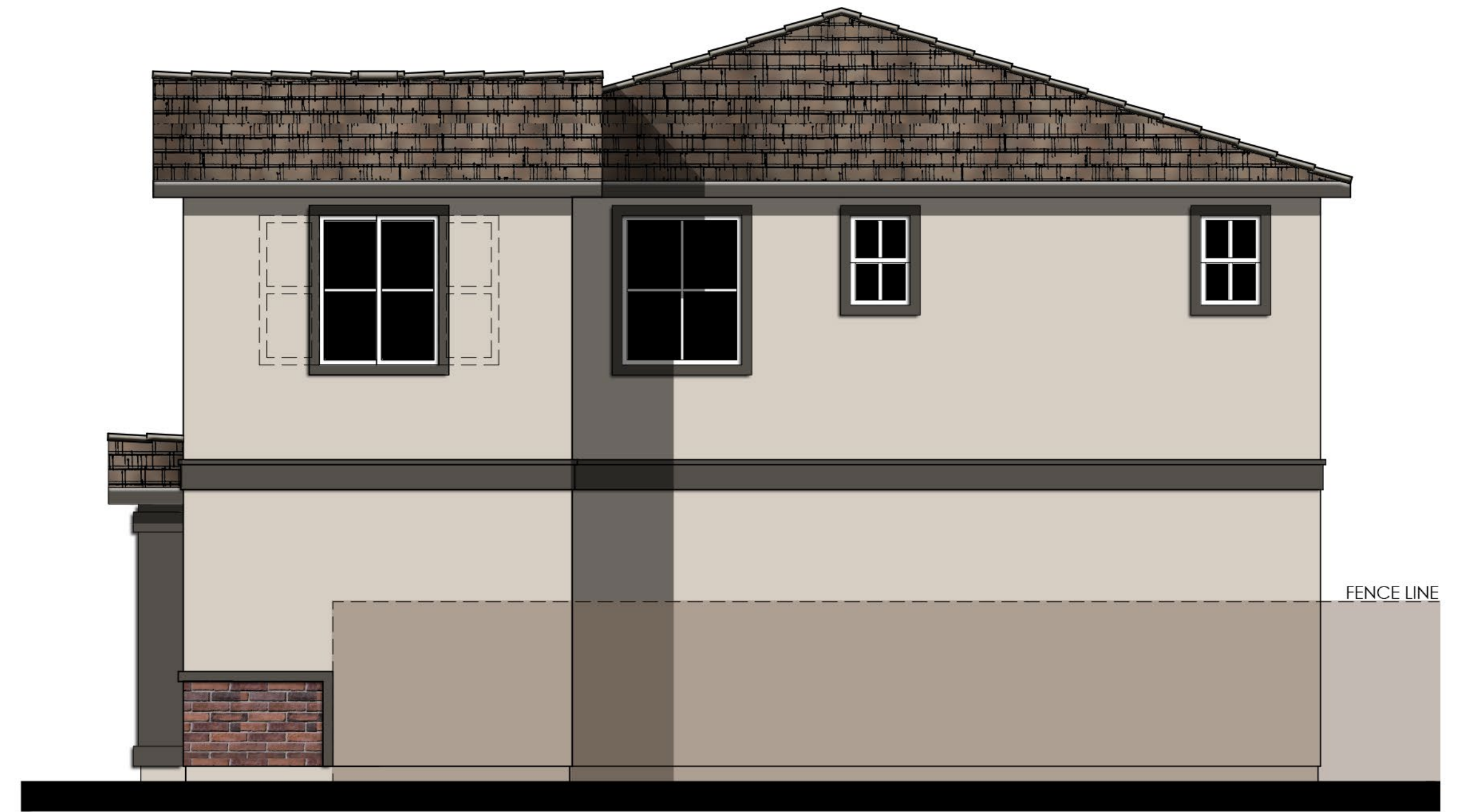
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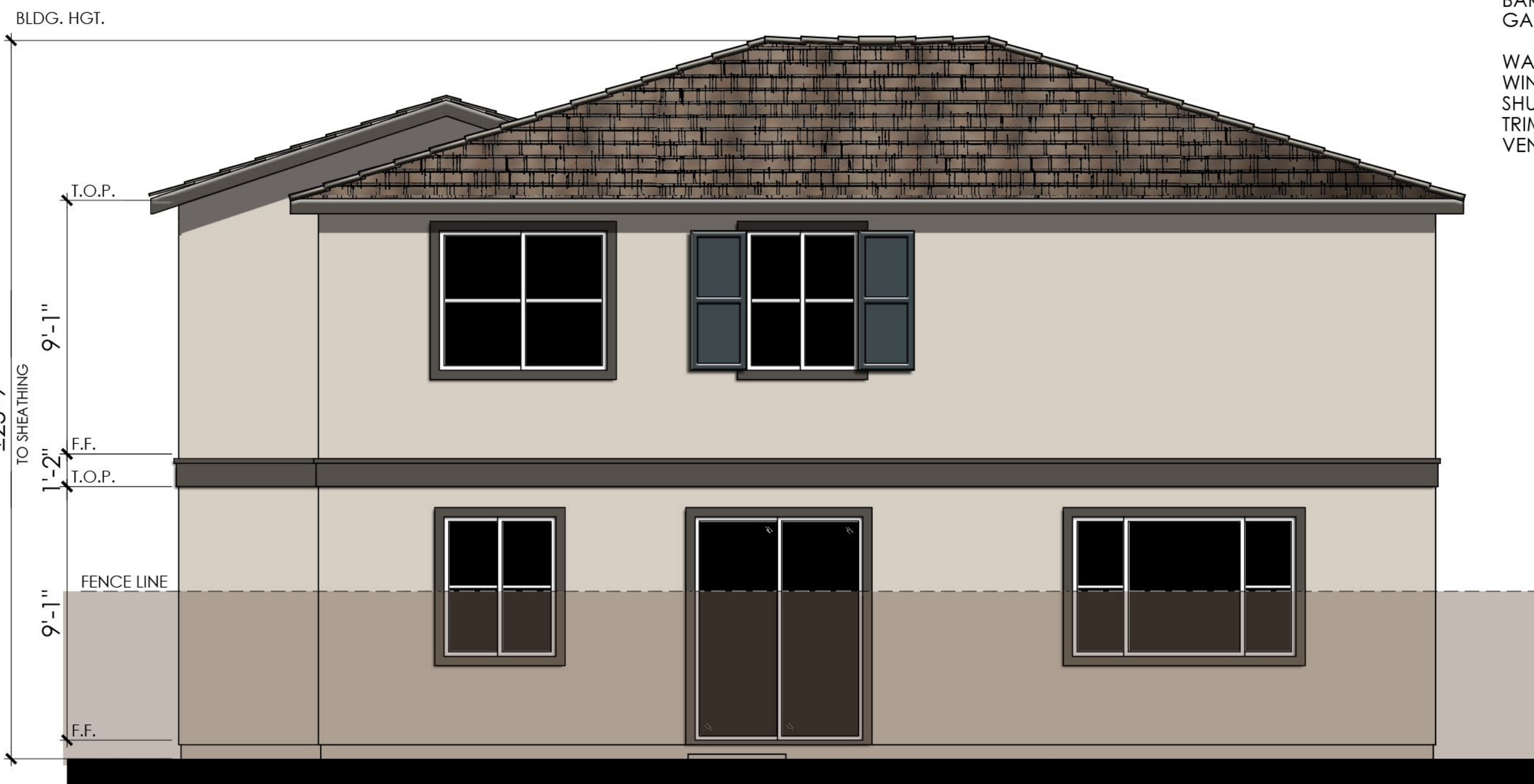
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



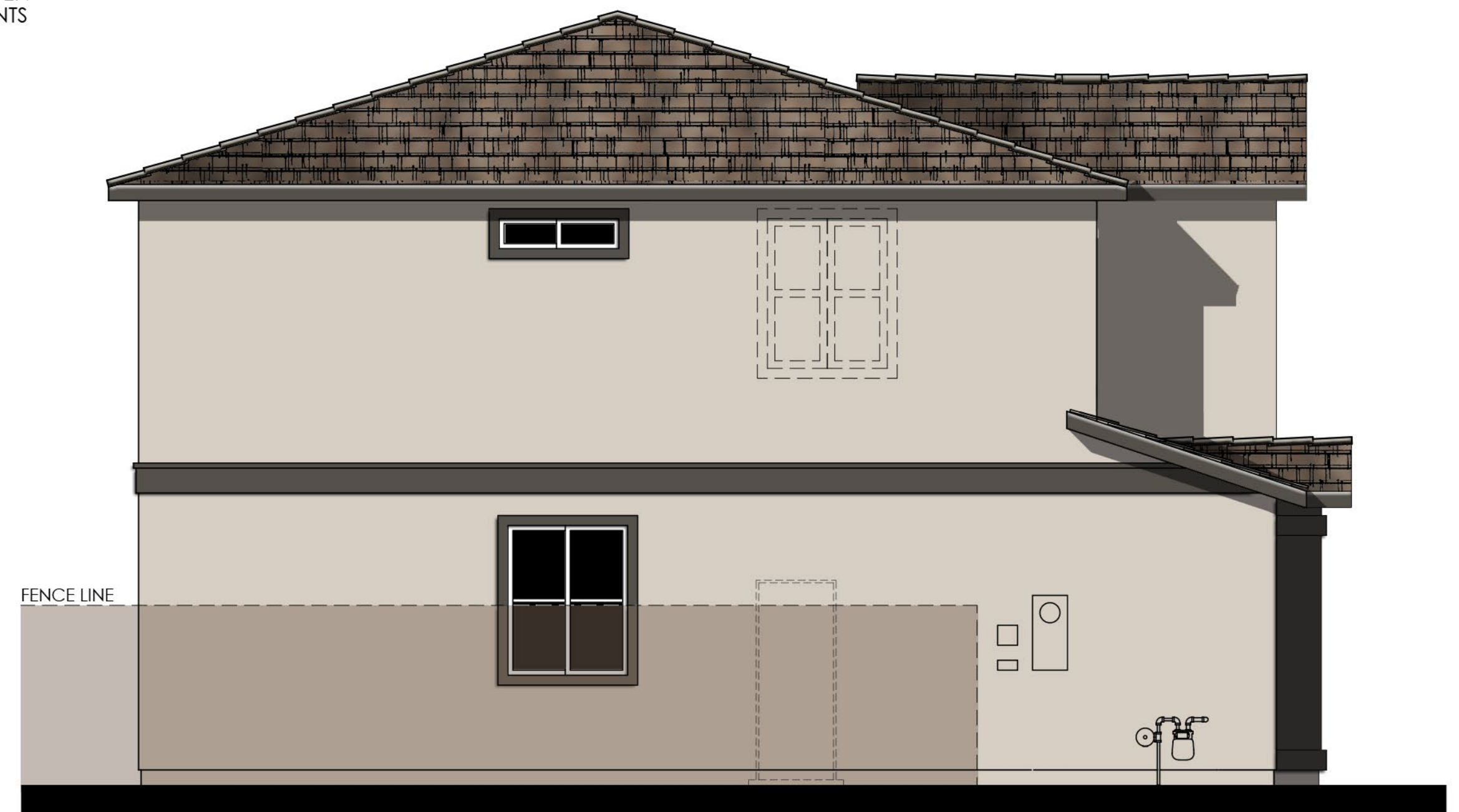
RIGHT



REAR

MATERIALS LEGEND

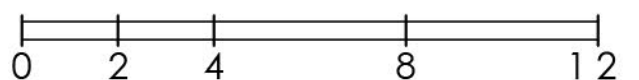
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL W/ WINDOWS
 - ROOF: CONCRETE FLAT TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE: CEMENTITIOUS BOARD AND BATTEN W/ DECORATIVE GABLE END VENTS
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: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



LEFT

COLOR SCHEME 30

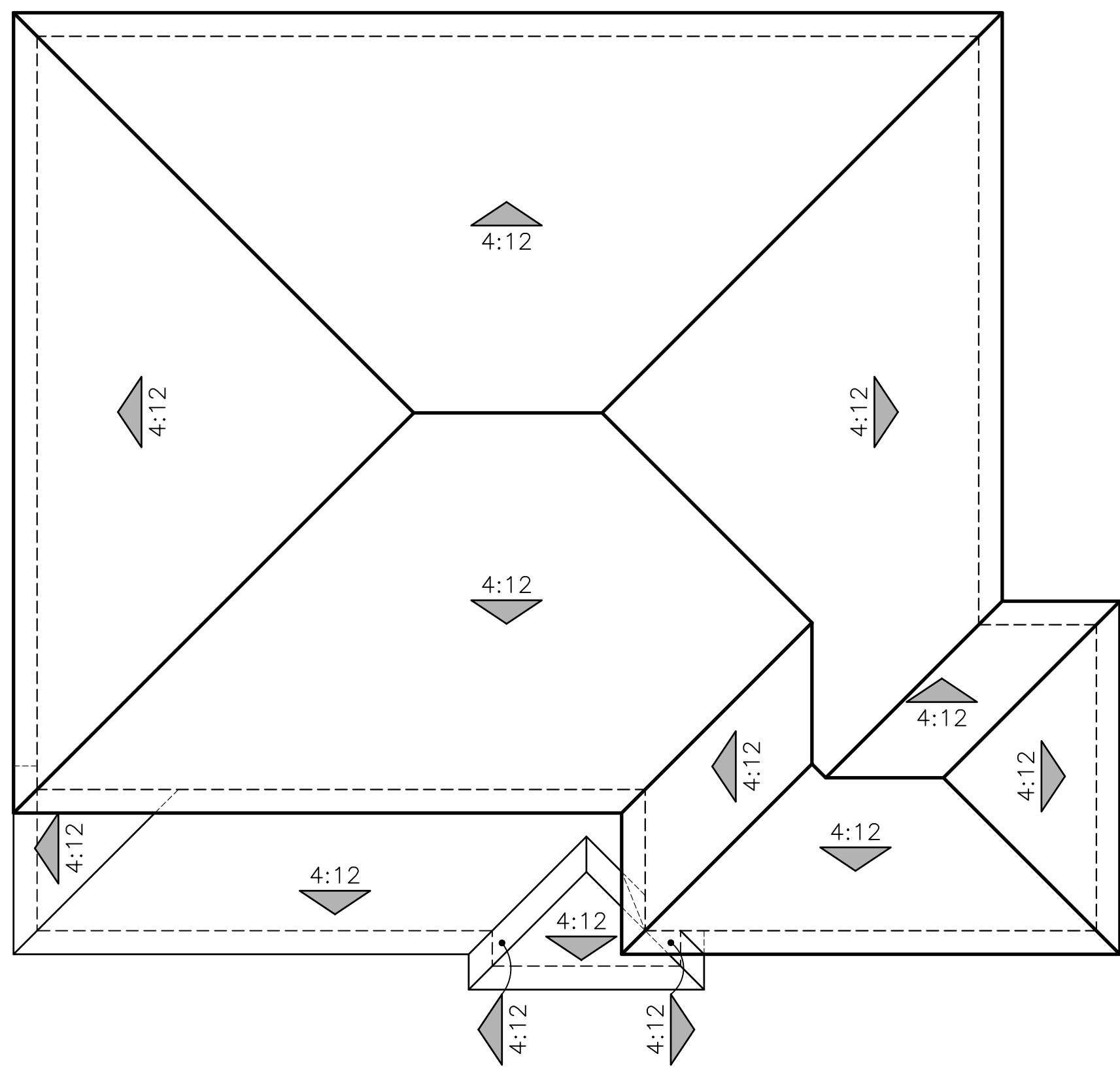
PLAN 4522 "E"
FARMHOUSE ELEVATIONS



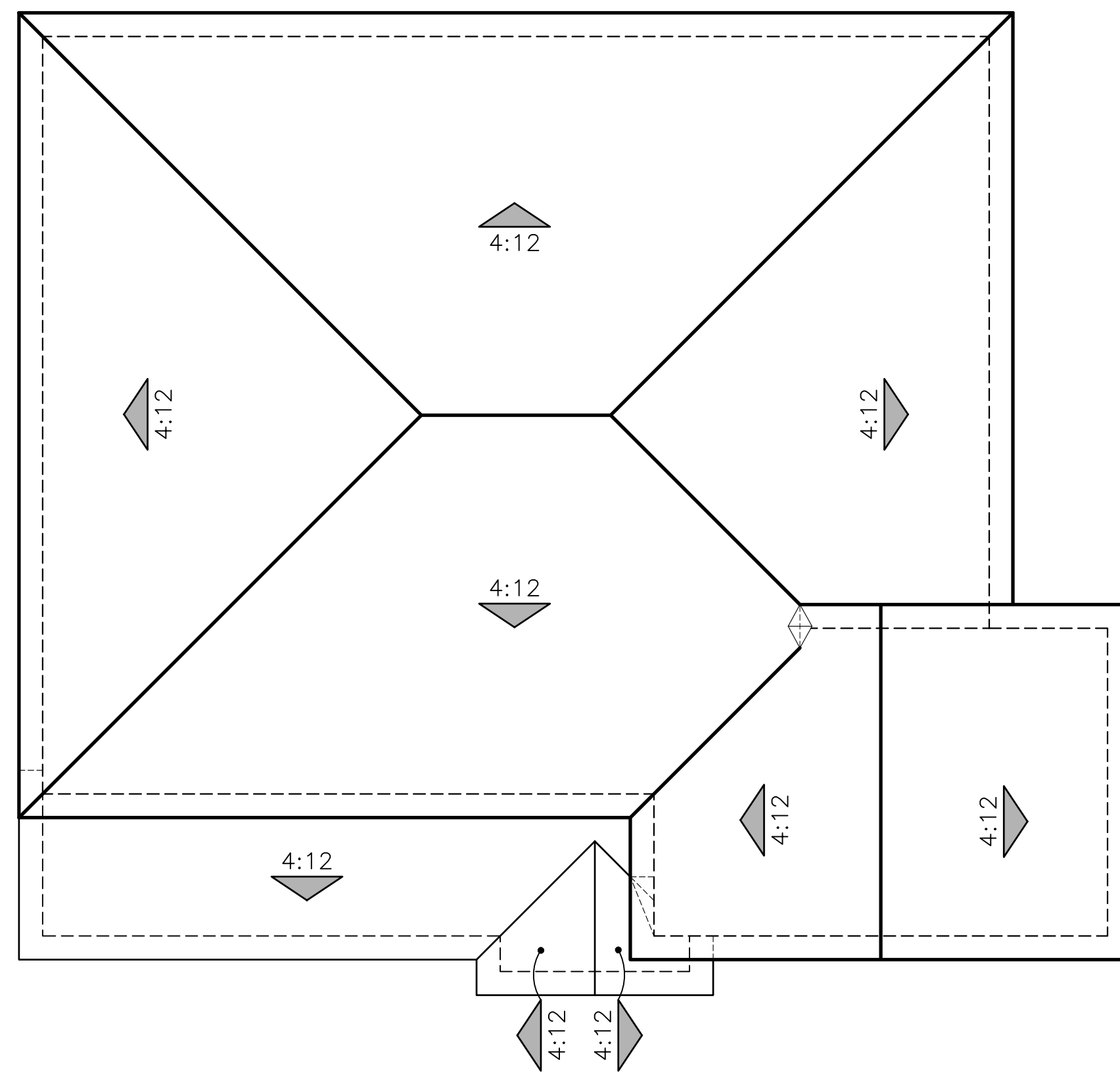
SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-15

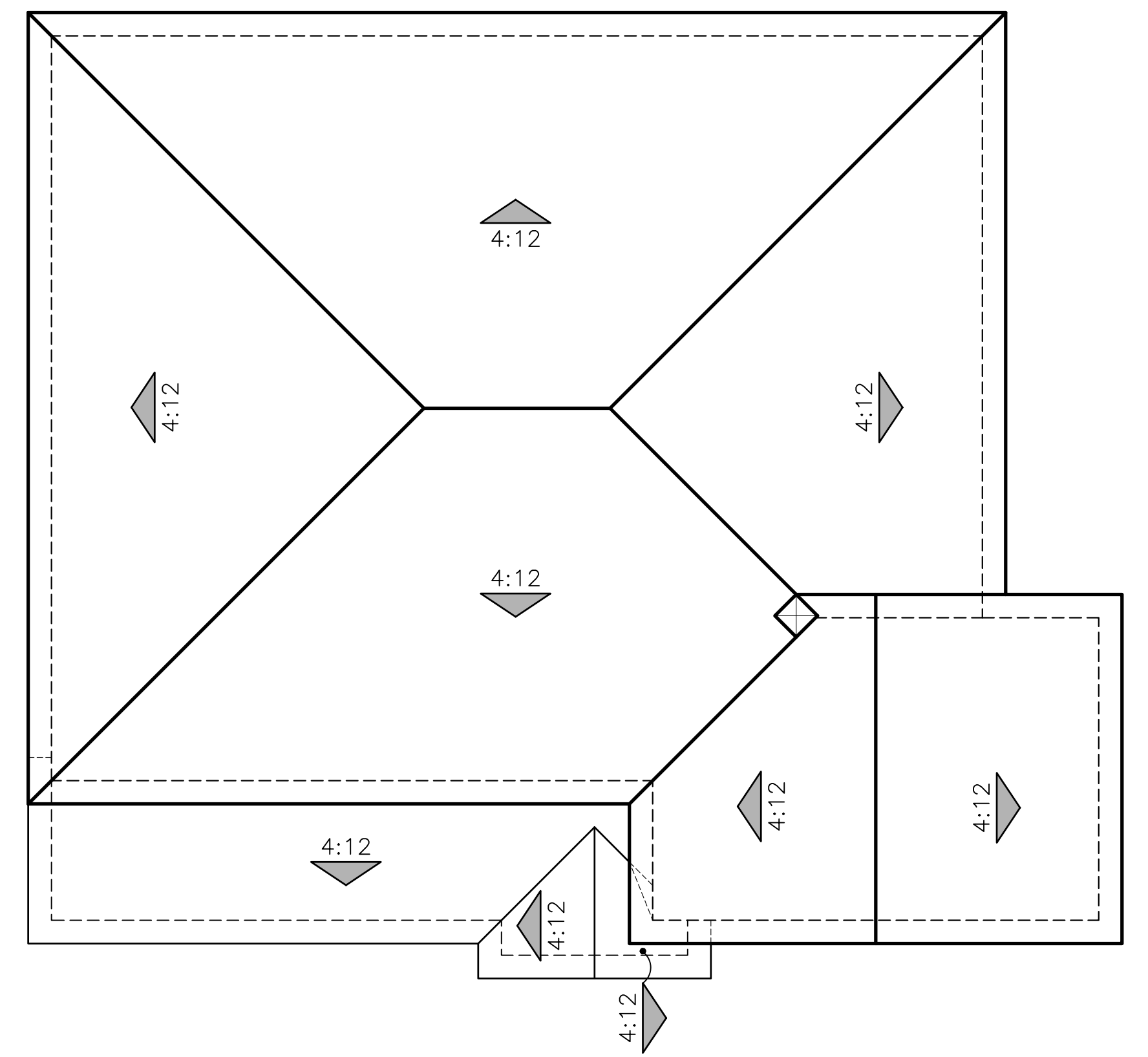
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"A" - SPANISH

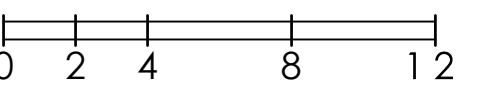


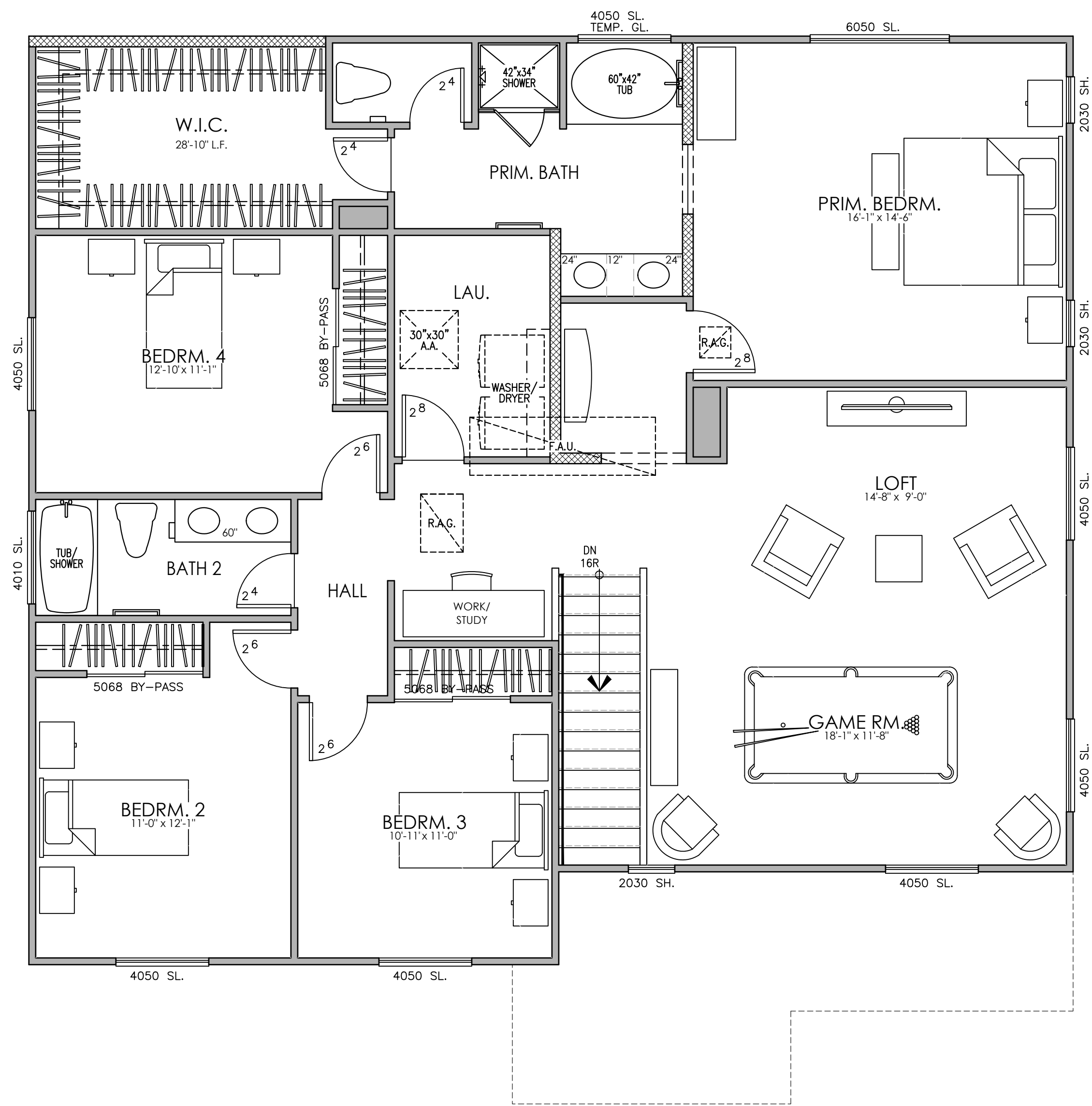
"B" - SANTA BARBARA



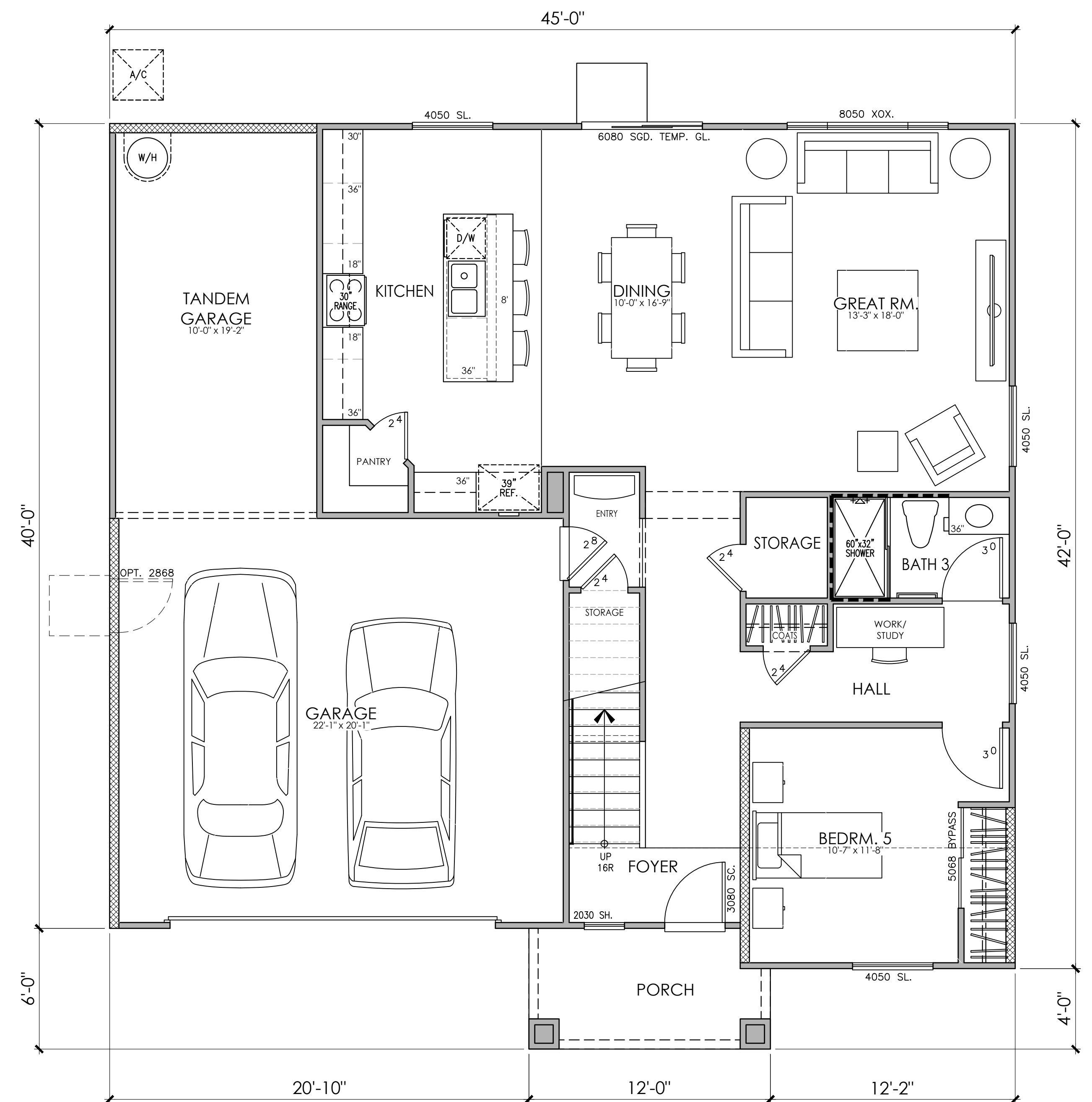
"E" - FARMHOUSE

ROOF PLANS
PLAN 4522





SECOND FLOOR PLAN

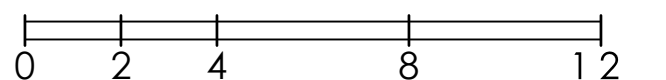


FIRST FLOOR PLAN

PLAN 4524
5 BEDROOM, 3 BATH, LOFT, GAME ROOM

PLAN 4524
AREA TABULATION

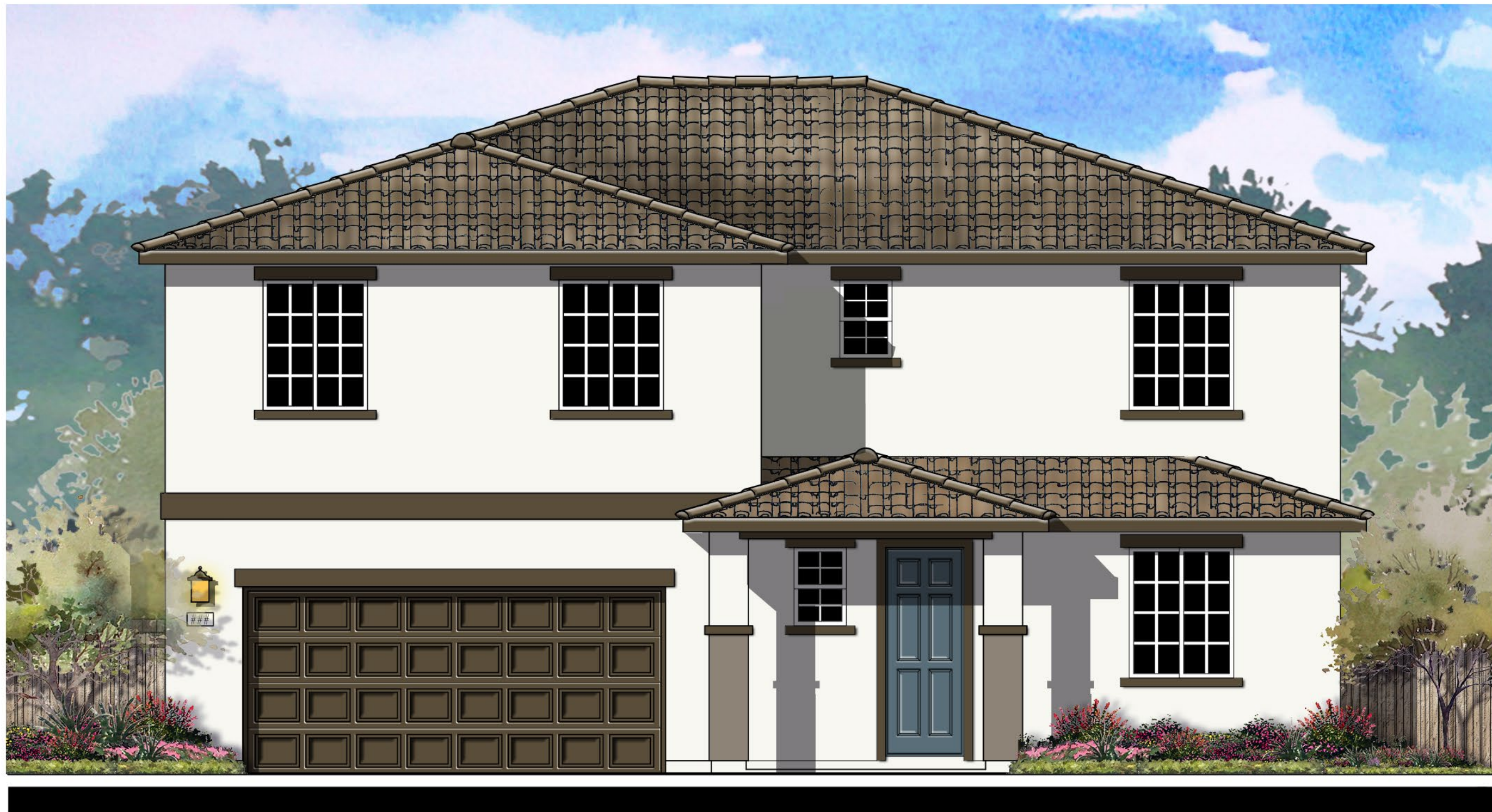
CONDITIONED SPACE	
FIRST FLOOR AREA	1,166 SQ. FT.
SECOND FLOOR AREA	1,667 SQ. FT.
TOTAL DWELLING	2,833 SQ. FT.
UNCONDITIONED SPACE	
GARAGE	661 SQ. FT.
PATIO	37 SQ. FT.



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-17

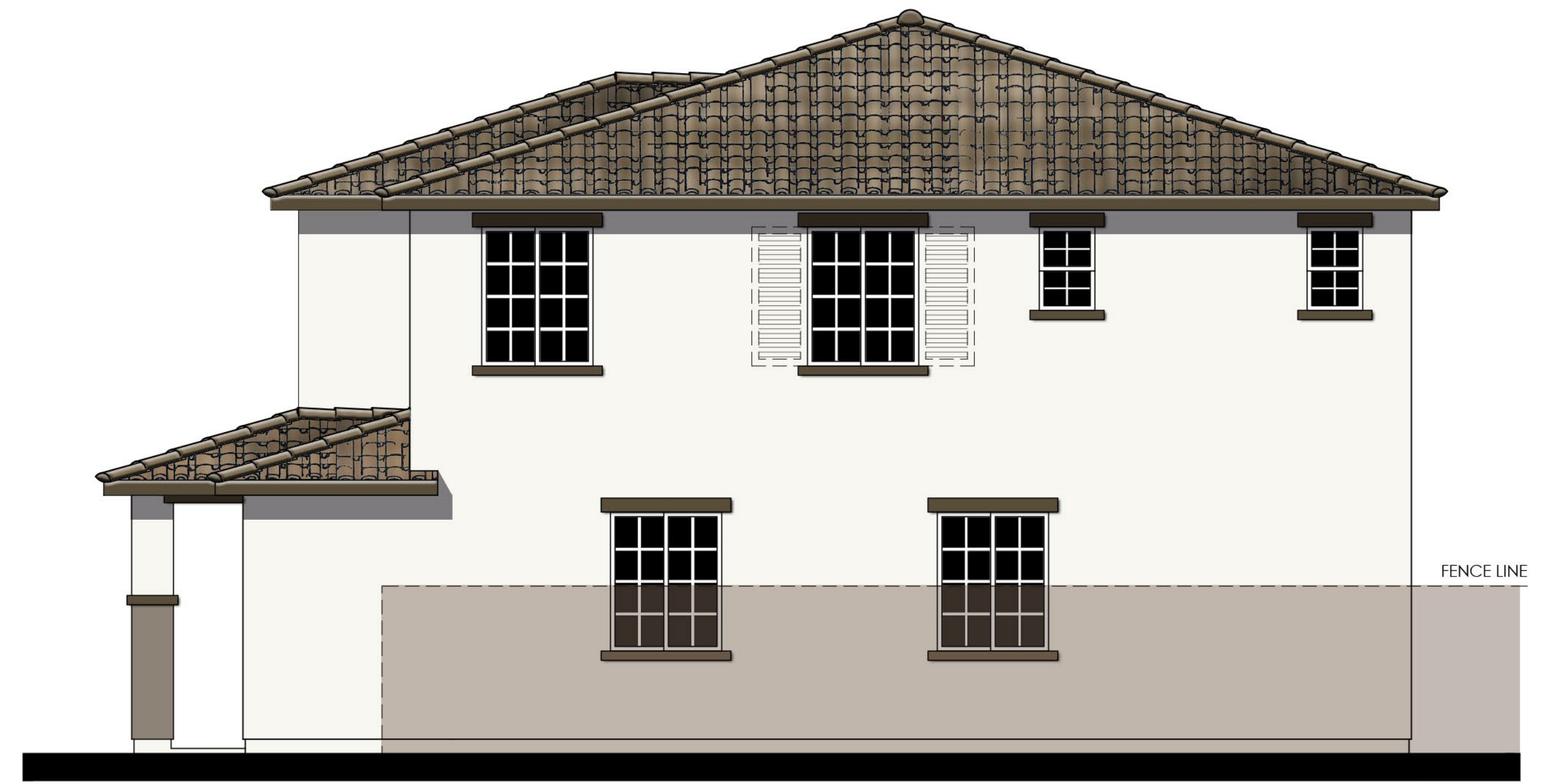
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT

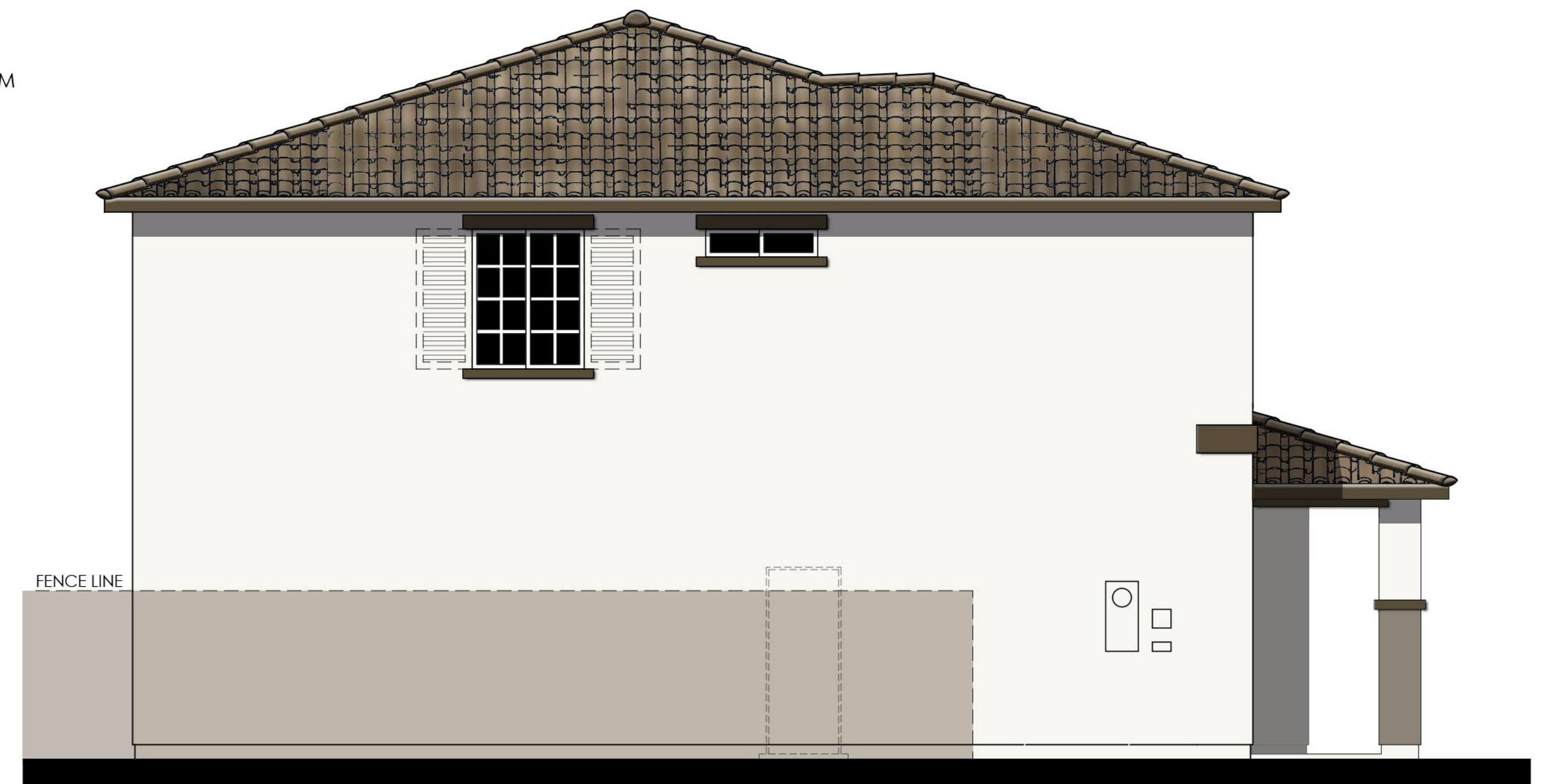


RIGHT



REAR

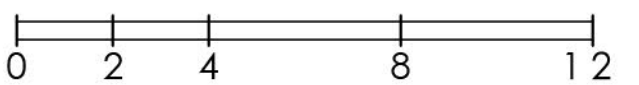
MATERIALS LEGEND
(WHERE OCCURS)
 FRONT DOOR: FIBERGLASS
 GARAGE DOOR: METAL SECTIONAL
 ROOF: CONCRETE LOW PROFILE "S" TILE
 FASCIA: 2x6 WOOD
 BARGE: 2x6 WOOD
 WALL: STUCCO
 WINDOWS: VINYL W/ GRIDS
 SHUTTERS: SIMULATED WOOD
 TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 17

PLAN 4524 "A"
 SPANISH ELEVATIONS



SELLER'S AVENUE
 OAKLEY, CA

06/06/2023
 A-18

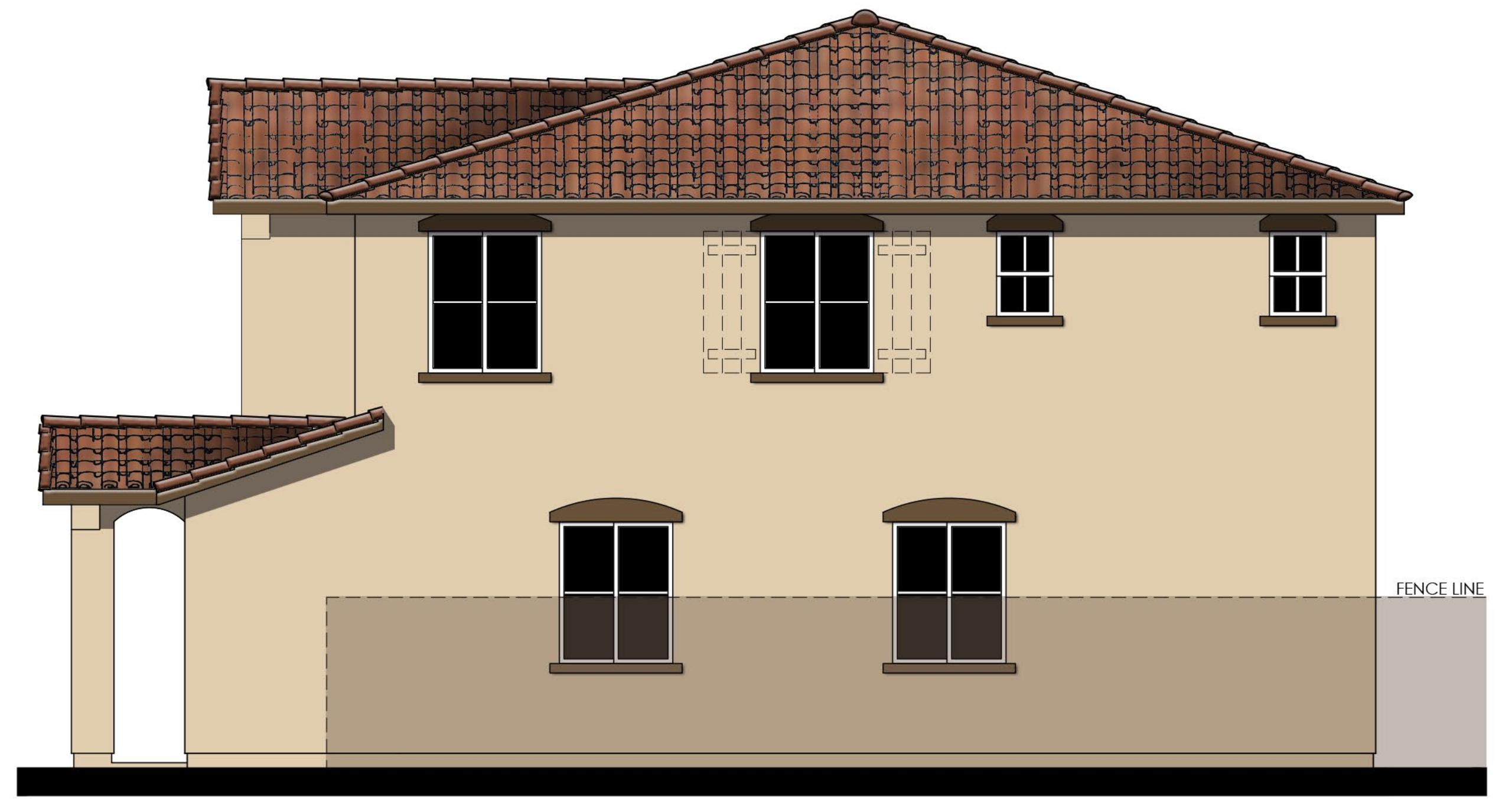
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



RIGHT



REAR

MATERIALS LEGEND

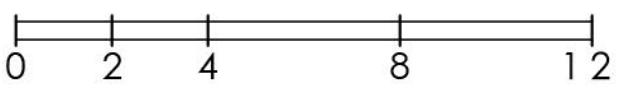
- (WHERE OCCURS)
- FRONT DOOR: FIBERGLASS
 - GARAGE DOOR: METAL SECTIONAL
 - ROOF: CONCRETE LOW PROFILE "S" TILE
 - FASCIA: 2x6 WOOD
 - BARGE: 2x6 WOOD
 - GABLE END: SIMULATED CLAY TILE
 - WALL: STUCCO
 - WINDOWS: VINYL W/ GRIDS
 - SHUTTERS: SIMULATED WOOD
 - TRIM: STUCCO OVER FOAM



LEFT

COLOR SCHEME 20

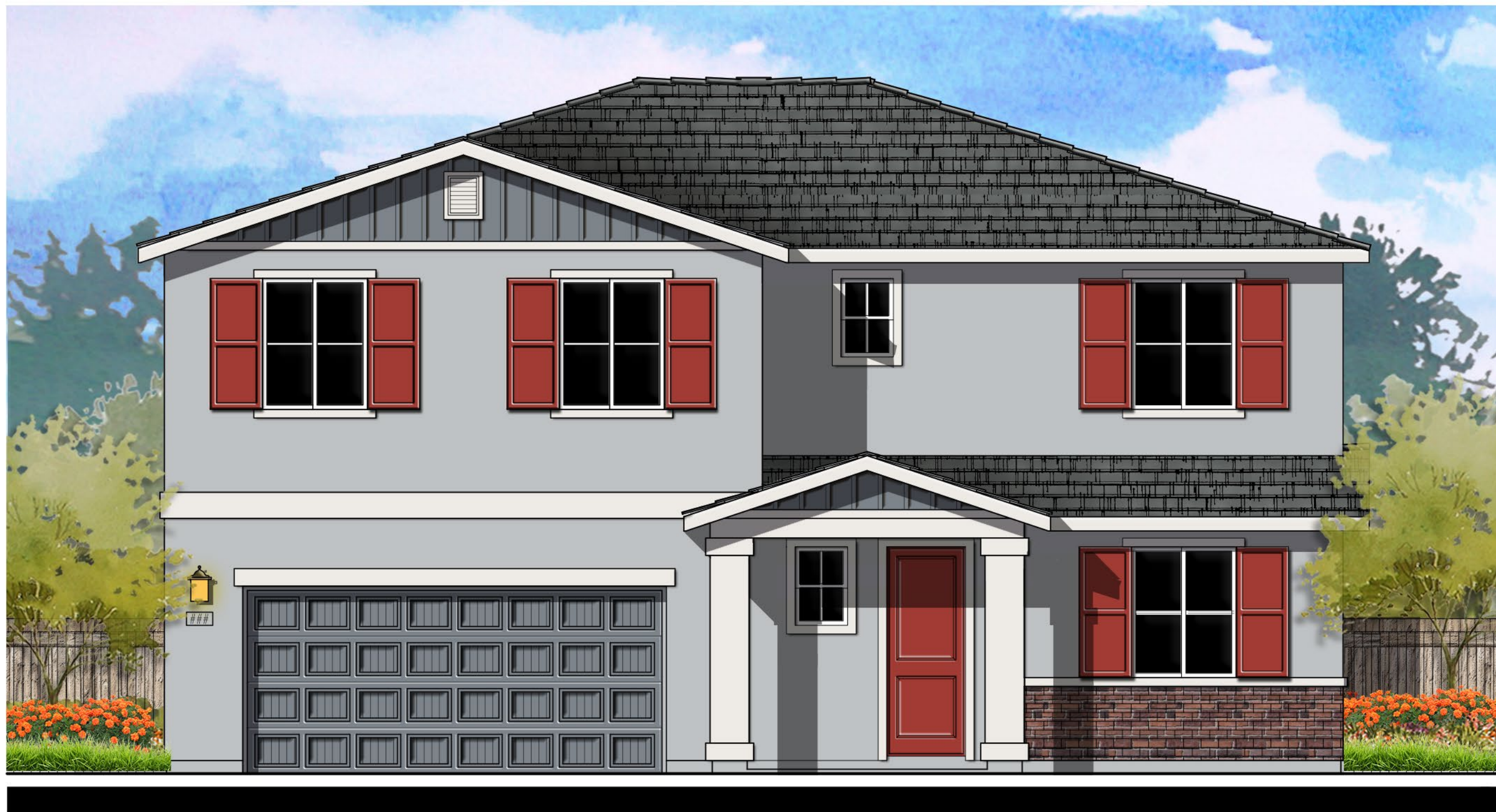
PLAN 4524 "B"
SANTA BARBARA ELEVATIONS



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-19

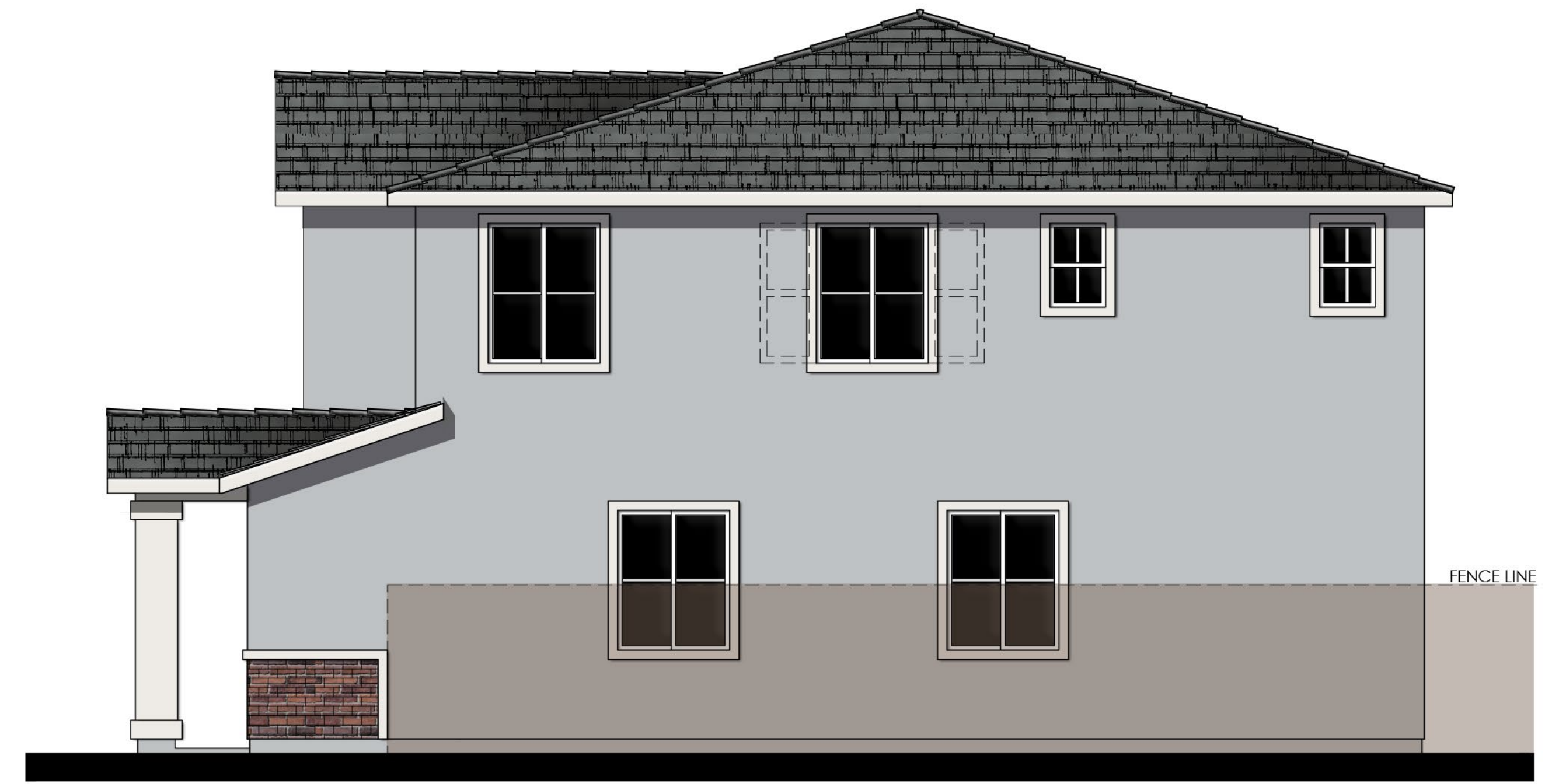
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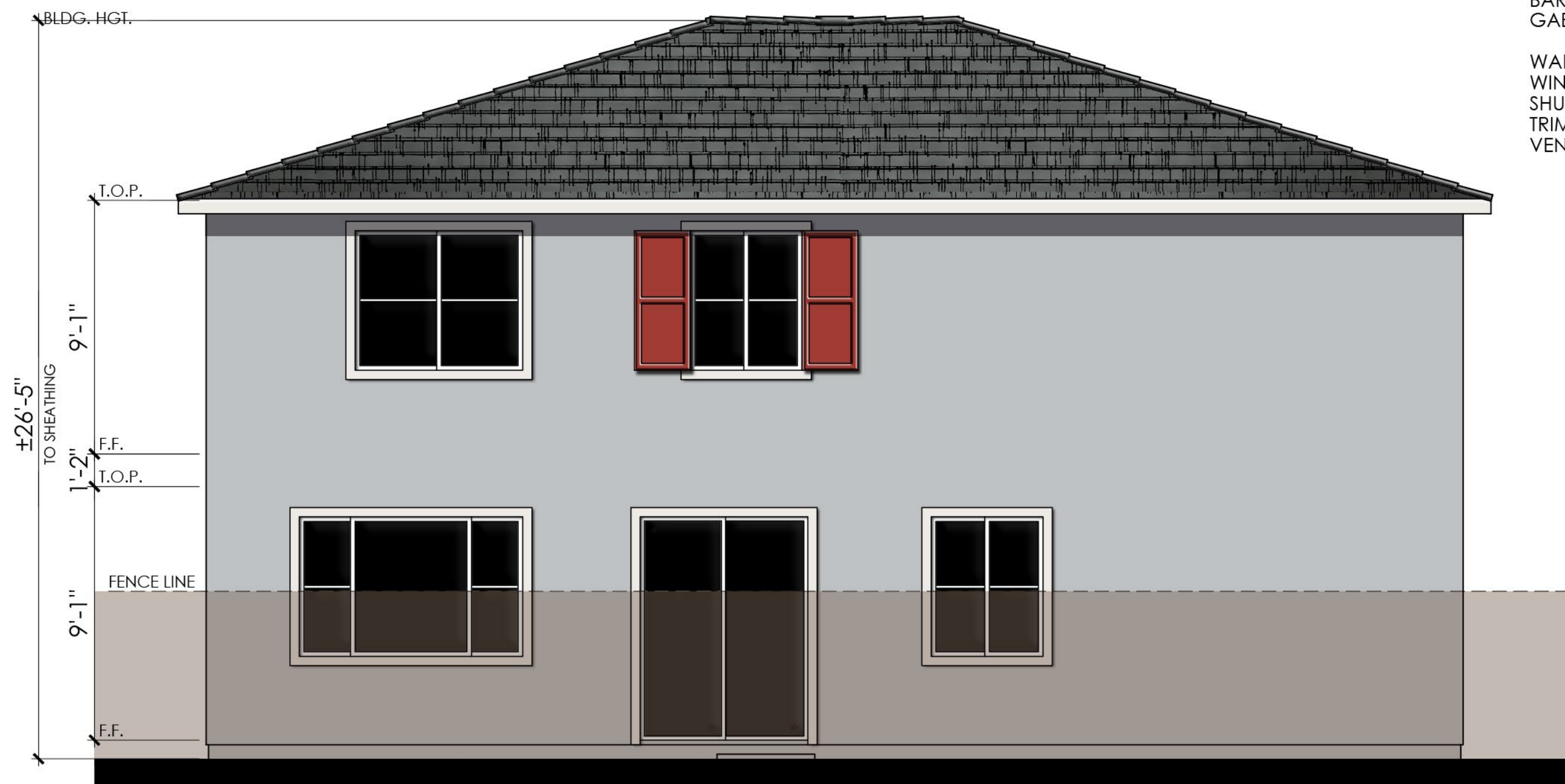
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Refer to landscape drawings for wall, tree, and shrub locations

FRONT



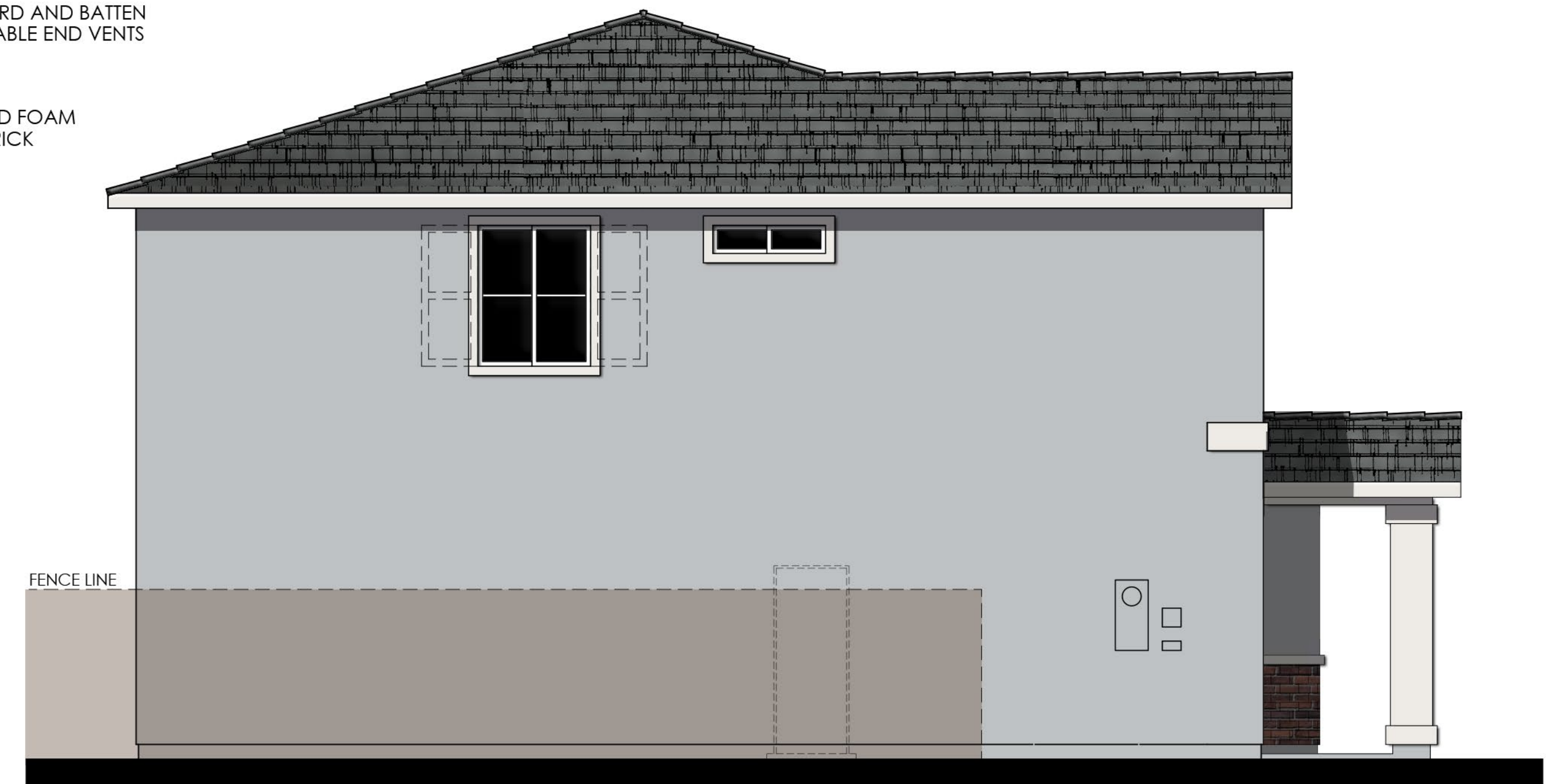
RIGHT



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

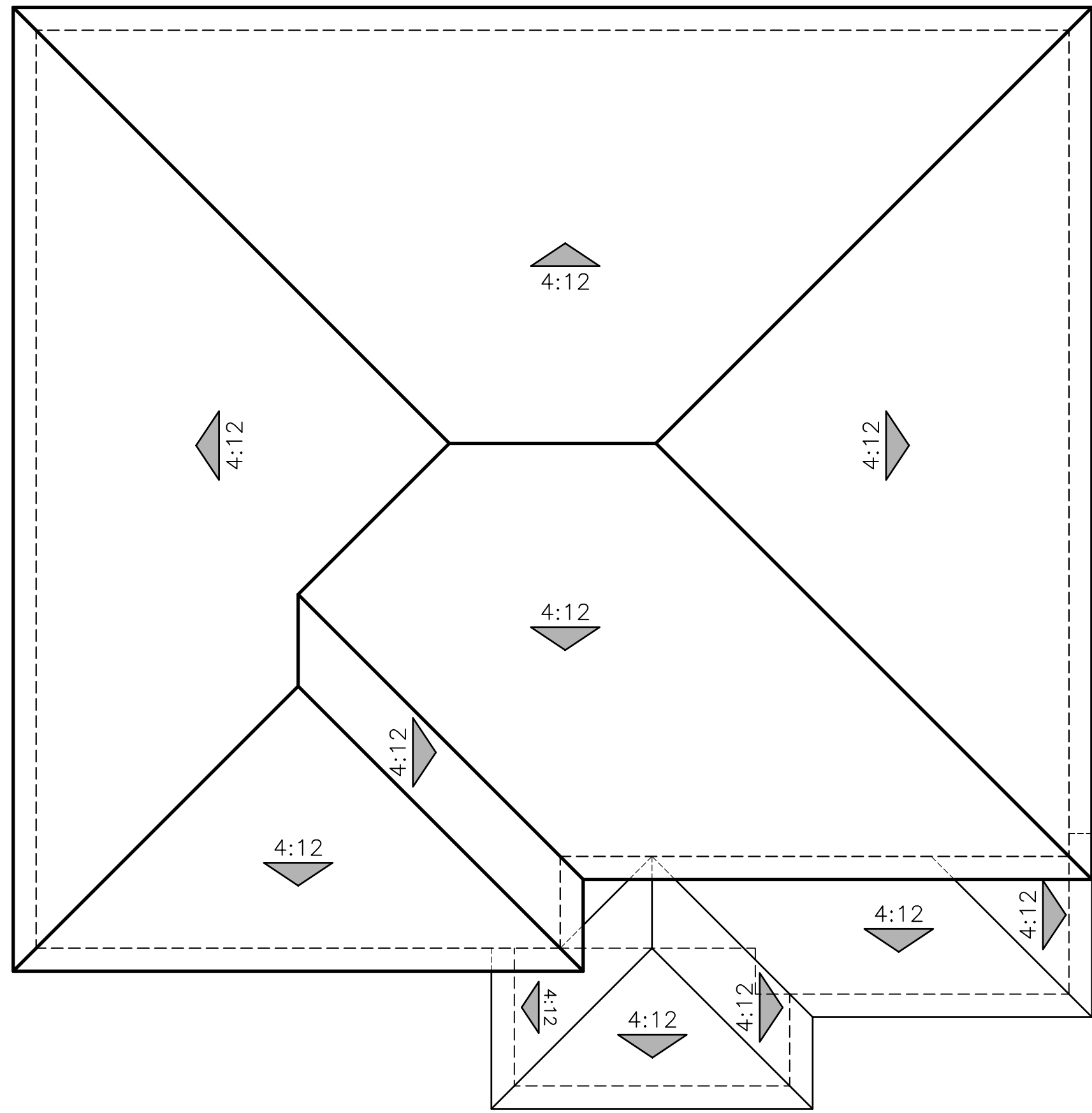
PLAN 4524 "E"
FARMHOUSE ELEVATIONS



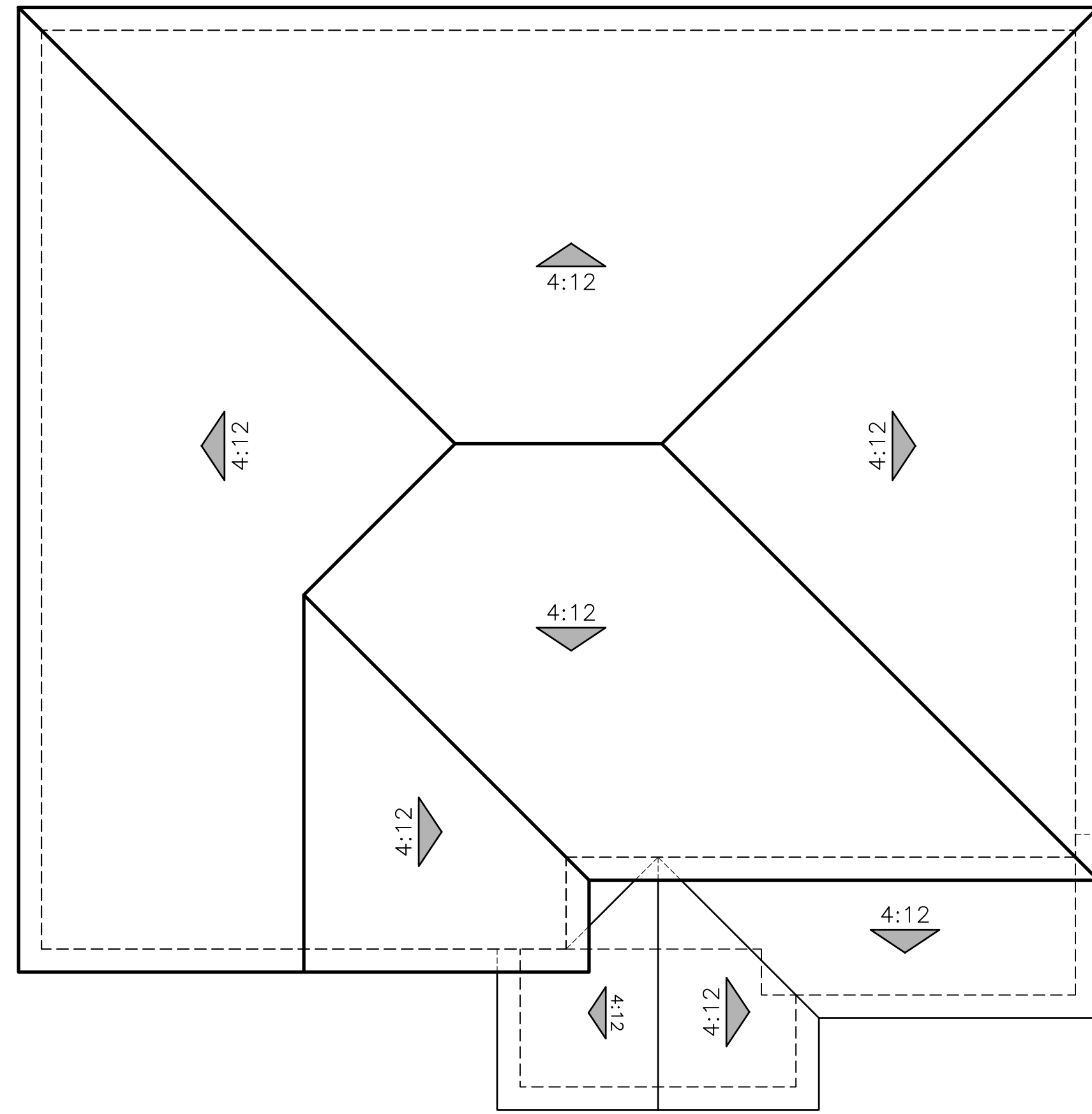
SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-20

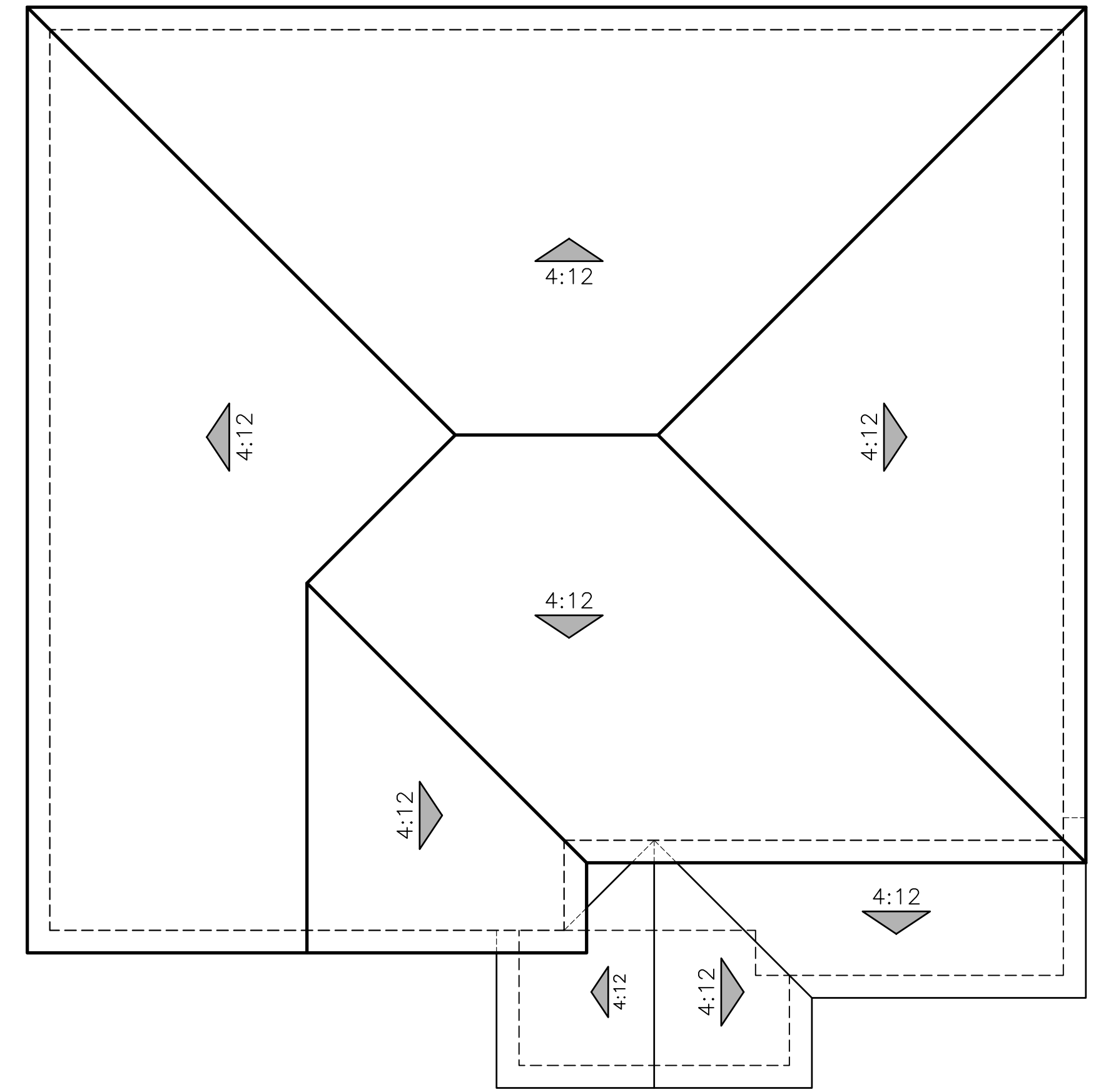
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"A" - SPANISH

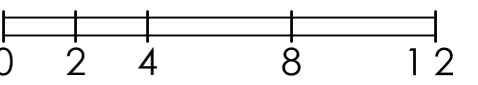


"B" - SANTA BARBARA



"E" - FARMHOUSE

ROOF PLANS
PLAN 4524



SELLER'S AVENUE
OAKLEY, CA

JOB # 21012
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

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

"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 SIDING / GARAGE DR	SW7005 PURE WHITE	SW6256 SERIOUS GRAY	SW6074 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

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

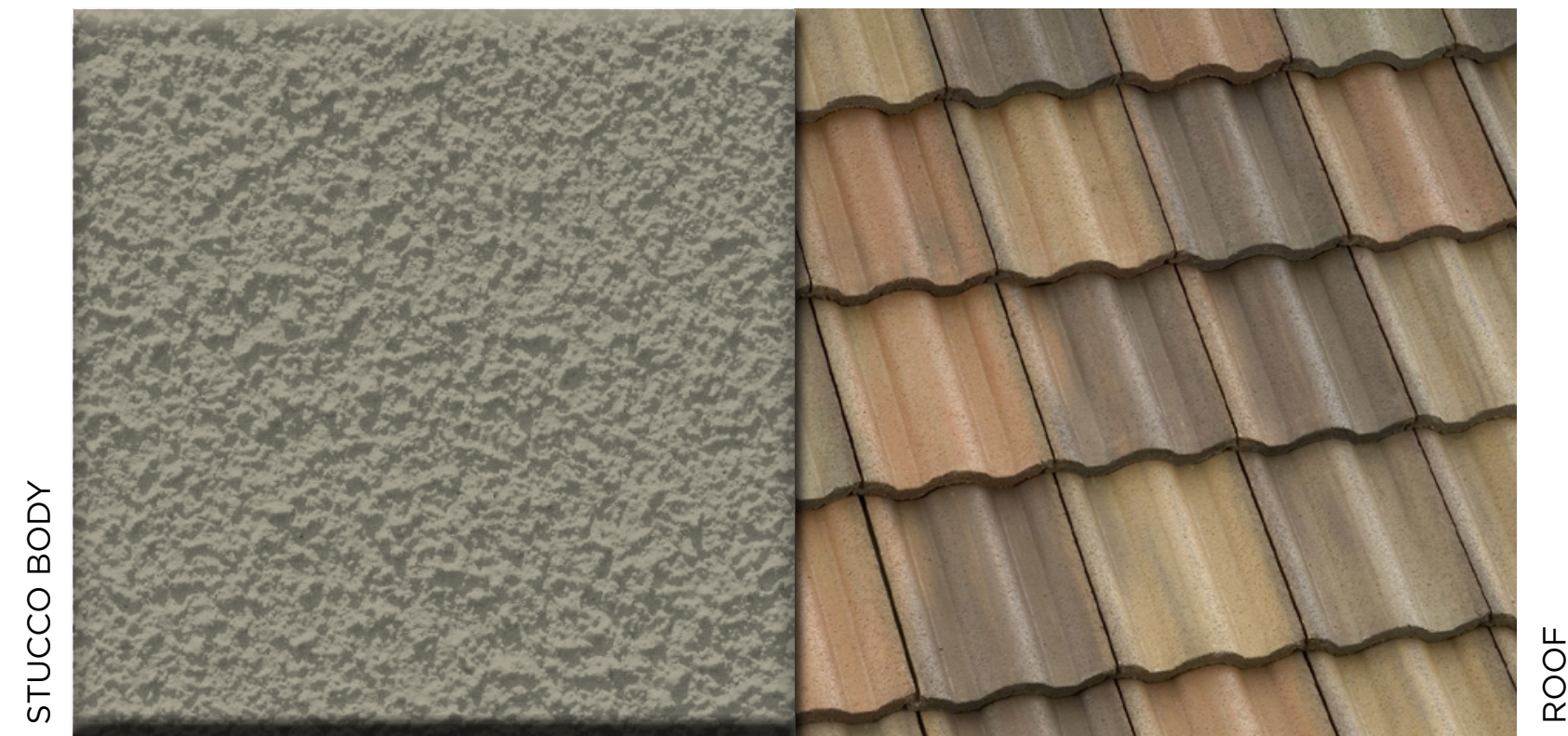


SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-22

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SPANISH
SCHEME #16



SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

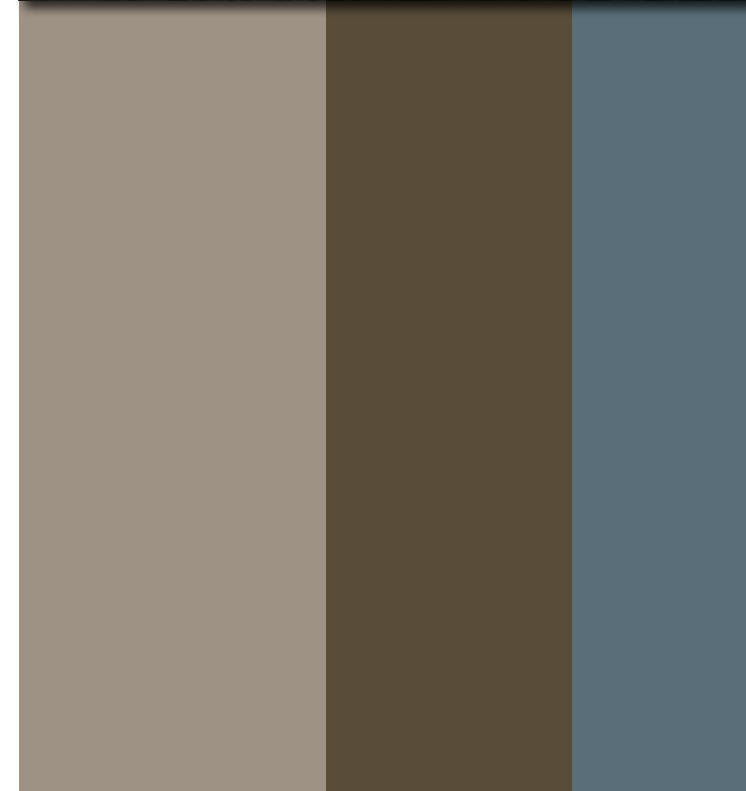


SELLER'S AVENUE
OAKLEY, CA

#21012
OCT. 3, 2022

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SPANISH
SCHEME #17



SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS



SELLER'S AVENUE
OAKLEY, CA

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SPANISH
SCHEME #18



SECONDARY
STUCCO

FASCIA / TRIM /
GARAGE DOOR

FRONT DOOR /
SHUTTERS



SELLER'S AVENUE
OAKLEY, CA

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OCT. 3, 2022

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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.



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-23

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SANTA BARBARA
SCHEME #19



STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

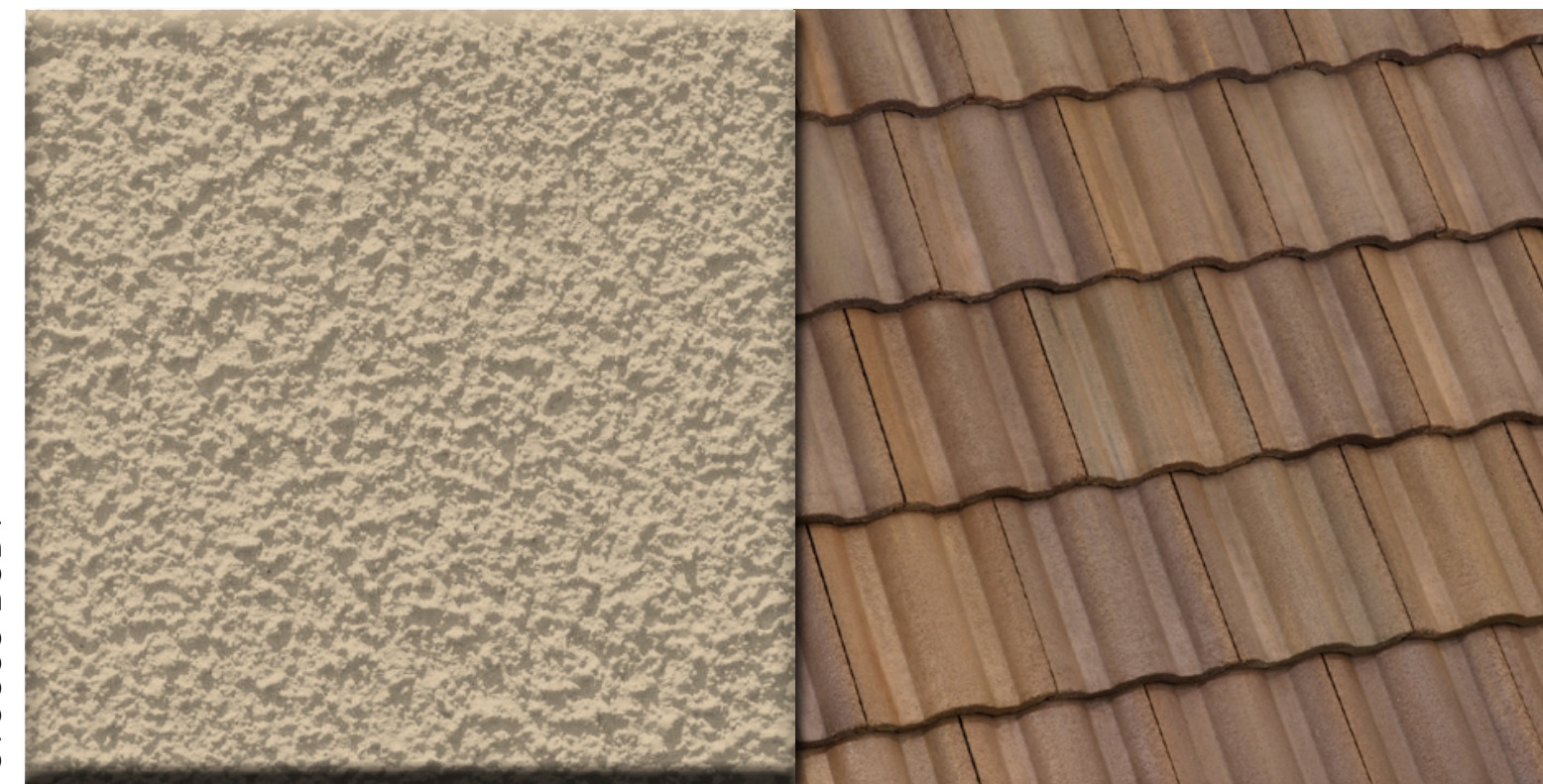
GABLE END DETAIL



SELLER'S AVENUE
OAKLEY, CA

#21012
OCT. 3, 2022
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SANTA BARBARA
SCHEME #20



STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL



SELLER'S AVENUE
OAKLEY, CA

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OCT. 3, 2022
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SANTA BARBARA
SCHEME #21



STUCCO BODY

ROOF

FASCIA / TRIM

GARAGE DOOR

FRONT DOOR / SHUTTERS

GABLE END DETAIL



SELLER'S AVENUE
OAKLEY, CA

#21012
OCT. 3, 2022
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COLOR BOARDS - SANTA BARBARA

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



SELLER'S AVENUE
OAKLEY, CA

06/06/2023
A-24

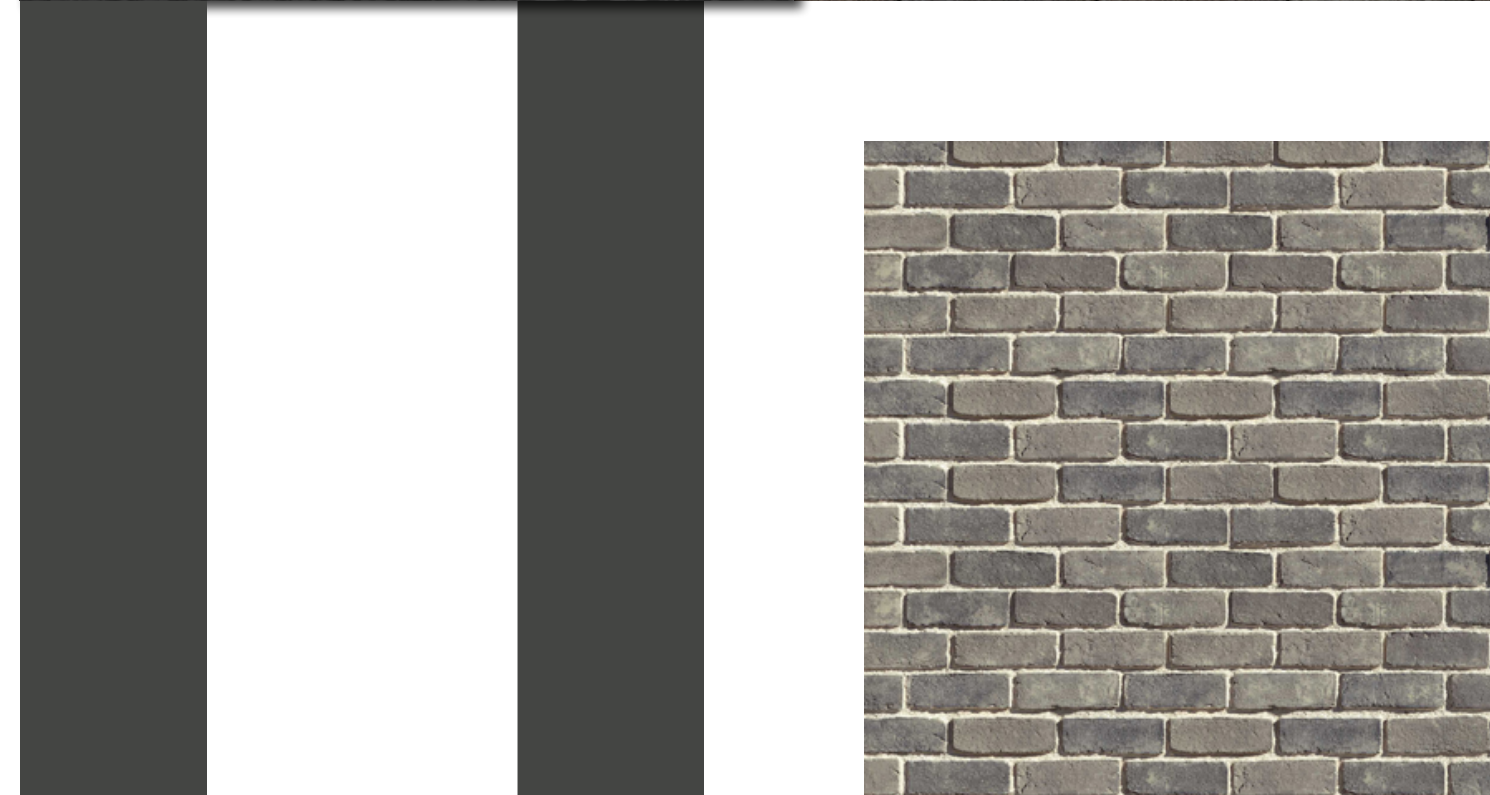
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#21012

FARMHOUSE
SCHEME #28



STUCCO BODY

ROOF



FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK



SELLER'S AVENUE
OAKLEY, CA

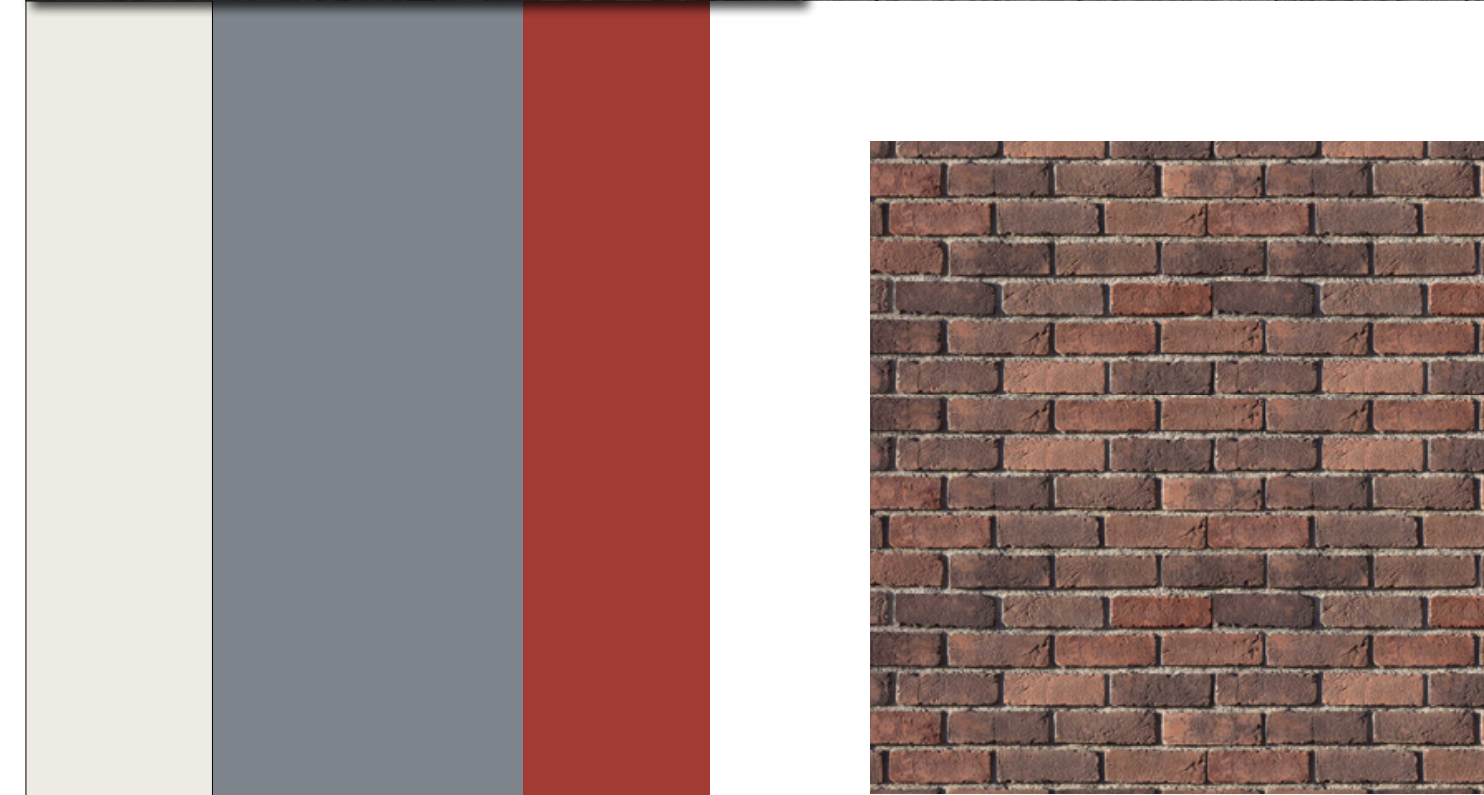
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FARMHOUSE
SCHEME #29



STUCCO BODY

ROOF



FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK



SELLER'S AVENUE
OAKLEY, CA

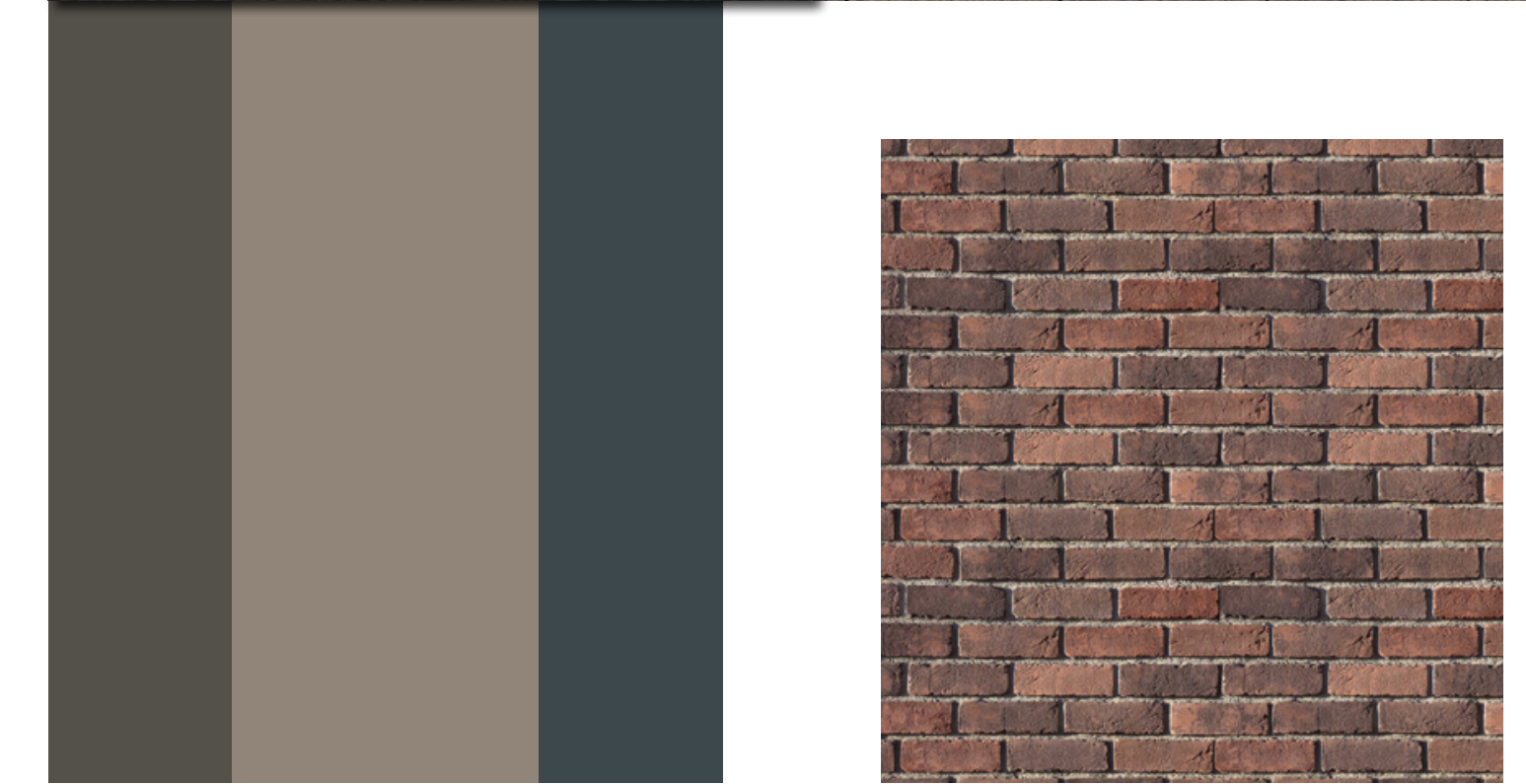
#21012
OCT. 3, 2022
Kevin L. Crook
Architect
Inc
PLANNING + ARCHITECTURE

FARMHOUSE
SCHEME #30



STUCCO BODY

ROOF



FASCIA / TRIM

BOARD & BATTEN
SIDING /
GARAGE DOOR

FRONT DOOR /
SHUTTERS

BRICK



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COLOR BOARDS - FARMHOUSE

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



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OAKLEY, CA

06/06/2023
A-25

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