

# 637 HONEY LN., OAKLEY, CA 94561



**AMS DESIGN**  
4010 MOORPARK AVE#101,  
SAN JOSE, CA 95117  
TELL: (415)254-1606  
E-MAIL: OFFICE@AMSDSIGNLLP.COM

*Azadeh Masrour*

THESE PLANS ARE INTENDED ONLY FOR THE ORIGINAL SITE FOR WHICH THEY WERE DESIGNED AND ARE THE PROPERTY OF AMS DESIGN. THESE PLANS ARE PROTECTED UNDER COPYRIGHT LAWS AND MAY NOT BE REVISED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT OF AMS DESIGN. ANY USE OF THESE PLANS ON OTHER SITES IS PROHIBITED WITHOUT THE CONSENT OF AMS DESIGN. ANY DISCREPANCY DISCOVERED ON THESE PLANS SHALL PRIOR TO COMMENCEMENT OF THE WORK IN QUESTION, ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

PROJECT NAME:  
**HONEY RESIDENCE**  
637 HONEY LN.,  
OAKLEY, CA 94561

REVISION TABLE:

△	REVISION DATE	BY	DEP

ALL WORK DESCRIBED IN THE DRAWINGS SHALL BE VERIFIED FOR DIMENSION, GRADE, EXTENT AND COMPATIBILITY TO THE EXISTING SITE. ANY DISCREPANCIES AND UNEXPECTED CONDITIONS THAT AFFECT OR CHANGE THE WORK DESCRIBED IN THE CONTRACT DOCUMENTS SHALL BE BROUGHT TO THE AMS DESIGN'S ATTENTION IMMEDIATELY. DO NOT PROCEED WITH THE WORK IN THE AREA OF DISCREPANCIES UNTIL ALL SUCH DISCREPANCIES ARE RESOLVED. IF THE CONTRACTOR CHOOSES TO DO SO HE SHALL BE PRECEDING AT HIS OWN RISK.

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SHEET TITLE:  
**COVER SHEET**

PROJECT ID: 2105-06

DATE: JULY-2021

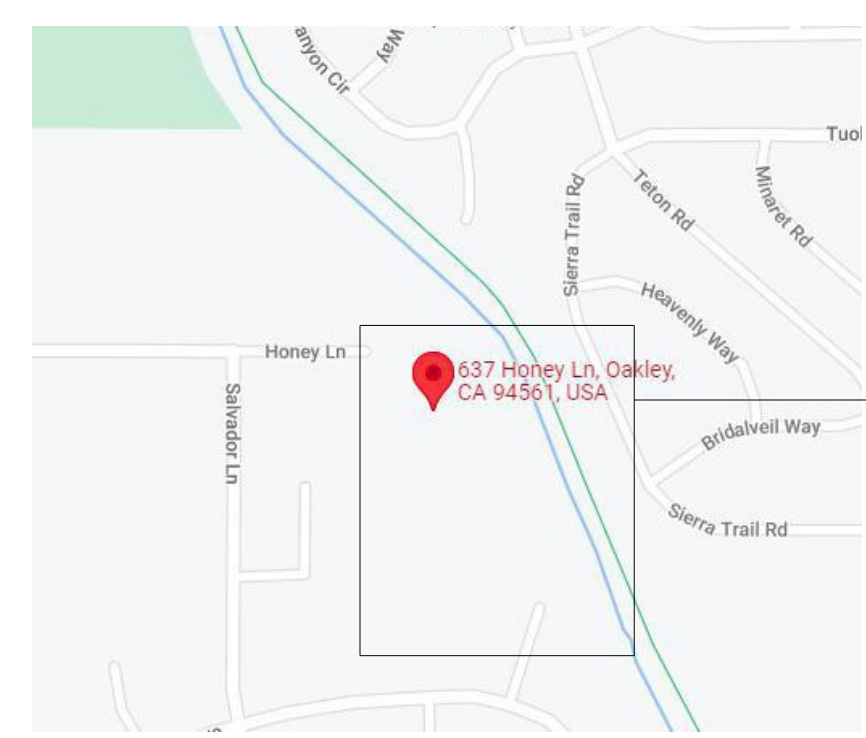
SCALE: N.T.S

DRAWN BY: A.G.

SHEET NUMBER:

**A-00.01**

## VICINITY MAP:



PROPERTY LOCATION / NTS

## DRAWING INDEX:

- A-00.01: COVER SHEET
- T0: BOUNDARY AND TOPOGRAPHIC MAP
- T0-1: BOUNDARY AND TOPOGRAPHIC MAP
- A-00.02: PROPOSED SITE PLAN
- A-00.03: FRONT ELEVATIONS
- L-1: STREET TREE PLAN
- L-2: CONCEPTUAL LANDSCAPE HOUSE PLAN A
- L-3: CONCEPTUAL LANDSCAPE HOUSE PLAN B
- L-4: CONCEPTUAL LANDSCAPE HOUSE PLAN C
- L-5: CONCEPTUAL LANDSCAPE HOUSE PLAN D
- L-6: FILTRATION AREA CONCEPTUAL PLAN
- C1: VESTING TENTATIVE MAP
- C2: EXISTING CONDITIONS
- C3: PRELIMINARY GRADING
- C4: PRELIMINARY UTILITIES
- C5: DEVELOPMENT PLAN
- C6: PRELIMINARY STORMWATER CONTROL PLAN
- A-01.01: PROPOSED FLOOR PLAN - TYPE 1
- A-01.02: PROPOSED ROOF PLAN - TYPE 1
- A-01.03: PROPOSED ELEVATIONS - TYPE 1
- A-01.04: PROPOSED ELEVATIONS - TYPE 1
- A-01.05: 3D VIEWS - TYPE 1
- A-02.01: PROPOSED FLOOR PLAN - TYPE 2
- A-02.02: PROPOSED ROOF PLAN - TYPE 2
- A-02.03: PROPOSED ELEVATIONS - TYPE 2
- A-02.04: PROPOSED ELEVATIONS - TYPE 2
- A-02.05: 3D VIEWS - TYPE 2
- A-03.01: PROPOSED FLOOR PLAN - TYPE 3
- A-03.02: PROPOSED ROOF PLAN - TYPE 3
- A-03.03: PROPOSED ELEVATIONS - TYPE 3
- A-03.04: PROPOSED ELEVATIONS - TYPE 3
- A-03.05: 3D VIEWS - TYPE 3
- A-04.01: PROPOSED FLOOR PLAN - TYPE 4
- A-04.02: PROPOSED ROOF PLAN - TYPE 4
- A-04.03: PROPOSED ELEVATIONS - TYPE 4
- A-04.04: PROPOSED ELEVATIONS - TYPE 4
- A-04.05: 3D VIEWS - TYPE 4
- A-05.01: PROPOSED FLOOR PLAN - TYPE 5
- A-05.02: PROPOSED ROOF PLAN - TYPE 5
- A-05.03: PROPOSED ELEVATIONS - TYPE 5
- A-05.04: PROPOSED ELEVATIONS - TYPE 5
- A-05.05: 3D VIEWS - TYPE 5
- A-06.01: MATERIAL BOARD

## PROJECT DATA:

ASSESSOR'S PARCEL NUMBER: 0330300302  
PROJECT TYPE: NEW CONSTRUCTION - SUBDIVISION  
PROJECT LOCATION: 637 HONEY LN., OAKLEY, CA 94561  
ZONING: P-1  
OCCUPANCY GROUP: R - 3 / U  
CONSTRUCTION TYPE: V - B  
FIRE PROTECTION: SPRINKLERED  
MIN. LIVING FRONT SETBACK: 15'  
MIN. GARAGE SETBACK: 20'  
MIN. REAR SETBACK: 13'  
MIN. SIDE SETBACK INTERIOR: 4'  
MIN. SIDE SETBACK EXTERIOR: 11'

## CODE EDITIONS:

A. CALIFORNIA RESIDENTIAL:	2019 EDITION
B. CALIFORNIA BUILDING:	2019 EDITION
C. CALIFORNIA MECHANICAL:	2019 EDITION
D. CALIFORNIA PLUMBING:	2019 EDITION
E. CALIFORNIA ELECTRICAL:	2019 EDITION
F. CALIFORNIA ENERGY:	2019 EDITION
G. CALIFORNIA FIRE:	2019 EDITION
H. CALIFORNIA GREEN BUILDING:	2019 EDITION
I. ANY OTHER APPLICABLE LOCAL AND STATE LAWS AND REGULATIONS.	

## SCOPE OF WORK:

- SUBDIVISION OF 637 HONEY LN. TO 26 LOTS.
- NEW 2 STORY CUSTOM HOME IN 5 DIFFERENT TYPES FOR 26 LOTS.

## GENERAL NOTES:

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## PROJECT CONTACT:

OWNER: MATTHEW RASULI  
637 HONEY LN., OAKLEY, CA 94561  
MATTHEWRASULI@GMAIL.COM

DESIGNER: AMS DESIGN  
(415) 254-1606  
4010 MOORPARK AVE#101, SAN JOSE, CA 95117  
AZADEH@AMSDSIGNLLP.COM

STRUCTURAL: AMS DESIGN  
(415) 254-2634  
4010 MOORPARK AVE#101, SAN JOSE, CA 95117  
ARMIN@AMSDSIGNLLP.COM

T24 & ENERGY: ---  
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---  
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SOIL ENGINEER: ---  
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## SETBACK INFORMATION:

SETBACKS	FRONT	REAR	SIDE	GARAGE
TYPE - 1	20'	13'	5'	20'
TYPE - 2	21'-11"	13'	4'	20'
TYPE - 3	15'-7"	13'-4"	4'	20'
TYPE - 4	15'	28'-4"	13'	63'-7"
TYPE - 5	21'-10"	17'	5'	20'

## LOT COVERAGE:

PLAN	BUILDING FOOTPRINT	TYPE LOT COVERAGE
TYPE - 1	2769 SQ.F.	67.8%
TYPE - 2	3100 SQ.F.	67.0%
TYPE - 3	2815 SQ.F.	69.9%
TYPE - 4	2704 SQ.F.	46.4%
TYPE - 5	3406 SQ.F.	51.0%

## UNIT MIX SUMMARY:

PLAN	UNIT COUNT	%MIX
TYPE - 1	12	46.2%
TYPE - 2	4	15.3%
TYPE - 3	4	15.3%
TYPE - 4	3	11.6%
TYPE - 5	3	11.6%
TOTAL	26	100%



PROJECT NAME:

**HONEY RESIDENCE**

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OAKLEY, CA 94561

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SHEET TITLE:

**PROPOSED SITE PLAN**

PROJECT ID: 2105-06

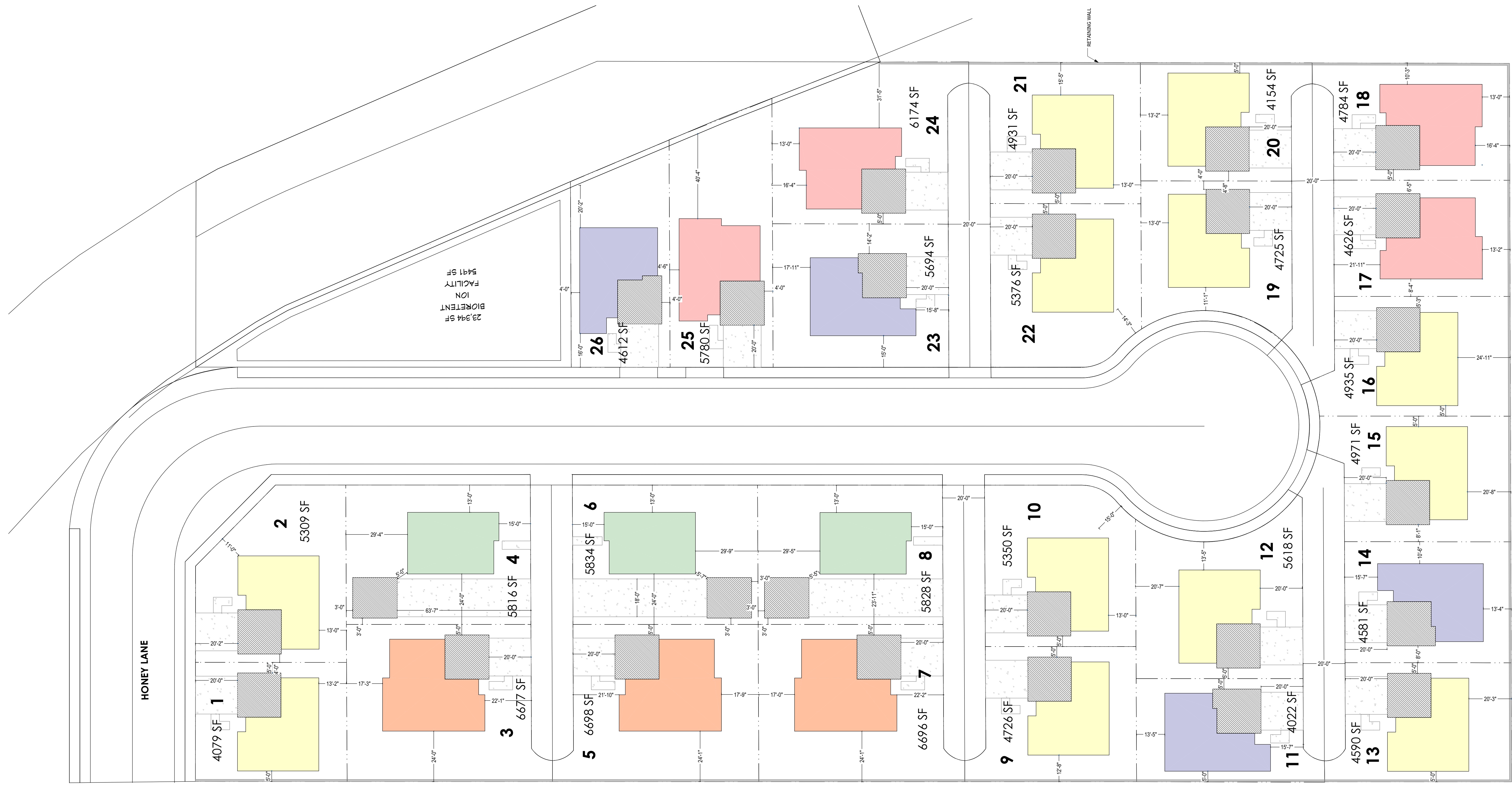
DATE: JULY-2021

SCALE: 1/24" = 1'

DRAWN BY: A.G.

SHEET NUMBER:

**A-00.02**

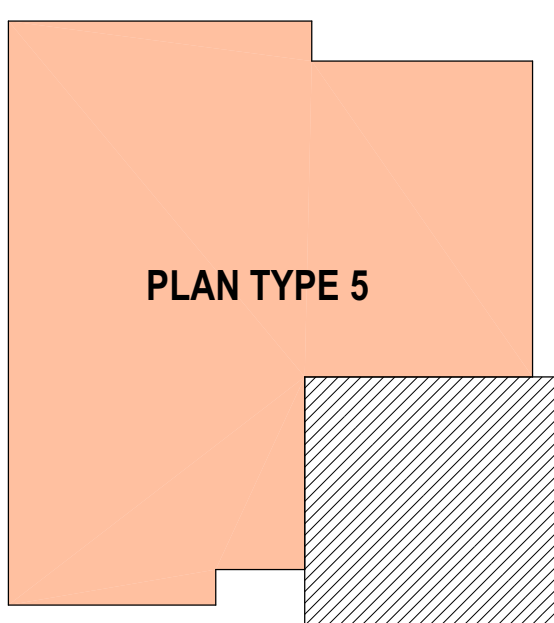
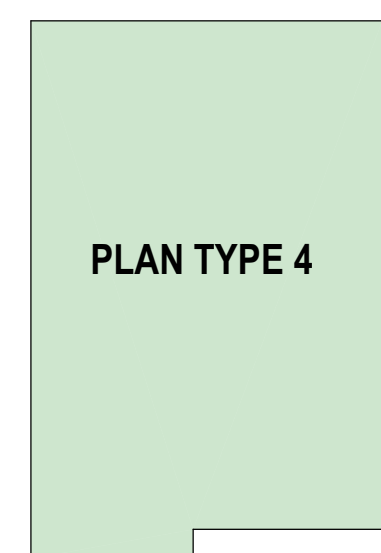
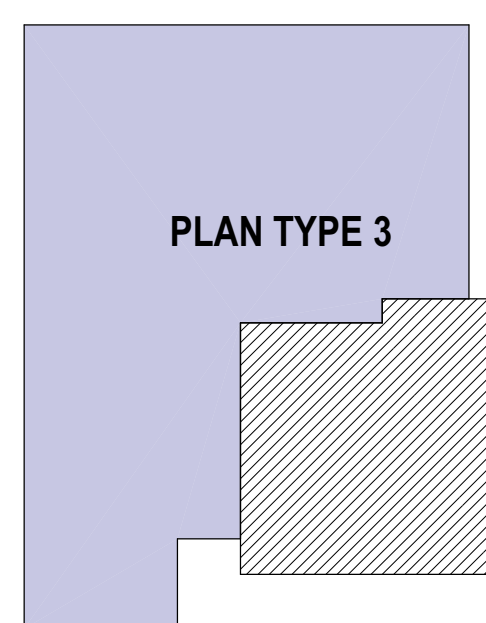
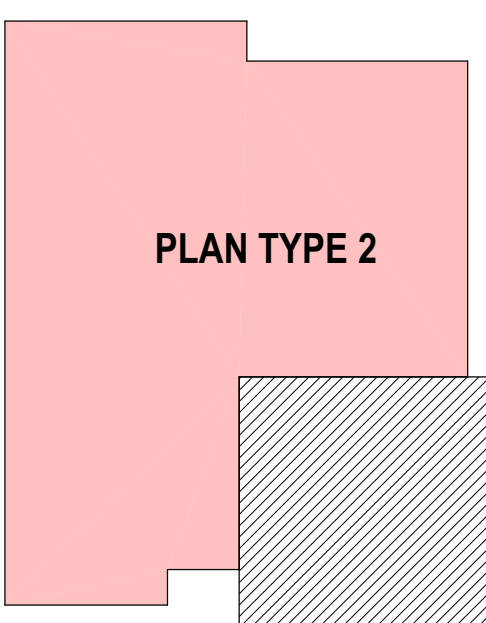
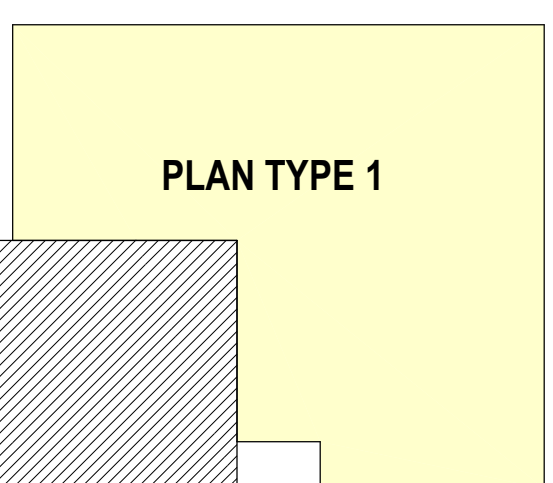
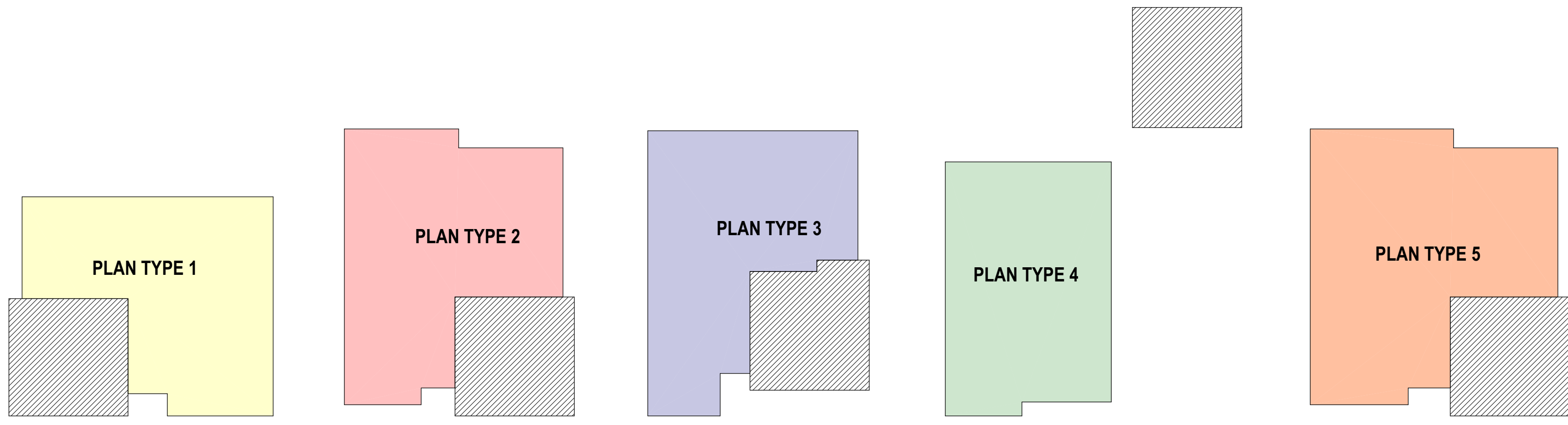


HONEY LANE

BIORETENT ION FACILITY  
23,394 SF  
5491 SF

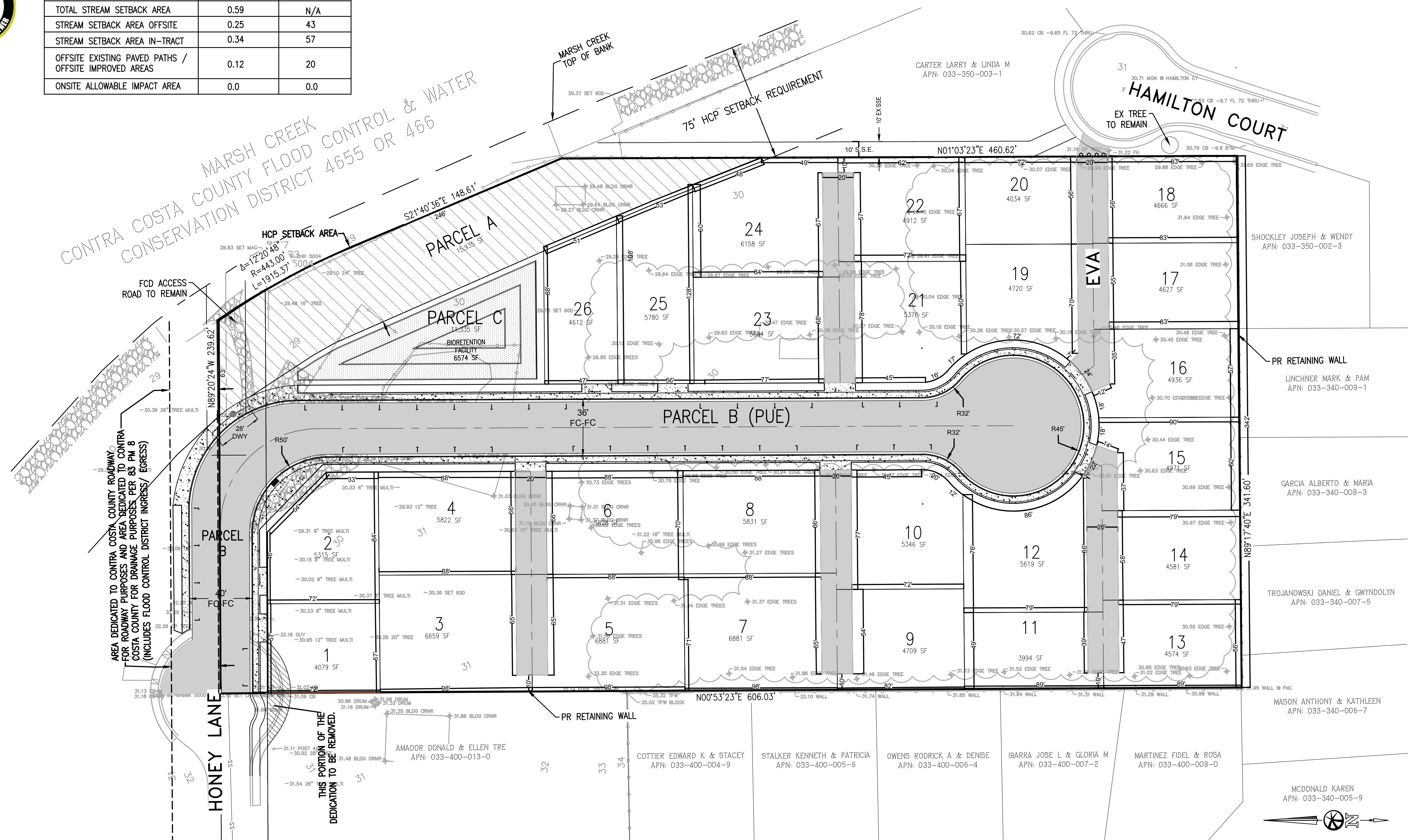
RETAINING WALL

**1** PROPOSED SITE PLAN  
SC: 1/24" = 1'-0"





	AREA (AC)	% OF TOTAL
TOTAL STREAM SETBACK AREA	0.59	N/A
STREAM SETBACK AREA OFFSITE	0.25	43
STREAM SETBACK AREA IN-TRACT	0.34	57
OFFSITE EXISTING PAVED PATHS / OFFSITE IMPROVED AREAS	0.12	20
ONSITE ALLOWABLE IMPACT AREA	0.0	0.0



# VESTING TENTATIVE MAP

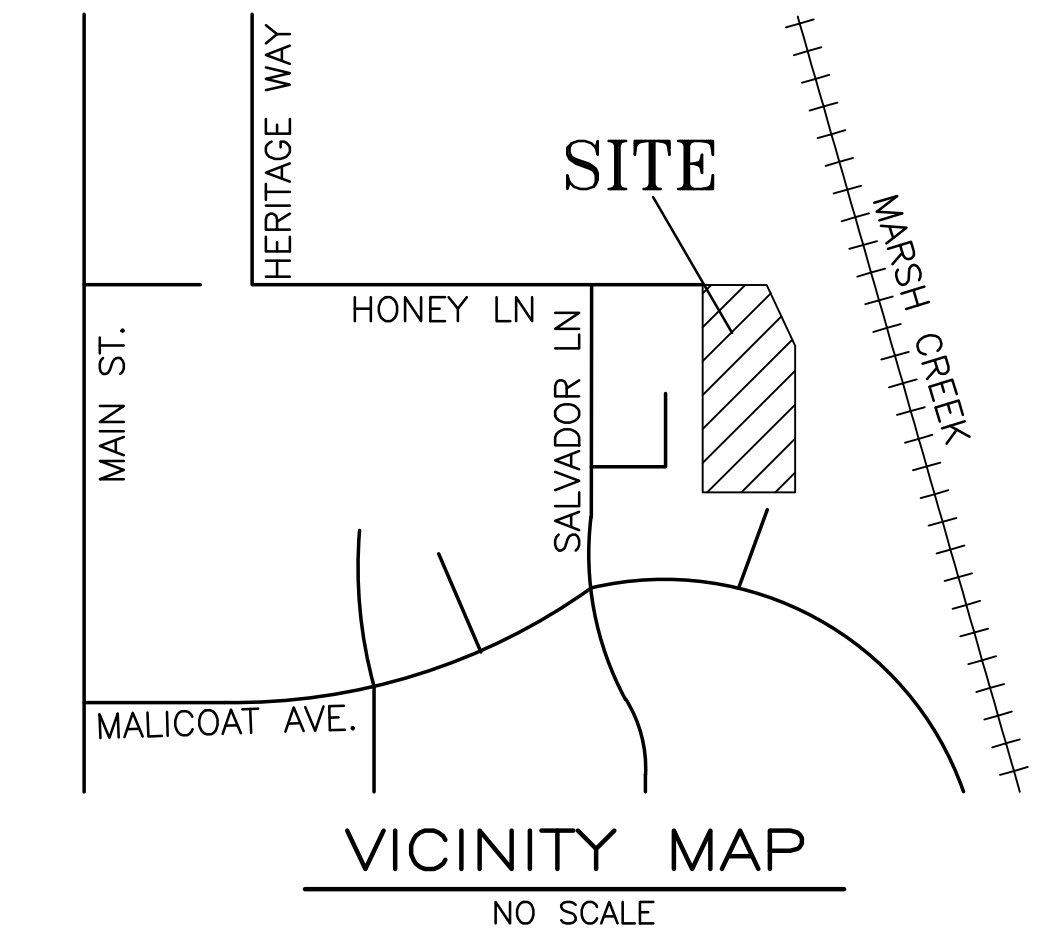
## HONEY LANE PROPERTY

PARCEL D AS SHOWN ON SUBDIVISION MS 62-75 FILED OCTOBER 25, 1977, IN BOOK 58 OF PARCEL MAPS FILED AT PAGE 46, CONTRA COSTA COUNTY RECORDS

CITY OF OAKLEY  
CONTRA COSTA COUNTY, CALIFORNIA  
SUBDIVISION #9565

BELLECCI & ASSOCIATES, INC.  
CONCORD, CALIFORNIA

DECEMBER 20, 2019 SCALE: 1"=40'  
UPDATED: FEBRUARY 2023, JULY 2023



### GENERAL NOTES

**OWNER/DEVELOPER:** MOHAMMAD RASULI  
117 GOLDEN HILL PLACE  
WALNUT CREEK, CA 94596  
(925)-818-9240

**ENGINEER:** BELLECCI & ASSOCIATES, INC.  
2290 DIAMOND BLVD., SUITE 100  
CONCORD, CALIFORNIA 94520  
(925) 685-4569

**A.P.N.:** 033-030-030

**SITE ADDRESS:** 637 HONEY LANE, OAKLEY, CA

**SITE AREA:** 4.7 ACRES

**EXISTING ZONING:** R-6

**PROPOSED ZONING:** P-1

**EXISTING USE:** RESIDENTIAL - 1 SINGLE FAMILY LOT

**PROPOSED USE:** RESIDENTIAL - 26 SINGLE FAMILY LOTS

**LOT SIZES:** MINIMUM: 3,994 SF  
MAXIMUM: 6,881 SF  
AVERAGE: 5,254 SF  
DENSITY: 5.5 DU/ACRE

**STREET PARKING:** 27 PARALLEL PARKING SPACES

**SERVICES:** WATER - DIABLO WATER DISTRICT  
SEWER - IRON HOUSE SANITARY DISTRICT  
GAS & ELECTRIC - PACIFIC GAS & ELECTRIC CO.  
TELEPHONE - AT&T

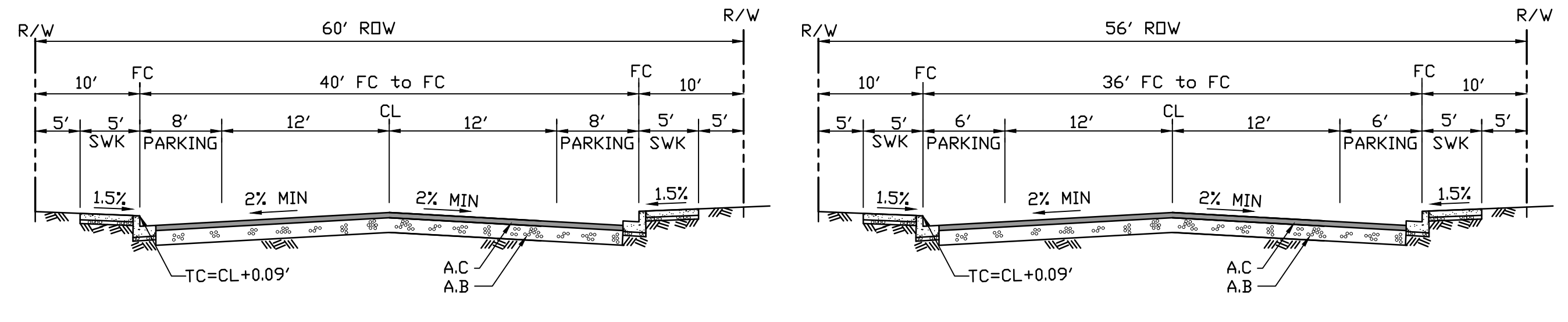
**FLOODING:** ZONE X: THIS AREA IS NOT SUBJECT TO 500 YEAR FLOODING PER FIRM PANEL 06013C0355G DATED 3/21/2017

**TOPOGRAPHY:** TOPOGRAPHY PER FIELD SURVEY BY BELLECCI & ASSOCIATES, INC., 06/07/2019.

**BOUNDARY:** BOUNDARY BASED ON FIELD SURVEY

**BASIS OF BEARING:** THE BASIS OF BEARING FOR THIS SURVEY IS DETERMINED BY FOUND MONUMENTS IN HONEY LN. SHOWN HEREON, THE BEARING BEING N89°19'35"E PER SUBDIVISION 9498 (543 M 44)

**BENCHMARK:** CONTRA COSTA BENCHMARK NO. 5083\* BRASS DISC IN STAMPED "W484 RESET 1956" LOCATED AS THE NORTHWEST CORNER OF WEST BOLTON AND MAIN STREET ELEVATION: 43.14 FEET (NGVD 29)



EARTHWORKS QUANTITIES	
RAW CUT	567 CY
RAW FILL	33,440 CY
NET (FILL)	32,873 CY

- GENERAL NOTES:**
- THIS PLAN WAS PREPARED FOR PROJECT ENTITLEMENT PURPOSES.
  - DESIGN INFORMATION SHOWN IS TENTATIVE AND SUBJECT TO CHANGE BASED ON FINAL DETAILED ENGINEERING DESIGN.
  - EXISTING TOPOGRAPHIC FEATURES ARE SHOWN IN GREYSCALE.
  - PROPOSED BUILDING AND DRIVEWAY FOOTPRINTS TO BE SHOWN ON THE PLANNED DEVELOPMENT PLAN. SETBACKS AND DIMENSIONS TO CONFORM WITH CITY AND P-1 DESIGN STANDARDS.
  - GOOD NEIGHBOR PRIVACY FENCES FOR RESIDENTIAL SIDE AND REAR YARDS SHALL COMPLY WITH SECTION 9.1.11.10.
  - THIS PROJECT MAY BE BUILT IN PHASES. PHASES TO BE DETERMINED AT A LATER DATE.
  - STREET TREES TO BE INSTALLED PER RESIDENTIAL DESIGN GUIDELINES.
  - PARCELS A & C TO BE MAINTAINED BY HOA. PARCEL A TO REMAIN AS UNOBSTRUCTED OPEN SPACE. MAINTENANCE OF WEEDS SHALL BE MAINTAINED BY HOA.
  - PARCEL B TO BE A PUBLIC STREET AND PUE.
  - PARCEL A IS CURRENTLY UNDEDICATED, AS IT IS NOT ABLE TO BE CEDED TO THE HABITAT CONSERVANCY.
  - ALL ONSITE TREES TO BE REMOVED. LARGE OFFSITE TREE IN THE SOUTHEAST CORNER TO REMAIN.
  - BIORETENTION FACILITY REQUIRES A SMALL PUMP TO DIRECT TREATED STORMWATER TO THE CITY'S STORM DRAIN SYSTEM.

PRELIMINARY

DATE	BY	REVISIONS
05/09/2023	DATE	BY
DATE	BY	REVISIONS
DATE	BY	REVISIONS

4th Bellecci  
ANNIVERSARY 1983-2023  
925-685-4569 bellecci.com

05/09/2023  
DATE  
DRAWN BY  
FCB  
CHECKED BY

PROFESSIONAL ENGINEER  
BELLECCI & ASSOCIATES, INC.  
CONTRA COSTA COUNTY  
No. 34335  
SITE OF CIVIL ENGINEERING

SITE PLAN  
637 HONEY LN. DEVELOPMENT  
VESTING TENTATIVE MAP  
CITY OF OAKLEY  
CONTRA COSTA COUNTY CALIFORNIA

SHEET C1  
OF 6  
JOB NO. 19053