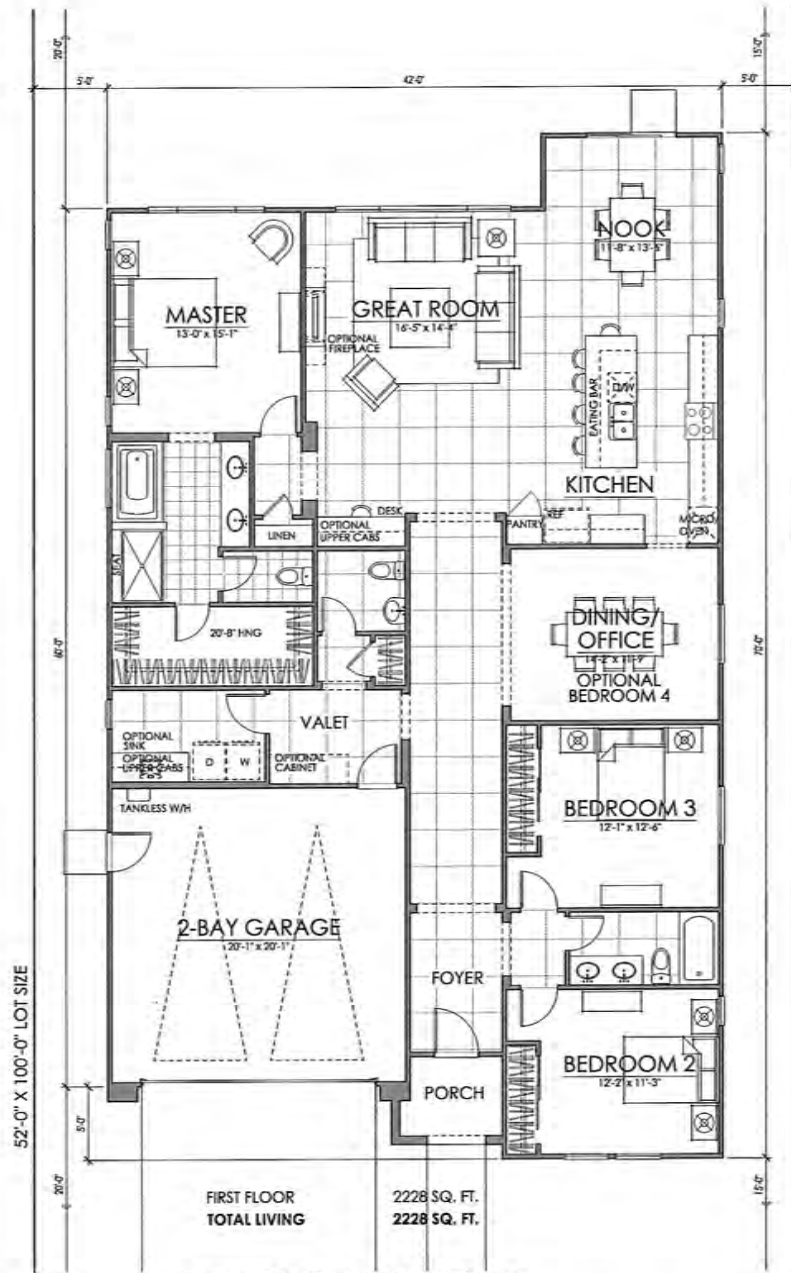
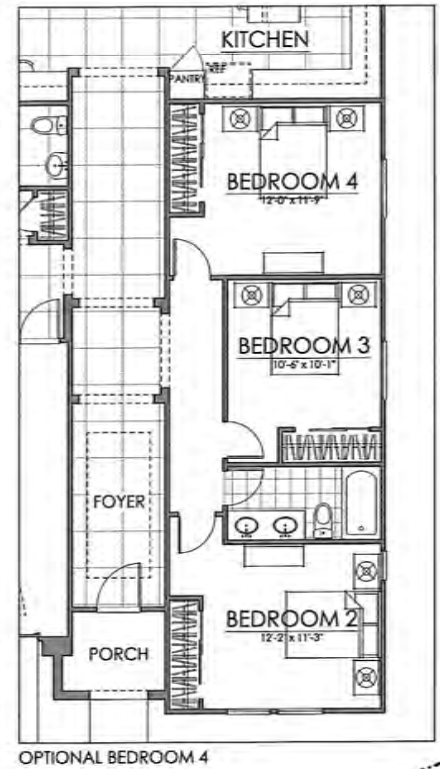


CITY OF OAKLEY
 Planning Department
 NOV 22 2016
 RECEIVED



PLAN ONE | 2228 SQ. FT.



10.26.16

Brookfield
 Residential

LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

woodley
 architectural
 group, inc
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 sanjo ana, ca 92705 / 949.553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHOD. ALL DIMENSIONS ARE APPROXIMATE. THIS PLAN IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF REAL ESTATE. CONSULT YOUR REALTOR FOR MORE INFORMATION. ©2016 WOODLEY ARCHITECTURAL GROUP, INC.

MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- DECORATIVE SHUTTERS
- WOOD POSTS W/ BRACKETS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS SIDING AT GABLE ENDS
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER



ELEVATION B - COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

ITALIANATE ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER



ELEVATION E - ITALIANATE

SCALE: 1/4" = 1'-0"

10.26.16

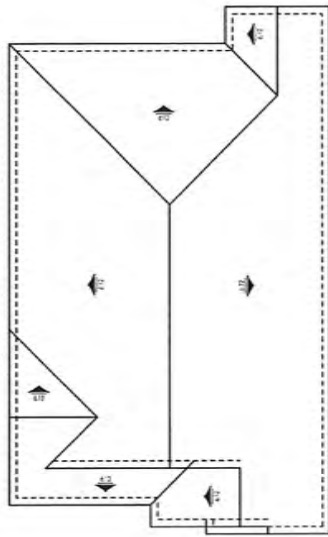
Brookfield
Residential

PLAN ONE | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY STUDIES ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSES. SEE ALL FINAL PLOTTINGS FOR FINAL ENGINEERING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE REPRODUCED OR DUPLICATED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc

colorado // 731 southpark dr, suite B
littleton, co 80120 / 303.683.7231
california // 2743 pullman st, suite A
sanita ana, ca 92705 / 949.533.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

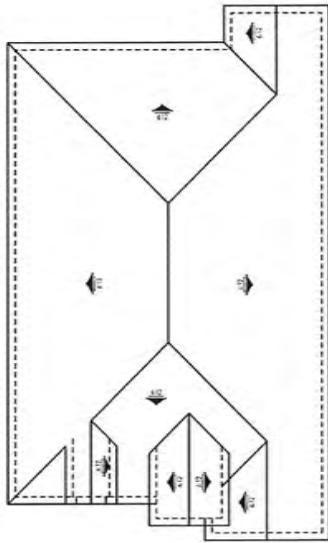
PLAN ONE | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THESE DRAWINGS ARE PRELIMINARY AND NOT TO BE USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

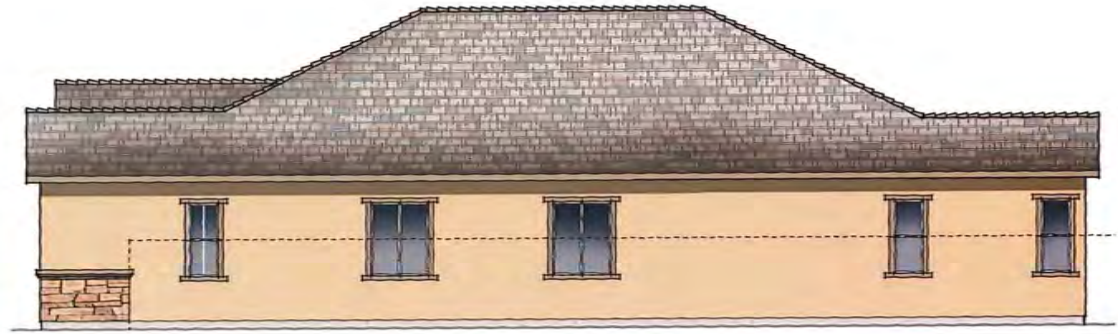
woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
 littleton, co 80120 // 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 // 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



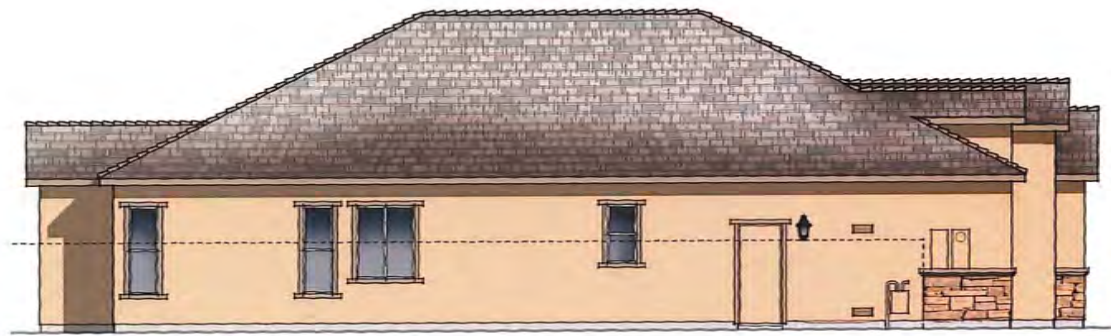
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

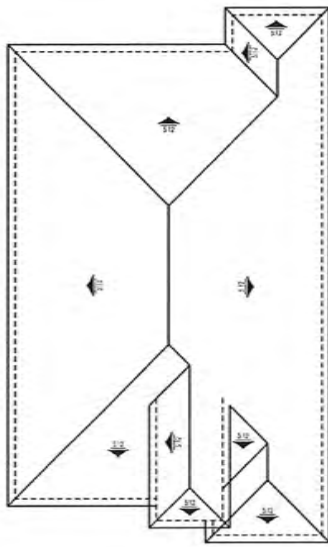
Brookfield
Residential

PLAN ONE | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

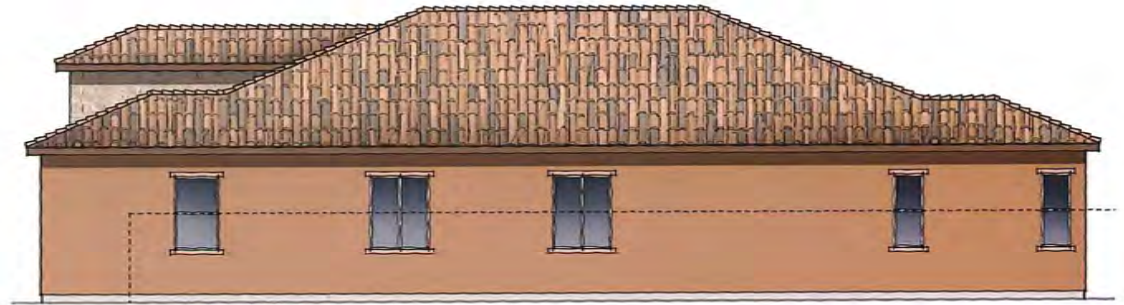
THIS DRAWING IS MEANT FOR DESIGN DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSE. BROOKFIELD RESIDENTIAL IS A TRADEMARK OF BROOKFIELD REALTY GROUP, INC. THE DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc
colorado // 731 southpark dr, suite 8
boulder, co 80120 // 303.483.7231
california // 2943 pullman st, suite A
sanjoaquin, ca 92105 // 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



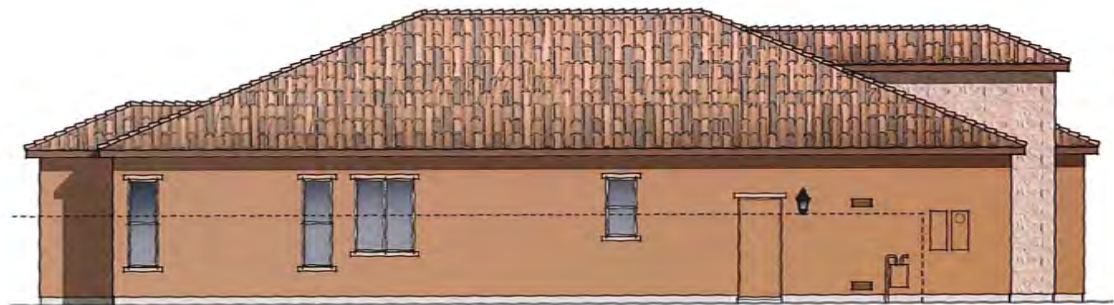
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

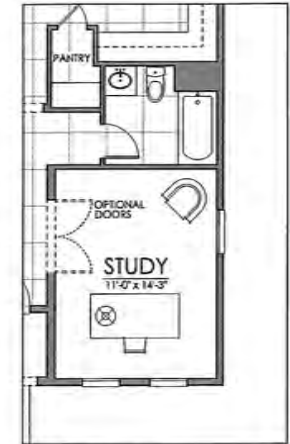
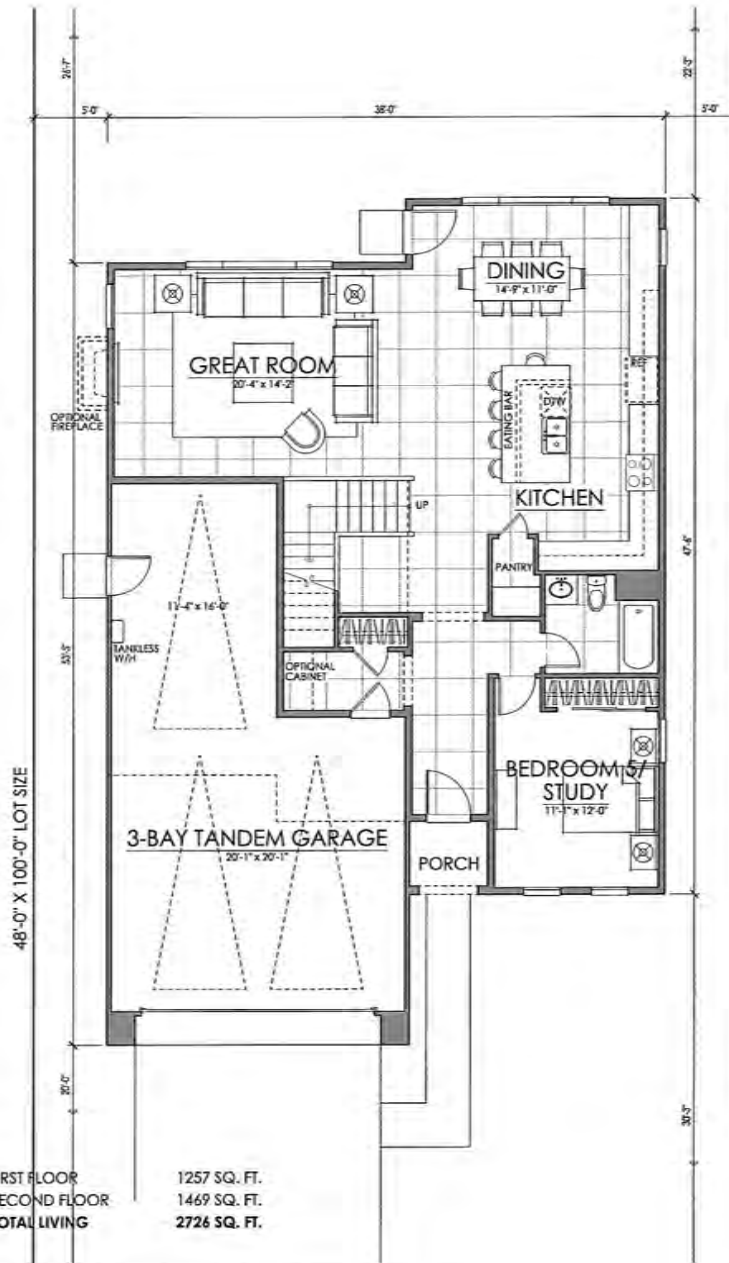
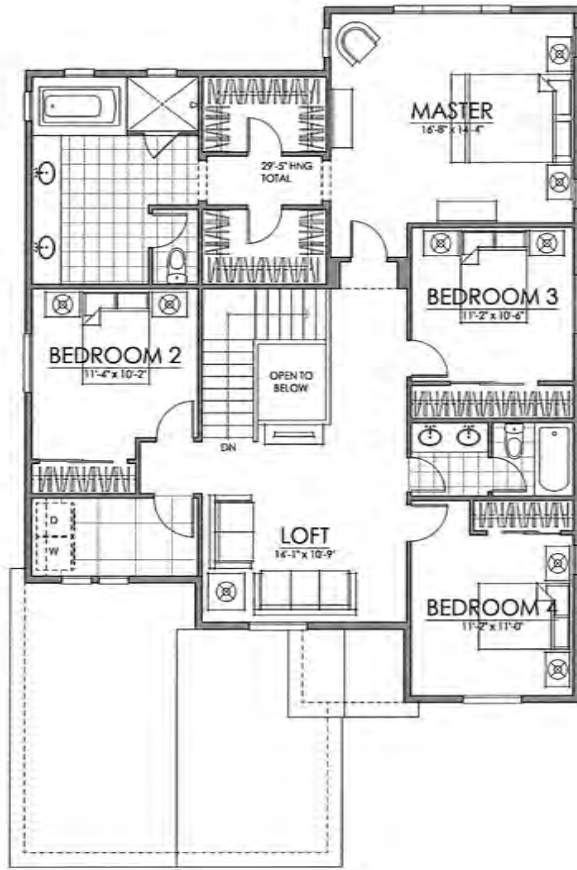
Brookfield
Residential

PLAN ONE | ELEVATION E | ITALIANATE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

THIS DRAWING WAS PREPARED FOR THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF WOODLEY ARCHITECTURAL GROUP, INC. © 2016 WOODLEY ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. WOODLEY ARCHITECTURAL GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER. WOODLEY ARCHITECTURAL GROUP, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.

woodley
architectural
group, inc
 colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



FIRST FLOOR 1257 SQ. FT.
 SECOND FLOOR 1469 SQ. FT.
 TOTAL LIVING 2726 SQ. FT.

PLAN TWO | 2726 SQ. FT.

10.26.16

Brookfield
Residential

LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

woodley
architectural
group, inc
colorado // 731 southpark dr. suite B
Boulder, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
san joe ana, ca. 92105 / 949.553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THIS PLAN AND SPECIFICATIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. CONSULT PROJECT ARCHITECTURAL GROUP, INC. FOR ALL DIMENSIONS AND SPECIFICATIONS. © 2016 PROJECT ARCHITECTURAL GROUP, INC.

MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- SIDING AT GABLE ENDS
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- CULTURED STONE VENEER



ELEVATION B - COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SHINGLE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS SHINGLE SIDING
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- WOOD POSTS



ELEVATION C - SHINGLE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

ITALIANATE ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER
- DECORATIVE SHUTTERS



ELEVATION E - ITALIANATE

SCALE: 1/4" = 1'-0"

10.26.16

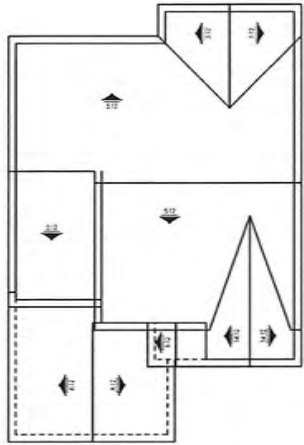
Brookfield
Residential

PLAN TWO | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
 THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND PRELIMINARY SIZING ONLY AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS FINAL CONTRACTING. COPYRIGHT WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

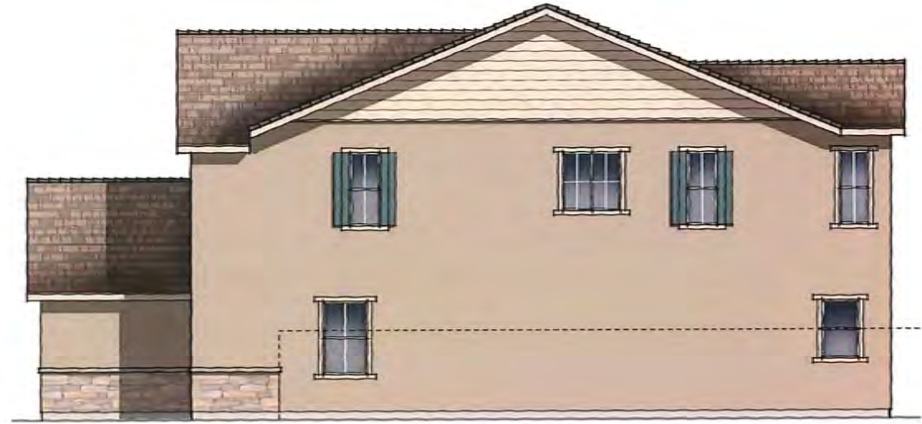
woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pulman st. suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

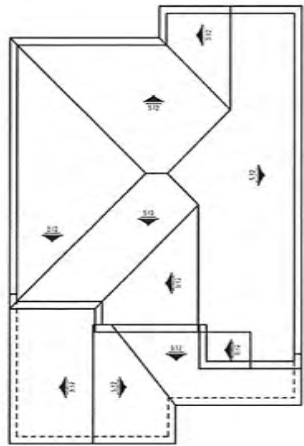
Brookfield
Residential

PLAN TWO | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING IS INTENDED FOR EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc
 colorado // 731 southpark dr, suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st, suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

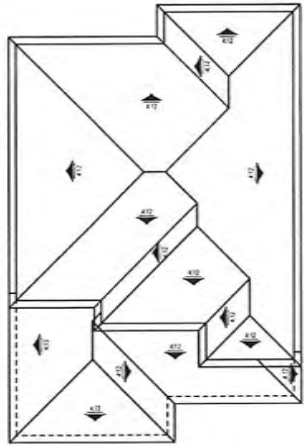
PLAN TWO | ELEVATION C | SHINGLE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING IS A REPRESENTATION OF THE PROPOSED DESIGN AND IS NOT A CONTRACT. IT IS SUBJECT TO THE TERMS AND CONDITIONS OF THE ARCHITECTURAL AGREEMENT. COPYRIGHT © 2016 WOODLEY ARCHITECTURAL GROUP, INC. ALL RIGHTS RESERVED. WOODLEY ARCHITECTURAL GROUP, INC. 10000 WOODLEY AVENUE, SUITE 200, DUBLIN, CA 94568-1000

woodley
architectural
group, inc.

colorado // 731 southpark dr. suite 8
 littleton, co 80120 / 303.683.7231
 california // 2943 pulman st. suite A.
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

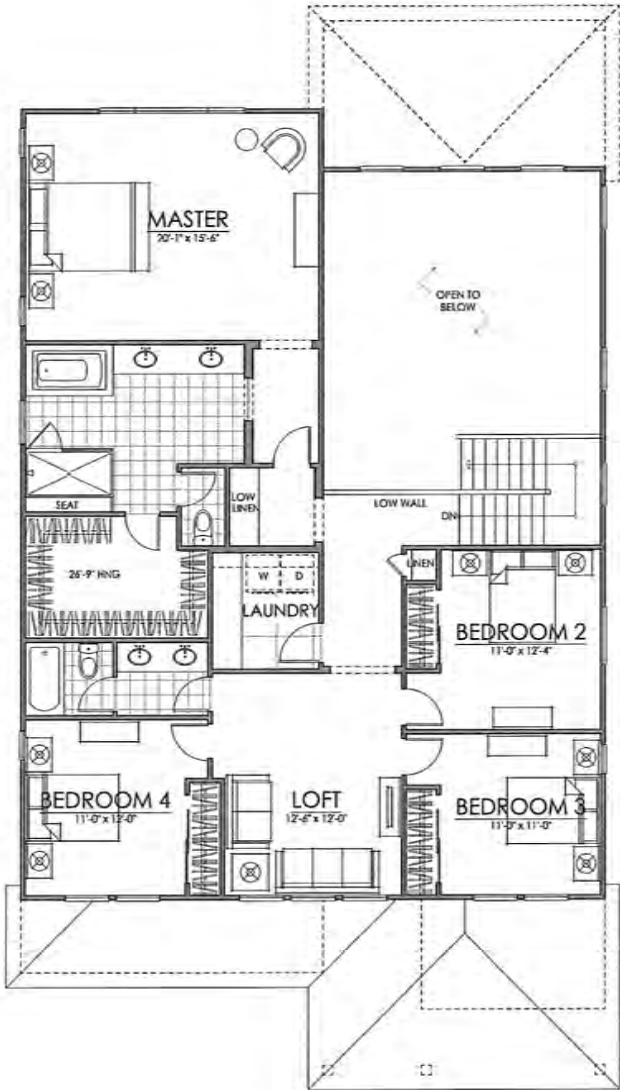
PLAN TWO | ELEVATION E | ITALIANATE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

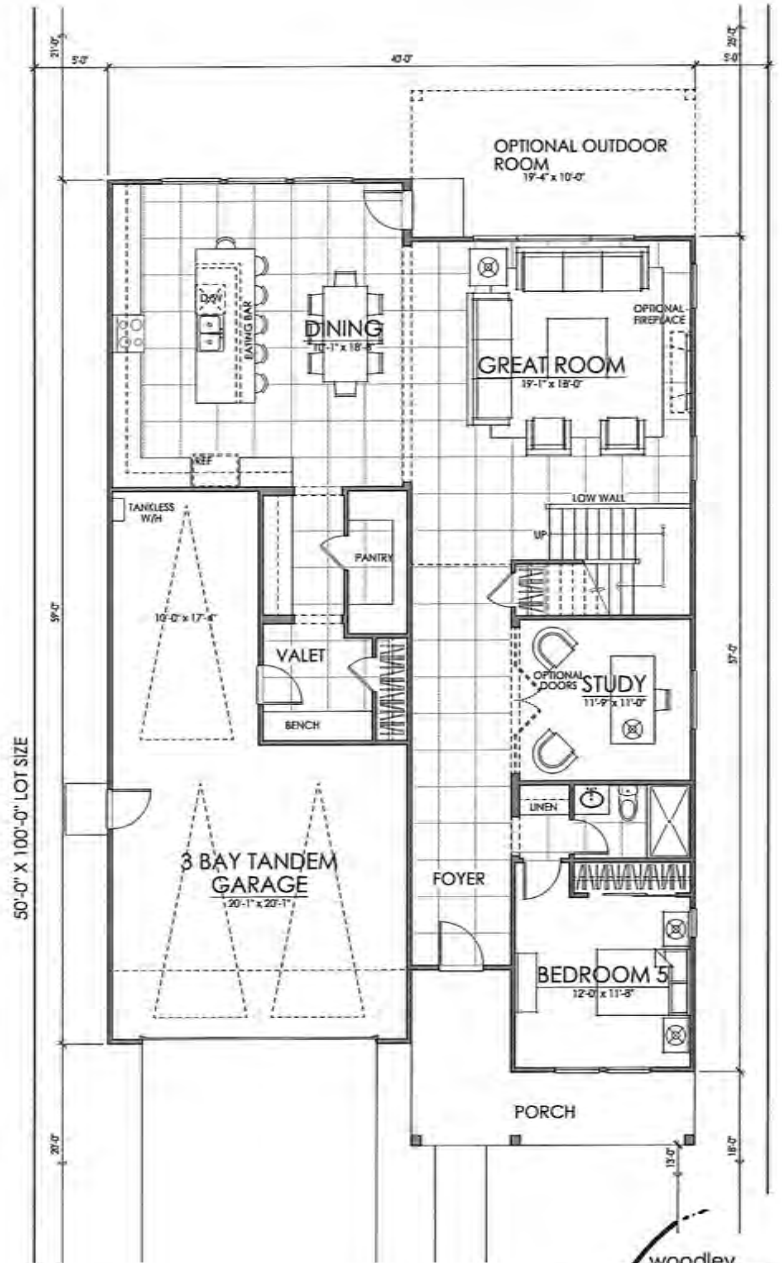
THIS DRAWING IS INTENDED FOR DESIGN DEVELOPMENT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS. COPYRIGHT © 2016 WOODLEY ARCHITECTURAL GROUP, INC. 10022 SANVALE LANE, SUITE 200, DUBLIN, CA 94568. WWW.WOODLEYARCHITECTURALGROUP.COM

woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303 683 7231
 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949 553 8919



FIRST FLOOR 1679 SQ. FT.
 SECOND FLOOR 1618 SQ. FT.
 TOTAL LIVING 3297 SQ. FT.



PLAN THREE | 3297 SQ. FT.

LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

10.26.16

Brookfield
 Residential

woodley
 architectural
 group, inc

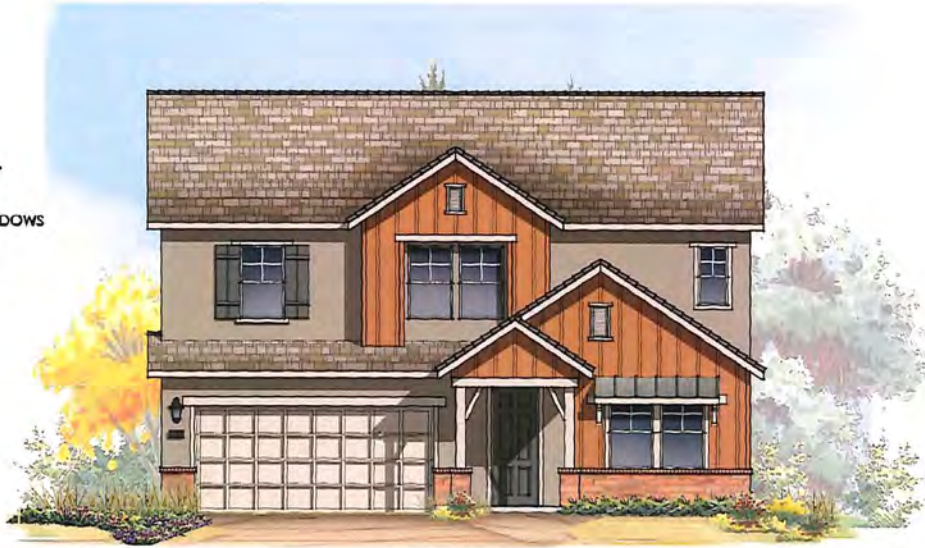
colorado // 731 southpark dr. suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 putman st. suite A
 sanjoaquin, ca 92705 / 949.553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE ARE APPROXIMATE SQUARE FOOTAGES FOR GENERAL INFORMATION ONLY. SQUARE FOOTAGE DOES NOT INCLUDE GARAGE, PORCH, PATIO, DECK, OR OTHER EXTERIOR AREAS. SQUARE FOOTAGE DOES NOT INCLUDE COMMON AREAS. SQUARE FOOTAGE DOES NOT INCLUDE COMMON AREAS. SQUARE FOOTAGE DOES NOT INCLUDE COMMON AREAS. SQUARE FOOTAGE DOES NOT INCLUDE COMMON AREAS.

MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- METAL ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- DECORATIVE SHUTTERS
- WOOD POSTS W/ BRACKETS
- DECORATIVE VENTS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- FOAM TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER
- DECORATIVE VENTS



ELEVATION B- COTTAGE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SPANISH ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- DECORATIVE CERAMIC TILES



ELEVATION D - SPANISH

SCALE: 1/4" = 1'-0"

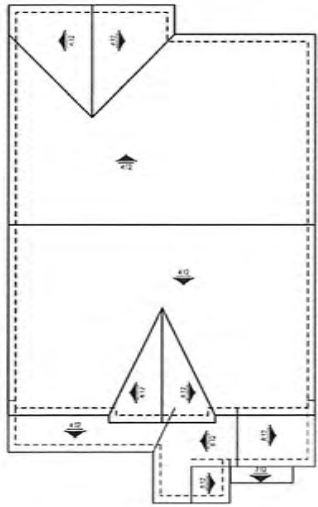
10.26.16

Brookfield Residential

PLAN THREE | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

woodley architectural group, inc
 colorado // 731 southpark dr, suite B
 littleton, co 80120 / 303.683.7231
 california // 2743 pullman st, suite A
 sanrafael, ca 94905 / 949.553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS MAY NOT BE USED OR REPRODUCED WITHOUT THE EXPRESS WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

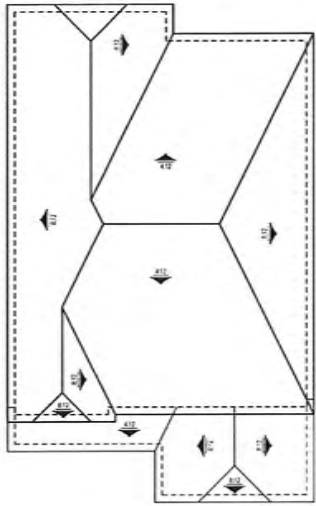
PLAN THREE | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED.

woodley
architectural
group, inc

colorado // 731 southpark dr. suite B
littleton, co 80120 / 303.683.7231
california // 2943 pullman st. suite A
santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

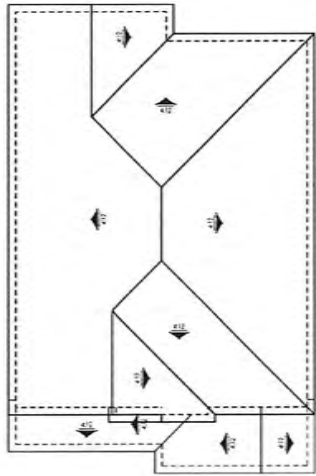
Brookfield
Residential

PLAN THREE | ELEVATION B | COTTAGE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE OF THE CLIENT AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc
 colorado // 731 southpark dr, suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st, suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



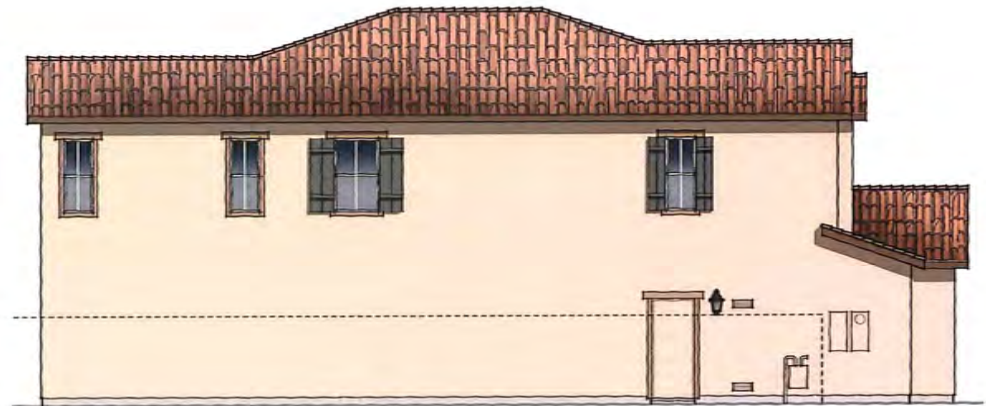
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

PLAN THREE | ELEVATION D | SPANISH
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND MEAN APPROXIMATE. THEY ARE NOT TO BE USED FOR ANY OTHER PURPOSE, SUCH AS PERMITS, CONTRACTS, OR FINANCIAL. COPYRIGHT © 2016 WOODLEY ARCHITECTURAL GROUP, INC. THESE DRAWINGS ARE THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc.

colorado // 731 southpark dr, suite 8
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st, suite A
 santa ana, ca 92705 / 949.553.8919

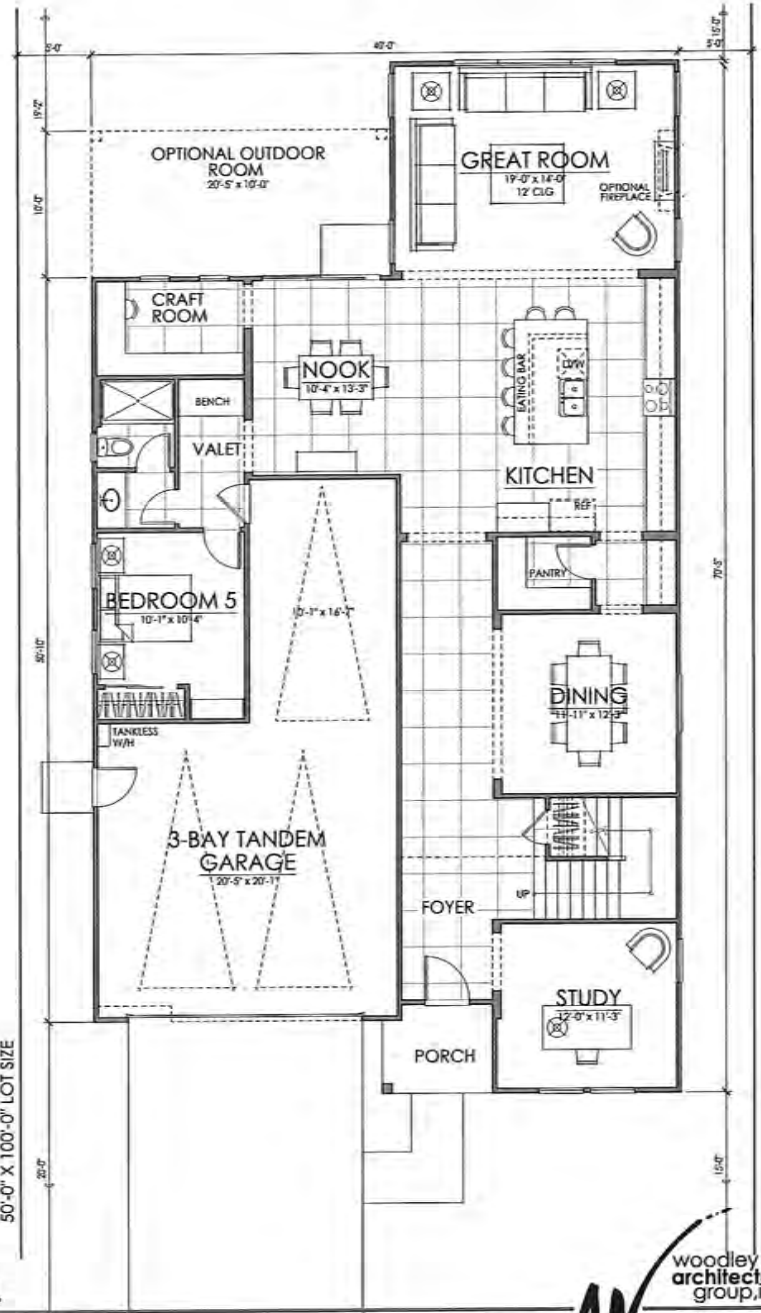


OPTIONAL BEDROOM 6



FIRST FLOOR 1801 SQ. FT.
 SECOND FLOOR 1794 SQ. FT.
 TOTAL LIVING 3595 SQ. FT.

50'-0" X 100'-0" LOT SIZE



PLAN FOUR | 3595 SQ. FT.

LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

10.26.16

Brookfield
 Residential

woodley
 architectural
 group, inc
 colorado // 731 southpark dr, suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 pullman st, suite A
 sanrafael, ca 94583 / 949.533.8919

MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- METAL ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- BRICK VENEER
- WOOD POSTS W/ BRACKETS



ELEVATION A - FARMHOUSE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SHINGLE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS SHINGLE SIDING
- CEMENTITIOUS TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE VENTS



ELEVATION C- SHINGLE

SCALE: 1/4" = 1'-0"

MATERIAL NOTES

SPANISH ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD TRIM
- FOAM TRIM AT DOORS & WINDOWS
- DECORATIVE CERAMIC TILES



ELEVATION D - SPANISH

SCALE: 1/4" = 1'-0"

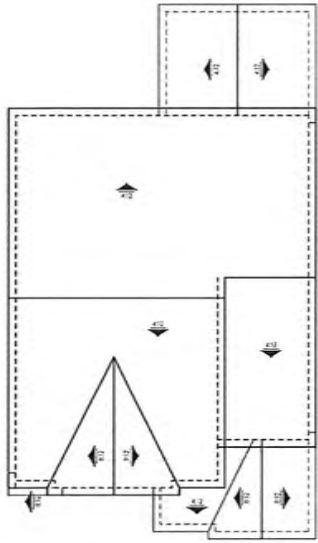
10.26.16

Brookfield
Residential

PLAN FOUR | FRONT ELEVATIONS
LAUREL @ EMERSON RANCH | BROOKFIELD
OAKLEY, CALIFORNIA

woodley
architectural
group, inc.
colorado // 731 southpark dr, suite 8
littleton, co 80120 / 303.683.7231
california // 2945 pullman st, suite A
san diego, ca 92105 / 949.553.8919

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHOD. THESE DRAWINGS MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC.



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

Brookfield
Residential

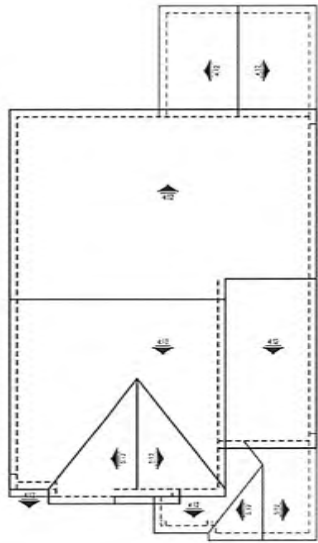
PLAN FOUR | ELEVATION A | FARMHOUSE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF WOODLEY ARCHITECTURAL GROUP, INC. IS STRICTLY PROHIBITED.

woodley
architectural
group, inc.

colorado // 731 southpark dr, suite B
 littleton, co 80120 / 303.683.7231
 california // 2943 putman st, suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

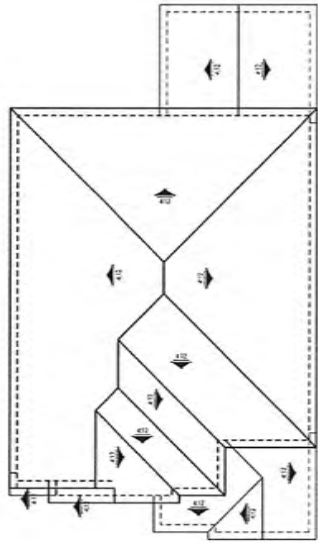
10.26.16

Brookfield
Residential

PLAN FOUR | ELEVATION C | SHINGLE
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS. THESE DRAWINGS ARE INTENDED FOR DESIGN DEVELOPMENT AND NOT FOR CONSTRUCTION. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. COPYRIGHT © 2016 WOODLEY ARCHITECTURAL GROUP, INC. THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc
 colorado // 731 southpark dr, suite B
 boulder, co 80120 / 303.683.7231
 california // 2943 oakman st, suite A
 santa ana, ca 92705 / 949.553.8919



ROOF PLAN

SCALE: 1/8" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SCALE: 1/4" = 1'-0"

10.26.16

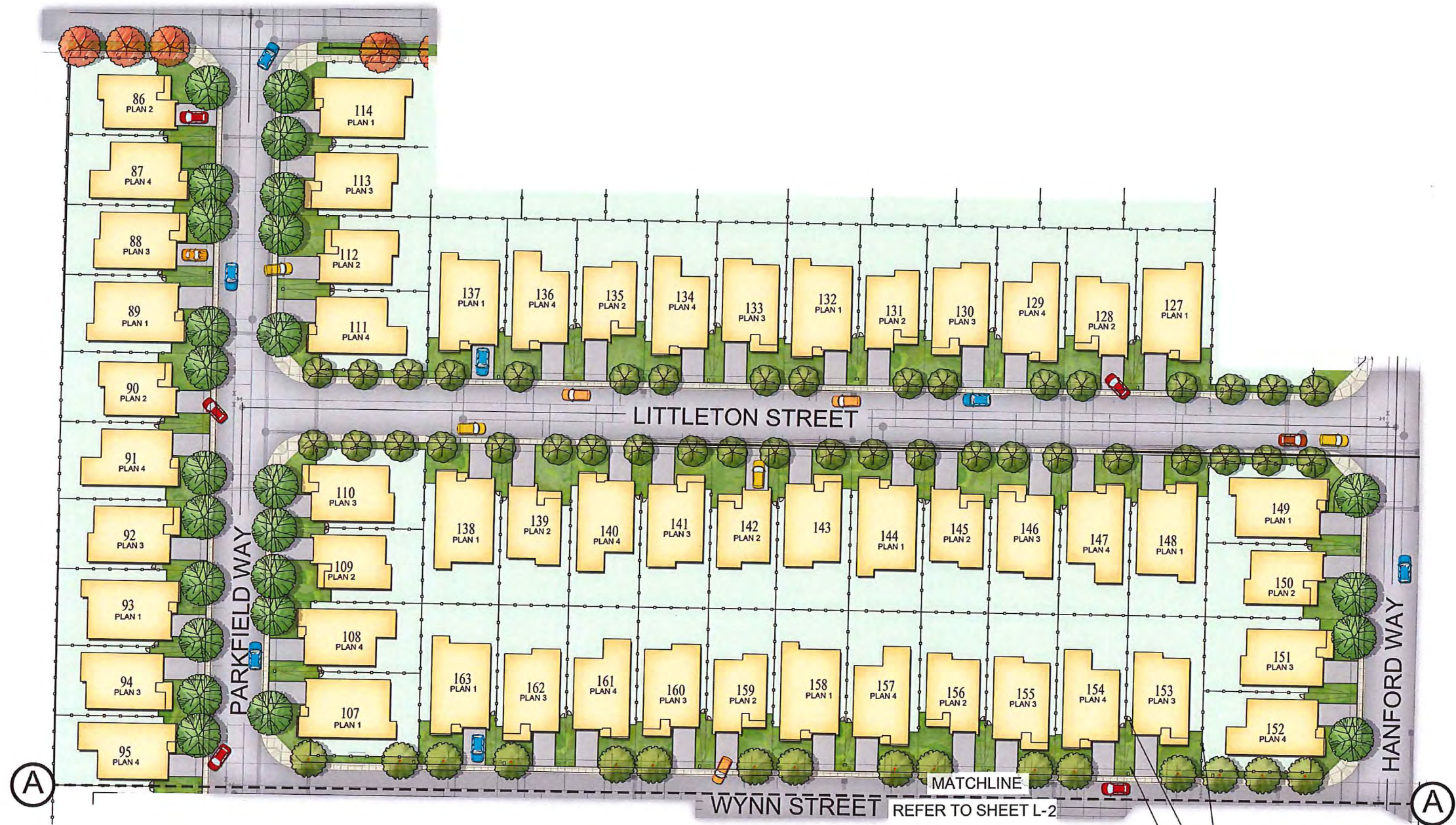
Brookfield
Residential

PLAN FOUR | ELEVATION D | SPANISH
LAUREL @ EMERSON RANCH | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS.

THIS DRAWING WAS DESIGNED FOR EXISTING FOUNDATION AND HEIGHTS. PLEASE CONSULT WITH ARCHITECT FOR ALL OTHER PARTS OF THE PROJECT. © 2016 WOODLEY ARCHITECTURAL GROUP, INC. THIS DRAWING IS THE PROPERTY OF WOODLEY ARCHITECTURAL GROUP, INC.

woodley
architectural
group, inc.
 colorado // 731 southpark dr, suite 8
 littleton, co 80120 / 303 683.7231
 california // 2943 goldman st, suite A
 santa ana, ca 92705 / 949 553.8919



PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*			
STREET TREES				SHRUBS						
ACER TRUNCATUM	SHANTUNG MAPLE	15 GAL	MOD	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L			
GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	MAIDENHAIR TREE	15 GAL	MOD	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L			
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	LOW	CEANOTHUS SP.	WILD LILAC	5 GAL	L			
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	CISTUS SPP.	ROCK ROSE	5 GAL	L			
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M			
VINES / ESPALIERS				GROUNDCOVERS						
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CAREX FLACCA	BLUE SEDGE	1 GAL	M			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L			
ROSA SPP.	ROSE	5 GAL	M	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L			
GROUNDCOVERS				SHRUBS						
CAREX FLACCA	BLUE SEDGE	1 GAL	M	HEMEROCALLIS HYBRIDS	GAURA	1 GAL	M			
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	MAHONIA A. 'COMPACTA'	EVERGREEN DAYLILY	1 GAL	M			
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	NANDINA D. 'HARBOR DWARF'	DWARF OREGON GRAPE	1 GAL	M			
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	NANDINA D. 'GULF STREAM'	HARBOR DWARF NANDINA	5 GAL	L			
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	NEPETA 'SIX HILLS GIANT'	GULF STREAM NANDINA	5 GAL	L			
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORIUM	1 GAL	L	OSMANTHUS FRAGRANS	CAT MINT	1 GAL	M			
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	PHORNIUM 'MAORI SUNRISE'	SWEET OLIVE	5 GAL	M			
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	PHOTINIA FRASERII	NEW ZEALAND FLAX	5 GAL	M			
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PITTOSPORIUM T. 'VARIEGATA'	PHOTINIA	5 GAL	M			
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				PITTOSPORIUM T. 'WHEELERS DWARF'				DWARF PITTOSPORIUM	5 GAL	M
				PODOCARPUS M. 'MAKI'				YEW PINE	5 GAL	M
				RHAPHIOLEPIS SPP.				INDIA HAWTHORN	5 GAL	L
				ROSA SPP.				LANDSCAPE ROSES	2 GAL	M
				SOLYLA HETEROPHYLLA				AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
				TEUCRIUM SPP.				GERIANDER	5 GAL	L
				VIBURNUM T. 'SPRING BOUQUET'				LAURUSTINUS	5 GAL	M

WOOD GOOD NEIGHBOR FENCE, TYP
 WOOD GATE, TYP
 FRONT YARD LANDSCAPE, SEE SHEET L-3 FOR TYPICALS

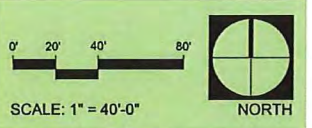
CITY OF OAKLEY
 Planning Department
 NOV 22 2016
 RECEIVED

Brookfield Residential
 500 La Gonda Way, Suite 100
 Danville, CA 94526
 (925) 743-8000

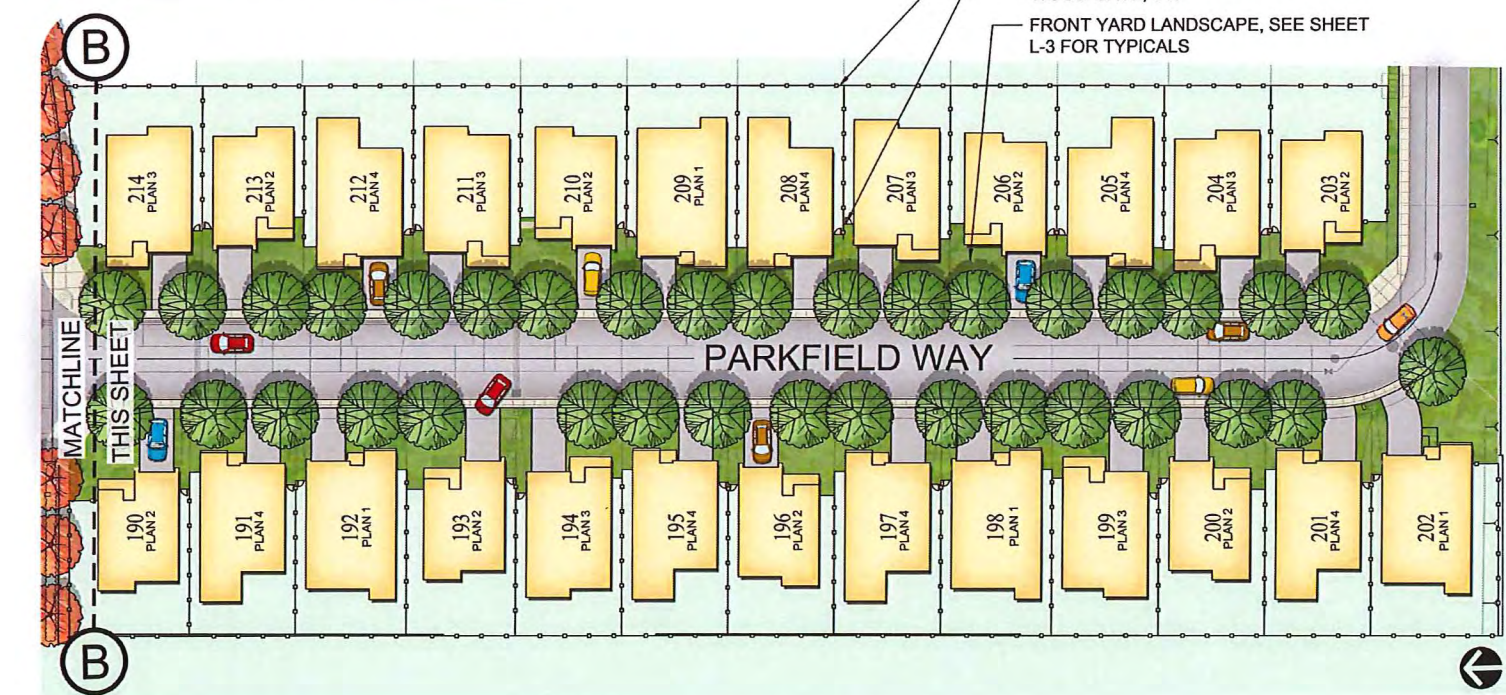
LAUREL AT EMERSON RANCH
 Oakley, California

OVERALL LANDSCAPE PLAN
 CONCEPTUAL LANDSCAPE PLAN
 NOVEMBER 2016

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



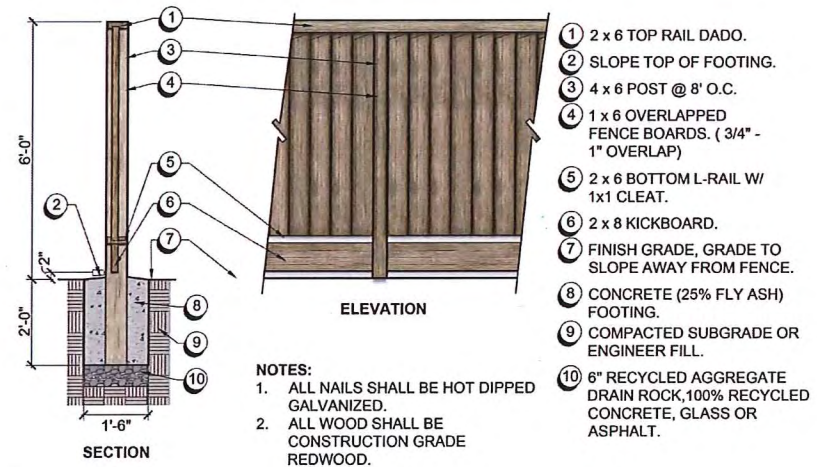
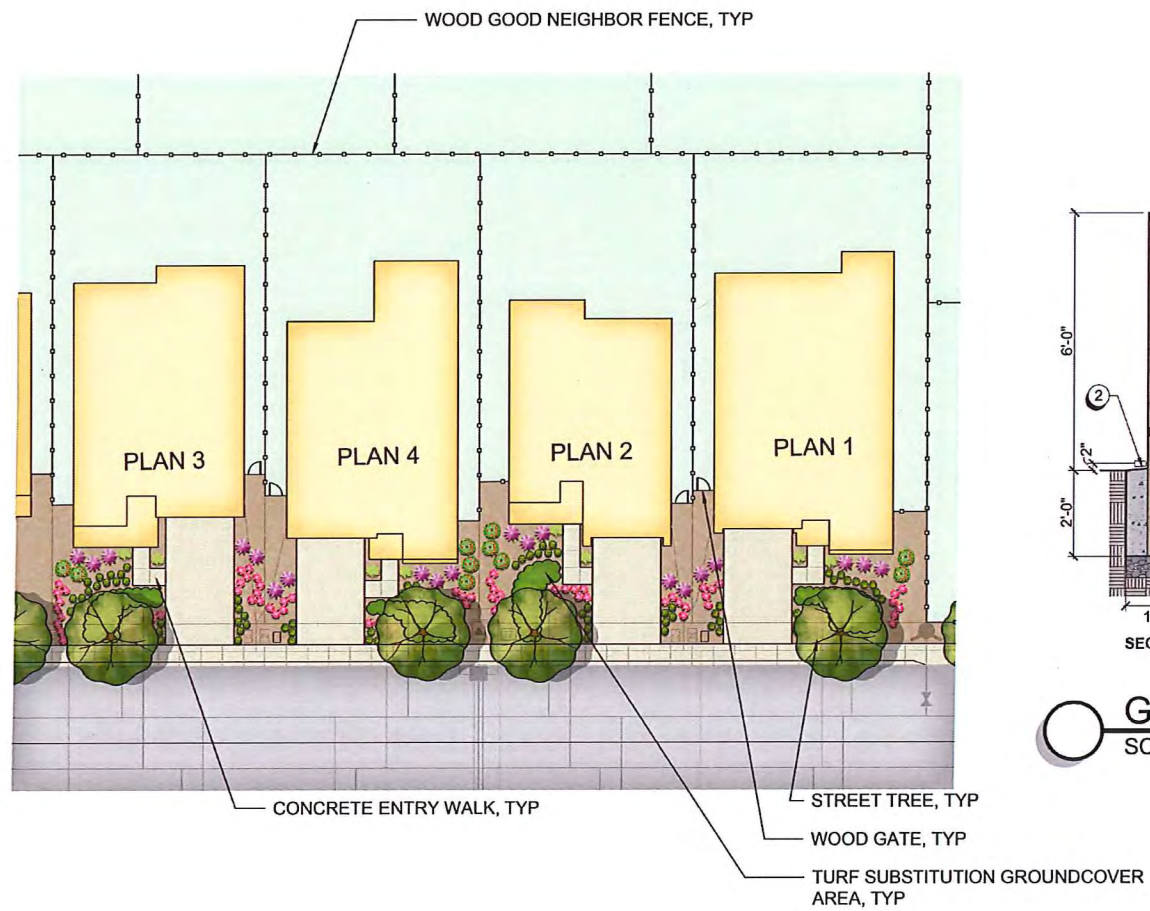
L-1
 Project No. 02913



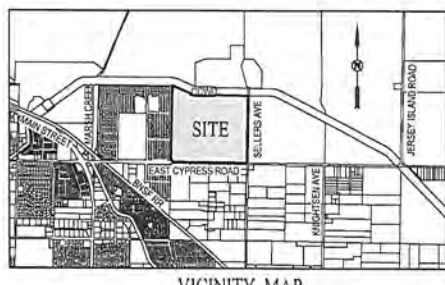
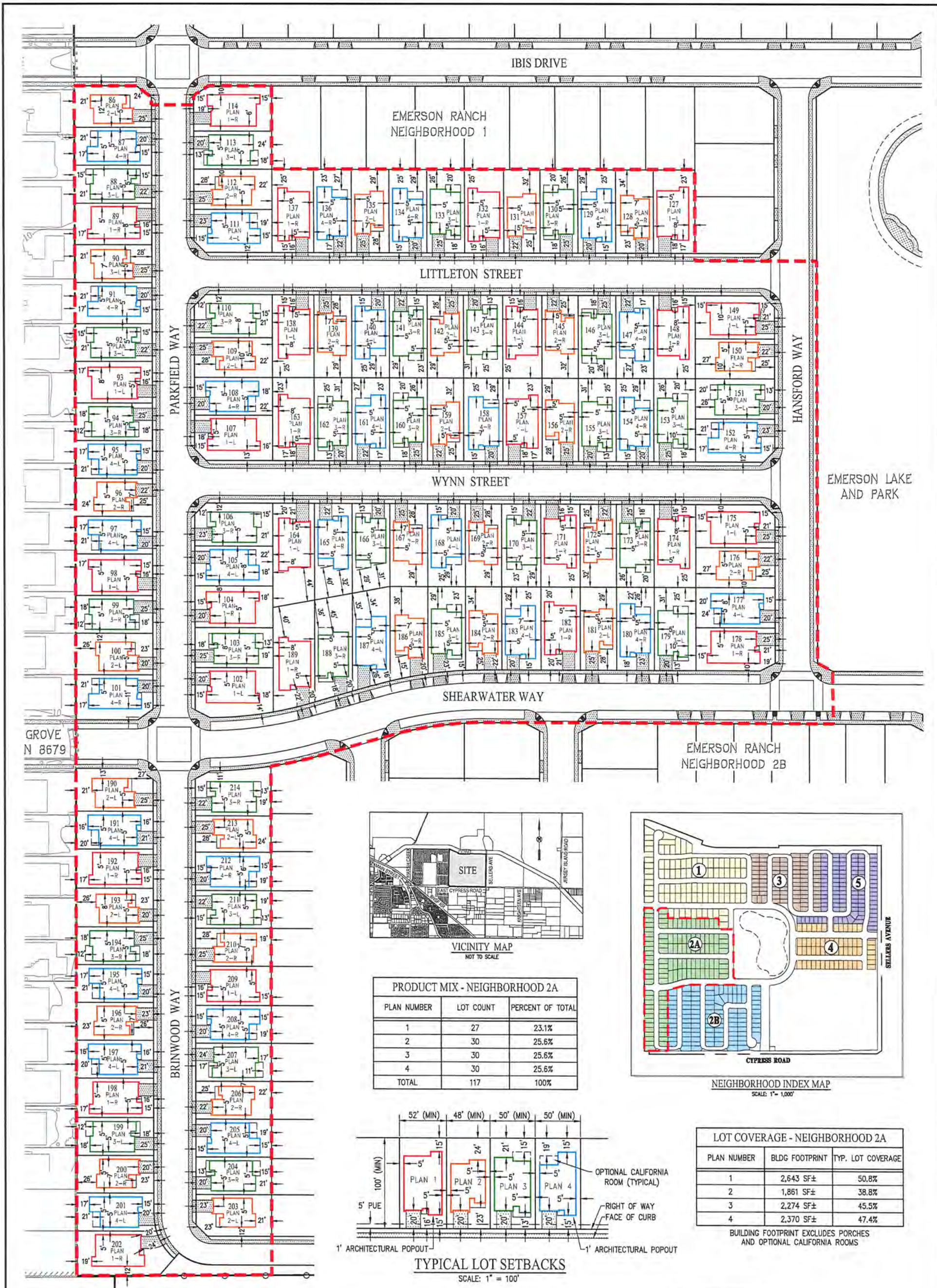
PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*			
STREET TREES				SHRUBS						
ACER TRUNCATUM	SHANTUNG MAPLE	15 GAL	MOD	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L			
GINKGO BILOBA 'AUTUMN GOLD' (MALE ONLY)	MAIDENHAIR TREE	15 GAL	MOD	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L			
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	LOW	CEANOTHUS SP.	WILD LILAC	5 GAL	L			
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	CISTUS SPP.	ROCK ROSE	5 GAL	L			
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M			
VINES / ESPALIERS				GROUNDCOVERS						
DISTICTUS BUCGINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CAREX FLACCA	BLUE SEDGE	1 GAL	M			
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L			
ROSA SPP.	ROSE	5 GAL	M	ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L			
GROUNDCOVERS				SHRUBS						
CAREX FLACCA	BLUE SEDGE	1 GAL	M	DIETES SPP.	DIETES SPP.	1 GAL	L			
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	GAURA LINDHEIMERI	GAURA	1 GAL	M			
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILY	1 GAL	M			
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M			
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	MANDARINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L			
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L			
SCAEVOLA 'MAUIVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L			
STACHYS BYZANTINA	LAMBS EARS	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M			
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L			
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.				PHOTINIA FRASERII				PHOTINIA	5 GAL	M
				PITTOSPORUM T. 'VARIEGATA'				VARIEGATED PITTOSPORUM	5 GAL	L
				PITTOSPORUM T. 'WHEELERS DWARF'				DWARF PITTOSPORUM	5 GAL	M
				PODOCARPUS M. MAKI				YEW PINE	5 GAL	M
				RHAPHILOLEPIS SPP.				INDIA HAWTHORN	5 GAL	L
				ROSA SPP.				LANDSCAPE ROSES	2 GAL	M
				SOLYLA HETEROPHYLLA				AUSTRALIAN BLUEBELL CREEPER	1 GAL	L
				TEUCRIUM SPP.				GERMANDER	5 GAL	L
				VIBURNUM T. 'SPRING BOUQUET'				LAURUSTINUS	5 GAL	M

- 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.

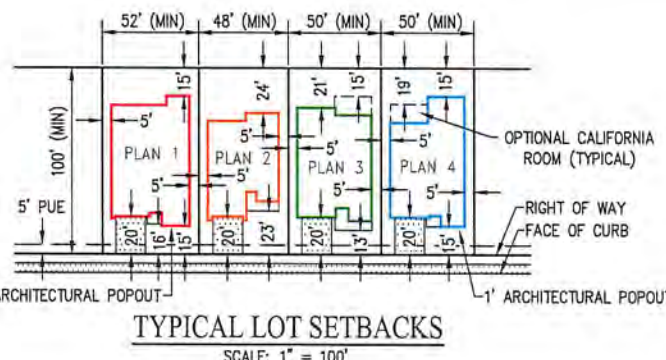


GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"



PRODUCT MIX - NEIGHBORHOOD 2A

PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
1	27	23.1%
2	30	25.6%
3	30	25.6%
4	30	25.6%
TOTAL	117	100%



LOT COVERAGE - NEIGHBORHOOD 2A

PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	2,643 SF±	50.8%
2	1,861 SF±	38.8%
3	2,274 SF±	45.5%
4	2,370 SF±	47.4%

BUILDING FOOTPRINT EXCLUDES PORCHES AND OPTIONAL CALIFORNIA ROOMS

GENERAL NOTES:

- OWNER/SUBDIVIDER: BROOKFIELD HOMES
500 LA GONDA WAY, SUITE 100
DANVILLE, CALIFORNIA 94526
PHONE: (925) 743-8000
CONTACT: BILL SCHNEIDER
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO

- ACREAGE: 21.2 AC±
- LAND USE: EXISTING - EXISTING RESIDENCES, AGRICULTURAL
PROPOSED - SINGLE FAMILY HIGH, SINGLE FAMILY MEDIUM, MULTI-FAMILY HIGH, COMMERCIAL
- ZONING: EXISTING - A3 (HEAVY AGRICULTURAL) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT

DRAFT

EMERSON RANCH: NEIGHBORHOOD 2A DEVELOPMENT PLAN

SUBDIVISION 9347

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA

SCALE: 1" = 120' DATE: OCTOBER 27, 2016

Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX: (925) 866-0376