

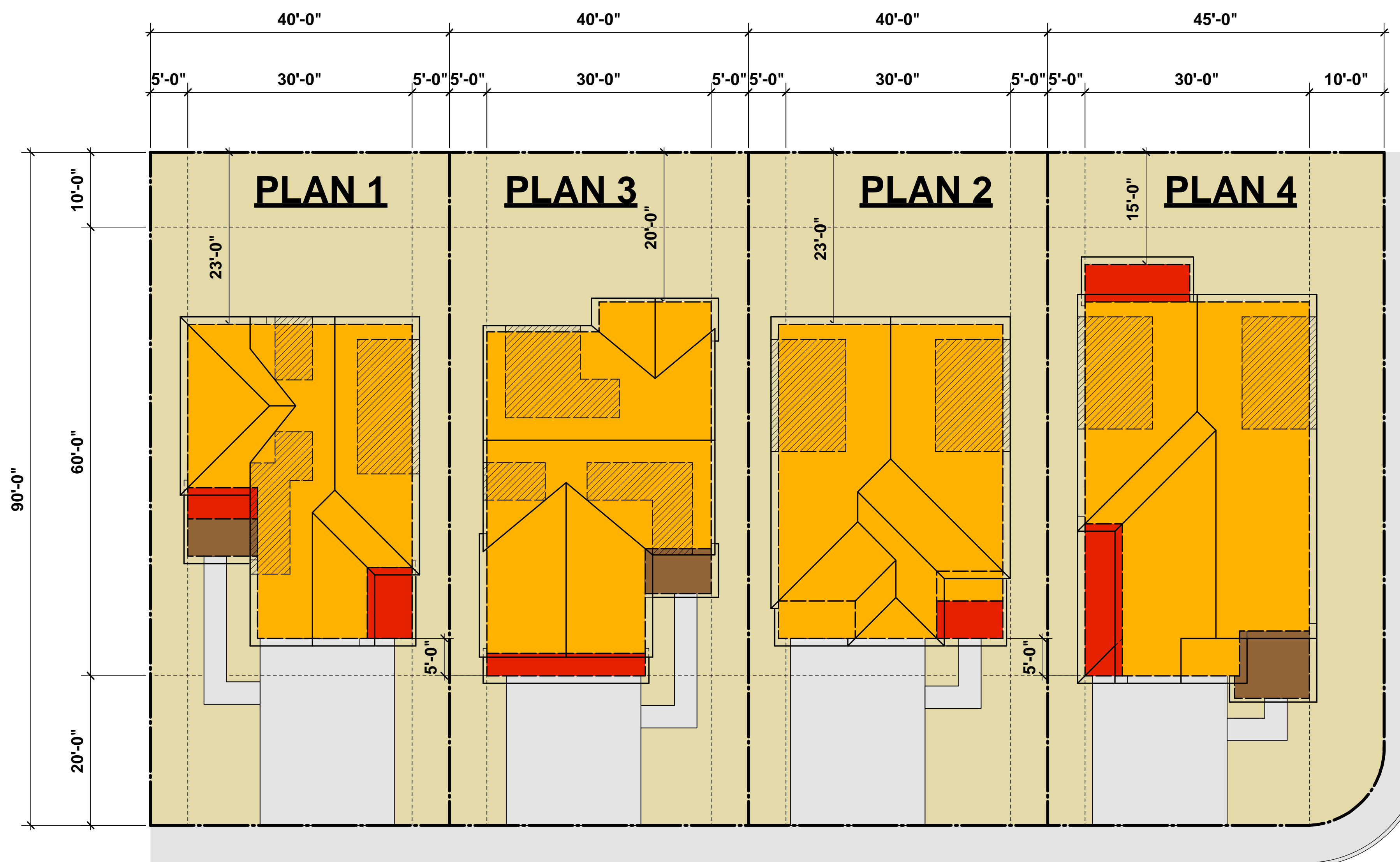


TRADITIONAL - PLAN 1D

FARMHOUSE - PLAN 2C

PRAIRE - PLAN 3B

SPANISH - PLAN 4A



LOT COVERAGE - PLAN 1	
	Area
1st Floor	691
Garage	419
Covered Porch	47
TOTAL S.F.	1157
1157 S.F. / LOT AREA 4410 S.F. = 26%	

LOT COVERAGE - PLAN 3	
	Area
1st Floor	847
Garage	443
Covered Porch	53
TOTAL S.F.	1343
1343 S.F. / LOT AREA 4410 S.F. = 31%	

LOT COVERAGE - PLAN 2	
	Area
1st Floor	792
Garage	423
Covered Porch	44
TOTAL S.F.	1259
1259 S.F. / LOT AREA 4410 S.F. = 29%	

LOT COVERAGE - PLAN 4	
	Area
1st Floor	1073
Garage	441
Covered Porch	86
TOTAL S.F.	1600
1600 S.F. / LOT AREA 4410 S.F. = 36%	

COLOR KEY

- Second Story Massing
- First Story Massing
- Covered Porch (One-story element)
- Paved Driveway



SETBACK VARIATIONS

This Articulation Plan depicts the median lot size. Setbacks will vary according to actual lot width and depth. See Development Plan for specific building locations on lots

BUILDING ARTICULATION PLAN
NORTHPOINT AT DELANEY PARK
 Oakley, California

940 Tyler Street #19
 Benicia, CA 94510
 Phone: (707) 746-6586





ELEVATION "A"
(SPANISH)



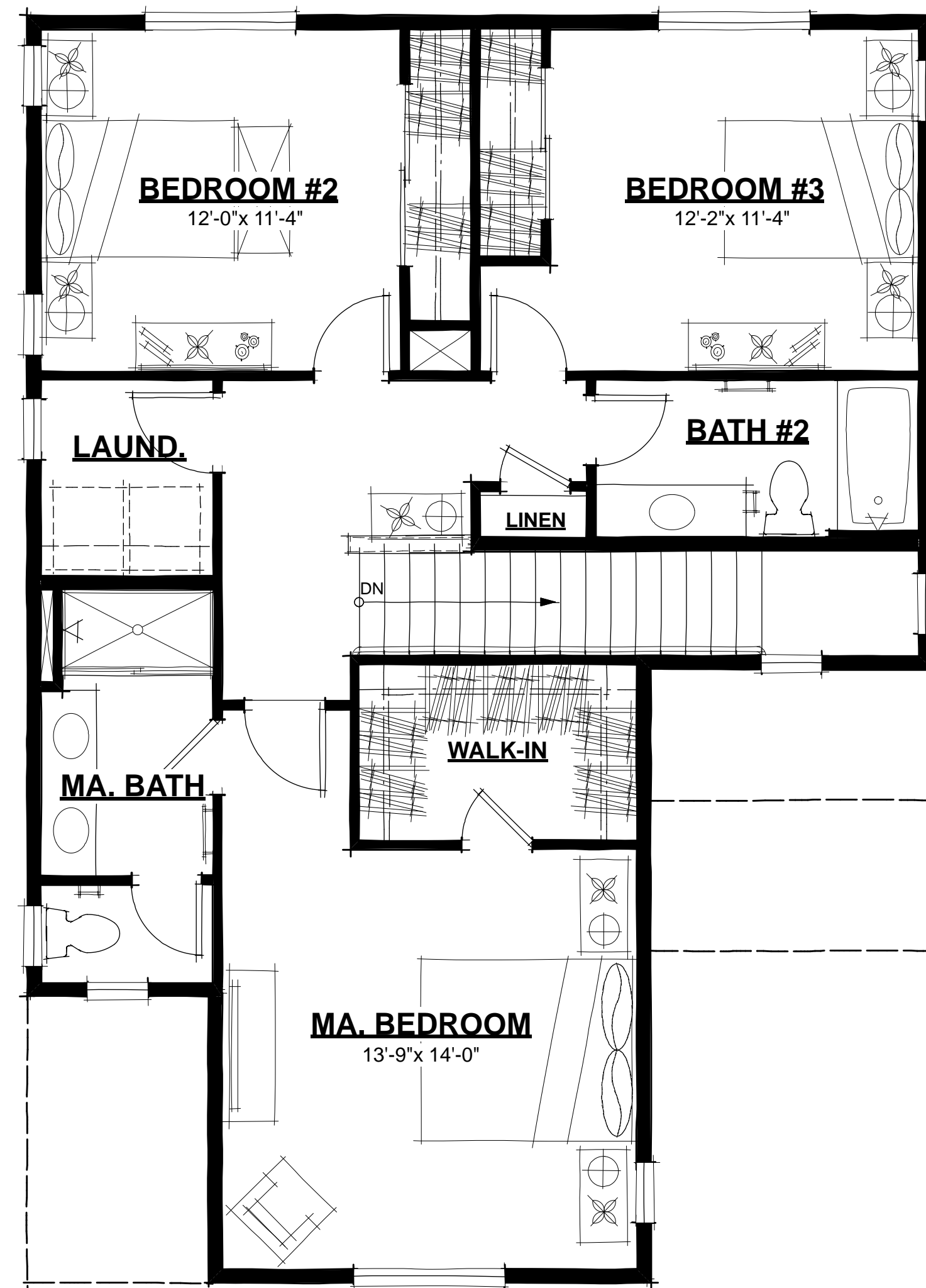
ELEVATION "B"
(PRAIRE)



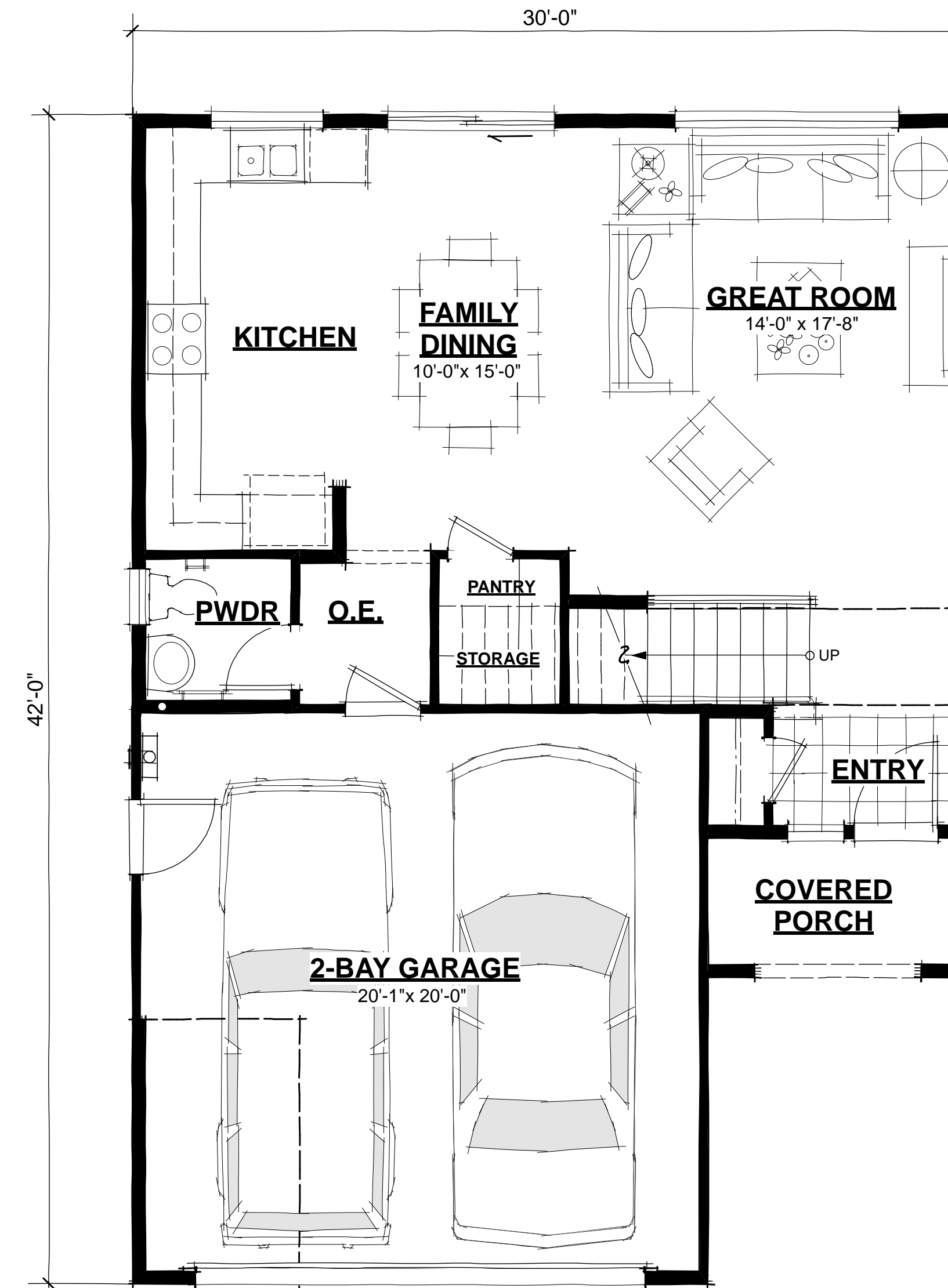
ELEVATION "C"
(FARMHOUSE)



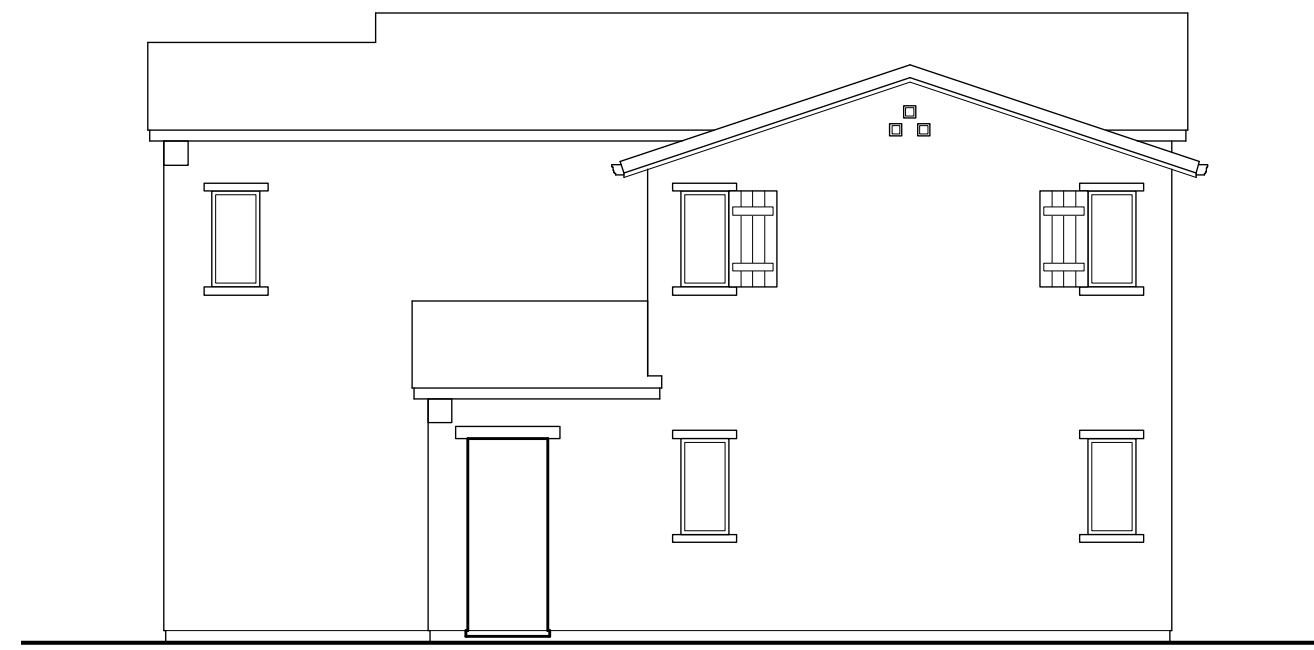
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(TRADITIONAL)



SECOND FLOOR PLAN



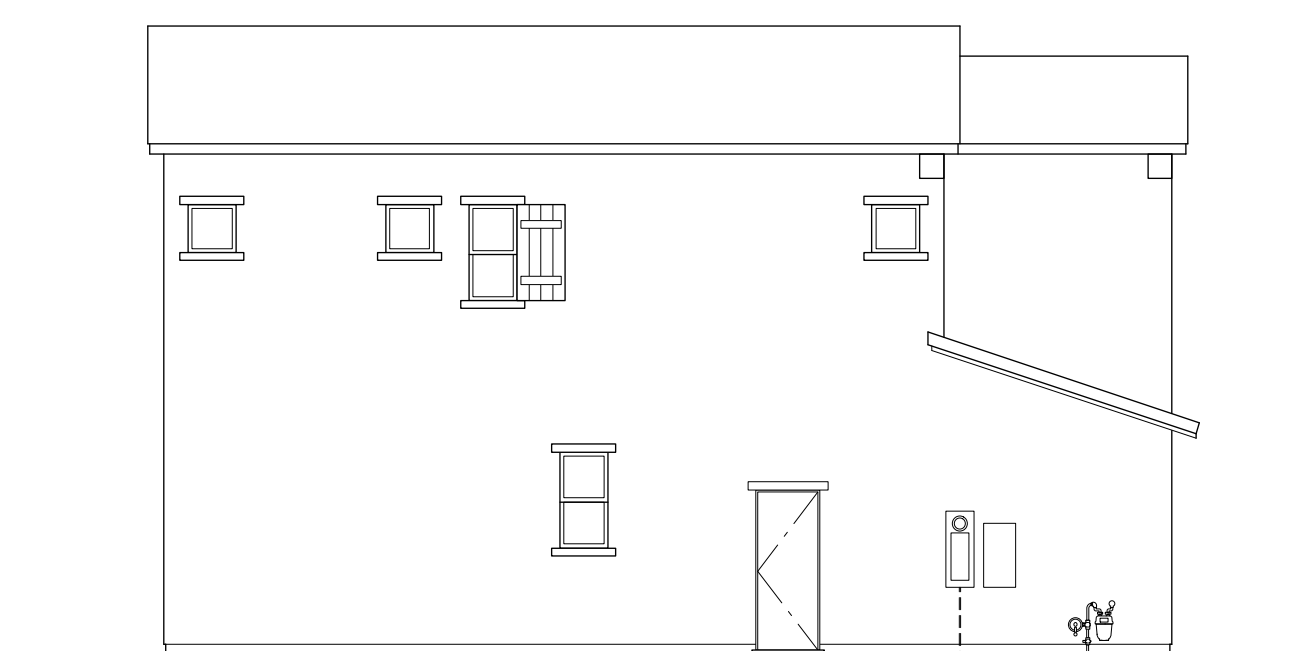
FIRST FLOOR PLAN



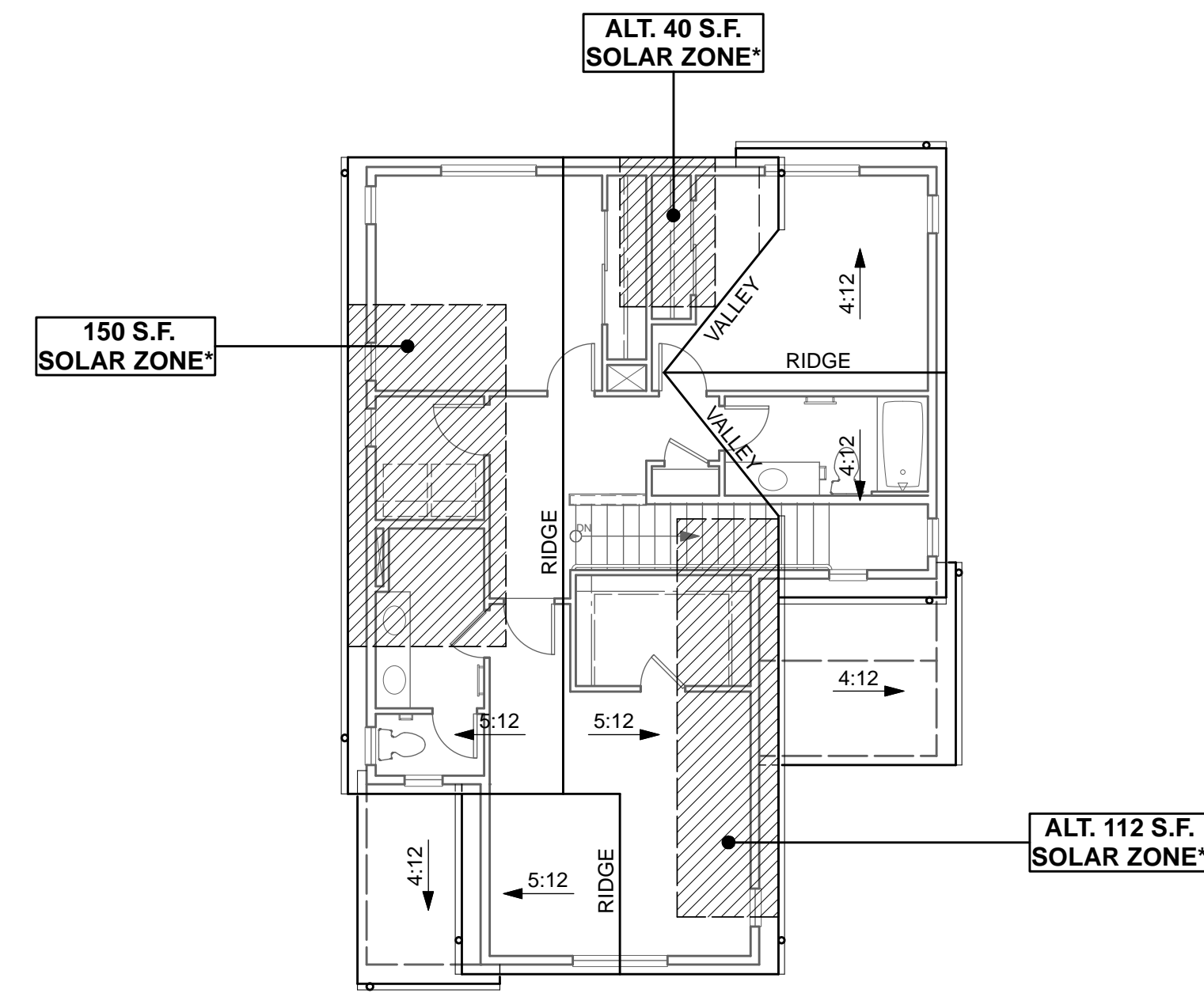
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

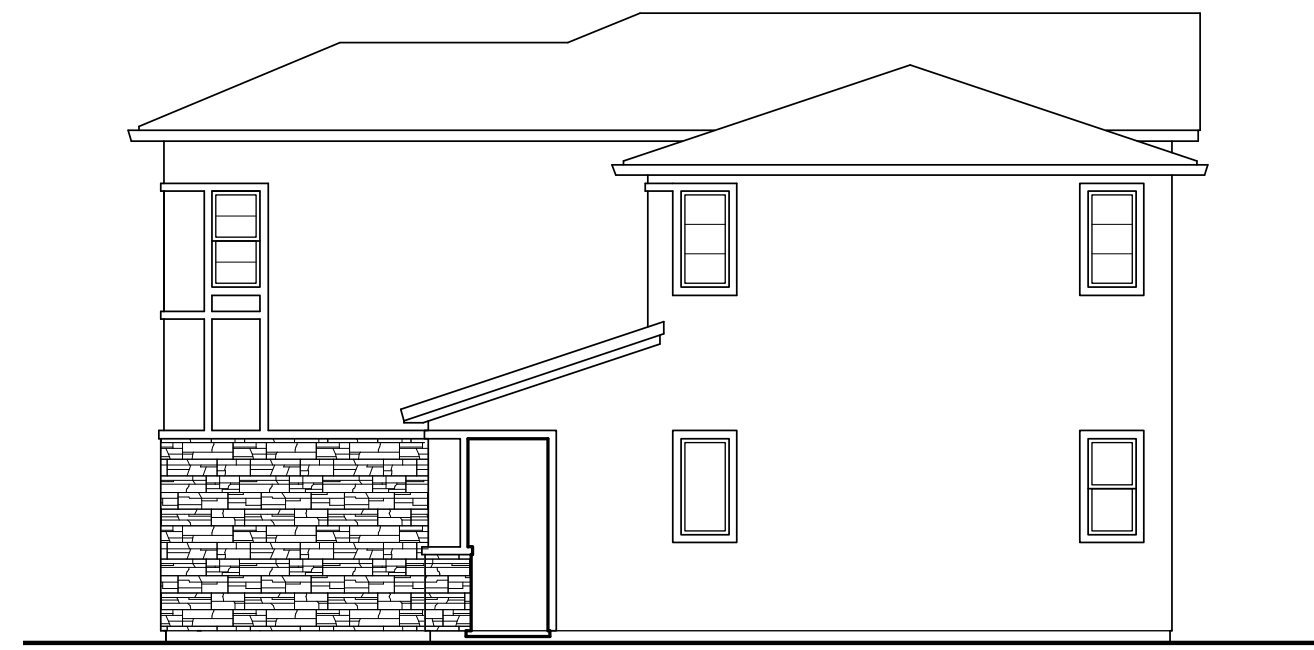
SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



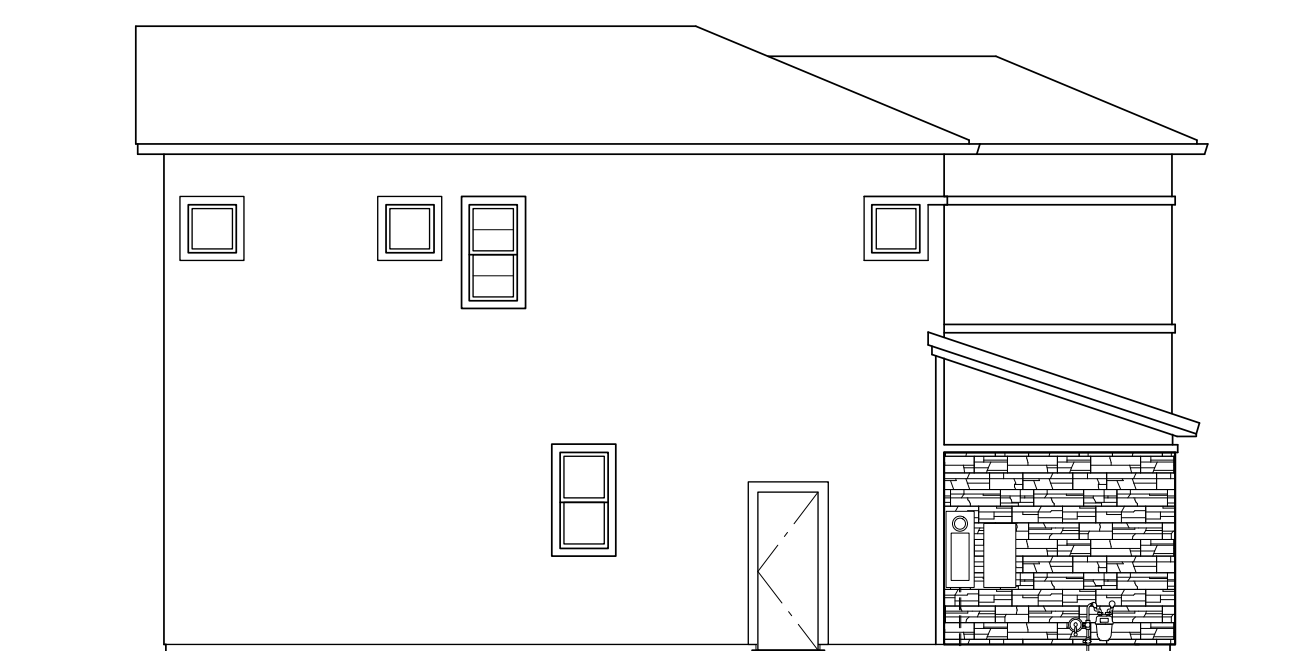
FRONT ELEVATION "A"
(SPANISH)



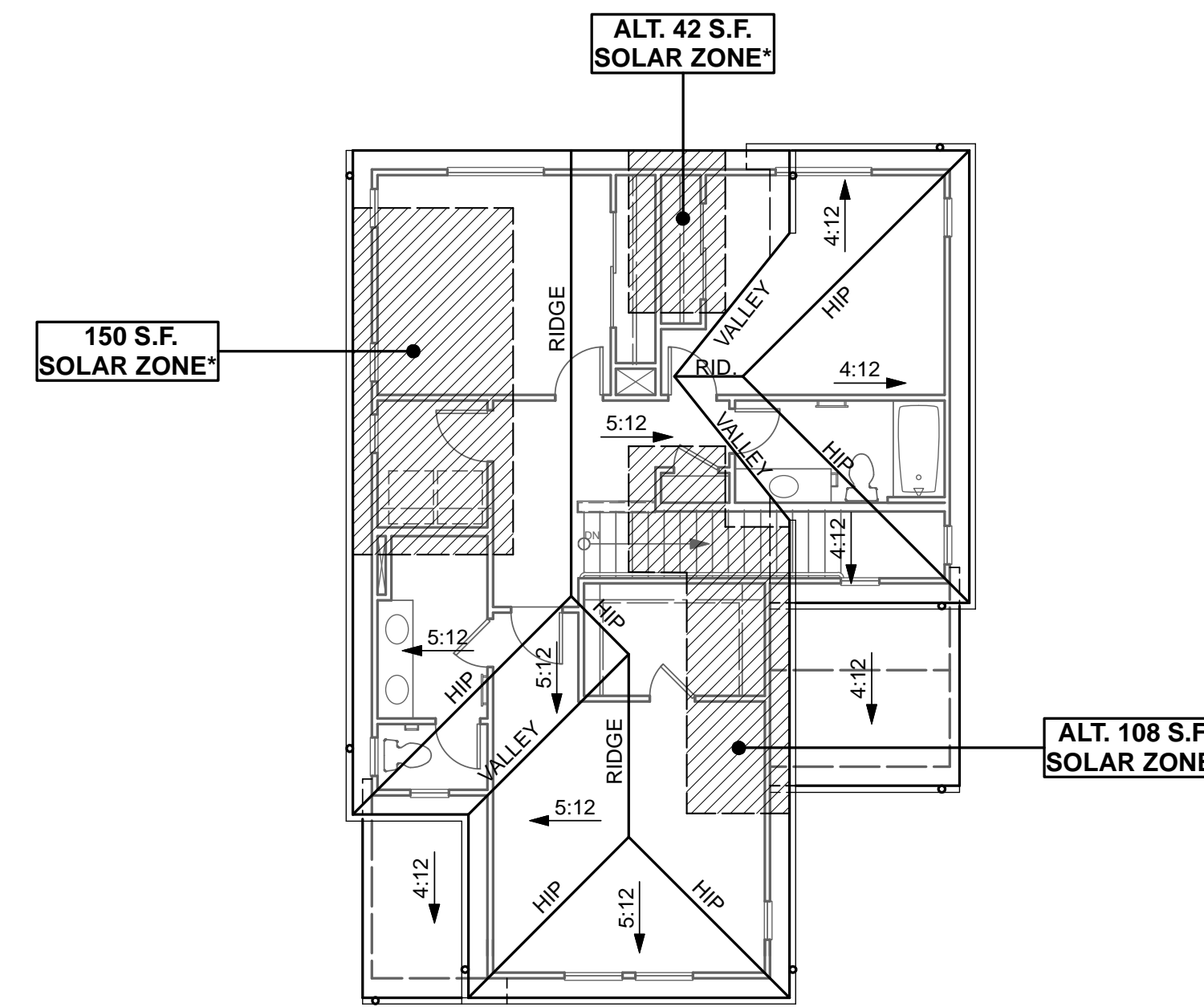
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

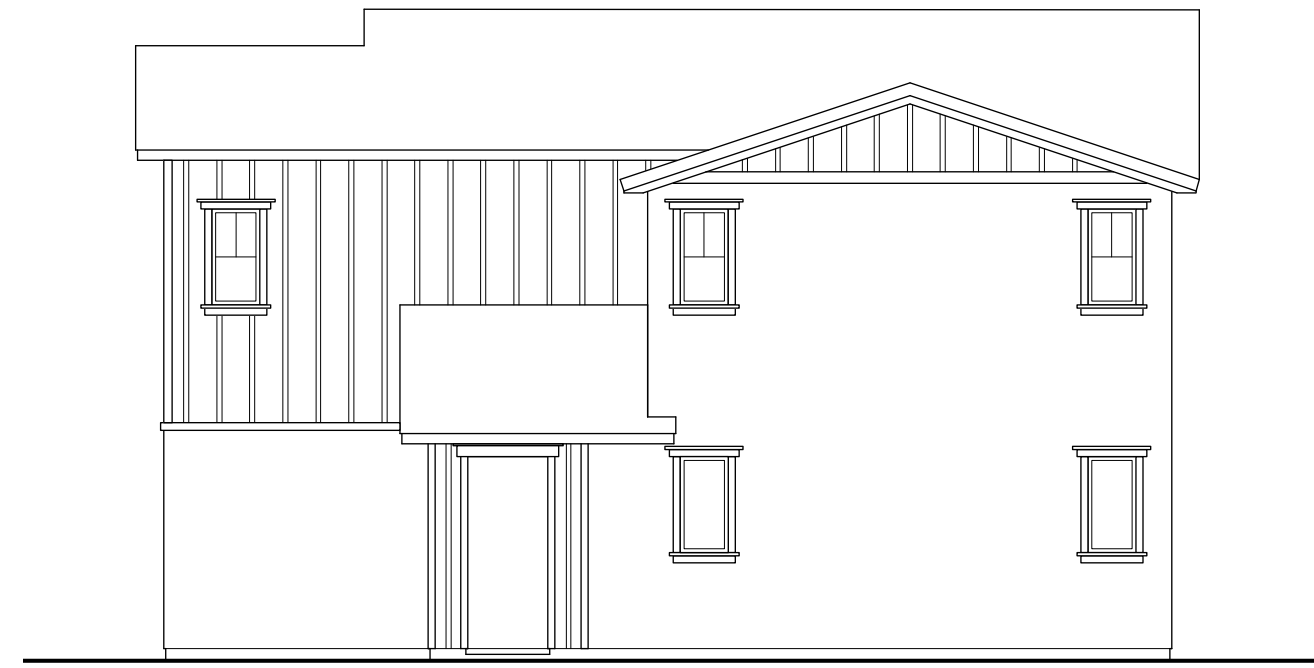
PRAIRIE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

▬▬▬ INDICATES RECESS



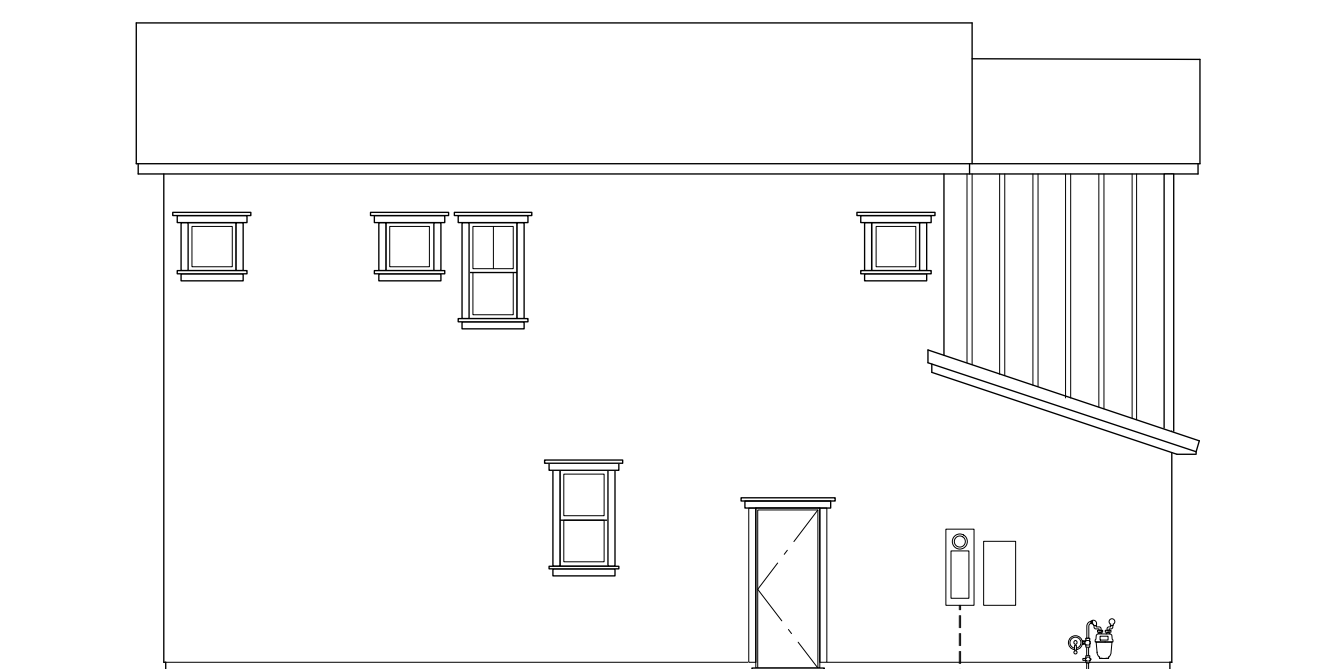
FRONT ELEVATION "B"
(PRAIRIE)



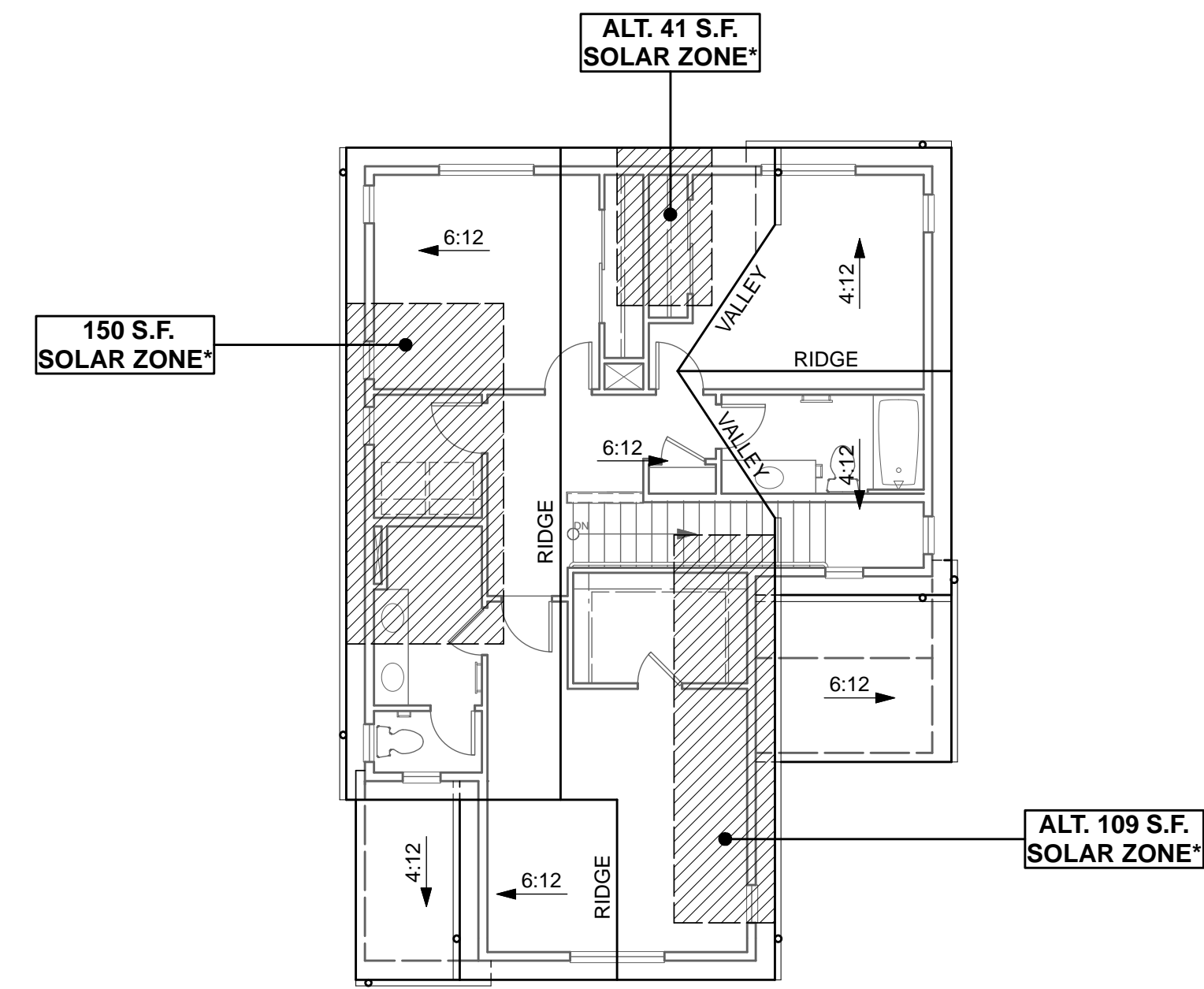
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

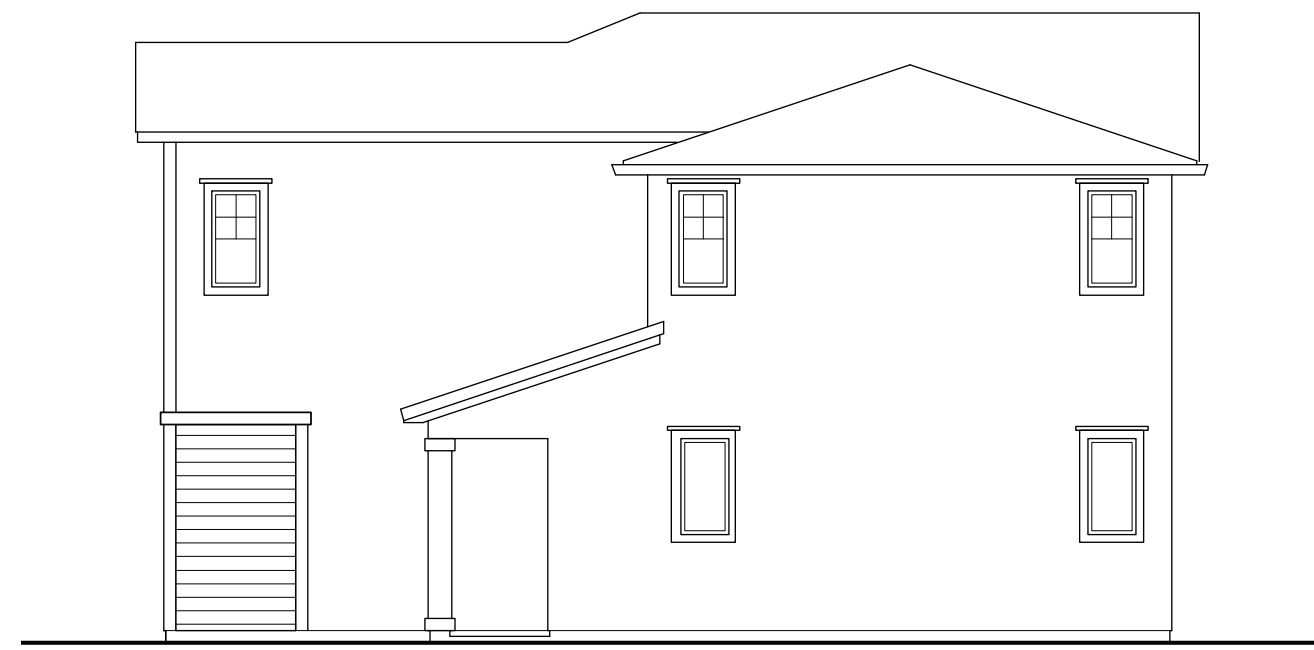
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



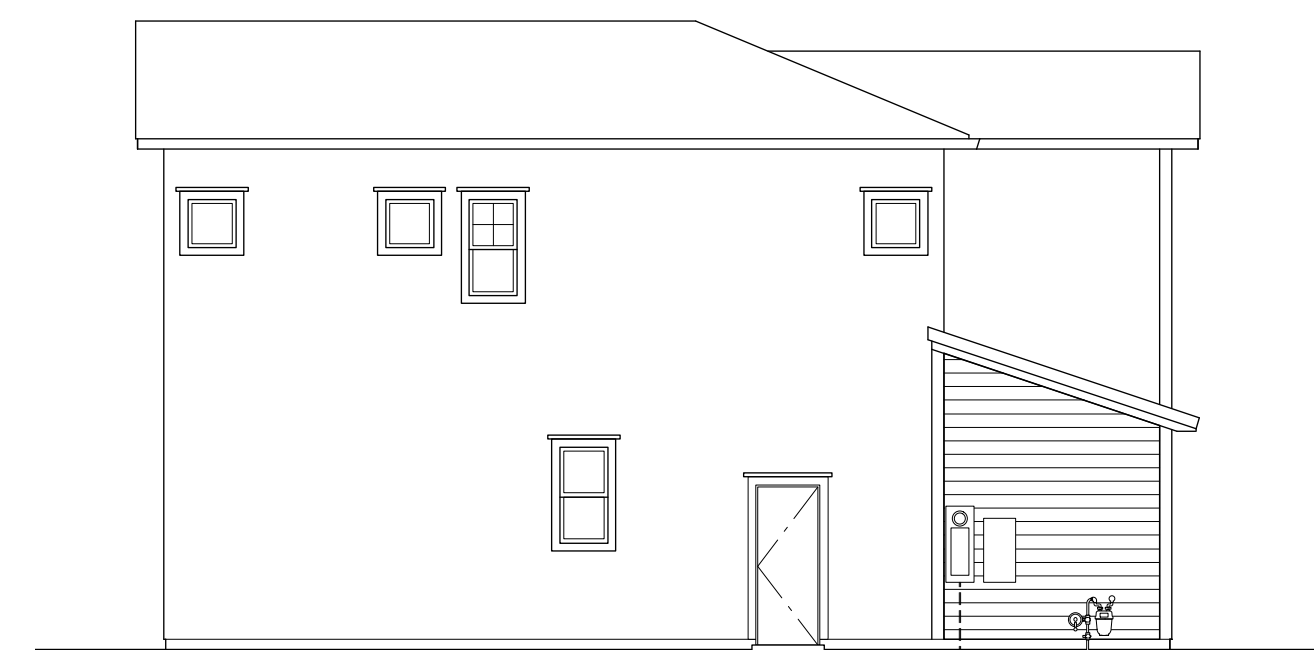
**FRONT ELEVATION "C"
(FARMHOUSE)**



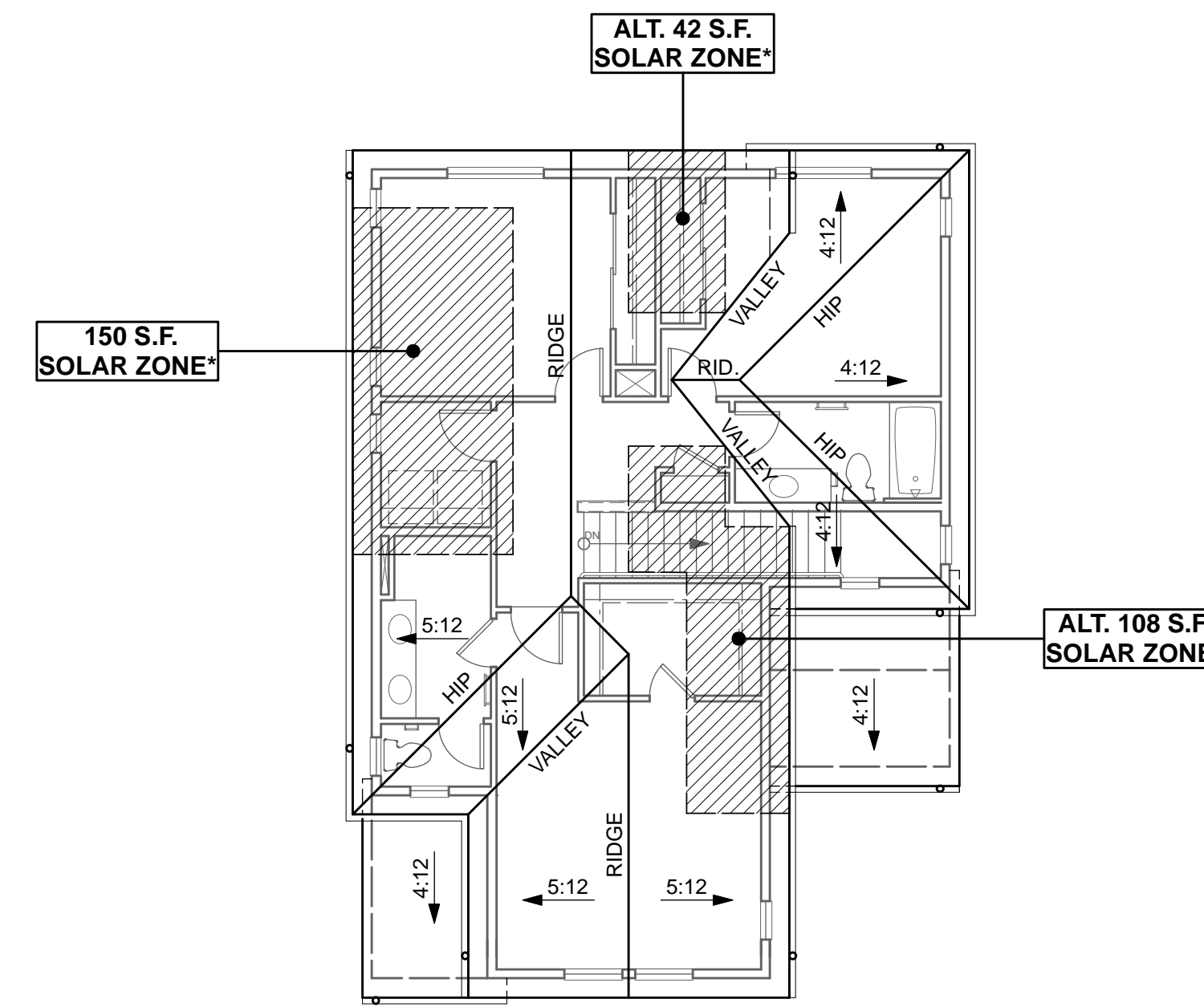
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

TRADITIONAL

- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED BRICK VENEER
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

 INDICATES RECESS



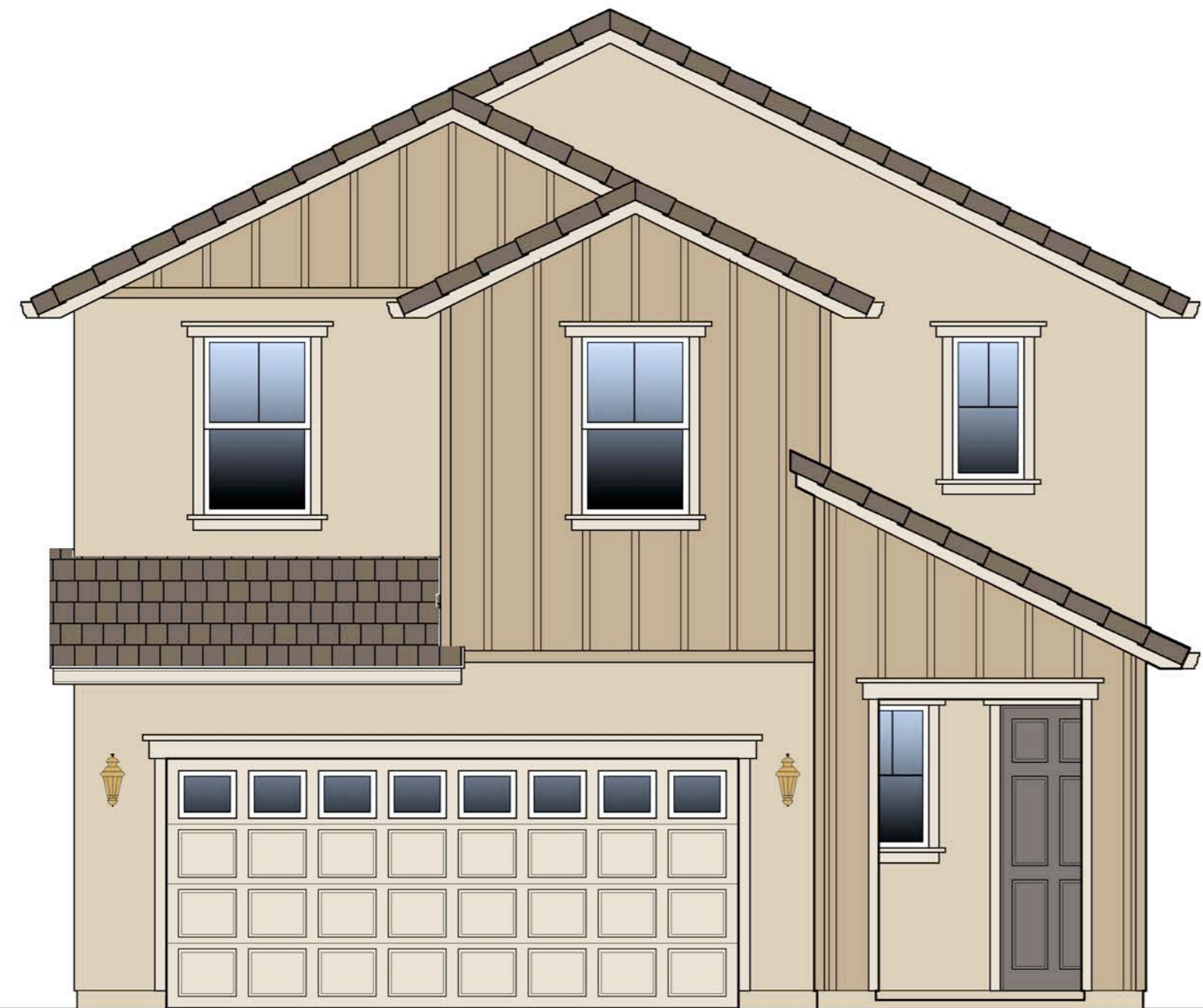
FRONT ELEVATION "D"
(TRADITIONAL)



ELEVATION "A"
(SPANISH)



ELEVATION "B"
(PRAIRE)



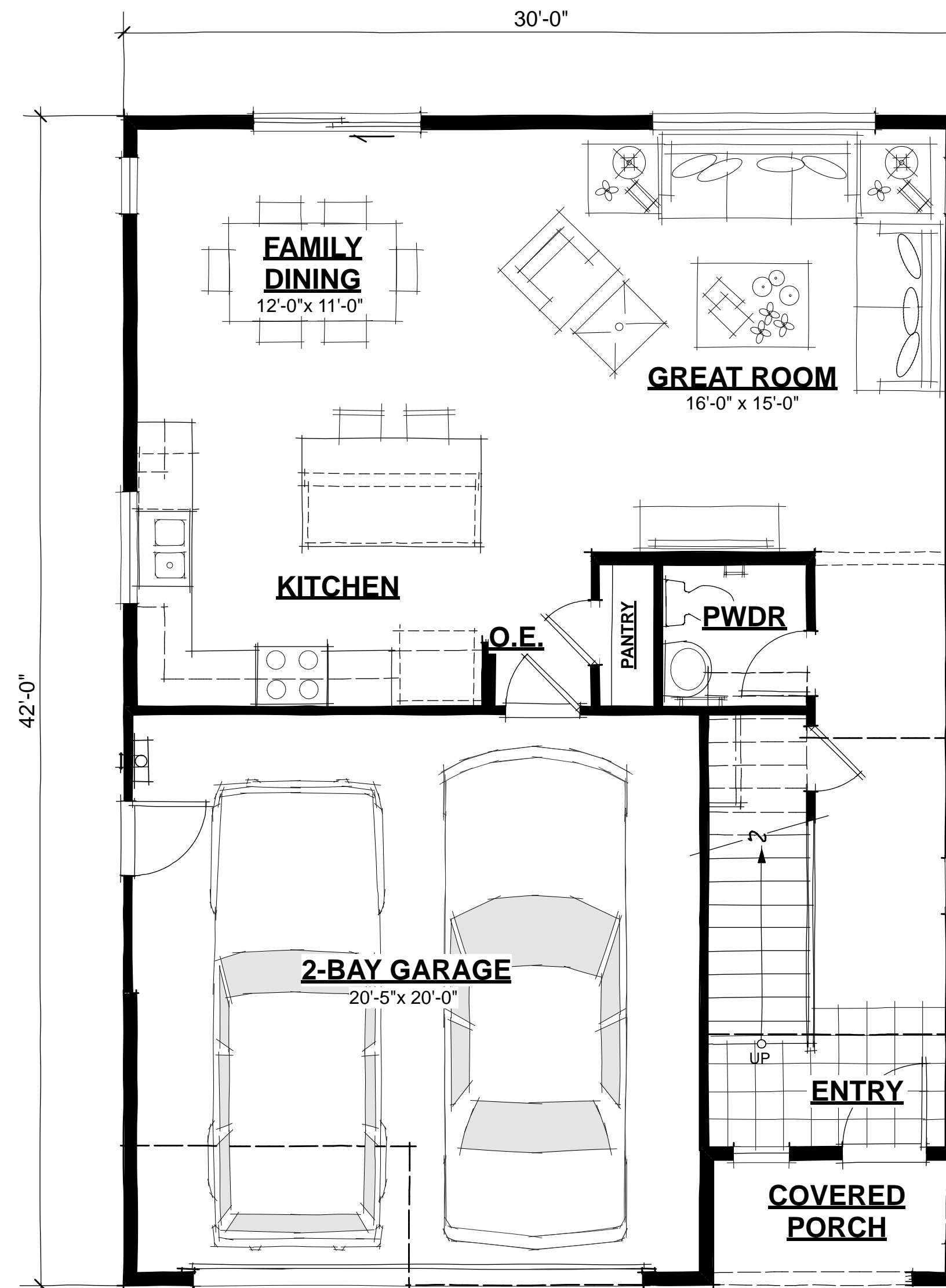
ELEVATION "C"
(FARMHOUSE)



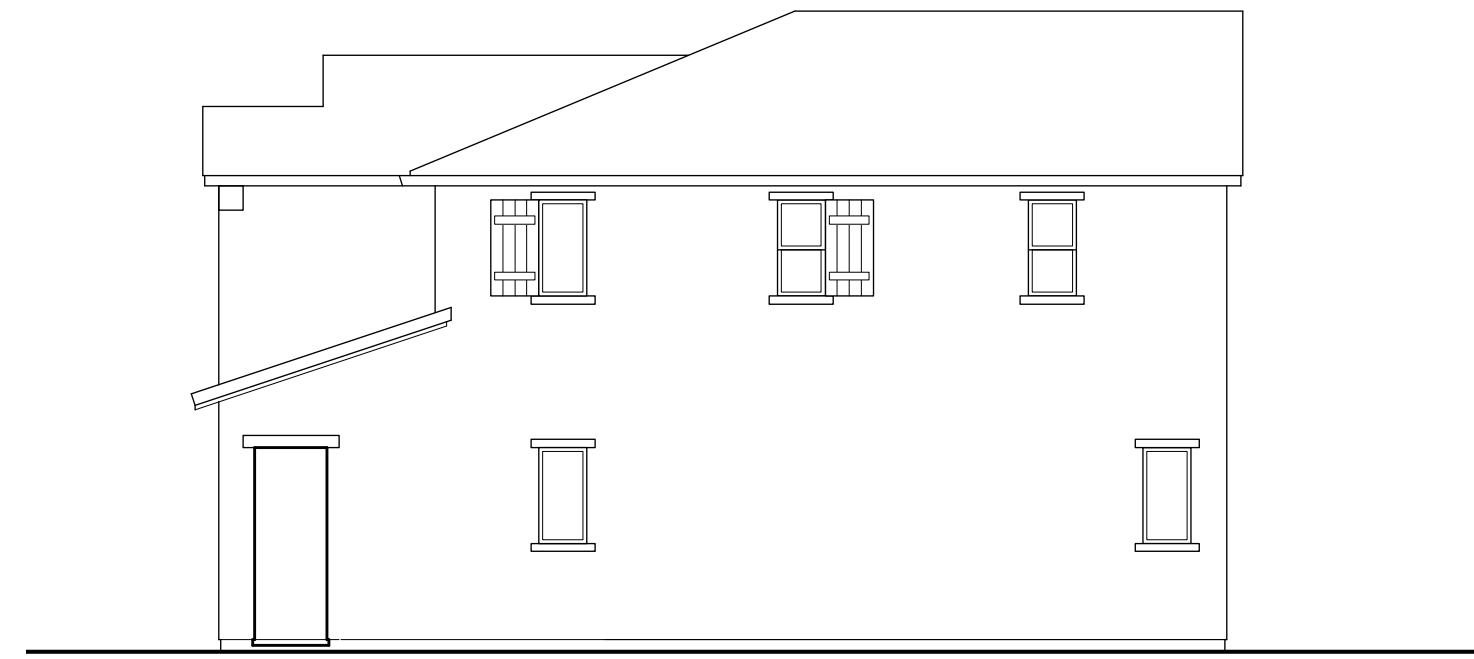
ELEVATION "D"
(TRADITIONAL)



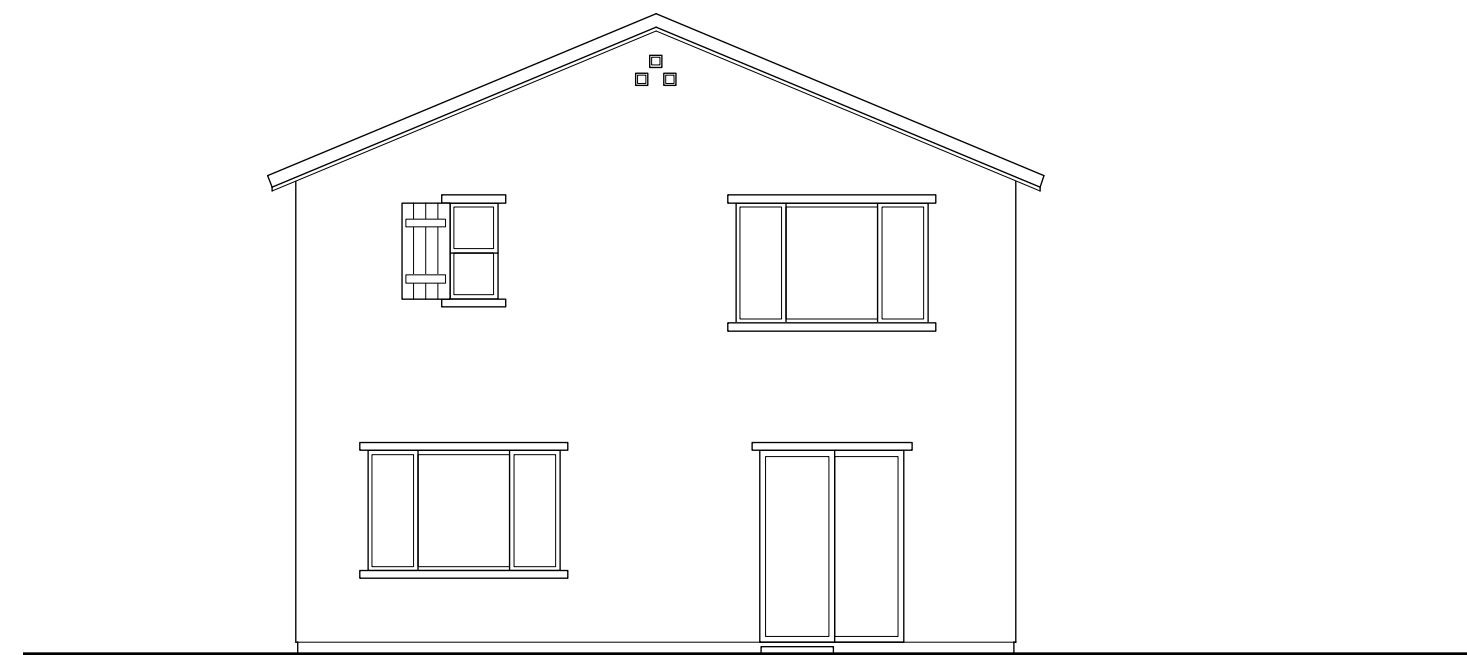
SECOND FLOOR PLAN



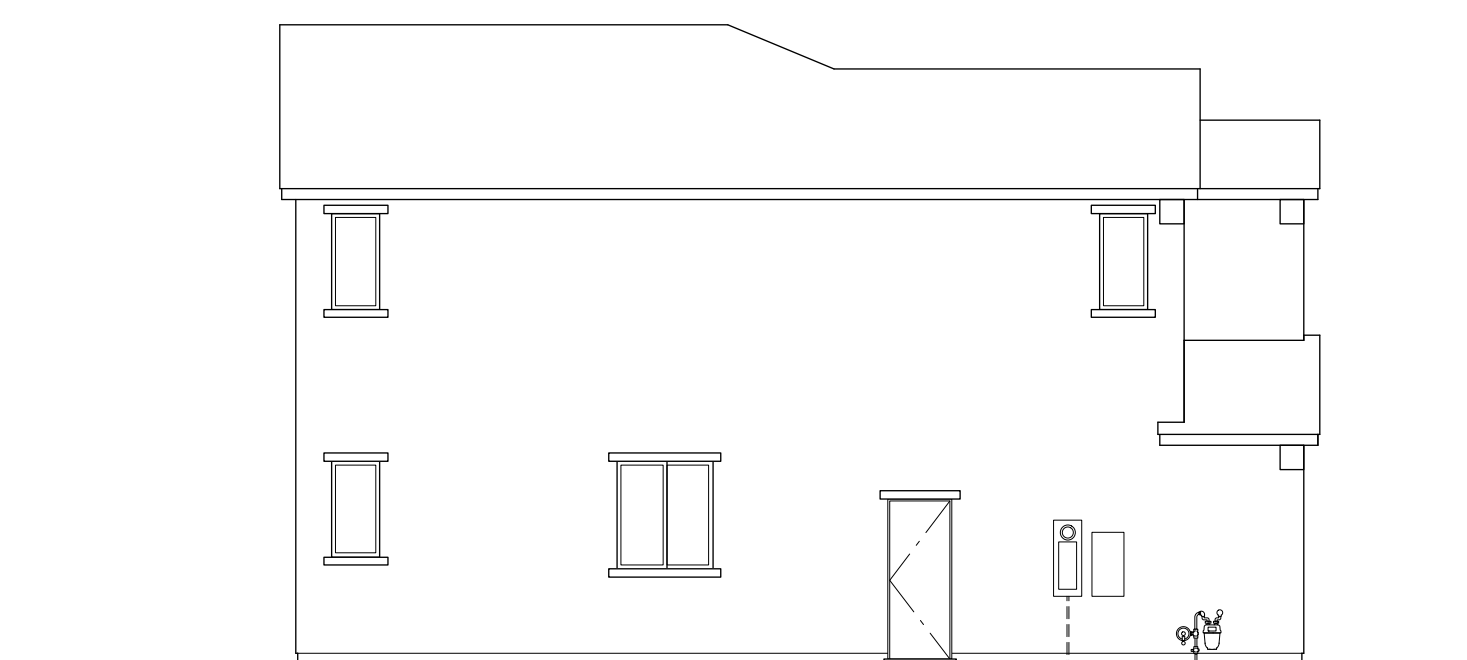
FIRST FLOOR PLAN



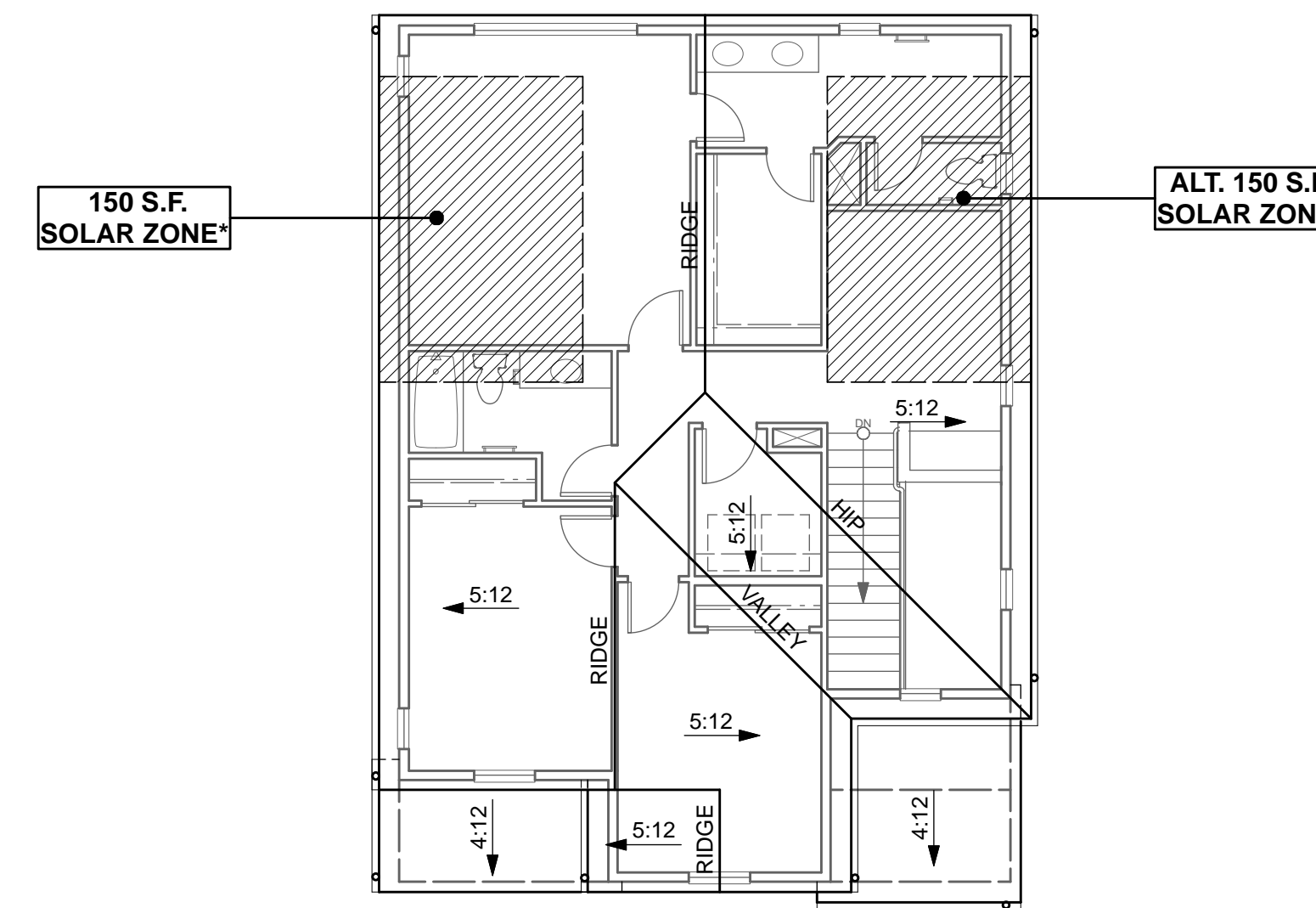
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"

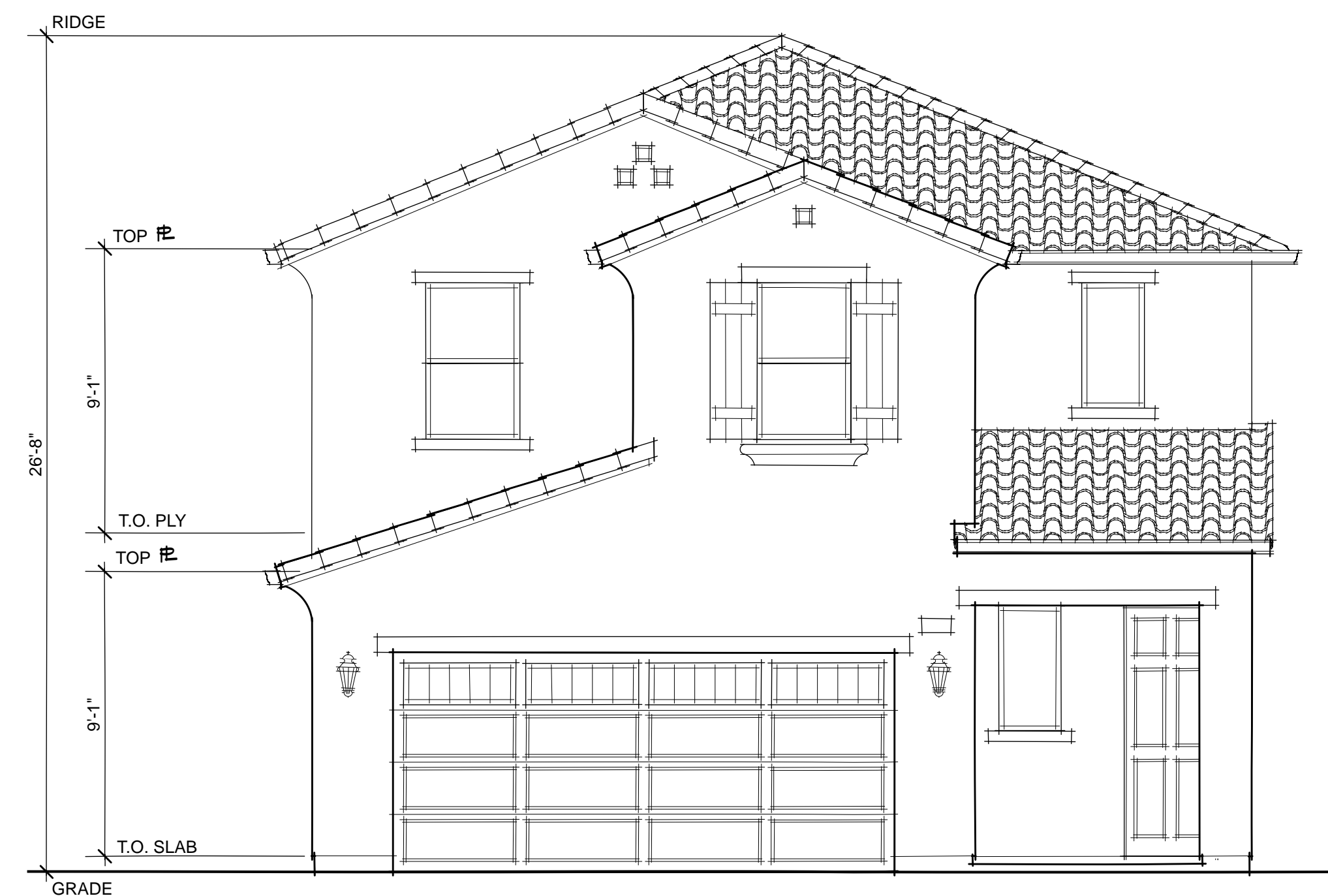


ROOF PLAN "A"

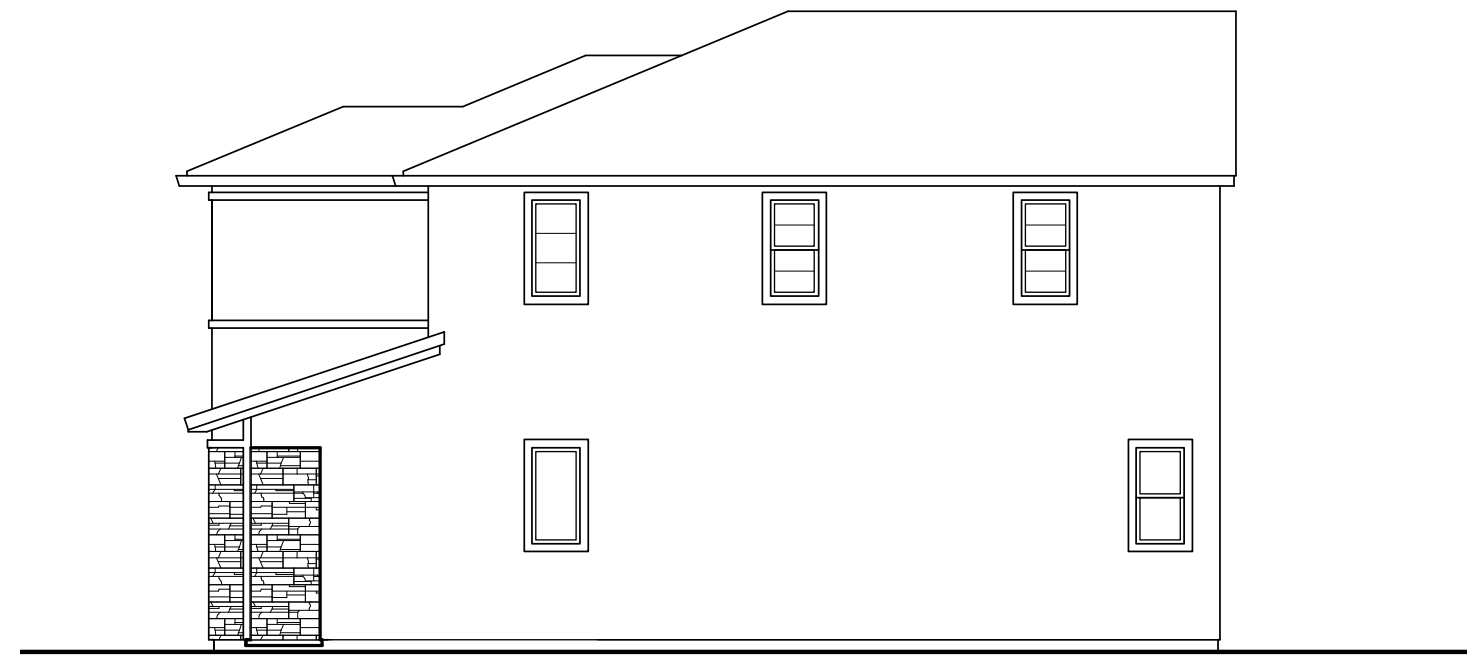
SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - LOW PROFILE "S"

 INDICATES RECESS



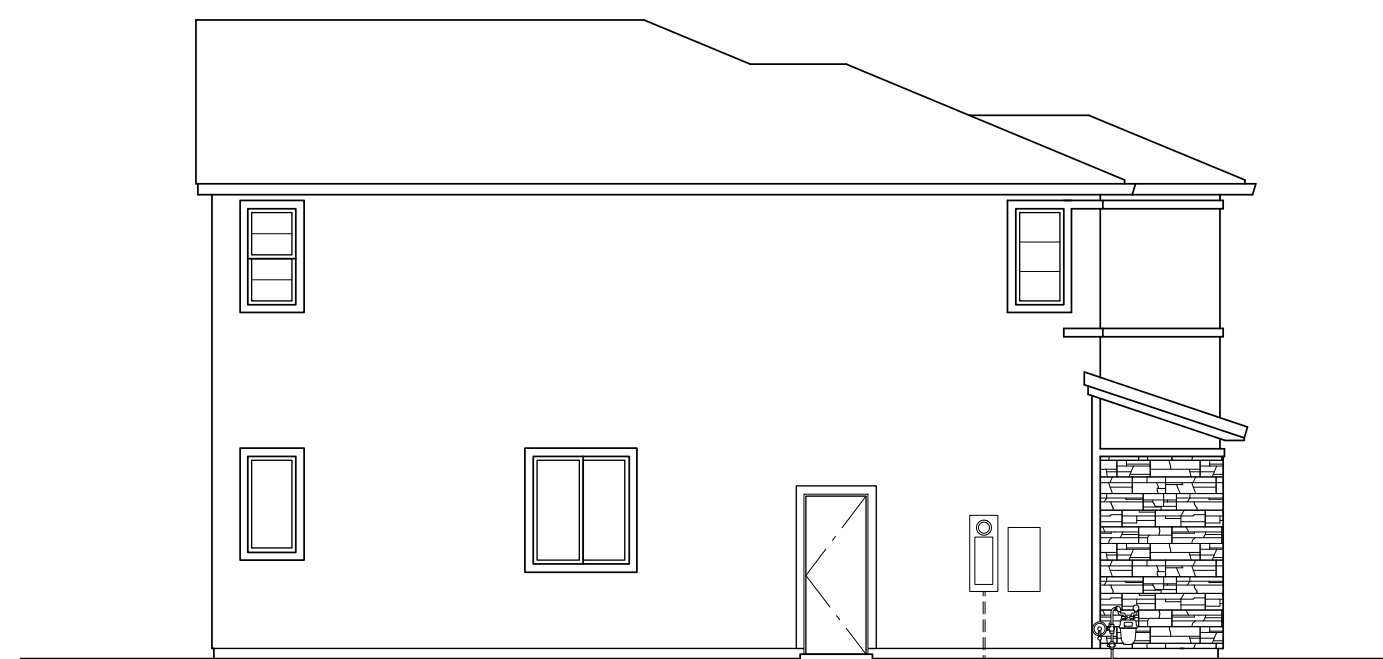
FRONT ELEVATION "A"
(SPANISH)



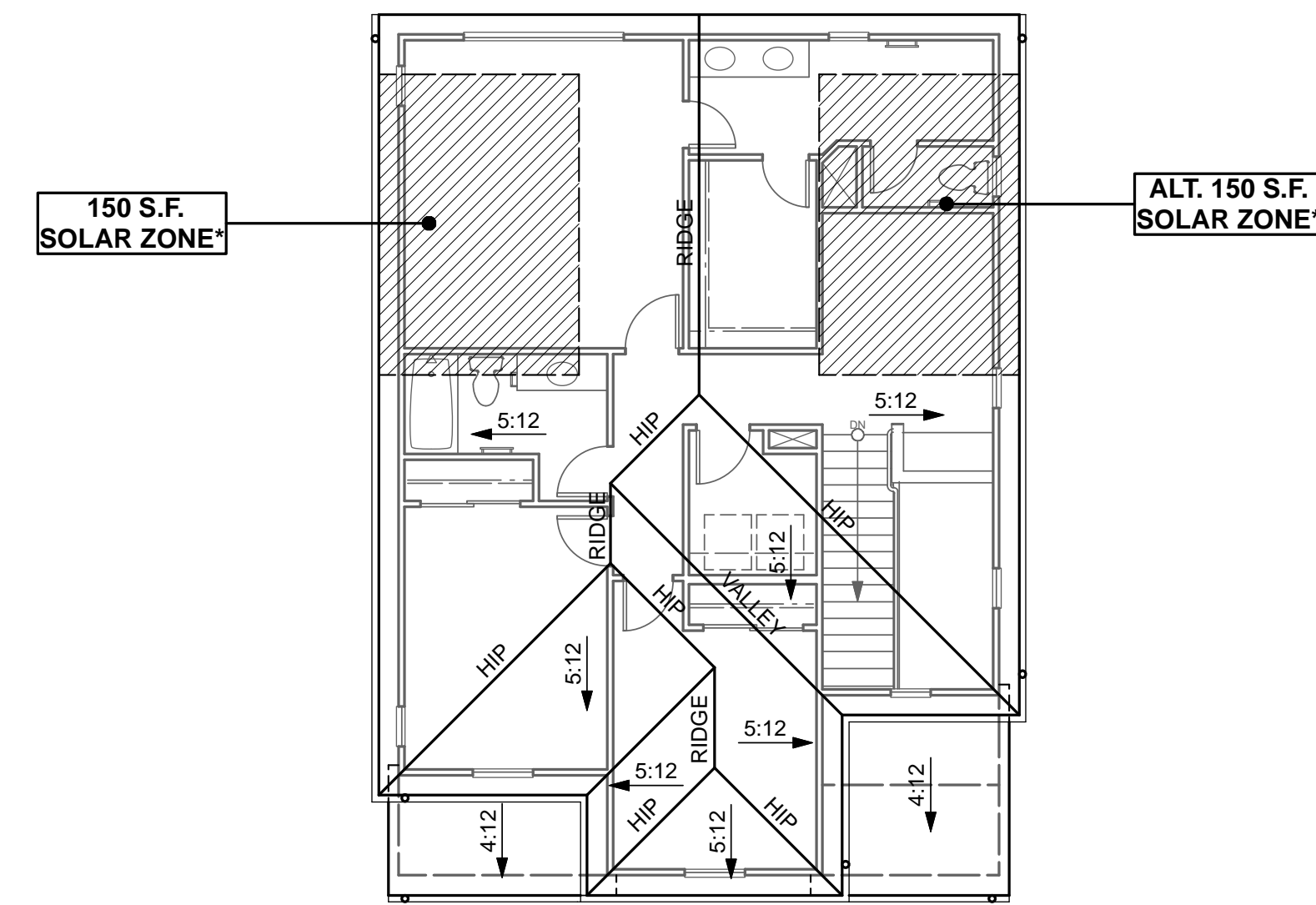
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

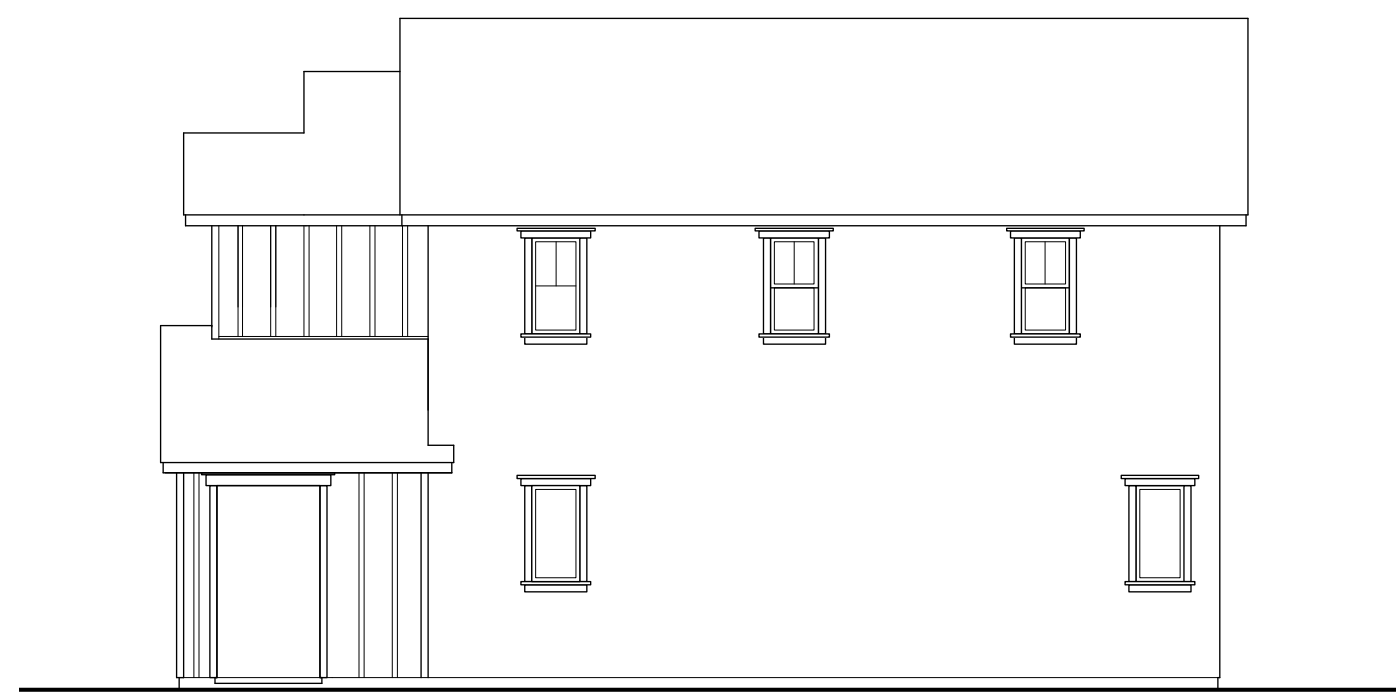
PRAIRIE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



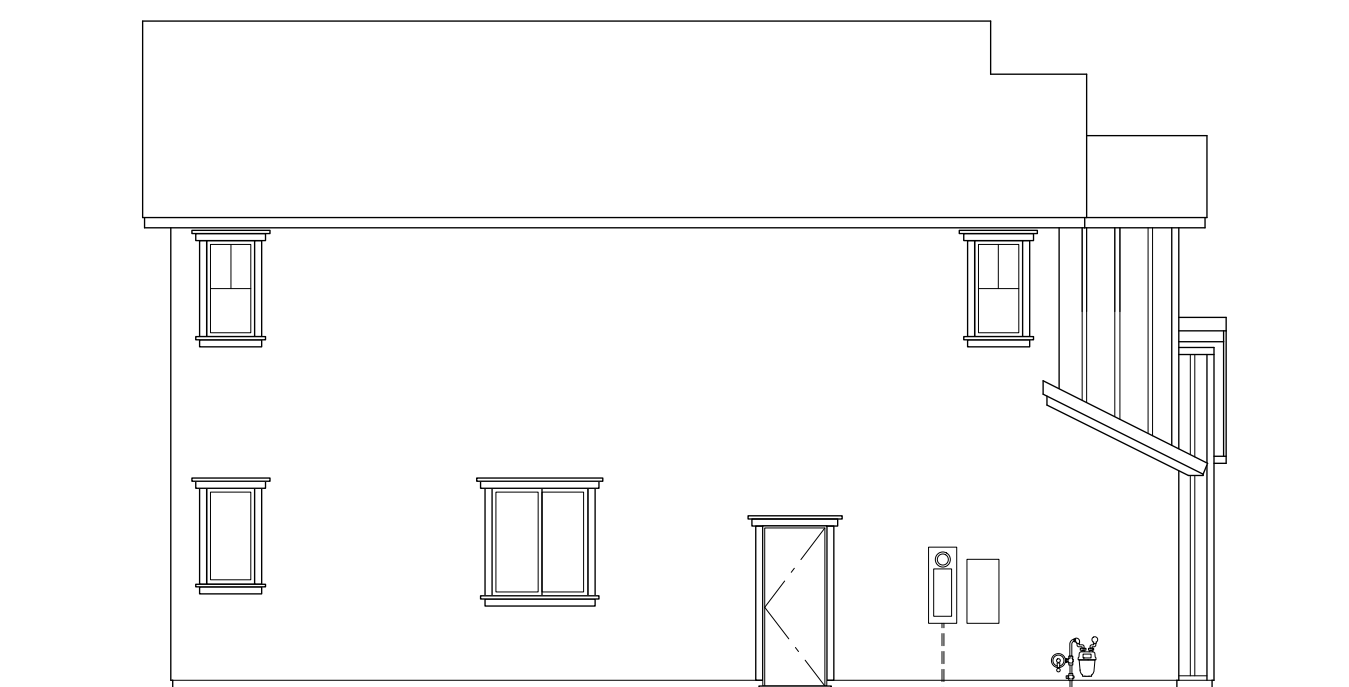
FRONT ELEVATION "B"
(PRAIRIE)



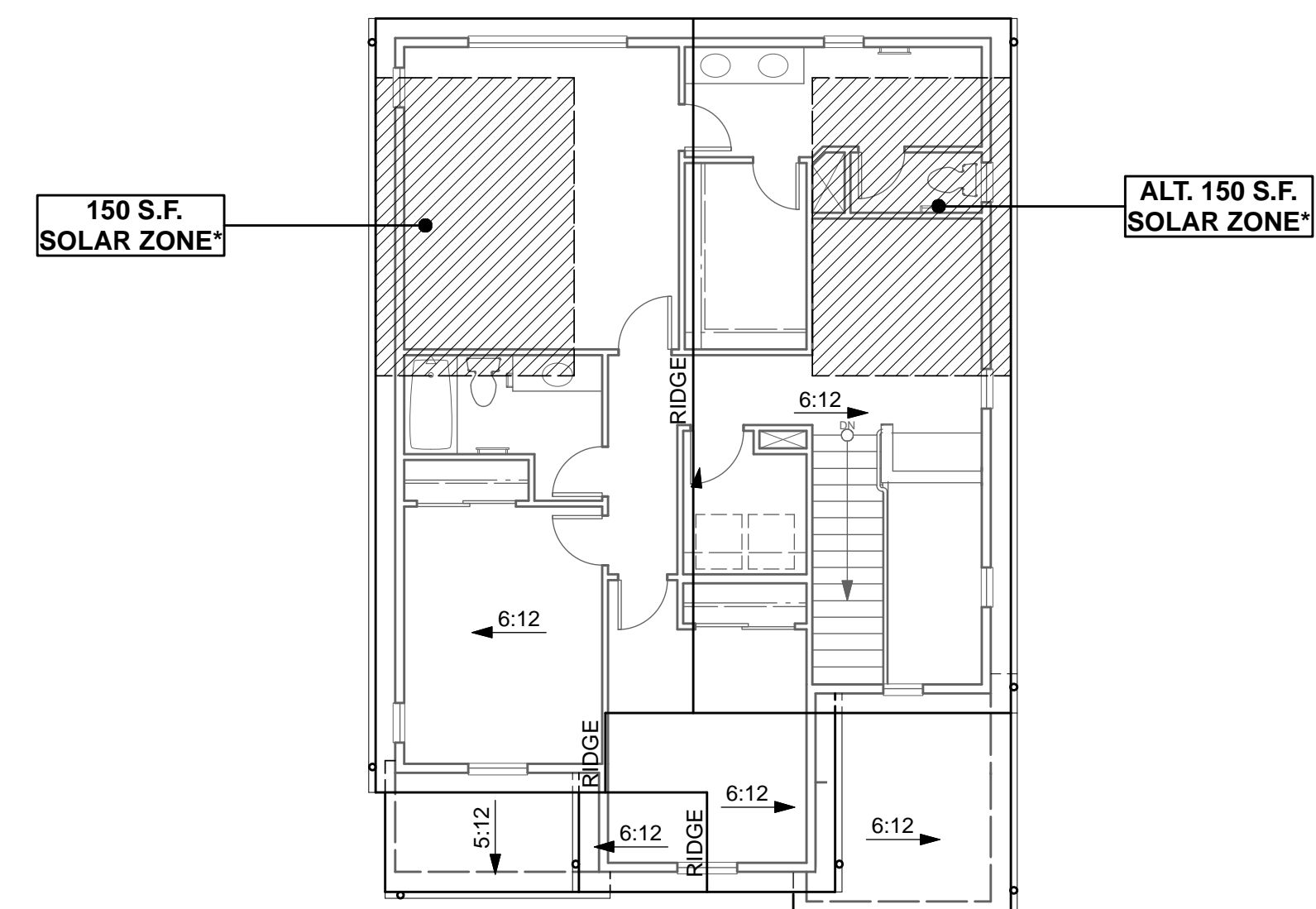
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

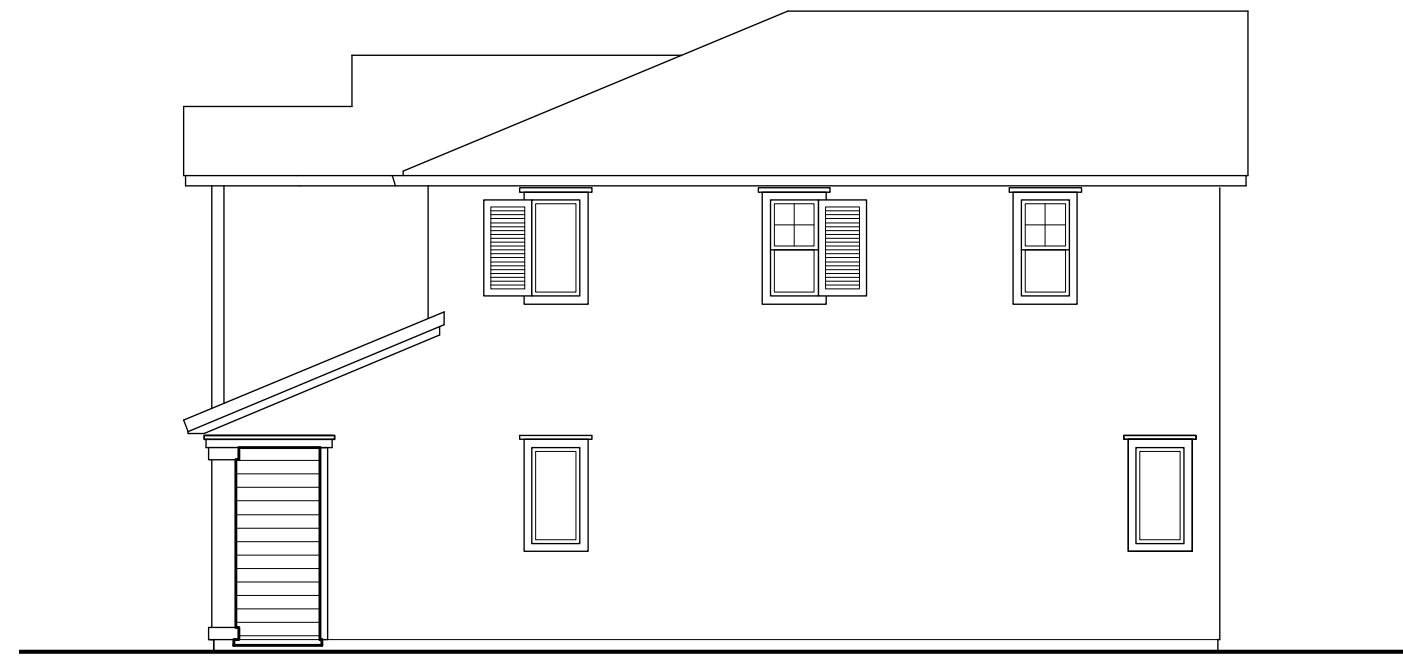
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



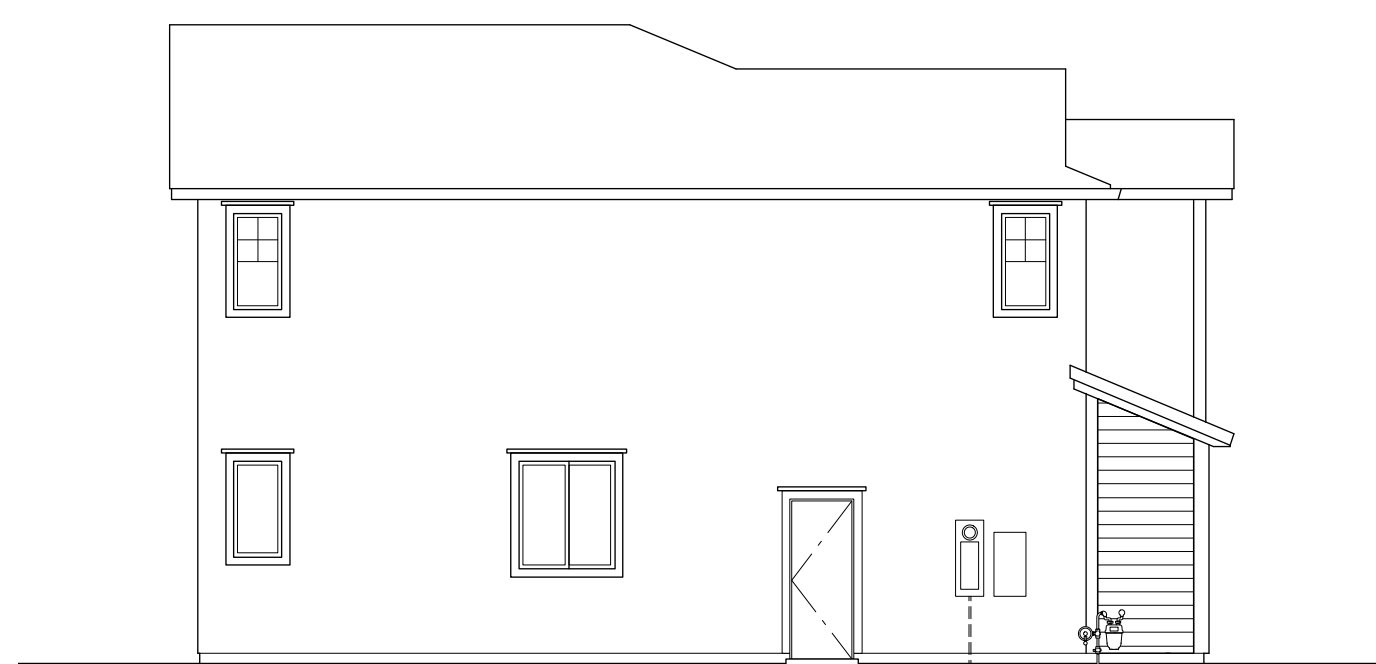
FRONT ELEVATION "C"
(FARMHOUSE)



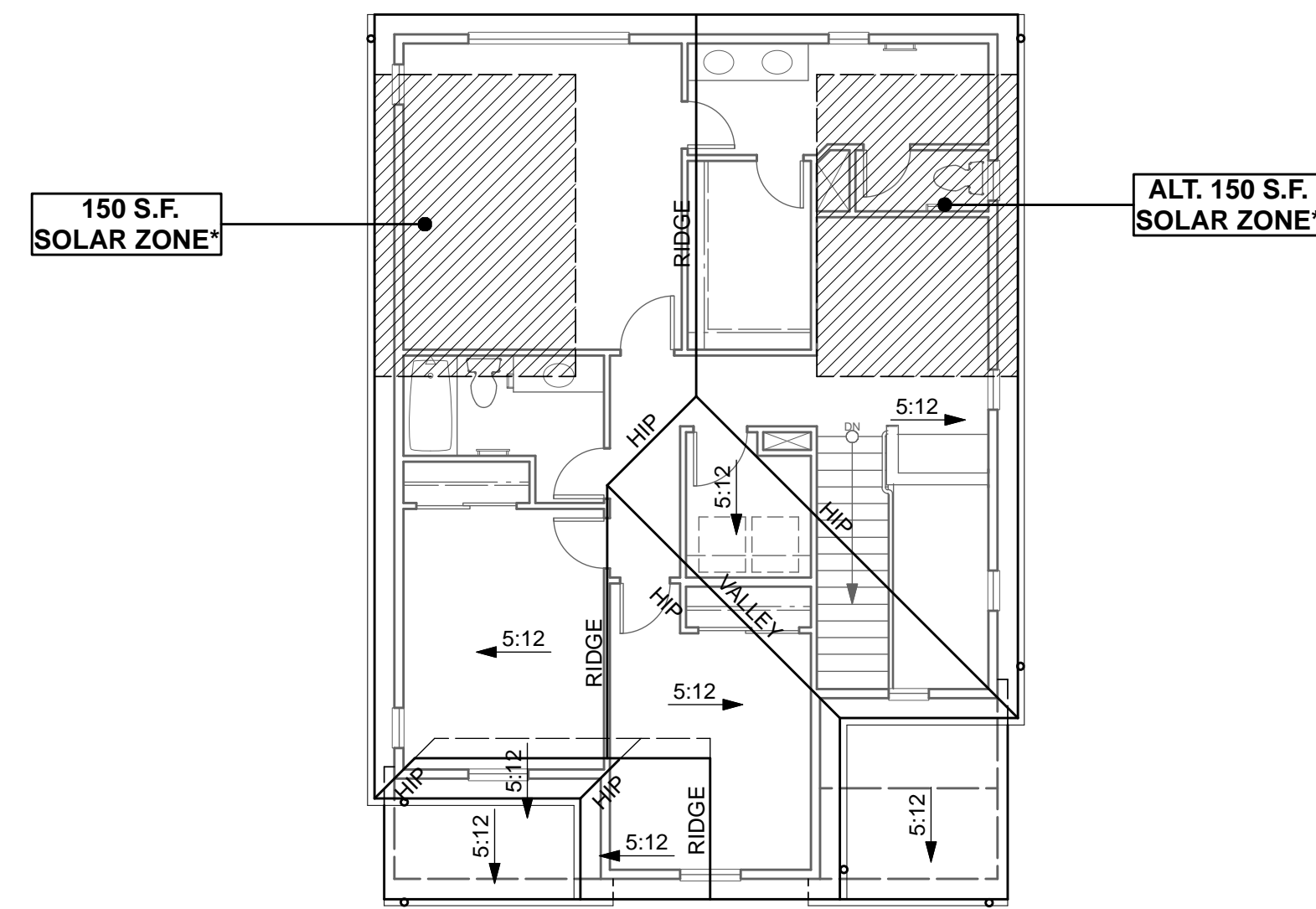
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

TRADITIONAL

- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED BRICK VENEER
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



FRONT ELEVATION "D"
(TRADITIONAL)



ELEVATION "A"
(SPANISH)



ELEVATION "B"
(PRAIRE)



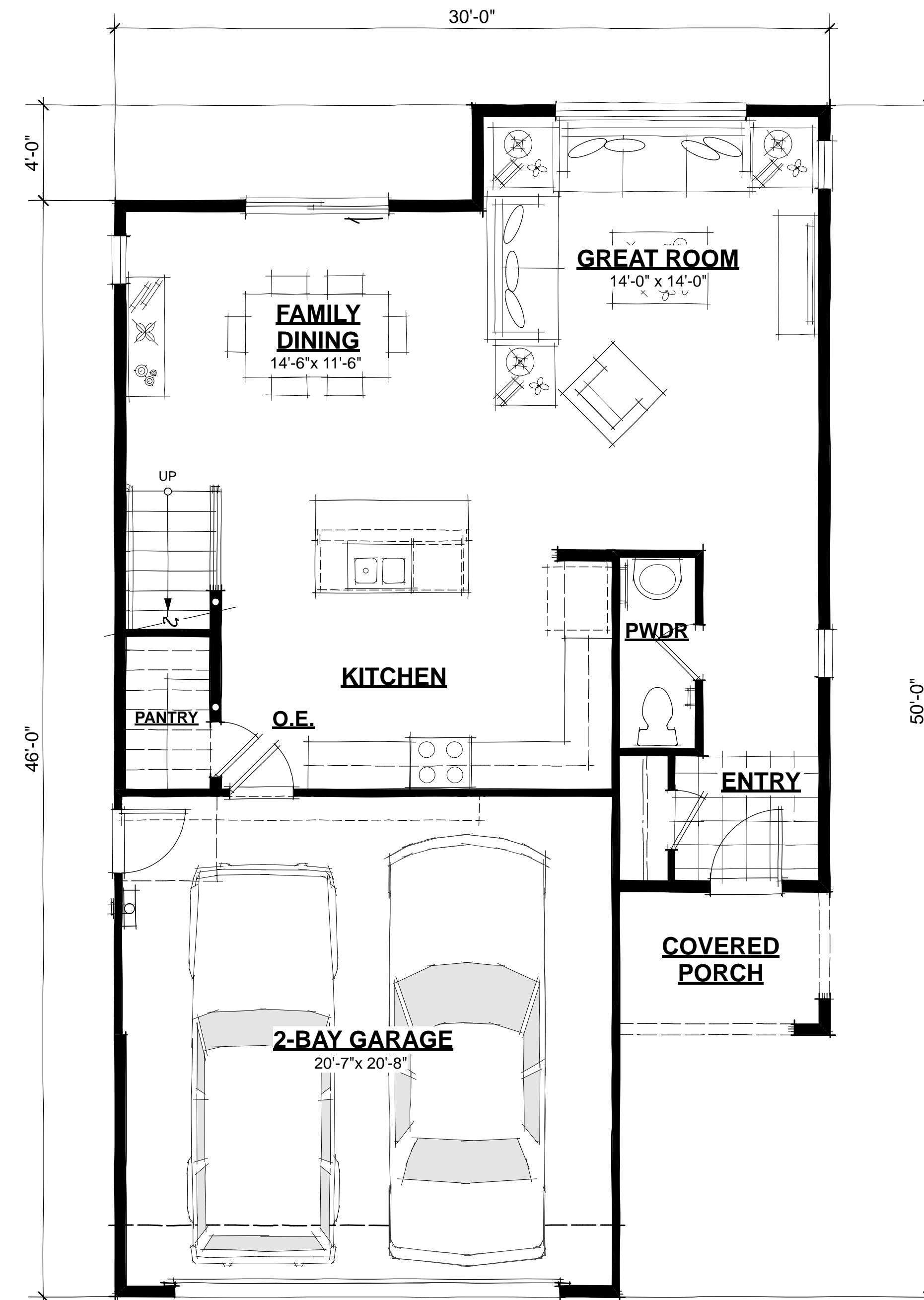
ELEVATION "C"
(FARMHOUSE)



ELEVATION "D"
(TRADITIONAL)



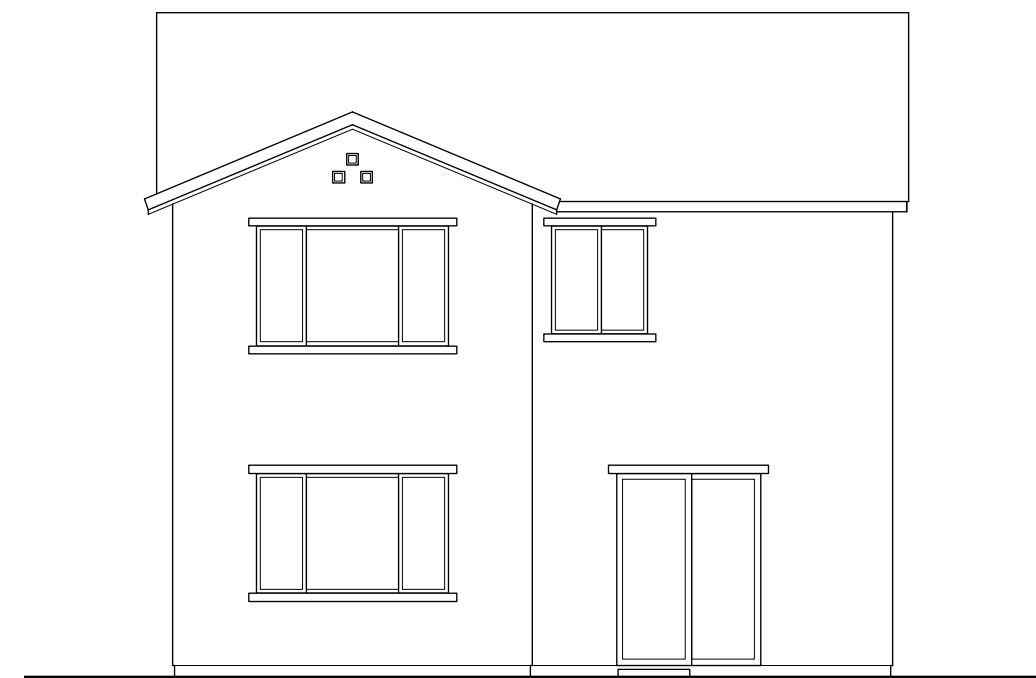
SECOND FLOOR PLAN



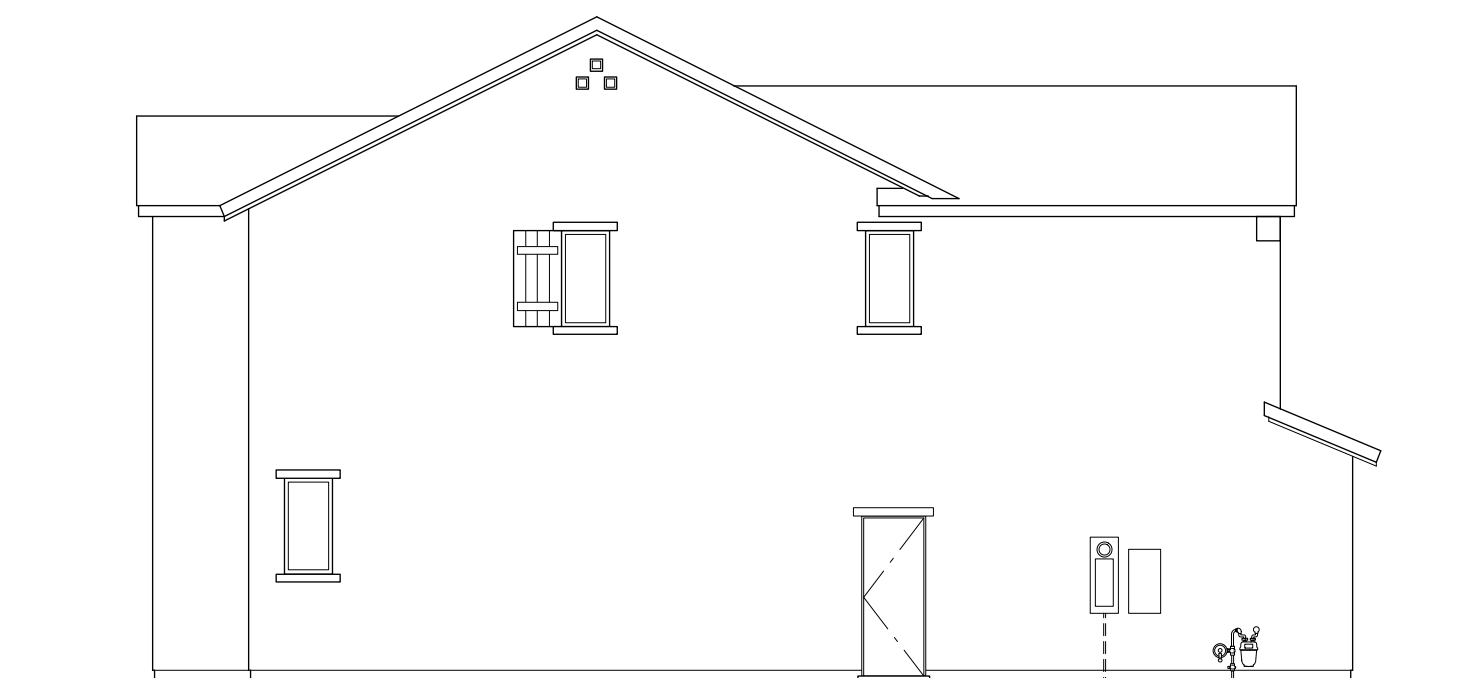
FIRST FLOOR PLAN



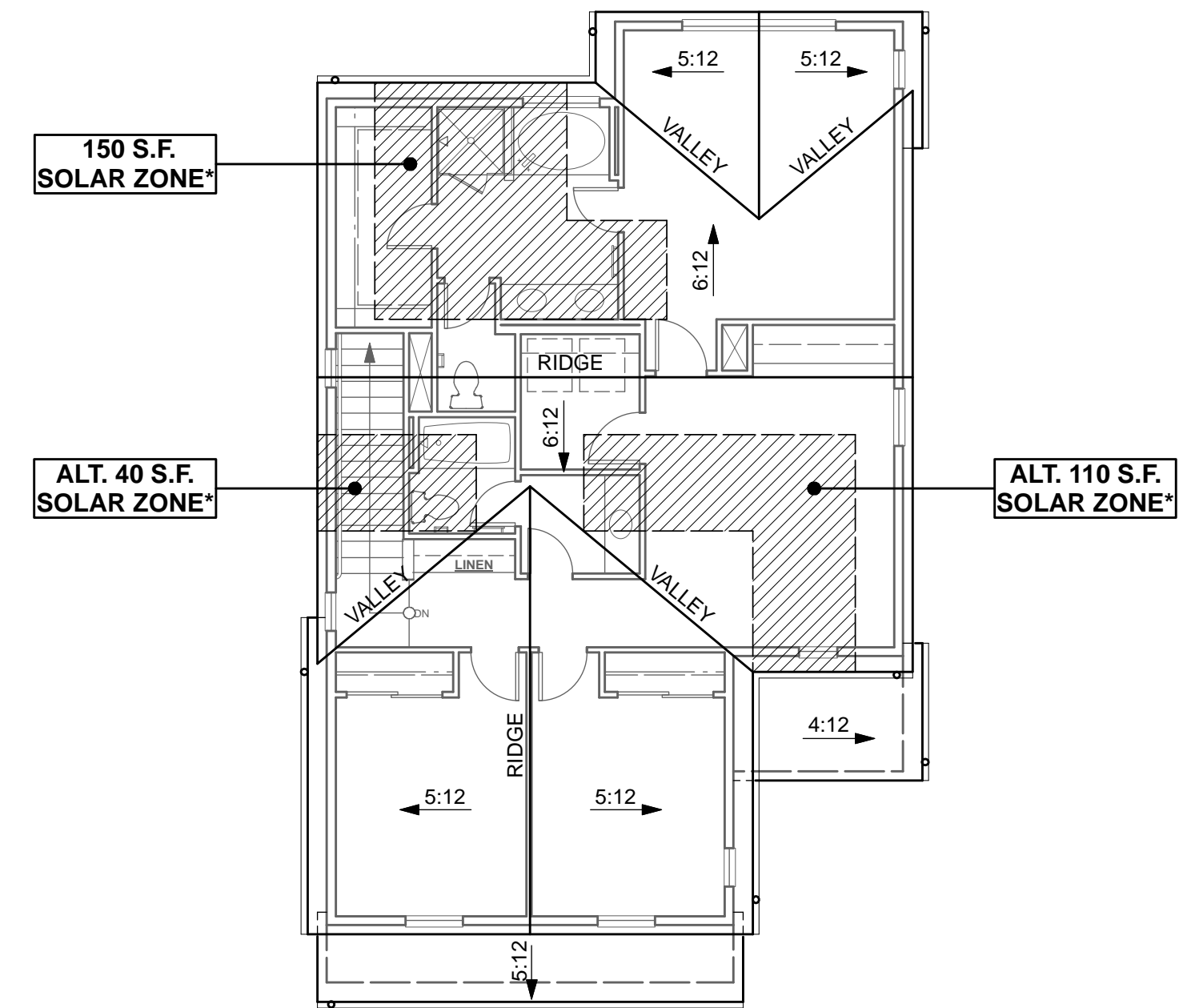
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - LOW PROFILE "S"

 INDICATES RECESS



FRONT ELEVATION "A"
(SPANISH)



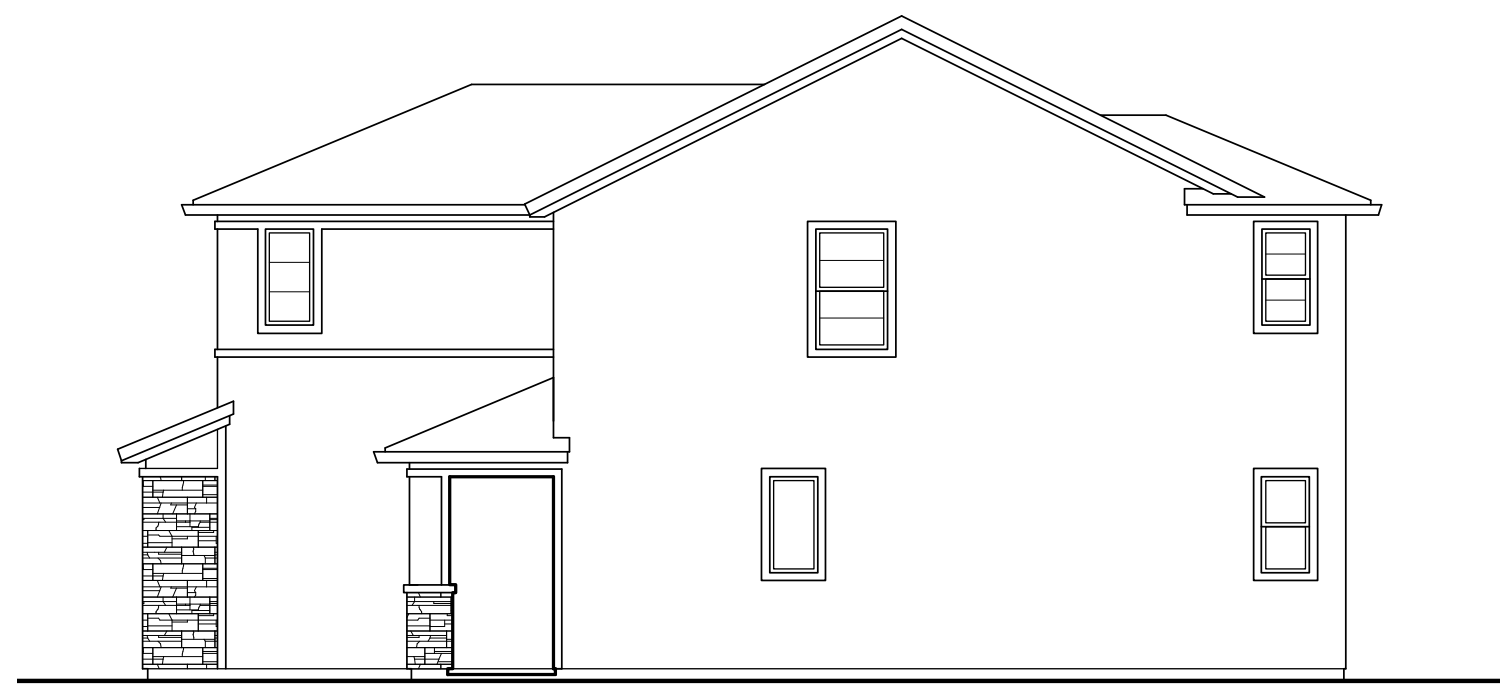
PLAN 3
NORTHPOINT AT DELANEY PARK
Oakley, California

940 Tyler Street #19
Benicia, CA 94510
Phone: (707) 746-6586



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REV. 8-14-18

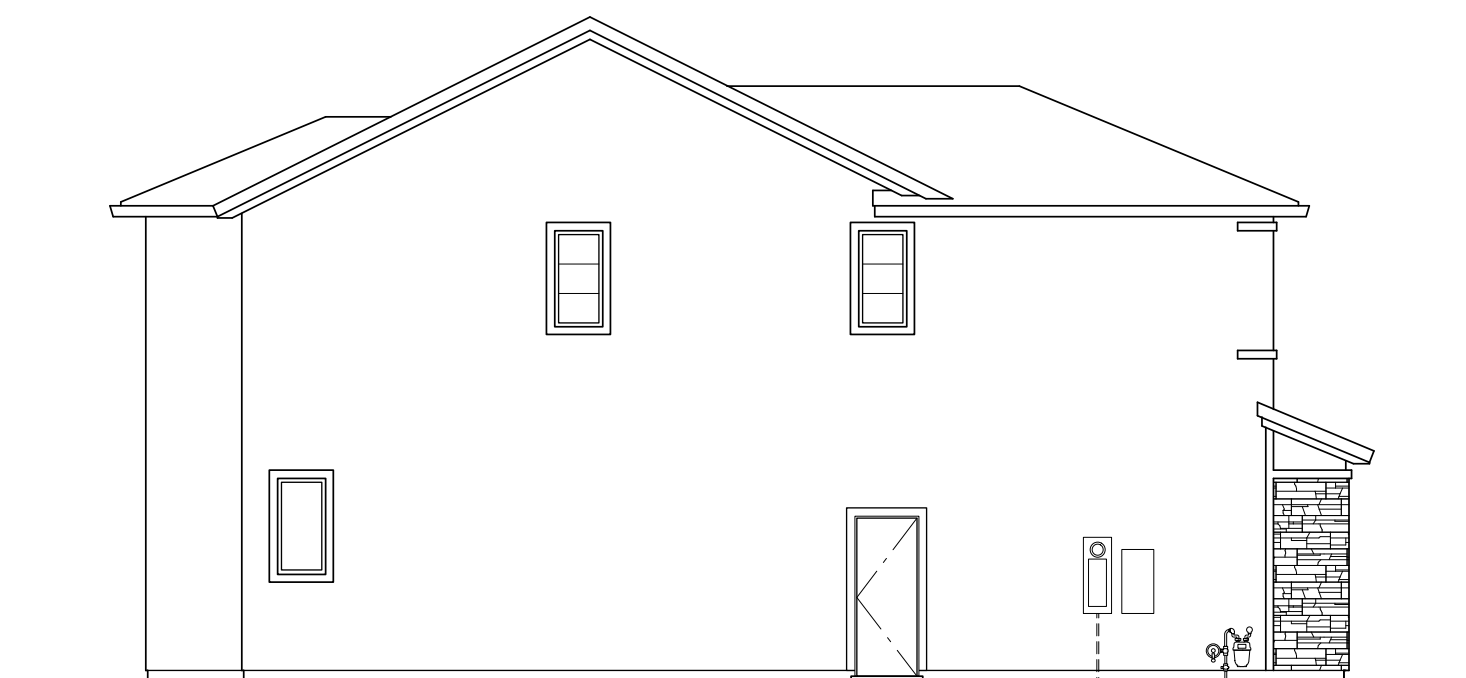
SHEET A-12



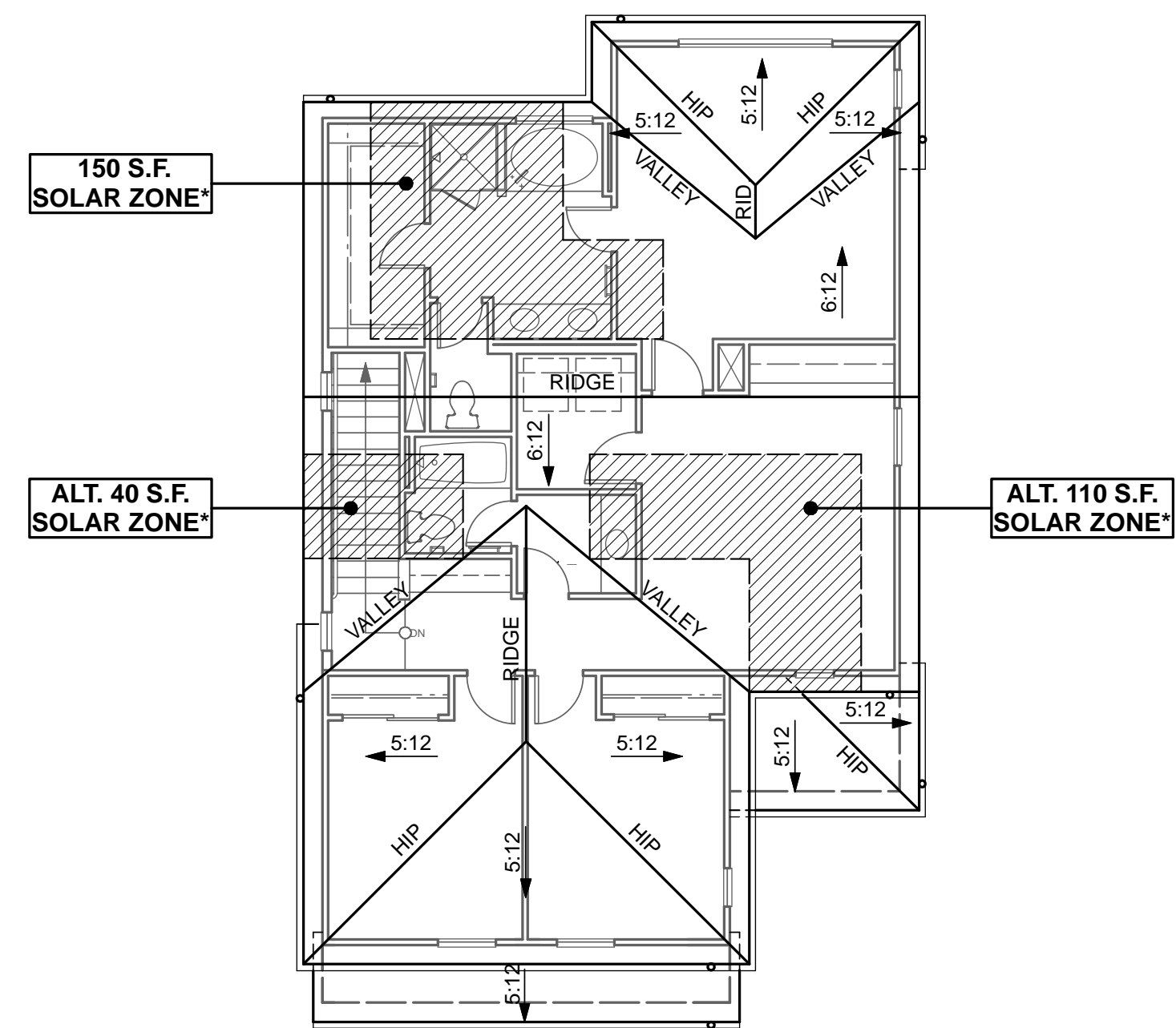
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"



ROOF PLAN "B"

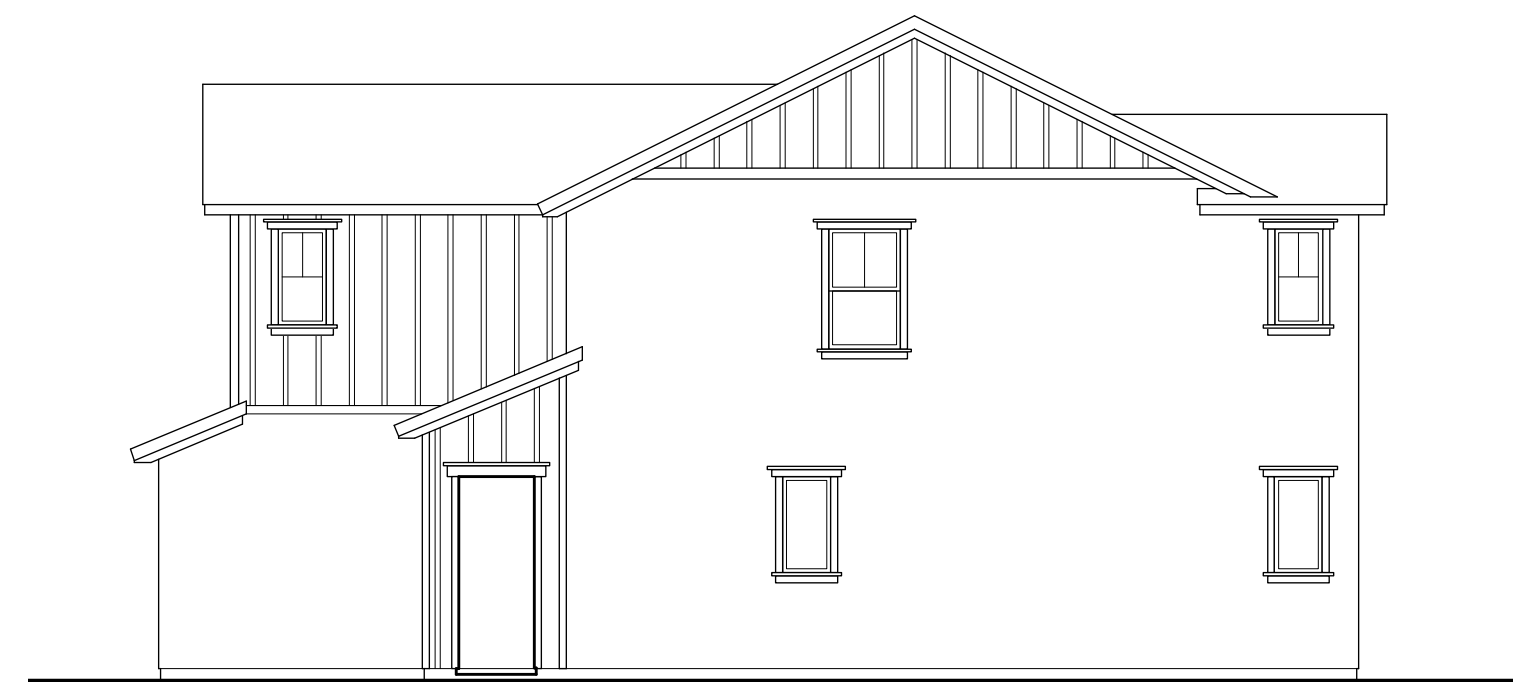
PRAIRIE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

▬ INDICATES RECESS



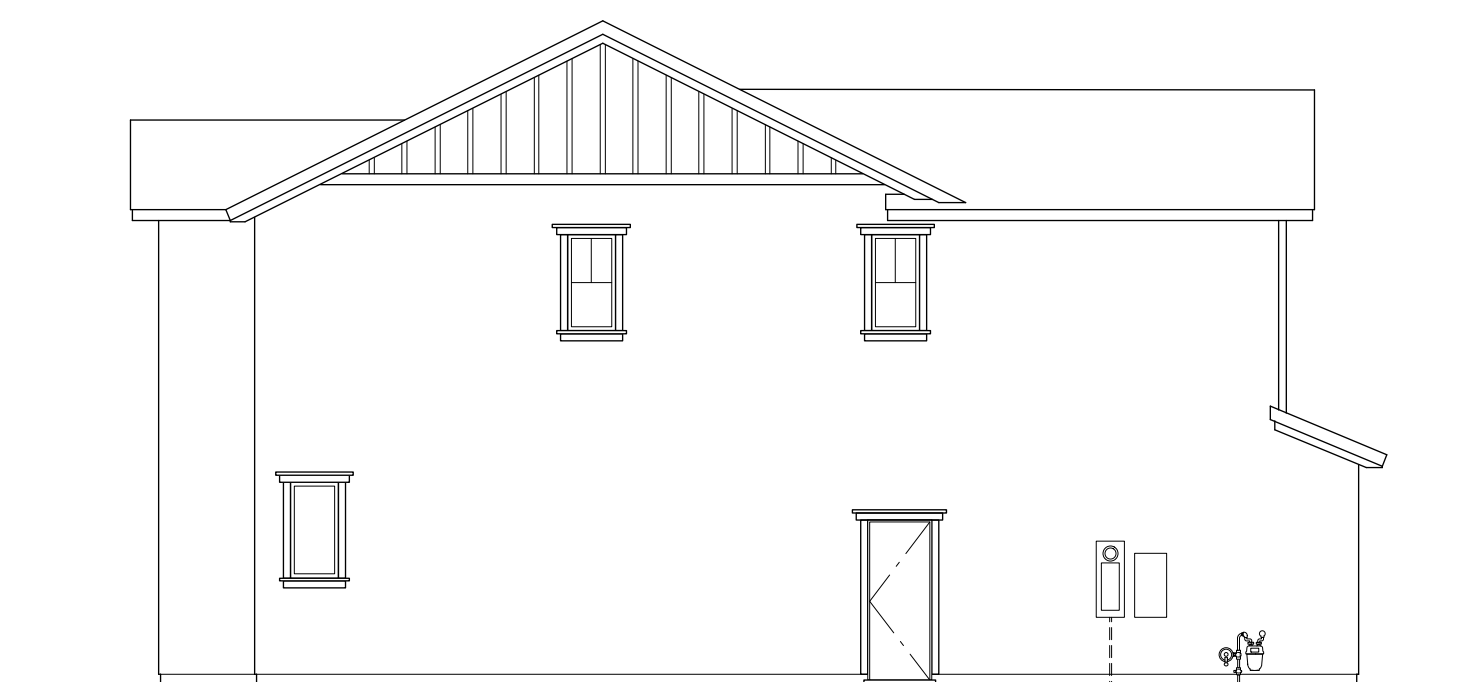
FRONT ELEVATION "B"
(PRAIRIE)



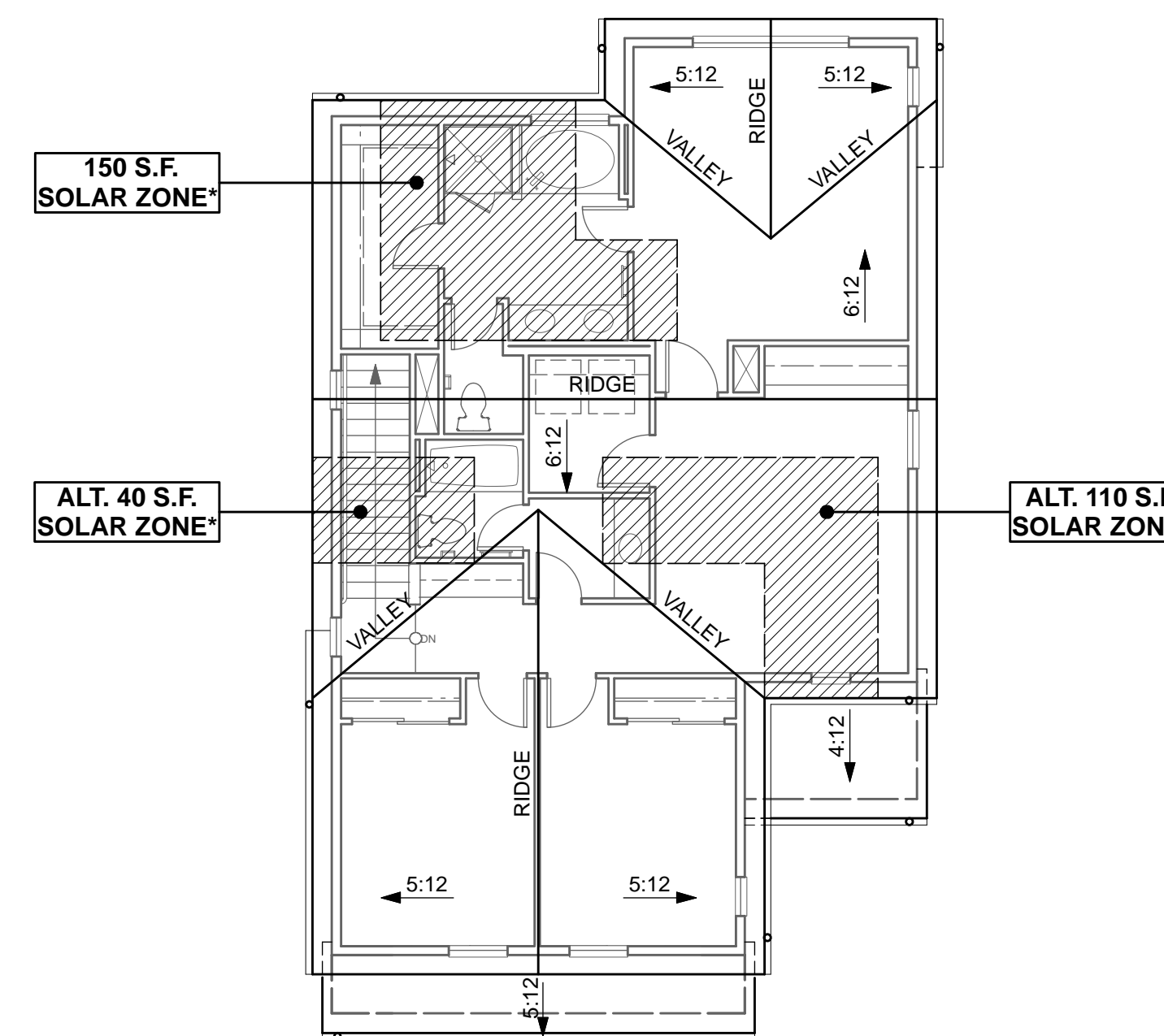
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

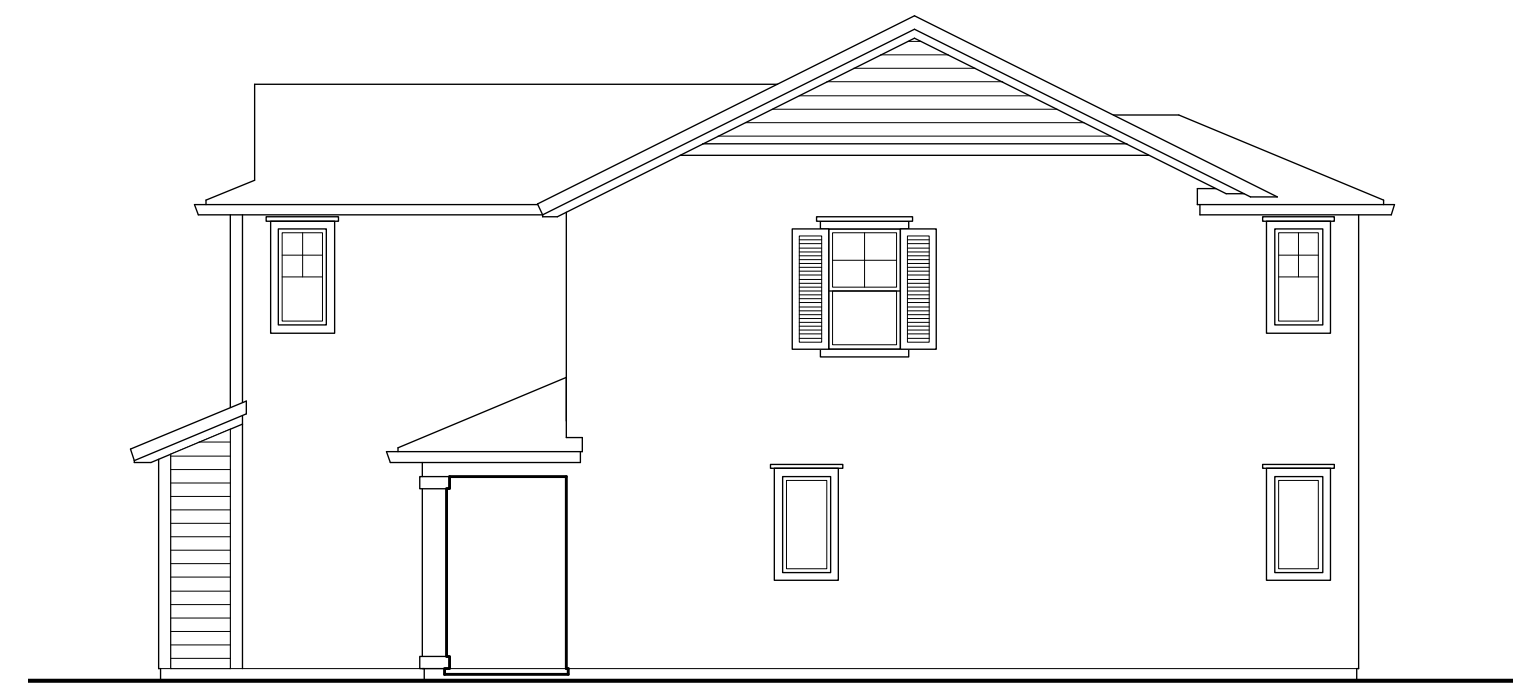
FARMHOUES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



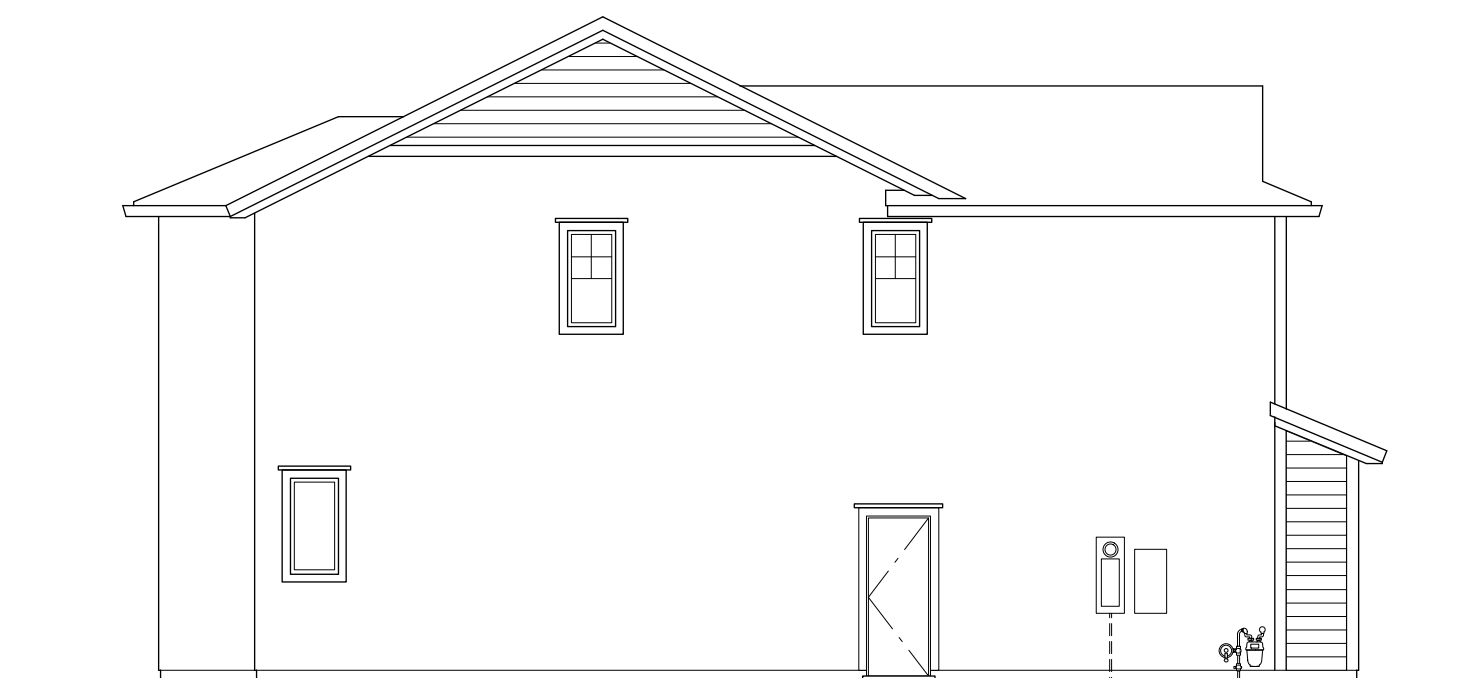
FRONT ELEVATION "C"
(FARMHOUSE)



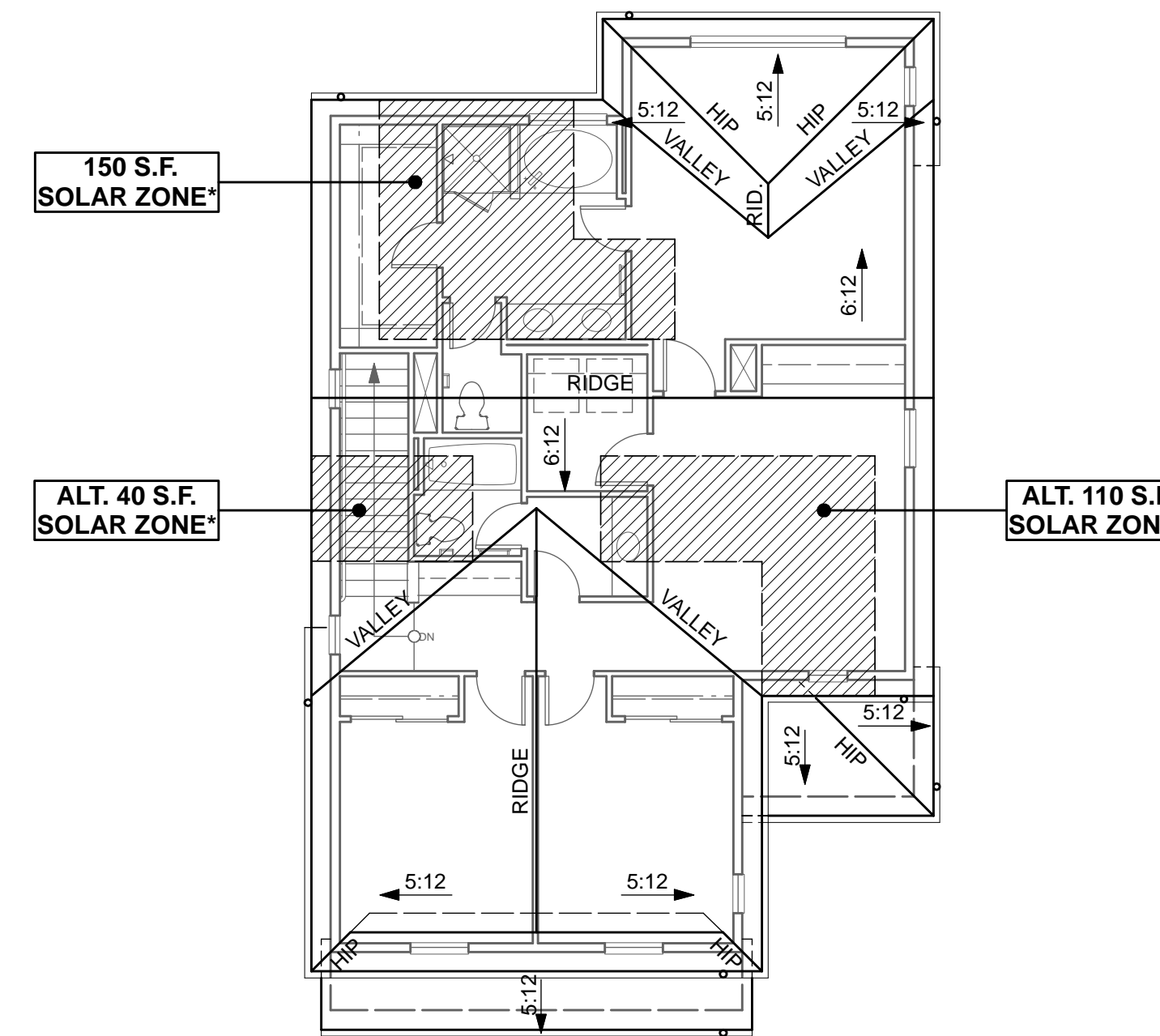
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

TRADITIONAL

- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED BRICK VENEER
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



FRONT ELEVATION "D"
(TRADITIONAL)



PLAN 3
NORTHPOINT AT DELANEY PARK
Oakley, California

940 Tyler Street #19
Benicia, CA 94510
Phone: (707) 746-6586



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SHEET A-15



ELEVATION "A"
(SPANISH)



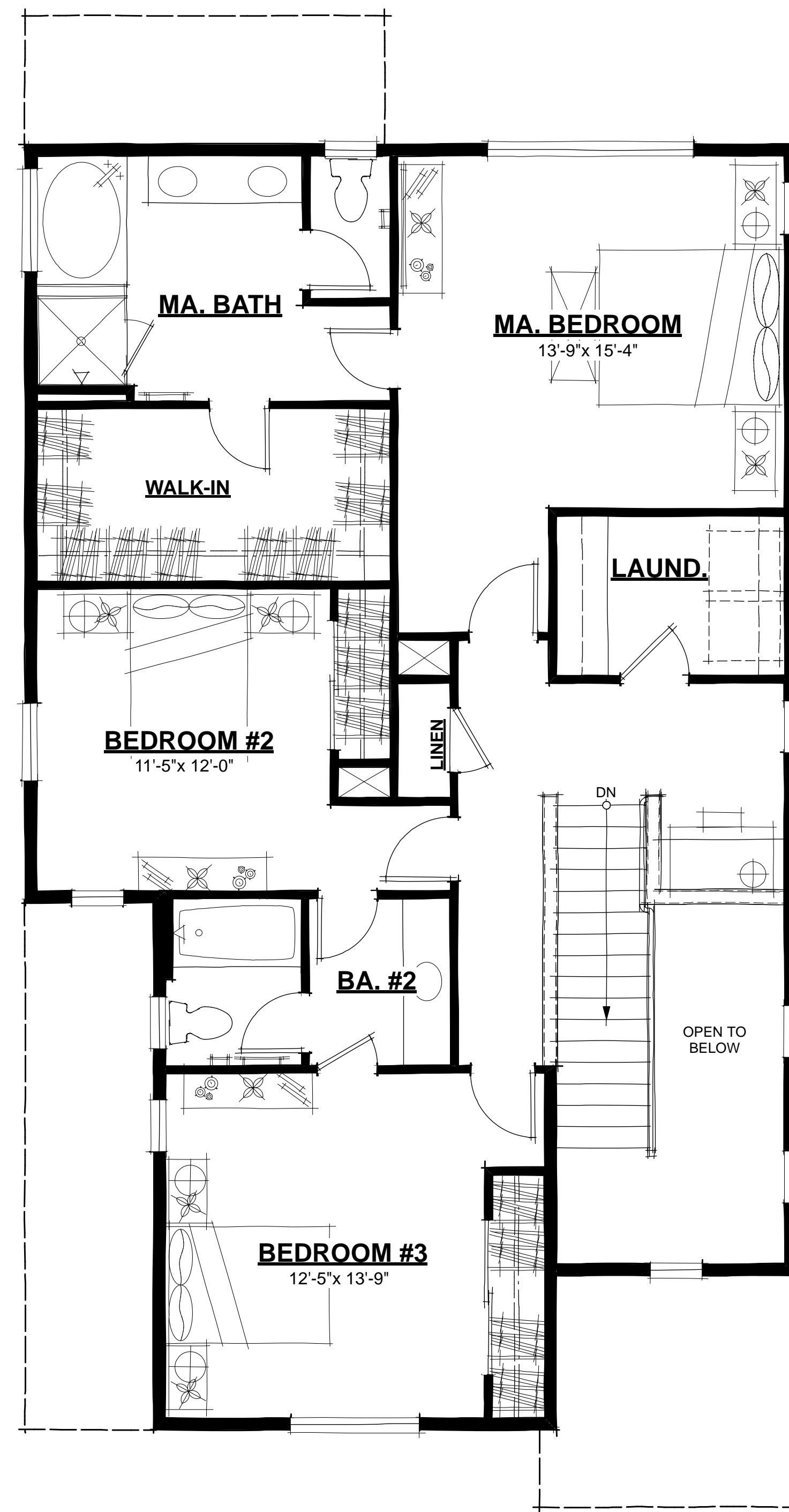
ELEVATION "B"
(PRAIRE)



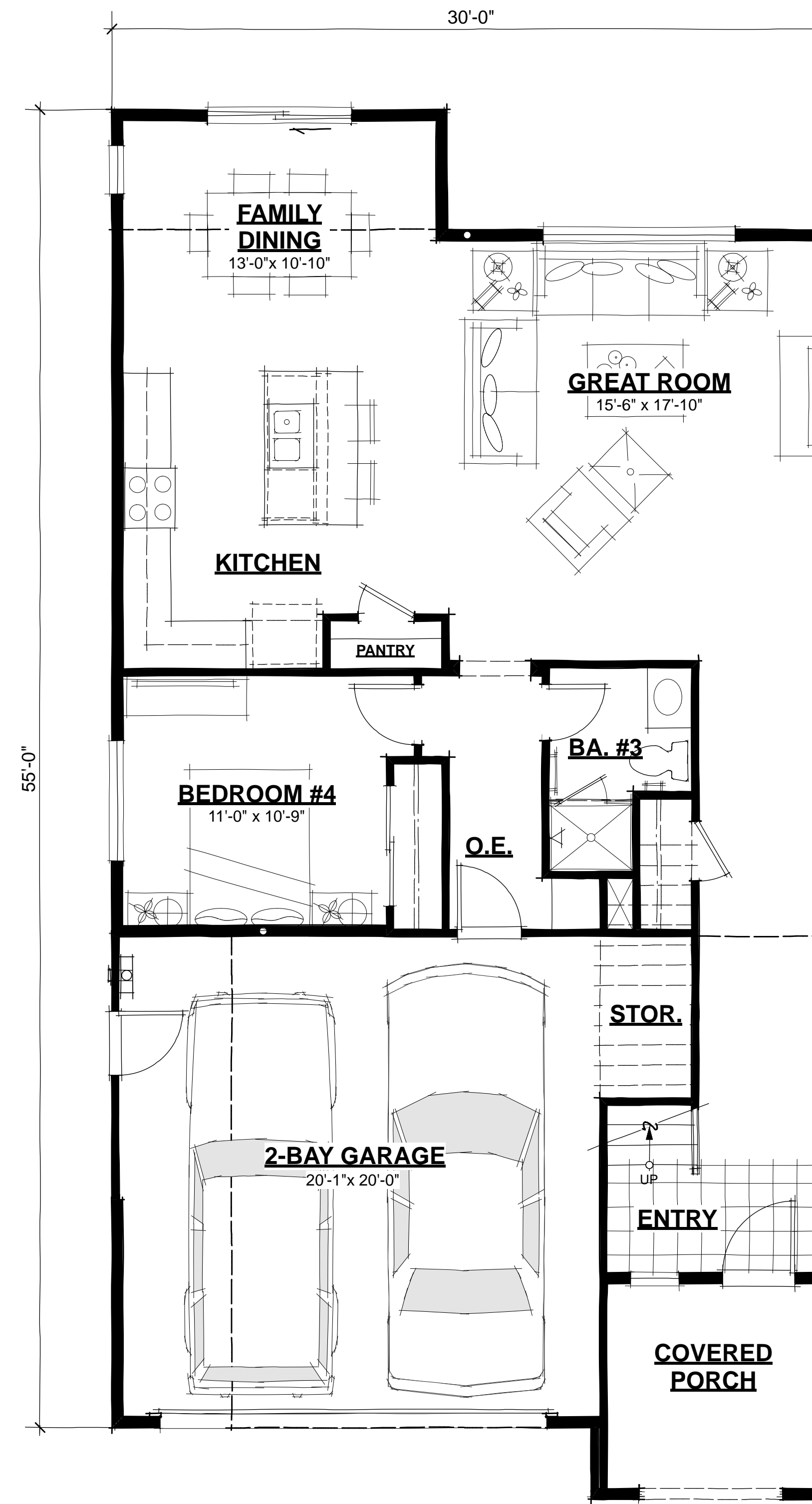
ELEVATION "C"
(FARMHOUSE)



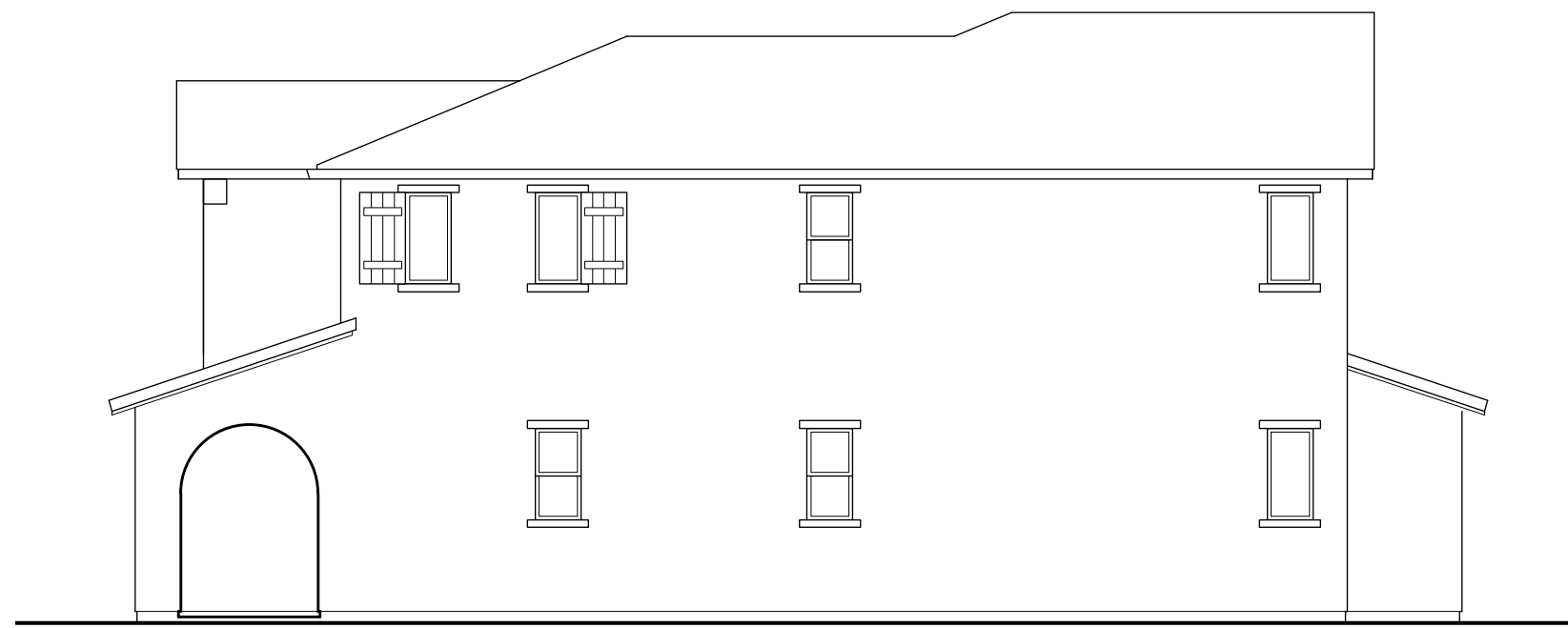
ELEVATION "D"
(TRADITIONAL)



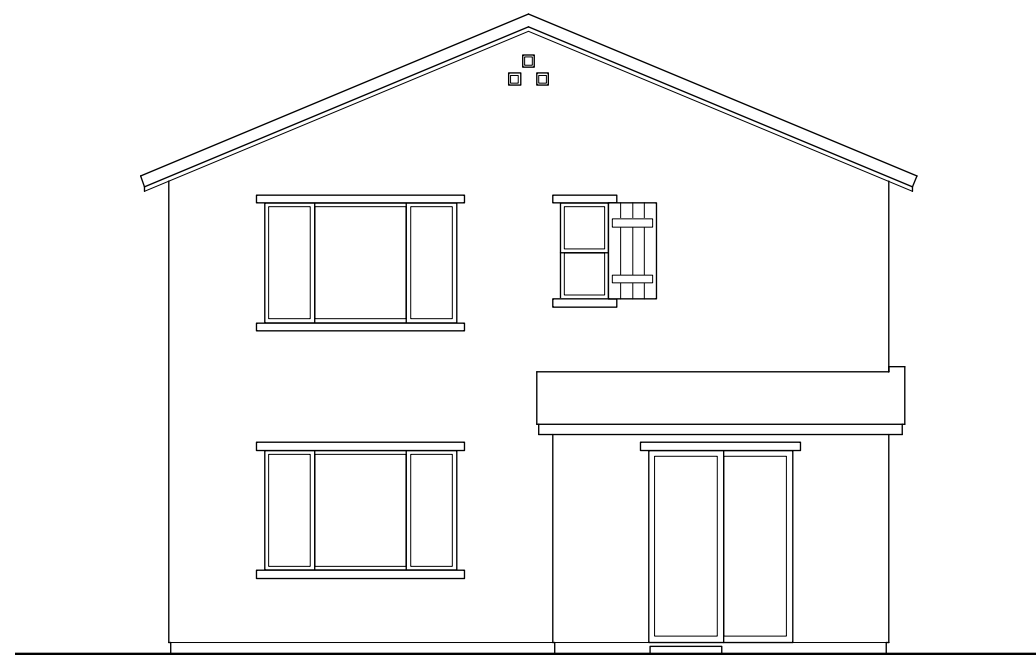
SECOND FLOOR PLAN



FIRST FLOOR PLAN



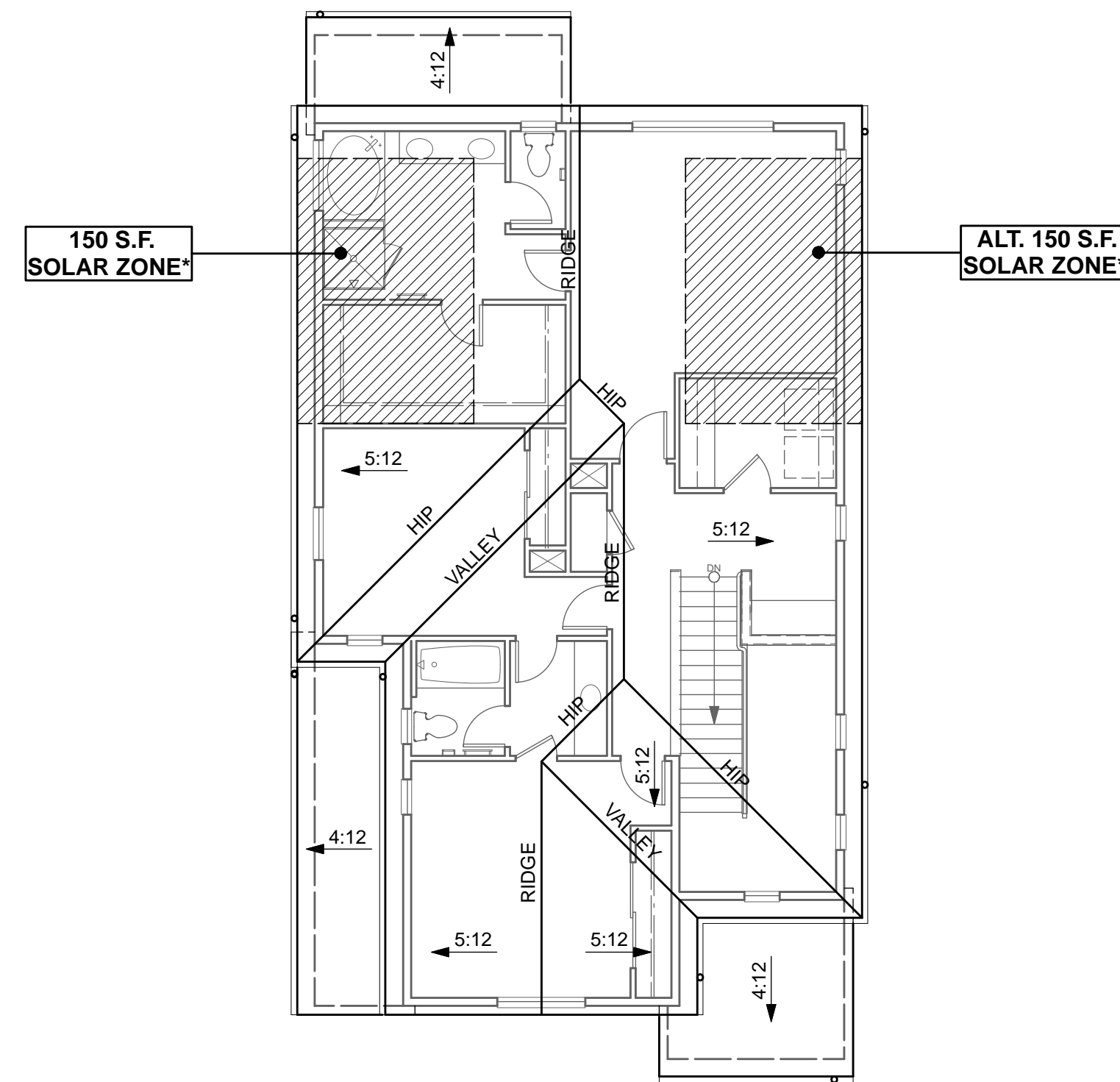
RIGHT SIDE "A"



REAR "A"



LEFT SIDE "A"

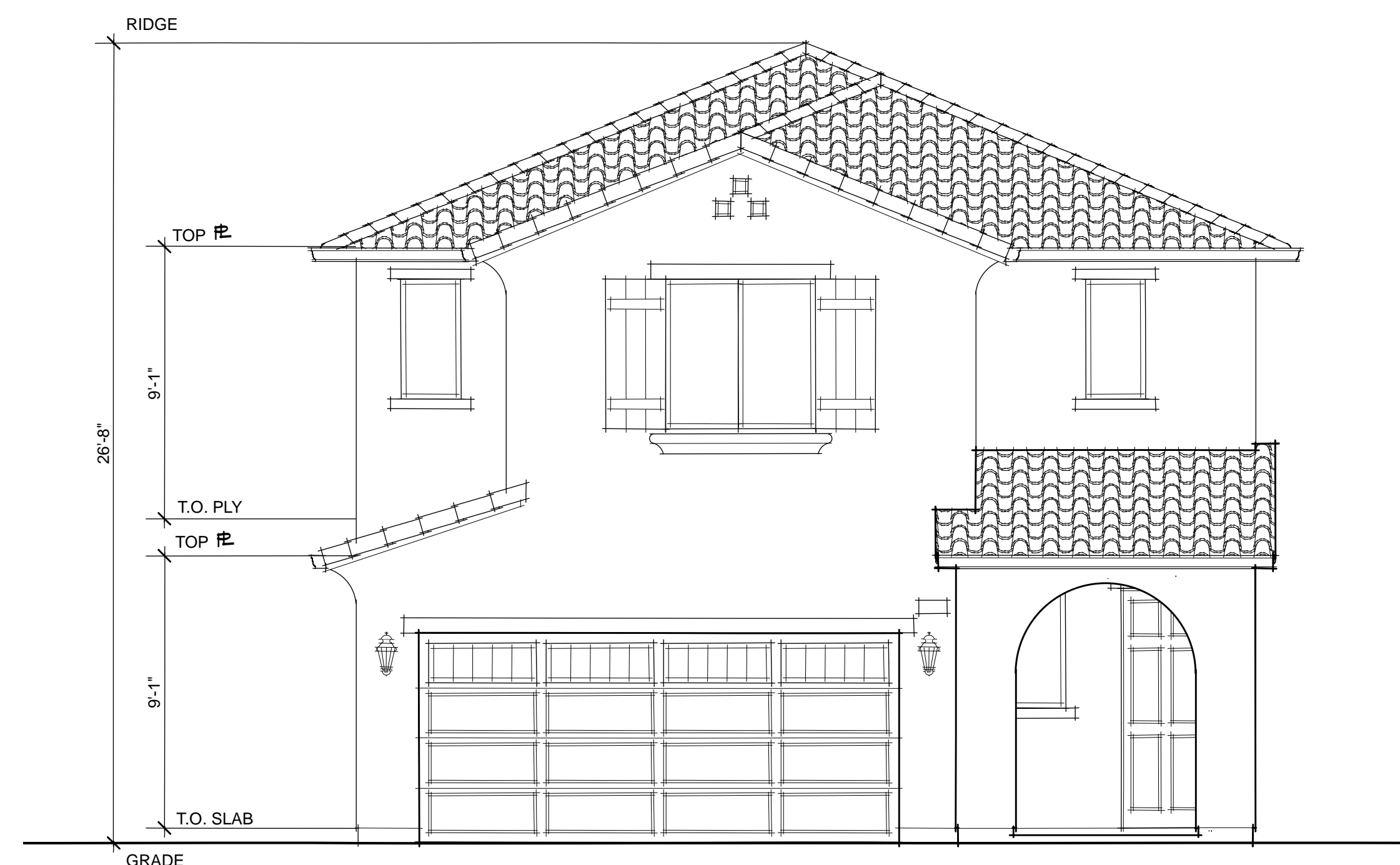


ROOF PLAN "A"

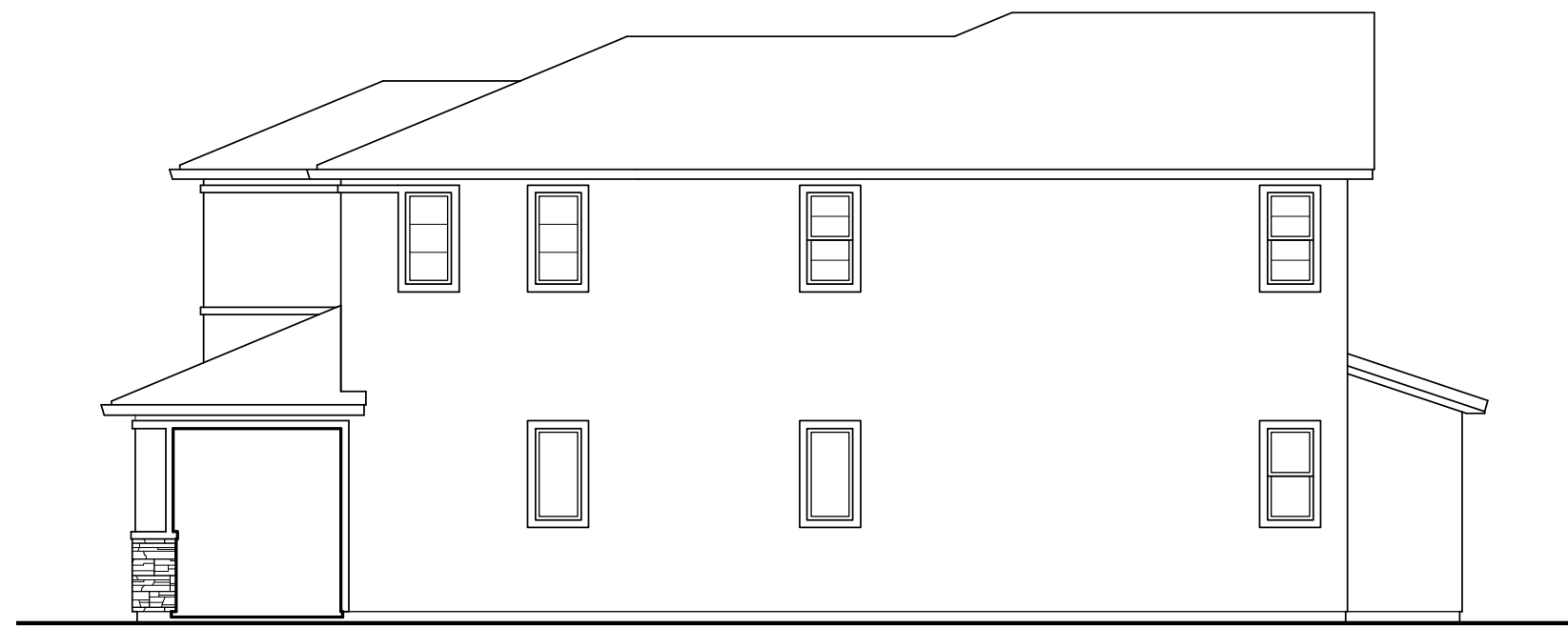
SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE CORBELS
- DECORATIVE TILE VENTS
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



FRONT ELEVATION "A"
(SPANISH)



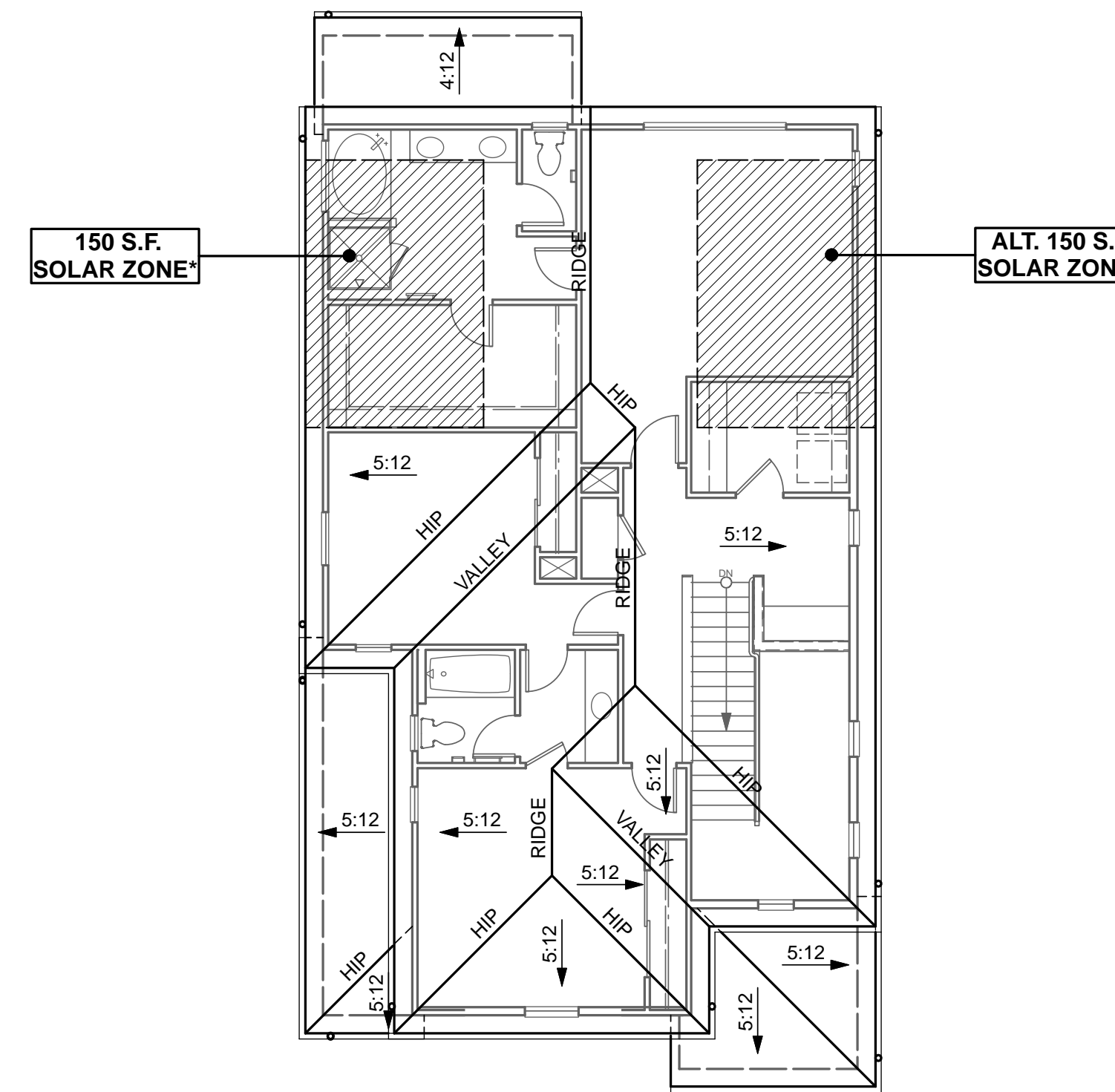
RIGHT SIDE "B"



REAR "B"



LEFT SIDE "B"

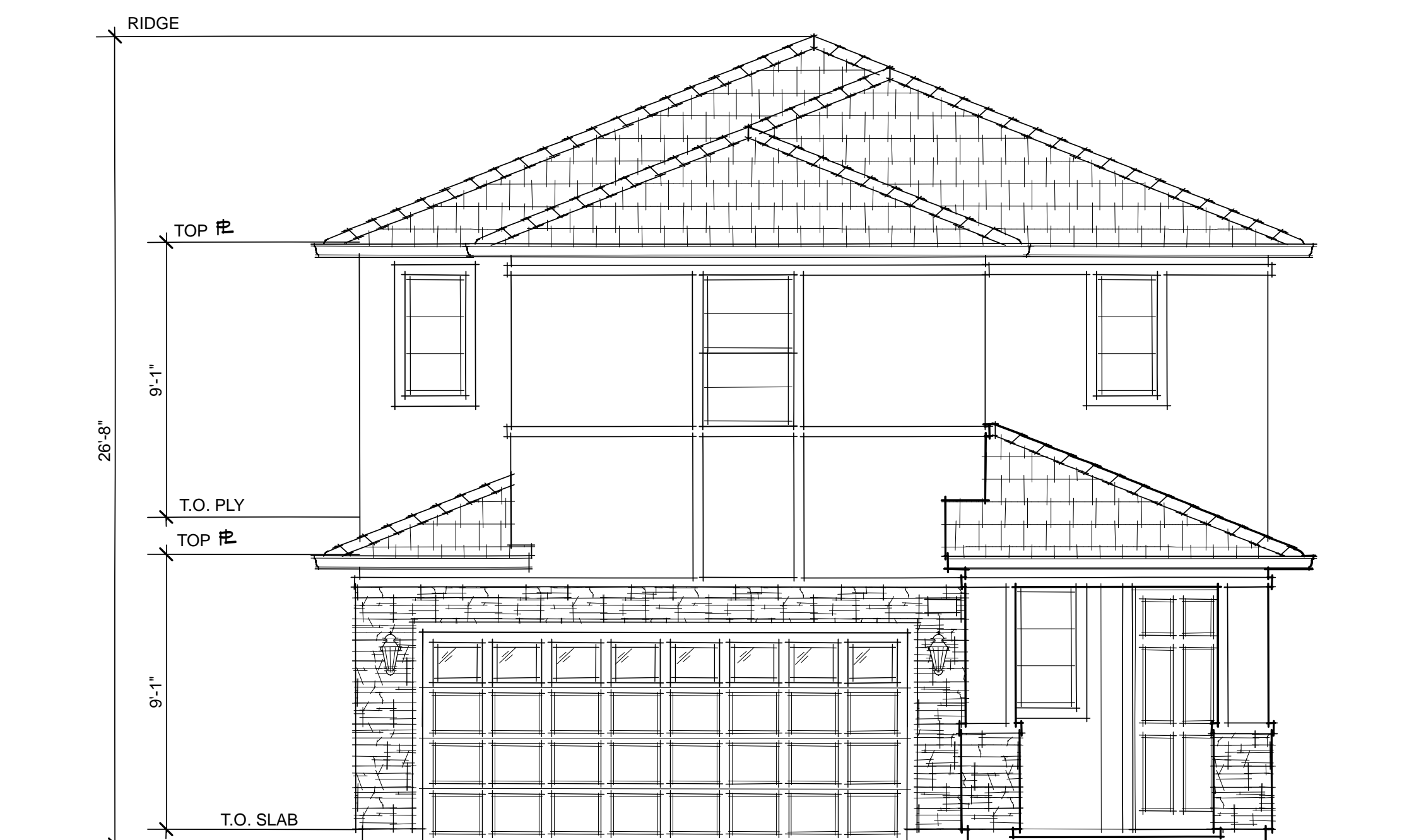


ROOF PLAN "B"

PRAIRIE

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

▬ INDICATES RECESS



FRONT ELEVATION "B"
(PRAIRIE)



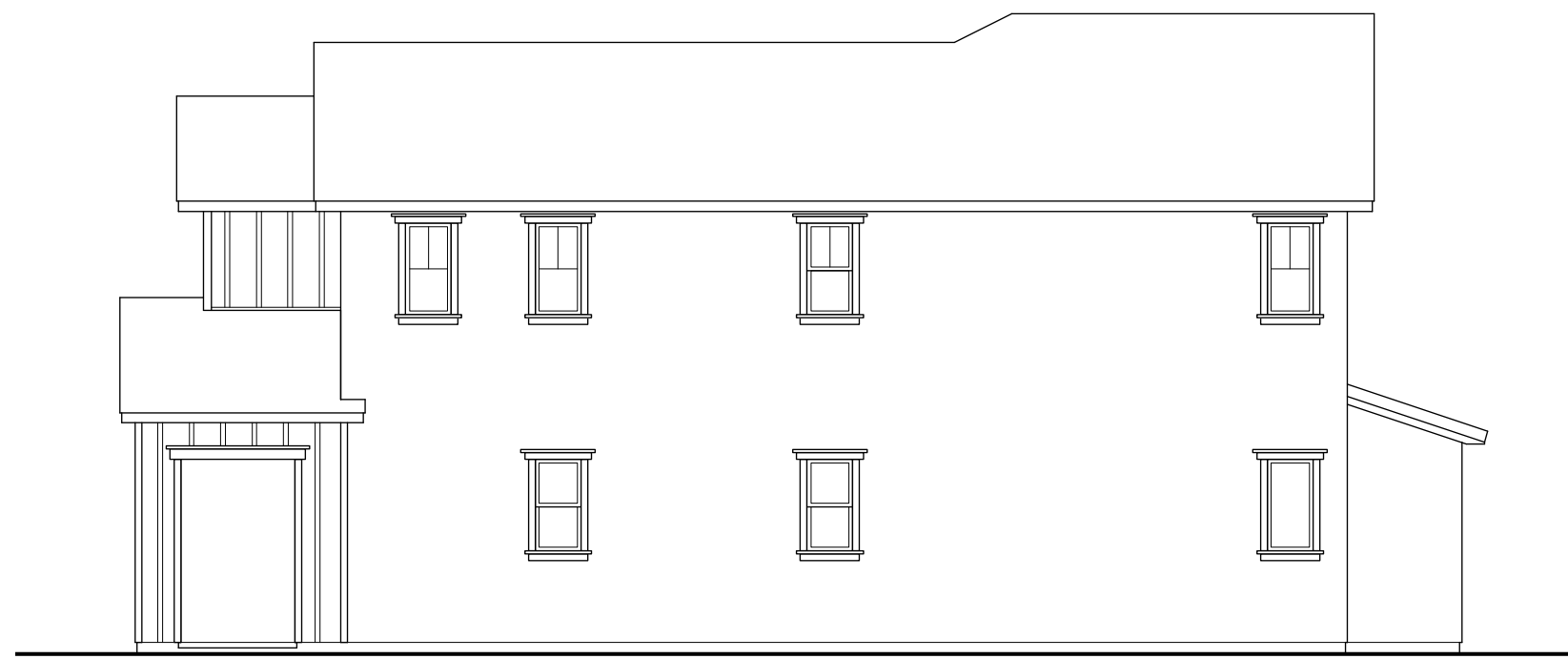
PLAN 4
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Phone: (707) 746-6586



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SHEET A-18



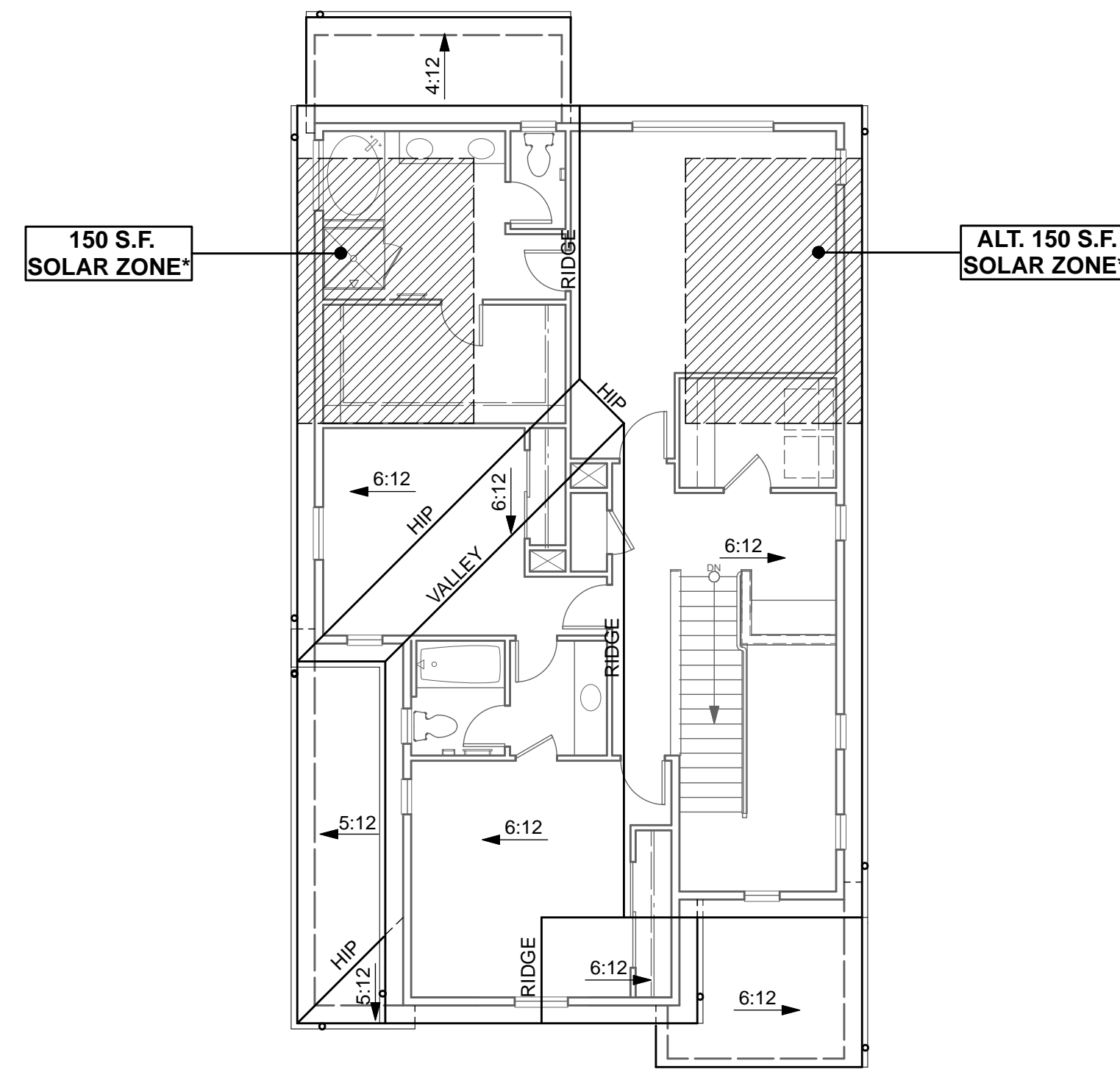
RIGHT SIDE "C"



REAR "C"



LEFT SIDE "C"



ROOF PLAN "C"

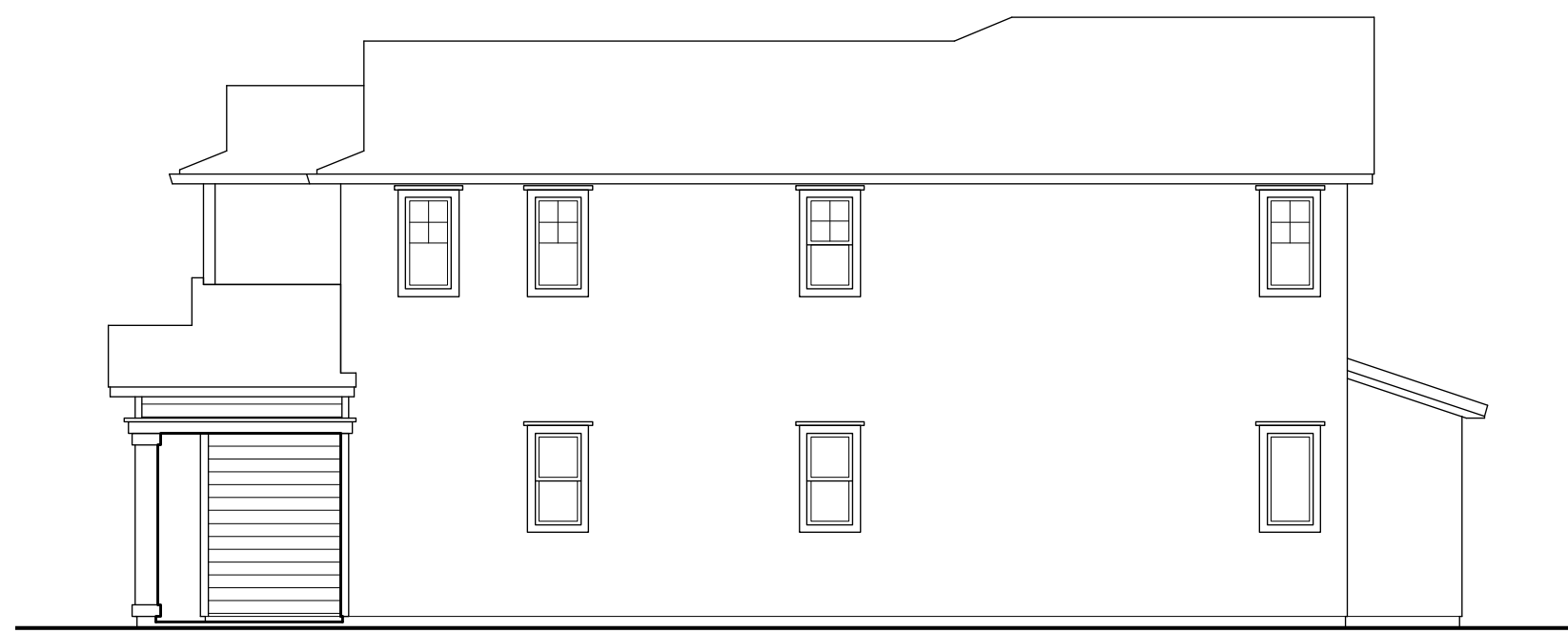
FARMHOUSES

- STUCCO SIDING
- STUCCO OVER FOAM TRIM AT STUCCO SIDING
- BOARD & BATTEN AT ACCENT AREAS
- WOOD TRIM AT BOARD AND BATTEN SIDING
- THEME SPECIFIC GARAGE DOOR
- O'GEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

▬ INDICATES RECESS



**FRONT ELEVATION "C"
(FARMHOUSE)**



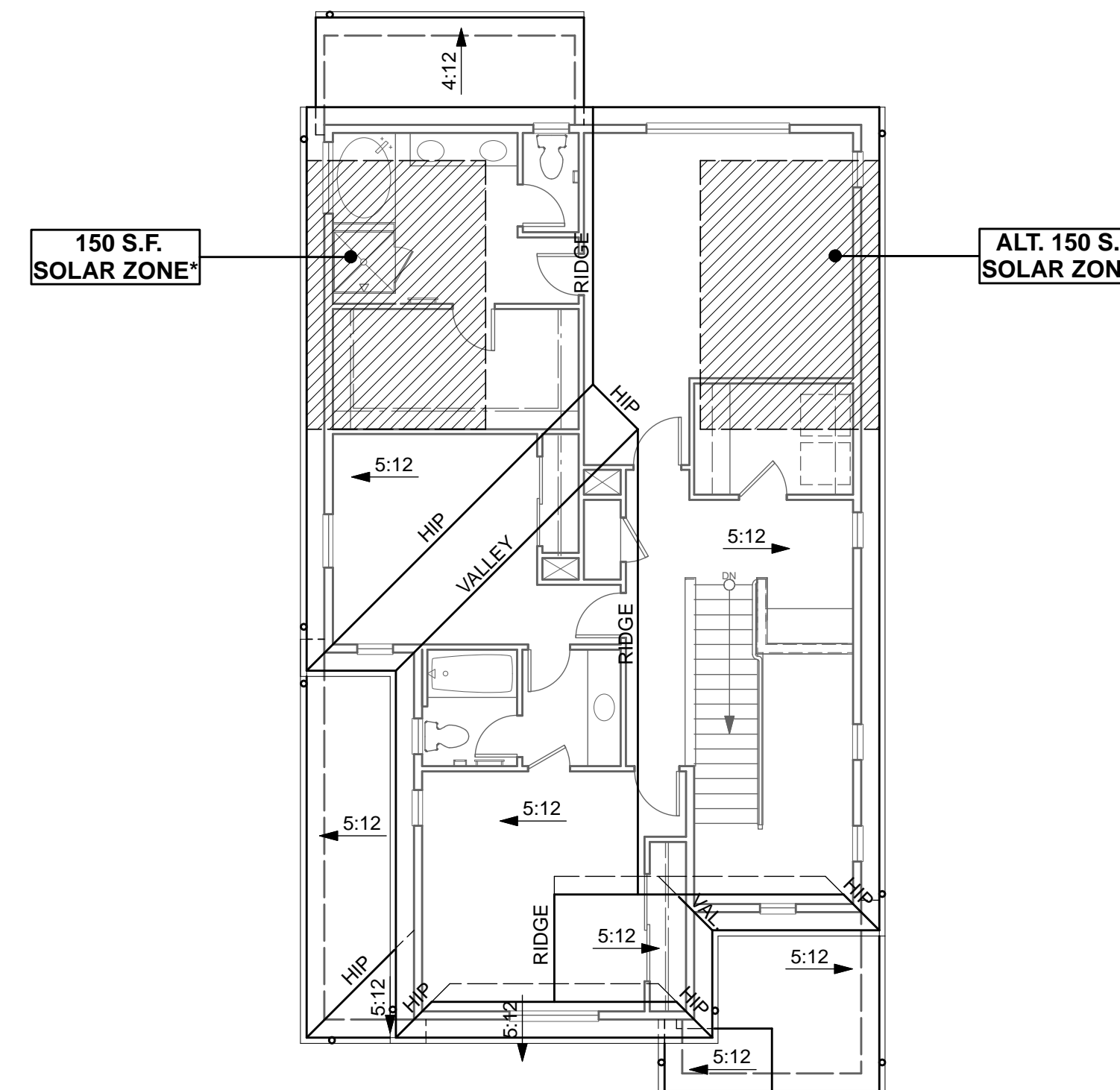
RIGHT SIDE "D"



REAR "D"



LEFT SIDE "D"



ROOF PLAN "D"

TRADITIONAL

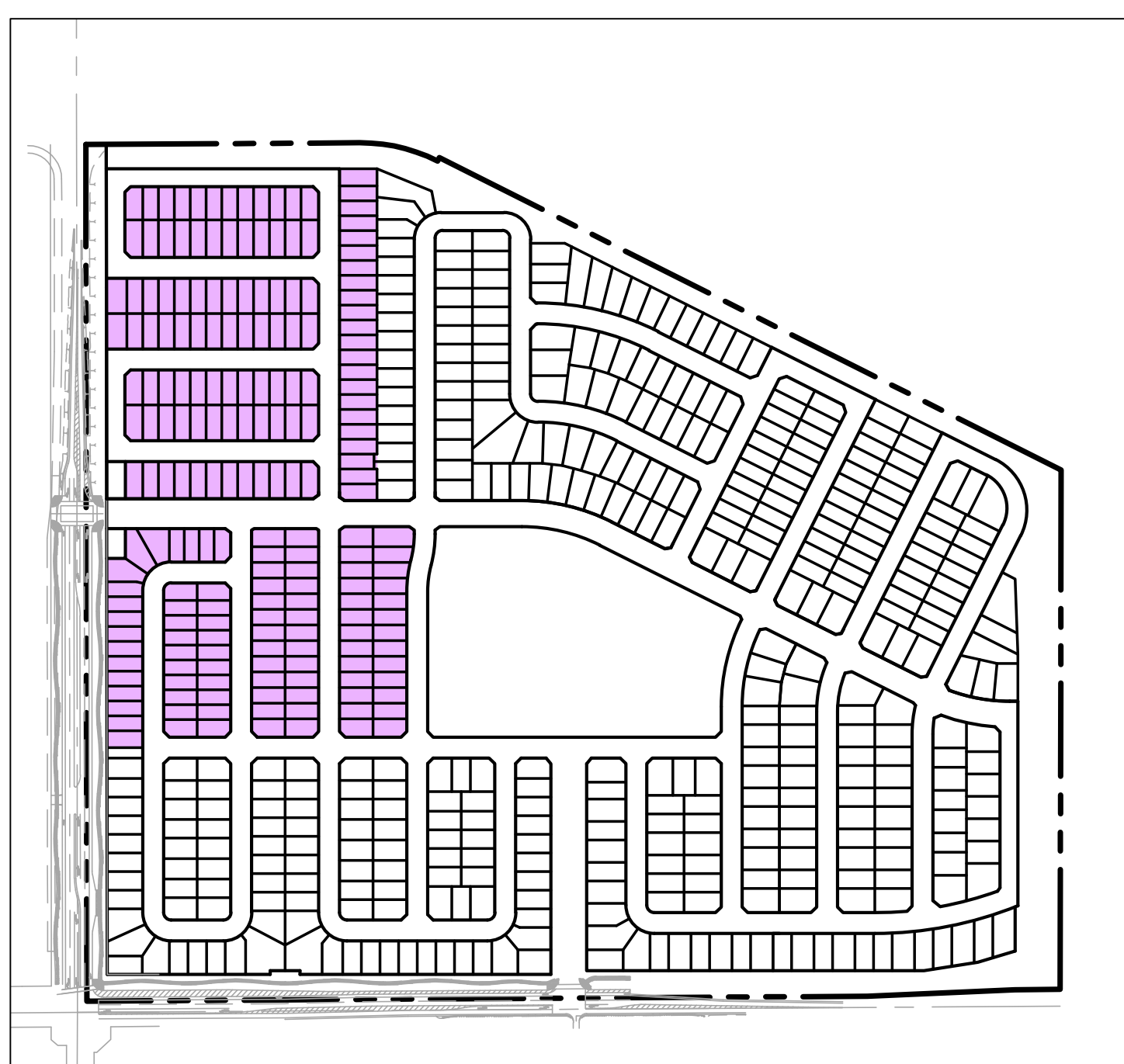
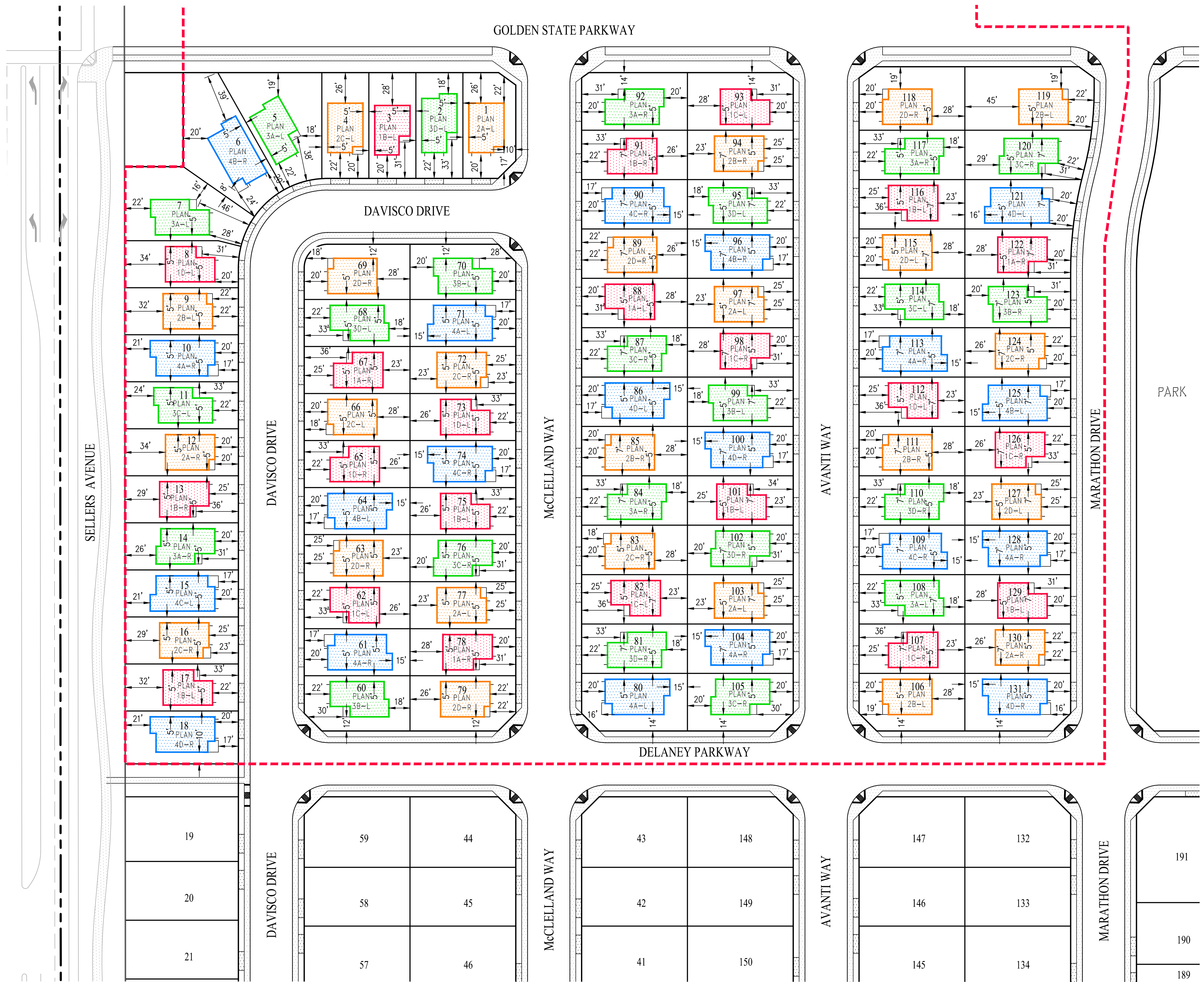
- STUCCO SIDING
- STUCCO O/ FOAM TRIM
- LAP SIDING AT GABLE ENDS
- CULTURED BRICK VENEER
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SHAKE" PROFILE

INDICATES RECESS



FRONT ELEVATION "D"
(TRADITIONAL)

SEE SHEET 2

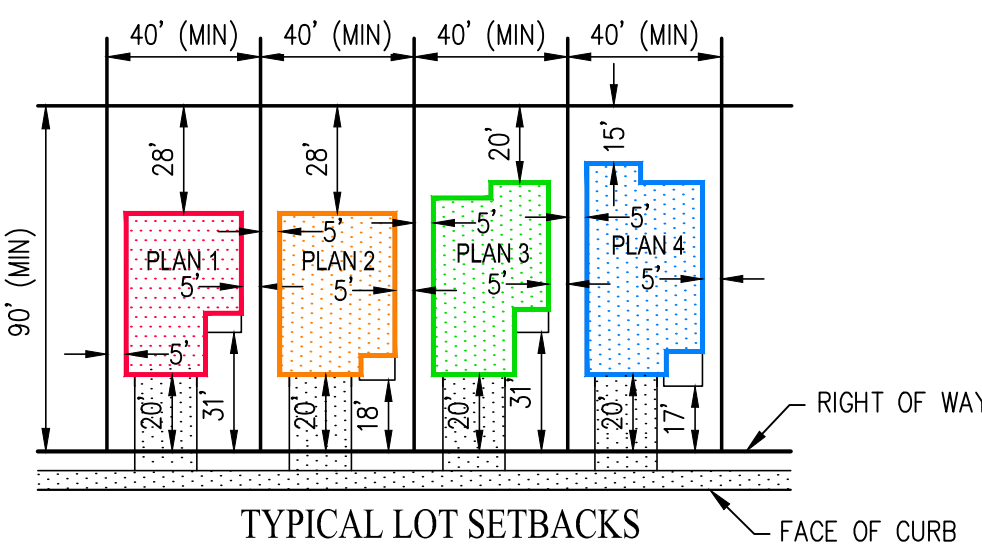


NEIGHBORHOOD INDEX MAP
SCALE: 1" = 400'

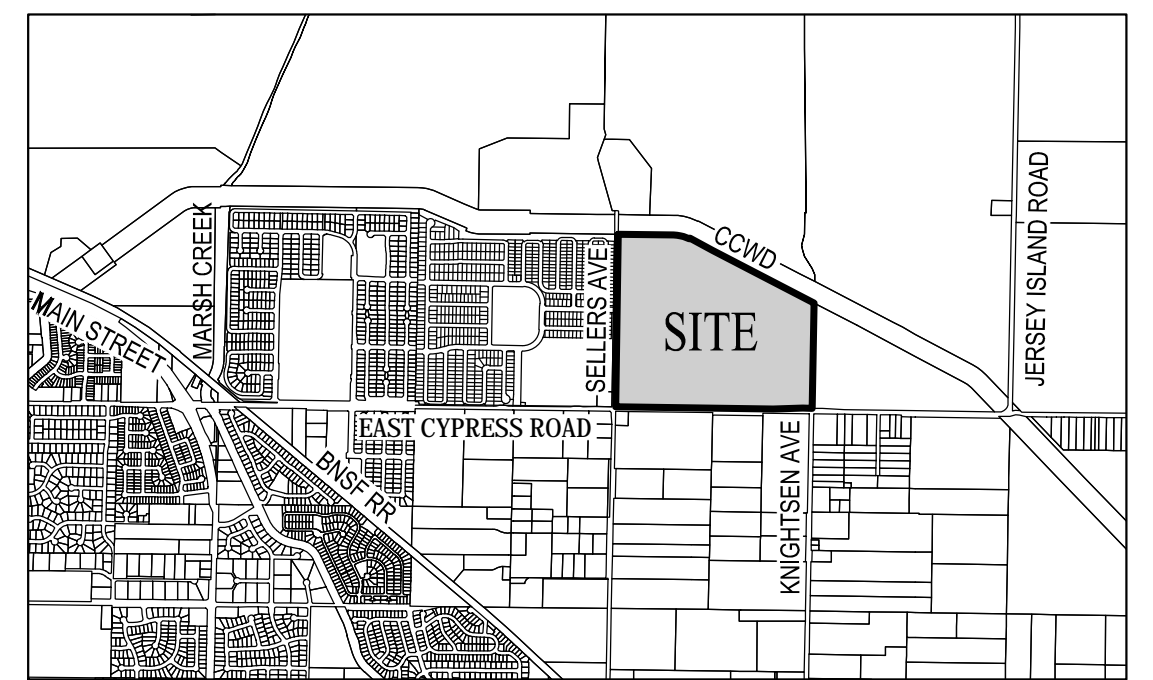
PRODUCT MIX		
PLAN NUMBER	LOT COUNT	PERCENT OF TOTAL
1	50	25.3%
2	55	27.7%
3	50	25.3%
4	43	21.7%
TOTAL	198	100%

LOT COVERAGE		
PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	1,110 SF±	30.8%
2	1,215 SF±	33.8%
3	1,289 SF±	35.8%
4	1,514 SF±	42.1%

NOTE: BUILDING FOOTPRINT EXCLUDES PORCHES. CALCULATIONS ABOVE ARE BASED UPON THE MINIMUM LOT SIZE OF 40' WIDE BY 90' DEEP.



TYPICAL LOT SETBACKS



VICINITY MAP
NOT TO SCALE

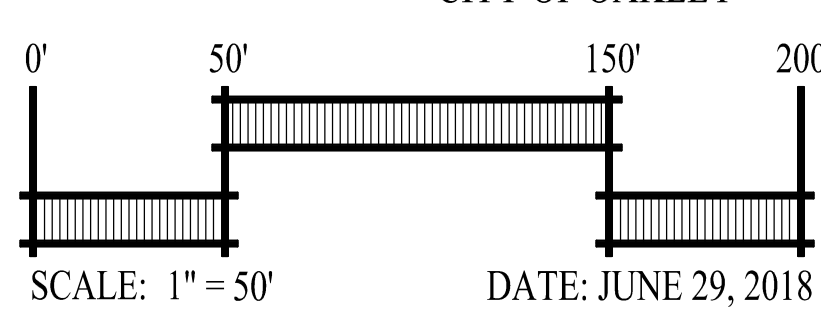
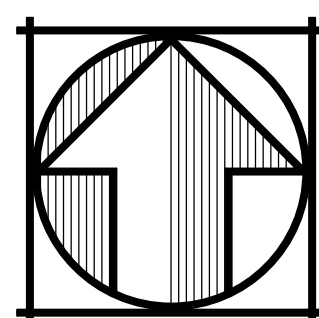
GENERAL NOTES:

- OWNER/SUBDIVIDER: D.R. HORTON
6683 OWENS DRIVE
PLEASANTON, CA 94588
PHONE: (925) 225-7484
CONTACT: TRACEY C. FERGUSON
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO OBERTELLO
- ACREAGE: 27.2 AC±
- LAND USE: EXISTING - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
PROPOSED - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
- ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



**NORTHPOINT AT DELANEY PARK
DEVELOPMENT PLAN
NEIGHBORHOOD 5**

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SCALE: 1" = 50'

DATE: JUNE 29, 2018



Carlson, Barbée & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
www.cbangd.com

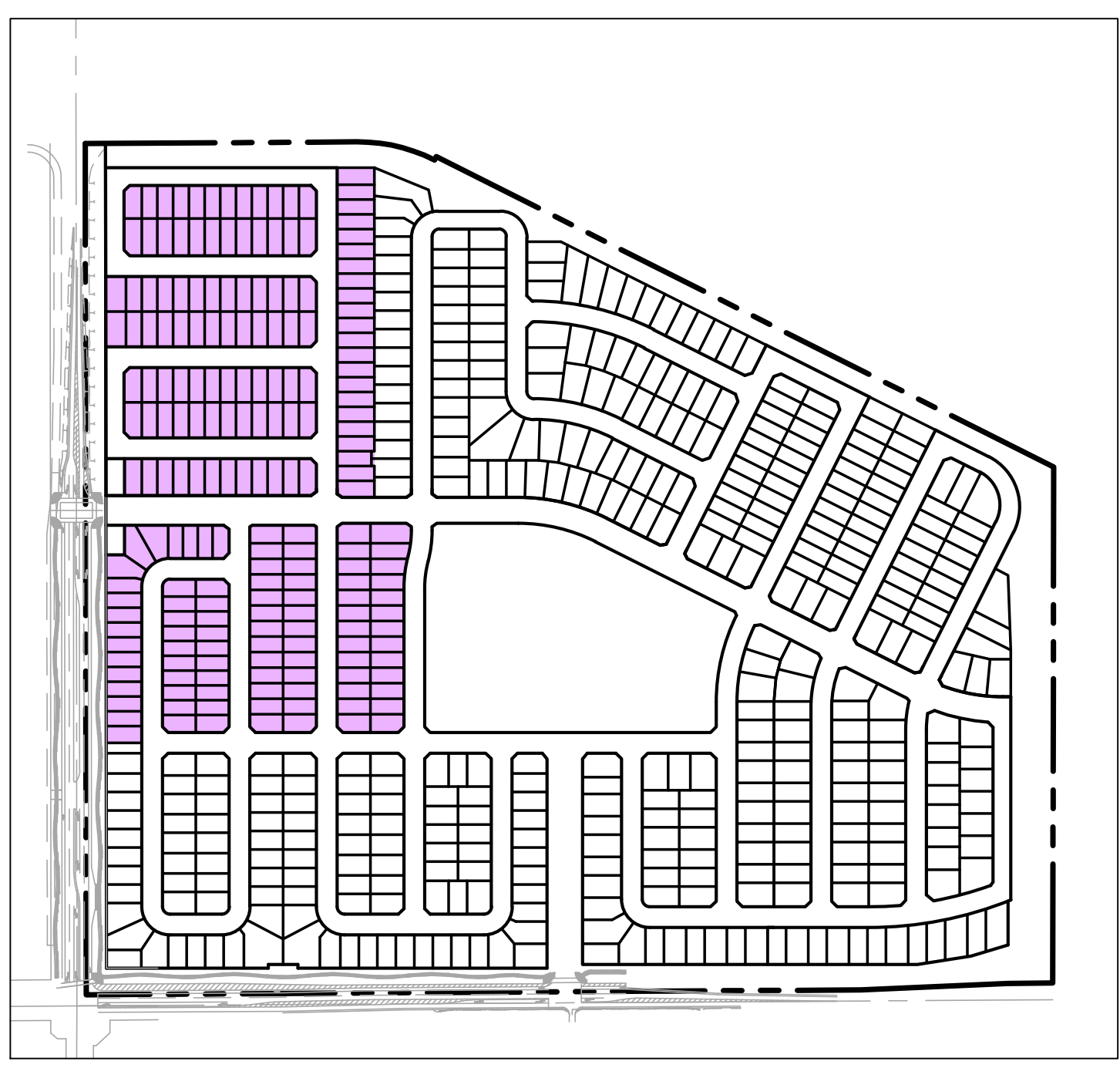
SAN RAMON, CALIFORNIA
SACRAMENTO, CALIFORNIA

(925) 866-0322
(916) 375-1877

SHEET NO.
1
OF 2 SHEETS



SEE SHEET 1

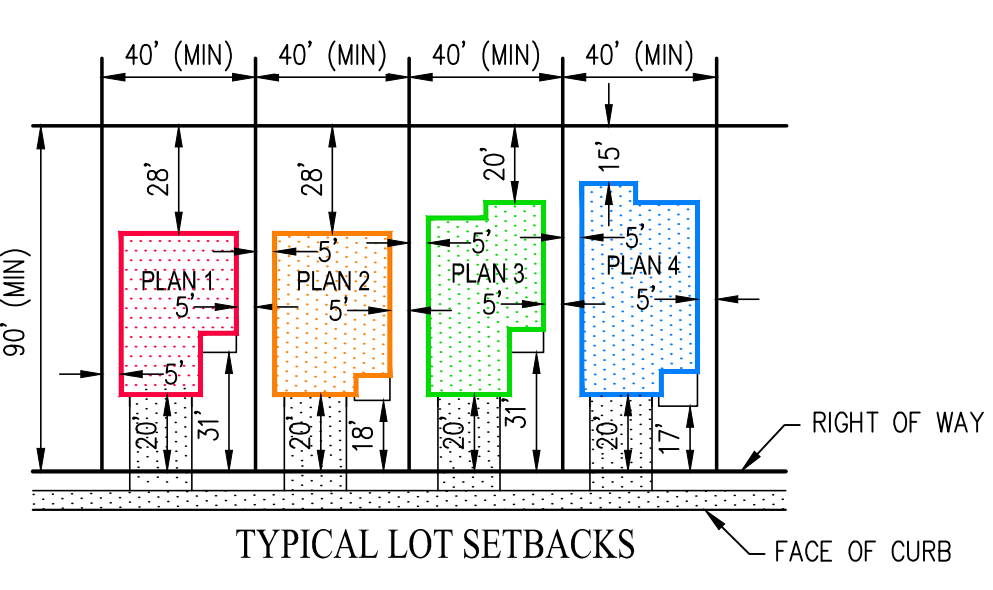


NEIGHBORHOOD INDEX MAP
SCALE: 1" = 400'

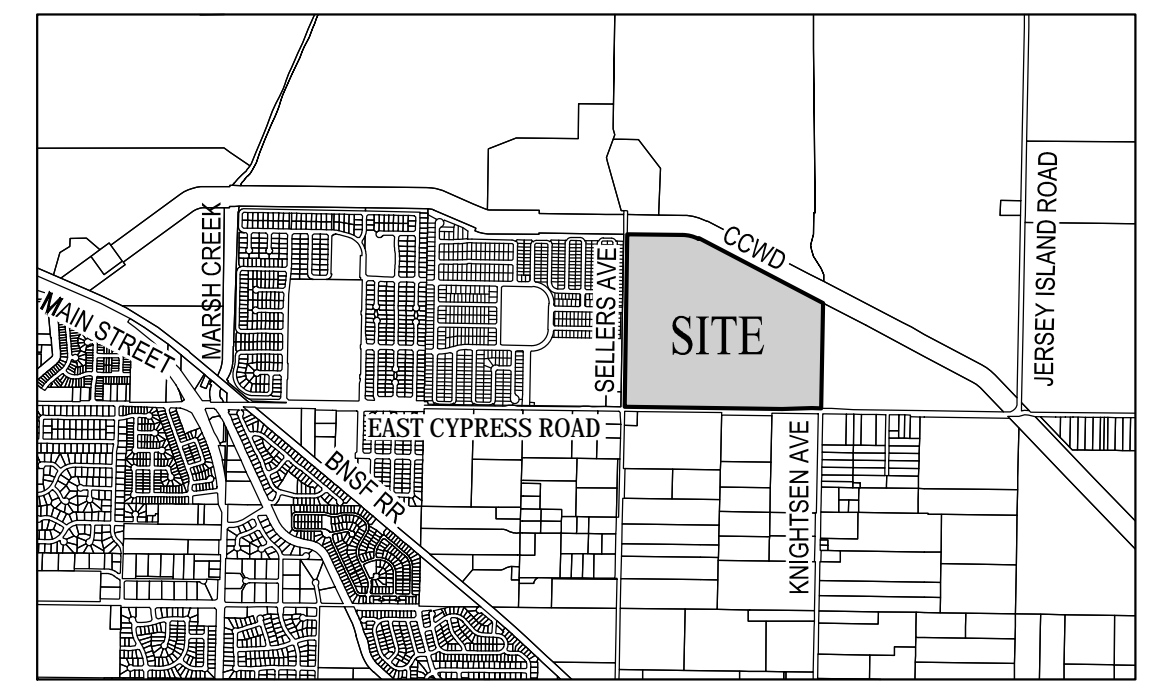
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TYPICAL LOT SETBACKS



VICINITY MAP
NOT TO SCALE

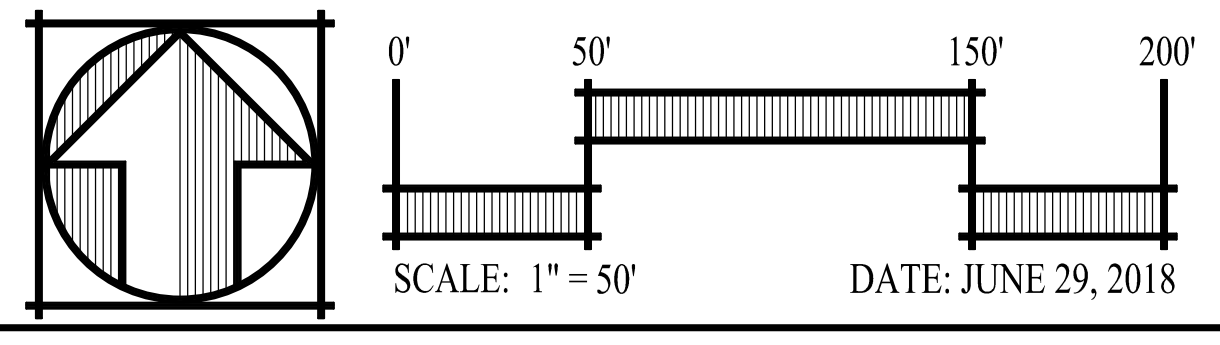
GENERAL NOTES:

- OWNER/SUBDIVIDER: D.R. HORTON
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PLEASANTON, CA 94588
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- ACREAGE: 27.2 AC±
- LAND USE: EXISTING - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
PROPOSED - SINGLE FAMILY MEDIUM, SINGLE FAMILY LOW, MULTI-FAMILY HIGH
- ZONING: EXISTING - P-1 (PLANNED DEVELOPMENT) DISTRICT
PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



NORTHPOINT AT DELANEY PARK DEVELOPMENT PLAN NEIGHBORHOOD 5

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SCALE: 1" = 50' DATE: JUNE 29, 2018

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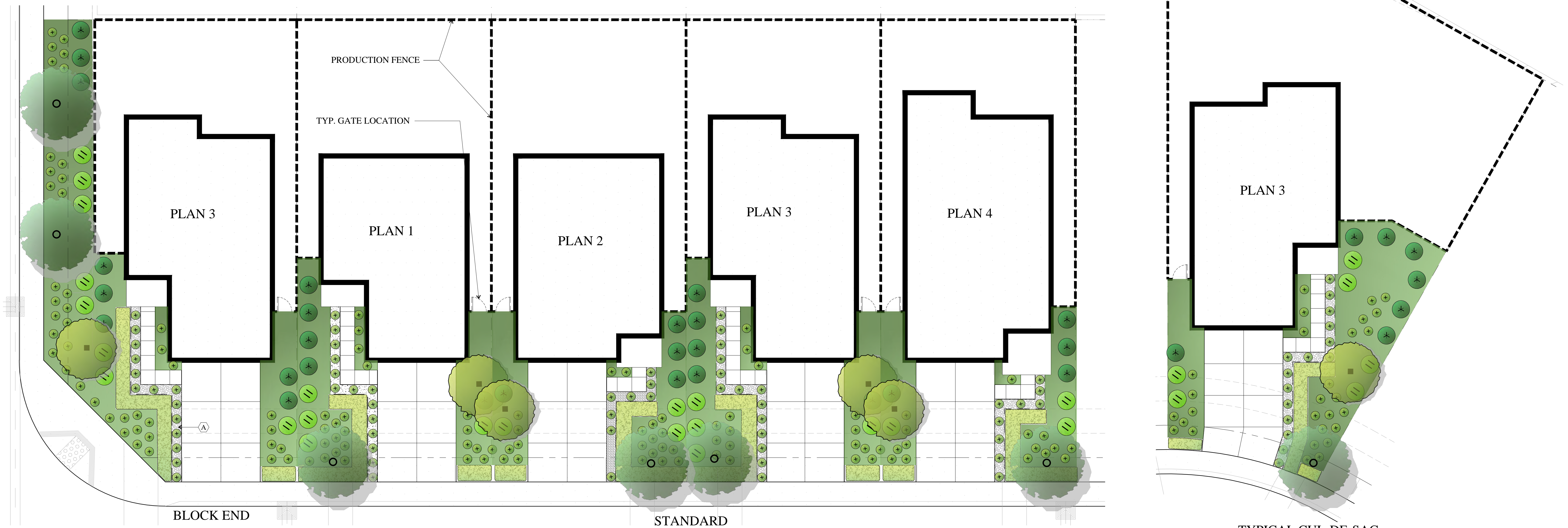
SAN RAMON, CALIFORNIA (925) 866 - 0322
SACRAMENTO, CALIFORNIA (916) 375 - 1877

SHEET NO.
2
OF 2 SHEETS

NORTHPOINT @ Delaney Park



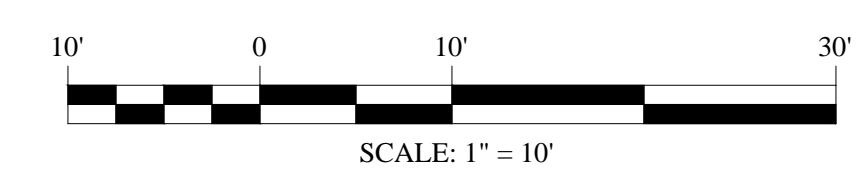
Typical Front Yard Plans



PLANT PALETTE

SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	SYM	BOTANICAL NAME	COMMON NAME	SIZE	PF	PAVING ACCENT (A)
PALETTE 'A' - TRADITIONAL										TRADITIONAL
■	ARBUSUS MARINA	STRAWBERRY TREE	15 GAL	M	●	CISTUS 'SUNSET'	ROCKROSE	1 GAL	L	3/8" CRUSHED ROCK COLOR T.B.D.
					●	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	L	
					●	RHAPHIOLEPIS UMBELLATA	YEDDA HAWTHORN	5 GAL	L	
					●	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	I	
PALETTE 'B' - FARM										FARM
■	MAGNOLIA 'RUSSET'	MAGNOLIA	15 GAL	L	●	DIANELLA 'SILVER STREAK'	FLAX LILY	1 GAL	L	3/4" CRUSHED ROCK COLOR T.B.D.
					●	ROSA CARPET 'WHITE'	WHITE CARPET ROSE	5 GAL	L	
					●	WESTRIGIA FRUTICOSA	COAST ROSEMARY	5 GAL	L	
					●	LANTANA M. 'WHITE'	TRAILING LANTANA	1 GAL	L	
PALETTE 'C' - SPANISH										SPANISH
■	LAGERSTROEMIA F. 'NATCHEZ'	CRAPE MYRTLE	15 GAL	M	●	FESTUCA MAIREI	MAIRE'S FESCUE	1 GAL	L	1/4" MINUS D.G. COLOR T.B.D.
					●	ALOE STRIATA	CORAL ALOE	5 GAL	L	
					●	RHAMUS C. 'MOUND SAN BRUNO'	COFFEEBERRY	5 GAL	L	
					●	ROSMARINUS O. 'PROSTRATUS'	DWARF ROSEMARY	1 GAL	L	
PALETTE 'D' - PRARIE										PRARIE
■	CERCIS CANADENSIS	EASTERN REDBUD	15 GAL	M	●	LIRIOPE M. 'SILVER DRAGON'	LILY TURF	1 GAL	M	3/8" PEA GRAVEL COLOR T.B.D.
					●	BOUTELOUA GRACILIS 'BLOND AMBITION'	BLOND AMBITION BLUE GRAMA	5 GAL	L	
					●	PITTOSPORUM T. 'VARIEGATA'	VAREIGATED TOBIRA	5 GAL	L	
					●	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL	I	
○	STREET TREE	REFER TO STREET TREE PLANS FOR STREET TREES			GROUNDCOVER					
						3" SHREDDED WOOD MULCH	ALL SHRUB AREAS		NOT SHOWN	

- FENCING NOTES:
- REFER TO WALL & FENCING PLAN FOR FENCING.
 - ALL FENCING MATERIALS SHALL BE INSTALLED PER APPROVED PLANS.
 - ON GARAGE SIDE OF HOUSE, ENSURE ADEQUATE CLEARANCE IS PROVIDED FOR UTILITIES PER LOCAL PURVEYOR.



31726 Rancho Viejo Road | Suite 201
San Juan Capistrano, CA 92675
TEL 949.274.4500 | FAX 949.274.4505
WWW.SJALANDSCAPE.COM
June 15, 2018

Jun 15, 2018 DEL_FR_CONCEPT T:\DR HORTON NORTH\DELANEY\FRONT\DEL_FR_CONCEPT.DWG