



PLAN 2A - SPANISH

PLAN 3E - CRAFTSMAN

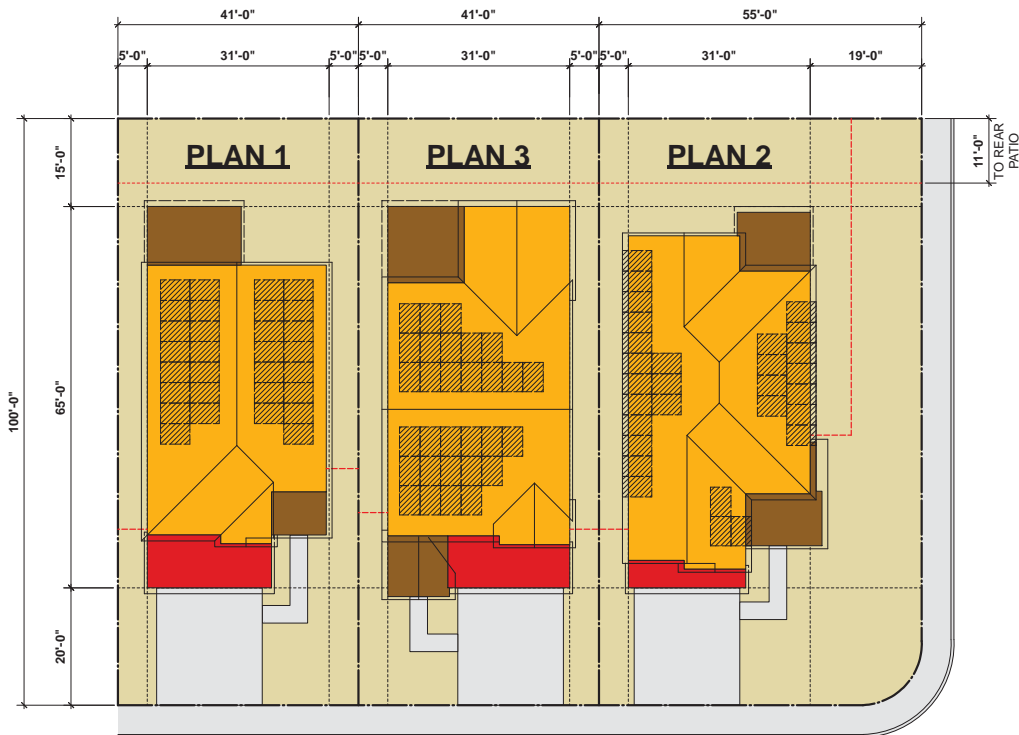
PLAN 2D - COTTAGE

PLAN 1B - TUSCAN



PLAN 1C - TRADITIONAL

PLAN 2D - COTTAGE



LOT COVERAGE - PLAN 1	
	Area
1st Floor	1092
Garage	433
Covered Entry	68
Covered Patio Opt.	160
TOTAL S.F.	1753
1753 S.F. / LOT AREA 4100 S.F. = 43%	

LOT COVERAGE - PLAN 3	
	Area
1st Floor	1323
Garage	434
Covered Entry	106
Covered Patio Opt.	169
TOTAL S.F.	2032
2032 S.F. / LOT AREA 4100 S.F. = 50%	

LOT COVERAGE - PLAN 2	
	Area
1st Floor	1200
Garage	412
Covered Entry	133
Covered Patio Opt.	122
TOTAL S.F.	1867
1867 S.F. / LOT AREA 5474 S.F. = 34%	

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
EASTON AT DELANEY PARK
Oakley, California**

COLOR KEY

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

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



SHEET A-1



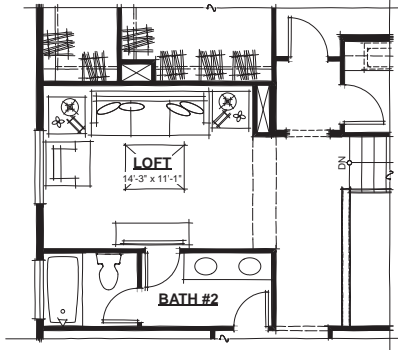
PLAN 1A - SPANISH



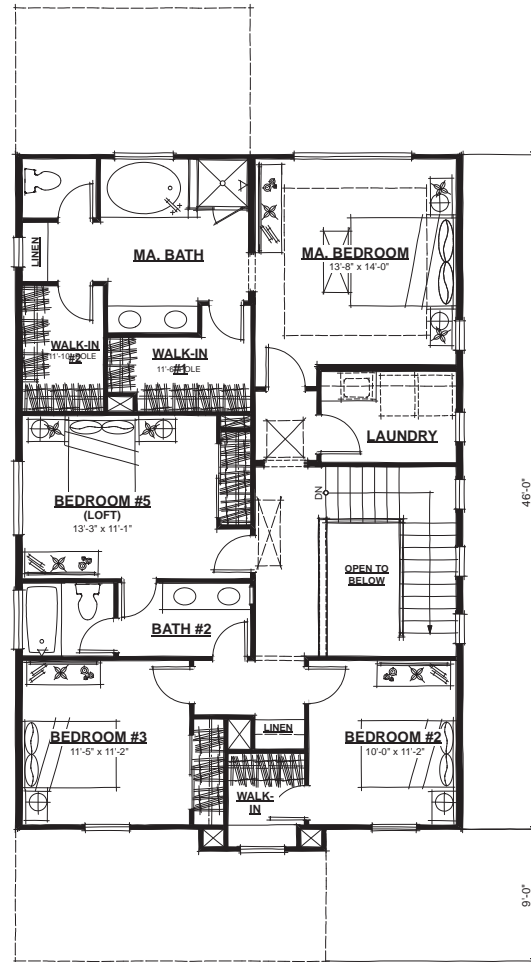
PLAN 1B - TUSCAN



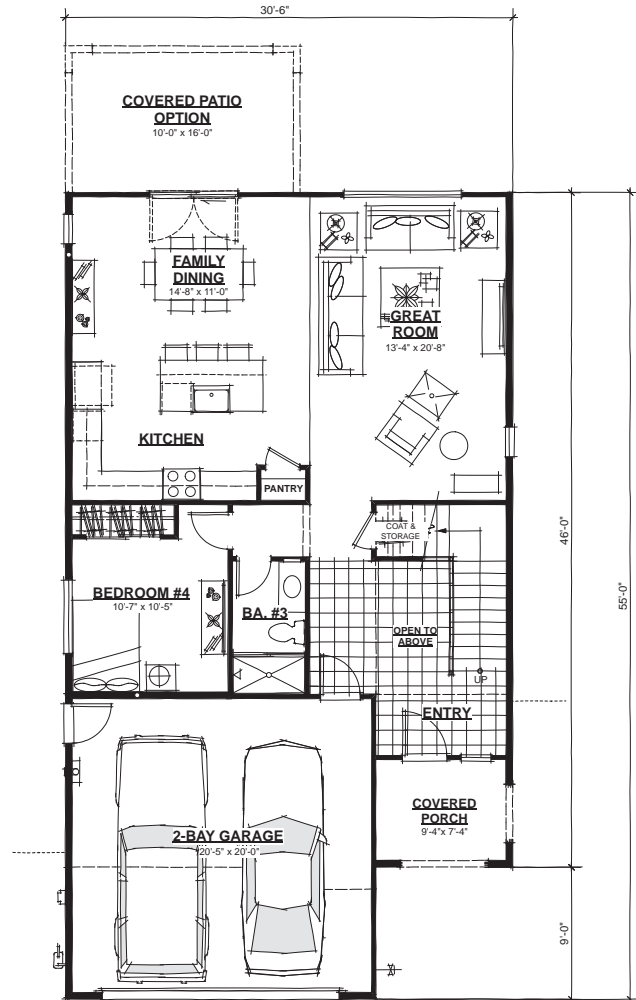
PLAN 1C - TRADITIONAL



LOFT

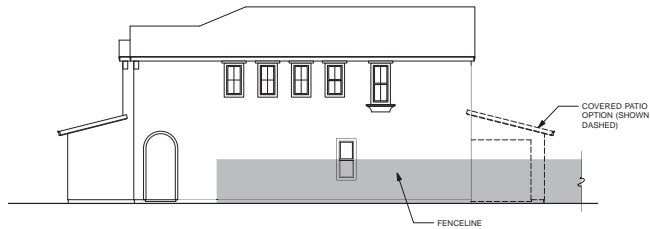


SECOND FLOOR PLAN (1282 S.F.)



FIRST FLOOR PLAN (1092 S.F.; 2374 S.F. TOTAL)





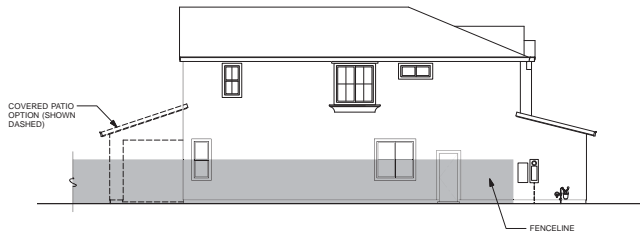
RIGHT SIDE "A"



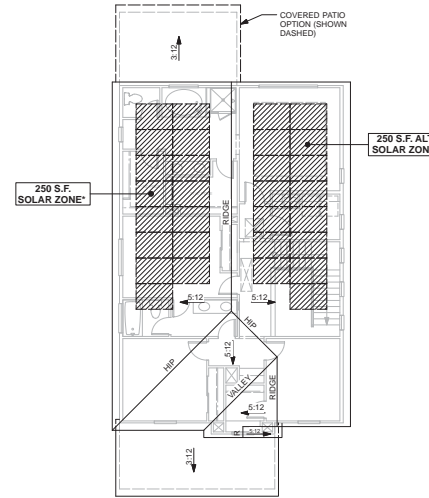
REAR "A"



**REAR "A"
(COVERED PATIO OPTION)**



LEFT SIDE "A"



ROOF PLAN "A"

SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE TILE VENTS
- STUCCO O/ SHAPED CANOPY SILL
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



**FRONT ELEVATION "A"
(SPANISH)**



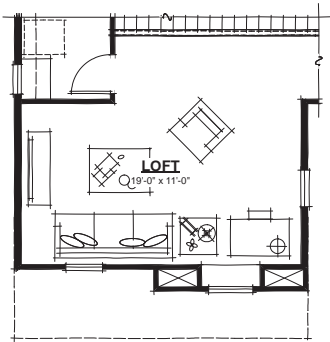
PLAN 2A - SPANISH



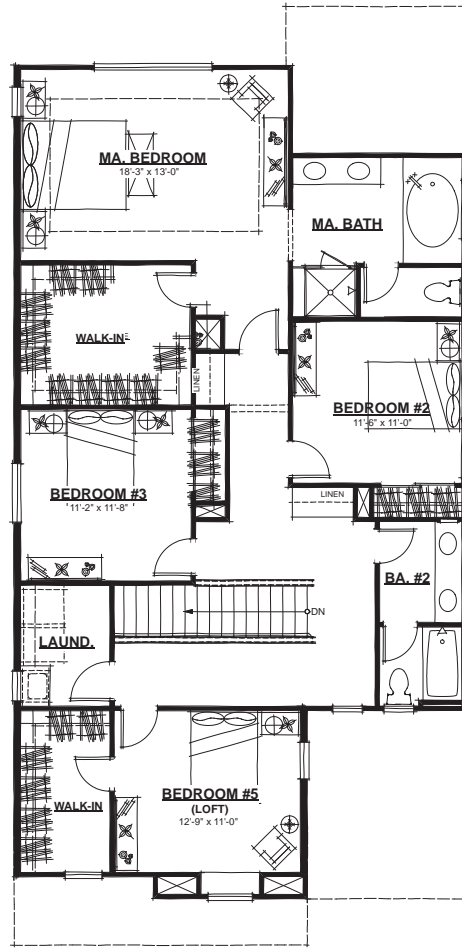
PLAN 2B - TUSCAN



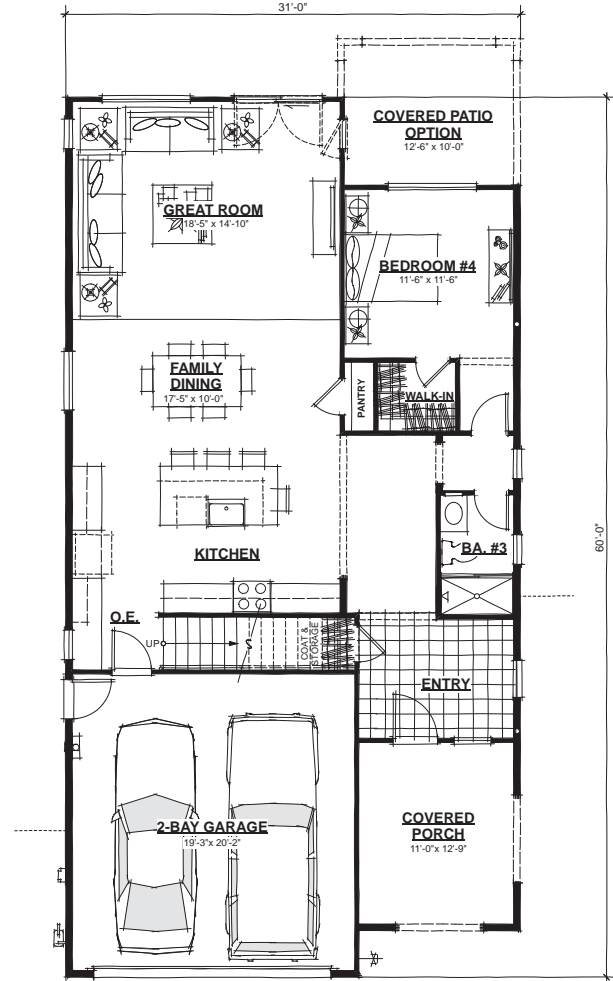
PLAN 2D - COTTAGE



LOFT

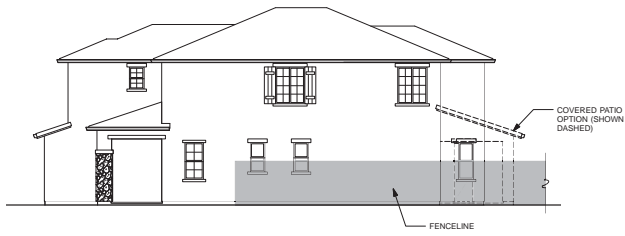


SECOND FLOOR PLAN (1471 S.F.)

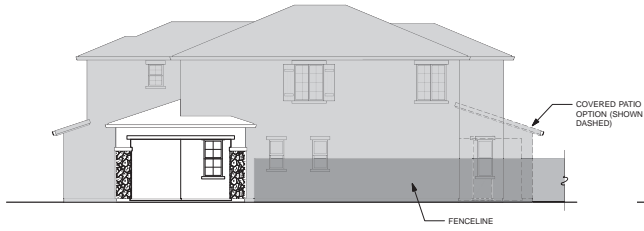


FIRST FLOOR PLAN (1200 S.F.; 2671 TOTAL S.F.)





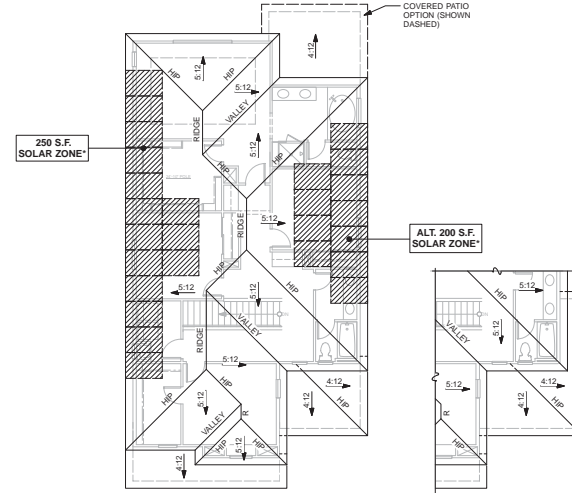
RIGHT SIDE "B"



**RIGHT SIDE "B"
(@ CORNER LOTS)**



**GARAGE SIDE "B"
(@ CORNER LOTS)**



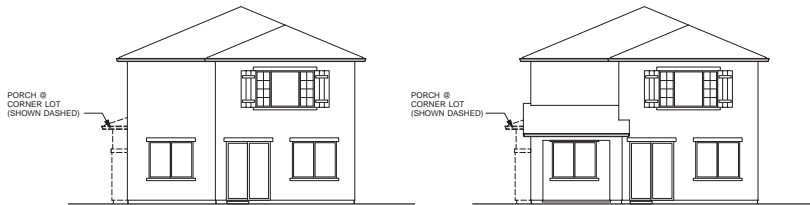
ROOF PLAN "B"

**PARTIAL ROOF PLAN "B"
(@ CORNER LOTS)**

TUSCAN

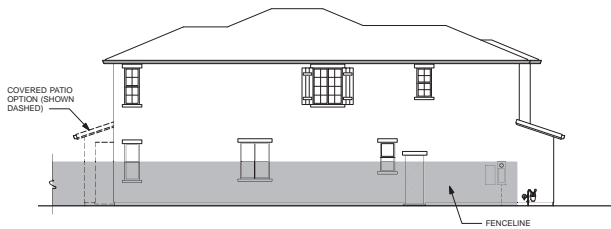
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



REAR "B"

**REAR "B"
(COVERED PATIO OPTION)**



LEFT SIDE "B"



**FRONT ELEVATION "B"
(TUSCAN)**



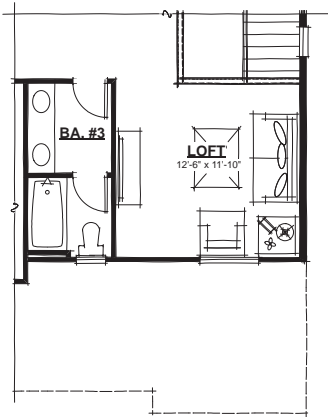
PLAN 3A - SPANISH



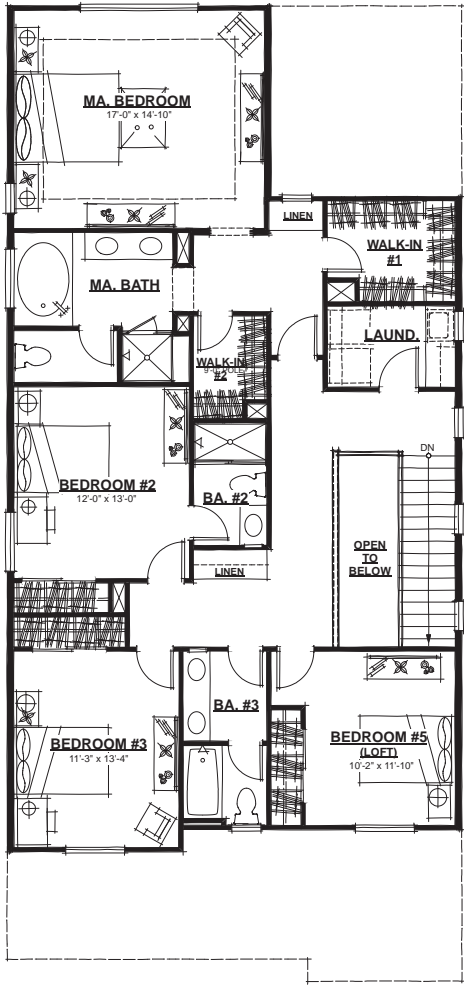
PLAN 3B - TUSCAN



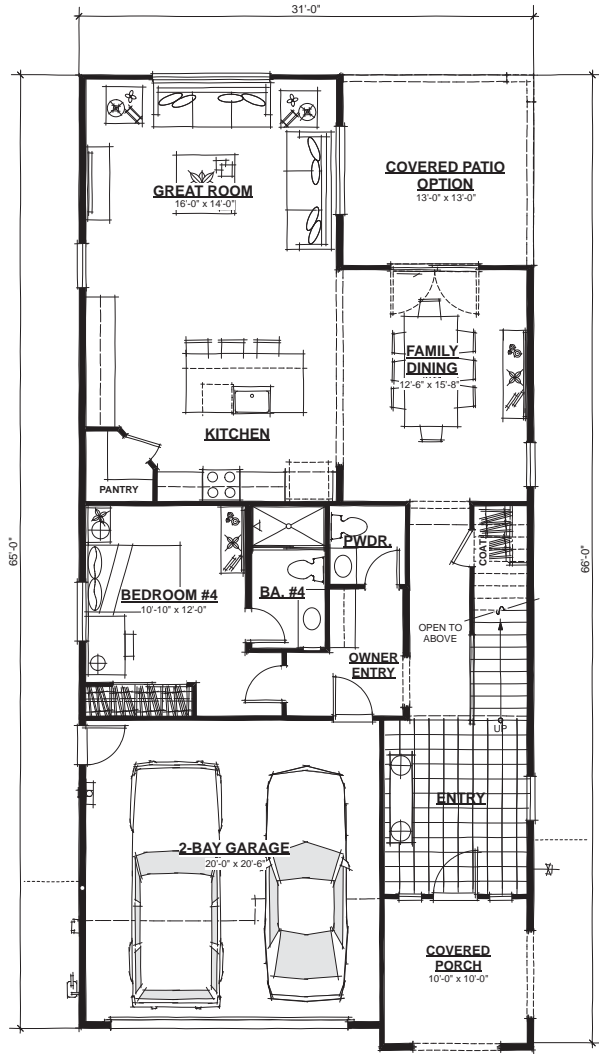
PLAN 3E - CRAFTSMAN



LOFT

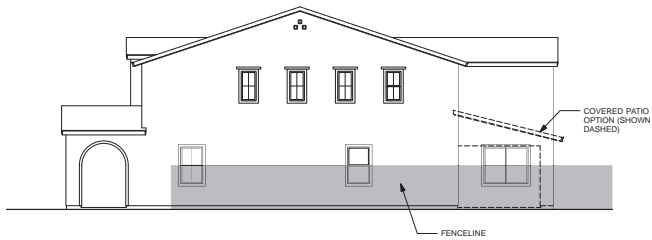


SECOND FLOOR PLAN (1480 S.F.)



FIRST FLOOR PLAN (1323 S.F.; 2803 TOTAL S.F.)





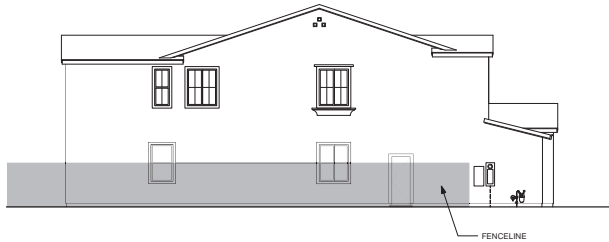
RIGHT SIDE "A"



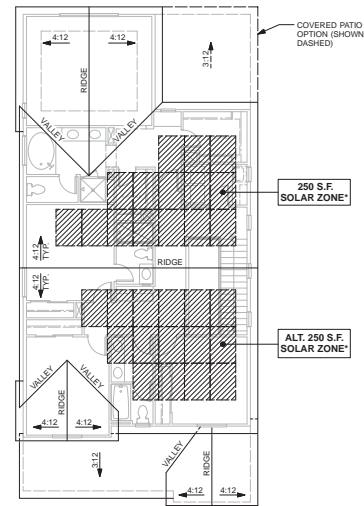
REAR "A"



REAR "A"
(COVERED PATIO OPTION)



LEFT SIDE "A"



ROOF PLAN "A"

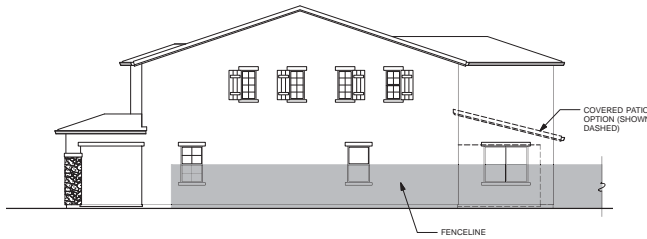
SPANISH

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE TILE VENTS
- STUCCO O/ SHAPED CANOPY SILL
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - LOW PROFILE "S"

INDICATES RECESS



FRONT ELEVATION "A"
(SPANISH)



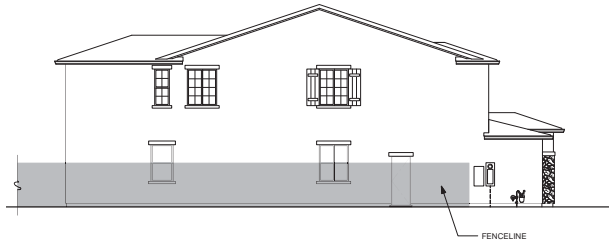
RIGHT SIDE "B"



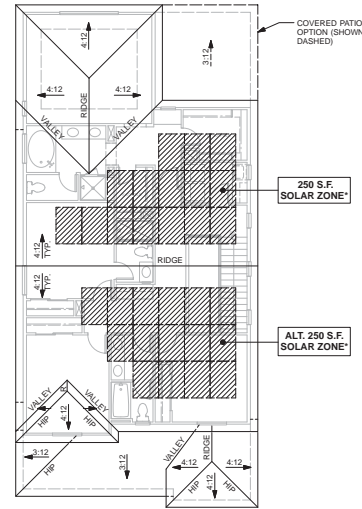
REAR "B"



**REAR "B"
(COVERED PATIO OPTION)**



LEFT SIDE "B"



ROOF PLAN "B"

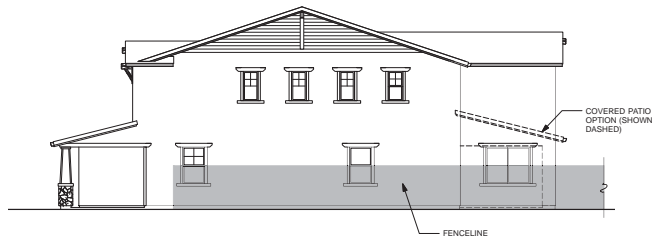
TUSCAN

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- DECORATIVE SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- CULTURED STONE VENEER
- CONCRETE TILE ROOFING - LOW PROFILE "S"

▨▨▨▨ INDICATES RECESS



**FRONT ELEVATION "B"
(TUSCAN)**



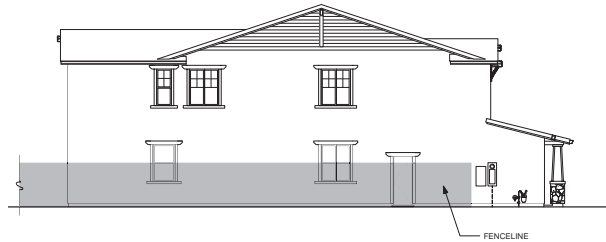
RIGHT SIDE "E"



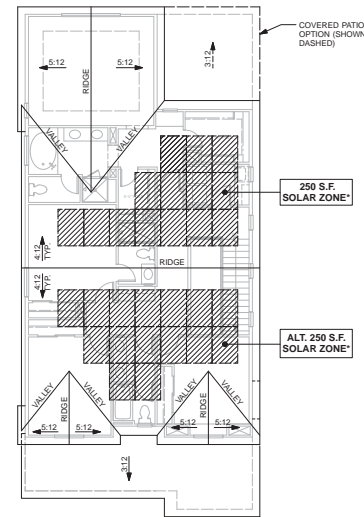
REAR "E"



REAR "C"
(COVERED PATIO OPTION)



LEFT SIDE "E"



ROOF PLAN "E"

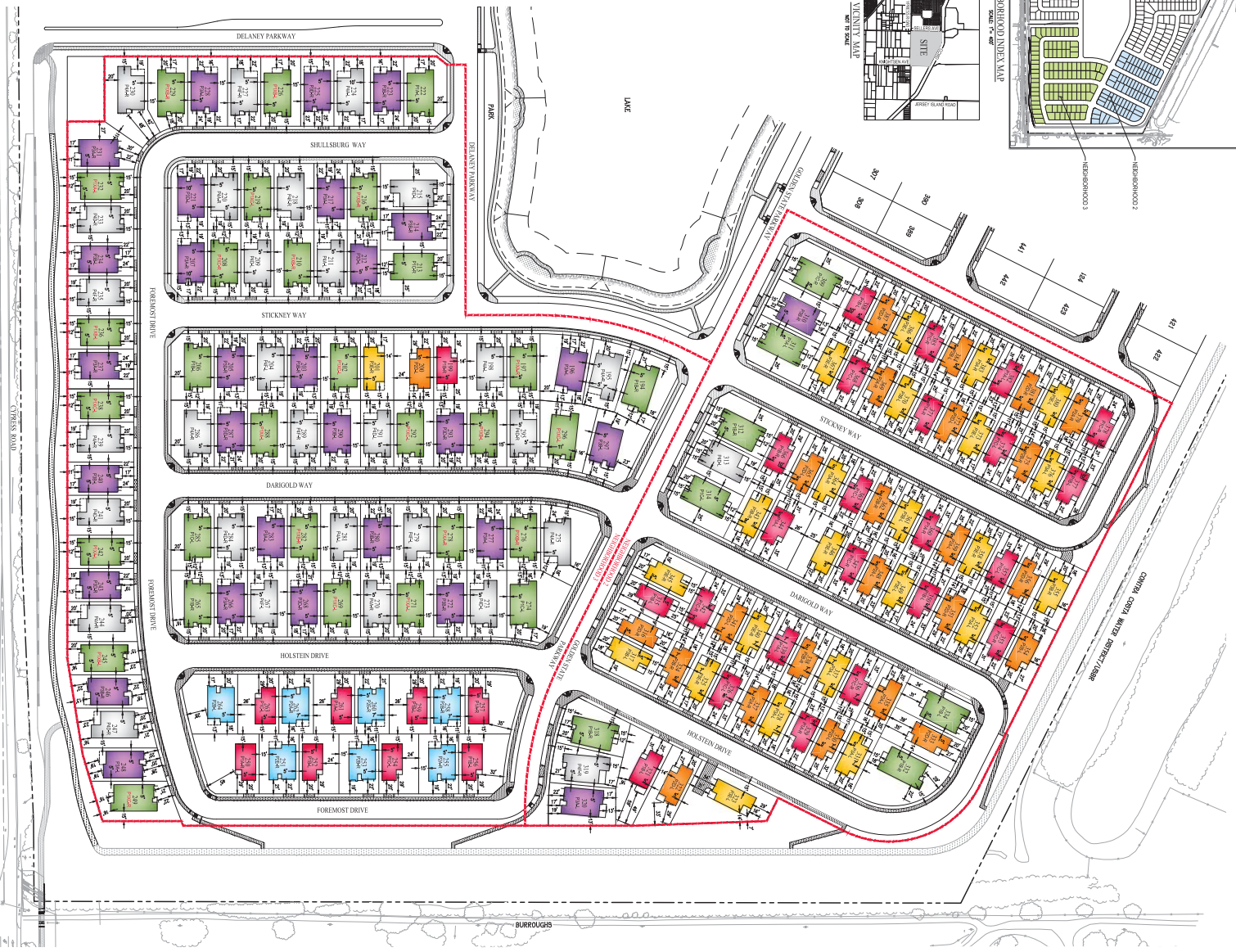


FRONT ELEVATION "E"
(CRAFTSMAN)

CRAFTSMAN

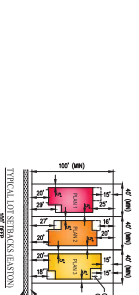
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- WOOD LAP SIDING AND OUTLOOKERS AT GABLE ENDS
- CULTURED STONE VENEER
- THEME SPECIFIC GARAGE DOOR
- CONCRETE TILE ROOFING - "SLATE" PROFILE

INDICATES RECESS



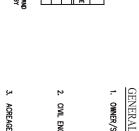
NEIGHBORHOOD 2 - PROPOSED PLAN			
FIRM NUMBER	LOT COUNT	SQ. FT. TOTAL	SQ. FT./ACRE
1	17	107,550	4.85
2	17	107,550	4.85
3	23	141,525	6.44
4	23	141,525	6.44
5	23	141,525	6.44
6	23	141,525	6.44
7	23	141,525	6.44
8	23	141,525	6.44
9	23	141,525	6.44
10	23	141,525	6.44
11	23	141,525	6.44
12	23	141,525	6.44
13	23	141,525	6.44
14	23	141,525	6.44
15	23	141,525	6.44
16	23	141,525	6.44
17	23	141,525	6.44
TOTAL	301	1,886,226	85.91

NEIGHBORHOOD 1 - PROPOSED PLAN			
FIRM NUMBER	LOT COUNT	SQ. FT. TOTAL	SQ. FT./ACRE
1	23	141,525	6.44
2	23	141,525	6.44
3	23	141,525	6.44
4	23	141,525	6.44
5	23	141,525	6.44
6	23	141,525	6.44
7	23	141,525	6.44
8	23	141,525	6.44
9	23	141,525	6.44
10	23	141,525	6.44
11	23	141,525	6.44
12	23	141,525	6.44
13	23	141,525	6.44
14	23	141,525	6.44
15	23	141,525	6.44
16	23	141,525	6.44
17	23	141,525	6.44
18	23	141,525	6.44
19	23	141,525	6.44
20	23	141,525	6.44
21	23	141,525	6.44
22	23	141,525	6.44
23	23	141,525	6.44
24	23	141,525	6.44
25	23	141,525	6.44
26	23	141,525	6.44
27	23	141,525	6.44
28	23	141,525	6.44
29	23	141,525	6.44
30	23	141,525	6.44
TOTAL	624	3,935,400	174.34



EASTON - LOT COVERAGE			
FIRM NUMBER	AREA (SQ. FT.)	PERCENT OF LOT COVERAGE	PERCENT OF TOTAL COVERAGE
1	1,254,750	100%	100%
2	2,509,500	200%	200%
3	3,764,250	300%	300%
4	5,019,000	400%	400%
5	6,273,750	500%	500%
6	7,528,500	600%	600%
7	8,783,250	700%	700%
8	10,038,000	800%	800%
9	11,292,750	900%	900%
10	12,547,500	1000%	1000%
TOTAL	125,475,000	1000%	1000%

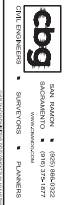
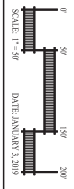
SOUTHPORT - LOT COVERAGE			
FIRM NUMBER	AREA (SQ. FT.)	PERCENT OF LOT COVERAGE	PERCENT OF TOTAL COVERAGE
1	1,254,750	100%	100%
2	2,509,500	200%	200%
3	3,764,250	300%	300%
4	5,019,000	400%	400%
5	6,273,750	500%	500%
6	7,528,500	600%	600%
7	8,783,250	700%	700%
8	10,038,000	800%	800%
9	11,292,750	900%	900%
10	12,547,500	1000%	1000%
TOTAL	125,475,000	1000%	1000%



EASTON - LOT COVERAGE			
FIRM NUMBER	AREA (SQ. FT.)	PERCENT OF LOT COVERAGE	PERCENT OF TOTAL COVERAGE
1	1,254,750	100%	100%
2	2,509,500	200%	200%
3	3,764,250	300%	300%
4	5,019,000	400%	400%
5	6,273,750	500%	500%
6	7,528,500	600%	600%
7	8,783,250	700%	700%
8	10,038,000	800%	800%
9	11,292,750	900%	900%
10	12,547,500	1000%	1000%
TOTAL	125,475,000	1000%	1000%

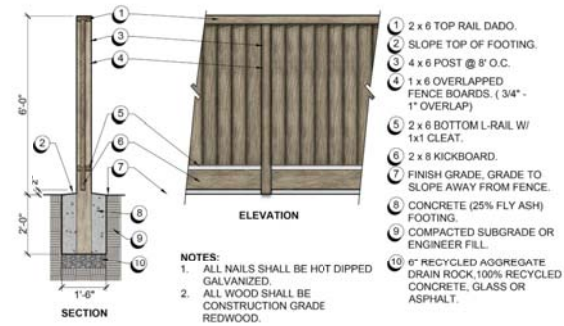
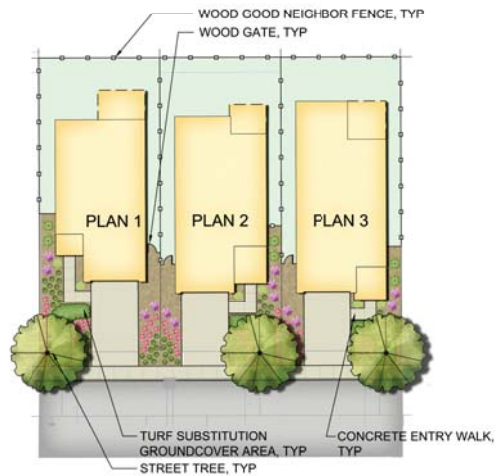
SOUTHPORT - LOT COVERAGE			
FIRM NUMBER	AREA (SQ. FT.)	PERCENT OF LOT COVERAGE	PERCENT OF TOTAL COVERAGE
1	1,254,750	100%	100%
2	2,509,500	200%	200%
3	3,764,250	300%	300%
4	5,019,000	400%	400%
5	6,273,750	500%	500%
6	7,528,500	600%	600%
7	8,783,250	700%	700%
8	10,038,000	800%	800%
9	11,292,750	900%	900%
10	12,547,500	1000%	1000%
TOTAL	125,475,000	1000%	1000%

- GENERAL NOTES:**
1. OWNER/SUBMITTER: PROPOSED DEVELOPMENT; 100 DANIELA CIRCLE 100 DUNDAS STREET WEST, TORONTO ONTARIO M5G 1K7
 2. CIVIL ENGINEER: CARSON, BERBER & GIBSON INC. 200 REXDALE AVENUE, SUITE 100, OAKVILLE, ONTARIO L6K 3R2
 3. LAND USE: EASTON (NEIGHBORHOOD 2) - 133 ACRES; SOUTHPORT (NEIGHBORHOOD 3) - 133 ACRES
 4. LAND USE: EASTON (NEIGHBORHOOD 2) - 133 ACRES; SOUTHPORT (NEIGHBORHOOD 3) - 133 ACRES
 5. ZONING: PROPOSED - P-1 (PLANNED DEVELOPMENT) DISTRICT



**EASTON & SOUTHPORT AT DELANEY PARK
DEVELOPMENT PLAN
NEIGHBORHOODS 2 & 3**

CITY OF OAKLEY | CONTRA COSTA COUNTY | CALIFORNIA



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

PROPOSED PLANT PALETTE							
BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*	BOTANICAL NAME	COMMON NAME	MIN. SIZE	WUCOLS*
STREET TREES				SHRUBS			
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GAL	LOW	ARCUTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	BERBERIS SP.	JAPANESE BARBERY	1 GAL	L
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD.	CEANOTHUS SP.	WILD OLIVE	3 GAL	L
VINES / ESPALIERS				SHRUBS			
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CISTUS SPP.	ROCK ROSE	5 GAL	L
PANTHECOSSIS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COLCLOMESA PULCHRUM	PINK BREAST OF HEAVEN	5 GAL	M
ROSA SPP.	ROSE	5 GAL	M	DIETES SPP.	FORTNIGHT LILY	1 GAL	L
GROUNDCOVERS				SHRUBS			
CAREX FLACCA	BLUE SEDGE	1 GAL	M	GAUSSIA INDIEMERI	GAUSSIA	1 GAL	M
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
ERIGERON KARVONSIANUS	SANTA BARBARA DAISY	1 GAL	L	MANONIA A. COMPACTA	DWARF GREGGON GRAPE	1 GAL	M
FRAGARIA CHALCOPSIS	BEACH STRAWBERRY	1 GAL	M	MANONIA D. 'HARBOR DWARF'	HARBOR DWARF MANONIA	5 GAL	L
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NJAMALARIUM 'WISLEY PINK'	1 GAL	M	NERITA SIX HILLS GARDEN	GULF STREAM MANONIA	5 GAL	L
MYOPORUM P. 'PROSTRATUM'	CHEERING MYOPORUM	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	1 GAL	M
SCAEVOLA 'MAUIE CLUSTER'	FERRY FAN FLOWER	1 GAL	L	PHOTINIA FRASERI	NEW ZEALAND FLUX	5 GAL	M
STACHYS BYZANTINA	LAMB'S EARS	1 GAL	L	PITTOSPORUM T. 'VAREGATA'	VAREGATED PITTOSPORUM	5 GAL	L
WESTRINGIA FRUTICOSA 'MUNDY' TM	LOW COAST ROSEMARY	1 GAL	L	PITTOSPORUM T. 'WHEELERS DWARF'	DWARF PITTOSPORUM	5 GAL	M

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

