

PLAN ONE | RANCH

PLAN TWO | ITALIAN

PLAN THREE | FARMHOUSE

PLAN FOUR | SHINGLE

PLAN ONE-X | COTTAGE

12.18.18

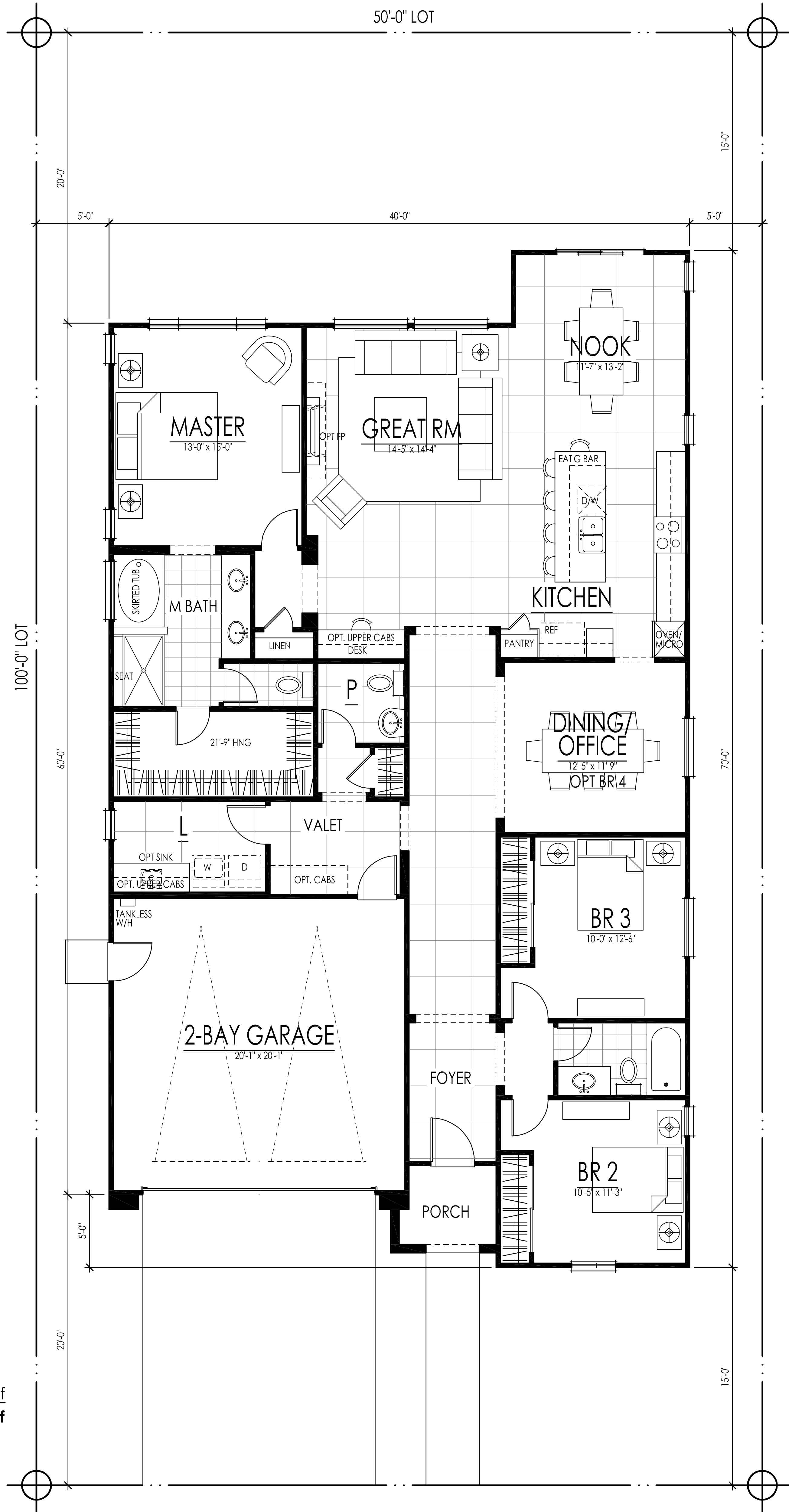
Brookfield
Residential

STREET SCENE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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 california // 2943 pullman st. suite A
 santa ana, ca 92705 / 949.553.8919



FIRST FLOOR: 2100 sf
TOTAL LIVING: 2100 sf

12.18.18

PLAN ONE | 2100 SQ. FT. | 'C'

**SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA**



NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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- MATERIAL NOTES**
FARMHOUSE ELEVATION
 -CONCRETE FLAT TILE
 -BOARD & BATT SIDING
 -LAP SIDING
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -CULTURED BRICK VENEER
 -32 PANELED GARAGE DOOR
 -DECORATIVE SHUTTERS

ELEVATION A - FARMHOUSE

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



- MATERIAL NOTES**
COTTAGE ELEVATION
 -CONCRETE FLAT TILE
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -CULTURED STONE VENEER
 -16 PANELED GARAGE DOOR

ELEVATION B- COTTAGE

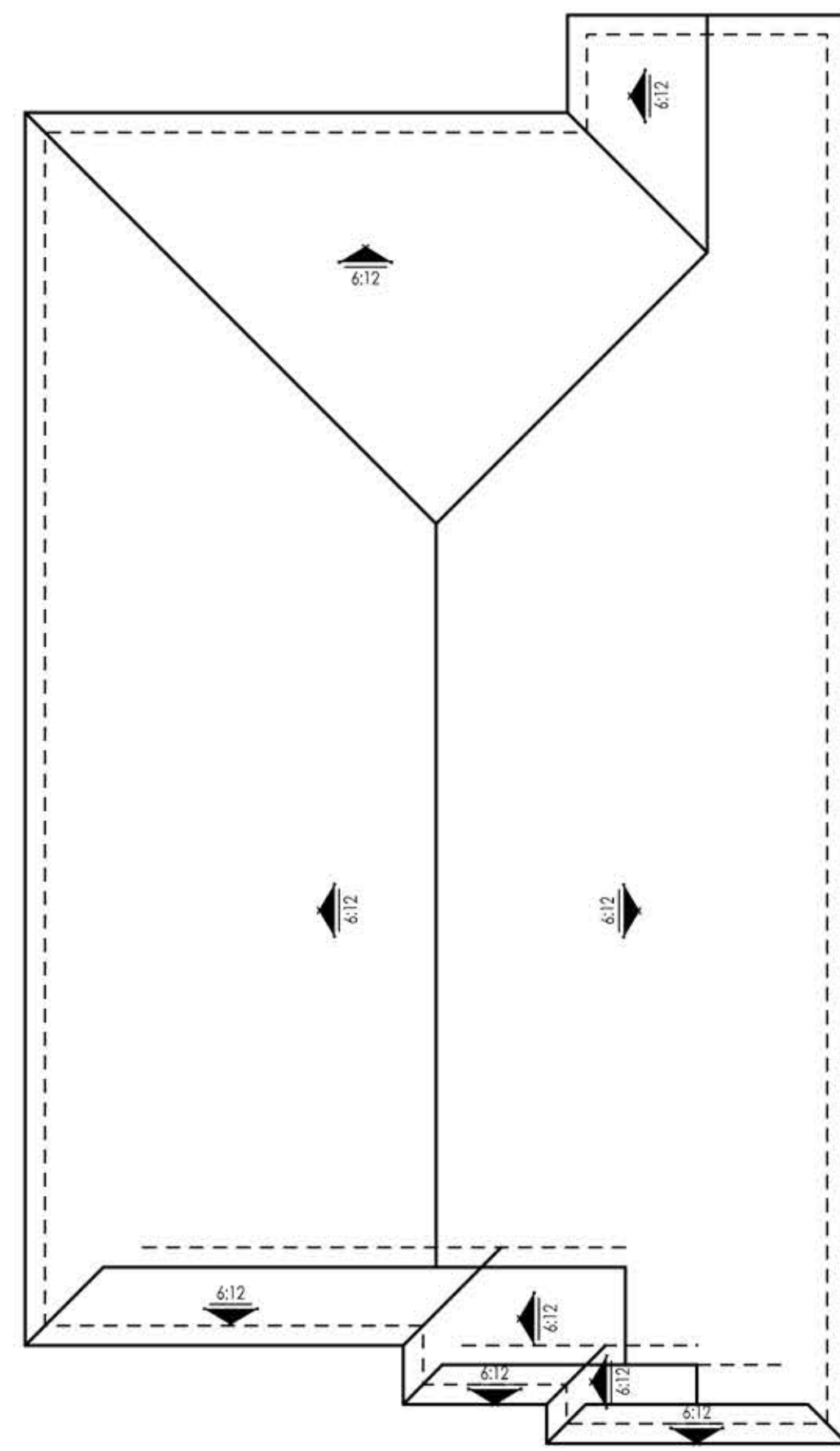
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
RANCH ELEVATION
 -CONCRETE FLAT TILE
 -8" CEMENTITIOUS LAP SIDING
 -CULTURED STONE VENEER
 -32 PANELED GARAGE DOOR
 -DECORATIVE SHUTTERS

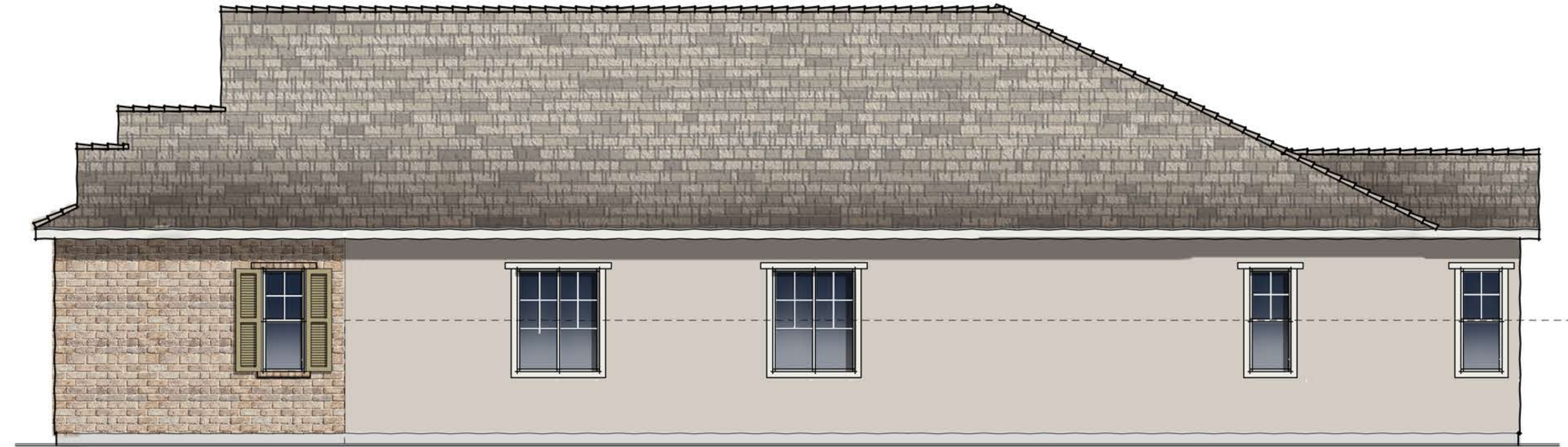
ELEVATION C - RANCH

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



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"

12.18.18

Brookfield
Residential

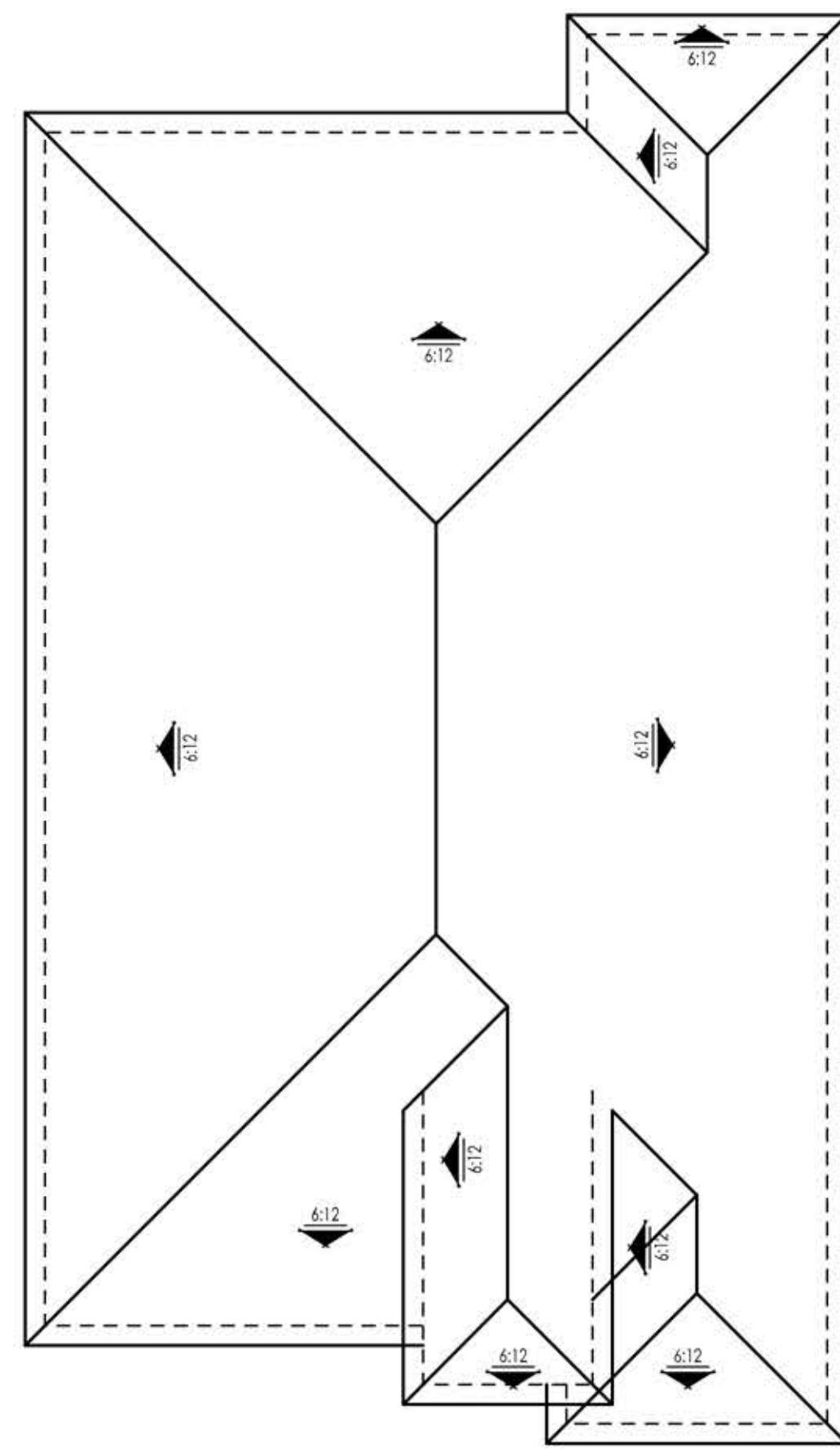
PLAN ONE | ELEVATION A | FARMHOUSE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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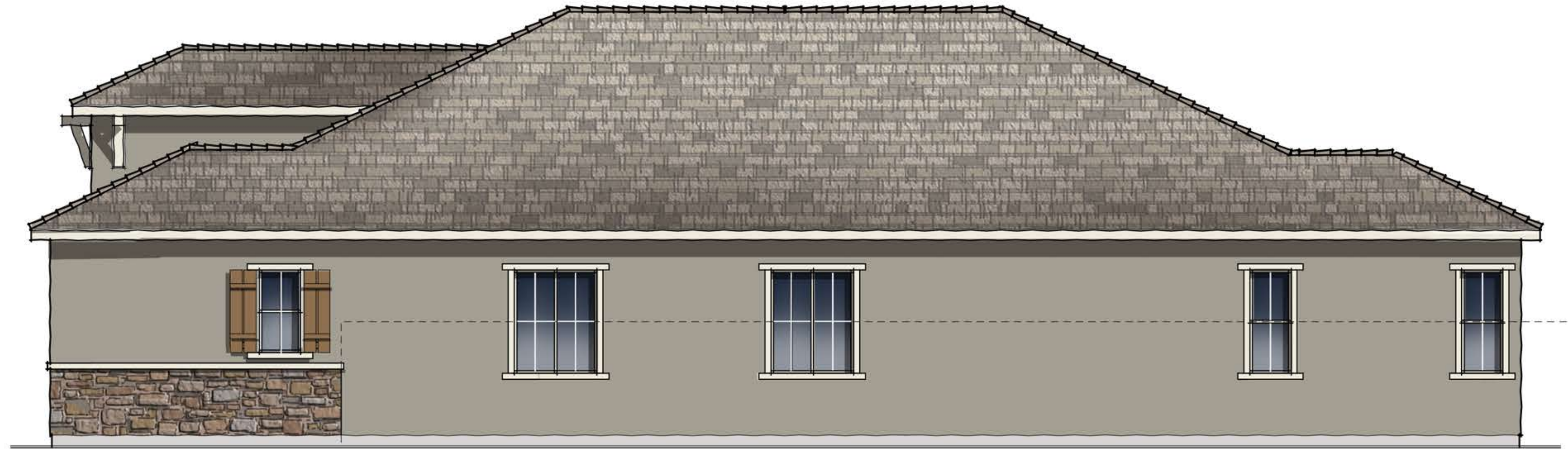
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ROOF PLAN

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



RIGHT ELEVATION

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



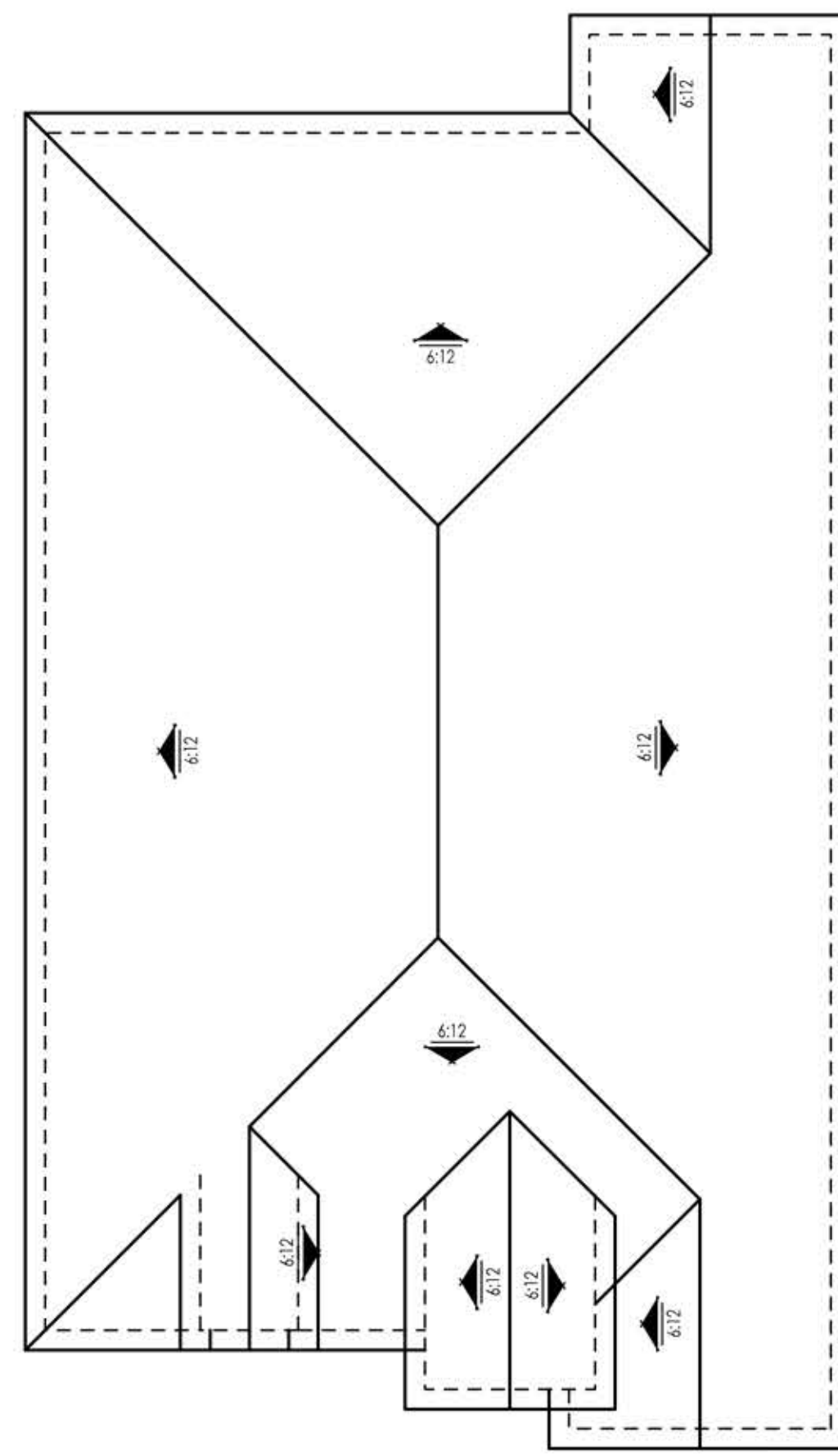
REAR ELEVATION

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



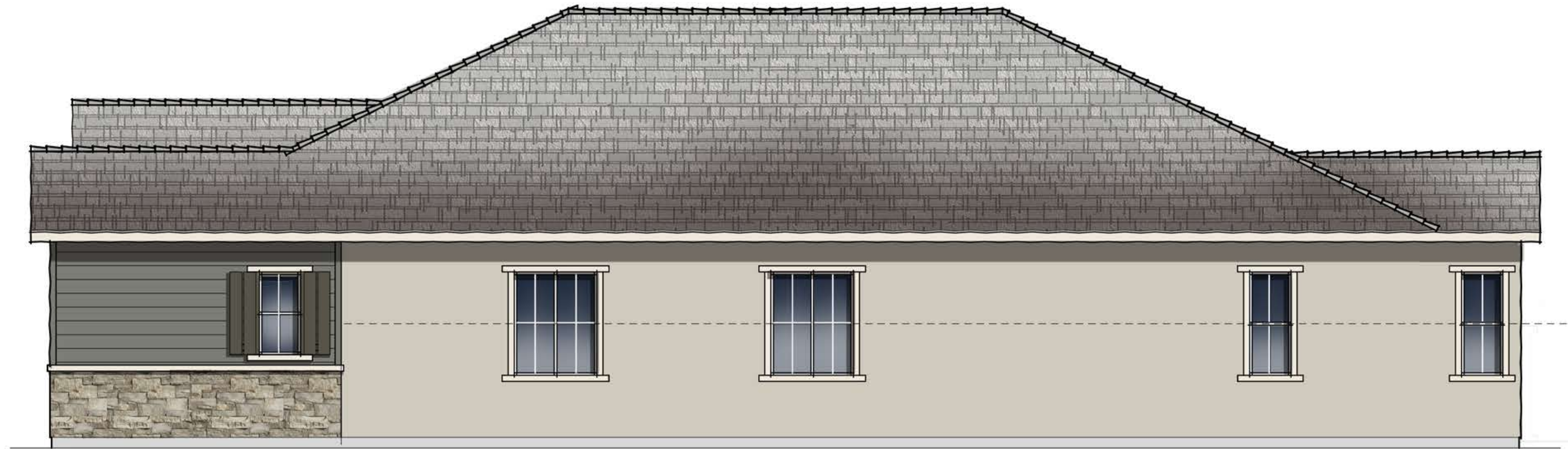
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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



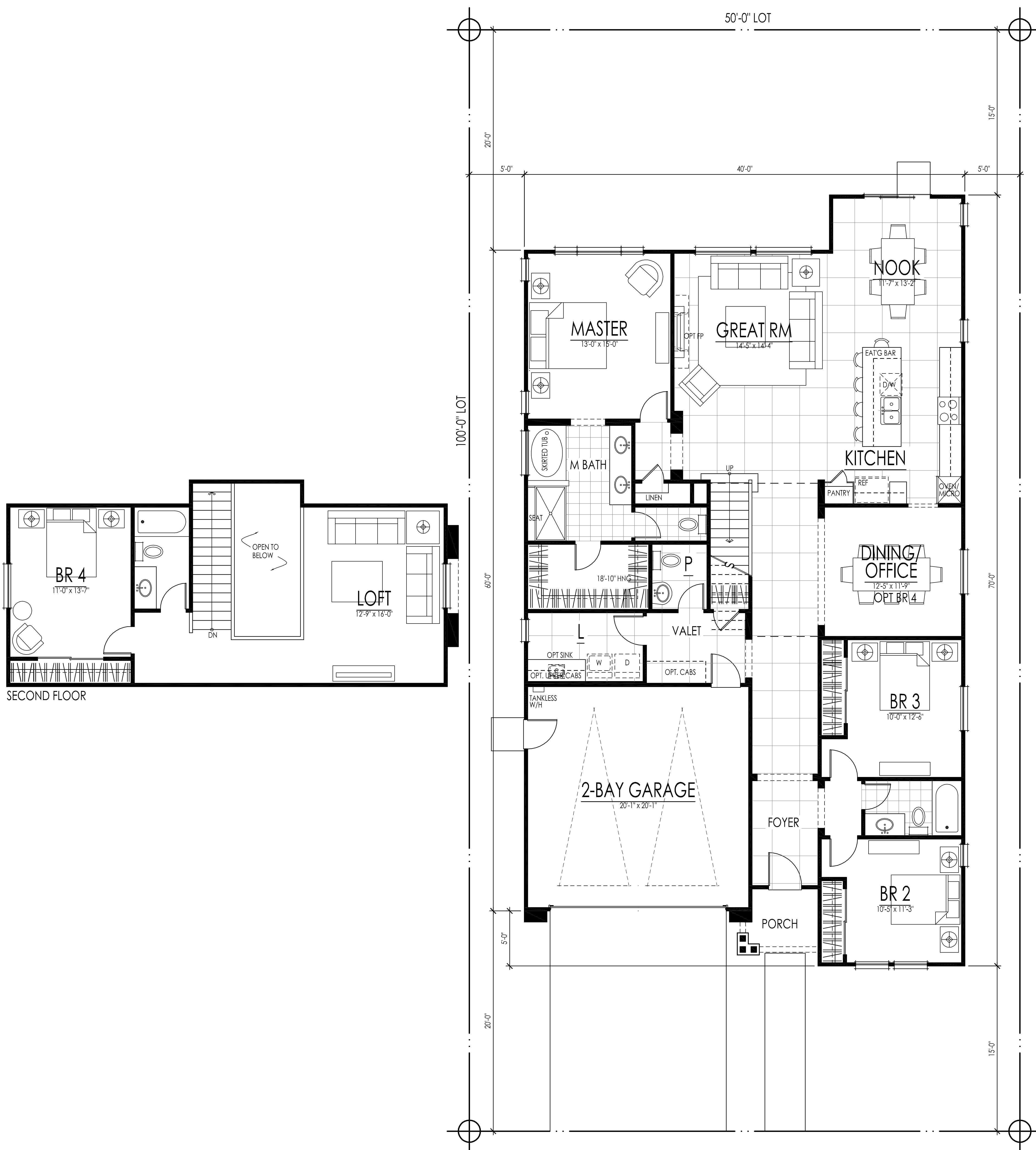
REAR ELEVATION

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



LEFT ELEVATION

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



FIRST FLOOR 2100 SQ. FT.
 SECOND FLOOR 548 SQ. FT.
TOTAL LIVING 2648 SQ. FT.

12.18.18

PLAN ONE-X | 2648 SQ. FT. | 'A'

SOUTHPORT AT DELANEY | BROOKFIELD OAKLEY, CALIFORNIA



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NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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- MATERIAL NOTES**
FARMHOUSE ELEVATION
 -CONCRETE FLAT TILE
 -DECORATIVE WOOD LOUVERED VENT
 -BOARD & BATT SIDING
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -WOOD POST
 -CULTURED BRICK VENEER
 -32 PANELED GARAGE DOOR
 -DECORATIVE SHUTTERS

ELEVATION A - FARMHOUSE

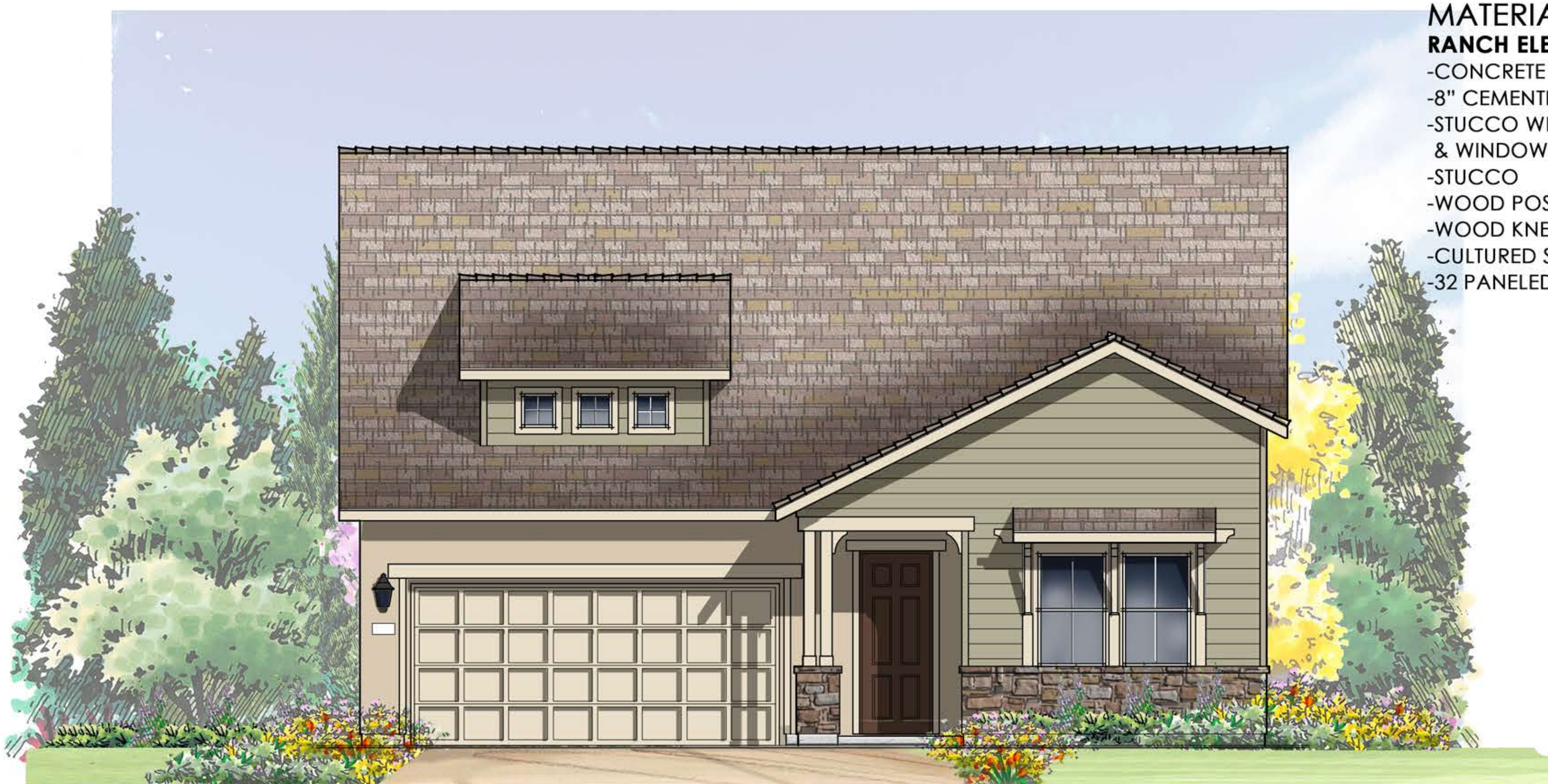
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
COTTAGE ELEVATION
 -8" GABLE-END LAP SIDING
 -CONCRETE FLAT TILE
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -CULTURED STONE VENEER
 -16 PANELED GARAGE DOOR

ELEVATION B- COTTAGE

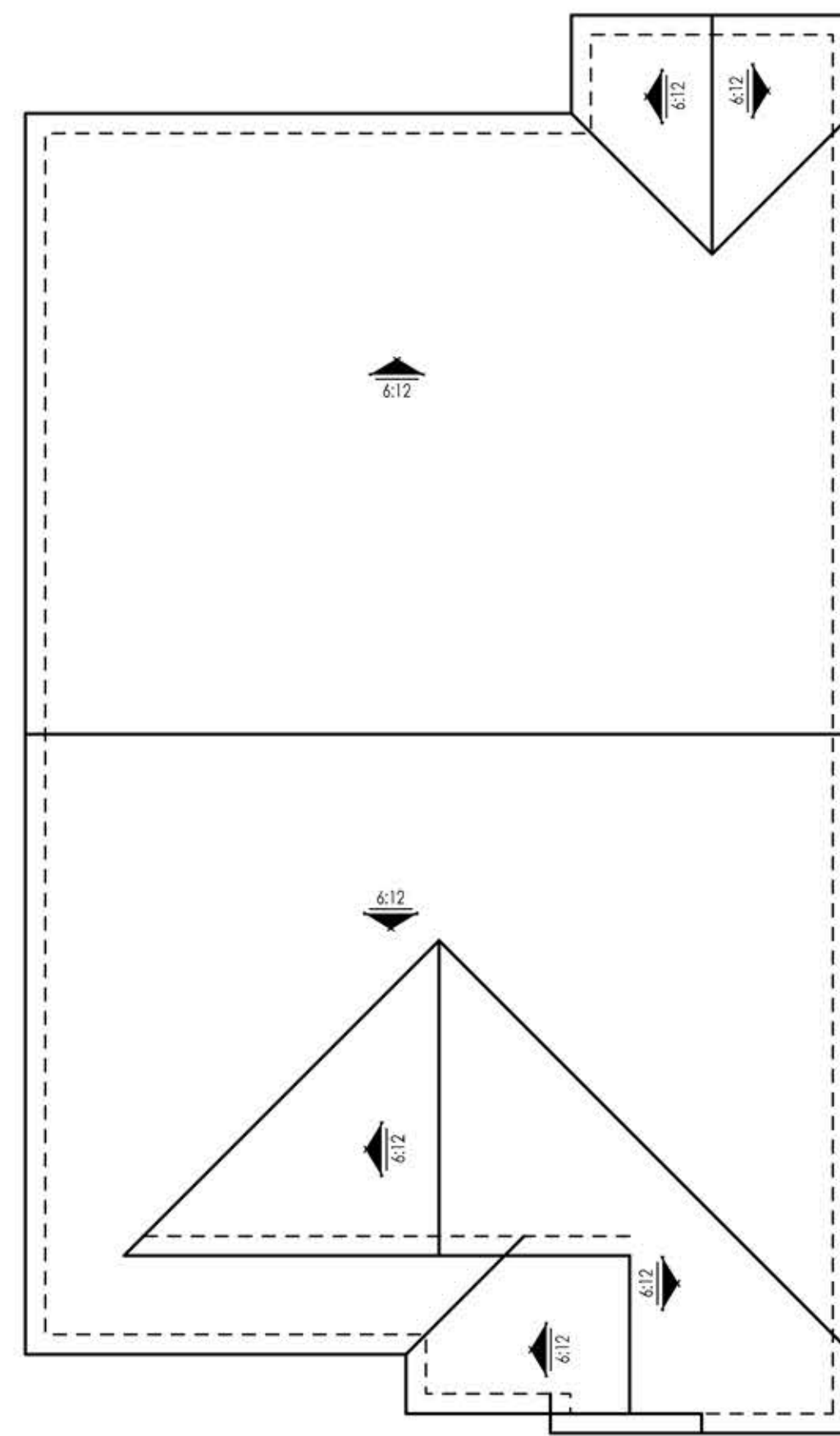
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
RANCH ELEVATION
 -CONCRETE FLAT TILE
 -8" CEMENTITIOUS LAP SIDING
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -WOOD POSTS W/ BRACKETS
 -WOOD KNEE BRACE
 -CULTURED STONE VENEER
 -32 PANELED GARAGE DOOR

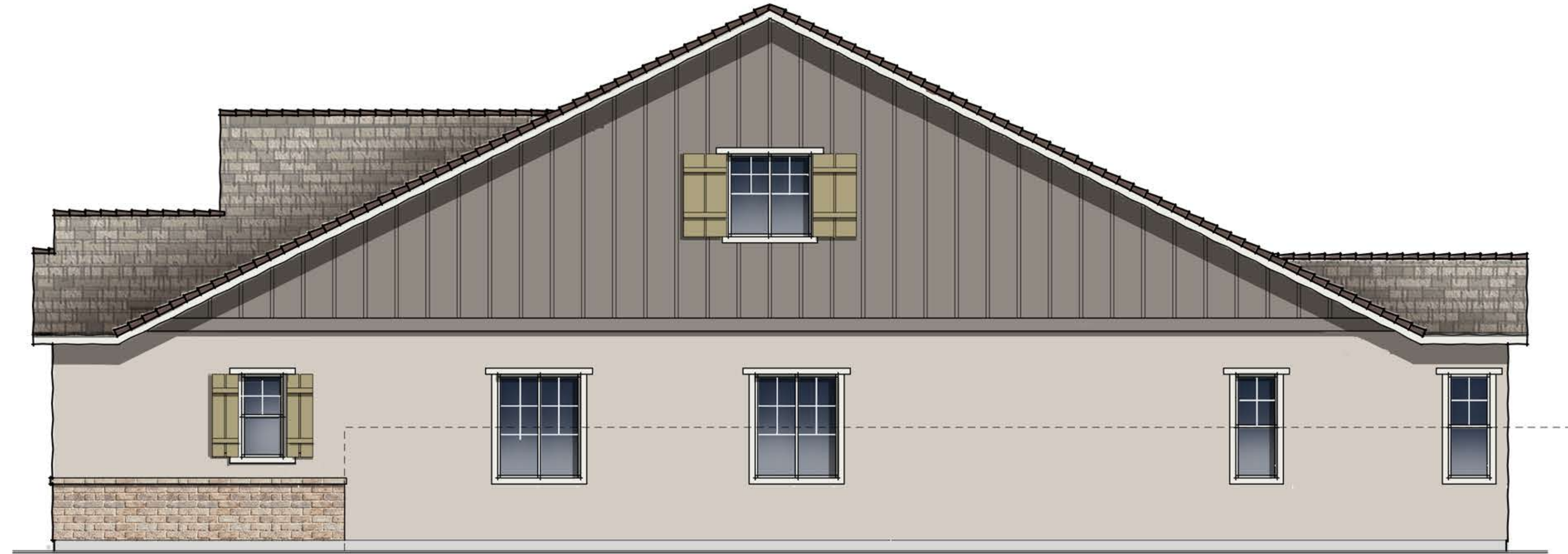
ELEVATION C - RANCH

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



ROOF PLAN

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



RIGHT ELEVATION

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



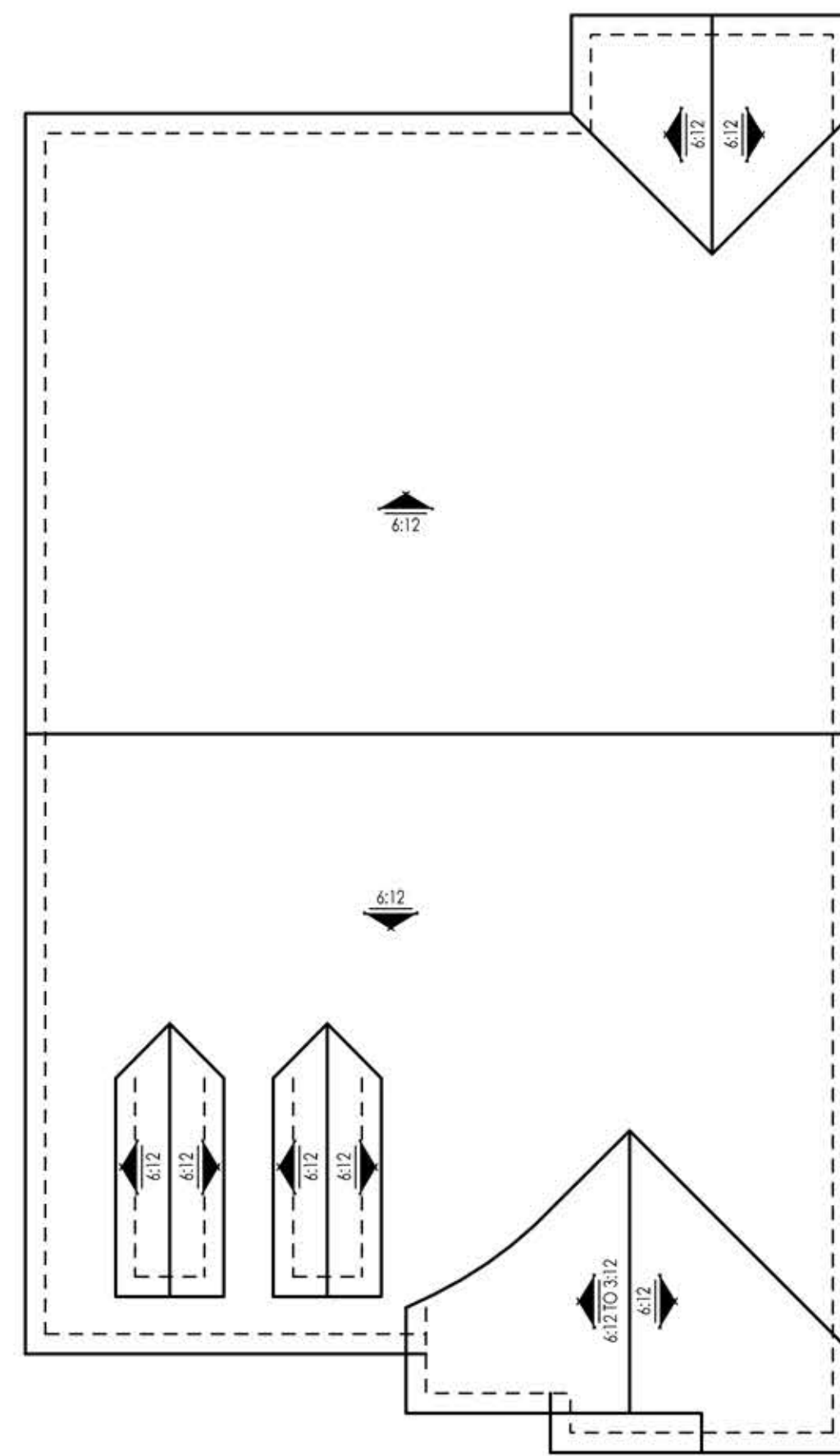
REAR ELEVATION

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



LEFT ELEVATION

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



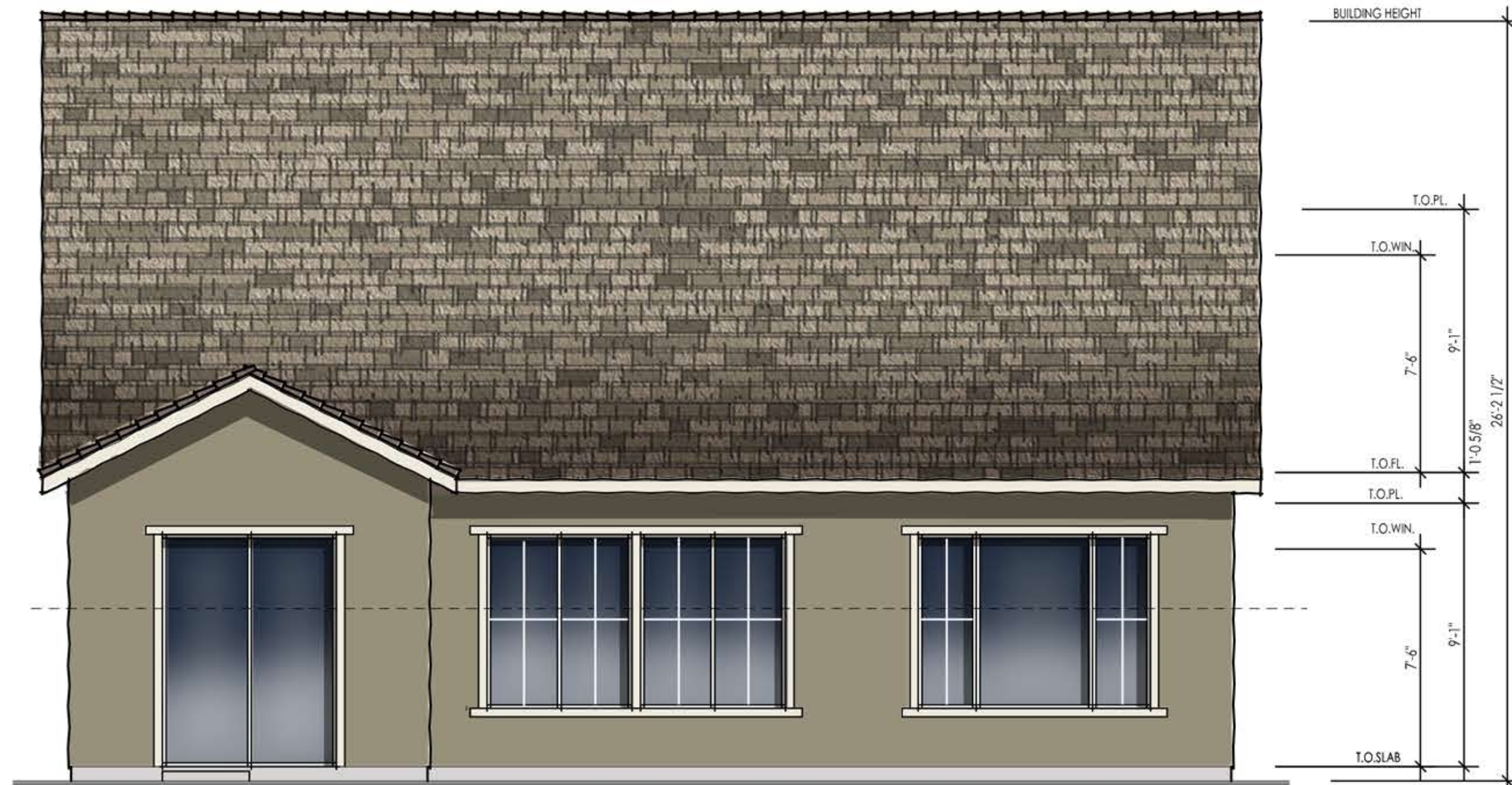
ROOF PLAN

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



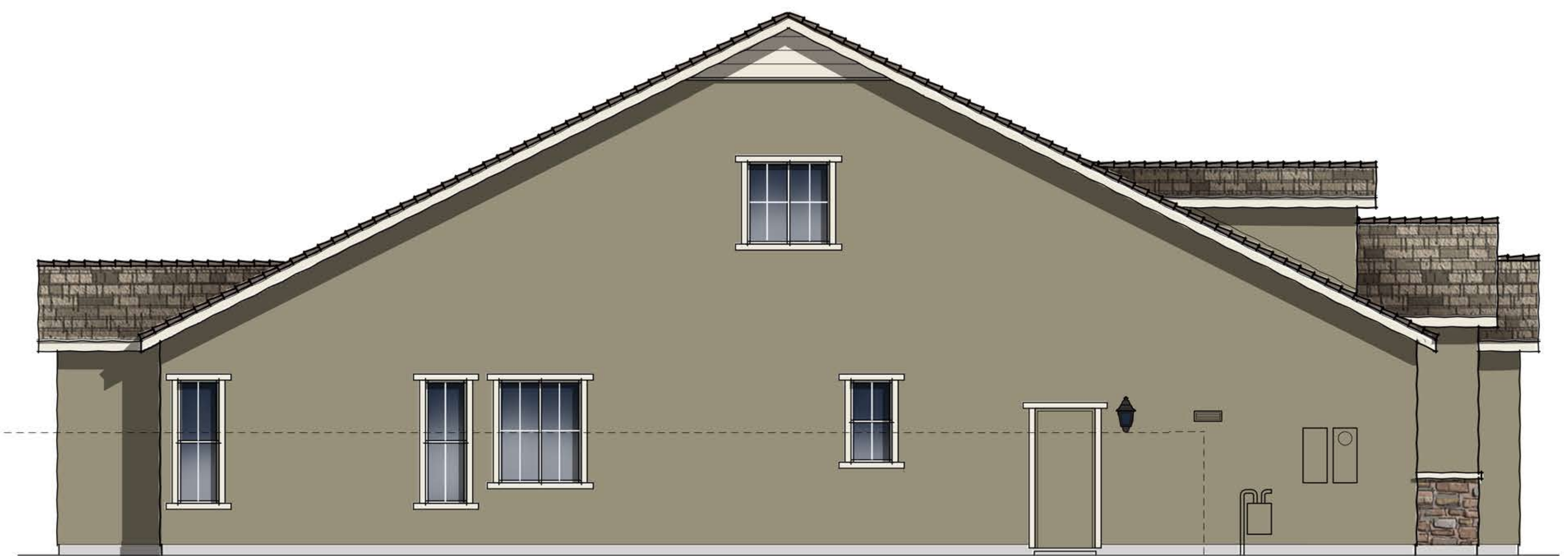
RIGHT ELEVATION

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



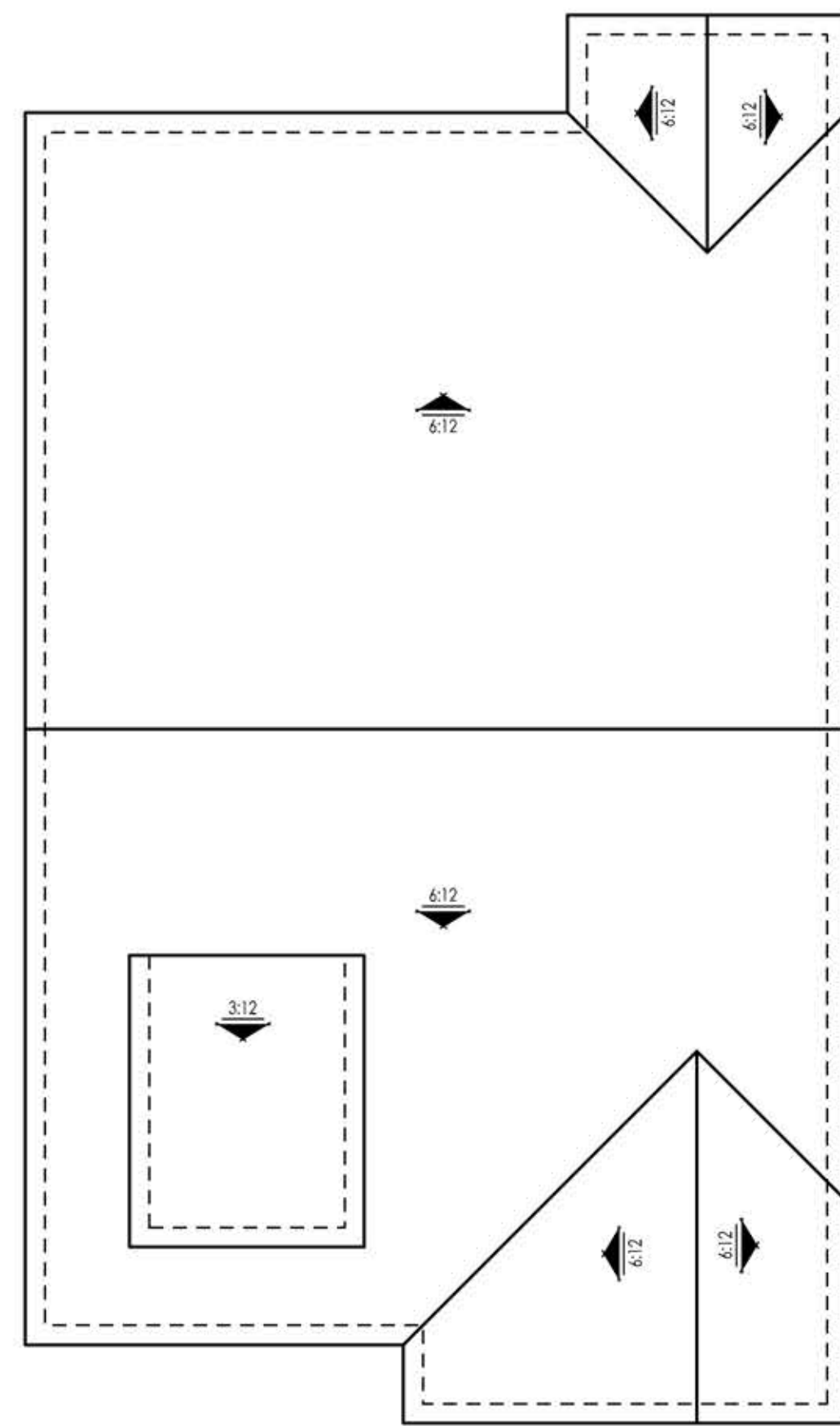
REAR ELEVATION

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



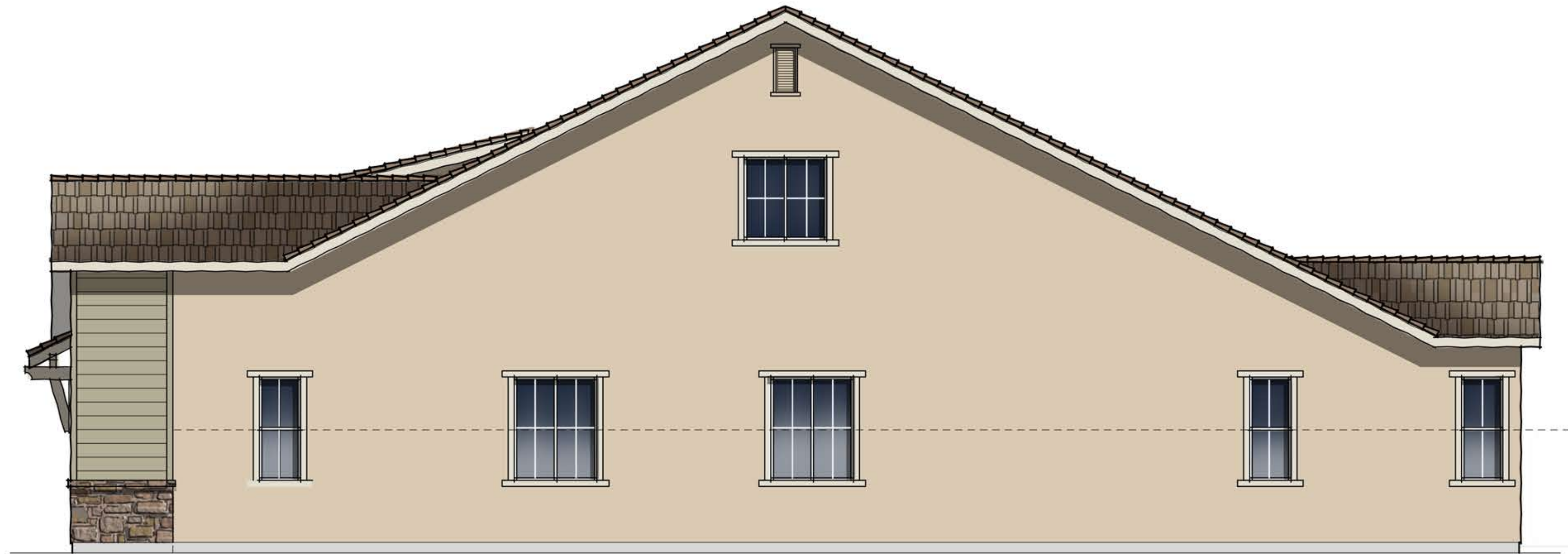
LEFT ELEVATION

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



ROOF PLAN

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



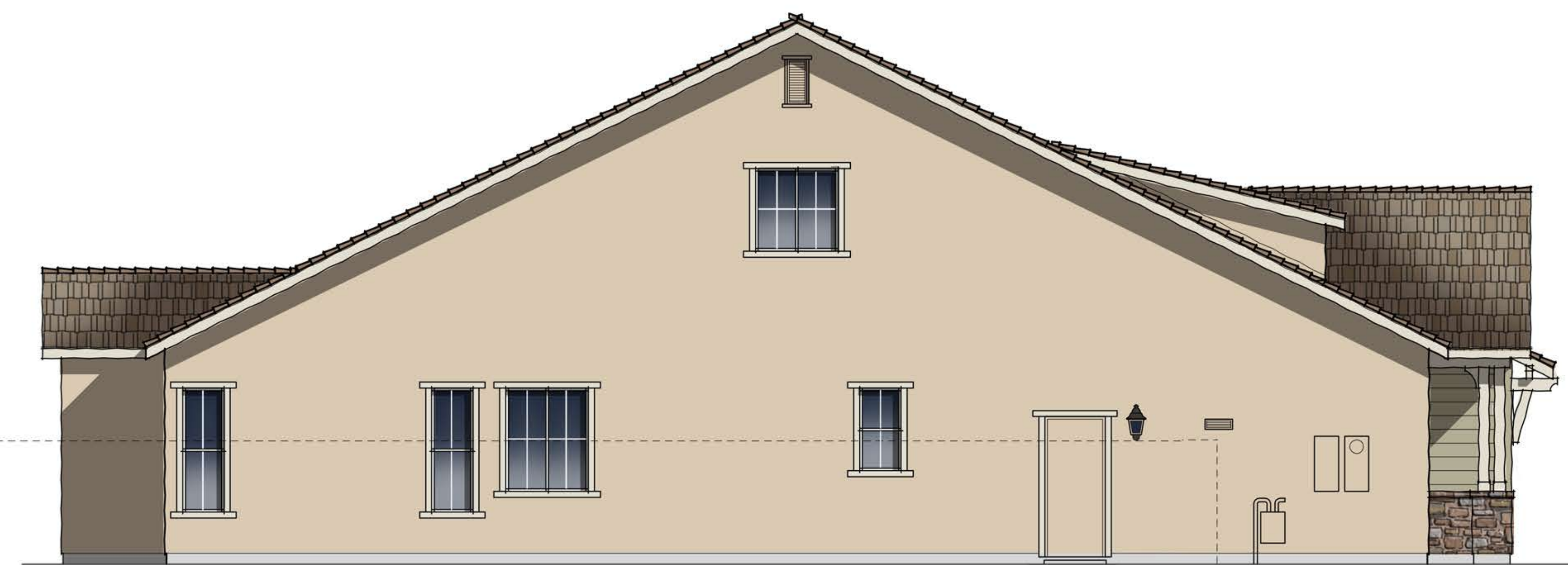
RIGHT ELEVATION

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



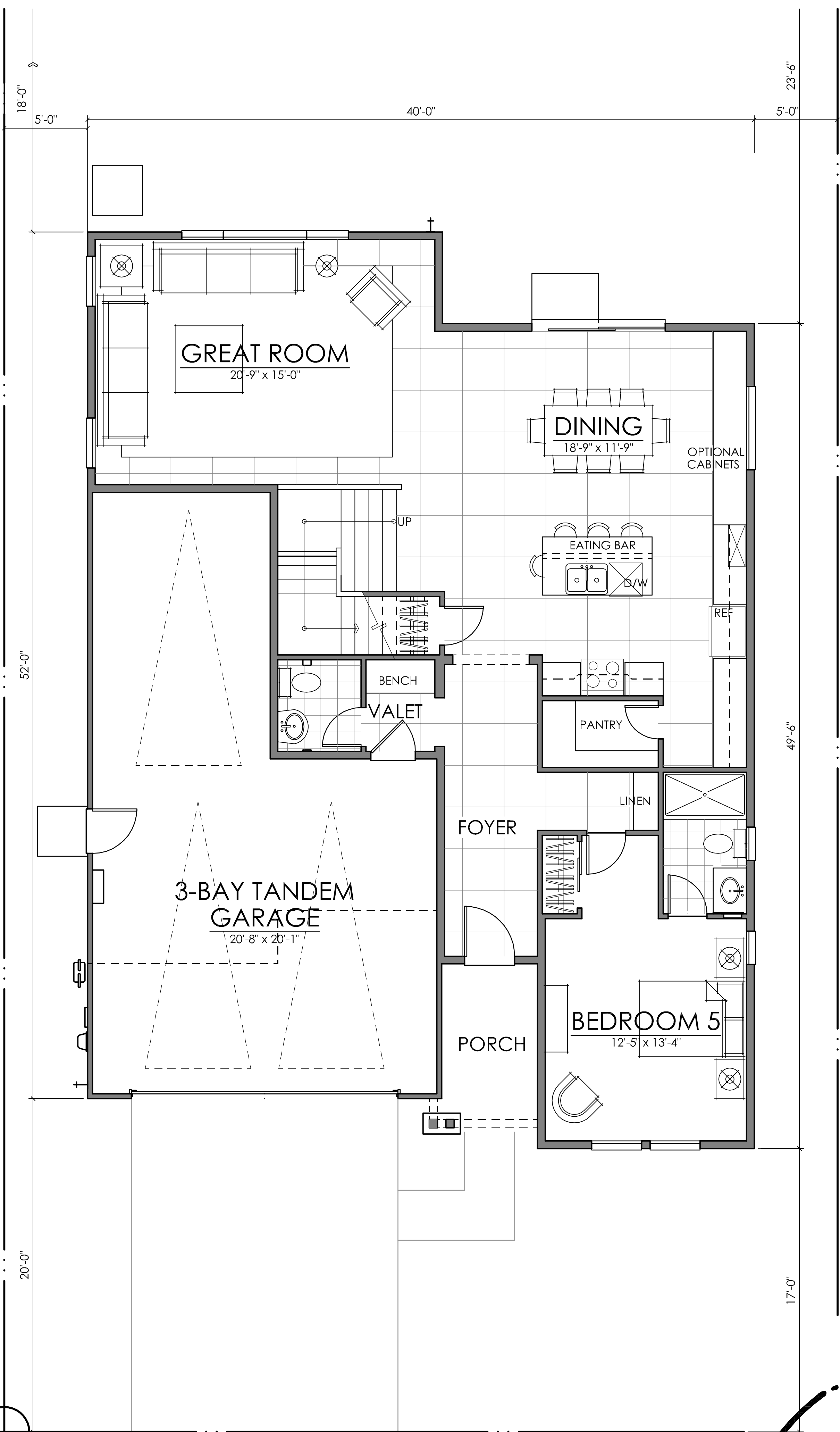
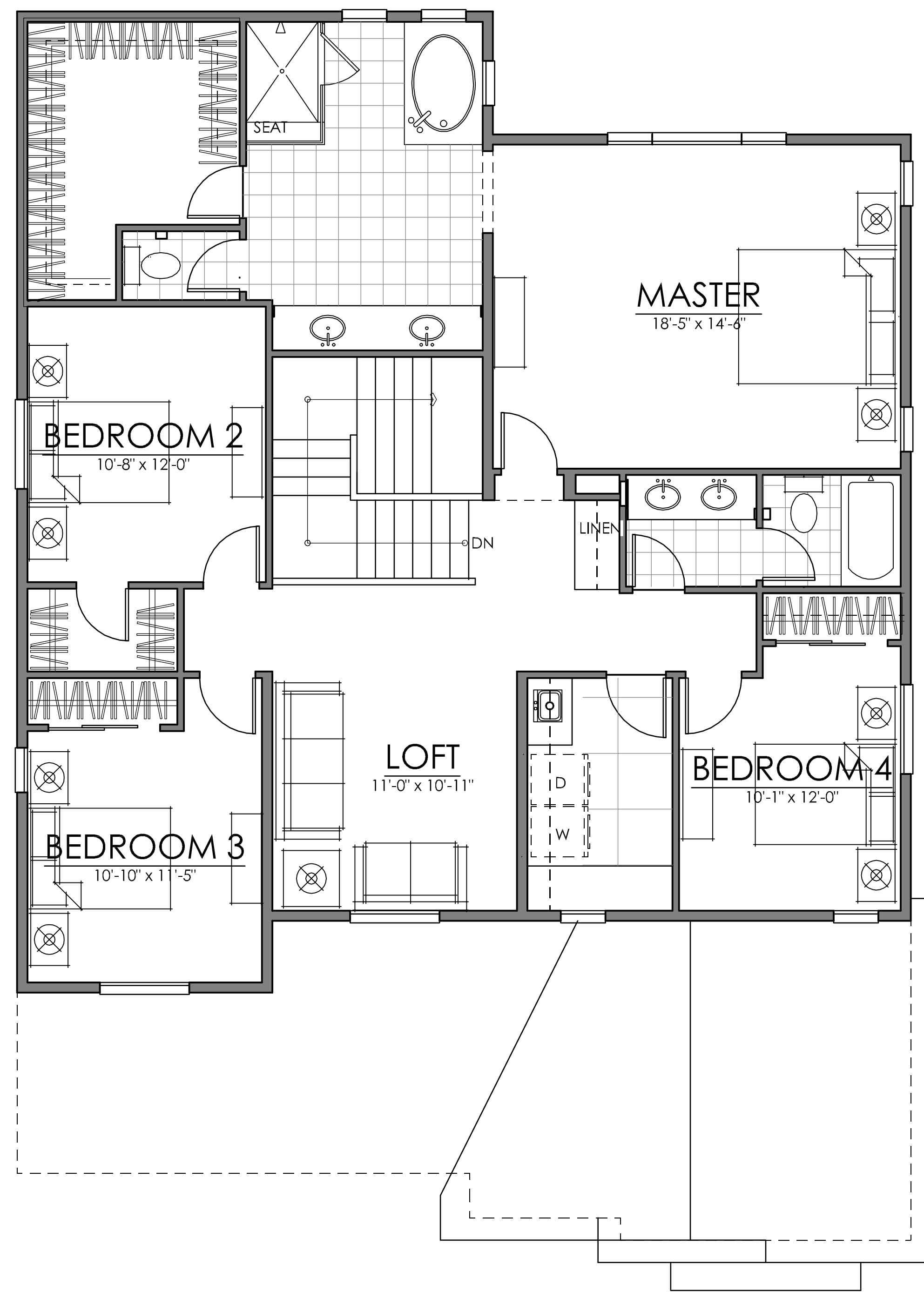
REAR ELEVATION

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



LEFT ELEVATION

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



FIRST FLOOR 1339 SQ. FT.
 SECOND FLOOR 1470 SQ. FT.
TOTAL LIVING 2809 SQ. FT.

50'-0" X 90'-0" LOT SIZE

PLAN TWO | 2809 SQ. FT.

**SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA**

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS
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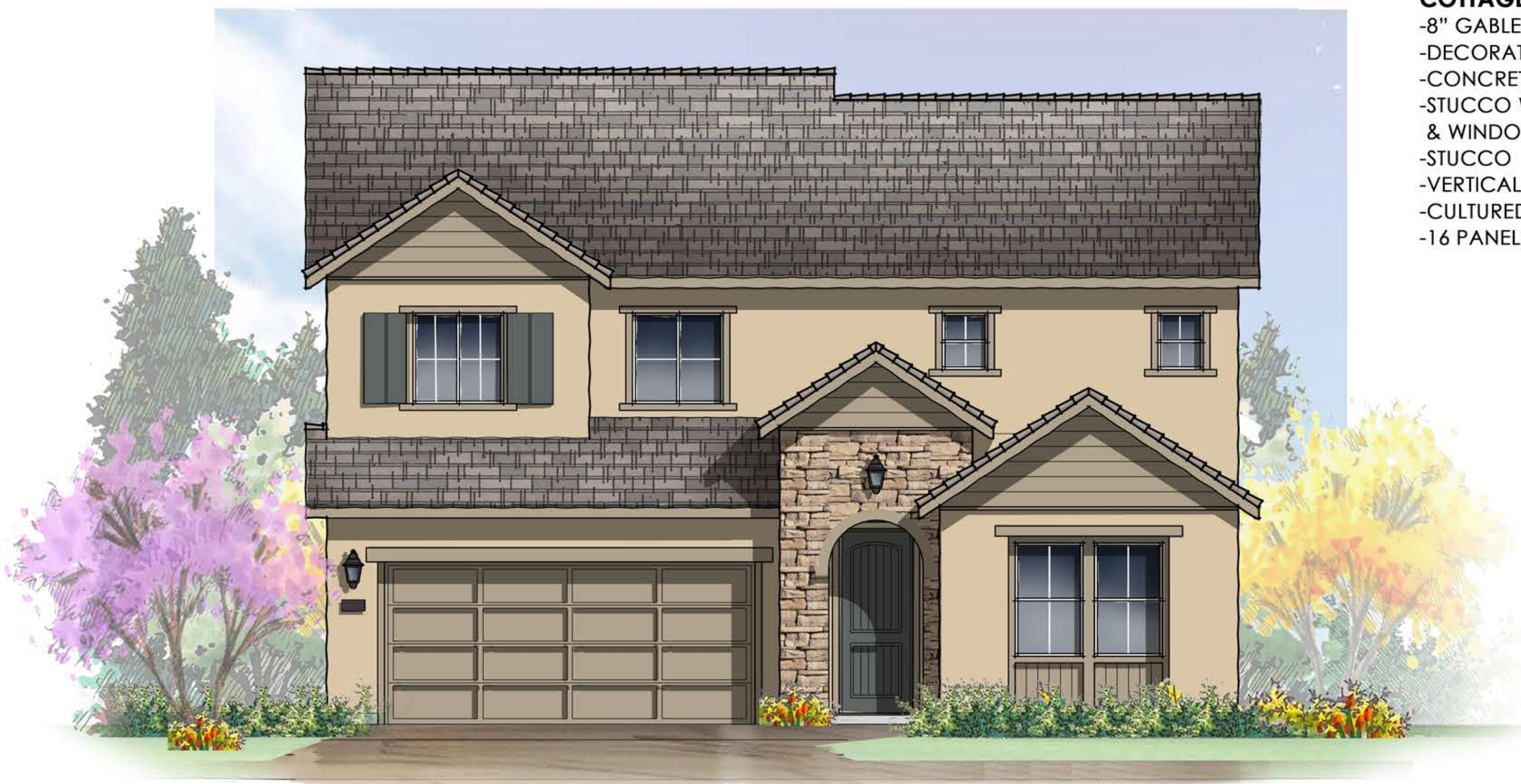
- MATERIAL NOTES**
FARMHOUSE ELEVATION
 -CONCRETE FLAT TILE
 -DECORATIVE WOOD LOUVERED VENT
 -BOARD & BATT SIDING
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -WOOD KNEE BRACE
 -WOOD POST W/ WOOD KICKER
 -CULTURED BRICK VENEER
 -32 paneled GARAGE DOOR
 -DECORATIVE SHUTTERS @ SIDE ELEVATION



ELEVATION A - FARMHOUSE

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

- MATERIAL NOTES**
COTTAGE ELEVATION
 -8" GABLE-END LAP SIDING
 -DECORATIVE SHUTTERS
 -CONCRETE FLAT TILE
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -VERTICAL PANEL SIDING
 -CULTURED STONE VENEER
 -16 paneled GARAGE DOOR



ELEVATION B- COTTAGE

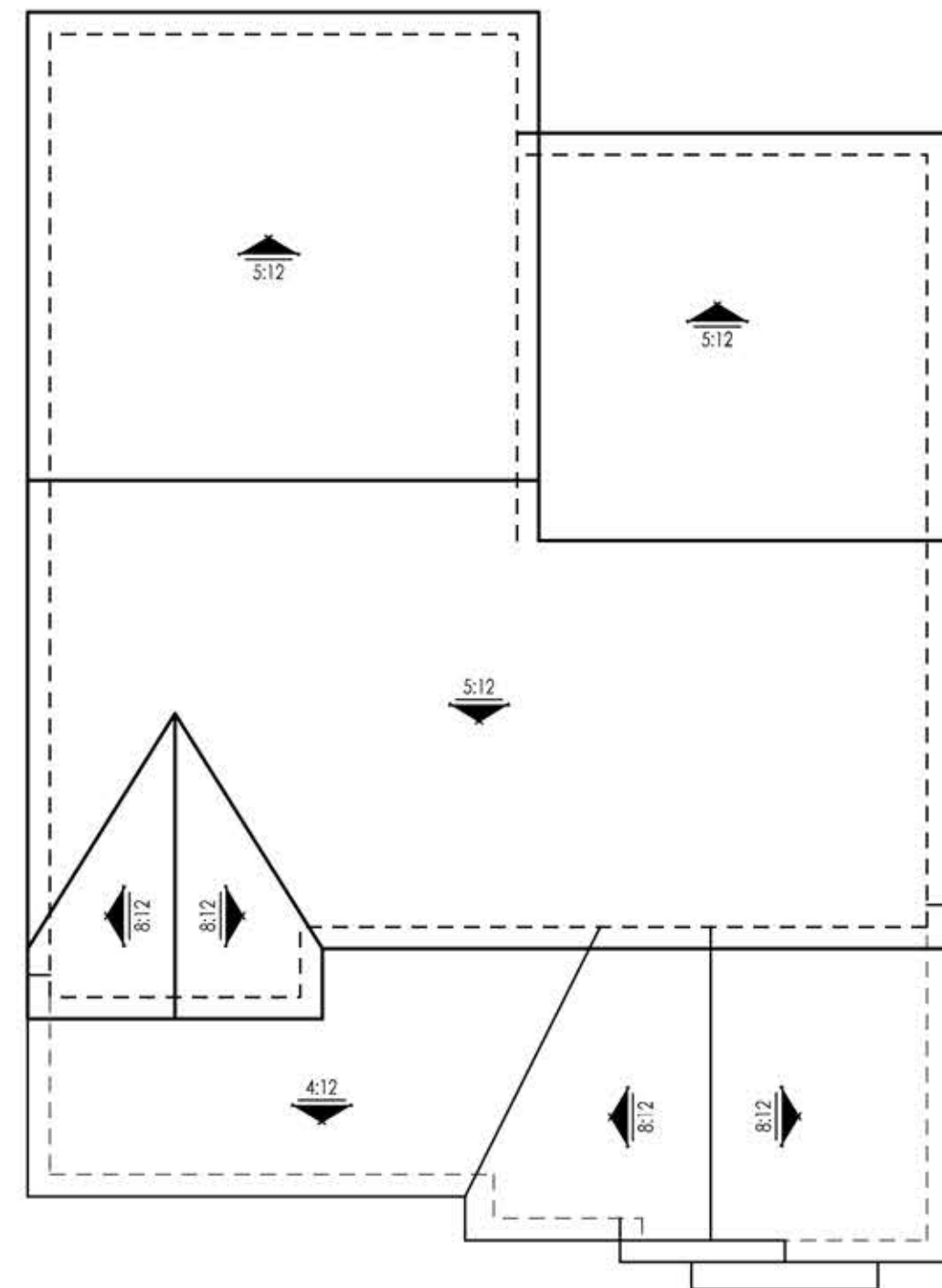
SCALE: 1/4" = 1'-0"

- MATERIAL NOTES**
ITALIAN ELEVATION
 -CONCRETE 'S' TILE
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -CULTURED STONE VENEER
 -PRE-CAST SURROUND
 -32 paneled GARAGE DOOR
 -DECORATIVE SHUTTERS @ SIDE ELEVATION



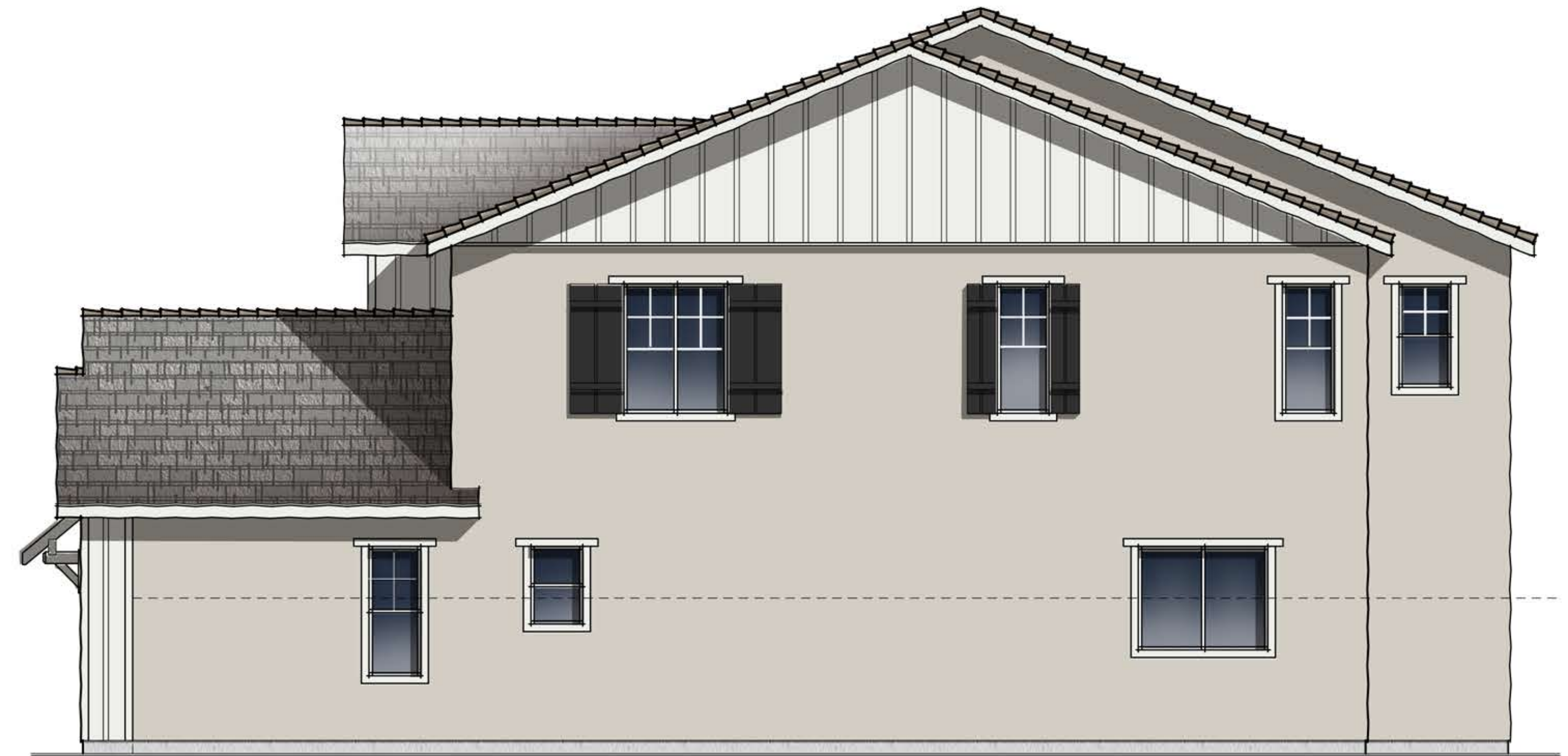
ELEVATION E - ITALIAN

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



ROOF PLAN

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



RIGHT ELEVATION

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



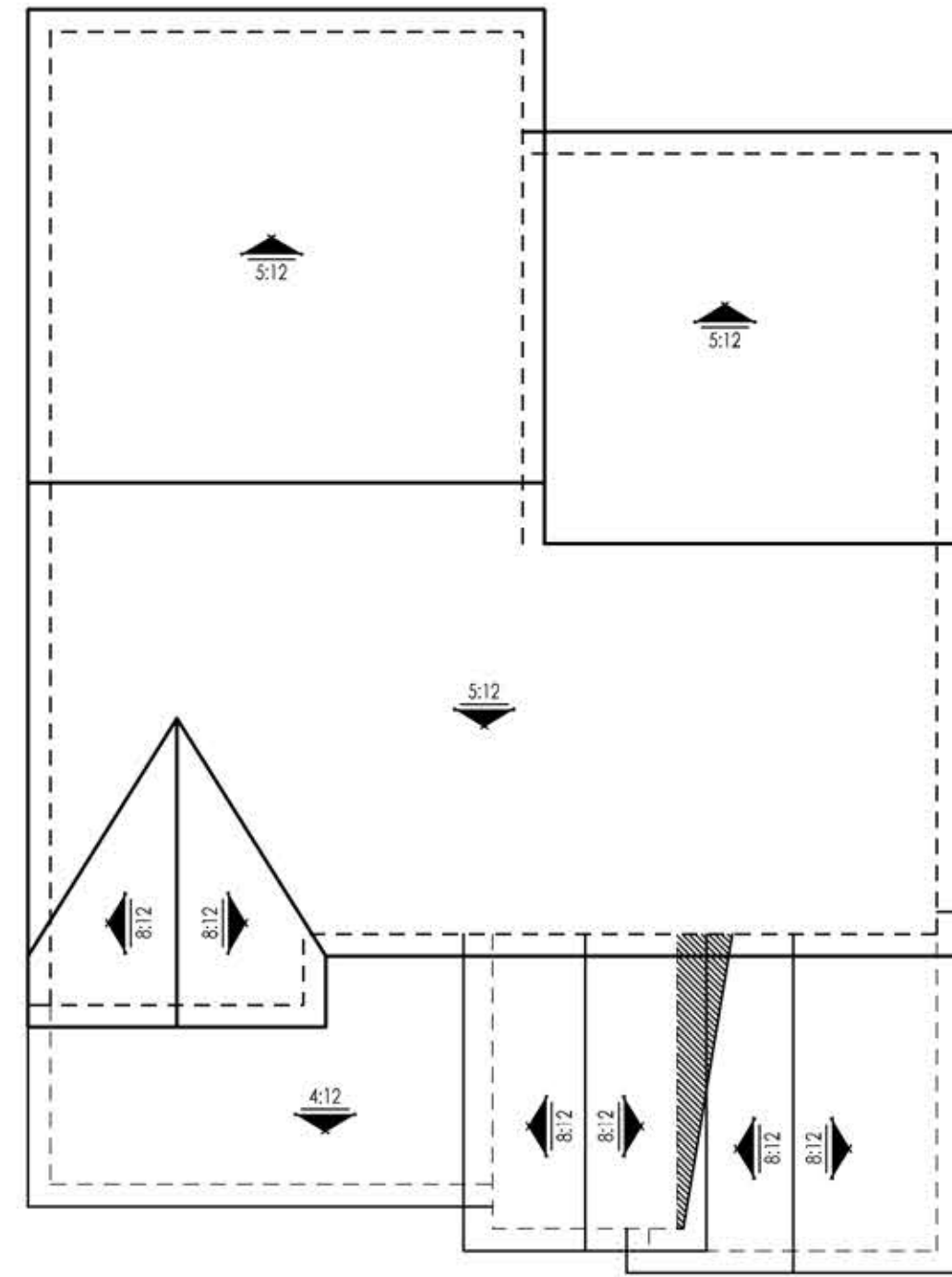
REAR ELEVATION

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



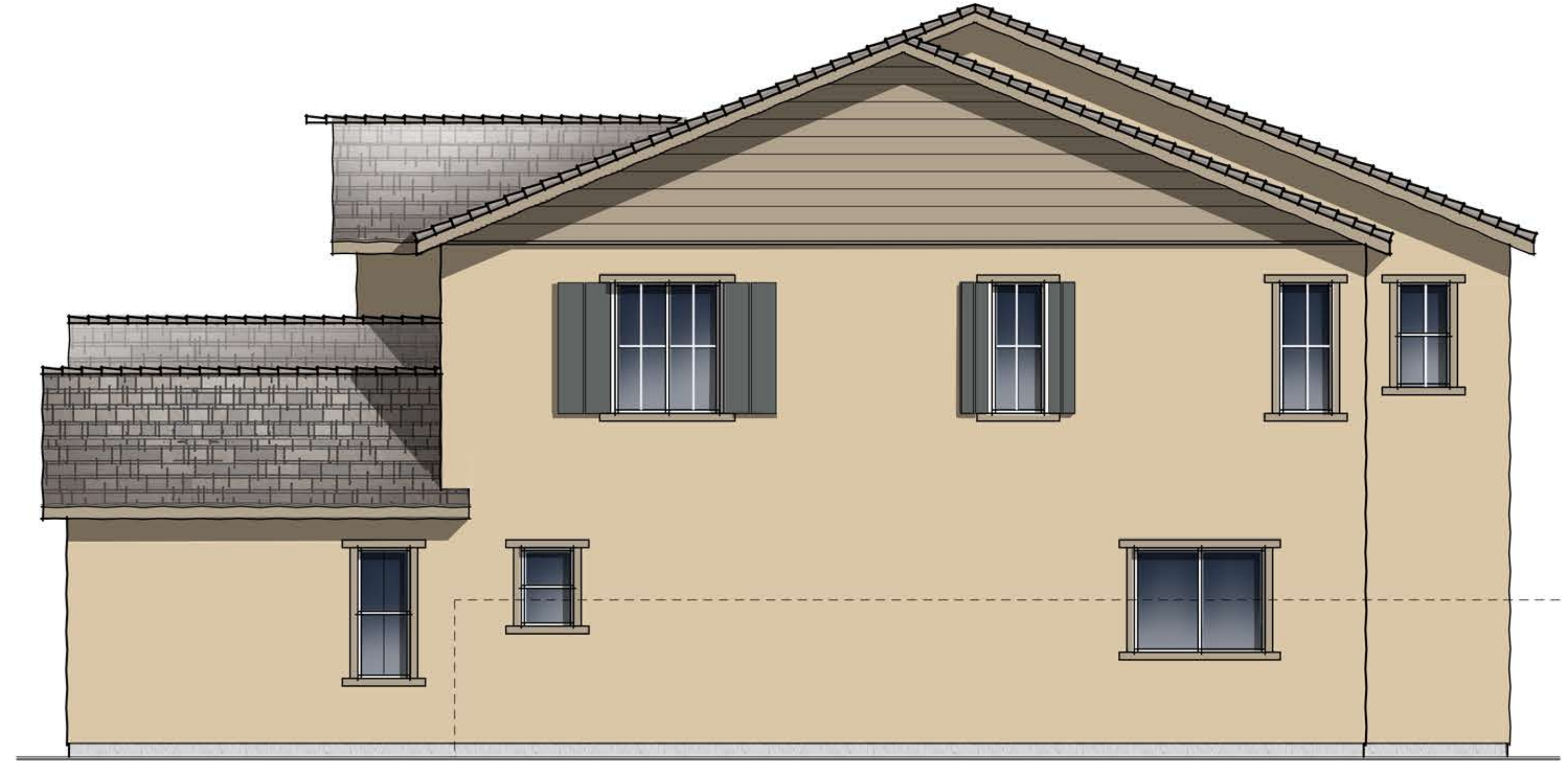
LEFT ELEVATION

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



ROOF PLAN

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



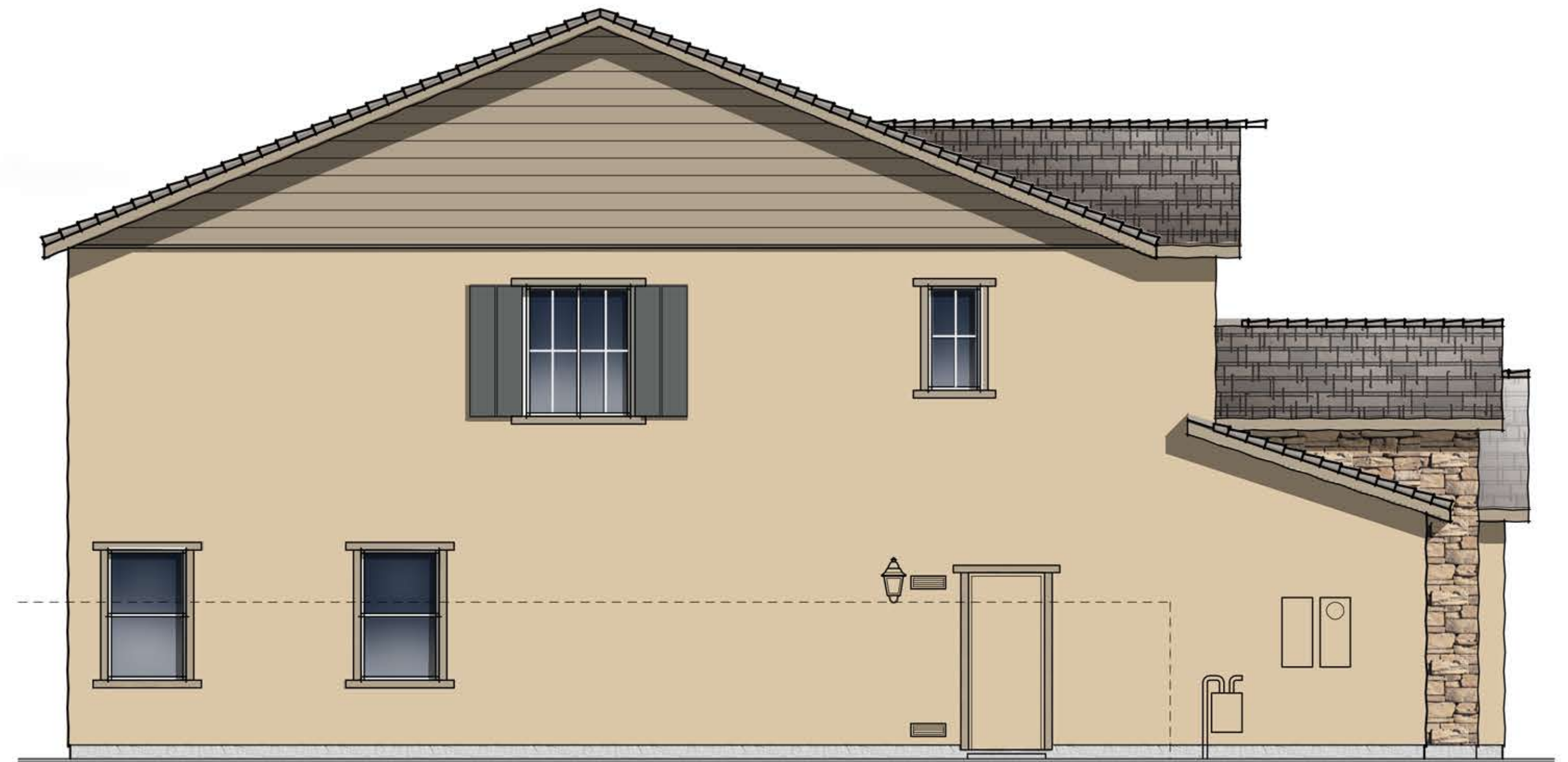
RIGHT ELEVATION

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



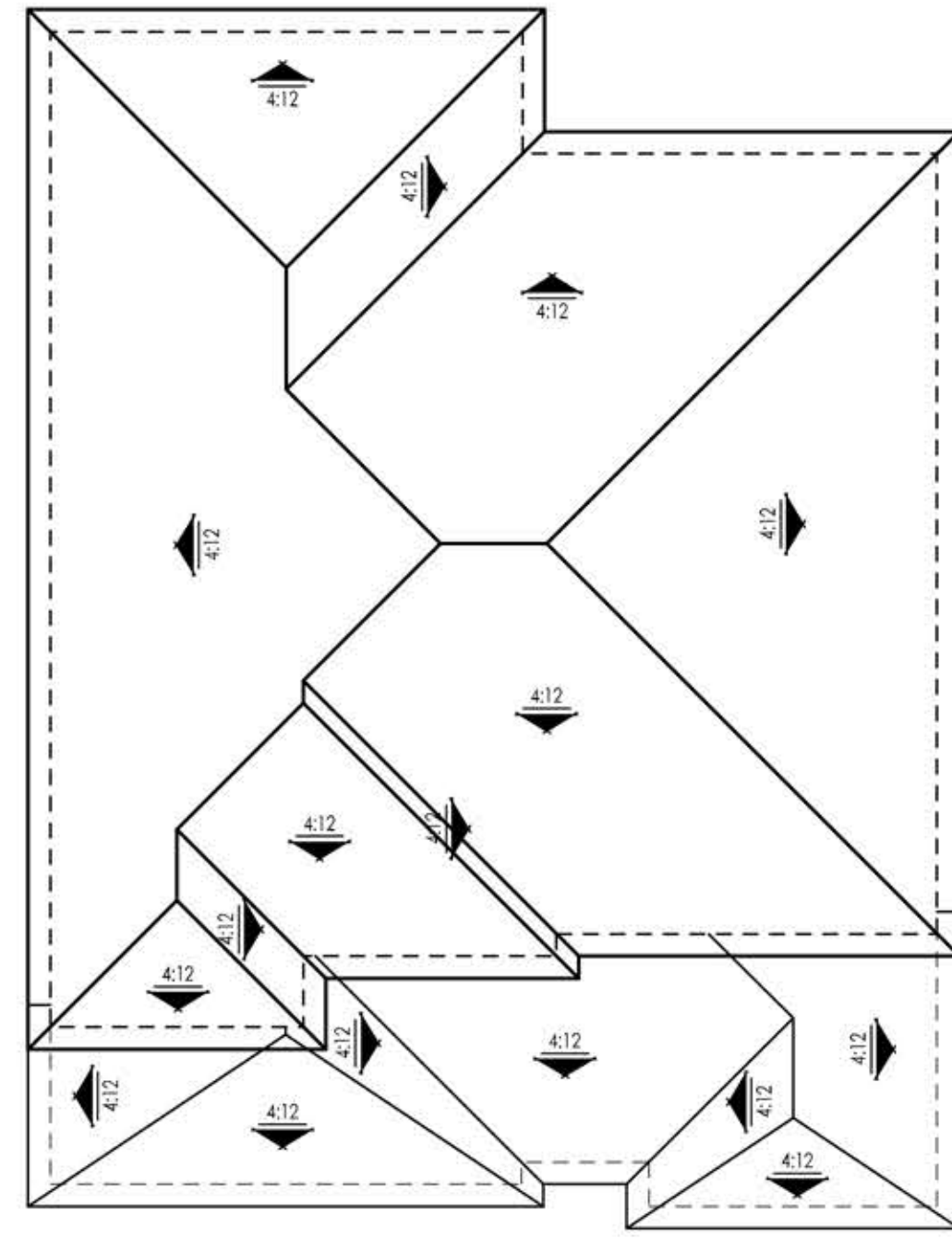
REAR ELEVATION

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



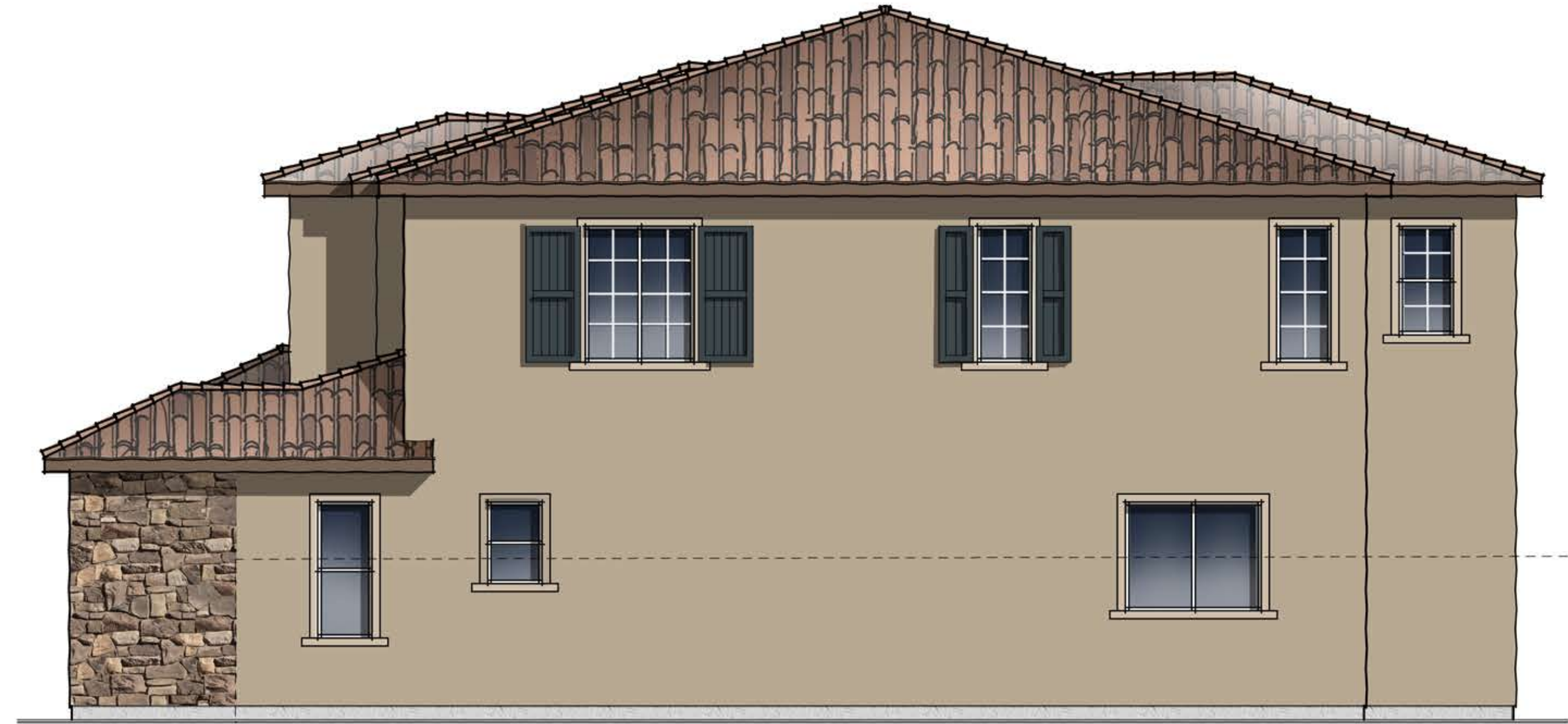
LEFT ELEVATION

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



ROOF PLAN

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



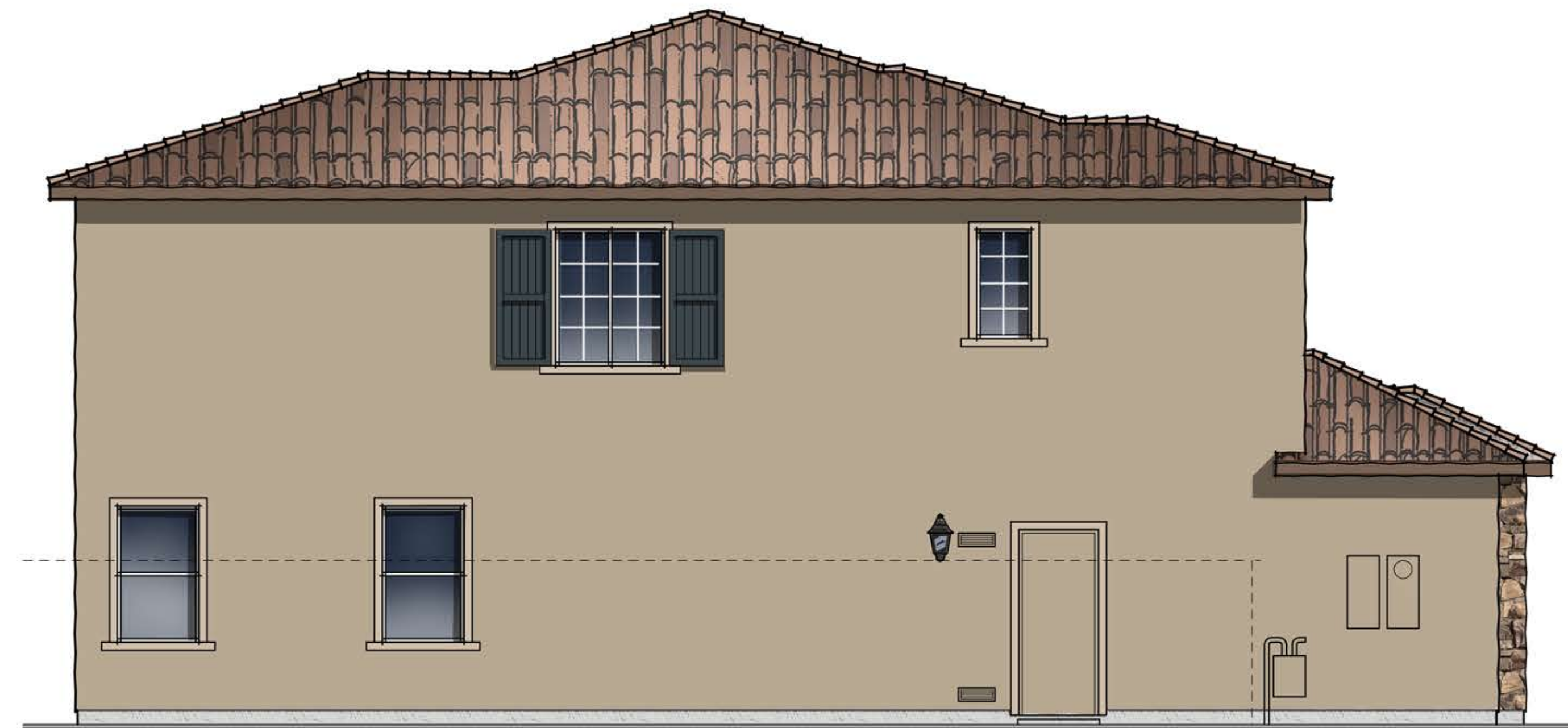
RIGHT ELEVATION

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



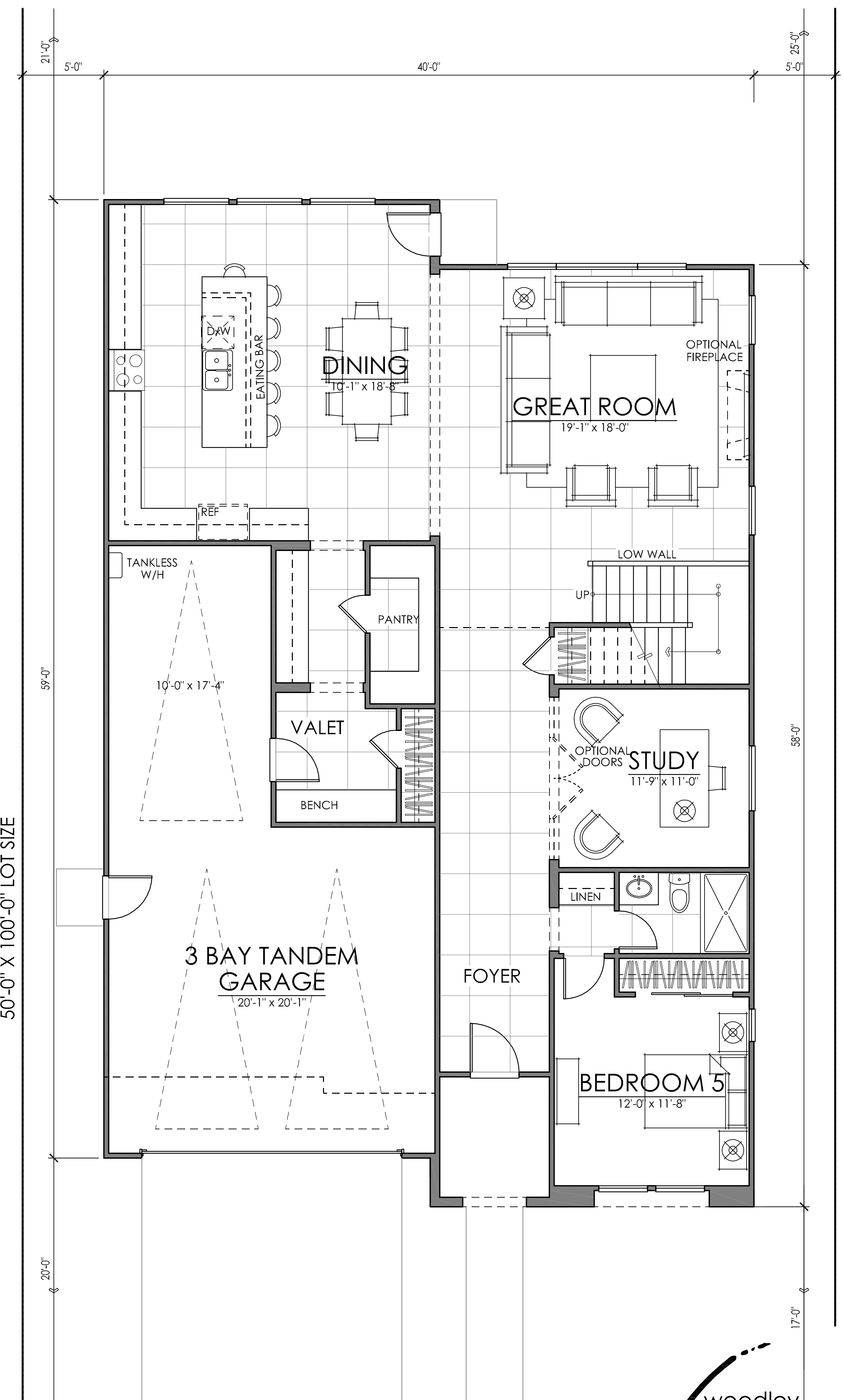
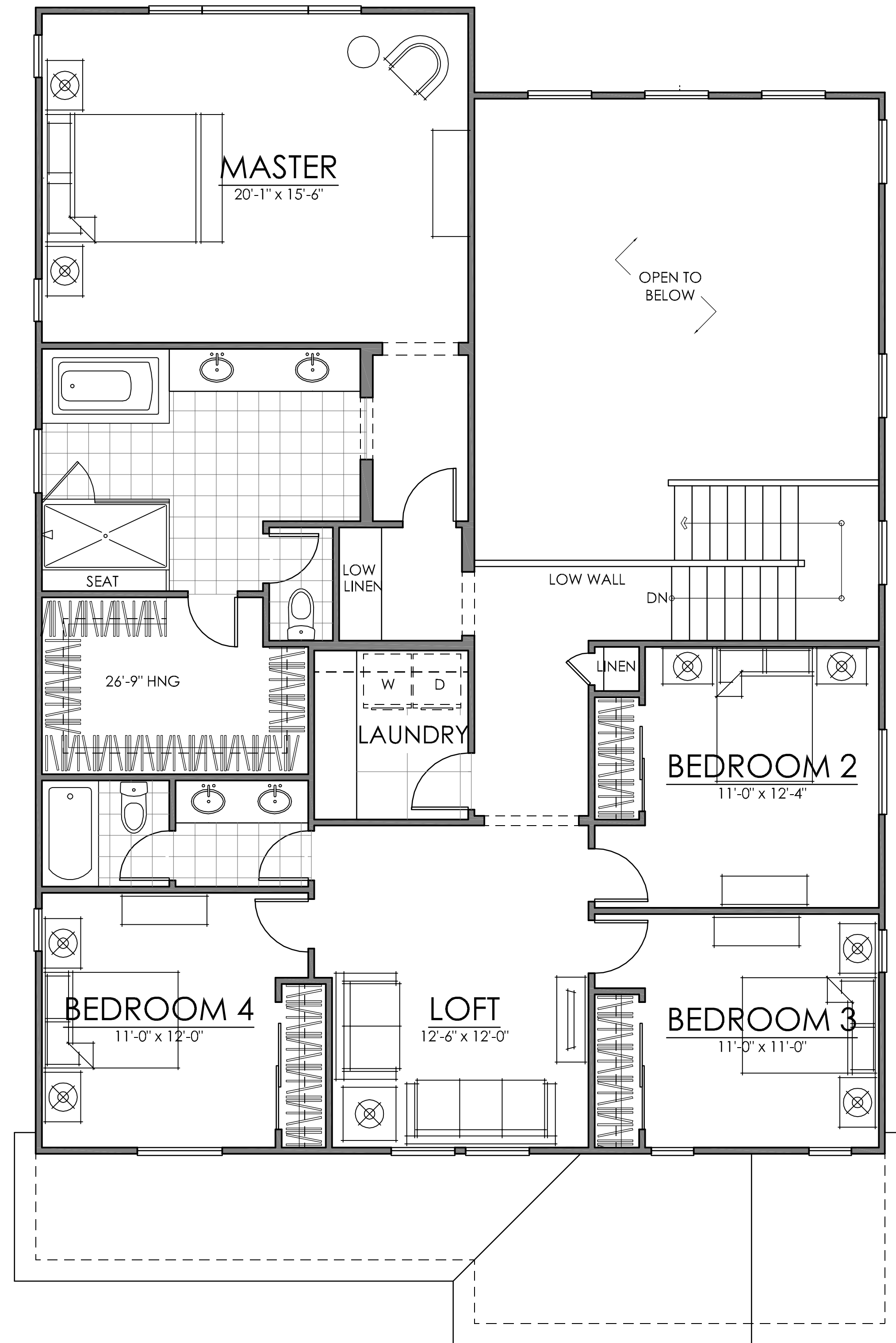
REAR ELEVATION

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



LEFT ELEVATION

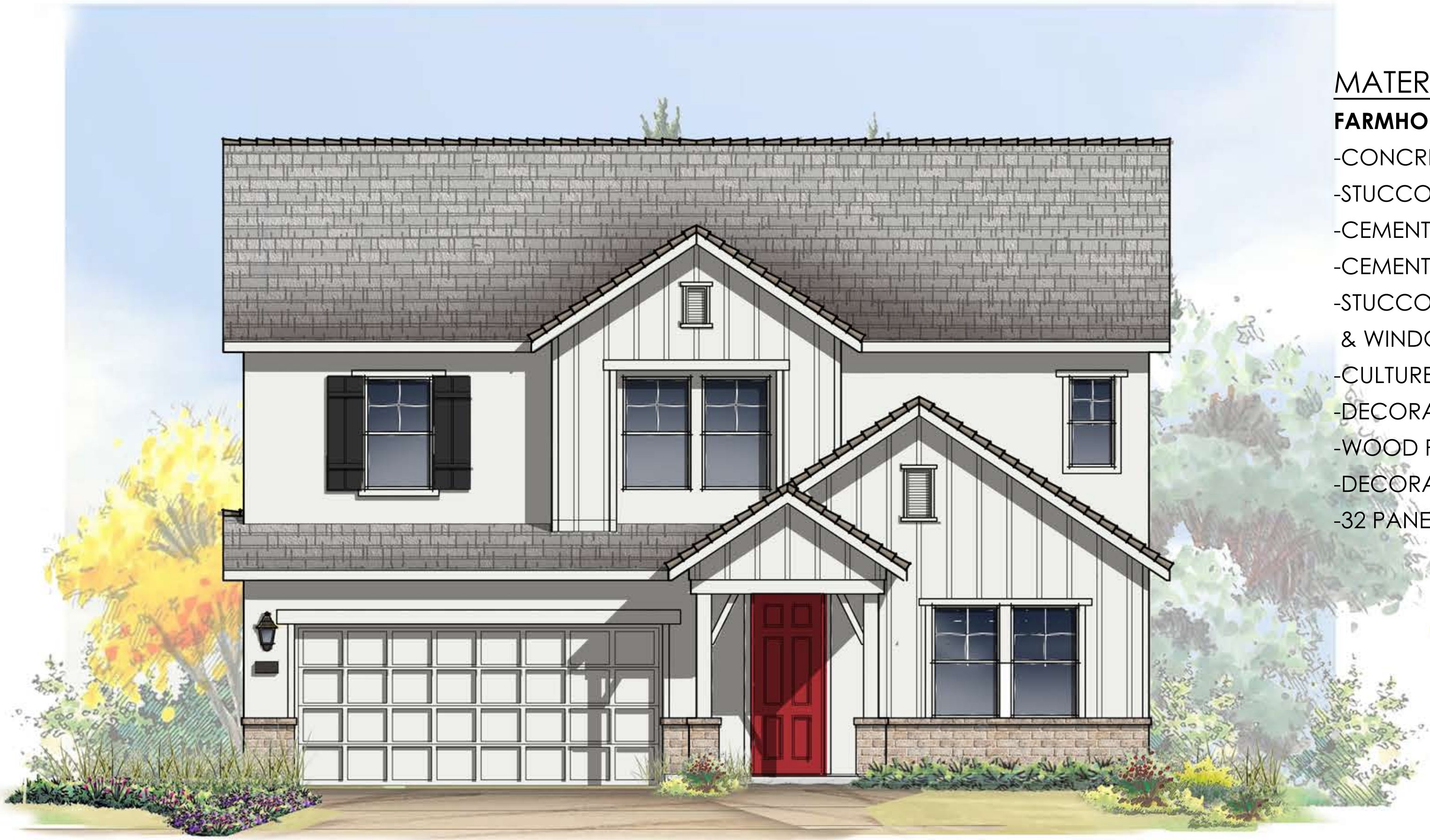
SCALE: 1/4" = 1'-0"



FIRST FLOOR 1679 SQ. FT.
 SECOND FLOOR 1622 SQ. FT.
TOTAL LIVING 3301 SQ. FT.

PLAN THREE | 3301 SQ. FT. | 'D'
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

12.18.18



MATERIAL NOTES

FARMHOUSE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- CEMENTITIOUS BOARD & BATT
- CEMENTITIOUS TRIM
- STUCCO WRAPPED TRIM AT DOORS & WINDOWS
- CULTURED BRICK VENEER
- DECORATIVE SHUTTERS
- WOOD POSTS W/ BRACKETS
- DECORATIVE VENTS
- 32 PANEL GARAGE DOOR

ELEVATION A - FARMHOUSE

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



MATERIAL NOTES

COTTAGE ELEVATION

- CONCRETE FLAT TILE ROOF
- STUCCO BODY
- STUCCO WRAPPED TRIM AT DOORS & WINDOWS
- CULTURED STONE VENEER
- DECORATIVE VENTS
- 16 PANEL GARAGE DOOR
- DECORATIVE SHUTTERS @ SIDE ELEVATION

ELEVATION B- COTTAGE

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



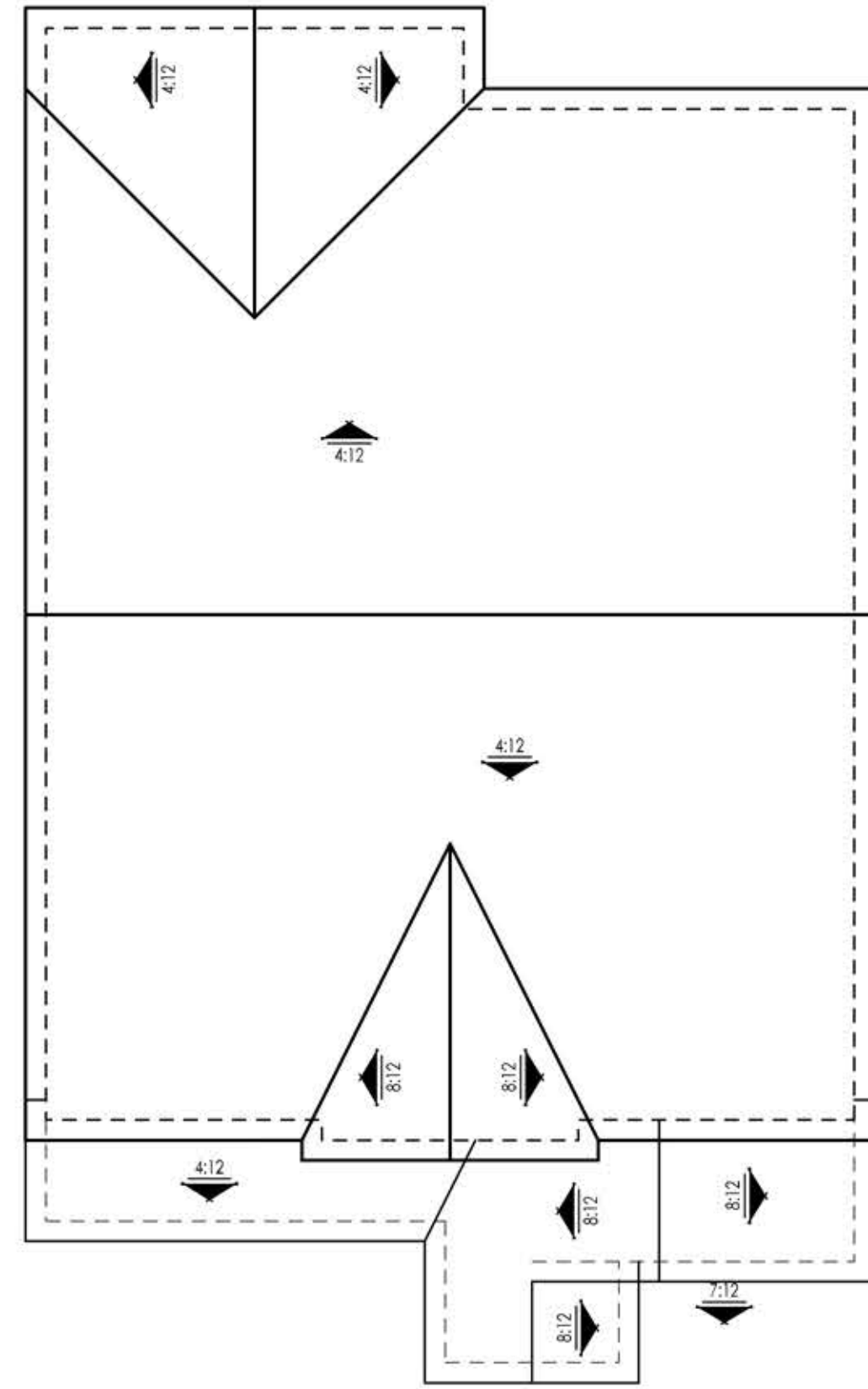
MATERIAL NOTES

SPANISH ELEVATION

- CONCRETE 'S' TILE ROOF
- STUCCO BODY
- VERTICAL PANEL TRIM
- STUCCO WRAPPED TRIM AT DOORS & WINDOWS
- DECORATIVE SHUTTERS
- DECORATIVE CERAMIC TILES
- 16 PANEL GARAGE DOOR

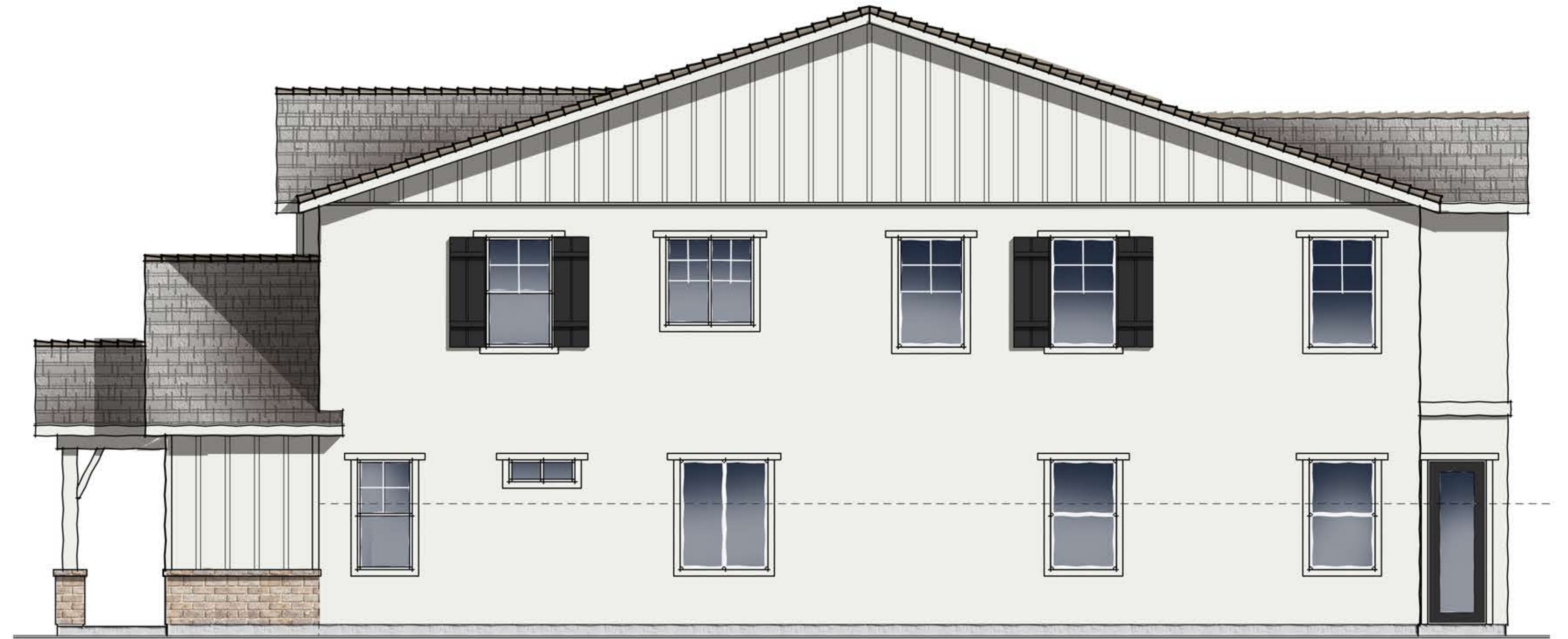
ELEVATION D - SPANISH

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



ROOF PLAN

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



RIGHT ELEVATION

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



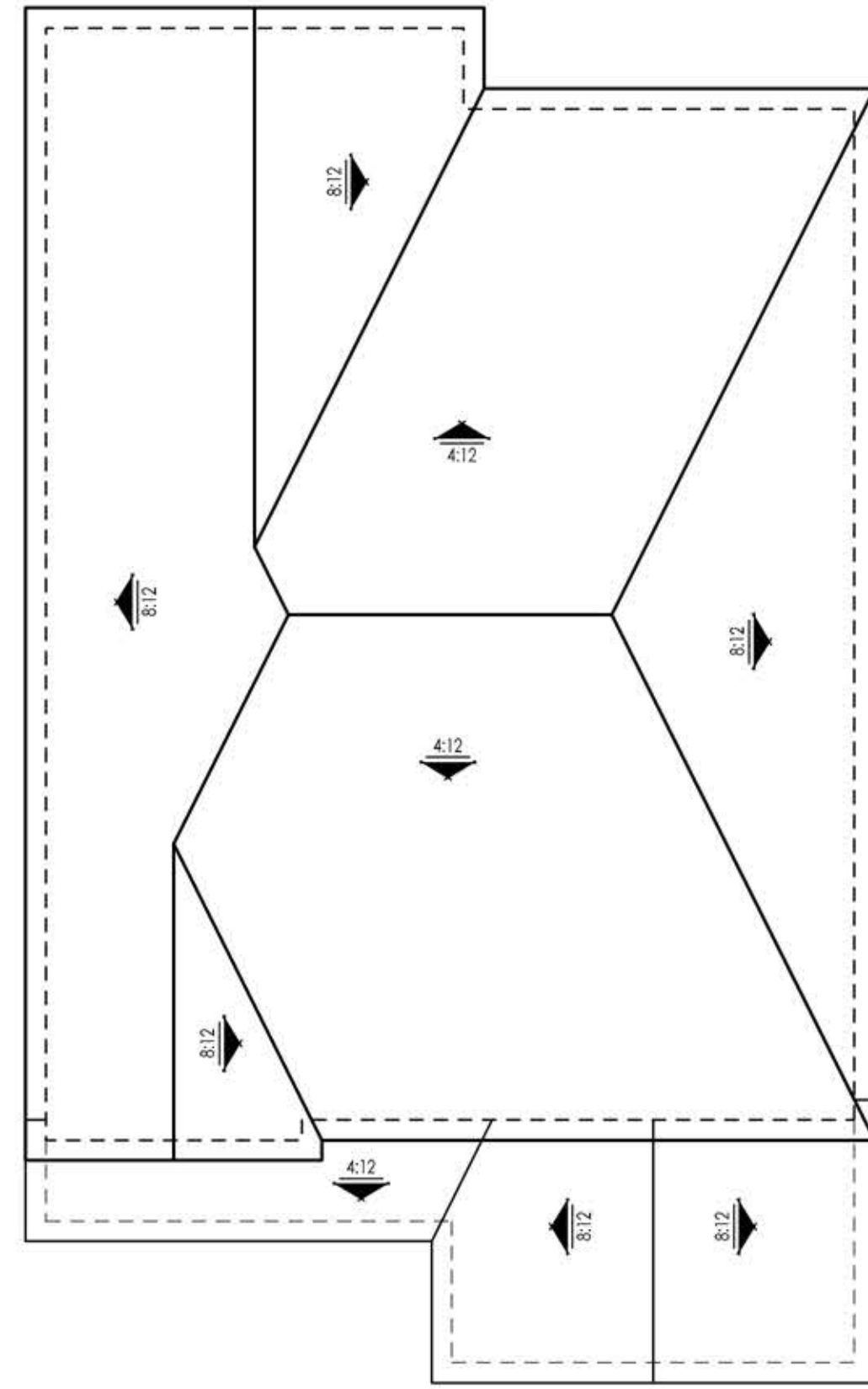
REAR ELEVATION

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



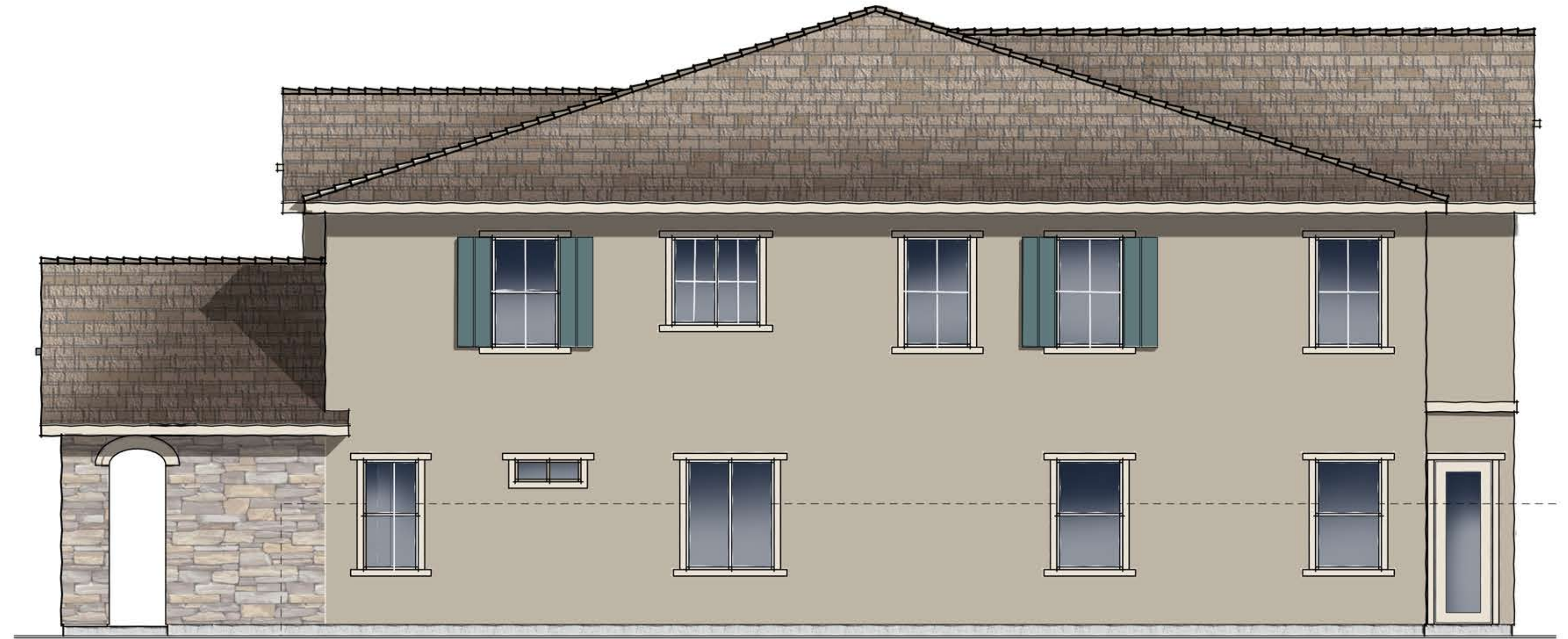
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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



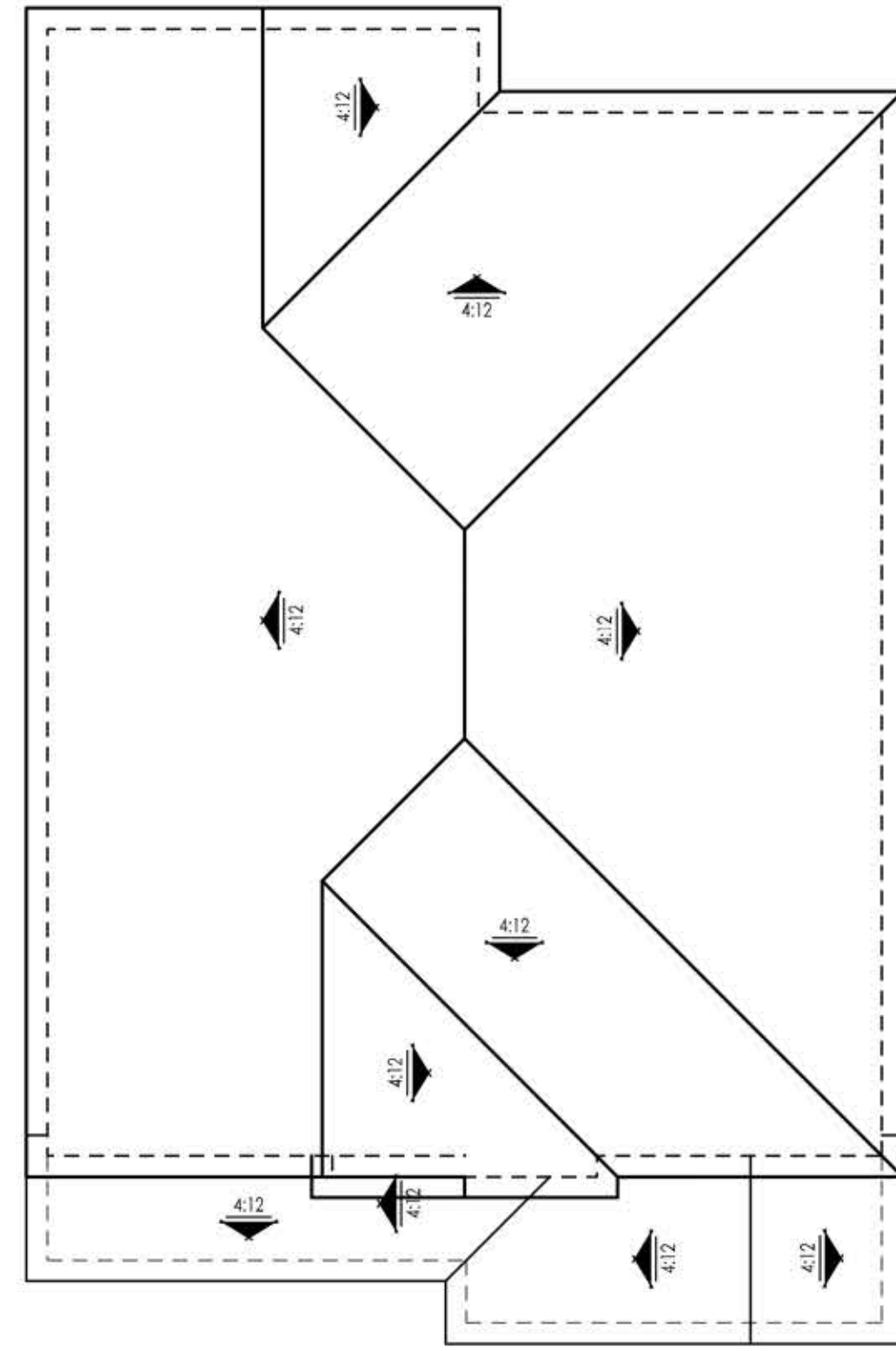
REAR ELEVATION

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



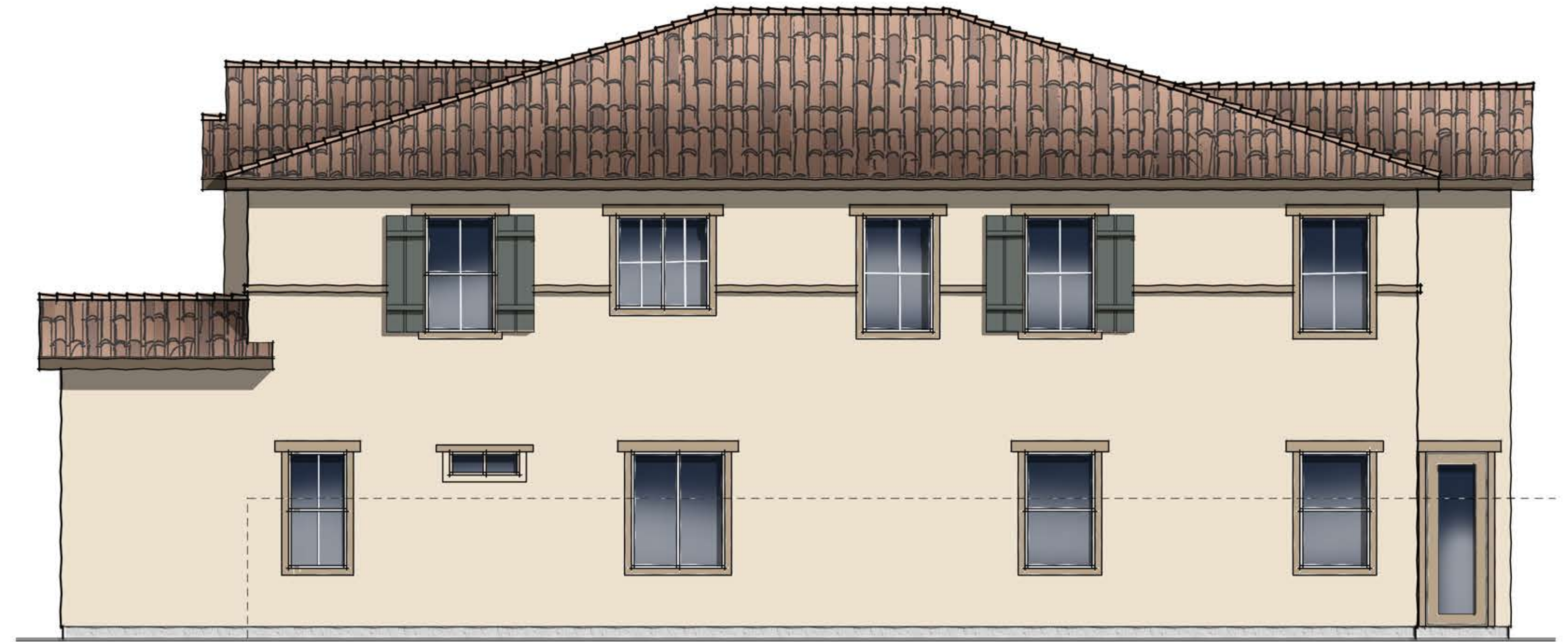
LEFT ELEVATION

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



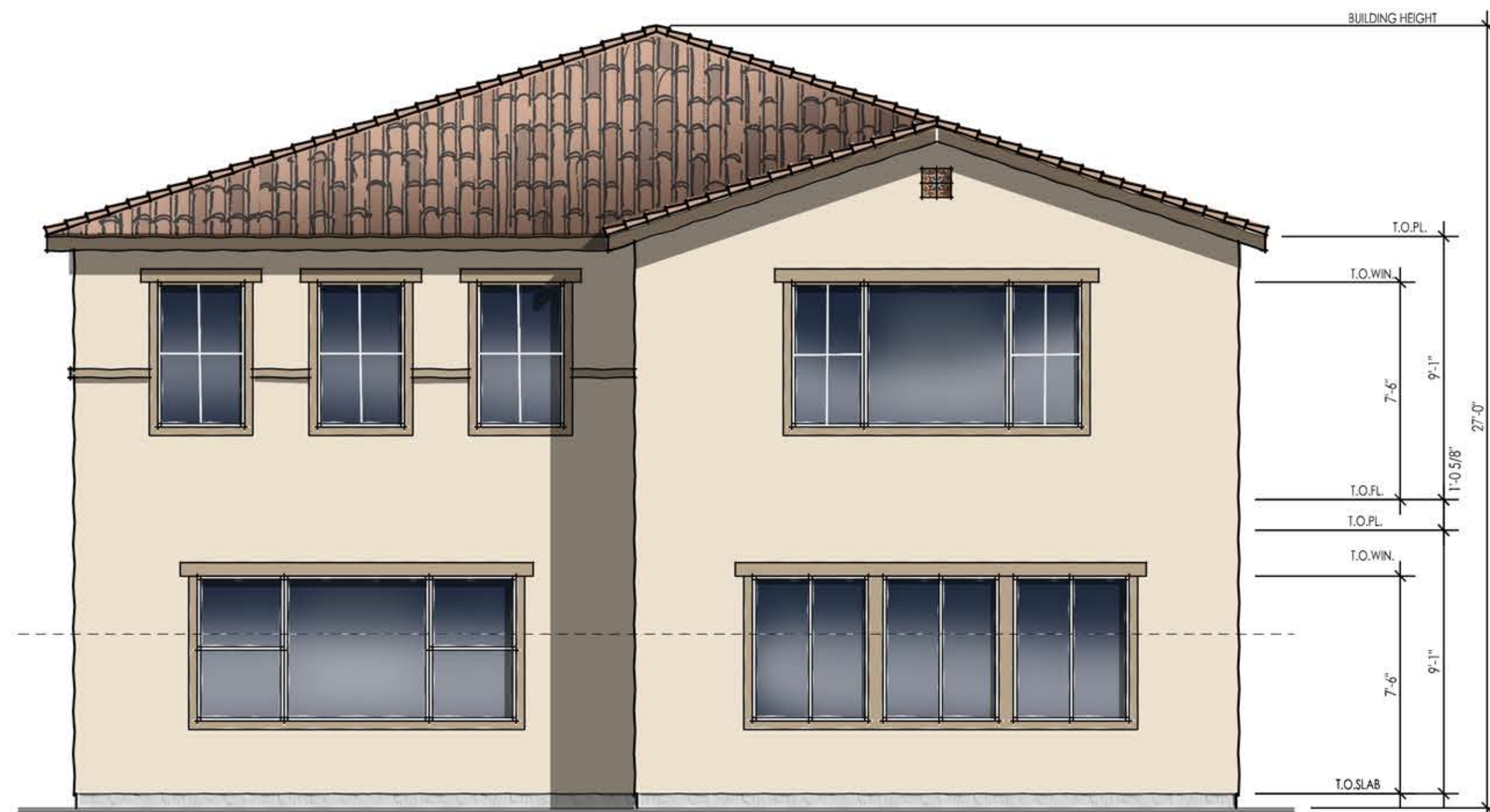
ROOF PLAN

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



RIGHT ELEVATION

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



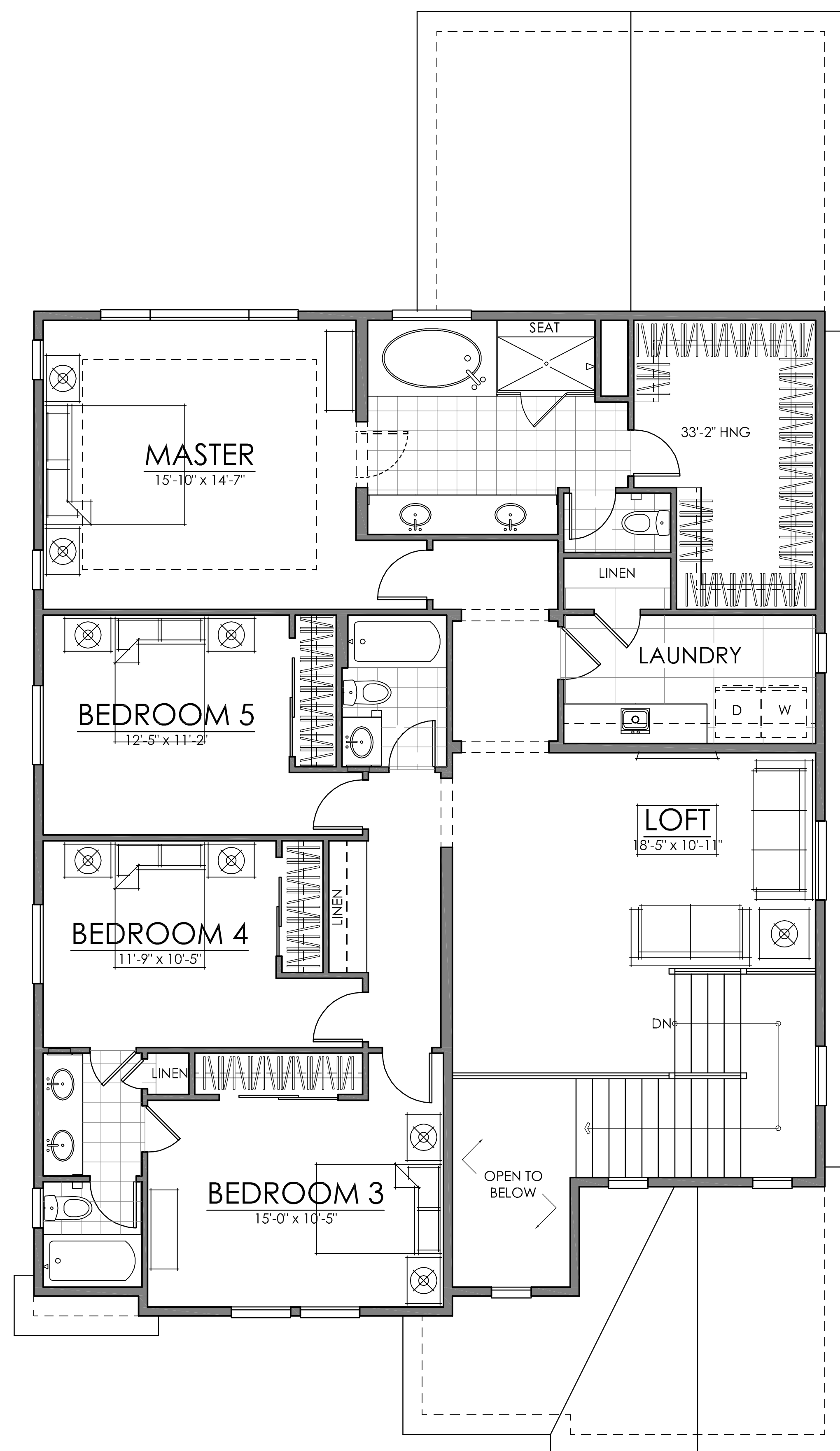
REAR ELEVATION

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



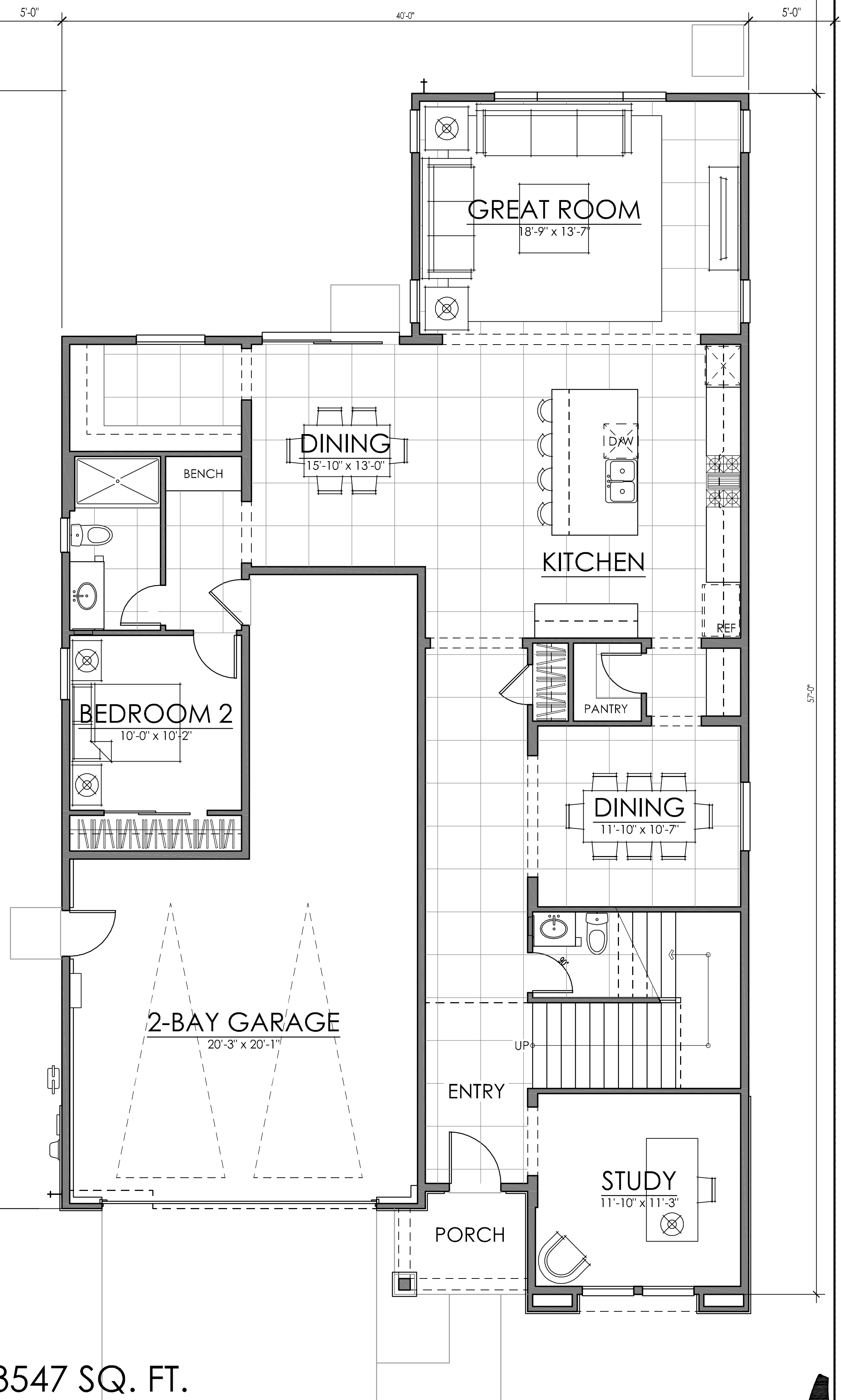
LEFT ELEVATION

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



FIRST FLOOR	1785 SQ. FT.
SECOND FLOOR	1762 SQ. FT.
TOTAL LIVING	3547 SQ. FT.

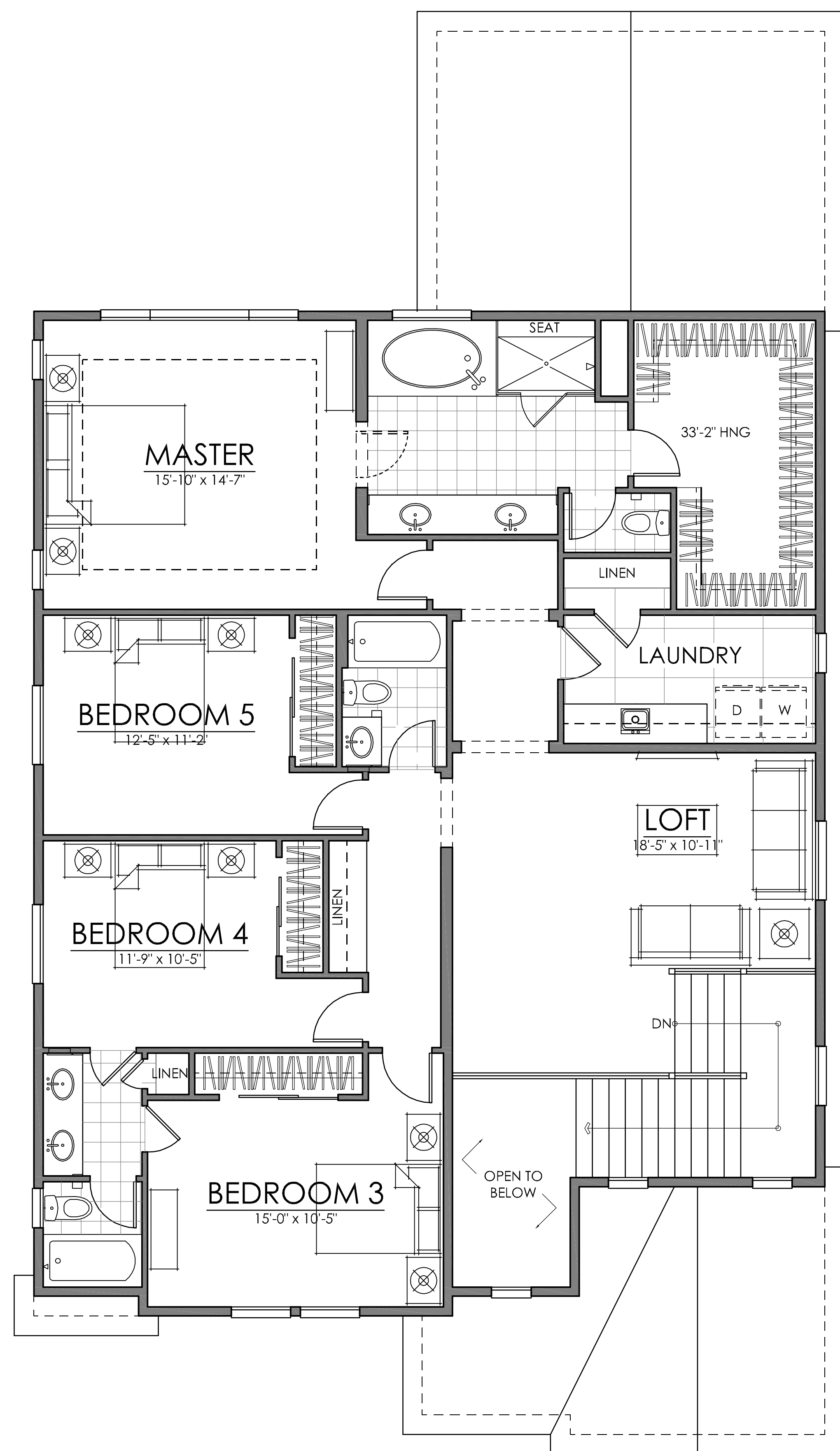
50'-0" X 100'-0" LOT SIZE



12.18.18

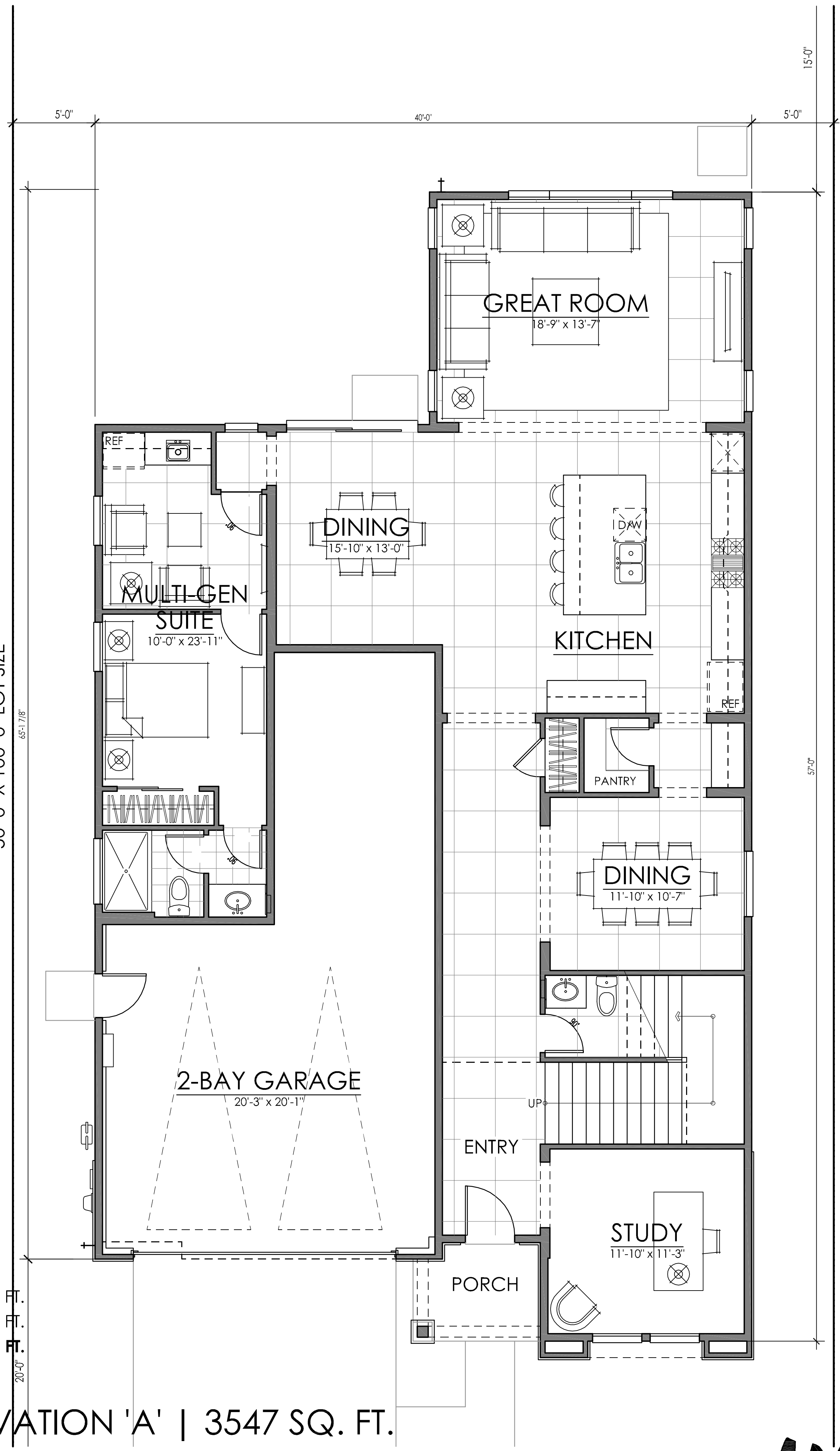
PLAN FOUR | ELEVATION 'A' | 3547 SQ. FT.

SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA



FIRST FLOOR 1785 SQ. FT.
 SECOND FLOOR 1762 SQ. FT.
TOTAL LIVING 3547 SQ. FT.

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



PLAN FOUR | MULTI-GEN OPTION | ELEVATION 'A' | 3547 SQ. FT.

12.18.18

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS



- MATERIAL NOTES**
FARMHOUSE ELEVATION
- CONCRETE FLAT TILE ROOF
 - STUCCO BODY
 - CEMENTITIOUS BOARD & BATT
 - CEMENTITIOUS TRIM
 - STUCCO WRAPPED TRIM AT DOORS & WINDOWS
 - CULTURED BRICK VENEER
 - WOOD POSTS W/ BRACKETS
 - OUTLOOKERS
 - 32 PANELED GARAGE DOOR

ELEVATION A - FARMHOUSE

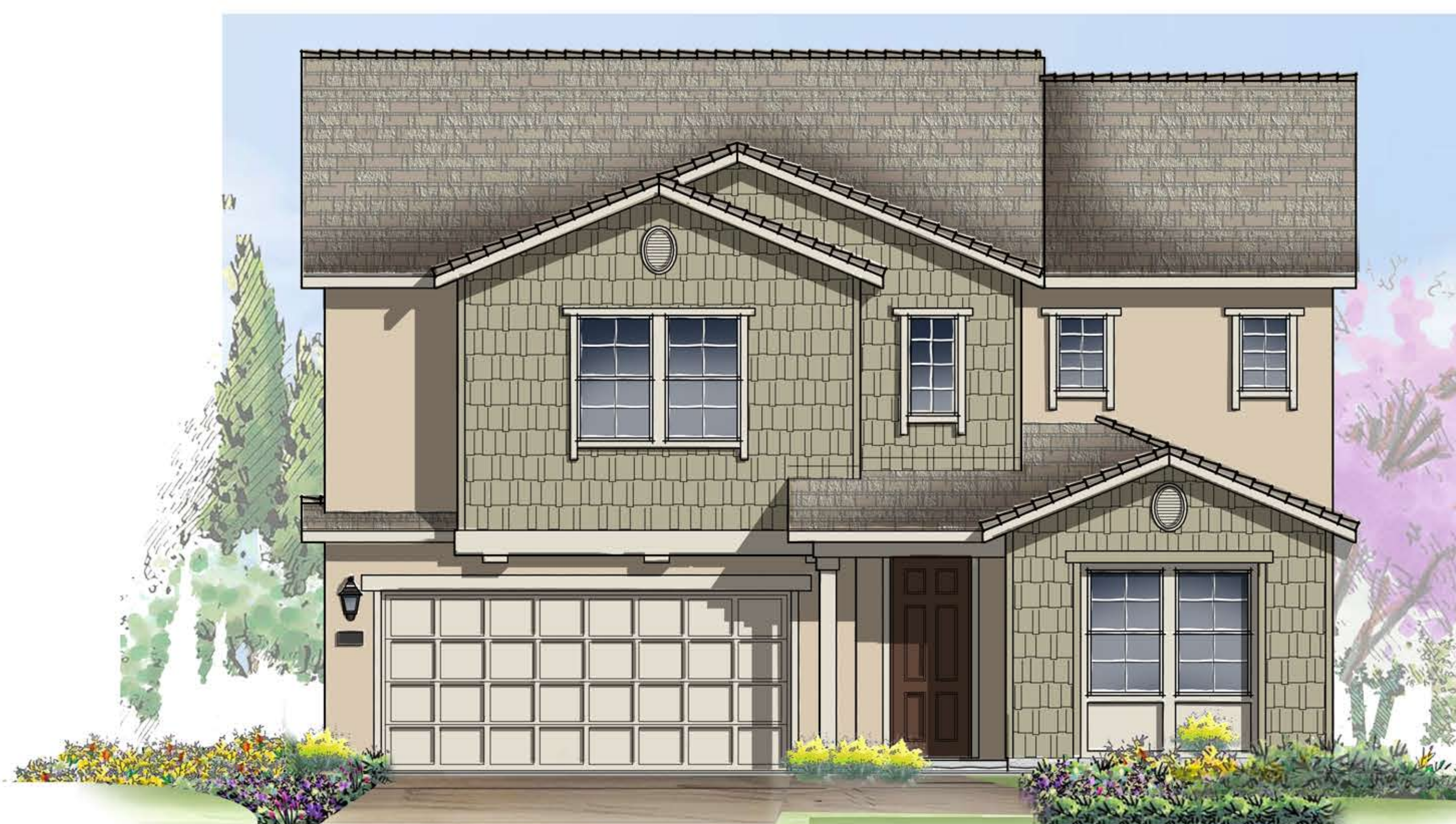
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
SPANISH ELEVATION
- CONCRETE 'S' TILE ROOF
 - STUCCO BODY
 - CEMENTITIOUS BOARD TRIM
 - STUCCO WRAPPED TRIM AT DOORS & WINDOWS
 - DECORATIVE CERAMIC TILES
 - 16 PANELED GARAGE DOOR

ELEVATION D- SPANISH

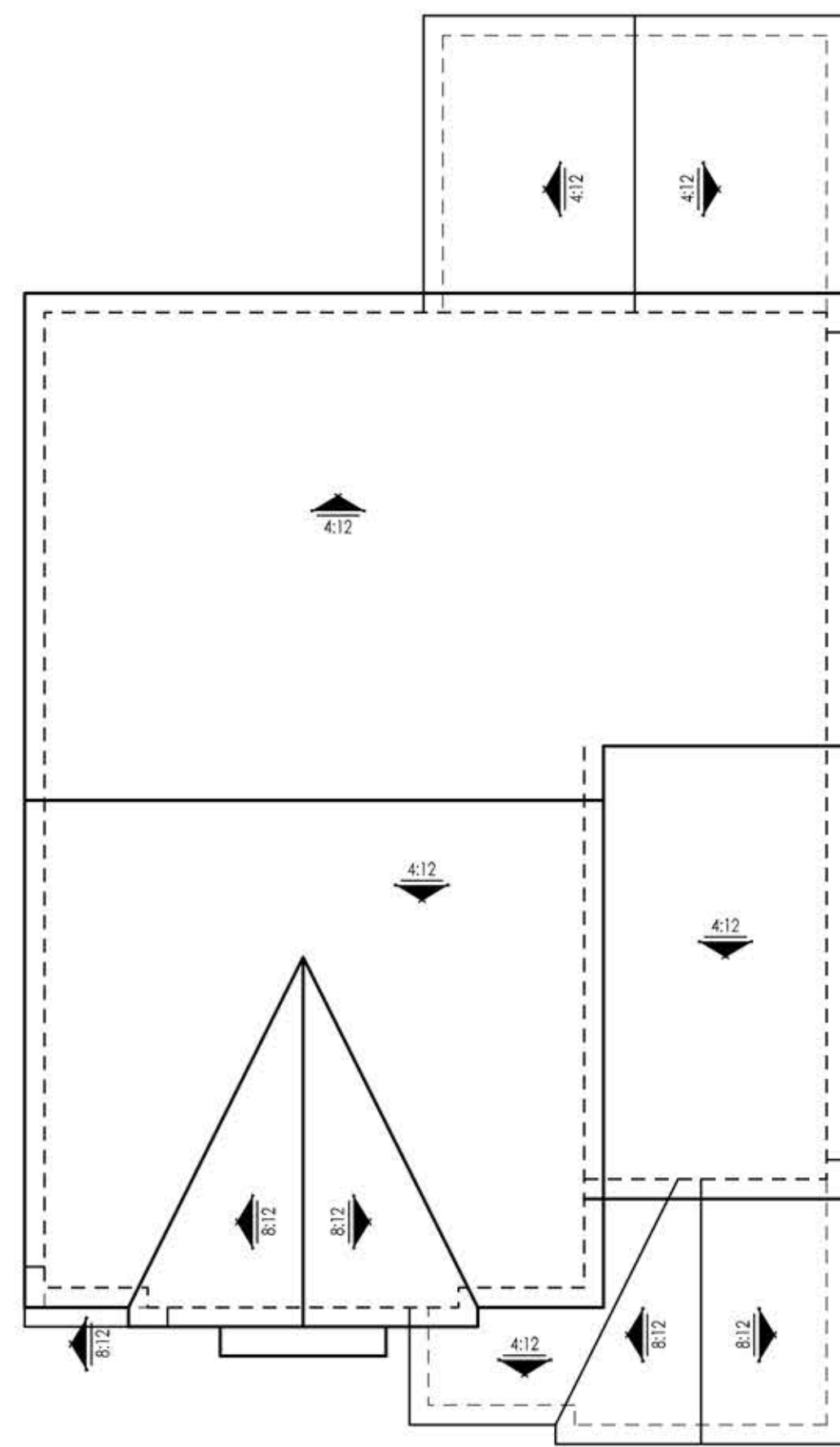
SCALE: 1/4" = 1'-0"



- MATERIAL NOTES**
SHINGLE ELEVATION
- CONCRETE FLAT TILE ROOF
 - STUCCO BODY
 - CEMENTITIOUS SHINGLE SIDING
 - CEMENTITIOUS TRIM
 - STUCCO WRAPPED TRIM AT DOORS & WINDOWS
 - DECORATIVE VENTS
 - 32 PANELED GARAGE DOOR

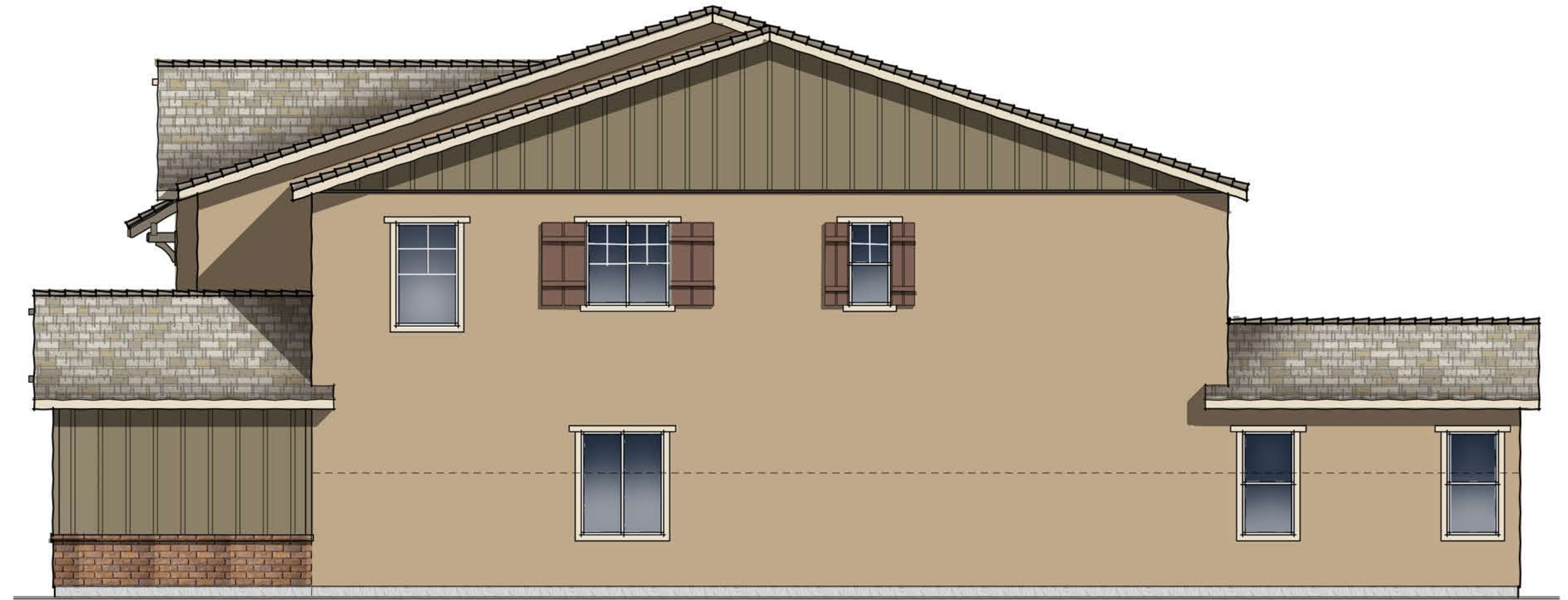
ELEVATION F - SHINGLE

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



ROOF PLAN

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



RIGHT ELEVATION

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



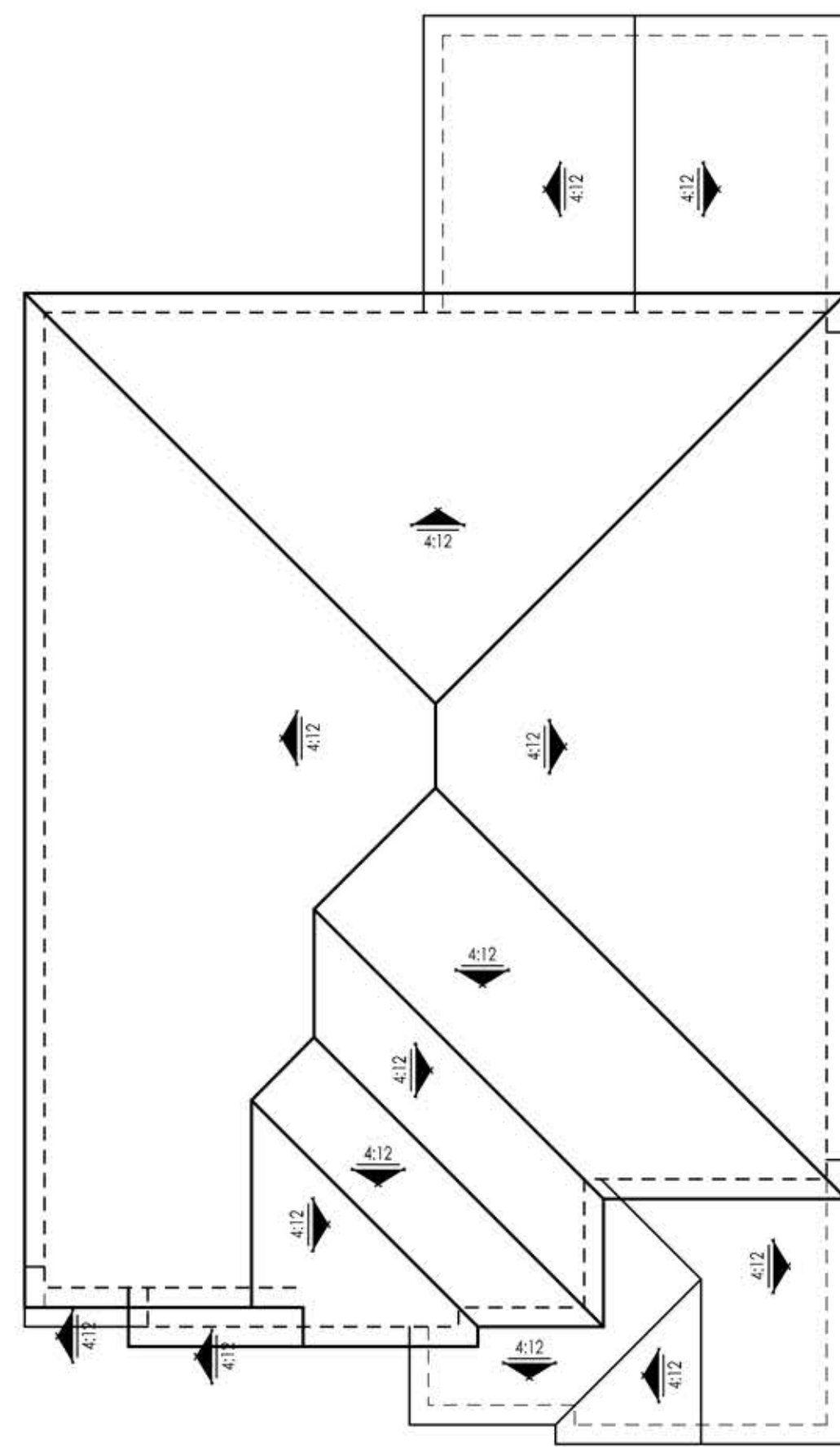
REAR ELEVATION

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



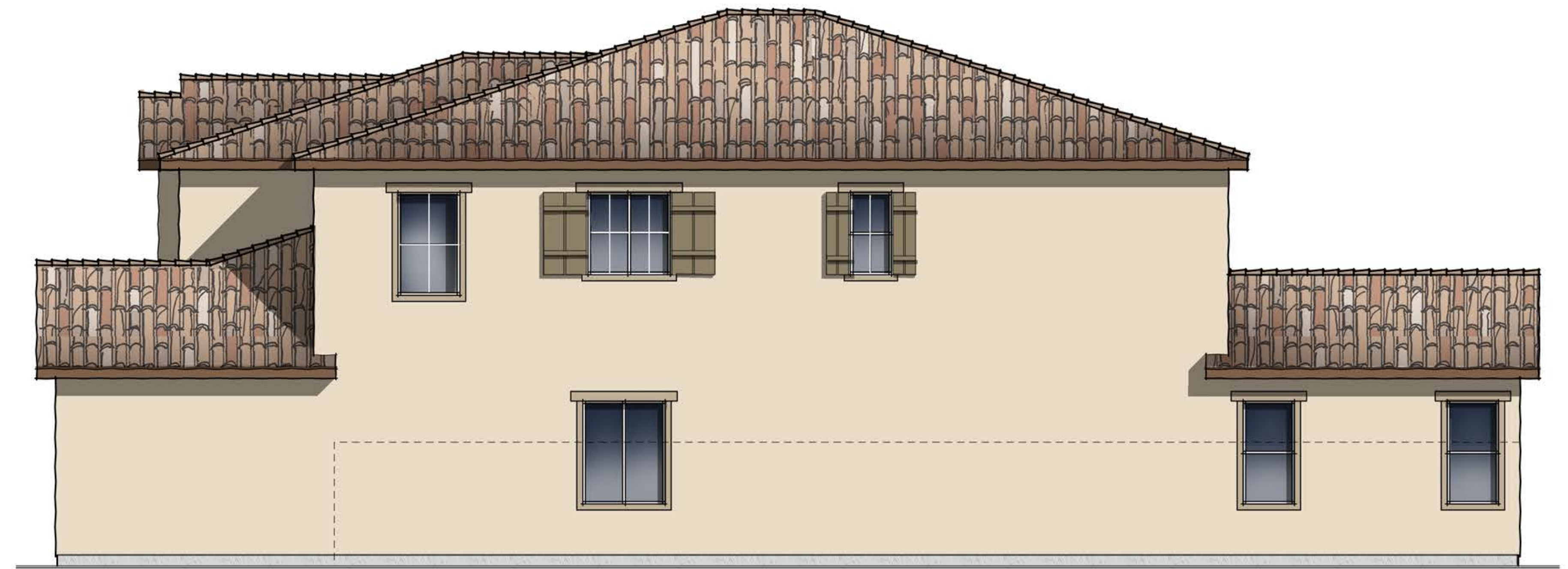
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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



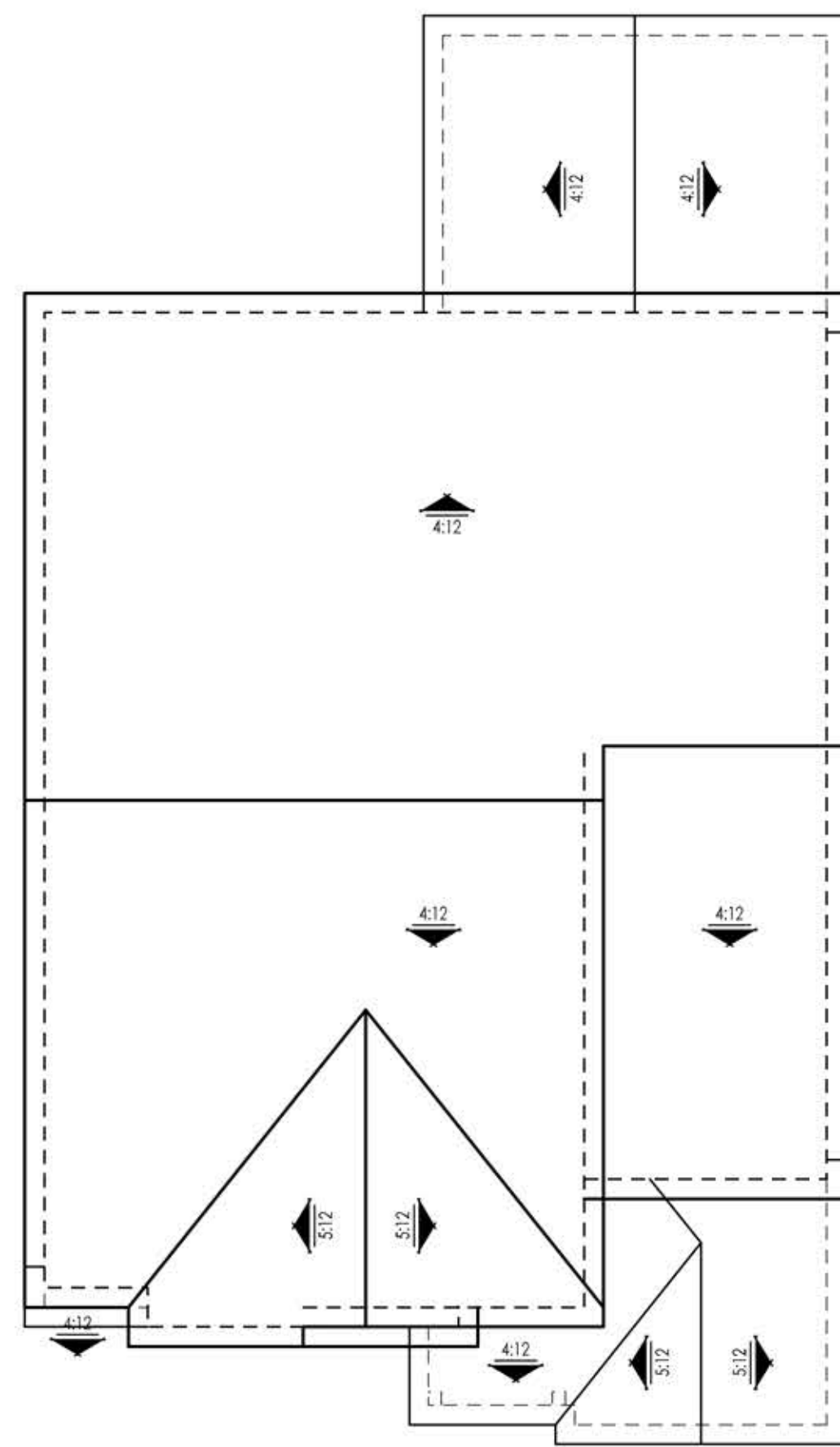
REAR ELEVATION

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



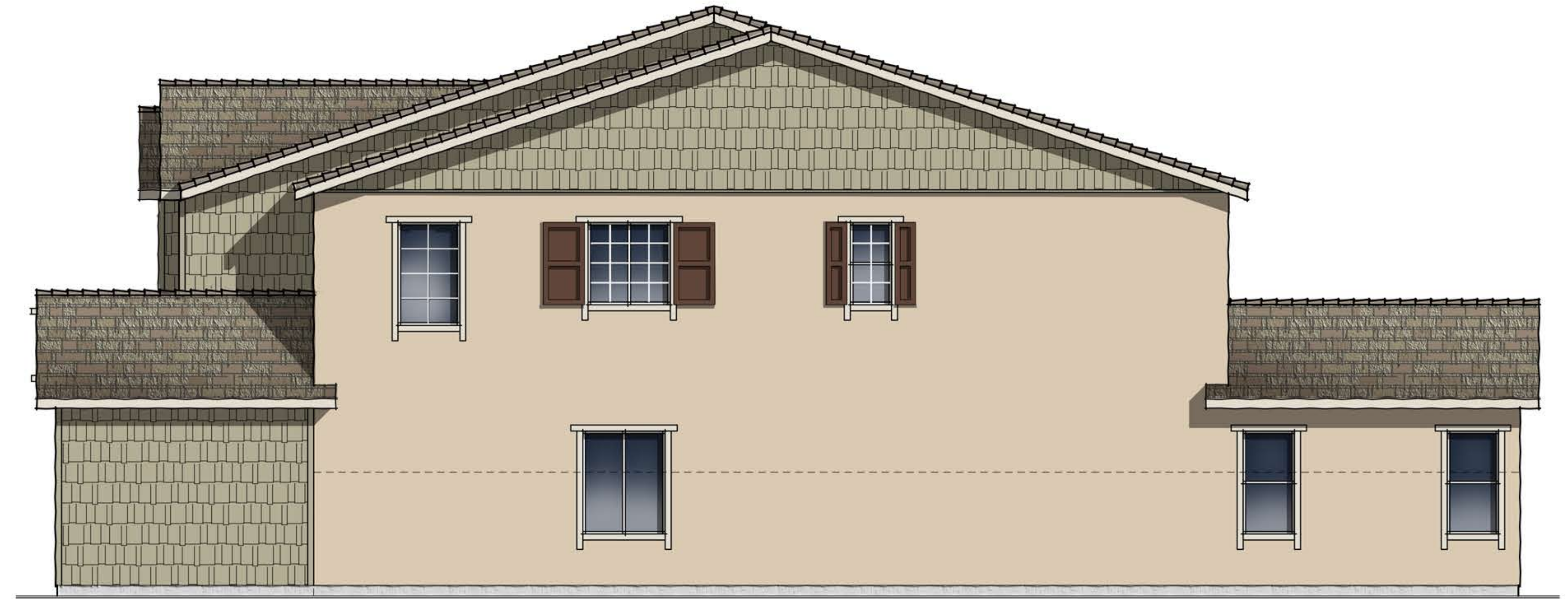
LEFT ELEVATION

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



ROOF PLAN

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



RIGHT ELEVATION

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



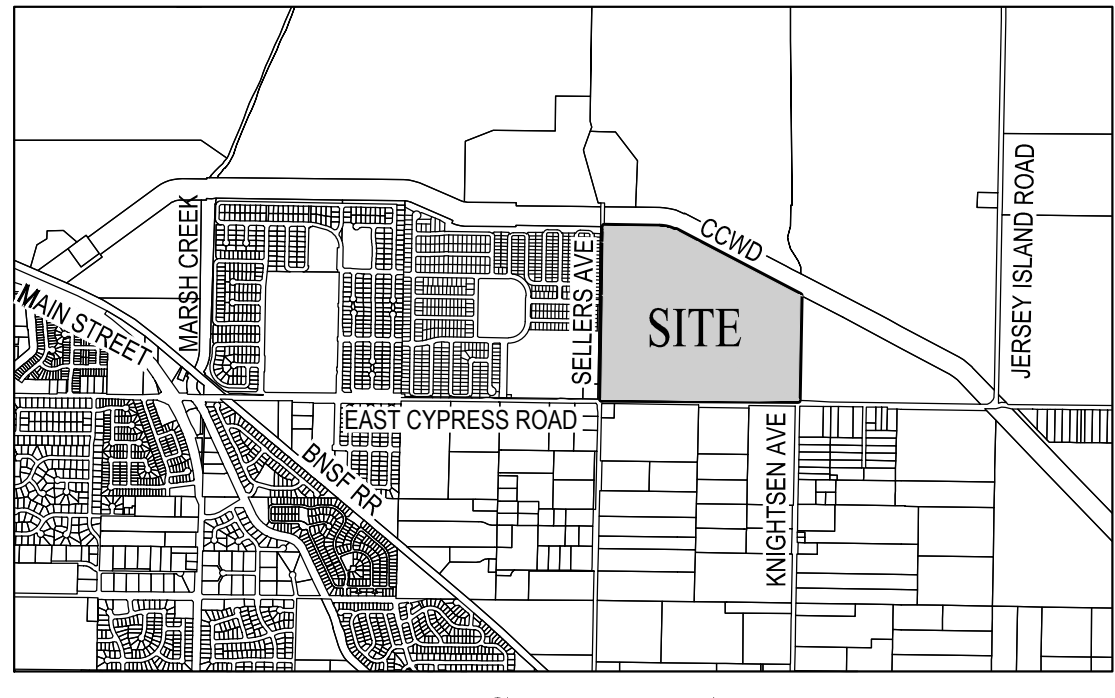
REAR ELEVATION

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



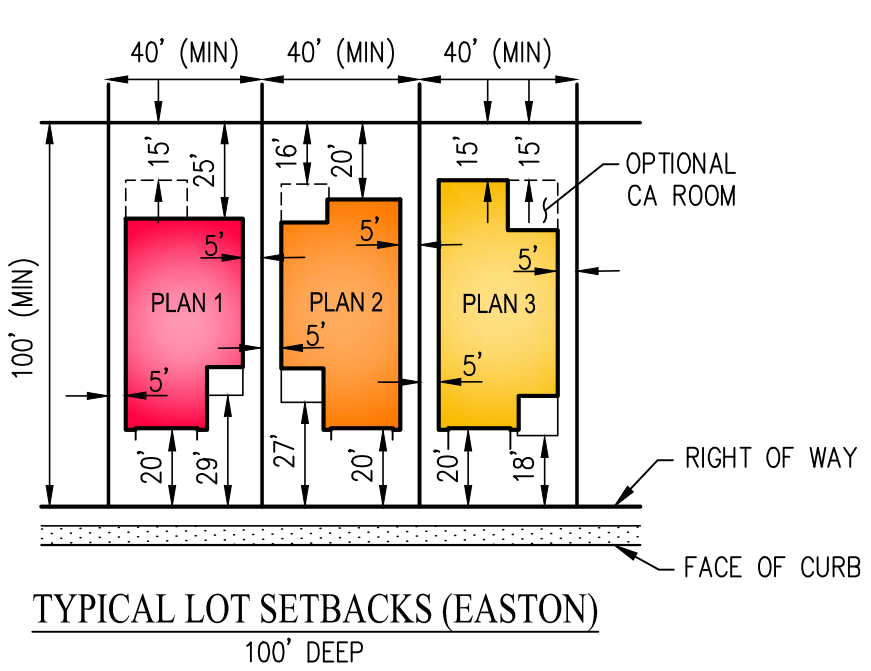
LEFT ELEVATION

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



NEIGHBORHOOD 2 - PRODUCT MIX

PLAN NUMBER	LOT COUNT	% OF TOTAL
EASTON - PLAN 1	23	28.8%
EASTON - PLAN 2	23	28.8%
EASTON - PLAN 3	23	28.8%
SOUTHPORT - PLAN 1	7	8.8%
SOUTHPORT - PLAN 1X	-	-
SOUTHPORT - PLAN 2	-	-
SOUTHPORT - PLAN 3	2	2.4%
SOUTHPORT - PLAN 4	2	2.4%
TOTAL	80	100%



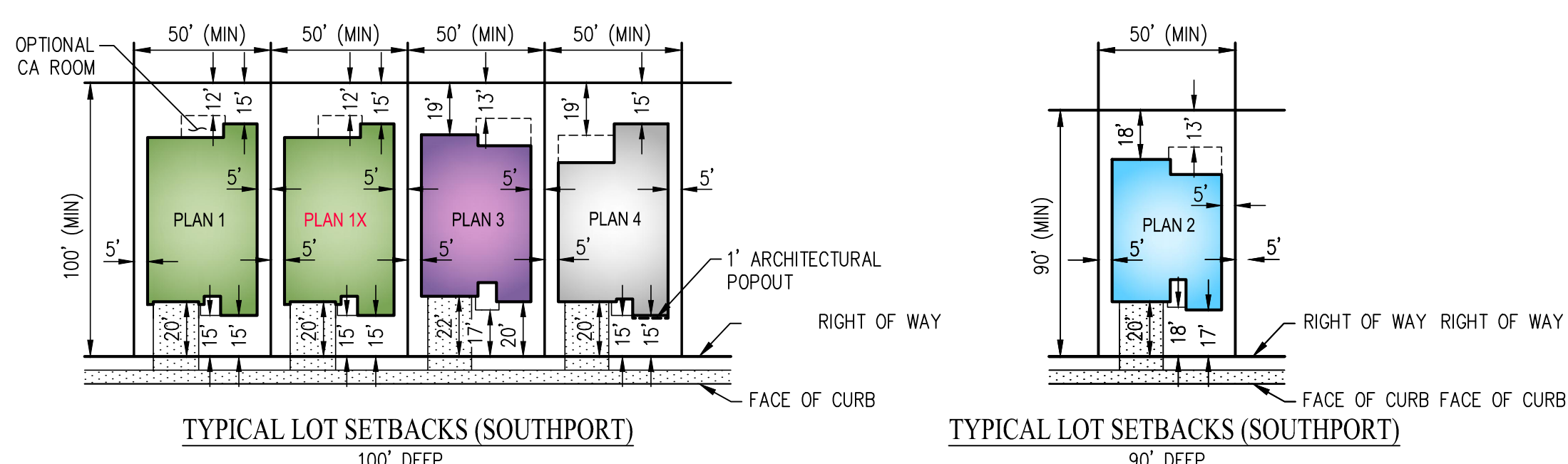
EASTON - LOT COVERAGE

PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	1,518 SF±	38.0%
2	1,625 SF±	40.1%
3	1,797 SF±	43.9%

NOTE: ALL BUILDING FOOTPRINTS EXCLUDE PORCHES AND CALIFORNIA ROOMS. THE CALCULATIONS FOR PLANS 1, 2, AND 3 ARE BASED UPON THE MINIMUM LOT SIZE OF 40' WIDE BY 100' DEEP.

NEIGHBORHOOD 3 - PRODUCT MIX

PLAN NUMBER	LOT COUNT	% OF TOTAL
EASTON - PLAN 1	9	6.7%
EASTON - PLAN 2	1	1.0%
EASTON - PLAN 3	1	1.0%
SOUTHPORT - PLAN 1	7	6.7%
SOUTHPORT - PLAN 1X	23	22.1%
SOUTHPORT - PLAN 2	7	6.7%
SOUTHPORT - PLAN 3	28	26.9%
SOUTHPORT - PLAN 4	28	26.9%
TOTAL	104	100%



SOUTHPORT - LOT COVERAGE

PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	2,516 SF±	50.3%
2	1,970 SF±	43.8%
3	2,274 SF±	45.5%
4	2,370 SF±	47.4%

NOTE: ALL BUILDING FOOTPRINTS EXCLUDE PORCHES AND CALIFORNIA ROOMS. THE CALCULATIONS FOR PLANS 1, 3, AND 4 ARE BASED UPON THE MINIMUM LOT SIZE OF 50' WIDE BY 100' DEEP. CALCULATIONS FOR PLAN 2 ARE BASED UPON THE MINIMUM LOT SIZE OF 50' WIDE BY 90' DEEP.

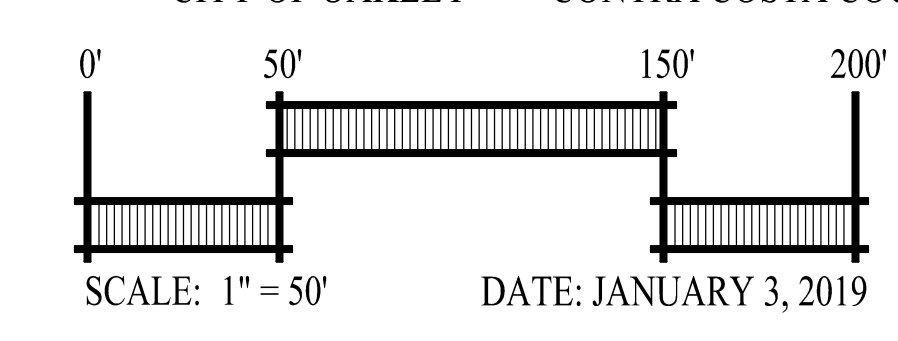
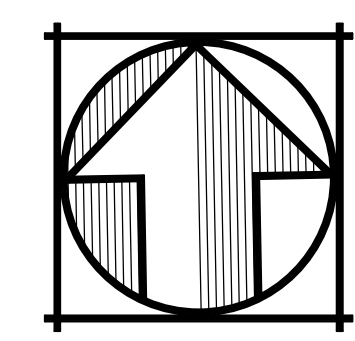
GENERAL NOTES:

- OWNER/SUBDIVIDER: BROOKFIELD RESIDENTIAL
500 LA GONDA WAY, SUITE 100
DANVILLE, CA 94526
PHONE: (925) 743-8000
CONTACT: KEVIN POHLSON
- CIVIL ENGINEER: CARLSON, BARBEE & GIBSON, INC.
2633 CAMINO RAMON, SUITE 350
SAN RAMON, CALIFORNIA 94583
PHONE: (925) 866-0322
CONTACT: ANGELO GIBRTELLO
- ACREAGE: EASTON (NEIGHBORHOOD 2) = 12.8 AC±
SOUTHPORT (NEIGHBORHOOD 3) = 19.3 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

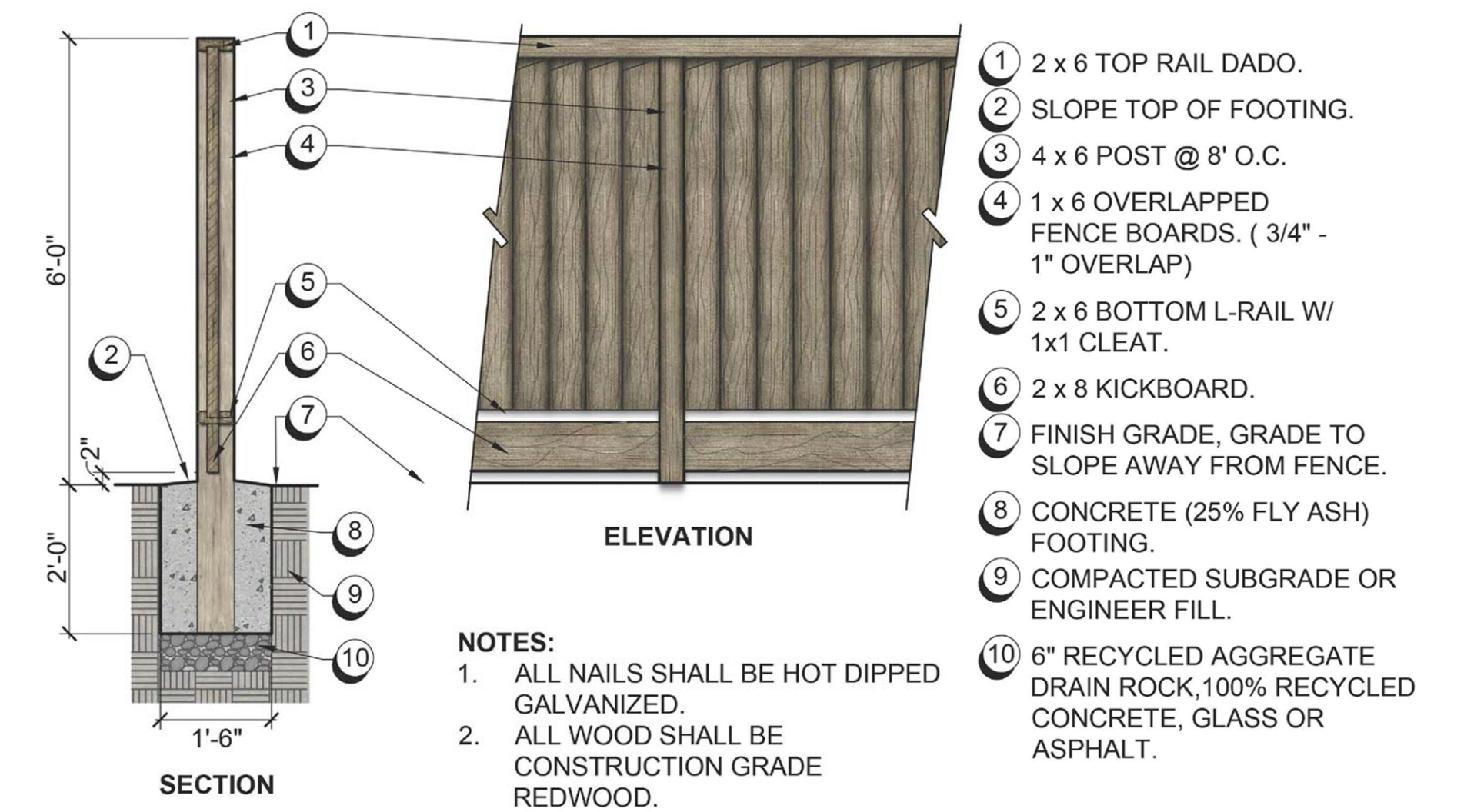
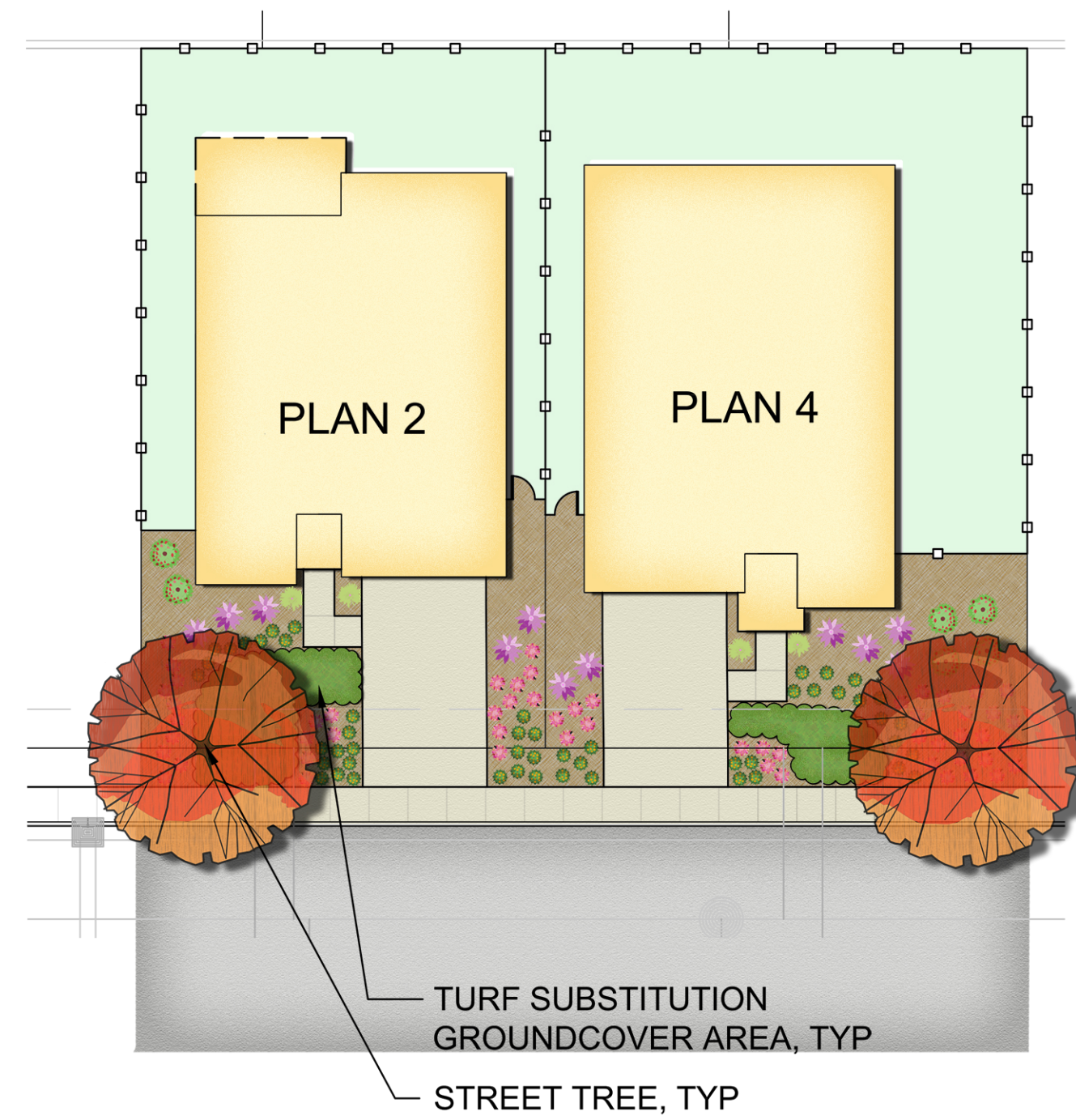
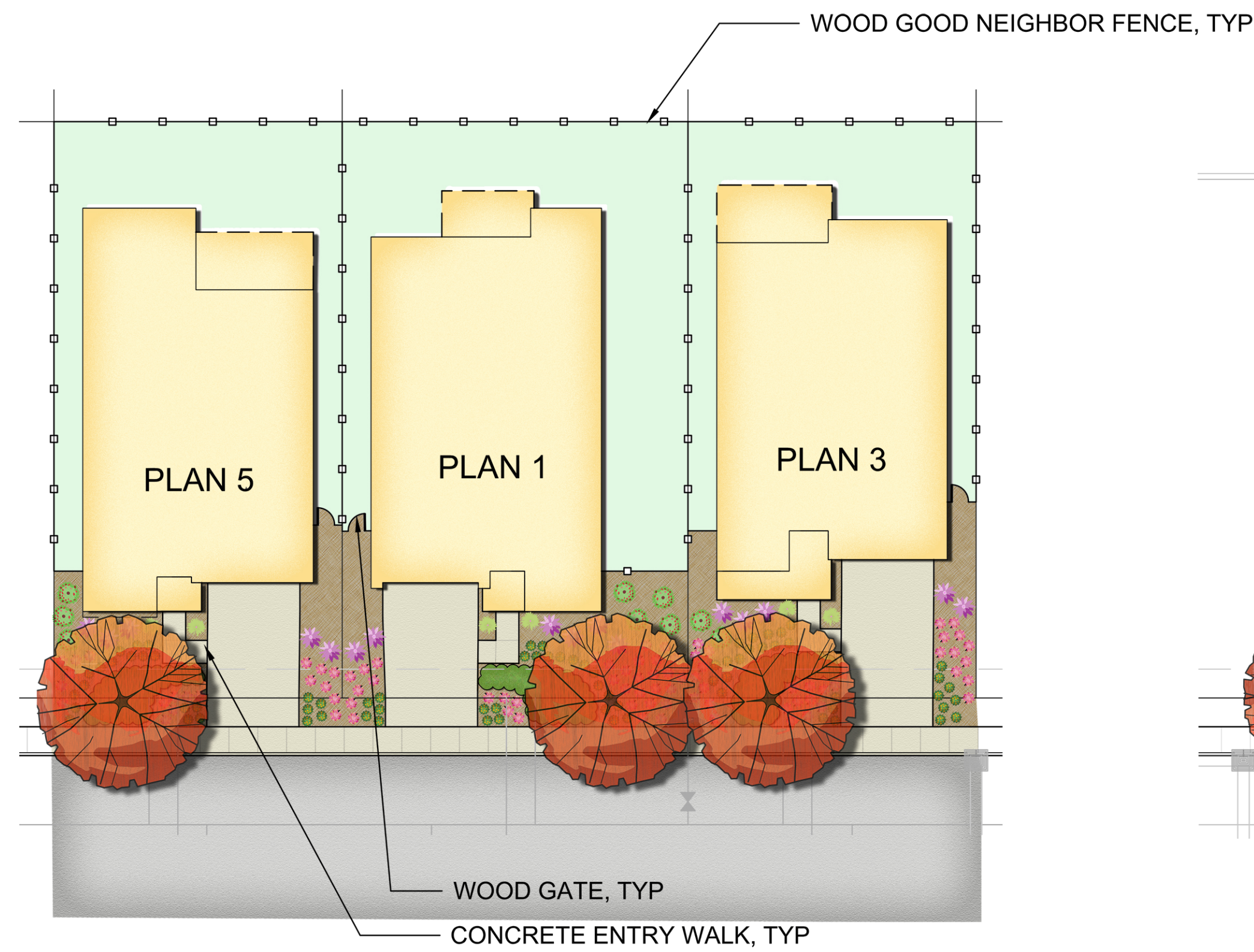
**EASTON & SOUTHPORT AT DELANEY PARK
DEVELOPMENT PLAN**

NEIGHBORHOODS 2 & 3

CITY OF OAKLEY CONTRA COSTA COUNTY CALIFORNIA



SAN RAMON • (925) 866-0322
SACRAMENTO • (916) 375-1877
WWW.CBANDG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS



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	ARCTOSTAPHYLOS SP.	MANZANITA	5 GAL	L
PISTACIA CHINENSIS 'RED PUSH' (MALE ONLY)	RED PUSH CHINESE PISTACHE	15 GAL	LOW	BERBERIS SP.	JAPANESE BARBERRY	1 GAL	L
PYRUS CALLERYANA 'NEW BRADFORD'	NEW BRADFORD PEAR	15 GAL	MOD	CEANOTHUS SP.	WILD LILAC	5 GAL	L
VINES / ESPALIERS				GROUNDCOVERS			
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CISTUS SPP.	ROCK ROSE	5 GAL	M
PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COLEONEMA PULCHRUM	PINK BREATH OF HEAVEN	5 GAL	M
ROSA SPP.	ROSE	5 GAL	M	DIETES SPP.	FORTNIGHT LILY	1 GAL	L
CAREX FLACCA	BLUE SEDGE	1 GAL	M	GAURA	GAURA	1 GAL	M
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	MAHONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
HELIANTHEMUM N. 'WISLEY PINK'	HELIANTHEMUM NUMMULARIUM 'WISLEY PINK'	1 GAL	M	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
MYOPORUM P. 'PROSTRATUM'	CREeping MYOPORUM	1 GAL	L	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
SCAEVOLA 'MAUVE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
STACHYS BYZANTINA	LAMBS EARS	1 GAL	L	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PHOTINIA FRASERII	PHOTINIA	5 GAL	M
* WATER NEEDS BASED ON THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES (WUCOLS) BY THE UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION.							

