

PLAN ONE | RANCH

PLAN THREE | ITALIAN

PLAN FOUR | FARMHOUSE

PLAN FIVE | SHINGLE

PLAN TWO | COTTAGE

02.19.19

Brookfield
Homes

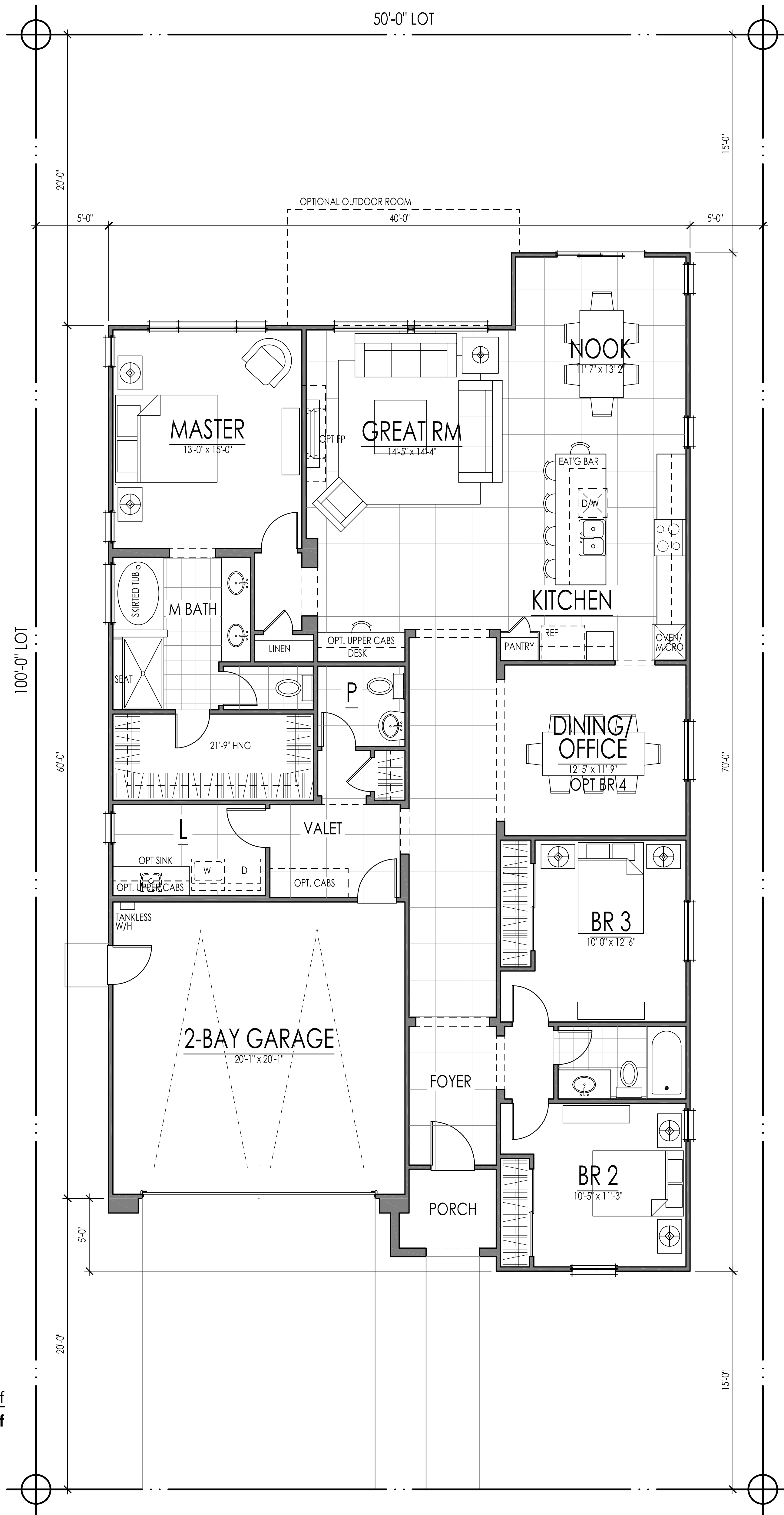
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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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: 2100 sf
 TOTAL LIVING: 2100 sf

02.19.19



PLAN ONE | 2100 SQ. FT. | 'C'
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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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

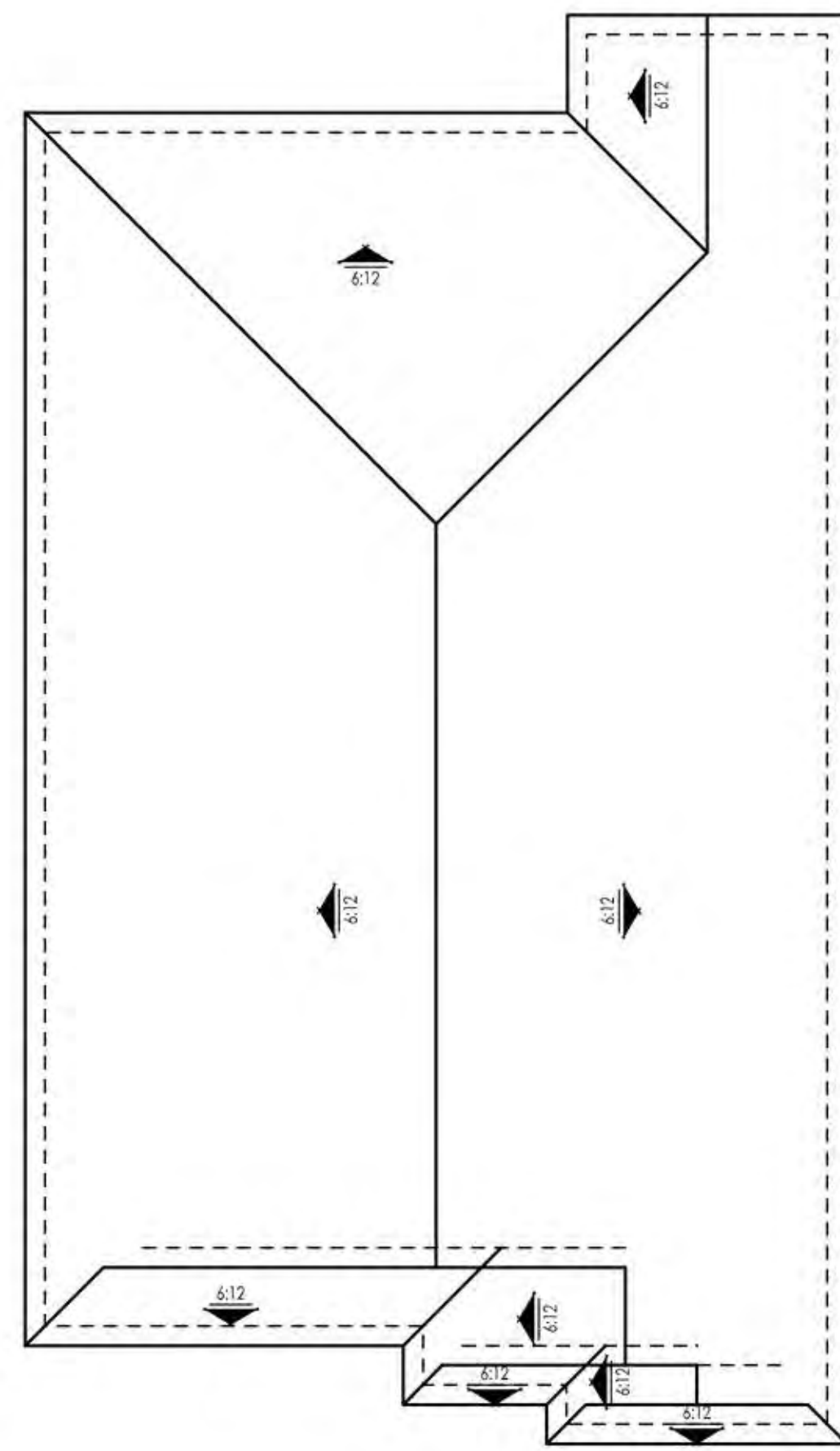
SCALE: 1/4" = 1'-0"



- 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"

02.19.19

Brookfield
Homes

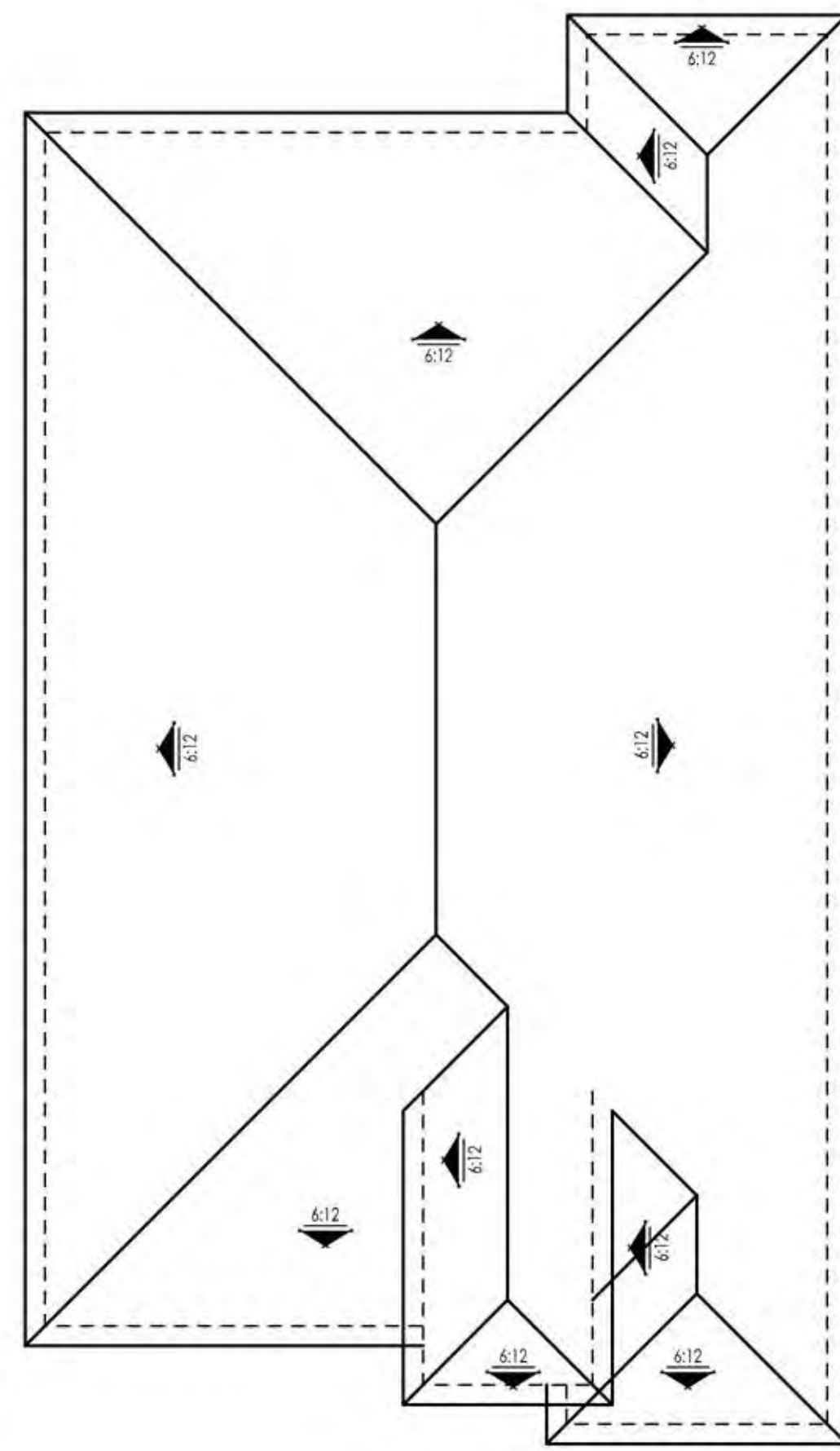
PLAN ONE | ELEVATION A | FARMHOUSE
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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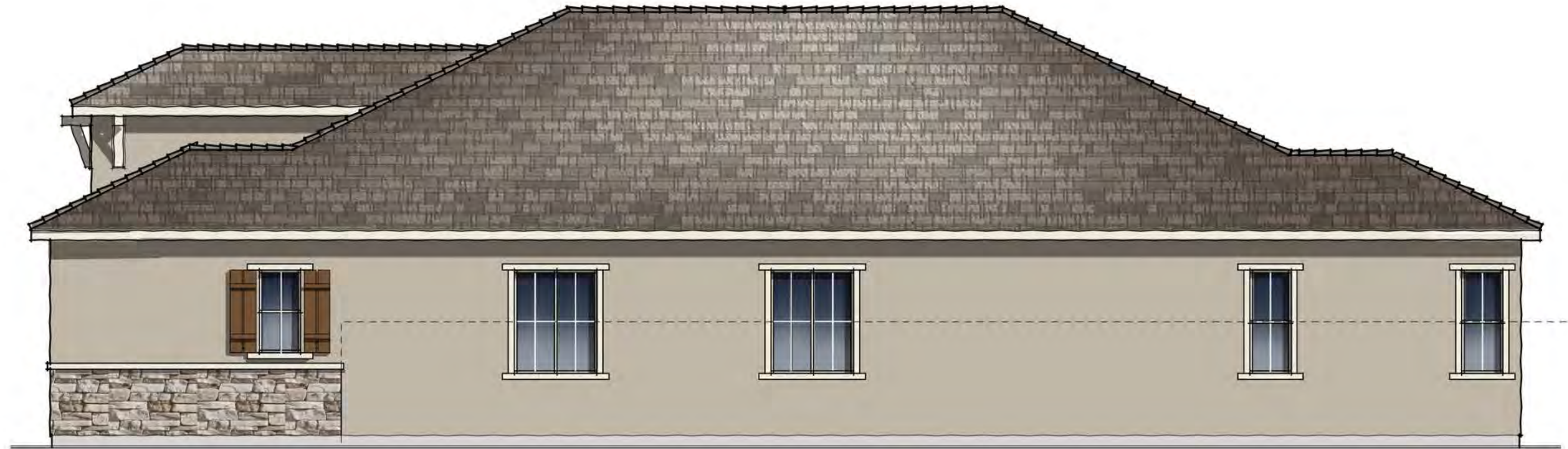
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ROOF PLAN

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"

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Brookfield
Homes

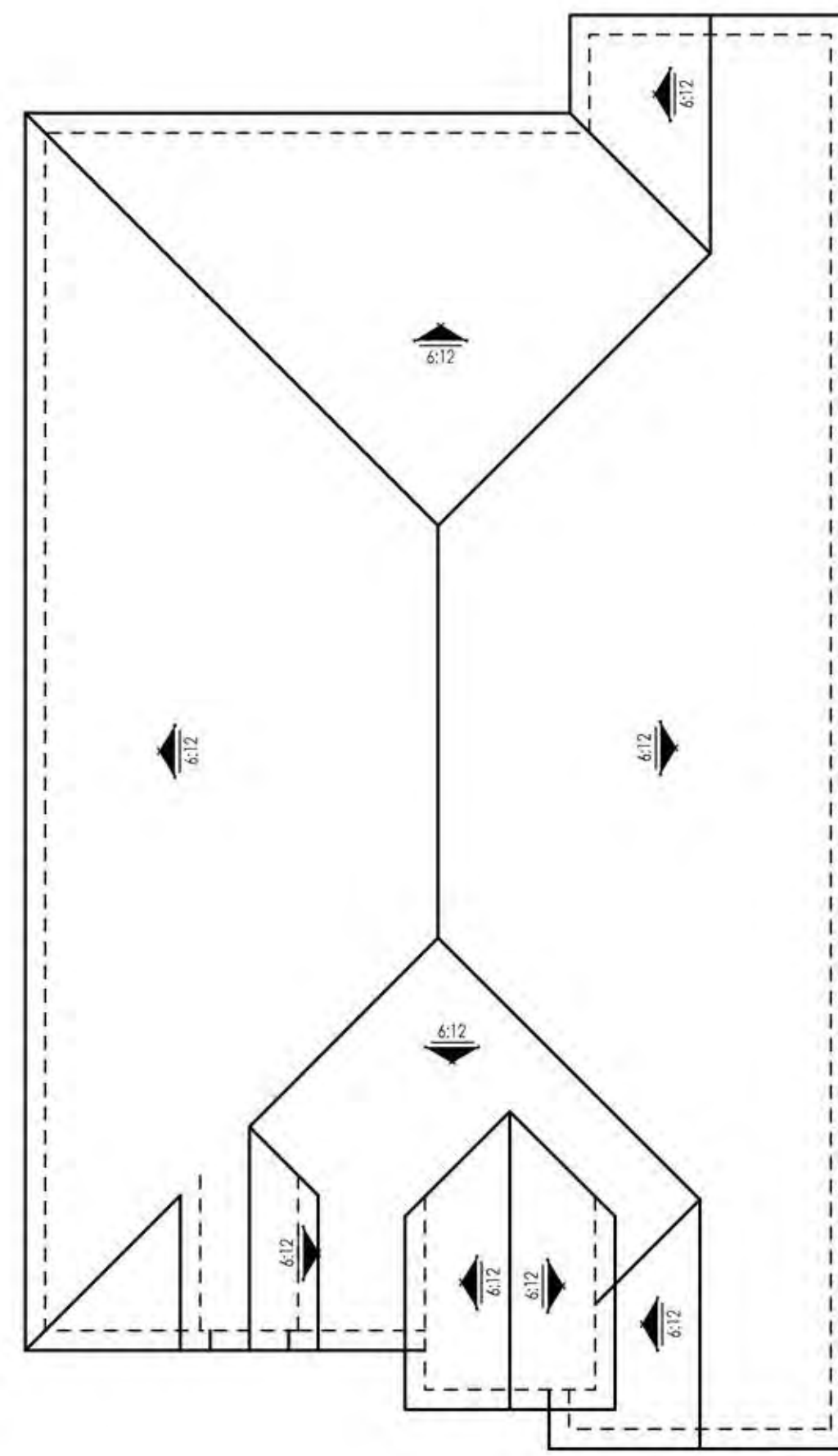
PLAN ONE | ELEVATION B | COTTAGE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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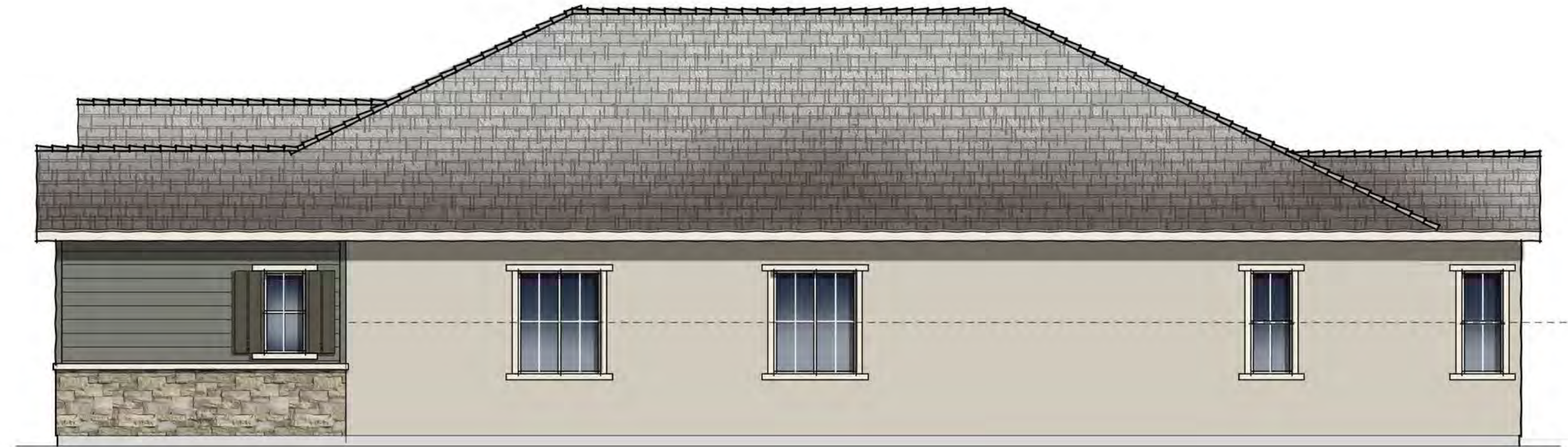
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ROOF PLAN

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"

02.19.19

Brookfield
Homes

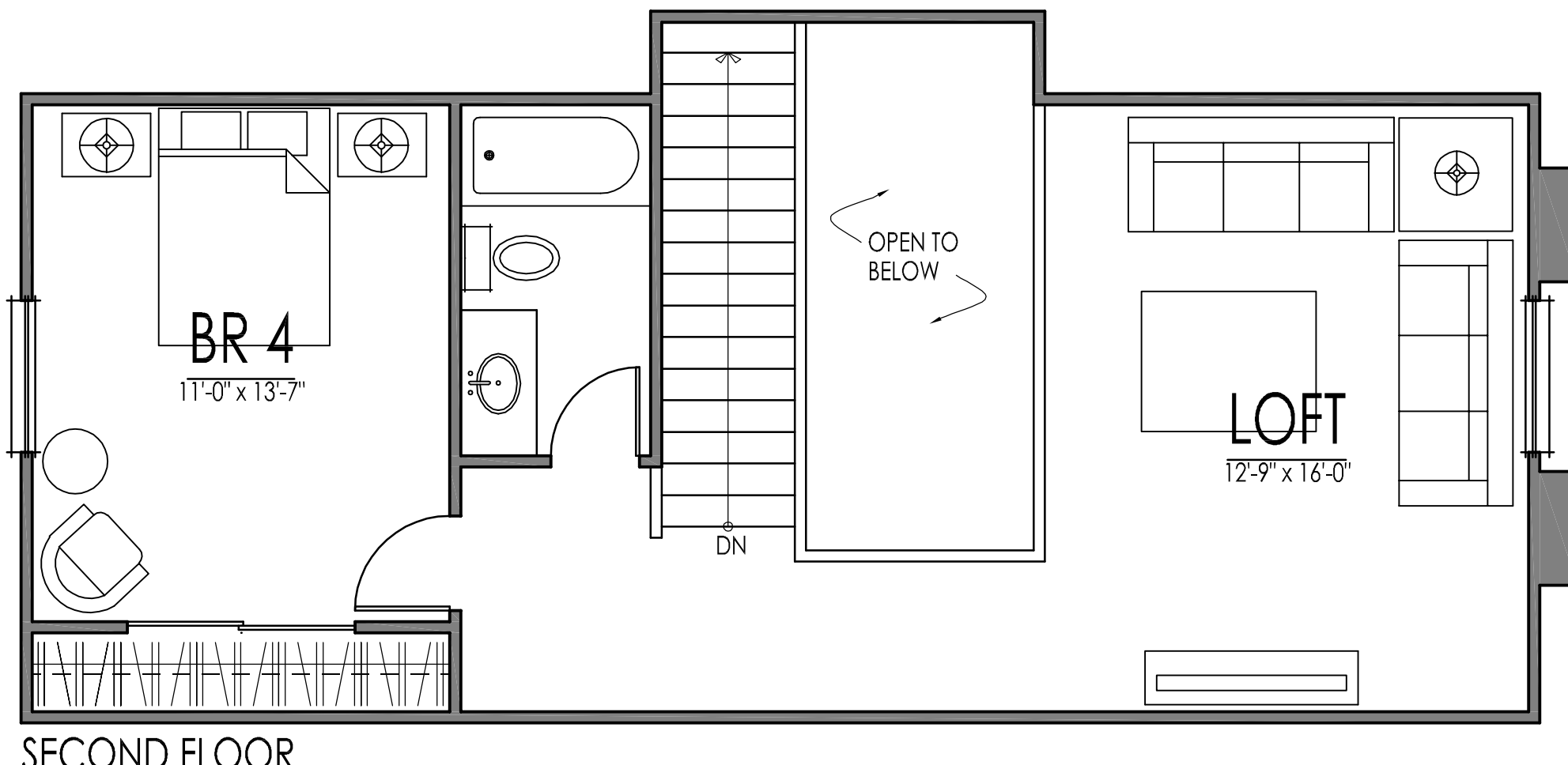
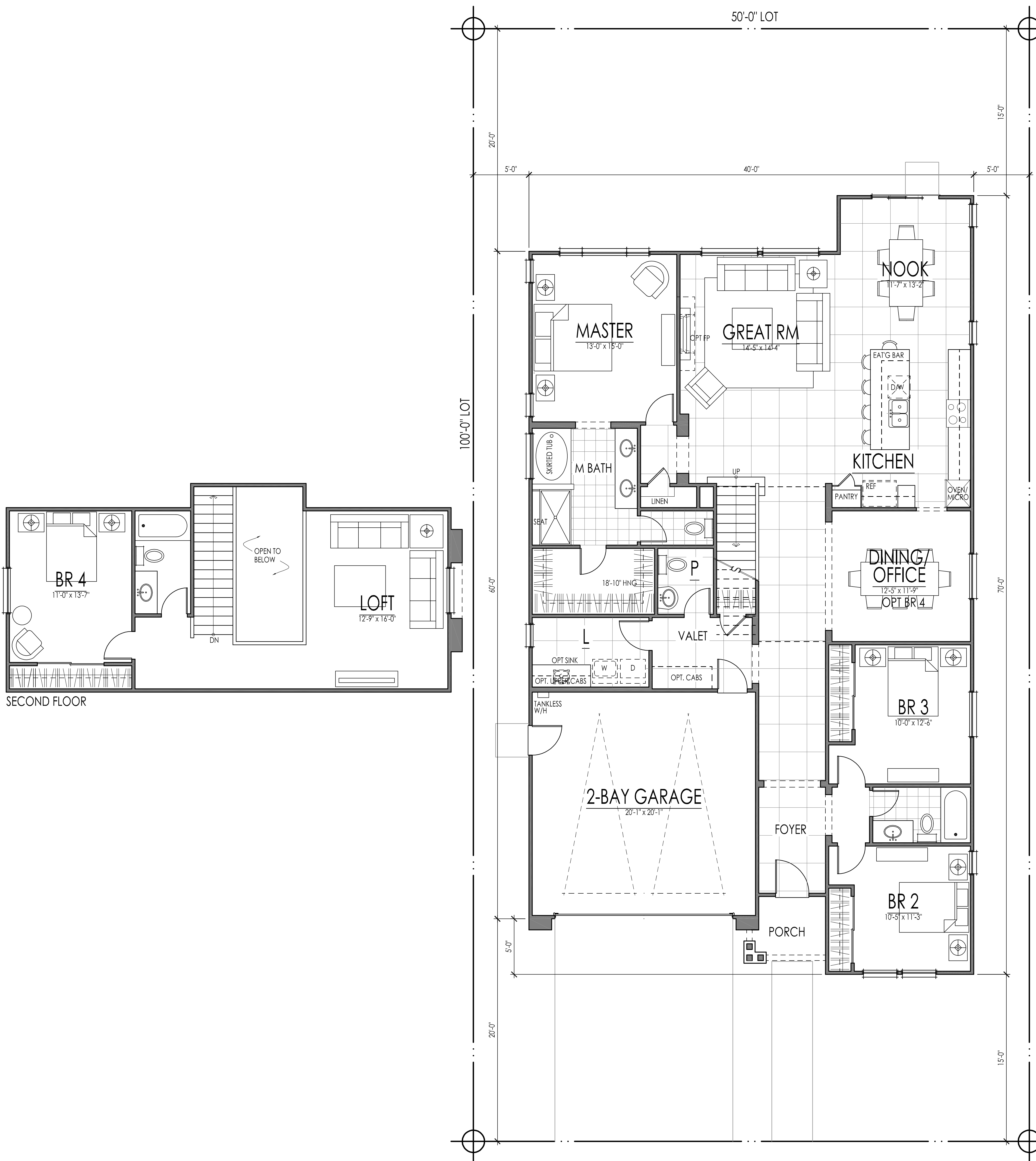
PLAN ONE | ELEVATION C | RANCH
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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

02.19.19

PLAN TWO | 2648 SQ. FT. | 'A'

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

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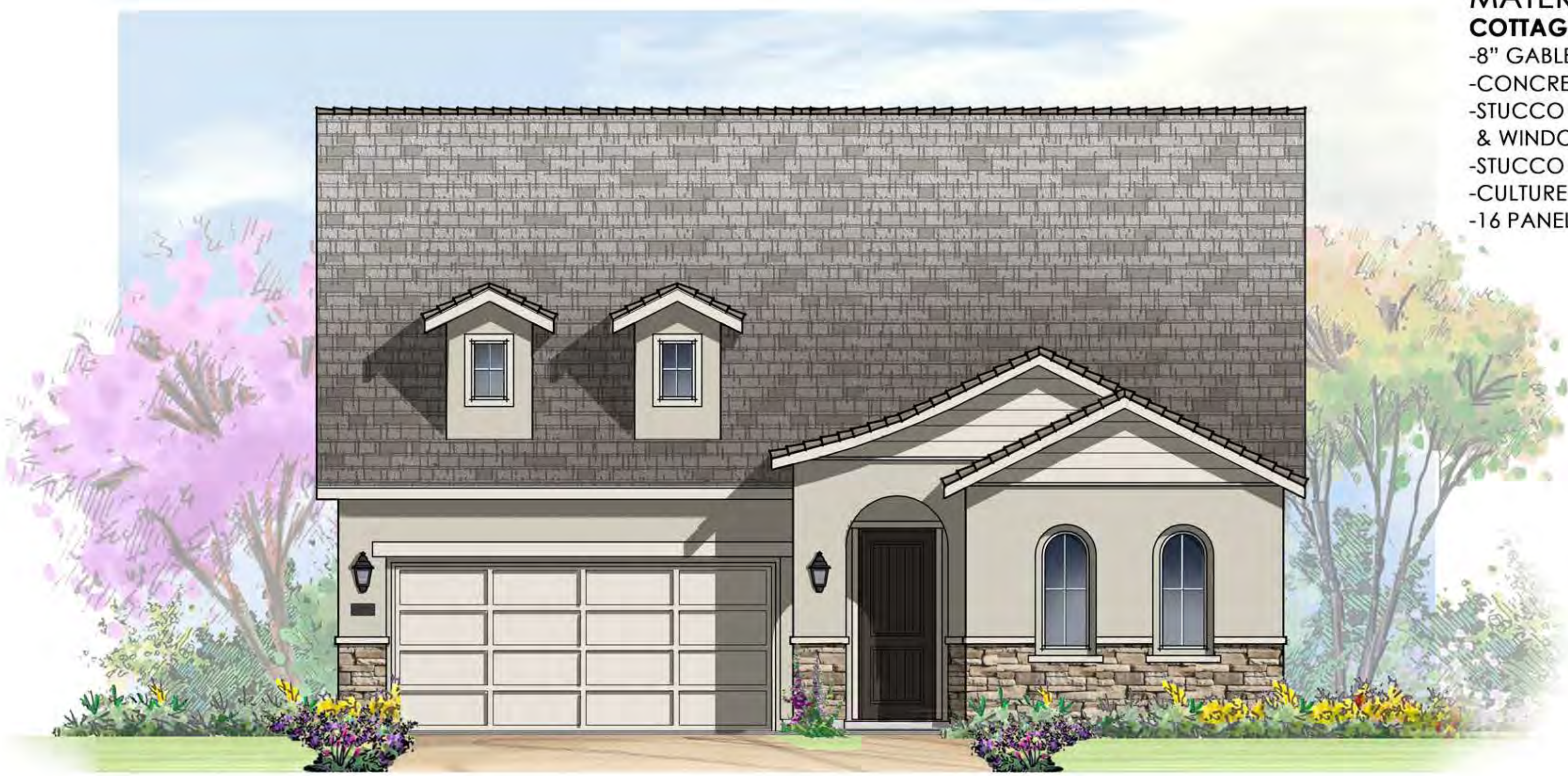
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- MATERIAL NOTES**
FARMHOUSE ELEVATION
 -CONCRETE FLAT TILE
 -DECORATIVE WOOD LOUVERED VENT
 -BOARD & BATT SIDING
 -STUCCO WRAPPED TRIM @ DOORS & WINDOWS
 -STUCCO
 -WOOD POST
 -CULTURED BRICK VENEER
 -32 PANELED GARAGE DOOR
 -DECORATIVE SHUTTERS

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"

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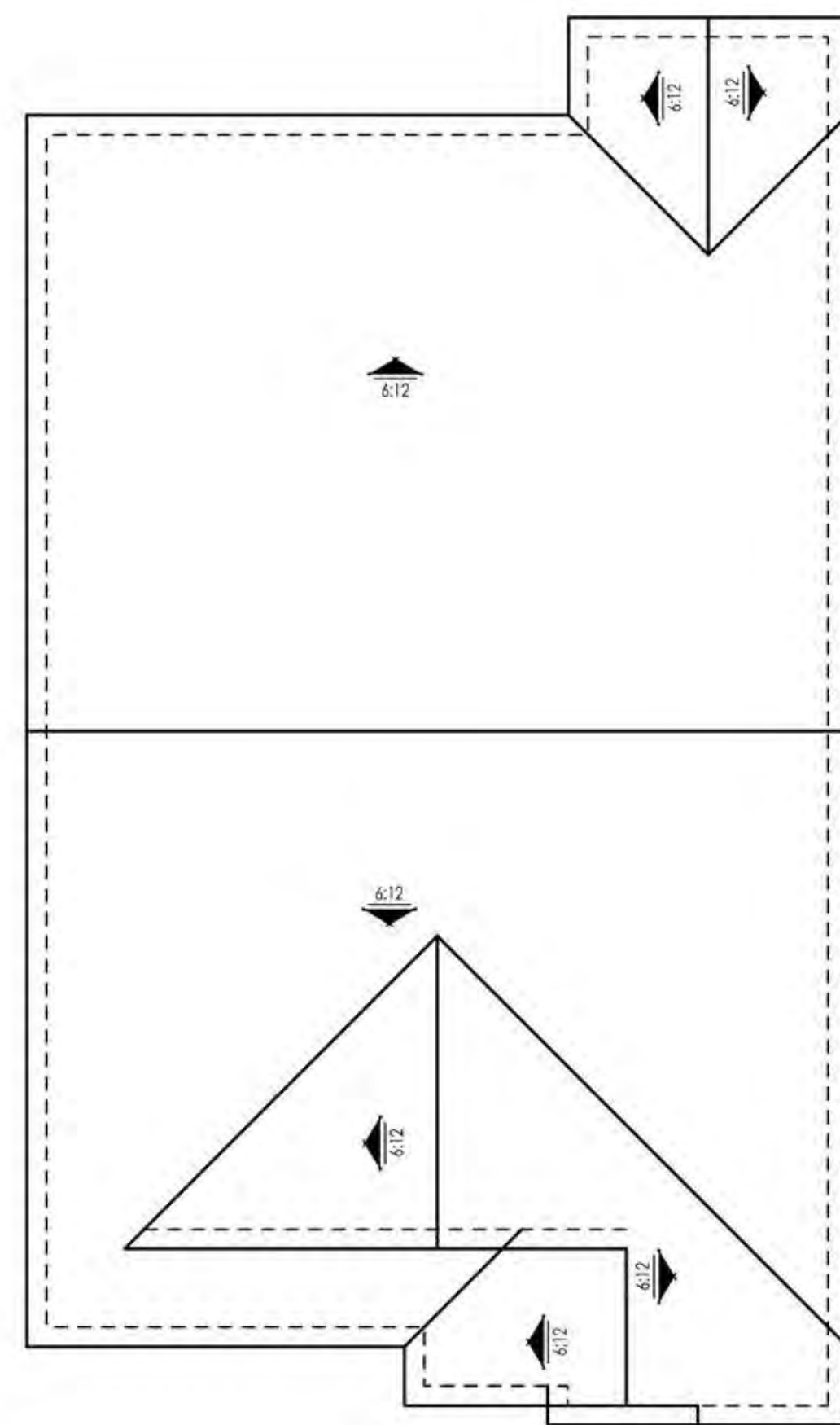
Brookfield Homes

PLAN TWO | FRONT ELEVATIONS
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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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"

02.19.19

Brookfield
Homes

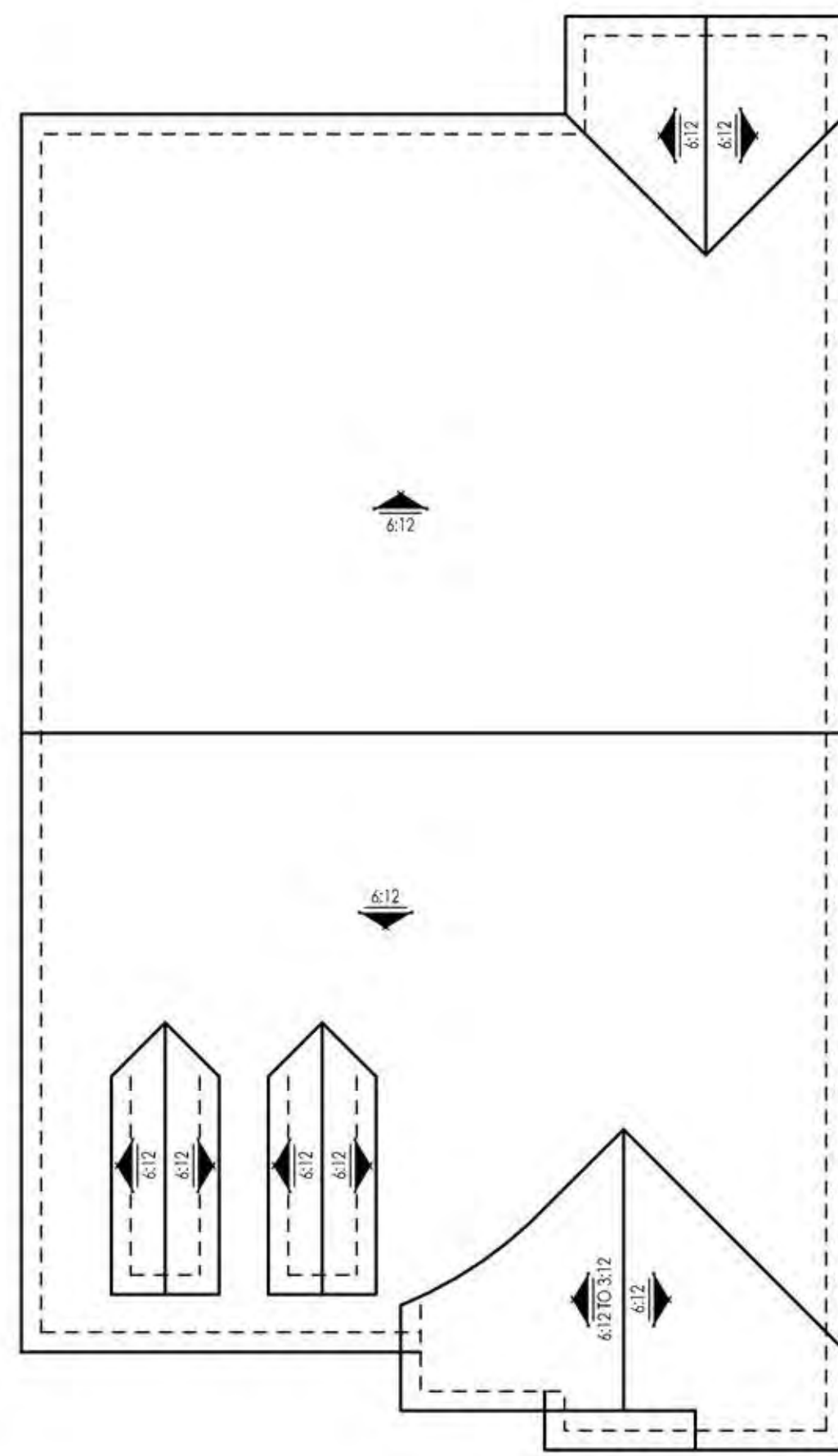
PLAN TWO | ELEVATION A | FARMHOUSE
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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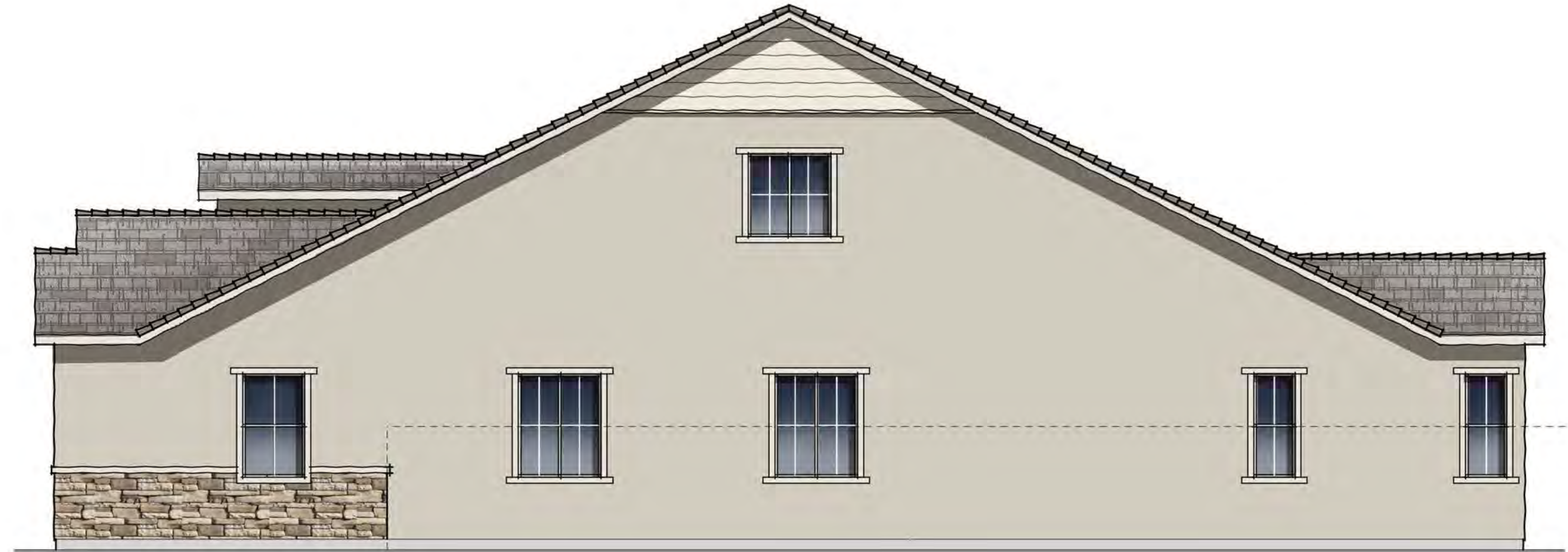
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ROOF PLAN

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



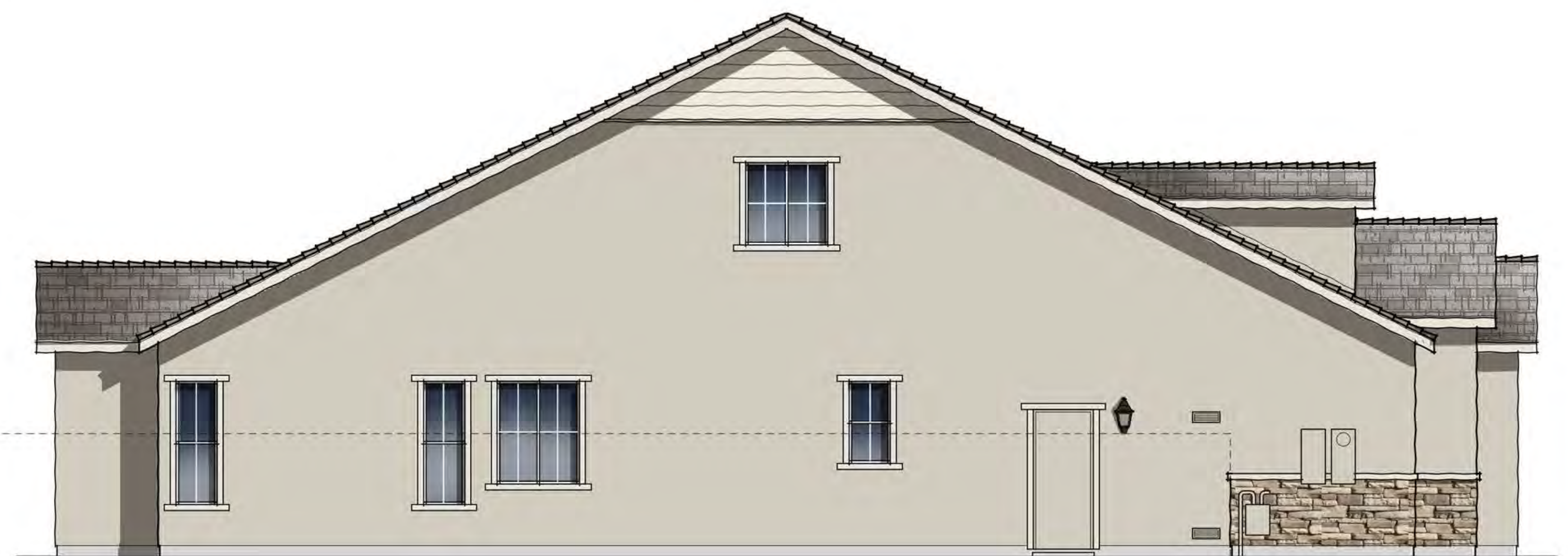
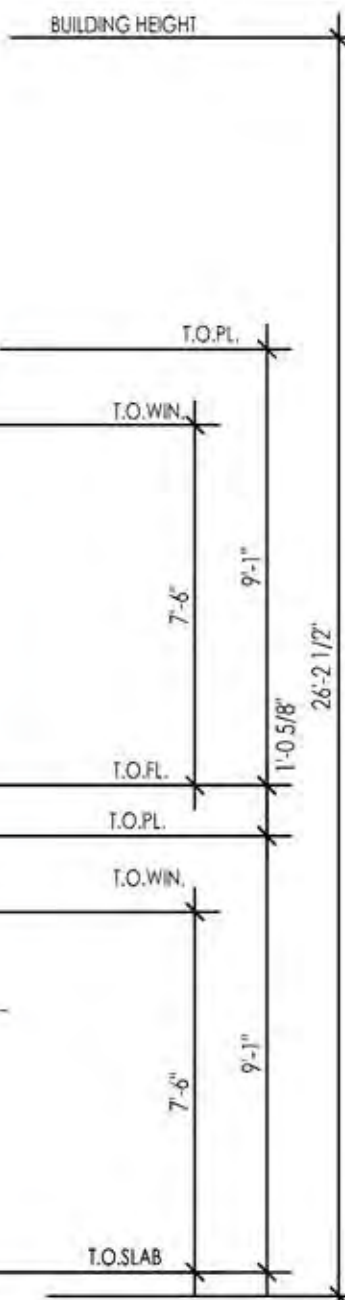
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

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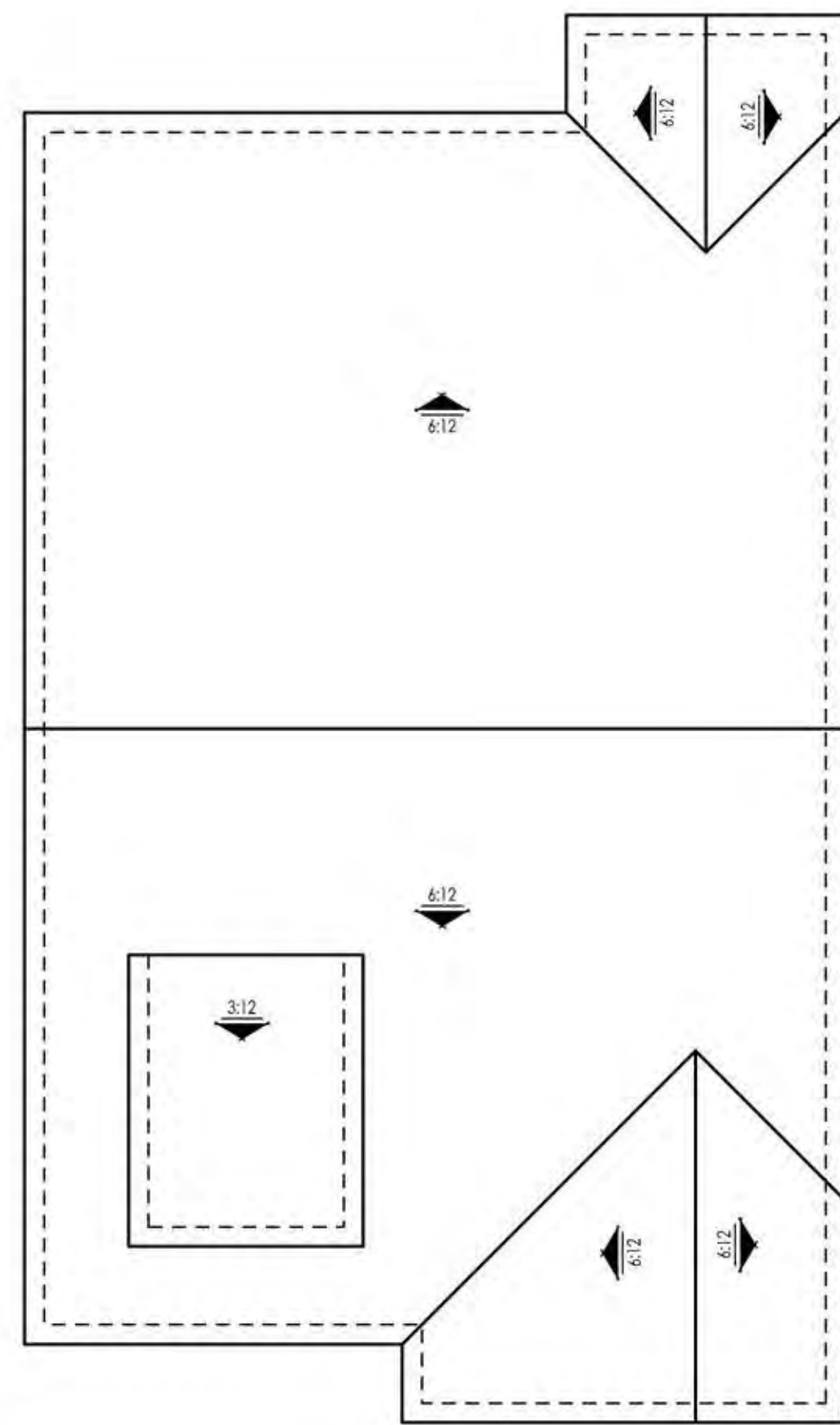


PLAN TWO | ELEVATION B | COTTAGE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

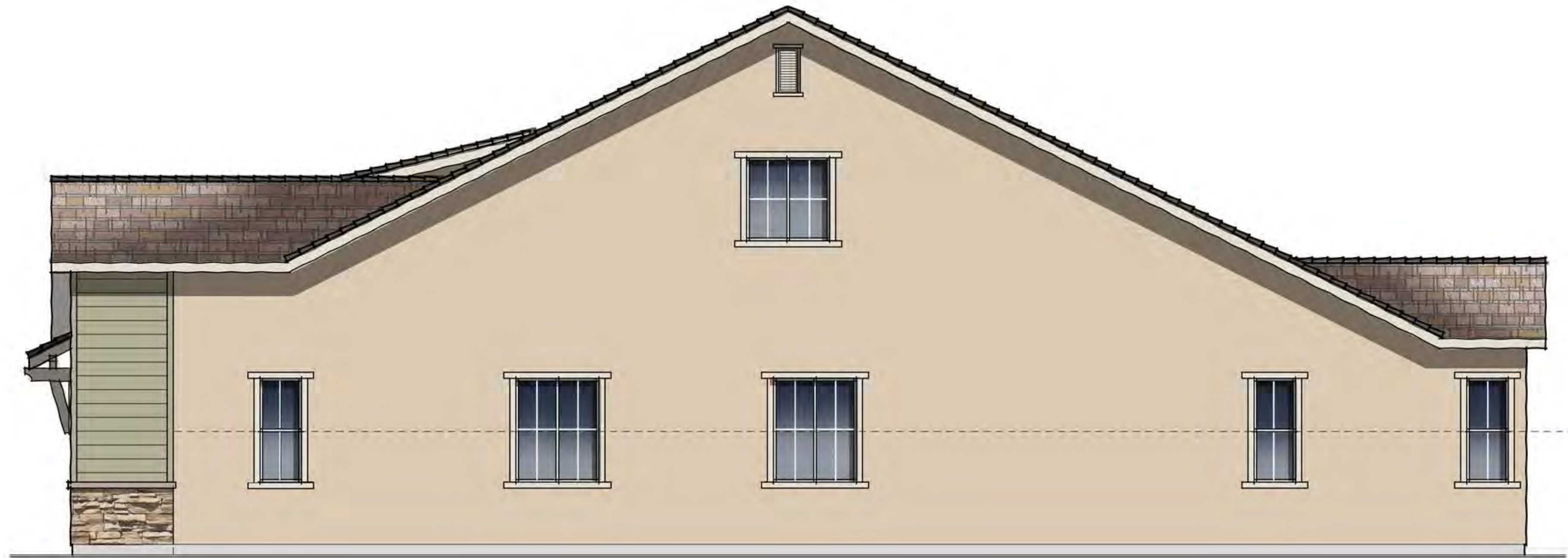
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ROOF PLAN

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



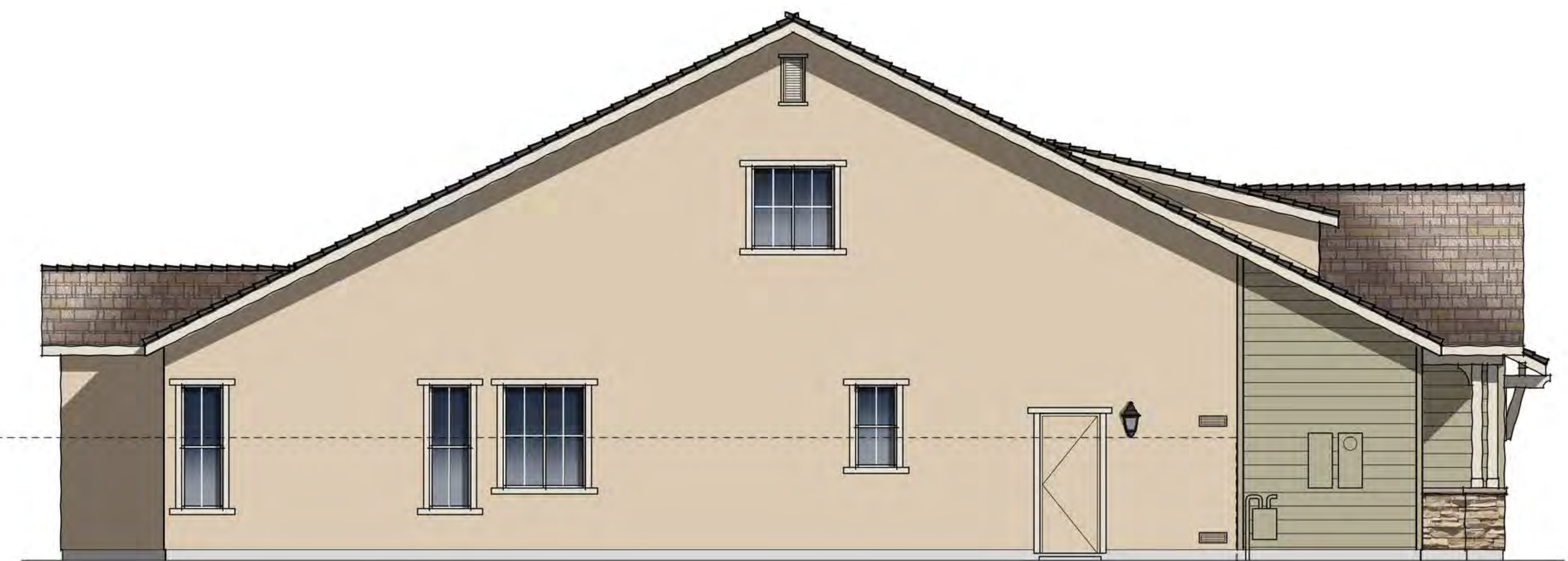
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

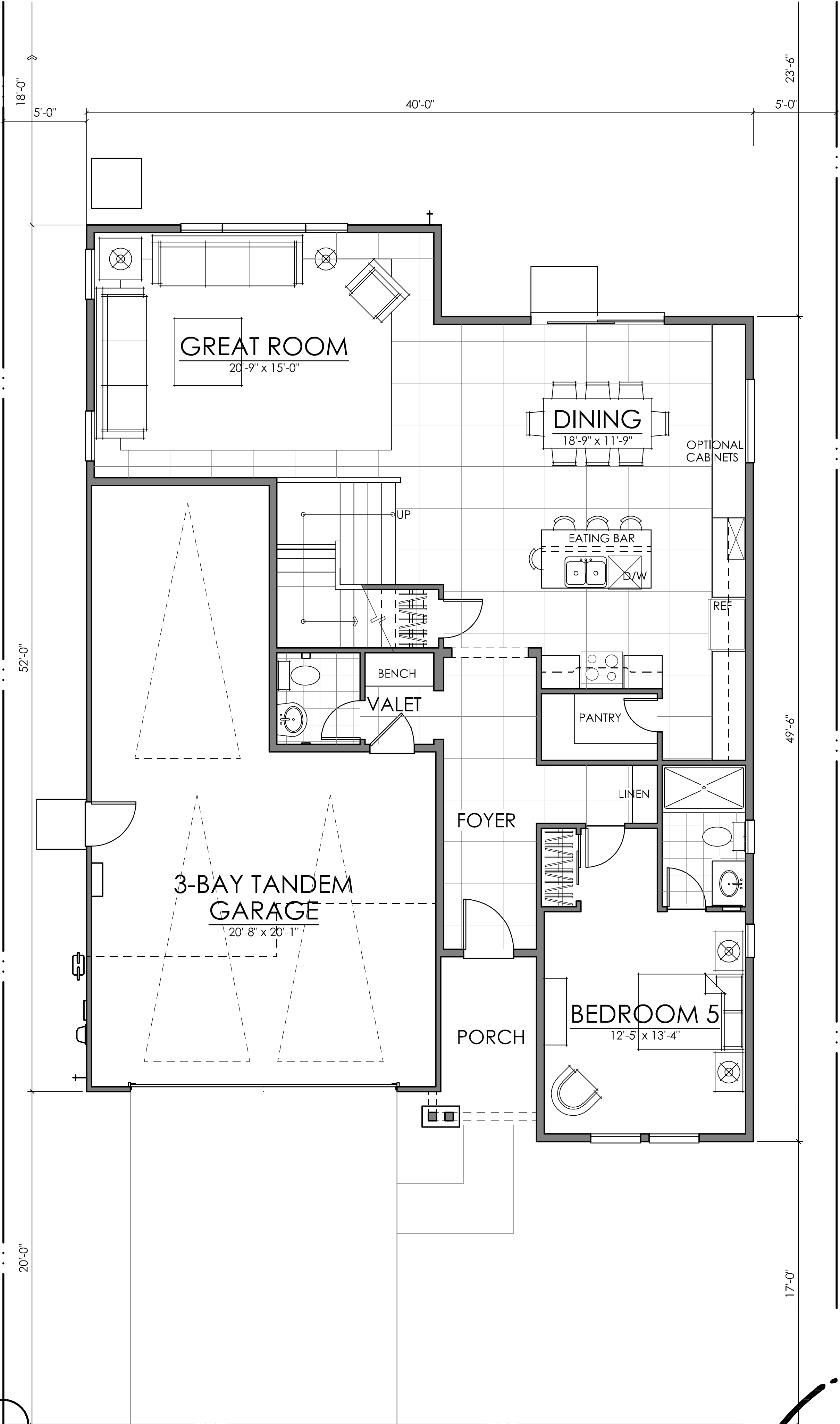
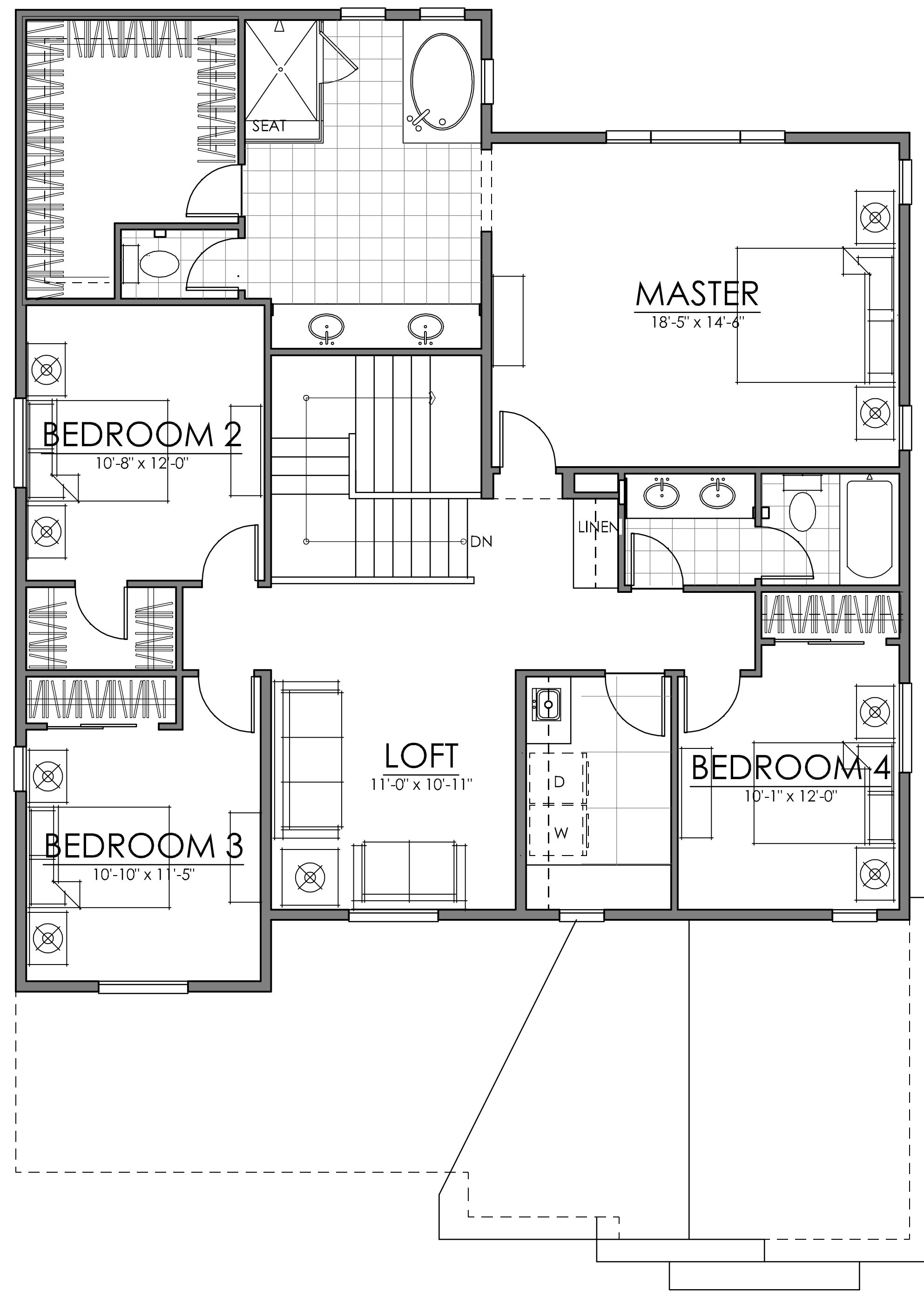
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Brookfield
Homes

PLAN TWO | ELEVATION C | RANCH
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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

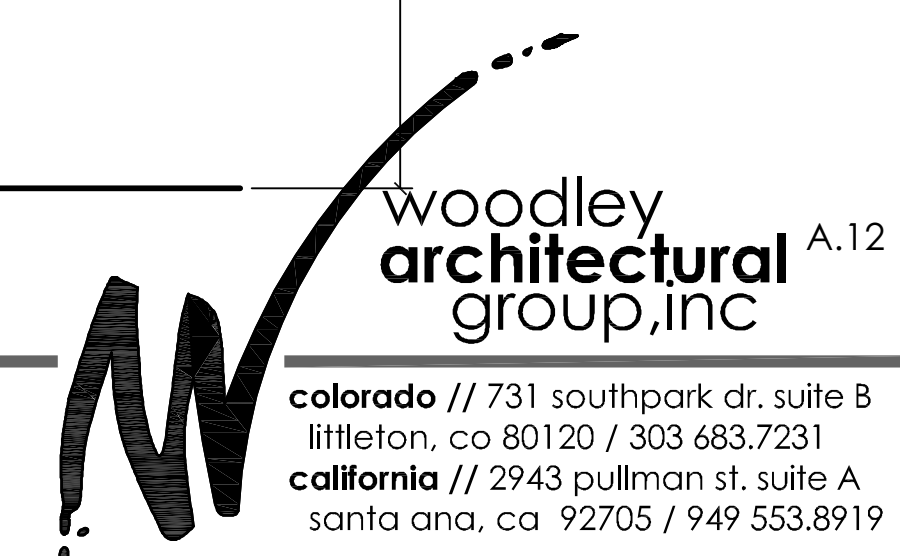
50'-0" X 90'-0" LOT SIZE

PLAN THREE | 2809 SQ. FT.

SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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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

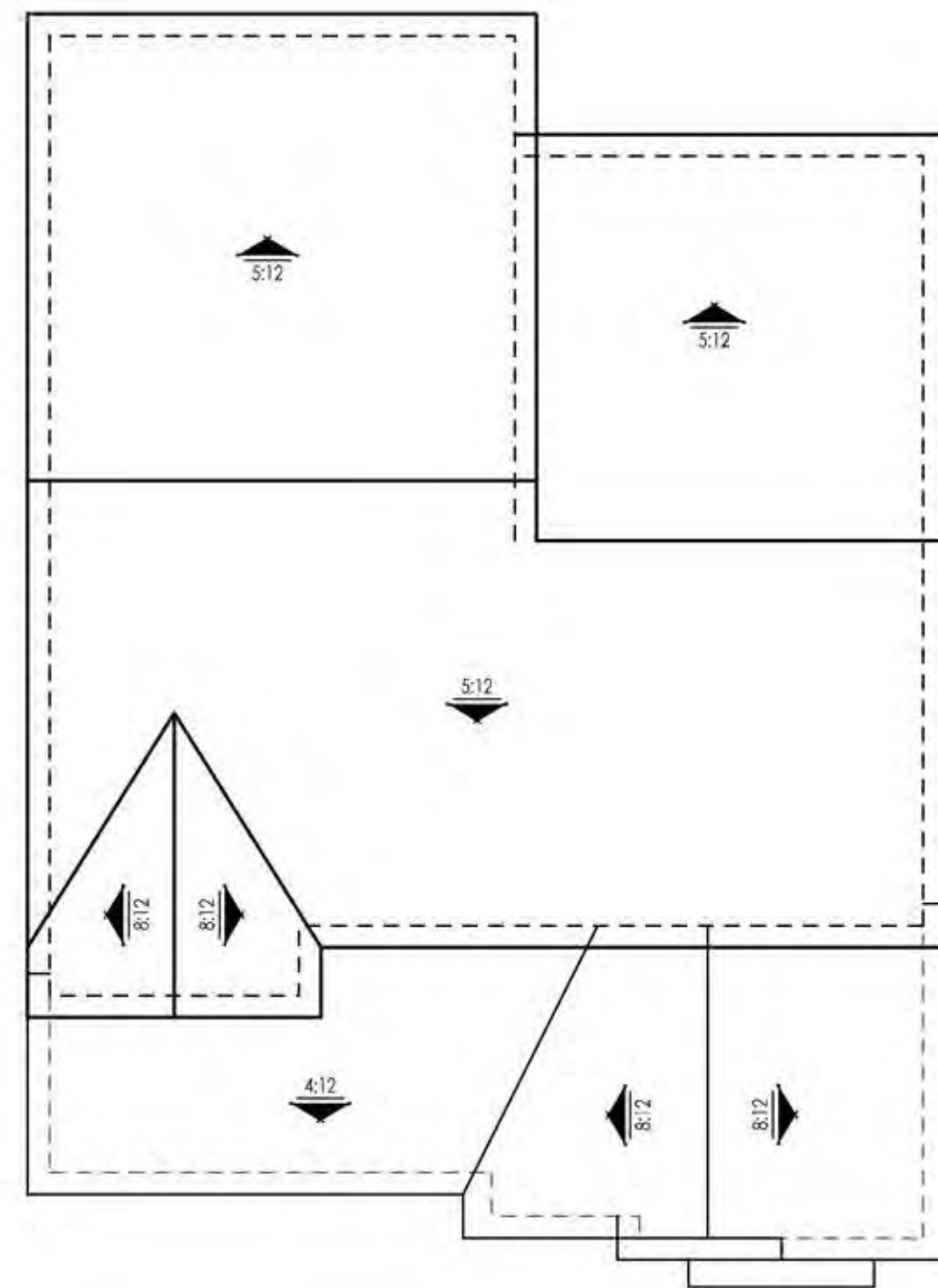
SCALE: 1/4" = 1'-0"



- 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"

02.19.19

Brookfield
Homes

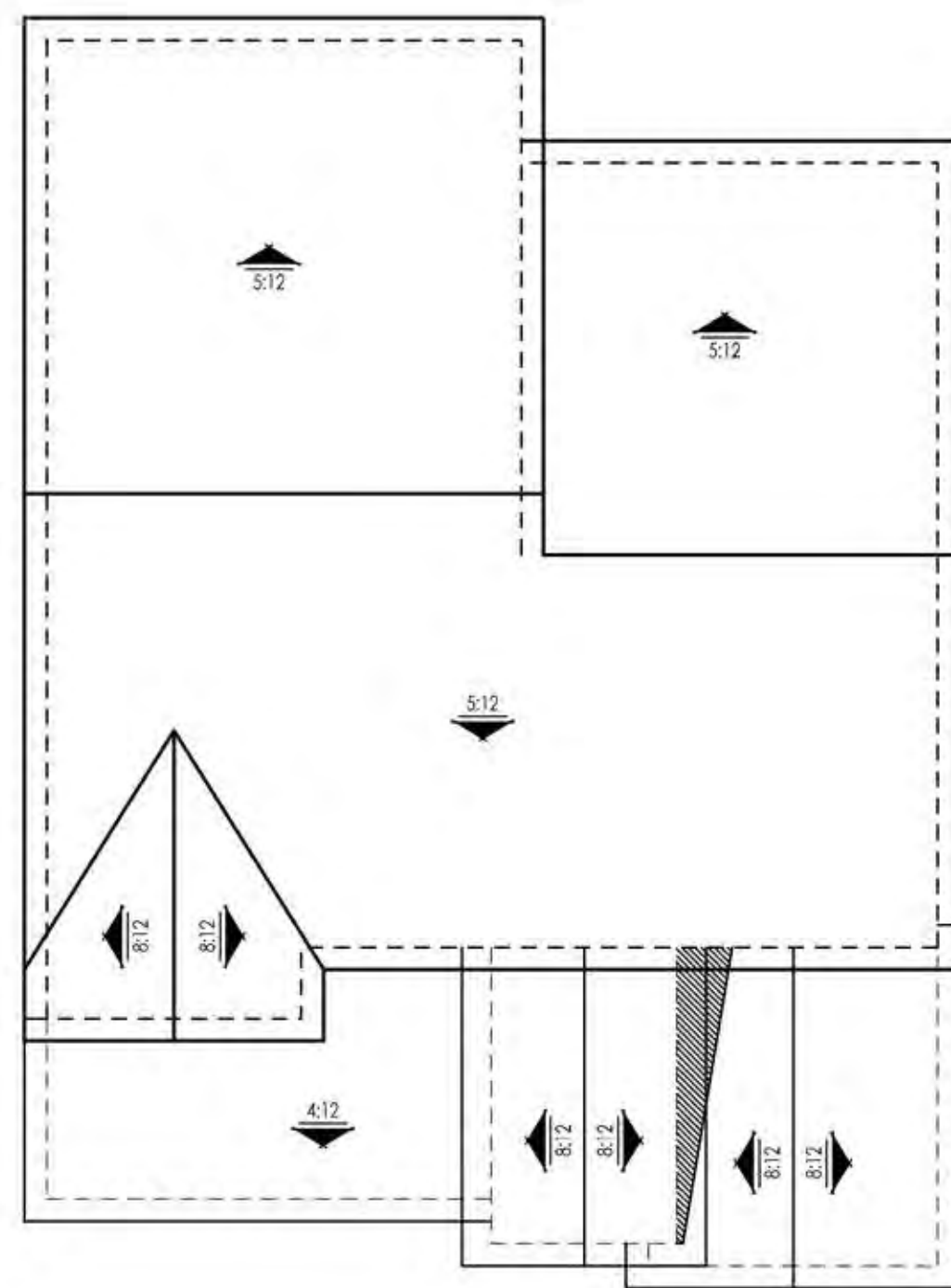
PLAN THREE | ELEVATION A | FARMHOUSE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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ROOF PLAN

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



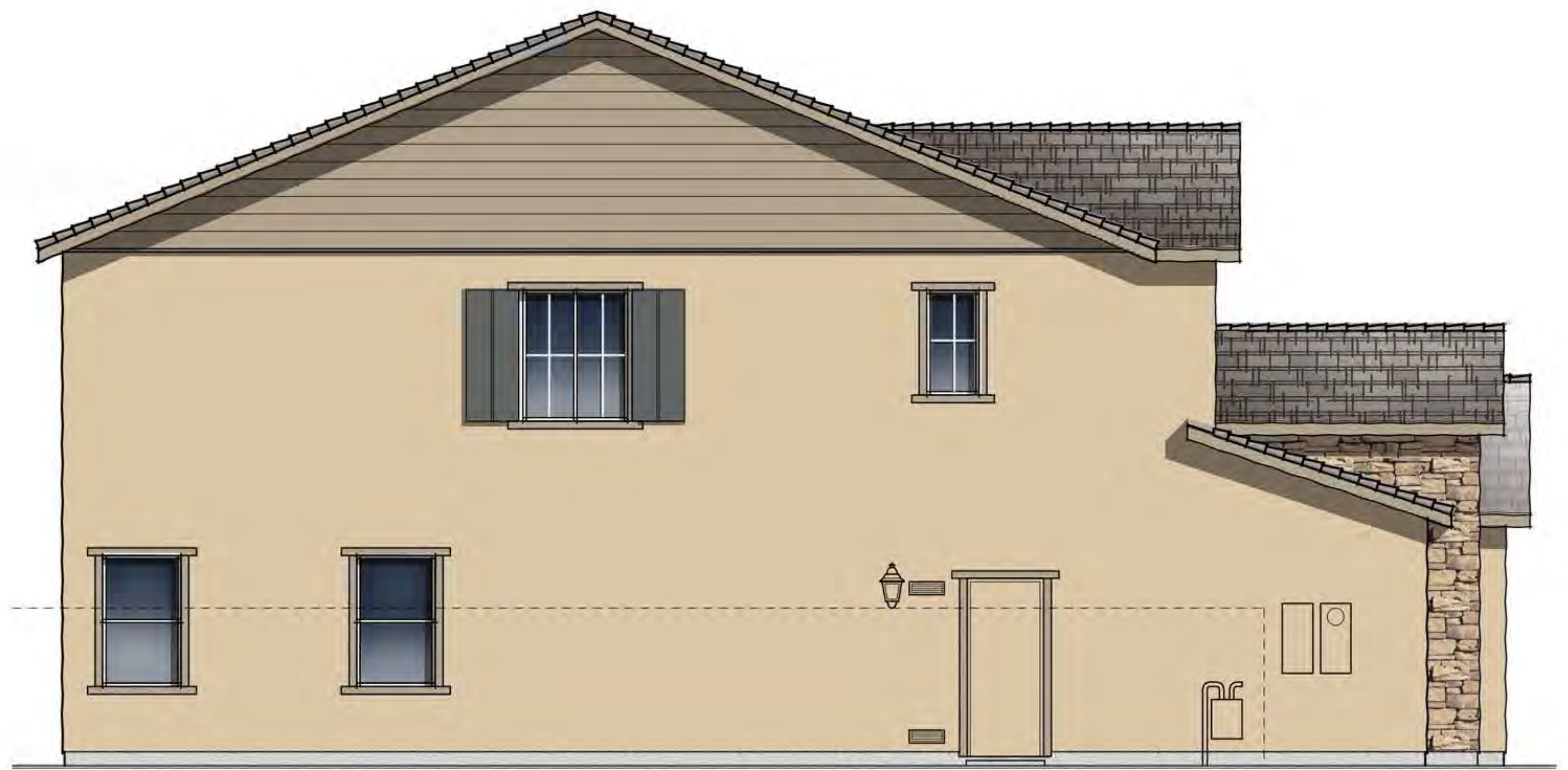
RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

02.19.19

Brookfield
Homes

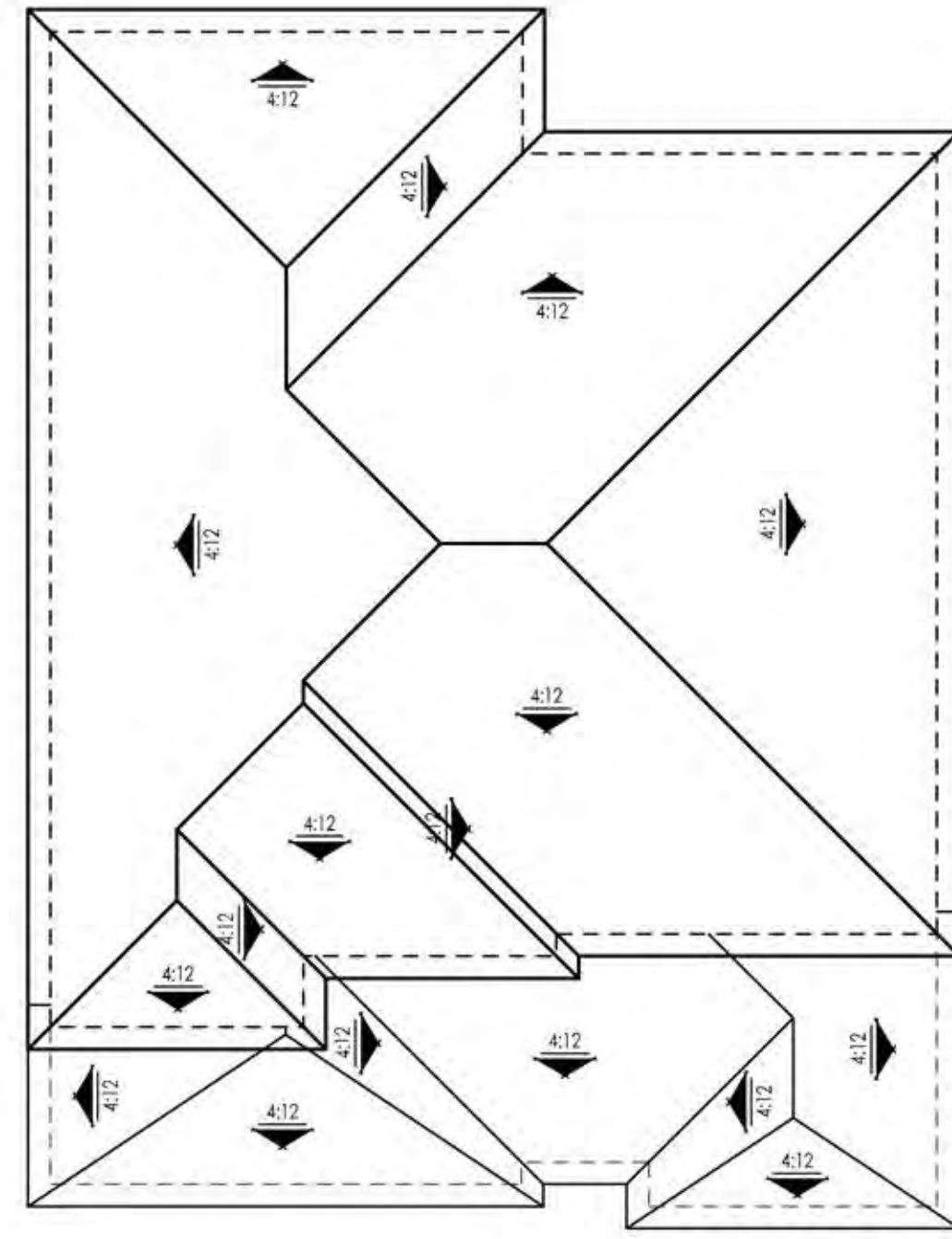
PLAN THREE | ELEVATION B | COTTAGE
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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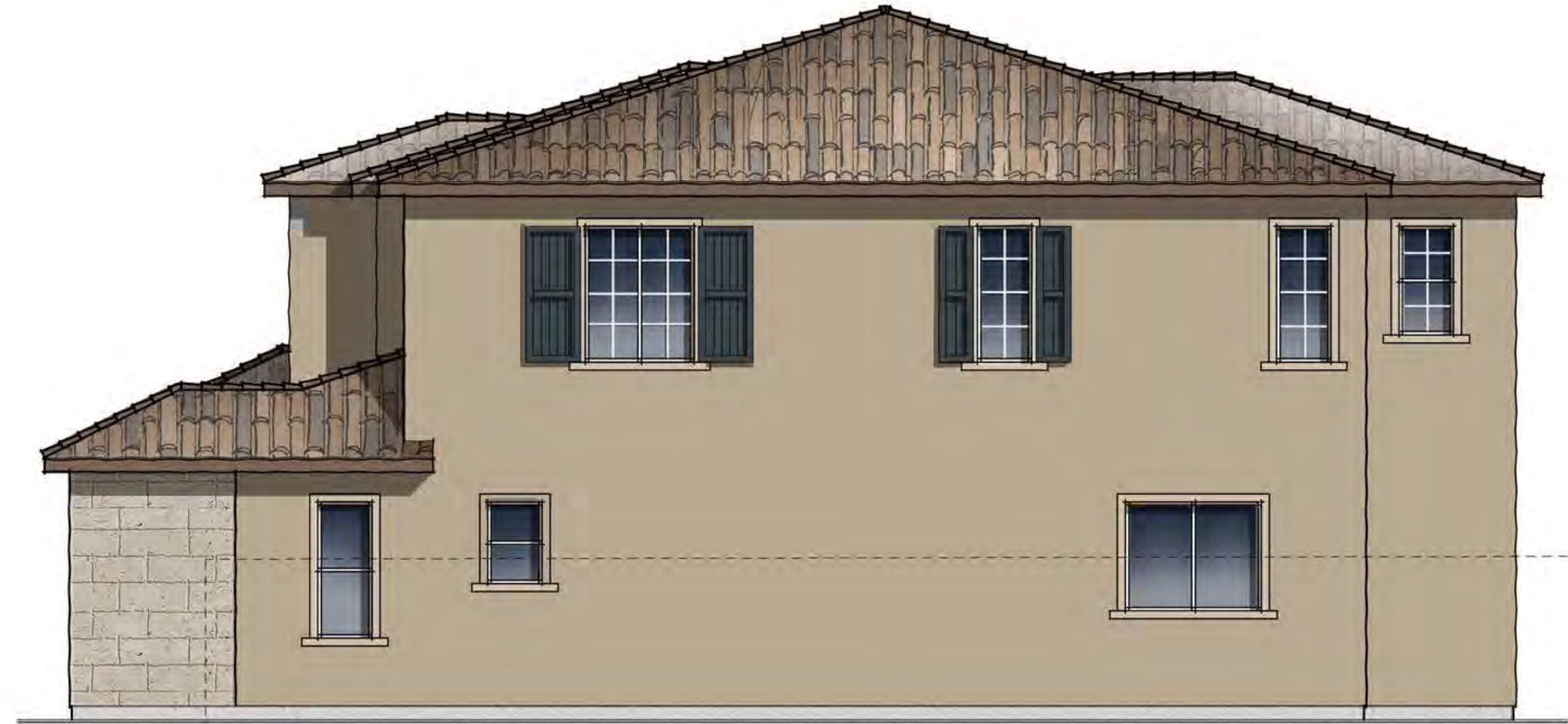
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ROOF PLAN

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



RIGHT ELEVATION

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



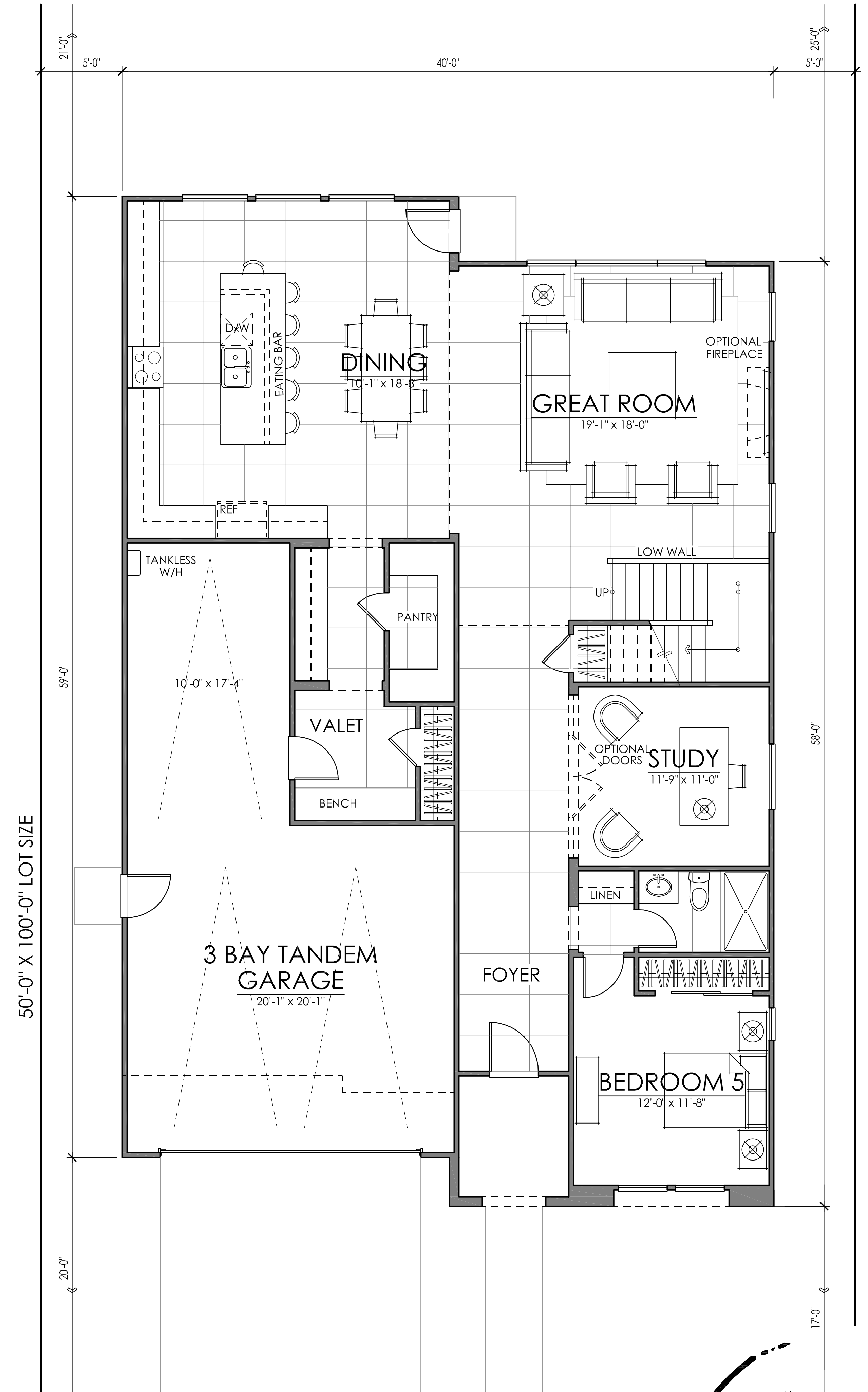
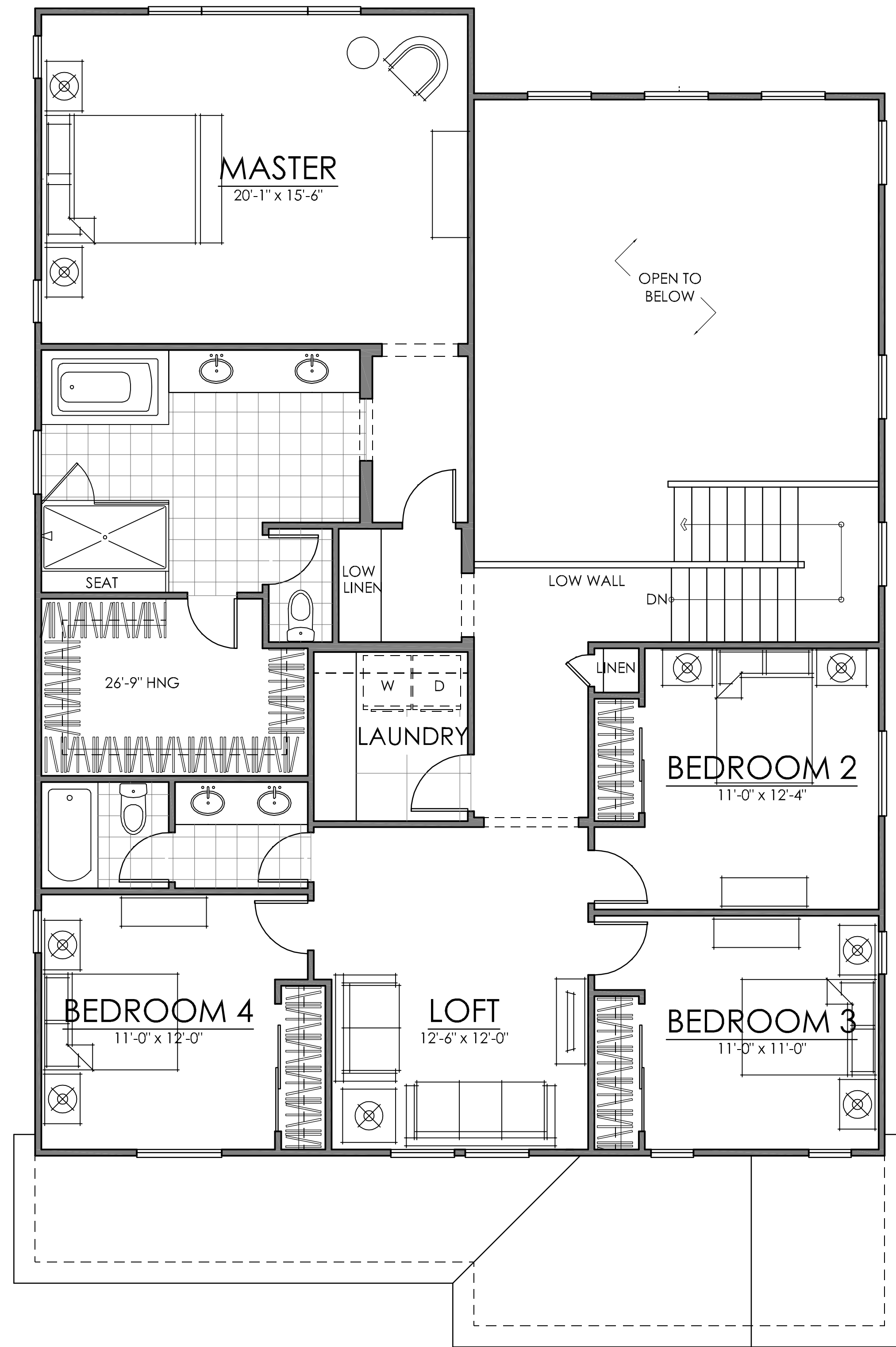
REAR ELEVATION

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



LEFT ELEVATION

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



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

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

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- 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

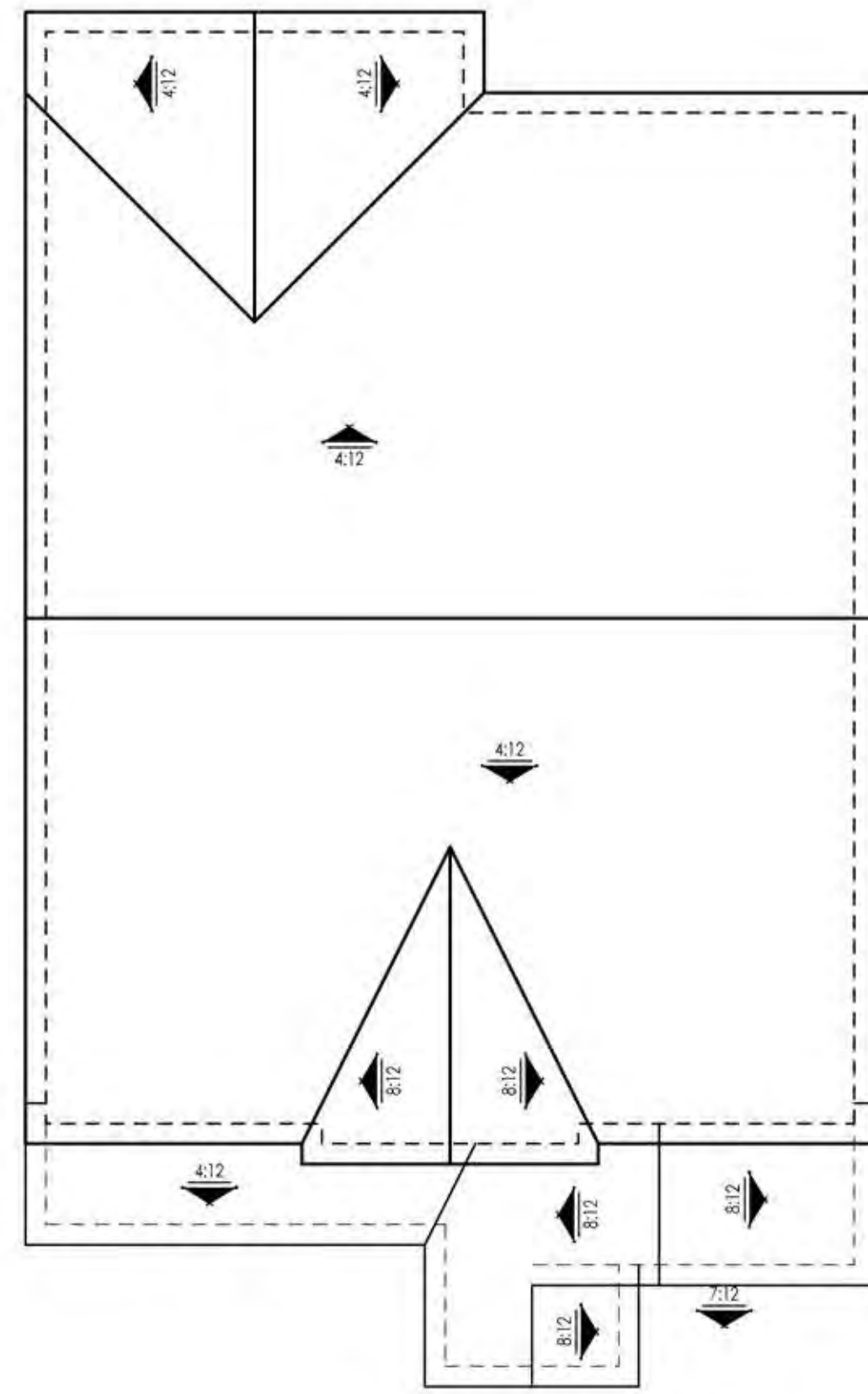
SCALE: 1/4" = 1'-0"



- 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

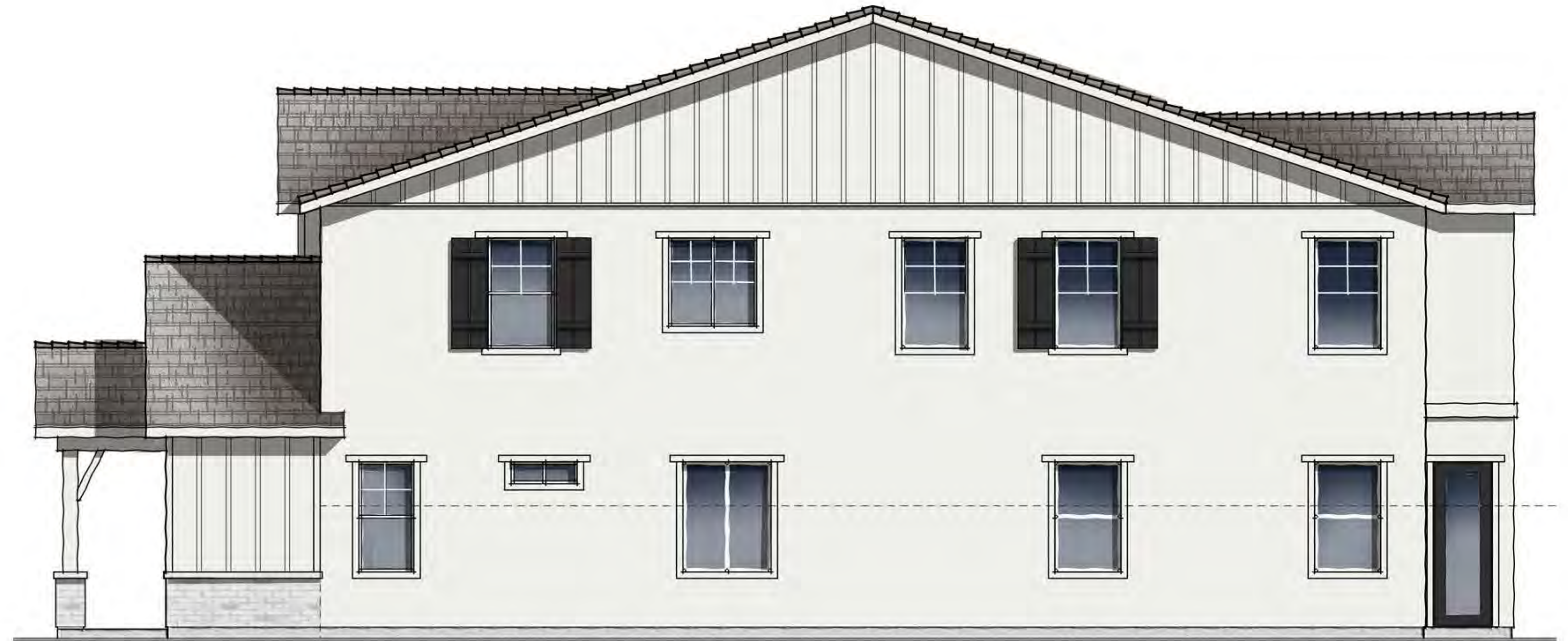
ELEVATION D - SPANISH

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"

02.19.19

Brookfield
Homes

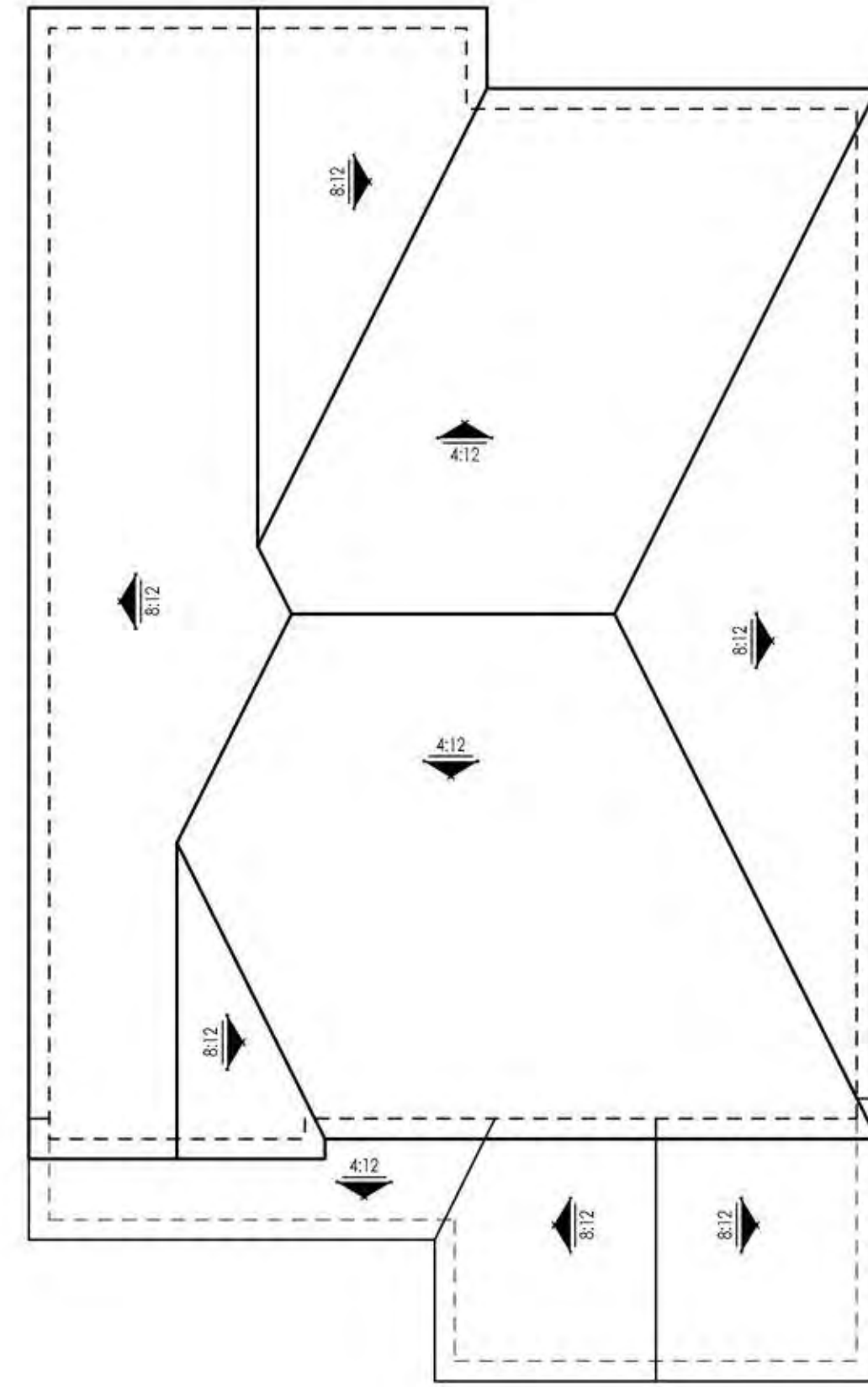
PLAN FOUR | ELEVATION A | FARMHOUSE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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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"

02.19.19

Brookfield
Homes

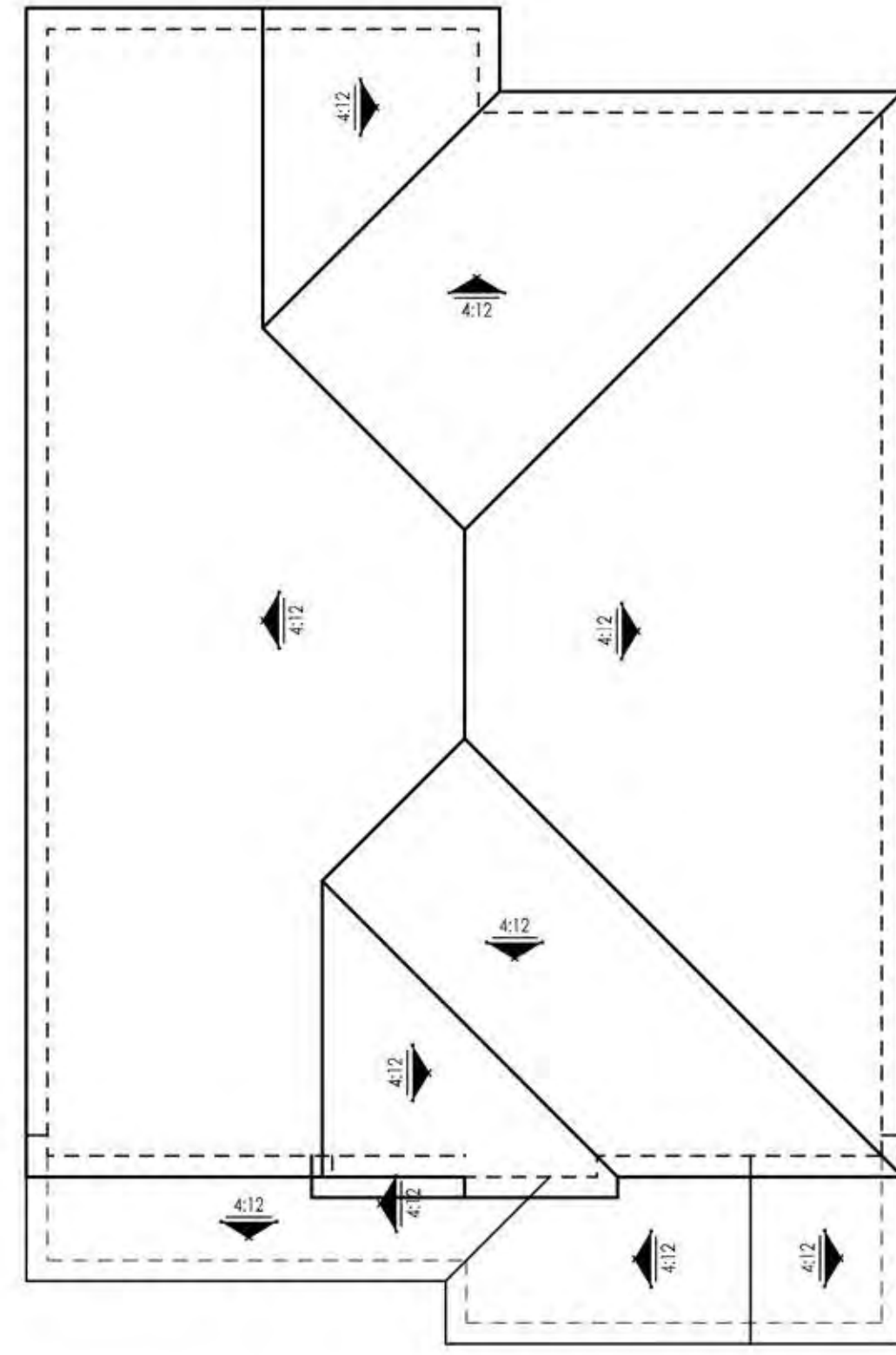
PLAN FOUR | ELEVATION B | COTTAGE
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

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ROOF PLAN

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



RIGHT ELEVATION

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



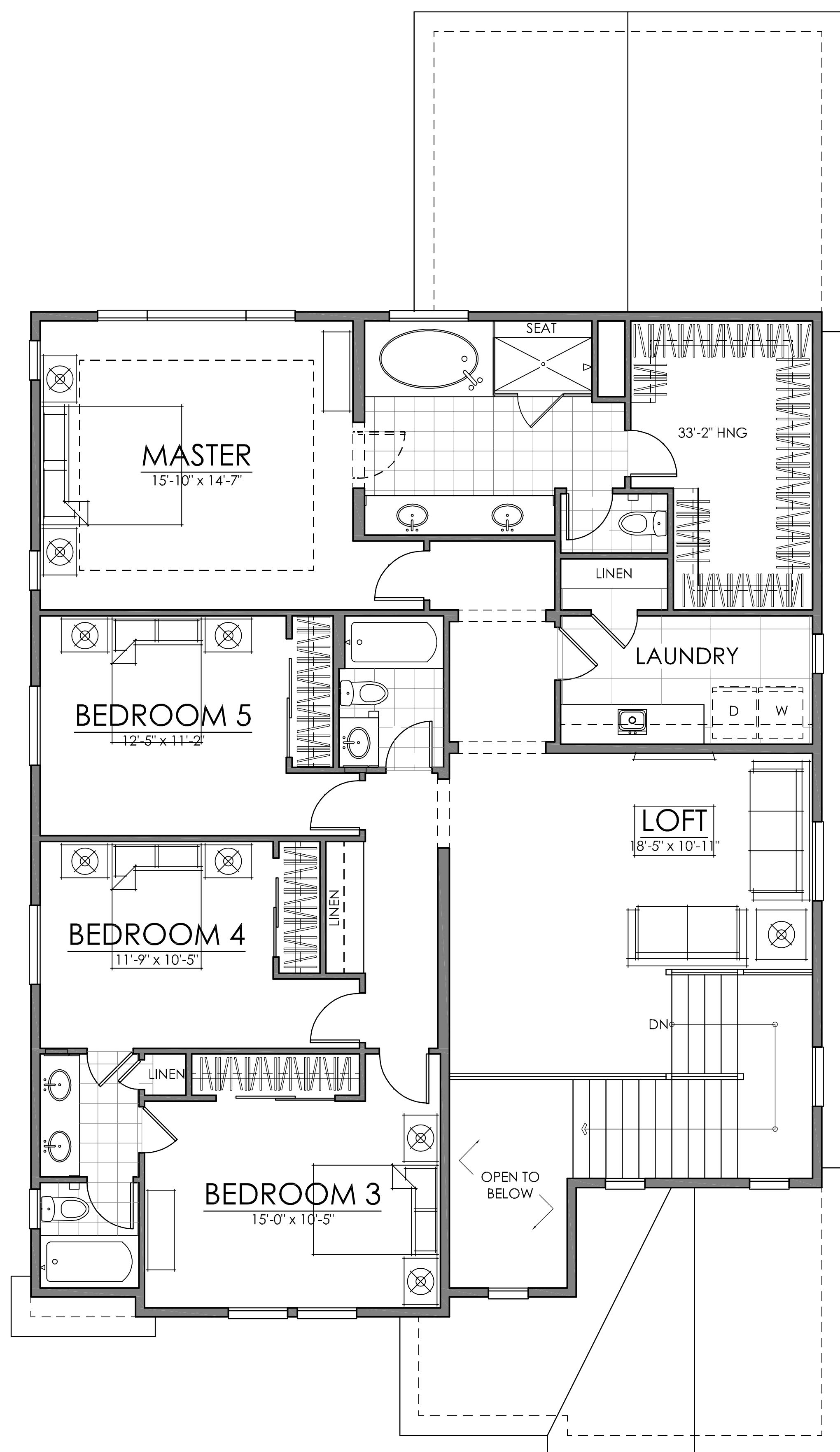
REAR ELEVATION

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

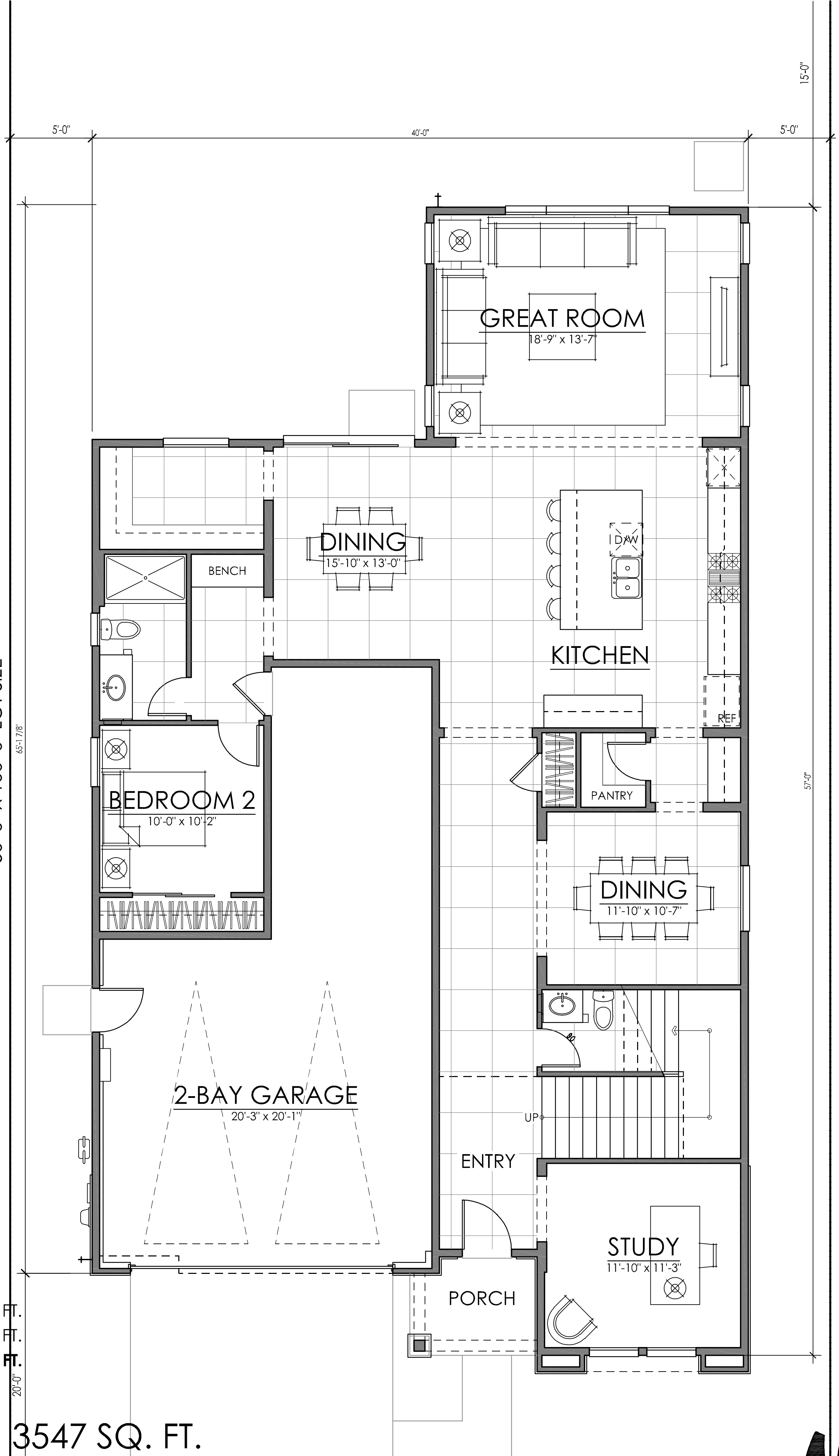


LEFT ELEVATION

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



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



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

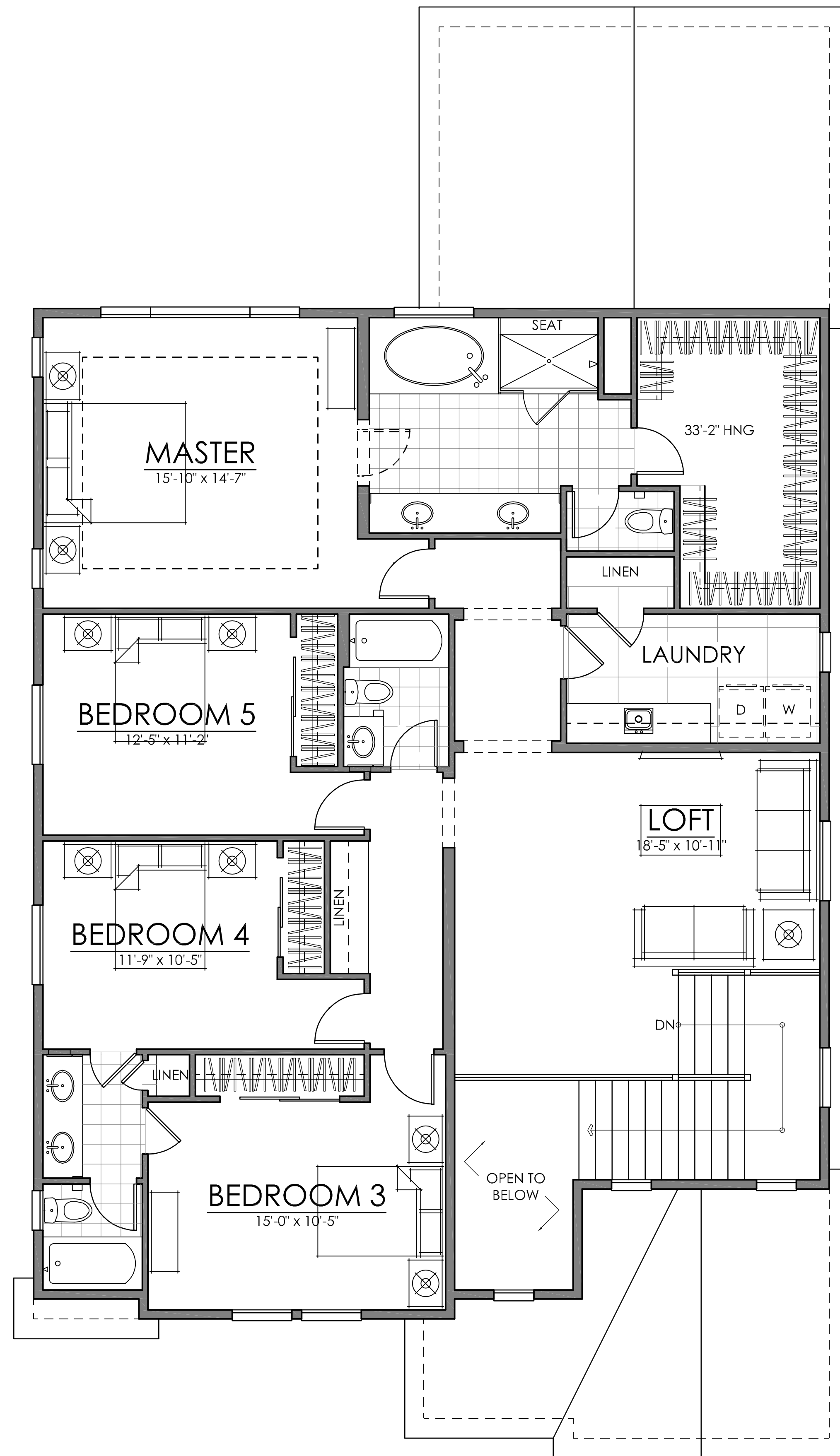
PLAN FIVE | ELEVATION 'A' | 3547 SQ. FT.
SOUTHPORT AT DELANEY | BROOKFIELD
OAKLEY, CALIFORNIA

02.19.19



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

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

65'-7/8"

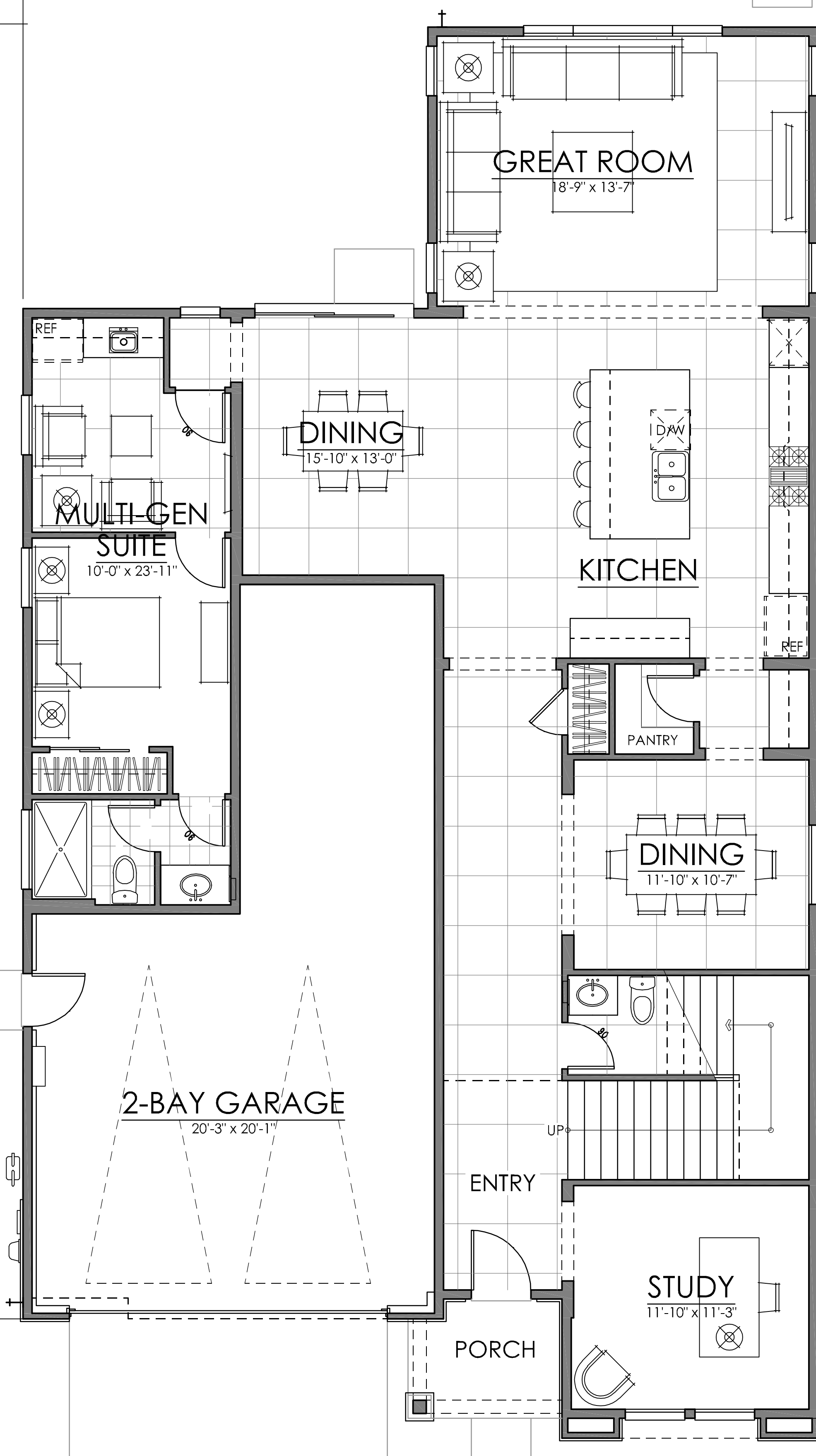
20'-0"

15'-0"

5'-0"

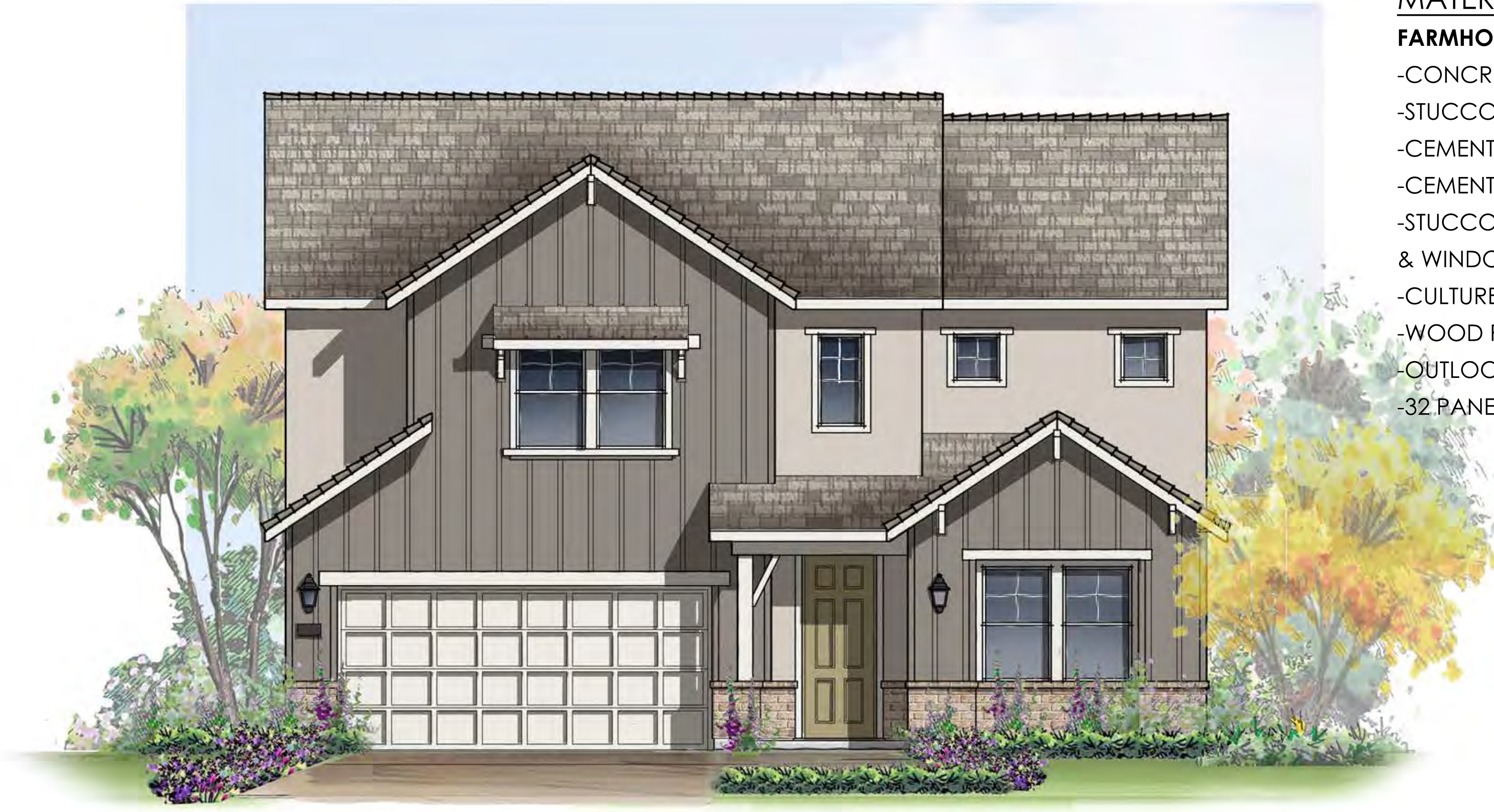
5'-0"

5'-0"



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

02.19.19



ELEVATION A - FARMHOUSE

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

- 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 D- SPANISH

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

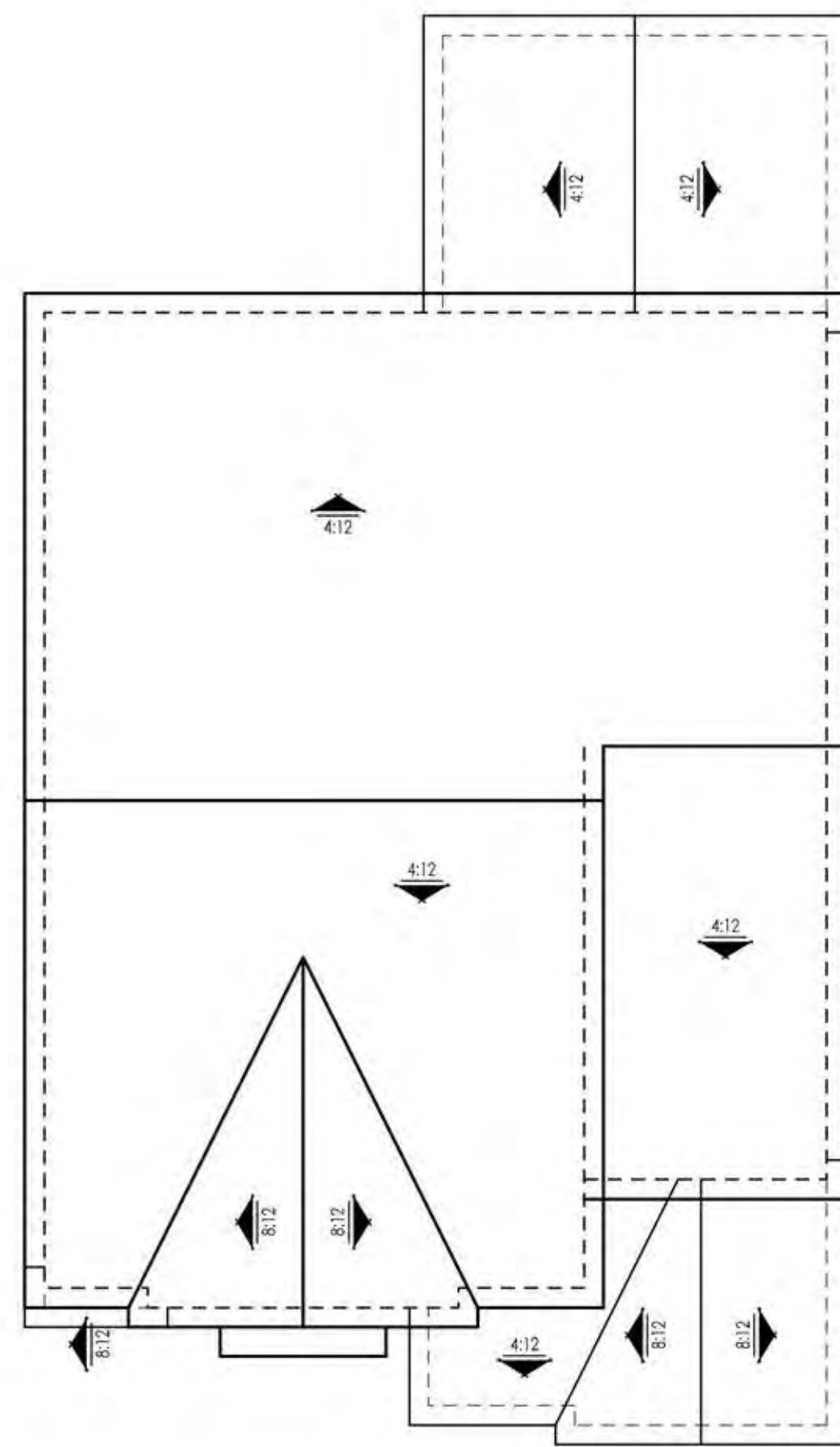
- MATERIAL NOTES**
SPANISH ELEVATION
- CONCRETE 'S' TILE ROOF
 - STUCCO BODY
 - CEMENTITIOUS BOARD TRIM
 - STUCCO WRAPPED TRIM AT DOORS & WINDOWS
 - DECORATIVE CERAMIC TILES
 - 16 PANELED GARAGE DOOR



ELEVATION F - SHINGLE

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



ROOF PLAN

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



RIGHT ELEVATION

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



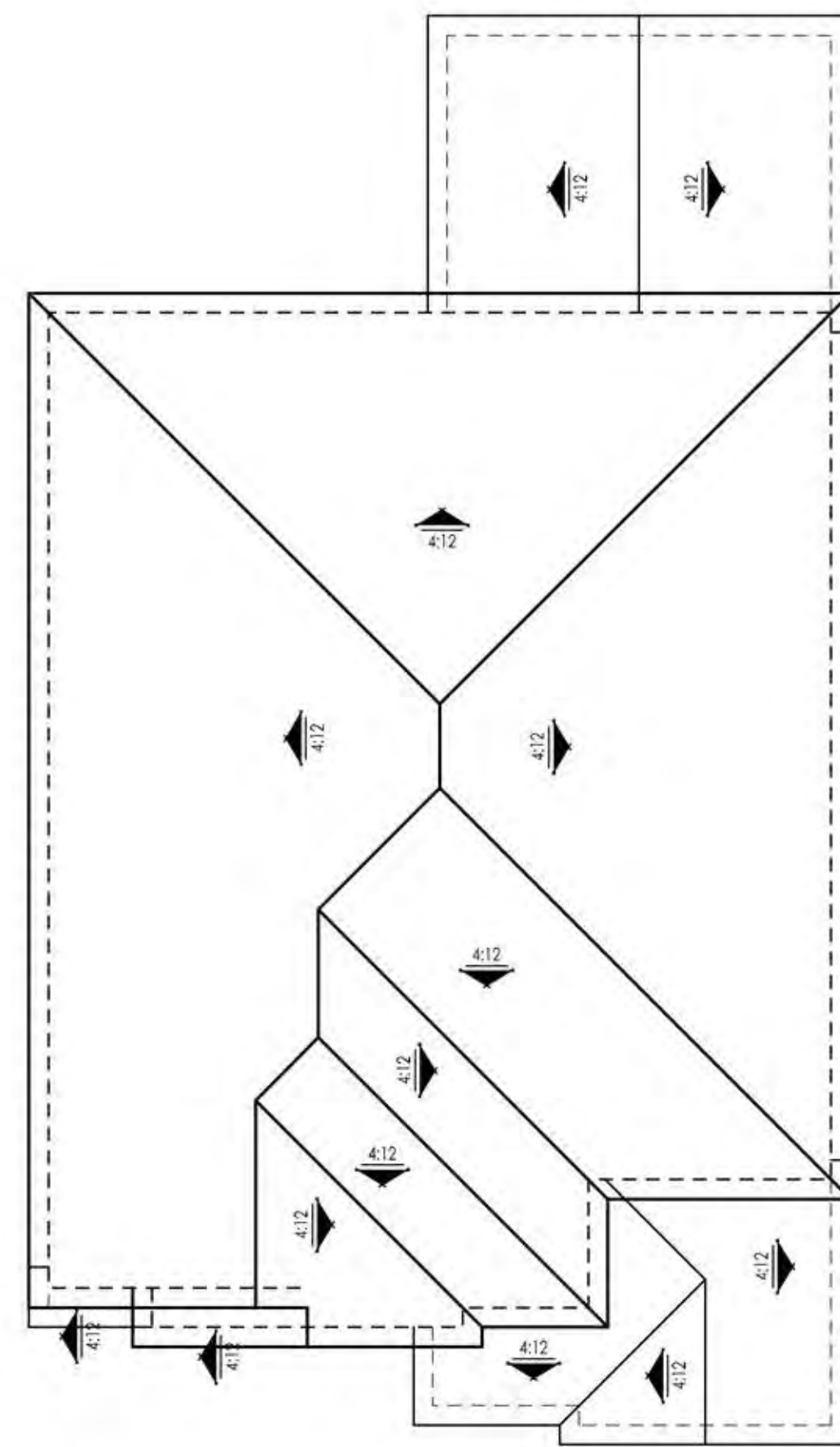
REAR ELEVATION

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



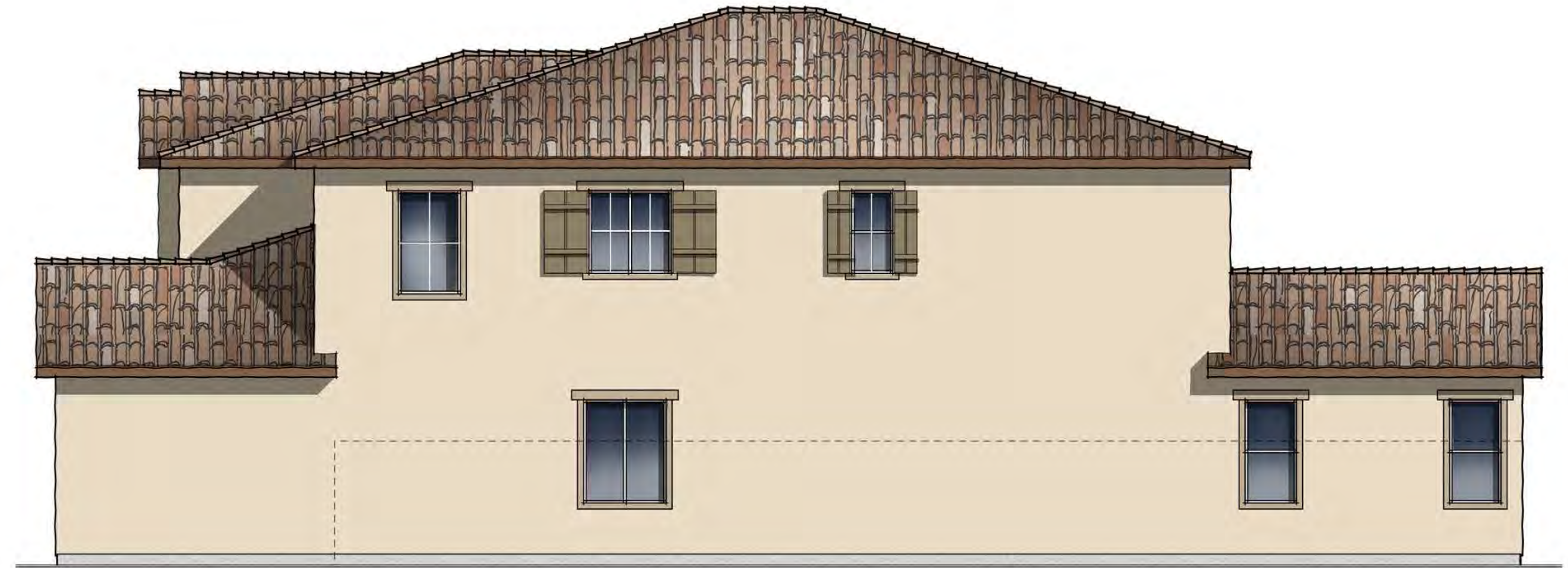
LEFT ELEVATION

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"

02.19.19

Brookfield
Homes

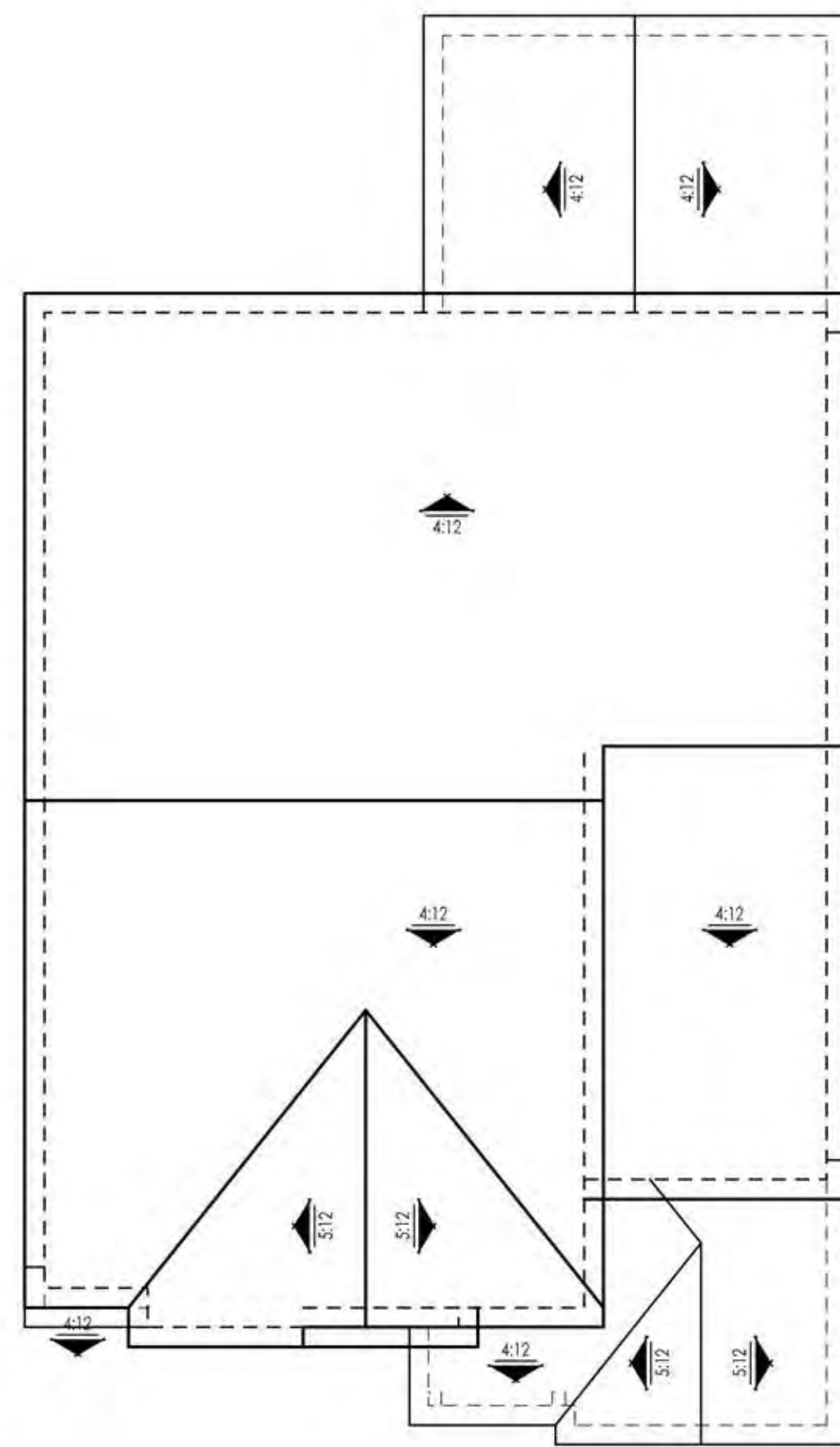
PLAN FIVE | ELEVATION D | SPANISH
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

NOTE: SQUARE FOOTAGE MAY VARY BASED ON CALCULATION METHODS

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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"

02.19.19

Brookfield
Homes

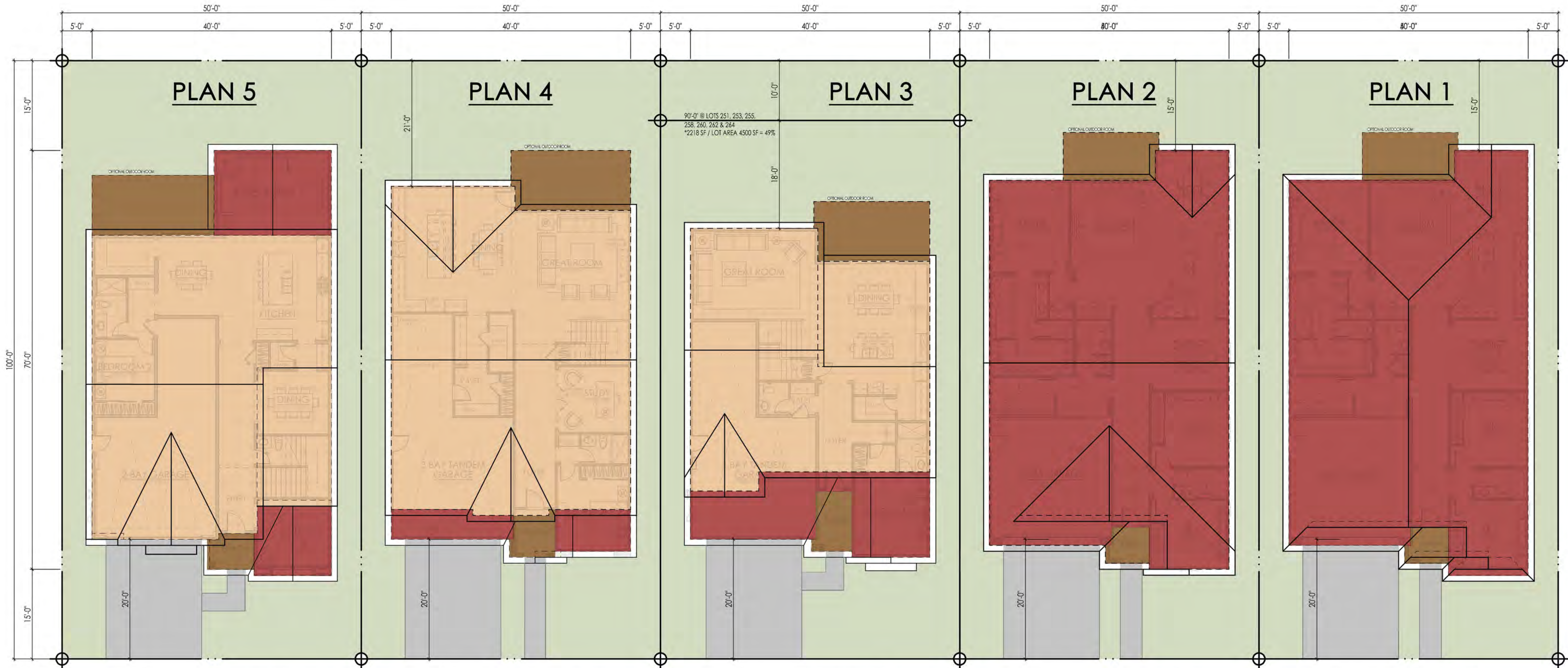
PLAN FIVE | ELEVATION F | SHINGLE
SOUTHPORT AT DELANEY | BROOKFIELD
 OAKLEY, CALIFORNIA

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PLAN 5	
	Area
1st Floor	1785
Garage	585
Covered Entry	42
Covered Patio Opt.	204
Total SF	2616

PLAN 4	
	Area
1st Floor	1679
Garage	595
Covered Entry	56
Covered Patio Opt.	197
Total SF	2527

PLAN 3	
	Area
1st Floor	1365
Garage	605
Covered Entry	58
Covered Patio Opt.	190
Total SF	2218

PLAN 2	
	Area
1st Floor	2100
Garage	436
Covered Entry	40
Covered Patio Opt.	125
Total SF	2701

PLAN 1	
	Area
1st Floor	2100
Garage	436
Covered Entry	40
Covered Patio Opt.	125
Total SF	2701

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.

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

02.12.19



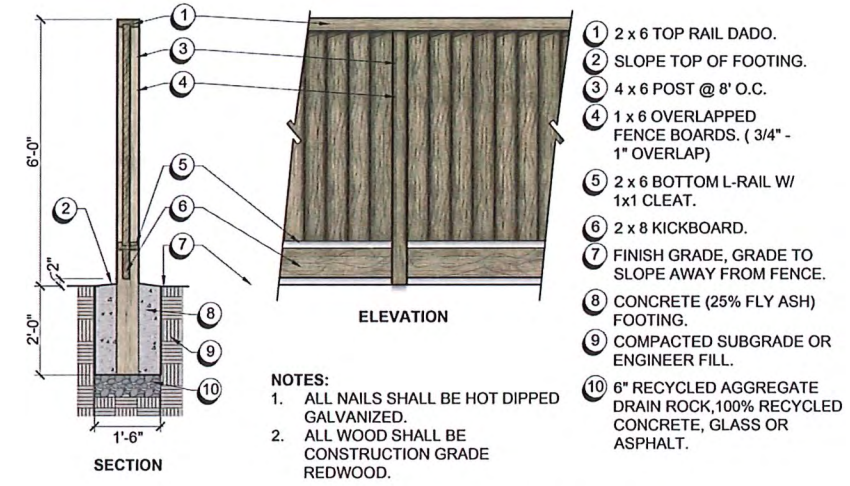
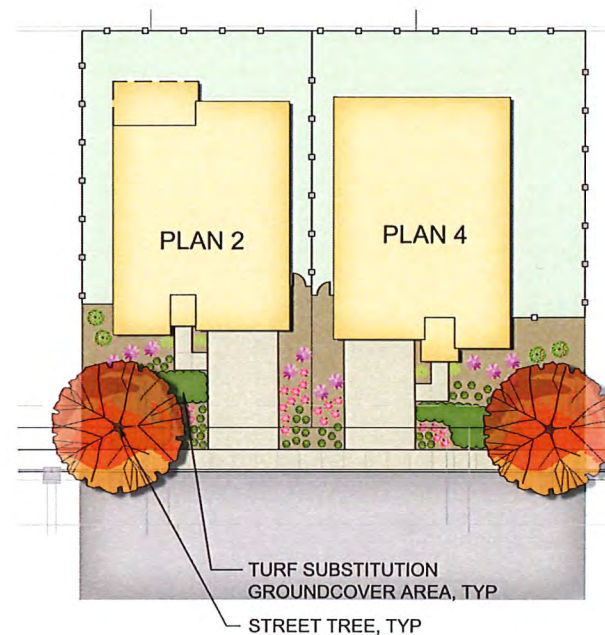
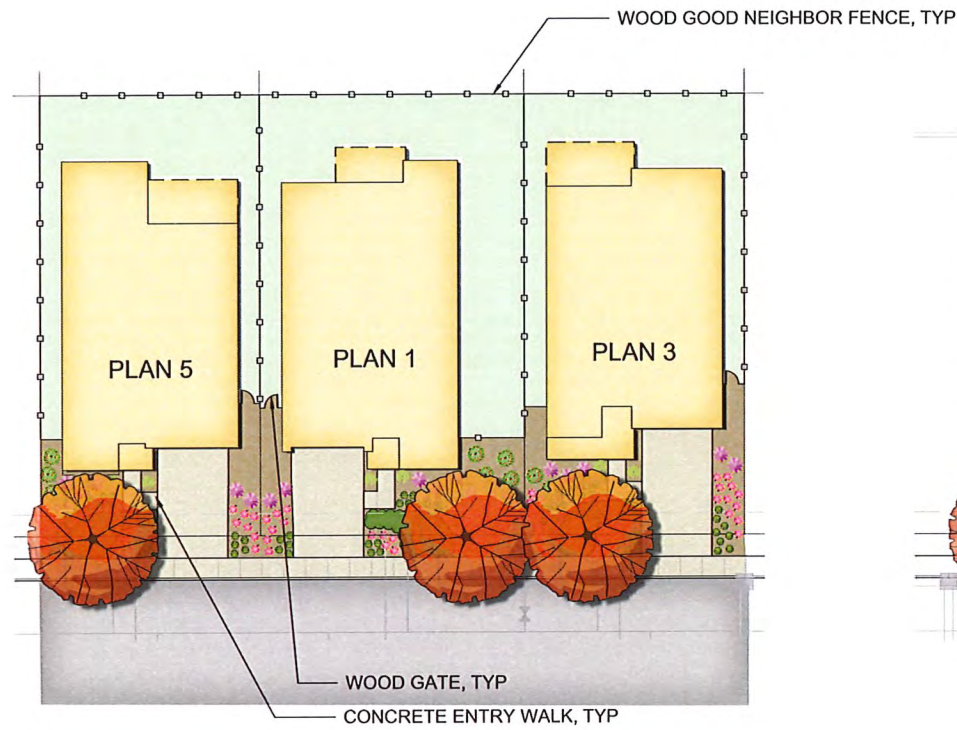
BUILDING ARTICULATION PLAN

SOUTHPORT AT DELANEY | BROOKFIELD

OAKLEY, CALIFORNIA

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(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	ARCSTOPTHYLOS 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	L
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
GROUNDCOVERS				SHRUBS			
CAREX FLACCA	BLUE SEDGE	1 GAL	M	GAURA LINDHEIMERI	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 CHILDENSIS	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.				PITTOSPORUM T. 'VARIEGATA'			
				VARIEGATED PITTOSPORUM			
				PITTOSPORUM T. 'WHEELERS DWARF'			
				DWARF PITTOSPORUM			
				PODOCARPUS M. MAKI			
				YEW PINE			
				RHAPHIOLEPIS SPP.			
				INDIA HAWTHORN			
				LANDSCAPE ROSES			
				ROSA SPP.			
				AUSTRALIAN BLUEBELL CREEPER			
				1 GAL			
				TEUCRIUM SPP.			
				5 GAL			
				LAIURSTINUS			
				5 GAL			
				M			

