

NEIGHBORHOODS 2 AND 3 AT DELANEY PARK, CITY OF OAKLEY

EASTON AND SOUTHPORT DEVELOPMENT PLAN AND DESIGN REVIEW

SHEET INDEX

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

EASTON STREET SCENE

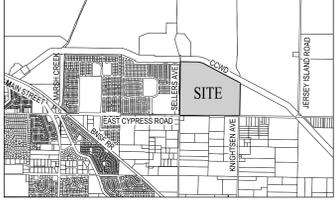
- A – 1 EASTON PLAN 1 FRONT ELEVATIONS
- A – 2 EASTON PLAN 1 FLOOR PLAN
- A – 3 EASTON PLAN 1 SPANISH ELEVATIONS
- A – 4 EASTON PLAN 1 ITALIAN ELEVATIONS
- A – 5 EASTON PLAN 1 TRADITIONAL ELEVATIONS
- A – 6 EASTON PLAN 2 FRONT ELEVATIONS
- A – 7 EASTON PLAN 2 FLOOR PLAN
- A – 8 EASTON PLAN 2 COTTAGE ELEVATIONS
- A – 9 EASTON PLAN 2 SPANISH ELEVATIONS
- A – 10 EASTON PLAN 2 ITALIAN ELEVATIONS
- A – 11 EASTON PLAN 3 FRONT ELEVATIONS
- A – 12 EASTON PLAN 3 FLOOR PLAN
- A – 13 EASTON PLAN 3 SPANISH ELEVATIONS
- A – 14 EASTON PLAN 3 ITALIAN ELEVATIONS
- A – 15 EASTON PLAN 3 CRAFTSMAN ELEVATIONS
- A – 16 EASTON BUILDING ARTICULATIONS
- L – 1 EASTON LANDSCAPE TYPICALS

A.1 SOUTHPORT STREET SCENE

- A.2 SOUTHPORT PLAN 1 FLOOR PLAN
- A.3 SOUTHPORT PLAN 1 FRONT ELEVATIONS
- A.4 SOUTHPORT PLAN 1 FARMHOUSE ELEVATIONS
- A.5 SOUTHPORT PLAN 1 COTTAGE ELEVATIONS
- A.6 SOUTHPORT PLAN 1 RANCH ELEVATIONS
- A.7 SOUTHPORT PLAN 2 FLOOR PLAN
- A.8 SOUTHPORT PLAN 2 FRONT ELEVATIONS
- A.9 SOUTHPORT PLAN 2 FARMHOUSE ELEVATIONS
- A.10 SOUTHPORT PLAN 2 COTTAGE ELEVATIONS
- A.11 SOUTHPORT PLAN 2 RANCH ELEVATIONS
- A.12 SOUTHPORT PLAN 3 FLOOR PLAN
- A.13 SOUTHPORT PLAN 3 FRONT ELEVATIONS
- A.14 SOUTHPORT PLAN 3 FARMHOUSE ELEVATIONS
- A.15 SOUTHPORT PLAN 3 COTTAGE ELEVATIONS
- A.16 SOUTHPORT PLAN 3 ITALIAN ELEVATIONS
- A.17 SOUTHPORT PLAN 4 FLOOR PLAN
- A.18 SOUTHPORT PLAN 4 FRONT ELEVATIONS
- A.19 SOUTHPORT PLAN 4 FARMHOUSE ELEVATIONS
- A.20 SOUTHPORT PLAN 4 COTTAGE ELEVATIONS
- A.21 SOUTHPORT PLAN 4 SPANISH ELEVATIONS
- A.22 SOUTHPORT PLAN 5 FLOOR PLAN
- A.23 SOUTHPORT PLAN 5 FLOOR PLAN – MULTI - GENERATIONAL
- A.24 SOUTHPORT PLAN 5 FRONT ELEVATIONS
- A.25 SOUTHPORT PLAN 5 FARMHOUSE ELEVATIONS
- A.26 SOUTHPORT PLAN 5 SPANISH ELEVATIONS
- A.27 SOUTHPORT PLAN 5 SHINGLE ELEVATIONS
- A.28 SOUTHPORT BUILDING ARTICULATIONS
- L – 1 SOUTHPORT LANDSCAPE TYPICALS



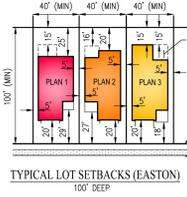
NEIGHBORHOOD INDEX MAP
SCALE: 1" = 400'



VICINITY MAP
NOT TO SCALE

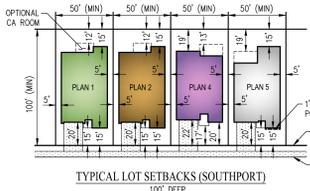


NEIGHBORHOODS 2 & 3 - PRODUCT MIX				
PLAN NUMBER	NEIGHBORHOOD 2	NEIGHBORHOOD 3	TOTAL	% OF TOTAL
EASTON - PLAN 1	22	9	31	16.85%
EASTON - PLAN 2	24	1	25	13.60%
EASTON - PLAN 3	23	1	24	13.05%
SOUTHPORT - PLAN 1	7	7	14	7.62%
SOUTHPORT - PLAN 2	-	23	23	12.50%
SOUTHPORT - PLAN 3	-	7	7	3.82%
SOUTHPORT - PLAN 4	2	28	30	16.30%
SOUTHPORT - PLAN 5	2	28	30	16.30%
TOTAL	80	104	184	100%



EASTON - LOT COVERAGE		
PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	1,518 SF	38.0%
2	1,605 SF	40.1%
3	1,757 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.



SOUTHPORT - LOT COVERAGE		
PLAN NUMBER	BLDG FOOTPRINT	TYP. LOT COVERAGE
1	2,516 SF	50.3%
2	2,516 SF	50.3%
3	1,970 SF	43.8%
4	2,274 SF	45.5%
5	2,370 SF	47.4%

NOTE: ALL BUILDING FOOTPRINTS EXCLUDE PORCHES AND CALIFORNIA ROOMS. THE CALCULATIONS FOR PLANS 1, 2, AND 4 ARE BASED UPON THE MINIMUM LOT SIZE OF 50' WIDE BY 100' DEEP. CALCULATIONS FOR PLAN 3 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 & O'BSON, 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.CBANG.COM
CIVIL ENGINEERS • SURVEYORS • PLANNERS

SCALE: 1" = 50'
DATE: JANUARY 30, 2019



PLAN 2D - SPANISH

PLAN 3H - CRAFTSMAN

PLAN 2B - COTTAGE

PLAN 1E - ITALIAN



PLAN 1G - TRADITIONAL

PLAN 2E - ITALIAN

PLAN 3D - SPANISH



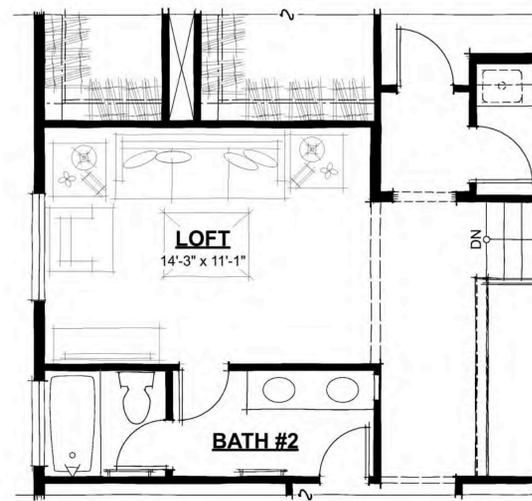
PLAN 1D - SPANISH



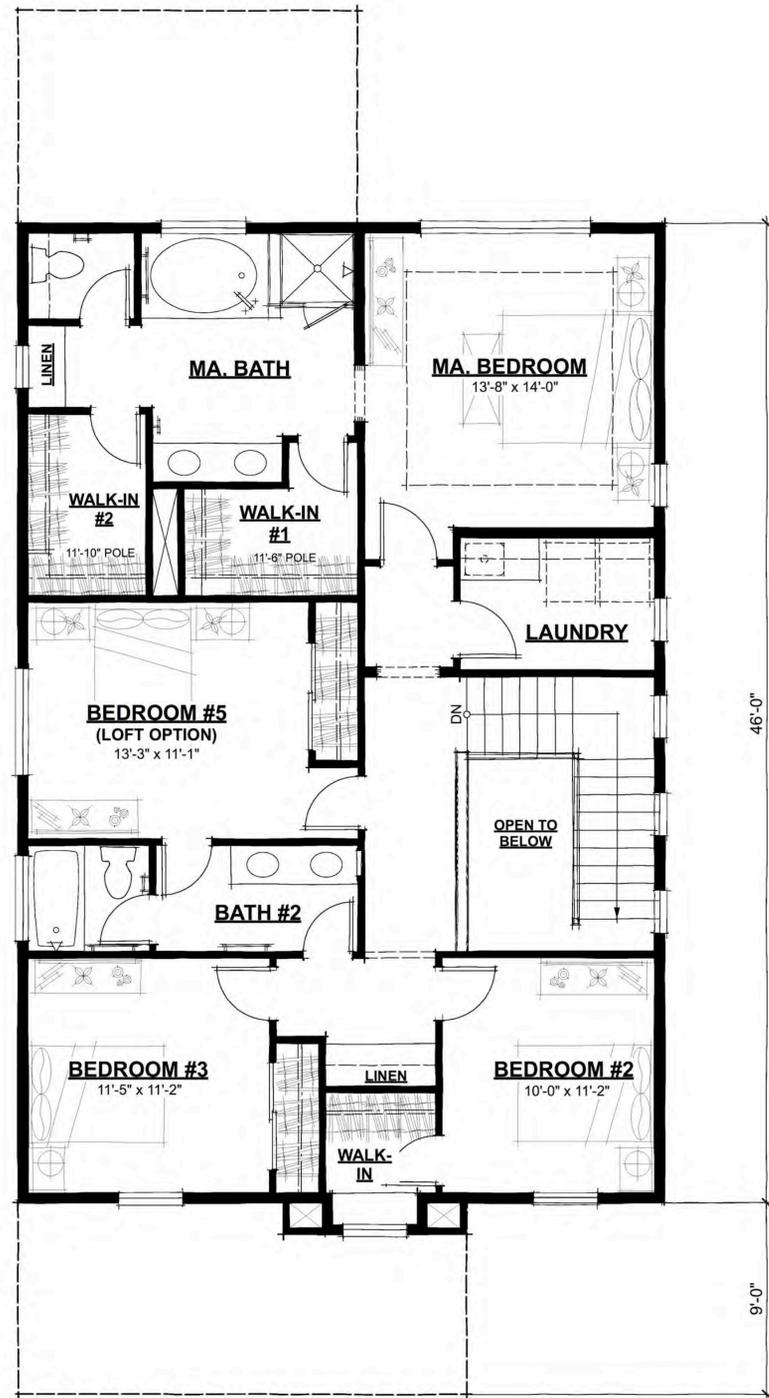
PLAN 1E - ITALIAN



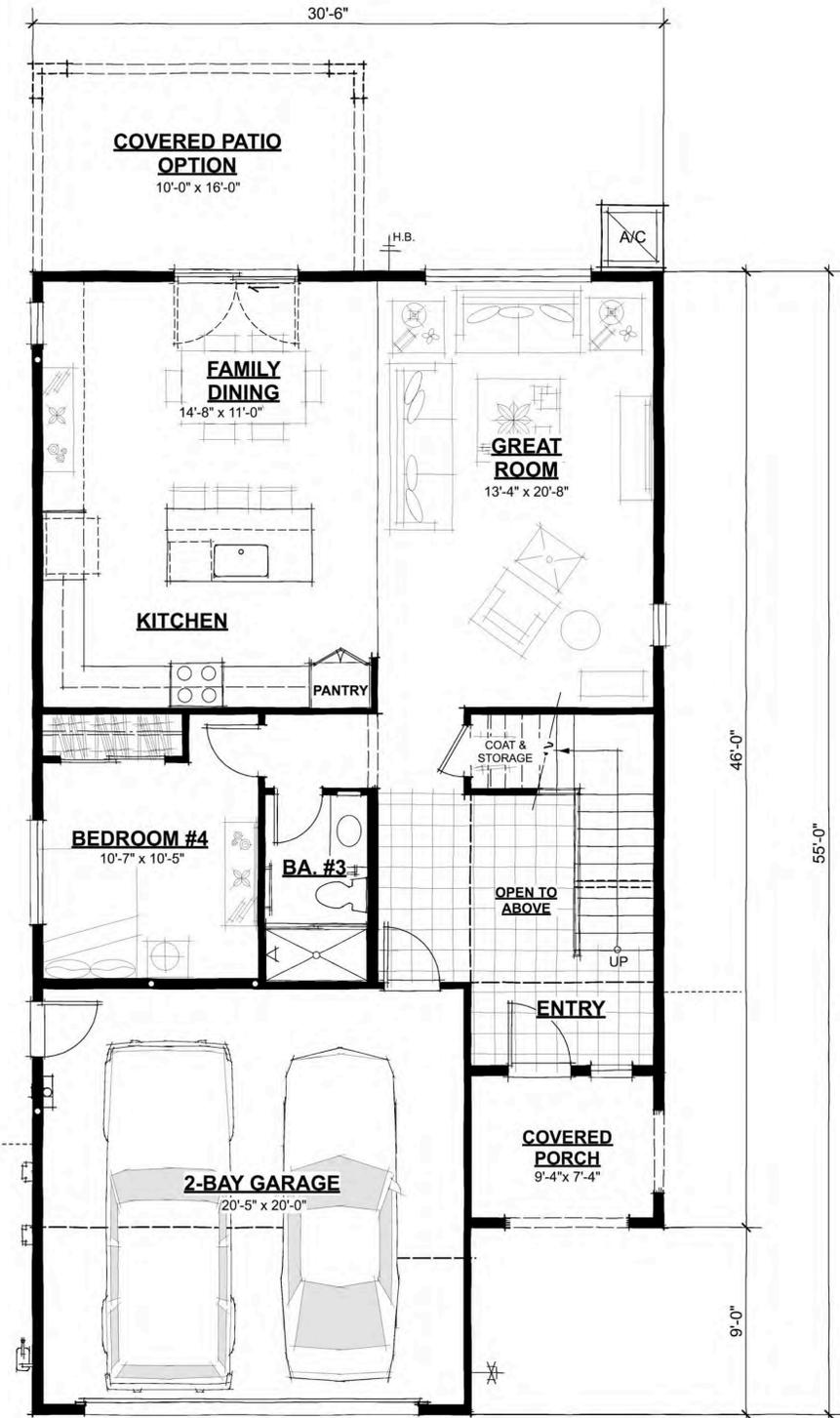
PLAN 1G - TRADITIONAL



LOFT OPTION



SECOND FLOOR PLAN (1282 S.F.)



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



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



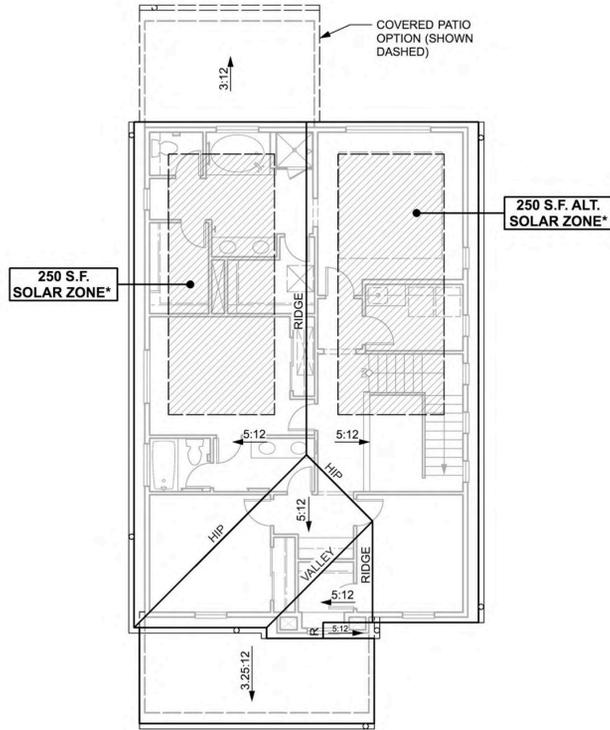
REAR "D"
(COVERED PATIO OPTION)

1/8"
0' 4' 8'



RIGHT SIDE "D"

1/4"
0' 2' 4' 8'



ROOF PLAN "D"

1/8"
0' 4' 8'



REAR "D"
(SPANISH)

1/4"
0' 2' 4' 8'



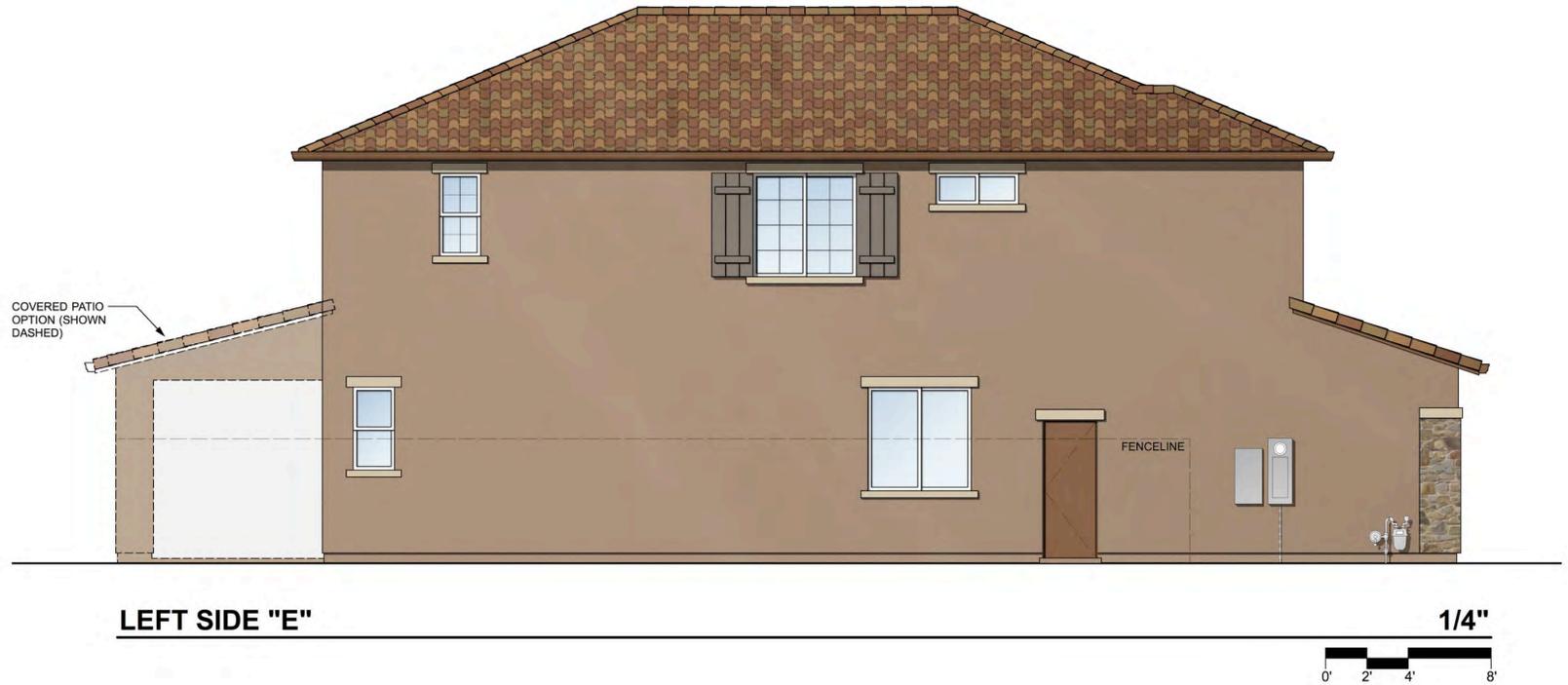
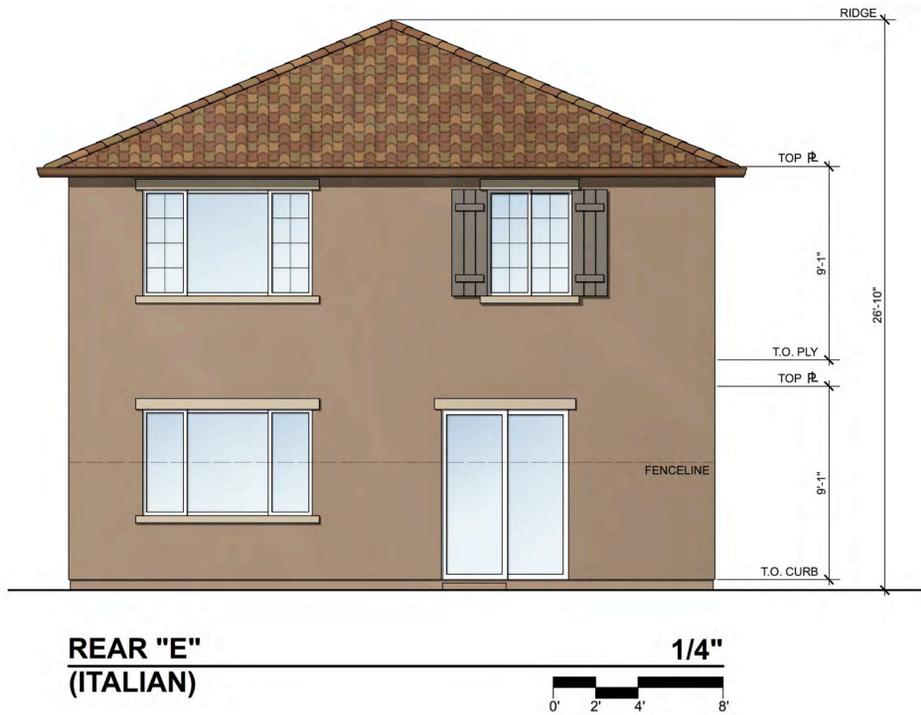
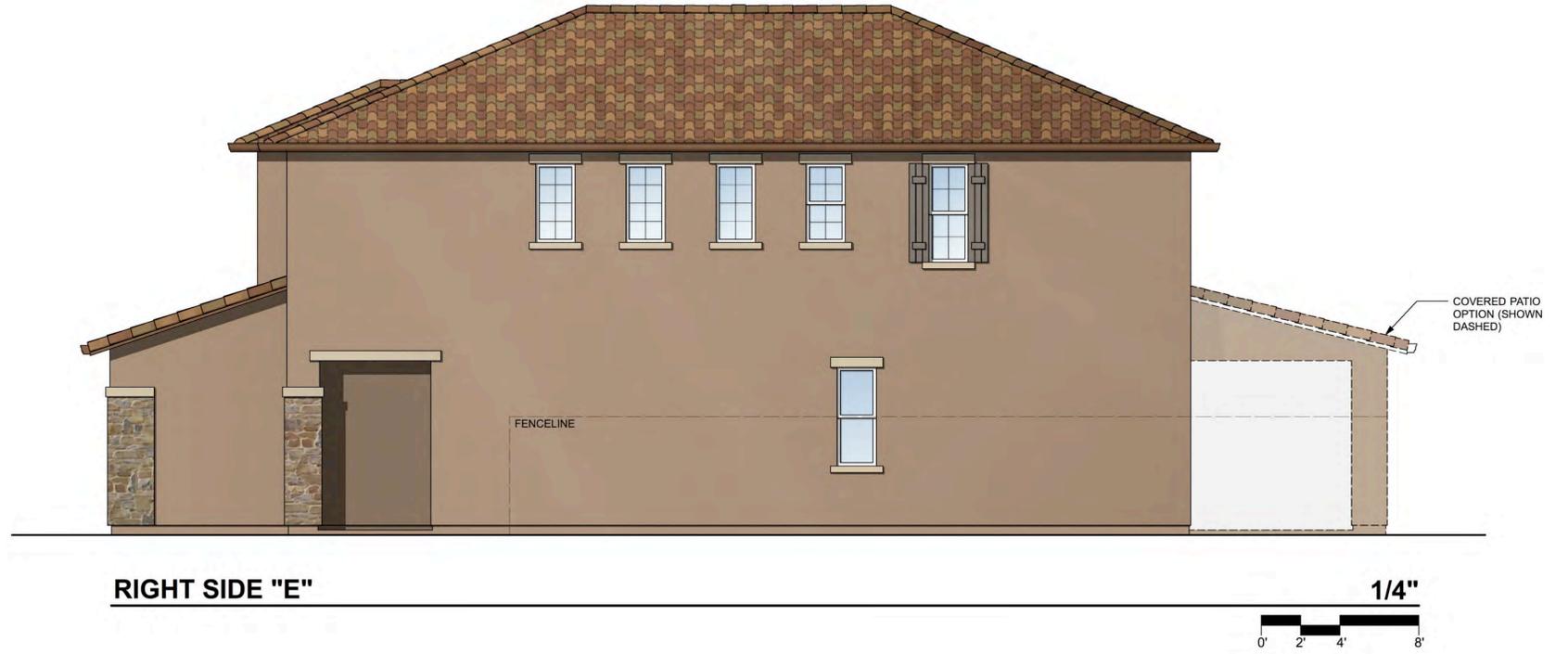
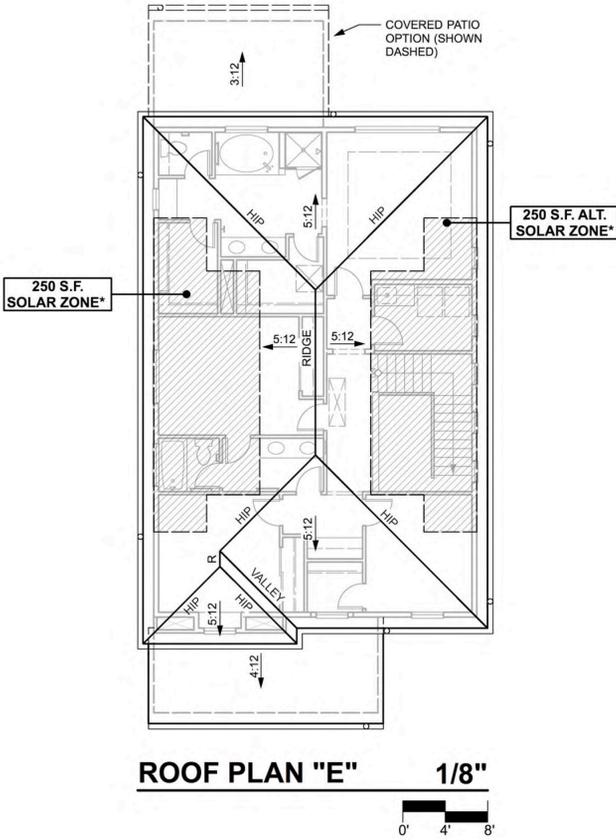
LEFT SIDE "D"

1/4"
0' 2' 4' 8'

ITALIAN

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

— INDICATES RECESS



TRADITIONAL

- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- LAP SIDING AT GABLE ENDS
- BOX WOOD POST
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

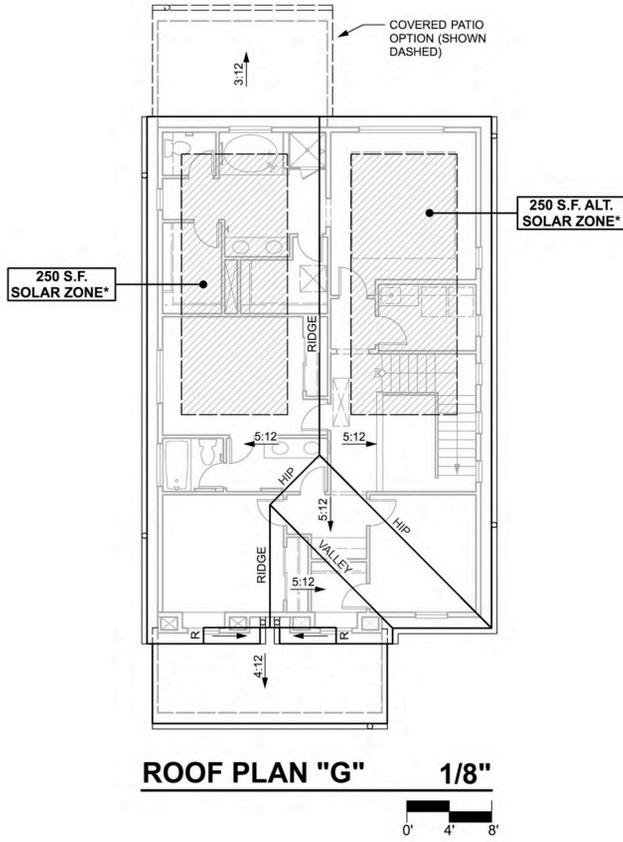
— INDICATES RECESS



REAR "G"
(COVERED PATIO OPTION)
1/8"
0' 4' 8'



RIGHT SIDE "G"
1/4"
0' 2' 4' 8'



ROOF PLAN "G"
1/8"
0' 4' 8'



REAR "G"
(TRADITIONAL)
1/4"
0' 2' 4' 8'



LEFT SIDE "G"
1/4"
0' 2' 4' 8'



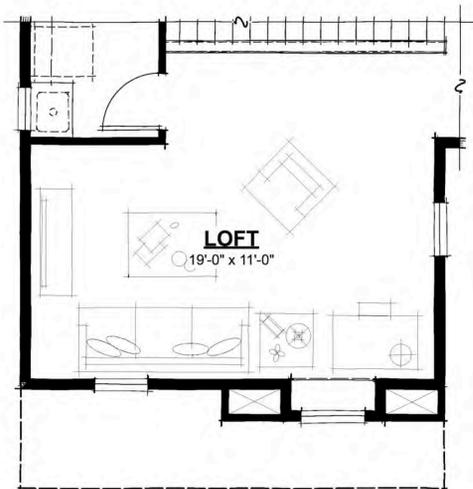
PLAN 2D - SPANISH



PLAN 2E - ITALIAN



PLAN 2B - COTTAGE



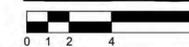
LOFT



SECOND FLOOR PLAN (1471 S.F.)



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



COTTAGE

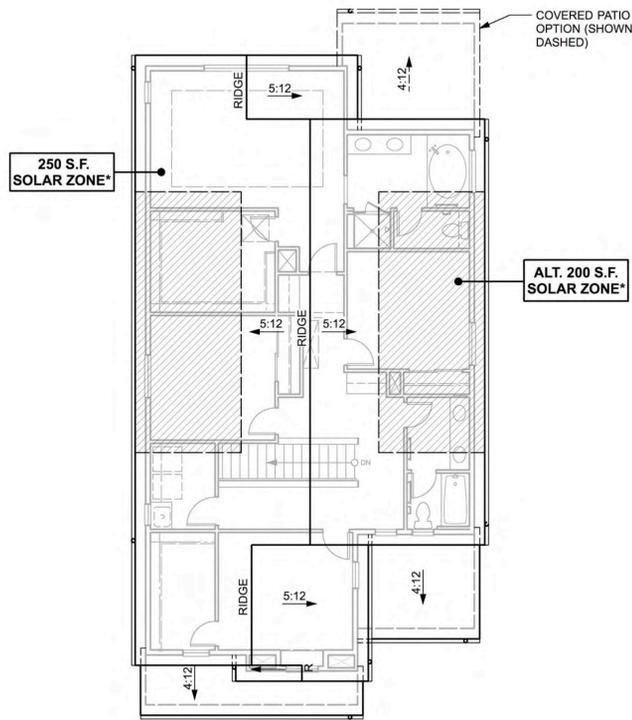
- STUCCO SIDING
- STUCCO OVER FOAM TRIM
- VERTICAL SIDING AT GABLE ENDS
- CULTURED STONE VENEER
- RECESSED PANEL SHUTTERS
- THEME SPECIFIC GARAGE DOOR
- OGEE GUTTERS
- CONCRETE TILE ROOFING - "SLATE" PROFILE

— INDICATES RECESS



REAR "B"
(COVERED PATIO OPTION)

1/8"
0' 4' 8'



ROOF PLAN "B"
1/8"
0' 4' 8'



RIGHT SIDE "B"

1/4"
0' 2' 4' 8'



REAR "B"
(COTTAGE)

1/4"
0' 2' 4' 8'



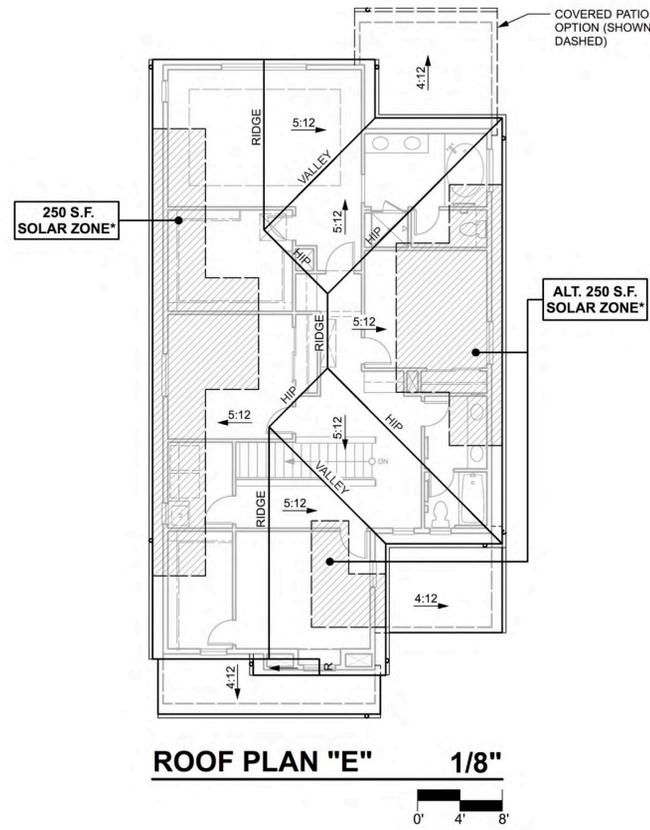
LEFT SIDE "B"

1/4"
0' 2' 4' 8'

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"

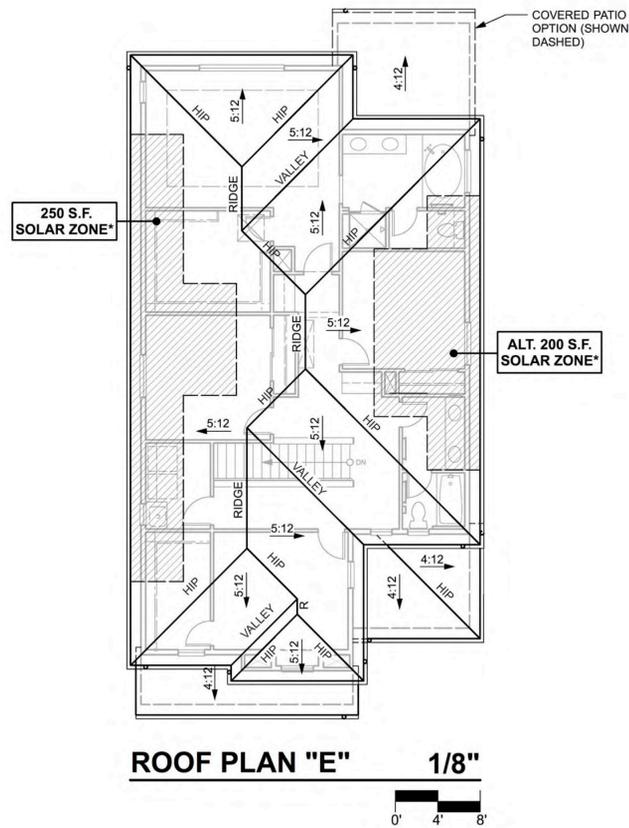
INDICATES RECESS



ITALIAN

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

— INDICATES RECESS





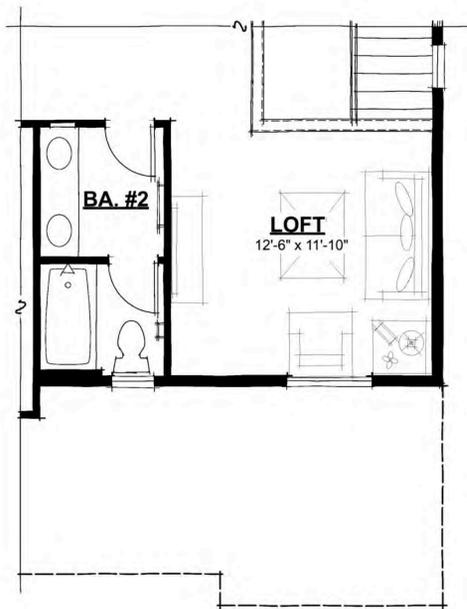
PLAN 3D- SPANISH



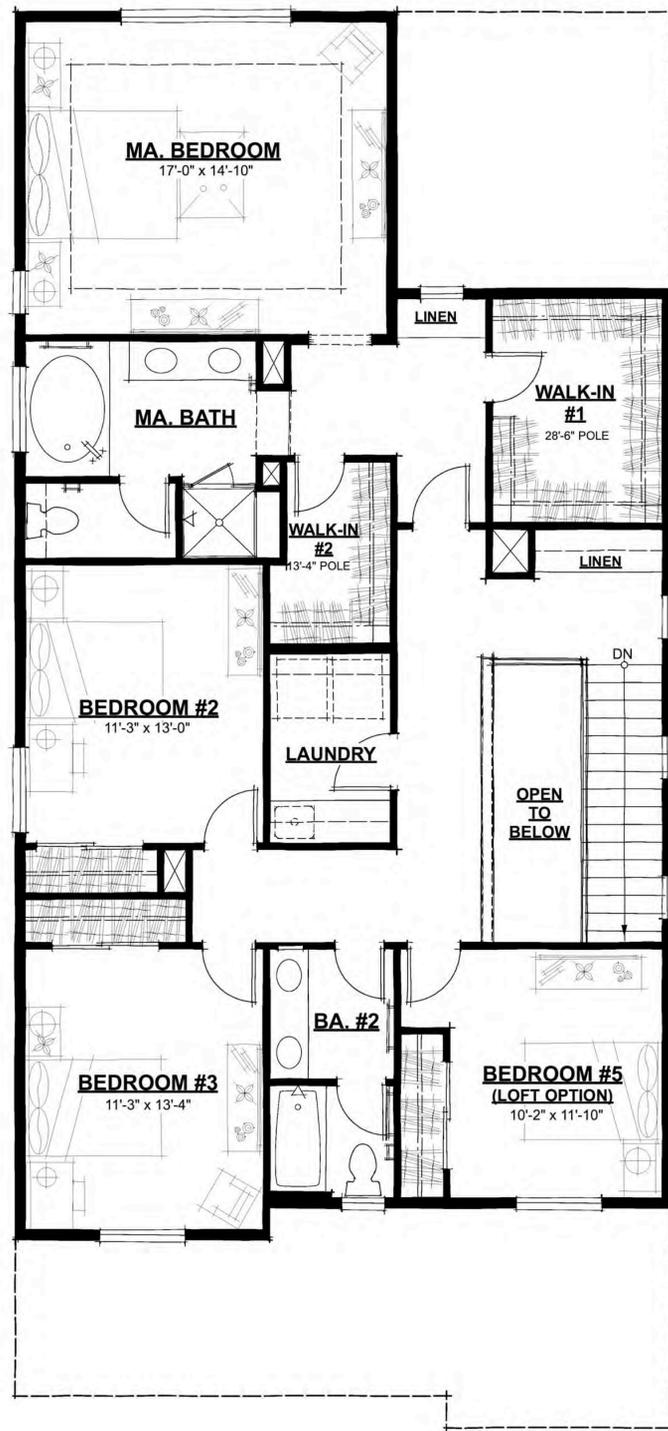
PLAN 3E - ITALIAN



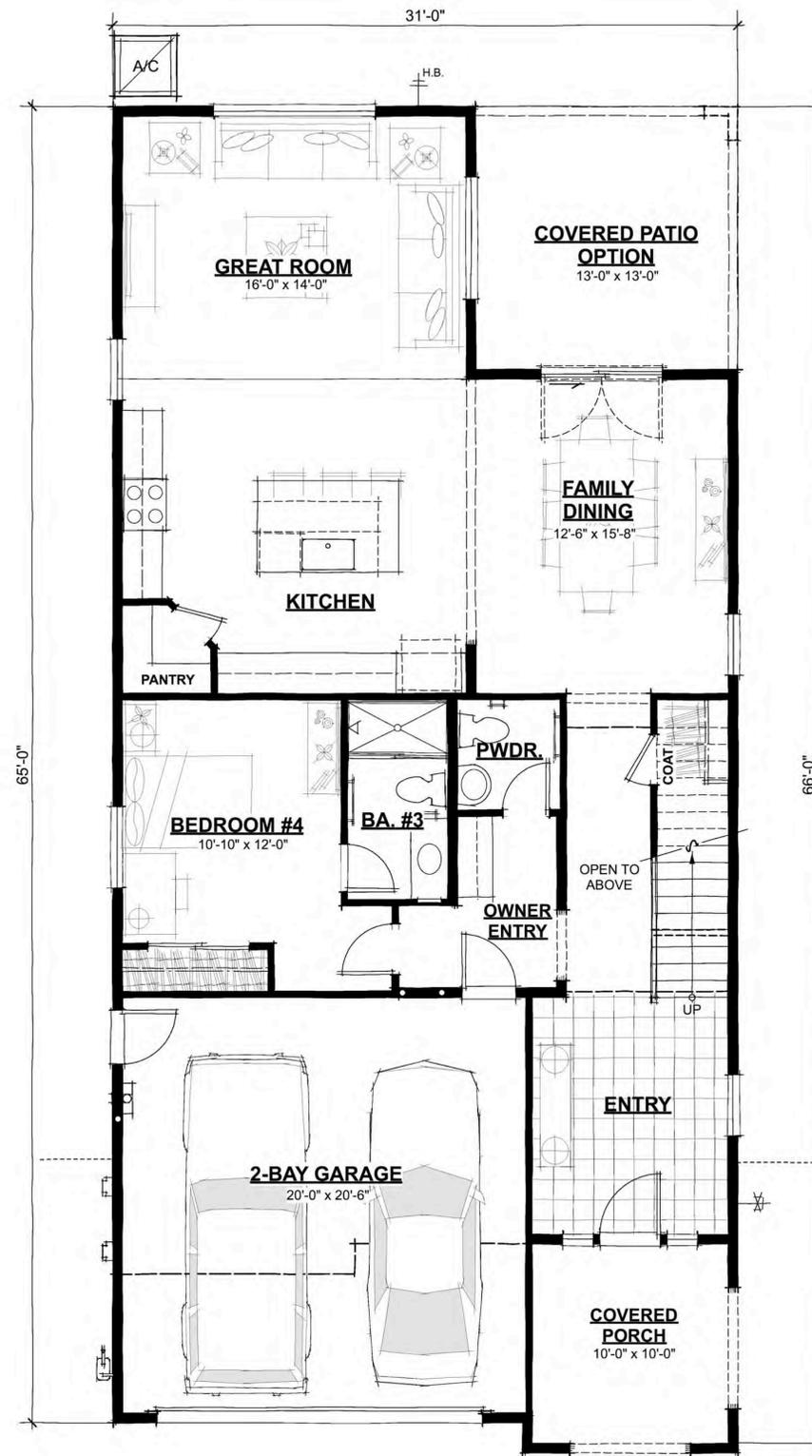
PLAN 3H - CRAFTSMAN



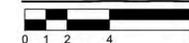
LOFT

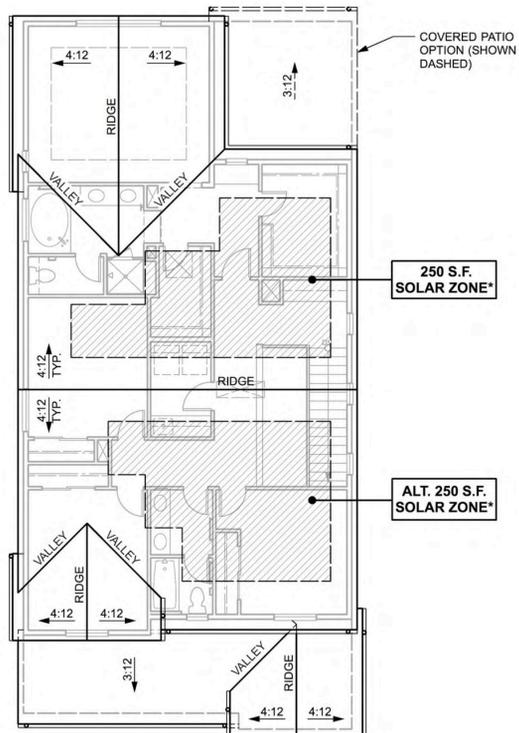


SECOND FLOOR PLAN (1480 S.F.)



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





ROOF PLAN "D" 1/8"
0' 4' 8'

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



REAR "D" 1/8"
(COVERED PATIO OPTION) 0' 4' 8'



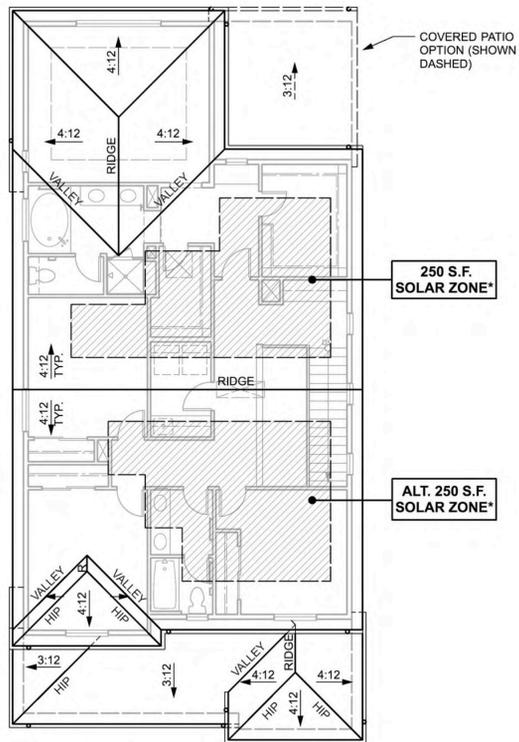
RIGHT SIDE "D" 1/4"
0' 2' 4' 8'



REAR "D" 1/4"
(SPANISH) 0' 2' 4' 8'



LEFT SIDE "D" 1/4"
0' 2' 4' 8'



ROOF PLAN "E" 1/8"
0' 4' 8'

ITALIAN

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

— INDICATES RECESS



REAR "E" 1/8"
(COVERED PATIO OPTION) 0' 4' 8'



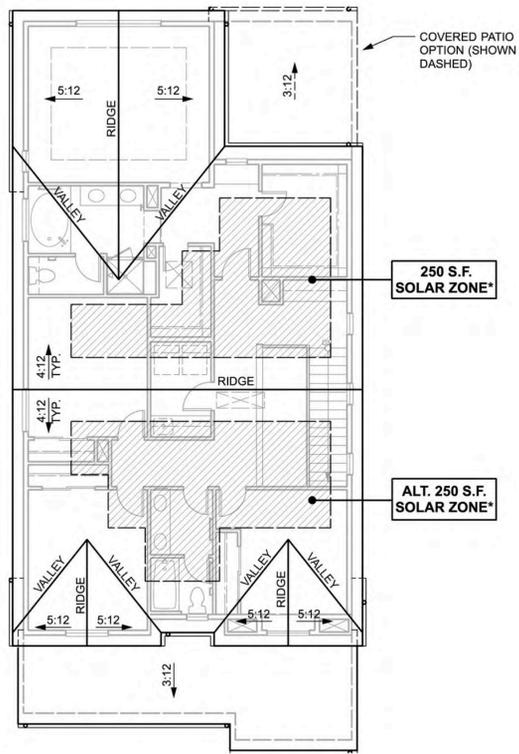
RIGHT SIDE "E" 1/4"
0' 2' 4' 8'



REAR "E" 1/4"
(ITALIAN) 0' 2' 4' 8'



LEFT SIDE "E" 1/4"
0' 2' 4' 8'



ROOF PLAN "H" 1/8"



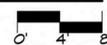
CRAFTSMAN

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

— INDICATES RECESS



REAR "H" 1/8"
(COVERED PATIO OPTION)



RIGHT SIDE "H"

1/4"



REAR "H"
(CRAFTSMAN)

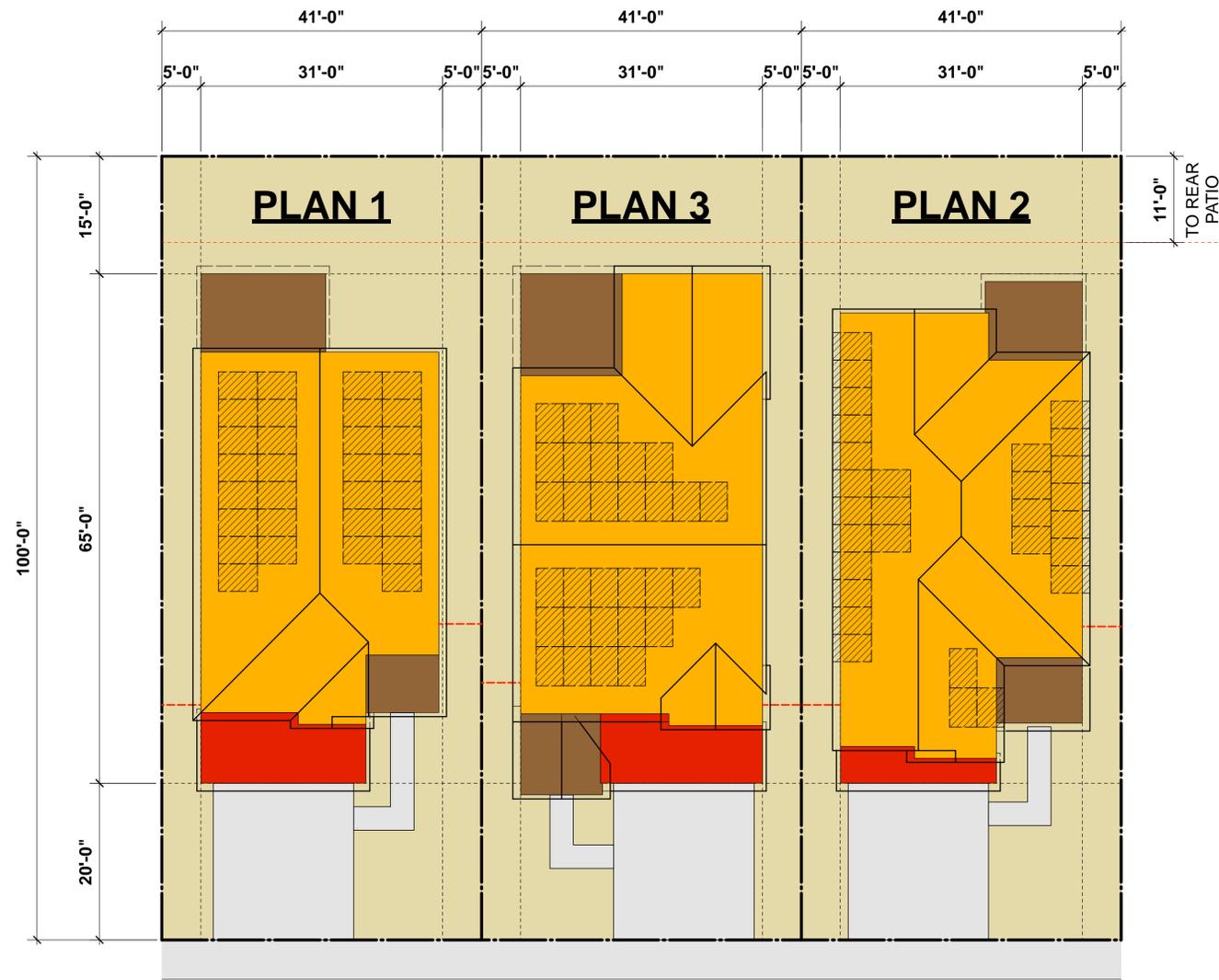
1/4"



LEFT SIDE "H"

1/4"





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	97
Covered Patio Opt.	122
TOTAL S.F.	1831
1867 S.F. / LOT AREA 4100 S.F. = 46%	

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

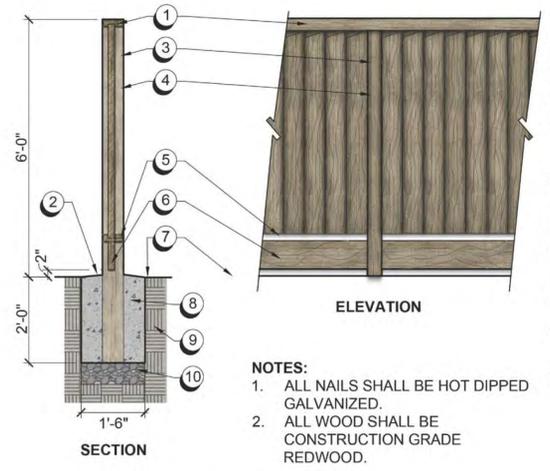
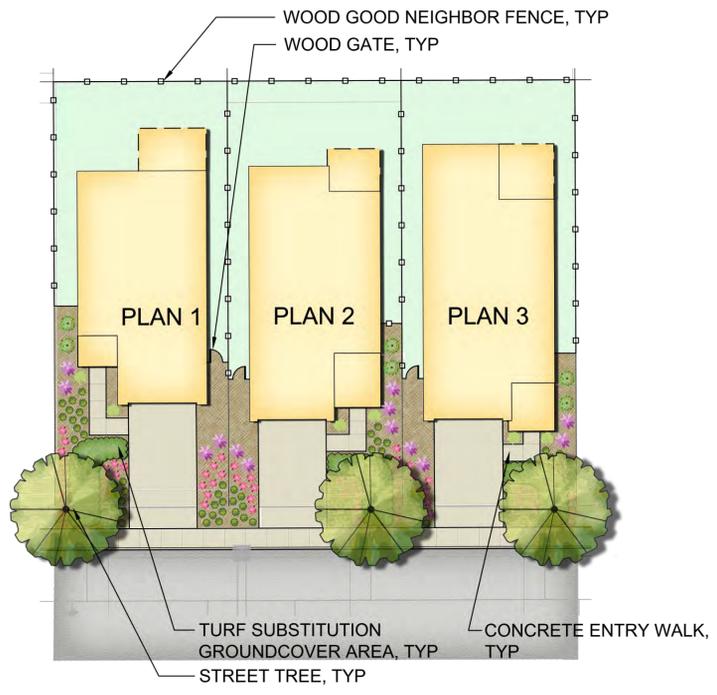
BUILDING ARTICULATION PLAN
EASTON AT DELANEY PARK
Oakley, California

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





- 1 2 x 6 TOP RAIL DADO.
- 2 SLOPE TOP OF FOOTING.
- 3 4 x 6 POST @ 8' O.C.
- 4 1 x 6 OVERLAPPED FENCE BOARDS. (3/4" - 1" OVERLAP)
- 5 2 x 6 BOTTOM L-RAIL W/ 1x1 CLEAT.
- 6 2 x 8 KICKBOARD.
- 7 FINISH GRADE, GRADE TO SLOPE AWAY FROM FENCE.
- 8 CONCRETE (25% FLY ASH) FOOTING.
- 9 COMPACTED SUBGRADE OR ENGINEER FILL.
- 10 6" RECYCLED AGGREGATE DRAIN ROCK, 100% RECYCLED CONCRETE, GLASS OR ASPHALT.

NOTES:
 1. ALL NAILS SHALL BE HOT DIPPED GALVANIZED.
 2. ALL WOOD SHALL BE CONSTRUCTION GRADE REDWOOD.

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	GRAPE 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				ROCK ROSE			
DISTICTUS BUCCINATORIA	BLOOD-RED TRUMPET VINE	5 GAL	M	CISTUS SPP.	PINK BREATH OF HEAVEN	5 GAL	M
PARTHENOISSUS TRICUSPIDATA	BOSTON IVY	5 GAL	M	COLEONEMA PULCHRUM	FORTNIGHT LILY	1 GAL	L
ROSA SPP.	ROSE	5 GAL	M	DIETES SPP.	GAURA	1 GAL	M
GROUND COVERS				GAURA LINDHEIMERI			
CAREX FLACCA	BLUE SEDGE	1 GAL	M	HEMEROCALLIS HYBRIDS	EVERGREEN DAYLILLY	1 GAL	M
COTONEASTER D. LOWFAST	BEARBERRY COTONEASTER	1 GAL	L	MANONIA A. 'COMPACTA'	DWARF OREGON GRAPE	1 GAL	M
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL	L	NANDINA D. 'HARBOR DWARF'	HARBOR DWARF NANDINA	5 GAL	L
FRAGARIA CHILOENSIS	BEACH STRAWBERRY	1 GAL	M	NANDINA D. 'GULF STREAM'	GULF STREAM NANDINA	5 GAL	L
HELIANthemum N. 'WISLEY PINK'	HELIANthemum NUMMULARIUM 'WISLEY PINK'	1 GAL	M	NEPETA 'SIX HILLS GIANT'	CAT MINT	1 GAL	L
MYOPORUM P. 'PROSTRATUM'	CREEPING MYOPORUM	1 GAL	L	OSMANTHUS FRAGRANS	SWEET OLIVE	5 GAL	M
SCAEVOLA 'MAUIE CLUSTER'	FAIRY FAN FLOWER	1 GAL	L	PHORMIUM 'MAORI SUNRISE'	NEW ZEALAND FLAX	5 GAL	L
STACHYS BYZANTINA	LAMBS' EARS	1 GAL	L	PHOTINIA FRASERII	PHOTINIA	5 GAL	M
WESTRINGIA FRUTICOSA 'MUNDI' TM	LOW COAST ROSEMARY	1 GAL	L	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED PITTOSPORUM	5 GAL	L
				DWARF PITTOSPORUM			
				YEW PINE			
				INDIA HAWTHORN			
				LANDSCAPE ROSES			
				AUSTRALIAN BLUEBELL CREEPER			
				GERMANDER			
				LAURUSTINUS			
				VIBURNUM T. 'SPRING BOUQUET'			

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

