



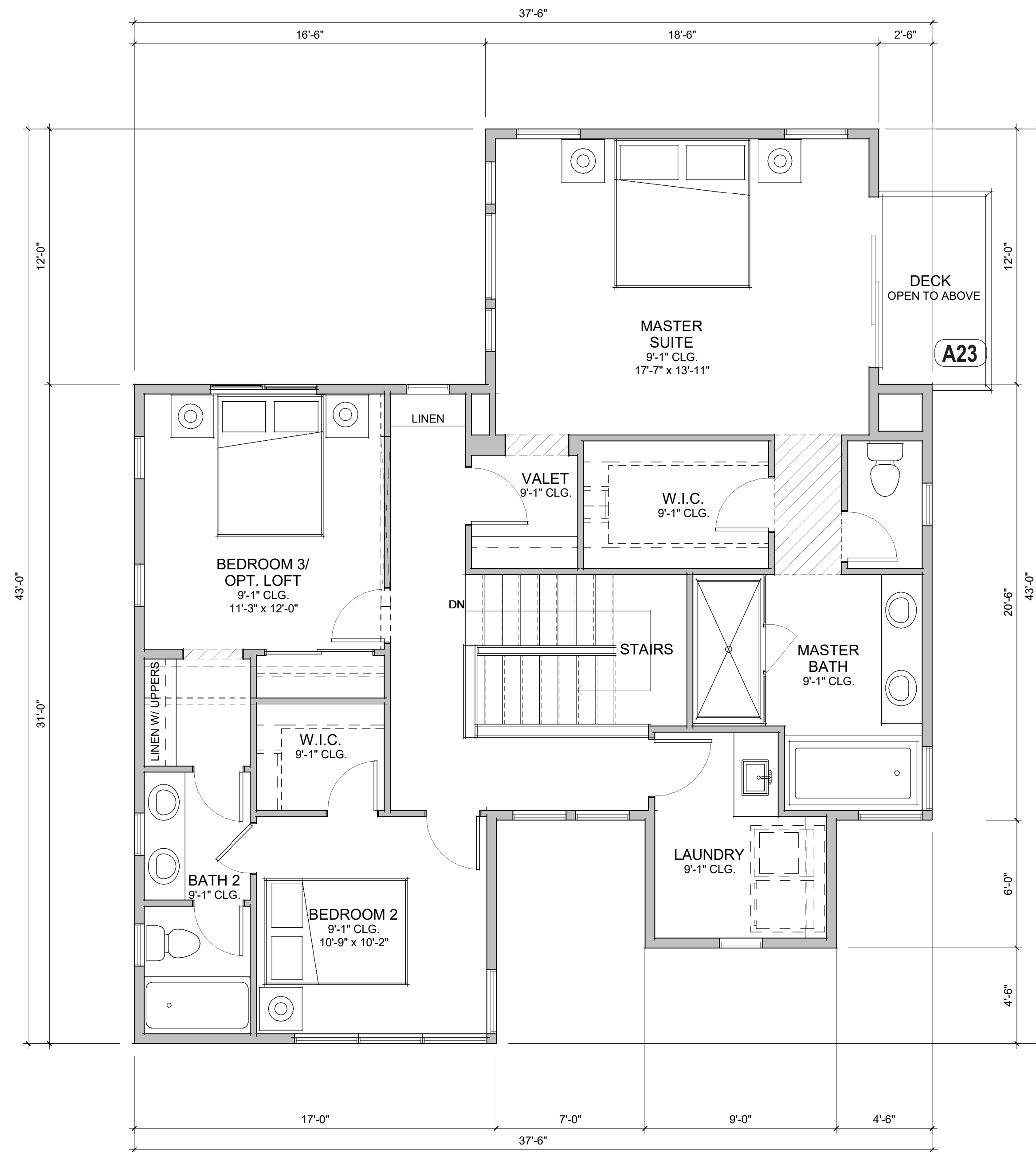
SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED,
PERSPECTIVE

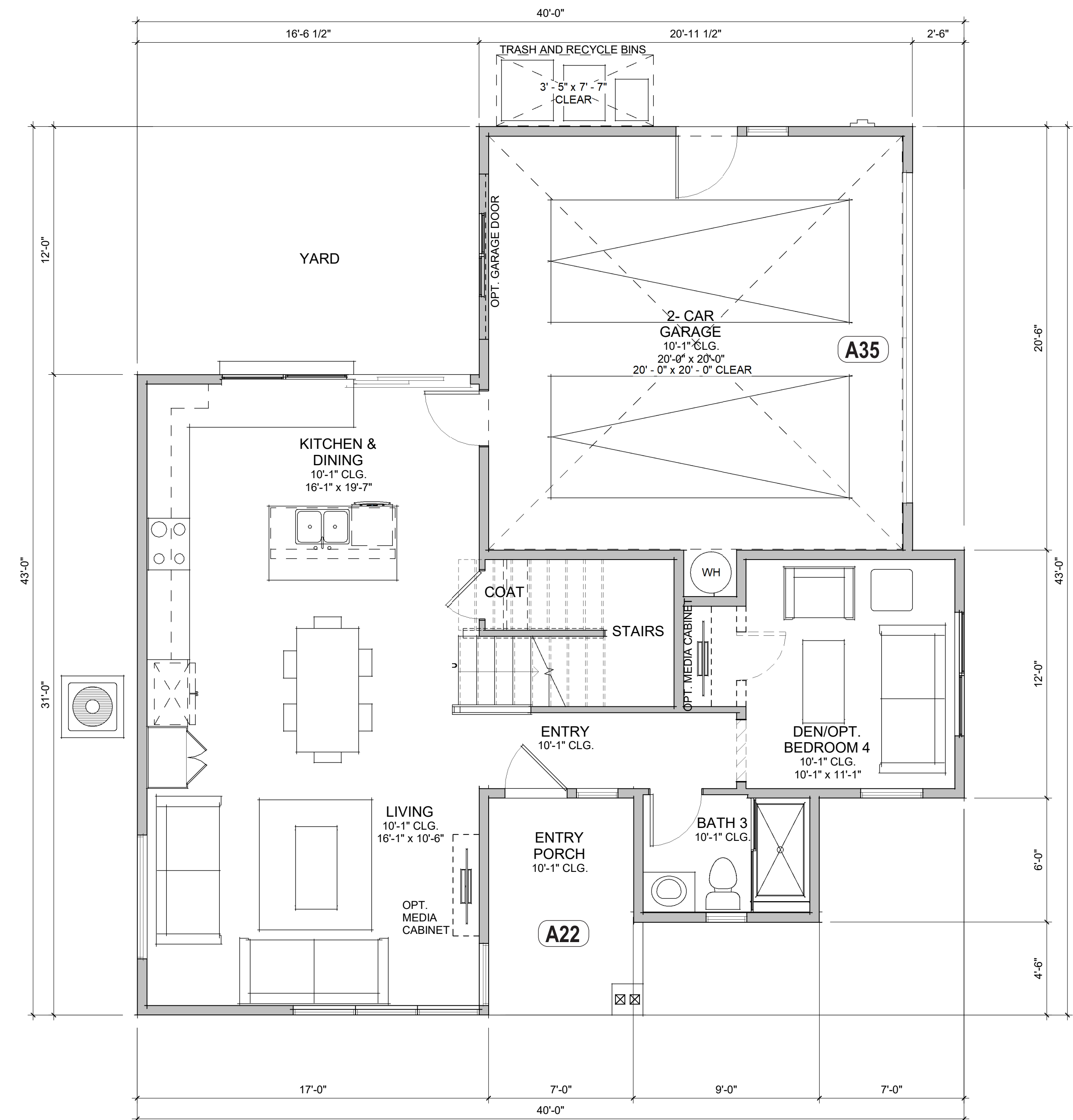


JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1.1



PLAN C-1, SECOND FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"



PLAN C-1, FIRST FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

- A22** 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
- A23** 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
- A35** PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE
FOR FUTURE EV CHARGING OUTLET

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86

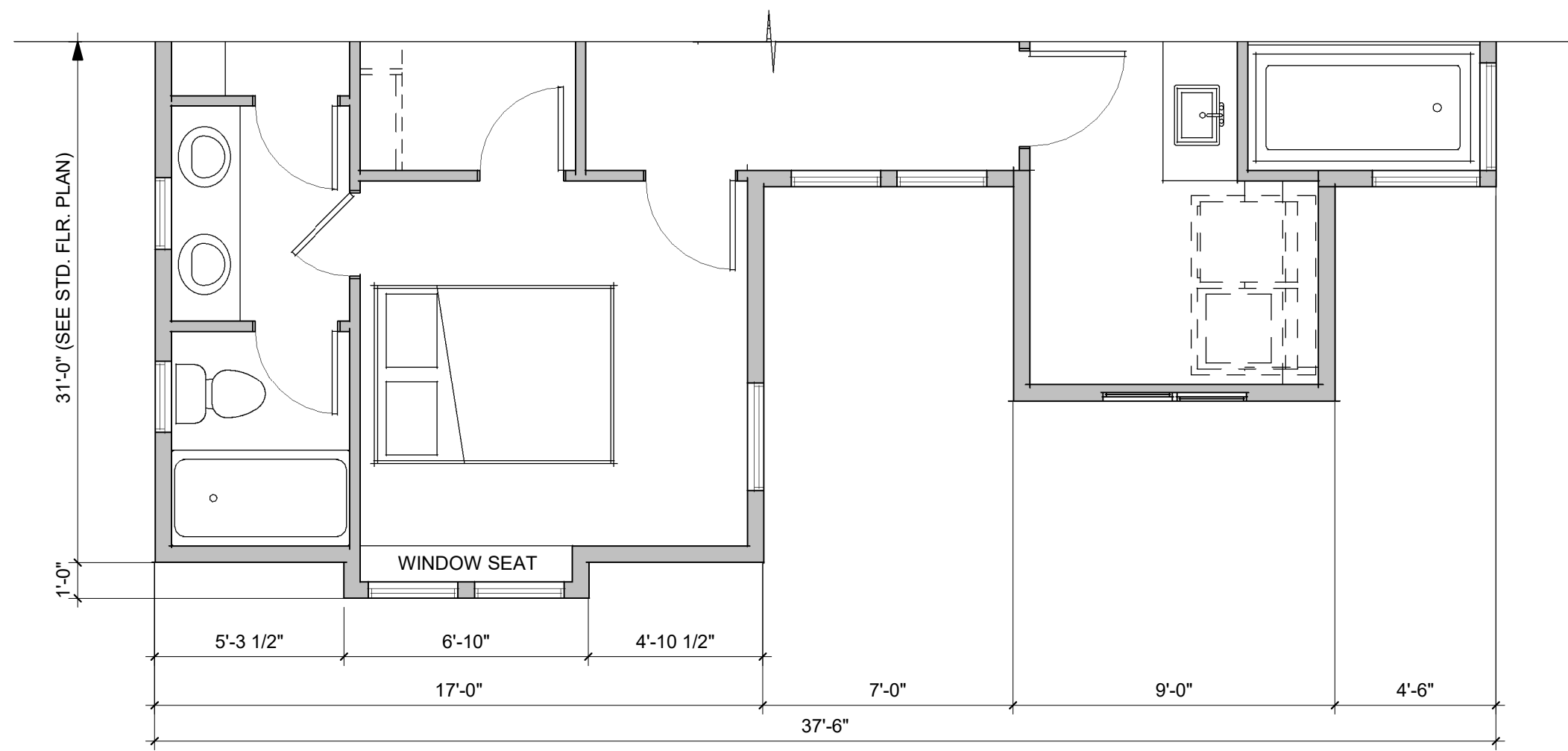
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Scale: 1/4"=1'-0"

PLAN C-1, FLOOR PLANS

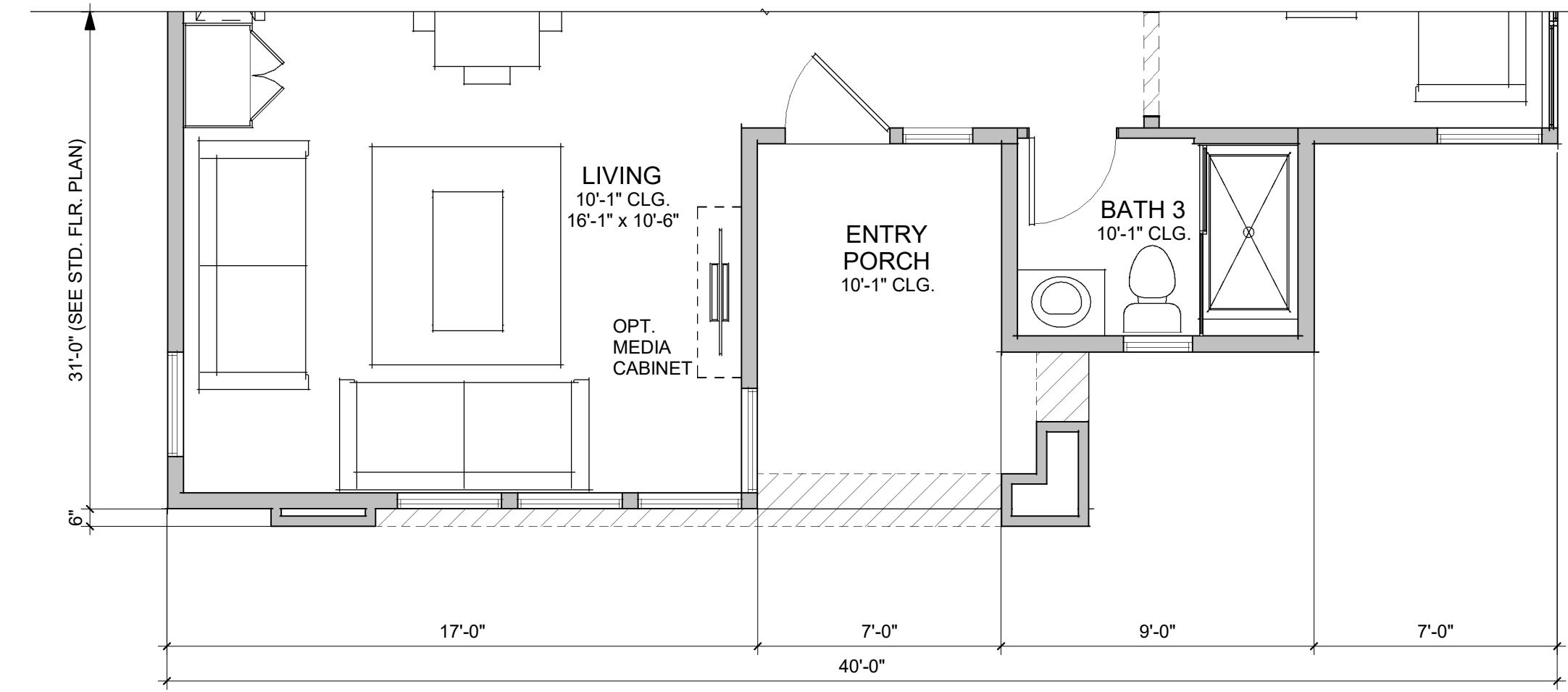
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A1.1.2

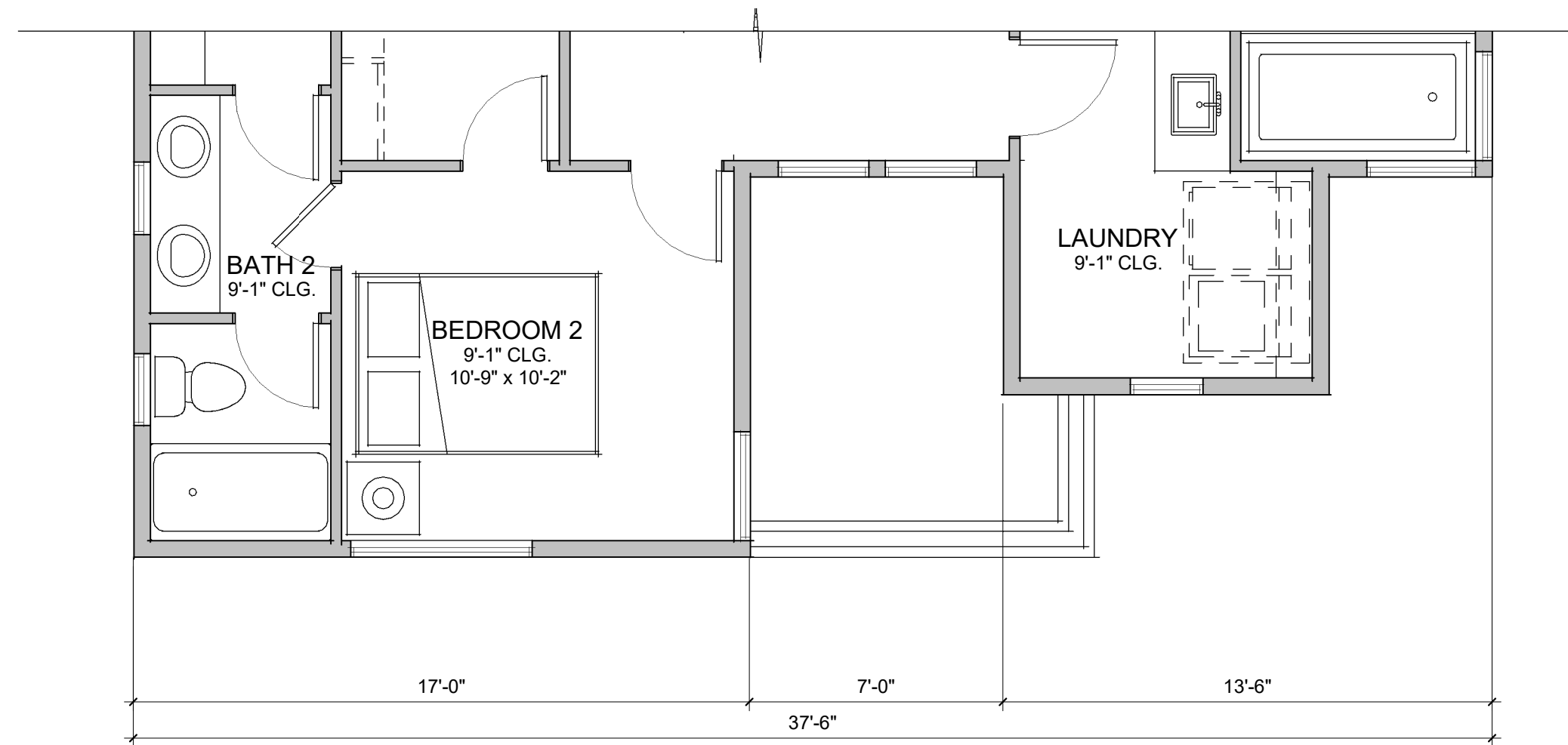




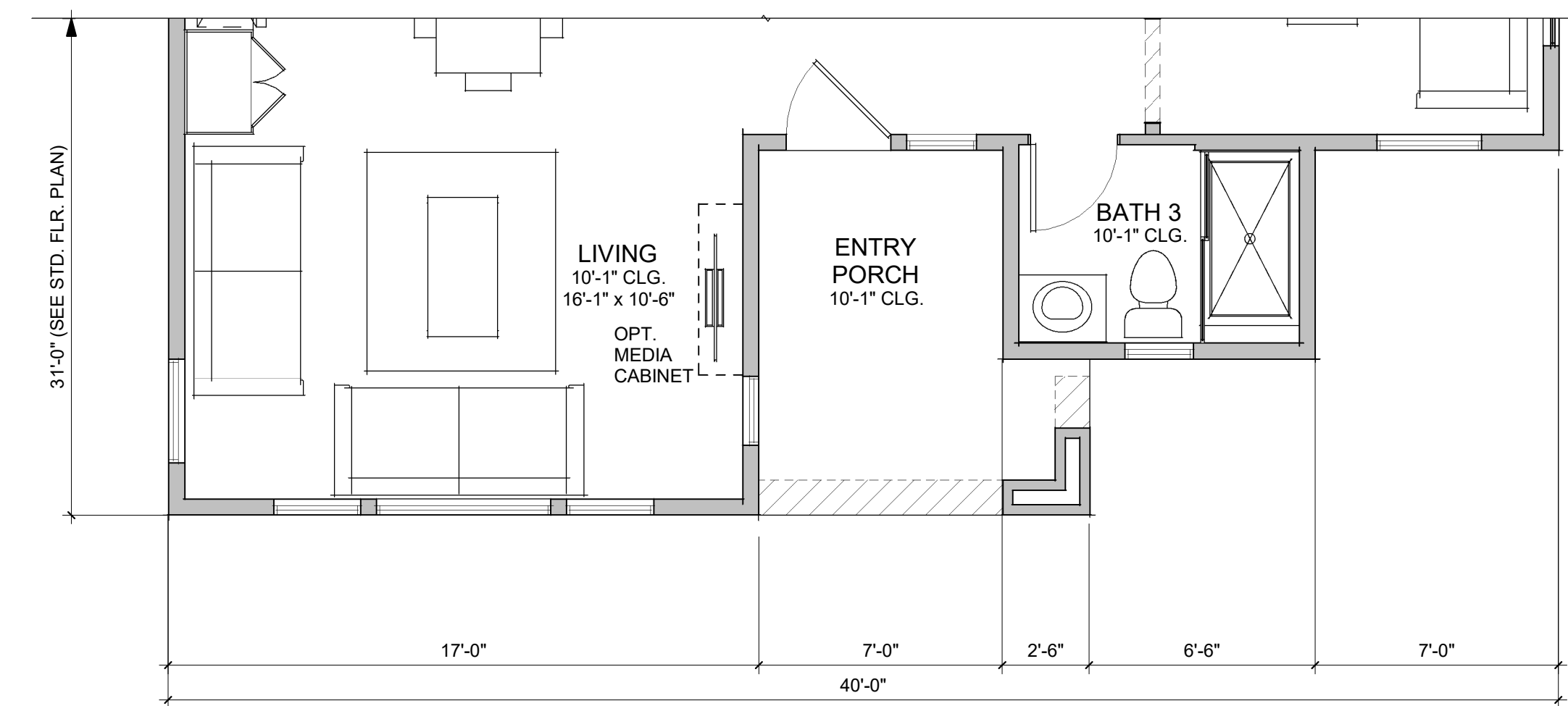
PLAN C-1, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-1, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-1, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"



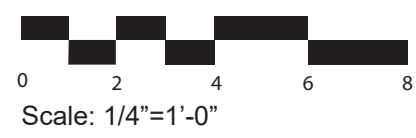
PLAN C-1, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86



PLAN C-1, PARTIAL PLANS

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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAN TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:

· ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

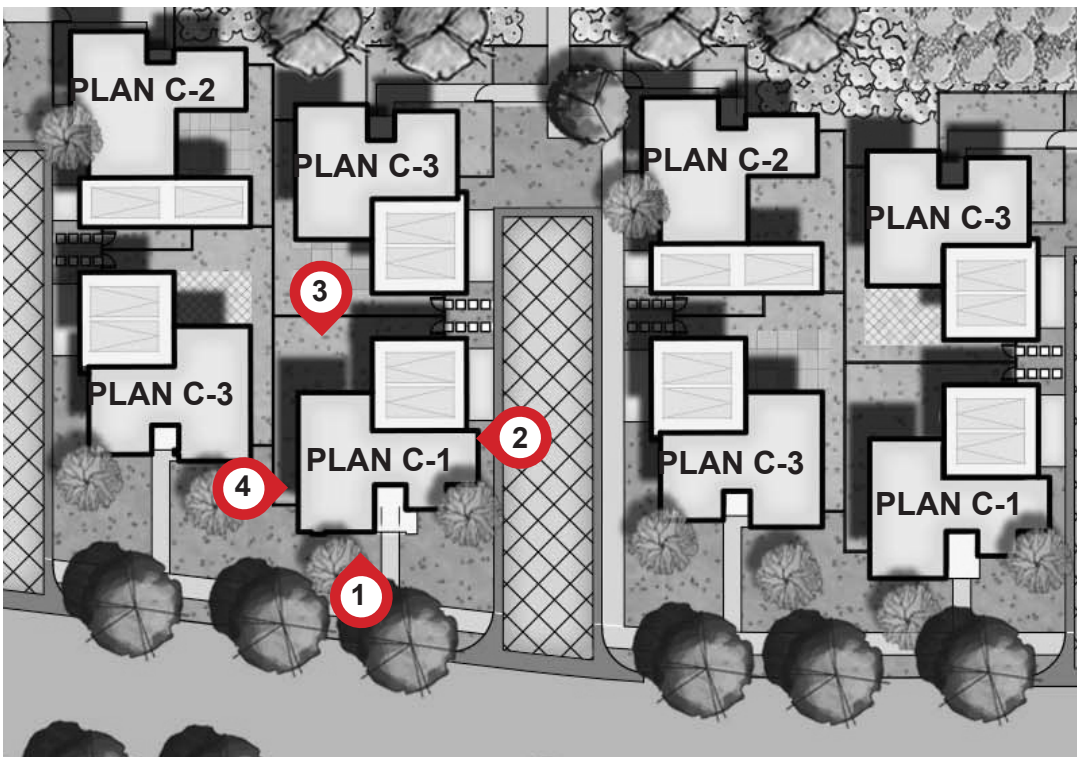
· MEDIUM SAND 1-COAT STUCCO FINISH
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
· SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
· CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

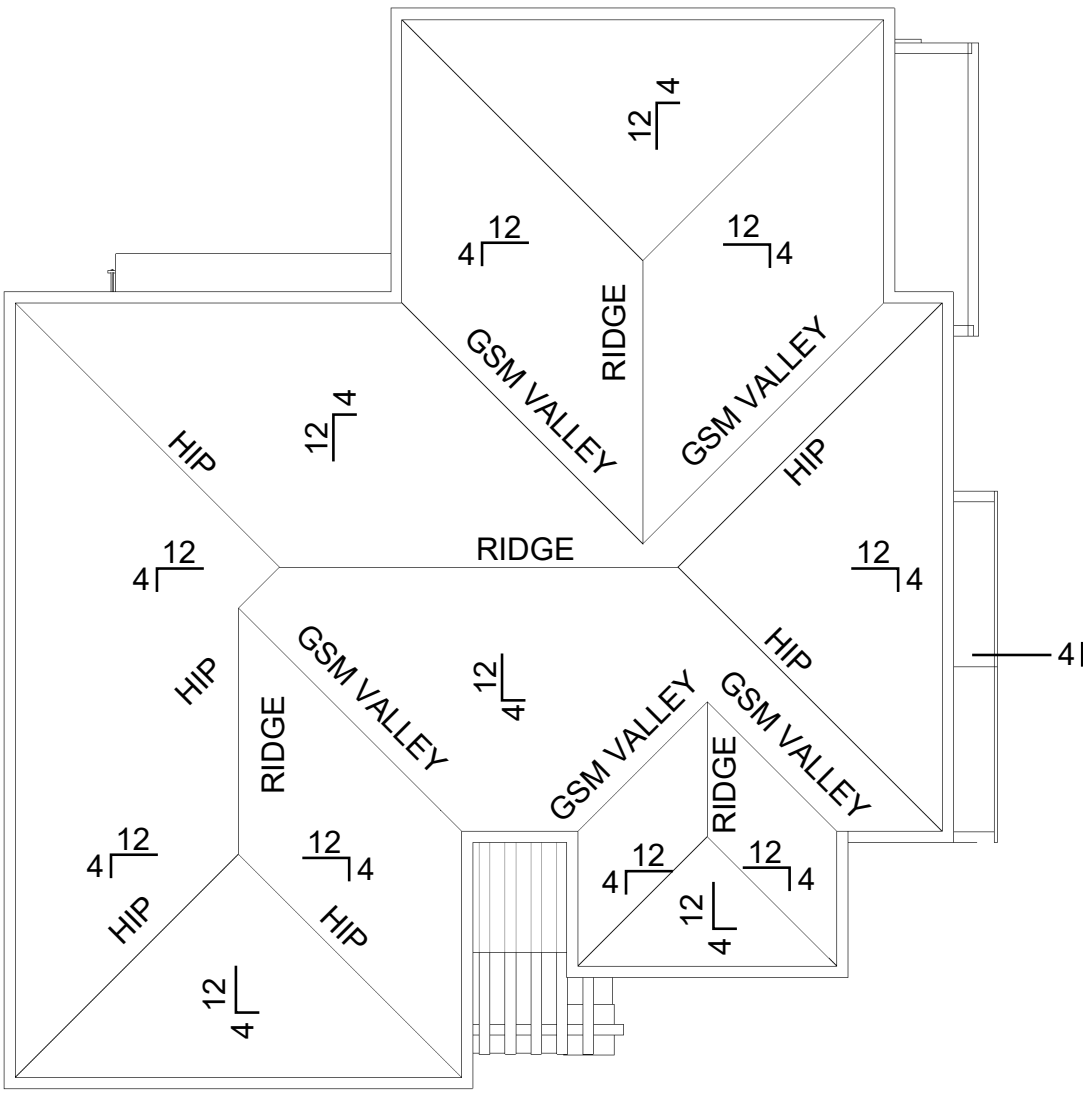
· VINYL FRAMED WINDOWS
· FIBERGLASS FRONT DOORS W/ LITES
· STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

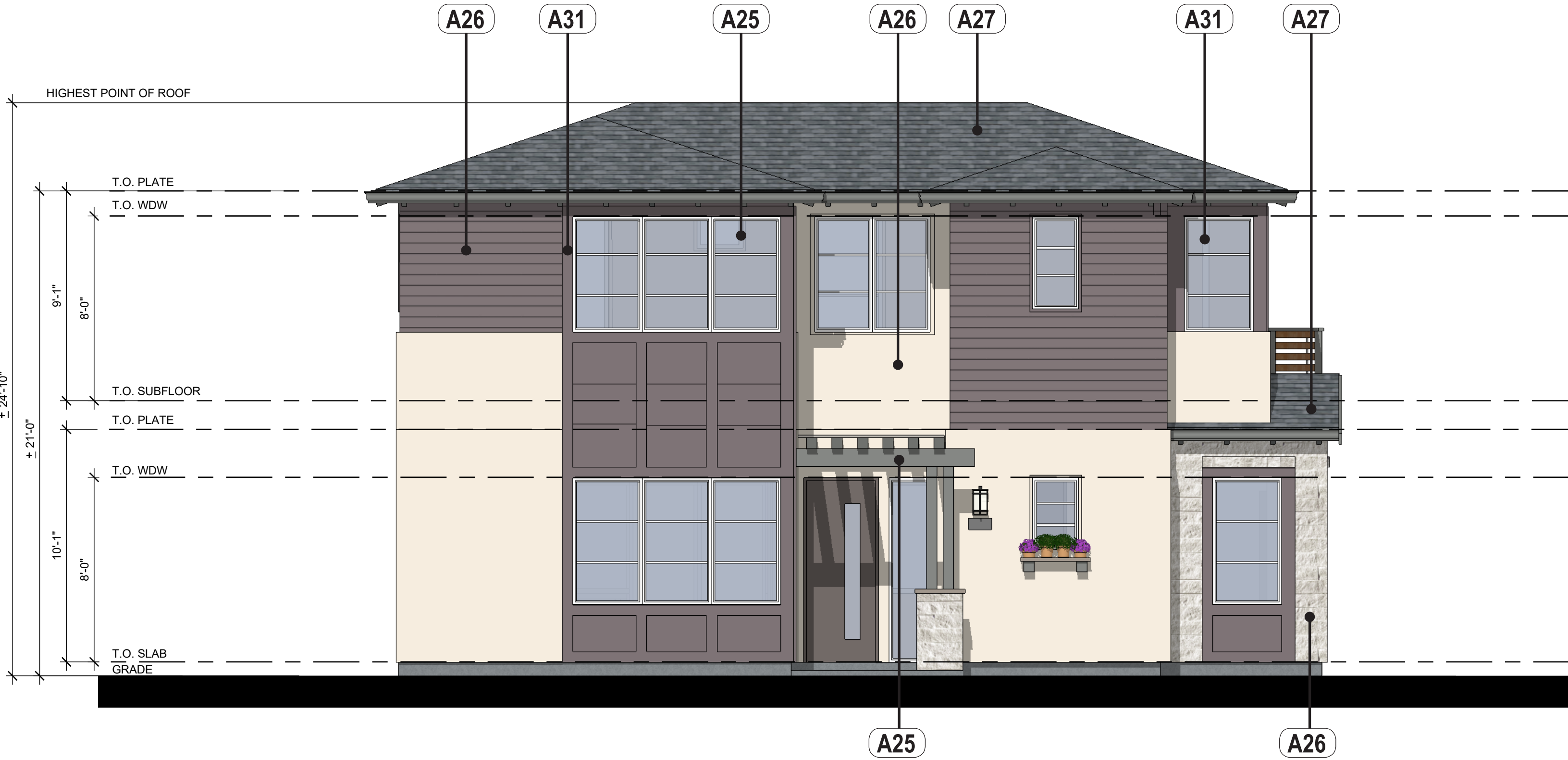
· 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
· 2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
· WEATHERED WOOD DECK RAILINGS
· WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
· 2x RAFTER TAILS



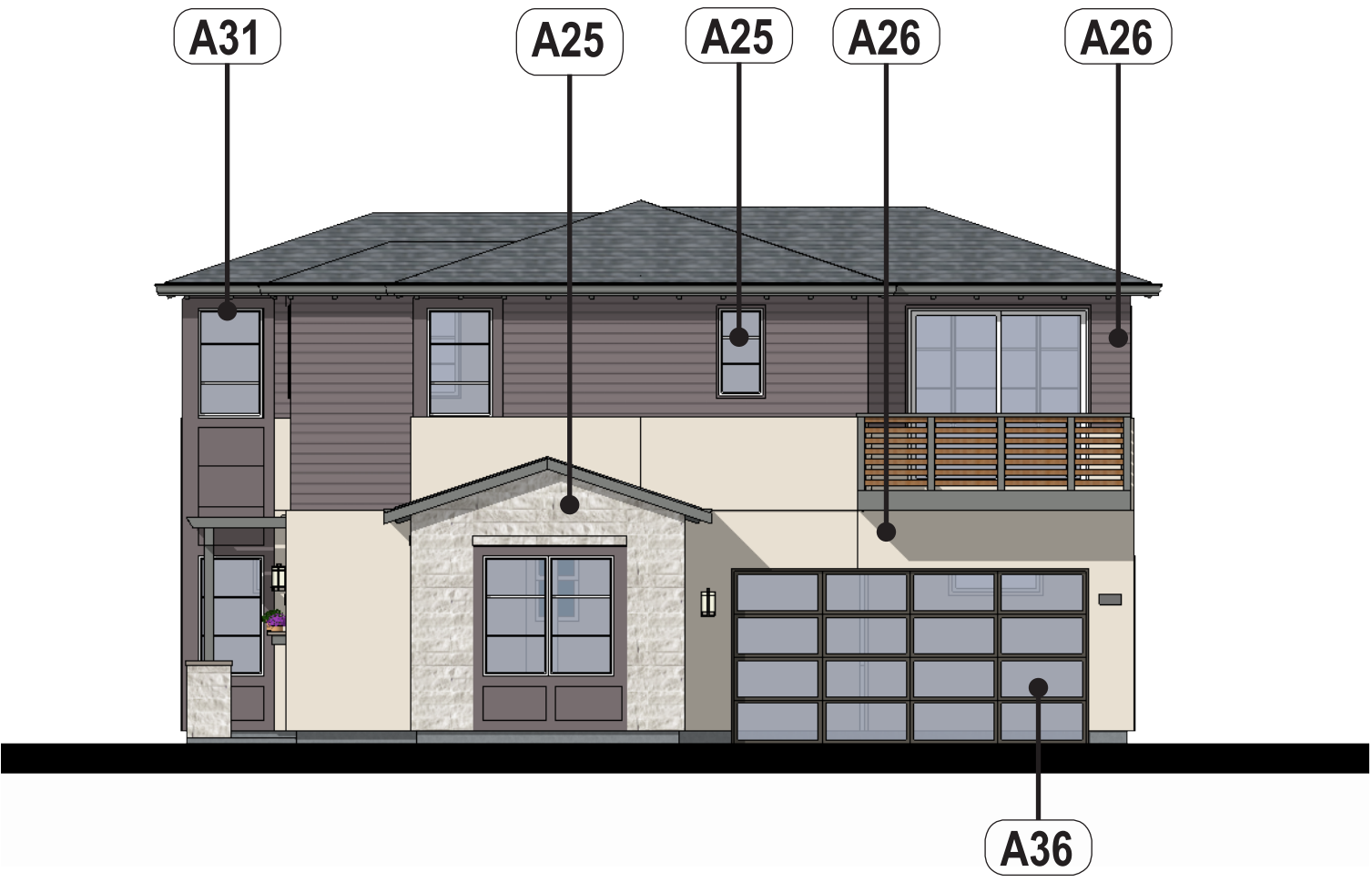
TYPICAL CLUSTER LAYOUT



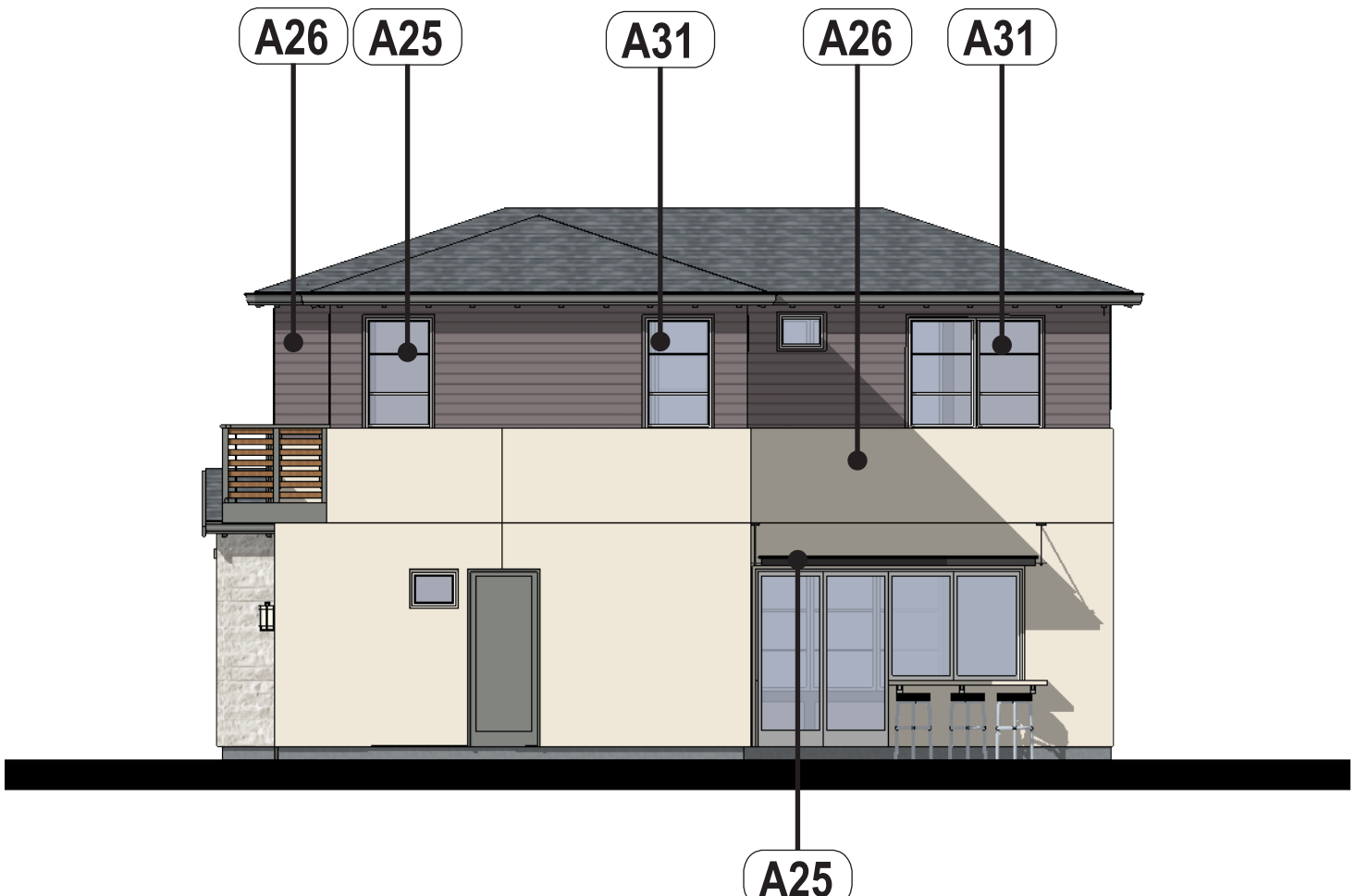
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



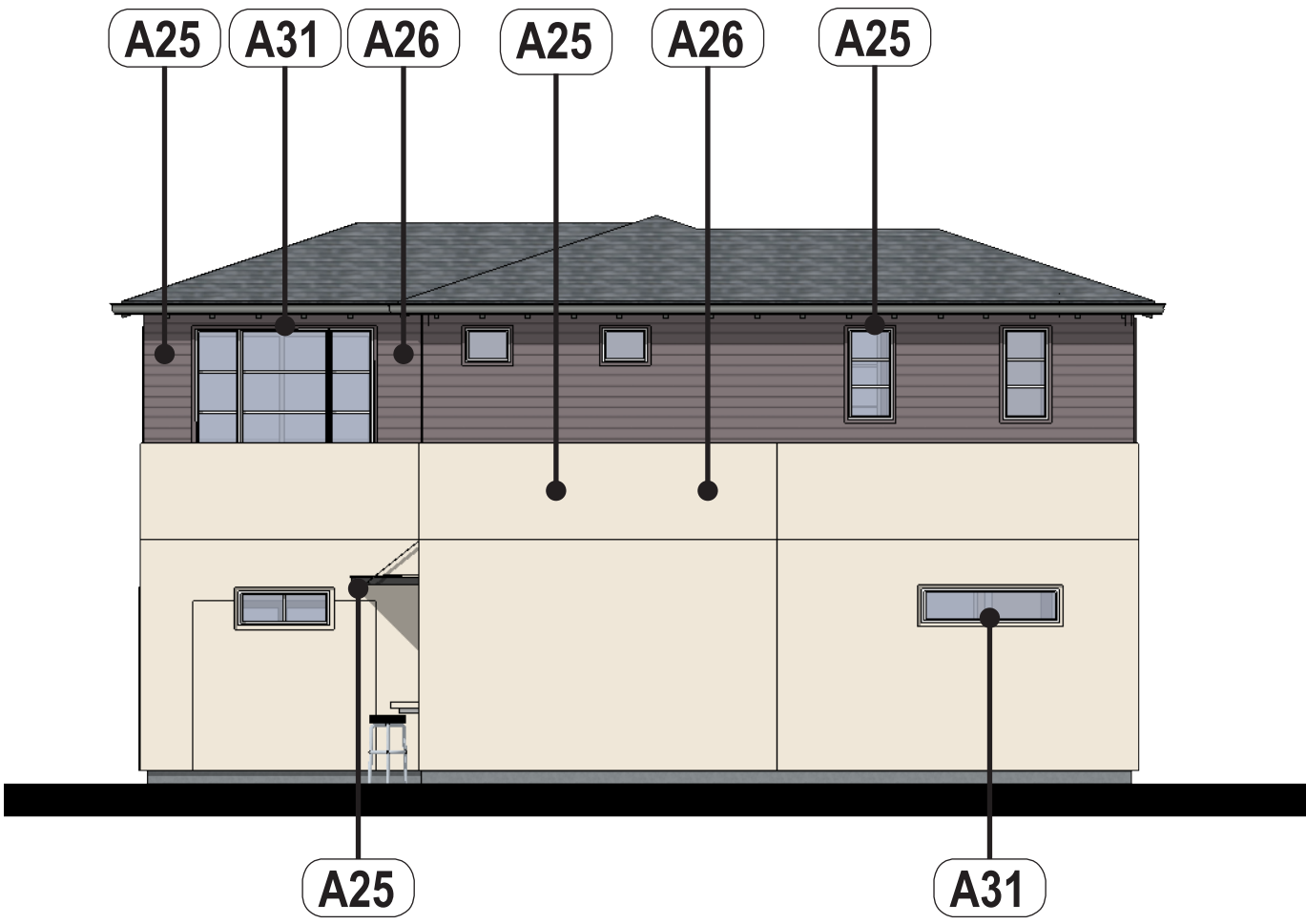
① PLAN C-1, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"

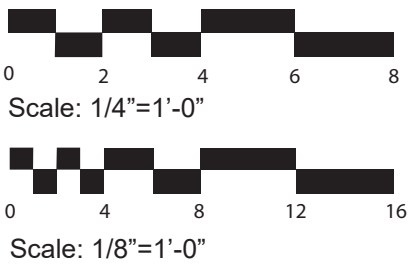


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A



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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
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A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
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A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
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A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:

·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

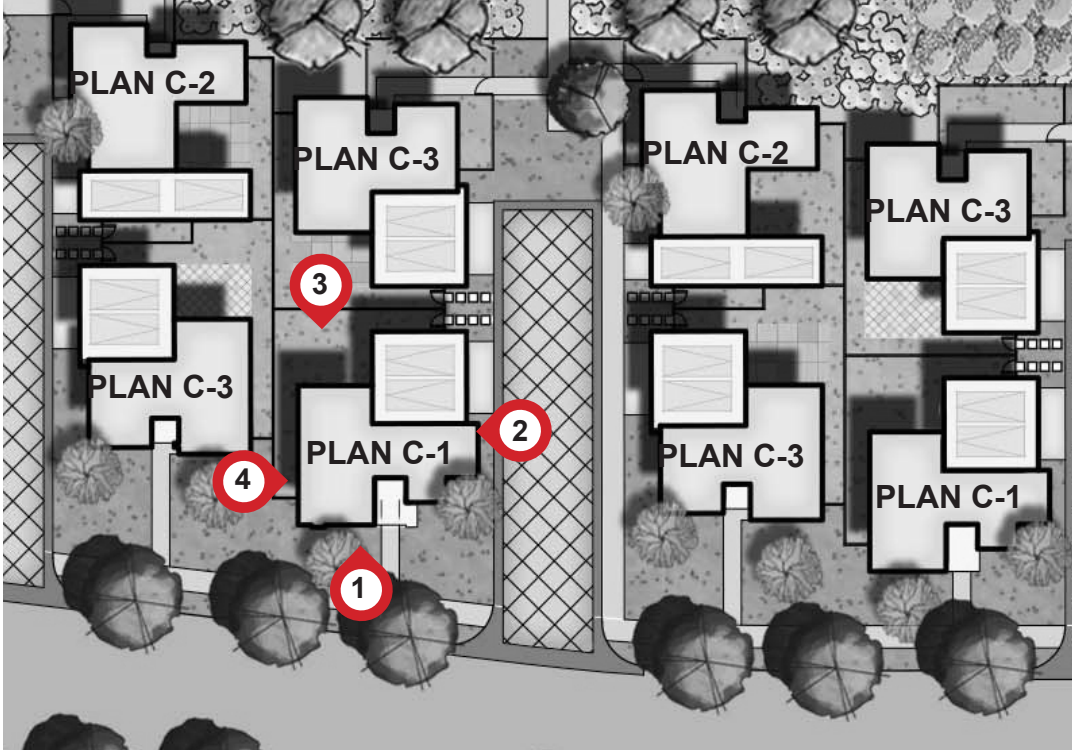
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

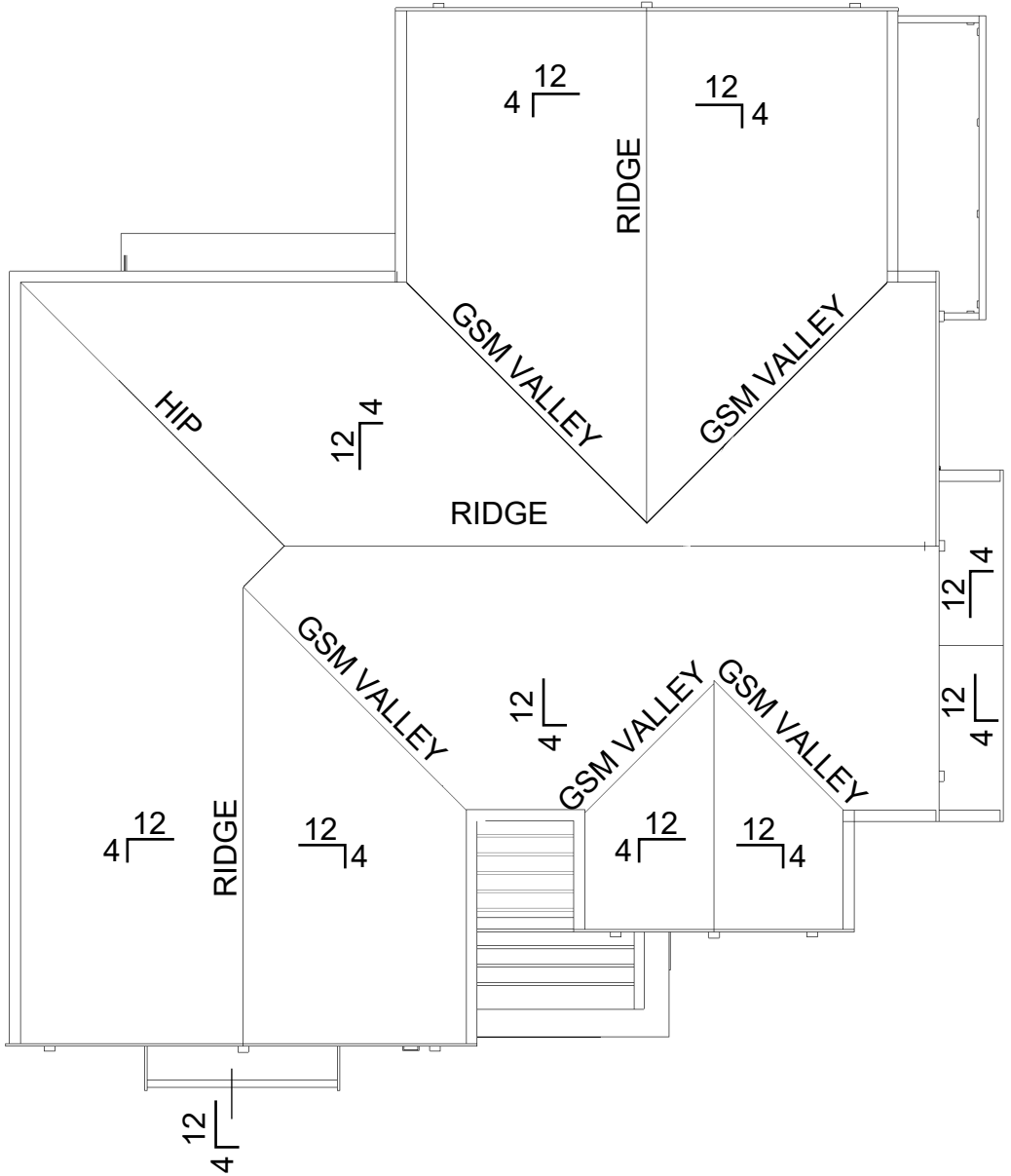
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

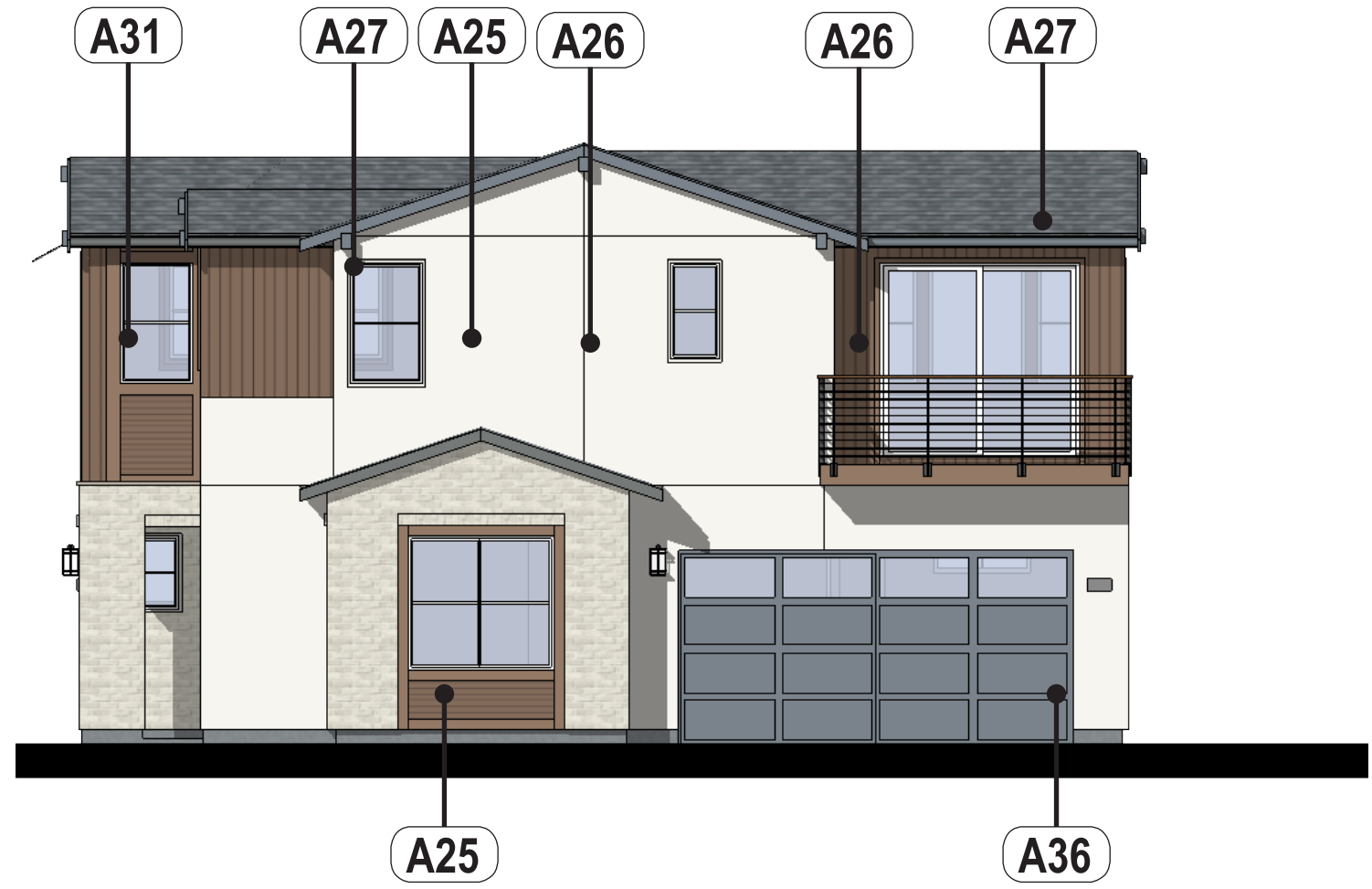
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



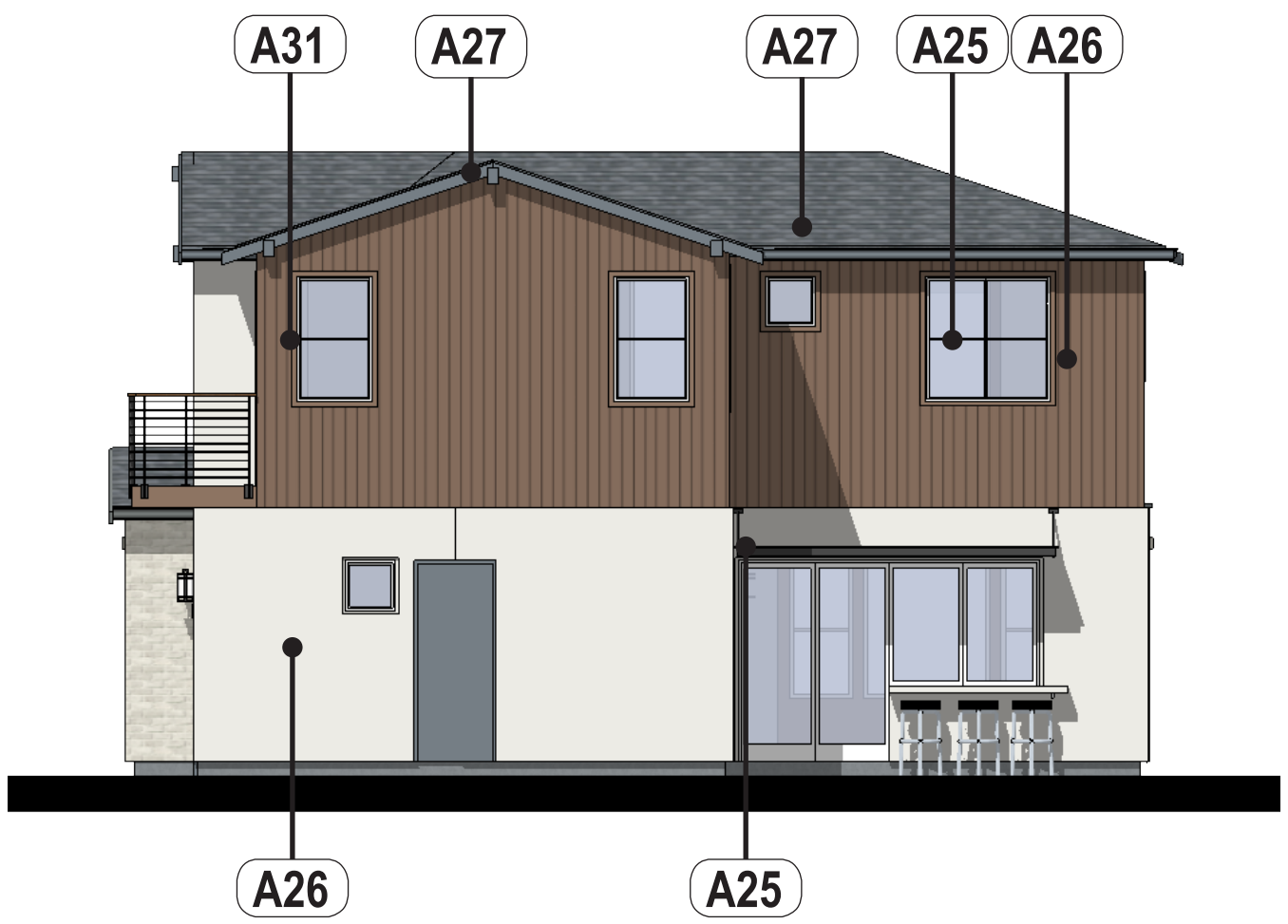
TYPICAL CLUSTER LAYOUT



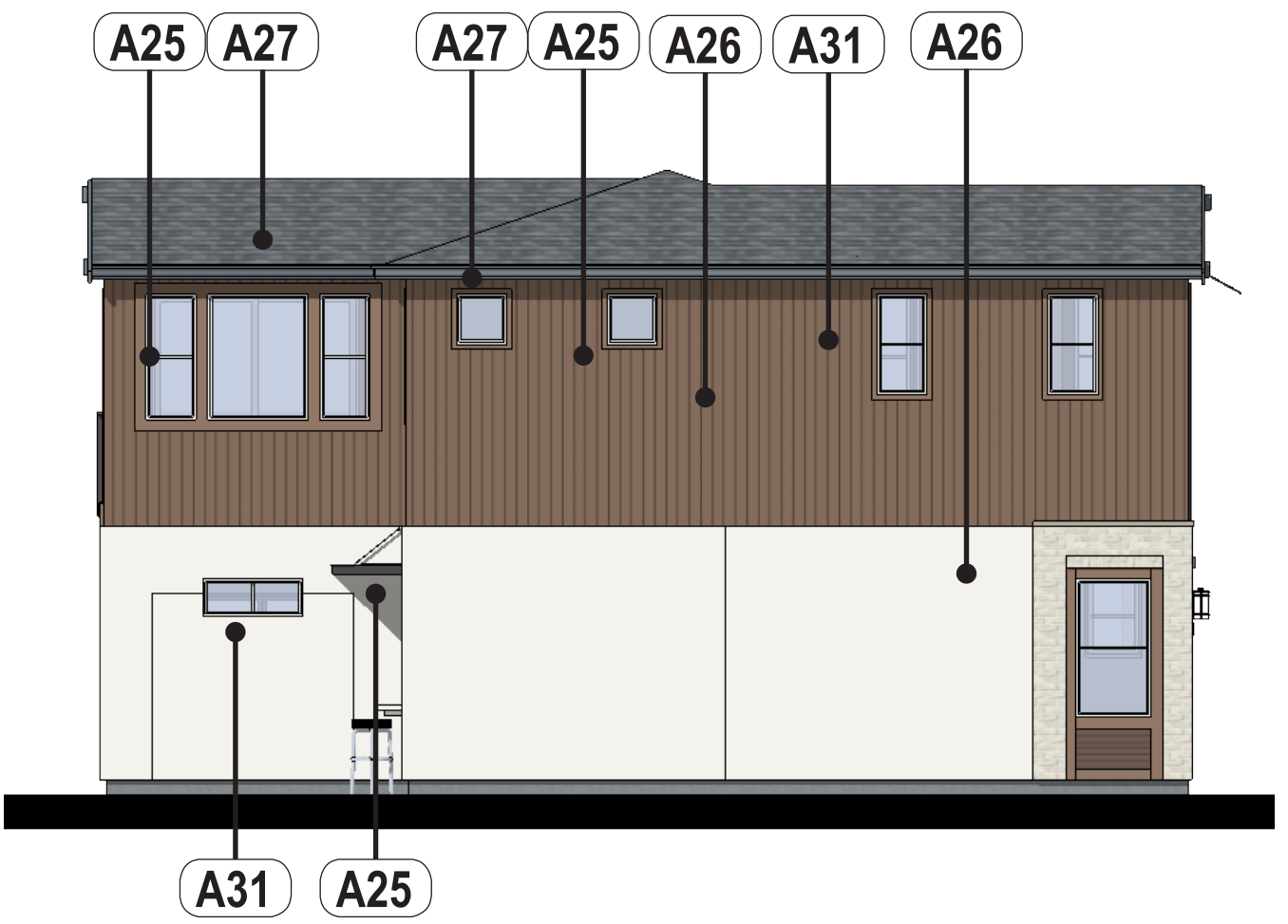
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



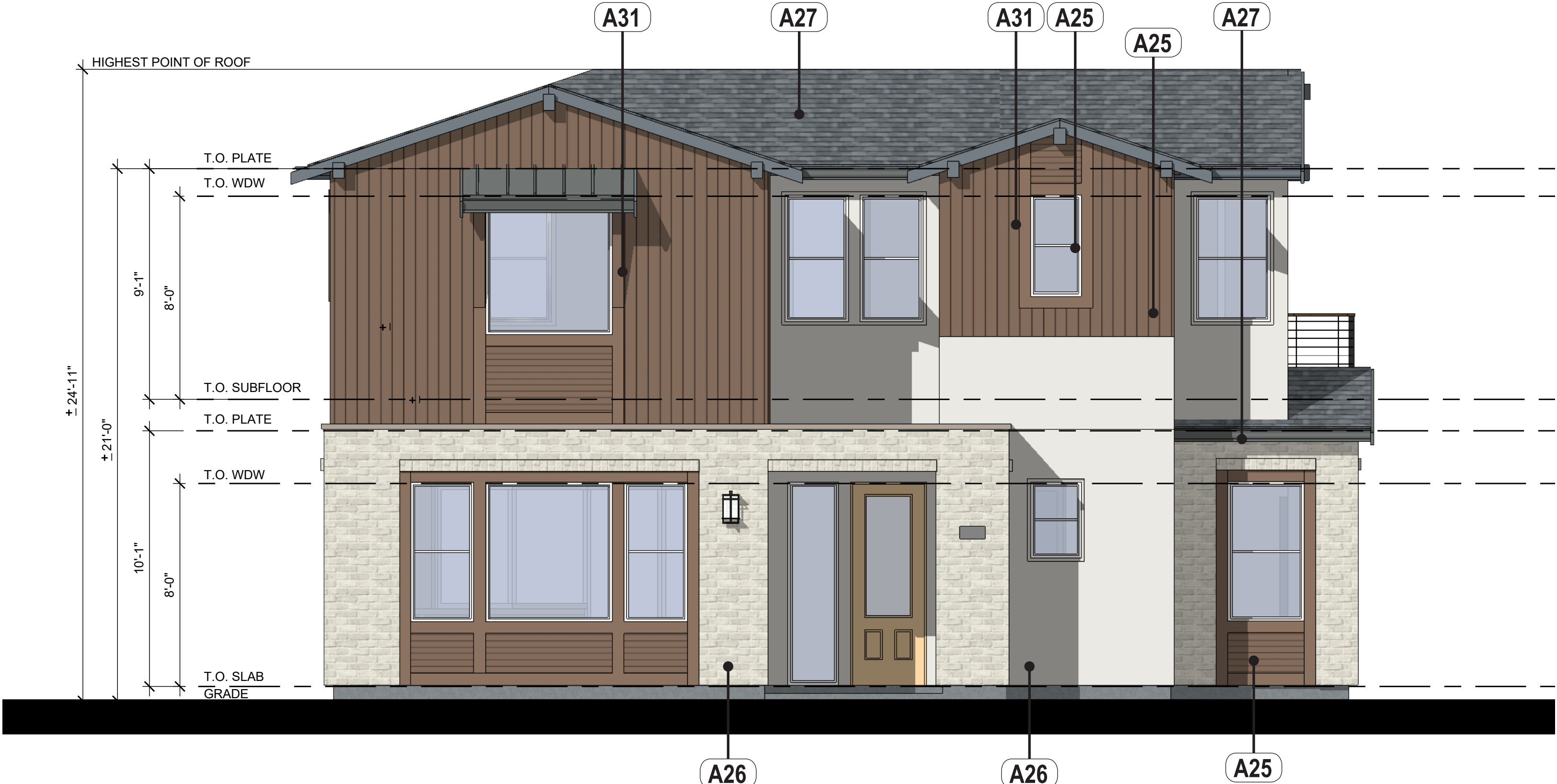
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"

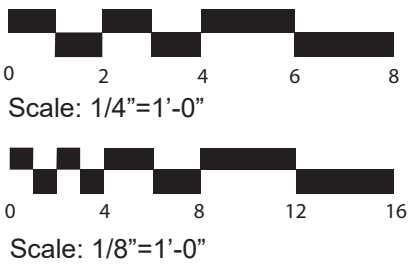


④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



① PLAN C-1, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1.5



A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
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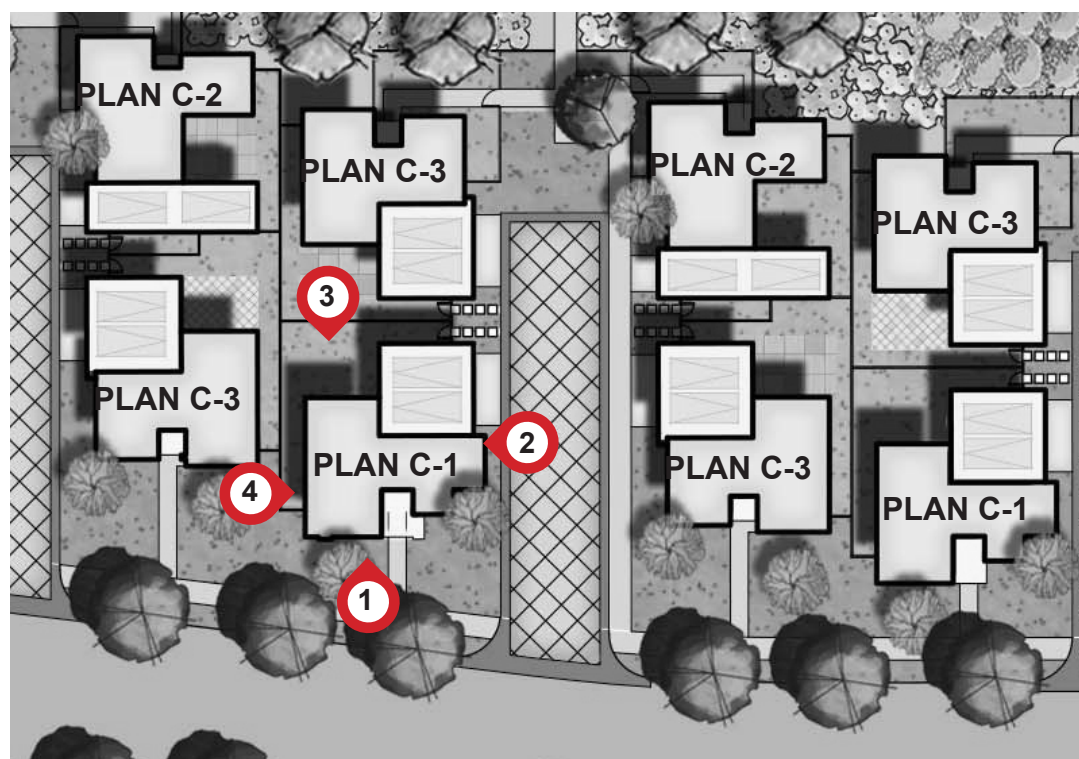
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

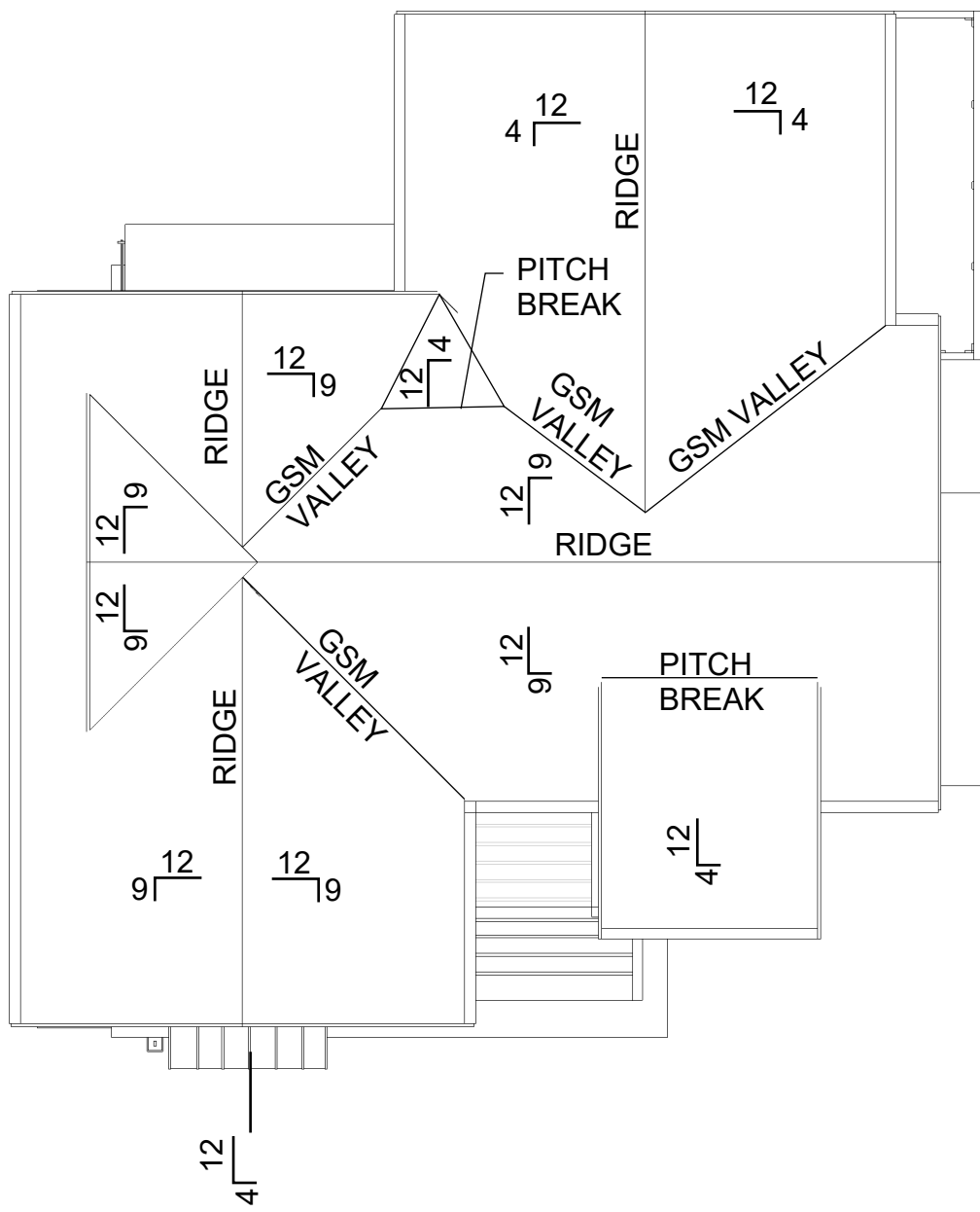
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



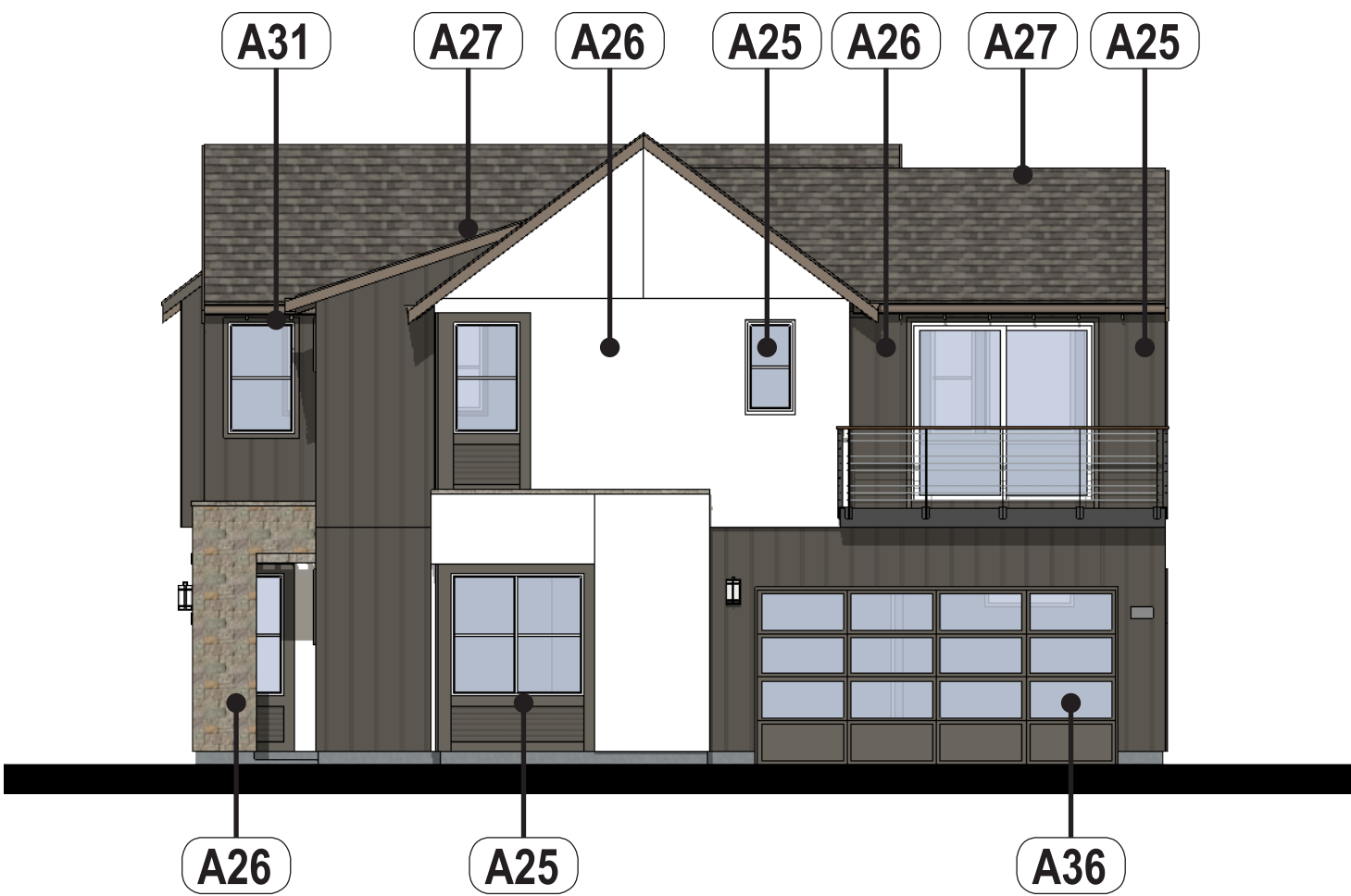
TYPICAL CLUSTER LAYOUT



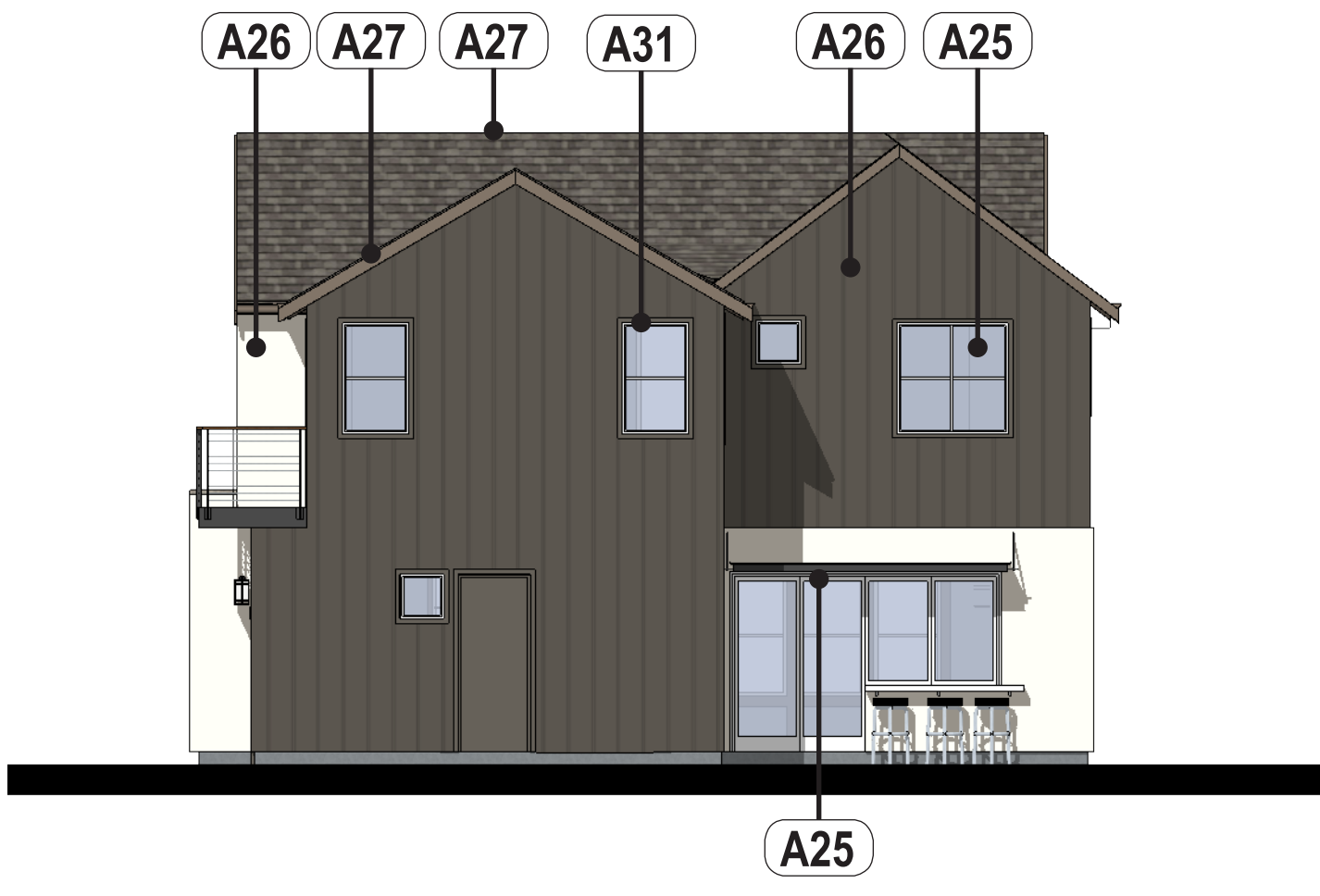
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



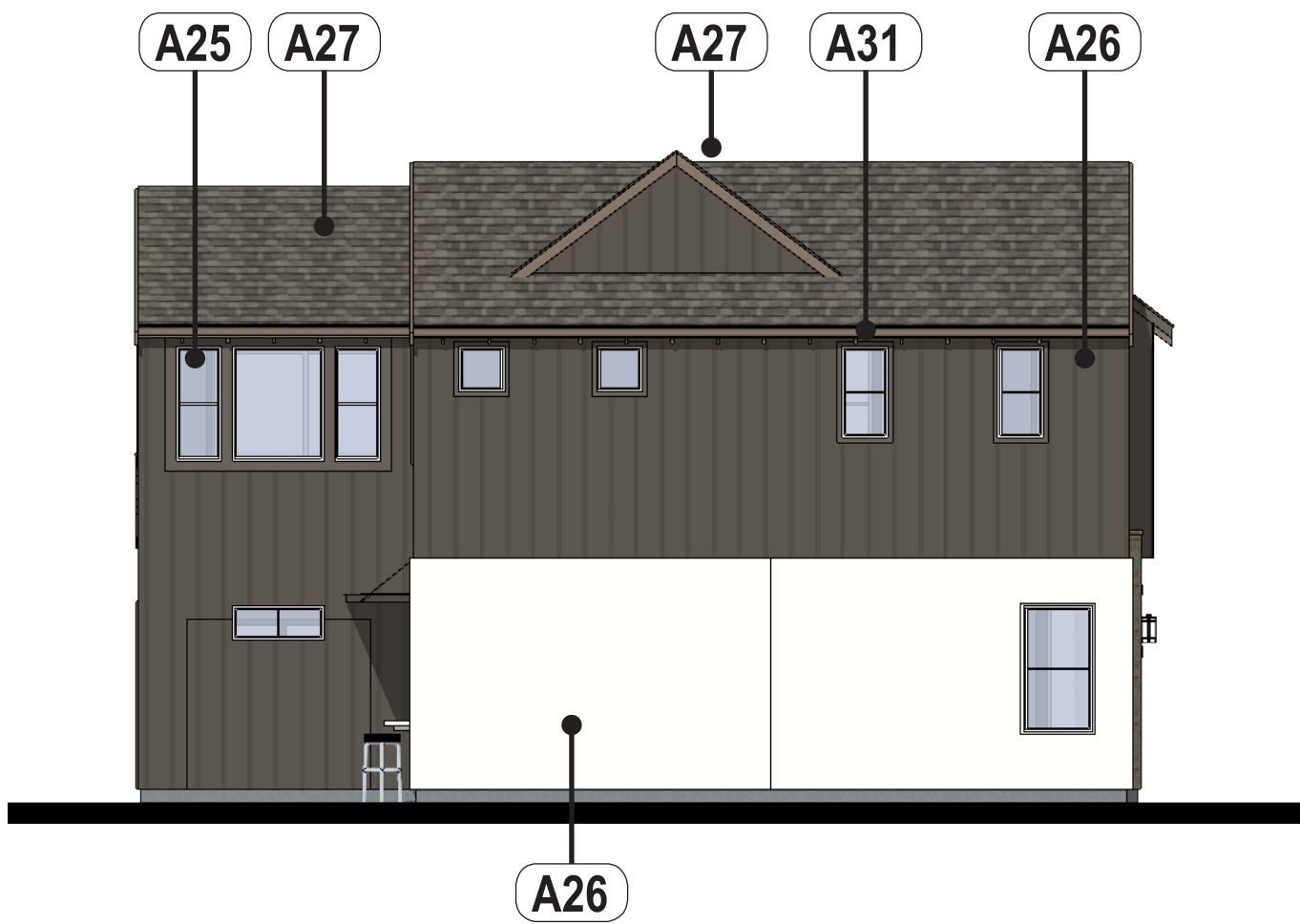
① PLAN C-1, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 1C
SCALE 1/4" = 1'-0"



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"

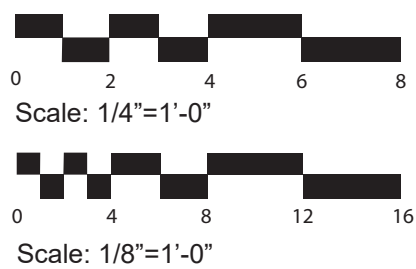


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



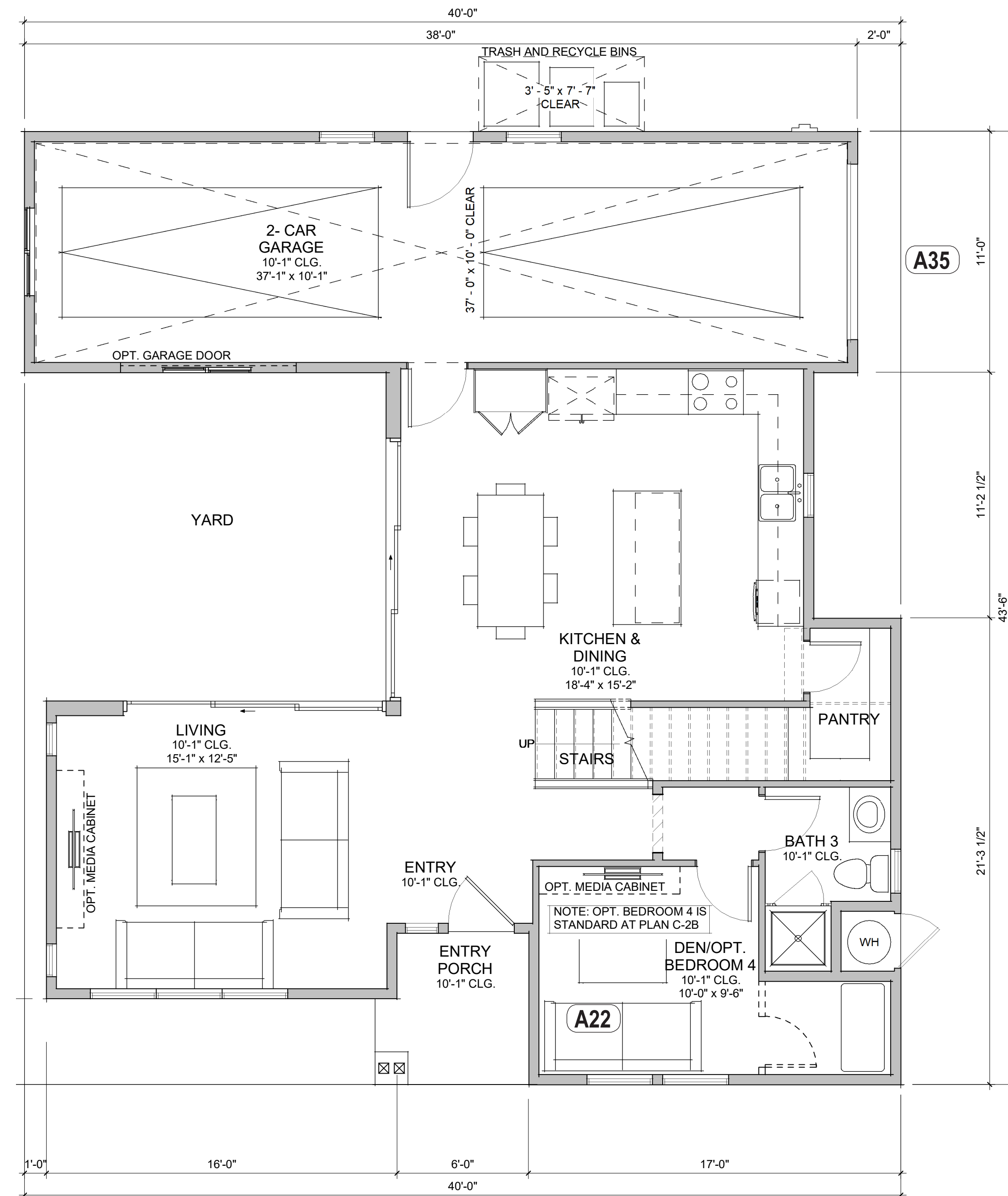
PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C



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PLAN C-2A/ C-2B, SECOND FLOOR PLAN, ELEVATION
STYLE A



PLAN C-2A/C-2B, FIRST FLOOR PLAN, ELEVATION STYLE A
SCALE 1/4" = 1'-0"

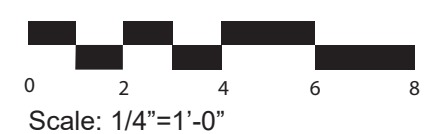
Plan C-2A - 3 BR/ 3 BA,
DEN + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-2B - 4 BR/ 3 BA

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

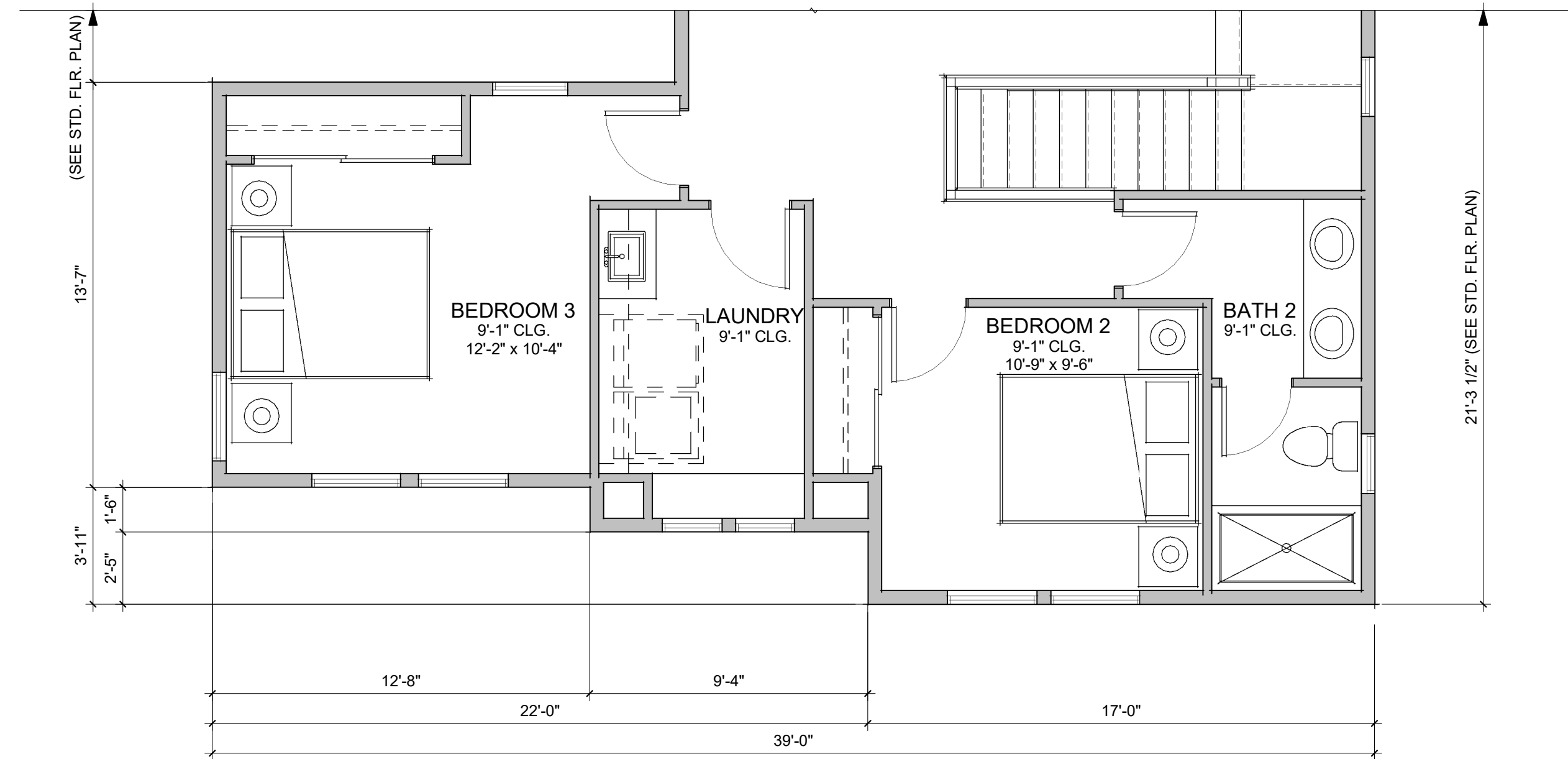
NOTE:
ONE 220V OUTLET PROVIDED IN THE GARAGE
FOR FUTURE EV CHARGING OUTLET



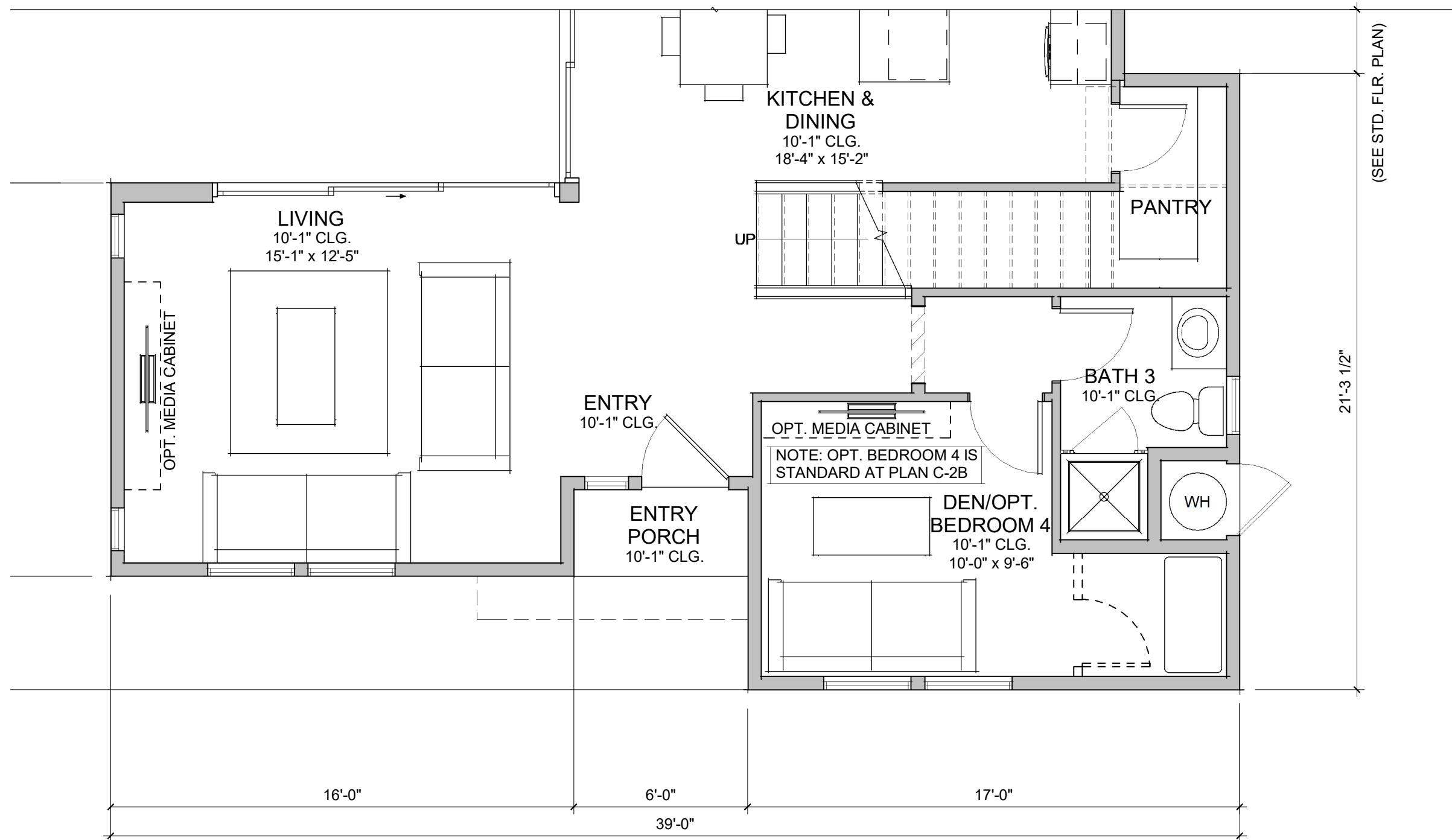
A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

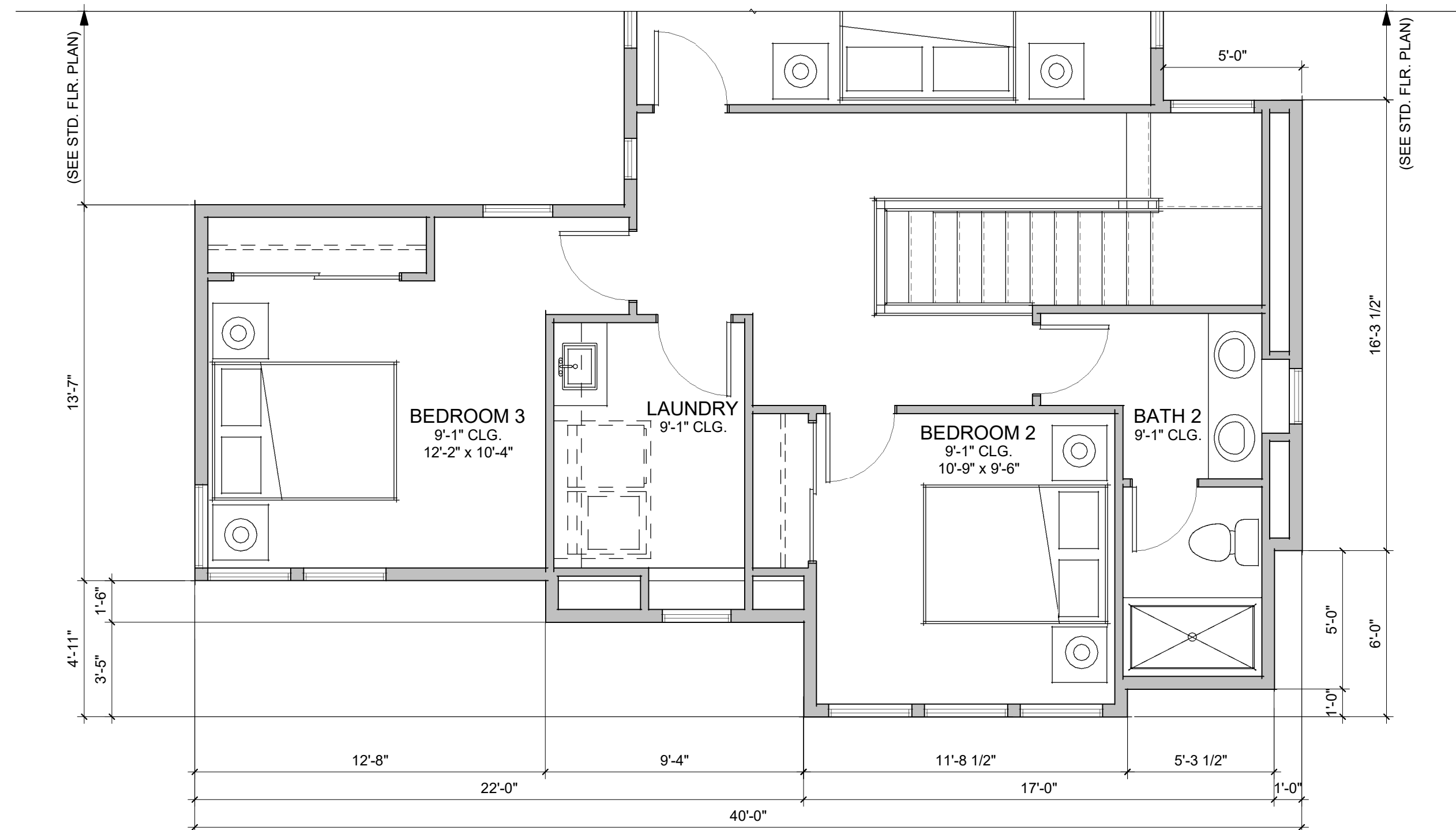
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A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



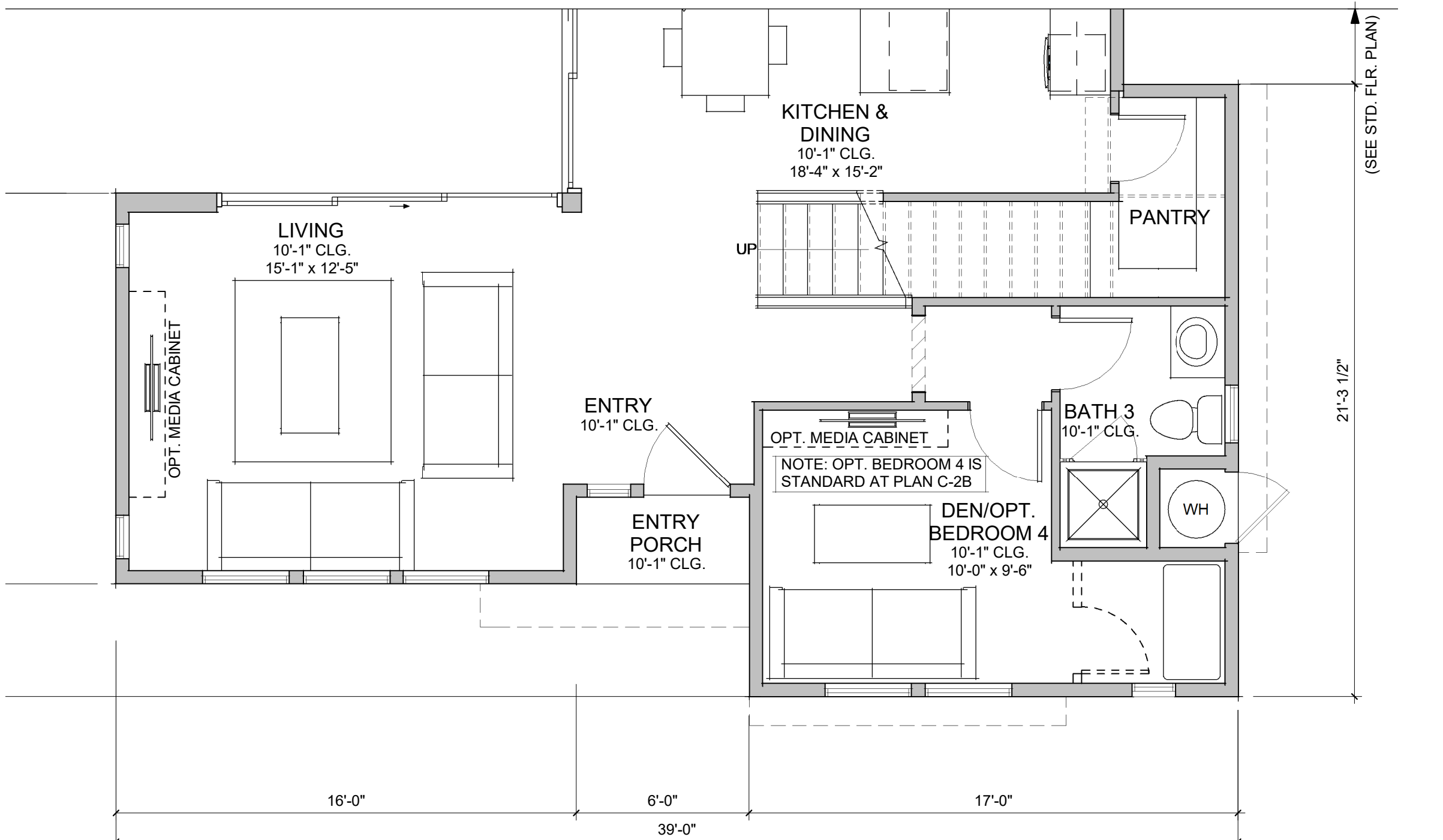
PLAN C-2A/ C-2B, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-2A/ C-2B, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



PLAN C-2A/ C-2B, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"



PLAN C-2A/ C-2B, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE B
SCALE 1/4" = 1'-0"

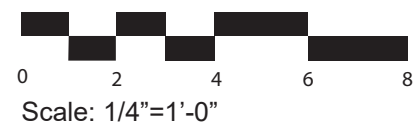
Plan C-2A - 3 BR/ 3 BA, DEN + OPT. BR 4	
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2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-2B - 4 BR/ 3 BA	
Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST



PLAN C-2, PARTIAL PLANS

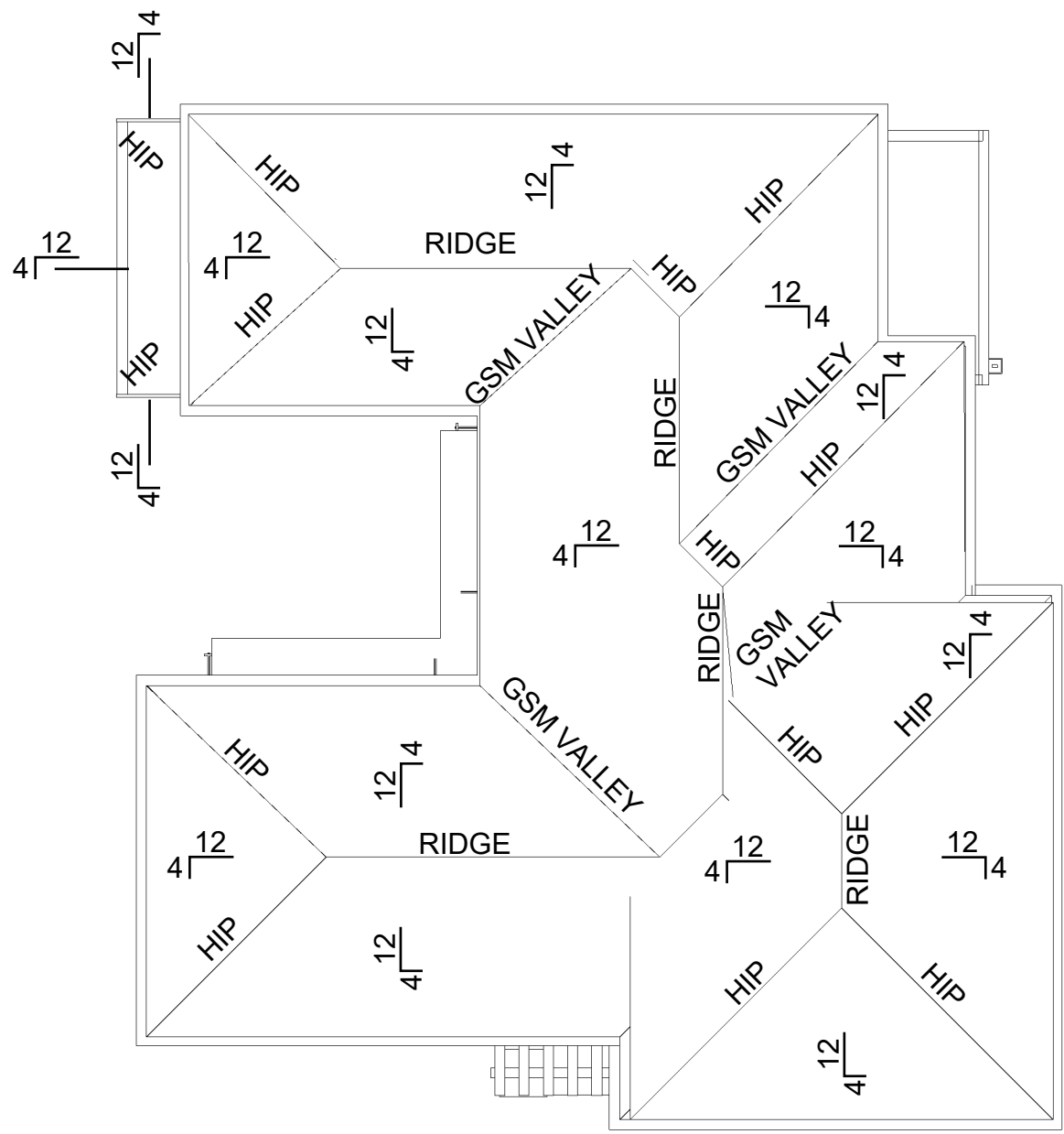
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2.2

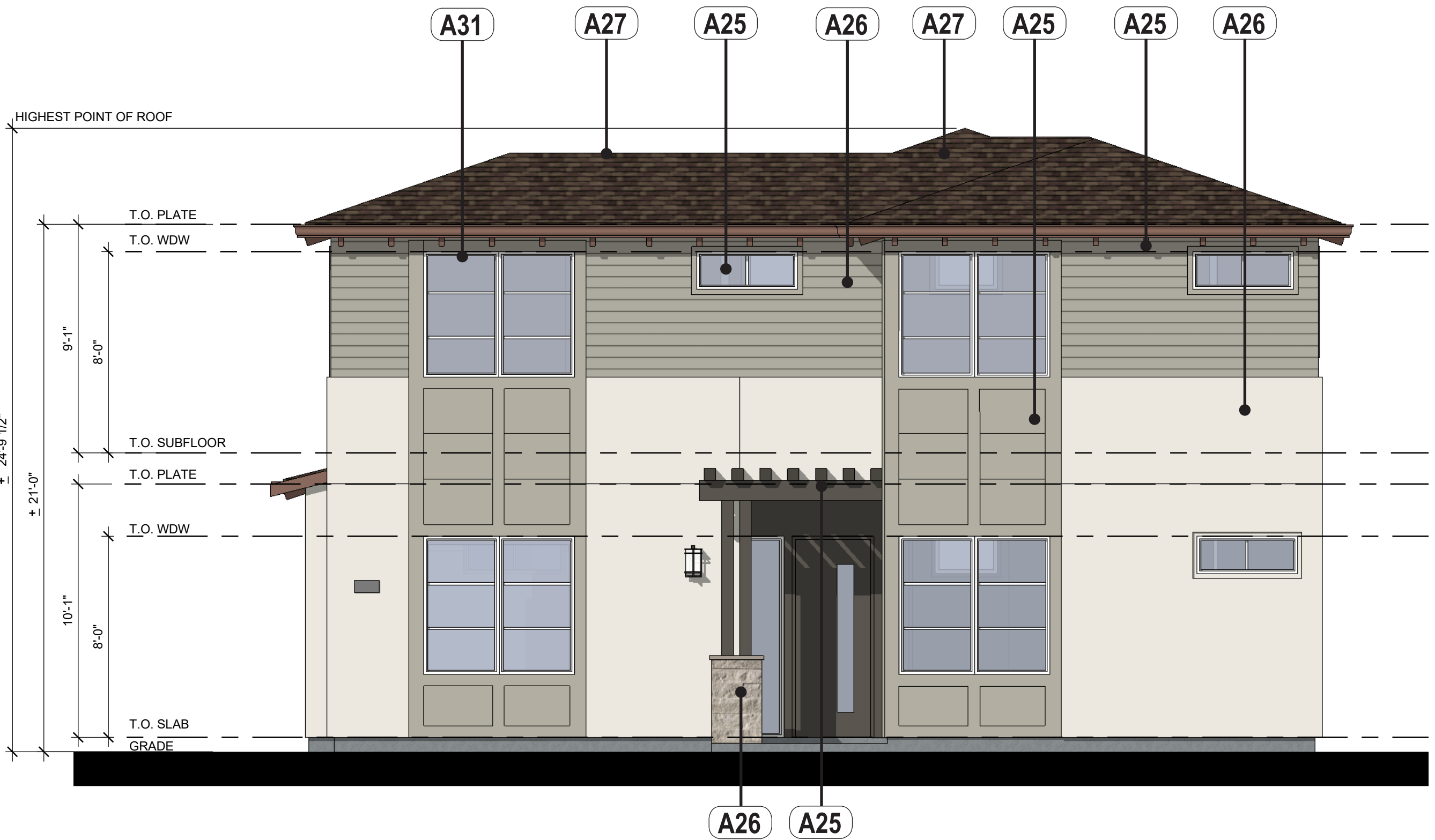


A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
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A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
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A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAN TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA



ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



① PLAN C-2A/ C-2B, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 2A
SCALE 1/4" = 1'-0"

FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:

· ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

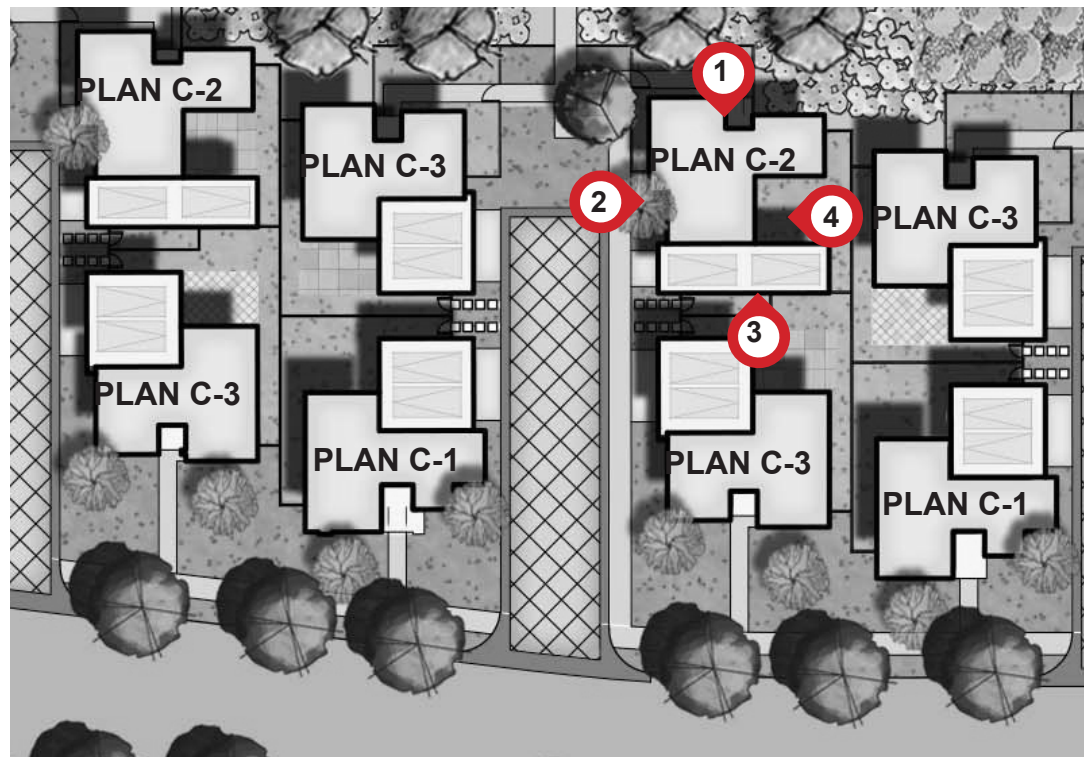
· MEDIUM SAND 1-COAT STUCCO FINISH
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
· SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
· CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

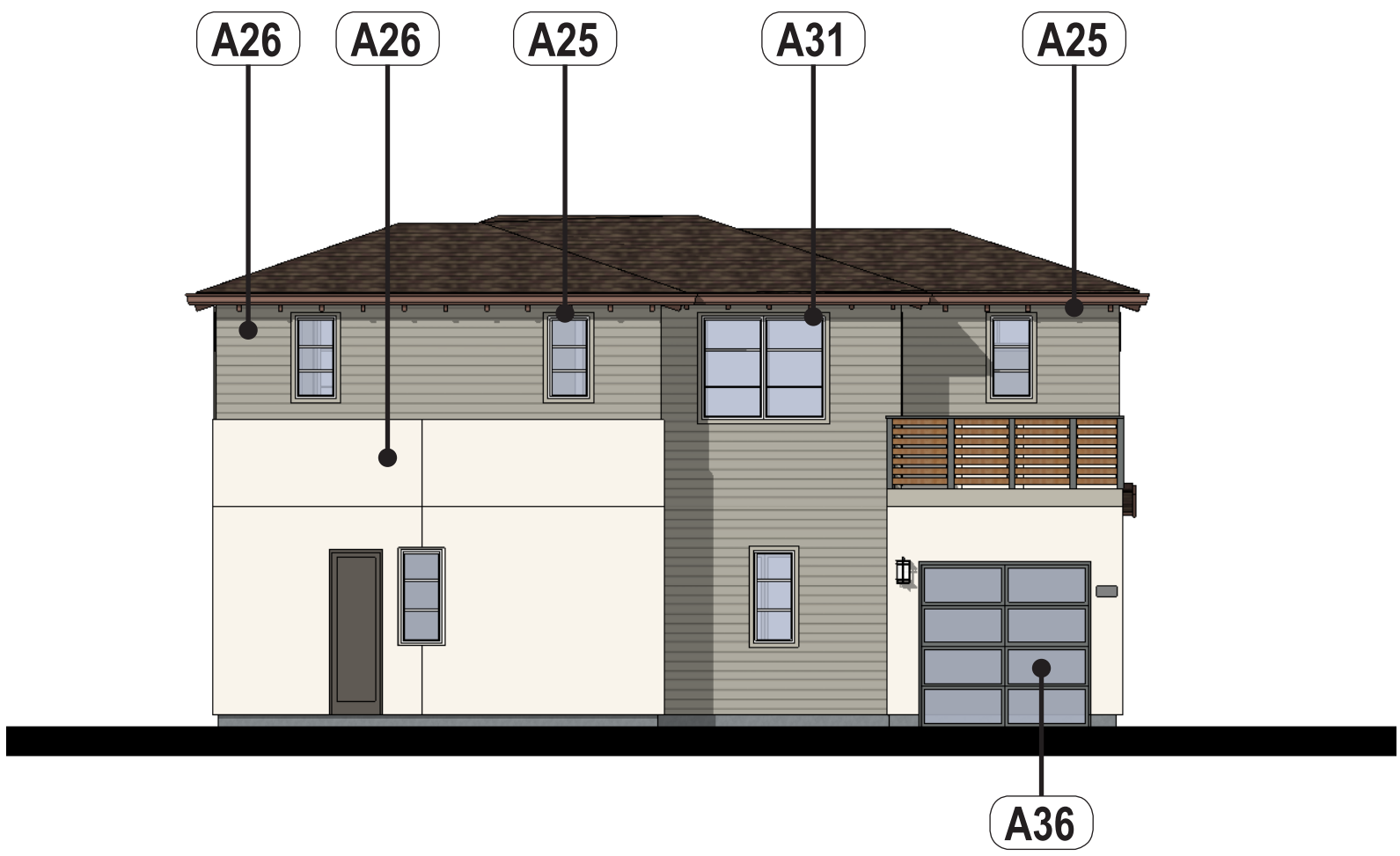
· VINYL FRAMED WINDOWS
· FIBERGLASS FRONT DOORS W/ LITES
· STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

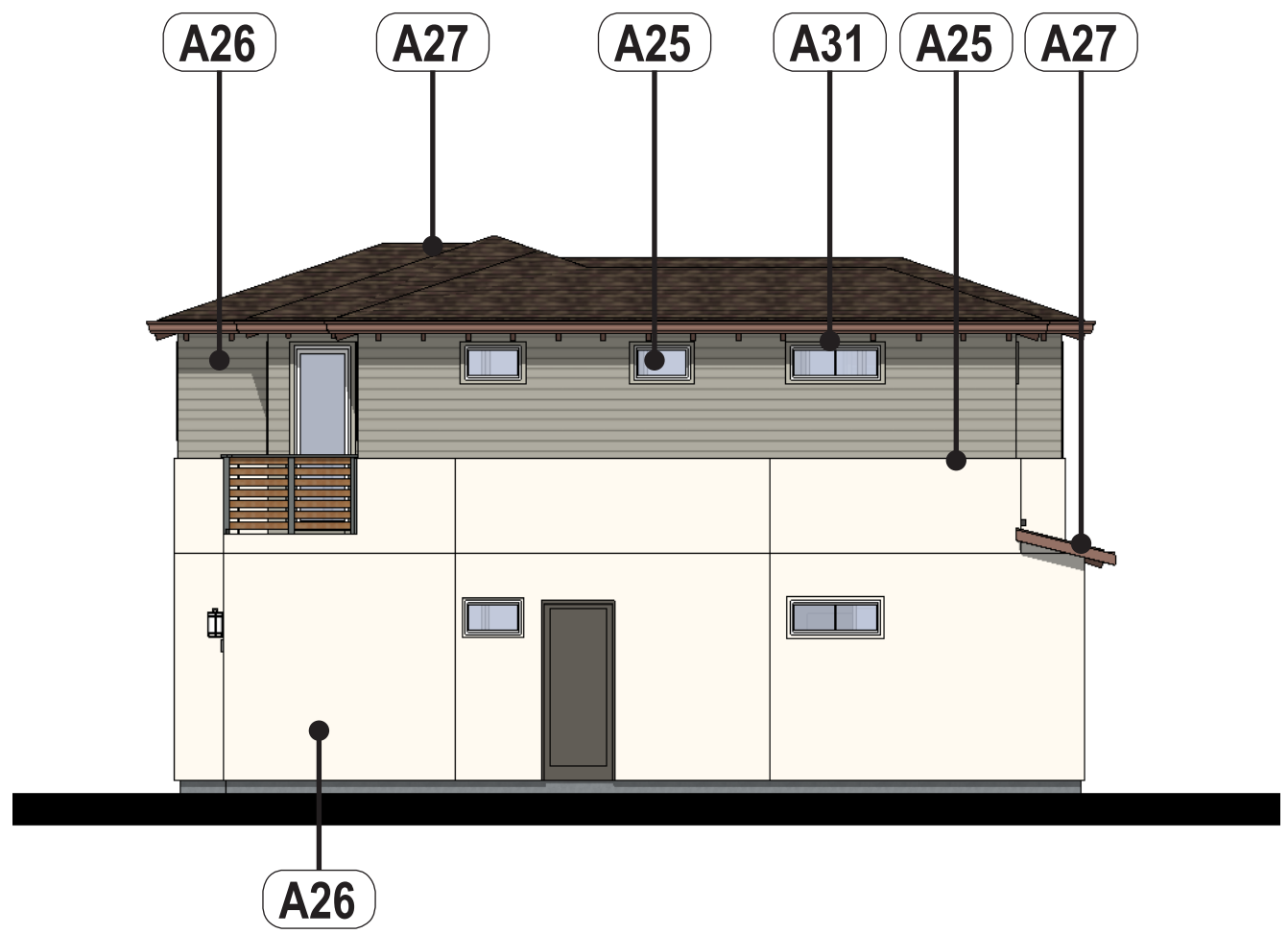
· 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
· 2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
· WEATHERED WOOD DECK RAILINGS
· WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
· 2x RAFTER TAILS



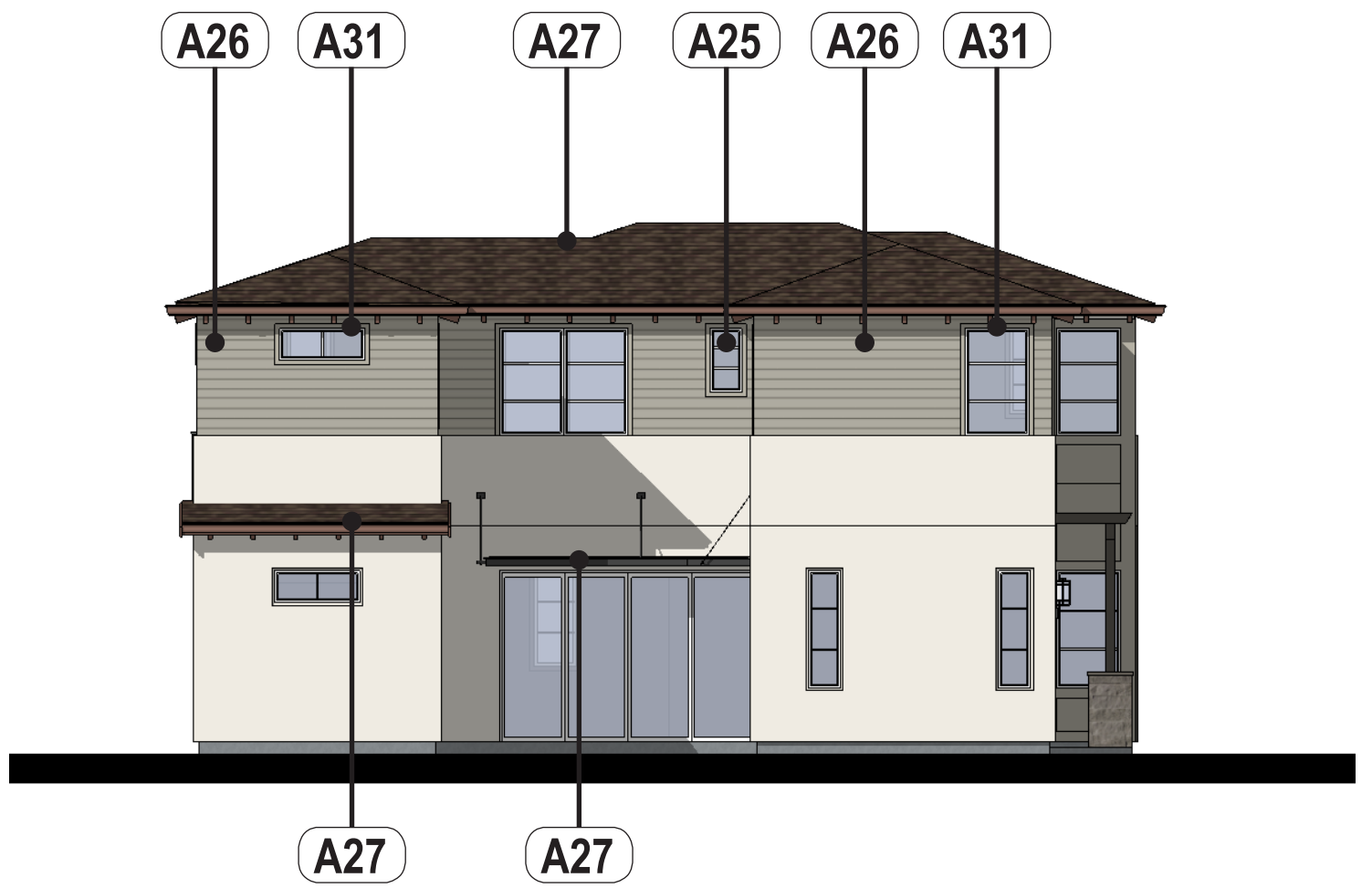
TYPICAL CLUSTER LAYOUT



② RIGHT ELEVATION
SCALE 1/8" = 1'-0"

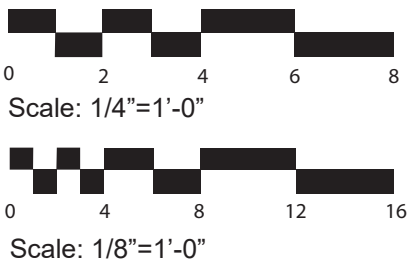


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

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925-251-7200

A1.2.3



A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAN TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:

·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

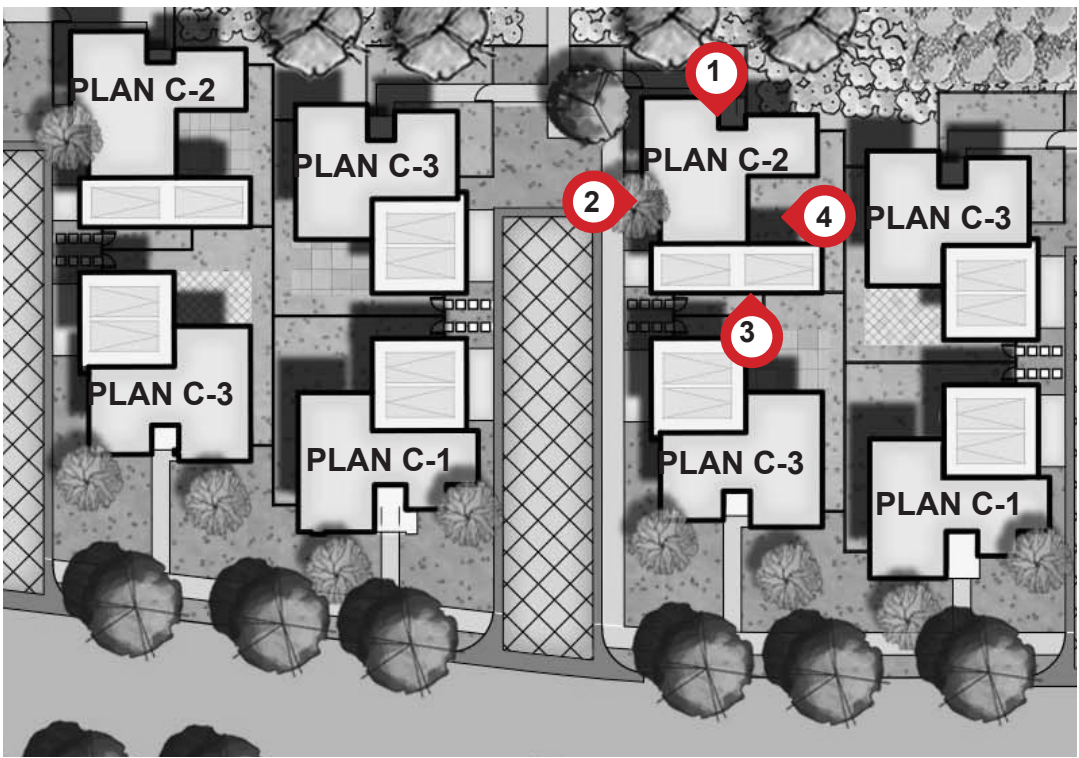
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

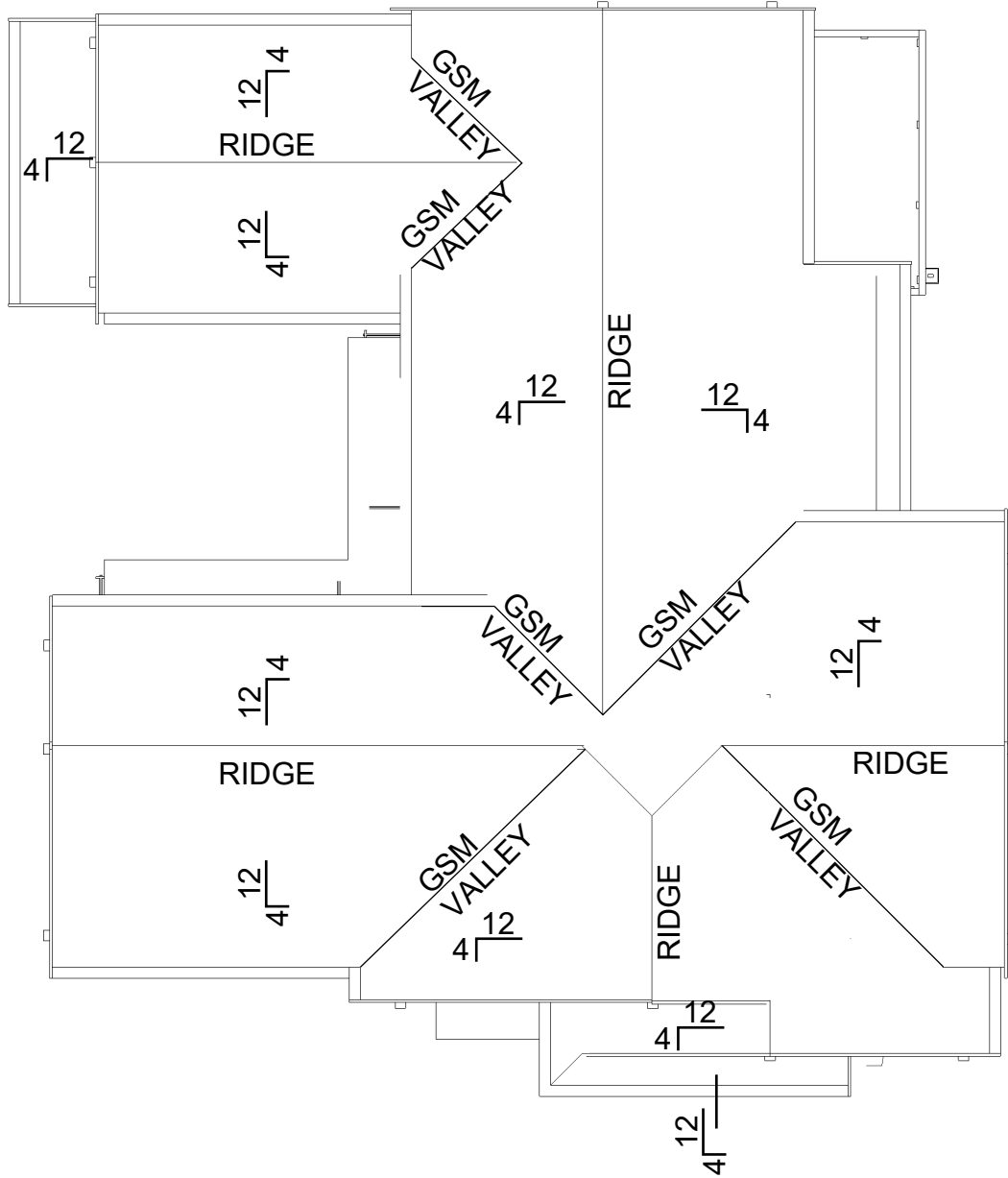
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

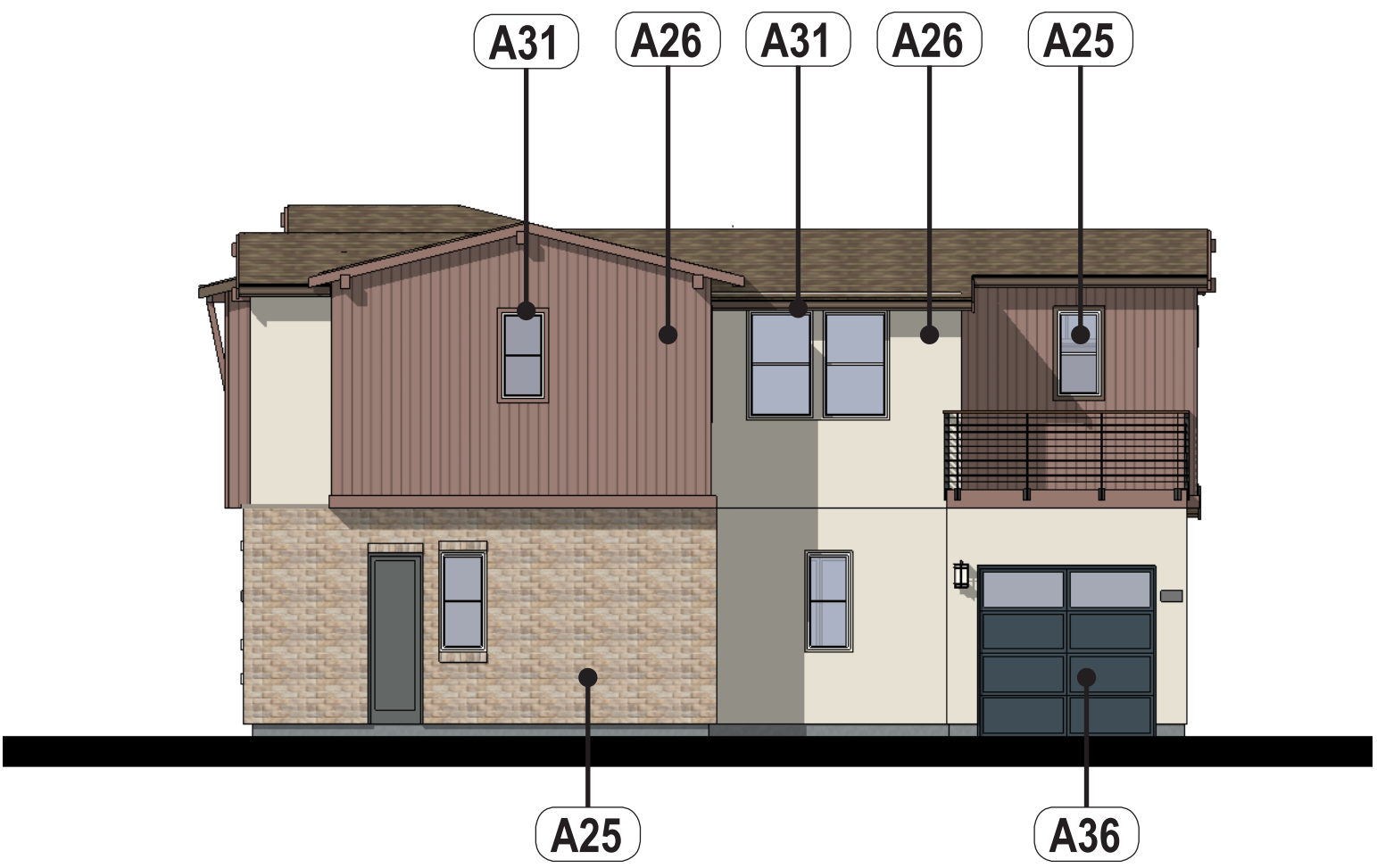
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



TYPICAL CLUSTER LAYOUT



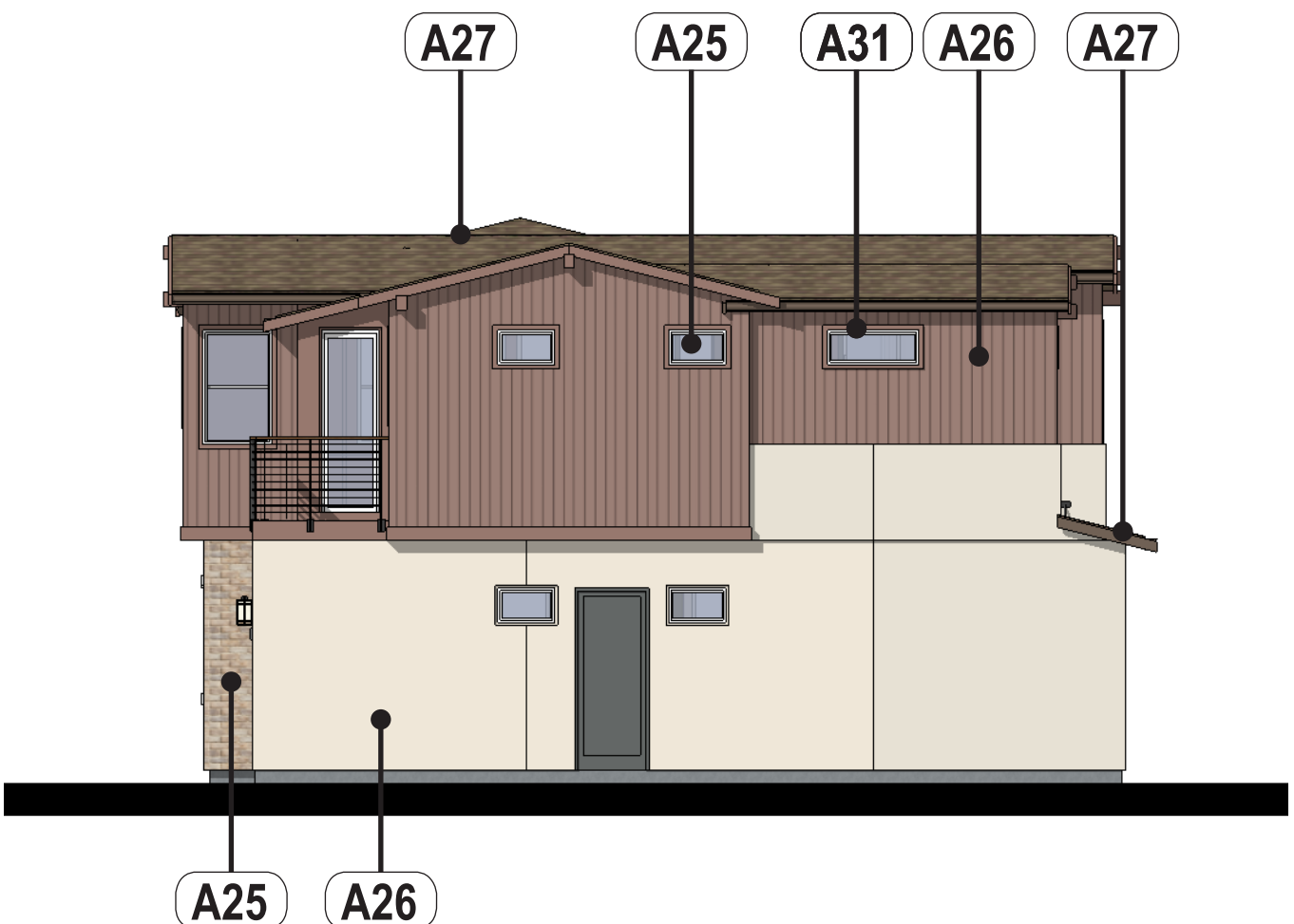
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



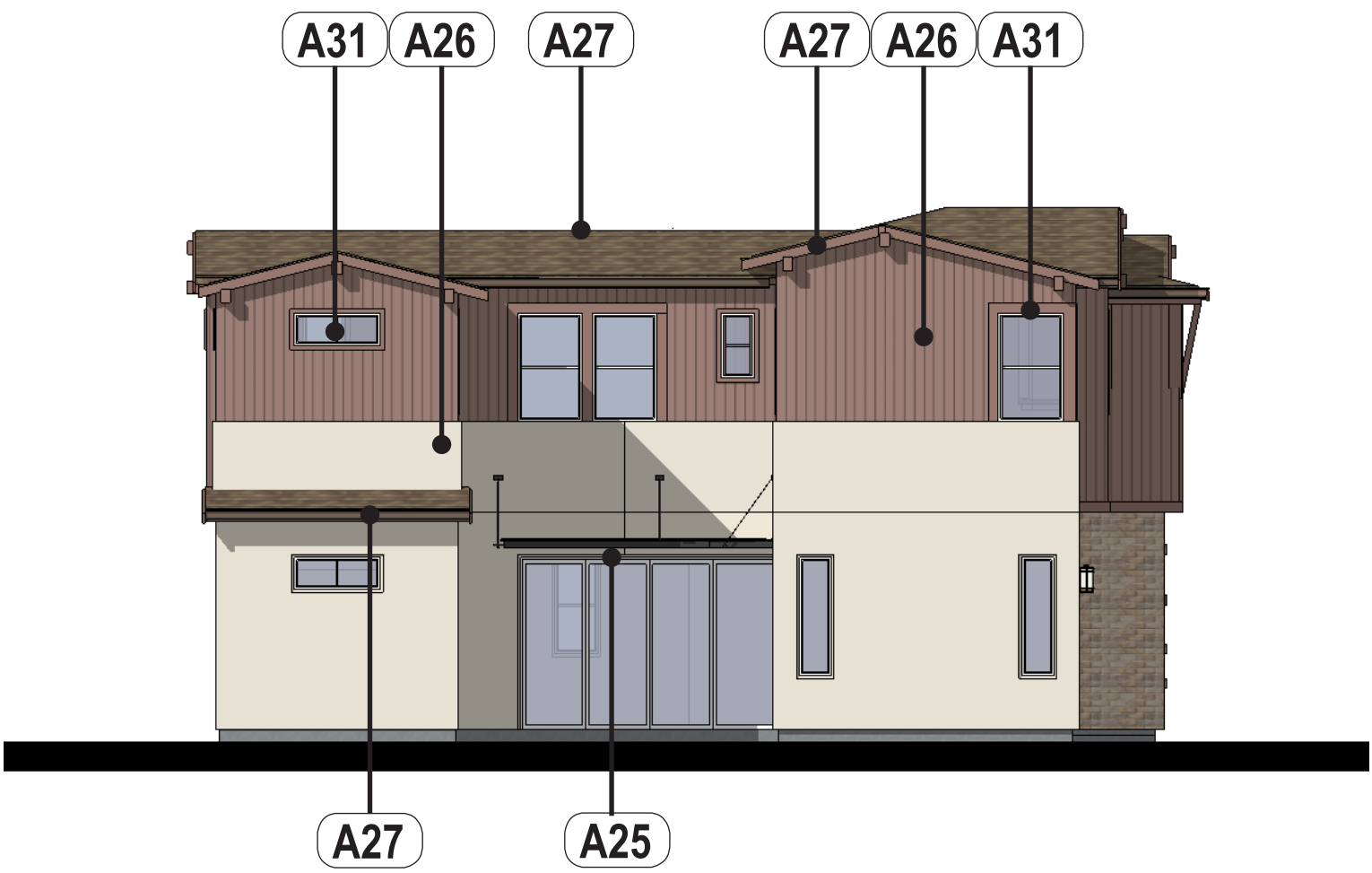
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



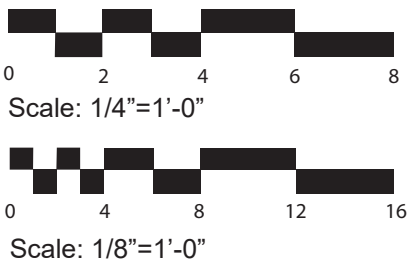
① PLAN C-2A/ C-2B, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 2B
SCALE 1/4" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B



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A1.2.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
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A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

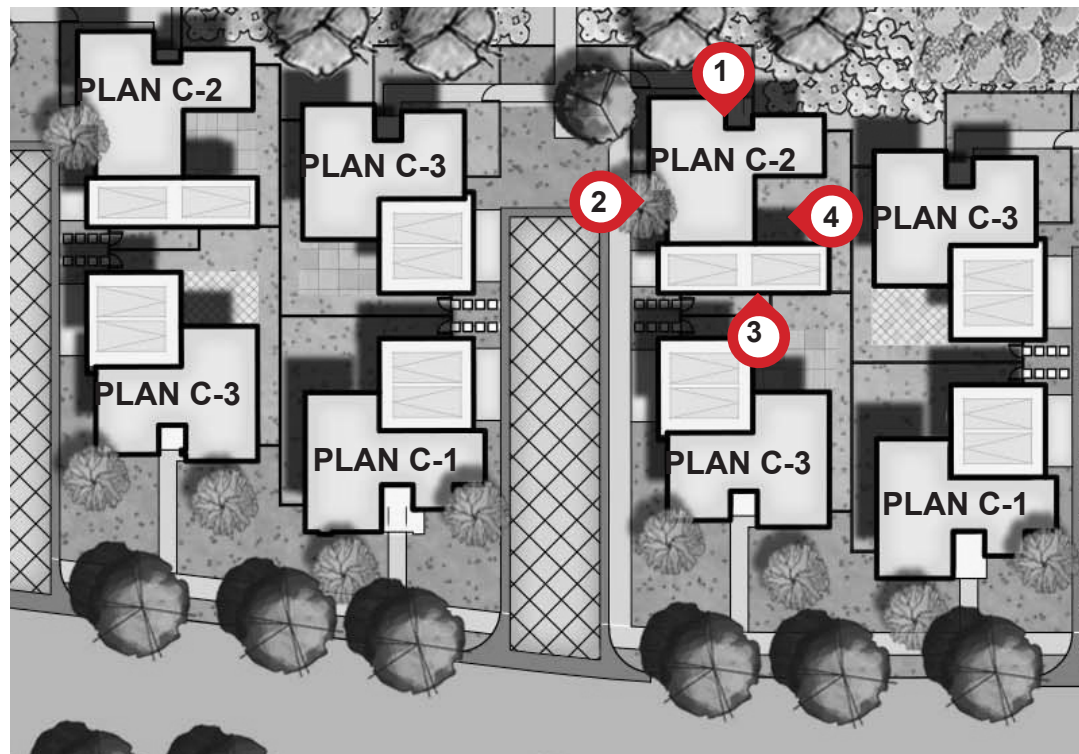
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

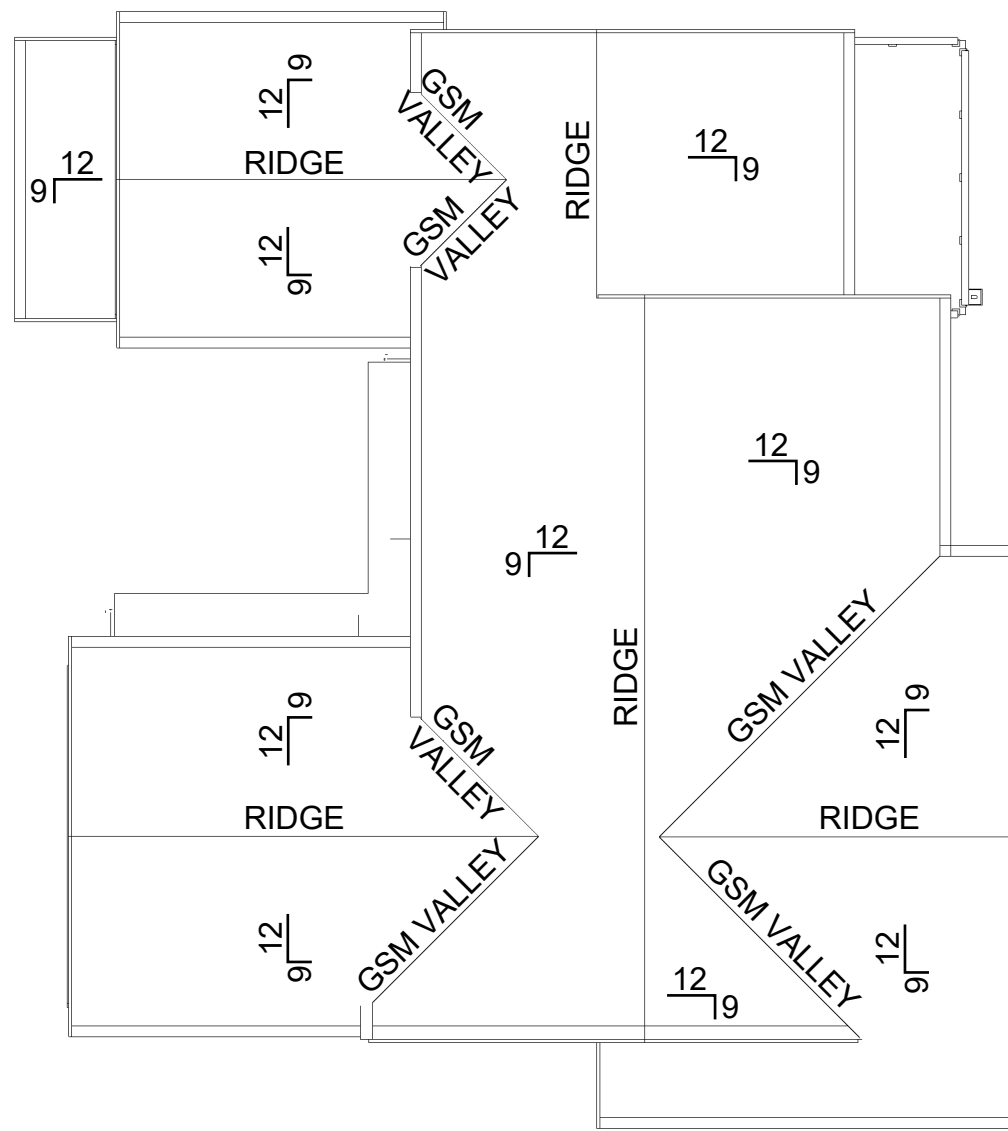
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. w/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

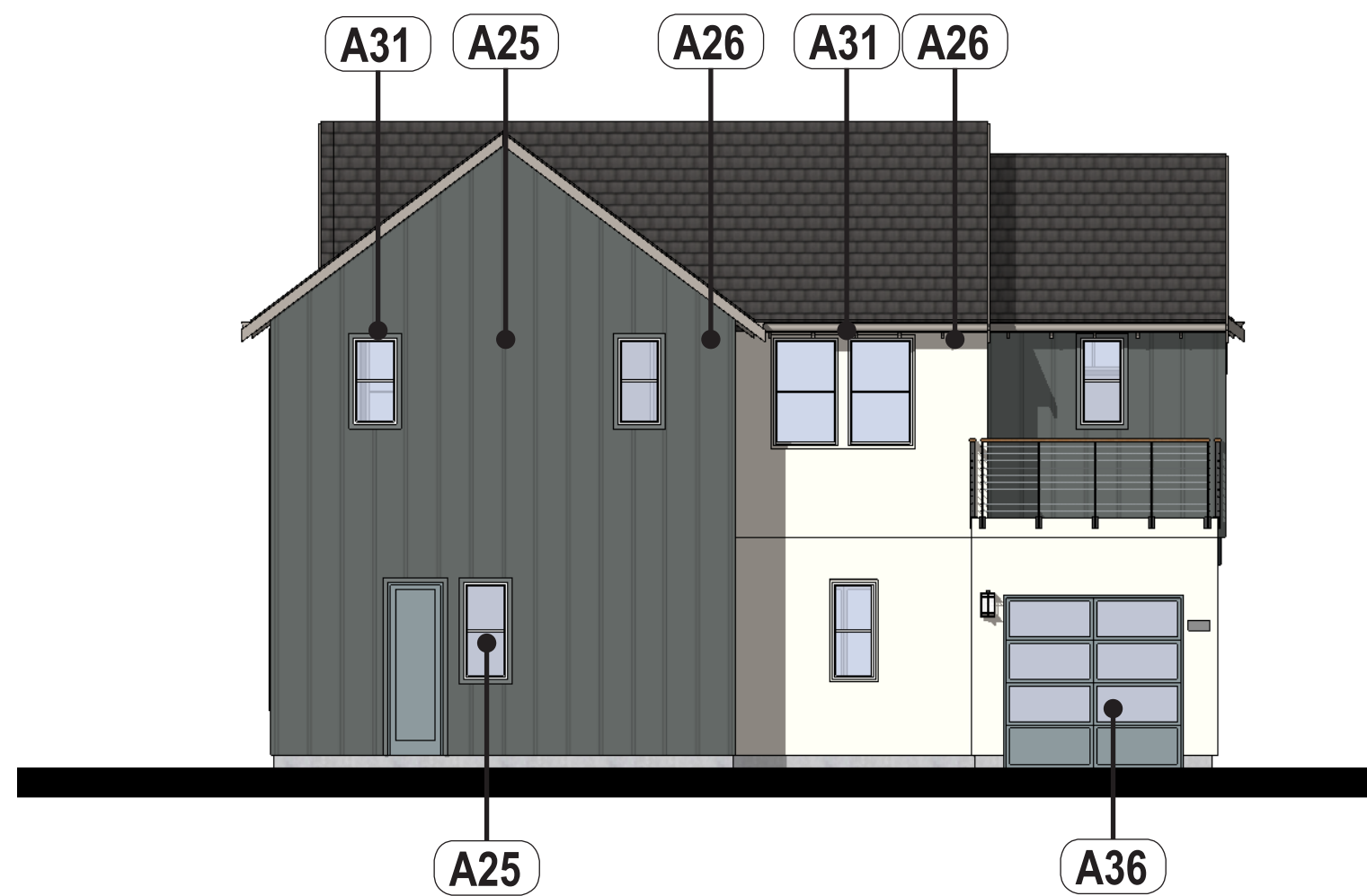
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



TYPICAL CLUSTER LAYOUT



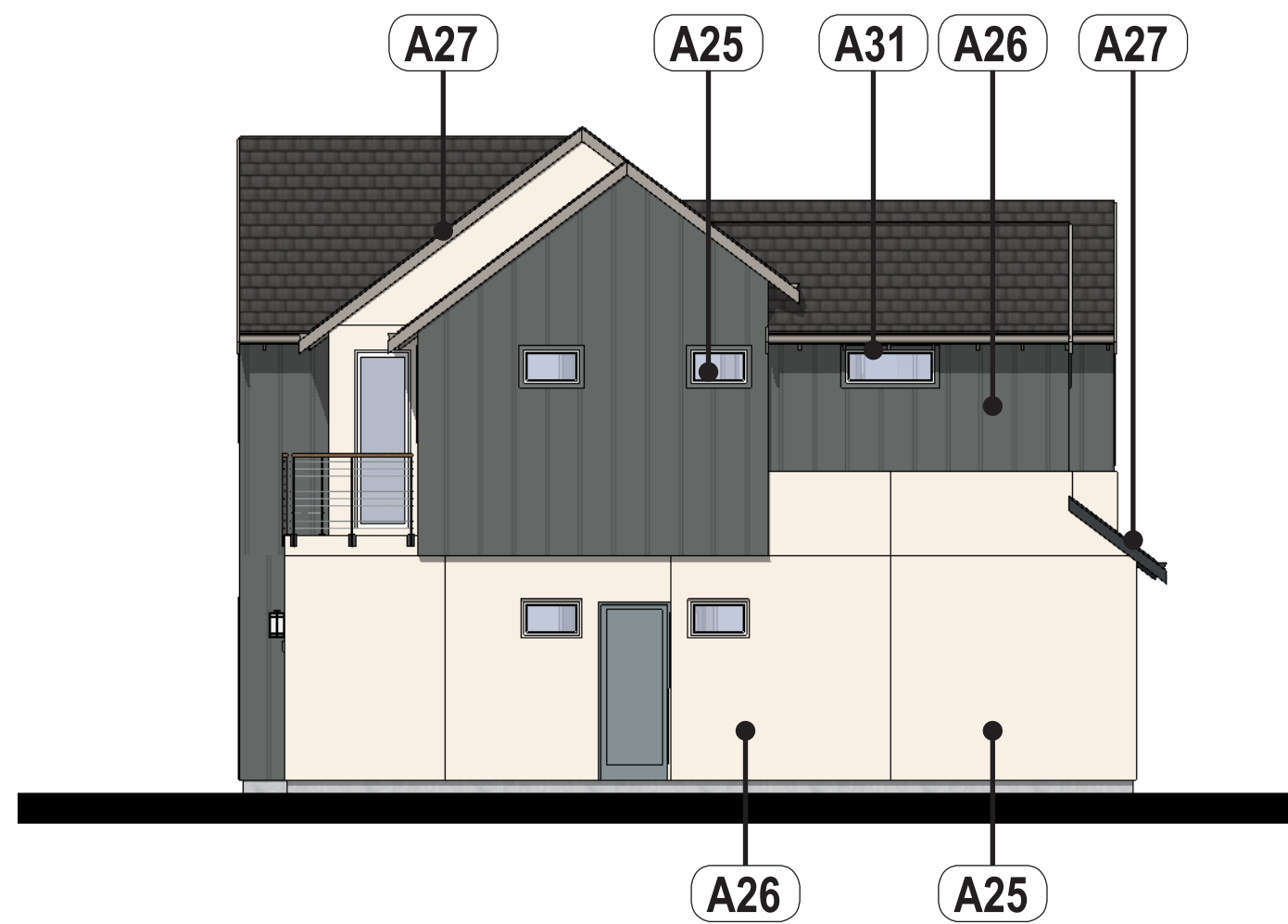
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



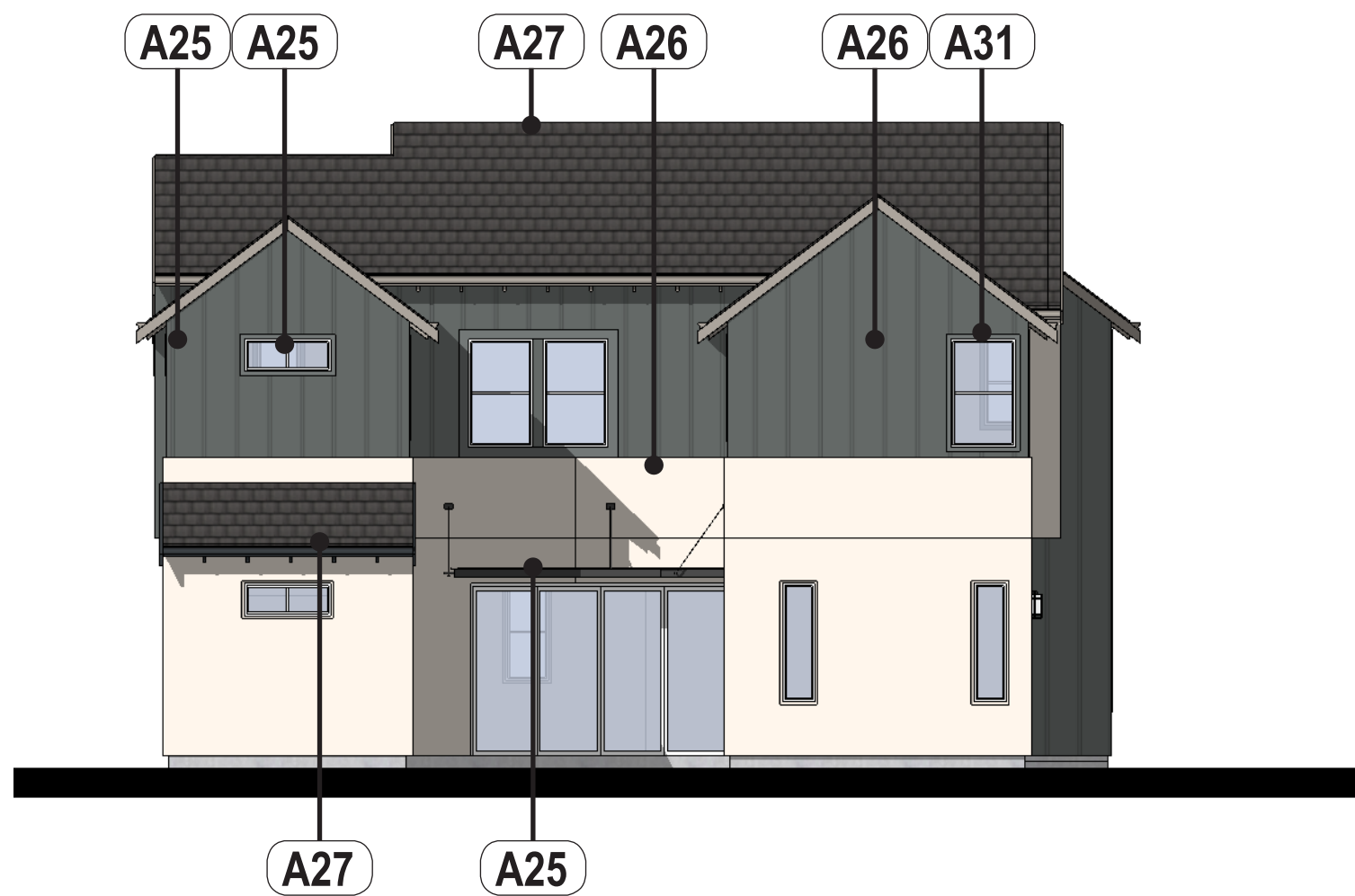
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



① PLAN C-2A/ C-2B, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 2C
SCALE 1/4" = 1'-0"

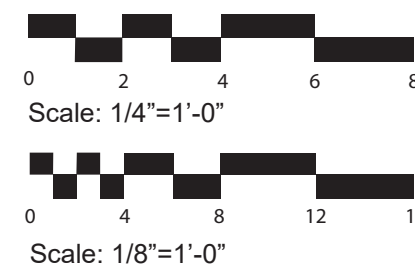


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

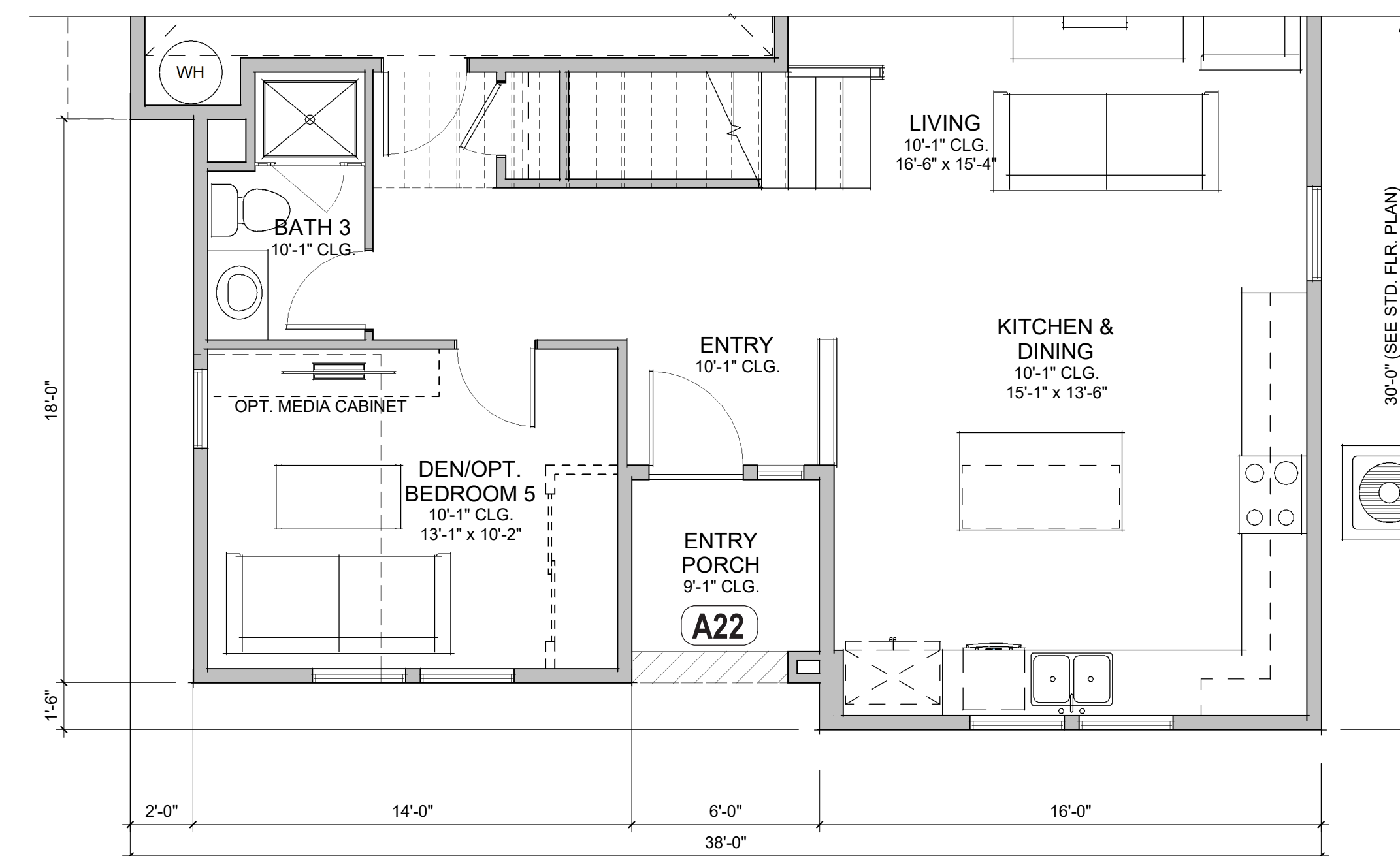


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925-251-7200

A1.2.5



PLAN C-3, PARTIAL SECOND FLOOR PLAN, ELEVATION B
SCALE 1/4" = 1'-0"



PLAN C-3, PARTIAL FIRST FLOOR PLAN, ELEVATION B
SCALE 1/4" = 1'-0"

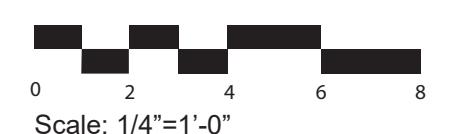
A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

- A22** 50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
- A23** 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
- A35** PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

Plan C-3 - 3 BR/ 3 BA, DEN & LOFT + OPT. BR 4 & BR 5

Name	Area (SF)
FIRST FLOOR	850
SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39

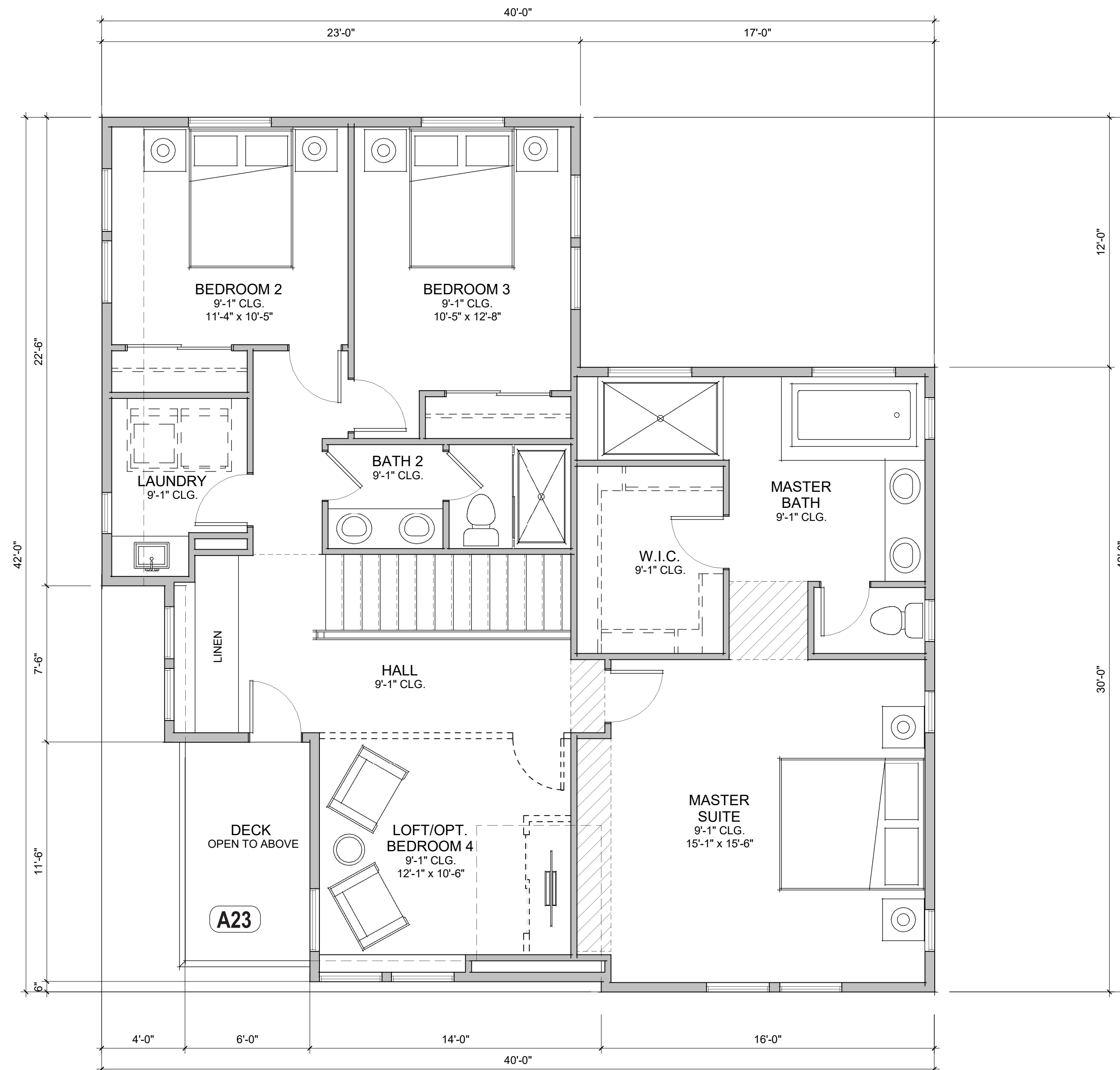


PLAN C-3, PARTIAL PLANS

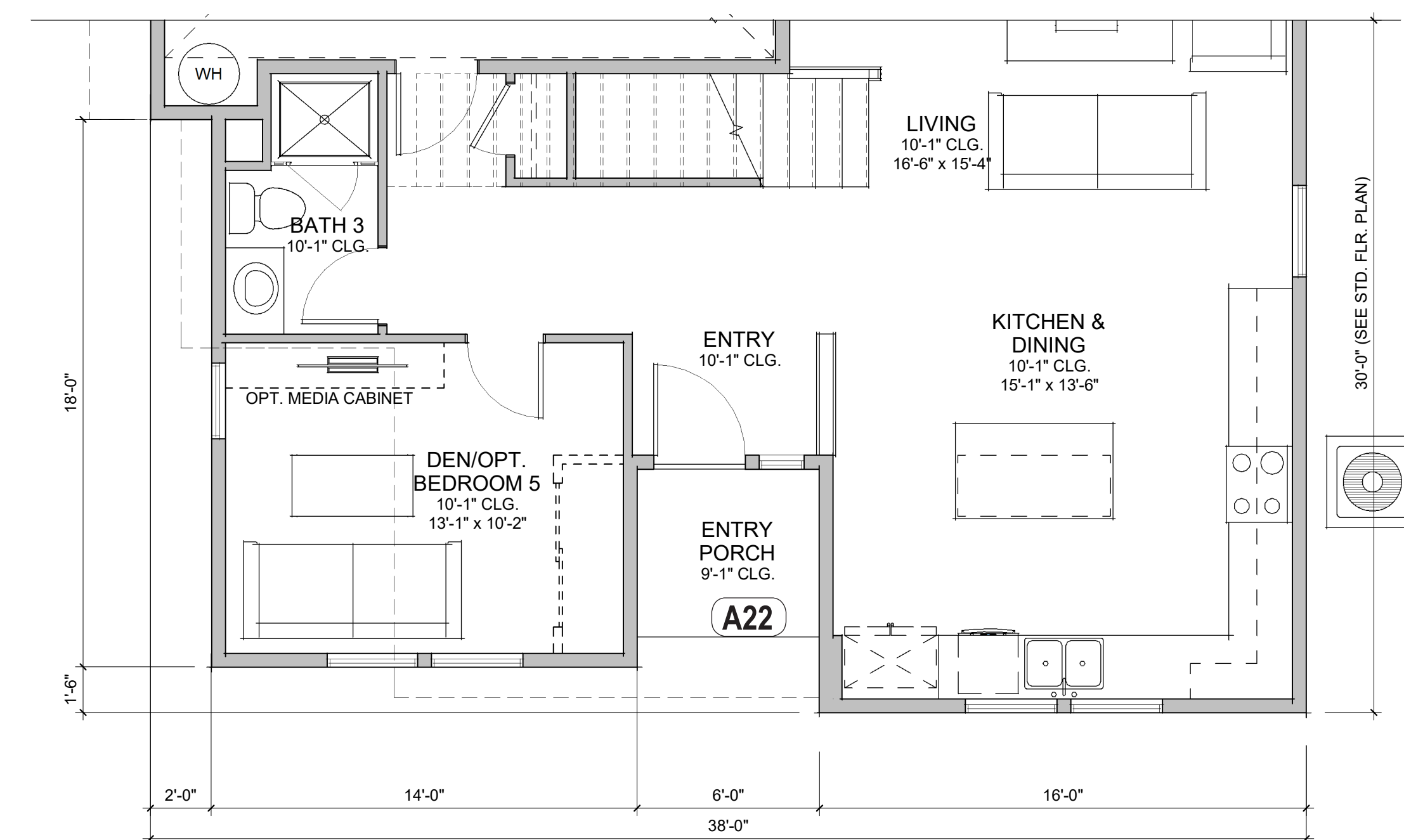
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3.2





PLAN C-3, PARTIAL SECOND FLOOR PLAN, ELEVATION C
SCALE 1/4" = 1'-0"



PLAN C-3, PARTIAL FIRST FLOOR PLAN, ELEVATION C
SCALE 1/4" = 1'-0"

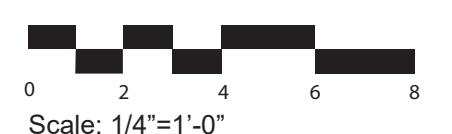
A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

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- A23** 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
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SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39



PLAN C-3, PARTIAL PLANS

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DATE 08-25-2020
 5865 Owens Drive
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 925-251-7200

A1.3.3

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)	
ARCHITECTURAL DESIGN FEATURES	
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FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:

· ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

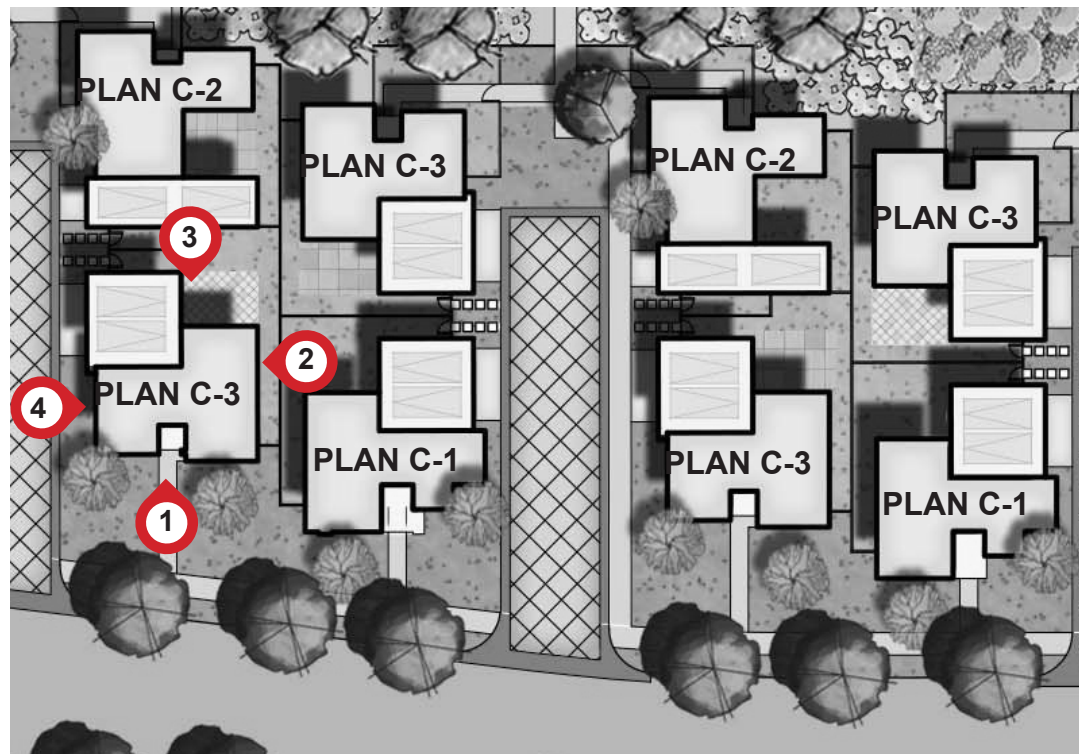
· MEDIUM SAND 1-COAT STUCCO FINISH
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
· SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
· CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

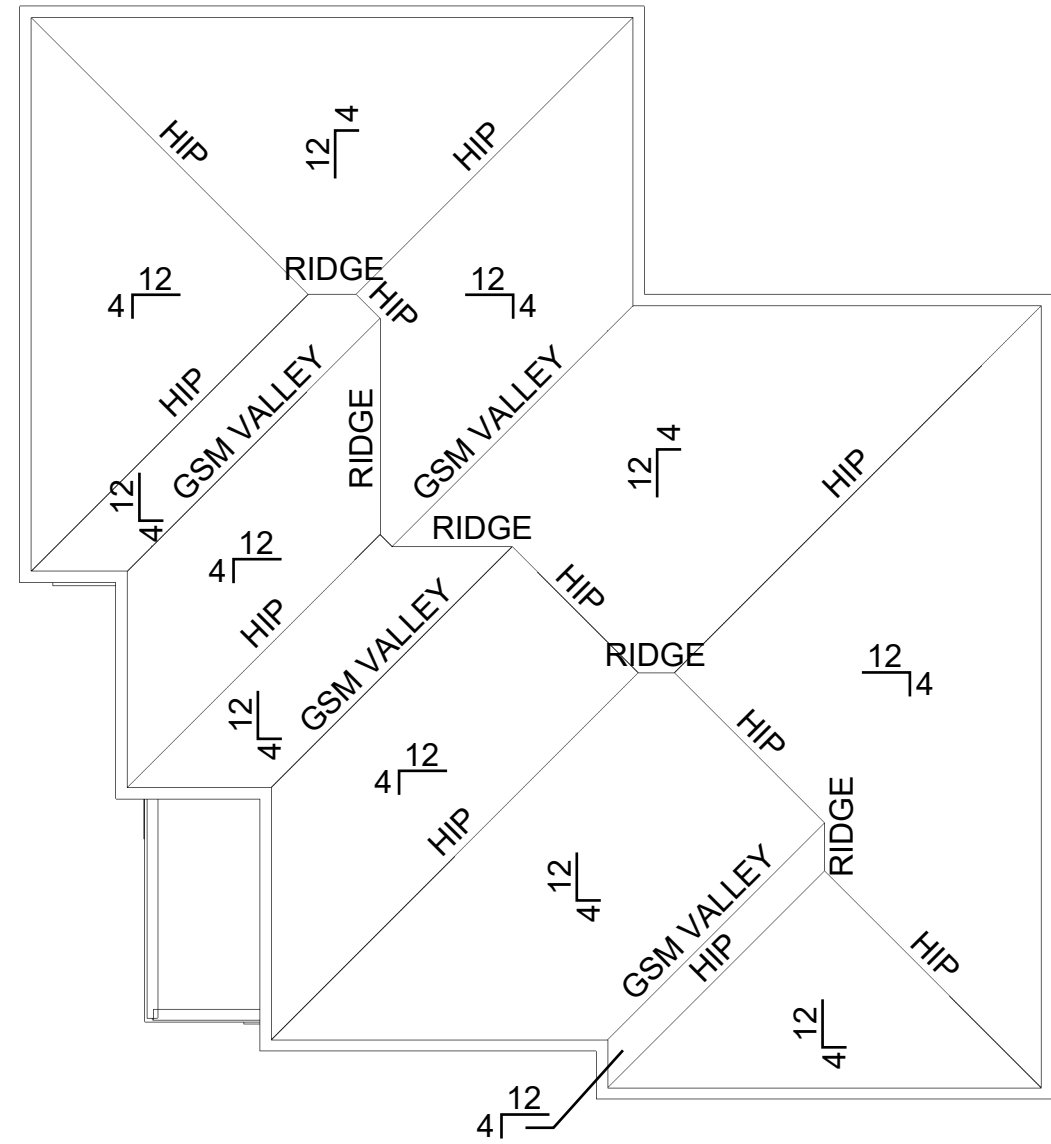
· VINYL FRAMED WINDOWS
· FIBERGLASS FRONT DOORS W/ LITES
· STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

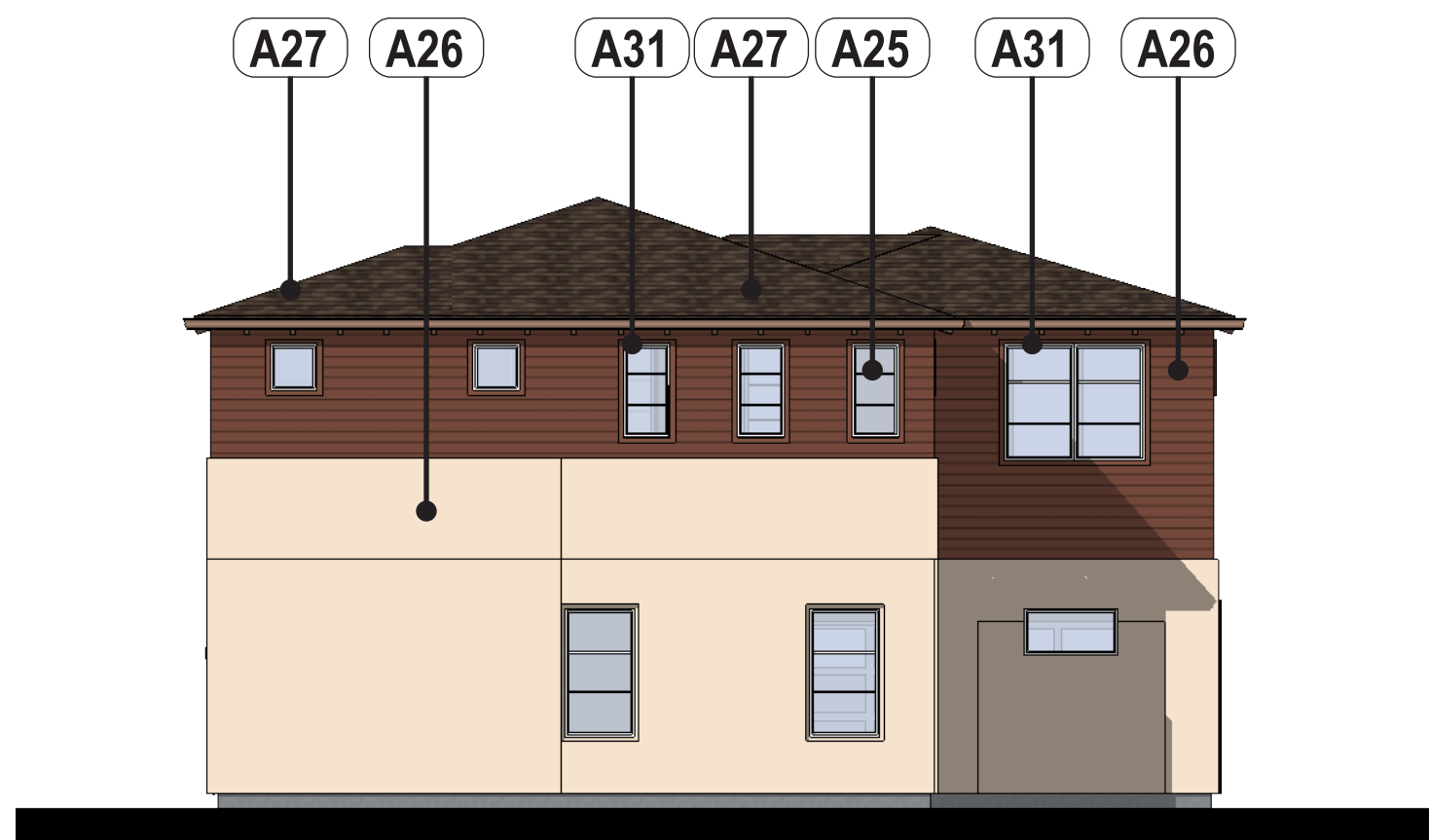
· 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
· 2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
· 2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
· WEATHERED WOOD DECK RAILINGS
· WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
· 2x RAFTER TAILS



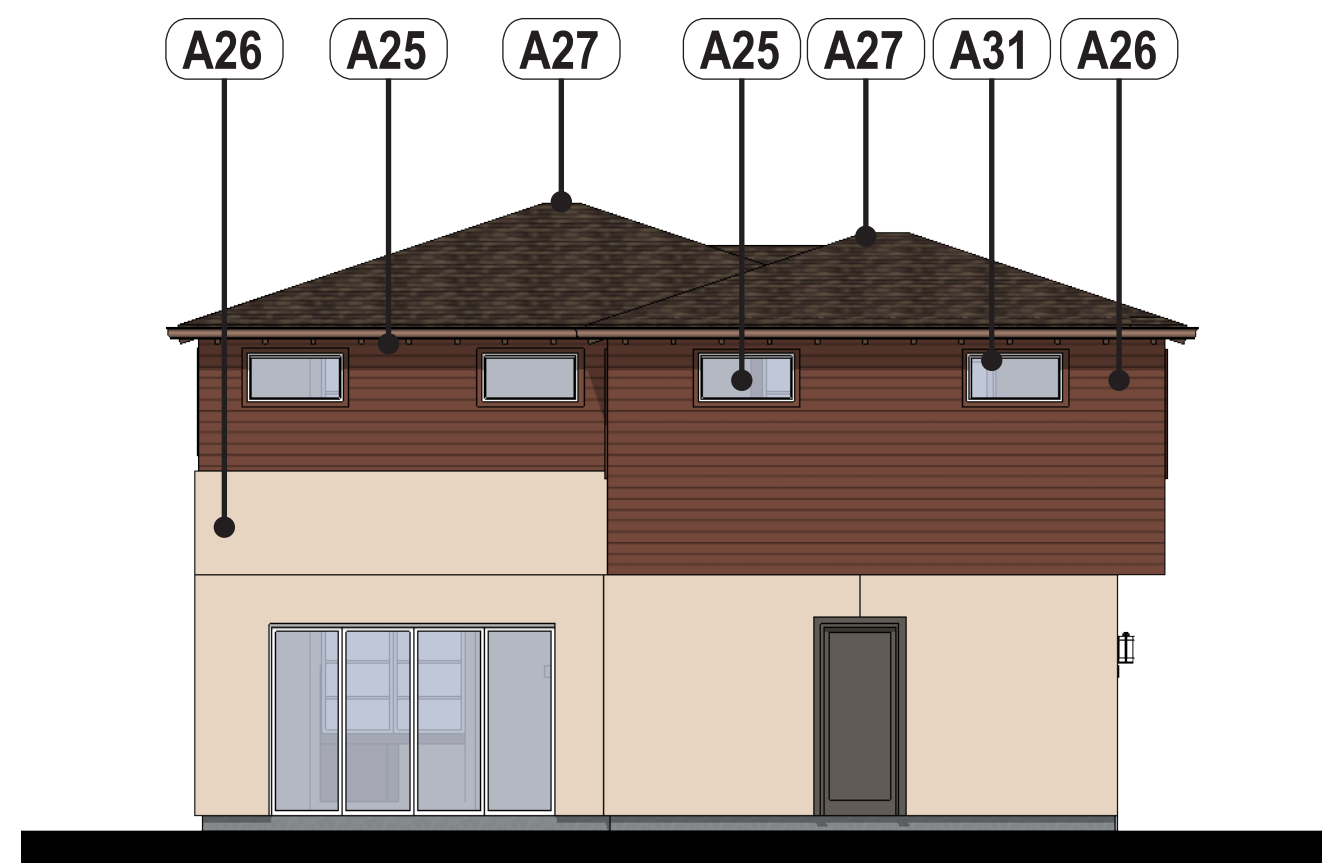
TYPICAL CLUSTER LAYOUT



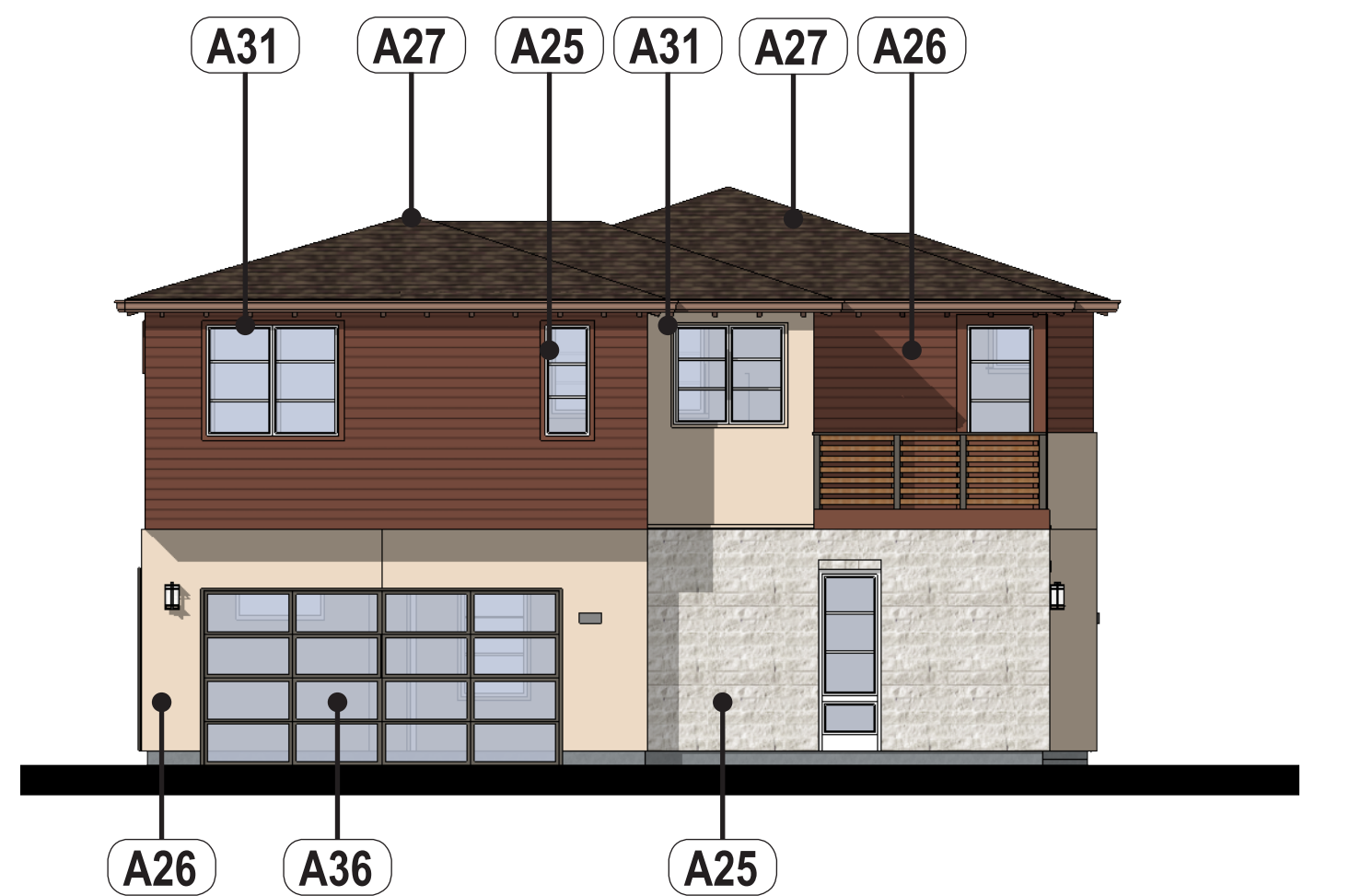
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



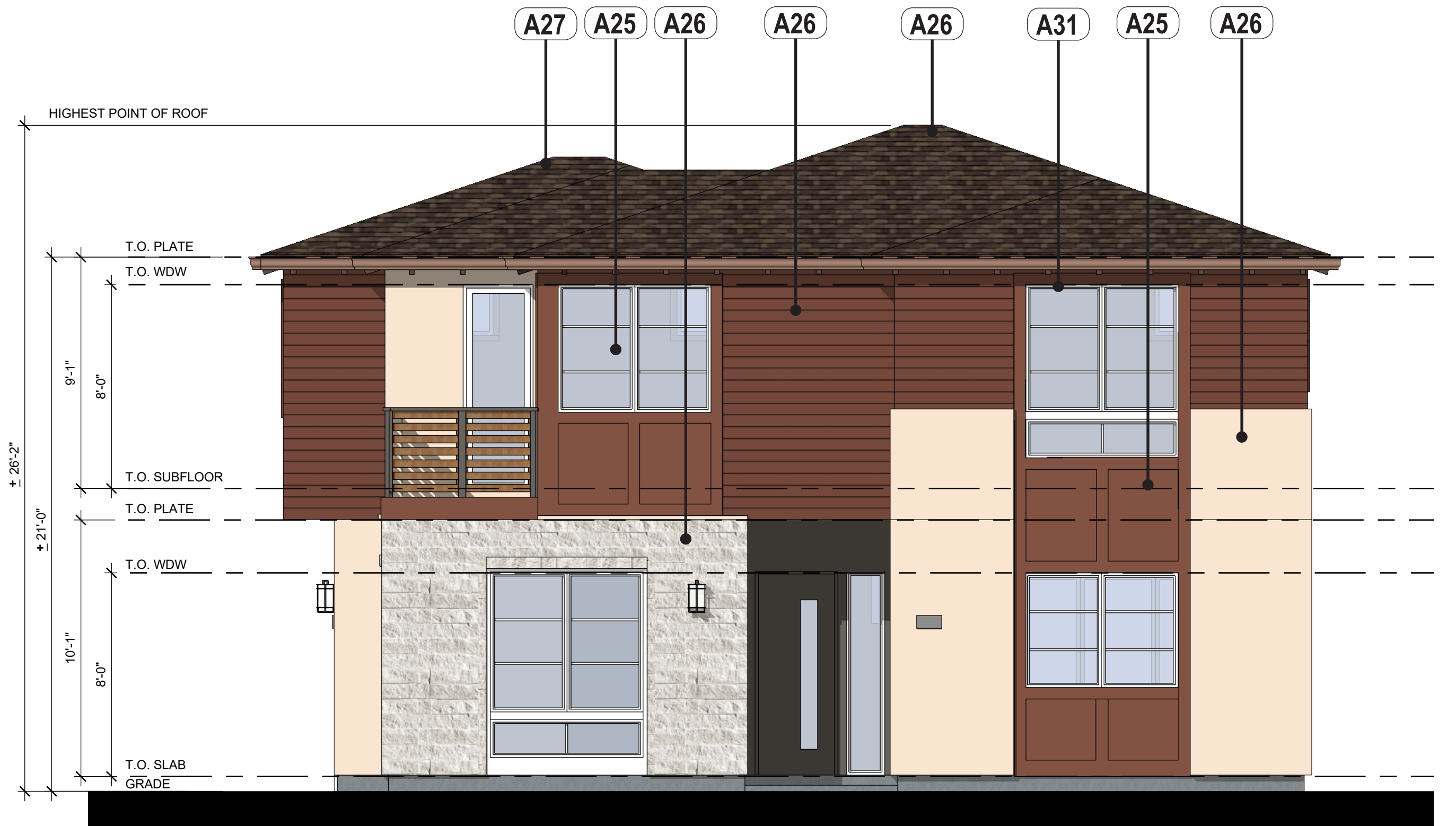
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"

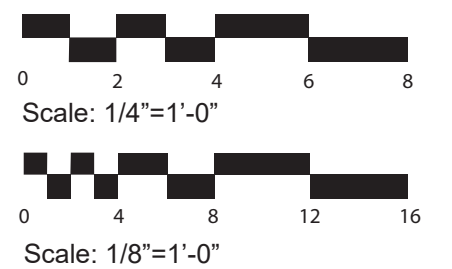


④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



① PLAN C-3, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-3, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3.4



A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:

·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:

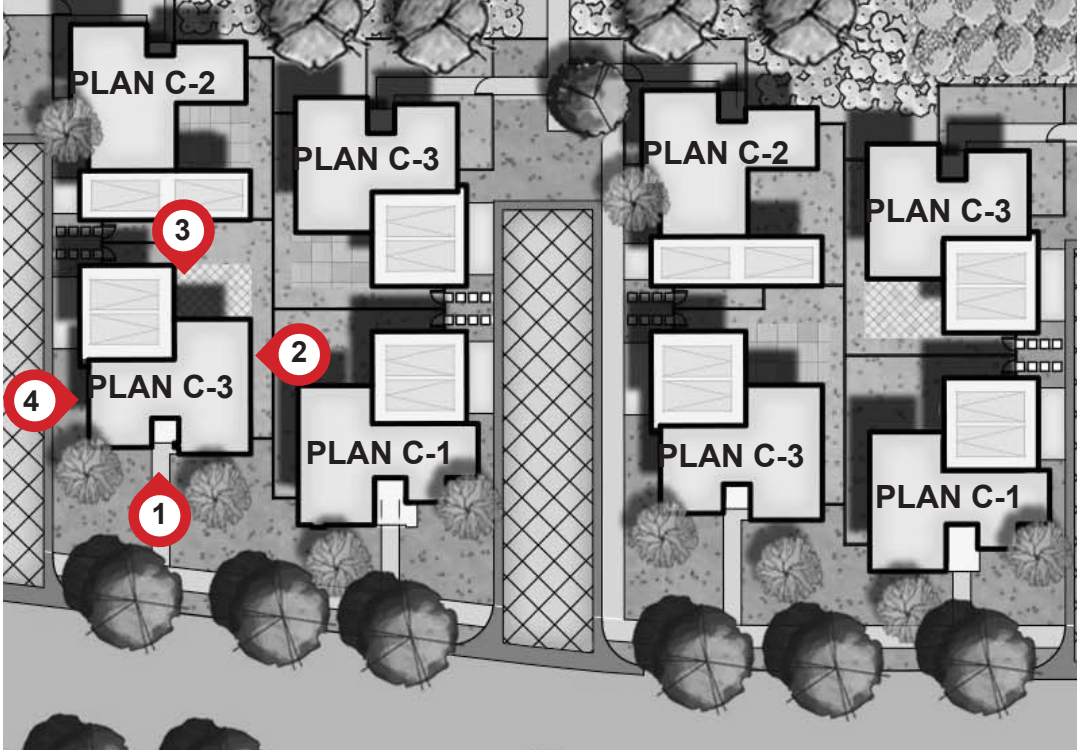
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:

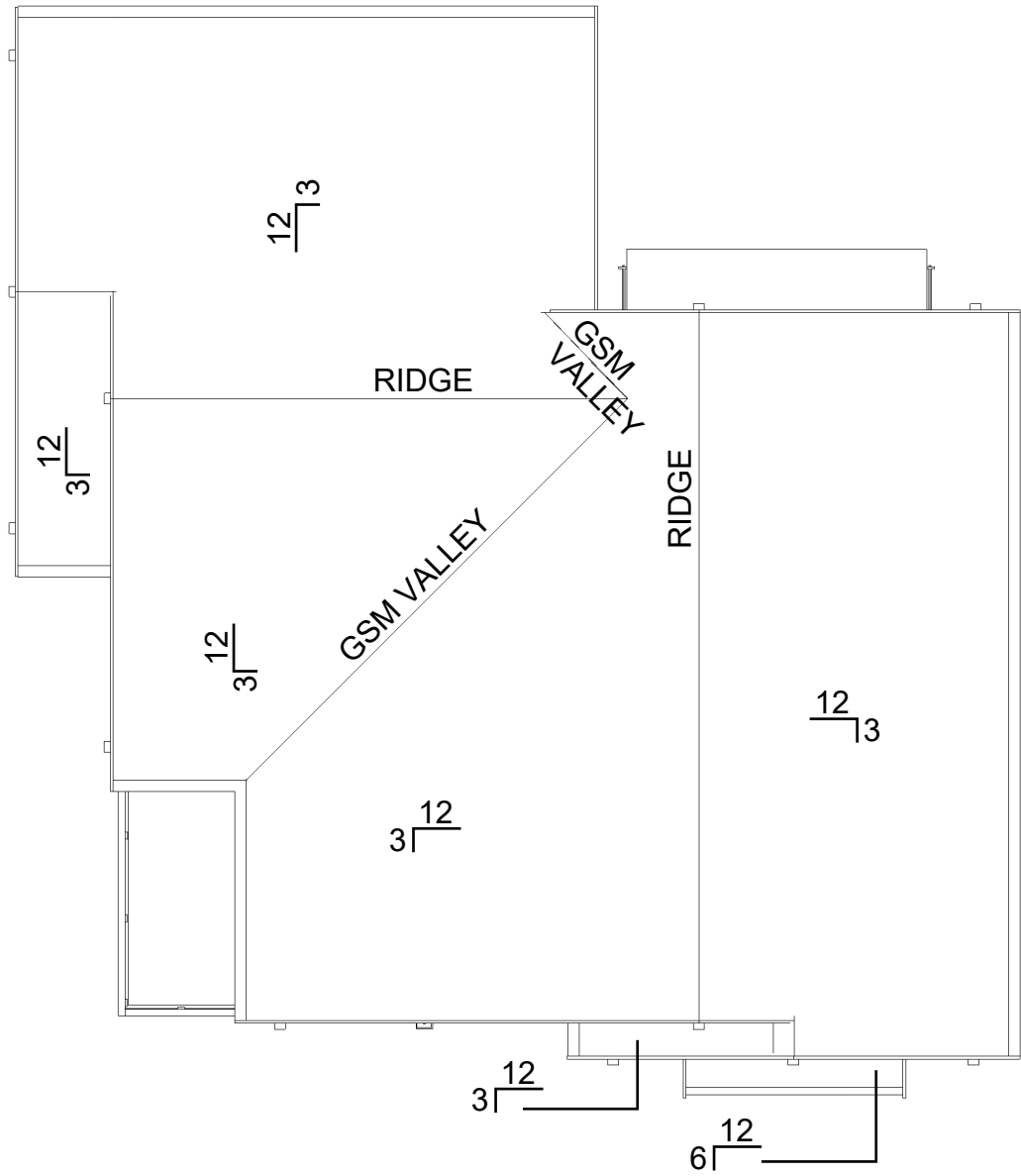
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:

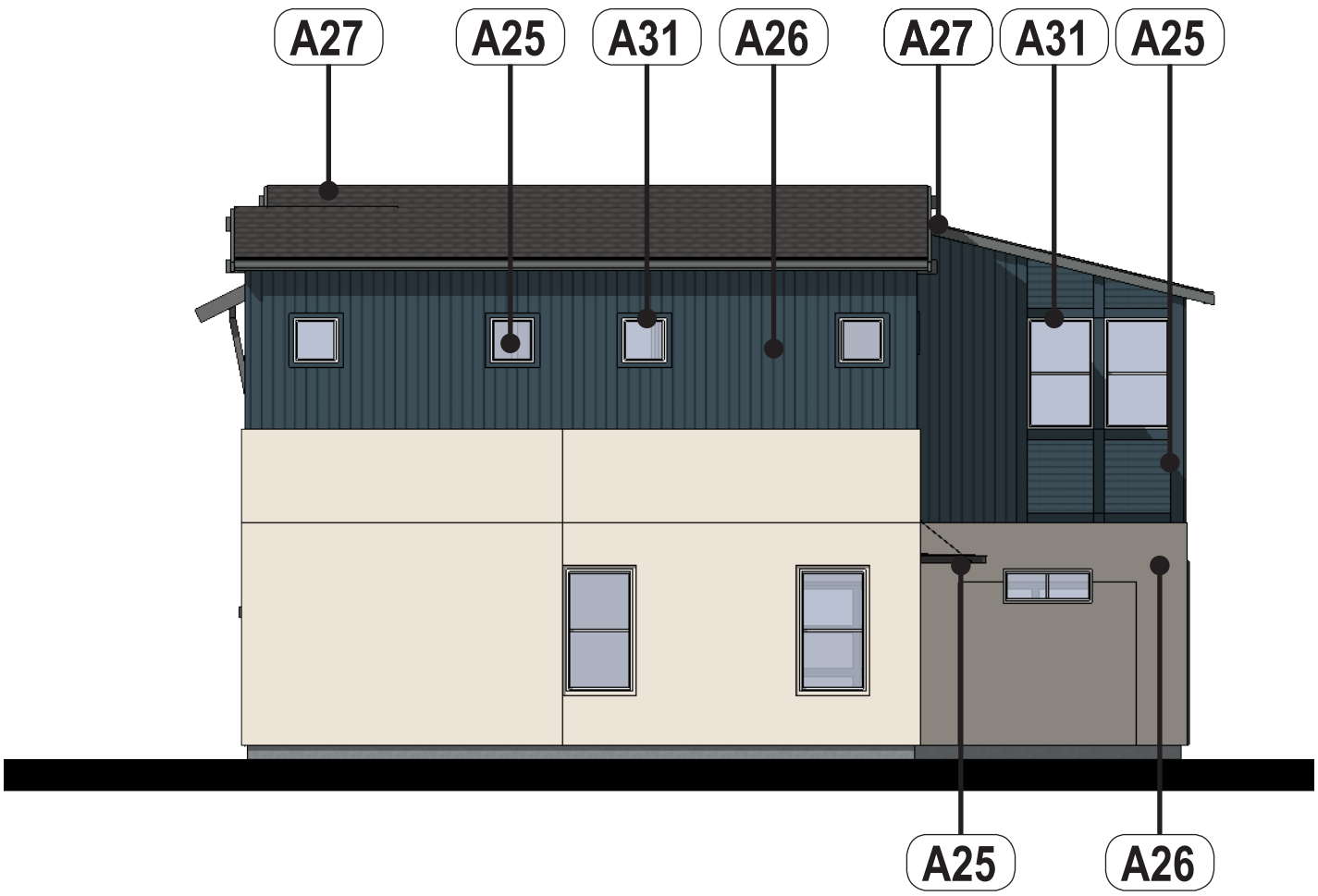
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



TYPICAL CLUSTER LAYOUT



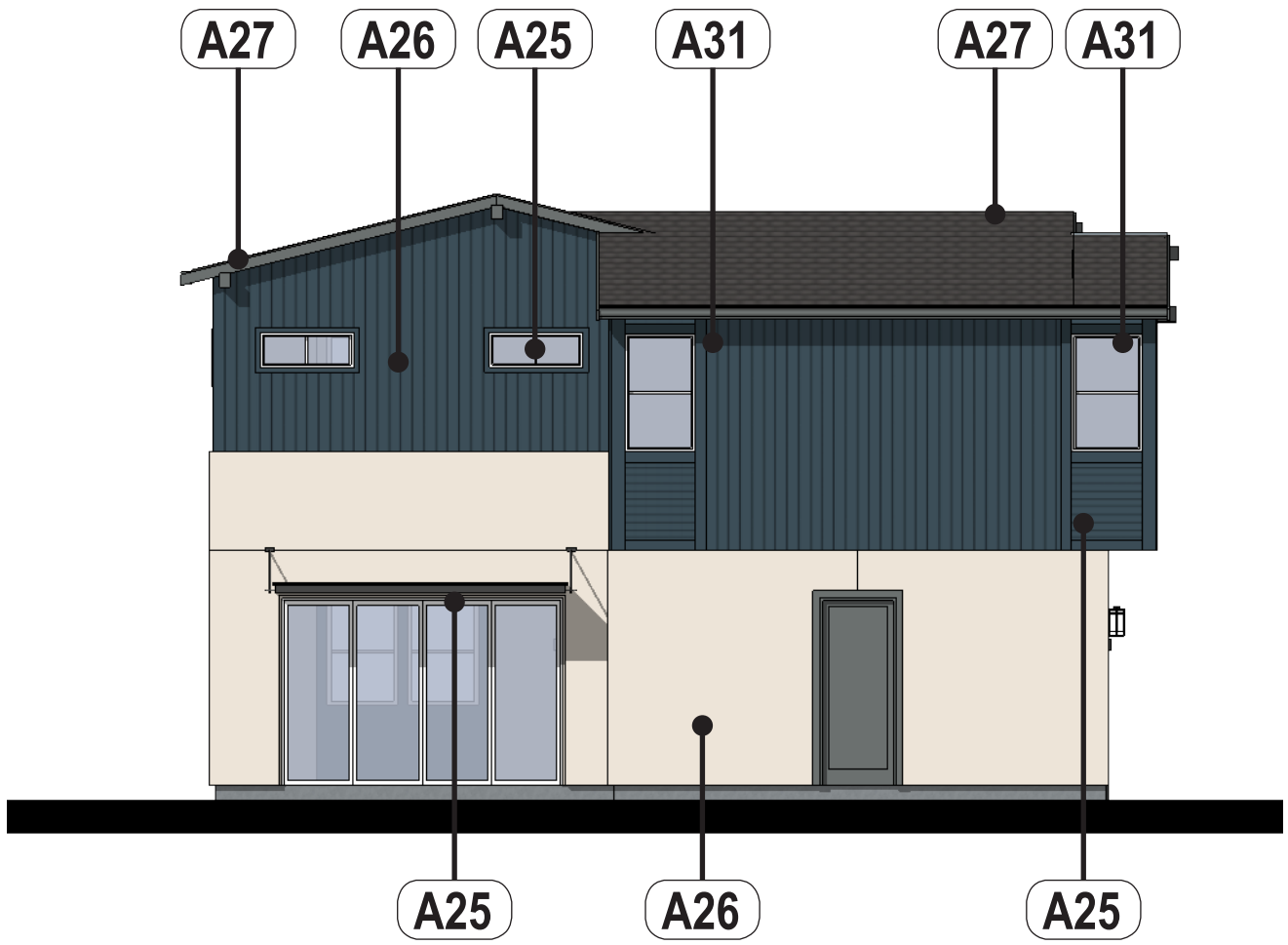
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



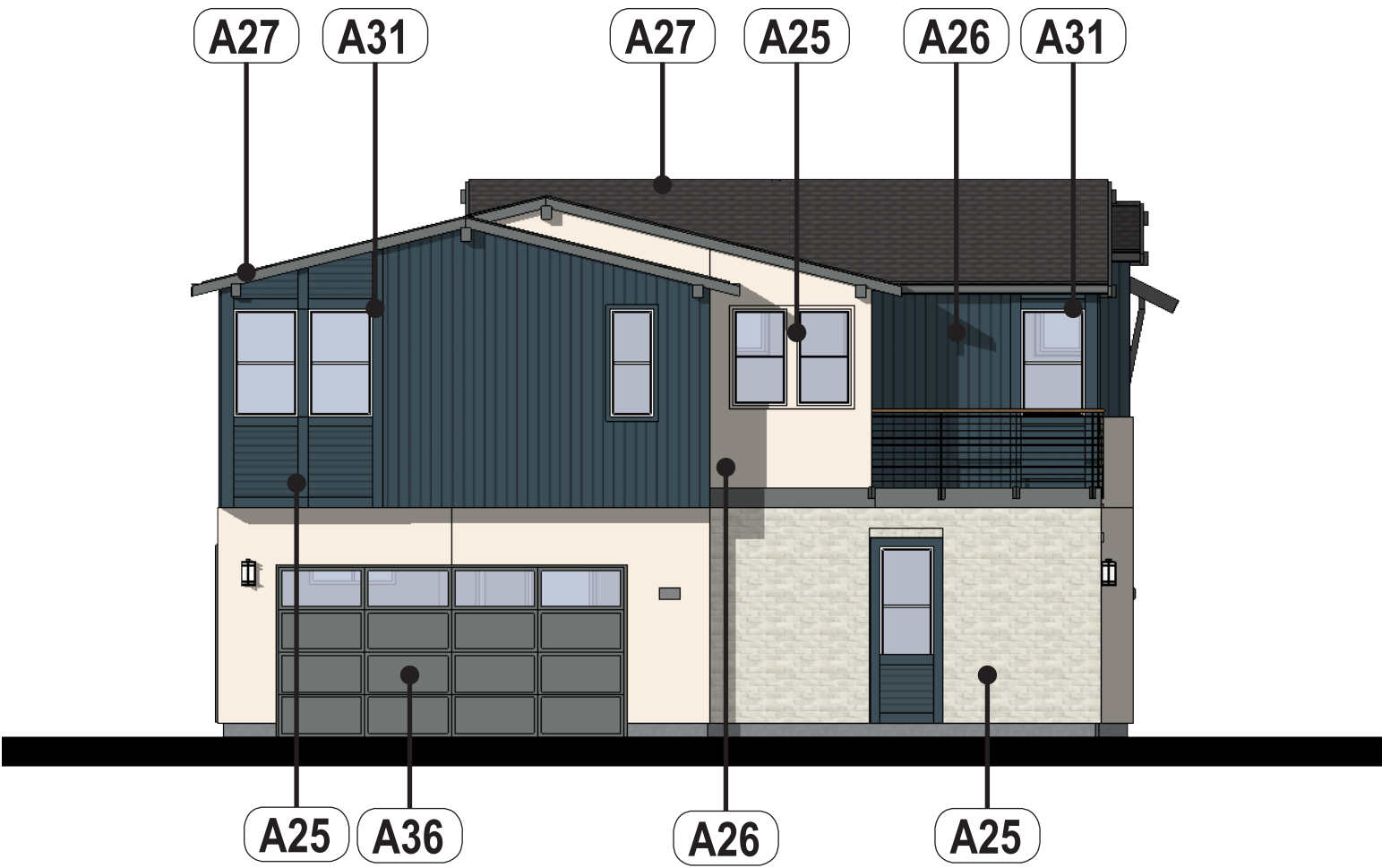
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



① PLAN C-3, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 3B
SCALE 1/4" = 1'-0"

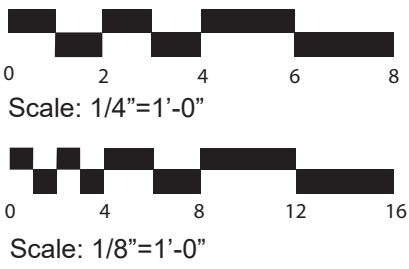


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-3, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES	
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS; PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAN TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

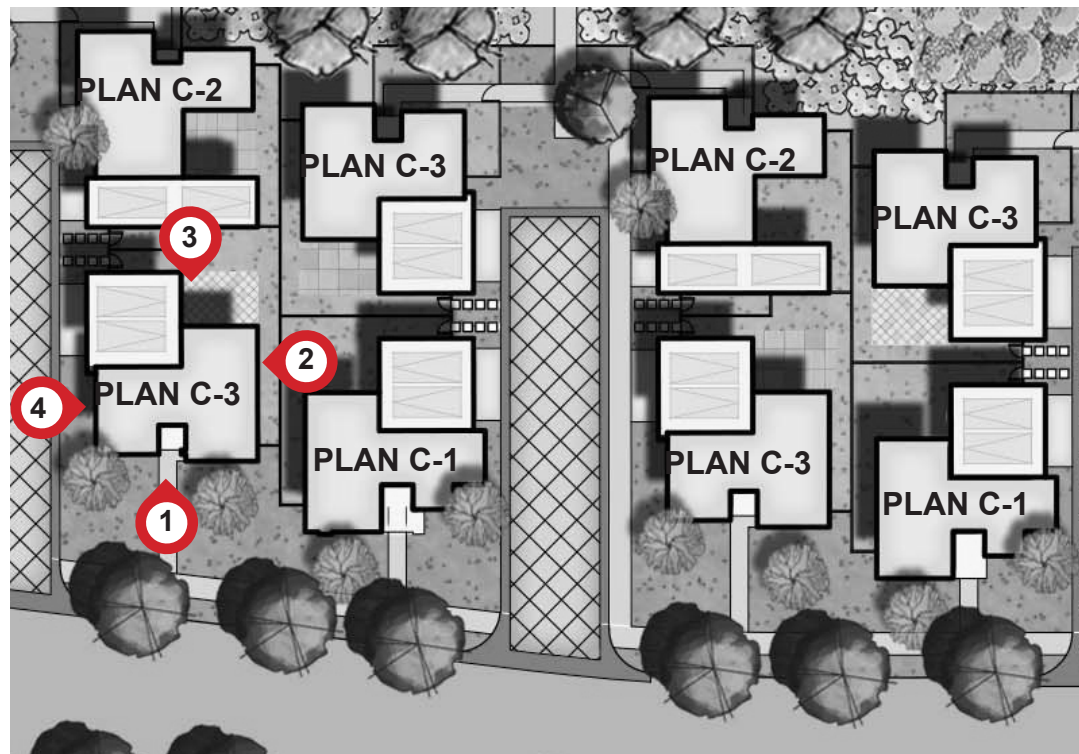
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

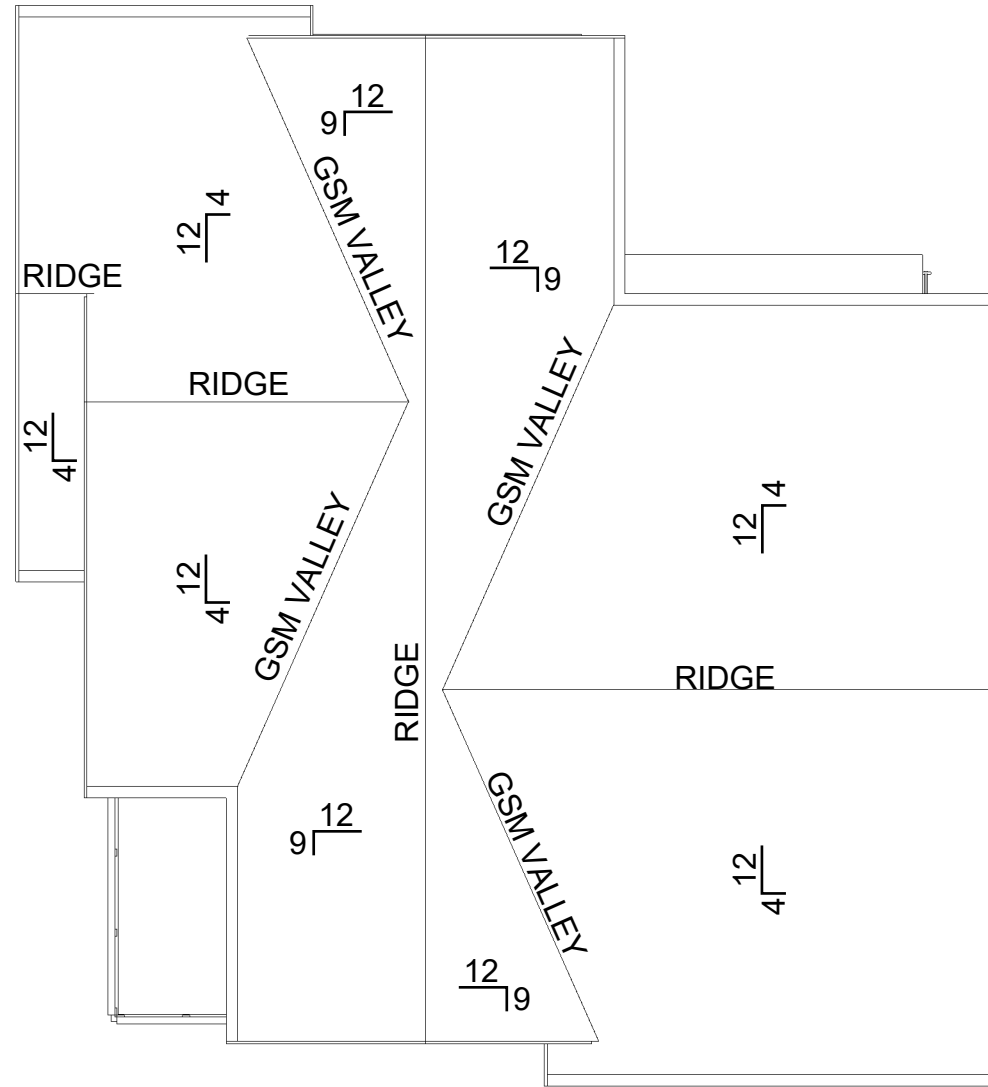
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

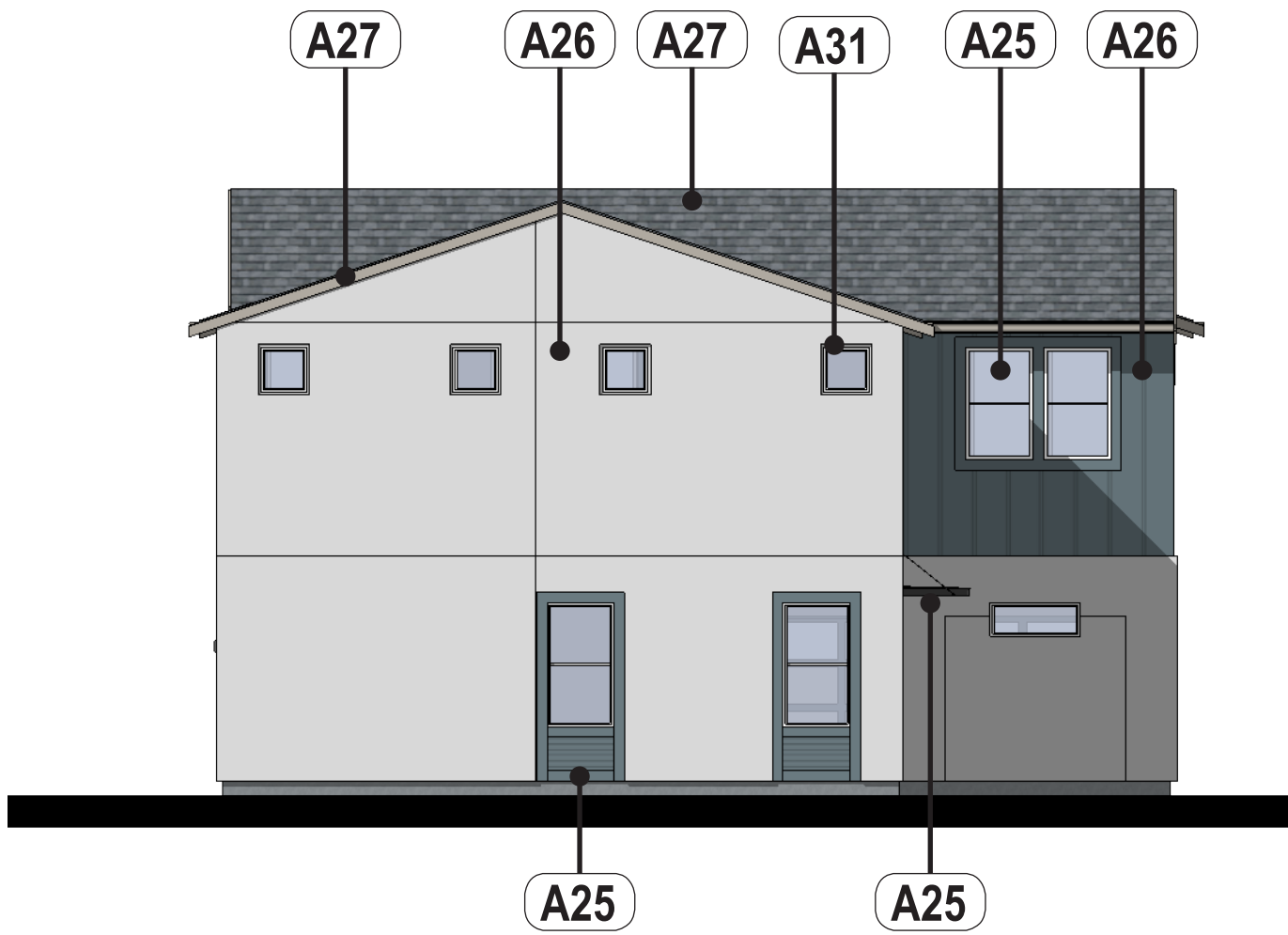
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



TYPICAL CLUSTER LAYOUT



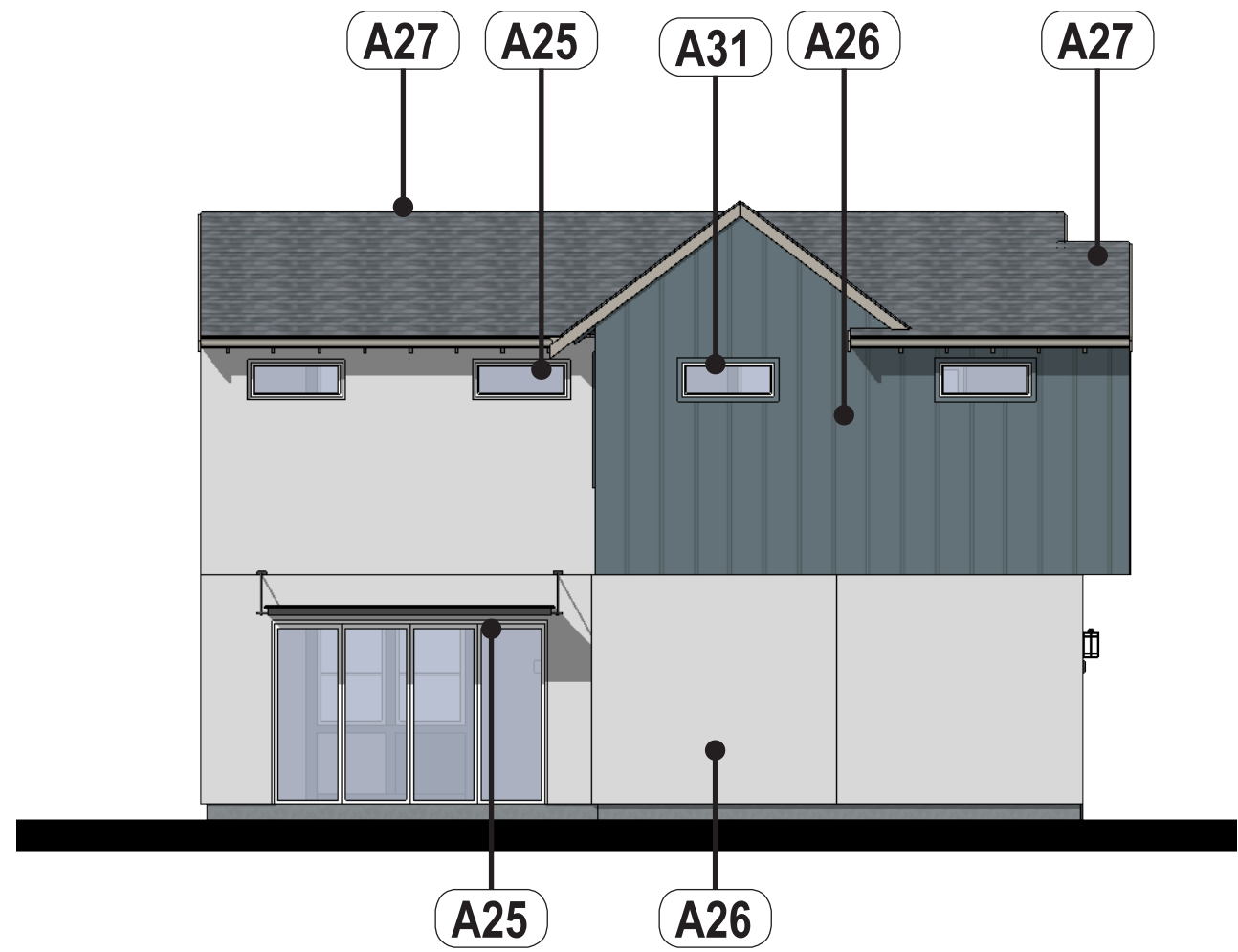
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



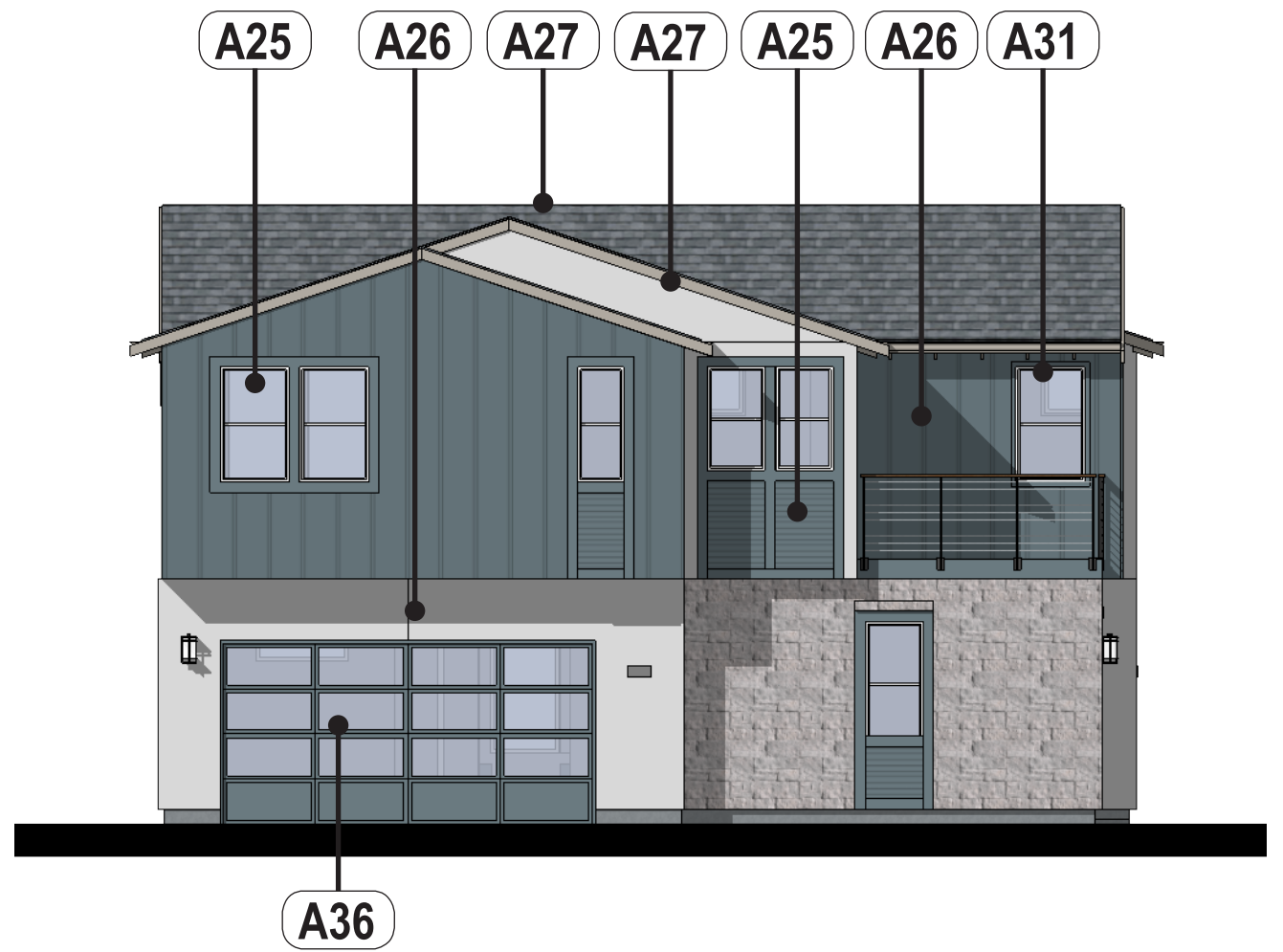
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



① PLAN C-3 ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 3C
SCALE 1/4" = 1'-0"

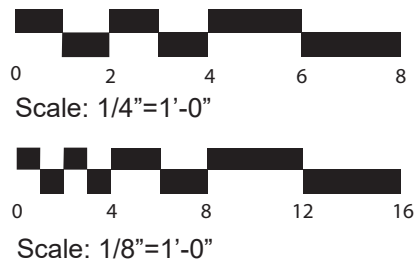


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS



PLAN C-3, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

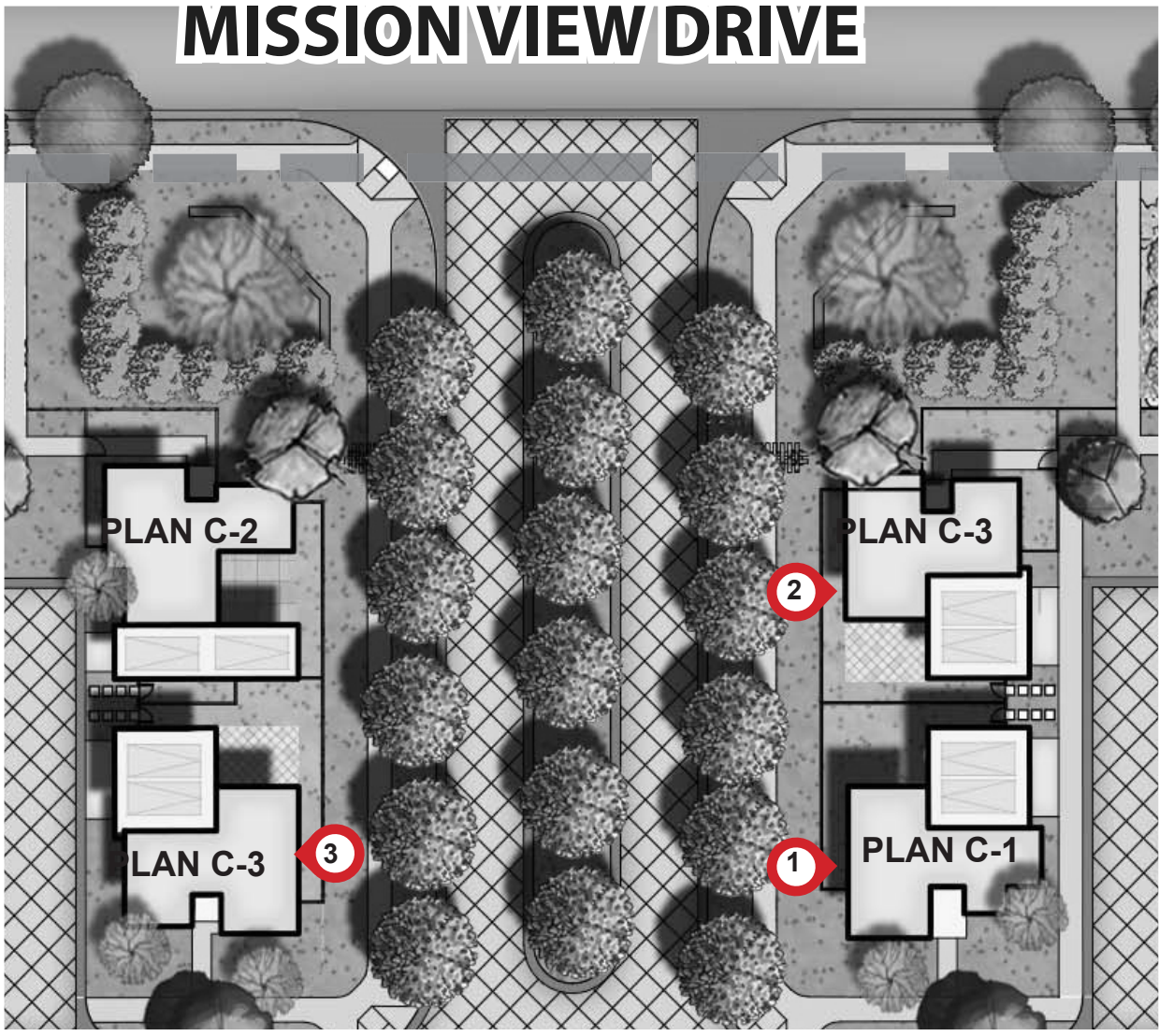


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Pleasanton, CA 94588
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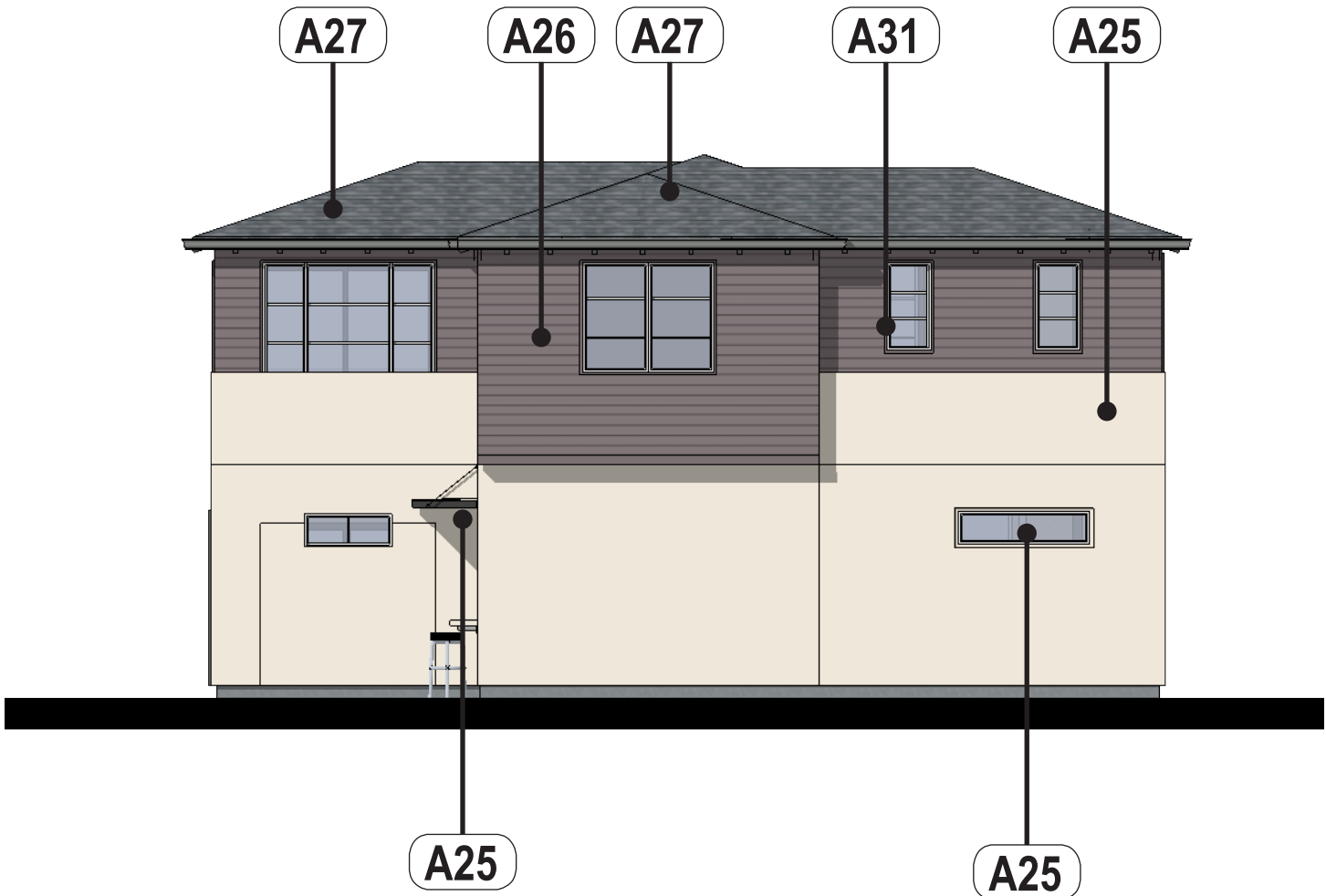
A1.3.6

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

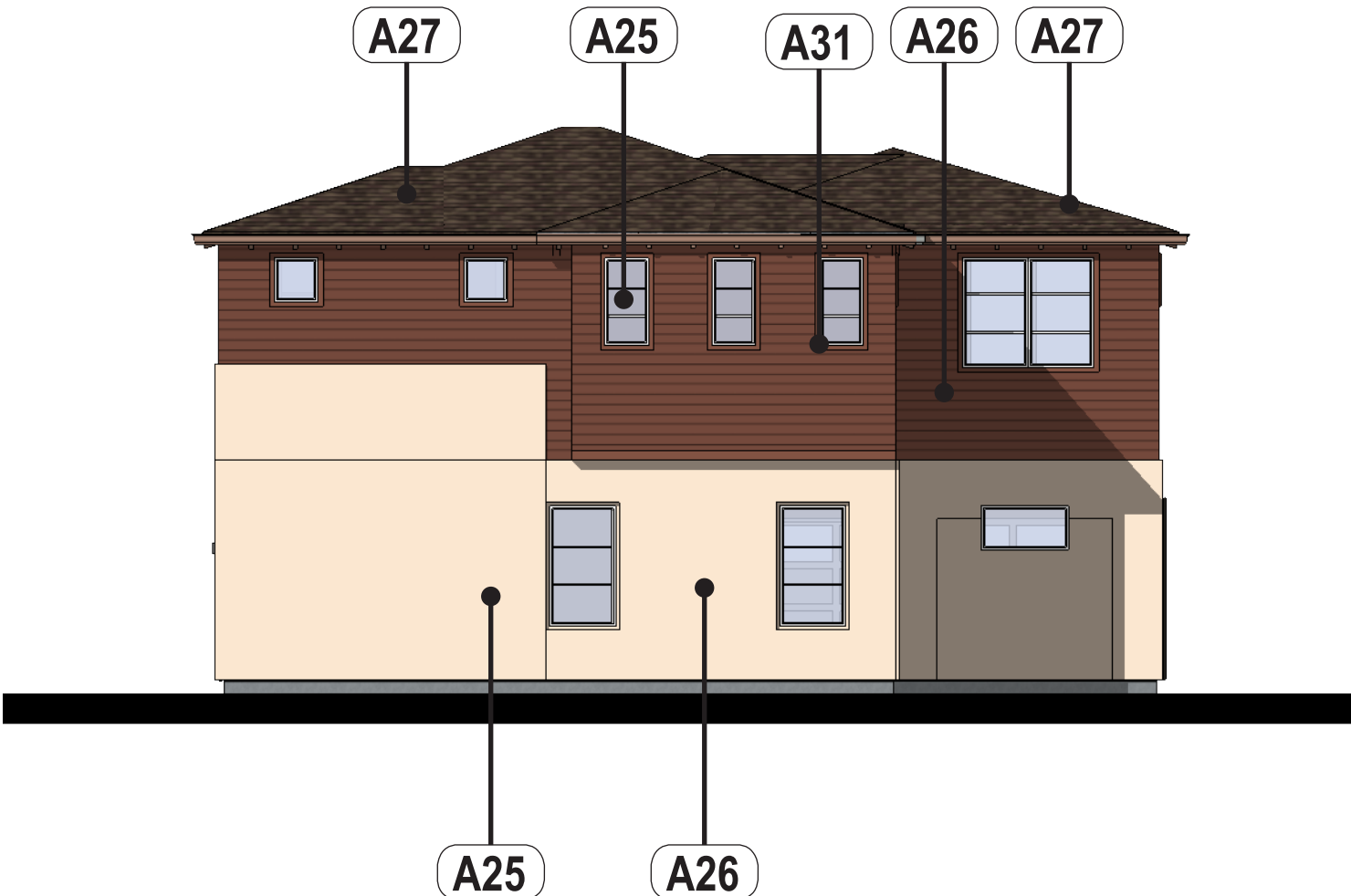
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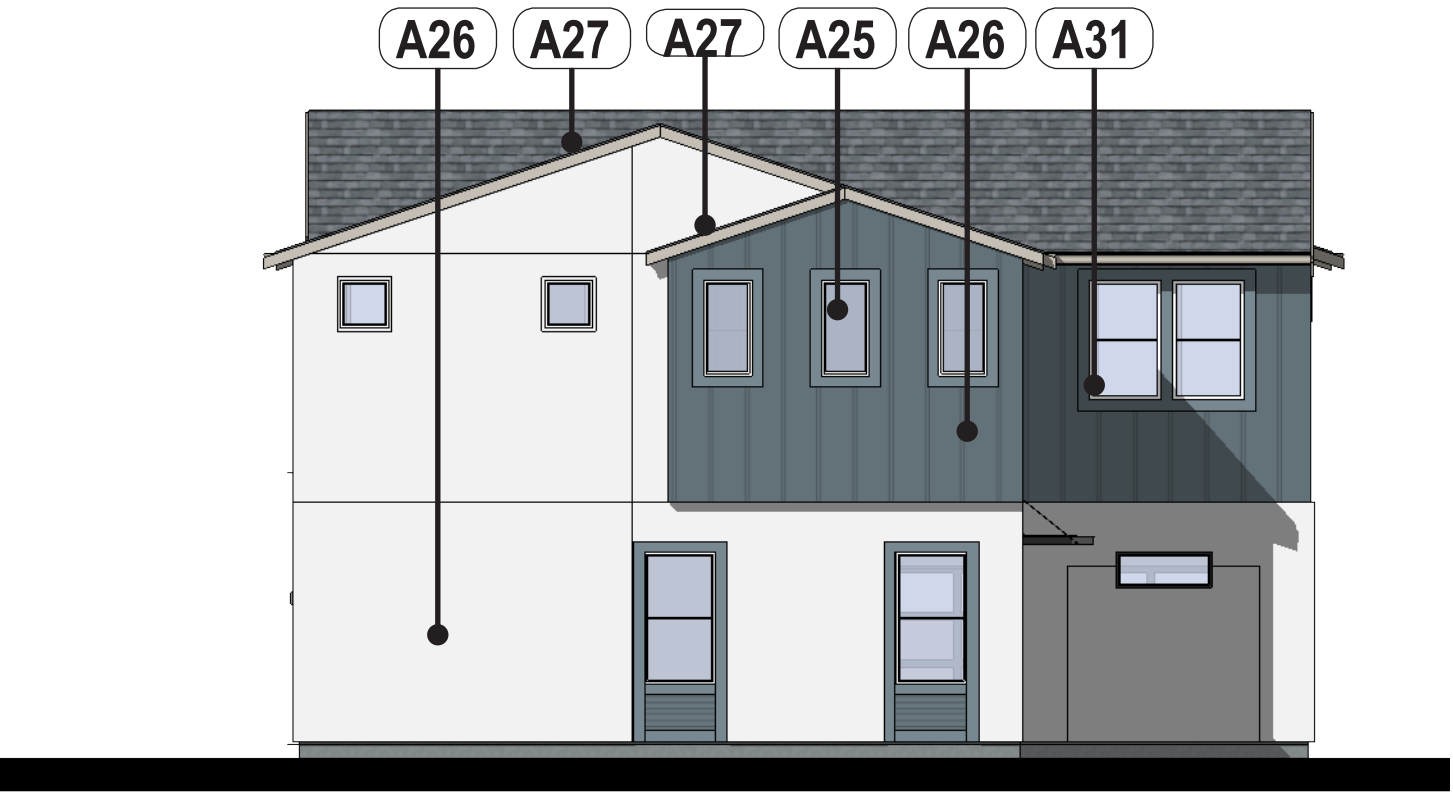
AT ENTRANCE FROM MISSION VIEW DRIVE



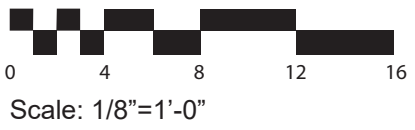
① PLAN C-1 - ENHANCED LEFT ELEVATION A
SCALE 1/8" = 1'-0"



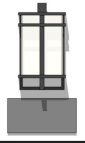
② PLAN C-3 - ENHANCED RIGHT ELEVATION A
SCALE 1/8" = 1'-0"



③ PLAN C-3 - ENHANCED RIGHT ELEVATION C
SCALE 1/8" = 1'-0"



NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

 GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS