



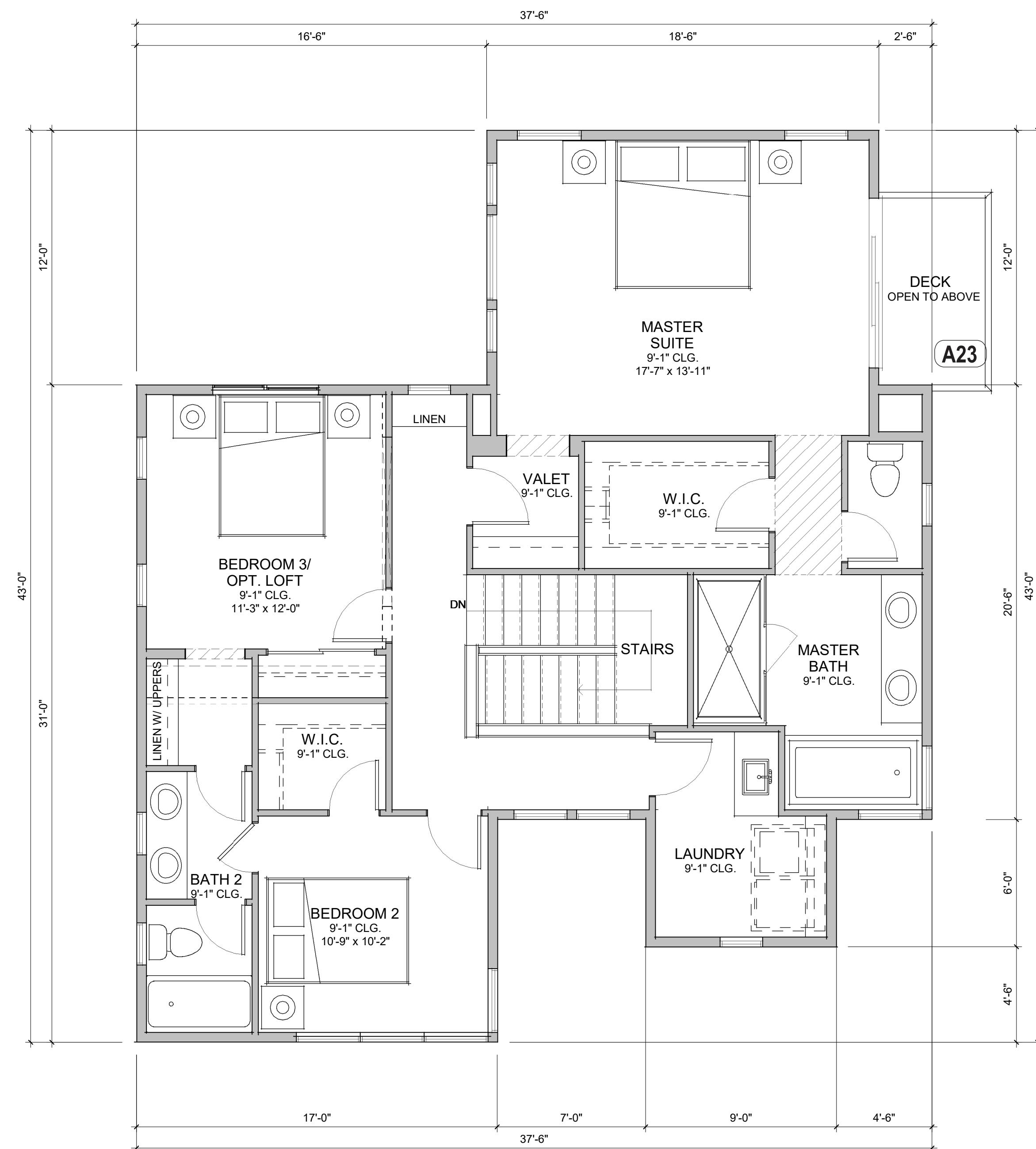
SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED,
PERSPECTIVE



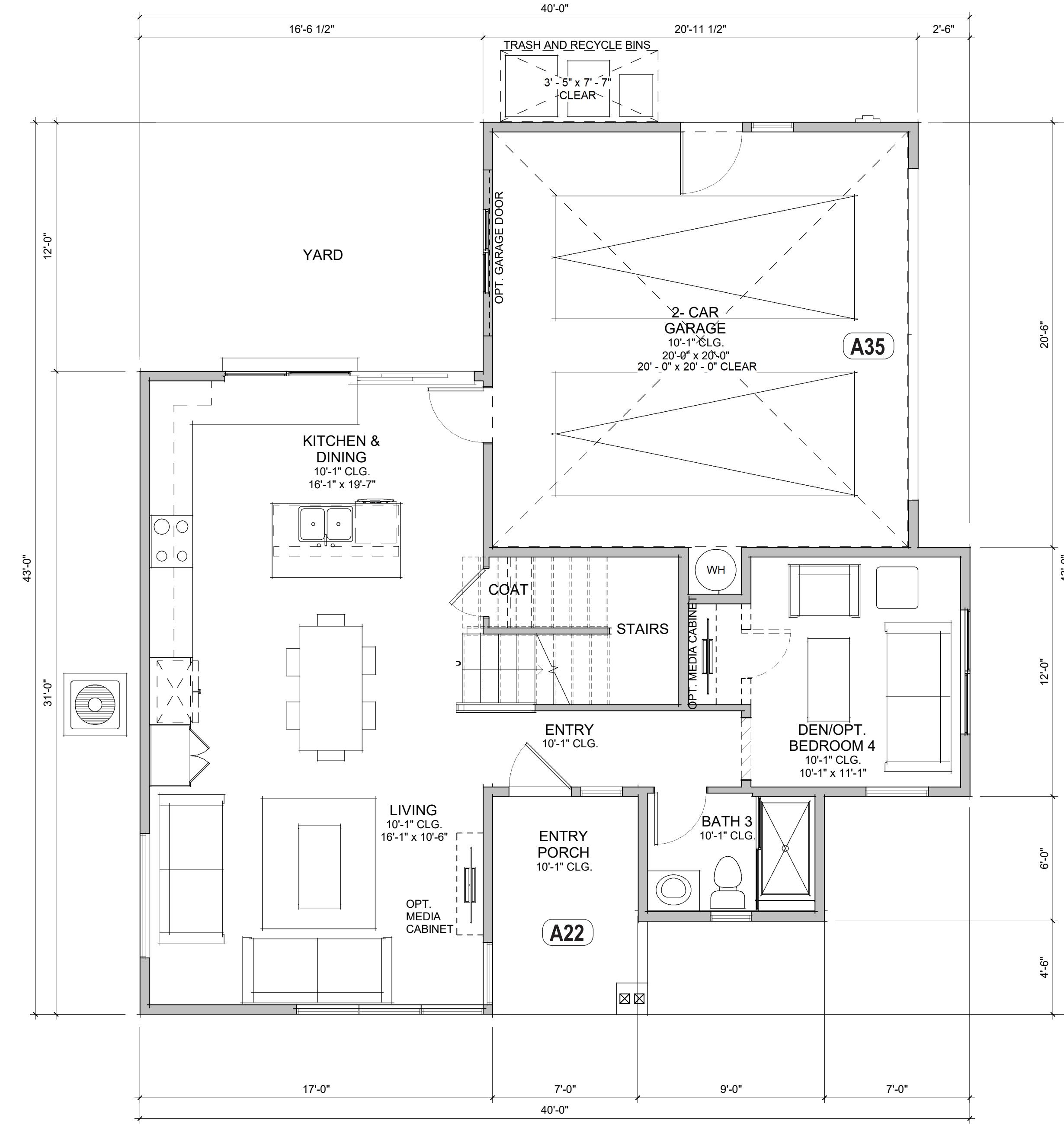
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

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"

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
INTERIOR ROOM - ELEV. B	75

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

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

The logo for DIVIDEND features a horizontal bar composed of various geometric shapes in shades of orange, teal, purple, and yellow. Below this graphic, the word "DIVIDEND" is written in a bold, sans-serif font, with each letter having a distinct color: D (orange), I (teal), V (purple), I (teal), D (orange), E (red), N (orange), and D (purple).

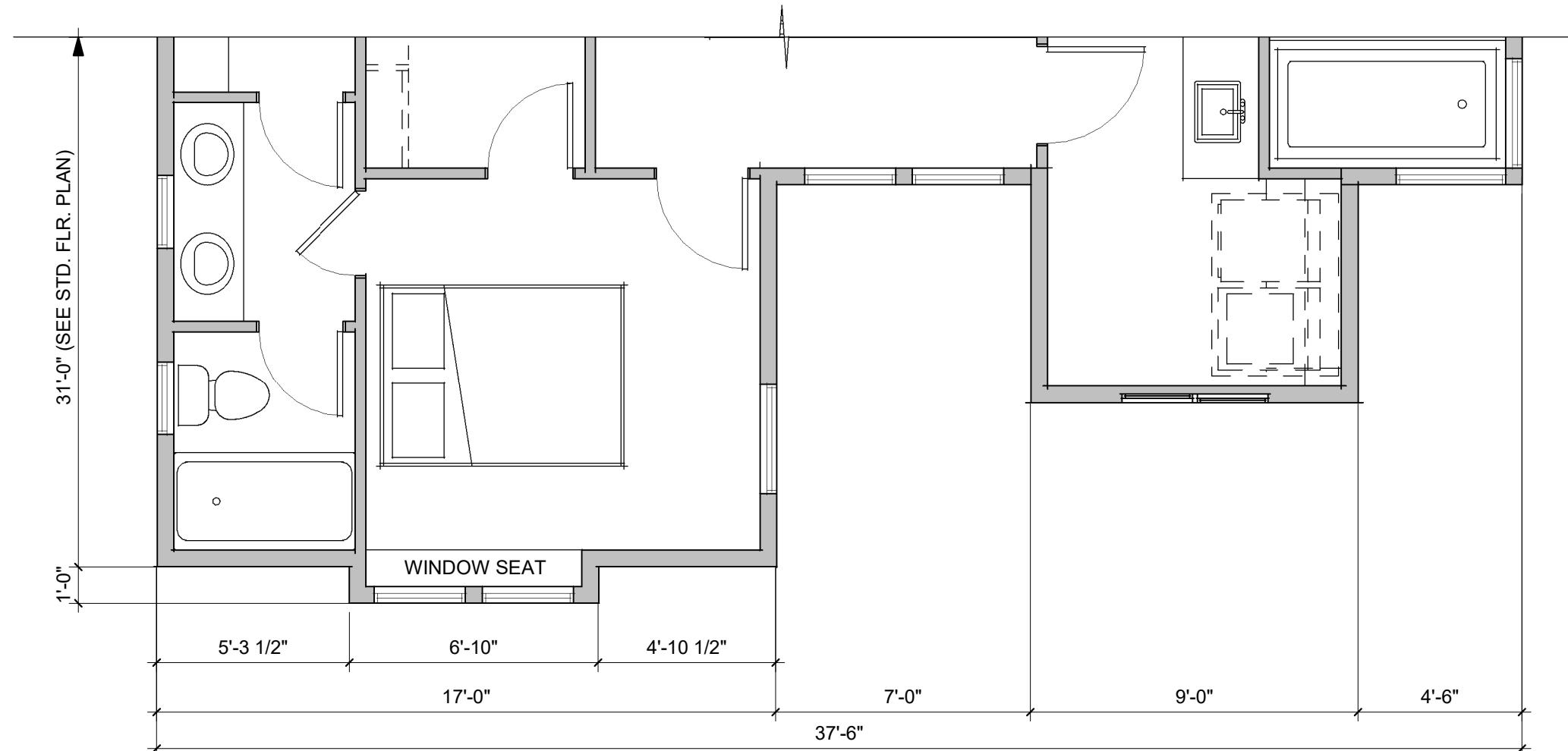
PLAN C-1, FLOOR PLANS

JOB NO. 297.084

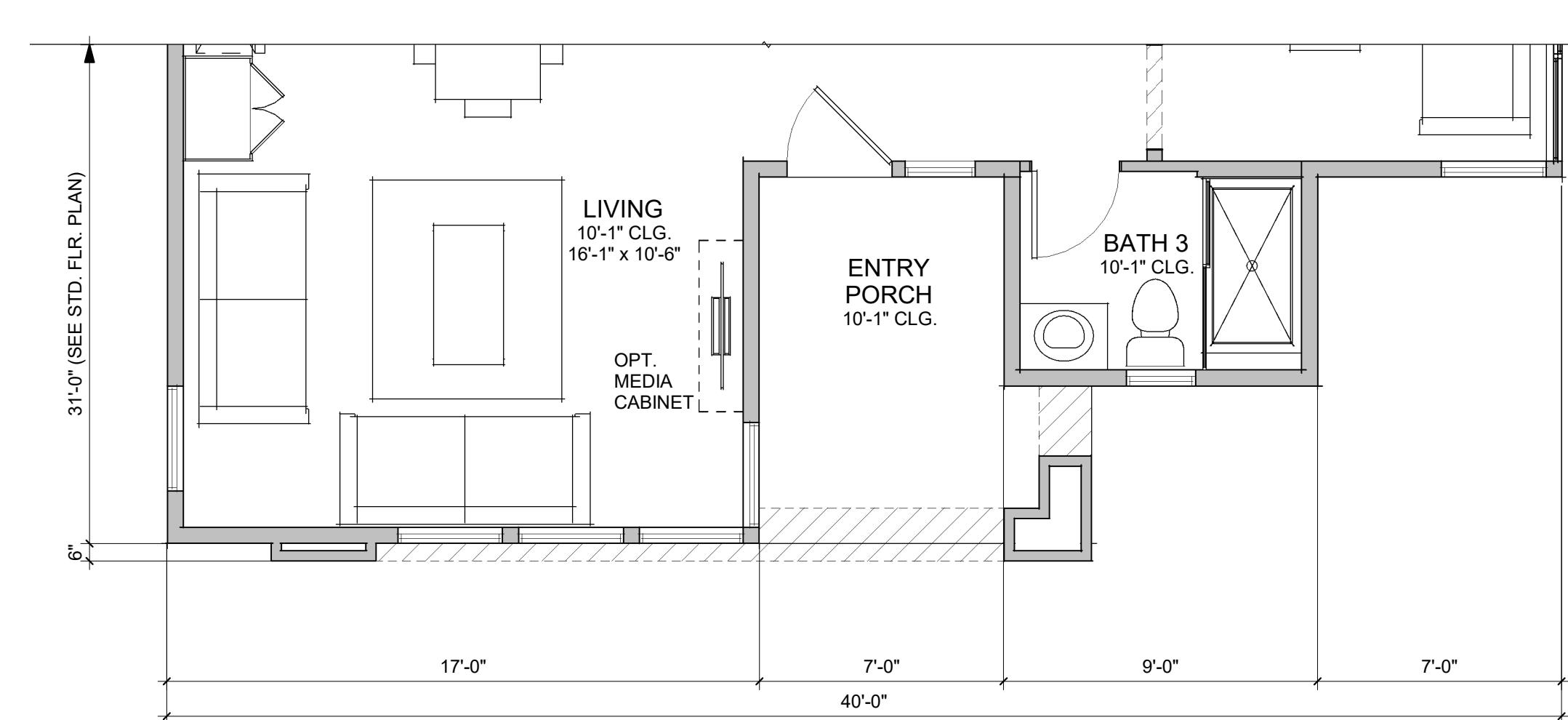
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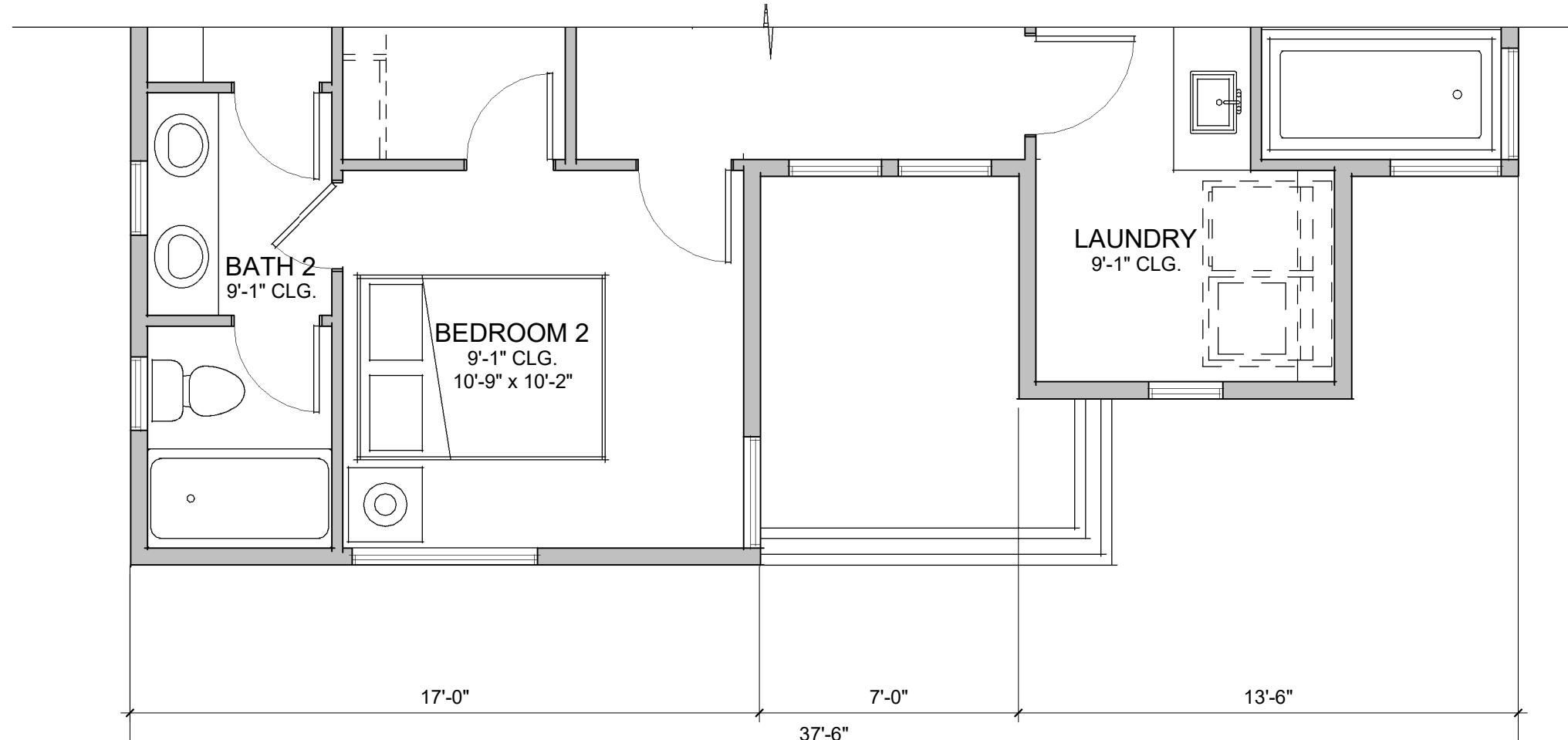
A1.1



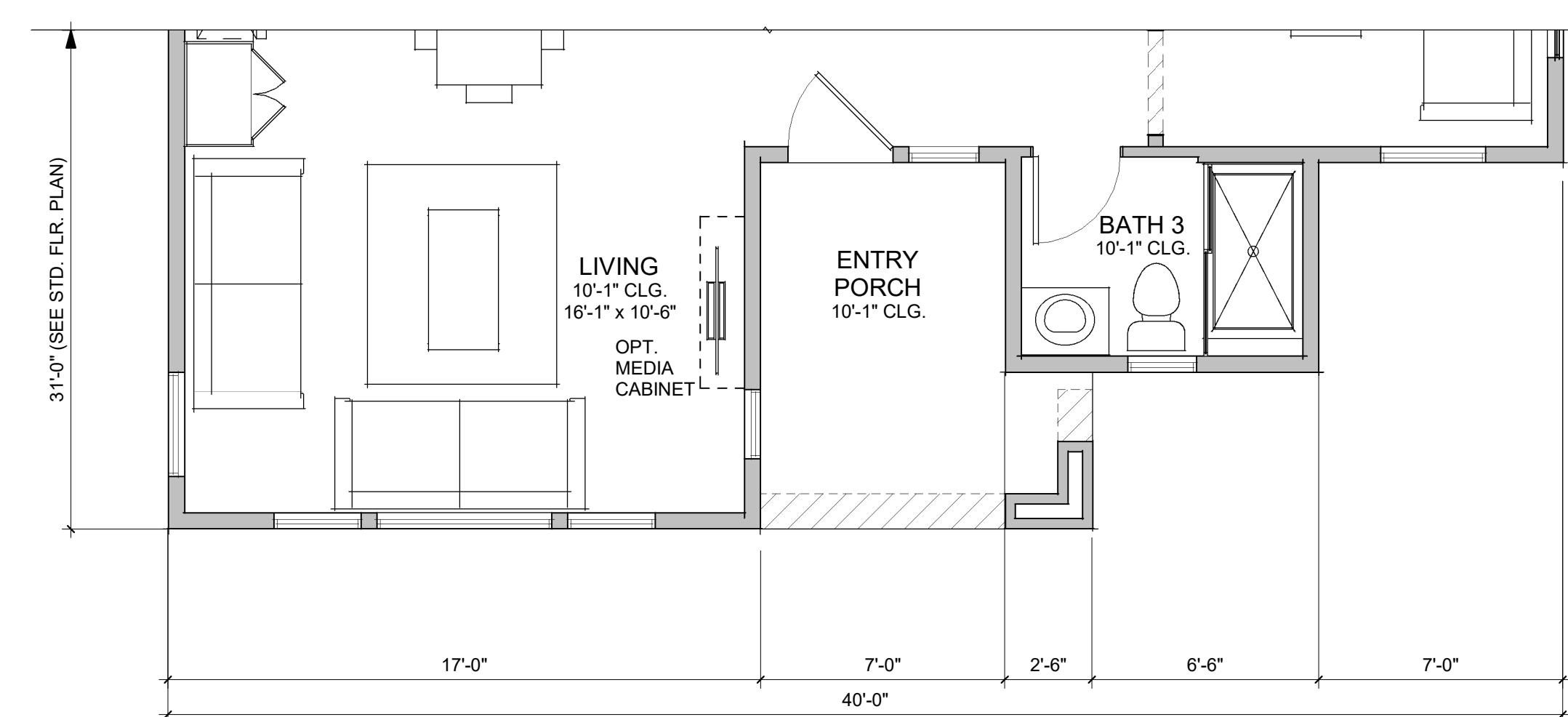
PLAN C-1, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



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

0 2 4 6 8
Scale: 1/4" = 1'-0"

PLAN C-1, PARTIAL PLANS

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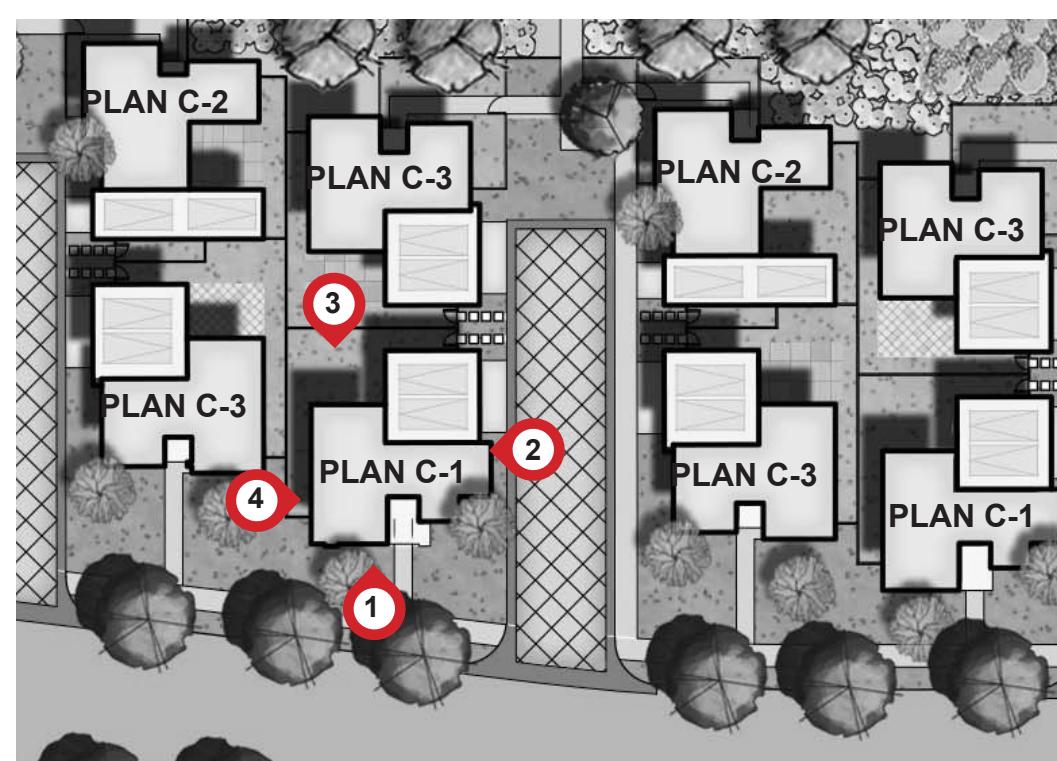
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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

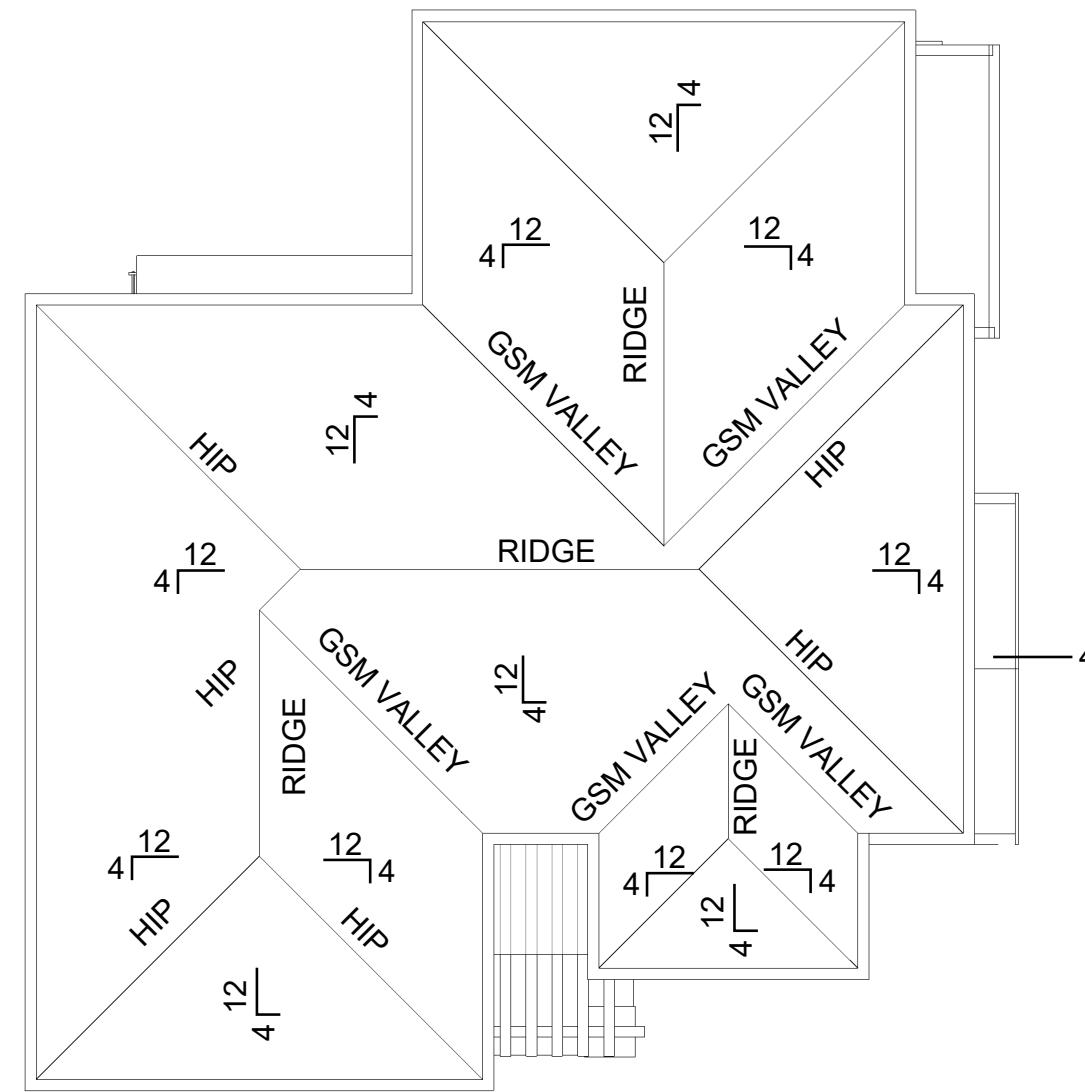
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- A25 360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
- A26 EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FAÇADE PER OBJECTIVE CRITERIA CHECKLIST
- A27 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

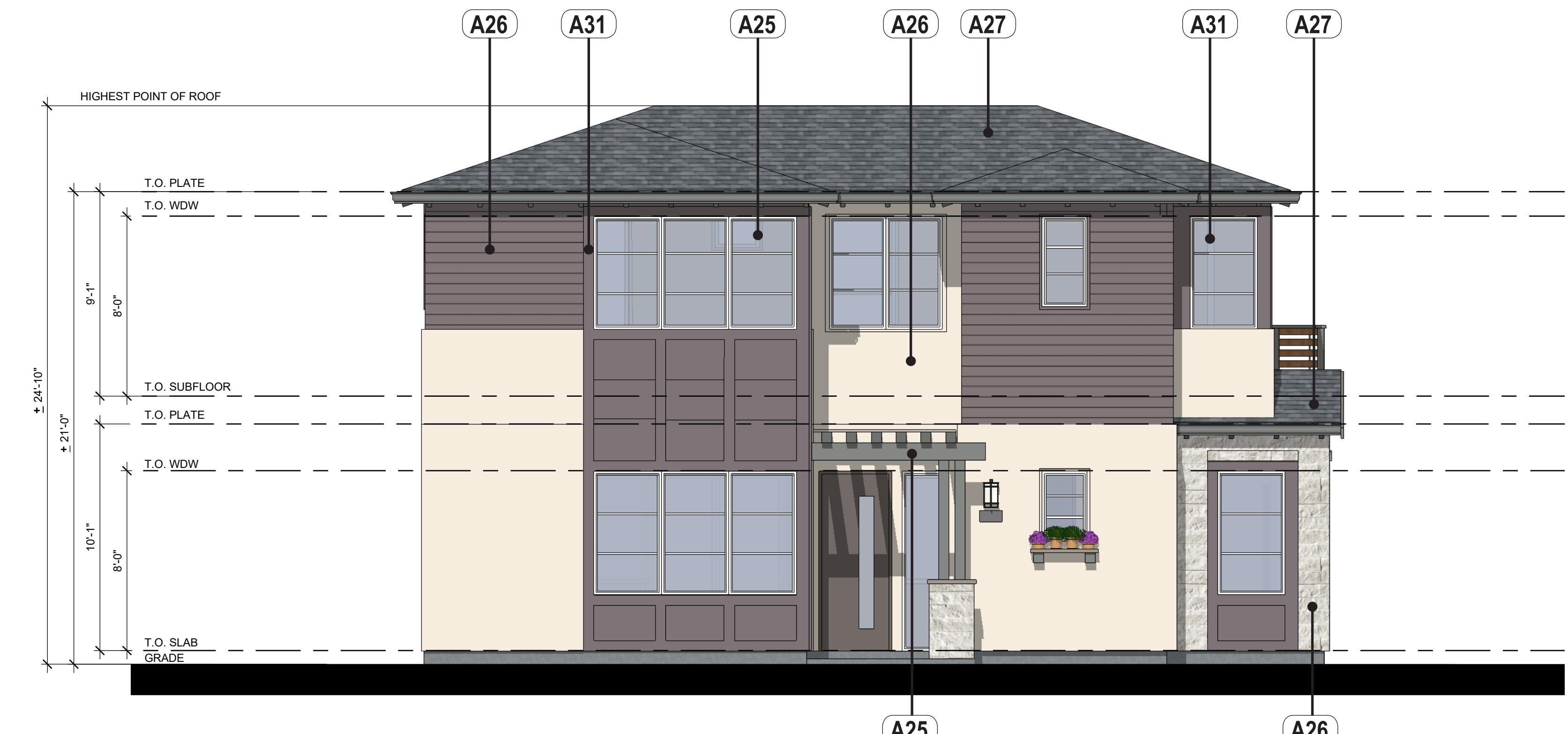
FINISH SCHEDULE - ELEV. A	
ROOF MATERIAL:	· ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	<ul style="list-style-type: none"> · MEDIUM SAND 1-COAT STUCCO FINISH · JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH: 8.25" AND 7" EXPOSURE · SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM · CULTURED STONE VENEER OR APPROVED EQUAL
WINDOWS & DOORS:	<ul style="list-style-type: none"> · VINYL FRAMED WINDOWS · FIBERGLASS FRONT DOORS W/ LITES · STANDARD PANEL-STYLE GARAGE DOORS W/ LITES
TRIM/ACCENT:	<ul style="list-style-type: none"> · 2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES · 2x6 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



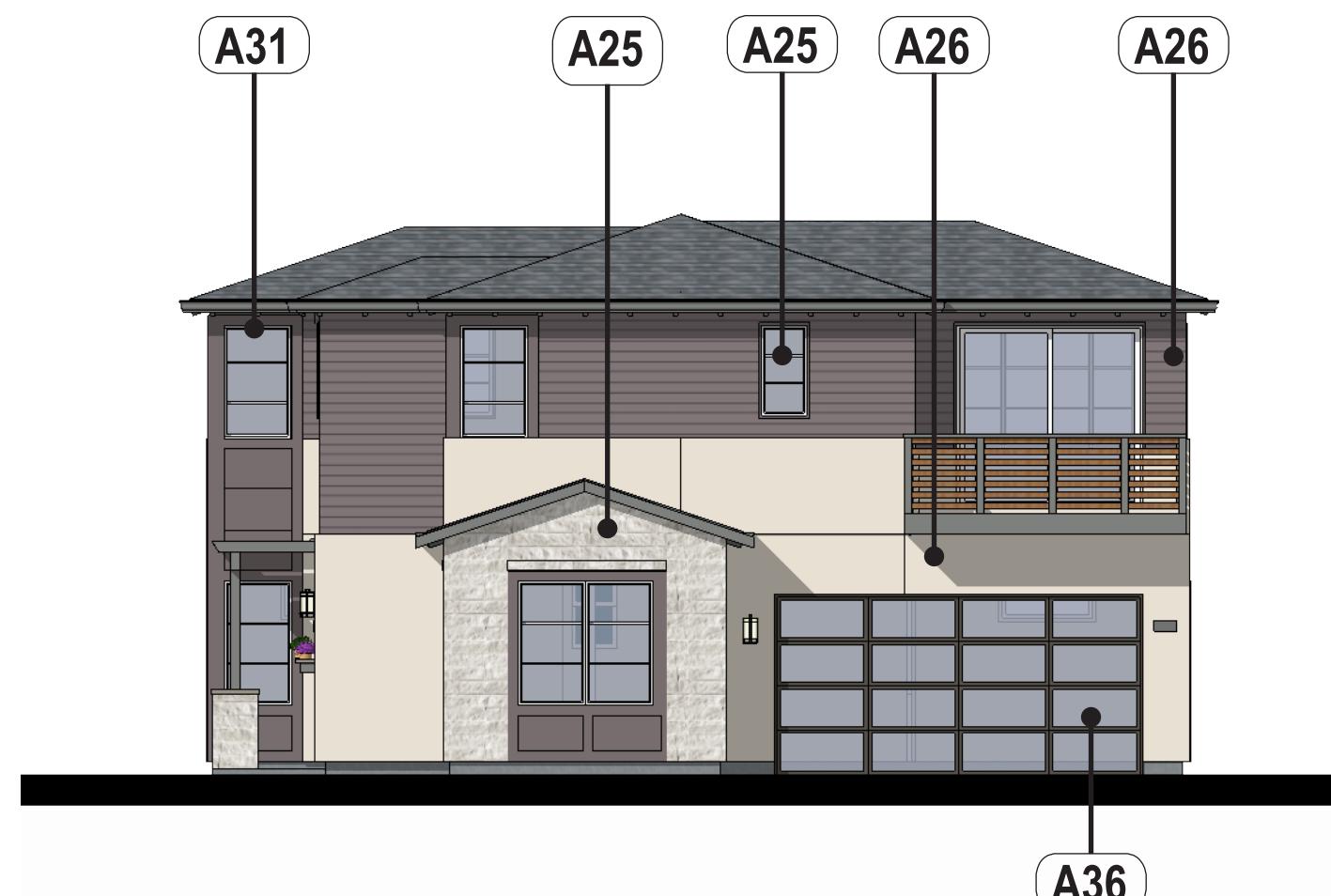
TYPICAL CLUSTER LAYOUT



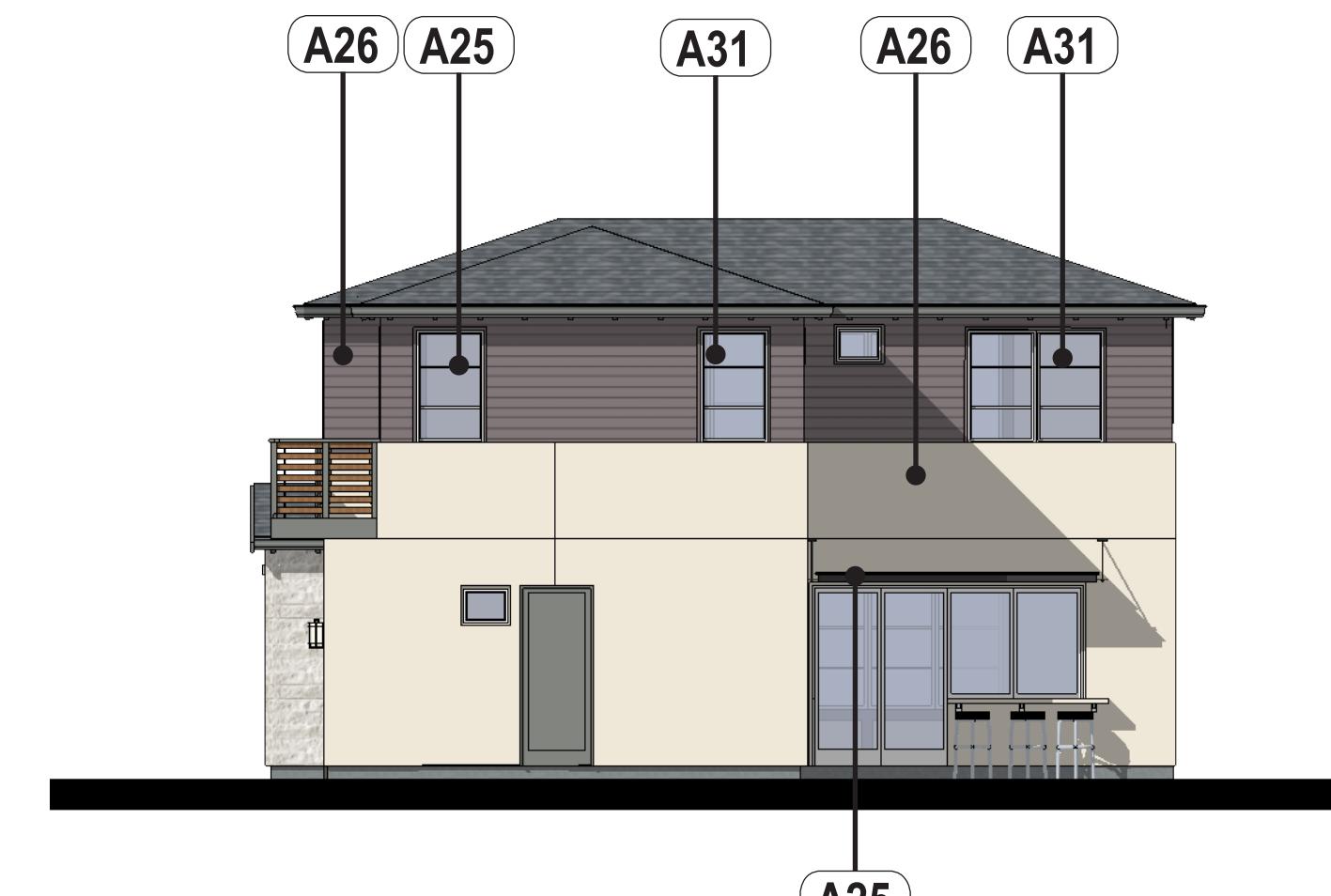
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



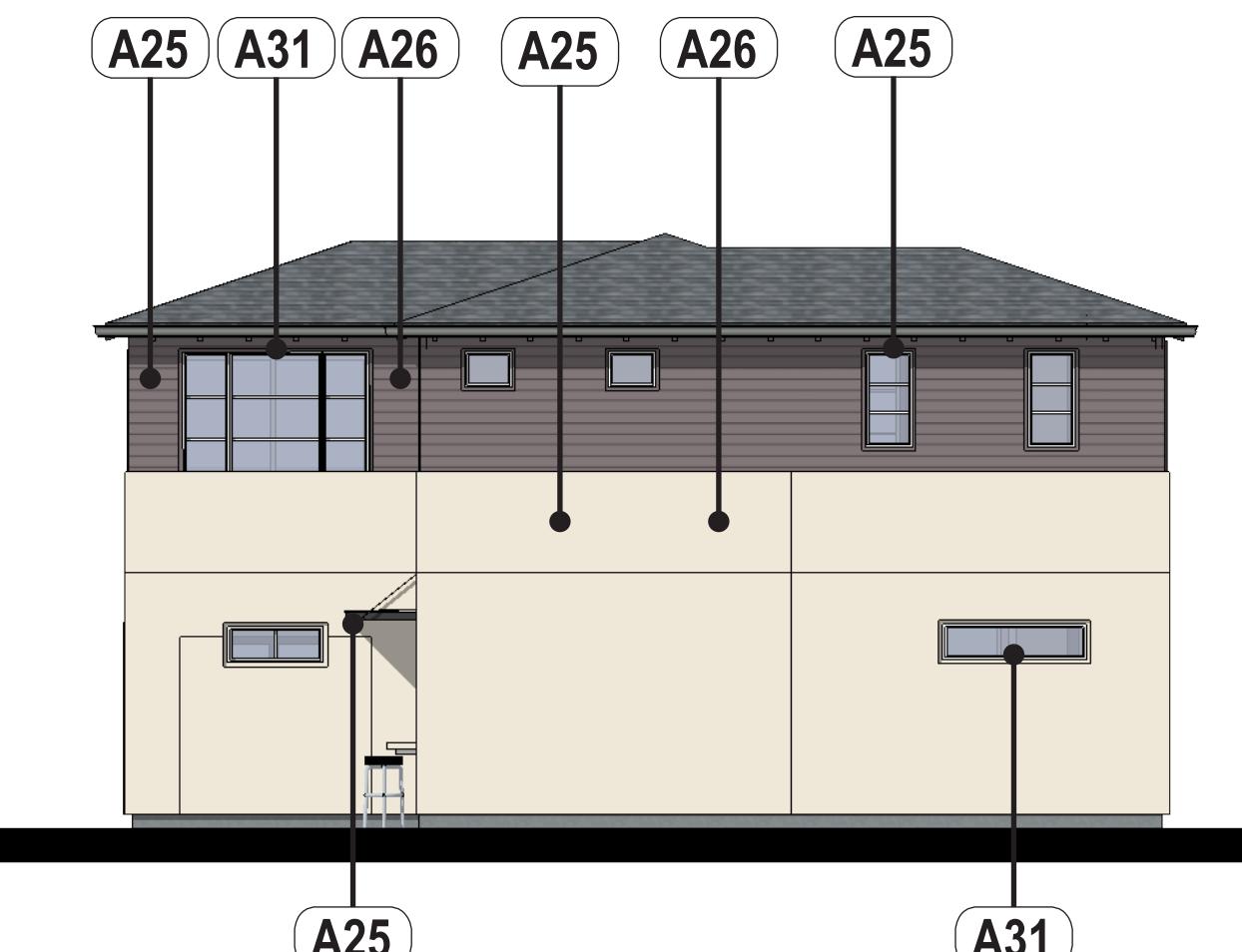
① PLAN C-1, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4" = 1'-0"



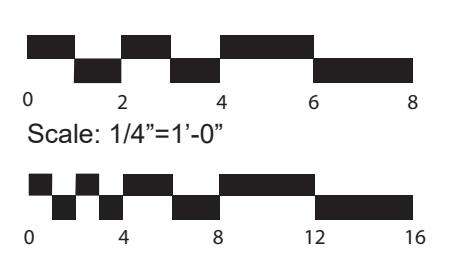
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



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

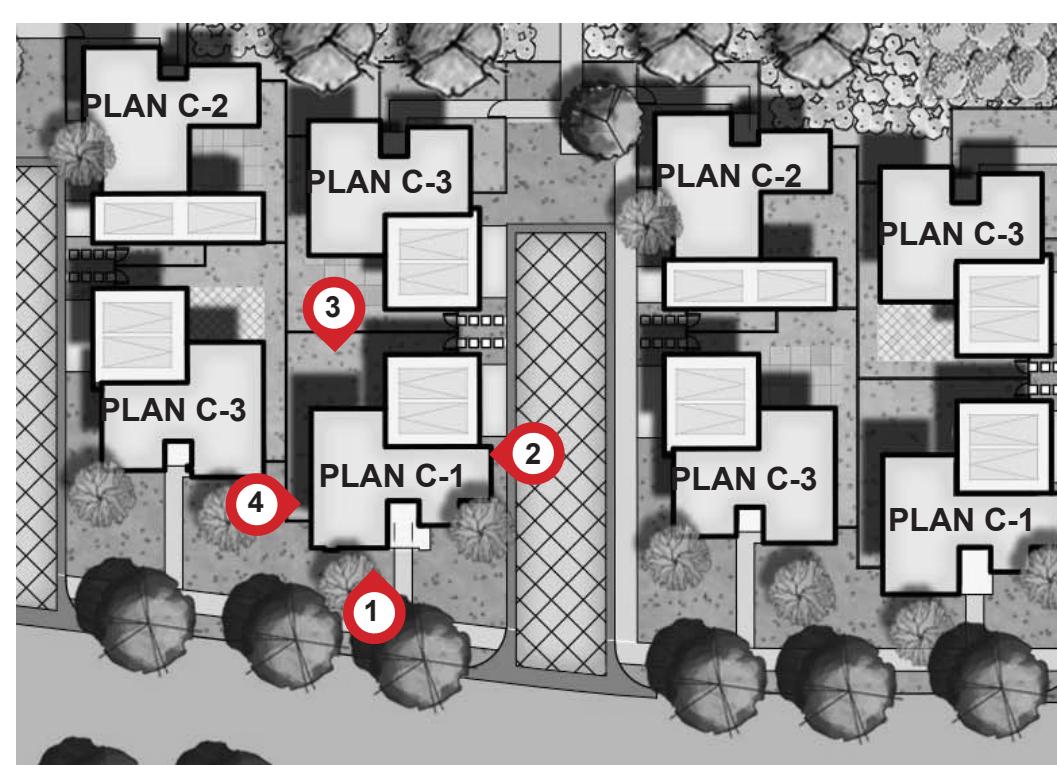
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A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

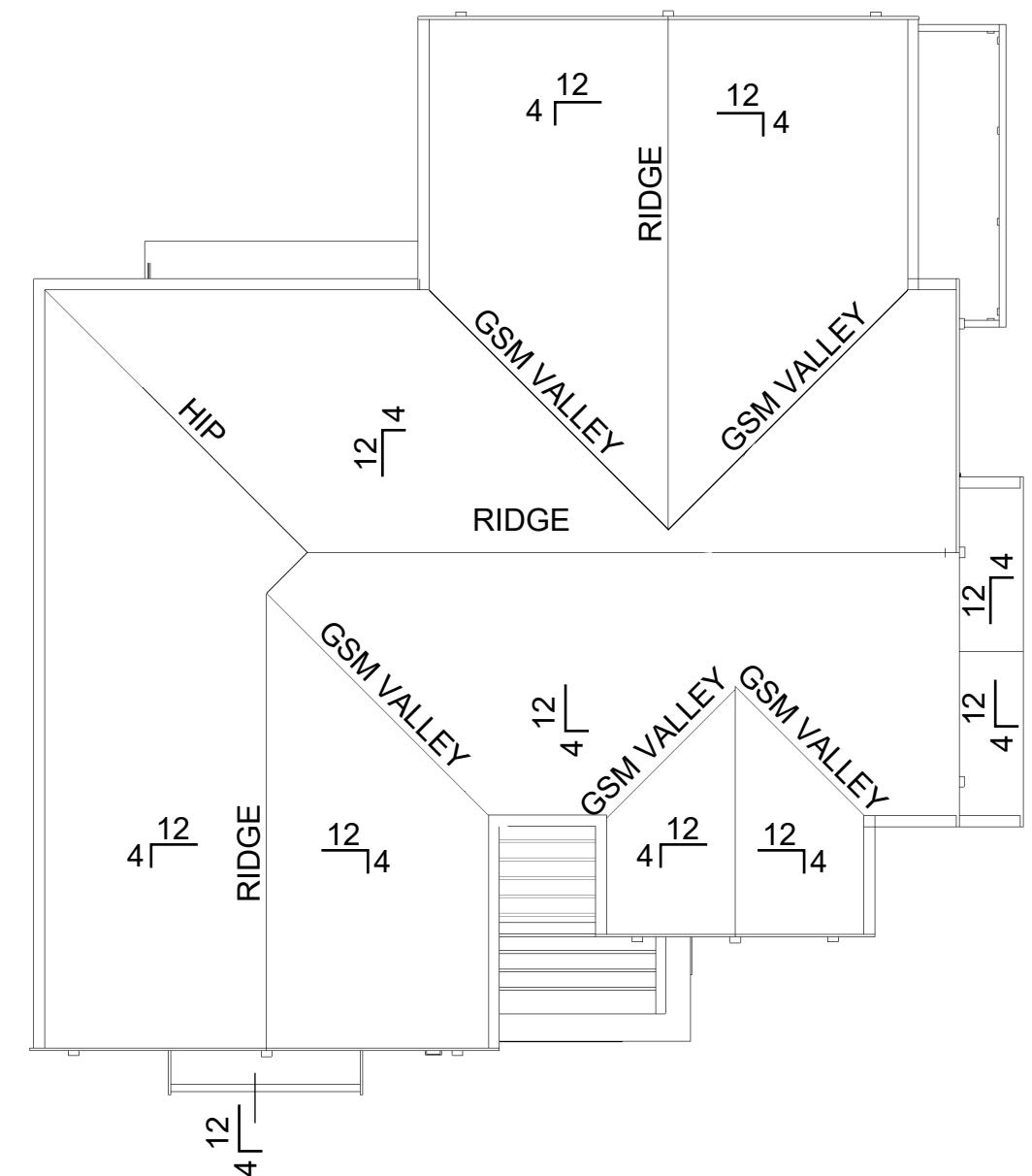
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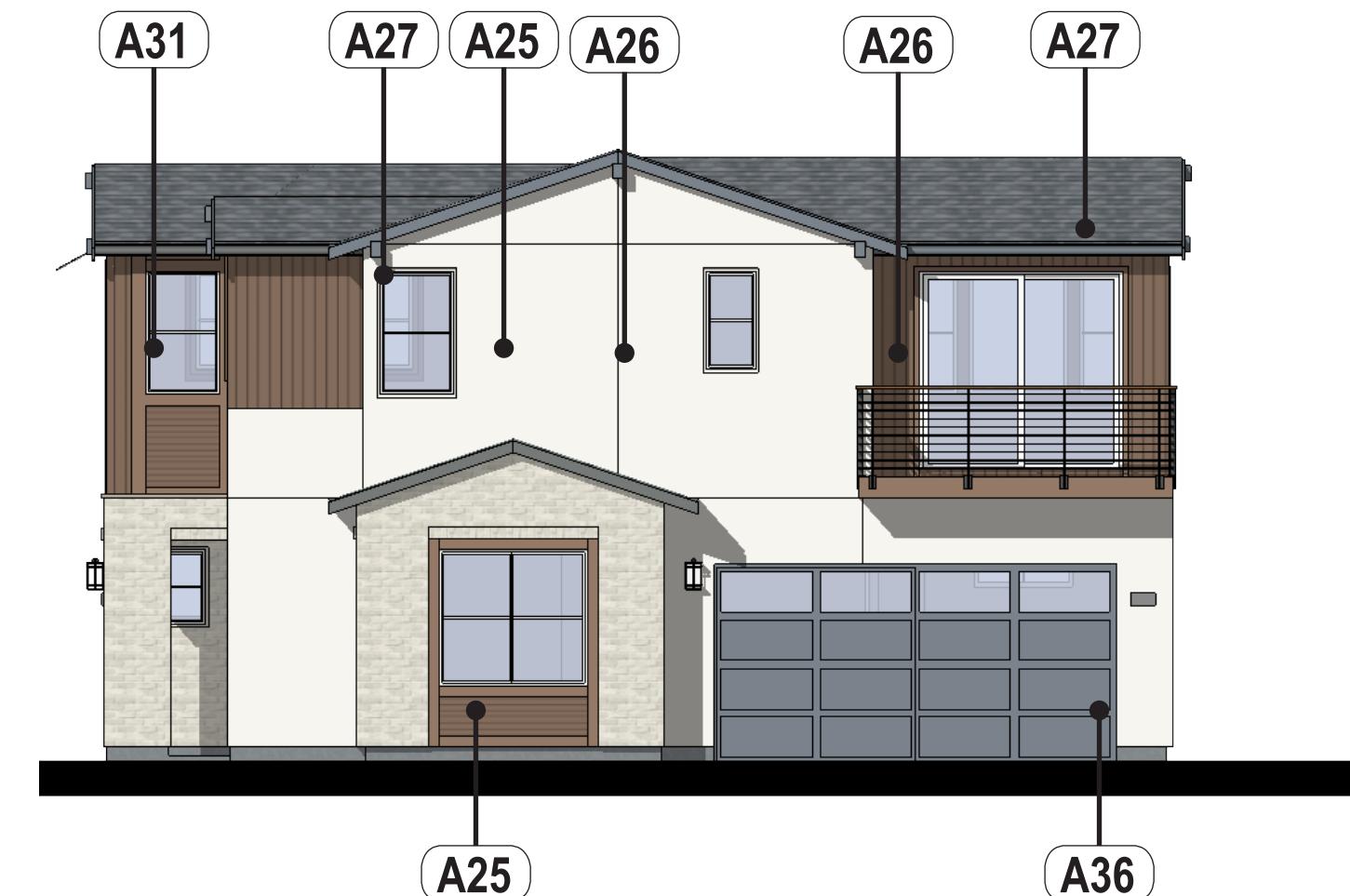
FINISH SCHEDULE - ELEV. B	
ROOF MATERIAL:	· ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	<ul style="list-style-type: none"> · MEDIUM SAND 1-COAT STUCCO FINISH · JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE · THIN-BRICK MASONRY VENEER OR APPROVED EQUAL
WINDOWS & DOORS:	<ul style="list-style-type: none"> · VINYL FRAMED WINDOWS · FIBERGLASS FRONT DOORS W/ LITES · STANDARD PANEL-STYLE GARAGE DOORS W/ LITES
TRIM/ACCENT:	<ul style="list-style-type: none"> · 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



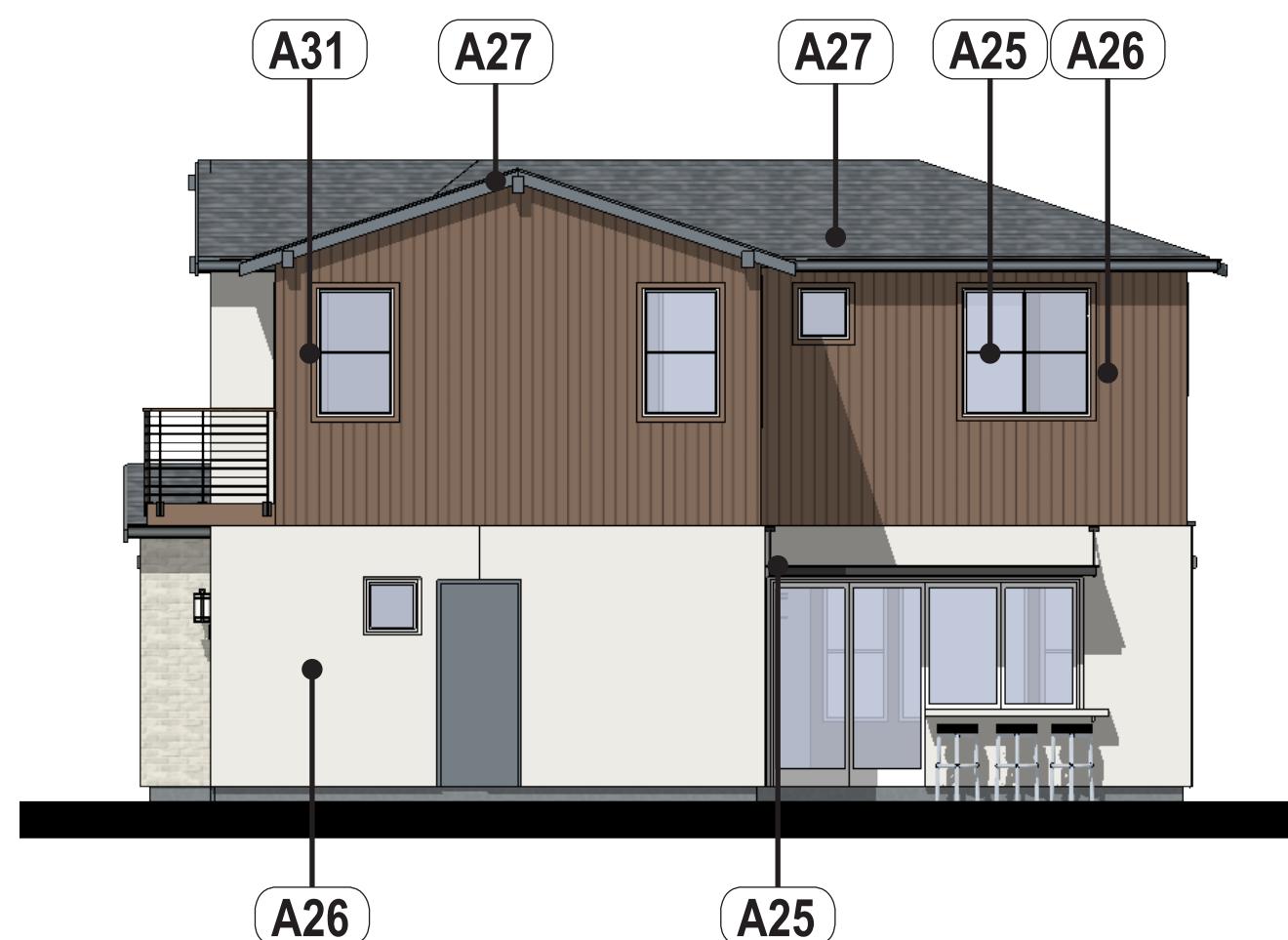
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



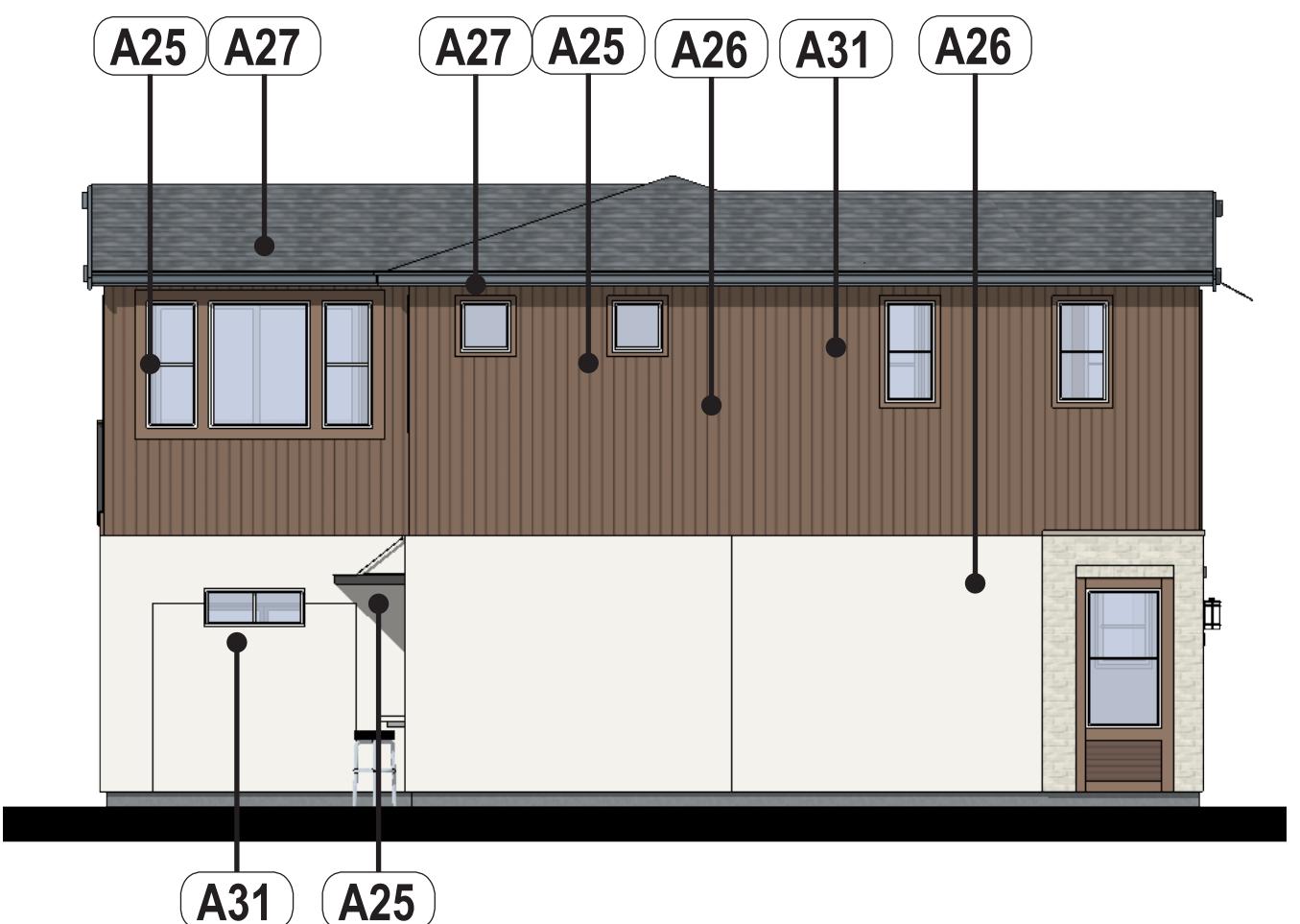
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



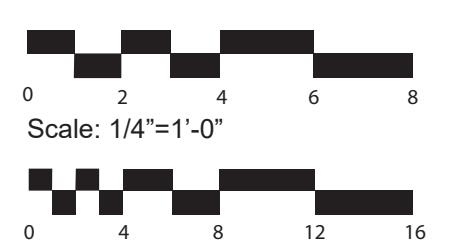
① PLAN C-1, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



NOTES:
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 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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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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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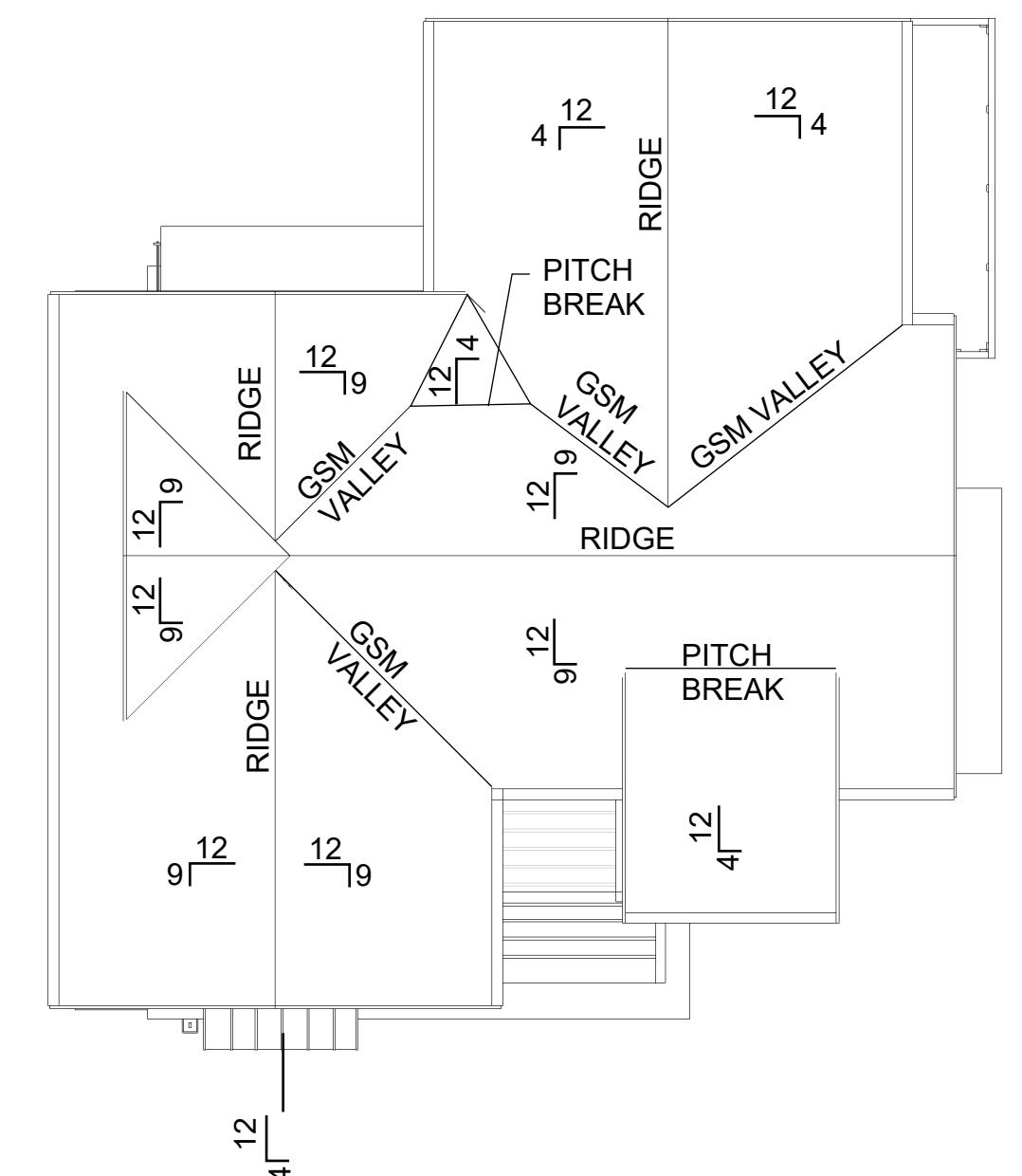
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
· ASPHALT COMPOSITION SHINGLE ROOF

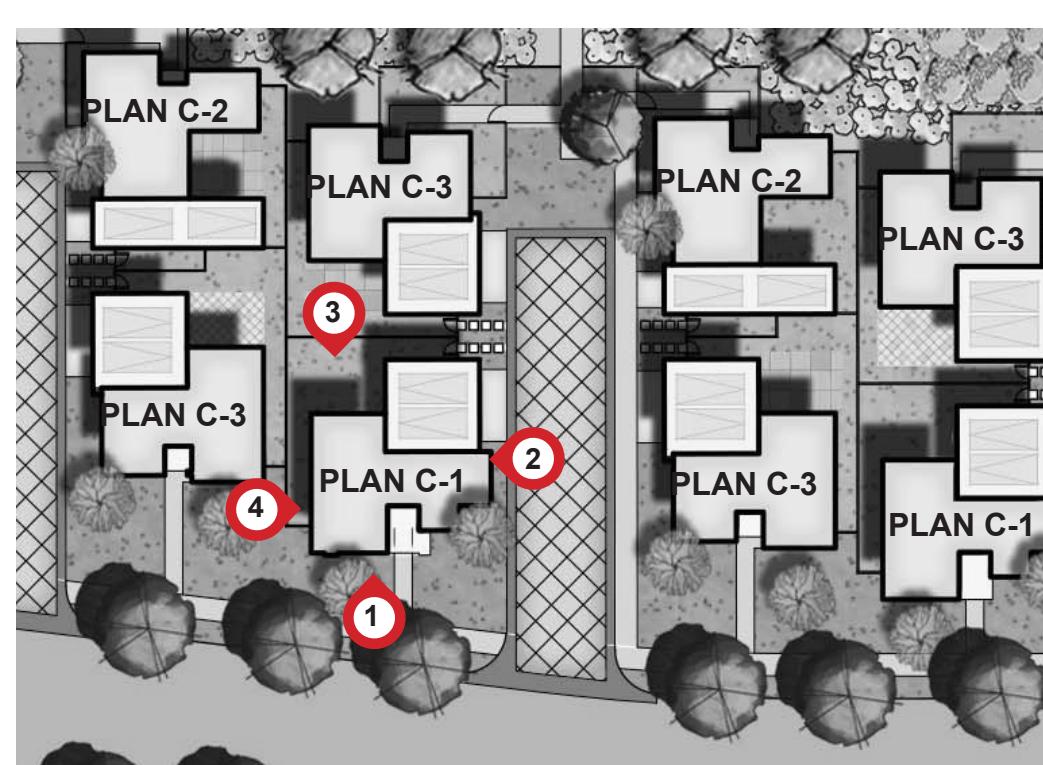
EXTERIOR FINISHES:
· MEDIUM SAND 1-COAT STUCCO FINISH
· 1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
· CULTURED STONE VENEER OR APPROVED EQUAL

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



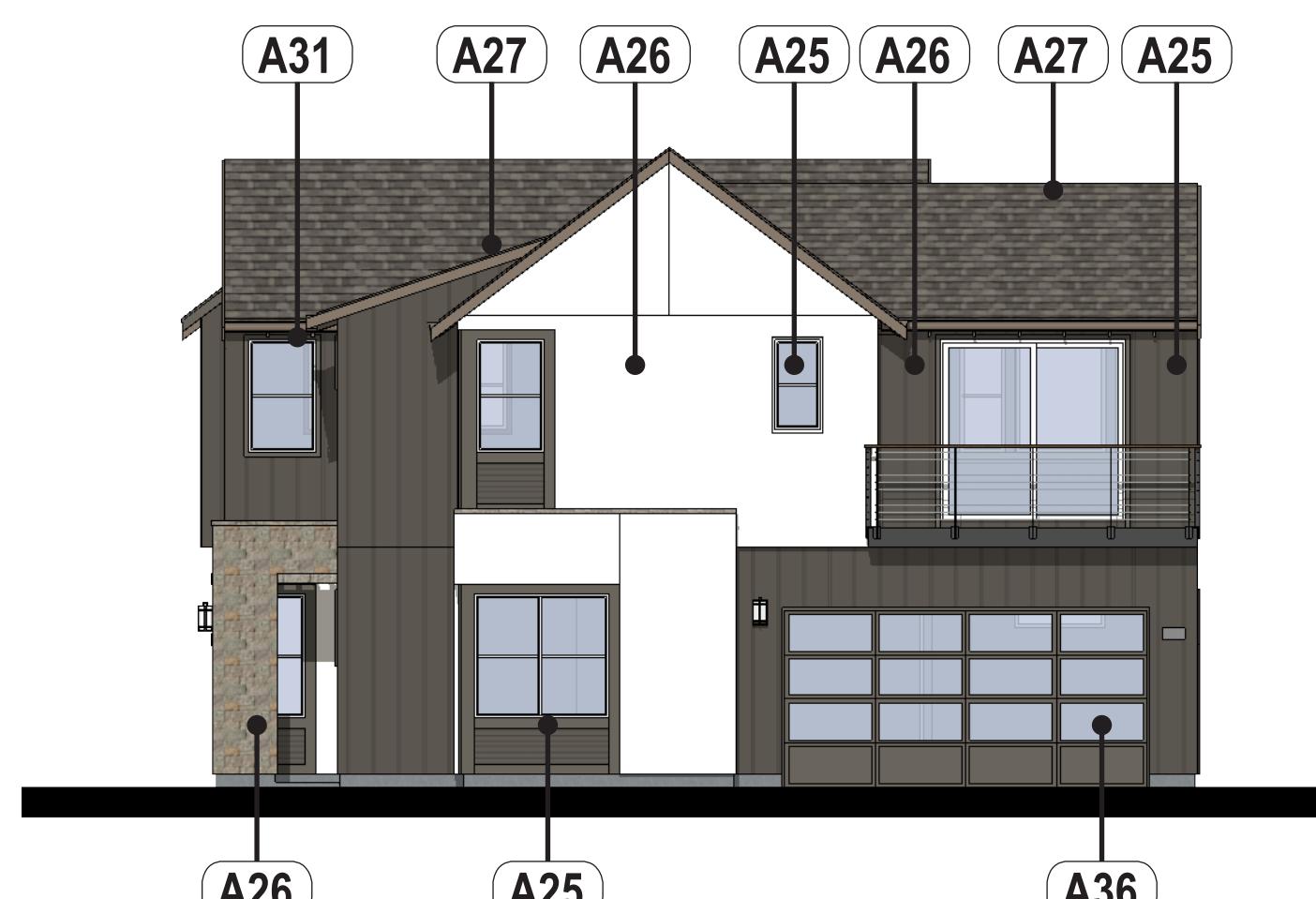
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



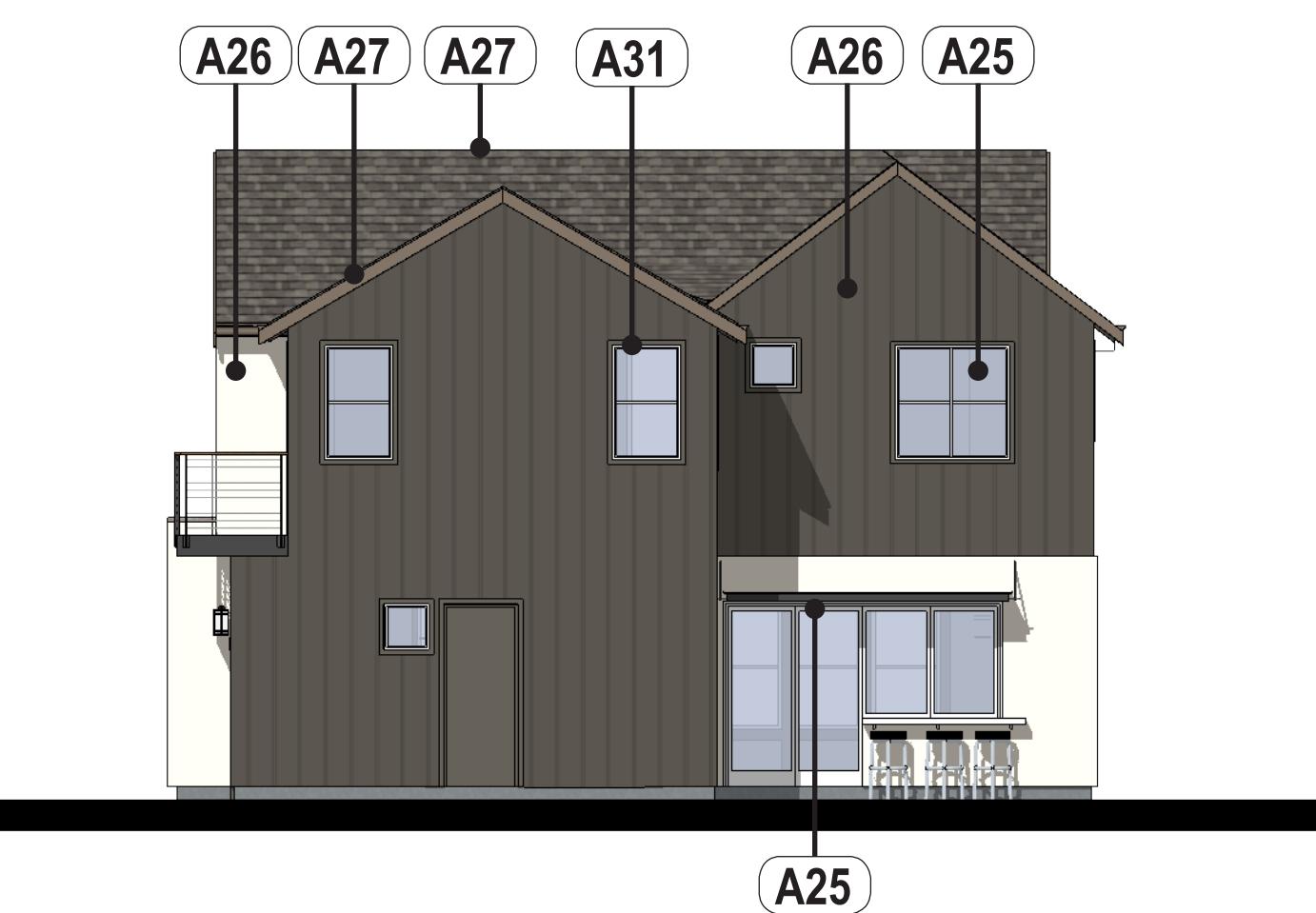
TYPICAL CLUSTER LAYOUT



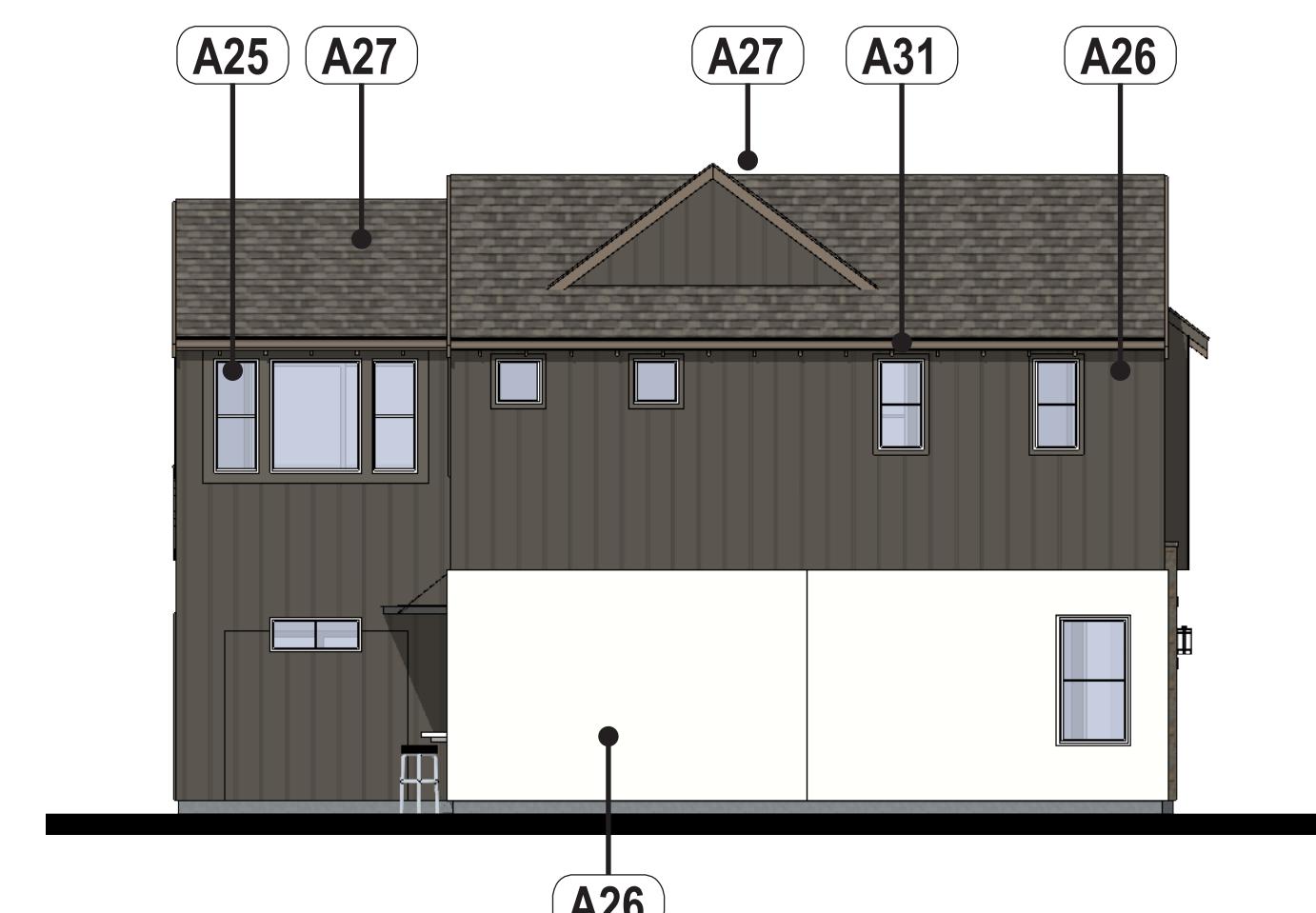
① PLAN C-1, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 1C
SCALE 1/4" = 1'-0"



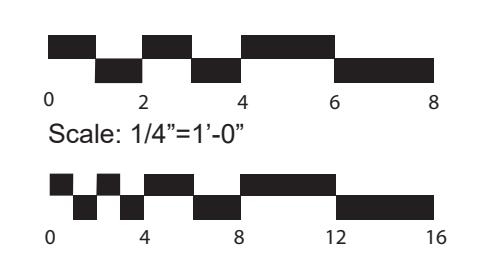
② RIGHT ELEVATION
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③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



NOTES:
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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

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

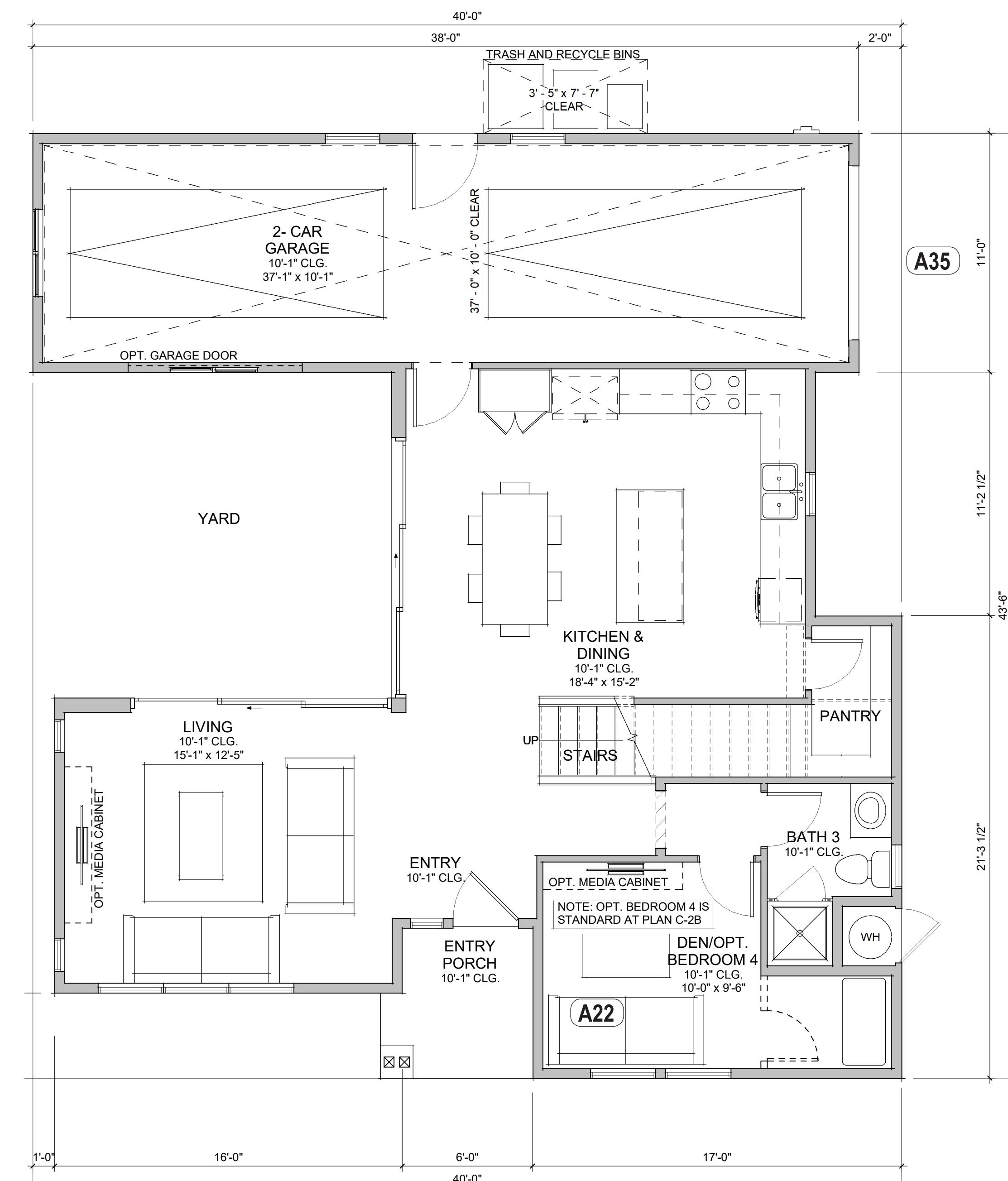
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FRONT PORCH (5'X6' MIN)

A23 25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (W/ 6' MIN.)

A35 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, FIRST FLOOR PLAN, ELEVATION STYLE A

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

Plan C-2B - 4 BR / 3 BA

Floor Plan C 2D - 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

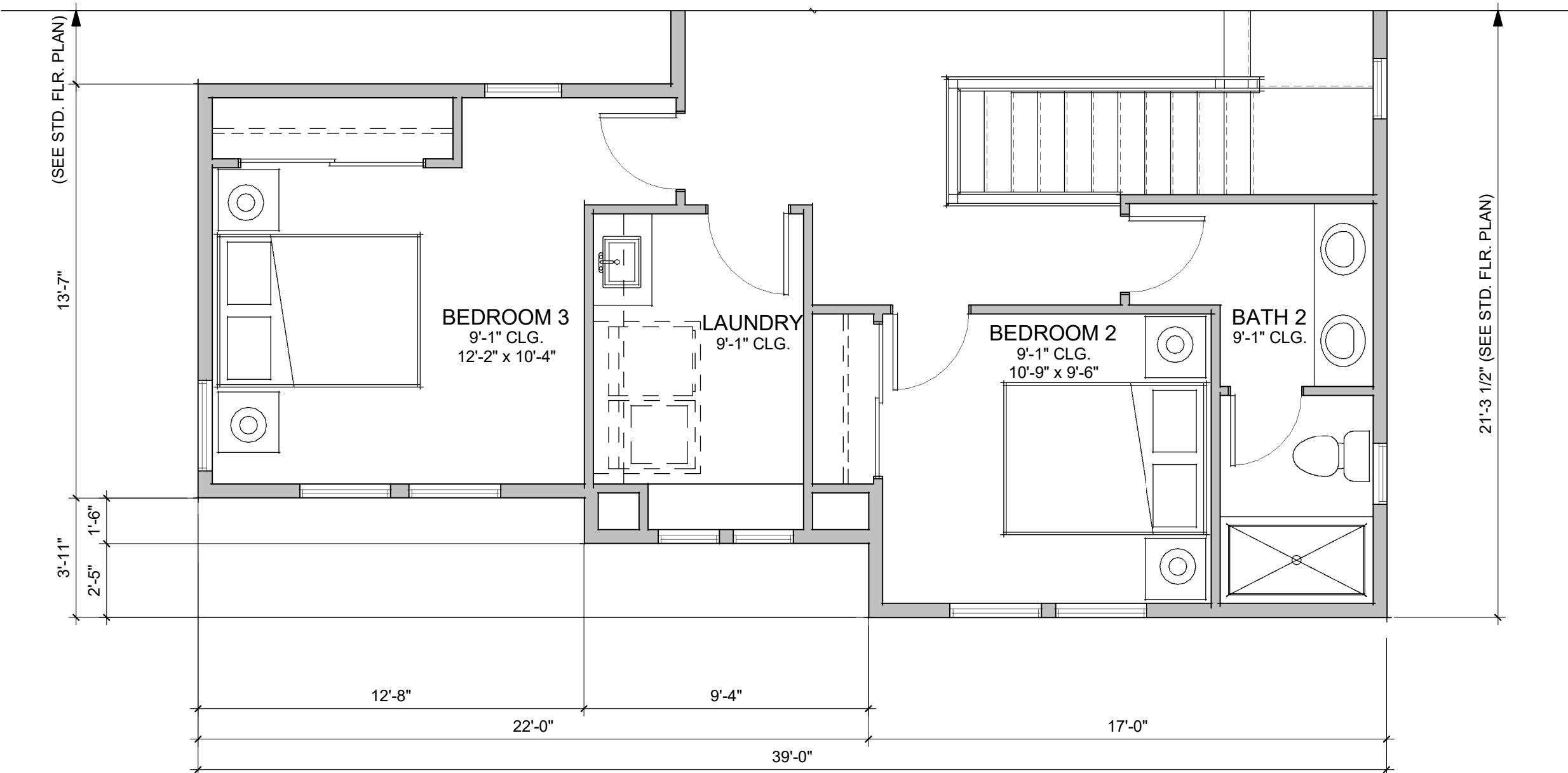
PLAN C-2, FLOOR PLANS

JOB NO. 297.084

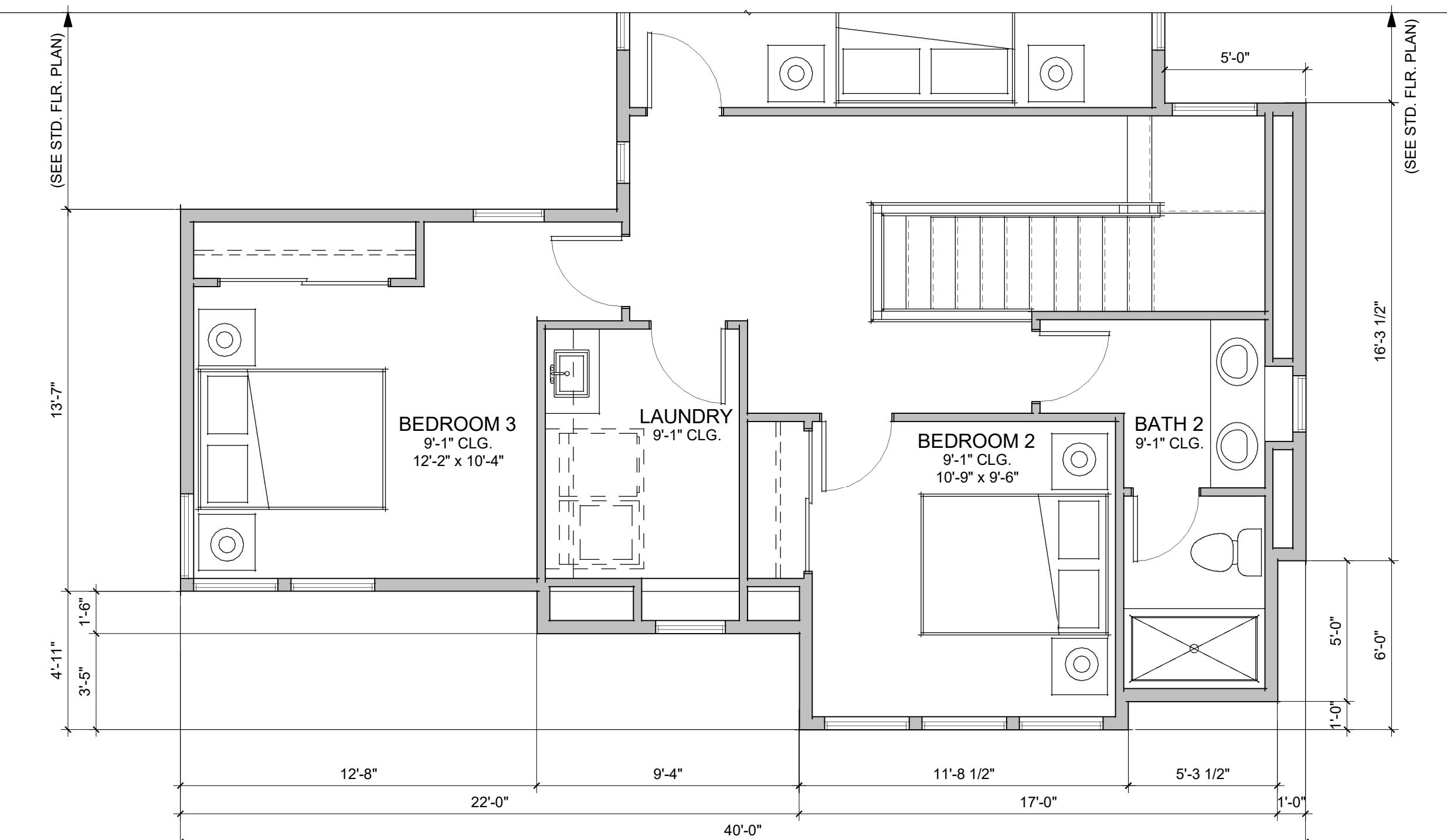
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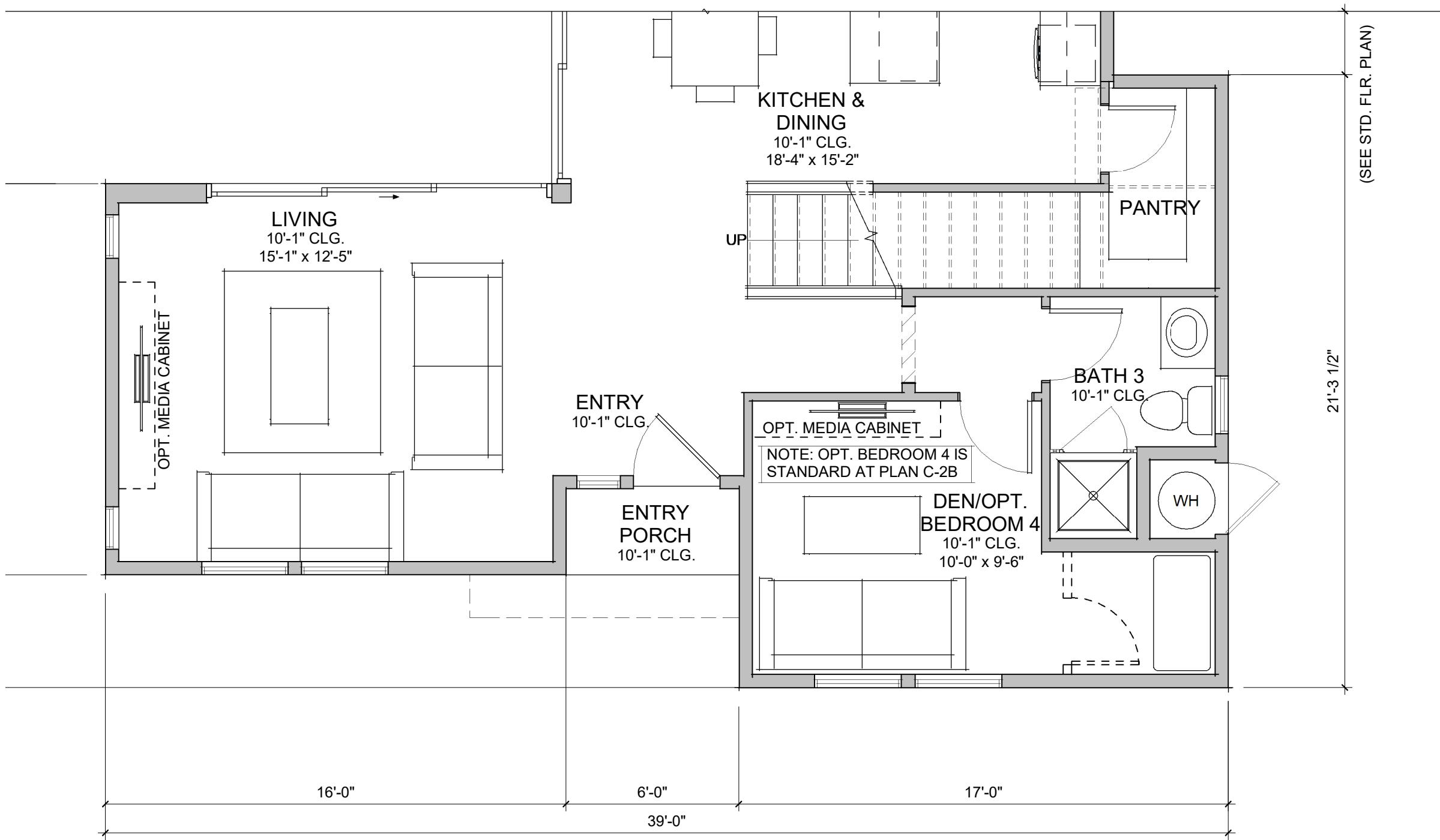
A1.2



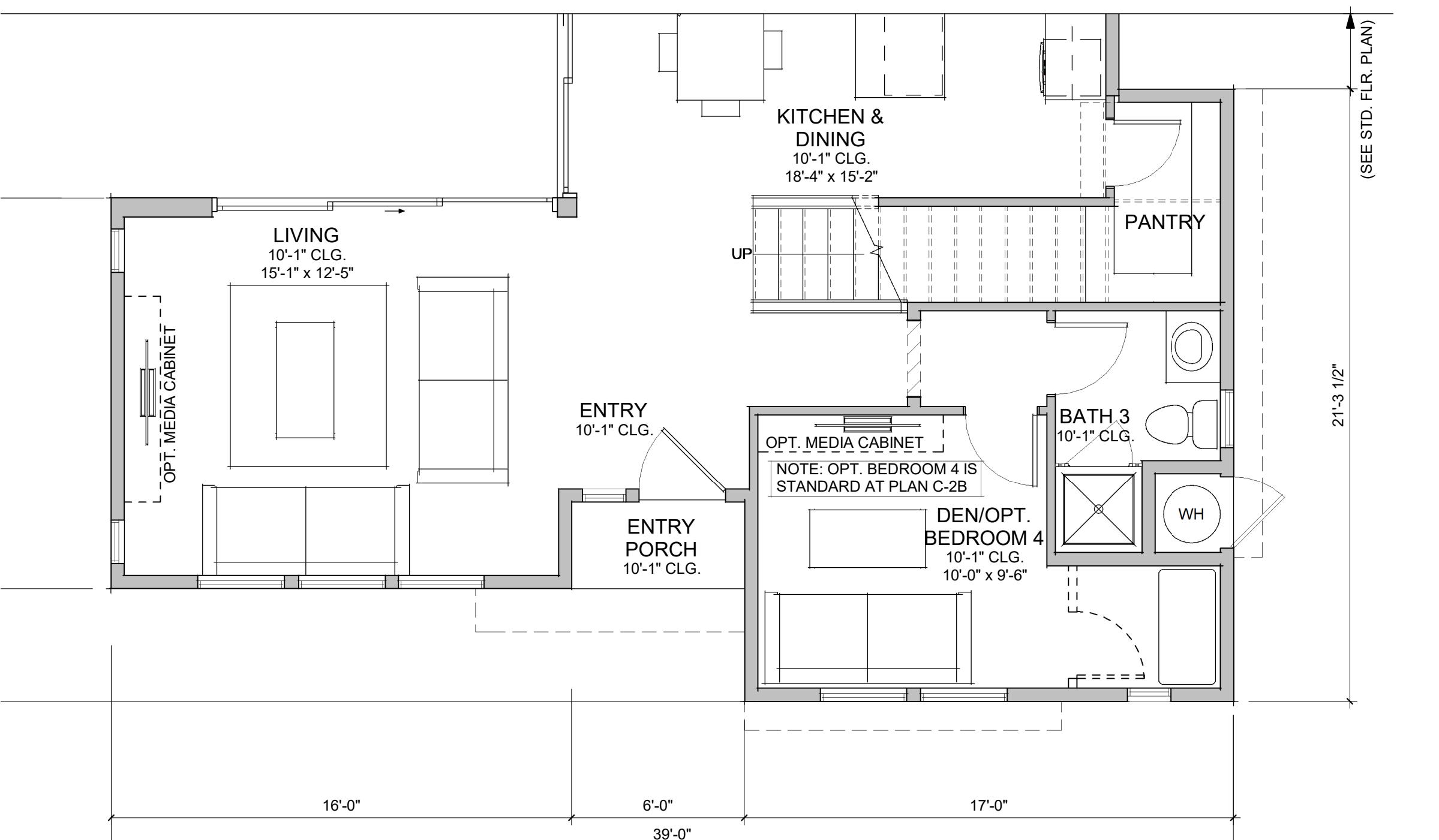
PLAN C-2A/ C-2B, PARTIAL SECOND FLOOR PLAN, ELEVATION STYLE C
SCALE 1/4" = 1'-0"



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



PLAN C-2A/ C-2B, PARTIAL FIRST FLOOR PLAN, ELEVATION STYLE B
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)
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST

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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

0 2 4 6 8
Scale: 1/4"=1'-0"

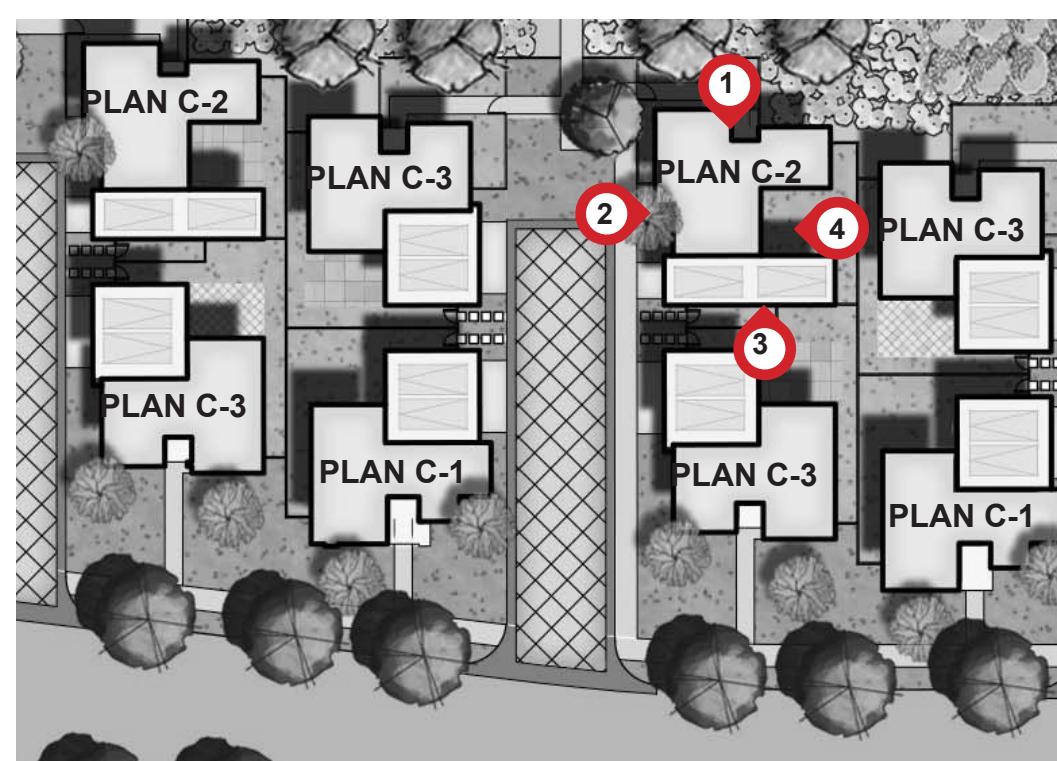
PLAN C-2, PARTIAL PLANS
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200
A1.2.2

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

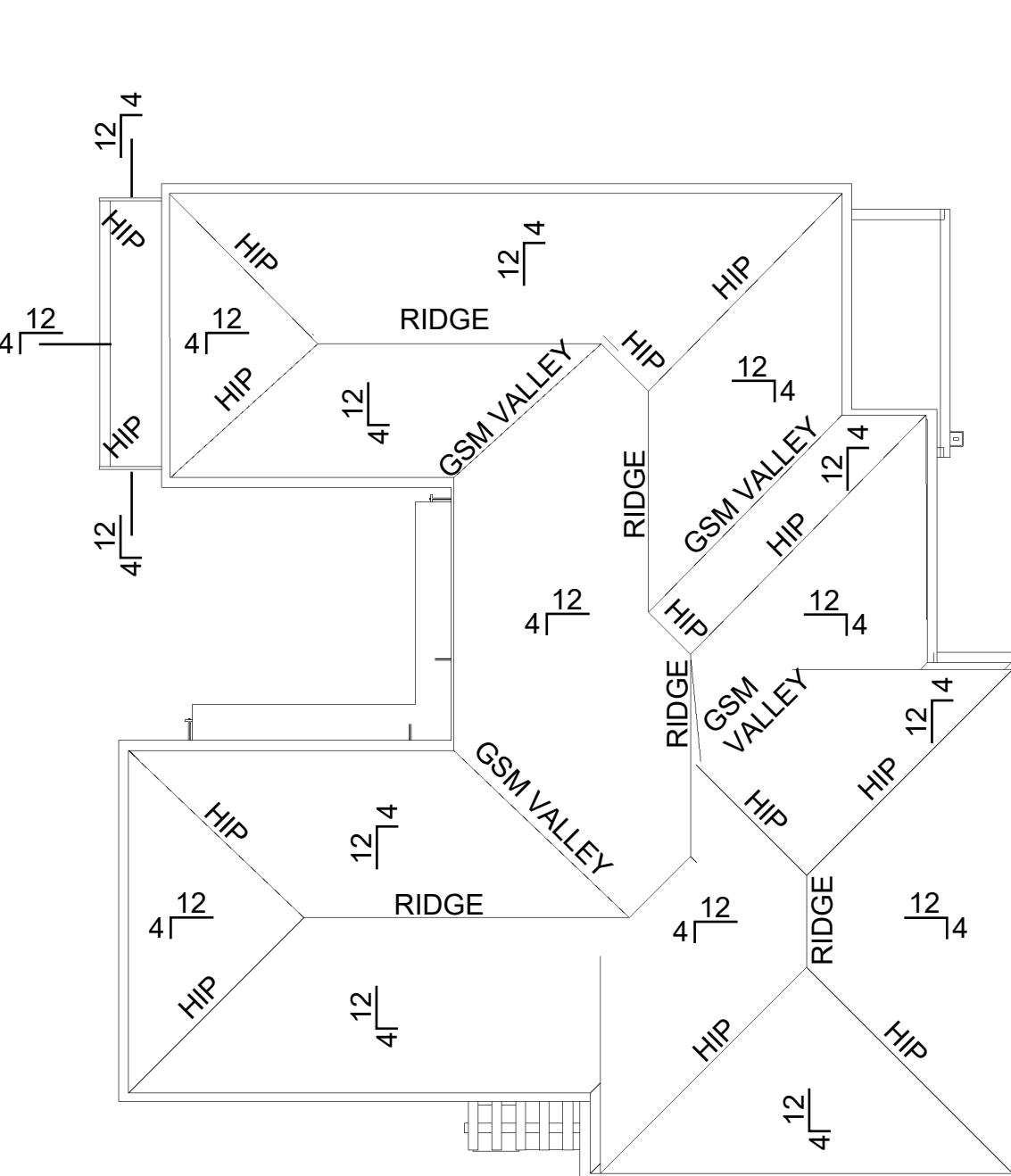
ARCHITECTURAL DESIGN FEATURES

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

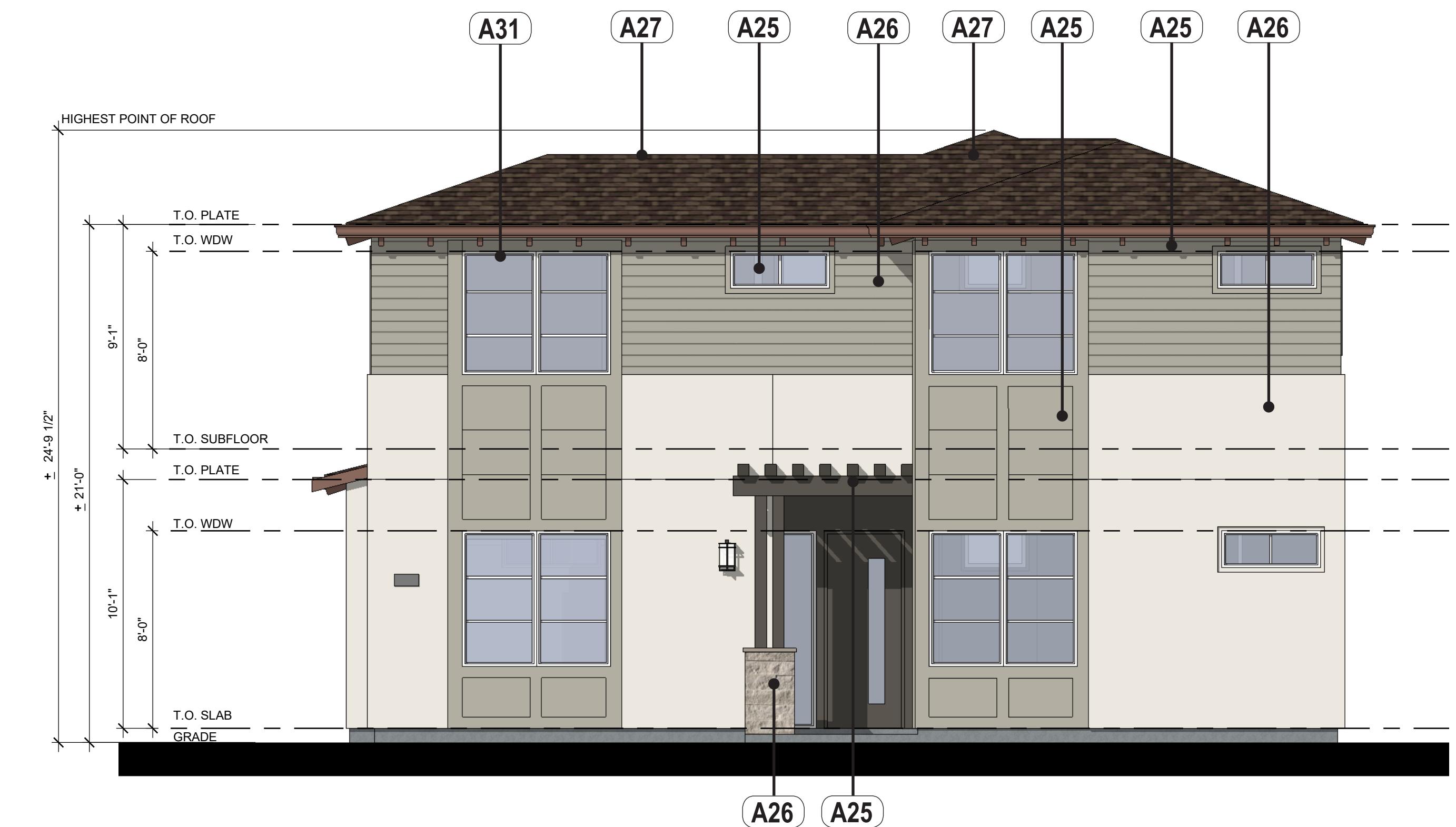
FINISH SCHEDULE - ELEV. A	
ROOF MATERIAL:	· ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	· MEDIUM SAND 1-COAT STUCCO FINISH · JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH: 8.25" AND 7" EXPOSURE · SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM · CULTURED STONE VENEER 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



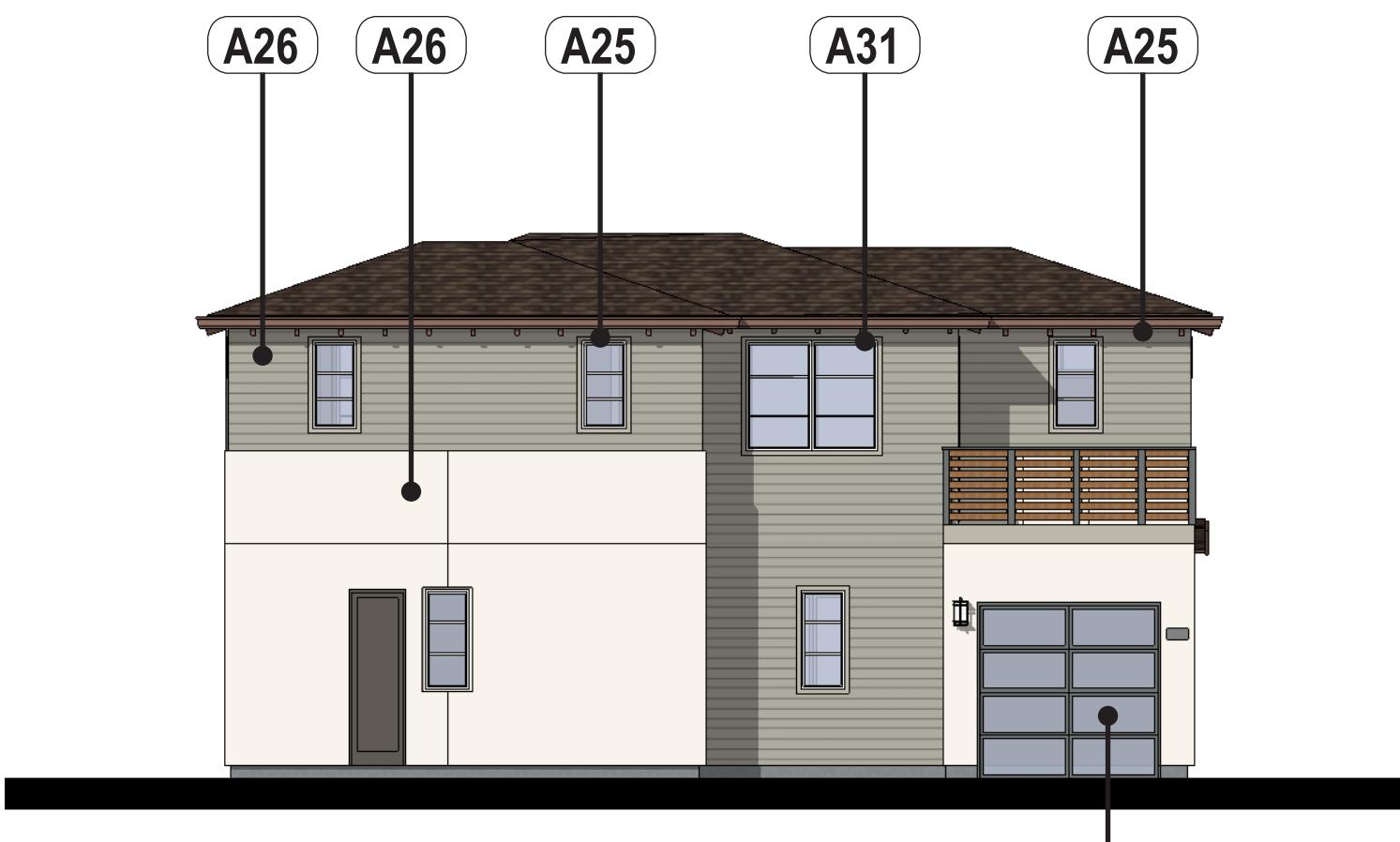
TYPICAL CLUSTER LAYOUT



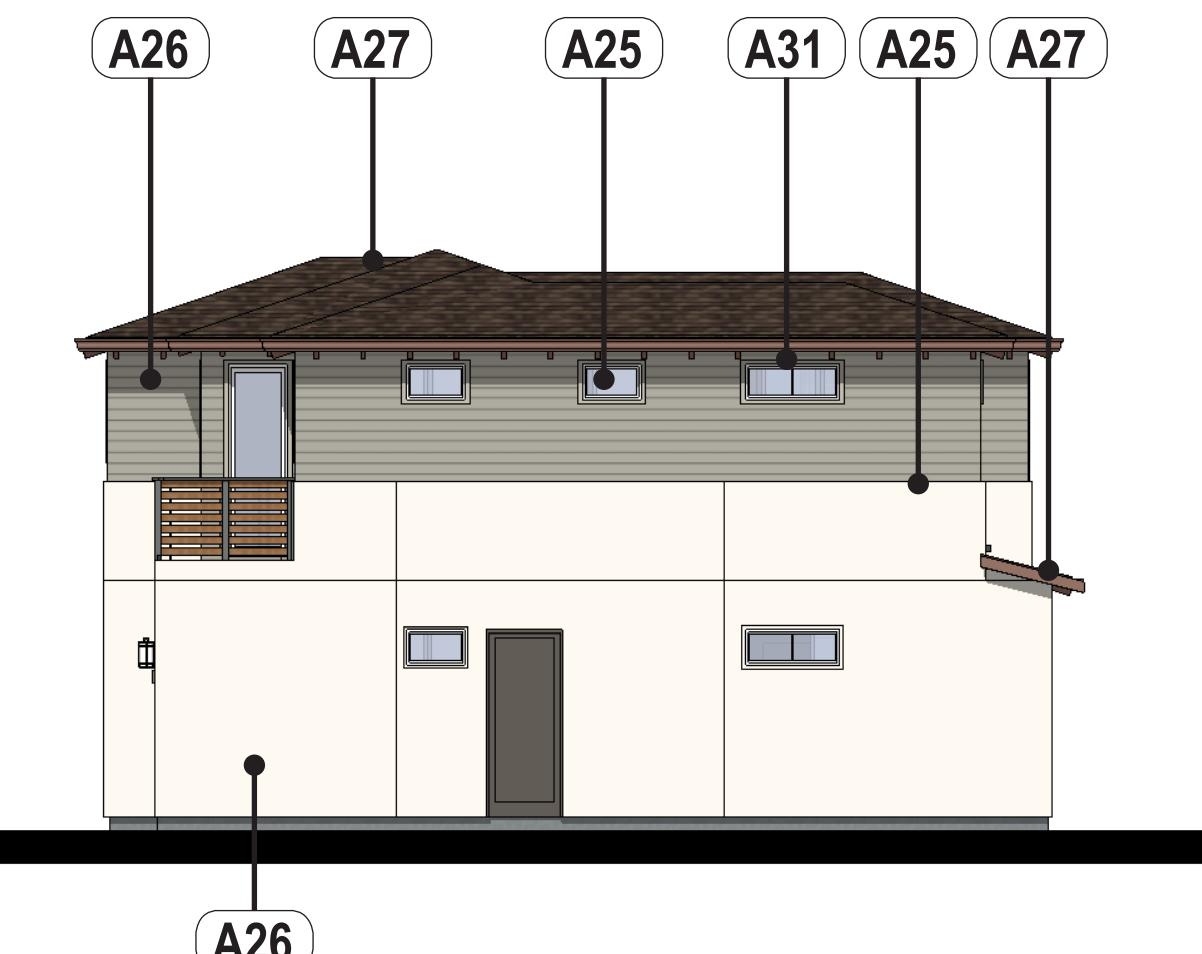
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



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



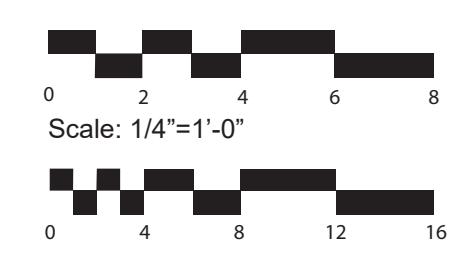
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



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-2, ELEVATIONS AND
ROOF PLAN, ELEVATION
STYLE A

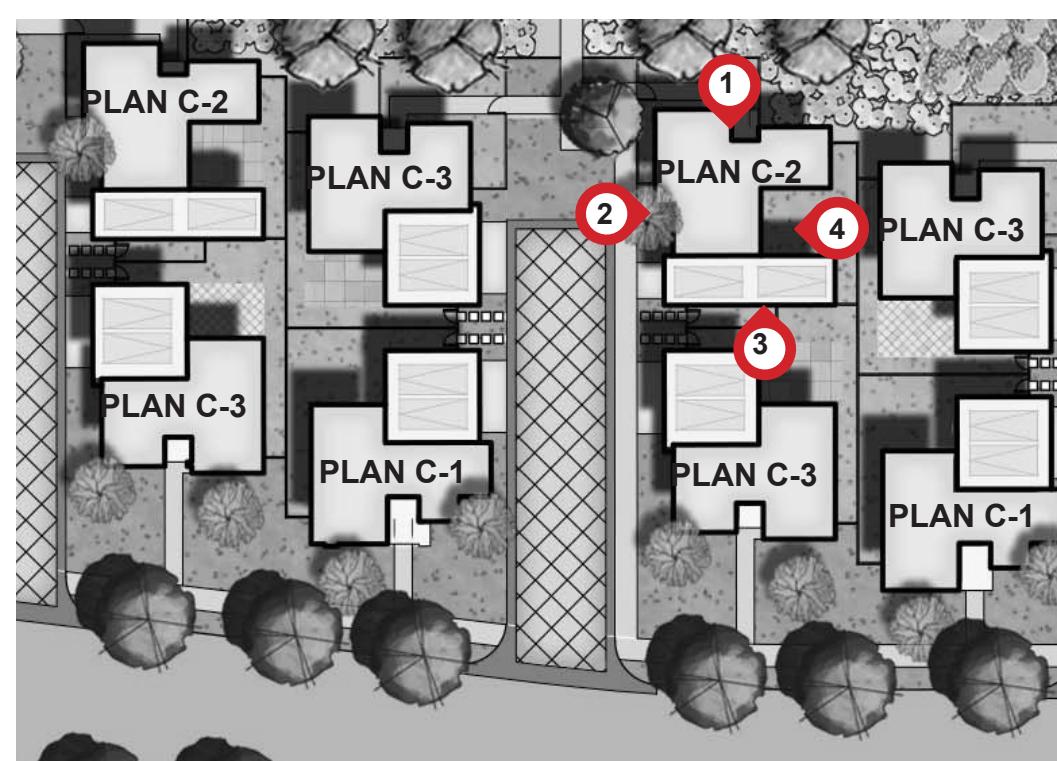
JOB NO. 297.084
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5865 Owens Drive
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925-251-7200

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

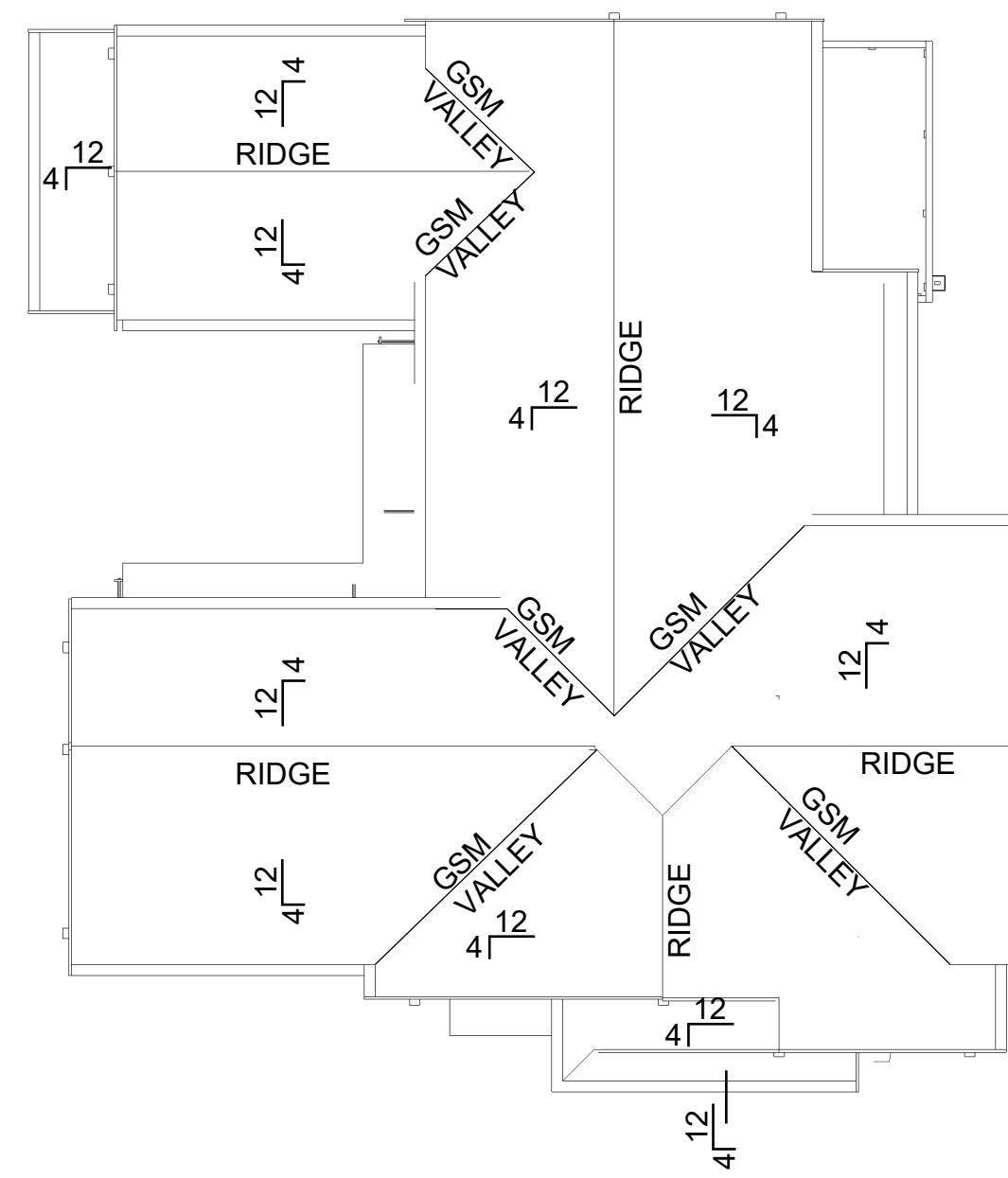
ARCHITECTURAL DESIGN FEATURES

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- A40 BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
- A41

FINISH SCHEDULE - ELEV. B	
ROOF MATERIAL:	· ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	<ul style="list-style-type: none"> · 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:	<ul style="list-style-type: none"> · VINYL FRAMED WINDOWS · FIBERGLASS FRONT DOORS W/ LITES · STANDARD PANEL-STYLE GARAGE DOORS W/ LITES
TRIM/ACCENT:	<ul style="list-style-type: none"> · 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



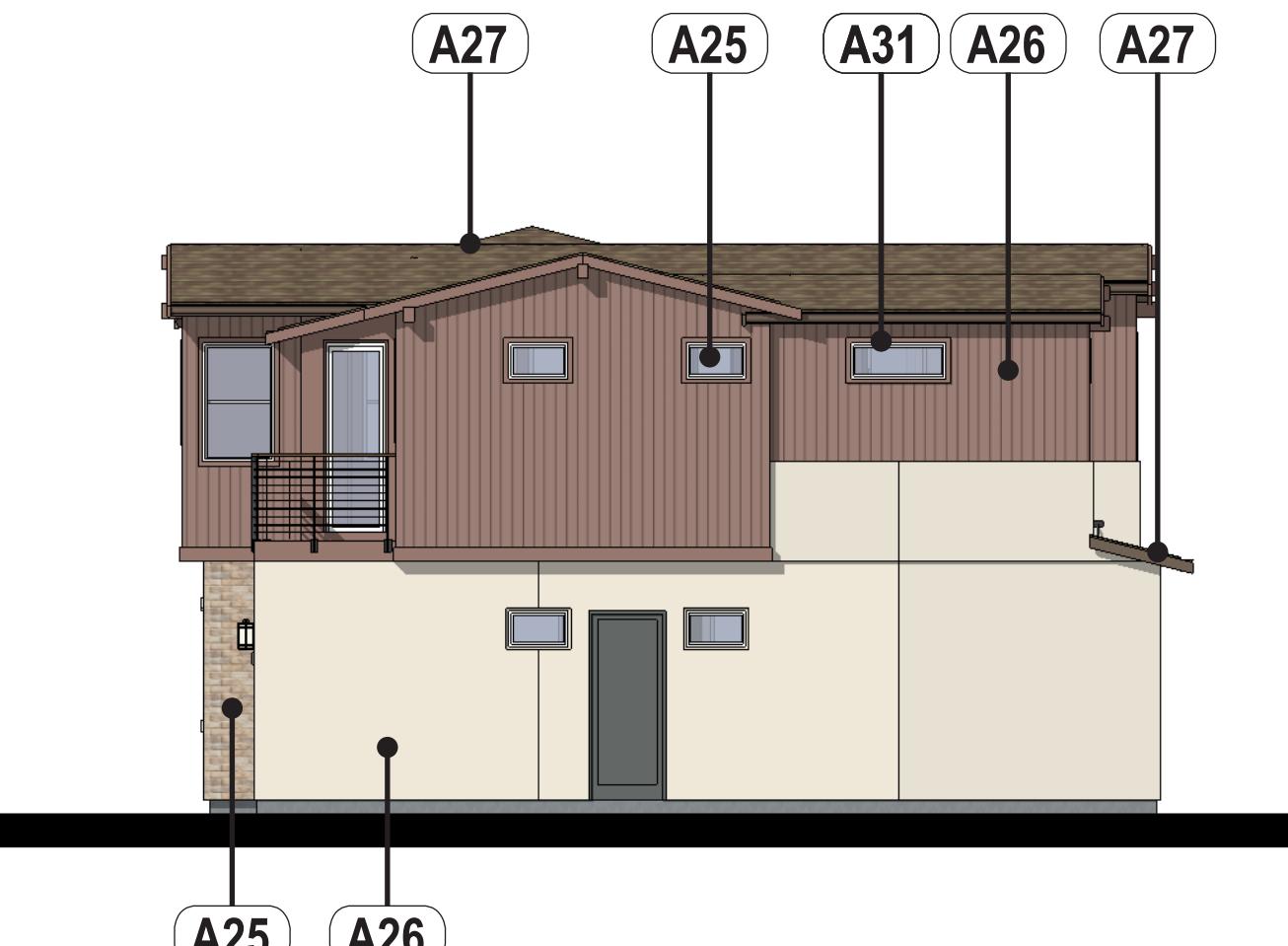
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



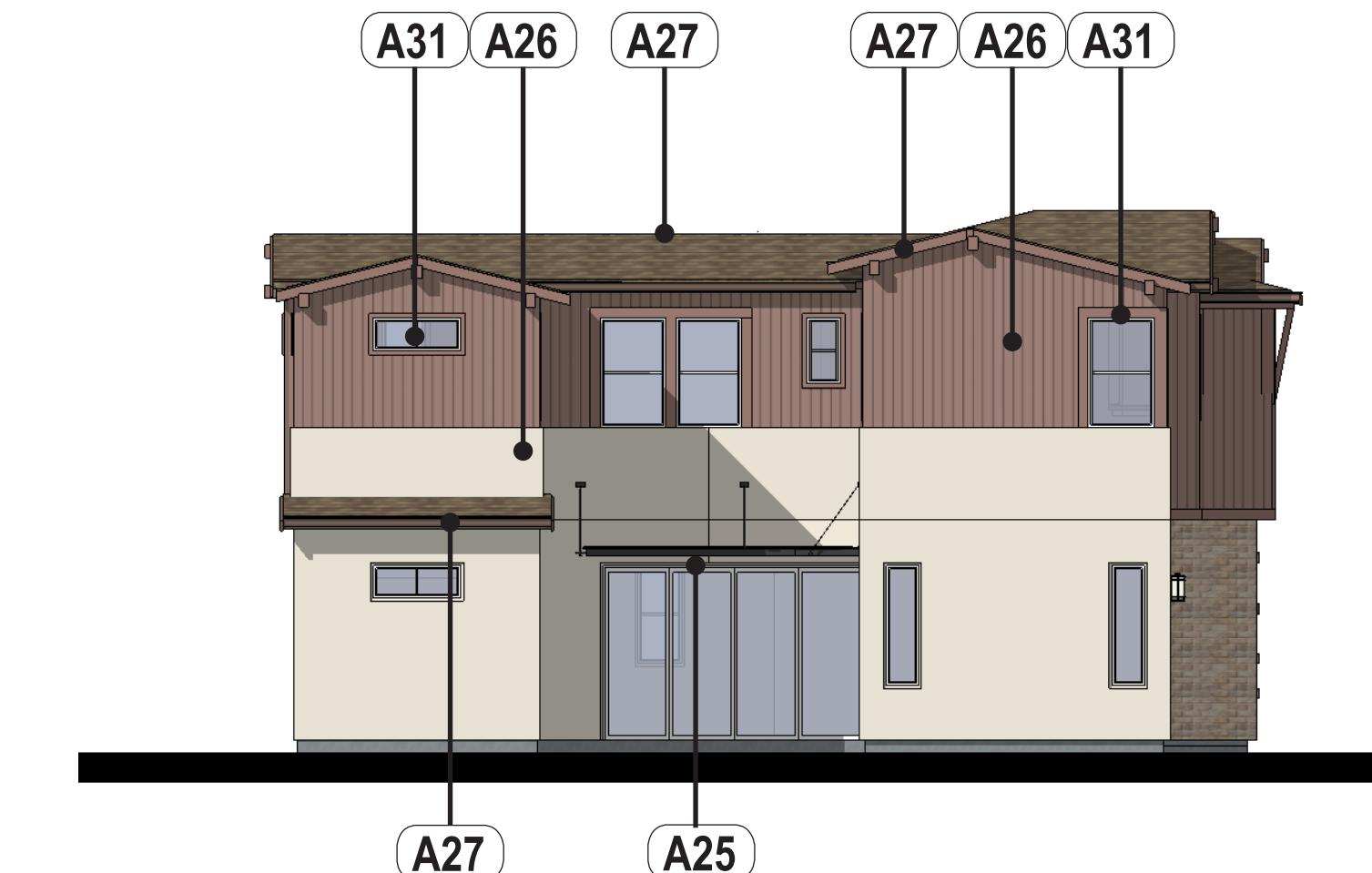
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



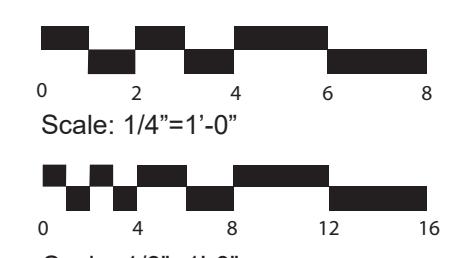
① PLAN C-2A/ C-2B, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 2B
SCALE 1/4" = 1'-0"



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

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

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)
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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

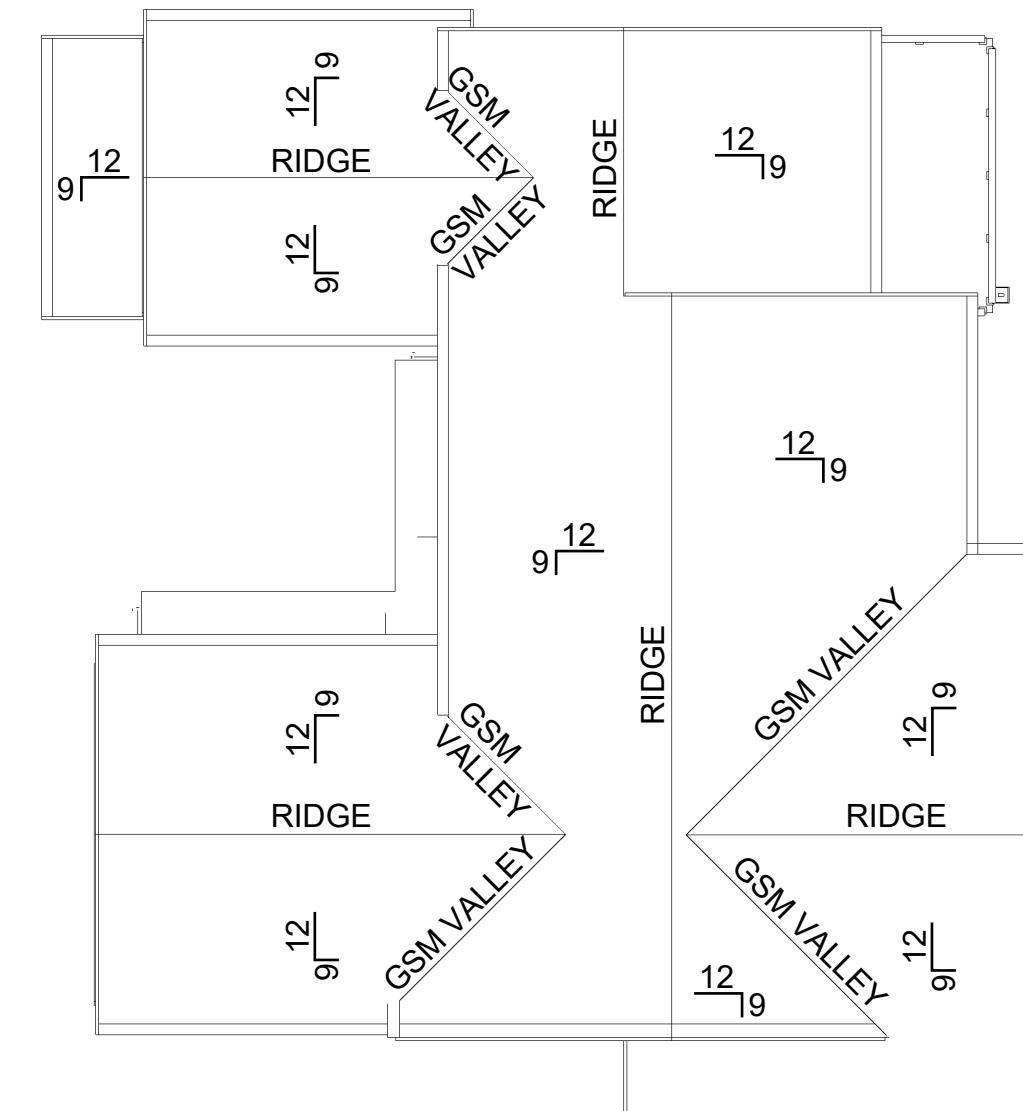
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
· ASPHALT COMPOSITION SHINGLE ROOF

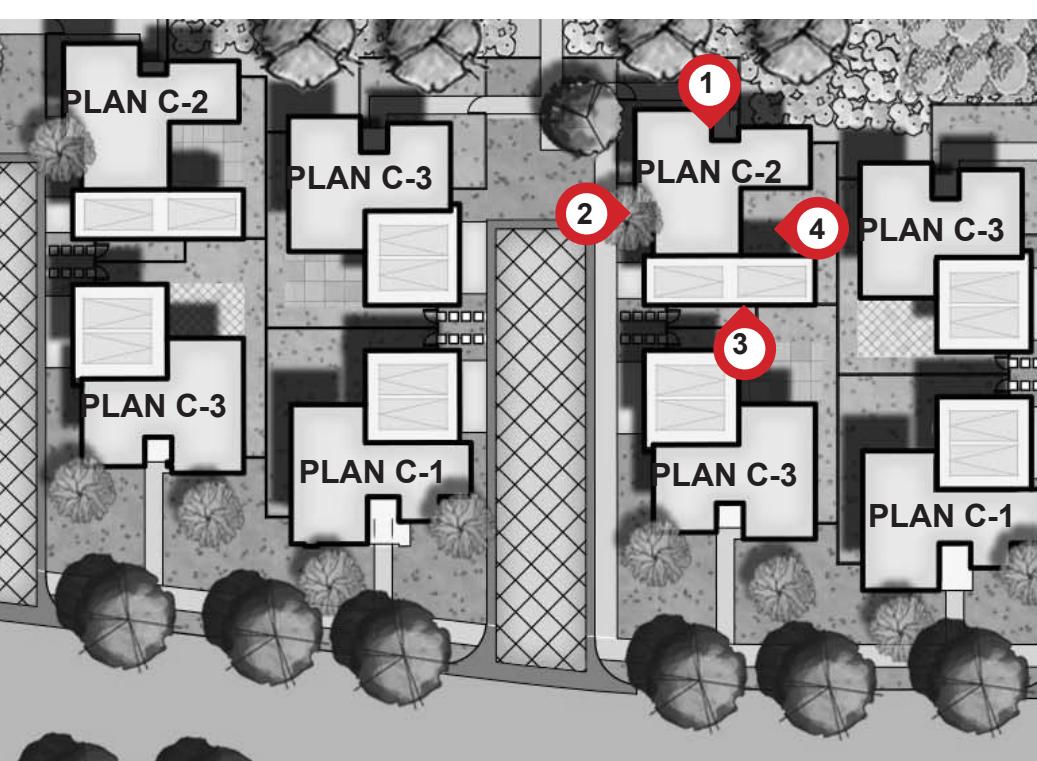
EXTERIOR FINISHES:
· MEDIUM SAND 1-COAT STUCCO FINISH
· 1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
· CULTURED STONE VENEER OR APPROVED EQUAL

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



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

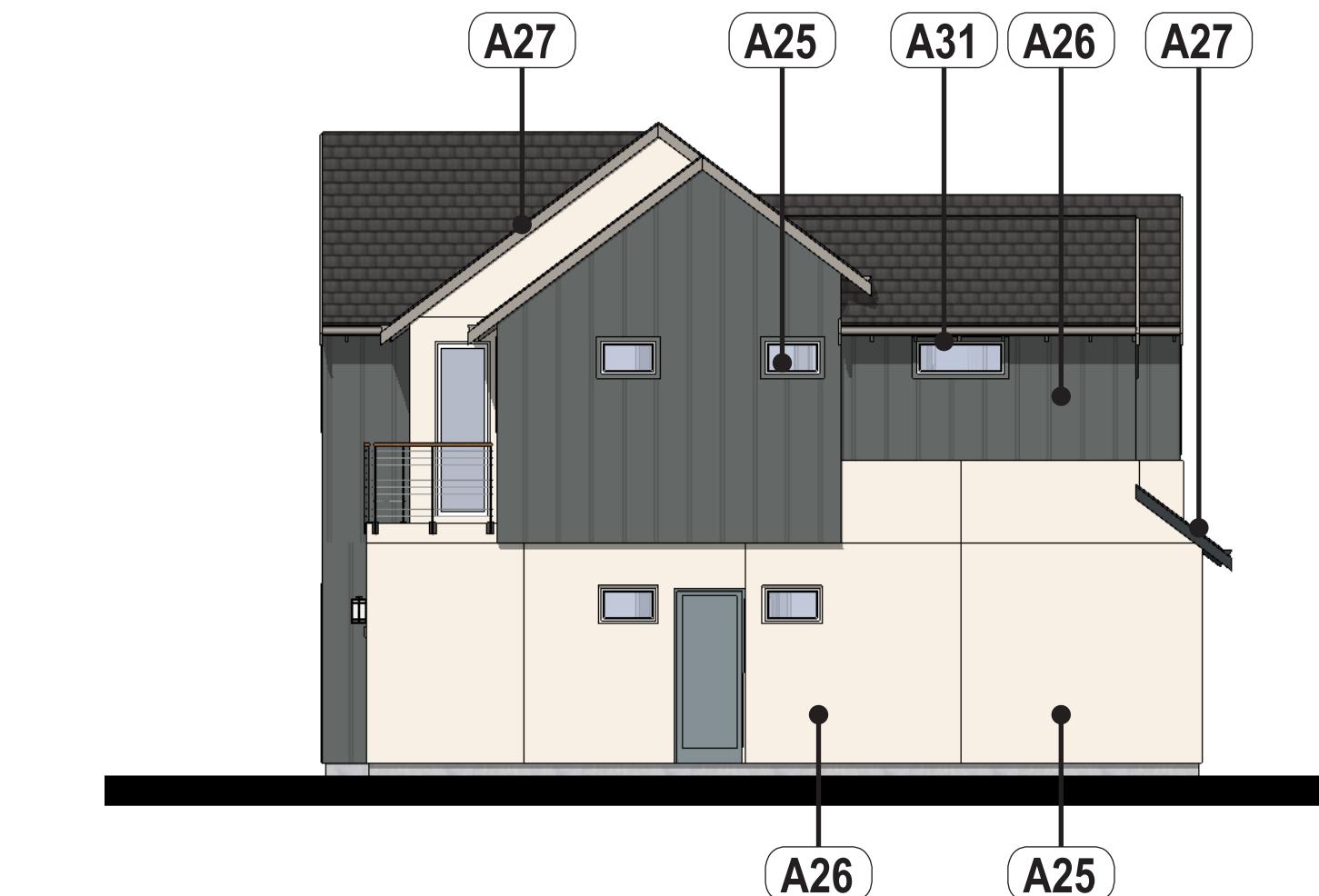


TYPICAL CLUSTER LAYOUT

② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



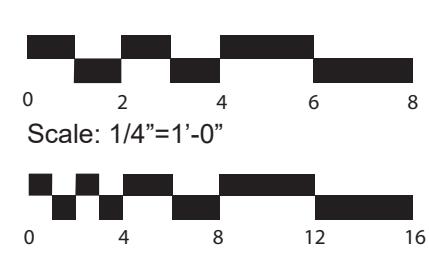
① PLAN C-2A/ C-2B, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 2C
SCALE 1/4" = 1'-0"



③ REAR ELEVATION
SCALE 1/8" = 1'-0"



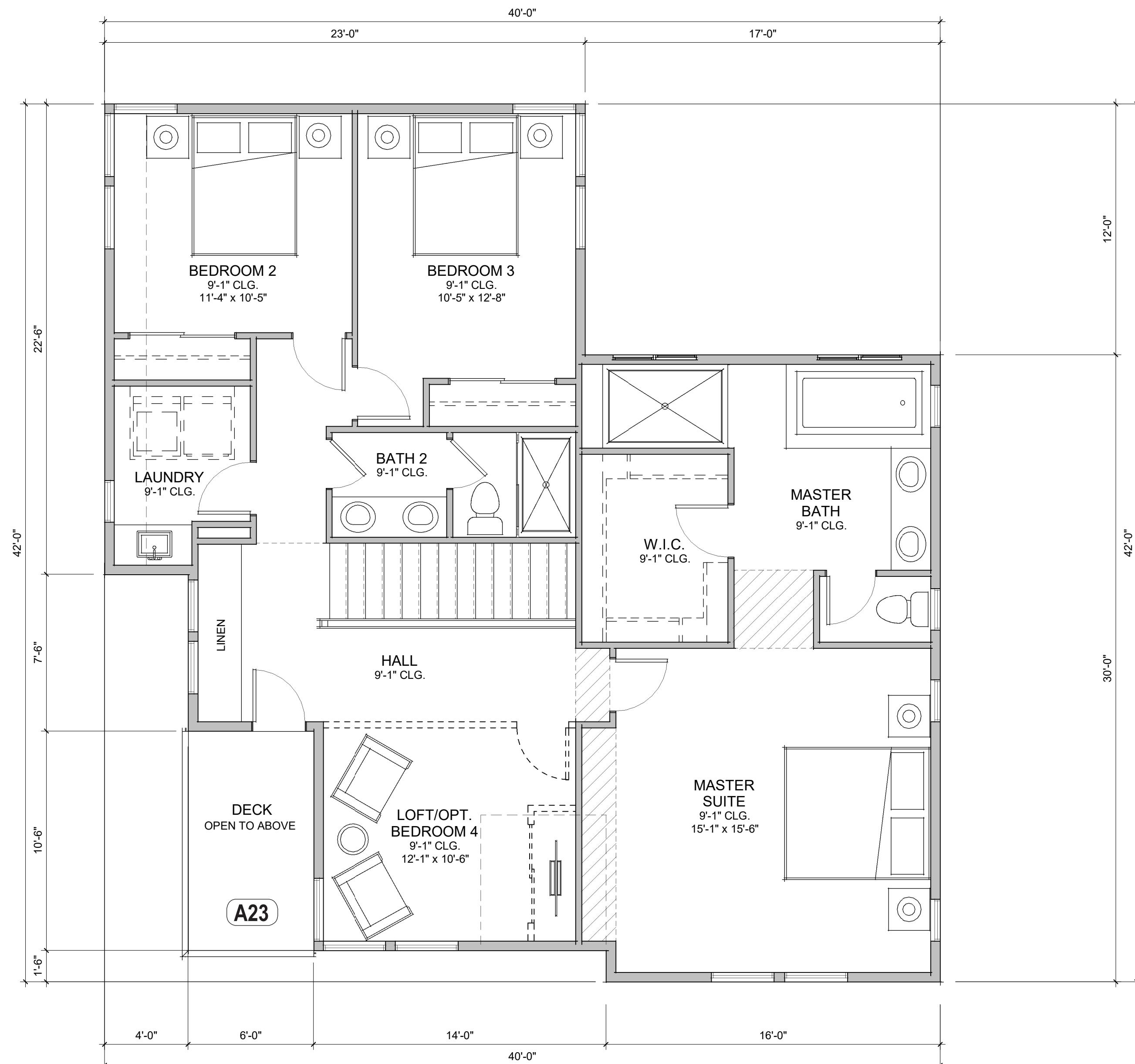
④ LEFT ELEVATION
SCALE 1/8" = 1'-0"



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

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

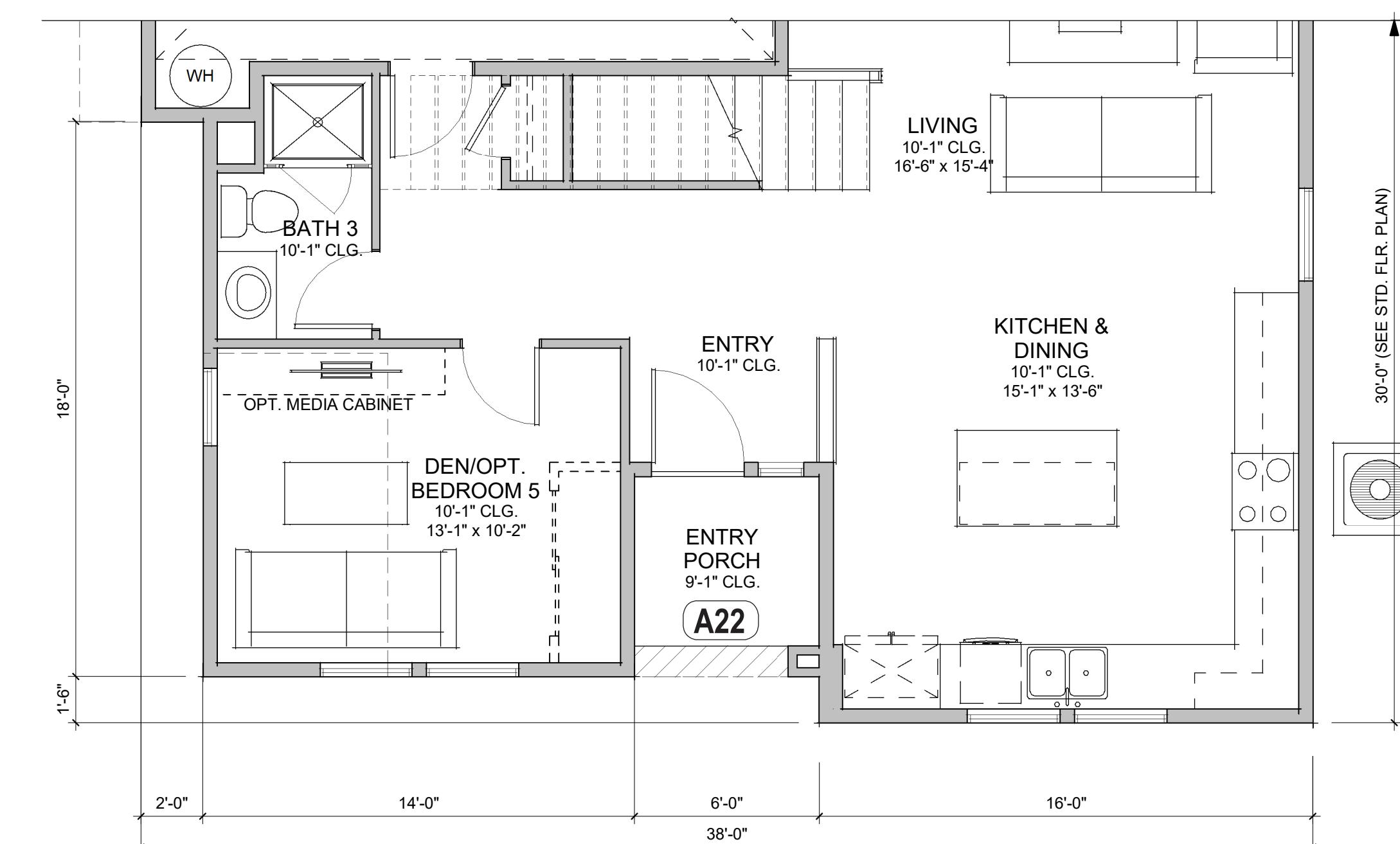


PLAN C-3, PARTIAL SECOND FLOOR PLAN, ELEVATION B
SCALE 1/4" = 1'-0"

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

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

0 2 4 6 8
Scale: 1/4" = 1'-0"

PLAN C-3, PARTIAL PLANS

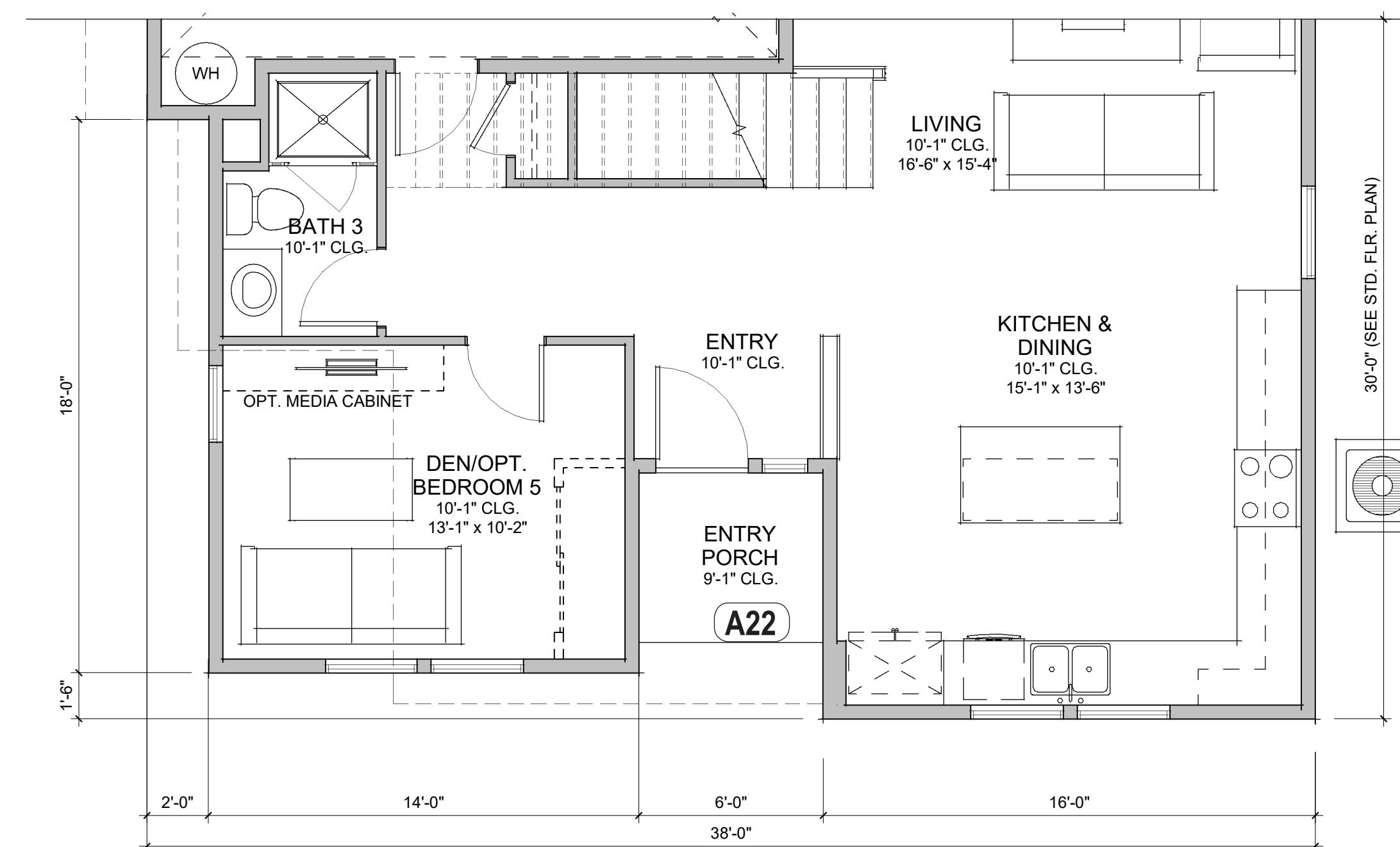
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200



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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- 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

0 2 4 6 8
Scale: 1/4" = 1'-0"

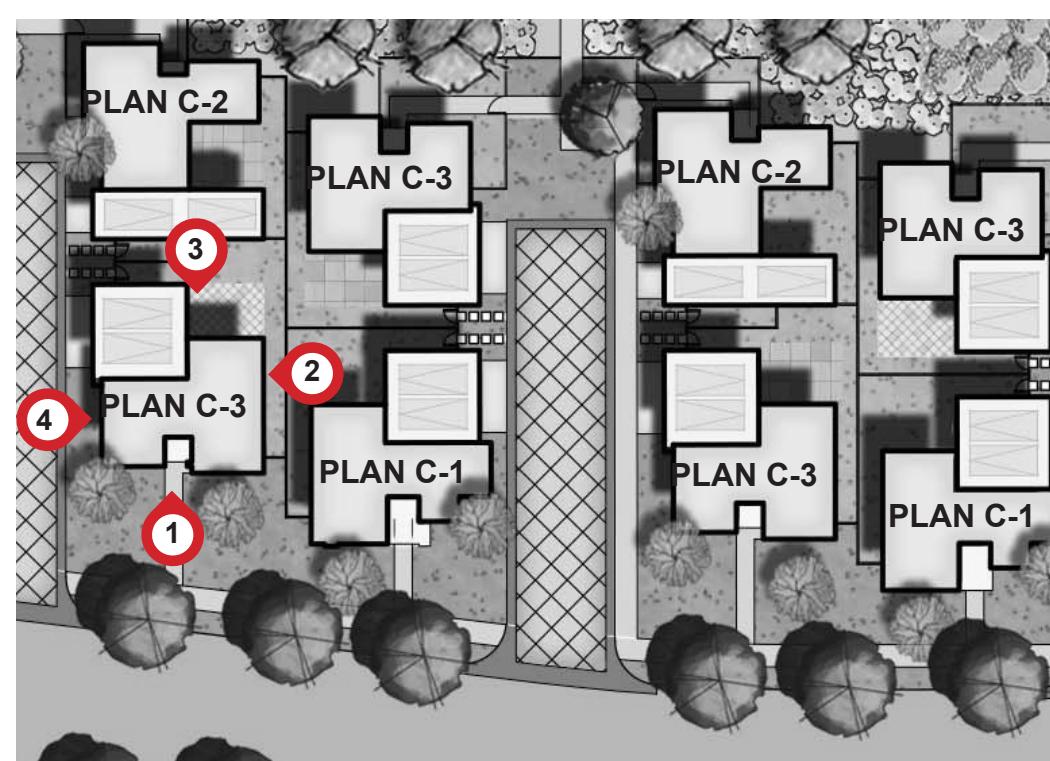
PLAN C-3, PARTIAL PLANS
JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

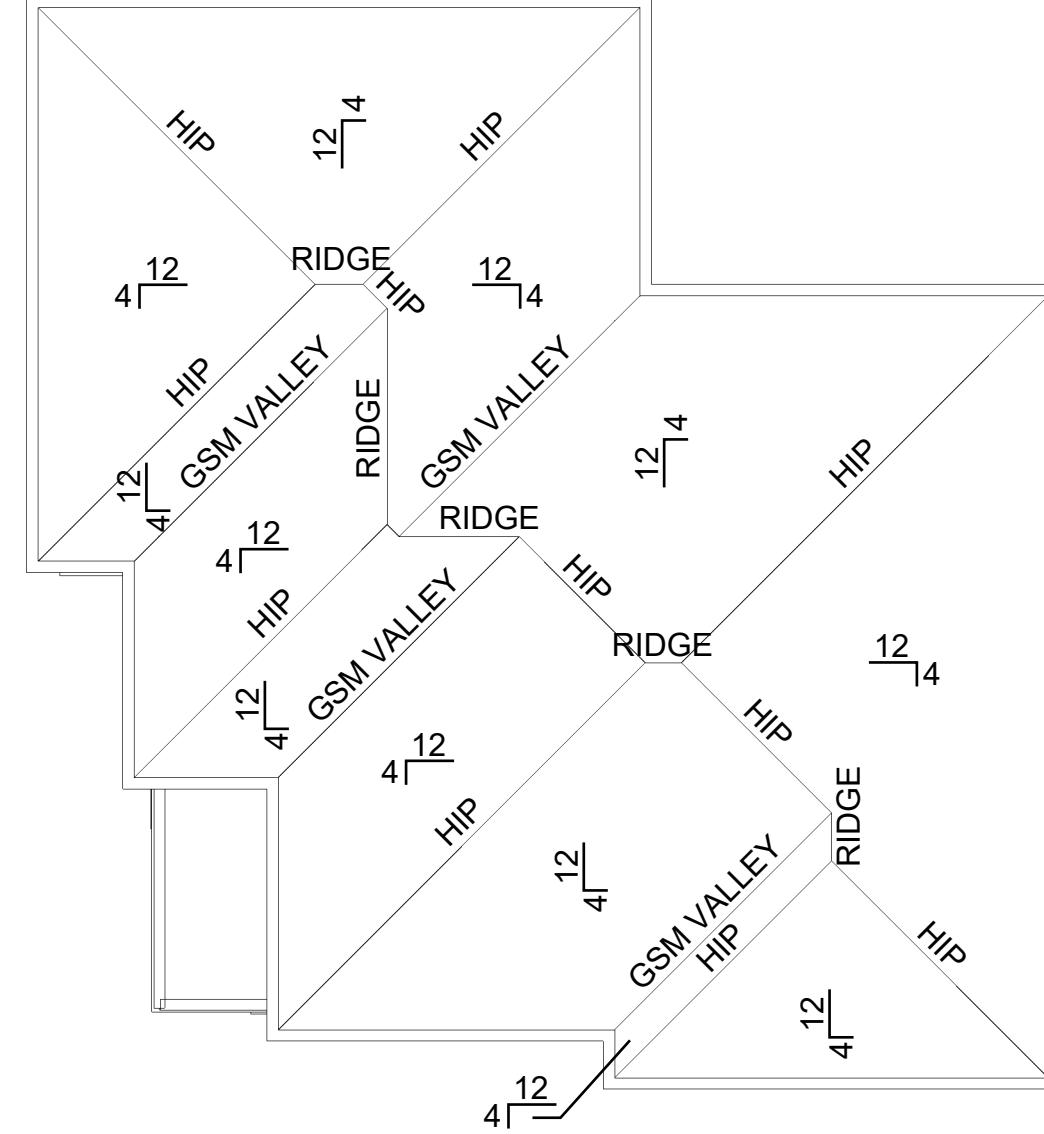
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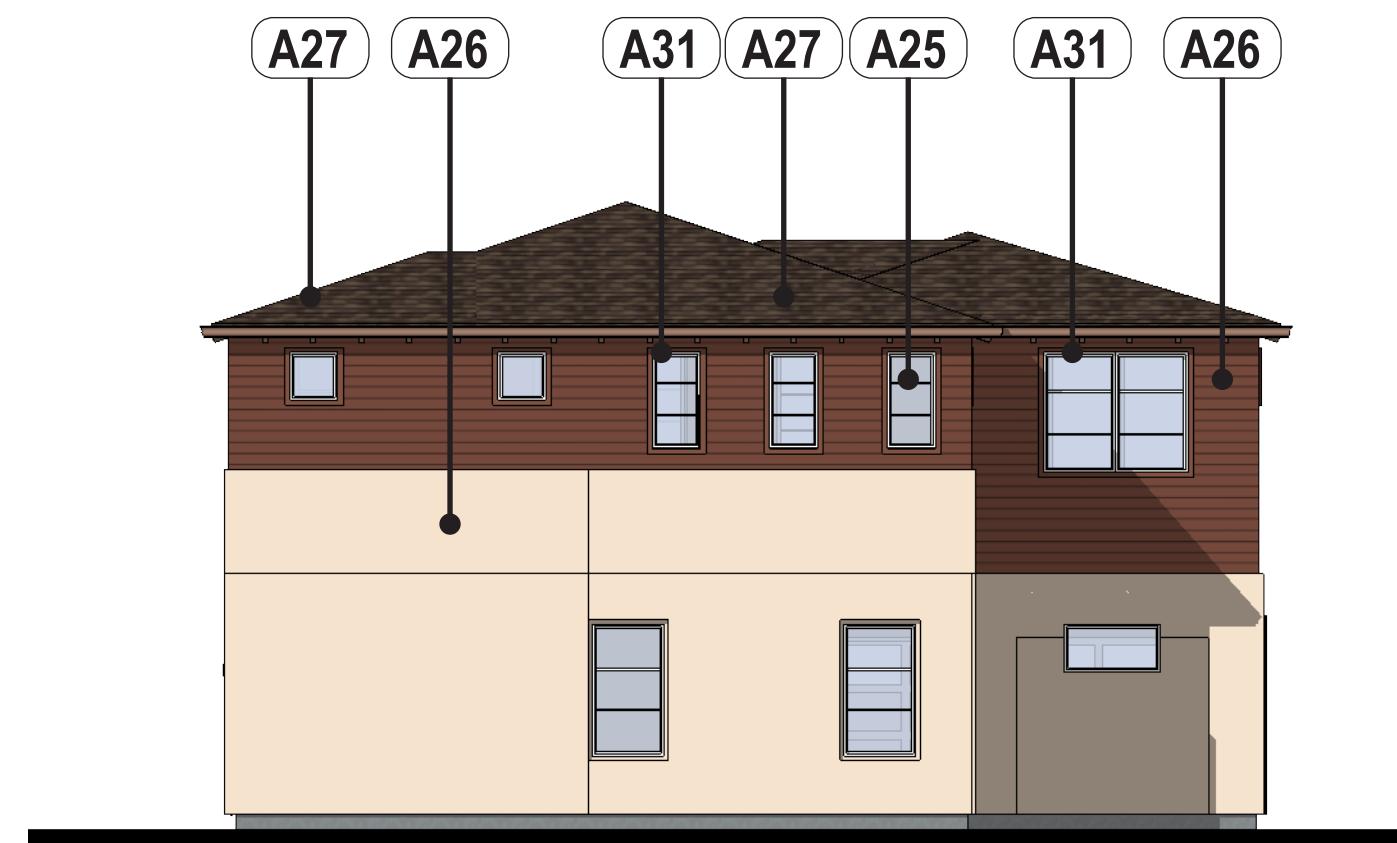
FINISH SCHEDULE - ELEV. A	
ROOF MATERIAL:	· ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	<ul style="list-style-type: none"> · MEDIUM SAND 1-COAT STUCCO FINISH · JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH: 8.25" AND 7" EXPOSURE · SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM · CULTURED STONE VENEER OR APPROVED EQUAL
WINDOWS & DOORS:	<ul style="list-style-type: none"> · VINYL FRAMED WINDOWS · FIBERGLASS FRONT DOORS W/ LITES · STANDARD PANEL-STYLE GARAGE DOORS W/ LITES
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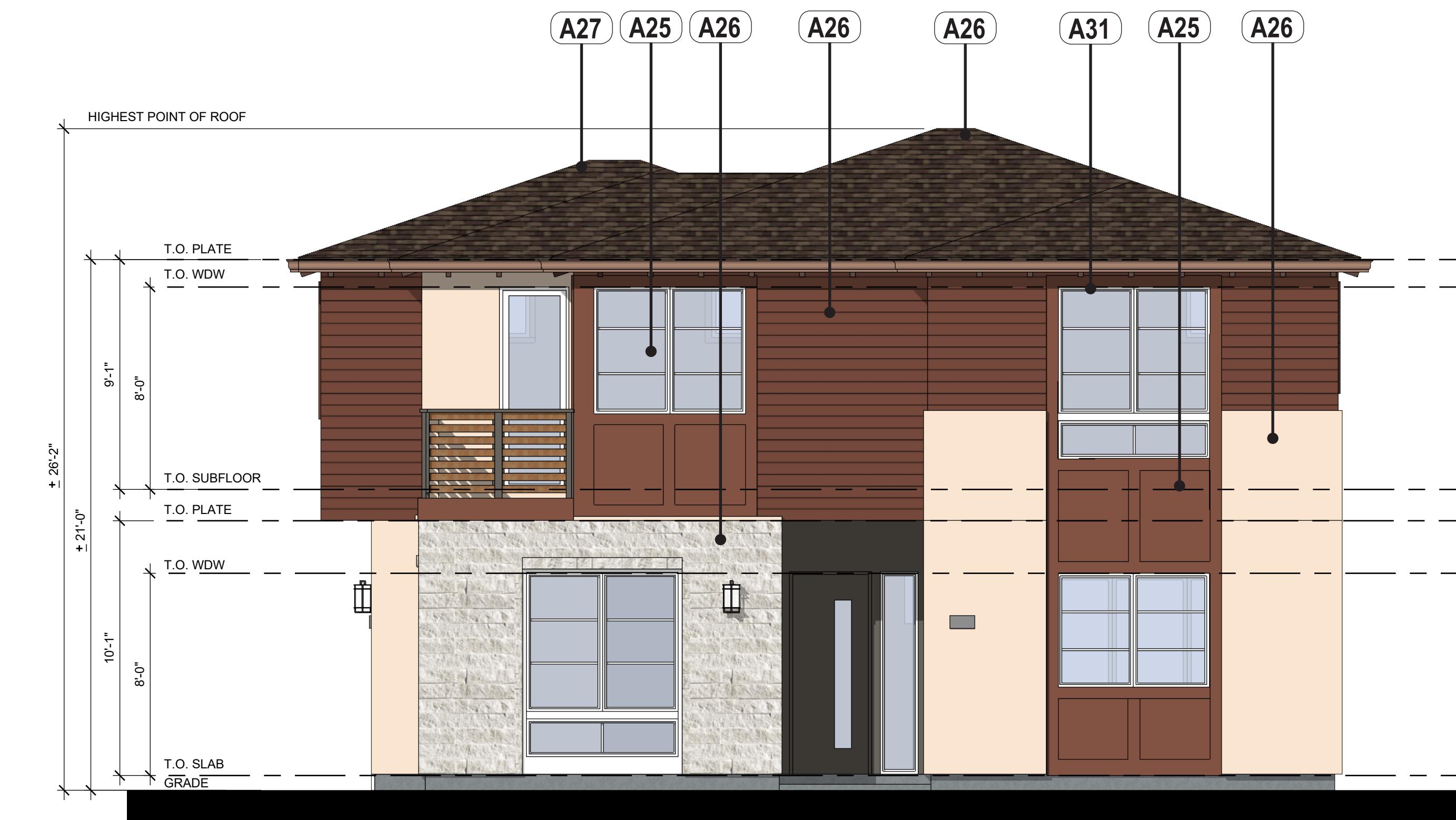
TYPICAL CLUSTER LAYOUT



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



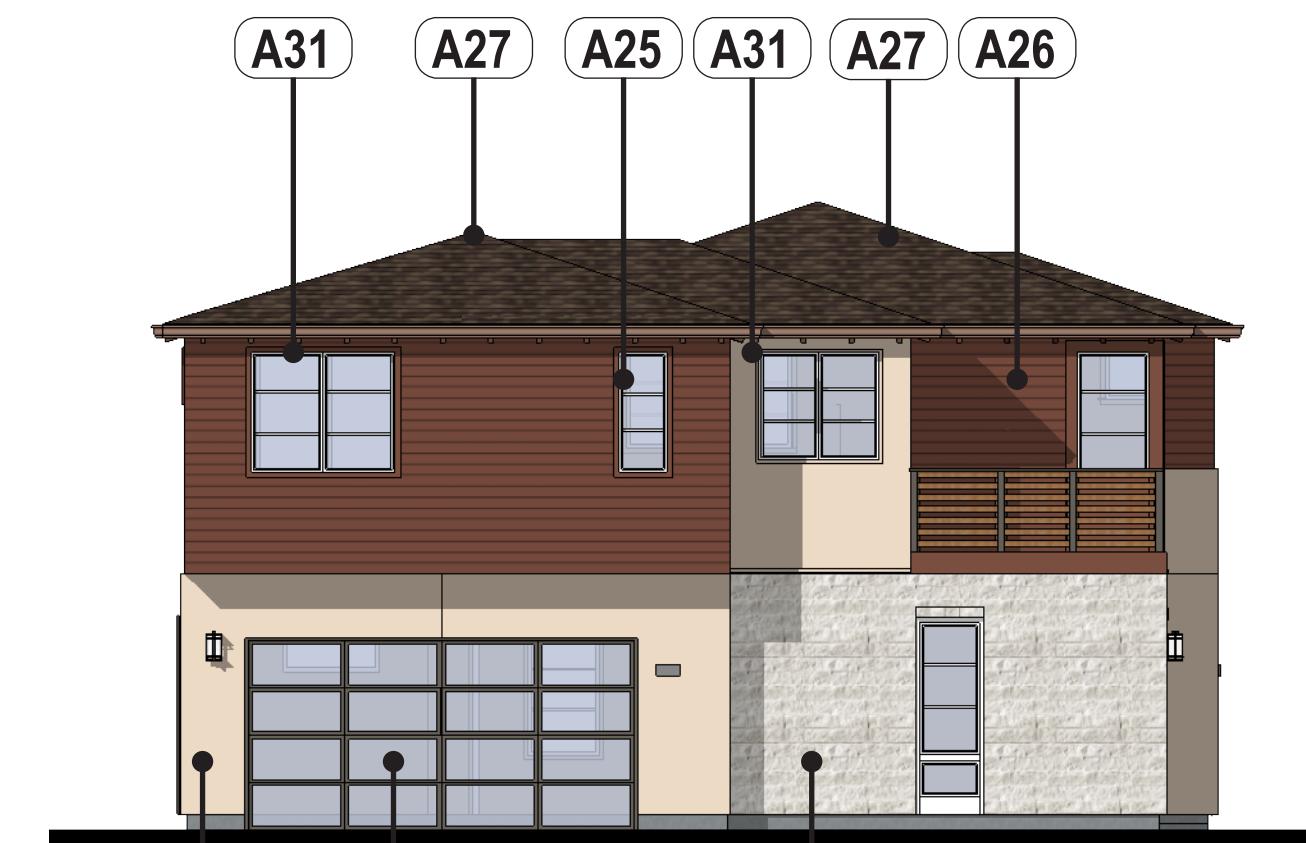
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



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

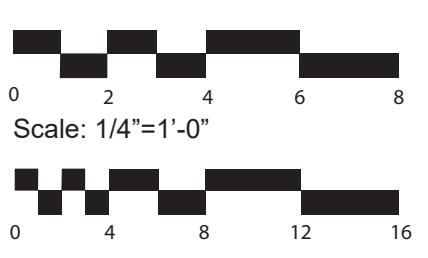


③ REAR ELEVATION
SCALE 1/8" = 1'-0"



④ LEFT ELEVATION
SCALE 1/8" = 1'-0"

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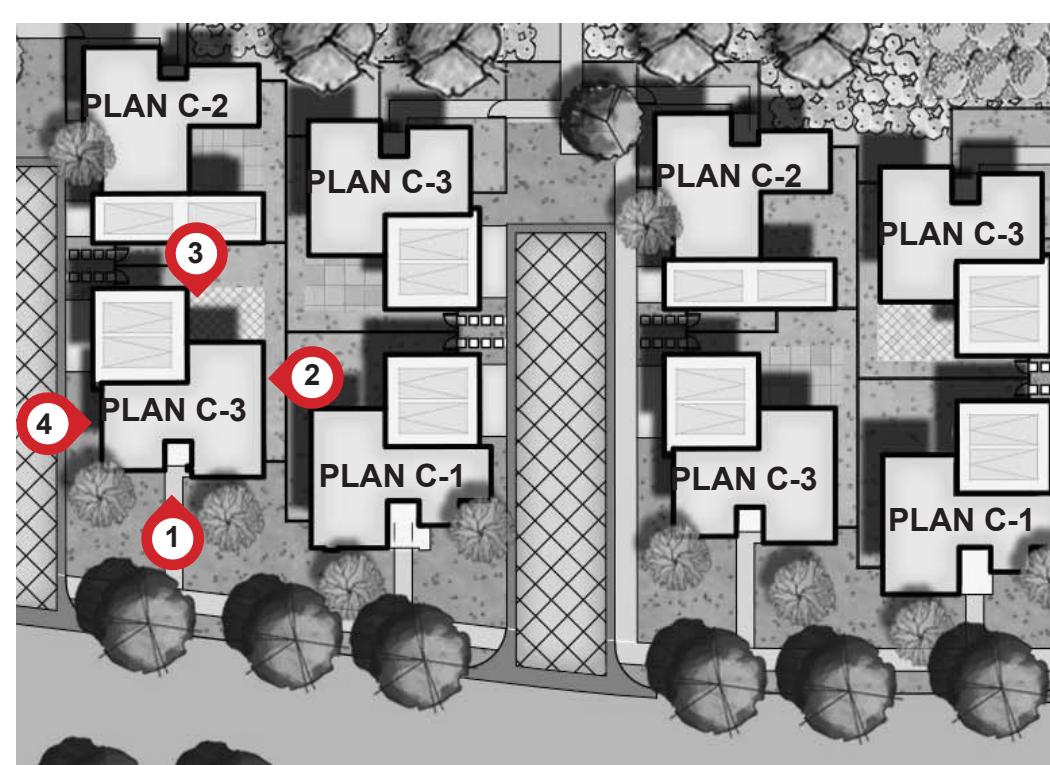
PLAN C-3, ELEVATIONS AND
ROOF PLAN, ELEVATION
STYLE A

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

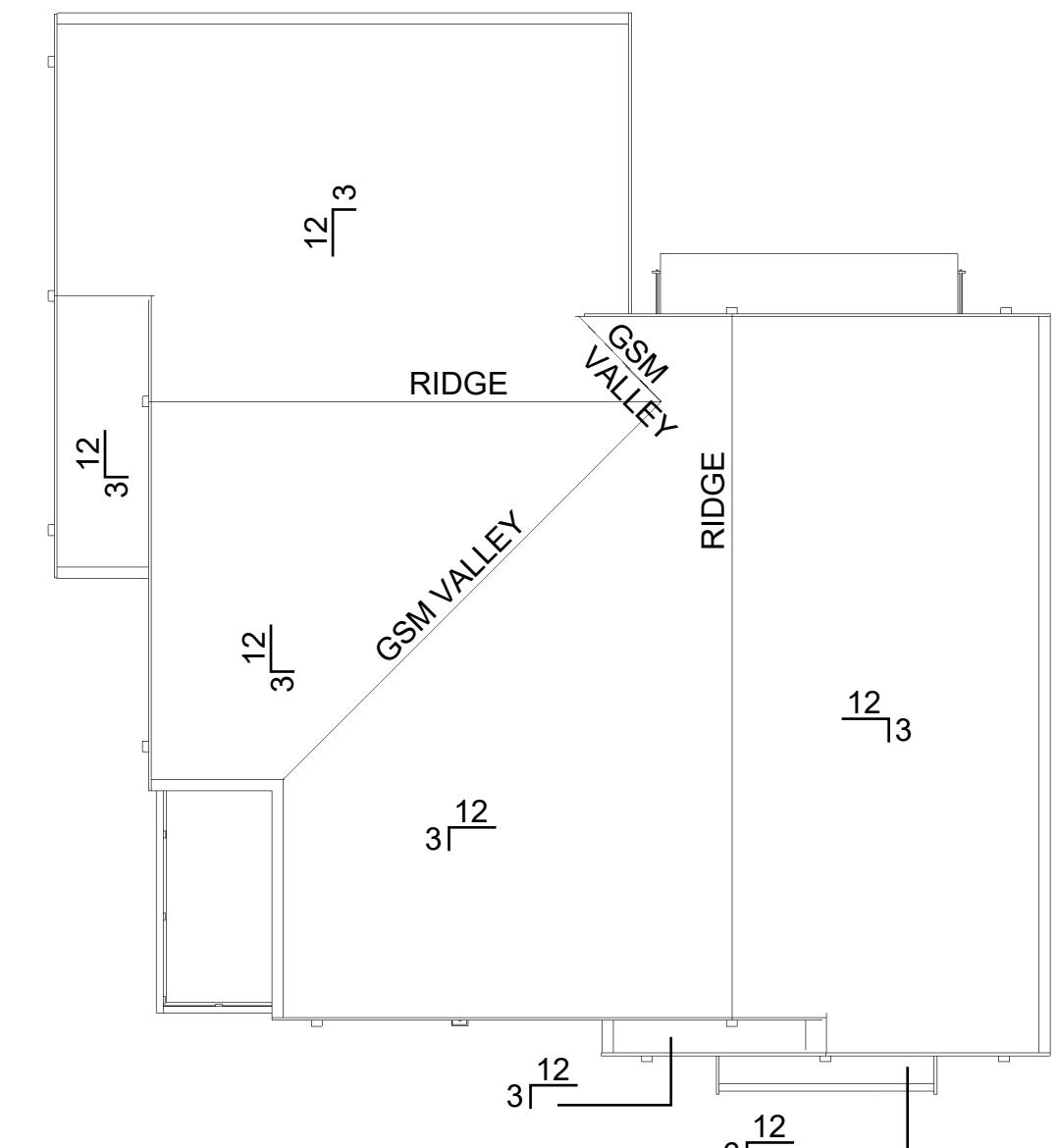
ARCHITECTURAL DESIGN FEATURES

- (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 FAÇADE 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

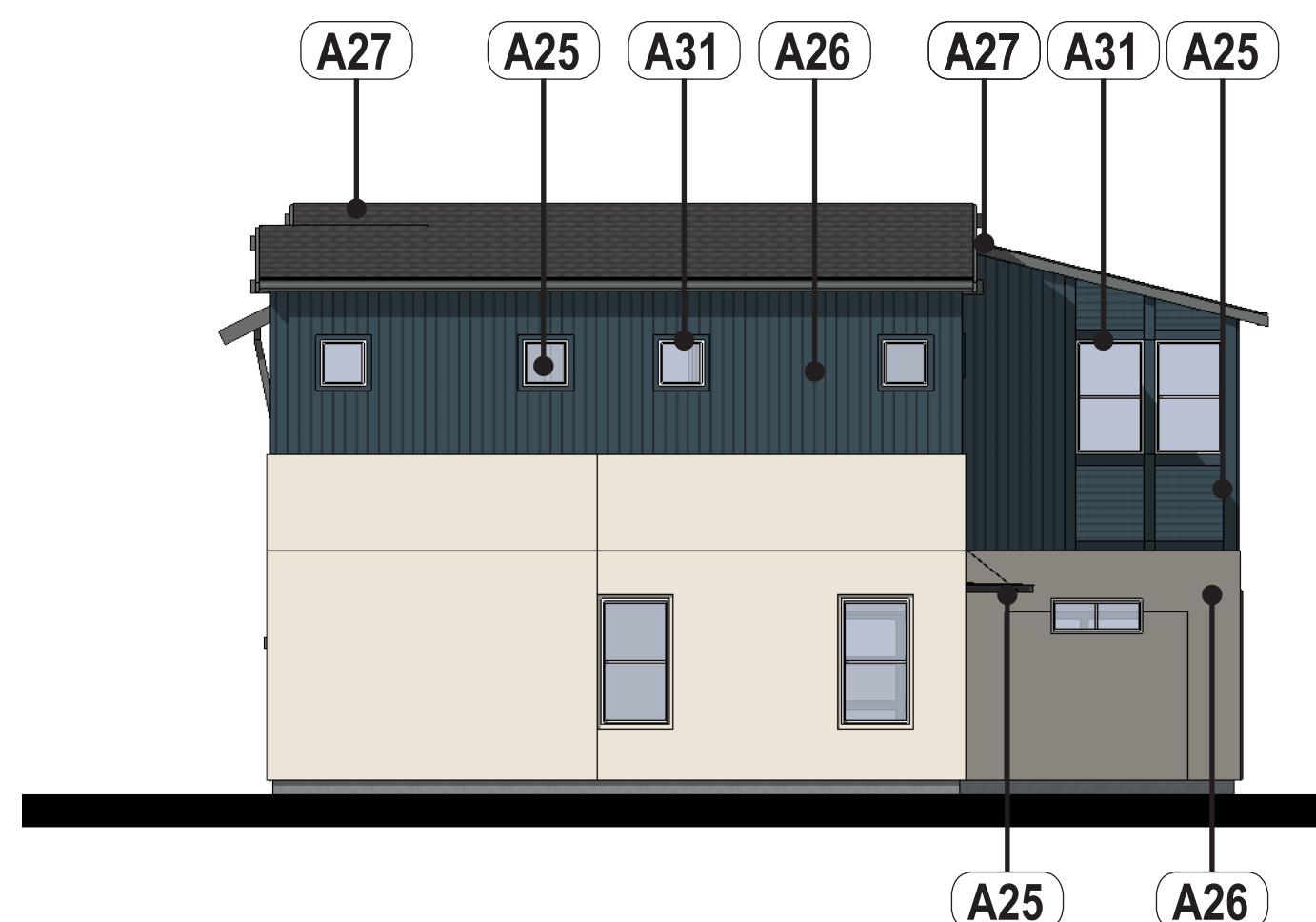
FINISH SCHEDULE - ELEV. B	
ROOF MATERIAL:	ASPHALT COMPOSITION SHINGLE ROOF
EXTERIOR FINISHES:	<ul style="list-style-type: none"> MEDIUM SAND 1-COAT STUCCO FINISH JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE THIN-BRICK MASONRY VENEER OR APPROVED EQUAL
WINDOWS & DOORS:	<ul style="list-style-type: none"> VINYL FRAMED WINDOWS FIBERGLASS FRONT DOORS W/ LITES STANDARD PANEL-STYLE GARAGE DOORS W/ LITES
TRIM/ACCENT:	<ul style="list-style-type: none"> 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



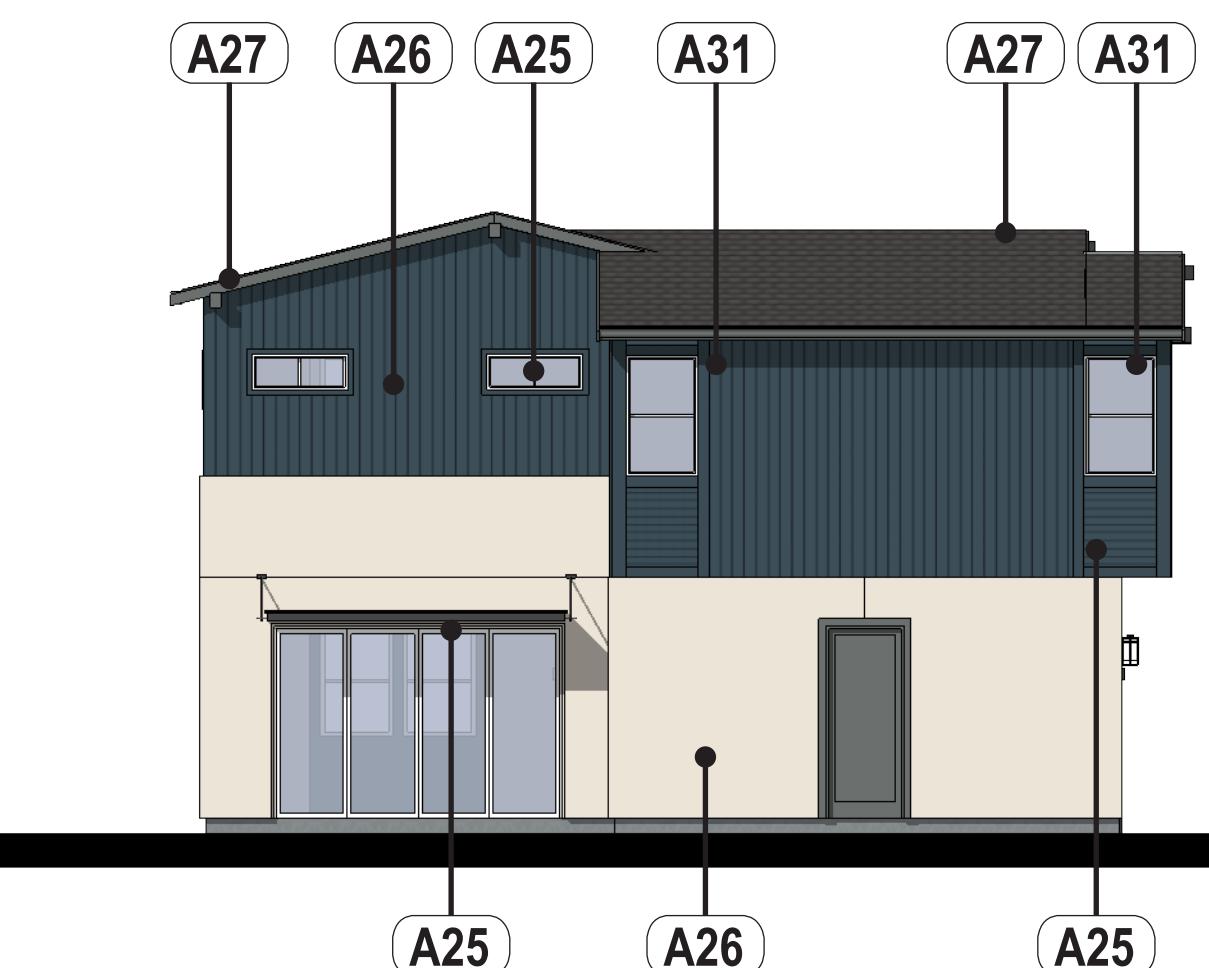
ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"



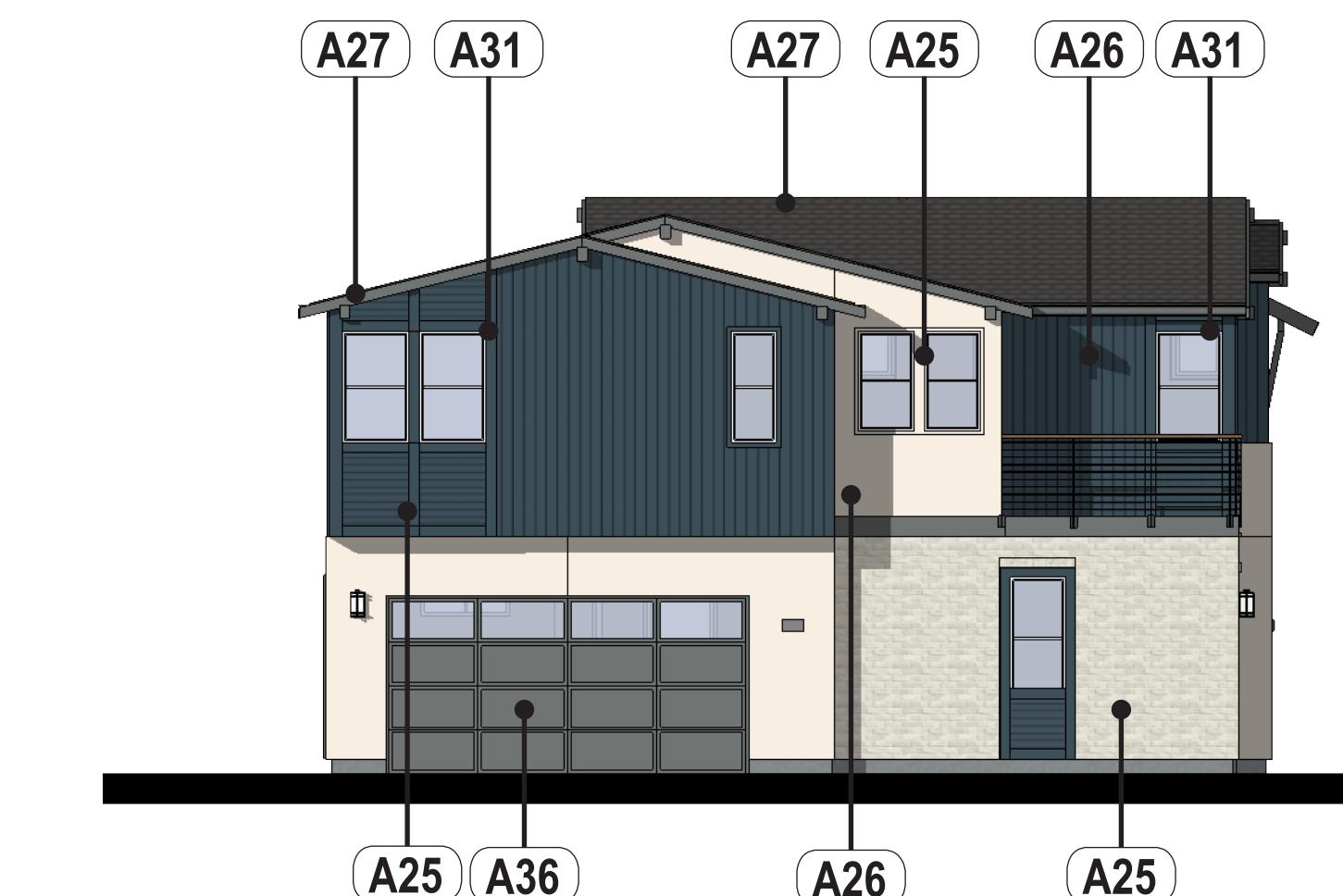
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



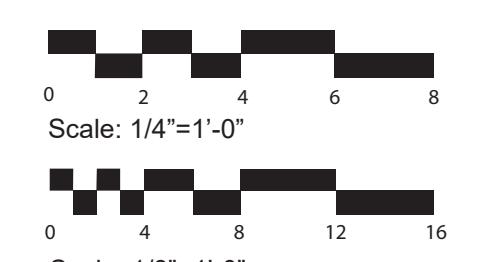
① PLAN C-3, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 3B
SCALE 1/4" = 1'-0"



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

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

CROSSWINDS
BY DIVIDEND HOMES

DIVIDEND

RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

A1.3.5

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 FAÇADE 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. BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
- A40 BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA
- A41 BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

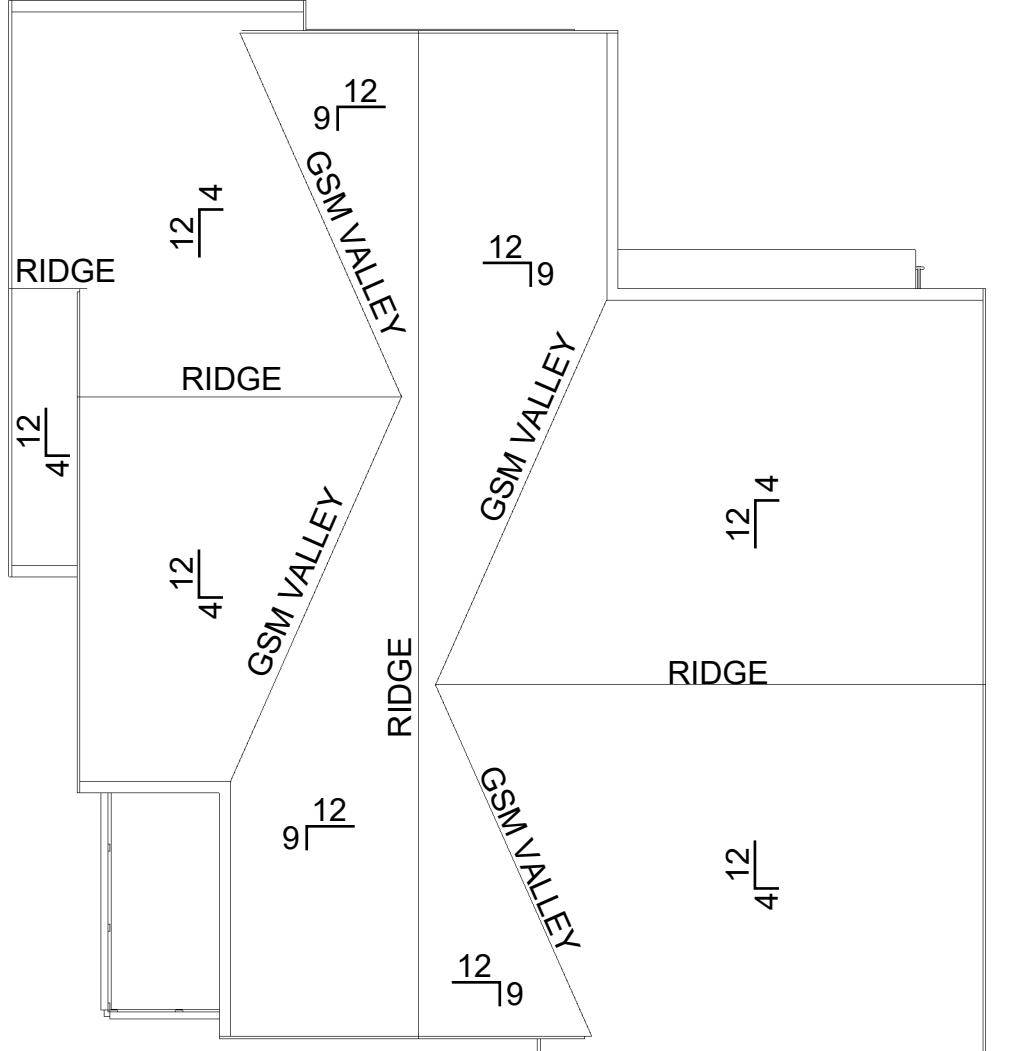
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
· ASPHALT COMPOSITION SHINGLE ROOF

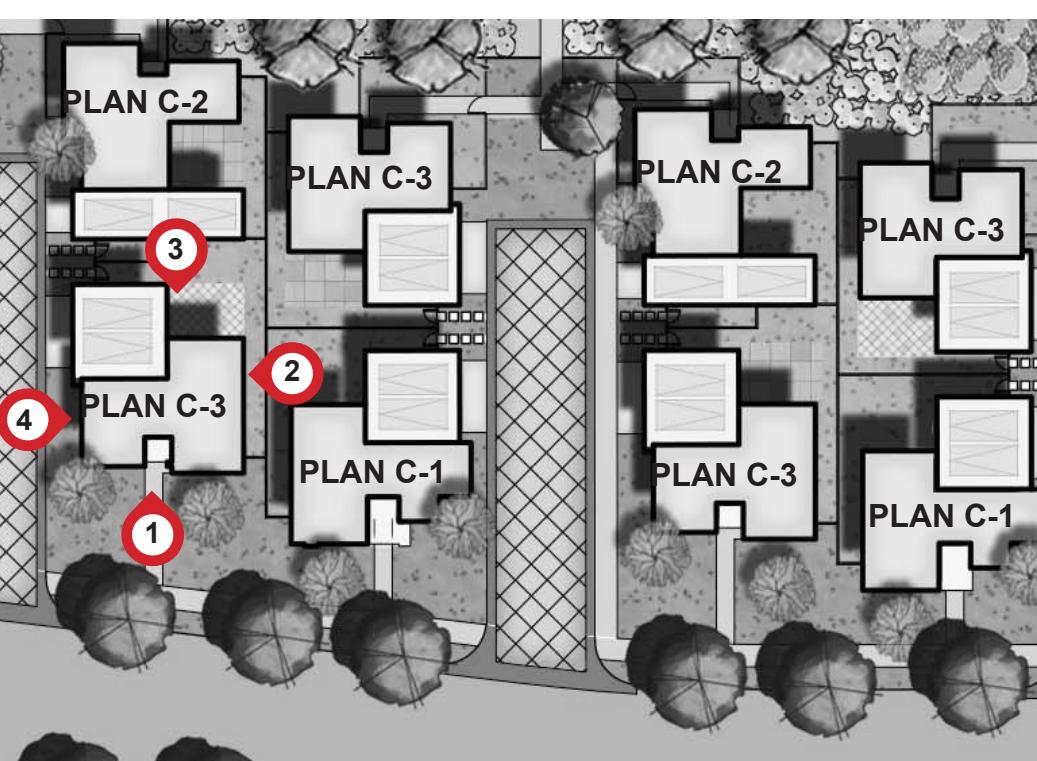
EXTERIOR FINISHES:
· MEDIUM SAND 1-COAT STUCCO FINISH
· 1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
· JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
· CULTURED STONE VENEER OR APPROVED EQUAL

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



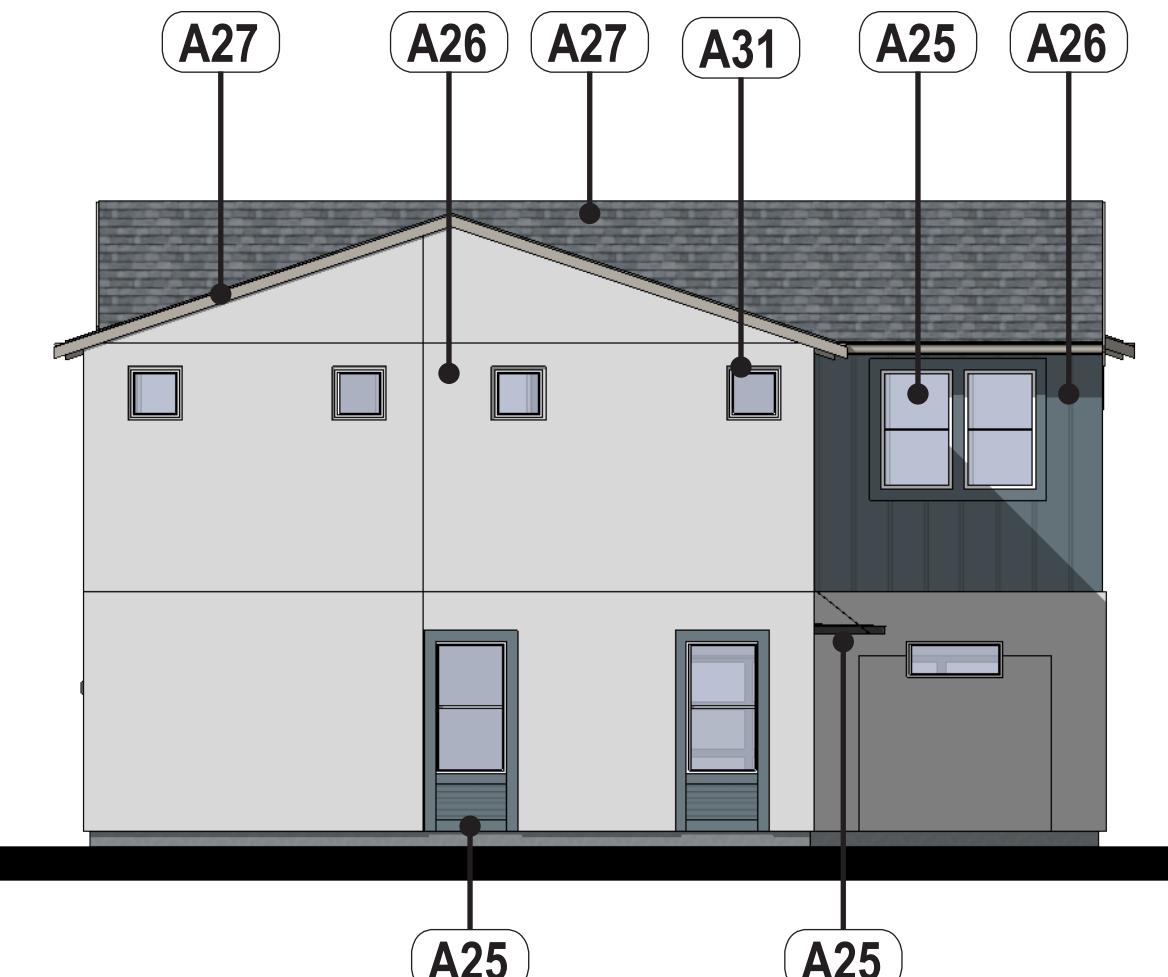
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



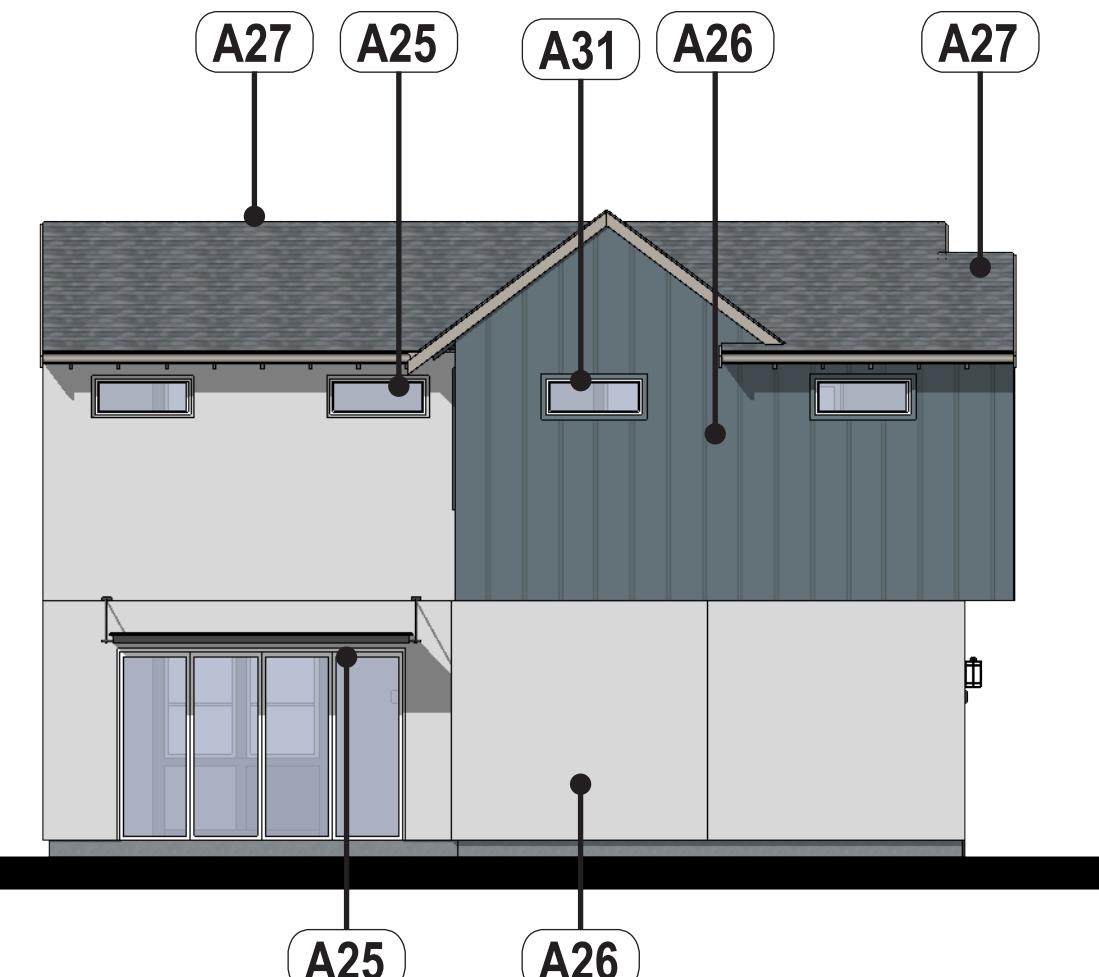
TYPICAL CLUSTER LAYOUT



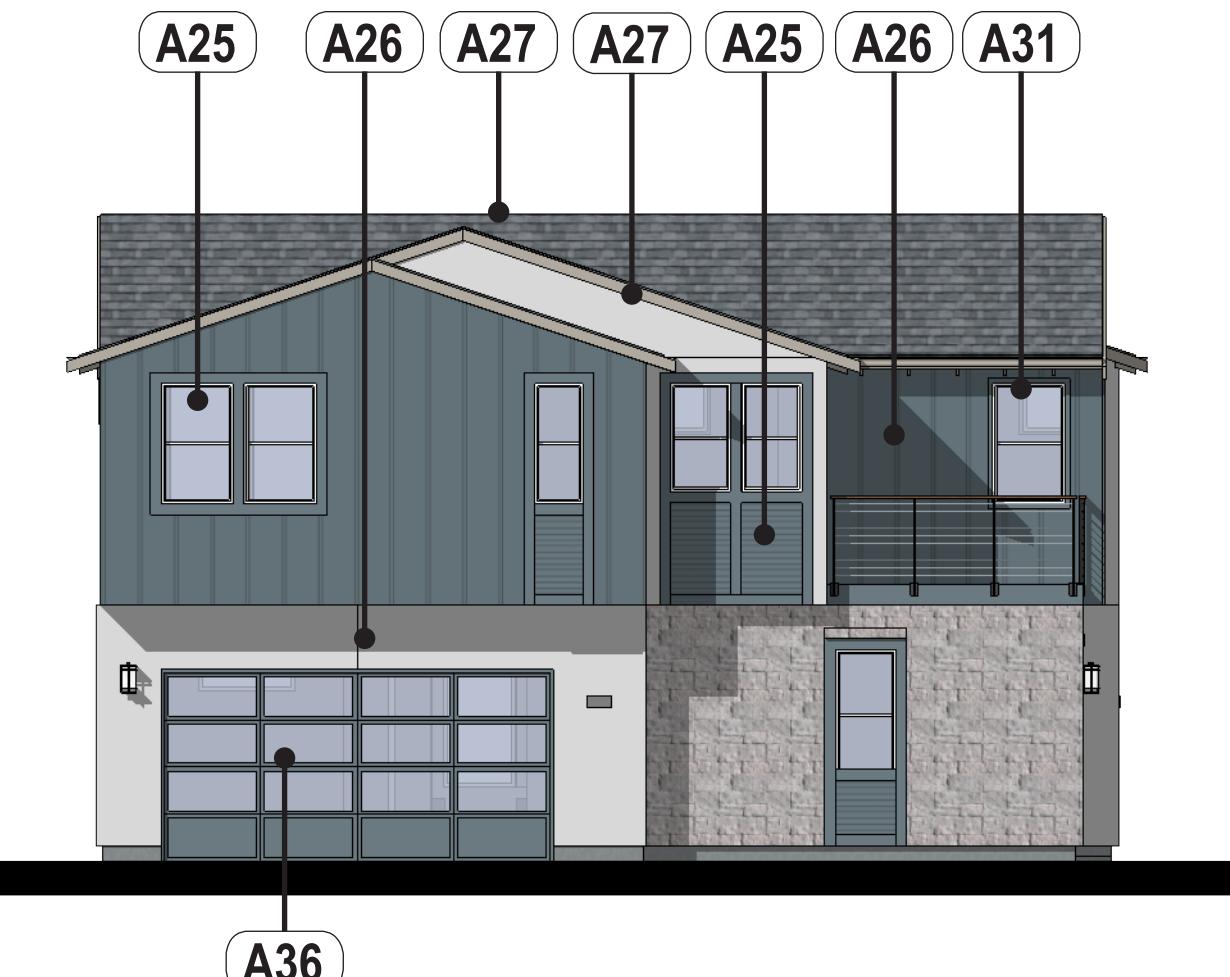
① PLAN C-3 ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 3C
SCALE 1/4" = 1'-0"



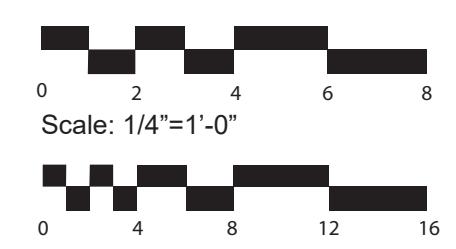
② RIGHT ELEVATION
SCALE 1/8" = 1'-0"



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

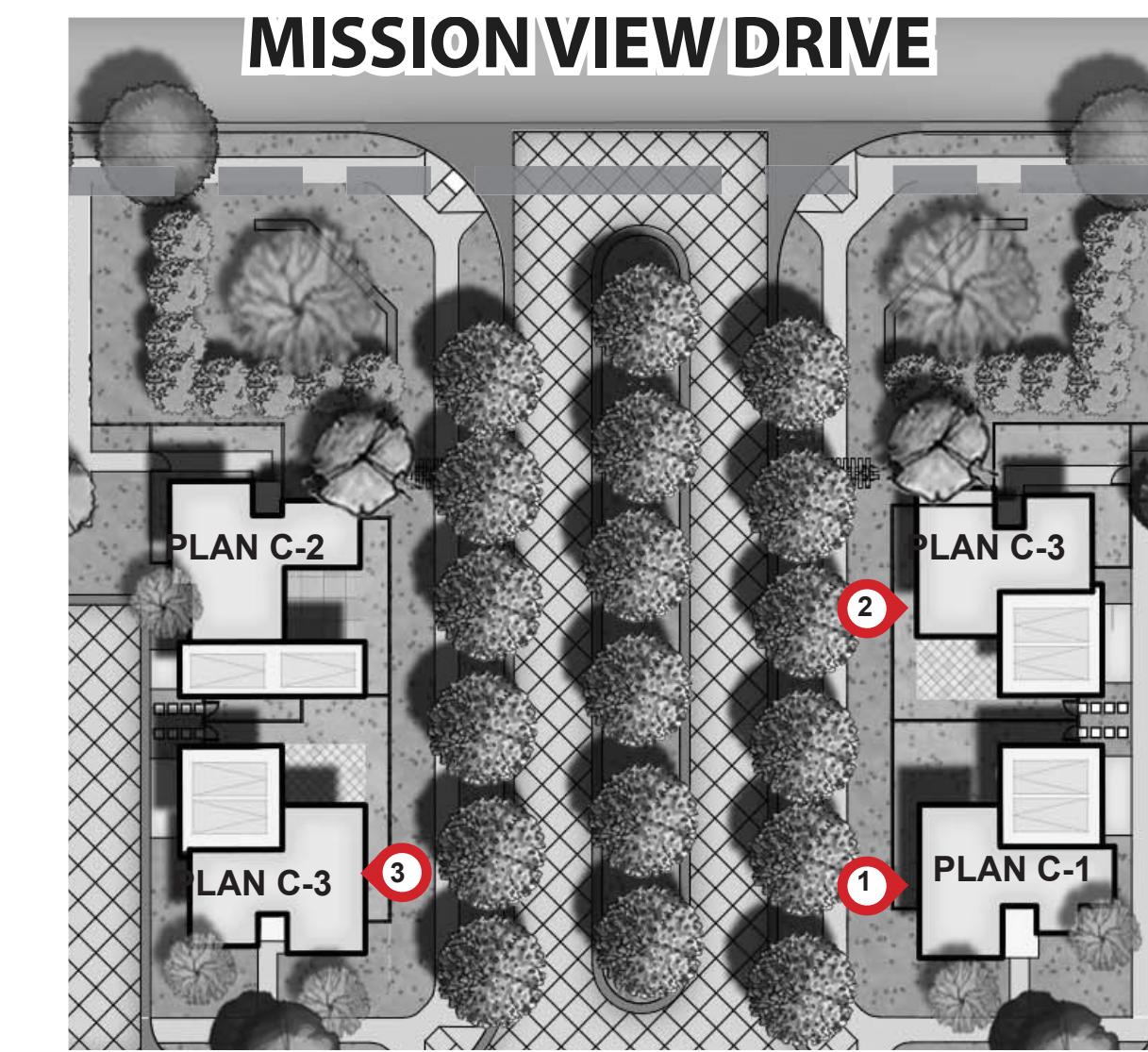
PLAN C-3, ELEVATIONS AND
ROOF PLAN, ELEVATION
STYLE C

JOB NO. 297.084
DATE 08-25-2020
5865 Owens Drive
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925-251-7200

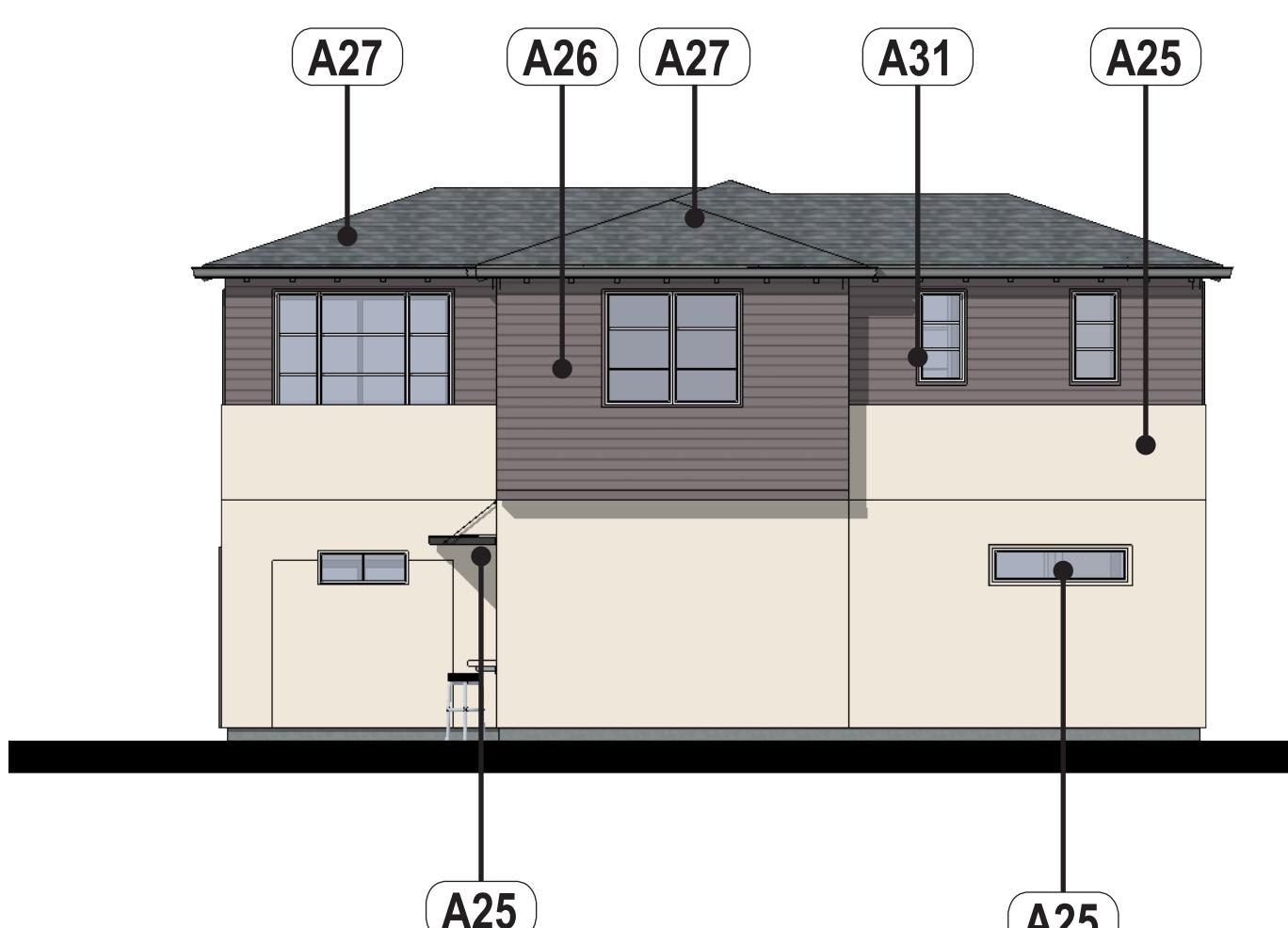
A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

ARCHITECTURAL DESIGN FEATURES

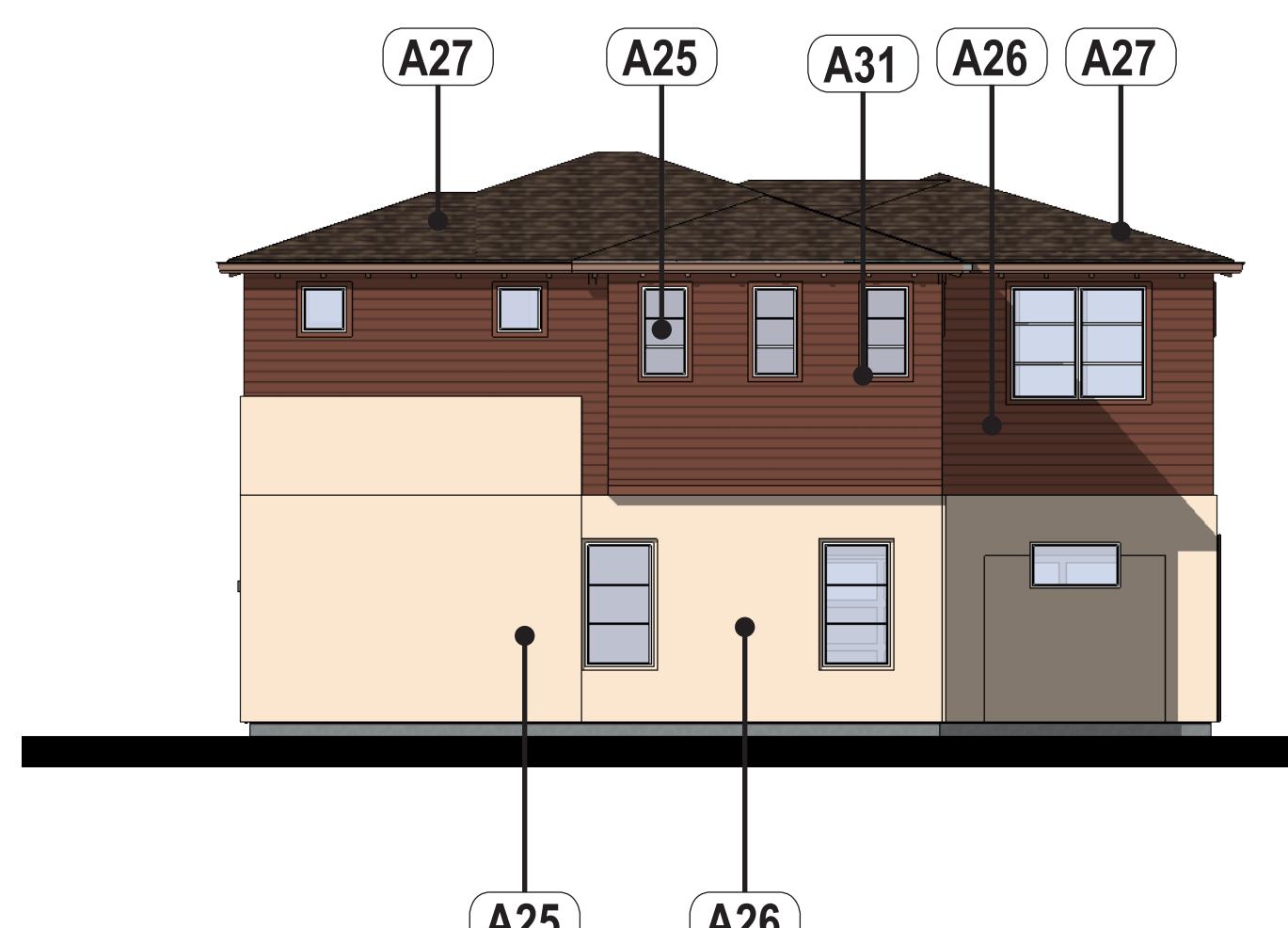
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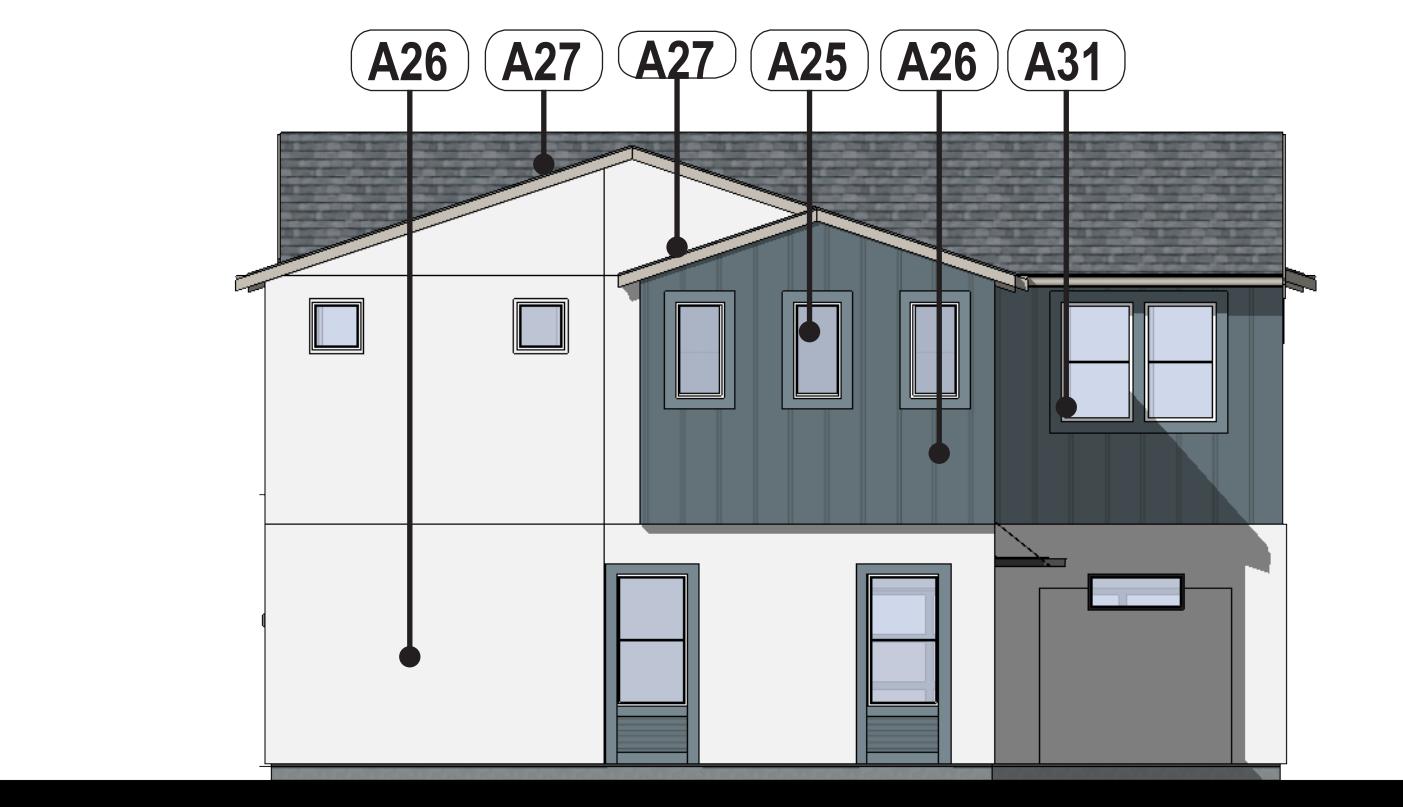
AT ENTRANCE FROM MISSION VIEW DRIVE



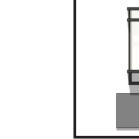
① PLAN C-1 - ENHANCED LEFT ELEVATION A
SCALE 1/8" = 1'-0"



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

0 4 8 12 16
Scale: 1/8"=1'-0"

ENHANCED ELEVATIONS AT
ENTRANCE AT MISSION VIEW

JOB NO. 297.084
DATE 06-08-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

THE CROSSWINDS | Morgan Hill, California


CROSSWINDS
BY DIVIDEND HOMES


DIVIDEND


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DAHLIN

A1.3.7