

Vineyard Avenue Corridor
Pleasanton, CA

Architectural Design Guidelines

*Approved by
City of Pleasanton Planning Commission
August 23, 2006*

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1.0 Introduction

The gently rolling hills along the southern borders of the Vineyard Avenue Corridor provide panoramic vistas of the valley below. Care has been taken in the planning, design, and implementation phases of The Estates on Oak Ridge to ensure aesthetic harmony between the natural beauty of the site and its planned uses. To this end, it is of utmost importance that the homes and other structures in The Estates on Oak Ridge be creatively conceived, environmentally sensitive and demonstrate architectural integrity.

1.1 Principles and Purpose of the Guidelines

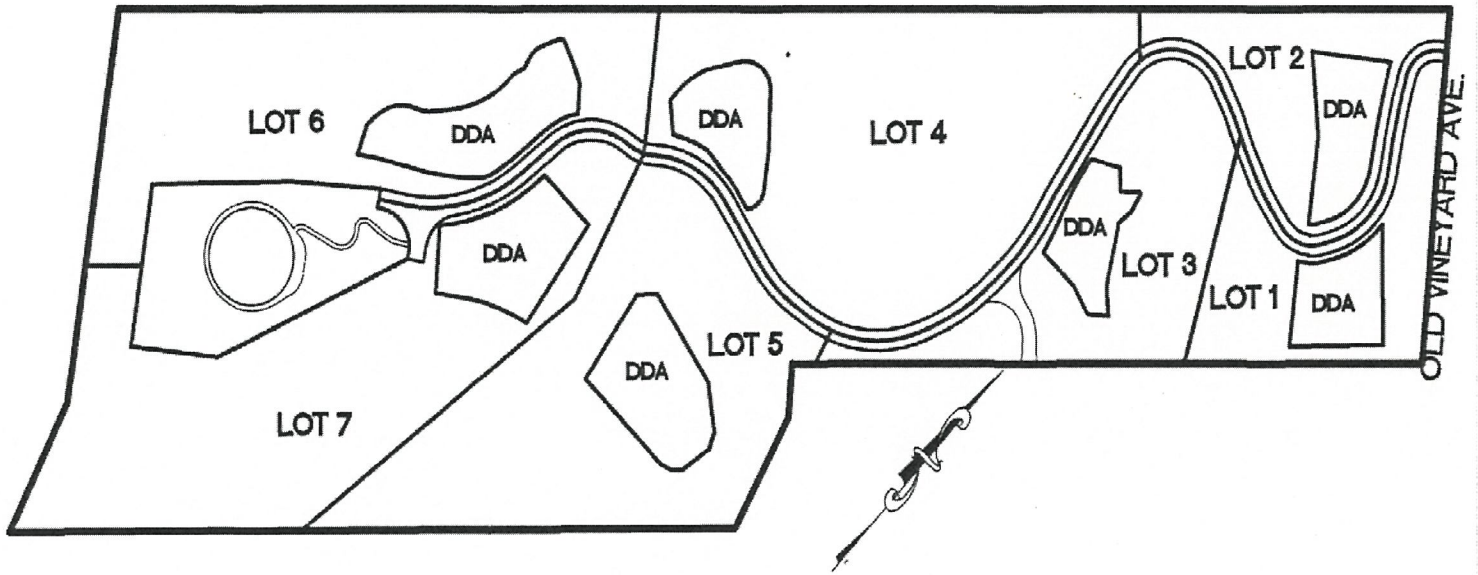
These Architectural Guidelines have been prepared in conformance with the spirit and objectives of the Vineyard Avenue Corridor Specific Plan and the declared and recorded Covenants, Conditions & Restrictions of The Estates on Oak Ridge. That Declaration established the Architectural Design Committee and sets forth its jurisdiction, powers, obligations, and the rules and regulations under which it will conduct its review of proposed improvements. Any statements contained in this document are to condense, amplify, or clarify provisions of that Declaration. They are intended to provide lot purchasers, homebuilders, house designers and architects with a set of parameters for the preparation of their working drawings. Adherence to these guidelines will assure the owners that The Estates on Oak Ridge will be known for its uncompromising standards of architectural quality and authenticity.

Purchasers of lots are encouraged to become familiar with these Design Guidelines and to carefully review all provisions of the CC&R's and the Vineyard Avenue Corridor Specific Plan prior to submitting their plans for review. The purpose of this process is to define aesthetic standards for construction and to establish The Estates on Oak Ridge as a community that is a model in maintaining the beauty and natural elements of the site as well as excellence in architectural design. The Architectural Design Guidelines are not intended to restrict individual creativity or preferences, but rather to maintain within the overall community the aesthetic relationship between the homes and the natural elements of the surrounding area.

1.2 Homesites

The Vineyard Avenue Corridor Land Use Plan designates this parcel as Lot 25. Zoned as Hillside Residential (HR) The Estates on Oak Ridge has been planned for seven homes (six new sites in addition to the existing home). In addition to the seven home sites the parcel also houses one of the City's domestic water storage facilities.

SITE PLAN



ESTATES ON OAK RIDGE

LOT STATISTICS

8/2/2007

LOT	TOTAL SIZE (1)	PAD SIZE (1)	DDA SIZE (1)	OPEN SPACE (1)	FAR (2)	HOUSE SIZE (3)	24" BOX TREES PER LOT (4)					
1	1.4 61,097	ac sf	0.19 8,257	ac sf	0.28 12,332	ac sf	1.12 48,765	ac sf	0.44	5,426	SF	12
2	1.4 60,826	ac sf	0.22 9,644	ac sf	0.33 14,380	ac sf	1.07 46,446	ac sf	0.42	6,040	SF	14
3	1.96 85,598	ac sf	0.23 10,032	ac sf	0.26 11,400	ac sf	1.7 74,198	ac sf	0.51	5,814	SF	11
4	3.96 172,673	ac sf	0.28 12,342	ac sf	0.32 14,055	ac sf	3.64 158,618	ac sf	0.48	6,746	SF	14
5	3.35 145,741	ac sf	0.48 20,935	ac sf	0.46 20,119	ac sf	2.88 125,622	ac sf	0.42	8,450	SF	20
6	3.3 143,556	ac sf	0.46 20,204	ac sf	0.5 21,772	ac sf	2.8 121,784	ac sf	0.43	9,362	SF	22
7	3.75 163,582	ac sf	0.38 16,577	ac sf	0.44 19,185	ac sf	3.31 144,397	ac sf	0.47	9,017	SF	19

- (1) INFORMATION IN THESE COLUMNS PROVIDED BY CIVIL ENGINEER
- (2) INFORMATION TAKEN FROM THESE ARCHITECTURAL GUIDELINES
- (3) HOUSE SIZE DETERMINED BY SIZE OF DDA MULTIPLIED BY THE FAR
- (4) ONE 24' BOX TREE REQUIRED FOR EVERY 1000 SQUARE FEET OF DDA AREA

1.3 Architectural Design Committee

An Architectural Design Committee (ADC) has been established to review and approve or disapprove proposed improvements or development plans, including but not limited to site plans, dwellings, garages, accessory buildings of any kind and the construction and installation of landscaping, walks, driveways, parking areas, decks, patios, courtyards, swimming pools, awnings, walls, fences, exterior lights, and any addition, change or alteration to existing structures, including but not limited to paint or staining of any exterior surface. This will insure that the elements of the Design comply with the overall principles and guidelines as stated in this document. All home site development plans must comply with the standards established for The Estates on Oak Ridge by the ADC and approved by the City of Pleasanton, as well as all applicable building codes. Development plans will be reviewed by the ADC and approved or denied based on these principles and guidelines.

For this purpose, an Architectural Design Committee will review all designs, plans and construction documents for:

- Consideration of natural elements in each site
- Sensitivity to the special conditions and potential of each site
- Excellence of and compliance with architectural style chosen.
- Compliance with the guidelines established for each lot.

The Architectural Design Committee is composed of three members who are intricately involved in the development of The Estates on Oak Ridge. Additionally, an architect or other design professional may serve on or act as a consultant to the Committee.

2.0 Design Review Process

The design review process has been established to assist owners in the development of their plans and to ensure that each individual building design from concept to final working drawings conforms to the requirements of these Guidelines. Thus, the Design Review procedure involves three major steps (1) Pre-Design Conference, (2) Preliminary Design Review Submittal, (3) Final Design Review Submittal. Plans may be submitted to the City Planning Department for their review and approval only after Preliminary Design Review approval.

Only after approval by both the Architectural Design Committee and the City Planning Department may working drawings be submitted to the Building Department for issuance of a building permit. The Architectural Design Committee is not responsible for verifying conformance of plans to governmental construction and safety standards. Compliance with all governmental regulations is the obligation of each owner and his or her design team. The Planning and Building Departments should be contacted at the beginning of the process to ensure compliance with their requirements.

Each home shall submit a landscape plan at the time of Preliminary Design Review. Each home will have *front yard landscaping* complete prior to occupancy by the owner. Completion of the rear yard landscaping must be accomplished within nine (9) months of occupancy. Time extensions will be considered for completion of front yard landscaping during inclement weather.

These guidelines and the design approval process also apply to remodeling and additions to the existing improvements which were previously approved for construction.

2.1 Pre-Design Conference

The Pre-Design Conference is intended to give a homesite owner the opportunity to share with the Committee the design concept of the proposed home. These ideas can be conveyed by sharing photographs of homes from books, magazines and/or rough sketches that illustrate the desired look.

The purpose of the Pre-Design Conference is to ensure that the homesite owner and the Committee are in agreement with the design concept prior to preparation of the Preliminary Design Submittal. This conference must be scheduled with the ADC within three months of the Close of Escrow on the home site.

Before proceeding to the Preliminary Design Review owners and designers should become familiar with and be ready to comply with the current City of Pleasanton Planning Department plan review process. The proposed homes on each lot are subject to Design Review Approval by the City's Planning Commission.

2.2 Preliminary Design Review Submittal

The Preliminary Design Submittal package shall contain two (2) sets of plans as listed below. Plans should be submitted on 24" x 36" minimum sheet size; drawn at $\frac{1}{4}" = 1'-0"$ unless noted otherwise; be in order; and include any other the additional information below. Each sheet should list the street address and lot number on the title block.

I. Site Plan

A site plan drawn at $\frac{1}{8}" = 1'-0"$ scale showing:

Property Lines; square footage of living areas; impervious surface and FAR calculations;

Contours, existing grades, proposed finish grades and swales;

Home locations, setbacks and easements;

Driveway, parking, and turnaround locations;

Proposed top of finished floor and pad elevation;

Existing Trees

Any retaining or freestanding walls, with length, height, finish and location;

Any proposed structures including fences and accessory structures.

2. Floor Plans

Floor plans should be drawn at $\frac{1}{4}'' = 1'-0''$.

Show and label all interior floor spaces;

Indicate the square footage of each floor, space, or building;

Show any decks, patios, stoops, retaining walls.

3. Roof Plan

Roof plan should be drawn at $\frac{1}{4}'' = 1'-0''$.

Indicate roof pitches, overhang dimensions, and chimney locations.

4. Exterior Elevations

Elevations should be drawn at $\frac{1}{4}'' = 1'-0''$.

Building elevations should be labeled to match the site plan orientation;

Elevations should show every side, including hidden or courtyard views;

The following should be included in the elevation drawings:

All exterior materials and colors, roof pitches, plate heights, window and door treatments and operation, deck(s), chimney(s), exterior posts and or railings;

Primary exterior architectural details, i.e. eaves, chimney, window trim.

Maximum height from the existing grade to the uppermost roof peak.

Architectural style on the drawings.

5. Exterior Elevation Renderings

Include elevation renderings drawn in black and white or color that show shadowing and texturing.

These renderings are meant to illustrate how the home will look.

6. Schematic Landscape Plan

Schematic landscape plan should be drawn in $\frac{1}{8}'' = 1'-0''$ scale.

The following should be included in the plan:

Existing and final grades. This should be coordinated with the grading plan;

Home, driveway, and parking location; patios, walks and decks; fences and walls;

Schematic lawn and plant bed layout; tree locations; shade structures; pools/spas;

Accessory structures.

The City of Pleasanton Planning Department landscape plan submittal requirements differ from those of the Committee. The City Planning Dept will require that a full landscape plan be submitted for their design review approval.

7. Colors and Materials Board

Include a list and samples of preliminary colors and material selections of the following: Roofing, body, trim(s), any stone, pre-cast and/or brick. These should be mounted on a board labeled "Colors and Materials Board"; with maximum size of 8 ½" x 14".

The Colors and Materials Board should list the following:

Homesite owner's last name, lot number, date of submittal, manufacturer(s) name of color and/or material(s), manufacturer(s) style numbers.

8. ADC Application for Plan Approval

Include (2) two completed copies of the Application for Plan Approval which can be found in Appendix A of these Guidelines

9. Fees

With the Preliminary Design Review the Owner will also submit a check for \$3,500 as a processing fee. This fee will be used to cover partially the costs of reviewing the design and related submittal materials, and to compensate any consulting architects, landscape architects, technical consultants, or attorneys engaged by the ADC. After a second rejection an additional \$2,500 fee will be charged prior to any re-submittal.

In addition to the processing fee owners will place a cash deposit of \$5000 with the ADC prior to the issuance of the Final Design approval. This deposit will be fully refundable upon completion of all improvements, including landscaping, upon inspection and approval by the ADC that the improvements have been completed per the approved plans, including clean up. Damage to the common improvements or to any other lot by the owner or their builder, contractor (s), or other personnel will be deducted from this deposit.

Home site owners should submit the completed Application for Plan Approval forms, along with the architectural plans and Color and Materials Board to the Architectural Design Committee. This Application must be submitted within six months from the close of escrow. The Committee will contact the applicant within (3) three working days from the submittal date to set up an appointment to meet. For the Preliminary Design Review Process allow (14) fourteen working days from submittal date to meet with the committee to review this committee's comments.

10. Only after approval of the Preliminary Design by the ADC shall the owner submit to the City Planning Department the required plans for approval. The final plans should be started only after approval by the City Planning Department.

2.3 Final Design Review Submittal

After the Preliminary Design Review and approval of the overall design and materials by both the Architectural Design Committee and the City Planning Department, the homesite owner must now submit a final set of plans (working drawings) incorporating all information previously noted in the Preliminary Design submittal.

After review of the plans by the ADC, but before submitting plans to the Building Department, a set of the Final Design Review drawings, stamped as approved by the ADC, must be submitted to the City Planning Department for approval.

The Final Design Submittal shall consist of the Final Construction/Working Drawings that will be submitted to the City of Pleasanton for a building permit. Plans should be submitted on 24" x 36" minimum sheet size and be drawn at 1/4" = 1'-0" unless otherwise noted. All of the sheets should include the street address and the lot number on the title block. At minimum, the following should be submitted: *All other plan requirements as noted in the Preliminary Design Review Submittal, and evidence that the Preliminary Design submittal approved by the Architectural Design Committee has also been approved by the City Planning Department.*

1. Site Plan: Indicate Floor Area, Lot coverage, Site Area.
2. Grading and Drainage Plan: Existing and finish grades and site drainage should be shown.
3. Floor Plans: Note door and window sizes and operation; fully dimensioned floor plans; and area/square footage of each floor.
4. Exterior Elevations:
Indicate maximum height; note architectural style on each elevation sheet; articulate with detail bubbles all typical architectural details; specify or show detail of the size, height and color of all pre-cast exterior materials including foam trim; and specify stucco finish and all exterior colors, finishes and materials.
5. Roof Plan: Note plate heights and downspout locations; specify roof pitches(s).
6. Building Sections: Indicate floor to floor heights, plate heights and relevant architectural details.
7. Architectural Details: Show detail drawings and specifications for all exterior architectural details.
8. Site Soils Report: Provide a Site Specific Soils Report for your lot.
9. Landscape Plan: Include a detailed Drainage & Irrigation Plan

3.0 Submittal Requirement Flow Chart

The flow chart below represents the steps necessary to build a residence in The Estates on Oak Ridge..

Pre-Design Conference

- Meet with Architectural Design Committee to present design concepts
- Meet with City Planning staff to get current requirements for plan review submittal to the City Planning Department

Preliminary Design Review Submittal

- Submit Three (3) sets of plans of the following:
 - Site Plan & Grading Plan
 - Floor Plans
 - Exterior Elevations
 - Architectural Details
 - Roof Plan
 - Exterior Elevation Renderings
 - Schematic Landscape Plan
- Three (3) copies of the ADC Application for Plan Approval
- Colors and Materials Board

Submittal of approved Preliminary Design plans to Planning Department for approval by City. Check with the City as their submittal requirements may differ from the Committee's.

Final Design Review Submittal

- Submit Three (3) sets of plans of the following:
 - Site Plan
 - Grading Plan
 - Floor Plans
 - Exterior Elevations
 - Roof Plan
 - Building Sections
 - Architectural Details
 - Landscape Plan

Submittal of the approved Final Plans to City of Pleasanton Building Department for Plan Check and Issuance of a Building Permit

4.0 Site Planning

The placement of the home is a very critical and important design decision. The underlying concept of the site plan developed for each home should reflect the demands of the architectural style of the home while at the same time remaining sensitive to the unique setting afforded by each lot. Design teams should be aware of adjacent properties so as to allow for privacy while accomplishing a harmonious design.

4.1 Building Size and Height Requirements

In conformance with the Vineyard Ave Corridor Specific Plan (cf. page 25) the Building Heights for home sites one and two shall not exceed thirty feet and may be two stories. Home site three, four, five, six, and seven shall be single story and may be allowed to exceed 25 feet, but no greater than 27 feet, and may be two-story on a case-by case basis if the finding can be made that the additional height will not create more of a visual impact to offsite locations and adjacent neighbors than a structure of 25 feet or less.

To allow greater flexibility in the design and to assist in reducing the mass and coverage of the main house on the those lots designated as single story homes, (lots three, four, five, six, and seven), a two story home may be considered on a case by case basis with the following constraints: the proposed second floor area cannot be more than 20 percent of the floor area of the first floor; the proposed second floor must be "set into" the roof of the home so that the second floor walls must be set back from the first floor walls; the second floor may be integrated into the roof with dormers used for windows or to provide headroom; the height of the structure cannot exceed twenty-seven feet measured vertically.

The height of a structure shall be measured vertically from the lowest finished grade adjacent to an exterior wall of the building to the highest elevation of the building, excluding chimneys and similar roof features as permitted by City R-1-40,000 District. Prior to occupancy Owner shall furnish verification that home does not exceed the required height. Verification shall be by the civil engineer of record.

The topography and the presence of the mature Blue Oaks on each of the lots have led to the establishment of the Designated Development Area. The placement of homes and all accessory structures is restricted to this area only. A Floor Area Ratio for each of the lots has been developed. Plot plans for each lot showing the DDA and FAR can be found in Appendix B.

Floor Area shall be determined by adding the square footage of the conditioned space of each home. Stairways are counted on all floors; the floor area of garages, whether attached or detached, exceeding 700 sf shall be included in the FAR calculation; non-habitable accessory structures shall not be considered in floor area calculations. Exterior balconies, stoops and steps, decks, and porches not enclosed on three sides shall be excluded from floor area calculations. The calculated floor area shall then be divided by the square footage of the DDA, to determine conformance to the established ratio.

The size of each home site should not lead the design team to consider overburdening the Designated Development Area (building envelope) and abandon any sense of proportion and scale. Maintaining the stated goal of a harmonious design while attempting to maximize the space available to meet individual home owner's needs could lead designers to consider the use of basements to accomplish both demands. Basements, the lowest story of a building entirely below grade on all sides, may include habitable spaces. Basements will not be included in the FAR calculations. Basement design shall conform to the City of Pleasanton Building Department codes.,

The Floor Area Ratio are as follows:

Lot 1 - .44	Lot 2 - .42	Lot 3 - .51	Lot 4 - .48
Lot 5 - .42	Lot 6 - .43	Lot 7 - .47	

4.2 Building Development Areas and Open Space

All buildings must be located within the Designated Development Areas as depicted on the attached land use plan. While Lot lines may extend into land designated as Open Space, the primary residential buildings and all accessory structures shall be sited only within the Designated Development Area. These designated development areas have been determined in conformance with Development Standards and Design Guidelines of the Vineyard Avenue Corridor Specific Plan (cf. pages 23 -35). The Open Space Management and Wildland Fire Protection Plan of The Estates on Oak Ridge shall be considered a part of these Guidelines.

Outdoor elements of the house which are attached to it and under the roof, such as patio covers, are considered part of the house and will not be allowed to extend outside the designated development area.. Retaining walls may be allowed to encroach into a lot's open space area.

4.3 Grading and Drainage

Care and sensitivity to the hillsides and slopes surrounding each designated development area are of paramount importance. To ensure the continued stability of all areas within the Estates on Oak Ridge a grading and drainage plan for each lot must be prepared by a licensed civil engineer. The grading and drainage plan shall conform to the recommendations of the Soils Engineer. A letter acknowledging his review shall accompany the grading Plan

The grading and drainage plan approval must be obtained from the Architectural Design Committee before any earth is moved. Grading shall be generally prohibited in Open Space Areas, and shall be strictly limited to the Designated Development Area of the Lot: Minor finish grading outside of the Designated Development Area to achieve the approved landscape plan or Fire Protection Plan is permitted (Minor finish grading is considered that grading usually performed by the landscaper and necessary to complete the approved planting plan and shall not change the existing grades by more than 12 inches.). Lot owners are not permitted to re-grade, alter, or modify any aspect of the existing drainage facilities or add fill to any lot without the prior approval of the ADC. In addition to approval from the ADC a permit from the City of Pleasanton must be issued before any grading can begin.

All roof drains, drains from hardscape areas, and landscape areas must be kept in a closed drainage system directed to the catch basin provided for each home site which terminates in the bio-retention planter. The home site owner is fully responsible for water runoff and drainage control of the home site.

Should additional graded slopes be added to the designated development area the slopes should be maintained at a maximum grade of 3:1. No retaining wall shall have an exposure of more than five feet above the finished grade at the bottom of the wall. The use of parallel retaining walls with landscaping between them may be necessary in order to minimize large cut slopes and is encouraged.

4.4 Garages

Screening of garage doors by use of side orientation, walls, and landscaping is encouraged. However, alternative design techniques may be considered on a case-by-case basis. In no case will the garage doors be allowed to be the dominant feature of the home. Lots one and two shall not have the garage doors incorporated into the elevation that faces on to Old Vineyard. Note also that the elevation of lots one and two facing Old Vineyard Road shall be designed to appear as the front elevation of the home

4.5 Driveways & Parking

Decorative driveways are encouraged. Permeable paving, pavers, or brick laid on sand, etc., shall be required for driveways and uncovered parking areas. Asphalt cannot be used on any driveway or parking area. The maximum width permitted for driveways is sixteen feet (16').

Each new home shall be provided with a minimum of a 3-car garage. A minimum of two (2) on site visitor parking spaces shall be provided on the home site.

4.6 Fences and Walls

Fences and walls should be considered as an extension of the architecture of the residence. They should be designed to be compatible with the total surrounding environment.

Only open wire fencing is allowed on the Lot lines. Wrought iron fencing may be used within the Designated Development Area. Solid privacy fencing may be considered for screening purposes only but never placed on the property lines. Solid fencing may be used only to screen equipment and garbage areas. The maximum fence height shall comply in all instances with City standards, but all fences shall not exceed six feet in height.

All fences must be approved by the ADC prior to their installation. Fence details must be included with the Landscape Plans during submittal.

Exposed retaining walls greater than five feet and all pony walls greater than three feet are prohibited. Reinforced concrete walls and smooth faced CMU walls shall be plastered and colored to match the residence and reflect the elements of the selected architectural style. Split- faced CMU walls should be avoided in proximity to the home and will only be considered in the DDA if matching the existing street walls. MSE walls matching the color of the street walls are preferred to split-faced CMU walls. Stone and earth tone-colored block or brick is a preferred and allowable retaining wall material.

All retaining walls higher than four feet from the top of the wall to the bottom of the footing shall be constructed of reinforced concrete, CMU, MSE, or shall be an approved crib type wall. They will require structural calculations signed by a registered structural engineer and approved and permitted by the City of Pleasanton.

4.7 Accessory Structures

All proposed accessory structures shall be shown on the site plan. This includes pool houses, detached garages, guest house, play structures, storage sheds or any other architectural elements proposed for a home site in addition to the main house. Arbors, trellises, gazebos and related shade structures that are open on all sides are considered separately from accessory structures. The ADC must approve all accessory structures. Pre-fabricated accessory structures are discouraged.

Accessory structures must be compatible with the architectural style of the home, including material and color selections, and be located only within the designated development area. The maximum height of any accessory structure may be twenty-five feet (25') as measured vertically from finished grade to the highest ridge and are limited to one story. City Administrative review shall be required for any accessory structure greater than ten feet in height.

Trellises, arbors, gazebos, and any shade structures shall reflect the architectural style of the home and be located within the Designated Development Area. The maximum height of a shade structure is twelve feet (12') from the finished grade to the upper most edge. Any shade structure over twelve feet (12') in height will require a variance from the Architectural Design Committee and the Administrative Design Review through the City of Pleasanton.

While secondary dwelling units may be allowed, they must be integrated fully into the architectural form of the residence and cannot be a separate accessory structure, or part of any accessory structure separated from the main residence.

4.8 Hardscape

All hardscape elements (i.e. drives, walks, patios, mow bands, etc.) should be carefully planned in conjunction with the site and landscape plans to work functionally and tie in aesthetically with the architectural style and landscape design.

The Landscape plan shall include all hardscape elements at the time of design review submittal.

All walkways and patios should blend with the style of the home's architecture. Materials that are encouraged are stone, brick, exposed aggregate, stamped and or colored concrete, and/or interlocking pavers.

All wood decks should blend in aesthetically with the design of the home. Any structural support members should be concealed, preferably with masonry materials. Lattice screening alone is not acceptable.

Pool and spa equipment and garbage areas must be screened from adjacent home sites and the street.

Exterior lighting should enhance the overall design of the residence. All exterior lighting shall be designed, installed and controlled so as to minimize lighting on the hillsides and to prevent lights pointing directly at up hill or adjacent properties. Building up-lighting and/or wash lighting on the building is prohibited., excluding low-level lighting for pathways and entryways. All exterior lighting must conform to national and local codes and must be approved by the ADC prior to installation.

Sports courts will not be permitted on any lot.

5.0 Architecture

While it is not the intent of these Architectural Guidelines to insist on one style to the exclusion of all others, it is its intent to ensure that The Estates on Oak Ridge will be an attractive place to live. Designers and architects are encouraged to strive for outstanding architectural statements as they endeavor to create pleasant living environments for their clients. Refer to page 35 in the Vineyard Avenue Corridor Specific Plan regarding Specific Hillside Residential District Design Guidelines for Architecture. The VACSP General Residential Design architectural guidelines (cf pgs. 30-31) are quoted here to give further direction:

Architecture

(1) Buildings should be designed to minimize visual height and bulk. Building height, bulk, and floor area should respond to lot size, natural site terrain, and other site conditions. Wall recesses and projections, roof overhangs, decks, porches, bay windows, dormer windows, and other architectural features are encouraged to reduce visual bulk and create interest.

(2) In sloping terrain, building form should conform to site topography by stepping buildings up or down hillsides instead of designing flatland homes for hillside settings.

(3) Housing designs should be creatively mixed to avoid a repetition of similar facades and roof lines.

(4) Roof forms should generally include traditional styles such as hip and/or gable. Flat and shed roofs should only be used for minor design elements, such as porches and dormers. Mansard and dome roofs are not appropriate.

(5) Buildings should be designed for consistency of massing, proportions, details, materials, and colors on all exterior walls.

(6) Building feature proportions (i.e., doors, windows, entries, roof forms, wall massings, etc.) should be carefully balanced. One-story entries are strongly encouraged while entries exceeding one-and-one-half stories should be prohibited.

(7) Careful design attention should be given to details around doors, windows, eaves, etc.

(8) The first-floor elevation above finished grade should be minimized to reduce overall building height.

5.1 Design Philosophy

Each home should incorporate elements of architectural design that have withstood the test of time. The design should reflect integrity, simplicity, and a sense of proportion. In addition to expressing the individuality of the owner, the design should reflect the characteristics and elements of the selected style.

5.2 Materials

For purposes of these Guidelines the word “discouraged” should be read as “prohibited”. The owner, architect, or builder will have to submit compelling reasoning to receive a consideration for the use of discouraged materials.

Exterior Walls: Brick, stucco, stone or wood. Bricks should be earth-tone in color. Non-masonry siding should be made of natural materials, such as redwood or cedar. Aluminum, vinyl, or wood-product composition board sidings, unfinished wood, and exposed plain concrete block are discouraged. Lapped fiber cement siding shall be allowed as wall material, however synthetic masonry will be permitted only on a case by case basis.

Roofing Materials: Slate, concrete or clay tile (barrel or flat), are allowed. While copper roofs are not permitted, faux copper will be allowed as a roofing material for certain architectural elements (eg. Cupola) but shall not be used as the primary roof material. Deviations must be approved by the ADC and be consistent with the selected Architectural Style. Sheet roof material, high glazed or glossy painted concrete tile, asbestos or hard board shingles are discouraged. Architectural composition shingles, if conforming to a particular style may be allowed. Roof-mounted solar panels and photovoltaic panels can be permitted if integrated into the roofing material or if they conform to the slope of the roof.

Windows: Wood, clad wood, vinyl and composite windows are permitted. Aluminum windows are discouraged. Reflective glazing in windows is not permitted, nor are white or frosted bubble skylights.

Colors: At the Preliminary and Final Design Submittals materials and colors will be reviewed. Warm earth tones are encouraged and preferred. The colors selected should be consistent with the proposed architectural style. Color selections may be returned for revision if they clash with or match closely homes in the immediate area. Note: Stark white, bright pastels, tan, light gray, blue, yellow or bright intense pure colors in large expanses are discouraged and inappropriate building base colors.

Green Building: The use of green building techniques as mandated by the building standards of the City of Pleasanton shall be followed.

5.3 Architectural Styles

Traditional styles that are prevalent in the warm weather wine regions of Europe are preferred. Examples of these architectural styles would be French Country, Mediterranean and Tuscan Farmhouse. Architectural styles prevalent in the San Francisco Bay Area, such as Craftsman/Bay Area Traditional and Monterey/Spanish Eclectic will also be encouraged.

The following Architectural styles are encouraged:

Craftsman/Bay Area Traditional	French Country
Mediterranean	Tuscan Farmhouse
Monterey/Spanish Eclectic	Tudor/English Country

The following styles are deemed to be incompatible with the surroundings and are not allowed:

Italian Villa	Colonial Revival
Queen Anne	Victorian
Shingle	Eichler
Modernistic/Contemporary	

Mediterranean:

The style of Mediterranean architecture...

- Plans are usually U or L shaped
- Elevations are commonly single story with balanced proportions and restrained detailing
- Barrel tile roof with 4:12 pitch is typical
- Wall material is relatively smooth stucco in warm-toned earth colors
- Doors and window are generally recessed into thickened walls
- Window are typically wood-framed, three-light casements
- Major openings area accented with cast concrete molding or tile surrounds, wrought iron or occasionally with turned wood

Arched door ways, columns, stucco rosettes, columned trellises, promenades off courtyards, and recessed garage doors are some of the other elements of this style.



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

Tuscan Farmhouse:

The style of Tuscan Farmhouse architecture...

- Homes are inspired by the landscape's natural elements
- Plans are mostly one-story with low pitched gabled roofs with barrel tiles
- Courtyards, loggias are a major part of the plan adding to the simple but elegant layout
- Thickened walls are often framed by rustic wooden shutters
- Details like ironwork, stone masonry, exposed large timber beams, archways and columns
- Medium-to-dark earth tone exterior colors are to be used
- Thickened walls with smooth plaster stucco finish



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

Monterey/Spanish Eclectic

The style of Monterey/Spanish Architecture is...

- This style may be single or double story with an informal floor plan
- The roof is usually 4:12 pitch, using simple hip and gable forms, and maybe of barrel tile, clay tile, or concrete tile
- Rafter tails may be exposed and/or corbelled
- Colors are muted earth tones with brighter hues used for trim work
- Stucco and wood are used for wall materials with the rock or brick used for accents
- Windows are used to establish a strong indoor-outdoor relationship
- Large balconies overlook outdoor courtyards or verandas
- Wrought iron detailing, recessed wood door with stucco detailing, recessed arched porches, wooden shutters at divided light windows, or pre-cast surrounds at windows are other elements for this style.



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

French Country:

The style of French Country architecture is...

- The composition of the massing elements is an important design feature; house plans are normally one-story with dormers designed in the steep roofs
- Roof pitches are generally very steep. Hip and gable roofs need to be carefully designed
- Towers, dormers and gables break up large roof forms
- Porches and verandas use heavy timber for beams
- Casement windows shall have divided lights
- Stucco walls combine with a restrained use of brick and stone
- Other elements may include: recessed doors at stucco turrets, stone or plaster quoins, entrance gates with brick pillars, and arched window shutters.



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

Craftsman/Bay Area Traditional:

The style of Craftsman/Bay Area Traditional architecture is...

- Low pitched gable roofs with wide overhangs and exposed rafter tails; the most common wall cladding is wood clapboard with shingles ranking second
- Stone and brick are used primarily as accents at the porch column bases, porch surrounds, and chimneys
- Decorative false beams or braces are commonly added under gables
- Porches are a prominent design feature and are covered with gabled, shed or trellised roofs and typically supported by tapered square columns, frequently extending to ground level
- Windows have divided light
- Other elements may include a battered stone wainscot wall, exposed truss at the gable end, and stone walls with wooden corbels.



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

Tudor/English Country:

The style of Tudor/English Country architecture is...

- The primary wall materials are stucco, brick, and occasionally decorative half-timber.
- Steep roof pitches of flat clay or concrete tile with a slight color graduation to them
- Wall colors shall be medium-to-dark earth tone colors
- Chimneys with ornate brick work are a typical detail
- English bay windows with divided lights accent a brick or smooth plaster façade
- Tall narrow windows with small panes
- Prominent cross gables



The pictures of homes used in these guidelines are for illustrative purposes only; these home designs have not been specifically approved.

6.0 Landscape Design

Any discussion of Landscape Design at The Estates on Oak Ridge must begin by considering the abundant presence of well established trees, especially the Blue Oaks. In preparing the Designated Development Area of each lot care has been taken to preserve the extensive stands of these magnificent trees. In addition to providing shade and screening they anchor each home site giving balance, dimension, and perspective to the structures that will be constructed. Thus the addition of landscaping around the home should first and foremost be designed to complement and enhance the natural setting that is found throughout The Estates on Oak Ridge.

To insure the best possible design, the ADC requires that all landscape plans be professionally designed by a Landscape Architect or Landscape Designer.

Care should be taken in the implementation of landscaping and hardscaping design to assure that the design complements and augments the architectural character of the home. Essential to the design is the basic need for harmony with the native terrain and natural beauty found on each lot. Landscape designers must not only develop a harmony with the natural characteristics of their site but also blend with adjacent landscapes. The use of plant materials indigenous to the area is strongly encouraged by these Guidelines.

Attention should be paid to the following sections of the Vineyard Avenue Corridor Specific Plan: page 33, section IV-C on Land Use, Landscaping for General Residential Design Guidelines; and page 35 on Landscaping for Specific Hillside Residential District Design Guidelines; also refer to page 88, section VII.D, Heritage Trees.

6.1 Landscape Plans

In addition to the harmonious blending of native and indigenous plant materials consideration in the plan should be given to water conservation. Limited turf areas and the use of drought tolerant plants should be incorporated.

The landscape plan when completed should be fully detailed, showing contours and elevations clearly. The hardscape layout, drainage provisions, and all pertinent site and architectural information, including the outline of all buildings showing doors, windows, stoops and decks, should be accurately drawn to an appropriate scale (1/8" = 1'). A complete list of plant materials should be provided with plant nomenclature for positive identification. Standard nursery sizes should be indicated as well as the quantities of each plant group.

To establish and maintain the landscape plantings the design of an automatic irrigation system should be presented for review and approval.. The design of the irrigation system should conform to all local and state laws, rules, and regulations, governing residential irrigation systems. The water conservation practices of the City of Pleasanton must be adhered to. Over-watering of any landscape is counter productive. On hillsides over-watering can lead to slope damage and costly repairs.

6.2 Planting Requirements

The selection of plant materials should lean heavily toward the native and indigenous species of trees, shrubs and ground covers which will complement the existing plant materials present in The Estates on Oak Ridge. They should be chosen and placed so that they can bring out the particular elements of the home site's architecture. The planting of new not-native materials should be compatible with the natural setting of the plan area and be confined to the immediate area of the home (VACSP pg 33).

Certain trees, shrubs, and ground covers are considered not in keeping with the envisioned planting theme of The Estates on Oak Ridge. Other trees and plants may also be so considered and prohibited upon review of the landscape plans. The following plant types are not encouraged:

<u>Botanical Name</u>	<u>Common Name</u>
Acacia Species	Acacia
Calocedrus decurrens	Incense Cedar
Cupress glabra	Smooth Arizona Cypress
Eucalyptus Species	Eucalyptus
Palmae Species	Palm
Picea Species	Spruce
Pinus Species	Pines
Cortoderia Selloana	Pampas Grass
Juniper Species	Juniper

All shrubs are to be a minimum of 5 gallon size. Shrubs viewed as ground cover may be 1 gallon size. All sizes must comply with the recognized standards for plant materials. Cf. American Nursery Association.

Views of hillside homes from off-site areas which cannot be screened by way of location and architectural design should be substantially screened by use of evergreen tree planting (VACSP pg 35).

Each lot has an established Designated Development Area and shall be required to plant one tree for every 1000sf of DDA. Trees should be planted in the DDA. Thus a lot with a DDA of 26,499 sf will require 26 trees in its landscape planting plans. Should the DDA be 26,500 sf the required number of trees would be 27. All trees should be a minimum size equivalent to a 24" box tree.

Lots one and two landscape plans shall include substantial landscape planting to screen the house from the Old Vineyard Ave corridor.

7.0 Soils Report

A Soils Report has been prepared by Berlogar Geotechnical Consultants, dated March 31, 2006. It was made available to you when you purchased your home site. However you will be responsible to provide a soils report for your home prepared by a licensed soils engineer for the specific plan that you intend to build.

8.0 General Rules for all Contractors and Service Personnel

The Vineyard Avenue Corridor Specific Plan should be referred to by all engaged in planning or construction work at The Estates on Oak Ridge. Section F, under Land Use, has requirements that must be followed by all who are planning or constructing work on the project.

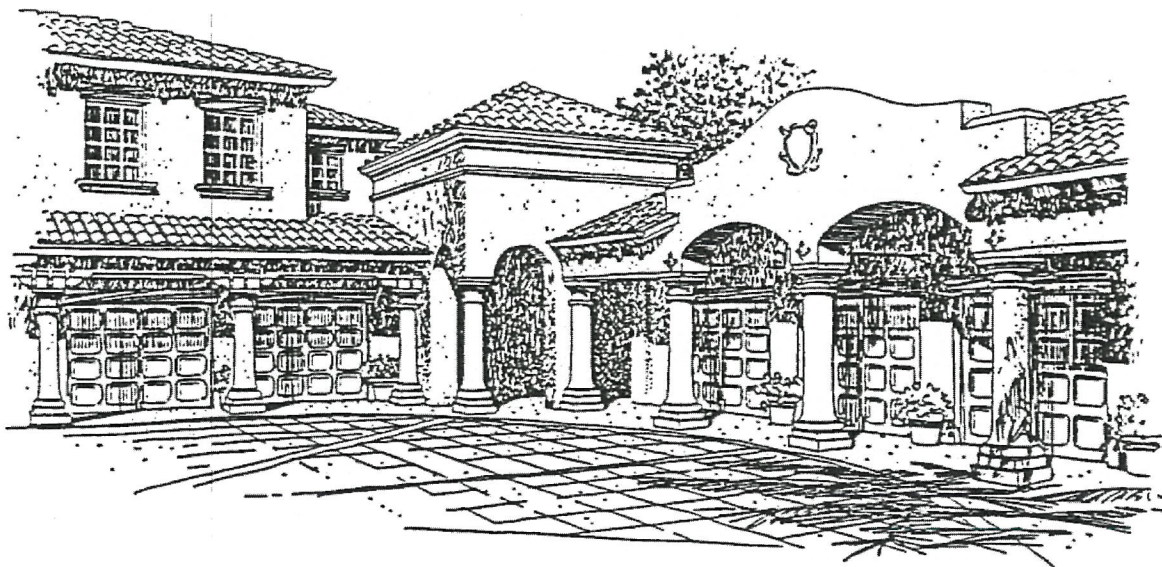
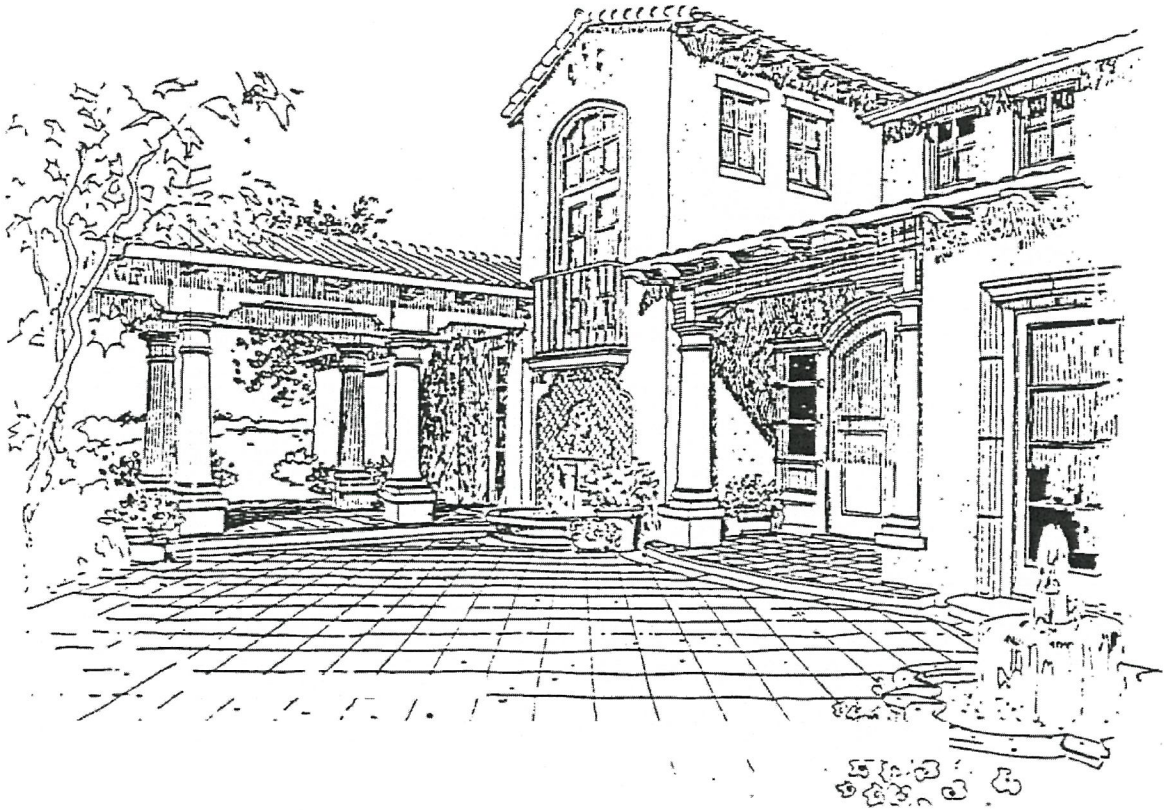
It is the responsibility of the home site owner to present their builder, contractor, or subcontractor(s) with a copy of these rules and to make sure that they are understood and obeyed. The Architectural Design Committee will enforce these rules and pursue any necessary remedies to the full extent of the law.

1. Construction work of any kind will be limited to the hours of 8:00 a.m. to 5:00 p.m., Monday through Friday.
2. Owners will be required through their builder to keep their job sites as neat and clean as possible. Trash and discarded materials shall be removed daily. All trash stockpiled for removal shall be located in a fenced enclosure until removed. There will be no stockpiling or dumping on adjacent lots or on the private drive. Trash not removed will be removed and billed to the responsible homeowner.
3. Owners must insist that their builder and subcontractors utilize only the space on their lot. Use of adjacent lots for parking, staging, or storage of materials is strictly prohibited.
4. Builders, contractors, or subcontractors will use only the utilities provided on the immediate site on which they are working. Any damage to streets and curbs, drainage inlets, street lights, street markers, mailboxes, retaining walls, etc. will be the responsibility of the lot Owner; if repairs are made by the ADC such costs will be billed to the Owner or taken from the construction deposit. Should the party responsible for the damage be unknown, the repair will be taken proportionately from those Owners working at the time on their homes.
5. Streets in front of the site should be kept clean from mud, dirt, and debris deposited by construction vehicles entering or existing the job site
6. The established speed within The Estates on Oak Ridge is 15 miles per hour. Safety requirements demand that this speed limit be strictly adhered to by all.
7. There will be no washing of any truck on the street. Owners/builders will be responsible to see that all concrete delivery trucks wash out residual concrete at a designated location on their site only. Washing out on other sites is strictly prohibited.
8. Operators of vehicles are required to clean up any spills of materials. Clean up undertaken by the ADC will be billed to the responsible party.

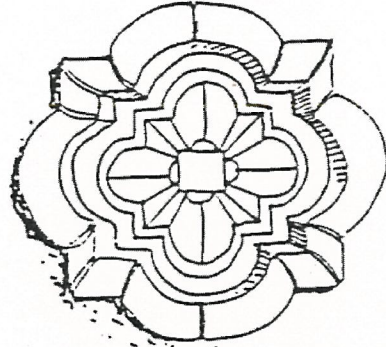
9. Damage to any underground utilities will be the responsibility of the Owner and their Builder to report the damage and be responsible for the cost of repairs. The ADC insists that all underground work in the street area be coordinated with Underground Service Alert.
10. All personnel working in the project must keep all areas in which they work free of discarded materials such as lunch bags and personal debris. Objects should not be thrown out of cars and trucks. Care should be taken to pick up wind blown debris that is carried beyond the work site.
11. Loud radios or audio equipment will not be allowed within the project. This is distracting and is discomfoting to property owners and neighbors alike. Normal audio levels are acceptable at the sole discretion of the ADC. The mounting of speakers on vehicles or outside of homes under construction should not be even considered.
12. Only bona fide workers are allowed on the property. Spouses may drive workers to the site and pick them up, but must not remain on the property unless they are actual employees of the subcontractor. Owners must take note that a construction site is not a place where children are cared for. Thus no children will be permitted on the construction site even if claims are made that they are bona fide workers.
13. Vehicles of any kind may not be left in the project overnight. The parking of vehicles or erecting of storage sheds or construction offices will be allowed only in such locations designated by the ADC in writing. Construction equipment may be left on the site while needed, but must not be kept on the street.
14. The construction site is not a place for pets of any kind. Dogs, even if on a leash, are not permitted.
15. It should be obvious to Owners that in addition to pets the presence of alcoholic beverages and recreational drugs on their construction site is also prohibited. These prohibitions will be tightly enforced by the ADC.
16. Owners should make it clear to their builders that the only area in which construction activity may occur on any lot is the Designated Development Area. The balance of the lot must be kept free of any construction activity that has not been approved by the Architectural Design Committee, and the Planning and Building Dept of the City of Pleasanton.
17. Given the constraints of Winding Oaks Drive, no parking of any vehicles will be allowed. Builders are responsible for providing on-site parking for their work crews' vehicles. Driveways and parking areas shall be covered with 6" of crushed stone or gravel to permit crew vehicles to be parked and to afford easy ingress and egress for material deliveries

APPENDIX A — ARCHITECTURAL DETAILS

MEDITERRANEAN

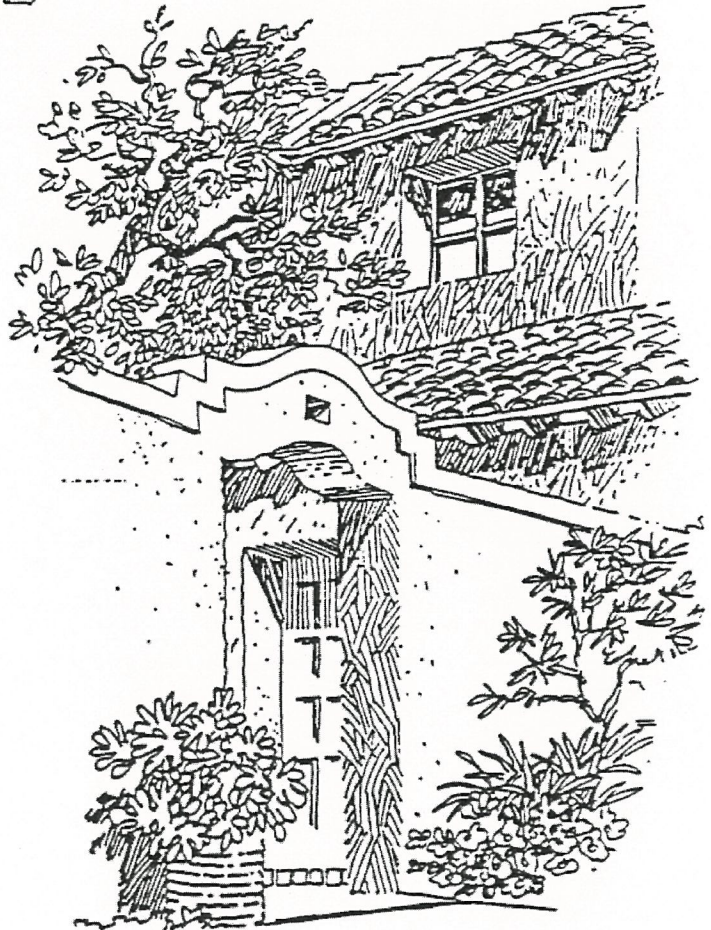
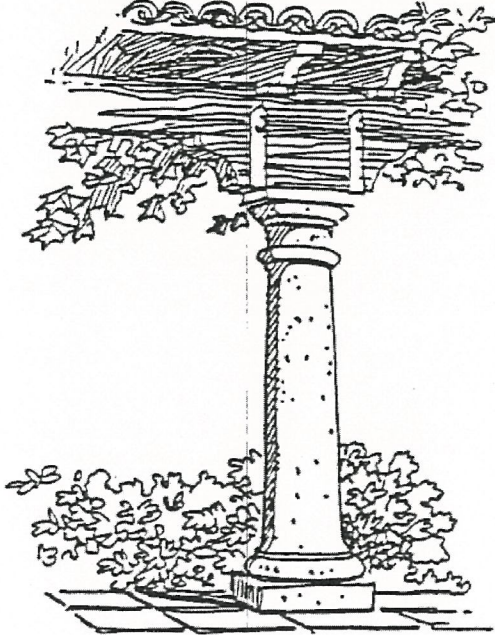


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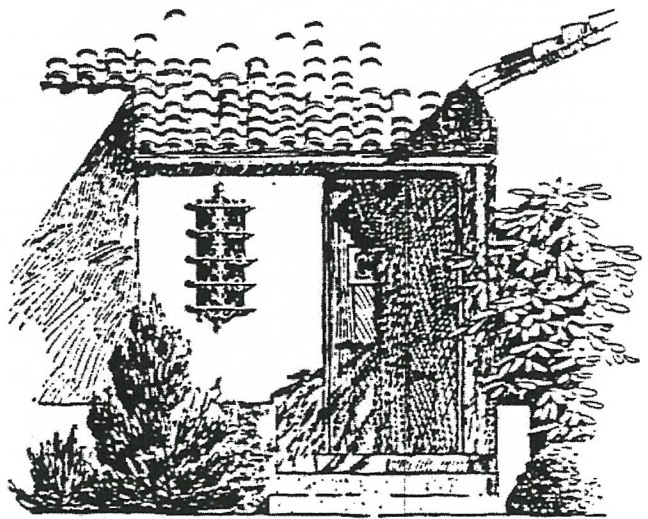
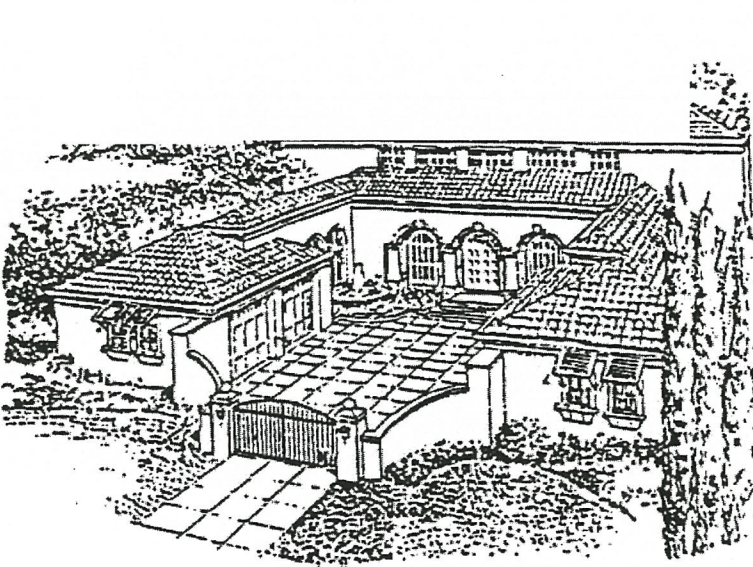
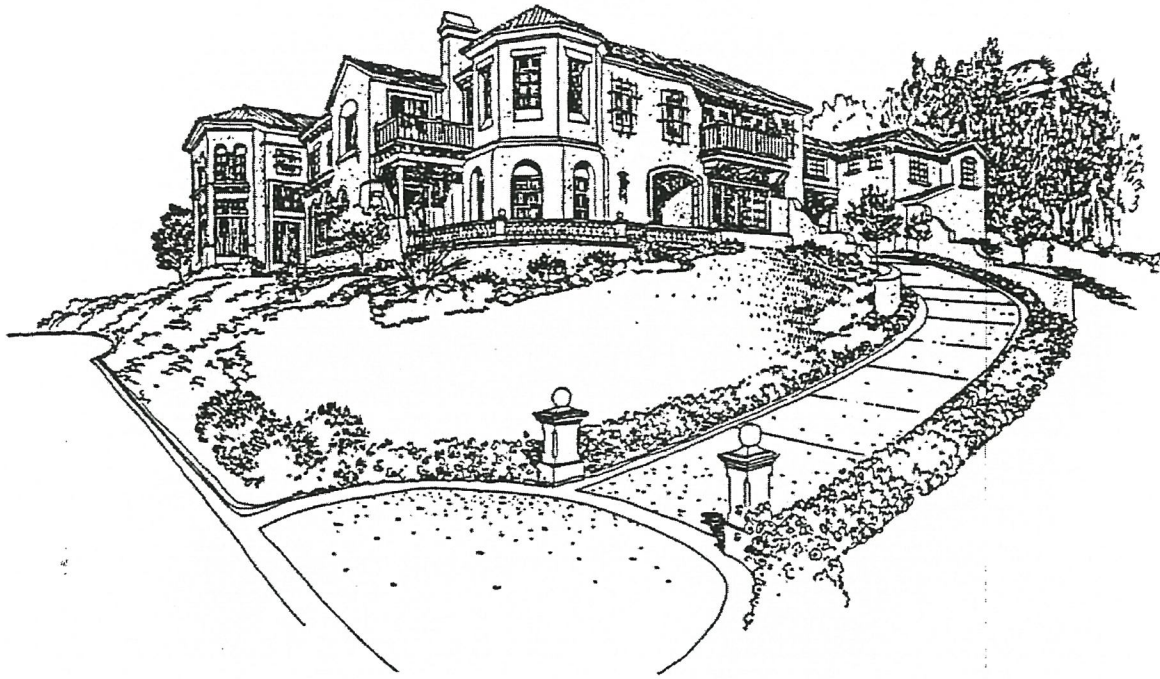


• Stucco rosette.

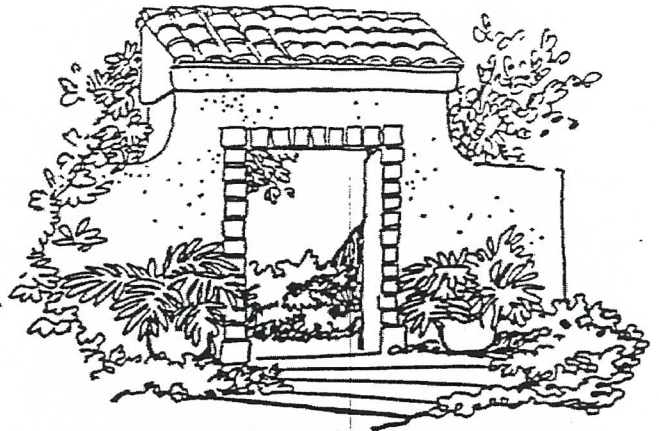
• Column detail at arched window.



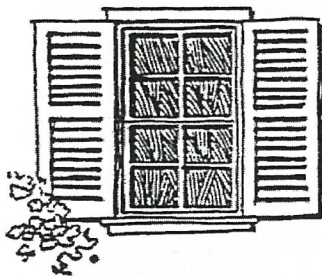
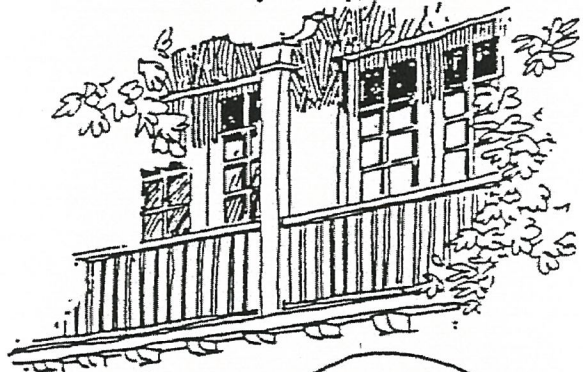
MONTEREY / SPANISH ECLECTIC



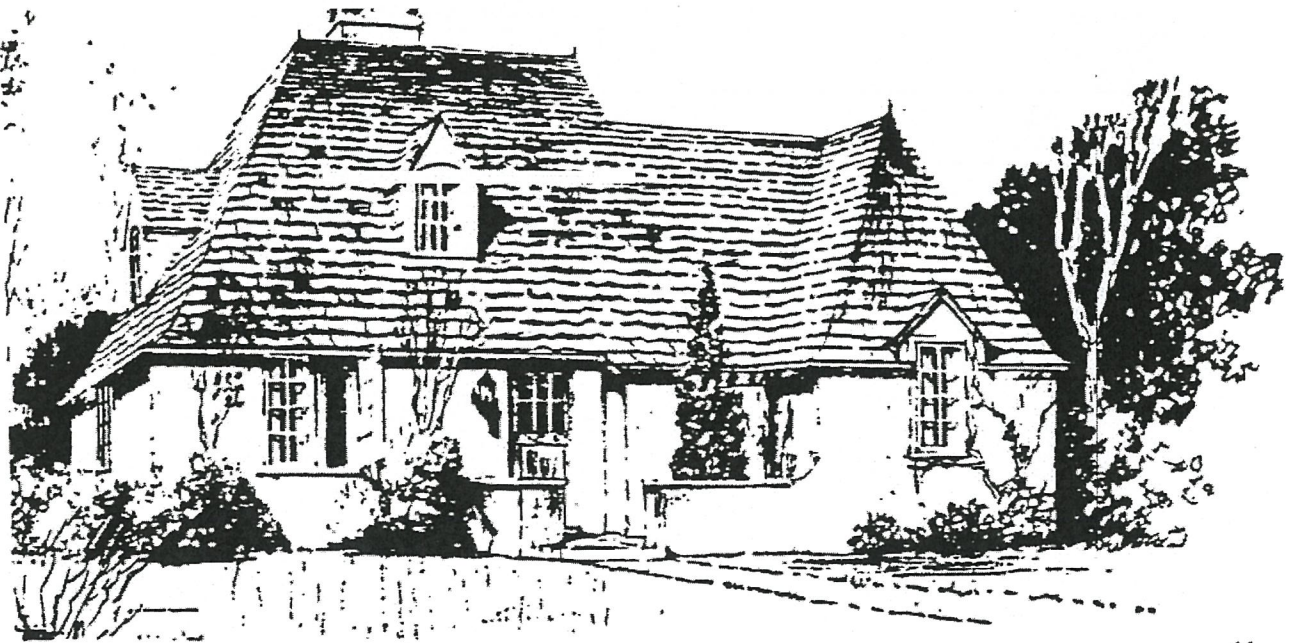
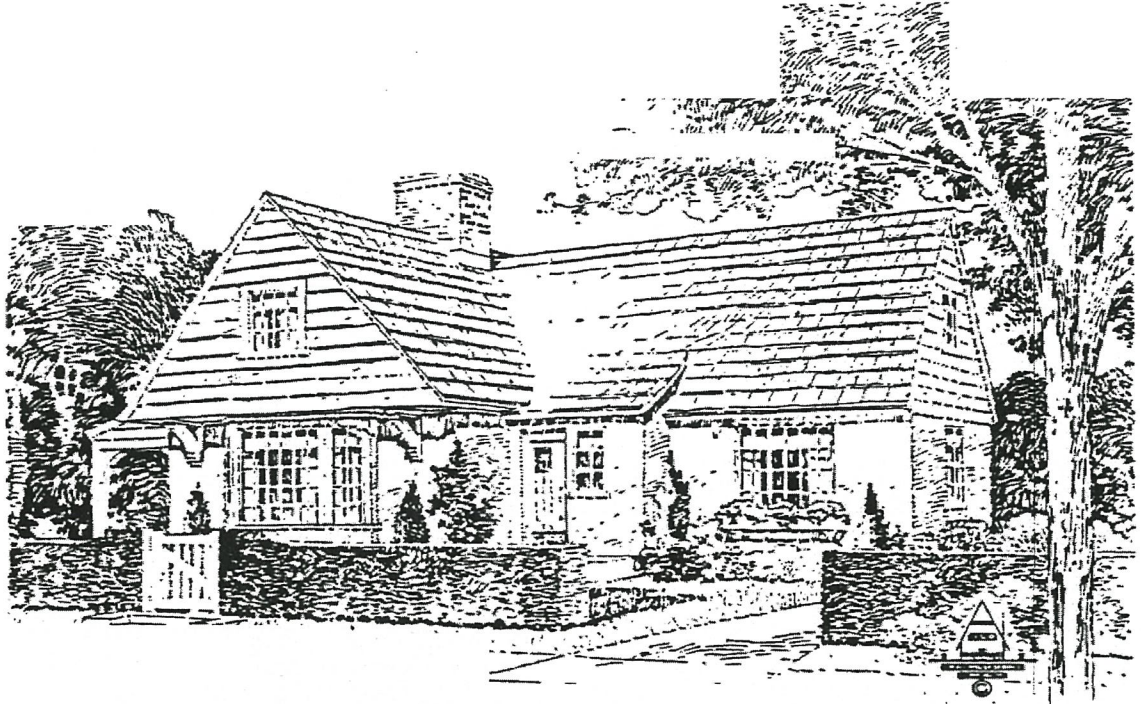
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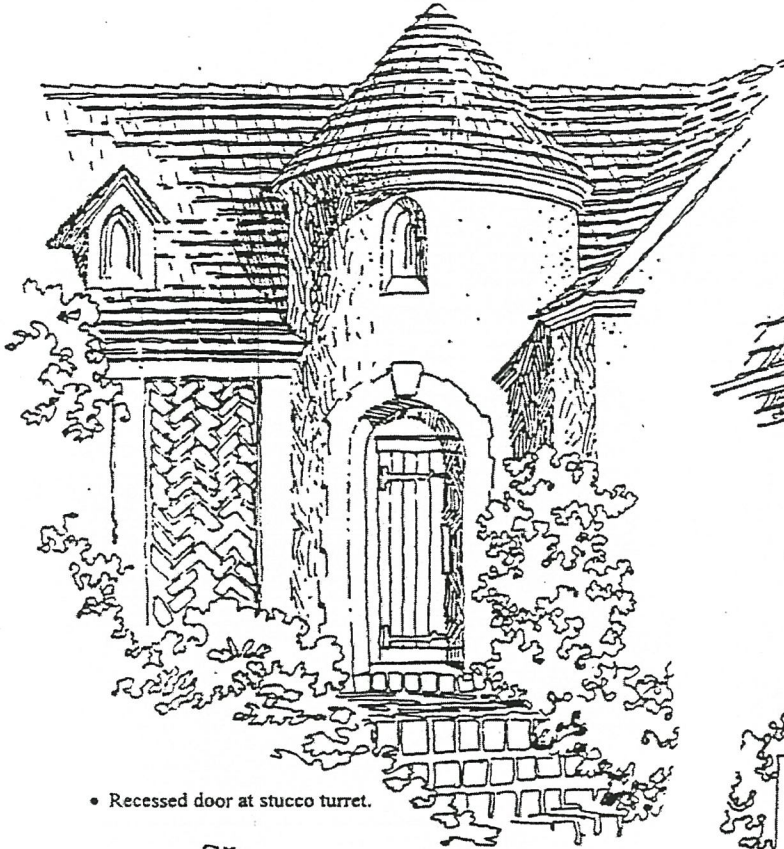
• Inset tile at courtyard entry.



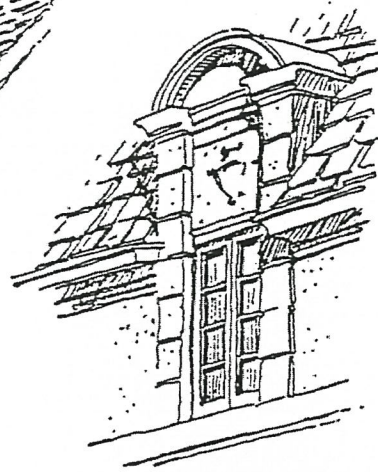
FRENCH COUNTRY



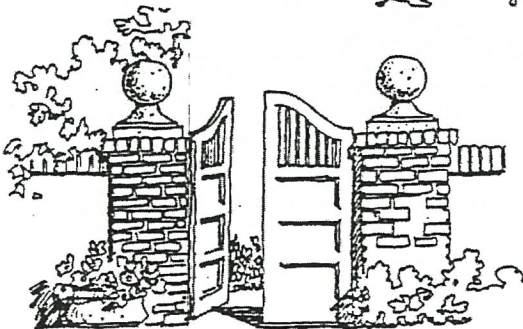
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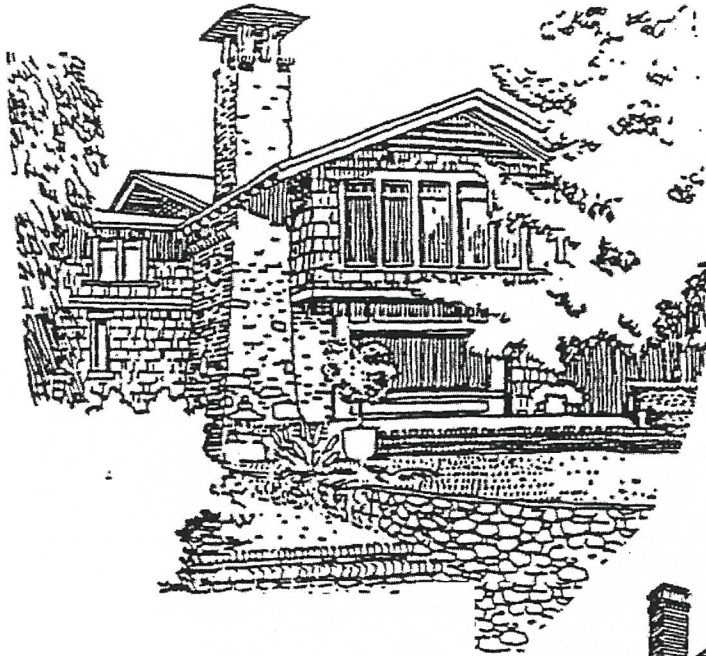
• Recessed door at stucco turret.



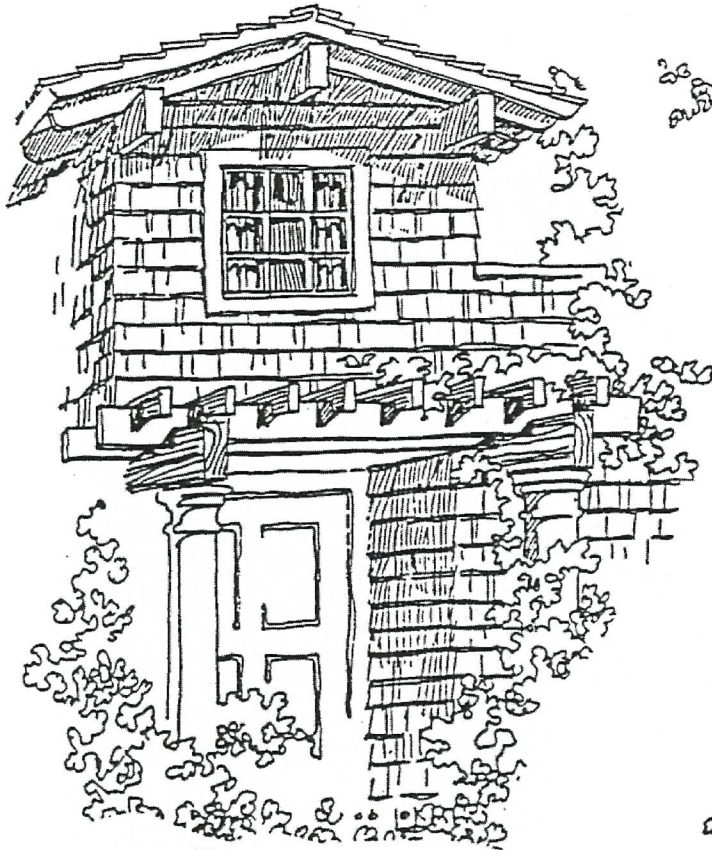
• Stone or plaster quoins.



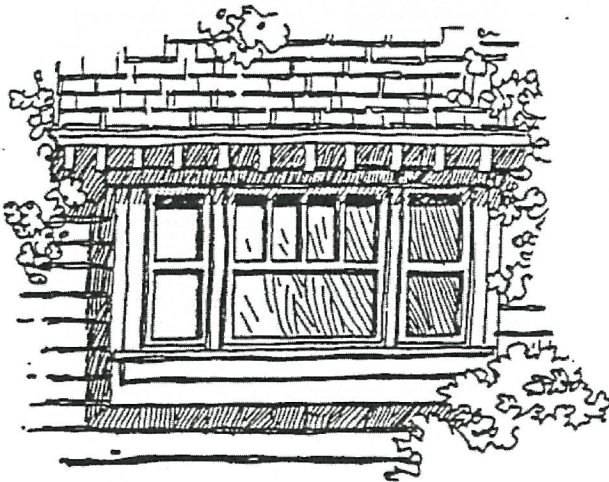
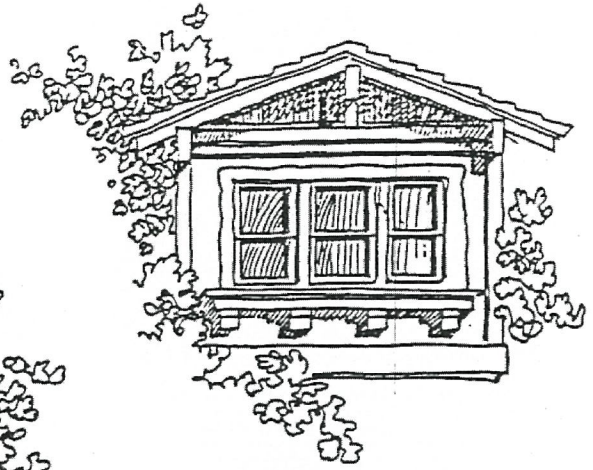
CRAFTSMAN / BAY AREA TRADITIONAL



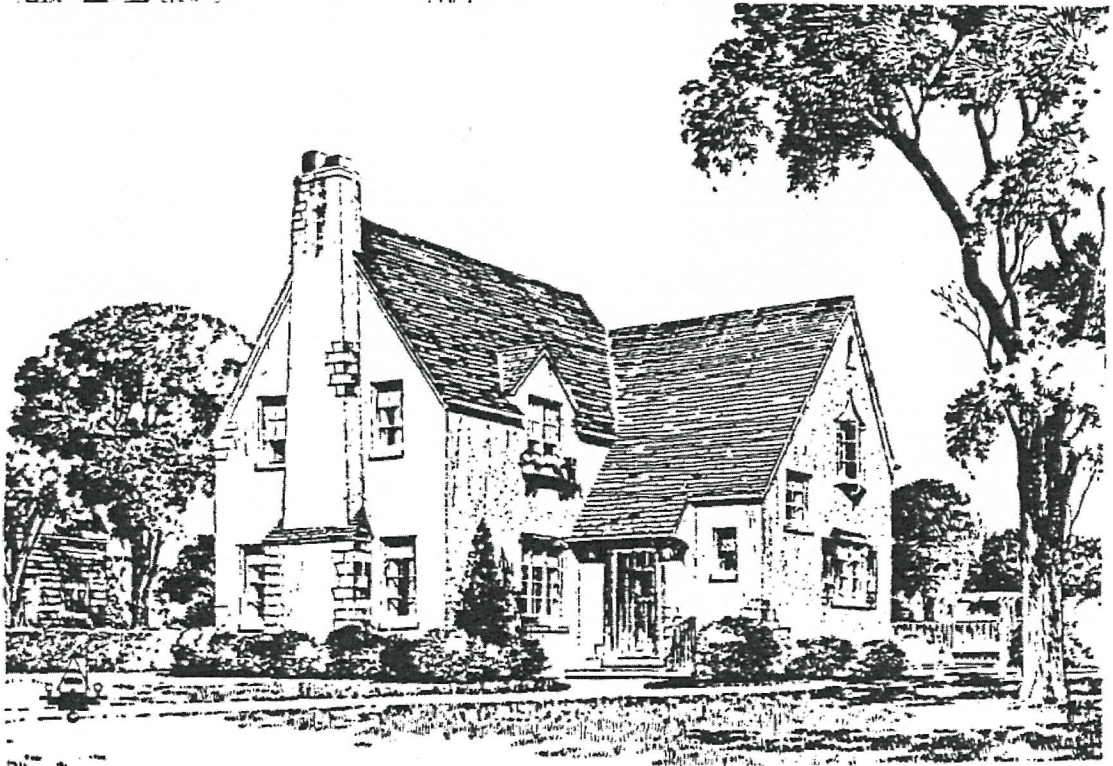
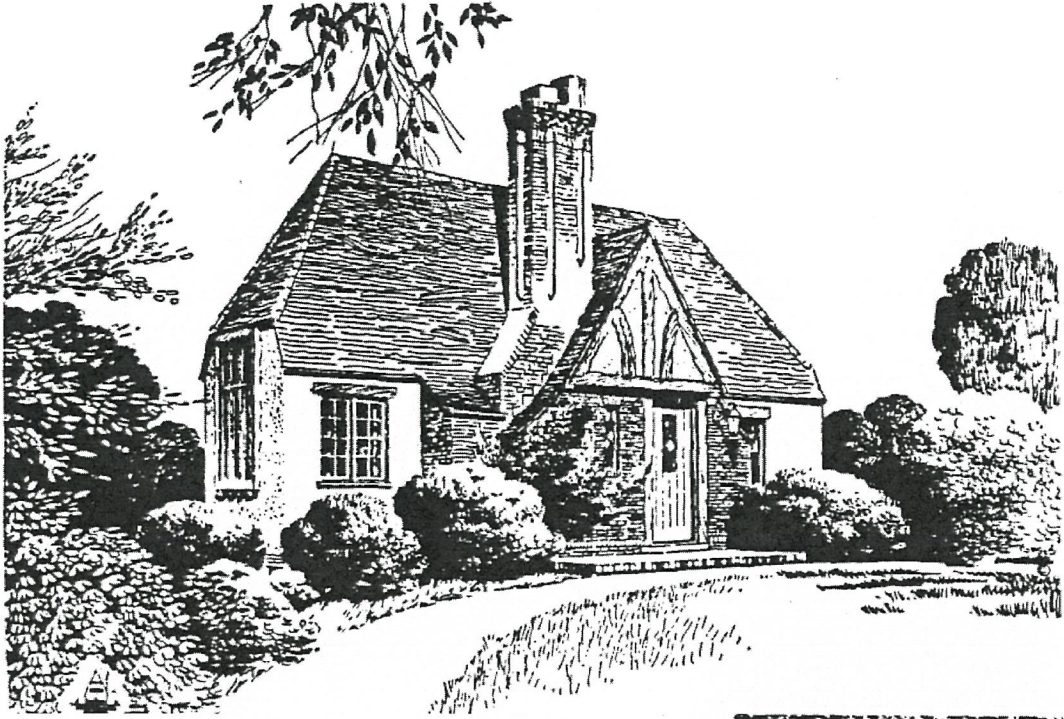
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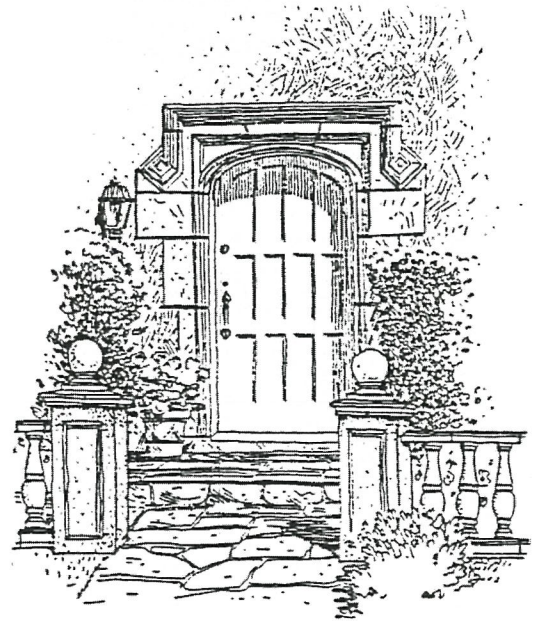
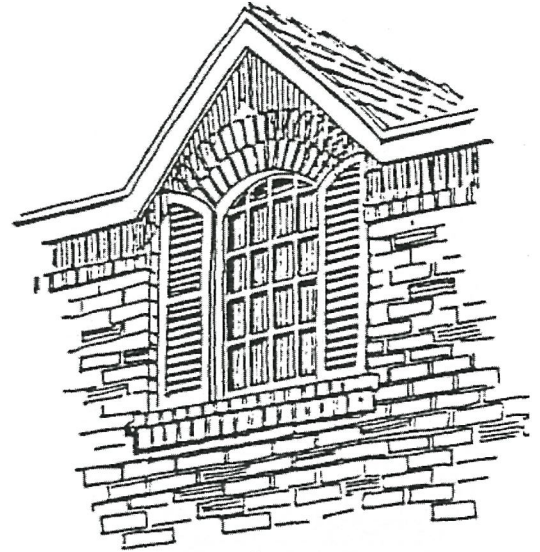
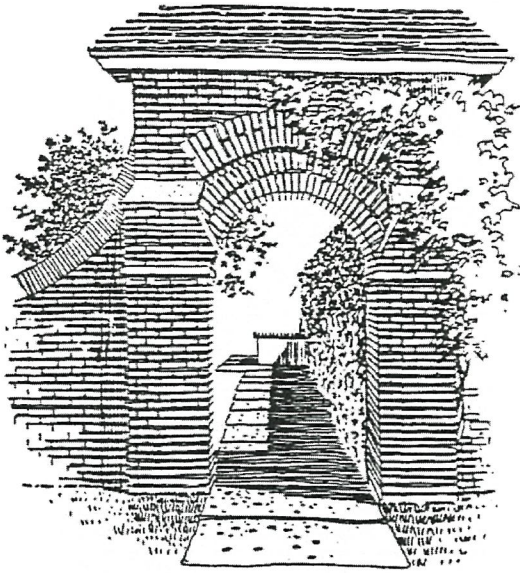
• Trellis at entry.



TUDOR / ENGLISH COUNTRY



TUDOR / ENGLISH COUNTRY



APPENDIX B – APPLICATION FORMS

The ESTATES on OAK RIDGE

ARCHITECTURAL DESIGN COMMITTEE

Application for Plan Approval

Date of Submittal: _____

Owner: _____ Address: _____

Lot Number: _____ Home Phone: _____ Business Phone: _____

Circle Plan type submitted:

Preliminary Design	Landscape/Irrigation Design
Final Design	Modification to Residence
Revision/Changes/Additions	

Homeowner Design/Construction Team:

Architect/Designer's:

Name: _____ Company Name _____

Mailing Address _____ Zip _____ Phone (_____)

Landscape Architect:

Designer's Name: _____ Company Name _____

Mailing Address _____ Zip _____ Phone (_____)

Builder/Contractor:

Builder's Name: _____ Company Name _____

Mailing Address _____ Zip _____ Phone (_____)

Architectural Style (Circle one):

Craftsman/Bay Area Traditional	French Country
Mediterranean	Tuscan Farmhouse
Monterey/Spanish Eclectic	Tudor/English Country

If another architectural style is desired, please obtain approval from the Architectural Design Committee prior to proceeding,

Fill in the size of each of the following:

Lot: _____ Design Development Area: _____

Living Space of Residence: _____ Garage: _____

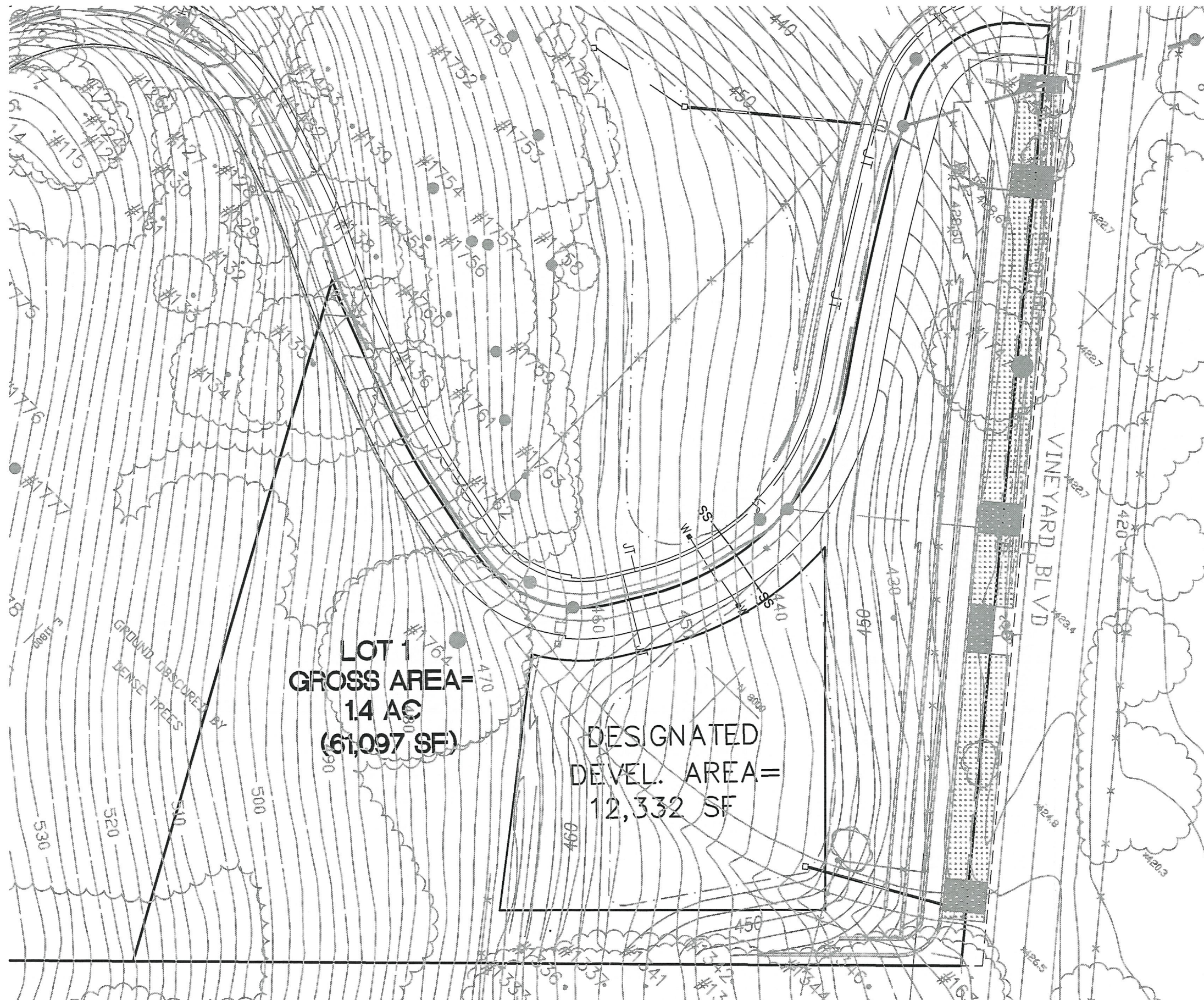
Basement: _____ Accessory Building: _____

April 12, 2006

APPENDIX C – DESIGNATED DEVELOPMENT AREAS

FOLLOWING ARE SITE PLANS OF EACH OF THE DESIGNATED DEVELOPMENT AREAS.

THESE SITE PLANS ARE PROVIDED FOR INFORMATIONAL PURPOSES ONLY. FOR PLANNING AND CONSTRUCTION NEEDS RELY ON FULL SIZED SITE PLANS OBTAINED FROM THE CIVIL ENGINEER.



LOT 1
GROSS AREA =
14 AC
(61,097 SF)

DESIGNATED
DEVEL. AREA =
12,332 SF

HOME MAY NOT
 EXCEED 30 FT. IN
 HEIGHT. HOME MAY
 BE A TWO STORY
 NOT EXCEEDING
 5,426 SQ. FT.



**PLANNERS
 CIVIL ENGINEERS
 SURVEYORS**

1390 SOUTH MAIN STREET
 SUITE 310
 WALNUT CREEK, CA. 94596
 (925) 476-2300
 FAX (925) 476-2350

PLEASANTON

DDA LOT 1
THE ESTATES ON OAK RIDGE

ALAMEDA COUNTY

CALIFORNIA

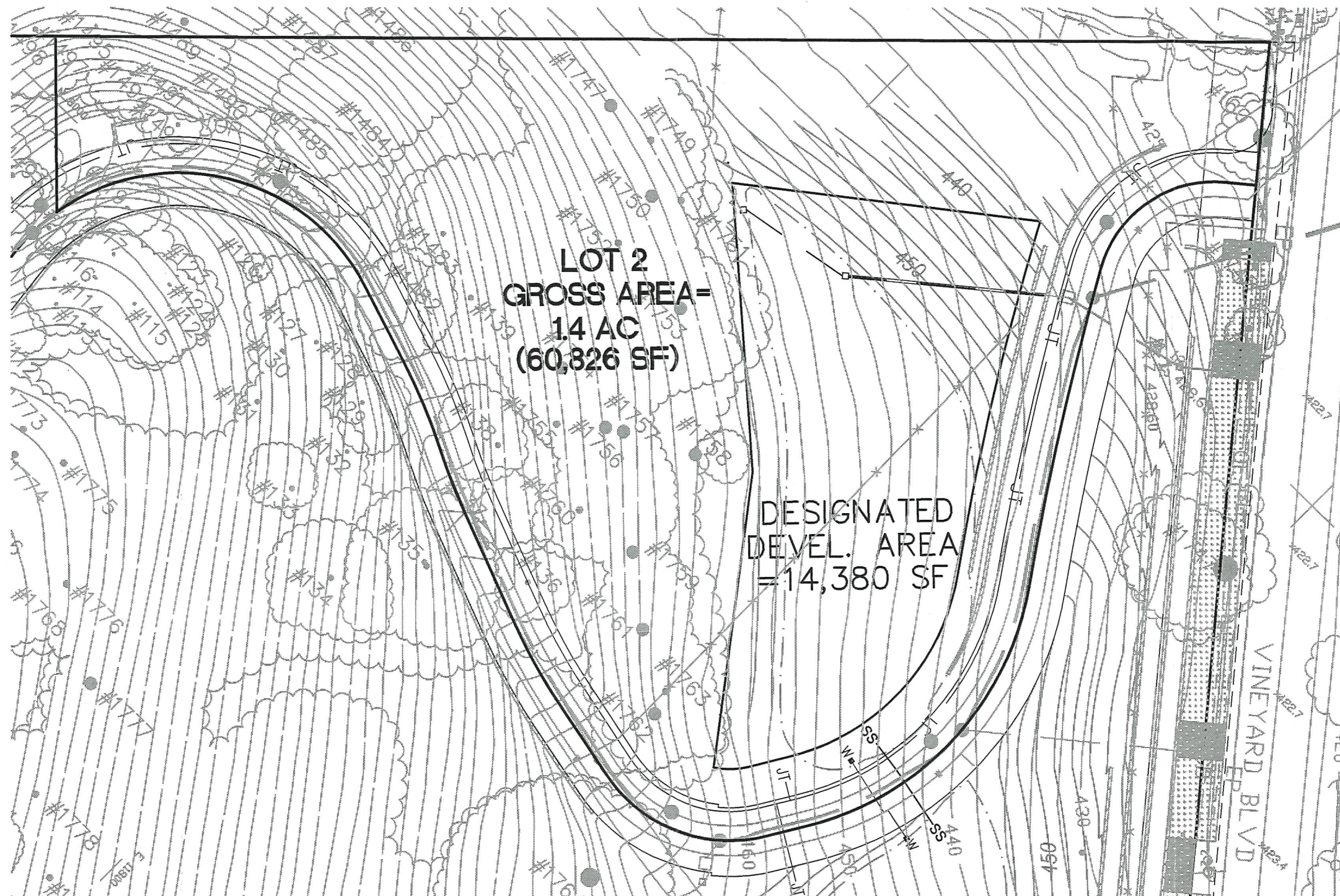
Date	8/28/07	No.	Revisions
Scale	1"=40'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:

1

1 OF 1

HOME MAY NOT EXCEED 30 FT IN HEIGHT. HOME MAY BE A TWO STORY NOT EXCEEDING 6,040 SQ. FT.



**PLANNERS
CIVIL ENGINEERS
SURVEYORS**

1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 478-2300
FAX (925) 478-2350

PLEASANTON

**DDA LOT 2
THE ESTATES ON OAK RIDGE**

ALAMEDA COUNTY

CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=40'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:

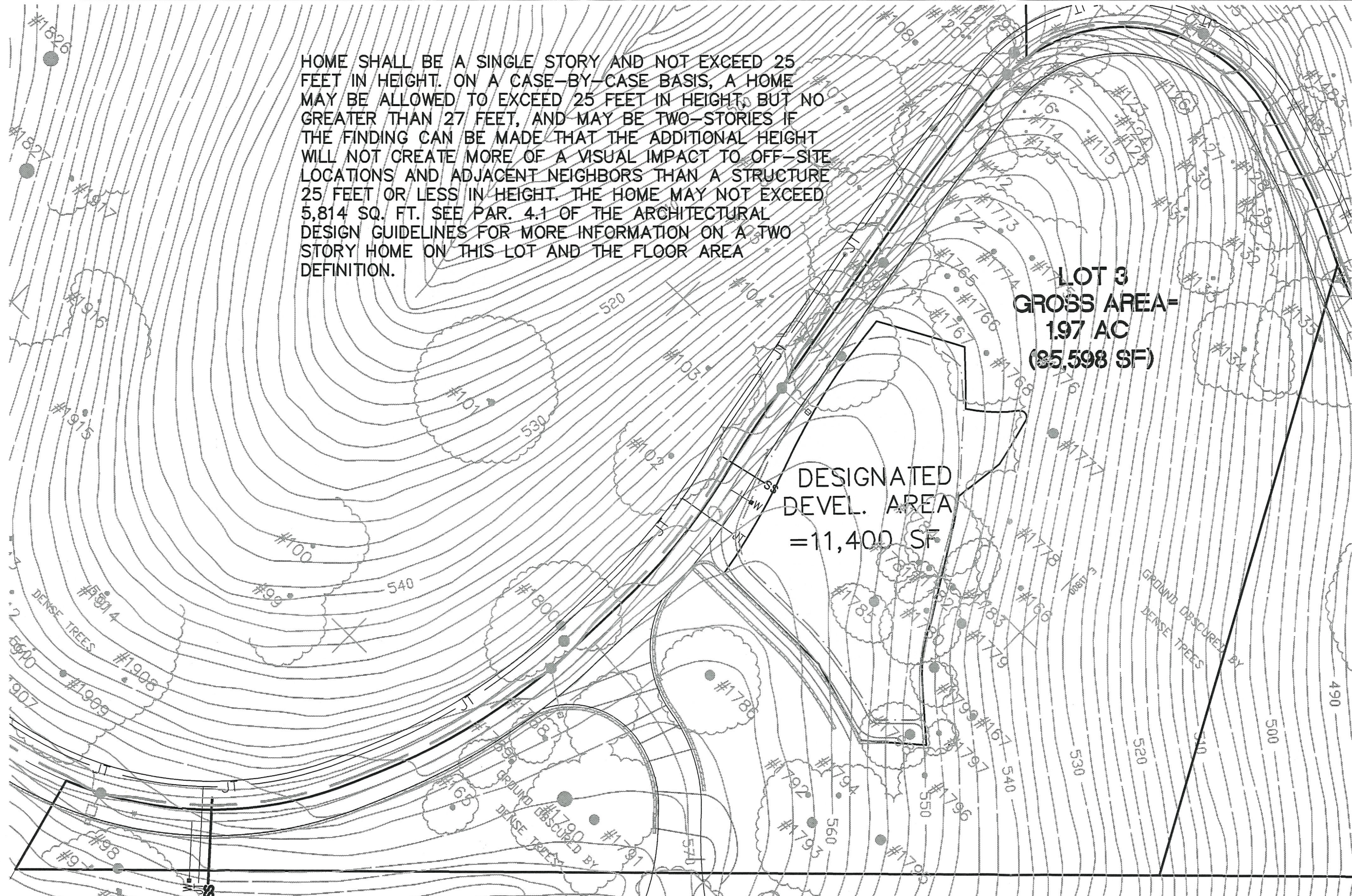
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1 OF 1

HOME SHALL BE A SINGLE STORY AND NOT EXCEED 25 FEET IN HEIGHT. ON A CASE-BY-CASE BASIS, A HOME MAY BE ALLOWED TO EXCEED 25 FEET IN HEIGHT, BUT NO GREATER THAN 27 FEET, AND MAY BE TWO-STORIES IF THE FINDING CAN BE MADE THAT THE ADDITIONAL HEIGHT WILL NOT CREATE MORE OF A VISUAL IMPACT TO OFF-SITE LOCATIONS AND ADJACENT NEIGHBORS THAN A STRUCTURE 25 FEET OR LESS IN HEIGHT. THE HOME MAY NOT EXCEED 5,814 SQ. FT. SEE PAR. 4.1 OF THE ARCHITECTURAL DESIGN GUIDELINES FOR MORE INFORMATION ON A TWO STORY HOME ON THIS LOT AND THE FLOOR AREA DEFINITION.

**LOT 3
GROSS AREA-
1.97 AC
(85,598 SF)**

**DESIGNATED
DEVEL. AREA
=11,400 SF**



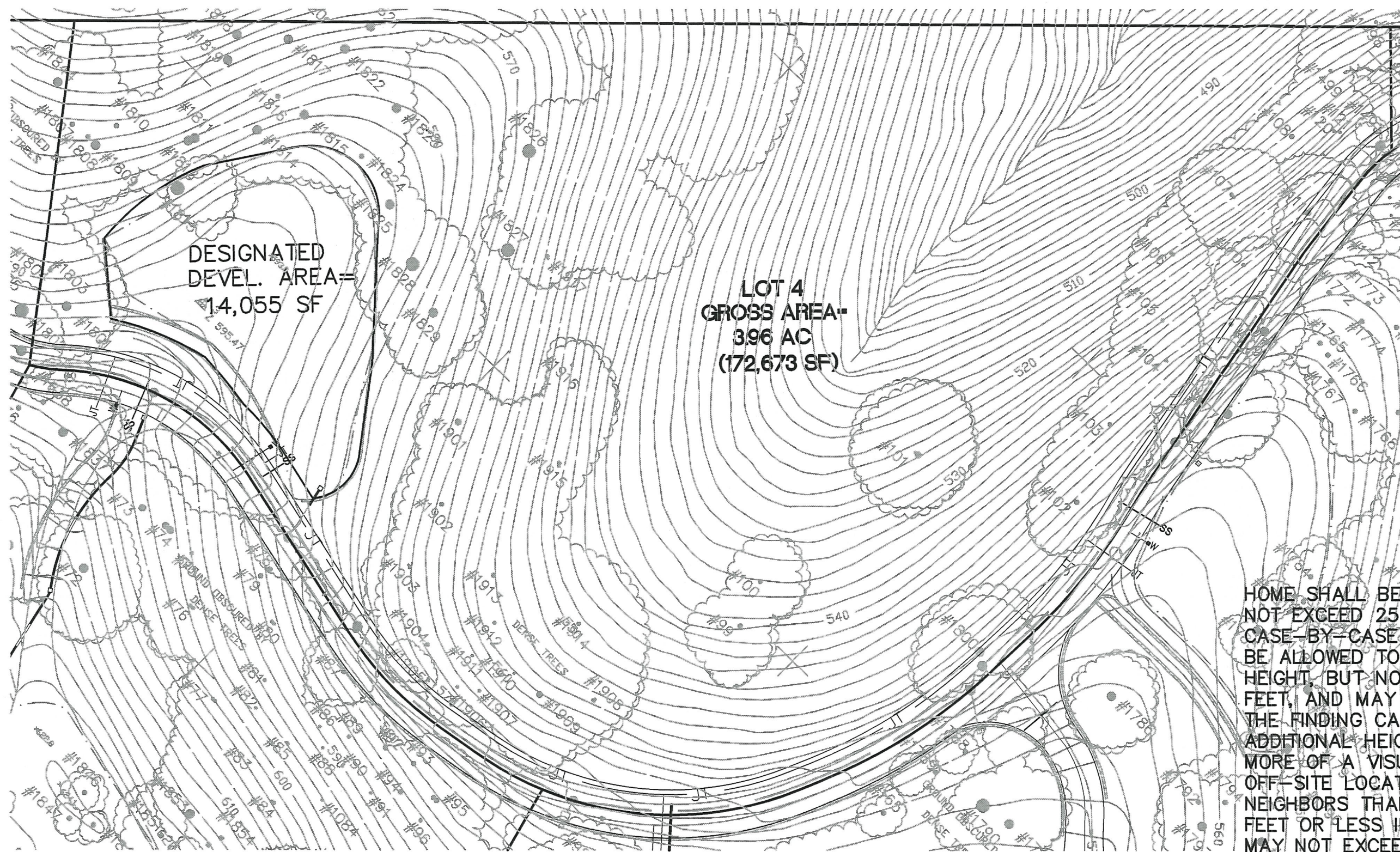
**PLANNERS
CIVIL ENGINEERS
SURVEYORS**
1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350

**DDA LOT 3
THE ESTATES ON OAK RIDGE**

PLEASANTON ALAMEDA COUNTY CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=40'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:
1
1 OF 1



HOME SHALL BE A SINGLE STORY AND NOT EXCEED 25 FEET IN HEIGHT. ON A CASE-BY-CASE BASIS, A HOME MAY BE ALLOWED TO EXCEED 25 FEET IN HEIGHT, BUT NO GREATER THAN 27 FEET, AND MAY BE TWO-STORIES IF THE FINDING CAN BE MADE THAT THE ADDITIONAL HEIGHT WILL NOT CREATE MORE OF A VISUAL IMPACT TO OFF-SITE LOCATIONS AND ADJACENT NEIGHBORS THAN A STRUCTURE 25 FEET OR LESS IN HEIGHT. THE HOME MAY NOT EXCEED 6,746 SQ. FT. SEE PAR. 4.1 OF THE ARCHITECTURAL DESIGN GUIDELINES FOR MORE INFORMATION ON A TWO STORY HOME ON THIS LOT AND THE FLOOR AREA DEFINITION.



PLANNERS
CIVIL ENGINEERS
SURVEYORS

1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350

DDA LOT 4
THE ESTATES ON OAK RIDGE

PLEASANTON

ALAMEDA COUNTY

CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=50'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:

1

1 OF 1

HOME SHALL BE A SINGLE STORY AND NOT EXCEED 25 FEET IN HEIGHT. ON A CASE-BY-CASE BASIS, A HOME MAY BE ALLOWED TO EXCEED 25 FEET IN HEIGHT, BUT NO GREATER THAN 27 FEET, AND MAY BE TWO-STORIES IF THE FINDING CAN BE MADE THAT THE ADDITIONAL HEIGHT WILL NOT CREATE MORE OF A VISUAL IMPACT TO OFF-SITE LOCATIONS AND ADJACENT NEIGHBORS THAN A STRUCTURE 25 FEET OR LESS IN HEIGHT. THE HOME MAY NOT EXCEED 8,450 SQ. FT. SEE PAR. 4.1 OF THE ARCHITECTURAL DESIGN GUIDELINES FOR MORE INFORMATION ON A TWO STORY HOME ON THIS LOT AND THE FLOOR AREA DEFINITION.



**PLANNERS
CIVIL ENGINEERS
SURVEYORS**

1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 478-2300
FAX (925) 478-2350

**DDA LOT 5
THE ESTATES ON OAK RIDGE**

PLEASANTON

ALAMEDA COUNTY

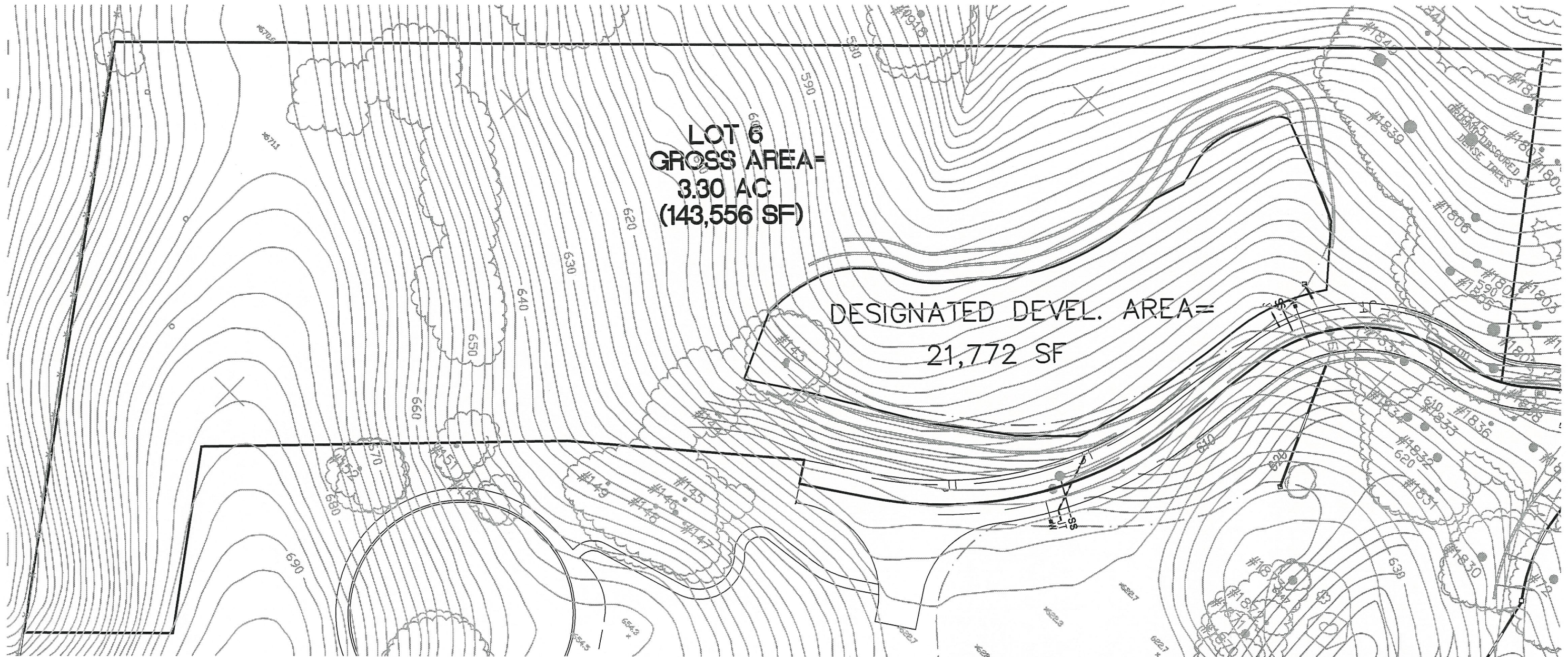
CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=50'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:

1

1 OF 1



**LOT 6
GROSS AREA=
3.30 AC
(143,556 SF)**

**DESIGNATED DEVEL. AREA=
21,772 SF**

HOME SHALL BE A SINGLE STORY AND NOT EXCEED 25 FEET IN HEIGHT. ON A CASE-BY-CASE BASIS, A HOME MAY BE ALLOWED TO EXCEED 25 FEET IN HEIGHT, BUT NO GREATER THAN 27 FEET, AND MAY BE TWO-STORIES IF THE FINDING CAN BE MADE THAT THE ADDITIONAL HEIGHT WILL NOT CREATE MORE OF A VISUAL IMPACT TO OFF-SITE LOCATIONS AND ADJACENT NEIGHBORS THAN A STRUCTURE 25 FEET OR LESS IN HEIGHT. THE HOME MAY NOT EXCEED 9,362 SQ. FT. SEE PAR. 4.1 OF THE ARCHITECTURAL DESIGN GUIDELINES FOR MORE INFORMATION ON A TWO STORY HOME ON THIS LOT AND THE FLOOR AREA DEFINITION.



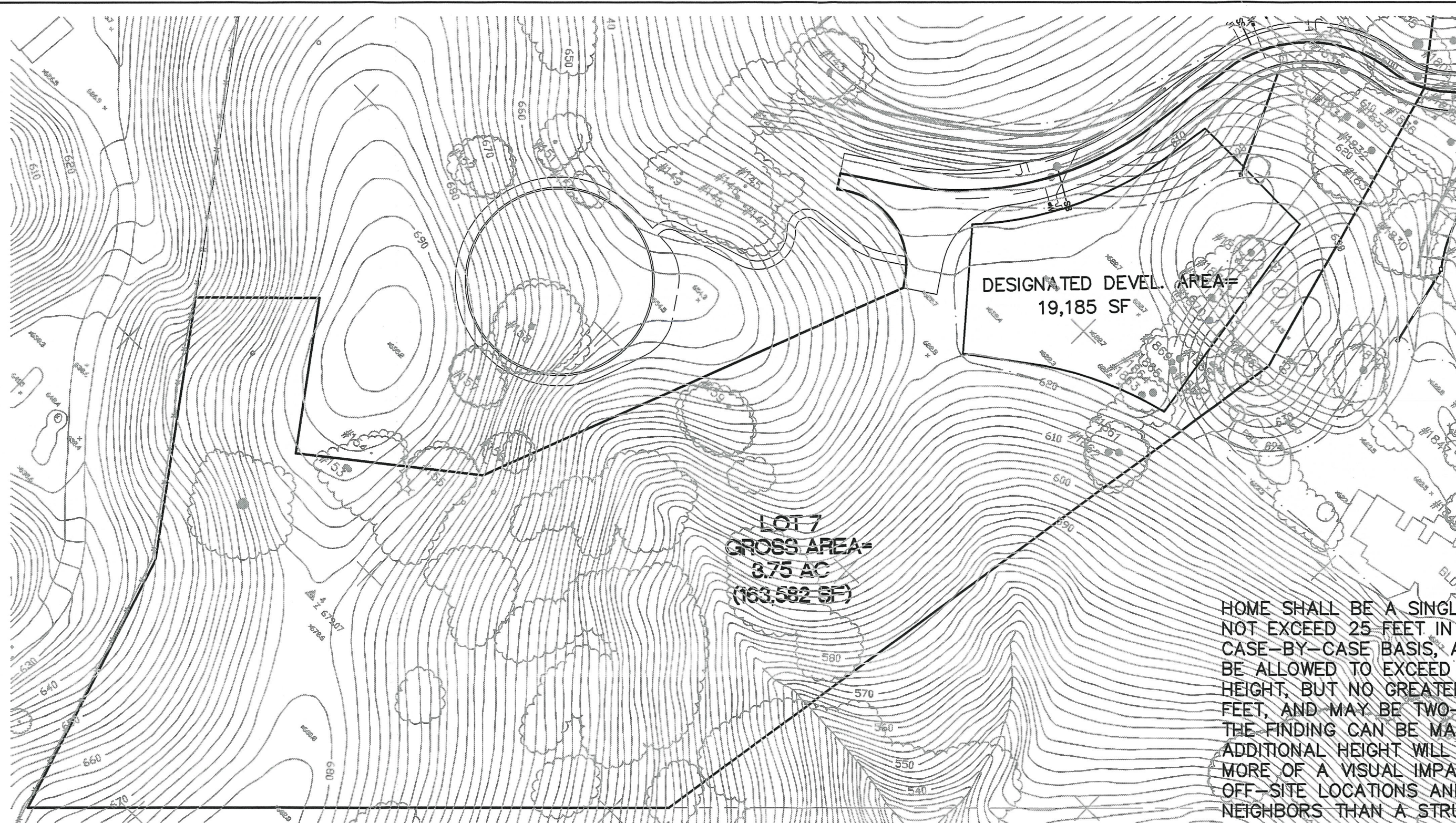
**PLANNERS
CIVIL ENGINEERS
SURVEYORS**
1390 SOUTH MAIN STREET
SUITE 310
WALNUT CREEK, CA. 94596
(925) 476-2300
FAX (925) 476-2350

**DDA LOT 6
THE ESTATES ON OAK RIDGE**

PLEASANTON ALAMEDA COUNTY CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=50'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:
1
1 OF 1



HOME SHALL BE A SINGLE STORY AND NOT EXCEED 25 FEET IN HEIGHT. ON A CASE-BY-CASE BASIS, A HOME MAY BE ALLOWED TO EXCEED 25 FEET IN HEIGHT, BUT NO GREATER THAN 27 FEET, AND MAY BE TWO-STORIES IF THE FINDING CAN BE MADE THAT THE ADDITIONAL HEIGHT WILL NOT CREATE MORE OF A VISUAL IMPACT TO OFF-SITE LOCATIONS AND ADJACENT NEIGHBORS THAN A STRUCTURE 25 FEET OR LESS IN HEIGHT. THE HOME MAY NOT EXCEED 9,017 SQ. FT. SEE PAR. 4.1 OF THE ARCHITECTURAL DESIGN GUIDELINES FOR MORE INFORMATION ON A TWO STORY HOME ON THIS LOT AND THE FLOOR AREA DEFINITION.



**PLANNERS
CIVIL ENGINEERS
SURVEYORS**

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WALNUT CREEK, CA. 94596
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PLEASANTON

**DDA LOT 7
THE ESTATES ON OAK RIDGE**

ALAMEDA COUNTY

CALIFORNIA

Date	8/28/07	No.	Revisions
Scale	1"=60'		
Design	MC		
Drawn	MC		
Approved			
Job No	205031.0		

Drawing Number:

1

1 OF 1