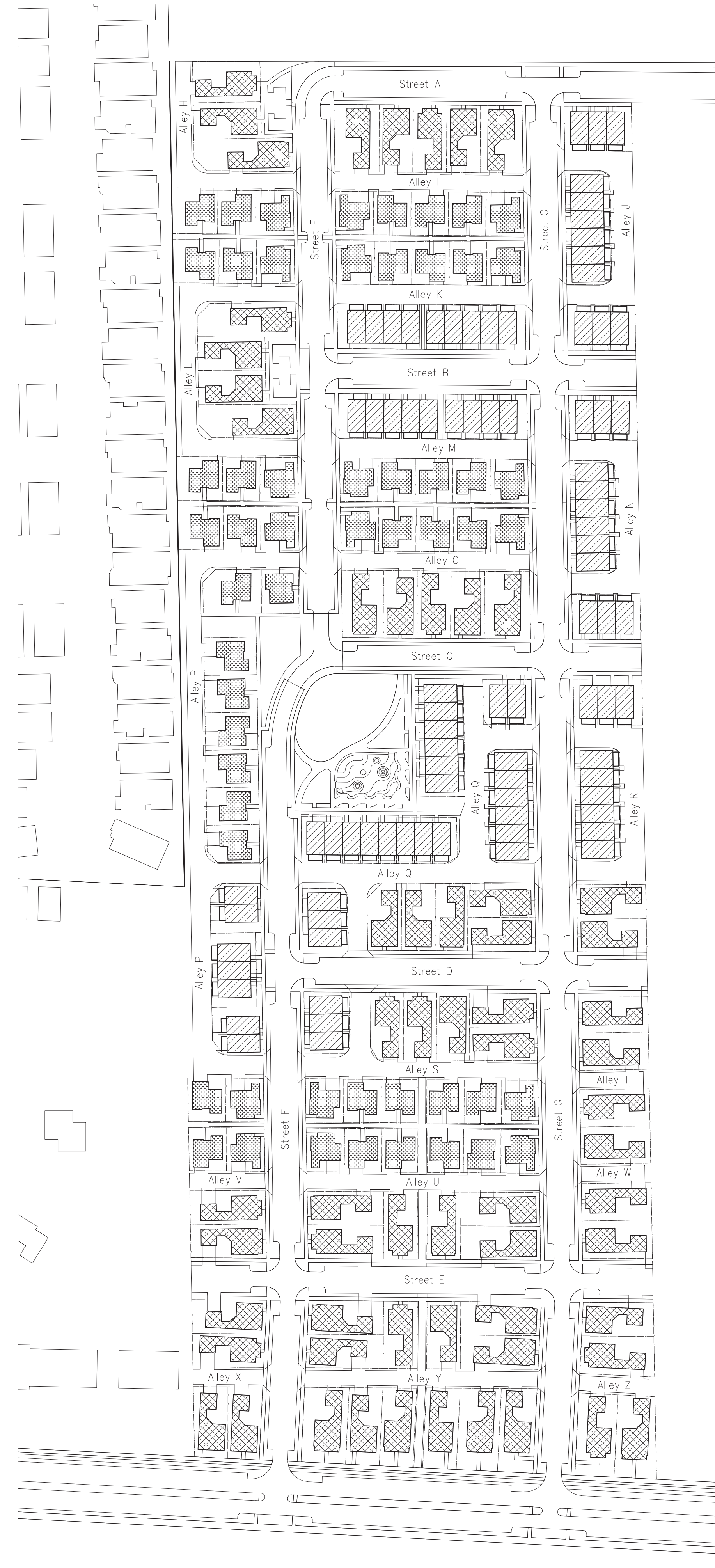
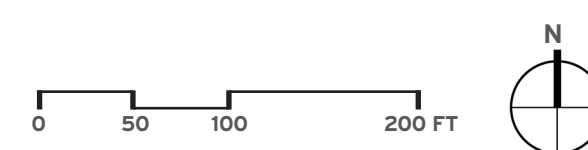
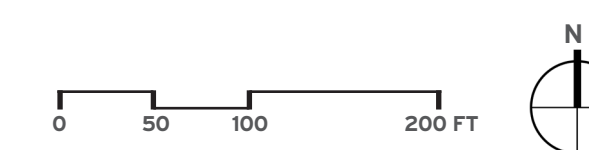
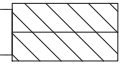




ILLUSTRATED MASTER PLAN



BUILDING TYPE PLAN



	Townhouse	86
	Small Lot Single Family Detached	56
	Single Family Detached	63
Total Unit Count		205

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ARROYO LAGO FOR USL PLEASANTON LAKES, L.P. ALAMEDA COUNTY, CALIFORNIA					
DATE February 21, 2017					
SCALE					
DESIGNER 000					
JOB NO. A06672-40					
SHEET A-1					
OF 1 - 9 SHEETS					



ALAMEDA COUNTY FIRE APPARATUS AND GARBAGE ACCESSIBILITY PLAN



LOCATION OF HOMES OVER 30'-0" AND 26' - 0" SERVICE ALLEYS

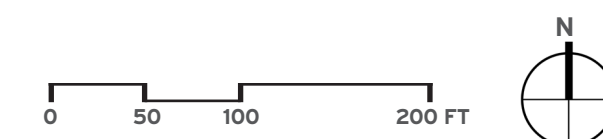


Homes over 30'-0" in height

Alley to meet requirements of Alameda County for aerial fire apparatus

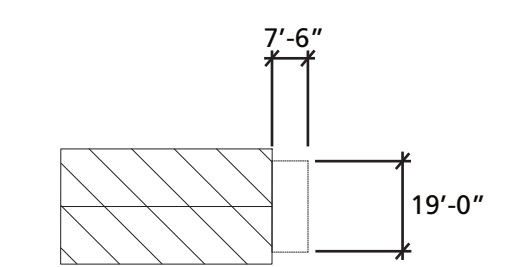


PUBLIC AND PRIVATE OPEN SPACE



Total Public Open Space	41,805 SF
Private Open Space per Townhouse	142.5 SF
Number of Townhouses	86
Total Private Open Space	12,255 SF
Total Open Space	54,060 SF
Total Open Space per Townhouse	628 SF

- Public Open Space
- Private Open Space



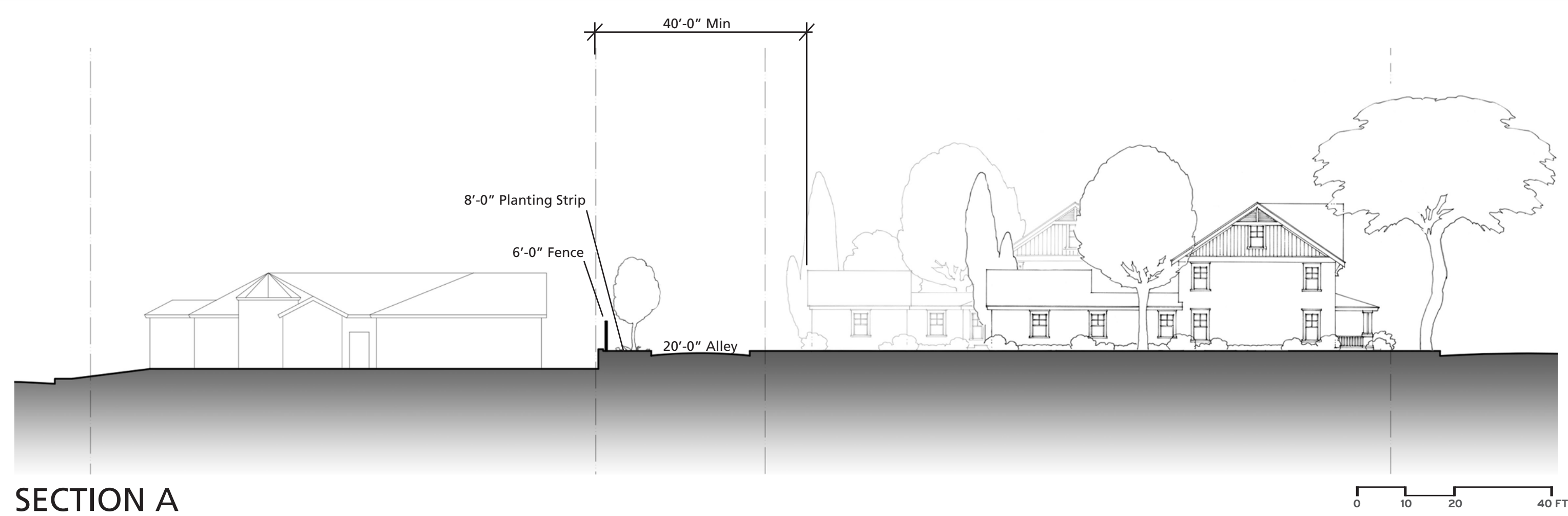
Typical townhouse porch dimensions

NO.	REVISION	BY	NO.	REVISION	BY

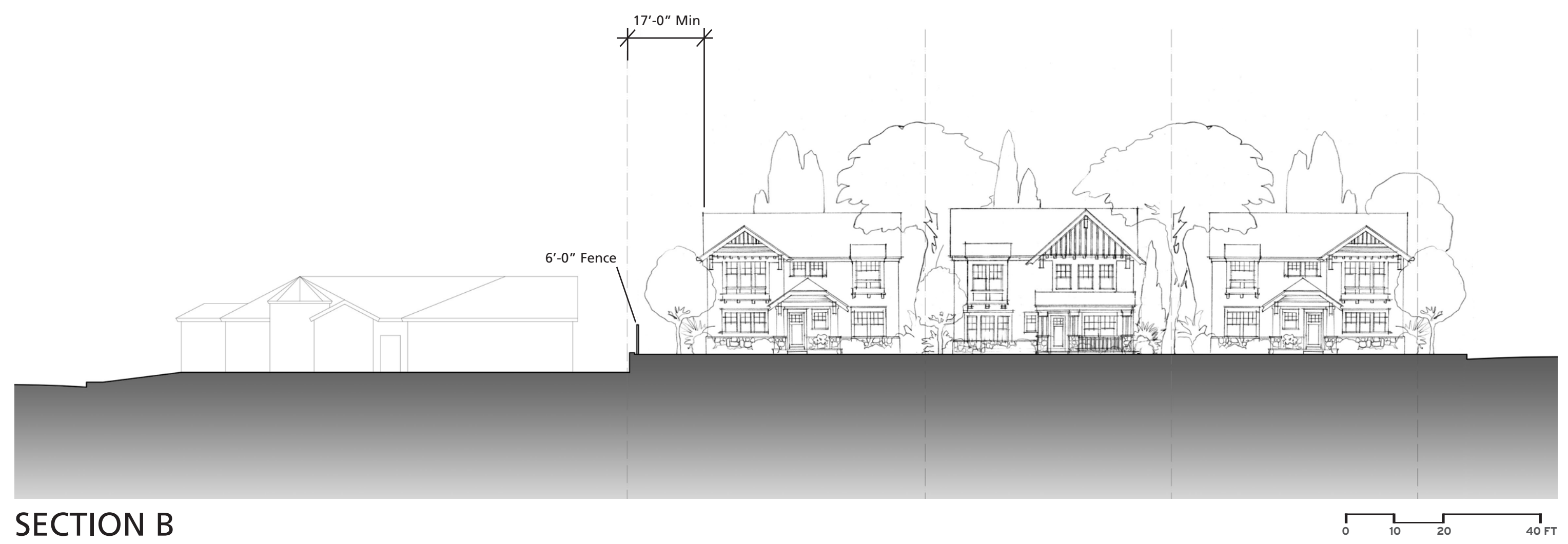
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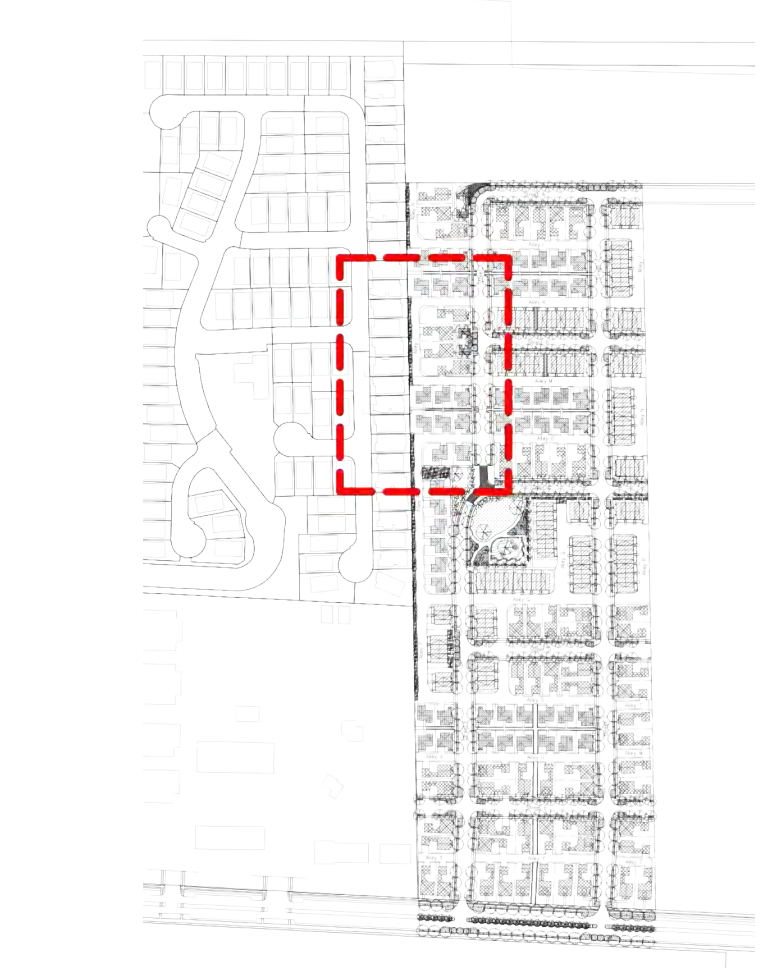
SECTION A

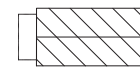
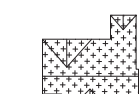



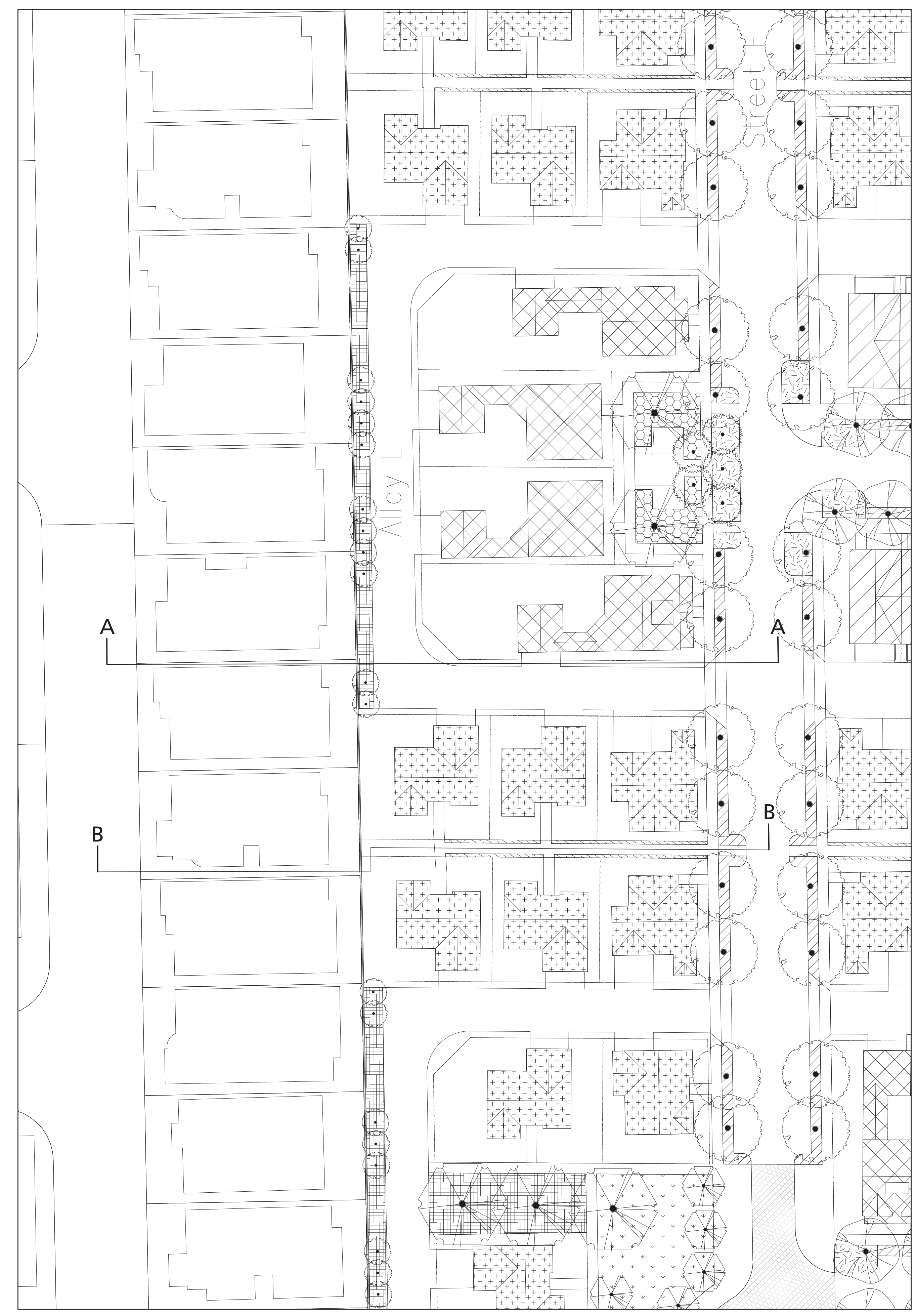
SECTION B



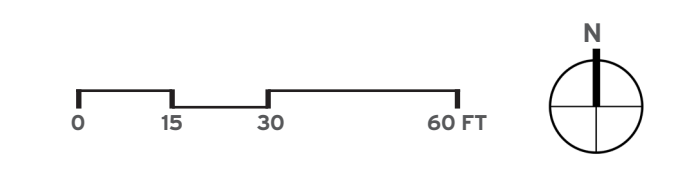
WESTERN EDGE FENCE



-  Townhouse
-  Small Lot Single Family Detached
-  Single Family Detached



DETAIL PLAN ALONG WESTERN EDGE



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Standards for Single-Family Detached Lots

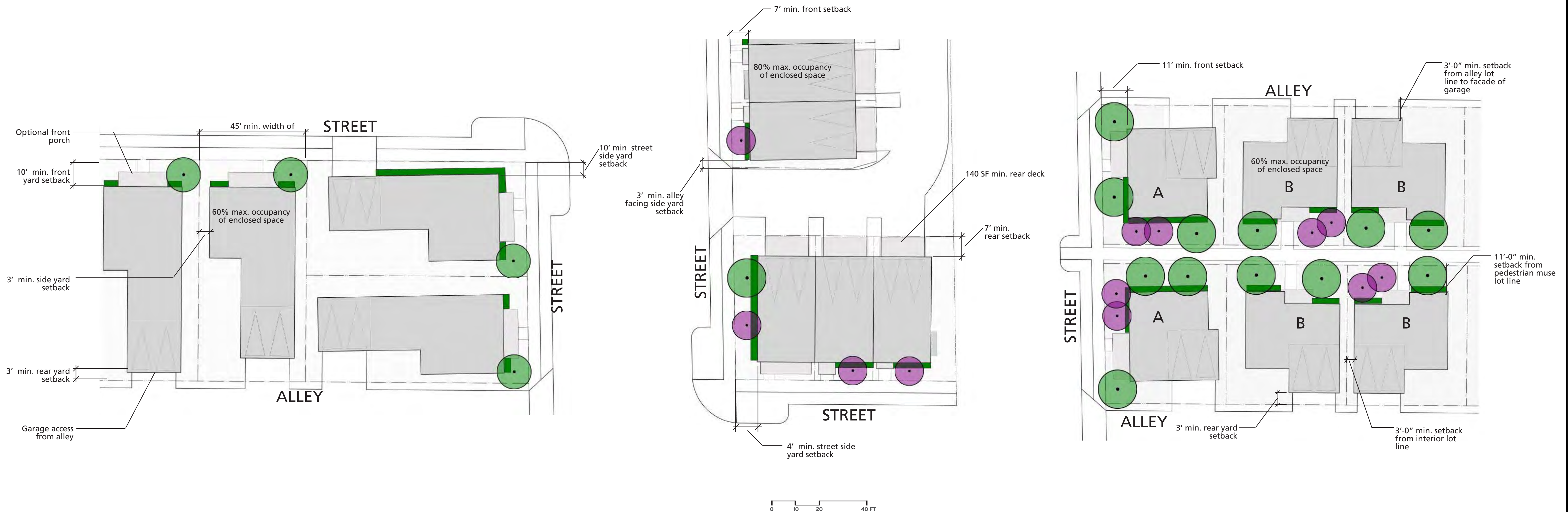
- Single-Family Detached Lots are a minimum of 4,000 sf.
- The following standards apply to all structures on Single-Family Detached Lots
 - Maximum Height to the middle of the Room: 26-feet and to the Ridge Line: 30-feet
 - Maximum Roof Pitch is 6 in 12
 - Maximum lot occupancy by enclosed structures: 60%
 - The minimum Front Yard setback from property line shall be 10'
 - Front Porches on may encroach into the Front Yard Setback, so long as the front face of the porch, is setback by a minimum of 2-feet
 - Bay Windows into the Front Yard Setback, so long as the front face of the bay window, is setback by a minimum of 8-feet
 - The minimum interior side yard setback: 3-feet. No encroachments are allowed into Side Yard Setback Area
 - The minimum rear or side-yard setback facing an alley: 3-feet. No encroachments are allowed into Side Yard Setback Area
 - The minimum side-yard setback facing a street:
 - Porches may encroach into the street-facing Side-Yard Setback, so long as the face of the porch, is setback by a minimum of 2-feet
 - Bay Windows into the street-facing Side-Yard Setback so long as the face of the bay window, is setback by a minimum of 5-feet
 - Houses shall include a garage, accommodating at least two-cars. The garage may be attached or detached.
 - Garages shall be accessed from the adjoining alley, where present
 - Garages shall be accessed from the street along the Side Yard of the lot, where no alley is present.
- Fencing Standards
 - Fencing along Streets shall not exceed 42-inches in height. This height limit also applies to any side yard fencing that is perpendicular to streets and that is within the front yard set-back area.
 - Fencing behind the front yard setback, on side-and rear-property lines may not exceed 8' in height.
- Planting Landscape Standards for Front Yards and street-facing Side Yards
 - Tree planting for the Front Yard shall consist of at least one tree.
 - Structures shall have planting along the base that is 24" to 48" in height, and shall be planted with 5 gallon nursery grown plant material.
 - The remaining planting areas excluding trees and planting along the base of structures shall be 8" to 12" in height, and shall be planted with minimum 1 gallon nursery gown plant material.
- General Landscape Guidelines for Front Yards and street-facing Side Yards
 - Landscaping shall be consistent with the County Water Efficient Landscape Ordinance and Bay Friendly Basics (BFB) requirements.
 - Landscaping shall incorporate seasonal variety and color to the extent possible.
 - Trees should be spaced so mature canopies do not overlap with each other or building roofs.
 - Trees shall be minimum 24" box nursery-grown plant material.
 - Trees should not be planting in conflict with underground utilities.
 - Plants should be spaced to allow for mature height and widths without shearing.
 - Use of plants on the California Invasive Plans Council Inventory is prohibited.
 - All planting areas shall be top-dressed with a layer of organic mulch.
 - A permanent automatic high-efficiency irrigation system must be installed for all planting areas and meet all requirements of the MWEL0 and Title 23 CalGreen.

Standards for Townhouse Lots

- Townhouse Lots are a minimum of 1,300 square feet
- The following standards apply to all structures on Townhouse Lots
 - Maximum Height of any Structure: 35-feet to the mid-point of the Roof, and 40' to the Ridge Line
 - Maximum lot occupancy by enclosed structures: 80%
 - The minimum Front Yard setback from property line shall be 7'
 - Front Porches on may encroach into the Front Yard Setback, so long as the front face of the porch, is setback by a minimum of 2-feet
 - Bay Windows into the Front Yard Setback, so long as the front face of the bay window, is setback by a minimum of 8-feet
 - The minimum interior side yard setback at the end of Townhouse strings or facing an alley: 3-feet. No encroachments are allowed into Side Yard Setback Area
 - Minimum street-facing Side-yard setback: 4'
 - Bay Windows may encroach into the street-facing Side-Yard Setback so long as the face of the bay window, is setback by a minimum of 2-feet
 - Rear Yards
 - The minimum Rear Yard setback is 9-feet
 - There shall be unenclosed rear deck at the second level supported by posts or columns. The minimum size of this deck is 140 sf.
 - Rear Decks, at the level of the 2nd floor may encroach into the Rear Yard Setback, so long as the face of the Deck is setback by a minimum 1-foot
 - Posts or Columns supporting the 2nd floor Deck may be located in the Rear Yard Setback Area. The outermost face of the post or column, shall be setback by a minimum of 2'
 - Houses shall include an integral garage that is accessed off of the alley. The garage shall accommodate at least two-cars
- Fencing is not permitted on Townhouse lots.
- Landscape Planting Standards for Front Yards and street-facing Side Yards
 - Where there is no front porch, tree planting for the Front Yard shall consist of one ornamental tree. This requirement is not applicable for lots with a front porch.
 - For lots with a Side Yard where structures are greater than 10' distance from the sidewalk, Side Yard tree planting shall consist of one canopy tree and one ornamental tree.
 - For lots with a Side Yard where structures are 7-10' from the sidewalk, Side Yard tree planting, shall consist of one ornamental tree
 - No trees shall be planted along the Alley side of Townhomes to ensure fire department ladder access.
 - Structures shall have planting along the base that is 24" to 48" in height, and shall be planted with 5 gallon nursery grown plant material.
 - The remaining planting areas excluding trees and planting along the base of structures shall be 8" to 12" in height, and shall be planted with minimum 1 gallon nursery gown plant material.
- General Landscape Guidelines for Front Yards and street-facing Side Yards
 - Landscaping shall be consistent with the County Water Efficient Landscape Ordinance and Bay Friendly Basics (BFB) requirements.
 - Landscaping shall incorporate seasonal variety and color to the extent possible.
 - Trees should be spaced so mature canopies do not overlap with each other or building roofs.
 - Trees shall be minimum 24" box nursery-grown plant material.
 - Trees should not be planting in conflict with underground utilities.
 - Plants should be spaced to allow for mature height and widths without shearing.
 - Use of plants on the California Invasive Plans Council Inventory is prohibited.
 - All planting areas shall be top-dressed with a layer of organic mulch.
 - A permanent automatic high-efficiency irrigation system must be installed for all planting areas and meet all requirements of the MWEL0 and Title 23 CalGreen.

Standards for Small-Lot, Single Family Lots

- Small-Lot, Single-Family Lots are a minimum of 2,800 sf.
- There are two Small-Lot, Single-Family types:
 - Type A lot has a Front Yard (and front door) along Street F or Street G, and a garage facing an alley that is perpendicular to Street F or Street G.
 - Type B lot has a Front Yard along a Pedestrian Mews or along Street F, and a rear garage on an alley that is parallel to that Mews or Street F, respectively.
- The following standards apply to all structures on Small-Lot, Single-Family Lots
 - Maximum Height of any Structure: 26-feet to Middle of Roof, and 30-feet to the Ridge Line
 - Maximum Roof Pitch is 6 in 12
 - Maximum lot occupancy by enclosed structures: 60%
 - The minimum interior side yard setback: 3-feet
 - The minimum rear or side-yard setback facing an alley: 3-feet
 - Houses shall include an integral garage, accommodating at least two-cars.
- The following standards apply to all structure on Type A Lots only:
 - The minimum Front Yard setback from property line shall be 11'
 - Front Porches on may encroach by a maximum of 8-feet into the Front Yard setback.
 - Bay Windows may encroach up to 2' within the Front Yard Setback.
 - The minimum side yard setback from a street or Pedestrian Mews shall be 11'
 - Bay windows may encroach up to 2' within this Side Yard Setback
- The following standards apply to all structures on Type B Lots only:
 - The minimum front yard setback from the property line along the Pedestrian Mews is 11-feet.
 - Bay windows and covered stoops may encroach up to 2' within this Front Yard Setback
 - Porches are not permitted to encroach within the Front Yard Setback on Type B Lots
- Fencing Standards
 - Fencing along Streets and Mews may not exceed 42-inches in height. This height limit also applies to any side yard fencing that is perpendicular to streets and mews, and that is within the front yard set-back area.
 - Fencing behind the front yard setback, on side-and rear-property lines may not exceed 7' in height.
- The following Landscape Planting Standards apply to Type A lots:
 - Tree planting for the Front Yard shall consist of either 1) two canopy trees, or 2) One canopy tree and one ornamental tree. An exception shall be granted for yards with structures less than 10' distance from the sidewalk.
 - Tree planting for the Side Yard shall consist of either 1) One canopy tree, or 2) Two ornamental trees. An exception shall be granted for yards with structures less than 10' distance from the sidewalk.
 - Structures shall have planting along the base that is 24" to 48" in height, and shall be planted with 5 gallon nursery grown plant material.
 - The remaining planting areas excluding trees and planting along the base of structures shall be 8" to 12" in height, and shall be planted with minimum 1 gallon nursery gown plant material.
- The following Landscape Planting Standards apply to Type B lots:
 - Tree planting for the Front Yard shall consist of either 1) One canopy tree, or 2) One canopy tree and one ornamental tree. An exception shall be granted for yards with structures less than 10' distance from the sidewalk.
 - Structures shall have planting along the base that is 24" to 48" in height, and shall be planted with 5 gallon nursery grown plant material.
 - The remaining planting areas excluding trees and planting along the base of structures shall be 8" to 12" in height, and shall be planted with minimum 1 gallon nursery gown plant material.
- Landscape Standards and Guidelines for Front Yards and the Mews-facing Sides of All lots
 - Landscaping shall be consistent with the County Water Efficient Landscape Ordinance and Bay Friendly Basics (BFB) requirements.
 - Landscaping shall incorporate seasonal variety and color to the extent possible.
 - Tall deciduous trees should be utilized where summer shade is needed and winter solar access desired.
 - Trees should be spaced so mature canopies do not overlap with each other or building roofs.
 - Trees shall be minimum 24" box nursery-grown plant material.
 - Trees should not be planting in conflict with underground utilities.
 - Plants should be spaced to allow for mature height and widths without shearing.
 - Grass lawn areas should be kept to a minimum.
 - Use of plants on the California Invasive Plans Council Inventory are prohibited.
 - All planting areas shall be top-dressed with a layer of organic mulch.
 - A permanent automatic high-efficiency irrigation system must be installed for all planting areas and meet all requirements of the MWEL0 and Title 23 CalGreen.



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ARROYO LAGO
FOR
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ALAMEDA COUNTY, CALIFORNIA

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Recommended Materials:

- Body of House:
 - Siding; or
 - Made of wood, or cementitious fiberboard siding (fiber cement) or similar;
 - Can take the form of shingles, clapboard, and/or board and batten;
 - Stucco
- Exposed Foundations:
 - Stucco
 - Concrete, or
 - Cast Stone or brick veneer
- Roofing materials:
 - Shingles, made from heavy-weight asphalt, slate or synthetic slate, or concrete-composite shingles; and
 - Can be combined with photo-voltaic shingles.
 - Standing seam metal
- Piers or Columns:
 - Wood, or fiber cement;
 - Fiberglass
 - Stucco; or
 - Cast Stone veneer
- Downspouts:
 - Round or Square; and
 - Painted metal or copper.
- Brackets and Exposed Rafter Tails
 - Foam, or
 - Wood
- Trim (including Window Trim)
 - Wood (including synthetic wood); or
 - Fiber Cement
- Windows: Types:
 - Double-hung: May have muntins dividing the upper sash into four or six sections. Typically the lower sash should remain unobstructed for a clear view of the outside.
 - Transom: Windows and doors may include a transom window above them. This thin rectangular window may feature decorative muntins or stained glass for added detail.
 - Casement Windows are not recommended
- Windows: Materials:
 - Fiberglass;
 - All wood
 - Vinyl
- Front Doors
 - Natural wood or painted
 - If painted, use a trim or accent color. Do not use bright or primary colors
- Garage Doors: These guidelines apply to lots, where a garage door faces a street (not an alley)
 - Materials
 - Steel construction, with Steel and Polyurethane;
 - Steel construction, with Fiberglass and Polyurethane;
 - Wood construction, with Wood and Polystyrene
 - Garage detail should be in keeping with the look of the home, i.e., a Craftsman style home should get a Craftsman style door.
 - Window and panel proportion, should complement, window detailing throughout.
 - If the doors are painted, the base and trim colors should match the body and trim colors of the home to integrate the garage into the rest of the home.
 - If a natural wood look is chosen, it should complement the look of the entry door or other natural wood elements used on the home.

Color Palette

Colors are generally earth-tones and natural looking. Many of the color cues are taken from fall foliage and landscapes, creating lush and saturated, yet natural color schemes.

Consider house in terms of four distinct areas:

- body,
- trim,
- window sashes, and
- accents (though window sashes can be the same color as trim)

Use one major trim color, with the option of a minor trim color and one or two accent colors

Trim color may contrast the body color offering a medium contrast color combination, not extreme.

Below are 18 color schemes in order of body color, trim, window sash and accents. The color chips and numbers are from Dunn-Edwards catalogue and are designed for Craftsman-style homes. Most major paint manufacturers have pre-selected color palettes that have been designed for Craftsman style homes.

Other Color considerations

- Doors
 - The main entry door or front door can be stained wood. Other choices for the front door are medium brown or another accent color in the palette.
- Windows
 - The window sash can be painted in a different color than the window trim.
 - The window frame and sash may be stained wood.
- Eaves
 - Eaves should be painted in the trim color to help outline the building.
- Front porches:
 - Front porch colors should be pulled from the rest of the overall color scheme.
 - Columns/Piers may be painted in a lighter tone.
 - Paint railings and spindles in a single color
 - Ceilings should be painted off-white to reflect the light downward, or finished in the darker paint color or stain.
 - Floors on porches to be gray maroon, brown or forest green

DE6263 Pistachio Shell	DEC786 Miner's Dust	DE6021 Outer Boundary	DE6277 Pebble Walk	DEC728 Madera	DEC735 Flaxen	DE6357 Black Tie	DE6076 Wandering Road	DE6228 Play on Gray	DE6075 Wood Lake	DE6224 Treasure Chest	DEC768 Winter Lite
DE5209 Cinnabar	DEW340 Whisper	DE6132 Big Stone Beach	DEC718 Mesa Tan	DE6299 Limerick	DEW330 Snug Cottage	DEC705 Burnt Crimson	DE5331 Pasta	DE6130 Wooded Acre	DEC772 Navajo White	DE6280 English Forest	DE6262 Glass Tile
DE6287 Italian Basil	DEC754 Quicksand	DE6028 Dark Ruby	DE6208 Tuscan Mosaic	DEW351 Antique White	DE6194 Natural Bridge	DEA160 Hope Chest	DE6278 Stone Creek	DE5300 Burmese Tan	DE6293 Velvet Clover	DEA159 Rich Mochas	DEC736 Flaxseed
DE6096 Homestead	DE6249 Trinity Islands	DE6072 Gallery Gray	DEA187 Black	DEC743 High Noon	DE6145 Rocky Ridge	DEA175 Black Forest	DEW318 Cottage White	DE6223 Mission Trail	DE6173 Paper Sack	DE6350 Dark Engine	DEA148 Sunken Ship
DEC702 Antique Rose	DEW311 French White	DE6216 Barrel Stove	DE6152 Maple View	DE6209 Rock'n'Oak	DE5359 Crossroads	DE6156 Marble Dust	DEA149 Spiced Berry	DEC750 Bison Beige	DEC755 Cocoa	DE6056 Buffalo Herd	DEC742 Cameo
DE6137 Tan Plan	DEC772 Navajo White	DEA158 Northern Territory	DE6229 Calico Rock	DEC728 Madera	DE6277 Pebble Walk	DE6083 Badlands Sunset	DEC763 Oatmeal Cookie	DEC771 Shaggy Barked	DE6306 Armor	DEC756 Weathered Brown	DEW328 Pearl White

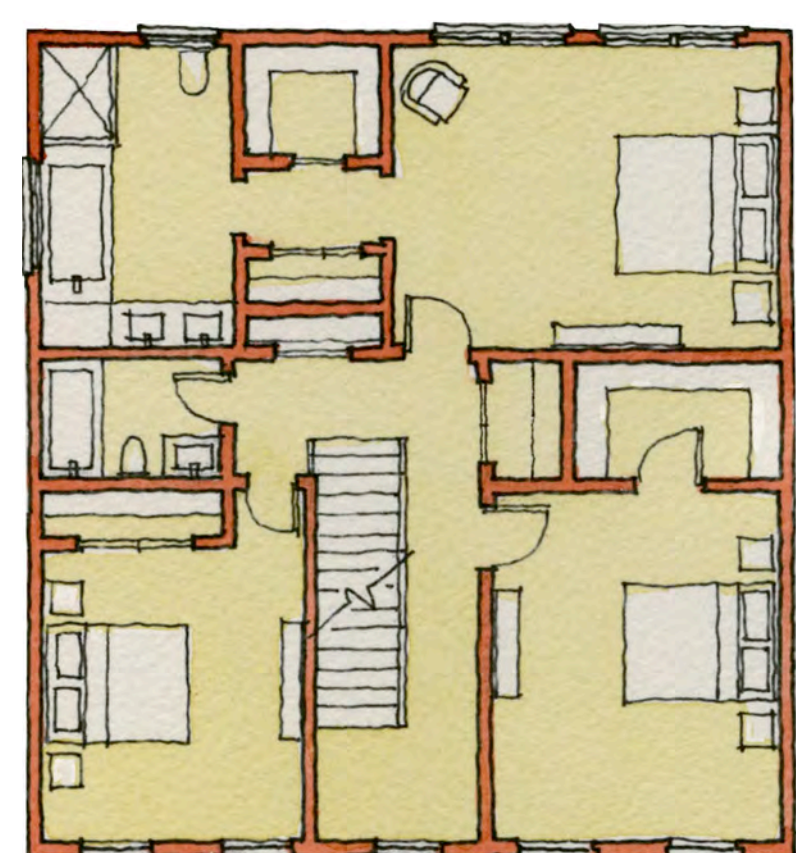
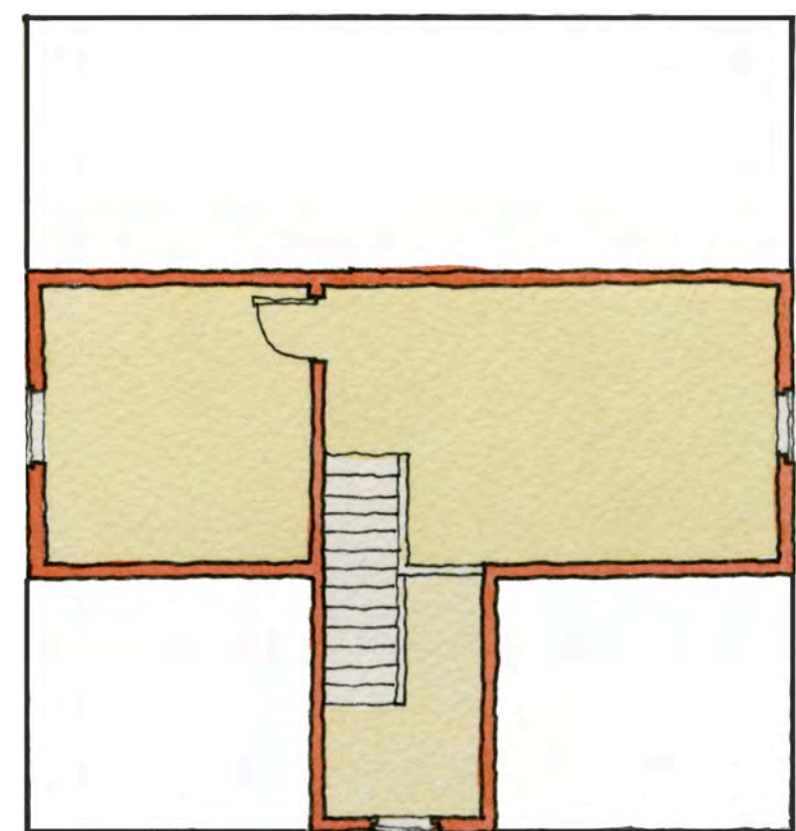
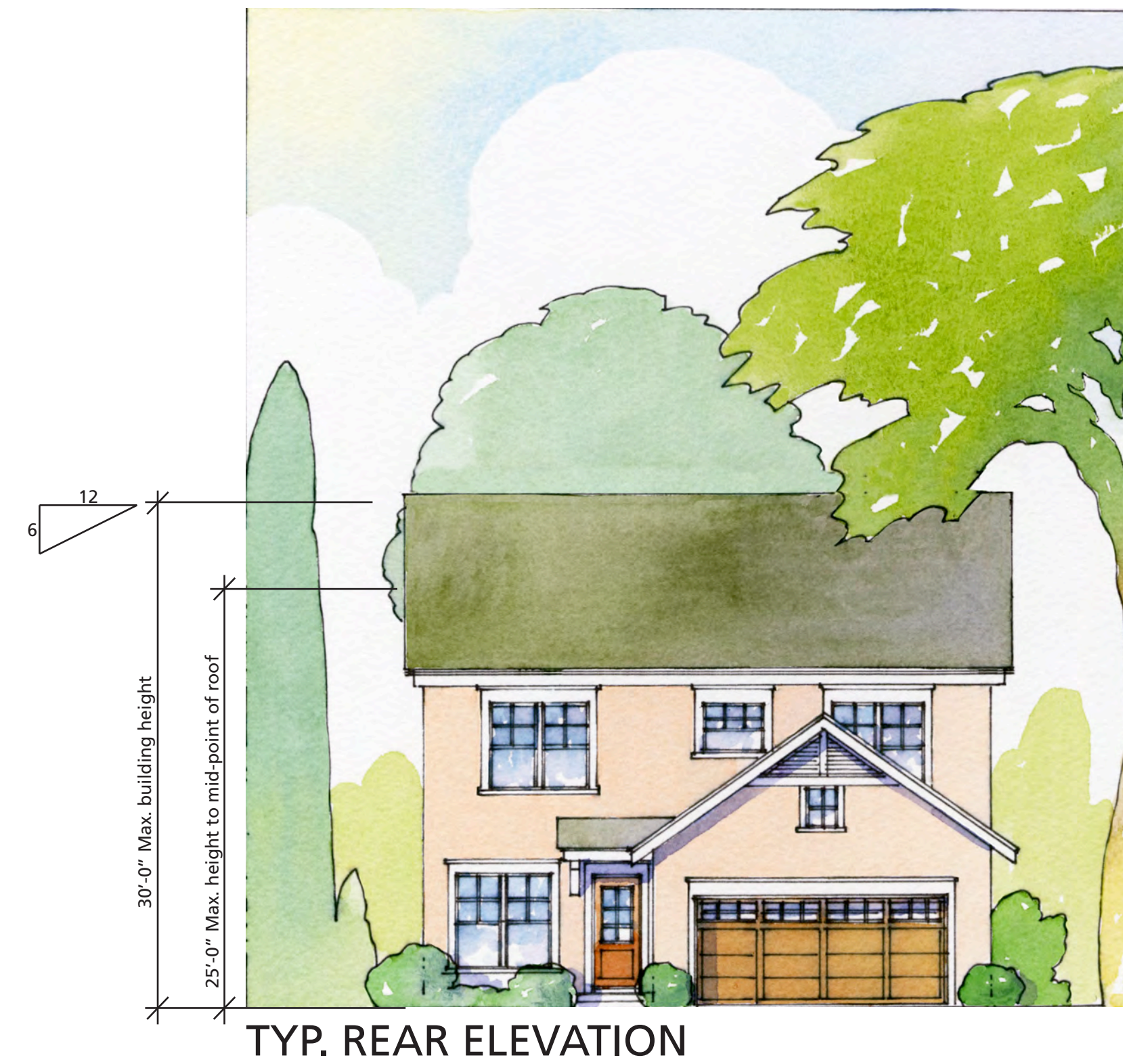
RECOMMENDED COLOR PALATE

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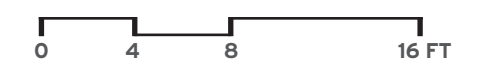
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SINGLE FAMILY DETACHED - 3 BEDROOM



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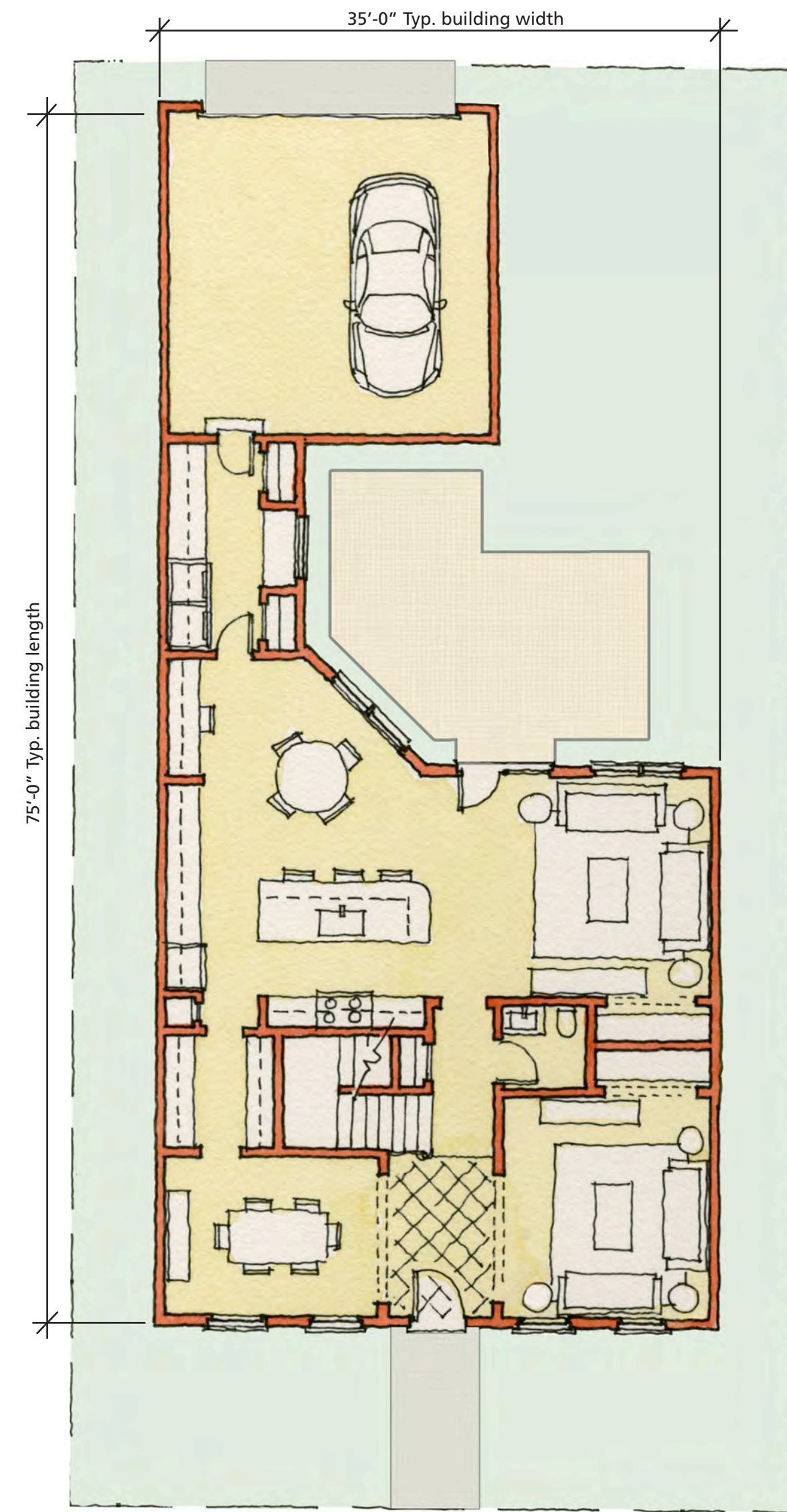


TYP. FRONT ELEVATION 3

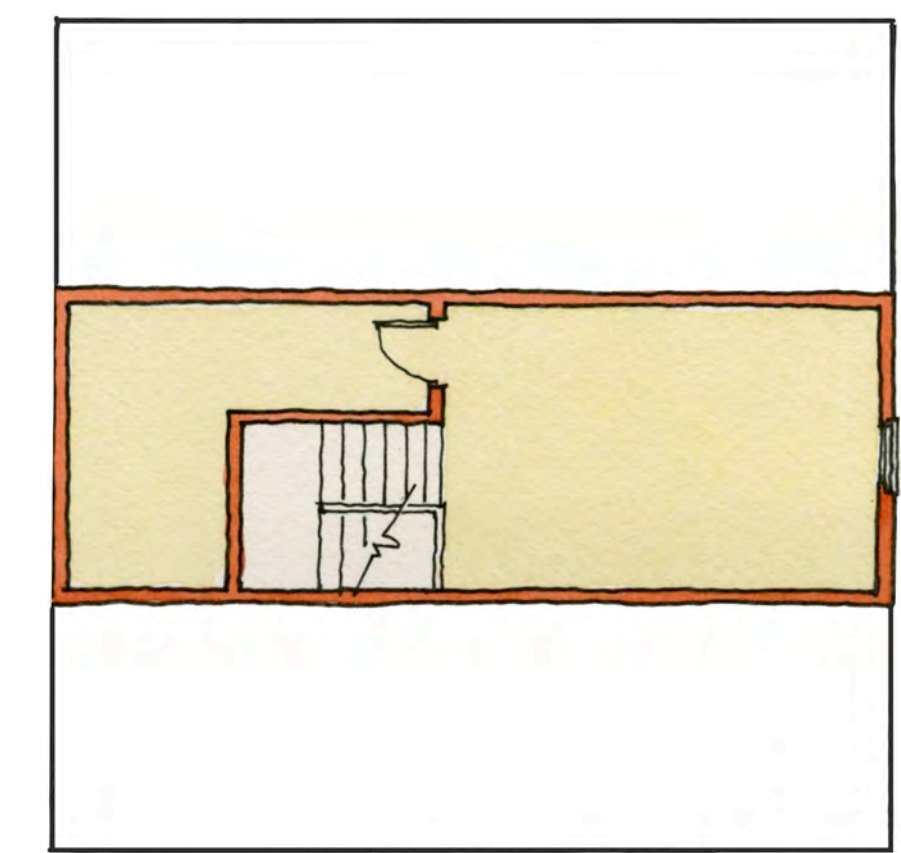
TYP. FRONT ELEVATION 4



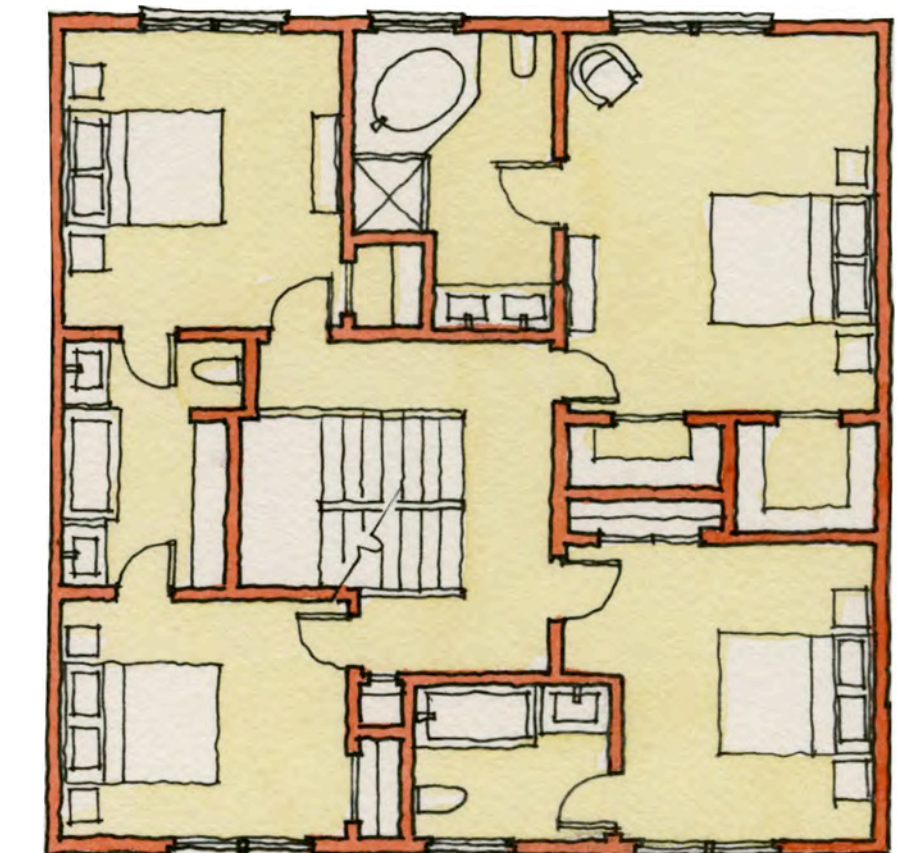
TYP. SIDE ELEVATION 1



FIRST FLOOR



THIRD FLOOR



SECOND FLOOR



TYP. SIDE ELEVATION 2

SINGLE FAMILY DETACHED - 4 BEDROOM



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TYP. FRONT ELEVATION - TYPE A



TYP. SIDE ELEVATION



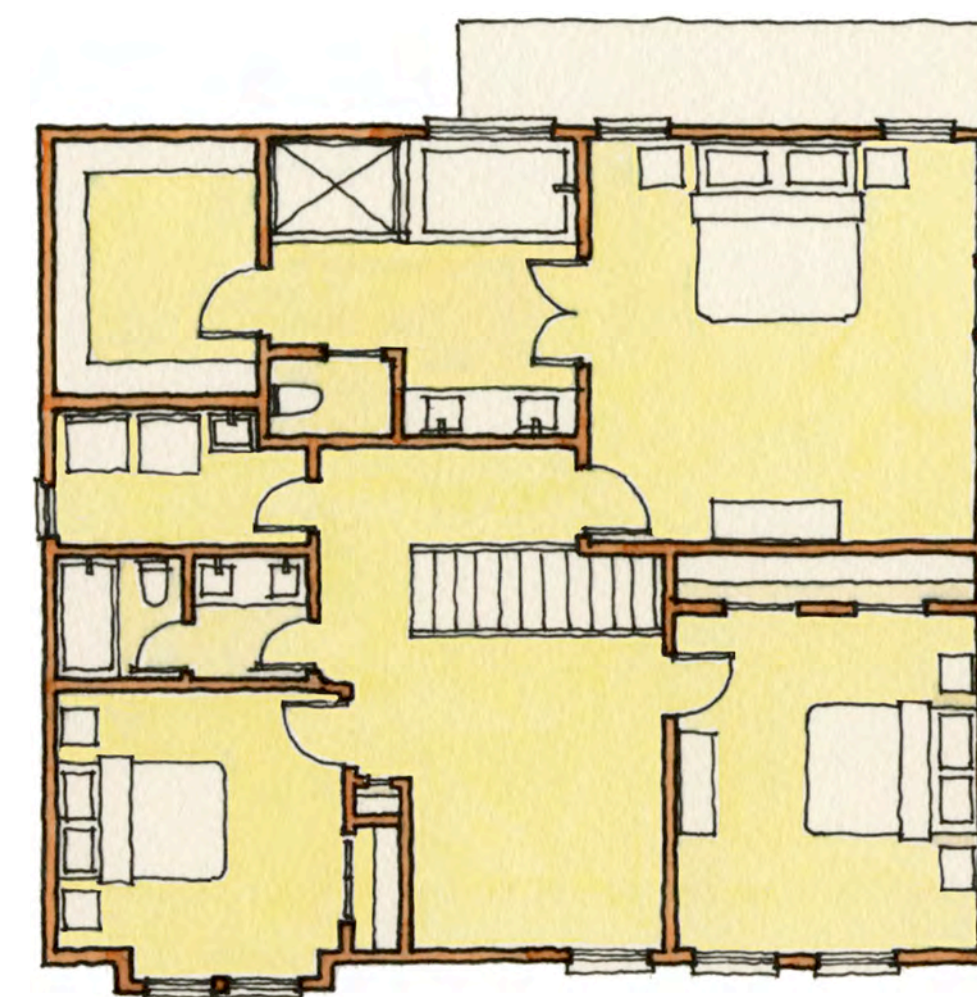
TYP. REAR ELEVATION



TYP. FRONT ELEVATION - TYPE B



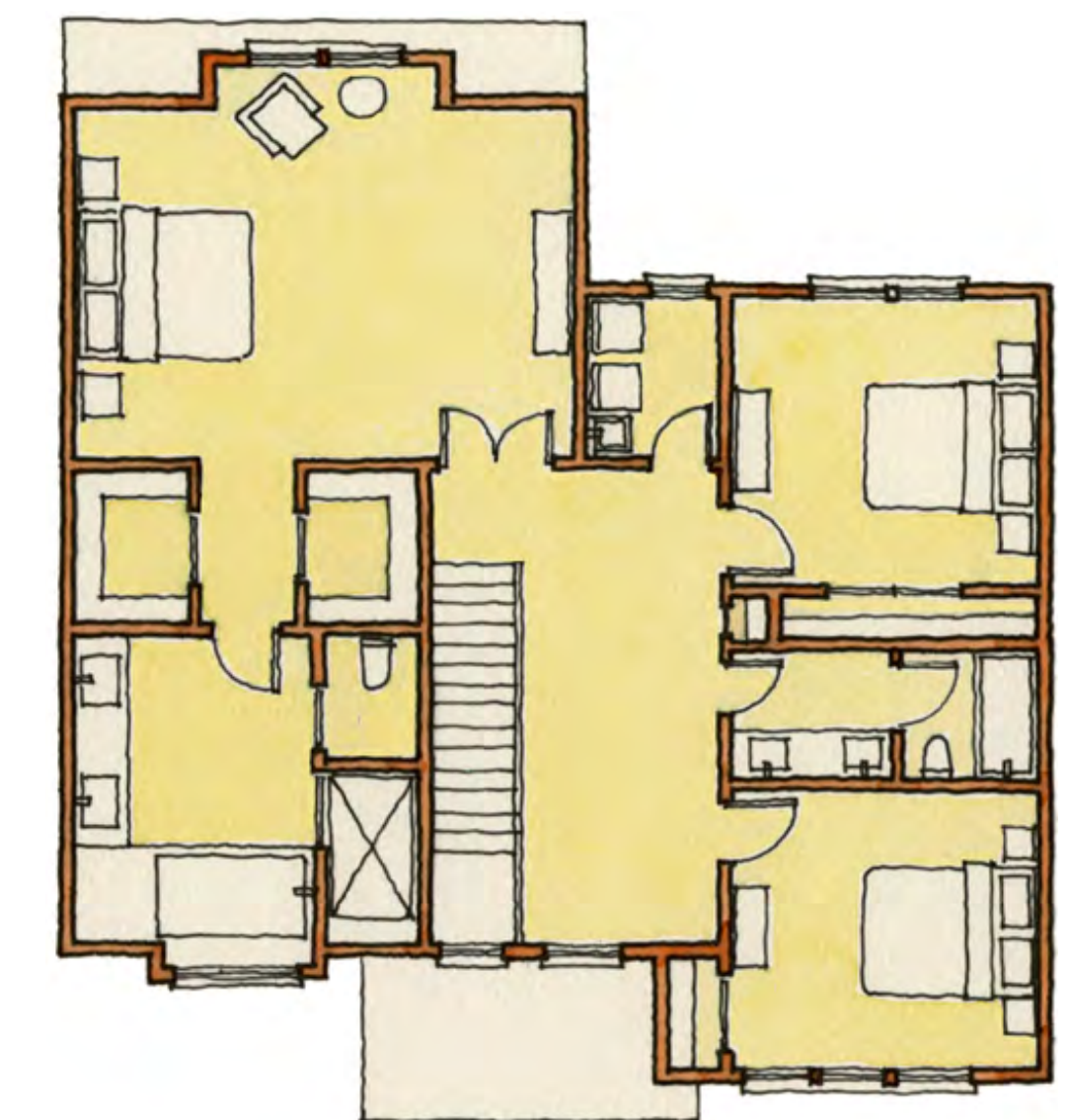
FIRST FLOOR PLAN - TYPE A



SECOND FLOOR PLAN - TYPE A



FIRST FLOOR - TYPE B



SECOND FLOOR PLAN - TYPE B

SMALL LOT TYPE



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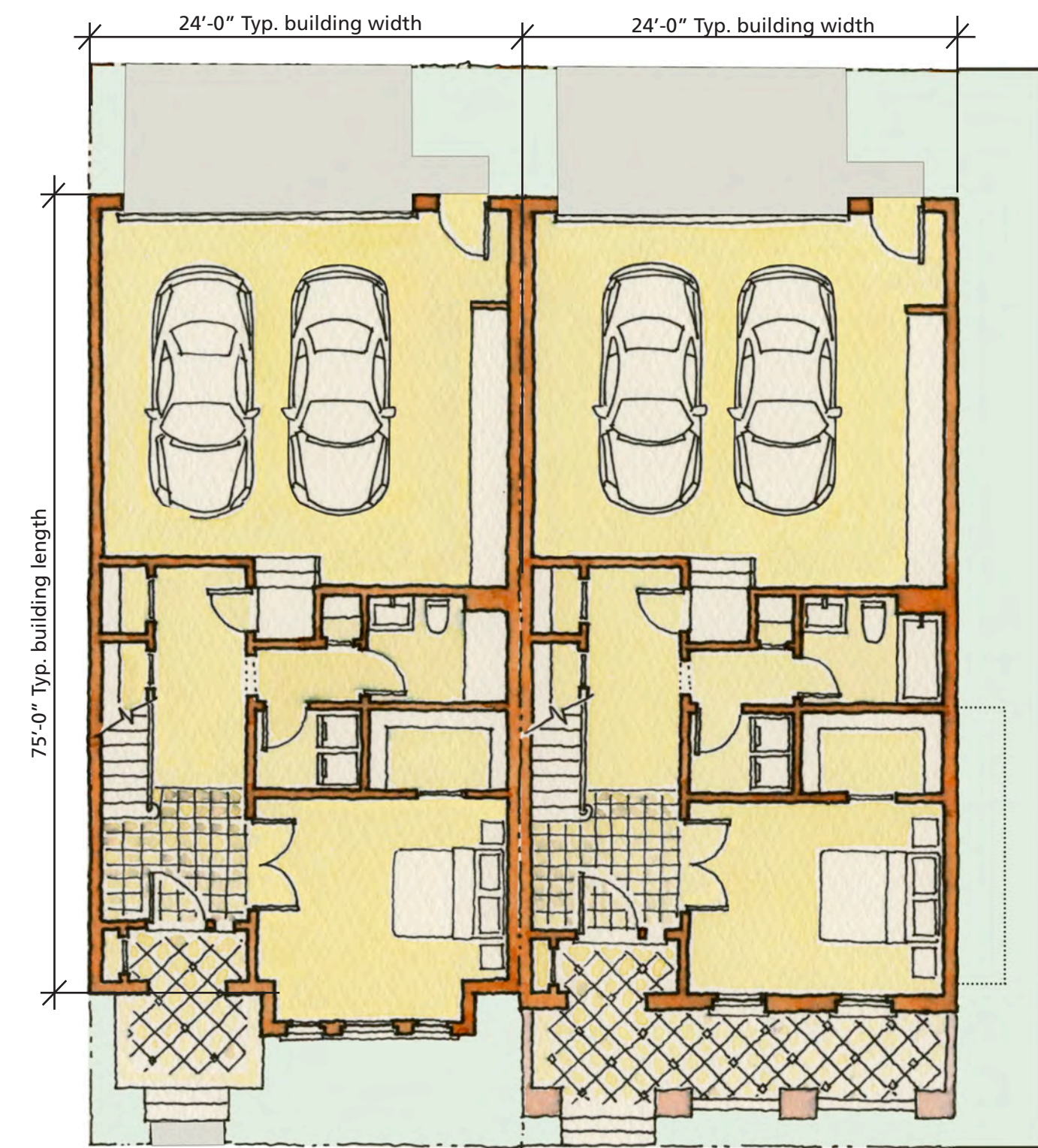
TYP. FRONT ELEVATION



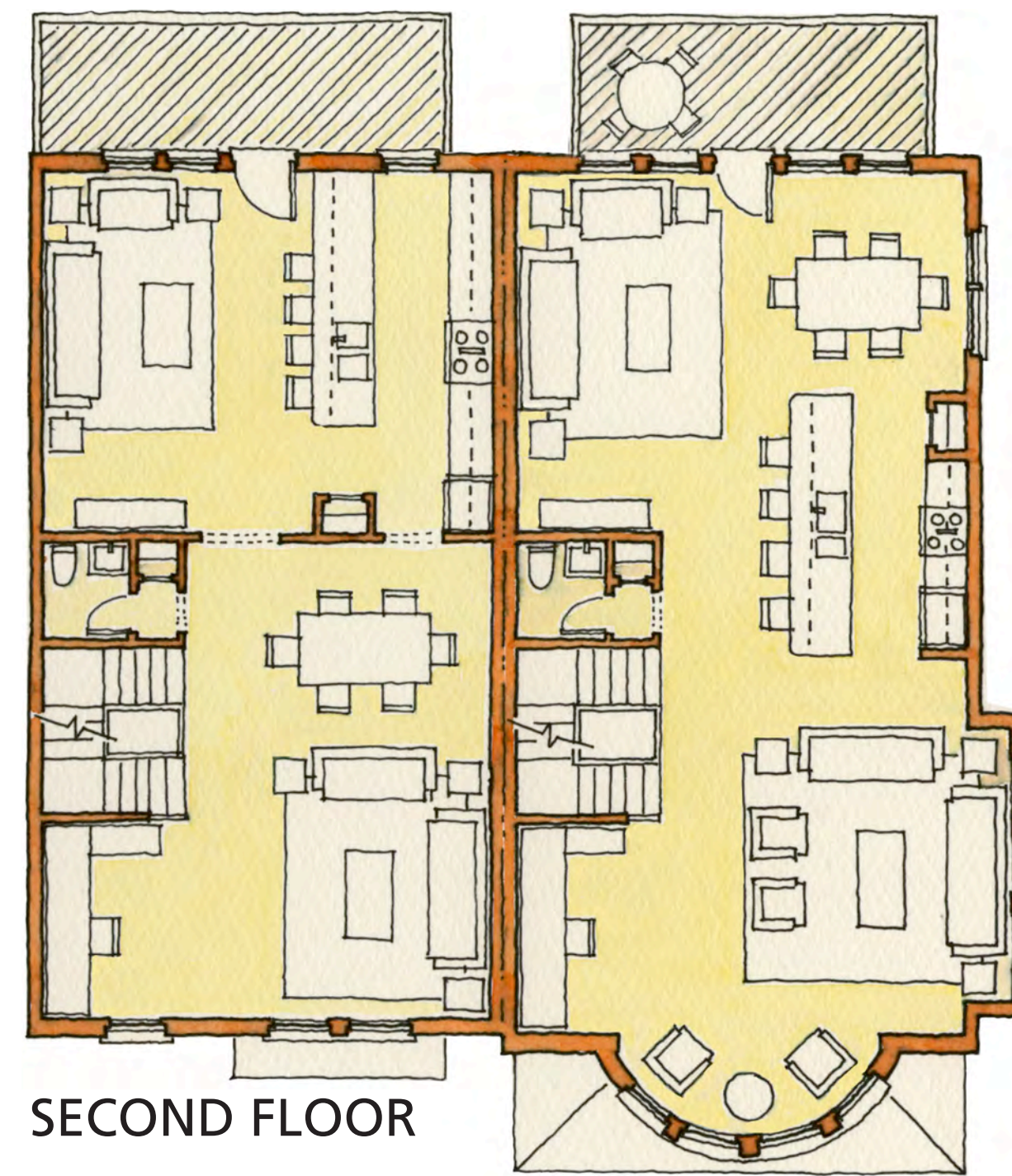
TYP. SIDE ELEVATION



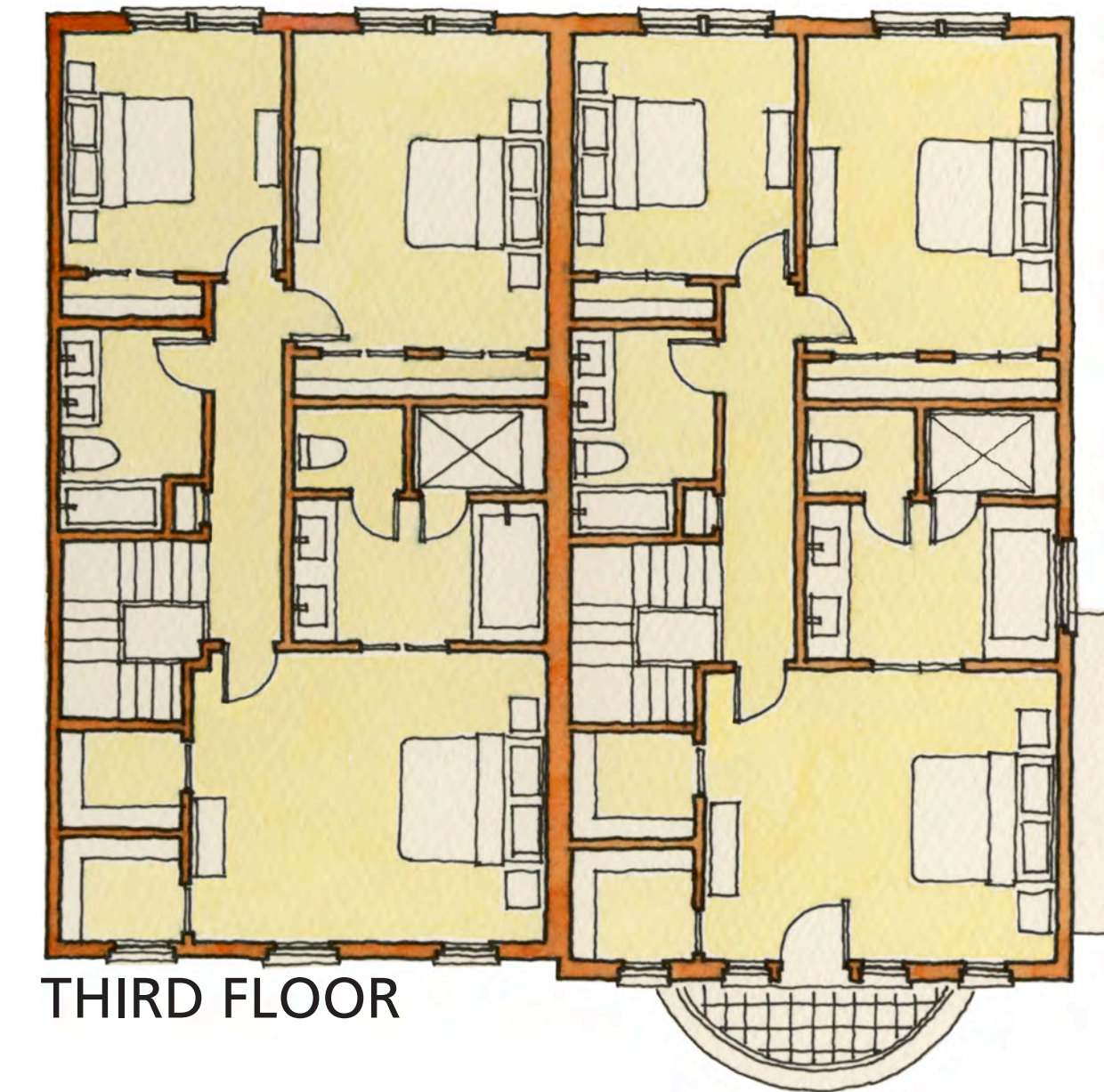
TYP. REAR ELEVATION



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

TOWNHOUSE TYPE



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SCALE

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SHEET A-9

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