SILVER OAKS HILLSIDE LOTS SUBDIVISION
PARCELS 1 & 2

SITE DEVELOPMENT AND ARCHITECTURAL REVIEW GUIDELINES

August 18, 2012 (Revised 09.19.12)

PLNTG RA

Table of Contents

I. INTRODUCTION
II. DESIGN REVIEW PROCEDURES
- A. Initial Contact with DRA
- B. Review Process
- C. Submittal Requirements
- D Final Approval

III. SITE DESIGN STANDARDS
- A. Grading Requirements
- B. Drainage
- C. Site Development Standards
- D. Designated Building Envelope
- E. Setbacks for Accessory Structures
- F. Height Restriction

IV. ARCHITECTURAL DESIGN REQUIREMENTS
- A. Elevations
- B. Side and Rear Facing Elevations
- C. Garages
- D. Exterior Materials
- E. Exterior trim
- F. Masonry
- G. Exterior colors
- H. Windows
- I. Entries
- J. Doors
- K. Shutters
- L. Fireplaces & Chimneys
- M. Roof
- N. Gutters and Downspouts
- O. Columns
- P. Balconies
- Q. Bay Windows
- R. Dormers
- S. Exterior Decks and Trellises
- T. Skylights
- U. Solar Panels
- V. Antennas
- W. Exterior Lighting
- X. Mechanical Equipment
- Y. Retaining walls
- Z. Game Areas, Playhouses & Auxiliary Structures

V. GENERAL FORM
VI. ADDITIONS
VII. ADDITIONAL REQUIREMENTS
VIII. LANDSCAPE REQUIREMENTS
- A. Design Requirements
- B. Special Planting Zones
- C. Planting Design
- D. Fences & Site Walls
- E. Paving
- F. Pools
- G. Trash, Pool Equipment & Air Conditioner Screening
- H. Oak Tree Preservation and Protection
- I. Irrigation
- J. Drainage

IX. CITY OF PLEASANTON REVIEW PROCESS
X. ADDENDUM NO. 1- Excerpts from City Conditions of Approval.
XI. ADDENDUM NO. 2- Excerpts of the conditions of approval for the PUD.

I. INTRODUCTION

Silver Oaks Hillside Lots is a 2-lot Subdivision located in eastern Pleasanton in the Vineyard Corridor. It is adjacent to Silver Oaks Estates Phase I. The project is located on a gently to steeply sloping hillside. Each lot has defined building envelopes. The area outside the defined building envelope is designated as an open space easement. The purpose of this guideline is to produce architecture and landscape criteria that result in home designs that are compatible with the hillside terrain and to blend the homes into the hillside and minimize visual impacts from below.

The Architectural Guidelines for Silver Oaks Hillside Lots are created to allow individual lot development with a high level of architectural integrity. It provides a procedure for achieving architectural uniqueness that promotes a sense of neighborhood and is designed to protect existing and future property values. They are based on the physical constraints as well as the opportunities of the site.

These guidelines are intended for use by residents, architects, civil engineers and landscape architects, as well as the City of Pleasanton Planning staff to ensure the compatibility of the proposed new residences with the surrounding neighborhood and with one another. The guidelines detail the process of plan review and interpretation of design intent and include recommendations on architectural integrity, composition and proportion, as well as specifics regarding exterior materials, finishes and landscaping.

It is not the intent of these guidelines to dictate specific architectural styles that must be used within the community, but rather to give property owners and their architects a set of guidelines that will make the entire community a more attractive place to live. Although no specific architectural styles are mandated, a consistency in style and detail and a high level of architectural refinement is required.

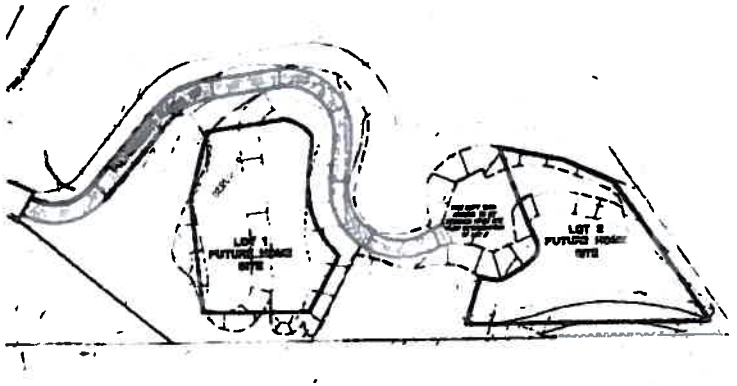
Each owner shall strive to design a building that is in harmony with its surroundings. The most important step in this process is to choose a competent design team, experienced with hillside properties, including an Architect (or other competent design professional) and Landscape Architect (or a competent unlicensed landscape designer) and a licensed Civil Engineer

II. DESIGN REVIEW PROCEDURES

It is important that every potential property owner at Silver Oaks Hillside Lots and their design team thoroughly read the Design Guidelines and understand its requirements. Contact the City of Pleasanton or the Silver Oaks Hillside Lots Design Review Architect ("DRA") if clarification is necessary. Each property owner shall also review the City of Pleasanton Vineyard Avenue Specific Plan.

The design review process is a two-tier review process: Silver Oaks Hillside Lots Design Review Architect (DRA) and City of Pleasanton will review each submittal. If necessary, the City of Pleasanton and the Silver Oaks Hillside Lots Homeowners Association may assign an alternate Design Review Architect, and it may revise these Guidelines. It is the responsibility of the property owners to verify with the City of Pleasanton Planning staff that they have the latest document.

Any and all improvements on lots within Silver Oaks Hillside Lots requires approval by the DRA in accordance with the design requirements set forth in the Design Guidelines.



Design Review Architect Contact Information:

Silver Oaks Hillside Lots DRA
C/O Gorny & Associates Architecture
1375 Locust St., Suite 205
Walnut Creek, CA 94596

Tel: 925.939.0183
JFGorny@comcast.net
Attn: Joseph F. Gorny

An alternate DRA may be designated by the Pleasanton Planning Division if the designated DRA if the architect of record on either of the two properties.

A. Initial Contact with DRA

Property owners are required to contact the Design Review Architect to schedule a meeting to discuss the site layout, architectural style preference and choice of their design team (architect, landscape architect, etc.). Once the design team is established, the property owner and his/her design team shall communicate and receive feedback from the DRA during the conceptual design review process

B. Review Process

Submittals are to be sent to the DRA for review and approval. Once the submittal is determined to be complete, the DRA will have 10 working days after receipt of a complete package to provide the owner (or their representative) with comments. The DRA will review the project with the City of Pleasanton Planning staff as necessary.

C. Submittal Requirements

The submittal must indicate the style chosen for the project and how the design, materials, details and colors are related. The submittal must include, but is not limited to the following:

Visual Analysis (Lot 2 only):

1. A visual analysis must be provided for lot 2 per Planning Division requirements.

Site Plan: Min. Scale: 1"= 10'

1. Indicate lot lines including bearings and lengths;
2. Indicate floor area, FAR, lot coverage, site area;
3. Show contours, existing grades, proposed finish grades and swales;
4. Indicate major site features of adjacent lots if known, including location of major windows;
5. Indicate all buildings, structures, A/C and garbage enclosure locations, utility panels, fences, walls, sidewalks, driveways, patios, retaining walls (with height indicated), mailboxes (if individual mailbox locations are allowed by the USPS), and other site items including arbors, sport courts, etc.,
6. Indicate all building setbacks and easements;
7. Indicate conceptual site and roof drainage;
8. Show driveway and turnaround locations and dimensions and available on-site guest parking spaces;
9. Indicate the garage back-up distance, a minimum of 25' (28' required), plus a minimum of 3' between the edge of the driveway and the property line. Landscape screening is required between the property line and driveway;
10. Show proposed top of finished floor and pad elevations;
11. Rear deck size and location (if proposed);
12. Indicate all existing trees with a trunk diameter of 6" and larger (as measured 3 ft. above the ground) with a designation of those which must be removed. Protection provisions for trees, if any are present on the homesite, must be provided.

Floor Plan(s): Min. Scale: 1/8" = 1'-0"

1. Indicate all walls, columns, openings and any conditions or features that will affect the exterior design of the building;
2. Label all items on the exterior that cannot be clearly noted on elevations;
3. Indicate decks, patios, stoops, retaining walls, trash enclosures, air conditioning screening, materials and finishes, and all interior floor spaces.

Exterior Elevations: Min. Scale: 1/8" = 1'-0"

1. The elevations shall show all sides, including hidden or courtyard elevations. All exterior elevations shall be drawn with enough detail to allow the DRA and City Staff to make an effective review of the plan; Indicate roof pitches and ridge heights above grade;
2. Show major landscape features including proposed trees at approximately 5 years growth;
3. Show all proposed hardscape and walls that are part of the elevation, including materials;
4. Indicate all exterior materials and lighting;
5. Window and door treatment(s) and operation;
6. Show all Chimneys with materials designated;
7. Show downspout locations;
8. Show the proposed finish grades against elevations, garbage screens, air conditioner location or any other screens.

Elevation Renderings or Perspective Renderings:

1. Elevation renderings must be in color and shall include major landscape components, shadowing and texturing that accurately illustrate how the home will look.

Roof Plan: Min. Scale: 1/8" = 1'-0" (may be shown on Plot Plan)

1. Indicate all roof projections, roof overhangs, chimneys and roof pitches.

Exterior Colors and Finishes:

1. Prepare a material color sample board and a colored elevation sheet showing "front" or other major elevation with a clear indication as to which colors are used on each surface. Submit actual samples of exterior masonry and roofing materials unless accurate color representations are available

Exterior Detail Sketches:

1. Show conceptual details of major architectural features, i.e. overhang/ frieze/ window trim/ material transitions.

Landscape Concept:

1. Planting types proposed and location of new trees;
2. Major paved areas and hardscape, including materials proposed;
3. Proposed fencing and walls, including materials and heights;
4. Written description indicating the style chosen for the project and how the landscape design, materials, details and colors are related;
5. Arborists report references if existing trees are present.

D. Final Approval

Approved plans will be stamped by the DRA for submittal to the City of Pleasanton. Property Owners shall be aware that the City of Pleasanton will not review any Silver Oaks Hillside Lots submittal without prior approval by the DRA.

III. SITE DESIGN STANDARDS

A. Grading Requirements

The goal is to maintain the existing grades inasmuch of the original condition as possible.

Building pad grades may be altered only with the approval of the City. A cross-section drawing at property line of the lot on both sides shall be submitted to show grade change, drainage flow and hardscape. If alterations to pad grade elevation are determined to impact adjacent lots and causes improvements such as retaining walls, drainage modifications, etc., builder or owner of subject property shall bear the cost of those improvements or modifications caused by grade elevations. Grading that is required for pools, patios, etc. shall incorporate the same design philosophy as that used in siting the residence.

B. Drainage

Site drainage shall be detailed on a grading and drainage plan that is prepared per City of Pleasanton requirements to obtain a building permit. All sheet flow shall be directed into drainage swales, area drains or street curb and gutter. A soils engineering firm shall be consulted and its recommendations followed concerning the use of swales and underground drainage. The finished ground surface of each lot shall be maintained to slope away from all structures per City of Pleasanton requirements. Landscaping may not be installed in any manner which interferes with the storm drainage improvements or which traps or ponds water adjacent to a residence.

Site and drainage plans shall be designed to ensure that proper area drain systems and/or diversion routes are installed to prevent runoff into sensitive areas or other homesites. Approval of site and drainage plans does not relieve the Owner, Civil Engineer or General Contractor of liability for any damage to their property or adjacent properties.

All designs need to conform to State and City regulations regarding grading and drainage. These Guidelines are not intended to allow any grading that conflicts with California Clean Water Act provisions. Refer to the City of Pleasanton Building Department grading requirements for additional regulations.

C. Site Development Standards

The goal of the Silver Oaks Hillside Lots Design Guidelines is to allow property owners the flexibility to develop their own home design. Therefore, the general architectural style will be left open and each application will be reviewed on its own merits.

D. Designated Building Envelope:

All structures are to fit within the designated building envelope.

Each lot is restricted to 8500 square feet of habitable space and 10,000 square feet of total building area.

E. Accessory Structures

1. Accessory structures, which include pool houses, cabanas, detached garages, play structures, shade structures, arbors, trellises, gazebos and storage sheds, are to fit within the designated building envelope.
2. Second units (guesthouses) must meet all requirements of the City of Pleasanton including height restrictions and are to fit within the designated building envelope.
3. Patios, walks, seat walls and raised planters are to fit within the designated building envelope, subject to City requirements regarding building on slopes. Patios, walks, seat walls and raised planters may be allowed to be constructed outside the building envelope when used to allow access to the street from the building entry

4. Pools and spas are to fit within the designated building envelope. Pool equipment must be screened from neighbors view, oriented to minimize noise from adjacent property and installed in maintenance cabinets.
5. Wooden decks are to fit within the designated building envelope, subject to City requirements regarding building on slopes.
6. Built-in barbecues and garbage enclosures are to fit within the designated building envelope.
7. Retaining walls are required to be are to fit within the designated building envelope. Maximum allowable height of site retaining walls is 5 feet.

F. General Hillside Development Guidelines

In addition to approval by the DRA, Grading approval must be obtained from the City of Pleasanton Building Department before earth is moved.

These guidelines are intended to promote architecture and landscape designs that are compatible with hillside terrain and minimize visual impacts from off-site. In addition to Section 3 of this guideline, General Design Aspects, the following requirements are to be followed in order to insure designs that are compatible with hillside development.

Finished cut and fill slopes shall be constructed to blend with the existing landscape, curving with the natural contour of the land, avoiding straight lines, and/or geometric patterns;

Unwarranted cutting and filling shall be avoided when constructing driveways and other related structures, using measures such as laterally balancing cut and fills, alignment with natural contours, carefully integrated retaining walls and restricting development to gentle climbing gradients;

Both properties in the Silver Oaks Hillside Lots Subdivision have building envelopes that are defined by the City. All structures

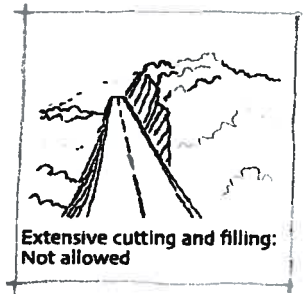
Varying slope gradiants imitating native contours Recommended

Rounded edges conforming to natural grade- Recommended

Unnatural slope contouring- Not allowed

Geometric contouring- Not allowed

must be placed within this envelope. In many areas, slopes are significant outside of the designated building envelope. Extreme care must be taken in any work done in that zone.

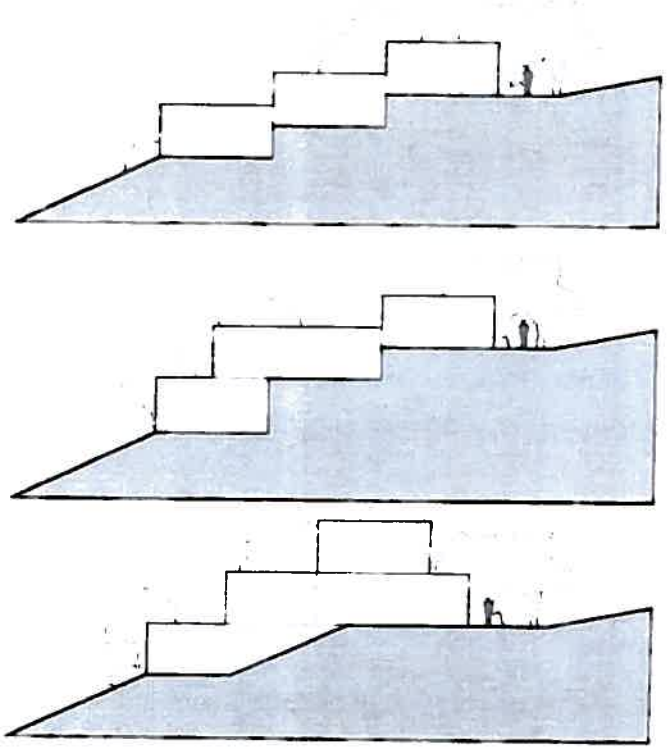

Extensive cutting and filling: Not allowed

Contouring to existing terrain: Recommended

Any trees in the project are to be preserved. Landscape appropriate to the hillside location is to be planted and maintained for use in screening the homes and maintaining the natural setting.

Both lots in the Silver Oaks Hillside Lots Subdivision have graded pads. Building height and elevation design shall be carefully reviewed on both lots. The design team shall design structures that respect the hillside. The design team may dig the lower floors into the hillside and step the building section.

No residence may be constructed such that two stories are visible any point. A residence may be three stories in height if no more than two stories overlap at any point on the exterior elevations.



PLANNING DIVISION HILLSIDE BUILDING EXAMPLES

The steep hillsides, oaks, native shrubs and grasses combine with the dry climate to make the Silver Oaks Hillside Lots Subdivision a high fire hazard zone. In order to minimize fire danger, safety choices in the specification of materials are to be carefully considered by each design team. Designs must focus on the use of non-combustible materials, treatments or coatings or sizes of timbers that are fire-safe. All designs shall implement the standards in the Fire Management Plan available from the Planning Division.

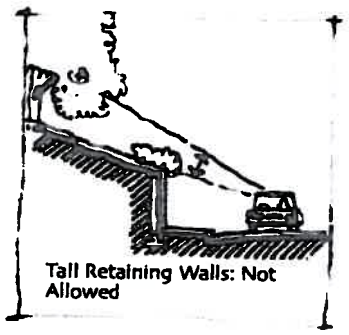
Although these guidelines are written as a prescriptive standard, each design will be assessed on case-by-case basis and evaluated as to how well it meets the site planning and design intent of these guidelines. Absolute drawing accuracy is required in submittals at all phases. An engineered survey will be requires on all properties. The DRA and/ or the City of Pleasanton representatives reserve the right to require additional information to assess site conditions.

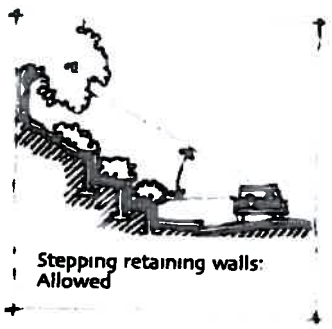
Retaining walls along roadways or associated with structural developments shall be stepped and terraced incrementally, avoiding tall flat surfaces that restrict views and slopes steeper than 1:3;

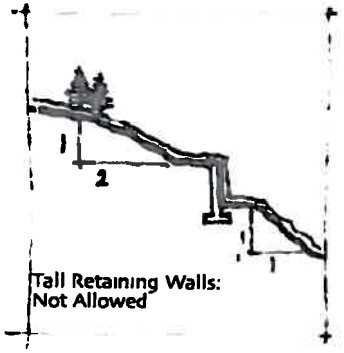
Use of small scale massing that minimizies visible height is required.

Maintain a balance of scale and proportion using design components which are harmonious with natural landforms;

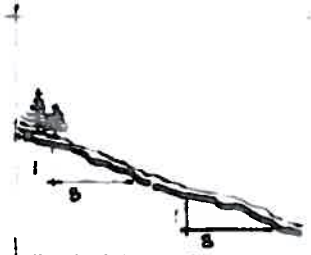
Building design shall include articulated walls and utilize reveals, cornice detailing, alcoves or other features which breakup the scale of the building. Uses of projections, trellises, landscaping or other devices which in total serve to break up long, continuous building walls is required. Install decking that is integrated into the building is required over that which is attached or tacked onto exterior walls.


Tall Retaining Walls: Not Allowed


Stepping retaining walls: Allowed



Tall Retaining Walls: Not Allowed



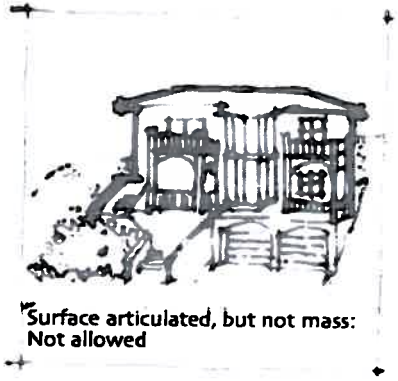
Finished slopes of 1:3 or less: Allowed

Vertical Stacking: Not Allowed

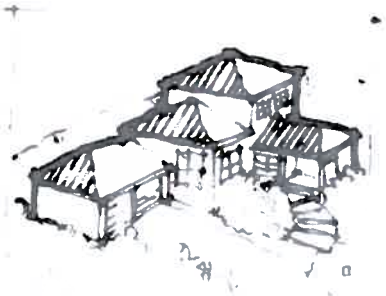
Stepping building vertically: Allowed

Large Scale buildings with vertical massing: Not Allowed

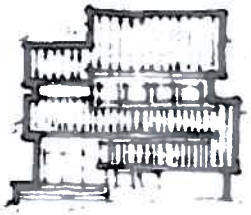
Alternative small-scale buildings with staggered massing. Recommended



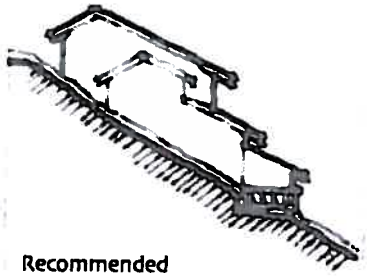
Surface articulated, but not mass: Not allowed



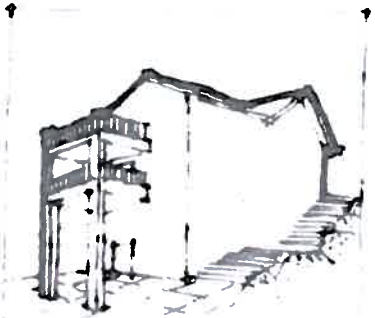
Articulation of surface, mass and volume· Required



Roof slopes following grades: Recommended



Recommended



Not allowed

Recommended

Dominant gables that face downhill: Not allowed

Not allowed

G. Height Restriction

All homes are to be designed to integrate into the hillside setting.

The maximum height of all homes shall be no more than thirty feet from the existing grade underneath the home before construction. The existing grade profile shall be shown on two sections of the house taken at the structure's mid-points.

At any point on the plane of any visible elevation the height shall not exceed thirty feet from lowest to highest point.

Any exterior elevation wall surface taller than 25' shall incorporate a significant horizontal step in the wall plane. Integration of rooflines or terraces to break up tall elevations may be used with City and DRA review and approval.

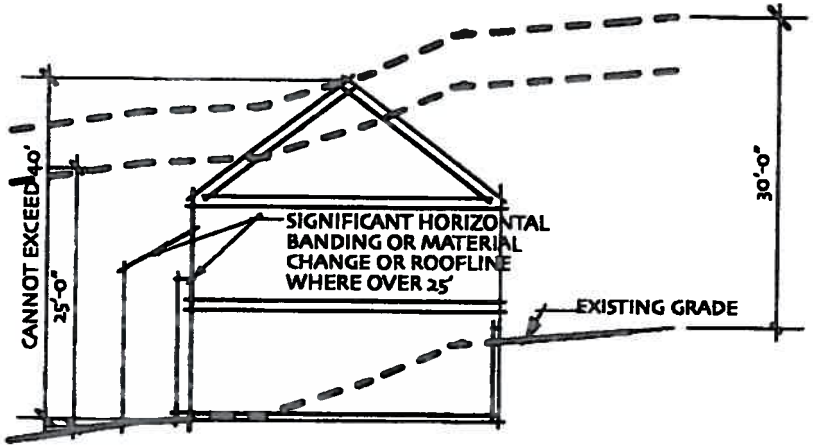
Maximum building height shall be measured to the highest point of the finished roofing including the ridge tile for a concrete tile roof. The location of natural grade shall be surveyed by a licensed Civil Engineer and verified by the Subdivision Architect and shall not be artificially raised to gain additional height. Heights of all ridges and plates shall be designated on the roof plan and field verified by a Civil Engineer at completion of framing with the verification letter(s) provided to the Planning and Building Divisions before the framing inspection. Any areas that exceed the height restriction shall be required to be reframed as necessary to meet the height restriction.

Chimneys and cupolas may exceed the height restriction by a maximum of three feet. A single vertical projection, thoughtfully designed, no larger than 144 SF in area, may be allowed and may exceed the height restriction by four (4) feet. Approval of any tower is subject to Planning Division Approval. Any tower shall be integrated into the architecture of the home and shall be designed in such a way that it is not visible continuously from ground to top.

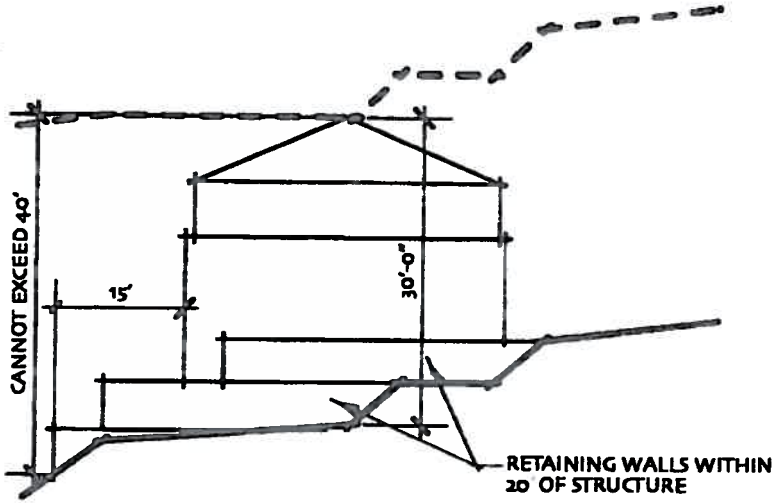
Retaining walls within 15' of the structure are to be illustrated on the elevations of the building and included in the building height.

The height of the structure on these lots shall be surveyed and verified as being in conformance with the approved building height measured from grade to the finished ridges and caps; to be calculated by the standard designated by the Planning Division for measuring height at the time of construction.

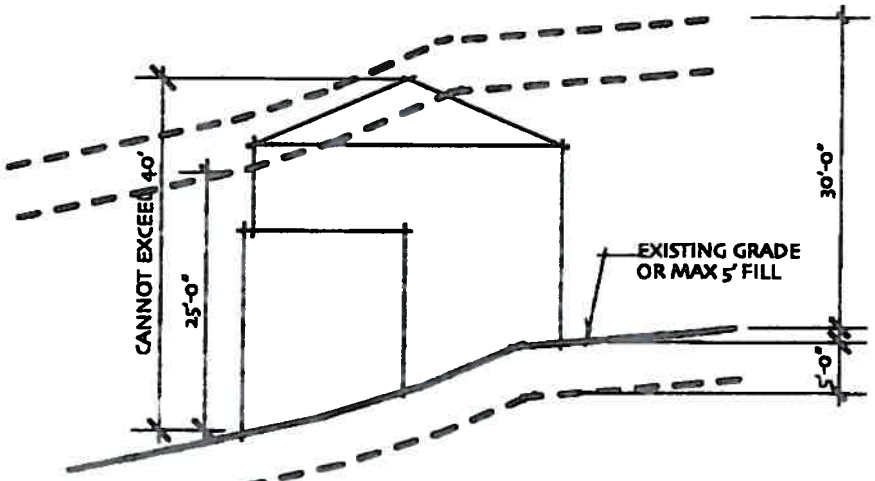
Said verification is the applicant responsibility and shall be performed by a licensed land surveyor or civil engineer and shall be completed and provided to the Planning Division before the first framing or structural inspection by the Building and Safety Division. The certification of the framing shall allow for the finished roof and sheathing construction.



HEIGHT DEFINITION AT SECTION THROUGH HOME
FIGURE 1



HEIGHT DEFINITION- RETAINING WALLS
FIGURE 3

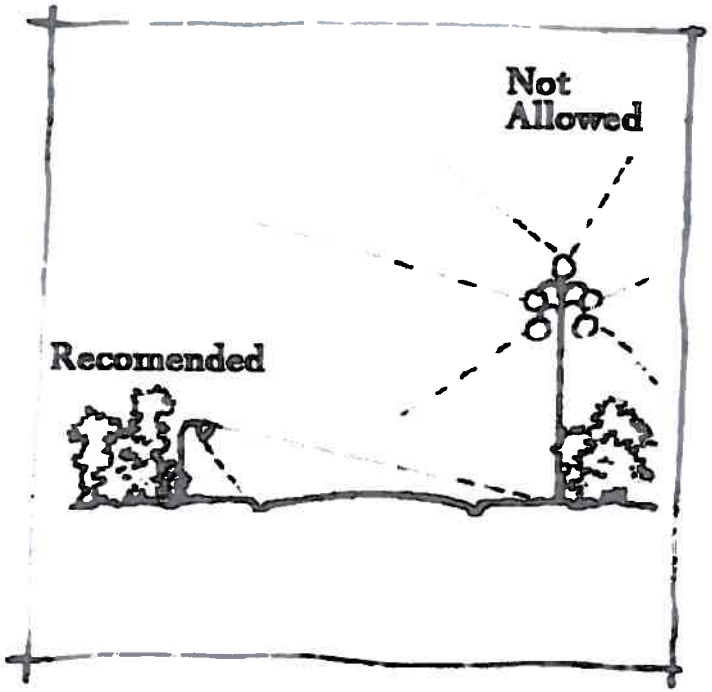


HEIGHT DEFINITION AT ELEVATION
FIGURE 2

H. Outdoor Lighting

Outdoor lighting shall be designed to minimize nighttime disruption. Lamp sources shall be shielded from view and light source directed downward. Timers and motion detectors shall be used wherever possible.

Up-lighting of houses or landscape is not allowed.



IV. ARCHITECTURAL DESIGN REQUIREMENTS

A. Elevations

All elevations shall be designed to allow a variation in structure depth and provide aesthetically pleasing projections and variation in foundation, wall and rooflines. Long, flat, unarticulated exterior walls are not allowed. The use of masonry is encouraged and shall be incorporated as both trim and full-wall veneer as is architecturally appropriate. Masonry shall be initiated and terminated at interior corners or appropriate architectural features. Only high quality imitation stone or brick is permitted. Actual stone samples must be submitted to the DRA and the City of Pleasanton Planning Division for approval.

B. Side and Rear-facing Elevations

Side and rear-facing elevations shall be designed to allow a maximum amount of privacy to the neighbors. Care shall be taken in window placement and room orientations. Landscape placement shall also be considered. Material variation shall be considered only if consistent with the style chosen. The designer *must use* consistent window styles and detailing. Window material and operation is to be consistent on all sides. Body and trim colors shall remain consistent on all elevations. The architect or designer shall strive to obtain sufficient articulation and detailing in wall planes on side and rear-facing elevations.

C. Garages

Extreme thought and care shall be taken in designing garage entries. Garage entries shall utilize foundation, wall and roof offsets to mitigate the size and effect of the doors. Doors shall be sectional roll-up. Doors shall be built of wood except in rare cases where other materials are appropriate to the architectural style. Doublewide garage doors shall be avoided. Garage doors with abstract window patterns inconsistent with the style chosen for the residence are not allowed. All homes must have a minimum of two enclosed parking spaces. Porte-cocheres are allowed, although they must be well integrated with the site plan, landscape plan, and building architecture and be appropriately scaled.

Exterior Materials

D.

An excessive number of building materials shall not be used on any exterior wall.

Exterior walls may incorporate any of the following: brick, stucco, stone or wood.

The architect or designer is encouraged to use natural woods such as redwood or cedar for siding. No vinyl, metal, Masonite, exposed plain concrete block, or plain T-111 plywood siding is allowed. Wood siding may be horizontal lap, vertical, or T-111 type plywood with battens. Manufactured wood products are acceptable with appropriate detailing. Stamped wood grain siding is not allowed. Full size samples of wood material with applied finish shall be submitted for review.

Stucco siding is allowed only with sufficient architectural detailing. Stucco finishes shall be smooth and must be applied in a 3-coat application with integral color or approved acrylic finish. Sand finish is allowed when appropriate to the architectural style. Highly textured finishes are to be avoided unless appropriate to the style of the home.

Small slivers of exterior materials shall be avoided. Special attention shall be paid to the trim on ganged windows, bay windows and dormers.

E. Exterior trim

The exterior trim detailing must match the architectural style of the home. Stucco designs must use adequate build-out or recessed detailing around doors and windows. Stucco build-outs or architectural control joints must be used to break-up large wall areas.

Consistency of detailing on all elevations must be maintained.

Openings shall be articulated through the use of shutters, flat or arched lintels, projecting sills or surrounds.

Properly scaled cast concrete detailing is encouraged. Pre-coated manufactured polystyrene architectural trim

and finish systems (Baystone, for example) are allowable when the quality and scale is indistinguishable from real cast concrete or stone at arm's length.

Field-coated

manufactured polystyrene architectural trim and finish systems (Coolstone or Bayfoam, for example) shall be used in a restrained manner and carefully detailed. Samples of field-applied plaster detailing shall be submitted to the DRA for review and approval.

F. Masonry

Although real masonry is preferred, high quality manufactured masonry products are allowable when the quality and scale is indistinguishable from the real material. Special care shall be taken when detailing manufactured masonry, i.e. window openings, caps and base. Brick textures shall not look imitation. Bricks shall be earth tone in color.

Stone shall be laid to resemble structural stone walls with the long dimension turned horizontal. Grout color and tooling shall be specified and/or detailed. Masonry walls shall be detailed as if they were structural walls. Careful detailing of openings is required. On some projects, a mock-up of stone material will be required to be approved on site by the DRA.

G. Exterior colors

The DRA and the City of Pleasanton Planning Division must approve all exterior colors and their corresponding locations. Care shall be taken to match the house colors with the masonry and roofing materials. Colors may be denied if they conflict with adjacent existing homes Trim and accent colors shall be carefully coordinated with the body colors. Colors for all exterior materials shall be appropriate for the selected building style.

All color and material selections will be reviewed during the review of the Preliminary and Final Design Submittals. Warm earth tone colors are preferred. Trim colors shall complement the body colors and not be highly contrasting. Visible elements such as gutters, trellises, and down spouts shall match the color of the architectural element they are attached to, or be of a complementary color. Stark white, bright pastels or bright intense colors in large uninterrupted expanses is

not allowed. Color selections may be denied if they contrast with

adjacent home. Colors selected shall be appropriate to the proposed architectural style.

H. Windows

The style of the window chosen shall match the style of the building. Windows on all elevations shall be consistent in style. Avoid too many window shapes and sizes, unless appropriate to the architectural style.

Simulated true divided light windows add depth and break-up large glass areas and shall be used where appropriate. Use of transom, clerestory and bay windows, are encouraged and shall be used when appropriate to the style chosen. Side and rear elevation windows overlooking the adjacent home and invading either existing or future privacy shall be carefully evaluated.

Skylights shall be either clear or bronze in color.

Glazing shall be clear or gray tinted only. Reflective glazing of any type is not allowed.

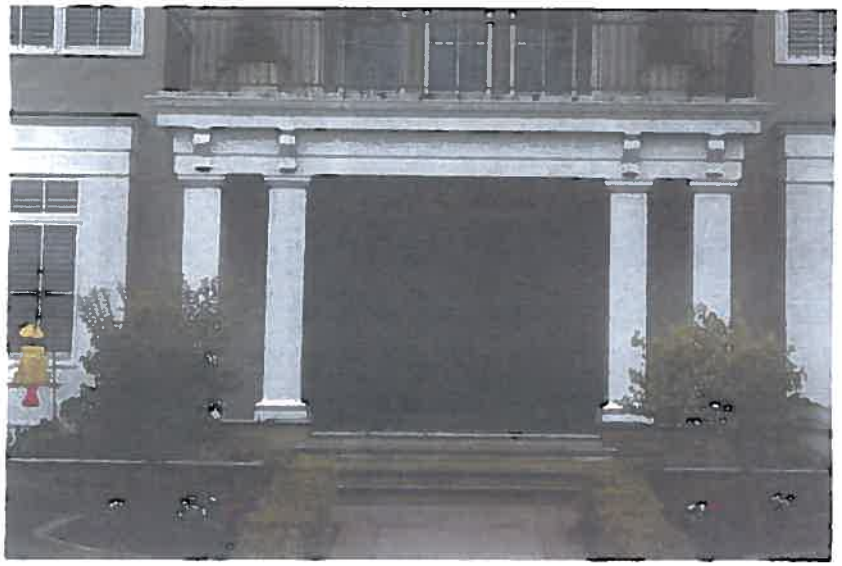
The architect or designer is encouraged to use windows and doors made of wood or clad wood. Mill finish aluminum is not allowed, except in rare cases where appropriate to the architectural style. Snap-in grids or imitation divided lights installed solely within dual pane glass are not allowed. Vinyl windows are allowed but extra care shall be taken in detailing.

Windows shall be square or rectangular in shape, with a vertical to horizontal ratio of at least 3 to 2, except in rare instances where they are compatible with the architectural style or used as transoms. Arch-top windows are to be used sparingly. Design of arched windows is to be carefully considered along with the architectural style of the home. Careful attention is to be paid to the walls on all sides of arched windows to achieve visual balance. Do not use horizontal window panes or vary window panes dramatically within a building. Horizontal sliding windows are prohibited unless integral to the style of the home or at the side or

rear where a projecting casement window would become a safety concern or where used for a pass-through.

Window trim shall be proportional to the window. Take care in design of window casing, especially at the head and sill. Arched window surrounds must appear proportional and reflect adequate support.

Windows in the street facing elevation in homes with stucco finish are to be recessed a minimum of 3" and with wood finish a minimum of 2", unless other architectural detail is provided to achieve depth and articulation.



I. Entries

The main entrance may have a sense of prominence, but must not be over-scaled or garish. The main entrance shall contain more detail than other openings but be consistent in styling with the residence.

Exterior entry features shall not be taller than one story Entry doors shall be wood and detailed appropriate to the style of the home. The use of sidelights on entry doors is encouraged.

J. Doors

Exterior doors shall either be raised panel wood or French type glass. Care shall be taken in roof and wall design to provide adequate weather protection. Mill finish aluminum is not allowed, except in rare cases where appropriate to the architectural style

K. Shutters

Shutters shall be traditional in design and in keeping with the architectural style.

Shutters shall be built of wood and proportional to their openings. Shutters shall be designed to look operable, with hinges and shutter-dogs.

L. Fireplaces & Chimneys

Care shall be taken in design and placement of fireplaces. Exterior fireplaces and chimneys contribute greatly towards the mass and visual permanence of a structure. The architect or designer must veneer all fireplaces with masonry or stucco.

Chimneys shall be properly detailed in correct proportion to the mass of the home. Chimneys shall be designed

with appropriate breaks for character. Flue pipes are required to be encased with a chimney enclosure of masonry or stucco and be supported by a foundation at grade. A decorative flue termination is required at all chimneys. Gas vent terminations are to be shown on exterior drawings. The use of chimneys to gang and disguise prominent vents is encouraged.

Refer to City of Pleasanton and County of Alameda ordinances regarding use of wood burning fireplaces. Only natural gas burning fireplaces and/or USEPA approved wood pellet stoves shall be permitted in the proposed homes. This condition shall not apply to outdoor barbeque or outdoor fire-pits.

M. Roof

The roof form is primary in providing clarity to the overall building form. The roof form shall express a clear hierarchy appropriate to the style. The roof is one of the most significant elements of the building and shall be simply shaped and uncomplicated. Roof forms shall be well organized and demonstrate the same character on all sides of the residence.

The pitch of the roof shall be consistent with the style of the dwelling. No Mansard roofs are allowed. Roofing material shall be fireproof Class "B" or better. A sample of roofing material must be submitted to the DRA for approval. All metal valleys, flashings, vents and skylight curbs shall be painted to match roofing material. Plumbing vents are to be combined wherever possible to reduce the number of roof penetrations as the plumbing/mechanical code allows.

Roof material shall be appropriate to the style of the residence. Use of authentic materials such as clay tile, is encouraged. Acceptable roofing materials are: slate, clay tile, concrete tile, wood, or standing seamed metal, factory painted steel. Architectural grade composition (40 year high definition without abstract shingle patterns) is acceptable, but not encouraged. Colors shall be appropriate for the style of the home although bold colors shall be avoided. Provide small samples of actual material proposed in full color range.

Eaves and rakes are to be detailed and shall be articulated by multiple fascia boards, moldings, decorative beam-work or decorative gutters. Carefully detail eave return caps. Eave projections and detail shall be appropriate to the building style.

N. Gutters and Downspouts

All gutters shall be drained in a solid pipe system through curbs onto streets. All gutters and downspouts shall be painted. No plastic gutters are allowed. Half-round gutters and round downspouts are preferred. Leader boxes contribute to the overall design and their use is encouraged.

O. Columns

Columns shall be designed or specified appropriate to the architectural style. Columns shall be built of substantial materials. Columns are to be drawn to scale on the elevations and their installation fully detailed to include connections at base and cap. Beams or entablature at top of columns are to be detailed. Carefully design multiple column areas with proportions

appropriate to the style chosen. Large square columns shall be built of frame and panels, unless they are classically designed manufactured columns.

P. Balconies

Carefully detail balconies where visible to the street. "Heavy" materials, such as cast concrete balustrades are to be avoided, unless detailed appropriately. Railings shall have top and bottom rails. Visually support projecting balconies.

Q. Bay Windows

Bay windows shall be carried down to grade or express visual support at cantilevered conditions. When bay windows are stacked in a 2-story condition, the blank panel between all facets shall be articulated. Bay roofs shall be distinct from the primary roof.

R. Dormers

Dormers shall be designed in keeping with the architectural style Dormers must be correctly located on the roof and not be too large or out of proportion. Dormer jamb materials shall be a solid assembly with strong, substantial casing boards at the corners. Dormer roof trim shall begin at the window head with no siding over the window. Properly proportion dormers so the window adequately fills the dormer face. Articulate the

post between the windows on ganged dormer windows. Do not over-size the dormer roof or eaves. Stone or brick dormer faces shall terminate with a parapet.

S. Exterior Decks and Trellises

Decks, balconies & trellises must be integrated into the house design and be compatible in color, texture and form. Second story decks, if proposed, must be carefully designed into the residence and must not intrude on the privacy of adjacent homes. Exterior stairways must be integrated into the house design.

Raised deck supports shall incorporate materials which relate to the residence, such as wood, brick, stucco or stone. If wood posts are used, they shall be a minimum of 6" by 6" with base and capital detailing and shall relate to the design of the home. Decks over 3' above grade shall incorporate skirting. Decks over 6' off the ground are not allowed.

T. Skylights

Skylights can detract from the roof-scape and therefore shall be used sparingly. Skylights are to be flat panel with a thin profile and follow the pitch of the roof. Exposed curbs and flashing shall be painted to match the color of the roof. Location of skylights shall be carefully considered so as not to clutter the roof. Architecturally integrated lanterns or dormers shall be considered in lieu of skylights.

U. Solar Panels

Care shall be taken to design solar systems into the roof form rather than as an after-thought.

V. Antennas

Satellite dishes and antennas shall not be visible from streets and must be screened from adjacent lots. No roof-top antennas are allowed. The City of Pleasanton Planning Division must approve antenna location and screening.

W. Exterior Lighting

The DRA and the City of Pleasanton Planning Division must approve all exterior lighting fixtures. The goal of all exterior lighting is to accent architectural features and illuminate walkways and doors. Lighting must not glare onto adjacent homes. Side and rear yard lighting must be task type lighting for decks, patios, and doorways and landscaping. Light shall be projected directly to desired areas and not allowed to glare onto adjacent properties. Security flood lights may not be placed on timers, except as required by code, and shall not be in constant use. For decorative exterior lighting, the light source must be shielded. Cut sheets of fixtures chosen must be submitted. Up-lighting into trees is to be minimized.

X. Mechanical Equipment

Electrical meters, gas meters, trash containers, air conditioning units, soft water tanks, pool and spa equipment, etc., shall be completely screened from view of neighboring houses and shall not be located on the front elevation nor within the first one third of the side elevations. This may be accomplished by individual enclosures, fencing or landscaping. Equipment noise mitigation shall be considered in screen design.

Y. Retaining Walls

An effort shall be made in the grading design to minimize the use of retaining walls. However, situations will arise that require their use. If retaining walls are required, they shall be constructed of materials that complement or match those used on the residence and be screened or softened by the use of landscaping. Retaining walls must be masonry. High quality stack block is allowable if color is appropriate to the color of the home. Straight, uninterrupted retaining walls shall be avoided. The design team shall break up the length of retaining walls with planters, shaped or stepped elements.

Significant Landscape is to be incorporated to minimize the visual impact of retaining walls.

Check with the City of Pleasanton Building Department for requirements regarding structural engineering requirements for retaining walls.

Z. Game Areas, Playhouses & Auxiliary Structures

Structures 10' or less in height are exempt from planning review, providing they are within the designated building envelope. The style of all external/detached structures shall be consistent with the style of the residence. Landscaping shall be used to reduce dominance of external/detached structures to neighboring properties.

Any proposed accessory structures shall be located on the site plan and within the designated building envelope. All Silver Oaks Hillside Lots design requirements which are applied to the main residence will also be applied to any proposed accessory structures. The maximum height is fifteen feet as measured from finished grade to the peak of the structure, including finish material,

The design of accessory structures must be compatible with the architecture of the home including material and color selections.

V. GENERAL FORM

New development on hillsides is the most visible and the most challenging to design with sensitivity. Homes in the Silver Oaks Hillside Lots must be designed to minimize visual impacts by careful attention to architectural and landscape design, preserving ridgelines and other significant topographic features when possible, and minimizing grading.

Proposed grading shall create a natural sloped or terraced effect resulting in smaller pads and varied footprints that conform to the topography and reduce the need for large visible retaining or skirt walls. All grading shall present a finished appearance with rounded slopes.

The building's massing shall respect and conform to the natural topography and create living spaces that are close to the ground. Location and design of skirt walls, projecting decks and spas/swimming pools shall also be designed to minimize off-site visual impacts.

Driveways, garages, fencing and open parking areas shall be integrated into the overall design.

The design and materials of the building shall achieve a well-composed, varied and interesting appearance, which visually integrates the building into its natural surroundings.

Buildings shall be simple in overall form. Composing a home from simple forms saves money for proper detailing and other amenities, such as porches and garden walls. The architect or designer is encouraged to site buildings so as to create courtyards and other interesting outdoor spaces.

A sense of order, proportion, and balance shall be expressed in the design. This is perhaps the core

statement in these Guidelines and the most difficult to articulate in words.

It is desirable for the homes of Silver Oaks Hillside Lots to exhibit the individuality of their owners as well as the characteristics of the selected architectural style. But it is also important that they observe some basic design principles. The following criteria will be used to evaluate submittals:

a. Will the materials chosen allow a pleasing and harmonious exterior appearance for the residence;
b. Does the project incorporate quality building materials and construction methods to provide a sense of permanency;
c. Are columns and windows placed in a rational manner;
d. Are the colors appropriate;
e. Is there consistent scale used throughout the design of the residence;
f. Is each element designed in proportion to the others;
g. Are the specific features of the architectural style well developed and carefully detailed;
h. Have these features been researched to achieve a degree of authenticity;
i. Have the characteristics of the selected architectural style been expressed on all sides;
j. Have the characteristics of the selected architectural style been expressed in the siting and landscape;
k. Are openings properly placed and spaced and do they have well executed details that are consistent with the architectural style;
l. Does the massing and roof structure reflect the tradition of the style chosen;
m. Do the details selected relate to the tradition of the style chosen;
n. Does the project reflect a sensitive interpretation of the style within constraints of budget and site;
o. Is there consistency expressed in the site planning, landscaping and architecture.

The design of each residence shall be compatible with the architecture of the surrounding homes, whether they are existing, under construction or approved by the City. This applies to all elements of the design including architecture, grading, fencing and landscaping. Although stylistic variety is encouraged, there shall be a sense of cohesion to the neighborhood. Wildly eccentric designs, such as stark white modern or Georgian mansions are not allowed. Well-designed contemporary homes are allowed, but must have a texture and color palette that is compatible with other homes in the neighborhood.

VI. ADDITIONS

All additions to existing homes must be submitted to the DRA and the City of Pleasanton Planning Division for design review approval. All additions must be designed to match the existing architectural style of the existing house. Roofing, exterior siding, exterior colors and masonry details must match the existing house.

Remodeling or additions to existing homes are required to meet the same criteria as new construction. All criteria concerning aesthetics, color, siting, architecture, landscaping, grading and excavation, roof height limit, satellite dishes, setbacks, lighting etc., are of concern. Approval from the City of Pleasanton Planning staff is required for any additional work just as it is for new construction. Owners shall check with the City of Pleasanton Planning Division to determine if Design Review will be required. The City of Pleasanton Planning staff will assess whether the scale of the work proposed requires approval by the DRA.

Prior to starting any work on any changes to the existing home, the Owner must contact the City of Pleasanton Planning staff to determine what will be required for review process.

VII. ADDITIONAL REQUIREMENTS

The Owner and General Contractor are ultimately responsible to construct the project per the approved

drawings. Deviation from the approved drawings shall not occur without review by the DRA and the City of Pleasanton Planning staff. Even deviations that seem minor can have catastrophic affect on the integrity of a design. Work done without approval that deviates from the approved drawings may be required to be removed and replaced if deemed necessary by the DRA and/ or the City of Pleasanton Planning staff. This may result in additional cost to the Owner. Owner is responsible for payment of any additional fees to the DRA if required to review any work that deviates from the approved drawings.

Any proposed changes or deviations from the approved plans occurring during construction must be submitted to the DRA for approval, prior to the execution of such changes. The Subdivision will make an effort to review proposed changes quickly, but has 10 working days to do so. Owner is responsible for payment of any additional fees to the DRA if required.

VIII. LANDSCAPE REQUIREMENTS

These guidelines outline some general principals that shall be considered by homeowners and their designers alike. Care shall be taken in developing a landscape design that blends landscape elements with the surrounding natural woodland environment, adjacent homes and yards, and the house itself. 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. The use of plant materials indigenous to the area is strongly encouraged by these Guidelines.

A. Design Requirements

Landscape design shall be based on the existing topography of each individual site. No landscaping may be installed or significantly altered without prior approval from the City of Pleasanton Planning Division.

Plans for all front and side yard landscaping visible from the street shall be submitted for approval to the DRA and the City of Pleasanton Planning Division per Section 1 Submittal & Review Process. Approved landscaping shall be completed no later than 9 months after final inspection.

No existing trees shall be removed without the written consent of the City of Pleasanton Planning Division. 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. 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.

B. Special Planting Zones

This development is surrounded by natural hillsides that feature blue oaks and open grassland. Both properties abut this open space shall have a 20' transition zone that consists of a landscape scheme that utilizes Oaks, grasses and other native plants installed in such a way as to form a transition from the domestic landscape to the native hillside. This transition zone may be outside the designated building envelope. No structures are permitted within the transition zone.

C. Planting Design

Planting palettes shall also be developed to blend the landscape with the Architectural style of the home. Designers are encouraged to use plant material to frame views and compliment the elevations of the home.

When developing a planting plan, attention shall be given to both short and long term plant growth in order to avoid over-planting. Trees that develop a large canopy will be subject to scrutiny by the DRA and the City of Pleasanton Planning Division for mature size and appropriateness.

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.

Landscape Design is to conform to City Conditions of Approval requiring compliance with the State Water efficient Ordinance and Bay Area Friendly Landscape Coalition practices.

Attention shall be paid to sections of the Vineyard Avenue Corridor Specific Plan regarding Landscape design and installation.

All shrubs shall be 5 gallon size (min.) All trees shall be 24" box (min.) All sizes must comply with the recognized standards for plant materials. Cf. American Nursery Association.

Inert materials such as Decomposed Granite is encouraged for use as top dress.

The selection of plant materials should lean heavily toward the native and indigenous species of trees, shrubs and ground covers that 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 non-native materials should be compatible with the natural setting of the plant 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:

Botanical Name	Common Name
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

D. Fences & Site Walls

The DRA and the City of Pleasanton Planning Division must approve all fences and site walls. The applicant shall provide designs for access gates and fencing for review and approval by the DRA and Pleasanton Planning Division.

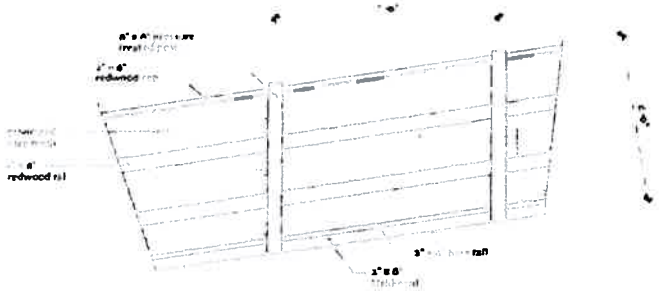
Fences, walls and hedges shall be considered as design elements to enclose and define courtyards, to extend and relate the building forms to the landscape, as well as to assure security and privacy elements.

Homeowners are also encouraged to screen boundaries with natural trees or shrubs whenever possible.

Provide 18" min. planting adjacent to wood fences and walls as a buffer between any fence or wall and paving

There are several types of approved walls and fencing:

1. MASONRY WALLS: Walls shall be considered as an extension of the architecture of the residence. They shall serve to make a transition between the mass of the architecture and the natural forms of the site. Walls can help define space in a courtyard or create a planting or retaining wall. The maximum height for a masonry wall is s



view fence with rail
scale: 1/2" = 1'-0"

shall be constructed of a material that matches or complements the architectural style of the residence. Acceptable materials include stucco, stone, brick or wrought iron with masonry columns.

2. PERIMETER FENCING: Fences used on the perimeter of the property shall be open fencing or 3-rail split rail fence, with a maximum height of six feet.

3. RETURN FENCING: Fences used to connect the house to the perimeter fence shall be open fencing or 3-rail split rail fence, with a maximum height of six feet.

4. RETAINING WALLS: Significant Landscape is to be incorporated to minimize the visual impact of retaining walls.

Clearly indicate extent of all fencing types on plans.

Walls and fencing must be properly planted to provide softening. Long stretches of bare fences or walls will not be allowed.

E. Paving

Driveways, steps and sidewalks must be colored concrete, decorative gravel, or masonry paving. Earth-toned and textured surfaces which complement the home exterior building materials are preferred. No grey colored gravel is allowed except in special cases where appropriate to the style of the home.

Brick or masonry paving and borders are encouraged.

No asphalt driveways or uncolored concrete paving areas are allowed. Concrete colors are subject to review. Colors must relate to the house color chosen. Concrete paving may be seeded aggregate, washed aggregate, stamped, salt, or colored broom finish.

F. Pools

All pools and spas shall require City of Pleasanton Planning Division approval. All pools are to fit within the designated building envelope.

G. Trash, Pool Equipment & Air Conditioner Screening

All Pool and spa equipment shall be adequately screened. Trash enclosures and air conditioners shall be completely screened from view of neighboring houses. Pool equipment and trash enclosures may be screened with masonry walls or wood fencing. Fences or walls shall be softened with plant material. Equipment noise mitigation shall be considered in screen design.

In rare cases, plant material alone can be used to screen air conditioners, provided that appropriate plant varieties are chosen.

H. Oak Tree Preservation and Protection

Removal of existing trees is subject to City of Pleasanton Tree Ordinance.

All lots have existing oak trees. Landscape architects and designers must be sensitive to existing trees when site planning and shall provide special recommendations for planting and irrigation near existing trees.

The following activities and practices are ***not allowed*** within the dripline of existing oaks:

1. Trenching, grade cutting, filling, soil compaction or rototilling over 6" deep unless approved by a certified arborist.

2. Plant materials which require sprinkler irrigation (drip irrigation may be permitted).

3. Paving with materials of limited permeability. (Use of porous materials such as gravel, decomposed granite, or brick over sand is acceptable to allow sufficient water penetration and gas exchange).

Special conditions may require the services of an arborist. For example, newly constructed barriers (concrete foundations, swimming pools, garden walls) can act as dams that trap water. Shall such a barrier be proposed, a certified arborist shall be consulted to determine if any special remedial measures must be undertaken to avoid damage to the tree.

Sometimes, for remedial procedures proposed by an arborist, some limited infilling may be allowed under the dripline of oak trees. Boring or hand digging (in place of trenching) may limit damage to tree roots if a pipe or electrical line must be installed.

A Tree Assessment Report prepared by Ralph Osterling Consultants, Inc. 1650 Borel Place, Suite 204, San Mateo, Ca 94402 (650) 573-8733 is available for review from the Developer.

I. Irrigation

All landscape areas must have an automatically controlled irrigation system with in-line valves placed in valve boxed and appropriate backflow prevention. A Landscape Architect or irrigation system designer shall design the irrigation system. Landscape plans submitted for approval shall show detailed irrigation system with pipe sizes, sprinkler layout, zone control and flow rates.

Weather-based irrigation controllers are required.

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. Low water consumption irrigation practices shall be utilized.

J. Drainage

A complete and detailed drainage plan must be included in the landscape design. All surface water must be collected and directed to the street through an enclosed pipe drainage system. Water must be directed away from foundation. Ponding or surface flow onto adjacent lots is not allowed.

Conceptual Stormwater control designs are included on each property in this Subdivision. Copies of these plans are available from the developer. The Owner, Architect, Landscape Architect and Civil Engineer for each site are required to adhere to these conceptual designs. Any new work in the area designated for stormwater control shall be designed to meet any applicable standards.

K. Additional Requirements from the City of Pleasanton Planning Division

a. The applicant shall provide root control barriers and four inch perforated pipes for trees in planting areas less than ten feet in width as determined necessary by the Planning Division at the time of review of the final landscape plans.

b. Within 9 months of occupancy all new landscaping shall be installed.

c. No property line fencing of any type is allowed. Six-foot tall open fencing only may be installed on the perimeter of the building envelope areas including split rail style or wrought iron style fencing. Limited solid fencing is allowed as privacy fencing only for private courtyards or spas.

d. The project shall comply with the State of California Model Water Efficient Landscape Ordinance. A licensed

landscape architect shall verify the project compliance with the ordinance prior to the issuance of a building permit and prior to final inspection. The verification shall be provided to the Planning Division.

e. Limit landscape lighting to ground fixtures.

IX. CITY OF PLEASANTON REVIEW PROCESS

It is the responsibility of each property owner to contact the City of Pleasanton and to review related codes and issues.

The homeowner and their design team shall contact the City of Pleasanton regarding conformance with the Green Building Ordinance and C-3 Stormwater Control.
When a property owner receives approval from the Silver Oaks Hillside Lots DRA, he/she will need to submit to the City of Pleasanton Planning and Community Development for design review approval before submitting plans for permits. Property owners are responsible to obtain all required permits from the City of Pleasanton.

CITY OF PLEASANTON
Planning Division
200 Old Bernal Avenue (site address)
P.O. Box 520 (mailing address)
Pleasanton, CA 94566

Tel: (925) 931-5600/Fax: (925) 931-5384
Website: www.ci.pleasanton.ca.us

X. ADDENDUM 1- ADDITIONAL REQUIREMENTS FROM THE CITY OF PLEASANTON PLANNING DIVISION.

TO BE INCLUDED AFTER CITY REVIEW PROCESS COMPLETE

XI. ADDENDUM 2- EXCERPTS OF THE CONDITIONS OF APPROVAL FOR THE PUD.

TO BE INCLUDED AFTER CITY REVIEW PROCESS COMPLETE