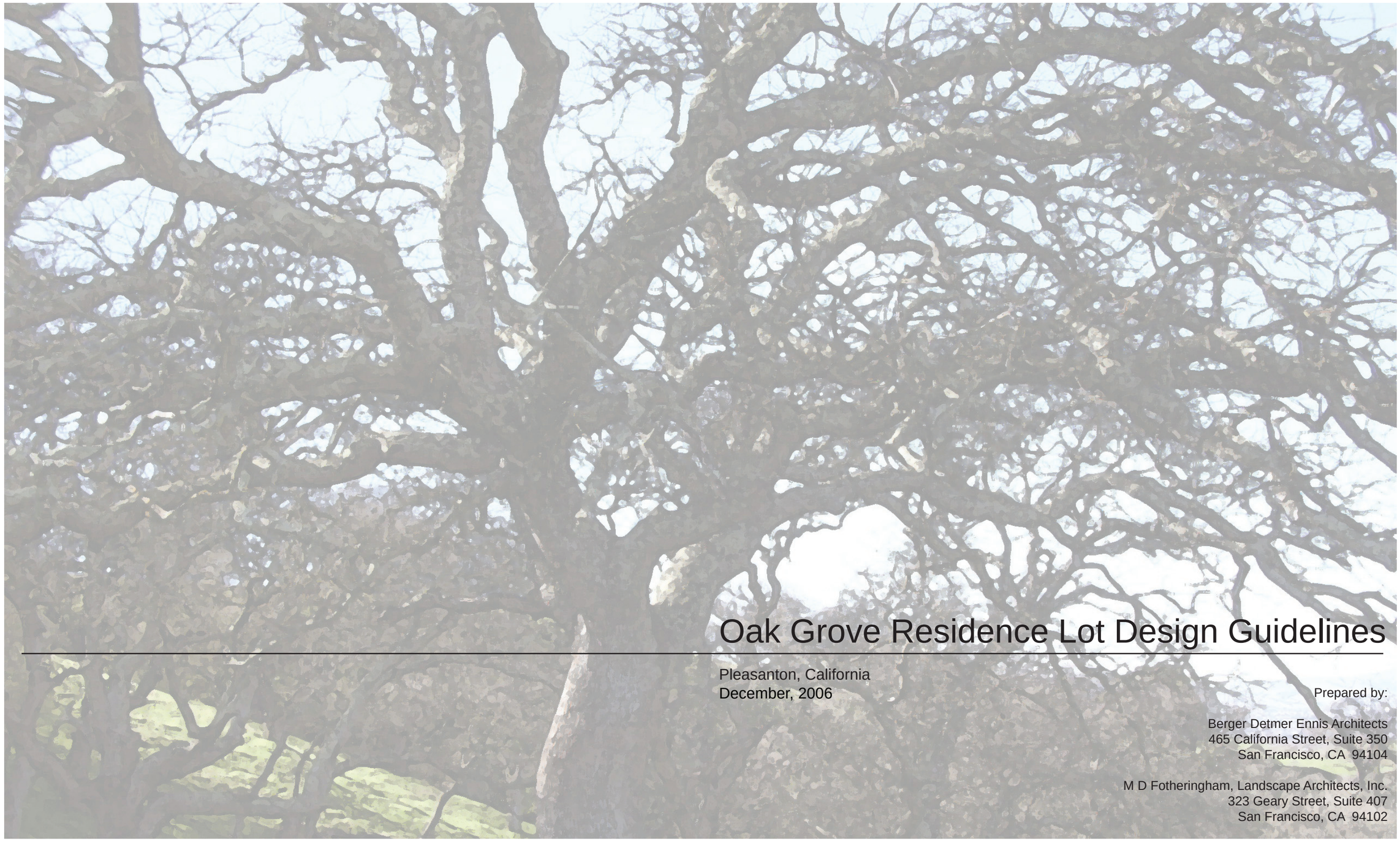

Oak Grove Residence Lot Design Guidelines

Pleasanton, California
December, 2006

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Residence Lot Design Guidelines

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Introduction

Vision

Oak Grove is situated on a beautiful, natural site with grassy, gently rolling hills and large stands of mature Oak trees. It has been envisioned and planned as a quiet, enviornmentally integrated neighborhood situated within an open space preserve of native California Oak woodlands and grasslands. Home sites were selected to best preserve the natural experience for both Oak Grove homeowners and local residents, and the development provides for the offer of a dedication of nearly 500 acres of open space parkland. The general development goals of Oak Grove envision the residential neighborhood in terms of habitat enhancement and low-impact design, and are as follows:

Goal #1: To enhance homeowner and public access to the natural settings at Oak Grove.

Goal #2: To ensure that where noticeably visible to neighbors and off-site viewpoints, individual homes settle gracefully into their sites.

Goal #3: To ensure that revegetation, fencing, trails and pathways, lighting and other site design elements establish the qualities of a rural neighborhood and where appropriate, ease transitions to neighboring properties and/or adjacent open space.

Goal #4: To ensure that urbanized areas outside Oak Grove are minimally impacted visually by the project.

Design Guidelines

The Oak Grove Design Guidelines exist to preserve the beauty of Oak Grove's natural environment and to integrate the architecture and landscape with this unique setting. They will ensure that the development team, custom homebuilders and individual homeowners have the guidance necessary to achieve the goals set forth above. They are also a tool to inform individual buyers and future Oak Grove residents of the requirements and special characteristics of individual Lots, as well as of the project as a whole. The purposes underlying the parameters of the Oak Grove Design Guidelines include: the preservation of open space, encouragement of green design practices, reduction of building bulk and mass, minimization of the visual impacts of man-made elements, and harmony of site layout and landform.

The Oak Grove Design Guidelines are composed of two books that work towards the same goals: The Open Space & Common Areas Design Guidelines and the Residence Lot Design Guidelines.

General, Lot Specific and Landscape Guidelines

The Residence Lot Design Guidelines for Oak Grove are divided into three sections: General Architectural Design Guidelines [Section G], Lot Specific Architectural Design Guidelines [Section S] and Landscape Design Guidelines [Section L].

The General Architectural Guidelines are meant to apply to all construction and site work in Oak Grove. They cover setbacks, height, grading, architectural form, materials, colors, uses, features permitted in the public view, and green design criteria.

Lot Specific Guidelines are those that refer to specific Lot Types. Oak Grove was designed to have a variety of Lot configurations and characteristics. These different types of Lots require their own guidelines with modifications of the General Architectural Guidelines. The six Lot categories, A - F, are: A- High Visibility Lots, B- Corner Lots, C- Estate Lots, D- Shallow Lots, E- Flat/ Low Slope Lots, and F- Steep Slope Lots. Each Lot in Oak Grove is assigned a Lot number [Fig. S 1-0]. The Site Specific Guideline Matrix [Fig. S1-0] identifies which, if any, Specific Guidelines apply to each numbered Lot within Oak Grove.

Landscape Guidelines include criteria for tree preservation, planting and garden design, acceptable landscape materials, planting methods, grading, and wild fire protection criteria.

Oak Grove Review Board & Process

The Oak Grove Review Board [OGRB] process is intended to protect both the quality of the natural environment and the value of the homes, now and in the future, through the assurance of consistent, high quality and compatible architectural and landscape design.

Overview

The OGRB is established to review house plans and evaluate site/ yard development to ensure compliance with the Oak Grove Design Guidelines. All Oak Grove homes require approval by the OGRB prior to approval by City departments. After approval by the OGRB, the applicant must receive approval from the Planning Division of the City of Pleasanton and its Fire and Public Works Departments. Both OGRB and City Planning approvals are required to begin the Building Permit / construction process.

OGRB Review Procedures

The OGRB design review application and processing requirements are presented in Appendix 1 to these Design Guidelines. Once Lot sales have begun, the OGRB will establish meeting dates and preceed with the Application and Review Process. The OGRB will strive to work with the applicant to refine projects in line with the Design Guidelines, consult with affected neighbors to ensure that the applicant's design addresses their concerns, and to give guidance in the Revision and Resubmission Process. In addition to fairness and consistency, the evaluation of plans, by necessity requires the OGRB use discretion and grant exceptions to the Design Guidelines when the effects of the exception are mitigated, when the interest of quality design is served, or unforeseen or special conditions apply. The OGRB shall have the right to adjust the Application and Review Process to adapt to changing conditions and to create a more efficient method for the submittal and review of development proposals.

Residence Lot Architectural Design Guidelines

Pleasanton, California
December, 2006

General Architectural Guidelines

G-1 Setbacks / Building Envelope

Generous setbacks from the streets, from adjacent houses and from the rear property lines are essential for the maintenance of privacy; the preservation, placement and nurturing of large specimen trees and landscape; and the reduction of visual prominence, mass and bulk. The General Guidelines for setbacks have been based on these principles.

G-1.1 Front Yard Setback

The front yard building setbacks have been determined as a line at least 35 feet from the front property line to a line parallel to the property line for the garage, and 30 feet minimum from the front property line to a line parallel to the property line for all other portions of the residence [Fig. G 1.1]. [See Steep Slope Lot, Shallow Lot, Flat/ Low Slope Lot and Estate Lot Guidelines for exceptions]. No walls taller than 30 inches above finished grade as viewed from the street are permitted in the front yard setback. On sites fronting on two streets both frontages are to be treated as front yards for the purposes of setback.

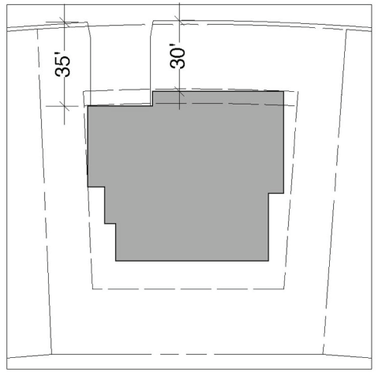


Fig. G1.1 Front Yard Setback

G-1.2 Building Offsets

In addition to the minimum setbacks noted here, it is also encouraged that the façades of residences not align site-to-site such that continuous "walls" or rows are developed. The front façade of each residence shall be positioned at or beyond the designated front yard setback, such that no structure shall be within five feet of alignment with the façade of an existing adjacent structure [or approved plans for the adjacent structure] for the first 20 feet of the façade on each side. [Fig. G 1.2].

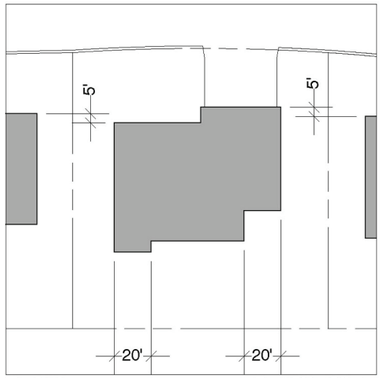


Fig. G1.2 Front Bldg. Offsets

G-1.3 Side Yard Setback / Building Articulation

Building elevations facing side yards are often too flat and minimally articulated. In Oak Grove, the side elevations are encouraged to feature articulated design and usable open spaces, referred to as "four sided design". For this reason the Guidelines encourage large and articulated side yard setbacks. The building envelope notes a general side yard setback of 20 feet on each side, however the structures are to have further articulation. The side yard setback will be 20 feet minimum for up to 60% of each total side elevation. The remaining 40% of the side of the structures must be at least 28 feet or more from the property line, Fig. G 1-3. [See Shallow Lot Guidelines for exceptions].

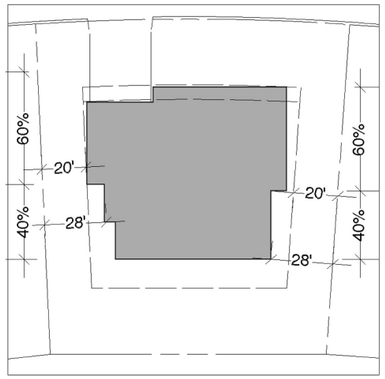


Fig. G1.3 Side Yard Setback

G-1.4 Rear Yard Setback

Compared to the nearly 500 acres of open space in Oak Grove, the residential building sites are a small percentage of the total acreage and tightly clustered to the roadway. This follows the intention to restrict building and landscaping to a proportionally small area integrated into the natural landforms and landscape of the Oak Grove properties. The rear yard is the portion of the Oak Grove residences that is visible from adjacent properties and the preserved open space, and is intended to blend with it; for this reason, residences are to be set back from the rear property line to allow for usable open space and screening with compatible, native vegetation. The rear yard setback is to be a minimum of 30 feet or 20% of the depth of the lot. [See Shallow Lot and High Visibility Lot Guidelines for exceptions]

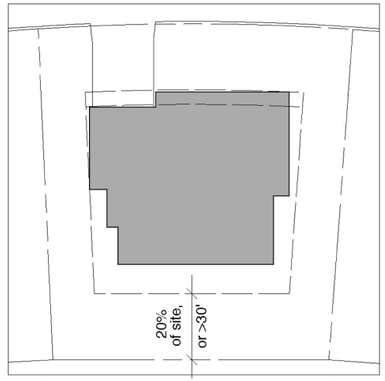


Fig. G1.4 Rear Yard Setback

For lots with side property lines of unequal length, the rear yard setback has been determined as a line connecting the 20% depth points of the side property lines. For lots with irregular rear property lines, 20% points along appropriate intermediate lot depths have determined the rear setback. Corner lots may choose which of the property lines not on a street is to be a side yard setback, and which is to be a rear yard setback.

Setback Encroachments Allowed

The following elements may encroach a maximum of 3 feet into front, side and rear setbacks: chimney flue structures, bay windows, minor and non-habitable architectural projections that do not touch the ground. Exit landings and decks less than 30 inches above grade may project into side yards as required. Roof overhangs may project four feet. Landings and exit projections above 30 inches above grade and any other encroaching elements will require an exception from the OGRB.

G-1.5 Site Features

Retaining walls, decks, and on-grade terraces may extend ten feet into the side and rear setbacks only if they are within 5 feet of natural or finished grade, whichever is lower. [Only walls 30 inches or less above finished grade are permitted within the front yard setback as noted above]. [See High Visibility Lot, Shallow Lot and Steep Slope Lot Guidelines for exceptions].

G-1.6 Building Overhangs and Attached Trellises

Large roof overhangs, attached trellises and eaves are encouraged for appearance and energy savings. Overhangs

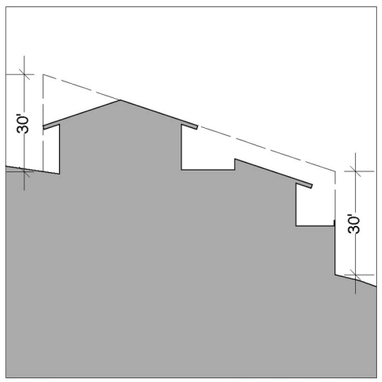


Fig. G2 Maximum Bldg. Height

Residence Lot Architectural Design Guidelines

General Architectural Guidelines

Building Envelope Schedule

Lot #	Lot Size (SqFt)	Min. Envelope Depth (Ft)	Min. Envelope Width (Ft)
1	46,367.32	90	245
2	40,041.49	110	168
3	40,361.95	85	100
4	44,199.57	78	190
5	41,819.40	92/180	190/100
6	56,216.76	88	229
7	47,936.51	78	273
8	37,612.26	192	73
9	40,188.54	152	83
10	81,266.51	182	182
11	57,482.57	96	50
12	49,485.42	158	65
13	43,025.33	151	135
14	41,084.28	158	155
15	40,453.86	145	127
16	40,302.88	145	120
17	43,008.11	140	135
18	45,485.67	140	130
19	48,037.50	160	150
20	61,808.45	191	240
21	41,037.45	130	118
22	40,038.12	168	132
23	42,373.81	151	150
24	30,813.53	120/92	102/130
25	39,758.97	150	109
26	84,812.71	127	175
27	42,815.42	115	110
28	31,837.87	58	125
29	45,803.81	140	108
30	40,016.44	157	130
31	46,949.99	160	92
32	80,154.32	90	248
33	84,606.83	180	215
34	80,543.71	210	180
35	48,363.30	98	235
36	46,682.03	120	180
37	42,242.49	129	174
38	40,935.28	140	129
39	30,290.38	139/75	85/159
40	37,037.76	140	96
41	41,795.53	150	128
42	42,016.53	107	191
43	33,710.53	124/92	107/146
44	40,768.04	55	287
45	82,067.49	80	242
46	40,141.89	140	80
47	42,850.90	100	50
48	47,389.81	102	148
49	41,445.36	55	267
50	45,098.46	48	320
51	90,834.44	100	180

Building Envelopes

The front, side and rear setbacks, and permitted height define the area in which the building structures may be placed. This area is defined as “the Building Envelope”.

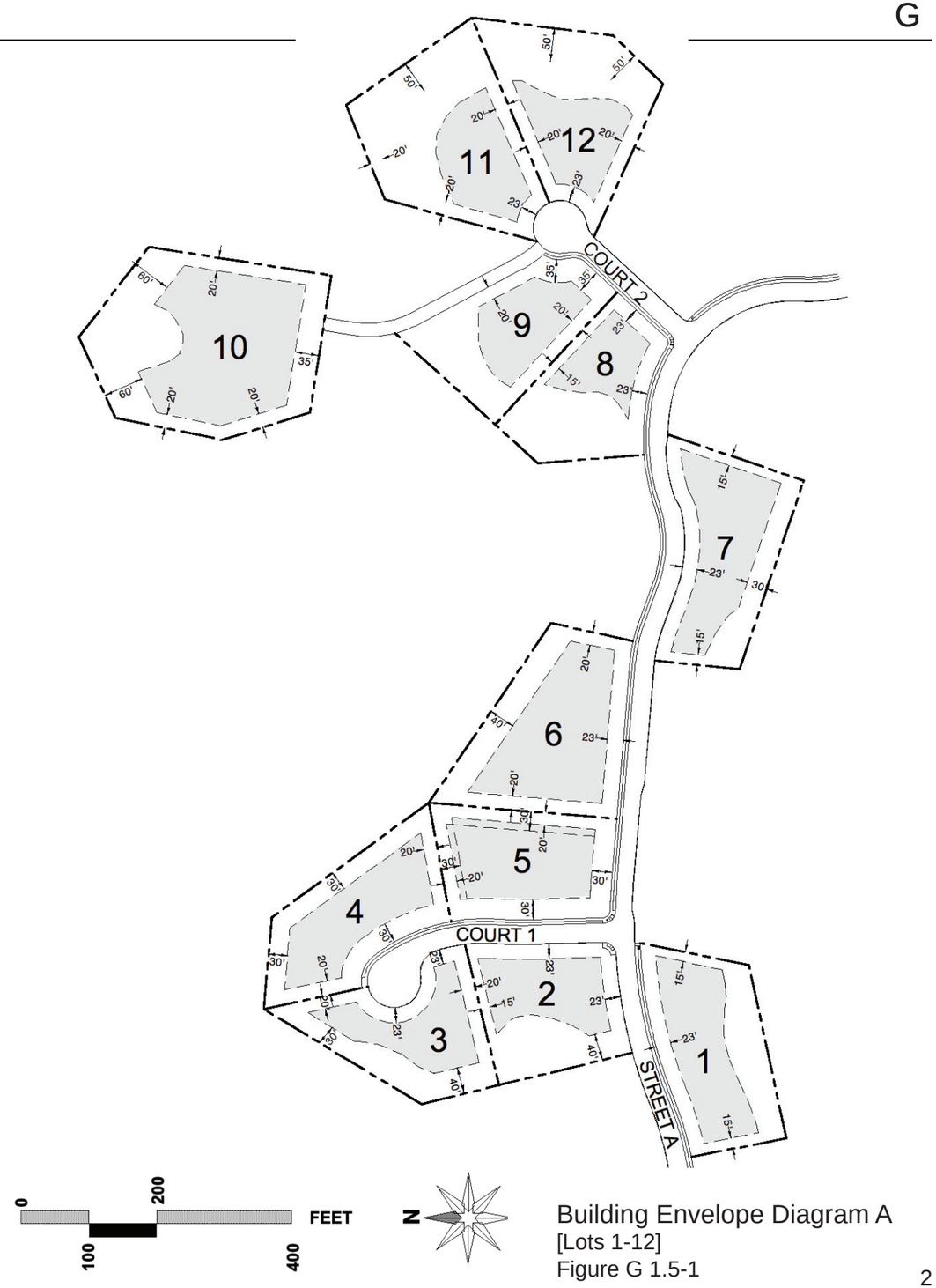
Lots in Oak Grove may fall under more than one category of six Lot Specific Guidelines. For example, a Lot may have the characteristics of, and be classified as a Flat/Low Slope Lot, a Corner Lot, and a Shallow Lot. Each has different setbacks to allow for the best use of the building site. In general, the Building Envelope for each Lot has been determined as the most generous envelope from among the Lot Specific Guidelines.

The Building Envelope for each of the 51 Lots in Oak Grove has been laid out and is indicated in a series of Figures, Building Envelope Diagrams A-C [Figures G 1.5-1, G 1.5-2 and G 1.5-3].

Building Envelope Schedule Notes

Corner Lots are shown with dual setback dimensions based on each street that the home could front on [Lots 5, 24, 39 &43]. Some lots that appear to be corner lots are not shown as such due to graded pad configuration/ orientation that dictates the home placement facing only one street [Lots 2, 8, & 49].

Per the Design Guidelines, the rear yard setbacks are to be 30 feet or 20% of the average lot depth - whichever is greater [To the nearest 5 feet]. It should be noted that rear yard setback lines for High Visibility Lots [Lots 1-10, 17, 18 and 21] in the Building Envelope Diagrams are based on approximations of the top-/ toe-of-slope. Precise top-/ toe-of-slope should be determined by an owner’s survey, and the setback line and building envelope adjusted accordingly. [See Section S-A, High Visibility Lots]



Building Envelope Diagram A
[Lots 1-12]
Figure G 1.5-1

Building Envelope Diagram B
[Lots 13-24 & 39-51]
Figure G 1.5-2

Building Envelope Diagram C
[Lots 25-38]
Figure G 1.5-3

may project up to four feet into all setbacks. For fire safety reasons overhangs and eaves must be protected per Fire Safety Construction Guidelines [G-14], which require them to be built of noncombustible materials, be of adequately sized structural material, or be treated with fireproof coatings. Trellises will be built of wood members no smaller than 2 inches in cross section or treated with fire suppressant coatings, such as intumescent coatings, which render them incombustible. Another option is the use of non-combustible materials.

G-2 Height

Buildings shall be no higher than 30 feet at any point, as measured vertically at the outside of the footprint from finished or existing grade, whichever is lower. Heights in the center of the structure, between the measured walls, shall be no higher than a line drawn from permitted 30 feet height at either side of the footprint. Fireplaces, flues and other non-habitable code required projections may exceed the height limit to the minimum as required to meet code. [See Steep Slope Sites for exceptions].

G-3 Number of Stories

In order to encourage "stepped section" design, no residence may be taller than two stories at any point. A residence may be a total of three stories in height if no more than two stories overlap at any point. Any room or space with an average floor-to-ceiling height of 14 feet or more will be considered to be two stories.

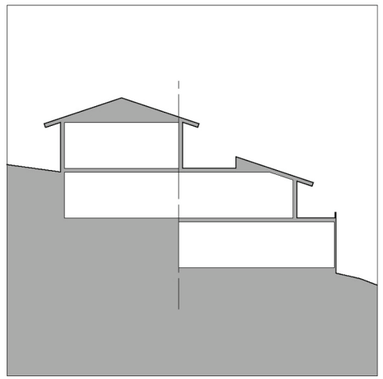


Fig. G3 Number of Stories

G-4 Design Is Encouraged to Follow the Landform

The design of residences and usable open space in Oak Grove is encouraged to follow the slope and curvature of the hills and valleys. The following Guidelines describe this element.

G-4.1 Building Section Should Follow the Landform:

These Guidelines discourage tall structures built on hillsides or structures that present large vertical surfaces to downhill views because they stand out against the natural terrain. To blend with the natural environment and to be less disruptive to neighbors and distant views, it is encouraged that the form of residences terrace in moderate increments along with the landform. Among the several methods that are encouraged to achieve this effect are the following:

a. Place the shorter elements of the residence toward the rear, stepping to higher elements in the center of the site and reducing in scale again toward the street. The roof forms may follow this terraced volume.

b. Pull lower floors forward of upper floors and create roof decks over the lower floor levels. Terraced decks and yards do not increase bulk when viewed from below.

c. Cut the lower levels into the hillside rather than building over void crawl space and step the upper floors back to follow the landform.

d. In prominent locations, step upper levels back from the lower levels as a "dormer floor" placing the habitable spaces and terraces within the roof form. Avoid flush two story elevations in prominent view locations.

e. Avoid stories cantilevered over lower levels. Avoid rooms and decks projecting on long, thin structure columns. These can appear very prominent and unattractive from below. Decks must be "skirted" with non-combustible materials.

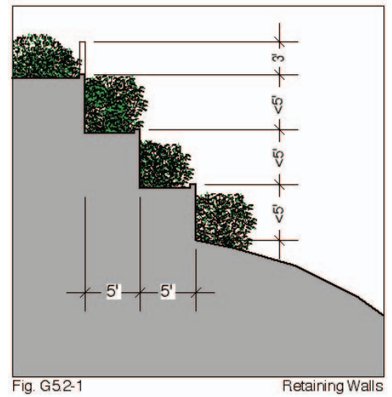


Fig. G5.2-1 Retaining Walls

G-5 Site Grading

Grading of the site is to be minimized, especially in the rear yard setbacks. The OGRB will encourage grading to be restricted within the building envelope where reasonable. Site grading is to conform to naturalistic shapes and contours and avoid artificial and angular forms. It is encouraged to retain natural rock outcrops and other natural site features. In areas of landscape sensitivity such as within the drip lines of Oaks and other native trees, grading is prohibited except as executed under an arborist's direction.

G-5.1 Maximum Graded Slope

Grading within the setbacks is not to exceed a slope of 3:1. Grading within the building envelope of the lot is not to exceed a slope of 2:1.

G-5.2 Retaining Walls

The height of retaining walls is to be minimized. 30 inches is the preferred height. No retaining wall is to be taller than five feet above finished grade. If a Pleasanton Building Official requires code compliant guardrails on top of retaining walls, they are to be open rails of wood, glass or metal. Retaining a total height of more than five feet is to be done with a series of smaller retaining walls, each retaining no more than a height of five feet, and placed at least five feet apart. The base, the

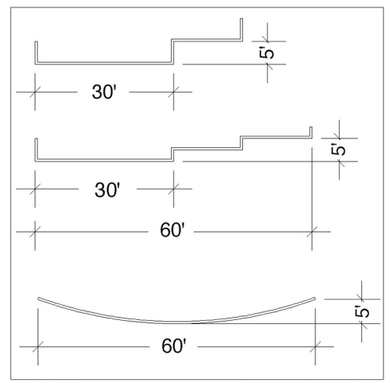


Fig. G5.2-2 Retaining Walls (Plan)

top and the space between these walls are to be planted with sizable landscape materials to screen the view of the wall. These measures are to ensure that the visibility of retaining walls is minimal. Natural materials such as stone, wood or dark earth tone plaster, block or exposed aggregate concrete are preferred.

In the horizontal dimension [the plan view] retaining walls are also to be stepped with the landform. No wall shall run in a straight line for more than 30 feet. Walls must step back to follow the landform after 30 feet so long as the step offset is at least 5 feet or more. Curved walls that follow the topography are encouraged so long as they curve
an offset of 5 feet in every 30 feet. [A 60 foot long curving wall that "bows" out 5 feet over it's length fits this guideline].

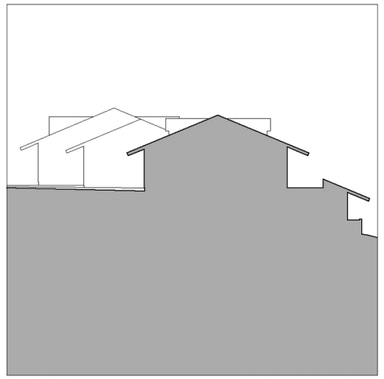


Fig. G6.4 Articulated Rooflines

G-6 Design to Reduce Building Mass and Bulk
In addition to the strategies noted above, the following Guidelines are intended to break down the apparent mass and bulk of large structures:

G-6.1 Building Forms Should Be Articulated with Multiple Elements Singular, large formal structure types are not appropriate in Oak Grove. Multiple, articulated, additive forms of varied heights are appropriate to the rural and natural feel of the Oak Grove setting.

G-6.2 Facade Elements with Depth and Shadow
To enhance the articulation and depth of the architecture, elements are encouraged such as covered porches at entries and patios, entry alcoves, bay windows, entry and parking courts and connective breezeways.

G-6.3 Dormer Windows
To lower perceived height, second floor living spaces are encouraged to be placed within the first floor roof forms with the use of dormer windows.

G-6.4 Articulated Rooflines Enhance the Ridgelines
Rooflines that vary between one, one and one-half and two stories, have varied ridge heights and that vary the direction of ridges are encouraged. Single, consistent roof ridgelines, especially parallel to the ridge contours, become very prominent against the sky, and obscure the natural land and ridgeline form. They tend to align with one another, magnifying their size; therefore, broken and varied rooflines of one and two stories, multiple wings and smaller roof elements are encouraged to break down the scale of the buildings. This allows tree canopies and preserved land forms to retain their prominence.

Fig. G6.6 Roof Slopes

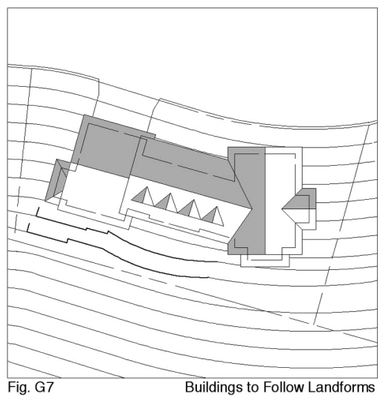


Fig. G7 Buildings to Follow Landforms

G-6.5 Multiple Story Composition
Architectural volumes of one, one and one-half, and two story elements are encouraged.

G-6.6 Roof Forms Should Follow the Landform
In general, the slope of roof forms is encouraged to follow the slope of the site. This is especially true of prominent roof forms in the rear of properties. Flat roofs may be used if they are accompanied by broad overhangs or in certain areas in conjunction with sloped roofs, but sloped roofs of pitch 4:12 or greater are preferred. [See High Visibility Sites for exceptions].

G-7 Building Forms Should Follow Curving Land Forms
The orientation of the multiple forms of a house plan need not remain at ninety degrees if the landform curves. If the geometry of the house is at odds with the topography this tends to make the residence stand out from the hillside. As the topography of a site curves, the orientation of the built elements can break the ninety-degree orientation and follow the organic flow of he topography. This emphasizes the natural landform and blends structures with it.

G-8 Garage Design
The residences, entries, yards and natural street landscaping are to be the primary emphasis of the architecture as perceived from the street. Garages are to be concealed or have secondary emphasis. In general this is reflected in the deeper front yard setback of the garages relative to the residential elevation.

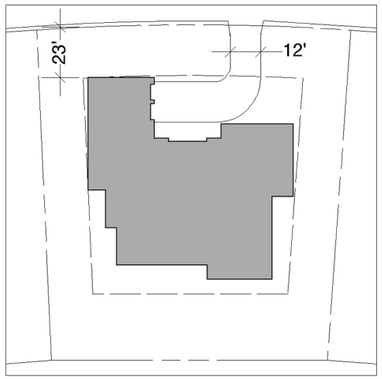


Fig. G8-1 90% To Street: Front Drive

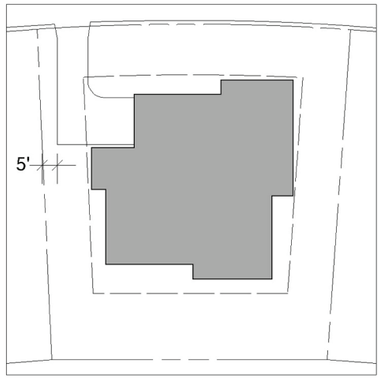


Fig. G8-2 90% To Street: Side Drive

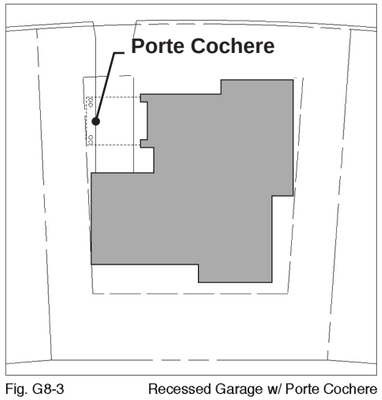


Fig. G8-3 Recessed Garage w/ Porte Cochere

General Architectural Guidelines

Garages may be oriented for access directly from the street.; however, where the site permits the OGRB is to encourage variations in plan that relocate some or all the garages so they can be accessed at 90 degrees to the street. Among the preferred layouts are:

Front Drive: [Fig. G 8-1] The drive turns 90 degrees and pulls in front of the residence and then enters the garage. To encourage this layout, the OGRB may allow the 35 foot garage setback to be lessened to 23 feet. The garage should provide windows, overhang and other detail and articulation on the street-facing façade. The actual street curb cut need only be 12 feet wide.

Side Drive: [Fig. G 8-2] The drive is placed within the side yard setback within a minimum of 5 feet of the side property line. Garage doors are located on the side elevation. Formal entry is still at the street elevation but may also be located on the side. Trellises, overhangs, windows, multiple doors, dormers and porte cocheres integrated with garages serve to soften their impact. Detached garages are also ideal where feasible.

Recessed Garage with Porte Cochere: [Fig.G 8-3] The drive is still accessed directly from the street but the garage is recessed to the rear of the property. A porte cochere can connect the drive with the formal residence entry.

In order to discourage the alignment of garage doors, where they do face the street, no more than two single car doors [±8 feet in width] may be in the same plane. A third and/or fourth garage door must be offset from the other two by at least 4 feet. In the case of a double garage door [±16 feet in width] all other garage doors must be offset from it by at least 4 feet.

G-9 Materials and Colors

The materials and colors encouraged by these Guidelines further the goals of blending with the natural setting, breaking down scale and limiting visual prominence. Of equal importance, is the call by the Guidelines for a pallet of materials and colors of uniformey high quality and compatibility. The OGRB will evaluate the pallet of each application to encourage compatibility with neighbors and Oak Grove as a whole.

G-9.1 Encouraged Materials

- Stone in natural, deep hues, rough, naturalistic finishes and patterns are preferred over formal dressed stone.
- Fire treated wood siding, stained or painted, noncombustible wood substitute materials Incombustible shakes, shingles, earth tones.
- Plaster in soft, darker earth tones.
- Roof Materials: Incombustible shingles or shakes, composition roof, slate, bondarized or dark tone standing seam metal
- Colors: darker hues of natural earth tones – grays, browns, darker or natural greens, amber, umber, beige, sepia, sienna and tan tones. Trims should be darker tones rather than bright white. The colors of the oak trees, wild grasses, rocks and earth of the site is the preferred pallet.

G-9.2 Prohibited Materials

- Stone in white, pink or very light tones
- Metal siding or roofs in bright, reflective or very light colors, imitation copper or bright metal finishes that do not patina.
- Bright plaster in pink, bright yellows, blues or whites.
- Roofs in red or curved Spanish style tile.
- Bright white, pink, yellow or other bright colors in walls or trim. Colors should blend into the environment rather than stand out.
- Bright and/or aggressive trim and detail designs that become too prominent.

G-10 Architectural Lighting

In keeping with the preservation of the natural setting, and to preserve views by the reduction ofbright glare, lighting levels in Oak Grove are to be kept at low levels that are sufficient for safety but otherwise low and unobtrusive. Bright unshielded sources [such as carriage lights] are prohibited.

G-10.1 Encouraged Lighting

Lighting attached to the structure shall be shielded down-lights, low wattage step lights, or lighting located in the roof soffit. Lighting on the buildings, such as for exiting at side doors, and in the landscape is encouraged to be low brightness, placed low on buildings or paths, and to be switched by motion sensor. Only patios directly adjacent to structures are to be lit, at low levels, by lights shielded from exterior view and/or low to the ground. As the street lighting is to be at a low level, house numbers are encouraged to have a low level and/or indirect source of lighting.

G-10.2 Prohibited Lighting

Carriage lights, floodlights, lights for decorative illumination of architecture [from somewhere on the building or from the landscape], and lights with exposed bright sources will not be permitted. This is as true in the side and rear yards as in the front yards. Pool lights will be limited to a single 50-Watt source or as required by safety code and there is to be no lighting of sport courts or sport facilities.

G-11 Additional Architectural Controls

G-11.1 Air Conditioner Units

Air conditioning and pool heating equipment is to be enclosed and screened from view. Such equipment is to be located or acoustically shielded so as to protect neighboring properties from annoying noise levels, and is encouraged outside of side and front setbacks. No equipment shall register a Db level above 55 Dbs when measured at an adjacent property line.

G-11.2 Prohibited Items
The following are not permitted in the front yards of residences: trash receptacle storage structures, sheds, play structures, permanent or attached sports equipment [Basketball hoops etc.], swimming pools, Spas or hot tubs, skateboard or BMX bike ramps.

G-11.3 Solar Panels
Solar panels must conform to the slope of the roof and are encouraged to be of the shingle type. Solar concrete pool decks and solar pool covers are encouraged.

G-11.4 Satellite Dishes
Television satellite dishes are to be located away from street view and out of prominent lines of site from adjacent neighbors.

G-12 Architectural Style

There is no historical or contemporary architectural style that is specified or specifically prohibited for Oak Grove. Architectural style will best be derived from what is most appropriate and compatible with the natural setting, the emphasis on low scale, articulated forms, and a pallet of natural, earth tones and materials.

As a guide, traditional styles such as California Craftsman/Bungalow, Monterey, Maybeck, Eastern Traditional, Stick and Shingle, Farmhouse, Tuscan Country Farmhouse and European Cottage as well as contemporary styles such as Prairie and California Costal are all easily translated to the Oak Grove aesthetic; styles such as the Italian Renaissance, Spanish Colonial and American Colonial, however, with their emphasis on light colored finishes, two story simple volumes and lighter, brighter roof materials, are less likely to translate to forms and materials sympathetic to these Design Guidelines.

G-13 Green Design and Construction

A prime goal set for the Oak Grove community is the integration of buildings with the natural environment; therefore, it is of great importance to be leaders in building in a way that is harmonious with, and sustains the environment. This is the essence of Green Design. It brings the benefits of resource conservation and healthful living to the architecture and construction of Oak Grove.

The first area to which green design applies, is taking the position of the path of the sun into account when designing a site plan. The term used for basic design that responds to sun is “Passive Solar”. In support of this concept, the orientation of structures, overhangs and openings to help control summer heat and to provide comfortable environments, while conserving energy, is greatly encouraged.

Modern insulation, efficient mechanical systems and sustainable resource material selection all play a role in green design, and have been proven to both lower costs and create a healthy environment. The Green Points Guide, published by the Alameda County Waste Management Authority, lists 16 categories of design features, each rated for rated for resources, energy and health. A point schedule for these design features is provided. Oak Grove residences are required to achieve a 50-point total of the 250 possible points. This calculation can be evaluated during the building permit process.

In line with the Green Points Guide point schedule, the following elements should be considered in the design of Oak Grove residences:

- The title 24 energy efficiency codes describe a minimum compliance and at Oak Grove these should be exceeded by a margin of 20%. This can be achieved through the use of increased insulation, low-E windows, proper solar orientation and “flash” or tankless water heaters.
- Fluorescent and/or low energy usage lighting is encouraged for use throughout the residences where appropriate.
- West facing windows, which are responsible for much of the discomfort of afternoon sun, are encouraged to be screened from low sun angles and/or have a solar heat gain coefficient of less than 0.4.
- Motion-activated indoor lighting is encouraged.
- Low voltage outdoor lighting equipped with motion activation and/or timer controls.
- Photovoltaic [PV] power generation is encouraged.
- Efficient appliances and mechanical systems such as Energy Star certified appliances should be specified.
- The use in the building process of recycled and environmentally friendly materials.

G-14 Fire-Safe Construction

The steep hillsides, beautiful oaks, native shrubs and grasses combine with the dry climate to make Oak Grove a high fire hazard zone. In order to minimize fire danger, safety choices in the specification of materials have been noted in these Guidelines. In summary, designs should be created with a focus on the use of non-combustible materials, treatments and coatings or sizes of timber elements that are fire-safe. Non-combustible substitutes for shingles and siding can retain the feel of traditional wood construction while achieving fire-safe standards while creating a safer environment in Oak Grove.

Lot Specific Architectural Guidelines

Lot Specific Guidelines

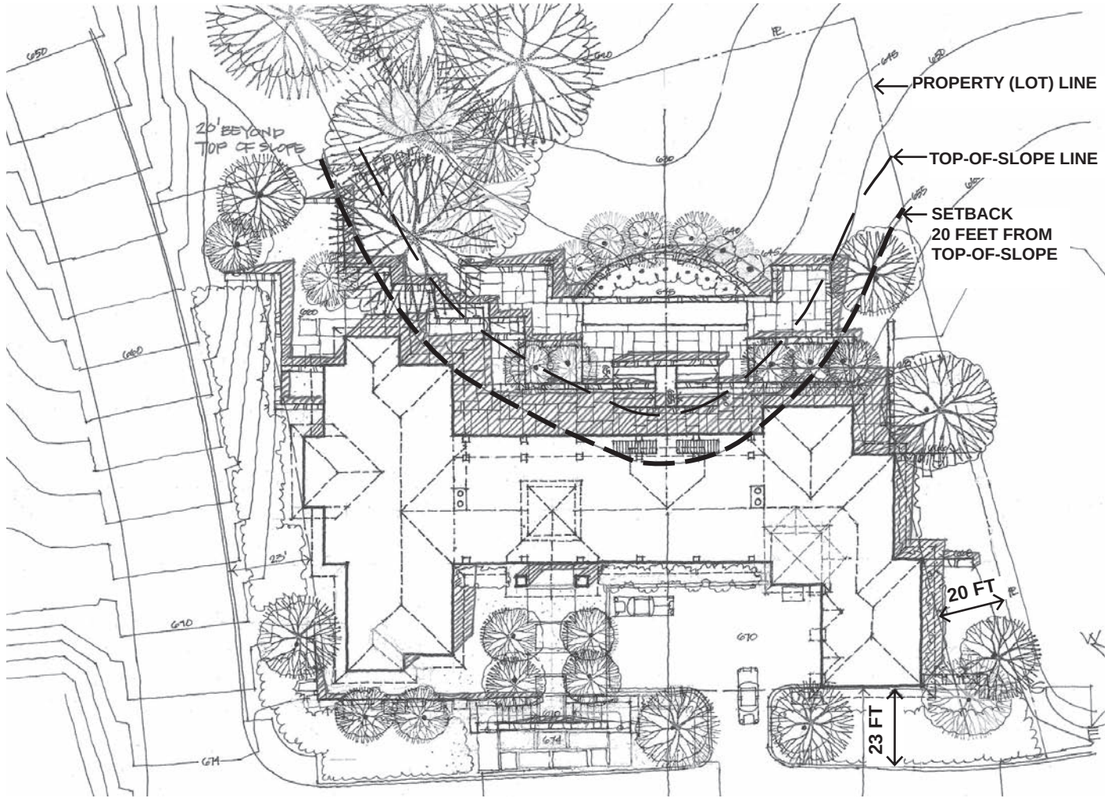
These guidelines refer to specifically designated lots [See Lot Specific Guideline Matrix – Fig. S 1.0]. Oak Grove is designed with a variety of site configurations and many have specific configurations that are enhanced with modifications of the General Guidelines or Guidelines unique to special circumstances. When a lot has been given more than one lot-specific classification the building envelope is generally defined as the least restrictive guideline.

Lot #	High Visibility Lots	Estate Lots	Shallow Lots	Low Slope Lots	Steep Slope Lots	Corner Lots	Substantial Natural Areas	Notes: H.T. = Heritage Tree
1	●		●		●			H.T.: 7720, 7723, 7744, 7746, 7748
2	●		●		●			H.T. 7703
3	●				●			
4	●							
5	●			●		●		
6	●				●			
7	●		●					H.T. 410, 7290
8	●		●		●			H.T. 1426
9	●			●				H.T. 1423
10	●	●		●				
11		●			●		●	H.T. 1421, 1422
12		●			●		●	H.T. 1401, 1402, 1403
13								H.T. 456, 458, 459
14			●					
15				●				
16				●				
17	●			●				
18	●			●				
19			●					H.T. 468, 469, 474
20		●		●				H.T. 476
21	●							H.T. 1378, 1384
22			●				●	
23			●				●	
24						●		
25			●		●		●	
26		●					●	H.T. present- not surveyed
27			●					H.T. 1344, 1343, 1345, 1339, 1341
28			●		●			H.T. 1336
29			●		●			H.T. 1307, 1308
30			●		●			H.T. 1305
31			●				●	H.T. 1303, 1304
32		●					●	H.T. 355, 356, 357, 343, 344
33		●					●	H.T. 1293, 1295, 1297, 1300
34		●					●	H.T. 1273, 1272, 1277, 1278, 1279, 1280, 1329
35					●			
36			●		●			H.T. 1265, 1266
37			●		●		●	H.T. 1261, 1262, 1263
38			●		●		●	
39						●		
40								
41			●					
42			●					
43			●			●		H.T. 1220, 1221
44			●					H.T. 1212
45		●					●	H.T. 1189, 1201, 1202, 1208
46								H.T. 1186, 1188
47								H.T. 1180, 1181, 1182, 1184
48								H.T. 1179
49			●		●			
50		●	●		●			H.T. 7283
51		●					●	H.T. 7223, 7224, 7225

Lot Specific Guideline Matrix
Figure S 1.0

Residence Lot, Lot Specific Architectural Design Guidelines

High Visibility Lots & Corner Lots



High Visibility/ Corner Lot Plan Fig. S A.1

High Visibility/ Corner Lot Section Fig. S A.2

S-A High Visibility Lots

In order to minimize the visual impact on the natural environment, neighbors and distant views, lots on which development would be highly visible from offsite locations are designated High Visibility lots and have special requirements.

S-A.1 Preservation of Existing Trees

Heritage trees are to be preserved throughout Oak Grove. Additionally, the OGRB will look to High Visibility Lots to retain a high percentage of native existing plants and trees for their use in screening the property and maintaining the natural setting. [See S-G, Heritage Trees].

S-A.2 Screening Planting

The edges, downhill slopes, and top-of-slope at High Visibility Lots will be required to be planted with screening planting in existing on-site species that will provide landscape buffers to the visual i mpact of the mass and bulk of the architecture.

S-A.3 Rear Yard Setback

On lots with a distinct top- or toe-of-slope separating the steeper natural or graded sloping portion of the site and the flatter pad area, the building envelope and rear setback line shall extend no more than 20 feet beyond the top-/ toe-of-slope. This is to restrict buildings from being prominently exposed over the edge of the building pad. The top-/ toe-of-slope line will be determined by the developer and shown on the survey of each individual property. This rear yard setback of 20 feet beyond the top/toe-of-slope will be the guiding rear yardsetback for all High Visibility Lots.

S-A.4 Rear Yard Alignment

On High Visibility Lots, adjacent buildings whose walls align on the view elevations can give the illusion of continuous, larger structures. Unless it is adjudged an unavoidable hardship by the OGRB, new structures on any High Visibility Lot shall be horizontally offset from any adjacent view facing wall plane by no less than 15 feet for at least the first 20 feet. [A similar offset is illustrated in Fig. G 1.2]

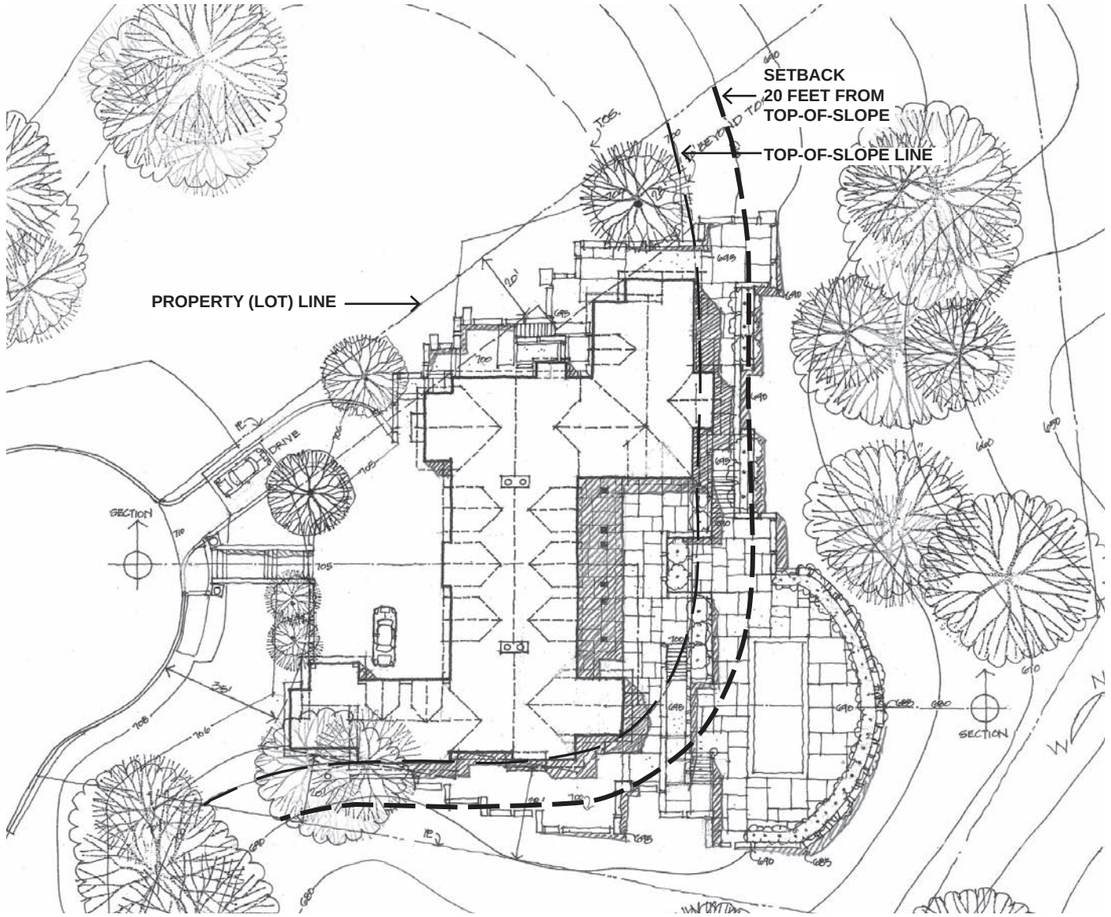
S-A.5 Articulation and Mass

The OGRB will particularly encourage High Visibility Lots to follow the guidelines regarding landform, mass and bulk and articulated plan and rooflines.

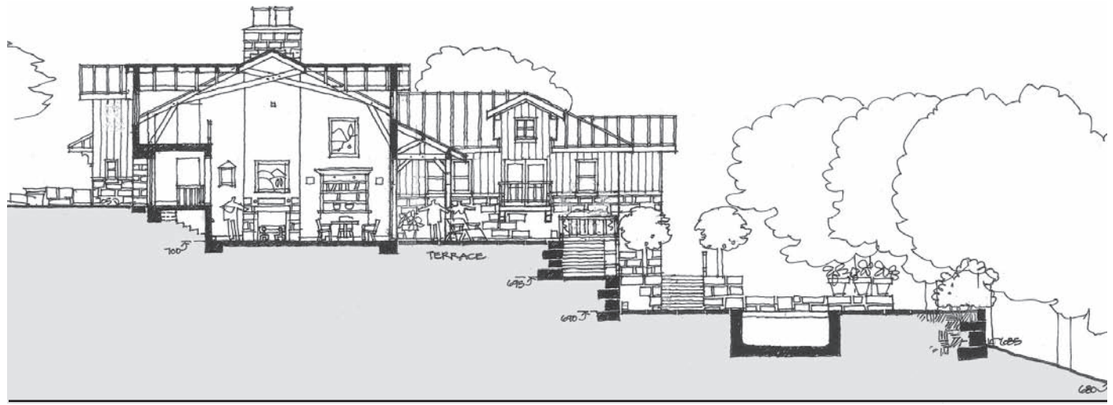
S-B. Corner Lots

As noted in the Guidelines dealing with Front, Side and Rear Setbacks [Section G-1], special conditions apply to Corner Lots: lots that border on two streets. All yards fronting on streets are to have front yard setbacks. The owner may choose which sides of the property that do not front on a street may be treated as the side or rear yard. [See S-D Shallow Lots for Exceptions.]

Estate Lots



Estate Lot Plan Fig. S C.1



Estate Lot Section Fig. S C.2

S-C Estate Lots

Among the most exclusive sites within Oak Grove are large lots set apart from most other adjacent sites and/or bordered by dedicated open space on two or more sides. These lots have been designated Estate Lots and the OGRB will expect the design of these sites to have special characteristics.

The site design of Estate Lots is encouraged to include increased front setbacks, rigorously articulated four-sided design and plans that use a cluster-of-forms design.

S-C.1 Front Yard Setbacks

The front yard setbacks, for all structures not permitted to encroach, will be 35 feet for Estate Lots. 90 degree garages may encroach to 23 feet, Fig. G 8-1.

S-C.2 Village-of-Forms

While these lots can support large homes, the structures should not be large single volume forms. The large sites with equally open areas on nearly all sides should take on the rural characteristics of a group of associated structures – a village-of-forms connected by an aesthetic theme. This will break down the mass of the structures and help them establish a presence on the site without dominating the surrounding vista.

S-C.3 Four Sided Design

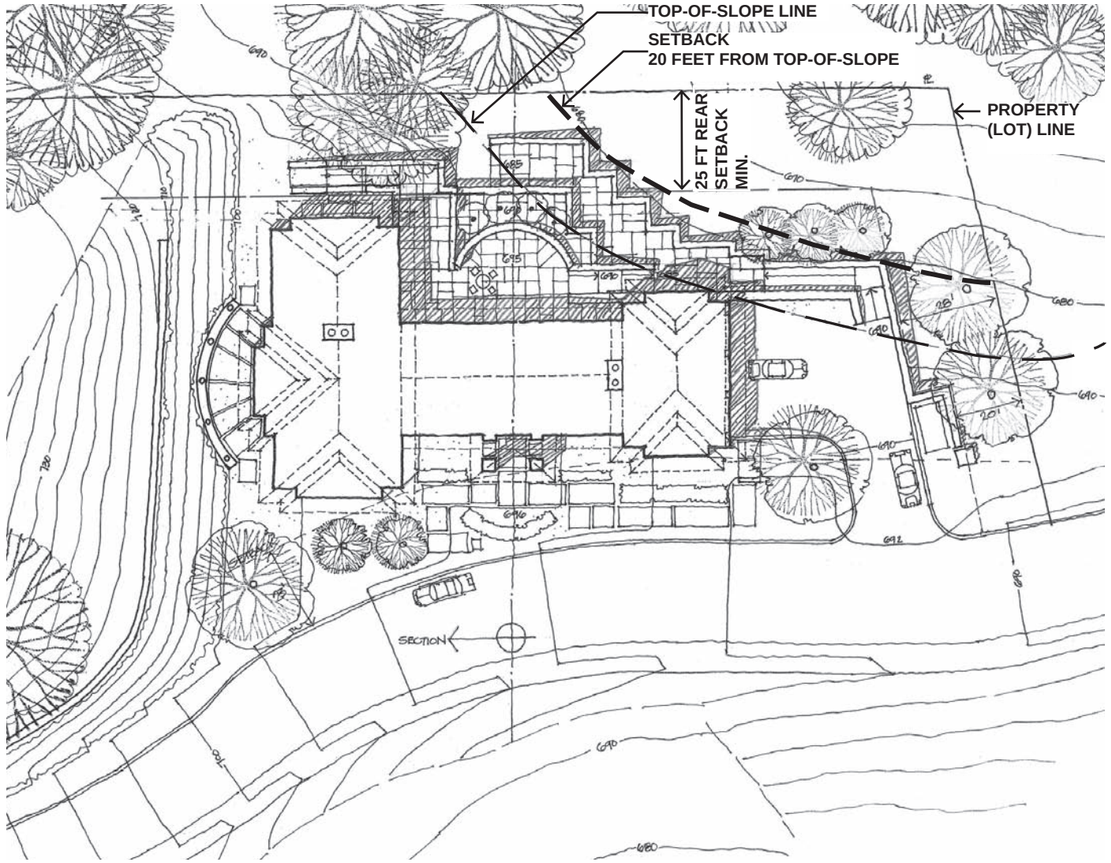
The guideline of designing all elevations of the structure with equal care and interest is emphasized on all lots in Oak Grove, but nowhere is it more important than on the Estate Sites that are viewed from many other sites from all sides. These sites demand fully realized three-dimensional design. This means equal care, articulation and interest must be given to not only the front and rear elevations of a residence but to all four sides and points from which the property may be seen.

S-C.4 Landscape Screening

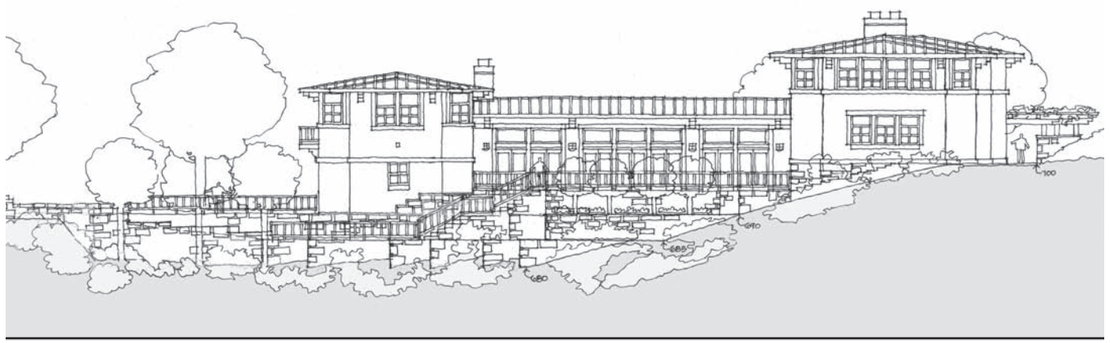
As these lots are located in focal and central areas of the landform landscape screening and the preservation of existing trees on all sides of the sites is especially important. [See Landscape Guidelines].

Shallow Lots

←



Shallow Lot Plan Fig. S D.1



Shallow Lot Section Fig. S D.2

S-D Shallow Lots

Among the most beautiful lots are some lots that are not as deep from front to back, as are others. These Shallow Lots have a depth of gently sloped, buildable area, or depth dimension generally no deeper than 125 feet. This promotes attractive variation in form and orientation, and also requires reduced parameters in some guidelines.

S-D.1 Front Yard Setback

In order that the residences may pull further toward the street than sites with more buildable flat area, the front yard setback for garages and residences shall be 23 feet minimum for all structures on Shallow Lots. The OGRB will require more setback where possible, and vigorous variation in the building façade offset is encouraged where feasible.

S-D.2 Building Offsets

On Shallow Lots, the specific building offset provisions for front yard setbacks, while encouraged, are not mandatory.

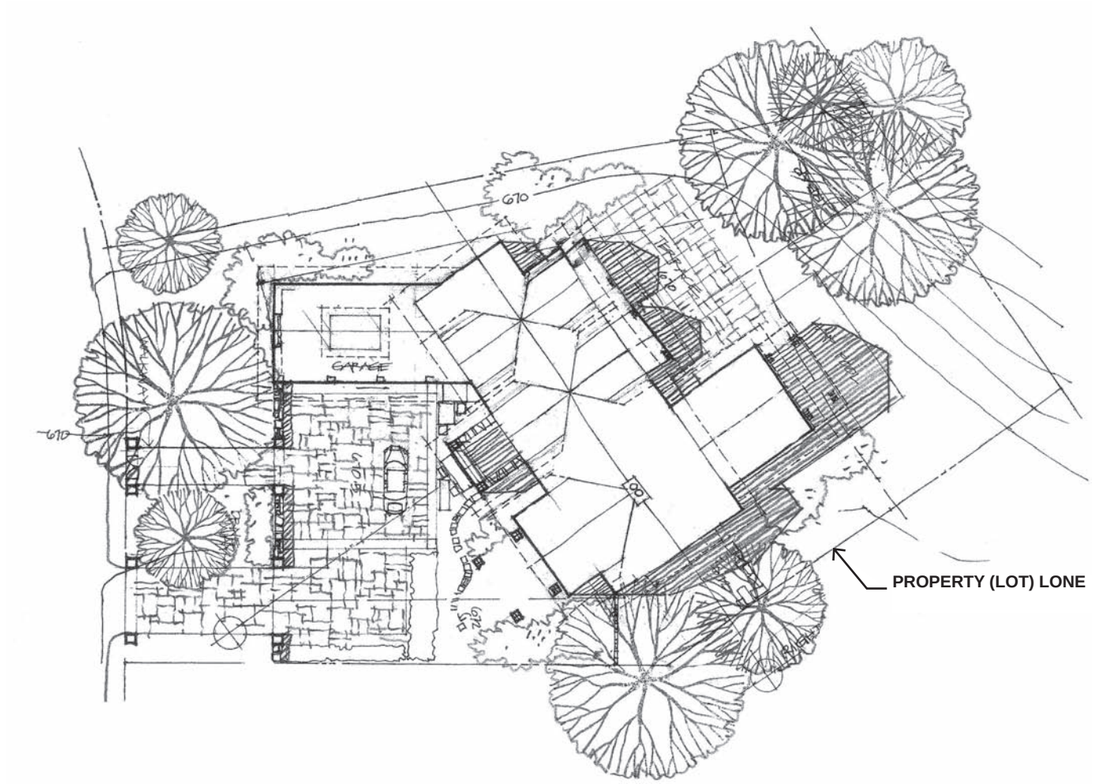
S-D.3 Rear Yard Setback

The minimum rear Yard setback on Shallow Lots will be reduced to 25 feet.

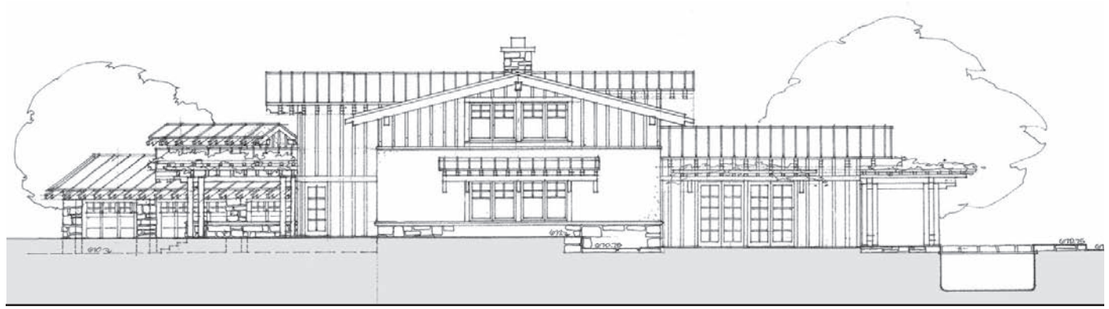
S-D.4 Side Yard Setback

To accommodate a significant home on a Shallow Lot the residence may need to extend across the site. The side yard setbacks will be reduced on Shallow Lots to 15 feet.
These front, side and rear yard setback reductions still require the design of the residence to follow the guidelines regarding landform, mass and bulk, and side yard articulated plan and rooflines.

Flat/ Low Slope Lots



Flat/ Low Slope Lot Plan Fig. S E.1



Flat/ Low Slope Lot Section Fig. S E.2

S-E Flat/ Low Slope Lots

Flat/Low Slope Lots, lots with little or no grade change greater than 5%, have greater flexibility in the placement of the structures and usable open space on the site. For this reason they should provide additional variation in the setbacks and building configuration than other, more restrictive, sites.

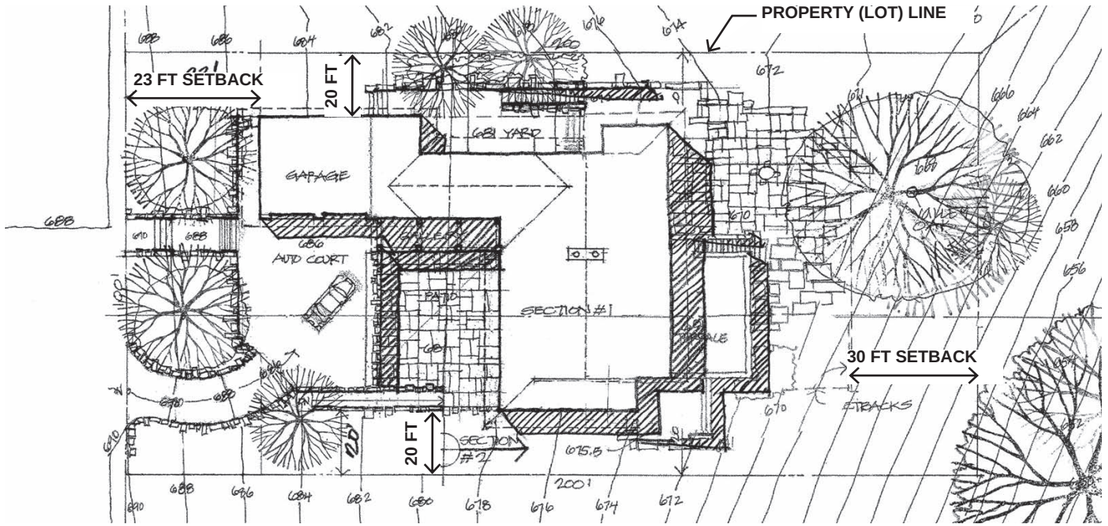
The site design of Flat/Low Slope Lots is encouraged to include increased front setbacks, rigorously articulated four-sided design and plans that use a cluster-of-forms design.

S-E.1 Front Yard Setbacks

The front yard setbacks for all structures, including garages regardless of their direction of vehicle entry, will be a minimum of 35 feet for Flat/Low Slope Lots. For Flat/Low Slope Corner Lots, instead of having both street setbacks set at 35 feet, only one front yard setback need be 35 feet; in the other front yard setback, the garage setback may be 30 feet. In such case the residence must be set back a minimum of 35 feet.

Residence Lot, Lot Specific Architectural Design Guidelines

Steep Slope Lots



Steep Slope Lot Plan Fig. S F.1

S-F Steep Slope Lots

By varrying the finished slope on all lots the landform in Oak Grove can achieve an equally varrying nature. Lots with a finished slope of over 20% on a substantial portion of the defined building envelope, or over 50 feet of the total drop over the lot depth, have been designated as Steep Slope Lots. They are permitted variations in criteria to take advantage of this characteristic.

S-F.1 Front Yard Setback

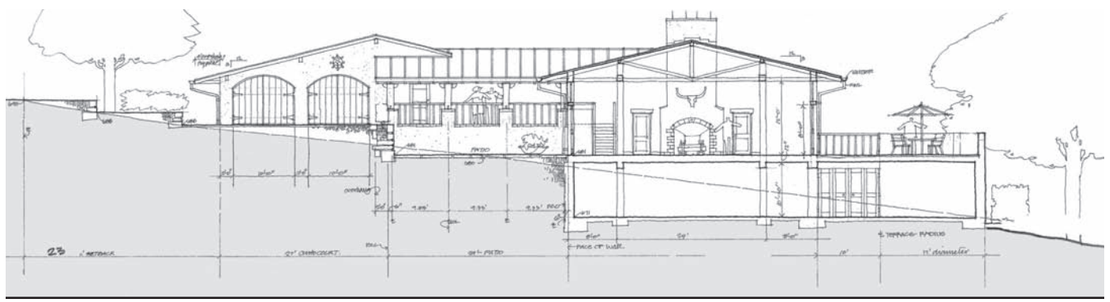
So that residences may pull further toward the street than sites with more buildable area, the front yard setback shall be 23 feet minimum for all structures, though the OGRB will require more setback where feasible.

S-F.2 Building Offsets

On Steep Slope Lots, the specific building offset provisions for front yard setbacks are not mandatory, although the OGRB will require vigorous variation in the building façade offsets were feasible.

S-F.3.Building Height

Where the slope of the building footprint from street side to rear is 30% or more, the building height at the down-slope portions of the structure may be raised to 36 feet. This is not intended to raise the street side height, which is still to be compatible with the 30 feet height maximum, but the maximum building height may be measured along a line from 30 feet at the street side to 36 feet at the rear of the footprint. The structures are still encouraged to step down the slope [See G-4, G-5, G-6, and G-7].



Steep Slope Lot Section Fig. S F.2

S-F.4 Site Grading

The OGRB will encourage designs on steep slopes not to alter existing surface and vegetation on down-slope rear yards beyond the building envelope where feasible. While site grading is to follow naturalistic forms and be minimized, even on Steep Slope Lots, site grading on the entire lot may have 2:1 slope where it is not in conflict with the preservation of trees or the smooth transition to adjacent grades.

S-F.5 Screening

More than flat lots, Steep Slope Lots must provide ample screening for downhill views, and are encouraged to “dig” the lower floors into the hillside and step their building section.

S-G Lots with Heritage Trees

Heritage trees [mature trees of desired species] may be found on many lots in Oak Grove. The preservation of these trees played a large role in the positioning of roads, grading and the shape of each lots. Heritage trees add to the beauty and character of a property while screening development and providing privacy and natural habitat. The OGRB will encourage homes to be designed so as to retain heritage trees. Where possible, plans should stay beyond the drip lines of heritage trees, and grading and hardscape under the drip lines should be minimized. The OGRB may require an Arborist Report to review plans near heritage trees. All heritage trees retained or to be removed will be indicated on the site plans submitted to the OGRB.

Where the location of these trees causes too great a hardship on the reasonable design of the residence the Owner may choose, and OGRB may concur, that the heritage tree is to be removed. The City of Pleasanton has cirteria for this removal, requiring a specific number and size of replacement trees. The OGRB will use these same criteria and the applicant should contact the City of Pleasanton at the time of design for current criteria.

Residence Lot Landscape Design Guidelines

Pleasanton, California
December, 2006

Landscape Vision

Landscape Vision

By setting standards for sustainable landscape architectural, environmental and lot-specific architectural design practices, Oak Grove will achieve a memorable identity and ecological fit. The Open Space and Common Area Guidelines recognize the value of the existing heritage landscape of oak woodlands; having been in existence for several hundred years, it dominates the residential and open space experience. The Project will preserve and expand these habitats as residential lots are developed. New plantings within the public common areas as well as on residence lots will be organized so that existing natural groves are expanded and new groves created. Ornamental landscape character will be kept to a minimum so that when viewed from streets, trails and surrounding neighborhoods, the native landscape remains dominant.

Goals

Residence Lot Landscape

Proposed custom residential development shall emulate the character of the natural environment. Lot improvements will incorporate hillside or contour grading, and protect and expand existing groves of Blue, Valley and Coast Live Oak trees, while preserving a majority of ridgelines and creeks.

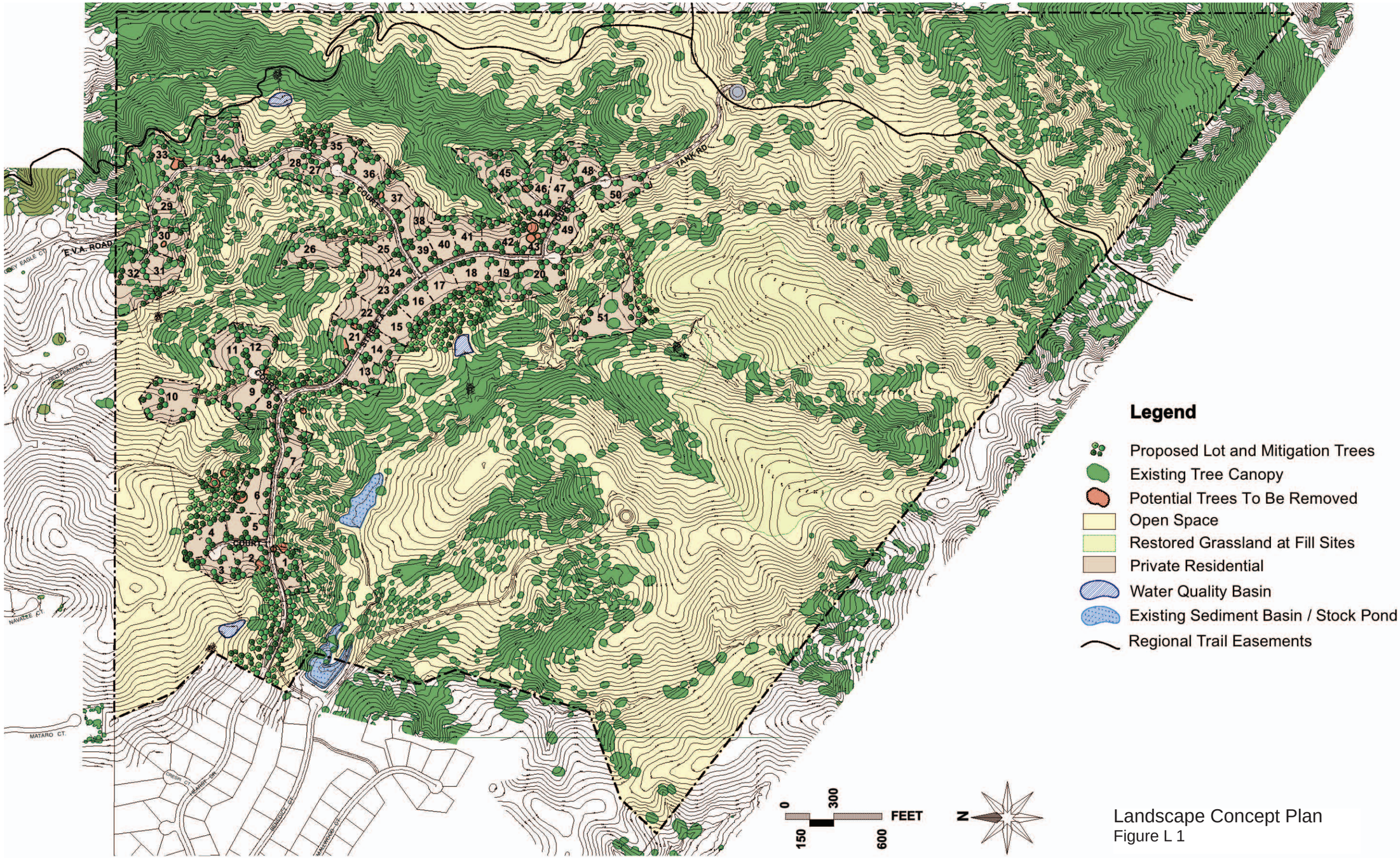
A primary objective of Oak Grove is to minimize the visual impacts of individual lots. This will be accomplished by creating residential architecture with low-profile rooflines [See Architectural Guidelines], and requiring lot fencing and landscaping that create a natural landscape transition at lot boundaries, thus blurring the edges of development.

Revegetation Plant Palettes

The existing woodlands are composed of four species: Valley Oak, Blue Oak, Coast Live Oak and California Buckeye. The Buckeye and Blue Oaks are deciduous trees found within the steeper, north and east facing ravines. Blue Oaks are the dominant species, representing 69% of surveyed trees within the Oak Grove project area. Valley Oaks and Coast Live Oaks are found at the edges of ravines and closer to ridgelines. Existing Blue Oaks and Buckeye trees are growing in the ravines. Revegetation strategies will focus on using these four trees, arranged according to naturally occurring patterns and proportions. Other compatible species may be introduced.

There are two categories of revegetation. Mitigation planting, required as replacement for trees removed for road construction and lot grading, will occur in the open space preserve, adjacent to residence lots or at focal points within the public common areas. This planting will expand existing groves or create new groves. These new tree plantings will be located to provide visual buffers to lots visible from off-site vantage points. Mitigation planting will match the percentages of tree species being removed for new streets and homes.

Residential lot planting will occur in the front, side and rear yard setbacks. New lot and street tree planting will include Valley and Coast Live Oaks, to expand the native oak habitat. These species are more suited to the flatter ridgelines or higher elevations where residential development will occur. To the extent feasible, existing trees of good to excellent value and up to 16-inch caliper that are within the development impact area may be transplanted to the open space preserve, rather than removed.



Landscape Concept Plan
Figure L 1

General Landscape Guidelines

L-1 General Residence Lot Landscape Design Guidelines

The homeowner plays a vital role in implementing the aesthetic and sustainable features of the Oak Grove development. Lot owners who wish to add landscape architectural elements to their gardens shall follow specific standards for building materials and finishes selected to emulate the natural environment and complement the residential architecture without compromising fire safety. Plant material to be used in the home landscape should conform to certain standards that enhance the individual lot while blending in with the total neighborhood and open space environment. Detailed plant lists are presented in Section L-1.15 of this document.

The following guidelines address the landscape design principles to be followed by each homebuilder/ homeowner to ensure that regardless of individual appearance or preference, the residential landscapes will complement each other and fit into the total design framework at Oak Grove. These Residence Lot Landscape Guidelines apply to the development of all lots at Oak Grove. Lot specific landscape guidelines are found in Sections L-2, L-3 and L-4.

L-1.1 Landscape Grading

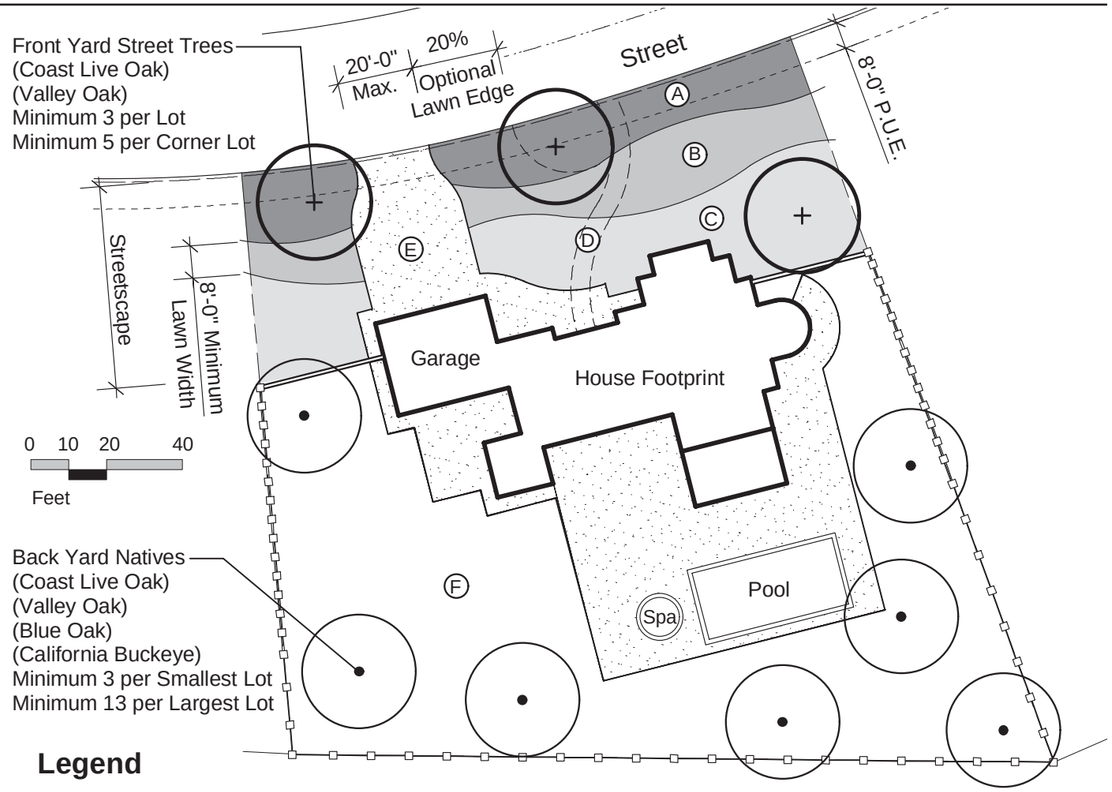
It is the homeowner's responsibility not to alter grades in such a way that would affect the lot drainage requirements. However, fine grading is encouraged so as to create a pleasing private garden that does not cause erosion or ponding. Mounding and earth berms are encouraged if they fit into the homeowner's landscape design and accommodate prescribed lot drainage. Grading plans should be submitted with the landscape design review application that will be reviewed by the Oak Grove Review Board [OGRB]. A registered landscape architect and/or civil engineer, licensed in the state of California, should prepare landscape and grading design submittals.

A. Residence lot grading should create sheet flows over a broad area, as opposed to concentrating storm drain flows and creating the potential for erosion. Roof downspouts must tie into lot drain pipe system.

B. Surface drainage swales may be used on a limited basis. Where possible, create drainage swales and bio-swales to collect and filter the natural surface run-off from irrigation or natural precipitation. In no case should swales be allowed to drain off the rear slopes of lots, down the native or engineered slopes.

C. On-lot grading that may impact the engineered slopes or native slopes adjacent to the developable envelope [pad] and/or house foundation shall be reviewed by a registered geotechnical engineer.

D. All lots have specific standards regarding the discharge of storm flows to offsite facilities as defined in Section L-5.



Legend

Ⓐ Groundcover hydrozone. Low water demand; bubble irrigation only. Trees are allowed in the groundcover hydrozone. See Section L-1.15 for approved groundcovers.

Ⓑ Lawn/Grass hydrozone. Up to 25% of planted area can be lawn. Medium to high water demand; spray irrigation permitted. No trees can be planted in the lawn/grass hydrozone. Lawn-Road interface can occur at 20% of landscape edge.

Ⓒ Shrub hydrozone. Low water demand; bubble irrigation only. Trees allowed in the shrub hydrozone. See Section **L-1.15** for approved shrubs.

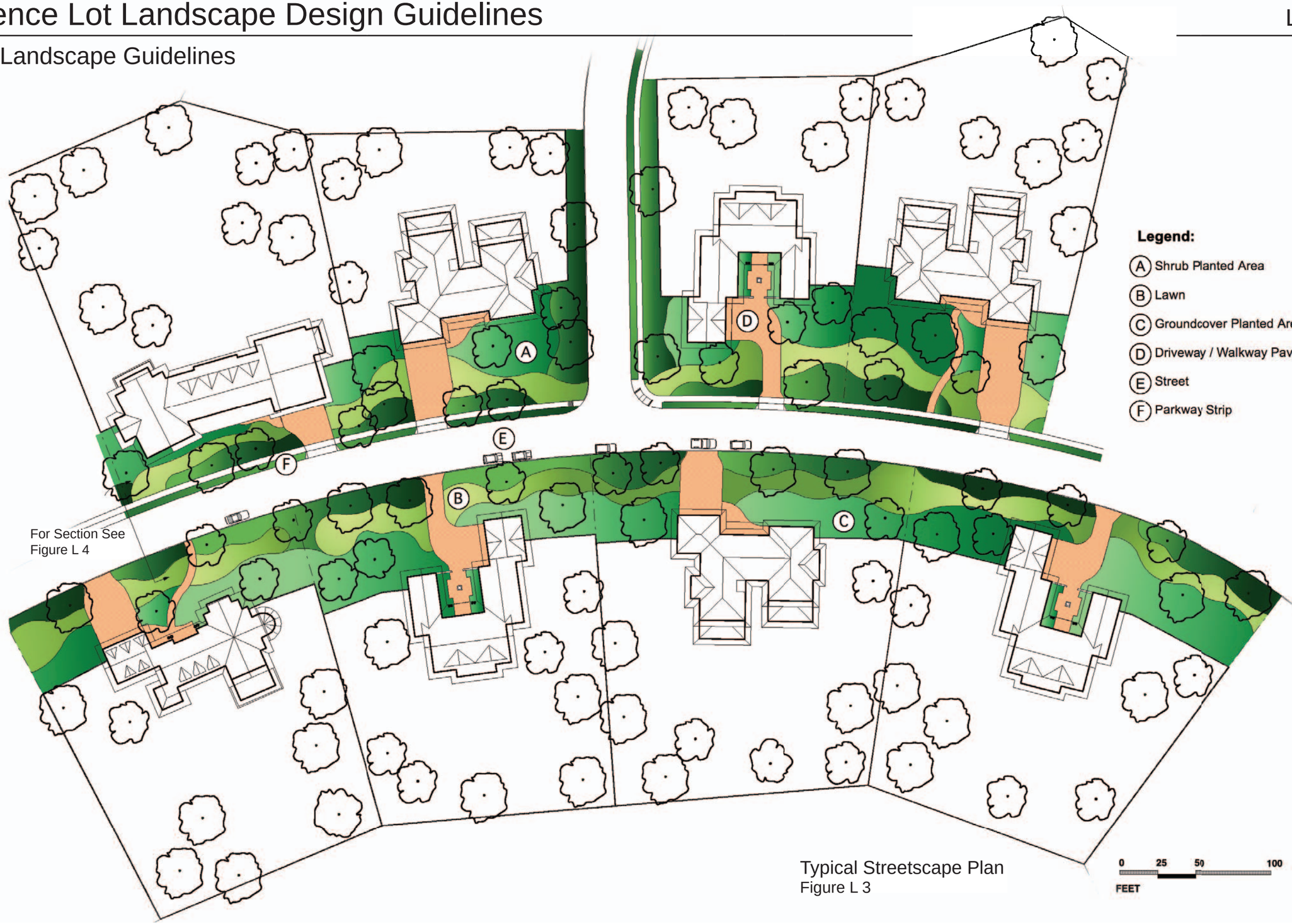
Ⓓ Optional walkway. Maximum width of walkway is 5ft.

Ⓔ Paving/Hardscape area. Permeable paving with adequate subdrains is encouraged.

Ⓕ Back Yard Landscape. Minimum number of back yard trees ranges from 3 to 13, depending on total lot size. One oak tree is to be planted per 3,000 lot square footage. Plant trees in shrub / groundcover areas only and irrigate with bubbler system.

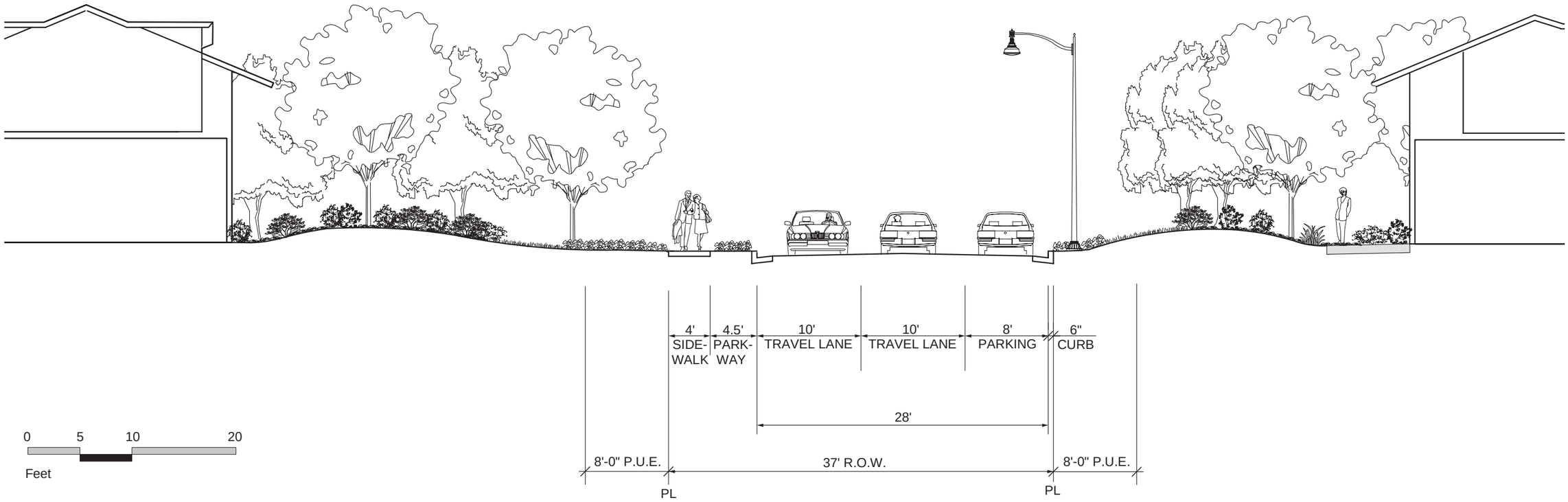
Typical Lot Development
Figure L 2

General Landscape Guidelines

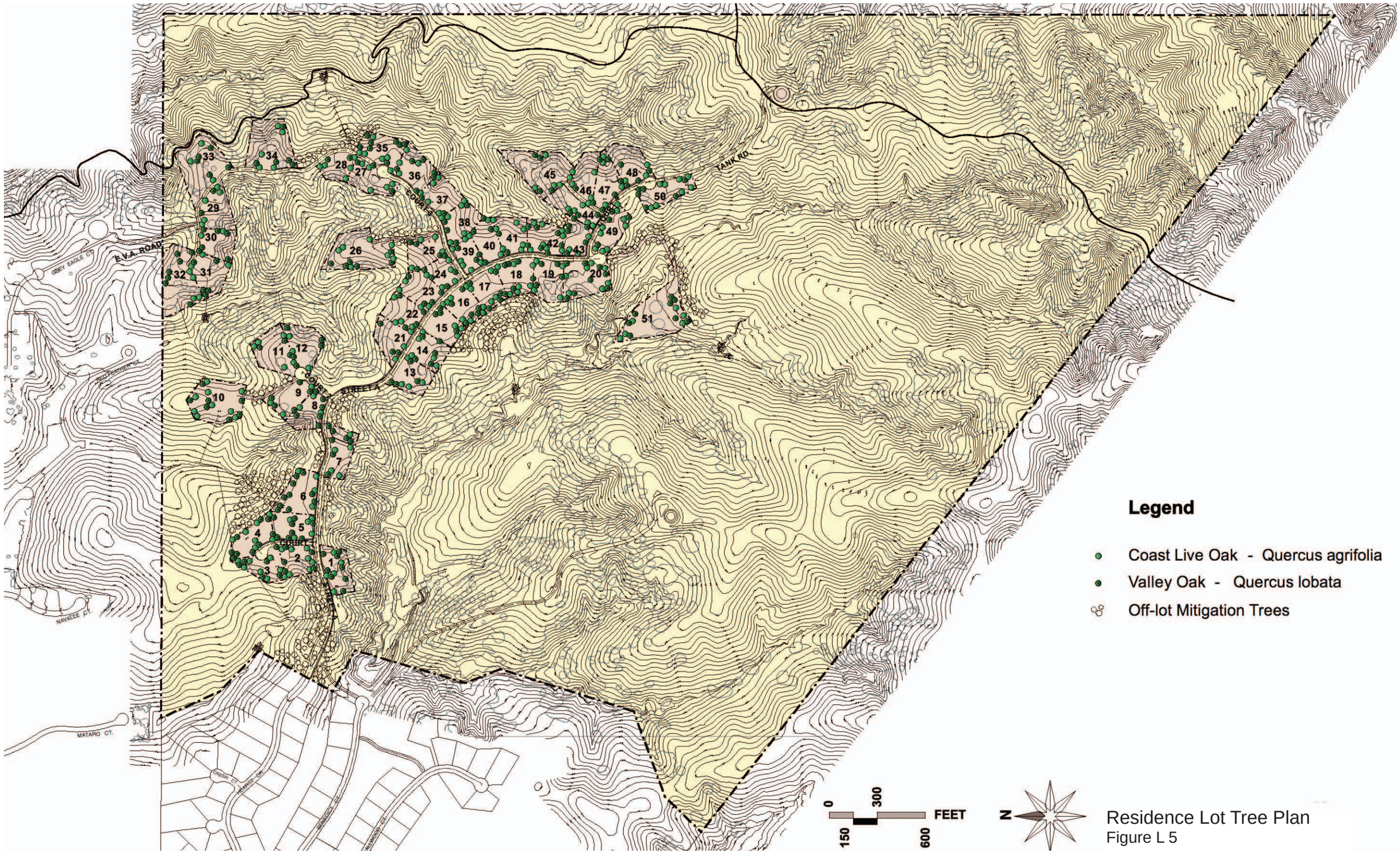


Typical Streetscape Plan
Figure L 3

General Landscape Guidelines



Typical Street Section
Figure L 4



Residence Lot Tree Plan
Figure L 5

General Landscape Guidelines

L-1.2 Yard Development

The landscape architectural elements designated for Oak Grove should complement the natural environment. Garden design elements, such as walls, fences, arbors and paving should contribute to this design intent. In particular, those private garden improvements that are visible from public areas and adjacent lots are the focus of these guidelines. There may be portions of some lots that have existing vegetation and/or are steeply sloped and not readily accessible. These areas are to be preserved and maintained as open space and shall not be altered without receiving proper permits or clearances. Tree removal shall adhere to the City of Pleasanton Tree Preservation Ordinance.

Yard Development and garden design for the homes at Oak Grove can occur in front, rear and side yards subject to the following criteria:

A. All paving materials and forms for walks, patios and courtyards should complement the architectural materials and forms of the home.

B. Areas adjacent to driveways, patios, pool decks, and walks should be landscaped according to the planting criteria in Section L-1.5 and the plant tables in Section L-1.15.

C. Accessory buildings, such as gazebos, barbecues and built-in fireplaces, will conform to the same fire safety construction considerations as the main structure. A ten-foot-wide non-combustible zone shall be established and maintained around barbecues and fireplaces. The non-combustible zone may be comprised of paving, cobblestones, or fireproof decking. Irrigated groundcovers may also be used in the non-combustible zone.

D. Public utility easement areas between the street curb and residence lots shall be developed to blend in with the overall front yard landscape plan. The intention is to encourage a harmonious front garden design treatment between the back of curb and the front building setback. See Figures L 2, L 3 and L 4.

   In general, front yards are to be designed using the following criteria:

   1. Street tree planting will occur within the front yard setback and be integrated into the front landscape design.

   2. Street trees are required in each front yard, planted in natural clusters. See Section L-1.8 for minimum number of trees required for the street trees as well as the entire lot. See Figures L 2, L 3, and L 11.

   3. Shrubs that grow taller than 2.5 feet may not be planted under existing or proposed oaks. Canopies of larger shrubs shall have a six-foot-wide horizontal offset from oak canopies. Note that these distances may not apply until substantial or mature plant growth has occurred over several years.

   4. Each lot will provide two visitor parking spaces within the lot driveway or in designated parking areas within the residence lot.

   5. Required street trees must be installed, retained and maintained in good health by the homeowner.

   6. The ground plane is to be predominately ground cover and shrubs. See Section L-1.15 for suggested plant choices. A maximum of 25% of the front yard landscape area may be planted in lawn. The minimum width for lawn areas is 8 feet. See Figures L 2.

   7. Up to a maximum of 30 feet of curb frontage on each lot can be installed as a paved surface. This surface is to be primarily used for the driveway or entry walk, and must match the predominant onsite paving material such as brick, stone, cast stone or textured/ scored concrete. Asphalt driveways and entry walks are not permitted. See Figure L 2.

   8. Asphalt paving may be used only for private lane access to estate and isolated lots.

E. Homeowners are also required to plant additional Oak trees in the back yards of lots to complement off-lot mitigation planting, and to contribute to the landscape buffer of the highly visible lots. See Section L-1.8 for minimum tree calculations.

F. A licensed engineer should provide engineering design for pools, spas or water features. Drawings and specifications for such improvements should be submitted to the OGRB for approval prior to construction.

   1. Pools and spas may be constructed on terraces that extend 10 feet into the side and rear yard setbacks or to within 5 feet of natural or engineered slopes. See Section G-1.5 on Site Features.

   2. Decorative water features may be designed within the private garden area in such a way as to eliminate any possibility of overflowing onto natural areas.

   3. Solar pool covers are encouraged to reduce the energy demand.

   4. Existing trees with 6 inch or greater caliper should not be removed in order to accommodate a swimming pool or spa.

G. Planting should be designed to screen the use areas and yard improvements from public streets and adjacent lots, and to complement the overall lot garden design. See Section O-1.2 of the

General Landscape Guidelines

Open Space and Common Areas Design Guidelines document.

H. Each planted portion of the lot should have an automatic irrigation system installed and maintained by the homeowner.

1. Water conservation design criteria should be followed in private gardens in order to minimize water use for landscape purposes. See Section L-1.11.

I. Proposed garden structures:

1. Proposed overhead yard structures [trellis and shade structures attached to the house, or within 5’-0” of a house wall] should use construction materials and color detailing that complement the architecture of the home. Structures occurring in the front garden must be attached to the house.

2. Maximum height for a garden structure is 12 feet.

3. Proposed structures which are designed to be viewed from a distance in the gardens, such as a gazebo, shall have a minimum 10 foot set back from all property lines. Construction materials and colors shall complement the home. Design detailing can differ.

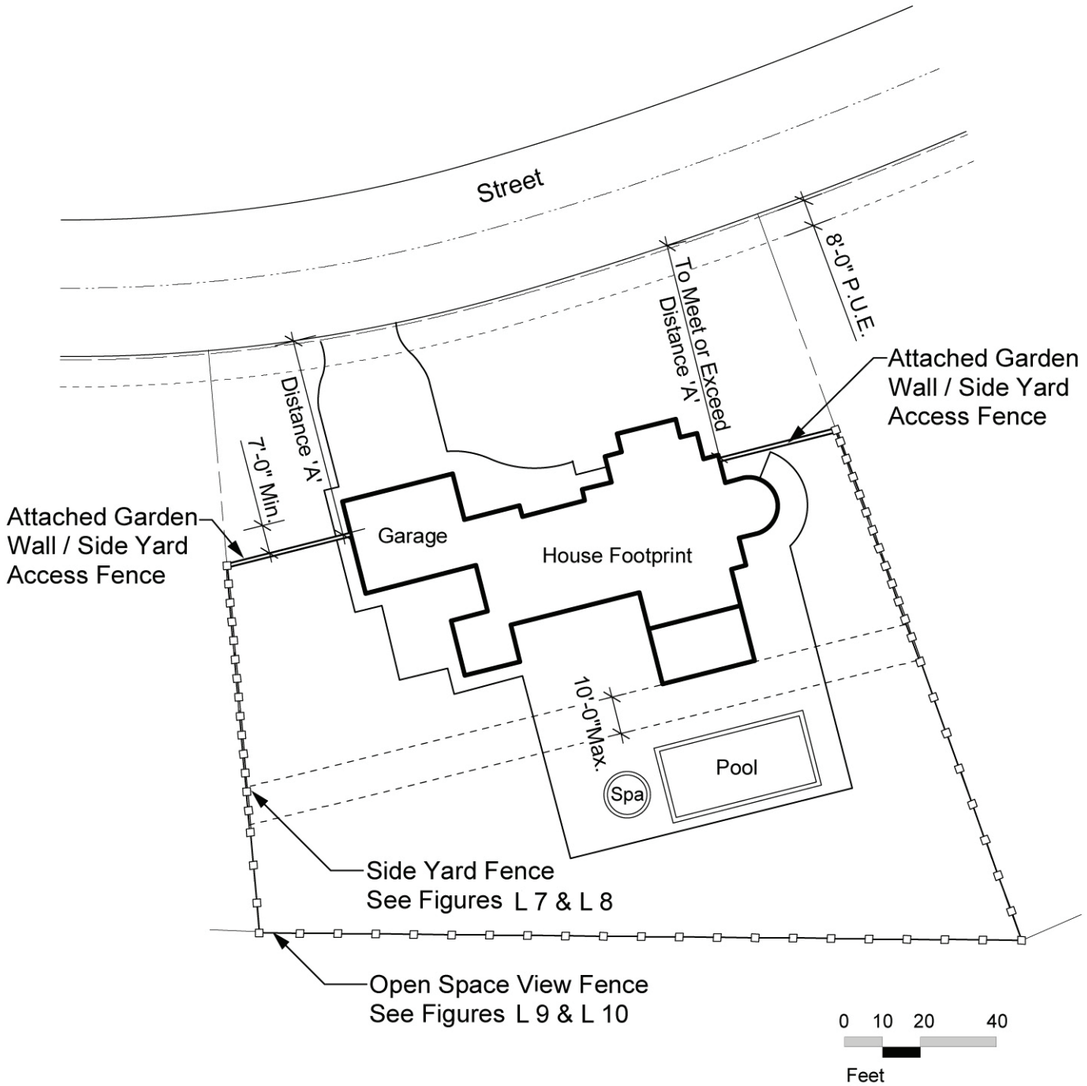
4. An engineer, landscape architect or architect should design shade structures and wood decks. Such structures shall comply with the same fire safety restrictions as the main structure. Structural review and calculations must be obtained, bearing a structural engineer license stamp and signature prior to submission to the OGRB.

L-1.3 Fencing and Walls

Residence lot fencing is optional at Oak Grove because lot sizes and building setbacks result in generous distances between houses. However, realizing that homeowner privacy may be a priority, the following fence guidelines are encouraged in order to minimize visual impacts of fences in the broader landscape.

Due to the high visibility of walls and fences, location and design will have a direct effect on the overall appearance of the lot. It is essential that the patterns and textures chosen complement the home architecture and blend with the open space preserve.

The homeowner is responsible for three types of fences within the confines of a lot: 1) common side yard fencing, 2) garden walls and/or fences and 3) open space fence. Refer to Section L-2 for a discussion of fencing on sloping lots and at open space frontages. See Section G-5.2 for retaining wall guidelines.



Typical Lot Fencing Plan
Figure L 6

General Landscape Guidelines

A. Garden Walls and Fences:

1. The design of garden walls and fences must be visually integrated with the home architecture as well as the surrounding landscape elements. In general, fences and walls should occur on property lines except for swimming pool enclosures, side yard access fences and where large lots or natural conditions dictate otherwise.

2. Side yard access fences and walls [facing parallel to the street] and connecting houses to side yard fencing shall be custom designed as an extension of the front elevation of the house. Should the end of a fence or wall be visible from the street, the end should “return” a minimum 12 inches toward the back yard.

3. Retaining walls should be planted at the base and top so that wall mass is overgrown by vegetation. Hedges in lieu of, or planted in front of fences and walls, are encouraged as long as fences are not made of wood. Vine-covered open space fencing is also encouraged. Raised cast concrete or masonry planters, planted with vegetation are acceptable.

4. The smallest dimension for any wood fence elements shall be 2 inches.

B. Common Side Yard Fencing:

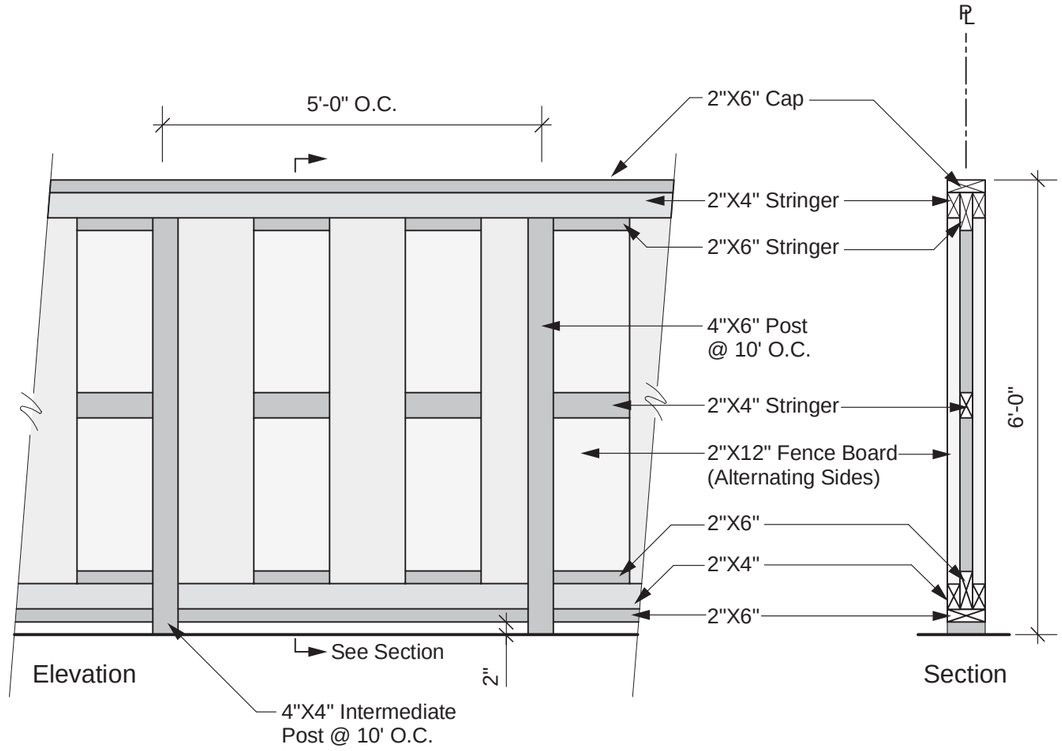
1. The side yard is defined as the space between the side of the house and side property line. Side yard privacy fencing can extend from the front garden wall or fence, along the side yard back to a maximum of 10 feet beyond the rear of the rear-most wall of the house. Requests for additional privacy fencing will be considered if a need for privacy can be demonstrated.

2. This fence is to be constructed in conjunction with the residential building. It may be constructed of wood, stone, plaster, concrete, or a combination of those materials.

3. The builder or homeowner, with approval of the OGRB, may choose the particular side yard fence design, however, it should complement the architecture of the homes and fit into the overall design guidelines. If wood is used for the fence, the fence must either be a “good neighbor” style, which has the same appearance on both sides. See Figures L 7 and L 8 for design suggestions.

4. Fences visible from the street must be treated with stain or paint to complement architectural colors. No unfinished “naturally weathering” wood fences will be permitted within public view. Staining or painting both sides of fences, visible or not, is encouraged.

5. The smallest dimension for any wood fence element shall be 2 inches.



‘Good Neighbor’ Sideyard Fencing
Figure L 7

General Landscape Guidelines

C. Any proposed walls or fences must conform to the following height restrictions:

1. Garden wall [a decorative wall or screen that provides privacy at an outdoor room, not retaining, not attached to house] - 6’-0” maximum.

2. Pool enclosure fencing/wall - 5’-0” minimum [or current health and safety code] to 6’-0” maximum.

3. Side and rear yard fencing [privacy, open wire, wood, or metal] - 7’-0” maximum.

4. Front yard walls or fences which are attached to, and designed as an extension of the house, the length of which shall be no more than 1/3 of the house frontage and shall extend to both side yards. These walls or fences shall be 6’-0” (6 feet) maximum in height and shall express the architectural style of the home.

5. For retaining wall design standards see Section G-5.2.

D. Downhill / Open Space and View Fences:

1. Fencing at rear yards where lots open up onto open space are to be view fences. See Figures L 9 and L 10.

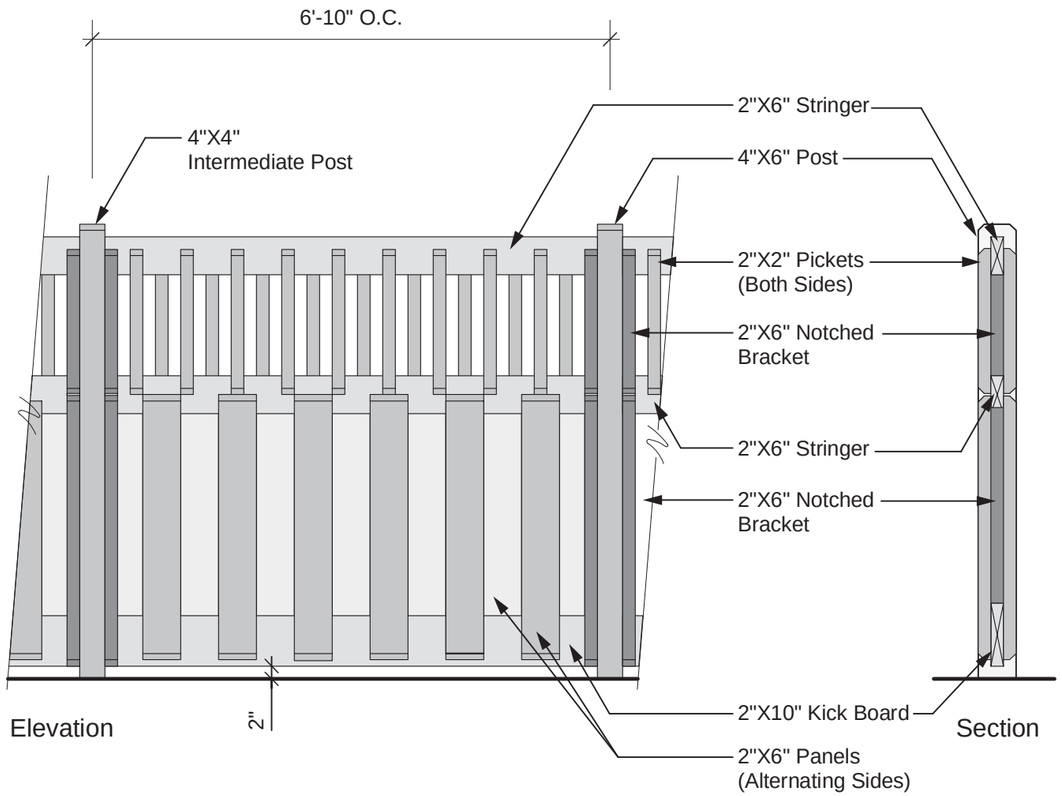
2. Side yard fencing from 10 feet beyond the back of the house, extending to the rear yard property line, shall be view fencing. Additional common sideyard fencing will not be permitted unless the homeowner can demonstrate a need for privacy.

E. Acceptable Walls and Fence Materials:

1. Fencing and ornamental iron must be painted with materials suitable for exterior use, and in muted colors that are complementary with the architecture.

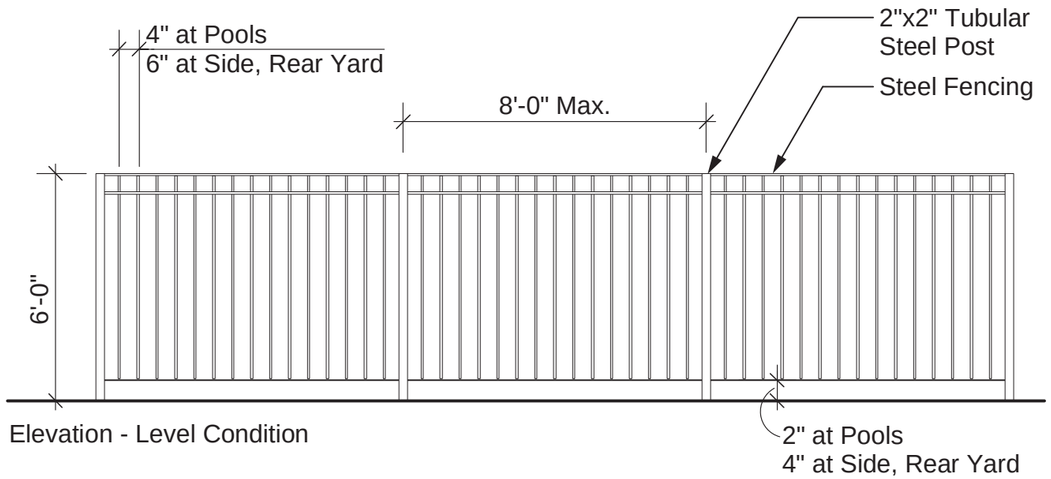
2. Dimensional lumber siding, for fencing, is allowed but requires adequate painting, staining, preserving and maintenance to ensure against uneven weathering, “sprinkler scallops”, black mold or severe checking and splitting. Minimum wood dimension shall be two inches.

3. For view fencing, welded wire mesh with a 2 inch x 4 inch, 4 inch x 6 inch or 6 inch x 6 inch wire pattern and minimum 4 inch x 4 inch wood posts is acceptable. Ornamental steel or wrought iron fencing is also acceptable. See Figures L 9 and L 10. Chain link, vinyl-clad chain link and barbwire fencing are not allowed for view fencing.

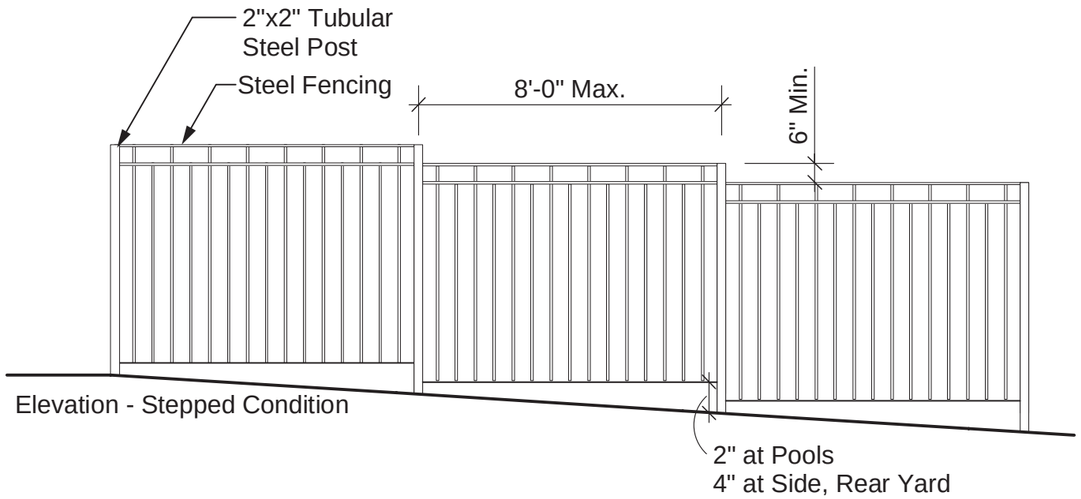


Sideyard Fencing with Lattice
Figure L 8

General Landscape Guidelines

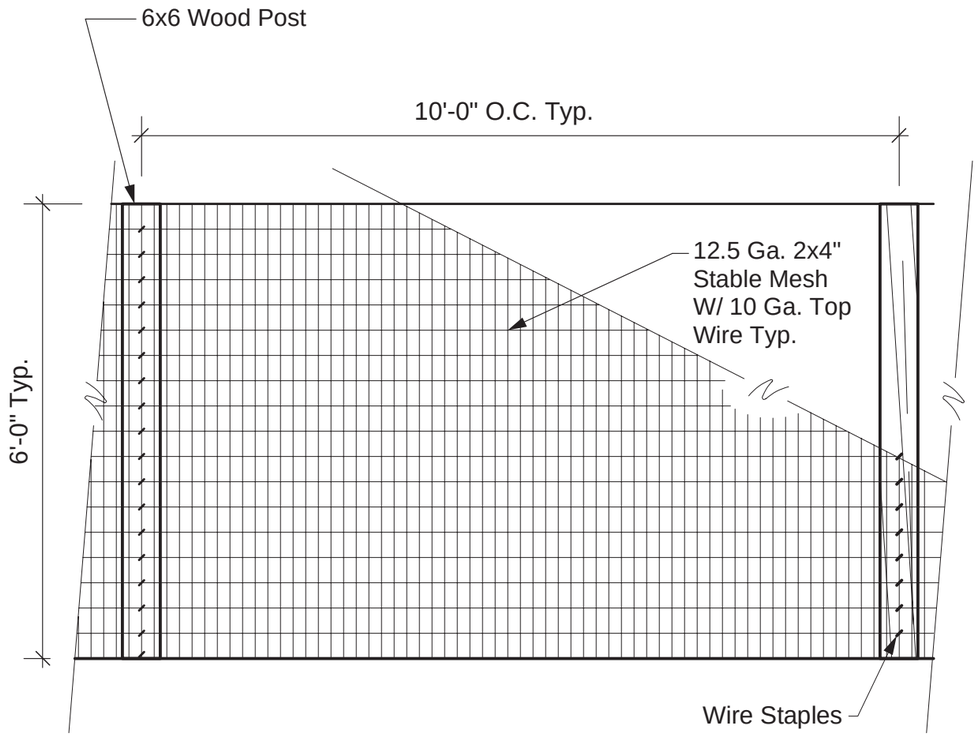


Elevation - Level Condition



Elevation - Stepped Condition

Steel View Fence Detail
Figure L 9



Wire Mesh Fence Detail
Figure L 10

4. Pool enclosure fencing should be one of the view fences described above and must use picket spacing or wire mesh openings with a maximum opening of less than 4 inches. Homeowner may want to review current local health codes for any other pool fencing restrictions.

F. Unacceptable Wall and Fence Materials:

1. False stone or brick, false fiber board, stucco, metal siding, chain link, vinyl siding, unfinished wood, exposed plain concrete block.
2. Unfinished “naturally weathering” wood fences that are visible from the street or create an unpleasant view to a neighbor.
3. Opaque fences in rear yards.
4. Wood fencing with components smaller than two inches in width or thickness.

See the fence examples in Figures L 7, L 8, L 9, and L 10 for styles approved for use at Oak Grove.

L-1.4 Paving for Walks and Patios

A. Acceptable Paving Materials and Styles for entry, driveway, front courtyard and any other garden paving that is visible from a public street, private lane or open space:

1. Large paving areas, particularly wide driveways that are broken up into smaller patterns and interspersed with planting.
2. Turf-block, stamped and colored concrete, masonry or interlocking concrete pavers.
3. The use of natural stone or brick materials for paved surfaces.
4. Wood decks are suitable as an outdoor gathering area, but are to be detailed, finished and stained to complement the house architecture. Recycled decking materials are encouraged.
5. All wood decks shall have a skirt to ground level. Skirt material shall be non-combustible material or wood coated to render it non-combustible. Fire-resistant and fire-proof decking is encouraged.
6. Ornamental cast stone may be used for paving.

B. Paving Materials and Styles to be discouraged:

1. Large areas of untextured, unbanded, unscored and/or uncolored concrete.
2. Unfinished exposed concrete block or plain cast concrete.
3. Unfinished naturally weathering wood decks visible from the street, open space or from a neighboring lot. This includes engineered decks higher than 5 feet from finish grade with only a lattice screening the under deck structure.
4. Synthetic materials such as corrugated fiberglass or aluminum, false stone, or false brick.

L-1.5 Ornamental Plant Material

The existing natural plants and native habitats to be preserved in open space areas significantly influence the character of Oak Grove. The homeowner is responsible for enhancing the natural characteristics of the overall development by planting native and naturalized trees, shrubs, groundcovers, and vines. The recommended ornamental plant materials and practices contained throughout these Guidelines have been selected for use in the home landscape because of their specific characteristics that complement the micro-climates, soils and aesthetic conditions of the site. See “Recommended Plant Material for Individual Lots” in Section L-1.15.

A. Oak Grove is located in Northern California’s inland areas with some ocean influence in Zone 15 as defined in the Sunset New Western Garden Book. This zone illustrates the moderating effect of marine air on inland areas that otherwise would be colder in winter and hotter in summer. Zone 16 is the neighboring zone to the west and south, placing Oak Grove in one of the more moist sub-areas of the zone. Zones 15 and 16 are influenced by marine air flows about 85% and by inland air about 15% in a typical year. Over a 20-year period, this area has had lows ranging from 28° to 21°F. Weather Bureau records show all-time lows here ranging from 26° down to 16°.

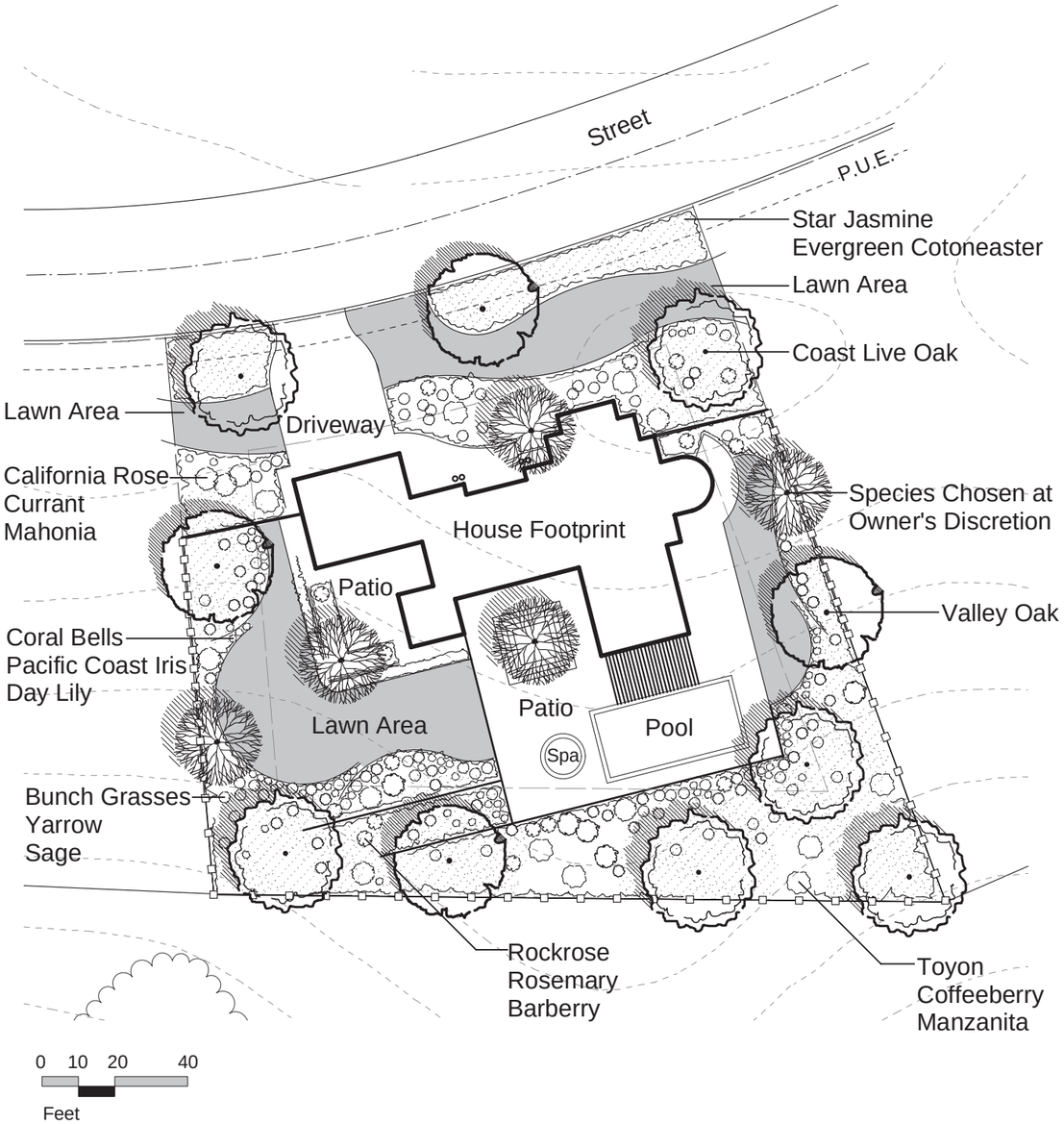
B. Much of the approved plant material falls under the Sunset New Western Garden Book’s classification for drought tolerant plant material.

C. Native species found in the open space preserve should be used in the private gardens.

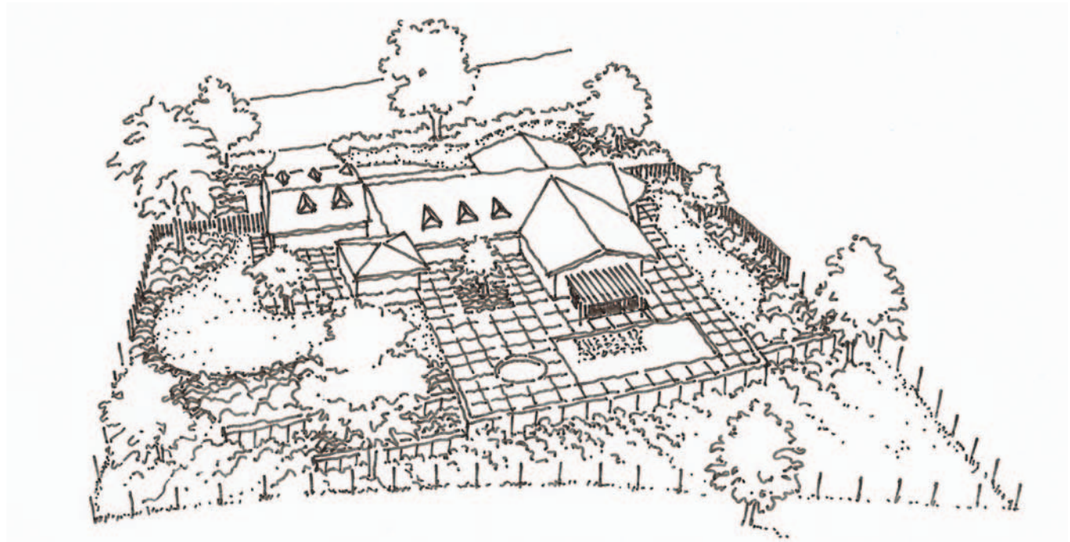
D. The plant palettes offer a wide range of suitable choices for a variety of landscape needs. It is advantageous to incorporate many compatible species of trees, shrubs and ground covers in the garden. A diversity of plants creates more visual interest, lowers chances of pest infestation and introduces or attracts more animal and insect diversity. Consulting a landscape architect or horticulturist is encouraged for any specific questions concerning the adaptability of certain species.

E. The intent of the recommended plant lists is to encourage the homeowner to enhance the beauty of the lot and the community while keeping within the overall design theme of Oak Grove. The predominant native tree vegetation includes mature Oak Trees [Blue Oak, Valley Oak and Coast Live Oak] and California Buckeye.

General Landscape Guidelines



Typical Lot Planting Plan
Figure L 11



Character Sketch
Typical Lot Planting Plan

General Landscape Guidelines

F. Each homeowner is responsible for creating a planting design that accentuates the immediate as well as distant views, preserving view corridors and considering the views of neighbors and the total community. Trees and shrubs should be selected to fit specific locations, keeping in mind the eventual size in relation to the architecture and spatial characteristics of the mature landscape composition.

G. Walls and fences on private property should be softened by the use of shrubs, vines and espaliers. Plant material and architectural elements must however be compatible with one another. Consulting a landscape architect is encouraged and advisable to ensure the continuity of the character desired for the community.

L-1.6 Native Plant Material

The use of indigenous or native plant material is encouraged for tree, shrub and ground cover plantings particularly in front yards and where there is a transition from formal gardens to natural areas.

A. Plant materials with similar soil, moisture and sun access requirements should be grouped together, especially in transition zones. This grouping is defined as a hydrozone.

B. Native plants require less irrigation or fertilization than ornamentals, and reinforce the natural character of the site. Plants with similar water needs should be irrigated at the same rates.

C. A minimum of twenty (20%) percent of the plants chosen should be from native plant lists.

D. See Section L-1.2 of this document and O-1 of the Open Space and Common Areas Design Guidelines document for on-lot street tree and buffer tree requirements.

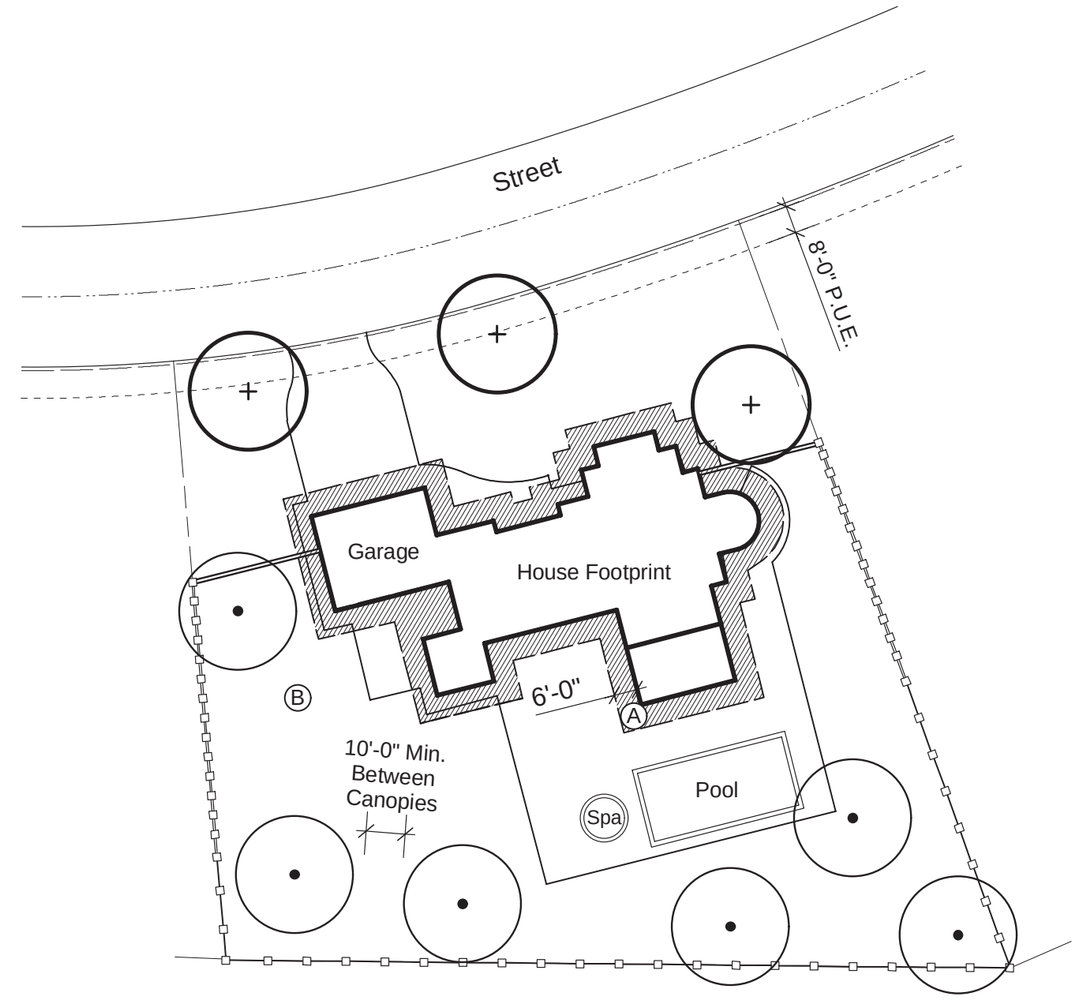
L-1.7 Residence Lot Wild Fire Management

These guidelines apply to landscape materials and conditions on residence lots that must be controlled to comply with creating a ‘defensible space’ around building structures. Defensible space is the landscaped areas between house and lot line where optimum fire-resistant design features and maintenance procedures are followed.

A. The lot of each home shall consist of wildfire-safe or defensible landscape zones. Defensible landscape features may include, irrigation zones, paved or cobble areas, and openings between masses of shrubs and trees.

B. Non-irrigated native grasses may be used throughout the defensible space, except within 6 feet of the home, garage or garden structure.

C. Each home shall have a six-foot wide non-combustible zone, measured from the edge of the house, that may be comprised of paving, cobblestones, or fireproof decking. A wet band of irrigated groundcovers may also be used within the non-combustible zone. See Figure L 12.



Typical Lot Fire Management Plan
Figure L 12

D. Tree canopies shall be planted and maintained with a minimum distance of 10 feet between canopies.

E. The distance between trees or shrubs and roof vents or windows should be two times the plant height.

F. Use plant material that is fire-resistant, such as plants with minimal volume and density, low and compact form, large and thick leaves, having little dead or dying debris, high-moisture content, low mineral content [non-resinous] and freeze-tolerant.

L-1.8 Minimum Tree Requirements

A. One tree from the lists in Section L-1.15 or Section O-1.9 of the Open Space and Common Areas Design Guidelines shall be planted on the property per 3,000 square feet of lot area [i.e. a 15,000 square foot lot shall have 5 trees, and 21,000 square foot lot, 7 trees]. Given the larger lots available at Oak Grove, a maximum of 15 trees at the stipulated size ratio may be required on the largest lot. The minimum required number of trees per lot includes the required street trees and the required back yard trees.

B. Three to seven street trees are required in the front yard of each lot, planted in natural clusters. These trees shall be either Coast Live Oak or Valley Oak. If a residence is located on a corner lot, then five to nine street trees are required, to be planted in the front and side yard setback. All front yard street trees shall be planted as 24 inch-box container specimens [minimum of 2 inches diameter and 10 feet in height].

C. The remaining required trees shall be planted in the side and rear yards of the owner's lot, and should include Valley Oaks, Coast Live Oaks, Blue Oaks and California Buckeye trees. These trees should be planted in natural clusters, adjacent to existing trees or in association with mitigation trees that may be planted in the open space reserve next to a given lot. The minimum tree size for these additional trees shall be 15-gallon containers. Other optional trees can be selected from the plant lists in Section L-1.15.

L-1.9 Side Yard Slopes

A. Landscaping and irrigation for side slopes within lot lines should be installed and maintained by the homeowner.

B. An erosion control ground cover, trees and shrubs should be installed so as to enhance and stabilize the slope area, if needed. 15-gallon trees and 5-gallon shrubs should be used.

C. A low precipitation rate irrigation system should be designed and installed to allow for the proper conditions for optimum plant growth. Consulting a landscape architect or contractor for answers to questions regarding slope planting is encouraged.

L-1.1 Soil Amendments

The soils of Oak Grove may vary widely from lot to lot. An agricultural soil suitability test for each lot shall be submitted as part of the landscape design submittal to be examined by the OGRB. The soils test results should include recommendations for amending and preparing the soil for planting operations. Organic soil amendments and fertilizers should be used in residential gardens, as opposed to chemical products. An annual soil amendment program to remedy adverse conditions in garden areas is also encouraged.

L-1.11 Irrigation

At Oak Grove, irrigation is required to establish and maintain landscape plantings on each lot. Water conservation guidelines will establish the optimum water usage for a given landscape design. The goal at Oak Grove is to use 20% less than the maximum water allowance for irrigation. Following is a series of equations that establish the maximum allowance and the 20% savings:

A. The Maximum Applied Water Allowance: the calculation that quantifies the maximum gallons of irrigation water per year that a garden design may use. This calculation assumes that extra water is required in a new landscape and factors in the water demand based on plant demands. This equation includes two variables and two constants. The variables are the landscape area and the rate of water loss through plant evapo-transpiration [ETo]. The constants are 0.8 [irrigation efficiency] and 0.62 [conversion factor to gallons]. Since all gardens at Oak Grove are located in the same ETo area, which is 47.2 [average inches of water lost each year], the only variable remaining is the size of the garden. For example, if the garden area is measured at 50,000 square feet then the calculation to measure the maximum water allowed for that area is: 47.2 x 0.8 x 50,000 x 0.62 = 1,170,560 gallons per year. This maximum irrigation allowance requires that the average water demand for any garden design must be medium, or the average of high, medium and low water-demanding plant groupings or hydrozones.

B. The next step is to estimate the applied water use, based on a designed landscape such that the water use is a minimum of 20% under the maximum allowance. To do this for the above example, we will assume that 25% of the landscape area is lawn (hydrozone 'A'), which has a water use factor of 0.7 (high water demand). The remaining landscape area will use low water-demanding plants (hydrozone 'B'), which has a factor of 0.2.

1. For the Hydrozone 'A' – lawn area: (47.2 x 0.7 x 12,500 sf x 0.62)/0.625 = 409,696 gallons per year.

2. For the Hydrozone 'B' – shrub area: (47.2 x 0.2 x 37,500 sf x 0.62)/0.625 = 351,168 gallons per year.

3. The percentage of the maximum allowance = (409,696 + 351,168) /1,170,560 = 0.65.
In this example, the estimated water use is 35% under the allowance.

General Landscape Guidelines

C. Native plantings may require less water than ornamental plants and should be irrigated separately. For Plant Lists and plant species water demand, see Section L-1.15 and Section O-1.9 of the Open Space and Common Areas Design Standards document

D. Each yard should have a full coverage, automatic irrigation system installed and maintained by the homeowner. Both spray and bubbler (or drip) systems may be used.

E. The automatic irrigation system should be designed in accordance with local and state laws, rules and regulations governing or relating to irrigation systems and to meet all water conservation design criteria as described in Section L-1.11 above. Water conservation equipment and techniques include:

1. Sprinkler heads which will, when properly spaced, provide precipitation rates less than one half inch [1/2”] per hour [i.e. low-flow rate sprinkler heads].

2. Use of drip and/or bubbler irrigation rather than spray heads, especially on slope areas.

3. Anti-drain valves installed just upstream of the lowest sprinkler head on each valve to prevent line drainage and erosion.

4. Pressure regulators where water pressure is excessive.

5. Program controllers to promote water conservation. Controllers should have features such as: dual program and multiple repeat controllers; automatic rain switch for controller turn off; moisture sensing devices in the soil, where necessary.

6. Water conserving planting design. Berms and turf berms particularly shall be used only in large areas and only in the highest visual impact areas and shall not exceed 25% in landscape area.

F. All above-ground irrigation equipment should be screened from public view with plant material and/or placed behind fences.

L-1.12 Maintenance

Landscape maintenance is required to preserve the overall design concept of the site. Maintenance responsibilities have been established and are categorized as follows:

A. City Maintained Areas:

All public streets in the Oak Grove area will be dedicated to the City of Pleasanton and will be maintained by the City. The adjacent homeowner shall maintain all landscaped areas within the public utility easements, which may be adjacent to a lot front yard.

B. Oak Grove Homeowners Association:

All common areas that fall outside individual lot boundaries, and the other use areas noted below, are the responsibility of the Oak Grove Homeowners Association. The common areas include the main entry, all private street right-of-ways within the boundary of Oak Grove, and all open space slope areas within the boundaries of Oak Grove, on the condition that the open space areas are not dedicated to and accepted by the City of Pleasanton.

C. Private Homeowner:

The homeowner is responsible for all landscaping that occurs within the legal property line of each lot and the back of curb, except for certain areas where the landscaping will be established and maintained by the Homeowners Association.

Each homeowner shall maintain the defensible space around the house and throughout the lot. Defensible landscape features may include, irrigation zones, paved or cobble areas and trees that have been pruned to a minimum distance from the ground and/or between adjacent trees and the house structure.

Homeowners are encouraged to follow garden maintenance plans that reduce fire hazards, conserve water, utilize only organic amendments for plant growth, control runoff and in general, enhance and preserve the natural habitats of the open space preserve.

D. Defensible Space Landscape Guidelines

This proposed set of maintenance standards will be used as criteria for certification of compliance and to direct maintenance activities in the zone within the single-family residential lot. These vegetation management actions comply with the California State PRC 4291 and the Uniform Fire Code.

1. Non-Combustible Zone: 0 to 6 feet from all structures; this zone will be kept free of all dead plants and combustible materials.
   a) Keep the ground, decking and balconies free of dead leaves, needles or other plant debris
   b) Dead material that drapes over ground cover will need to be removed yearly, before June 1. This includes leaves, bark, and branches.

2. Survivable Space Zone: minimum 6 feet from all structures and 100% of the owner’s lot; all dead plants and dry vegetation shall be removed to establish and maintain a defensible space. The following actions will provide the equivalent level of fire safety as removing all combustible material.

a) Cut grass and weeds to less than 4 inches yearly when 30% of the grasses have cured. Inspection will begin April 15 on a weekly basis to determine the state of grass curing. The grass will be cut within the week when 30% of the grass cover is determined to be cured, and no later than June 1. This may require re-mowing if late season rains promote grass growth after the first cutting. Cutting of native grass and wildflowers may be delayed until after seed set provided they do not form a means of rapidly transmitting fire to any structures.
b) Keep the ground, roofs, decking and balconies free of dead leaves or other plant debris.
c) Leaves, bark and humus will be cleared every year under trees and shrubs [including vines and semi-woody species]. At no time will a buildup of leaves and humus exceed one inch in depth anywhere in a landscaped area. However, bare earth will not be exposed in over 50% of the site.
d) Dead material that drapes over ground cover will need to be removed yearly, before June 1. This includes leaves, bark, and branches.
e) Remove from mature trees all vines, loose papery bark, dead branches and live branches smaller than 3 inches in diameter, to 8 feet above ground.
f) Remove all dead branches from within live ground covers, vines, shrubs [including semi-woody species] and immature and landscape trees.

3. Trees and large tree-form shrubs which are being retained shall be pruned to provide clearance of three times the height of the under-story plant material or 8 feet, whichever is higher. Limbs that are smaller than 3 inches in diameter are to be pruned up to 8 feet off the ground, and in young trees, the lower one-third of the height of the tree. Thus if a tree is 10 feet tall, the lower 3 to 4 feet will be pruned up and under-story plant material will be kept to less than one foot in height. Then as it grows to 24 feet in height, the 8-foot distance from ground can be achieved, and the under-story plant material is allowed to reach 2.5 feet in height. The tree canopy will not be disturbed or thinned since this promotes growth of more flammable vegetation.

4. Remove all branches within 10 feet of any chimney, flue, or stovepipe.

5. Maintain 5 feet of vertical clearance between roof surfaces and overhanging portions of trees.

6. Chipped materials can remain on the site provided the mulch layer is no greater than 2 inches in depth.

7. Avoid planting trees and shrubs under existing trees. Shrubs, including vines, semi-woody species and all chaparral species, may be near but not under trees [not closer than 6 feet]. Plants under trees should generally be shorter than 18 inches in height.

8. Distance between plants/trees and roof vents/windows should be 2 times the plant height.

9. Individual plants or shrub masses will be managed to maintain adequate horizontal spacing. Distinct groupings of shrubs [Including vines, semi-woody species, all types of brush, and all chaparral species] will be designed to dampen the spread of fire. The plant groupings will be small enough to provide adequate horizontal separation between groupings and to ensure proper maintenance; groupings will be no wider than two times the grouping height, or 120 square feet in area.

10. All landscaping and replacement plants will be fire resistant in nature. Plants that are highly ignitable and burn with intensity are prohibited. A searchable database of fire resistant and flammable plants can be found on www.ucfpl.ucop.edu.

11. Remove and safely dispose of all cut vegetation and hazardous refuse.

L-1.13 Yard Development Plan Submittals

A. Yard development plans shall be submitted to, and approved by, the OGRB prior to any construction.

B. Construction requiring building permits must be reviewed and approved by the City of Pleasanton.

C. Creative planning and design of each homeowner's private outdoor space is desirable. The homeowner is responsible for submitting plans drawn to scale that include all proposed improvements, which will help justify the landscape desired.

D. No bare ground, except for naturally occurring areas on natural or ungraded areas, is allowed as part of a landscape design submittal.

E. Landscape installation must be completed within 180 days of certificate of occupancy.

L-1.14 Oak Grove Review Board & Approval Process

The Oak Grove Review Board [OGRB] will strive to work with the applicants to refine projects in line with the Guidelines, consult with affected neighbors to help the applicant's design address neighborhood concerns and to give guidance in the revision and resubmission process. The plan evaluation, by necessity requires the OGRB to also use discretion and grant variances and exceptions to the letter of the guidelines when the effects of the variance are mitigated, or unforeseen or special conditions apply. Refer to Appendix 1 of the Residence Lot Design Guidelines for more detail on the Oak Grove Design Review Board and the Review Process.

Technical Landscape Guidelines

L-1.15 Plant Lists for Residence Lot Development

A. The following list of plants has been selected to complement and best represent the Oak Grove style of design. Individual property owners should select from this list of trees, shrubs and ground covers, or a list of similar intent, in order to add to the ambience of the Oak Grove community.

B. The plants listed here are a sample of trees, shrubs, ground covers, vines, perennials and grasses that are compatible with the growing conditions and water use objectives of the Oak Grove Community. Other plants of similar characteristics and growth requirements may be used and should be presented to the OGRB for review prior to planting.

C. Plants from the Open Space list can be used on Residence Lots.

D. A plant is considered a native if it has been growing in the wildlands of our region. A naturalized plant is a plant that had adapted to our region, even though it has been identified as a native in other parts of the world. The 'SW' and 'NE' in the tables represent south and west, or north and east exposures, respectively. Some plants require direct sunlight while others grow in shadow. Many plants can tolerate both sun and some shadow. The water demand categories are: 'VL' or very low requirement; 'L' or low requirement; and 'M' for moderate requirement. Plants with the same water demand should be planted together. Oak compatibility refers to those plants that share the same growing conditions as Oak trees, are drought and shade tolerant, and are resistant to Oak root fungus. The plants chosen for the Oak Grove Residence Lot Guidelines are primarily native and naturalized plants. Invasive plant species, such as English Ivy [*Hedera helix*], Periwinkle (*VInca major*), or Scotch Broom [*Cytisus scoparius*], should not be planted in residence lot gardens.

E. Lawns and turf planting should be selected based on the growing conditions of the lot. If much of the lawn area is in shadow of the house or trees, use a sod with a blend of Fescues and Blue Grass or some other shade-tolerant grasses. For predominant sun exposures, use a blend of Fescues. Lawns should be planted as sod.

Residence Lot Plant List

Trees		Native	Naturalized	Water Demand	Erosion Control	Sw / Ne Exposure	Oak Compatibility
Acer palmatum	Japanese Maple		X	M	X	NE	
Aesculus californica	California Buckeye	X		VL	X	SW / NE	X
Arbutus 'Marina'	Marina Arbutus		X	M		SW / NE	
Arbutus unedo	Strawberry Tree		X	L		SW / NE	
Cercis occidentalis	Western Redbud	X		VL		SW	X
Lagerstroemia	Crape Myrtle		X	L	X	SW	
Malus 'Prairiefire'	Red Flowering Crabapple		X	M		SW / NE	
Olea europaea	Olive Tree		X	VL	X	SW	
Pistacia chinensis	Chinese Pistache		X	L		SW	
Platanus acerfolia	London Plane Tree		X	L		SW / NE	
Platanus racemosa	California Plane Tree	X		M	X	SW	
Prunus triloba	Flowering Almond		X	M	X	SW	
Pyrus calleryana	Flowering Pear		X	M	X	SW / NE	
Quercus agrifolia	Coast Live Oak	X		VL		SW	X
Quercus rubra	Red Oak		X	M		SW / NE	
Quercus lobata	Valley Oak	X		L		SW	X
Quercus suber	Cork Oak		X	L		SW	X
Quercus coccinea	Scarlet Oak		X	M		SW / NE	
Rhus lancea	African Sumac		X	L	X	SW	
Shrubs							
Arbutus u. 'Elfin King'	Dwarf Strawberry Tree		X	L		SW / NE	X
Arctostaphylos cultivars	Manzanita		X	L	X	SW / NE	X
Berberis t. 'Cherry Bomb'	Japanese Barberry			L	X	SW / NE	X
Ceanothus cultivars	California Lilac	X		L	X	SW	
Cistus species	Rockrose		X	L		SW	
Coprosma kirkii	Coprosma		X	L	X	SW	
Cotoneaster lacteus	Parney Cotoneaster			L	X	SW	
Daphne odora	Winter Daphne			M		SW / NE	
Escallonia 'Newport Dwarf'	Dwarf Escallonia			M	X	SW / NE	
Lagerstroemia hybrids	Dwarf Crape Myrtle			L		SW	
Lantana montevidensis	Lavender Swirl Lantana			L	X	SW	
Lavandula angustifolia	English Lavender		X	L	X	SW	
Mahonia repens	Creeping Mahonia	X		L	X	SW / NE	X
Myrsine africana	African Boxwood			L		NE	X
Nandina d. 'Moon Bay'	Heavenly Bamboo		X	L		SW / NE	X
Pittorsporum t. 'Variegata'	Variagated Tobira			L	X	SW / NE	X
Plumbago auriculata	Cape Plumbago		X	M	X	SW / NE	
Prunus caroliniana	Carolina Laurel Cherry		X	L		SW	
Prunus ilicifolia	Holly Leaf Cherry	X		L		SW	
Prunus lyonii	Catalina Cherry		X	L		SW	
Punica granatum 'Nana'	Dwarf Pomegranate			L		SW	
Rhaphiolepis 'Ballerina'	Ballerina Indian Hawthorn		X	L	X	SW / NE	X
Rosmarinus species	Rosemary		X	L	X	SW	
Sarcococca ruscifolia	Sweet Box			M	X	NE	
Sollya heterophylla	Australian Bluebell			L	X	SW / NE	X
Xylosma c. 'Compacta'	Compact Shiny Xylosma		X	L	X	SW / NE	X
Ground Covers							
Coprosma p. 'Verde Vista'	Prostrate Coprosma		X	L	X	SW / NE	X
Cotoneaster congestus 'Likiang'	Evergreen Cotoneaster		X	L	X	SW	
Iris douglasiana	Pacific Coast Iris	X		M		SW	
Ribes viburnifolium	Evergreen Currant		X	L	X	SW / NE	X
Rosa Hybrids	Ground Cover Roses			L	X	SW	
Salvia species	Sage		X	L		SW	
Trachleospermum jasminoides	Star Jasmine		X	M	X	SW / NE	
Vines, Grasses, Perennials							
Achillea ptarmica	Yarrow		X	L		SW	
Festuca glauca	Common Blue Fescue		X	L		SW	
Hemerocallis Hybrids	Day Lily			M		SW / NE	
Heuchera sanguinea	Coral Bells		X	L		SW / NE	X
Pennisetum orientale	Perennial Grasses		X	L	X	SW / NE	X

L-2 Landscape Development On Slopes

L-2.1 General Items

In special cases, and to expand the use area of a yard, landscape development can occur on the slope area adjacent to a pad or building envelope. Within the first 20 feet adjacent to a home is the most desirable location for outdoor garden improvements.

Each submission to the OGRB for development on slopes must incorporate the following additional items over and beyond the normal application:

A. Meet prior to plan development with the OGRB to discuss proposed improvements and get guidance from the OGRB.

B. Provide a detailed site plan including written justification stating reason[s] why the proposed slope improvement should be allowed.

C. Propose a well-conceived planting scheme that screens views of the improvement from below and from other areas of the development. A minimum of 8 feet of planted area adjacent to the homeowner's improvement must be proposed. Take into account fire management guidelines when designing landscape buffers.

D. The garden plan must illustrate how the proposed garden improvements will blend in with the existing slope planting and irrigation systems, and show how the system will be modified. This plan is to be approved and implemented prior to the construction of the proposed improvement[s].

E. Existing slopes greater than 3:1 [34%] in an existing natural area, laying beyond the building envelope/pad preparation, should not be graded. A geotechnical engineer should be consulted regarding slope stability if an alteration to an existing natural or engineered slope is proposed.

L-2.2 Side and Rear Yard Fences – Downslope/Upslope

A. View fences on sloping areas shall be constructed of wrought iron, steel, wire mesh material or a combination of wood [or masonry] and wire mesh. View fences on slopes shall be a minimum of 6 feet and a maximum of 8 feet in height so as to account for stepping fence panels. Wood elements of fences must be at least 2 inches thick and wide. For details see Figures L 9 and L 10 .

B. Solid side yard fences shall extend no more than 10 feet from the rear of the house. Open view fencing shall continue up or down slope to the rear property line. Fence height is limited to 6 feet, see Section L-2.2A, except in the 10 foot area from the rear of the house, where the solid fence should be no higher than 7 feet above the house finish grade for the entire 10 foot distance.

C. Fences for a pool, spa or other water feature shall meet code, and may be a minimum of 5 feet in height. All applications for fencing improvements in rear and side yards must be illustrated on a plan view drawing and submitted to the OGRB for approval.

L-2.3 Development onto Downslopes (from house)

Assuming the general criteria in Sections L-1 and L-2 have been considered, rear yard development may, with specific approval, extend onto the downslope of the homeowner's property contingent upon the following conditions:

A. Immediate views to and from neighbors, as well as views from other locations in the neighborhood of Oak Grove have been considered during design.

B. Proposed wood decks for the down-slope areas should be skirted with masonry or other permanent and non-combustible decorative wall and screened with plant material. Exposed wood structures with lattice screening are prohibited.

C. Pools, spas or water features should be constructed such that the design features and elevations follow the slope of the lot.

D. Planting should be designed to screen the use areas, air conditioners, pool equipment and other yard improvements from public view as noted in Section O-1 of the Open Space and Common Areas Design Guidelines document.

E. A full coverage automatic irrigation system should be designed, installed and maintained in the yard at all times by the homeowner. Bubbler or drip irrigation is required on slopes greater than 8%.

L-2.4 Development onto Upslopes (from house)

Assuming the general criteria in Sections L-1 and L-2 have been considered, rear yard development may, with specific approval, extend onto the upslope of the homeowners property contingent upon the following conditions:

A. Neighbors' views and views from other parts of the site have been considered during design.

B. No pools, spas or water features are to be constructed if they detract from the view of a neighbor or infringe upon a neighbor's privacy and cannot be adequately screened.

C. Notwithstanding the above, no pool, spa or water feature should be constructed within 5 feet of the rear property line.

D. Any wood decks proposed for the slope area should be completely enclosed underneath with

non-combustible materials in such a way as to screen any structural members of the deck. Wood lattice is not acceptable. Dimensional wood siding, however, and/or masonry materials complemented by screen planting, are encouraged.

E. Planting should be designed to screen the use areas and garden structures from neighbors and public view.

F. Full coverage, automatic irrigation system should be designed, installed and maintained in the yard at all times by the homeowner. Bubbler irrigation is recommended for slope areas greater than 8 percent.

L-3 Development Of High Visibility Lots

Lots - 1, 2, 3, 4, 5, 6, 7, 17, 18, 21

Due to positioning, topography and proximity to the main road within Oak Grove, some lots have high visual exposure to public areas and off-site neighborhoods. Selection of high quality landscape design features, materials and finishes should be of utmost concern to the homeowner or builder. Although the general criteria for quality landscape improvement has been listed herein, the following additional criteria should apply to the landscape developments on these lots:

A. All paved surfaces and walls must complement the architecture and be of good quality, both in design and installation.

B. All plant material should be of sufficient size upon installation to provide initial visual impact or 'instant effect'. Boxed trees [36 inch box and above] and major shrubs of 15-gallon size are encouraged.

C. In the front yards, turf, if any, must be installed as sod.

L-4 Development Of Natural (Unpadded) Lots Or Lots With Natural Areas

Lots - 11, 12, 22, 23, 25, 26, 31, 32, 33, 34, 37, 38, 45, 51

Unpadded lots, or those lots that have natural areas within their lot lines, must be graded so that there is a blending of the developed areas back to the natural terrain. Homeowners or builders who wish to further modify an existing lot should employ the same techniques and criteria used to create residence lots. Those include the following criteria:

A. Landscape Grading:

1. In a general sense, landscape grading should attempt to minimize an 'engineered' appearance and limit the extent to which natural contours are modified. The above listed lots contain natural, undisturbed slopes that should be preserved.

2. Avoid steep and sharp cuts and fills. The preference is for smooth, natural contours of varied gradients from 3:1 to 10:1, or to match existing adjacent natural slope conditions.

3. Slopes can be modified by contoured grading of fill at the top and toe-of-slope. Drifts of trees can be used at the flatter portions of the toe of slope for erosion control and runoff for irrigation.

4. See specific provisions for on-lot drainage in Section L-5.

B. Views:

Special care needs to be taken to preserve view corridors to the many amenities offered by the site. Trees and shrubs should be carefully selected, keeping in mind eventual size and location in relation to views from both on, and off, of the site. Plant material may be selected and placed to frame views and screen undesirable view components as necessary.

C. Planting and Irrigation:

1. Tree, shrub, and ground cover planting on slopes should be designed to complement planting themes in adjacent areas. The use of native plants and other drought tolerant plants is encouraged.

2. Slope plantings should be arranged in a casual and random manner. Randomly spaced groupings of plants will blend with the site's natural areas. Each grouping of shrubs must be separated from others by two times the height of the tallest [mature height] shrub in the group. Groupings may not exceed 120 square feet, measured at the time of planting.

3. In order to avoid definite lines of demarcation between lots or at property edges, the irrigated landscapes, drought tolerant planting [temporary irrigation] and natural landscape [non-irrigated] should be designed to blend together. Plant materials from one zone should be used in the adjacent zone and, 'fingers' of planting must be extended into the natural areas at mitigation sites and drainage areas to create more random and casual planting themes in natural areas.

L-5 On-Lot Drainage Requirements

A. General drainage criteria:

1. Natural drainage conditions should be preserved where possible.

2. On-lot surface drainage facilities such as concrete “V” ditches and bench drains should be avoided. It is preferable to use bio-swales planted with grasses and/or ground cover.

3. Homeowners should be aware that on-lot drainage designs that substantially increase the downhill runoff may result in slope stability issues and are prohibited.

It is the Homeowner’s responsibility to design and install on-lot storm drainage improvements and systems that are consistent with the requirements and recommendations contained in these Design Guidelines. On-lot drainage plans should be submitted with the custom home site plan and landscape grading design that will be reviewed by the OGRB. A registered Civil Engineer and/or Landscape Architect, licensed in the state of California, should prepare the on-lot drainage plan submittal.

The overall project grading to be completed by the developer will include the grading of the street right-of-way and varying portions of the lot frontages. The front of lot grading will vary as to the depth of “pad” into the lot and as to the slope of the graded “pad” area. Most graded lot frontages will not surface drain toward the street. Based on the Project site grading there will be 3 general types of lot drainage conditions created:

B. Lots for which the entire Building Envelope[1] [or the majority of the development envelope that is deemed as “usable”, not on a 3:1 or greater slope] can be drained to the public storm drain system in the street[2]. [Type ‘A’ lots – 10, 26, 51]

C. Lots where only a portion of the Building Envelope can be drained to the public storm drain system in the street. Runoff from the remaining portion of the lot will require on-lot drainage facilities. [Type ‘B’ lots – 11, 12, 16, 17, 20, 22, 23, 25, 28, 31, 32, 34, 37, 38, 41, 42, 45-48]

D. Lots where none of the Building Envelope can be drained to the public storm drain system in the street. Runoff from these lots will require on-lot drainage facilities. [Type ‘C’ lots – 1-9, 13, 14, 15, 18, 19, 21, 24, 27, 29, 30, 33, 35, 36, 39, 40, 43, 44, 49, 50]

Notes:

1. The term “Building Envelope” as used above refers to the area defined by setbacks and graphically shown in figures G 1.5-1, G 1.5-2 and G 1.5-3 Building Envelope Diagrams [Pages 2-4].

2. The public storm drain in the street is assumed to be approximately 10 feet below the finished street elevation, at the approximate location of the stub. [10 feet to flowline of storm drain]

Based on the three types of lot drainage defined above the following on-lot drainage improvements and treatments will be required:

A. For Type ‘A’ lots a private storm drain stub will be provided from the public storm drain in the street. The stub will be located near the lowest corner along the lot frontage. Homeowners are responsible for designing and constructing an on-lot drainage system that will collect the maximum amount of on-lot runoff in the on-lot drainage system and convey it to the stub provided. [Maximum amount allowed by depth of private storm drain stub, approximately 10 feet, per Note 2, above].

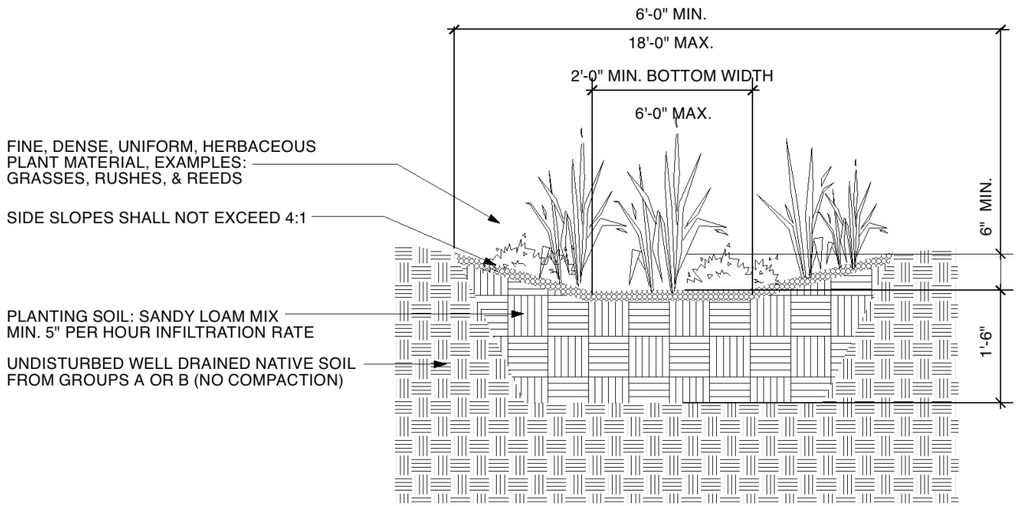
B. For Type ‘B’ lots the same private storm drain stub will be provided from the public storm drain system. The stub will again be located near the lowest front corner of the lot. Homeowners are responsible for designing and constructing an on-lot drainage system that will collect the maximum amount of on-lot runoff in the on-lot drainage system and convey it to the stub provided. For the portion of the lots that will not drain, by gravity pipes, to the provided stub, the Homeowner shall collect runoff from the impervious surfaces [such as the roof, driveway, sidewalks and patios] and route this runoff across turf areas and/or through on-lot bio-swales in order to provide for on-lot water quality treatment. Once the on-lot runoff has been treated it shall be collected in an on-lot drainage system and conveyed to the “rear lot storm drain line” that will be provided as part of the Project improvements. The rear lot storm drain lines are intended to convey treated on-lot runoff down the steep, rearyard slopes and discharge to erosion control outfalls at the toe-of-slope, also constructed with the Project improvements.

C. For Type ‘C’ lots Homeowners shall collect runoff from the impervious surfaces [such as the roof, driveway, sidewalks and patios] and route this runoff across turf areas and/or through on-lot bio-swales in order to provide for on-lot water quality treatment. Once the on-lot runoff has been treated, it shall be collected in an on-lot drainage system and conveyed to the “rear lot storm drain line” that will be provided as part of the Project improvements. The rear lot storm drain line will convey treated on-lot runoff down the steep, rearyard slopes and discharge to erosion control outfalls at the toe-of-slope, also constructed with the Project improvements.

D. Prototypes for bio-swale designs are provided to assist future Homeowners. Figure 13 is a bio-swale design for more well-drained soils (Type A and B soils), in which natural infiltration is allowed. There is no sub-drain requirement. Figure 14 illustrates a bio-swale design for poorly drained soils (Type C and D soils), in which sub-drainage is required. Both bio-swales may meander in order to create the appearance of natural occurrence. All bio-swales must ultimately connect to the rear lot storm drain line that will be provided as part of the Project improvements.

Technical Landscape Guidelines

It is mandatory that the Homeowners use the rear lot storm drain lines to convey all on-lot runoff that does not drain to the street by surface flow or by pipe. Use of these rear lot storm drain lines is critical to the long term stability of the rear yard slopes. It is also mandatory that the Homeowner implement the on-lot drainage design and on-lot treatment described above. Implementation of this design is critical to the overall project water quality requirements and the long term slope stability.



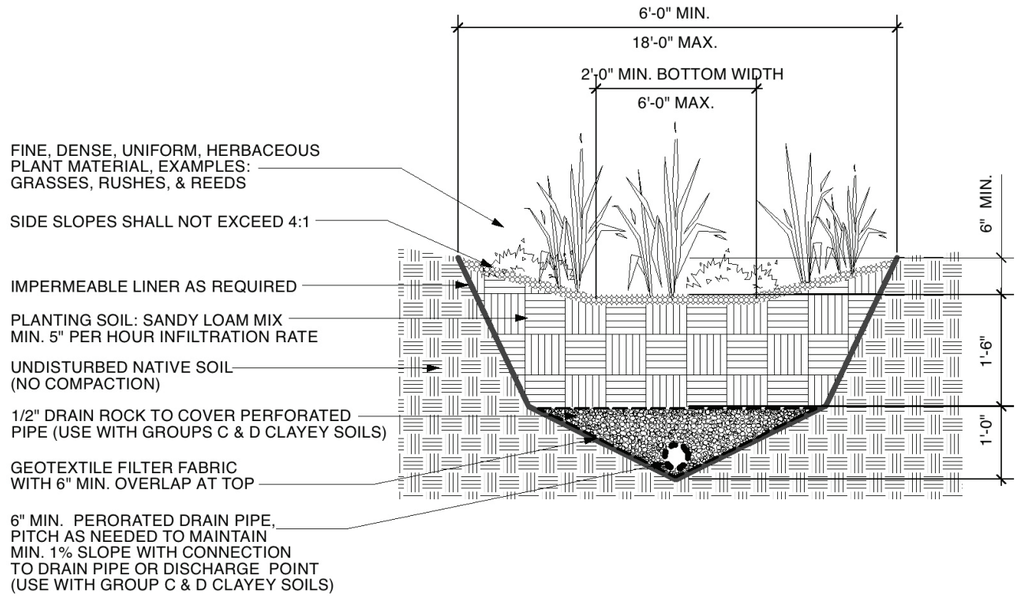
NOTE: LONGITUDINAL SLOPE OF SWALE SHALL BE BETWEEN 2% -5%.
SLOPES GREATER THAN 3% MAY REQUIRE CHECK DAMS TO REDUCE FLOW

INDIRECT INFILTRATIONS SWALES REQUIRE A 10'-0" MIN. SEPARATION BETWEEN BOTTOM OF SWALE SUBSTRATE AND HIGH SEASONAL GROUNDWATER LEVEL

SWALE TO BE A MIN. 10'-0" FROM OTHER STRUCTURES

SEE ALAMEDA COUNTY STORMWATER C.3 GUIDEBOOK FOR ADDITONAL REQUIREMENTS

Typical Indirect Infiltration Bioswale
Figure L 13



NOTE: LONGITUDINAL SLOPE OF SWALE SHALL BE BETWEEN 2% -5%.
SLOPES GREATER THAN 3% MAY REQUIRE CHECK DAMS TO REDUCE FLOW

SWALE TO BE A MIN. 10'-0" FROM OTHER STRUCTURES

SEE ALAMEDA COUNTY STORMWATER C.3 GUIDEBOOK FOR ADDITONAL REQUIREMENTS

Typical Non-infiltration Bioswale
Figure L 14

Residence Lot Design Guidelines

Oak Grove Glossary

Bioswale – overland water quality drainage channel, planted with grasses or low shrubs, and designed to collect urban runoff. Bioswales are designed to cleanse the runoff water by flowing over the surface for seven to nine minutes through planting or soaking into soil before entering a piped drain system.

Caliper – the diameter of a tree trunk measured at 4 feet above the ground surface.

Defensible Space – the zones surrounding buildings or development lots that are designed and maintained primarily for protecting structures and the public from wild fires. Design and maintenance practices will keep vegetation a safe distance from buildings and other vegetation.

Evapotranspiration – the loss of moisture through plant growth. The rate at which plant materials will lose or give off moisture is measured in inches per day. The rate varies according to temperature, precipitation and wind conditions, and is summarized in monthly and annual averages for each community. This rate [ETo] is used to calculate the amount of irrigation water needed for a particular garden design.

Green Building – a building or landscape design strategy that emphasizes the use of non-toxic, recycled building materials, energy-efficient design and construction methods, and renewable energy sources for heating and cooling, while minimizing environmental impacts.

Hydrozone – the sub-area, or zone of a generalized landscape area, within which plants requiring the same water, soil and sunlight needs are grouped. Hydrozones are modeled after natural habitats that evolve over time so that each plant is compatible with other plants and suited to the local microclimate. Plants in a garden design should be grouped into hydrozones before the irrigation design commences.

L.E.E.D. – The United States Green Building Council has developed green building rating systems that advance energy and material efficiency, and sustainability known as Leadership in Energy and Environmental Design [LEED]. Three certificates of conformance have been defined in order to encourage various levels of involvement. ‘Platinum’ is the highest level of certification, followed by ‘Gold’ and ‘Silver’.

Maximum Annual Water Allocation – also known as the water budget for a given landscape design, this calculation determines the maximum water allowed for landscape irrigation. The allocation is based on a planting design that has an average water requirement.

Estimated Annual Water Use – the anticipated annual amount of irrigation water needed to effectively and efficiently irrigate an installed landscape. The estimated water use should decrease after plant establishment, which is typically in the third or fourth year of plant growth.

Sustainability – the most widely recognized definition of sustainability is to preserve today, the life-giving resources for the benefit of future generations.

Wet Band – the irrigated landscape at the perimeter of a building or residence lot that abuts natural open space. The purpose of a wet band is to stop the spread of wild fires at the edge of property. The width of wet bands is typically 30 feet.

Sudden Oak Death [**S.O.D.**] – the recent plight of California’s native oak woodlands that has been caused by the pathogen [Phytophthora ramorum]. The Oak Grove development falls in the urban/wildland interface where the Sudden Oak Death disease has been occurring. In order to avoid spreading the disease to the existing and proposed oak trees, certain management practices should be followed, including planting new vegetation that has been inspected and cleared of the disease. Please consult the California Oak Mortatlity Task Force [COMTF] website [www.suddenoakdeath.org] for new information about the management, detection and spread of Sudden Oak Death.

Appendix 1

Oak Grove Review Board & Process

a. Introductory Meetings & Design Workshop

Lot Owners are to schedule an introductory meeting within the regularly scheduled meetings of the Oak Grove Review Board [OGRB] to discuss their building site, the architecture of the building(s) and to introduce members of their architectural and landscape architectural design team. Lot Owners are encouraged to communicate and obtain feedback from the OGRB and interested neighbors throughout the conceptual design process.

The OGRB has been established by the developers of Oak Grove, and is initially made up of three members selected by the Developer.

At such time when 20% of the lots have been built upon or have plans approved by the OGRB, a representative of the Oak Grove Home Owners Association [HOA], appointed by the HOA Board, will join the OGRB as the fourth full member. This member will serve a term of up to five years, and at the end of each term must be replaced or reappointed by the HOA Board.

At such time when 85% of the lots have been built upon or have plans approved by the OGRB, the HOA will take over the operation and administration of the OGRB, and the Board of the HOA will appoint all the members, whose number should then be raised to five. Except for the first HOA -appointed OGRB, a new member will be appointed each year and will serve for up to five years and then be replaced or reappointed by the HOA Board. The appointed members shall either be residents of Oak Grove or design professionals appointed by the HOA Board to serve on the OGRB as directed by the HOA Board.

b. Review Process

Submittals are to be forwarded to the Oak Grove developer for review of completeness and distributed to the OGRB. Once a submittal is found to be complete, the OGRB will put the project on the established schedule and meet to approve or disapprove the proposed plans within 45 calendar days. Lot Owners, their architects and/or designers may present the design to the OGRB at their discretion, but the OGRB may request a presentation. Interested neighbors may also be invited to the OGRB meeting. Lot Owners will be notified of the OGRB's decision in writing. Rather than full approval or full disapproval, the OGRB may return the design to the Lot Owner with comments for revision, and will determine a date at which time the design may be re-presented.

c. Fees

The fee for design review is $3,500, due and payable to the OGRB at the time of the first submittal. After a second rejection by the OGRB an additional $2,500 fee will be charged at the time of any subsequent re-submittal. These fee amounts may be raised by the OGRB as necessary to cover incidental costs.

d. First Submittal

The purpose of the first submittal is for the OGRB to review the compliance of the Owner's proposal with these guidelines and to make recommendations, if needed, to bring the proposal into compliance. At the end of the first submittal process, the Owner will receive approval [or denial] for the project and have enough information to proceed with approval through the City of Pleasanton, and then begin construction documents. The approval of the First Submittal design will establish the shape, area, heights, features, exterior lighting and other parameters of the final design. These parameters may not be exceeded or changed in the final project except as resubmitted and approved by the OGRB.

The Construction documents will then be resubmitted to the OGRB as the Second Submittal prior to submission to the City of Pleasanton Building Department. The Second Submittal is for the OGRB to assess the development of the design and to confirm that the design intent of the original approved design is executed in the final design.

The submittal must be prepared to scale and include four full size sets of drawings (24 inches x 36 inches), one half-size drawing set and an Adobe Acrobat (PDF) file on disk containing all text and images. The drawing sets shall include:

Site Plan	Showing north arrow and scale, dimensioned property lines, street(s), easements, names of adjacent property owners (if applicable), setbacks, and existing and proposed improvements. The site plan will note the allowable building envelope with dimensions, and the proximity of the proposed building to the property lines for comparison to the building envelope. The footprint and approximate floor level elevations of relevant portions of adjacent sites and buildings are strongly suggested. [1" = 20' min scale]
Floor Plans	Plans will show plan layout, room identifications, room sizes, window and door locations, fireplaces, mechanical rooms if any, and storage rooms if any. Floor plans shall include clearly stated overall dimensions and dimensions of major plan massing elements, floor area, dimensions of overhangs and other projections, decks and other built features. [1/8" = 1' min. scale]
Elevations	With colors and materials called out and coordinated with materials board. Elevations shall also show the floor levels with elevations, and the height above grade of all major elements. The envelope for allowed height will also appear on the elevations. [1/8" = 1' min. scale]

Roof Plans	Include roof pitch, projection dimensions of eaves, plate and ridge heights above grade and finished floors. Elevation notations of the highest ridge lines and other projections shall be noted [1/8” = 1’ min. scale]
Exterior Colors and Finishes	All colors and materials shall be submitted on a sample board with manufacturers names and product numbers identified.
Building Sections	A minimum of two. Sections shall show the floor levels with elevations, and the height above grade of all major elements. The envelope for allowed height will also appear on the sections. [1/8” = 1’ min. scale]
Preliminary Grading Plan	Site slope, cut and fill areas, existing and final grading and notations showing drainage will be indicated. [1” = 20” min. scale]
Preliminary Landscaping Plan	General concept for plant materials, hardscape, features, and preservation and drip line of existing trees to be retained. Exterior lighting will be shown on the Preliminary landscape plan and cut sheets of all exterior fixtures will be submitted. [1” = 20’ min. scale]
Perspective Renderings/ Scale model of the building and site as directed by the OGRB	As necessary to assist the OGRB in understanding proposed improvements.
Other Documents or Drawings	As requested by the OGRB to clarify issues or answers questions. The OGRB may require a visual analysis including, but not limited to, the installation of story poles and story pole plan, submittal of site cross sections and preparation of photo simulations.

e. Second Submittal

As noted above, the purpose of the second submittal is for the OGRB to review the Construction Documents for consistency with the approved First Submittal design.

All submittals must be prepared to scale and shall be consistent with the design approved during the First Submittal. Include four full- size sets of drawings (24 inches x 36 inches), one half-size drawing set and an Adobe Acrobat (PDF) file containing all text and images.

The drawing sets shall include:

- Grading and Drainage Plans
- Building Construction Plans
- Landscape Plans
- Pool and Spa Plans
- Exterior Lighting Plan
- Final Color and Materials Board
- Other Documents or drawings as requested by the OGRB to clarify issues or answer questions.
- Site Plan, Preliminary Grading Plan and Preliminary Landscape Plan to be at a minimum scale of 1” = 20’. All building plans and sections to be at a minimum scale of 1/8” = 1’.

f. Final Approval

The submittal shall be reviewed for final design approval. Upon approval the OGRB will stamp and sign the approved plans for submittal to the City of Pleasanton.

g. Lapse of Approval

Design approval shall lapse and shall be void eighteen months following the effective date of approval; an exception will be made, however, if a permit is issued prior to the expiration date and construction is commenced and diligently pursued, or the applicant (or applicant’s successor) has filed a request for approval of extension.