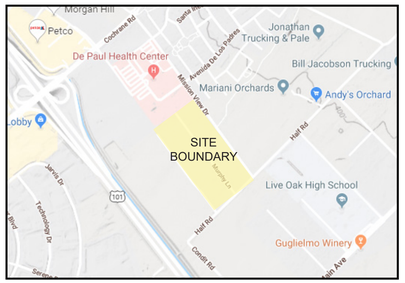

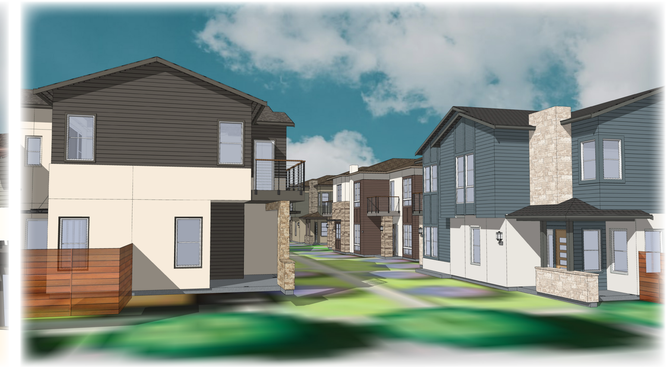

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PROJECT SUMMARY:

SINGLE FAMILY DETACHED:

CONSTRUCTION TYPE : VB
OCCUPANCY : R3 - RESIDENTIAL

ATTACHED DUETS

CONSTRUCTION TYPE : VB
OCCUPANCY : R3 - RESIDENTIAL

CONDOMINIUMS (TOWNHOME STANDARDS)

CONSTRUCTION TYPE : VB
OCCUPANCY : R2 - RESIDENTIAL

CLUBHOUSE:

CONSTRUCTION TYPE :VB
OCCUPANY: A-3-ASSEMBLY

CONDOMINIUMS (TOWNHOME STANDARDS)

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	71
SECOND FLOOR	628
THIRD FLOOR	554
TOTAL LIVING AREA	1253
2 - CAR GARAGE	546
ENTRY PORCH	46
DECK	44

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 3 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647
2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	401
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1838
2 - CAR GARAGE	431
ENTRY PORCH	22
DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	245
SECOND FLOOR	719
THIRD FLOOR	683
TOTAL LIVING AREA	1647
2 - CAR GARAGE	470
ENTRY PORCH	67
DECK	62

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	342
SECOND FLOOR	767
THIRD FLOOR	670
TOTAL LIVING AREA	1779
2 - CAR GARAGE	431
ENTRY PORCH	58
DECK	94

NET SQUARE FOOTAGE:
MEASURED FROM INTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	315
SECOND FLOOR	719
THIRD FLOOR	662
TOTAL LIVING AREA	1696
2 - CAR GARAGE	453
ENTRY PORCH	65
DECK	100

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-1 - 2 BR / 2.5 BA	
Name	Area (SF)
FIRST FLOOR	83
SECOND FLOOR	687
THIRD FLOOR	602
TOTAL LIVING AREA	1372
2 - CAR GARAGE	595
ENTRY PORCH	46
DECK	44

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2B - 4 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774
2 - CAR GARAGE	508
ENTRY PORCH	55
DECK	65

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3B - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	432
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1978
2 - CAR GARAGE	465
ENTRY PORCH	22
DECK	82

GROSS SQUARE FOOTAGE
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-2A - 3 BR +DEN/ 2.5 BA	
Name	Area (SF)
FIRST FLOOR	266
SECOND FLOOR	775
THIRD FLOOR	733
TOTAL LIVING AREA	1774
2 - CAR GARAGE	508
ENTRY PORCH	55
DECK	65

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-3A - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	375
SECOND FLOOR	824
THIRD FLOOR	722
TOTAL LIVING AREA	1921
2 - CAR GARAGE	465
ENTRY PORCH	56
DECK	82

GROSS SQUARE FOOTAGE:
MEASURED FROM EXTERIOR FACE OF STUD WALL

PLAN TH-4 - 3 BR / 3.5 BA	
Name	Area (SF)
FIRST FLOOR	340
SECOND FLOOR	773
THIRD FLOOR	708
TOTAL LIVING AREA	1821
2 - CAR GARAGE	488
ENTRY PORCH	65
DECK	100

SINGLE FAMILY DETACHED:
GROSS AREA - MEASURED FROM OUTSIDE FACE OF STUD WALL

Plan C-1 - 3 BR/ 3 BA, DEN + OPT. LOFT & OPT. BR 4

Name	Area (SF)
FIRST FLOOR	851
SECOND FLOOR	1145
TOTAL LIVING AREA	1996
2-CAR GARAGE	432
DECK	44
ENTRY PORCH - ELEV. A	76
ENTRY PORCH - ELEV. B	85
ENTRY PORCH - ELEV. C	86

Plan C-2 - 3 BR/ 3 BA, DEN + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	895
SECOND FLOOR	1155
TOTAL LIVING AREA	2050
2-CAR GARAGE	409
DECK	64
ENTRY PORCH - ELEV. A	45
ENTRY PORCH - ELEV. B	18
ENTRY PORCH - ELEV. C	18

Plan C-3 - 3 BR/ 3 BA, DEN & LOFT + OPT. BR 4 & BR 5

Name	Area (SF)
FIRST FLOOR	850
SECOND FLOOR	1261
TOTAL LIVING AREA	2111
2-CAR GARAGE	434
DECK	63
ENTRY PORCH - ELEV. A	39
ENTRY PORCH - ELEV. B	39
ENTRY PORCH - ELEV. C	39

ATTACHED DUETS:
GROSS AREA - MEASURED FROM OUTSIDE FACE OF STUD WALL

Plan D-1 - 3 BR / 3 BA, DEN & LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	1028
SECOND FLOOR	1325
TOTAL LIVING AREA	2353
2-CAR GARAGE	433
DECK	43
ENTRY PORCH - ELEV. D	45
ENTRY PORCH - ELEV. E	45

Plan D-2 - 3 BR / 2.5 BA, LOFT + OPT. BR 4

Name	Area (SF)
FIRST FLOOR	936
SECOND FLOOR	1373
TOTAL LIVING AREA	2309
2-CAR GARAGE	446
DECK	109
ENTRY PORCH - ELEV. D	129
ENTRY PORCH - ELEV. E	132

PLAN D-3 - 3 BR / 3 BA, LOFT + OPT. BR 4 & ADU

Name	Area (SF)
FIRST FLOOR	983
SECOND FLOOR	1028
TOTAL LIVING AREA	2011
ADU FIRST FLOOR	67
ADU SECOND FLOOR	450
TOTAL ADU LIVING AREA	517
2-CAR GARAGE	428
ADU DECK	48
ENTRY PORCH - ELEV. D	91
ENTRY PORCH - ELEV. E	94

0 60 120 180

THE CROSSWINDS | Morgan Hill, California

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

SITE ILLUSTRATIVE

JOB NO. 297.084

DATE 06-08-2020

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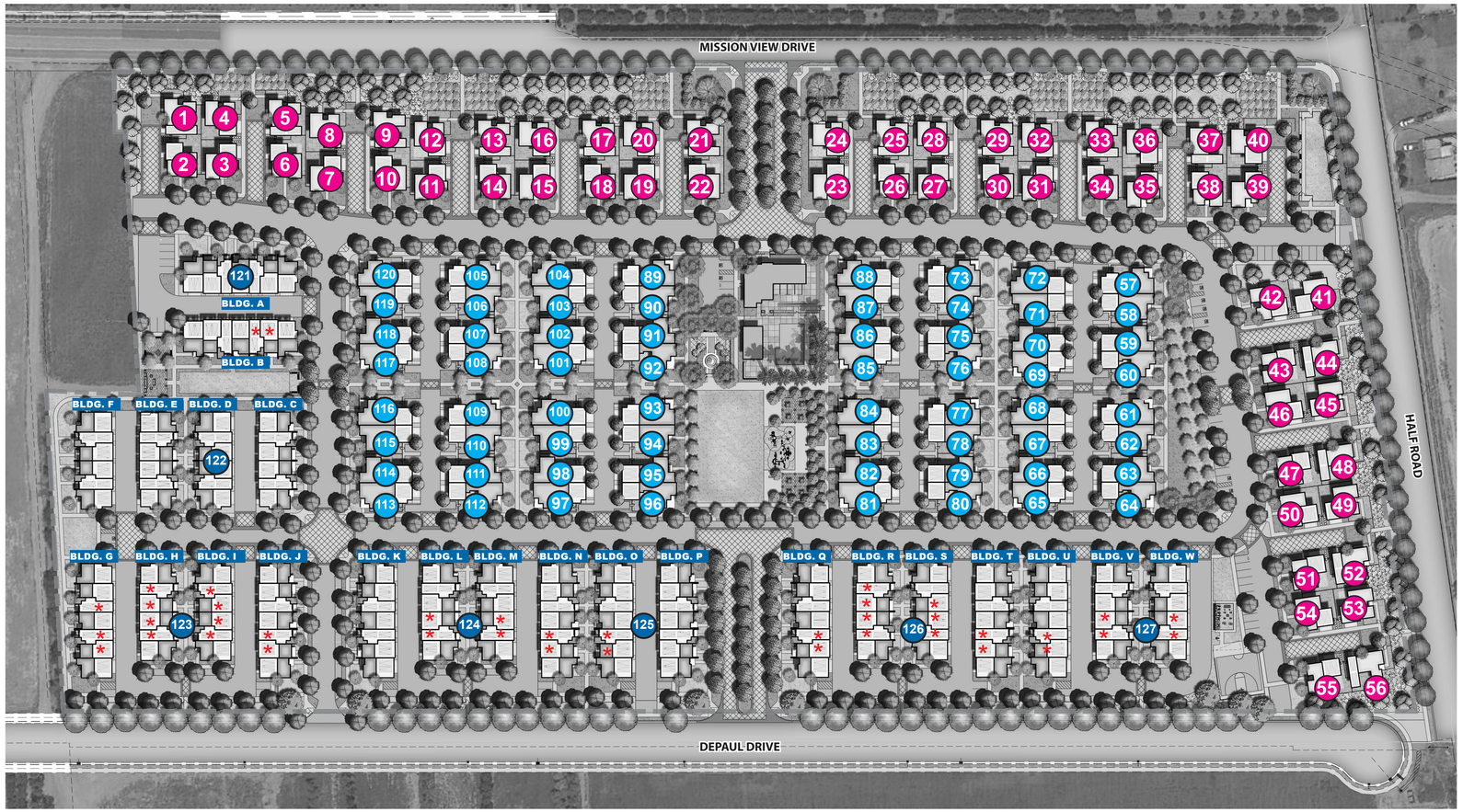
T1.2



SINGLE FAMILY DETACHED

LOT NO	BUILDING TYPE	PLAN TYPES	ELEV STYLE	COLOR SCHEME
1	N/A	PLAN C-2	A	3A
2	N/A	PLAN C-3	A	2A
3	N/A	PLAN C-1	B	1B
4	N/A	PLAN C-3	B	2B
5	N/A	PLAN C-2	B	1B
6	N/A	PLAN C-3	B	3B
7	N/A	PLAN C-1	C	1C
8	N/A	PLAN C-3	C	2C
9	N/A	PLAN C-2	C	1C
10	N/A	PLAN C-3	C	3C
11	N/A	PLAN C-1	A	3A
12	N/A	PLAN C-3	A	1A
13	N/A	PLAN C-2	A	3A
14	N/A	PLAN C-3	A	2A
15	N/A	PLAN C-1	B	3B
16	N/A	PLAN C-3	B	1B
17	N/A	PLAN C-2	B	3B
18	N/A	PLAN C-3	B	2B
19	N/A	PLAN C-1	C	2C
20	N/A	PLAN C-3	C	3C
21	N/A	PLAN C-2	C	2C
22	N/A	PLAN C-3	C	1C
23	N/A	PLAN C-1	A	1A
24	N/A	PLAN C-3	A	2A
25	N/A	PLAN C-2	A	1A
26	N/A	PLAN C-3	A	3A
27	N/A	PLAN C-1	B	2B
28	N/A	PLAN C-3	B	1B
29	N/A	PLAN C-2	B	3B
30	N/A	PLAN C-3	B	2B
31	N/A	PLAN C-1	C	3C
32	N/A	PLAN C-3	C	2C
33	N/A	PLAN C-2	C	1C
34	N/A	PLAN C-3	C	3C
35	N/A	PLAN C-1	A	1A
36	N/A	PLAN C-3	A	2A
37	N/A	PLAN C-2	A	1A
38	N/A	PLAN C-3	A	3A
39	N/A	PLAN C-1	B	1B
40	N/A	PLAN C-3	B	2B
41	N/A	PLAN C-3	A	3A
42	N/A	PLAN C-1	A	1A
43	N/A	PLAN C-3	A	3A
44	N/A	PLAN C-2	A	2A
45	N/A	PLAN C-3	B	3B
46	N/A	PLAN C-1	B	1B
47	N/A	PLAN C-3	B	3B
48	N/A	PLAN C-2	B	2B
49	N/A	PLAN C-3	C	2C
50	N/A	PLAN C-1	C	3C
51	N/A	PLAN C-3	C	2C
52	N/A	PLAN C-2	C	1C
53	N/A	PLAN C-3	A	1A
54	N/A	PLAN C-1	A	2A
55	N/A	PLAN C-3	A	1A
56	N/A	PLAN C-2	A	3A

ATTACHED DUETS

57	BLDG. 202	PLAN D-3	D	1D
58		PLAN D-1	D	1D
59	BLDG. 201	PLAN D-1	E	1E
60		PLAN D-2	E	1E
61	BLDG. 202	PLAN D-3	E	2E
62		PLAN D-1	E	2E
63	BLDG. 201	PLAN D-1	D	2D
64		PLAN D-2	D	2D
65	BLDG. 202	PLAN D-3	E	1E
66		PLAN D-1	E	1E
67	BLDG. 201	PLAN D-1	D	1D
68		PLAN D-2	D	1D
69	BLDG. 202	PLAN D-3	D	2D
70		PLAN D-1	D	2D
71	BLDG. 201	PLAN D-1	E	1E
72		PLAN D-2	E	1E
73	BLDG. 202	PLAN D-3	E	2E
74		PLAN D-1	E	2E
75	BLDG. 201	PLAN D-1	D	2D
76		PLAN D-2	D	2D
77	BLDG. 202	PLAN D-3	E	1E
78		PLAN D-1	E	1E
79	BLDG. 201	PLAN D-1	E	2E
80		PLAN D-2	E	2E
81	BLDG. 202	PLAN D-3	D	1D
82		PLAN D-1	D	1D
83	BLDG. 201	PLAN D-1	E	2E
84		PLAN D-2	E	2E
85	BLDG. 202	PLAN D-3	E	1E
86		PLAN D-1	E	1E
87	BLDG. 201	PLAN D-1	D	2D
88		PLAN D-2	D	2D
89	BLDG. 202	PLAN D-3	D	1D
90		PLAN D-1	D	1D
91	BLDG. 201	PLAN D-1	E	1E
92		PLAN D-2	E	1E
93	BLDG. 202	PLAN D-3	E	2E
94		PLAN D-1	E	2E
95	BLDG. 201	PLAN D-1	D	2D
96		PLAN D-2	D	2D
97	BLDG. 202	PLAN D-3	E	1E
98		PLAN D-1	E	1E
99	BLDG. 201	PLAN D-1	D	1D
100		PLAN D-2	D	1D
101	BLDG. 202	PLAN D-3	D	2D
102		PLAN D-1	D	2D
103	BLDG. 201	PLAN D-1	E	2E
104		PLAN D-2	E	2E
105	BLDG. 202	PLAN D-3	E	1E
106		PLAN D-1	E	1E
107	BLDG. 201	PLAN D-1	D	1D
108		PLAN D-2	D	1D
109	BLDG. 202	PLAN D-3	E	1E
110		PLAN D-1	E	1E
111	BLDG. 201	PLAN D-1	E	2E
112		PLAN D-2	E	2E
113	BLDG. 202	PLAN D-3	D	1D
114		PLAN D-1	D	1D
115	BLDG. 201	PLAN D-1	E	2E
116		PLAN D-2	E	2E
117	BLDG. 202	PLAN D-3	E	1E
118		PLAN D-1	E	1E
119	BLDG. 201	PLAN D-1	D	2D
120		PLAN D-2	D	2D

CONDOMINIUMS

LOT NO	BUILDING TYPE	PLAN TYPES	ELEV STYLE	COLOR SCHEME
121	BLDG.A- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	1F
	BLDG.B- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	2F
122	BLDG.C- 602	TH-3A,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3A (R)	F	3F
	BLDG.D- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	4F
	BLDG.E- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	1F
	BLDG.F- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	2F
123	BLDG.G- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	3F
	BLDG.H- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B(R),TH-1,TH-3B (R)	F	4F
	BLDG.I- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	1F
	BLDG.J- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	2F
124	BLDG.K- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	3F
	BLDG.L- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	4F
	BLDG.M- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B(R),TH-1,TH-3B (R)	F	1F
	BLDG.N- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	2F
125	BLDG.O- 701	TH-3B,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3B(R)	F	3F
	BLDG.P- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	4F
126	BLDG.Q- 702	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	1F
	BLDG.R- 601	TH-3B,TH-1(R),TH-2A/2B, TH-2A/2B(R),TH-1,TH-3B (R)	F	2F
	BLDG.S- 601	TH-3B,TH-1(R),TH-2A/2B,TH-2A/2B (R),TH-1,TH-3B (R)	F	3F
	BLDG.T- 701	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	4F
127	BLDG.U- 701	TH-3A,TH-2A/2B (R),TH-1,TH-4 ,TH-1(R),TH- 2A/2B, TH-3A(R)	F	1F
	BLDG.V- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	2F
	BLDG.W- 601	TH-3B,TH-1(R),TH-2A,TH-2A (R),TH-1,TH-3B (R)	F	3F

BMR UNIT LOCATIONS - 40 UNITS - *

SINGLE FAMILY DETACHED - 56 UNITS

ATTACHED DUETS - 64 UNITS

CONDOMINIUMS - 149 UNITS
(TOWNHOME STANDARDS)

LOT AND UNIT MATRIX WITH BMR'S

THE CROSSWINDS | Morgan Hill, California

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

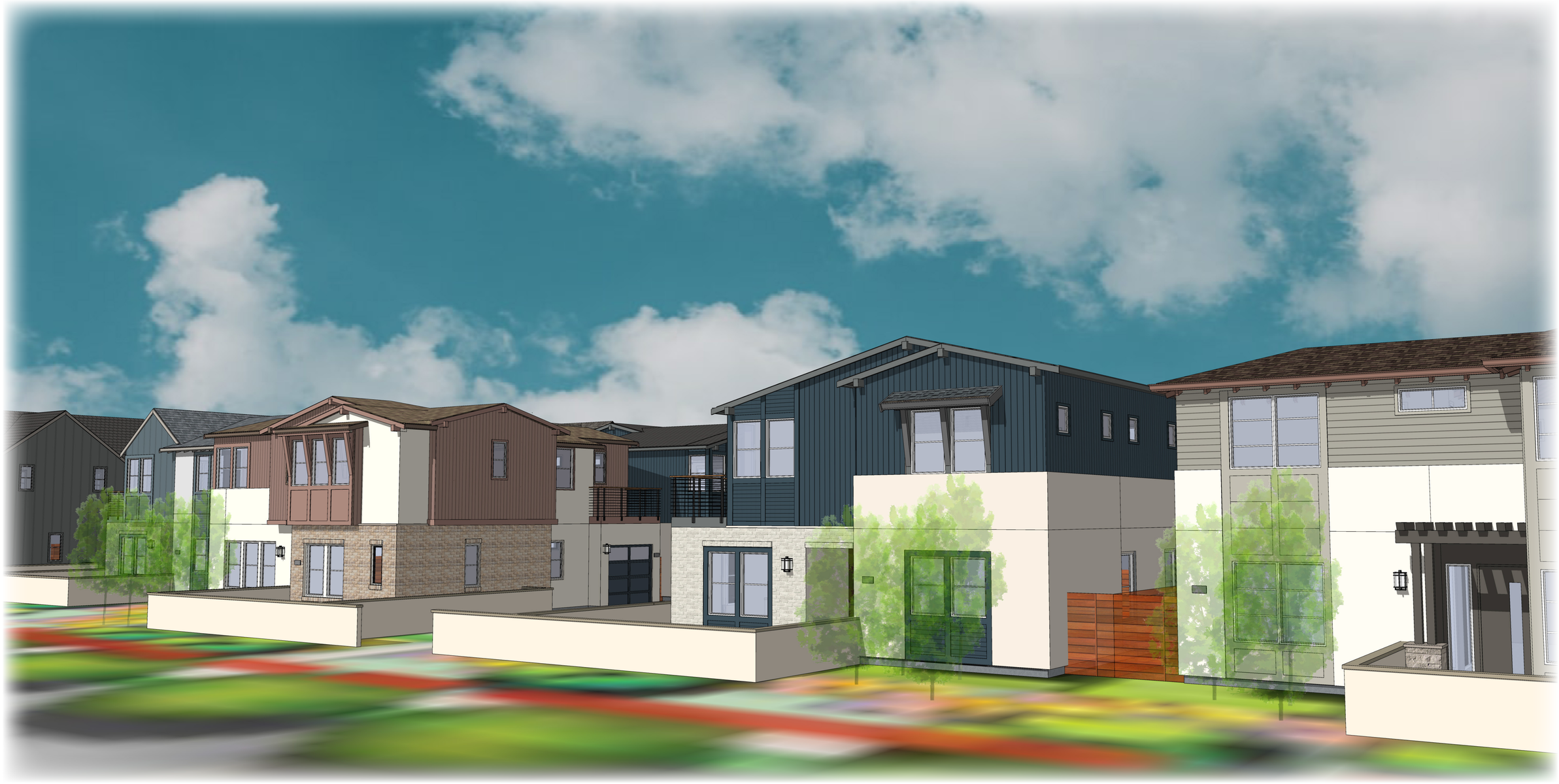
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

T1.3



SINGLE FAMILY DETACHED

SINGLE FAMILY DETACHED, PERSPECTIVE

JOB NO.	297.084
DATE	06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
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A1.1.1

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

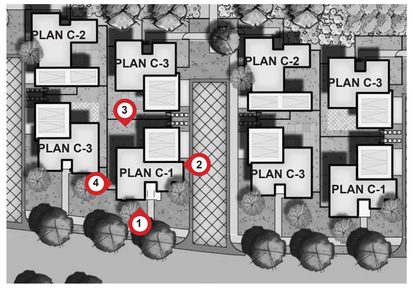
FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

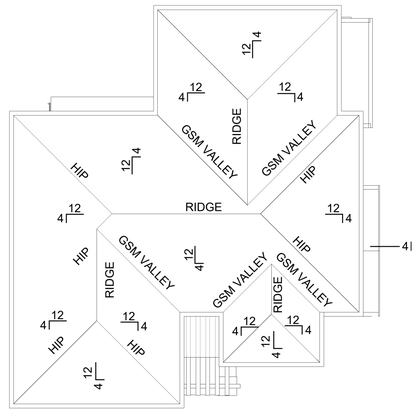
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

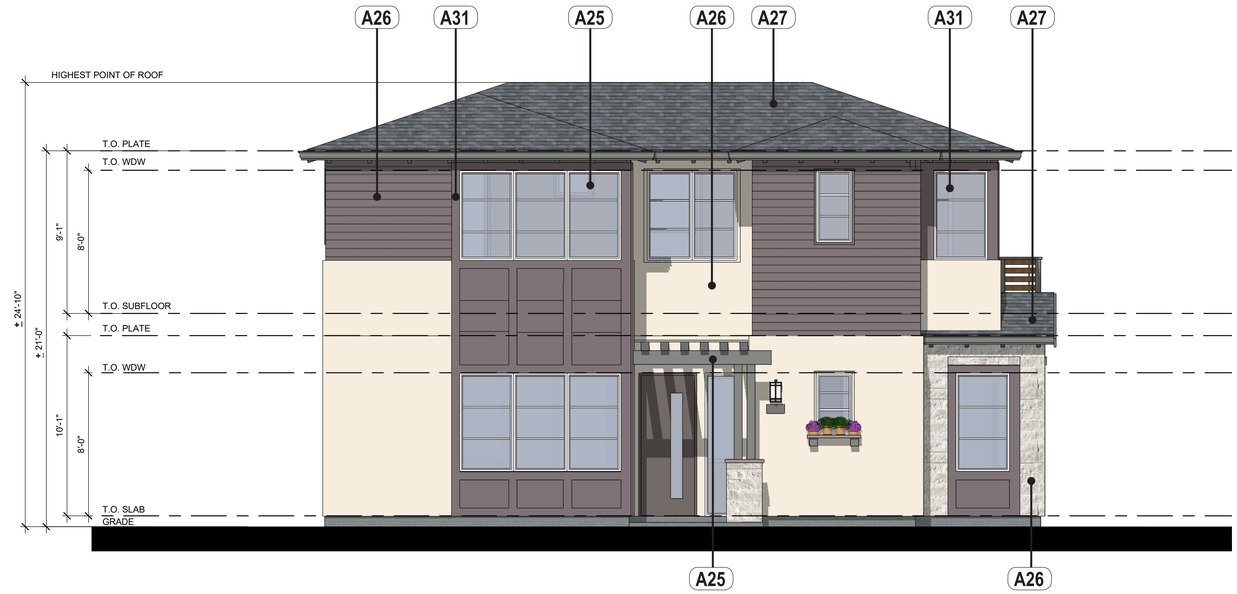
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS



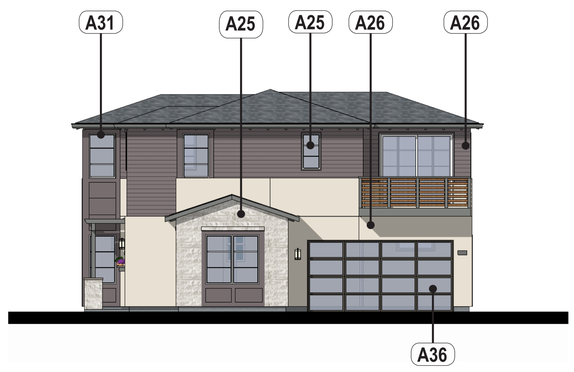
TYPICAL CLUSTER LAYOUT



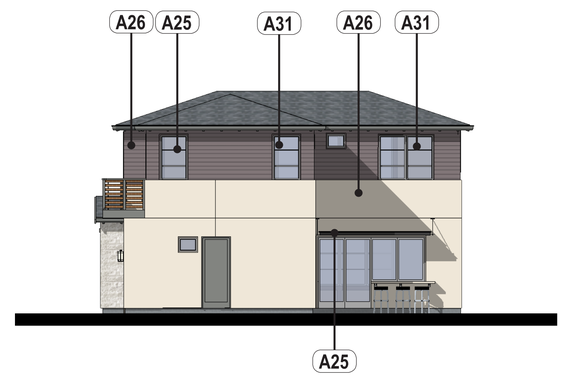
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



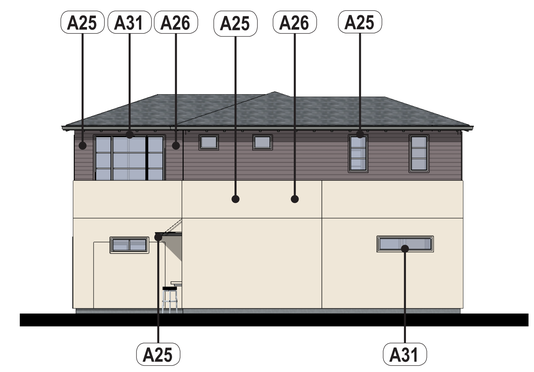
1 PLAN C-1, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 1A
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

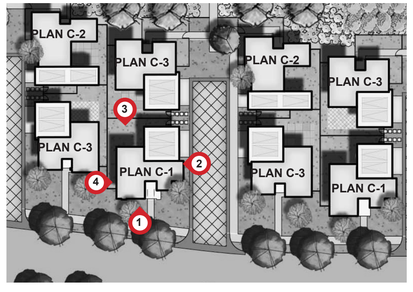
FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

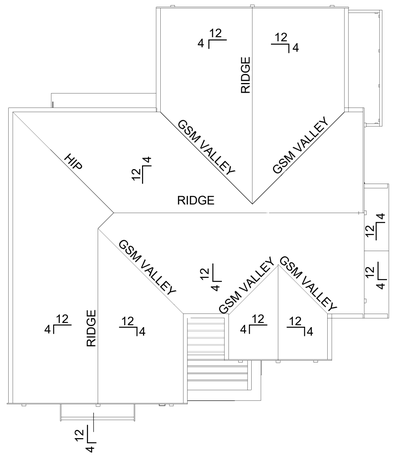
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS

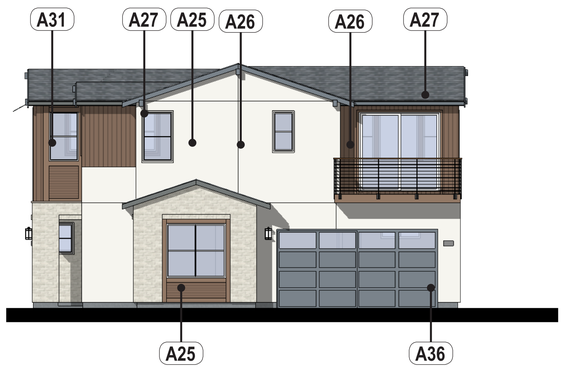


TYPICAL CLUSTER LAYOUT

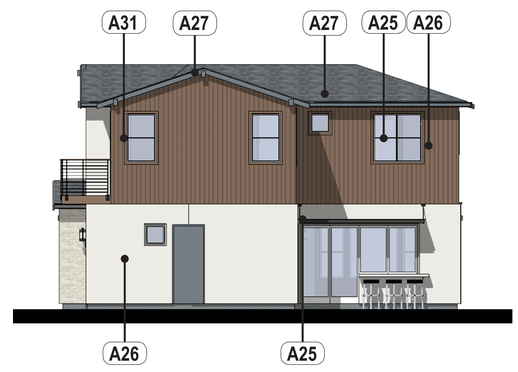


ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"

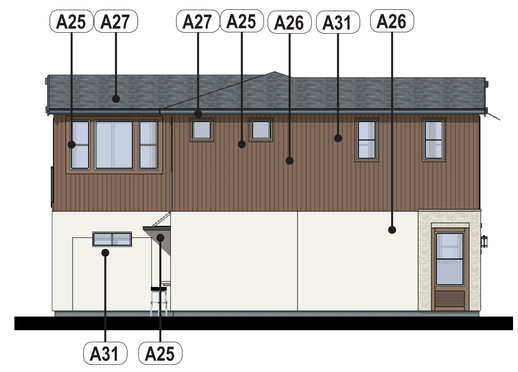
1 PLAN C-1, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 1B
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

0 2 4 6 8
Scale: 1/4"=1'-0"
0 4 8 12 16
Scale: 1/8"=1'-0"

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO.	297.084
DATE	06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.1.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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

FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

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

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
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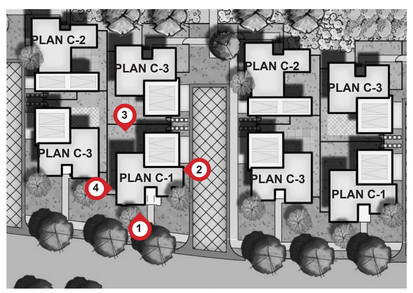
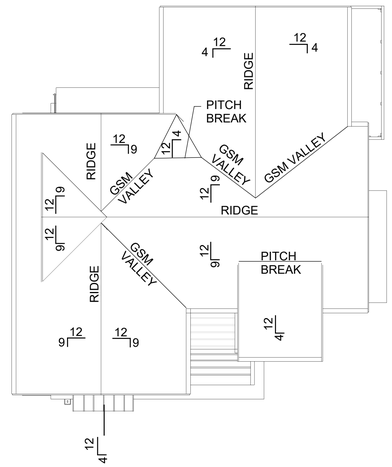
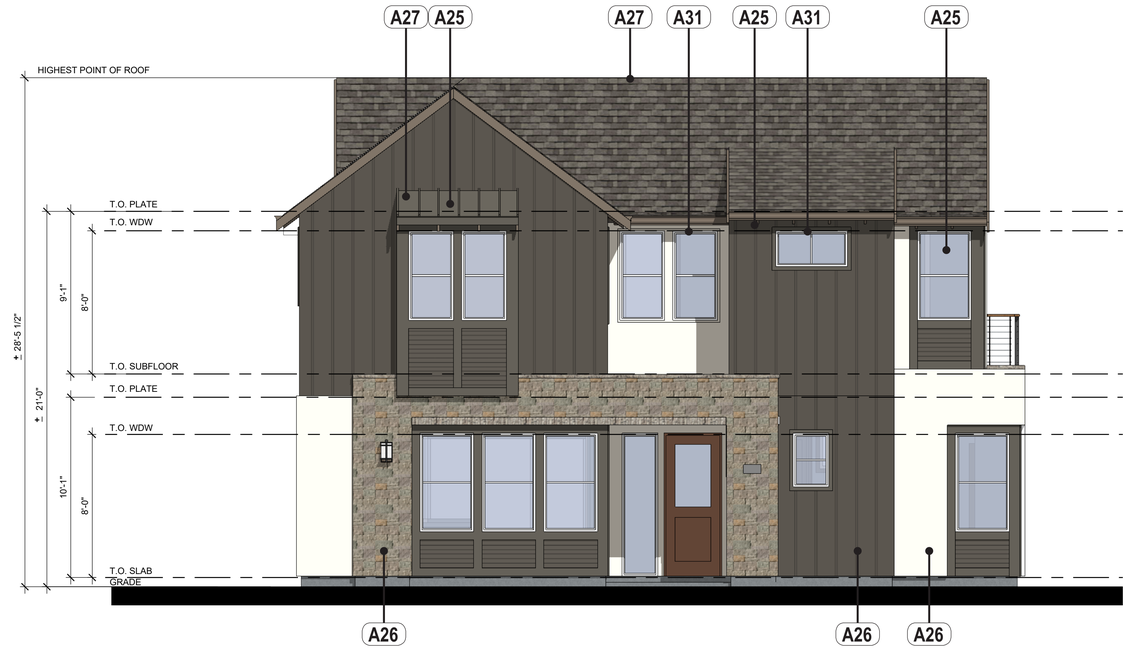
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS



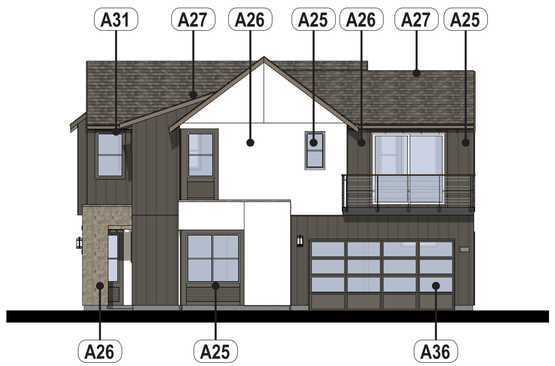
TYPICAL CLUSTER LAYOUT



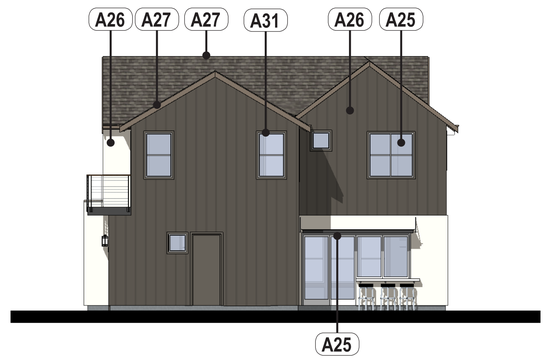
ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"



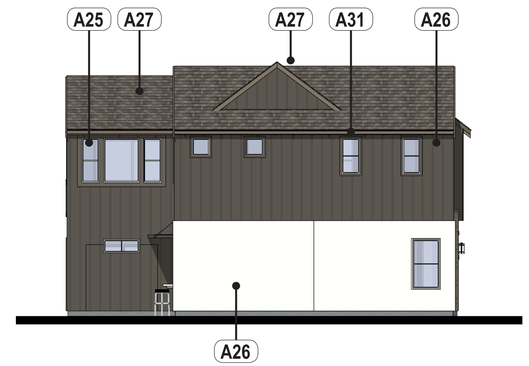
1 PLAN C-1, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 1C
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/4"=1'-0"

Scale: 1/8"=1'-0"

PLAN C-1, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
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Pleasanton, CA 94588
925-251-7200

A1.1.6

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

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

FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

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

WINDOWS & DOORS:
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TRIM/ACCENT:
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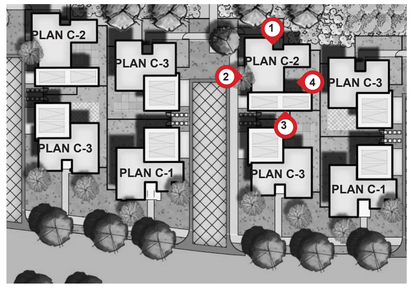
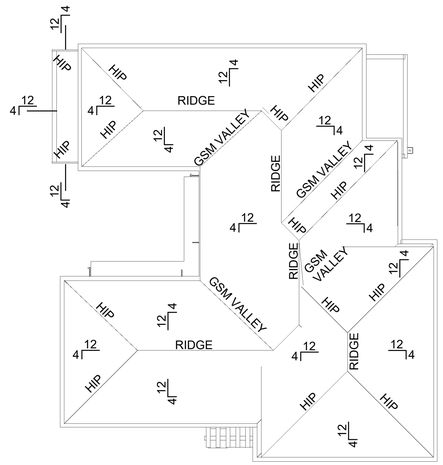
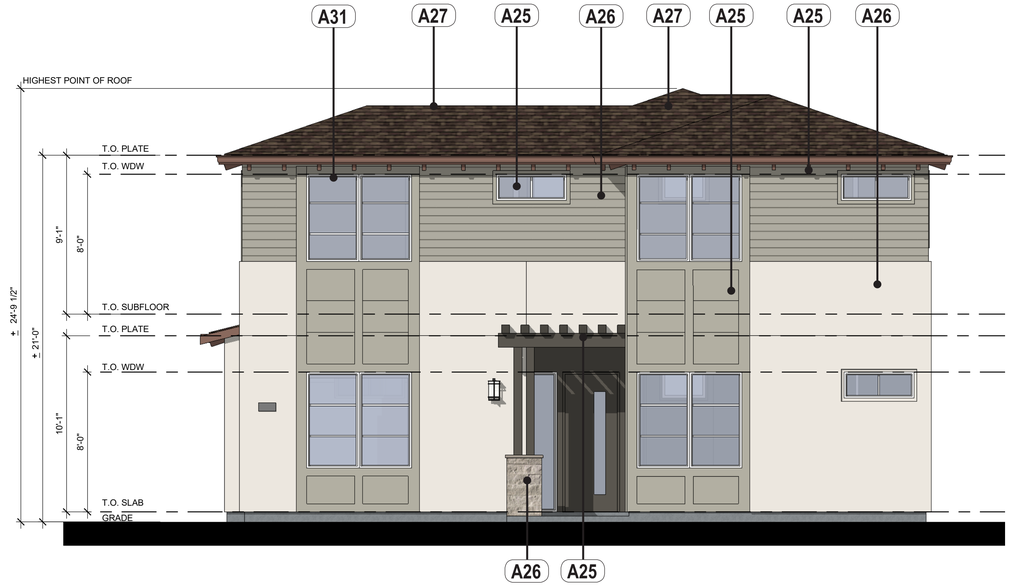
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS



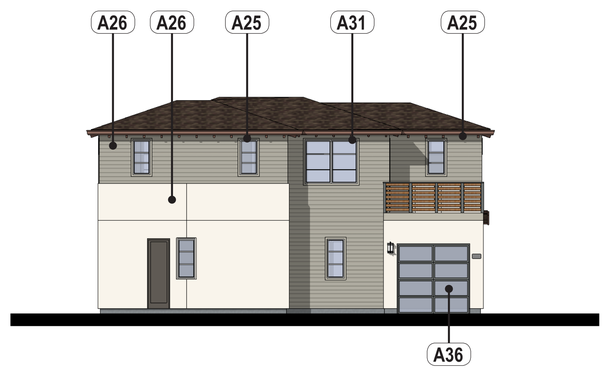
TYPICAL CLUSTER LAYOUT



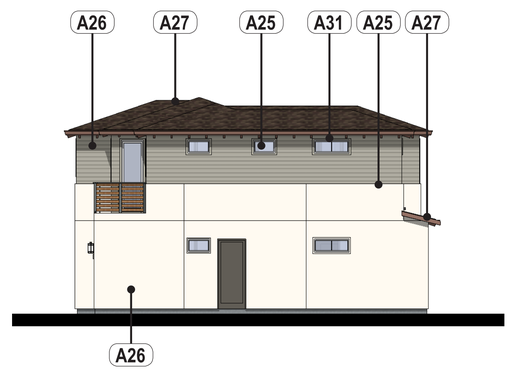
ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"



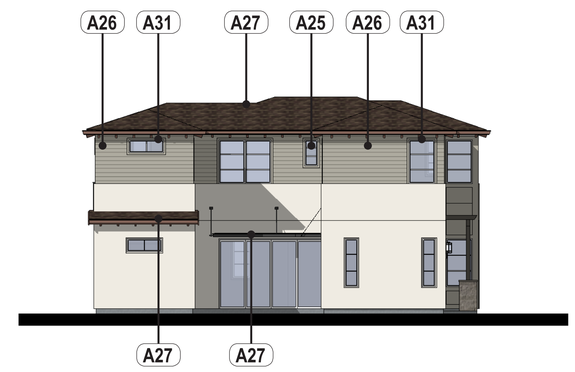
1 PLAN C-2, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 2A
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/4"=1'-0"

Scale: 1/8"=1'-0"

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE A

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
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A1.2.3

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

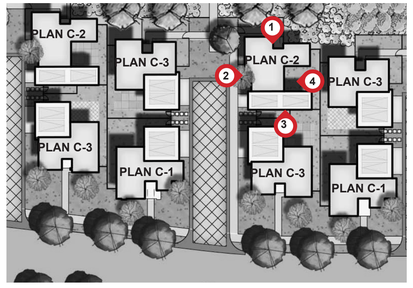
FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

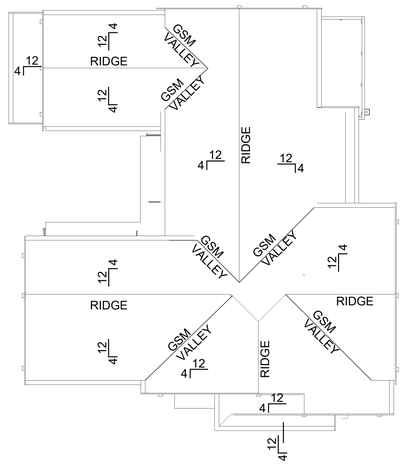
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

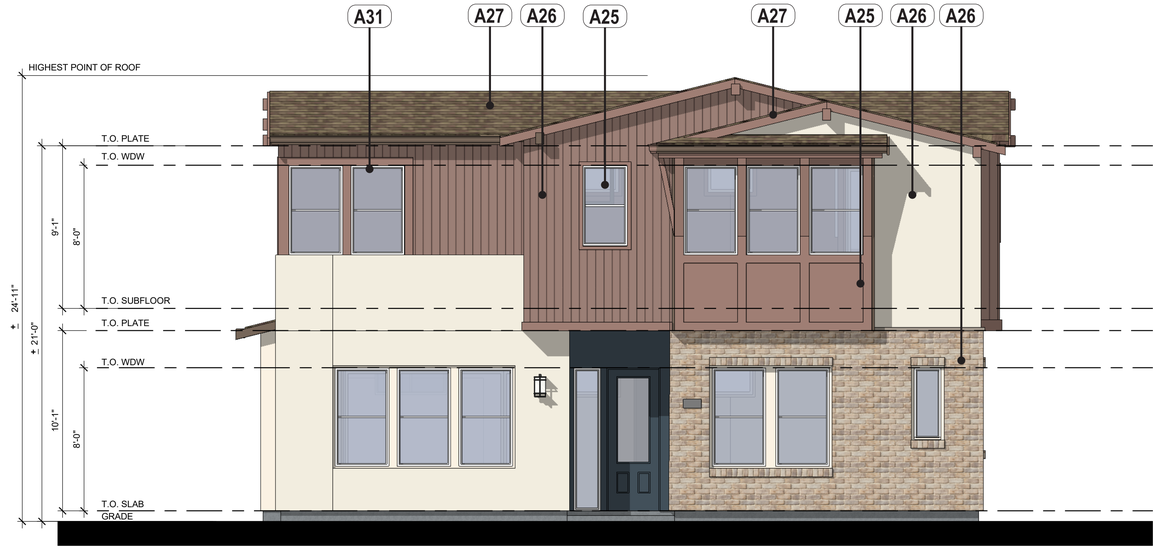
TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED FLAT METAL DECK RAILINGS



TYPICAL CLUSTER LAYOUT

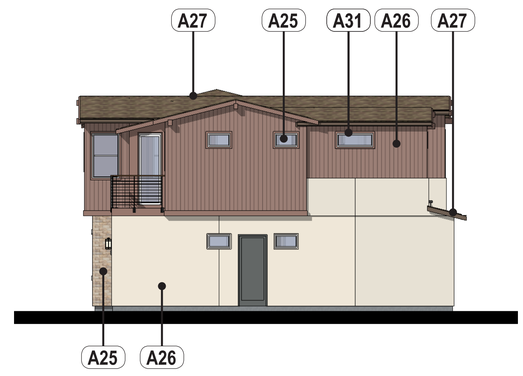


ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"

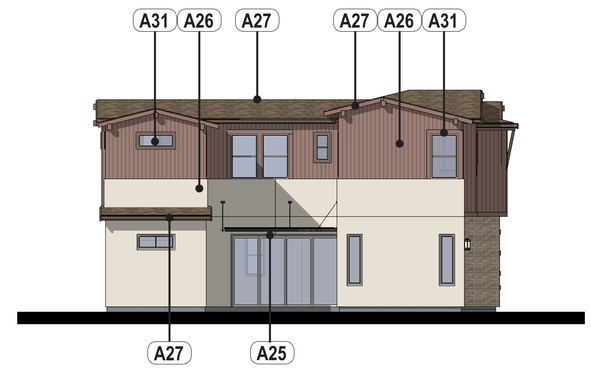


1 PLAN C-2, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 2B
SCALE 1/4" = 1'-0"

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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE B

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
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A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
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A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

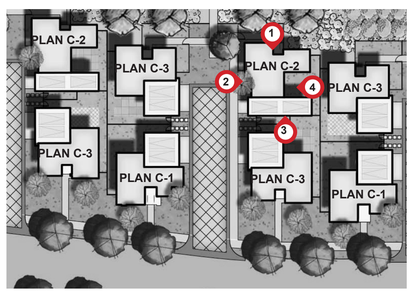
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

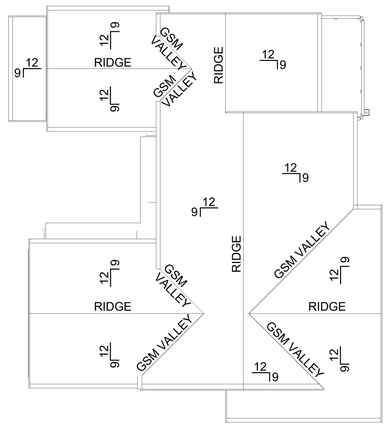
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS

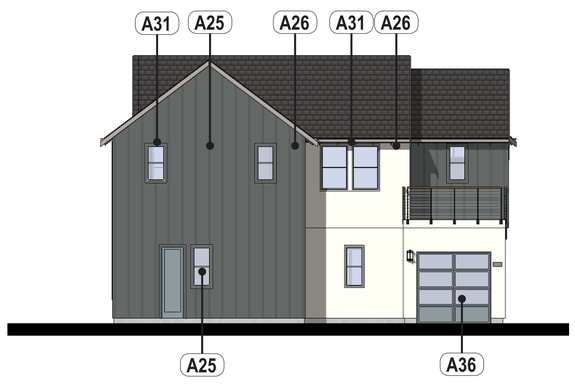


TYPICAL CLUSTER LAYOUT

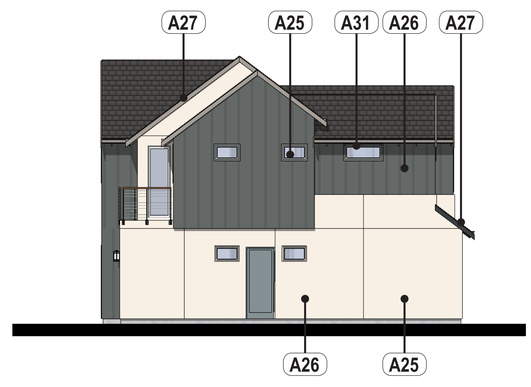


ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"

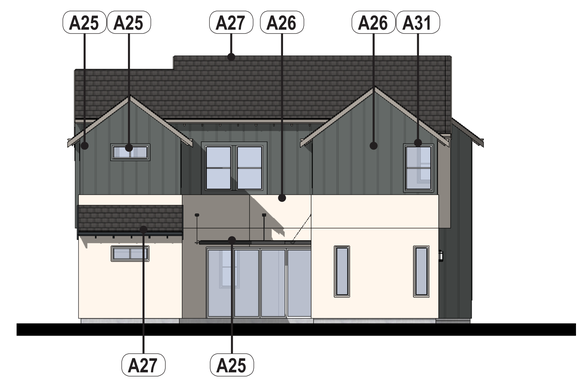
1 PLAN C-2, ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 2C
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

PLAN C-2, ELEVATIONS AND ROOF PLAN, ELEVATION STYLE C

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.2.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
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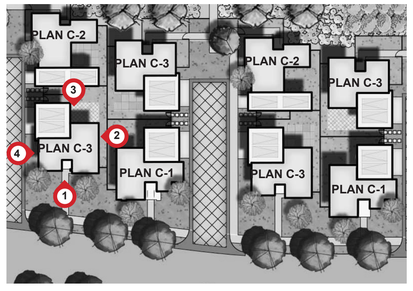
FINISH SCHEDULE - ELEV. A

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

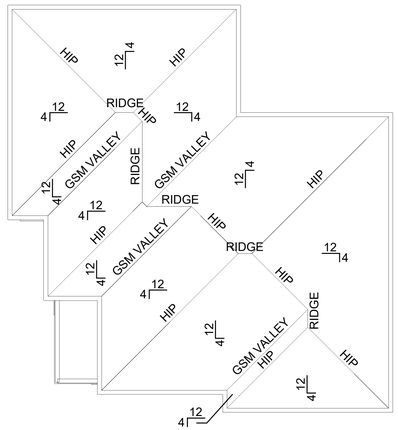
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·WEATHERED WOOD DECK RAILINGS
·WOOD TRELLIS WITH (2) 6" WOOD POSTS OVER CULTURED STONE BASE COLUMN
·2x RAFTER TAILS

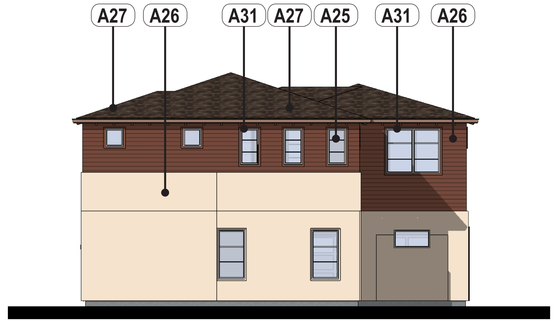


TYPICAL CLUSTER LAYOUT

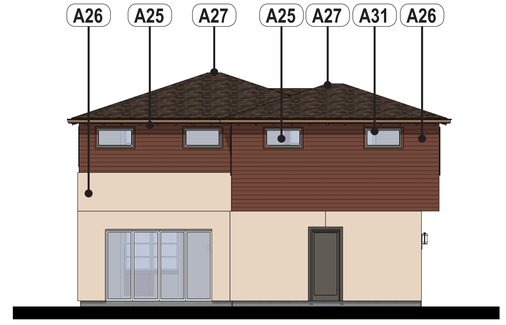


ROOF PLAN, ELEVATION STYLE A
SCALE 1/8" = 1'-0"

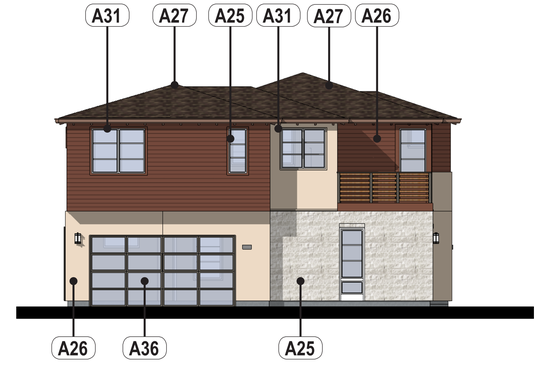
1 PLAN C-3, ELEVATION STYLE A, FRONT ELEVATION - COLOR SCHEME 3A
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

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

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
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A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. B

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·THIN-BRICK MASONRY VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
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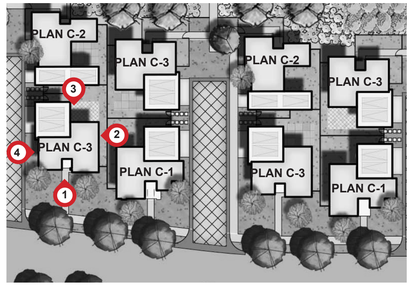
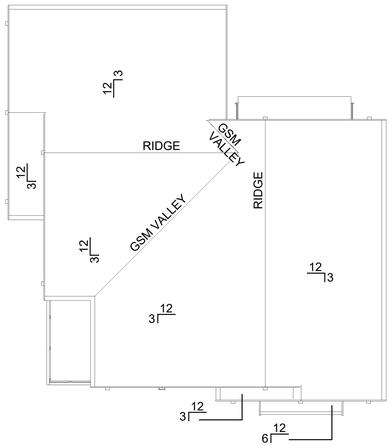
·FACE-MOUNTED FLAT METAL DECK RAILINGS

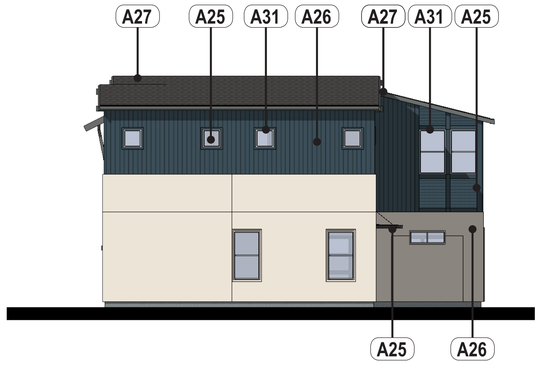


TYPICAL CLUSTER LAYOUT

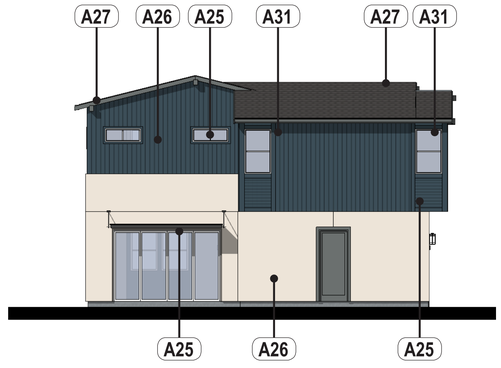


ROOF PLAN, ELEVATION STYLE B
SCALE 1/8" = 1'-0"

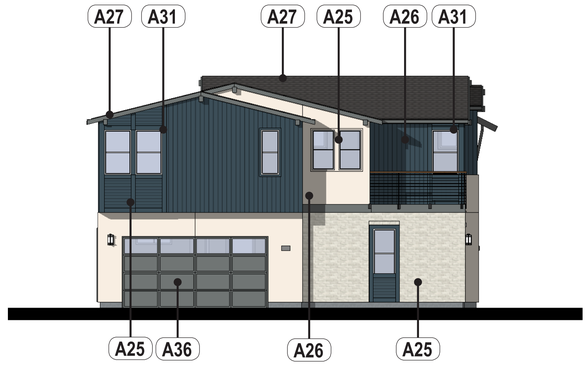
1 PLAN C-3, ELEVATION STYLE B, FRONT ELEVATION - COLOR SCHEME 3B
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

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

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
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Pleasanton, CA 94588
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A1.3.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
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A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
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A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

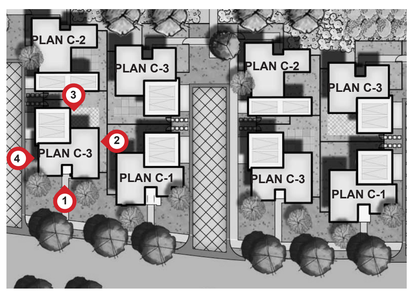
FINISH SCHEDULE - ELEV. C

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

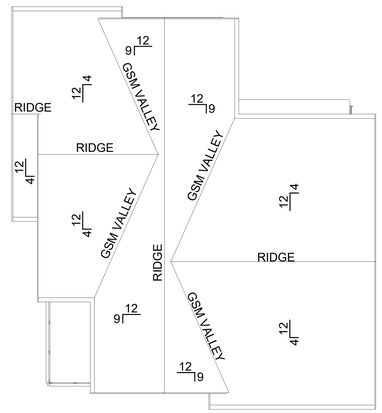
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ BOARD & BATTEN FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·2x RAFTER TAILS

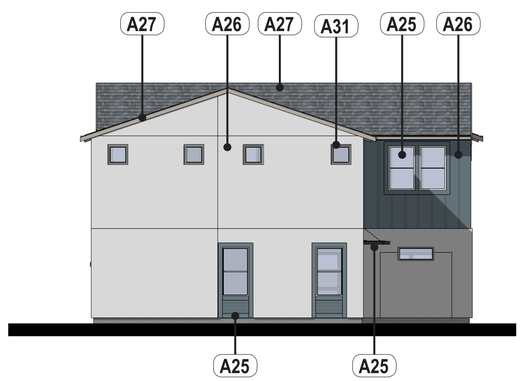


TYPICAL CLUSTER LAYOUT

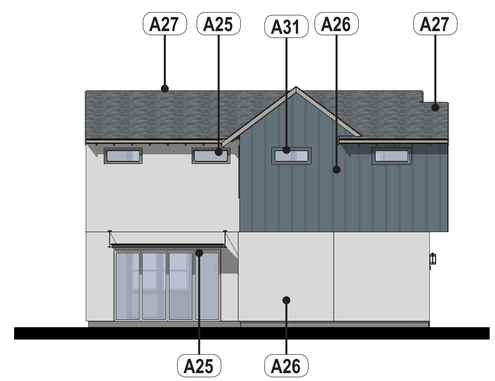


ROOF PLAN, ELEVATION STYLE C
SCALE 1/8" = 1'-0"

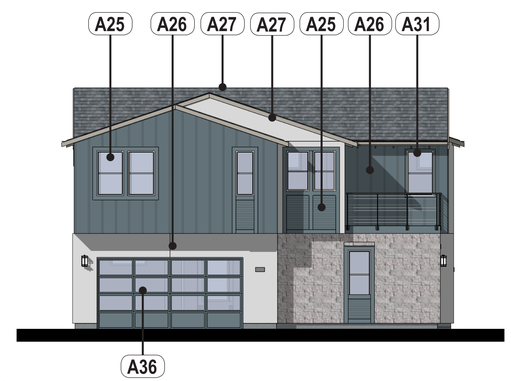
1 PLAN C-3 ELEVATION STYLE C, FRONT ELEVATION - COLOR SCHEME 3C
SCALE 1/4" = 1'-0"



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



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



4 LEFT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/4"=1'-0"

Scale: 1/8"=1'-0"

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

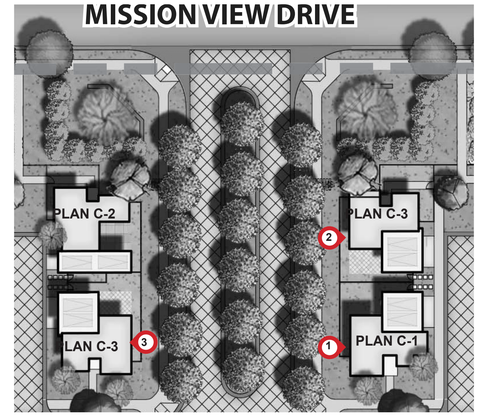
JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

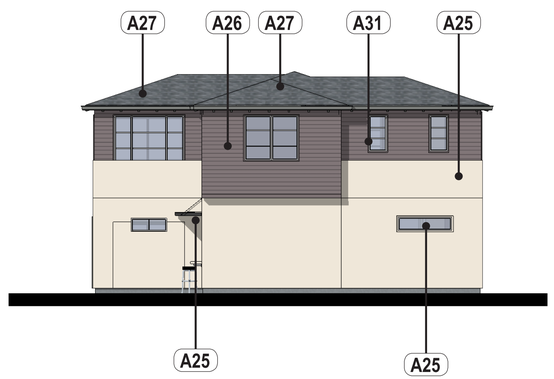
A1.3.6

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

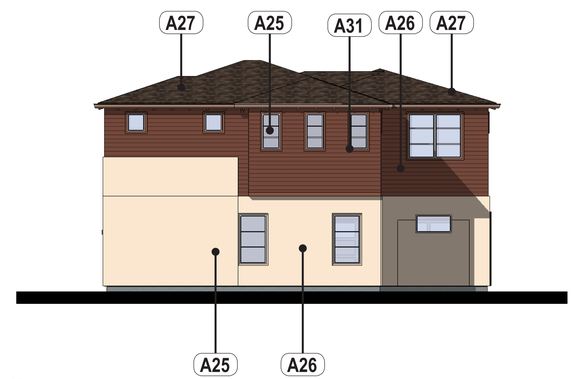
	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA



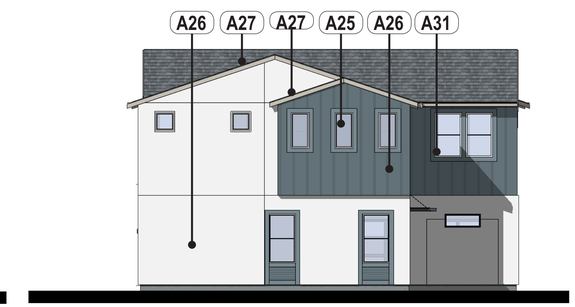
AT ENTRANCE FROM MISSION VIEW DRIVE



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



2 PLAN C-3 - ENHANCED RIGHT ELEVATION A
SCALE 1/8" = 1'-0"



3 PLAN C-3 - ENHANCED RIGHT ELEVATION C
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

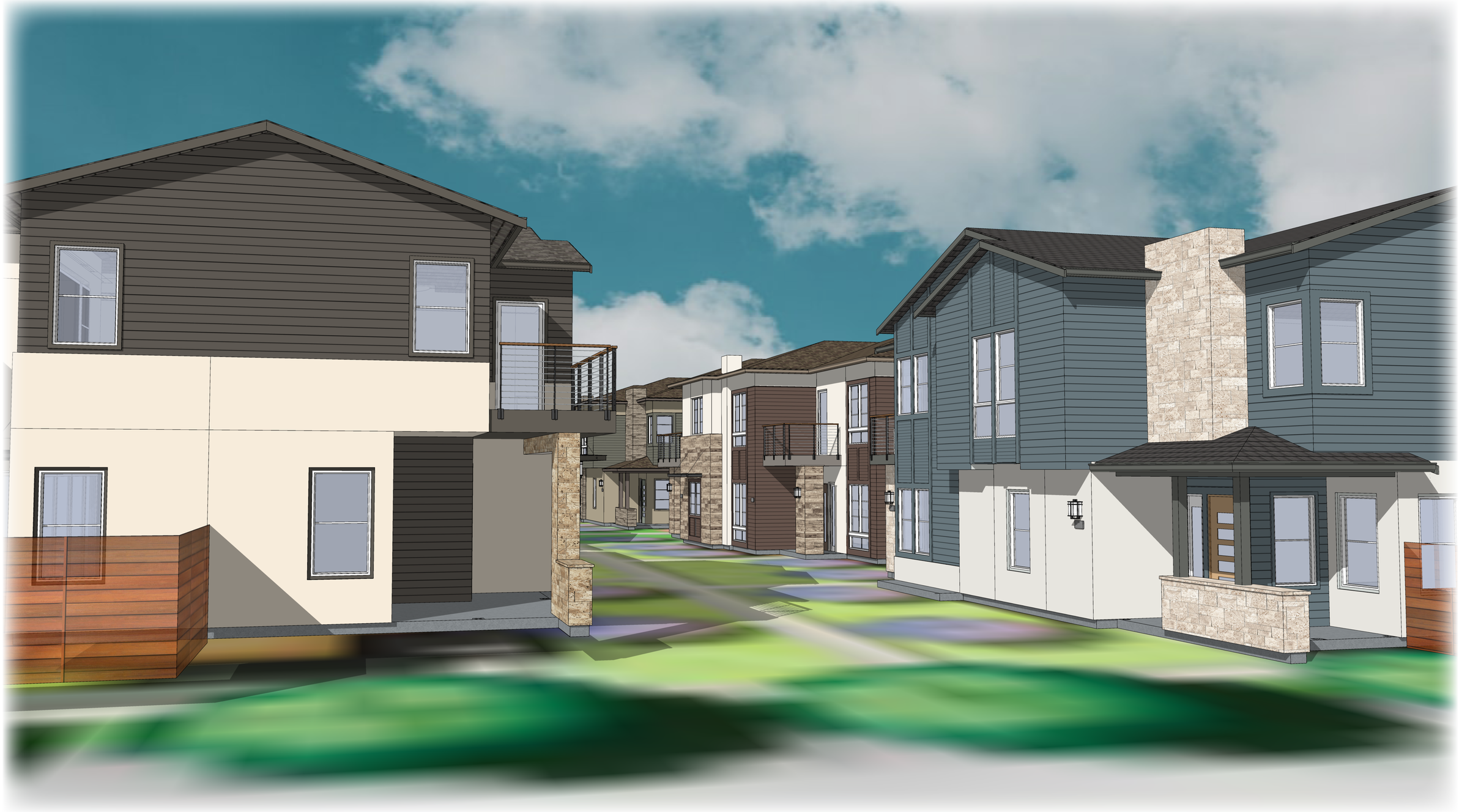
ENHANCED ELEVATIONS AT ENTRANCE AT MISSION VIEW

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A1.3.7

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN



ATTACHED DUETS

ATTACHED DUETS
PERSPECTIVE

JOB NO.	297.084
DATE	06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.1.1

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
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A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

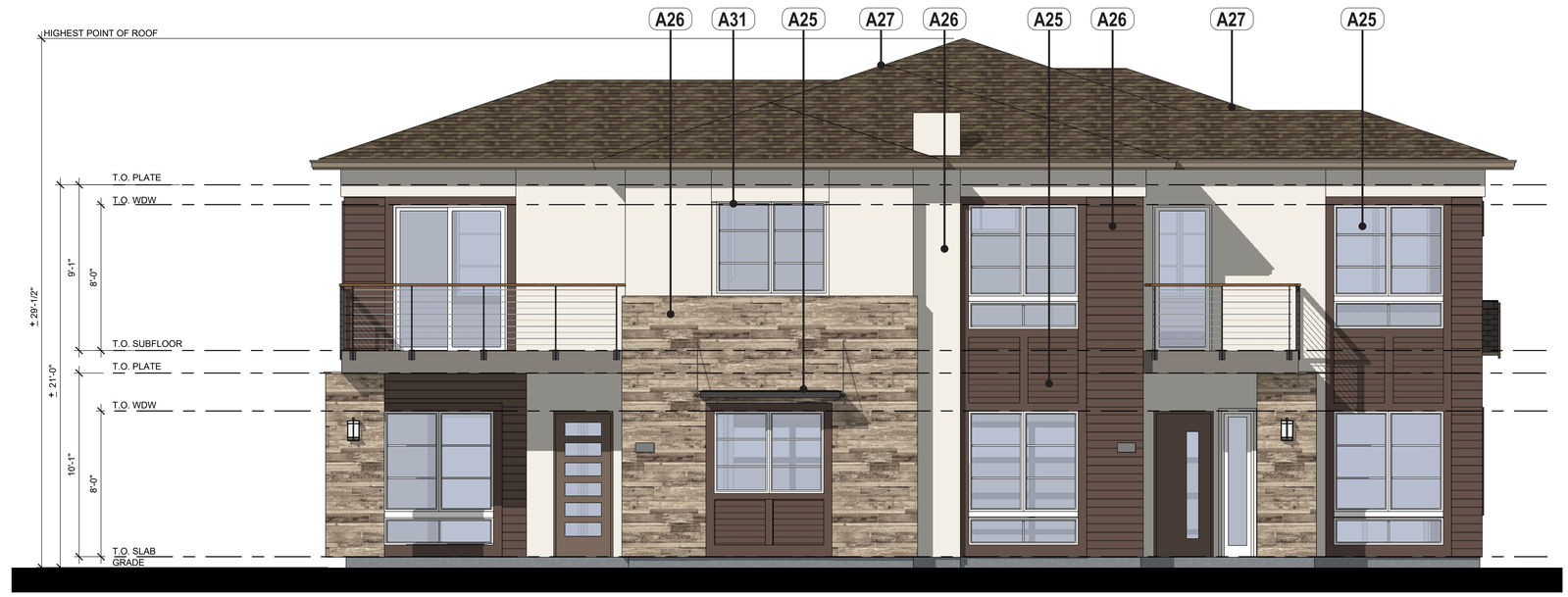
FINISH SCHEDULE - ELEV. D

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

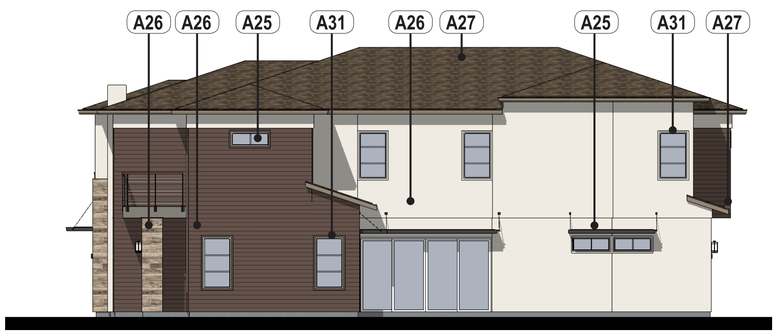
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



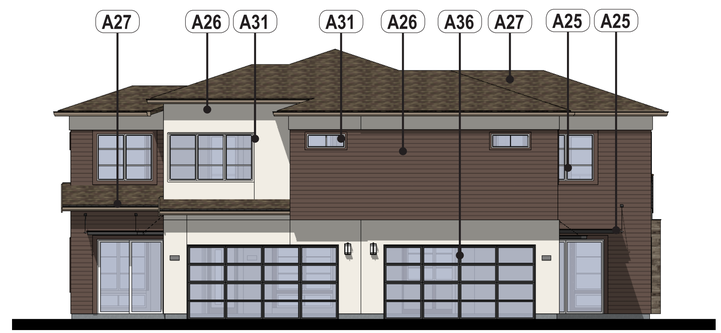
PLAN D-2 PLAN D-1

BUILDING 201, ELEVATION STYLE D, FRONT ELEVATION - COLOR SCHEME 1D
SCALE 1/4" = 1'-0"



PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-2

REAR ELEVATION
SCALE 1/8" = 1'-0"

PLAN D-2

LEFT ELEVATION
SCALE 1/8" = 1'-0"

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

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

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

BUILDING 201, ELEVATION STYLE D

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
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JOB NO. 297.084
DATE 06-08-2020
5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.1.5

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
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A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

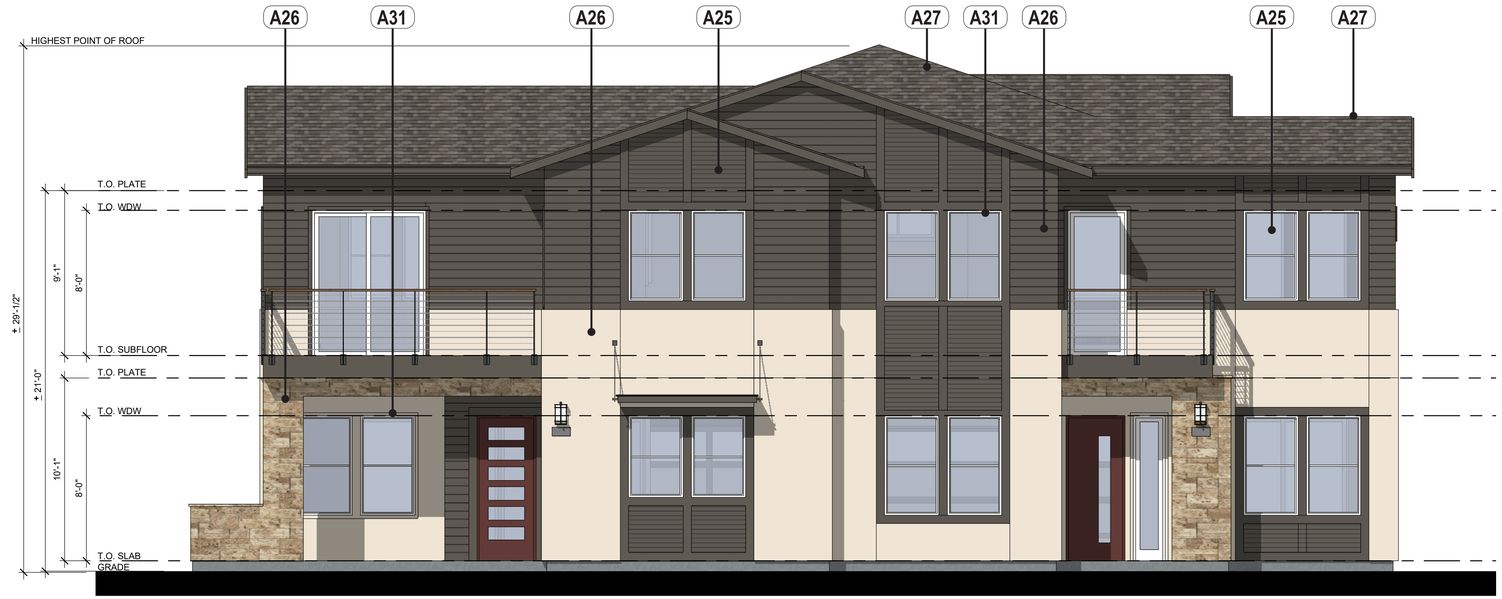
FINISH SCHEDULE - ELEV. E

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

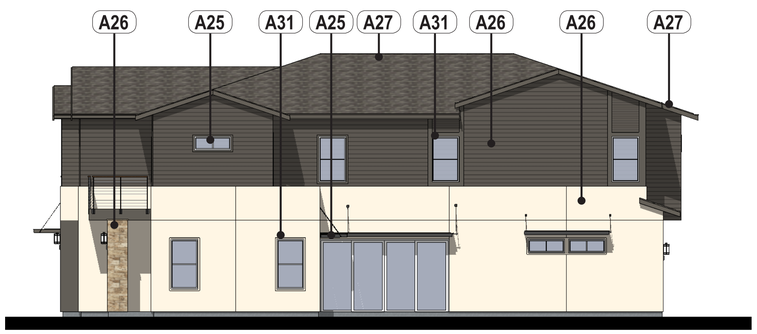
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



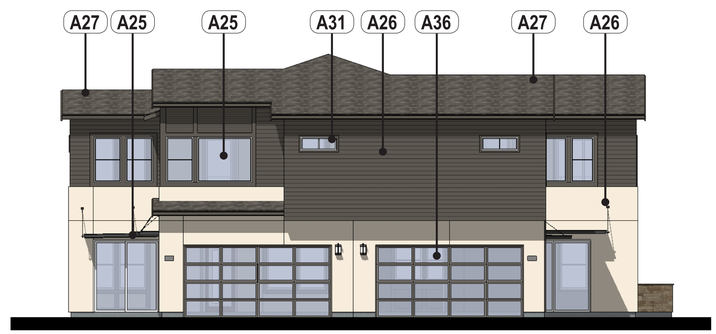
PLAN D-2 PLAN D-1

BUILDING 201, ELEVATION STYLE E, FRONT ELEVATION - COLOR SCHEME 1E
SCALE 1/4" = 1'-0"



PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-2

REAR ELEVATION
SCALE 1/8" = 1'-0"

PLAN D-2

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"
0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

BUILDING 201, ELEVATION STYLE E

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.1.6

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. D

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

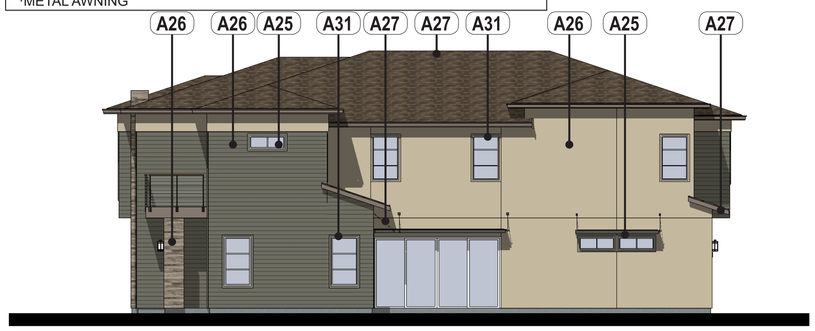
EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING

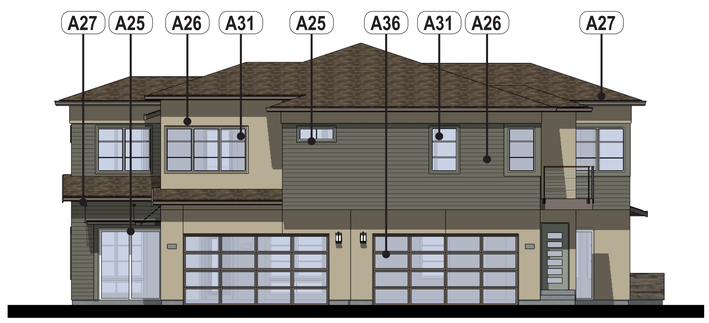
PLAN D-3 PLAN D-1

BUILDING 202, ELEVATION STYLE D, FRONT ELEVATION - COLOR SCHEME 2D
SCALE 1/4" = 1'-0"



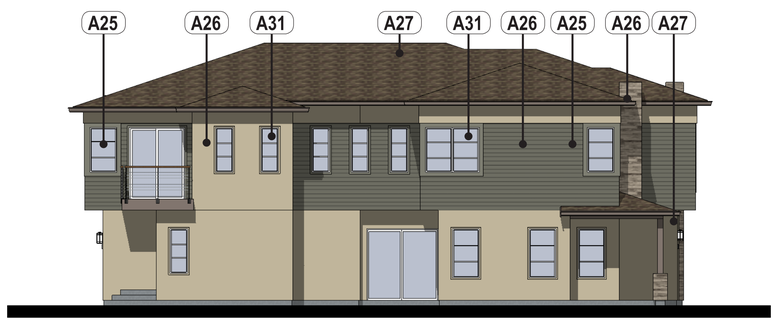
PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-3

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-3

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"
0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

BUILDING 202, ELEVATION STYLE D

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.2.4

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

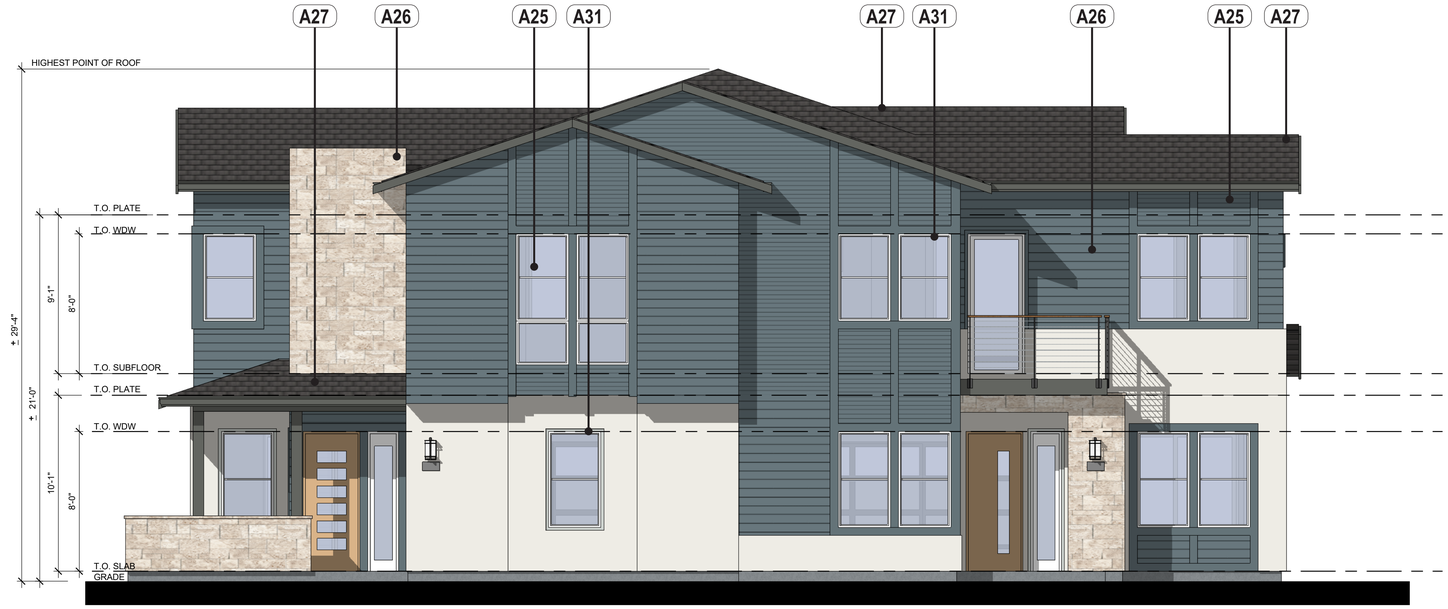
FINISH SCHEDULE - ELEV. E

ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 5.25" AND 4" EXPOSURE
·CULTURED STONE VENEER OR APPROVED EQUAL

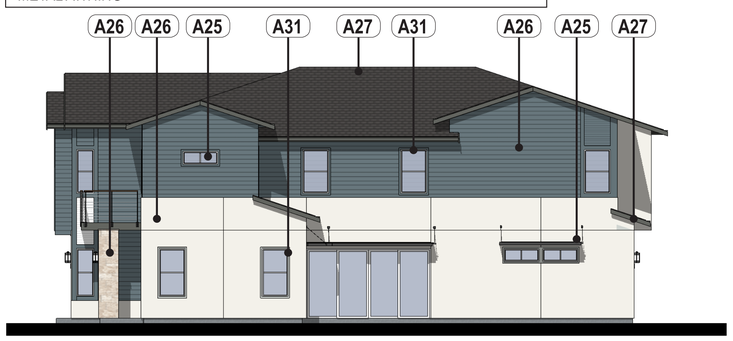
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·STANDARD PANEL-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP AND 2" WIDE RECESS AROUND WINDOWS @ STUCCO FINISHES
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·2x3 WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES
·FACE-MOUNTED METAL CABLE RAILINGS
·8x8 WOOD POSTS
·METAL AWNING



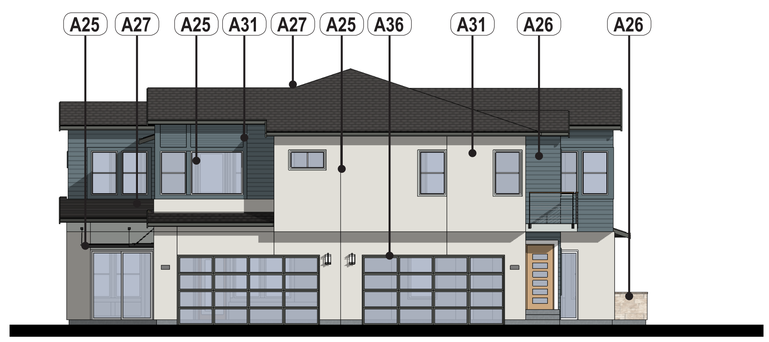
PLAN D-3 PLAN D-1

BUILDING 202, ELEVATION STYLE E, FRONT ELEVATION - COLOR SCHEME 2E
SCALE 1/4" = 1'-0"



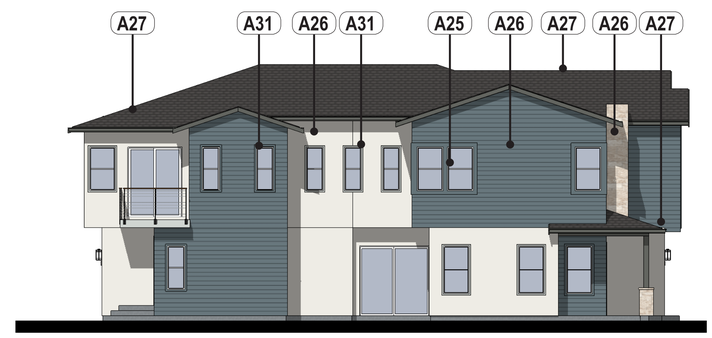
PLAN D-1

RIGHT ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-1 PLAN D-3

REAR ELEVATION
SCALE 1/8" = 1'-0"



PLAN D-3

LEFT ELEVATION
SCALE 1/8" = 1'-0"

0 2 4 6 8
Scale: 1/4"=1'-0"
0 4 8 12 16
Scale: 1/8"=1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

BUILDING 202, ELEVATION STYLE E

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A2.2.5

CONDOMINIUMS (TOWNHOME STANDARDS)

CONDOMINIUMS, PERSPECTIVE

CROSSWINDS BY DIVIDEND HOMES

DIVIDEND

RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS

DAHLIN

JOB NO. 297.084

DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.1.1

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

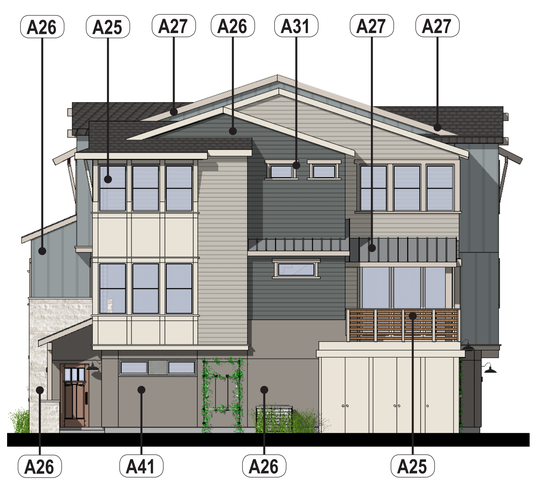
ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

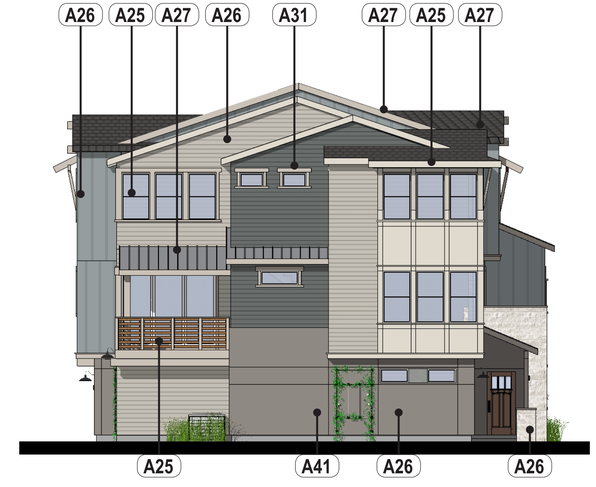
TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS

BUILDING 601, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 2F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

BUILDING 601, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.1.6

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
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A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

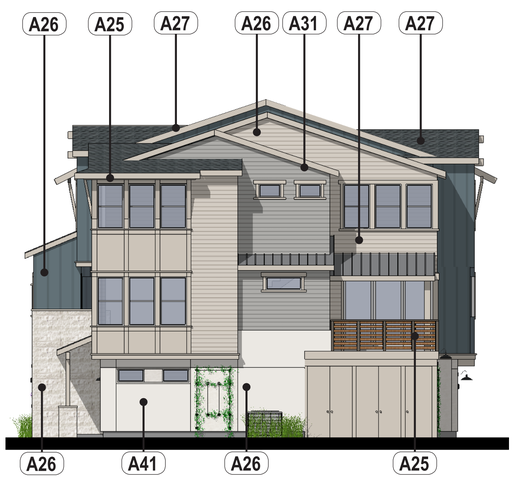
ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

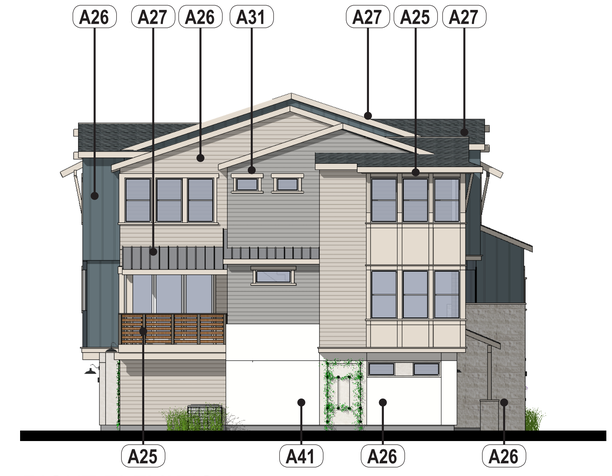
TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS

BUILDING 602, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 1F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

100 GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

BUILDING 602, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.1.7

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A31	WINDOW DESIGN COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

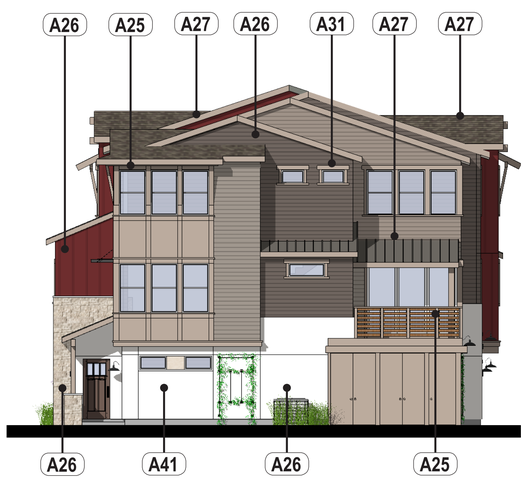
ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

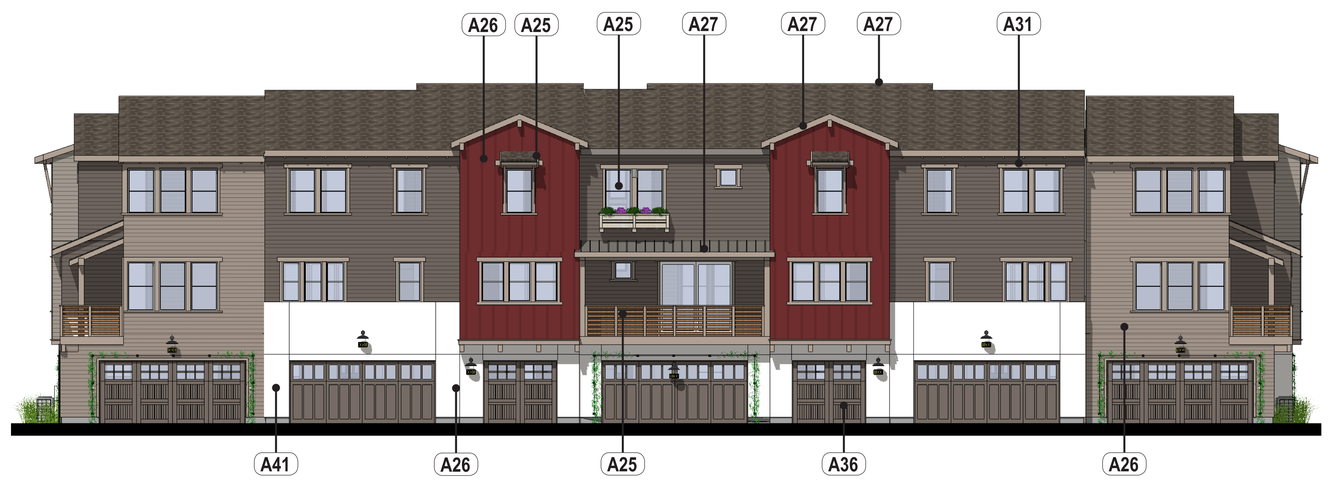
WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS

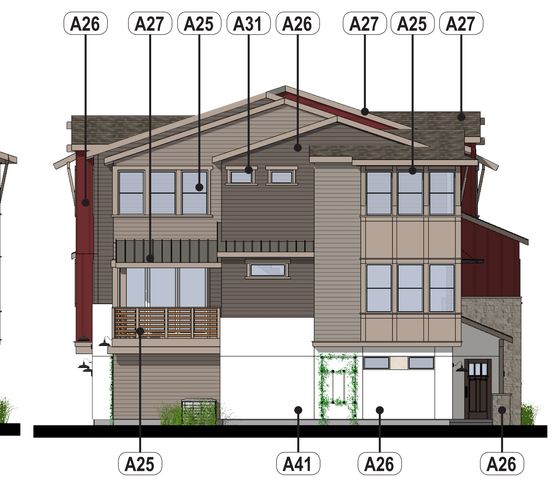
BUILDING 701, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 4F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"



REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES

GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

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

BUILDING 701, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.2.3

A. DEVELOPMENT SERVICES REQUIREMENTS (CONT.)

	ARCHITECTURAL DESIGN FEATURES
A22	50% OF HOMES FACING A STREET OR COMMON INTERIOR COURTYARD INCLUDE A FRONT PORCH (5'X6' MIN)
A23	25% OF HOMES FACING A STREET, ALLEY OR COMMON INTERIOR COURTYARD INCLUDE A BALCONY (4'X6' MIN)
A25	360° ARCHITECTURE: PROJECT INCLUDES AT LEAST TWO DETAILS IDENTIFIED IN OBJECTIVE CRITERIA CHECKLIST
A26	EXTERIOR TREATMENTS AND MATERIALS: PROJECT INCLUDES AT LEAST TWO MATERIALS ON ANY BUILDING FACADE PER OBJECTIVE CRITERIA CHECKLIST
A27	ROOF LINES INCLUDE TWO VARYING ROOF HEIGHTS AND TYPES
A28	BUILDING BULK IS MINIMIZED BY IMPLEMENTING AT LEAST TWO DESIGN MEASURES PER OBJECTIVE CRITERIA CHECKLIST
A29	MAXIMUM NUMBER OF UNITS: 7 PER SINGLE FAMILY ATTACHED
A30	SAMPLE COLOR PALETTE COMPLIES WITH OBJECTIVE CRITERIA CHECKLIST
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A35	PARKING GARAGES PROMINENCE MITIGATED BE AT LEAST ONE MITIGATION PER OBJECTIVE CRITERIA CHECKLIST
A36	GARAGE DOORS INCLUDE ARCHITECTURAL ELEMENTS THAT COMPLIMENT THE MAIN BUILDING
A37	DETACHED SINGLE FAMILY PROJECTS PAVED/IMPERVIOUS SURFACES DO NOT EXCEED 50%+ OF THE FRONT AND STREET SIDE AREAS
A39	ROOF ELEMENTS OF A MULTI-FAMILY PROJECT IS DESIGNED SUCH THAT NO MORE THAT TWO SIDE-BY-SIDE UNITS ARE COVERED BY ONE UNARTICULATED ROOF.
A40	BUILDINGS 3+ STORIES SHALL INCLUDE MASSING BREAKS PER THE OBJECTIVE STANDARDS CRITERIA
A41	BUILDINGS 3+ STORIES TO PROVIDE GROUND-FLOOR ELEVATIONS DISTINCTIVE FROM OTHER STORIES PER OBJECTIVE STANDARDS CRITERIA

FINISH SCHEDULE - ELEV. F

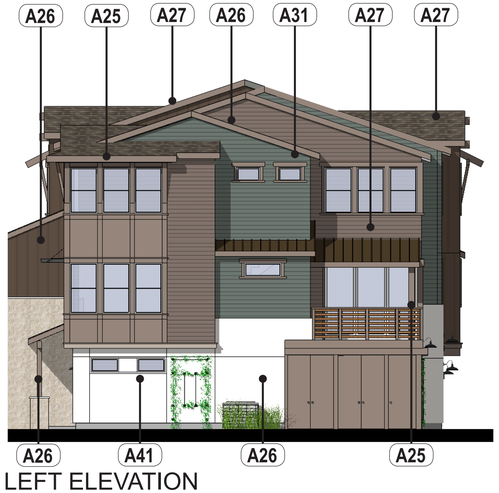
ROOF MATERIAL:
·ASPHALT COMPOSITION SHINGLE ROOF
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·MEDIUM SAND 1-COAT STUCCO FINISH
·JAMES HARDIE FIBER CEMENT OR APPROVED EQUAL, SMOOTH LAP SIDING. WIDTH- 8.25" AND 7" EXPOSURE
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·SMOOTH CEMENTITIOUS PANEL WITH CEMENTITIOUS TRIM
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL FRAMED WINDOWS
·FIBERGLASS FRONT DOORS W/ LITES
·CARRIAGE-STYLE GARAGE DOORS W/ LITES

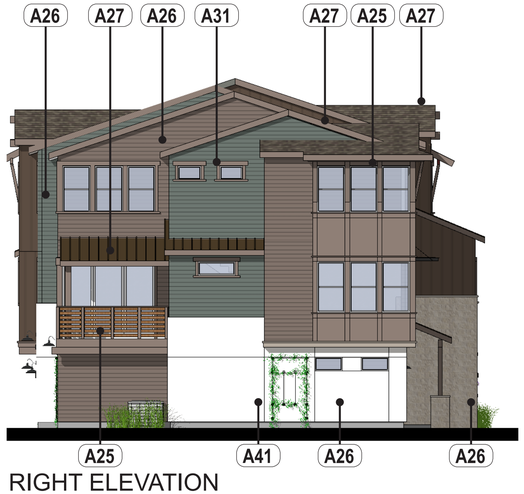
TRIM/ACCENT:
·2" DEEP RECESSED WINDOWS @ STUCCO FINISHES
·WOOD OR CEMENTITIOUS WINDOW TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
c.2x4 BOTTOM TRIM
·WOOD OR CEMENTITIOUS DOOR TRIMS @ LAP SIDING FINISHES:
a.2x6 TOP TRIM
b.2x4 SIDE TRIMS
·WEATHERED WOOD DECK RAILINGS
·6x6 WOOD POSTS OVER CULTURED STONE BASE COLUMN
·6x10 WOOD CORBELS
·WINDOW AWNING WITH WOOD BRACKETS
·2X RAFTER TAILS
·2x3 (FLAT) O/ 2x6 WOOD OR CEMENTITIOUS TRIM @ CANTILEVERS

BUILDING 702, ELEVATION STYLE F, FRONT ELEVATION - COLOR SCHEME 3F
SCALE 1/8" = 1'-0"



LEFT ELEVATION
SCALE 1/8" = 1'-0"

REAR ELEVATION
SCALE 1/8" = 1'-0"



RIGHT ELEVATION
SCALE 1/8" = 1'-0"

NOTES:
SEE SHEETS B1.1-B1.3 FOR COLOR SCHEMES
GRAPHICAL REPRESENTATION OF EXTERIOR LIGHT AND LIGHTED ADDRESS SIGN. SEE SHEETS B1.1-B1.3 FOR FIXTURE DETAILS

Scale: 1/8"=1'-0"

BUILDING 702, ELEVATION STYLE F

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A3.2.4

CLUBHOUSE

CLUBHOUSE, PERSPECTIVE

JOB NO. 297.084

DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.1.1

CLUBHOUSE, FRONT ELEVATION
SCALE 1/4" = 1'-0"

FINISH SCHEDULE - CLUBHOUSE

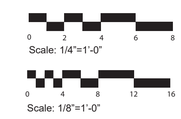
ROOF MATERIAL:
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·1x3 VERTICAL BATTENS @ 12" O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL/ALUMINIUM FRAMED WINDOWS AND DOORS
·METAL GATES

TRIM/ACCENT:
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·METAL AWNING AND METAL TRELLIS

CLUBHOUSE, LEFT ELEVATION
SCALE 1/8" = 1'-0"



NOTE: SEE SHEETS B1.1- B1.3 FOR COLOR SCHEMES

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
DAHLIN

CLUBHOUSE, ELEVATIONS

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.1.3

CLUBHOUSE, REAR ELEVATION
SCALE 1/8” = 1’-0”

FINISH SCHEDULE - CLUBHOUSE

ROOF MATERIAL:
·RAISED SEAM METAL ROOF

EXTERIOR FINISHES:
·1x3 VERTICAL BATTENS @ 12” O.C. o/ SMOOTH FINISH CEMENTITIOUS PANEL SIDING
·CULTURED STONE VENEER OR APPROVED EQUAL

WINDOWS & DOORS:
·VINYL/ALUMINIUM FRAMED WINDOWS AND DOORS
·METAL GATES

TRIM/ACCENT:
·2x6 WOOD OR CEMENTITIOUS WINDOW TRIMS @ BOARD & BATTEN FINISHES
·METAL AWNING AND METAL TRELLIS

CLUBHOUSE, RIGHT ELEVATION
SCALE 1/8” = 1’-0”

0 4 8 12 16
Scale: 1/8”=1’-0”

NOTE: SEE SHEETS B1.1- B1.3 FOR COLOR SCHEMES

CROSSWINDS BY DIVIDEND HOMES
DIVIDEND
RJA RUGGERI-JENSEN-AZAR ENGINEERS • PLANNERS • SURVEYORS
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CLUBHOUSE, ELEVATIONS

JOB NO. 297.084
DATE 06-08-2020

5865 Owens Drive
Pleasanton, CA 94588
925-251-7200

A4.1.4

DESIGN REVIEW PERMIT
THE CROSSWINDS AT MORGAN HILL

CROSSWINDS
BY DIVIDEND HOMES

MORGAN HILL, DISTRICT D, SANTA CLARA COUNTY, CALIFORNIA

CONTACT INFORMATION

APPLICANT/OWNER: THE CROSSWINDS AT MORGAN HILL, LLC
C/O DIVIDEND HOMES
385 WOODVIEW AVENUE, SUITE 100
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ATTN: DICK OLIVER, JOSH VROTSOS
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JVROTSOS@DIVIDENDHOMES.COM

ARCHITECT: THE DAHLIN GROUP
5865 OWENS DRIVE
PLEASANTON, CA 94588
ATTN: DON RICCI (DRICCI@DAHLINGROUP.COM)
(925) 251-7200

CIVIL ENGINEER:
LANDSCAPE ARCH. AND PLANNER: RJA
8055 CAMINO ARROYO
GILROY, CA 95020
ENGINEER: LUIS SANTIAGO (LSANTIAGO@RJA-GPS.COM)
PLANNER: ROSS DOYLE (RDOYLE@RJA-GPS.COM)
(408) 848-0300

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	BOUNDARY	
	CENTER LINE	
	EASEMENT	
	PROPERTY LINE	
	FACE OF CURB	
	SIDEWALK	
	OVERLAND RELEASE	
+356.3	SPOT ELEVATION	
PAD 357.0	PAD ELEVATION	
	UNDERGROUND RETENTION FACILITY	
14	LOT NUMBER	
PSE	PUBLIC SERVICE EASEMENT	
IEE	INGRESS EGRESS EASEMENT	
PSDE	PRIVATE STORM DRAIN EASEMENT	
PYE	PRIVATE YARD EASEMENT	
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	

Sheet List Table

Sheet Number	Sheet Title
DR-01	TITLE SHEET
DR-02	EXISTING CONDITIONS
DR-03	COMPLIANCE EXHIBIT (NE)
DR-04	COMPLIANCE EXHIBIT (SE)
DR-05	COMPLIANCE EXHIBIT (SW)
DR-06	COMPLIANCE EXHIBIT (NW)
DR-07	DEVELOPMENT STANDARDS
DR-08	DEVELOPMENT STANDARDS
DR-09	DEVELOPMENT STANDARDS
L-01	PRELIMINARY LANDSCAPE INDEX SHEET
L-02	PRELIMINARY LANDSCAPE PLAN 1
L-03	PRELIMINARY LANDSCAPE PLAN
L-04	PRELIMINARY LANDSCAPE PLAN
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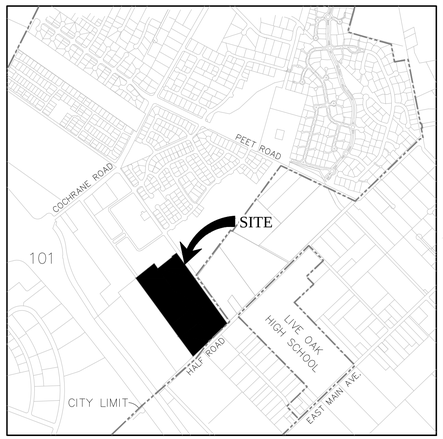
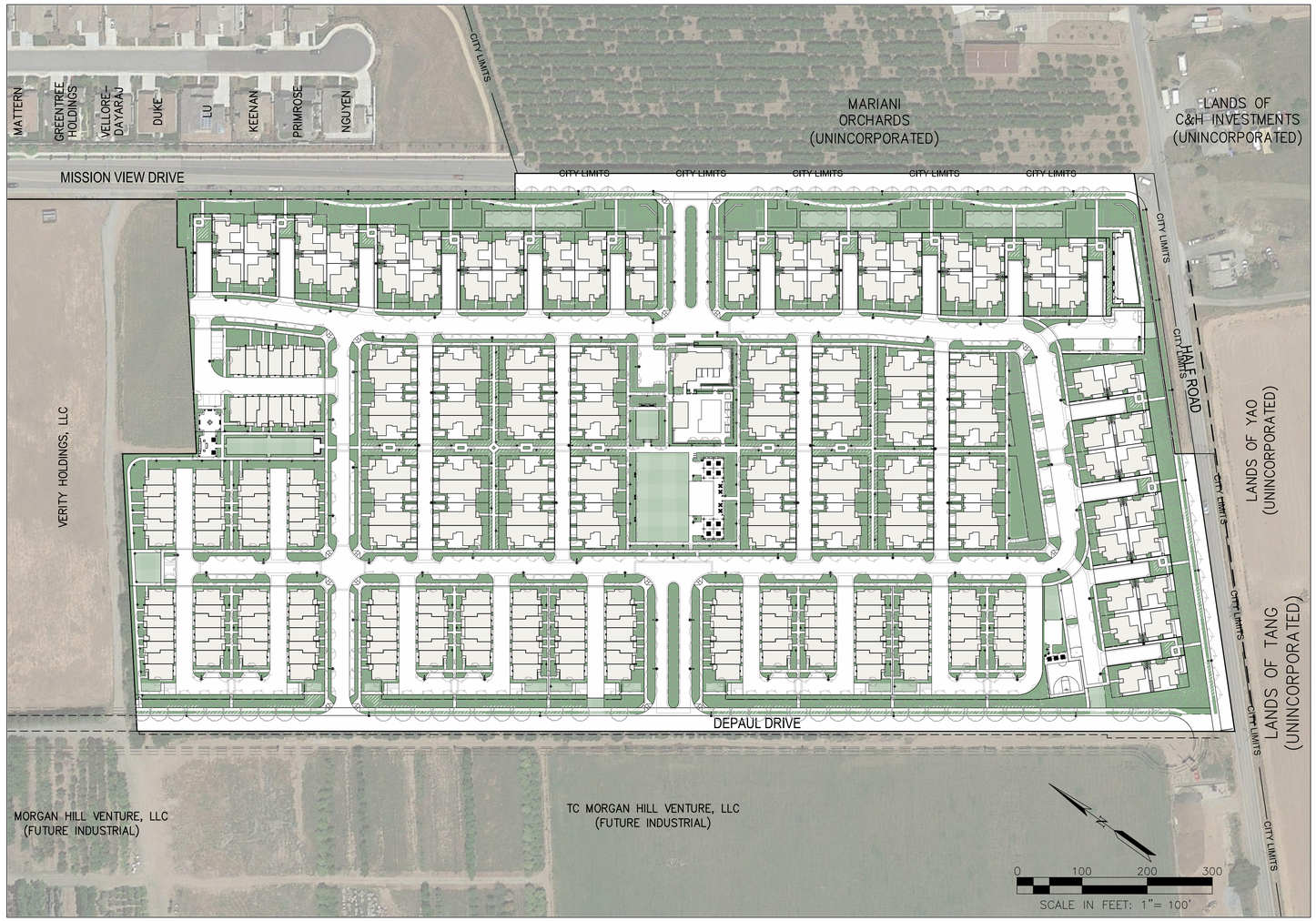
L-21	PRELIMINARY IRRIGATION DETAILS
L-22	PRELIMINARY IRRIGATION DETAILS
P-1	PHOTOMETRICS PLAN
P-2	PHOTOMETRICS PLAN



VICINITY MAP
NO SCALE



GENERAL INFORMATION

1. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
2. BOUNDARY SHOWN HEREIN IS BASED ON RECORD DATA. ADDITIONAL SURVEY IS RECOMMENDED.
3. LOT NUMBERS ARE FOR IDENTIFICATION PURPOSES ONLY AND ARE NOT INTENDED AS FINAL.
4. ALL GRADING WILL BE DONE IN CONFORMANCE WITH THE RECOMMENDATIONS AND CONDITIONS OF THE GEOTECHNICAL ENGINEER, THE CITY OF MORGAN HILL STANDARDS AND SPECIFICATIONS, AND APPLICABLE REPORTS REGARDING THIS PROJECT.
5. PROJECT LIES WITHIN FLOOD ZONE D AND X, AREA X DEFINED AS, "AREAS OF 0.2% CHANCE OF FLOOD; AREAS OF 1% CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD"; AREA D DEFINED AS, "AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE" (FIRM MAP NUMBER 06085C0444H, EFFECTIVE DATE MAY 18, 2009).
6. PROPOSED CONTOURS, GRADES, AND PAD ELEVATIONS IN THIS PLAN SET ARE PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
7. THE UTILITY PIPE SIZES AND CONNECTIONS SHOWN ON THIS MAP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
8. PROPOSED STORM DRAIN AND RETENTION SYSTEM IS PRELIMINARILY DESIGNED TO ACCOMMODATE STORAGE FOR RUNOFF RETENTION AS REQUIRED BY THE CENTRAL COAST RWQCB.
9. EXISTING TOPOGRAPHY IS BASED ON AN AERIAL TOPOGRAPHIC SURVEY BY TETRATECH, DATED DECEMBER 23, 2019.
10. WHERE SHOWN IN THIS PLAN SET, THE 100-FOOT AGRICULTURAL BUFFER IS MEASURED FROM EXISTING RIGHT OF WAY ADJACENT TO NEIGHBORING PARCELS ON HALF ROAD AND MISSION VIEW DRIVE.
11. ALL EXISTING WELLS ON-SITE TO BE REMOVED UNLESS APPROVED FOR COMMON AREA USE.
12. CONDOMINIUMS IMPLEMENT TOWN HOME STANDARDS SHOWN IN CODE SECTION 18.40, TABLE 18.40-2. LOTTING SCHEME SHOWN IS PRELIMINARY AND MAY BE REFINED IN THE FUTURE.
13. ALL ABOVE-GROUND ON-SITE DRY UTILITIES TO REMAIN SHALL BE PLACED UNDERGROUND.
14. INDIVIDUAL RESIDENTIAL UNITS IN THIS PLAN SET ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY.
15. PLEASE SEE THE CROSSWINDS TENTATIVE TRACT MAP FOR INDIVIDUAL LOT ANNOTATION, UTILITIES, GRADING, ETC.

SITE DATA

- SUBJECT PARCELS: 728-30-001, 002, 003, 004, 006, 009
- CURRENT LAND USE: FALLOW, VACANT
- ZONING: RESIDENTIAL ATTACHED LOW DENSITY (RAL 3,000)
- GENERAL PLAN: RESIDENTIAL ATTACHED LOW (6-16 DU/AC)
- PROPOSED LAND USE: RESIDENTIAL
- BUILDOUT TABULATION

GROSS AREA	30.5 ± AC
PRIVATE RIGHT OF WAY	9.2 ± AC
PUBLIC RIGHT-OF-WAY DEDICATION	2.6 ± AC
NET AREA	18.7 ± AC
	(269 / 18.7 = 14.4 DU/AC)

- UTILITIES:

WATER	CITY OF MORGAN HILL
SANITARY SEWER	CITY OF MORGAN HILL
STORM DRAIN	CITY OF MORGAN HILL
GAS & ELECTRIC	PG&E
TELEPHONE	VERIZON

- PRELIMINARY EARTHWORK SUMMARY (APPROX.):

CUT	46,000 CY±
FILL	46,000 CY±
NET	0 CY± (EXPORT)

PROJECT DATA

THIS IS A RESIDENTIAL PROJECT CONSISTING OF 269 NEW HOMES OF THREE OWNERSHIP HOUSING TYPES:
- 56 COURTYARD SINGLE FAMILY DETACHED
- 64 DUETS
- 149 CONDOMINIUMS USING TOWNHOME STANDARDS

IN-TRACT IMPROVEMENTS CONSIST OF THE FOLLOWING ELEMENTS:
- PRIVATE CIRCULATION NETWORK INCLUDING STREETS, COURTS AND ALLEYS
- ACTIVE AND PASSIVE OPEN SPACE AND AMENITIES, FEATURING A CENTRALLY-LOCATED CLUBHOUSE, POOL AND TOT LOT
- CURB-SIDE AND BAY SHARED PARKING

OFF-SITE IMPROVEMENTS CONSIST OF THE FOLLOWING:
- MISSION VIEW R/W DEDICATION AND RE-ALIGNMENT
- HALF ROAD R/W DEDICATION AND IMPROVEMENT
- EXTENSION OF DE PAUL DRIVE FROM THE EXISTING STUB TO A CUL DE SAC DAYLIGHTING AT HALF ROAD (POTENTIALLY BY OTHERS).
- SANITARY SEWER MAIN EXTENSION FROM THE SITE TO THE EXISTING MAIN LOCATED AT THE INTERSECTION OF CONDIT ROAD AND MAIN AVENUE.

DR 2020-XX

RJA
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DIVIDEND
385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
TITLE SHEET
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE: AS SHOWN
DATE: JUNE 8, 2020

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-01
OF 30 SHEETS

JOB NO.
182032-2001

PHOTO 1: AERIAL VIEW, NORTHEASTERLY PERSPECTIVE

PHOTO 2: AERIAL VIEW NORTHERLY PERSPECTIVE

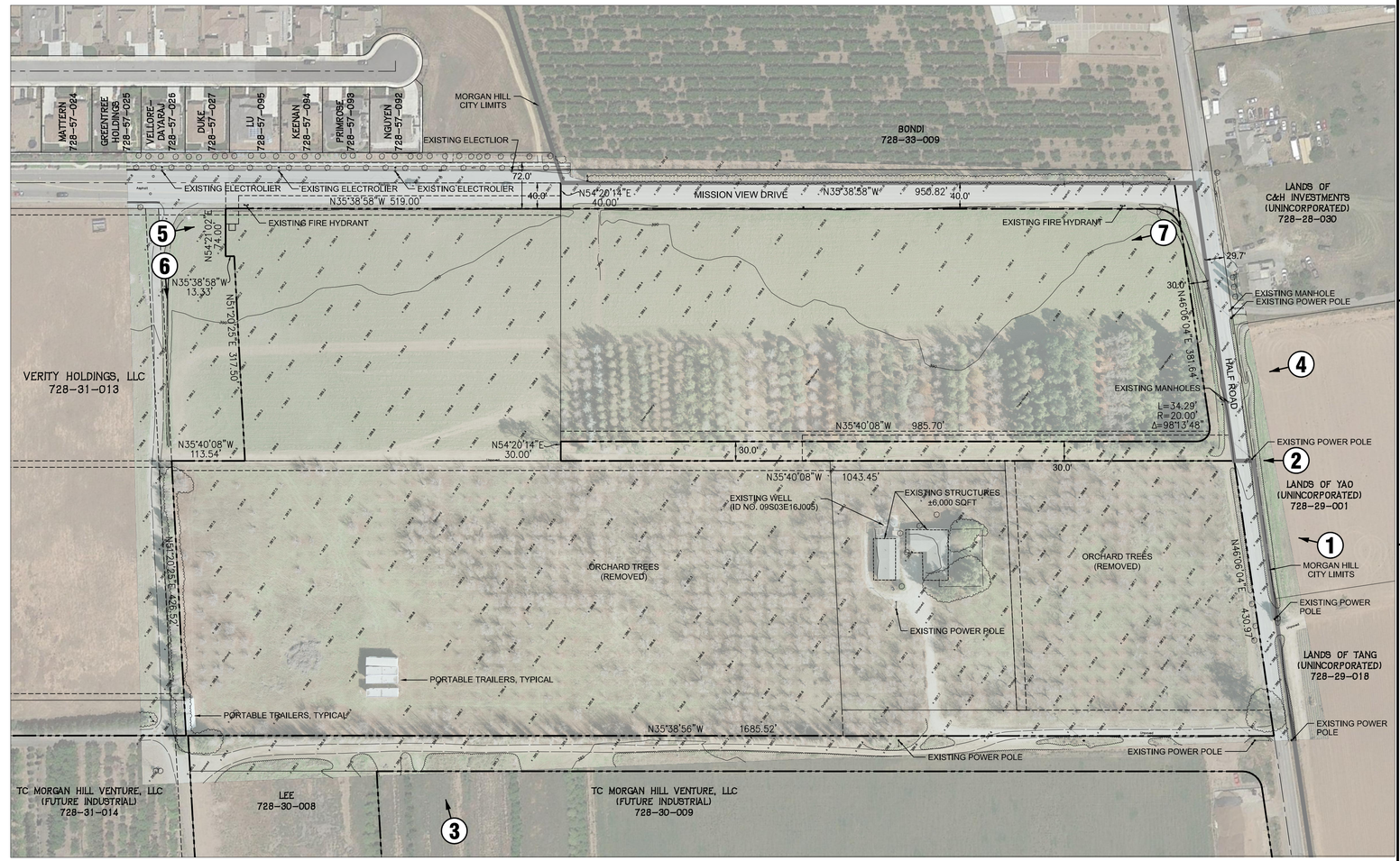

PHOTO 3: AERIAL VIEW, EASTERLY PERSPECTIVE

PHOTO 4: AERIAL VIEW, NORTHWESTERLY PERSPECTIVE

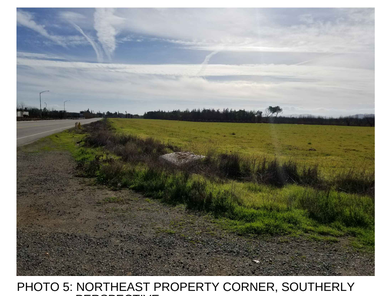

PHOTO 5: NORTHEAST PROPERTY CORNER, SOUTHERLY PERSPECTIVE

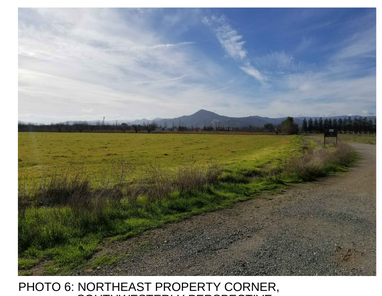

PHOTO 6: NORTHEAST PROPERTY CORNER, SOUTHWESTERLY PERSPECTIVE

PHOTO 7: SOUTHEAST PROPERTY CORNER, NORTHERLY PERSPECTIVE

NOTES:

1. ALL TREES LOCATED ON-SITE ARE PROPOSED TO BE REMOVED.
2. A COMPANION TREE REMOVAL PERMIT HAS BEEN PREPARED AND SUBMITTED TO THE CITY FOR APPROVAL.
3. AERIAL IMAGES CIRCA JANUARY, 2019, AND MAY NOT REPRESENT CURRENT SITE CONDITIONS.

0 100 200 300

SCALE IN FEET: 1"= 100'

DR 2020-XX

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385 WOODVIEW AVE, SUITE 100
MORGAN HILL, CA 95037

DESIGN REVIEW PERMIT
EXISTING CONDITIONS

THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JUNE 8, 2020

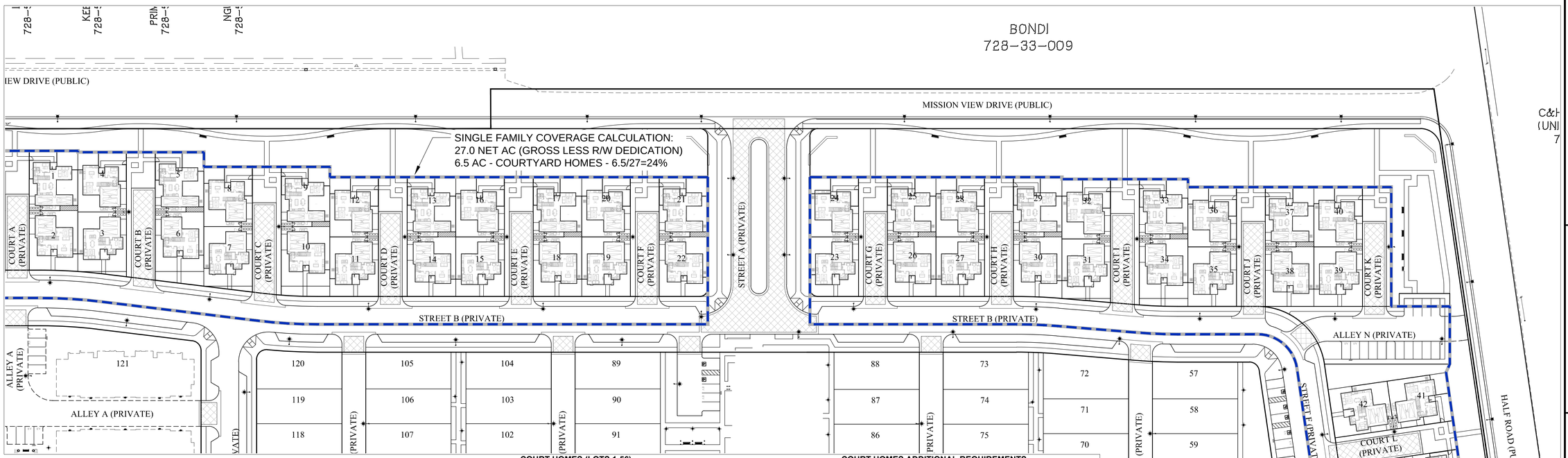
DATE	MK	SHEET REVISIONS	BY	CK

SHEET

DR-02

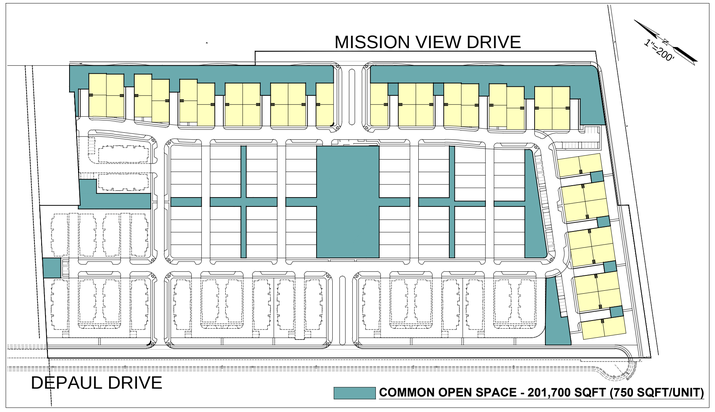
OF 30 SHEETS

JOB NO.
182032-2001



COURT HOME LOTTING PLAN

SCALE 1" = 50'

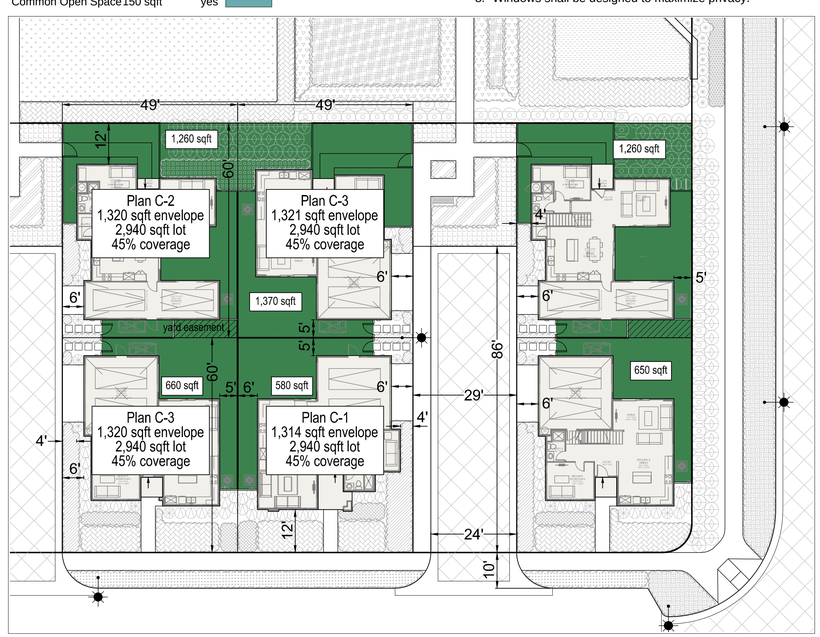


COURT HOMES (LOTS 1-56)
Alternative Standards for Medium Density Residential Development (18.40-2)

Metric	Standard	Compliance
Lot Area (sqft)	1,920-2,999	yes
Lot Width (min)	24'	yes
Lot Lot Depth (min)	60'	yes
Lot Coverage (max)	45%	yes
FAR (max)	n/a	n/a
Height (max)	30'	yes
Setbacks (min)		
Front	n/a	n/a
Interior Side	5'	yes
Street Side	5'	yes
Rear	n/a	n/a
Private Open Space	150 sqft	yes
Common Open Space	150 sqft	yes

COURT HOMES ADDITIONAL REQUIREMENTS
18.40.090

Design Criteria
1. No more than six units per courtyard.
2. Homes adjacent to a street should face the primary street (not motor court) whenever feasible.
3. Motor court shall be at least 16' wide, 20' at entrance, no deeper than 100' and include decorative pavement.
4. Terminating views of the motor court shall not be dominated by garages
5. Driveway aprons shall be ≤6' or ≥20' with 24' backout distance.
6. Garage doors shall be recessed ≥2' behind the main dwelling unit.
7. Each courthome group shall include harmonious architecture
8. Windows shall be designed to maximize privacy.



TYPICAL COURT HOME ENLARGEMENT

SCALE 1" = 20'

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DESIGN REVIEW PERMIT
DEVELOPMENT STANDARDS
THE CROSSWINDS AT MORGAN HILL
MORGAN HILL, CALIFORNIA

SCALE	DATE
AS SHOWN	JUNE 8, 2020

DATE	MK	SHEET REVISIONS	BY	CK

SHEET
DR-09
OF 30 SHEETS

JOB NO.
182032-2001

PLOT DATE: June 5, 2020
FILE PATH: W:\Jobs 18\182032 Depaul_Cochrane\Drawings\Prelim\Applications\2020 Design Review\DR-09 DEVELOPMENT STANDARDS.dwg