ILLUSTRATED MASTER PLAN

Future Connection to El Charro Rd.

BUILDING TYPE PLAN

Townhouse 86
Small Lot Single Family Detached 56
Single Family Detached 63

Total Unit Count 205
LOCATION OF HOMES OVER 30'-0" AND 26'-0" SERVICE ALLEYS

PUBLIC AND PRIVATE OPEN SPACE

ALAMEDA COUNTY FIRE APPARATUS AND GARBAGE ACCESSIBILITY PLAN
Standards for Small-Lot, Single-Family Lots

The following Landscape Planting Standards apply to all properties having Street, Mews, and Alley Fronts:

1. Tree planting for the Front Yard shall consist of one canopy tree.
2. Trees shall be planted along the edge of the sidewalk, 6-feet from and parallel to the sidewalk edge.
3. Trees shall be at least 10-feet in height.
4. Trees shall be spaced at least 20-feet from each other or building.
5. Trees should be planted in competition with all existing utilities.
6. Trees should be planted with minimum 1 gallon nursery grown plant material.
7. There shall be unenclosed rear deck at the second level supported by posts or columns. The minimum size of this deck is 140 square feet.
8. The minimum rear yard setback is 9-feet.
9. Bay Windows may encroach into the Rear Yard setback so long as the face of the bay window is setback by a minimum of 8-feet.
10. Porches may encroach into the street-facing Side-Yard Setback so long as the face of the porch is setback by a minimum of 2-feet.
Manufacturers have pre-selected color palettes that have been designed for Craftsman style homes. Below are 18 color schemes in order of body color, trim, window sash and accents. The color chips and Trim color may contrast the body color offering a medium contrast color combination, not extreme.

**Recommended Color Palate**

- **DEC702 Antique Rose**
- **DEC750 Bison Beige**
- **DEC755 Cocoa**
- **DEC756 Weathered Cocoa**
- **DEC754 Quicksand**
- **DEC760 Alizarin Rose**
- **DEC765 Shaggy Mink**
- **DEC771 Shaggy Mink**
- **DEC772 Silver**
- **DEC773 Silver**
- **DEC774 Silver**
- **DEC775 Silver**
- **DEC776 Silver**
- **DEC777 Silver**
- **DEC778 Silver**
- **DEC779 Silver**
- **DEC780 Silver**
- **DEC781 Silver**
- **DEC782 Silver**

**Garage Doors:**
- These guidelines apply to lots, where a garage door faces a street (not an alley) or the front yard.
- If painted, use a trim or accent color. Do not use bright or primary colors.

**Windows:**
- Materials: Steel construction, with Fiberglass and Polyurethane; Steel construction, with Steel and Polyurethane; Steel construction, with Steel and Polyurethane.
- The window frame and sash may be stained wood. The window sash can be painted in a different color than the window trim.
- Transom: Windows and doors may include a transom window above them. This thin rectangular window may feature decorative muntins or stained glass for added detail.
- Double-hung: May have muntins dividing the upper sash into four or six sections. Typically the lower sash can be opened while the upper sash remains fixed.
- Casement: This is a window that is hinged to open outward, like a door. Casement windows are not recommended for Craftsman style homes.

**Trim and Details:**
- Paint railings and spindles in a single color or stain.
- Floors on porches to be gray maroon, brown or forest green.
- Eaves should be painted in the trim color to help outline the building.
- Wood construction, with Wood and Polystyrene; Steel construction, with Fiberglass and Polyurethane; Steel construction, with Steel and Polyurethane.

**Other Color considerations:**
- Blues - The main entry door on front doors can be stained wood. Other choices for the front door are medium brown or another accent color in the palette.
- Yellows - The window frame and sash may be stained wood.
- Greens - Some green shades can be the trim color to help outline the building.
- Red - Front porches should be painted in a color other than the overall color scheme.
- Black - Some black shades can be the trim color to help outline the building.
- Light neutral shades may be used as an accent color.
- Floors on porches to be gray maroon, brown or forest green.

**Color Palate:**
Colors are generally warm and natural looking. Many of the color cues are taken from fall foliage and landscapes, creating soft and variegated, yet natural color schemes.

**Recommended Materials:**
- Siding: Wood, fiber cement, or vinyl. The window frame and sash may be the same color as the window trim.
- Windows: Materials: Wood (including Window Trim) - may have muntins dividing the upper sash into four or six sections. Typically the lower sash can be opened while the upper sash remains fixed.

**Landscapes:**
- Creating lush and saturated, yet natural color schemes.
- The color chips and Trim color may contrast the body color offering a medium contrast color combination, not extreme.