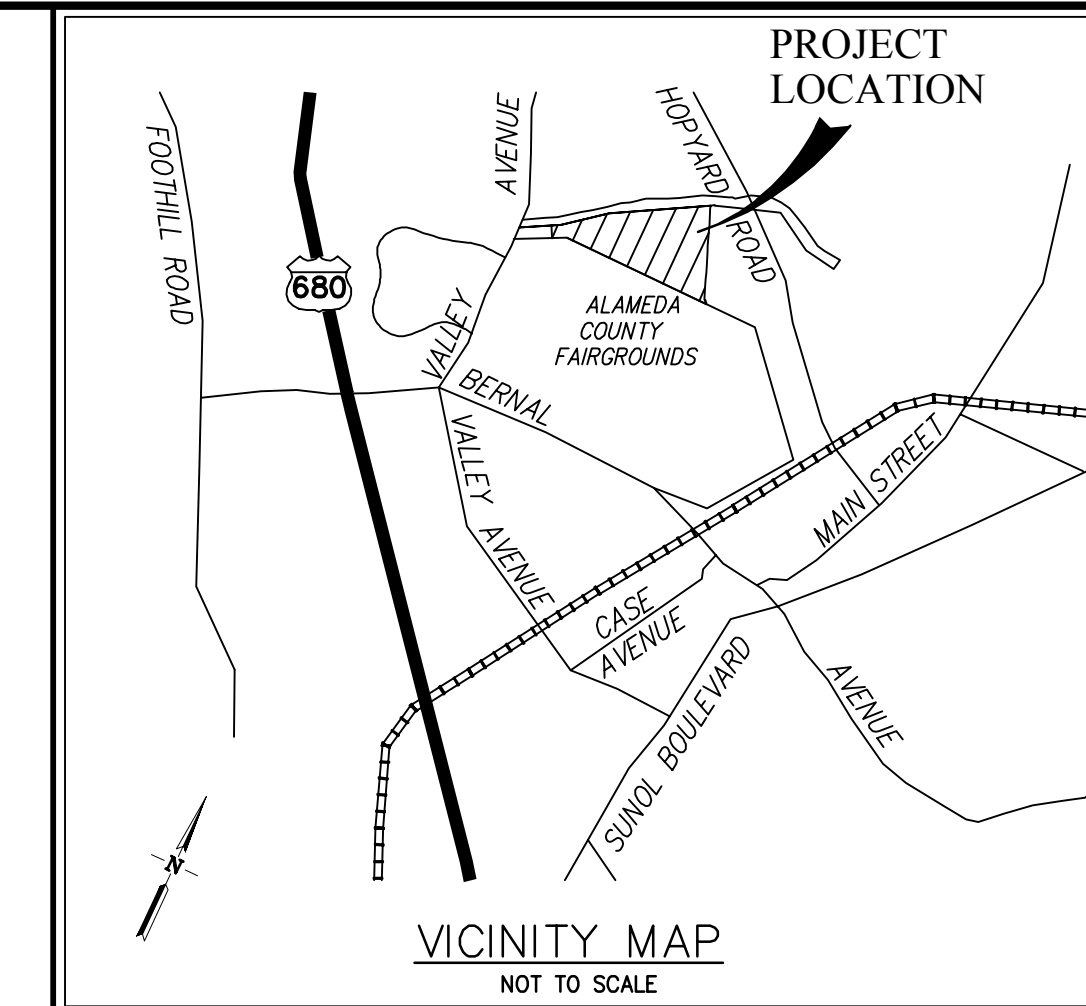
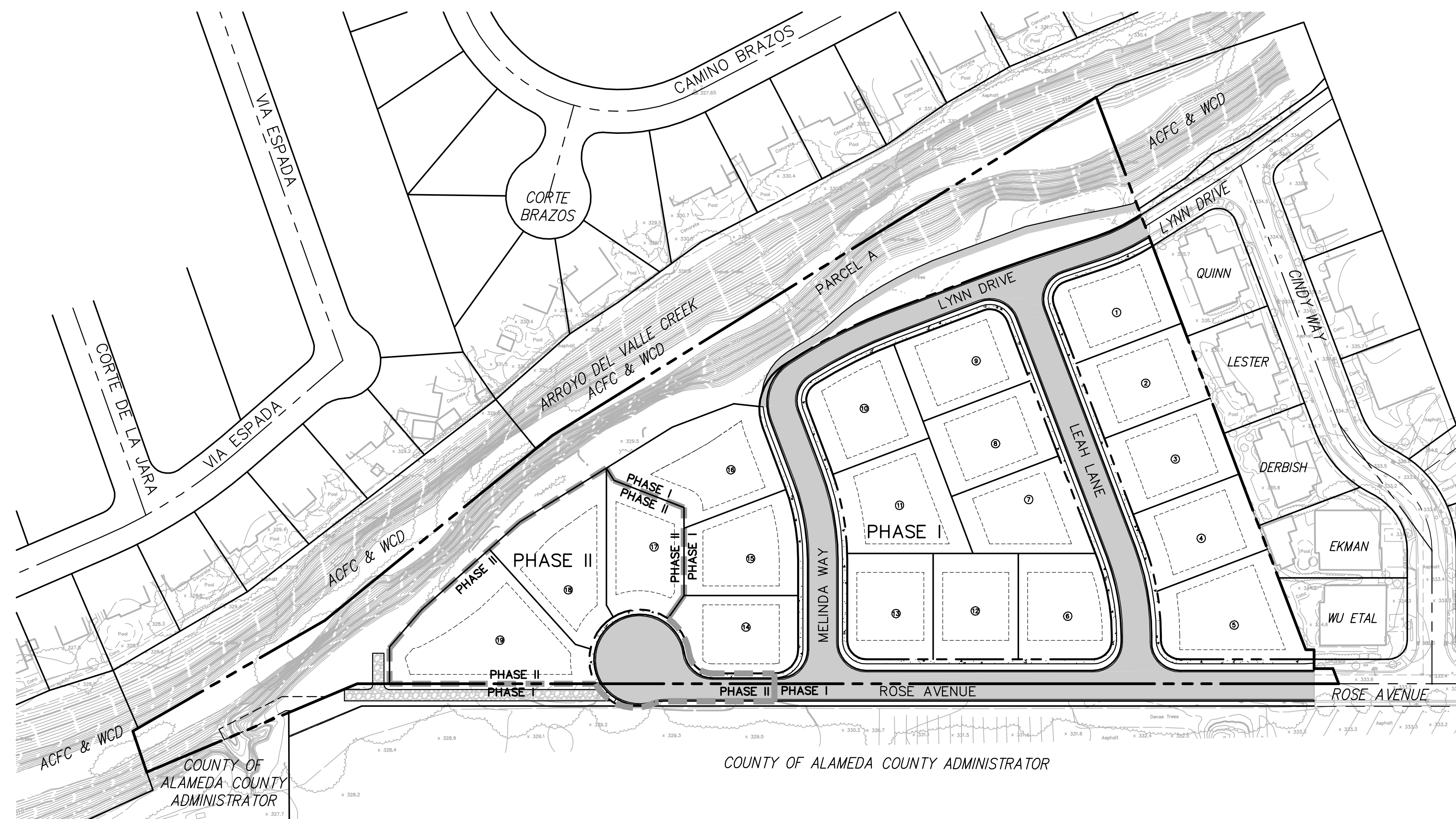


# PLANNED UNIT DEVELOPMENT ROSE AVENUE ESTATES

## CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	EX 12"SD
---	SANITARY SEWER	EX 8"SS
---	WATER	EX 8"W
---	RECYCLED WATER	EX 8"W(R)
---	CURB & GUTTER	EX FC
---	SIDEWALK	---
---	OVERHEAD UTILITIES	OH
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SAVE TREE	1947
---	REMOVE TREE	1945
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	+525.2
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---
---	LIFT STATION	---
---	DIRECTION OF FUTURE FLOW	---
---	AB MAINTENANCE ROAD	---
---	LIGHT CLASS RIP RAP	---



### SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	SLOPE CLASSIFICATION MAP
4	EXISTING TREES PLAN

### ARCHITECTURE

A0	COVER SHEET
A1	PLAN 1 FRONT ELEVATIONS
A2	PLAN 2 FRONT ELEVATIONS
A3	PLAN 2 FRONT ELEVATIONS OPTIONAL BONUS ROOM
A4	PLAN 1 BERKELEY 1ST FLOOR PLAN
A5	PLAN 1 BERKELEY 2ND FLOOR PLAN
A6	PLAN 1 BERKELEY FRONT ELEVATION & ROOF PLAN
A7	PLAN 1 BERKELEY SIDES & REAR ELEVATIONS
A8	PLAN 1 CRAFTSMAN 1ST FLOOR PLAN
A9	PLAN 1 CRAFTSMAN 2ND FLOOR PLAN
A10	PLAN 1 CRAFTSMAN FRONT ELEVATION & ROOF PLAN
A11	PLAN 1 CRAFTSMAN SIDES & REAR ELEVATIONS
A12	PLAN 1 KENSINGTON 1ST FLOOR PLAN
A13	PLAN 1 KENSINGTON 2ND FLOOR PLAN
A14	PLAN 1 KENSINGTON FRONT ELEVATION & ROOF PLAN
A15	PLAN 1 KENSINGTON SIDES & REAR ELEVATIONS
A16	PLAN 2 BERKELEY 1ST FLOOR PLAN
A17	PLAN 2 BERKELEY 2ND FLOOR PLAN
A18	PLAN 2 BERKELEY FRONT ELEVATION & ROOF PLAN
A19	PLAN 2 BERKELEY SIDES & REAR ELEVATIONS
A20	PLAN 2 BERKELEY FRONT ELEVATION & ROOF PLAN OPTIONAL BONUS ROOM
A21	PLAN 2 BERKELEY SIDES & REAR ELEVATIONS OPTIONAL BONUS ROOM
A22	PLAN 2 CRAFTSMAN 1ST FLOOR PLAN
A23	PLAN 2 CRAFTSMAN 2ND FLOOR PLAN
A24	PLAN 2 CRAFTSMAN FRONT ELEVATION & ROOF PLAN
A25	PLAN 2 CRAFTSMAN SIDES & REAR ELEVATIONS
A26	PLAN 2 CRAFTSMAN FRONT ELEVATION & ROOF PLAN OPTIONAL BONUS ROOM
A27	PLAN 2 CRAFTSMAN SIDES & REAR ELEVATIONS OPTIONAL BONUS ROOM
A28	PLAN 2 KENSINGTON 1ST FLOOR PLAN
A29	PLAN 2 KENSINGTON 2ND FLOOR PLAN
A30	PLAN 2 KENSINGTON FRONT ELEVATION & ROOF PLAN
A31	PLAN 2 KENSINGTON SIDES & REAR ELEVATIONS

### LANDSCAPE ARCHITECTURE

L1	PRELIMINARY LANDSCAPE SITE PLAN - PHASE ONE
L2	TYPICAL FRONT YARD LANDSCAPE
L3	PRELIMINARY LANDSCAPE SITE PLAN - PHASE TWO

### NETTING

N-5	NETTING DETAILS
-----	-----------------

### ABBREVIATIONS

AB	AGGREGATE BASE	LE	LANDSCAPE EASEMENT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	ME	MAINTENANCE EASEMENT
BC	BEGINNING OF CURVE	MH	MANHOLE
BFE	BASE FLOOD ELEVATION (FEMA)	OH	OVERHEAD UTILITIES
BVC	BEGIN VERTICAL CURVE	PAE	PRIVATE ACCESS EASEMENT
BO	BLOW OFF	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CL	CENTER LINE	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CP	CENTER POINT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
ESMT	EASEMENT	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SDE	STORM DRAIN EASEMENT (PUBLIC)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SNS	STREET NAME SIGN
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	SWI	STORM WATER INLET
FI	FIELD INLET	SWK	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	WM	WATER METER
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE		

### PROJECT TEAM

#### Applicant

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Pleasanton, CA 94588  
Contact: Jeff Schroeder  
(925) 460-8910

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Pleasanton, CA 94588  
Contact: Mark Falgout  
(925) 227-9100

#### Landscape Architecture

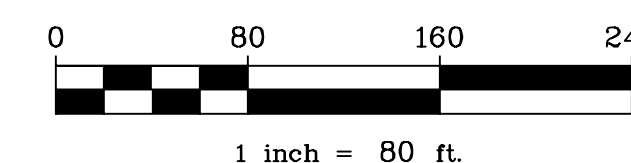
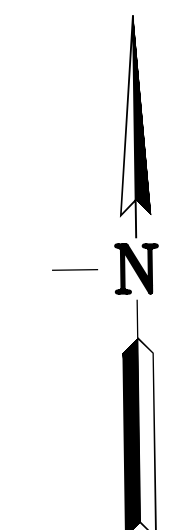
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Contact: Annika Carpenter  
(925) 938-7377

#### Architecture

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(949) 553-9100

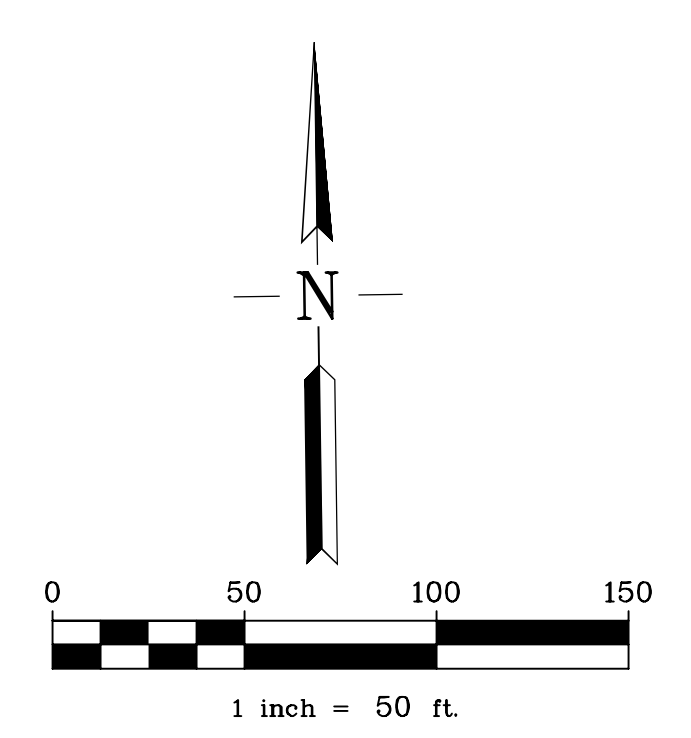
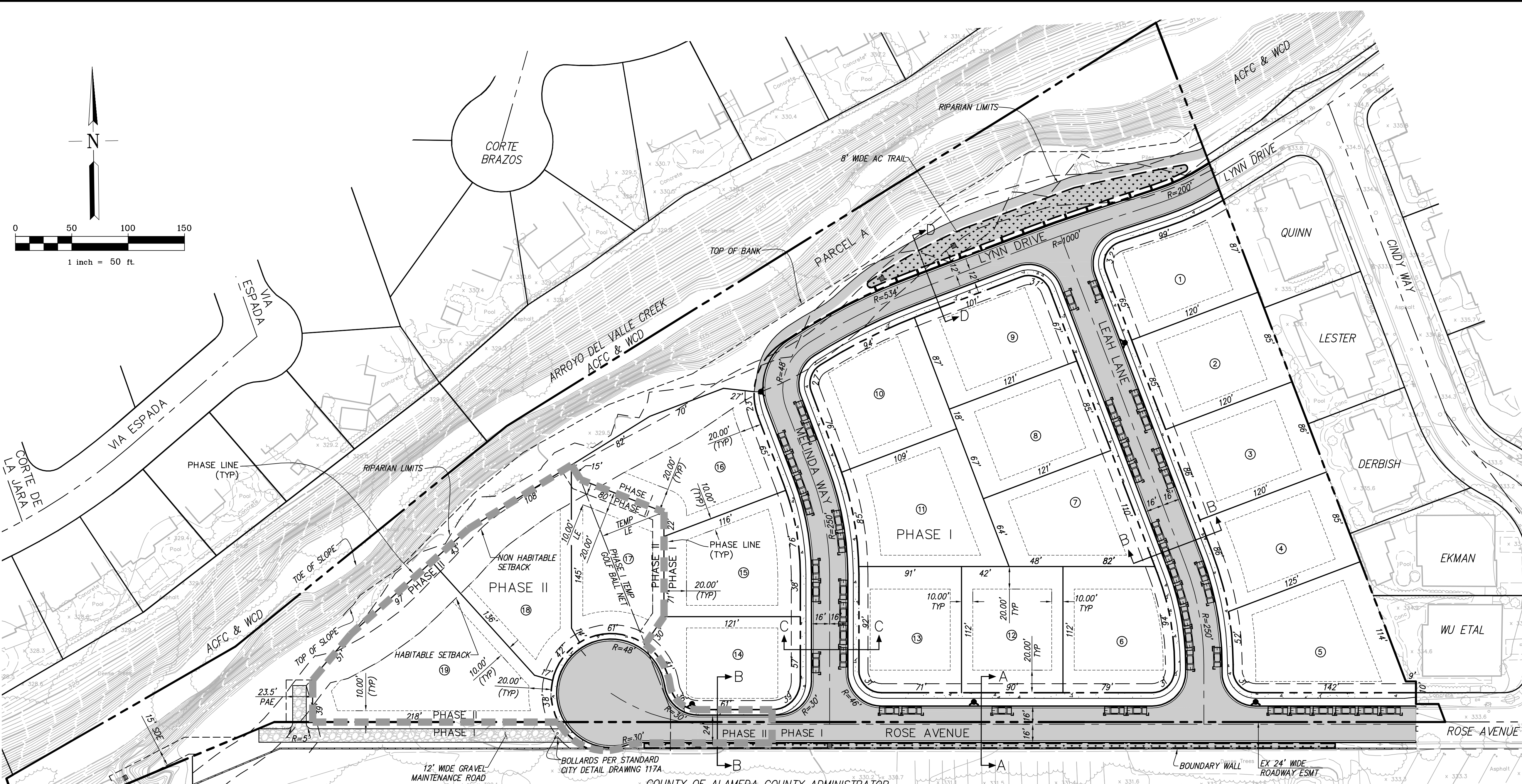
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(925) 866-9000



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**SITE SUMMARY**  
 NUMBER OF NEW UNITS: 19  
 SITE ACRES: 8.74 ACRES  
 DEVELOPED ACRES (LOTS AND STREETS): 7.01 ACRES

GROSS DENSITY = 19 UNITS/8.74AC  
 = 2.17 DU/AC  
 NET DENSITY = # UNITS / (TOTAL AC - OPEN SPACE - STREETS)  
 = 19 UNITS / (8.74 - 2.04 - 1.71)  
 = 3.81 DU/AC

PARKING  
 ON STREET: 46  
 DRIVEWAYS (2 MINIMUM PER NEW RESIDENCE): 38  
 GARAGE (2 PER NEW RESIDENCE): 38  
 TOTAL: 122 TOTAL

**LAND USE SUMMARY**

LAND USE	UNITS	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY DETACHED 9,881 S.F. TO 18,913 S.F. LOT SIZE	19	4.99	57.1%
RIGHT OF WAY (STREETS & SIDEWALKS)	-	1.71	19.6%
OPEN SPACE (PARCEL A)	-	2.04	23.3%
	19	8.74	100.0%

**ACCESSORY STRUCTURES**  
(SEE NOTES BELOW)

LOTS	MINIMUM SETBACK
1-19	3' TO SIDE PL 5' TO REAR PL CLASS I IS LIMITED TO A MAXIMUM 15 FEET HEIGHT
1-19	CLASS II SHALL COMPLY WITH THE APPLICABLE CLASS II ACCESSORY STRUCTURE REGULATIONS OF CITY OF PLEASANTON ZONING ORDINANCE

- NOTES:**
- FRONT, SIDE, REAR YARD SETBACKS DO NOT INCLUDE MINOR ARCHITECTURAL PROJECTIONS PER CITY OF PLEASANTON ZONING ORDINANCE.
  - ACCESSORY STRUCTURES EXCEEDING 10 FEET IN HEIGHT SHALL BE SUBJECT TO DESIGN REVIEW PER CITY OF PLEASANTON ZONING ORDINANCE.

**PUD LOT SPECIFICATIONS SUMMARY**

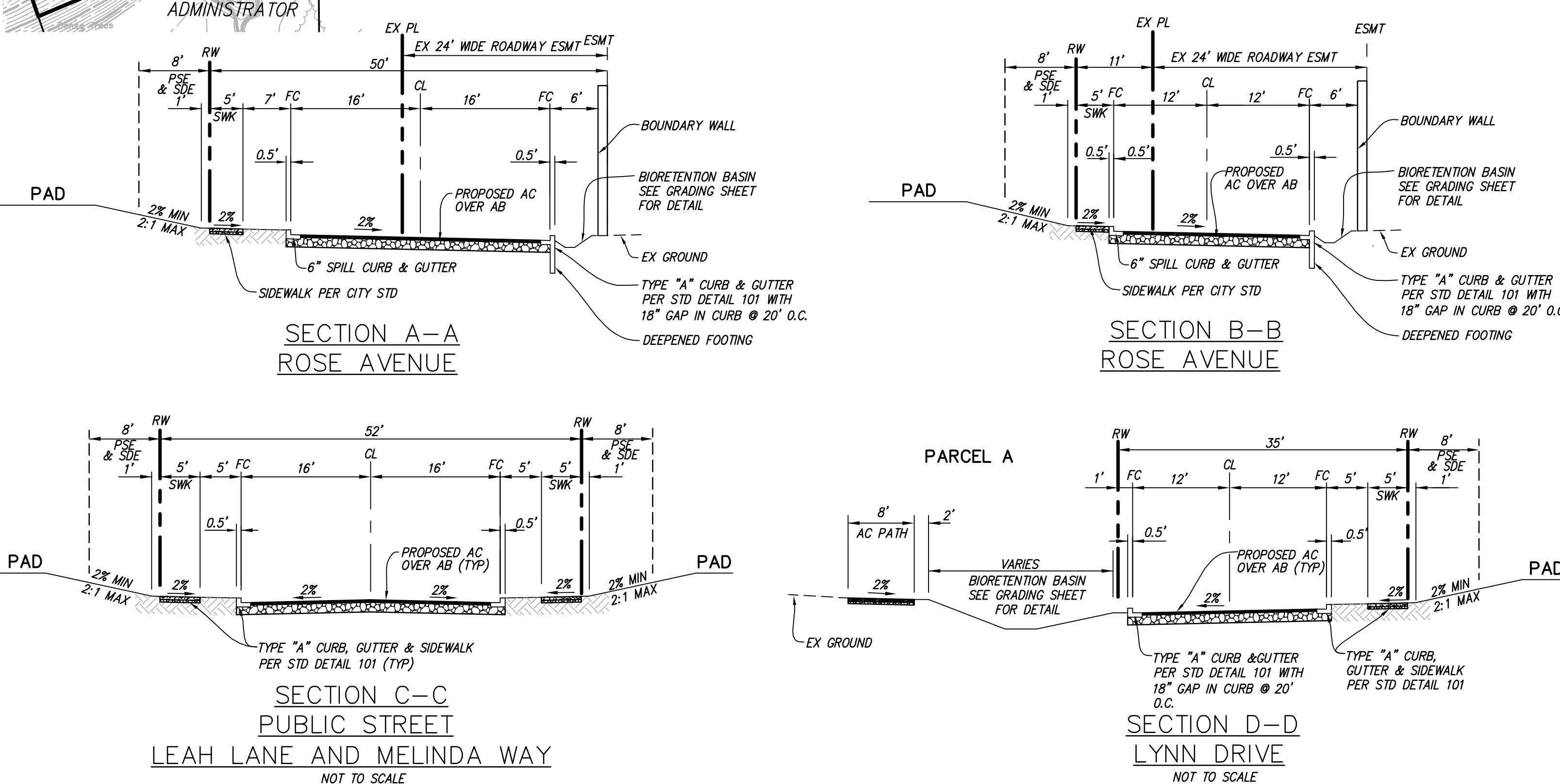
PHASE	LOT	LOT SIZE (SF)	HOUSE MODEL	HOUSE MODEL MAX HEIGHT (FT)	PLAN 1 HOUSE SIZE (SF)	PLAN 1 GARAGE (SF)	PLAN 1 FAR	PLAN 2 HOUSE SIZE (SF)	PLAN 2 GARAGE (SF)	PLAN 2 FAR	PLAN 2 HOUSE SIZE WITH BONUS (SF)	PLAN 2 FAR (WITH BONUS)	MIN FRONT SETBACK (PORCH/HOUSE/DWY)	MIN REAR SETBACK	MIN SIDE SETBACK (INTERIOR/CORNER)
I	1	10,027	PLAN 2	32	N/A	N/A	N/A	4,184	847	44%	N/A (3)	N/A (3)	15'/20'/25'	30'	10'/10'
I	2	10,200	PLAN 1	32	3,937	650	39%	N/A	N/A	N/A	N/A (3)	N/A (3)	15'/20'/25'	30'	10'/10'
I	3	10,291	PLAN 1	32	3,937	650	39%	N/A	N/A	N/A	N/A (3)	N/A (3)	15'/20'/25'	30'	10'/10'
I	4	10,288	PLAN 2	32	N/A	N/A	N/A	4,184	847	43%	N/A (3)	N/A (3)	15'/20'/25'	30'	10'/10'
I	5	13,333	PLAN 2	32	N/A	N/A	N/A	4,184	847	33%	N/A (3)	N/A (3)	15'/20'/25'	30'	10'/10'
I	6 (4)	10,501	PLAN 1 OR 2	32	3,937	650	38%	4,184	847	42%	4,458	45%	15'/20'/25'	20'	10'/10'
I	7 (4)	10,555	PLAN 2	32	N/A	N/A	NA	4,184	847	42%	4,458	45%	15'/20'/25'	20'	10'/10'
I	8 (4)	10,285	PLAN 1 OR 2	32	3,937	650	39%	4,184	847	43%	N/A (3)	N/A (3)	15'/20'/25'	20'	10'/10'
I	9 (4)	10,471	PLAN 1 OR 2	32	3,937	650	38%	4,184	847	42%	4,458	45%	15'/20'/25'	20'	10'/10'
I	10	10,964	PLAN 1 OR 2	32	3,937	650	36%	4,184	847	40%	4,458	43%	15'/20'/25'	20'	10'/10'
I	11	12,519	PLAN 1 OR 2	32	3,937	650	32%	4,184	847	35%	4,458	38%	15'/20'/25'	20'	10'/10'
I	12	10,080	PLAN 1 OR 2	32	3,937	650	40%	4,184	847	44%	N/A	N/A	15'/20'/25'	20'	10'/10'
I	13	10,106	PLAN 1 OR 2	32	3,937	650	39%	4,184	847	44%	N/A	N/A	15'/20'/25'	20'	10'/10'
I	14	9,881	PLAN 2	32	N/A	N/A	N/A	4,184	847	45%	N/A	N/A	15'/20'/25'	20'	10'/10'
I	15	11,029	PLAN 1 OR 2	32	3,937	650	36%	4,184	847	40%	4,458	43%	15'/20'/25'	20'	10'/10'
I	16	14,100	PLAN 2	32	N/A	N/A	N/A	4,184	847	31%	4,458	33%	15'/20'/25'	20'	10'/10'
II	17	10,323	PLAN 1	32	3,937	650	39%	4,184	N/A	N/A	N/A	N/A	15'/20'/25'	20'	10'/10'
II	18	13,503	PLAN 2	32	N/A	N/A	N/A	4,184	847	33%	4,458	35%	15'/20'/25'	20'	10'/10'
II	19	18,913	PLAN 2	32	N/A	N/A	N/A	4,184	847	23%	4,458	25%	15'/20'/25'	20'	10'/10'

FAR = [(HOUSE SF + (GARAGE SF - 600 SF)) / (LOT SIZE SF)] , MAX FAR = 45%  
 AVERAGE LOT SIZE = 11,443 SF

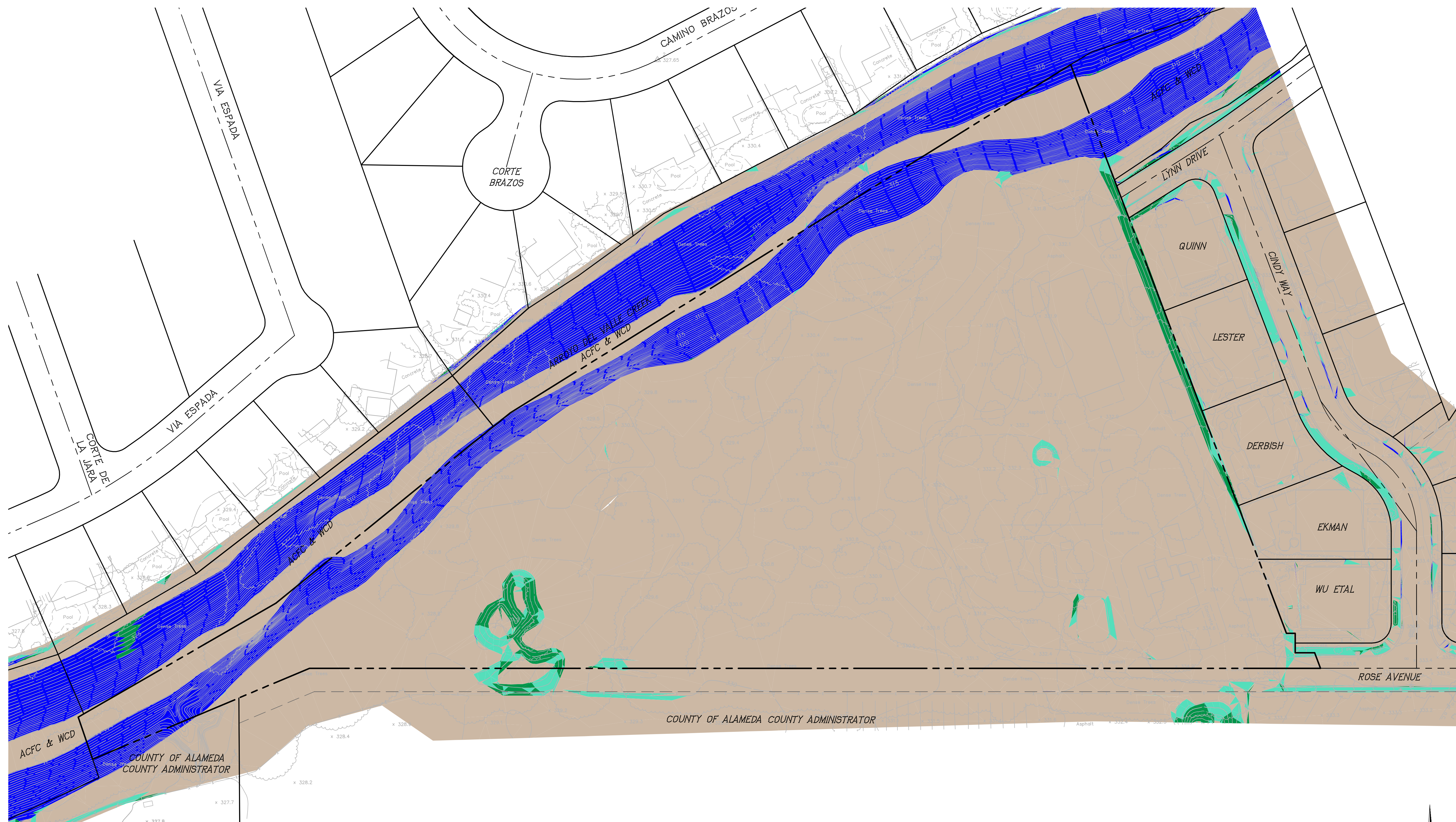
- NOTES:**
- FOR SPECIFIC BUILDING HEIGHTS, SEE ARCHITECTURAL PLANS.
  - PRELIMINARY SQUARE FOOTAGES ARE APPROXIMATE.
  - LOTS 1-5 WILL BE A PLAN 1 OR A PLAN 2 WITHOUT BONUS ROOM.
  - LOT 6 THRU 16 WILL BE A PLAN 1, OR A PLAN 2 WITH THE OPTIONAL BONUS ROOM LIMITED TO A MAXIMUM OF 40 PERCENT (OR A TOTAL OF 6) OF THESE LOTS.

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**SITE DEVELOPMENT PLAN**  
**ROSE AVENUE ESTATES**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

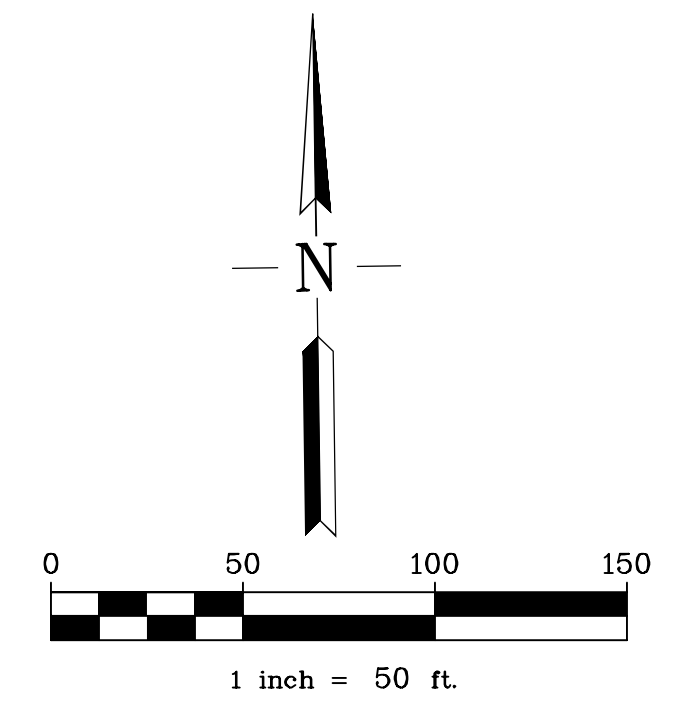






**LEGEND:**

- 0 - 10%
- 10% - 20%
- 20% - 24.9%
- 25%+



## SLOPE CLASSIFICATION MAP ROSE AVENUE ESTATES

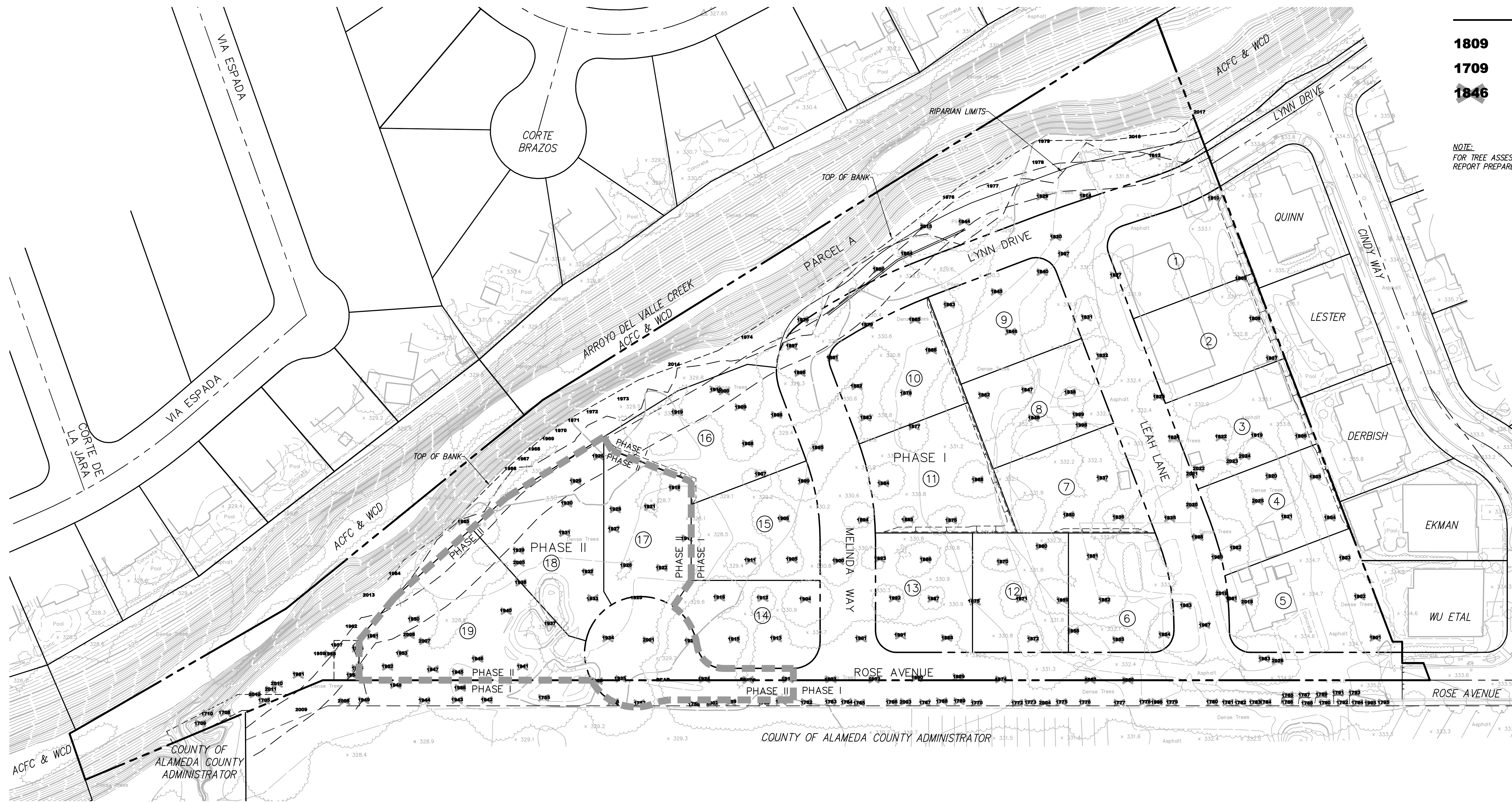
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



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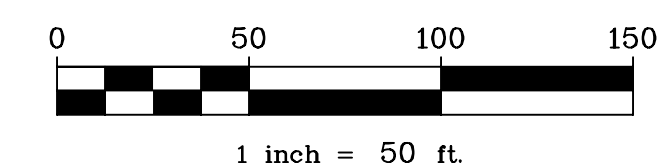
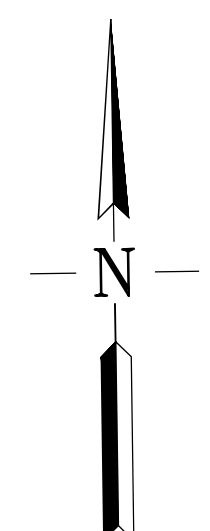




LEGEND

- 1809** TREE NUMBER
- 1709** TREE TO BE SAVED
- 1846** TREE TO BE REMOVED

*NOTE:*  
FOR TREE ASSESSMENT AND PRESERVATION RECOMMENDATIONS, SEE THE TREE REPORT PREPARED FOR ALTERI PROPERTY BY HORTSCIENCE, NOVEMBER 29, 2013.



EXISTING TREES PLAN  
ROSE AVENUE ESTATES  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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# ROSE AVE

---

PLEASANTON, CALIFORNIA



**PONDEROSA**  
H O M E S

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BERKELEY



CRAFTSMAN



KENSINGTON

**PLAN I**  
FRONT ELEVATIONS

SHEET NO.
<b>A.I</b>

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"





BERKELEY



CRAFTMAN



KENSINGTON

**PLAN 2**  
FRONT ELEVATIONS

0 2 4 8 SCALE: 1/4" = 1'-0"

SHEET NO.  
**A.2**

10.16.2014





BERKELEY



CRAFTMAN

KENSINGTON

OPTIONAL BONUS ROOM

**PLAN 2**

FRONT ELEVATIONS

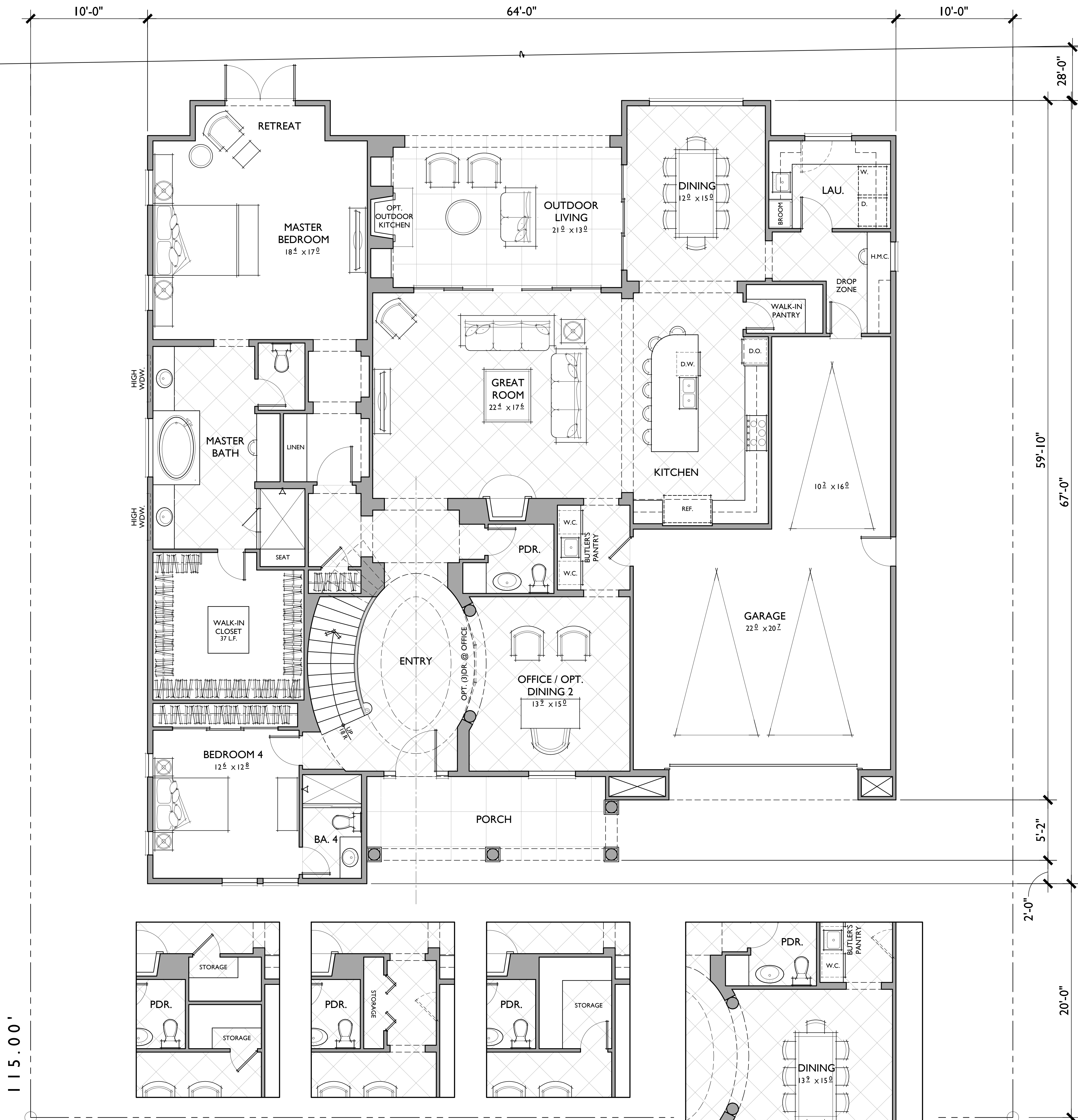
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**A.3**

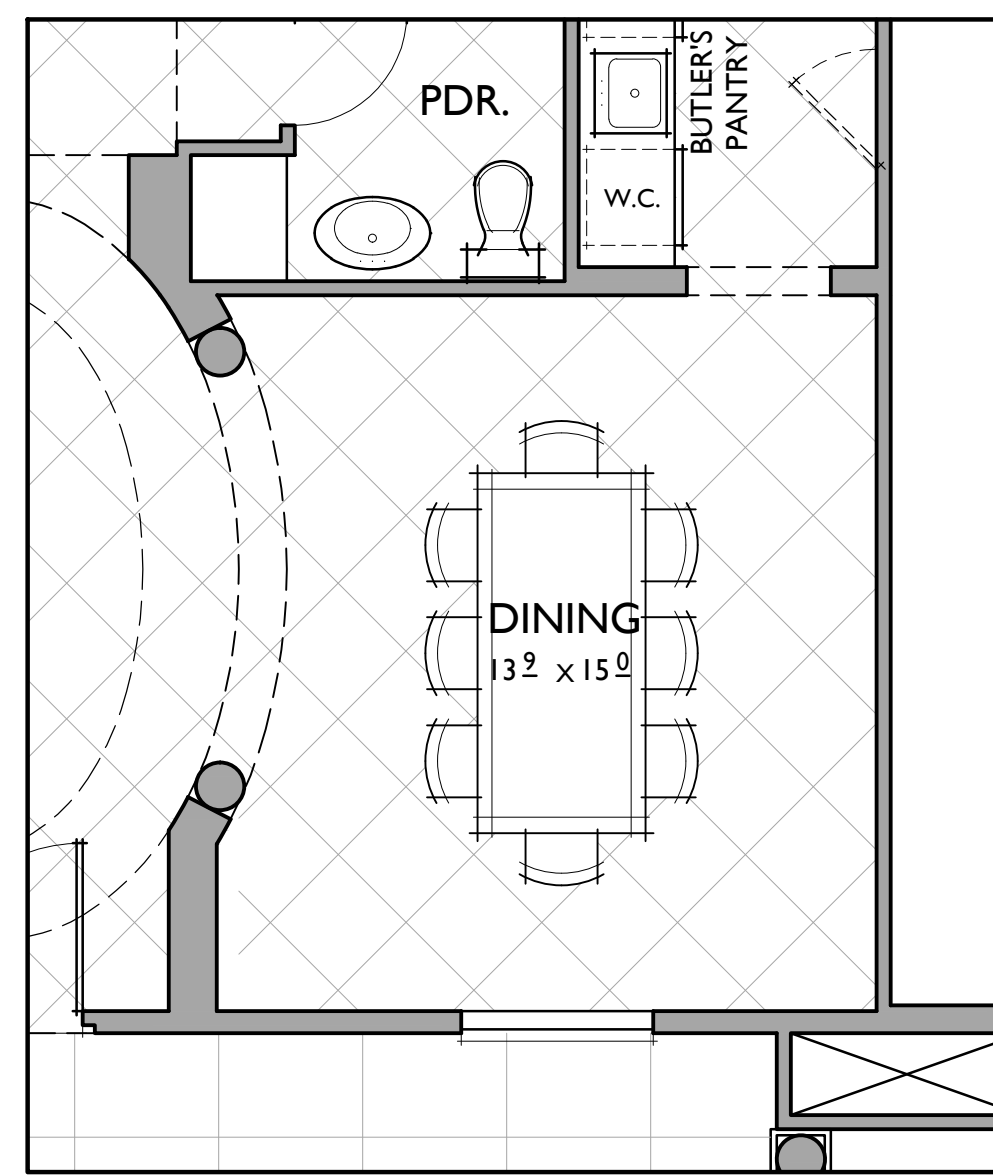
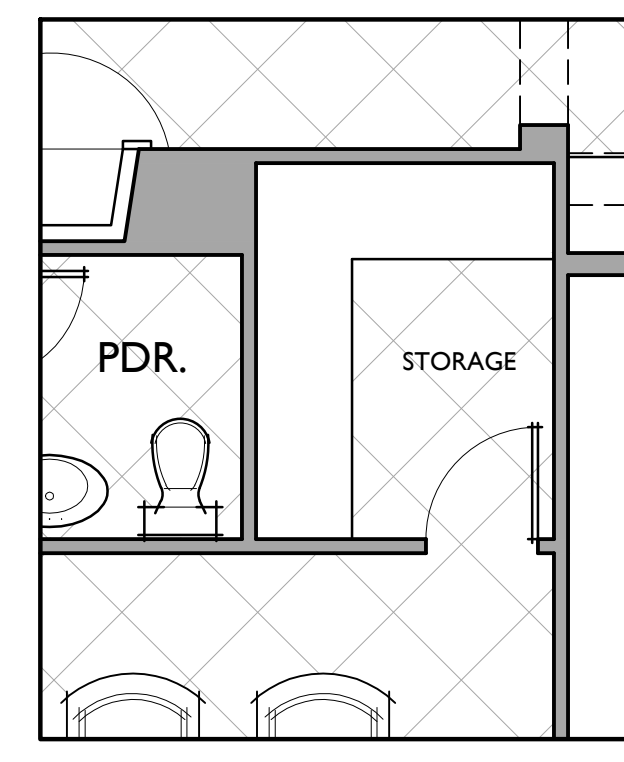
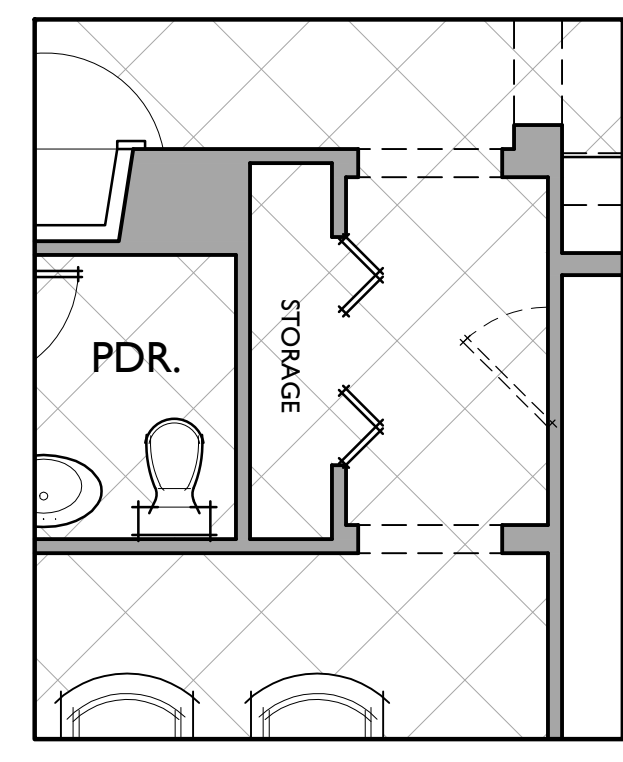
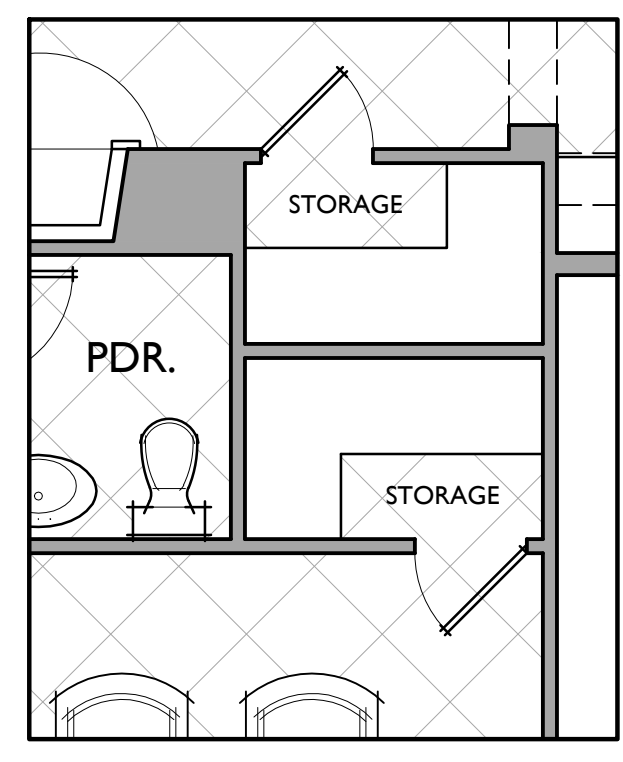
10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"





115.00'

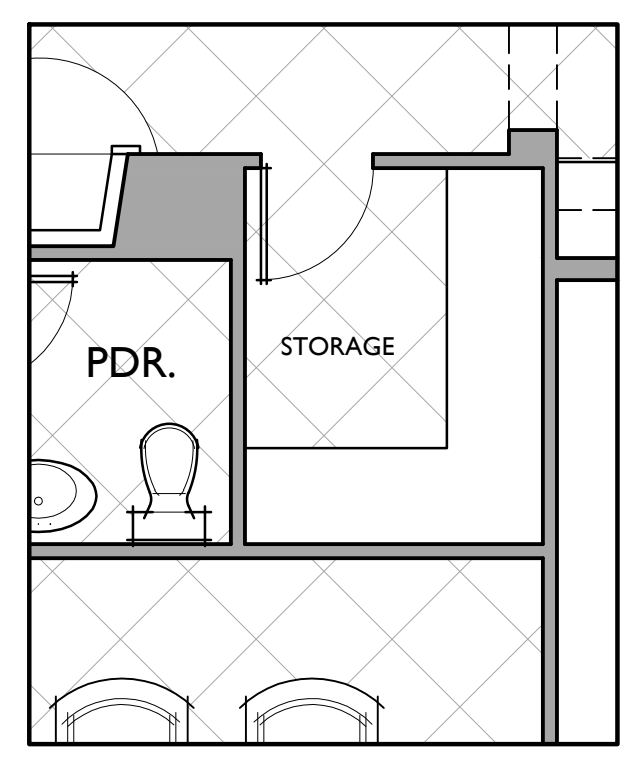


85.00' OPT. SPLIT STO. @ GREAT ROOM & OFFICE

OPT. STO. @ OFFICE

OPT. STO. @ OFFICE

OPT. DINING @ OFFICE



OPT. STO. @ GREAT ROOM

4 BEDROOMS / OFFICE / BONUS ROOM / 4.5 BATHS  
3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR  
REFLECTS BERKELEY  
**PLAN I**  
3,937 SQ. FT.

SHEET NO.  
**A.4**

10.16.2014

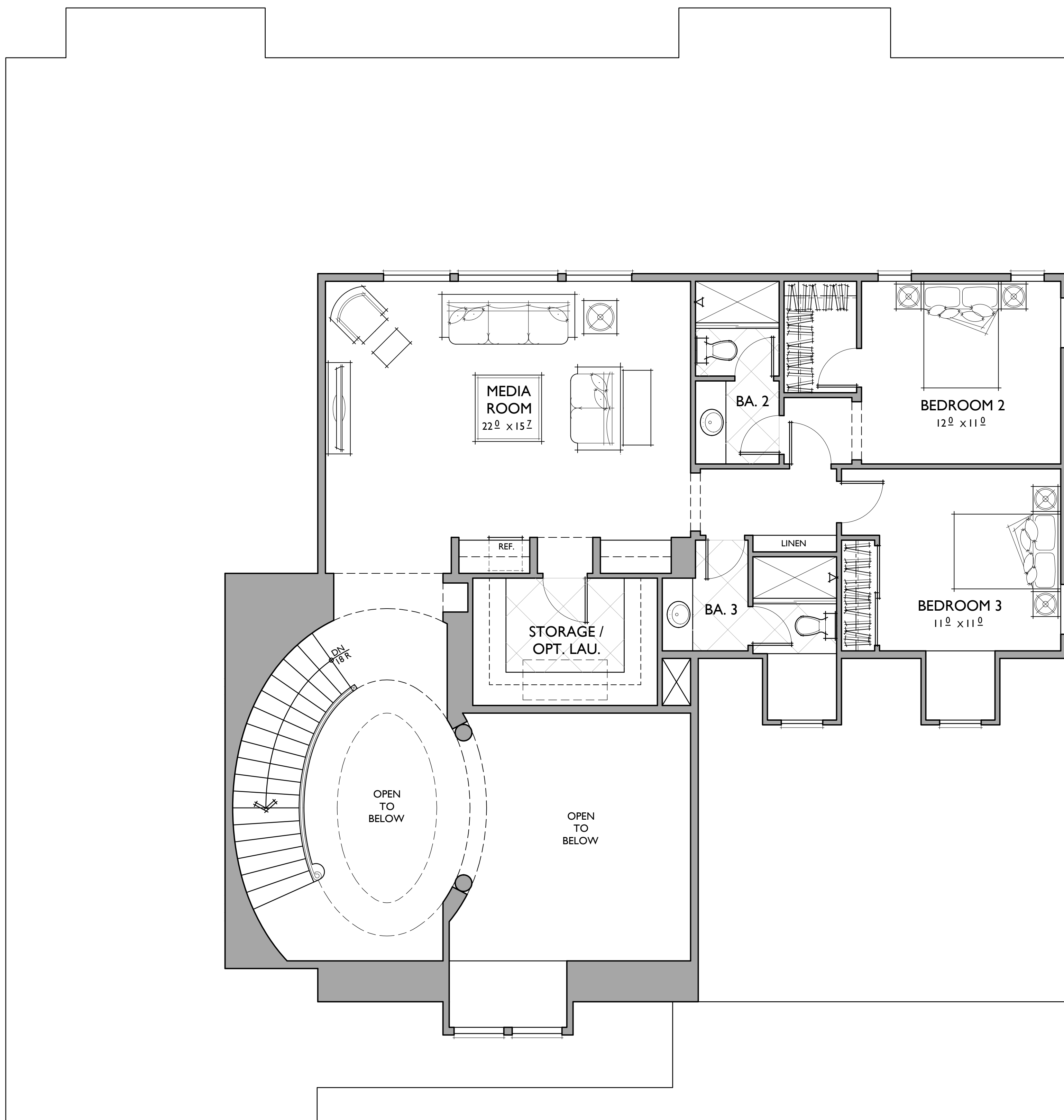
0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
PLEASANTON, CA

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4 BEDROOMS / OFFICE / BONUS ROOM /  
 4.5 BATHS  
 3 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR  
 REFLECTS BERKELEY  
**PLAN I**  
 3,937 SQ. FT.

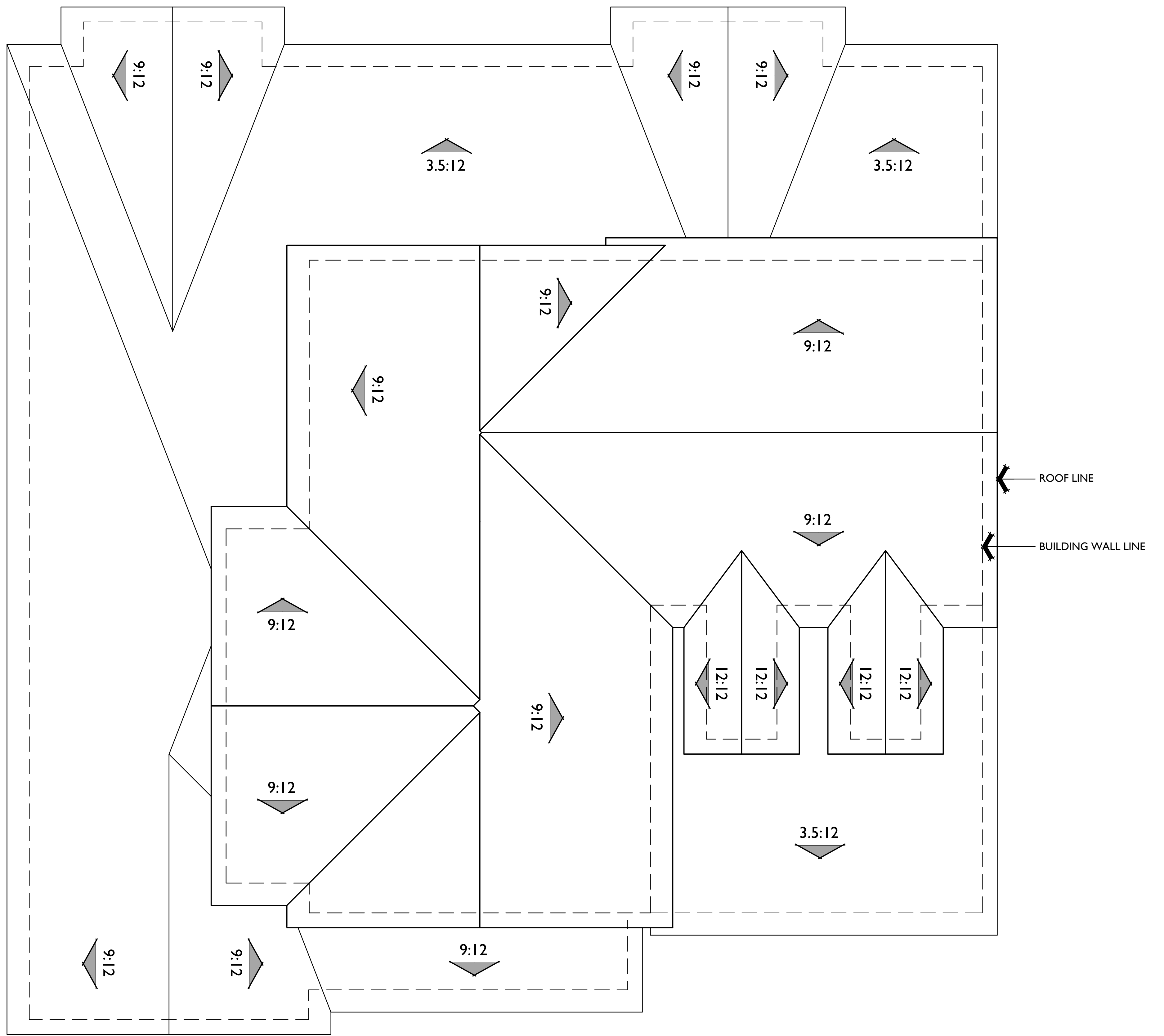
SHEET NO.

**A.5**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"





**ROOF PLAN**

PITCH: 9:12  
 RAKE: 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE



- MATERIAL LEGEND**
- A. COMPOSITION SHINGLE
  - B. ROLL UP GARAGE DOOR
  - C. STUCCO
  - D. WOOD SHUTTER
  - E. POTSHELF
  - F. CHAMFERED WOOD OUTLOOKER
  - G. WOOD TRIM
  - H. WOOD BARGE BOARD
  - I. STONE VENEER
  - J. BRICK HEADER
  - K. BRICK SILL
  - L. BRICK VENEER
  - M. FOAM TRIM
  - N. LIGHT FIXTURE
  - O. WOOD RAFTER
  - P. BUILT-IN FOAM EAVE
  - Q. PRECAST TRIM
  - R. METAL ROOF
  - S. WOOD POST
  - T. LOUVERED ATTIC VENT
  - U. WOOD SHAPED CORBEL
  - V. HORIZONTAL SIDING
  - W. VERTICAL SIDING
  - X. SHAPED FOAM COLUMN
  - Y. WOOD COLUMN
  - Z. COMPOSITE COLUMN

BERKELEY FRONT ELEVATION & ROOF PLAN

**PLAN I**  
 FRONT ELEVATIONS

SHEET NO.

**A.6**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
 PLEASANTON, CA

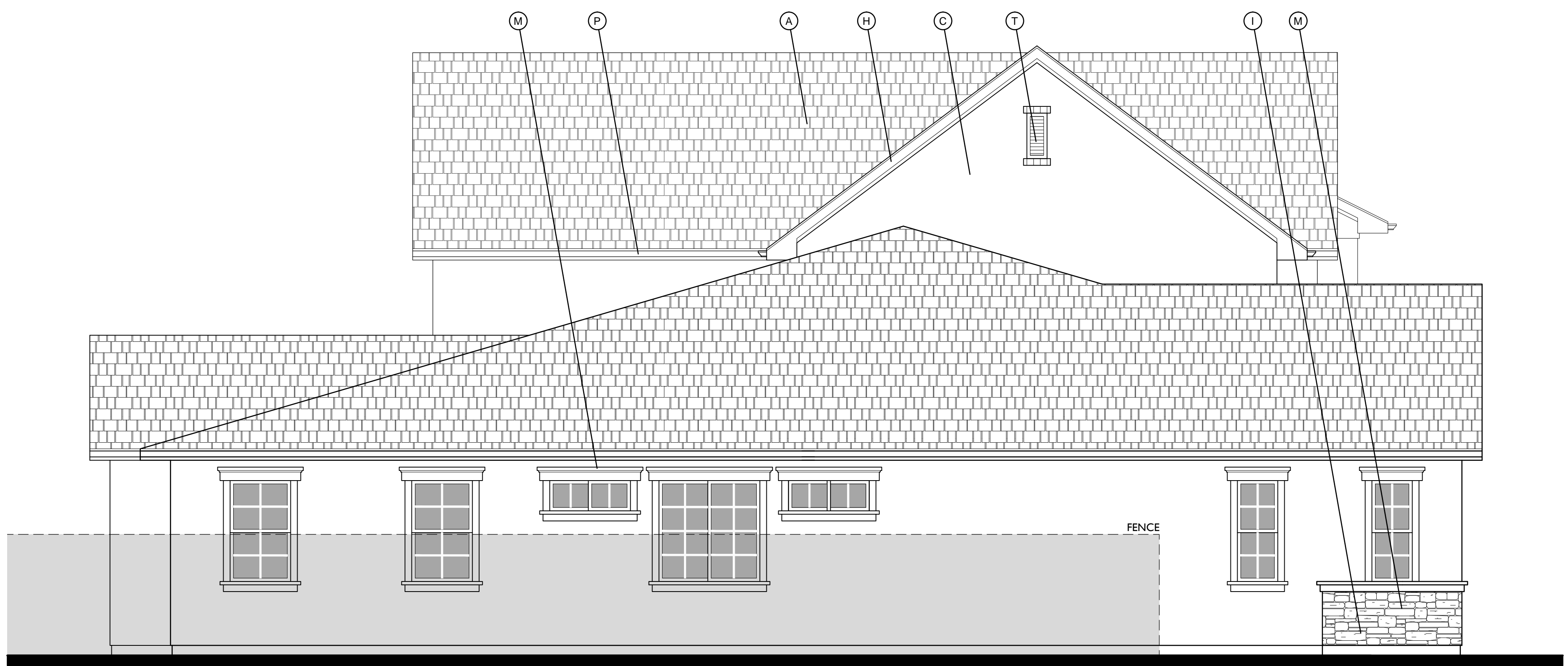
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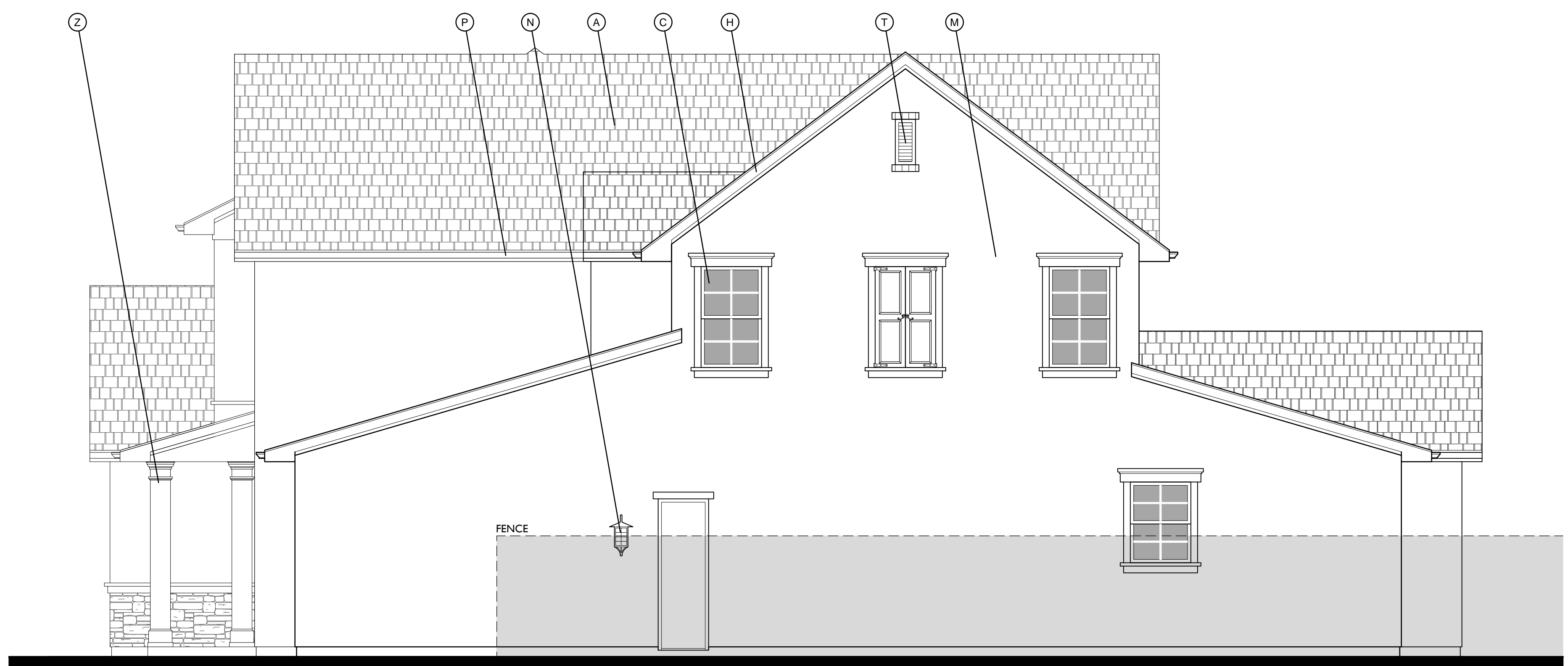
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LEFT



RIGHT



REAR

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

BERKELEY SIDES & REAR ELEVATIONS

**PLAN I**  
FRONT ELEVATIONS

SHEET NO.

**A.7**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
PLEASANTON, CA

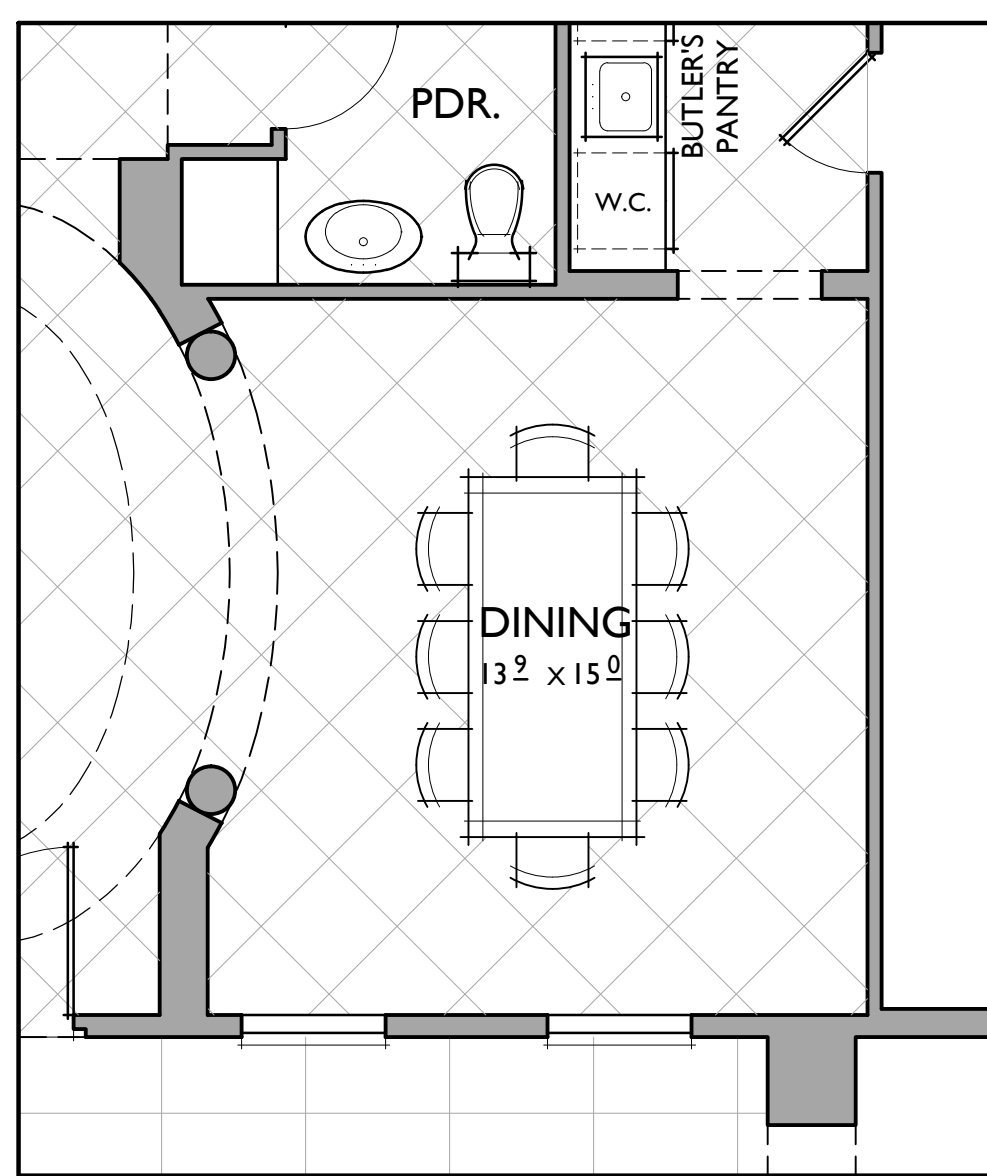
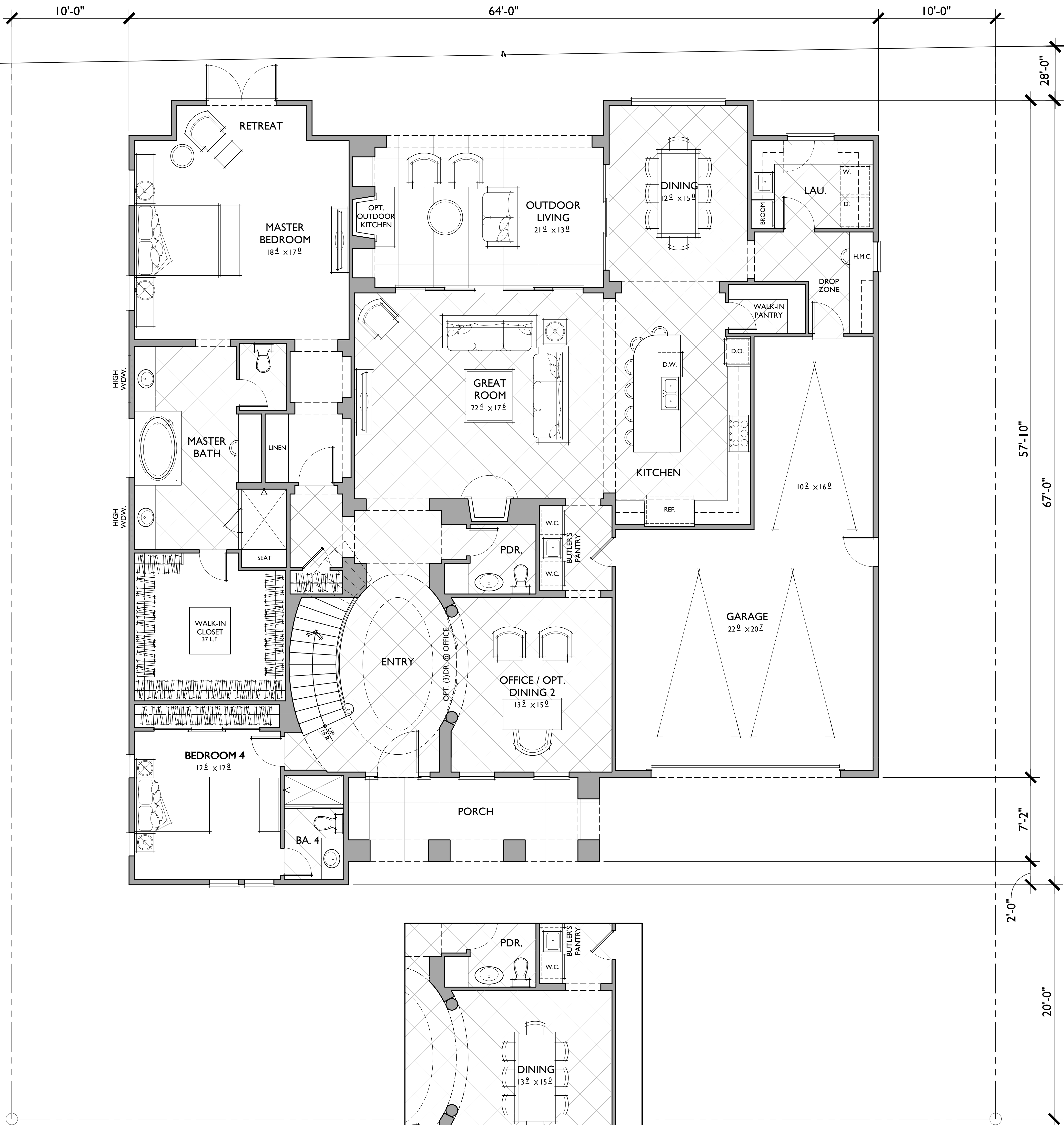
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OPT. DINING  
@ OFFICE

4 BEDROOMS / OFFICE / BONUS ROOM /  
4.5 BATHS  
3 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR  
REFLECTS CRAFTSMAN  
**PLAN I**  
3,937 SQ. FT.

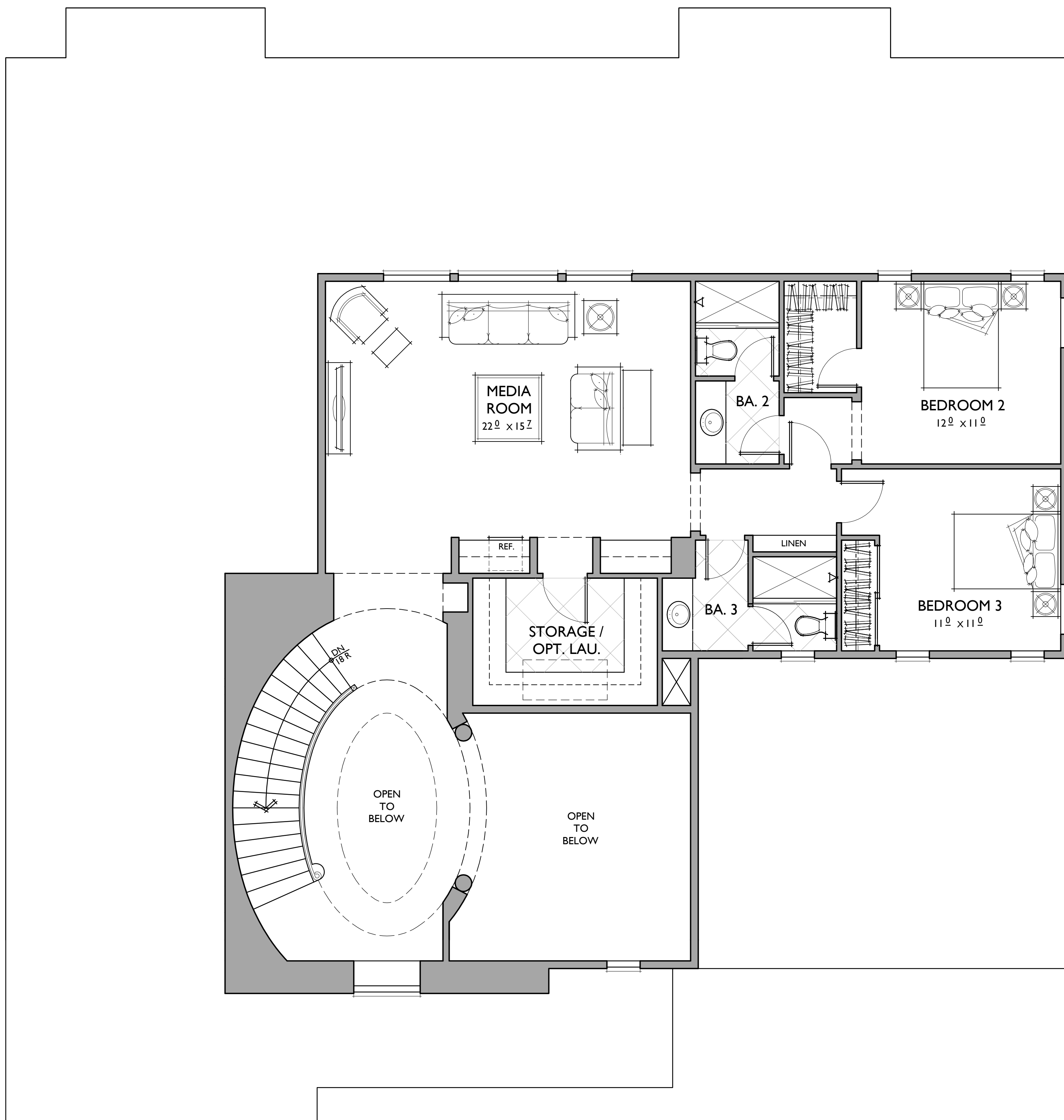
SHEET NO.

**A.8**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"





4 BEDROOMS / OFFICE / BONUS ROOM /  
 4.5 BATHS  
 3 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR  
 REFLECTS CRAFTSMAN  
**PLAN I**  
 3,937 SQ. FT.

SHEET NO.  
**A.9**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
 PLEASANTON, CA

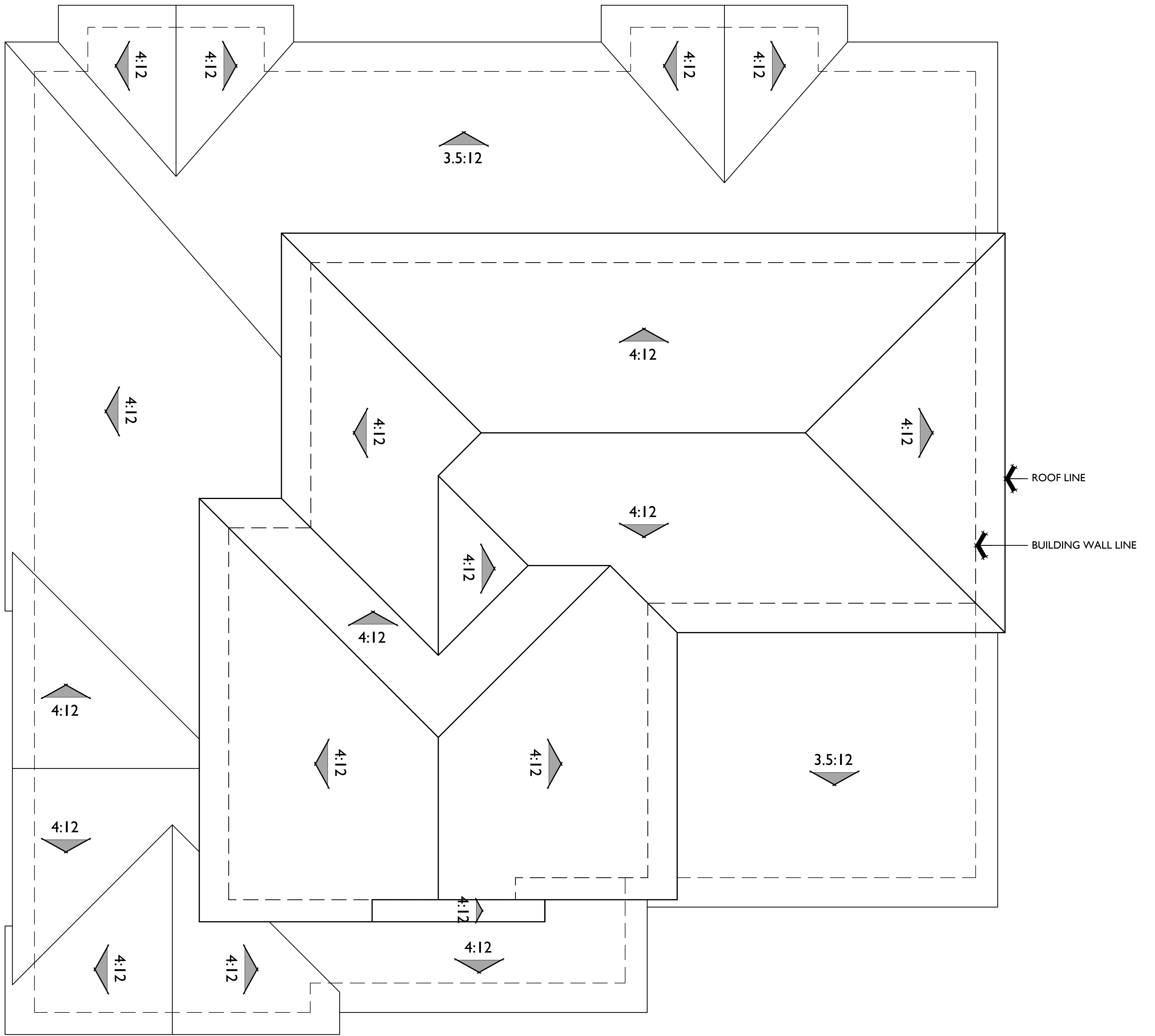
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**ROOF PLAN**

PITCH: 4:12  
 RAKE: 18"  
 EAVE: 24"  
 ROOF MATERIAL: CONCRETE FLAT TILE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN



CRAFTSMAN FRONT ELEVATION & ROOF PLAN

**PLAN I**  
 FRONT ELEVATIONS

SHEET NO.

**A.10**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
 PLEASANTON, CA

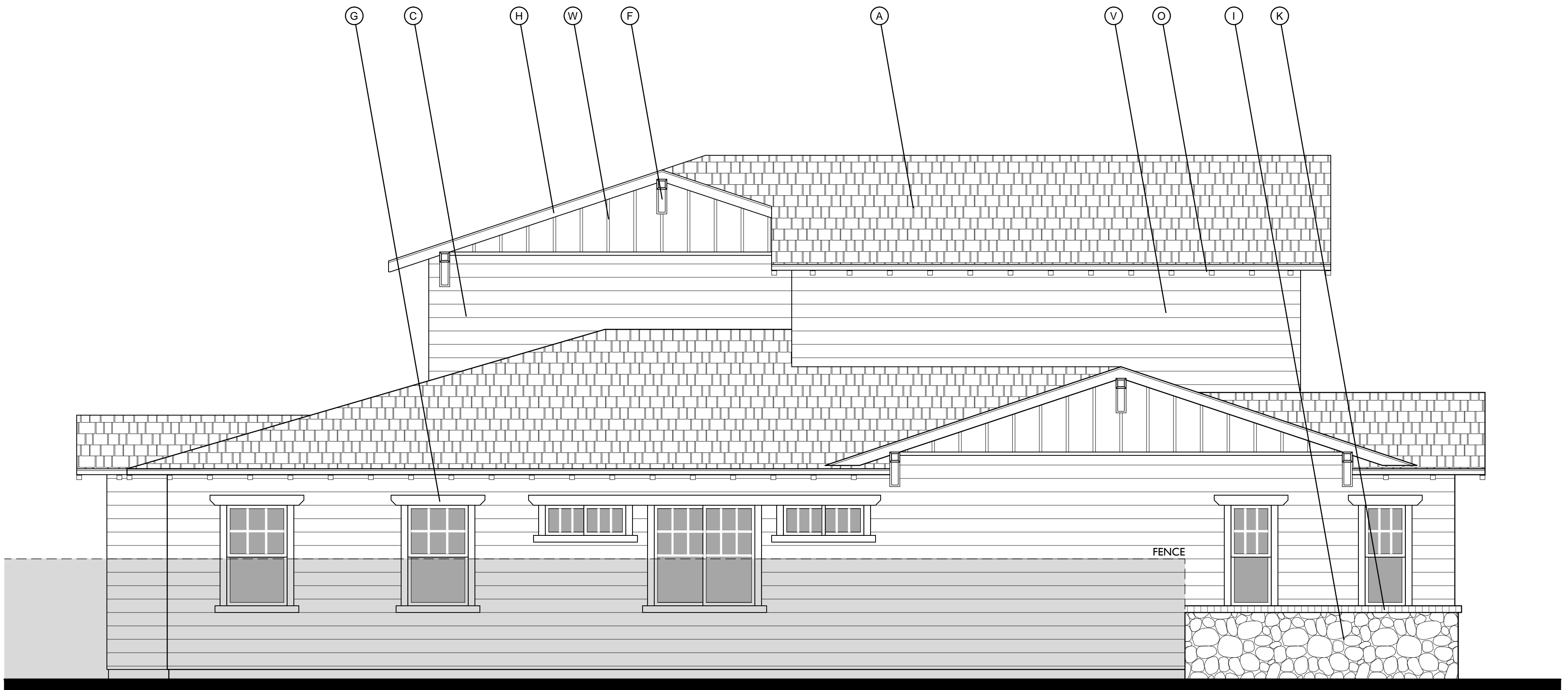
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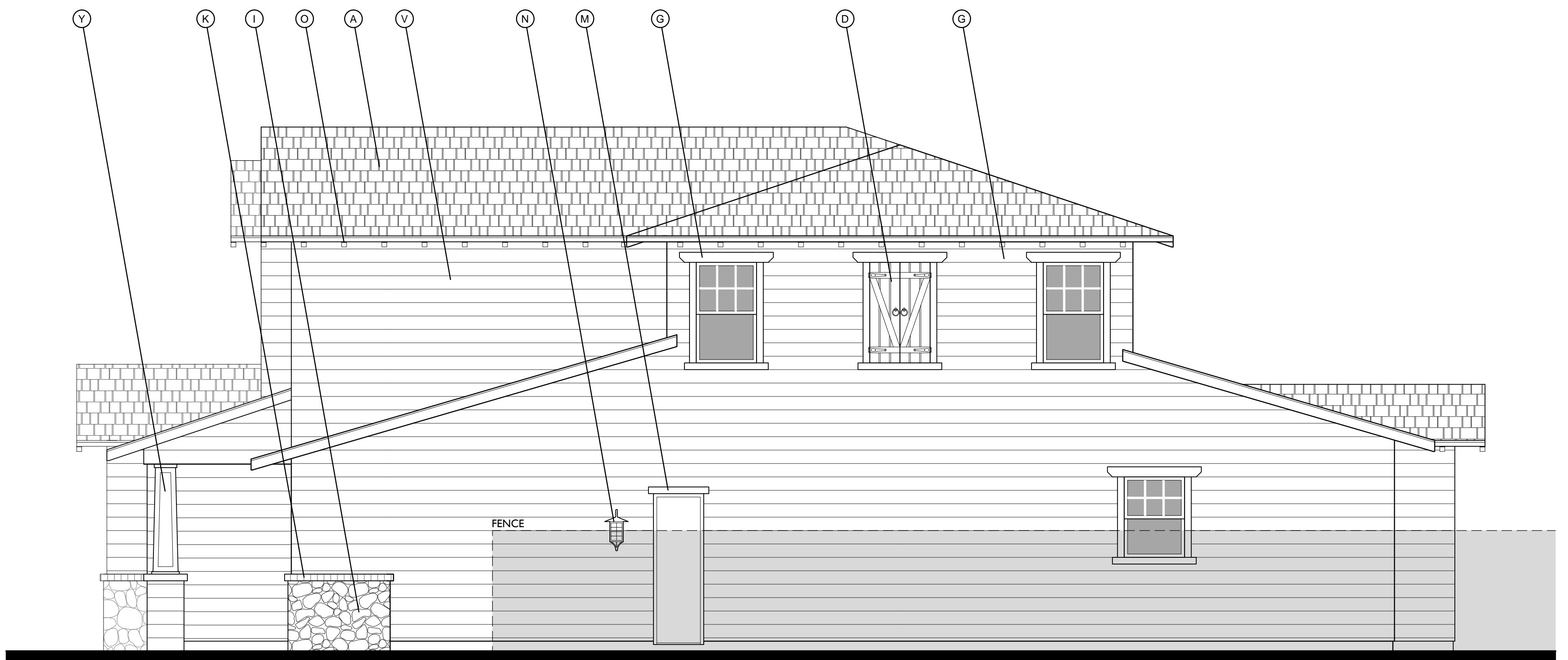
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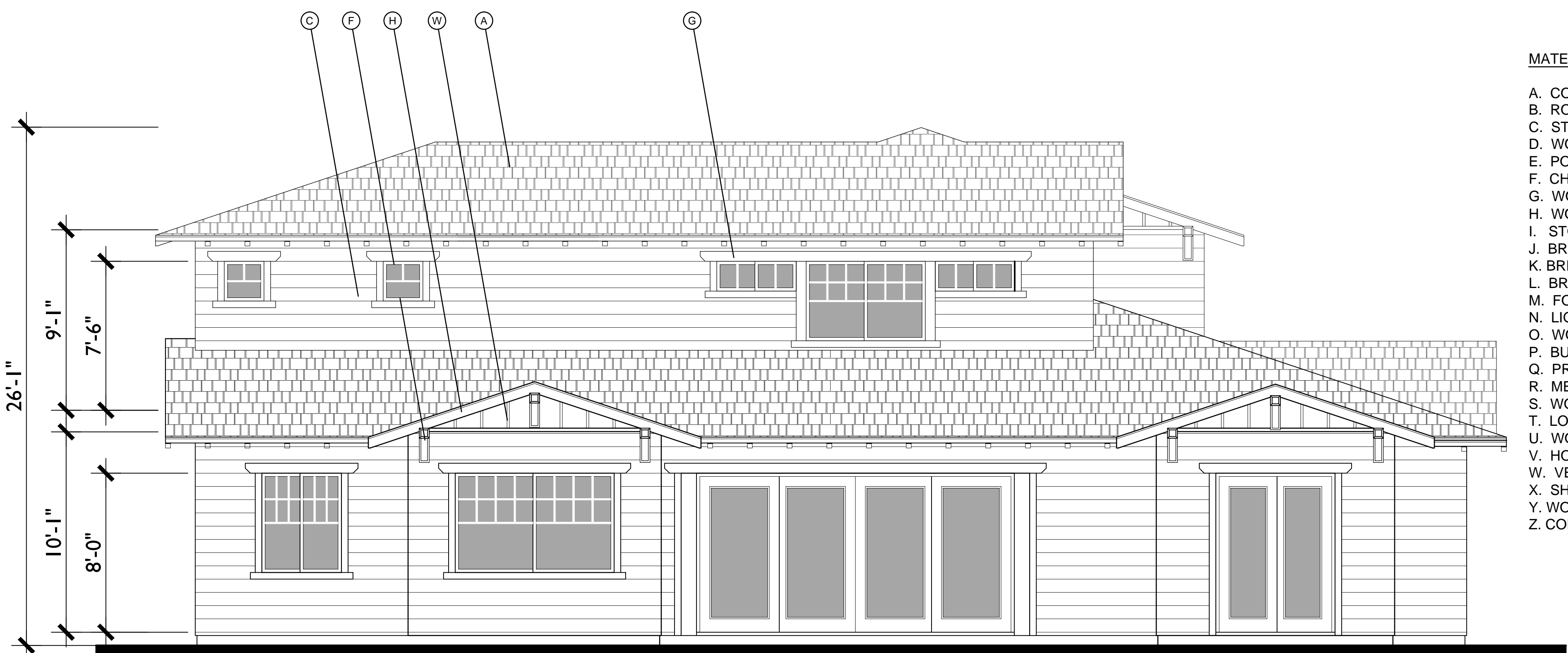




LEFT



RIGHT



REAR

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

CRAFTSMAN SIDES & REAR ELEVATIONS  
**PLAN I**  
 FRONT ELEVATIONS

0 2 4 8 SCALE: 1/4" = 1'-0"

SHEET NO.

**A.II**

10.16.2014



ROSE AVE  
 PLEASANTON, CA

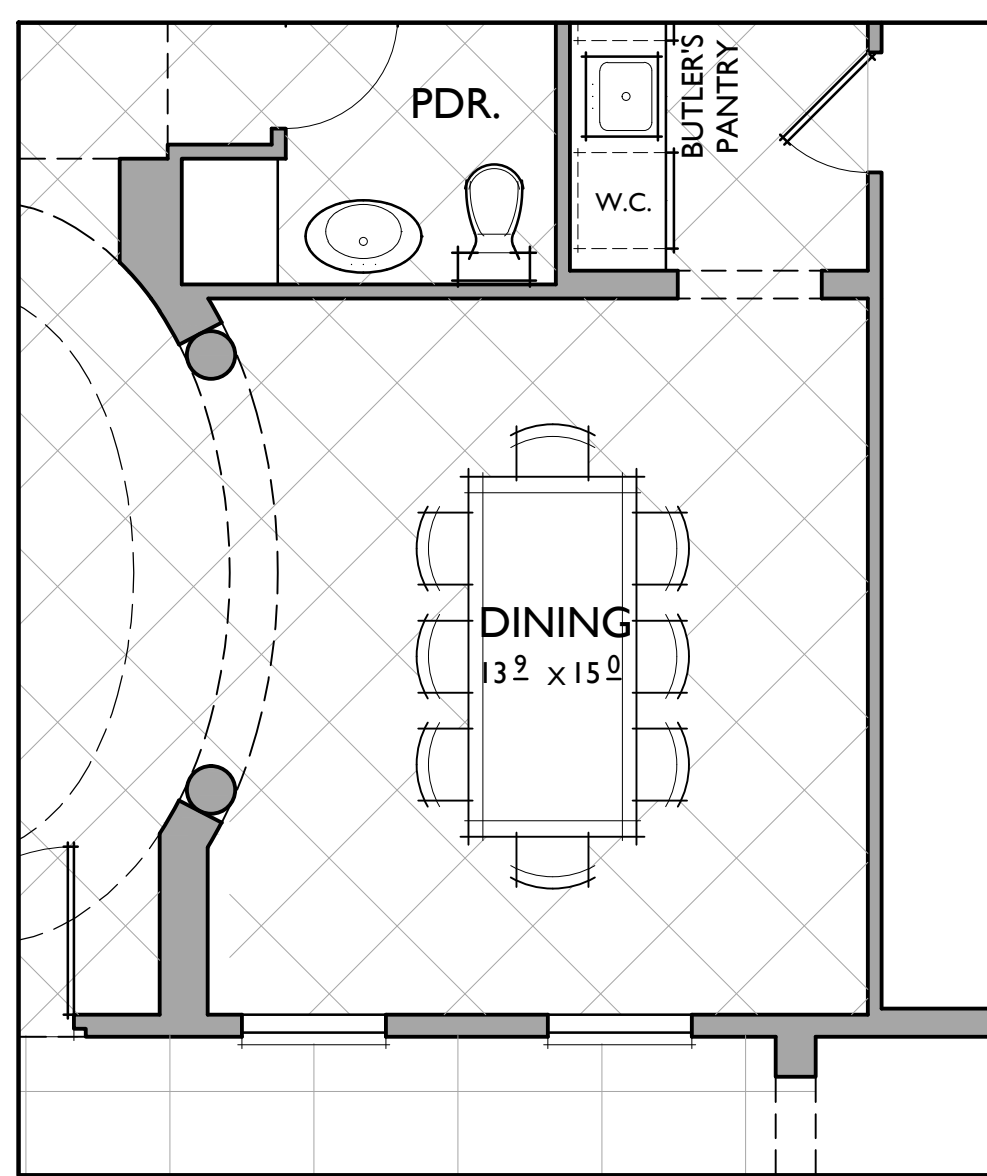
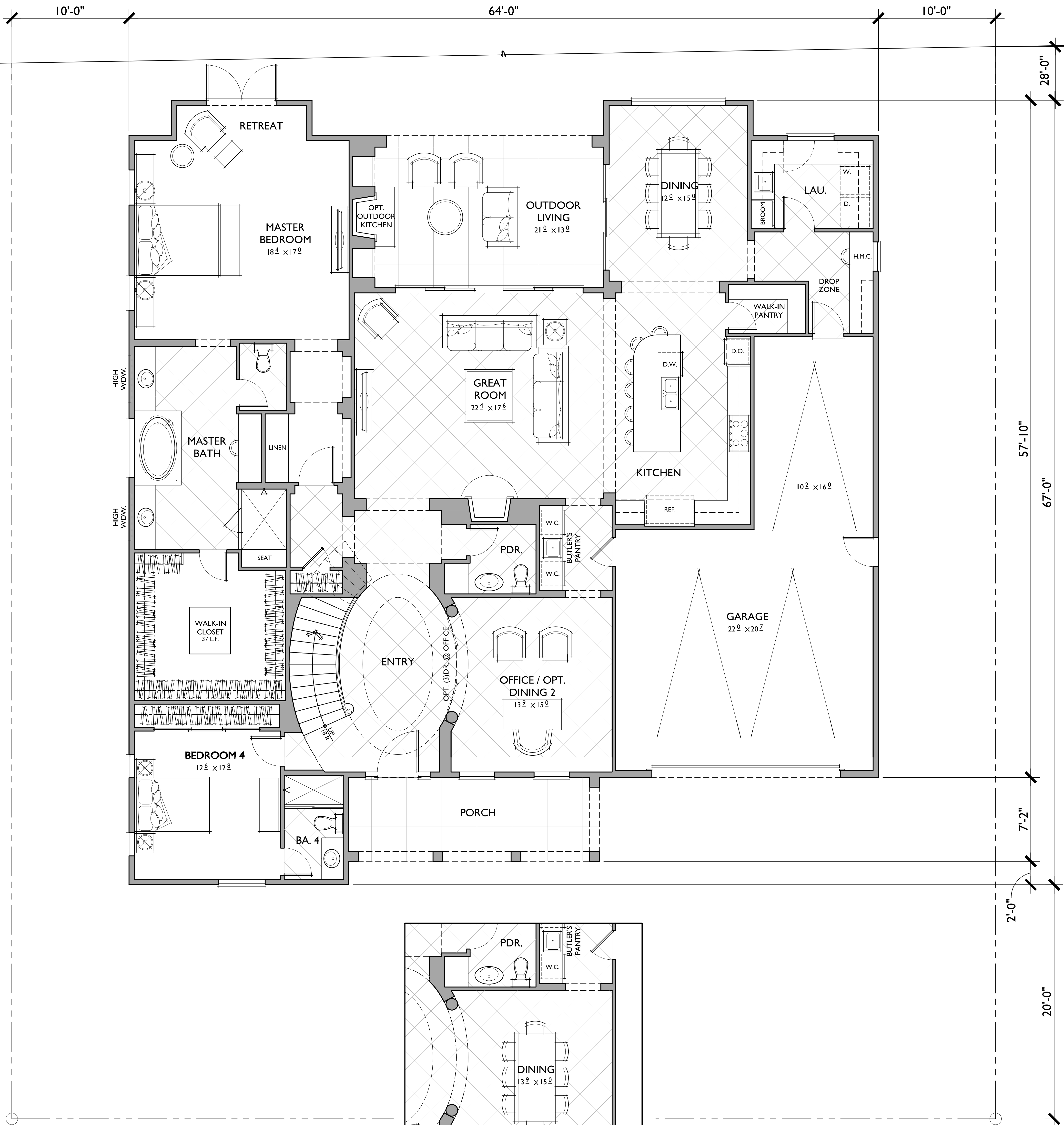
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OPT. DINING

@ OFFICE

4 BEDROOMS / OFFICE / BONUS ROOM /  
4.5 BATHS  
3 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR  
REFLECTS KENSINGTON  
**PLAN I**  
3,937 SQ. FT.

SHEET NO.  
**A.12**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
PLEASANTON, CA

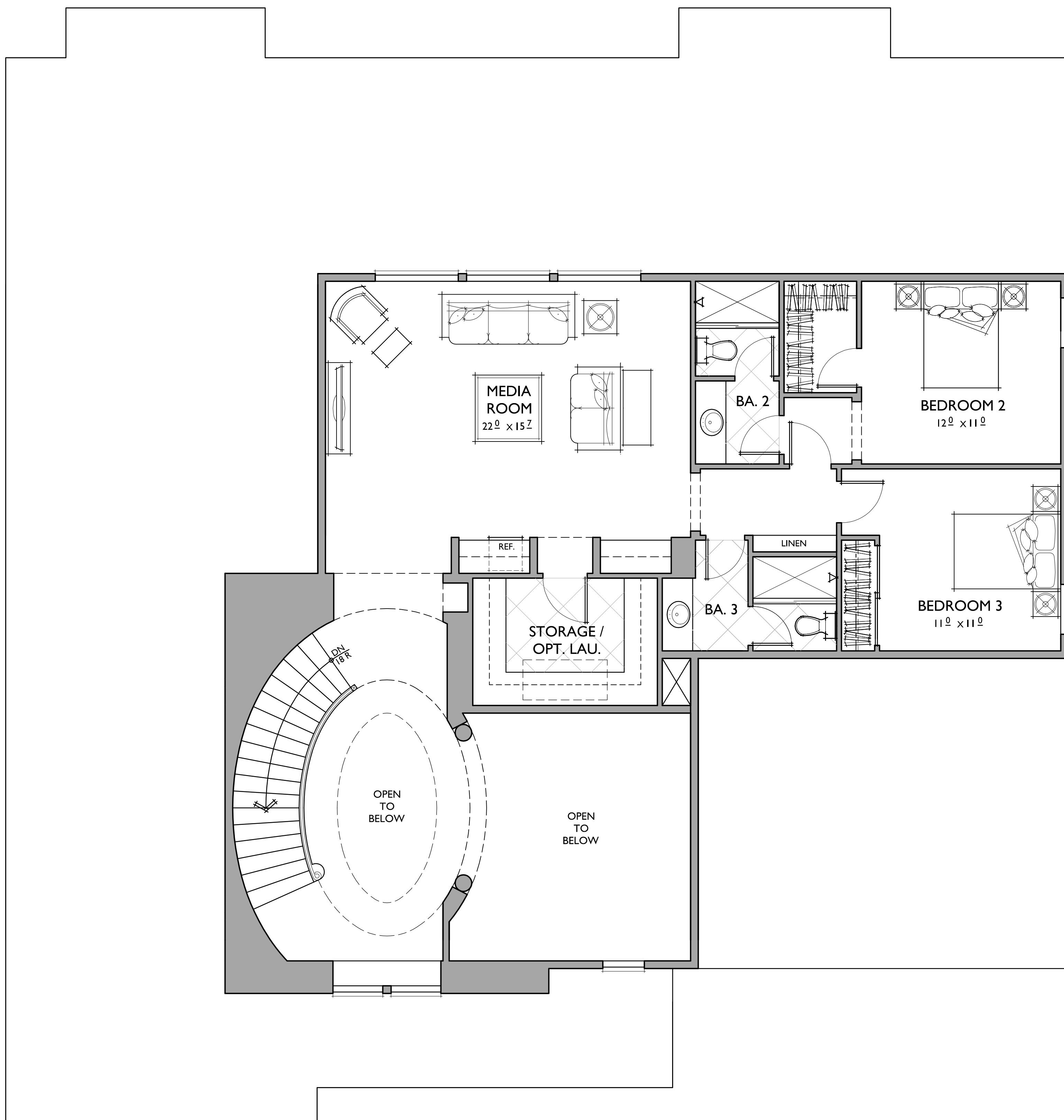
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4 BEDROOMS / OFFICE / BONUS ROOM /  
 4.5 BATHS  
 3 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,828 SQ. FT.
2ND FLOOR	1,109 SQ. FT.
TOTAL	3,937 SQ. FT.
3 - CAR GARAGE	650 SQ. FT.
OUTDOOR LIVING	277 SQ. FT.
PORCH	153 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR  
 REFLECTS KENSINGTON  
**PLAN I**  
 3,937 SQ. FT.

SHEET NO.

**A.13**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



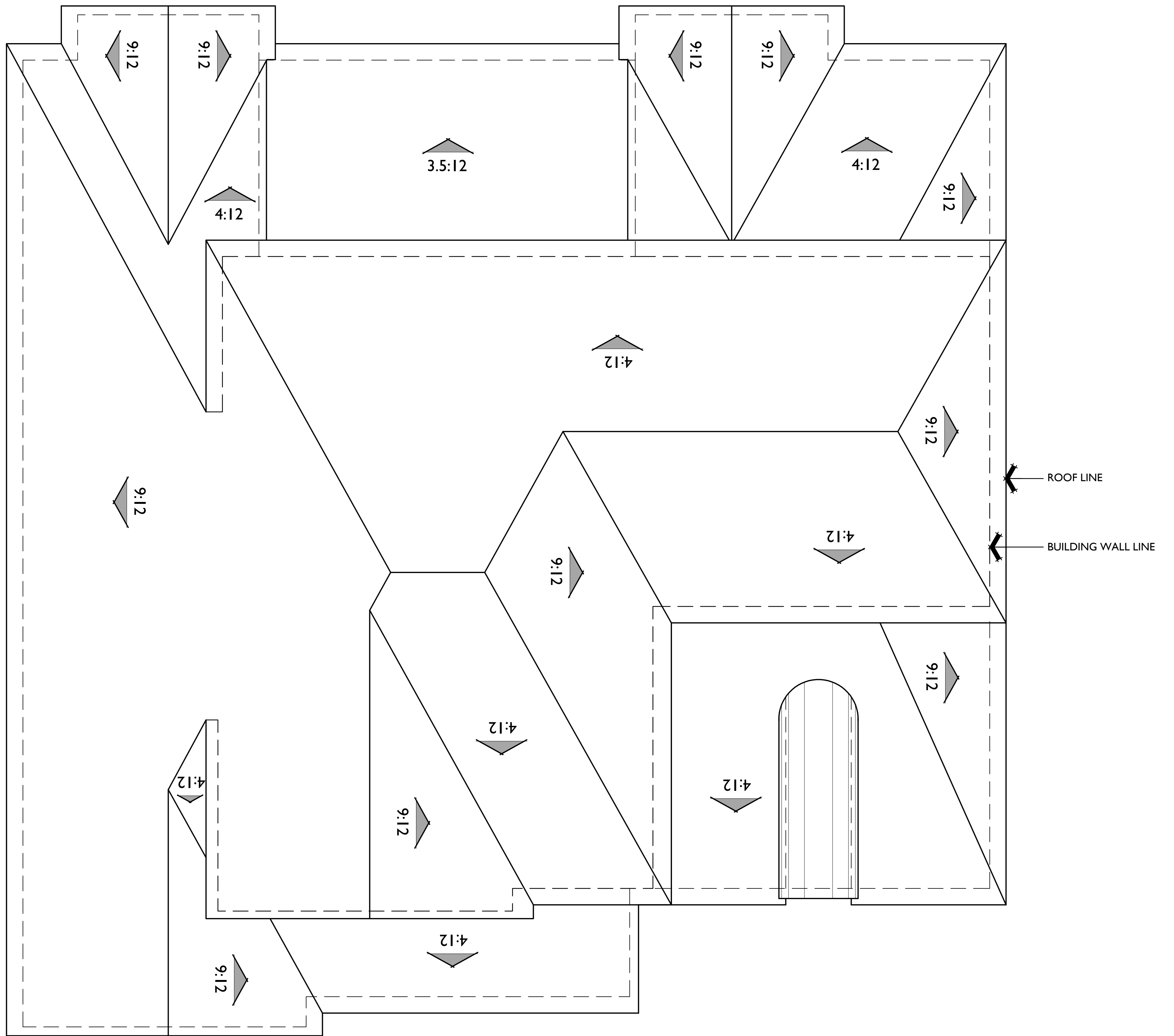
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**ROOF PLAN**

PITCH: 9:12  
 RAKE: 7"  
 EAVE: 13"  
 ROOF MATERIAL: CONCRETE FLAT TILE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN



KENSINGTON FRONT ELEVATION & ROOF PLAN

**PLAN I**  
 FRONT ELEVATIONS

0 2 4 8 SCALE: 1/4" = 1'-0"

SHEET NO.

**A.14**

10.16.2014



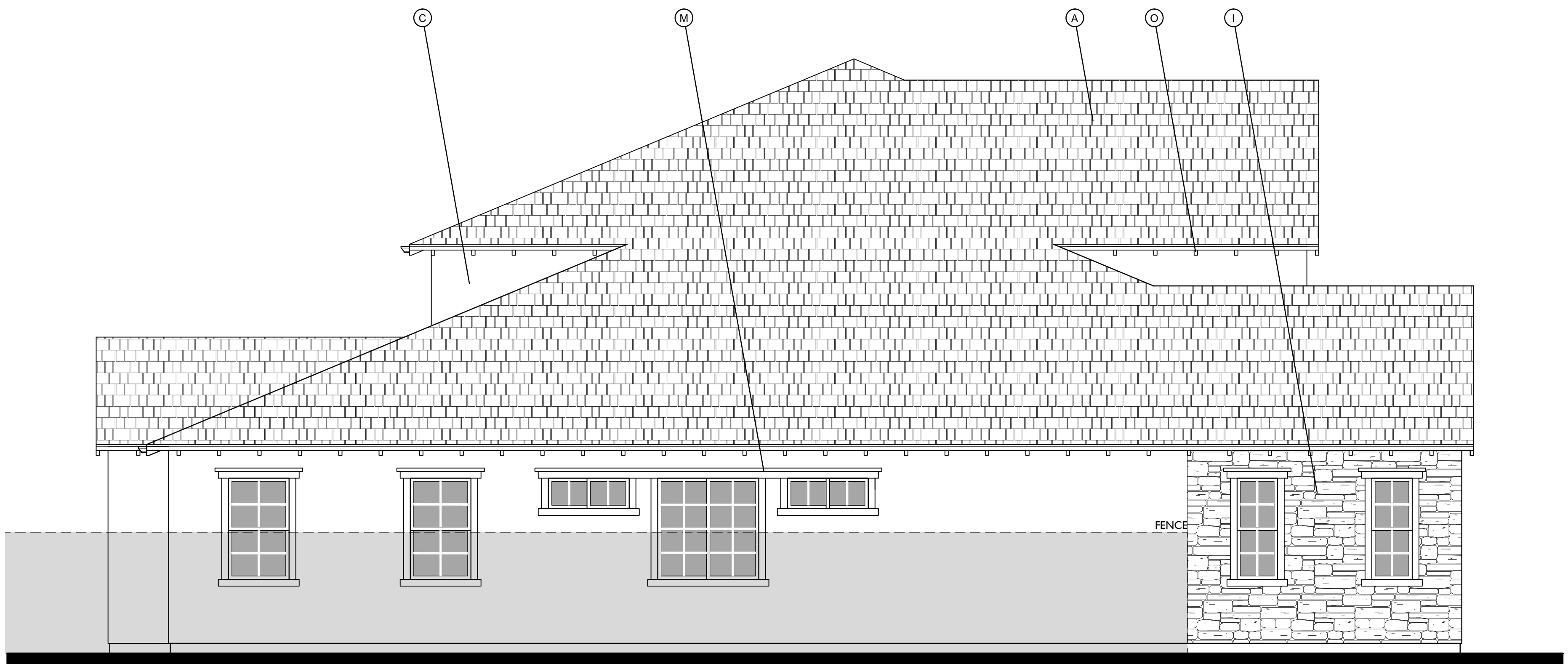
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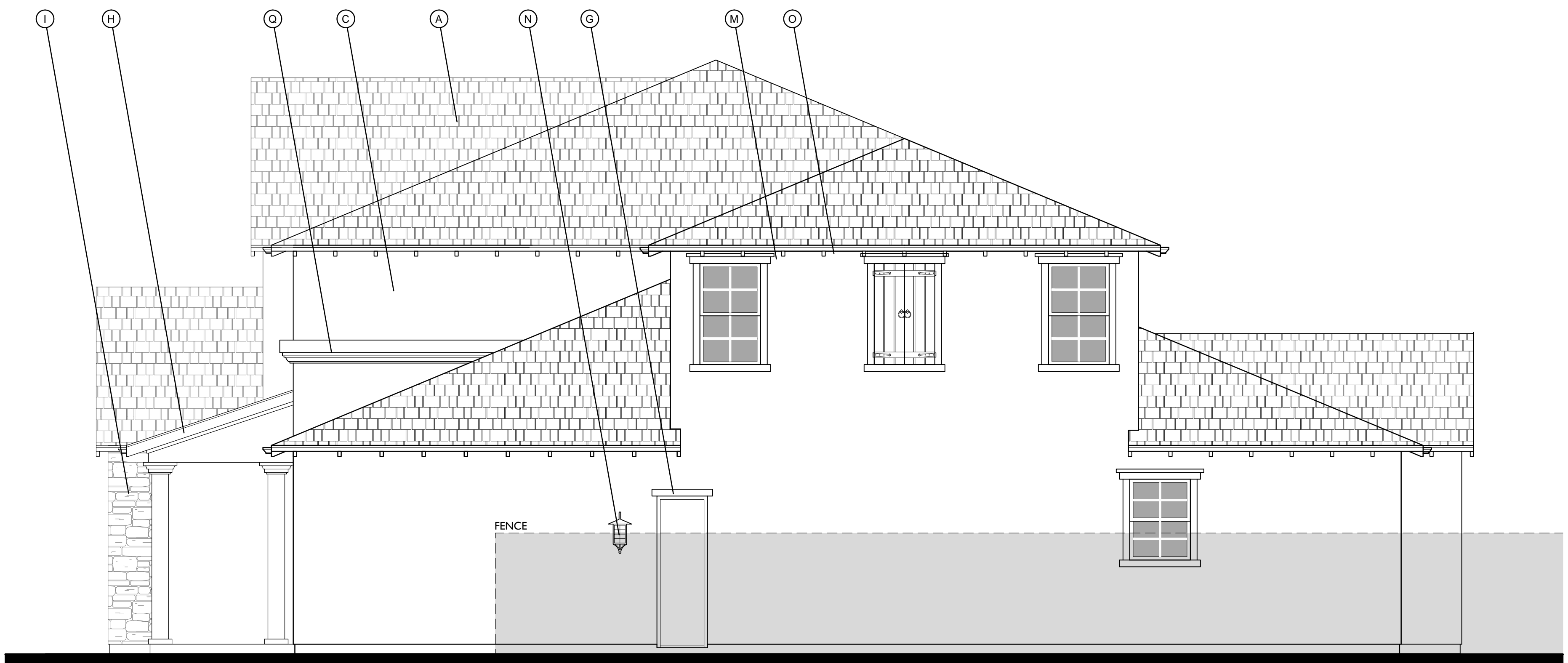
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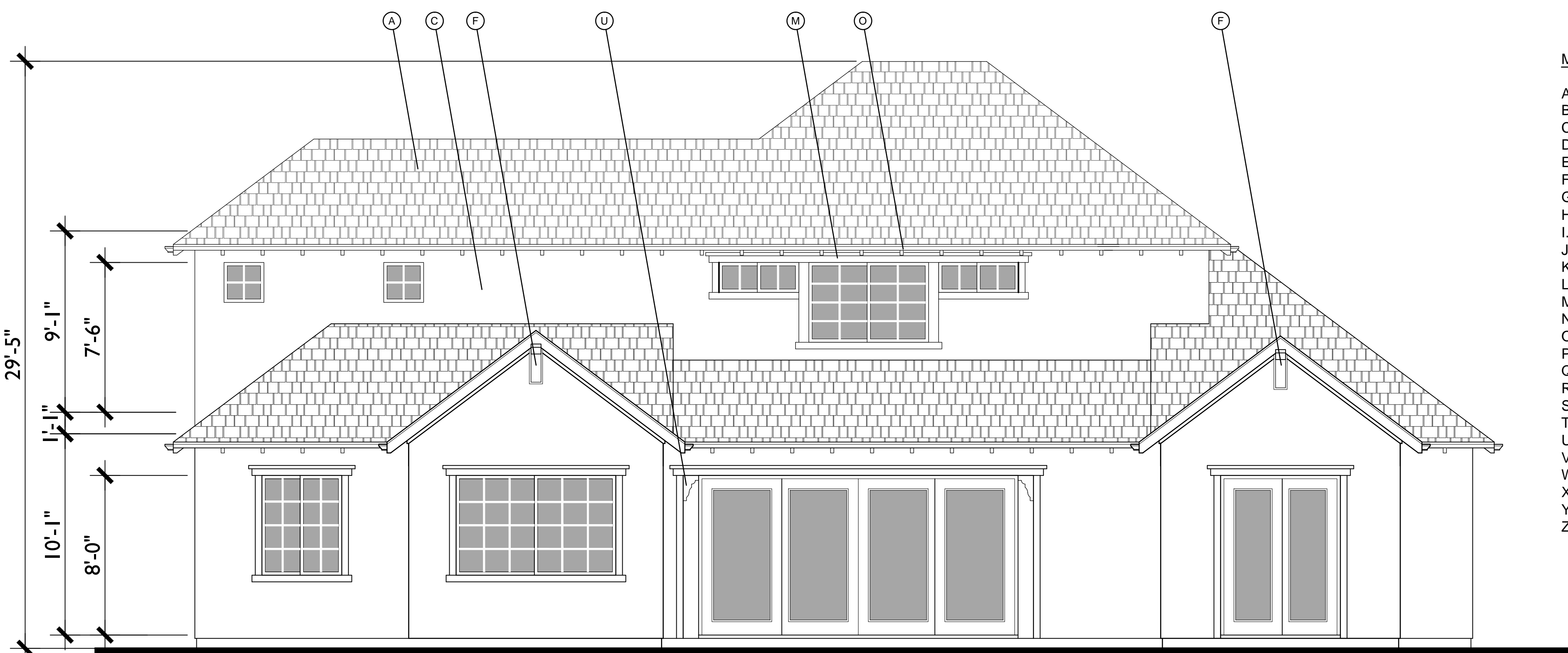
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LEFT



RIGHT



REAR

MATERIAL LEGEND

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
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- L. BRICK VENEER
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- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

KENSINGTON SIDES & REAR ELEVATIONS

**PLAN I**  
FRONT ELEVATIONS

SHEET NO.

**A.15**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
PLEASANTON, CA

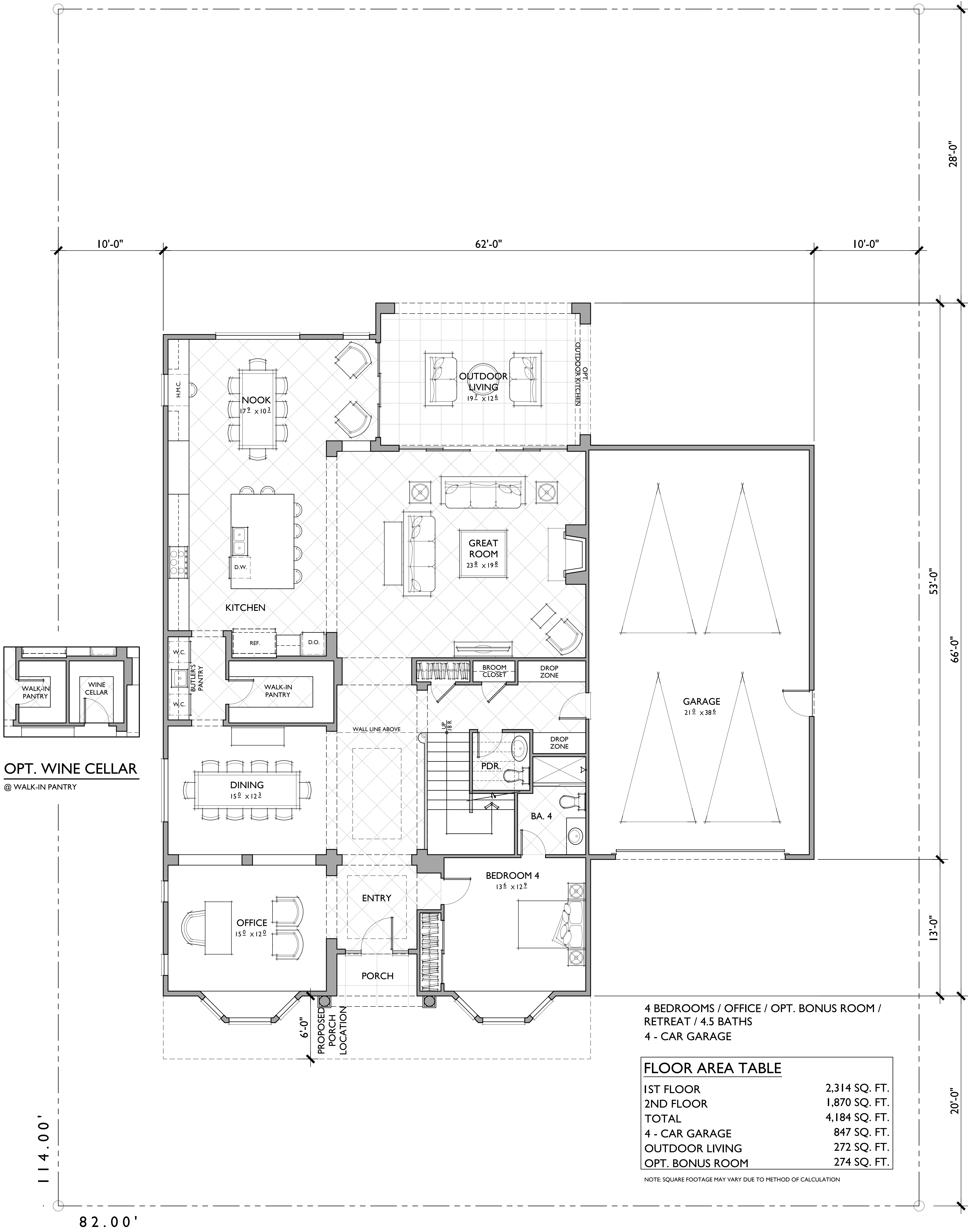
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**OPT. WINE CELLAR**  
@ WALK-IN PANTRY

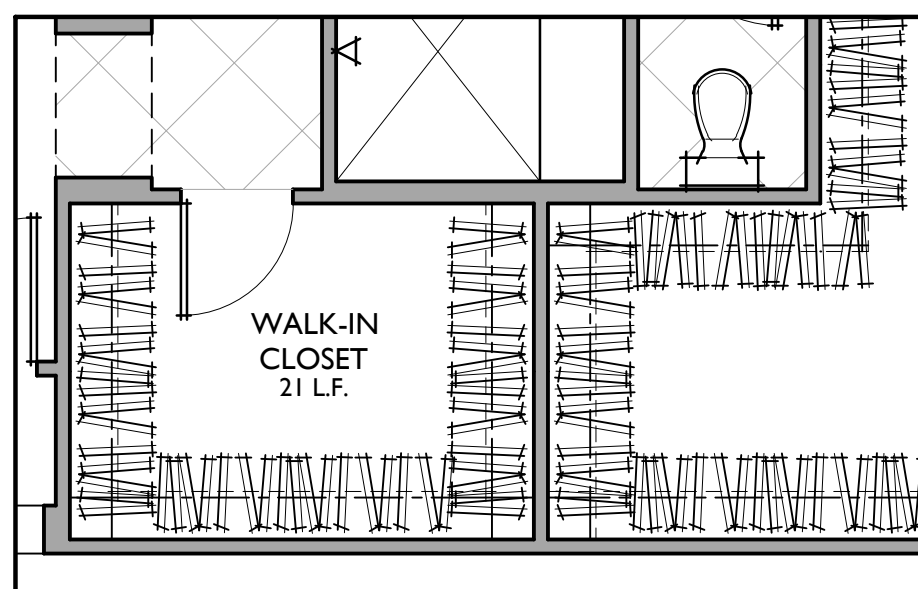
4 BEDROOMS / OFFICE / OPT. BONUS ROOM /  
RETREAT / 4.5 BATHS  
4 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,314 SQ. FT.
2ND FLOOR	1,870 SQ. FT.
TOTAL	4,184 SQ. FT.
4 - CAR GARAGE	847 SQ. FT.
OUTDOOR LIVING	272 SQ. FT.
OPT. BONUS ROOM	274 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

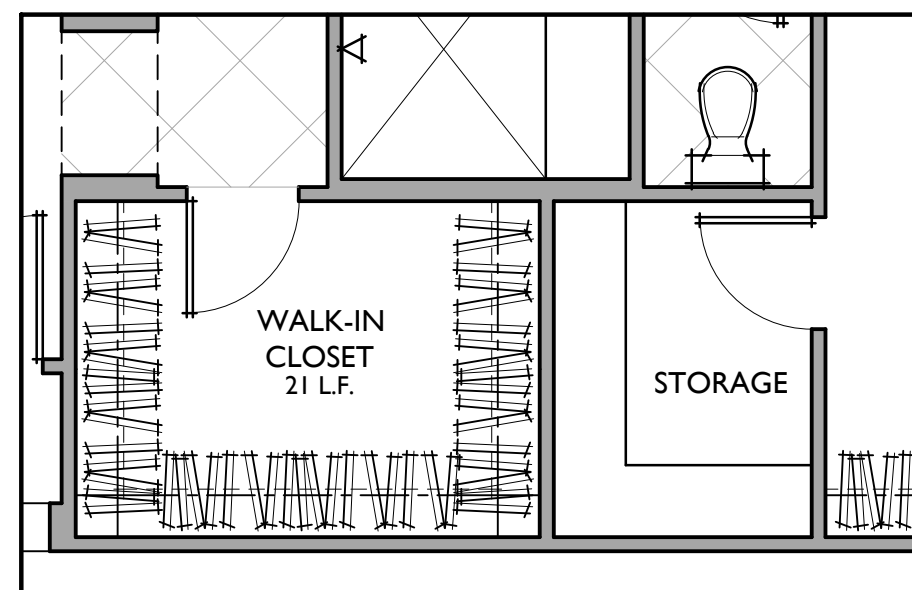
FIRST FLOOR  
REFLECTS BERKELEY  
**PLAN 2**  
4,184 SQ.FT.

SHEET NO.  
**A.16**  
10.16.2014



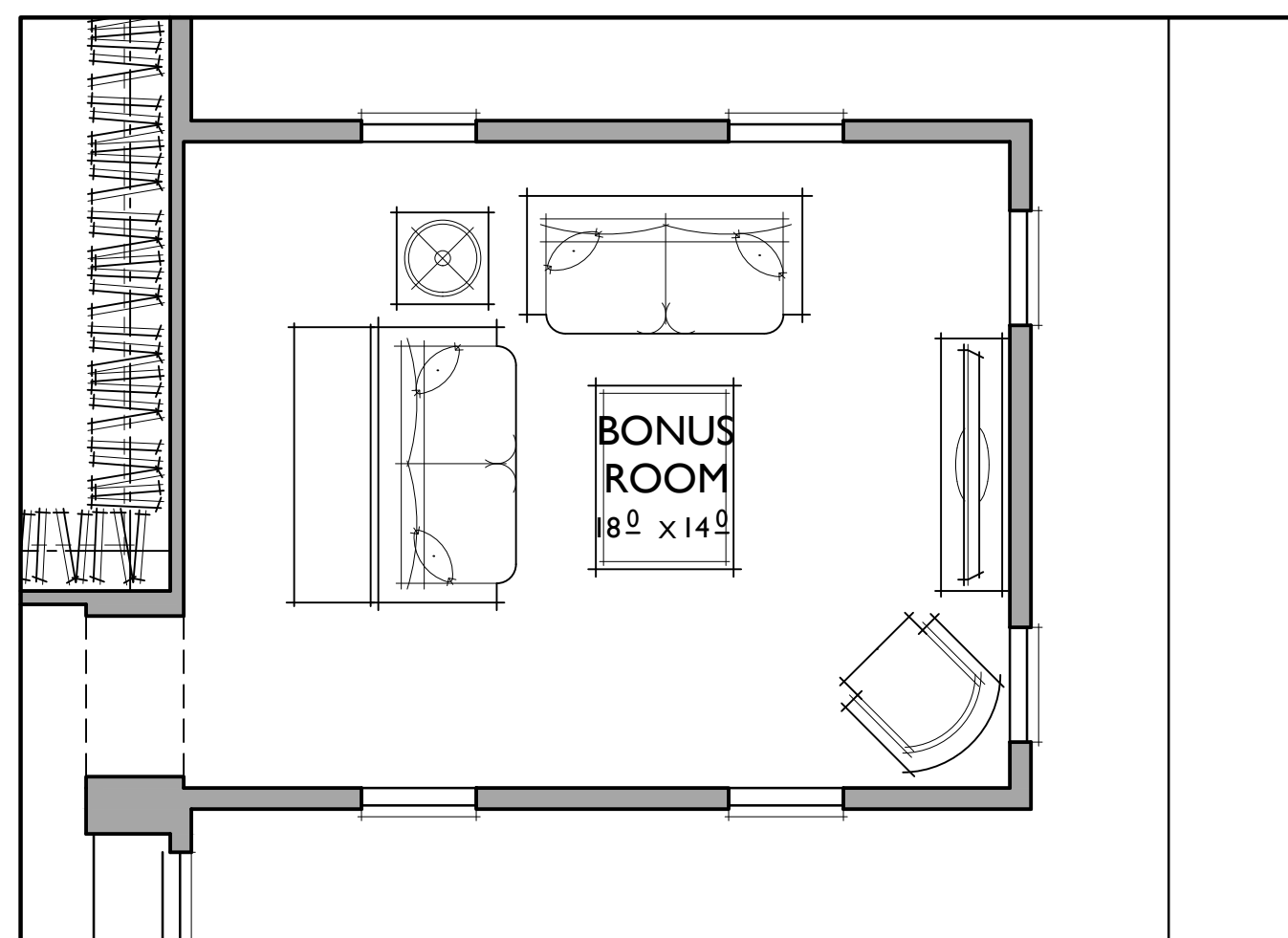
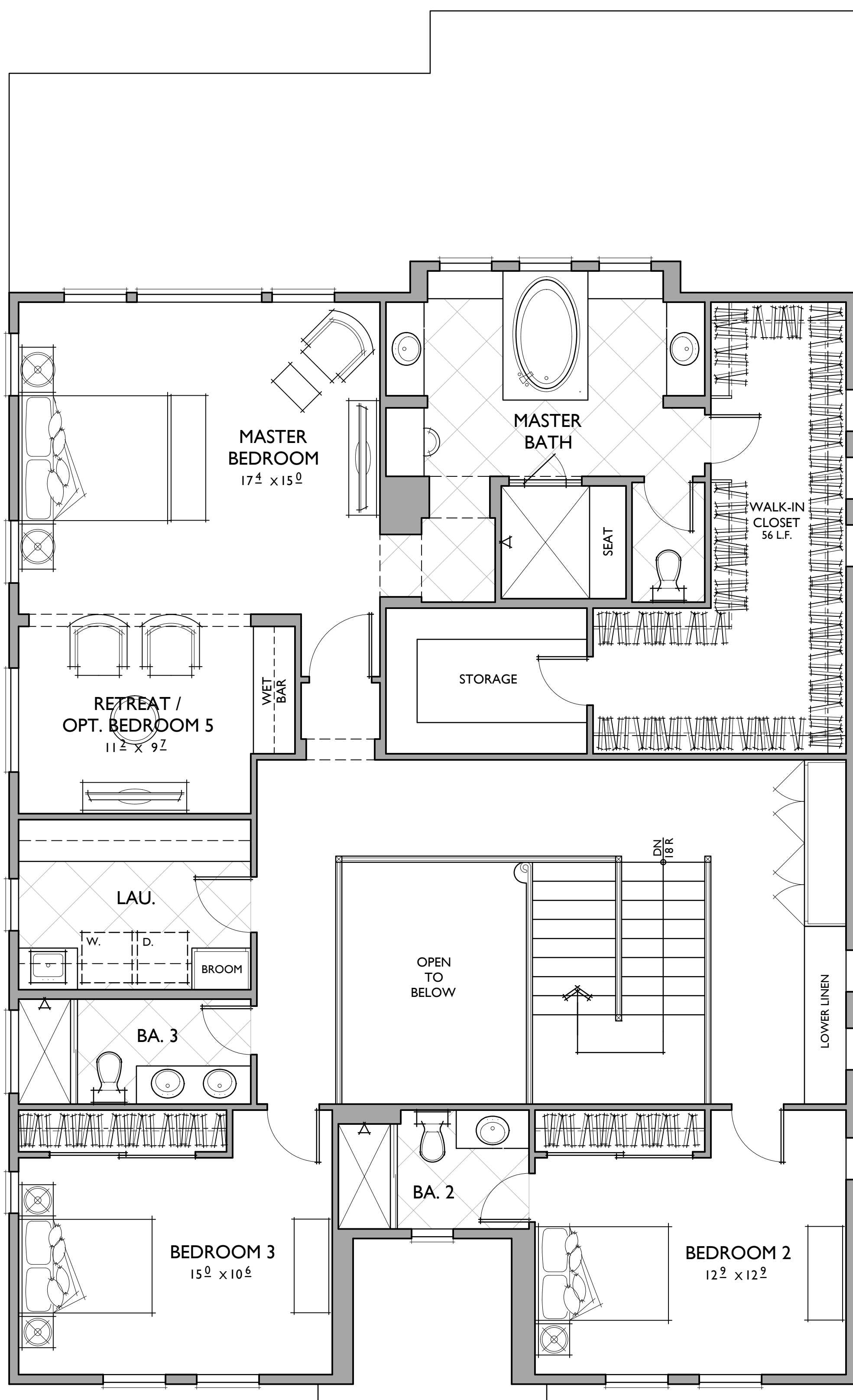
SECONDARY W.I.C.

@ MASTER BATH



ALT. SECONDARY W.I.C.

@ MASTER BATH

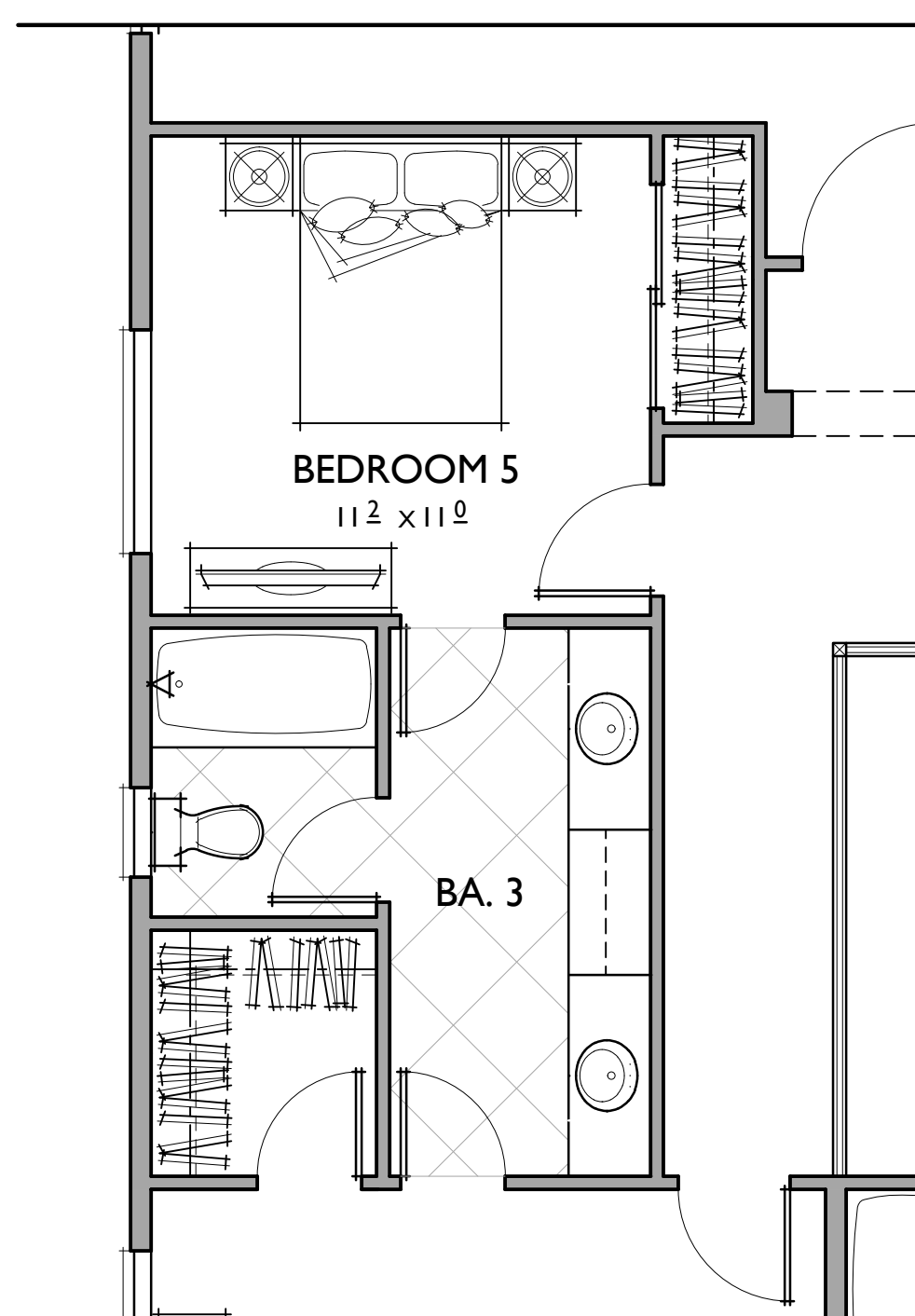


OPT. BONUS ROOM

+274 SQ.FT.

@ ROOF

4,458 SQ.FT. W. BONUS ROOM



OPT. BEDROOM 5

@ RETREAT

4 BEDROOMS / OFFICE / OPT. BONUS ROOM /  
RETREAT / 4.5 BATHS  
4 - CAR GARAGE

FLOOR AREA TABLE

1ST FLOOR	2,314 SQ. FT.
2ND FLOOR	1,870 SQ. FT.
TOTAL	4,184 SQ. FT.
4 - CAR GARAGE	847 SQ. FT.
OUTDOOR LIVING	272 SQ. FT.
OPT. BONUS ROOM	274 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR

REFLECTS BERKELEY

PLAN 2

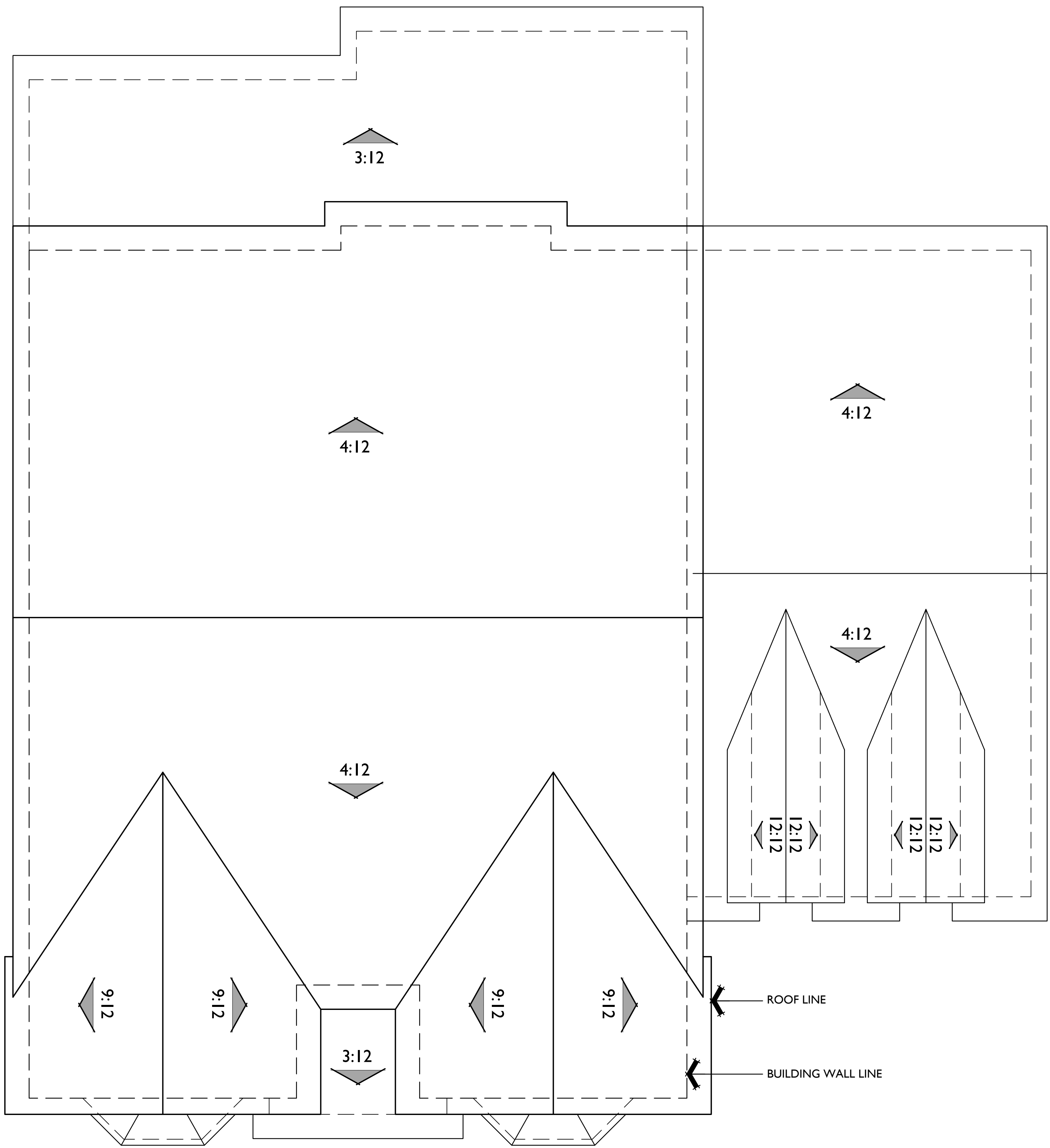
4,184 SQ.FT.

SHEET NO.

A.17

10.16.2014





**ROOF PLAN**

PITCH: 9:12  
 RAKE: 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN



BERKELEY FRONT ELEVATION & ROOF PLAN

**PLAN 2**  
 FRONT ELEVATIONS

SHEET NO.

**A.18**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
 PLEASANTON, CA

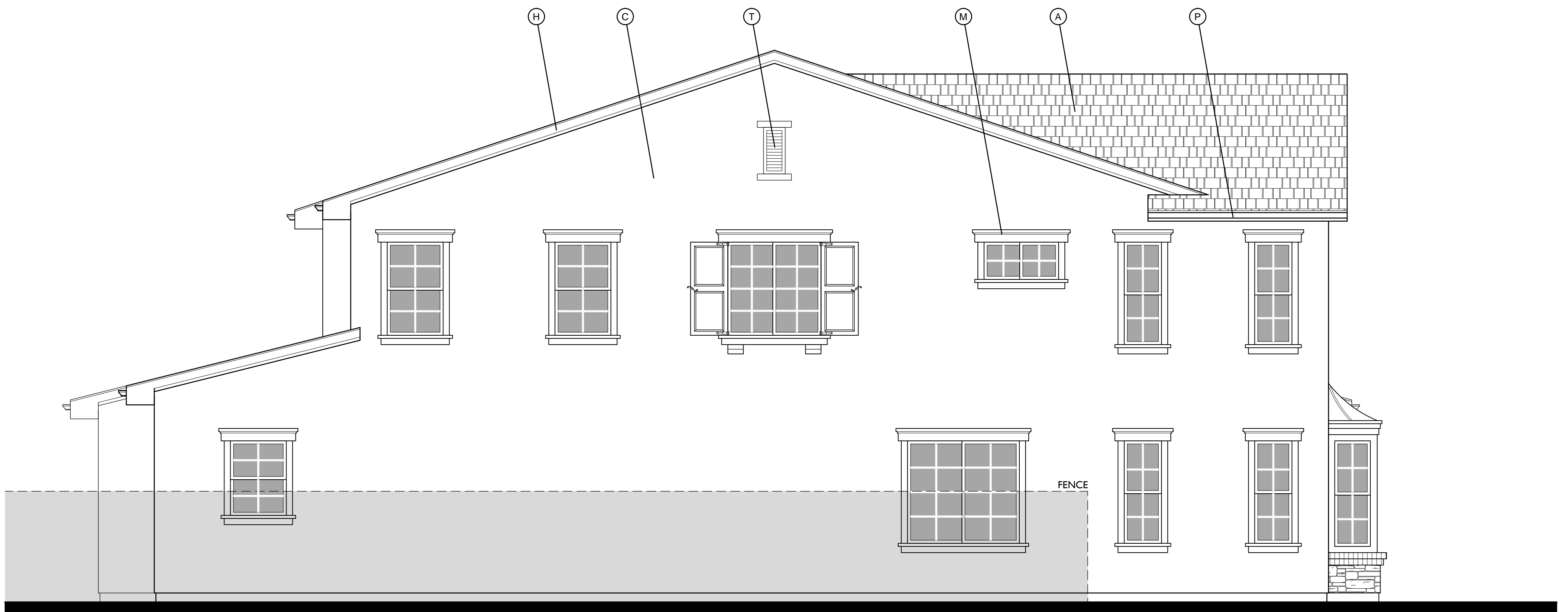
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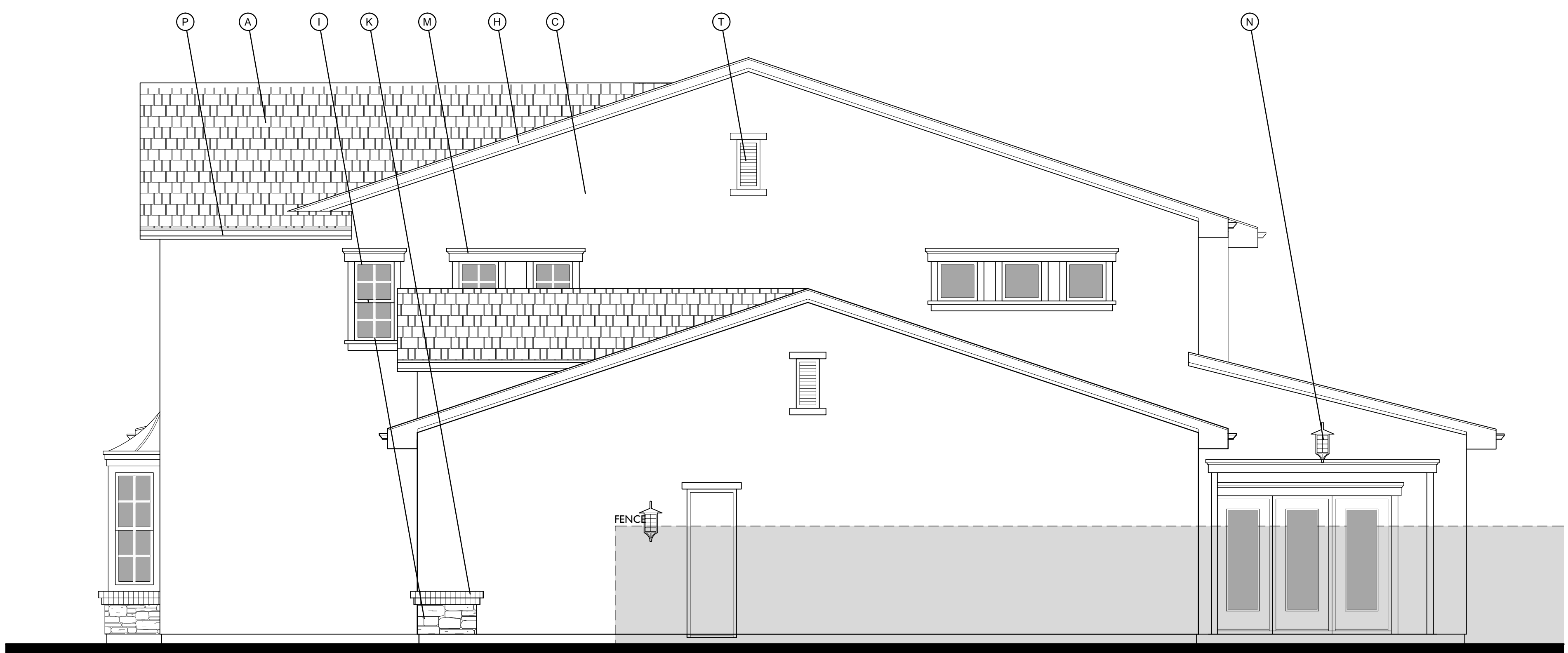
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V. HO  
W. VE  
X. SHA  
Y. WO  
Z. COM



LEFT



RIGHT



REAR

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

BERKELEY SIDES & REAR ELEVATIONS

**PLAN 2**  
FRONT ELEVATIONS

SHEET NO.

**A.19**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



ROSE AVE  
PLEASANTON, CA

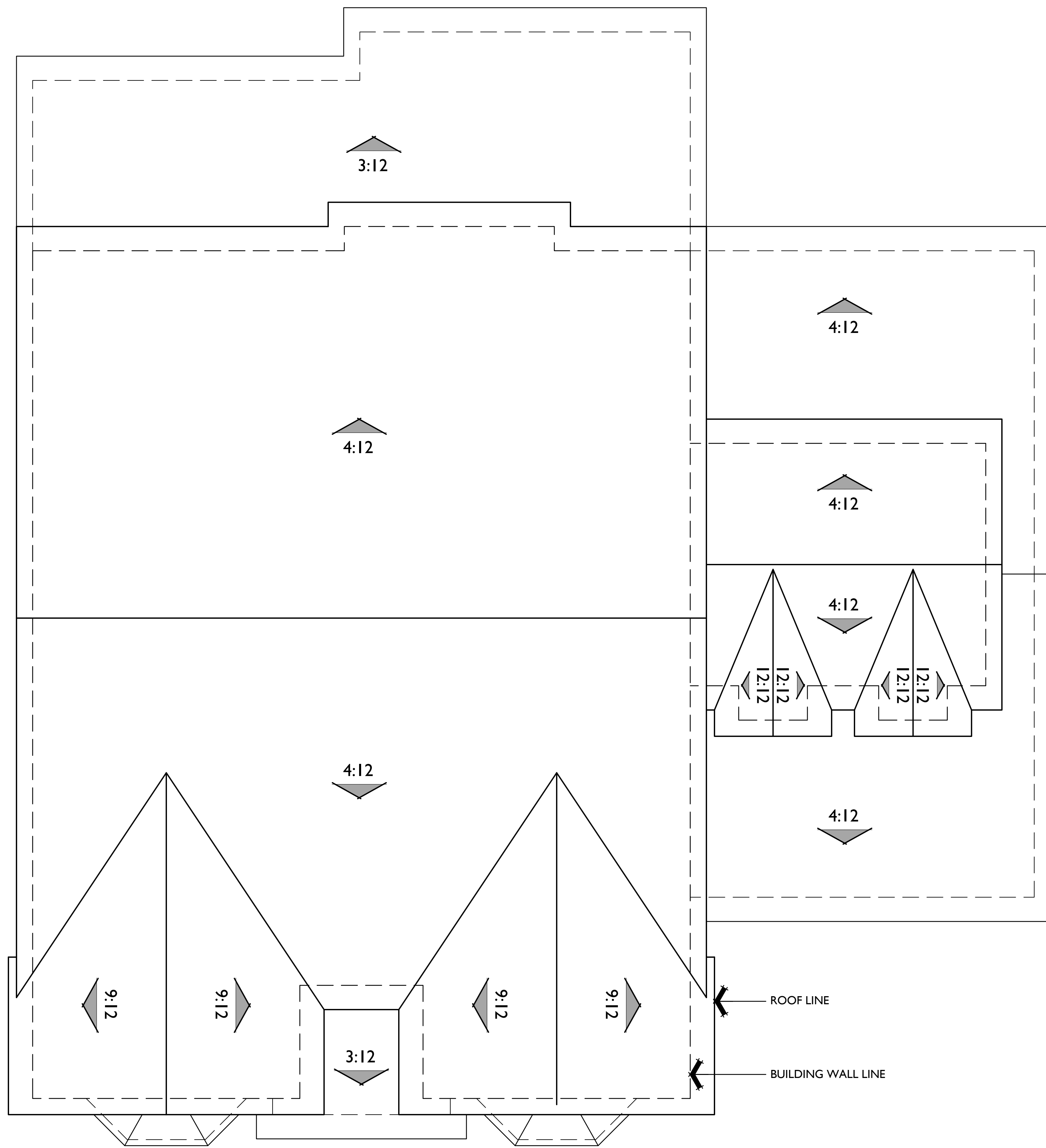
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**ROOF PLAN**

PITCH: 9:12  
 RAKE: 12"  
 EAVE: 18"  
 ROOF MATERIAL: CONCRETE FLAT TILE

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN



OPTIONAL BONUS ROOM  
 BERKELEY FRONT ELEVATION & ROOF PLAN  
**PLAN 2**  
 FRONT ELEVATIONS

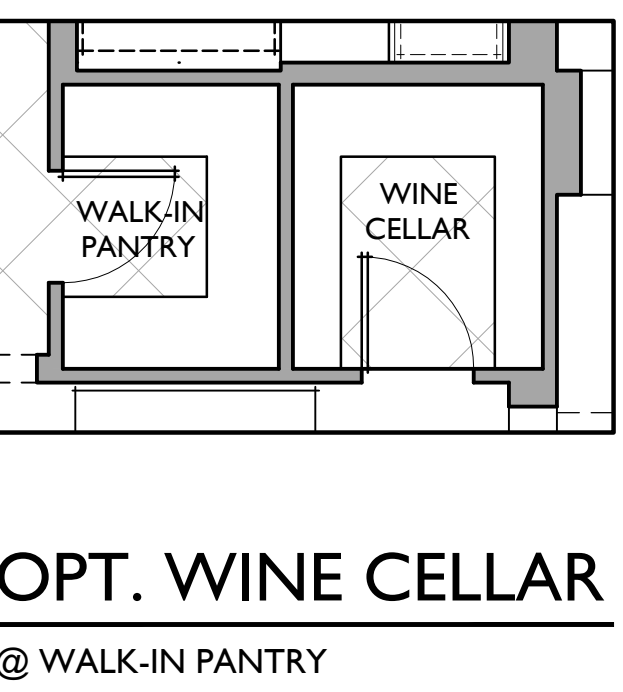
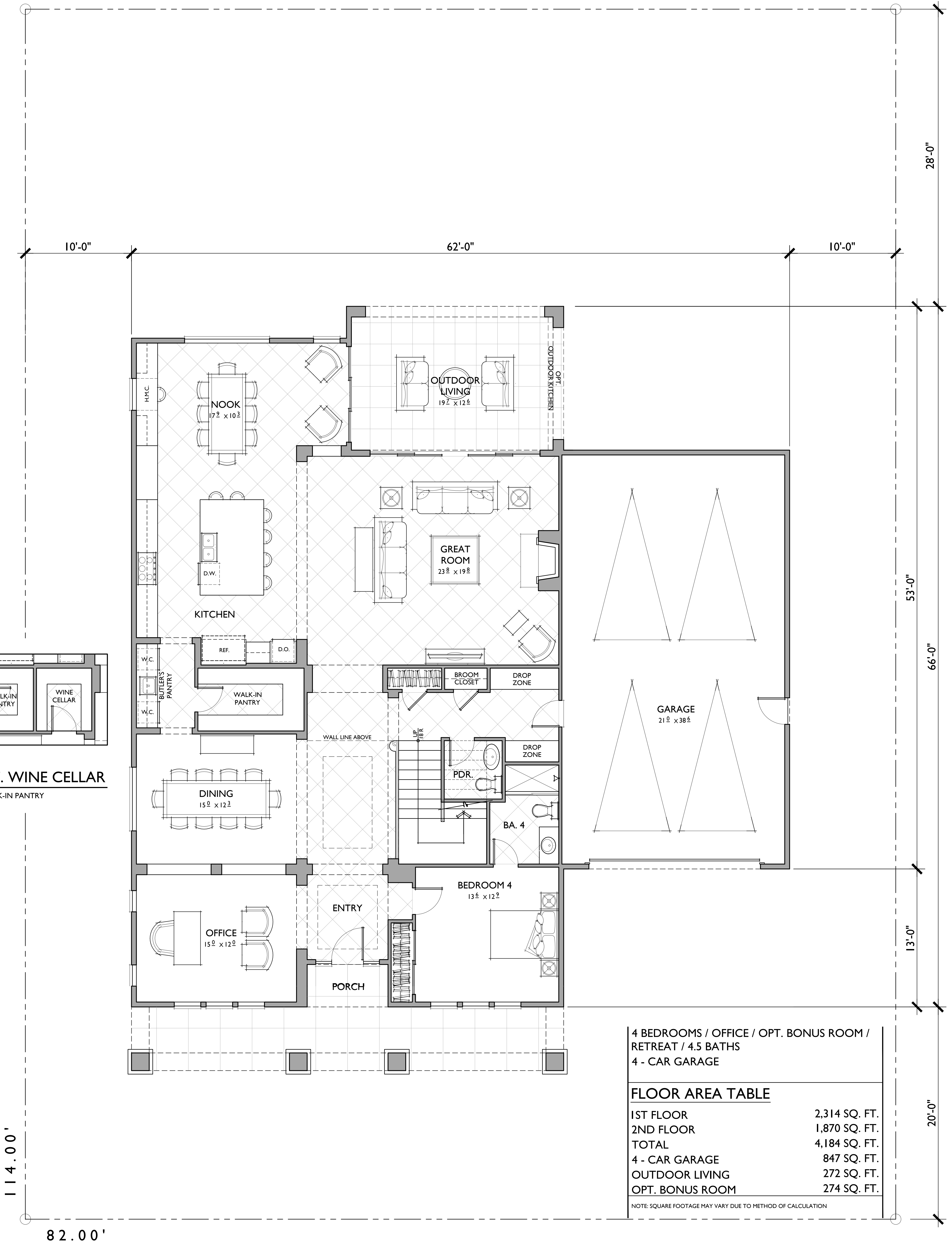
SHEET NO.  
**A.20**

0 2 4 8 SCALE: 1/4" = 1'-0"

10.16.2014







4 BEDROOMS / OFFICE / OPT. BONUS ROOM /  
RETREAT / 4.5 BATHS  
4 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,314 SQ. FT.
2ND FLOOR	1,870 SQ. FT.
TOTAL	4,184 SQ. FT.
4 - CAR GARAGE	847 SQ. FT.
OUTDOOR LIVING	272 SQ. FT.
OPT. BONUS ROOM	274 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

FIRST FLOOR  
REFLECTS CRAFTSMAN  
**PLAN 2**  
4,184 SQ. FT.

SHEET NO.  
**A.22**

10.16.2014

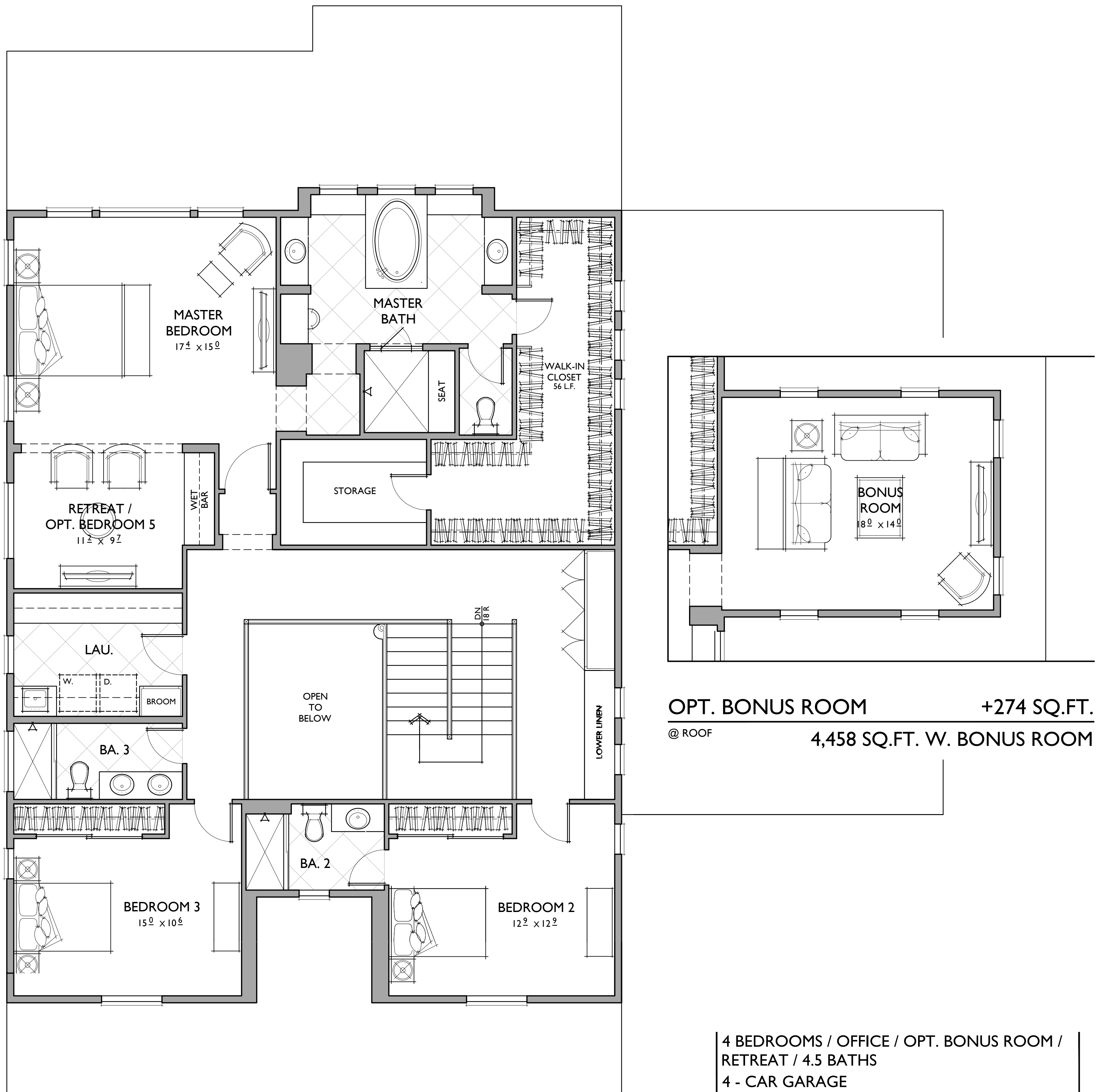
0 2 4 8 SCALE: 1/4" = 1'-0"



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**OPT. BONUS ROOM** +274 SQ. FT.  
 @ ROOF 4,458 SQ. FT. W. BONUS ROOM

4 BEDROOMS / OFFICE / OPT. BONUS ROOM /  
 RETREAT / 4.5 BATHS  
 4 - CAR GARAGE

FLOOR AREA TABLE	
1ST FLOOR	2,314 SQ. FT.
2ND FLOOR	1,870 SQ. FT.
TOTAL	4,184 SQ. FT.
4 - CAR GARAGE	847 SQ. FT.
OUTDOOR LIVING	272 SQ. FT.
OPT. BONUS ROOM	274 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR  
 REFLECTS CRAFTSMAN  
**PLAN 2**  
 4,184 SQ. FT.

SHEET NO.  
**A.23**  
 10.16.2014

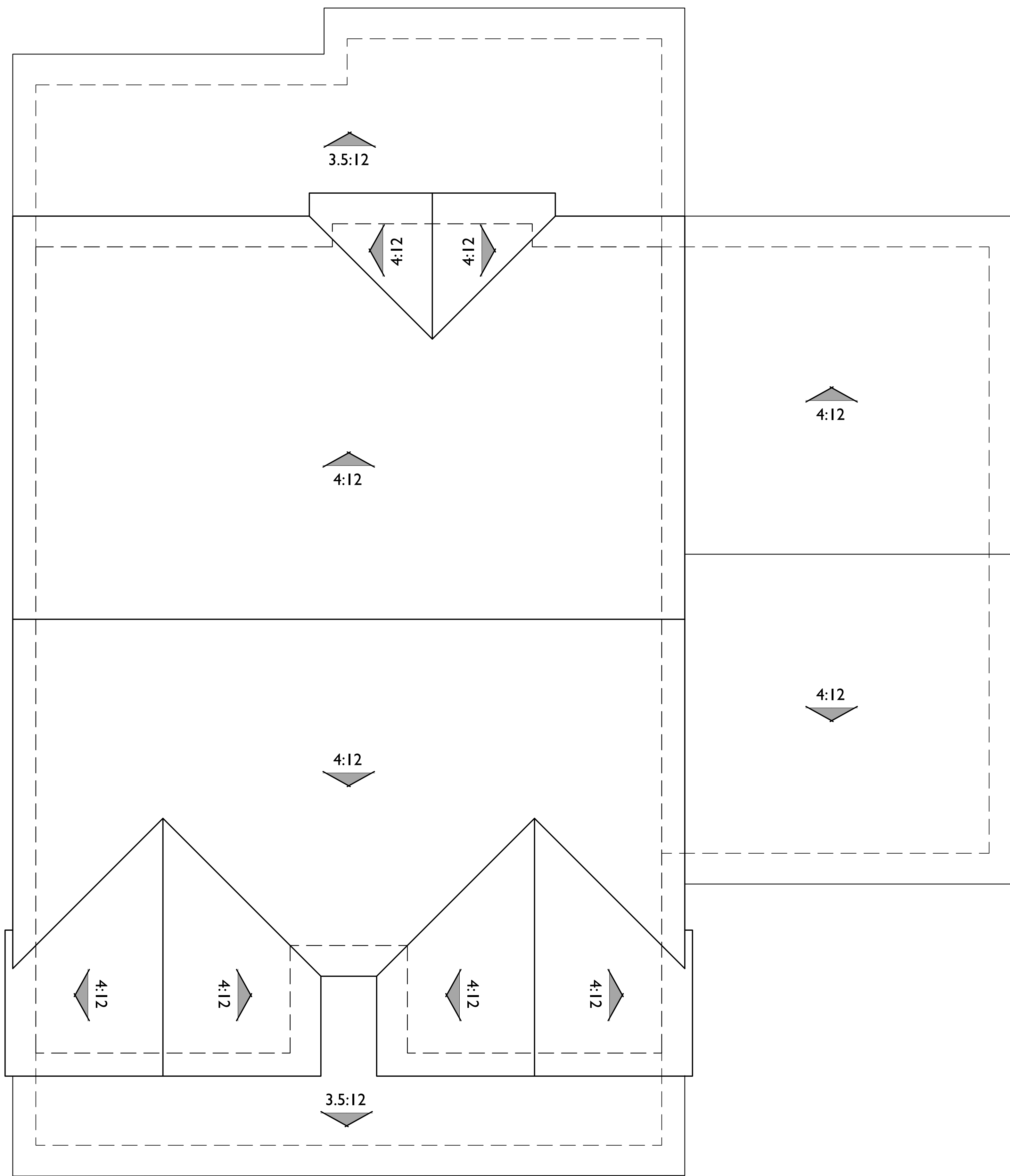
0 2 4 8 SCALE: 1/4" = 1'-0"



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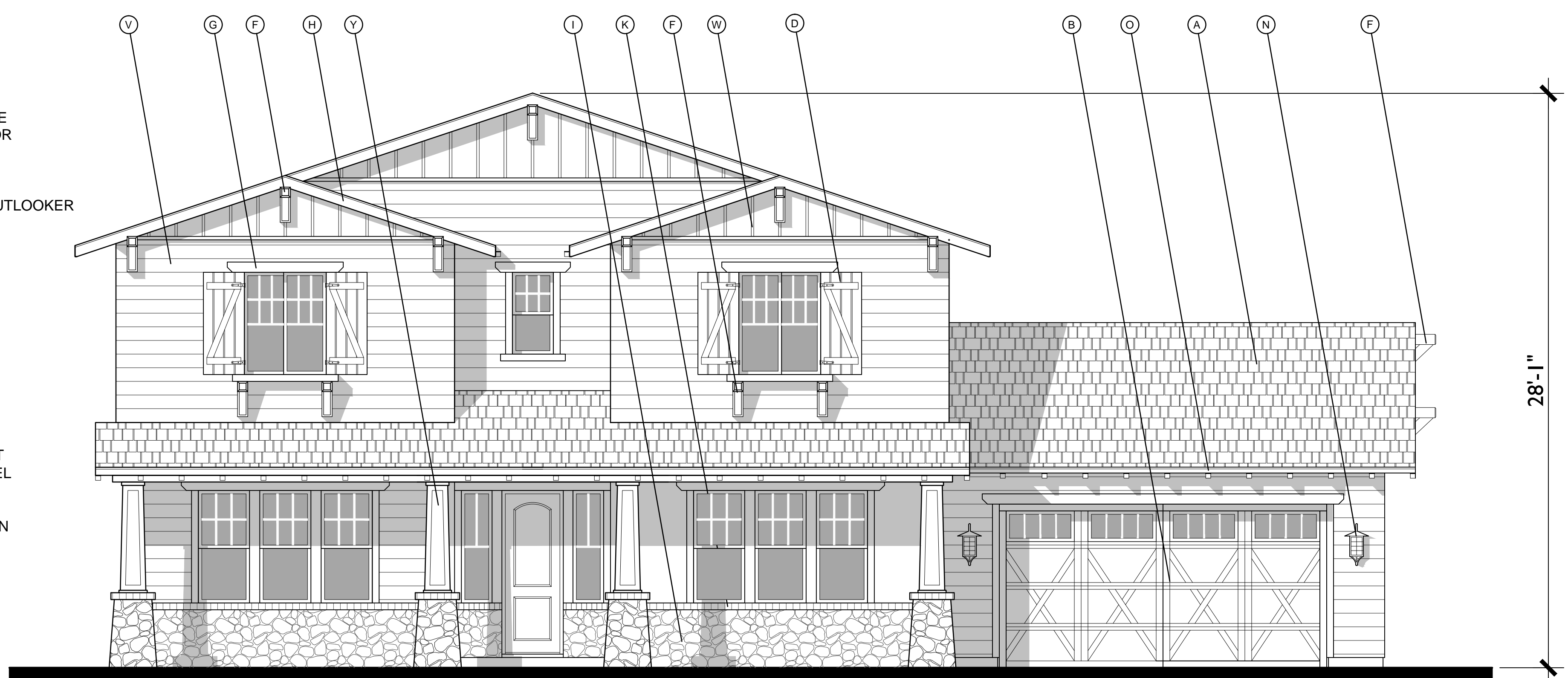


**ROOF PLAN**

PITCH: 4:12  
 RAKE: 18"  
 EAVE: 24"

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
- K. BRICK SILL
- L. BRICK VENEER
- M. FOAM TRIM
- N. LIGHT FIXTURE
- O. WOOD RAFTER
- P. BUILT-IN FOAM EAVE
- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN



CRAFTSMAN FRONT ELEVATION & ROOF PLAN

**PLAN 2**  
 FRONT ELEVATIONS

SHEET NO.

**A.24**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



**PONDEROSA**  
 HOMES

**ROSE AVE**  
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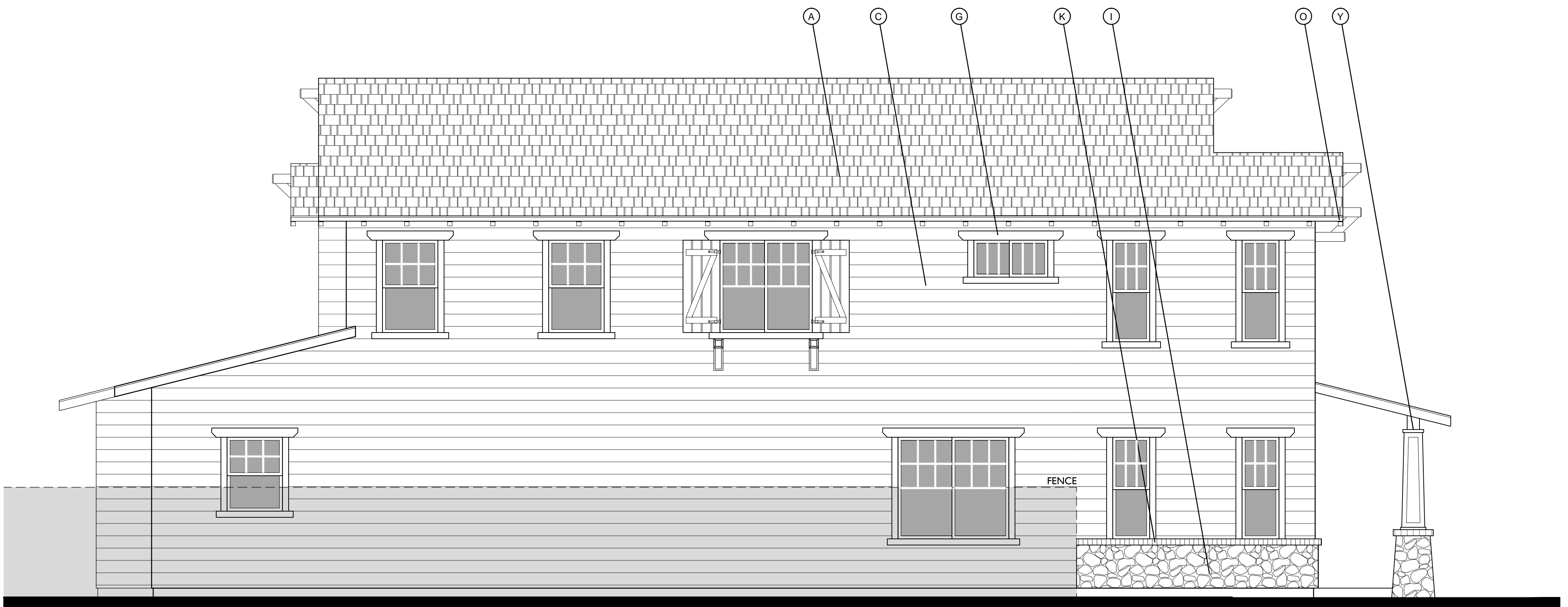
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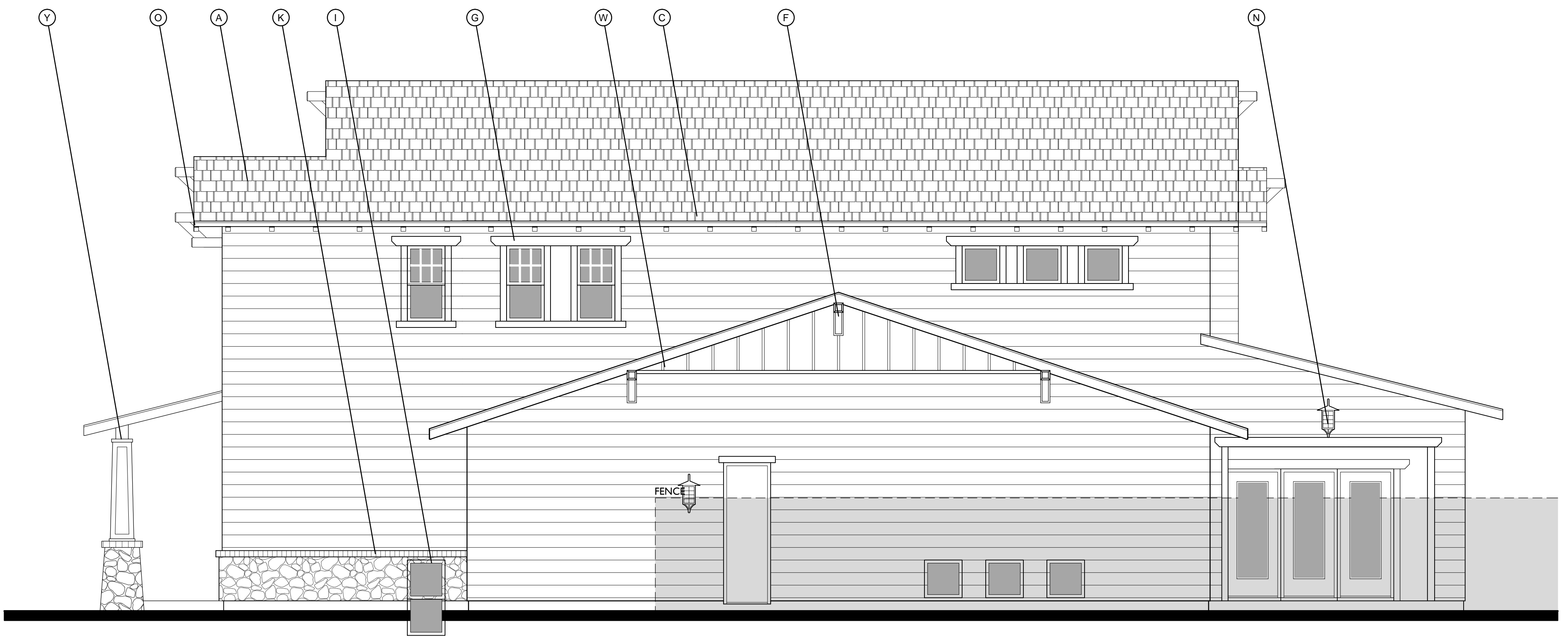
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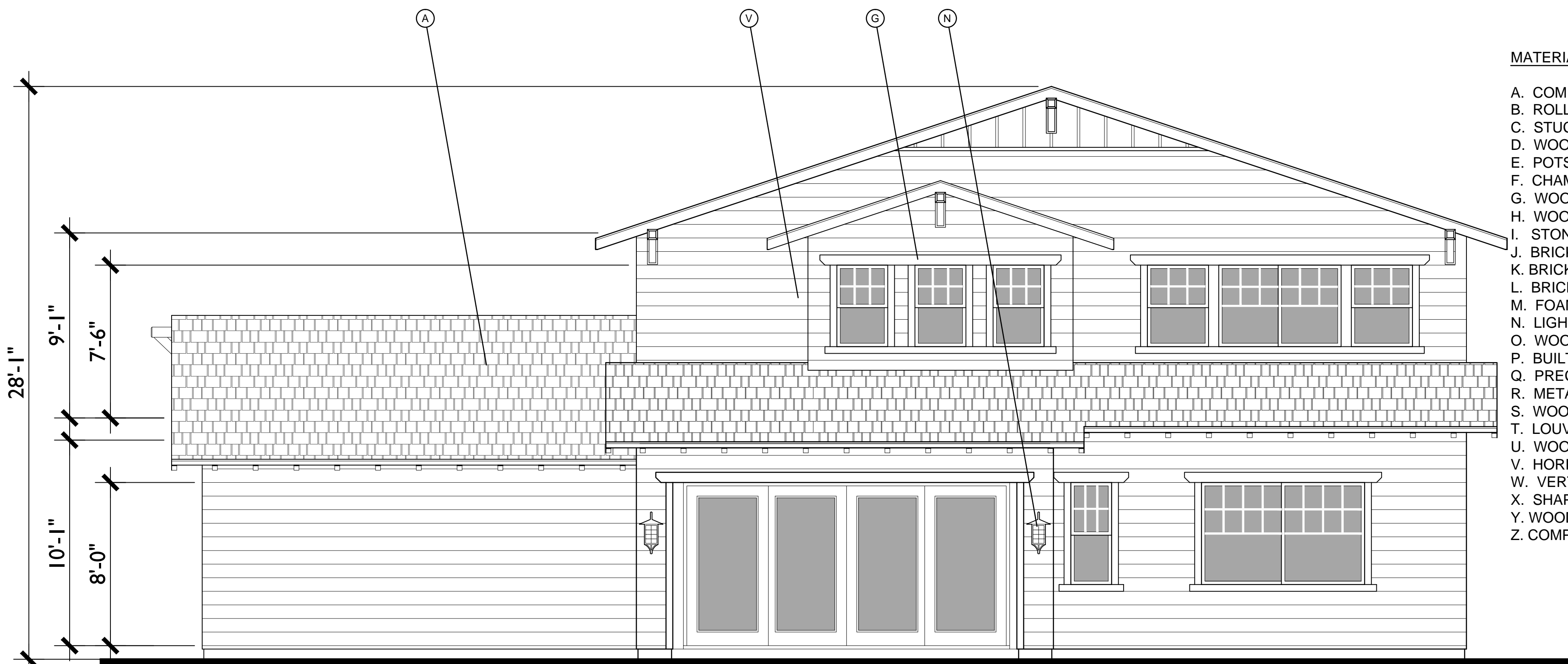
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LEFT



RIGHT



REAR

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
- G. WOOD TRIM
- H. WOOD BARGE BOARD
- I. STONE VENEER
- J. BRICK HEADER
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- Q. PRECAST TRIM
- R. METAL ROOF
- S. WOOD POST
- T. LOUVERED ATTIC VENT
- U. WOOD SHAPED CORBEL
- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

CRAFTSMAN SIDES & REAR ELEVATIONS  
**PLAN 2**  
 FRONT ELEVATIONS

SHEET NO.

**A.25**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



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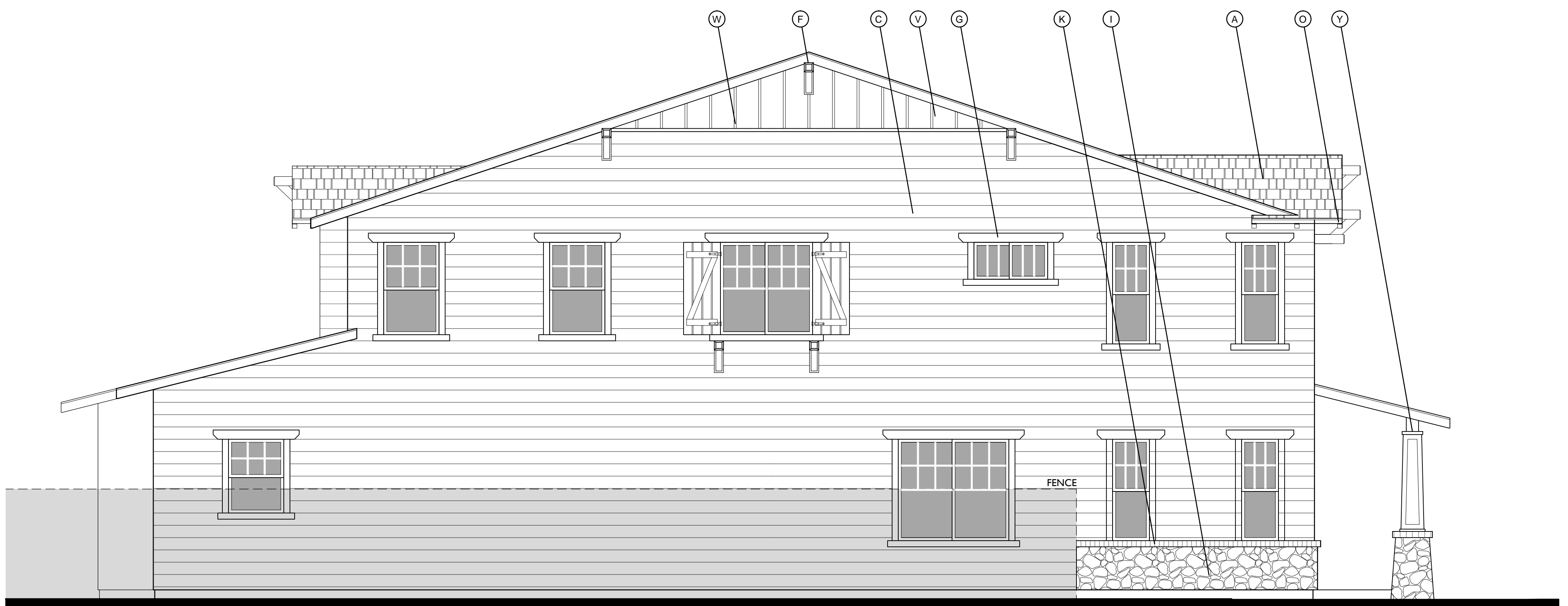
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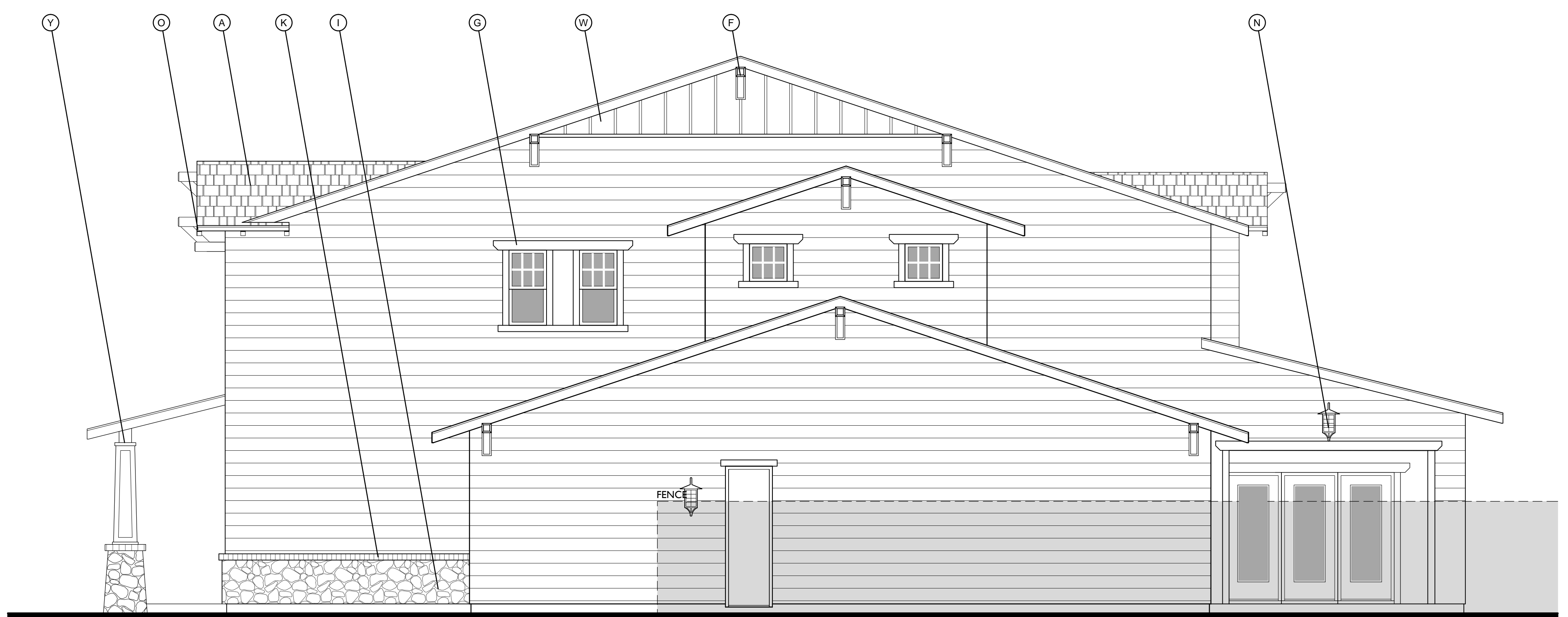
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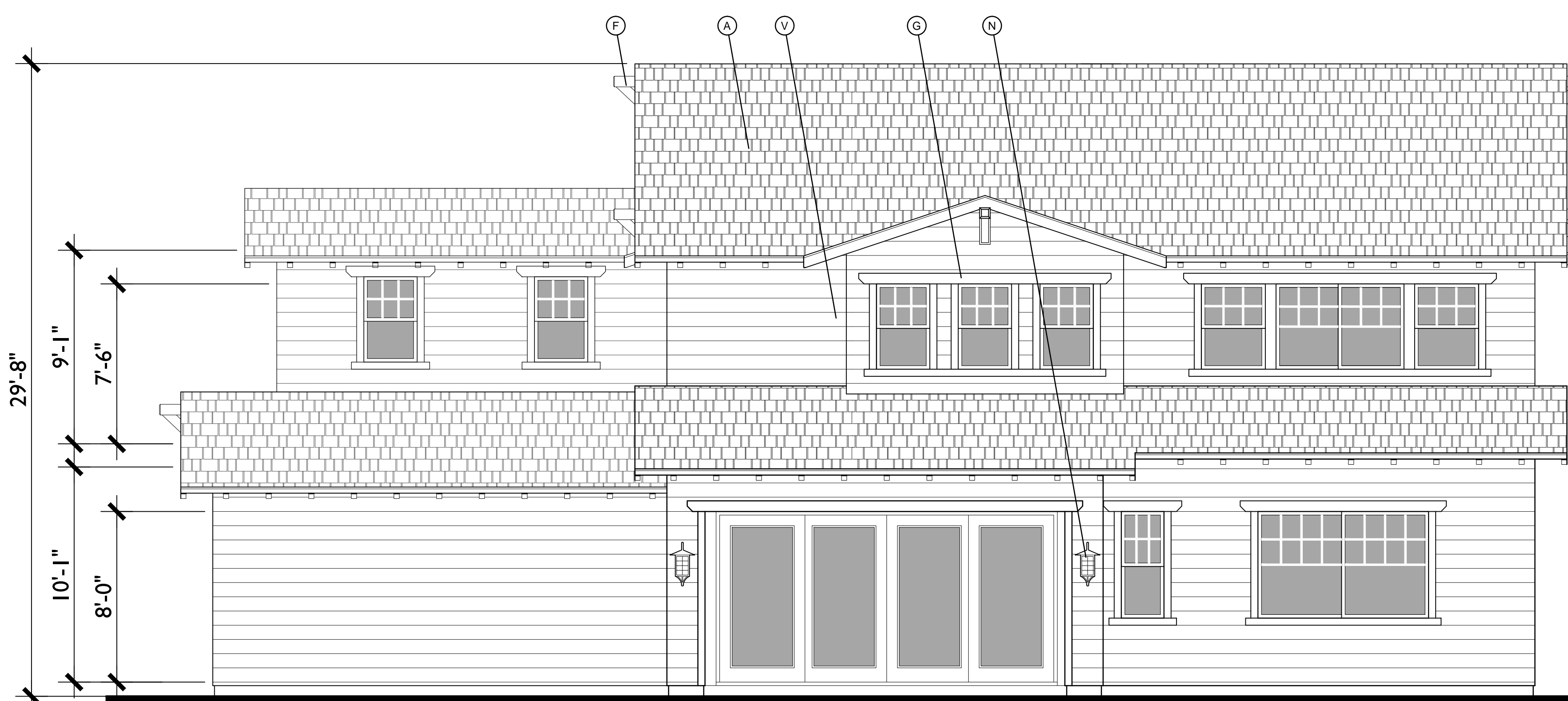




LEFT



RIGHT



REAR

- MATERIAL LEGEND**
- A. COMPOSITION SHINGLE
  - B. ROLL UP GARAGE DOOR
  - C. STUCCO
  - D. WOOD SHUTTER
  - E. POTSHELF
  - F. CHAMFERED WOOD OUTLOOKER
  - G. WOOD TRIM
  - H. WOOD BARGE BOARD
  - I. STONE VENEER
  - J. BRICK HEADER
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  - N. LIGHT FIXTURE
  - O. WOOD RAFTER
  - P. BUILT-IN FOAM EAVE
  - Q. PRECAST TRIM
  - R. METAL ROOF
  - S. WOOD POST
  - T. LOUVERED ATTIC VENT
  - U. WOOD SHAPED CORBEL
  - V. HORIZONTAL SIDING
  - W. VERTICAL SIDING
  - X. SHAPED FOAM COLUMN
  - Y. WOOD COLUMN
  - Z. COMPOSITE COLUMN

OPTIONAL BONUS ROOM  
 CRAFTSMAN SIDES & REAR ELEVATIONS  
**PLAN 2**  
 FRONT ELEVATIONS

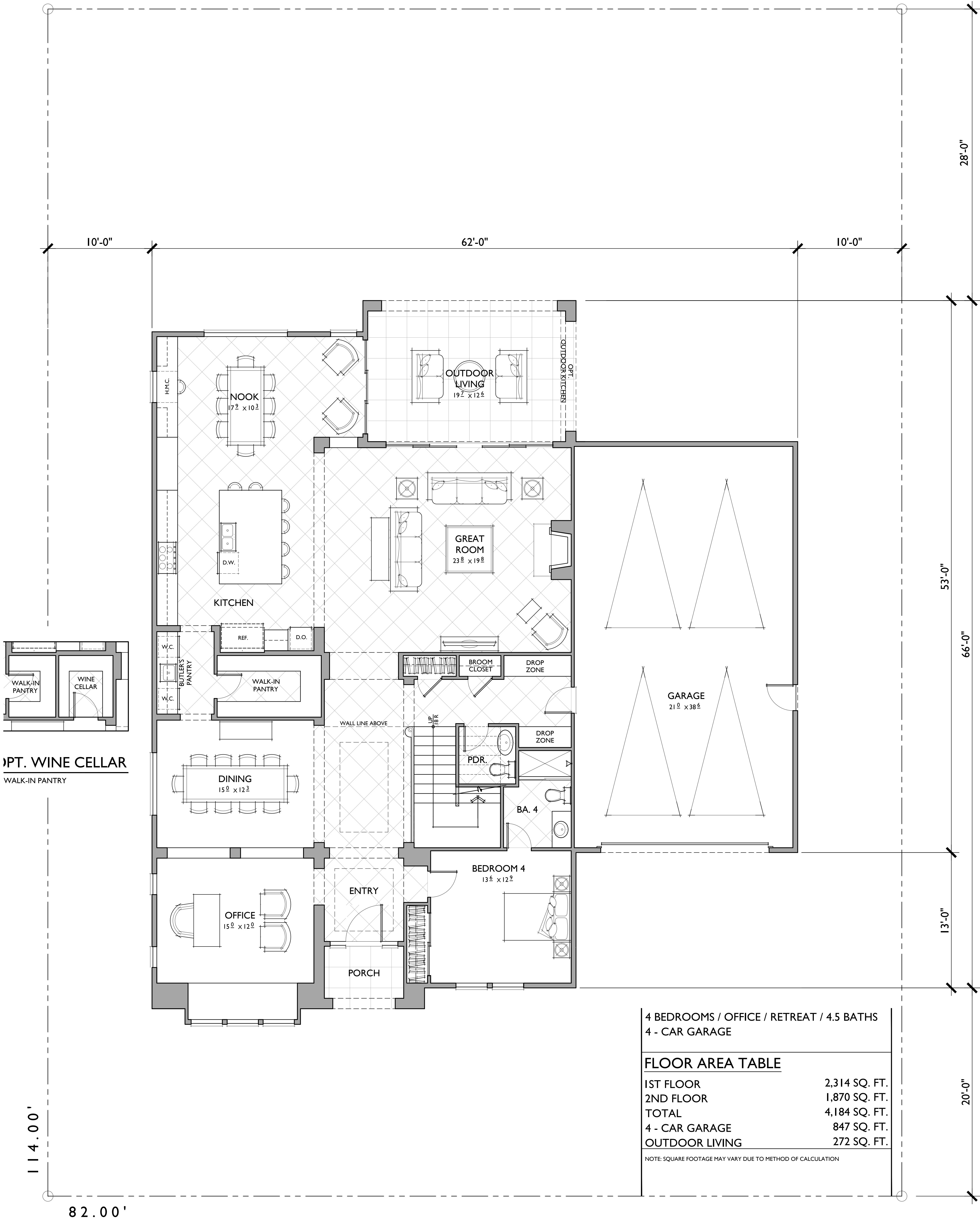
SHEET NO.

**A.27**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"





FIRST FLOOR  
 REFLECTS KENSINGTON  
**PLAN 2**  
 4,184 SQ. FT.

SHEET NO.  
**A.28**

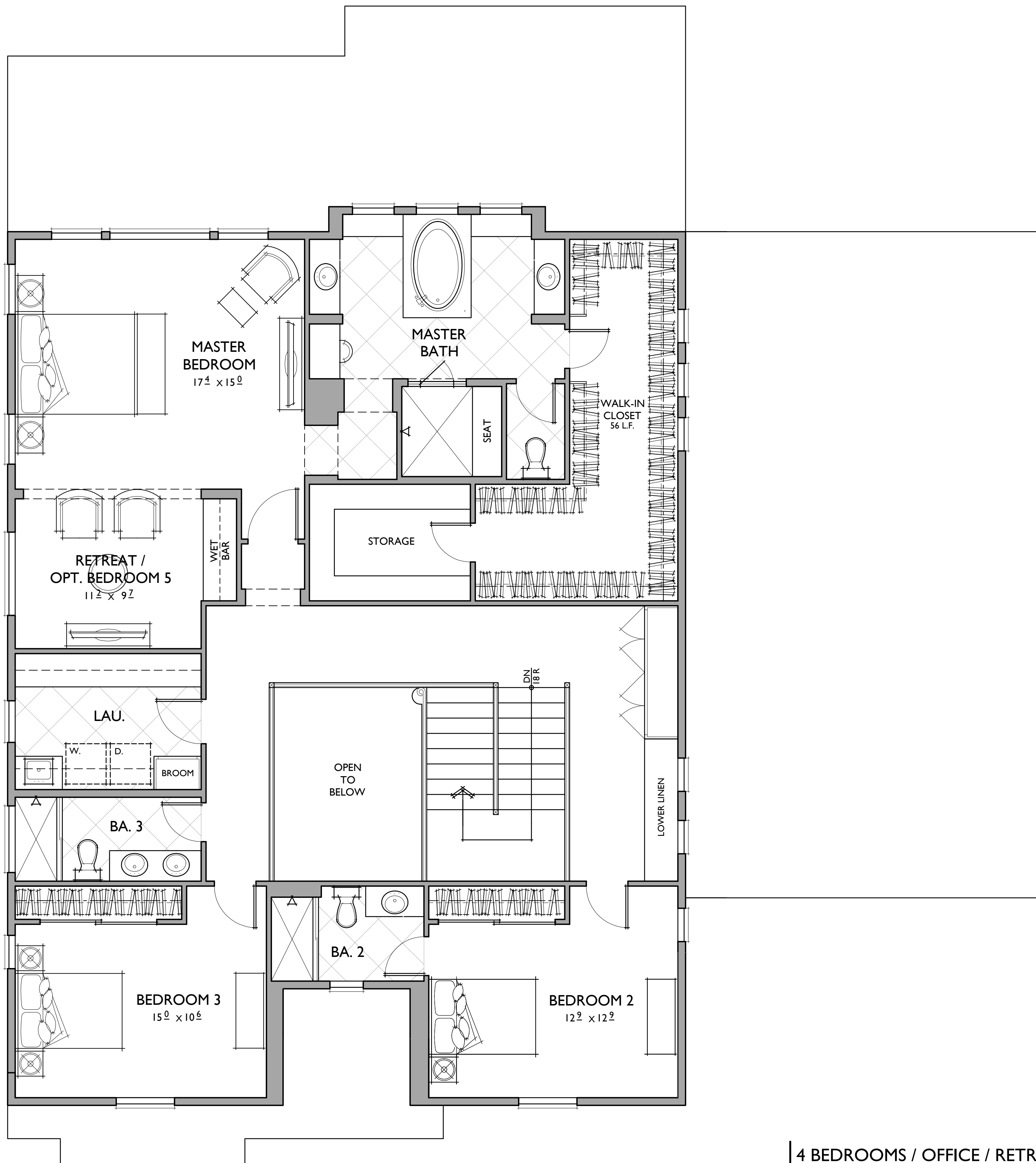
0 2 4 8 SCALE: 1/4" = 1'-0"

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4 BEDROOMS / OFFICE / RETREAT / 4.5 BATHS  
4 - CAR GARAGE

**FLOOR AREA TABLE**

1ST FLOOR	2,314 SQ. FT.
2ND FLOOR	1,870 SQ. FT.
TOTAL	4,184 SQ. FT.
4 - CAR GARAGE	847 SQ. FT.
OUTDOOR LIVING	272 SQ. FT.

NOTE: SQUARE FOOTAGE MAY VARY DUE TO METHOD OF CALCULATION

SECOND FLOOR  
REFLECTS KENSINGTON  
**PLAN 2**  
4,184 SQ. FT.

SHEET NO.

**A.29**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



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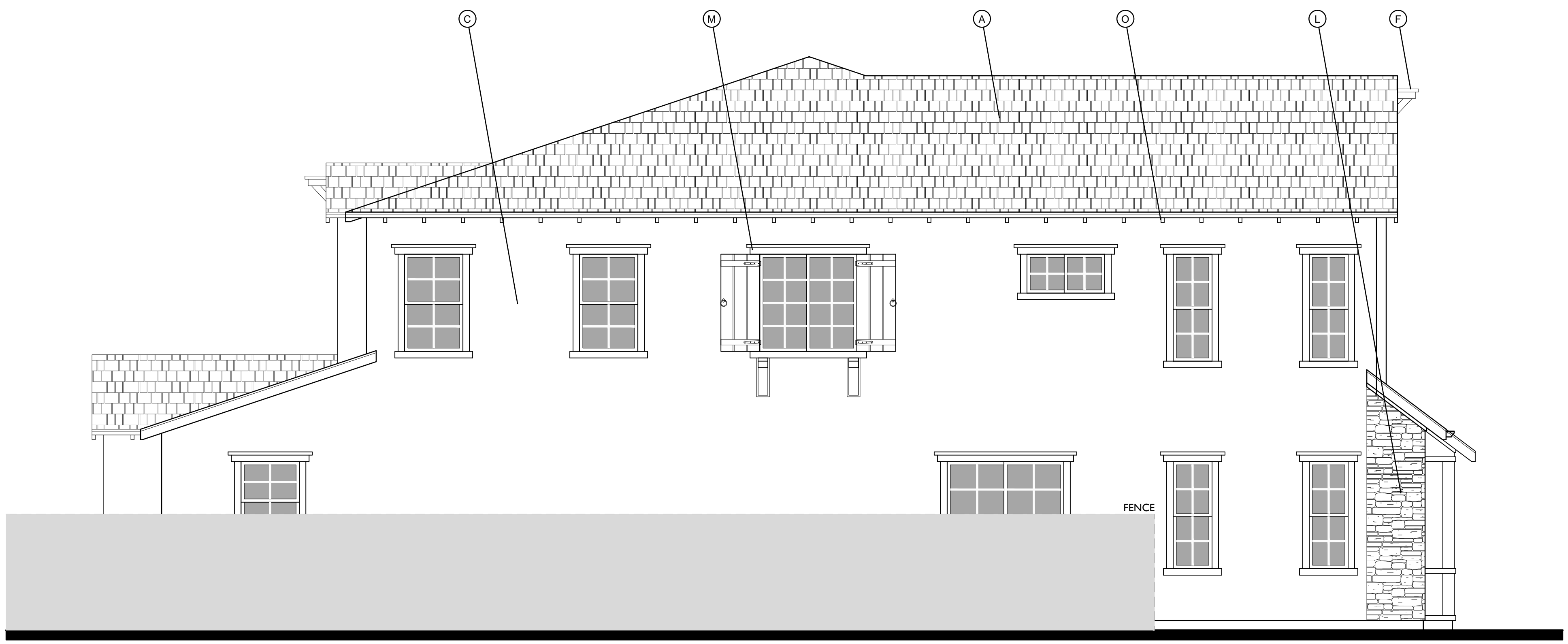
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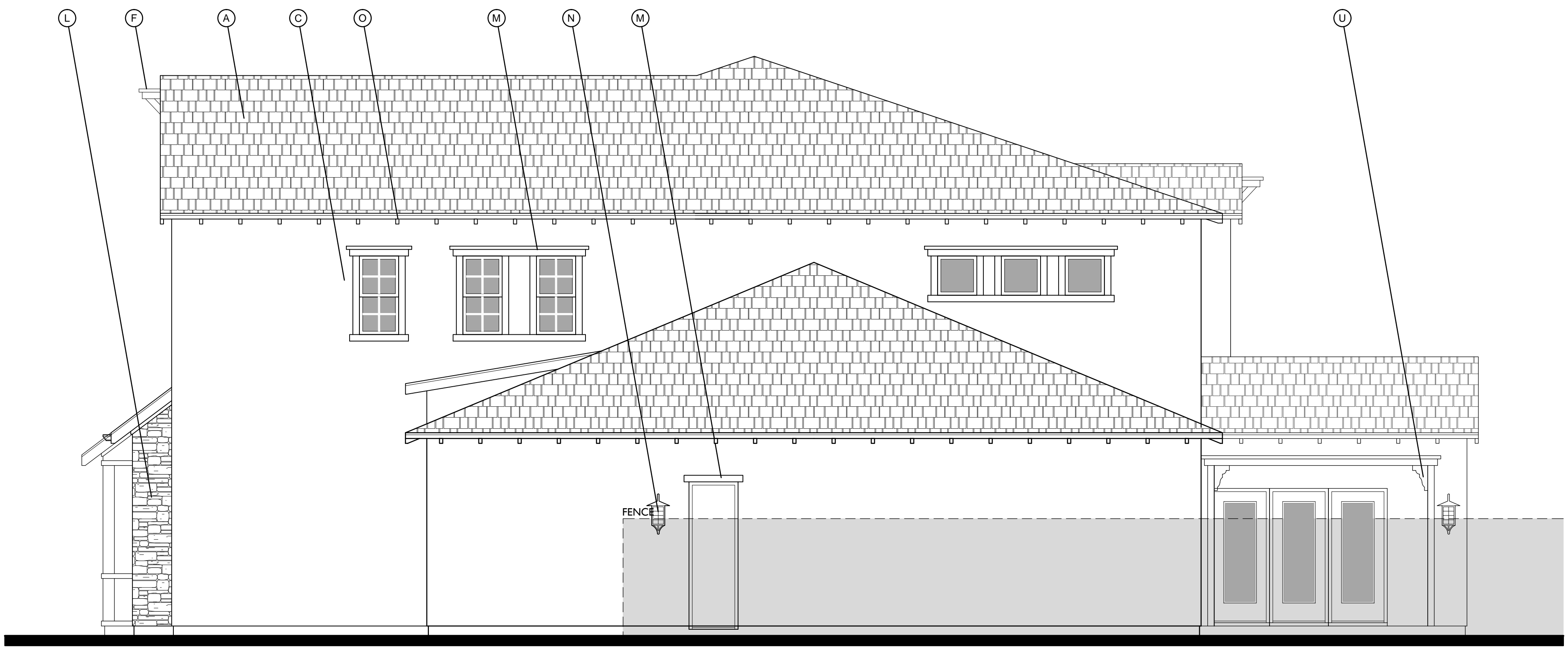
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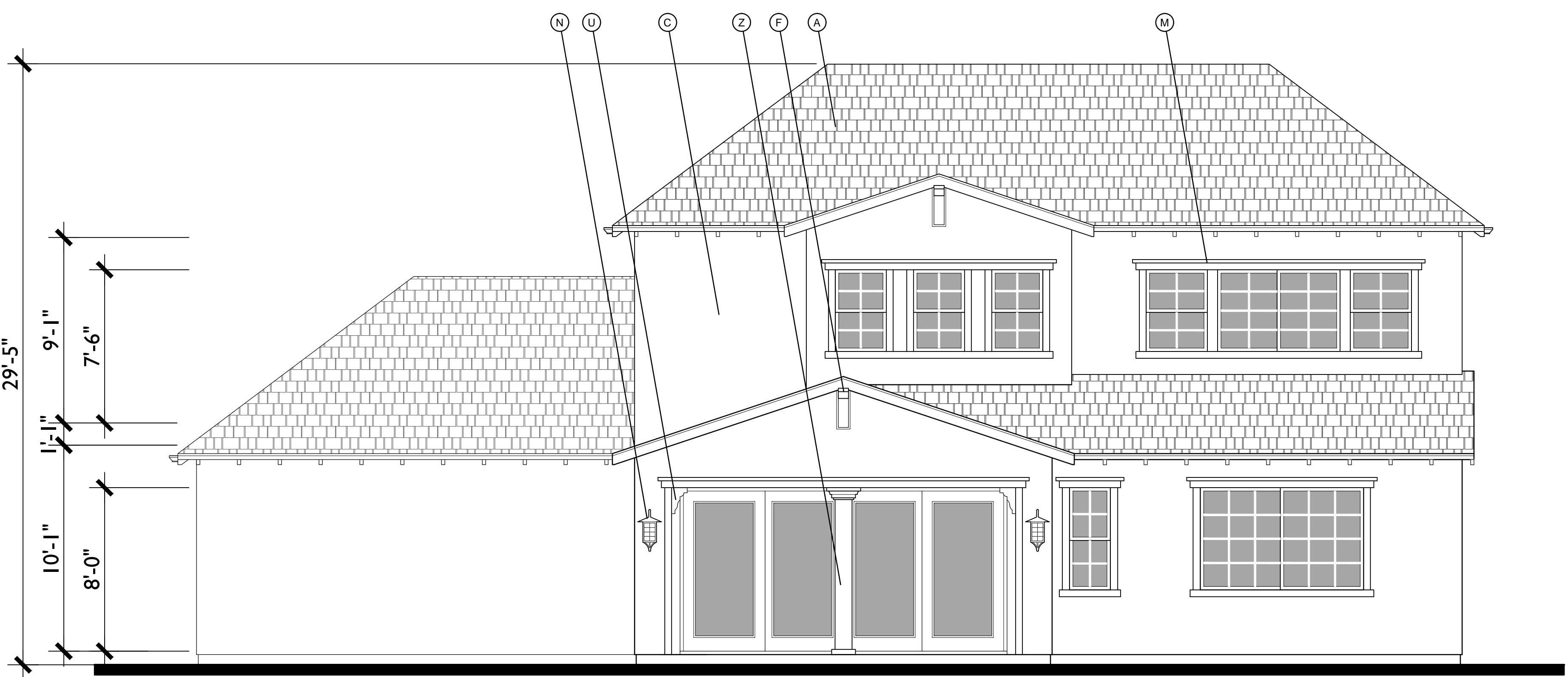




LEFT



RIGHT



REAR

**MATERIAL LEGEND**

- A. COMPOSITION SHINGLE
- B. ROLL UP GARAGE DOOR
- C. STUCCO
- D. WOOD SHUTTER
- E. POTSHELF
- F. CHAMFERED WOOD OUTLOOKER
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- V. HORIZONTAL SIDING
- W. VERTICAL SIDING
- X. SHAPED FOAM COLUMN
- Y. WOOD COLUMN
- Z. COMPOSITE COLUMN

KENSINGTON SIDES & REAR ELEVATIONS

**PLAN 2**

FRONT ELEVATIONS

SHEET NO.

**A.31**

10.16.2014

0 2 4 8 SCALE: 1/4" = 1'-0"



**ROSE AVE**  
PLEASANTON, CA

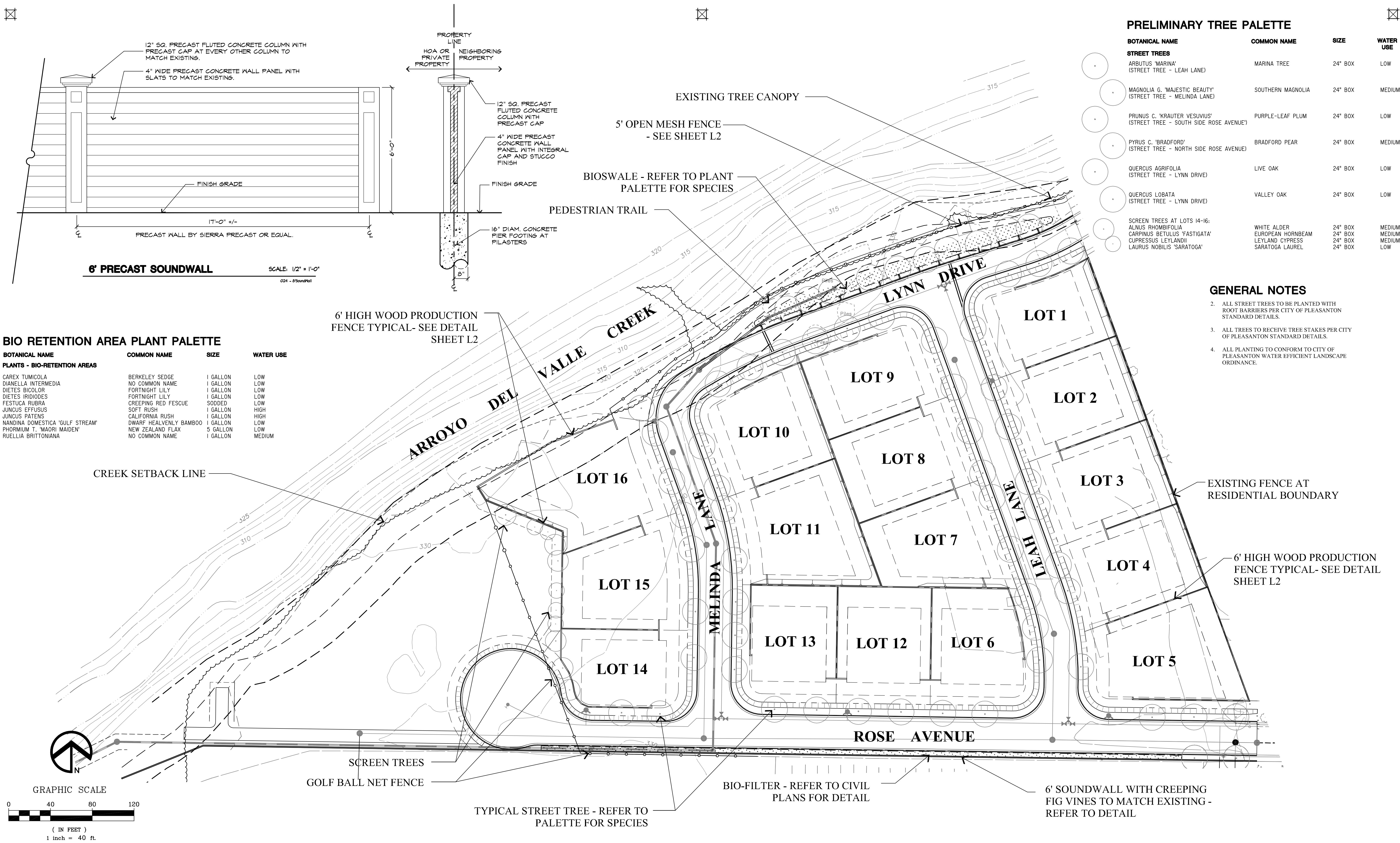
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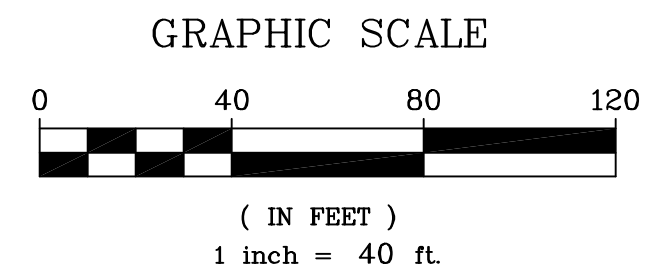
**PRELIMINARY TREE PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>STREET TREES</b>			
ARBUTUS 'MARINA' (STREET TREE - LEAH LANE)	MARINA TREE	24" BOX	LOW
MAGNOLIA G. 'MAJESTIC BEAUTY' (STREET TREE - MELINDA LANE)	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PRUNUS C. 'KRAUTER VESUVIUS' (STREET TREE - SOUTH SIDE ROSE AVENUE)	PURPLE-LEAF PLUM	24" BOX	LOW
PYRUS C. 'BRADFORD' (STREET TREE - NORTH SIDE ROSE AVENUE)	BRADFORD PEAR	24" BOX	MEDIUM
QUERCUS AGRIFOLIA (STREET TREE - LYNN DRIVE)	LIVE OAK	24" BOX	LOW
QUERCUS LOBATA (STREET TREE - LYNN DRIVE)	VALLEY OAK	24" BOX	LOW
<b>SCREEN TREES AT LOTS 14-16:</b>			
ALNUS RHOMBIFOLIA	WHITE ALDER	24" BOX	MEDIUM
CARPINUS BETULUS 'FASTIGATA'	EUROPEAN HORNBEAM	24" BOX	MEDIUM
CUPRESSUS LEYLANDII	LEYLAND CYPRESS	24" BOX	MEDIUM
LAURUS NOBILIS 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW

- GENERAL NOTES**
- ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
  - ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
  - ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.

**BIO RETENTION AREA PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>PLANTS - BIO-RETENTION AREAS</b>			
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
FESTUCA RUBRA	FORTNIGHT LILY	1 GALLON	LOW
JUNCUS EFFUSUS	SOFT RUSH	1 GALLON	HIGH
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	HIGH
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEALVENLY BAMBOO	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
RUPELLIA BRITTONIANA	NO COMMON NAME	1 GALLON	MEDIUM



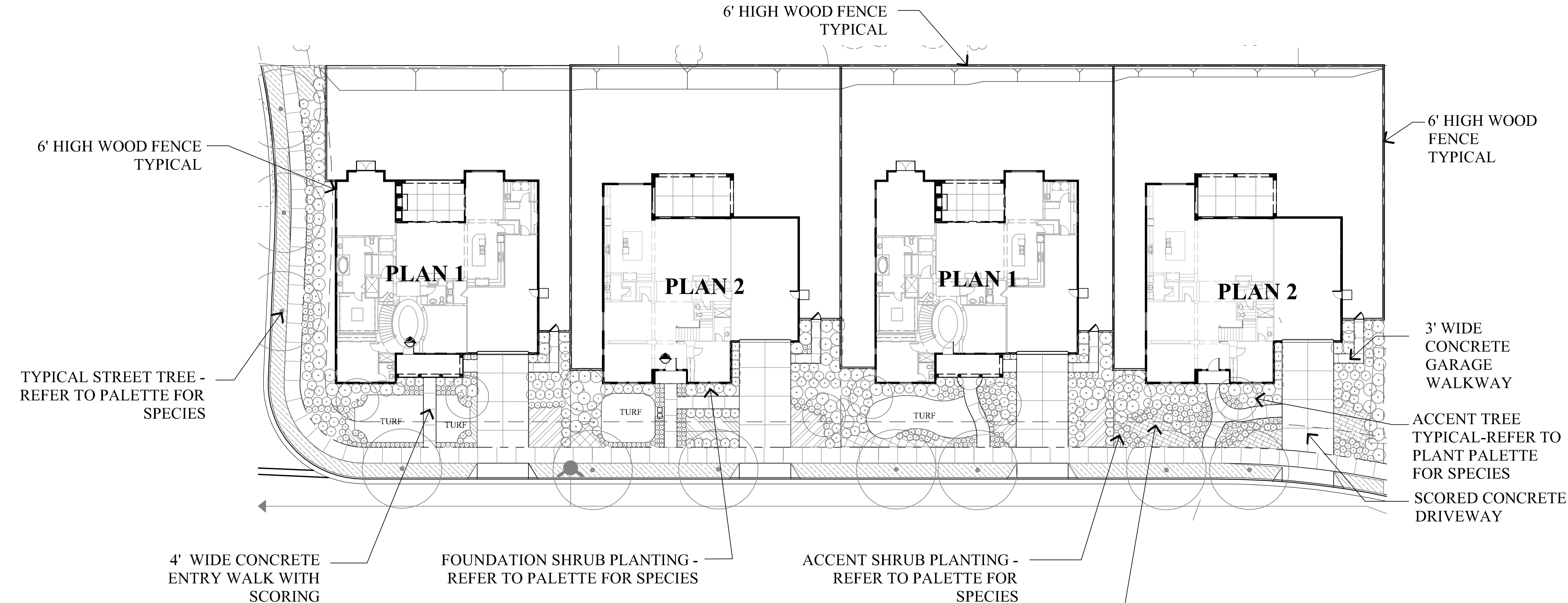
**RIPLEY DESIGN GROUP**  
 RIPLEY DESIGN GROUP, INC.  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.938.7436

PONDEROSA HOMES

**Rose Avenue**  
 Pleasanton, California

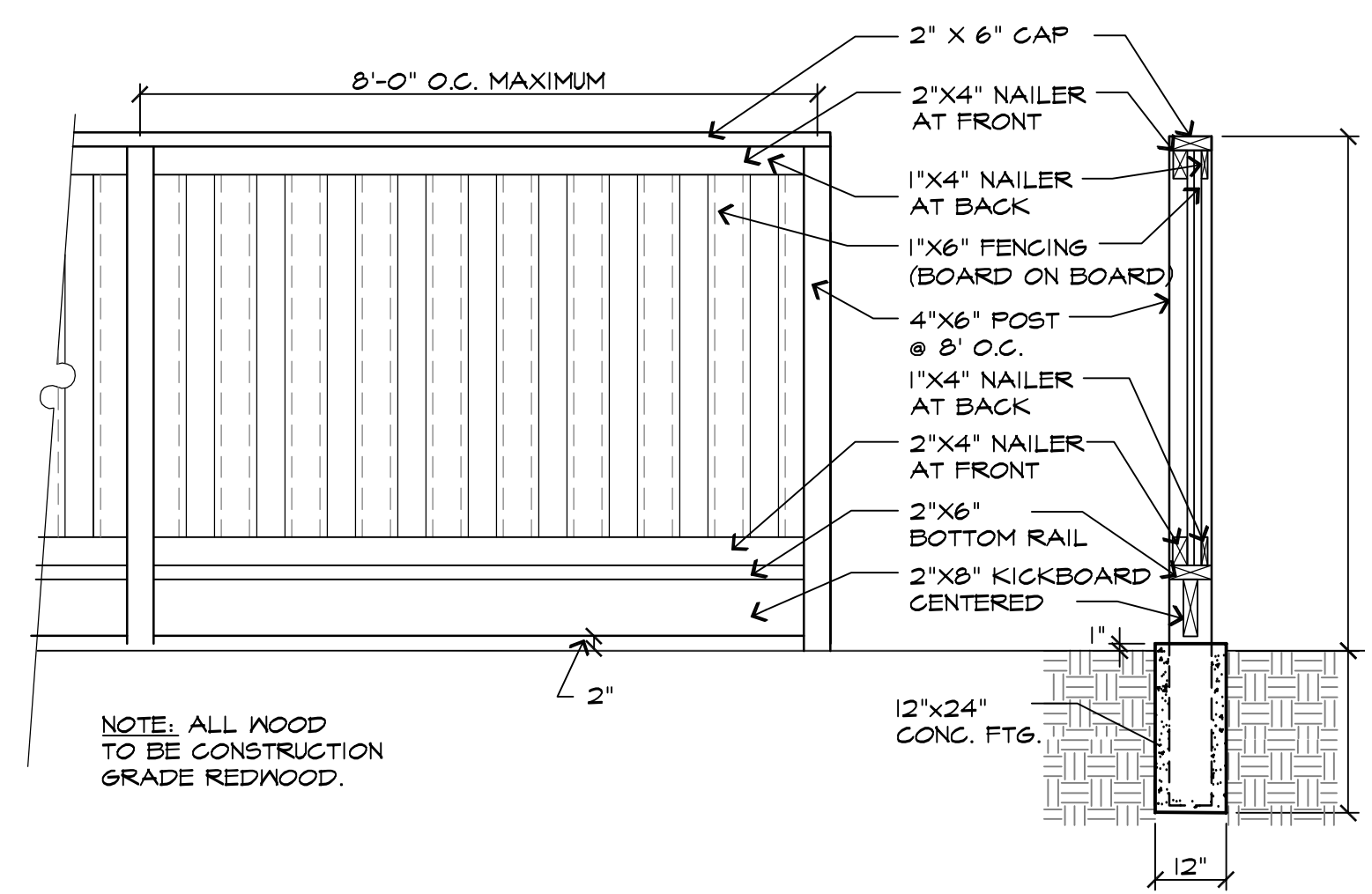
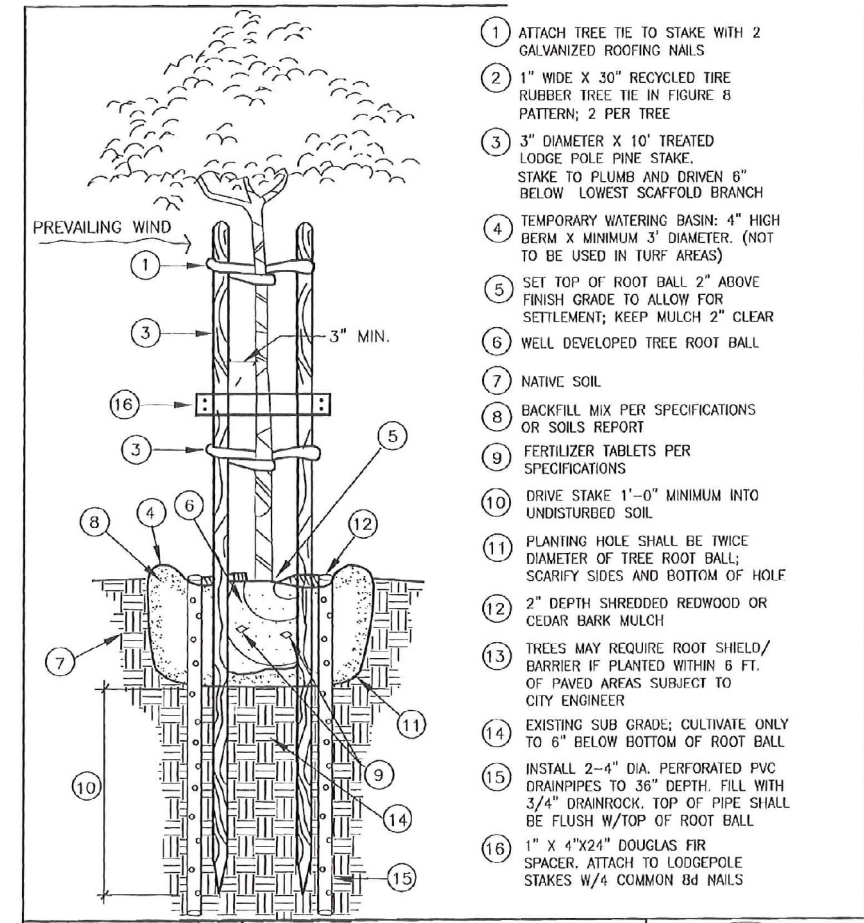
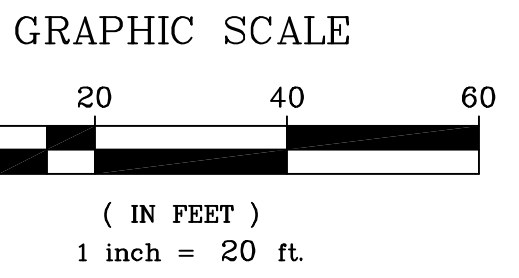
**Preliminary Landscape Site Plan - Phase One**



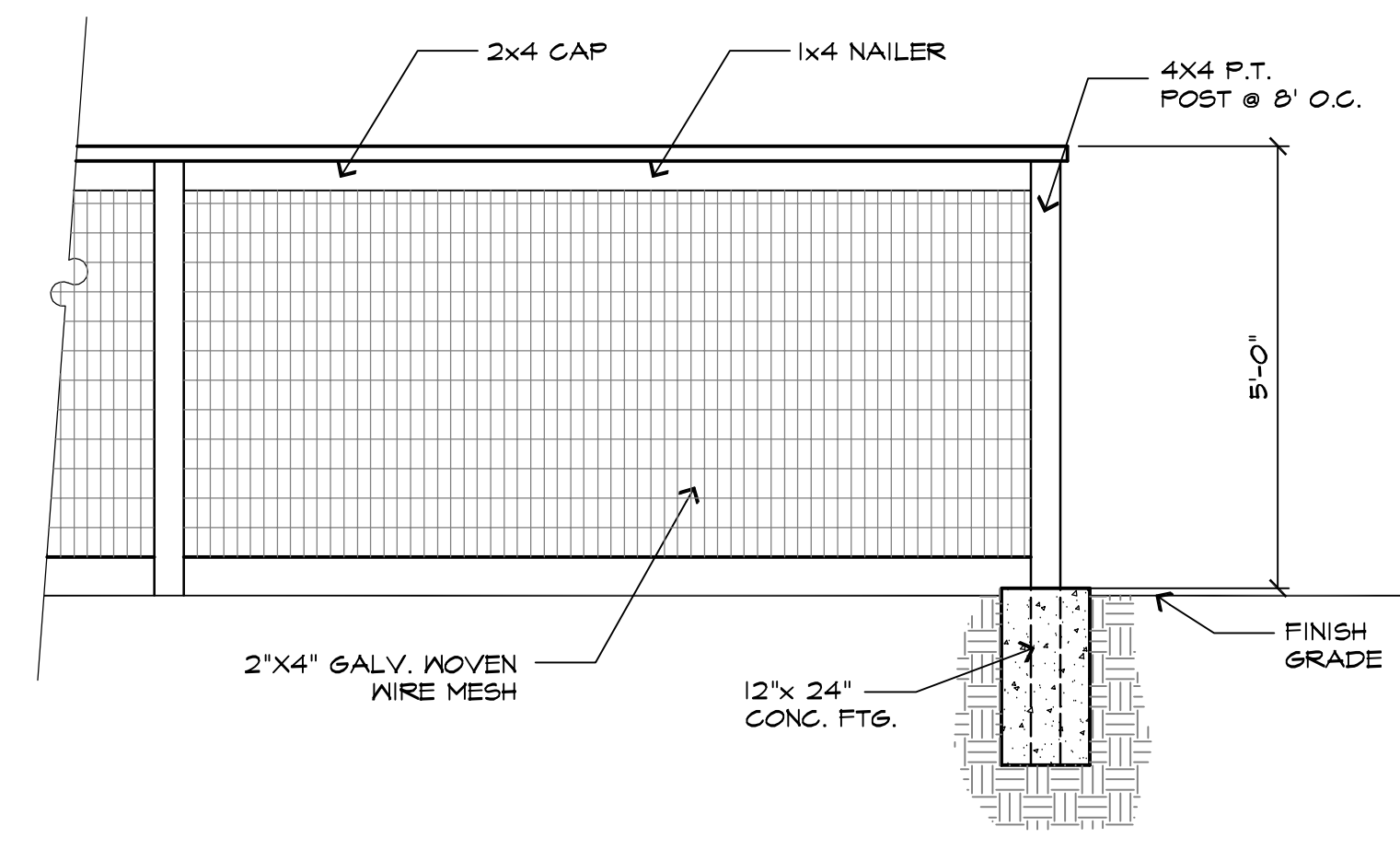


**PRELIMINARY PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>STREET TREES</b>			
ARBUTUS 'MARINA' (STREET TREE - STREET 'A')	MARINA TREE	24" BOX	LOW
MAGNOLIA G. 'MAJESTIC BEAUTY' (STREET TREE - STREET 'B')	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PRUNUS C. 'KRAUTER VESUVIUS' (STREET TREE - SOUTH SIDE ROSE AVENUE)	PURPLE-LEAF PLUM	24" BOX	LOW
PYRUS C. 'BRADFORD' (STREET TREE - NORTH SIDE ROSE AVENUE)	BRADFORD PEAR	24" BOX	MEDIUM
QUERCUS AGRIFOLIA (STREET TREE - LYNN DRIVE)	LIVE OAK	24" BOX	LOW
QUERCUS LOBATA (STREET TREE - LYNN DRIVE)	VALLEY OAK	24" BOX	LOW
<b>ACCENT TREES</b>			
CORNUS 'WELCHII'	TRI COLORED DOGWOOD	15 GALLON	MEDIUM
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPPE MYRTLE	15 GALLON	LOW
LAURUS NOBILIS	GRECIAN LAUREL	15 GALLON	LOW
MAGNOLIA G. 'ST. MARYS'	SOUTHERN MAGNOLIA	15 GALLON	MEDIUM
OLEA EUOPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS CAROLINIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
PRUNUS SARGENTII	SARGENT CHERRY	15 GALLON	MEDIUM
PYRUS C. 'BRADFORD'	BRADFORD PEAR	15 GALLON	MEDIUM
PYRUS KAWAKAMI'	EVERGREEN PEAR	15 GALLON	MEDIUM
VITEX AGNUS-CASTUS	CHASTE TREE	15 GALLON	LOW
<b>SHRUBS - FRONTYARD</b>			
ABELIA G. 'PROSTRATA'	DWARF GLOSSY ABELIA	5 GALLON	MEDIUM
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GALLON	MEDIUM
ARBUTUS 'COMPACTA'	COMPACT STRAWBERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
AZALEA 'SOUTHERN INDICA'	SUN AZALEA	5 GALLON	MEDIUM
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
BUXUS JAPONICA	BOXWOOD	1 GALLON	MEDIUM
CAMELLIA SASANQUA	CAMELLIA	5 GALLON	MEDIUM
CAREX DIPSACEA	AUTUMN SEDGE	1 GALLON	MEDIUM
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
DIOSMA PULCHRUM	BREATH-OF-HEAVEN	1 GALLON	MEDIUM
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GALLON	LOW
ERYSIMUM 'BOWLES MAUVE'	MAUVE CLUSTERS	1 GALLON	LOW
ESCALLONIA 'FRADESII'	ESCALLONIA	5 GALLON	MEDIUM
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EURYOPIS P. 'MUNCHKIN'	DWARF EURYOPIS	1 GALLON	LOW
FEJJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GERANIUM 'JOHNSON'S BLUE'	GERANIUM	1 GALLON	MEDIUM
GREVILLEA 'NOELLI'	WOOLY GREVILLEA	5 GALLON	LOW
HELIOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
HEMEROCALLIS HYBRIDS	DAYLILY	1 GALLON	MEDIUM
ILEX C. 'BURFORDI'	BURFORD HOLLY	5 GALLON	LOW
ILEX 'VOMITORIA NANA'	DWARF YAUPOH HOLLY	1 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LAVANDULA A. 'MUNSTEAD'	ENGLISH LAVANDER	1 GALLON	LOW
LAVANDULA A. 'STOECHES'	SPANISH LAVANDER	1 GALLON	LOW
LIGUSTRUM J. 'TEXANUM'	JAPANESE PRIVET	5 GALLON	MEDIUM
LIRIOPE GIGANTEA	GIANT LILY TURF	1 GALLON	MEDIUM
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRY'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FASSSENNI	CATMINT	1 GALLON	LOW
NERIUM OLEANDER	OLEANDER	5 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELIN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
PITOSPORUM 'WHEELER'S DWARF'	DWARF TOBIRA	1 GALLON	MEDIUM
PITOSPORUM T. 'VARIEGATA'	VARIEGATED TOBIRA	5 GALLON	MEDIUM
PODOCARPUS GRACILIOR	FERN PINE	5 GALLON	MEDIUM
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS OFFICINALIS	ROSEMARY	5 GALLON	LOW
ROSA 'MEIDELAND WHITE'	WHITE SHRUB ROSE	5 GALLON	MEDIUM
ROSA 'FLOWER CARPET PINK'	GROUNDCOVER ROSE	1 GALLON	MEDIUM
SOLLIA HETEROPHYLLA	BLUEBELL CREEPER	1 GALLON	LOW
STRELITZIA REGINAE	BIRD-OF-PARADISE	5 GALLON	MEDIUM
SYRINGA VILGARIS	COMMON LILAC	5 GALLON	LOW
TRACHELOSPERMUM JASMINOIDES	STAR JASMINE	1 GALLON	MEDIUM
VIBURNUM TINUS	LAURUSTINUS	5 GALLON	MEDIUM
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW



**6' WOOD FENCE** SCALE: 1/2" = 1'-0"



**5' OPEN MESH FENCE**

**GENERAL NOTES**

- ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
- ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
- ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.

**GROUNDCOVERS**

OPHIPOGON 'NANUS'	DWARF MONDO GRASS	1 GALLON	LOW
ARCTOSTAPHYLOS D. 'EMERALD CARPET'	BEARBERRY	1 GALLON	LOW
MYOPORUM PARVIFOLIUM	MYOPORUM	1 GALLON	LOW
ROSMARINUS 'PROSTRATUS'	ROSEMARY	1 GALLON	LOW
SCAEVOLA 'MAUVE CLUSTERS'	FAN FLOWER	1 GALLON	LOW
TURF	BOLERO AVAILABLE FROM DELTA BLUE GRASS	TALL FESCUE TURF	SODDED HIGH

**RIPLY DESIGN GROUP**  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.9387436

**PONDEROSA HOMES**

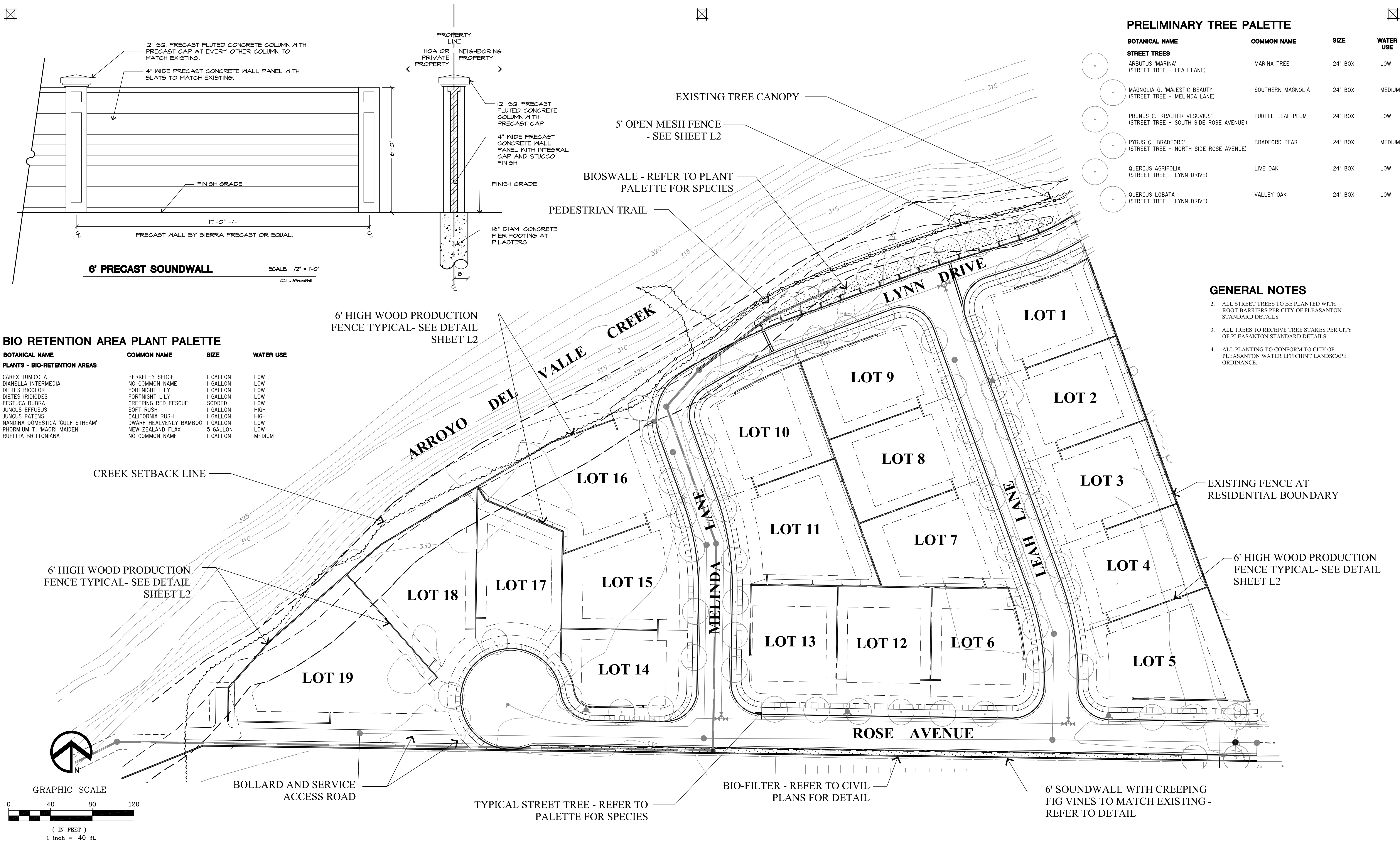
**Typical Front Yard Landscape**

**Rose Avenue**  
 Pleasanton, California

OCTOBER 2015

L2





**PRELIMINARY TREE PALETTE**

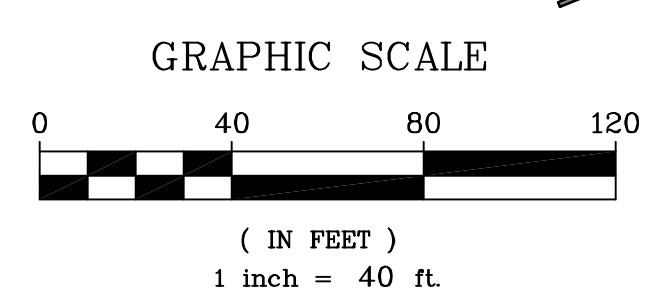
BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>STREET TREES</b>			
ARBUS 'MARINA' (STREET TREE - LEAH LANE)	MARINA TREE	24" BOX	LOW
MAGNOLIA G. 'MAJESTIC BEAUTY' (STREET TREE - MELINDA LANE)	SOUTHERN MAGNOLIA	24" BOX	MEDIUM
PRUNUS C. 'KRAUTER VESUVIUS' (STREET TREE - SOUTH SIDE ROSE AVENUE)	PURPLE-LEAF PLUM	24" BOX	LOW
PYRUS C. 'BRADFORD' (STREET TREE - NORTH SIDE ROSE AVENUE)	BRADFORD PEAR	24" BOX	MEDIUM
QUERCUS AGRIFOLIA (STREET TREE - LYNN DRIVE)	LIVE OAK	24" BOX	LOW
QUERCUS LOBATA (STREET TREE - LYNN DRIVE)	VALLEY OAK	24" BOX	LOW

**GENERAL NOTES**

- ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
- ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
- ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.

**BIO RETENTION AREA PLANT PALETTE**

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
<b>PLANTS - BIO-RETENTION AREAS</b>			
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
FESTUCA RUBRA	SOODED	1 GALLON	LOW
JUNCUS EFFUSUS	SOFT RUSH	1 GALLON	HIGH
NANDINA DOMESTICA 'GULF STREAM'	CALIFORNIA RUSH	1 GALLON	HIGH
PHORMIUM T. 'MAORI MAIDEN'	DWARF HEAVENLY BAMBOO	1 GALLON	LOW
RUELLIA BRITTONIANA	NEW ZEALAND FLAX	5 GALLON	LOW
	NO COMMON NAME	1 GALLON	MEDIUM



**RIPLEY DESIGN GROUP**  
 RIPLEY DESIGN GROUP, INC.  
 LANDSCAPE ARCHITECTURE  
 LAND PLANNING  
 1615 BONANZA STREET  
 SUITE 314  
 WALNUT CREEK, CA 94596  
 TEL: 925.938.7377  
 FAX: 925.9387436

PONDEROSA HOMES

**Rose Avenue**  
 Pleasanton, California

**Preliminary Landscape Site Plan - Phase Two**

OCTOBER, 2015

# CONSTRUCTION DETAILS

## Netting Poles:

1. Poles to be as specified and approved by structural engineer. Structural engineer to design footings / embedment.
2. Poles are to be coated with STRYK 5388 corrosion retardant coating. Coating to be applied in accordance to the manufacturers recommendations. Coating to be "Black" in color.
3. Poles to be a minimum of 65ksi Yield.
4. Poles to be new (not used) and manufacturer to provide mill certification for all poles supplied for this project.

## Attachment Cables and Hardware:

1. Cable to be  $\frac{3}{8}$ " extra high strength galvanized stranded.
2. Attachment bolts and hardware to be a minimum of  $\frac{3}{4}$ " and shall be galvanized.

## NOTE:

All materials for this project must be new. (not used) Any items substituted must be approved by the Consultant prior to bid. There will be no exceptions. Failure to submit substitutions for this project prior to bid will disqualify bid and contractor.

## Netting:

Netting: #18  $3\frac{1}{2}$ " stretched mesh (1  $\frac{3}{4}$ " bar measure), twisted knotted nylon netting with an average 174.3 Lb. single mesh breaking strength. Netting to be made of 100% Dupont type 66 high grade nylon, manufactured with U.V. treated yarn and additionally coated with a black resin dye and urethane bonding treatment.

All sections of the netting component to be constructed to a  $\frac{3}{8}$ " braided black perimeter rope with parallel core, minimum 3,500 Lb. breaking strength.

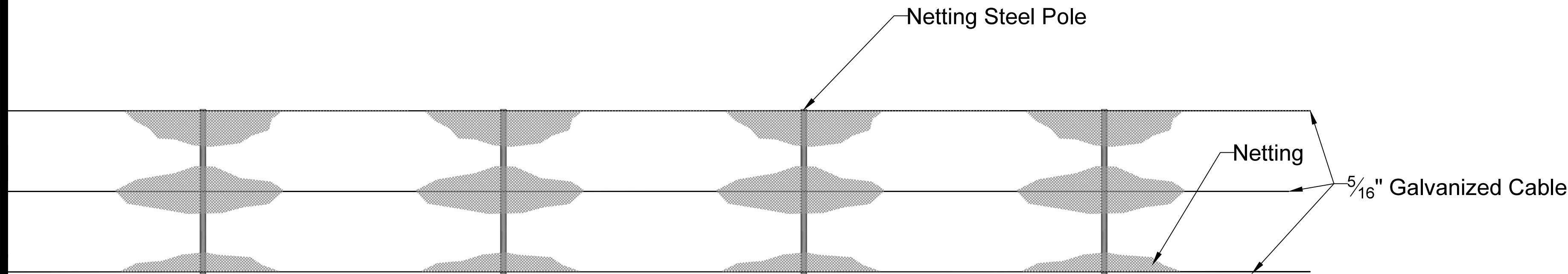
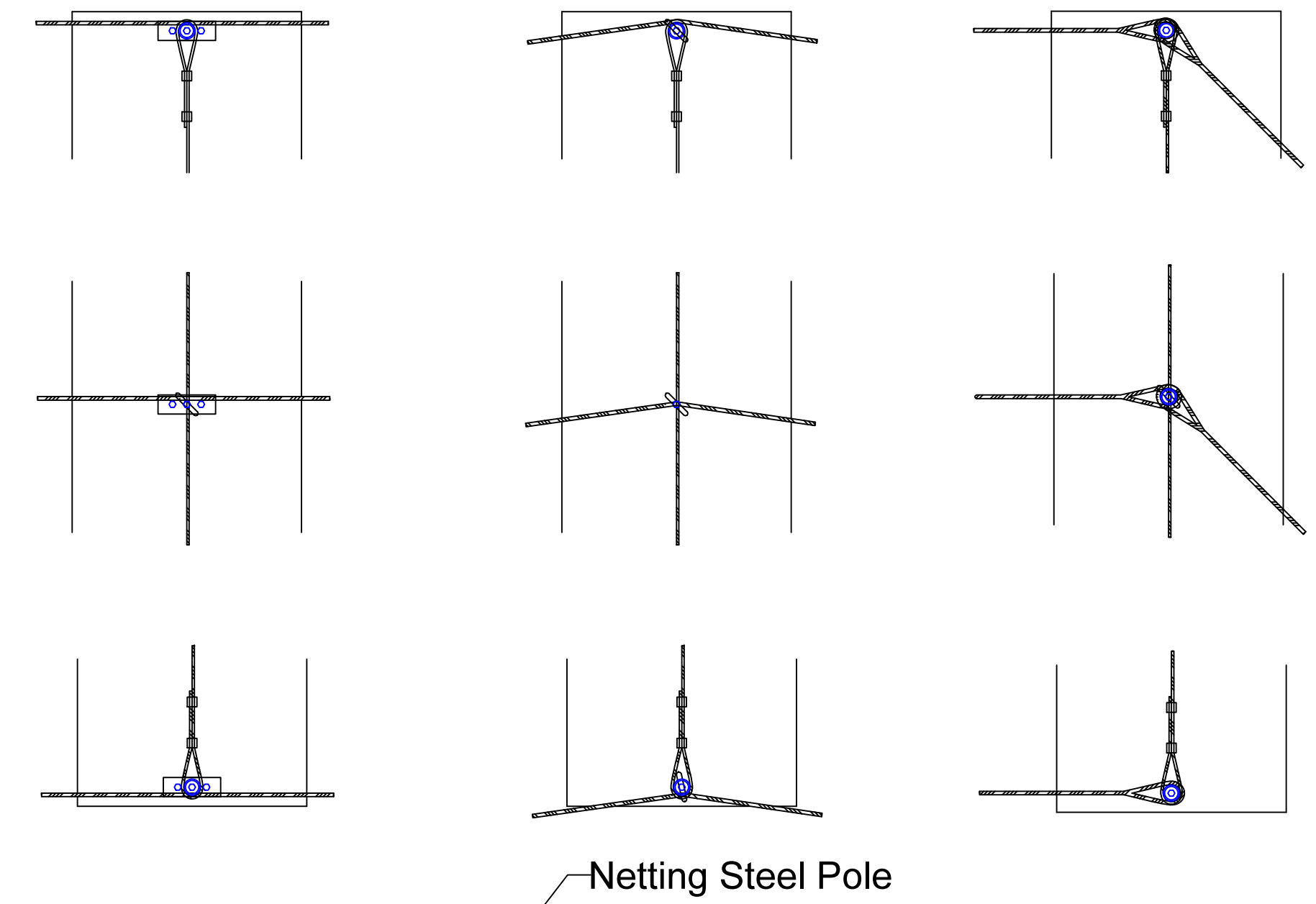
Attachment of net and rope components to be made with #48 braided polyester twine, 375 Lb. tensile strength, treated black. The attachment twine shall continually encompass the netting component and be tied to the rope component with a clove and one half hitch knot +/- 6 inches on center never to exceed 8 inches on center.

Netting system is available from Redden Marine Supply, Inc., Bellingham, WA, (800)426-9284 or engineers approved equal.

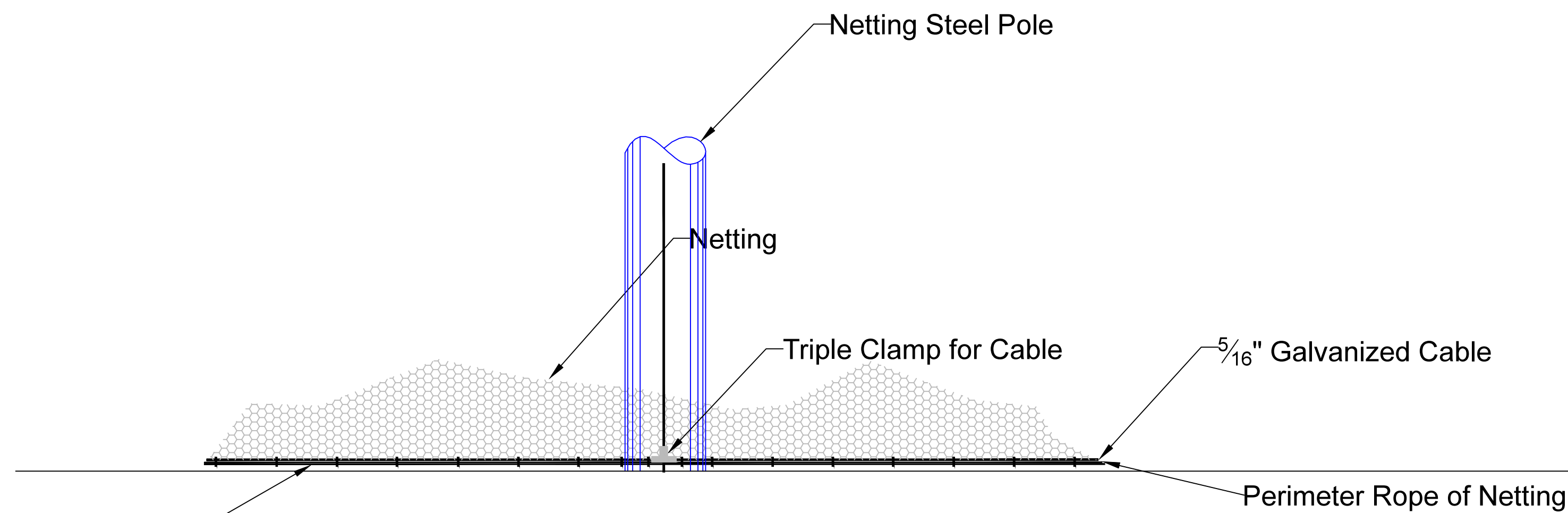
## Redden #18 L.D. Sport Netting System Component Specifications/Tolerance

**Netting Component:**  
 Dupont type 66 high grade nylon  
 U.V. treated yarn  
 3 Strand twisted & knotted construction  
 3.5 inch stretch mesh / 1.75 inch opening  
 Dyed black and urethane bonded  
 174.3 lb. Average single mesh break strength  
**Attachment Twine / Hanging Twine:**  
 #48 braided polyester twine  
 375 lb. Tensile strength  
 Dye treated  
**Perimeter Border Rope & Ribline / Verticals:**  
 Braided synthetic cover  
 Parallel synthetic core  
 3,500 lb. Tensile strength  
 2,455 Wet abrasion cycles  
**Warranty:**  
 Five year pro-rated limited warranty 2

## NETTING CABLE CONNECTION DETAILS



## FENCE DETAIL



Bottom of Netting to be Installed Parallel with Grade

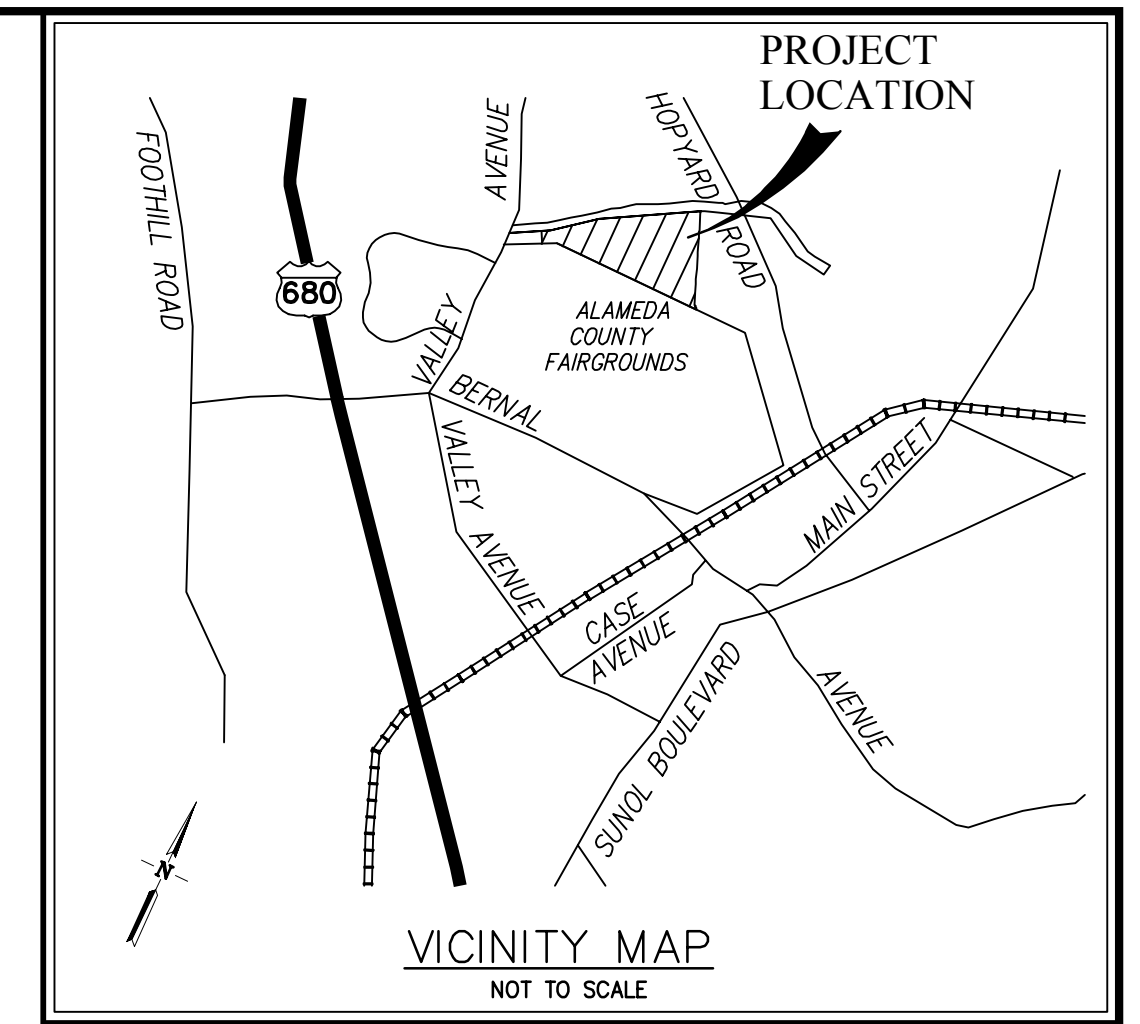
ALL NETTING TO BE INSTALLED TO THE INSIDE OF THE SOCCER FACILITY.

## NOTE:

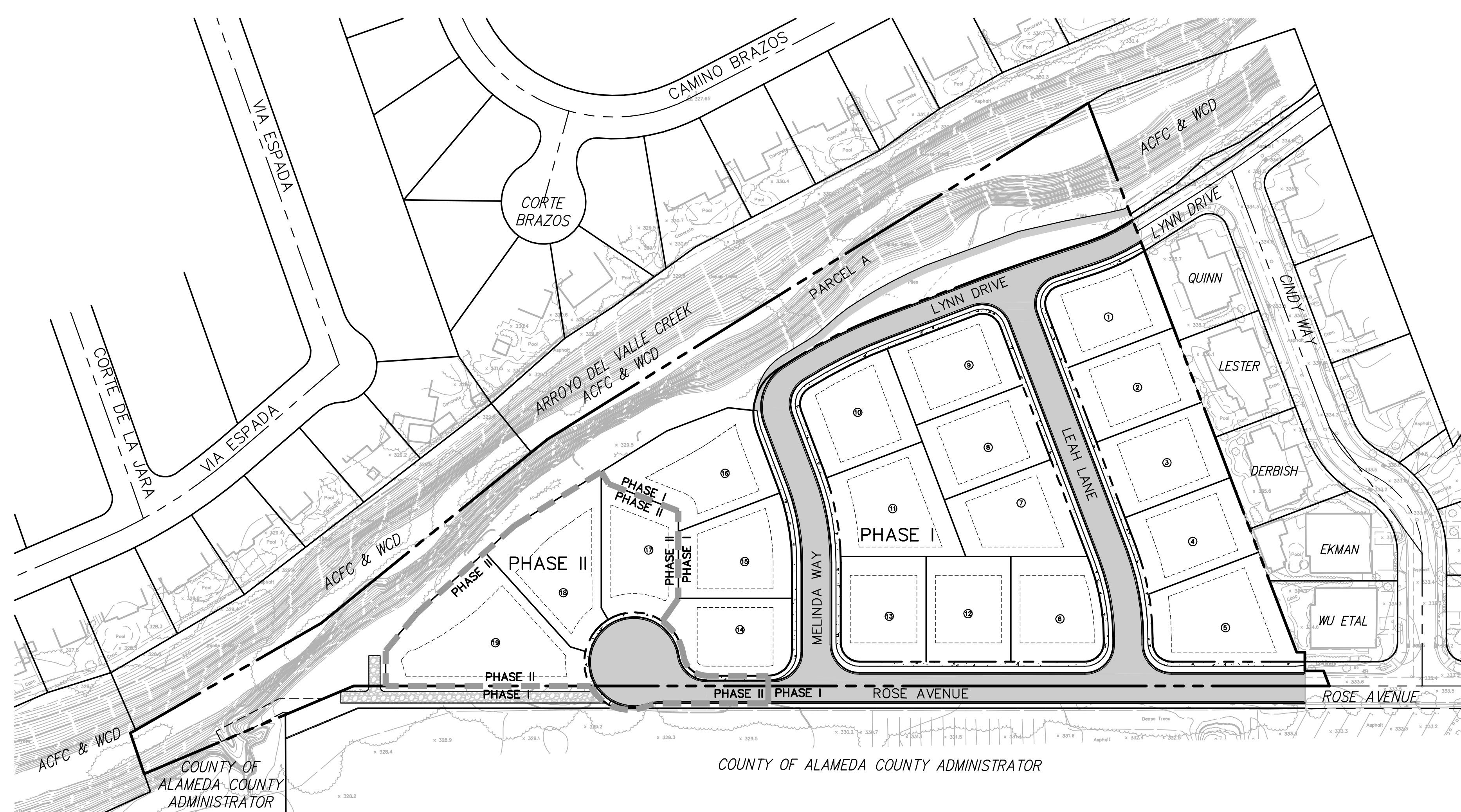
\* No Openings Between Netting and Ground that will Allow a Soccer balls to Pass Through will be Allowed.



# VESTING TENTATIVE MAP ROSE AVENUE ESTATES CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	MATCH LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	12"SD	EX 12"SD
---	8"SS	EX 8"SS
---	8"W	EX 8"W
---	8"W(R)	EX 8"W(R)
---	CURB & GUTTER	EX FC
---	SIDEWALK	---
---	OVERHEAD UTILITIES	---
---	JOINT POLE	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
---	STORM WATER INLET	---
---	FIELD INLET	---
---	AREA DRAIN	---
---	DIRECTION OF FLOW	---
---	MANHOLE	---
---	FIRE HYDRANT	---
---	BLOW OFF	---
---	SANITARY SEWER CLEAN OUT	---
---	WATER VALVE	---
---	STREET LIGHT	---
---	MONUMENT	---
---	TRAFFIC SIGN	---
---	STREET NAME SIGN	---
---	FENCE	---
---	BARRICADE	---
---	SLOPE	---
---	HANDICAP RAMP	---
---	SAVE TREE	1947
---	REMOVE TREE	1945
---	CONTOUR ELEVATIONS	---
---	SPOT ELEVATION	x525.2
---	ASPHALT PAVEMENT	---
---	BIORETENTION AREA	---
---	LIFT STATION	---
---	DIRECTION OF FUTURE FLOW	---
---	AB MAINTENANCE ROAD	---
---	LIGHT CLASS RIP RAP	---



### GENERAL NOTES

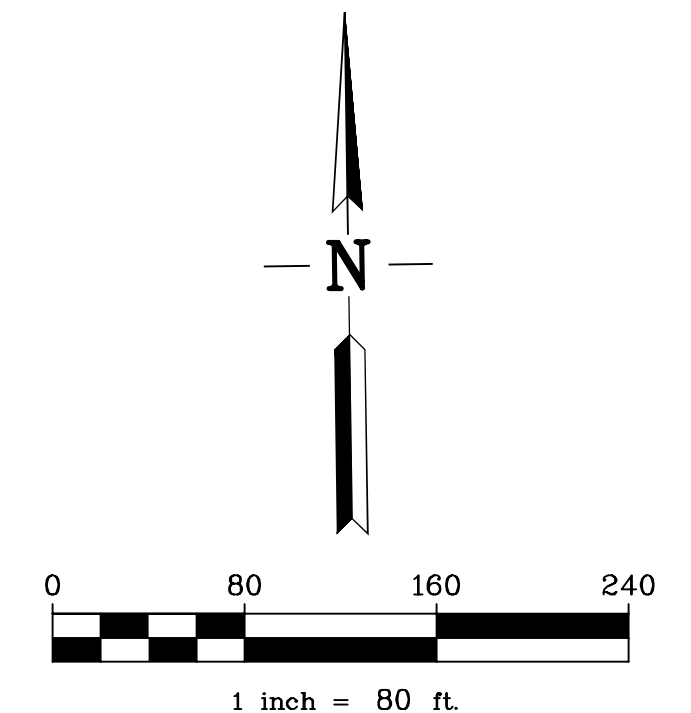
- OWNER:** TRIVENT FINANCIAL BANK  
C/O PONDEROSA HOMES  
6130 STONERIDGE MALL ROAD, #185  
PLEASANTON, CA 94588  
TEL (925) 460-8900  
CONTACT: PAMELA HARDY
- DEVELOPER:** PONDEROSA HOMES II, INC  
6130 STONERIDGE MALL ROAD, #185  
PLEASANTON, CA 94588  
TEL (925) 460-8900  
CONTACT: PAMELA HARDY
- CIVIL ENGINEER:** RUGGERI-JENSEN-AZAR  
4690 CHABOT DRIVE, SUITE 200  
PLEASANTON, CA 94588  
TEL: (925) 227-9100  
CONTACT: MARK FALGOUT
- GEOTECHNICAL ENGINEER:** ENGED, INC  
2010 CROW CANYON PLACE, SUITE 250  
SAN RAMON, CA 94583  
TEL (925) 866-9000  
CONTACT: DONALD E. BRUGGERS
- ARCHITECT:** BASSENA LAGONI  
2031 ORCHARD DRIVE, SUITE 100  
NEW PORT BEACH, CA 92660  
TEL (949) 553-9100  
CONTACT: SI KIM
- LANDSCAPE ARCHITECT:** RIPLEY DESIGN GROUP  
1615 BONANZA STREET, SUITE 314  
WALNUT CREEK, CA 94596  
TEL (925) 938-7377  
CONTACT: ANNKA CARPENTER
- PROPERTY DESCRIPTION:** ASSESSORS PARCEL NUMBER 946-3479-001  
PLEASANTON, ALAMEDA COUNTY, CALIFORNIA
- ASSESSOR'S PARCEL NUMBER:** 946-3479-001
- CURRENT USE:** UNDEVELOPED LAND AND EXISTING STRUCTURES
- PROPOSED USE:** SINGLE-FAMILY DETACHED
- EXISTING ZONING:** PUD - MDR
- PROPOSED ZONING:** PUD - MDR
- GROSS SITE AREA:** 8.74± ACRES
- SMALLEST LOT AREA:** 9,881 SQUARE FEET
- TOTAL NUMBER OF PROPOSED LOTS:** 19
- UTILITIES:**
  - a. WATER: CITY OF PLEASANTON
  - b. SANITARY SEWER: CITY OF PLEASANTON
  - c. STORM DRAIN: CITY OF PLEASANTON
  - d. FIRE: LIVERMORE-PLEASANTON FIRE DEPARTMENT
  - e. GAS AND ELECTRIC: PACIFIC GAS AND ELECTRIC
  - f. TELEPHONE: AT&T
  - g. CABLE TV: COMCAST
- TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL TOPOGRAPHIC SURVEY PREPARED IN AUGUST, 2013.**
- THIS PROPERTY LIES WITHIN ZONE X, OTHER AREAS (AREAS DEEMED TO BE OUTSIDE OF 0.2% ANNUAL CHANCE FLOOD PLAIN), & ZONE AE (AREAS OF 1% ANNUAL CHANCE FLOOD WITH KNOWN BASE FLOOD ELEVATION) AS SHOWN IN FLOOD INSURANCE RATE MAP, COMMUNITY MAP NO. 06001C03176, DATED AUGUST 3, 2009.**
- THE DEVELOPER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS.**

### ABBREVIATIONS

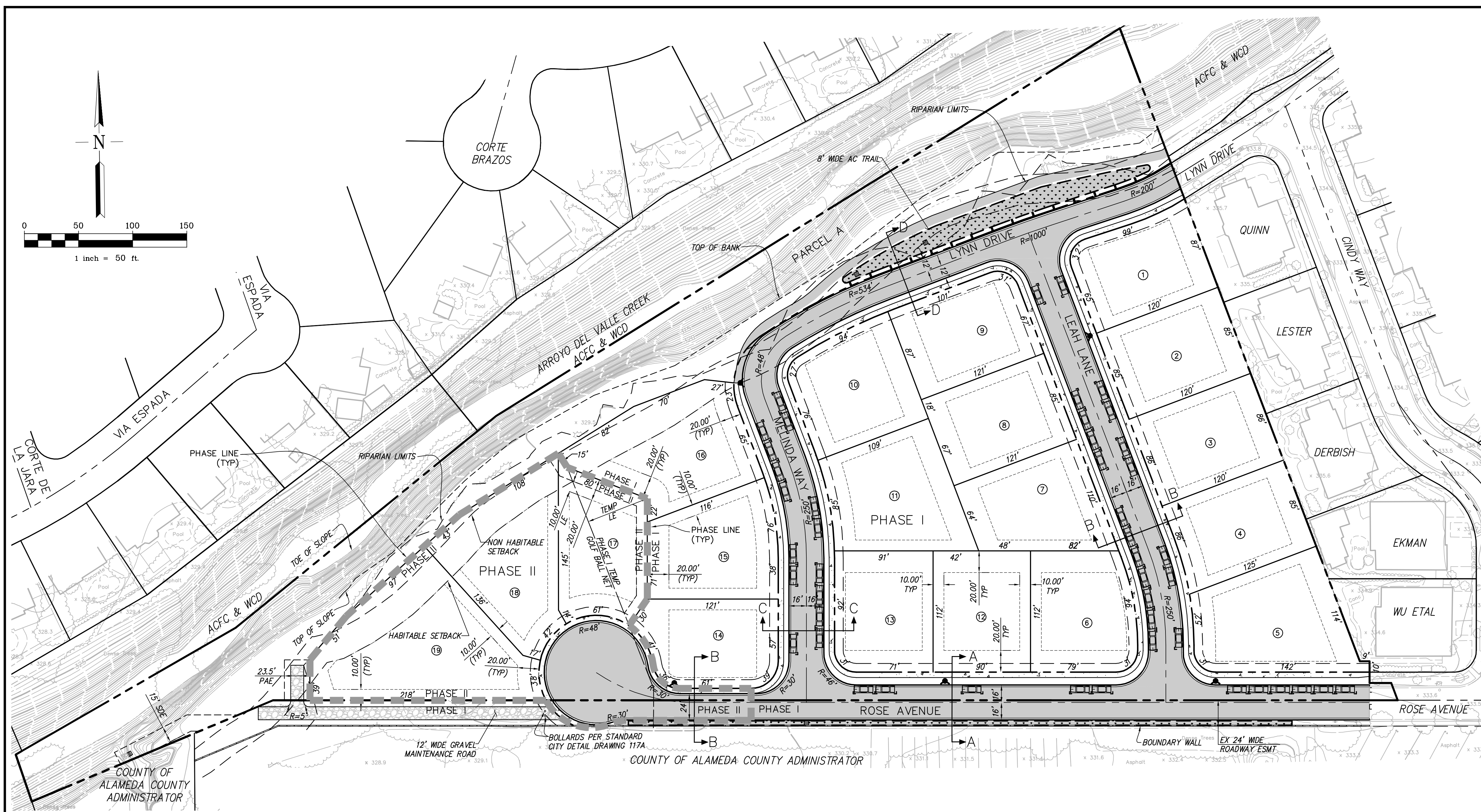
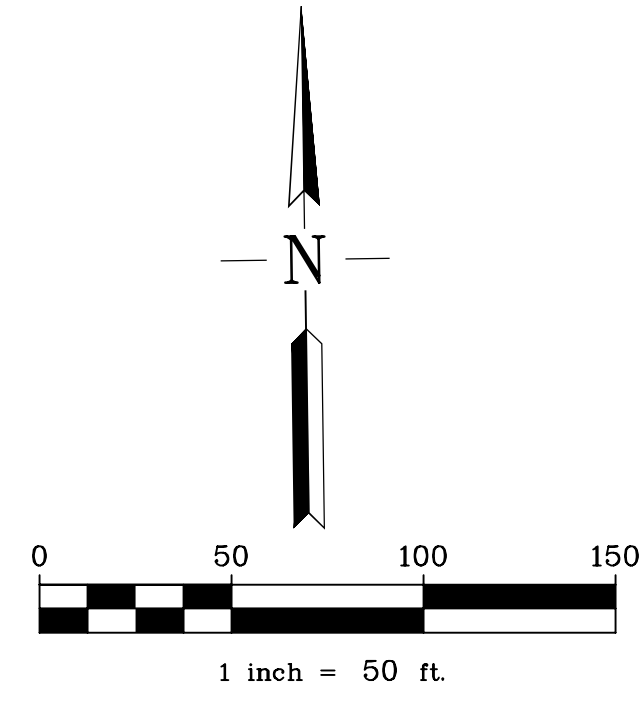
AB	AGGREGATE BASE	LE	LANDSCAPE EASEMENT
AC	ASPHALT CONCRETE	LP	LOW POINT
AD	AREA DRAIN	ME	MAINTENANCE EASEMENT
BC	BEGINNING OF CURVE	MH	MANHOLE
BFE	BASE FLOOD ELEVATION (FEMA)	OH	OVERHEAD UTILITIES
BVC	BEGIN VERTICAL CURVE	PAE	PRIVATE ACCESS EASEMENT
BO	BLOW OFF	PCC	POINT OF COMPOUND CURVE
BW	BOTTOM OF WALL	PL	PROPERTY LINE
CL	CENTER LINE	PRC	POINT OF REVERSE CURVE
CMP	CORRUGATED METAL PIPE	PSE	PUBLIC SERVICE EASEMENT
CP	CENTER POINT	PVC	POLYVINYL CHLORIDE PIPE
DWY	DRIVEWAY	PVI	POINT OF VERTICAL INTERSECTION
DIP	DUCTILE IRON PIPE	RCP	REINFORCED CONCRETE PIPE
EC	END OF CURVE	RET	CURB RETURN
ESMT	EASEMENT	RW	RIGHT OF WAY
EVC	END VERTICAL CURVE	SDE	STORM DRAIN EASEMENT (PUBLIC)
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	SNS	STREET NAME SIGN
EX	EXISTING	SO	SIDE OPENING INVERT
FC	FACE OF CURB	SSCO	SANITARY SEWER CLEAN OUT
FG	FINISHED GRADE	STA	STATION
FH	FIRE HYDRANT	SWI	STORM WATER INLET
FI	FIELD INLET	SWK	SIDEWALK
FL	FLOW LINE	TC	TOP OF CURB
GB	GRADE BREAK	TW	TOP OF WALL
GR	GRATE	WM	WATER METER
HP	HIGH POINT	VC	VERTICAL CURVE
INV	INVERT ELEVATION	VCP	VITRIFIED CLAY PIPE
JP	JOINT POLE		

### CIVIL SHEET INDEX

SHEET NO.	DESCRIPTION
1	COVER SHEET
2	PRELIMINARY LOTTING PLAN
3	PRELIMINARY GRADING AND UTILITY PLAN
4	PRELIMINARY STORM WATER TREATMENT PLAN







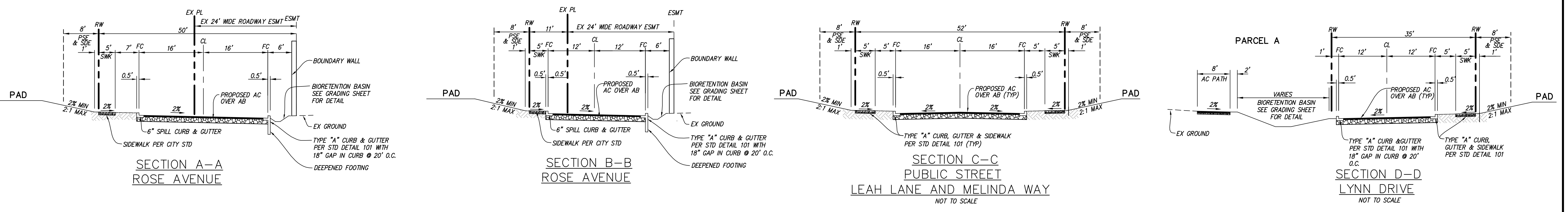
**SITE SUMMARY**

NUMBER OF UNITS:	19
SITE ACRES:	8.74 ACRES
LOT ACRES:	4.99
STREETS & SIDEWALKS:	1.71 ACRES
OPEN SPACE (PARCEL A):	2.04 ACRES
NUMBER OF STREET PARKING:	46

**LOT AREA TABLE**

PHASE	LOT	LOT SIZE (SF)
I	1	10,027
I	2	10,200
I	3	10,291
I	4	10,288
I	5	13,333
I	6	10,501
I	7	10,555
I	8	10,285
I	9	10,471
I	10	10,964
I	11	12,519
I	12	10,080
I	13	10,106
I	14	9,881
I	15	11,029
I	16	14,100
II	17	10,323
II	18	13,503
II	19	18,913

**NOTES:**  
LOT 17-19 WILL BE DEVELOPED IN PHASE II.



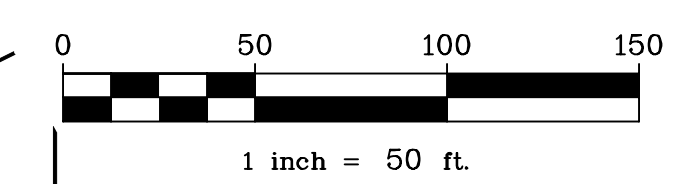
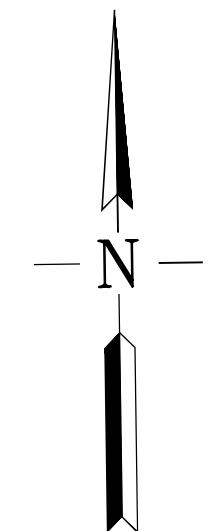
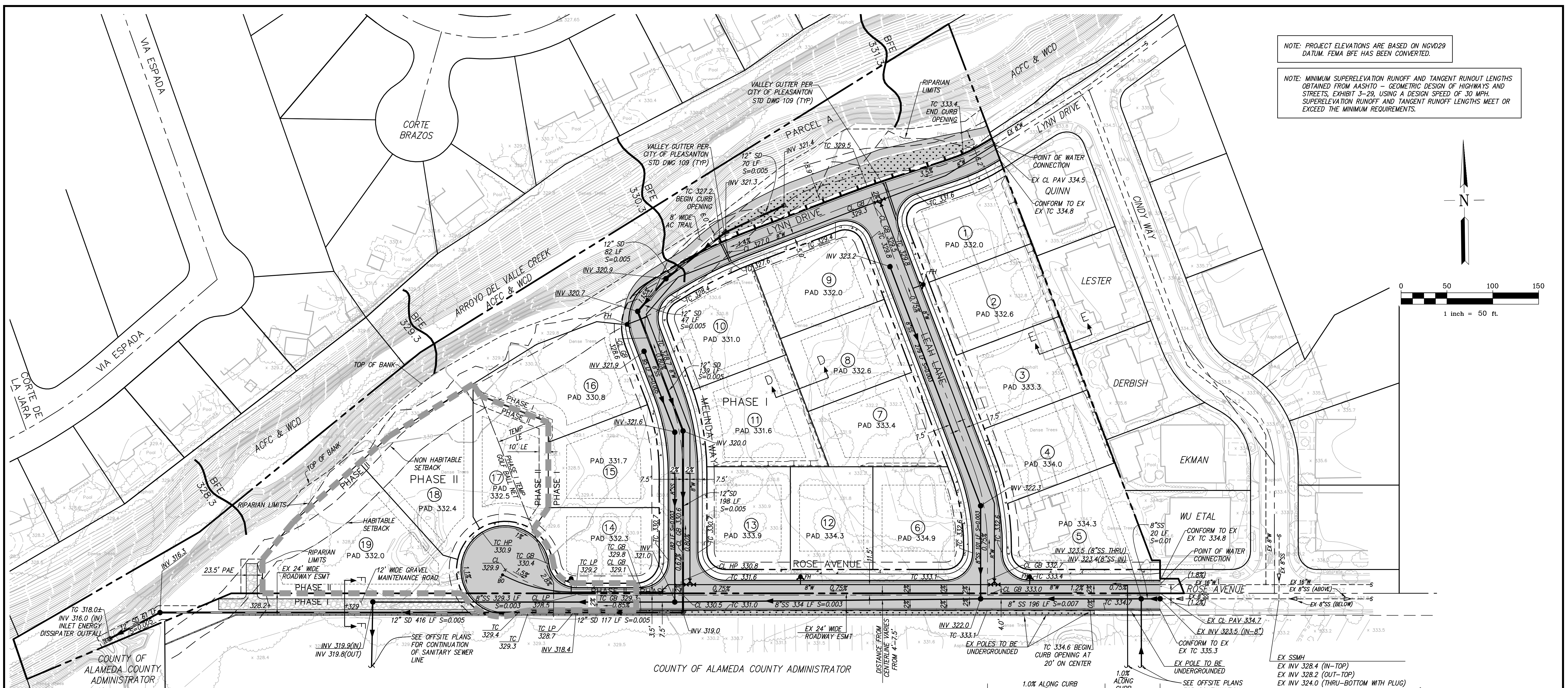
**PRELIMINARY LOTTING PLAN**  
**ROSE AVENUE ESTATES**  
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



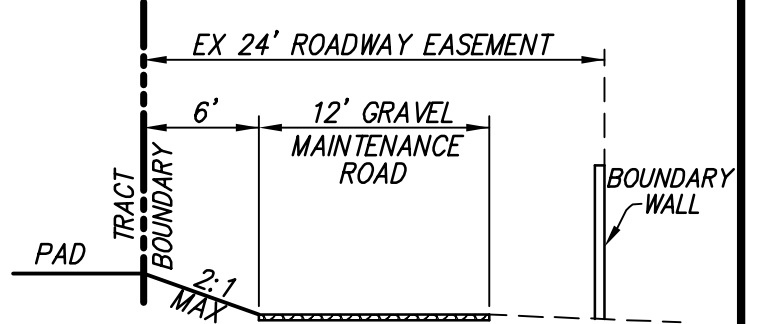
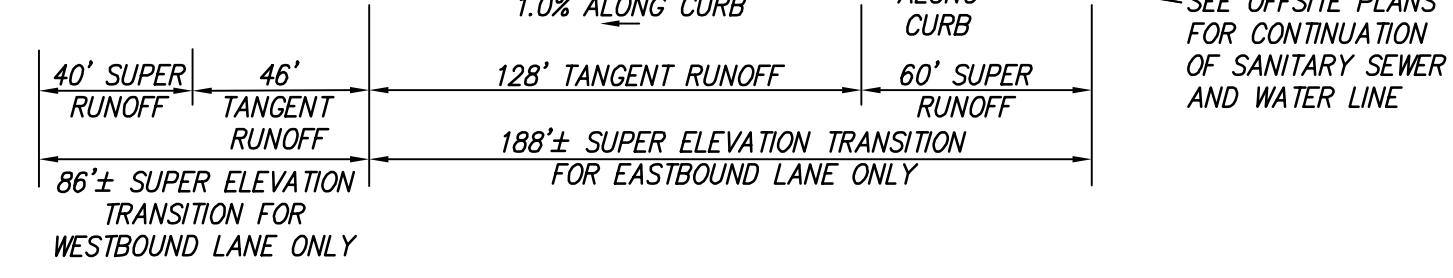


NOTE: PROJECT ELEVATIONS ARE BASED ON NGVD29 DATUM. FEMA BFE HAS BEEN CONVERTED.

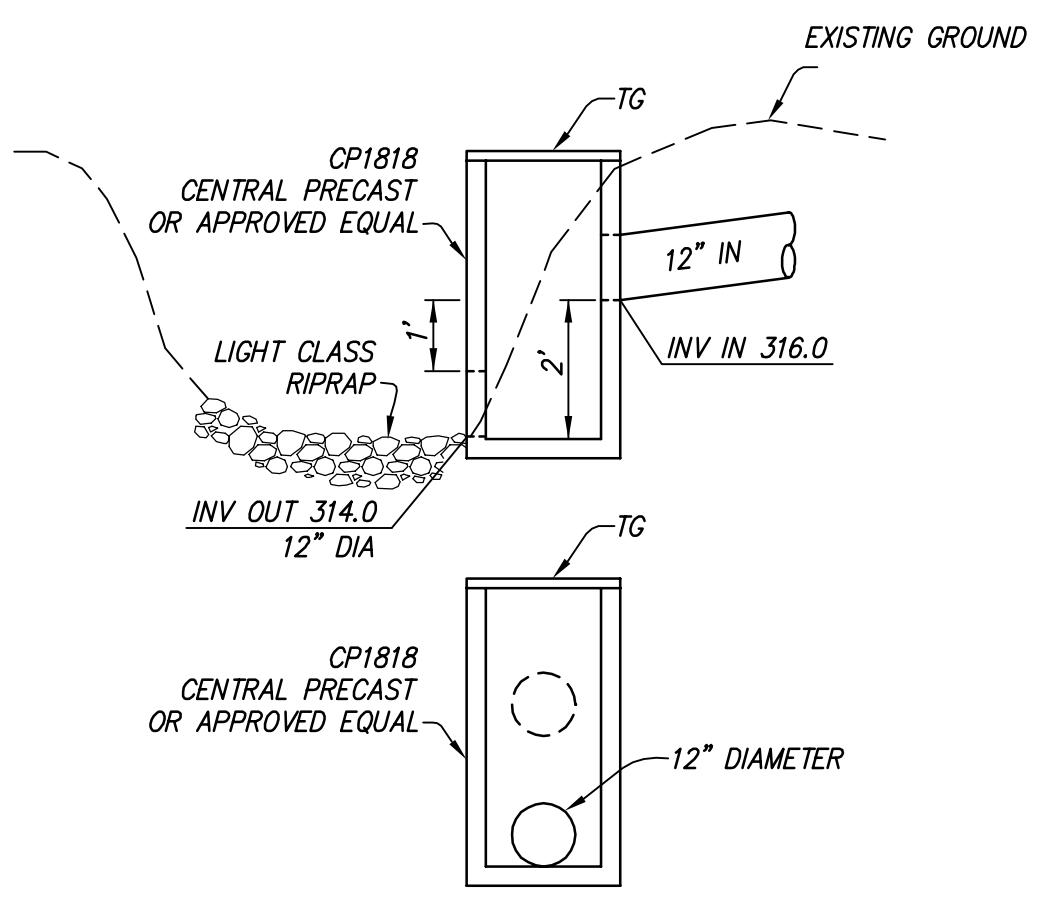
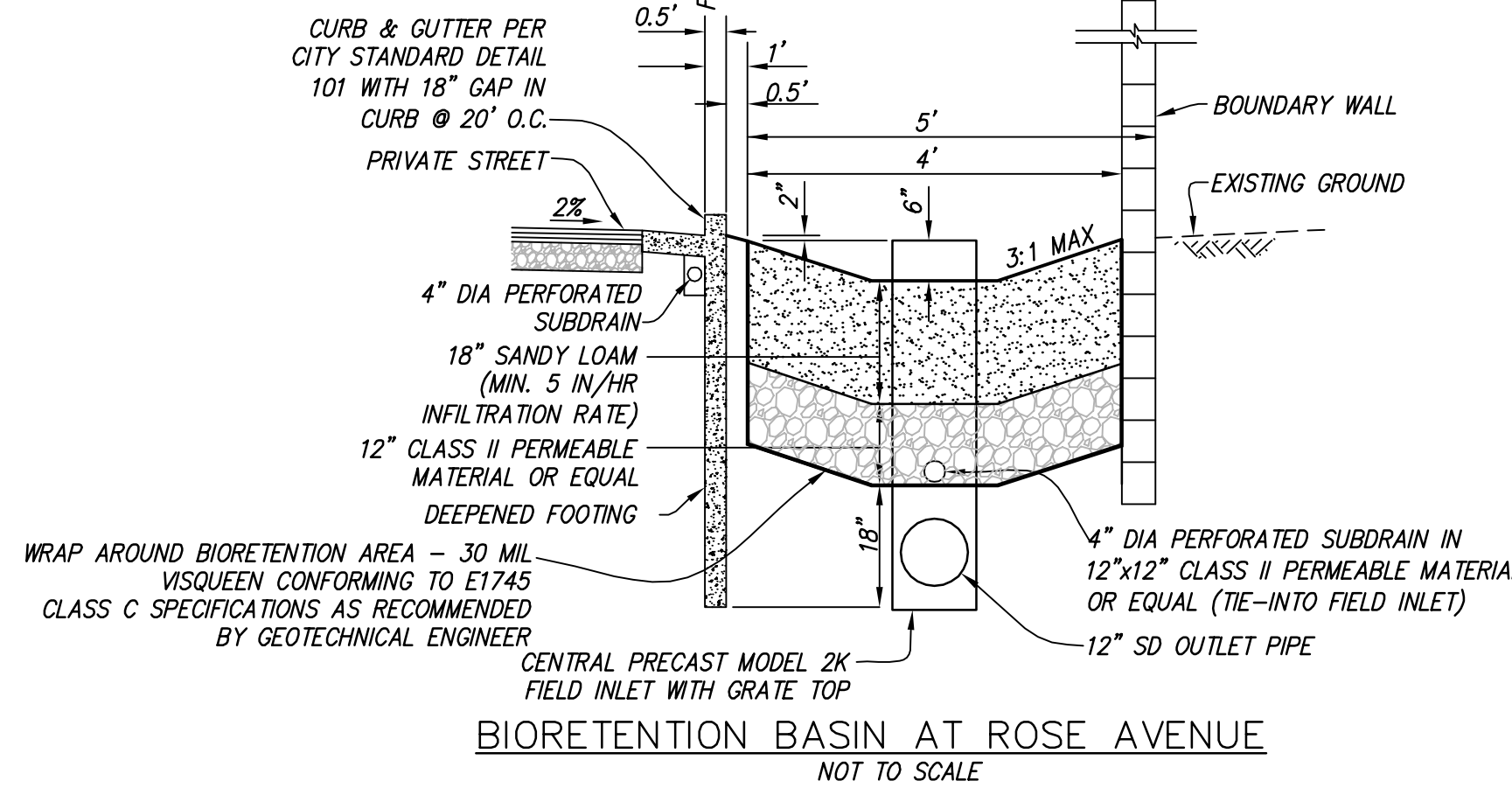
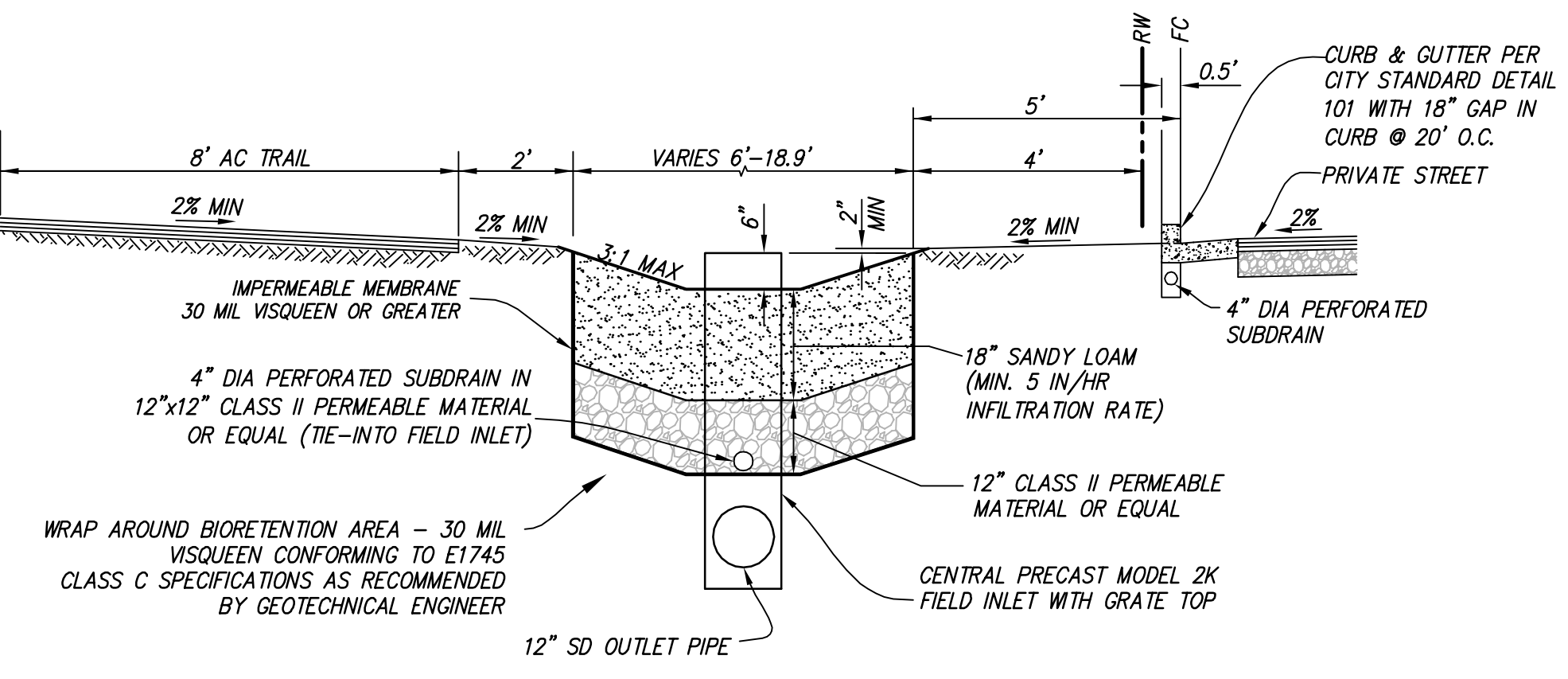
NOTE: MINIMUM SUPERELEVATION RUNOFF AND TANGENT RUNOUT LENGTHS OBTAINED FROM AASHTO - GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, EXHIBIT 3-29, USING A DESIGN SPEED OF 30 MPH. SUPERELEVATION RUNOFF AND TANGENT RUNOUT LENGTHS MEET OR EXCEED THE MINIMUM REQUIREMENTS.



COUNTY OF ALAMEDA COUNTY ADMINISTRATOR



SECTION F-F NOT TO SCALE



SECTION D-D NOT TO SCALE

SECTION E-E NOT TO SCALE

# PRELIMINARY GRADING AND UTILITY PLAN

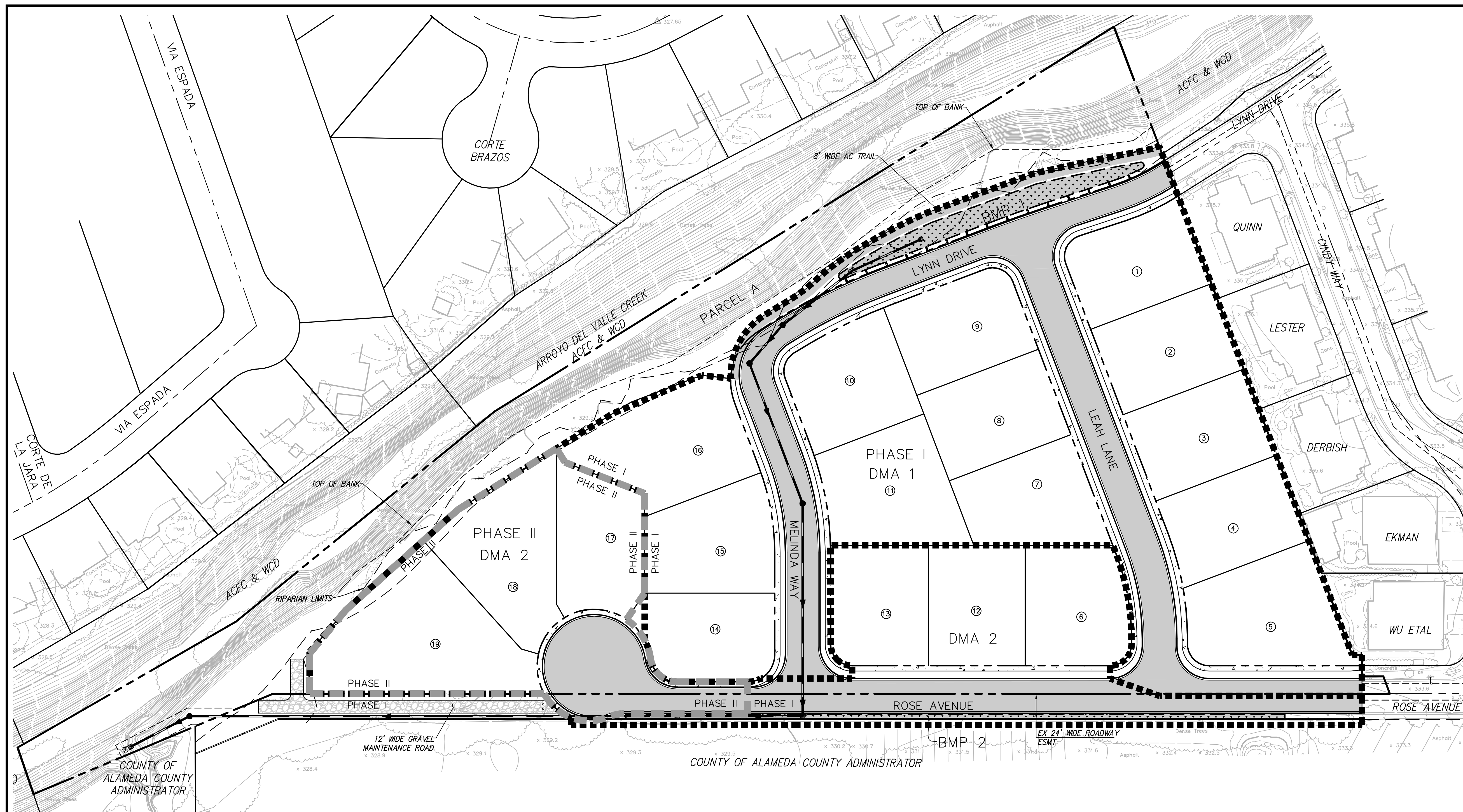
## ROSE AVENUE ESTATES

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

INLET ENERGY DISSIPATOR OUTFALL NOT TO SCALE







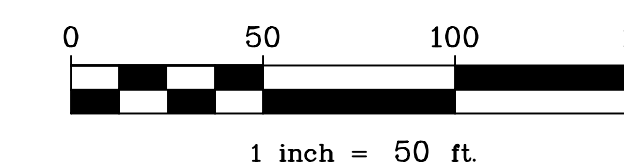
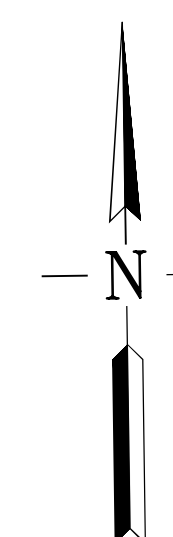
**LEGEND:**

- ■ ■ ■ ■ PHASE BOUNDARY
- ■ ■ ■ ■ DRAINAGE AREA BOUNDARY
- ▨ BIO-RETENTION AREA

**PRELIMINARY STORM WATER TREATMENT CALCULATIONS (4% METHOD)**

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	BMP USED	BMP ID	4% MIN BIORETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	34,543	18,928	107,404	51,870	116,081	BIO-RETENTION	BMP 1	4,643	4,698	BMP 1
DMA 2	22,087	9,432	55,647	23,940	61,024	BIO-RETENTION	BMP 2	2,441	2,452	BMP 2

NOTE:  
 1. SEE BIORETENTION DETAILS ON PRELIMINARY GRADING AND UTILITY PLAN, SHEET 4.  
 2. REQUIRED BIOTREATMENT AREAS WERE DESIGNED PER ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK DATED MAY 14, 2013.



# PRELIMINARY STORMWATER TREATMENT PLAN

## ROSE AVENUE ESTATES

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

**RUGGERI-JENSEN-AZAR**  
 ENGINEERS ■ PLANNERS ■ SURVEYORS  
 4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300