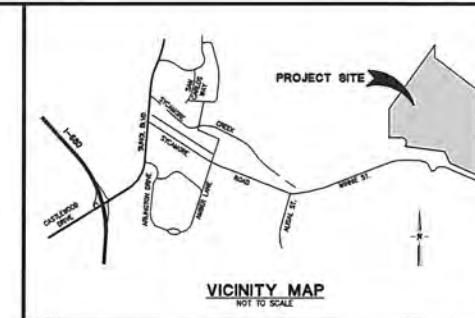


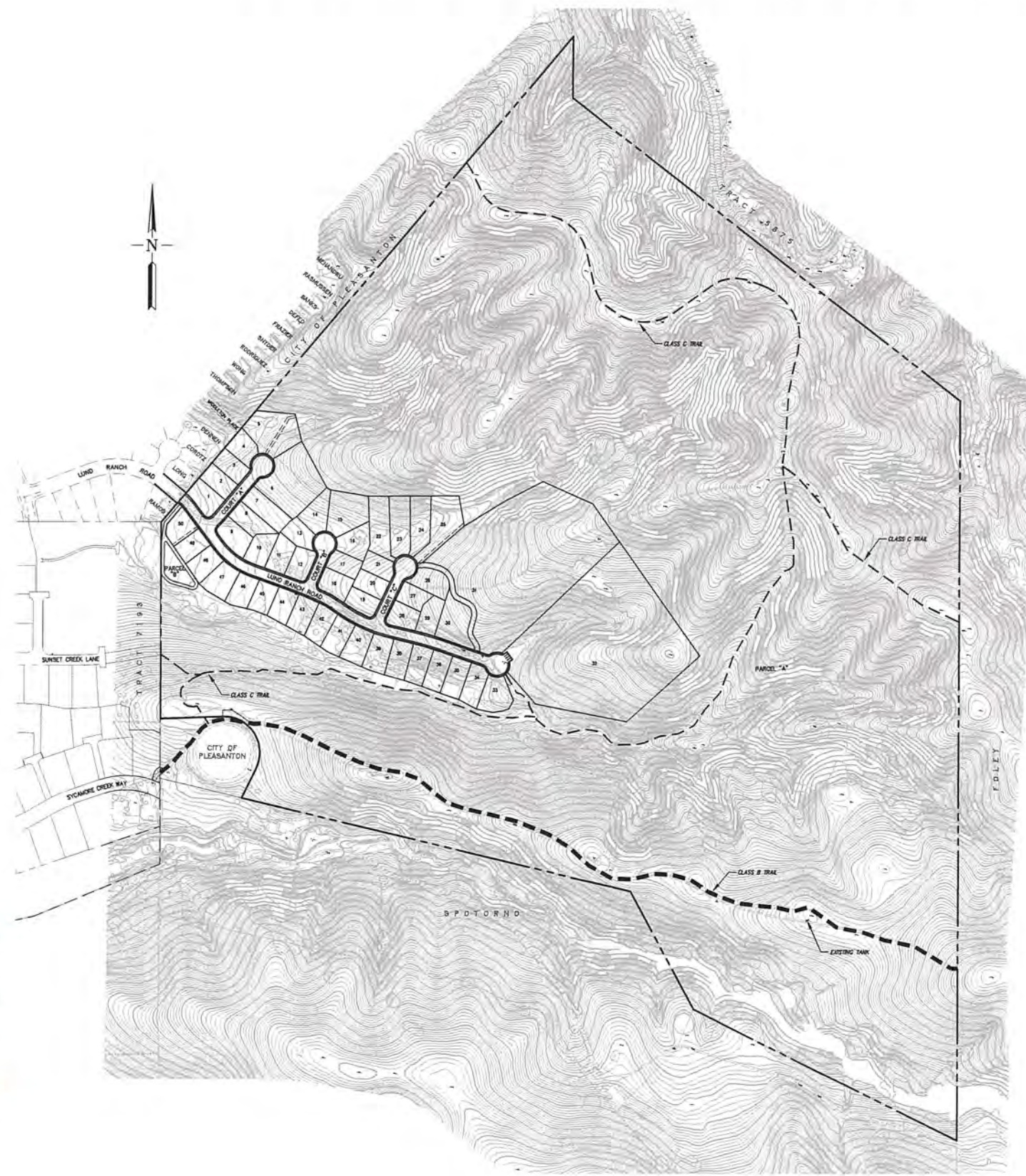
PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	12" STORM DRAIN	---
---	4" SANITARY SEWER	---
---	6" WATER	---
---	8" RECYCLED WATER	---
---	CURB & GUTTER	---
---	EARTH OR GRASS SWALE	---
---	CONCRETE DITCH	---
■	STORM WATER INLET	□
□	FIELD INLET	□
→	DIRECTION OF FLOW	→
○	MANHOLE	○
●	FIRE HYDRANT	●
○	BLOW OFF	○
○	SANITARY SEWER CLEAN OUT	○
○	SANITARY SEWER LATERAL	○
○	WATER LATERAL WITH METER	○
○	WATER VALVE	○
○	STREET LIGHT	○
○	MONUMENT	○
○	TRAFFIC SIGN	○
○	STREET NAME SIGN	○
---	FENCE	---
---	SLOPE	---
○	SAVE TREE	○ 247
○	REMOVE TREE	○ X 247
---	CONTOUR ELEVATIONS	---
○	SPOT ELEVATION	○ 525.2

ABBREVIATIONS

AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
CL	CENTER LINE
EC	END OF CURVE
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
EX	EXISTING
FC	FACE OF CURB
FG	FINISHED GRADE
FI	FIELD INLET
FL	FLOW LINE
GB	GRADE BREAK
HP	HIGH POINT
INV	INVERT ELEVATION
PAE	PRIVATE ACCESS EASEMENT
PCC	POINT OF COMPOUND CURVE
PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVE
PSDE	PRIVATE STORM DRAIN EASEMENT
PSE	PUBLIC SERVICE EASEMENT
PVC	POLYVINYL CHLORIDE PIPE
RCP	REINFORCED CONCRETE PIPE
RET	CURB RETURN
RW	RIGHT OF WAY
SDE	STORM DRAIN EASEMENT
STA	STATION
TC	TOP OF CURB
TW	TOP OF WALL
VC	VERTICAL CURVE



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3	PRELIMINARY GRADING & UTILITY PLAN
4	SLOPE MAP
5	TREE EXHIBIT
6	TRAIL PLAN
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1.4	PLAN-1 MODIFIED-ONE STORY A-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
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1.5.2	PLAN-1 MODIFIED-ONE STORY B-LEFT & RIGHT ELEVATIONS
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2.5.1	PLAN-2 B-LEFT & RIGHT ELEVATIONS
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L-1.3	PRELIMINARY ILLUSTRATIVE SITE PLAN - DEVELOPED AREA WITH HOMES
L-1.4	PROTO-TYPICAL LANDSCAPE SECTIONS AND FRONT YARDS

PROJECT TEAM

Arborist HortScience Inc. 325 Ray Street Pleasanton, CA 94566 Contact: Jim Clark (925) 484-0211	Developer Greenbriar Homes Communities 43160 Osgood Road Fremont, CA 94539 Contact: Mike Meyer (510) 497-8200
Civil Engineering & Planning Ruggeri-Jensen-Azar 4690 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Mark Falgout (925) 227-9100	Architecture William Hezmalhalch Architects, Inc. 6111 Bollinger Canyon Road, Suite 495 San Ramon, CA 94588 Contact: Warren Fujimura (925) 627-1162
Landscape Architecture Guzzardo Partnership, Inc. 596 Montgomery Street San Francisco, CA 94133 Contact: Paul Lettieri (415) 433-4672	Soils Engineer Engeo, Inc. 2010 Crow Canyon Place, Suite 250 San Ramon, CA 94583 Contact: Donald Bruggers (925) 866-9000

EXHIBIT B
RECEIVED
FEB 27 2012
CITY OF PLEASANTON
PLANNING DIVISION



LAND USE SUMMARY

LAND USE	UNITS	ACRES	% OF SITE
SINGLE FAMILY DETACHED 10,000 S.F. MIN. LOT SIZE	48	16.1	8.2%
ESTATE LOTS (DEVELOPED AREA)	2	2.8	1.4%
STREETS	-	3.3	1.7%
PARCEL "B"	-	0.5	0.3%
OPEN SPACE	-	172.1	88.4%
PUBLIC OPEN SPACE (PARCEL "A")	-	(161.0)	
PRIVATE OPEN SPACE*	-	(11.1)	
TOTAL	50	194.8	100%

SITE SUMMARY

NUMBER OF UNITS:	50
SITE ACRES:	194.8 ACRES
DEVELOPED AREA:	22.7 ACRES
TOTAL LOTS AND STREETS:	33.8 ACRES
GROSS DENSITY:	0.26 DU/AC
SMALLEST LOT SIZE:	10,112 SF
LARGEST LOT SIZE:**	48,472 SF
AVERAGE LOT SIZE:**	14,632 SF

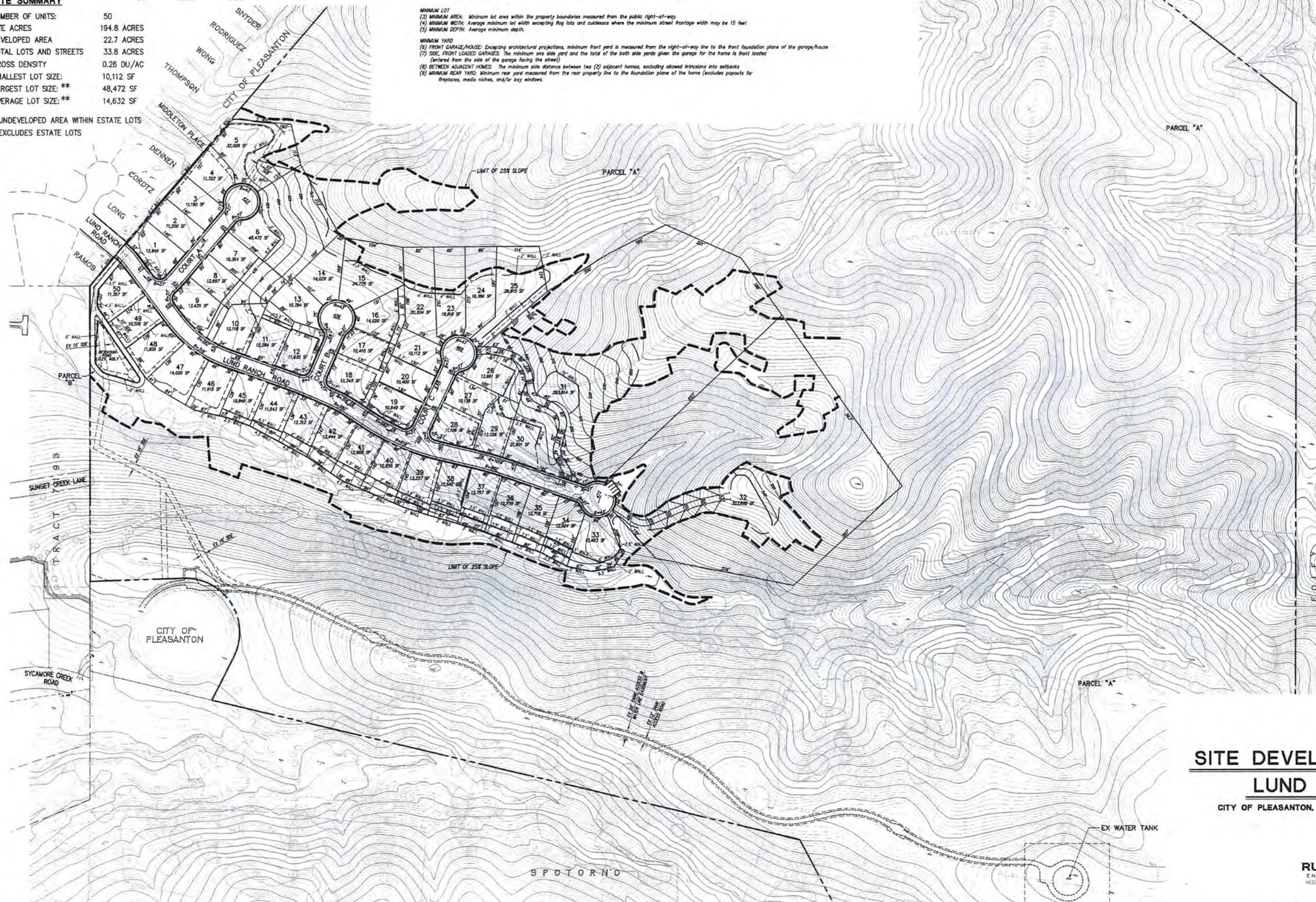
* UNDEVELOPED AREA WITHIN ESTATE LOTS
** EXCLUDES ESTATE LOTS

LOT SIZE	Building		Minimum Lot			Minimum Yard				
	(1) Max Height (Ft.)	(2) Max FAR (%)	(3) Minimum Area (Sq Ft.)	(4) Minimum Width (Ft.)	(5) Minimum Depth (Ft.)	(6) Front Yard (Ft.)	(7) Side (1) Total (Ft.)	(8) Side (2) Between Adjacent Houses (Ft.)	(9) Rear (Ft.)	(10) Corner lot Frontage (Ft.)
PUD R-10,000+ (2 STORY)	29'-5"	40%	10,000	75	110	15/15	5/11	16	20	5
PUD R-10,000+ (1-STORY)	25'-2"	40%	10,000	75	110	15/15	5/11	16	20	5

BUILDING
(1) MAXIMUM HEIGHT: Height of building measured from the foundation elevation to the mid-point of the highest ridge to eave line.
(2) FAR: FLOOR AREA RATIO: The ratio of floor area allowed per lot to lot area. This is represented as a percentage. Seven hundred feet (700) are excluded from the FAR calculation for the garage.

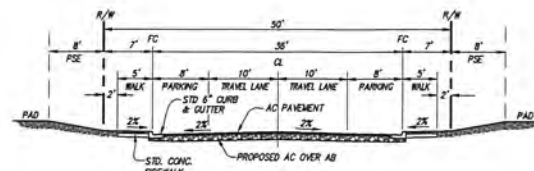
MINIMUM LOT
(3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.
(4) MINIMUM WIDTH: Average minimum lot width excluding flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet.
(5) MINIMUM DEPTH: Average minimum depth.

MINIMUM YARD
(6) FRONT GARAGE/HOUSE: Excluding architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
(7) SIDE, FRONT LOADED GARAGES: The minimum side yard and the total of the both side yards given the garage for the home is front loaded (centered from the side of the garage facing the street).
(8) BETWEEN ADJACENT HOMES: The minimum side distance between two (2) adjacent homes, excluding allowed intrusions into setbacks.
(9) MINIMUM REAR YARD: Minimum rear yard measured from the rear property line to the foundation plane of the home (excludes porches for terraces, media niches, and/or bay windows).

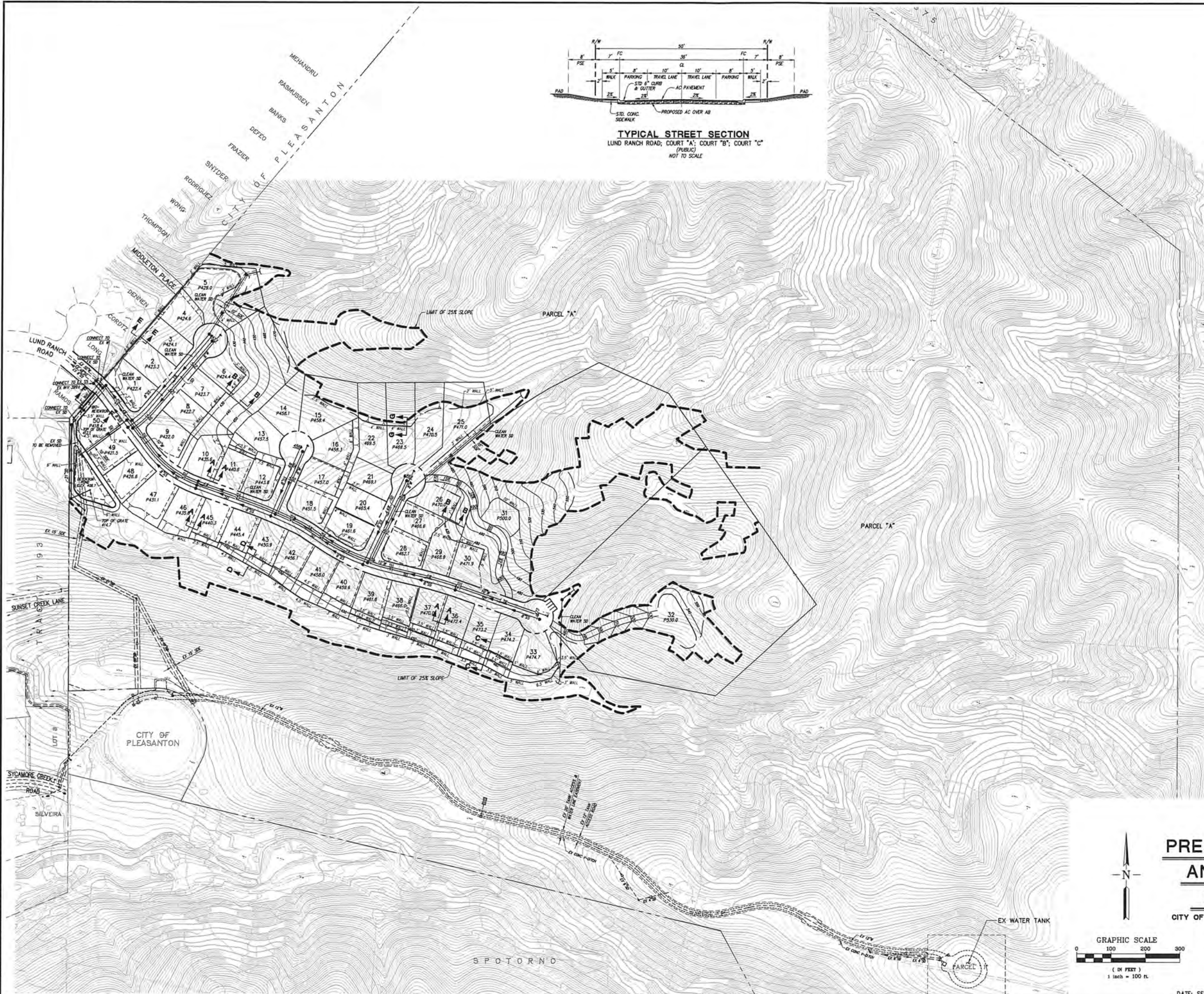
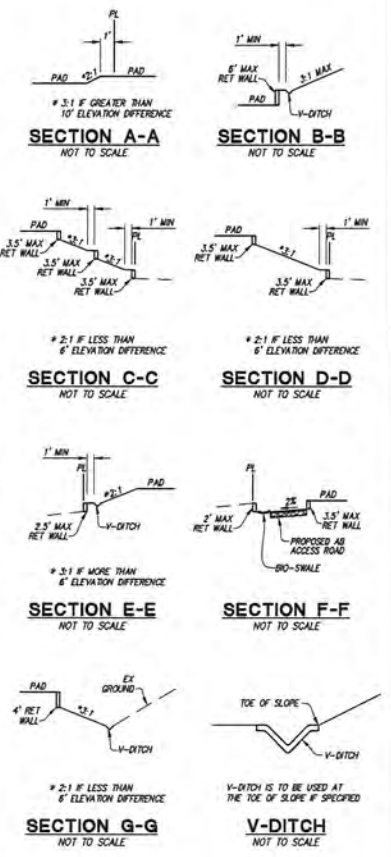


SITE DEVELOPMENT PLAN
LUND RANCH II
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

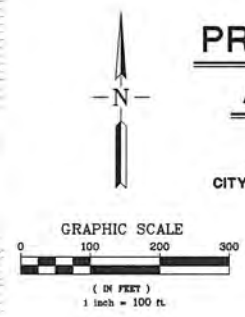
RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4630 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



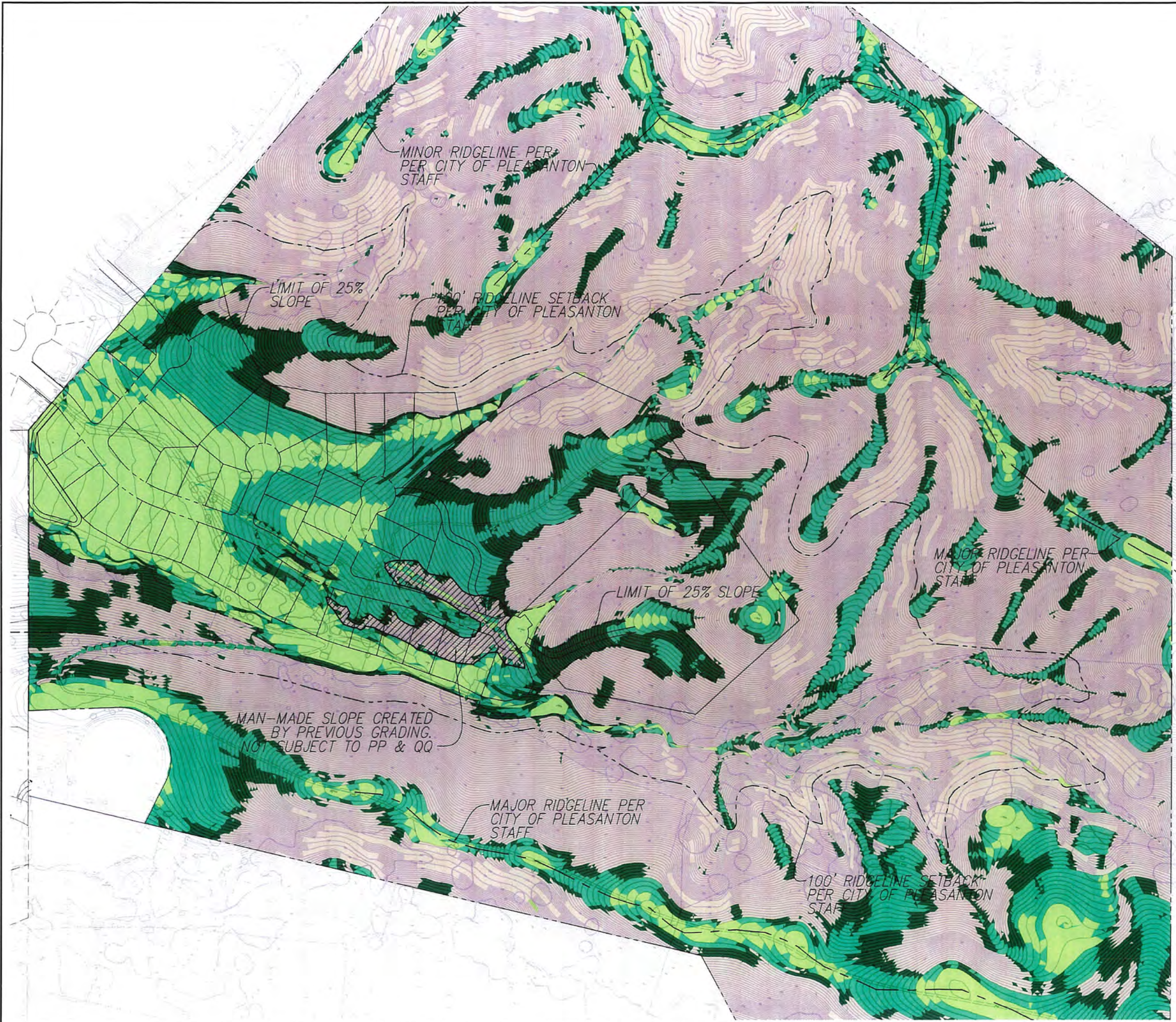
TYPICAL STREET SECTION
LUND RANCH ROAD, COURT "A"; COURT "B"; COURT "C"
(PUBLIC)
NOT TO SCALE



**PRELIMINARY GRADING
AND UTILITY PLAN
LUND RANCH II**
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

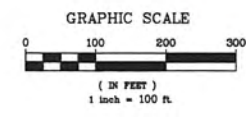
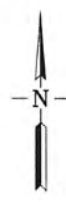


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4690 CHAGOSH DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300



LEGEND:

- 0 - 10%
- 10% - 20%
- 20% - 25%
- 25% +
- MAN-MADE SLOPE



**SLOPE MAP
LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

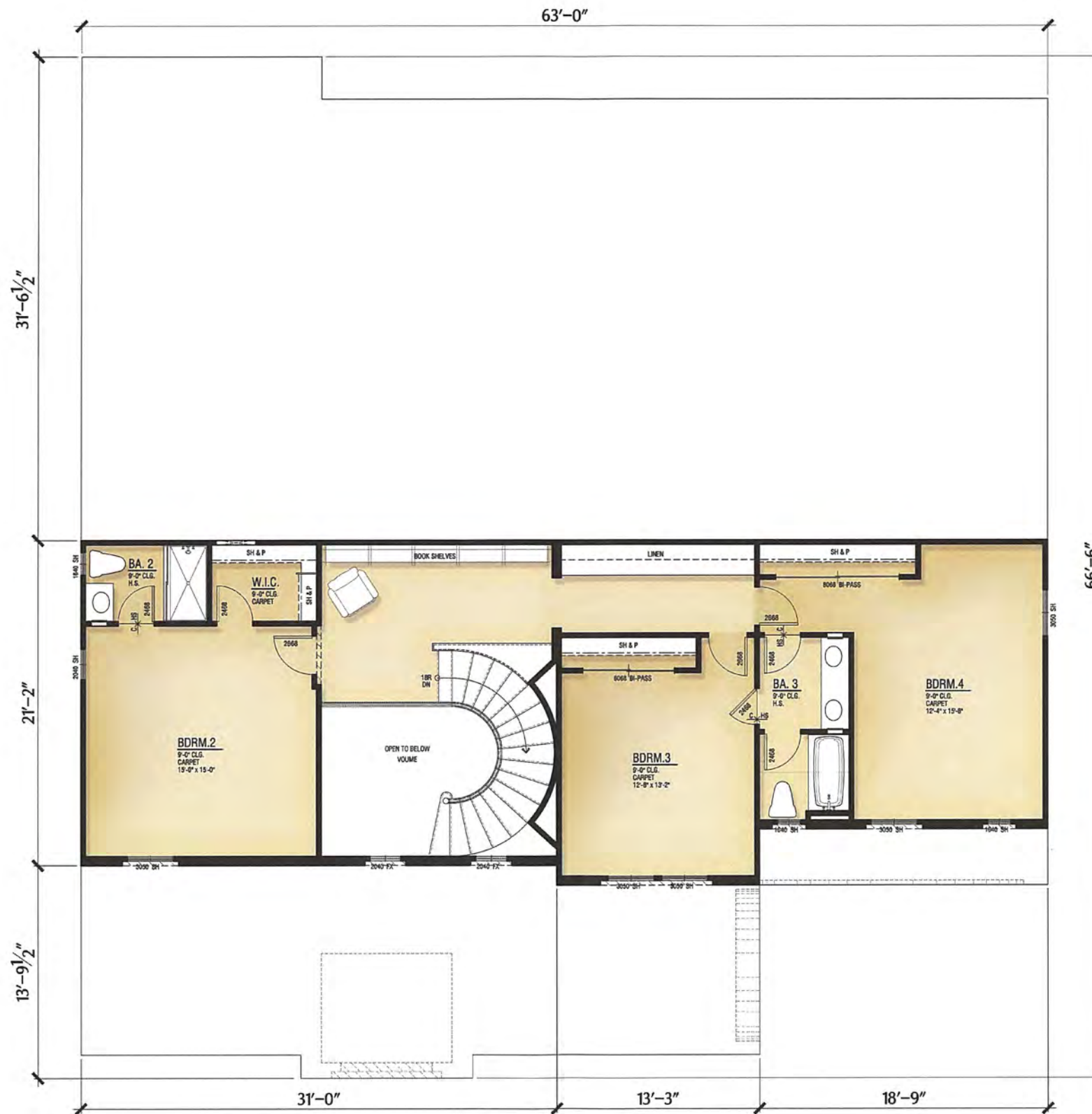
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EXPLANATION

K-6 24 WIDE, 5' DEEP	PROPOSED KEYWAY, SHOWING WIDTH AND DEPTH	R1	LANDSLIDE REMOVAL AND REBUILD
SK-6	PROPOSED KEYWAY SUBDRAIN CONTACT, APPROXIMATELY LOCATED	R3	COLLUVIUM REMOVAL AND REBUILD
A-A'	APPROXIMATE LOCATION OF CROSS SECTION		APPROXIMATE LOCATION OF LANDSLIDE





Upper Level: 1,139 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1 Modified - One Story



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
1.1.1



Front Elevation - B



Rear Elevation - B

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Bailing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors





Elevation - C



Front Elevation - A

Plan 1 - Modified One Story

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
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Window	
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Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
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Elevation Style - C

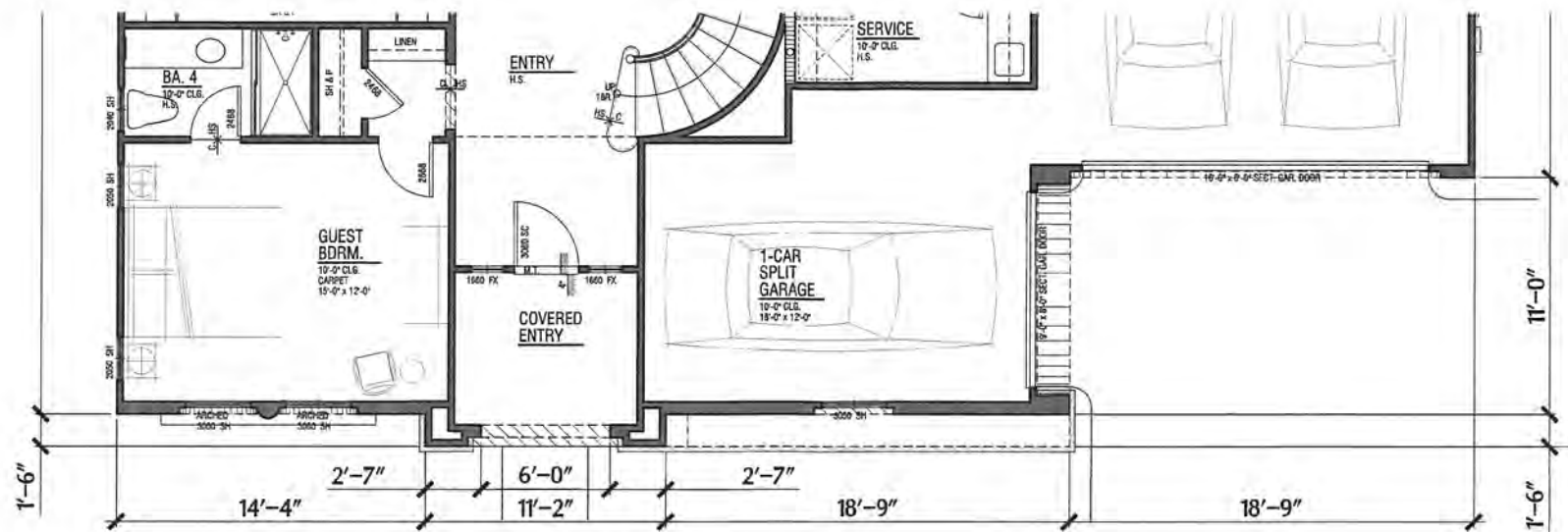
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Entry Doors:	Decorative Front Entry Doors



**WILLIAM HEZMALCHALCH
ARCHITECTS INC.**
6111 BOLLINGER CANYON ROAD SUITE 405 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

1.3.1



Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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Elevation Style - B

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Plan 1 - Modified One Story

A - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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1.4

Exterior Finishes

Elevation Style - A

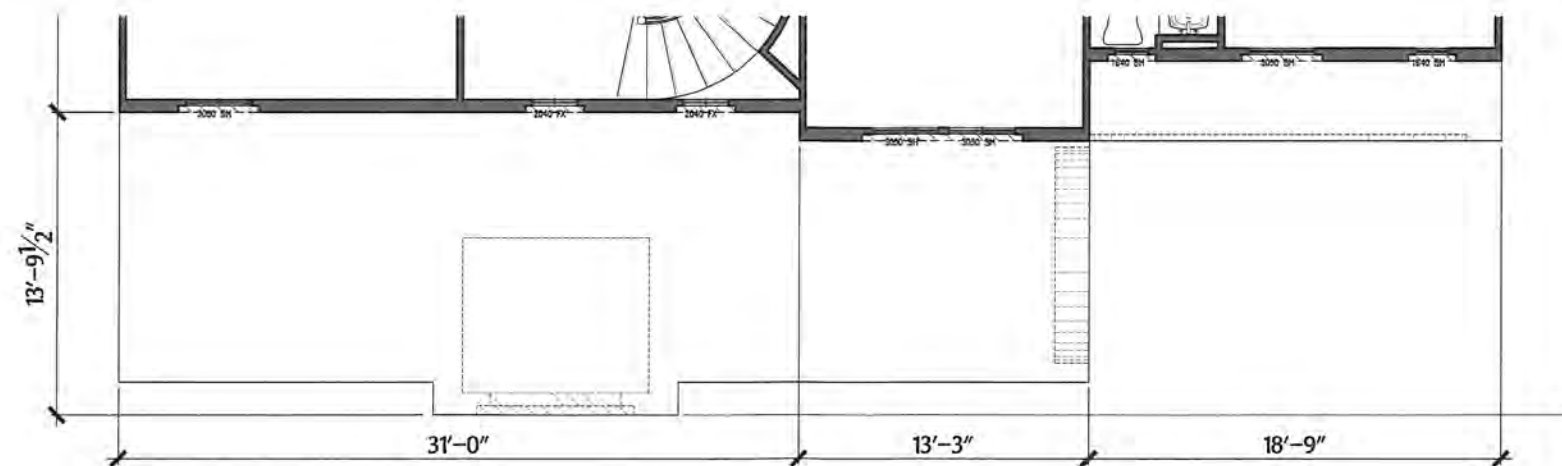
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Elevation Style - B

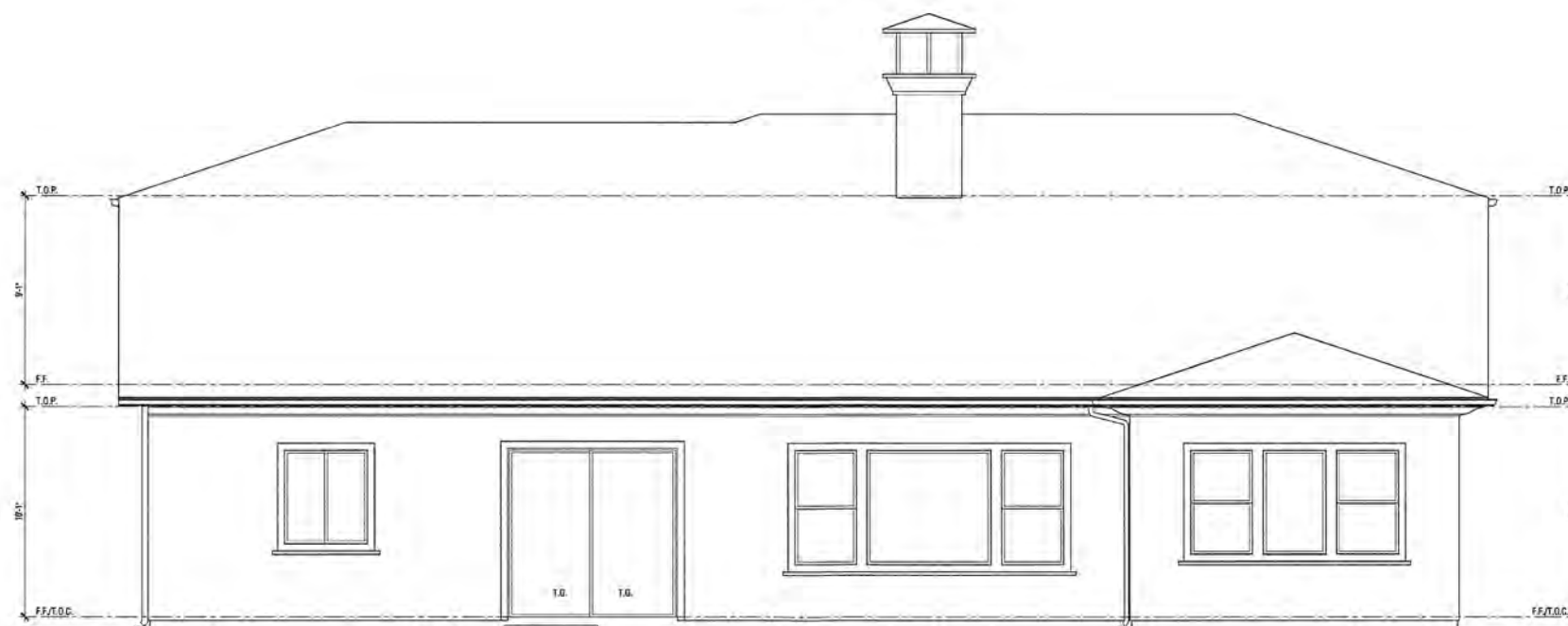
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Partial Upper Plan
@ A - Elevation



Rear Elevation

Plan 1 - Modified One Story

A - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

1.4.1

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Elevation Style - B

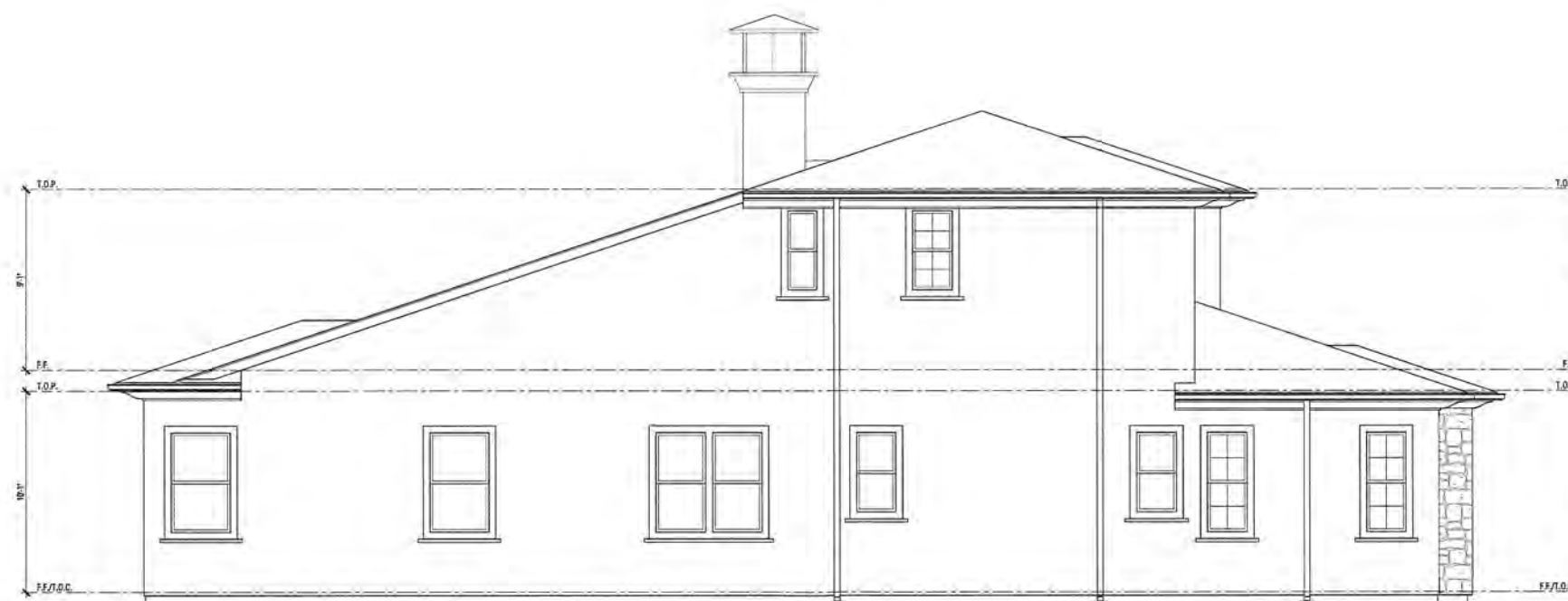
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Right Elevation



Left Elevation

Plan 1 - Modified One Story

A - Elevations

Lund Ranch II

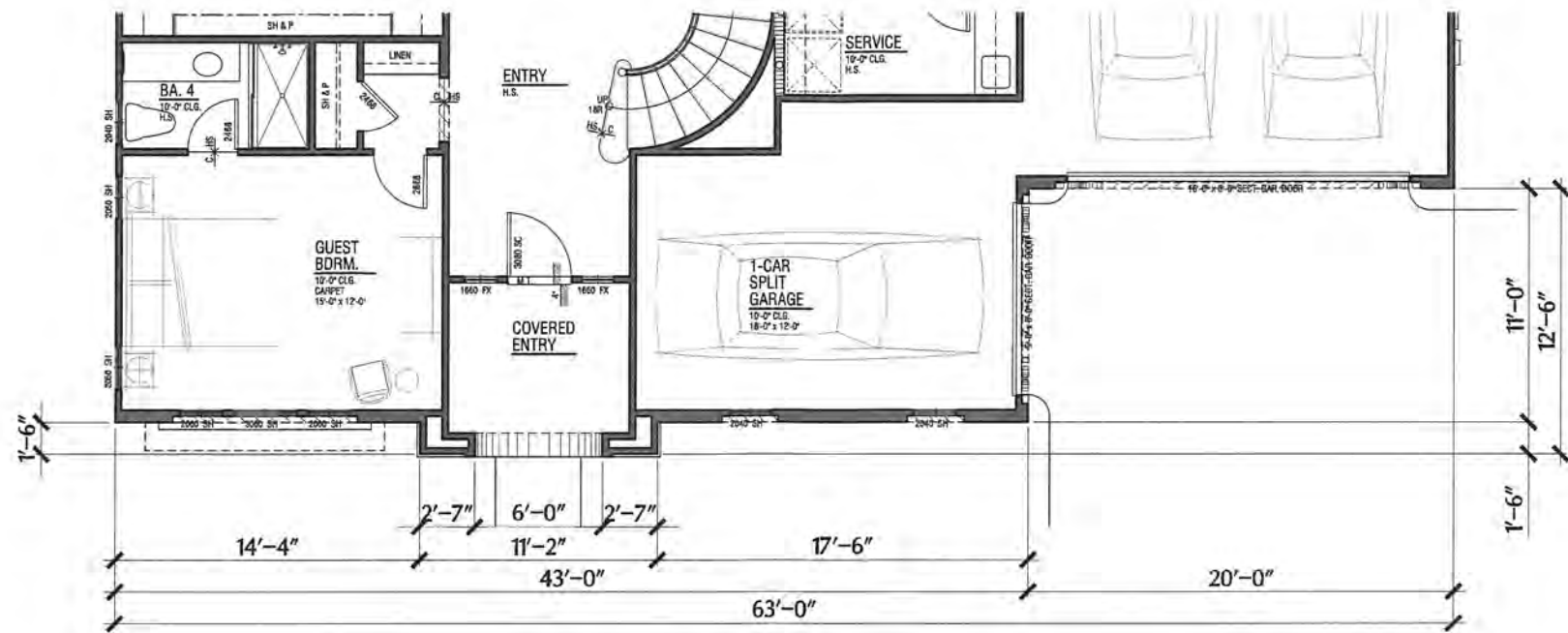
Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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1.4.2



Front Elevation
Plan 1 - Modified One Story
B - Elevation
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Exterior Finishes

Elevation Style - A

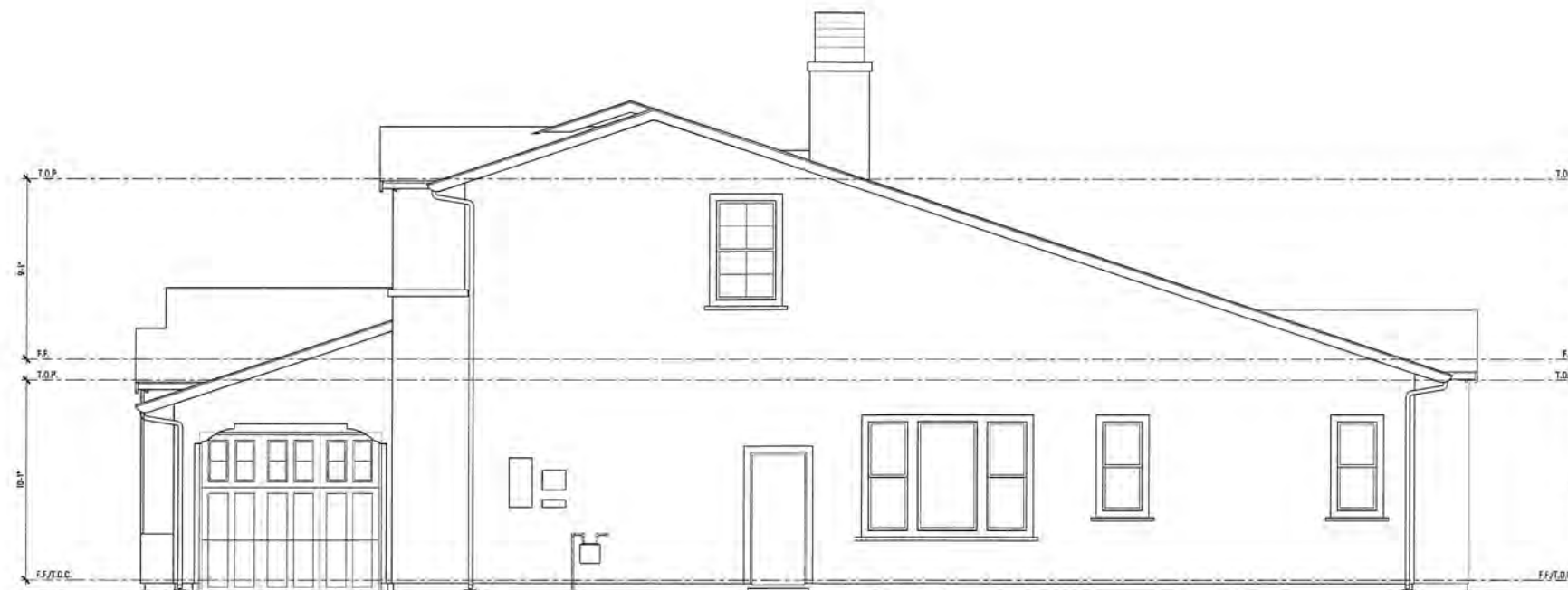
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

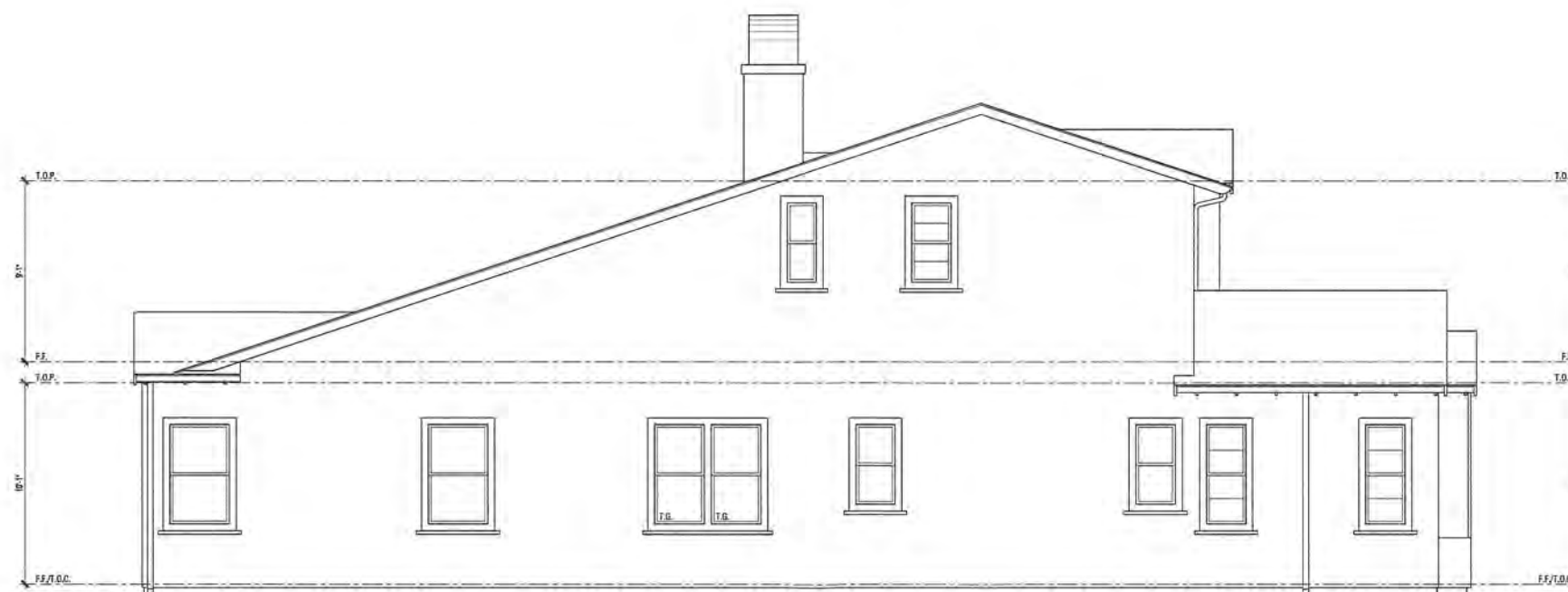
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

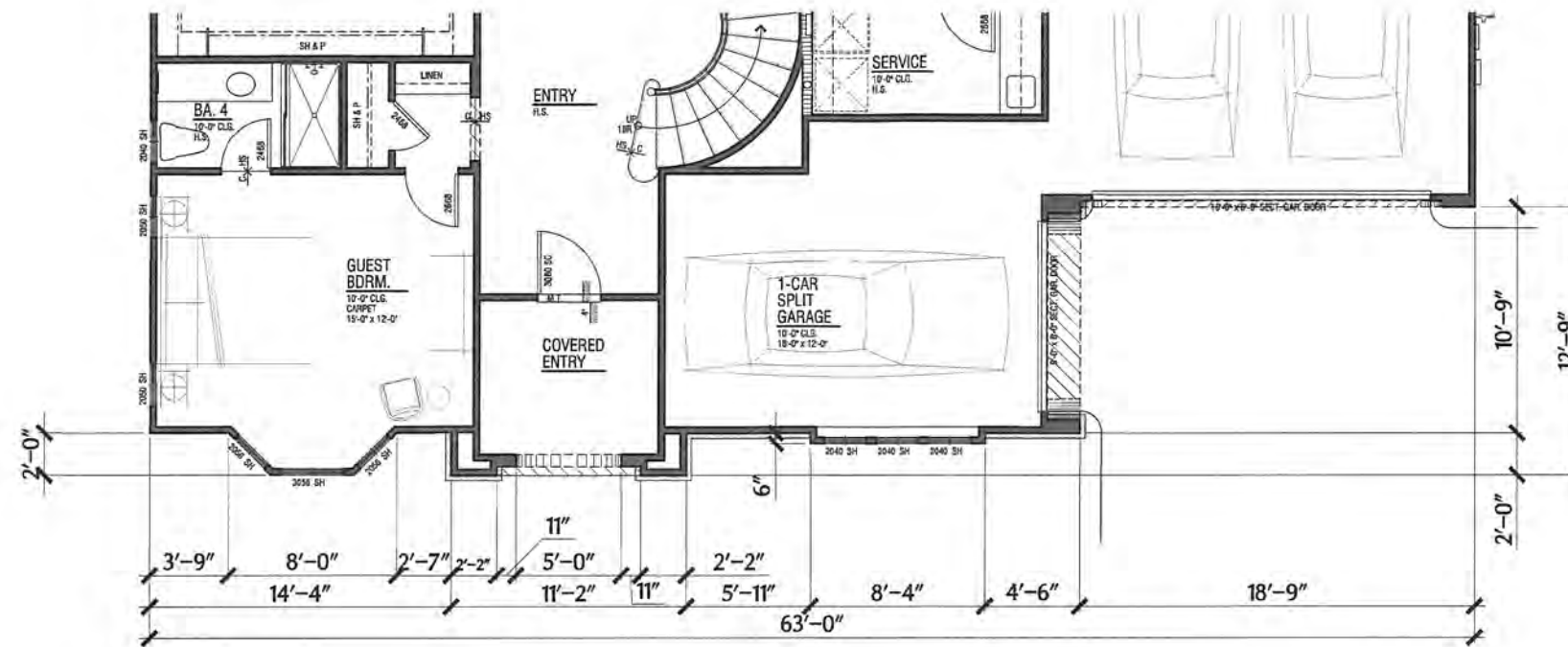
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**WILLIAM HEZMALHALCH
ARCHITECTS INC.**
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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1.5.2



Partial Lower Plan
@ C - Elevation



Front Elevation

Plan 1 - Modified One Story

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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- Entry Doors: Decorative Front Entry Door
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Elevation Style - B

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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barred Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
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Exterior Finishes

Elevation Style - A

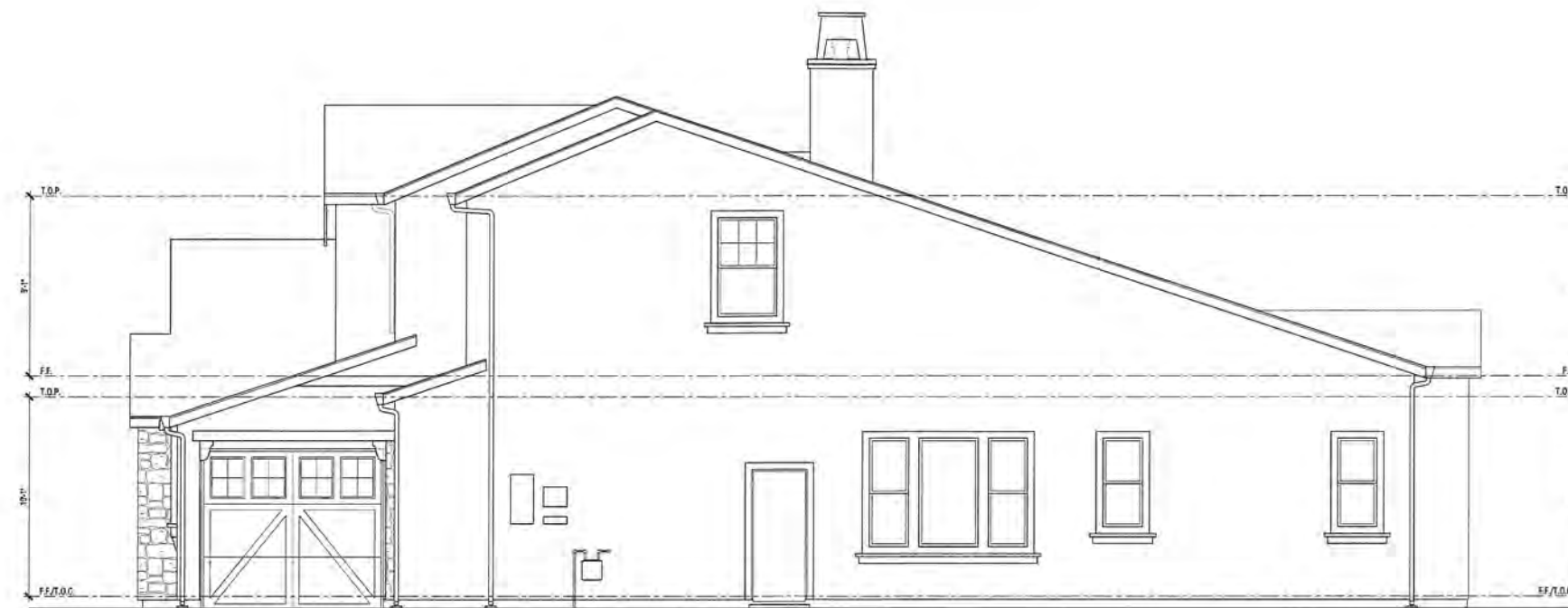
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

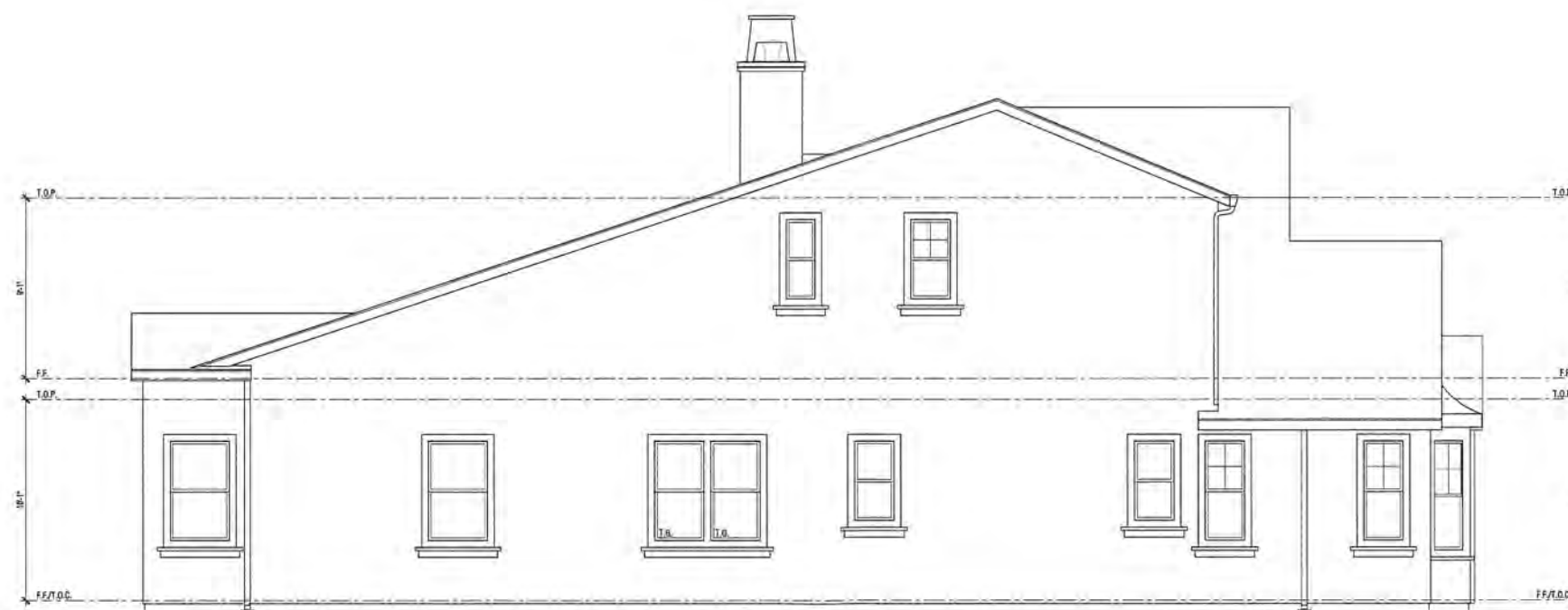
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Elevation Style - C

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Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 1 - Modified One Story

C - Elevation

Lund Ranch II

Pleasanton, CA
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6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
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1.6.2



Lower Level: 2,362 SF
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Plan 2
 Total: 4,280 SF
 Garage: 841 SF
 4 Bdrm/Guest Bdrm./ Library/4 1/2 Ba
 3 Car Garage



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 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
 925 463 1700 www.wharchitects.com fax 925 463 1725

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2.1

2011094 Arroyo Miramonte - Pleasanton, CA



Upper Level: 1,918 SF
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Plan 2



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2.1.1

2011094 Arroyo Miramonte - Pleasanton, CA



Elevation - B



Elevation - A

Plan 2
Front Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

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- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

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Exterior Finishes

Elevation Style - A

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Elevation - C

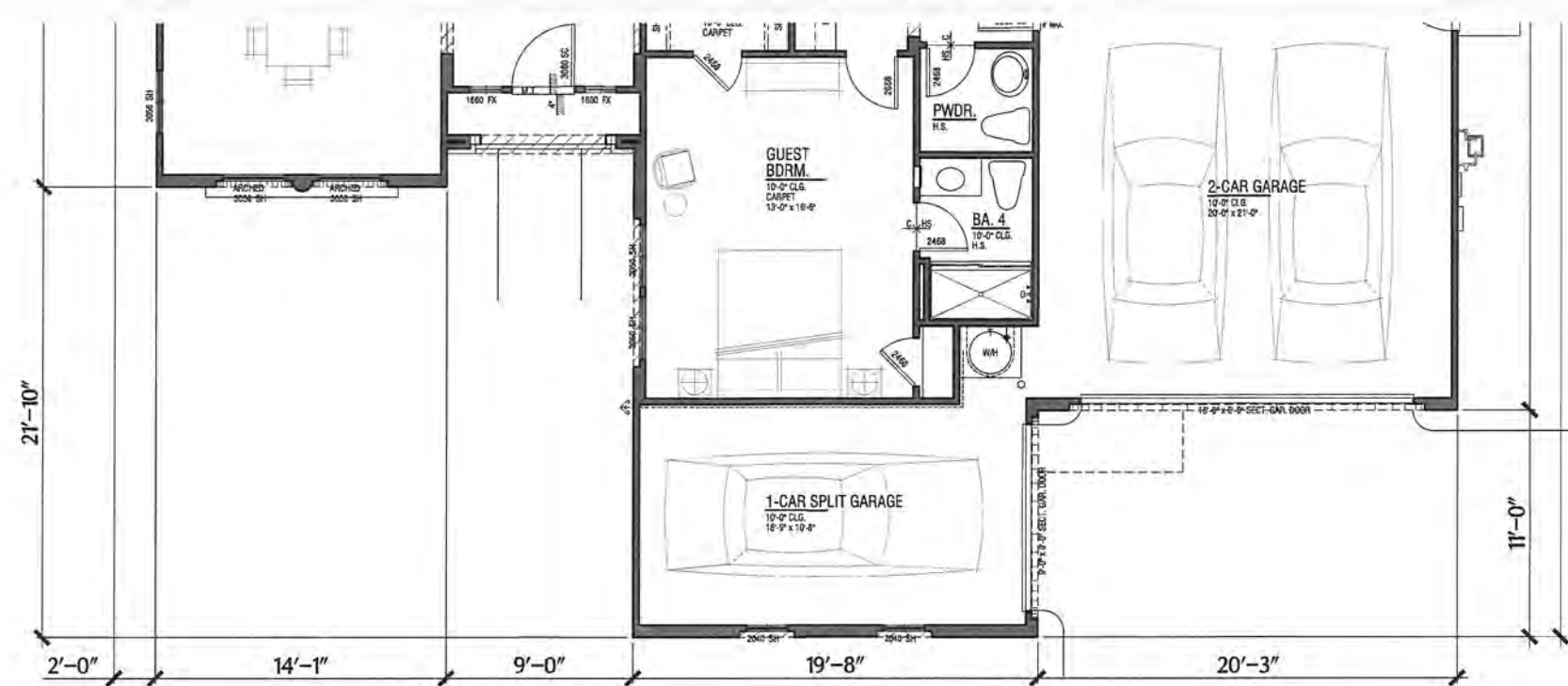
Plan 2

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes





Partial Lower Plan
@ A - Elevation



Front Elevation
Plan 2
A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes



Exterior Finishes

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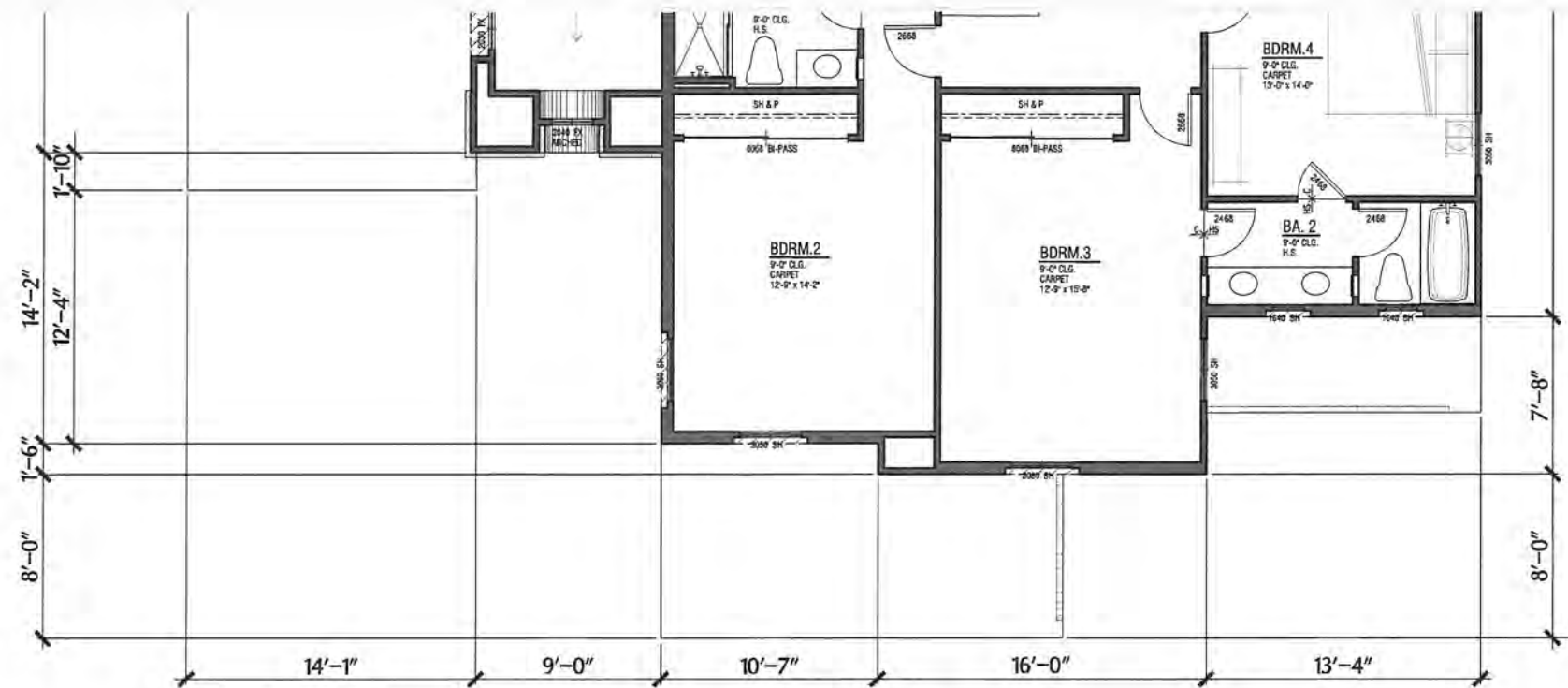
Elevation Style - C

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WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5166
925 463 1700 www.wharchitects.com fax 925 463 1725

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2.4



Rear Elevation
Plan 2
A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

- ### Exterior Finishes
- #### Elevation Style - A
- Roof: Concrete "S" Tile Roofing
 - Exterior: Stucco
 - Window: Vinyl Window Frames With Exterior Grids
 - And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
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 - Garage Doors: Decorative Metal Garage Doors
 - Entry Doors: Decorative Front Entry Door
 - Veneer: Manufactured Stone Veneer

- #### Elevation Style - B
- Roof: Concrete "S" Tile Roofing
 - Gable: Clay Pipe False Vents
 - Exterior: Stucco
 - Window: Vinyl Window Frames With Exterior Grids
 - And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
 - Shutters: Prefabricated Vertical Plank Shutters
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 - Entry Doors: Decorative Front Entry Doors



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
8111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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2.4.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

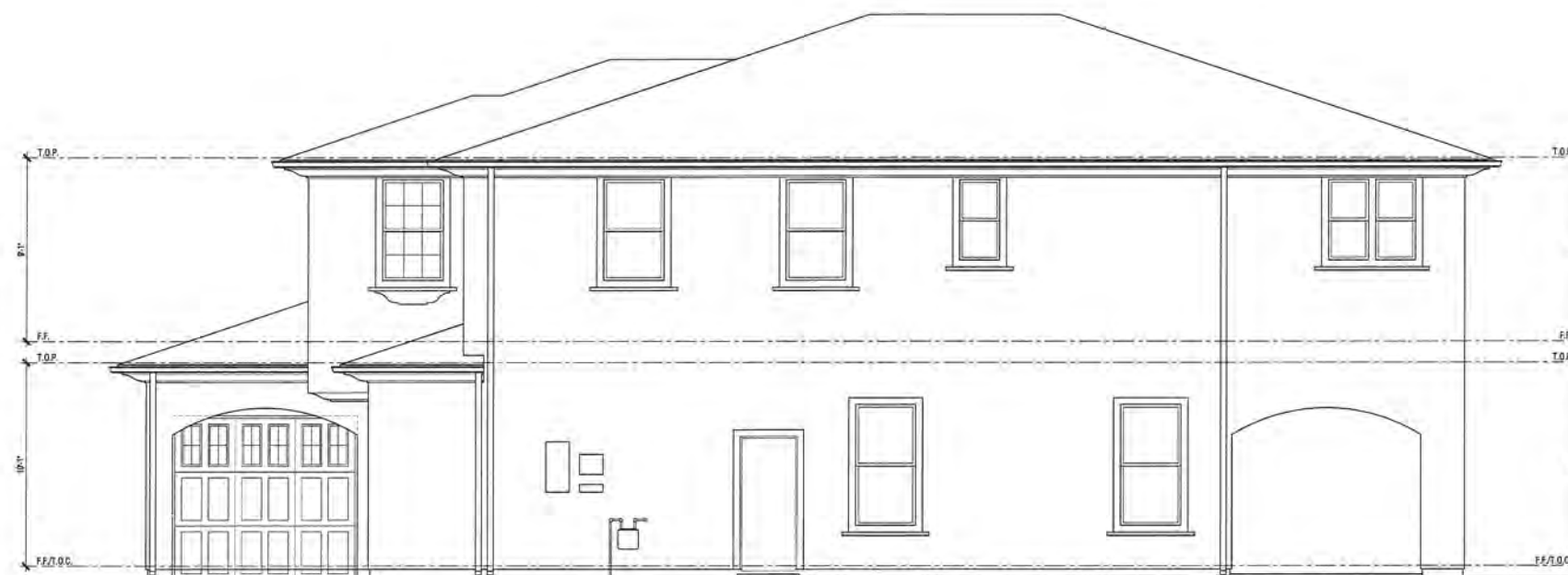
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

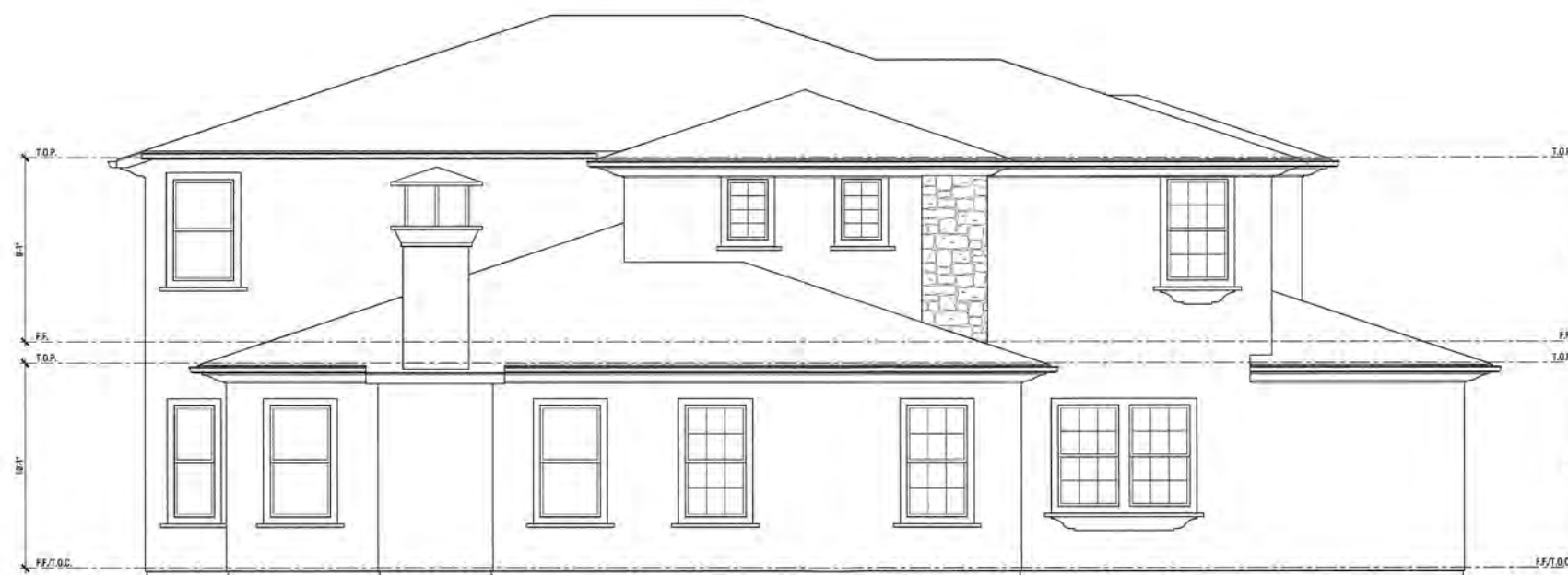
Roof:	Concrete "S" Tile Roofing
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Elevation Style - C

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Right Elevation



Left Elevation

Plan 2

A - Elevations

Lund Ranch II

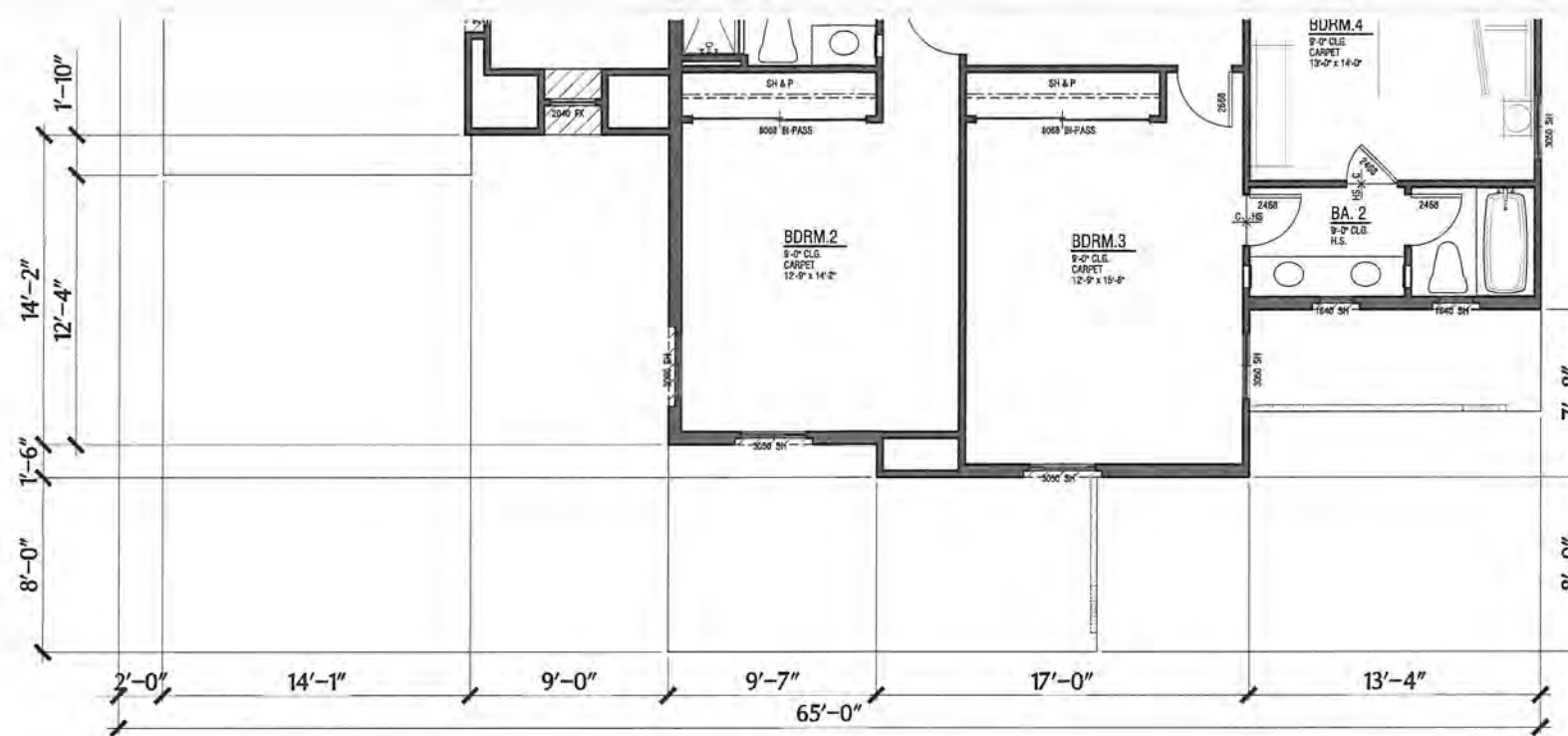
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ARCHITECTS INC.
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925 463 1700 www.wharchitects.com fax 925 463 1725

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2.4.2



- ### Exterior Finishes
- #### Elevation Style - A
- Roof: Concrete "S" Tile Roofing
 - Exterior: Stucco
 - Window: Vinyl Window Frames With Exterior Grids
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- #### Elevation Style - B
- Roof: Concrete "S" Tile Roofing
 - Gable: Clay Pipe False Vents
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Rear Elevation

Plan 2

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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September 08, 2011

2.5.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

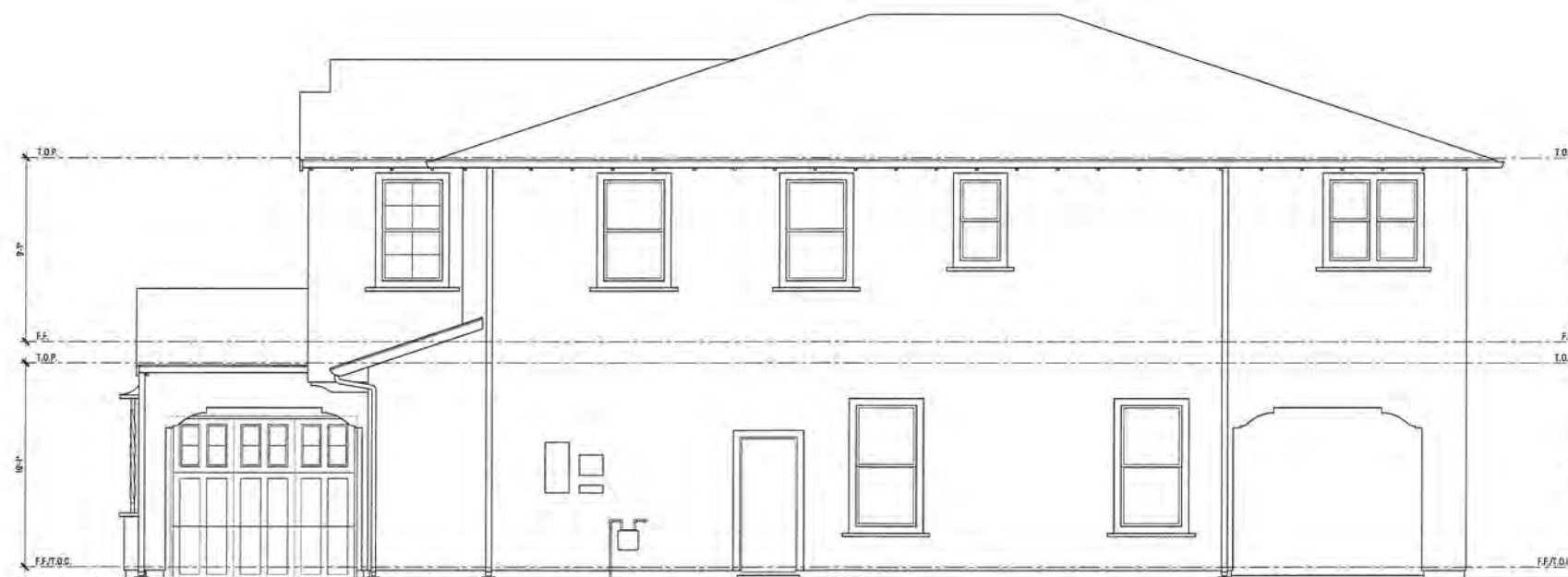
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Elevation Style - B

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Elevation Style - C

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Right Elevation



Left Elevation

Plan 2

B - Elevations

Lund Ranch II

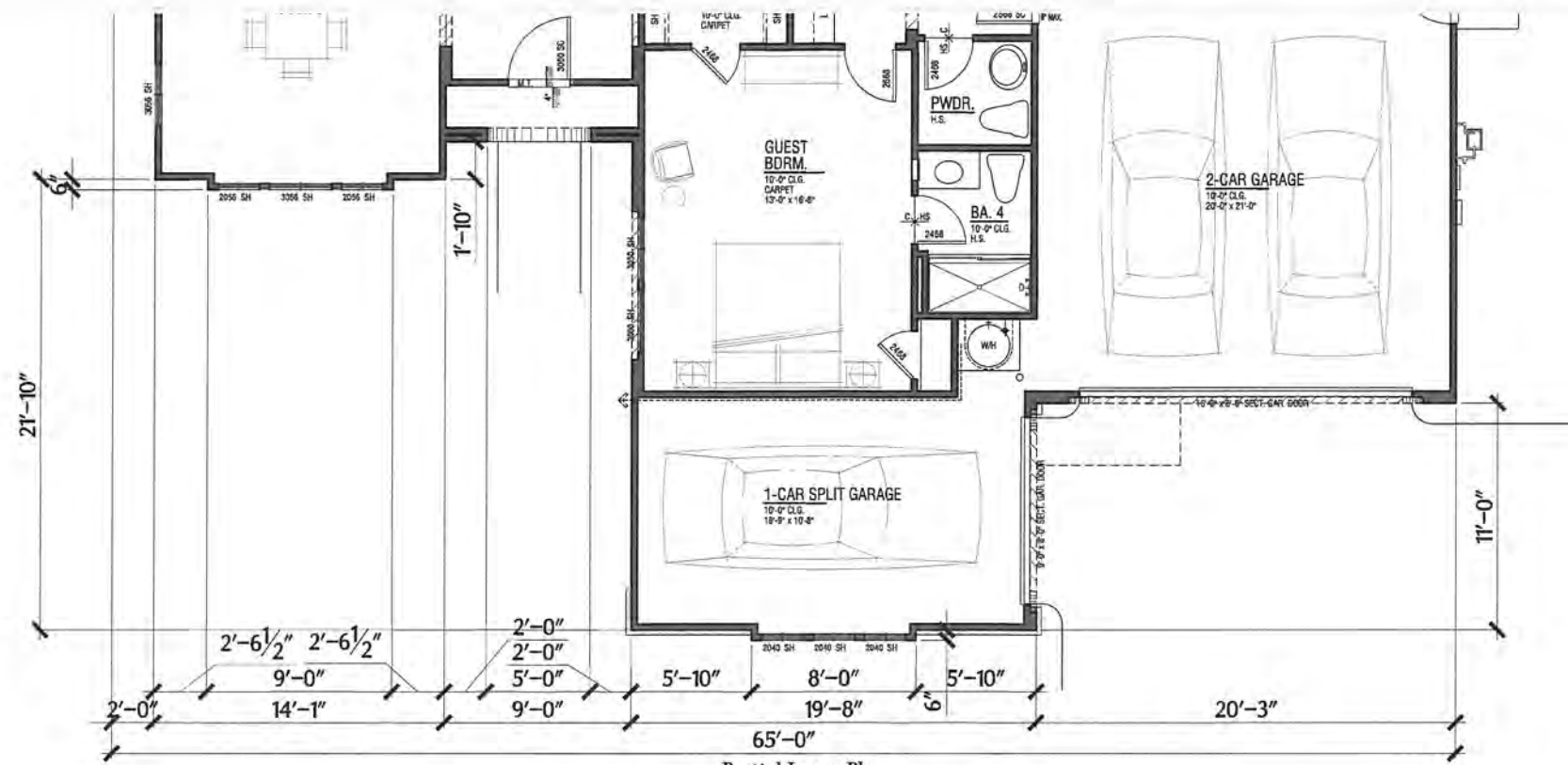
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925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

2.5.2



Plan 2
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

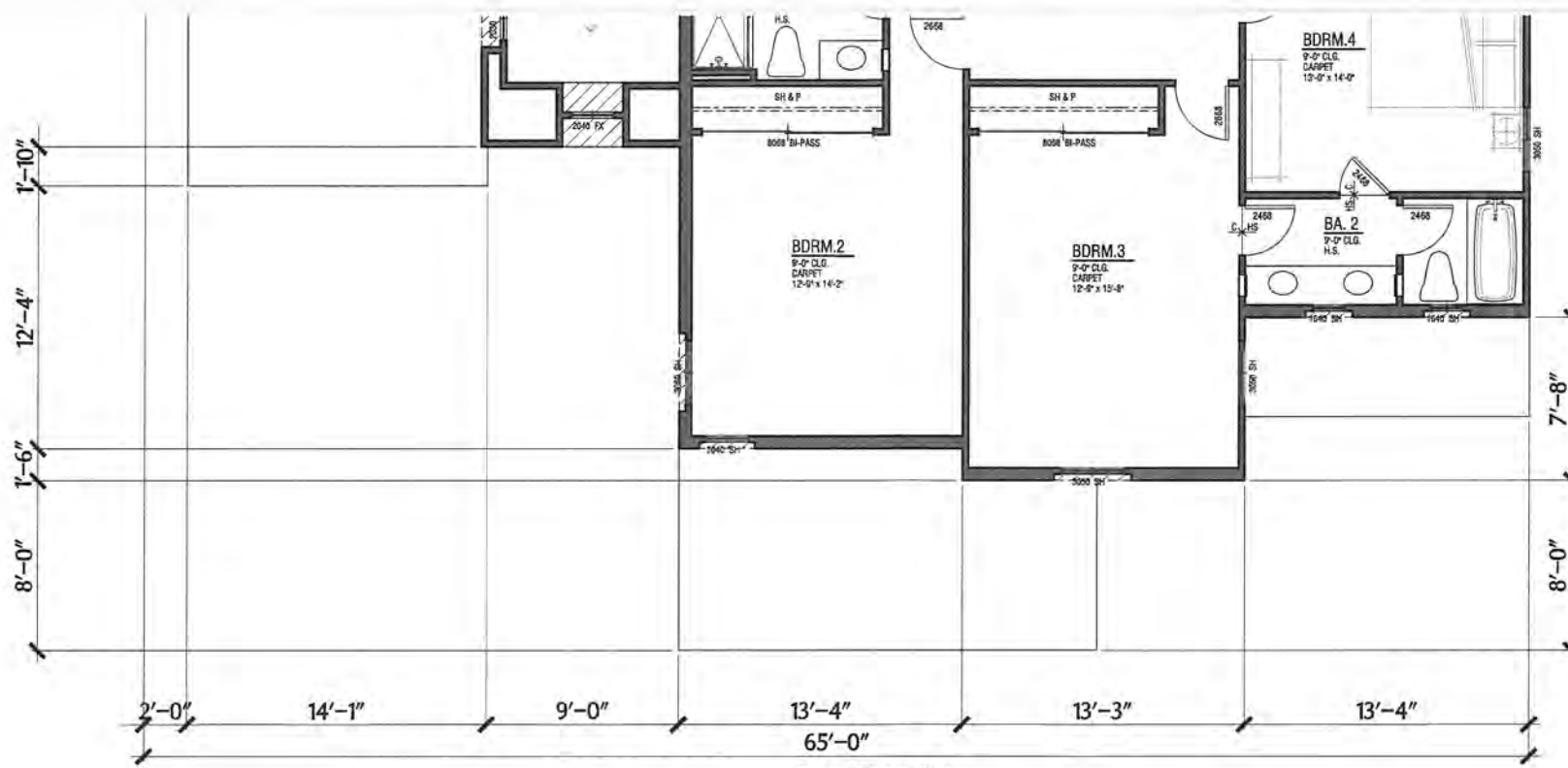
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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2.6

2011094 Arroyo Miramonte - Pleasanton, CA



Partial Upper Plan
@ C - Elevation



Rear Elevation

Plan 2

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Bailing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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2.6.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

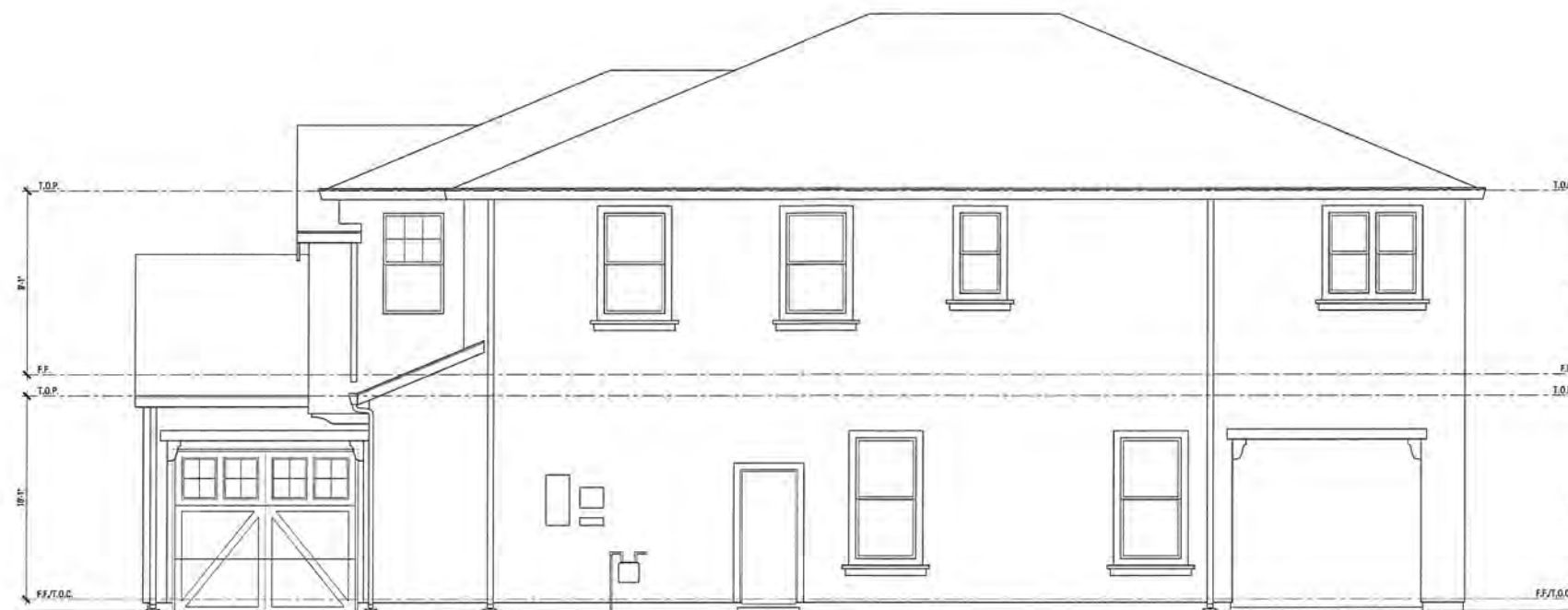
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

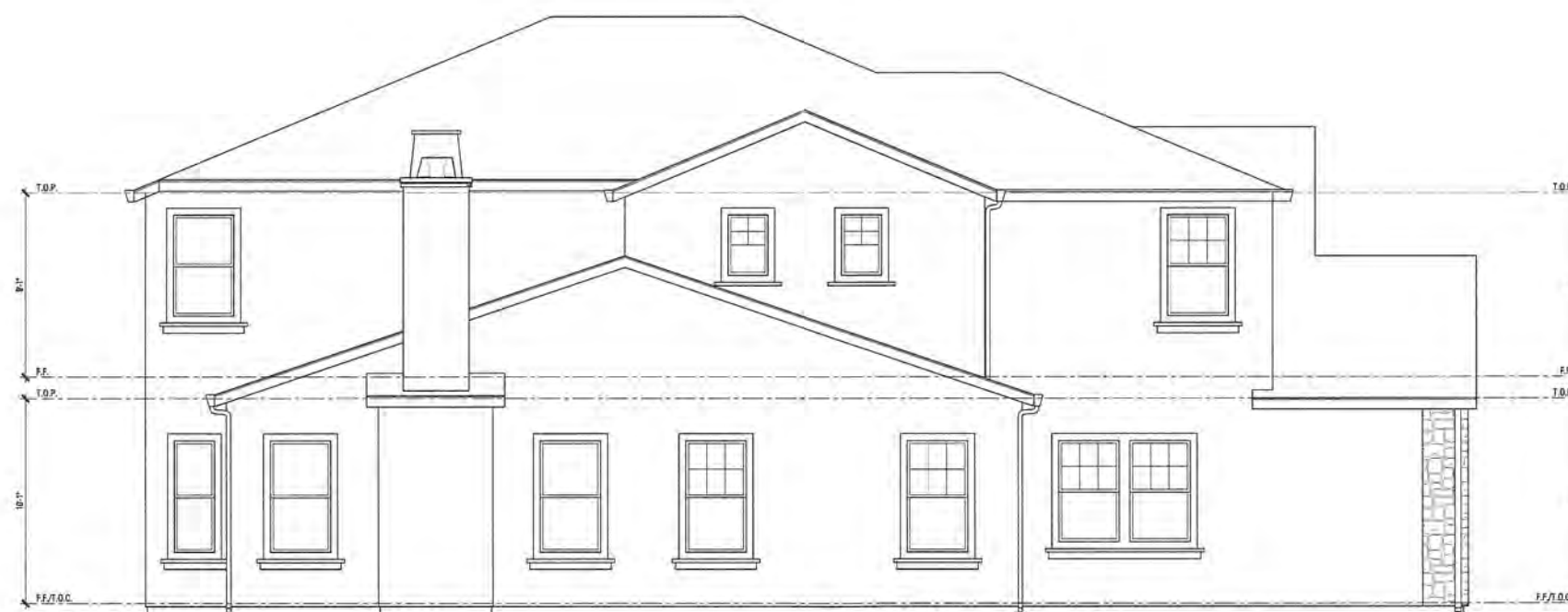
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 2

A - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALCHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD, SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

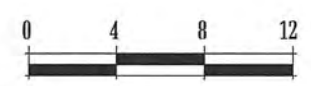
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2.6.2



Upper Level: 1,993 SF
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes

Plan 3



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 ARCHITECTS INC.
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 925 463 1700 www.wharchitects.com fax 925 463 1725

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2011094 Arroyo Miramonte - Pleasanton, CA



Elevation - B



Elevation - A

Plan 3
 Front Elevations
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Elevation Style - C

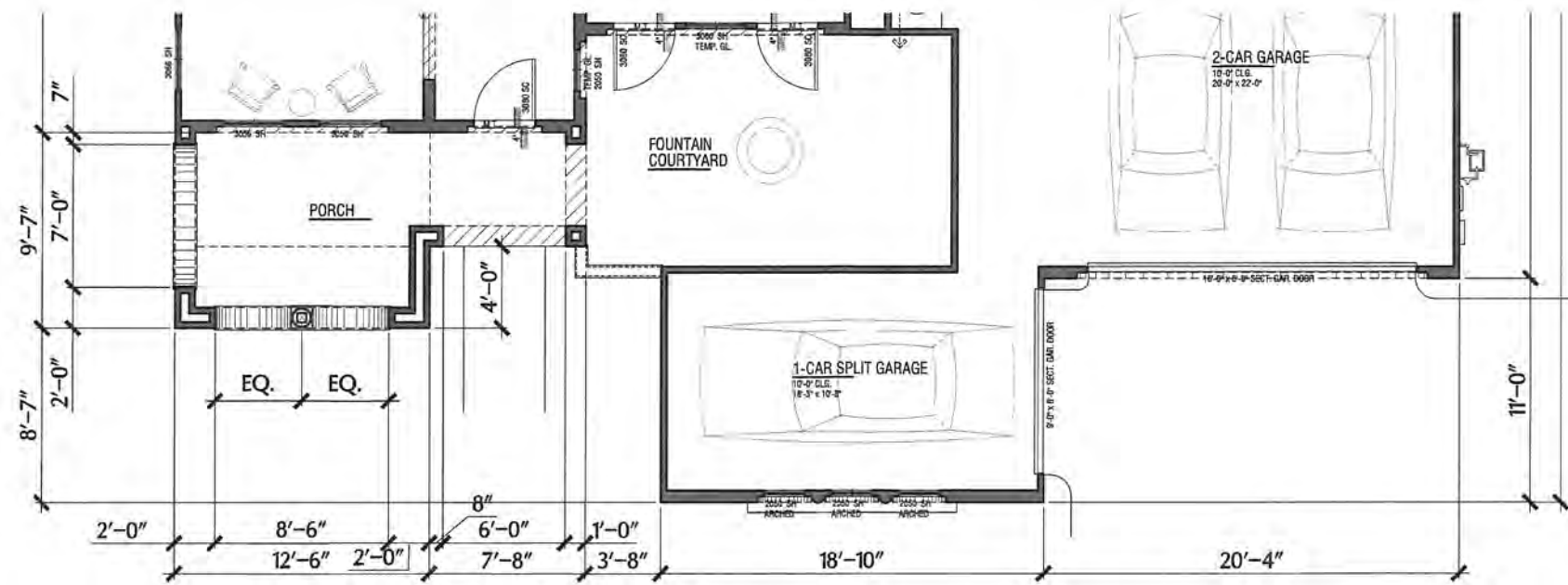
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Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Elevation - C

Plan 3
Front Elevation
Lund Ranch II
Pleasanton, CA
Greenbriar Homes





Partial Lower Plan
@ A - Elevation



Front Elevation
Plan 3
A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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Elevation Style - B

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Elevation Style - C

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- Entry Doors: Decorative Front Entry Doors



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 405 SAN RAMON CA 94583-5166
925 463 1700 www.wharchitects.com fax 925 463 1725

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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
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Elevation Style - C

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Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

A - Elevations

Lund Ranch II

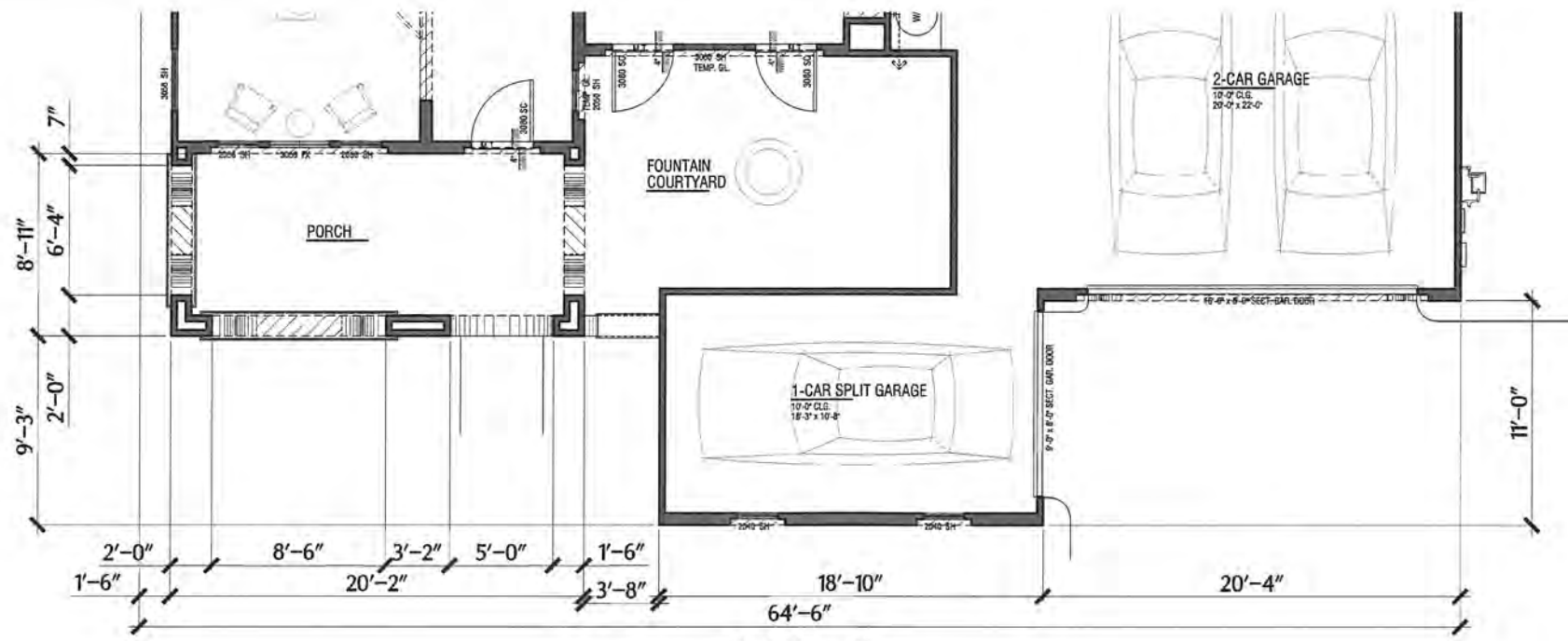
Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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3.4.2



B - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

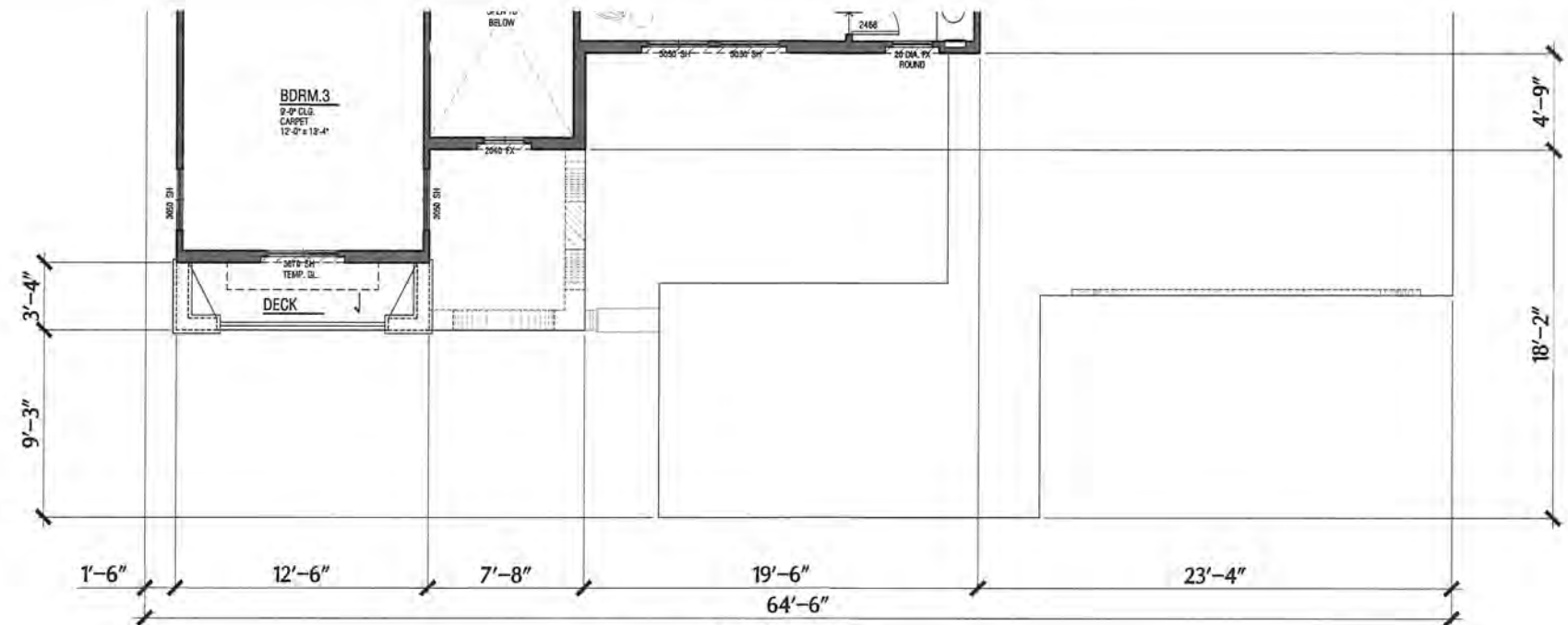
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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3.5

2011094 Arroyo Miramonte - Pleasanton, CA



Partial Upper Plan
@ B - Elevation



Rear Elevation

Plan 3
B - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window
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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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- Shutters: Prefabricated Vertical Plank Shutters
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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
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Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
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Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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Window	
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Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

B - Elevations

Lund Ranch II

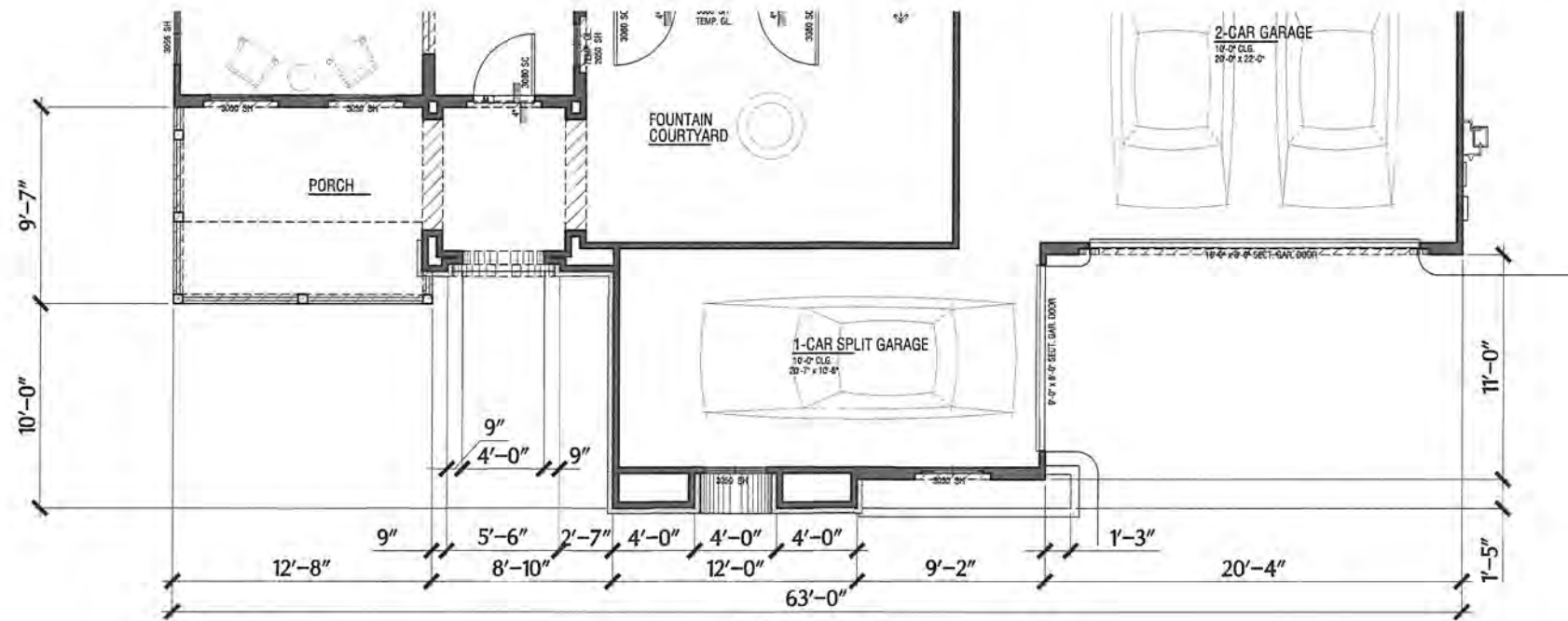
Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
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925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

3.5.2



Plan 3
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

- ### Exterior Finishes
- #### Elevation Style - A
- Roof: Concrete "S" Tile Roofing
 - Exterior: Stucco
 - Window
 - And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
 - Windows: Vinyl Window Frames With Exterior Grids
 - Shutters: Prefabricated Shutters
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 - Entry Doors: Decorative Front Entry Door
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- #### Elevation Style - B
- Roof: Concrete "S" Tile Roofing
 - Gable: Clay Pipe False Vents
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 - Window
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- #### Elevation Style - C
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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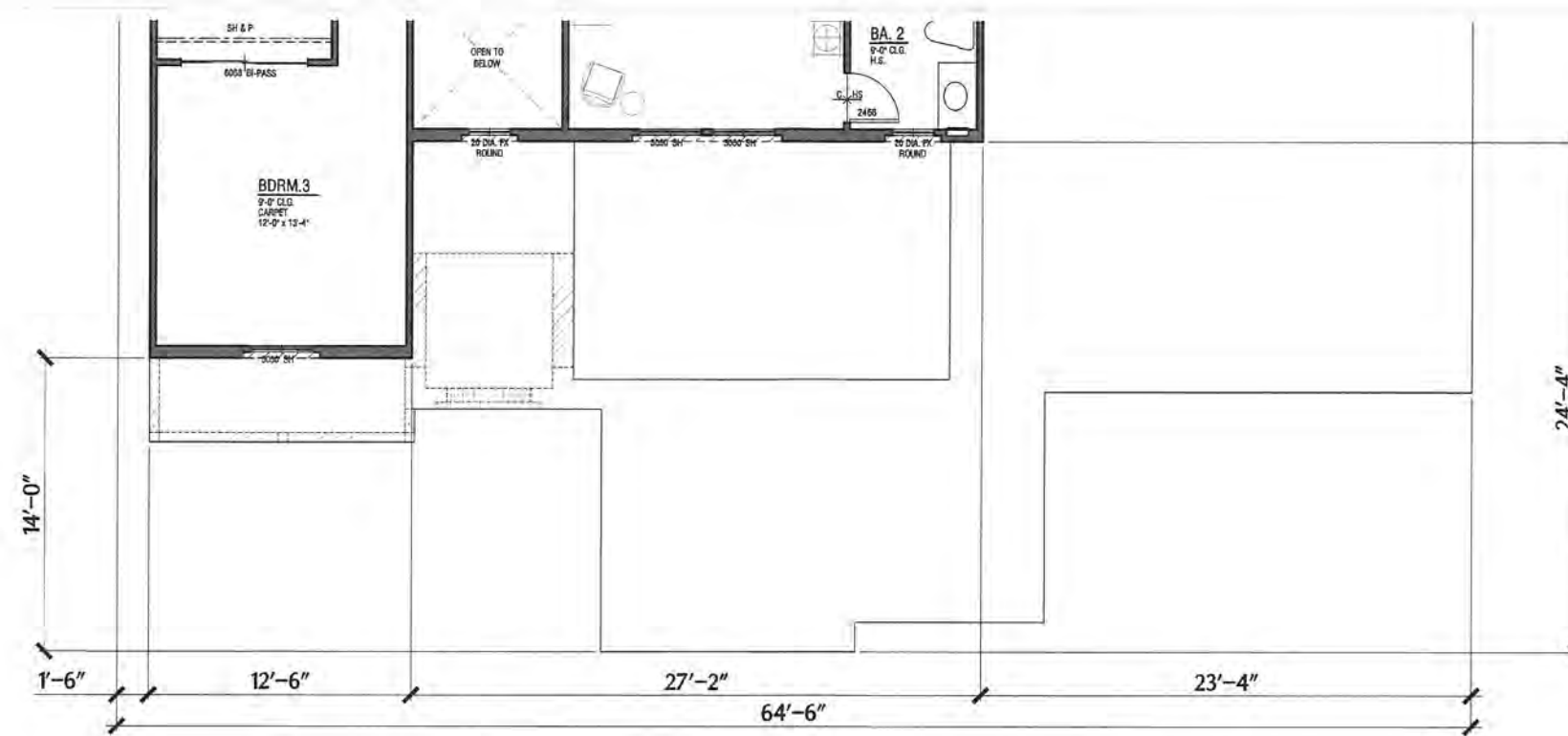


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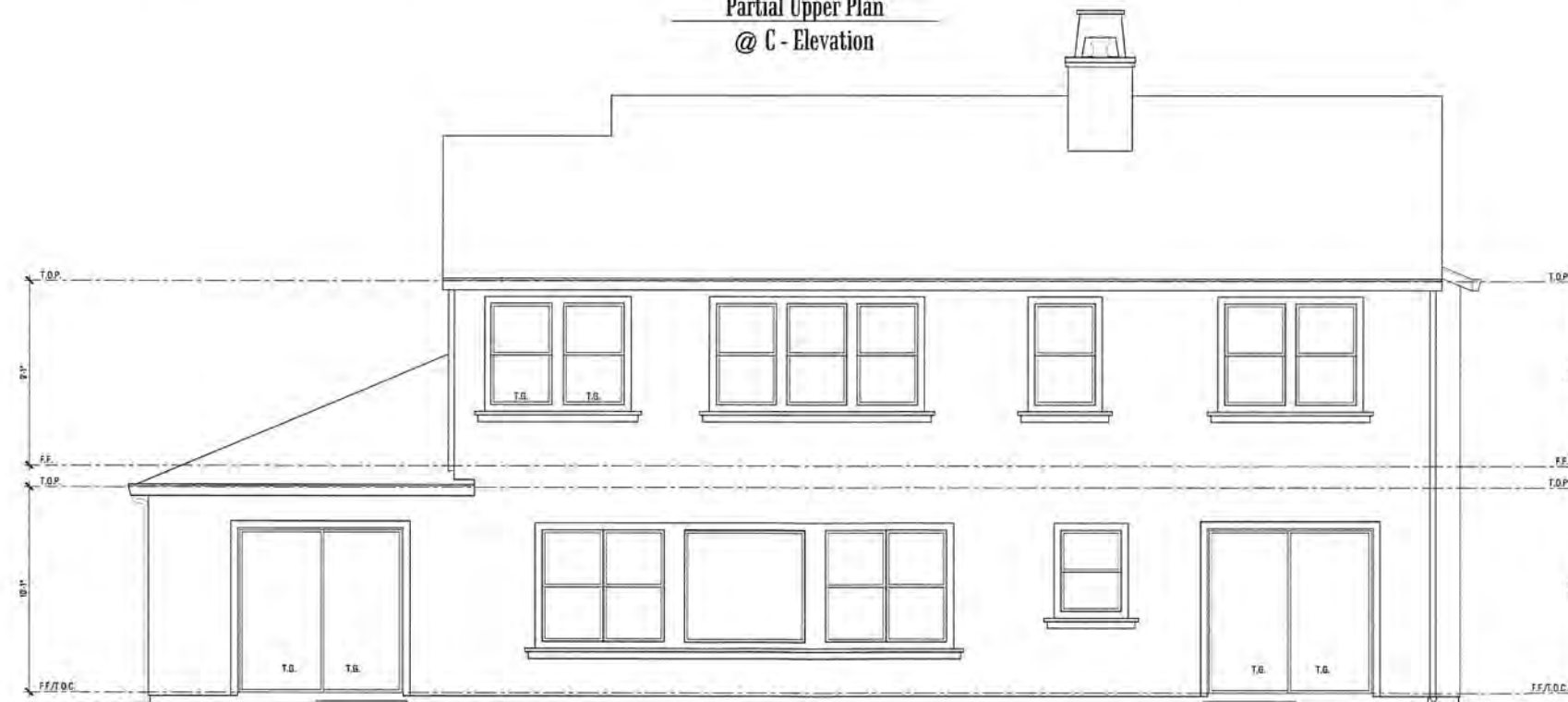
September 08, 2011

3.6

2011094 Arvo Miramonte - Pleasanton, CA



Partial Upper Plan
@ C - Elevation



Rear Elevation
Plan 3
C - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
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- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated Shutters
- Accents: Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

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3.6.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured Stone Veneer

Elevation Style - B

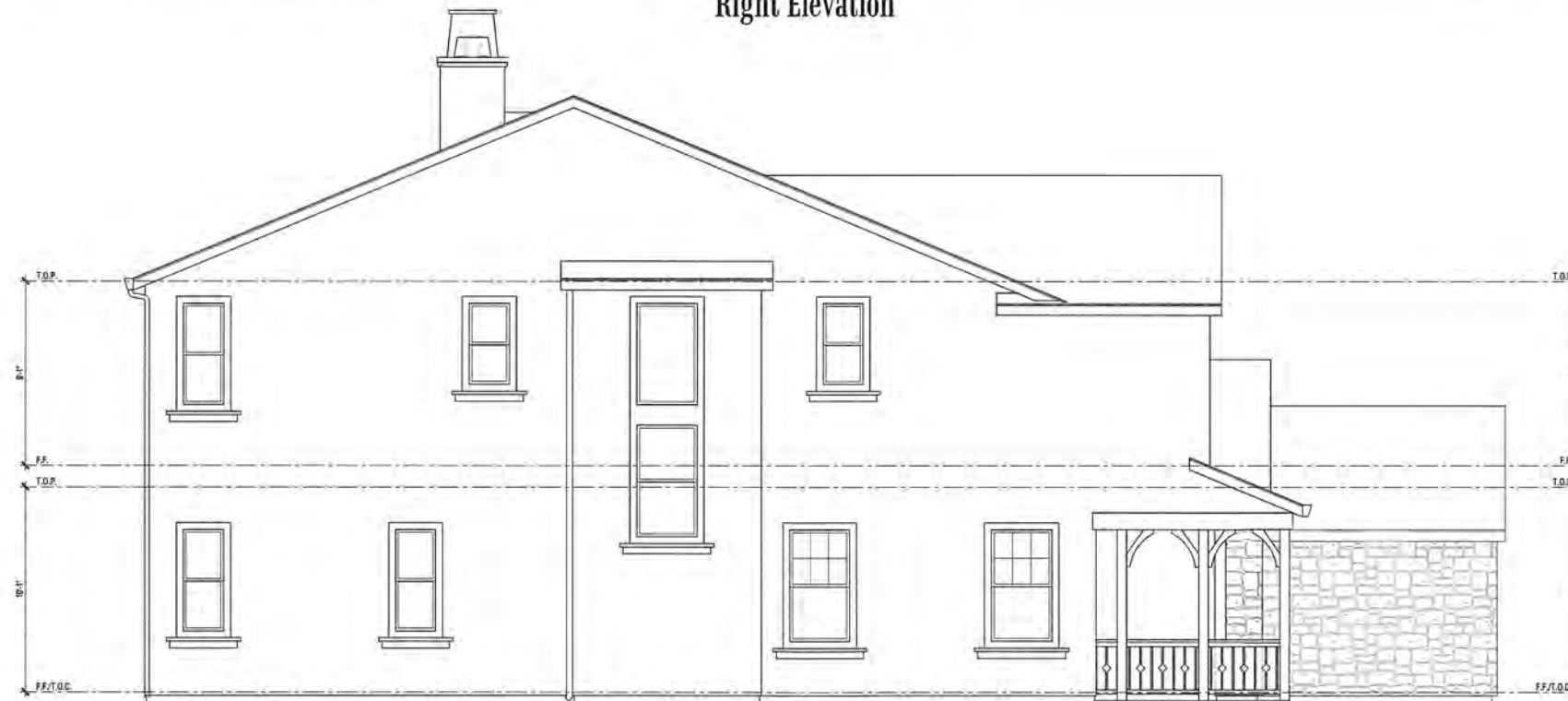
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought Iron and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
Accents:	Metal Roof At Bay Window, Wood Post and Brace with Wood Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



**WILLIAM HEZMALHALCH
ARCHITECTS INC.**
6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

3.6.2



Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area with Homes

15 September 2011

Landscape Legend

- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4L1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L1.4)
This fence type occurs where fence fronts on public rights-of-way
- Transparent Wire Mesh Fence (Detail 6L1.4)
This fence type at property lines where fence faces hillside

L-1.3

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners

181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672



