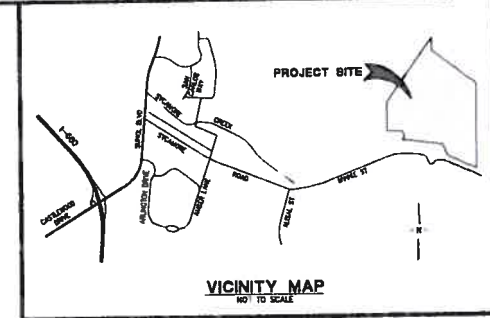


PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	
---	LOT LINE	
---	RIGHT OF WAY	
---	CENTER LINE	
---	RETAINING WALL	
---	EASEMENT LINE	
---	STORM DRAIN	EL. 100
---	SANITARY SEWER	EL. 100
---	WATER	EL. 100
---	RECYCLED WATER	EL. 100
---	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	X 247
---	REMOVE TREE	X 247
---	CONTOUR ELEVATIONS	
---	SPOT ELEVATION	

ABBREVIATIONS	
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
BC	BEGINNING OF CURVE
BW	BOTTOM OF WALL
CL	CENTER LINE
ED	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

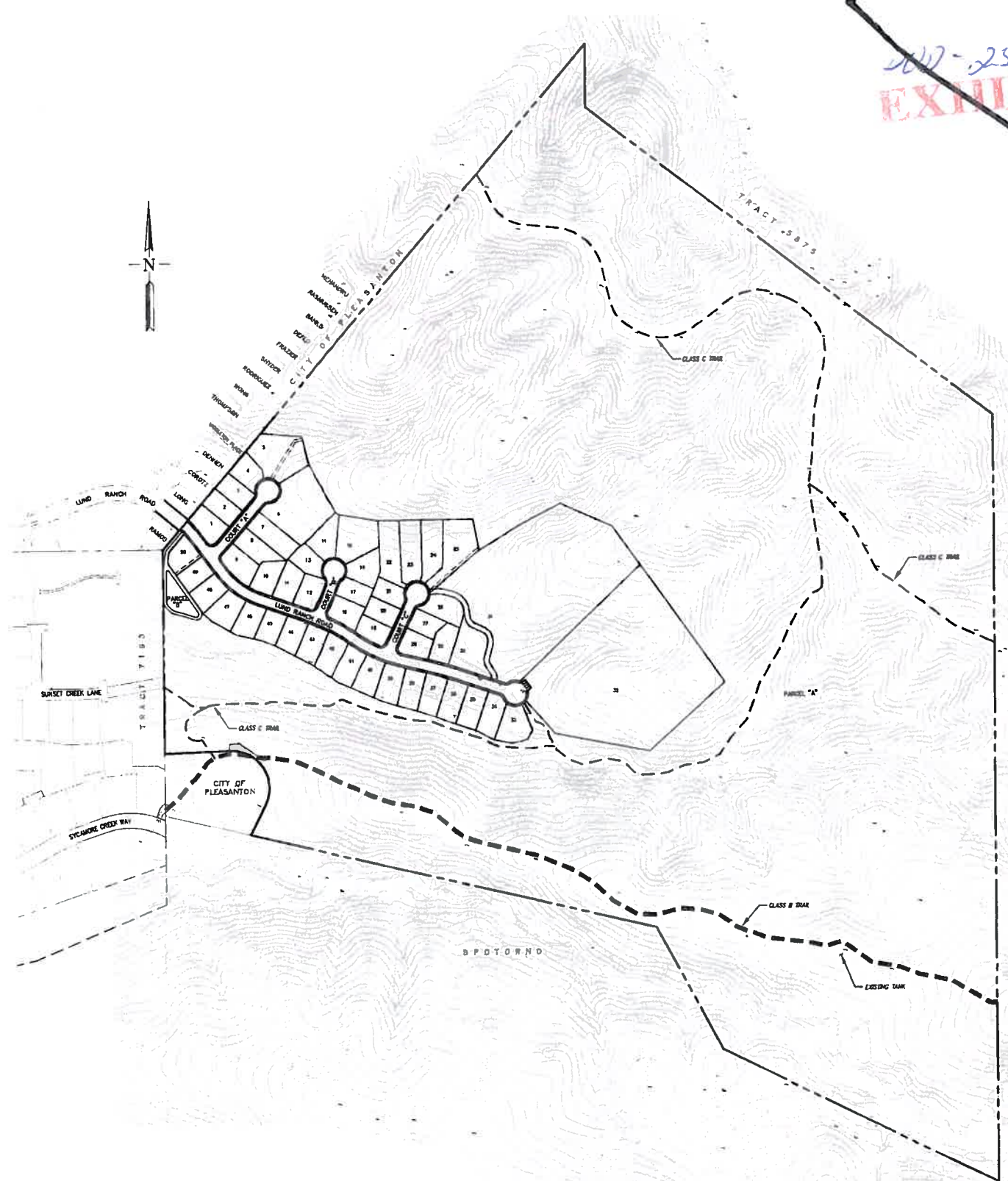


EXHIBIT B

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SEP 16 2011
CITY OF PLEASANTON
PLANNING DIVISION

SHEET INDEX

SHEET NO.	SHEET DESCRIPTION
PLANNING, ENGINEERING	
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING & UTILITY PLAN
4	SLOPE MAP
5	TREE EXHIBIT
6	TRAIL PLAN
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1	PRELIMINARY CORRECTIVE GRADING PLAN
ARCHITECTURE	
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1.1.1	PLAN-1 MODIFIED ONE STORY UPPER FLOOR PLAN
1.3	PLAN-1 MODIFIED ONE STORY FRONT ELEVATIONS
1.3.1	PLAN-1 MODIFIED ONE STORY A-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.4	PLAN-1 MODIFIED ONE STORY A-REAR ELEVATIONS & PARTIAL UPPER FLOOR PLAN
1.4.1	PLAN-1 MODIFIED ONE STORY A-LEFT & RIGHT ELEVATIONS
1.4.2	PLAN-1 MODIFIED ONE STORY B-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.5	PLAN-1 MODIFIED ONE STORY B-REAR ELEVATIONS & PARTIAL UPPER FLOOR PLAN
1.5.1	PLAN-1 MODIFIED ONE STORY B-LEFT & RIGHT ELEVATIONS
1.5.2	PLAN-1 MODIFIED ONE STORY C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.6	PLAN-1 MODIFIED ONE STORY C-REAR ELEVATIONS & PARTIAL UPPER FLOOR PLAN
1.6.1	PLAN-1 MODIFIED ONE STORY C-LEFT & RIGHT ELEVATIONS
1.6.2	PLAN-1 MODIFIED ONE STORY C-LEFT & RIGHT ELEVATIONS
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2.4.2	PLAN-2 B-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
2.5	PLAN-2 B-REAR ELEVATIONS & PARTIAL UPPER FLOOR PLAN
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2.6.1	PLAN-2 C-LEFT & RIGHT ELEVATIONS
2.6.2	PLAN-2 C-LEFT & RIGHT ELEVATIONS
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3.1.1	PLAN-3 UPPER FLOOR PLAN
3.1.2	PLAN-3 FRONT ELEVATIONS
3.3.1	PLAN-3 FRONT ELEVATIONS
3.4	PLAN-3 A-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
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3.5.2	PLAN-3 B-LEFT & RIGHT ELEVATIONS
3.6	PLAN-3 C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
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LANDSCAPE ARCHITECTURE	
L-1.1	PRELIMINARY LANDSCAPE SITE PLAN, DETAILS AND PLANT PALETTE
L-1.2	PRELIMINARY ILLUSTRATIVE SITE PLAN - DEVELOPED AREA
L-1.3	PRELIMINARY ILLUSTRATIVE SITE PLAN - DEVELOPED AREA WITH HOMES
L-1.4	PROTO-TYPICAL LANDSCAPE SECTIONS AND FRONT YARDS

PROJECT TEAM

<p>Arborist HortScience Inc. 325 Ray Street Pleasanton, CA 94566 Contact: Jim Clark (925) 484-0211</p>	<p>Developer Greenbriar Homes Communities 43160 Osgood Road Fremont, CA 94539 Contact: Mike Meyer (510) 487-8200</p>
<p>Civil Engineering & Planning Ruggeri-Jensen-Azar 4680 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Mark Felgout (925) 227-9100</p>	<p>Architecture William Hezmaheich Architects, Inc. 6111 Bollinger Canyon Road, Suite 485 San Ramon, CA 94588 Contact: Warren Fujimura (925) 827-1162</p>
<p>Landscape Architecture Guzzardo Partnership, Inc. 836 Montgomery Street San Francisco, CA 94133 Contact: Paul Lettieri (415) 433-4672</p>	<p>Soils Engineer Engoo, Inc. 2010 Crow Canyon Place, Suite 250 San Ramon, CA 94583 Contact: Donald Bruggers (925) 866-8000</p>

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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

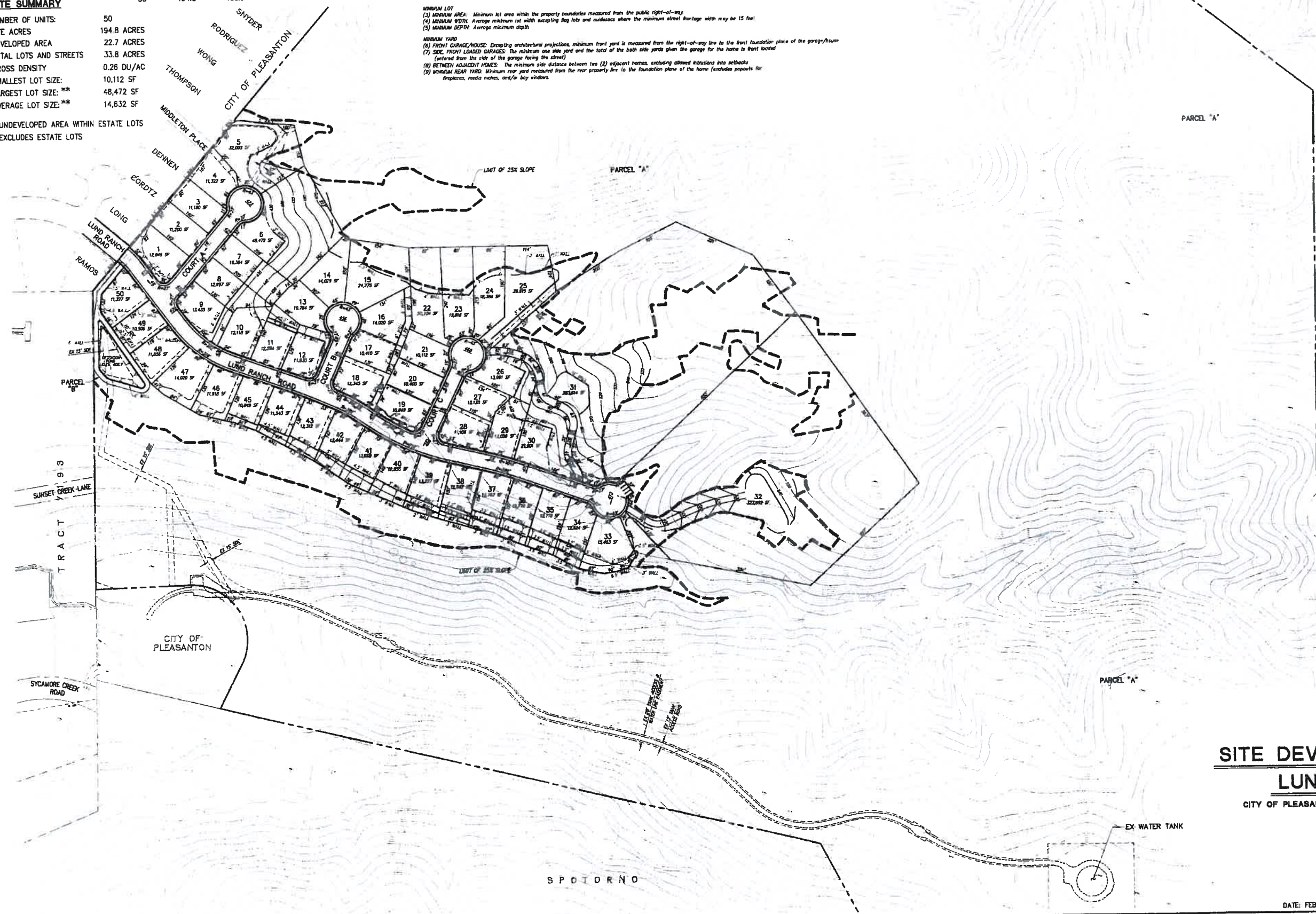
* UNDEVELOPED AREA WITHIN ESTATE LOTS
** EXCLUDES ESTATE LOTS

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) Sides (1) (Ft.)	(8) Sides (2) Between Adjacent Houses (Ft.)	(9) Rear (Ft.)	Corner lot Fencing (Ft.)
PUD R-10,000+ (2-STORY)	25'-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 easements where the minimum street frontage width may be 15 feet.
(5) MINIMUM DEPTH: Average minimum depth.

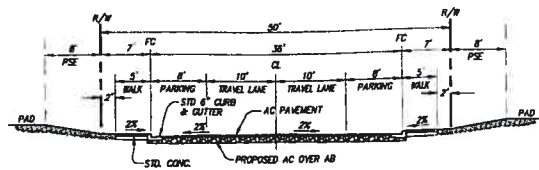
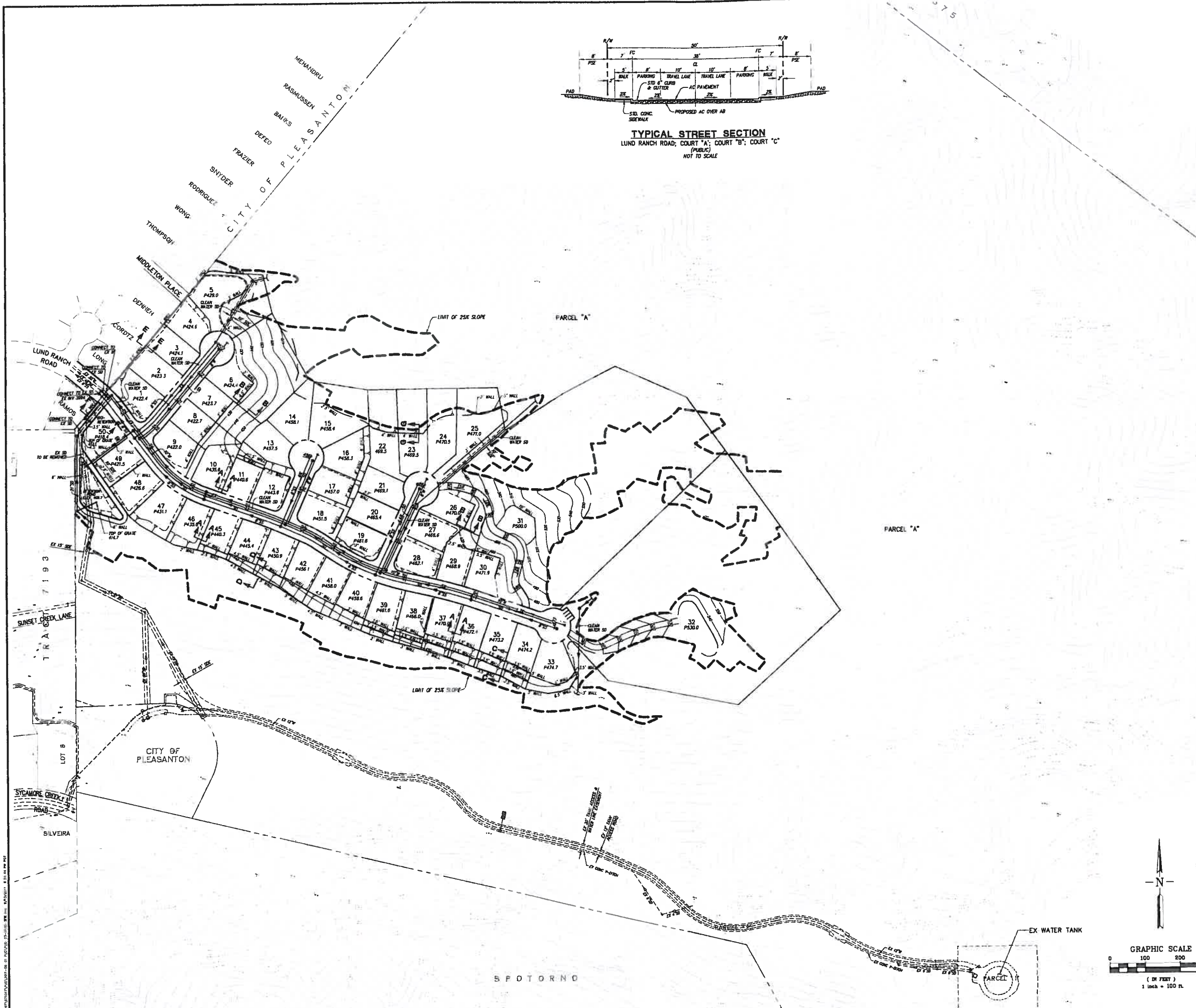
MINIMUM YARD
(6) FRONT GARAGE/HOUSE: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
(7) SIDE, FRONT LOADED GARAGES: The minimum one side yard and the total of the both side yards given the garage for the home is front loaded (entered 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 fireplaces, media niches, and/or bay windows).



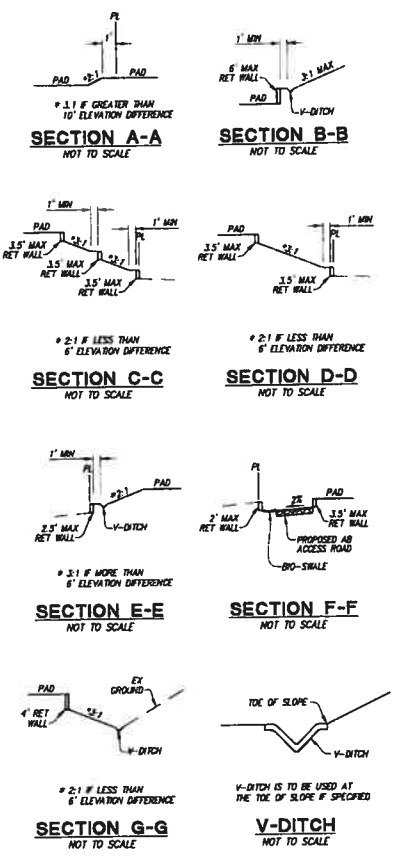
**SITE DEVELOPMENT PLAN
LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA





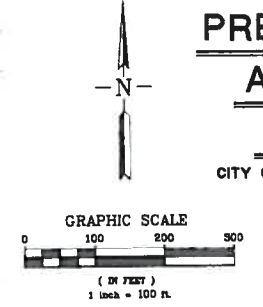
TYPICAL STREET SECTION
 LUND RANCH ROAD; COURT "A"; COURT "B"; COURT "C"
 (PUBLIC)
 NOT TO SCALE

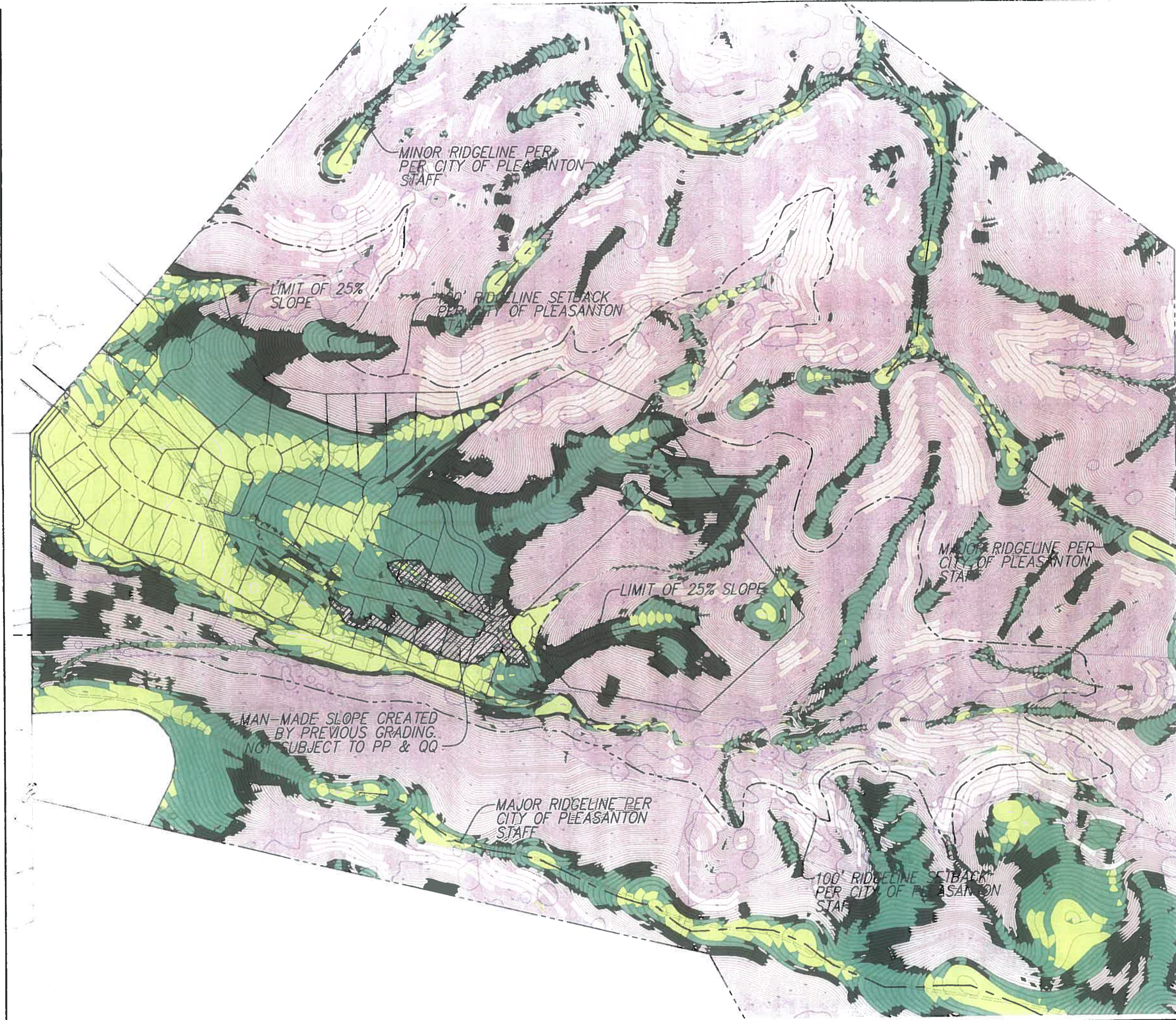


**PRELIMINARY GRADING
 AND UTILITY PLAN
 LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

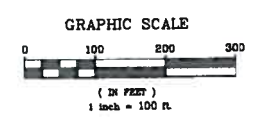
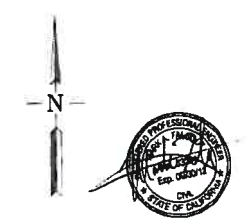
RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4680 CHARLOTTE DR. E. SUITE 200 PLEASANTON, CA 94566
 PHONE 925/277-9100 FAX 925/277-9100





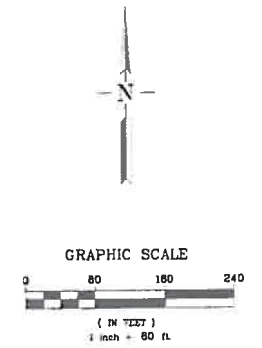
LEGEND:

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



SLOPE MAP
LUND RANCH II
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 1490 CALIFORNIA DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 242-6100 FAX: (925) 727-5300



LEGEND:
 SAVE TREE X 207
 REMOVE TREE X 207

TREE EXHIBIT
LUND RANCH II

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 1400 CHERRY CREEK SUITE 200 PLEASANTON, CALIFORNIA 94566
 PHONE: 415.221.4500 FAX: 415.221.4501



CALIFORNIA PROFESSIONAL LAND SURVEYORS - 98-01 INDEPENDENT TRAILING - 10/21/2011 4:55:52 PM PST

TRAIL PLAN LUND RANCH II

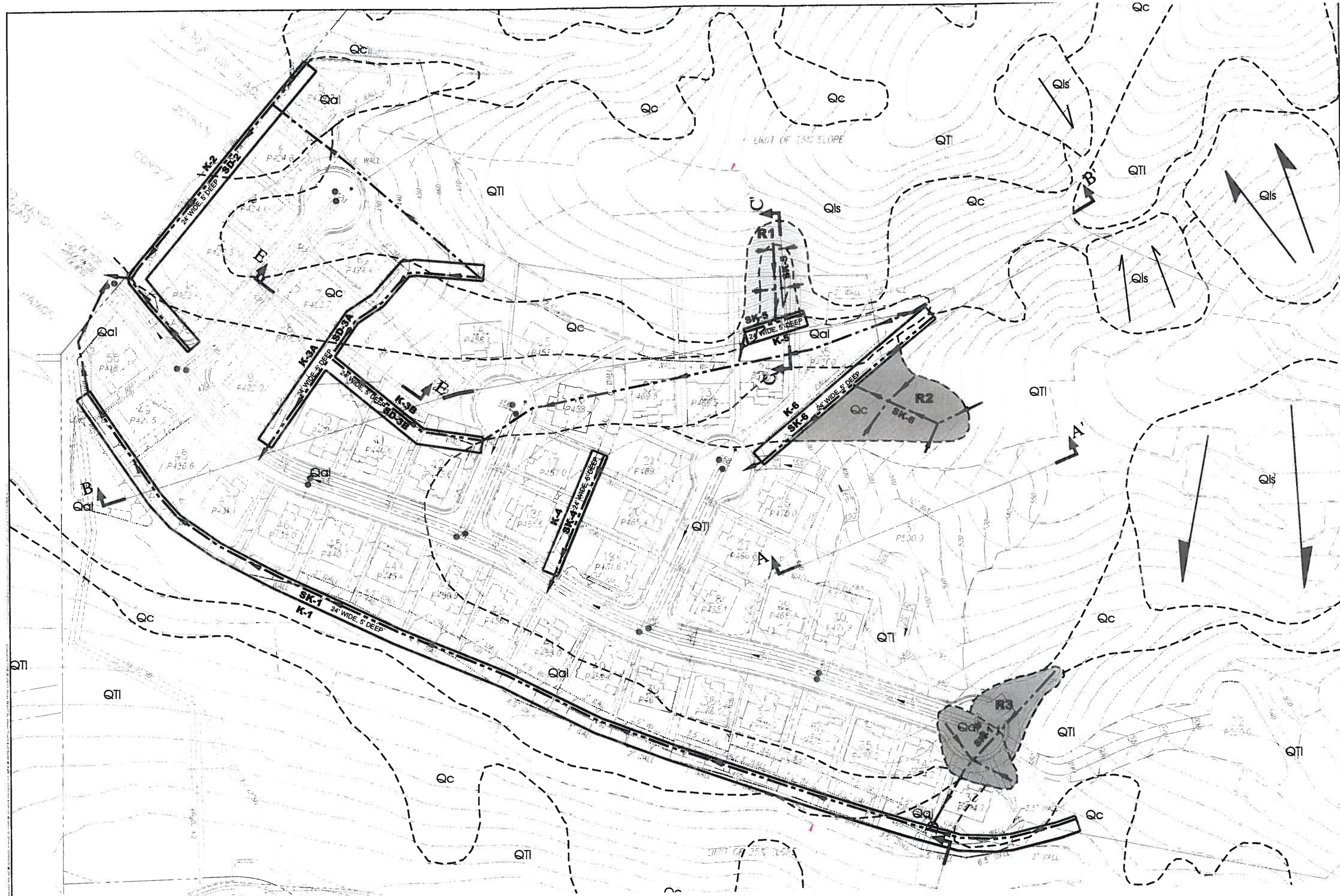
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

TRAIL LEGEND

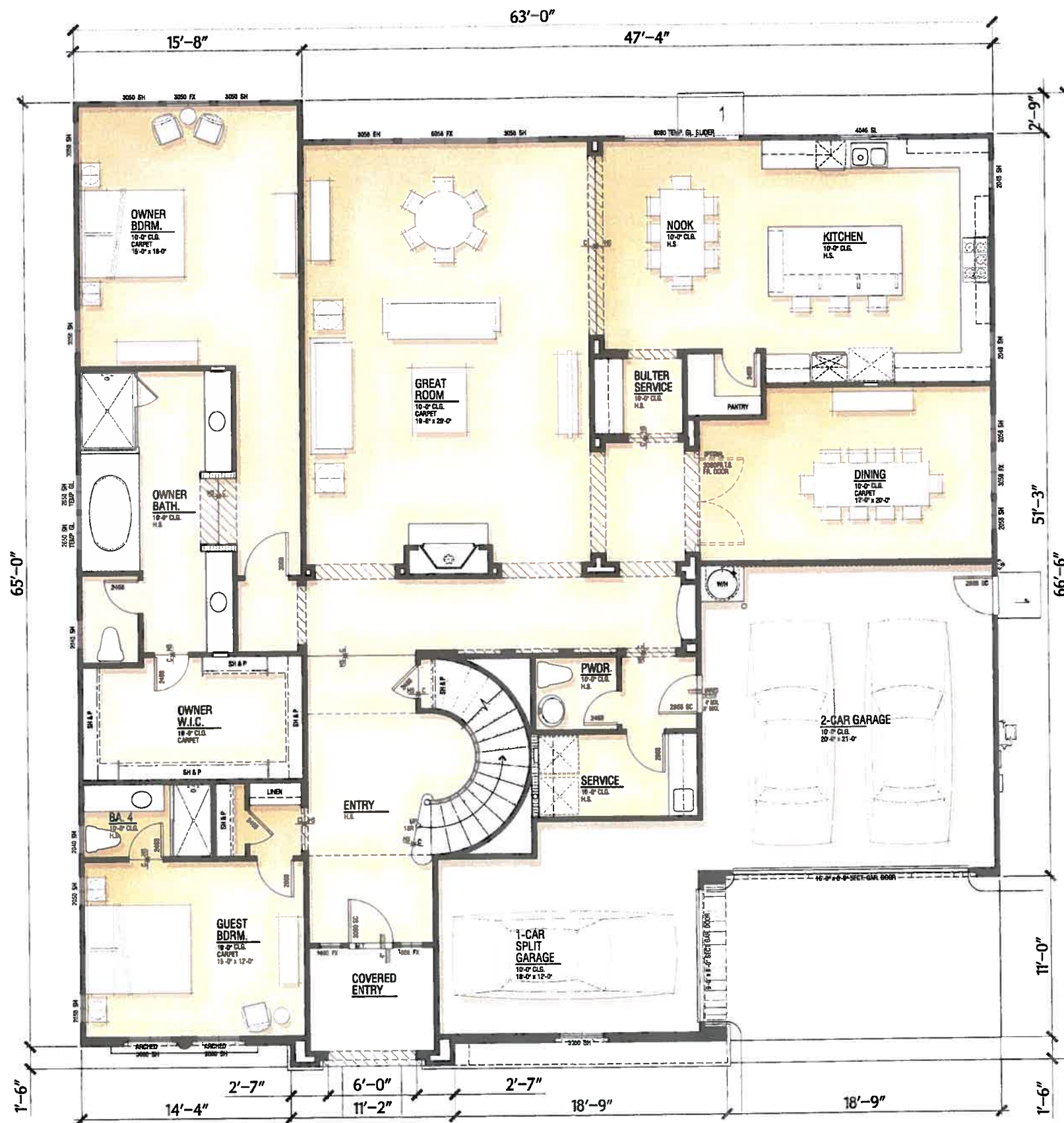
- PROPOSED CLASS B TRAIL (GRADED EARTH)
- PROPOSED CLASS B TRAIL (USE EXISTING PAVED EVA)
- CLASS C TRAIL PER CITY MASTER PLAN (BY OTHERS)

NOTE:
1. APPROVED BY TRAILS COMMITTEE OCTOBER 23, 2008.

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS • PLANNERS • SURVEYORS
 4950 CHASLOT DRIVE, SUITE 203 PLEASANTON, CA 94566
 PHONE (925) 227-9105 FAX (925) 227-9300



EXPLANATION	
	PROPOSED KEYWAY, SHOWING WIDTH AND DEPTH
	PROPOSED KEYWAY SIGNATURE
	CONTACT, APPROXIMATE LOCATION
	APPROXIMATE LOCATION OF CROSS SECTION
	1'4" (SLIDE) REMOVAL AND REBUILT
	COLLAPSED REMOVAL AND REBUILT
	APPROXIMATE LOCATION OF LANDSLIDE



Lower Level: 2,984 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1

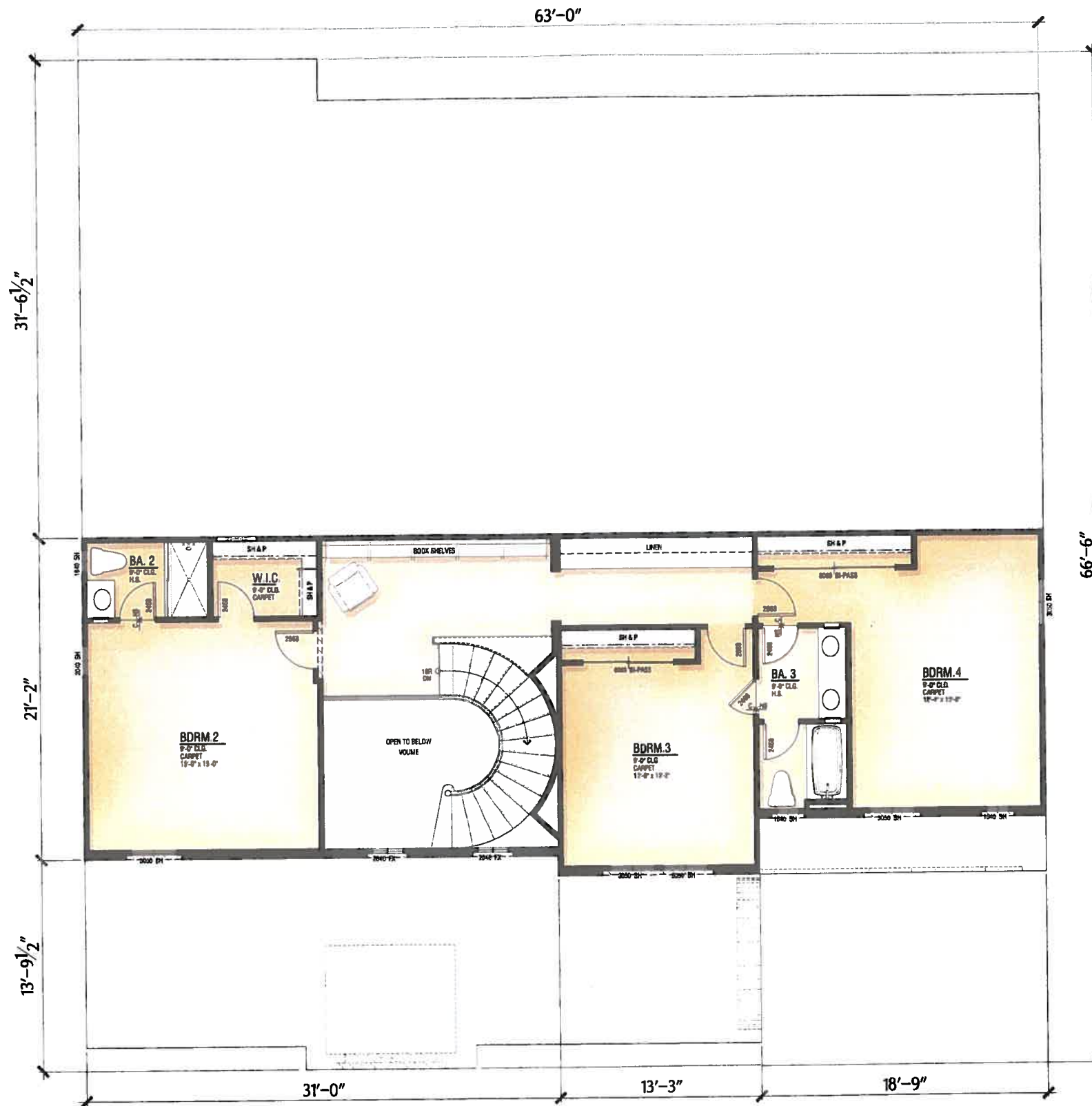
Modified - One Story

Total: 4,123 SF
Garage: 693 SF
4 Bdrm/Guest Bdrm./4 Ba
3 Car Garage



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



Upper Level: 1,139 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1

Modified - One Story



WILLIAM HEZMALHALCH
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6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5186
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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 Railing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors





Elevation - C

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
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- 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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- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
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Front Elevation - A

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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- Exterior: Stucco
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- Entry Doors: Decorative Front Entry Doors

Plan 1 - Modified One Story

Front Elevations

Lund Ranch II

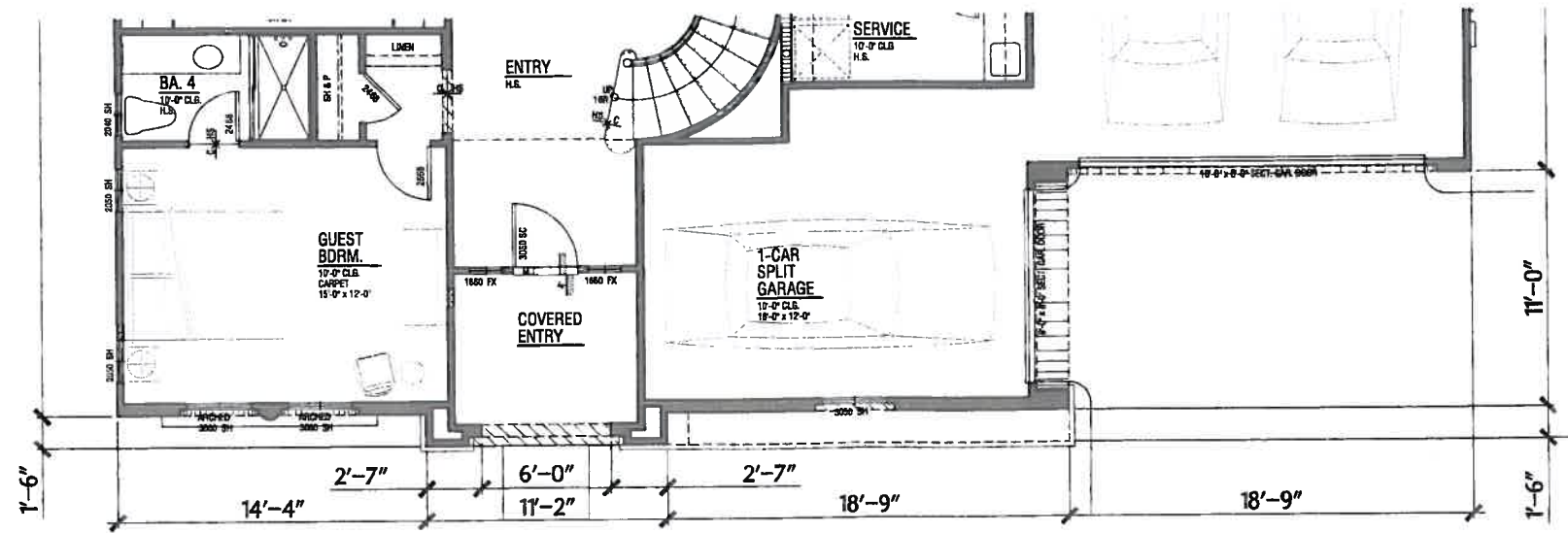
Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALCHALCH ARCHITECTS INC.
6-11 BOLLINGER CANYON ROAD SUITE 406 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
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2011094 Arroyo Miramonte - Pleasanton, CA



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

Exterior Finishes

Elevation Style - A

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Elevation Style - B

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Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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- Entry Doors: Decorative Front Entry Doors



Exterior Finishes

Elevation Style - A

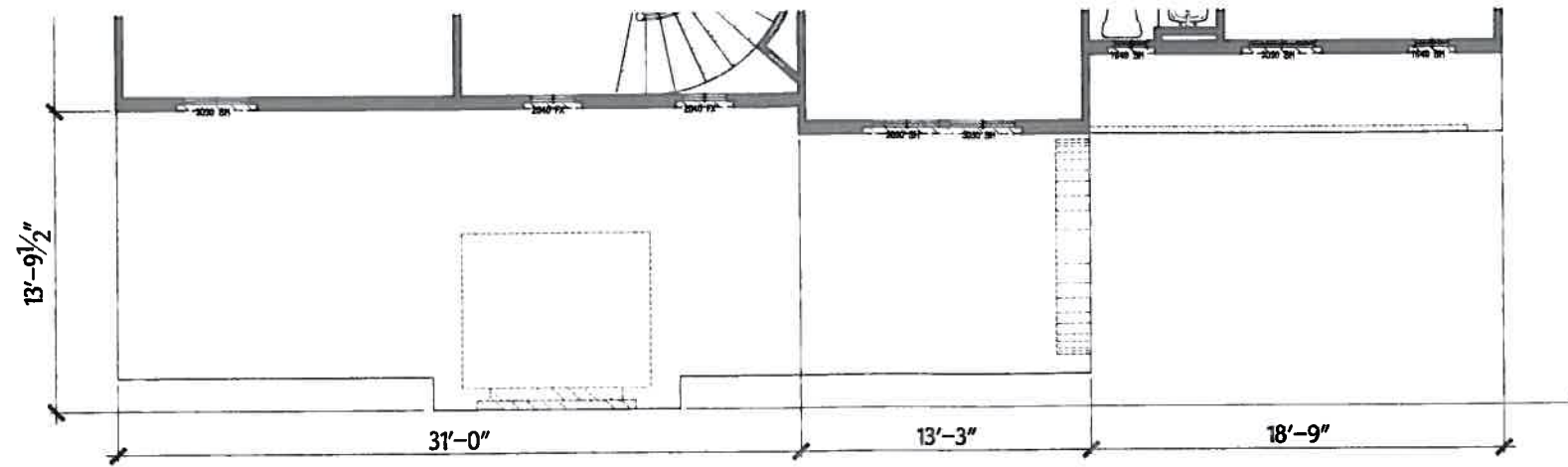
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Elevation Style - B

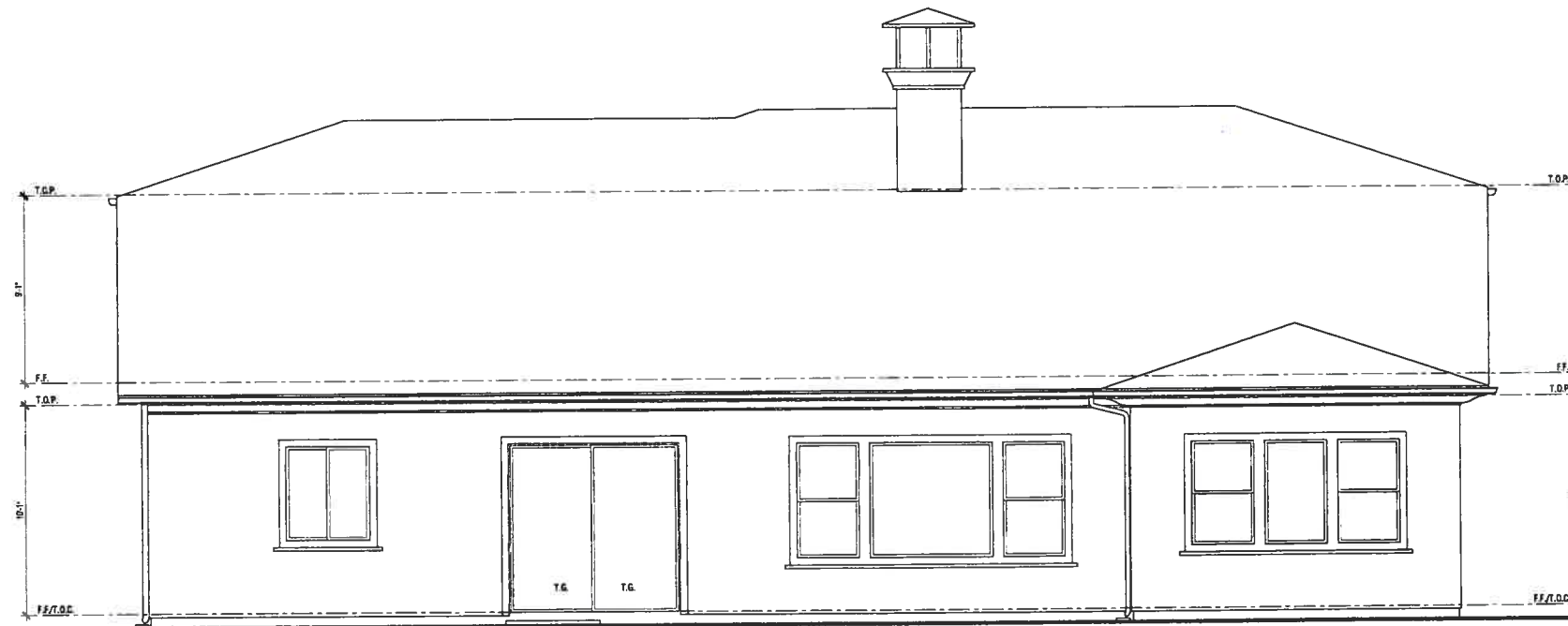
Roof:	Concrete "S" Tile Roofing
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Entry Doors:	Decorative Front Entry Doors



Partial Upper Plan
@ A - Elevation



Rear Elevation

Plan 1 - Modified One Story

A - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



W
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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
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

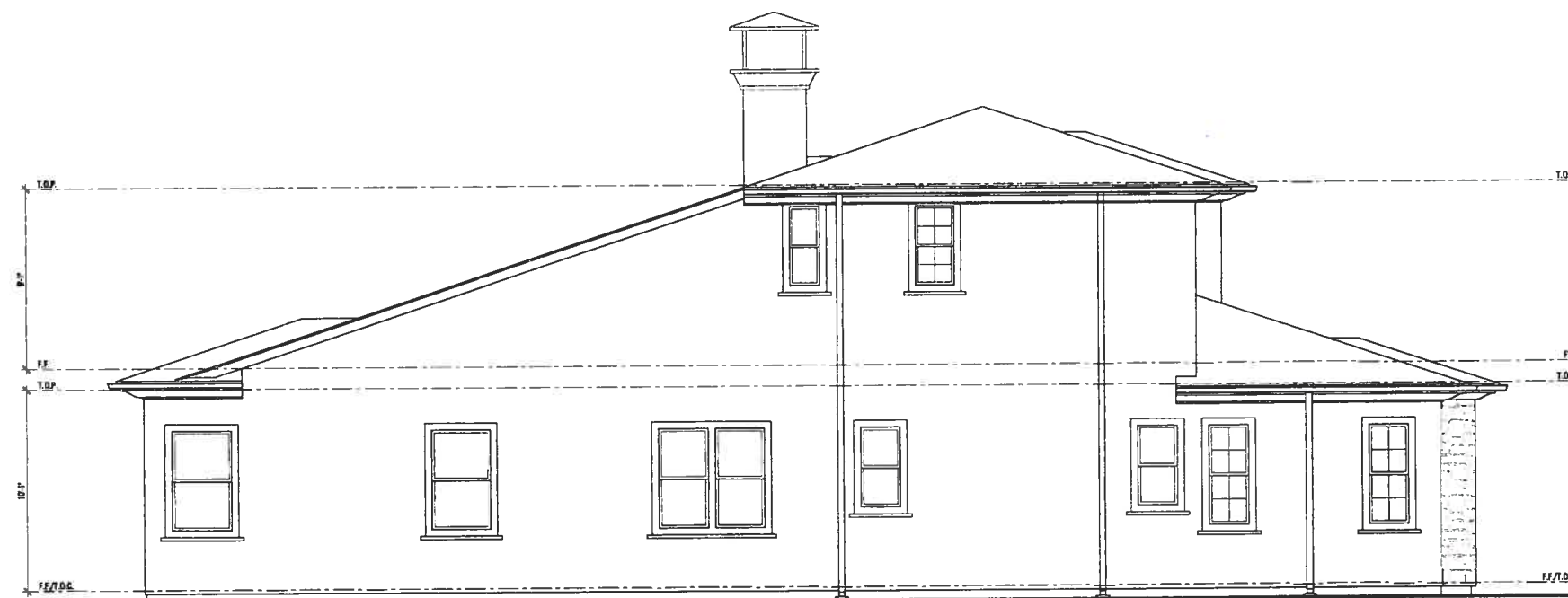
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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

A - Elevations

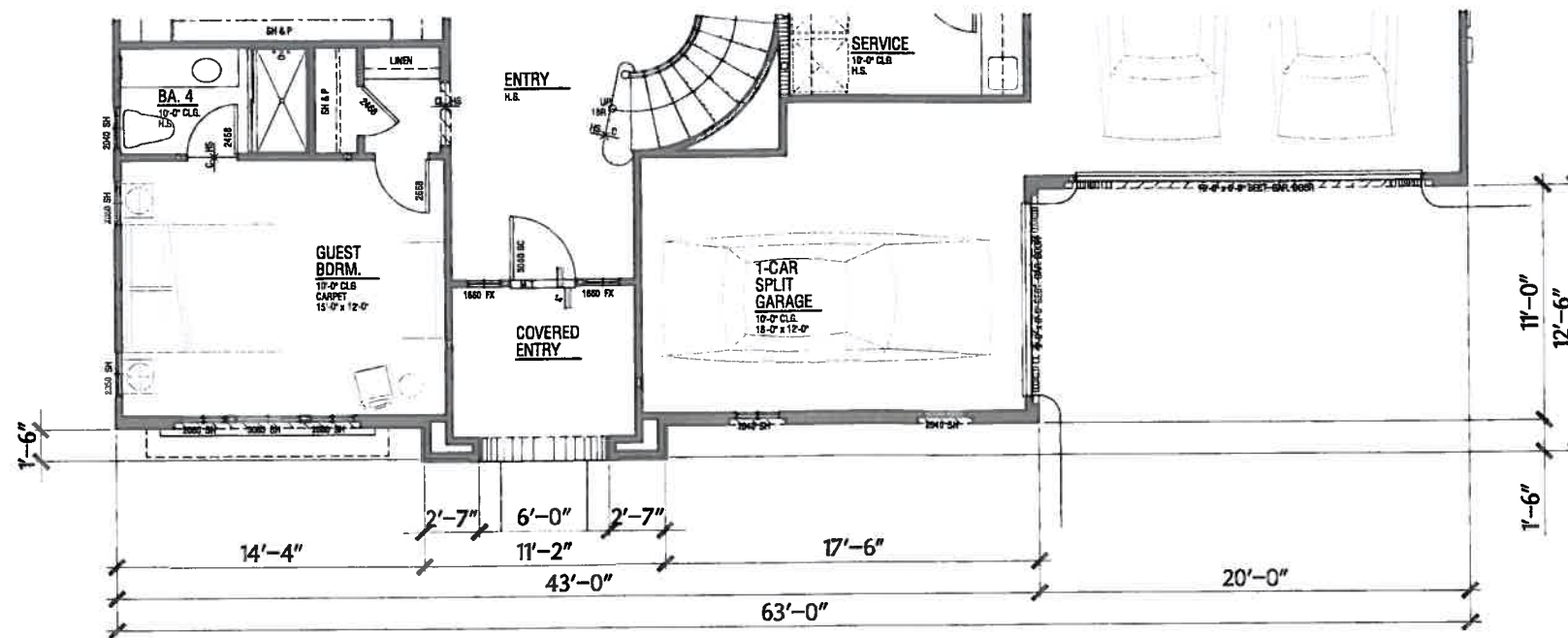
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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1.4.2



Partial Lower Plan
@ B - Elevation



Front Elevation

Plan 1 - Modified One Story

B - Elevation

Lund Ranch II

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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
- 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




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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

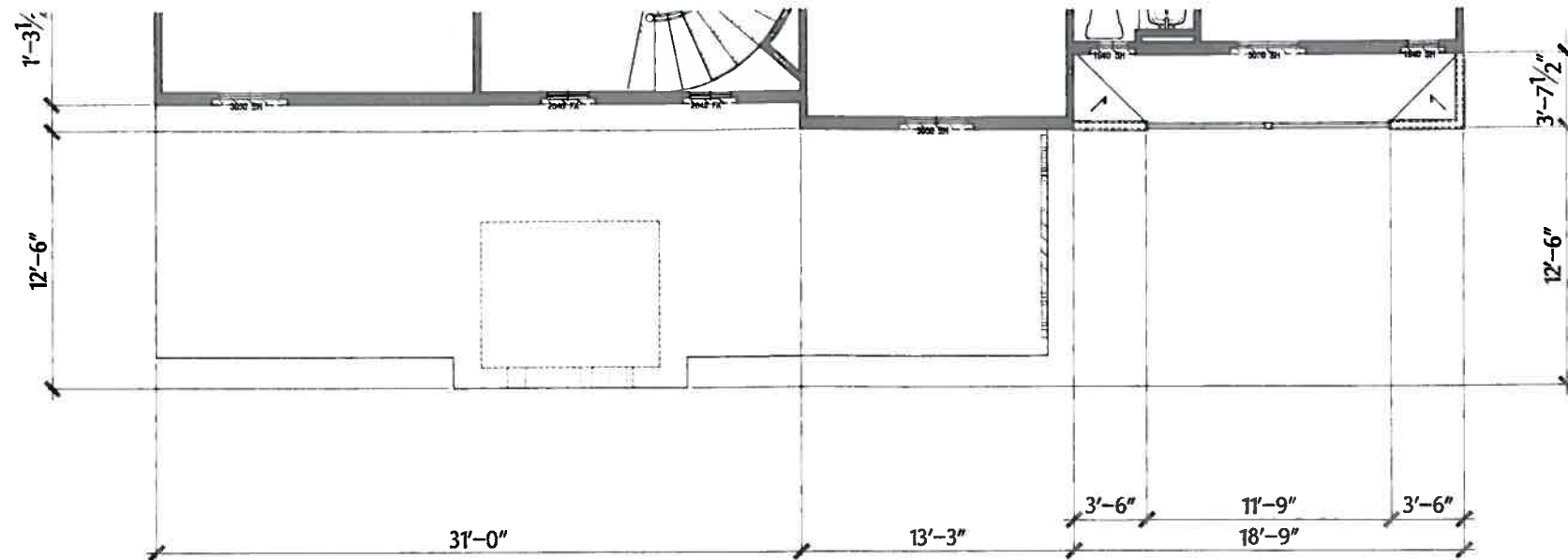
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Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped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

Elevation Style - B

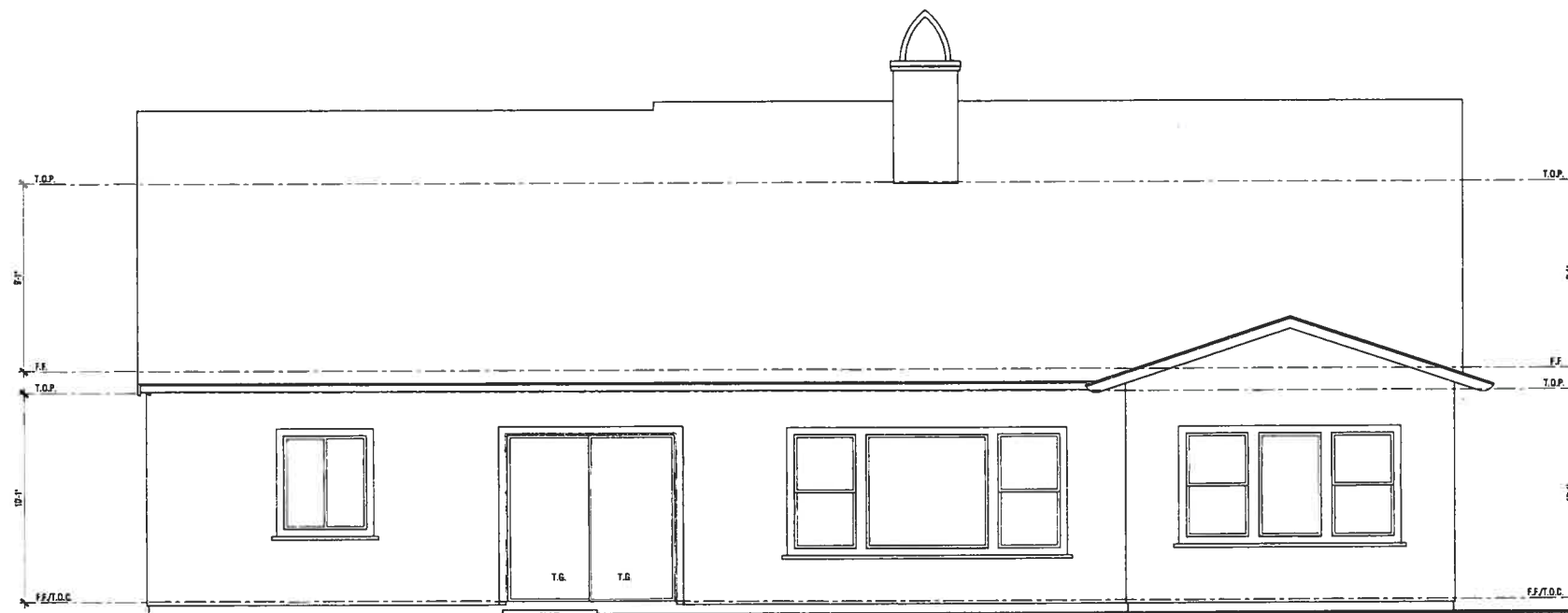
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Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Entry Doors:	Decorative Front Entry Doors

Elevation Style - C

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
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Shutters:	Prefabricated Shutters
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Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Partial Upper Plan
@ B - Elevation



Rear Elevation

Plan 1 - Modified One Story

B - Elevations

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1.5.1

Exterior Finishes

Elevation Style - A

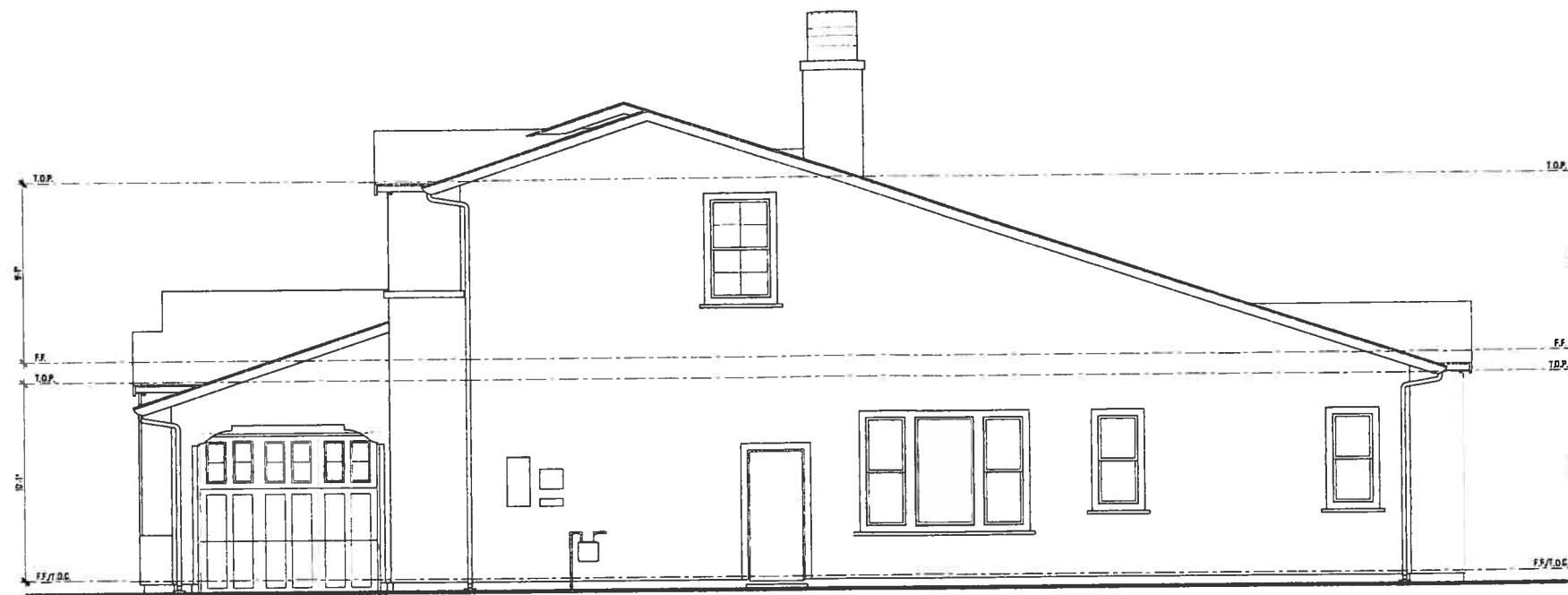
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
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Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry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

Elevation Style - B

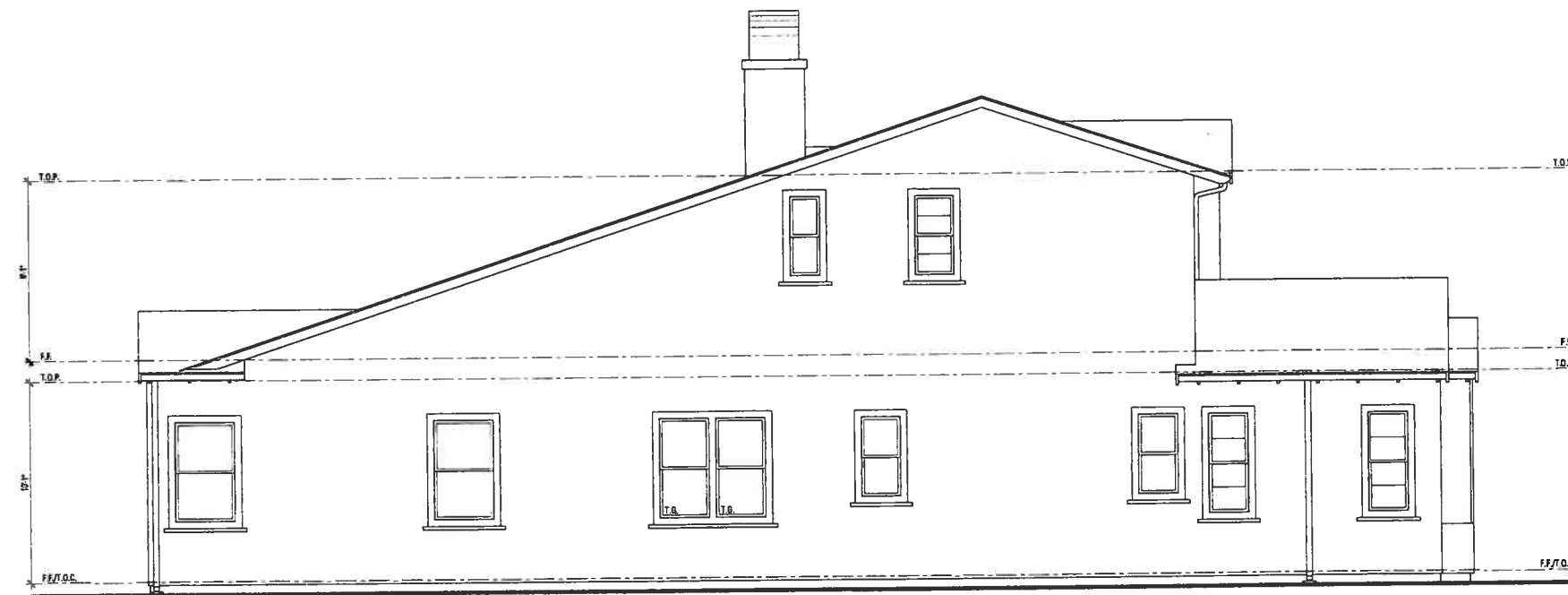
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Elevation Style - C

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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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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

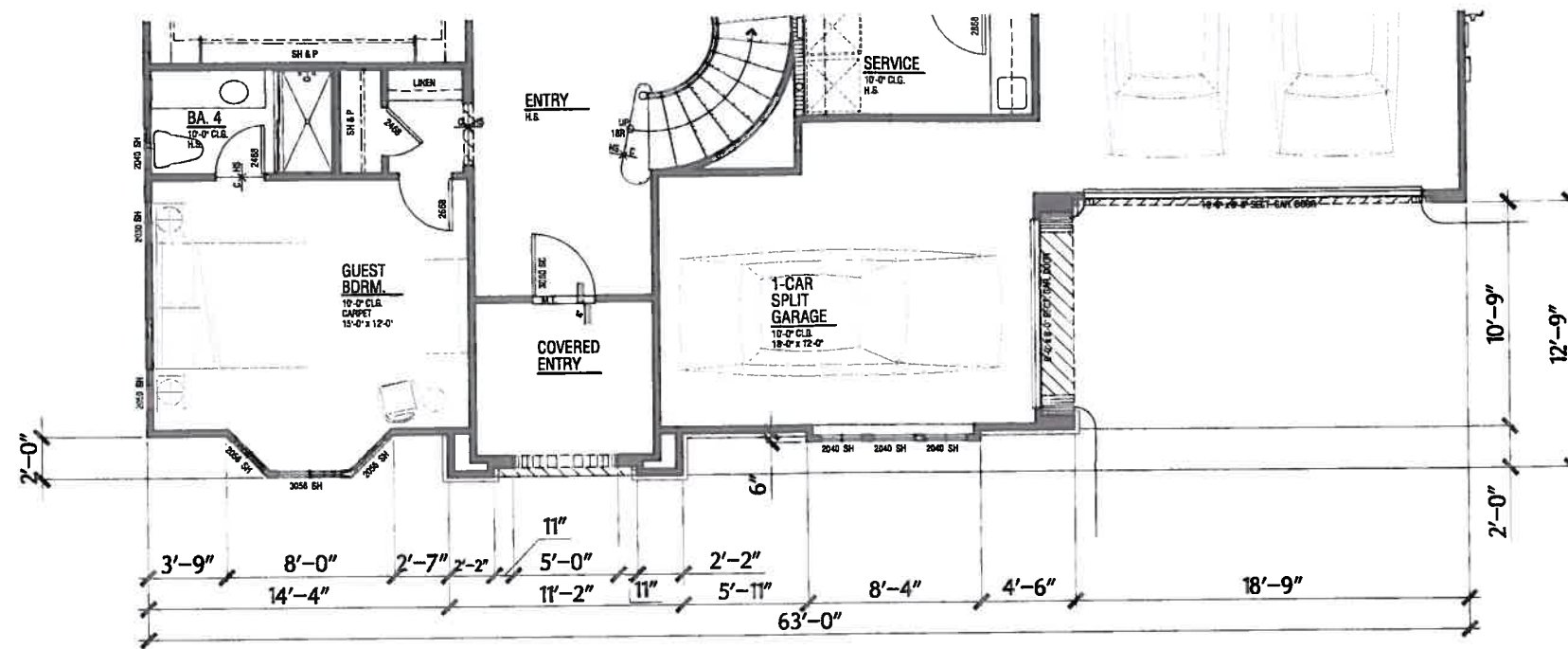
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1.5.2



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
- 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



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1.6

Exterior Finishes

Elevation Style - A

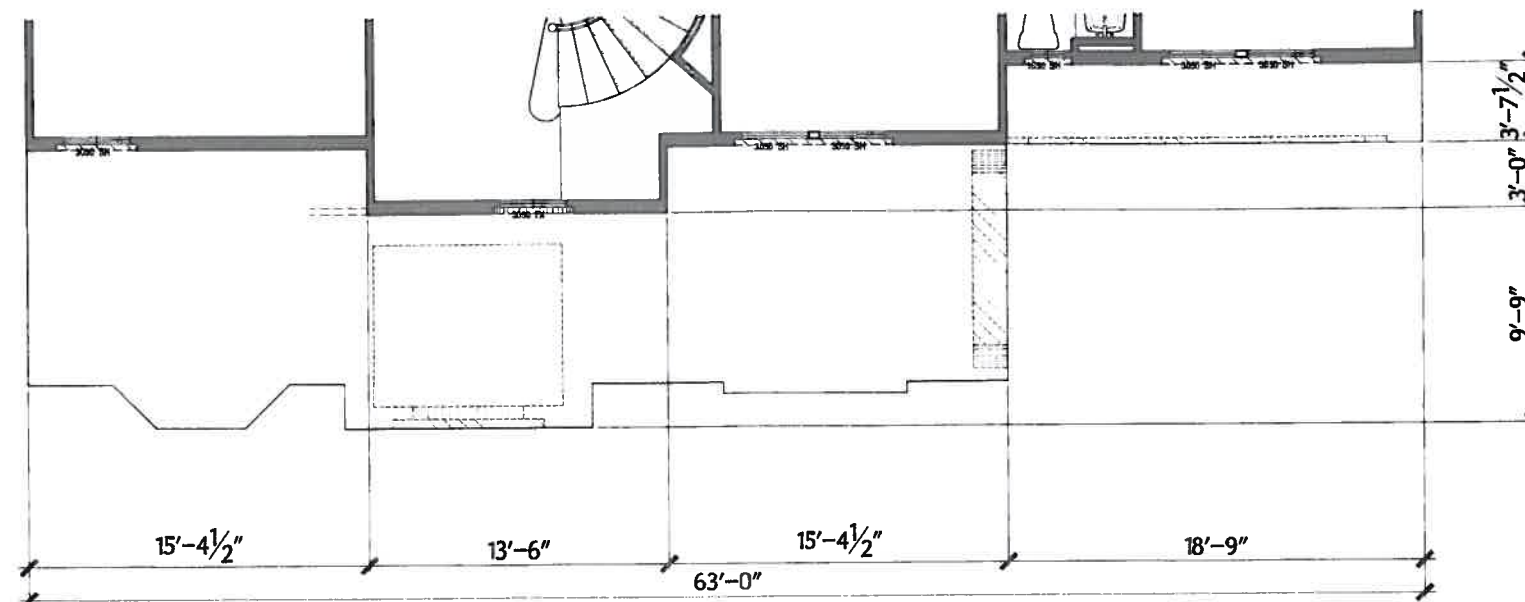
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- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

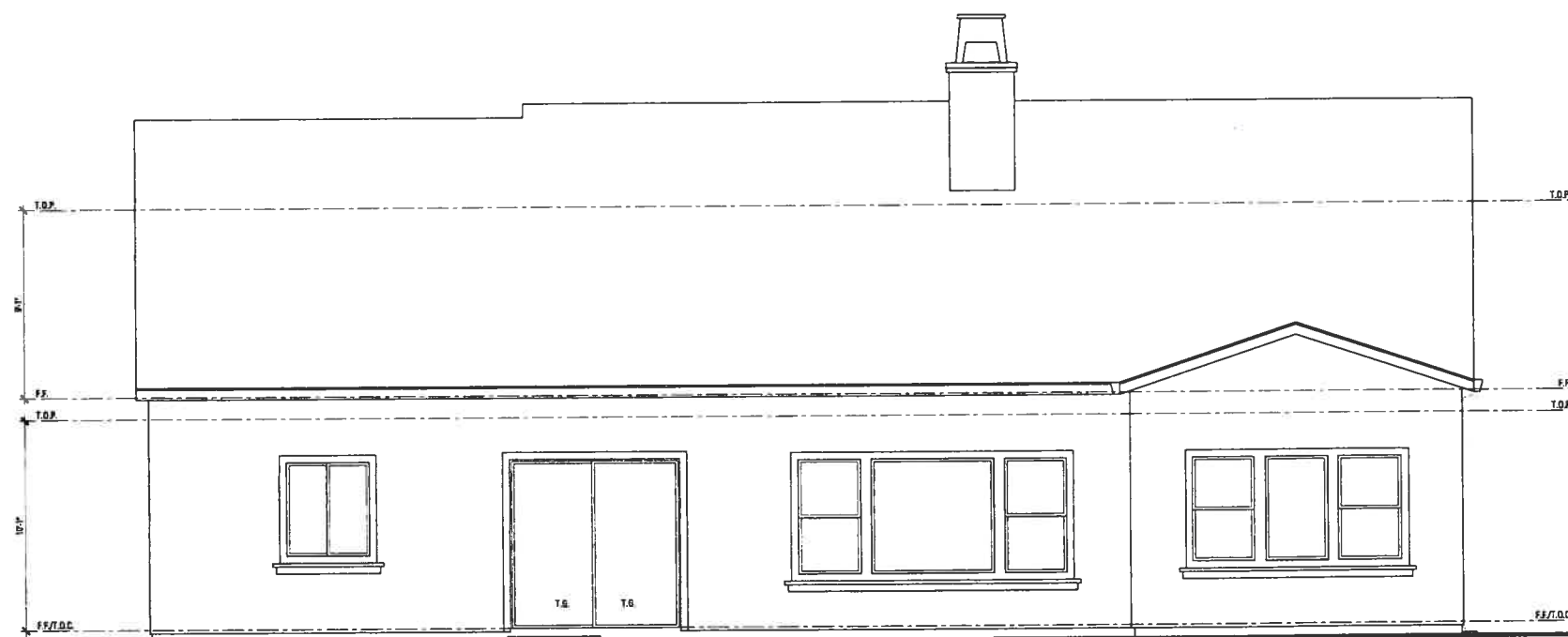
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- Gable: Clay Pipe False Vents
- Exterior: Stucco
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Elevation Style - C

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



Partial Upper Plan
@ C - Elevation



Rear Elevation

Plan 1 - Modified One Story

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

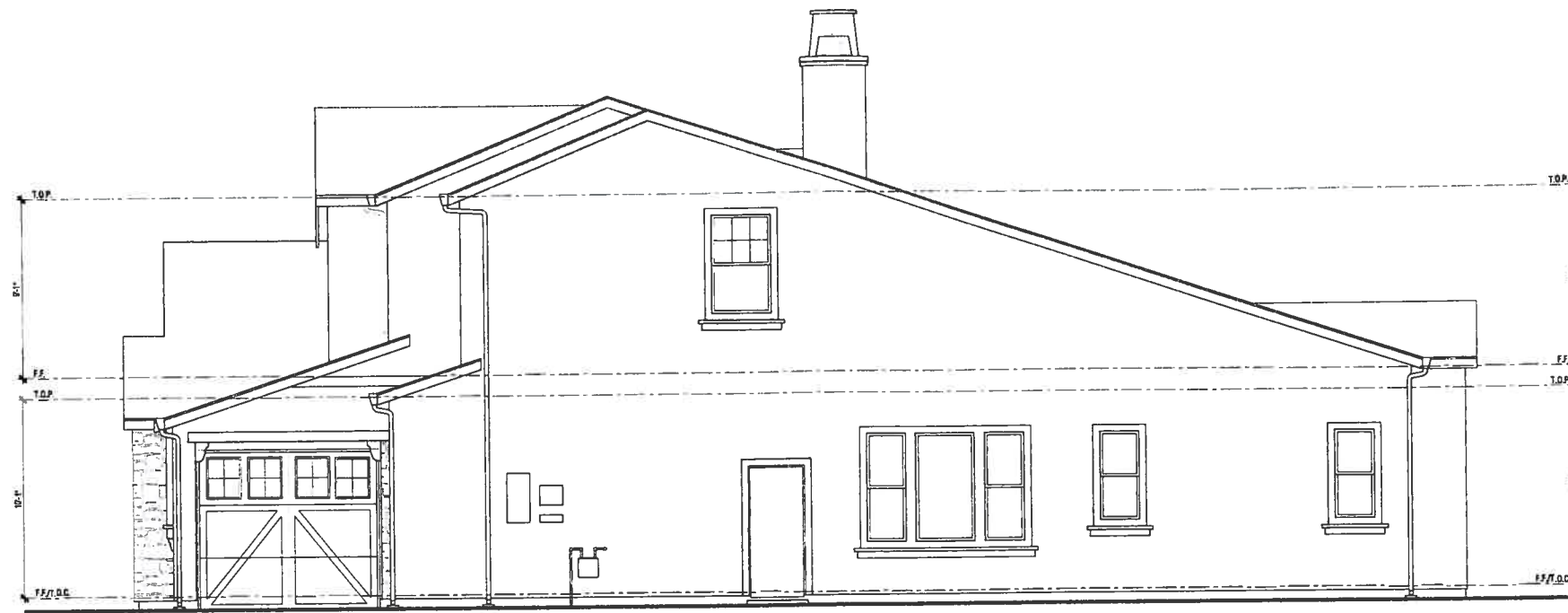
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Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped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

Elevation Style - B

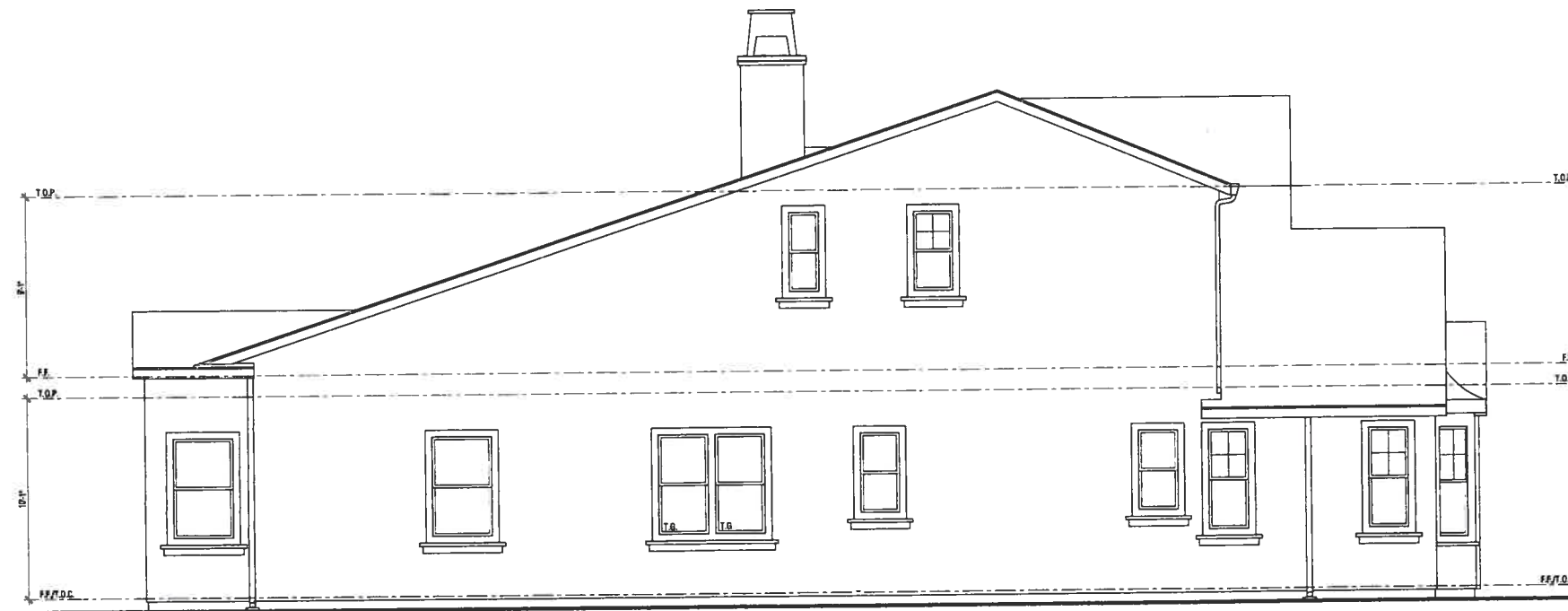
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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

C - Elevation

Lund Ranch II

Pleasanton, CA
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Upper Level: 1,918 SF
Lund Ranch II
 Pleasanton, CA
 Greenbriar Homes

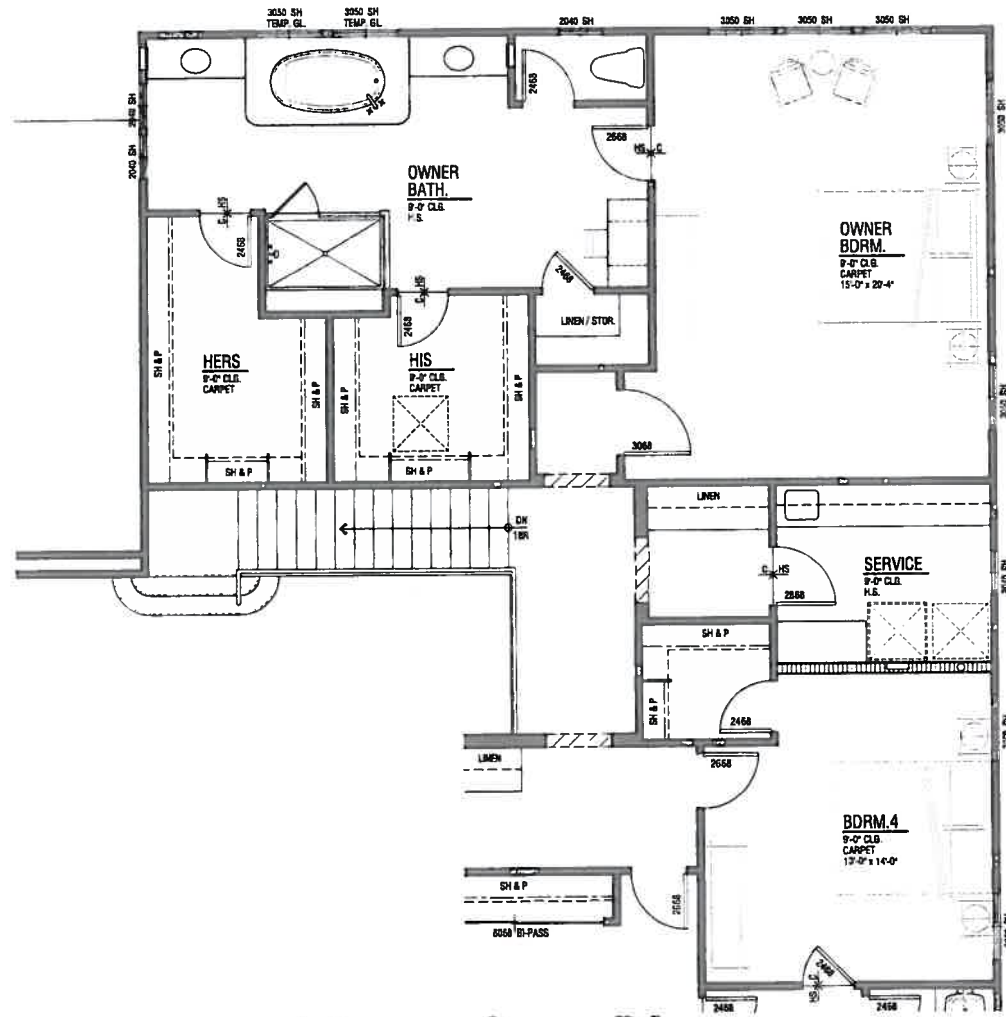
Plan 2



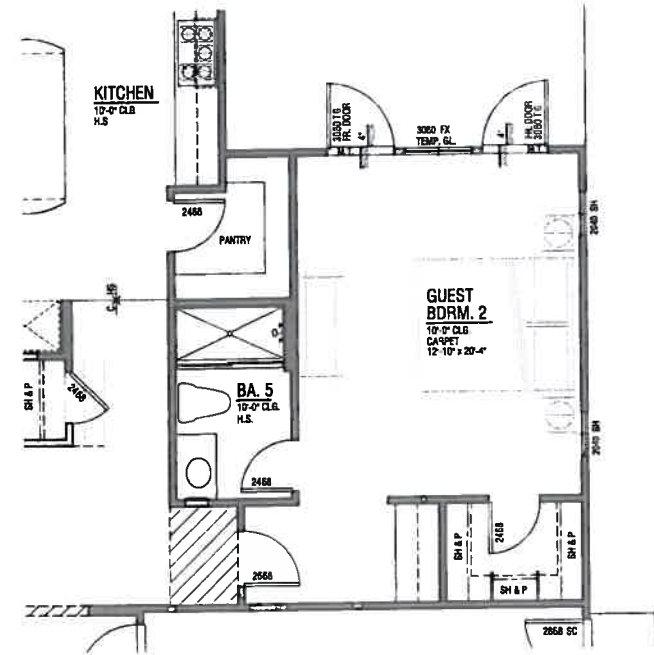
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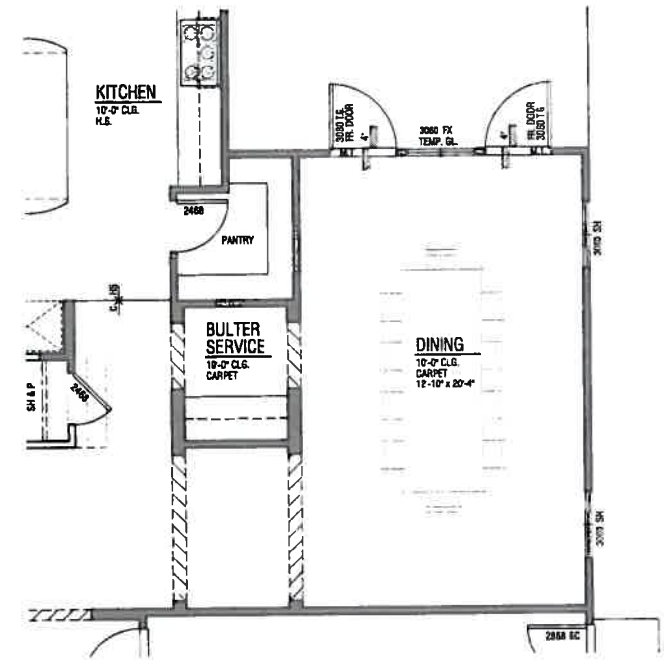
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Alternate Owner Bdrm.



Optional Guest Bdrm. 2



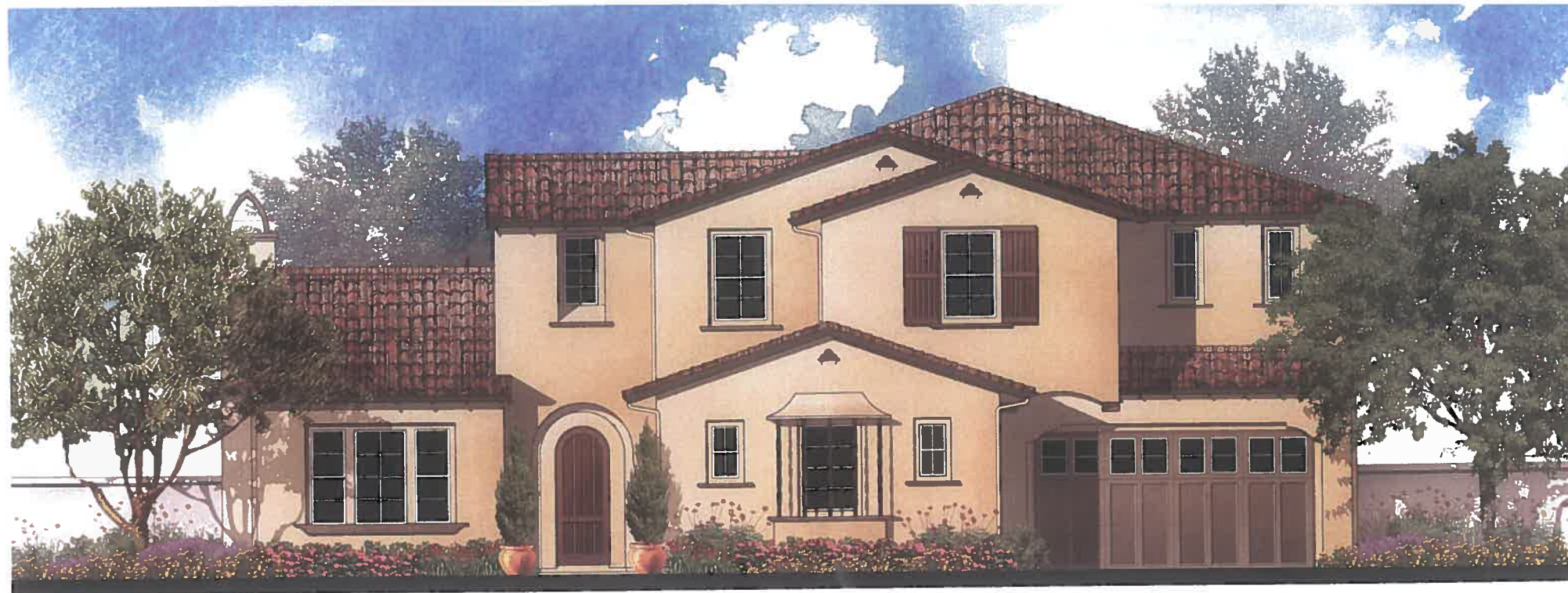
Optional Dining



Plan 2
 OPTIONAL PLANS
Lund Ranch II
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2.1.2



Elevation - B



Elevation - A

Plan 2

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.
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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
- 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
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.
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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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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 2

Front Elevations

Lund Ranch II

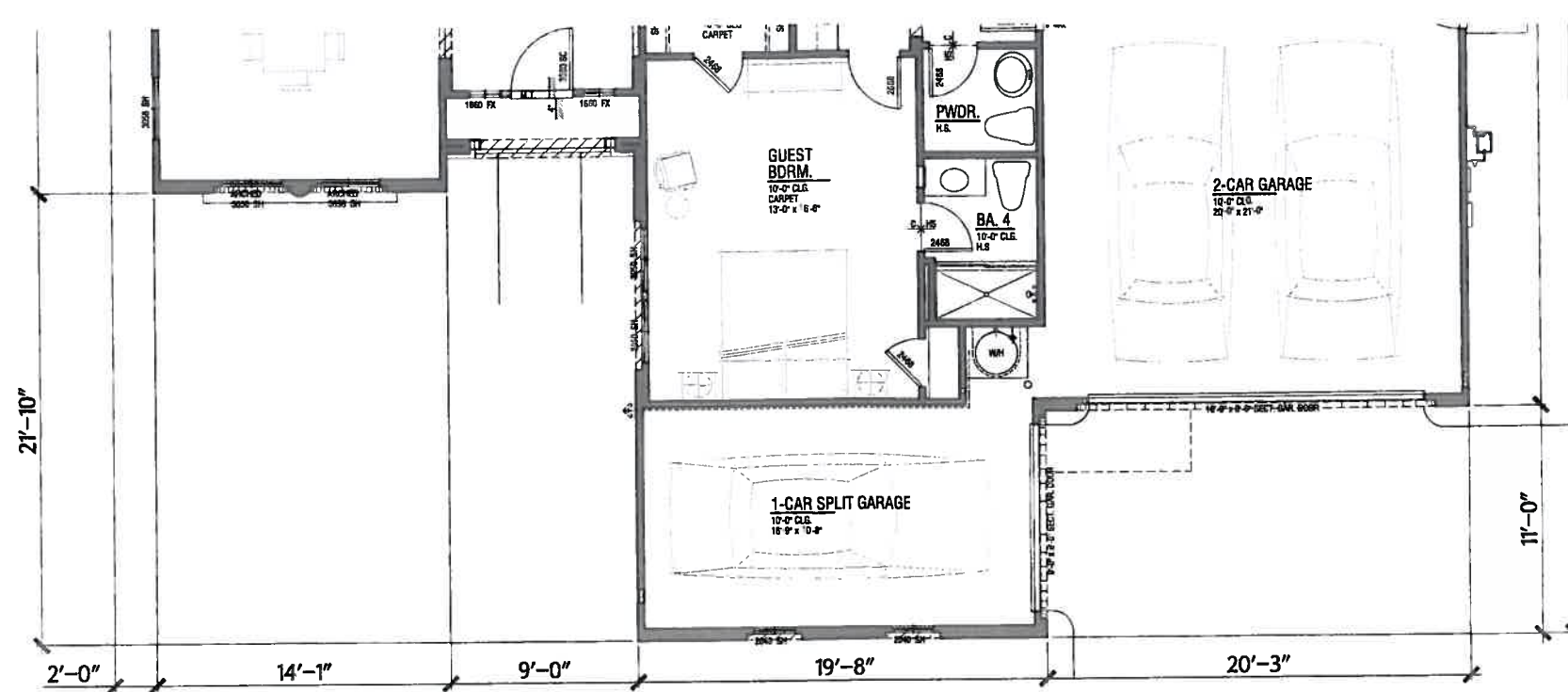
Pleasanton, CA
Greenbriar Homes




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September 08, 2011

2.3.1



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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- Shutters: Prefabricated Shutters
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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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- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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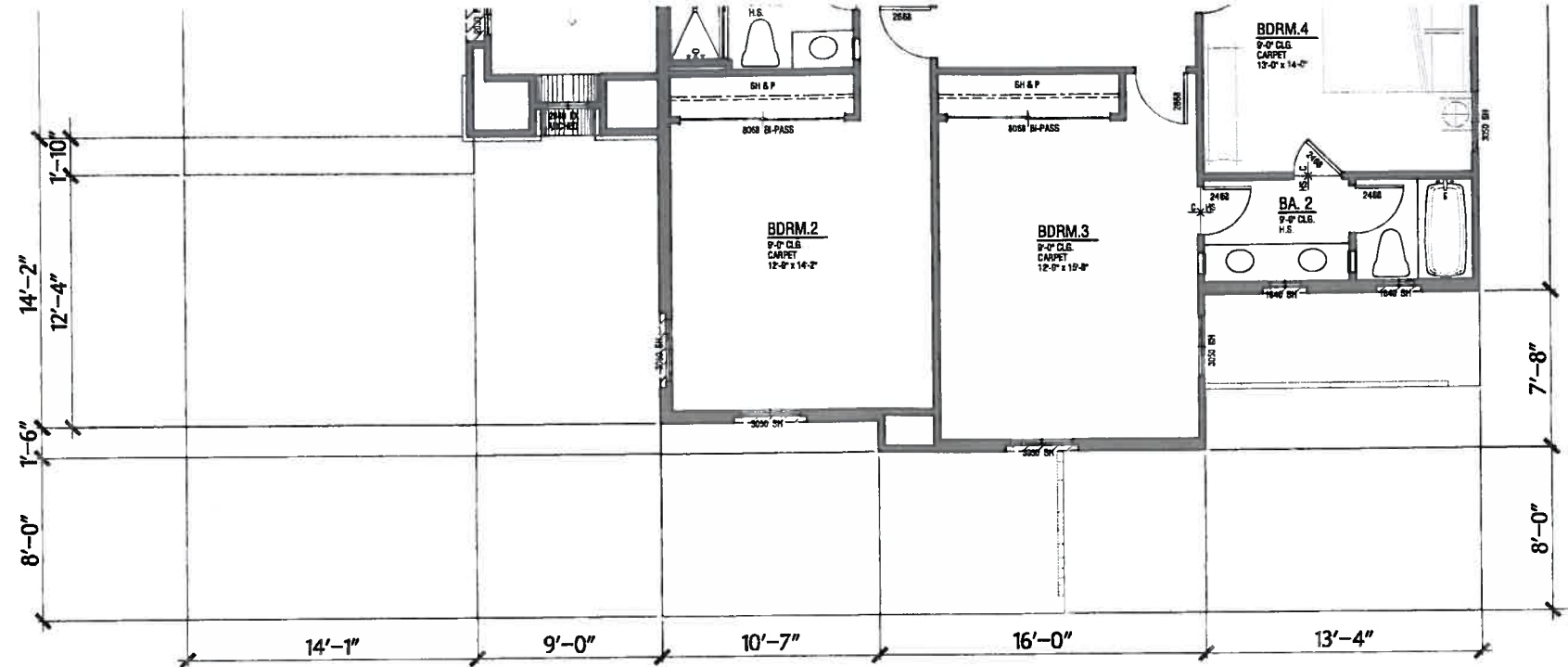


Front Elevation Plan 2 A - Elevations Lund Ranch II Pleasanton, CA Greenbriar Homes



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September 08, 2011
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 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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- Garage Doors: Decorative Metal Garage Doors
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Elevation Style - B

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- 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




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Exterior Finishes

Elevation Style - A

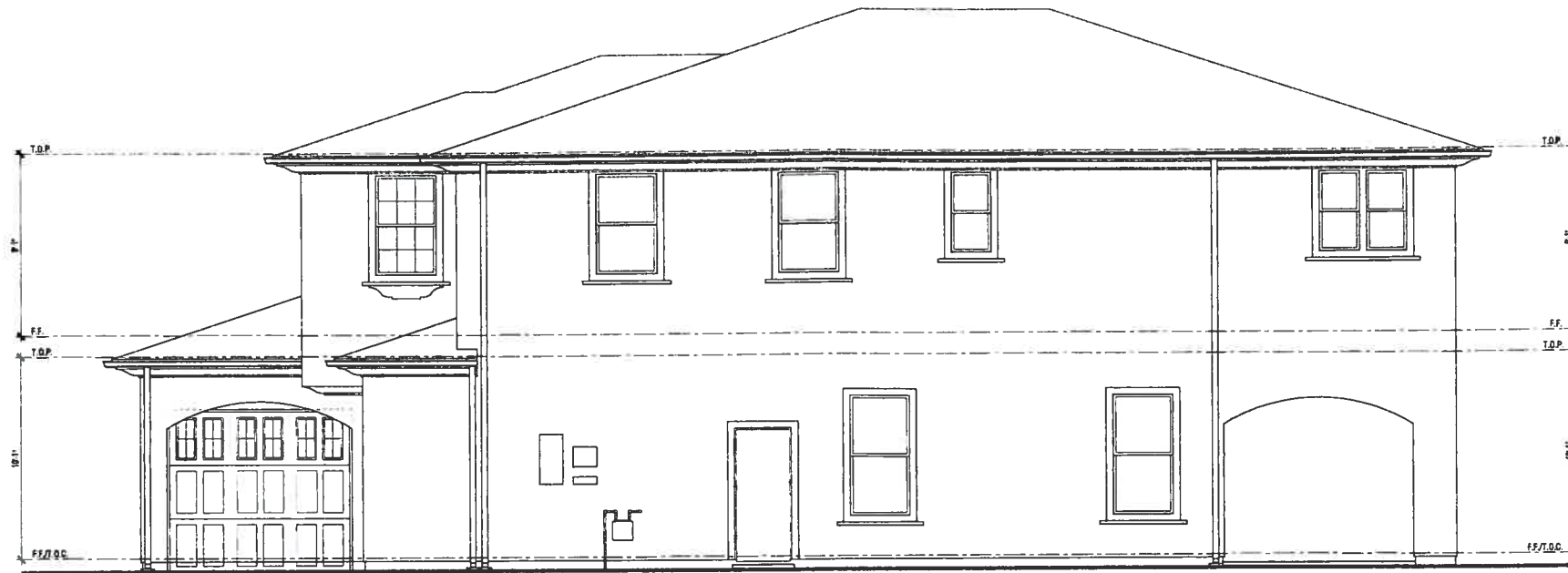
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

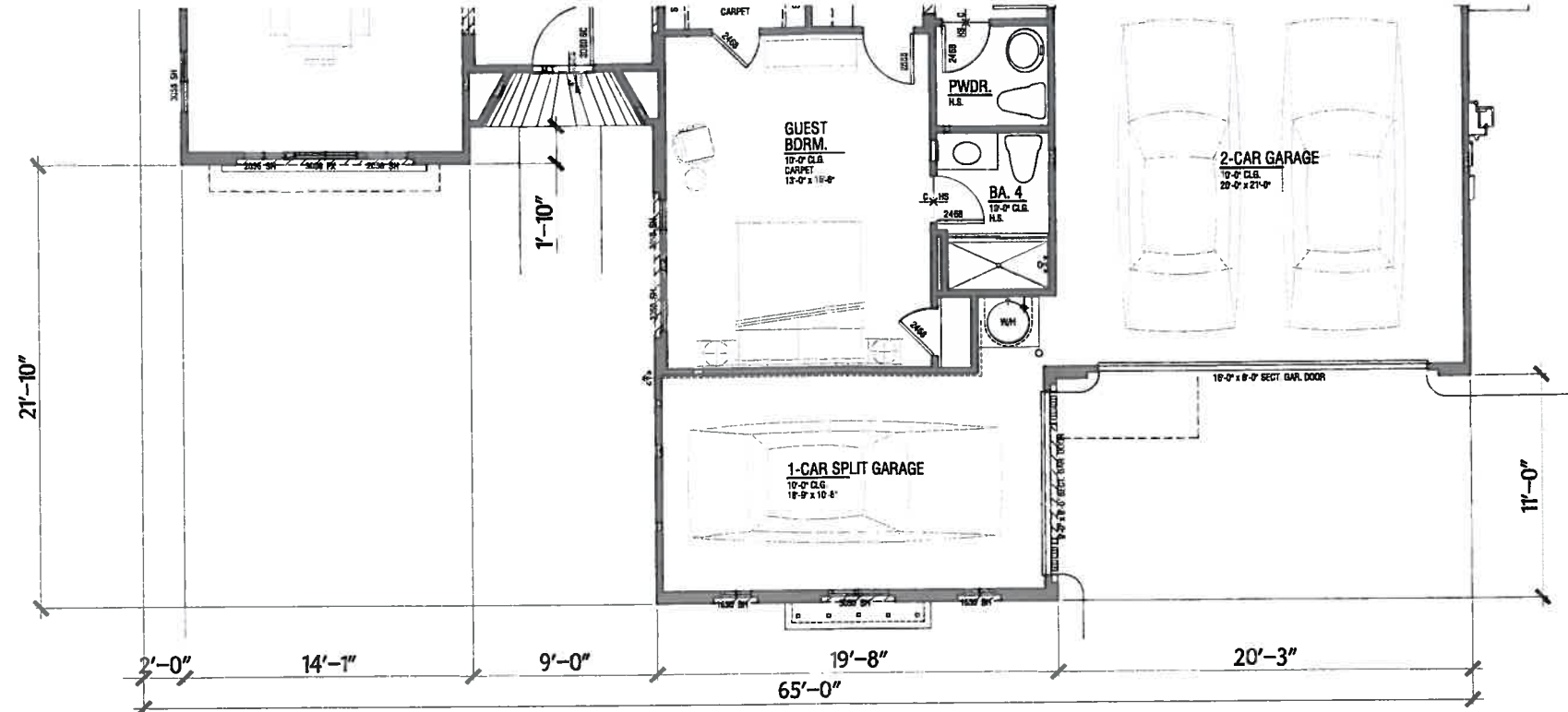
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Pleasanton, CA
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Partial Lower Plan
@ B - Elevation



Front Elevation

Plan 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

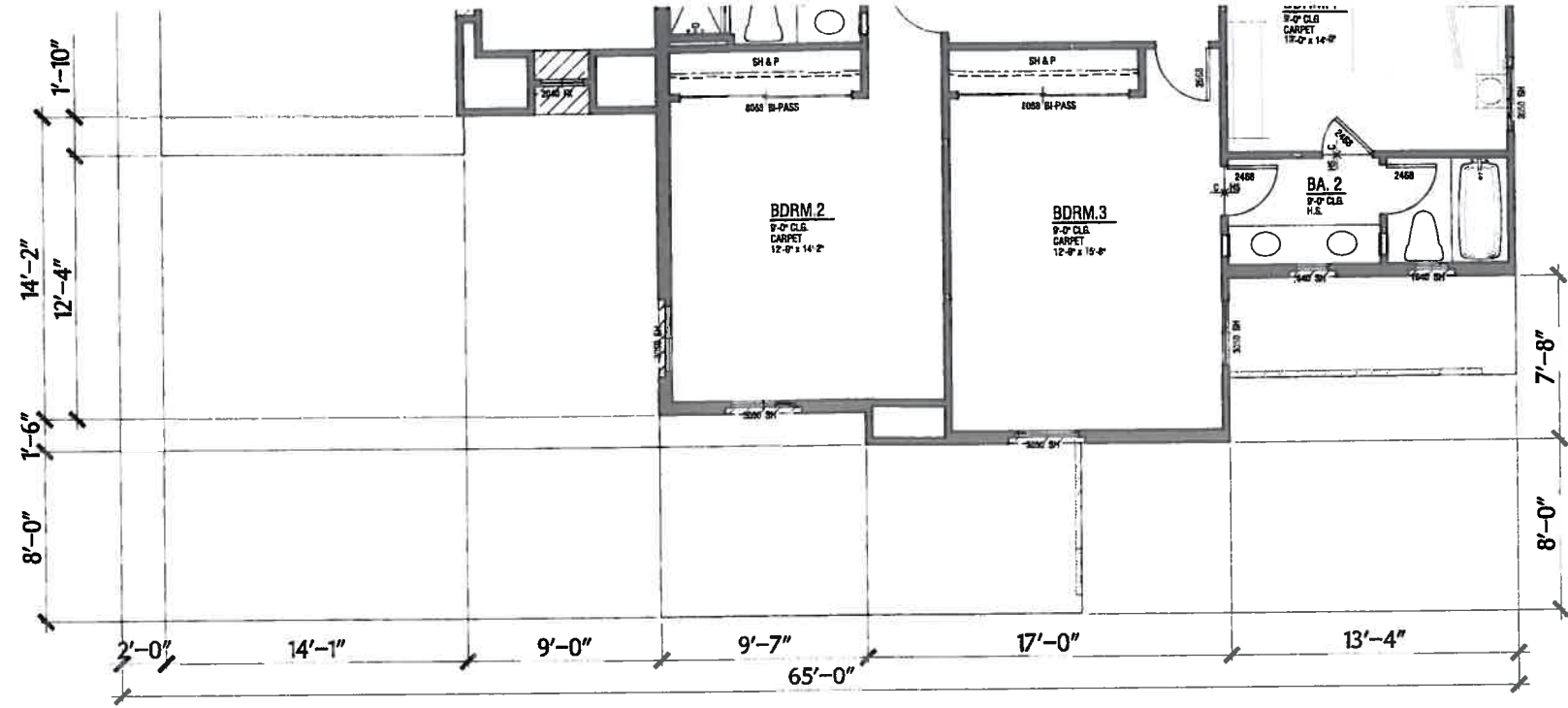
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
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- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
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Plan 2
B - Elevations
Lund Ranch II
Pleasanton, CA
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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
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Elevation Style - C

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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

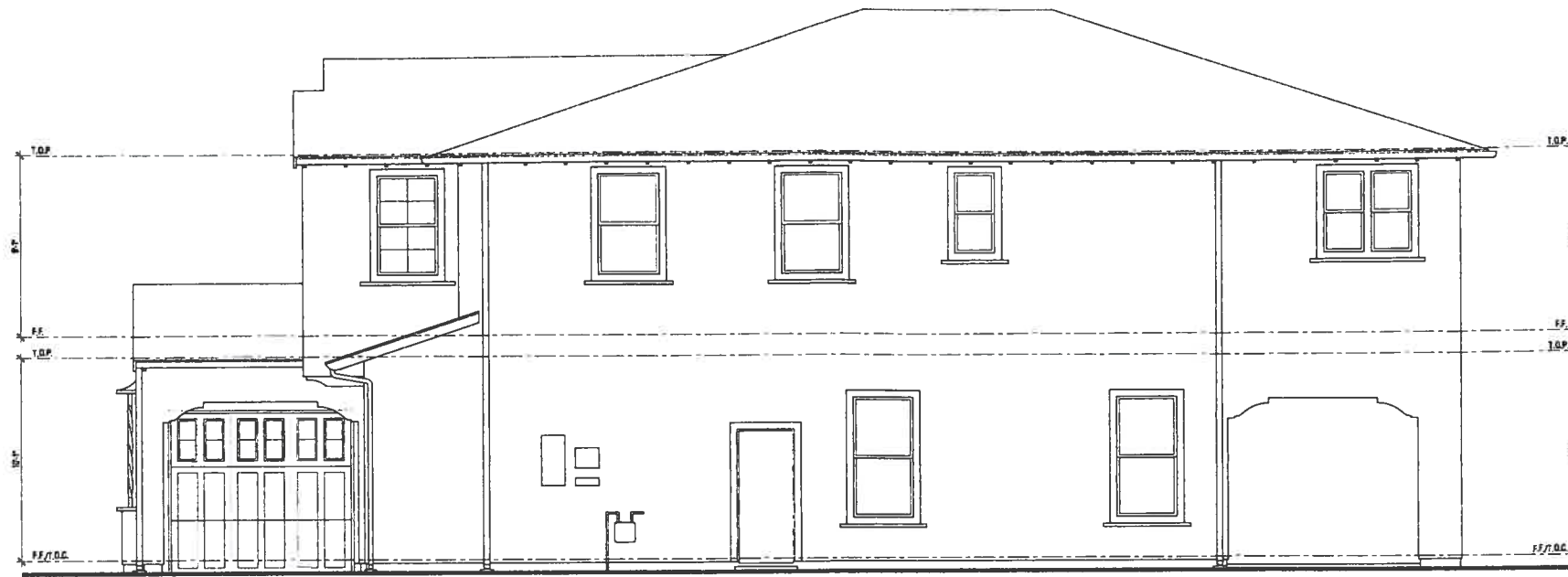
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- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

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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- 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
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- Shutters: Prefabricated Shutters
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- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 2

B - Elevations

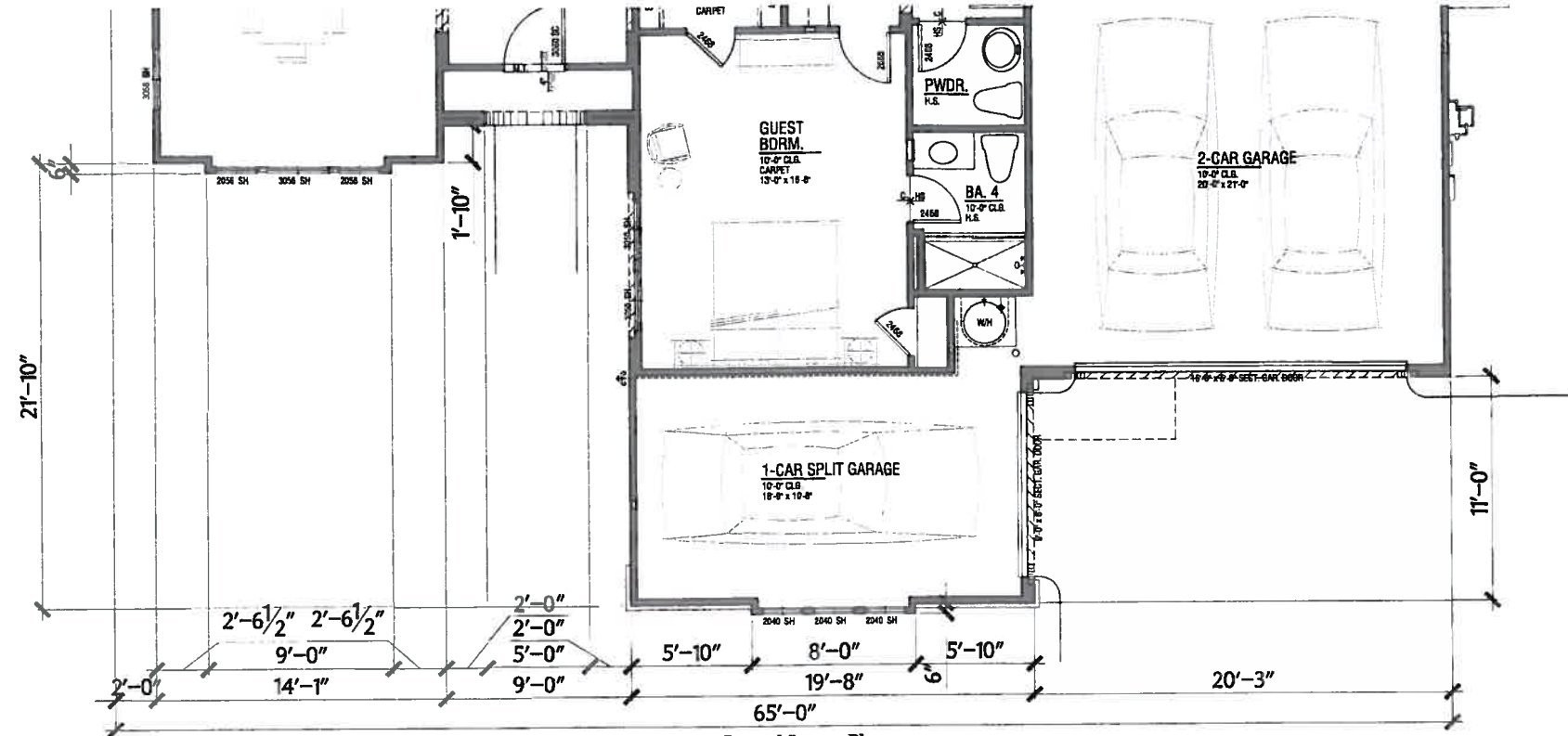
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Partial Lower Plan
@ C - Elevation



Front 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 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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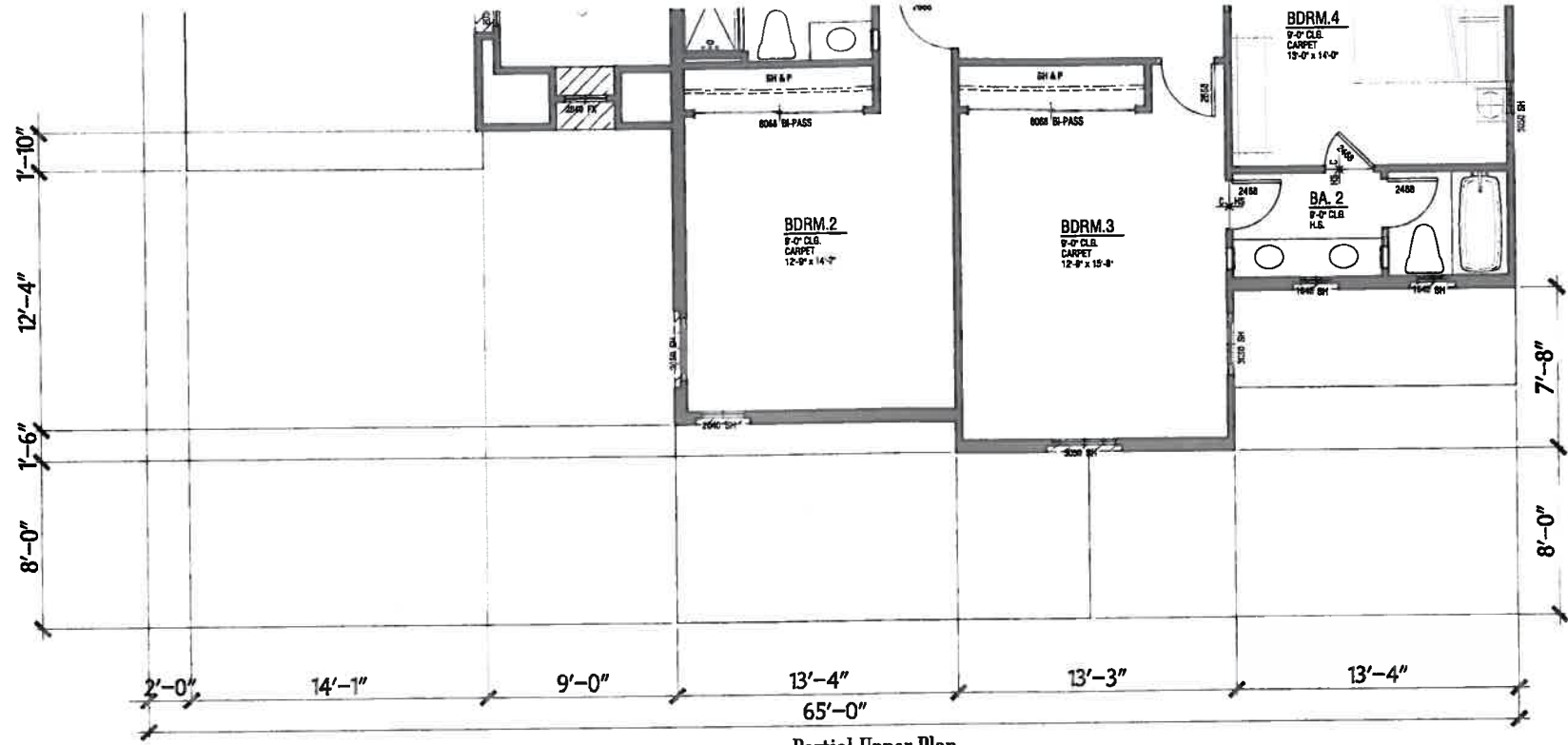



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2.6

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
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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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Elevation Style - C

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- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

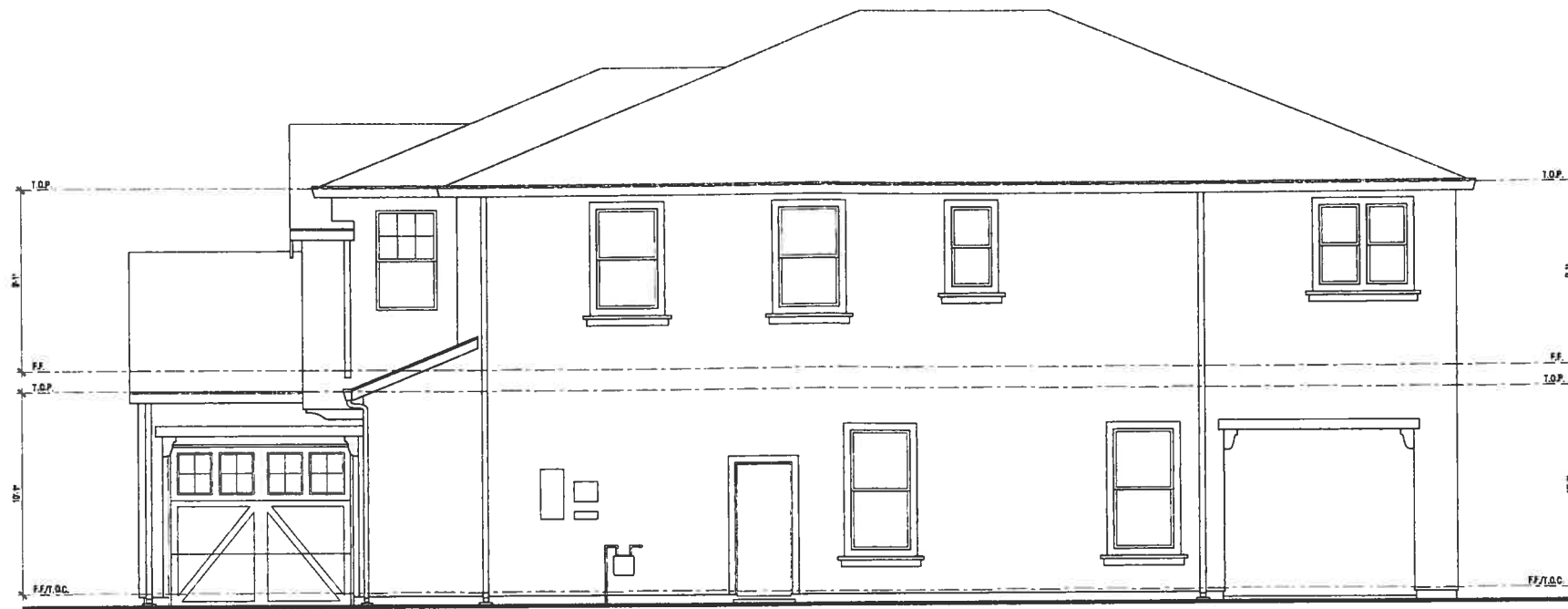
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Exterior:	Stucco
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Elevation Style - B

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

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Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 2

A - Elevations

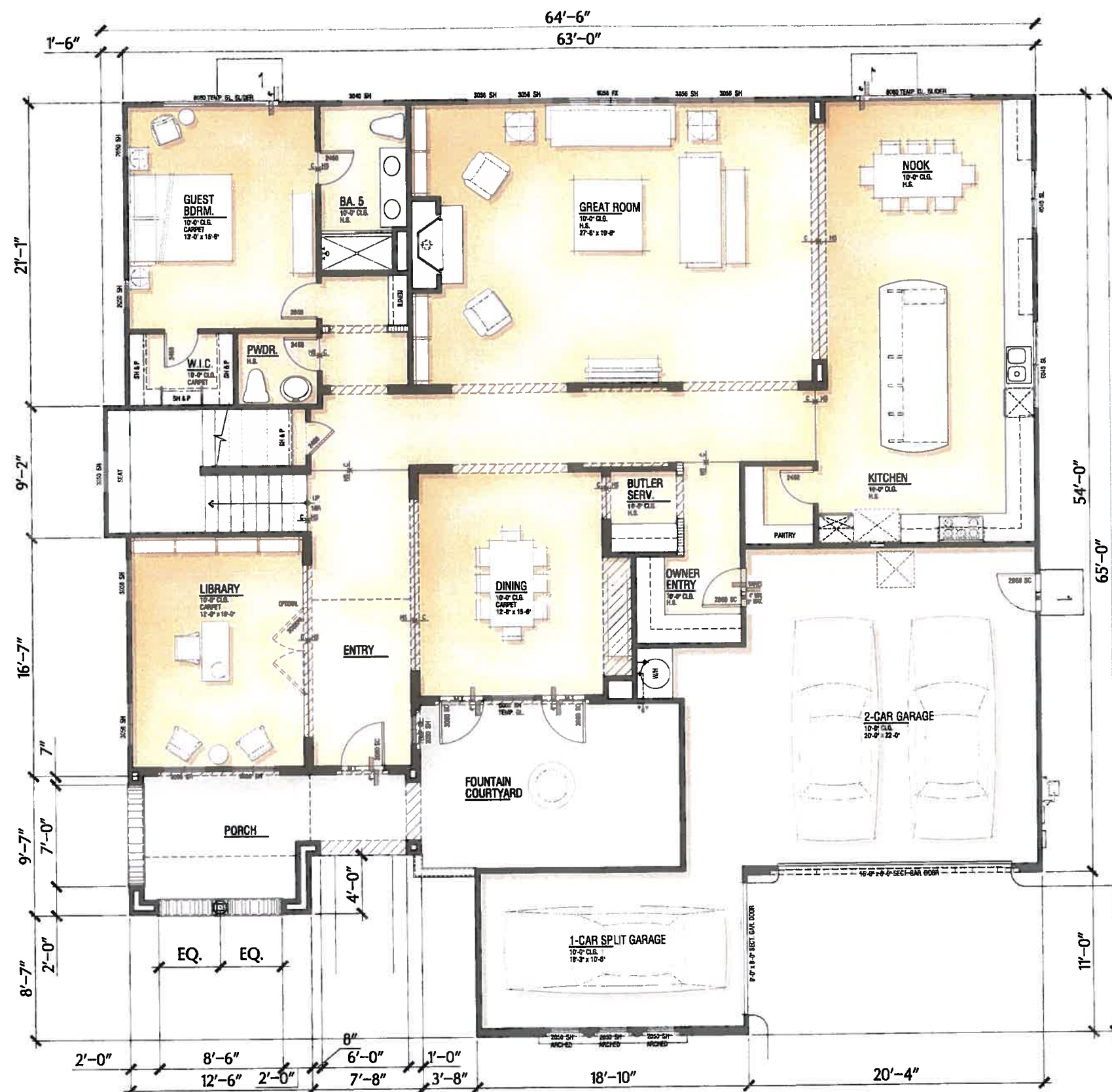
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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Lower Level: 2,508 SF
Lund Ranch II
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Plan 3
 Total: 4,501 SF
 Garage: 750 SF
 4 Bdrm/Guest Bdrm./ Library/4 1/2 Ba
 3 Car Garage



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Upper Level: 1,993 SF
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 Pleasanton, CA
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Plan 3



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3.1.1



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
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- Shutters: Prefabricated Shutters
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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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Elevation Style - B

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

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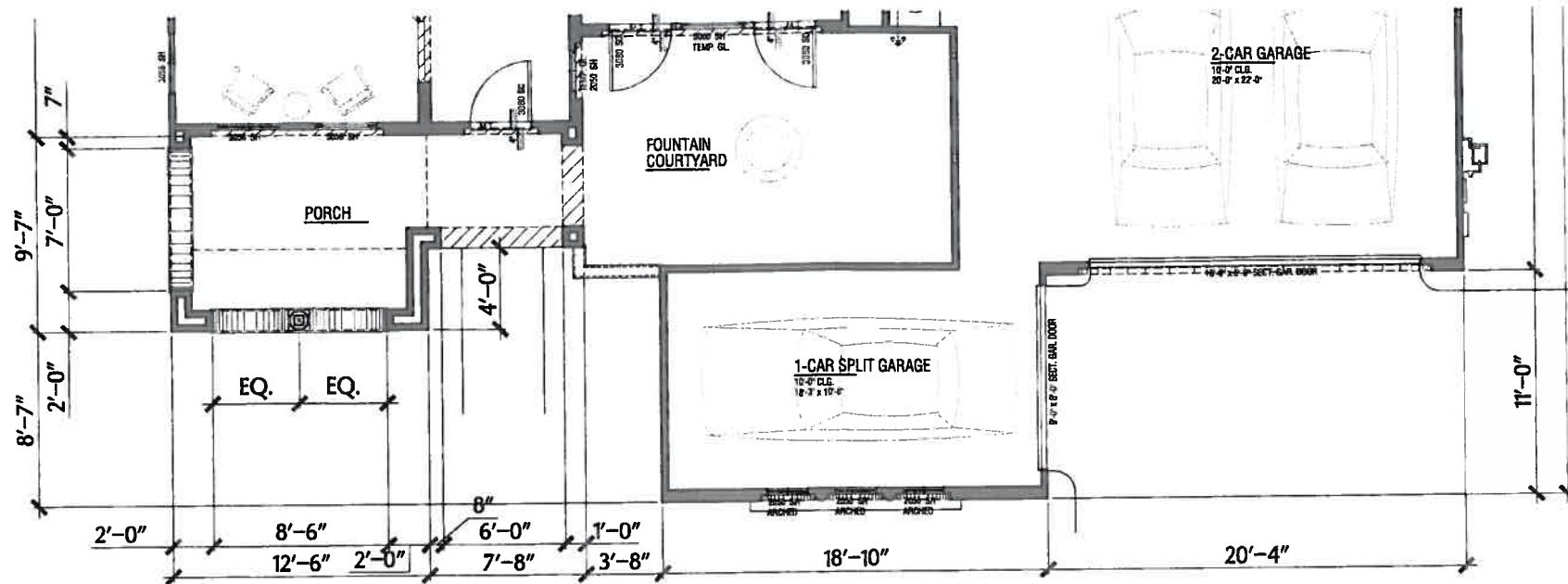
Elevation - C

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



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Partial Lower Plan
@ A - Elevation



A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

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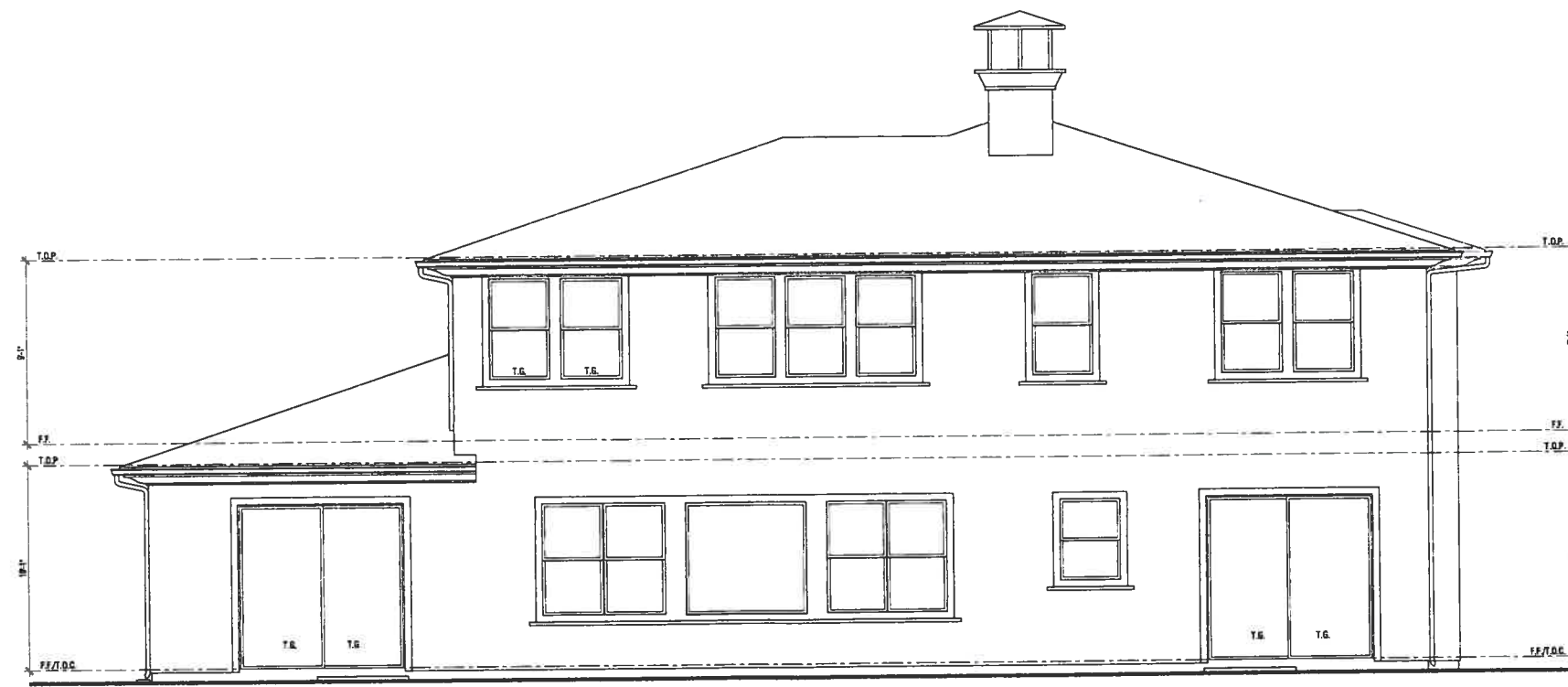
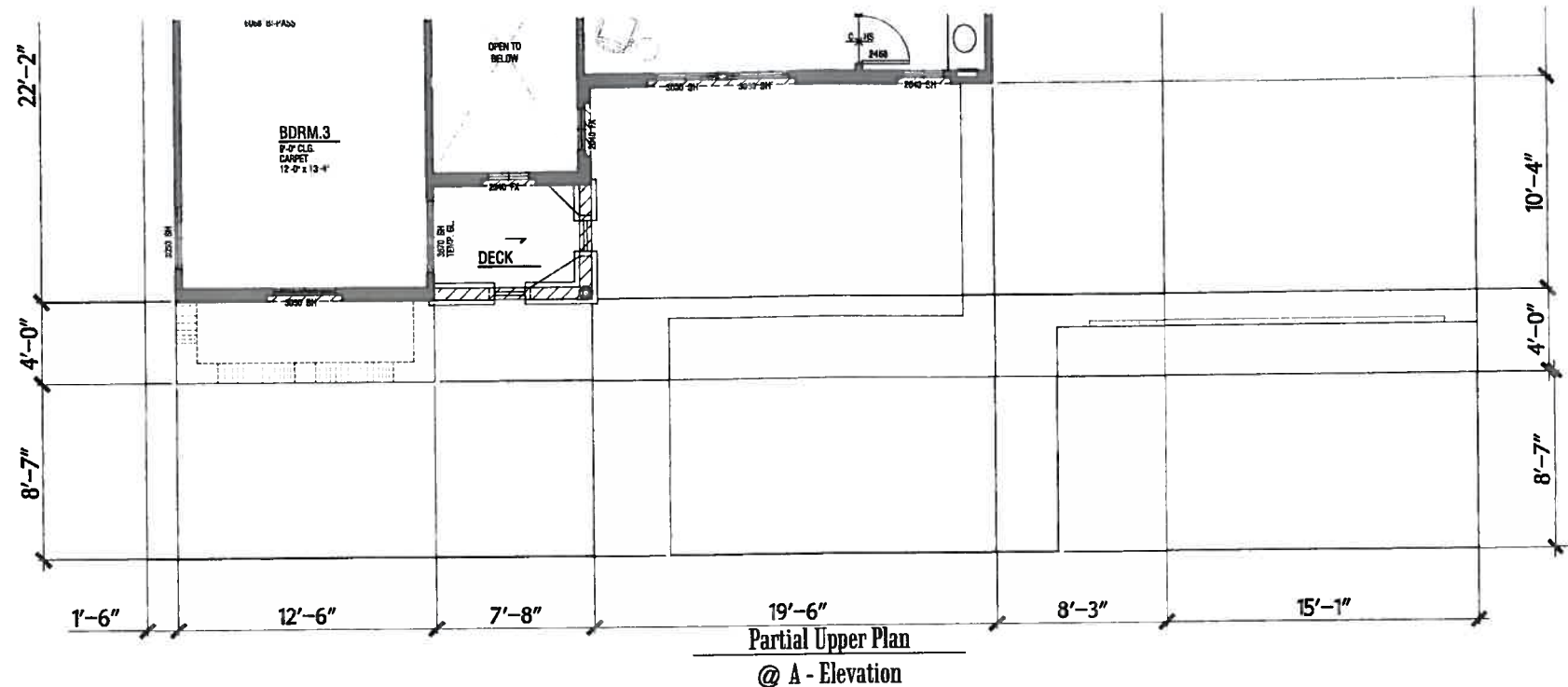
Elevation Style - B

- 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

- Roof: Flat Concrete Tile With Barrel Ridge Add Rip Accent Roof Tiles
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- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors





Rear Elevation
Plan 3
A - 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
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Elevation Style - C

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- Entry Doors: Decorative Front Entry Doors



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September 08, 2011
3.4.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

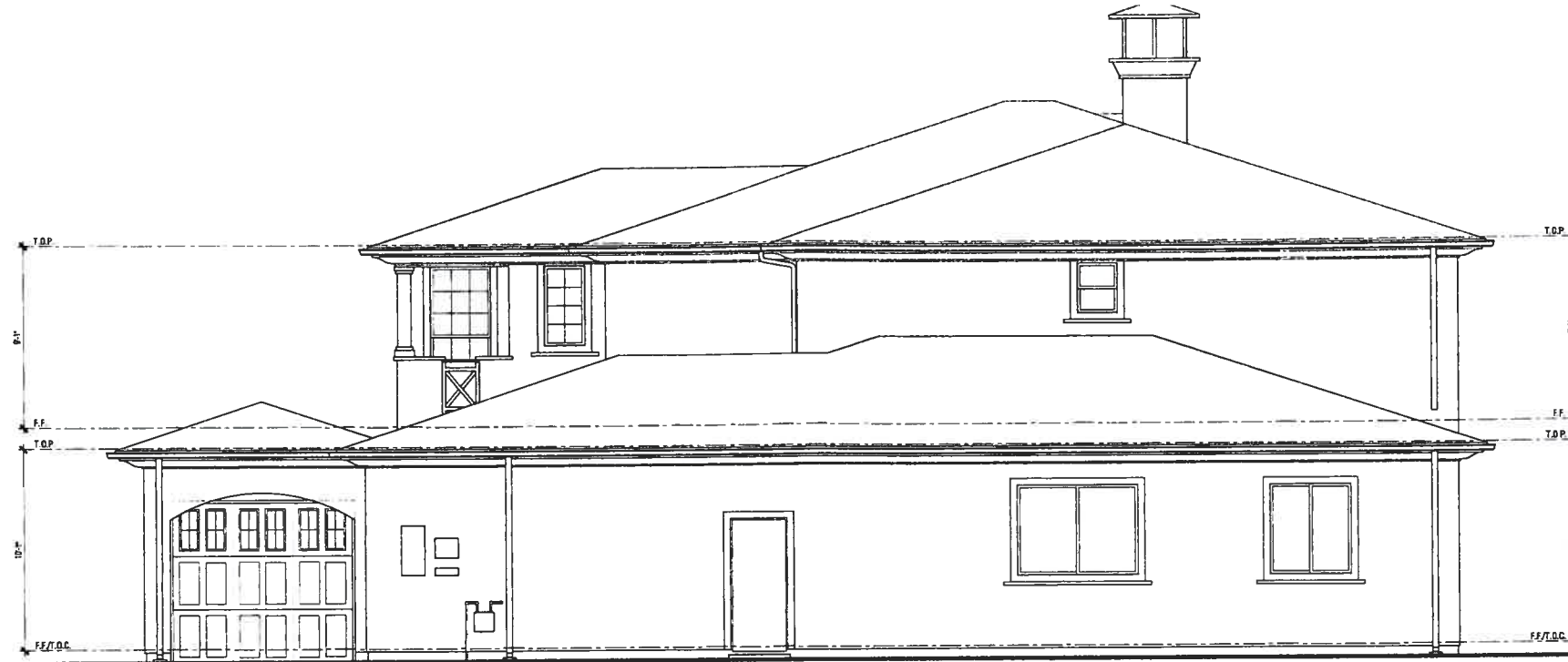
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.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

A - Elevations

Lund Ranch II

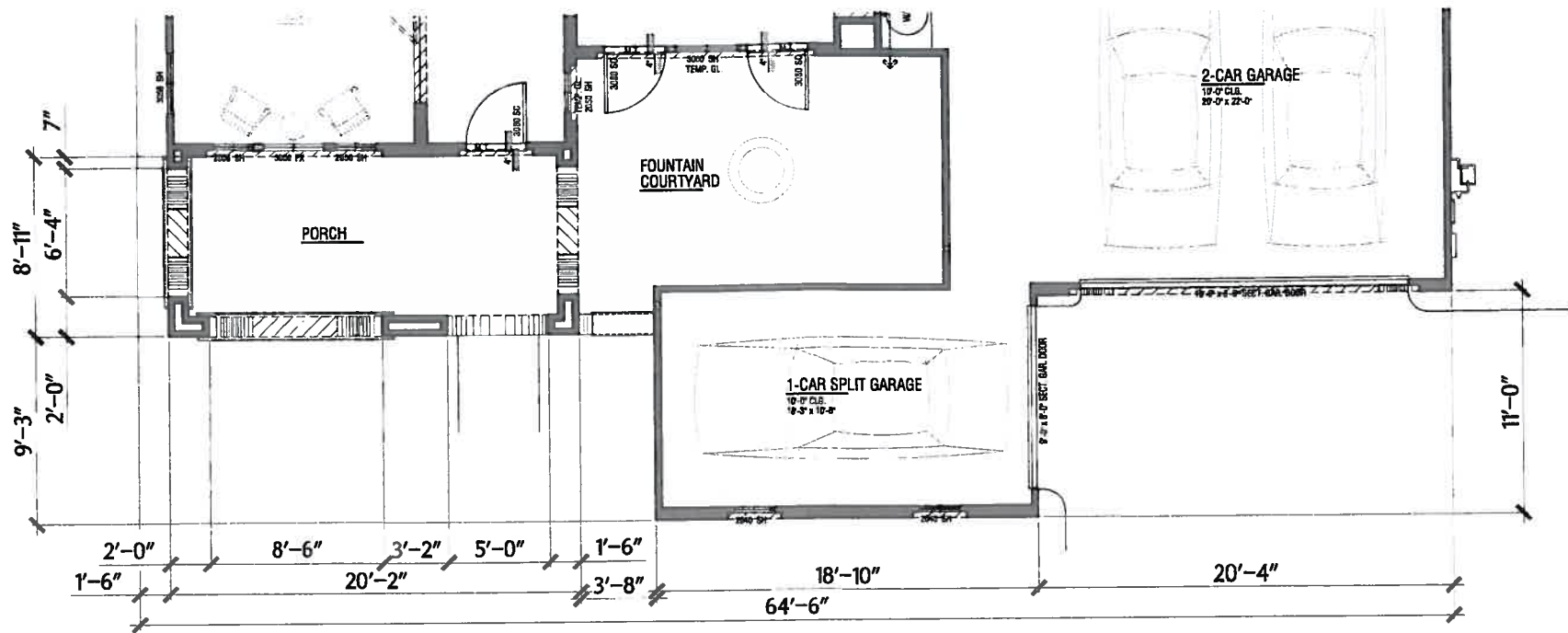
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2011094 Arroyo Miramonte - Pleasanton, CA



Partial Lower Plan
@ B - Elevation



Front 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
- 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

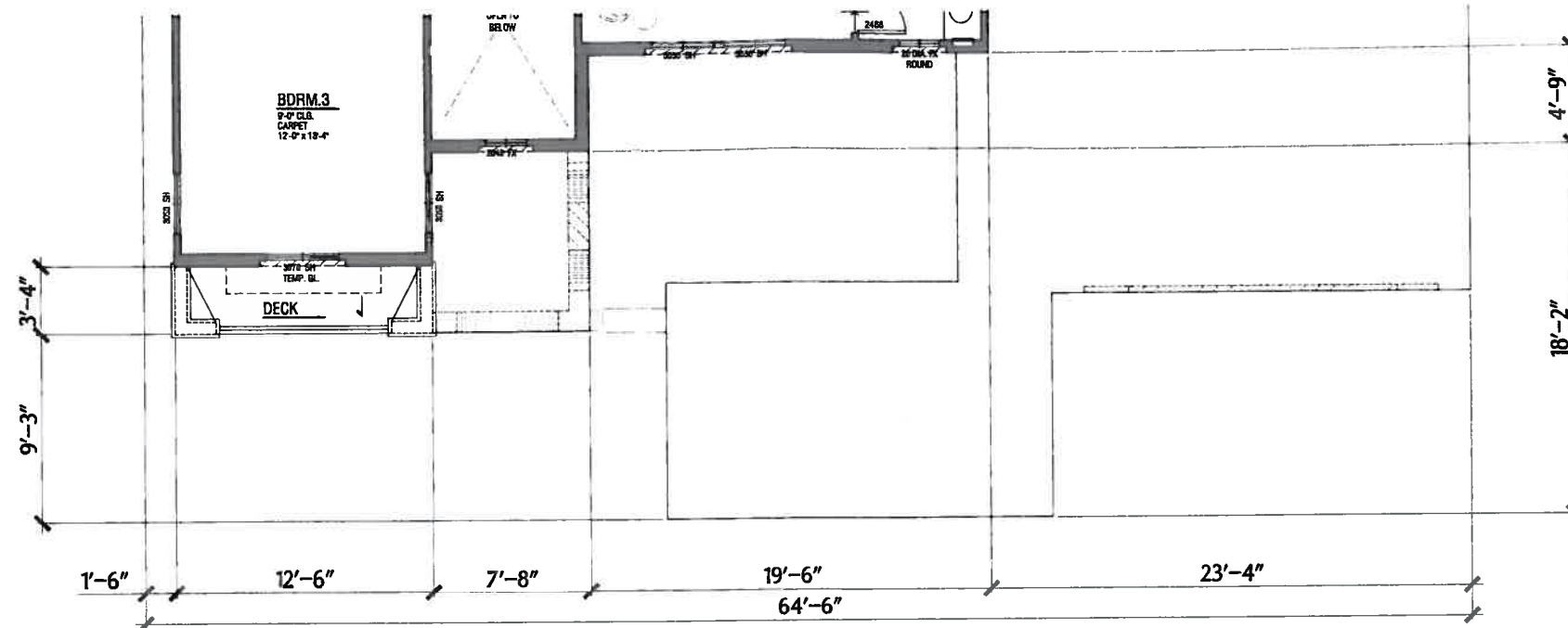
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated 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




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3.5

2011094 Arroyo Miramonte - Pleasanton, CA



Plan 3
B - Elevations
Lund Ranch II
Pleasanton, CA
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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
- 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
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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
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- Exterior: Stucco
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Exterior Finishes

Elevation Style - A

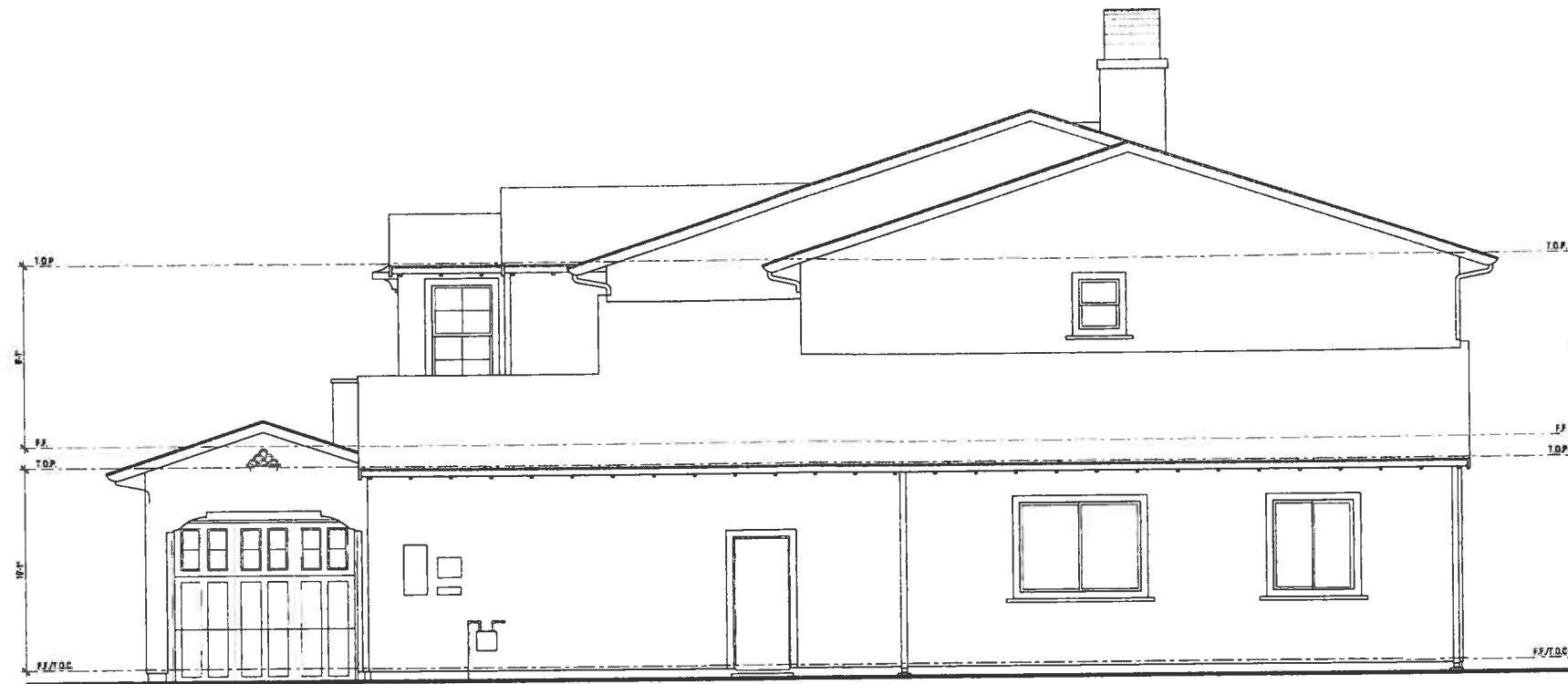
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
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Garage Doors:	Decorative Metal Garage Doors
Entry Doors: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

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe Faise 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

B - Elevations

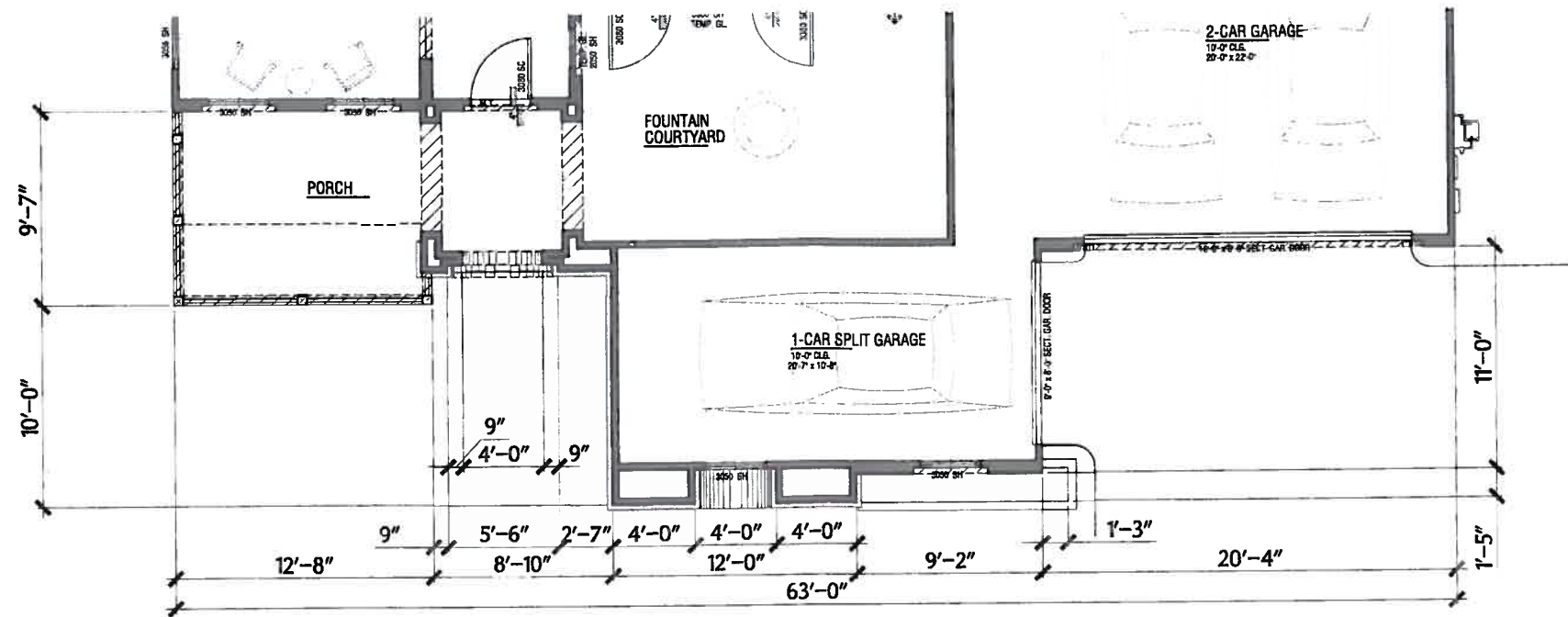
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3.5.2



Partial Lower Plan
@ C - Elevation



Front Elevation

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
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
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- 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

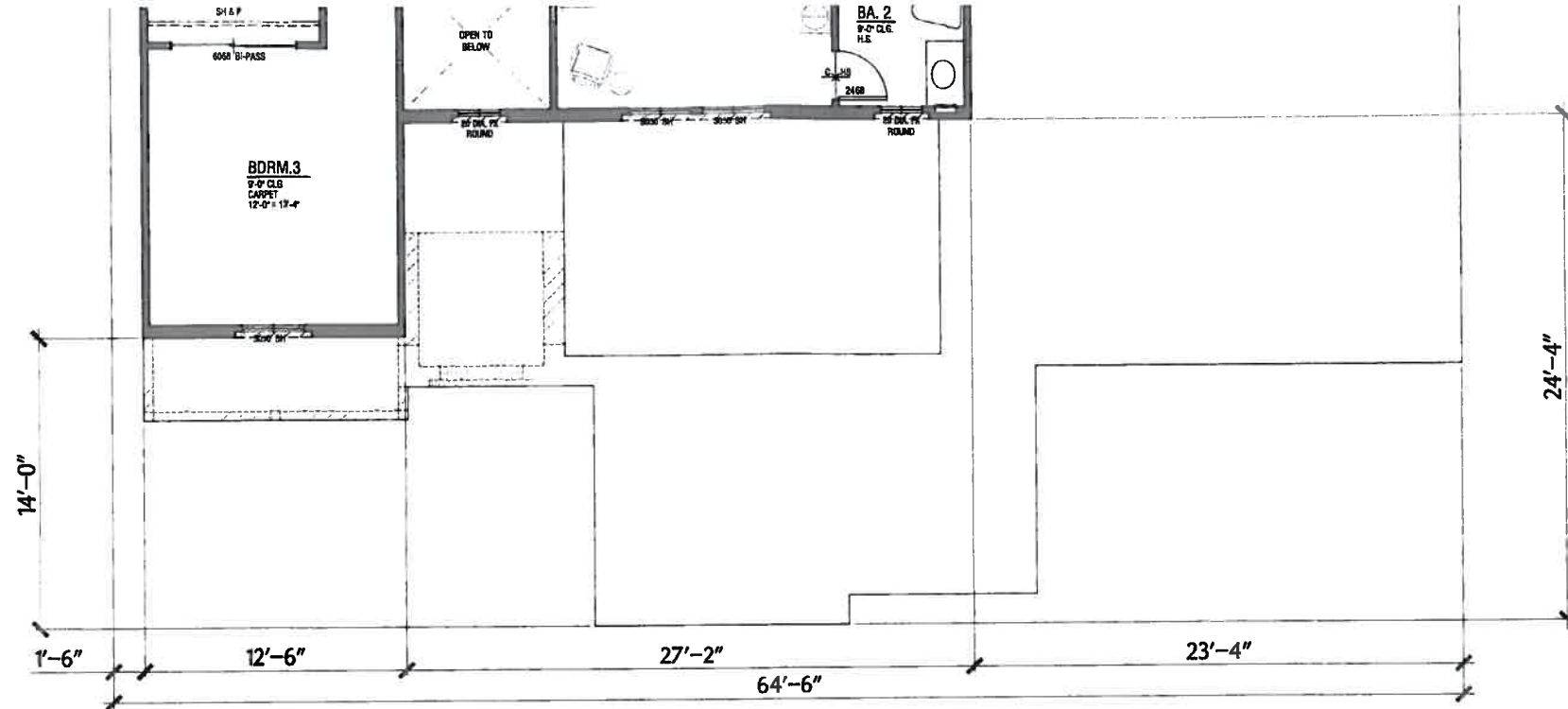
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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3.6



Rear Elevation
Plan 3
C - Elevations
Lund Ranch II
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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.
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Elevation Style - B

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

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3.6.1

Exterior Finishes

Elevation Style - A

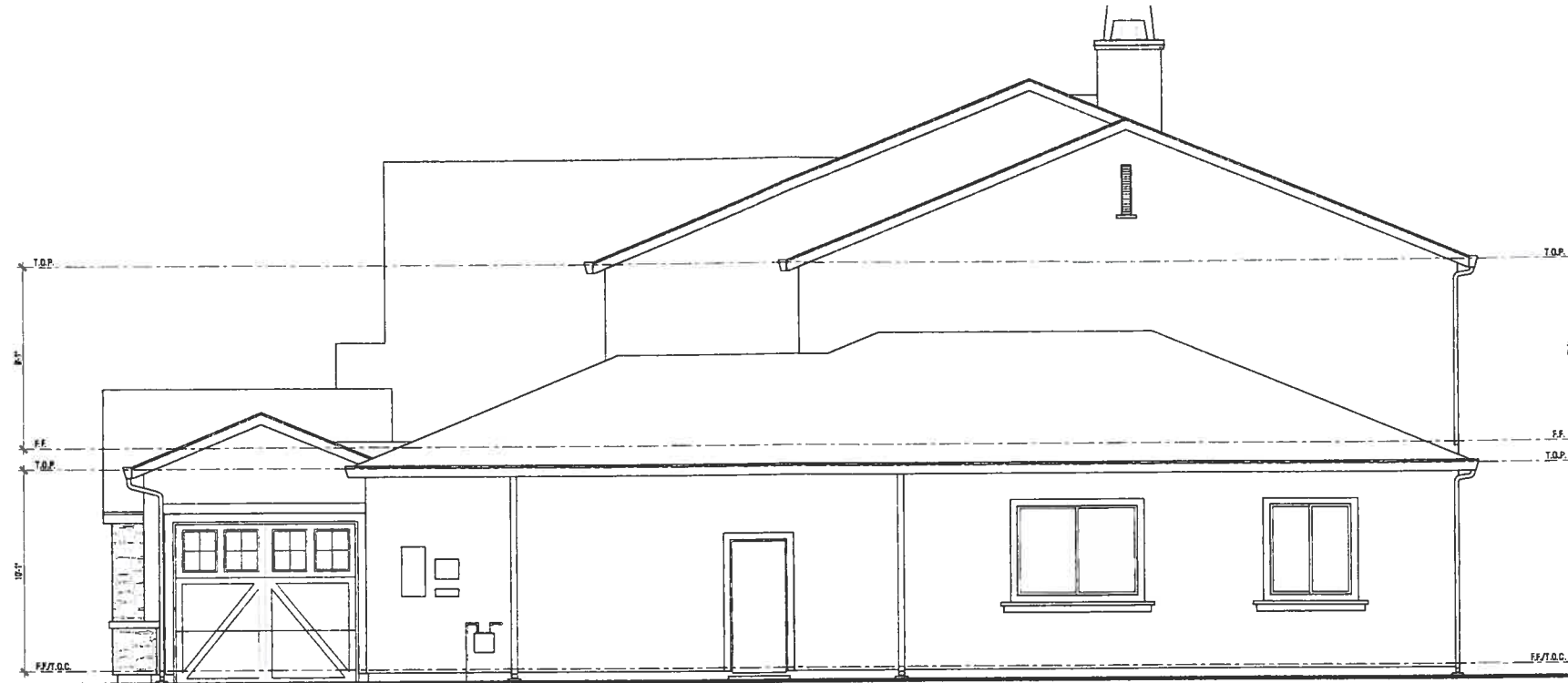
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Elevation Style - C

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- Exterior: Stucco
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- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



Right Elevation



Left Elevation

Plan 3

C - Elevations

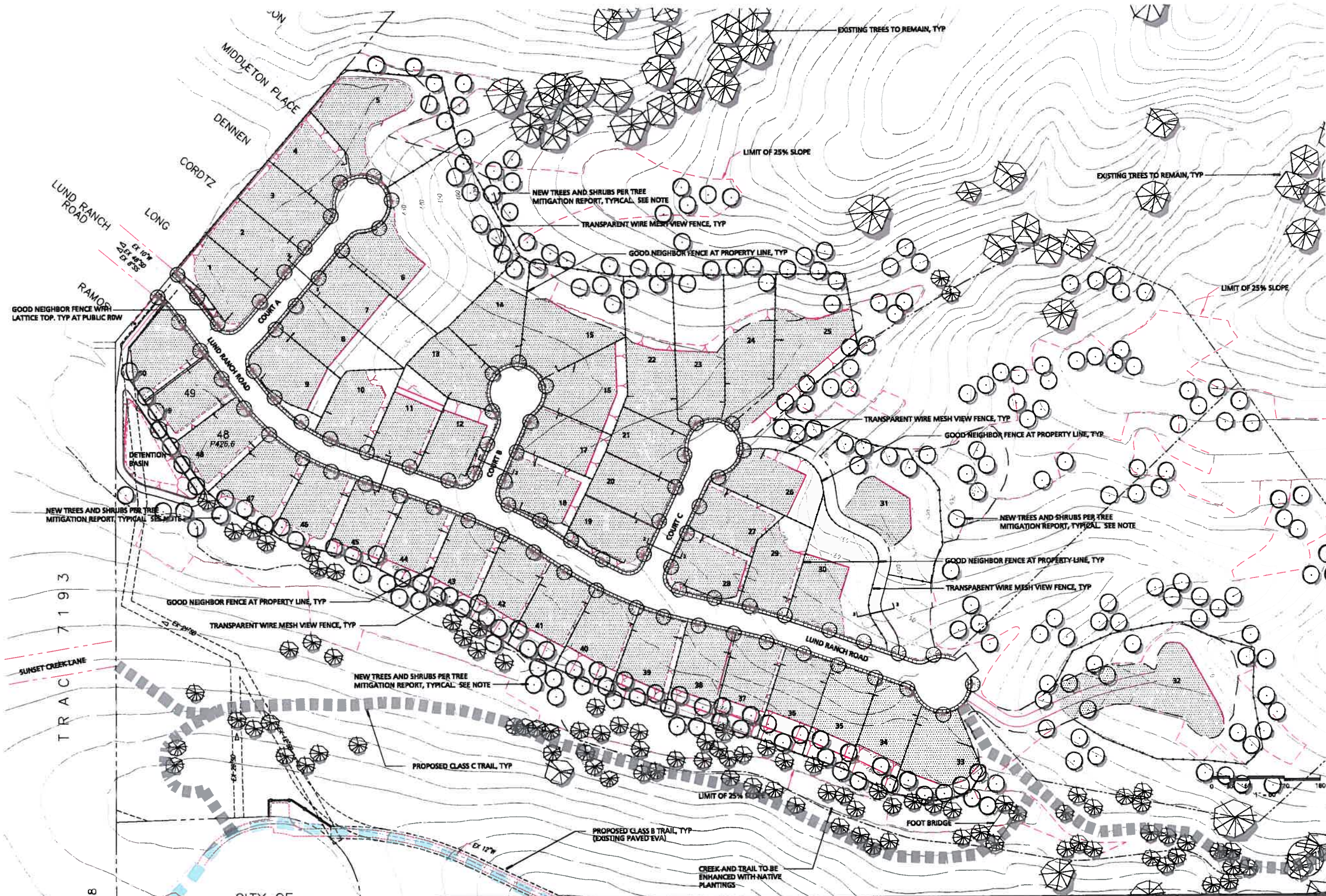
Lund Ranch II

Pleasanton, CA
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3.6.2



Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area

15 September 2011

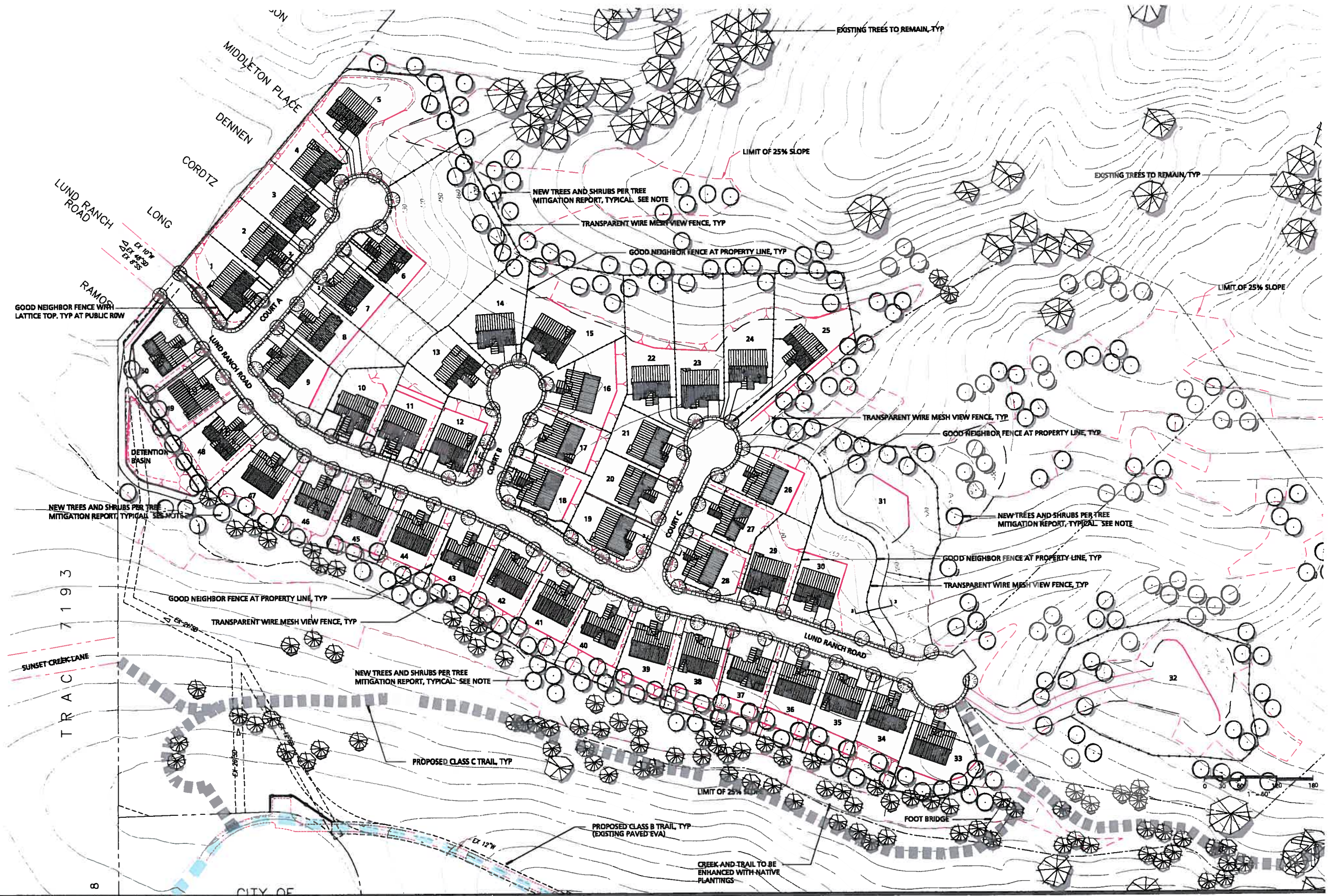
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
T 415 433 4672

Landscape Legend

- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4A.1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L.1.4)
This fence type occurs where fences fronts are public right-of-way
- Transparent Wire Mesh Fence (Detail 6L.1.4)
This fence type at property lines where fence faces hillside

L-1.2





Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area with Homes

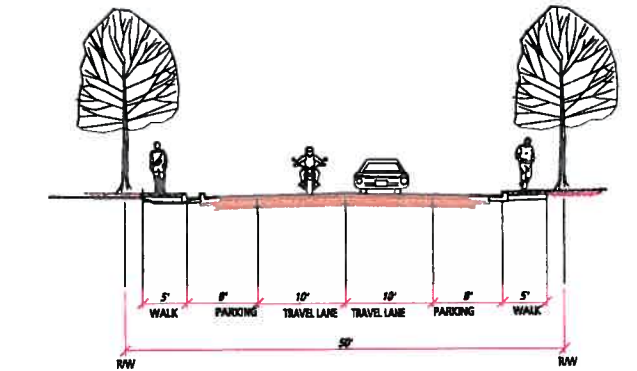
15 September 2011

Landscape Legend

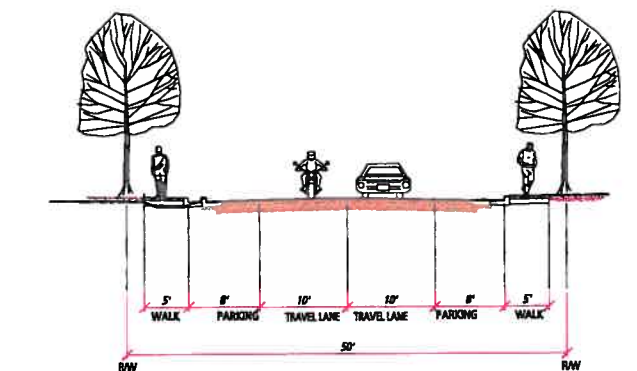
- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4.1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5.1.4)
This fence type occurs where fence fronts on public rights-of-way
- Transparent Wire Mesh Fence (Detail 6.1.4)
This fence type at property lines where fence faces hillside

L-1.3

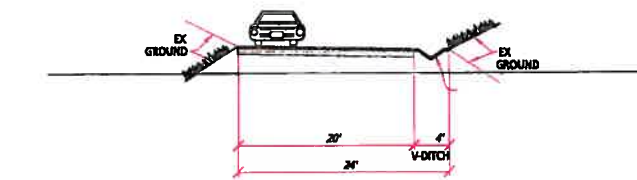
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
181 Greenwich Street
San Francisco, CA 94111
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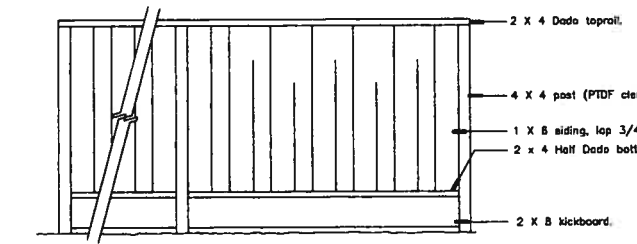
1 TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 96); LUND RANCH ROAD (PUBLIC)
NOT TO SCALE



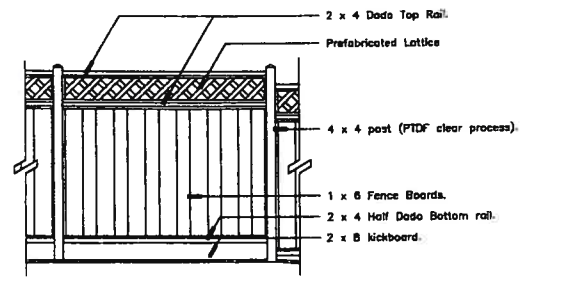
2 TYPICAL COURT SECTION
COURTS A, B, & C (PUBLIC)
NOT TO SCALE



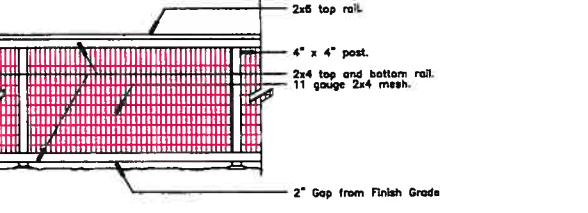
3 EMERGENCY VEHICLE ACCESS
STREET "A" TO TRACT BOUNDARY
NOT TO SCALE



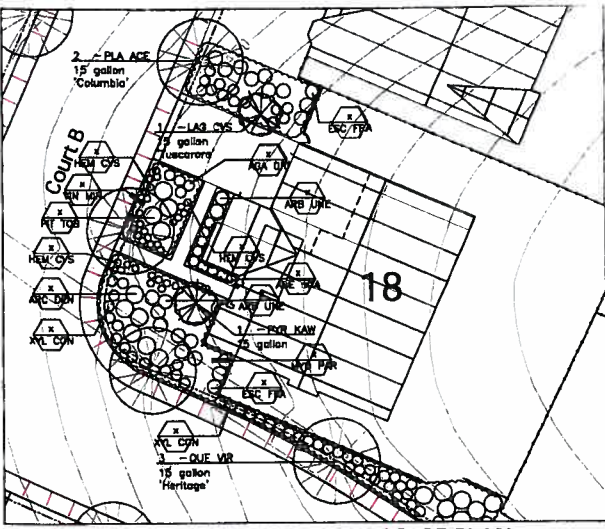
4 Good Neighbor Fence
Scale: 1/2" = 1'-0"



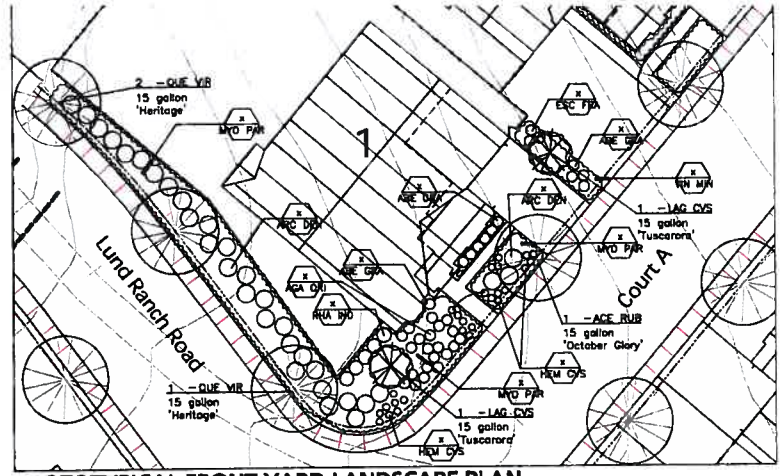
5 Good Neighbor Lattice Fence
Scale: 3/8" = 1'-0"



6 Transparent Wire Mesh View Fence
Scale: 3/8" = 1'-0"



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'

Preliminary Plant List

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
ACE RUB		Acer rubrum 'October Glory'	Red Maple	Street Tree
BET PEN		Betula pendula	White Birch	Grove Tree
CEL SN		Celtis sinensis	Chinese Hackberry	Grove Tree
LAG BID		Lagerstroemia indica	Crape Myrtle (Indian Tribute)	Flowering Accent
PLA ACE		Platanus s. 'Bloodgood'	London Plane Tree	Street Tree
PYR CAL		Pyrus c. 'Aristocrata'	Aristocrat Pear	Street Tree
PYR KAW		Pyrus kawakamii	Evergreen Pear	Evergreen Accent
RHU LAN		Rhus lancea	African Sumac	Evergreen Accent
QUE VR		Quercus virginiana 'Heritage'	Southern Live Oak	Evergreen Street Tree
LAG LUC		Ligustrum lucidum	Glossy Privet	Standard

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
CEC DEO		Cedrus deodora	Deodar Cedar	Evergreen Shade Tree
CER OCC		Cercis occidentalis	Western Redbud	Riparian Accent Tree
PLA RAC		Platanus racemosa	California Sycamore	Deciduous Shade Tree
QUE AGR		Quercus agrifolia	Coast Live Oak	Evergreen Shade Tree
QUE DOU		Quercus douglasii	Blue Oak	Deciduous Shade Tree
SEQ SEM		Sequoia sempervirens	Coast Redwood	Evergreen Shade Tree

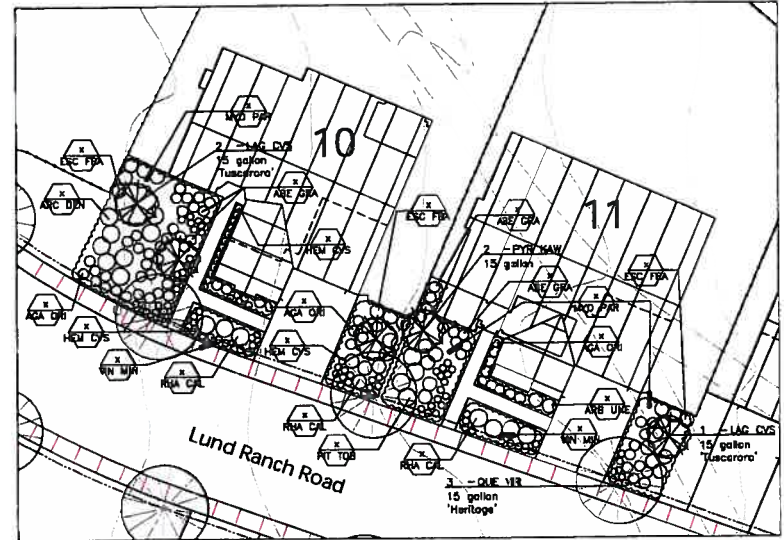
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AGA ORI		Agapanthus orientalis	Lily-of-the-Rite	Flowering Accent
ABE GRA		Abelia grandiflora	Glossy Abelia	Massing Shrub
ARB UNE		Arbutus unedo 'Compacta'	Strawberry Shrub	Accent Shrub
ESC CRA		Escallonia 'Fragrant'	Escallonia	Hedge, Buffer Shrub
HEM CYS		Hemerocallis hybrid	Daylily	Flowering Accent
PIT TOB		Pittosporum tobira	Pittosporum	Massing Shrub
RAP IND		Raphanoplepis l. 'Springtime'	Pink India Hawthorn	Accent Shrub
VIB SUS		Viburnum suspensum	Sandbarnea Viburnum	Hedge, Buffer Shrub
XYL CON		Xyloea congestum	Shiny Xyloea	Massing Shrub

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC DEN		Arctostaphylos d. 'Howard McMillan'	McMillan's Manzanita	Riparian Massing Shrub
MAH AGU		Mahonia aquifolium	Oregon Grape	Riparian Massing Shrub
RHA CAL		Rhamnus californica 'Eye Case'	Coffeeberry 'Eye Case'	Riparian Buffer Shrub
RIB SAN		Ribes sanguineum	Red Flowering Currant	Riparian Accent Shrub
RIB VB		Ribes viburnifolium	Evergreen Currant	Riparian Massing Shrub

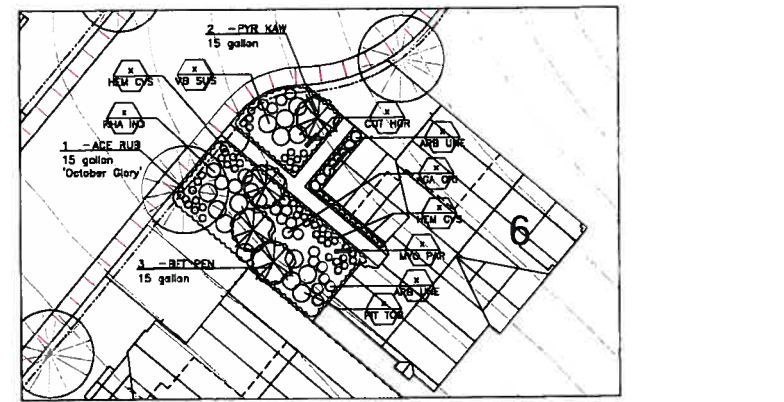
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC EME		Arctostaphylos 'Emerald Carpet'	Little Sur Manzanita	Riparian Groundcover
ARC LVA		Arctostaphylos leucosticta	Bearberry	Riparian Groundcover
MAH REP		Mahonia repens	Creeping Mahonia	Riparian Groundcover

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
FIC PUM		Ficus pumila	Creeping Fig	Evergreen Vine
PAR TRI		Parthenocissus tricuspidata	Boston Ivy	Fall Color
COT HOR		Cotoneaster 'Horizontalis'	Climbing Rose	
HED HEL		Hedera helix 'Habe's'	English Ivy	
MYO PAR		Myoporum parvifolium 'Putah Creek'	Myoporum 'Putah Creek'	
VIN MIN		Vinca minor	Dwarf Periwinkle	
		Lawn	Dwarf Hybrid Fescue Blend	

Notes:
All planted areas are to be watered with an approved automatic underground irrigation system.
The system shall be designed to make efficient use of water through conservation techniques.
The backflow device shall be screened from view with planting.
The irrigation system is to be designed and installed in conformance with the City of Pleasanton guidelines.
All trees shall be a minimum 1" Caliper size. All shrubs shall be a minimum 5 Gal size.
For precise tree preservation and removal information see the Civil Engineer's drawing.



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'

Lund Ranch II

Pleasanton, California
Greenbriar Homes Communities, Inc.
Fremont, California

Proto-typical Landscape Sections and Front Yards

15 September 2011

Landscape Legend

- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4L.1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L.1.4)
This fence type occurs where fence fronts on public rights-of-way
- Transparent Wire Mesh Fence (Detail 6L.1.4)
This fence type at property lines where fence faces hillside

L1.4

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