PONDEROSA
HOMES

August 31, 2015

Mr. Adam Weinstein
Assistant Planning Director
City of Pleasanton
Post Office Box 520
Pleasanton, CA 94566

Re: Centerpointe Presbyterian Church
P15-0248/PUD-111, et.al.

Dear Mr. Weinstein:

I am pleased to re-submit the enclosed revised application on behalf of Ponderosa Homes and the Centerpointe Presbyterian Church.

The plans have been modified based on conversations with your office over the past two weeks, and input from the commissioners during their August 12, 2015 hearing. A summary of the significant changes are as follows:

1. Reduce the project from 27 to 25 lots
2. Provide an approximate 11,000 square foot private park area
3. Provide a detached sidewalk along the east side of Private Court B and across Lot 12 and Lot 13
4. Shift the bio-retention area on the east side of Private Court B to the new private park area
5. Increase the driveway depth at Lot 22 & Lot 23 to approximately 21 and 22 feet instead of 20 feet
6. Install a combination solid masonry wall and open tube fence to surround the new park area
7. Install a tube fence along the east side of Private Street B along the preschool play yard.

The new private park will be improved with seating areas, picnic tables, play areas and gathering spaces along with landscape that will provide shading during the summer months. A combination wall/fence is specifically selected to allow visual access of this landscaped area from Iron Horse Trail as well as from the Valley Avenue/Busch Road intersection, thus providing several "layers" of landscaping (including the off-site planting of new trees within the Iron Horse Trail corridor) to enhance both the bicycle/pedestrian experience, and provide a gateway feel along this busy vehicle roadway. At the same time, the wall/fence provides some screening from traffic and nighttime vehicle lighting for the new residents along with added privacy. Although the park area will be privately owned and maintained by the future HOA, the public will be able to access it from the Iron Horse Trail via a pedestrian walkway and unlocked gate that

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will match the wall/fence design. This is similar to other points of ingress/egress from the Iron Horse Trail further to the west.

The detached sidewalk at Lot 12 and Lot 13 will provide a shaded streetscape along Cornerstone Court which is the primary spine street for the new neighborhood. Also, the detached sidewalk along Private Court B will provide the visual "promenade" feel that the Staff desires.

I am also submitting a copy of the Reciprocal Easement Agreement to show the assignment of parking spaces, and the maintenance of the shared parking and access between the affected parties. We are currently routing for signatures . I also wanted to let you know that the cost share agreement and budget for the landscape maintenance between the Ironwood, Villages, Gardens, future Villas, and Centerpointe Church is being reviewed by all parties. The inclusion of Gardens is voluntary, but the owners have agreed to participate in the costs.

Thank you for your input and direction regarding the project changes, and we believe that working together with Staff , we have been able to produce a superior plan that provides for an on-site neighborhood amenity.

My understanding is that the re-filing today meets with your administrative deadline for placing this application before the City Council on October 6, 2015. Please contact me at your earliest convenience to discuss any aspects of the re-submitted plan and/or other materials and/or information you require at this time. As you are aware, securing the October 6 hearing date is critical for the congregation to achieve at this juncture.

Thank you again.

Very truly yours,

Pamela J. Hardy
Senior Manager, Land Planning

CC: Gerry Boudin
Jenny Soo
Mike Barris
Jeff Schroeder

PONDEROSA
HOMES

PUD-111
P15-0248, P15-0249
P15-0250 & P15-0390

EXHIBIT B

RECEIVED
JUL 21 2015
CITY OF PLEASANTON
PLANNING DIVISION

June 25, 2015

Ms. Jenny Soo
Associate Planner
City of Pleasanton
Post Office Box 520
Pleasanton, CA 94566

Re: Centerpointe Presbyterian Church/Ponderosa Homes Development Application
3410 Cornerstone Court - REVISED

Dear Ms. Soo:

I am pleased to submit on behalf the of Church the enclosed development application requesting a General Plan Amendment (GPA) Rezoning (RZ), Planned Unit Development (PUD) CUP Amendments or Modifications and CEQA Initial Study for the 6.22 gross acre site bounded by Valley Avenue/Busch Road and Cornerstone Court. Twenty-seven new homes are proposed and the existing preschool will be retained. The approved private school will be constructed in the future by the operators of the preschool, however all other church structures, including the temporary stressed membrane structure (SMS) will be removed.

Background

In 2002, a GPA and RZ to the P&I land use designation was approved for this site as part of PUD-18 (authorizing the Busch/Ironwood community) along with the specific activities and hours of operation for an approximately 76,000 square foot church campus. A Design Review approval was later granted in 2004 for four buildings, including a pre-school, and a multi-level 900 seat worship sanctuary, fellowship hall and activity center. Other adjustments to the building sizes and heights were later authorized by the City bringing the campus to an overall total of approximately 90,000 square feet and on-site parking for roughly 380 vehicles.

Phase One of the master plan has been partially constructed and is now operating with a pre-school and a stressed membrane "tent" structure for worship services. The tent is permitted by a Conditional Use Permit (CUP) for a 10 year period, or through 2017. All of the on-site parking has been installed, including trees, bio-retention areas, and walkways between the buildings.

The Church has not been able to raise the funding necessary to construct the subsequent phases of the campus; therefore, the congregation has decided to sell the property with the objective of acquiring another smaller facility within the community to continue its ministry services. Ponderosa Homes and Centerpointe have had a long and established relationship built on trust and cooperation and as such, we have entered into an agreement to purchase and develop the property as presented.

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Land Use Designation/Application Request

A GPA and RZ from PUD-P&I to the PUD-MDR classification is proposed for the approximate 4.28 acre portion. The approximate 1.94 acre private school site (Lot F & G) will retain the PUD-P&I however this application will also seek modification to the approved CUP to allow the private school as a stand alone use and eliminate the church campus.

The Project proposed a residential density of 6.3 units/gross acre (27 homes / 4.28 acres). This exceeds the General Plan mid-point density of 5 units/gross acre. However, it is noted for general reference purposes that the entire gross site plan is 6.22 acres.

The Montessori West requests the removal of the "Right Turn Out Only" sign on Busch Road, and approval of a new monument sign at the corner of Valley Avenue/Busch Road (see the landscape plan). Also, the school asks that there be a reassignment to a Busch Road address rather than the existing Cornerstone Court identity.

Site Planning

Our proposal consists of 27 new single-family homes on a minimum of a 3,633 square foot lot size (and and an overall average of 4,251 square feet in lot size) will essentially surround the pre-school facility which is to remain and be operated by Montessori West. The new homes and the pre-school will continue to be accessed from Cornerstone Court which is a private 20 foot wide (no parking) street. This street will be extended and widened to the west to a paved width of 28 feet to accommodate street parking on one side only. A second 24 foot wide private street (no parking) will be extended to the south of Cornerstone Court to serve six homes on Lot 22-27. Six stalls will be designated for these six residences at Lot G nearby, and a pedestrian connection is provided across the open space/bioretention area for resident access. An EVA is provided at the end of this private lane to allow emergency vehicles to exit onto Irowood Drive if necessary. A driveway travel aisle which runs north-south across Lot F and Lot G connecting Cornerstone Court and Busch Road has been redesigned, thus allowing an efficient and convenient access for the school without impacting the new homes. And yet, pedestrians will be able to walk to the school from various points of access within the Ironwood Community (such as Madsen Court, Ironwood Drive, etc.) as well as from the Iron Horse Trail.

These are the same homes approved by the City at the Wagner Property (aka "Ivy Lane") which are now under construction. The three, two-story floor plans will range in size from 2,211 - 2,262 - 2,685 square feet making the FAR a maximum of 0.69 (at five lots only). This maximum FAR Each floor plan will have two different elevation styles – a Cottage or Craftsman (Elevation 'A' and 'B' respectively) and a mix of six different exterior color schemes selected to provide variety across the 27 new homes. However, per Staff recommendations, a third elevation style – Spanish (Elevation C) was added for the Plan 3, thus providing more styles within the new neighborhood. Regarding FAR, the smallest lot of 3,633 square feet will have a maximum FAR of 0.62. The Site Plan shows a detailed break-down of the range of FAR and instances where pre-plotting of home and/or elevation style will occur. These lot sizes and corresponding FARs are not inconsistent with the Ivy Lane Community where FAR is a maximum of 0.71 on similarly sized lots. As well, the lots in Ironwood at the Villages and Classics have roughly 8 floor plans total ranging anywhere between 1,900 square feet to approximately 3,200 square feet. Thus, the Project presents yet another housing choice for buyers within Ironwood that is compatible with these surrounding neighborhoods.

The maximum height will be 30'-8" as indicated on the Plan 3, and the maximum permitted height is identified at 31 feet.

Two-car garages and driveways sufficient to accommodate another two vehicles are provided, and street parking will total 24 stalls for the 27 new homes. Due to a recent increase in the radius of the fire department cul-de-sac (96 feet curb-to-curb) additional street parking was limited at the bulb. This is consistent with the City's informal guideline to provide one street space per home.

Shared Access & Maintenance Agreement

A draft shared access and maintenance agreement was submitted to Staff to demonstrate areas of independent and shared responsibility for streets, open space/bioretention, parking, and landscape/irrigation areas between PPC/Ponderosa, Montessori West, and Busch Gardens. This will also clearly identify the parking stalls designated for the school, Gardens, and future residents. We will continue to work with the Gardens, PCP and Montessori West, as well as the Ironwood HOA to refine the scope and budget costs. However, Ponderosa is committed to a shared responsibility with the Ironwood HOA for the existing landscape/irrigation maintenance (within the PSE) along Busch Road and Valley Avenue.

Pre-school / Future Private School Facility/Gardens Apartments

The single-story facility has been leased with an option to purchase by a private operator, Montessori West, which had its Grand Opening in October 2014. The 1.64 acre site designated for the pre-school has been determined in consultation with the new owner(s) based on their needs for outdoor playground, location of drop-off and pick up. The pre-school will operate in the same hours and in compliance with the governing PUD and CUP which authorizing the facility when it was operated by the Church. The total of 44 stalls distributed in Lot F and Lot G for the facility exceeds the City's standard of one space per employee, including teachers and administrators, and the otherwise required one space for each four students in grade 10 or above is not applicable in this instance. In summary, per the City code, 28 stalls is required and the project provides a minimum of 44 stalls. This provides 16 extra spaces for drop-off/pick-up of children which Montessori West feels is appropriate per their experience.

The Project will provide additional parking for the Gardens apartments. Our experience over the past 10 years has shown that the originally required and constructed ratio of 0.726 stalls/unit (or 125 spaces for 172 apartments) does not fully meet the need of our senior residents and their visitors particularly during holiday and special events. Therefore, the Church and The Gardens have an agreement by which 16 spaces (12 in Lot F and four spaces along the north side of Cornerstone Court) are for the apartment residents' use.

Other Project Amenities

A masonry boundary wall will be constructed along the Iron Horse Trail corridor and along Busch Road to match the existing wall treatment within the Ironwood Community. This includes decorative pilasters at various intervals and the preservation (or extension) of the existing split-rail fencing along Ironwood Drive and Busch Road. This will help buffer traffic noise and lights, present additional security, and result in an attractive well-landscaped streetscape. When combined with the ample setbacks from either Valley and Busch (130-140 feet and a minimum of 26 feet respectively), the new masonry walls will be screened by a number of landscaped layers. New trees will also be planted in the Iron Horse Trail corridor and at the Valley/Busch intersection as a community amenity. As always, landscape/irrigation will be drought-tolerant and wind-resistant native-type species. We propose no-turf front yard areas,

but retaining turf at the bio-retention areas if needed. Trees will provide shading in the parking lot where canopies can shield the pavement due to sun orientation unless a median is used for bio-retention and water quality treatment of the surfaces. As an amenity to enhancing the streetscape, the Project will plant additional trees within the Iron Horse Trail Corridor, and we will work with the Ironwood HOA to remove and replace the existing turf within the Valley Avenue street right-of-way with a drought-tolerant, water conserving approach, if desired by that association. We will also enhance the landscape at the Valley/Busch intersection.

We look forward to presenting the Project to the Planning Commission and City Council as well as the community at the soonest opportunity. I always welcome questions and an opportunity to respond, so do not hesitate to contact me at phardy@ponderosahomes.com to discuss the project design and/or request additional information.

Very truly yours,

PONDEROSA HOMES II, INC.

Pamela J. Hardy
Senior Manager

CC: Jeff Schroeder, Senior VP
Linda Morasch, CFO/ Gardens Managing Partner
Mark Sweeney, Gardens Managing Partner
Pastor Mike Barris, Cornerstone Presbyterian Church

ENC:

Project Plans - One (1) CD
Acoustic Report, Jeff Pack Associates, Jun 2015
Growth Management Application Fee, Check No. 3857

Master Plan for Preschool and Elementary School – Montessori West

Existing Bldg.

Existing Classroom Building
6 classrooms (Rooms1-6) – 20 children each, preschool program, 12 teachers.

Existing Administration Office
2 Administrators.

Existing Classroom Building
2 classrooms (Rooms 7-8) – 15 children each, elementary program, 2 teachers.

New 2-Story Classroom Building
6 classrooms – 24 students each, elementary program, 12 teachers.

28 Staff at full capacity.
294 Students at full capacity.

20 drop-off spaces including handicapped parking.

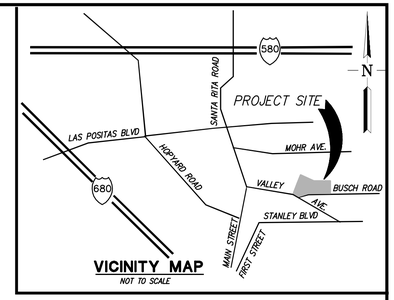
Currently the preschool is licensed to serve 150 students utilizing rooms 1-8. The current CUP permits up to 200 students. Current operational hours are Monday to Friday, 7:00 AM. - 6:00 PM. Drop-off times in the morning begin at 7:00 AM. and are normally done by 9:30 AM. Approximately Usually about half of the students are part time and will depart between 11:00 AM and 12:30 PM with another 50 arriving between 12:30 PM and 1:00 PM for the afternoon session. We encourage carpooling and find in our present location that many parents do share carpooling duties. In the evenings, we expect that parents would begin picking up their children beginning at 3 PM. and ending at 6:00 PM.

PLANNED UNIT DEVELOPMENT

THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

FOR: PONDEROSA HOMES



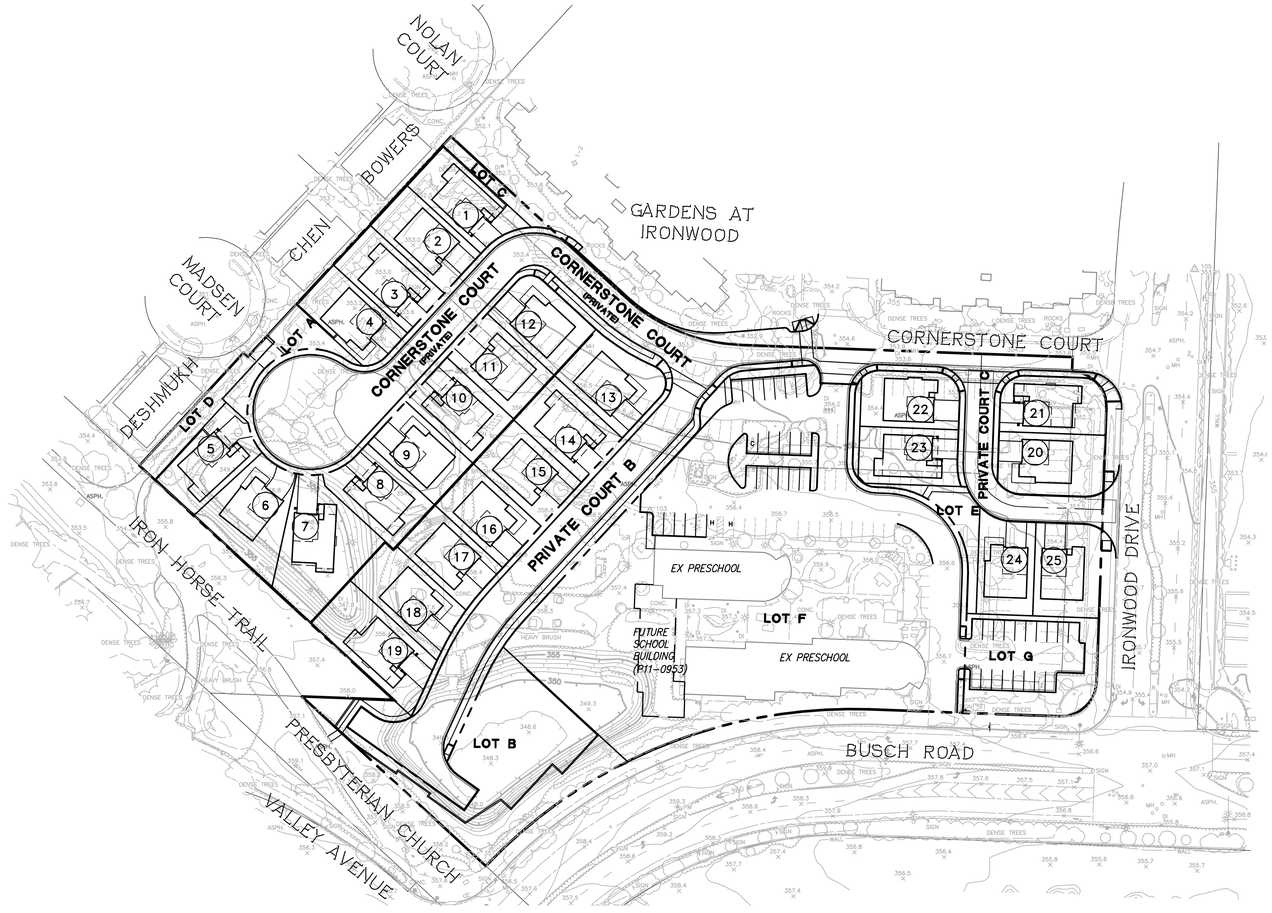
VICINITY MAP
NOT TO SCALE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
	TRACT BOUNDARY	
	LOT LINE	
	RIGHT OF WAY	
	CENTER LINE	
	MATCH LINE	
	RETAINING WALL	
	EASEMENT LINE	
12"SD	STORM DRAIN	EX 12"SD
8"SS	SANITARY SEWER	EX 12"SS
8"W	WATER	EX 8"W
	CURB & GUTTER	EX FC
	SIDEWALK	
	OVERHEAD UTILITIES	OH
	JOINT POLE	
	EARTH OR GRASS SWALE	
	CONCRETE DITCH	
	EXISTING UTILITY TO BE REMOVED/ABONDONED, AS NOTED	
	STORM WATER INLET	
	FIELD INLET	
	AREA DRAIN	
	MANHOLE	
	FIRE HYDRANT	
	BLOW OFF	
	SANITARY SEWER CLEAN OUT	
	WATER VALVE	
	STREET LIGHT	
	MONUMENT	
	TRAFFIC SIGN	
	STREET NAME SIGN	
	FENCE	
	BARRICADE	
	SLOPE	
	HANDICAP RAMP	
130	CONTOUR ELEVATIONS	130
x 525.2	SPOT ELEVATION	×525.2
	ASPHALT PAVEMENT	
	BIORETENTION AREA	

ABBREVIATIONS

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



LOCATION MAP
NOT TO SCALE

SHEET INDEX

SHEET NO. DESCRIPTION

PLANNING, ENGINEERING

C-1 COVER SHEET
C-2 EXISTING CONDITIONS
C-3 PRELIMINARY SITE DEVELOPMENT PLAN
C-4 GRADING AND UTILITY PLAN
C-5 STORMWATER TREATMENT PLAN
C-6 SLOPE CLASSIFICATION MAP

PLANNING, ARCHITECTURE

SS-1 SINGLE FAMILY CONCEPTUAL STREETSCENE
A1-1 PLAN 1 FIRST & SECOND FLOOR PLANS
A1-2 PLAN 1 ROOF PLANS
A1-3 PLAN 1 FRONT ELEVATION
A1-4 PLAN 1 ELEVATION 'A' – COTTAGE
A1-5 PLAN 1 ELEVATION 'B' – CRAFTSMAN
A2-1 PLAN 2 FIRST & SECOND FLOOR PLANS
A2-2 PLAN 2 ROOF PLANS
A2-3 PLAN 2 FRONT ELEVATION
A2-4 PLAN 2 ELEVATION 'A' – COTTAGE
A2-5 PLAN 2 ELEVATION 'B' – CRAFTSMAN
A2-6 PLAN 2X PARTIAL FLOOR PLANS
A2-7 PLAN 2X PLAN 2X ELEVATION 'A' – COTTAGE
A3-1 PLAN 3 FIRST & SECOND FLOOR PLANS
A3-2 PLAN 3 ROOF PLANS
A3-3 PLAN 3 FRONT ELEVATIONS
A3-4 PLAN 3 ELEVATION 'A' – COTTAGE
A3-5 PLAN 3 ELEVATION 'B' – CRAFTSMAN
A3-6 PLAN 3 ELEVATION 'C' – SPANISH
A3-7 PLAN 3X PARTIAL FLOOR PLANS
A3-8 PLAN 3X ELEVATION 'B' – CRAFTSMAN
CM-1 COLOR & MATERIALS SCHEME 1
CM-2 COLOR & MATERIALS SCHEME 2
CM-3 COLOR & MATERIALS SCHEME 3
CM-4 COLOR & MATERIALS SCHEME 4
CM-5 COLOR & MATERIALS SCHEME 5
CM-6 COLOR & MATERIALS SCHEME 6
CM-7 COLOR & MATERIALS SCHEME 7

PLANNING, LANDSCAPE ARCHITECTURE

L1 PRELIMINARY LANDSCAPE SITE PLAN
L2 PRELIMINARY FRONT YARD TYPICAL PRODUCTION LANSCAPE
L3 PRELIMINARY LANDSCAPE DETAILS
L4 PRELIMINARY LANDSCAPE DETAILS
L5 CONCEPTUAL PARK LANDSCAPE PLAN

TREE ASSESSMENT PLAN

PROJECT TEAM

Civil Engineering & Planning

Ruggeri-Jensen-Azar
4690 Chabot Drive, Suite 200
Pleasanton, CA 94588
Contact: Kirk Myers
(925) 227-9100

Landscape Architecture

Ripley Design Group
1615 Bonanza Street, Suite 314
Walnut Creek, CA 94596
Contact: Annika Carpenter
(925) 938-7377

Architecture

William Hezmalhalch Architects Inc.
2850 Redhill Avenue, Suite 200
Santa Ana, CA 92705
Contact: Robert Lee
(949) 250-0607

Applicant

Ponderosa Homes II, Inc.
6130 Stoneridge Mall Road, #185
Pleasanton, CA 94588
Contact: Jeff Schroeder
(925) 460-8910

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

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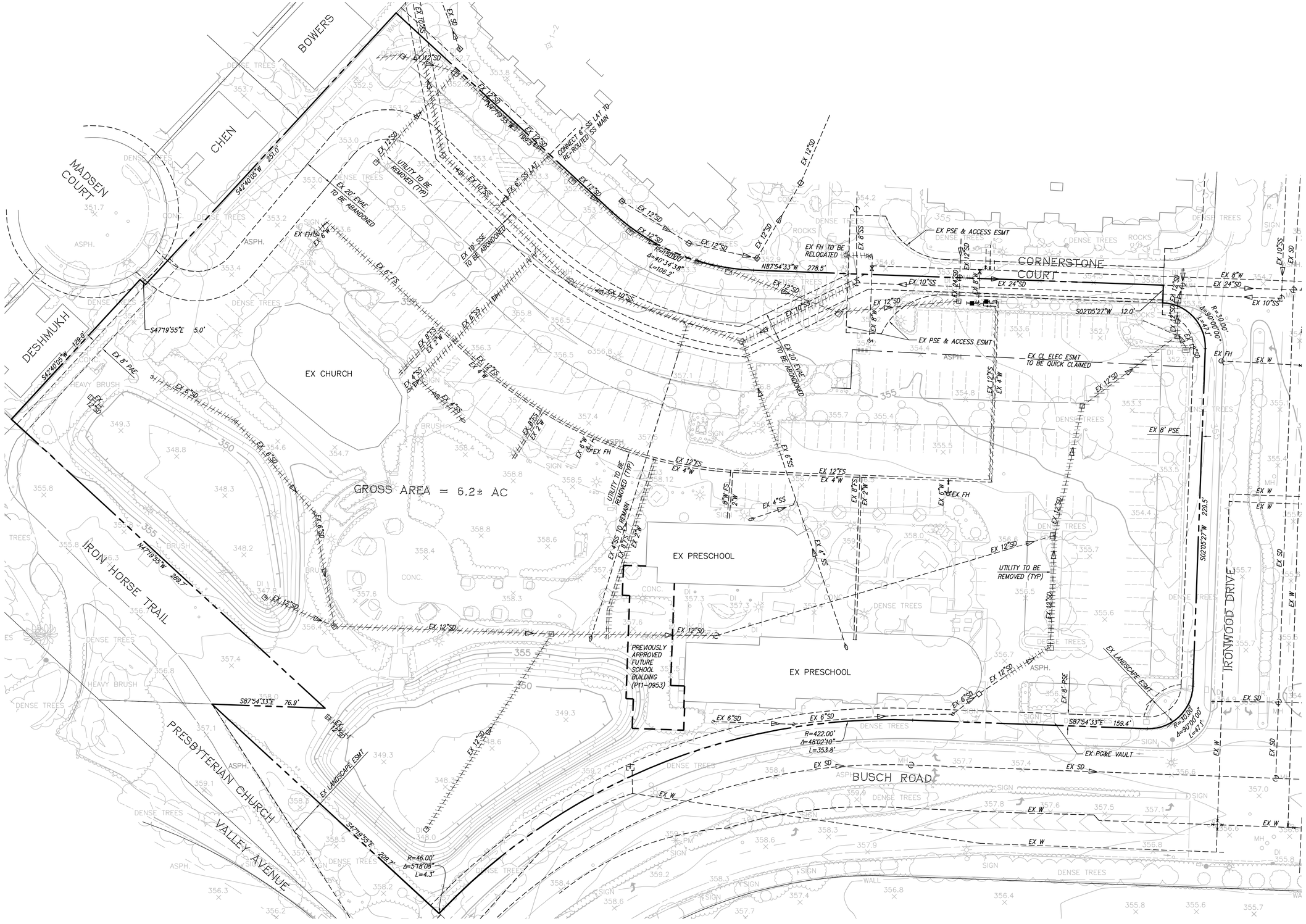

EXISTING CONDITION PLAN
THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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

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SITE SUMMARY

NUMBER OF NEW UNITS:	25
GROSS SITE AREA	6.22 ACRES
SINGLE FAMILY AREA (TOTAL LESS LOTS F & G)	4.20 ACRES

GROSS DENSITY = 25 UNITS/4.20 AC
= 6.0 DU/AC

NET DENSITY = # UNITS/ (TOTAL AC – OPEN SPACE – STREETS)
= 25 UNITS / 2.38
= 10.5 DU/AC

LAND USE SUMMARY

LAND USE	DU	ACRES	% OF SITE
MEDIUM DENSITY RESIDENTIAL (MDR) SINGLE FAMILY DETACHED 3,633 S.F. TO 6,627 S.F. LOT SIZE	25	2.38	38.2%
RIGHT OF WAY (STREETS & SIDEWALKS)	–	1.25	20.1%
LOT A, B, C, D, & E	–	0.57	9.2%
LOT F (EX DAYCARE)	–	1.81	29.1%
LOT G (PARKING)	–	0.21	3.4%
	27	6.22	100%
BUILDING AREA (NEW)		1.33	21%
BUILDING AREA (EXISTING)		0.56	9%
LANDSCAPE AREA (TOTAL)		2.15	35%

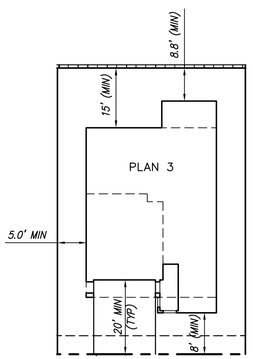
ON SITE PARKING SUMMARY

GARAGE (2 PER DU)	50
DRIVEWAY (2 PER DU)	50
RESIDENTIAL SUBTOTAL	100
LOT F	48
LOT G	18
ON STREET	26
OFF LOT SUBTOTAL	92
TOTAL ON–SITE	192

LOT	LOT SIZE (SF)	HOUSE MODEL MAX HEIGHT (FT)	PLAN 1 FAR	PLAN 2 FAR	PLAN 3 FAR
1	4,025	31'	55%	56%	67%
2	3,867	31'	57%	58%	69%
3	3,868	31'	57%	58%	69%
4*	3,815	31'	58%	N/A	N/A
5	4,056	31'	55%	56%	66%
6	4,984	31'	44%	45%	54%
7**	6,627	31'	33%	n/a	n/a
8	4,028	31'	55%	56%	67%
9	3,658	31'	60%	62%	N/A
10	3,889	31'	57%	58%	69%
11	3,850	31'	57%	59%	N/A
12*	3,904	31'	57%	N/A	N/A
13*	4,456	31'	50%	N/A	N/A
14	3,889	31'	57%	58%	69%
15	3,850	31'	57%	59%	N/A
16	3,658	31'	60%	62%	N/A
17	3,633	31'	61%	62%	N/A
18	4,364	31'	51%	52%	62%
19**	5,209	31'	42%	43%	52%
20*	4,557	31'	49%	n/a	n/a
21**	4,055	31'	55%	56%	66%
22**	3,816	31'	58%	59%	N/A
23	3,941	31'	56%	57%	68%
24*	3,823	31'	58%	N/A	N/A
25	4,332	31'	51%	52%	62%
AVG LOT SIZE	4,166				

* Lots are Plan 1 only
** Lots to have enhanced architecture

PLAN TYPE	LIVING AREA (SF)	BEDROOMS	GARAGE AREA (SF)
PLAN 1	2211	3 OPTION 4	443
PLAN 2	2262	3 OPTION 4	460
PLAN 3	2685	3 OPTION 4	465



MINIMUM LOT SETBACKS
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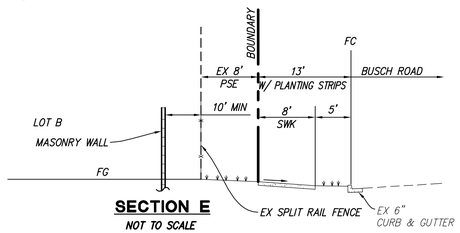

SECTION E
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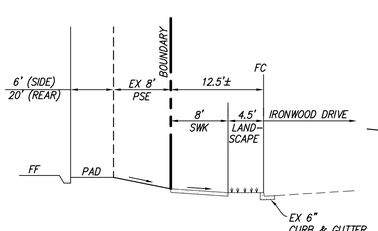

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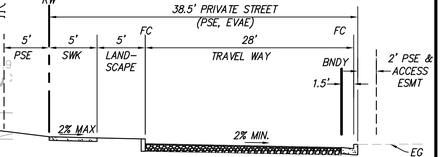
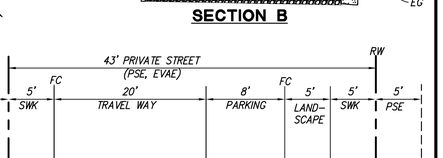


SECTION A



SECTION B

SECTION C
NOT TO SCALE

NOTE: PLOTTING SHOWN IS FOR INFORMATIONAL PURPOSES ONLY. ACTUAL PLOTTING MIX MAY DIFFER.

PRELIMINARY SITE DEVELOPMENT PLAN

THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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

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ESTIMATED EARTHWORK QUANTITIES

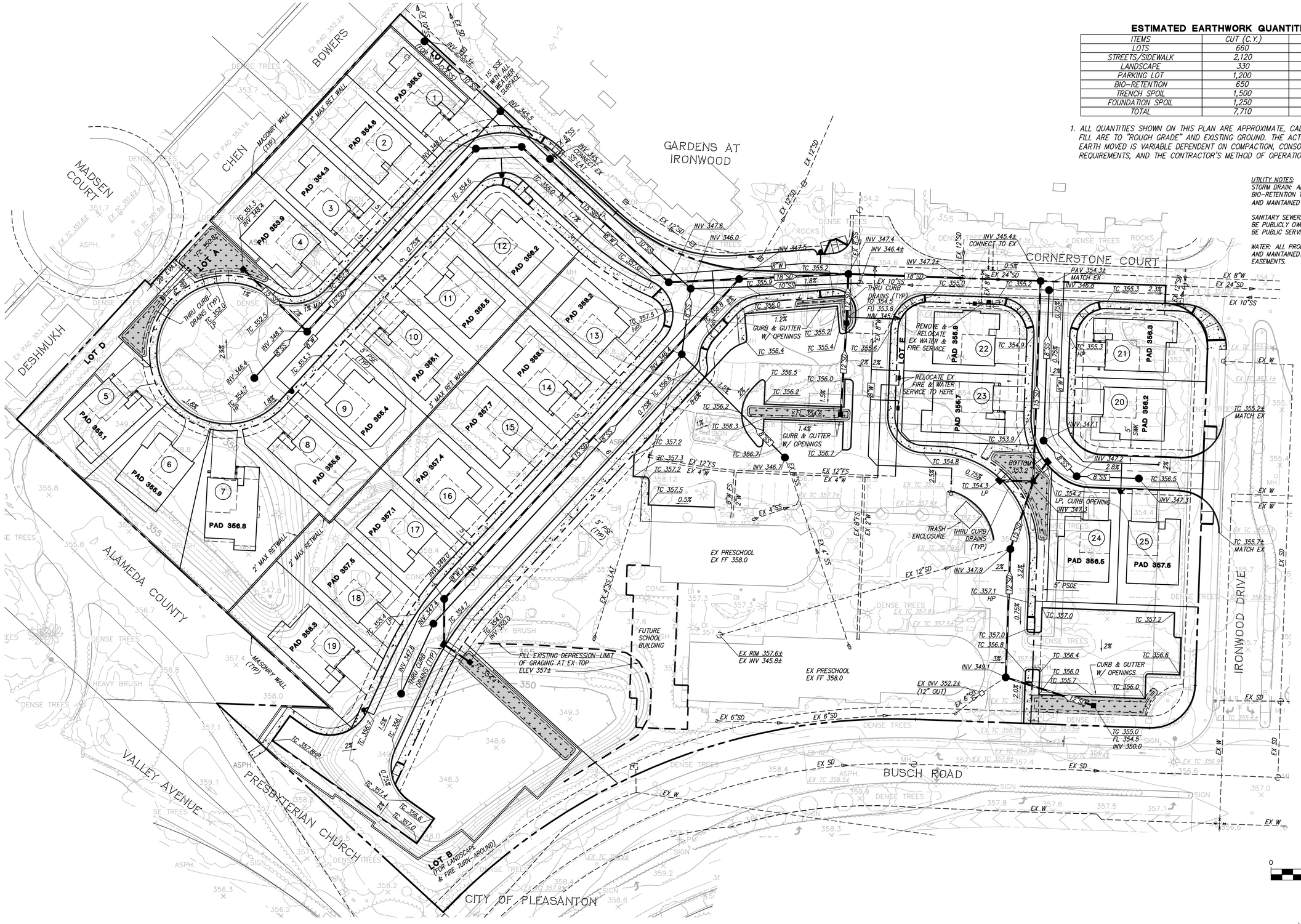
ITEMS	CUT (C.Y.)	FILL (C.Y.)
LOTS	660	11,000
STREETS/SIDEWALK	2,120	1,200
LANDSCAPE	330	1,230
PARKING LOT	1,200	0
BIO-RETENTION	650	0
TRENCH SPOIL	1,500	0
FOUNDATION SPOIL	1,250	0
TOTAL	7,710	13,430

1. ALL QUANTITIES SHOWN ON THIS PLAN ARE APPROXIMATE, CALCULATED CUT AND FILL ARE TO "ROUGH GRADE" AND EXISTING GROUND. THE ACTUAL AMOUNT OF EARTH MOVED IS VARIABLE DEPENDENT ON COMPACTION, CONSOLIDATION, STRIPPING REQUIREMENTS, AND THE CONTRACTOR'S METHOD OF OPERATION.

UTILITY NOTES:
STORM DRAIN: ALL PROPOSED STORM DRAIN CONDUITS AND BIO-RETENTION TREATMENT AREAS ARE TO BE PRIVATELY OWNED AND MAINTAINED BY THE FUTURE HOME OWNER'S ASSOCIATION.

SANITARY SEWER: ALL PROPOSED SANITARY SEWER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED. ALL PRIVATE STREETS WILL BE PUBLIC SERVICE EASEMENTS.

WATER: ALL PROPOSED WATER MAINS ARE TO BE PUBLICLY OWNED AND MAINTAINED. ALL PRIVATE STREETS WILL BE PUBLIC SERVICE EASEMENTS.



GRADING AND UTILITY PLAN

THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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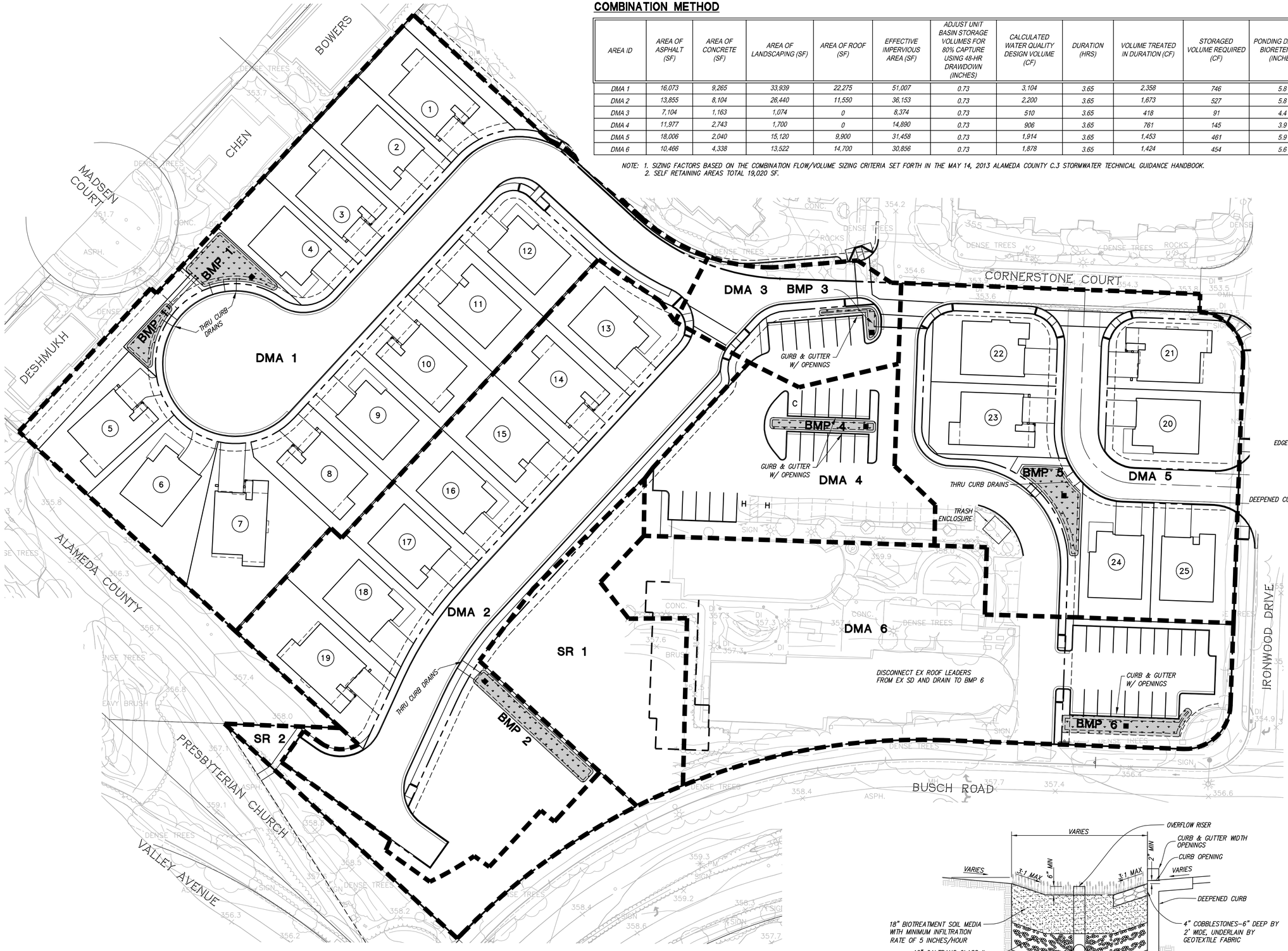
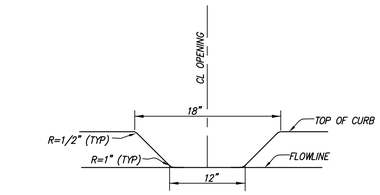
COMBINATION METHOD

AREA ID	AREA OF ASPHALT (SF)	AREA OF CONCRETE (SF)	AREA OF LANDSCAPING (SF)	AREA OF ROOF (SF)	EFFECTIVE IMPERVIOUS AREA (SF)	ADJUST UNIT BASIN STORAGE VOLUMES FOR 80% CAPTURE USING 48-HR DRAWDOWN (INCHES)	CALCULATED WATER QUALITY DESIGN VOLUME (CF)	DURATION (HRS)	VOLUME TREATED IN DURATION (CF)	STORAGED VOLUME REQUIRED (CF)	PONDING DEPTH IN BIORETENTION (INCHES)	3% MIN BIO-RETENTION AREA REQUIRED (SF)	BIORETENTION AREA PROVIDED	BIORETENTION AREA ID
DMA 1	16,073	9,265	33,939	22,275	51,007	0.73	3,104	3.65	2,358	746	5.8	1,530	1,550	BMP 1
DMA 2	13,855	8,104	26,440	11,550	36,153	0.73	2,200	3.65	1,673	527	5.8	1,085	1,100	BMP 2
DMA 3	7,104	1,163	1,074	0	8,374	0.73	510	3.65	418	91	4.4	275	275	BMP 3
DMA 4	11,977	2,743	1,700	0	14,890	0.73	906	3.65	761	145	3.9	447	500	BMP 4
DMA 5	18,006	2,040	15,120	9,900	31,458	0.73	1,914	3.65	1,453	461	5.9	944	955	BMP 5
DMA 6	10,466	4,338	13,522	14,700	30,856	0.73	1,878	3.65	1,424	454	5.6	926	950	BMP 6

NOTE: 1. SIZING FACTORS BASED ON THE COMBINATION FLOW/VOLUME SIZING CRITERIA SET FORTH IN THE MAY 14, 2013 ALAMEDA COUNTY C.3 STORMWATER TECHNICAL GUIDANCE HANDBOOK.
2. SELF RETAINING AREAS TOTAL 19,020 SF.





PROFILE
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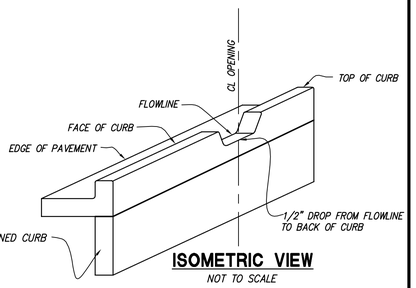
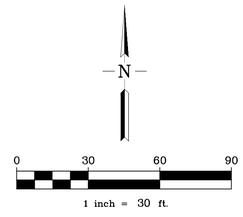


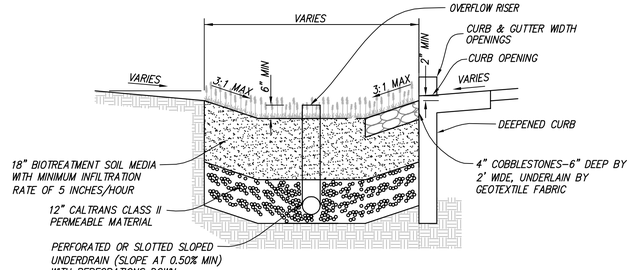
ISOMETRIC VIEW
NOT TO SCALE

CURB OPENING FOR BIO-RETENTION ADJACENT TO CURB
NOT TO SCALE

LEGEND

- DRAINAGE AREA BOUNDARY
- BIO-RETENTION AREA
- SR — SELF RETAINING AREA





BIO-RETENTION AREA
NOT TO SCALE

STORMWATER TREATMENT PLAN
THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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ENGINEERS ▪ PLANNERS ▪ SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

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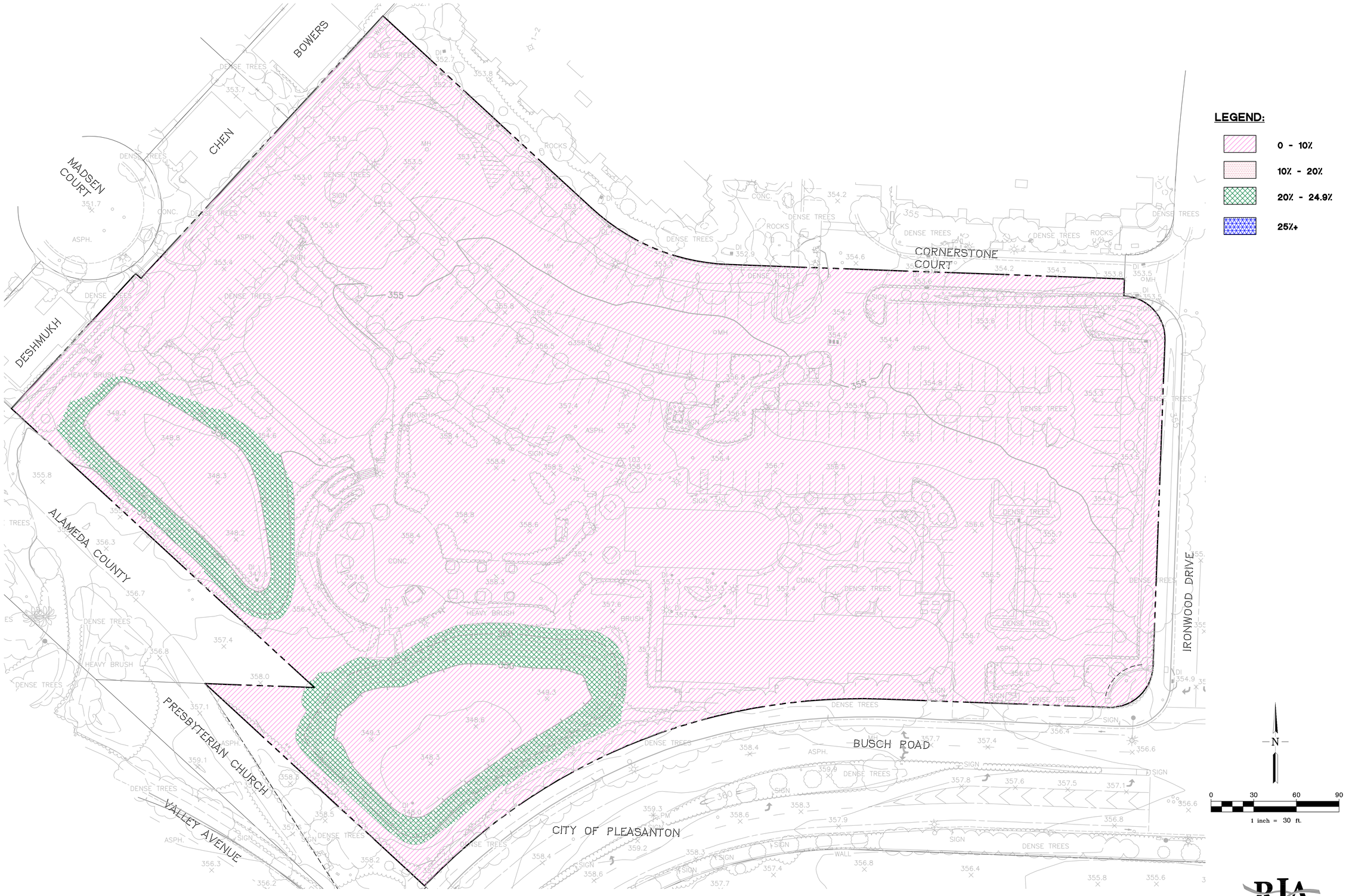

SLOPE CLASSIFICATION MAP

THE VILLAS AT IRONWOOD

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

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DATE: AUGUST 28, 2015 JOB NO. 141037 SHEET C-6 OF 38

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PREPARED FOR:

PONDEROSA HOMES

CONTACT:

JEFF SCHROEDER

PONDEROSA HOMES II, INC.
6130 Stoneridge Mall Rd., Ste. 185
Pleasanton, CA 94588

T (650) 857-0122
F (650) 842-4471

PREPARED BY:

WILLIAM HEZMALHALCH ARCHITECTS INC.

CONTACT:

ROBERT LEE
ADAM GARDNER

WILLIAM HEZMALHALCH ARCHITECTS
5000 Executive Pkwy, Suite 375
San Ramon, CA 94583
T (925) 463-1700
F (949) 250-1529

Site Aerial

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PROJECT DATA:

SITE AREA : 6.2 AC (Gross)

LOCATION : CITY OF PLEASANTON, CA

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

WILLIAM HEZMALHALCH ARCHITECTS INC.
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949 250 0607 www.architects.com fax 949 250 1529
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Plan 3B - Craftsman

Plan 3C - Spanish

Plan 2AR - Cottage

Plan 1B - Craftsman

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SINGLE FAMILY CONCEPTUAL STREETSCENE

NOTE - Artist conception; colors, materials and application may vary.

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SS-1

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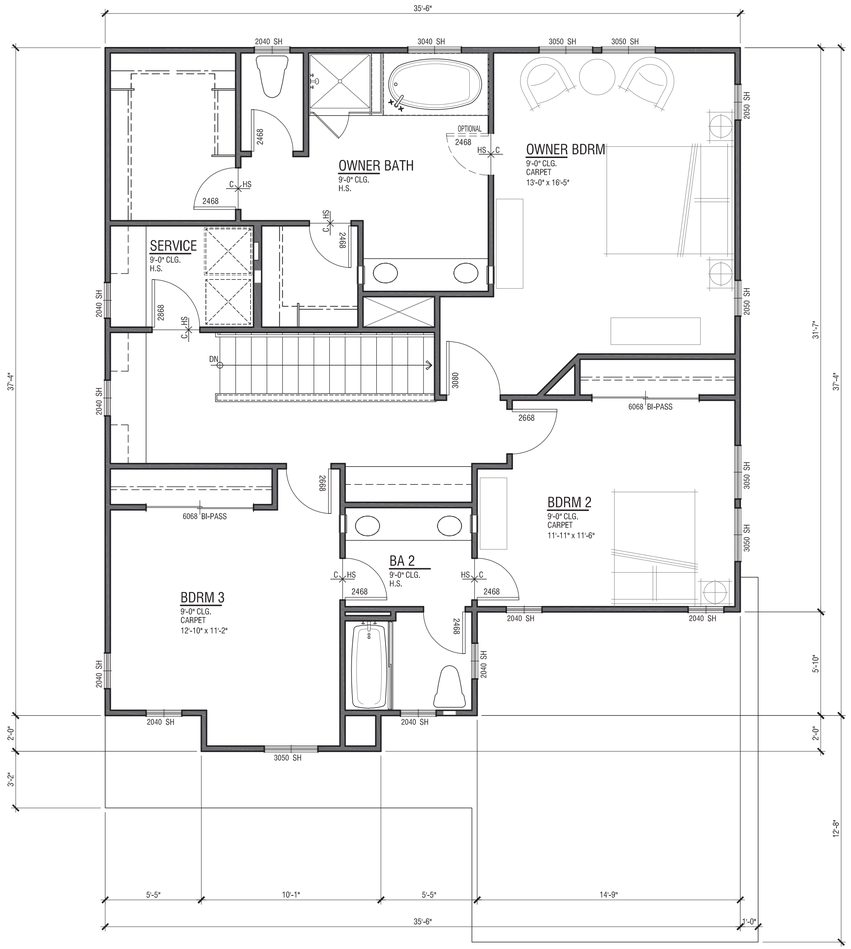
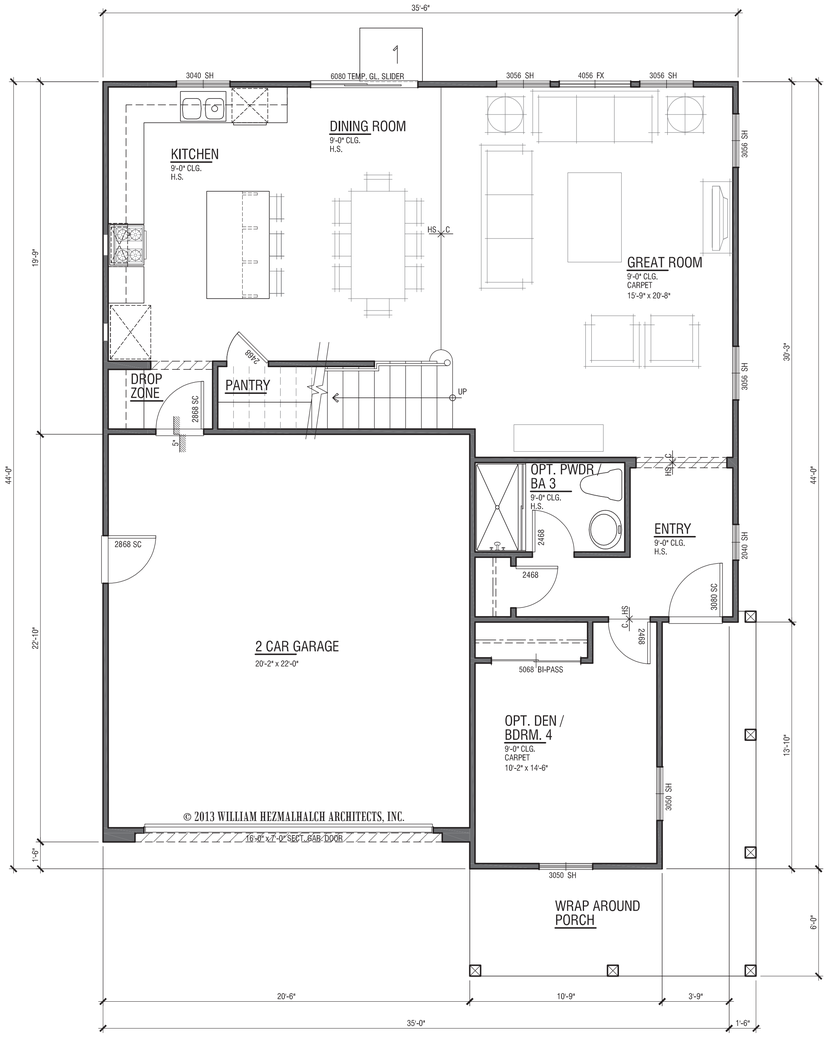


Upper Floor - 1,206 SF



Lower Floor - 1,005 SF

Plan 1

2,211 SF

4 Bdrm/3 Ba

2 Car Garage

0 4 8 16

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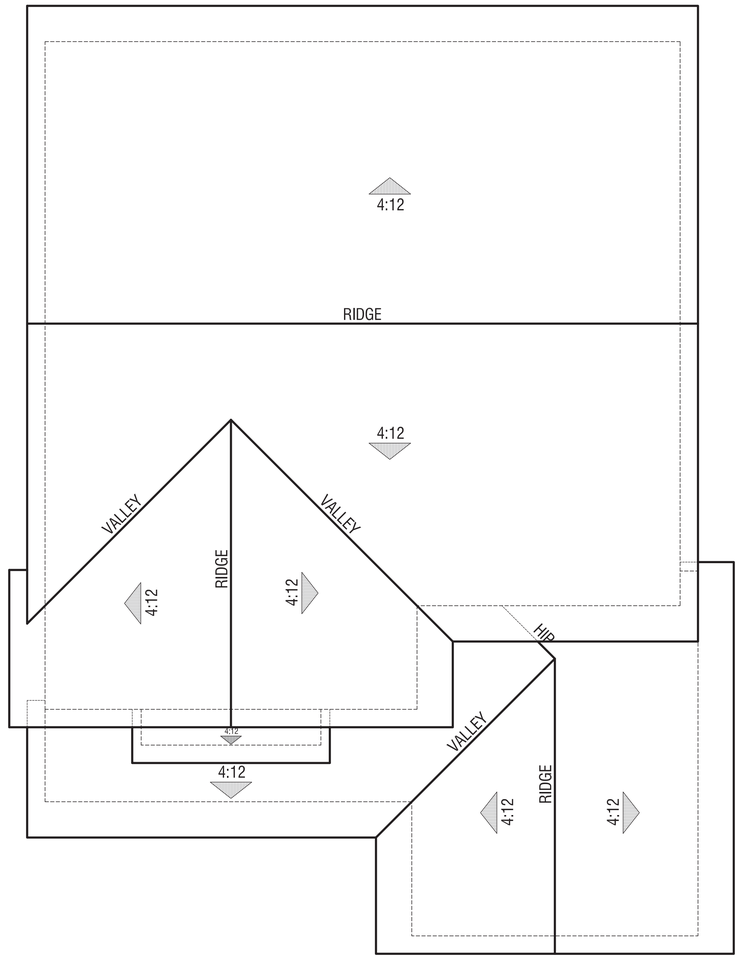
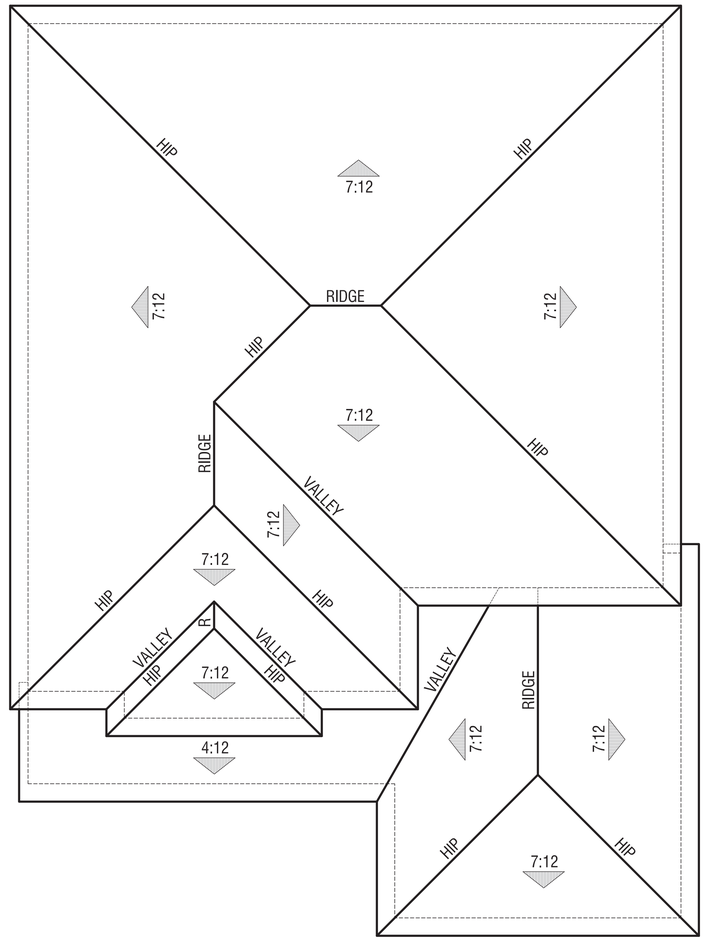


Elevation 'B' - Craftsman



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Elevation 'A' - Cottage

Plan 1

2,211 SF

4 Bdrm/3 Ba

2 Car Garage

0 4 8 16

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A1-2

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NOTE - Artist conception; colors, materials and application may vary.

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Elevation 'B' - Craftsman: Color Scheme 5

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD & WOOD OUTLOOKER
GABLE:	HORIZONTAL LAP SIDING
WALL:	STUCCO & HORIZONTAL LAP SIDING
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	WOOD COLUMN WITH MANUFACTURED STONE VENEER BASE PREFABRICATED SHUTTERS AND ENTRY DOOR ACCENT COLOR
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

0 4 8 16

Plan 1

2,211 SF

4 Bdrm/3 Ba

2 Car Garage

Elevation 'A' - Cottage: Color Scheme 2

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	WOOD COLUMN WITH SHAPED BRACE AND WOOD RAILING AT PORCH PREFABRICATED SHUTTERS AND ENTRY DOOR ACCENT COLOR DECORATIVE METAL POTSHELVES
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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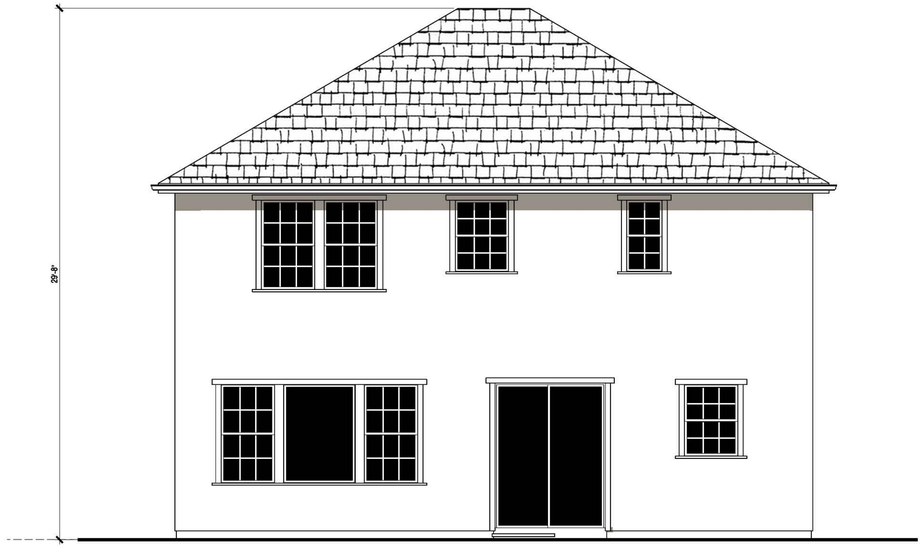
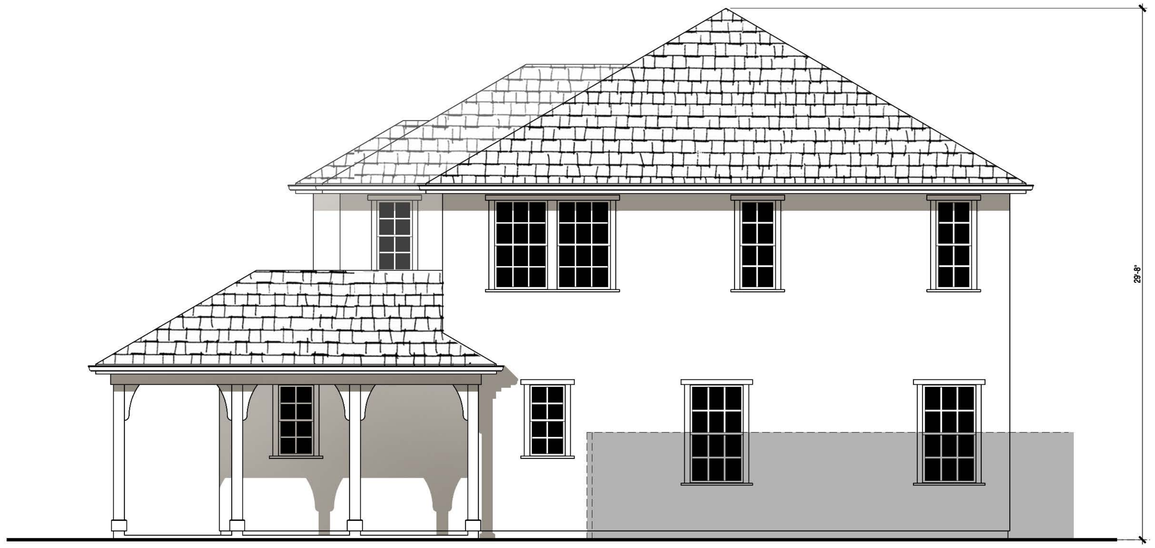
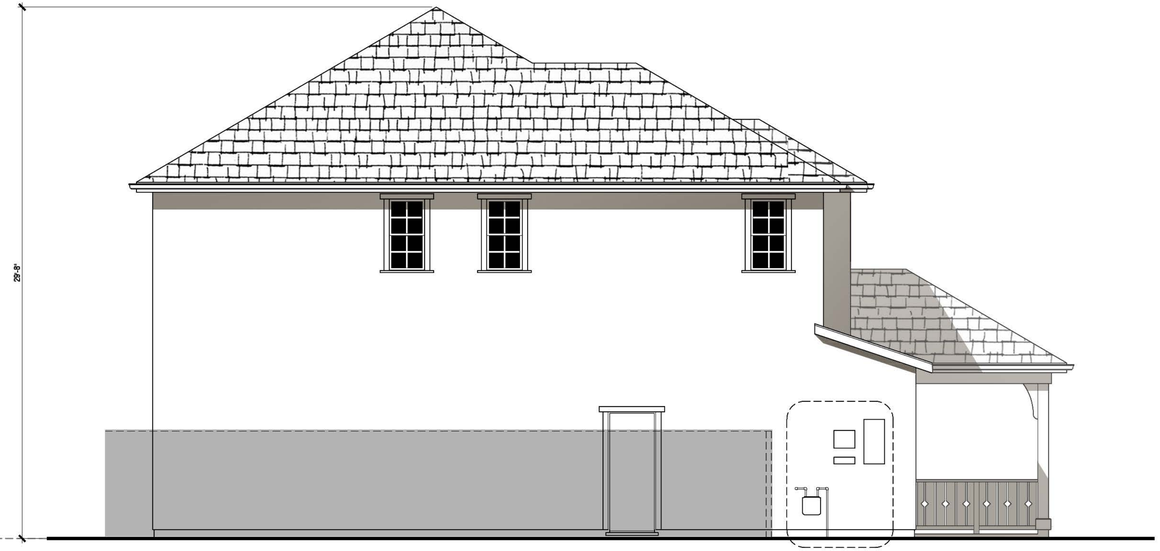


Rear Elevation



Right Elevation



Left Elevation

Front Elevation

0 4 8 16

Plan 1

Elevation 'A' - Cottage

2,211 SF

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 1

Elevation 'B' - Craftsman

2,211 SF

0 4 8 16

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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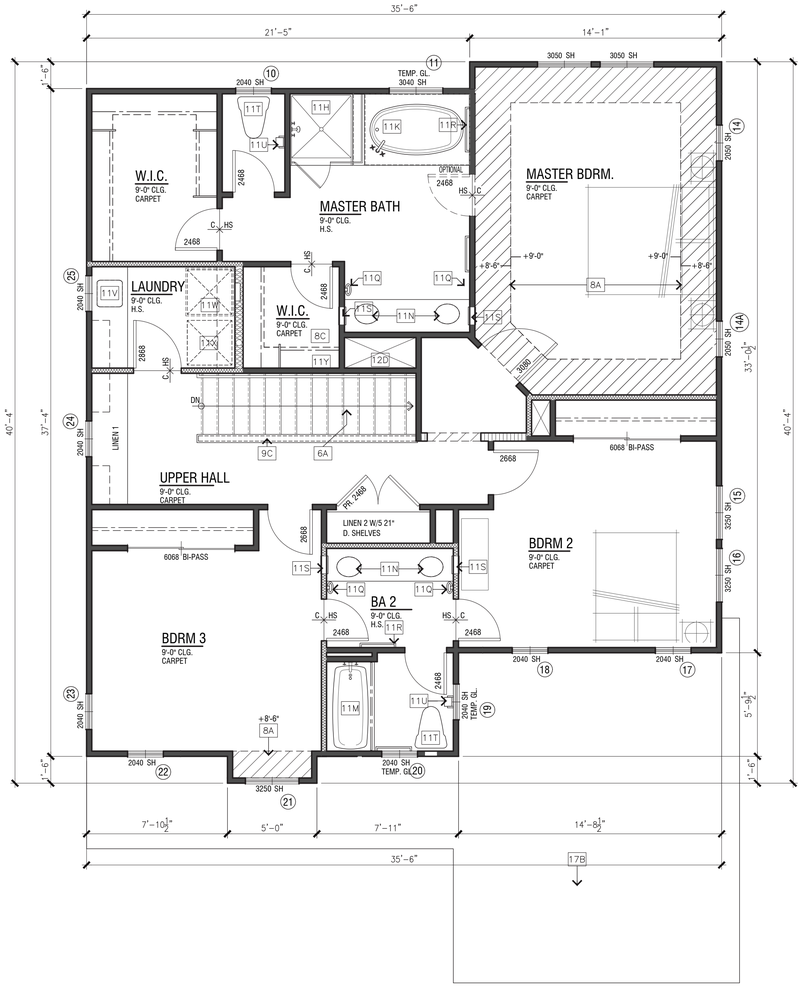
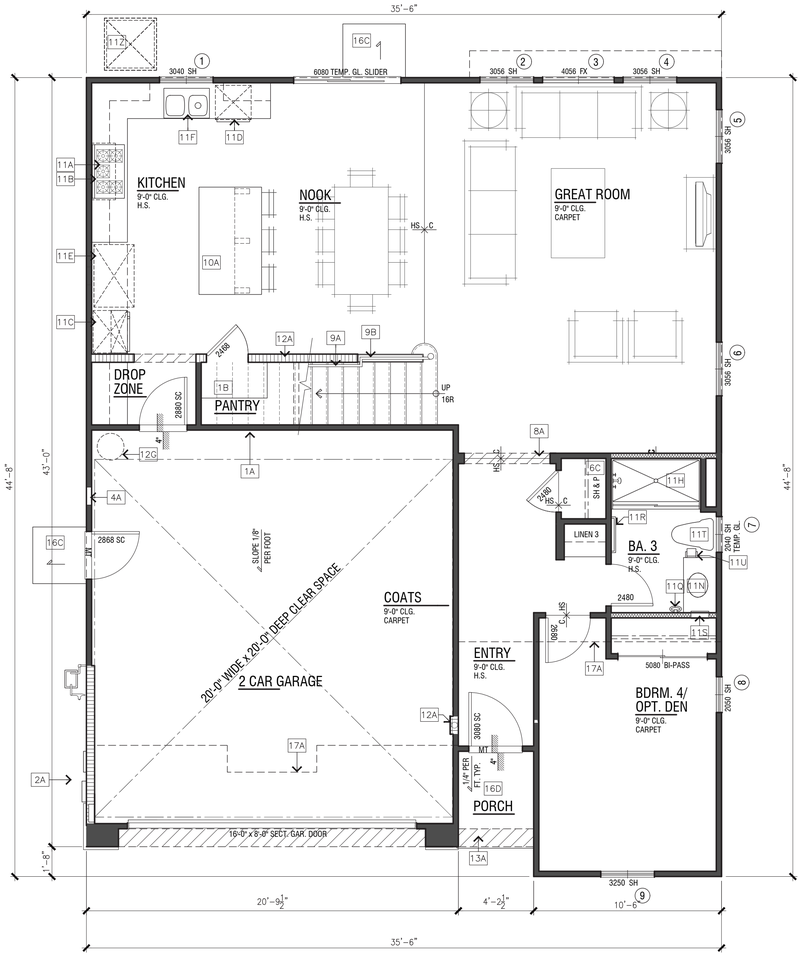


Upper Floor - 1,198 SF



Lower Floor - 1,056 - 1,064 SF

0 4 8 16

Plan 2

2,233-2,241 SF

4 Bdrm/3 Ba

2 Car Garage

CENTERPOINTE PRESBYTERIAN CHURCH

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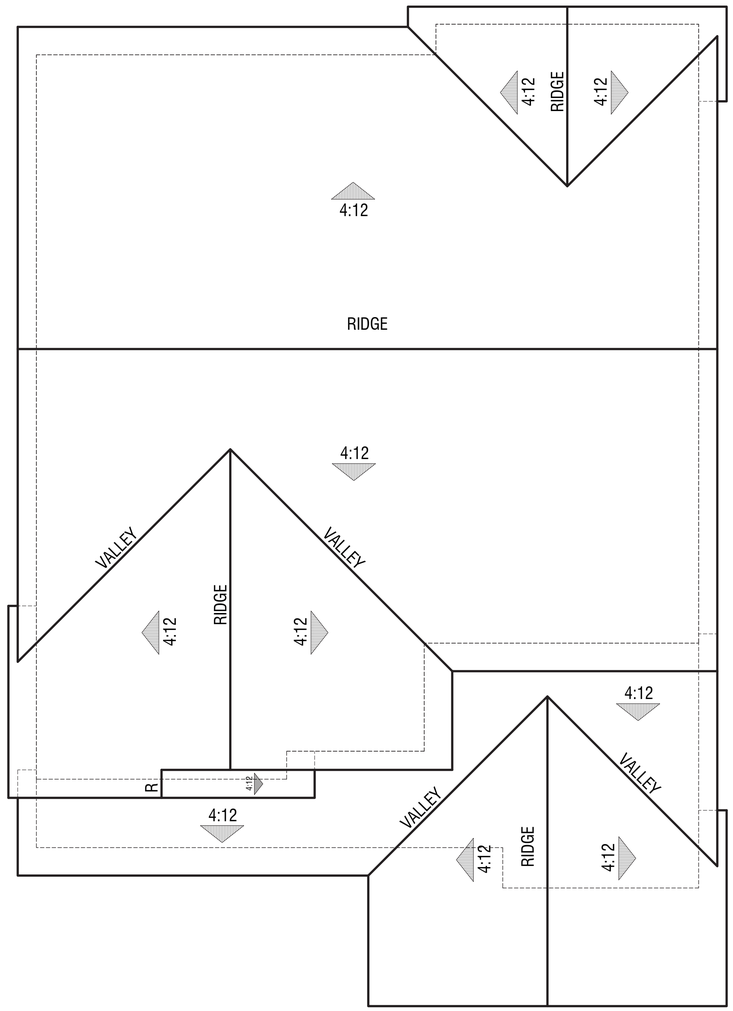

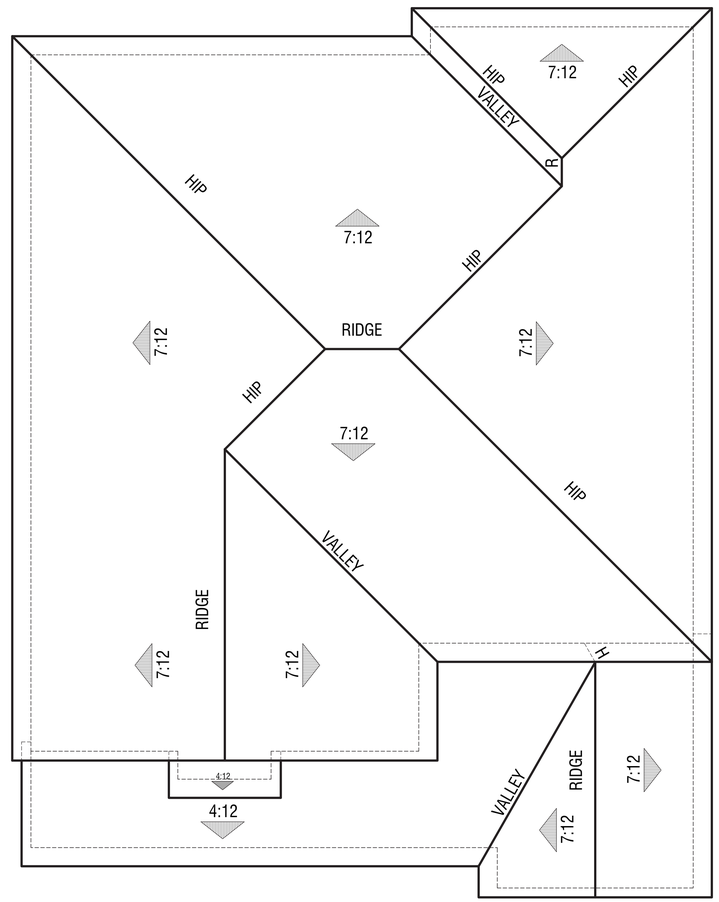

0 4 8 16

Plan 2

2,254-2,262 SF
4 Bdrm/3 Ba
2 Car Garage

CENTERPOINTE PRESBYTERIAN CHURCH

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Elevation 'B' - Craftsman: Color Scheme 4

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD & WOOD OUTLOOKER
GABLE:	HORIZONTAL LAP SIDING
WALL:	STUCCO & HORIZONTAL LAP SIDING
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	WOOD COLUMN WITH MANUFACTURED STONE VENEER BASE ENTRY DOOR ACCENT COLOR
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

0 4 8 16

Plan 2

2,254-2,262 SF

4 Bdrm/3 Ba

2 Car Garage

Elevation 'A' - Cottage: Color Scheme 3

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD
GABLE:	LOUVERED VENT WITH TRIM
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	WOOD COLUMN WITH SHAPED BRACE PREFABRICATED SHUTTERS AND ENTRY DOOR ACCENT COLOR
STONE:	MANUFACTURED STONE VENEER
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE. WITH GLASS LITES

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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A2-3

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

0 4 8 16

Plan 2

Elevation 'A' - Cottage

2,262 SF

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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A2-4

2014036

Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 2

Elevation 'B' - Craftsman

2,254 SF

0 4 8 16

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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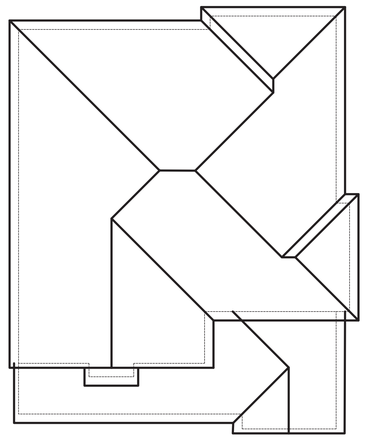
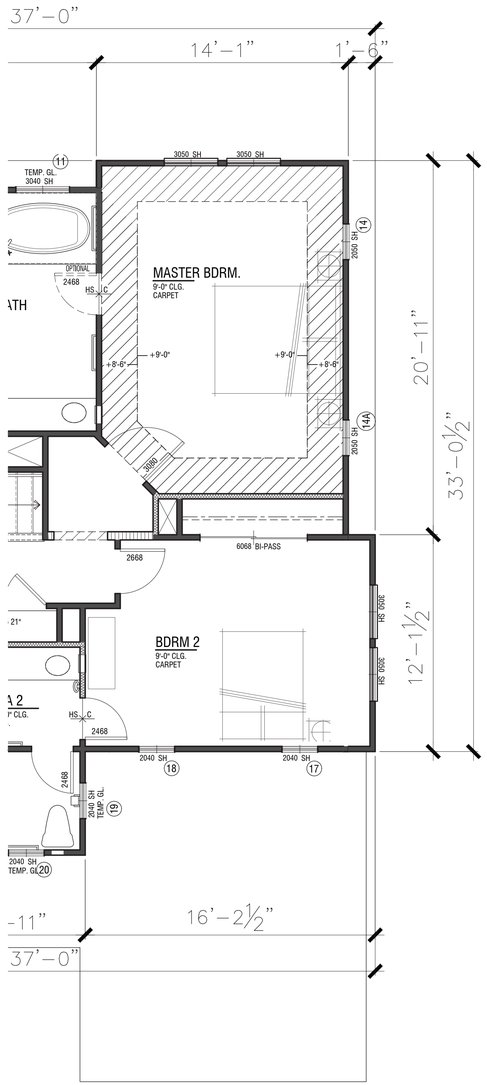
A2-5

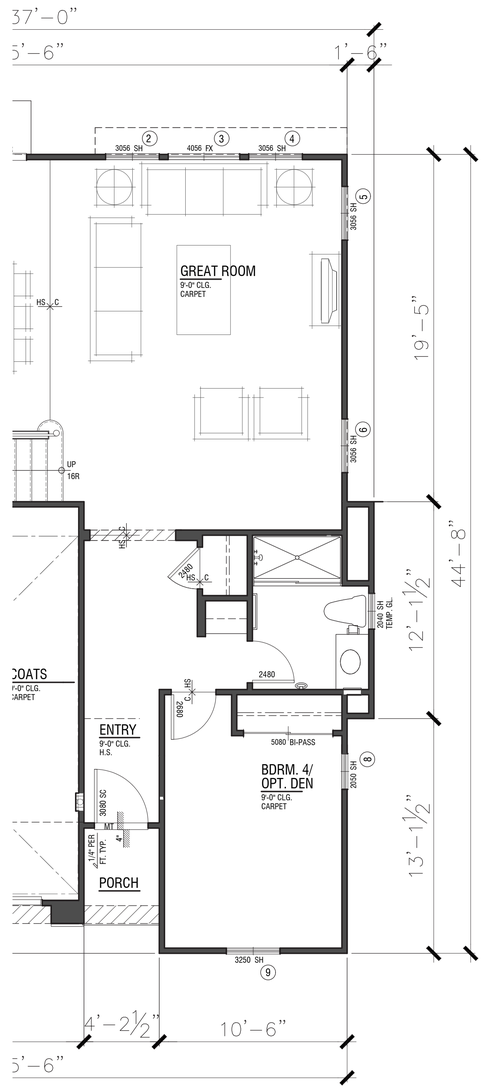
2014036



Roof Plan



Upper Floor - +18SF



Lower Floor - +10 SF

Plan 2X

Partial Floor Plans

CENTERPOINTE PRESBYTERIAN CHURCH

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A2-6

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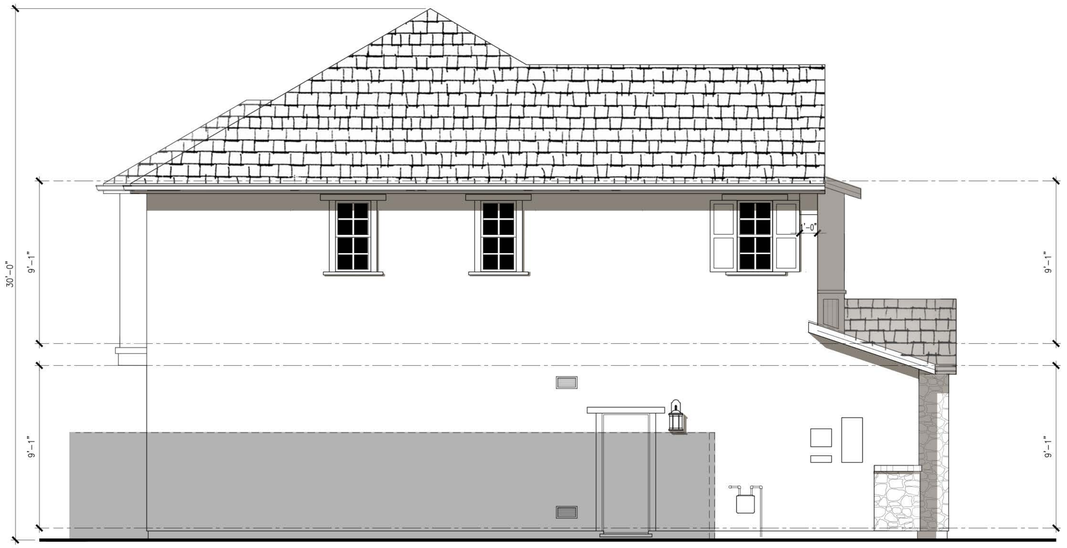
Rear Elevation

Right Elevation



Left Elevation

Front Elevation
Color Scheme 3

Plan 2X

Elevation 'A' - Cottage
2,311 SF

0 4 8 16

CENTERPOINTE PRESBYTERIAN CHURCH

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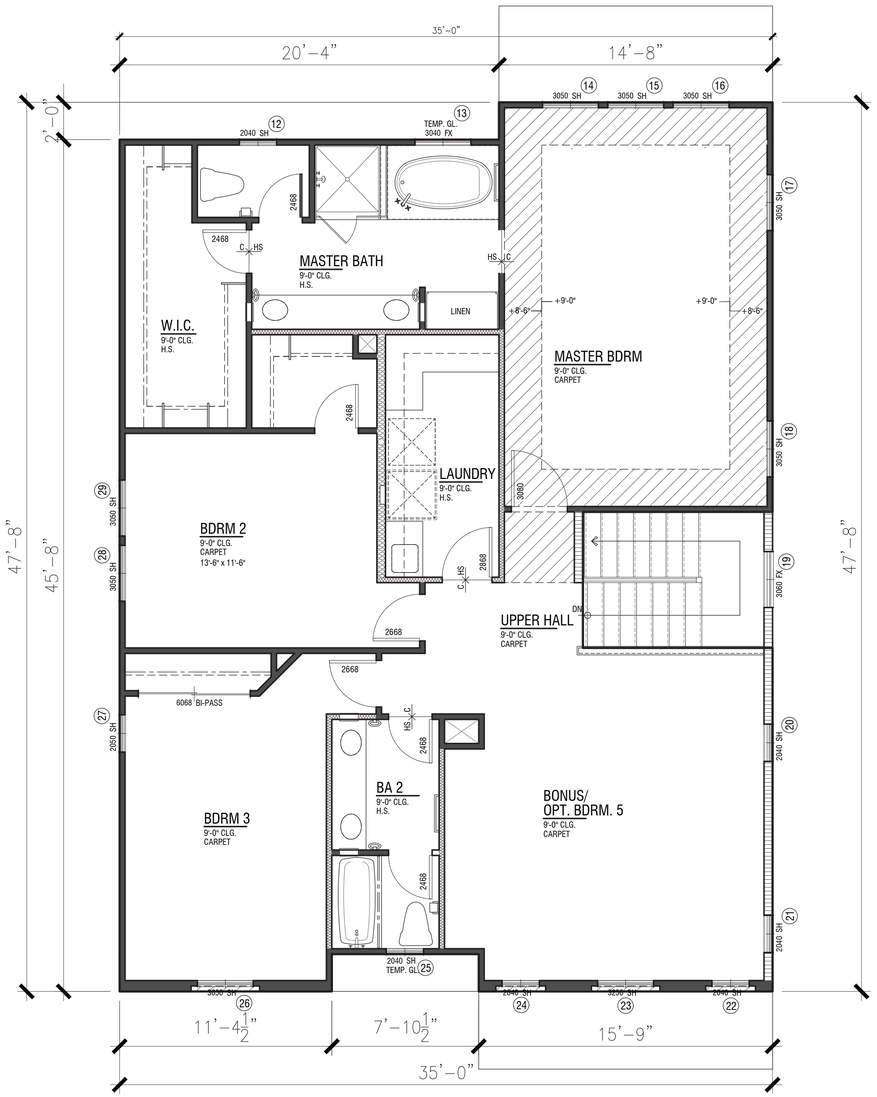

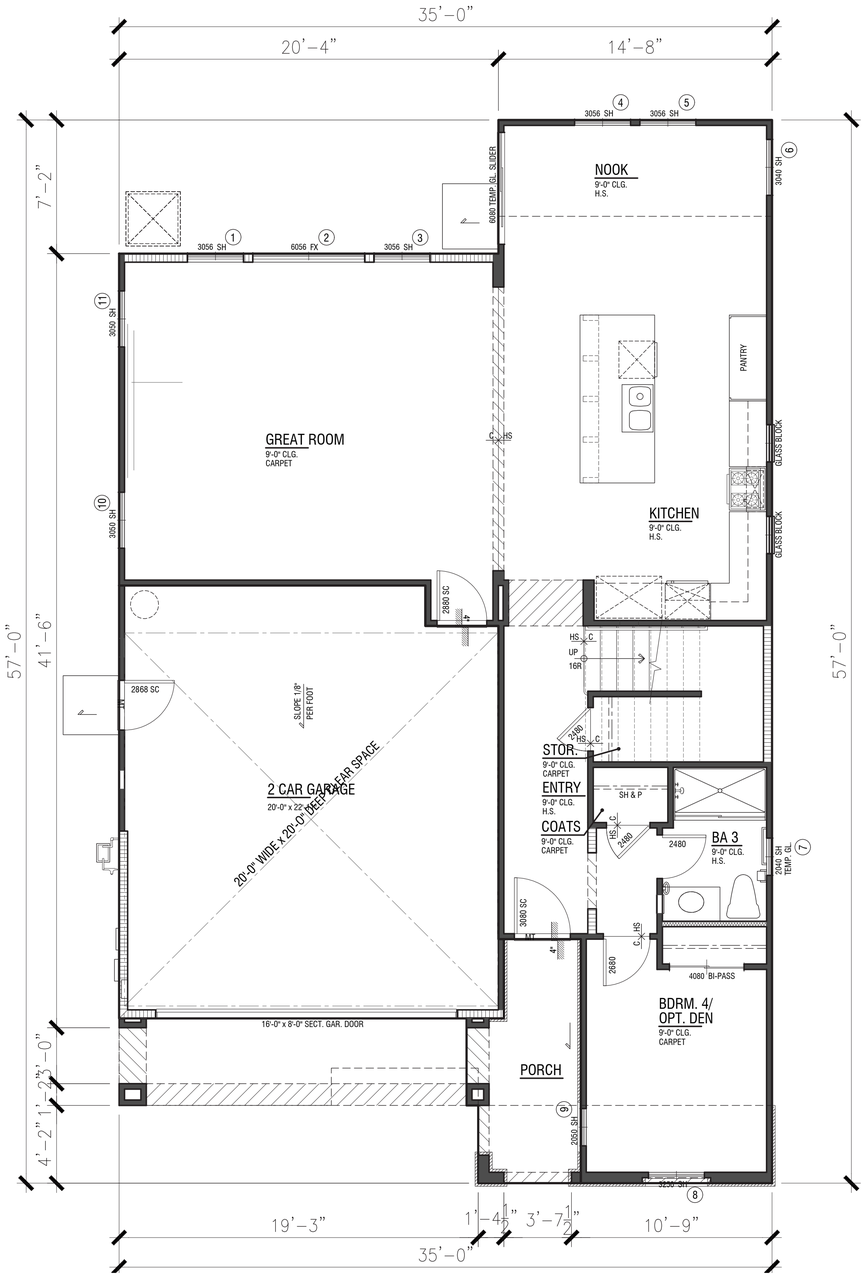

0 4 8 16

Upper Floor - 1,508 SF

Plan 3

2,685 SF

4 Bdrm/3 Ba

2 Car Garage

Lower Floor - 1,177 SF

CENTERPOINTE PRESBYTERIAN CHURCH

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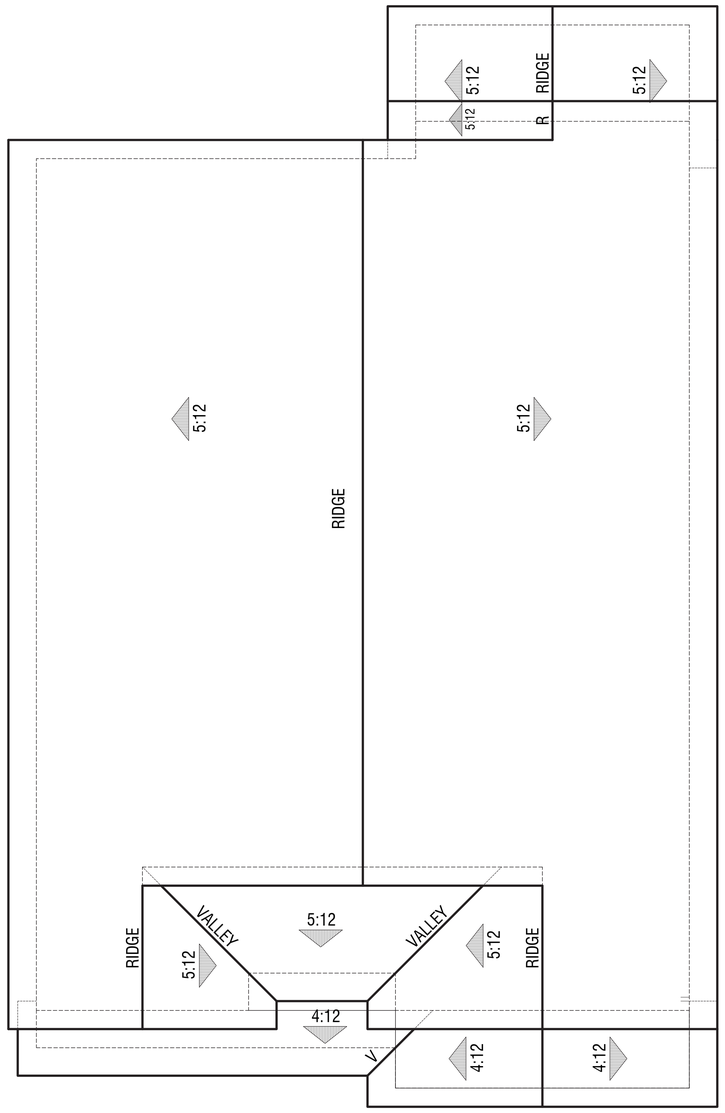


0 4 8 16

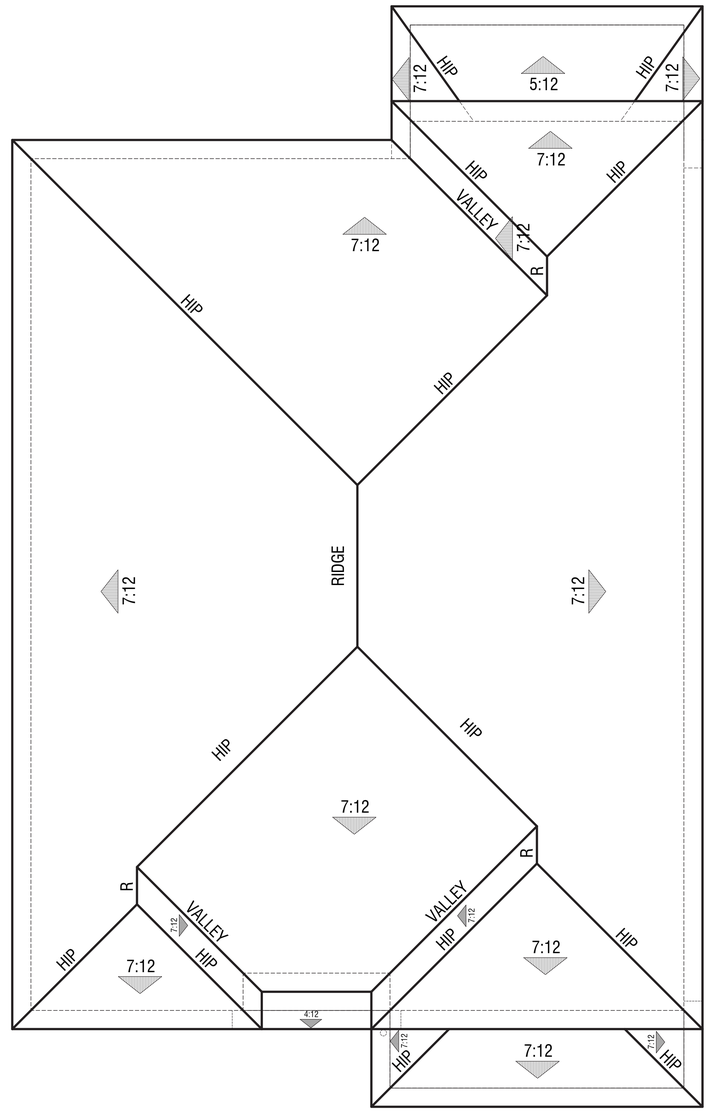
Elevation 'B' - Craftsman

Plan 3

2,685 SF

4 Bdrm/3 Ba

2 Car Garage



Elevation 'A' - Cottage

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Elevation ‘A’ - Cottage

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	PREFABRICATED SHUTTERS AND ENTRY DOOR ACCENT COLOR
STONE:	MANUFACTURED STONE VENEER
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

Elevation ‘C’ - SPANISH

ROOF:	TERRA COTTA ‘S’ TILE ROOF
FASCIA:	2 x 6 BARGE BOARD
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	PREFABRICATED SHUTTERS AND ENTRY DOOR ACCENT COLOR
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

Elevation ‘A’ - Cottage
Color Scheme 1

Elevation ‘B’ - CRAFTSMAN

ROOF:	COMPOSITION SHINGLE ROOF
FASCIA:	2 x 6 BARGE BOARD, WOOD OUTLOOKER & RAFTER TAILS
GABLE:	HORIZONTAL LAP SIDING
WALL:	STUCCO
TRIM:	STUCCO OVER FOAM TRIM PER ARCHITECTURAL STYLE
WINDOW:	VINYL WINDOW FRAMES WITH MULLION
ACCENTS:	WOOD COLUMNS WITH MANUFACTURED STONE VENEER BASE WOOD POTSHELF WITH CORBEL ENTRY DOOR ACCENT COLOR
GARAGE DOOR:	METAL SECTIONAL ROLL-UP GARAGE DOOR PER ARCHITECTURAL STYLE, WITH GLASS LITES

Elevation ‘C’ - Spanish
Color Scheme 7

Elevation ‘B’ - Craftsman
Color Scheme 5

0 4 8 16

Plan 3

2,685 SF
4 Bdrm/3 Ba
2 Car Garage

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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A3-3
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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

0 4 8 16

Plan 3

Elevation 'A' - Cottage

2,685 SF

CENTERPOINTE PRESBYTERIAN CHURCH

City of Pleasanton, CA

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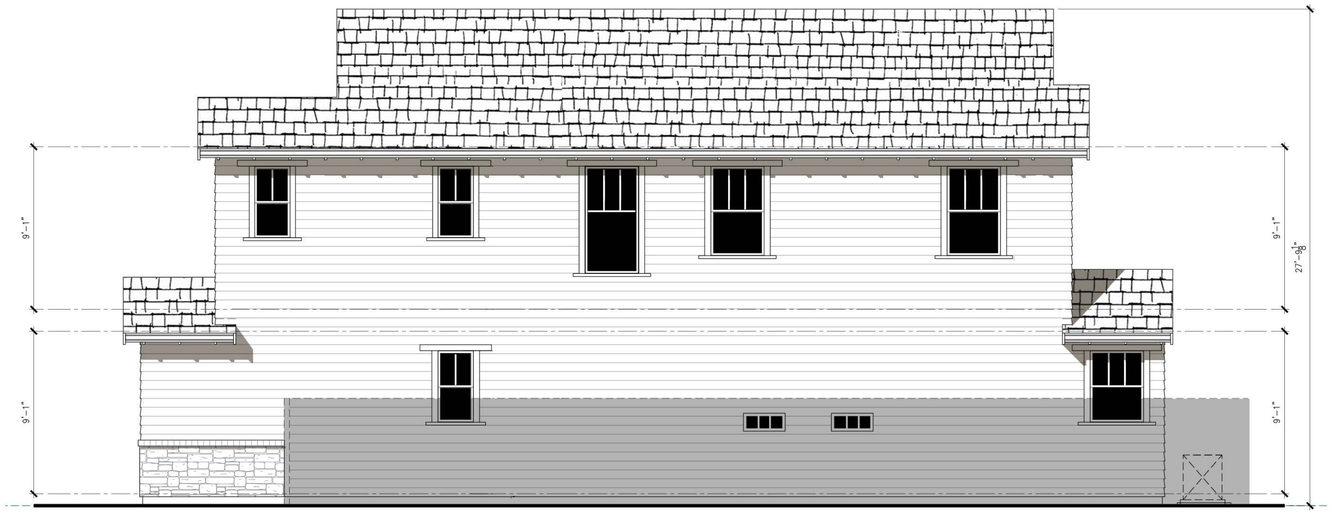
Rear Elevation



Right Elevation

Left Elevation

Front Elevation

Plan 3

Elevation 'B' - Craftsman

2,685 SF

CENTERPOINTE PRESBYTERIAN CHURCH

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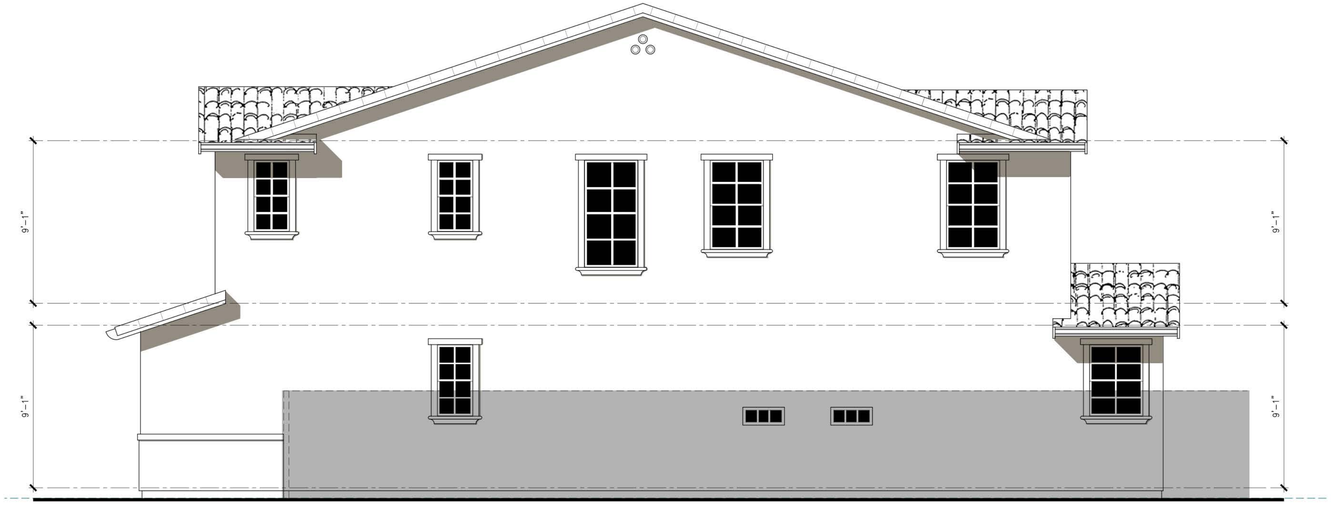
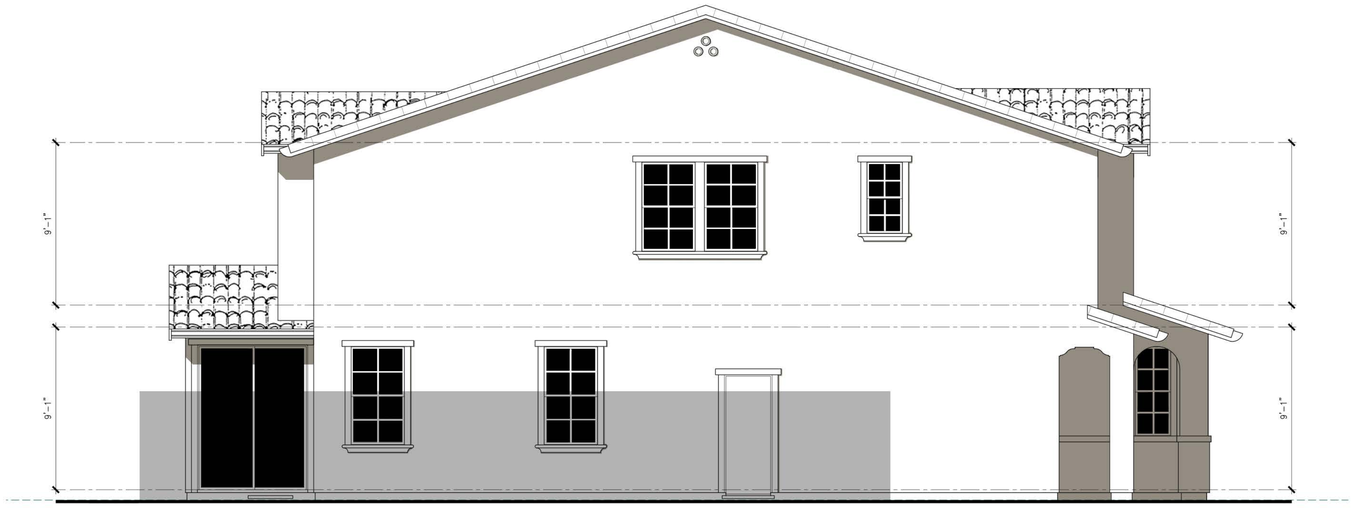
Rear Elevation



Right Elevation



Left Elevation

Plan 3

Elevation 'C' - Spanish

2,697 SF

Front Elevation

Color Scheme 7

CENTERPOINTE PRESBYTERIAN CHURCH

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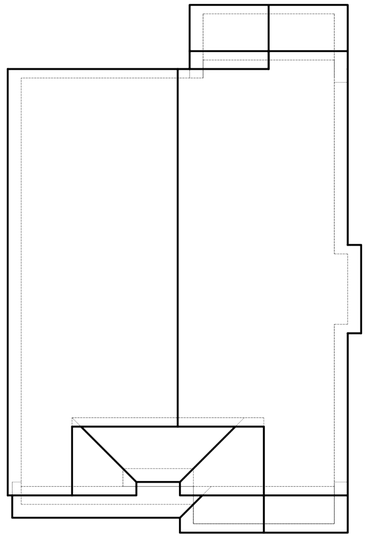
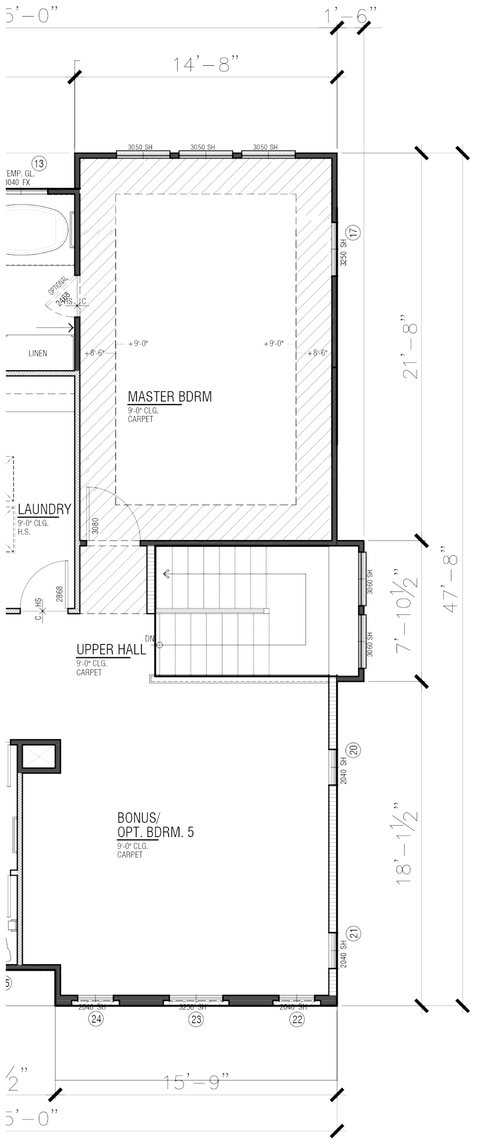
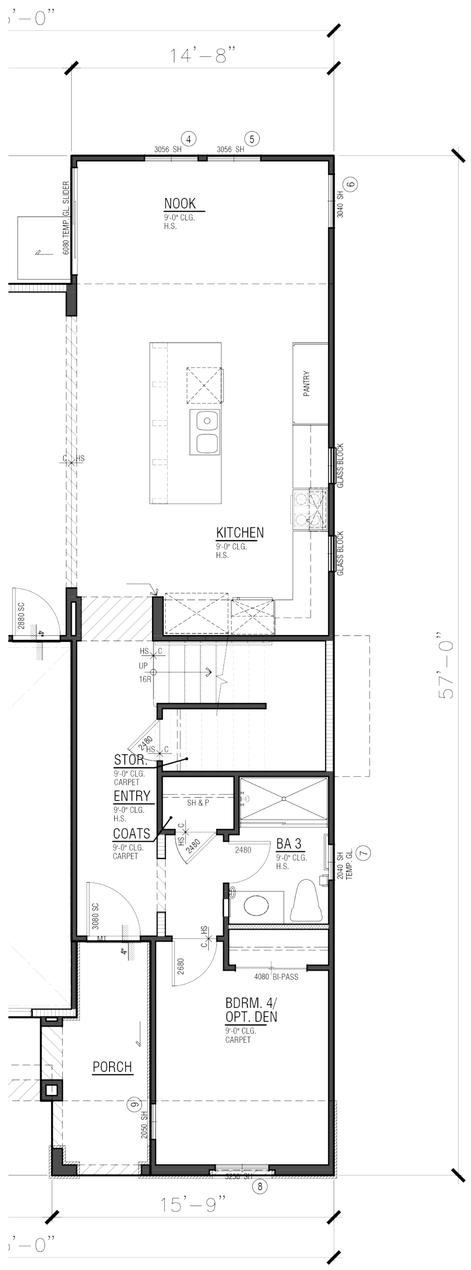


Roof Plan



Upper Floor - +12SF



Lower Floor

Plan 3X
Partial Floor Plans

CENTERPOINTE PRESBYTERIAN CHURCH

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation
Color Scheme 5

Plan 3X

Elevation 'B' - Craftsman
2,697 SF

CENTERPOINTE PRESBYTERIAN CHURCH

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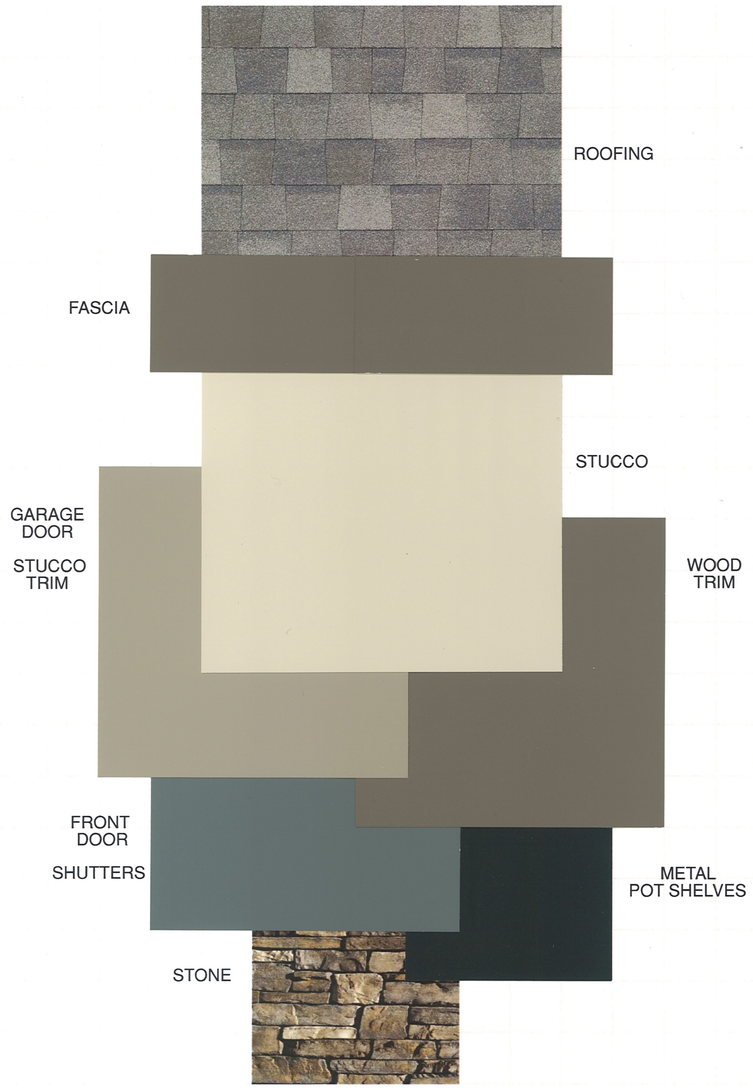

SINGLE FAMILY 'A' ELEVATIONS ONLY - COTTAGE

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 **1** 2014036

PONDEROSA HOMES

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WILLIAM HEZMALHALCH ARCHITECTS INC.

September 15, 2014

PONDEROSA HOMES — Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 1 *of [2,3]7* — *Single Family 'A' Elevations Only, Cottage*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	GEORGETOWN GRAY LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	ASPEN GROVE	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	MONTECITO CLIFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	KHAKI	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4641-1 BROWN MOUSE	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Garage Door Louvered Vents Secondary Doors Stucco Trim	KM 4601-2 DRIED GRASS	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Barge Boards Braces Eaves Fascia Wood Trim	KM 4581-3 BAT WING	KELLY-MOORE
ACCENT COLOR *(applied to):* Front Door Shutters	KM 5821-3 SANDPIPER COVE	KELLY-MOORE
METAL COLOR *(applied to):* Metal Pot Shelves	KMA 88-5 JAPANESE SABLE	KELLY-MOORE

Color Designer: Donna Aldrich

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REVISIONS:

REVISION NO.	*DATE*	*DESCRIPTION*
1	9/30/14	Brick added. Scheme 4 trim color #1 revised. Scheme 7 detail added.
2	3/12/15	Scheme 7 deleted.
3	6/15/15	New Scheme 7 added.

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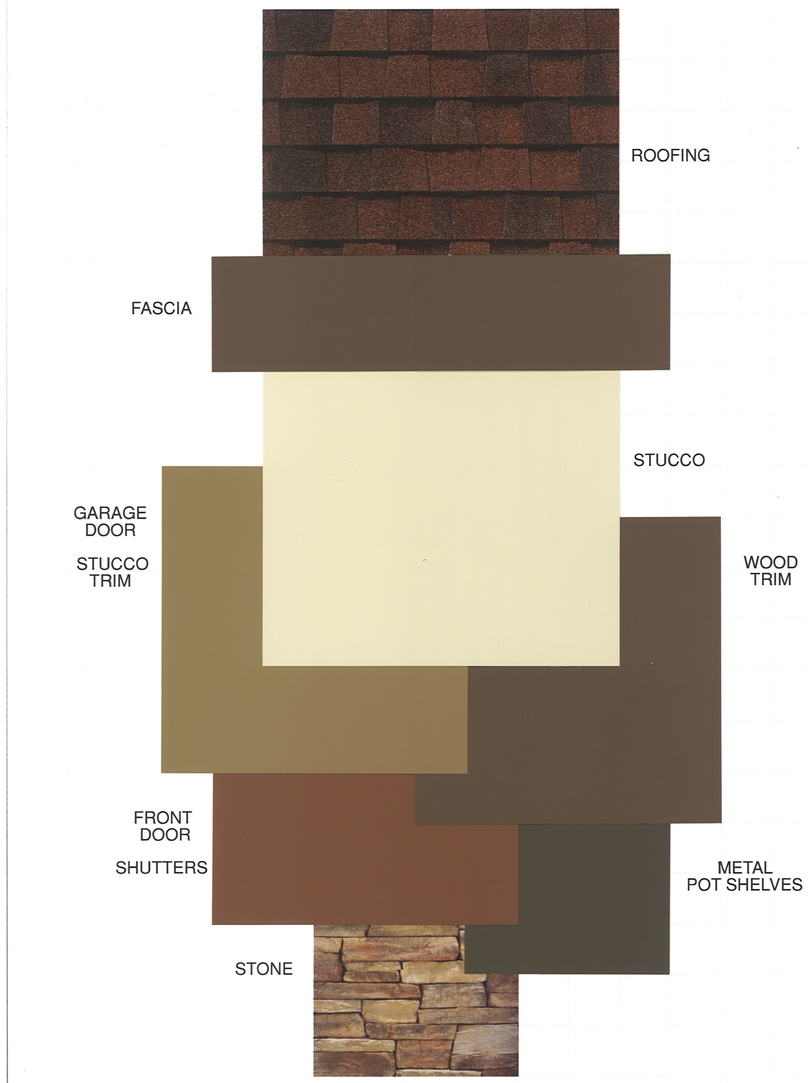

SINGLE FAMILY 'A' ELEVATIONS ONLY - COTTAGE

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 **2** 2014036

PONDEROSA HOMES

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PONDEROSA HOMES — Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 2 *of [2,3]7* — *Single Family 'A' Elevations Only, Cottage*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	BURNT SIENNA LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	FOLSOM GOLD	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	CAMBRIA CLIFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	CARAMEL	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4689-1 GARDEN LATTICE	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Garage Door, Louvered Vents, Secondary Doors, Stucco Trim	KM 4630-3 HOWLING COYOTE	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Barge Boards, Braces, Eaves, Fascia, Wood Trim	KM 4560-5 MEXICAN CHOCOLATE	KELLY-MOORE
ACCENT COLOR *(applied to):* Front Door, Shutters	KM 4526-5 COFFEE BAR	KELLY-MOORE
METAL COLOR *(applied to):* Metal Pot Shelves	KM 4568-5 TEA CHEST	KELLY-MOORE

Color Designer: Donna Aldrich

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REVISIONS:

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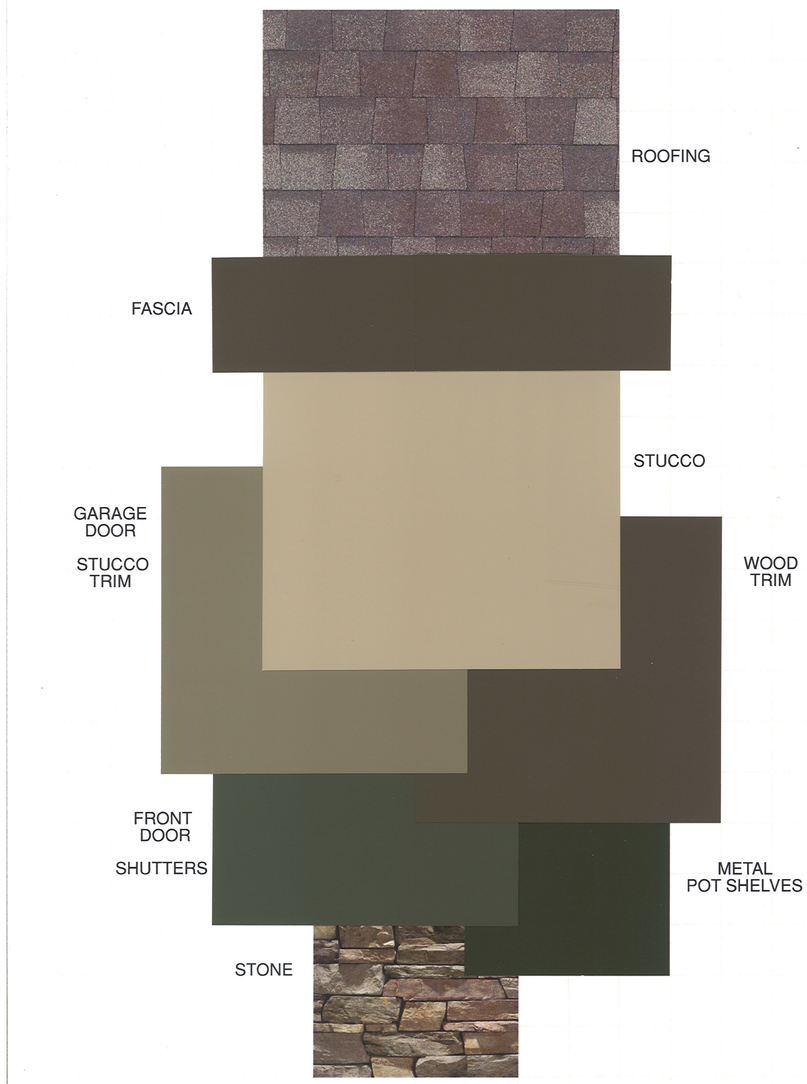

SINGLE FAMILY 'A' ELEVATIONS ONLY - COTTAGE

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 **3** 2014036

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September 15, 2014

PONDEROSA HOMES

Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 3 *of [2,3]7* — *Single Family 'A' Elevations Only, Cottage*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	WEATHERED WOOD LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	MIDNIGHT SMOKE	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	MANZANITA CLIFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	BROWN	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4543-2 COFFEE DIVA	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Garage Door Louvered Vents Secondary Doors Stucco Trim	KM 5779-3 EAGLE'S MEADOW	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Barge Boards Braces Eaves Fascia Wood Trim	KM 4568-5 TEA CHEST	KELLY-MOORE
ACCENT COLOR *(applied to):* Front Door Shutters	KM 4792-5 FERN GULLY	KELLY-MOORE
METAL COLOR *(applied to):* Metal Pot Shelves	KM 4820-5 CANNON BALL	KELLY-MOORE

Color Designer: Donna Aldrich

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REVISIONS:

REVISION NO.	*DATE*	*DESCRIPTION*
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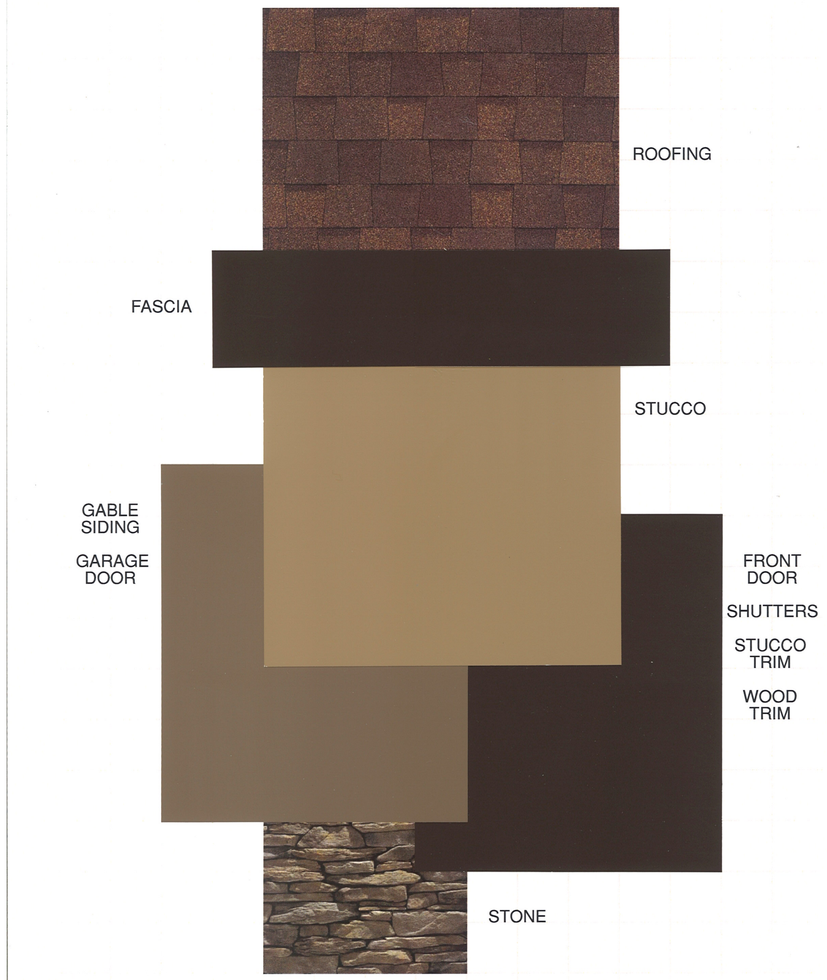

SINGLE FAMILY 'B' ELEVATIONS ONLY - CRAFTSMAN

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 **4** 2014036

PONDEROSA HOMES

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September 15, 2014

PONDEROSA HOMES — Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 4 *of [2,3]7* — *Single Family 'B' Elevations Only, Craftsman*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	HEATHER BLEND LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	FOLSOM GOLD	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	PRESCOTT BLUFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	LATTE	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4608-3 EARTHLY DELIGHT	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Barge Boards Braces Columns Eaves Fascia Front Door Louvered Vents Outlookers Pot Shelves Railing Shutters Stucco Trim Wood Trim	[1]417 OXFORD BROWN	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Gable Siding Garage Door Secondary Doors	KM 5709-5 MILL CREEK	KELLY-MOORE

Color Designer: Donna Aldrich

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REVISIONS:

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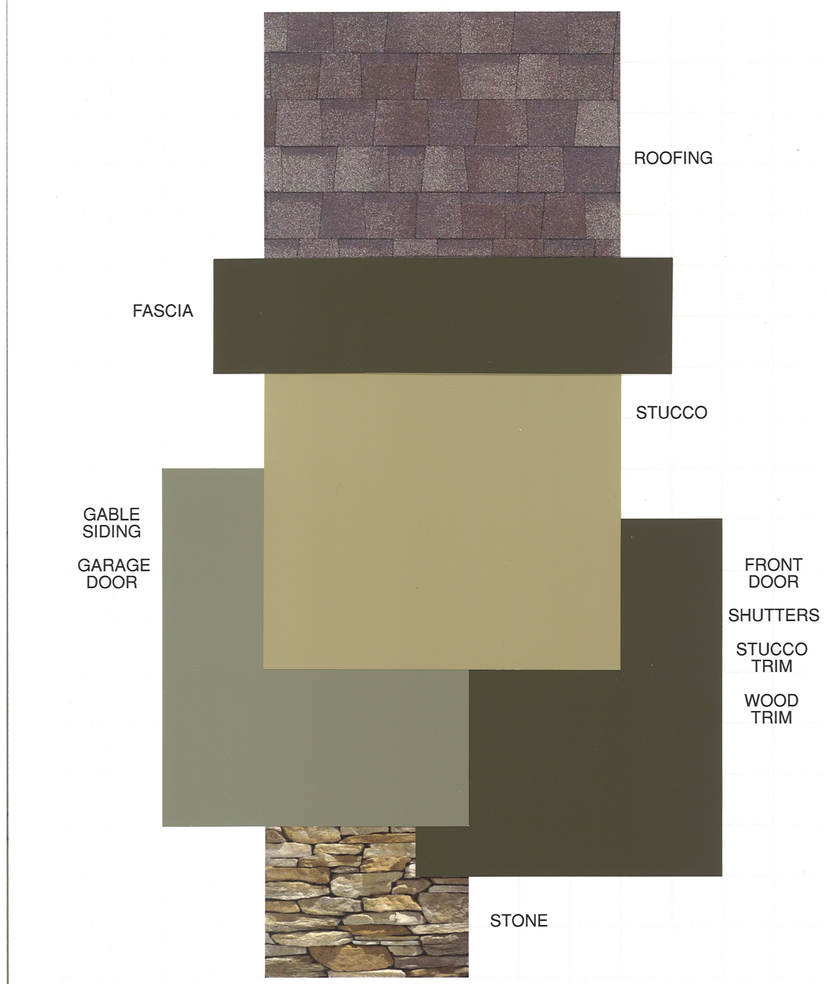


SINGLE FAMILY 'B' ELEVATIONS ONLY - CRAFTSMAN

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 **5** 2014036

PONDEROSA HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2014

For exact color refer to manufacturers' actual samples.

WILLIAM HEZMALHALCH ARCHITECTS INC.

September 15, 2014

PONDEROSA HOMES — Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 5 *of [2,3]7* — *Single Family 'B' Elevations Only, Craftsman*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	WEATHERED WOOD LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	ASPEN GROVE	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	LA PLATA BLUFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	CARAMEL	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4678-3 HEMP ROPE	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Barge Boards Braces Columns Eaves Fascia Front Door Louvered Vents Outlookers Pot Shelves Railing Shutters Stucco Trim Wood Trim	KM 5762-5 HIKING BOOTS	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Gable Siding Garage Door Secondary Doors	KM 5768-3 SAGE ADVICE	KELLY-MOORE

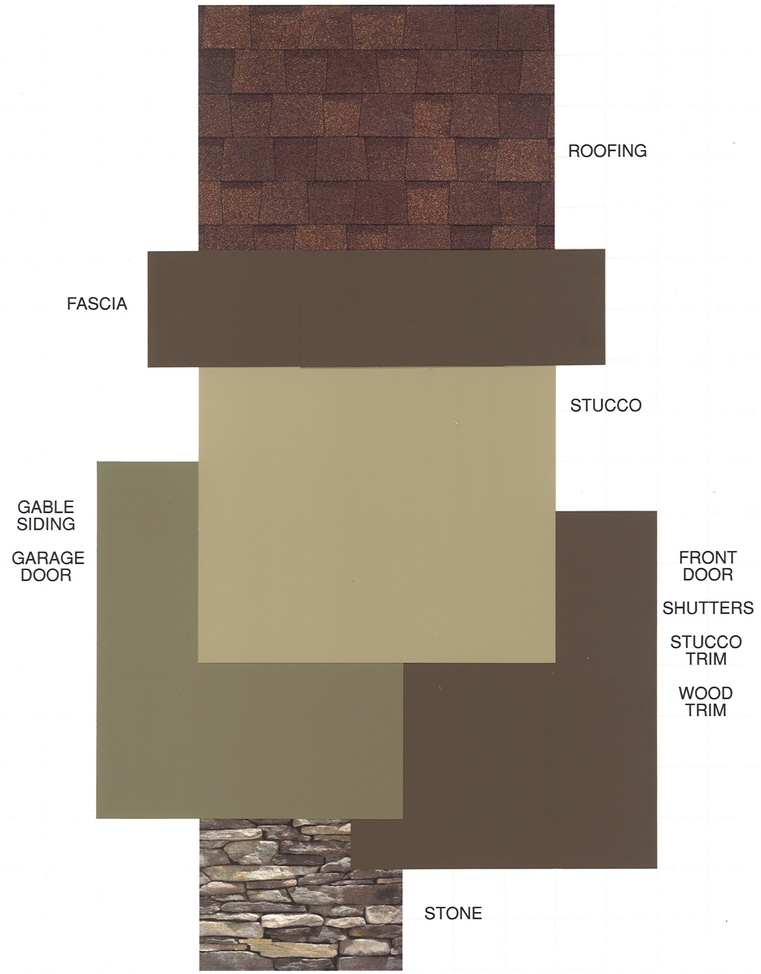
Color Designer: Donna Aldrich

William Hezmalhalch Architects, Inc. © 2014

REVISIONS:

REVISION NO.	*DATE*	*DESCRIPTION*
1	9/30/14	Brick added. Scheme 4 trim color #1 revised. Scheme 7 detail added.
2	3/12/15	Scheme 7 deleted.
3	6/15/15	New Scheme 7 added.

2850 Redhill Avenue Suite 200 Santa Ana CA 92705-5543
Tel 949 250 0607 Fax 949 250 1529
www.wharchitects.com
5000 Executive Parkway Suite 375 San Ramon CA 94583-4210
Tel 925 463 1700 Fax 949 250 1529



SINGLE FAMILY 'B' ELEVATIONS ONLY - CRAFTSMAN

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

9/15/14 — **6** — 2014036

PONDEROSA HOMES

WILLIAM HEZMALHALCH ARCHITECTS INC © 2014

For exact color refer to manufacturers' actual samples.

WILLIAM HEZMALHALCH ARCHITECTS INC.

September 15, 2014

PONDEROSA HOMES — Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 6 *of [2,3]7* — *Single Family 'B' Elevations Only, Craftsman*

MATERIAL	COLOR	MANUFACTURER
ROOFING: Composition Shingles	HEATHER BLEND LANDMARK	CERTAINTEED
[1]**BRICK** *(Standard Raked Joints)*	MIDNIGHT SMOKE	H.C. MUDDOX
MANUFACTURED STONE *(Standard Raked Joints)*	MINERET BLUFFSTONE	ELDORADO
MORTAR @ [1]BRICK & STONE	CARAMEL	ORCO
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	KM 4643-3 STICKS & STONES	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Barge Boards, Braces, Columns, Eaves, Fascia, Front Door, Louvered Vents, Outlookers, Pot Shelves, Railing, Shutters, Stucco Trim, Wood Trim	KM 4554-5 BUFFALO DANCE	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Gable Siding, Garage Door, Secondary Doors	KM 4707-3 HIDDEN COTTAGE	KELLY-MOORE

Color Designer: Donna Aldrich

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REVISIONS:

REVISION NO.	*DATE*	*DESCRIPTION*
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2	3/12/15	Scheme 7 deleted.
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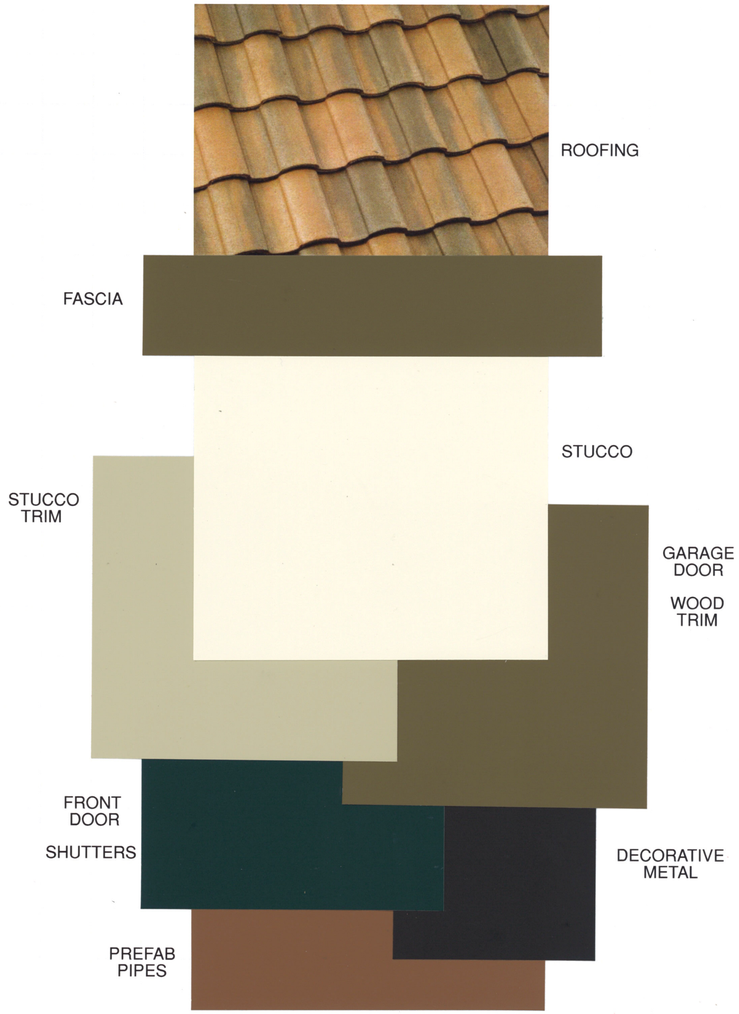

SINGLE FAMILY 'C' ELEVATIONS ONLY - SPANISH

CENTERPOINTE PRESBYTERIAN CHURCH

PLEASANTON, CALIFORNIA

6/15/15

7

2014036

PONDEROSA HOMES

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For exact color refer to manufacturers' actual samples.

WILLIAM HEZMALHALCH ARCHITECTS INC.

June15, 2015

PONDEROSA HOMES

Project #2014036

CENTERPOINTE PRESBYTERIAN CHURCH

Pleasanton, California

EXTERIOR COLOR & MATERIALS

SCHEME 7 *of 7*

Single Family 'C' Elevations Only, Spanish

MATERIAL	COLOR	MANUFACTURER
ROOFING: Concrete 'S' Tile	3645 SUNRISE	EAGLE
METAL BIRD STOP @ 'S' TILE *(Factory Finish)*	TERRA COTTA	EAGLE
GUTTERS & DOWNSPOUTS	Match Adjacent Color	KELLY-MOORE
STUCCO COLOR	14 FROST	KELLY-MOORE
TRIM COLOR #1 *(applied to):* Secondary Doors Stucco Trim	230 GRAYSTONE	KELLY-MOORE
TRIM COLOR #2 *(applied to):* Barge Boards Eaves Fascia Garage Door Rafter Tails Wood Trim	KM 5706-5 BONNIE'S BENCH	KELLY-MOORE
ACCENT COLOR *(applied to):* Front Door Shutters	KM 4841-5 THEATRE DRESS	KELLY-MOORE
METAL COLOR *(applied to):* Decorative Metal	407 CARBON	KELLY-MOORE
PREFAB PIPES	KM 5699-5 TAMARIND TART	KELLY-MOORE

Color Designer: Donna Aldrich

William Hezmalhalch Architects, Inc. © 2014

REVISIONS:

REVISION NO.	*DATE*	*DESCRIPTION*
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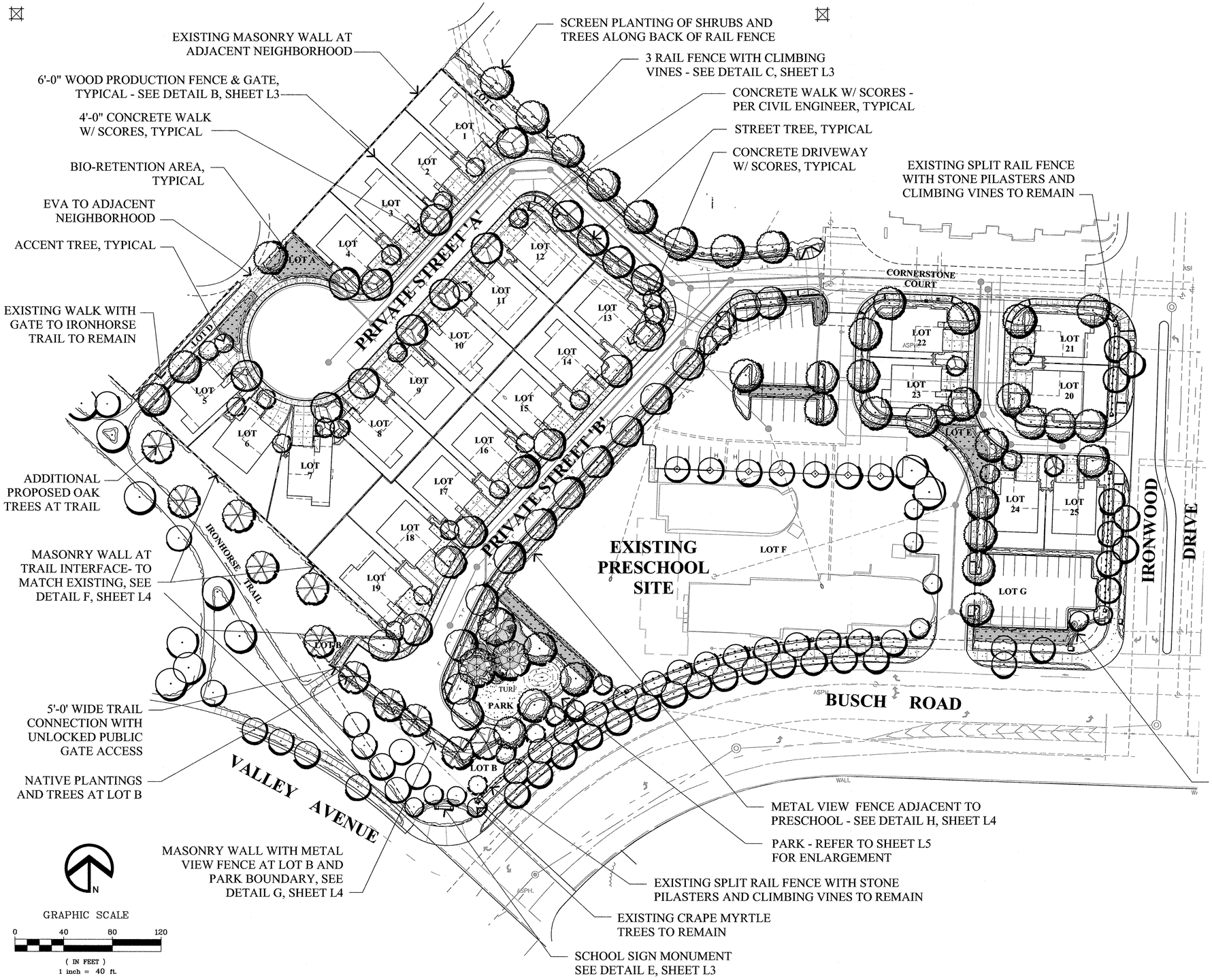


GRAPHIC SCALE

0 40 80 120

(IN FEET)
1 inch = 40 ft.

PRELIMINARY TREE PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
EXISTING TREES			
STREET TREES			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	LOW
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
OLEA EUOPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
OPEN SPACE TREES			
QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX	LOW
PARK CANOPY TREE			
PLATANUS ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	LOW

BIO RETENTION AREA SHRUB PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - BIO-RETENTION AREAS			
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEALVENLY BAMBOO	1 GALLON	LOW
NEPETA FAASSENII	CATMINT	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
STACHYS SPP.	LAMBS EAR	1 GALLON	LOW
TRICHOSTEMA SPP.	WOOLY BLUE CURLS	1 GALLON	LOW
GROUNDCOVER - BIO-RETENTION AREAS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET' 1 GALLON @ 36" O.C.	MANZANITA		LOW
MYOPORUM PARVIFOLIA 1 GALLON @ 36" O.C.	MYOPORUM		LOW
TURF - PARK			
TURF 'BOLERO' 100% FESCUE TURF AVAILABLE FROM DELTA BLUEGRASS	SODDED TURF		HIGH

GENERAL NOTES

2. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
3. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
4. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.
5. SEE SHEET L2 FOR FULL PROPOSED PRELIMINARY PLANT PALETTE.

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

PONDEROSA HOMES

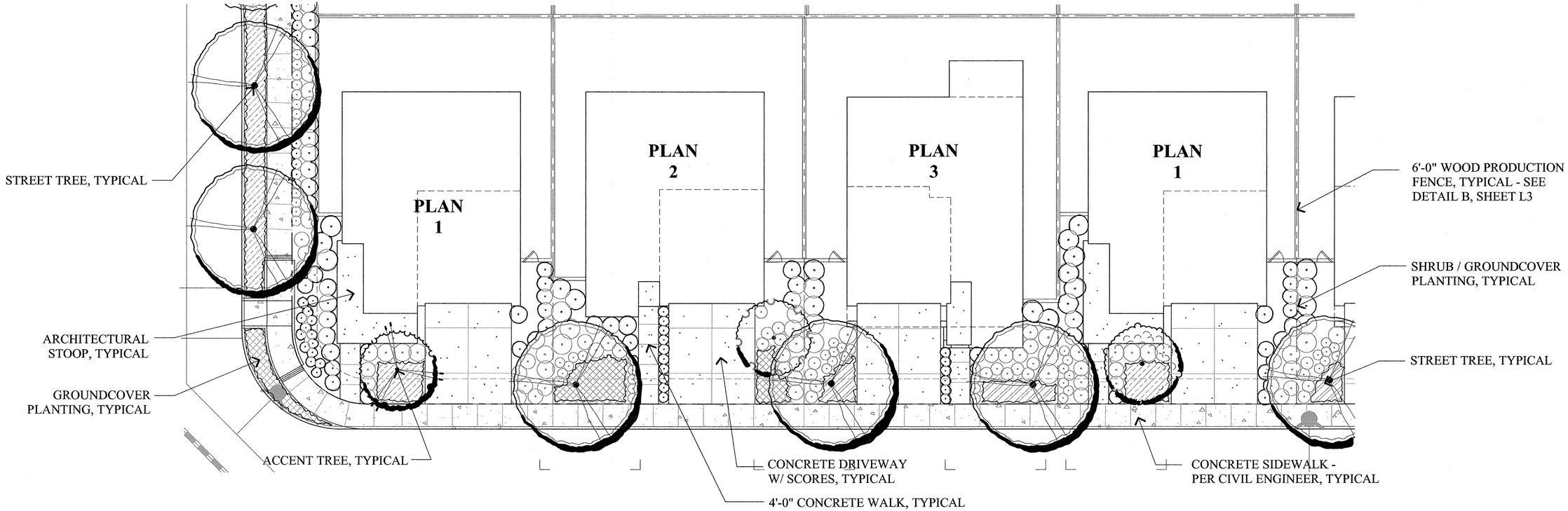
Preliminary Landscape Site Plan

The Villas at Ironwood

Pleasanton , California

AUGUST 2015

L1



PRELIMINARY PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
TREES			
ARBUTUS 'MARINA'	MARINA STRAWBERRY TREE	24"BOX	LOW
LAURUS N. 'SARATOGA'	SARATOGA LAUREL	24" BOX	LOW
PISTACHIA CHINENSIS	CHINESE PISTACHE	24" BOX	LOW
ACCENT TREES			
CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GALLON	LOW
LAGERSTROEMIA INDICA	CRAPE MYRTLE	15 GALLON	LOW
OLEA EUOPAEA 'SAN GABRIEL'	FRUITLESS OLIVE	15 GALLON	LOW
PRUNUS CAROLIANA	CAROLINA CHERRY	15 GALLON	LOW
PRUNUS C. 'KRAUTER VESUVIUS'	PURPLE-LEAF PLUM	15 GALLON	LOW
SHRUBS - FRONTYARD			
ARBUTUS U. 'COMPACTA'	COMPACT STRAWNERRY TREE	5 GALLON	LOW
ARCTOSTAPHYLOS 'HOWARD MCMINN'	MANZANITA	5 GALLON	LOW
BERBERIS 'CRIMSON PYGMY'	DWARF RED BARBERRY	1 GALLON	LOW
BERBERIS 'AUREA'	DWARF GOLD BARBERRY	1 GALLON	LOW
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CISTUS HYBRIDUS	ROCKROSE	5 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
DIETES IRIDIODES	FORTNIGHT LILY	1 GALLON	LOW
EUONYMUS J. 'MICROPHYLLUS'	BOXLEAF EUONYMUS	5 GALLON	LOW
EURYOPS P. 'MUNCHKIN'	DWARF EURYOPS	1 GALLON	LOW
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	LOW

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
SHRUBS - (CONT)			
FESTUCA GLAUCA	BLUE FESCUE	1 GALLON	LOW
GREVILLEA 'NOELLII'	WOOLY GREVILLEA	5 GALLON	LOW
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	LOW
ILEX C. 'BURFORDI'	BURFORD HOLLY	5 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	1 GALLON	LOW
JUNIPERUS S. 'MEDORA'	COLUMNAR JUNIPER	5 GALLON	LOW
LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GALLON	LOW
LAVATERA MARITIMA	TREE MALLOW	5 GALLON	LOW
LOROPETALUM CHINENSE	CHINESE FRINGE FLOWER	5 GALLON	LOW
LOROPETALUM C. 'RAZZLEBERRI'	RED FRINGE FLOWER	5 GALLON	LOW
MUHLENBERGIA RIGENS	DEER GRASS	5 GALLON	LOW
MYRTUS C. 'COMPACTA'	DWARF MYRTLE	5 GALLON	LOW
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'COMPACTA'	DWARF HEAVENLY BAMBOO	5 GALLON	LOW
NANDINA D. 'GULF STREAM'	GULF STREAM BAMBOO	1 GALLON	LOW
NEPETA FAASSENNII	CATMINT	1 GALLON	LOW
OLEA E. 'LITTLE OLLIE'	DWARF OLIVE	5 GALLON	LOW
PENNISETUM 'HAMELN'	DWARF FOUNTAIN GRASS	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	1 GALLON	LOW
PHORMIUM 'SEA MIST'	DWARF NEW ZEALAND FLAX	1 GALLON	LOW
PHORMIUM 'YELLOW WAVE'	NEW ZEALAND FLAX	5 GALLON	LOW
PRUNUS 'BRIGHT & TIGHT'	BRIGHT & TIGHT LAUREL	5 GALLON	LOW
PYRACANTHA 'SANTA CRUZ'	PROSTRATE FIRETHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'BALLERINA'	INDIA HAWTHORN	1 GALLON	LOW
RHAPHIOLEPIS I. 'WHITE ENCHANTRESS'	INDIA HAWTHORN	5 GALLON	LOW
ROSA 'CECILE BRUNNER'	CECILE BRUNNER ROSE	5 GALLON	LOW
ROSMARINUS 'COLLINGWOOD INGRAM'	ROSEMARY	5 GALLON	LOW
ROSMARINUS 'TUSCAN BLUE'	ROSEMARY	5 GALLON	LOW
SYRINGA VULGARIS	COMMON LILAC	5 GALLON	LOW
XYLOSMA C. 'COMPACTA'	COMPACT XYLOSMA	5 GALLON	LOW

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE
VINES			
MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	5 GALLON	LOW
ROSA BANKSIAE	LADY BANKS ROSE	5 GALLON	LOW
GROUNDCOVERS			
ARCTOSTAPHYLOS D. 'EMERALD CARPET' I GALLON @ 36" O.C.	BEARBERRY		LOW
MYOPORUM PARVIFOLIUM I GALLON @ 36" O.C.	MYOPORUM		LOW
SCAEVOLA 'MAUVE CLUSTERS' I GALLON @ 36" O.C.	FAN FLOWER		LOW
SHRUBS - BIO-SWALE			
BUDDLEJA DAVIDII	BUTTERFLY BUSH	5 GALLON	LOW
CAREX TUMICOLA	BERKELEY SEDGE	1 GALLON	LOW
DIANELLA INTERMEDIA	NO COMMON NAME	1 GALLON	LOW
DIETES BICOLOR	FORTNIGHT LILY	1 GALLON	LOW
ILEX VOMITORIA 'NANA'	DWARF YAUPON	1 GALLON	LOW
JUNCUS PATENS	CALIFORNIA RUSH	1 GALLON	LOW
NANDINA DOMESTICA 'GULF STREAM'	DWARF HEALVENLY BAMBOO	1 GALLON	LOW
NEPETA FAASSENII	CATMINT	1 GALLON	LOW
PHORMIUM T. 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GALLON	LOW
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GALLON	LOW
STACHYS SPP.	LAMBS EAR	1 GALLON	LOW
TRICHOSTEMA SPP.	WOOLY BLUE CURLS	1 GALLON	LOW
GROUNDCOVERS - BIO-SWALE			
ARCTOSTAPHYLOS D. 'EMERALD CARPET' I GALLON @ 36" O.C.	MANZANITA		LOW
MYOPORUM PARVIFOLIA I GALLON @ 36" O.C.	MYOPORUM		LOW

GENERAL NOTES

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

N

GRAPHIC SCALE

0 40 80 120

(IN FEET)

1 inch = 40 ft.

RIPLEY DESIGN GROUP

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

PONDEROSA HOMES

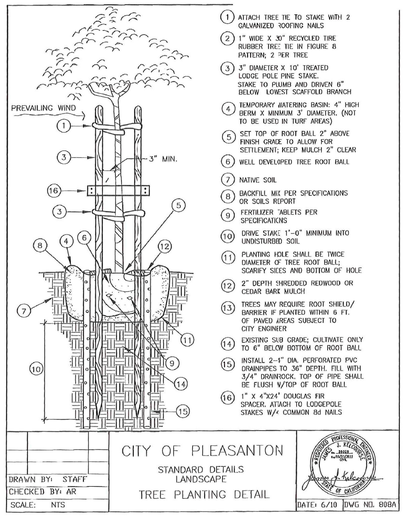
Preliminary Front Yard Typcial Production Landscape

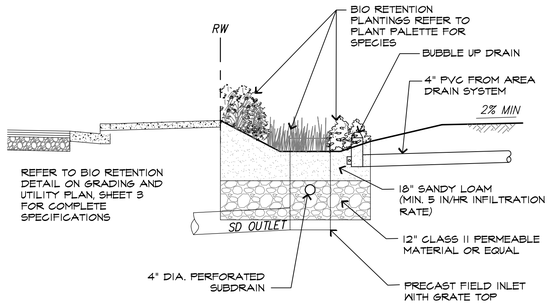
The Villas at Ironwood

Pleasanton , California

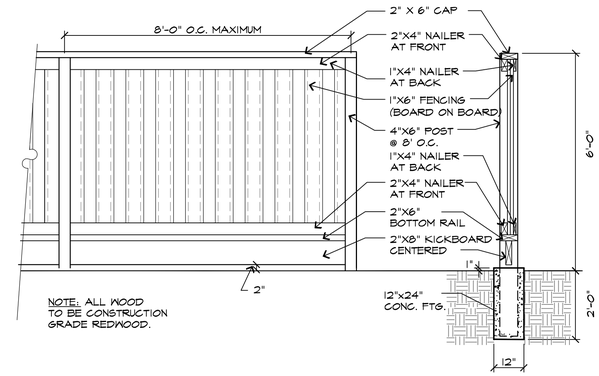
AUGUST 2015

L2

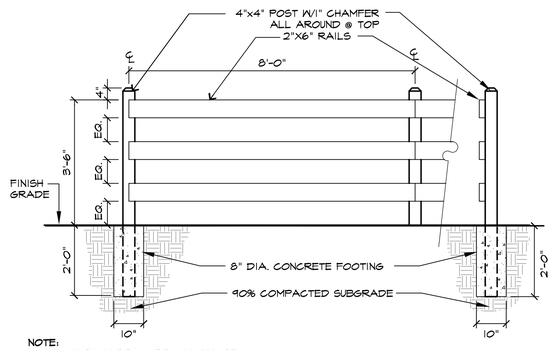




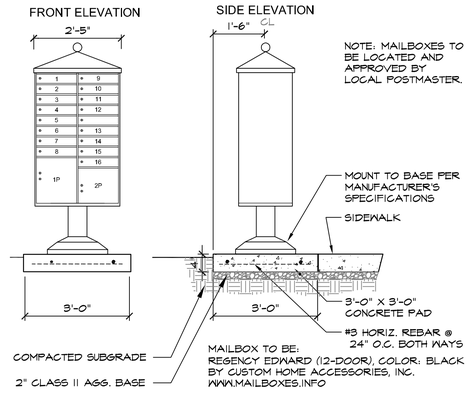
A **BIO-RETENTION PLANTING** SCALE: 3/8" = 1'-0"



B **WOOD FENCE W/KICKERBOARD** SCALE: 1/2" = 1'-0"



C **3-RAIL FENCE** SCALE: 1/2" = 1'-0"



D **COMMUNITY MAILBOXES**

E **SCHOOL SIGN MONUMENT**

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LAND PLANNING
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SUITE 314
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FAX: 925.9387436

PONDEROSA HOMES

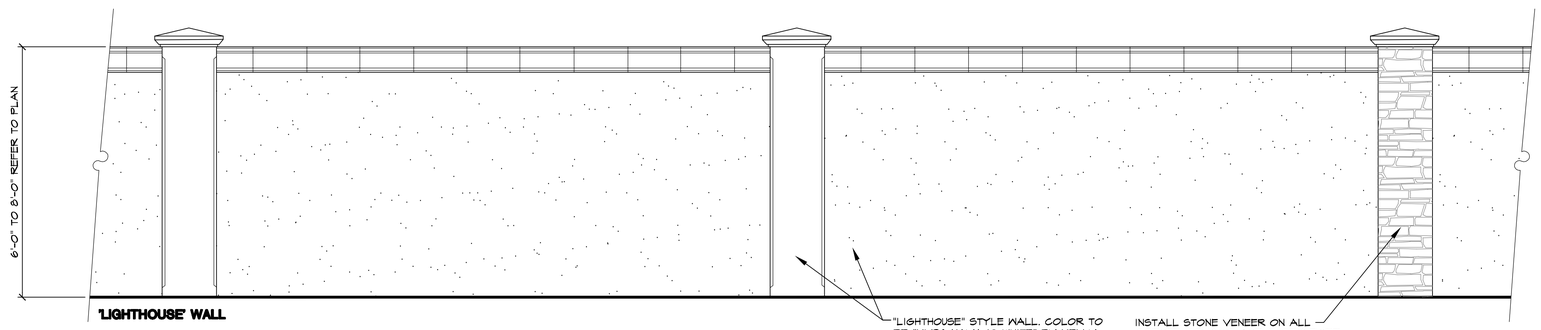
Preliminary Landscape Details

The Villas at Ironwood

Pleasanton, California

AUGUST 2015

L3

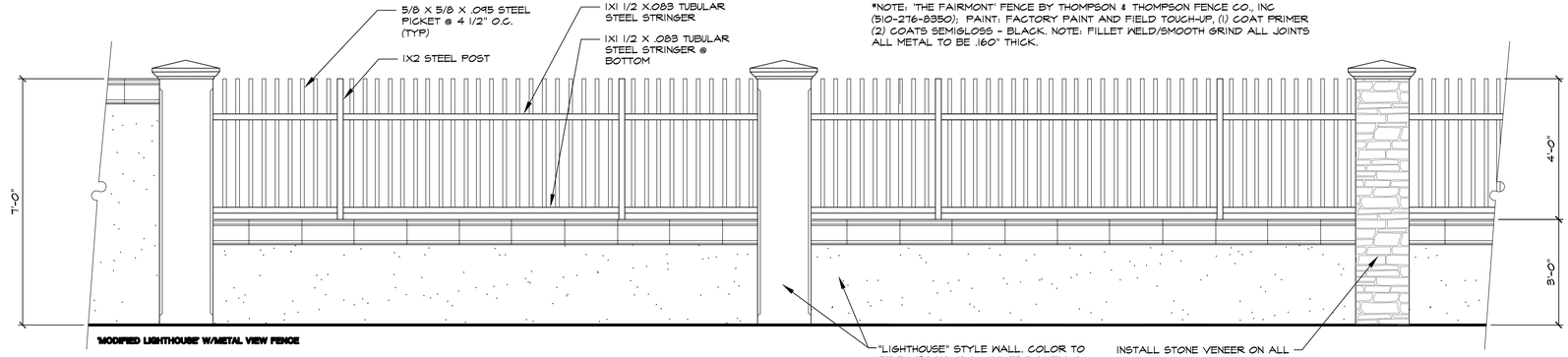


NOTE: ELEVATION DEPICTS WALL TREATMENT FACING THE PUBLIC STREETS.

NOTE:
1. COLUMNS ARE EVERY 17.25' O.C. MAXIMUM.
2. WALLS ARE U.S. CONCRETE PRECAST GROUP, "LIGHTHOUSE" STYLE OR EQUAL.
3. WALLS TO COMPLY WITH PROJECT SOUND STUDY.

F **MASONRY WALL** SCALE: 1/2" = 1'-0"

024 -



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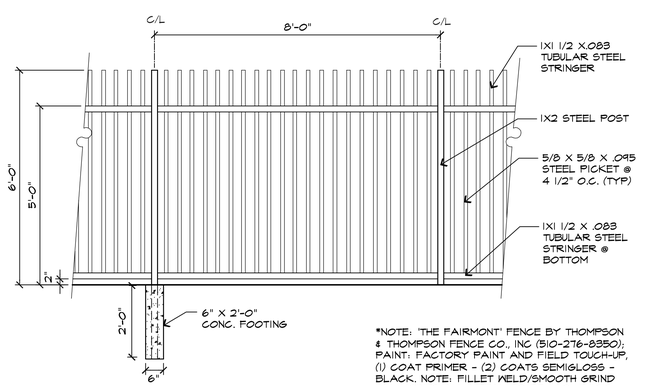
3. WALLS TO COMPLY WITH PROJECT SOUND STUDY.

G **MASONRY WALL W/ METAL VIEW FENCE** SCALE: 1/2" = 1'-0"

024 -



H **METAL VIEW FENCE** SCALE : 1/2"=1'-0"

024 - Fnc/Rlm

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LANDSCAPE ARCHITECTURE
LAND PLANNING
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SUITE 314
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TEL: 925.938.7377
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PONDEROSA HOMES

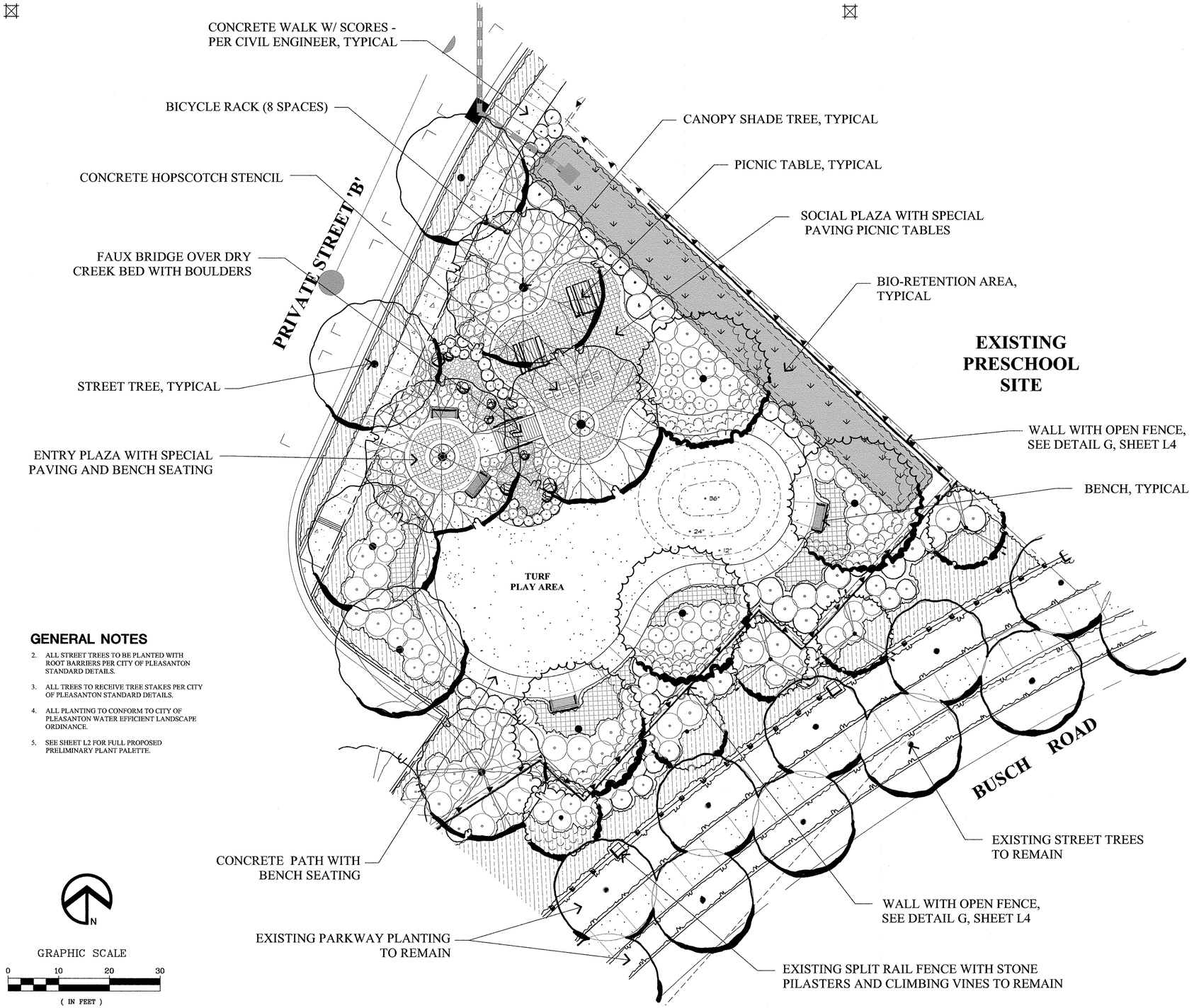
Preliminary Landscape Details

The Villas at Ironwood

Pleasanton, California

AUGUST 2015

L4



GENERAL NOTES

2. ALL STREET TREES TO BE PLANTED WITH ROOT BARRIERS PER CITY OF PLEASANTON STANDARD DETAILS.
3. ALL TREES TO RECEIVE TREE STAKES PER CITY OF PLEASANTON STANDARD DETAILS.
4. ALL PLANTING TO CONFORM TO CITY OF PLEASANTON WATER EFFICIENT LANDSCAPE ORDINANCE.
5. SEE SHEET L2 FOR FULL PROPOSED PRELIMINARY PLANT PALETTE.

N

GRAPHIC SCALE

0 10 20 30

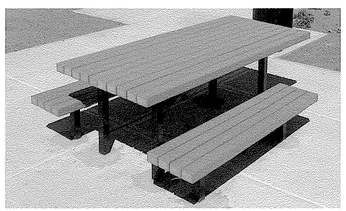
(IN FEET)
1 inch = 10 ft.

8-PLACE SUPER CYCLOOPS BIKE RACK #2175-8 BY TIMBERFORM
DIRECT BURY METAL FRAME, COLOR: POWDERCOATED BLACK
WWW.TIMBERFORM.COM

I **BICYCLE RACK**

6' PARKWAY BENCH #2017-6 BY TIMBERFORM
DIRECT BURY METAL FRAME, COLOR: POWDERCOATED BLACK
3 X 4 RECYCLED PLASTIC SLATS, COLOR: CEDAR
WWW.TIMBERFORM.COM

J **BENCH**



PARKWAY PICNIC TABLE #2064 & #2065 (ADA) BY TIMBERFORM
DIRECT BURY METAL FRAME, COLOR: POWDERCOATED BLACK
3 X 4 RECYCLED PLASTIC SLATS, COLOR: CEDAR
WWW.TIMBERFORM.COM

K **PICNIC TABLE**

RIPLEY DESIGN GROUP

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

PONDEROSA HOMES

Conceptual Park Landscape Plan

The Villas at Ironwood

Pleasanton , California

AUGUST 2015

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