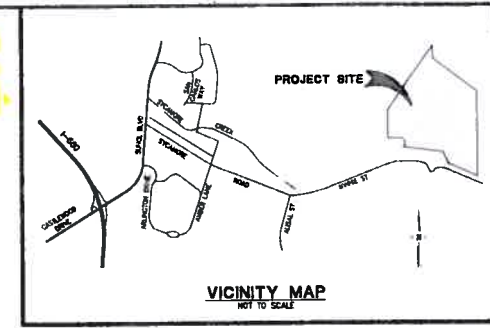


# PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

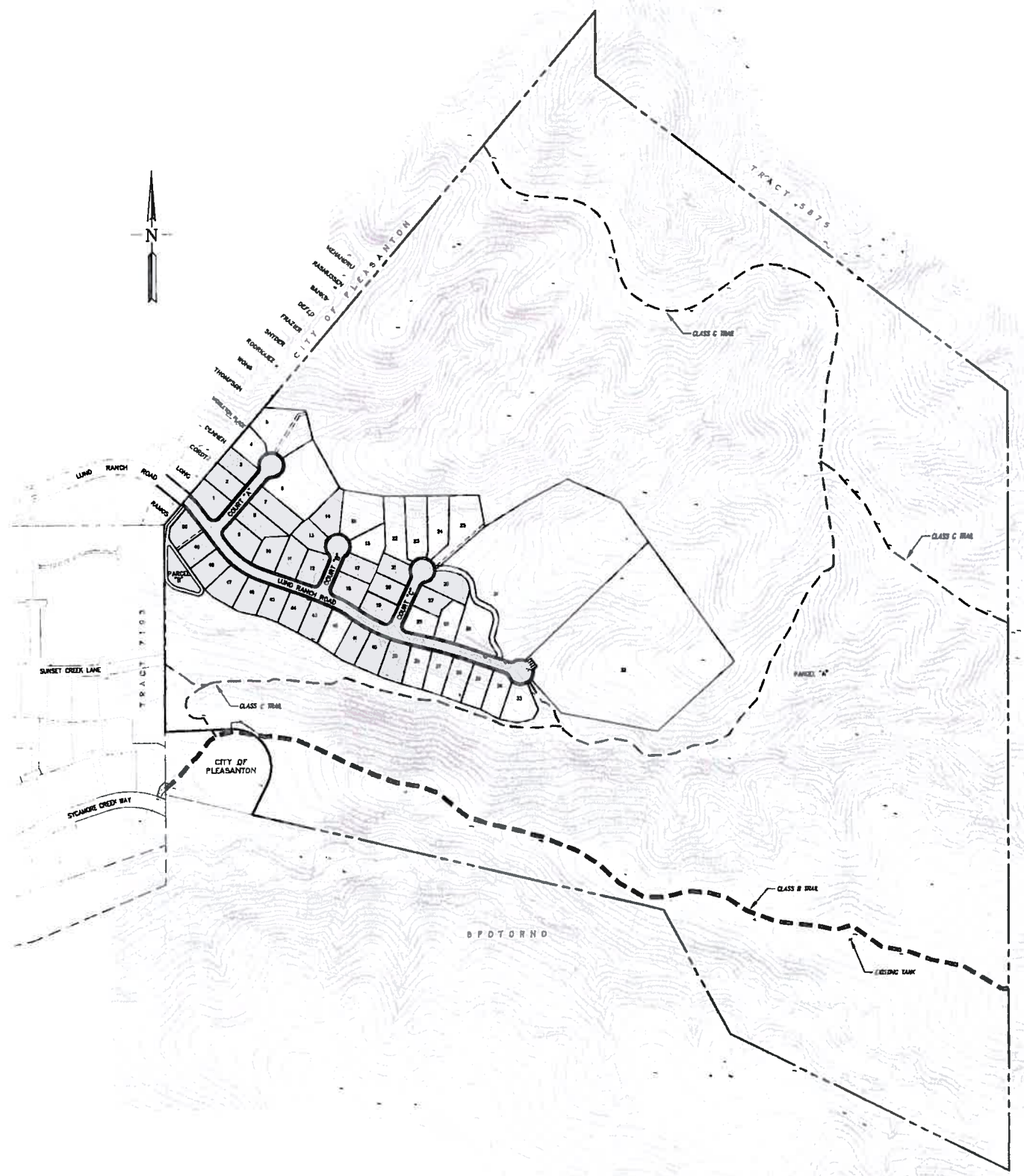
EXHIBIT D



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

**ABBREVIATIONS**

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



**SHEET INDEX**

SHEET NO.	SHEET DESCRIPTION
<b>PLANNING, ENGINEERING</b>	
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING & UTILITY PLAN
4	SLOPE MAP
5	TREE EXHIBIT
6	TRAIL PLAN
<b>GEOTECHNICAL</b>	
1	PRELIMINARY CORRECTIVE GRADING PLAN
<b>ARCHITECTURE</b>	
1.1	PLAN-1 MODIFIED-ONE STORY LOWER FLOOR PLAN
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 FRONT ELEVATIONS
1.4	PLAN-1 MODIFIED-ONE STORY A-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.4.1	PLAN-1 MODIFIED-ONE STORY A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.4.2	PLAN-1 MODIFIED-ONE STORY A-LEFT & RIGHT ELEVATIONS
1.5	PLAN-1 MODIFIED-ONE STORY B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
1.5.1	PLAN-1 MODIFIED-ONE STORY B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.5.2	PLAN-1 MODIFIED-ONE STORY B-LEFT & RIGHT ELEVATIONS
1.6	PLAN-1 MODIFIED-ONE STORY C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.6.1	PLAN-1 MODIFIED-ONE STORY C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.6.2	PLAN-1 MODIFIED-ONE STORY C-LEFT & RIGHT ELEVATIONS
2.1	PLAN-2 LOWER FLOOR PLAN
2.1.1	PLAN-2 UPPER FLOOR PLAN
2.1.2	PLAN-2 OPTIONAL PLANS
2.3	PLAN-2 FRONT ELEVATIONS
2.3.1	PLAN-2 FRONT ELEVATIONS
2.4	PLAN-2 A-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.4.1	PLAN-2 A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.4.2	PLAN-2 A LEFT & RIGHT ELEVATIONS
2.5	PLAN-2 B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.5.1	PLAN-2 B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.5.2	PLAN-2 B-LEFT & RIGHT ELEVATIONS
2.6	PLAN-2 C-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.6.1	PLAN-2 C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.6.2	PLAN-2 C-LEFT & RIGHT ELEVATIONS
3.1	PLAN-3 LOWER FLOOR PLAN
3.1.1	PLAN-3 UPPER FLOOR PLAN
3.3	PLAN-3 FRONT ELEVATIONS
3.3.1	PLAN-3 FRONT ELEVATIONS
3.4	PLAN-3 A-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.4.1	PLAN-3 A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.4.2	PLAN-3 A-LEFT & RIGHT ELEVATIONS
3.5	PLAN-3 B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.5.1	PLAN-3 B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.5.2	PLAN-3 B LEFT & RIGHT ELEVATIONS
3.6	PLAN-3 C-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.6.1	PLAN-3 C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.6.2	PLAN-3 C LEFT & RIGHT ELEVATIONS
<b>LANDSCAPE ARCHITECTURE</b>	
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><b>Arborist</b><br/>HortScience Inc.<br/>325 Ray Street<br/>Pleasanton, CA 94586<br/>Contact: Jim Clark<br/>(925) 484-0211</p>   | <p><b>Developer</b><br/>Greenbriar Homes Communities<br/>43160 Osgood Road<br/>Fremont, CA 94539<br/>Contact: Mike Meyer<br/>(510) 487-8200</p>                                       |
| <p><b>Civil Engineering &amp; Planning</b><br/>Ruggeri-Jensen-Azar<br/>4690 Chabot Drive, Suite 200<br/>Pleasanton, CA 94588<br/>Contact: Mark Falgout<br/>(925) 227-9100</p> | <p><b>Architecture</b><br/>William Hezmalhalch Architects, Inc.<br/>6111 Bollinger Canyon Road, Suite 495<br/>San Ramon, CA 94588<br/>Contact: Warren Fujimura<br/>(925) 627-1162</p> |
| <p><b>Landscape Architecture</b><br/>Guzzardo Partnership, Inc.<br/>836 Montgomery Street<br/>San Francisco, CA 94133<br/>Contact: Paul Lettieri<br/>(415) 433-4672</p>       | <p><b>Soils Engineer</b><br/>Engeo, Inc.<br/>2010 Crow Canyon Place, Suite 250<br/>San Ramon, CA 94583<br/>Contact: Donald Bruggers<br/>(925) 866-9000</p>                            |

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CITY OF PLEASANTON  
PLANNING DIVISION



**LAND USE SUMMARY**

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

**SITE SUMMARY**

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

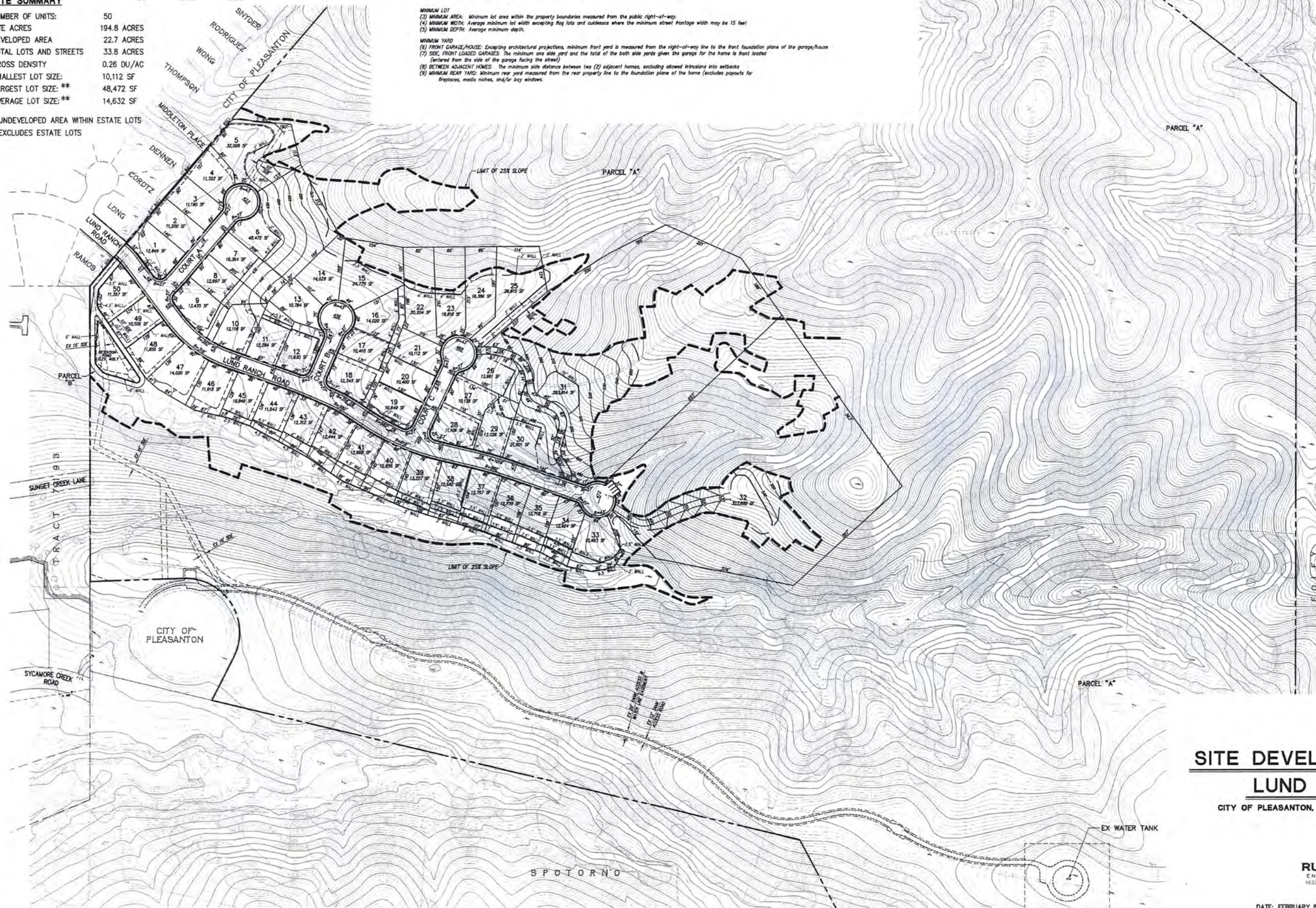
\* UNDEVELOPED AREA WITHIN ESTATE LOTS  
 \*\* EXCLUDES ESTATE LOTS

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

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

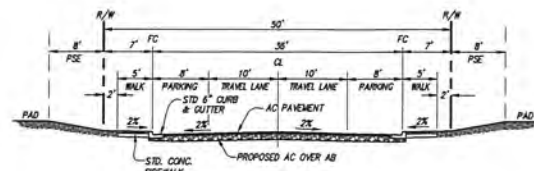
**MINIMUM LOT**  
 (3) MINIMUM AREA: Minimum lot area within the property boundaries measured from the public right-of-way.  
 (4) MINIMUM WIDTH: Average minimum lot width excluding flag lots and cul-de-sacs where the minimum street frontage width may be 15 feet.  
 (5) MINIMUM DEPTH: Average minimum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

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

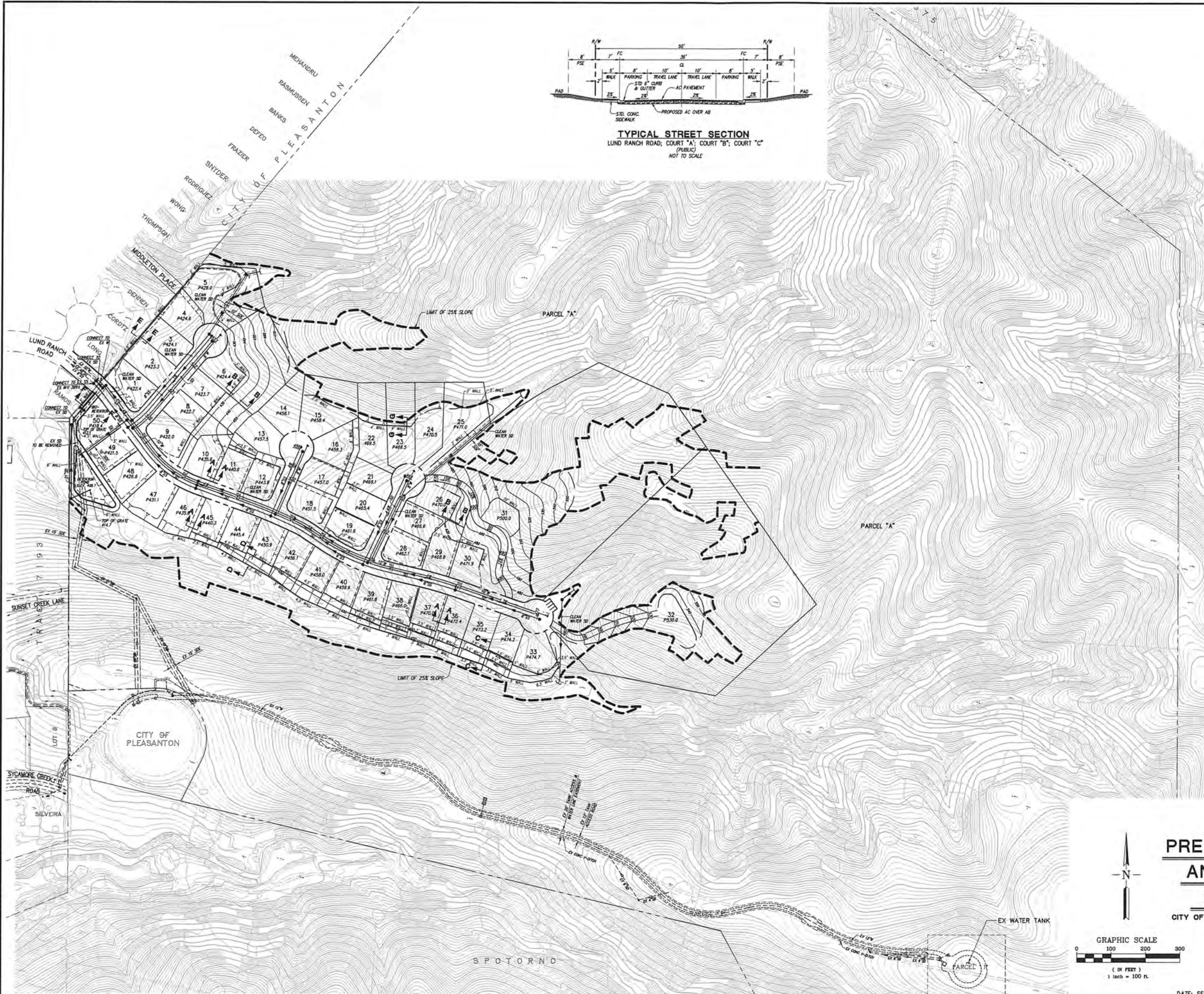
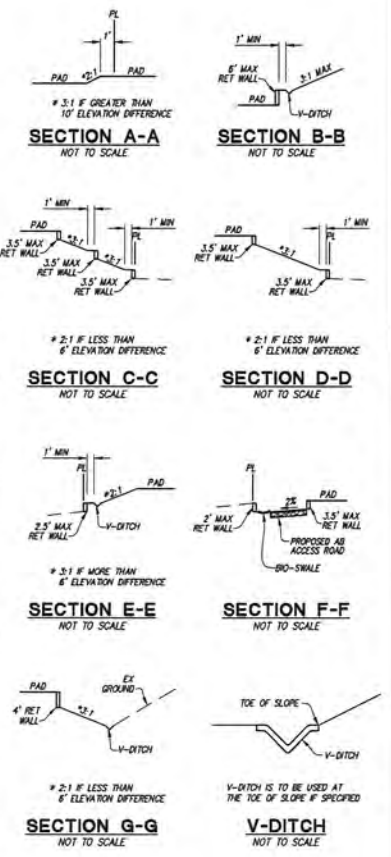


**SITE DEVELOPMENT PLAN**  
**LUND RANCH II**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

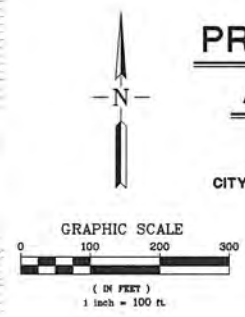
**RJA**  
**RUGGERI-JENSEN-AZAR**  
 ENGINEERS • PLANNERS • SURVEYORS  
 4630 CHABOT DRIVE, SUITE 200 • PLEASANTON, CA 94588  
 PHONE: (925) 227-9100 FAX: (925) 227-9300



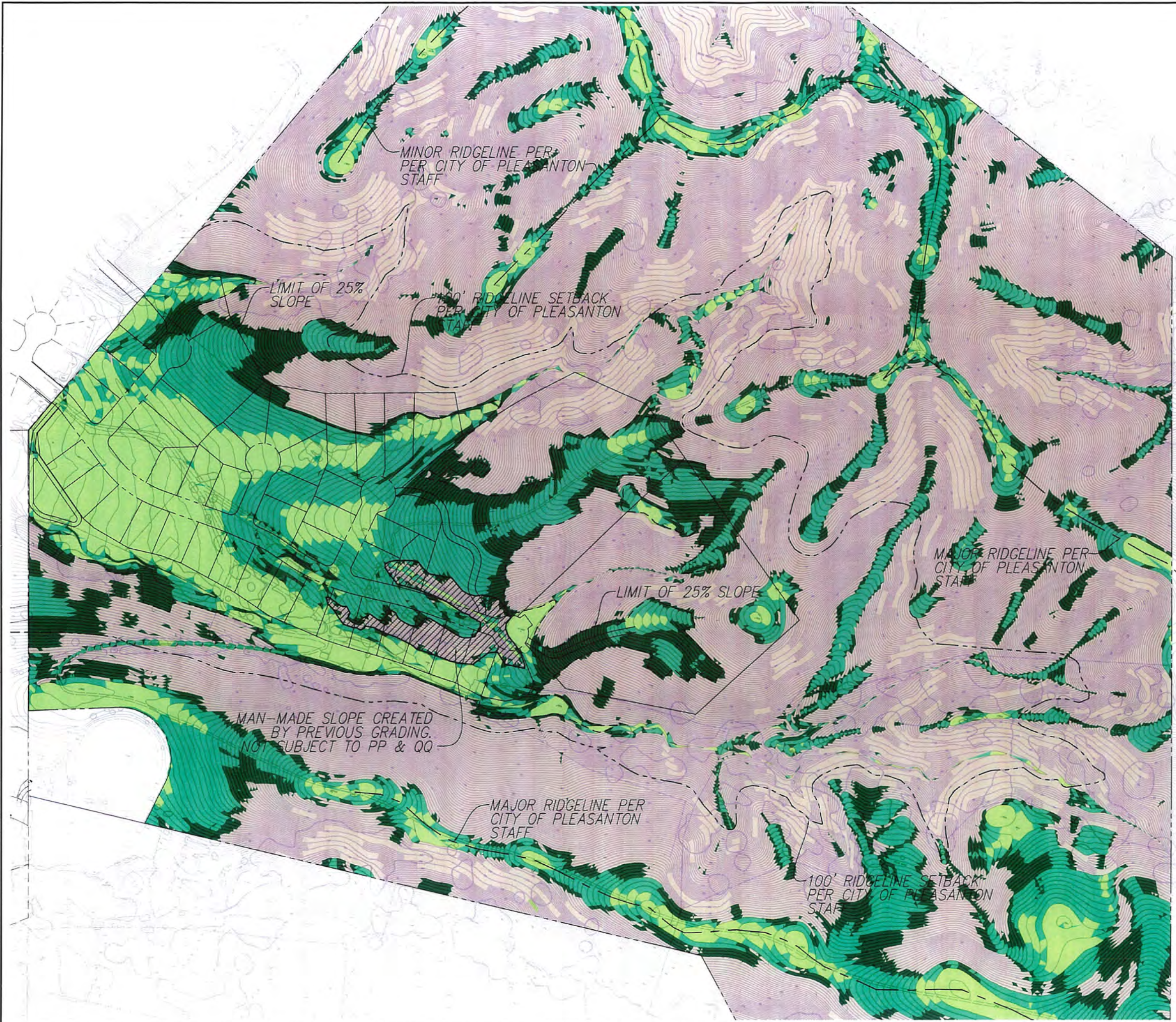
**TYPICAL STREET SECTION**  
LUND RANCH ROAD, COURT "A"; COURT "B"; COURT "C"  
(PUBLIC)  
NOT TO SCALE



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

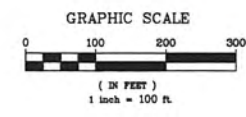
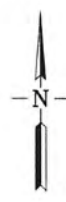


**RJA**  
**RUGGERI-JENSEN-AZAR**  
ENGINEERS • PLANNERS • SURVEYORS  
4690 CHAGOSI DRIVE, SUITE 200 PLEASANTON, CA 94508  
PHONE: (925) 227-9100 FAX: (925) 227-9300



**LEGEND:**

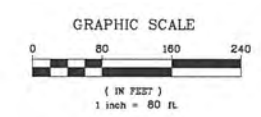
- 0 - 10%
- 10% - 20%
- 20% - 25%
- 25% +
- MAN-MADE SLOPE



**SLOPE MAP  
LUND RANCH II**

CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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 PHONE: (925) 227-9100 FAX: (925) 227-9300



**LEGEND:**

SAVE TREE      △ 247

REMOVE TREE      X 247

**TREE EXHIBIT**  
**LUND RANCH II**  
 CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

**RJA**  
**RUGGERI-JENSEN-AZAR**  
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 PHONE: (925) 227-9100 FAX: (925) 227-9300

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**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, 2006.

  
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**EXPLANATION**

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

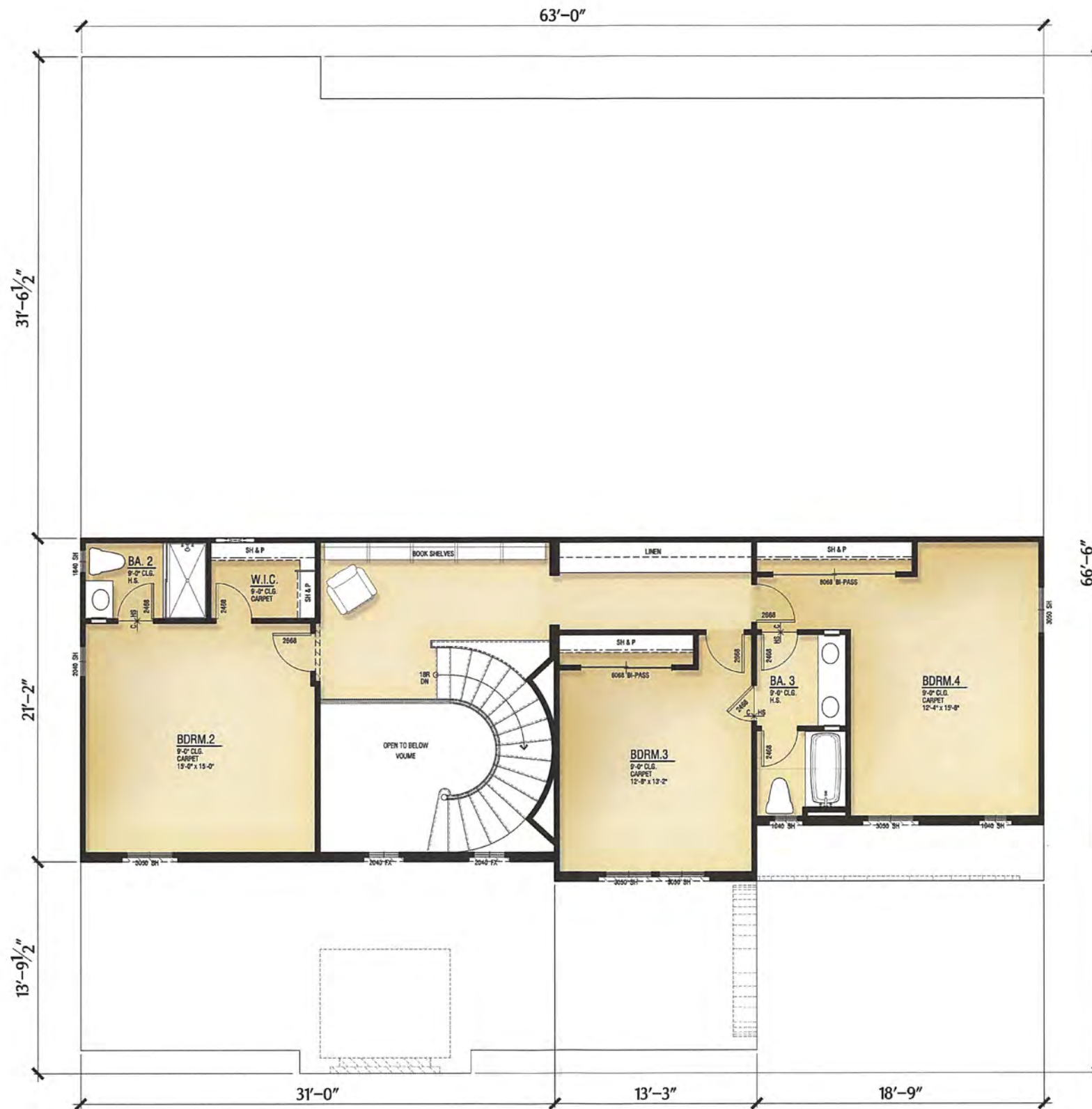


WILLIAM HEZMALCHALCH  
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September 08, 2011

1.1





Upper Level: 1,139 SF

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

## Plan 1 Modified - One Story



**W**  
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September 08, 2011  
**1.1.1**



Front Elevation - B



Rear Elevation - B

# Plan 1 - Modified One Story

B - Elevations

## Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

### Exterior Finishes

#### Elevation Style - A

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

#### Elevation Style - B

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

#### Elevation Style - C

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





Elevation - C



Front Elevation - A

# Plan 1 - Modified One Story

Front Elevations

## Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

### Exterior Finishes

#### Elevation Style - A

Roof:	Concrete "S" Tile Roofing
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

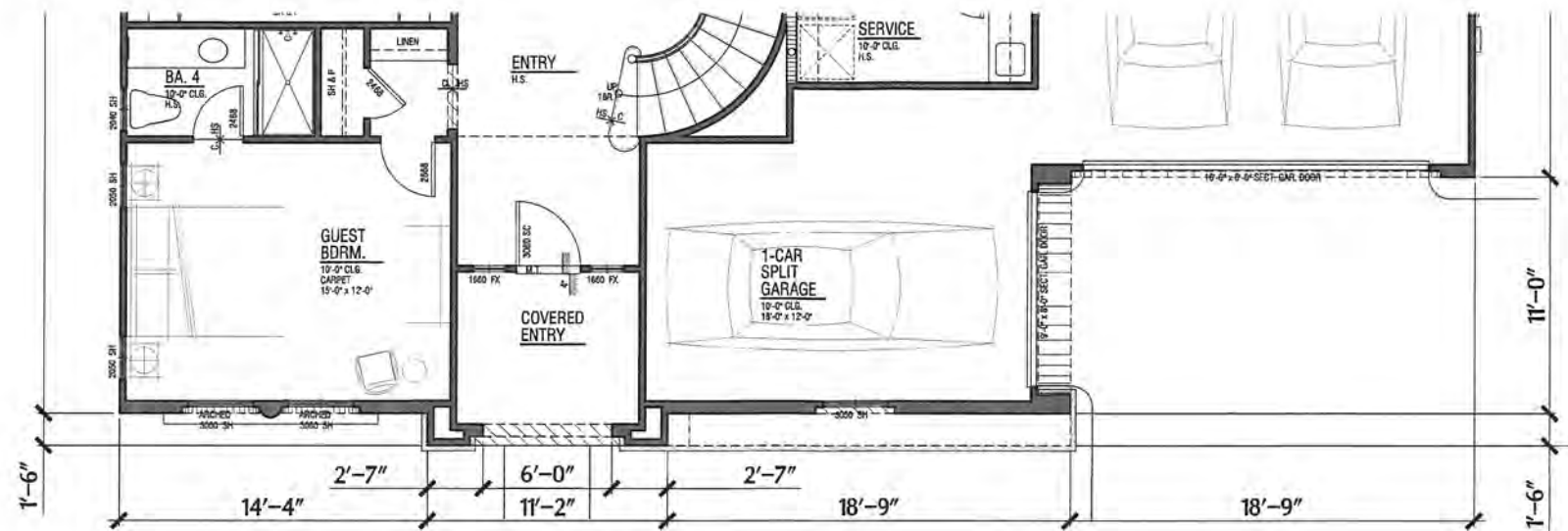
Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters
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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September 08, 2011

1.3.1



### Exterior Finishes

#### Elevation Style - A

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

#### Elevation Style - B

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

#### Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
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- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



## Plan 1 - Modified One Story A - Elevations

**Lund Ranch II**  
Pleasanton, CA  
Greenbriar Homes



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September 08, 2011

1.4

## Exterior Finishes

### Elevation Style - A

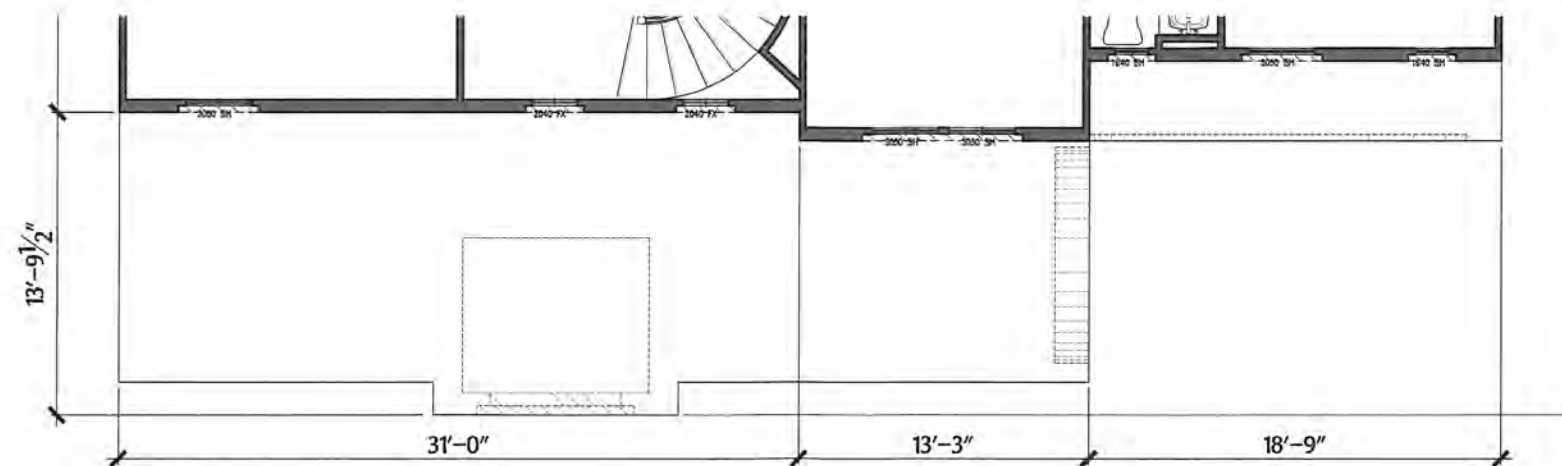
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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



Partial Upper Plan  
@ A - Elevation



Rear Elevation

# Plan 1 - Modified One Story

## A - Elevation

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



WILLIAM HEZMALHALCH  
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September 08, 2011

1.4.1

## Exterior Finishes

### Elevation Style - A

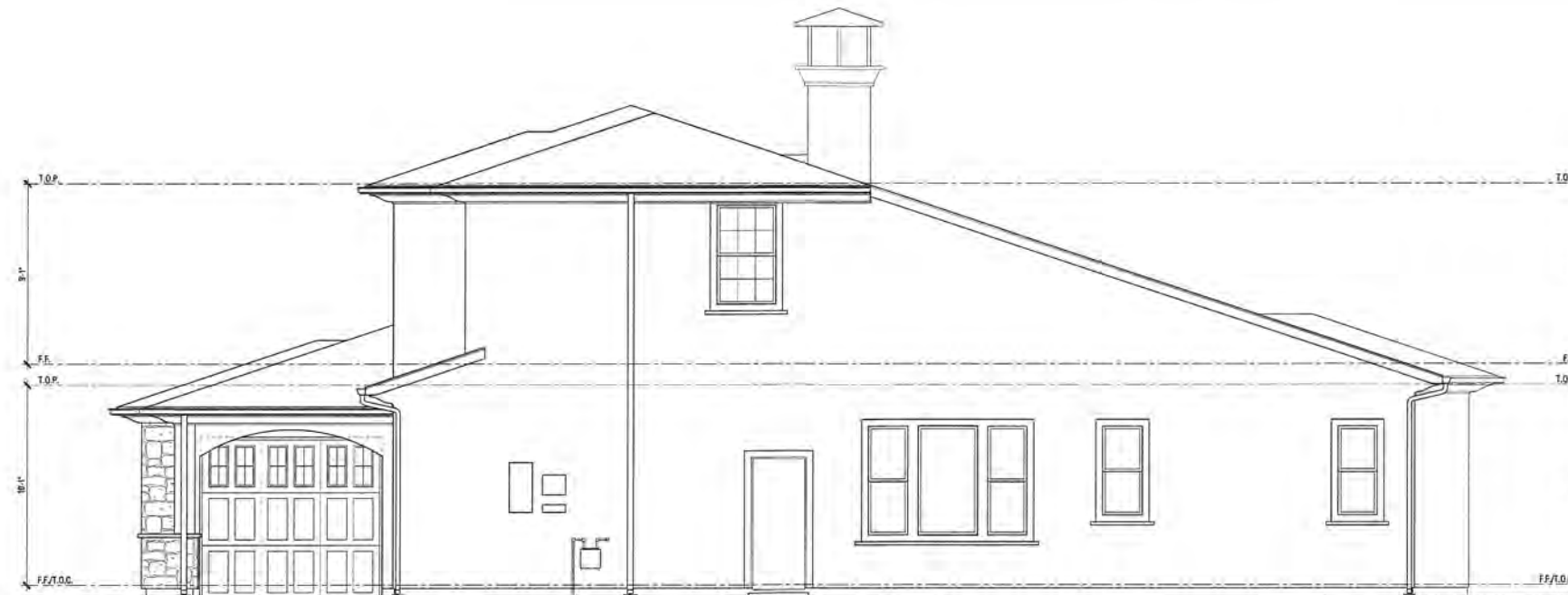
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

### Elevation Style - B

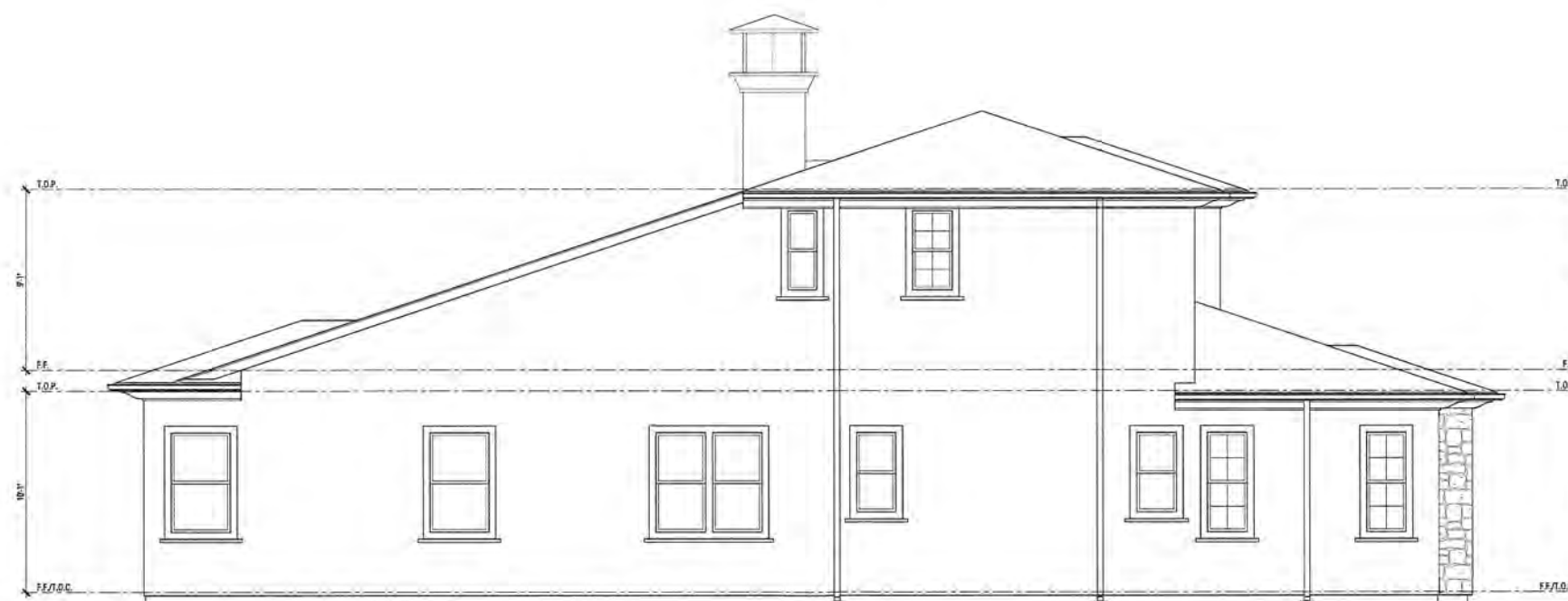
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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

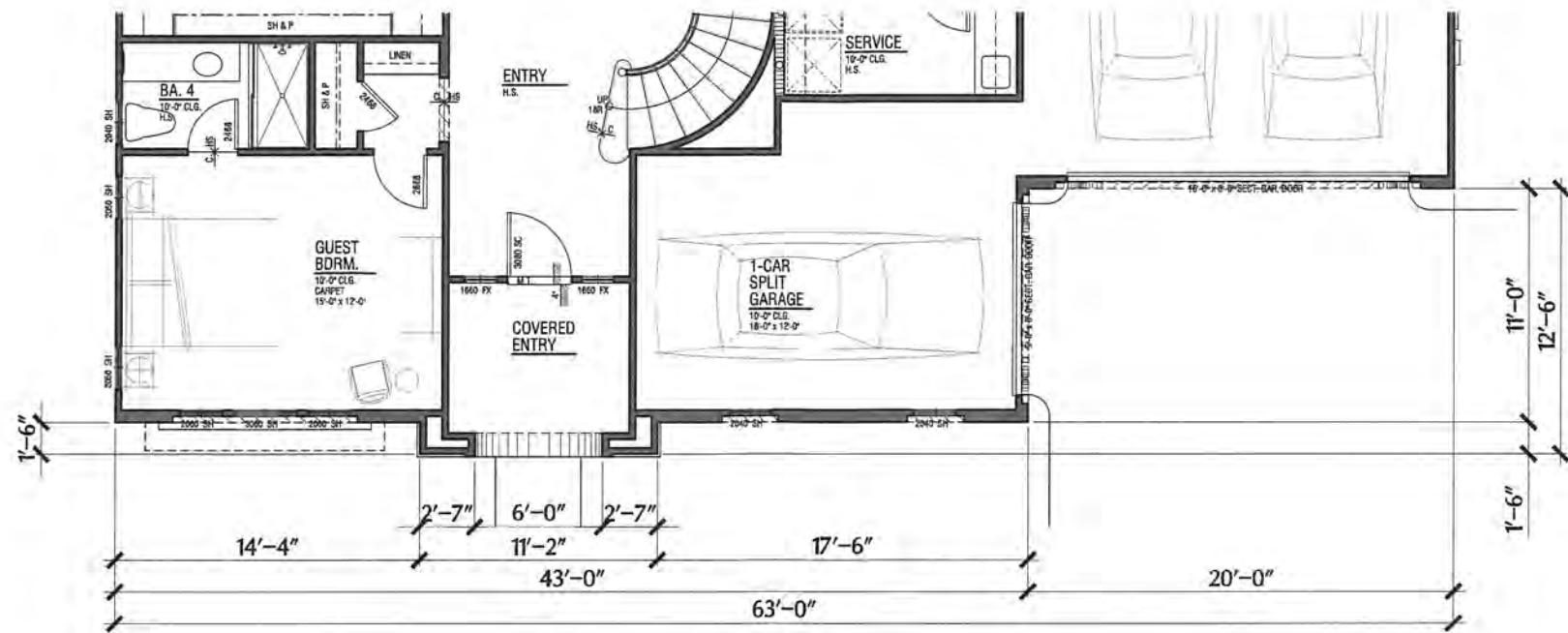
Pleasanton, CA  
Greenbriar Homes



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September 08, 2011

1.4.2



Partial Lower Plan  
@ B - Elevation



Front Elevation

# Plan 1 - Modified One Story

## B - Elevation

### Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

### Exterior Finishes

#### Elevation Style - A

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

#### Elevation Style - B

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

#### Elevation Style - C

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



## Exterior Finishes

### Elevation Style - A

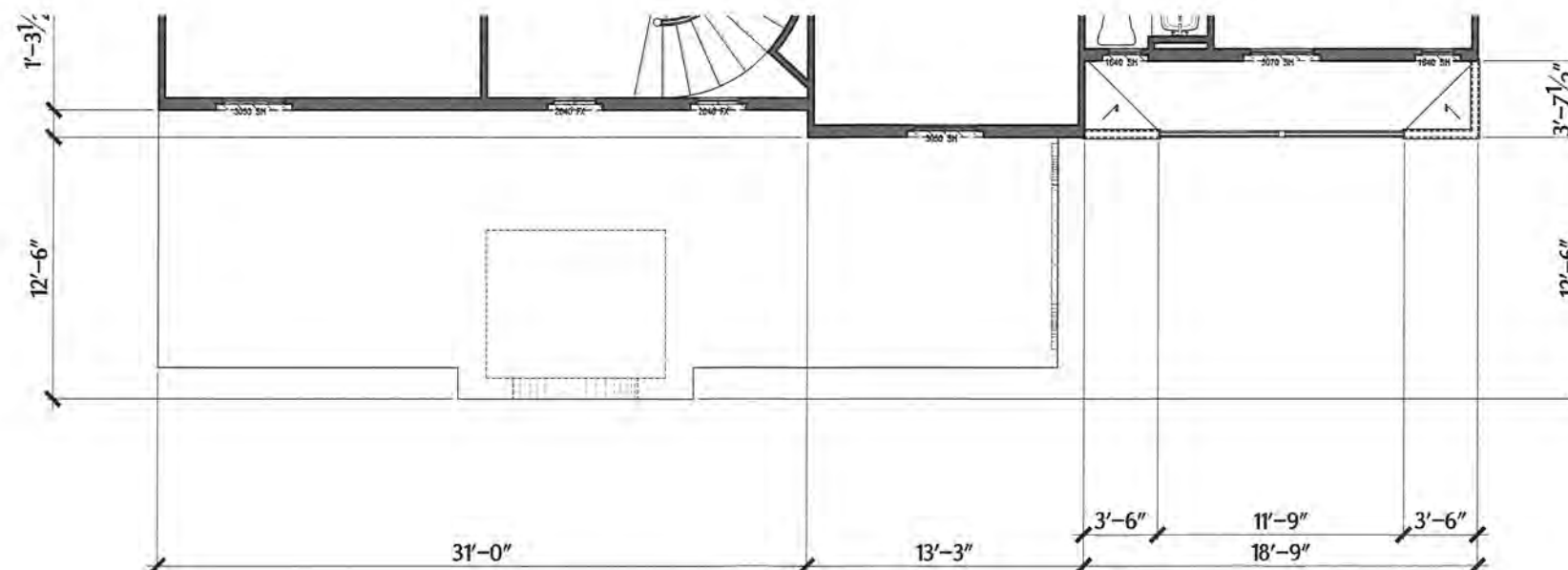
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors:	Decorative Metal Garage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

### Elevation Style - B

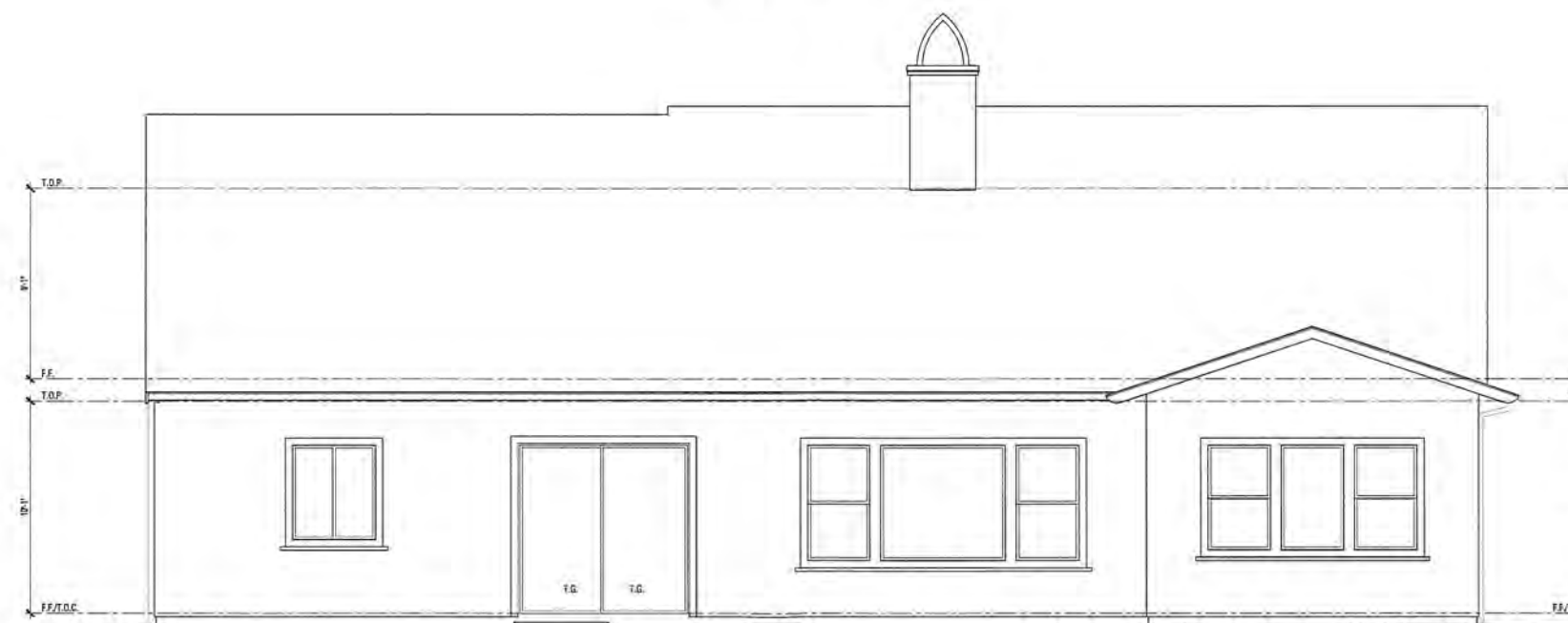
Roof:	Concrete "S" Tile Roofing
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Veneer:	Manufactured Stone Veneer
Garage Door:	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

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



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September 08, 2011

1.5.1



## Exterior Finishes

### Elevation Style - A

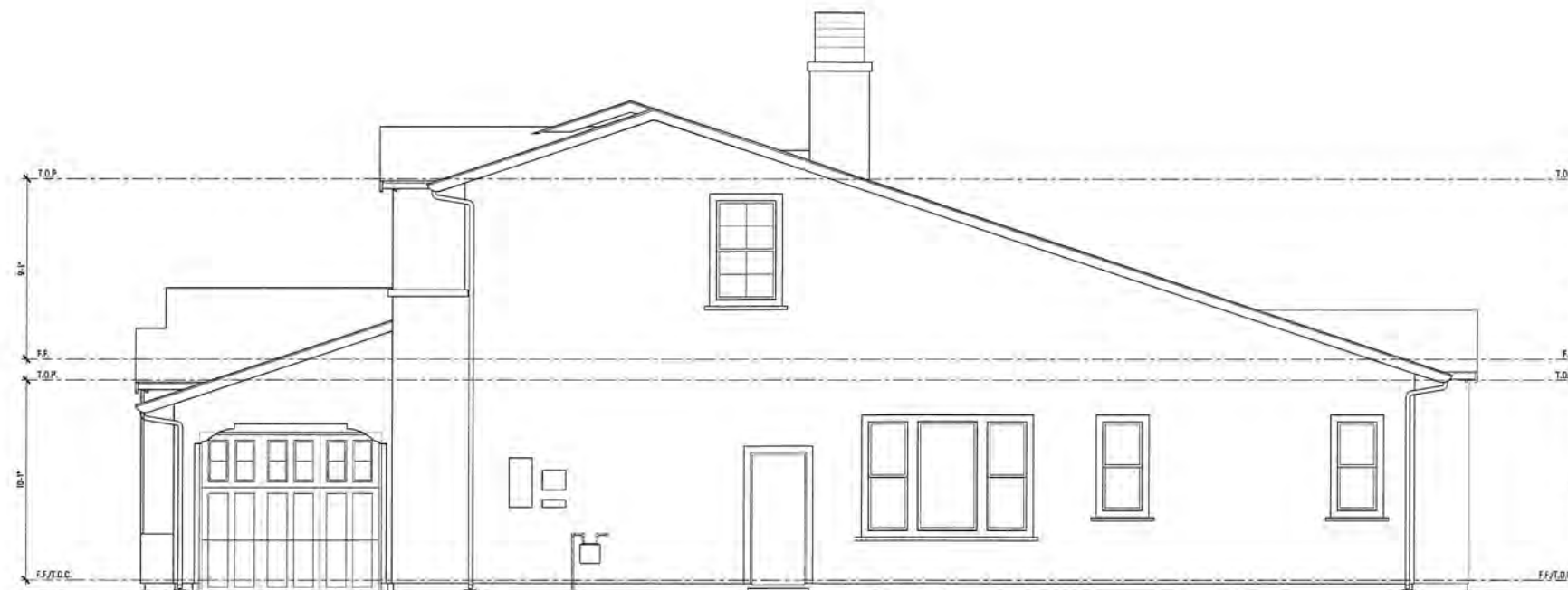
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
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Garage Doors:	Decorative Metal Garage Doors
Entry Doors:	Decorative Front Entry Door
Veneer:	Manufactured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

### Elevation Style - B

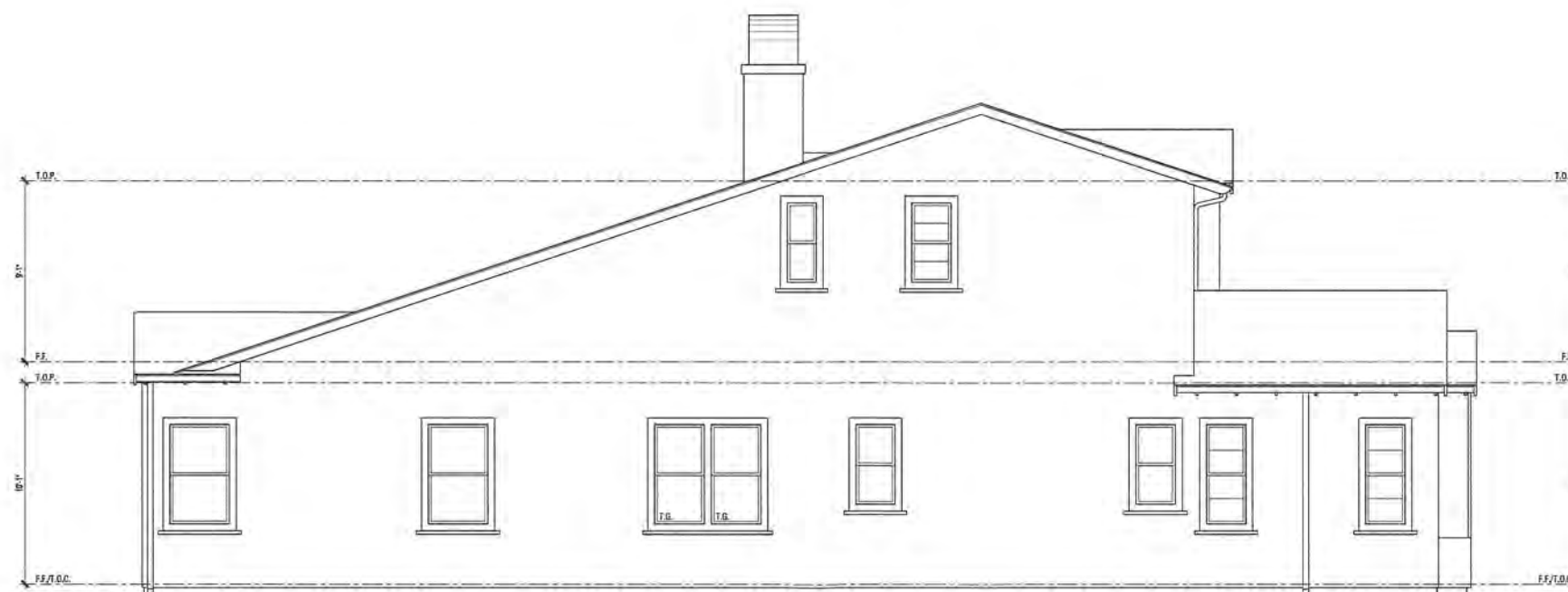
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Garage Doors:	Decorative Metal Garage Doors
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###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

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



Right Elevation



Left Elevation

# Plan 1 - Modified One Story

## B - Elevations

# Lund Ranch II

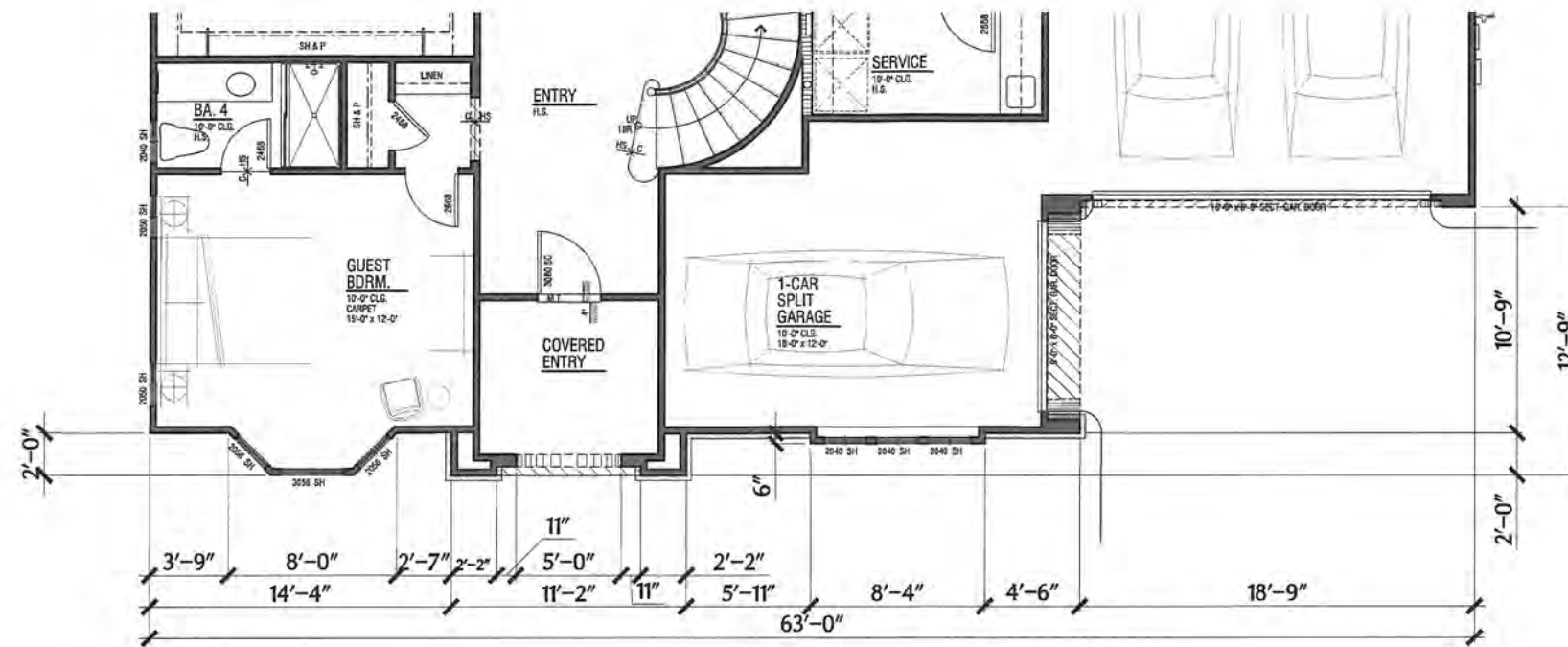
Pleasanton, CA  
Greenbriar Homes



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September 08, 2011

**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 Barred 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

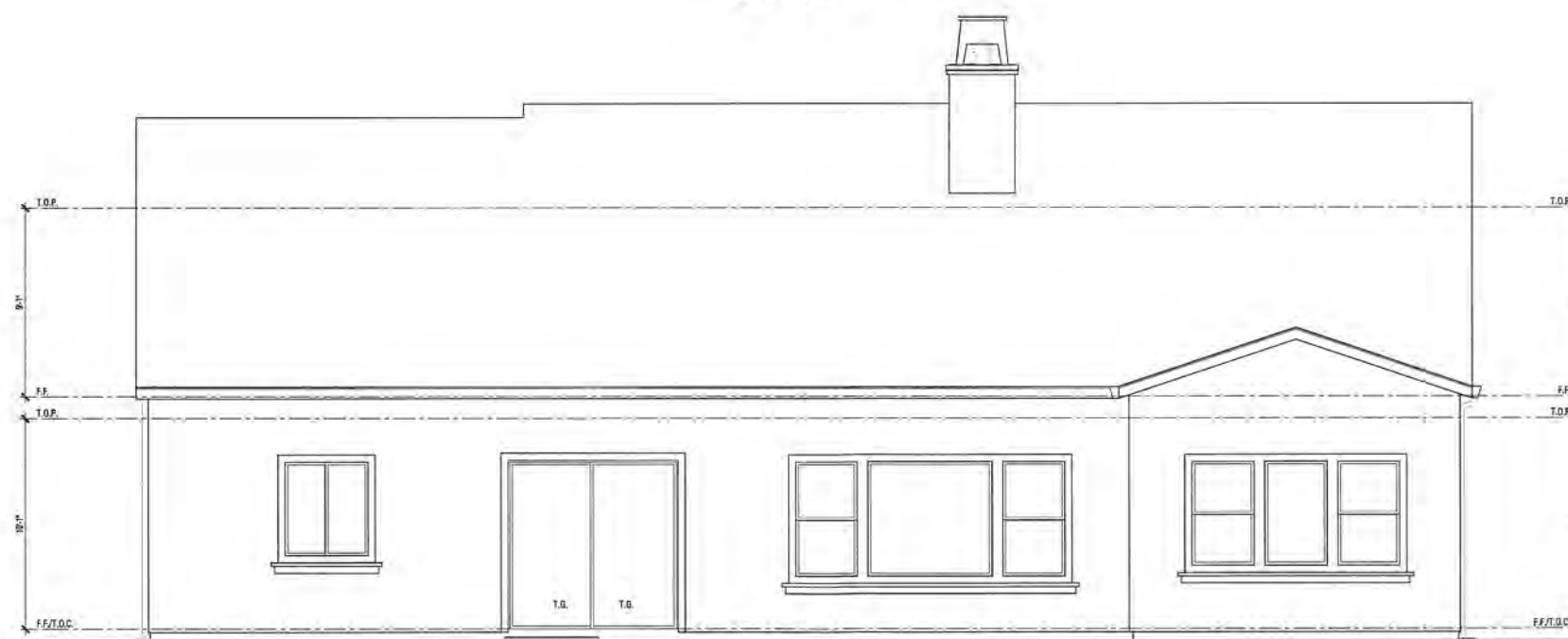
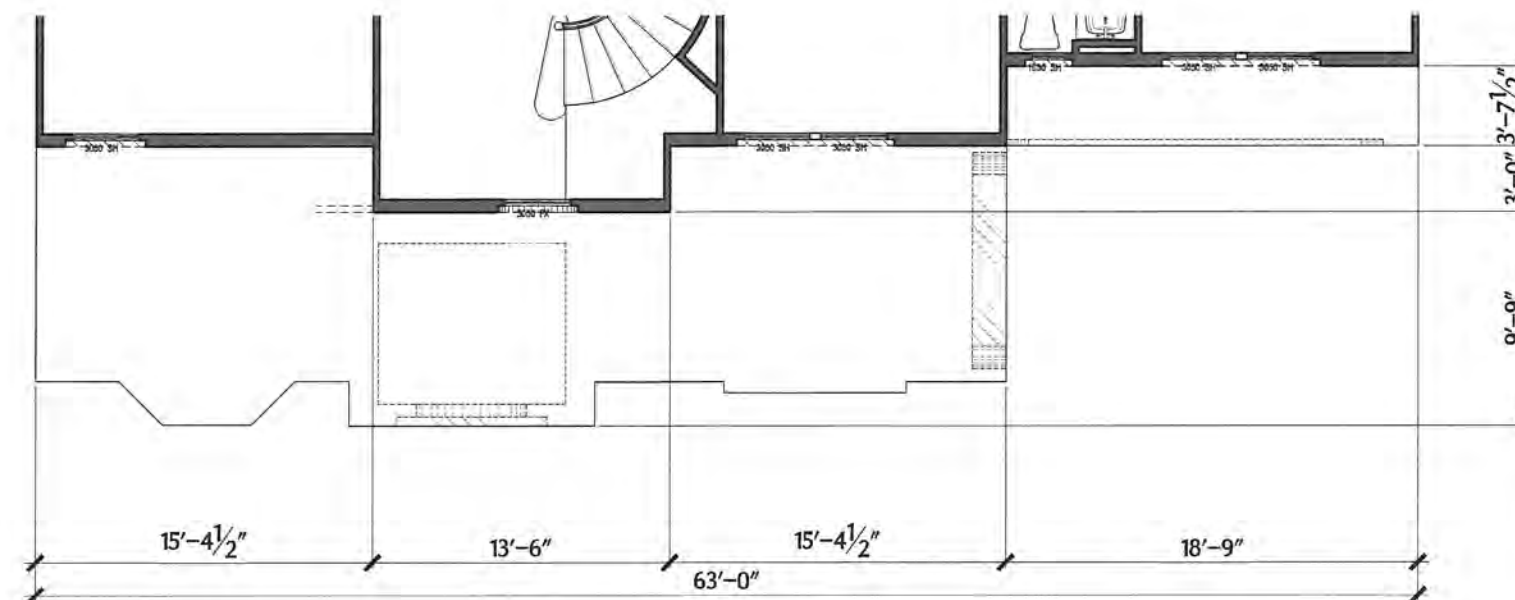
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
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And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
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Accents:	Decorative Metal and/or Stucco Over Shaped Foam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

### Elevation Style - B

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

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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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



# Plan 1 - Modified One Story

## C - Elevations

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



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September 08, 2011

1.6.1

## Exterior Finishes

### Elevation Style - A

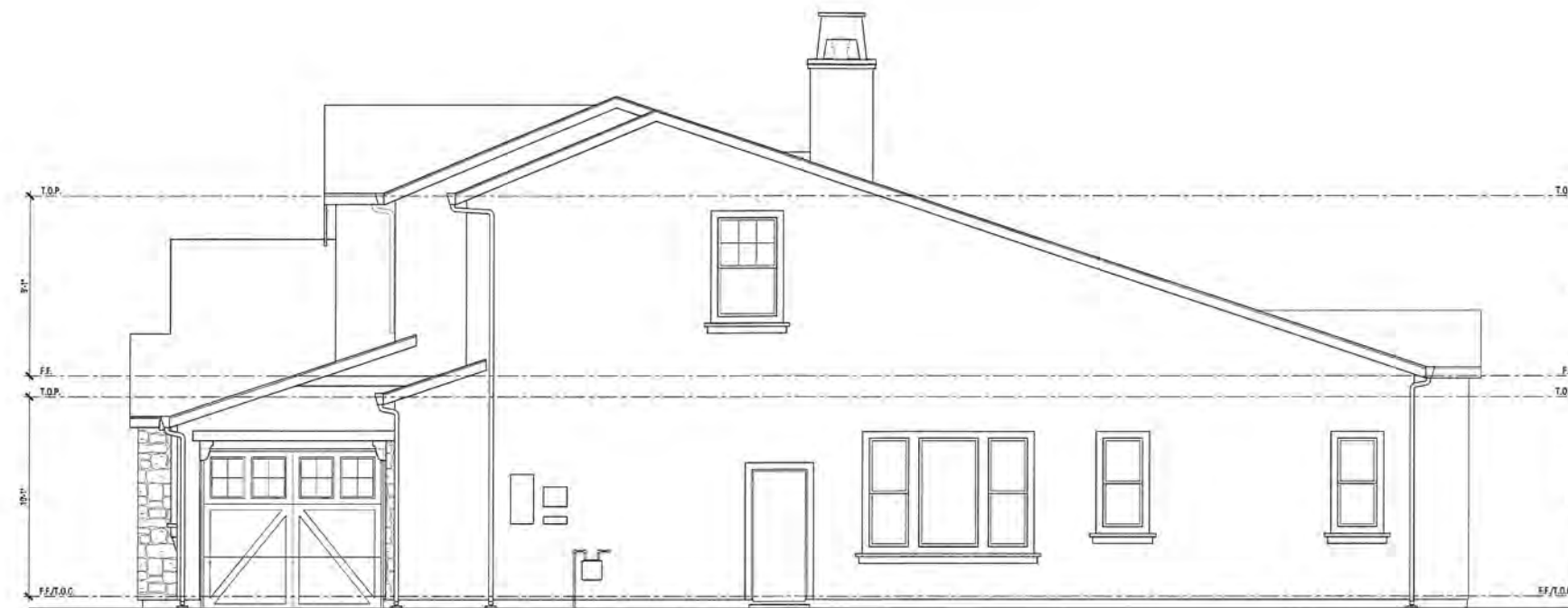
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
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Accents:	Decorative Metal and/or Stucco Over Shaped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

### Elevation Style - B

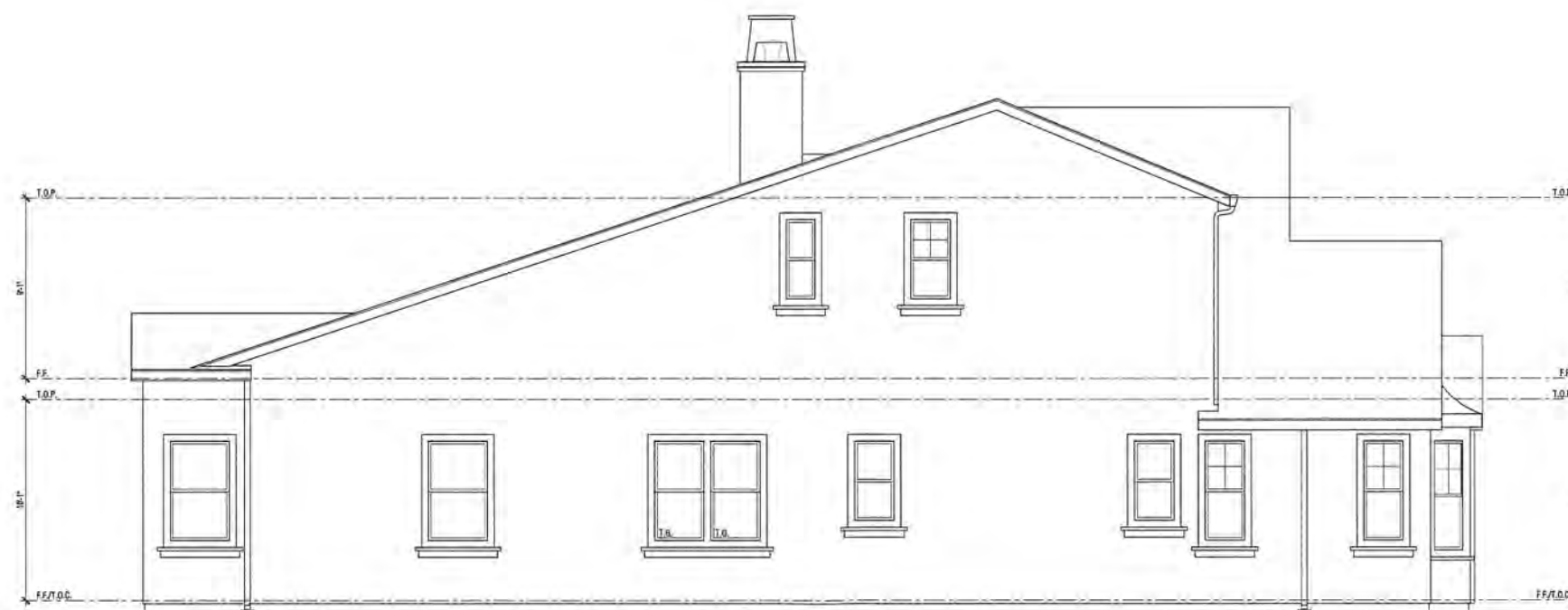
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
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### Elevation Style - C

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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Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

# Plan 1 - Modified One Story

## C - Elevation

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



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ARCHITECTS INC.**  
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September 08, 2011

**1.6.2**



Lower Level: 2,362 SF  
**Lund Ranch II**  
 Pleasanton, CA  
 Greenbriar Homes

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



**WH**  
 WILLIAM HEZMALHALCH  
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September 08, 2011  
**2.1**

2011094 Arroyo Miramonte - Pleasanton, CA



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

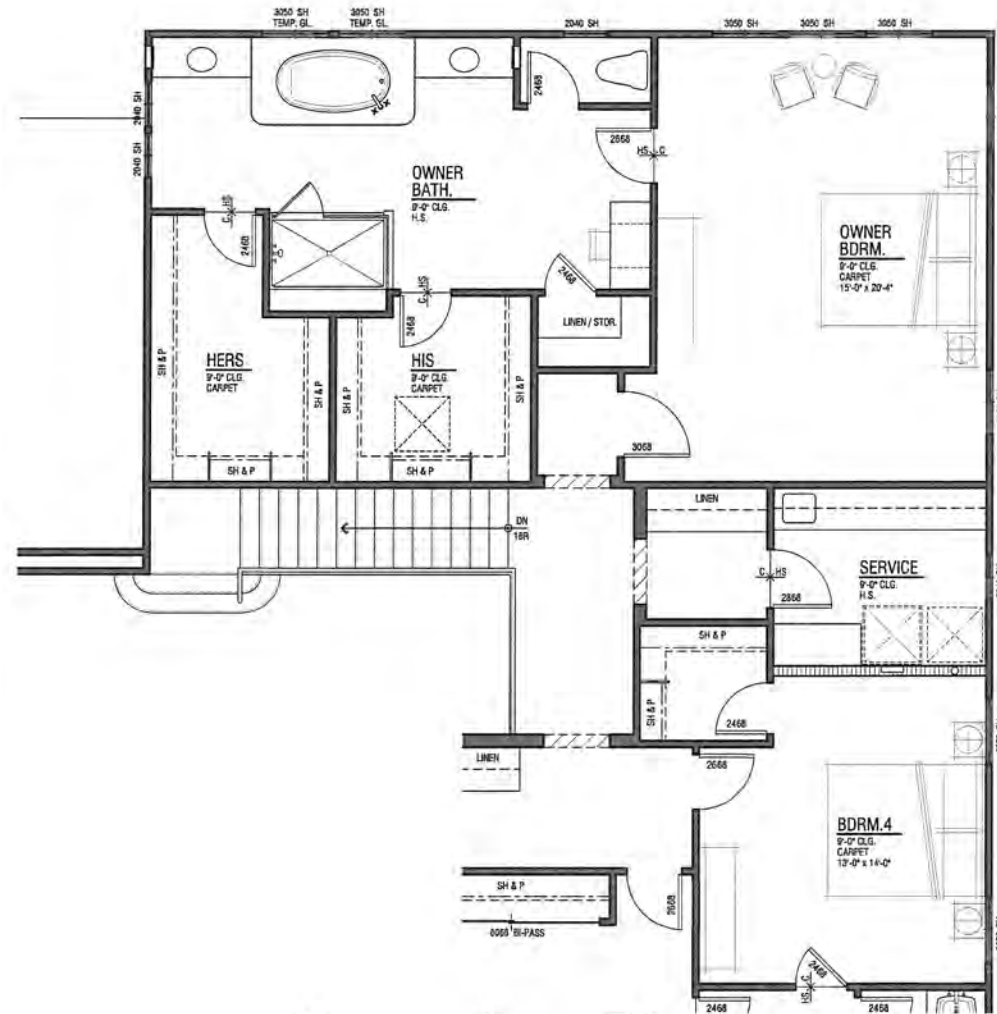
**Plan 2**



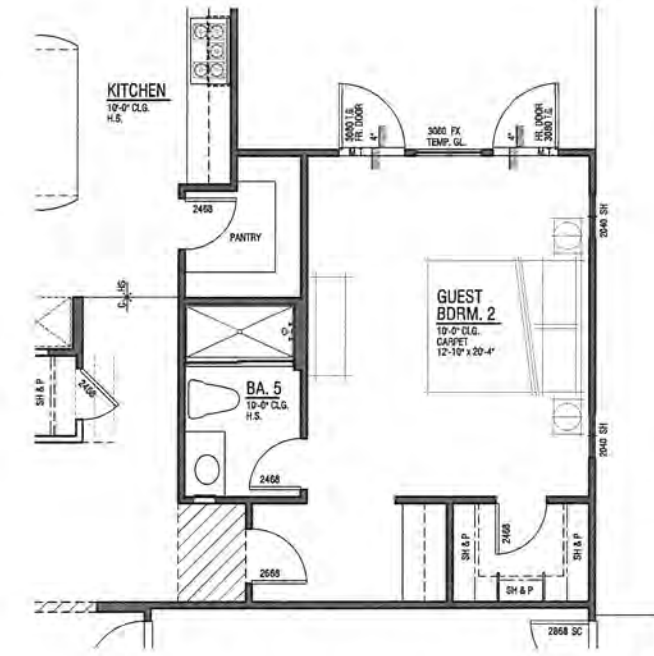
**W**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 6111 BOLLINGER CANYON ROAD, SUITE 495 SAN RAMON CA 94583-5186  
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011  
**2.1.1**

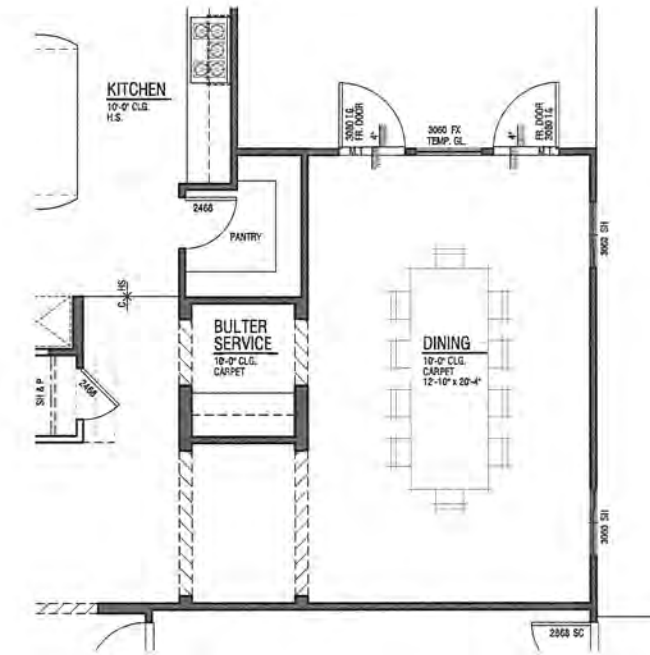
2011094 Arroyo Miramonte - Pleasanton, CA



**Alternate Owner Bdrm.**



**Optional Guest Bdrm. 2**



**Optional Dining**



**Plan 2**  
 OPTIONAL PLANS  
**Lund Ranch II**  
 Pleasanton, CA  
 Greenbriar Homes

**WH**  
 WILLIAM HEZMALHALCH  
 ARCHITECTS INC.  
 6111 BOLLINGER CANYON ROAD SUITE 405 SAN RAMON CA 94583-5186  
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September 08, 2011  
**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
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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





## Exterior Finishes

### Elevation Style - A

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

Roof:	Concrete "S" Tile Roofing
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Elevation - C

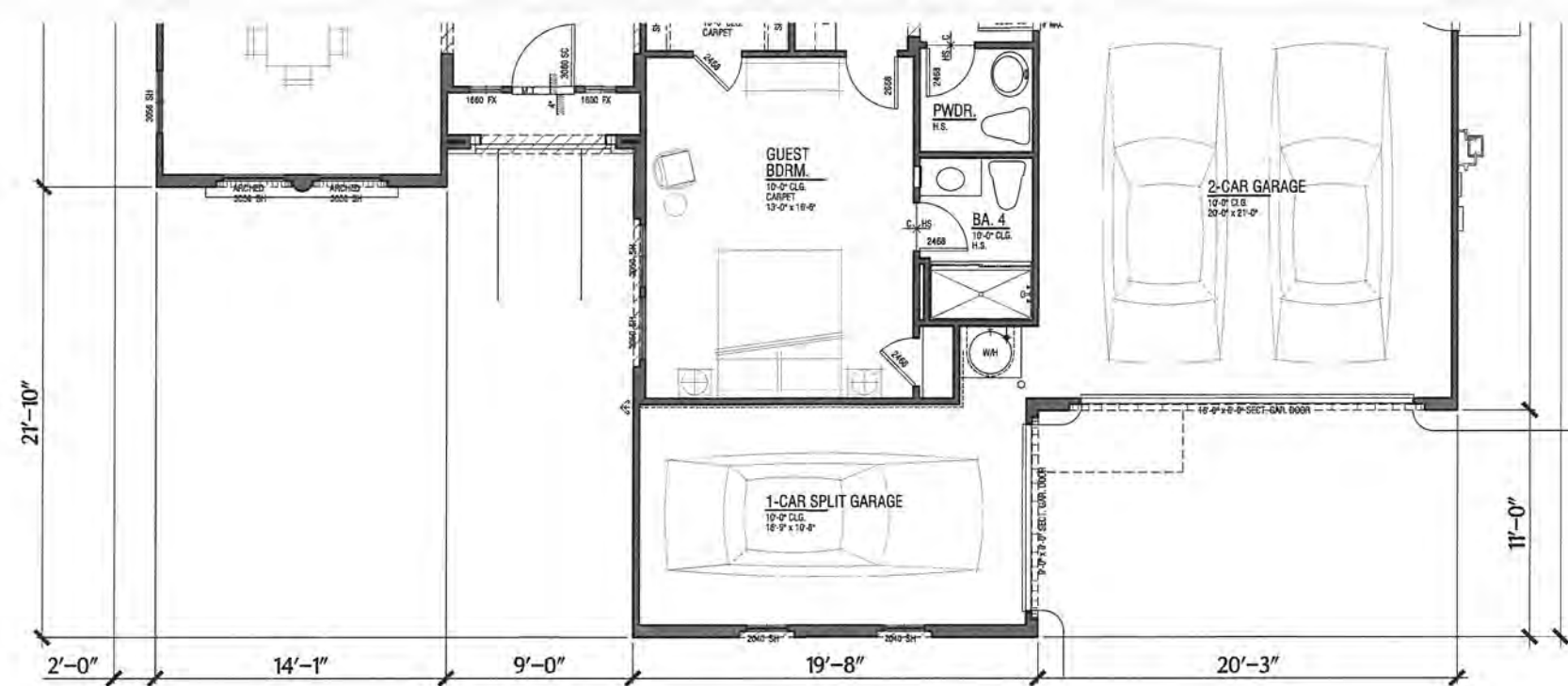
# Plan 2

## Front Elevations

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

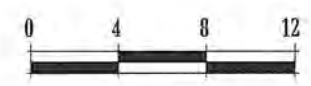




Partial Lower Plan  
@ A - Elevation



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



**Exterior Finishes**

**Elevation Style - A**

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
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- Garage Doors: Decorative Metal Garage Doors
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**Elevation Style - B**

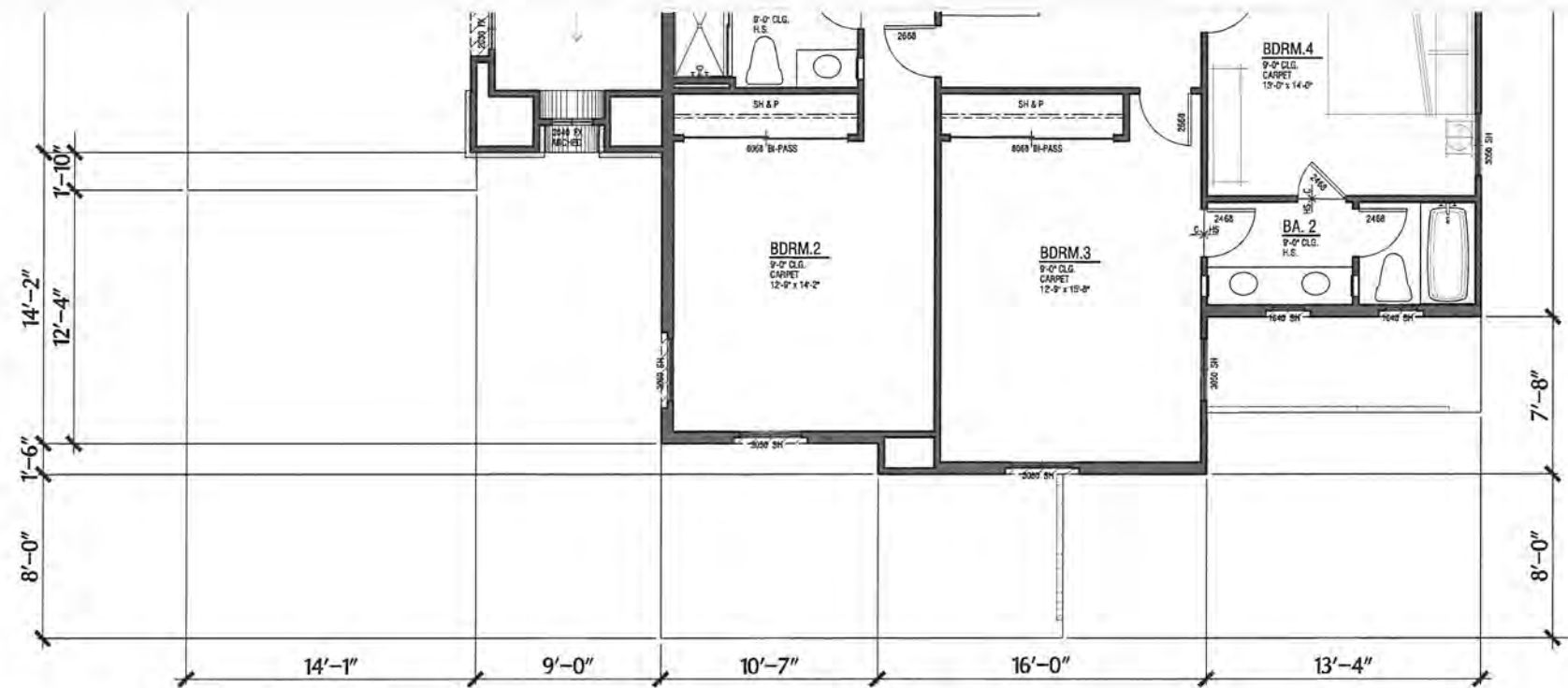
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window: Vinyl Window Frames With Exterior Grids
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative Wrought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

**Elevation Style - C**

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

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**2.4**



Partial Upper Plan  
@ A - Elevation



Rear Elevation

# Plan 2

## A - Elevations

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



## Exterior Finishes

### Elevation Style - A

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

### Elevation Style - B

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

### Elevation Style - C

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



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2.4.1

## Exterior Finishes

### Elevation Style - A

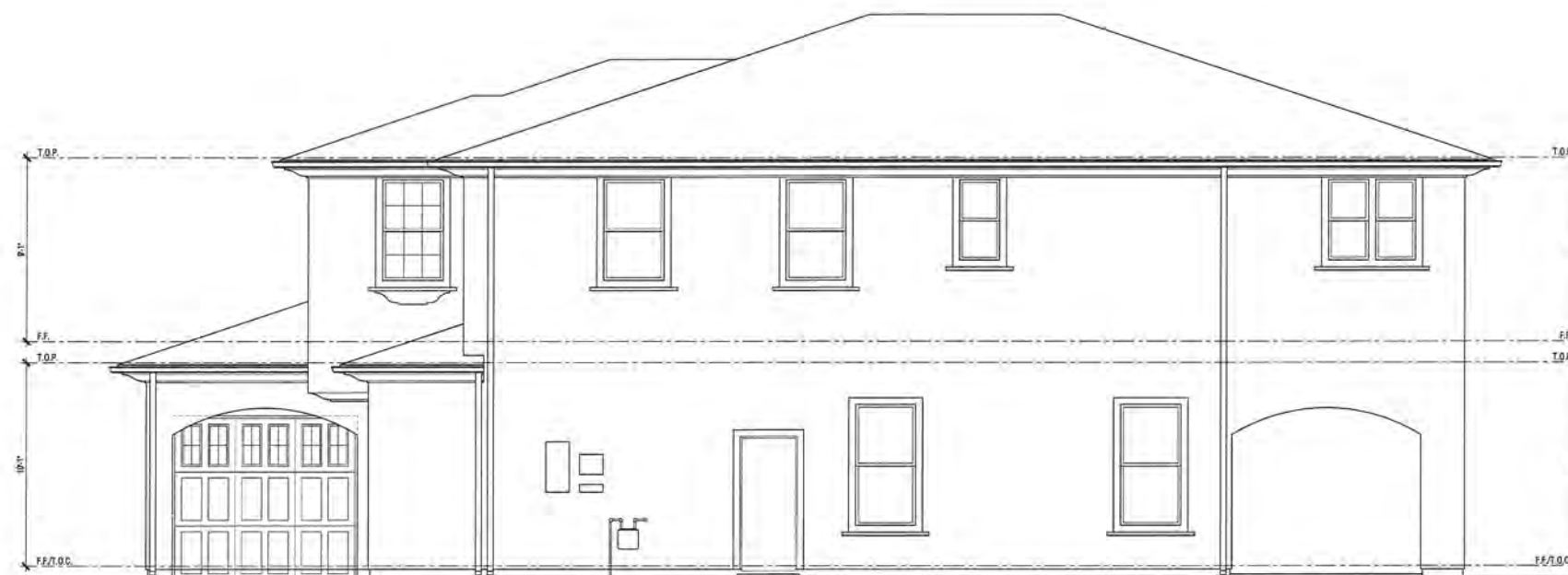
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

### Elevation Style - B

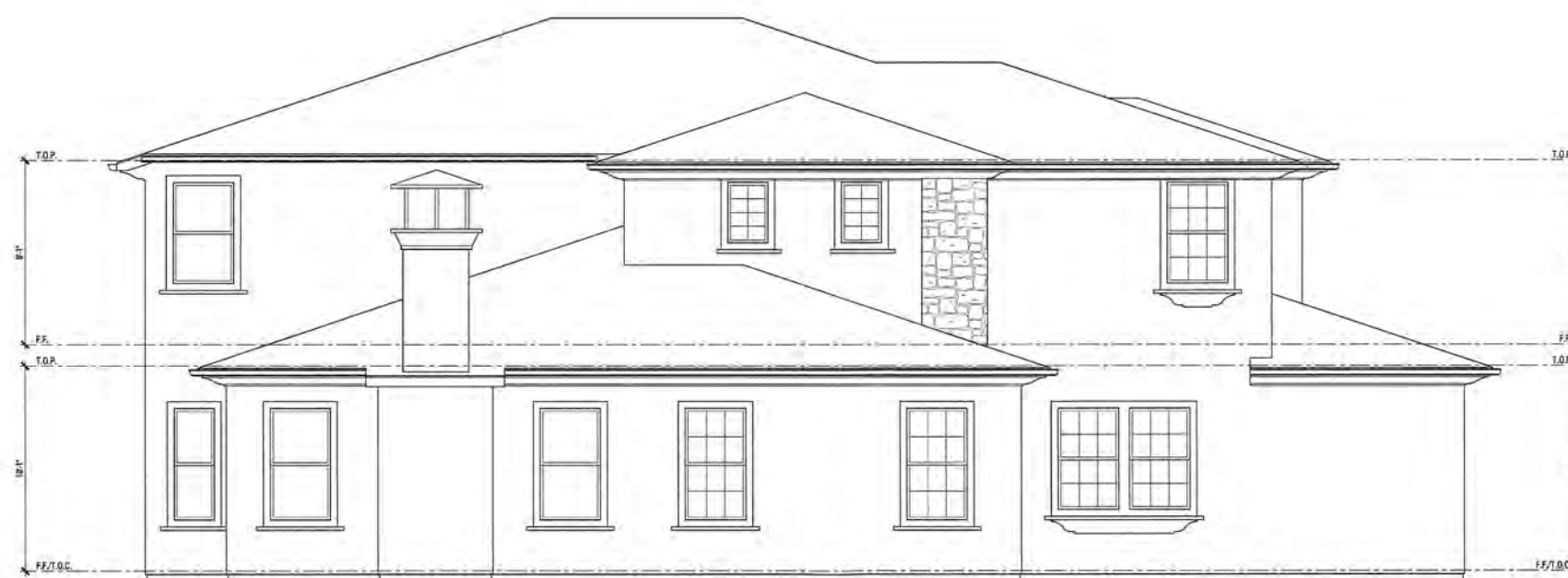
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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



Right Elevation



Left Elevation

## Plan 2

# A - Elevations

## Lund Ranch II

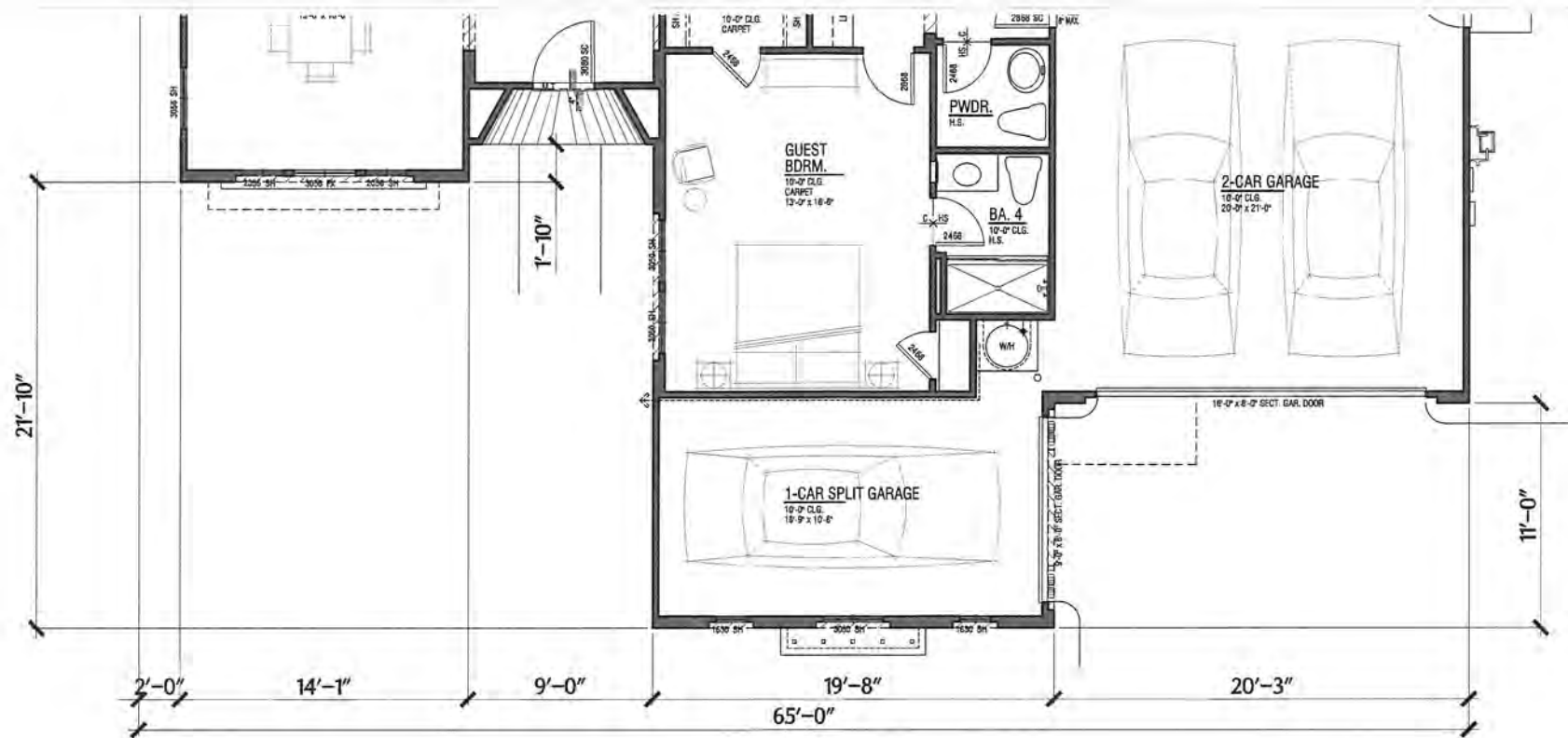
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**2.4.2**



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
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

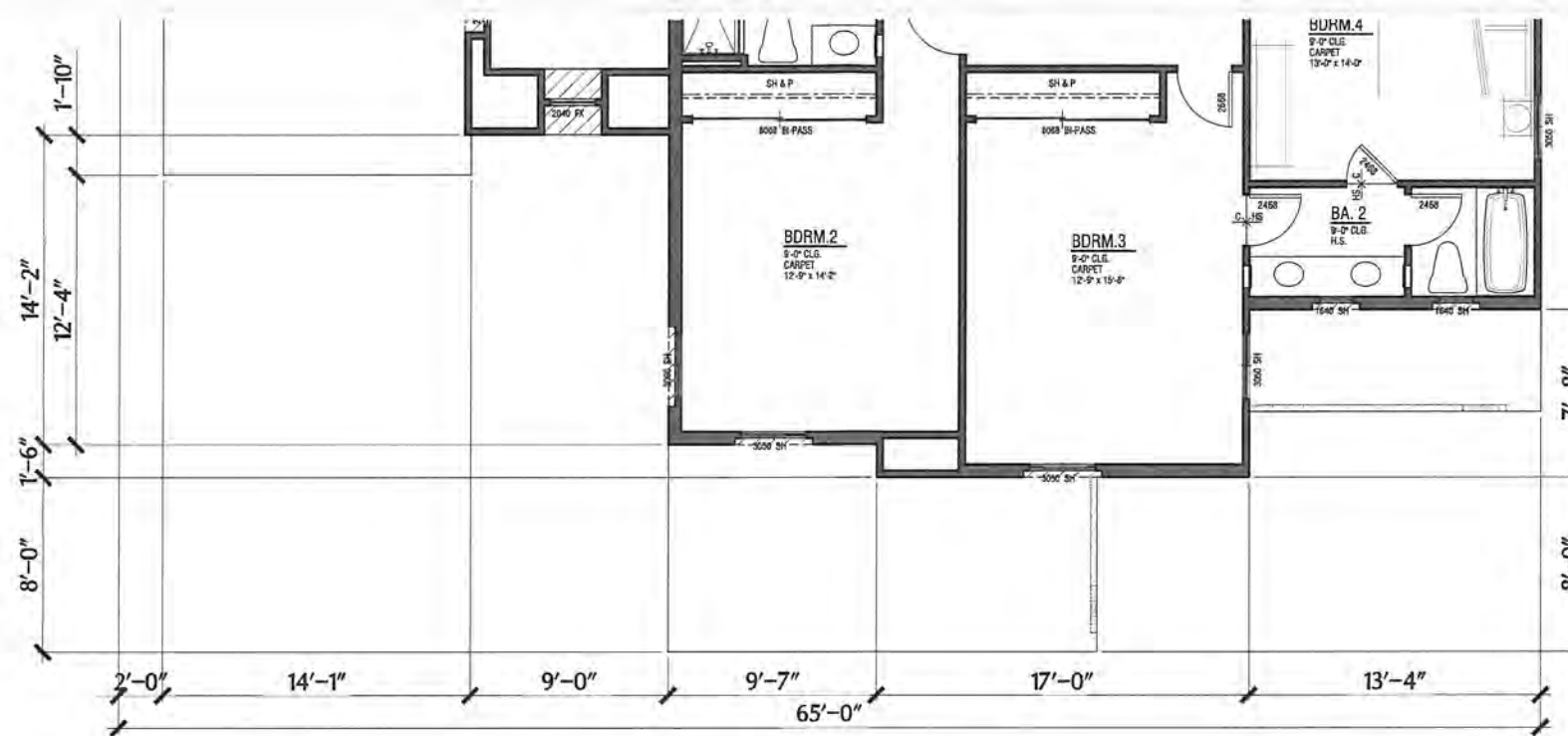
Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Entry Doors:	Decorative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



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2.5



Partial Upper Plan  
@ B - Elevation



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

### Elevation Style - B

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

### Elevation Style - C

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

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# 2.5.1

2011094 Arroyo Miramonte - Pleasanton, CA

## Exterior Finishes

### Elevation Style - A

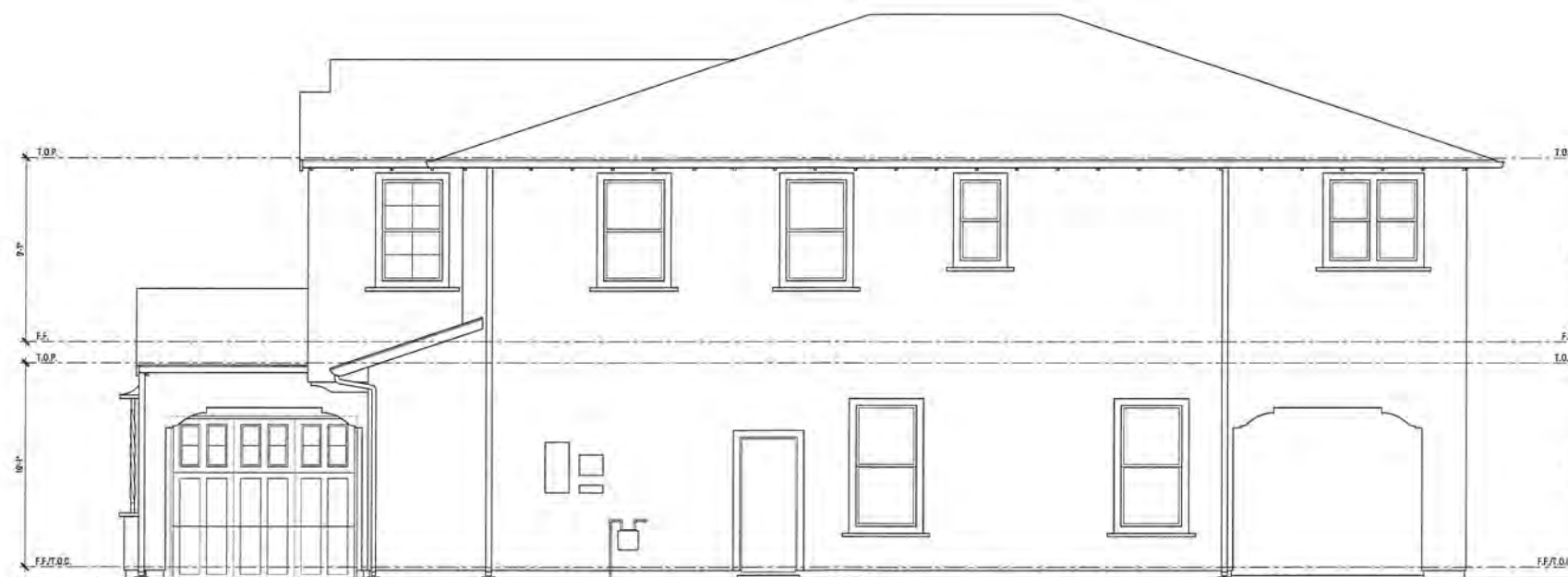
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

## B - Elevations

### Lund Ranch II

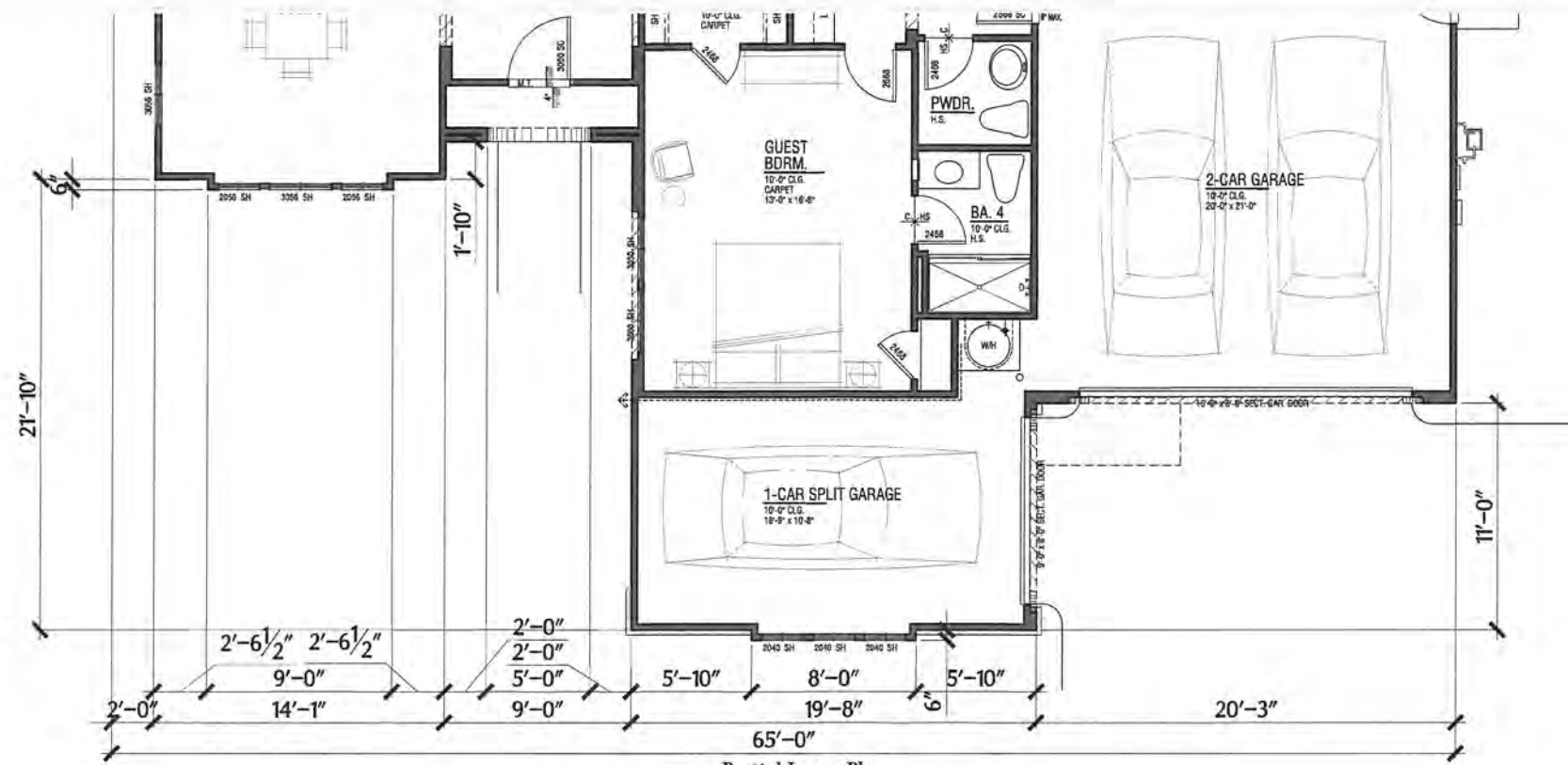
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2.5.2



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

Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Doors

Elevation Style - C

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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



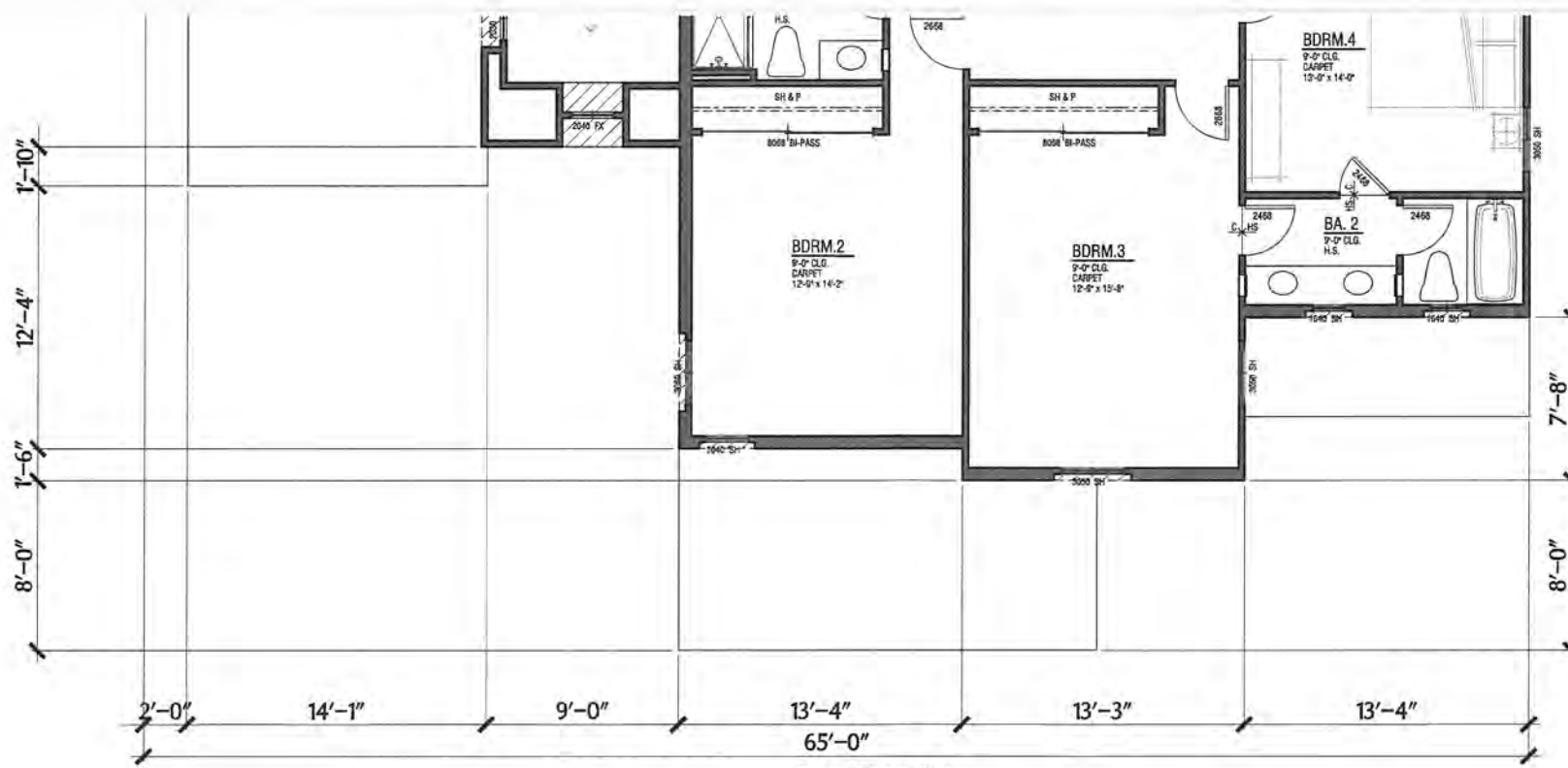
  
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2.6

2011094 Arroyo Miramonte - Pleasanton, CA





Partial Upper Plan  
@ C - Elevation



Rear Elevation

# Plan 2

## C - Elevations

### Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

### Exterior Finishes

#### Elevation Style - A

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

#### Elevation Style - B

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

#### Elevation Style - C

- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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# 2.6.1

2011094 Arroyo Miramonte - Pleasanton, CA

## Exterior Finishes

### Elevation Style - A

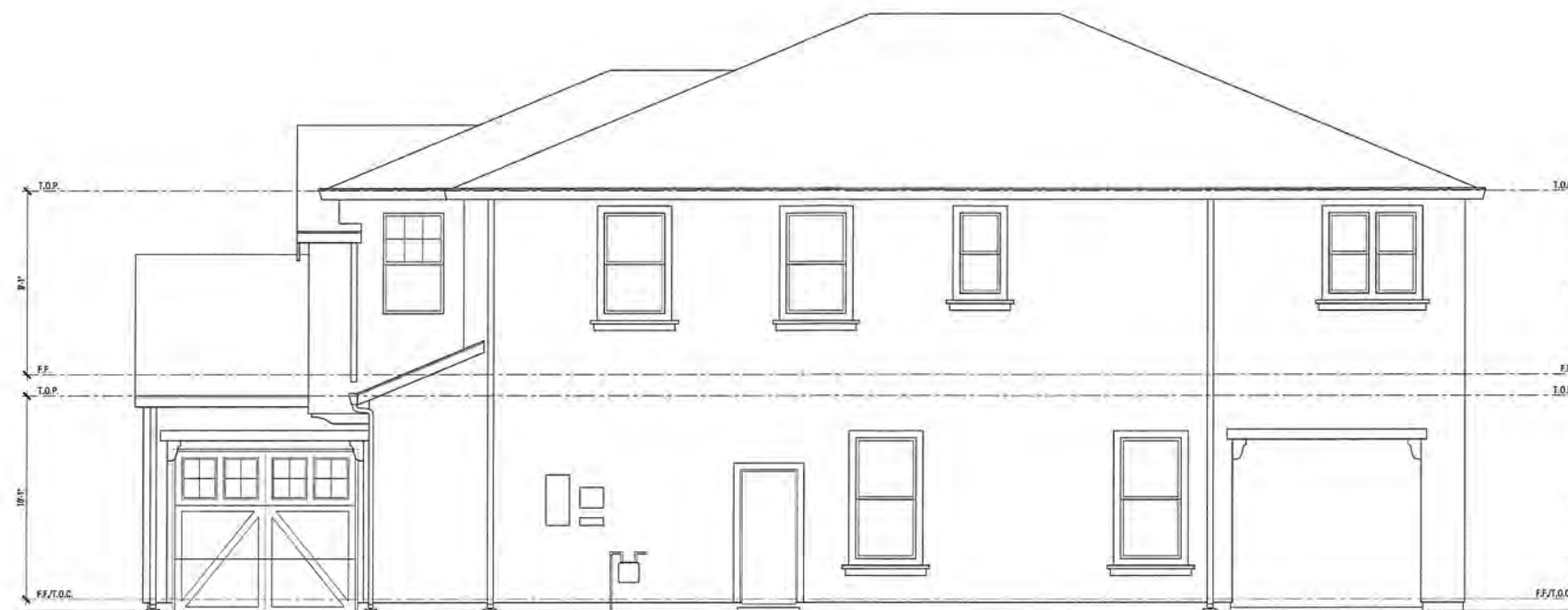
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

### Elevation Style - B

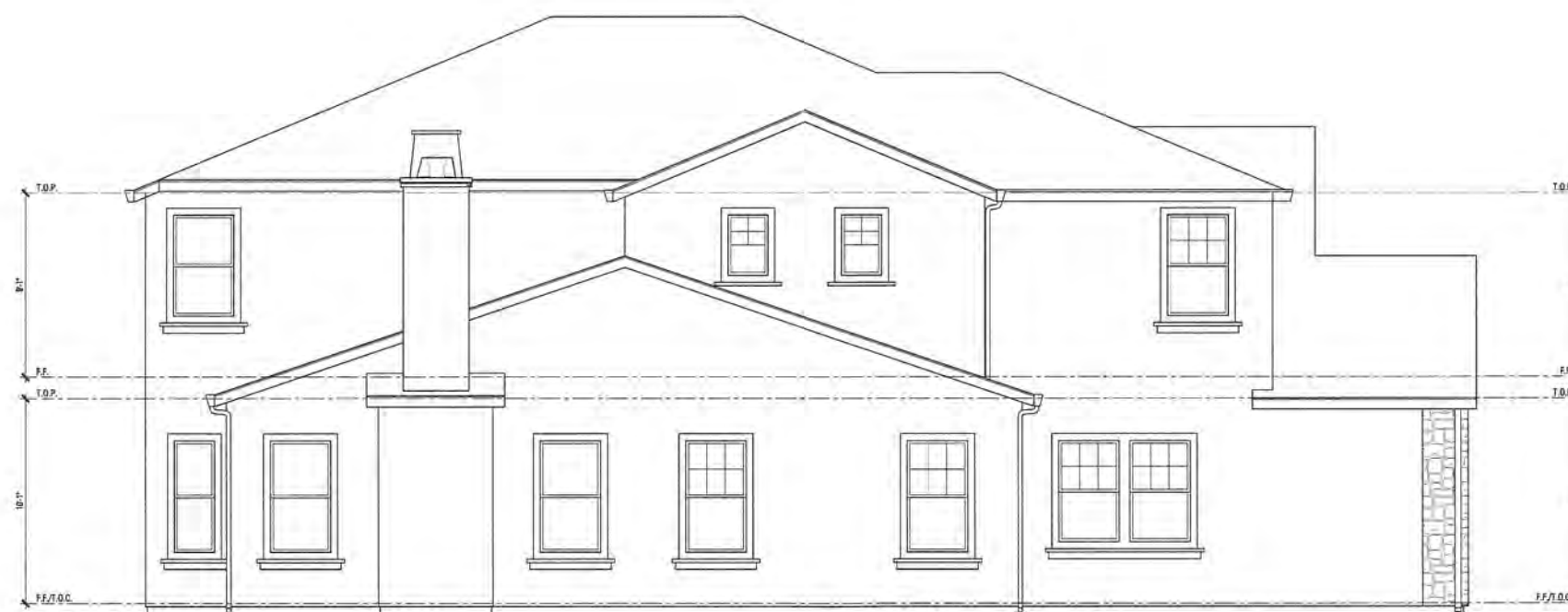
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Shutters:	Prefabricated Vertical Plank Shutters
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###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

Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
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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 2

### A - Elevations

# Lund Ranch II

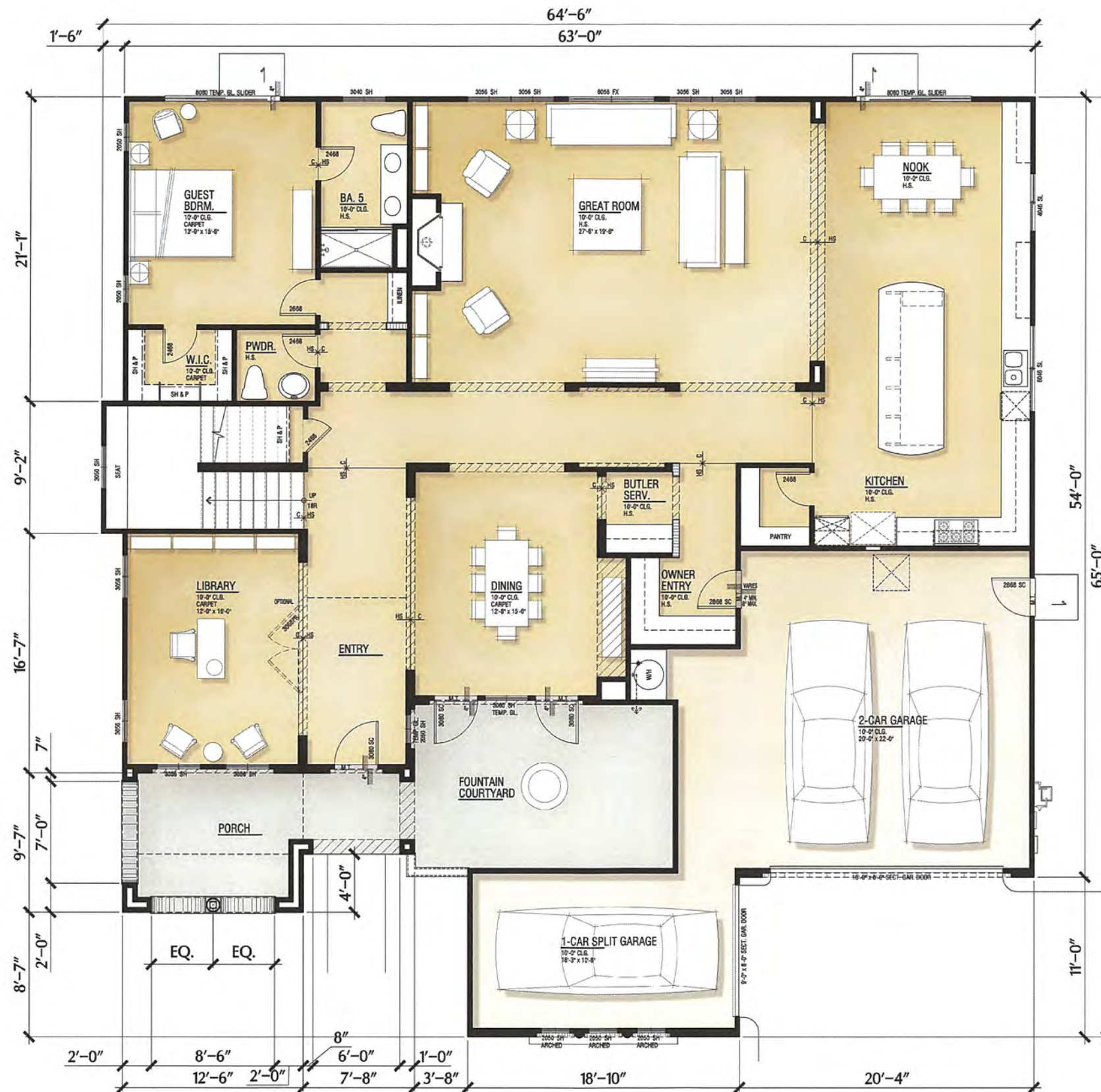
Pleasanton, CA  
Greenbriar Homes



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**2.6.2**



Lower Level: 2,508 SF  
**Lund Ranch II**  
 Pleasanton, CA  
 Greenbriar Homes

**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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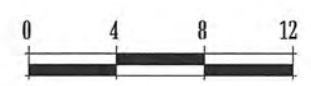
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**3.1**

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

**Plan 3**



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<b>3.1.1</b>

2011094 Arroyo Miramonte - Pleasanton, CA



Elevation - B



Elevation - A

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

**Exterior Finishes**

**Elevation Style - A**

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

**Elevation Style - B**

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

**Elevation Style - C**

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

### Elevation Style - A

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

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

### Elevation Style - C

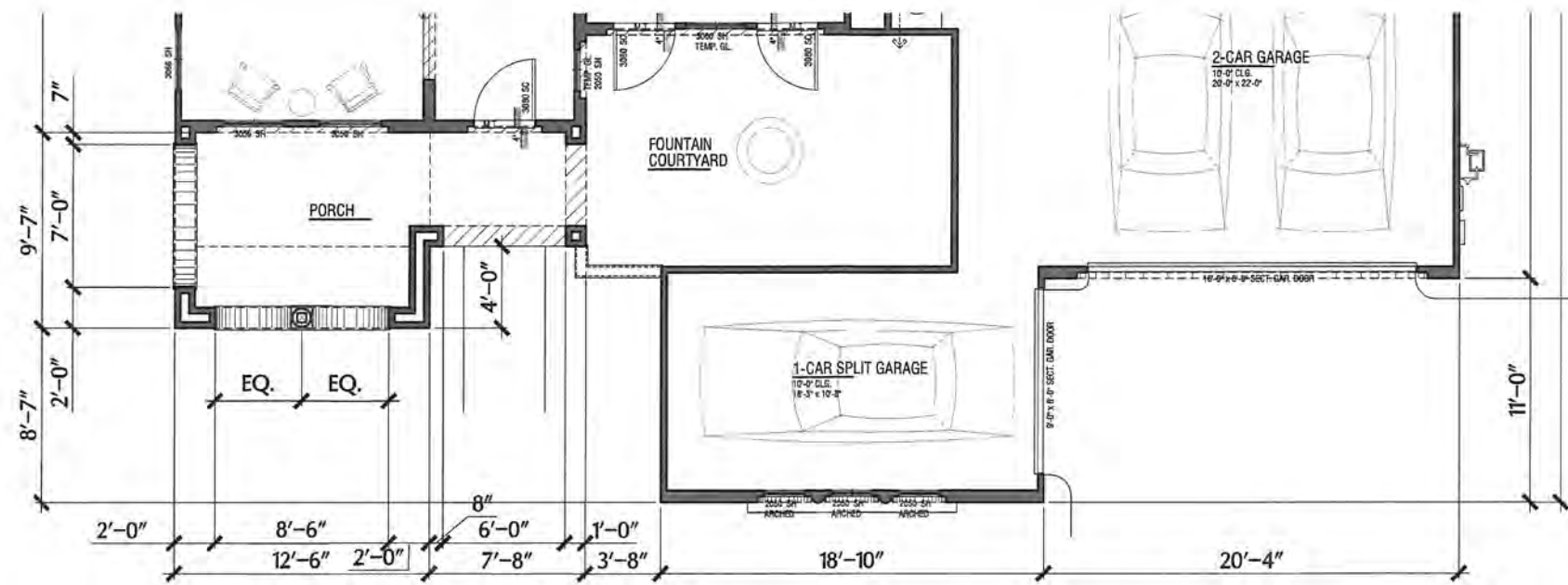
Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
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Elevation - C

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





Partial Lower Plan  
@ A - Elevation



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

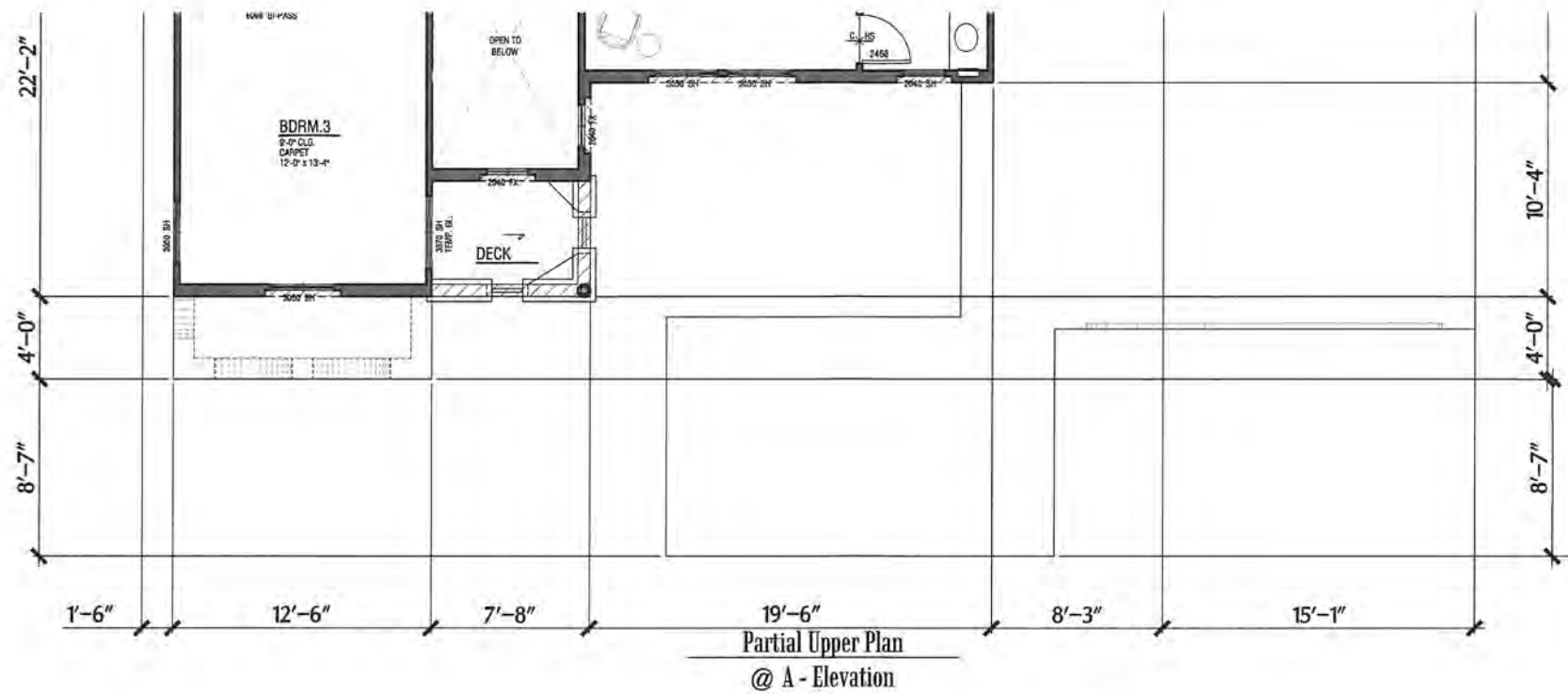
- ### Exterior Finishes
- #### Elevation Style - A
- Roof: Concrete "S" Tile Roofing
  - Exterior: Stucco
  - Window: Vinyl Window Frames With Exterior Grids
  - And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
  - Shutters: Prefabricated Shutters
  - Accents: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

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

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



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

### Exterior Finishes

#### Elevation Style - A

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

#### Elevation Style - B

- Roof: Concrete "S" Tile Roofing
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- Exterior: Stucco
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**3.4.1**



## Exterior Finishes

### Elevation Style - A

Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
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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
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
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Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

## Plan 3

## A - Elevations

# Lund Ranch II

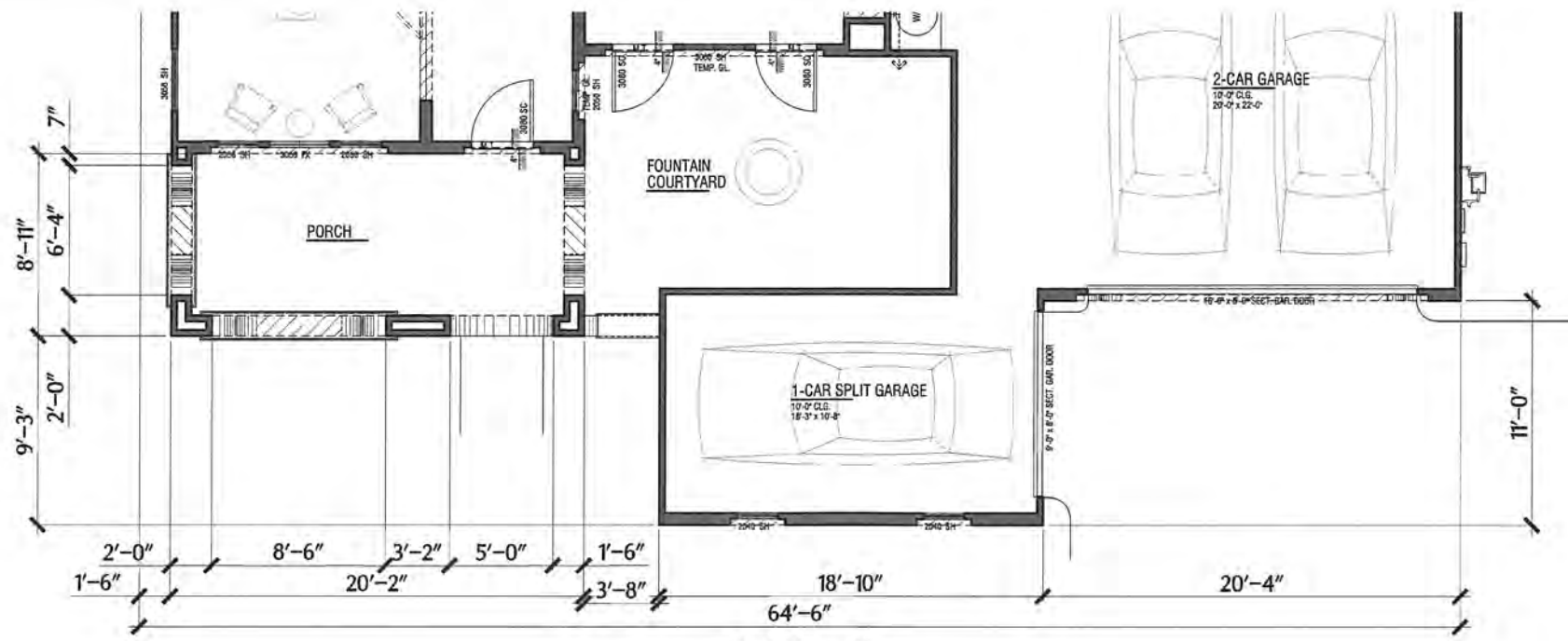
Pleasanton, CA  
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3.4.2



**B - Elevations**  
**Lund Ranch II**  
Pleasanton, CA  
Greenbriar Homes

**Exterior Finishes**

**Elevation Style - A**

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

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**Elevation Style - C**

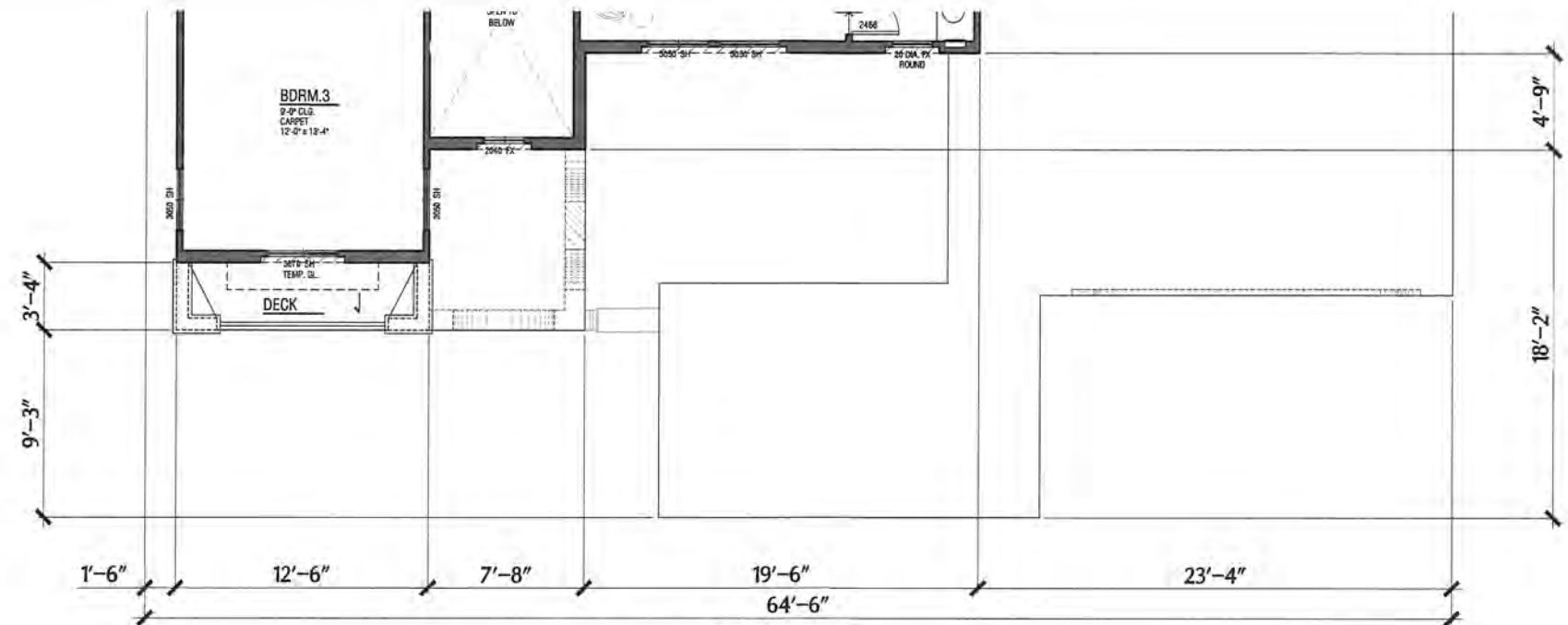
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
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**3.5**

2011094 Arroyo Miramonte - Pleasanton, CA



Partial Upper Plan  
@ B - Elevation



Rear Elevation

# Plan 3

## B - Elevations

### Lund Ranch II

Pleasanton, CA  
Greenbriar Homes

### Exterior Finishes

#### Elevation Style - A

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# 3.5.1

2011094 Arroyo Miramonte - Pleasanton, CA

## Exterior Finishes

### Elevation Style - A

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

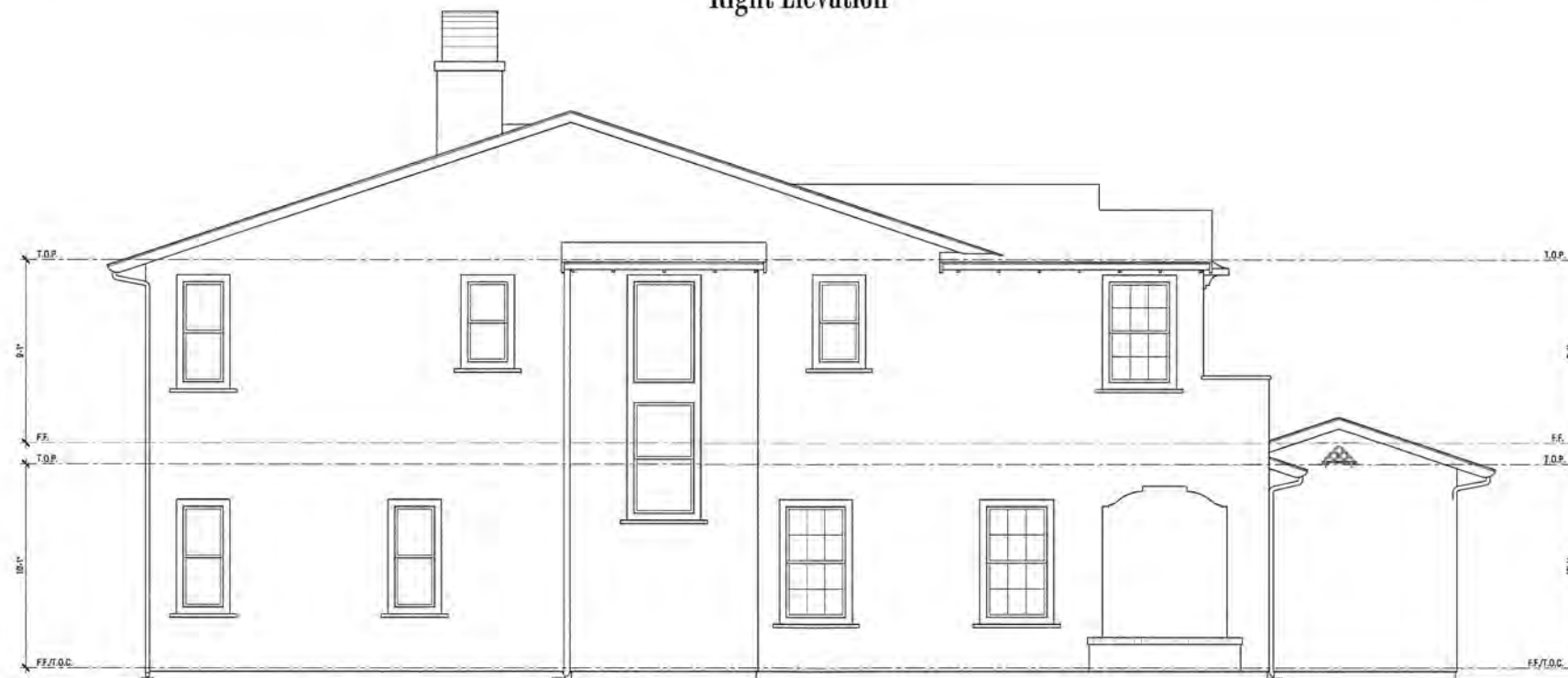
Roof:	Concrete "S" Tile Roofing
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Entry Doors:	Decorative Front Entry Doors



Right Elevation



Left Elevation

## Plan 3

## B - Elevations

# Lund Ranch II

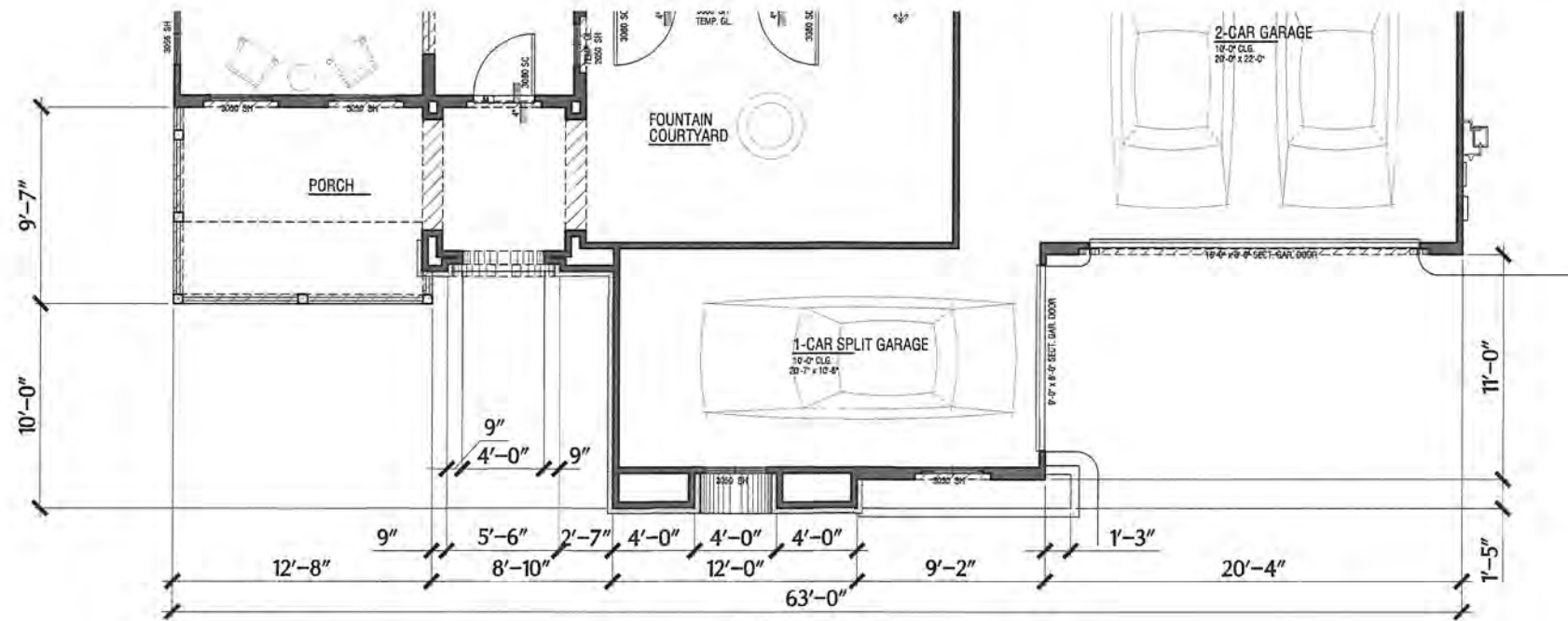
Pleasanton, CA  
Greenbriar Homes



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**3.5.2**



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

- ### Exterior Finishes
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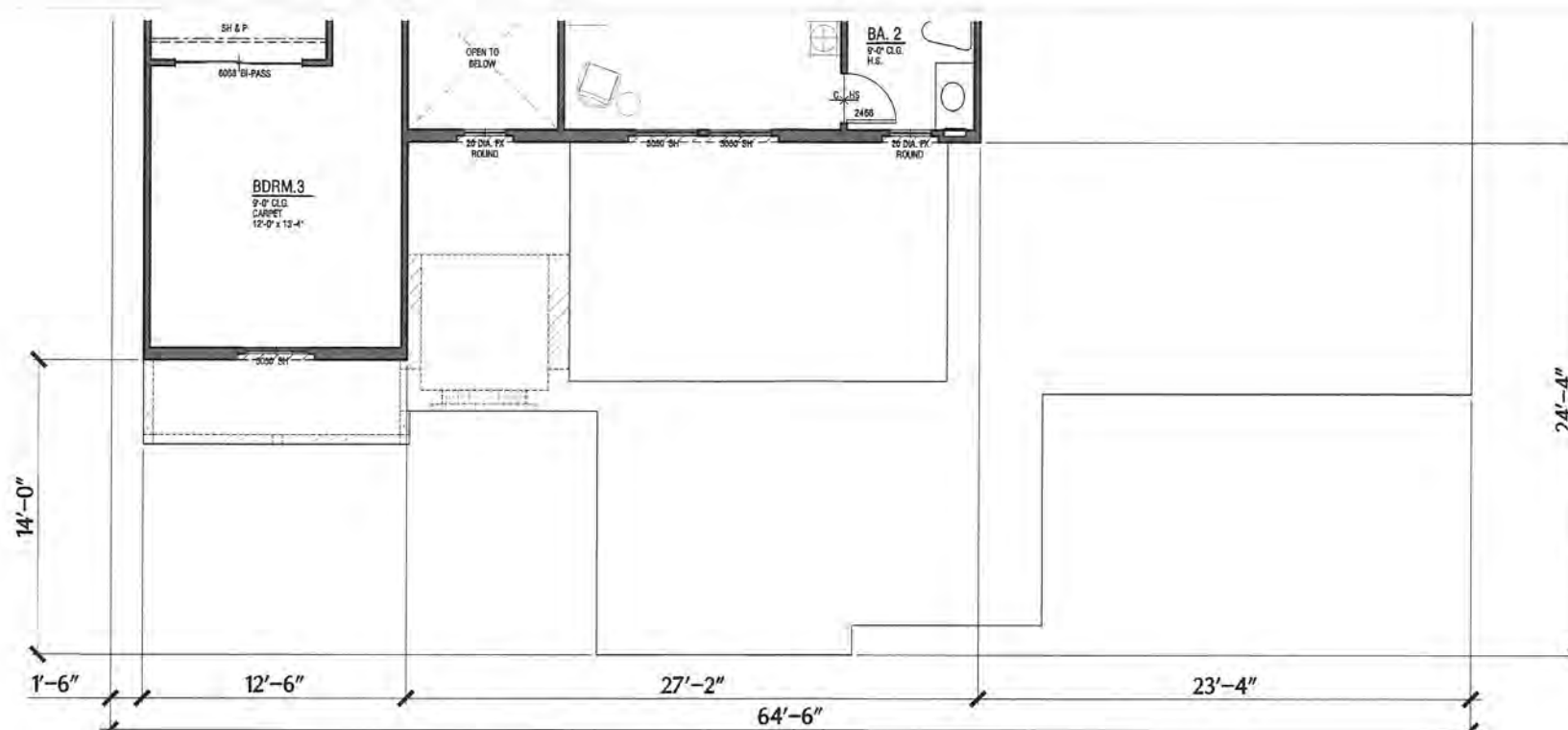


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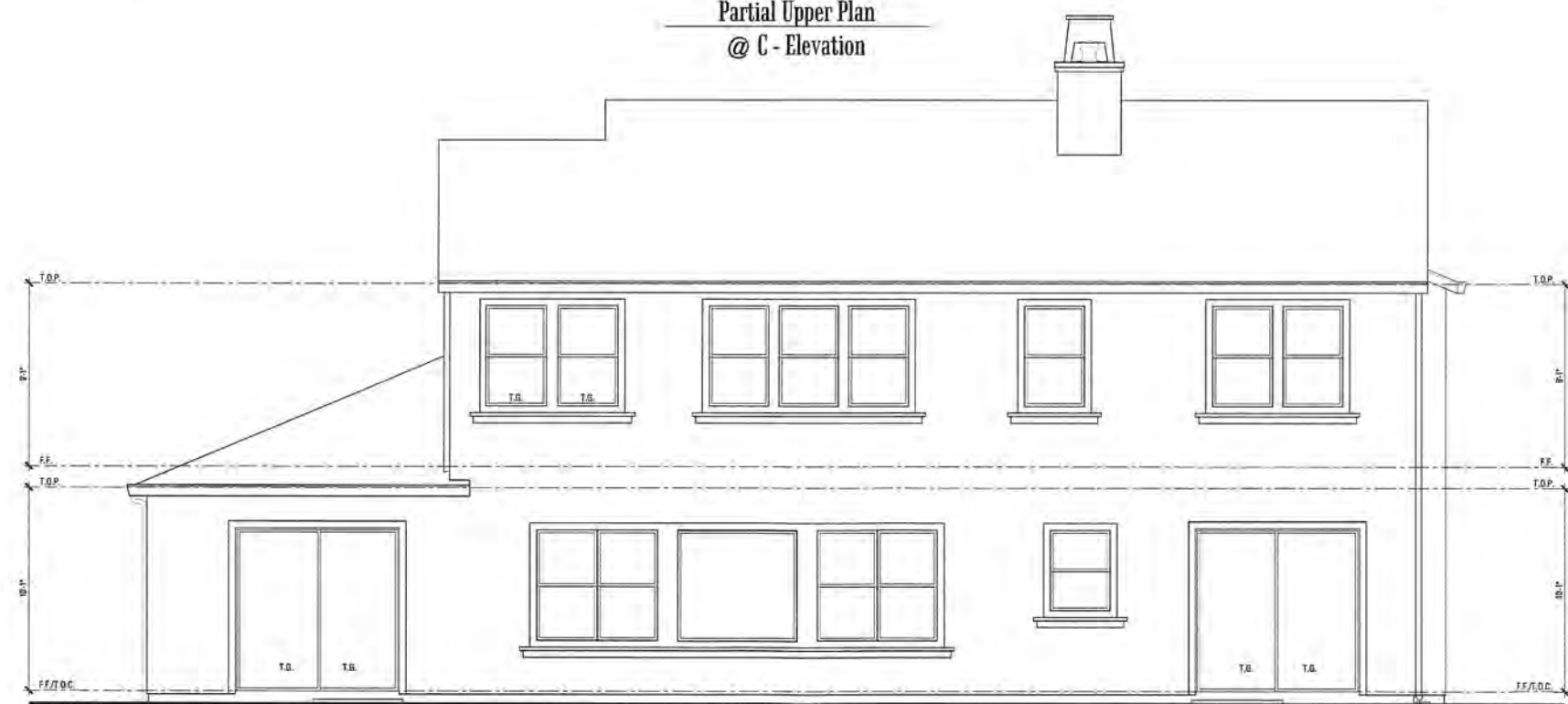
September 08, 2011

3.6

2011094 Arroyo Miramonte - Pleasanton, CA



Partial Upper Plan  
@ C - Elevation



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

**Exterior Finishes**

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**3.6.1**

2011094 Arroyo Miramonte - Pleasanton, CA

## Exterior Finishes

### Elevation Style - A

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

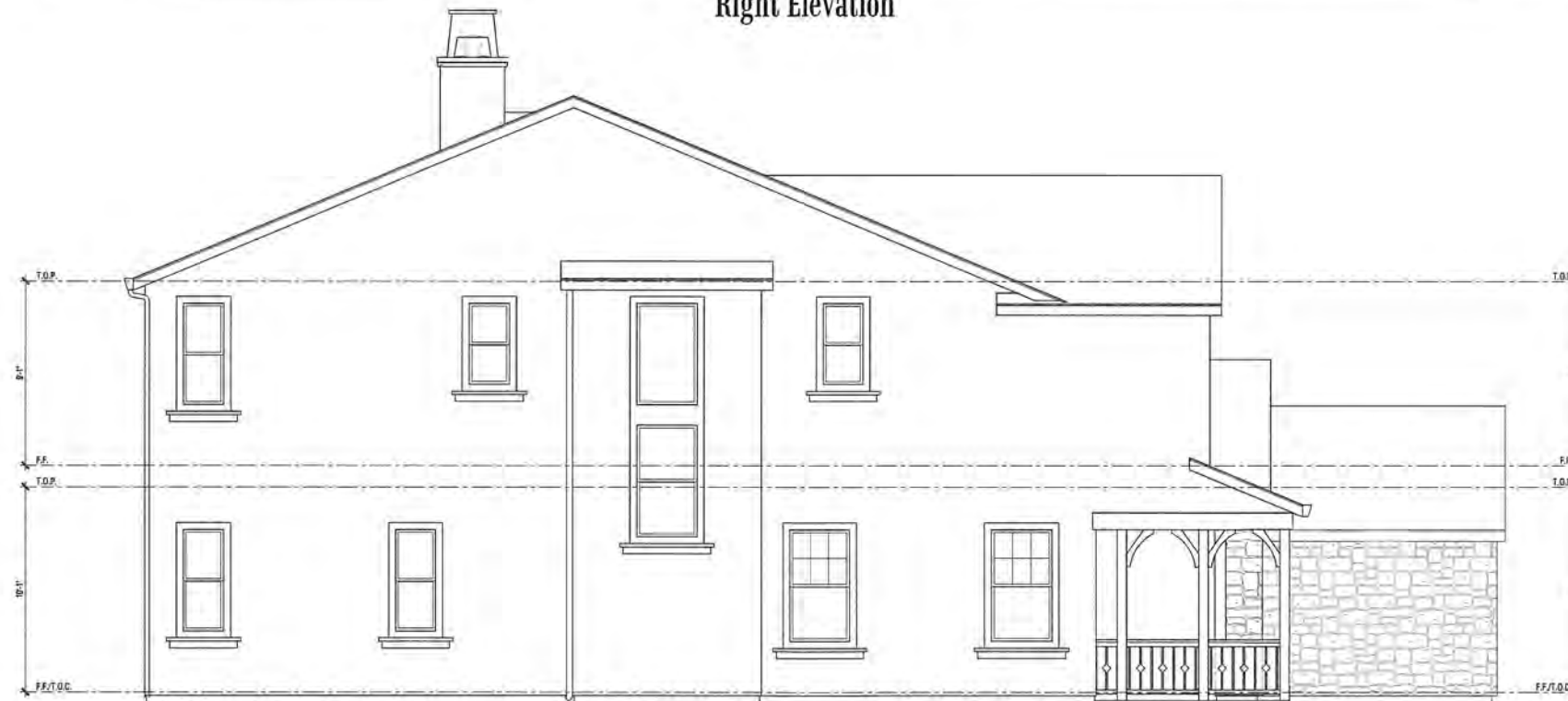
Roof:	Concrete "S" Tile Roofing
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Window	
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Right Elevation



Left Elevation

## Plan 3

## C - Elevations

# Lund Ranch II

Pleasanton, CA  
Greenbriar Homes



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**3.6.2**









# Lund Ranch II

Pleasanton, California

## Preliminary Illustrative Site Plan - Developed Area with Homes

15 September 2011

Greenbriar Homes Communities, Inc.  
Fremont, California

THE GUZZARDO PARTNERSHIP INC.  
Landscape Architects • Land Planners

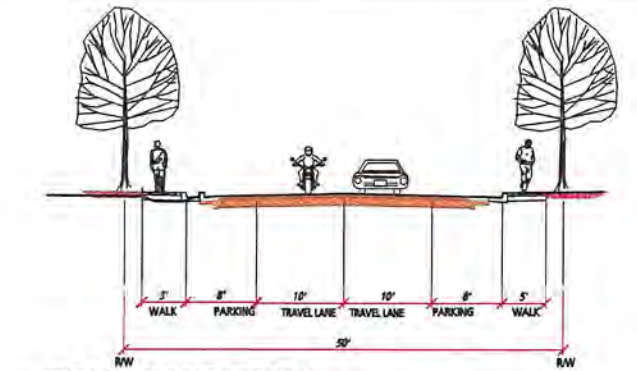
### Landscape Legend

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

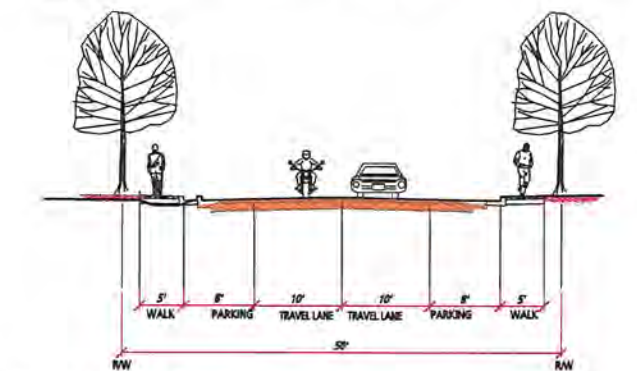
L-1.3



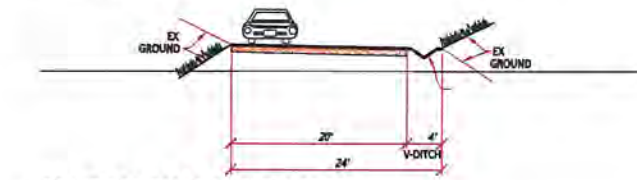
181 Greenwich Street  
San Francisco, CA 94111  
T 415 433 4672



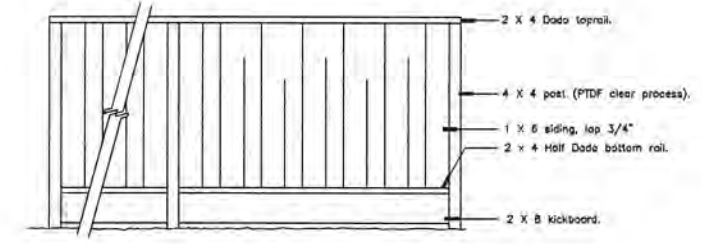
1 TYPICAL STREET SECTION  
STREET "A" (TRACT BOUNDARY TO LOT 95); LUND RANCH ROAD (PUBLIC)  
NOT TO SCALE



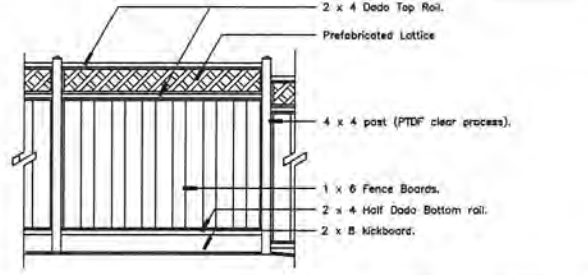
2 TYPICAL COURT SECTION  
COURTS A, B, & C (PUBLIC)  
NOT TO SCALE



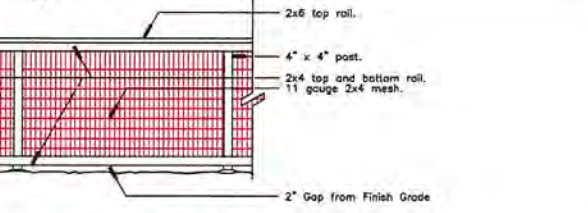
3 EMERGENCY VEHICLE ACCESS  
(STREET "A" TO TRACT BOUNDARY)  
NOT TO SCALE



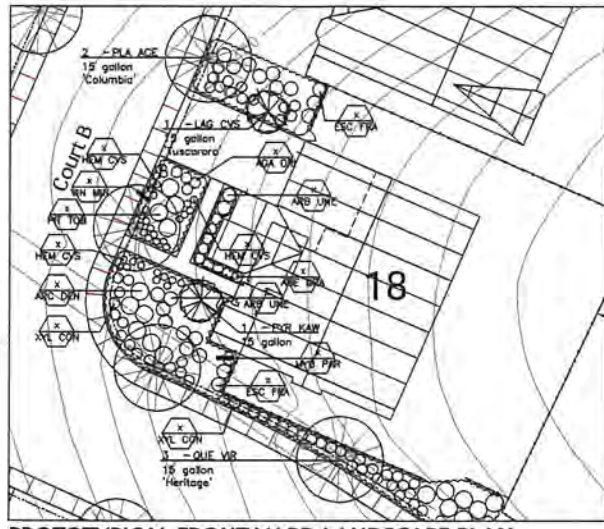
4 Good Neighbor Fence  
Scale: 1/2" = 1'-0"



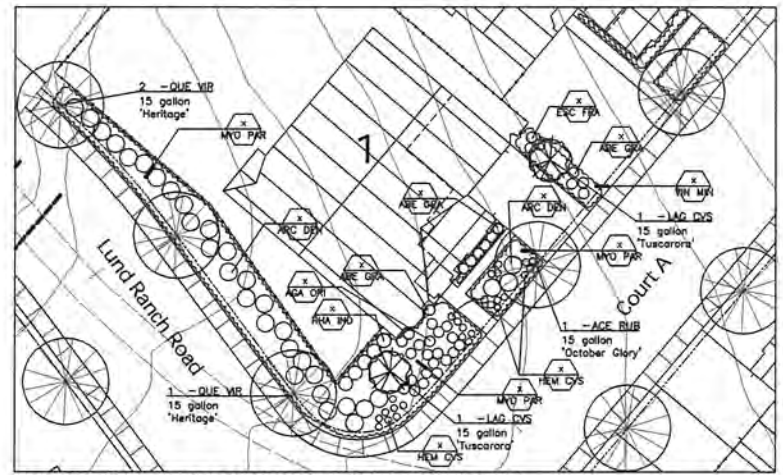
5 Good Neighbor Lattice Fence  
Scale: 3/8" = 1'-0"



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



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN  
SCALE: 1/4" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN  
SCALE: 1/4" = 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
GEL SH		Geltia stensali	Chinese Highberry	Grove Tree
LAG RED		Lagerstroemia indica	Crape Myrtle (Indian Tribes)	Flowering Accent
PLA ACE		Platanus a. 'Bloodgood'	London Plane Tree	Street Tree
PYR CAL		Pyrus c. 'Aristocrat'	Aristocrat Pear	Street Tree
PYR KAW		Pyrus kawakumii	Evergreen Pear	Evergreen Accent
RIX LAN		Rhus laricina	African Sumac	Evergreen Accent
QUE RUB		Quercus rubra	Red Oak	Street Tree
QUE VIR		Quercus virginiana 'Heritage'	Southern Live Oak	Evergreen Street Tree
LIG LUC		Ligustrum lucidum	Glossy Privet	Standard

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
CEC DEO		Cedrus deodara	Deodar Cedar	Evergreen Shade Tree
GER 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

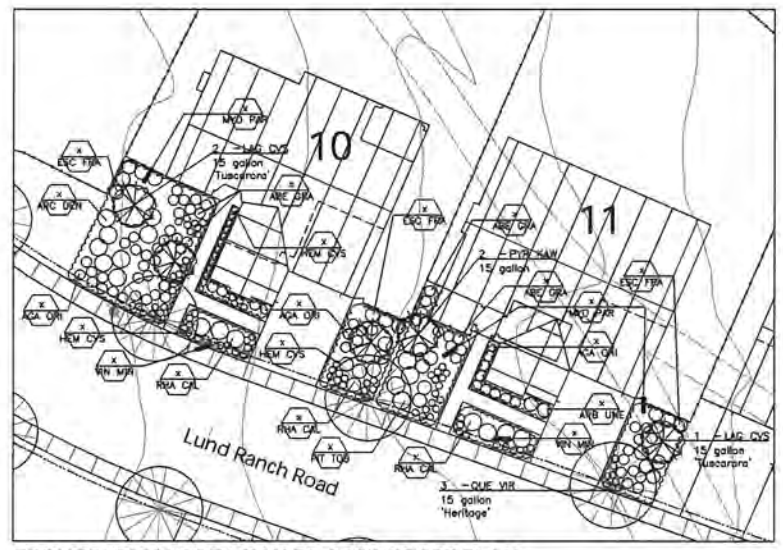
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AGA OR		Agapanthus orientalis cv.	Lily-of-the-Valley	Flowering Accent
ABE GRA		Abutilon grandiflorum	Glossy Abelia	Massing Shrub
ARB UNE		Arbutus unedo 'Compacta'	Strawberry Shrub	Accent Shrub
ESC FRA		Eucalyptus 'Fruited'	Escallonia	Hedge, Buffer Shrub
HEM CYS		Hemerocallis hybrid	Daylily	Flowering Accent
PIT TOB		Pittosporum tobira	Pittosporum	Massing Shrub
RAP IND		Raphiostepis l. 'Springtime'	Pink India Hawthorn	Accent Shrub
VB SUS		Viburnum suspensum	Sandbaronia Viburnum	Hedge, Buffer Shrub
XYL CON		Xylostea concoloratum	Shiny Xylostea	Massing Shrub

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC DEN		Arctostaphylos s. 'Howard McMillin'	McMillin's Manzanita	Riparian Missing Shrub
MAH AQU		Mahonia aquifolium	Oregon Grape	Riparian Missing Shrub
RHA CAL		Rhamnus californica 'Eve Case'	Coffeberry 'Eve Case'	Riparian Buffer Shrub
RIB SAN		Ribes sanguineum	Red Flowering Currant	Riparian Accent Shrub
RIB VIR		Ribes viburnifolium	Evergreen Currant	Riparian Missing Shrub

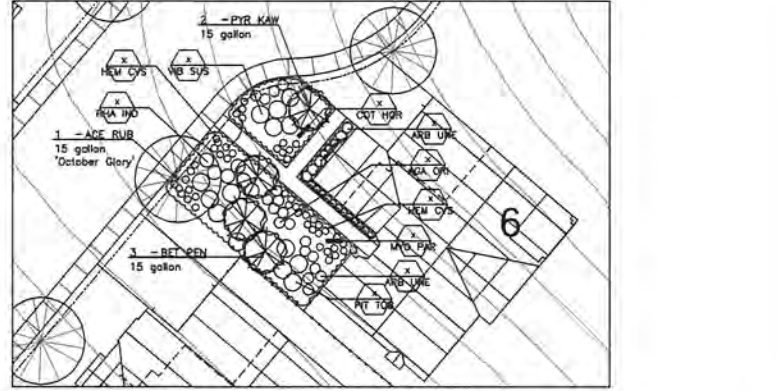
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC EM		Arctostaphylos 'Emerald Carpet'	Little Star Manzanita	Riparian Groundcover
ARC LVA		Arctostaphylos uva-ursi	Bearberry	Riparian Groundcover
MAH REP		Mahonia repens	Creeeping Mahonia	Riparian Groundcover

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
FIC PUB		Ficus pumila	Creeeping Fig	Evergreen Vine
PAR TR		Parthenocissus tricuspidata	Bottom Ivy	Fall Color
COT HOR		Cotoneaster 'Horizontal'	Climbing Rose	
HED HEL		Hedera helix 'Habit'	English Ivy	
MYO PAR		Myoporum parvifolium 'Putah Creek'	Myoporum 'Putah Creek'	
VIN MIN		Vitis minor	Dwarf Periwinkle	
LAVN		Lavender	Dwarfed Hybrid Fescue/Bleed	

Note:  
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 3 Gal size.  
For precise tree preservation and removal information see the Civil Engineers drawing.



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN  
SCALE: 1/4" = 20'



PROTOTYPICAL FRONT YARD LANDSCAPE PLAN  
SCALE: 1/4" = 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 4L1.4)  
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L1.4)  
This fence type occurs where fence fronts on public rights-of-way
- Transparent Wire Mesh Fence (Detail 6L1.4)  
This fence type at property lines where fence faces lotlines

L1.4

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