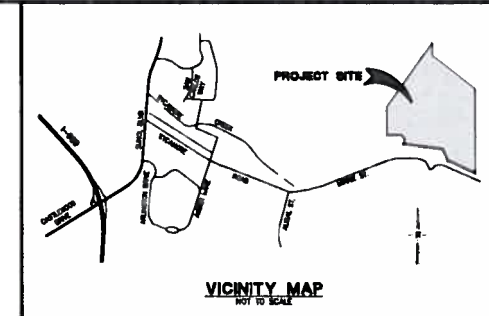


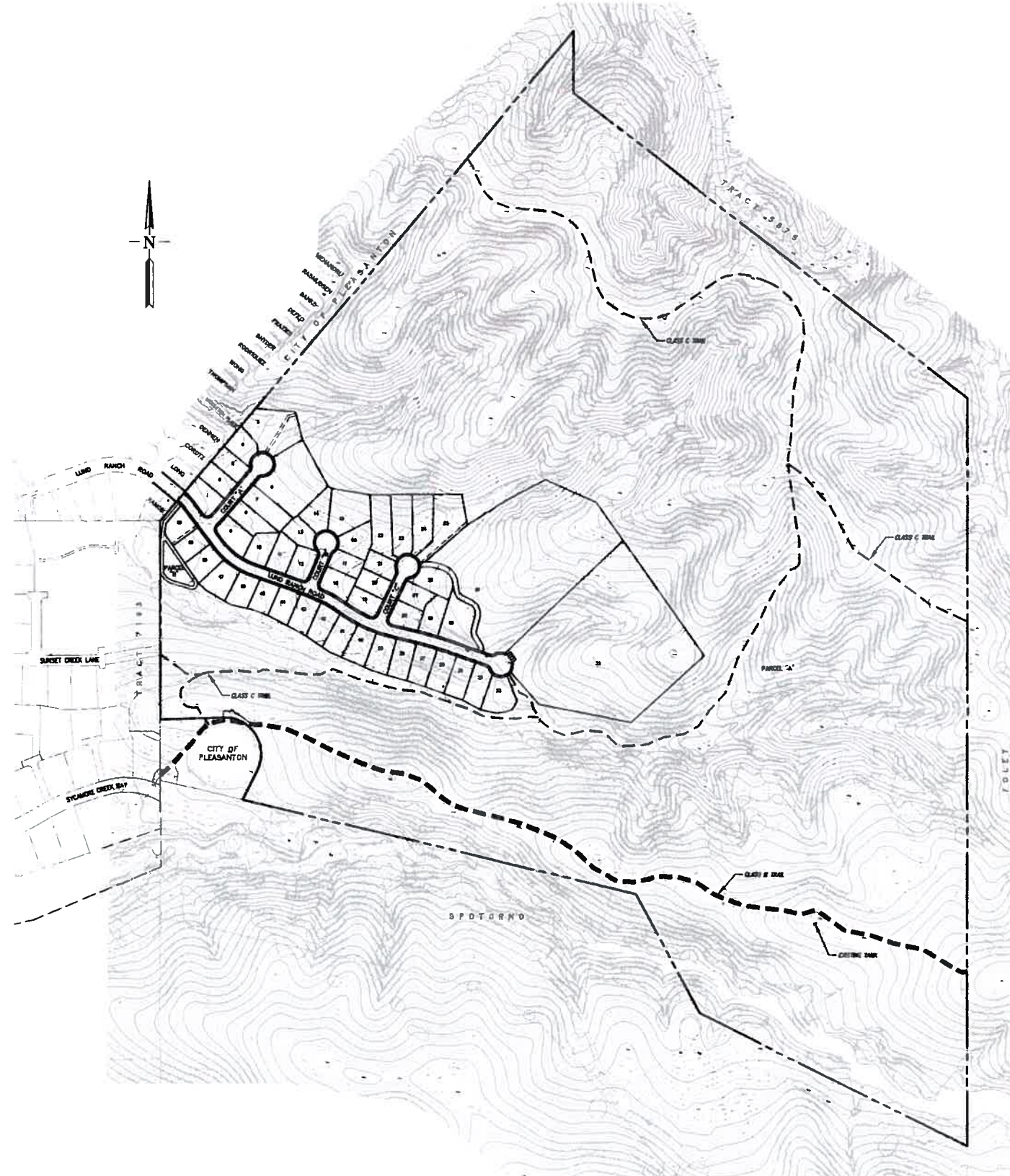
PLANNED UNIT DEVELOPMENT LUND RANCH II CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA



PROPOSED	DESCRIPTION	EXISTING
---	TRACT BOUNDARY	---
---	LOT LINE	---
---	RIGHT OF WAY	---
---	CENTER LINE	---
---	RETAINING WALL	---
---	EASEMENT LINE	---
---	STORM DRAIN	---
---	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	---
---	REMOVE TREE	---
---	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
PLANNING, ENGINEERING	
1	COVER SHEET
2	SITE DEVELOPMENT PLAN
3	PRELIMINARY GRADING & UTILITY PLAN
4	SLOPE MAP
5	TREE EXHIBIT
6	TRAIL PLAN
GEDTECHNICAL	
1	PRELIMINARY CORRECTIVE GRADING PLAN
ARCHITECTURE	
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 A-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.4	PLAN-1 MODIFIED-ONE STORY A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.4.1	PLAN-1 MODIFIED-ONE STORY A-LEFT & RIGHT ELEVATIONS
1.4.2	PLAN-1 MODIFIED-ONE STORY B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
1.5	PLAN-1 MODIFIED-ONE STORY B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.5.1	PLAN-1 MODIFIED-ONE STORY B-LEFT & RIGHT ELEVATIONS
1.5.2	PLAN-1 MODIFIED-ONE STORY C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
1.6	PLAN-1 MODIFIED-ONE STORY C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
1.6.1	PLAN-1 MODIFIED-ONE STORY C-LEFT & RIGHT ELEVATIONS
1.6.2	PLAN-1 MODIFIED-ONE STORY C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
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 A-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.4	PLAN-2 A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.4.1	PLAN-2 A-LEFT & RIGHT ELEVATIONS
2.4.2	PLAN-2 B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.5	PLAN-2 B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.5.1	PLAN-2 B-LEFT & RIGHT ELEVATIONS
2.5.2	PLAN-2 C-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
2.6	PLAN-2 C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
2.6.1	PLAN-2 C-LEFT & RIGHT ELEVATIONS
2.6.2	PLAN-2 C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
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 A-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.4	PLAN-3 A-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.4.1	PLAN-3 A-LEFT & RIGHT ELEVATIONS
3.4.2	PLAN-3 B-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.5	PLAN-3 B-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.5.1	PLAN-3 B-LEFT & RIGHT ELEVATIONS
3.5.2	PLAN-3 C-FRONT ELEVATION & PARTIAL LOWER FLOOR PLAN
3.6	PLAN-3 C-REAR ELEVATION & PARTIAL UPPER FLOOR PLAN
3.6.1	PLAN-3 C-LEFT & RIGHT ELEVATIONS
3.6.2	PLAN-3 C-FRONT ELEVATIONS & PARTIAL LOWER FLOOR PLAN
LANDSCAPE ARCHITECTURE	
L-1.1	PRELIMINARY LANDSCAPE SITE PLAN, DETAILS AND PLANT PALETTE
L-1.2	PRELIMINARY ILLUSTRATIVE SITE PLAN - DEVELOPED AREA
L-1.3	PRELIMINARY ILLUSTRATIVE SITE PLAN - DEVELOPED AREA WITH HOMES
L-1.4	PROTO-TYPICAL LANDSCAPE SECTIONS AND FRONT YARDS

PROJECT TEAM

Arborist HortScience Inc. 325 Ray Street Pleasanton, CA 94588 Contact: Jim Clark (925) 484-0211	Developer Greenbriar Homes Communities 43180 Osgood Road Fremont, CA 94539 Contact: Mike Meyer (510) 497-8200
Civil Engineering & Planning Ruggeri-Jensen-Azar 4890 Chabot Drive, Suite 200 Pleasanton, CA 94588 Contact: Mark Faigout (925) 227-9100	Architecture William Hezmalhalch Architects, Inc. 6111 Bollinger Canyon Road, Suite 495 San Ramon, CA 94588 Contact: Warren Fujimura (925) 827-1182
Landscape Architecture Guzzardo Partnership, Inc. 836 Montgomery Street San Francisco, CA 94133 Contact: Paul Lettieri (415) 433-4672	Soils Engineer Engeo, Inc. 2010 Crow Canyon Place, Suite 250 San Ramon, CA 94583 Contact: Donald Bruggere (925) 866-9000

PUD-25
EXHIBIT B

RECEIVED

FEB 27 2012

CITY OF PLEASANTON
PLANNING DIVISION



LAND USE SUMMARY

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

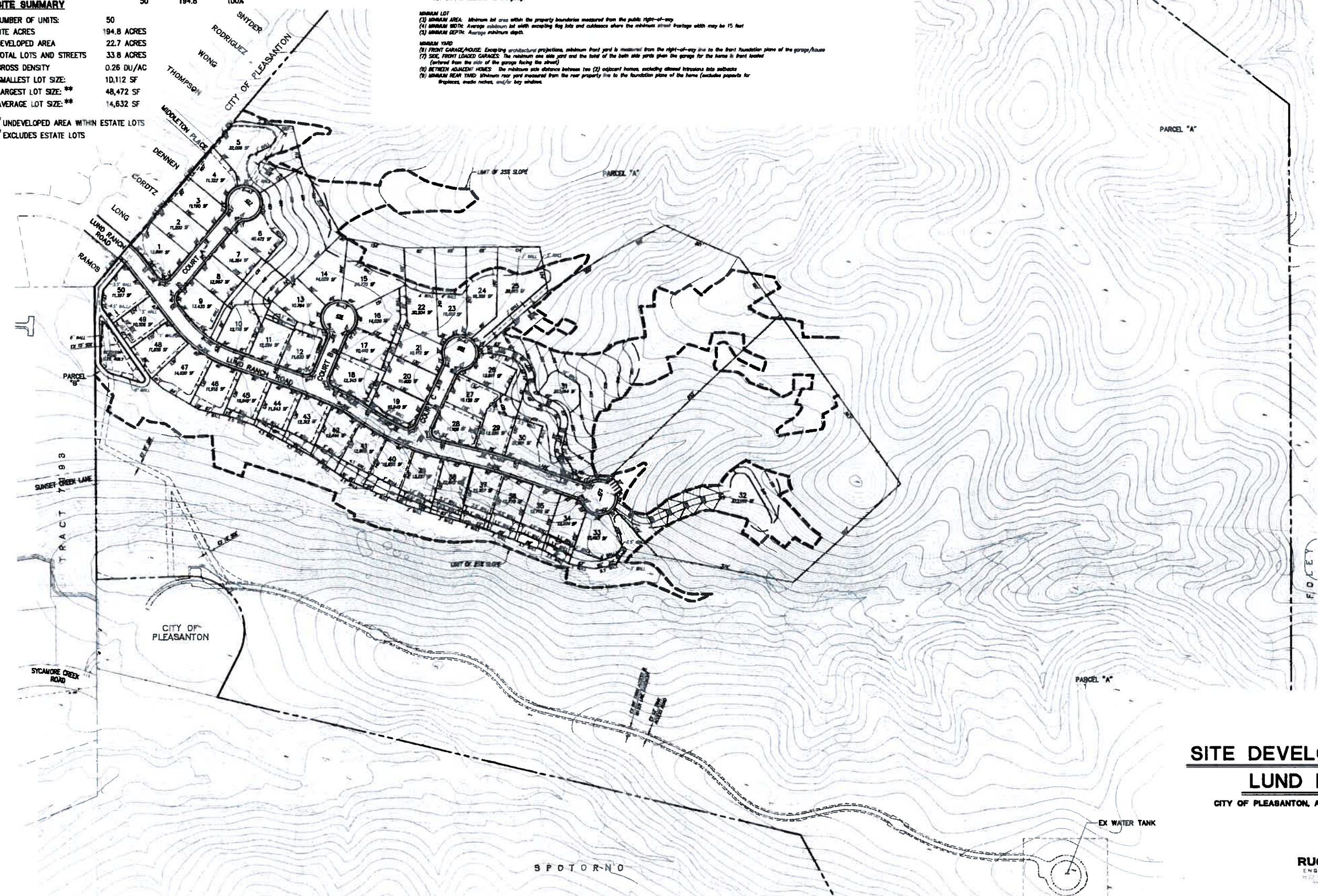
SITE SUMMARY

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

* UNDEVELOPED AREA WITHIN ESTATE LOTS
** EXCLUDES ESTATE LOTS

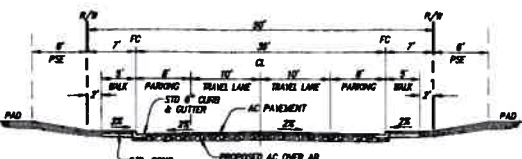
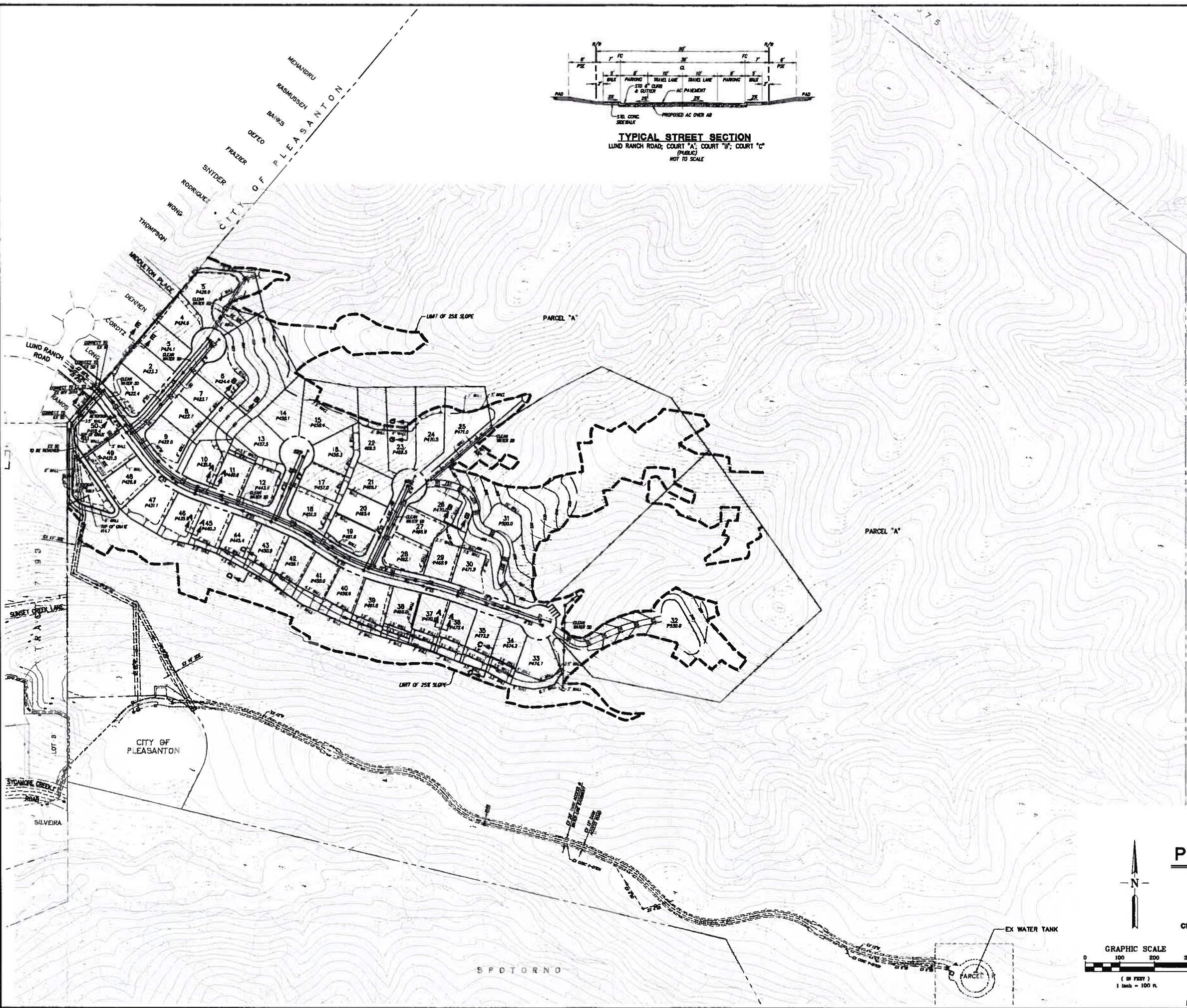
LOT SIZE	Building		Minimum Lot			Minimum Yard				
	(1)	(2)	(3)	(4)	(5)	(6) Front Yard	(7) Side (1)	(8) Side (2)	(9)	
	Max. Height (ft.)	Min. FAR (%)	Minimum Area (Sq. Ft.)	Minimum Width (ft.)	Minimum Depth (ft.)	Front Yard (ft.)	Side (ft.)	Between Adjacent Homes (ft.)	Back (ft.)	Corner lot (ft.)
PUD R-10,000+ (2 STORY)	20'-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) FARE FLOOR AREA (FAF): 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 FAF 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: Excepting architectural projections, minimum front yard is measured from the right-of-way line to the front foundation plane of the garage/house.
(7) SIDE, FRONT LOADED GARAGES: The minimum side yard and the total of the both side yards (when the garage is front loaded) (measured 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 (includes porches for breezeways, main decks, and/or bay windows).

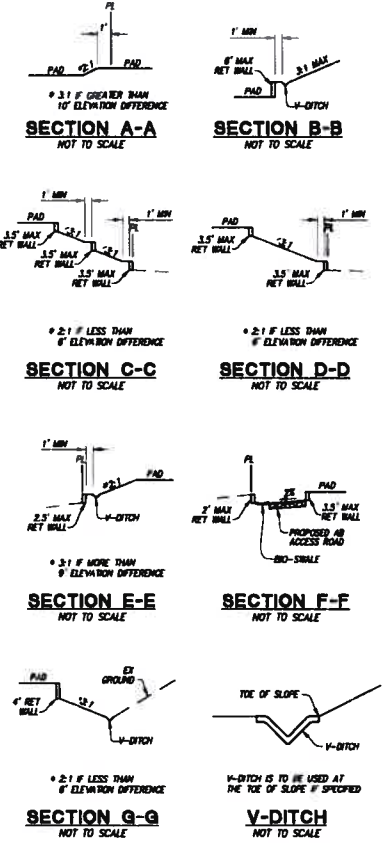


**SITE DEVELOPMENT PLAN
LUND RANCH II**
CITY OF PLEASANTON, ALAMEDA COUNTY, CALIFORNIA

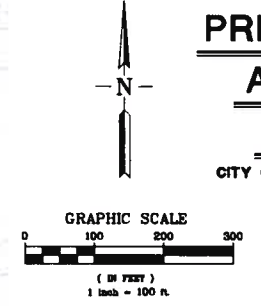




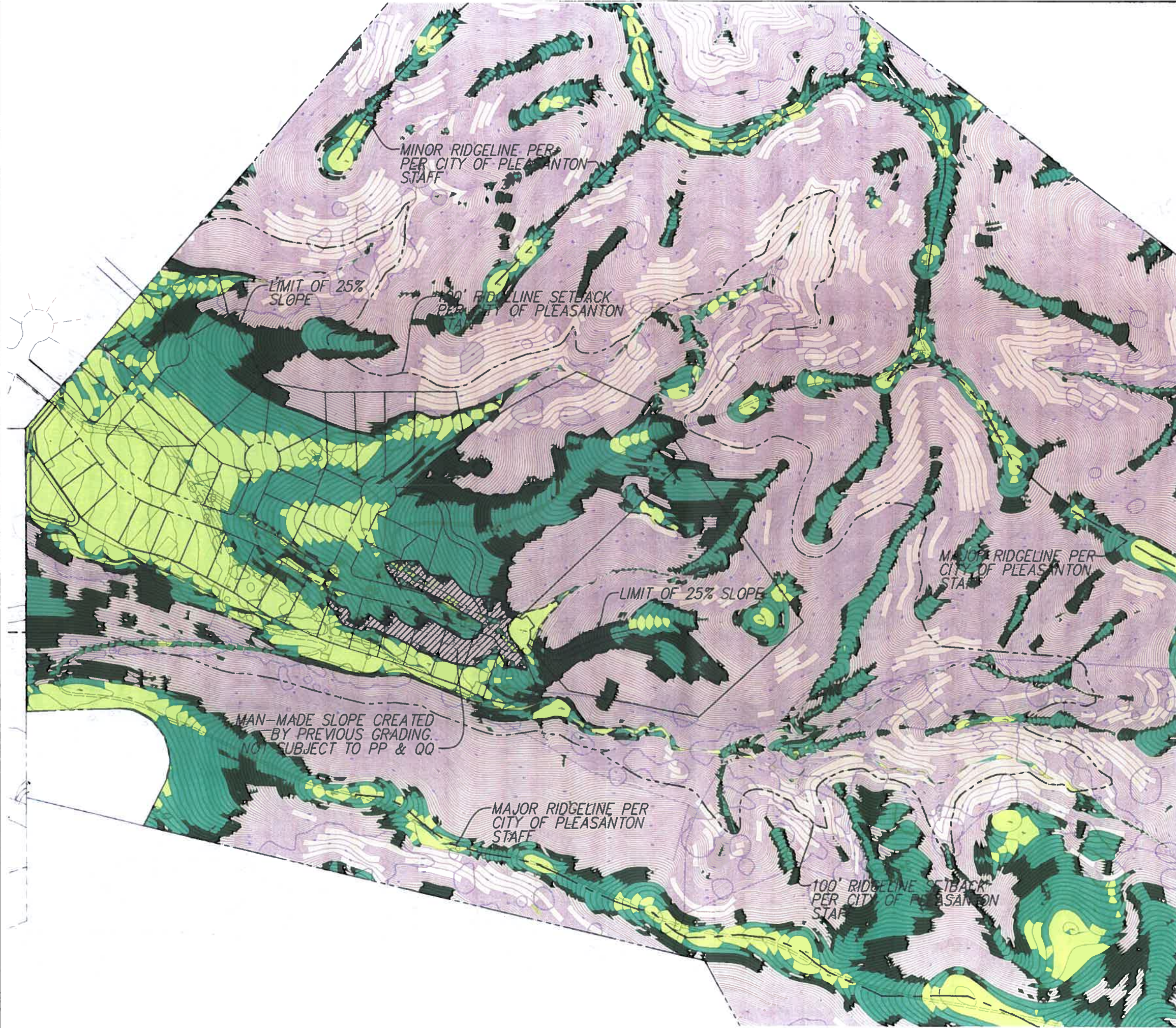
TYPICAL STREET SECTION
LUND RANCH ROAD; COURT "A"; COURT "B"; COURT "C"
(PUBLIC)
NOT TO SCALE



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

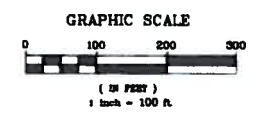


RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4490 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE (925) 277-9100 FAX (925) 277-9300



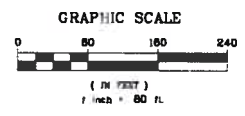
LEGEND:

- 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
 ENGINEERS ARCHITECTS LANDSCAPE ARCHITECTS
 4890 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 227-9100 FAX: (925) 227-9300



LEGEND:

SAVE TREE  247

REMOVE TREE  247

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

RJA
RUGGERI-JENSEN-AZAR
 ENGINEERS - PLANNERS & SURVEYORS
 TREE EXHIBIT, SUITE 200 PLEASANTON, CA 94588
 PHONE: (925) 257-9100 FAX: (925) 227-9200



TRAIL LEGEND

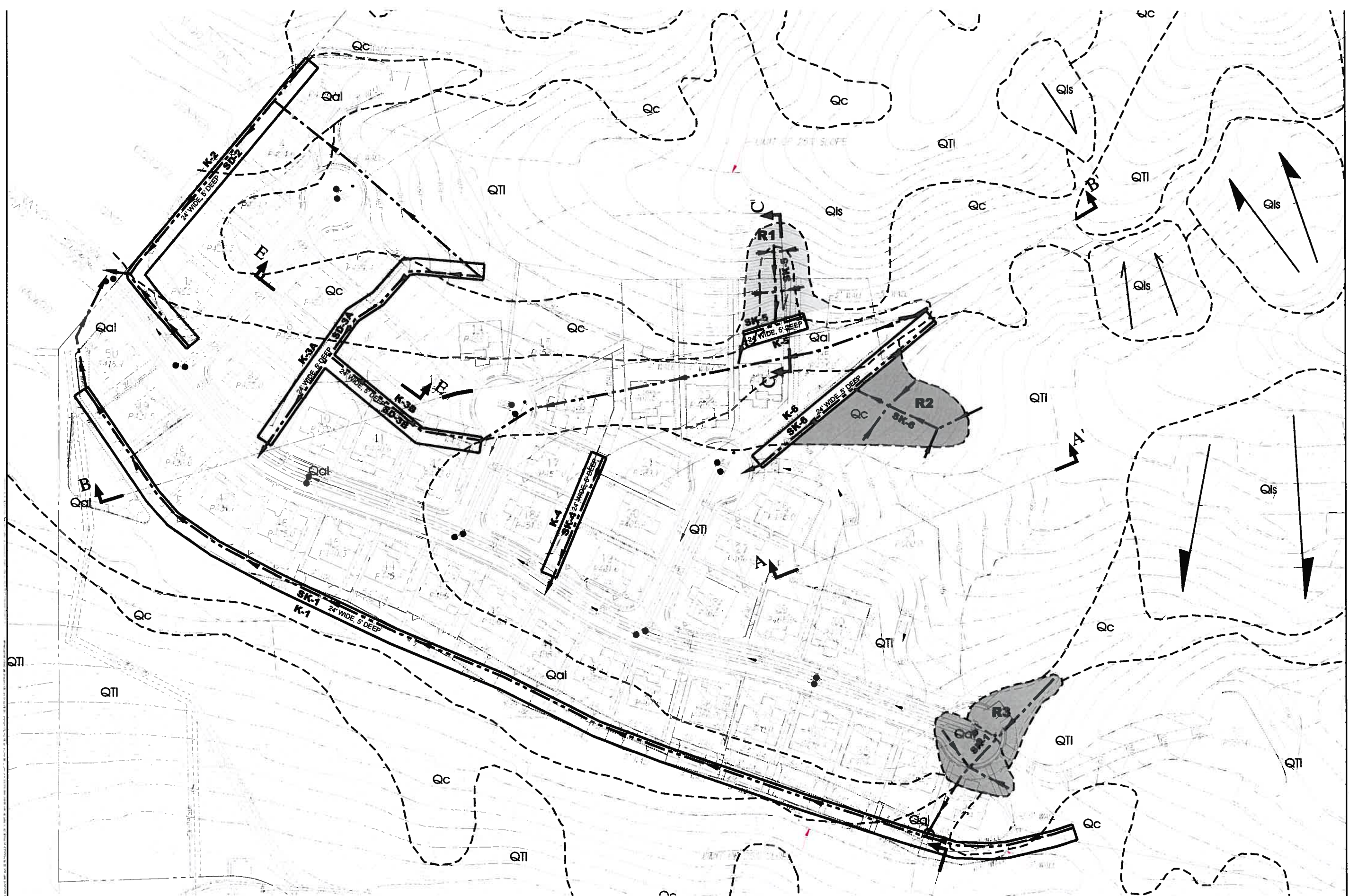
- PROPOSED CLASS B TRAIL (GRADED EARTH)
- PROPOSED CLASS B TRAIL (USE EXISTING PAVED EVA)
- CLASS C TRAIL PER CITY MASTER PLAN (BY OTHERS)

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

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

RJA
RUGGERI-JENSEN-AZAR
ENGINEERS • PLANNERS • SURVEYORS
4600 CHABOT DRIVE, SUITE 200, PLEASANTON, CA 94588
PHONE: (925) 217-9100 FAX: (925) 227-1300

DATE: SEPTEMBER 15, 2011 JOB NO. 971047 SHEET 6 OF 6





Lower Level: 2,984 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Plan 1

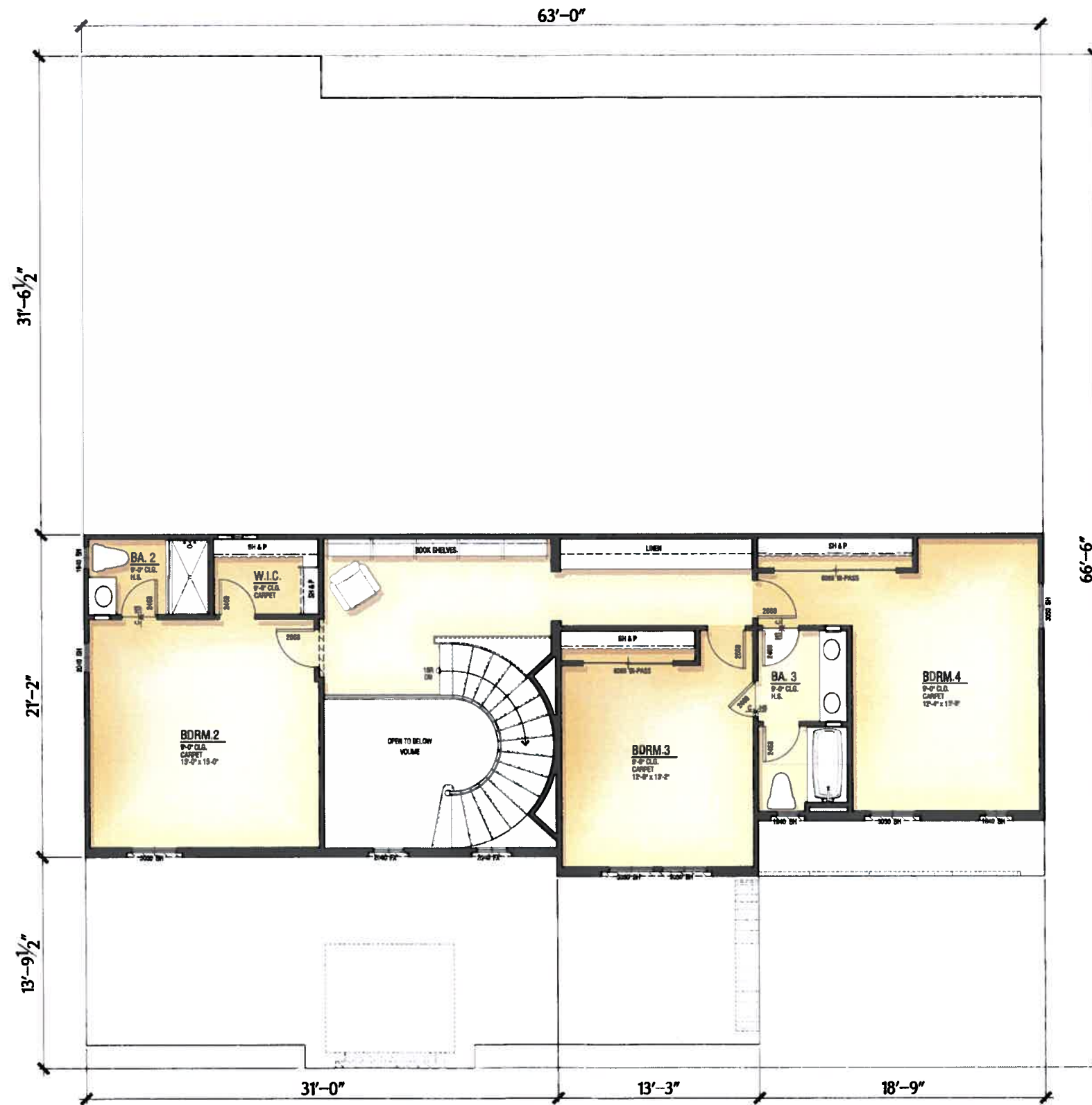
Modified - One Story

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



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

September 08, 2011
1.1



Upper Level: 1,139 SF

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Plan 1 Modified - One Story



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

September 08, 2011
1.1.1



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 Railing, and Fiber Cement Siding
- Veneer: Manufactured Stone Veneer
- Garage Door: Metal Sectional Roll-Up Door
- Entry Doors: Decorative Front Entry Doors



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

September 08, 2011
1.3

2011094 Arroyo Miramonte - Pleasanton, CA



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

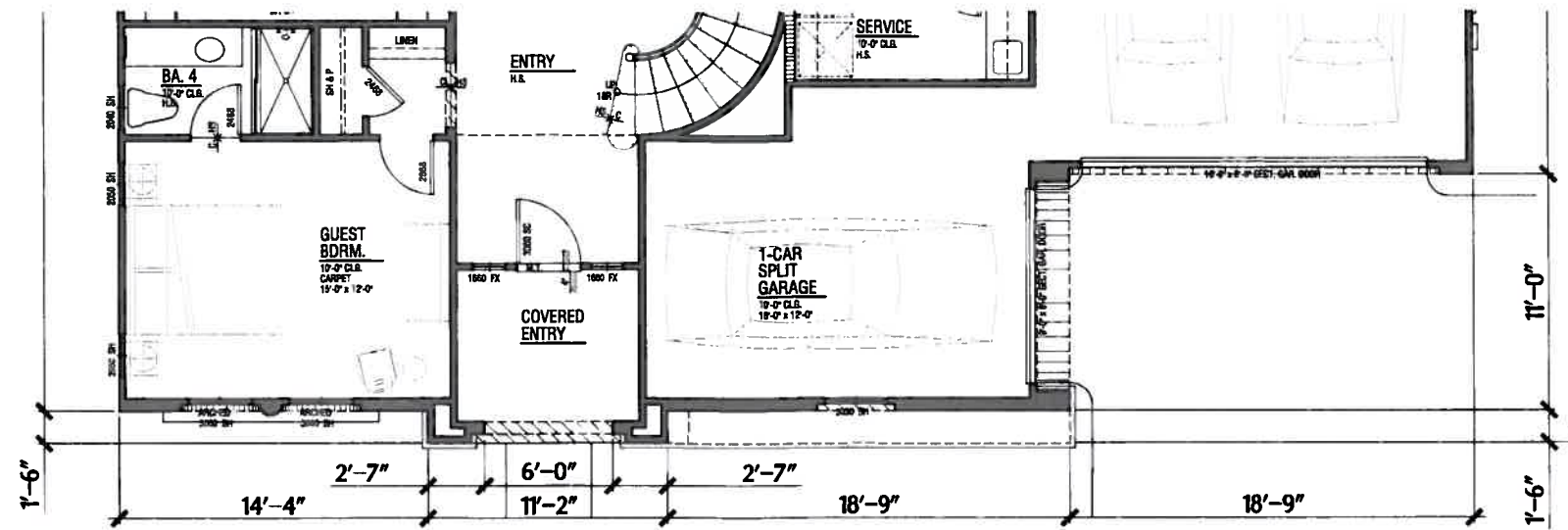
Roof:	Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
Gable:	Board & Batt Vertical Fiber Cement Siding
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Window:	Vinyl Window Frames With Mullions
Shutters:	Prefabricated Shutters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




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

September 08, 2011

1.3.1



Partial Lower Plan
@ A - Elevation



Front Elevation
Plan 1 - Modified One Story
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

Exterior Finishes

Elevation Style - A

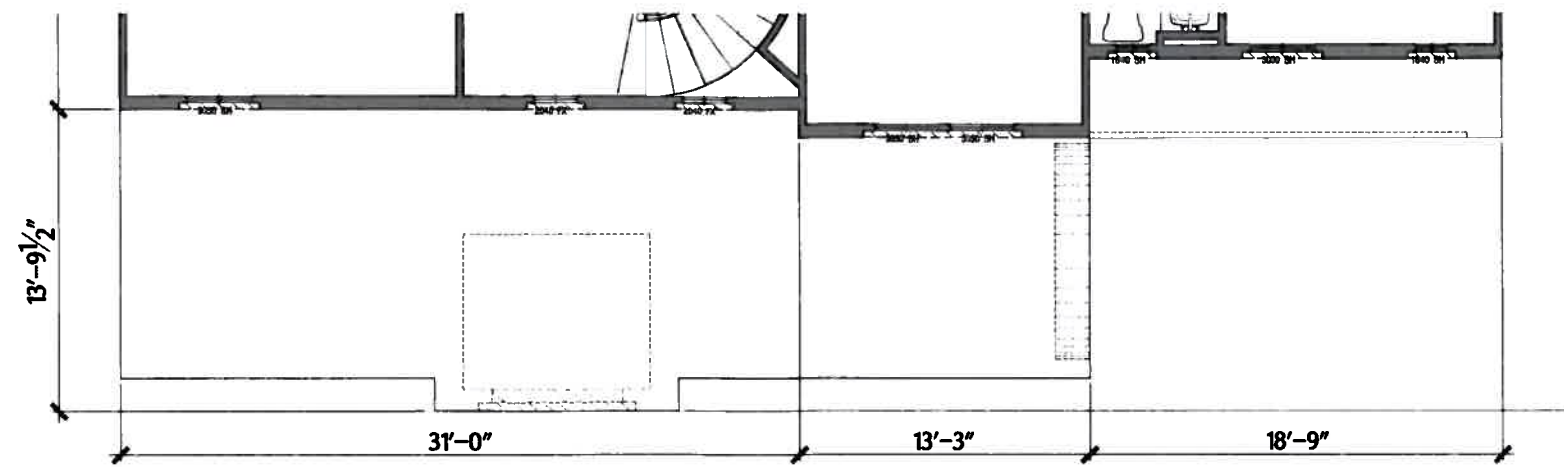
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim
Garage Doors: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

Elevation Style - B

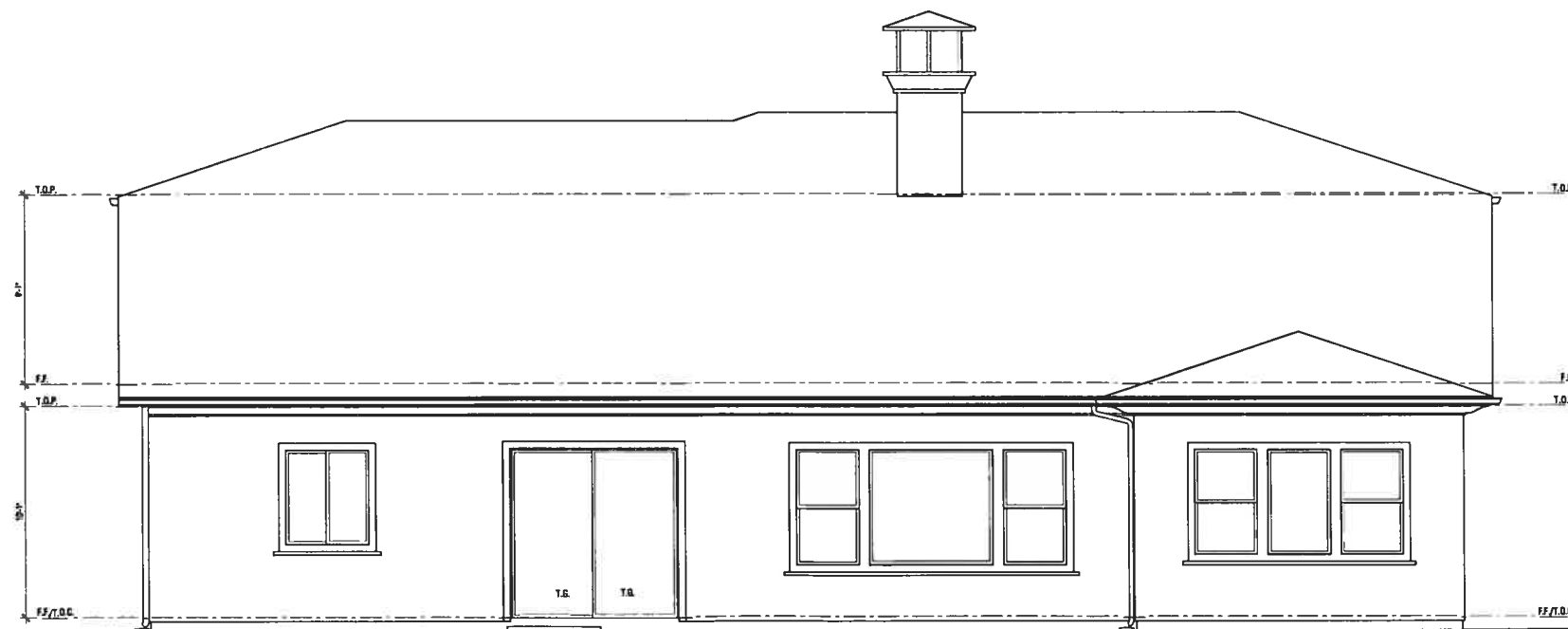
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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

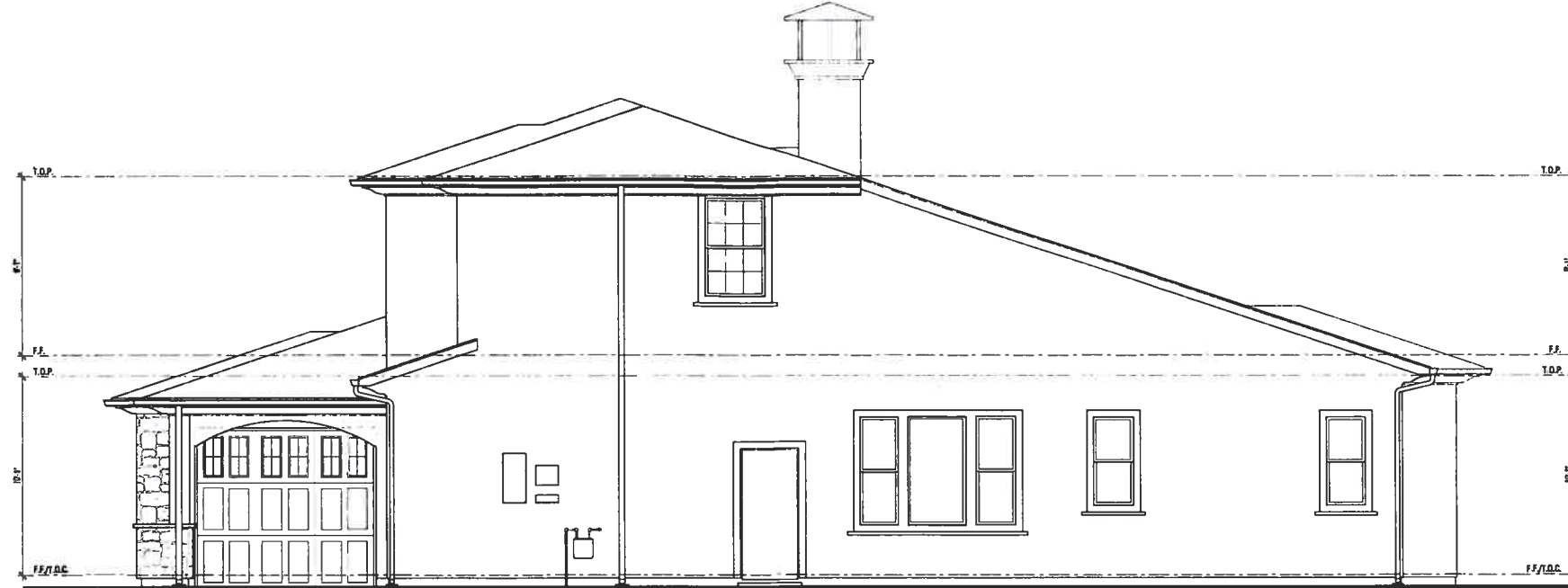
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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

September 08, 2011
1.4.1



Right Elevation



Left Elevation

Plan 1 - Modified One Story
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

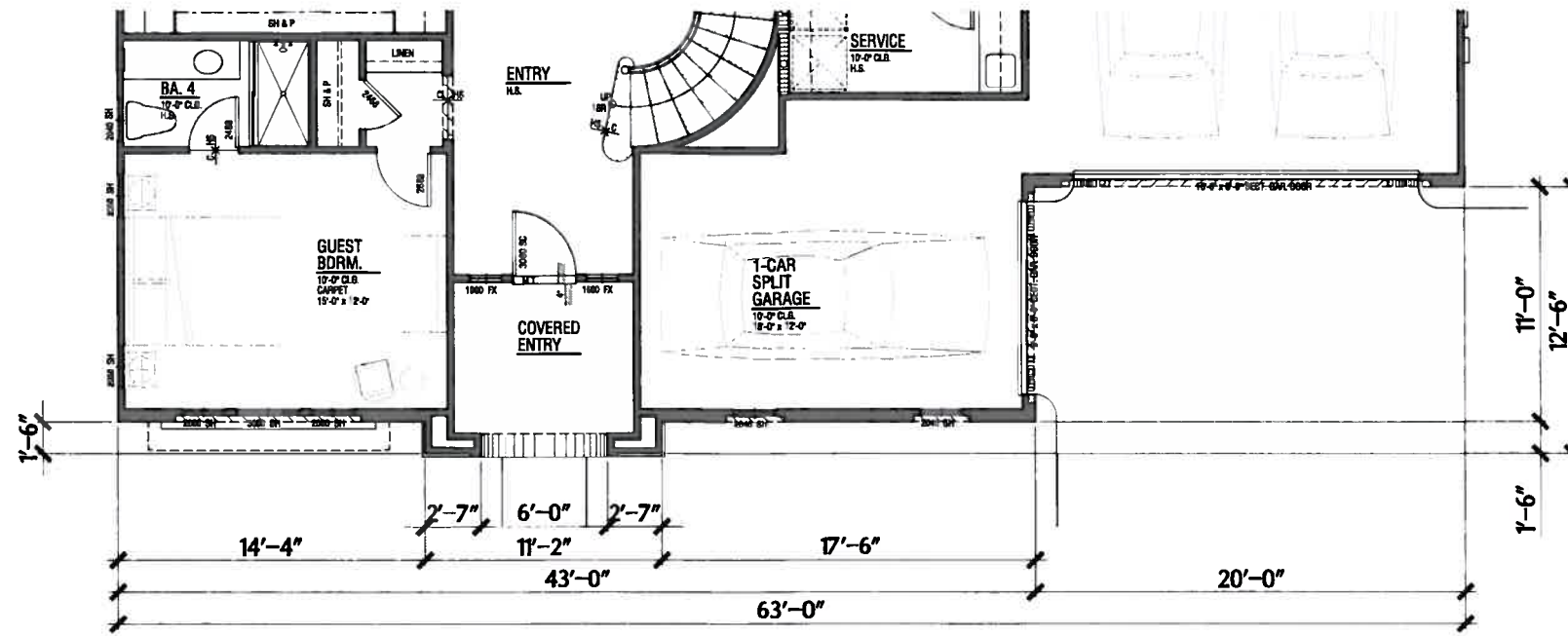


WILLIAM HEZMALHALCH ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

1.4.2

2011094 Arroyo Miramonte - Pleasanton, CA



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

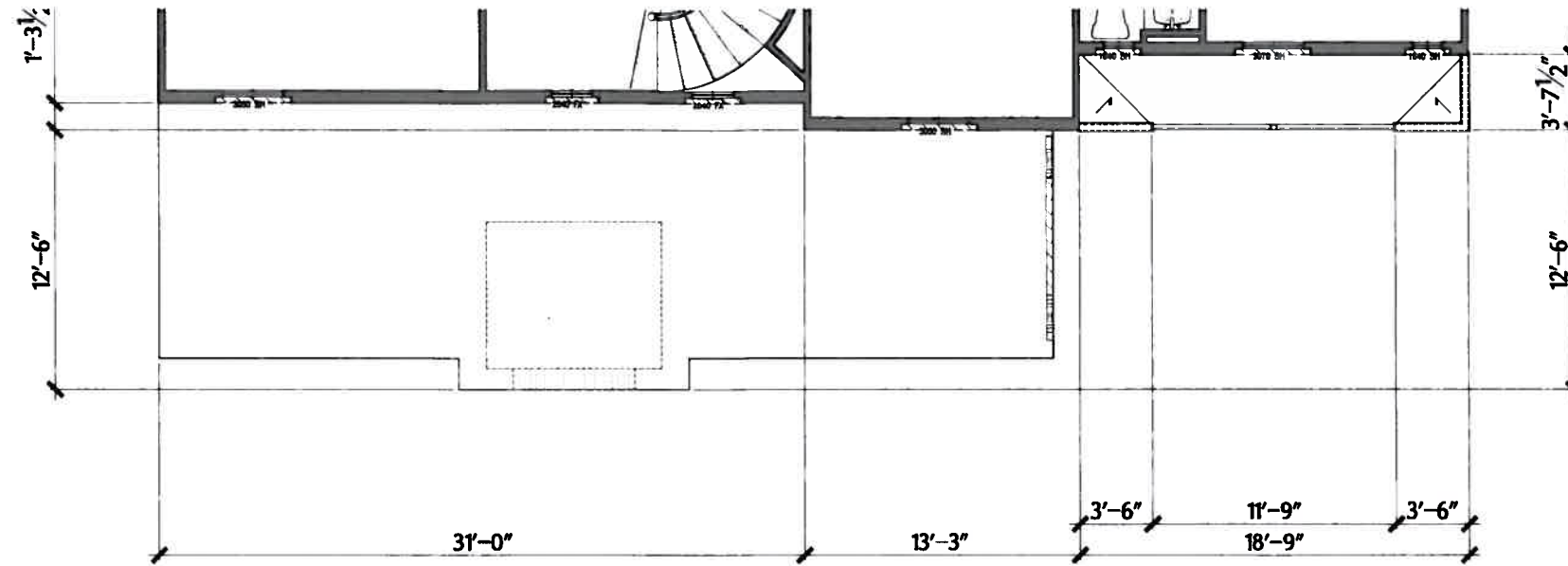
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative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

Elevation Style - C

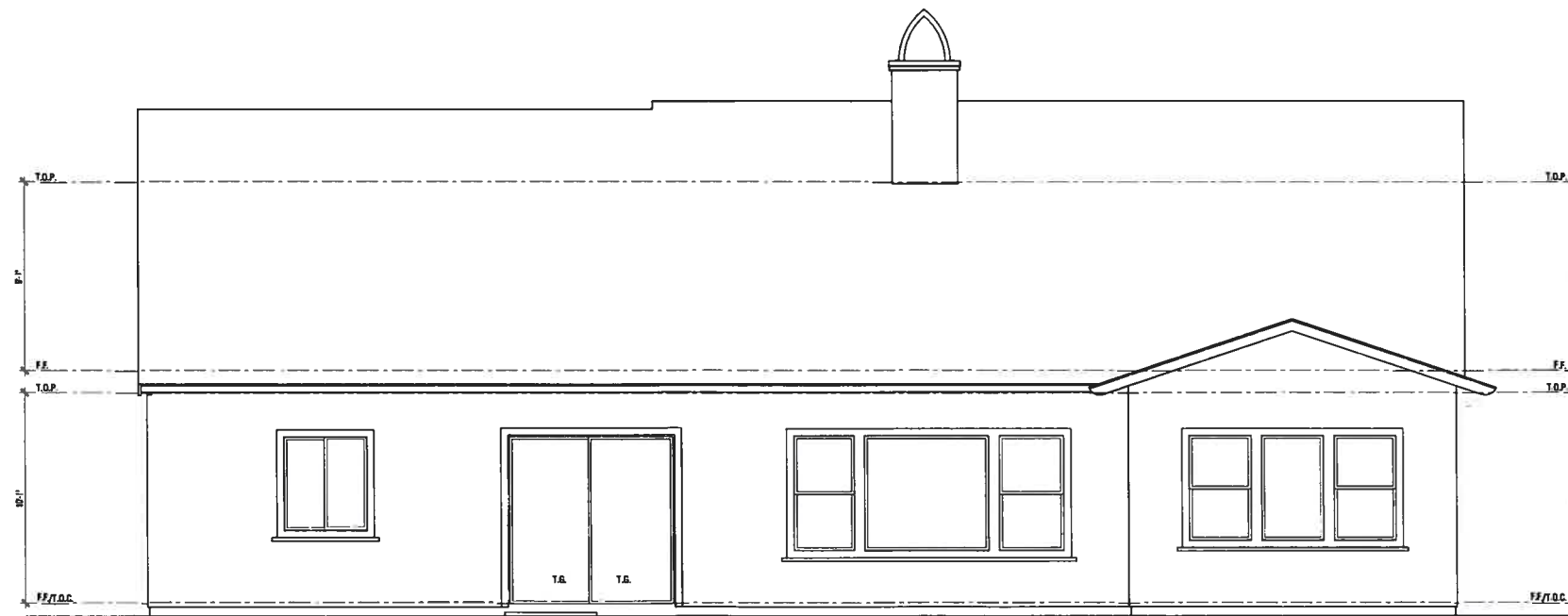
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated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



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



Partial Upper Plan
@ B - Elevation



Rear Elevation

Plan 1 - Modified One Story

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

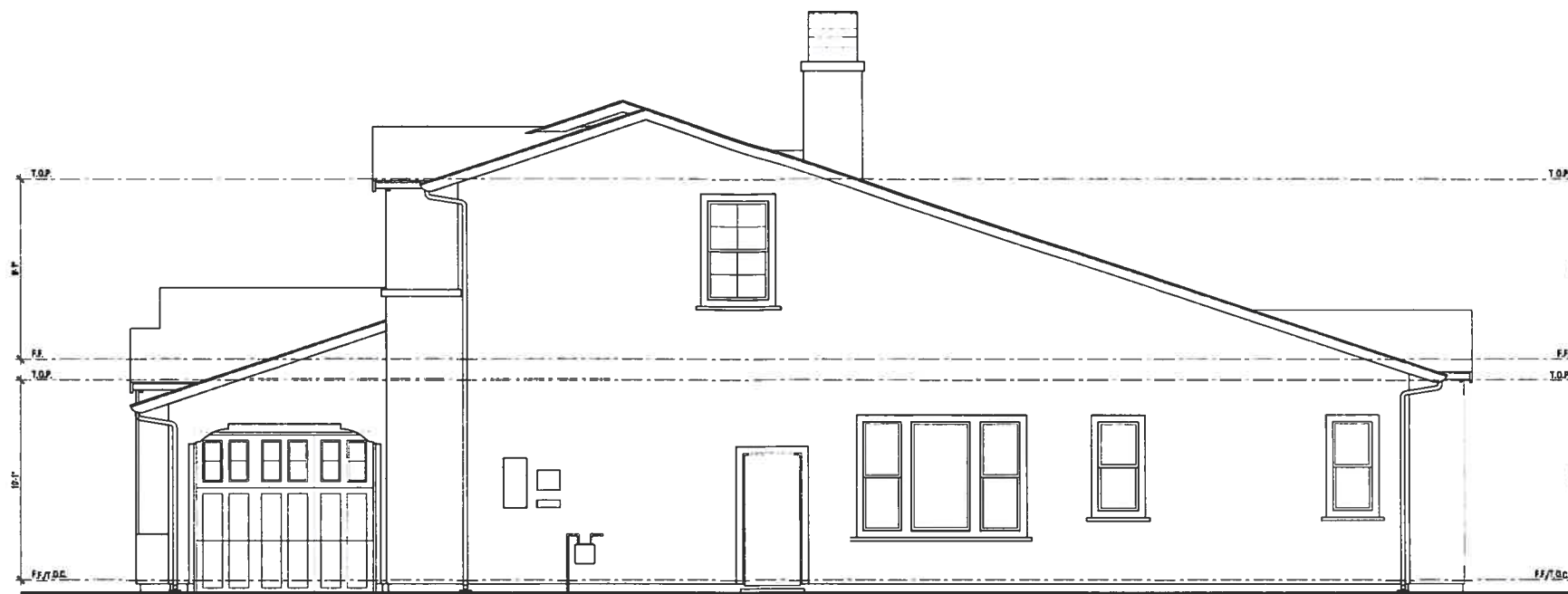
Elevation Style - C

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



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

September 08, 2011
1.5.1



Right Elevation



Left Elevation

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

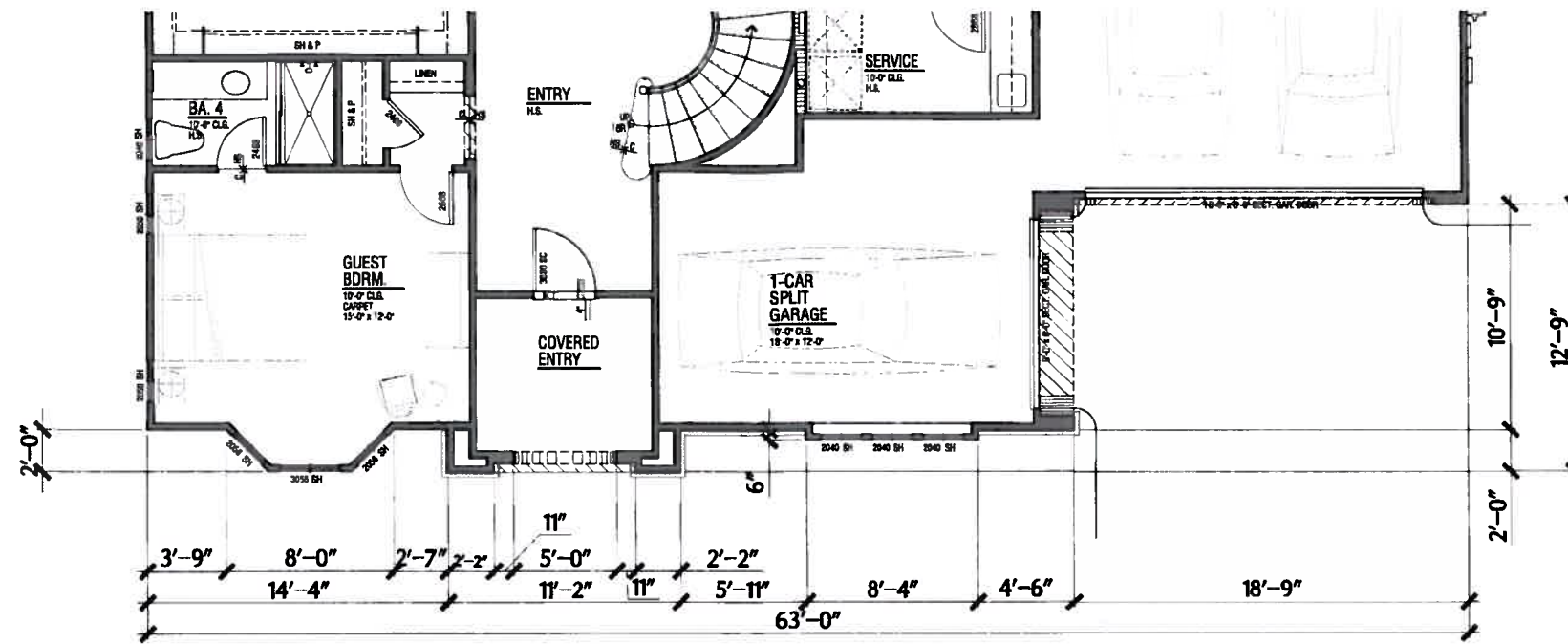
Elevation Style - C

- 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 A1 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


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

September 08, 2011

1.5.2



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: 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



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD, SUITE 406 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
1.6

Exterior Finishes

Elevation Style - A

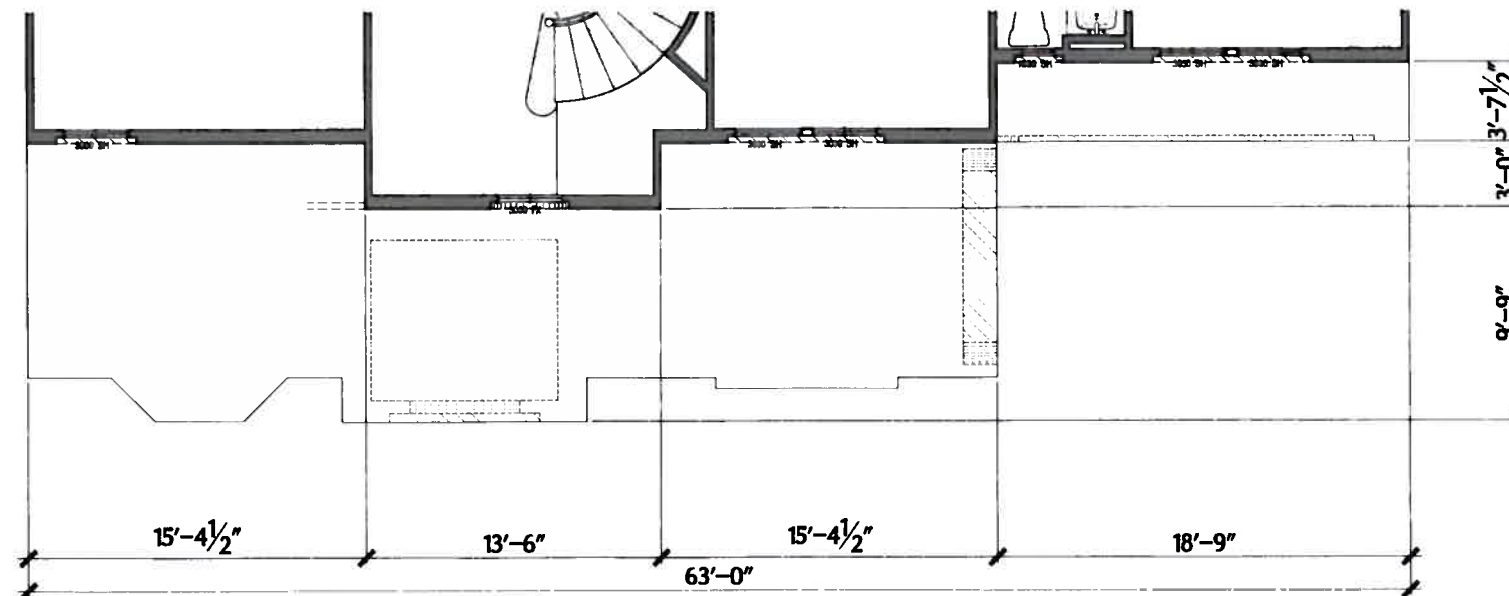
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.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

Elevation Style - B

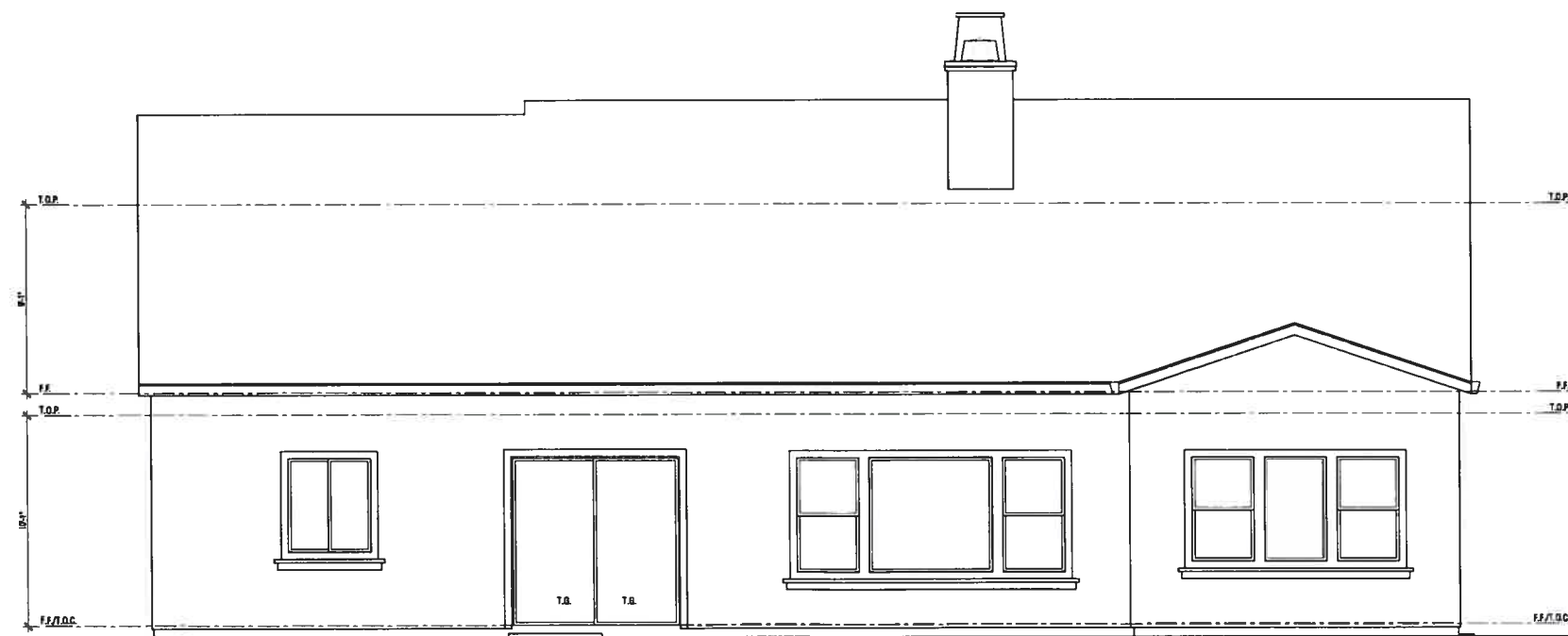
- Roof: Concrete "S" Tile Roofing
- Gable: Clay Pipe False Vents
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Vertical Plank Shutters
- Accents: Decorative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



Rear Elevation

Plan 1 - Modified One Story

C - Elevations

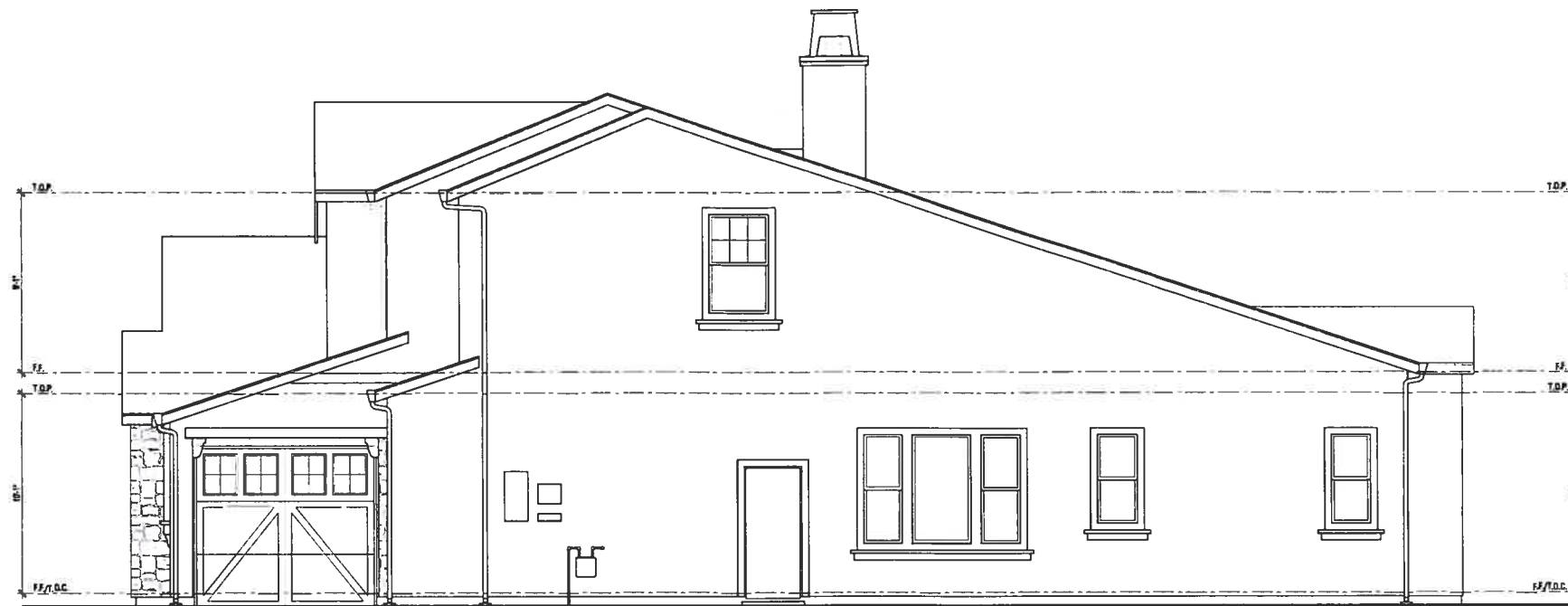
Lund Ranch II

Pleasanton, CA
Greenbriar Homes

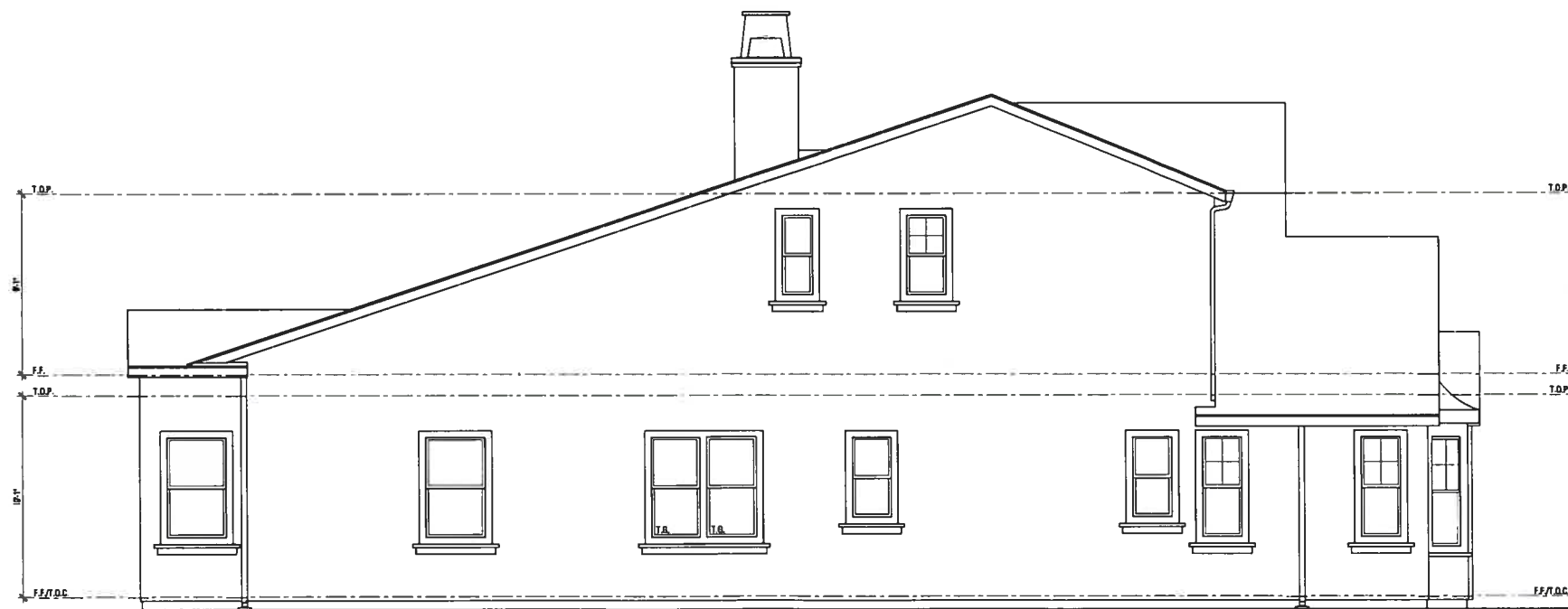


WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 405 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
1.6.1



Right Elevation



Left Elevation

Plan 1 - Modified One Story

C - Elevation

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

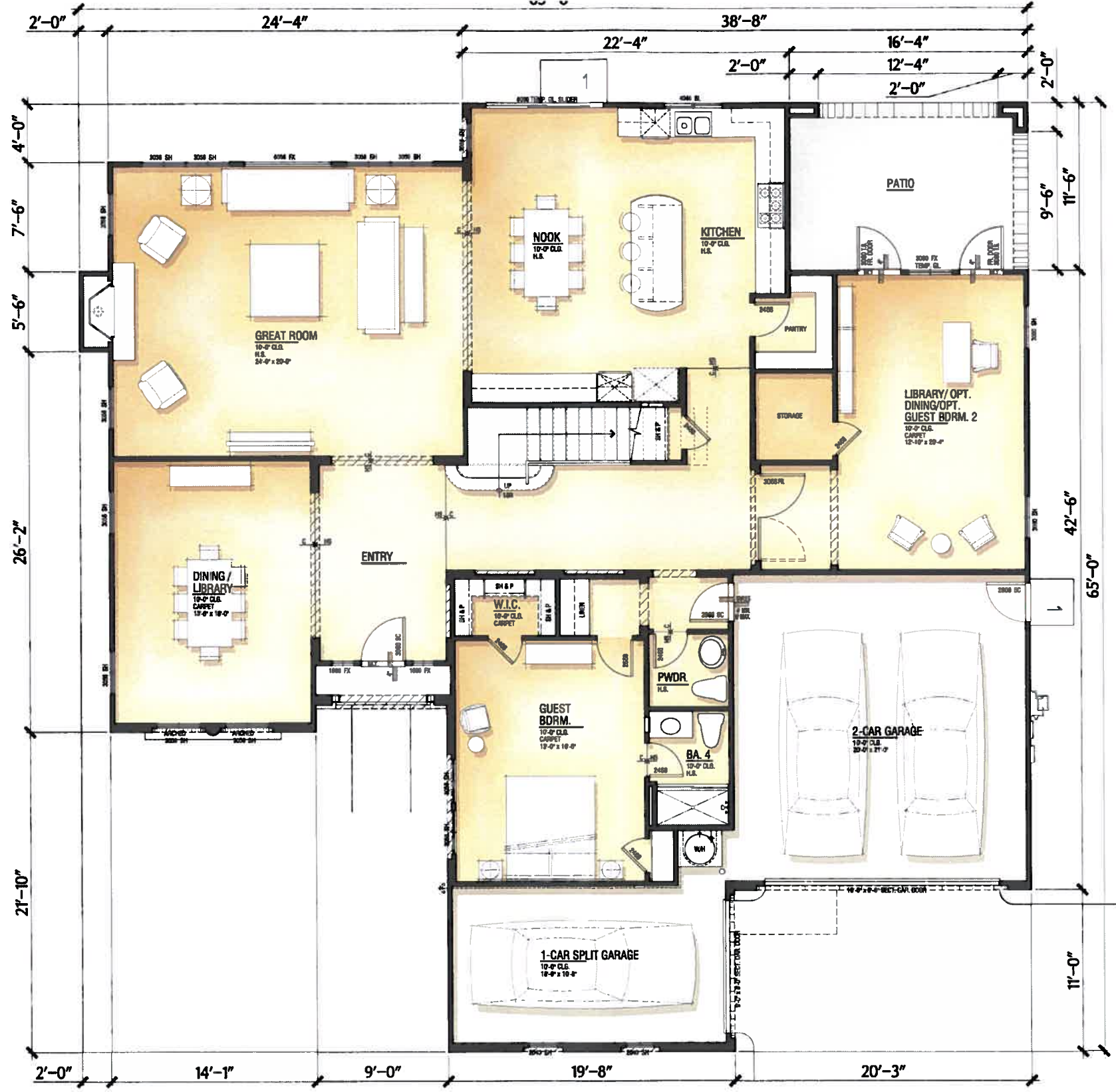
Elevation Style - C

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

WILLIAM HEZMALHALCH ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5186
 925 483 1700 www.wharchitects.com fax 925 463 1725

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



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

September 08, 2011
2.1

2011094 Arroyo Miramonte - Pleasanton, CA



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

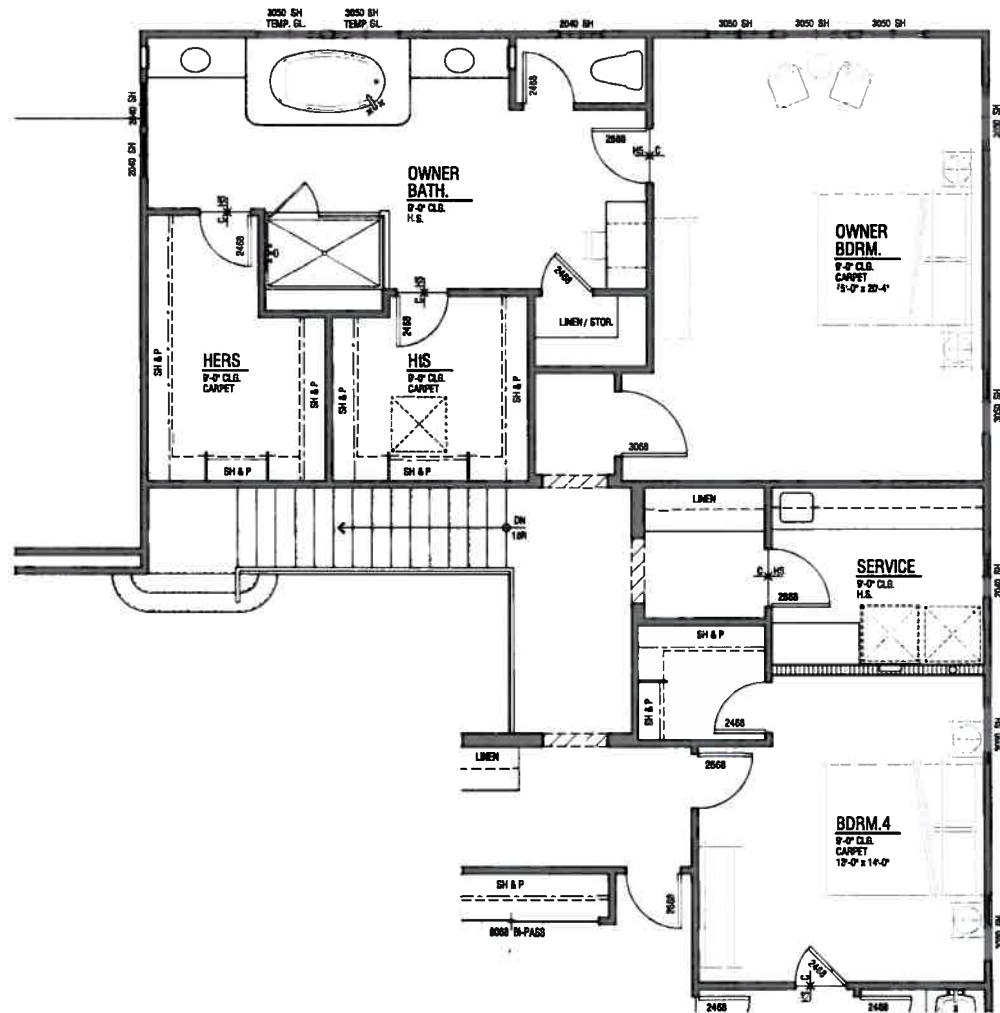
Plan 2



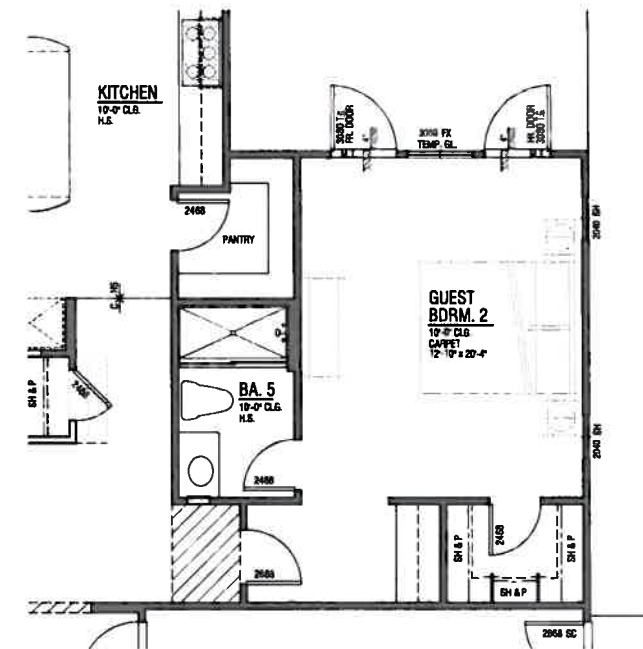
WILLIAM HEZMALHALCH ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 485 SAN RAMON CA 94583-5186
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
2.1.1

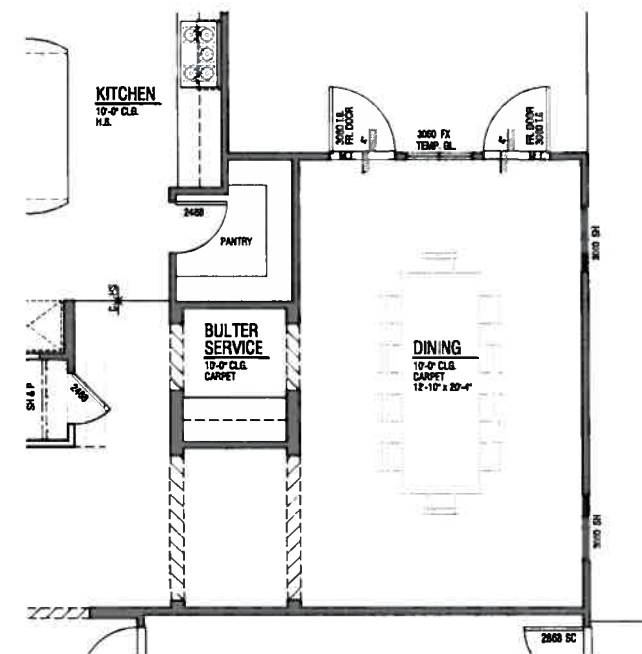
2011094 Arroyo Miramonte - Pleasanton, CA



Alternate Owner Bdrm.



Optional Guest Bdrm. 2



Optional Dining



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

W
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
 925 483 1700 www.wharchitects.com fax 925 483 1725

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
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 Rail ing, and Fiber Cement Siding
Veneer:	Manufactured Stone Veneer
Garage Door:	Metal Sectional Roll-Up Door
Entry Doors:	Decorative Front Entry Doors



Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

Elevation Style - C

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



Elevation - C

Plan 2

Front Elevations

Lund Ranch II

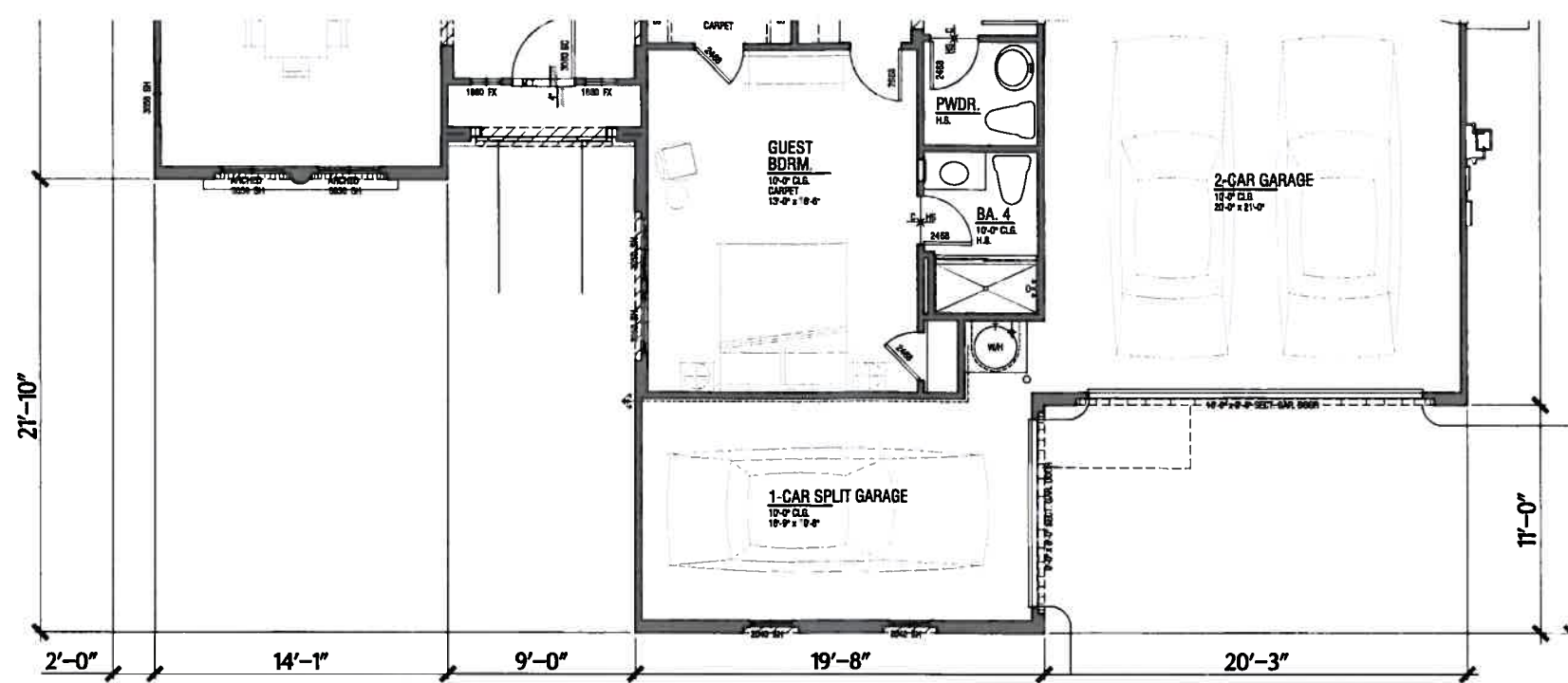
Pleasanton, CA
Greenbriar Homes




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

September 08, 2011

2.3.1



Partial Lower Plan
@ A - Elevation



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



Exterior Finishes

Elevation Style - A

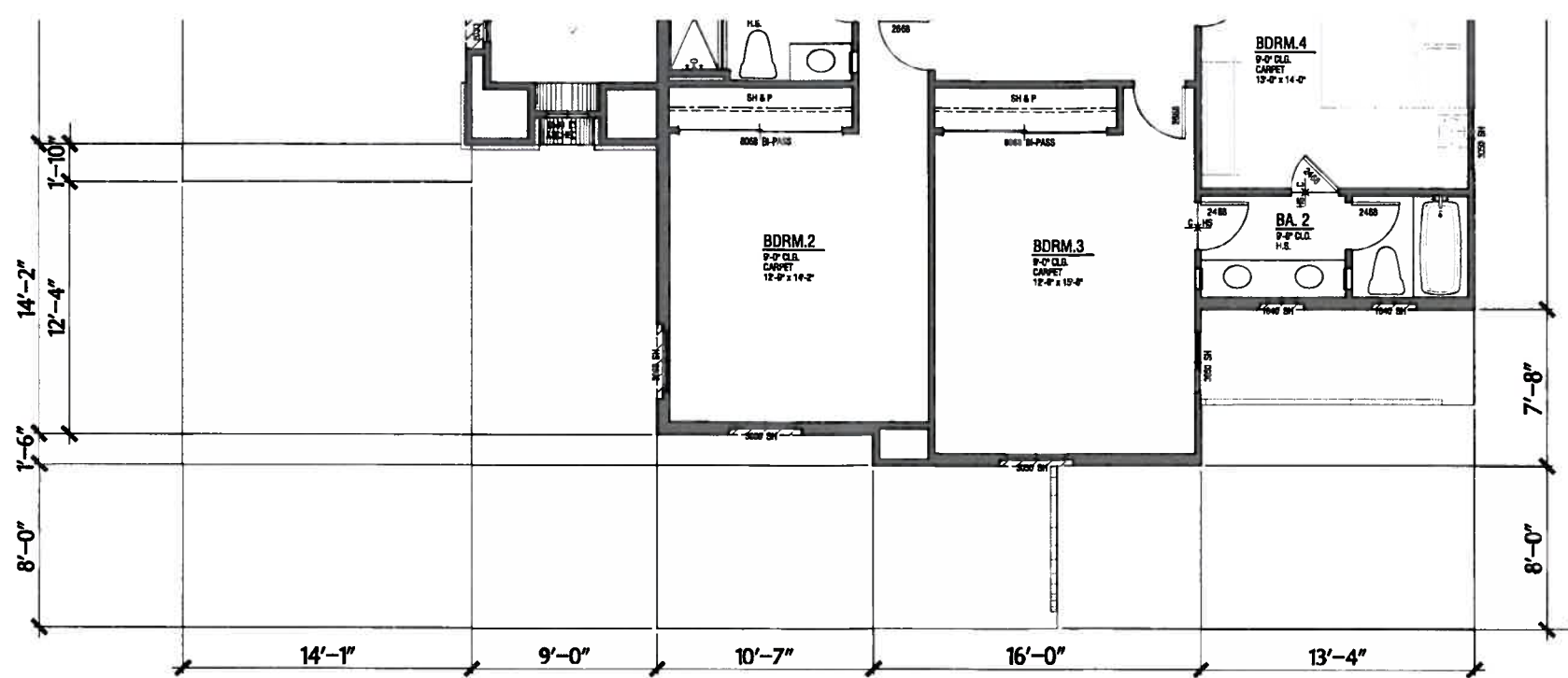
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.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

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

September 08, 2011

2.4.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

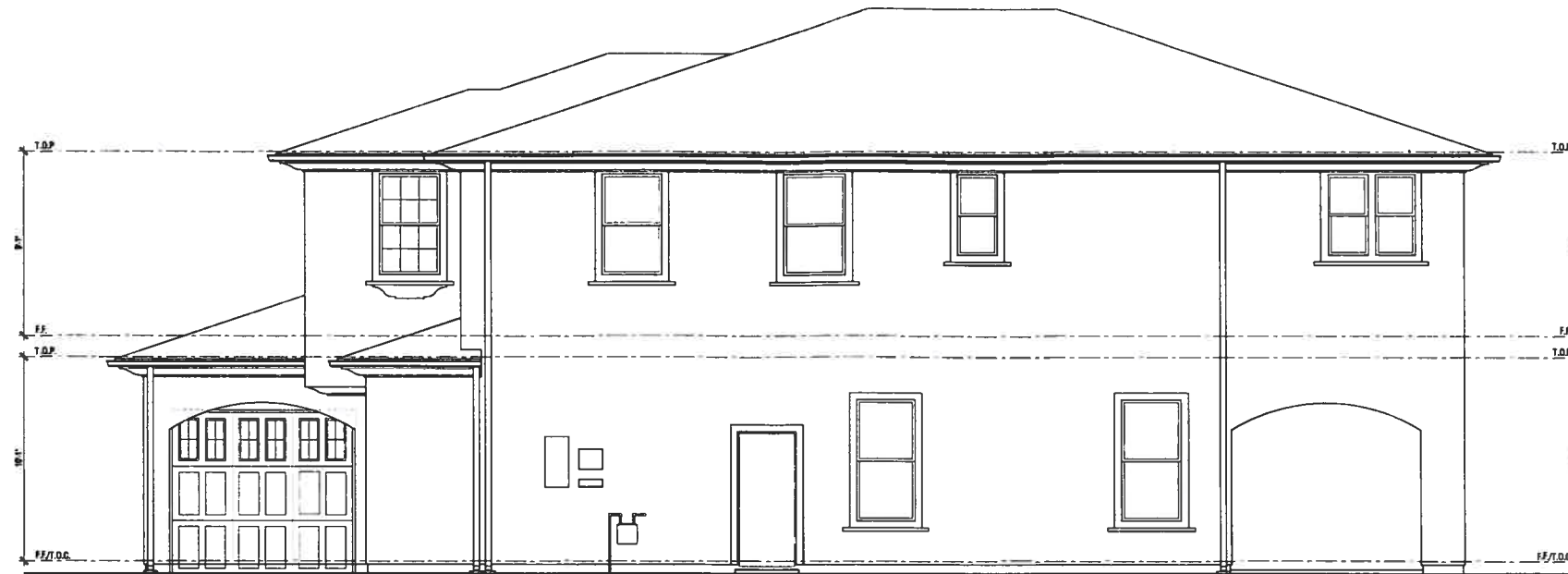
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

Elevation Style - B

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

Elevation Style - C

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



Right Elevation



Left Elevation

Plan 2

A - Elevations

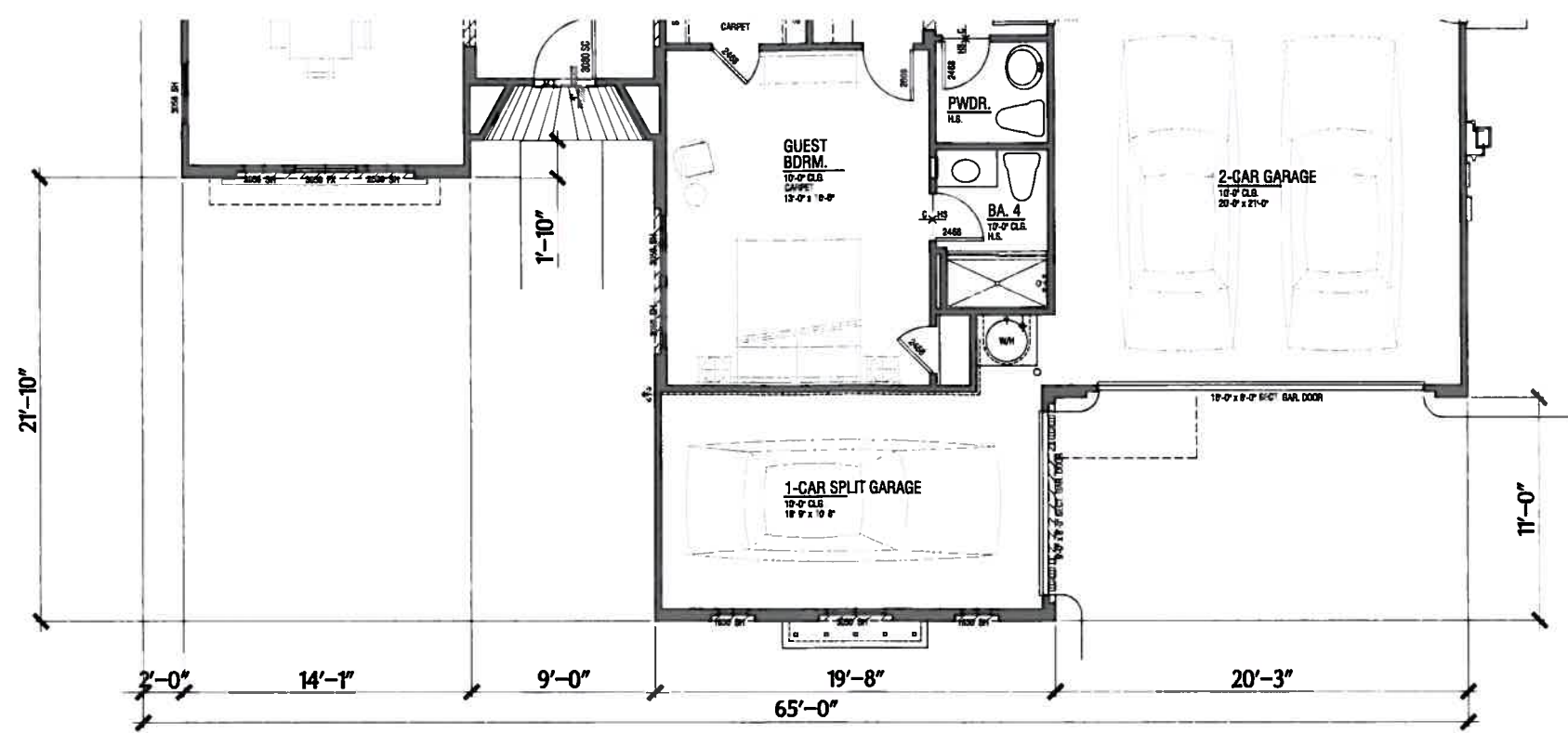
Lund Ranch II

Pleasanton, CA
Greenbriar Homes



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

September 08, 2011
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: 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

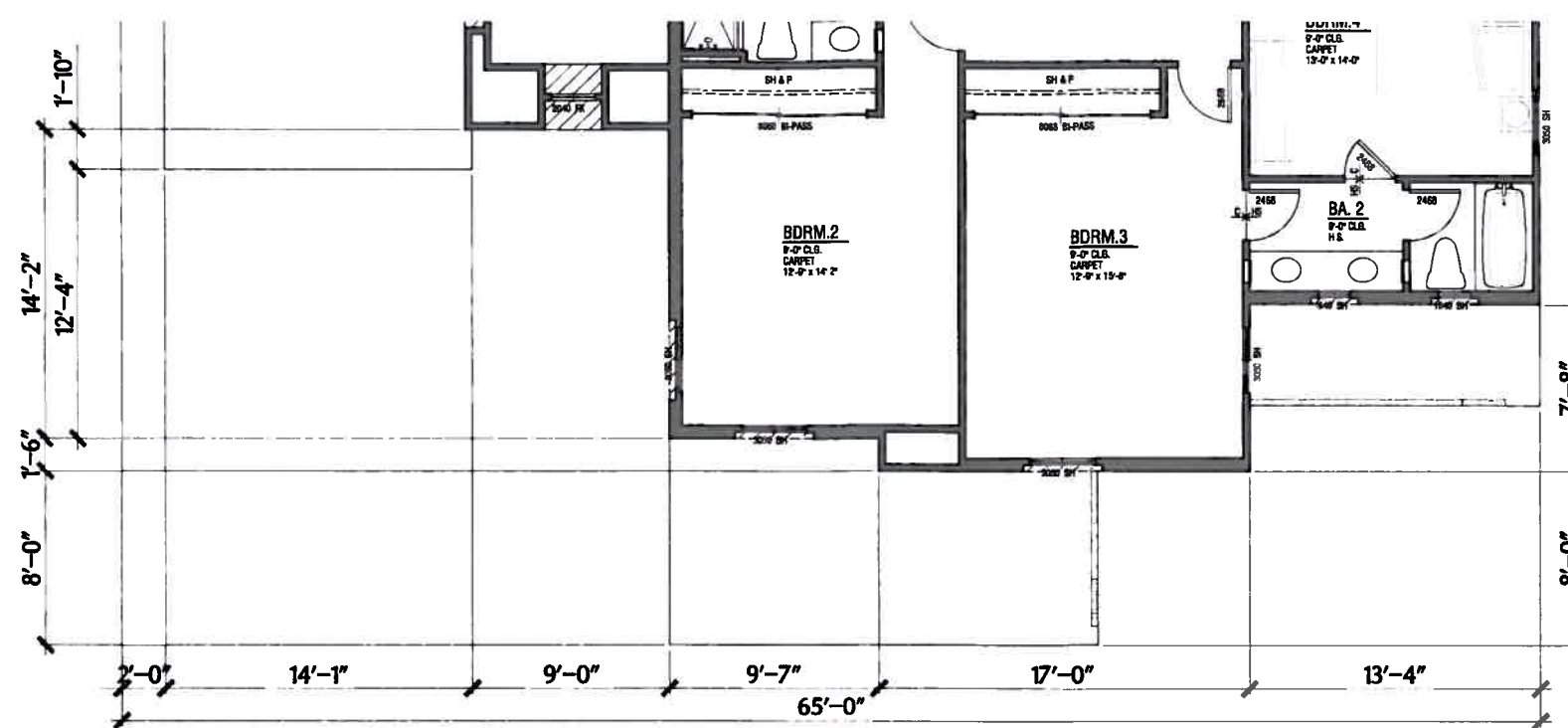


WILLIAM HEZMALHALCH ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 486 SAN RAMON, CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

2.5

2011094 Arroyo Miramonte - Pleasanton, CA



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



Exterior Finishes

Elevation Style - A

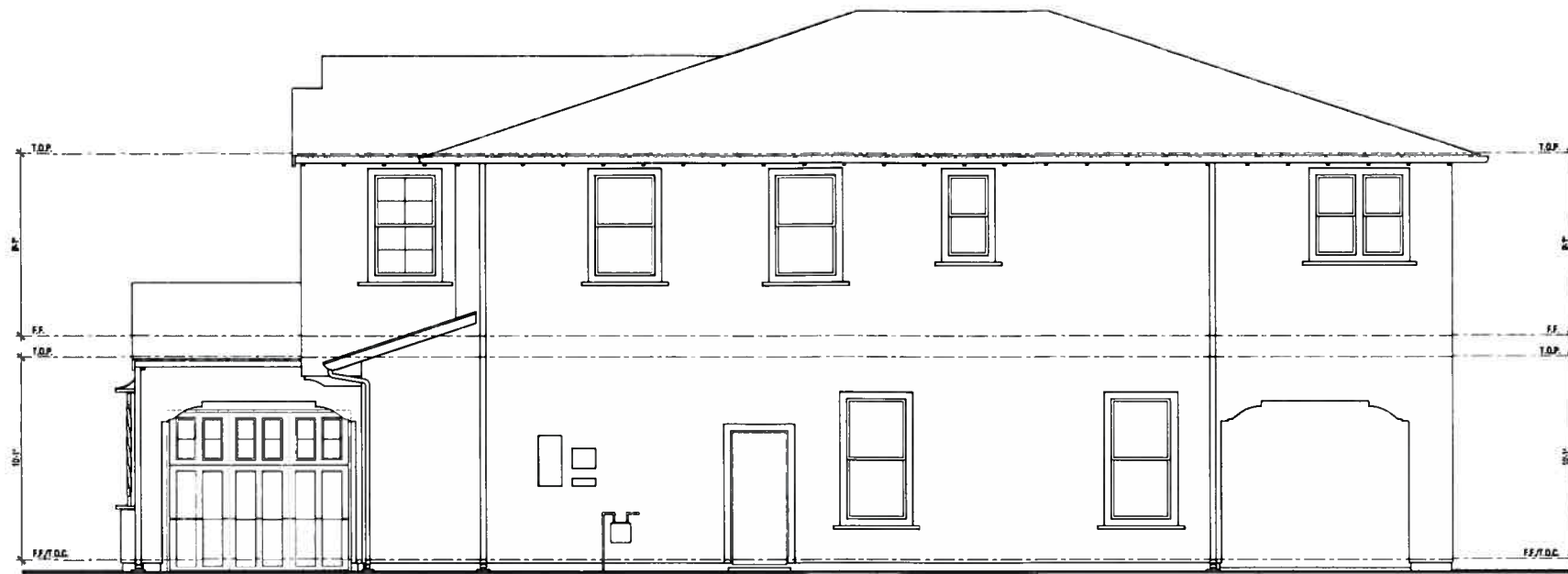
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window
- And Door Trim: Min 2" Recessed Windows And/or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.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

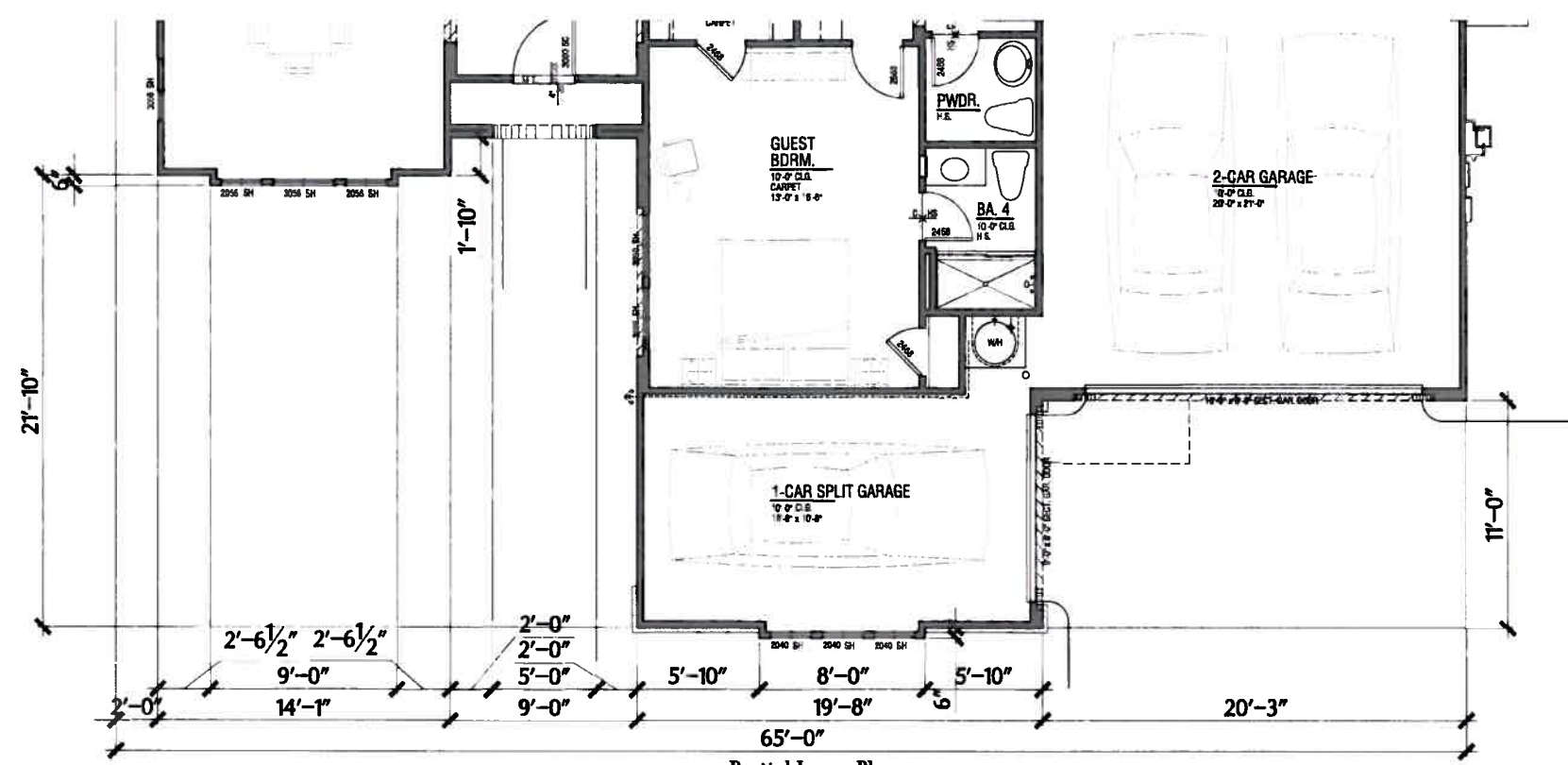
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows and/Or Decorative Foam Trim Per Architectural Style
- Window: Vinyl Window Frames With Mullions
- Shutters: Prefabricated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



WILLIAM HEZMALHALCH ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5786
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

2.5.2



Partial Lower Plan
@ C - Elevation



Front Elevation

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

Exterior Finishes

Elevation Style - A

- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window: 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

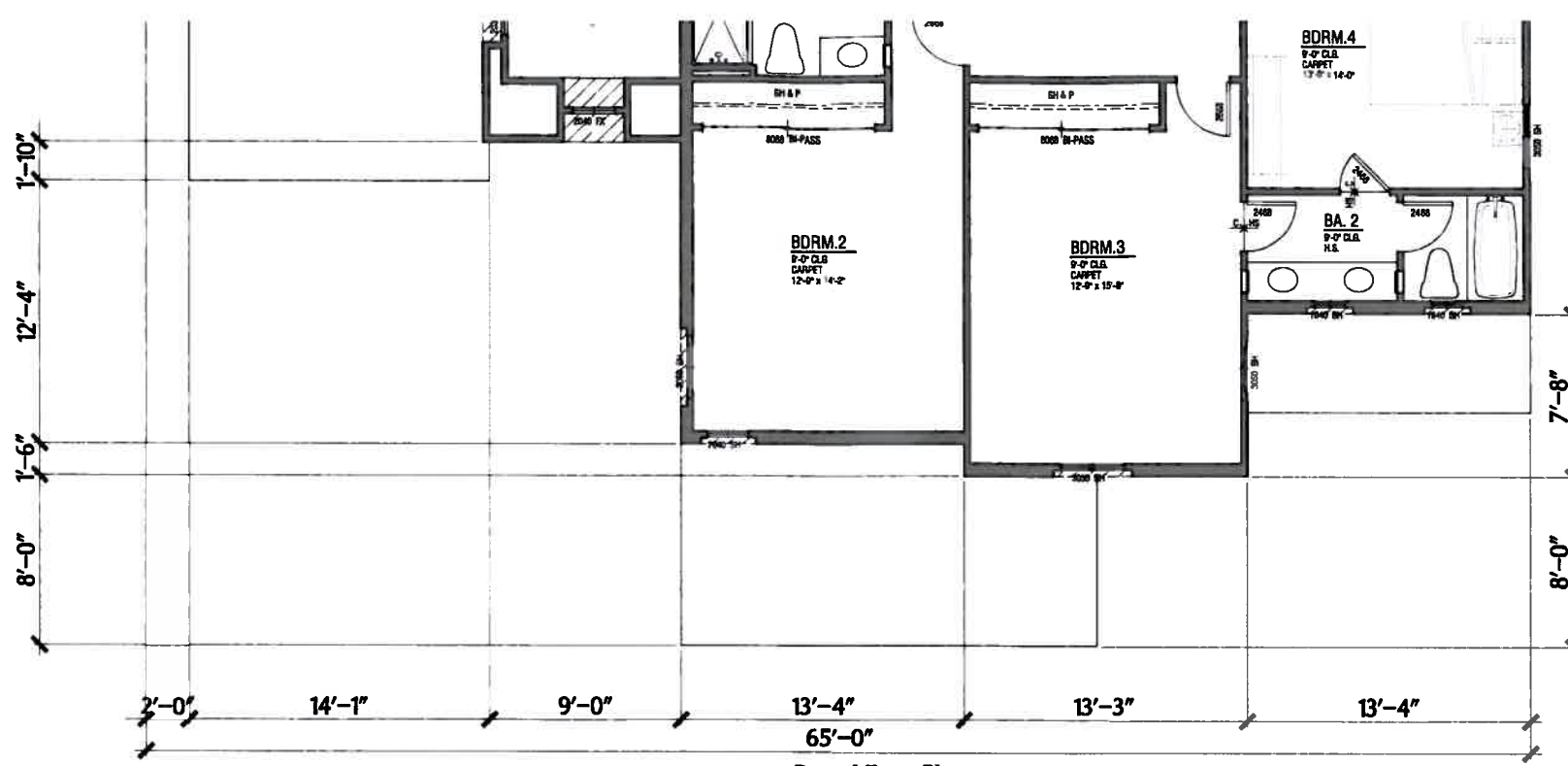
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Vinyl Window Frames With Mullions
- And Door Trim: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- Shutters: Prefabricated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



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

September 08, 2011
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
- And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.
- Garage Doors: Decorative Metal Garage Doors
- Entry Doors: Decorative Front Entry Door
- Veneer: Manufactured Stone Veneer

Elevation Style - B

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

Elevation Style - C

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



Right Elevation



Left Elevation

Plan 2

A - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

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

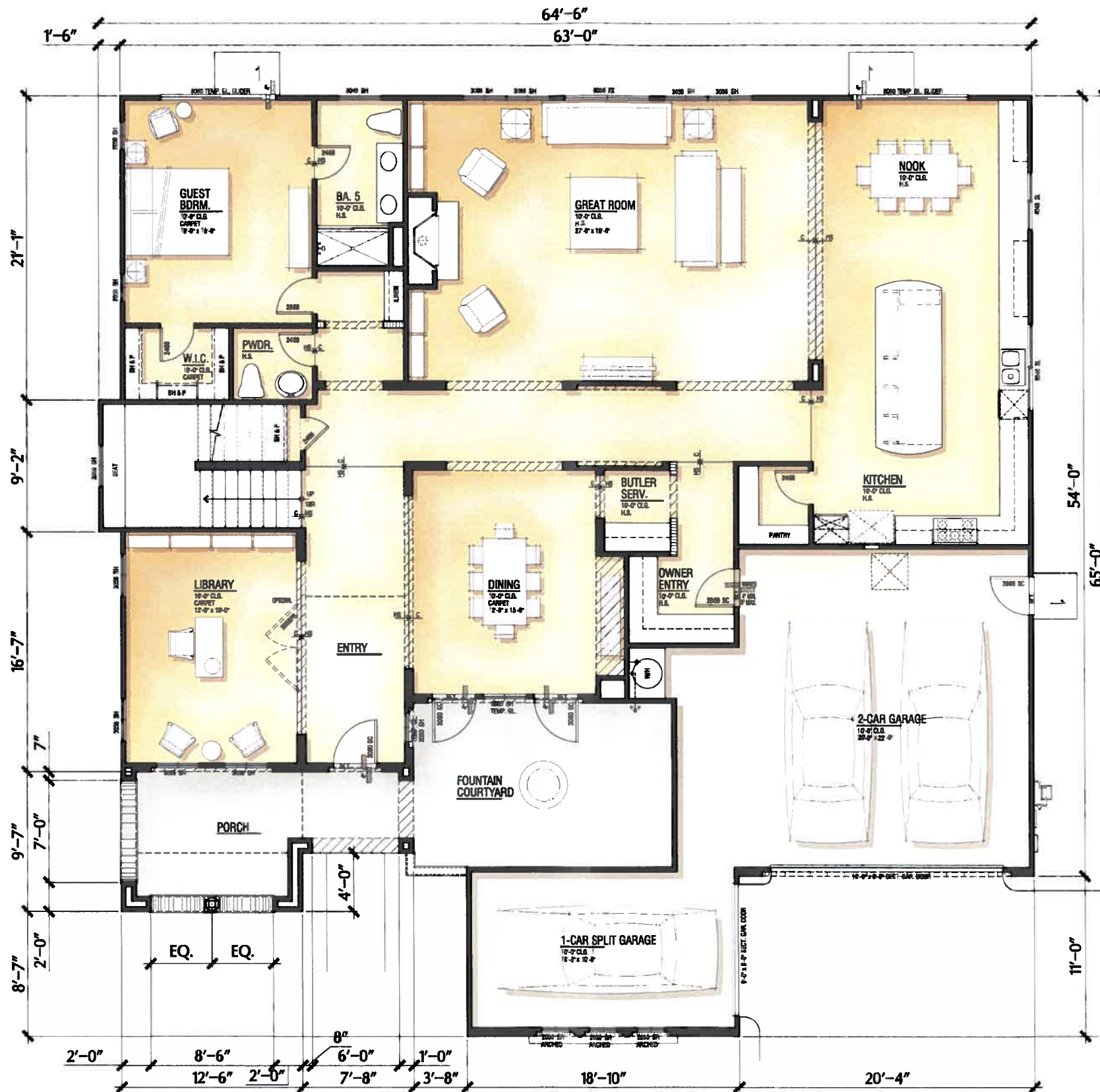
Elevation Style - C

- 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



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
2.6.2



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



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

September 08, 2011
3.1

2011094 Arroyo Miramonte - Pleasanton, CA



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

Plan 3



W
 WILLIAM HEZMALHALCH
 ARCHITECTS INC.
 6111 BOLLINGER CANYON ROAD SUITE 405 SAN RAMON CA 94583-5106
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011
3.1.1



Elevation - B



Elevation - A

Plan 3

Front Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

Elevation Style - C

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



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 496 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

3.3

Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

Elevation Style - C

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



Elevation - C

Plan 3

Front Elevation

Lund Ranch II

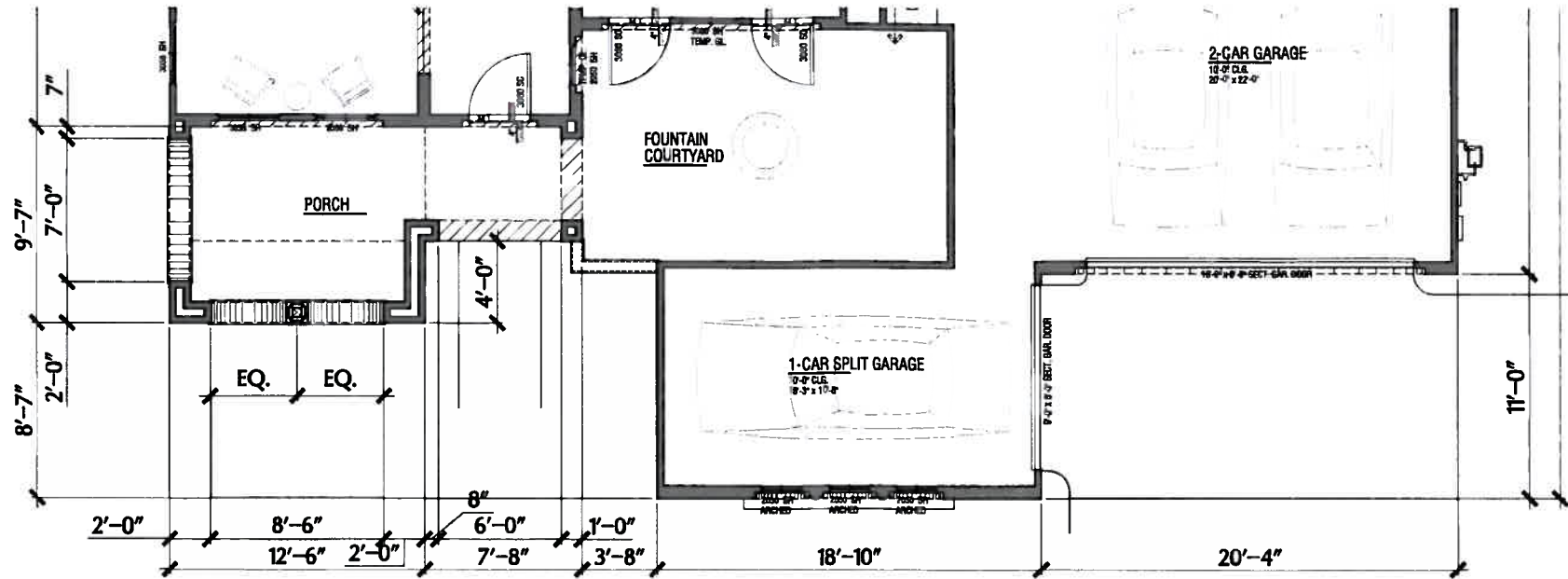
Pleasanton, CA
Greenbriar Homes



WILLIAM HEZMALHALCH
ARCHITECTS INC.
6111 BOLLINGER CANYON ROAD SUITE 486 SAN RAMON CA 94583-5186
925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

3.3.1



A - Elevations
Lund Ranch II
Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

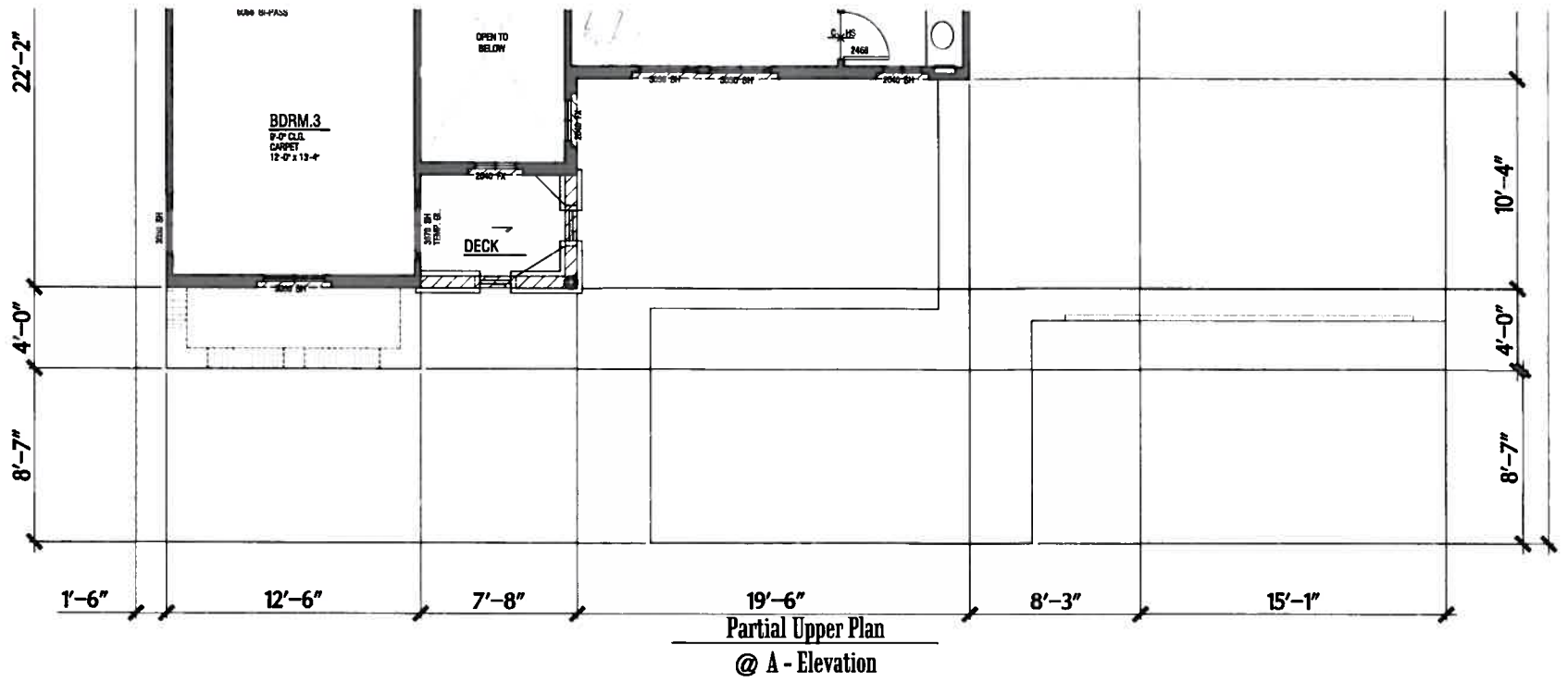
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

Elevation Style - B

Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
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



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

Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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




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

September 08, 2011

3.4.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

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

Elevation Style - B

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

Elevation Style - C

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



Right Elevation



Left Elevation

Plan 3

A - Elevations

Lund Ranch II

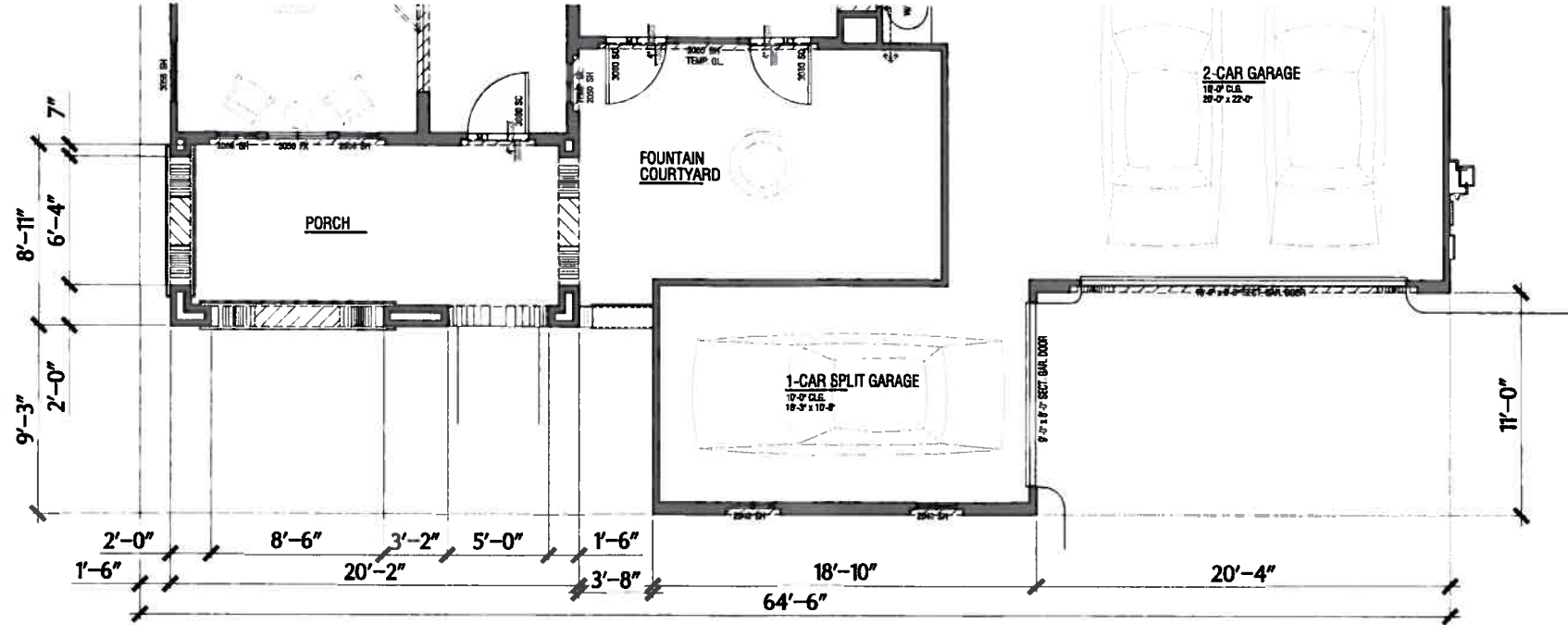
Pleasanton, CA
Greenbriar Homes



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

September 08, 2011

3.4.2



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



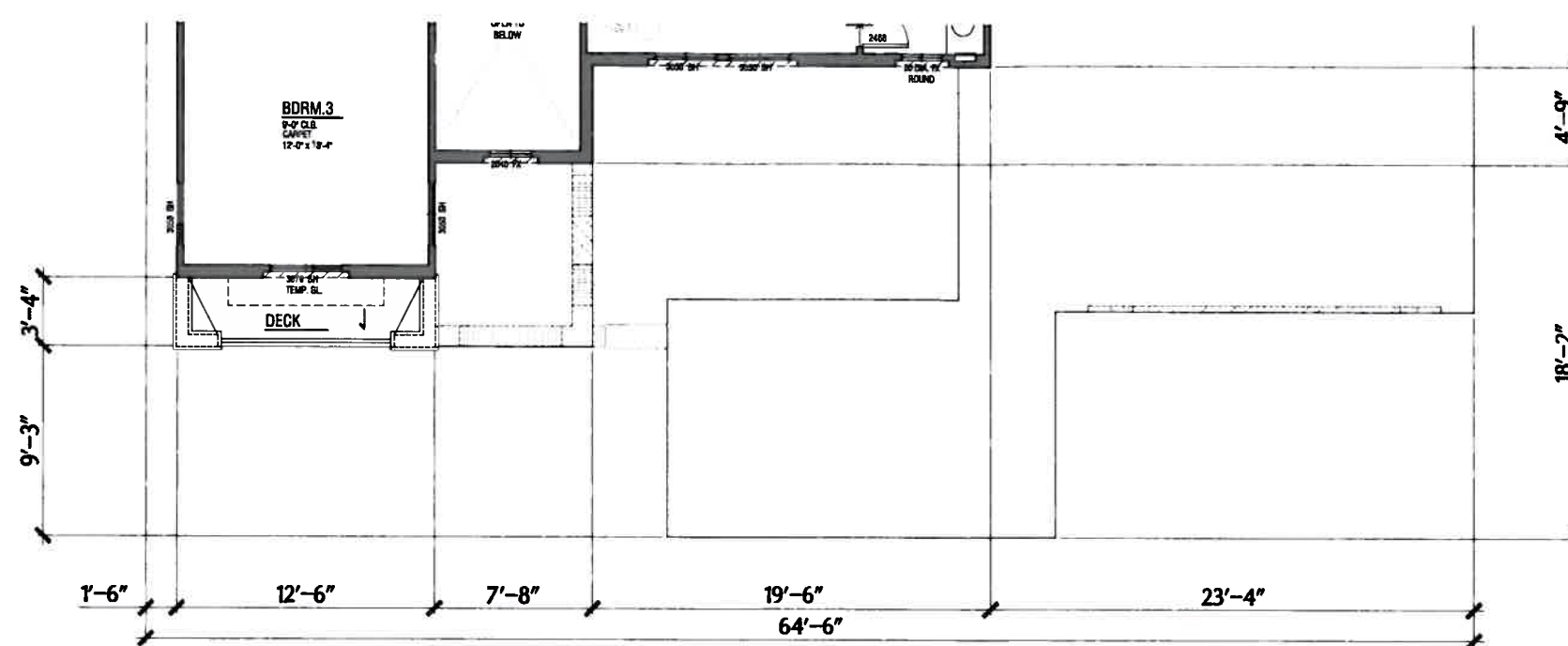
B - Elevations Lund Ranch II Pleasanton, CA Greenbriar Homes



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
3.5

2011094 Arroyo Miramonte - Pleasanton, CA



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



Exterior Finishes

Elevation Style - A

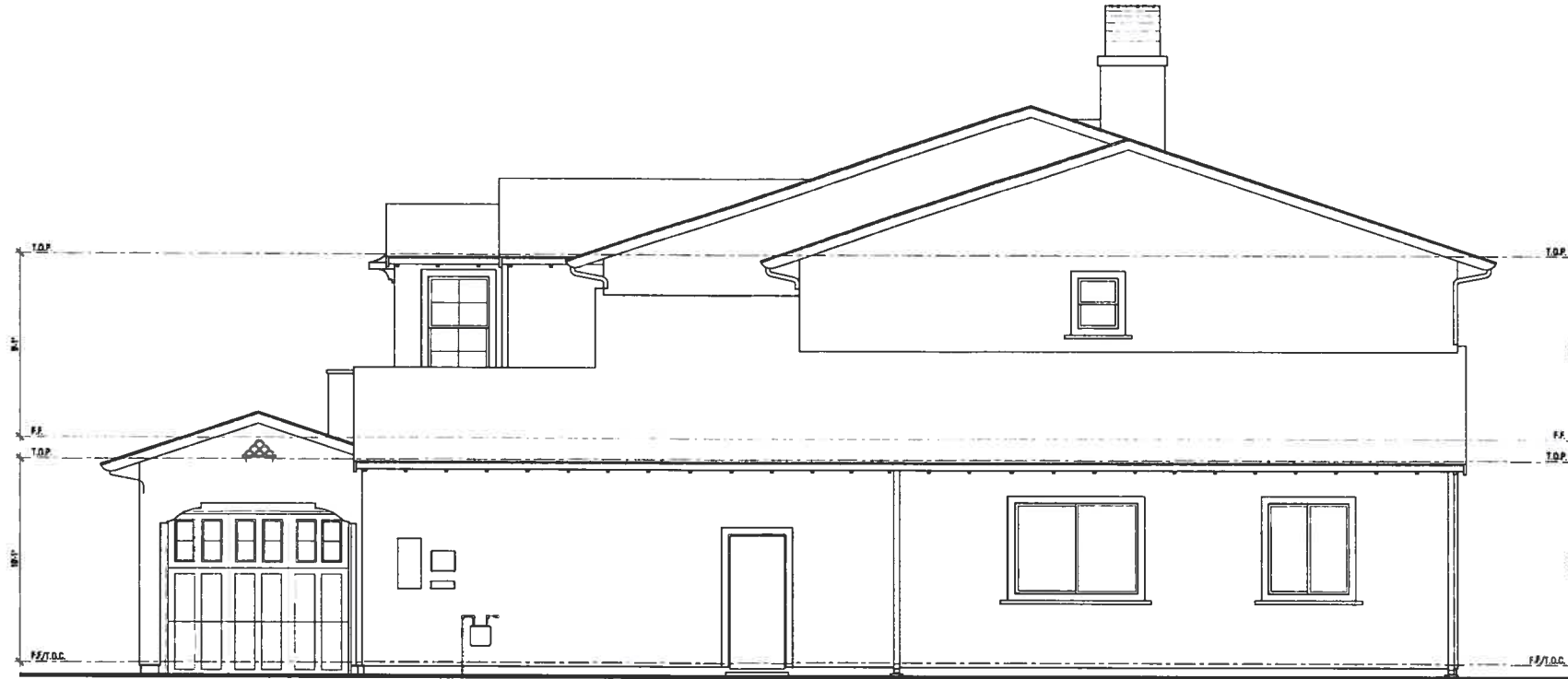
- Roof: Concrete "S" Tile Roofing
- Exterior: Stucco
- Window And Door Trim: Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
- Windows: Vinyl Window Frames With Exterior Grids
- Shutters: Prefabricated Shutters
- Accents: Decorative Metal and/or Stucco Over Shaped Foam Trim.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

Elevation Style - B

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

Elevation Style - C

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



Right Elevation



Left Elevation

Plan 3

B - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes



Exterior Finishes

Elevation Style - A

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

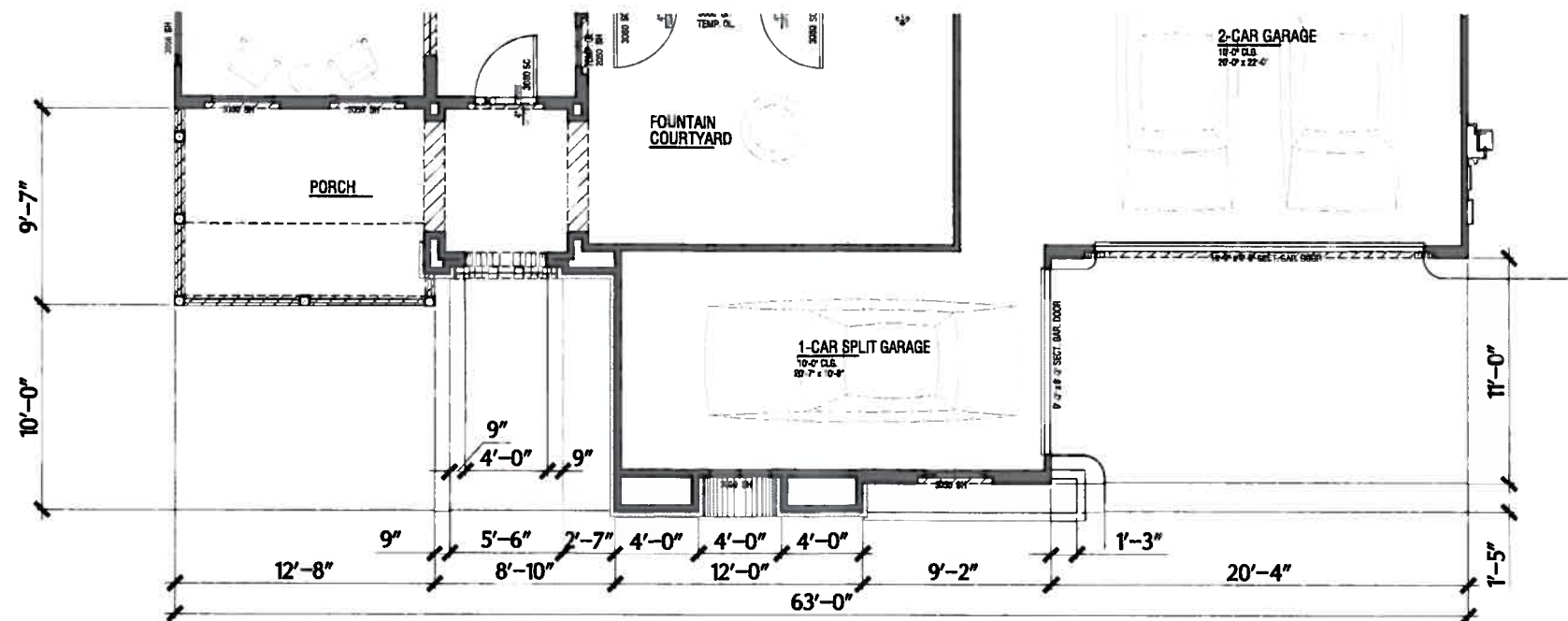
- Roof: Flat Concrete Tile With Barrel Ridge Add Hip Accent Roof Tiles
- Gable: Board & Batt Vertical Fiber Cement Siding
- Exterior: Stucco
- Window: Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
- And Door Trim: Vinyl Window Frames With Mullions
- Shutters: Prefabricated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



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

September 08, 2011
3.5.2

2011094 Arroyo Miramonte - Pleasanton, CA



Exterior Finishes

Elevation Style - A

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



Plan 3

C - Elevations

Lund Ranch II

Pleasanton, CA
Greenbriar Homes

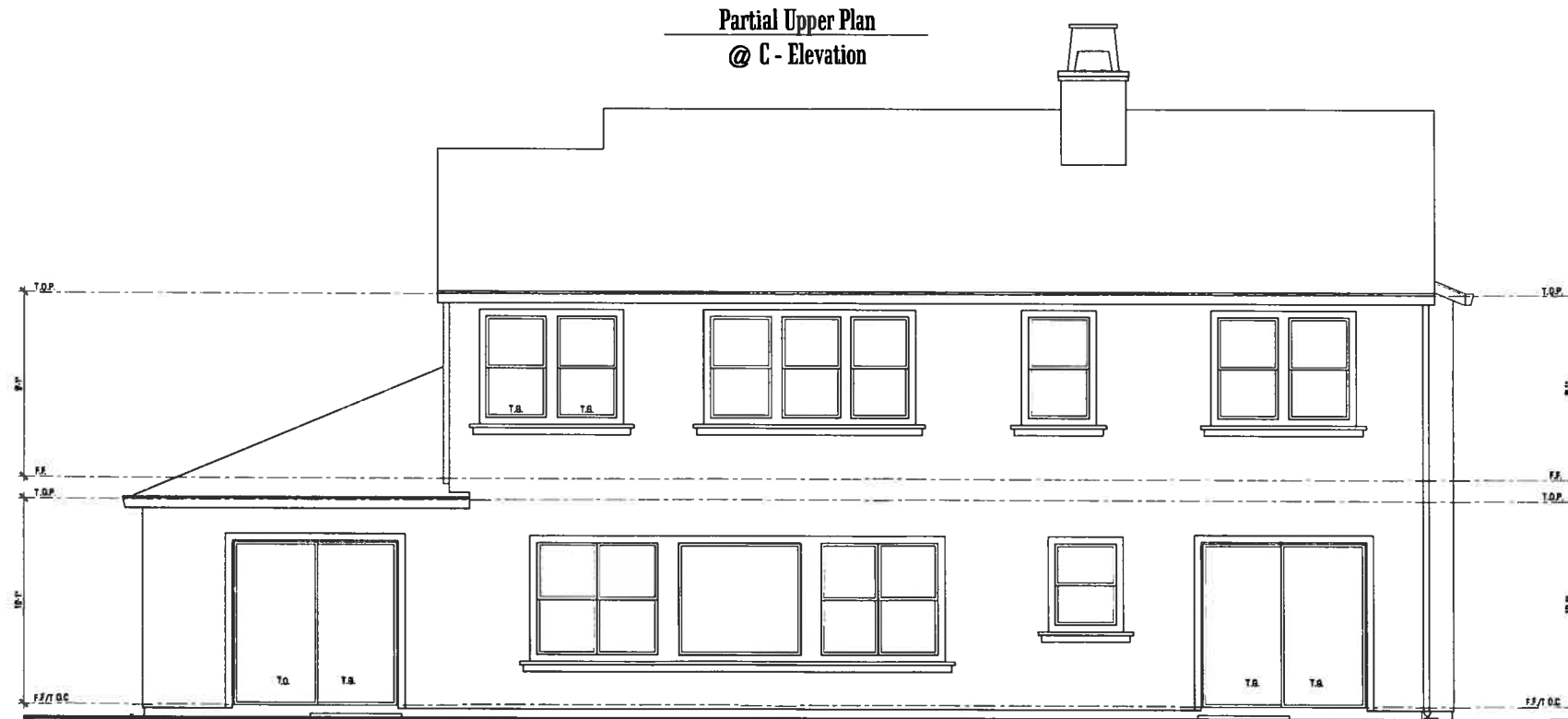
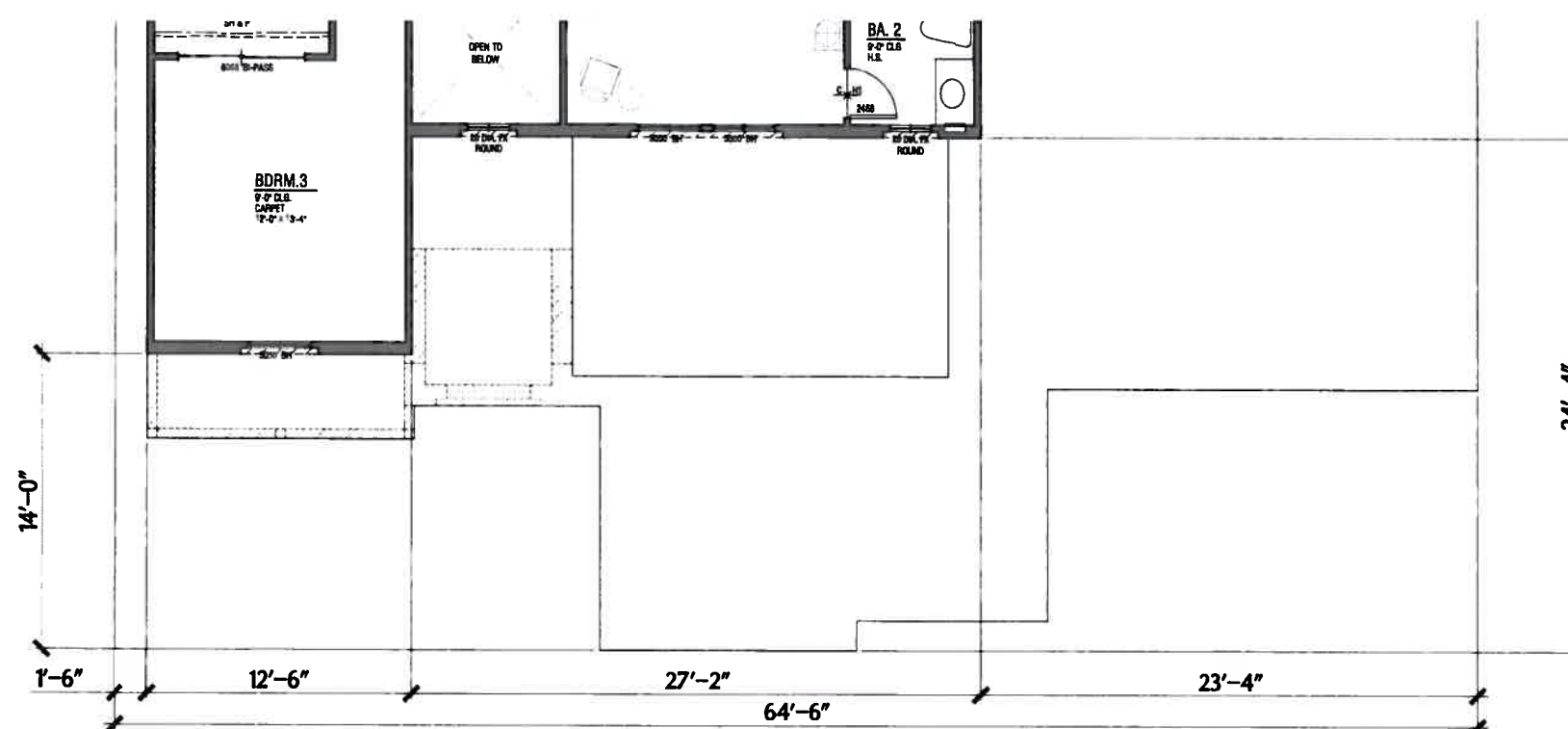


W
WILLIAM HEZMALHALCH
ARCHITECTS INC.
 8111 BOLLINGER CANYON ROAD SUITE 495 SAN RAMON CA 94583-5186
 925 463 1700 www.wharchitects.com fax 925 463 1725

September 08, 2011

3.6

2011094 Arroyo Miramonte - Pleasanton, CA



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

Exterior Finishes

Elevation Style - A

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



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
3.6.1

2011094 Arroyo Miramonte - Pleasanton, CA

Exterior Finishes

Elevation Style - A

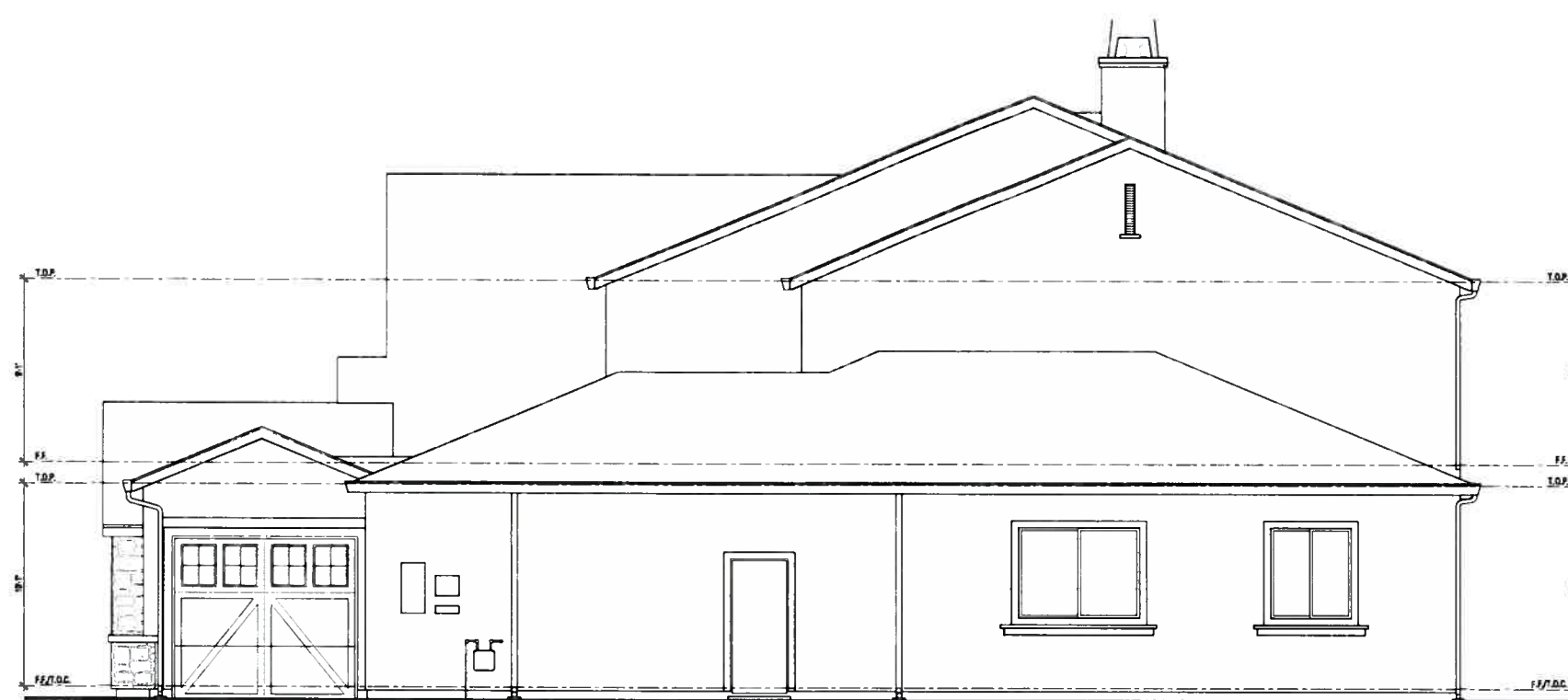
Roof:	Concrete "S" Tile Roofing
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows And/Or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Shutters
Accents:	Decorative Metal and/or Stucco Over Shaped Foam Trim.
Garage Doors: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

Elevation Style - B

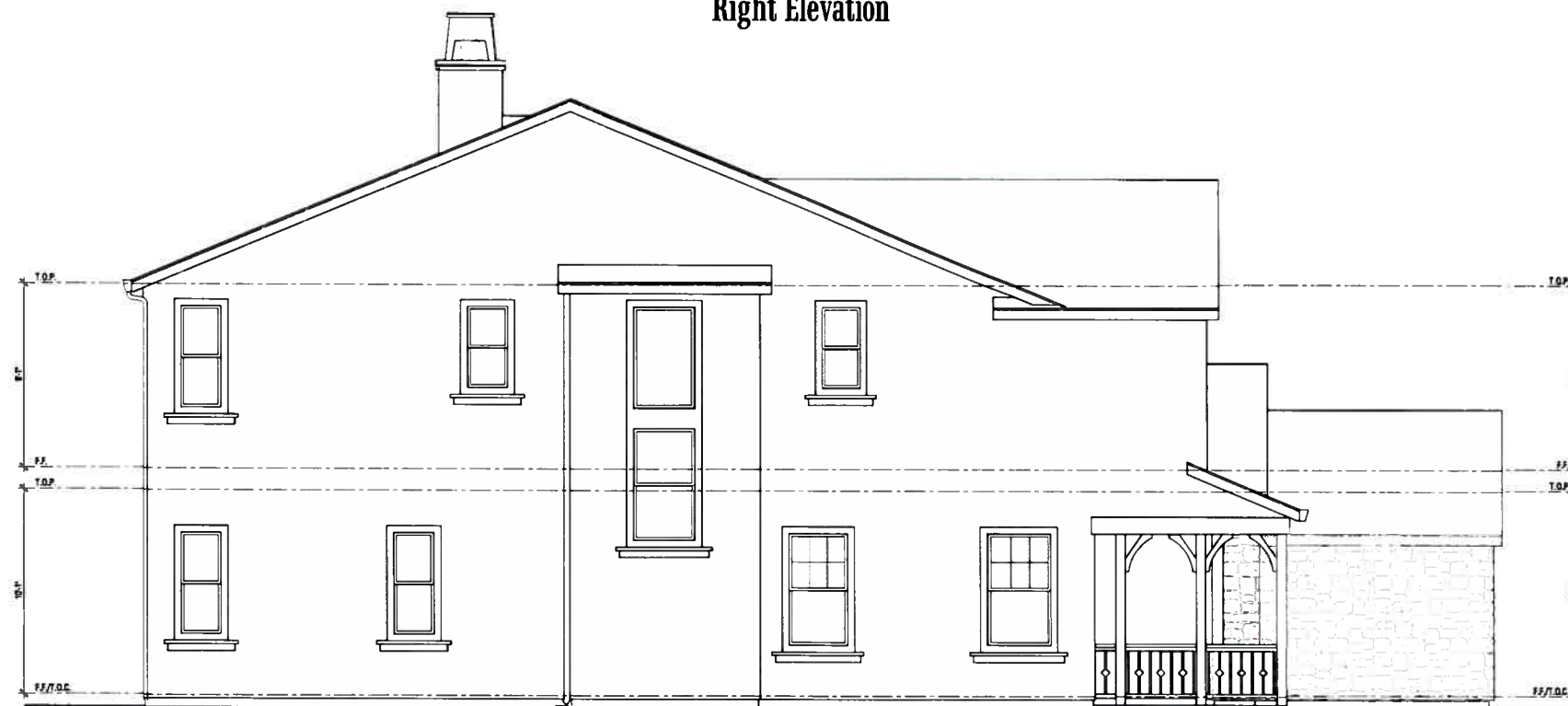
Roof:	Concrete "S" Tile Roofing
Gable:	Clay Pipe False Vents
Exterior:	Stucco
Window	
And Door Trim:	Min 2" Recessed Windows and/or Decorative Foam Trim Per Architectural Style
Windows:	Vinyl Window Frames With Exterior Grids
Shutters:	Prefabricated Vertical Plank Shutters
Accents:	Decorative Wrought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

Elevation Style - C

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



Right Elevation



Left Elevation

Plan 3

C - Elevations

Lund Ranch II

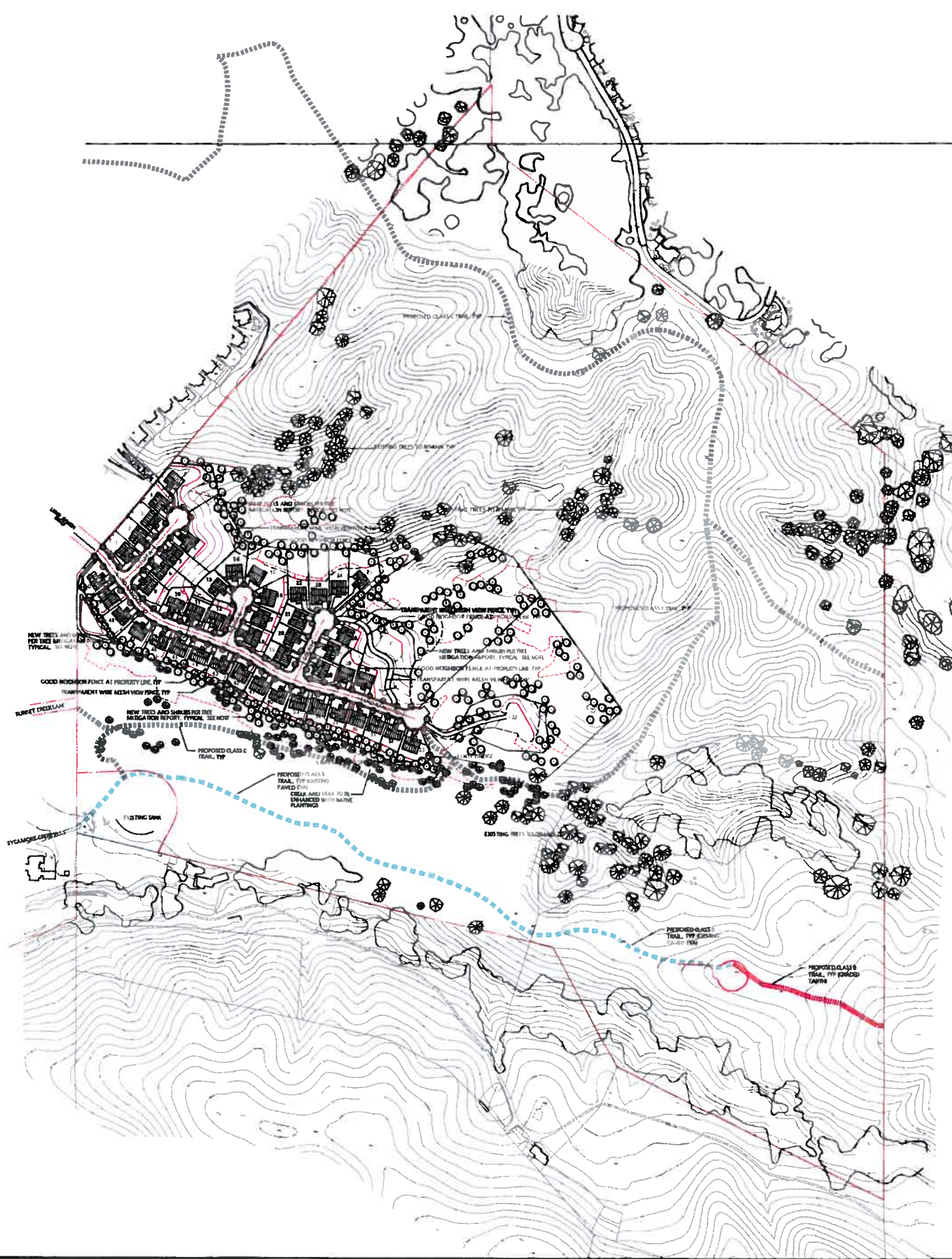
Pleasanton, CA
Greenbriar Homes



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

September 08, 2011

3.6.2



Lund Ranch II

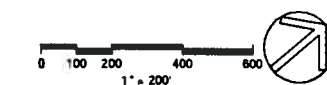
Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Landscape Site Plan

15 September 2011

L-1.1



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



Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area

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 onto public rights-of-way
- Transparent Wire Mesh Fence (Detail 6L1.4)
This fence type at property lines where fence fronts hillside

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

L-1.2





Lund Ranch II

Pleasanton, California

Greenbriar Homes Communities, Inc.
Fremont, California

Preliminary Illustrative Site Plan - Developed Area with Homes

15 September 2011

Landscape Legend

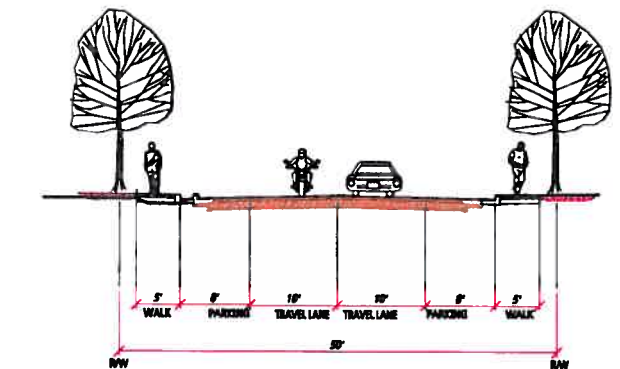
- Existing Trees and Vegetation to remain, Typical
- New Trees and Vegetation, Typical
- Street Tree, Typical
- Good Neighbor Fence (Detail 4L1.4)
This fence type occurs along property lines between homes
- Good Neighbor Fence with Lattice (Detail 5L1.4)
This fence type occurs where fence fronts on public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

L-1.3

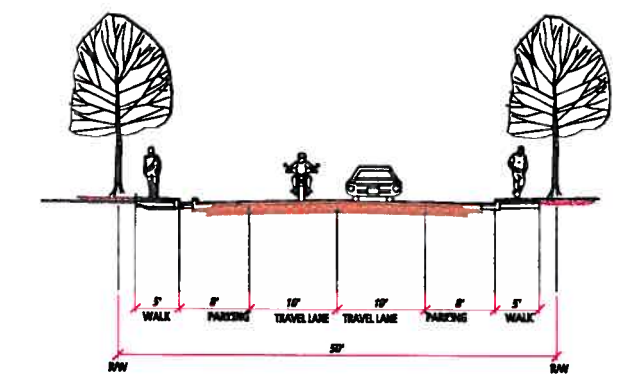
THE GUZZARDO PARTNERSHIP INC.
Landscape Architects - Land Planners

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

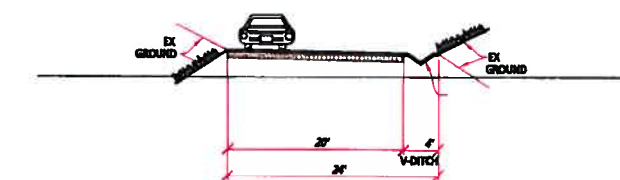




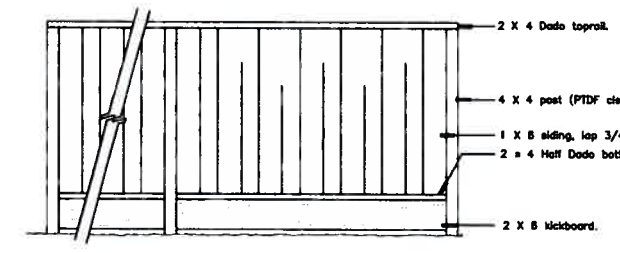
1 TYPICAL STREET SECTION
STREET "A" (TRACT BOUNDARY TO LOT 96); LUND RANCH ROAD (PUBLIC)
NOT TO SCALE



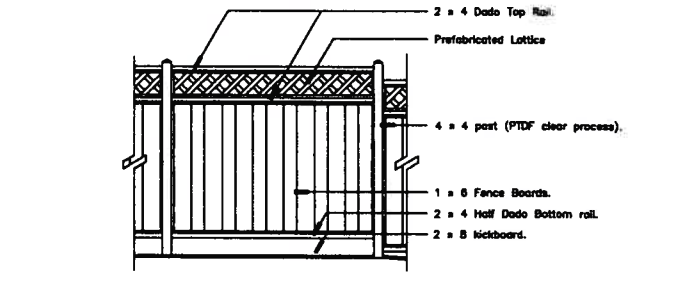
2 TYPICAL COURT SECTION
COURTS A, B, & C (PUBLIC)
NOT TO SCALE



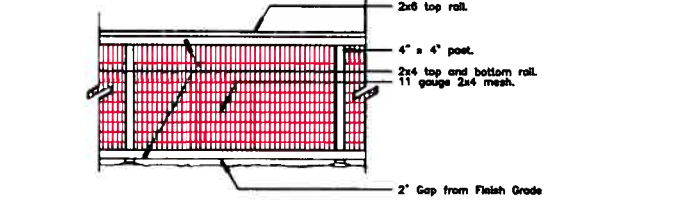
3 EMERGENCY VEHICLE ACCESS
STREET "A" TO TRACT BOUNDARY
NOT TO SCALE



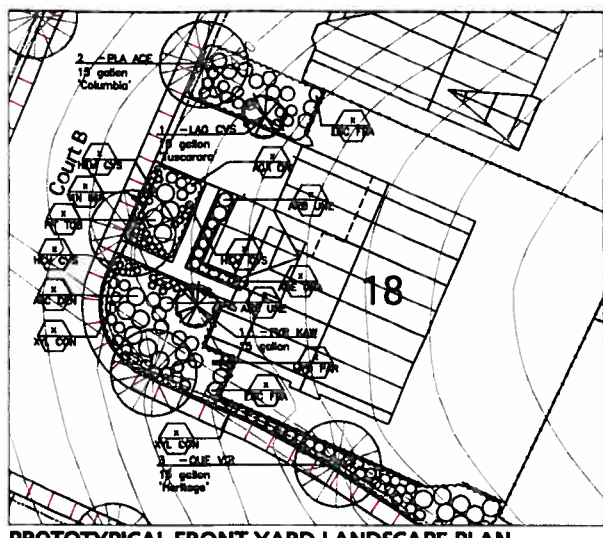
4 Good Neighbor Fence
Scale: 1/2" = 1'-0"



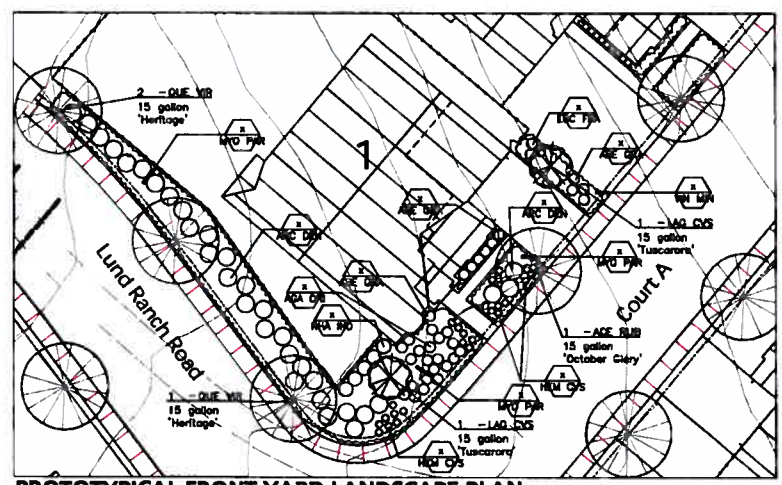
5 Good Neighbor Lattice Fence
Scale: 3/8" = 1'-0"



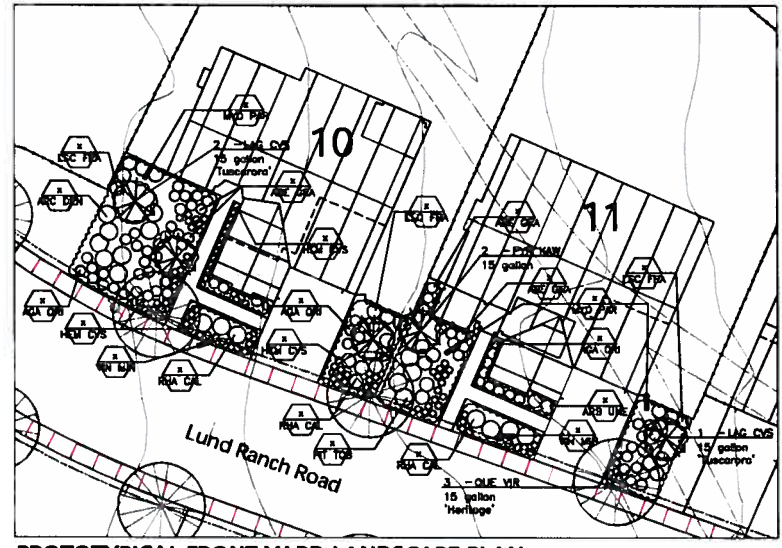
6 Transparent Wire Mesh View Fence
Scale: 3/8" = 1'-0"



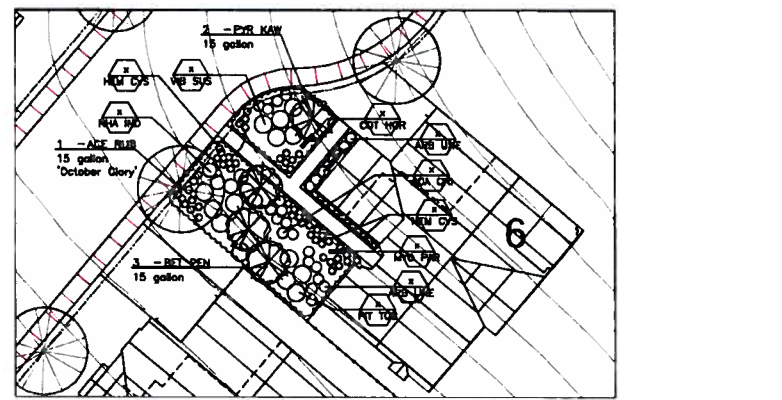
PROTOTYPICAL FRONT YARD LANDSCAPE PLAN
SCALE: 1" = 20'



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



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



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

Preliminary Plant List

KEY	SIZE	BOTANICAL NAME	COMMON NAME	CHARACTERISTICS
ACE RUB		Acer rubrum 'October Glory'	Red Maple	Street Tree
BET PEN		Betula pendula	White Birch	Grove Tree
CEL SH		Celtis sinensis	Chinese Hackberry	Grove Tree
LAG IND		Lagerstroemia indica	Crape Myrtle (Indian Hibiscus)	Flowering Accent
PLA ACE		Platanus a. 'Bloodgood'	London Plane Tree	Street Tree
PYR CAL		Pyrus c. 'Aristocrat'	Aristocrat Pear	Street Tree
PYR KAW		Pyrus kawakami	Evergreen Pear	Evergreen Accent
SHALIAN		Shorea laevis	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
CEB DEO		Cedrus deodara	Deodar Cedar	Evergreen Shade Tree
CER OCC		Cercis occidentalis	Western Redbud	Riparian Accent Tree
PLA RAC		Platanus racemosa	California Sycamore	Deciduous Shade Tree
QUE AGR		Quercus agrifolia	Coast Live Oak	Evergreen Shade Tree
QUE DOU		Quercus douglasii	Blue Oak	Deciduous Shade Tree
SEQ SEM		Sequoia sempervirens	Coast Redwood	Evergreen Shade Tree

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
AGA GRB		Agave parviflora	Lily-of-the-rite	Flowering Accent
ABE GRA		Abelia grandiflora	Glossy Abelia	Massing Shrub
ARB UNE		Arbutus unedo 'Compensata'	Strawberry Shrub	Accent Shrub
ESC FRA		Escallonia 'Fragrant'	Escallonia	Hedge, Buffer Shrub
HEM CVR		Hemerocallis hybrid	Daylily	Flowering Accent
PIT TOM		Pittosporum tobira	Pittosporum	Massing Shrub
RAP IND		Raphelepis l. 'Springtime'	Pink India Hawthorn	Accent Shrub
VIB SUS		Viburnum suspensum	Sanderson Viburnum	Hedge, Buffer Shrub
XYL CON		Xyloea conopsea	Shiny Xyloea	Massing Shrub

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
ARC DEN		Arctostaphylos d. 'Howard McMillen'	McMillen's Manzanita	Riparian Massing Shrub
MAH AQU		Mahonia aquifolium	Oregon Grape	Riparian Massing Shrub
RHA CAL		Rhamnus californica 'Eve Coe'	Coffberry 'Eve Coe'	Riparian Buffer Shrub
RIB SAN		Ribes sanguinum	Red Flowering Currant	Riparian Accent Shrub
RIB VB		Ribes viburnifolium	Evergreen Currant	Riparian Massing Shrub

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

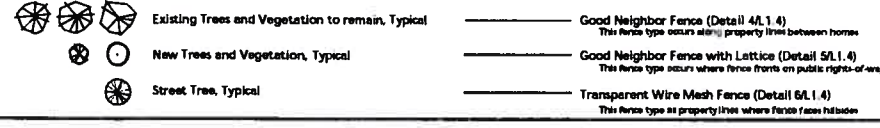
KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS
FIG PUM		Ficus pumila	Creeeping Fig	Evergreen Vine
PAR TR		Parthenocissus tricuspidata	Boston Ivy	Fall Color
COT HOR		Cotoneaster 'Horizontalis'	Climbing Rose	
HED HEL		Hedera helix 'Habit'	English Ivy	
MYO PAR		Myoporum parvifolium 'Punah Creek'	Myoporum 'Punah Creek'	
VIN MIN		Vitex minor	Dwarf Partridge	
		Lawn	Dwarfed Hybrid Fescue Blend	

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 8 Gal. size.
For precise tree preservation and removal information see the Civil Engineer's drawing.

Lund Ranch II
Pleasanton, California
Greenbriar Homes Communities, Inc.
Fremont, California

Proto-typical Landscape Sections and Front Yards
15 September 2011

Landscape Legend



L1.4

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