PD MAJOR AMENDMENT
FOR
TRACT 7735 - VILLA D'ESTE
CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

PROJECT CONSULTANT LIST:

1. DEVELOPER: PULTE HOMES
6210 STONERIDGE MALL ROAD, 5TH FLOOR
PLEASANTON, CA 94588
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CONTACT: MR. BILL SADDLER

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IRVINE, CA 92614
(949) 857-2133
CONTACT: MR. ALAN SCALES

3. LANDSCAPE ARCHITECT: THE GUZZARDO PARTNERSHIP
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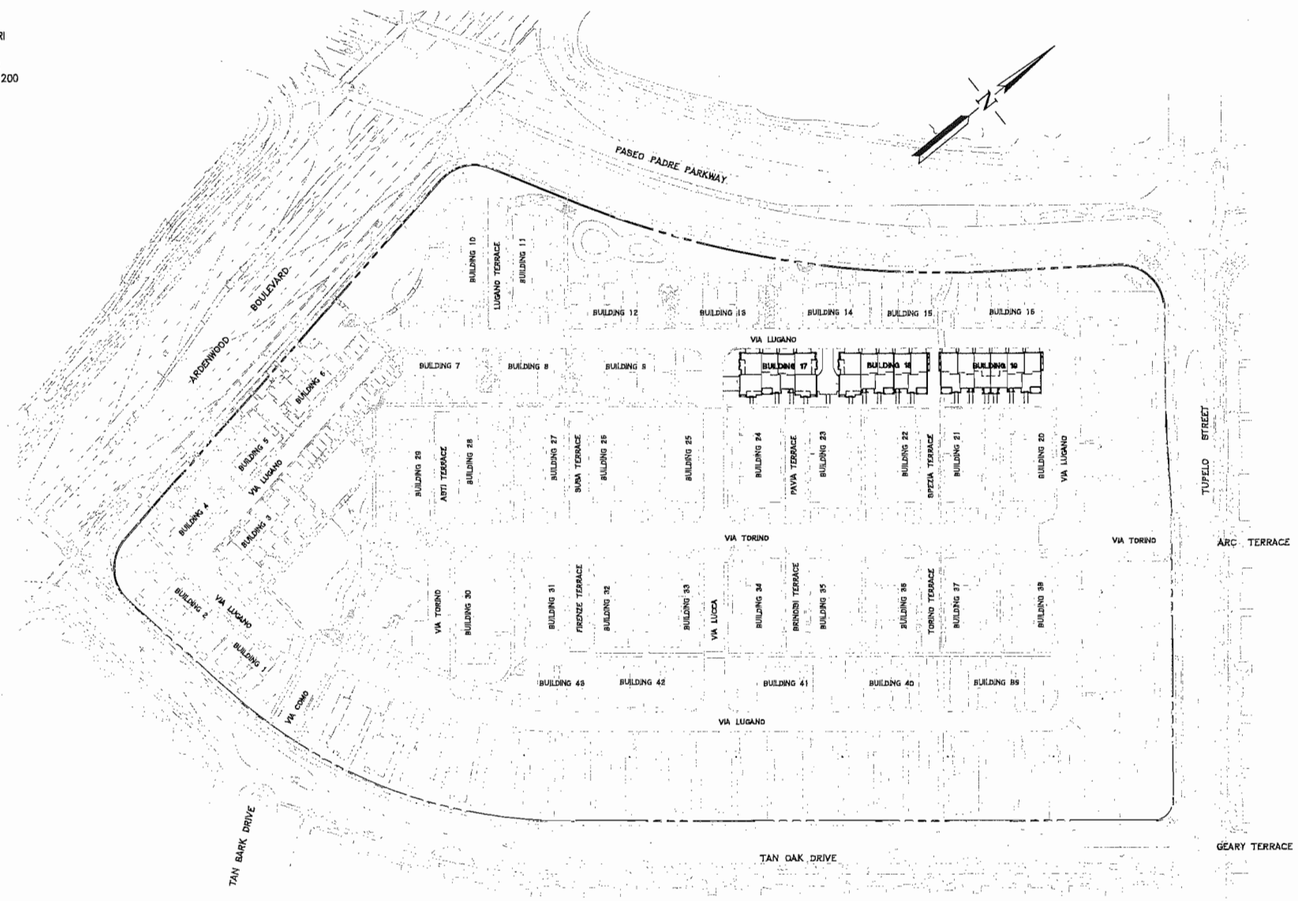
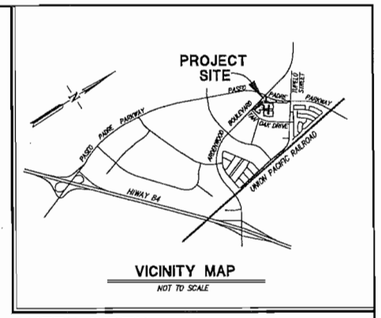
SAN FRANCISCO, CA, 94111
(415) 433-4672
CONTACT: MR. PAUL LETTIERI

4. CIVIL ENGINEER: RUGGERI - JENSEN - AZAR
4690 CHABOT DRIVE, SUITE 200
PLEASANTON, CA. 94588
(925) 227-9100
CONTACT: MR. EDDIE SIEU



LOCATION MAP
NOT TO SCALE



VICINITY MAP
NOT TO SCALE

SHEET INDEX

SHEET NO.	DESCRIPTION
C-0	TITLE SHEET
ARCHITECTURAL PLANS	
A1.12	ARCHITECTURAL PLAN
A1.13	ARCHITECTURAL PLAN
A1.15	ARCHITECTURAL PLAN
A1.16	ARCHITECTURAL PLAN
A1.17	ARCHITECTURAL PLAN
A1.18	ARCHITECTURAL PLAN
LANDSCAPE PLANS	
L2.5	LANDSCAPE PLAN
L2.6	LANDSCAPE PLAN
L2.11	LANDSCAPE PLAN
L2.12	LANDSCAPE PLAN
CIVIL PLANS	
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY UTILITY RELOCATION PLAN
C-3	STORM WATER TREATMENT PLAN

EXHIBIT "A"

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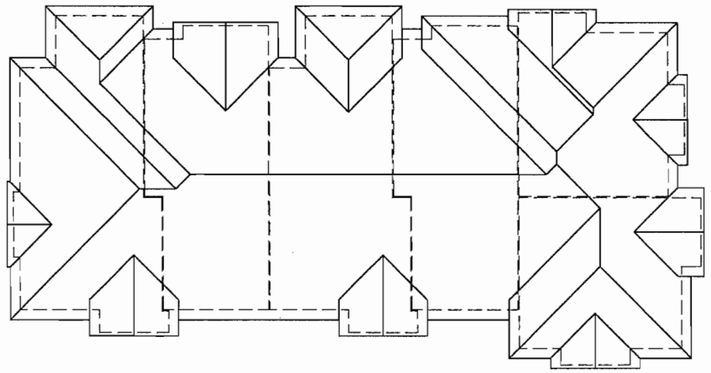
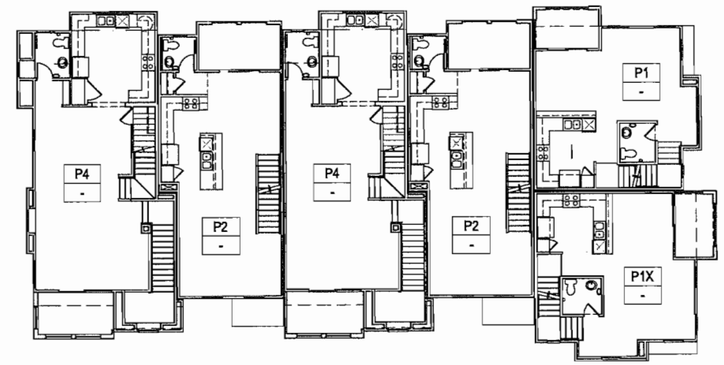
ENGINEERS • PLANNERS • SURVEYORS
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

DATE: AUGUST 3, 2011 JOB NO. 101028 C-0



ROOF PLAN, 3:12 PITCH



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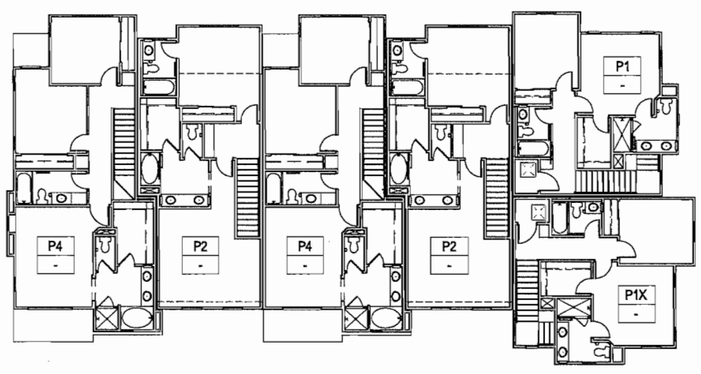

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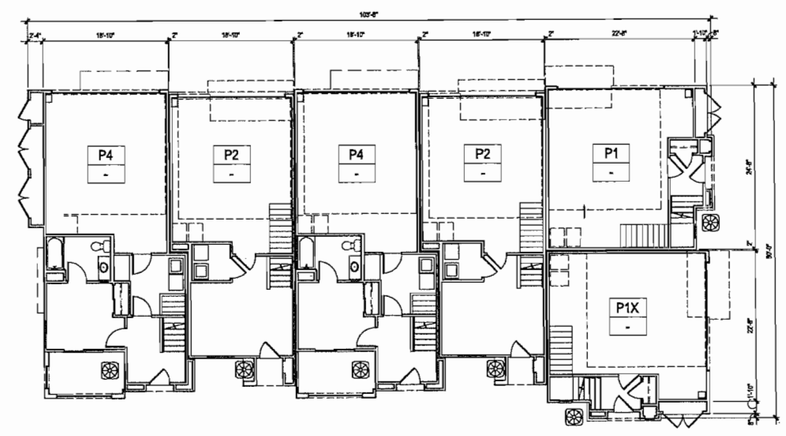

FIRST FLOOR

VILLA D'ESTE

FREMONT, CA

TOWNHOME

6 UNIT BUILDING FLOOR PLANS

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
KTGY NO. 2010642	

APPLICANT:

Pulte Homes

CONSULTANTS:

ARCHITECT:
ktgy GROUP

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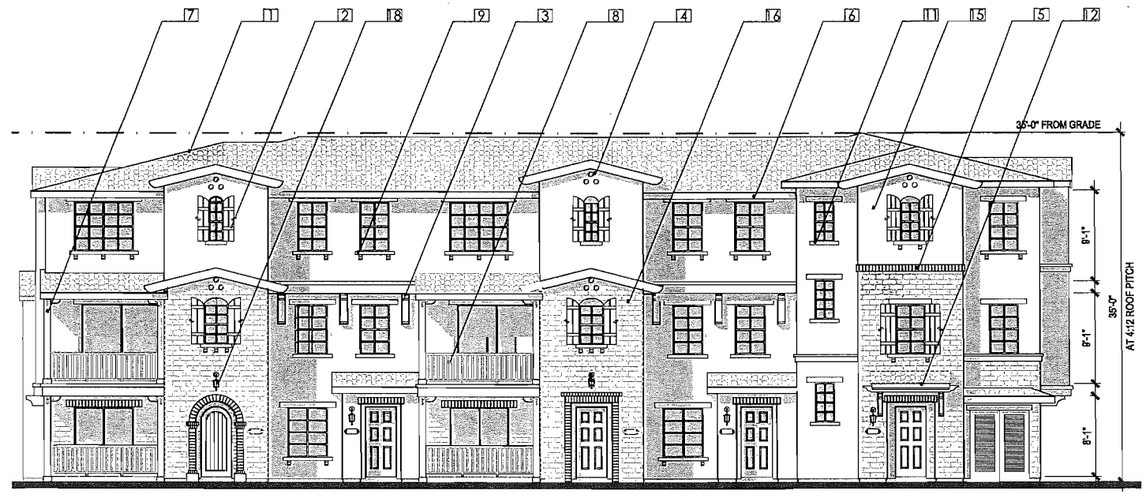
4690 CHABOT DRIVE, SUITE 200 PLEASANTON, CA 94588
PHONE: (925) 227-9100 FAX: (925) 227-9300

A 1.12



PLAN 4 PLAN 2 PLAN 4 PLAN 2 PLAN 1

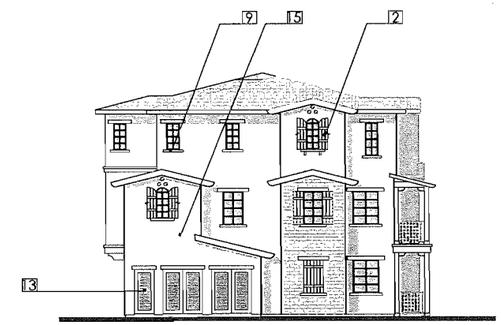
FRONT ELEVATION
AT BUILDINGS 3,9,31 & 33

PLAN 1

RIGHT ELEVATION
AT BUILDINGS 3,9,31 & 33

PLAN 1 PLAN 2 PLAN 4 PLAN 2 PLAN 4

REAR ELEVATION
AT BUILDING 3,9,31 & 33



PLAN 4

LEFT ELEVATION
AT BUILDING 3,9,31 & 33

MATERIALS LEGEND

1. CONCRETE "S" TILE ROOF
2. PLANK SHUTTER
3. WOOD BEAM & KICKER
4. GABLE END PIPES
5. BRICK SOLDIER COURSE
6. 8" WOOD FASCIA
7. STRUCTURAL POST W/ L.P. WRAP
8. WOOD PLANK RAILING
9. FOAM POTSHELF W/ FOAM CORBELS
10. VINYL GLAZING
11. STUCCO OVER FOAM TRIM
12. SHED ROOF W/KICKER @ UNIT ENTRY
13. UTILITY CLOSET DOORS
14. METAL GARAGE DOOR W/ DECORATIVE STRAP
15. EXTERIOR PLASTER- MEDIUM SAND FINISH
16. BRICK VENEER (ADOBE STYLE, REGULAR COURSED)
17. WOOD CORBELS
18. DECORATIVE LIGHT FIXTURE

VILLA D'ESTE

FREMONT, CA

TOWNHOME

6 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'B'

0 8 4 16

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
KTGY NO. 2010642	

APPLICANT:

Pulte Homes

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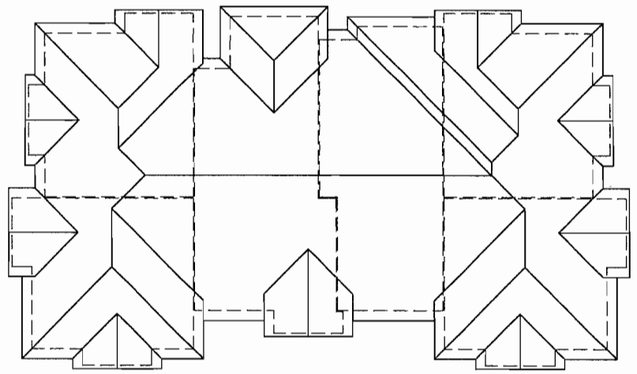
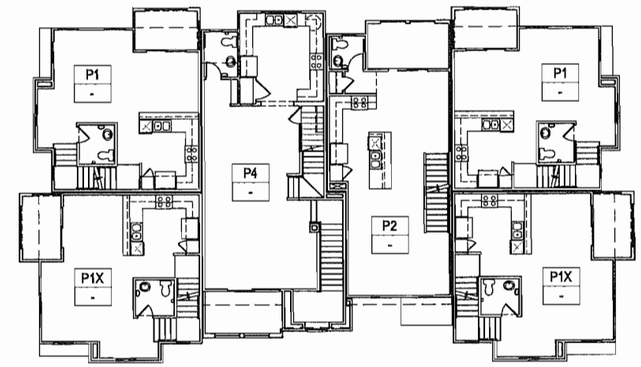
A 1.13



ROOF PLAN, 3:12 PITCH



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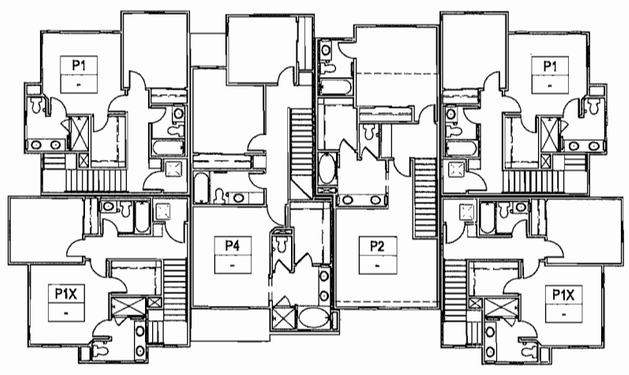

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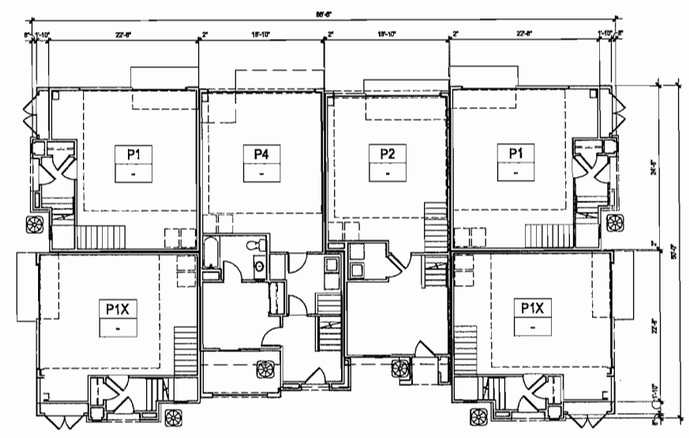

FIRST FLOOR

VILLA D'ESTE

FREMONT, CA

TOWNHOME

6.1 UNIT BUILDING FLOOR PLANS

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
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APPLICANT:

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CONSULTANTS:

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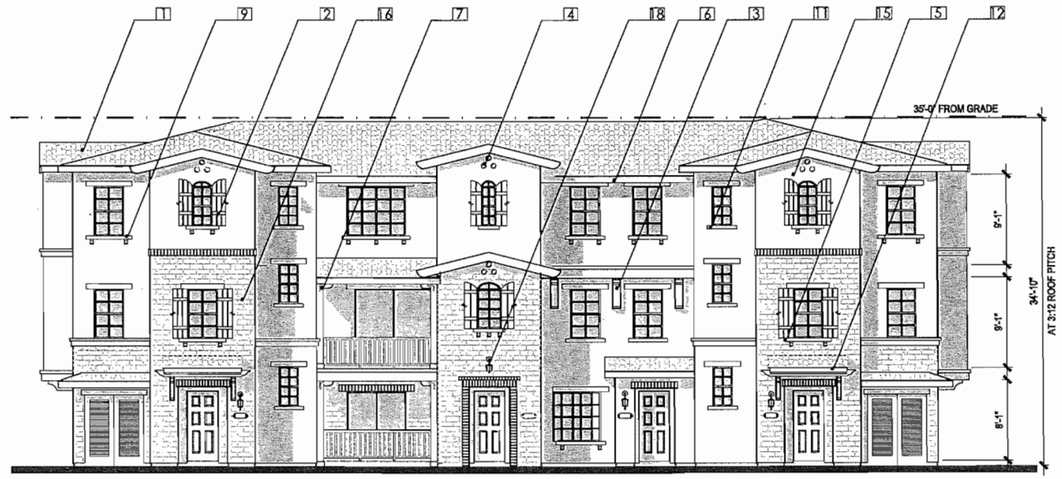
A 1.15



PLAN 1 PLAN 4 PLAN 2 PLAN 1

FRONT ELEVATION
AT BUILDING 13

PLAN 1

RIGHT ELEVATION
AT BUILDING 13

PLAN 1 PLAN 2 PLAN 4 PLAN 1

REAR ELEVATION
AT BUILDING 13

PLAN 1

LEFT ELEVATION
AT BUILDING 13

MATERIALS LEGEND

1. CONCRETE "S" TILE ROOF
2. PLANK SHUTTER
3. WOOD BEAM & KICKER
4. GABLE END PIPES
5. BRICK SOLDIER COURSE
6. 8" WOOD FASCIA
7. STRUCTURAL POST W/ L.P. WRAP
8. WOOD PLANK RAILING
9. FOAM POTSHELF W/ FOAM CORBELS
10. VINYL GLAZING
11. STUCCO OVER FOAM TRIM
12. SHED ROOF W/KICKER @ UNIT ENTRY
13. UTILITY CLOSET DOORS
14. METAL GARAGE DOOR W/ DECORATIVE STRAP
15. EXTERIOR PLASTER- MEDIUM SAND FINISH
16. BRICK VENEER (ADOBE STYLE, REGULAR COURSED)
17. WOOD CORBELS
18. DECORATIVE LIGHT FIXTURE

VILLA D'ESTE

FREMONT, CA

TOWNHOME

6.1 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'B'

0 8 4 16

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
KTGY NO. 2010642	

APPLICANT:

Pulte Homes

CONSULTANTS:

ARCHITECT:
ktgy GROUP

ktgy

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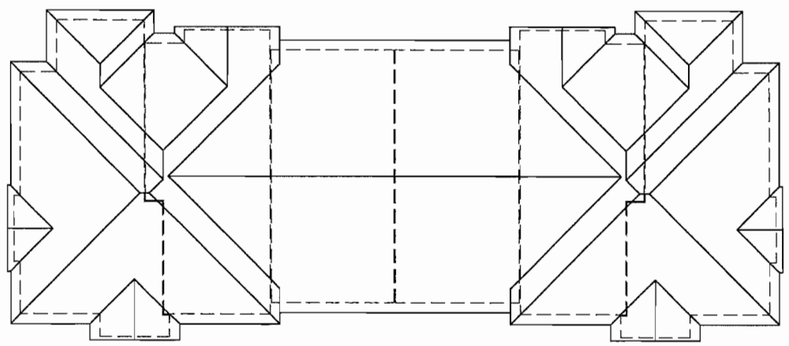
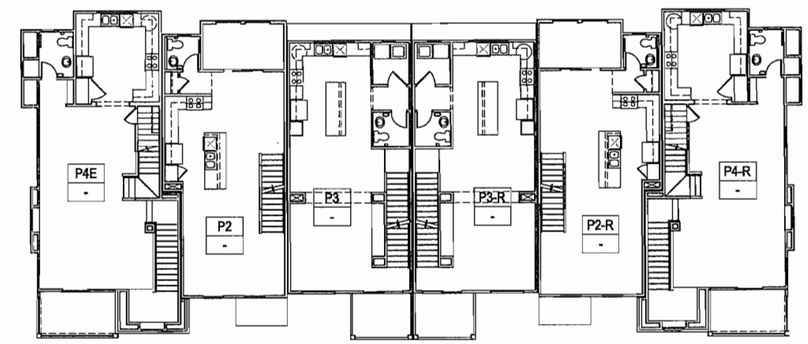
PHONE: (925) 227-9100 FAX: (925) 227-9300

A 1.16



ROOF PLAN, 3:12 PITCH



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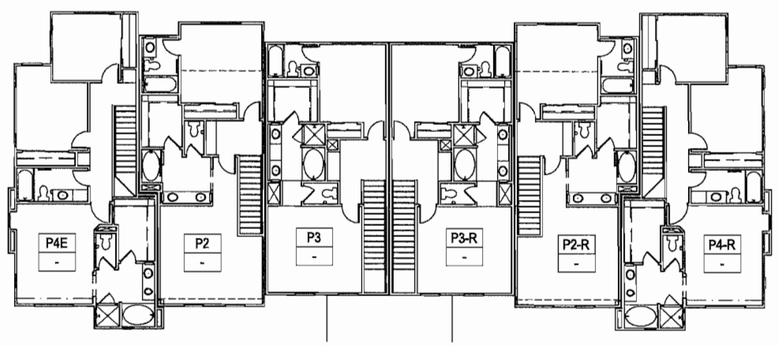

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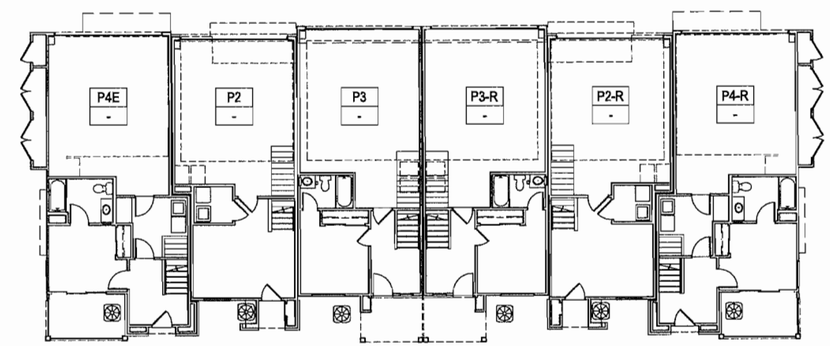

FIRST FLOOR

VILLA D'ESTE

FREMONT, CA

TOWNHOME

6.2 UNIT BUILDING FLOOR PLANS

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
KTGY NO. 2010642	

APPLICANT:

Pulte Homes

CONSULTANTS:

ARCHITECT:
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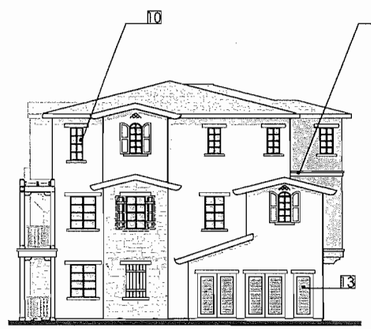
A 1.17

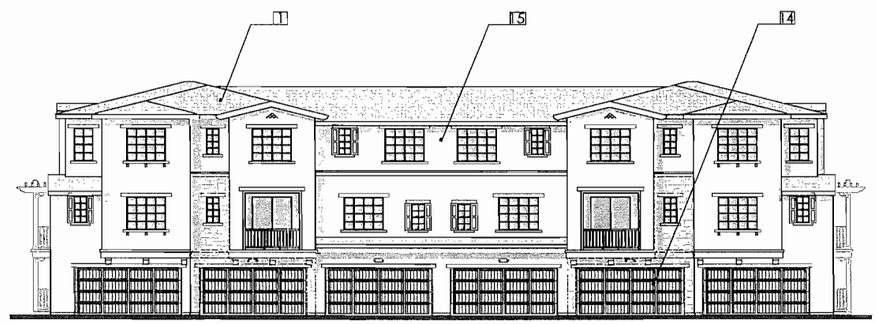
PLAN 4 PLAN 2 PLAN 3 PLAN 3 PLAN 2 PLAN 4

FRONT ELEVATION
AT BUILDING 10,16 & 29



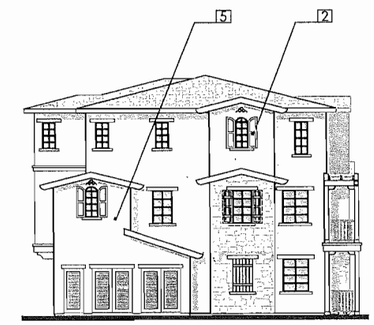
PLAN 4

RIGHT ELEVATION
AT BUILDING 10,16 & 29



PLAN 4 PLAN 2 PLAN 3 PLAN 3 PLAN 2 PLAN 4

REAR ELEVATION
AT BUILDING 10,16 & 29



PLAN 4

LEFT ELEVATION
AT BUILDINGS 10,16 & 29

MATERIALS LEGEND

1. CONCRETE "S" TILE ROOF
2. RECESSED PANEL SHUTTER
3. WOOD CORBELS
4. HALF ROUND GABLE END PIPES
5. BRICK SOLDIER COURSE
6. 8" WOOD FASCIA
7. STRUCTURAL POST W/ L.P. WRAP
8. WOOD PLANK RAILING
9. DECORATIVE LIGHT FIXTURE
10. VINYL GLAZING
11. STUCCO OVER FOAM TRIM
12. STONE VENEER (UNCOURSED)
13. UTILITY CLOSET DOORS
14. METAL GARAGE DOOR W/ DECORATIVE STRAP
15. EXTERIOR PLASTER- MEDIUM SAND FINISH

VILLA D'ESTE

FREMONT, CA

TOWNHOME
6.2 UNIT BUILDING - EXTERIOR ELEVATION STYLE 'C'

0 8 4 16

FEBRUARY 15, 2011	1ST PLAN SUBMITTAL
APRIL 25, 2011	2ND PLAN SUBMITTAL
KTGY NO. 2010642	

APPLICANT:

Pulte Homes

CONSULTANTS:

ARCHITECT:
ktgy GROUP

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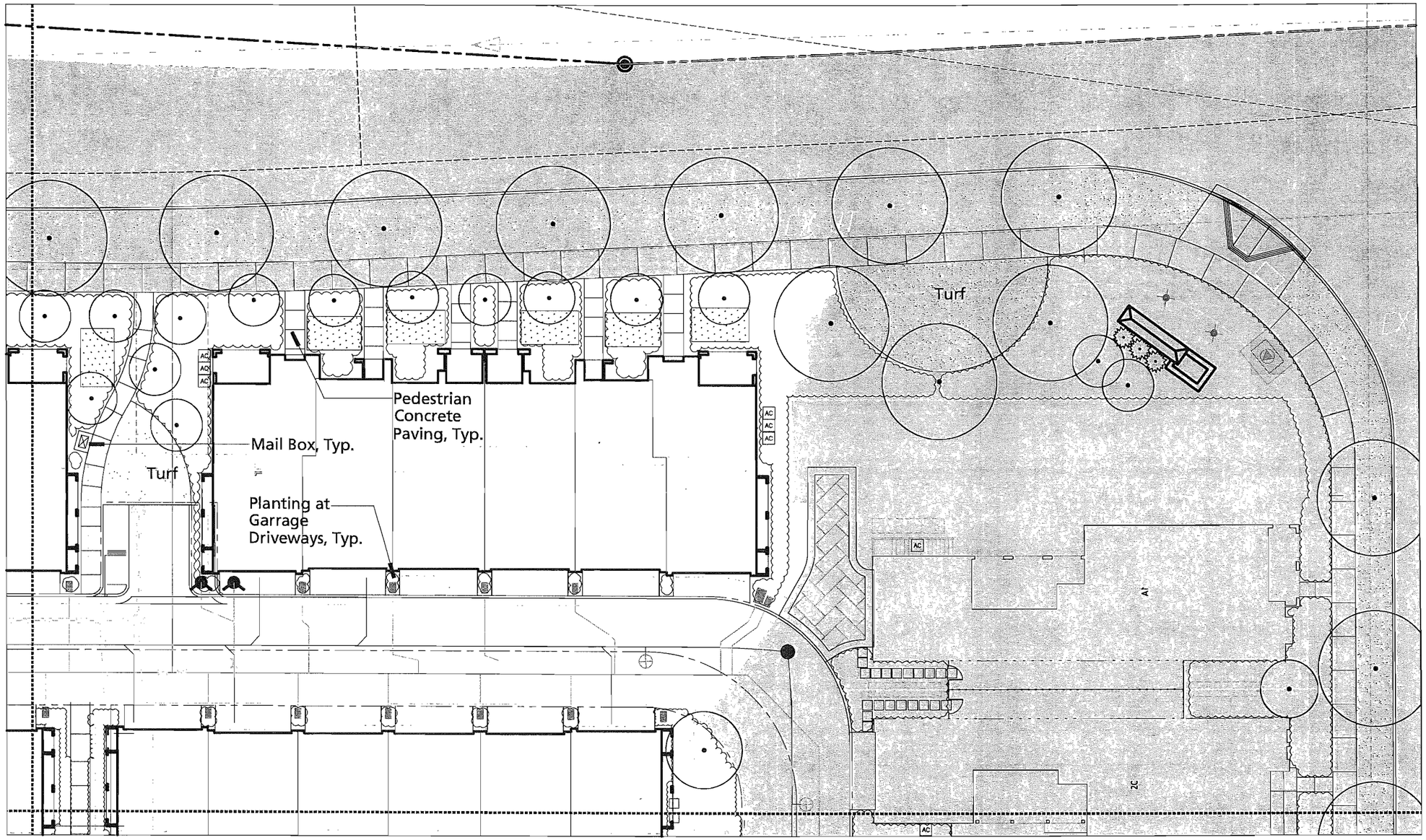
PHONE: (925) 227-9100 FAX: (925) 227-9300

A 1.18



* SHADED AREAS SYMBOLIZE BUILT PART OF THE PROJECT.

Villa D'Este

Fremont, CA

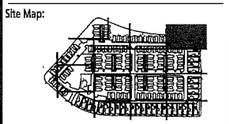
Tract 7735

Pulte Homes Corporation
Pleasanton, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects • Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
Signature
08-30-11
Renewal Date
Date
STATE OF CALIFORNIA

Site Map:



Issues/Revisions:

No.	Date	Description
1	02.15.2011	PD Amendment
2	04.22.2011	PD Amendment Resubmittal
3	08.03.2011	PD Amendment Bldgs 17/18/19

Landscape Plan

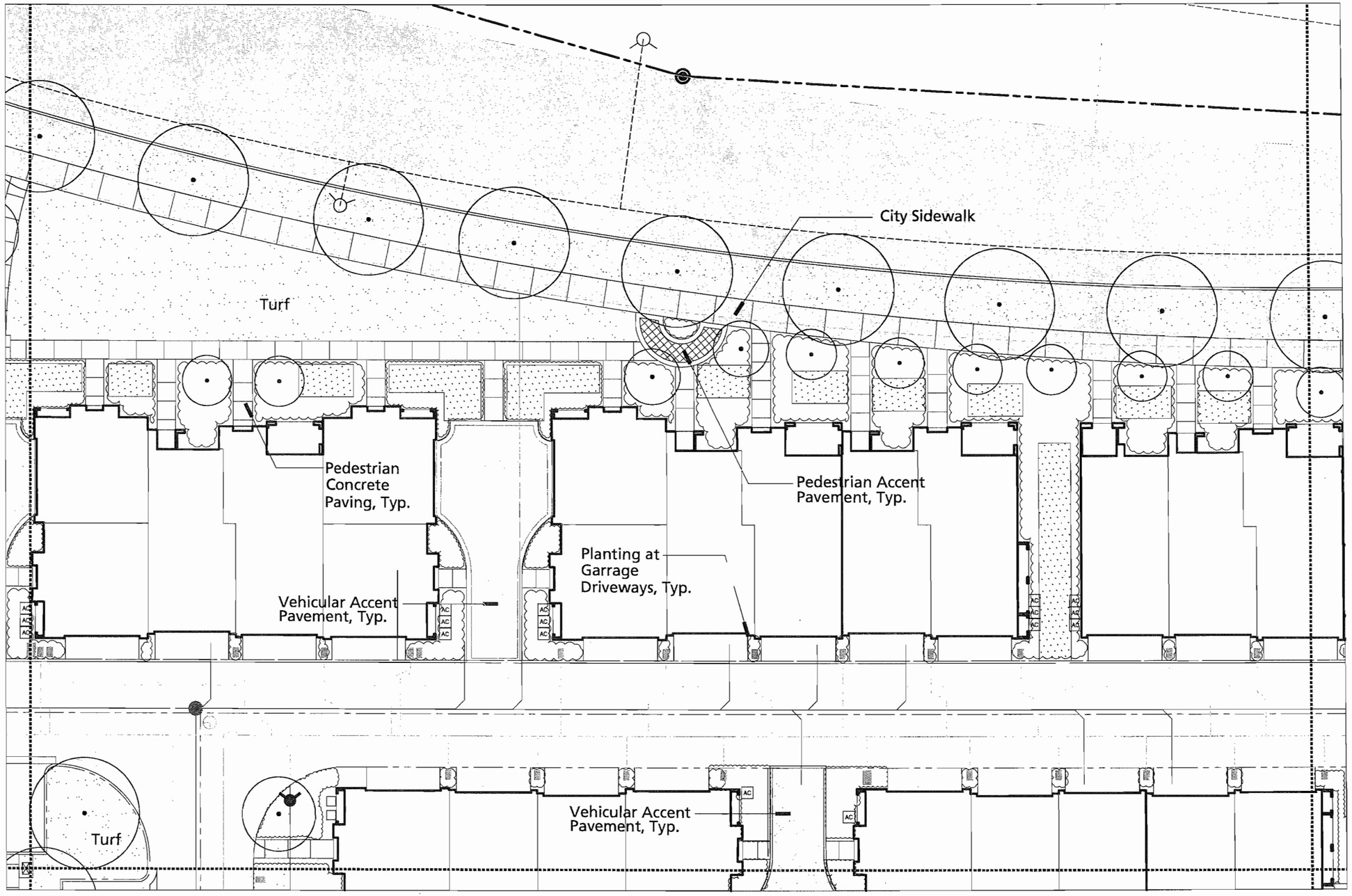
North

Scale: 1" = 10'
0 5 10 20

Date: 02.15.11

L2.5

5 of 11 sheets this section
Project Number 05597



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LICENSED LANDSCAPE ARCHITECT
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STATE OF CALIFORNIA

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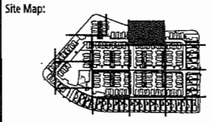


Issues/Revisions:

No.	Date	Description
1	02.15.2011	PD Amendment
2	04.22.2011	PD Amendment Resubmittal
3	08.03.2011	PD Amendment Bldgs 17/18/19

Landscape Plan

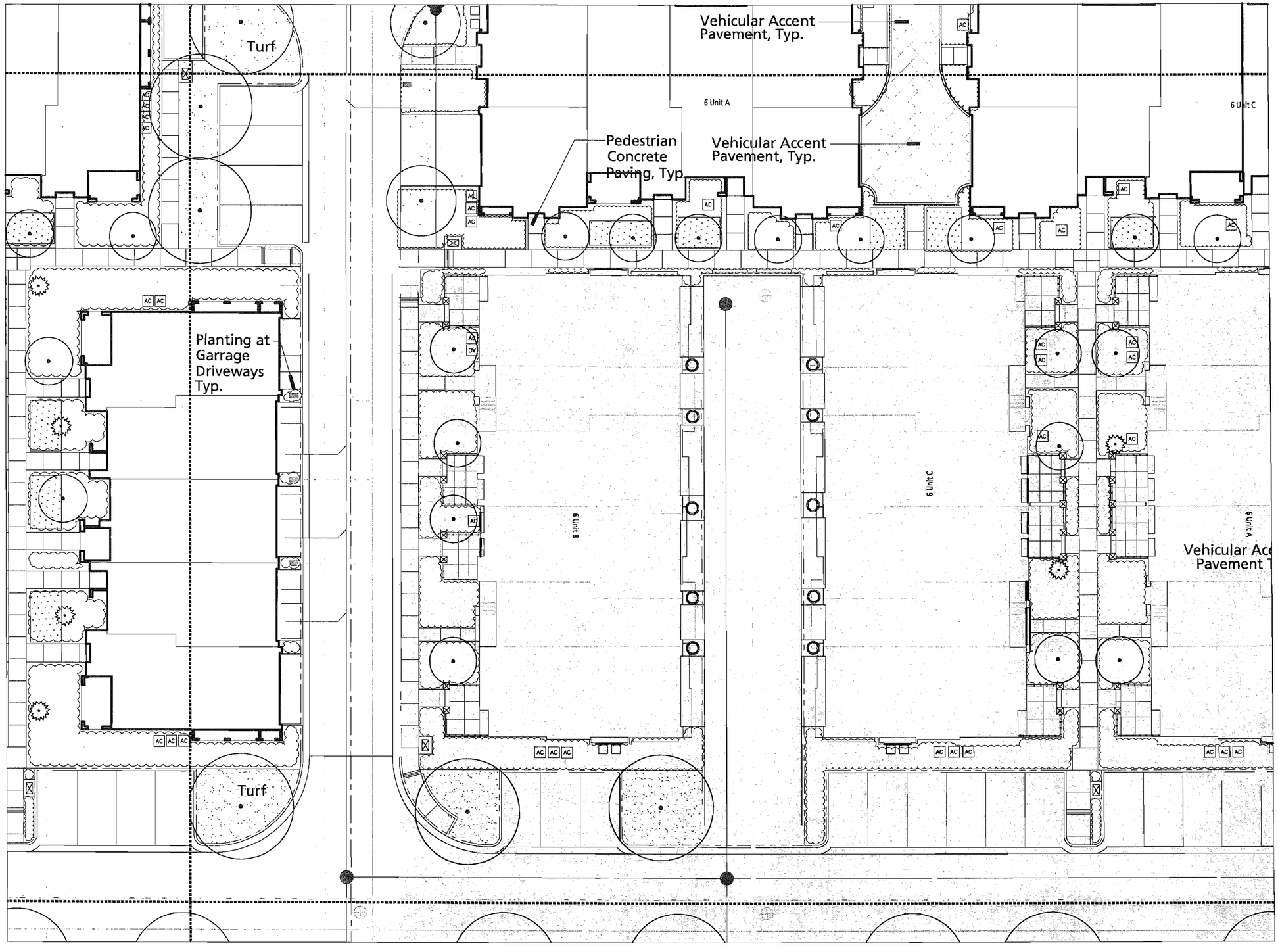
North

Scale: 1" = 10'
0 5 10 20

Date: 02.15.11

L2.6

6 of 11 sheets this section
Project Number 05597



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Villa D'Este

Fremont, CA

Tract 7735

Pulte Homes Corporation
Pleasanton, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1916
Signature
06-30-11
Renewal Date
Date
STATE OF CALIFORNIA

Issues/Revisions:

No.	Date	Description
1	02.15.2011	PD Amendment
2	04.22.2011	PD Amendment Resubmittal
3	08.03.2011	PD Amendment Bldgs 17/18/19

Landscape Plan

North

Scale: 1" = 10'
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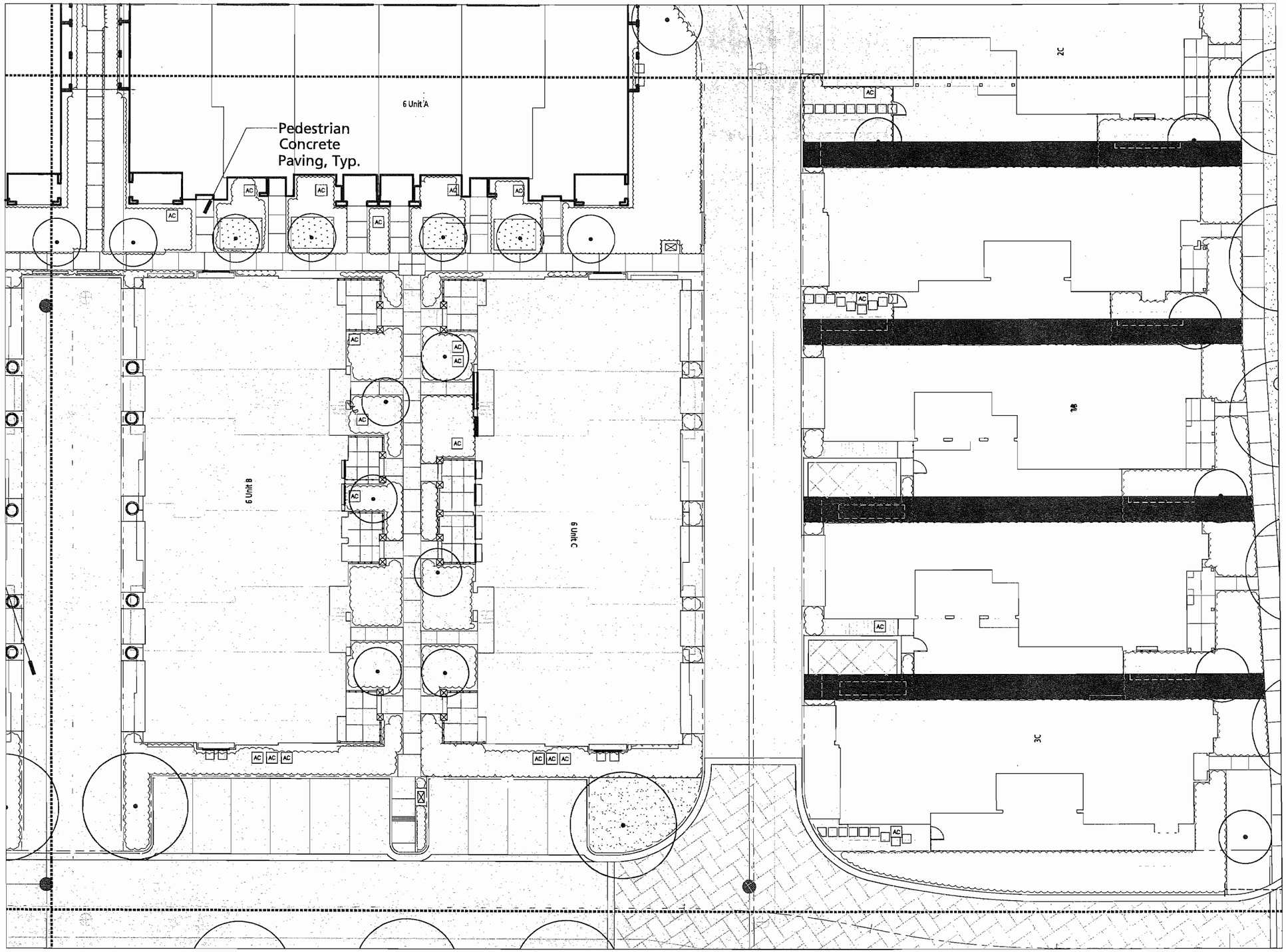
Date: 02.15.11

L2.11

11 of 11 sheets this section
Project Number 05597



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Villa D'Este

Fremont, CA

Tract 7735

Pulte Homes Corporation
Pleasanton, CA

THE GUZZARDO PARTNERSHIP INC.
Landscape Architects · Land Planners
836 Montgomery Street
San Francisco, CA 94133
T 415 433 4672
F 415 433 5003

LICENSED LANDSCAPE ARCHITECT
Paul T. Lettieri No. 1918
Signature
06-30-11
Licensed Date
Date
STATE OF CALIFORNIA

Issues/Revisions:

No.	Date	Description
1	02.15.2011	PD Amendment
2	04.22.2011	PD Amendment Resubmittal
3	08.03.2011	PD Amendment Bldgs 17/18/19

Landscape Plan

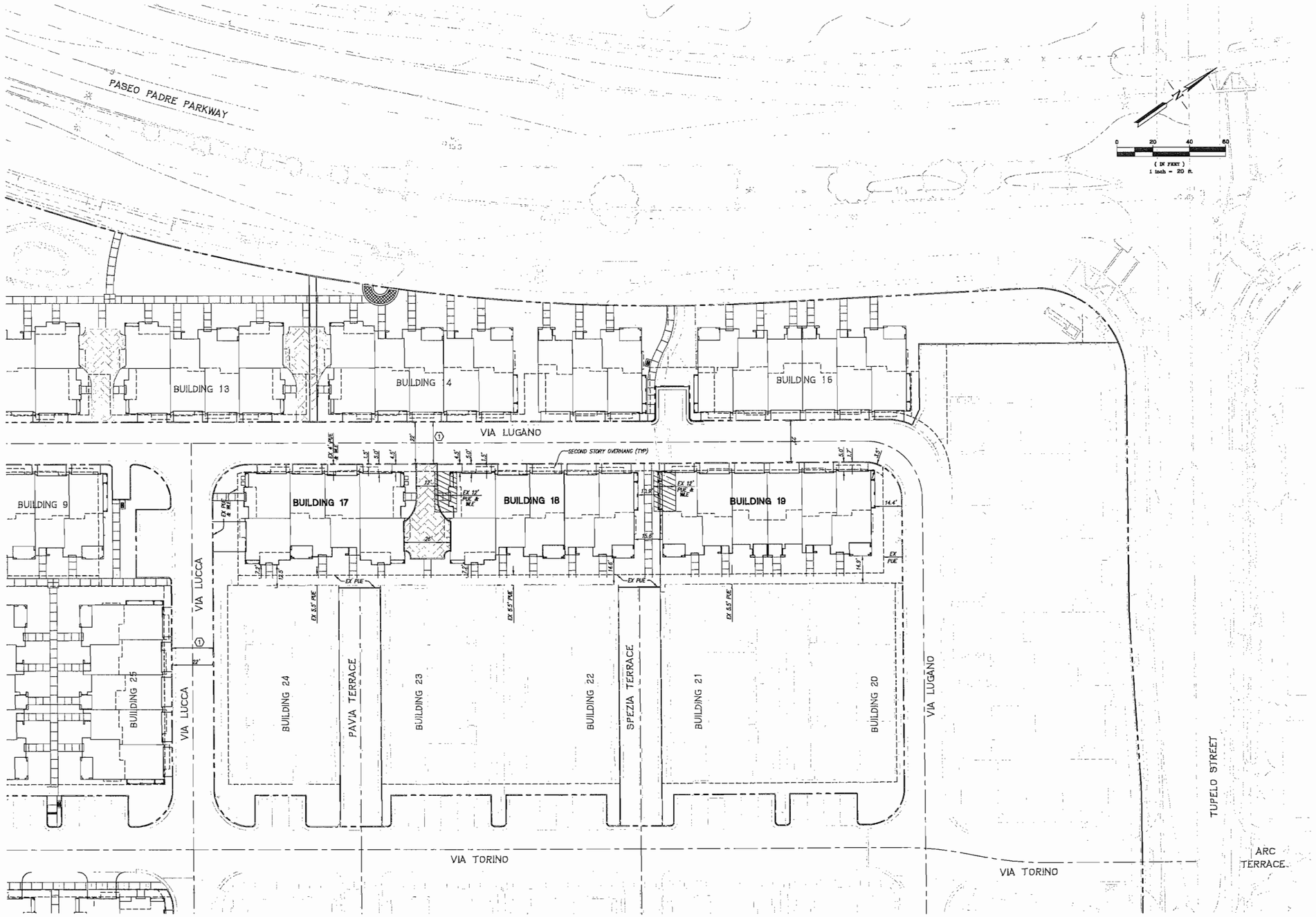
North

Scale: 1" = 10'
0 5 10 20

Date: 02.15.11

L2.12

11 of 11 sheets this section
Project Number 05597



LEGEND:

①	EX EVAE, PUE, WLE, SSE, PSDE, PVAW
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAW	PRIVATE VEHICLE ACCESS WAY
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
	EXISTING EASEMENT TO BE QUITCLAIMED

PD MAJOR AMENDMENT
PRELIMINARY SITE PLAN
TRACT 7735 - VILLA D'ESTE

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

FOR: PULTE HOMES

RJA
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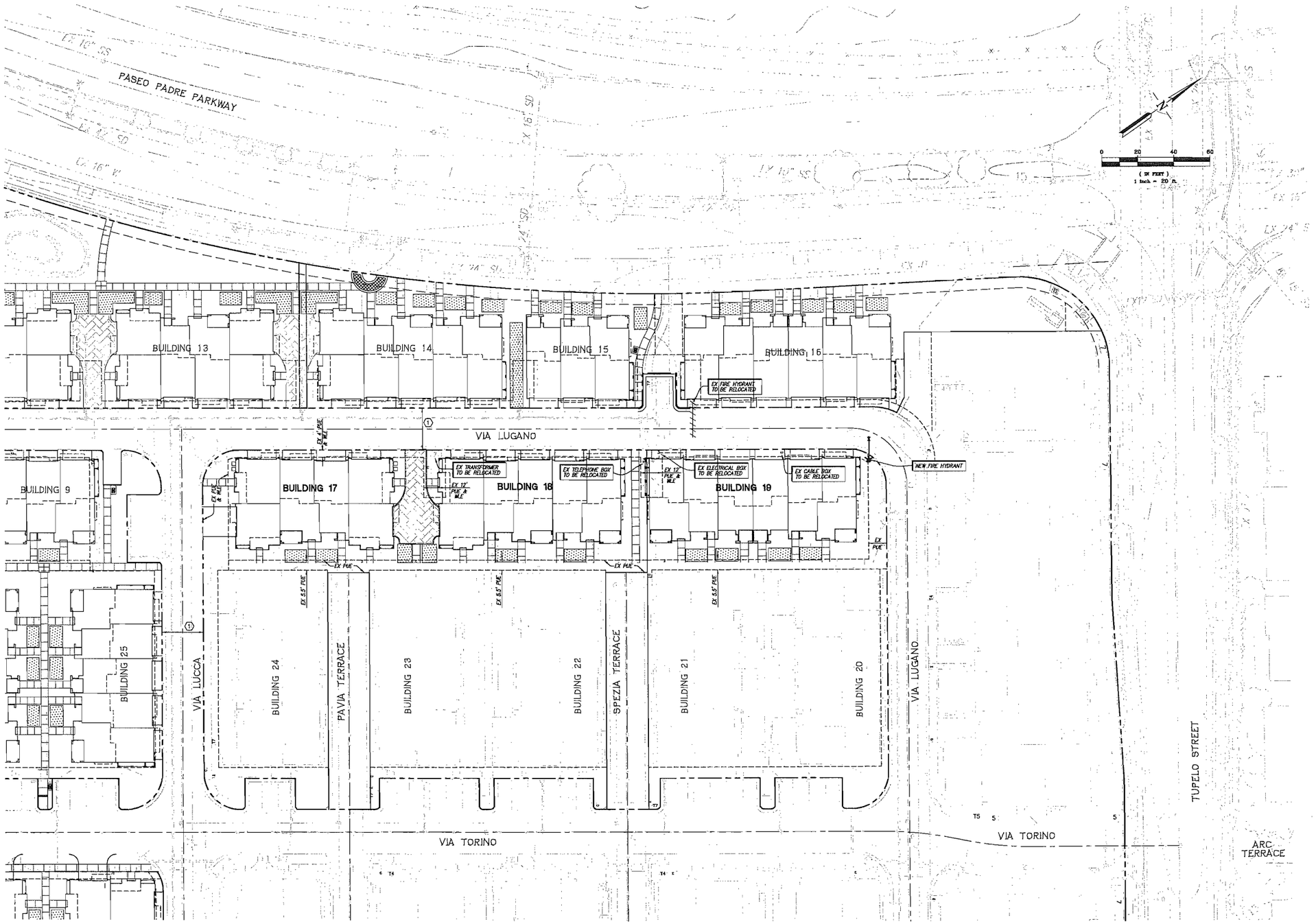
DATE: AUGUST 3, 2011 JOB NO. 101028 C-1



LEGEND:

(1)	EX EVAE, PUE, WLE, SSE, PSDE, PVAW
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT
PSDE	PRIVATE STORM DRAIN EASEMENT
PUE	PUBLIC UTILITY EASEMENT
PVAW	PRIVATE VEHICLE ACCESS WAY
SSE	SANITARY SEWER EASEMENT
WLE	WATER LINE EASEMENT
	BIO-RETENTION STORMWATER TREATMENT AREA

PD MAJOR AMENDMENT
PRELIMINARY UTILITY RELOCATION PLAN
TRACT 7735 - VILLA D'ESTE

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

FOR: PULTE HOMES

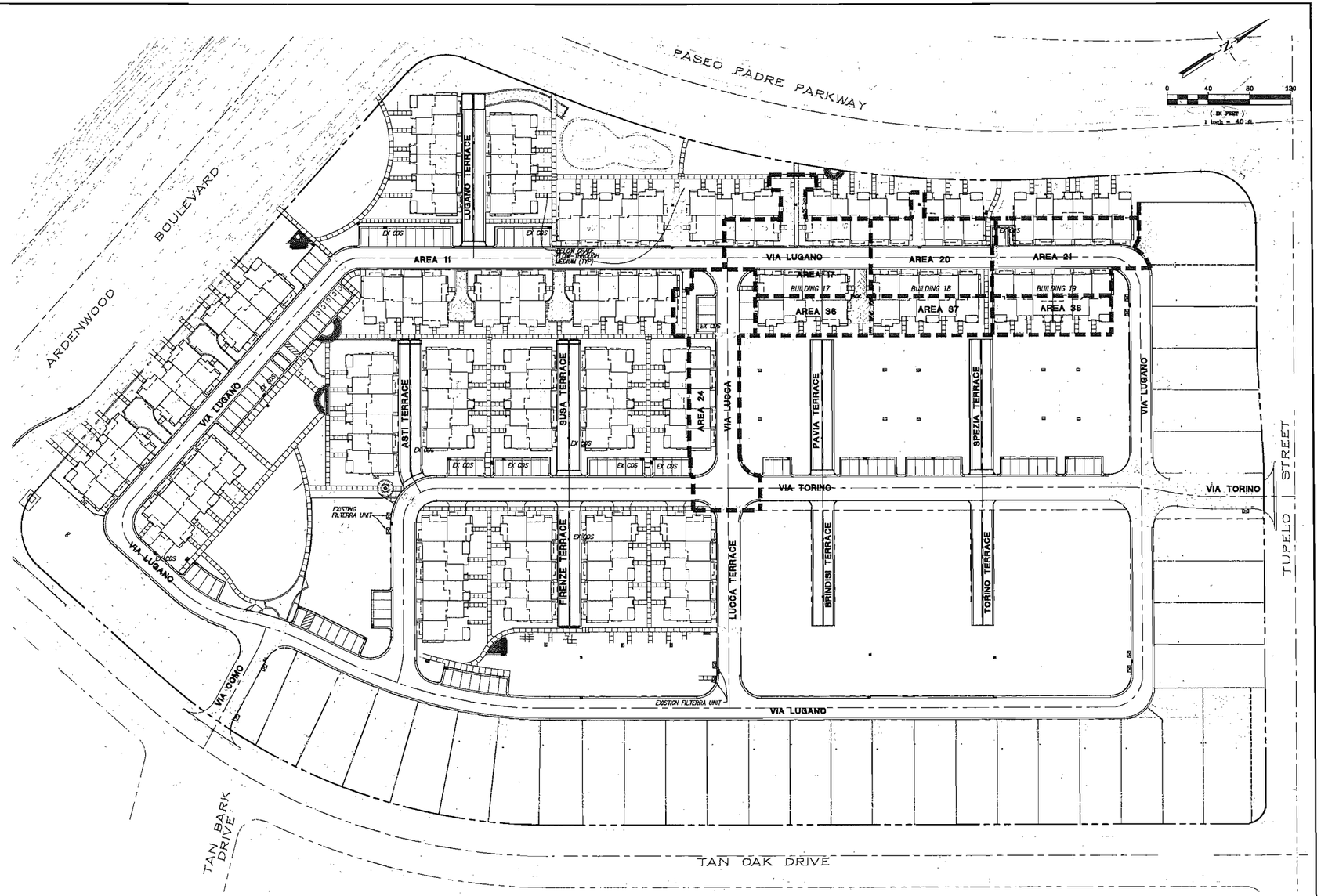
NOTES:

1. ALL EXISTING UTILITY MAINS IN THE STREETS WILL REMAIN IN PLACE.
2. DEVELOPER WILL COORDINATE WITH ACWD AND USD TO RELOCATE EXISTING WATER AND SANITARY SEWER SERVICES IN ACCORDANCE WITH THE DISTRICTS' REQUIREMENTS.

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

DATE: AUGUST 3, 2011 JOB NO. 101028 C-2

Q:\JOBS00\101028\CD\MAJOR AMENDMENT 2\PRMJ-CONDITIONS 8/2/2011 1:18:19 PM ROBERT CHRIS

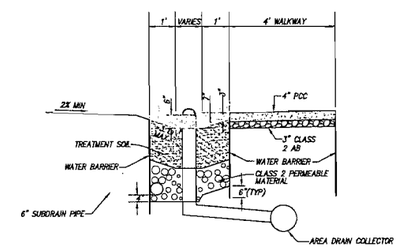


STORM WATER TREATMENT CALCULATION

AREA ID	SURFACE	IMPERVIOUS AREA (SF)	BMP USED	SIZING FACTOR	REQUIRED SURFACE AREA (SF)	SURFACE AREA PROVIDED (SF)
AREA 17	ROOF & PAVING	7,950	BELOW GRADE FLOW-THROUGH MEDIA	0.04	318	336
AREA 20	ROOF & PAVING	6,500	EXISTING CDS MEDIA FILTER SYSTEM	–	–	–
AREA 21	ROOF & PAVING	7,200	EXISTING CDS MEDIA FILTER SYSTEM	–	–	–
AREA 24	ROOF & PAVING	10,700	EXISTING CDS MEDIA FILTER SYSTEM	–	–	–
AREA 36	ROOF & PAVING	3,850	BELOW GRADE FLOW-THROUGH MEDIA	0.04	154	252
AREA 37	ROOF	3,850	BELOW GRADE FLOW-THROUGH MEDIA	0.04	154	252
AREA 38	ROOF	4,200	BELOW GRADE FLOW-THROUGH MEDIA	0.04	168	252

LEGEND

BELOW GRADE FLOWD-THROUGH MEDIA



BELOW GRADE FLOW-THROUGH MEDIUM
NOT TO SCALE

PD MAJOR AMENDMENT
STORM WATER TREATMENT PLAN
TRACT 7735 - VILLA D'ESTE

CITY OF FREMONT, ALAMEDA COUNTY, CALIFORNIA

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