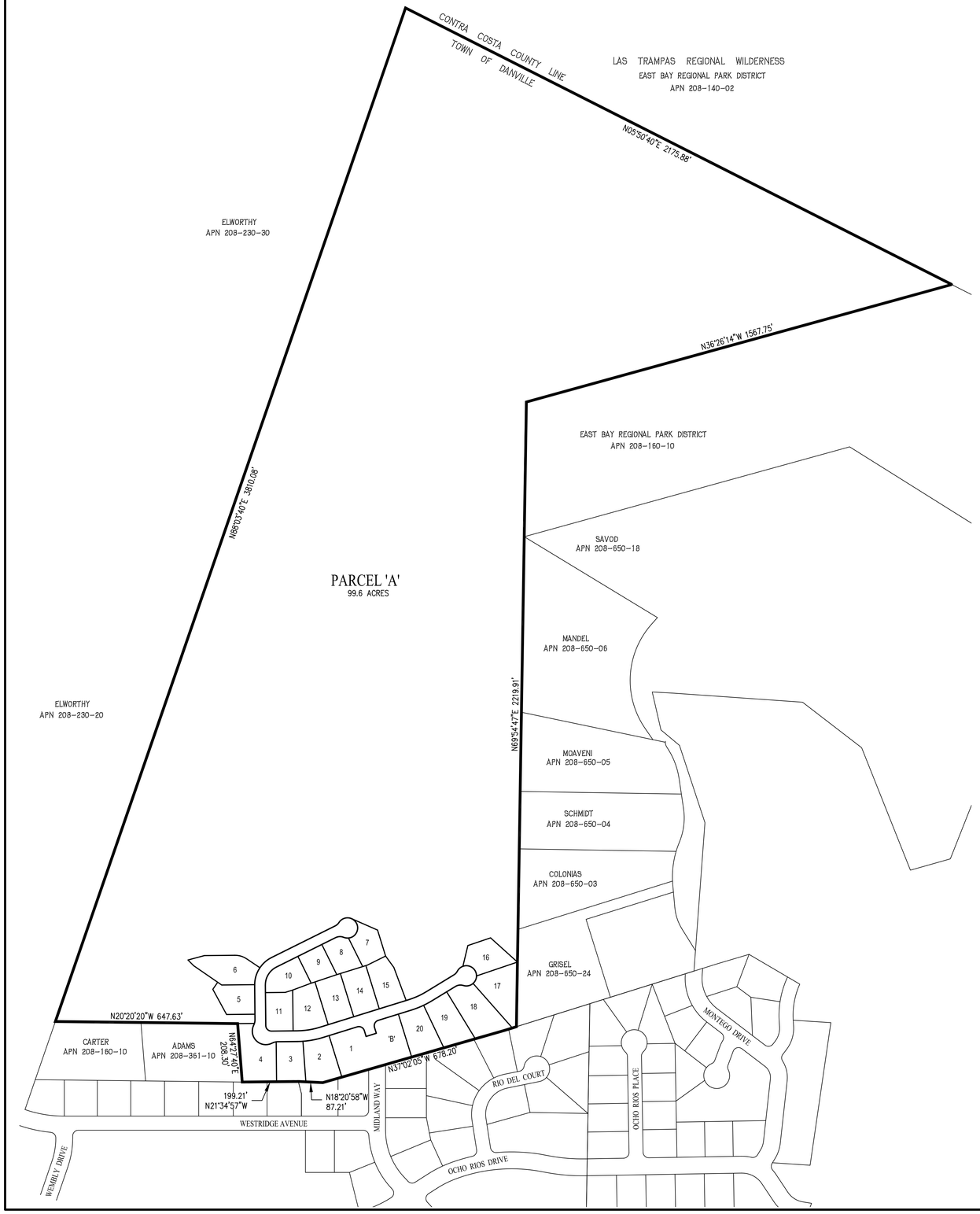
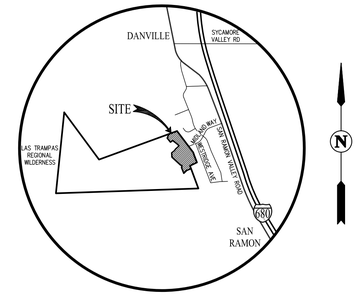




VICINITY MAP

NOT TO SCALE

GENERAL NOTES:

1.	PROPERTY OWNERS:	PODVA FAMILY TRUST P.O. BOX 66 DANVILLE, CA 94526
2.	DEVELOPER/APPLICANT:	PONDEROSA HOMES II, INC. 6130 STONERIDGE MALL ROAD, SUITE 185 PLEASANTON, CA 94588 (925) 460-8910
3.	ENGINEER:	CARLSON, BARBEE & GIBSON, INC 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322
4.	ARCHITECT:	WILLIAM HEZMALHALCH ARCHITECTS, INC. 6111 BOLLINGER CANYON ROAD, SUITE 495 SAN RAMON, CA 94583 (925) 627-1171
5.	ASSESSOR'S PARCEL NUMBERS:	208-160-007 AND 208-160-008
6.	SITE AREA:	108.85 ACRES
7.	NUMBER OF LOTS:	20 (LARGEST: 22,805 SF, SMALLEST: 10,737 SF)
8.	USE:	EXISTING – VACANT, AGRICULTURAL (108.85 ACRES) PROPOSED – PLANNED UNIT DEVELOPMENT (9.2± ACRES)
9.	ZONING:	EXISTING – GENERAL AGRICULTURAL DISTRICT (A-2) PROPOSED – PLANNED UNIT DEVELOPMENT (P-1)
10.	GENERAL PLAN:	EXISTING – RURAL RESIDENTIAL PROPOSED – NO CHANGE

SUBDIVISION 9309
PLANNED DEVELOPMENT
PODVA PROPERTY

TOWN OF DANVILLE , CONTRA COSTA COUNTY, CALIFORNIA

0' 200' 600' 800'

SCALE: 1" = 200'

DATE: MAY 22, 2012

cbg
Carlson, Barbee & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
6111 BOLLINGER CANYON ROAD, SUITE 150
SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

G:\1915\ACAD\TM\PD-COVER.DWG

PARCEL 'A'

TRAIL CONNECTION TO OPEN SPACE

STREET 'A'

6 PLAN 3

10 PLAN 3

9 PLAN 1

8 PLAN 3

7 PLAN 2

PARCEL 'A'

16 PLAN 3

17 PLAN 3

GRISEL APN 208-550-24

5 PLAN 2

PARCEL 'A'

PLAN 3 SECOND STORY FOOTPRINT (TYP.)

11 PLAN 3

12 PLAN 1

13 PLAN 3

14 PLAN 1

15 PLAN 3

STREET 'B'

18 PLAN 2

19 PLAN 1

20 PLAN 2

PARCEL 'B'

PROPOSED LANDSCAPE MAINTENANCE EASEMENT

KRIKORIAN APN 208-302-08

STREET 'A'

1 PLAN 2

2 PLAN 1

3 PLAN 2

4 PLAN 1

SAVE EXISTING 56" VALLEY OAK

PROPOSED LANDSCAPE MAINTENANCE ESMT.

ADAMS APN 208-361-10

BENDER APN 208-302-09

LARSON APN 208-302-10

PEERS APN 208-302-21

KOLNES APN 208-302-11

SALMON APN 208-361-12

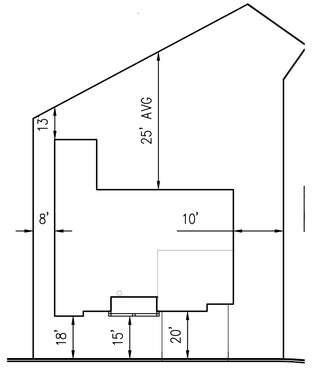
PLUMMER APN 208-361-11

RATY APN 208-303-04

DAUGHERTY APN 208-303-01

MIDLAND WAY

WESTRIDGE AVENUE



TYPICAL
MINIMUM BUILDING SETBACK DIMENSIONS
SCALE: 1"=20'

DEVELOPMENT PLAN
SUBDIVISION 9309
PLANNED DEVELOPMENT
PODVA PROPERTY

TOWN OF DANVILLE, CONTRA COSTA COUNTY, CALIFORNIA

0' 40' 120' 160'

SCALE: 1" = 40'

DATE: MAY 16, 2012

cbg Carlson, Barbee & Gibson, Inc.
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SAN RAMON, CALIFORNIA 94583
(925) 866-0322
FAX (925) 866-8575

SHEET NO. 1 OF 1 SHEETS

G:\1915\ACAD\TM\DP.DWG

PONDEROSA HOMES
6130 STONERIDGE MALL ROAD
PLEASANTON, CA 94588
925.460.8981

Landscape Plan

PODVA

Danville, California

Conceptual Design

vanderToolen•Associates
LANDSCAPE ARCHITECTS
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Napa
855 Bordeaux Way
Suite 240
Napa, CA
94558
tel: 707.224.2299
fax: 707.224.6821
Sacramento
PO BOX 160374
Sacramento, CA
95816
tel: 916.446.7615

0' 20' 40' 80' 160'

Scale: 1" = 40'-0" | May 2012 | NORTH | Project No. 00812

L-1

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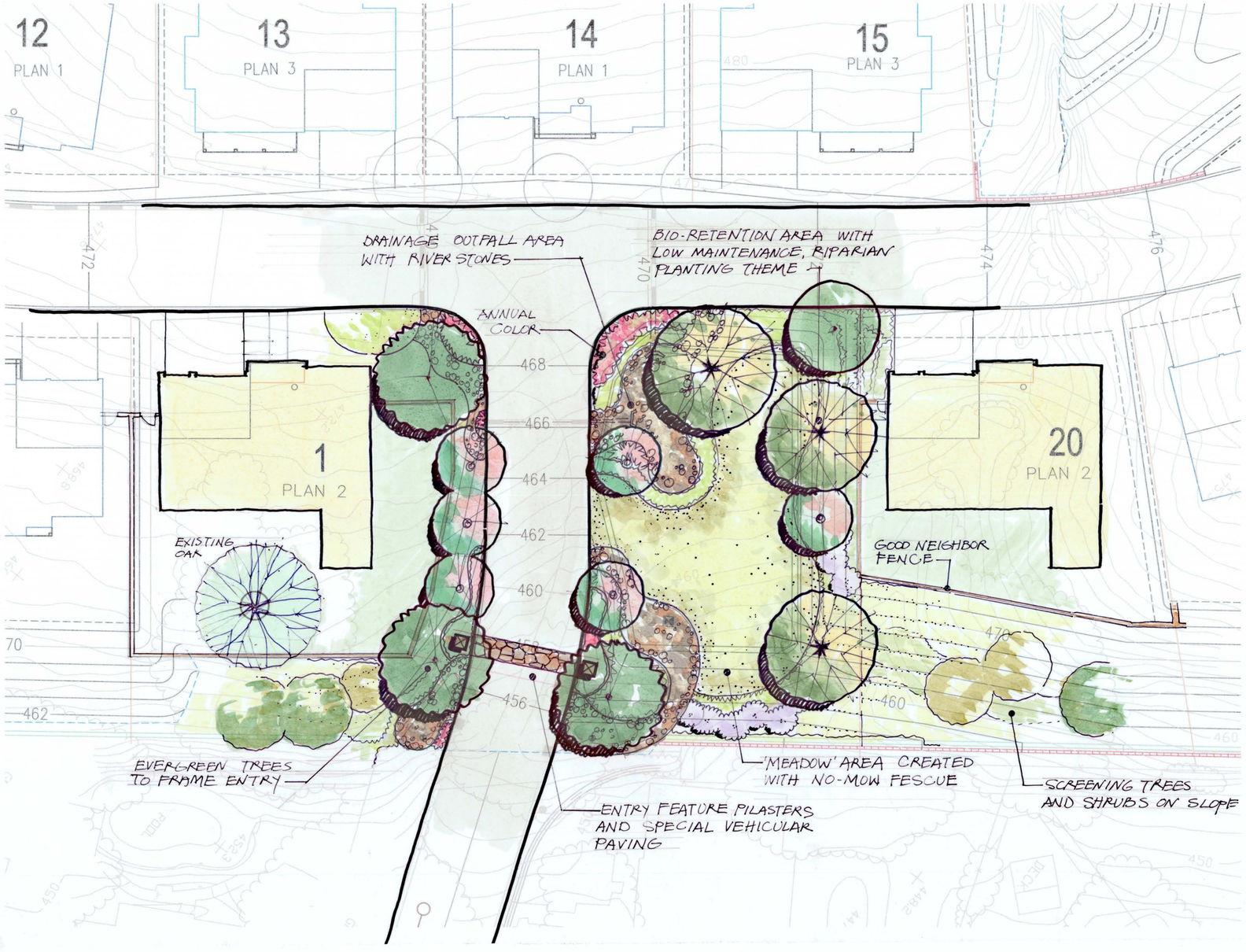

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Bio-Retention Area

PODVA

Danville, California

Conceptual Design

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94558
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fax: 707.224.6821
Sacramento
PO BOX 160374
Sacramento, CA
95816
tel: 916.446.7615

0' 10' 20' 40' 80'

Scale: 1" = 20'-0"

May 2012

NORTH

L-2

Project No. 00812

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PROPOSED TREE PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	STREET TREES		
	LIRIODENDRON TULIPIFERA	TULIP TREE	15 GAL
	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL
	PLATANUS ACERIFOLIA	LONDON PLANE	15 GAL
	PYRUS CALLERYANA 'BRADFORD'	FLOWERING PEAR	15 GAL
	ACCENT/FRONT YARD TREES		
	ACER PALMATUM 'BLOODGOOD'	JAPANESE MAPLE	15 GAL
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL
	MAGNOLIA GRANDIFLORA 'SAINT MARY'	SOUTHERN MAGNOLIA	15 GAL
	PRUNUS CERASIFERA 'KRAUTER VESUVIUS'	PURPLE LEAF PLUM	15 GAL
	PRUNUS YEDOENSIS 'AKEBONO'	FLOWERING CHERRY	15 GAL
	EVERGREEN SCREEN TREES		
	ARBUTUS 'MARINA'	MADRONE	15 GAL
	PITTOSPORUM UNDULATUM	VICTORIAN BOX	15 GAL
	SEQUOIA S. 'APTOS BLUE'	APTOS BLUE COAST REDWOOD	15 GAL
	OAK TREES		
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX
	QUERCUS LOBATA	VALLEY OAK	24" BOX

PROPOSED PLANT PALETTE

BOTANICAL NAME	COMMON NAME	SIZE
ABELIA G. 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	5 GAL
AGAPANTHUS AFRICANUS	LILY-OF-THE-NILE	1 GAL
ARCTOSTAPHYLOS 'SUNSET'	MANZANITA	5 GAL
AZALEA INDICA	SOUTHERN INDICA AZALEA	5 GAL
CAREX BUCHANANII	LEATHERLEAF SEDGE	1 GAL
CEANOTHUS 'CONCHA'	WILD LILAC	5 GAL
CHRYSANTHEMUM 'ESTHER READ'	WHITE SHASTA DAISY	1 GAL
CISTUS SALVIFOLIUS	SAGELEAF ROCKROSE	5 GAL
COLEONEMA PULCHRUM	BREATH OF HEAVEN	5 GAL
COREOPSIS VERTICILLATA	COREOPSIS	5 GAL
CORREA 'IVORY BELLS'	IVORY FUCHSIA	5 GAL
DIETES BICOLOR	FORTNIGHT LILY	1 GAL
DODONEA VISCOSA 'PURPUREA'	PURPLE HOPSEED BUSH	5 GAL
ERIGERON KARVINSKIANUS	SANTA BARBARA DAISY	1 GAL
ESCALLONIA 'COMPACTA'	COMPACT ESCALLONIA	5 GAL
FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GAL
FESTUCA MAIREI	ATLAS FESCUE	1 GAL
GAURA LINDHEIMERI 'WHIRLING BUTTERFLIES'	GAURA	1 GAL
GREVILLEA 'NOELLI'	GREVILLEA	5 GAL
HEMEROCALLIS SPP.	EVERGREEN DAYLILY	1 GAL
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL
HETEROMELES ARBUTIFOLIA	TOYON	5 GAL
KNIPHOFIA UVARIA	RED HOT POKER	1 GAL
LAVANDULA SPP.	LAVENDER	1 GAL
LEPTOSPERMUM 'RUBY GLOW'	NEW ZEALAND TEA TREE	5 GAL
LAVATERA ARBOREA	TREE MALLOW	1 GAL
LORAPETALUM C. 'RAZZLEBERRI'	CHINESE FRINGE FLOWER	5 GAL
MYRTUS C. 'COMPACTA'	COMPACT MYRTLE	5 GAL
MISCANTHUS SINENSIS	EULALIA GRASS	1 GAL
NANDINA DOMESTICA	HEAVENLY BAMBOO	5 GAL
PITTOSPORUM T. 'WHEELER'S DWARF'	DWARF TOBIRA	5 GAL
PENSTEMON GLOXINOIDES 'SOUR GRAPES'	BORDER PENSTEMON	1 GAL
PENNISETUM S. 'RUBRUM'	RED FOUNTAIN GRASS	1 GAL
PHLOMIS FRUITICOSA	JERUSALEM SAGE	1 GAL
PHORMIUM 'MAORI CHIEF'	NEW ZEALAND FLAX	5 GAL
PHORMIUM 'MAORI MAIDEN'	NEW ZEALAND FLAX	5 GAL
PHORMIUM 'RED DWARF'	DWARF RED FLAX	1 GAL
PHOTINIA FRASERII	PHOTINIA	5 GAL
PLUMBAGO AURICULATA 'ROYAL CAPE'	CAPE PLUMBAGO	1 GAL
PRUNUS 'BRIGHT N TIGHT'	LAUREL CHERRY	5 GAL
RHAMNUS CALIFORNICA 'EVE CASE'	COFFEEBERRY	5 GAL
RHAPHIOLEPIS 'BALLERINA'	INDIAN HAWTHORN	5 GAL
RHAPHIOLEPIS 'CLARA'	INDIAN HAWTHORN	5 GAL
RHAPHIOLEPIS 'ENCHANTRESS'	DWARF INDIAN HAWTHORNE	5 GAL
RHODODENDRON SPP.	RHODODENDRON	5 GAL
RIBES AUREUM	GOLDEN CURRANT	5 GAL
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	5 GAL
ROSA 'ICEBERG'	WHITE SHRUB ROSE	2 GAL
ROSMARINUS OFFICINALIS	ROSEMARY	5 GAL
SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL
SCAEVOLA 'MAUVE CLUSTERS'	SCAEVOLA	1 GAL
SYMPHORICARPUS ALBUS	SNOWBERRY	5 GAL
TEUCRIUM CHAMAEDRYS	GERMANDER	5 GAL
TULBAGHIA VIOLACEA 'SILVER LACE'	SOCIETY GARLIC 'SILVER LACE'	1 GAL
VIBURNUM T. 'SPRING BOUQUET'	LAURUSTINUS	5 GAL
WESTRINGIA F. 'MORNING LIGHT'	WESTRINGIA	5 GAL

PONDEROSA HOMES
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Entry with Steps

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Danville, California

Conceptual Design

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Sacramento: PO BOX 160374 Sacramento, CA 95816 tel: 916.446.7615

0' 10' 20' 40' 80'

Scale: 1" = 20'-0" | May 2012 | NORTH | Project No. 00812

L-3

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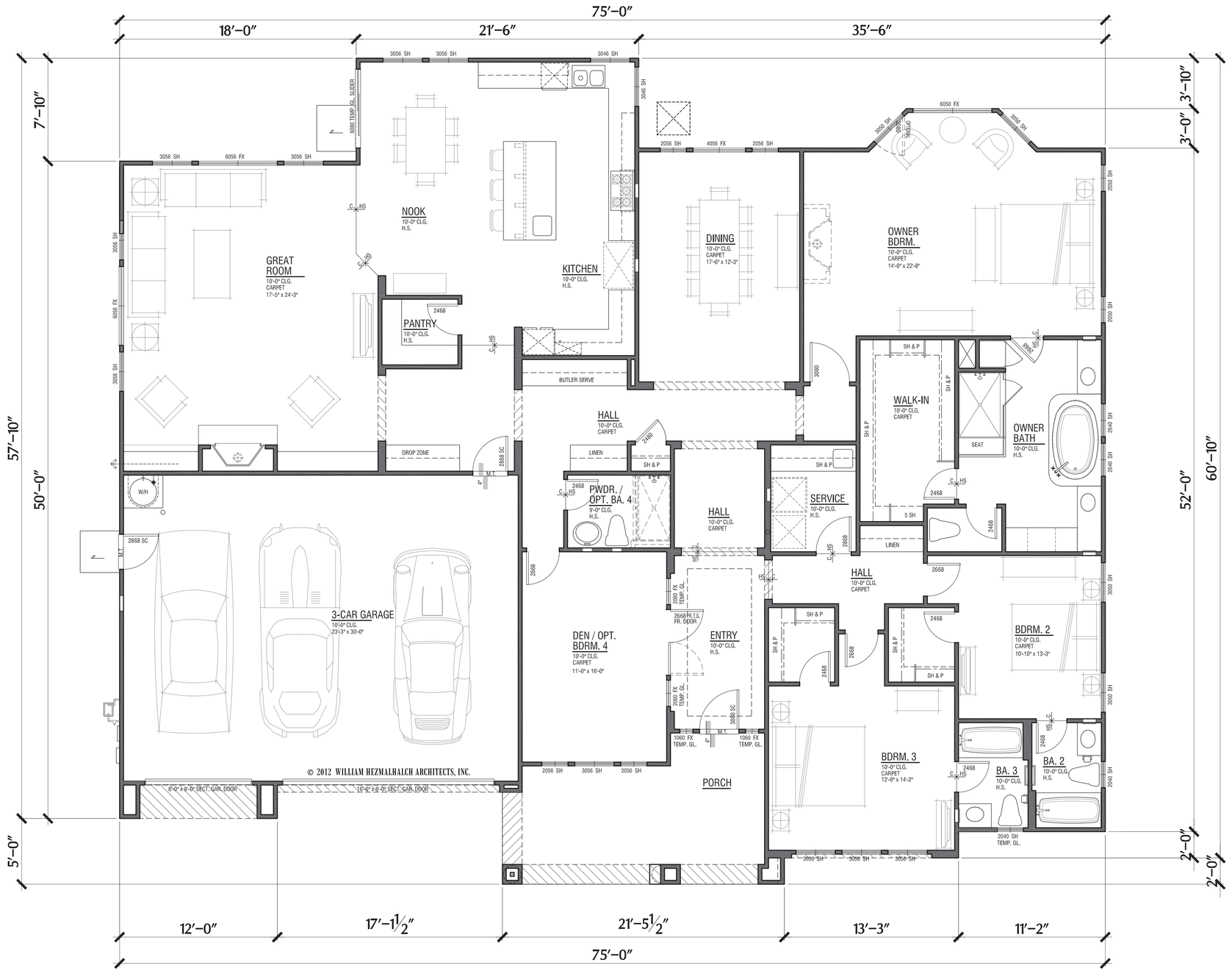

Plan 1

Total: 3,154 SF
3-Car Garage: 716 SF
3 Bdrm/Den/3 ½ Ba

0 4 8 12

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2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

March 29, 2012

1.1

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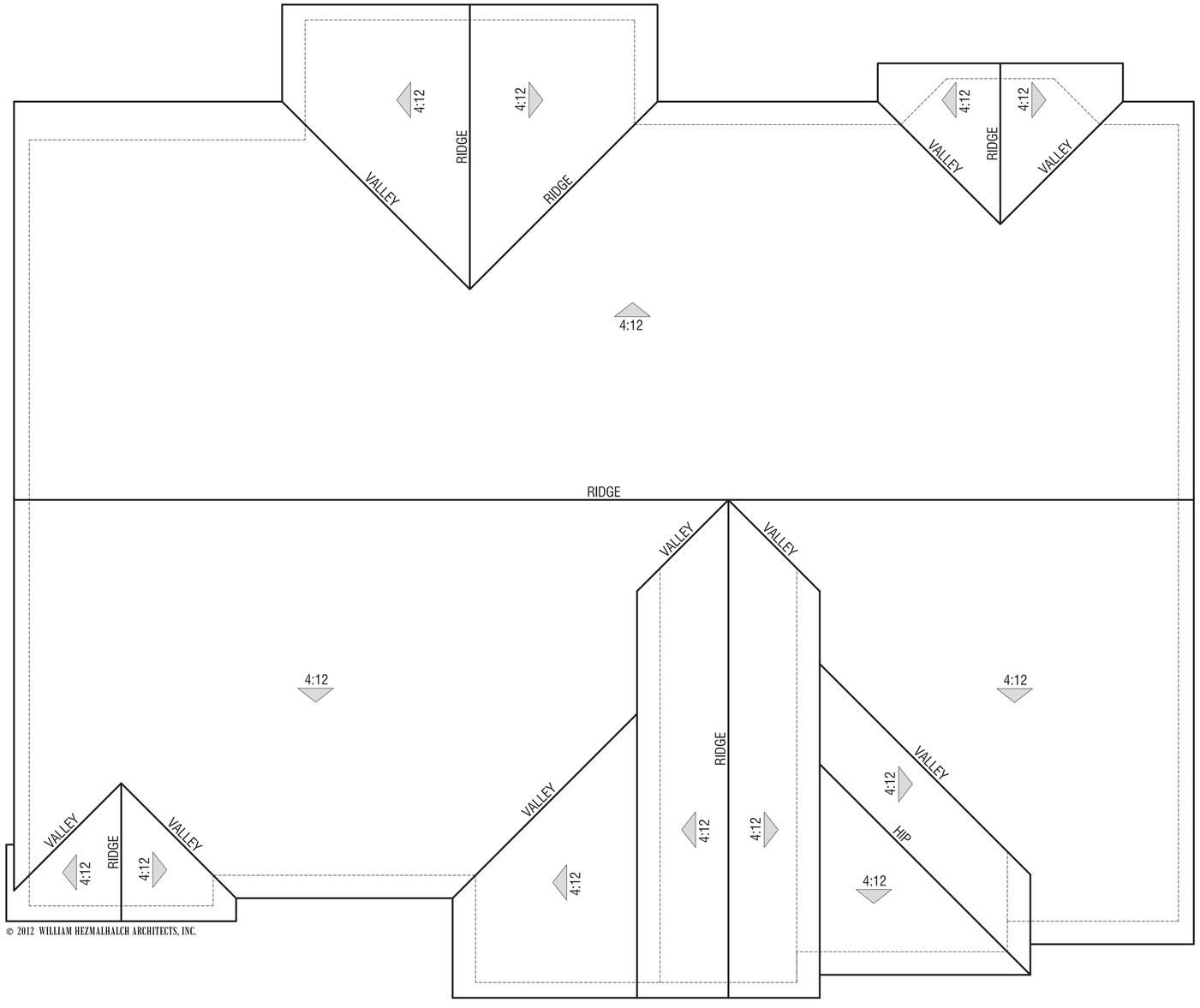

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Spanish

Plan 1

Roof Plans

0 4 8 12

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1.2

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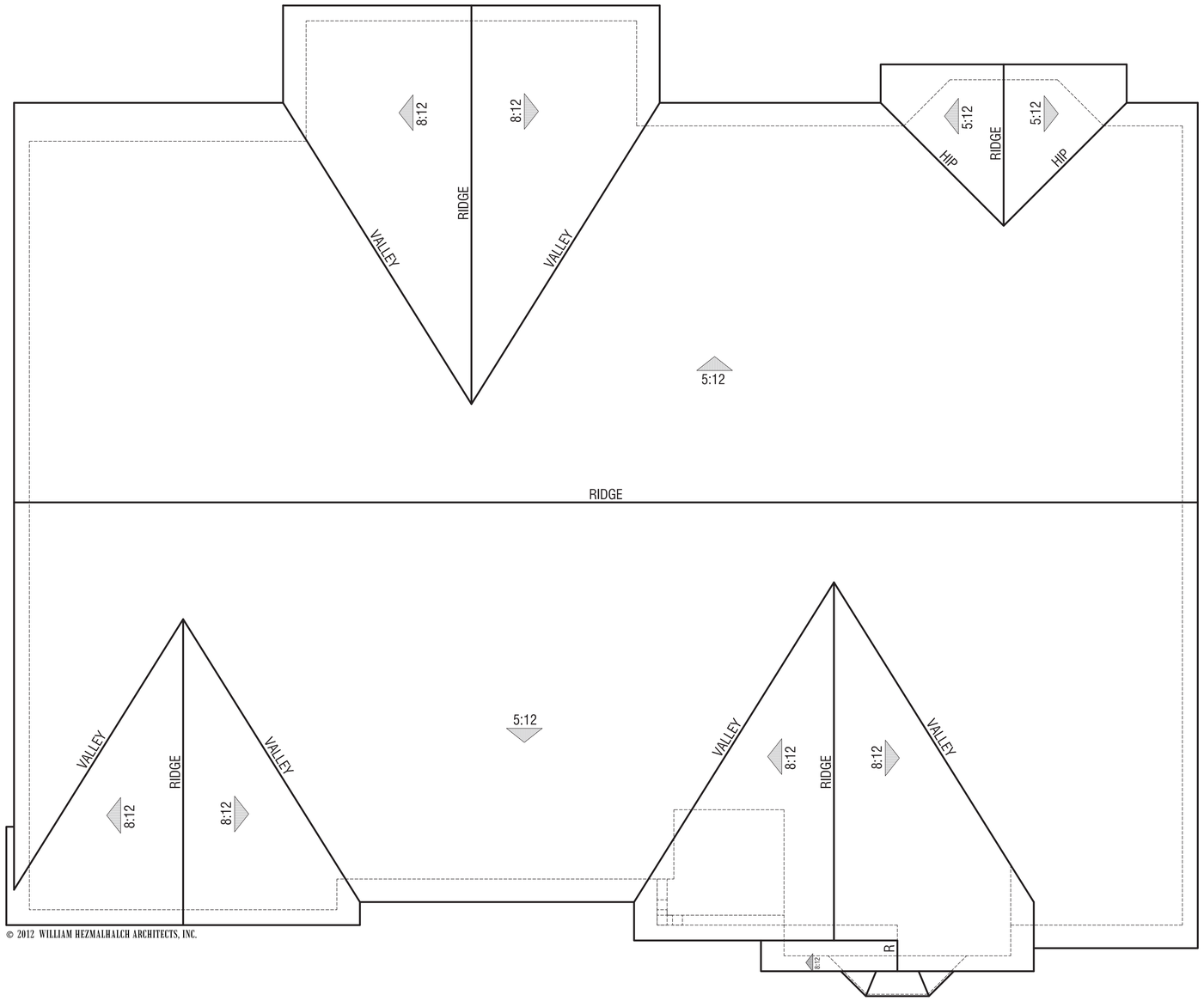

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Traditional

Plan 1

Roof Plans

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1.2.1

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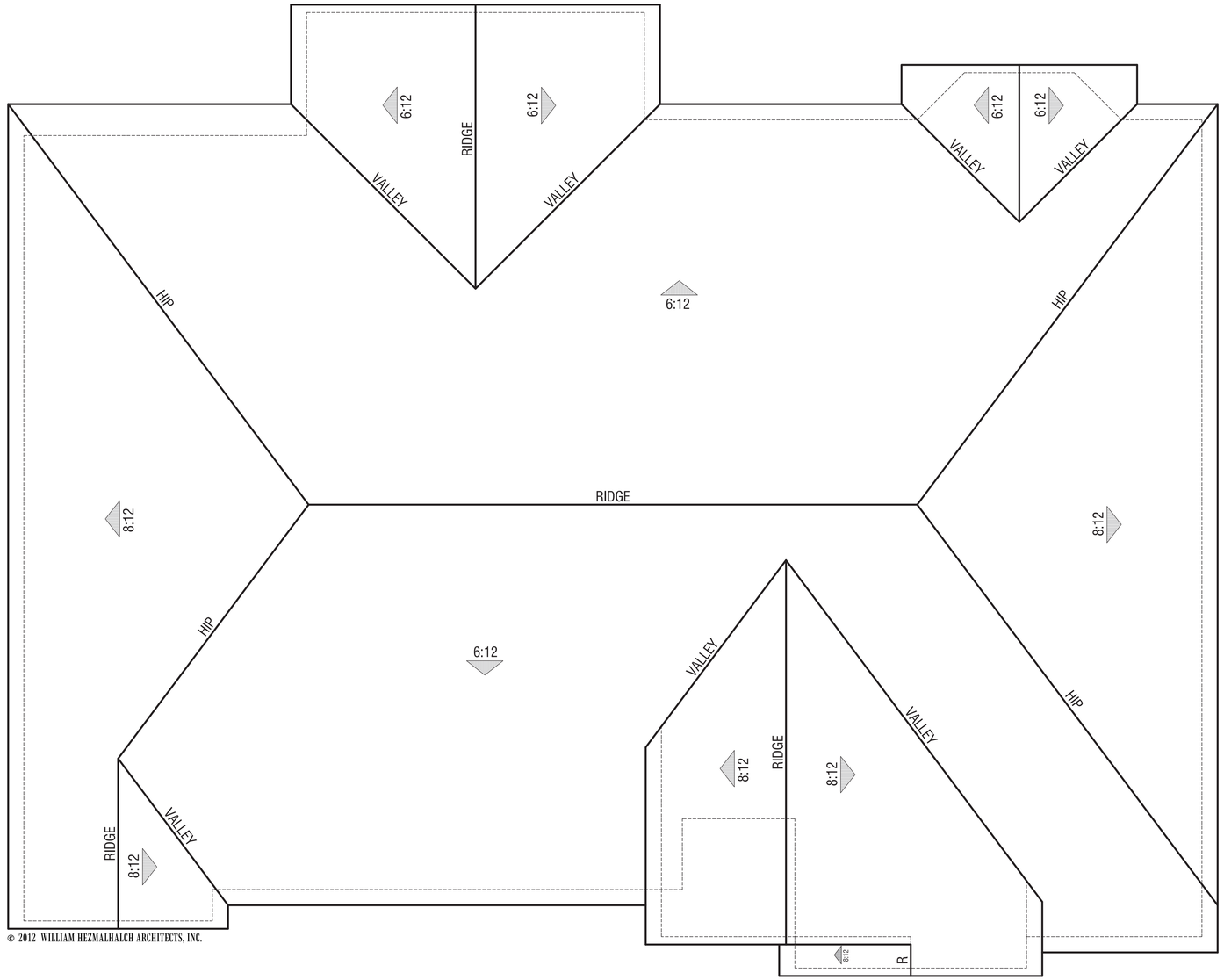

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Northern European

Plan 1

Roof Plans

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1.2.2

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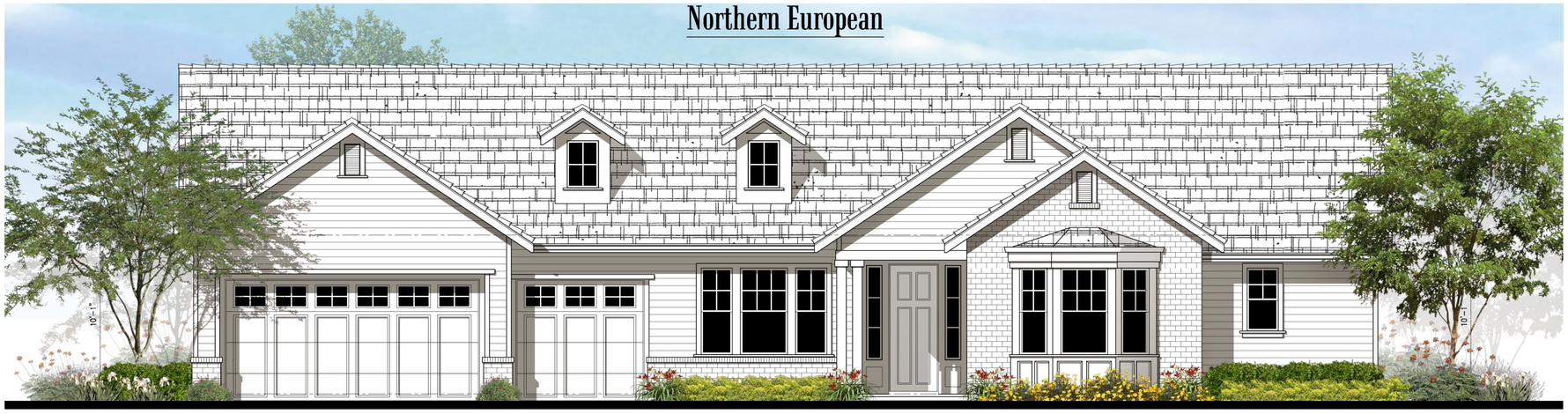
Northern European



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Spanish

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Ponderosa Homes

Plan 1

Front Elevations

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1.3

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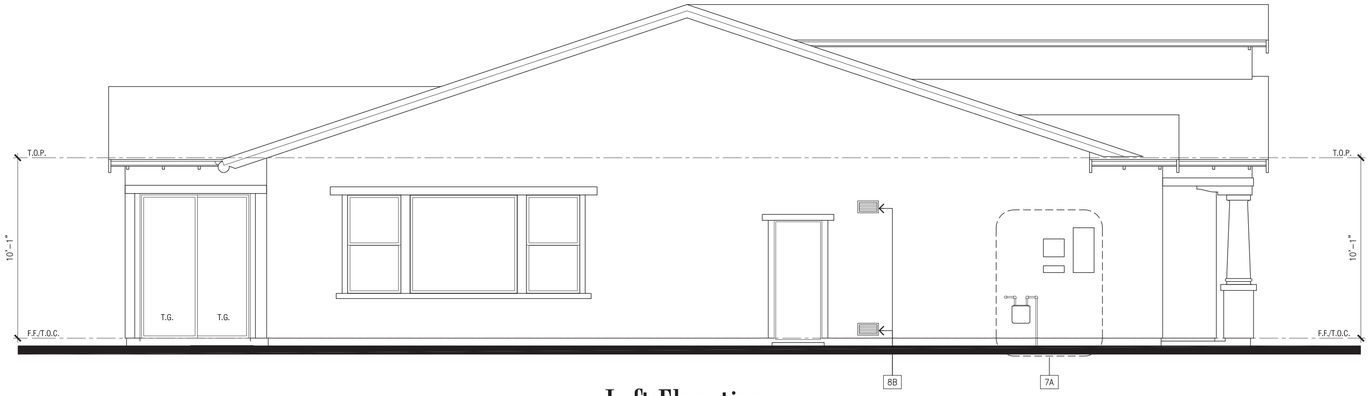
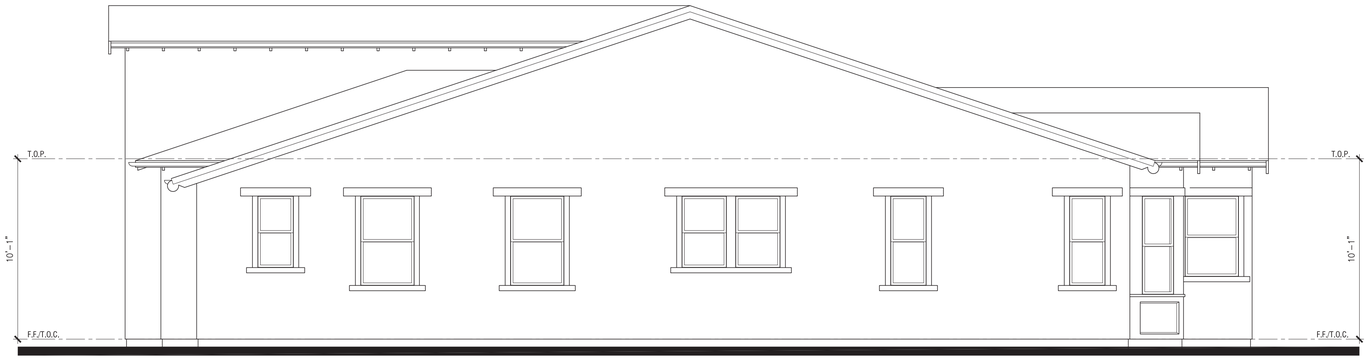
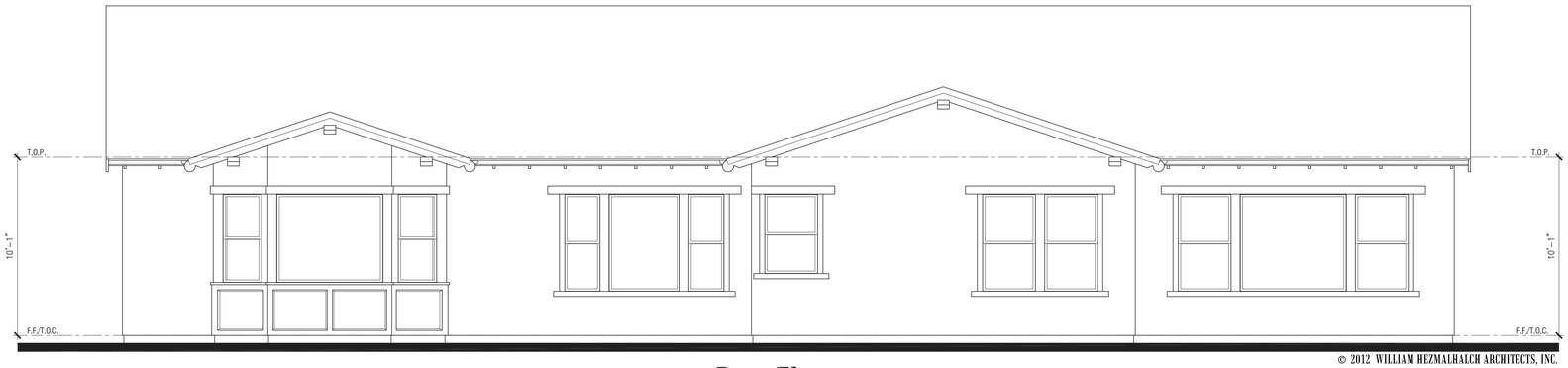


Left Elevation



Right Elevation



Rear Elevation

PODVA
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Ponderosa Homes

Plan 1
Spanish

0 4 8 12

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1.4.1

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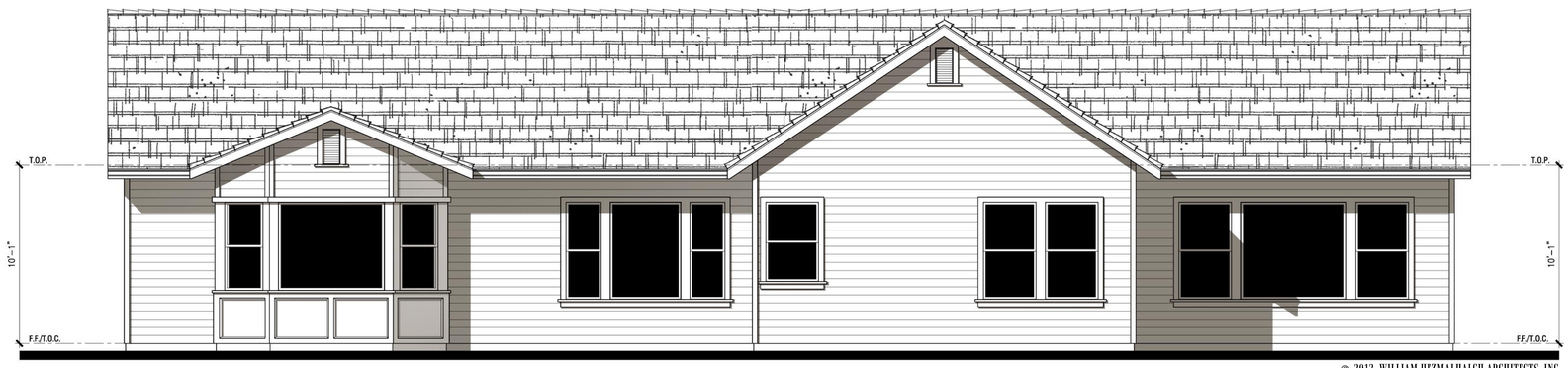
Left Elevation

Right Elevation



Rear Elevation

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PODVA

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Ponderosa Homes

Plan 1

Traditional

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1.5.1

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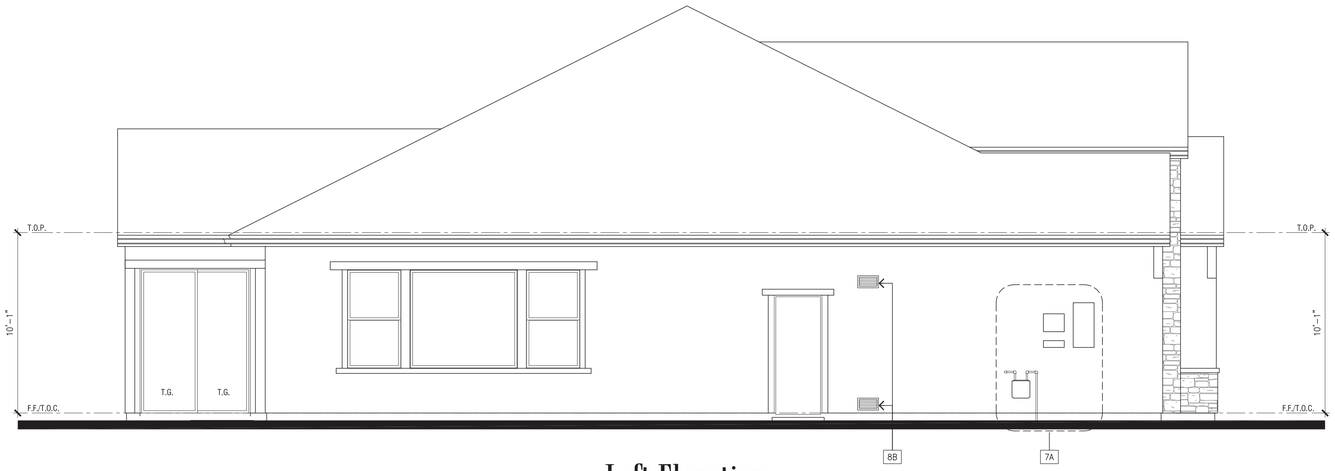

Left Elevation

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Right Elevation

Plan 1

Northern European

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March 29, 2012

1.6.1

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Rear Elevation

Plan 1

Northern European

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March 29, 2012

1.6.2

2011275 - Podva Danville, CA

PODVA

Danville, CA

Ponderosa Homes

Plan 2

Total: 3,289 SF

3-Car Garage: 719 SF

4 Bdrm/3 ½ Ba

0 4 8 12

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March 29, 2012

2.1

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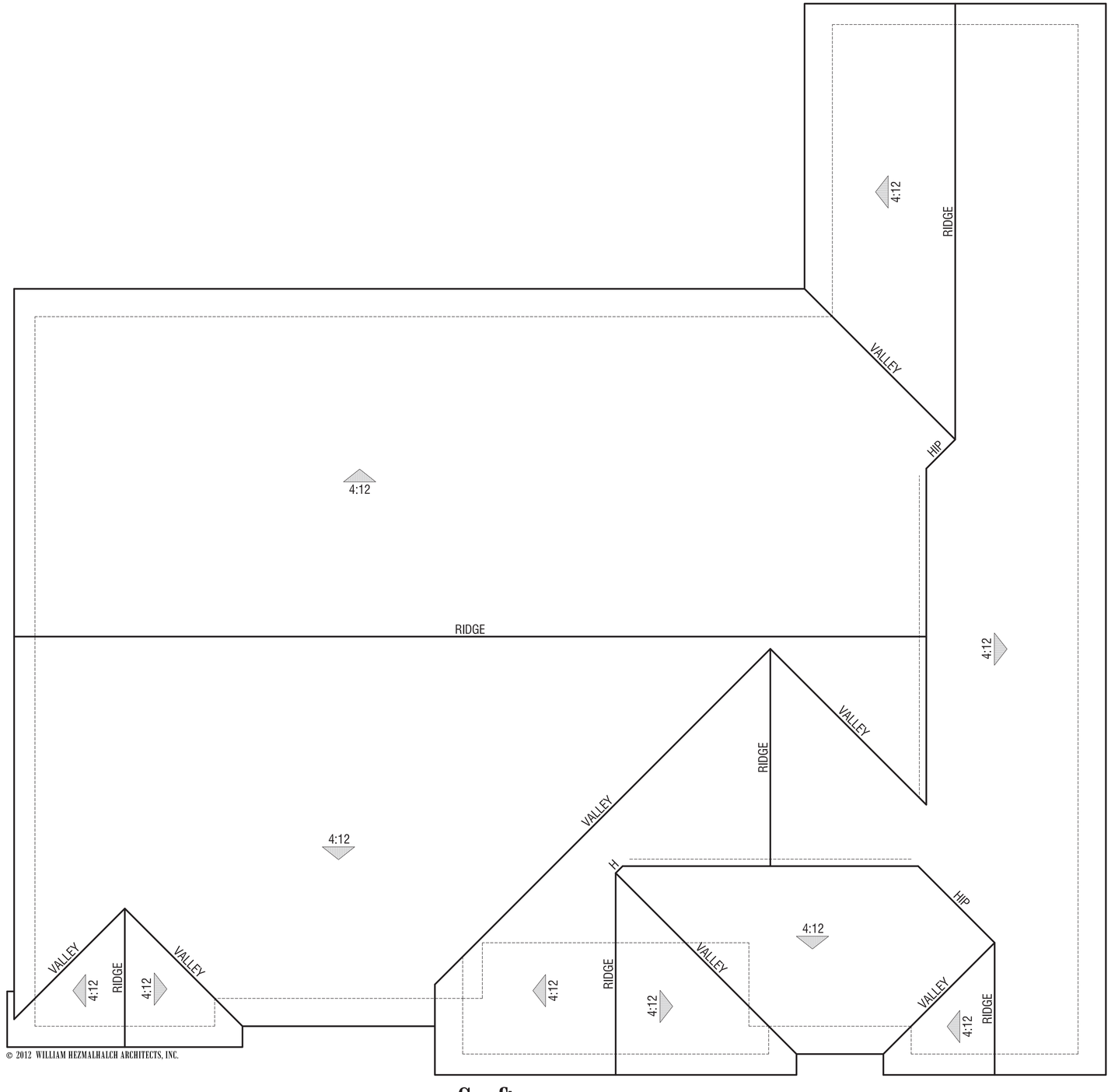

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Craftsman
PODVA
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Ponderosa Homes

Plan 2
Roof Plans

0 4 8 12

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March 29, 2012

2.2

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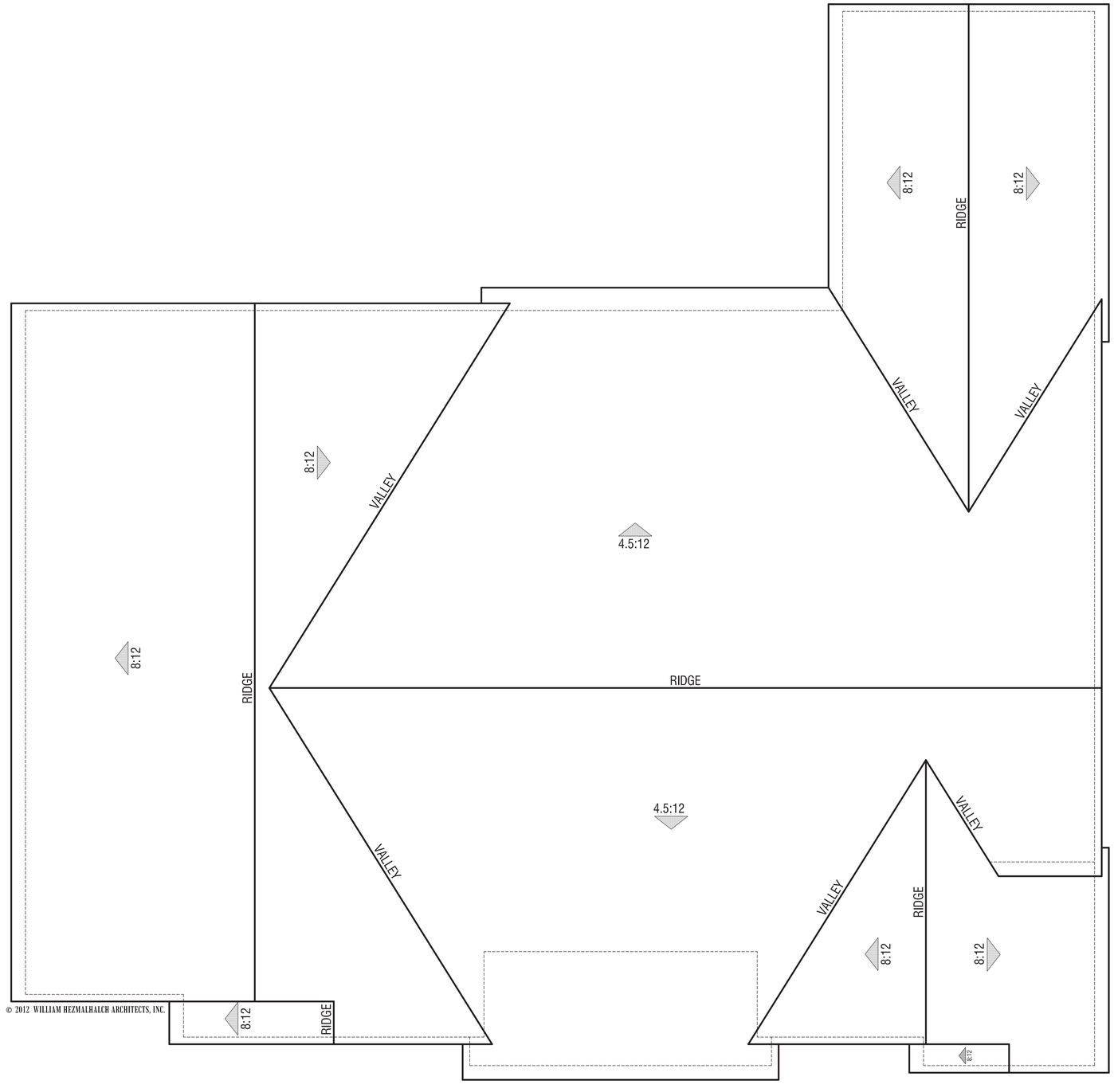

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Traditional
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0 4 8 12

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Plan 2
Roof Plans

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March 29, 2012

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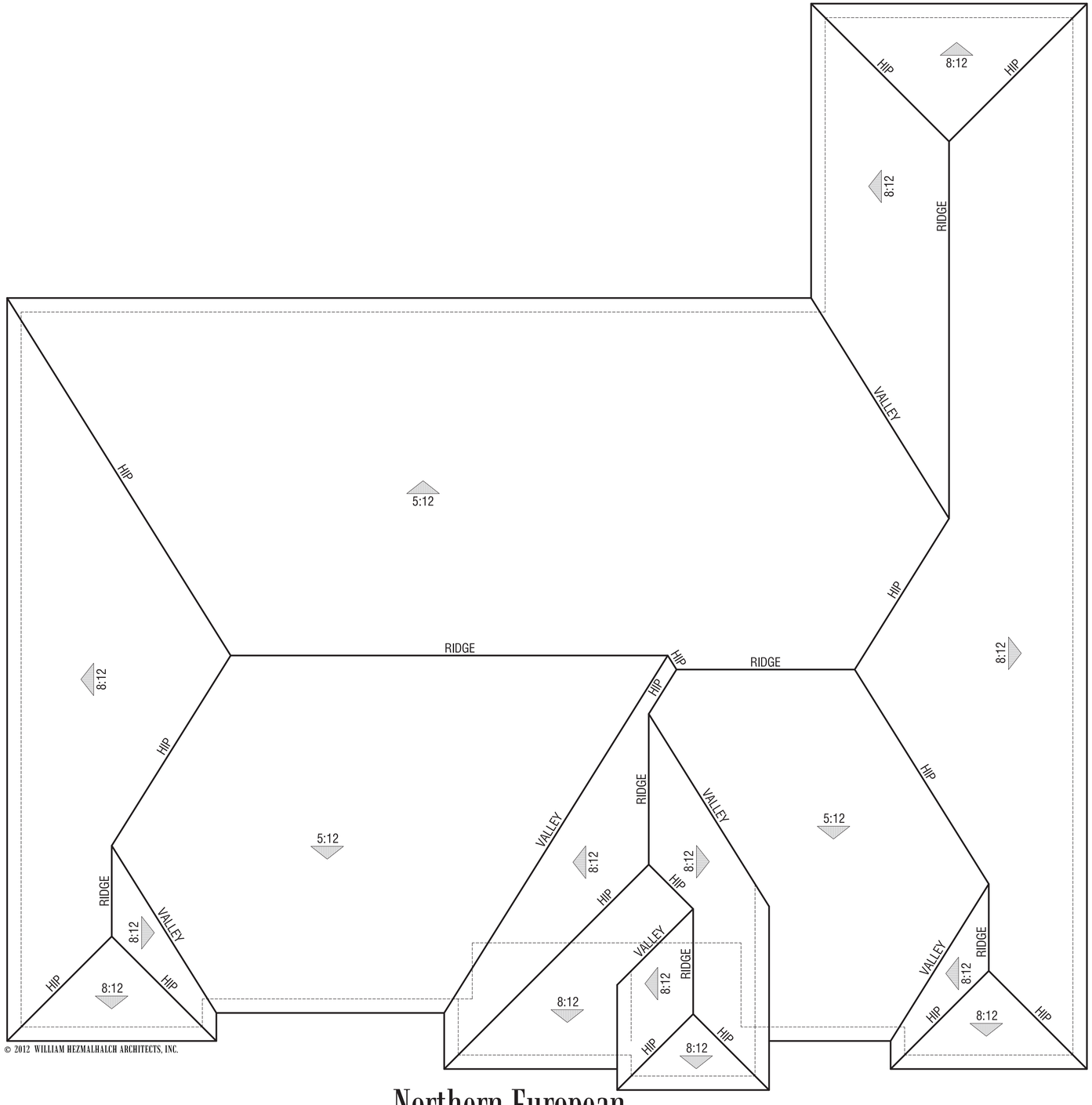

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Northern European

PODVA

Danville, CA

Ponderosa Homes

Plan 2

Roof Plans

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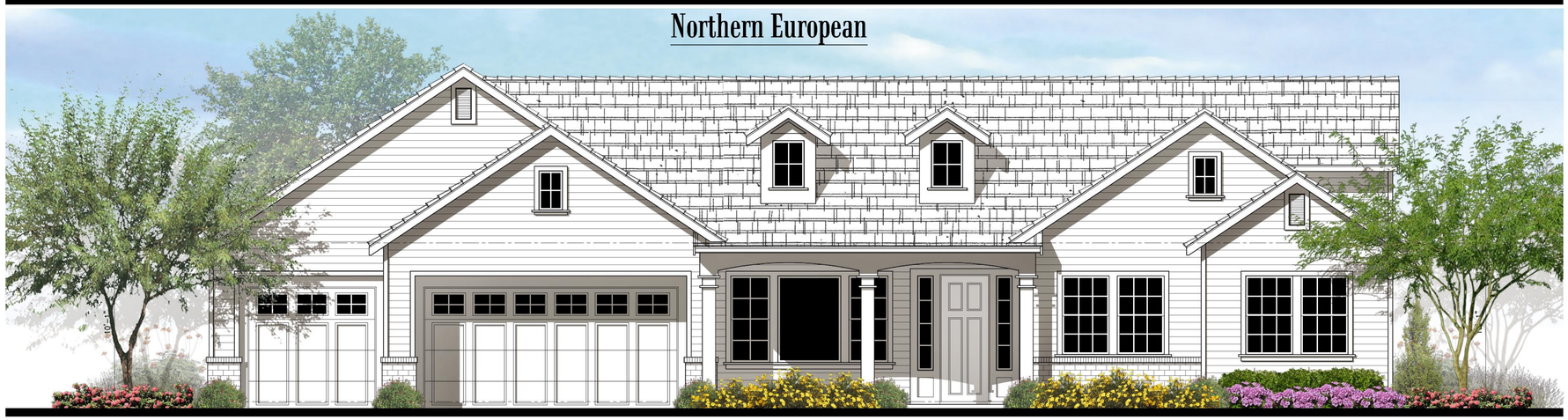
Northern European



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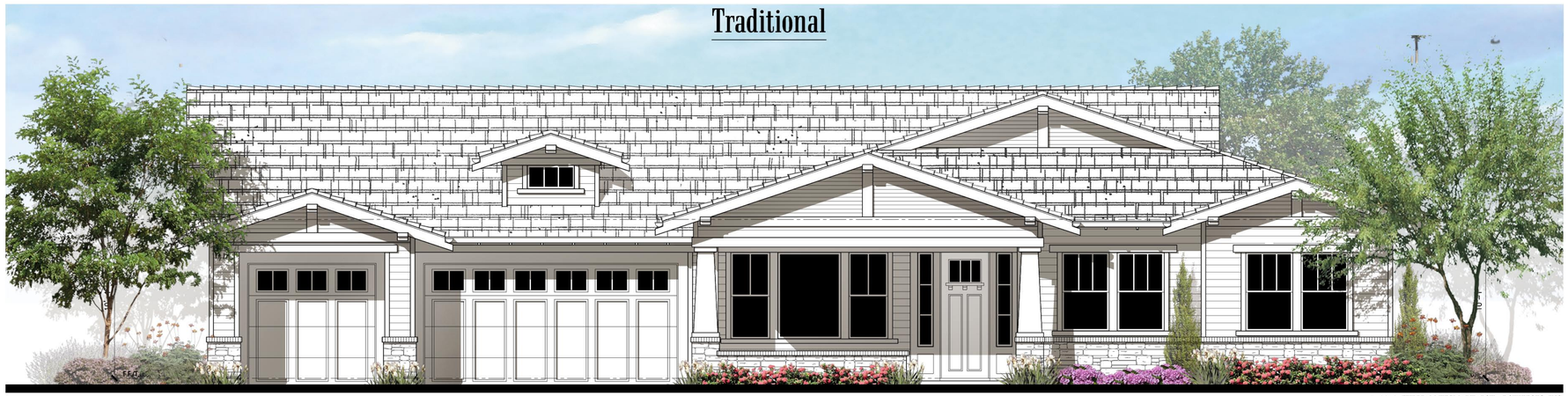

Craftsman

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Ponderosa Homes

Plan 2

Total: 3,289 SF
3-Car Garage: 719 SF
4 Bdrm/3 ½ Ba

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2.3

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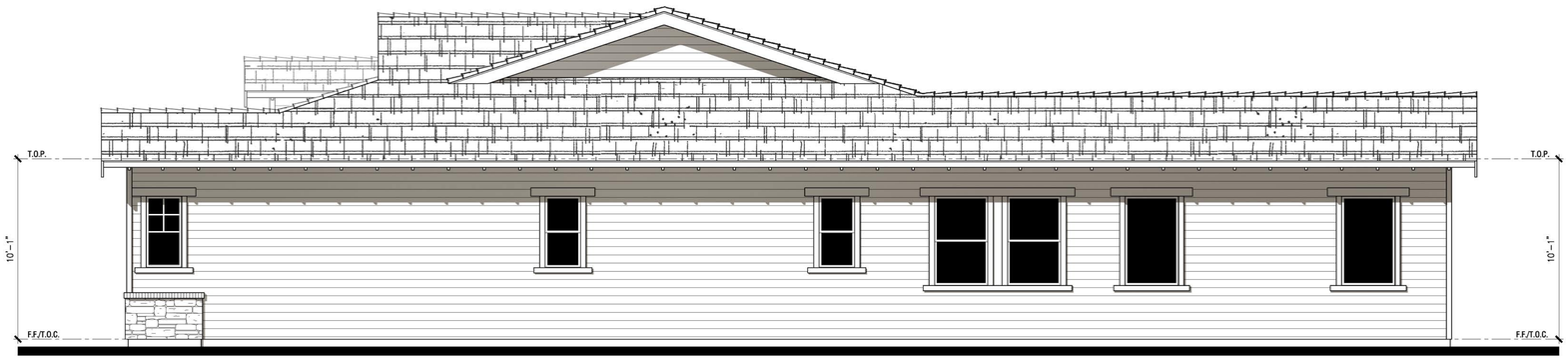
Left Elevation



Right Elevation

Rear Elevation

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Ponderosa Homes

Plan 2

Craftsman

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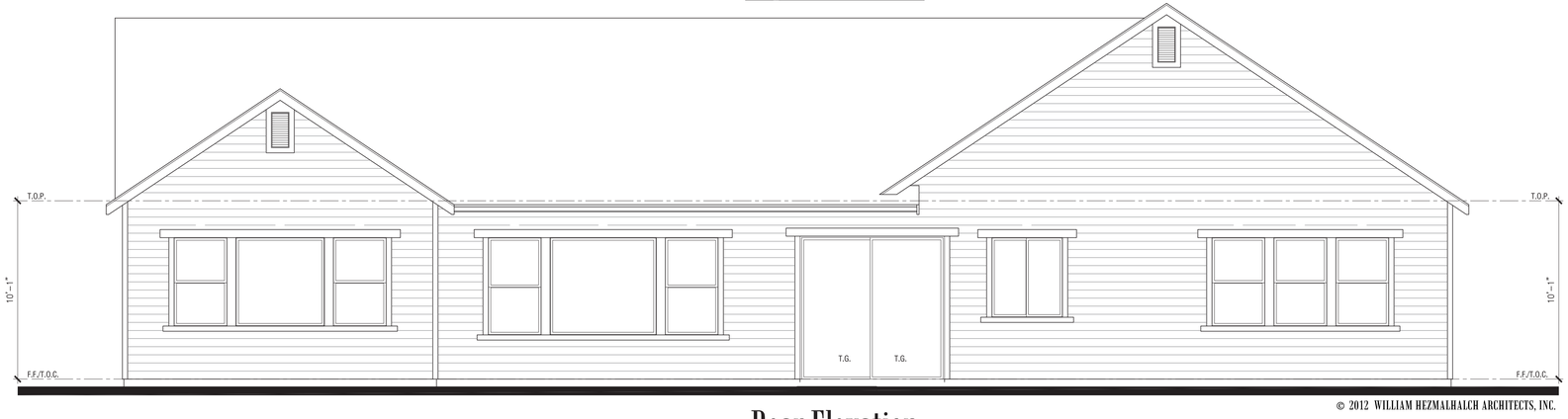
Left Elevation

Right Elevation



Rear Elevation

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Danville, CA

Ponderosa Homes

Plan 2

Traditional

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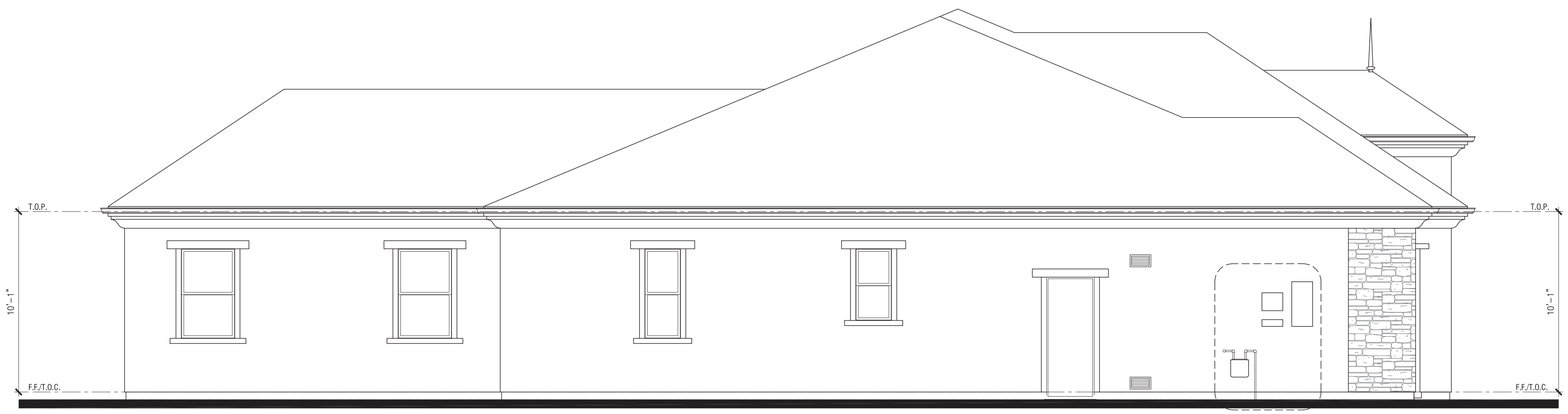

Left Elevation

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Right Elevation

Plan 2

Northern European

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Rear Elevation

Plan 2

Northern European

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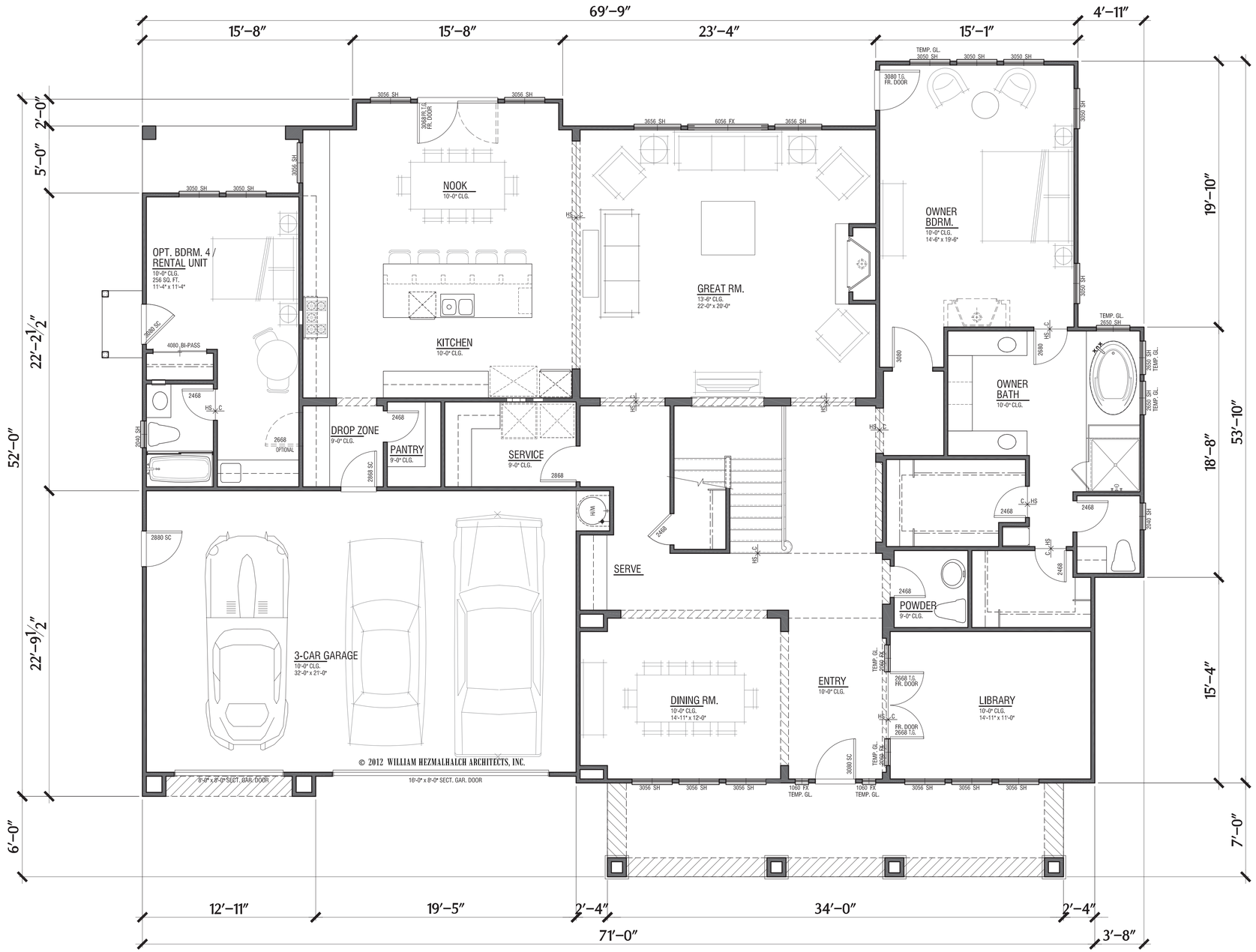

Lower Level: 2,860 SF

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Ponderosa Homes

Plan 3

Total: 3,693 SF

3-Car Garage: 696 SF

4 Bdrm/ Library/4 ½ Ba/Opt. Rental Unit

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Plan 3

Upper Level: 833 SF

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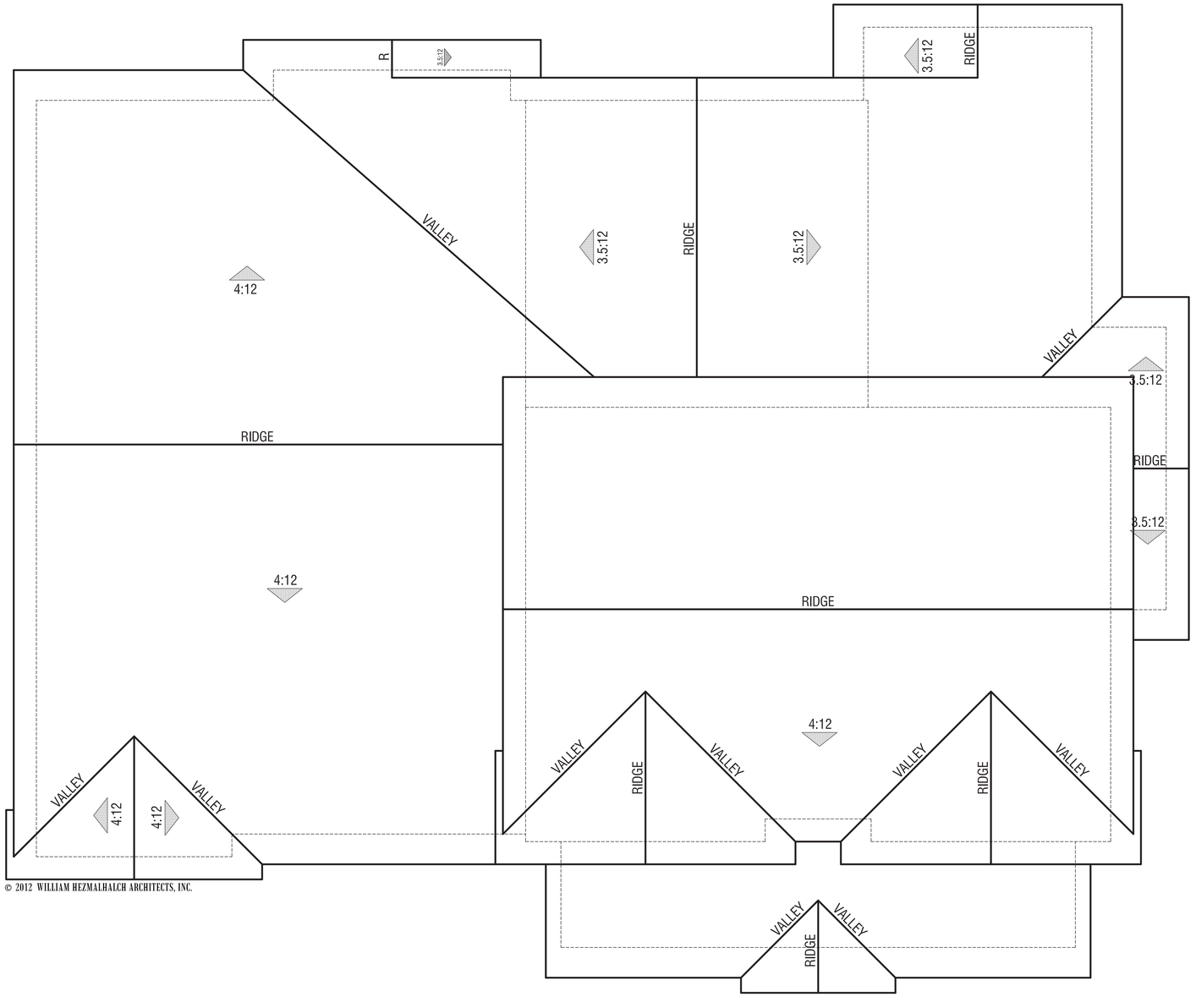

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Craftsman
PODVA
Danville, CA
Ponderosa Homes

Plan 3
Roof Plans

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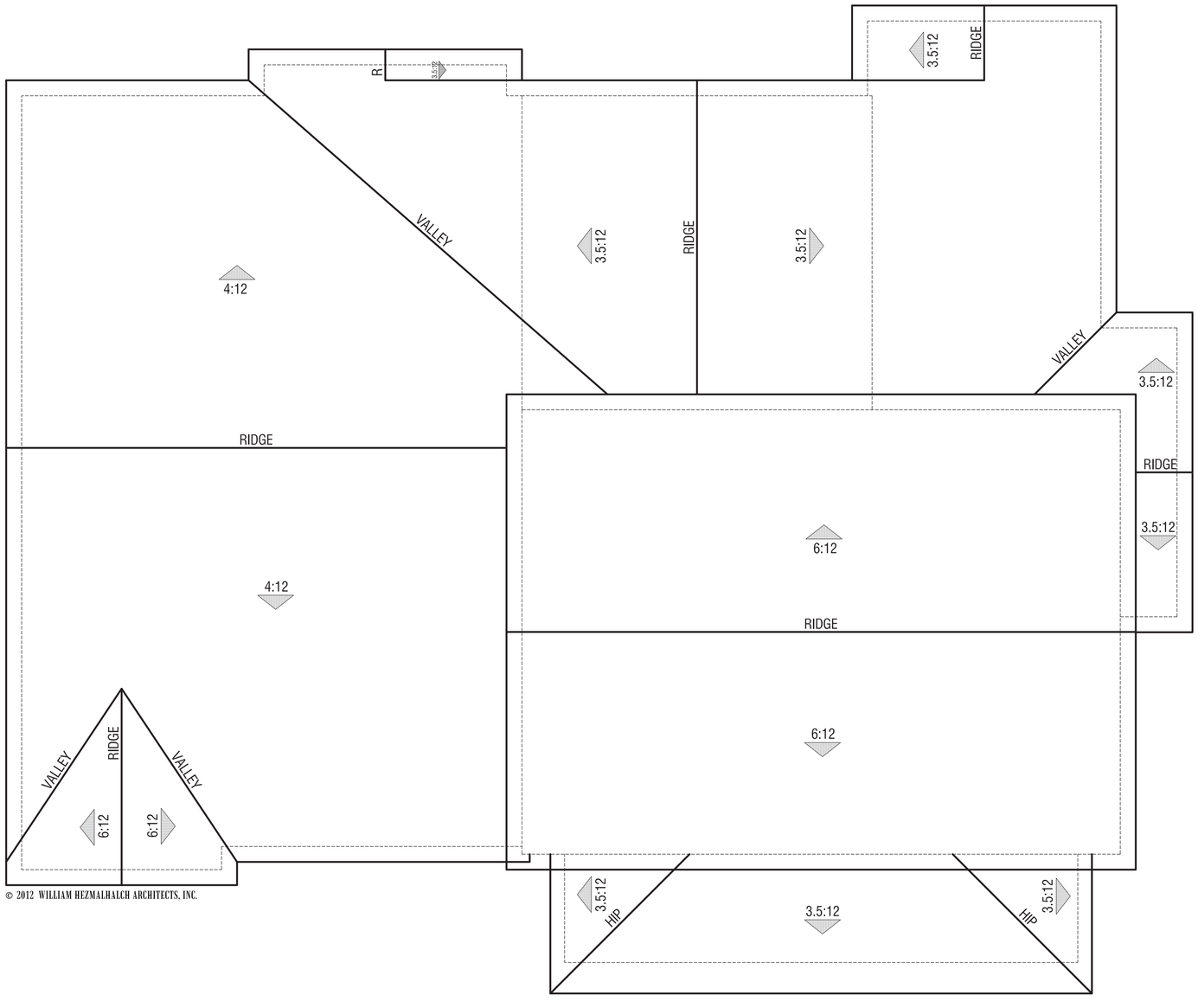

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Traditional
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Ponderosa Homes

Plan 3
Roof Plans

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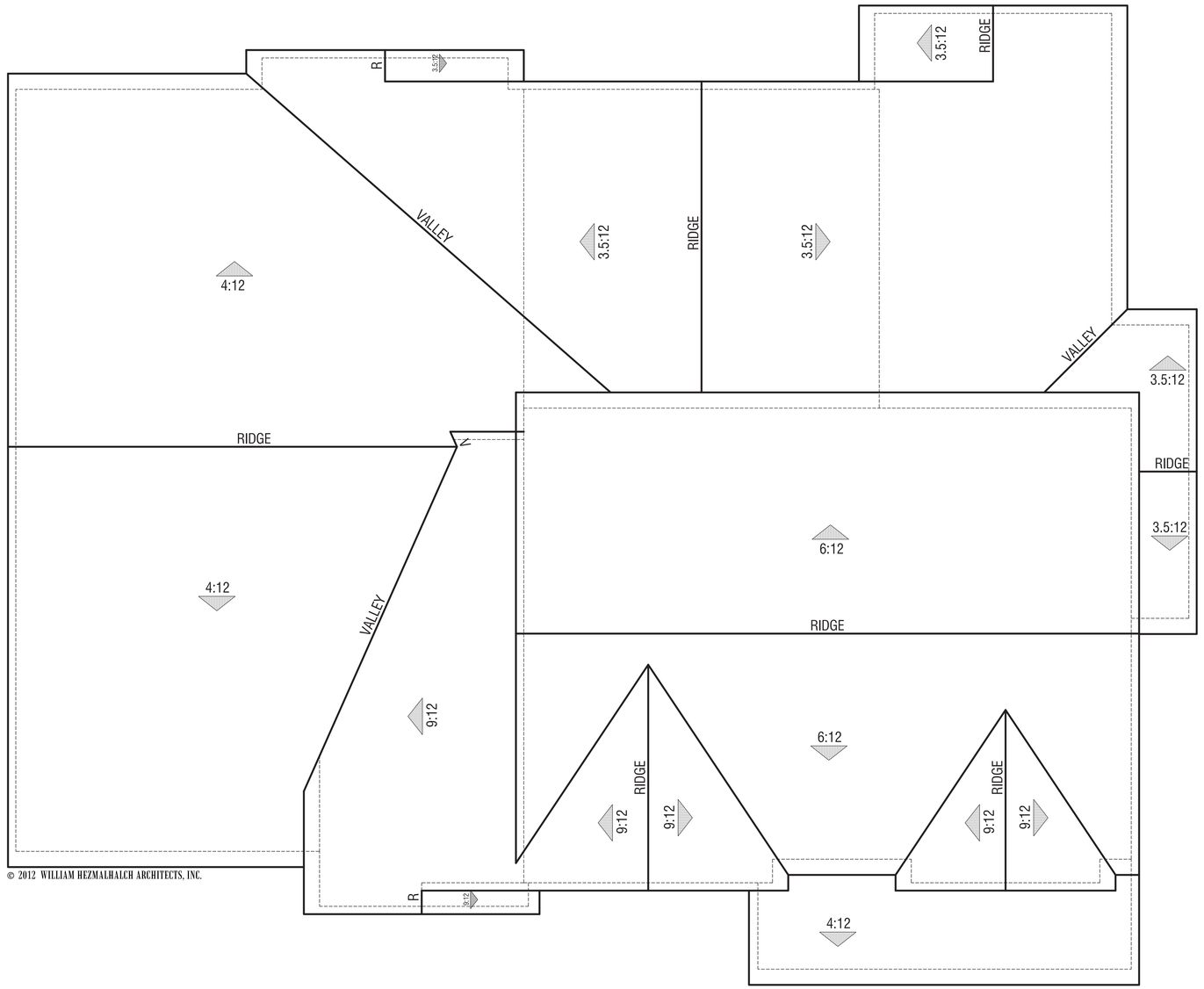

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Plan 3

Roof Plans

Northern European

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Craftsman

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Ponderosa Homes

Plan 3

Total: 3,693 SF
3-Car Garage: 696 SF
4 Bdrm/ Library/4 ½ Ba/Opt. Rental Unit

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Plan 3

Total: 3,693 SF
3-Car Garage: 696 SF
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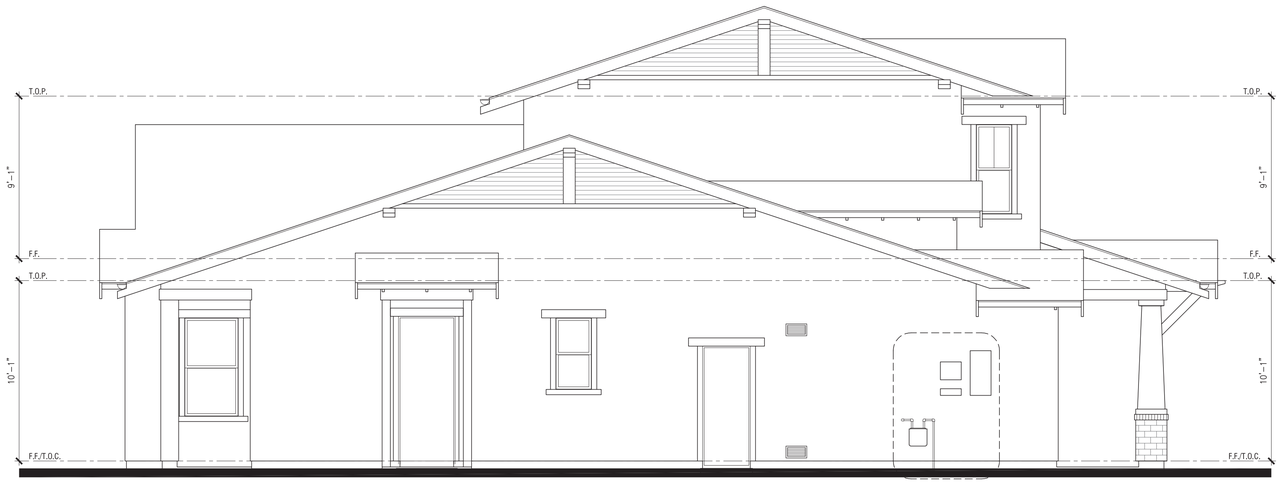

Left Elevation

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Right Elevation

Plan 3

Craftsman

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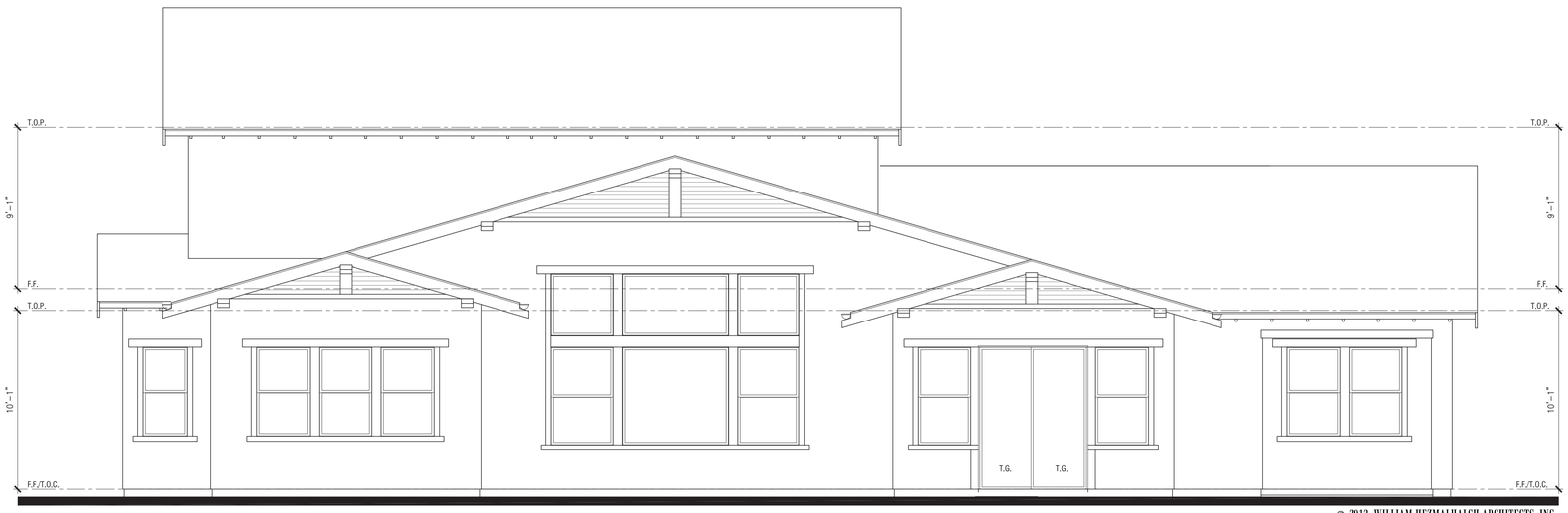

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Rear Elevation

Plan 3

Craftsman

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Plan 3
Traditional

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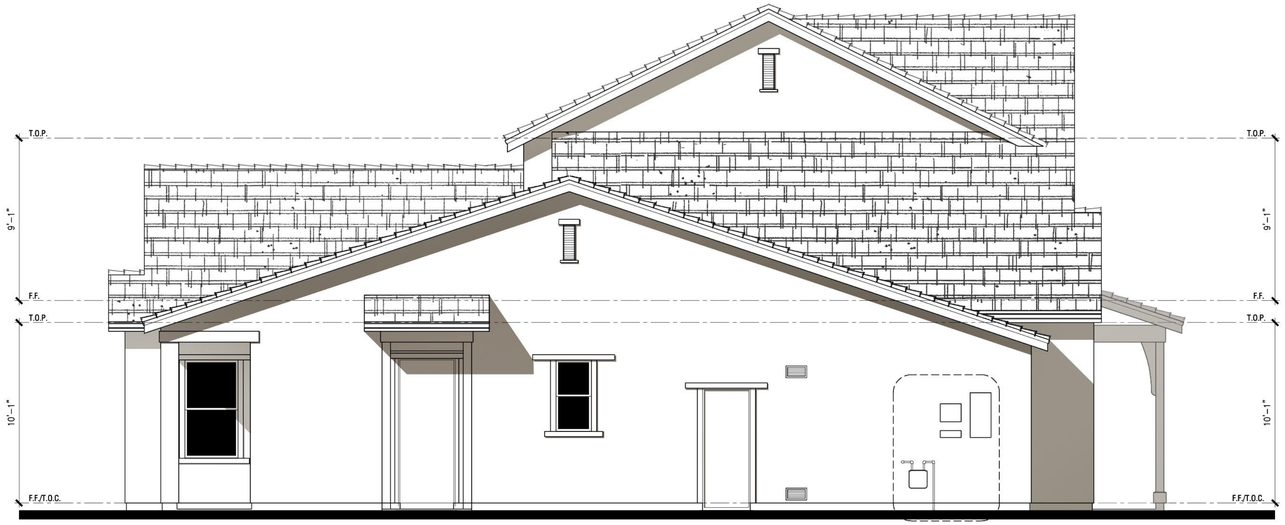

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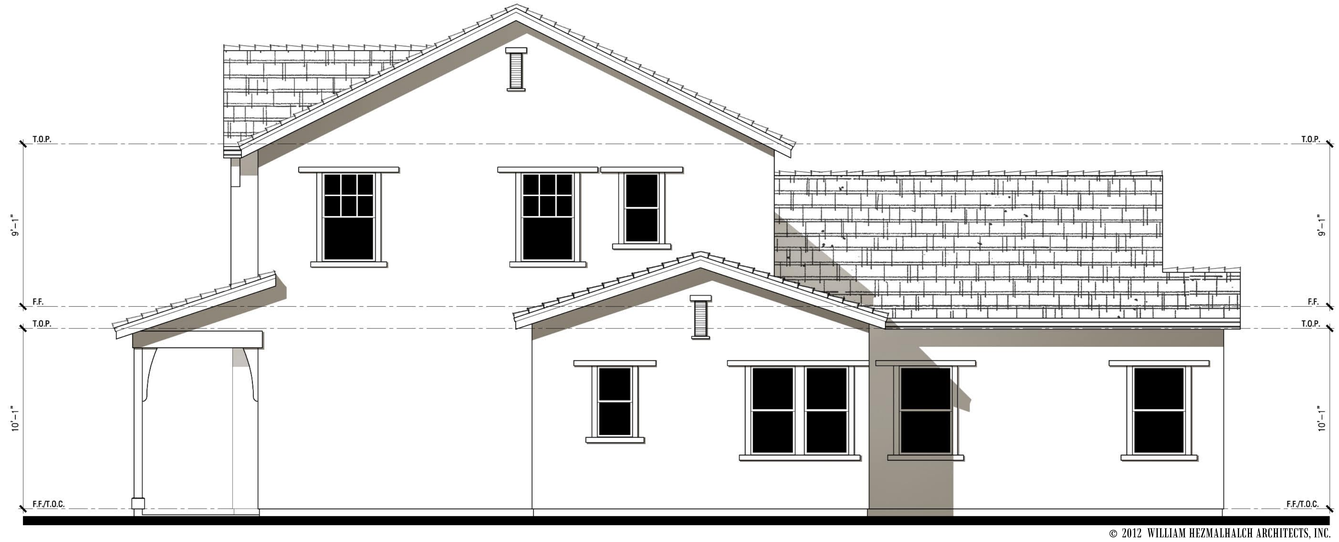

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Plan 3

Northern European

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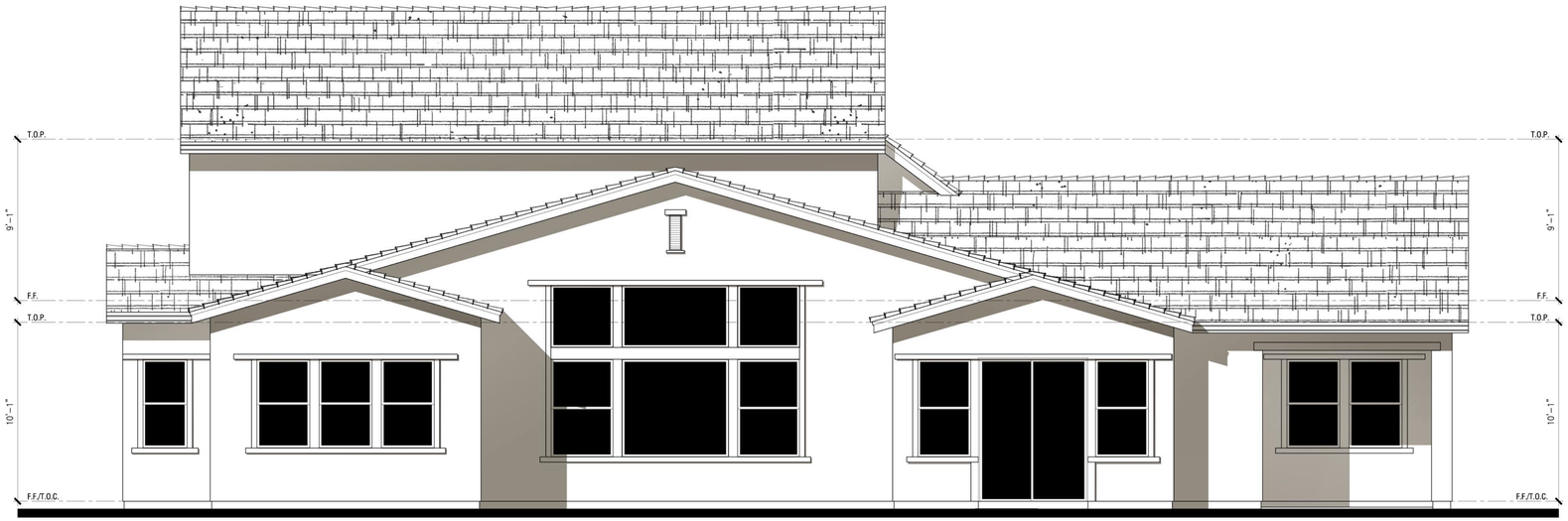

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Rear Elevation

Plan 3

Northern European

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