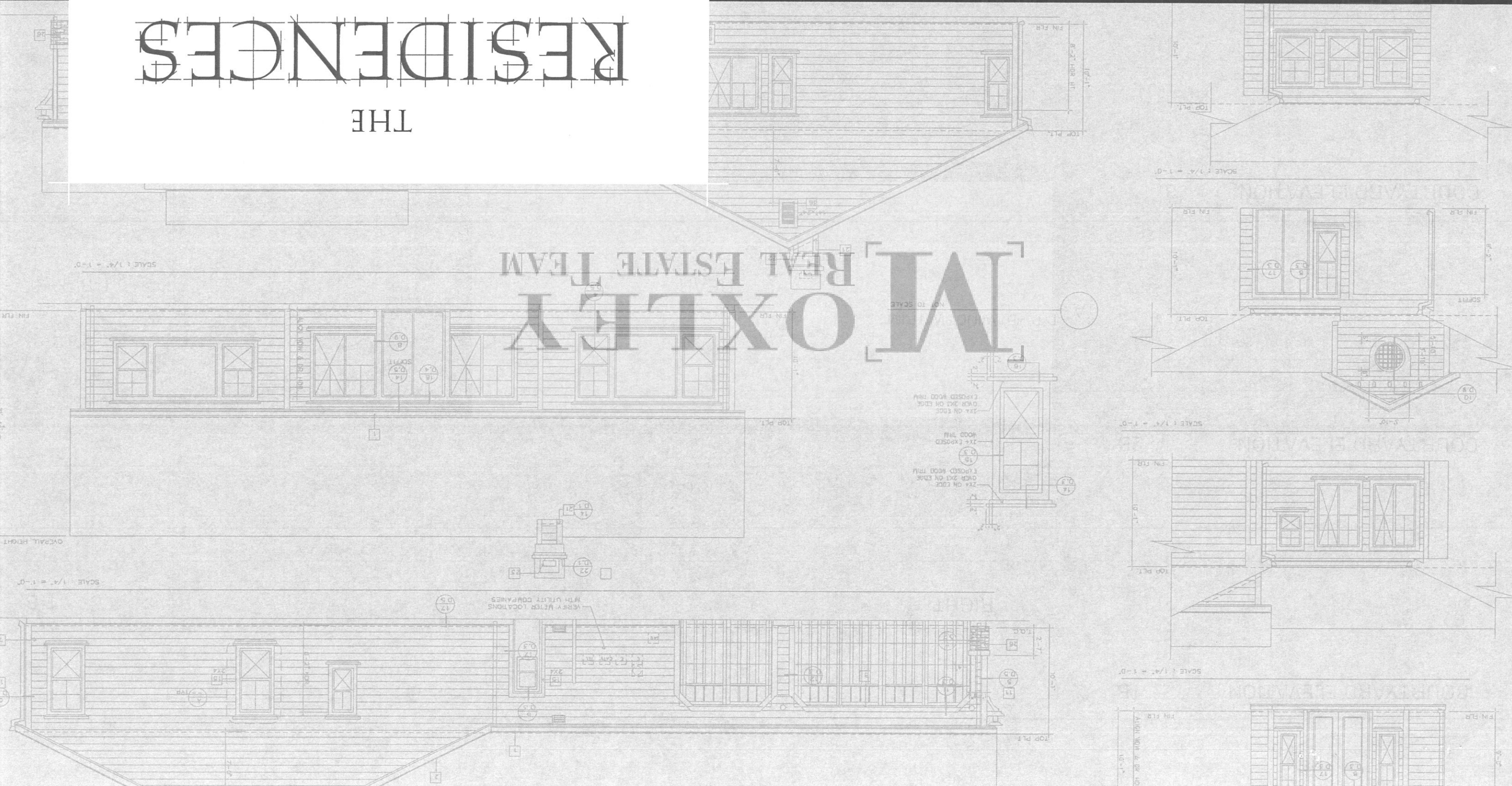




# RESIDENCES AT IRONWOOD

THE

MOXLEY REAL ESTATE TEAM



Shown below are some of the enhancements that have been made to give The Residences a unique sophistication.

— Our bathtub in Bath 3 has become a convenient walk-in shower.

— We've extended the tile in our Owner's Bath and Bath 2 to enhance visual appeal.

— The kitchen sink countertop now extends 12 inches to form an inviting breakfast bar.

— For added convenience, our microwave from the island has moved to a handy microwave/oven combo next to the refrigerator.

— We're thinking green: the water heater has been replaced with an efficient, low-energy tankless system.

— A useful sink has been added to the garage for your convenience.

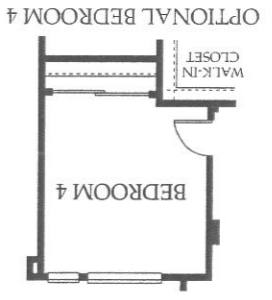
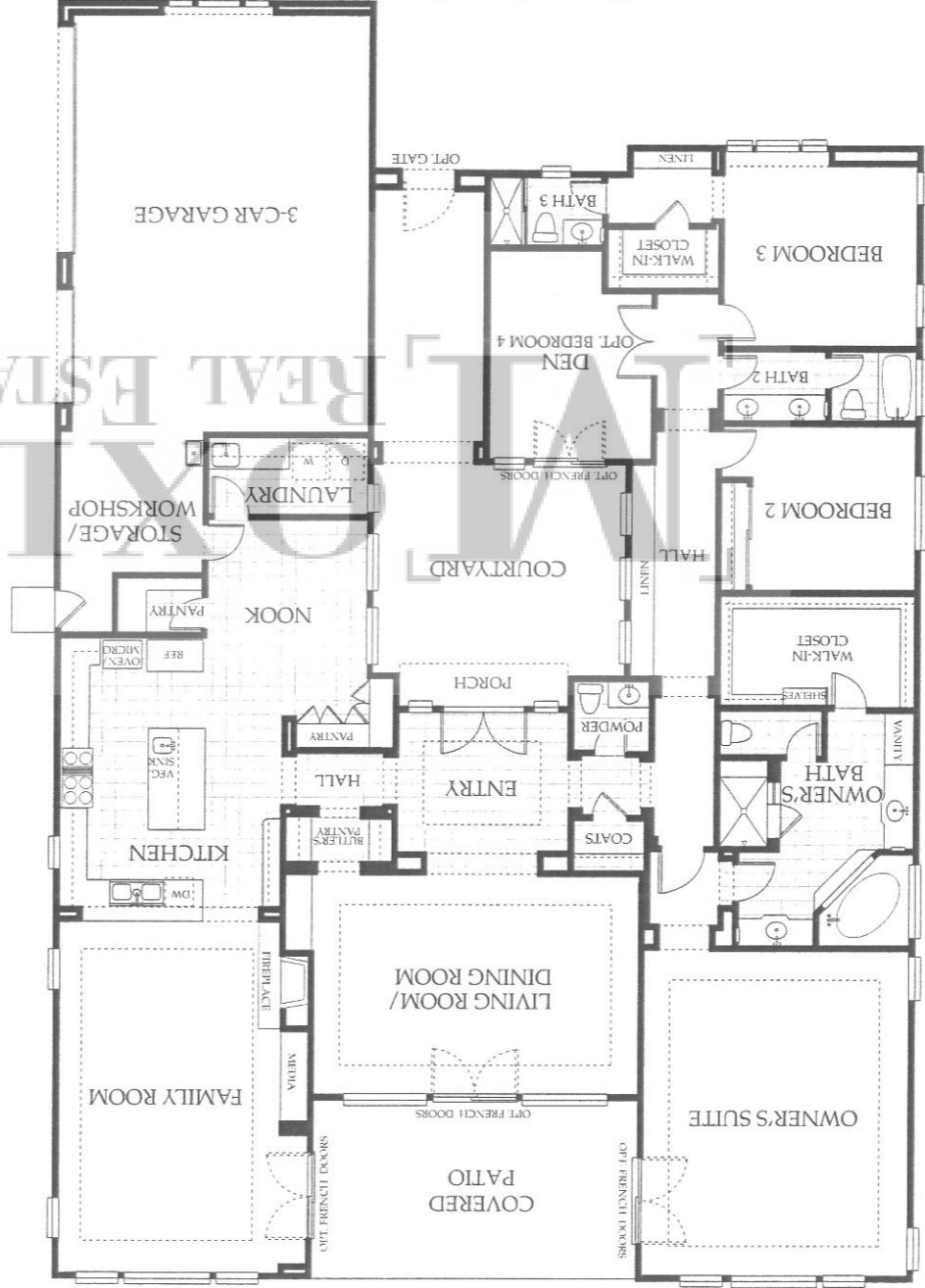
— Your family needs room to relax—so we grew the Family Room by 7 feet.

— Top of the morning! We've expanded the Breakfast Nook by 4 1/2 feet.

— Enjoy outdoor living at its finest with the new Covered Patio.

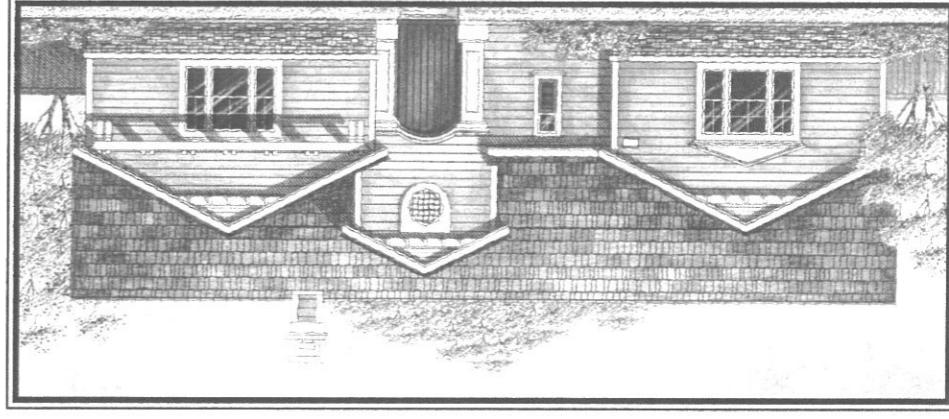
— The Owner's Suite is 9 feet larger—plenty of room to unwind and enjoy.

— We've designed a side-entry Garage to give you additional Storage/Workshop space.

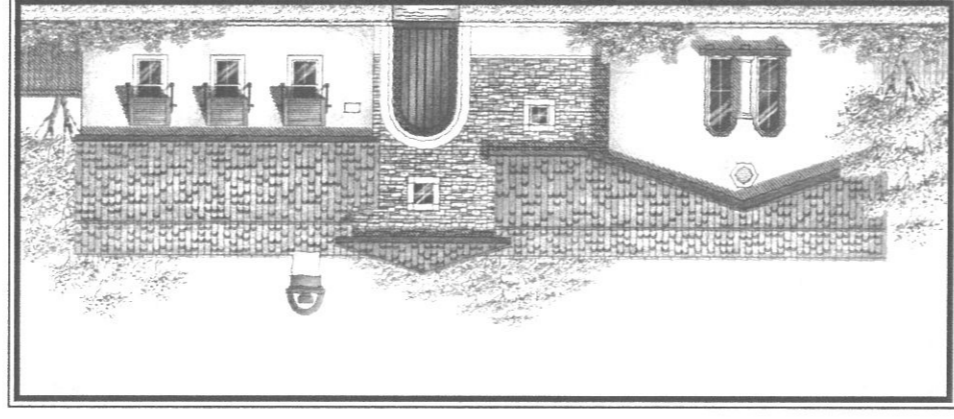


WOMLEY REAL ESTATE TEAM

Elevation 1b



Elevation 1c



RESIDENCES

THE

AT IRONWOOD

PH: 925.485.3210

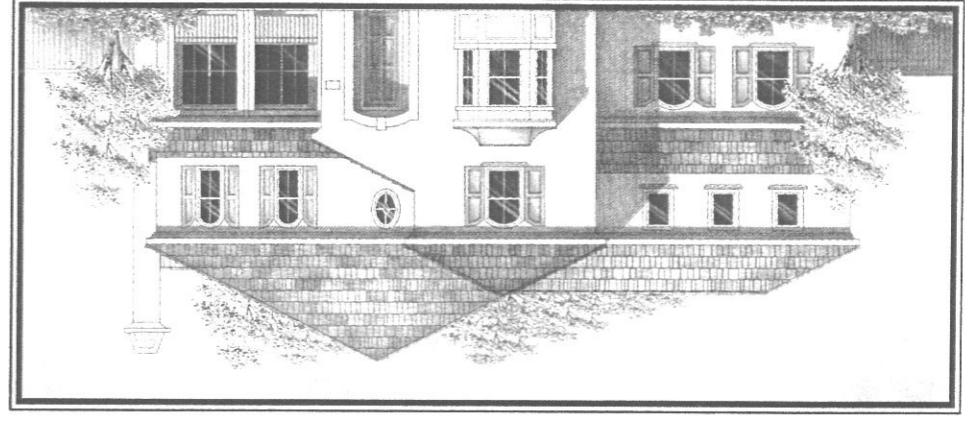
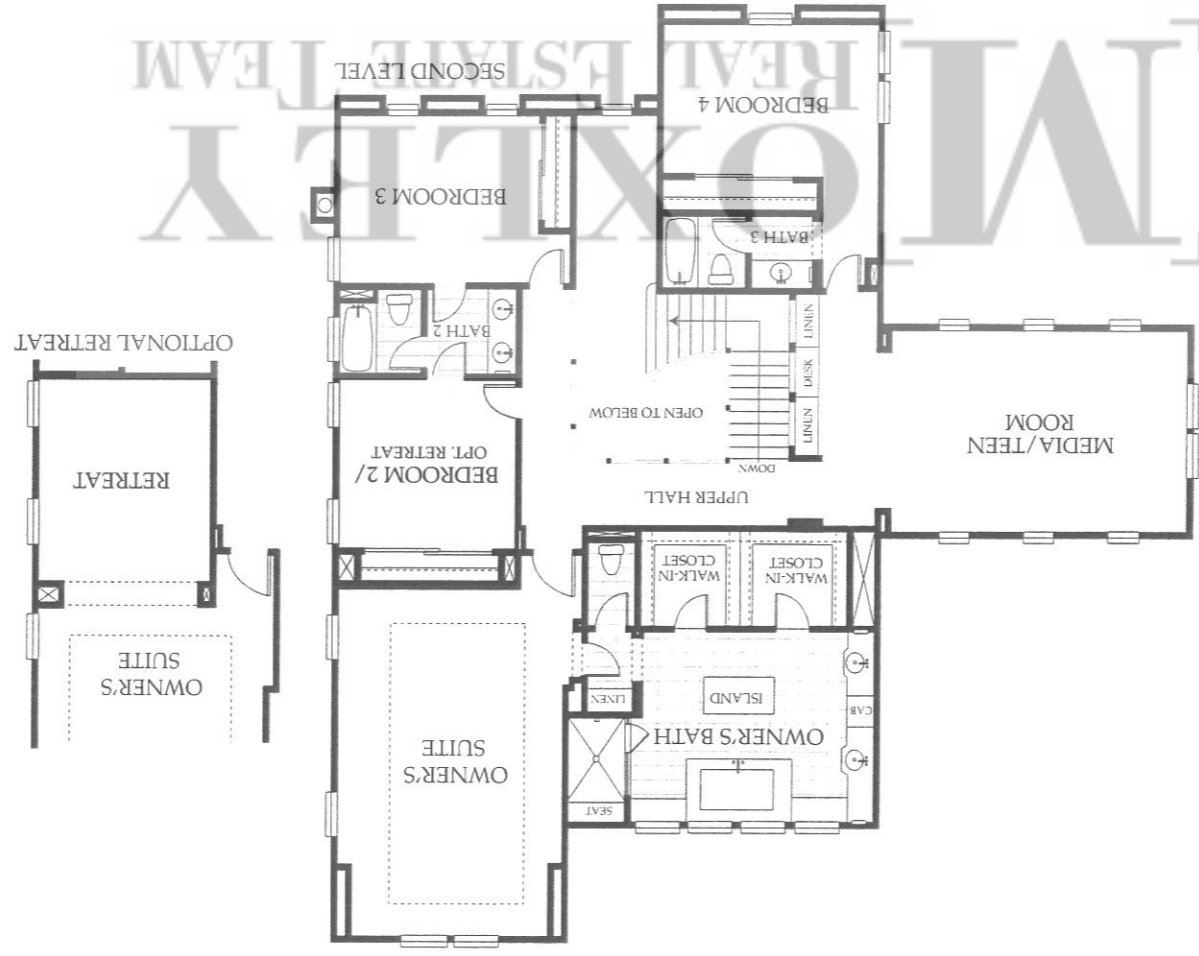
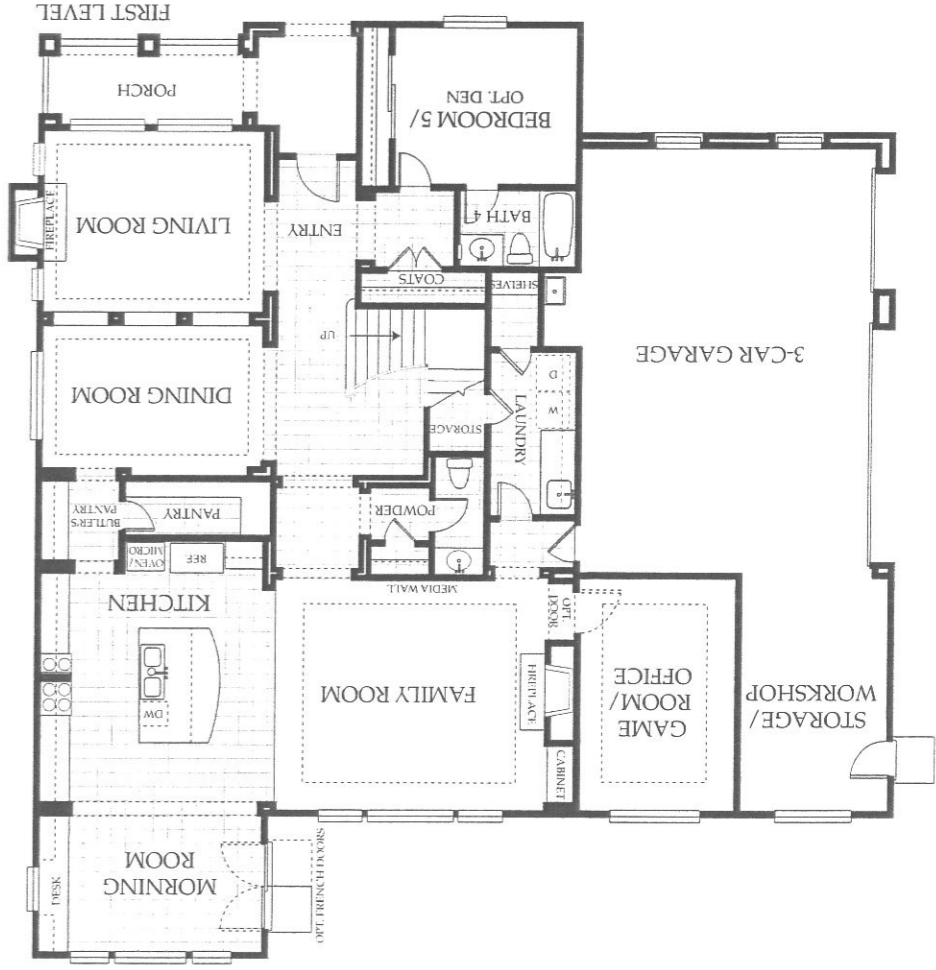
# ARCHITECTURAL

## DETAILS

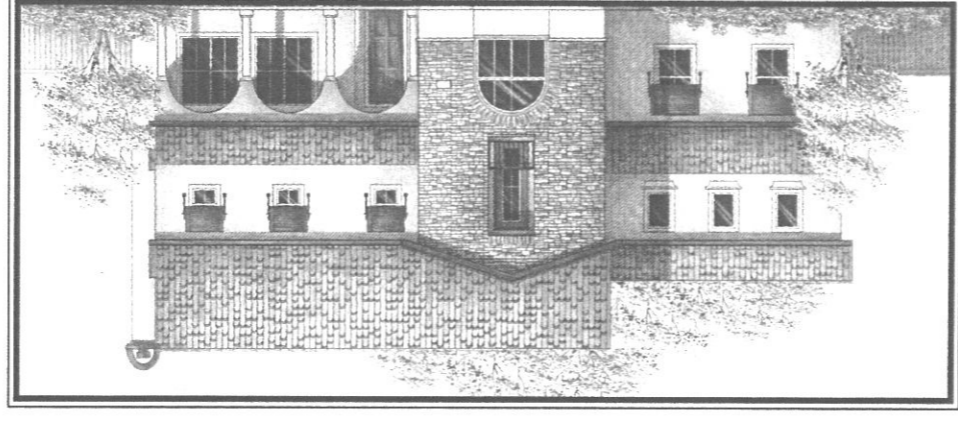
Shown below are some of the enhancements that have been made to give The Residences a unique sophistication.

- For more flexibility, we've converted the microwave to a versatile microwave/oven combo next to the refrigerator.
- We've improved this home's aesthetics with attractive, extended tile in the Owner's Bath, Bath 2 and Bath 3.
- A stylish laundry sink has been added to the Garage for greater convenience.
- To help you conserve resources, the water heater is now an energy-efficient tankless system.
- The Morning Room is bigger than ever. Enjoy your morning like never before.
- We've added a Game Room/Office for work or play—what you do with it is up to you!
- A side-entry Garage has been designed to give you additional Storage/Workshop space.
- We've added a Media/Teen Room, giving your family a great new place to gather and enjoy your home.
- The Owner's Suite grew by 5 1/2 feet. Talk about luxurious!

PLAN 2 | 4,603 Sq. Ft. | 5 Bedrooms | 4.5 Baths | Game Room/Office | Media/Teen Room | 3-Car Garage | Optional Retreat



Elevation 2a



Elevation 2c

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# RESIDENCES

THE

AT IRONWOOD

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Shown below are some of the enhancements that have been made to give The Residences a unique sophistication.

— The water heater is now a more environmentally friendly tankless system for better energy efficiency.

— We've added a Storage/Workshop area with a sink for your convenience.

— For easier access, the microwave is now part of a microwave/oven combo next to the refrigerator.

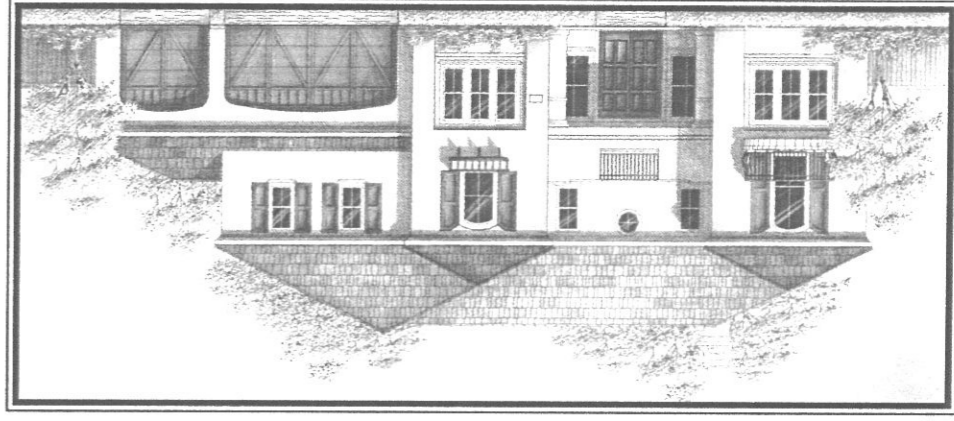
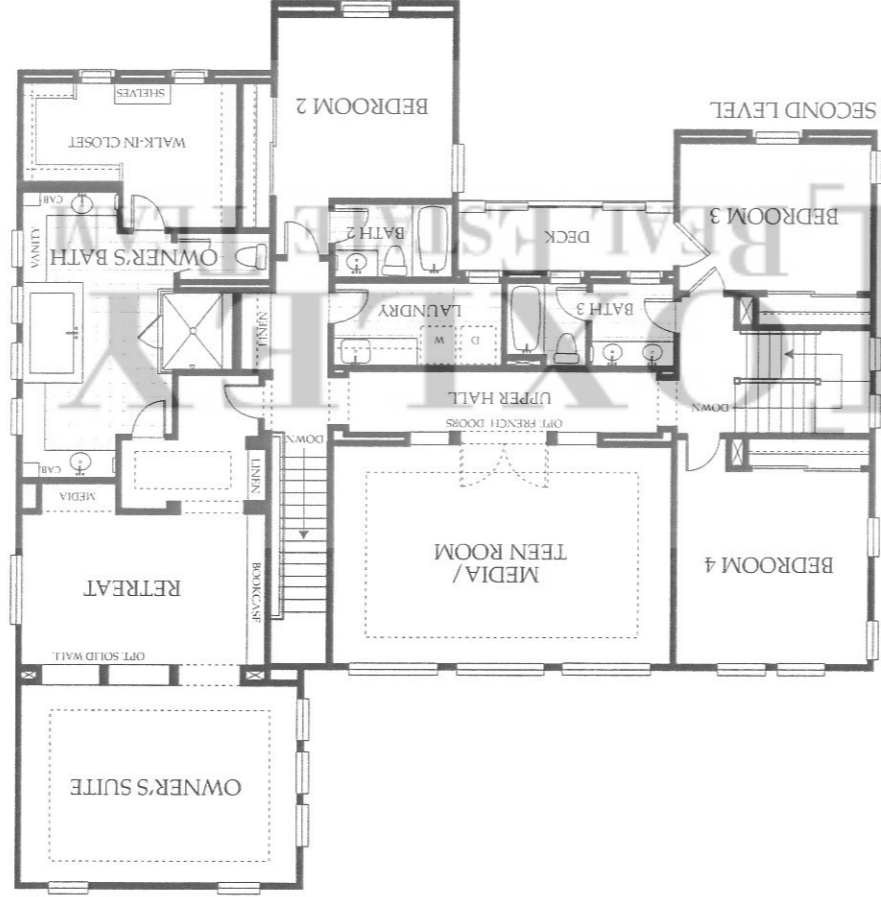
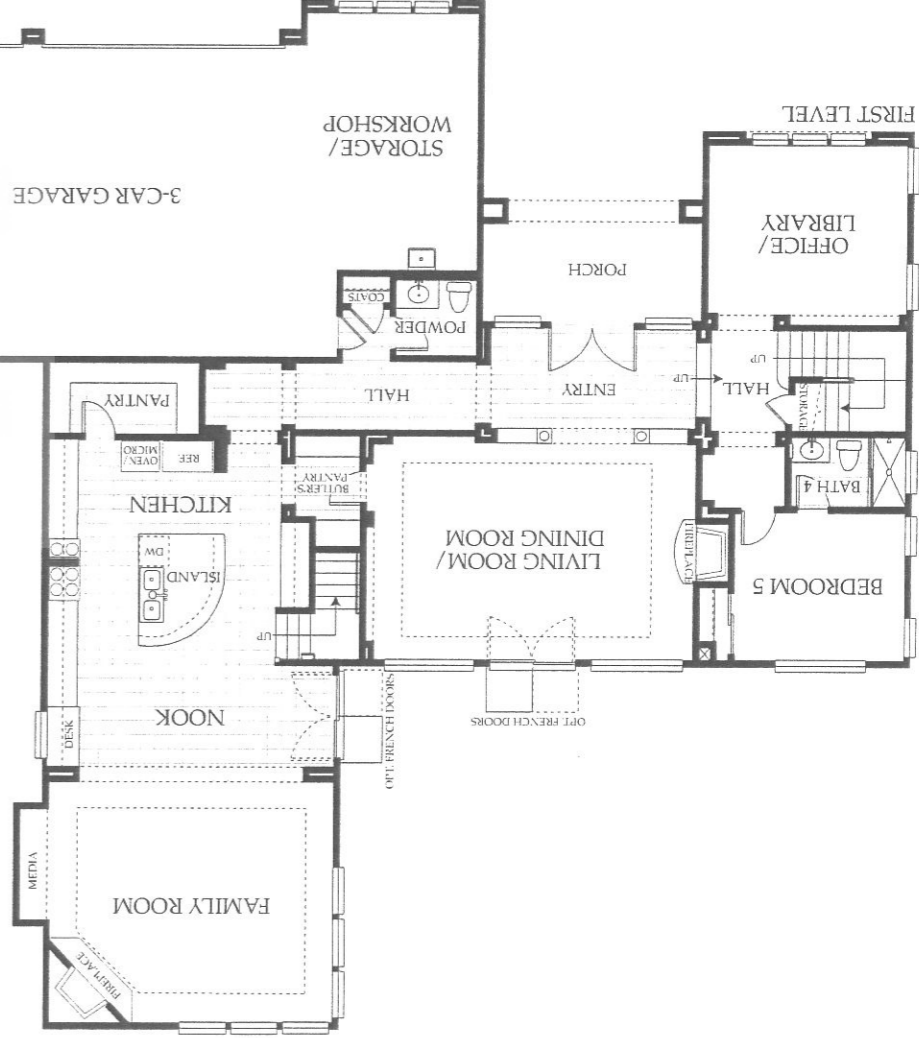
— We've upgraded Bath 3 to include functional dual sinks.

— As a special designer touch, we've extended our tile in the Owner's Bath and Bath 3.

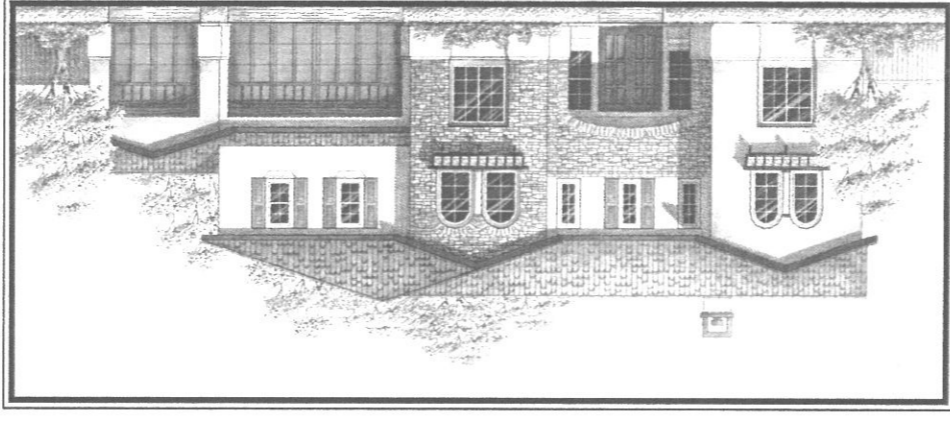
— We've added a Media/Teen Room upstairs for extra flexibility. This new second floor addition gives you more living space than ever to enhance your lifestyle.

4,671 Sq. Ft. | 5 Bedrooms | 4.5 Baths | Office/Library | Media/Teen Room | 3-Car Garage

PLAN 3



Elevation 3a



Elevation 3c

THE  
RESIDENCES  
AT IRONWOOD

# FEATURES & AREA MAP

## DISTINCTIVE EXTERIOR DETAILS

- Low maintenance stucco and/or James Hardie® lap siding exterior with accents of stone or brick (per plan)
- Durable, long-lasting Monier Liferite™ concrete tile roof
- Front yard landscaping with automatic Weather Trac™ irrigation system included
- Sectional roll-up insulated garage door(s) with automatic opener and two transmitters
- Attractive side and rear yard fencing with two gates
- Scored concrete driveway and walkway with handsome salt and broom finish (per plan)
- Inviting Porch or Courtyard (per plan)

## EXQUISITE INTERIOR APPOINTMENTS

- Richly painted, raised-panel Aurora fiberglass insulated eight-foot-high entry door with oil-rubbed bronze exterior hardware
- Decorator-selected carpeting and floor covering
- Durable and stylish hand-set ceramic tile flooring in Entry, Kitchen, Nook, Laundry Room and all bathrooms
- Custom radius drywall corner detailing for a contemporary touch
- Elegant formal Living and Dining Room
- Sophisticated chandelier in Dining Room
- Warming gas fireplace in Family Room/Great Room and in the Living Room (plans 2 and 3)
- Stylish staircases with skirt board to match railing
- Continental, smooth two-panel interior doors with lever-style door hardware in oil-rubbed bronze finish
- Contemporary rocker-style light switches

## ENERGY-SAVING FEATURES

- GreenPoint Rated energy-efficient home with Energy Star® designation
- Solar Photovoltaic System for maximum energy savings
- Radiant barrier roof sheathing
- Tankless water heater—two per plan for maximized hot water delivery
- Central air conditioning and heating with programmable thermostat(s); two systems in all plans
- R-13 insulation in exterior walls and R-38 insulation in the attic areas
- Efficient, low-flow shower heads and toilets throughout
- Gas stub-out and 220v outlet for dryer in Laundry Room
- Vinyl dual-glazed Milgard® Montecito windows and sliding door with Sun-Coat™ Low-E glass
- Weather stripping on all exterior doors and windows
- Insulation in bathrooms, Laundry Room and Owner's Suite, per plan, to minimize sound transmission

## AMENITIES FOR YOUR CONVENIENCE

- Convenient Laundry Room with stylish utility sink and chrome faucet, plus cabinetry to match kitchen
- Extra space in Garage for Storage/Workshop with utility sink
- Fans in all bathrooms for superior ventilation
- Abundant recessed lighting to provide maximum room illumination
- Contemporary rocker-style light switches
- Sub-Zero® 48" side-by-side, built-in refrigerator with water and ice dispenser in the door
- Wolf® 48" professional gas range with dual ovens
- Wolf® built-in convection microwave
- Wolf® built-in convection oven
- Asko® built-in dishwasher with internal controls
- Chef's walk-in pantry or butler's pantry
- Abundant storage features

## CAREFULLY PLANNED KITCHENS

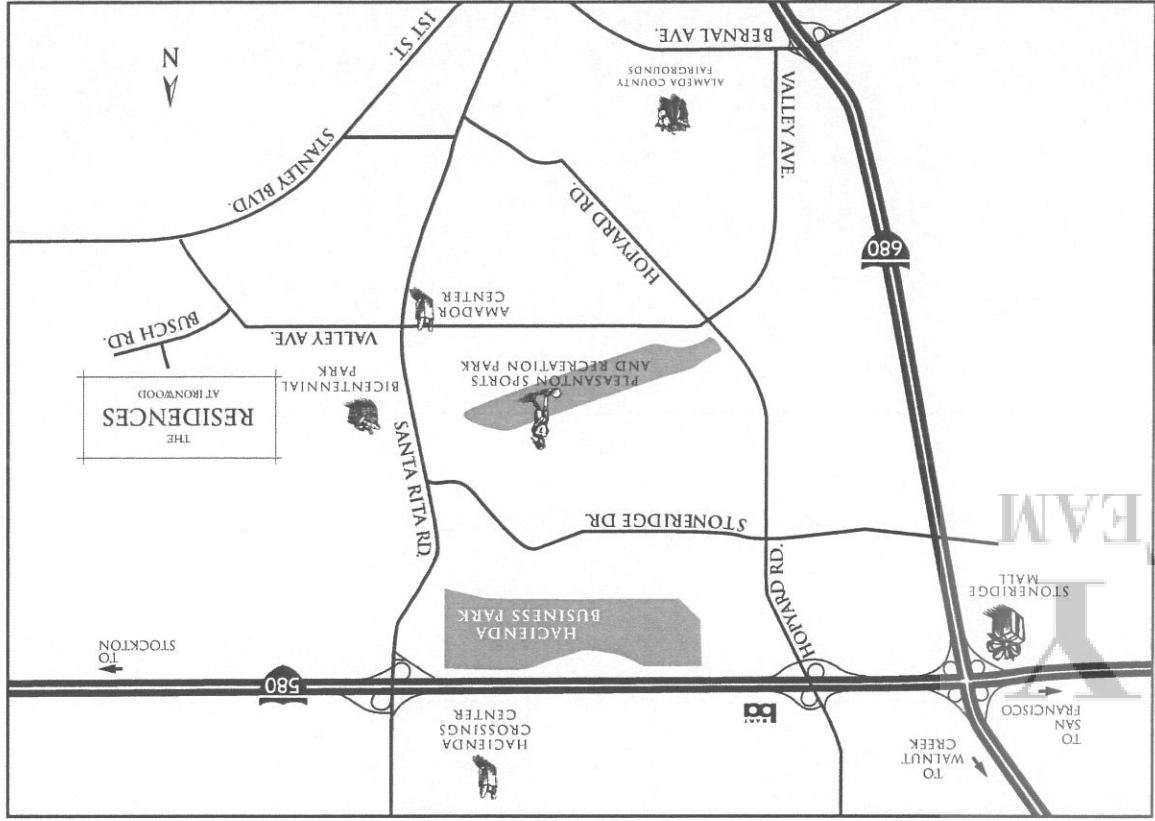
- Designer-placed TV niche (per plan) for enhanced media viewing
- Smoke detectors to meet current code
- Pre-wired with RG-6 coaxial cable for television in the Family Room, Den, Loft and all bedrooms
- Pre-wired with CAT 5E wiring with RJ-11 jack for telephones in the kitchen, Den, Loft and all bedrooms
- 300 AMP electrical service panel
- Garage interior fully drywalled, textured and painted
- Basic security system provides peace of mind
- Post-tension concrete slab foundation

## LUXURIOUS OWNER'S SUITE

- Beautiful hand-set ceramic tile flooring and countertops with dual china vanity sinks
- Large walk-in closet with inset mirror in closet door
- Soothing jetted soaking tub with in-line heater and elegant ceramic tile surround
- Separate stall shower with hand-set ceramic tile surround and chic clear glass enclosure
- Plumbing fixtures in platinum finish
- Separate water closet for privacy

## CUSTOMIZING OPPORTUNITIES

- Extensive selection of flooring materials in marble, granite, stone, wood, laminate, upgraded ceramic tile and carpet
- Kitchen sink hot water dispenser
- Upgraded plumbing fixtures in baths
- Cabinet stain finishes and cabinet knobs
- Home theater surround sound speaker system
- Upgraded security system
- Additional electrical
- State-of-the-art home networking system hub and multi-com wiring
- Helpful closet organizers
- Elegant crown molding in selected rooms
- And so many more



# THE RESIDENCES

AT IRONWOOD

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# GREEN LIVING AT THE RESIDENCES

Thanks to advances in technology and construction practices, a more sustainable, green lifestyle has never been easier to achieve! Ponderosa Homes is committed to being a good steward of the earth, and has designed and built each home at The Residences to take advantage of the latest resource- and money-saving features.

## INSPECTIONS AND DIAGNOSTICS

*Third Party Certified Ratings*

Homes are inspected, evaluated and certified by an independent, third party certified rater to ensure that they comply with rigid standards in four environmental categories: Energy-Efficiency, Resource Conservation, Indoor Air Quality and Water Conservation. The rater reviews plans, conducts pre-drywall and post-construction visits and compiles supporting documentation to ensure that each home is built better for the homeowner and the environment.

## SOLAR POWER

*Photovoltaic Panels*

Solar power is a renewable energy source that creates energy instead of simply reducing usage. Solar cells in photovoltaic panels mounted on a home's roof convert sunlight into 3KWh/AC electricity. The roof-integrated solar units are designed to blend with the profile on the roof.

## HVAC: HEATING, VENTILATION AND

*AIR CONDITIONING*

*Engineered HVAC Design*

Each floor plan's HVAC system is designed by a registered mechanical engineer, resulting in higher energy efficiency and all-around performance.

*Tight Ducts*

Air ducts carry air back and forth from air conditioners and heaters to living spaces. Tight duct sealing improves system efficiency—energy bills are cut up to 10%—and reduces the amount of airborne pollutants in the home, resulting in improved indoor air quality. As an added bonus, a more consistent comfort level is maintained throughout the home.

*Programmable Thermostats*

These thermostats automatically adjust temperature settings while the homeowner is asleep or away, keeping homes more comfortable. Every home has two programmable thermostats.

*High-Efficiency Air Conditioner and Furnace*

Air conditioners are one of the greatest loads on power grids and, combined with furnaces, account for nearly half of a home's annual energy usage. High-efficiency units not only reduce peak load problems for utilities, they also offer more cooling for your home, on the hottest of days, for less money.

Upgraded furnaces convert gas into more heat more efficiently, reducing fuel needs and costs as well as cold spots within the home.

*Duct Insulation*

Air ducts pass through attics and crawl spaces and are made from thin metal that gains heat on warm days and loses heat on colder days. Insulated ducts minimize such fluctuations, keeping room temperatures even and reducing the reliance on air conditioners and furnaces—saving substantial energy costs.

## CONSTRUCTION FEATURES

*Radiant Barrier Roof Sheathing*

This roof sheathing material contains a reflective aluminum layer laminated on its underside, which reduces attic temperatures up to 30 degrees and minimizes heat transfer to the rest of the house. As a result, less air conditioning is needed.

*Low-E Windows*

These windows have an imperceptible coating inside the air space of their double-paned glass that provides an array of advantages. Heat is kept in during winter and kept out in summer. Ultraviolet rays are blocked, preventing interior furnishings and art from fading. Window condensation is reduced, limiting water damage and mold growth. The insulated frames and multiple glazings also help to reduce outdoor noise.

*Engineered Lumber*

The use of engineered wood members instead of regular dimensional lumber contributes to reduced tree consumption and the preservation of natural resources.

## APPLIANCES

*Tankless Water Heater*

This feature heats water only when needed, rather than storing hot water in a tank, cutting energy use and costs. The system never runs out of hot water and takes up far less space than traditional heaters.

Each home features two water heaters—located close to the kitchen and Owner's Bath—and all hot water pipes are insulated to save energy.

*Energy Star® High-Efficiency Appliances*

Appliances account for 18% of total energy consumed in a home, so using high-efficiency appliances can make a sizable difference. Energy Star® dishwashers use less hot water per load and have their own booster heater, reducing pressure on the home's main water heater.

## PAINT

*Low-VOC Paint*

Traditional paints contain Volatile Organic Compounds (VOC's), which release low-level toxic emissions into the air for years after application. By using special low-VOC paints on interior surfaces, your home will enjoy added environmental and health benefits—especially for those with allergies and chemical sensitivities—without sacrificing aesthetics or quality.

## CALIFORNIA ENERGY STANDARDS

*Title 24*

Created in 1978, Title 24 established statewide energy efficiency standards to reduce energy consumption in California. The standards are updated periodically to reflect new technologies, materials and methods. This home is designed to exceed by 15% all current Title 24 requirements.

## WATER CONSERVATION

*Showers and Toilets*

Low-flow showerheads and toilets are utilized to reduce water consumption.

*Irrigation*

The irrigation system has been designed with low-flow sprinklers, bubblers and emitters. The controller communicates with a weather station to adjust for rain and humidity.

*Fescue*

All turf has been designed to have a water requirement less than or equal to tall fescue, making each home more resource-efficient and reducing environmental impact.



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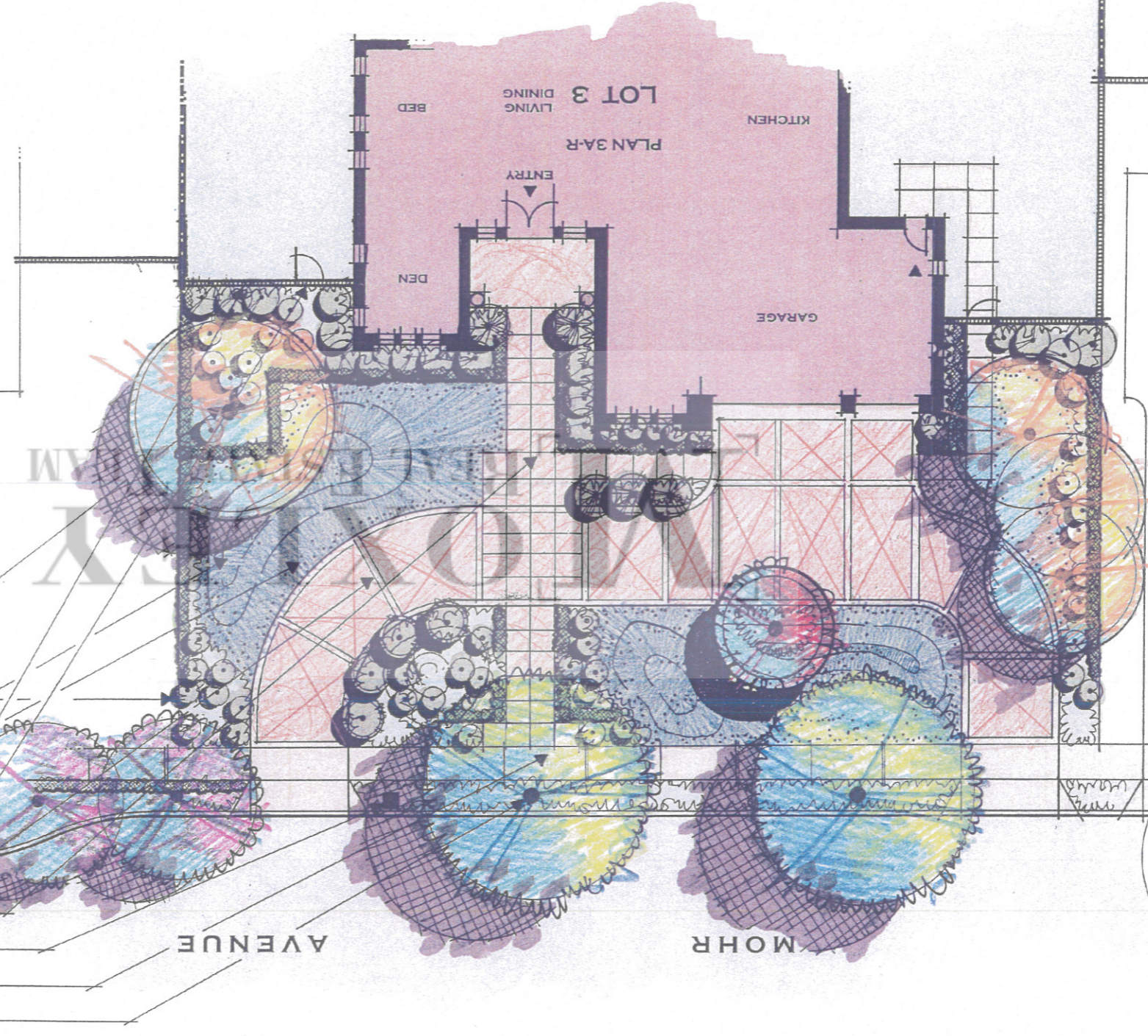
FRONT YARD  
CONCEPTUAL  
LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE ARCHITECTURAL EXHIBIT

THE  
RESIDENCES  
@ IRONWOOD  
PLEASANTON,  
CALIFORNIA  
PONDEROSA HOMES

6671 OWENS DRIVE  
PLEASANTON, CALIFORNIA 94588  
PH. 925.460.8900  
FAX 925.734.9141

Front Elevation - Plan 3A French



- STREET TREE PLANTING
- PUBLIC SIDEWALK
- MAILBOX
- ENTRY WALKWAY
- DRIVEWAY
- WOOD FENCING
- WOOD GATE
- LAWN AREA
- MOUNDING
- SHRUB AND/OR GROUND COVER AREA
- ACCENT TREE PLANTING



NORTH

SCALE: 1/8" = 1'-0"



10.02.06  
REVISED: 09.03.08  
DATE: 07.14.08

IWA # 03013

FRONT YARD  
CONCEPTUAL  
LANDSCAPE PLAN

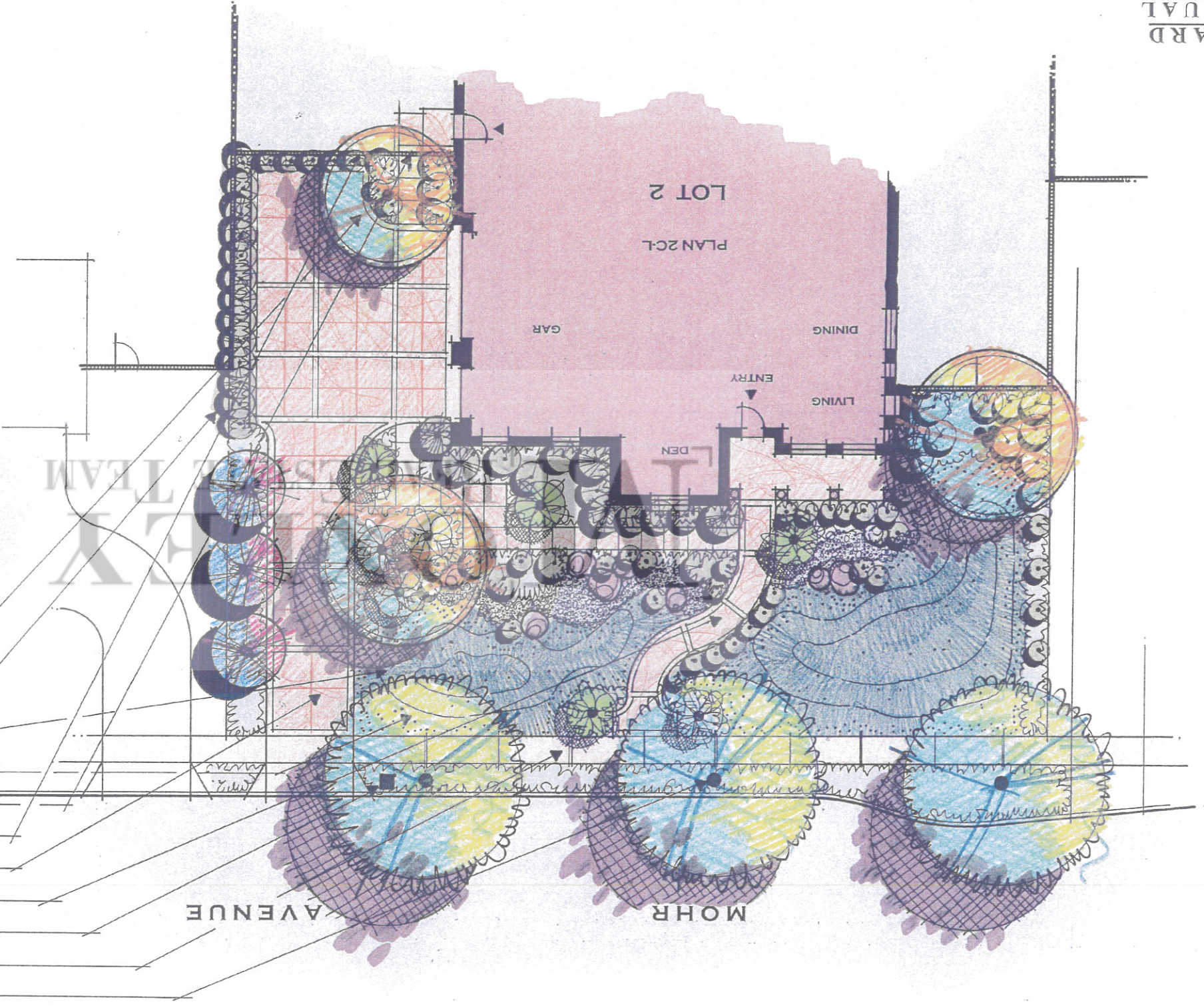
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CONCEPTUAL LANDSCAPE ARCHITECTURAL EXHIBIT

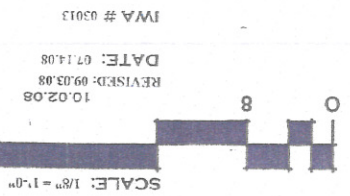
- STREET TREE PLANTING
- PUBLIC SIDEWALK
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- ENTRY WALKWAY
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- WOOD GATE
- LAWN AREA
- MOUNDING
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Front Elevation - Plan 2C Tuscan

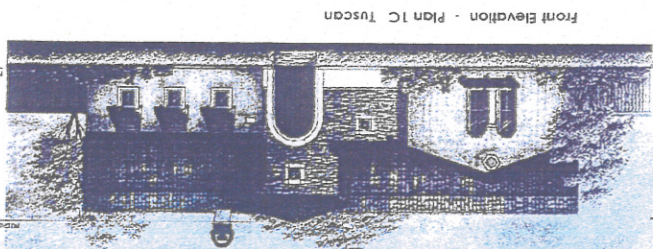
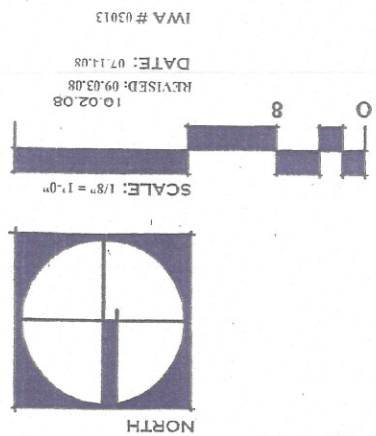


IWA # 03013  
DATE: 07.14.08  
REVISED: 09.03.08  
10.02.08



FRONT YARD  
CONCEPTUAL  
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- STREET TREE PLANTING
- PUBLIC SIDEWALK
- MAILBOX
- ENTRY WALKWAY
- DRIVEWAY
- WOOD FENCING
- WOOD GATE
- LAWN AREA
- MOUNDING
- SHRUB AND/OR GROUND COVER AREA
- ACCENT TREE PLANTING
- ENTRY COURTYARD

CONCEPTUAL LANDSCAPE ARCHITECTURAL EXHIBIT

