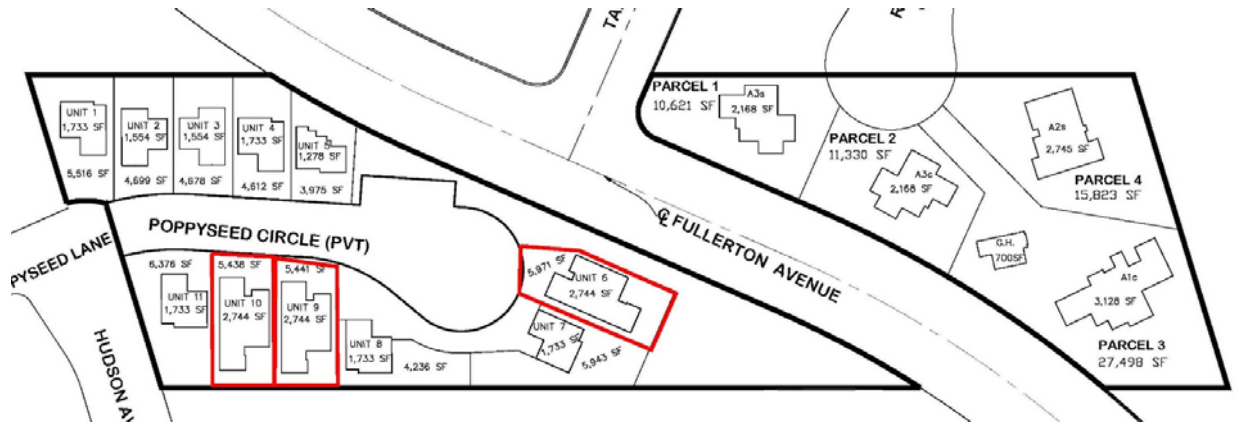


POPPYSEED & RIVERBEND DEVELOPMENTS

By Poppybend LLC

Project Overview: Poppyseed & Riverbend

- Riverbend (4 Homes):
SF: Approx. 3,000+
4 – 5 Bedrooms
Lot Size: 10,621 – 27,498 sf
- Poppyseed (11 Homes)
Single Family Condos w/
HOA
3 One-Story Bldgs (in red)
SF: Approx. 1,600 – 2,100
3 – 4 Bedrooms
Community Green Space



Riverbend Development



FRONT ELEVATION

MODEL: A3S



FRONT ELEVATION

MODEL: A3C



FRONT ELEVATION

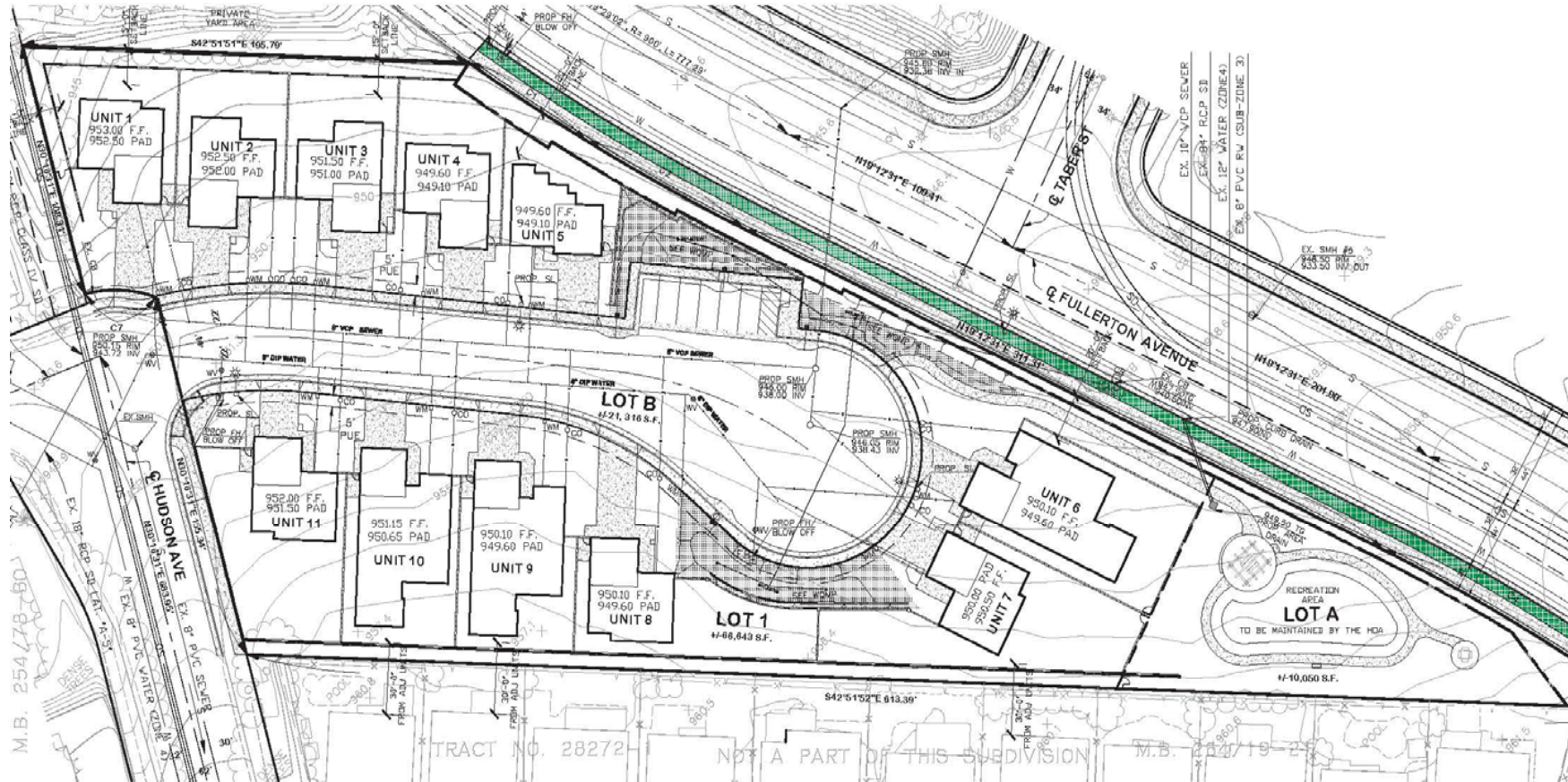
MODEL: A2S



FRONT ELEVATION

MODEL: A1c

Poppyseed Development



Poppyseed Elevations: North side of Poppyseed

Units
1 & 11



FRONT ELEVATION

MODEL: B1c - 2

Unit 4



FRONT ELEVATION

MODEL: B1S - 10

Unit 2



FRONT ELEVATION

MODEL: B2s - 8

Unit 5



FRONT ELEVATION

MODEL: B3s - 11

Unit 3



FRONT ELEVATION

MODEL: B2c - 9

Poppyseed Elevations: South side of Poppyseed

Unit 6



FRONT ELEVATION

MODEL: B4c - 1

Units
9 & 10



FRONT ELEVATION

MODEL: B4c - 4

Unit 7



FRONT ELEVATION

MODEL: B1c - 7

Units
9 & 10



FRONT ELEVATION

MODEL: B4s - 5

Unit 8



FRONT ELEVATION

MODEL: B1s - 3

Units 1
& 11



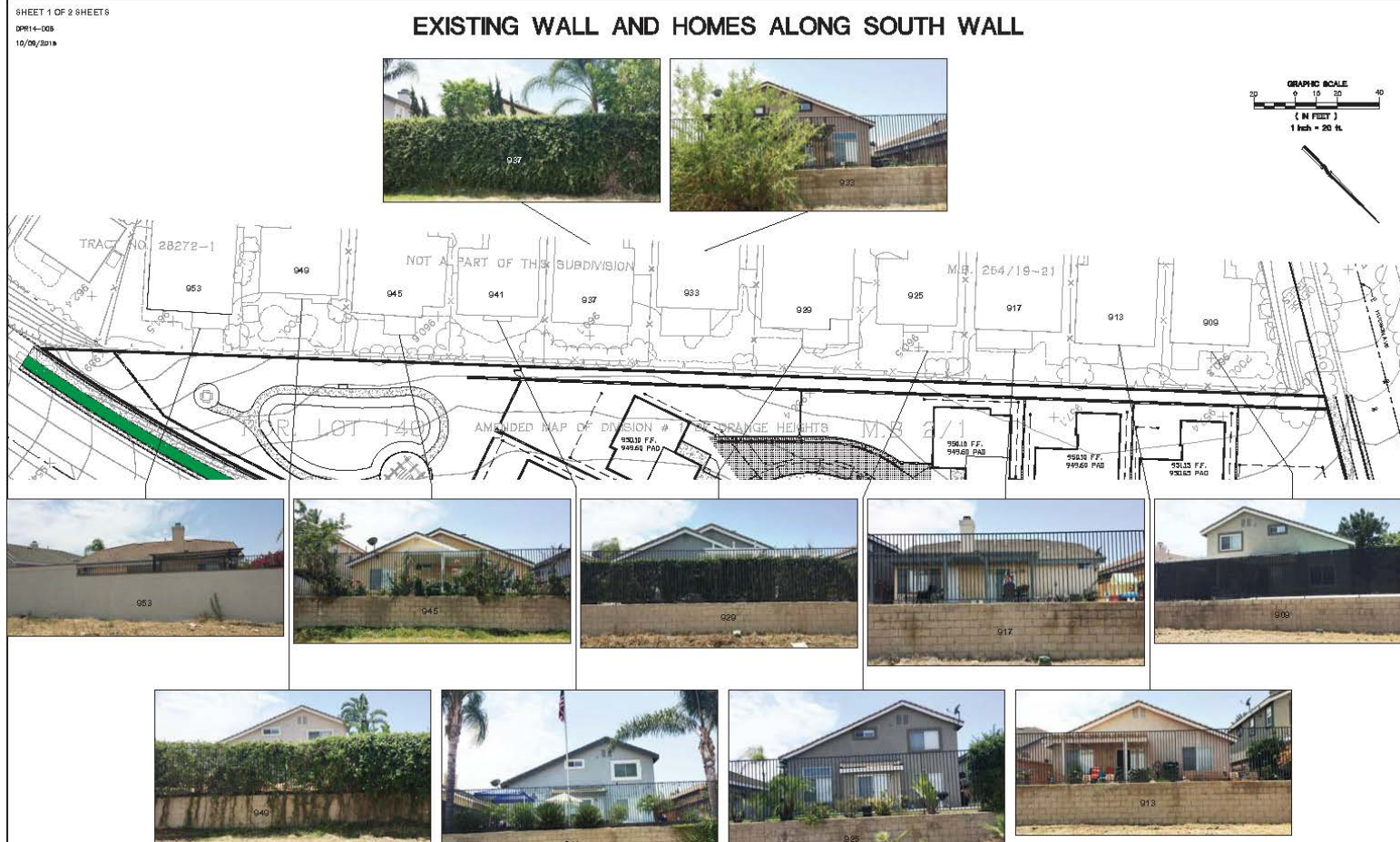
FRONT ELEVATION

MODEL: B1c - 6

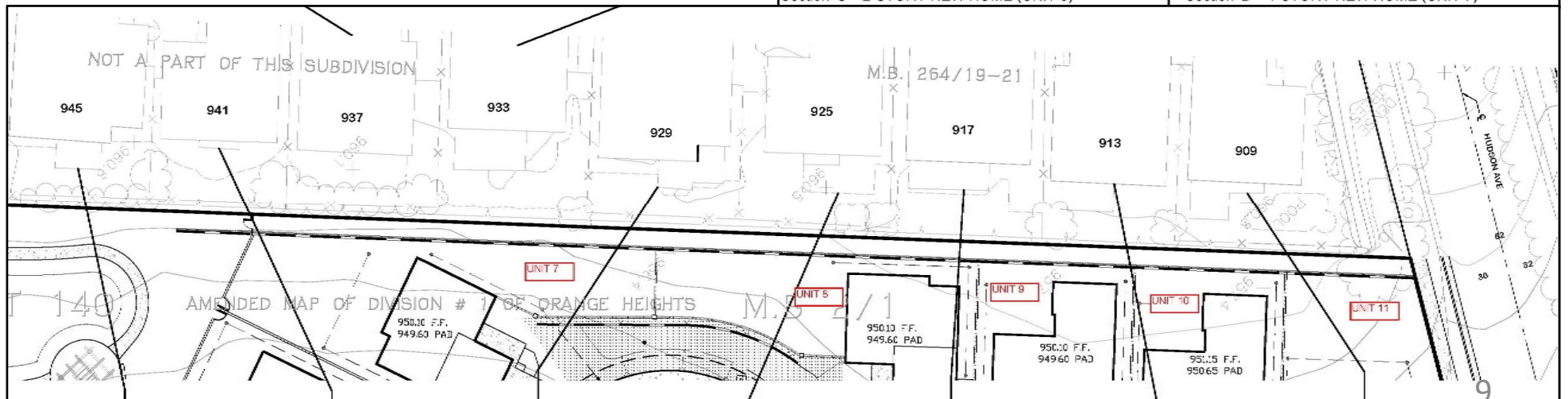
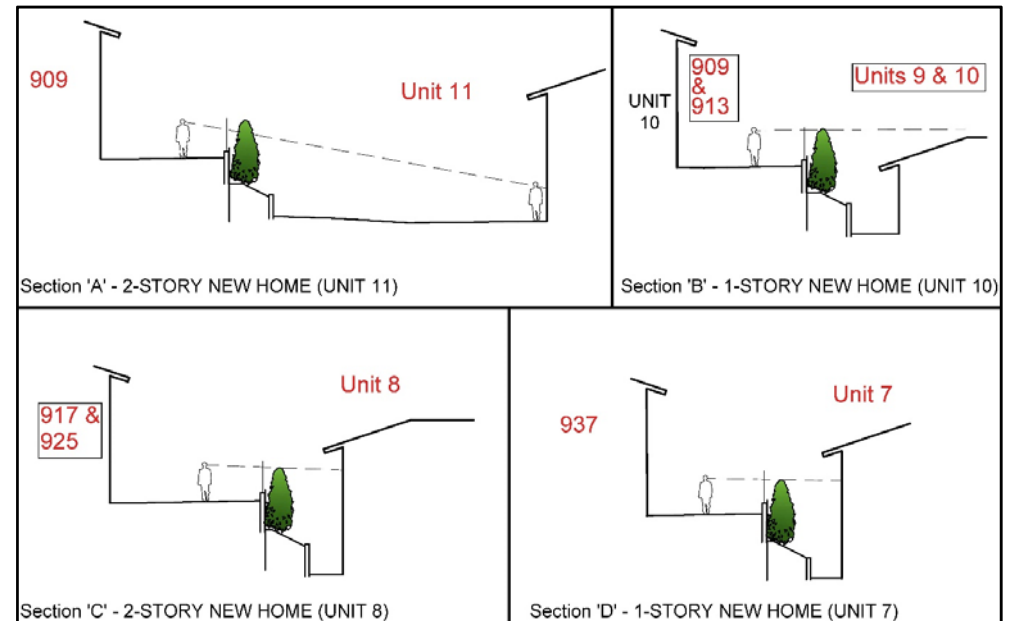
Poppyseed Development: South Wall

Concern	Comment
Privacy of homeowners on both sides	Privacy trees / shrubs will be part of the landscaping plan (see later slides)
Proximity of homes to existing homes	Along the south border there are 11 existing homes, we will only have 5 along the same border. Of those 5 2 are single story. The development lot is about 8 – 10 feet lower than existing homes.
Maintenance of shared wall	An HOA will be established as part of the development process and will share the costs of wall maintenance.
Any other options considered?	<u>Remove Wrought Iron & Build on Top</u> : Structurally unsound. City opposes. <u>New Wall Next to Existing Wall</u> : City opposes. Aesthetically undesirable. Space between walls difficult to maintain.

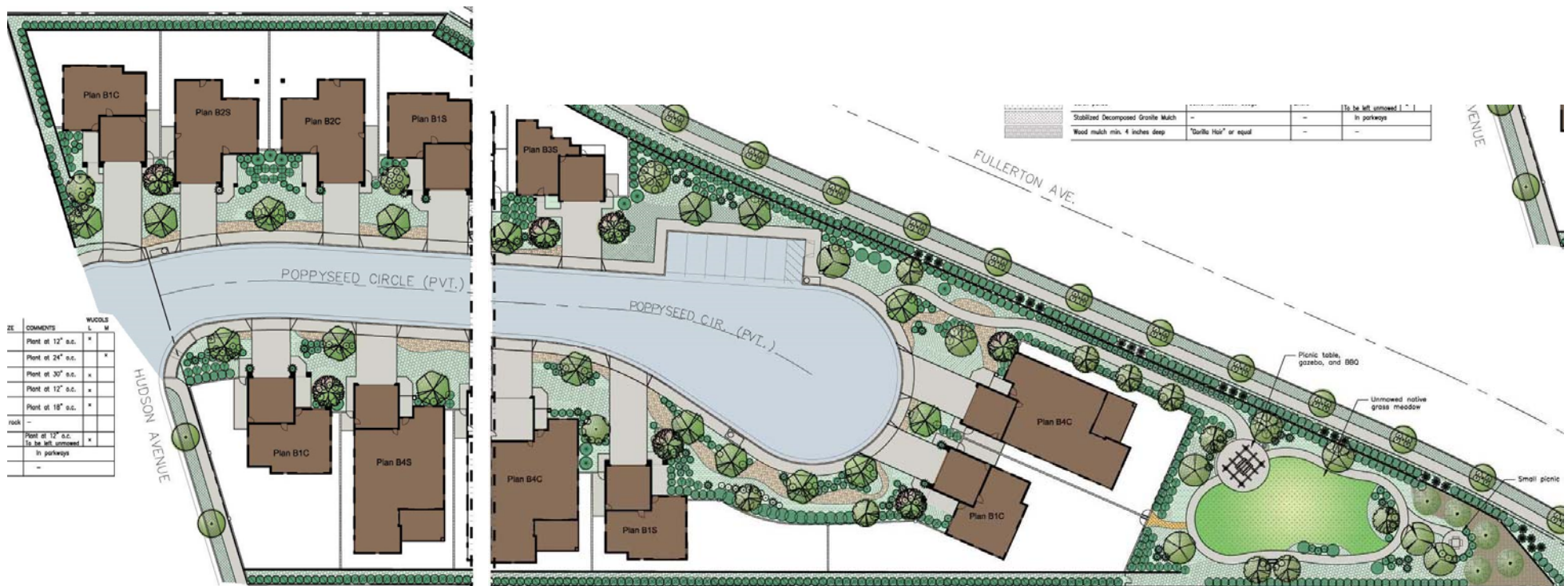
Poppyseed: South Wall - Existing



Poppyseed Development: Cross - Section



Poppyseed Development: Landscaping



Poppyseed Development: Landscaping – South Wall

Coast Rosemary



Jeffers Weeping Bottlebrush



Questions?