

# ARCHITECTURAL REVIEW BOARD staff summary / findings report



**Date:** February 14, 2013

**File:** Revised Faria Preserve Project  
GPA 12-400-001, RZ 12-600-001, DP 12-300-003,  
AR 12-200-038, MJ 12-900-001 and IS 12-250-003

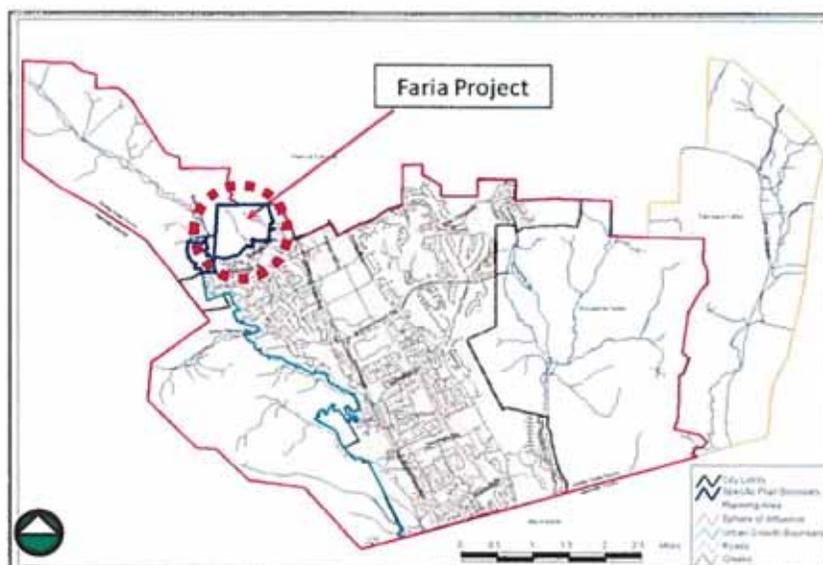
**Project Planner:** Cindy Yee, Associate Planner

**Recommended Action:** Provide Preliminary Design Comments and Recommendations

**I. Applicant/Property Owner:**

Pat Toohey for  
Lafferty Communities  
5000 Executive Parkway, No. 530  
San Ramon, CA 94583

**II. Location:** The project site is located on approximately 289-acres east of Bollinger Canyon Road, north of Deerwood Drive, west of the Crow Canyon Specific Plan area, and south of the city limit lines within the Northwest Specific Plan Area. (APNs: 208-240-005, -007, -008, -052 to -054, 208-260-046). The Faria Preserve site is currently undeveloped, with sporadic clusters of native trees (oak woodlands) located on the site. A prominent characteristic is the rugged topography, with a variety of slopes forming ridges and valleys. There are two localized intermittent drainage channels within the Faria Preserve Project Site.



AGENDA # 8.1

- III. General Plan Designation:** Various (see Northwest Specific Plan)  
**Zoning District:** Various (see Northwest Specific Plan)

**IV. Request:**

Provide preliminary design review of the master plan layout for the Revised Faria Preserve Project to construct a 751-unit residential subdivision on an approximately 289-acre project site. The residential neighborhood site plans, building design, and landscaping will be presented at a future ARB meeting.

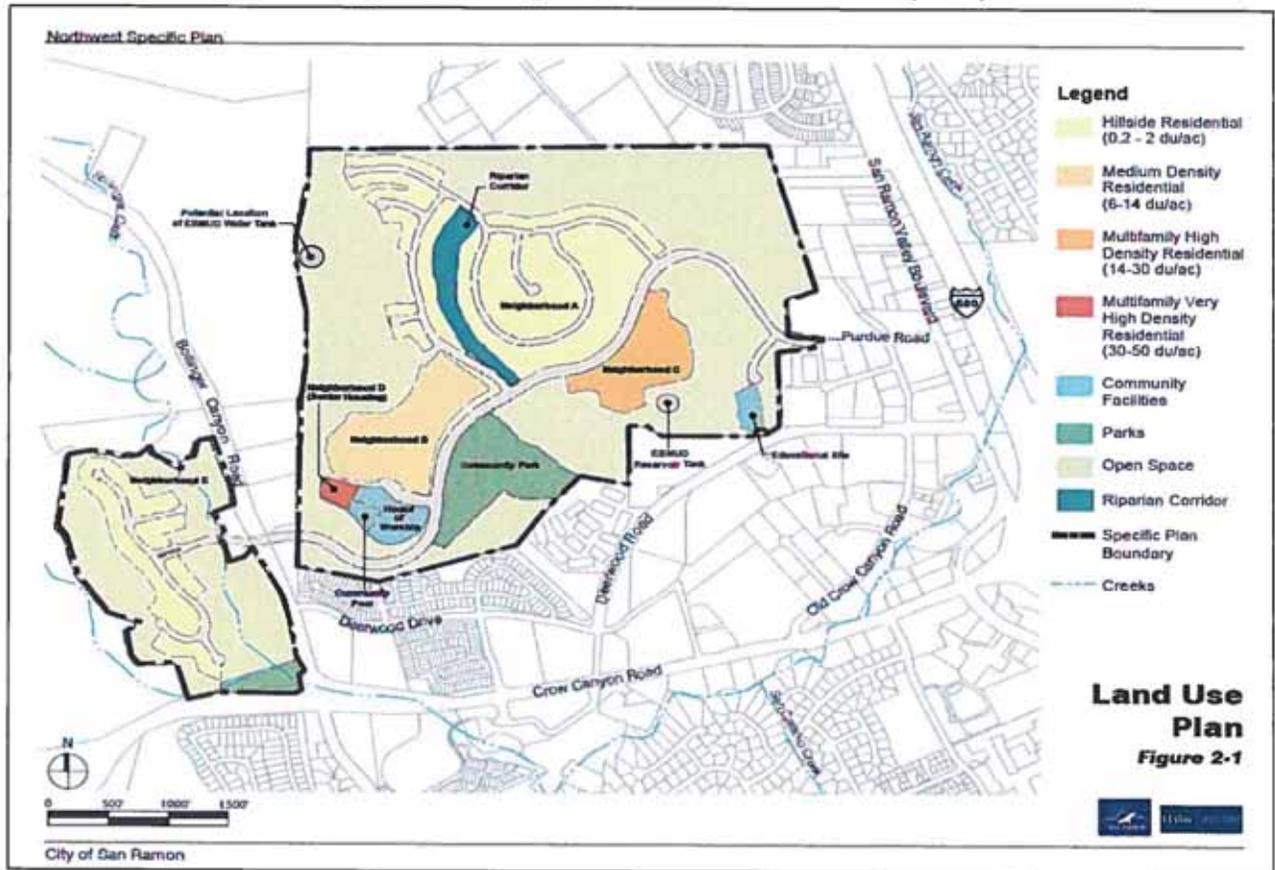
**V. Background:**

The background for the 2013 Faria project begins in the early 2000s when the General Plan Review Commission (GPRC) studied and recommended inclusion of the Northwest Specific Plan (NWSP) area to be part of the General Plan 2020 (GP2020). In March 2002, San Ramon voters approved GP2020 which included land use policy no. 4.7-I-7 directing the City to prepare the NWSP to guide the future development of the project area into “compact neighborhoods offering a mix of housing types, including workforce housing, public and semipublic uses, and significant park and open space areas.”

2006 NWSP Adoption

GP2020 laid out a specific framework for the Plan Area which included the following components: an educational site, community facilities, a house of worship, a minimum of 25% of all housing units available as affordable units, an east/west vehicular roadway connection, and at least 75% of the site set aside for public amenities and open space, while allowing for the grading of two ridgelines within the NWSP (see Figure 1). Between 2004 and 2006, the City prepared and processed the NWSP and the Project Environmental Impact Report (EIR) applications along with the review of the Faria Preserve Vesting Tentative Map and Development Plan. As part of the review process, the ARB provided project design comments in 2005 and 2006. In November 2006, the City Council adopted the NWSP and certified the Project EIR. As shown in Figure 1, the NWSP land use plan established a range of residential neighborhoods, community facilities, a park site, and open space within the 354-acre Specific Plan area. There have been no modifications to the NWSP since its adoption in 2006 and therefore, continues to serve as the guiding policy document for development proposals in the plan area.

**Figure 1: Adopted NWSP Land Use Plan (2006)**



**2006 Faria Preserve Project Approval**

After the approval of the NWSP and the certification of the Project EIR in November 2006, the Planning Commission approved the Faria Preserve project in December 2006. The December 2006 project approval consisted of 786 residential units on 289-acres of which 226 units would be set aside as affordable housing units. The 2006 Project (see Figure 2) included four residential neighborhoods on approximately 75 acres, dedication of 144 acres of off-site open space contiguous to Project area along with the following public facilities:

- 12.7-acre community park
- 0.5-acre rose garden
- 1.6-acre educational site
- Up to 6-acre house of worship

In December 2006, two separate lawsuits were filed by the East Bay Regional Park District (EBRPD) and the Sierra Club challenging certain City approvals of the Project.

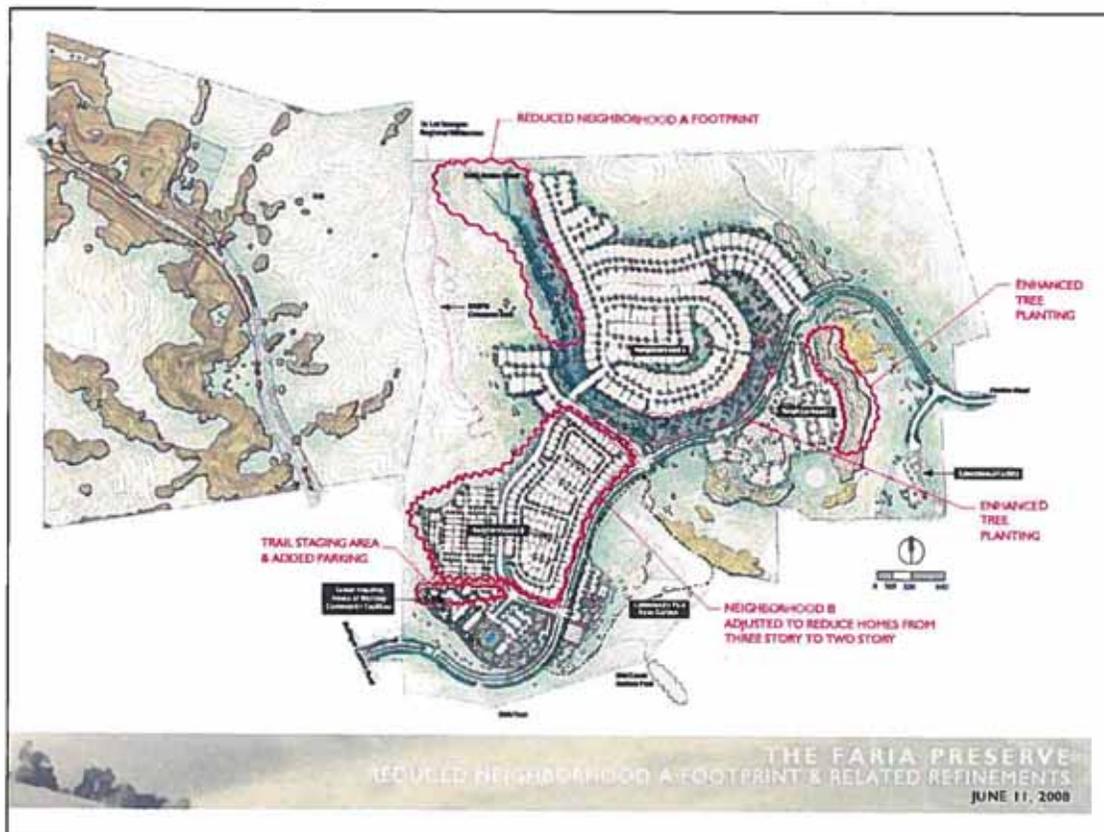
**Figure 2: 2006 Approved Faria Preserve Project**



**2008 Faria Preserve Refinements**

In June 2008, the City Council approved modifications and refinements to the Project to implement the two Settlement Agreements with the Sierra Club and the EBRPD (City Council Resolution No. 2008-132). The refinements made to the Project are illustrated below.

**Figure 3: 2008 Faria Preserve Refinements**



### Post-2008 Faria Preserve Refinements

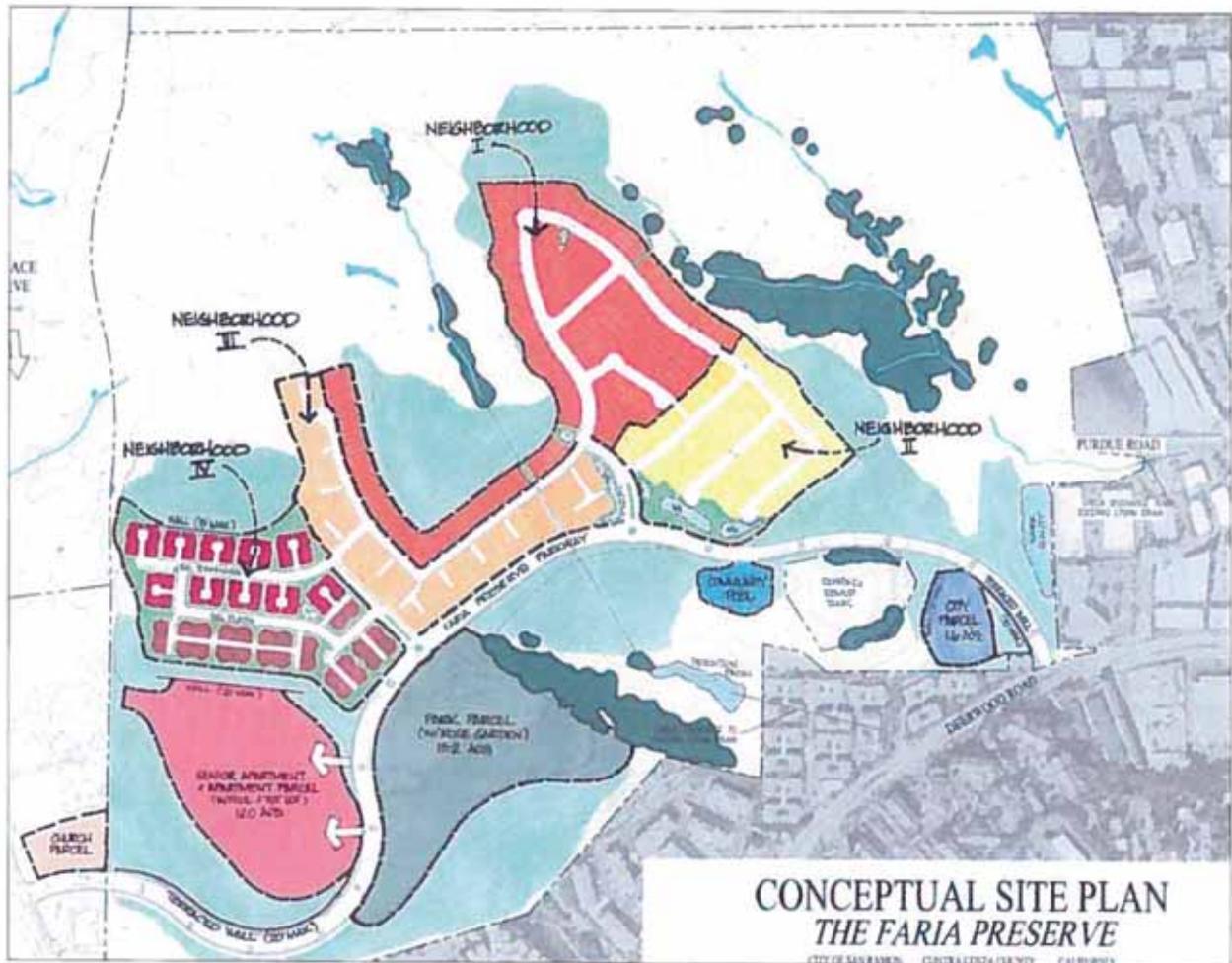
Following the 2008 project refinements, Claremont Homes focused their efforts to address Project comments received from Resource Agencies such as the Regional Water Quality Control Board, the Department of Fish and Game, and the Army Corps of Engineers. In 2012, Lafferty Communities acquired the Faria project from Claremont Homes. In October 2012, a new conceptual site plan was submitted to the City with the goal of addressing the Resource Agencies' Project comments. The total number of proposed dwelling units remained unchanged from 2008, but proposed amendments include the new alignment of the main east/west road connecting Bollinger Canyon Road to Deerwood Road (instead of Purdue Road) and a reduction of grading and development area with the goal of reducing impacts to natural resources.

On October 16, 2012, the City Council and Planning Commission held a joint public workshop to discuss the new conceptual site plan and gave an opportunity for the public to provide input on the proposal. On January 15, 2012, the Planning Commission held a second public workshop to further discuss the project and to review site plan modifications made since the October 16<sup>th</sup> workshop. The modifications included a reduction in total residential units from 786 to 751, an increase in lot sizes in Neighborhood 1, expansion of the proposed trail system, a reduction in residential densities by eliminating multi-family and small-lot single-family units, and increasing the Community Pool parking area.

## **VI. Project Description:**

The proposed Revised Faria Preserve Project is a 751-unit residential subdivision on an approximately 289-acre project site (see Figure 4). Of the 751-units, the applicant is proposing three varying types of single-family detached neighborhoods, a townhouse/condominium neighborhood, a senior apartment complex, and a multi-family apartment complex on 64-acres. The proposal also includes a turn-key 12.7-acre community park, a 0.5-acre rose garden, a parcel for a house of worship, an educational facility site, and a community pool area. The Project maintains a ratio of 78% of the total Project area as public amenities and open space to 22% of development area. Additionally, the applicant proposes to dedicate 144-acres of open space land to be preserved as permanent conservation area located adjacent to the Project area.

Figure 4: 2013 Faria Preserve Conceptual Site Plan



### Master Play Layout

The proposed Faria Preserve project is organized into five distinctive residential neighborhoods and surrounded by a variety of public amenities off the main project road identified as “Faria Preserve Parkway.” Accessed to the project would be made via entry points on Bollinger Canyon Road (north of the Merrill Gardens senior community) and Deerwood Road (west of the Pacific Bell office building). A total of 751 new residential dwelling units are proposed, as described below:

**Neighborhood I.** Located within the northern and eastern portion of the Faria Preserve Project Site, Neighborhood I would consist of 111 single-family detached, two-story homes on 50’ x 100’ lots. Neighborhood I is approximately 19.5 acres with a density of approximately 5.7 dwelling units per acre.

**Neighborhood II.** Neighborhood II would occupy approximately 8.9 acres on the eastern portion of the Faria Preserve Project Site, south of Neighborhood I. It would include 73 single-family detached, two-story homes on 46’ x 70’ lots. This neighborhood would have a density of approximately 8.2 dwelling units per acre.

**Neighborhood III.** Neighborhood III includes 83 single-family detached units in two- and three-story buildings. The units are on 35' x 65' lots and clustered around a shared motorcourt. Neighborhood III is on 9.1 acres (approximately 9.1 units per acre) within the central portion of the Project area north of Faria Preserve Parkway.

**Neighborhood IV.** Neighborhood IV would be situated on the northwestern portion of the Project area and contains two styles of attached multi-family products. One segment of the neighborhood contains 104-units of attached three-story townhouses in groupings of 5- and 6-plex buildings on 6.6 acres. The second segment of this neighborhood is organized into stacked condominium flats on 5.7 acres. The proposal is for a total of 78 condominium units in two-story buildings with a density of 13.7 units to the acre.

**Senior Apartment & Apartment Community.** The 86-unit senior apartment community and 216-unit apartment community are located on 12 acres within the southwesterly portion of the project area north of Faria Preserve Parkway. This community would range from an average density of 23.9 to 25.7 dwelling units to the acre. At this time, the applicant is providing a conceptual site plan layout and architecture for the apartment communities. Separate Architectural Review and Development Plan Review would be required prior to construction of this community.

Along with the residential neighborhoods, the applicant is proposing the following public amenities:

**Church Parcel.** A one-acre church parcel is proposed to be located adjacent to the western entrance of the project site. At this time, the applicant is providing a conceptual site plan layout for the church parcel. Separate Architectural Review and Development Plan Review would be required prior to construction of this site.

**Community Park & Rose Garden.** A 12.7 acre community park is proposed to serve the needs of the residential community. The park would be located south of Faria Preserve Parkway and situated north of the existing residential neighborhoods. The park includes a soccer and baseball fields, volleyball, basketball, and tennis courts, a dog run, picnic and play areas, and various pathways and seating areas. A 0.5 acre memorial Rose Garden is located west of the community park and will provide opportunities for passive recreation. As part of the Project review process, the City's Parks and Community Services Commission will review the applicant's parks proposal to ensure it meets City park standards.

**Tot Lots.** The applicant is proposing three tot lots that would be private parks serving residents primarily in Neighborhood I, Neighborhood III, and Neighborhood IV. The lots would include a play structure, BBQs and trellis features.

**Educational Site.** An educational site is identified on the site plan as a 1.6 acre City Parcel. As per the NWSP, an educational site shall be provided for educational purposes such as a preschool, museum, etc. Any future development plans for this site would require Architectural Review and Development Plan review.

**Community Pool.** The community pool area is located centrally within the Project area south of the main road. The community pool, which includes a pool, pool house and lawn area would serve the residences of the Faria Preserve community. The applicant is currently evaluating offering pool

access to additional residential neighborhoods south of the Project area.

#### Landscape Plan

The 289-acre Project area has a variety of natural resources including three major ridgelines, oak woodlands, creeks and riparian habitat. The proposed Project would require significant grading of two of the major ridgelines, which was approved by San Ramon voters in 2002. The Project also impacts approximately 1,390 lineal feet of the total 18,343 lineal feet of existing wetlands and waters of the United States within the Project area. To balance the development proposal, the landscape plans depicts approximately 225-acres of the 289-acre Project area to be reserved for open space, trails, and public facilities. Additionally, as part of the development of the Faria Preserve, the applicant would record a permanent conservation easements over the Adjacent Faria Offsite Preservation Area – 144-acres of open space contiguous to the NWSP Area and located immediately to the west of the Project Area within the City’s Planning Area Boundary.

#### *Project Identity & Entryways*

The preliminary landscape plans are still conceptual in nature, but offers a sense of the Project’s design style. The Project identity features elements of stone, salvaged wood and metal panels. At the entrance on Bollinger Canyon Road, monoliths would flank the entrance to the Project along with special pavement and a specimen tree. At the entrance on Deerwood Road, the applicant is proposing a boulder waterfall feature and would replicate the use of monoliths and Project entry portals. At two major intersections within the Project, the applicant has designed a roundabout element that features a specimen tree, stone veneer, entry portals and stone columns in keeping with the Project theme.

#### *Trails*

The proposed trail system map identifies connections from Neighborhoods I and IV, connections through the community park, and a trail connecting the existing residential neighborhoods south of the Project area. Additionally, the applicant is working with the East Bay Regional Park District (EBRPD) to construct a trailhead along Bollinger Canyon Road that tie into the Project’s new trail system.

At a future ARB meeting, landscape plans specific to each residential neighborhood will be presented for review and comment.

### **VII. CEQA:**

A Mitigated Negative Declaration is in the process of being prepared for the project pursuant to the California Environmental Quality Act (CEQA), which will be reviewed along with the supporting documents by the Planning Commission.

### **VIII. Discussion/Issues:**

It is recommended that the Board review the application and plans and provide preliminary comments and recommendations regarding the site plan using the following questions as a guide for discussion:

#### Master Plan Layout

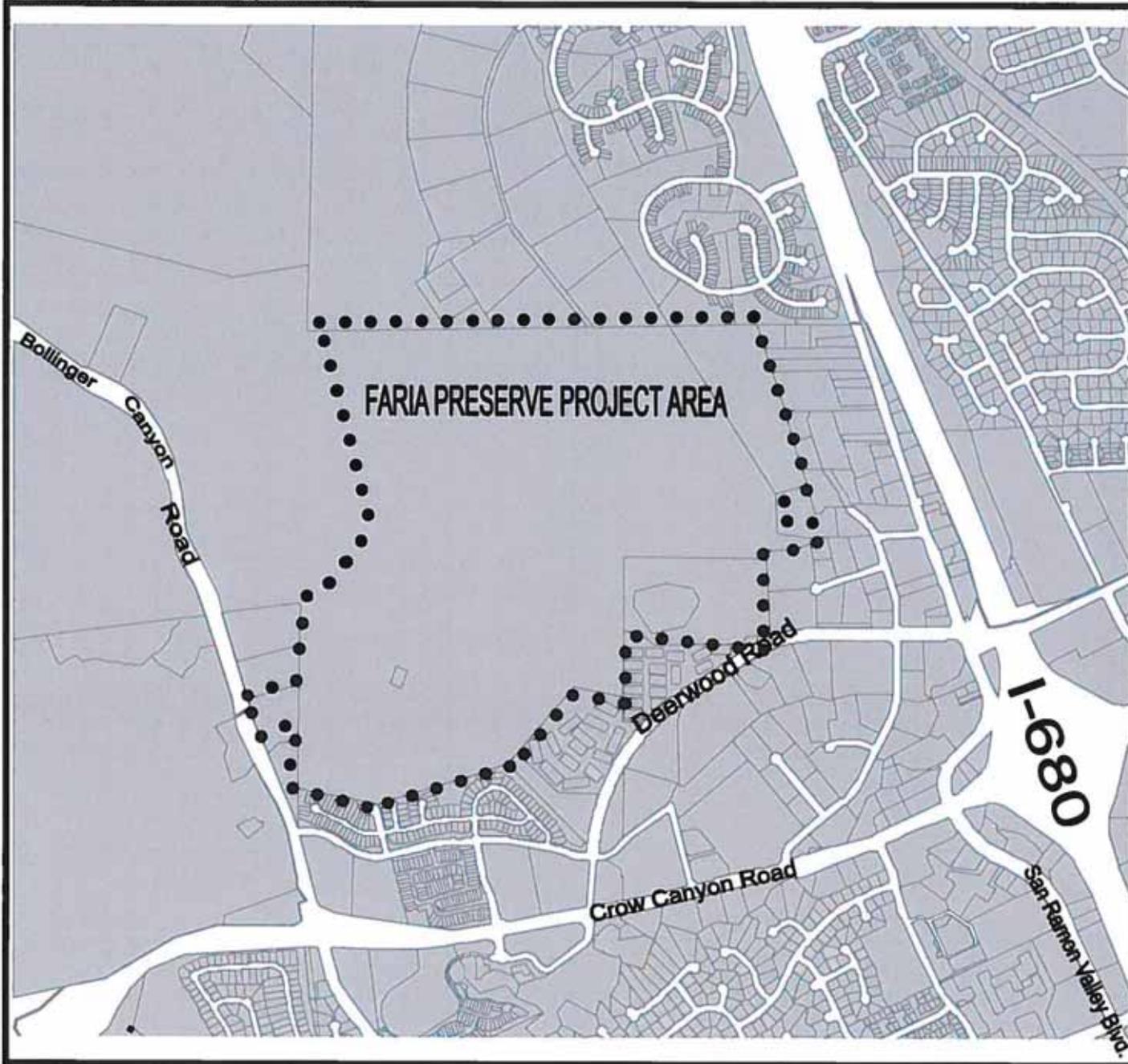
1. Does the proposed layout of neighborhoods and public/semi-public amenities provide appropriate relationship between open space areas, roadways, units and other pedestrian-scale amenities? Is the overall site plan layout designed so that the proposed development is sensitive to the adjoining open space areas?
2. Does the site plan design integrate with and complement the surrounding neighborhoods of the project area?
3. Does the project provide sufficient and appropriate internal circulation for vehicles, pedestrians and bike access?
4. In general, does the ARB support the proposed master plan layout? Are there specific site design recommendations you wish to forward to the Planning Commission?

#### General Landscaping

5. Does the preliminary landscape plan complement the surrounding and existing landscaping?
6. Does the Board support the proposed landscaping and hardscaping features planned for various points throughout the Project's main roadway (Faria Preserve Parkway) such as the roundabout, project entry features, etc.?
7. Does the Board support the proposed design and location of the Community Park, Rose Garden, Tot Lots, and Community Pool?

#### **IX. Attachments:**

- 1) Vicinity Map
- 2) Reduced set of Project Plans, date received February 7, 2013
- 3) 11"x17" Project Plans, date received February 7, 2013 (To ARB Only)



CITY OF SAN RAMON PLANNING SERVICES

	<p><b>REVISED FARIA PRESERVE PROJECT VICINITY MAP</b></p> <p>..... Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
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# FARIA PRESERVE

SAN RAMON, CA

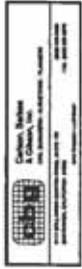
ARCHITECTURAL REVIEW BOARD SUBMITTAL

FEBRUARY 14, 2015

Our Team



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Overall Site Plan  
**FARIA PRESERVE**  
 San Ramon, CA

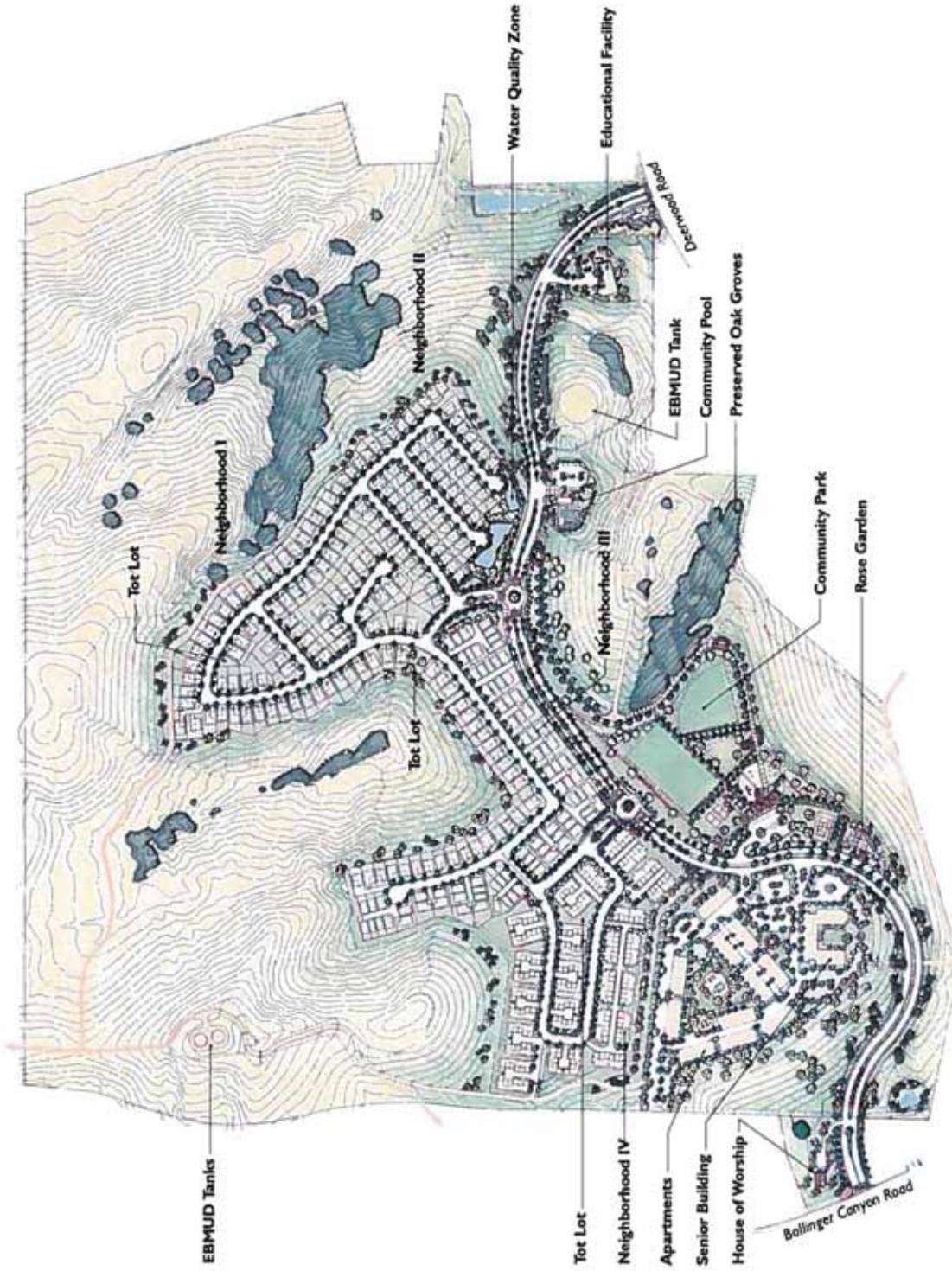
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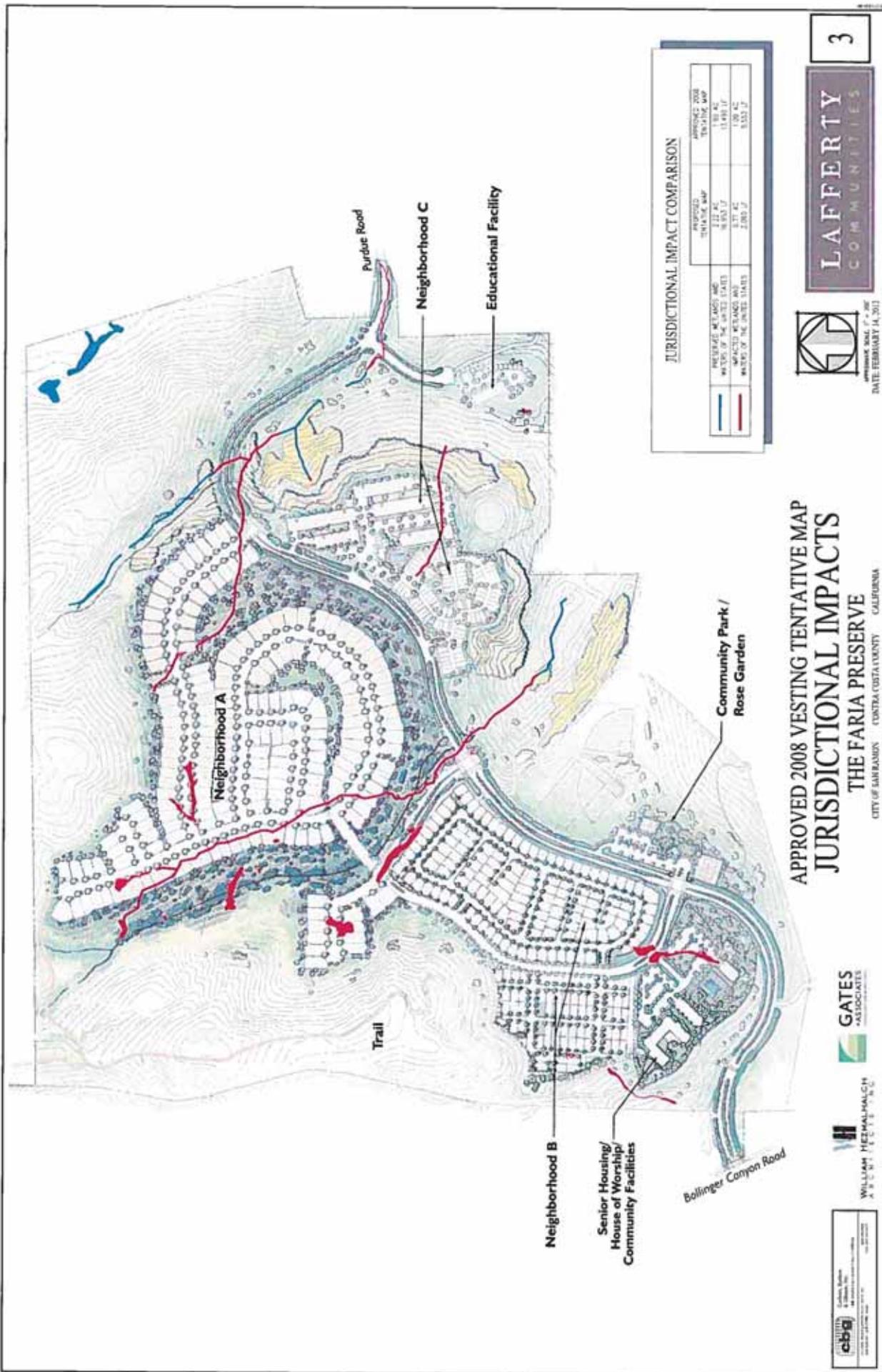
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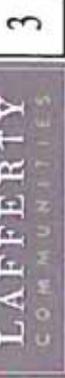
Site Plan  
**FARIA PRESERVE**  
 San Ramon, CA

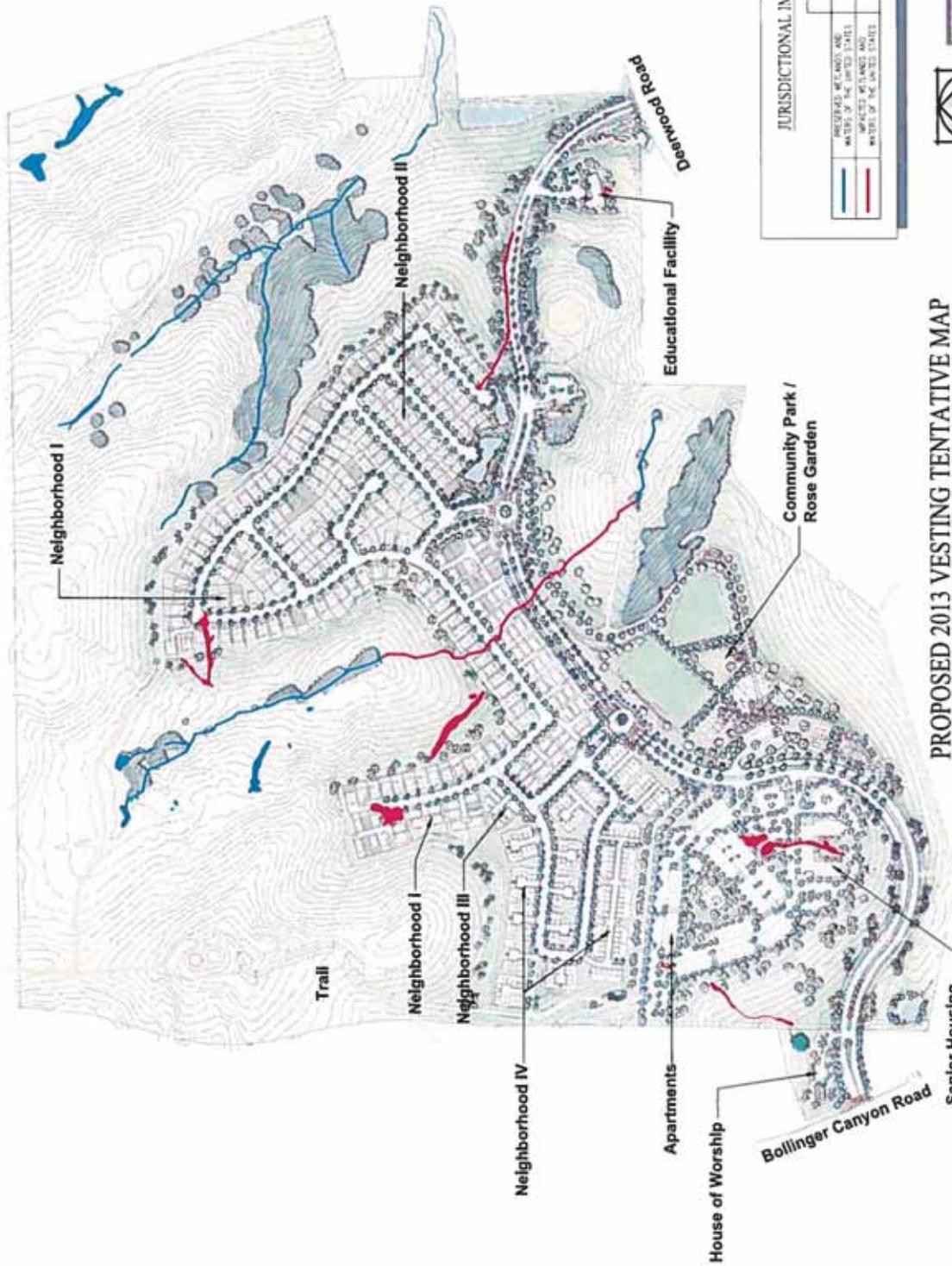


**JURISDICTIONAL IMPACT COMPARISON**

	PROPOSED THRU THE MAP	APPROVED 2008 VESTING MAP
PREPARED ACRES AND MILES OF THE UNITED STATES	2,122 AC 16,933 LF	1,303 AC 10,480 LF
IMPACTED ACRES AND MILES OF THE UNITED STATES	2,377 AC 2,000 LF	1,700 AC 1,550 LF

APPROVED 2008 VESTING TENTATIVE MAP  
**JURISDICTIONAL IMPACTS**  
 THE FARIA PRESERVE  
 CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA





**JURISDICTIONAL IMPACT COMPARISON**

PROPOSED VESTING AND IMPACTS OF THE TENTATIVE MAP	APPROVED 2008 TENTATIVE MAP	APPROVED 2008 TENTATIVE MAP
2.12 AC	16,853 SF	1.39 AC
3.77 AC	2,590 SF	12.01 AC
3.77 AC	2,590 SF	12.01 AC

**PROPOSED 2013 VESTING TENTATIVE MAP  
JURISDICTIONAL IMPACTS**  
THE FARIA PRESERVE  
CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA

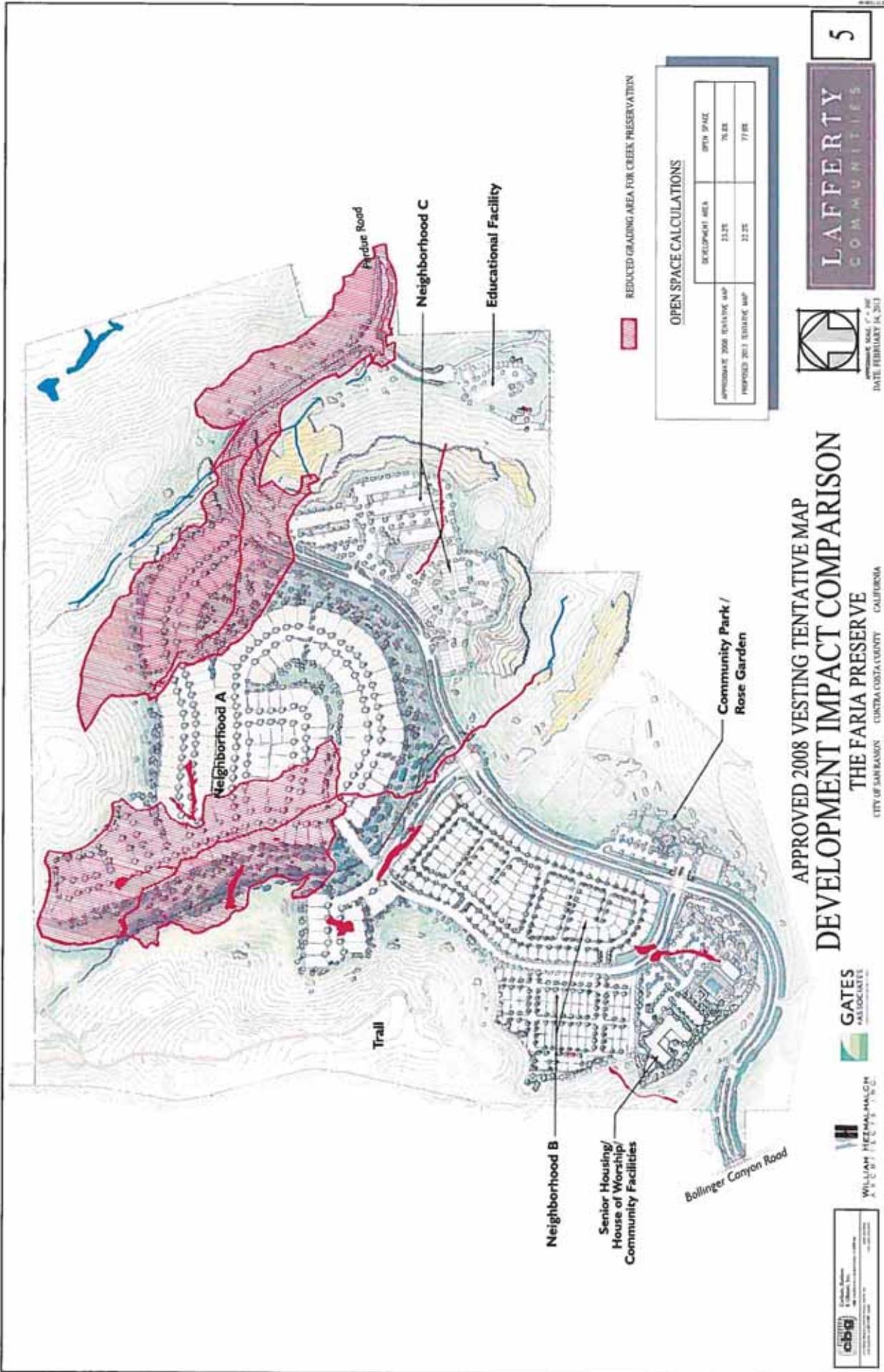
**GATES ASSOCIATES**  
WILLIAM HEZEMANLICH  
PLANNING ARCHITECTS

**cbg**  
CITY OF SAN RAMON  
COMMUNITY DEVELOPMENT DEPARTMENT



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APPROVED MAP 17-0007  
DATE: FEBRUARY 14, 2013



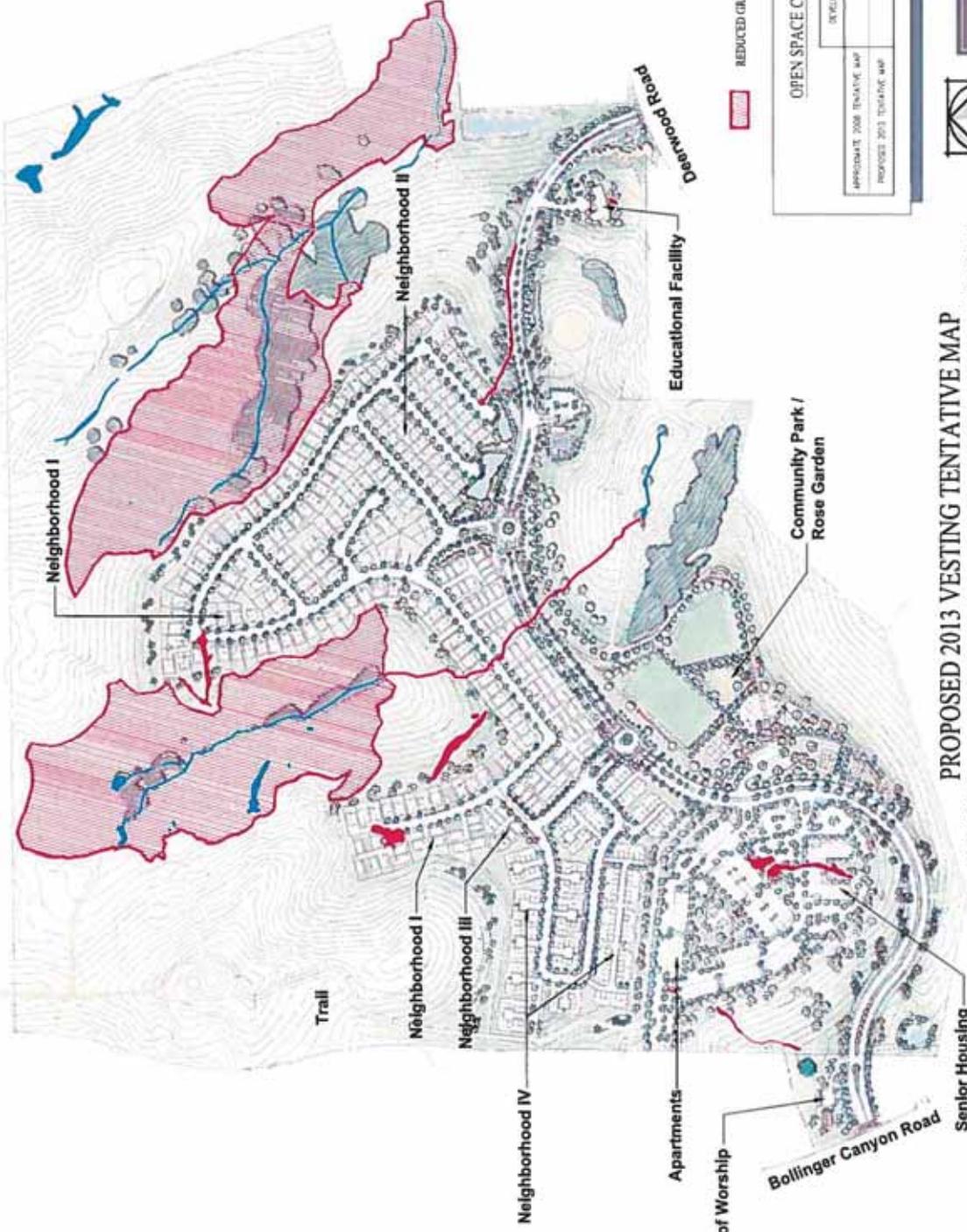
REDUCED GRADING AREA FOR CREEK PRESERVATION

OPEN SPACE CALCULATIONS

	DEVELOPMENT AREA	OPEN SPACE
APPROXIMATE 2008 TENTATIVE MAP	22.2%	76.8%
PROPOSED 2013 TENTATIVE MAP	22.2%	77.8%

APPROVED 2008 VESTING TENTATIVE MAP  
 DEVELOPMENT IMPACT COMPARISON  
 THE FARIA PRESERVE  
 CITY OF SAN RAFAEL, CONTRA COSTA COUNTY, CALIFORNIA





**OPEN SPACE CALCULATIONS**

APPROXIMATE 2008 TENTATIVE MAP	DEVELOPMENT AREA	OPEN SPACE
PROPOSED 2013 TENTATIVE MAP	21.7%	79,000
	22.7%	77,000

PROPOSED 2013 VESTING TENTATIVE MAP  
**DEVELOPMENT IMPACT COMPARISON**  
 THE FARIA PRESERVE  
 CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA

**GATES ASSOCIATES**  
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 ARCHITECT/PLANNER

**cbg**  
 CONSULTING  
 CIVIL ENGINEERS

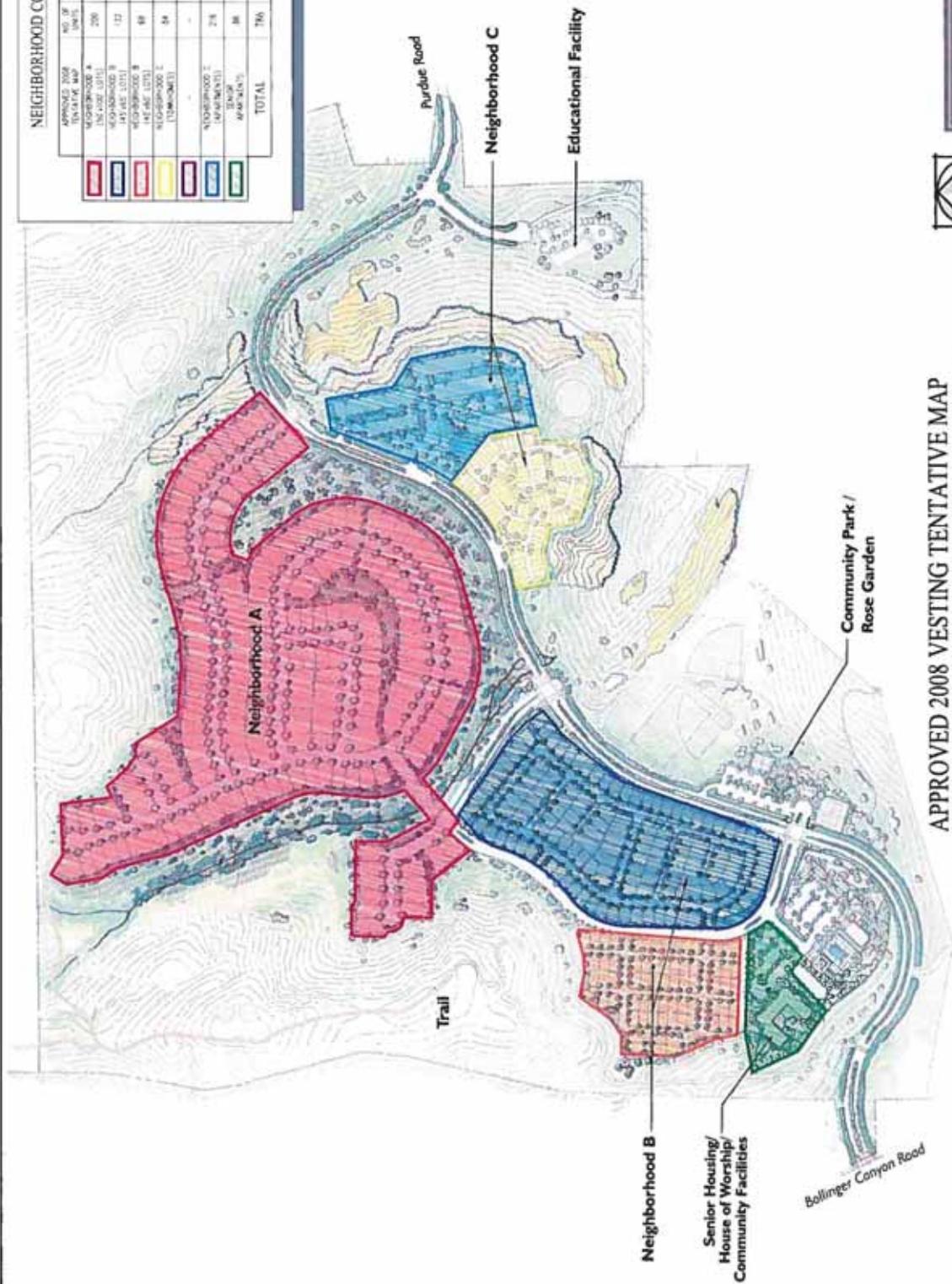


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APPROXIMATE SCALE: 1" = 200'  
 DATE: FEBRUARY 14, 2013

**NEIGHBORHOOD COMPARISON**

APPROVED 2008 TENTATIVE MAP	NO. OF UNITS	PROPOSED TENTATIVE MAP	NO. OF UNITS
NEIGHBORHOOD A (25 ACRES, 107 LOTS)	290	NEIGHBORHOOD I (25 ACRES, 107 LOTS)	121
NEIGHBORHOOD B (14 ACRES, 101 LOTS)	122	NEIGHBORHOOD II (14 ACRES, 101 LOTS)	51
NEIGHBORHOOD C (14 ACRES, 101 LOTS)	69	NEIGHBORHOOD III (15 ACRES, 104 TYPICAL LOTS)	63
NEIGHBORHOOD D (12 ACRES, 101 LOTS)	54	NEIGHBORHOOD IV (12 ACRES, 101 LOTS)	54
NEIGHBORHOOD E (12 ACRES, 101 LOTS)	-	NEIGHBORHOOD V (12 ACRES, 101 LOTS)	18
NEIGHBORHOOD F (12 ACRES, 101 LOTS)	278	APARTMENTS	218
SENIOR HOUSING/ HOUSE OF WORSHIP/ COMMUNITY FACILITIES	88	SENIOR APARTMENTS	88
<b>TOTAL</b>	<b>786</b>	<b>TOTAL</b>	<b>741</b>



**APPROVED 2008 VESTING TENTATIVE MAP  
NEIGHBORHOOD COMPARISON  
THE FARIA PRESERVE**

CITY OF SAN RAMON - CONTRA COSTA COUNTY - CALIFORNIA

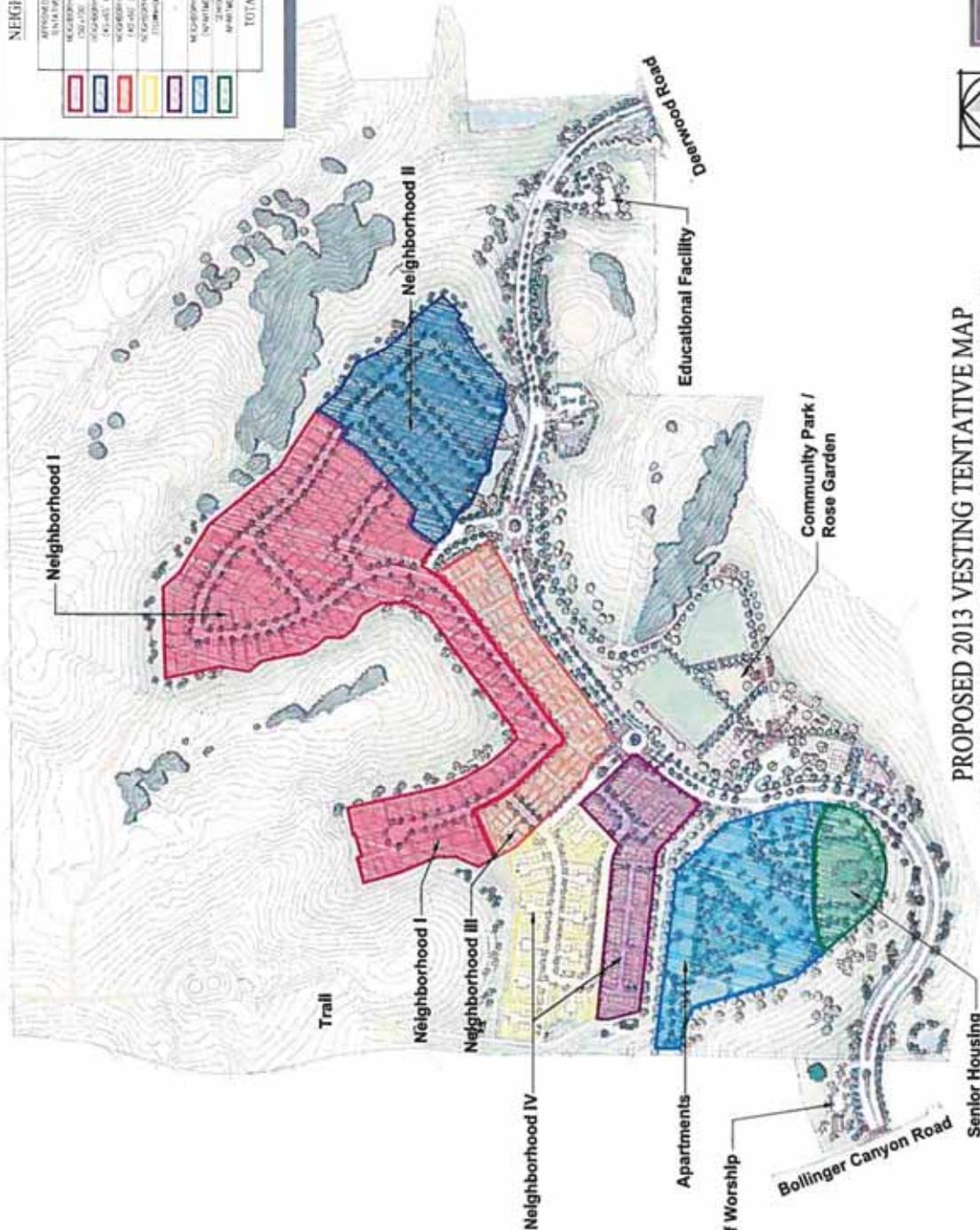


APPROVED SCALE: 1" = 200'  
DATE: FEBRUARY 14, 2013

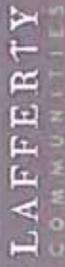


**NEIGHBORHOOD COMPARISON**

APPROVED ZONE (NATIVE MAP)	NO. OF UNITS	PROPOSED RESIDENTIAL MAP	NO. OF UNITS
NEIGHBORHOOD A (SINGLE-FAMILY)	298	NEIGHBORHOOD I (TWO-FAMILY UNITS)	127
NEIGHBORHOOD B (SINGLE-FAMILY)	112	NEIGHBORHOOD F (TWO-FAMILY UNITS)	11
NEIGHBORHOOD C (SINGLE-FAMILY)	6	NEIGHBORHOOD I (TWO-FAMILY UNITS)	63
NEIGHBORHOOD D (SINGLE-FAMILY)	84	NEIGHBORHOOD J (TWO-FAMILY UNITS)	104
NEIGHBORHOOD E (SINGLE-FAMILY)	276	APARTMENTS	276
NEIGHBORHOOD F (SINGLE-FAMILY)	18	SENIOR APARTMENTS	86
<b>TOTAL</b>	<b>766</b>	<b>TOTAL</b>	<b>742</b>



**PROPOSED 2013 VESTING TENTATIVE MAP  
NEIGHBORHOOD COMPARISON  
THE FARIA PRESERVE**  
CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



APPROVED MAP 17-001  
DATE: FEBRUARY 14, 2013





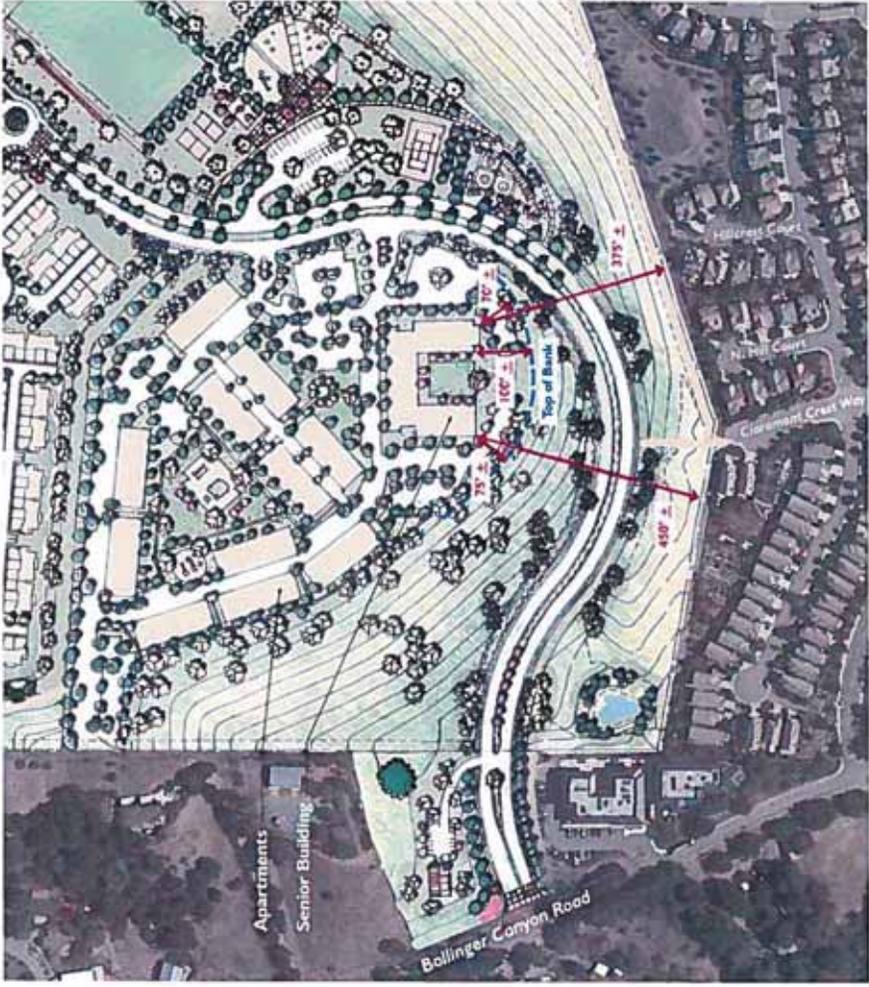
Bungalow Front Elevation



Cottage Front Elevation  
Apartment Elevations



Senior Building Elevation



Conceptual Apartment Layout  
**FARIA PRESERVE**  
San Ramon, CA





## Entry at Deerwood Road - Elevation

# FARIA PRESERVE

San Ramon, CA

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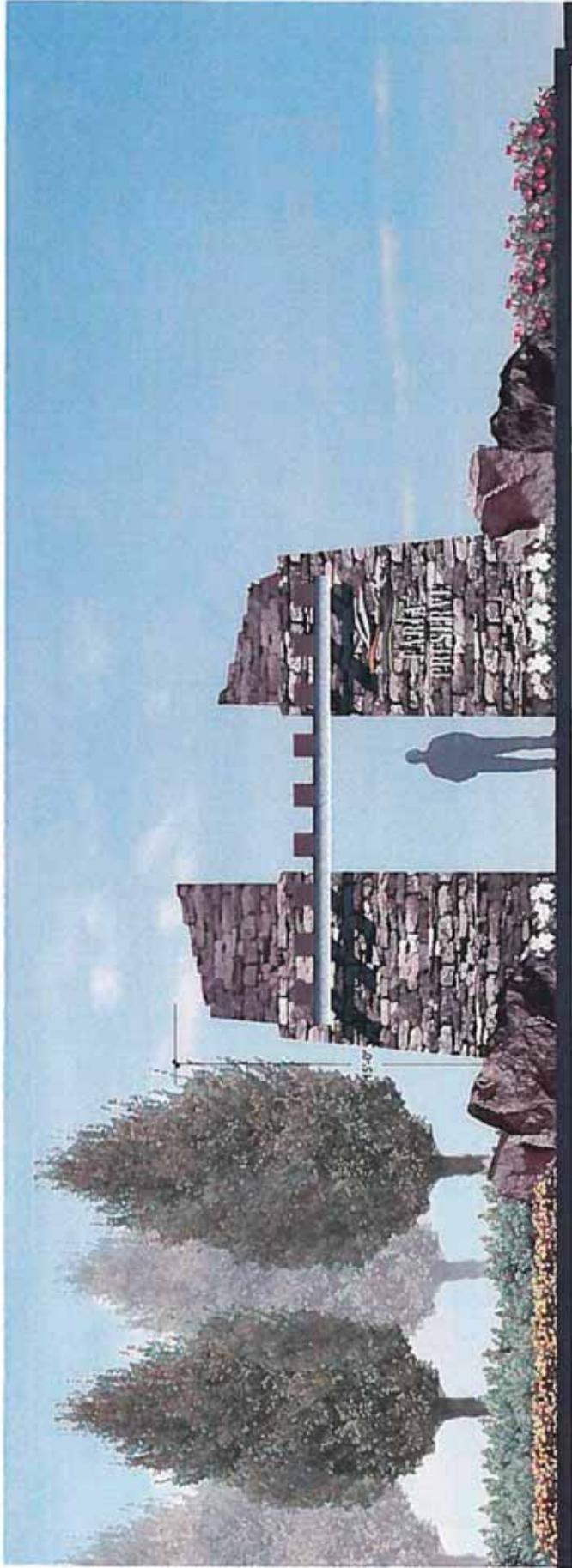
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February 14, 2013



**GATES  
+ ASSOCIATES**

LANDSCAPE ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583

11



Entry Portal

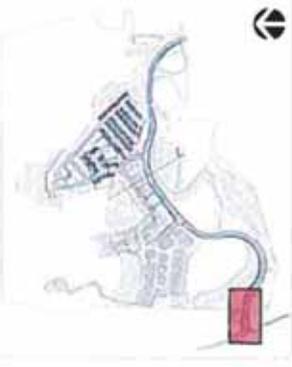
**FARIA PRESERVE**  
San Ramon, CA



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February 14, 2013

**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTS  
10000 FORTY-NINTH AVENUE, SUITE 100  
DENVER, CO 80231

12



Entry at Bollinger Road - Plan  
**FARIA PRESERVE**  
 San Ramon, CA

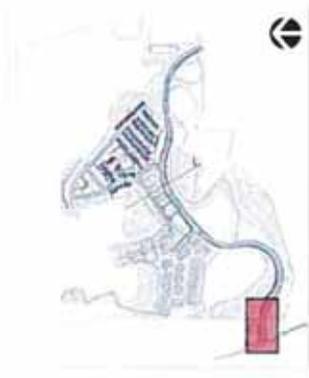
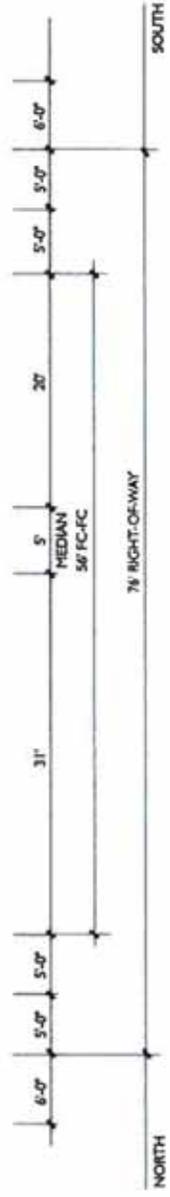
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0 12.5 25 50ft  
 February 14, 2013



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 BERKELEY, CALIFORNIA 94702  
 TEL: 415.848.8800 FAX: 415.848.8801



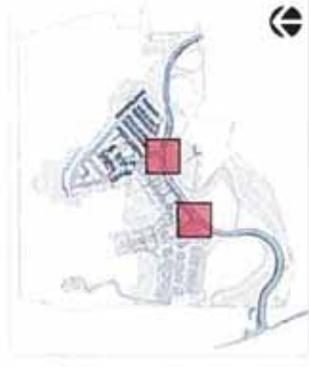
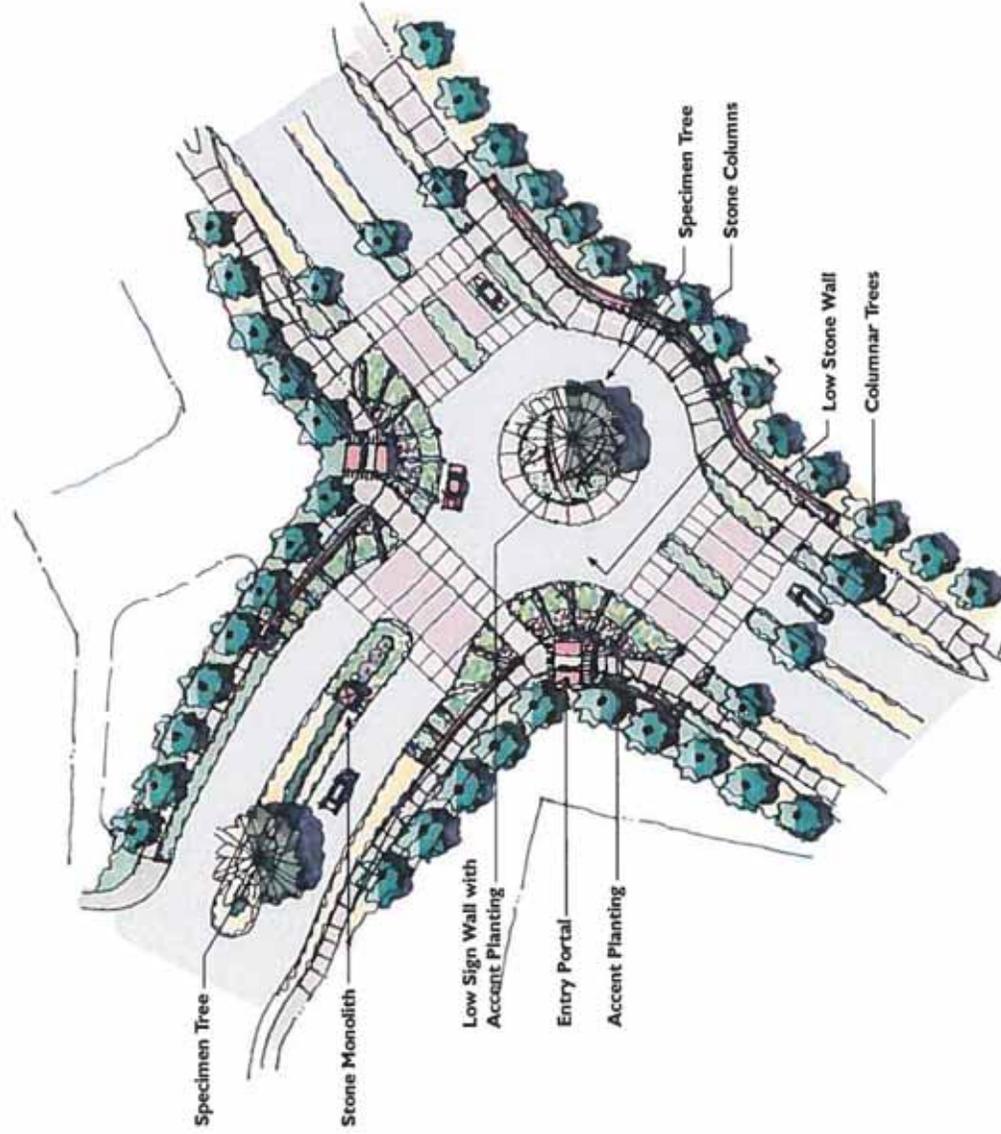
Entry at Bollinger Road - Elevation

**FARIA PRESERVE**  
San Ramon, CA

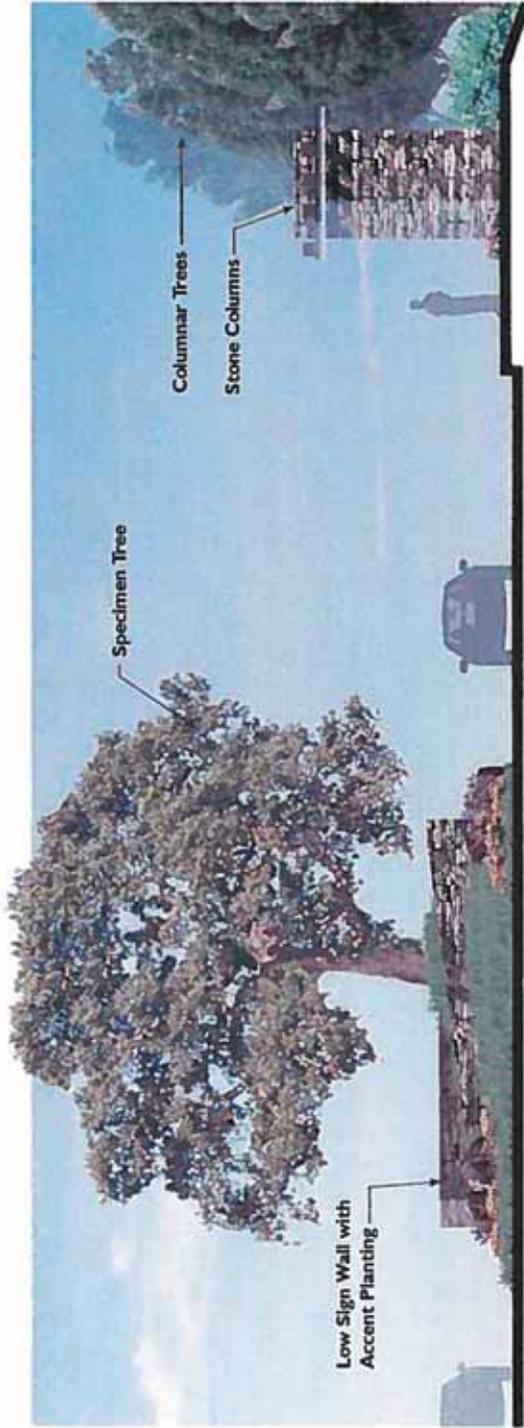


0 2.5 5 10'  
February 14, 2013

**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTS  
1000 BLOSSOM DRIVE, SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.375.8800



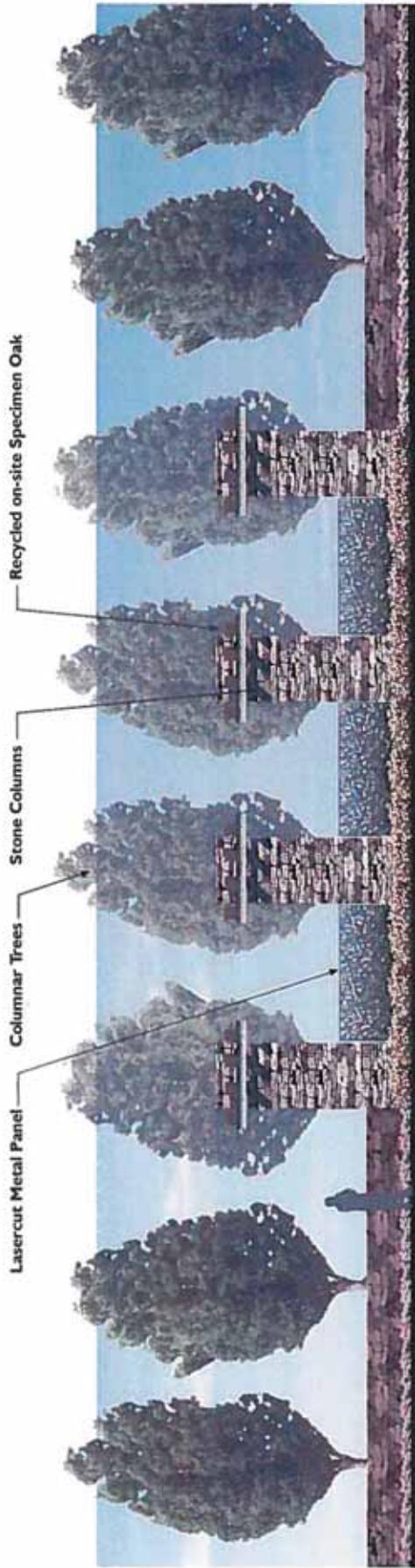
Roundabout - Plan  
**FARIA PRESERVE**  
 San Ramon, CA



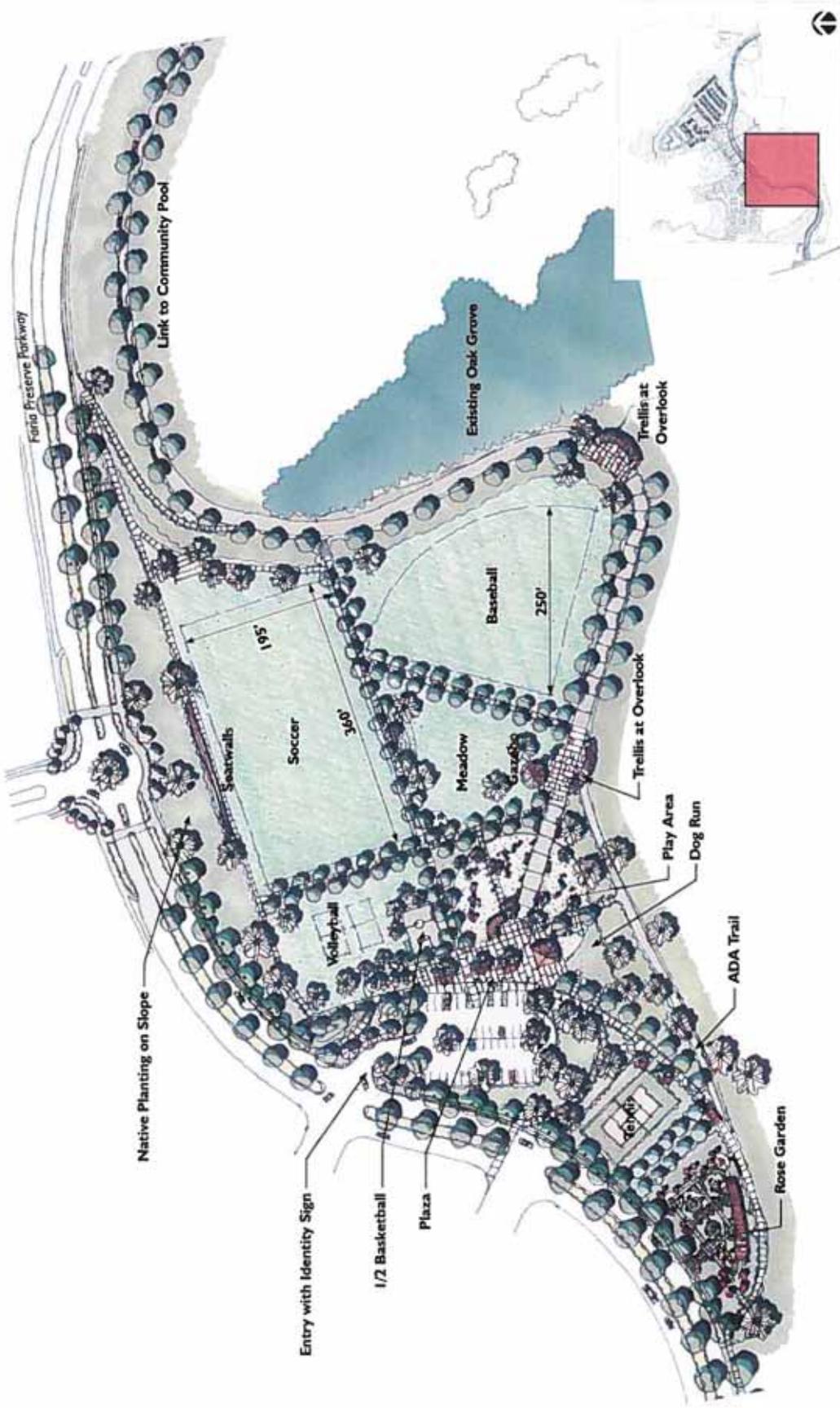
**Roundabout - Elevation**  
**FARIA PRESERVE**  
 San Ramon, CA



*Thoughtful. Not for sale.*

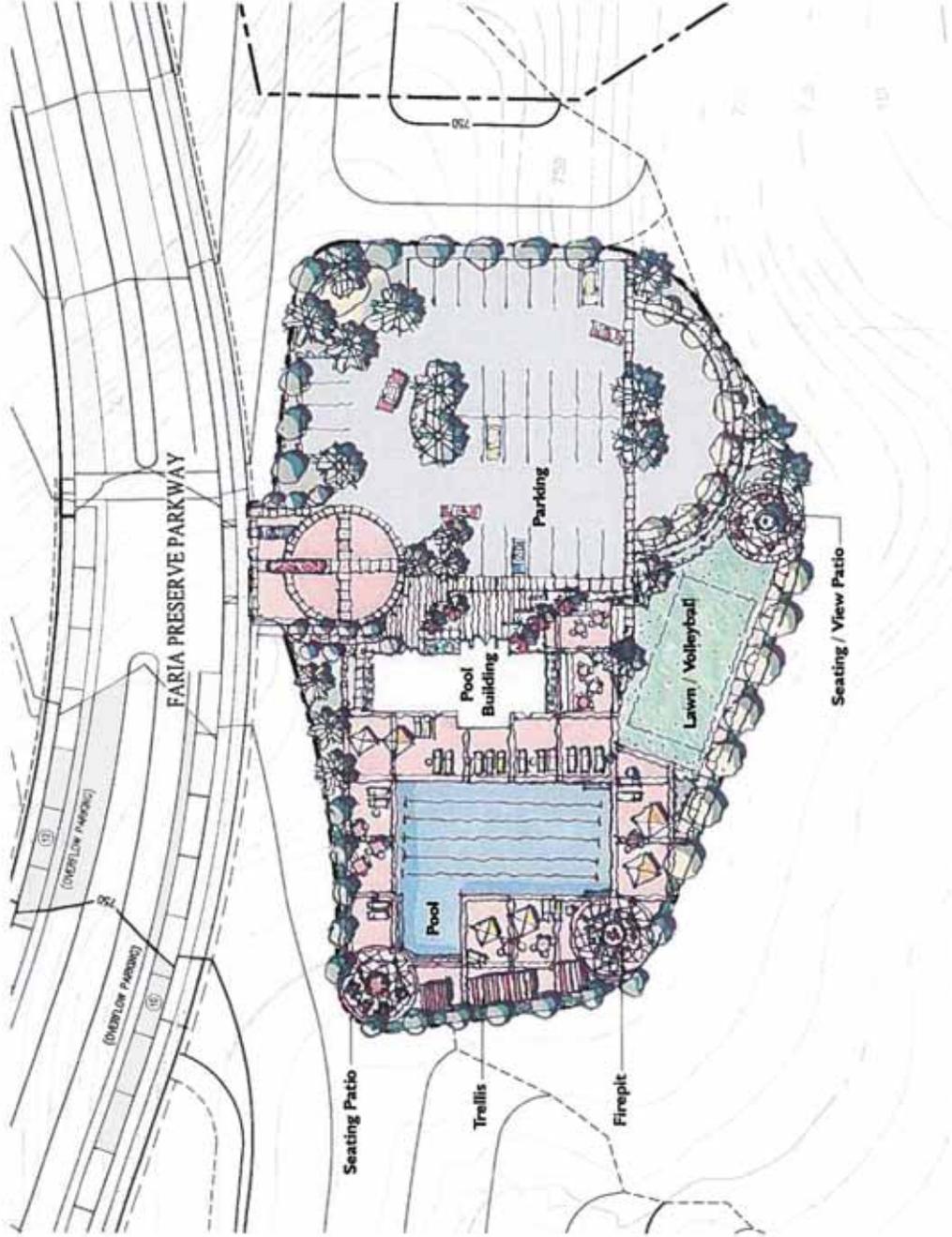


Stone Column Wall at Roundabout  
**FARIA PRESERVE**  
 San Ramon, CA

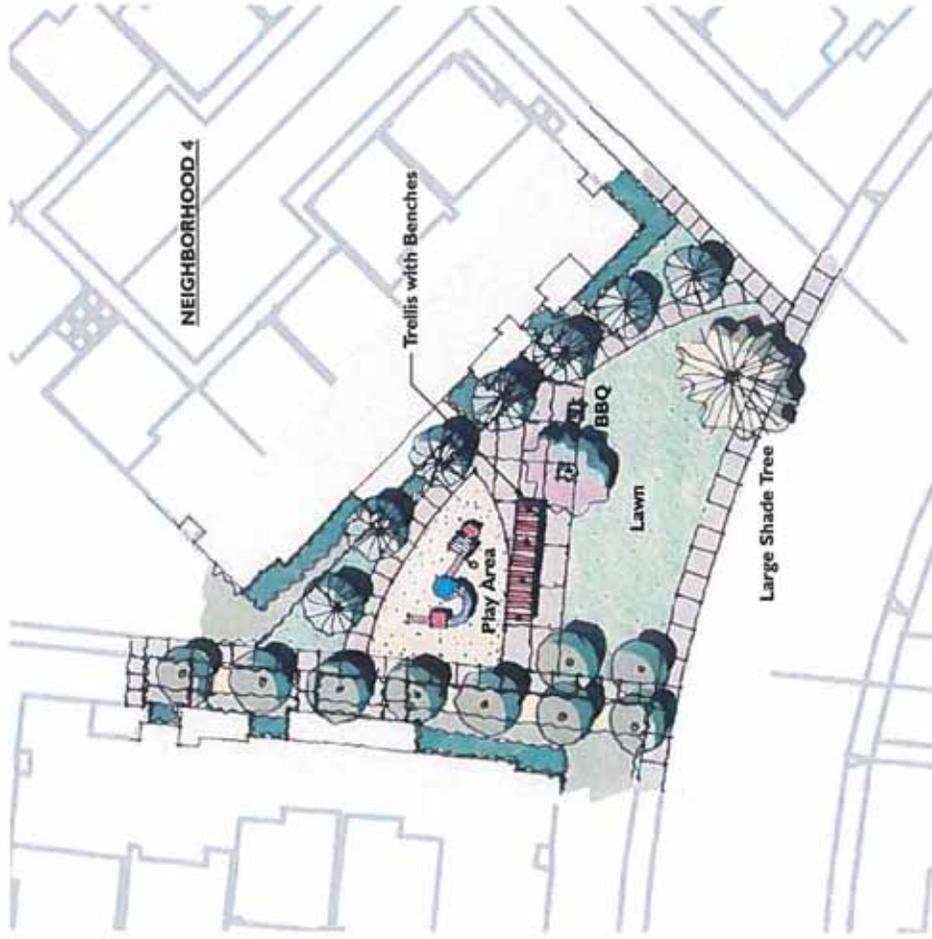


**12.7 acre Community Park with 0.5 acre Rose Garden**

**FARIA PRESERVE**  
San Ramon, CA



Community Pool Parcel  
**FARIA PRESERVE**  
 San Ramon, CA



Tot Lot A  
**FARIA PRESERVE**  
 San Ramon, CA



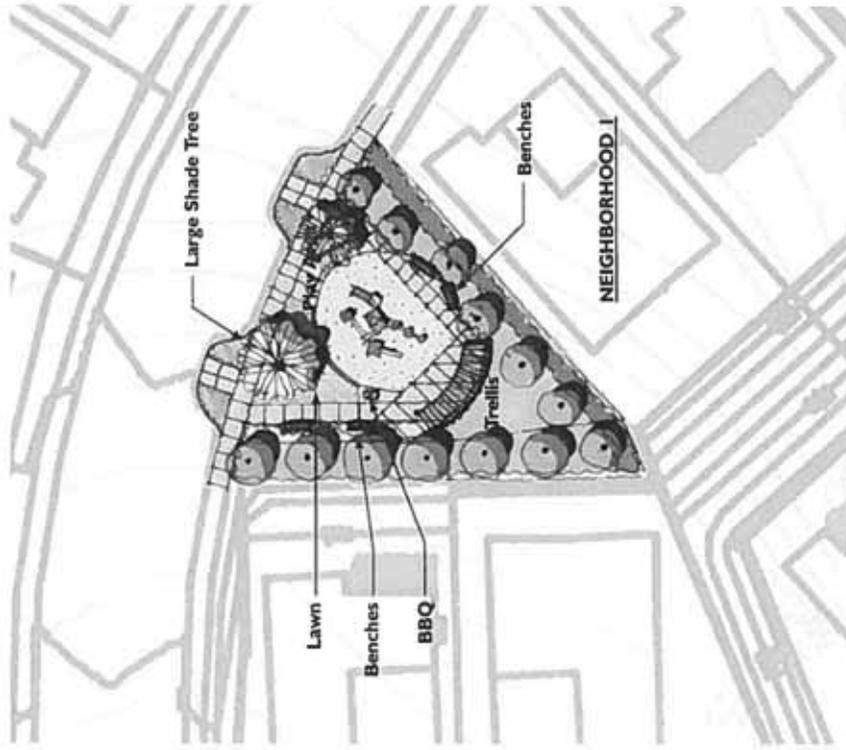
0 7.5 15 30ft  
 February 14, 2013



**GATES**  
 +ASSOCIATES  
 ARCHITECTS

20

**LAFFERTY**  
 COMMUNITIES  
*Thoughtful. Just for you.*



Tot Lot B

**FARIA PRESERVE**  
San Ramon, CA

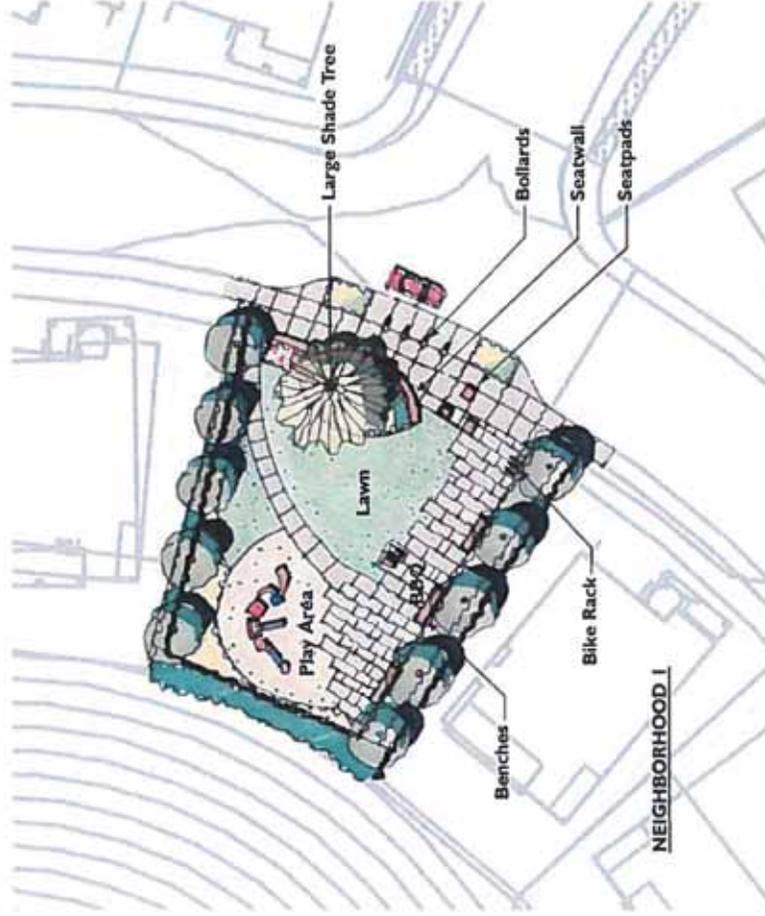


0 7.5 15 30ft  
February 14, 2013



**GATES**  
+ASSOCIATES  
LANDSCAPE ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.376.1100 FAX: 925.376.1101

21



**Tot Lot C**  
**FARIA PRESERVE**  
 San Ramon, CA



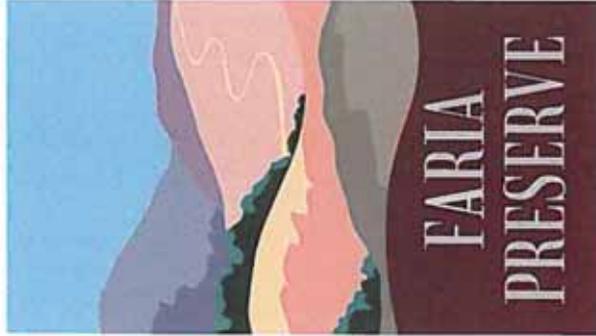
February 14, 2013

**GATES**  
 ASSOCIATES

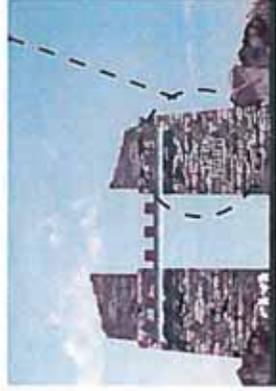
22



Laser-Cut Metal Panel



Logo



Entry Portal Metal Graphics



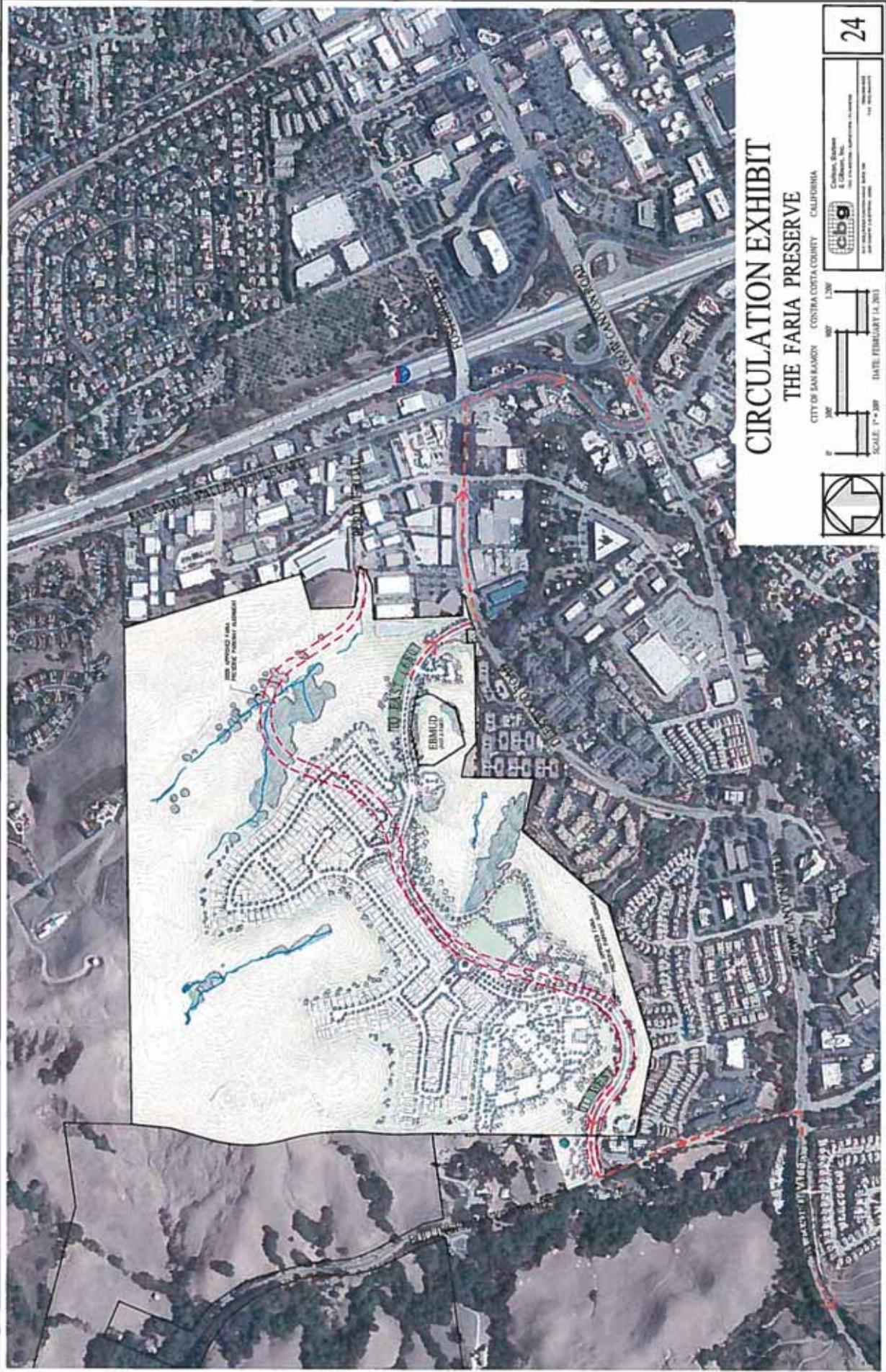
# Logo, Entry Portal Graphics & Laser Cut Panels

## FARIA PRESERVE San Ramon, CA



**GATES**  
ASSOCIATES  
LANDSCAPE ARCHITECTS PLANNERS  
1715 HAYWARD AVENUE, SUITE 100  
EMERYVILLE, CALIFORNIA 94608  
TEL: 925.435.4600 FAX: 925.435.4601

February 14, 2013



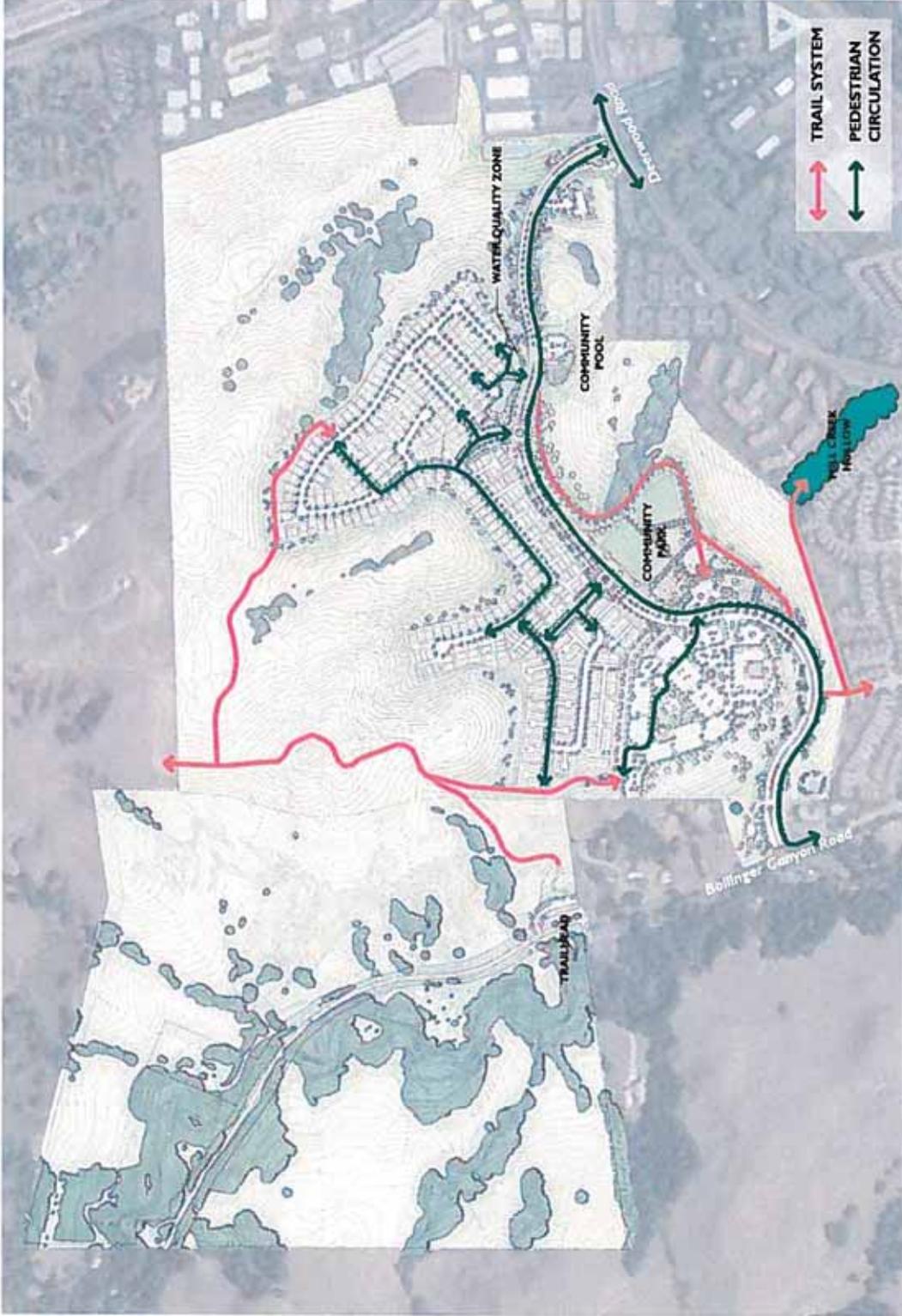
**CIRCULATION EXHIBIT**  
**THE FARIA PRESERVE**  
 COSTA RICA COUNTY CALIFORNIA

CITY OF SAN RAMON  
 SCALE: 1" = 200'  
 DATE: FEBRUARY 14, 2013



**cbg**  
 CULBERTSON BROWN & GILBERT, INC.  
 2001 UNIVERSITY AVENUE, SUITE 100  
 SAN RAMON, CALIFORNIA 94583  
 TEL: 925.376.1000  
 FAX: 925.376.1001  
 WWW.CBG-INC.COM

24



**L.AFFERTY  
COMMUNITIES**  
*Handcrafted. Just for you.*

**Trail System**  
**FARIA PRESERVE**  
San Ramon, CA

   
February 14, 2013

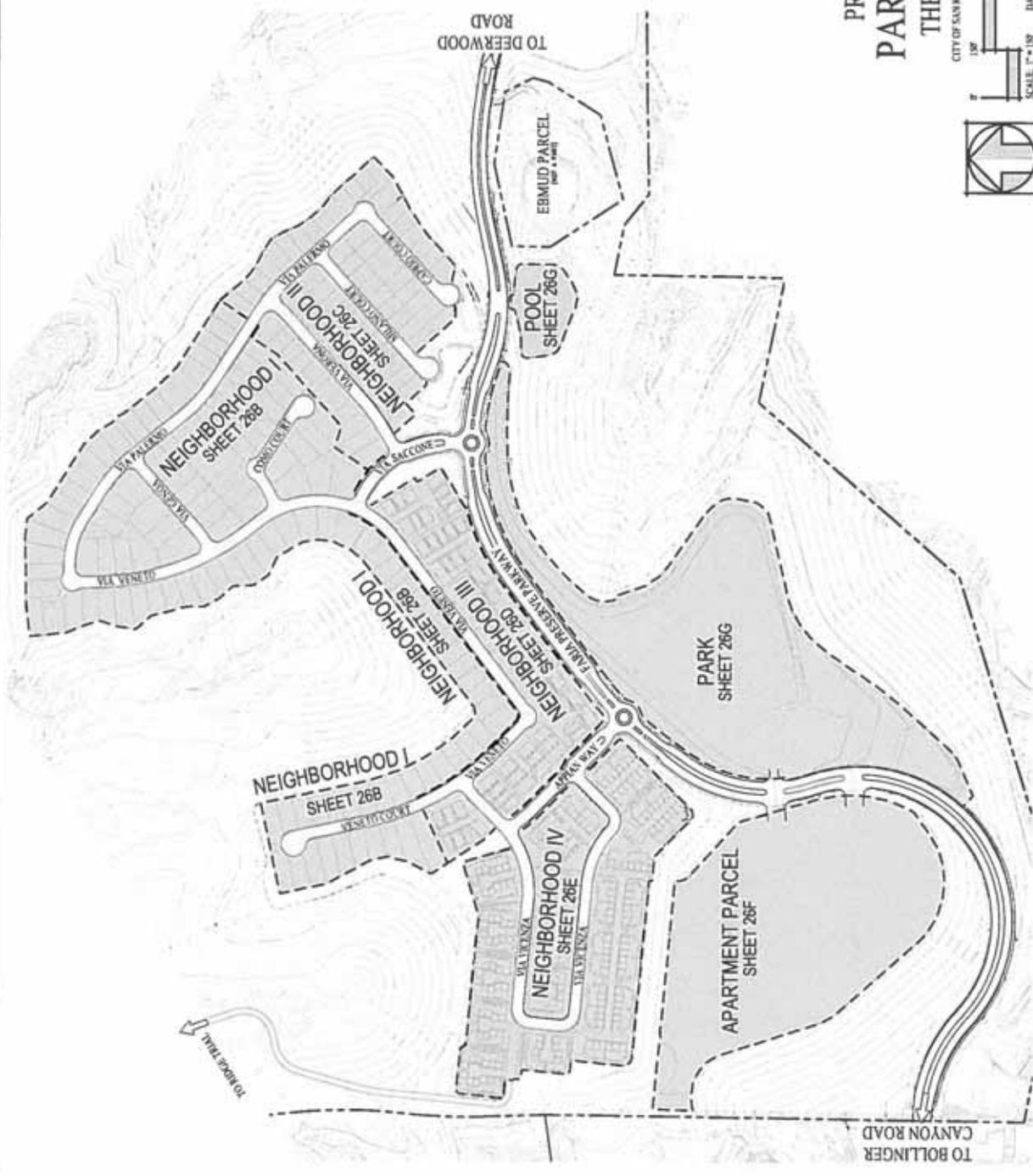
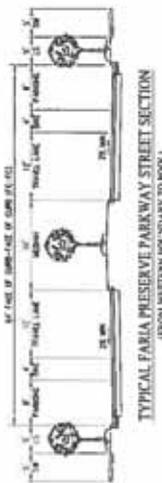


**GATES  
ASSOCIATES**  
LANDSCAPE ARCHITECTS  
PLANNERS & ENGINEERS

**PROJECT PARKING SUMMARY**

NEIGHBORHOOD	TYPE	NO. UNITS	TYPE	NO. SPACES	TOTAL SPACES
NEIGHBORHOOD I	APARTMENT	120	1:1	120	120
NEIGHBORHOOD II	APARTMENT	120	1:1	120	120
NEIGHBORHOOD III	APARTMENT	120	1:1	120	120
NEIGHBORHOOD IV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD V	APARTMENT	120	1:1	120	120
NEIGHBORHOOD VI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD VII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD VIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD IX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD X	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XXXIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL I	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL II	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL III	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL IV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL V	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL VI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL VII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL VIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL IX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL X	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX I	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX II	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX III	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX IV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX V	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX VI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX VII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX VIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX IX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX X	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXVIII	APARTMENT	120	1:1	120	120
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NEIGHBORHOOD XL XXX XXX I	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX II	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX III	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX IV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX V	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX VI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX VII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX VIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX IX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX X	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXIV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXV	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXVI	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXVII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXVIII	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXIX	APARTMENT	120	1:1	120	120
NEIGHBORHOOD XL XXX XXX XXX	APARTMENT	120	1:1	120	120

NOTE: NEIGHBORHOODS ARE SHOWN AS SHOWN ON THE SITE PLAN. THE ACTUAL LAYOUT AND SPACING OF UNITS WILL BE DETERMINED BY THE ENGINEER AND WILL BE SHOWN ON THE FINAL PLANS.



**PROJECT SUMMARY**  
**PARKING EXHIBIT**  
**THE FARIA PRESERVE**

CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



**cbg**  
Civil & Building  
Engineering & Architecture  
1000 BROADWAY, SUITE 100  
SAN RAMON, CA 94583  
TEL: (925) 752-1000  
WWW.CBG-ENGINEERS.COM











PARK SHEET 26G

NEIGHBORHOOD INTERIOR SHEET 28E  
VIA VERZA

FARIA PRESERVE PARKWAY

SENIOR APARTMENTS

APARTMENTS

FARIA PRESERVE PARKWAY

TO BOLLINGER CANYON ROAD

APARTMENT PARCEL PARKING SUMMARY

PARKING TYPE	NUMBER OF SPACES	STATUS	NUMBER OF SPACES	TOTAL
RESERVED	1 SPACES (10 SPACES)	RESERVED	10 SPACES	10 SPACES
RESERVED	2 SPACES (20 SPACES)	RESERVED	20 SPACES	20 SPACES
RESERVED	3 SPACES (30 SPACES)	RESERVED	30 SPACES	30 SPACES
RESERVED	4 SPACES (40 SPACES)	RESERVED	40 SPACES	40 SPACES
RESERVED	5 SPACES (50 SPACES)	RESERVED	50 SPACES	50 SPACES
RESERVED	6 SPACES (60 SPACES)	RESERVED	60 SPACES	60 SPACES
RESERVED	7 SPACES (70 SPACES)	RESERVED	70 SPACES	70 SPACES
RESERVED	8 SPACES (80 SPACES)	RESERVED	80 SPACES	80 SPACES
RESERVED	9 SPACES (90 SPACES)	RESERVED	90 SPACES	90 SPACES
RESERVED	10 SPACES (100 SPACES)	RESERVED	100 SPACES	100 SPACES
RESERVED	11 SPACES (110 SPACES)	RESERVED	110 SPACES	110 SPACES
RESERVED	12 SPACES (120 SPACES)	RESERVED	120 SPACES	120 SPACES
RESERVED	13 SPACES (130 SPACES)	RESERVED	130 SPACES	130 SPACES
RESERVED	14 SPACES (140 SPACES)	RESERVED	140 SPACES	140 SPACES
RESERVED	15 SPACES (150 SPACES)	RESERVED	150 SPACES	150 SPACES
RESERVED	16 SPACES (160 SPACES)	RESERVED	160 SPACES	160 SPACES
RESERVED	17 SPACES (170 SPACES)	RESERVED	170 SPACES	170 SPACES
RESERVED	18 SPACES (180 SPACES)	RESERVED	180 SPACES	180 SPACES
RESERVED	19 SPACES (190 SPACES)	RESERVED	190 SPACES	190 SPACES
RESERVED	20 SPACES (200 SPACES)	RESERVED	200 SPACES	200 SPACES
RESERVED	21 SPACES (210 SPACES)	RESERVED	210 SPACES	210 SPACES
RESERVED	22 SPACES (220 SPACES)	RESERVED	220 SPACES	220 SPACES
RESERVED	23 SPACES (230 SPACES)	RESERVED	230 SPACES	230 SPACES
RESERVED	24 SPACES (240 SPACES)	RESERVED	240 SPACES	240 SPACES
RESERVED	25 SPACES (250 SPACES)	RESERVED	250 SPACES	250 SPACES
RESERVED	26 SPACES (260 SPACES)	RESERVED	260 SPACES	260 SPACES
RESERVED	27 SPACES (270 SPACES)	RESERVED	270 SPACES	270 SPACES
RESERVED	28 SPACES (280 SPACES)	RESERVED	280 SPACES	280 SPACES
RESERVED	29 SPACES (290 SPACES)	RESERVED	290 SPACES	290 SPACES
RESERVED	30 SPACES (300 SPACES)	RESERVED	300 SPACES	300 SPACES
RESERVED	31 SPACES (310 SPACES)	RESERVED	310 SPACES	310 SPACES
RESERVED	32 SPACES (320 SPACES)	RESERVED	320 SPACES	320 SPACES
RESERVED	33 SPACES (330 SPACES)	RESERVED	330 SPACES	330 SPACES
RESERVED	34 SPACES (340 SPACES)	RESERVED	340 SPACES	340 SPACES
RESERVED	35 SPACES (350 SPACES)	RESERVED	350 SPACES	350 SPACES
RESERVED	36 SPACES (360 SPACES)	RESERVED	360 SPACES	360 SPACES
RESERVED	37 SPACES (370 SPACES)	RESERVED	370 SPACES	370 SPACES
RESERVED	38 SPACES (380 SPACES)	RESERVED	380 SPACES	380 SPACES
RESERVED	39 SPACES (390 SPACES)	RESERVED	390 SPACES	390 SPACES
RESERVED	40 SPACES (400 SPACES)	RESERVED	400 SPACES	400 SPACES
RESERVED	41 SPACES (410 SPACES)	RESERVED	410 SPACES	410 SPACES
RESERVED	42 SPACES (420 SPACES)	RESERVED	420 SPACES	420 SPACES
RESERVED	43 SPACES (430 SPACES)	RESERVED	430 SPACES	430 SPACES
RESERVED	44 SPACES (440 SPACES)	RESERVED	440 SPACES	440 SPACES
RESERVED	45 SPACES (450 SPACES)	RESERVED	450 SPACES	450 SPACES
RESERVED	46 SPACES (460 SPACES)	RESERVED	460 SPACES	460 SPACES
RESERVED	47 SPACES (470 SPACES)	RESERVED	470 SPACES	470 SPACES
RESERVED	48 SPACES (480 SPACES)	RESERVED	480 SPACES	480 SPACES
RESERVED	49 SPACES (490 SPACES)	RESERVED	490 SPACES	490 SPACES
RESERVED	50 SPACES (500 SPACES)	RESERVED	500 SPACES	500 SPACES
RESERVED	51 SPACES (510 SPACES)	RESERVED	510 SPACES	510 SPACES
RESERVED	52 SPACES (520 SPACES)	RESERVED	520 SPACES	520 SPACES
RESERVED	53 SPACES (530 SPACES)	RESERVED	530 SPACES	530 SPACES
RESERVED	54 SPACES (540 SPACES)	RESERVED	540 SPACES	540 SPACES
RESERVED	55 SPACES (550 SPACES)	RESERVED	550 SPACES	550 SPACES
RESERVED	56 SPACES (560 SPACES)	RESERVED	560 SPACES	560 SPACES
RESERVED	57 SPACES (570 SPACES)	RESERVED	570 SPACES	570 SPACES
RESERVED	58 SPACES (580 SPACES)	RESERVED	580 SPACES	580 SPACES
RESERVED	59 SPACES (590 SPACES)	RESERVED	590 SPACES	590 SPACES
RESERVED	60 SPACES (600 SPACES)	RESERVED	600 SPACES	600 SPACES
RESERVED	61 SPACES (610 SPACES)	RESERVED	610 SPACES	610 SPACES
RESERVED	62 SPACES (620 SPACES)	RESERVED	620 SPACES	620 SPACES
RESERVED	63 SPACES (630 SPACES)	RESERVED	630 SPACES	630 SPACES
RESERVED	64 SPACES (640 SPACES)	RESERVED	640 SPACES	640 SPACES
RESERVED	65 SPACES (650 SPACES)	RESERVED	650 SPACES	650 SPACES
RESERVED	66 SPACES (660 SPACES)	RESERVED	660 SPACES	660 SPACES
RESERVED	67 SPACES (670 SPACES)	RESERVED	670 SPACES	670 SPACES
RESERVED	68 SPACES (680 SPACES)	RESERVED	680 SPACES	680 SPACES
RESERVED	69 SPACES (690 SPACES)	RESERVED	690 SPACES	690 SPACES
RESERVED	70 SPACES (700 SPACES)	RESERVED	700 SPACES	700 SPACES
RESERVED	71 SPACES (710 SPACES)	RESERVED	710 SPACES	710 SPACES
RESERVED	72 SPACES (720 SPACES)	RESERVED	720 SPACES	720 SPACES
RESERVED	73 SPACES (730 SPACES)	RESERVED	730 SPACES	730 SPACES
RESERVED	74 SPACES (740 SPACES)	RESERVED	740 SPACES	740 SPACES
RESERVED	75 SPACES (750 SPACES)	RESERVED	750 SPACES	750 SPACES
RESERVED	76 SPACES (760 SPACES)	RESERVED	760 SPACES	760 SPACES
RESERVED	77 SPACES (770 SPACES)	RESERVED	770 SPACES	770 SPACES
RESERVED	78 SPACES (780 SPACES)	RESERVED	780 SPACES	780 SPACES
RESERVED	79 SPACES (790 SPACES)	RESERVED	790 SPACES	790 SPACES
RESERVED	80 SPACES (800 SPACES)	RESERVED	800 SPACES	800 SPACES
RESERVED	81 SPACES (810 SPACES)	RESERVED	810 SPACES	810 SPACES
RESERVED	82 SPACES (820 SPACES)	RESERVED	820 SPACES	820 SPACES
RESERVED	83 SPACES (830 SPACES)	RESERVED	830 SPACES	830 SPACES
RESERVED	84 SPACES (840 SPACES)	RESERVED	840 SPACES	840 SPACES
RESERVED	85 SPACES (850 SPACES)	RESERVED	850 SPACES	850 SPACES
RESERVED	86 SPACES (860 SPACES)	RESERVED	860 SPACES	860 SPACES
RESERVED	87 SPACES (870 SPACES)	RESERVED	870 SPACES	870 SPACES
RESERVED	88 SPACES (880 SPACES)	RESERVED	880 SPACES	880 SPACES
RESERVED	89 SPACES (890 SPACES)	RESERVED	890 SPACES	890 SPACES
RESERVED	90 SPACES (900 SPACES)	RESERVED	900 SPACES	900 SPACES
RESERVED	91 SPACES (910 SPACES)	RESERVED	910 SPACES	910 SPACES
RESERVED	92 SPACES (920 SPACES)	RESERVED	920 SPACES	920 SPACES
RESERVED	93 SPACES (930 SPACES)	RESERVED	930 SPACES	930 SPACES
RESERVED	94 SPACES (940 SPACES)	RESERVED	940 SPACES	940 SPACES
RESERVED	95 SPACES (950 SPACES)	RESERVED	950 SPACES	950 SPACES
RESERVED	96 SPACES (960 SPACES)	RESERVED	960 SPACES	960 SPACES
RESERVED	97 SPACES (970 SPACES)	RESERVED	970 SPACES	970 SPACES
RESERVED	98 SPACES (980 SPACES)	RESERVED	980 SPACES	980 SPACES
RESERVED	99 SPACES (990 SPACES)	RESERVED	990 SPACES	990 SPACES
RESERVED	100 SPACES (1000 SPACES)	RESERVED	1000 SPACES	1000 SPACES

1. ALL SPACES ARE TO BE PROVIDED FOR THE PROJECT.  
 2. SPACES ARE TO BE PROVIDED FOR THE PROJECT.  
 3. SPACES ARE TO BE PROVIDED FOR THE PROJECT.  
 4. SPACES ARE TO BE PROVIDED FOR THE PROJECT.  
 5. SPACES ARE TO BE PROVIDED FOR THE PROJECT.

APARTMENT UNIT SUMMARY

ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 1. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 2. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 3. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 4. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.

SENIOR APARTMENT UNIT SUMMARY

ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 1. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 2. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 3. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.  
 4. ALL UNITS ARE TO BE PROVIDED FOR THE PROJECT.

APARTMENT PARCEL -  
 APARTMENTS (216 UNITS) AND  
 SENIOR APARTMENTS (86 UNITS)  
 PARKING EXHIBIT

THE FARIA PRESERVE

CITY OF SAN RAMON, CONTRA COSTA COUNTY, CALIFORNIA



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DATE: FEBRUARY 14, 2013

