

ARCHITECTURAL REVIEW BOARD

staff summary / findings report



Date: April 11, 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

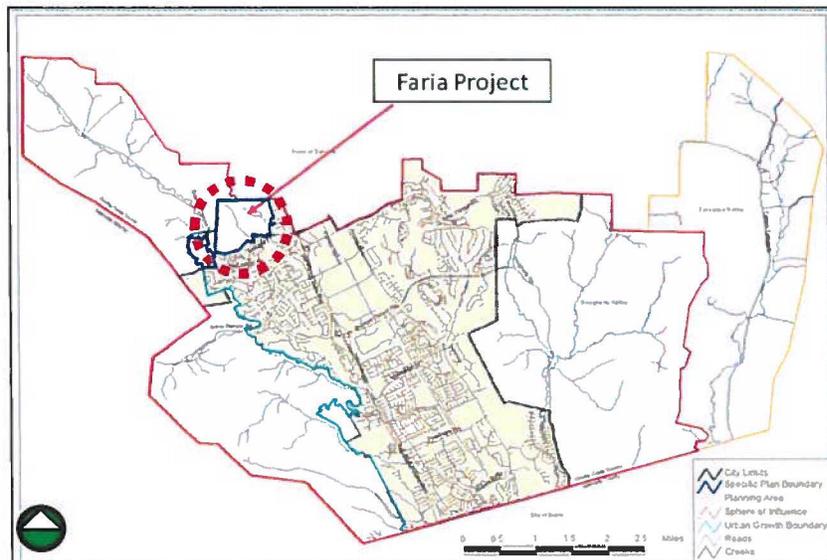
Project Planner: Cindy Yee, Associate Planner

Recommended Action: Provide Design Comments and Recommendations

I. Applicant/Property Owner:

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

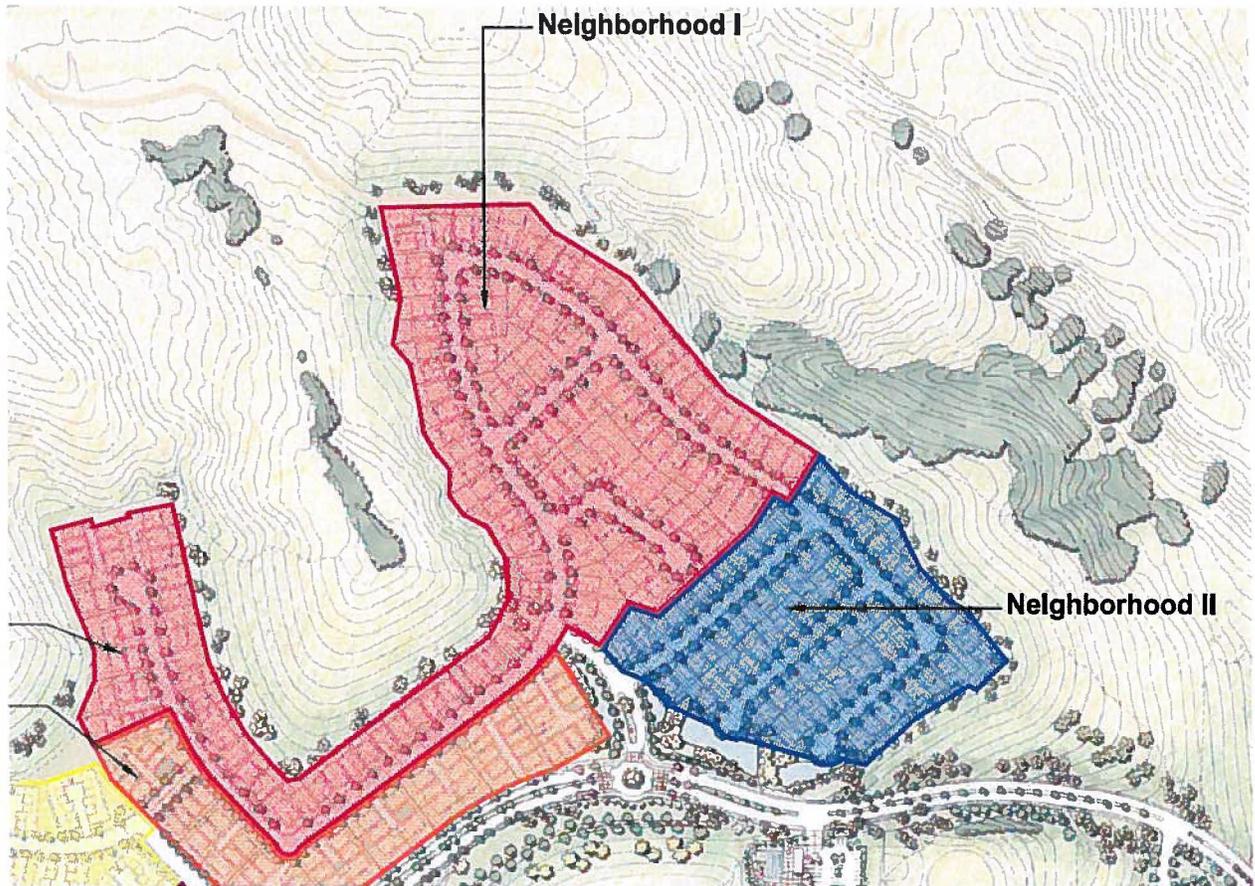
II. Location: The project site is located on approximately 289-acres east of Bollinger Canyon Road, north of Deerwood Drive, west of the Crow Canyon Specific Plan area, and south of the city limit lines within the Northwest Specific Plan Area. (APNs: 208-240-005, -007, -008, -052 to -054, 208-260-046). 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.



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

IV. Request:

Provide design review comments on Neighborhood I and Neighborhood II and finalize preliminary design review comments on the master site plan layout. Residential Neighborhood III and IV will be presented at a future ARB meeting.



V. Background:

On February 14, 2013, the Architectural Review Board reviewed the proposed master plan layout and provided preliminary design comments to the applicant and staff. Included in the Board's recommendation was a request to continue the review of the master plan layout to a future ARB meeting to allow the applicant an opportunity to prepare and present additional plans to address the Board's comments.

On March 7, 2013, the applicant presented additional plans to the Board addressing their February 14th comments on the master plan layout. The Board was able to review and provide comments on sheets 1 through 21 and recommended the project review be continued to April 11, 2013 so that the Board could finalize their comments on the master plan layout as well as discuss the architecture of Neighborhoods I and II. The ARB summary of actions for the February 14th and March 7th meeting are attached to this staff report for reference.

VI. Project Description:

The proposed Revised Faria Preserve Project is a 740-unit residential subdivision on an approximately 289-acre project site. Of the 740-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 62-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.

Master Plan 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.” Access to the project is proposed via entry points on Bollinger Canyon Road (north of the Merrill Gardens senior community) and Deerwood Road (west of the Pacific Bell office building). The master plan components are as follows:

Neighborhood I: Neighborhood I is located within the northern and eastern portion of the Faria Preserve Project Site and consists of 121 single-family detached two-story homes on 50’ x 100’ lots. Neighborhood I is approximately 21.6 acres with a density of approximately 5.6 dwelling units per acre.

Neighborhood II: Neighborhood II occupies approximately 8.9 acres on the eastern portion of the Faria Preserve Project Site, south of Neighborhood I. It includes 72 single-family detached two-story homes on 46’ x 70’ lots. This neighborhood has a density of approximately 8.1 dwelling units per acre.

Neighborhood III: Neighborhood III includes 63 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 7 acres (approximately 9.0 units per acre) within the central portion of the Project area north of Faria Preserve Parkway.

Neighborhood IV: Neighborhood IV is 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 with a density of 15.8 units to the acre. 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 proposed 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 ranges 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.

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 museum. 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.

Neighborhood I

Neighborhood I is a 21.6-acre development consisting of 121 single-family detached dwelling units with a minimum lot size of 50' by 100'. This neighborhood yields a density of approximately 5.6 dwelling units/acre and is bordered by open space to the north and east, and single-family homes to the west and south. There are two proposed tot lots within this neighborhood—one located in the northern area of the neighborhood and one in the middle of the neighborhood at the end of a "T" intersection. All units are two-story single-family homes with 4-bedrooms, a 2-car garage, and range in size from 2,797 sq. ft. to 3,354 sq. ft. on a minimum 5,500 sq. ft. lot. The proposed maximum building height is approximately 27' to the midpoint of the roof.

Site Plan

The proposed neighborhood site plan identifies the following lot distribution: 30 Plan 1 lots, 30 Plan 2 lots, 30 Plan 3 lots, and 31 Plan 4 lots. The setbacks as envisioned in the Northwest Specific Plan (NWSP) Zoning and Development Standards for Low Density Residential (LDR) lots are as follows:

- Front Setback: 20' - to garage
15' - to building
- Side Setbacks: 5' - each side
10' - aggregate total
10' - corner side yard
- Rear Setback: 15'

Based on the submitted project plans (Sheets SP1-A and SP1-B), all proposed units in Neighborhood I are designed to meet the minimum setbacks established in the NWSP. Additionally, the Zoning Ordinance also allows up to a six foot projection for covered balconies, porches and landings into the front yard setback. The applicant has designed their front yard projections to meet a minimum of 10' setback.

Building Design

Neighborhood I proposes four floor plans and three distinct architectural styles: “Presidio”, “Cottage”, and “Bay Area Bungalow.” A fourth style “Monterey” substitutes for “Presidio” on Plan 4. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. With a total of three floor plans and 12 different elevations proposed for street frontages, adequate architectural variation can be achieved. At this time, the applicant has not determined which elevation style will be located on which lots and are only providing a general concept for building colors and materials. They would be conditioned to come back for final architectural review approval prior to building permit issuance.

Neighborhood I Streetscape



The house plans display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, shutters, wood siding, stone veneer, exterior porches, wood accents, rails and trim.

Presidio: flat concrete tile roofs, stucco walls, wood panels and trim details, wood siding.

Cottage: flat concrete tile roofs, stucco walls with foam trim, stone veneer, shingle siding, wooden panels, rafters, and vent details.

Bay Area Bungalow: flat concrete tile roofs, stucco walls with foam trim, wood siding, panels and trim details, a pot shelf and stone veneer details.

Monterey (Plan 4 only): concrete “S” tile roofs, stucco walls with foam trim, shutters, wood balcony, and a pot shelf element.

Landscaping

In the March 7 ARB package (pages L-22), the applicant provided conceptual level information to show the neighborhood landscape concept. The concept depicts a small lawn area, shrubs, ground cover, an accent tree, and a street tree within the front yard behind the monolithic sidewalk. Review of final landscape plans would be required prior to building permit issuance

Neighborhood II

Neighborhood II is an 8.9-acre development consisting of 72 single-family detached dwelling units with a minimum lot size of 46’ by 70’. This neighborhood yields a density of approximately 8.1 dwelling units/acre. This neighborhood is bordered by open space to the east and southeast, Faria Preserve Parkway to the southwest, and single-family homes to the north and northwest. All units are two-story single-family homes with 3- and 4-bedrooms, a 2-car garage, and range in size from 2,258 sq. ft. to 2,384 sq. ft. on a minimum 3,220 sq. ft. lot. The proposed maximum building height is approximately 25’ to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 25 Plan 1 lots, 23 Plan 2 lots, and 24 Plan 3 lots.

Site Plan

In the NWSP, this neighborhood was envisioned to have a pedestrian character where “garages may be accessed from alleys behind the homes, or by other suitable means to help create an internal streetscape where front doors, pedestrian spaces, and landscape features are prominent” (NWSP Land Use Chapter). Neighborhood II is laid out as a traditional single-family detached residence where the garage is accessed from the public street and the driveway provides off-street parking. In the originally approved 2006 Faria Preserve project, this neighborhood was designed to be alley-loaded where units had a 10’ front yard setback, a 5’ rear yard-to-garage setback, and maintained a 24’ wide alleyway separating the rear property lines. The minimum setbacks in the NWSP Zoning and Development Standards for Medium Density Residential (MDR) lots are as follows:

Front Setback: 3’- to porch
8’- to building

Side Setbacks: 3’- each side
6’- between buildings
8’- aggregate total
5’- corner side yard

Rear Setback: 3’- to building
5’- to garage

The setback standards established for this zoning district offers the flexibility to design a single-family detached residence to access their garage either from a public street or an alleyway. Based on the submitted project plans, all proposed units in Neighborhood II are designed to meet the minimum NWSP setbacks.

Due to the topography of the neighborhood, rear property lines and fences have been placed on the up-slope of the property. The effect this creates is that properties on the down-slope side of the street enjoy a rear yard of over 20' deep while homes on the up-slope side have a minimum rear yard setback of 5' to 8'. This would provide a proposed overall separation from building-to-building of 30' and 32' (Sheet L27, March 7th submittal). It should be noted that the original 2006 plan had an approximately 34' building-to-building separation in the rear (24' alleyway plus 5' garage setback for each lot).

In the currently proposed plan, the neighborhood still offers a strong pedestrian presence with public sidewalks in front of each home, two off-street parking spaces, and a lower roof line in comparison to the previously approved project. Also, while minimum rear yard setbacks are proposed to be 5', the average rear building-to-building separation in this neighborhood would be 31', offering a similar level of privacy as the original plan.

Building Design

Neighborhood II proposes three floor plans and two architectural styles for each of the three plans: "Cottage" and "Bay Area Bungalow." Three additional styles: "Monterey," "Farmhouse," and "Presidio" are also provided to add variation within the community. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. With a total of three floor plans and nine different elevations proposed for street frontages, adequate architectural variation can be achieved. At this time, the applicant has not determined which elevation style will be located on which lots and are only providing a general concept for building colors and materials. They would be conditioned to come back for final architectural review approval prior to building permit issuance.

Neighborhood II Streetscape



The house plans display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, shutters, wood siding, stone veneer, exterior porches, wood accents, rails and trim.

Cottage: flat concrete tile roofs, stucco walls with foam trim, stone veneer, wooden panels, rafters, and vent details.

Bay Area Bungalow: flat concrete tile roofs, stucco walls with foam trim, wood siding, panels and trim details, and stone veneer details.

Monterey (Plan 1 only): flat concrete tile roofs, stucco walls with foam trim, wood balcony, and covered porch element.

Farmhouse (Plan 2 only): flat concrete tile roofs, stucco walls, wood siding and trim detail, and covered porch element.

Presidio (Plan 3 only): flat concrete tile roofs, stucco walls, wood panels, siding and trim details, and decorative windows and vent accents on specific plans.

Landscaping

In the March 7 ARB package (pages L-26), the applicant provided conceptual level information to show the neighborhood landscape concept. The concept depicts a small lawn area, shrubs, ground cover, an accent tree, and a street tree within the front yard behind the monolithic sidewalk. Review of final landscape plans would be required prior to building permit issuance

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:

The main focus of the April 11th meeting will be to finish the discussion on the Project master site plan layout (sheets L-22 to L-38), the grading plan, earthwork plans, street sections, and review the proposed architecture and site layout in Neighborhood I and II. Future ARB meetings will be scheduled to go over the remaining residential neighborhoods' architecture and landscape design. It is recommended that the Board review the Neighborhood I and II architectural plans, and the remaining master site layout plans, and provide comments using the following questions as a guide for discussion:

Site Layout

1. Does the siting of the buildings provide enough privacy for residents? Are the setbacks between buildings adequate?
2. Does the neighborhood site plan design integrate with and complement the surrounding sites and the proposed land uses use?
3. In general, does the Board support the proposed neighborhood site layout?

Building Design

4. Is the proposed building architecture appropriate in design, scale and massing? Is the proposed architectural design theme appropriate for this site and consistent/compatible with the surrounding land uses in the project vicinity?
5. Is there sufficient articulation, façade treatment, and trim detailing to provide visual interest? Does the building's architecture meet the City's "360 degree" rule?

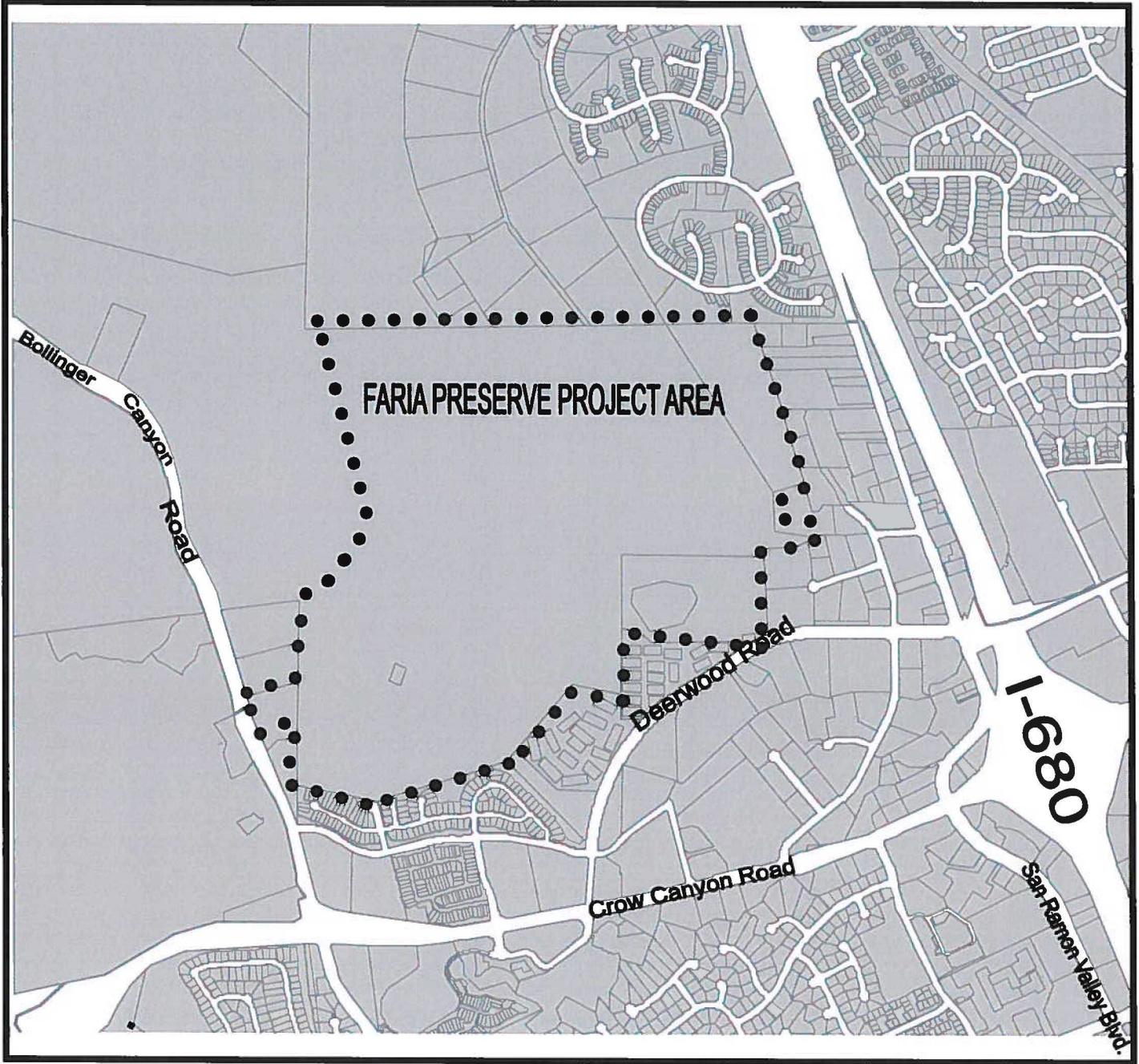
6. Should the second-story element on the rear elevation of Plan 1 (Neighborhood II) be pulled back to reduce the building massing given that the minimum rear yard setback may be 5' on certain lots?
7. Are the conceptual building materials and color scheme appropriate?
8. In general, does the Board support the preliminary building design?

Landscaping

9. Is the conceptual typical landscape design for Neighborhoods I and II, the street tree concept, and tot lot plans appropriate?

IX. Attachments:

- 1) Vicinity Map
- 2) February 14, 2013 ARB Summary of Action
- 3) Draft March 7, 2013 ARB Summary of Action
- 4) Northwest Specific Plan, Table 7-3 Zoning and Development Standards
- 5) Grading and Trails Connection Plan (full-size to ARB only)
- 6) Cut and Fill Plans (full-size to ARB only)
- 7) Faria Cross Section Exhibits
- 8) April 11th Project Plans (11"x17" to ARB Only)



CITY OF SAN RAMON PLANNING SERVICES

	<p>REVISED FARIA PRESERVE PROJECT VICINITY MAP</p> <p>● ● ● ● ● Faria Preserve Project Area</p>	<p>N</p>  <p>(Not to Scale)</p>
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**CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS**

*CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY*

**Community Conference Room
2401 Crow Canyon Road**

**Meeting Time
February 14, 2013 - 1:00 P.M.**

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 1:02 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for October 11, 2012 meeting. *Approved as written.*

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

**8.1 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**

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. Evaluate wind exposure when siting homes, especially in the western Project Area where the multi-family parcels are located.*
- 2. Move the trail access connection point from the south side of lot 69 to the north side of the lot for better continuity.*
- 3. Evaluate the opportunity to add an open view lot/tot lot between lots 134 and 135 to continue the view corridor at the T-intersection.*
- 4. Consider re-orientation of the tennis courts to a north-south direction due to sun and wind exposure.*
- 5. Provide a greater separation between Faria Preserve Parkway and the sidewalk at the area north of the existing water tank.*
- 6. Evaluate opportunities to expand the trail system in the eastern Project Area. Locations to consider include the Project's eastern ridgeline, Purdue Road, and/or Faria Preserve Parkway near Deerwood Road.*
- 7. Evaluate opportunity to add an additional trail entry point at the end of the Veneto Court cul-de-sac in Neighborhood I.*
- 8. Evaluate opportunity to align the trail on the west side of Neighborhood IV further away from the townhomes by either shifting the townhomes or re-routing the trail.*
- 9. The Board stated that they do not support outdoor recreational night lighting at the sports fields in order to prevent light pollution at night to the residential neighborhoods.*
- 10. The Board recommended the Project should incorporate maximum energy efficiency opportunities throughout the project.*
- 11. The Board requested additional information as to where the monolithic sidewalks will start and end on Faria Preserve Parkway. The Board felt that while monolithic sidewalks prevent people from walking on or trampling landscaping along the sidewalk, there are merits to having a landscape strip to serve as a buffer between pedestrians and vehicular traffic.*
- 12. The Board recommended adding more emphasis and attention to the park entrance and to provide additional details on how residents north of Faria Preserve Parkway will access the park.*

13. *The Board requested that Grading Plans be available for the next meeting as well as a Trail Amenities Plan showing the relationship of the open space and trails to the public and private spaces.*
14. *Evaluate opportunities to enhance the open space areas through landscaping to soften the slopes, especially to the north of Neighborhood IV and on both the north and south sides of Neighborhood III.*
15. *The Board suggested that the applicant meet with San Ramon Valley Fire Protection District to ascertain where the emergency vehicle access roads would be located on the project and that these roads are depicted on future plans.*
16. *The Board would like to see a Cut/Fill Plan as well as a conceptual Fencing Plan for the next meeting.*
17. *The Board requested a conceptual site lighting plan and recommended the use of LED technology where possible.*

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

- 10.1 Discussion of items for the March 14, 2013 meeting – *Faria Preserve –reschedule meeting date for March 7, 2013, with a 2 p.m. start time.*
- 10.2 Discussion of items for the April 11, 2013 meeting – *Faria Preserve - schedule meeting to start at 1 p.m.*

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

*Respectfully Submitted,
Debbie Hince*



DRAFT
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFIAO • BOARDMEMBER JOHN FALCONER
BOARD ALTERNATES JOHN NICOL • JUDY HEMINGWAY

Community Conference Room
2401 Crow Canyon Road

Meeting Time
February 14, 2013 - 1:00 P.M.

AGENDA QUESTIONS: PLEASE CALL PLANNING SERVICES (925) 973-2560

1. CALL TO ORDER

The meeting was called to order at 2:03 p.m.

2. ROLL CALL

Present: Ken Hansen, Mar Gosiengfiao, John Falconer, and John Nicol

Staff: Cindy Yee, Associate Planner and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Summary of Action Items for February 14, 2013 meeting. *Approved as written.*

6. CONTINUED ITEMS

6.1 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

After hearing a presentation from the staff and applicant on the Architectural Review application, the Board provided the following recommendations to the Applicant and Staff.

- 1. The Board supported a 3-strand barbed wire and metal post fence design that would be used around the mitigation areas. The Board suggested the post be cor-ten or black color.*

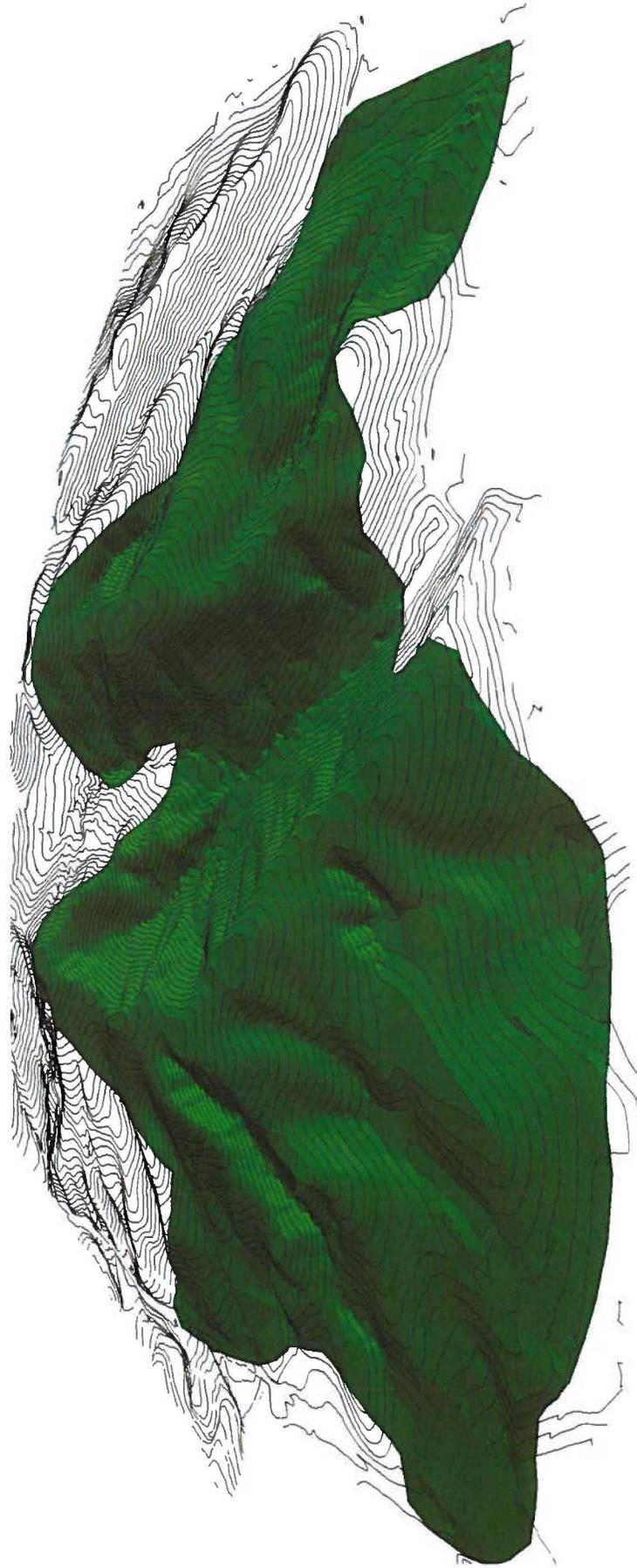
Zoning and Development Standards. Table 7-3 is a description of the zoning and development standards that apply to the residential, community park, and community facilities zoning districts.

Table 7-3: Zoning and Development Standards

Standards	Residential Zoning District					
	A	B	C - Townhse.	C - Apts.	D	E
Zoning District	NWSP-LDR	NWSP-MDR	NWSP-HDR	NWSP-HDR	NWSP-VHDR	NWSP-HR
Lots	200 Lots	200 Lots	84 Lots	216 Units	86 Units	44 Units ¹
Description	Detached S.F.	Detached S.F.	Attached S.F.	Air Space	Air Space	Detached S.F.
Lot Area (s.f.)	5,500	2,000	1,150	--	--	
Lot Width (ft.)	52'	24'	21'	--	--	
Lot width @	55'	31'	21'	--	--	
Setback (ft.)						
Cul-de-sac	35'	--	--	--	--	
Frontage						
Lot Depth (ft.)	100'	63'	54'	--	--	
Front Yard	20' Garage	3' Porch	5' Garage	15'	15'	
Setback (ft.)	15' Bldg.	8' Bldg.	3' Bldg.			
Rear Yard	15'	3' Bldg.	3'	9'	9'	
Setback (ft.)		5' Garage				
Sideyard	5'	3'	0'	9'	9'	
Setback (ft.)						
Aggregate	10'	8'	0'	19'	20'	
Sideyard						
Minimum	10'	6'	10'	35'	--	
Between Bldgs.						
Corner Sideyard	10'	5'	3'	--	--	
Setback (ft.)						
Maximum	32'	32'	32'	32'	32'	32'
Height (ft.)						
Alt Max Height (ft) (in event applicant elects to go to vote)	--	--	44'	44'	--	--
F.A.R.	--	--	--	1.2	1	--
Parking						
Offstreet/cov.	2	2	2	1.25		2
Offstreet/uncov.	2	0.2	0.3	0.85	1	2
Onstreet				0.15	0.15	

Table 7-3 (continued): Zoning and Development Standards

Notes:	All numbers and dimensions refer to minimums.		
	Setbacks do not include architectural projections (fireplaces, bay windows, porches, etc.)		
	On street parking is used to meet parking requirements.		
	* 50% of parking can be compact parking spaces.		
	¹ Total dwelling units will depend on final design.		
Standards	Community Park		
Zoning District	NWSP-P		
Lot Size (ac.)	12.7 acres		
Permitted Facilities	Sport Fields and Courts, Community Services/Maintenance Buildings, Picnic Areas, Tot Lots, Parking Facilities.		
Sport Facilities	All Lighting to be directed downwards, away from adjacent residential		
Lighting	such that light levels remain less than 1 lux on adjacent properties.		
Standards	Community Facilities		
Zoning District	NWSP-P/SP		
Lot Size (ac.)	Educational Facility: 1.6 acres		
	House of Worship: 6.1 acres		
Setbacks (ft.)	Side and Rear Yard: 20'		
	Front Yard: 50'		
Lighting	Exterior Lighting to be directed downward away from adjacent residential uses.		
F.A.R.	0.35		
Height (ft.)	32'		



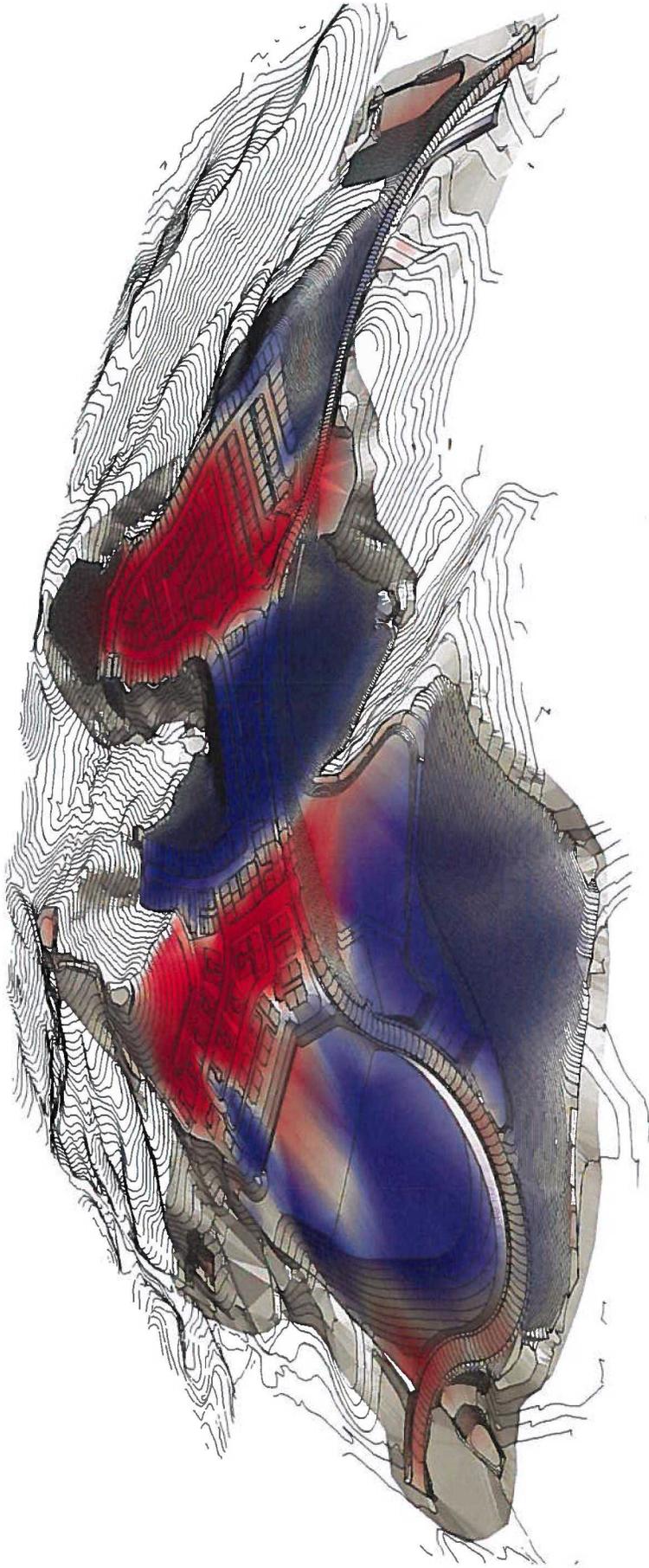
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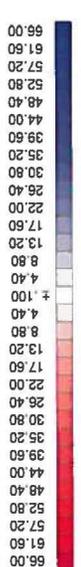
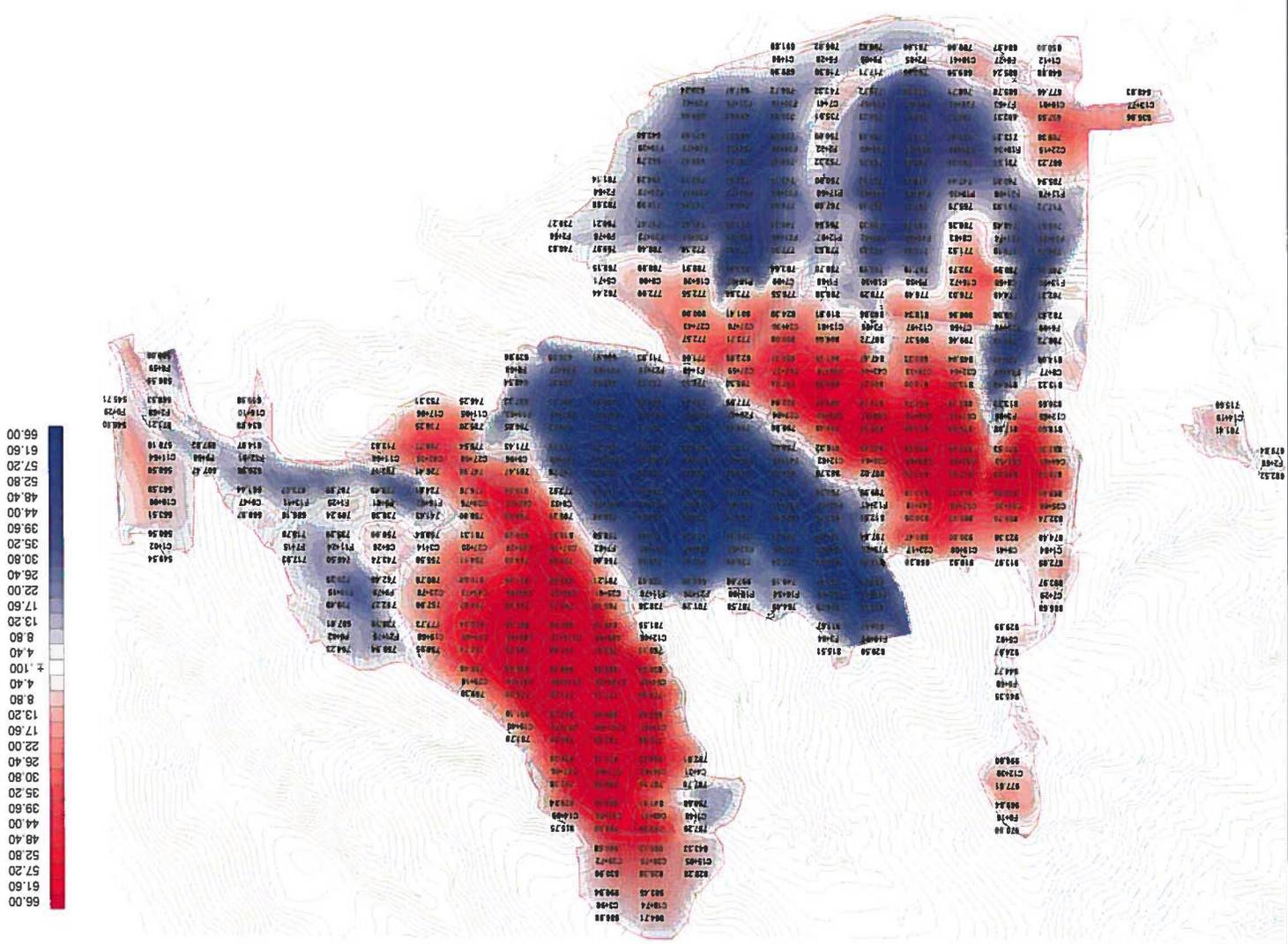
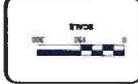
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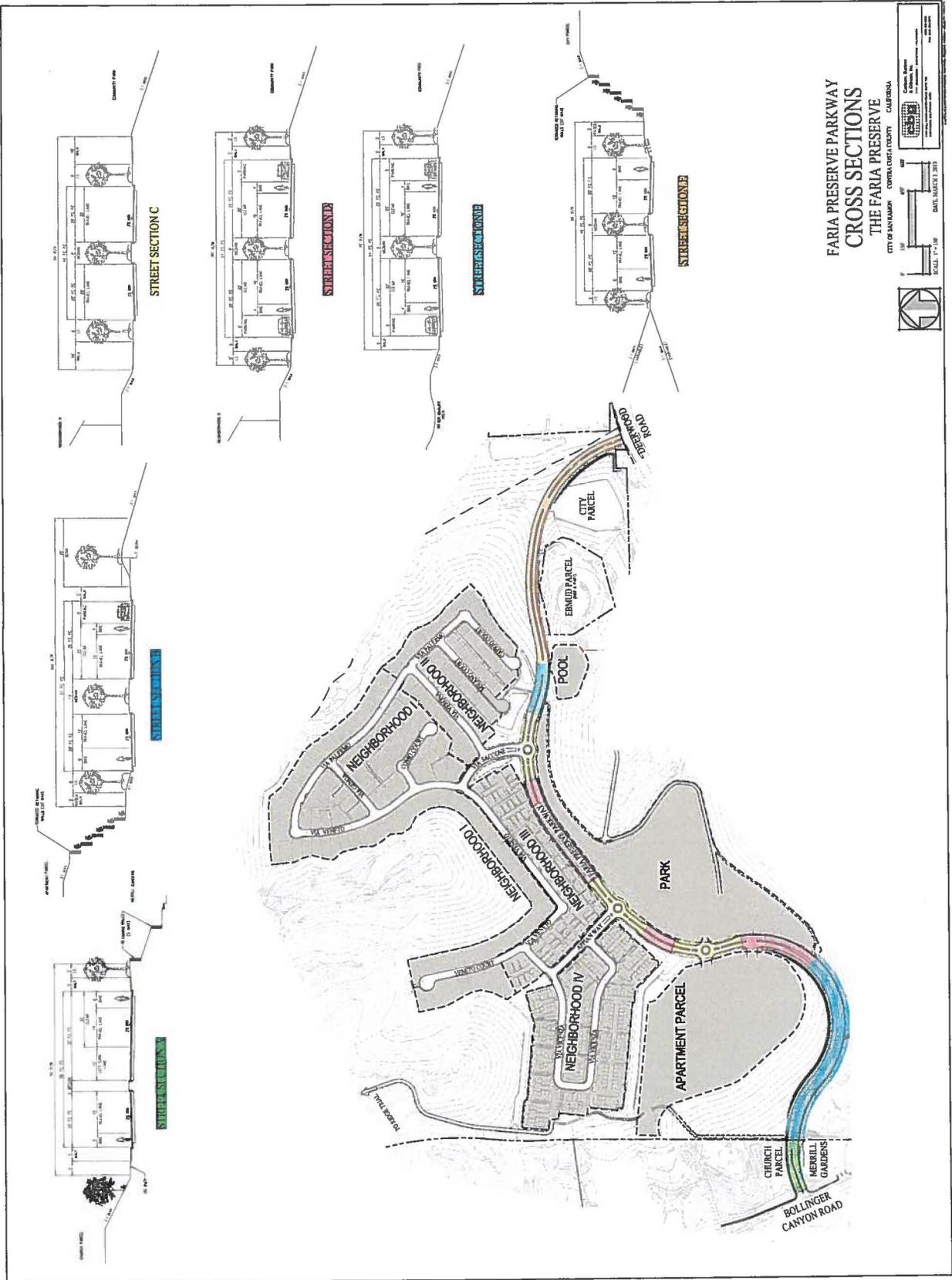


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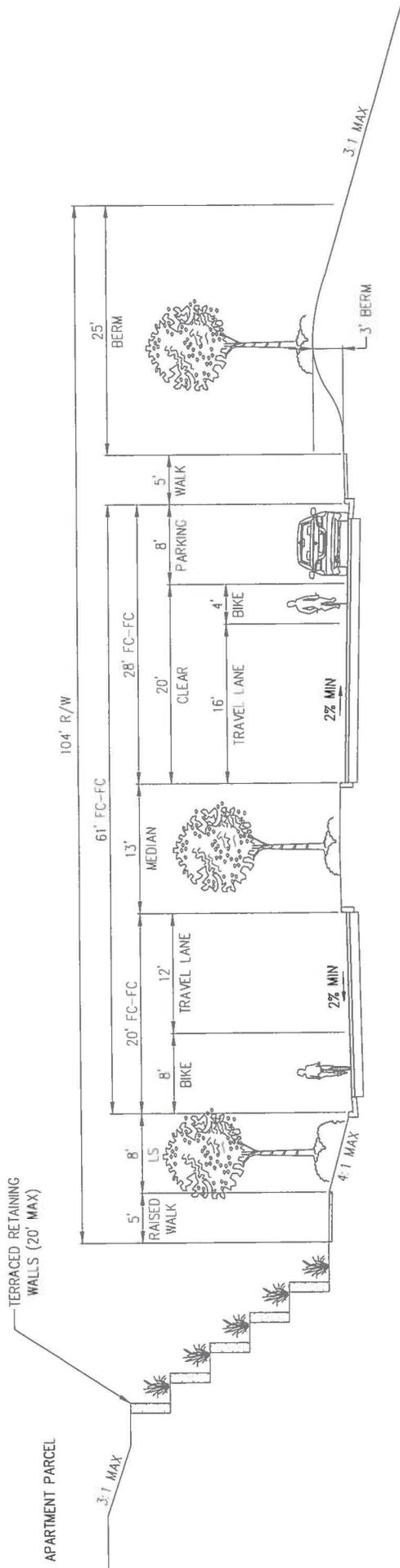




**FARIA PRESERVE PARKWAY
CROSS SECTIONS
THE FARIA PRESERVE**

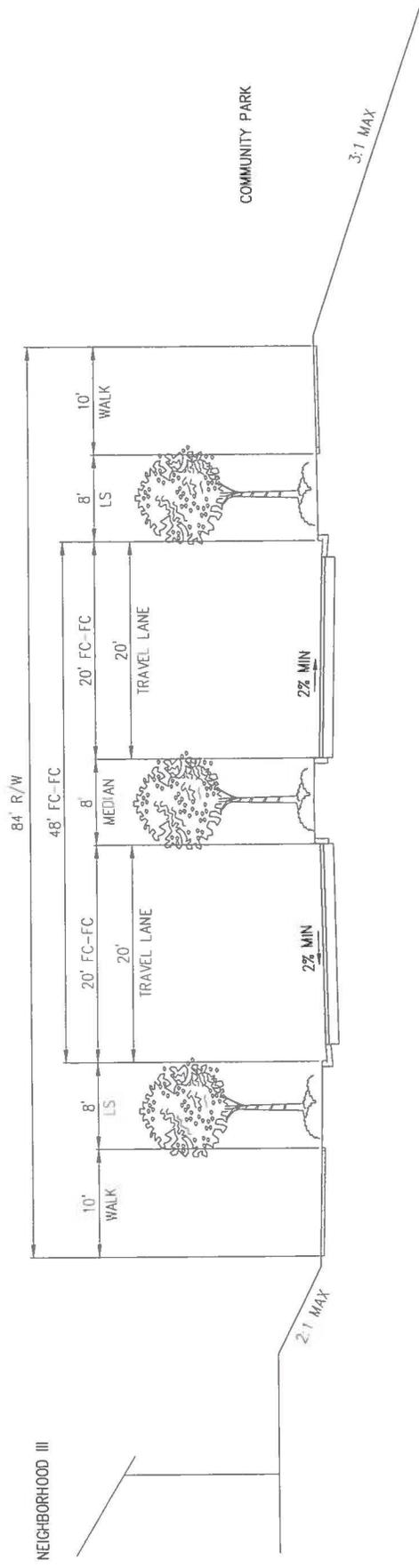
CITY OF SAN JOSE
GENERAL ENGINEERING
CALIFORNIA
DATE: MARCH 1, 2011
SCALE: 1" = 30'





STREET SECTION B
FARIA PRESERVE PARKWAY
 CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA
 DATE: MARCH 7, 2013
 NOT TO SCALE

Carlson, Barbone
 & Gibson, Inc.
 CIVIL ENGINEERS • SURVEYORS • PLANNERS
 8711 MILLIKEN CANYON ROAD, SUITE 100
 SAN RAMON, CALIFORNIA 94583
 (925) 386-8622
 FAX (925) 386-8273



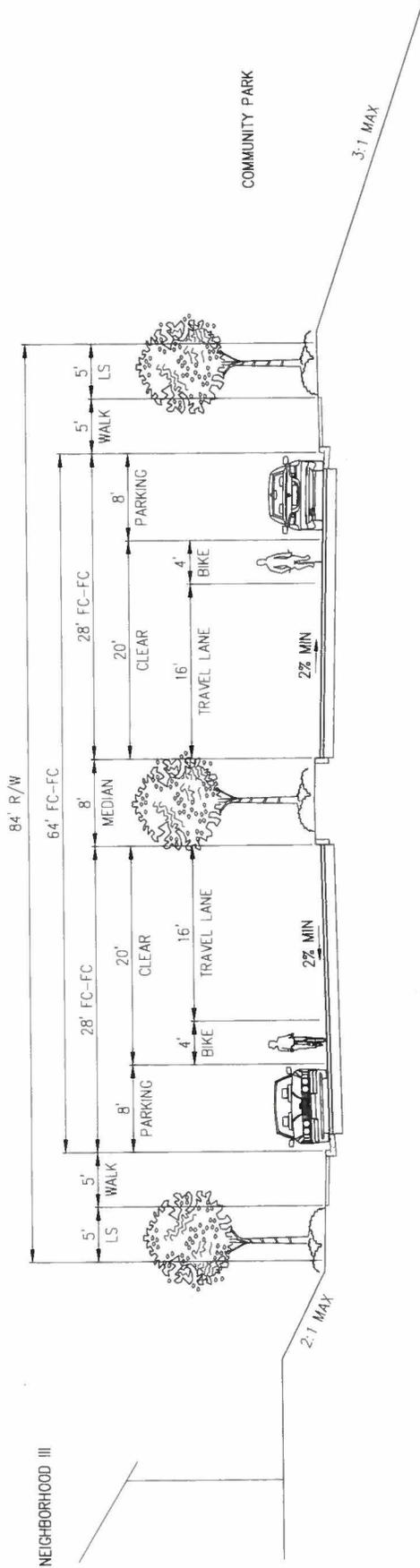
PARKWAY ADJACENT
TO ROUNDABOUTS

STREET SECTION C
FARIA PRESERVE PARKWAY
 CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

DATE: MARCH 7, 2013
 NOT TO SCALE

	Carlson, Barbee & Gilbert, Inc.
	CIVIL ENGINEERS - SAN FRANCISCO - FARMERS
811 BOLLINGER CANYON ROAD, SUITE 100 SAN RAMON, CALIFORNIA 94583	
(925) 386-8822 Fax: (925) 386-8211	

G:\1378\ACADEM\HITS\FARIA PRESERVE\PRW\FPP STREET SECTIONS.DWG



**PARKWAY ALONG
 COMMUNITY PARK
 (EXCEPT AT
 ROUNDABOUTS)**

STREET SECTION D

FARIA PRESERVE PARKWAY

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

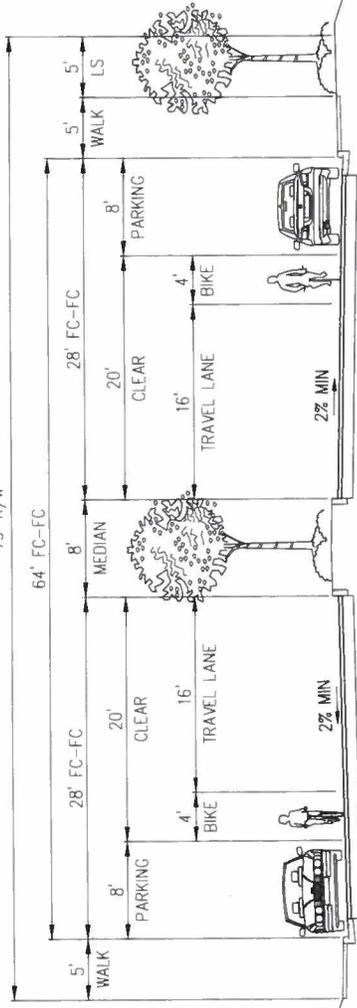
DATE: MARCH 7, 2013

NOT TO SCALE



Carlson, Barboe
& Gibson, Inc.
CIVIL ENGINEERS - SURVEYORS - PLANNERS
3111 BOLLINGER CAMPUS DRIVE, SUITE 100
SAN RAMON, CALIFORNIA 94583
(925) 384-2522
FAX: (925) 384-2523

79' R/W



COMMUNITY POOL

3:1 MAX

WATER QUALITY AREA

PARKWAY AT COMMUNITY PARK

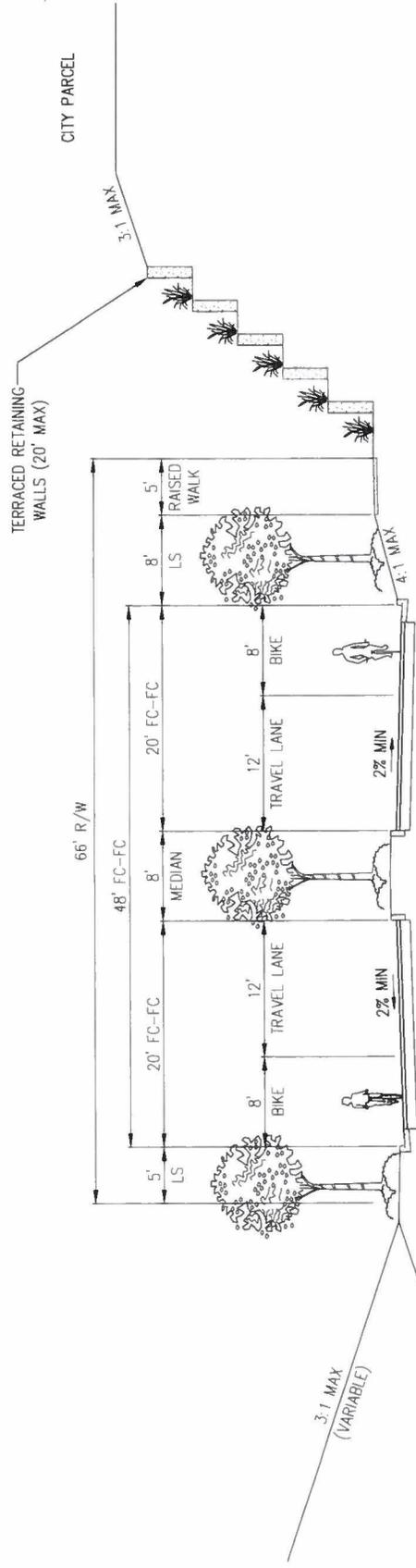
STREET SECTION E

FARIA PRESERVE PARKWAY

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA
DATE: MARCH 7, 2013
NOT TO SCALE

Carlson, Barboe & Gibson, Inc.
CIVIL ENGINEERS • SURVEYORS • PLANNERS
8111 BELLAVILLE LANE, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL: (925) 388-8822
FAX: (925) 388-8825

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**PARKWAY BETWEEN
DEERWOOD ROAD TO
COMMUNITY POOL**

STREET SECTION F
FARIA PRESERVE PARKWAY
 CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA
 DATE: MARCH 7, 2013
 NOT TO SCALE

	Carlson, Barbieri & Gibson, Inc.
	CIVIL ENGINEERS - SAN RAMON, CA
	ROBERT J. BARBIERI CIVIL ENGINEER - LICENSE NO. 45822 SAN RAMON, CALIFORNIA 94583

FARRIA PRESERVE

SAN RAMON, CA

ARCHITECTURAL REVIEW BOARD SUBMITTAL
MEETING #3: NEIGHBORHOOD 1 & 2

APRIL 11, 2013

Our Team



GATES + ASSOCIATES
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN
2671 Crow Canyon Rd., San Ramon, CA 94583 | 925.736-8176



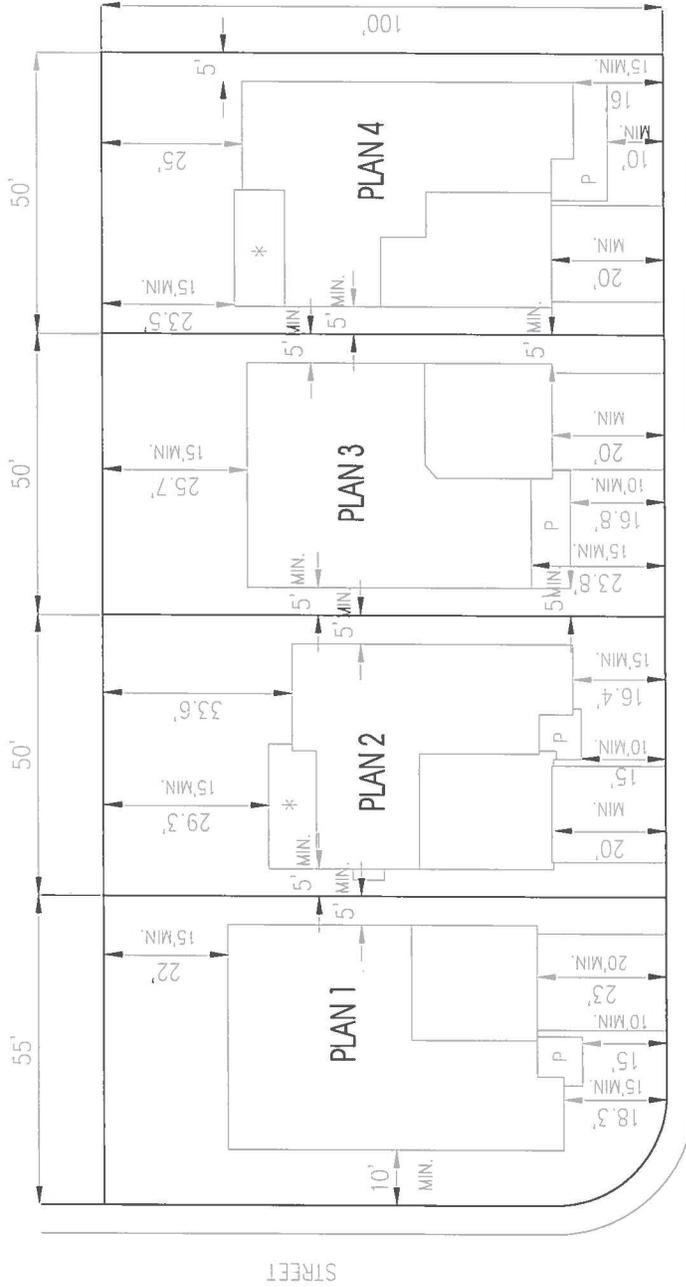
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& Clark, Inc.**
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10000 Rockledge Drive, Suite 100
San Ramon, CA 94583 | 925.376.1100



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5000 Executive Parkway, Suite 375 | San Ramon, CA 94583 | 925.463.1700
2850 Redhill Ave., Suite 200 | Santa Ana, CA 92705 | 949.250.0607



TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD A STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	20'	20'
FRONT (LIVING)	15'	15'
FRONT (PORCH)	-	10'
SIDEYARD (INTERIOR)	5'	5'
SIDEYARD (CORNER)	10'	10'
REAR	15'	15'

* OPTIONAL CALIFORNIA ROOM ON SPECIFIC LOTS ONLY.

Typical Neighborhood 1 - 50' x 100' Lots

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San Ramon, CA

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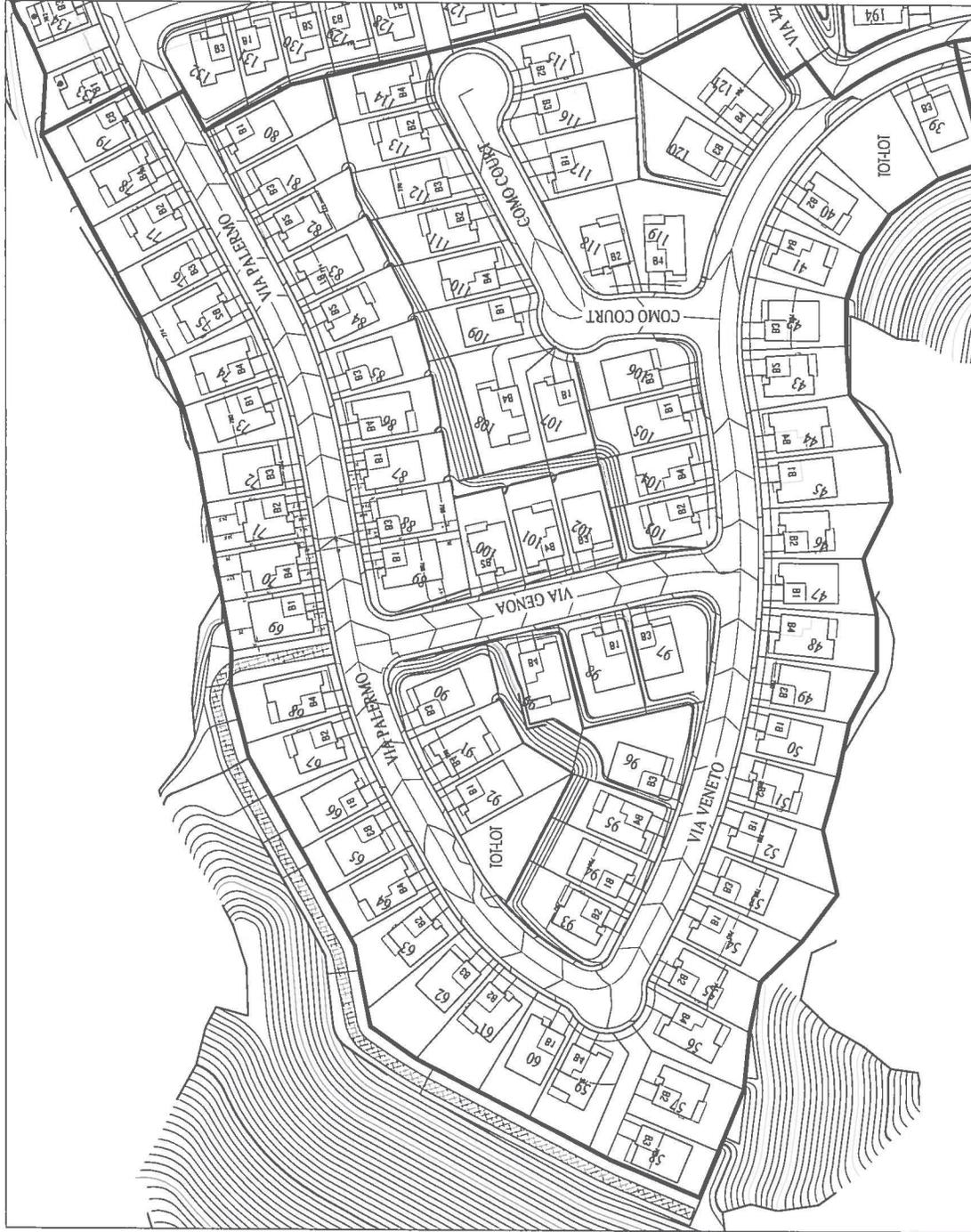
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WILLIAM HEZMALCHALCH ARCHITECTS, INC.
2000 COLLETT AVENUE, SUITE 100, SAN RAMON, CA 94583
925.747.1100

APRIL 11, 2013

2013074.001



PRODUCT SUMMARY

PLAN TYPE	DU.	%
PLAN 1	20	24.1%
PLAN 2	21	25.3%
PLAN 3	21	25.3%
PLAN 4	21	25.3%
TOTAL	83	100%

Neighborhood 1 - 50' x 100' Lots

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San Ramon, CA



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APRIL 11, 2013

SP1-A

2012073.103

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PRODUCT SUMMARY

PLAN TYPE	DU.	%
PLAN 1	9	24.0%
PLAN 2	10	26.0%
PLAN 3	9	24.0%
PLAN 4	10	26.0%
TOTAL	38	100%

Neighborhood 1 - 50' x 100' Lots

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San Ramon, CA



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APRIL 11, 2013

SP1-B

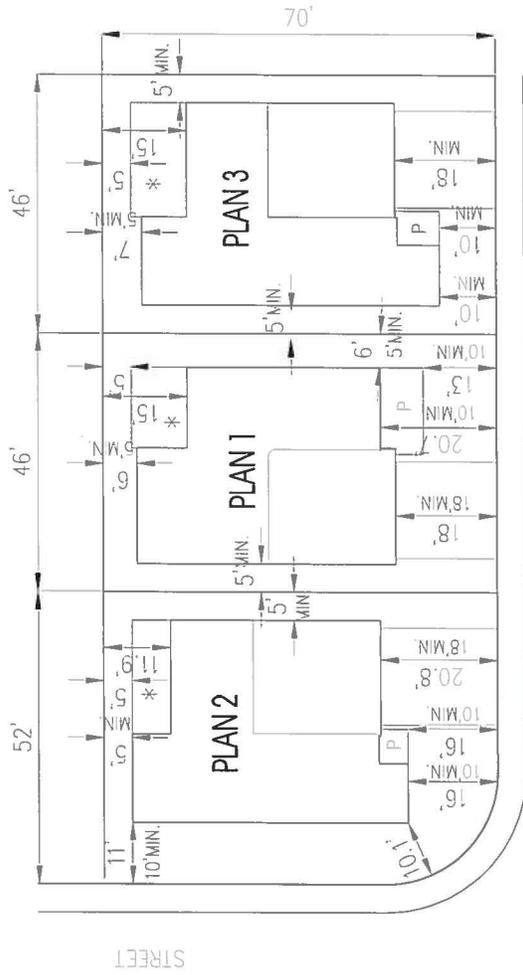
2012074.03



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TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD B STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	5'	18'
FRONT (LIVING)	8'	10'
FRONT (PORCH)	3'	10'
SIDEYARD (INTERIOR)	4'	5'
SIDEYARD (CORNER)	5'	10'
REAR	3'	5'

* OPTIONAL CALIFORNIA ROOM ON SPECIFIC LOTS ONLY.

Neighborhood 2 - 46' x 70' Lots

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San Ramon, CA

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Neighborhood 2 - 46' x 70' Lots



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925-452-1100 www.whezma.com

APRIL 11, 2013

SP2

2012074.03

PRODUCT SUMMARY

PLAN TYPE	DU.	%
PLAN 1	25	35.0%
PLAN 2	23	32.0%
PLAN 3	24	33.0%
TOTAL	72	100%



Optional Covered Patio/
California Room & Deck

Total Units = 20 (28% of total units)



STREET SECTIONS - NEIGHBORHOOD 2
FARIA PRESERVE
 San Ramon, CA

WM
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 100 BELLEVUE AVENUE, SUITE 200
 SAN RAMON, CA 94583
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2013071

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Neighborhood 1

50' x 100' Lots

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Lafferty Communities

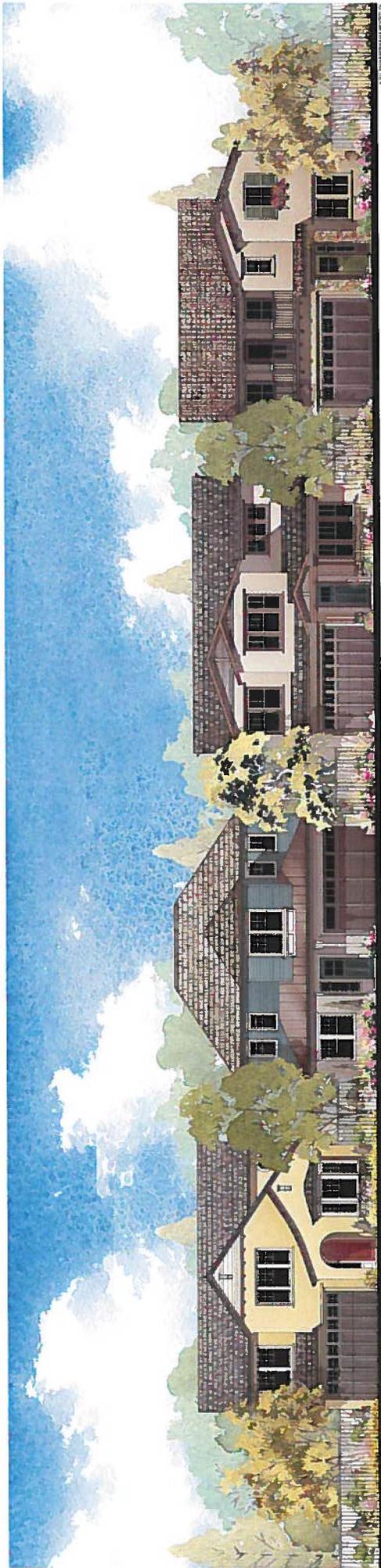
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2013151



Plan A
Bentley

Plan B
Bay Area Bungalow

Plan Z
Presidio

Plan J
Collage

Neighborhood 1 Streetscene
50' x 100' Lots

FARIA PRESERVE
San Ramon, CA

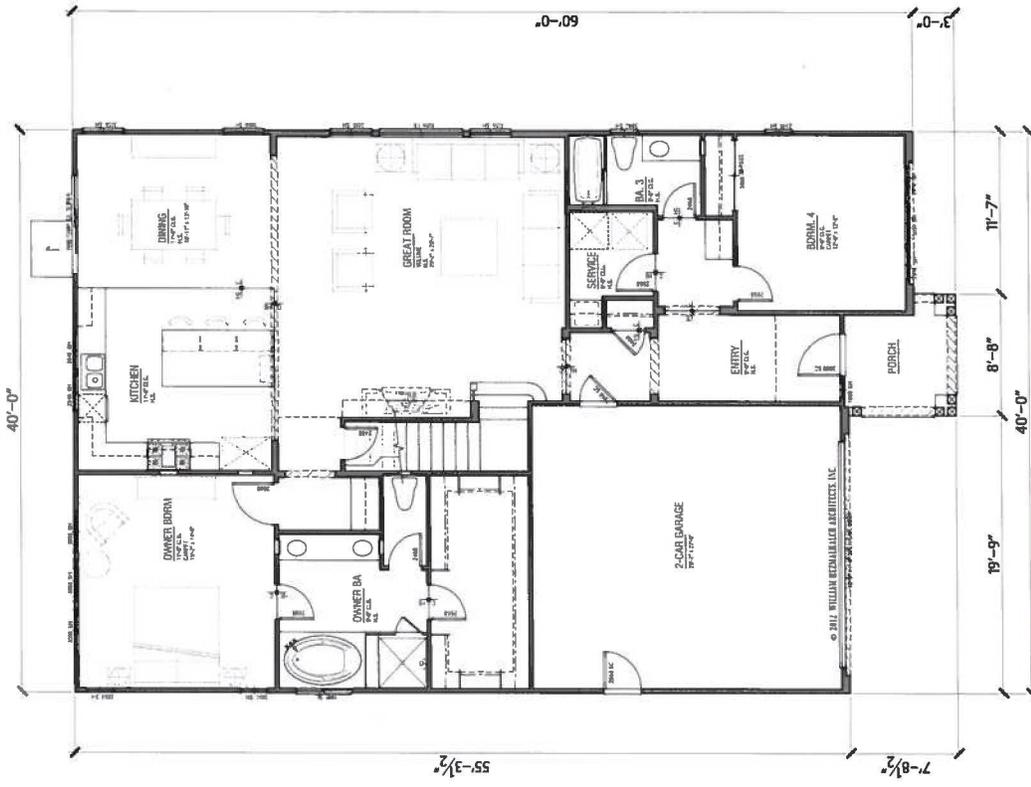


Model No. 2010
SS
2013A

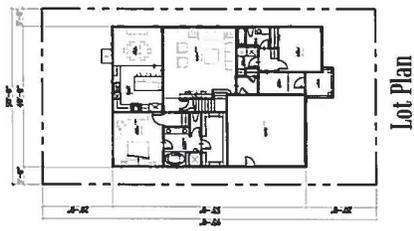
W
WILLIAMS INTERIORS
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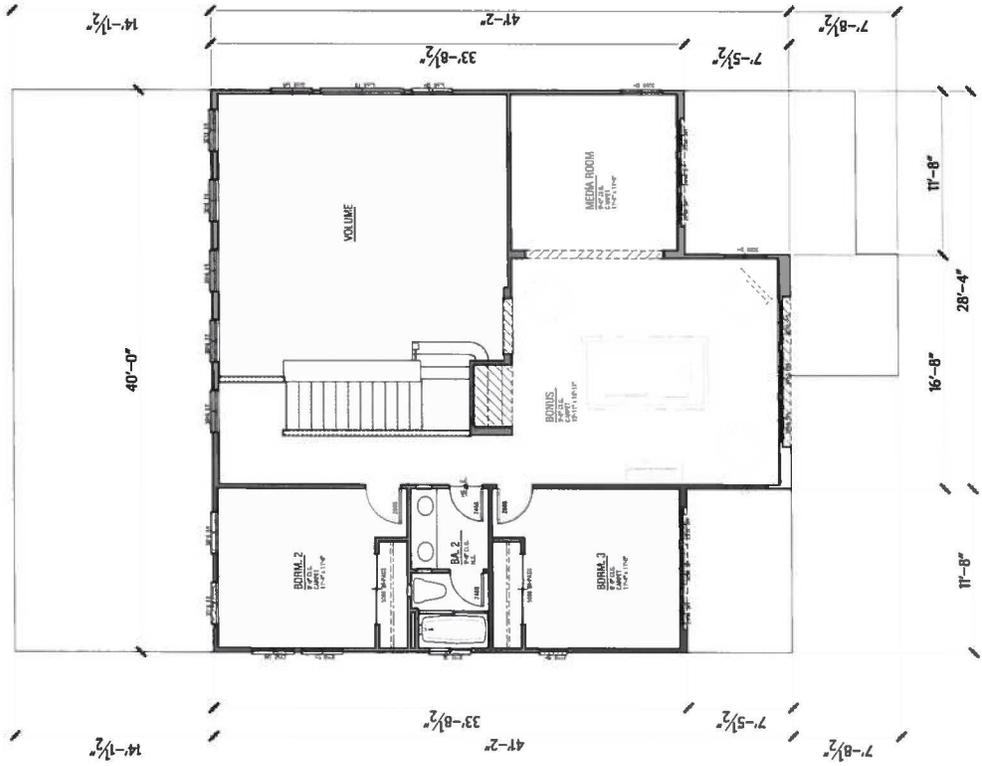
First Floor
1,806 SF



Plan 1
2,797 SF
4 Bdrm / Bonus / 3 Ba
2 Car Garage

50' x 100' Lots

FARIA PRESERVE
San Ramon, CA



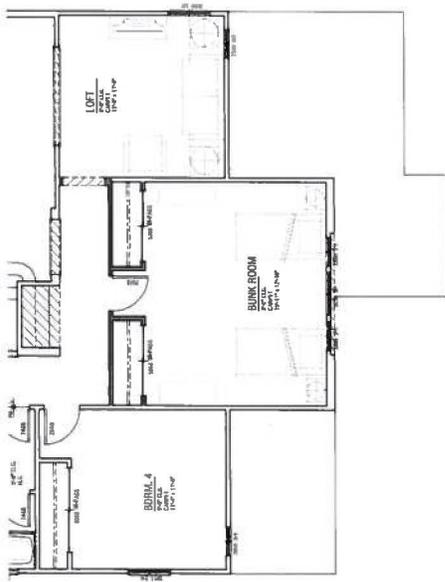
Second Floor
991 SF



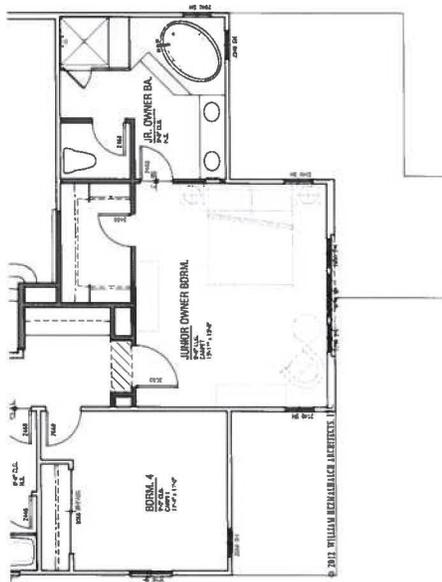
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Bunk Room Option
Must be accompanied with Den option



Junior Owner Option

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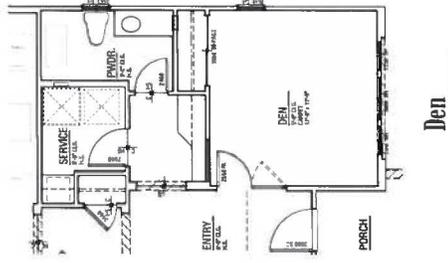


Plan 1 Options

2,797 SF
4 Bdrm/Bonus / 3.5 Ba
2 Car Garage

50' x 100' Lots

FARIA PRESERVE
San Ramon, CA



Den

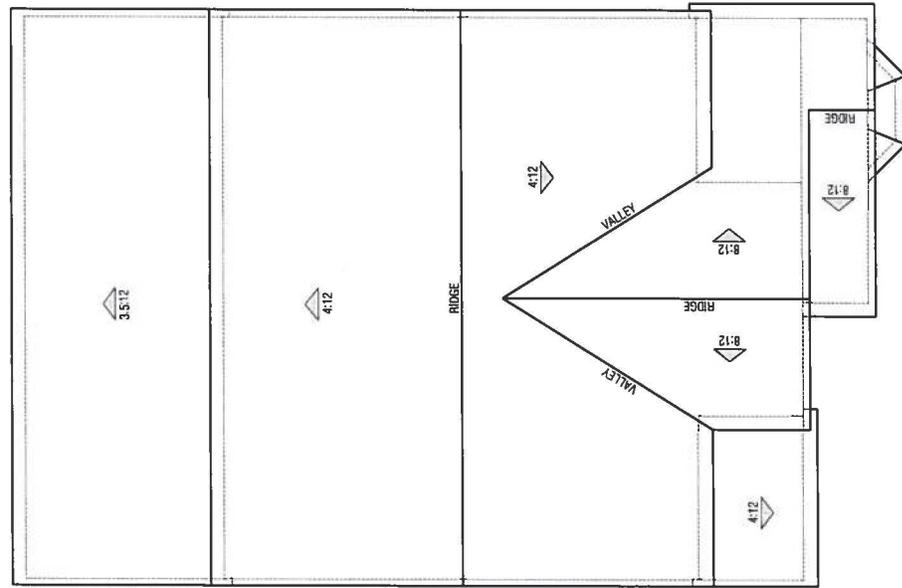


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3600 HENRIK LARSEN BLVD, SUITE 200, SAN JOSE, CA 95128
949.252.9027 www.wheh.com

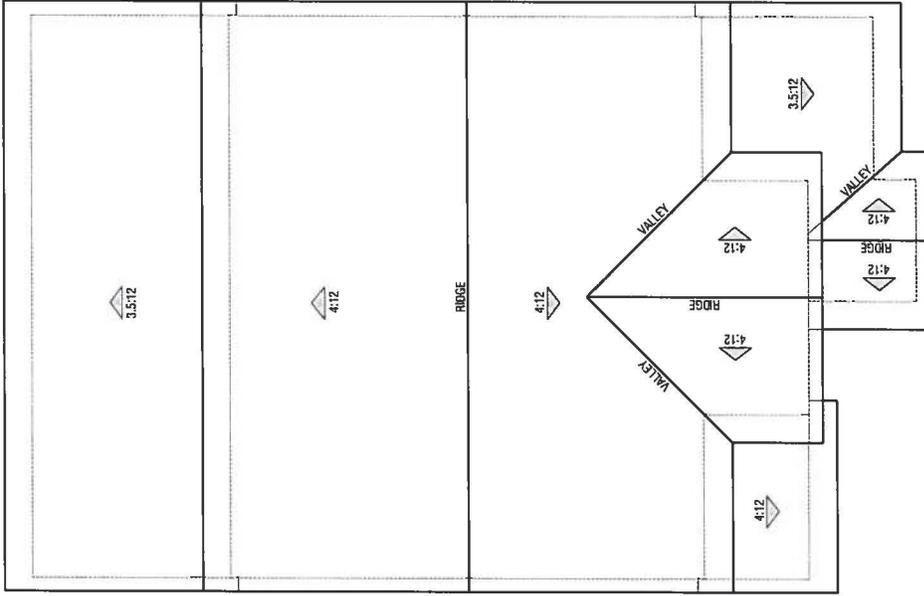
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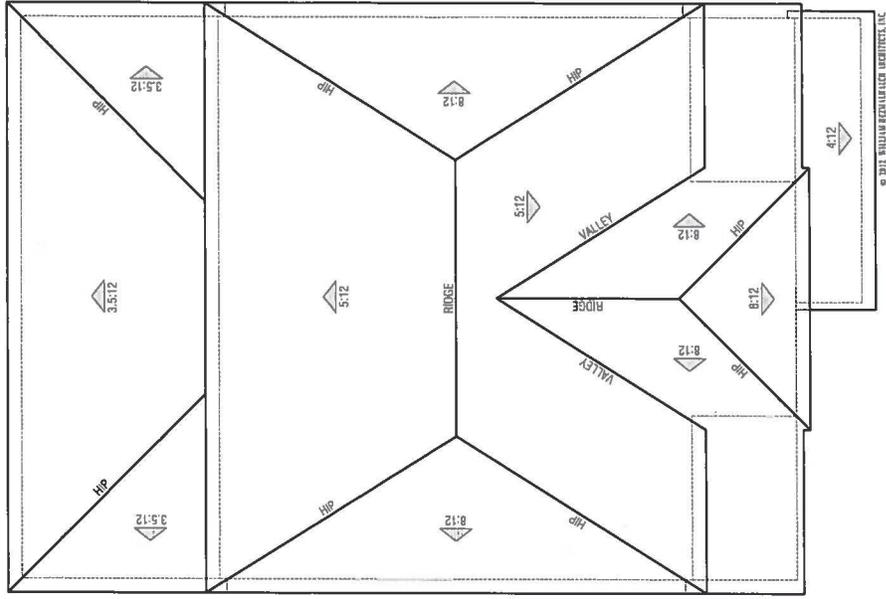
2012151



Elevation C
Cottage



Elevation B
Bay Area Bungalow



Elevation A
Presidio

Plan 1

Roof Plans

50' x 100' Lots

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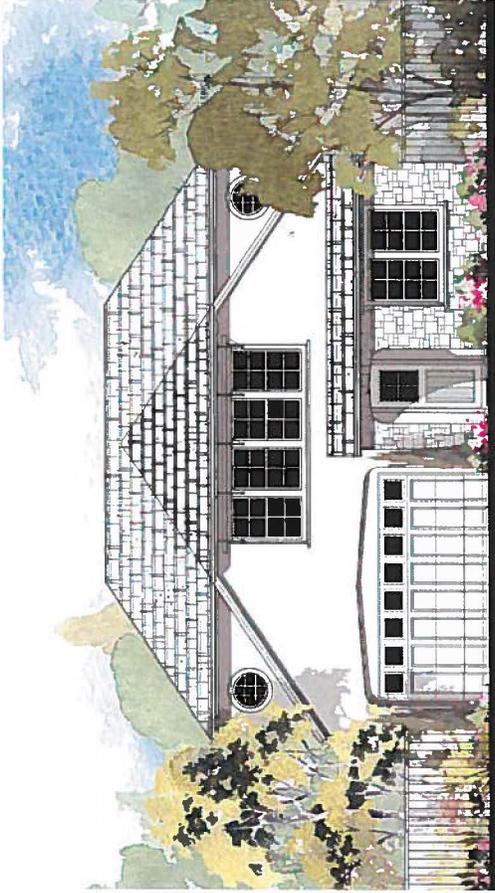
FARIA PRESERVE
San Ramon, CA

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1.2

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Elevation A
Presidio



Elevation C
Cottage



Elevation B
Bay Area Bungalow

Plan 1

Front Elevations

50' x 100' Lots

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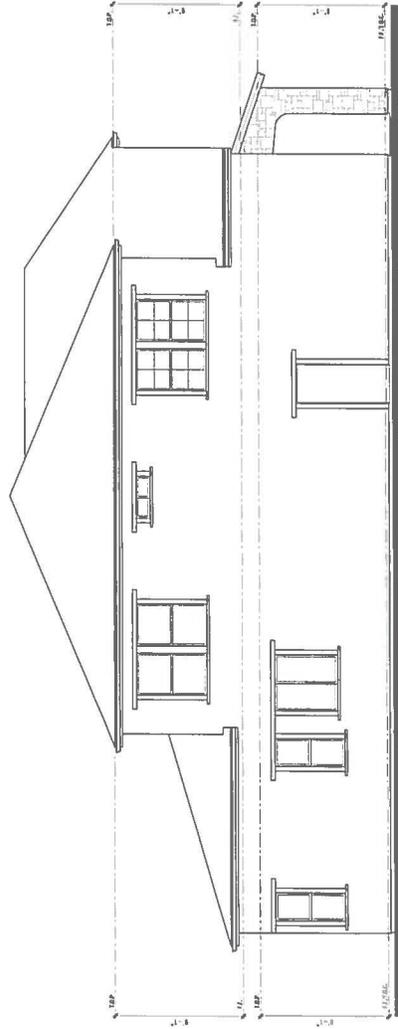
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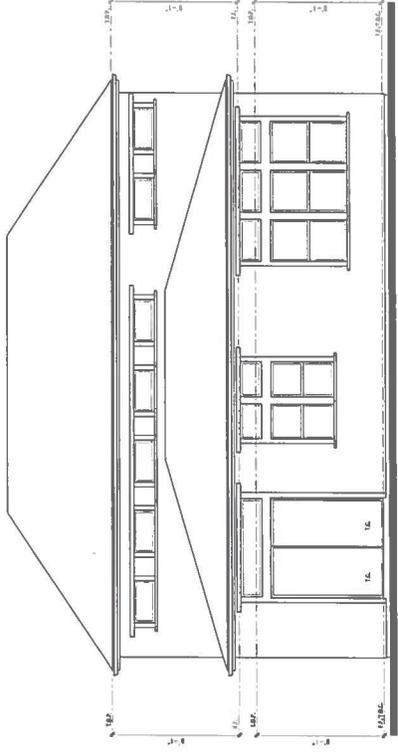
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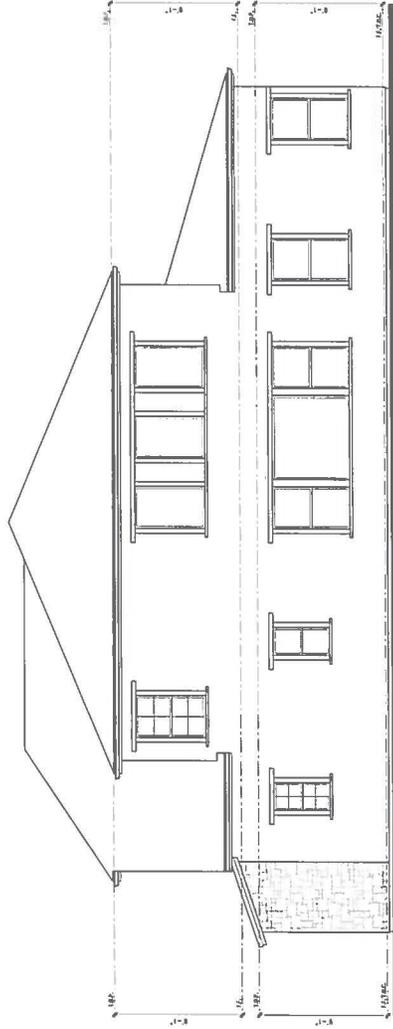
W
**WILLIAM HEZMAHALCH
ARCHITECTS, INC.**
300 CALIFORNIA STREET, SUITE 200, SAN RAMON, CA 94583
949.832.8527 www.williamhezma.com



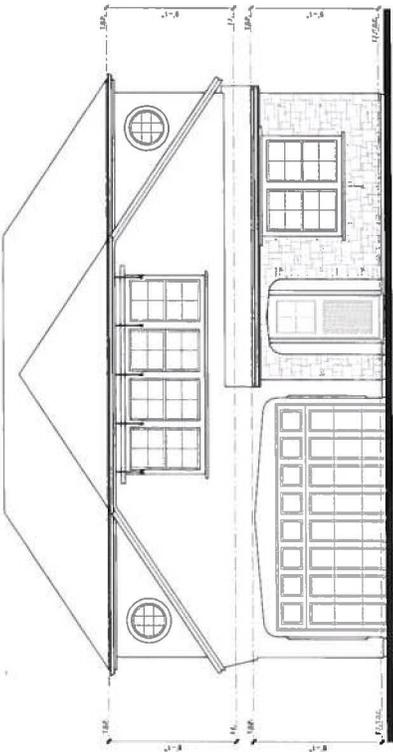
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 1

Elevation A - Presidio

50' x 100' Lots

FARIA PRESERVE
San Ramon, CA



April 11, 2013

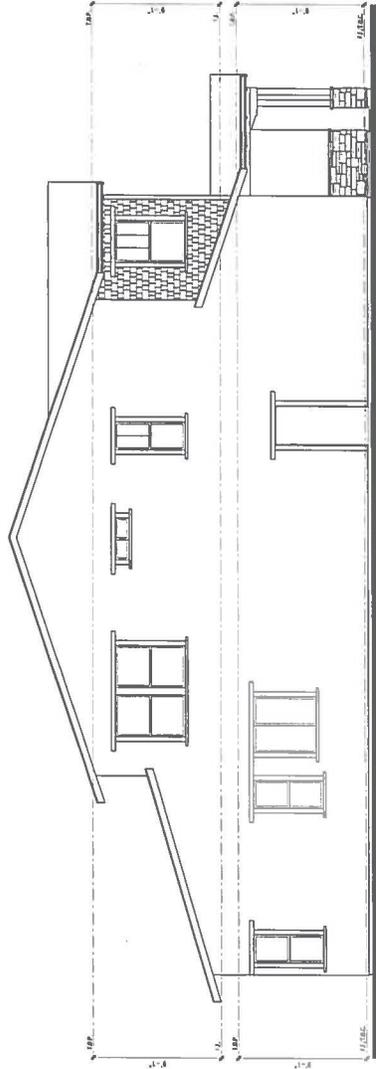
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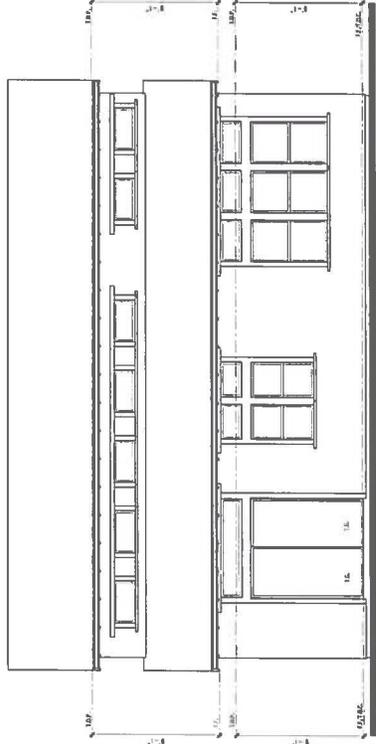


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202 EAST WASHINGTON STREET, SUITE 200, SAN RAMON, CA 94583
TEL: 925.376.1000 FAX: 925.376.1001
WWW.HEZMALHALCH.COM

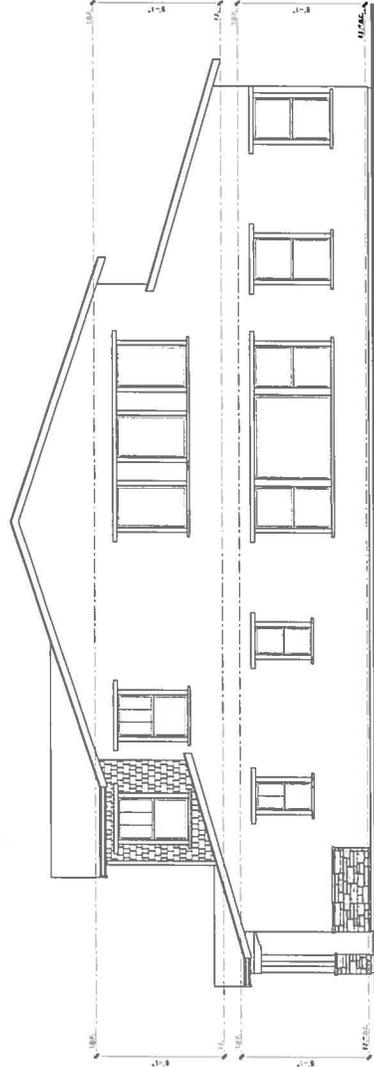
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Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 1

Elevation B - Bay Area Bungalow

50' x 100' Lots



FARIA PRESERVE
San Ramon, CA



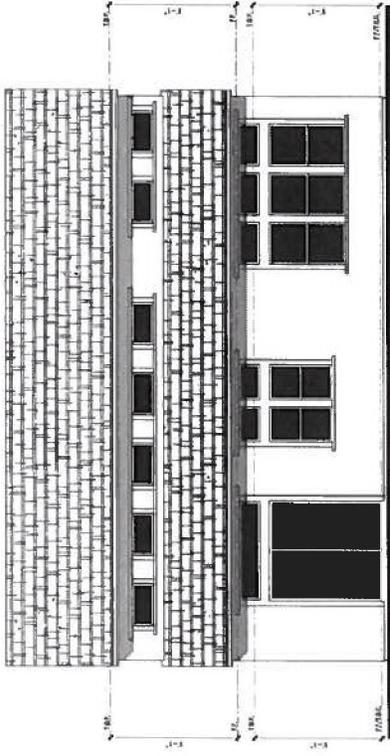
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3000 NICHOLS AVENUE, SUITE 200, DAVIS, CA 95618
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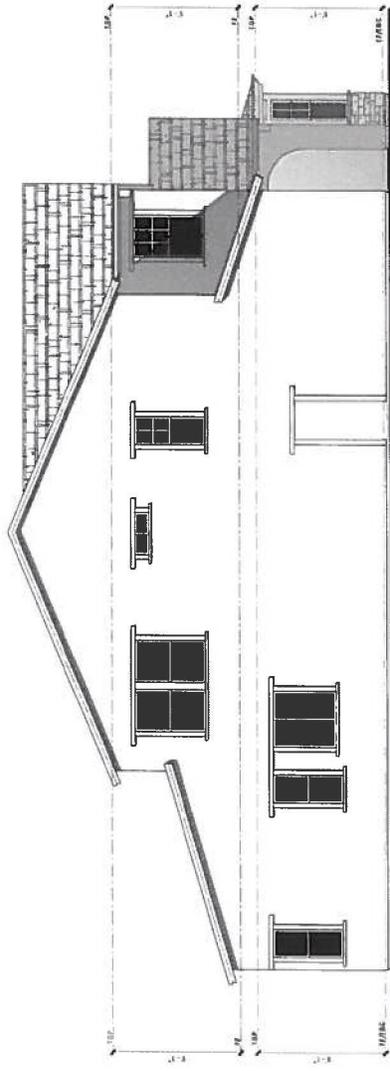
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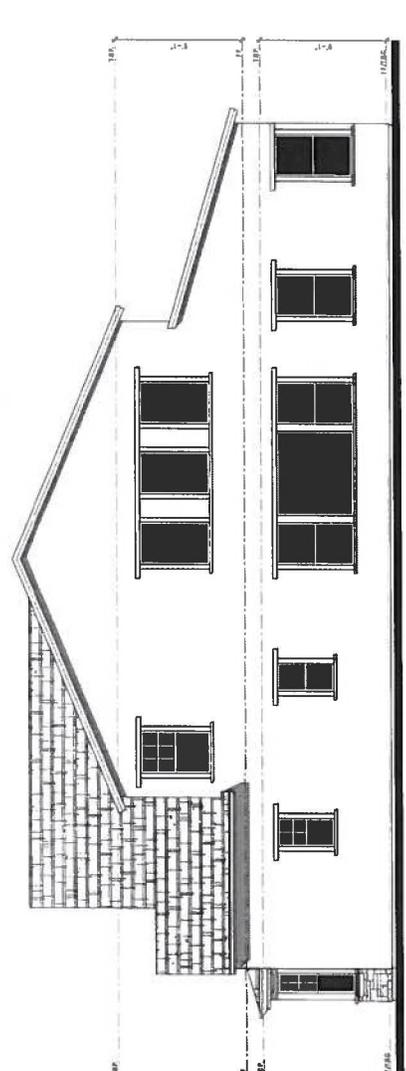
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

Plan 1

Elevation C - Cottage

50' x 100' Lots

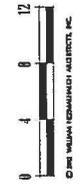
FARIA PRESERVE
San Ramon, CA

April 11, 2013

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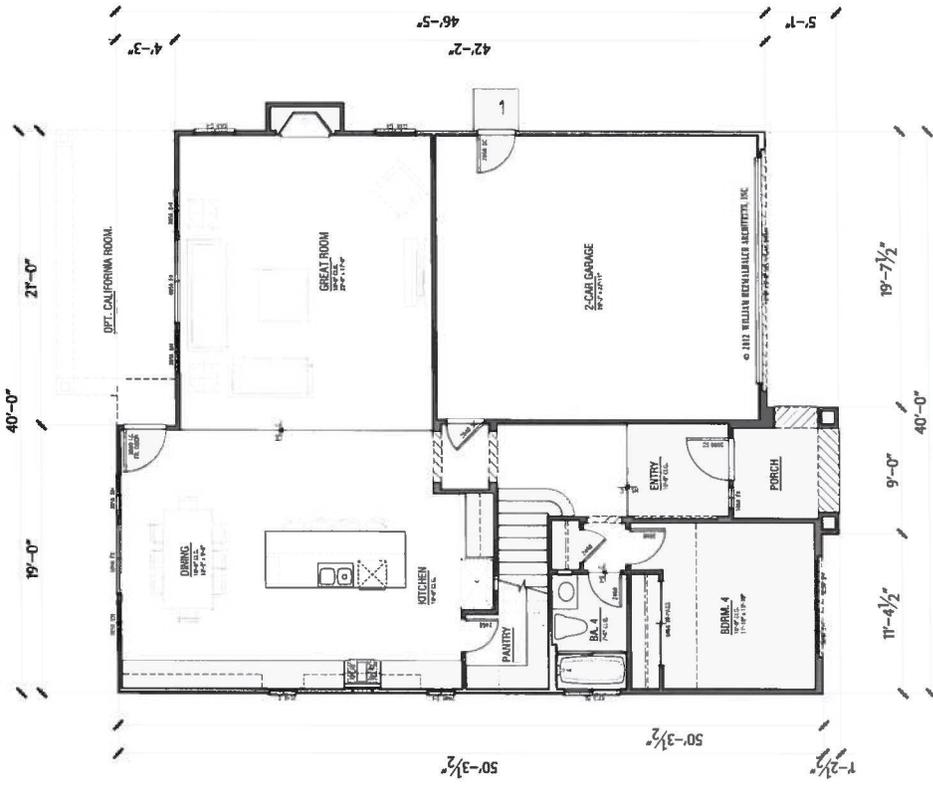
W
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ARCHITECTS, INC.
200 COUNTY PARKWAY, SUITE 200, SAN RAMON, CA 94583-0200
TEL: (925) 255-1200 FAX: (925) 255-1202
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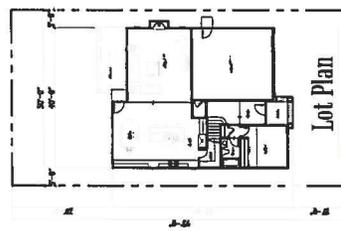
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Second Floor
1,587 SF



First Floor
1,305 SF



Plan 2
2,892 SF
4 Bdrm/Loft/4 Ba
2 Car Garage

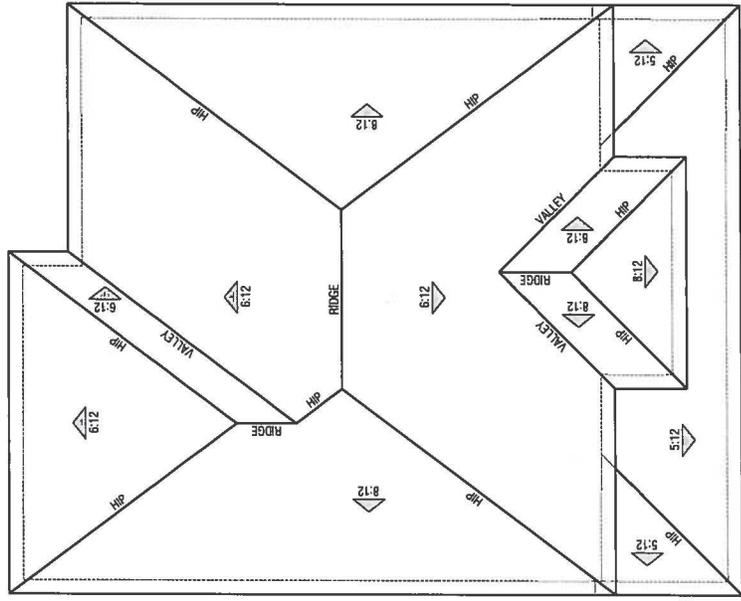
50' x 100' Lots

FARIA PRESERVE
San Ramon, CA

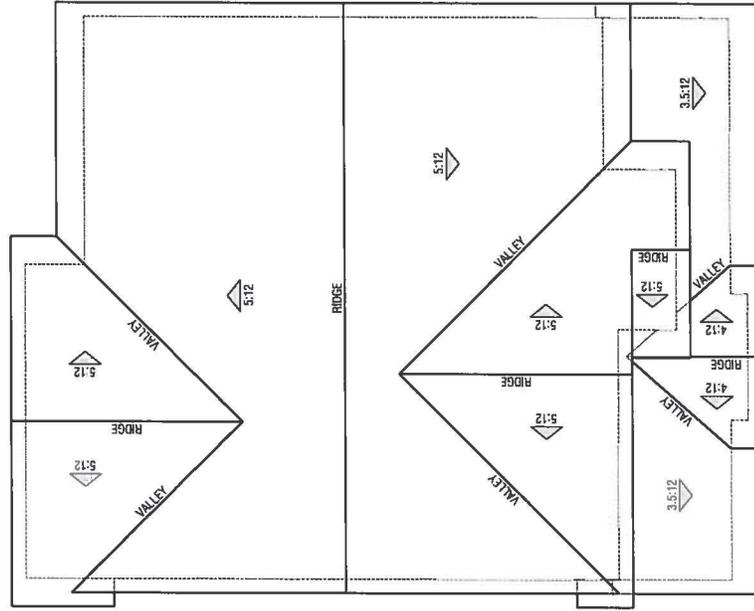
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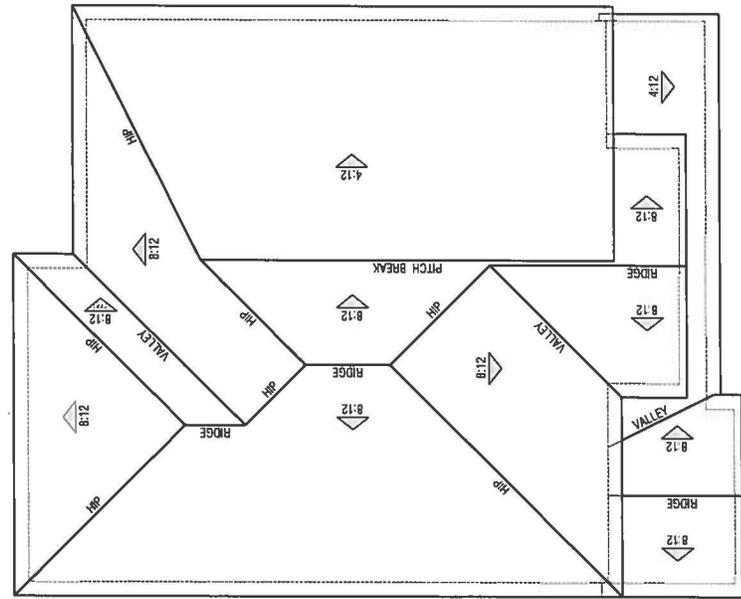
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2.1
2012151
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Elevation A
Presidio



Elevation B
Bay Area Bungalow



Elevation C
Cottage

Plan 2
Roof Plans

50' x 100' Lots

FARIA PRESERVE
San Ramon, CA

April 11, 2013
2.2
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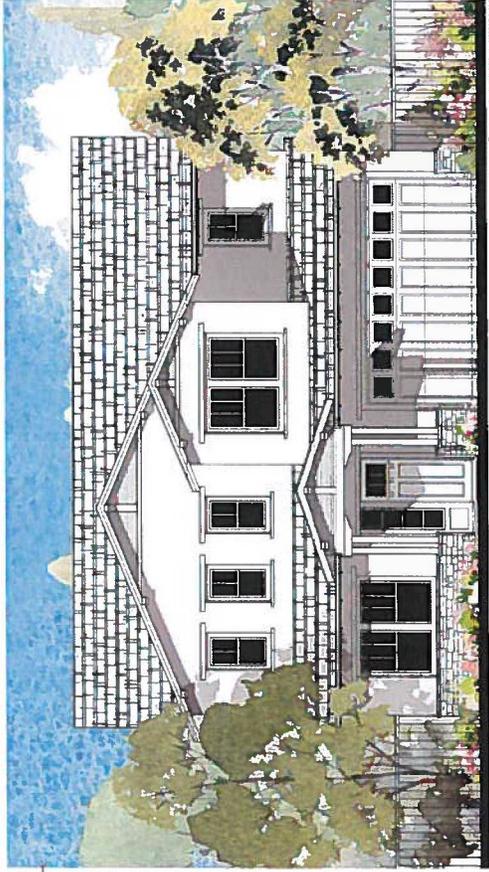
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Elevation A
Presidio



Elevation C
Cottage



Elevation B
Bay Area Bungalow

Plan 2

Front Elevations

50' x 100' Lots

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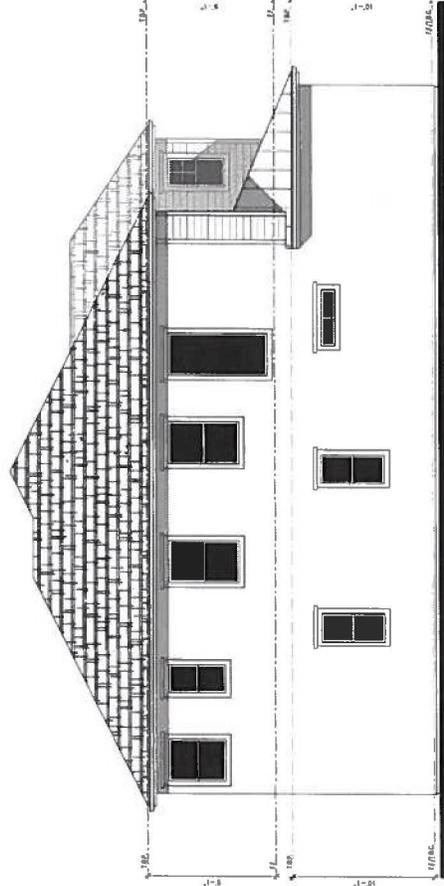
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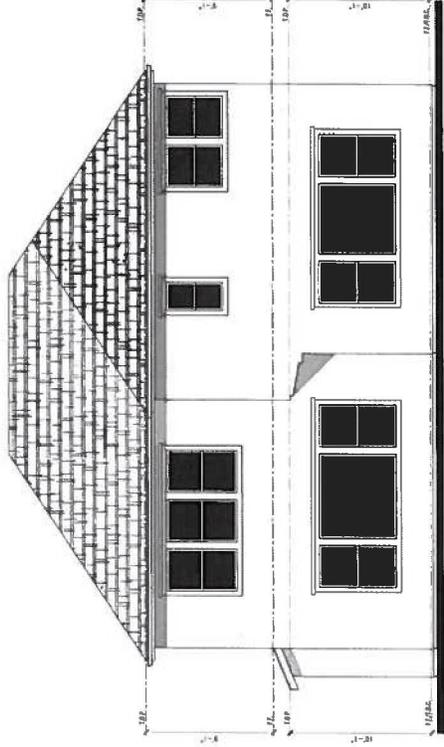
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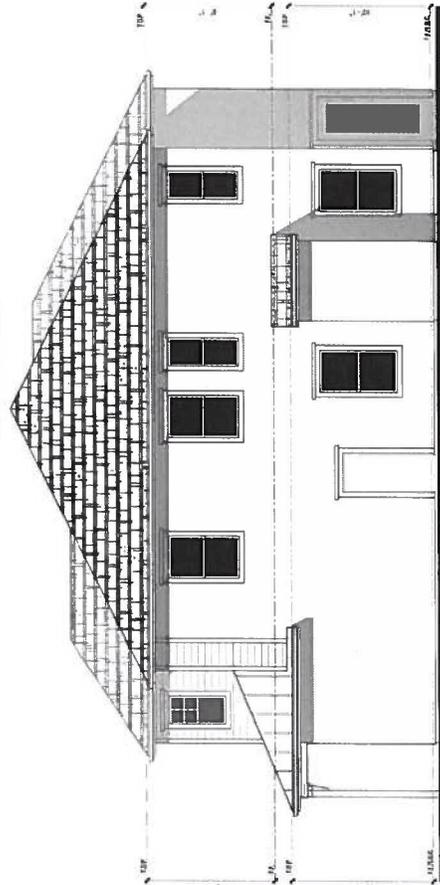
W
WILLIAM HEZMAHALCH
ARCHITECTS, INC.
1000 LITTLE FERRYWAY, SUITE 201 SAN RAMON, CA 94583
3900 HESSELL AVENUE, SUITE 200, SAN JOSE, CA 95128-6400
949.265.8827 www.hezmahalch.com



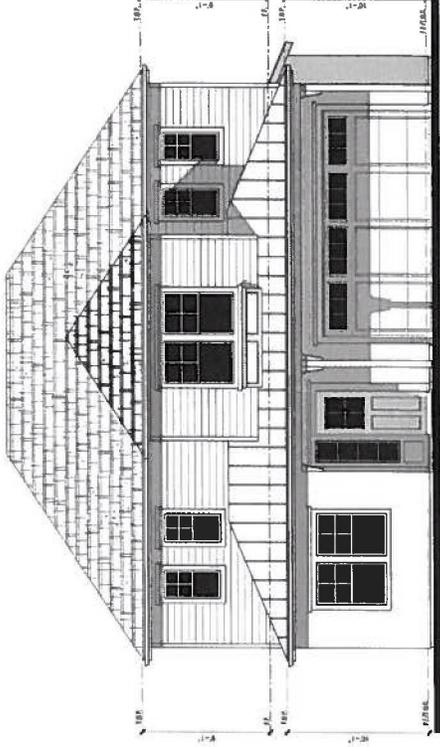
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 2

Elevation A - Presidio

50' x 100' Lots

FARIA PRESERVE
San Ramon, CA



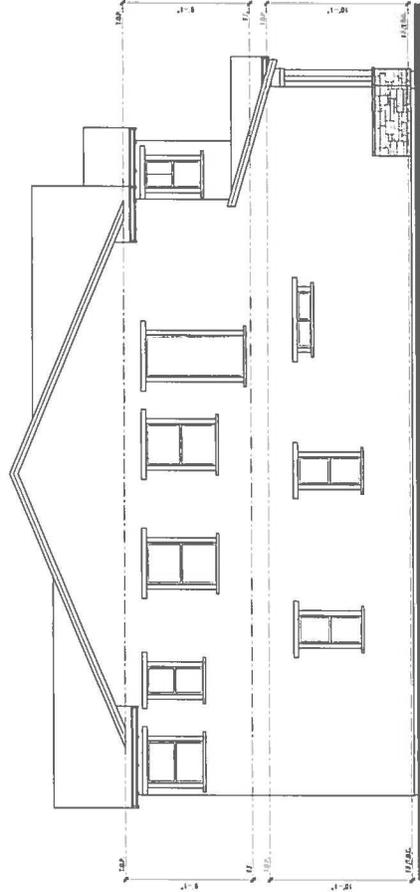
April 11, 2013

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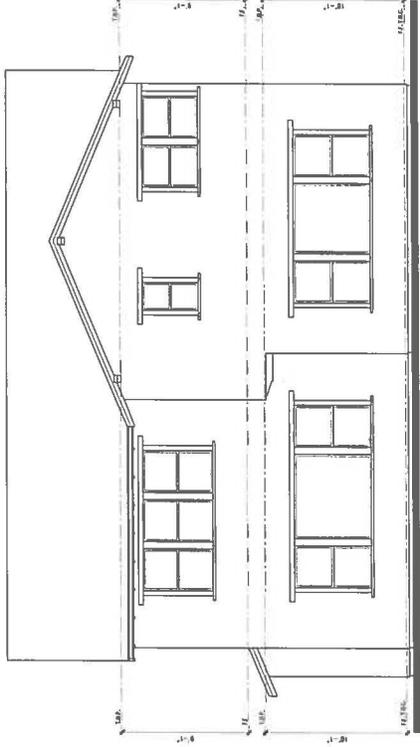
2013151



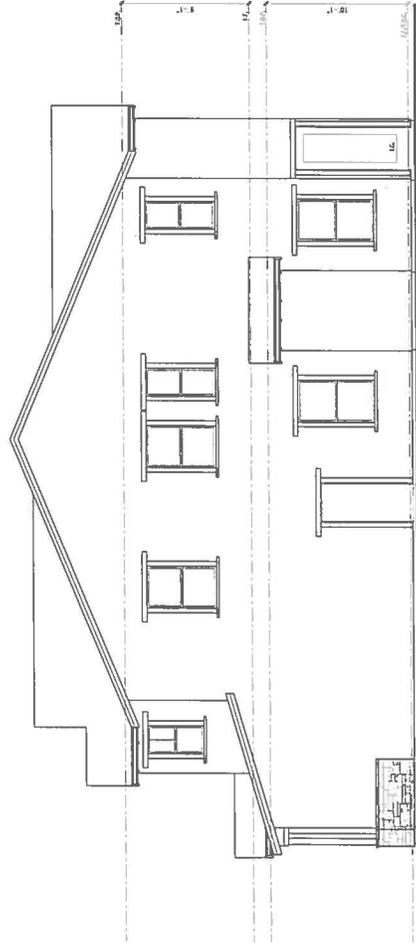
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TEL: 925.385.8800 FAX: 925.385.8801
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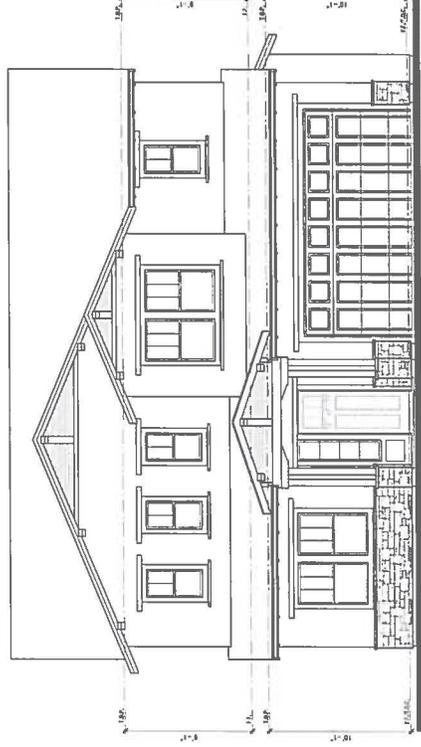
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 2

Elevation B - Bay Area Bungalow

50' x 100' Lots

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San Ramon, CA

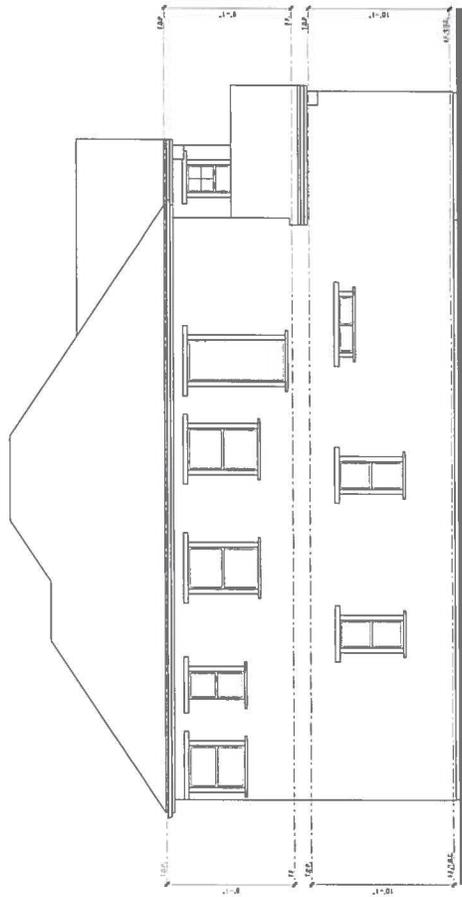
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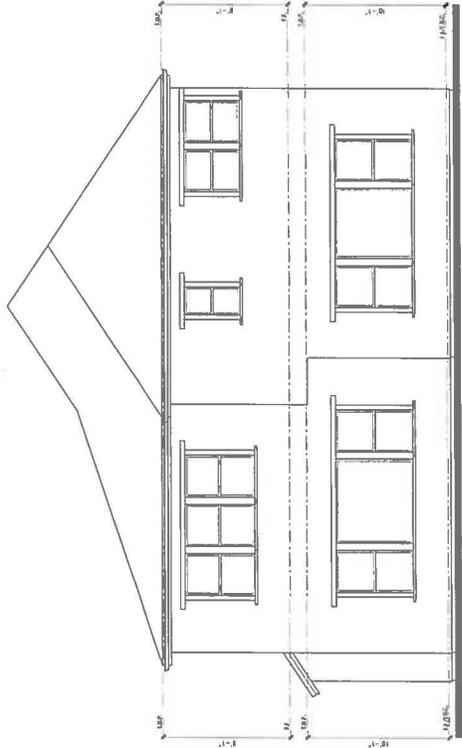
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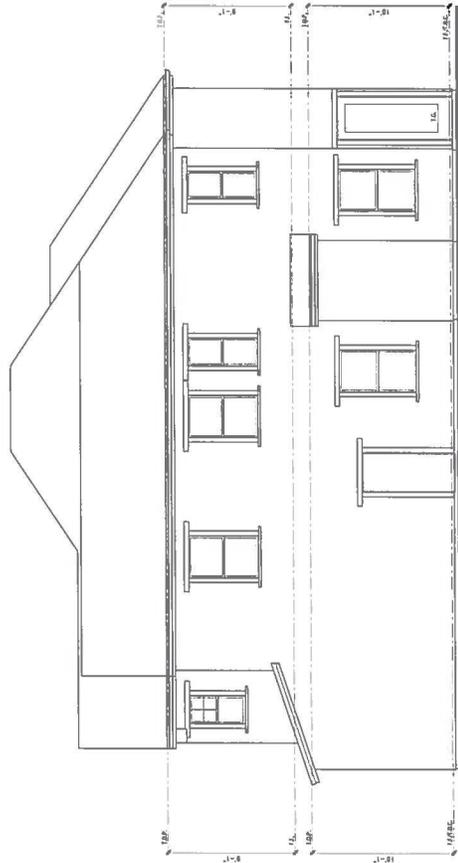
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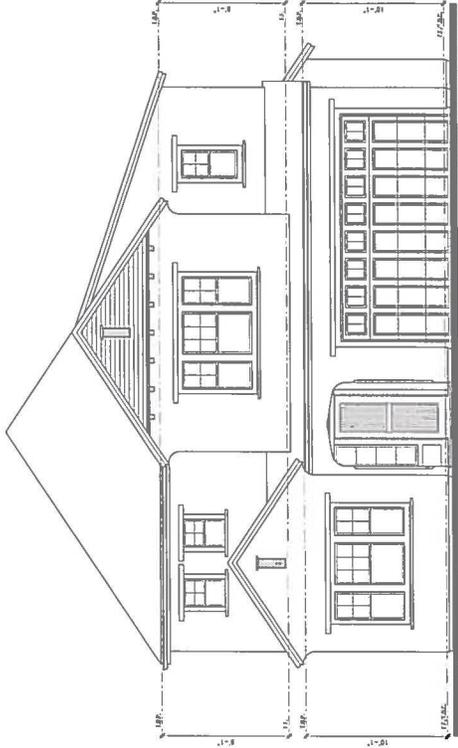
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 2

Elevation C - Cottage

50' x 100' Lots

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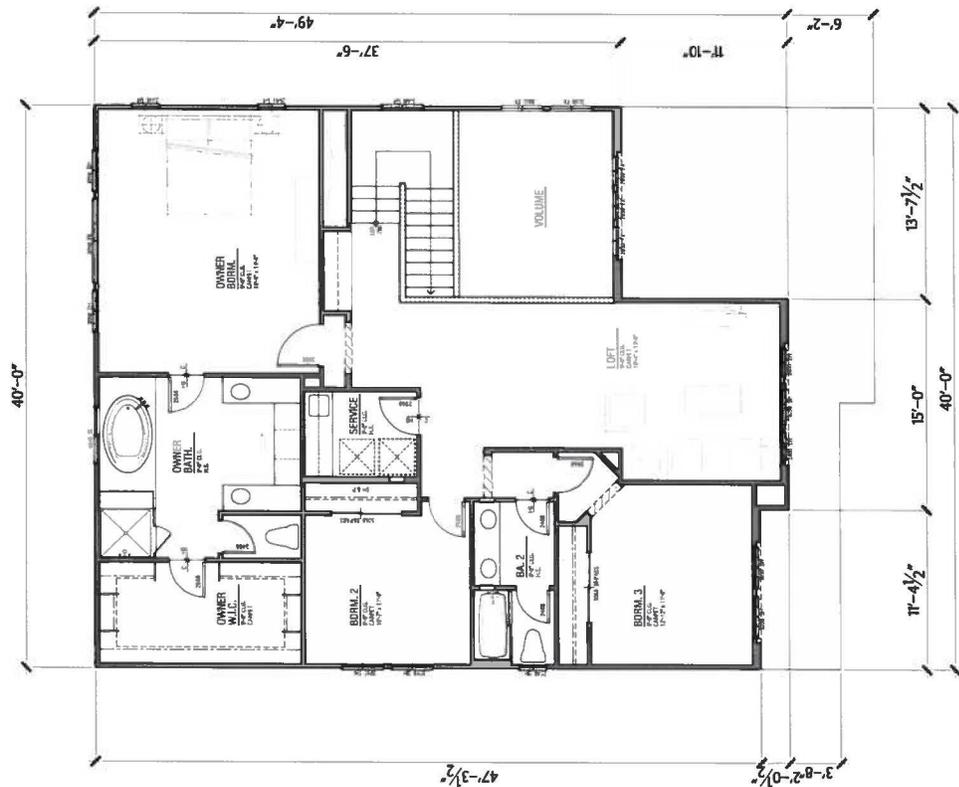
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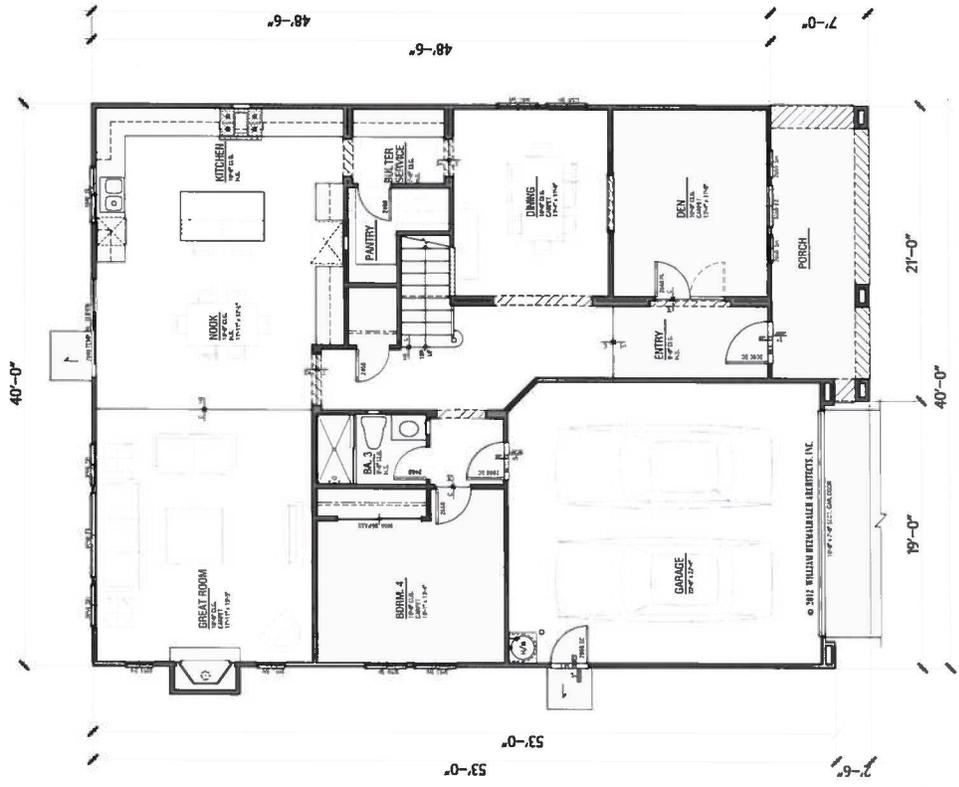
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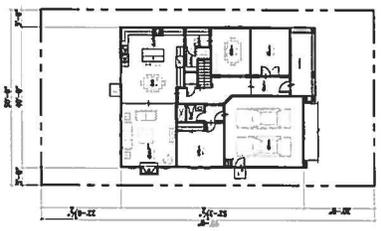
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Second Floor
1,573 SF



First Floor
1,560 SF



Lot Plan

Plan 3

3,133 SF
4 Bdrm/Den/Loft/3 Ba
2 Car garage

50' x 100' Lots

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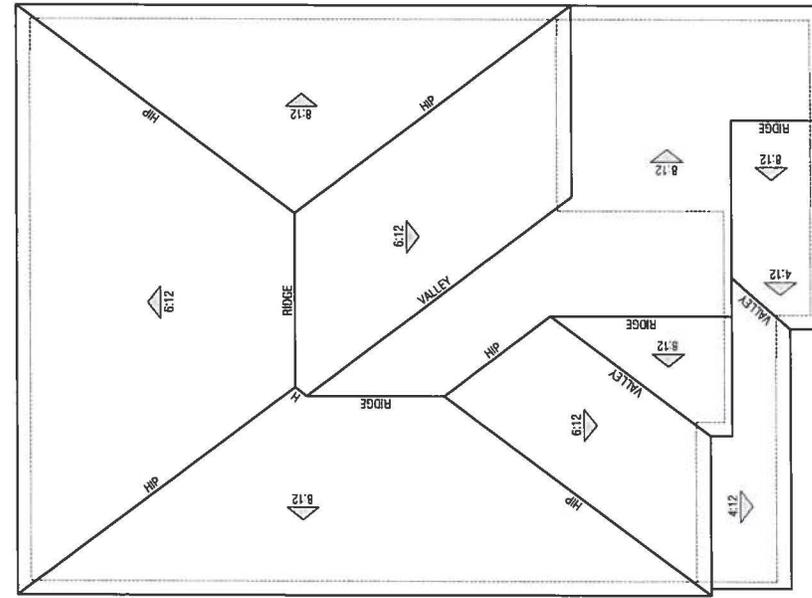
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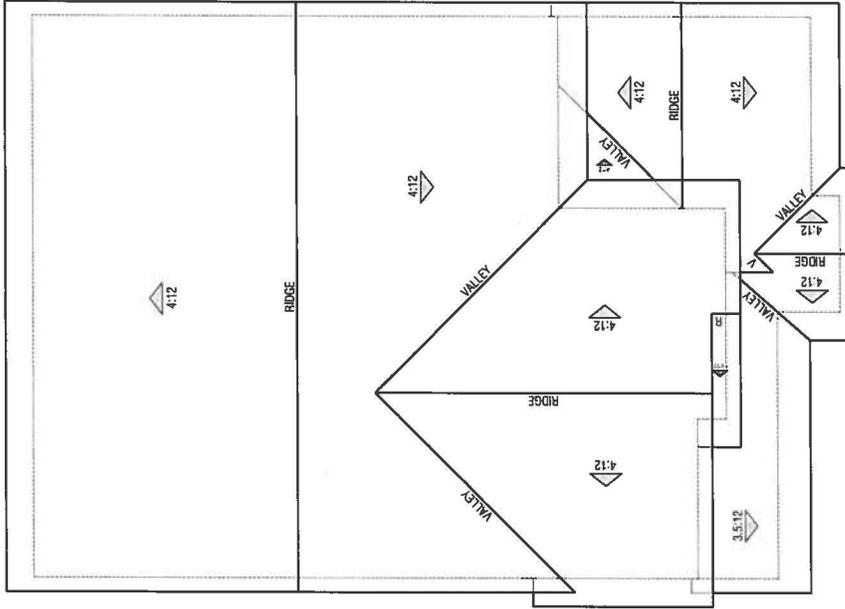
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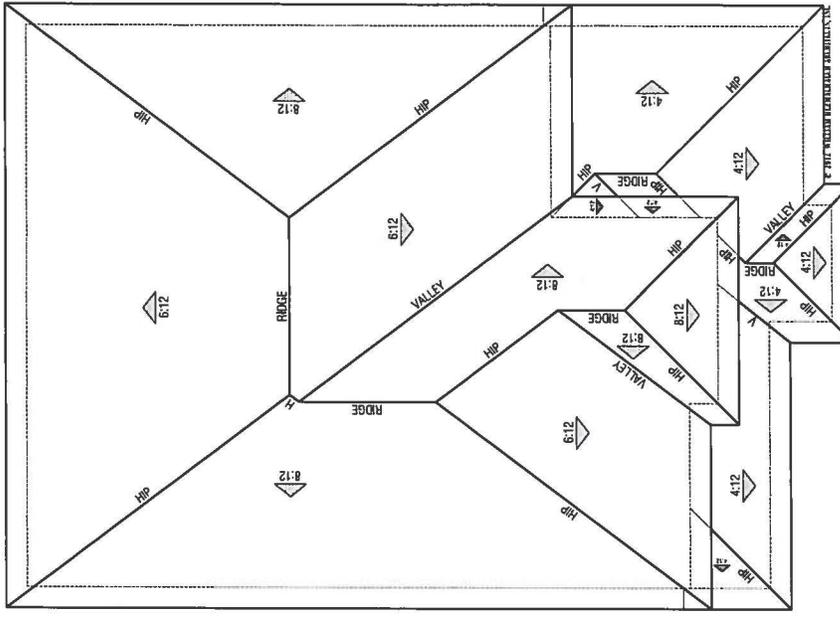
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Elevation C
Cottage



Elevation B
Bay Area Bungalow



Elevation A
Presidio



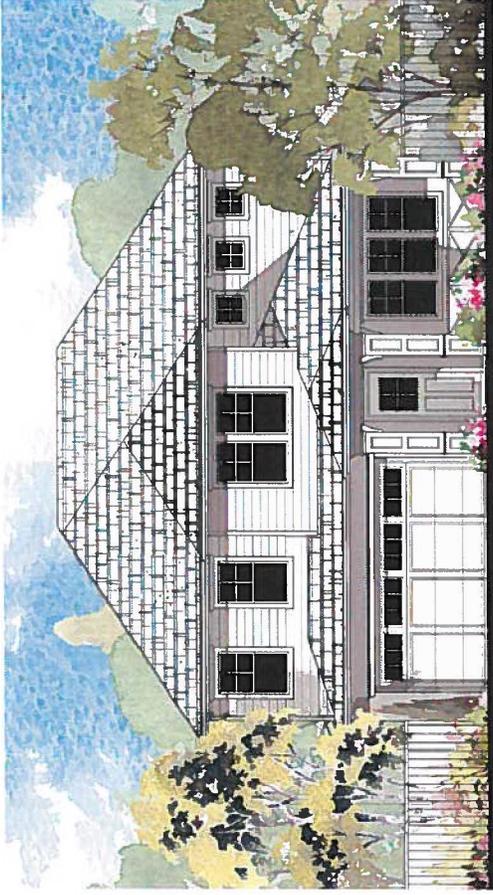
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50' x 100' Lots

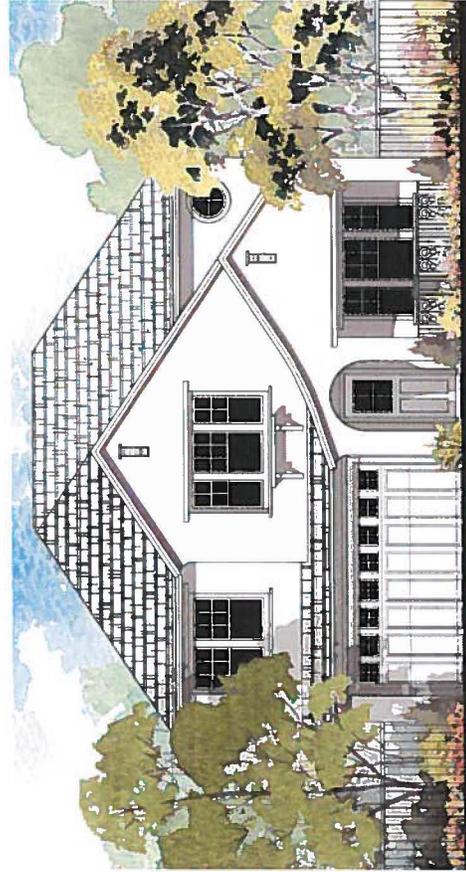
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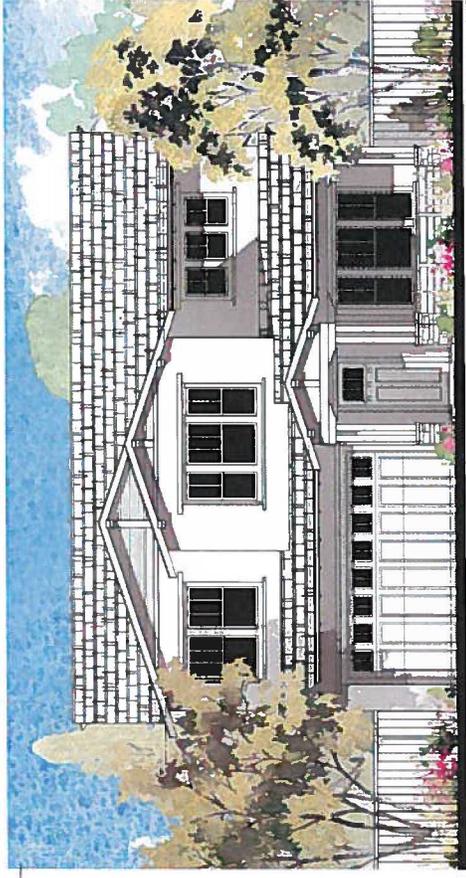
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Elevation A
Presidio



Elevation C
Cottage



Elevation B
Bay Area Bungalow

Plan 3

Front Elevations

50' x 100' Lots

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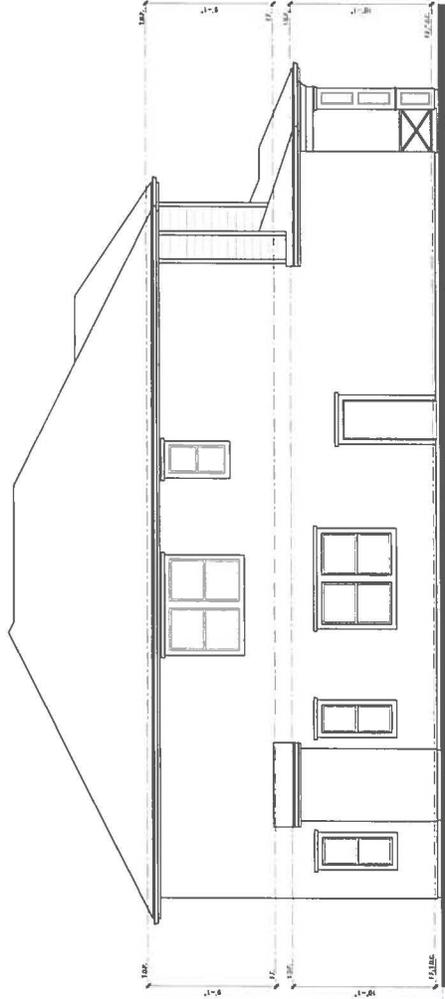
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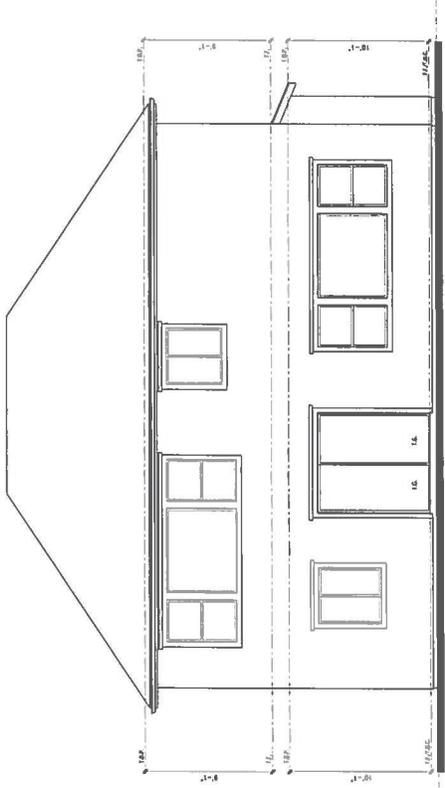
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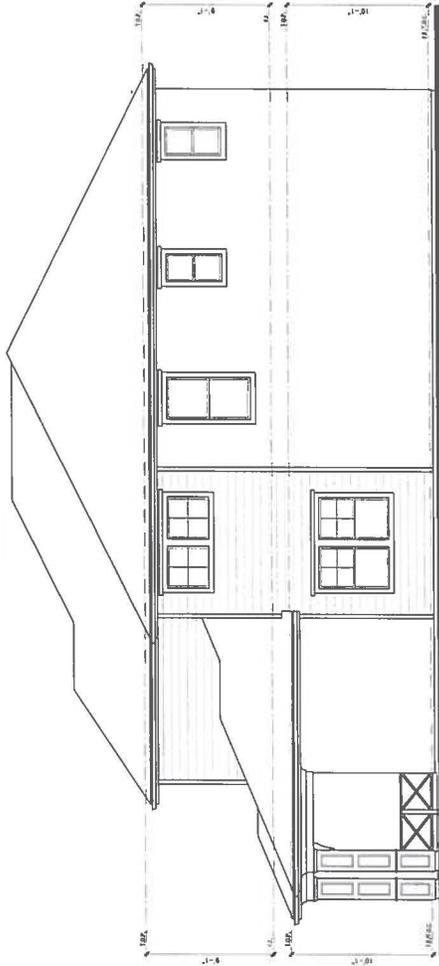
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Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 3

Elevation A - Presidio

50' x 100' Lots

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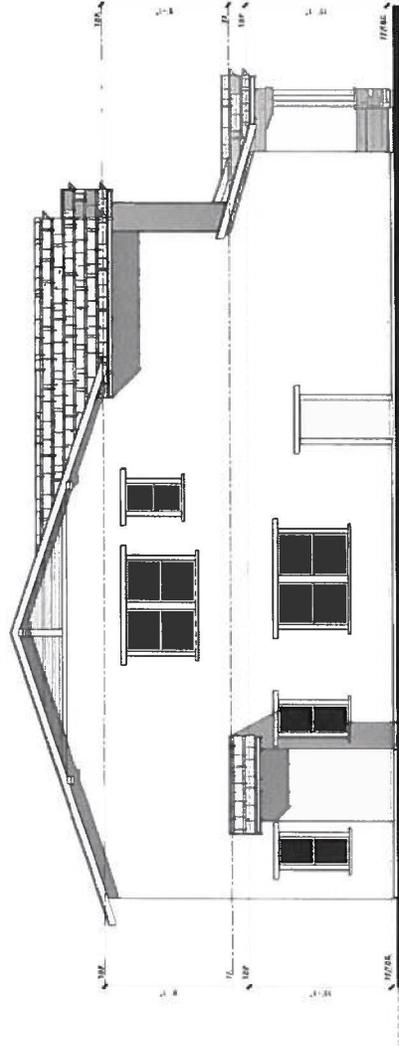
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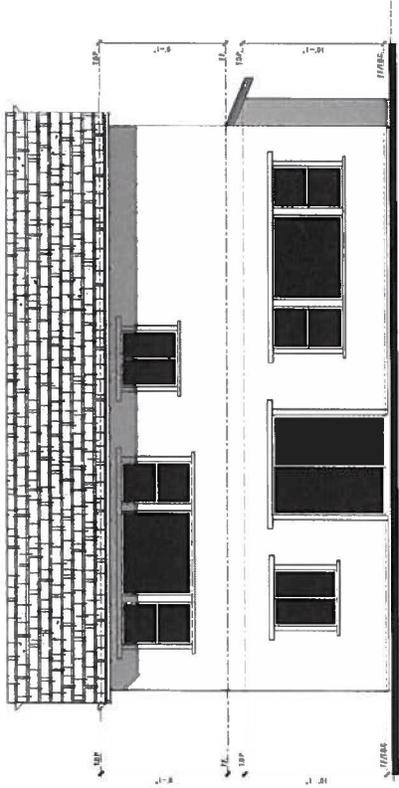
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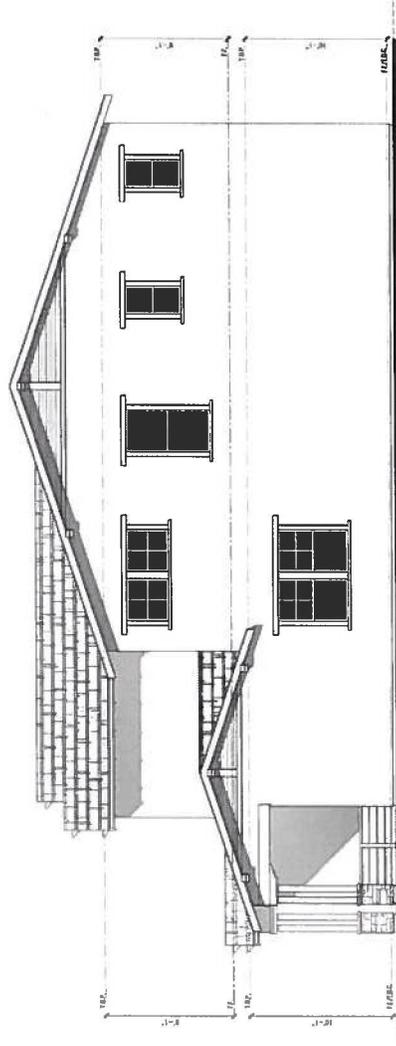
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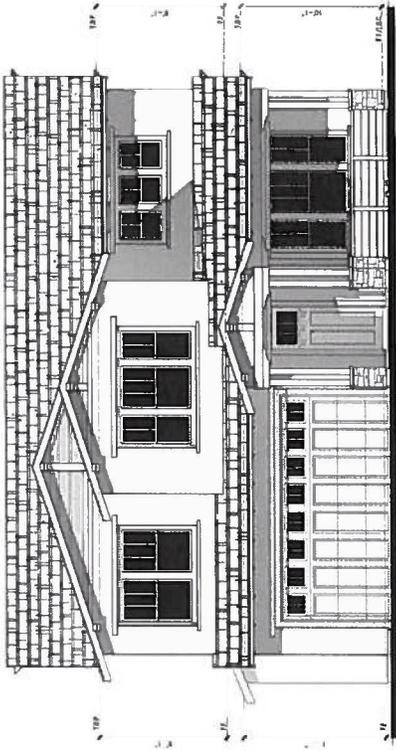
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 3

Elevation B - Bay Area Bungalow

50' x 100' Lots

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San Ramon, CA

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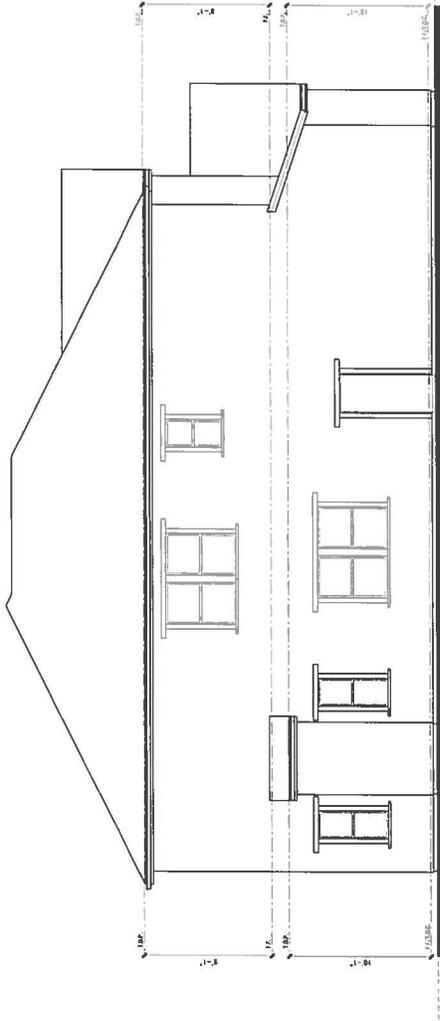
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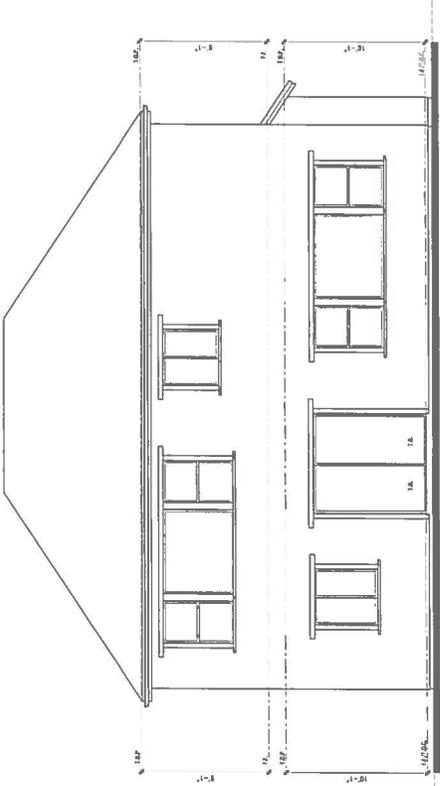
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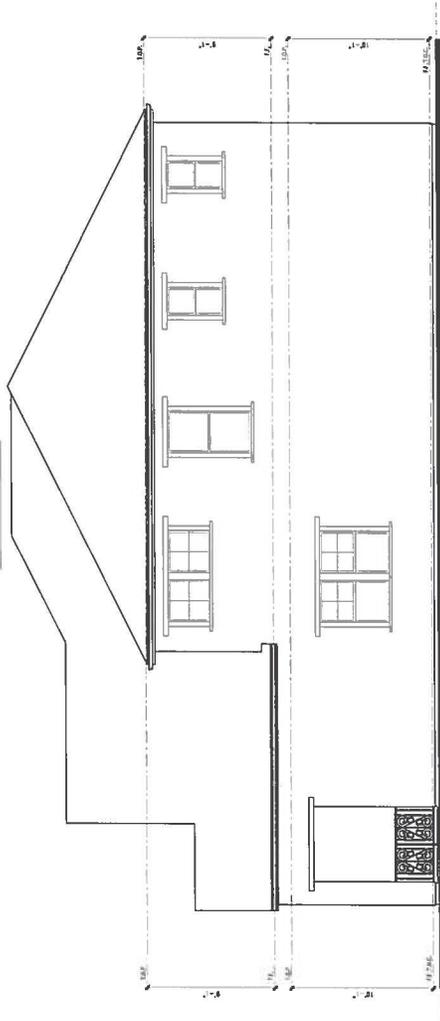
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Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 3

Elevation C - Cottage

50' x 100' Lots

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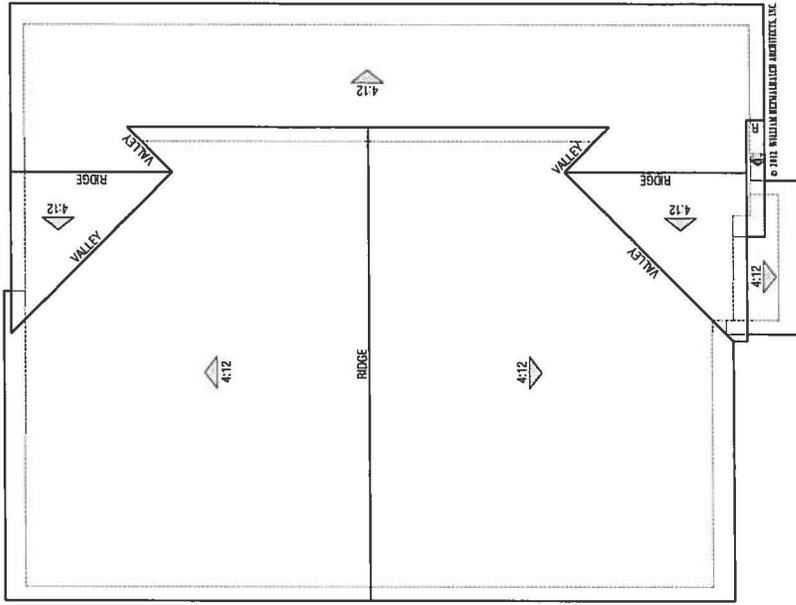


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925.734.1100 FAX 925.734.1101
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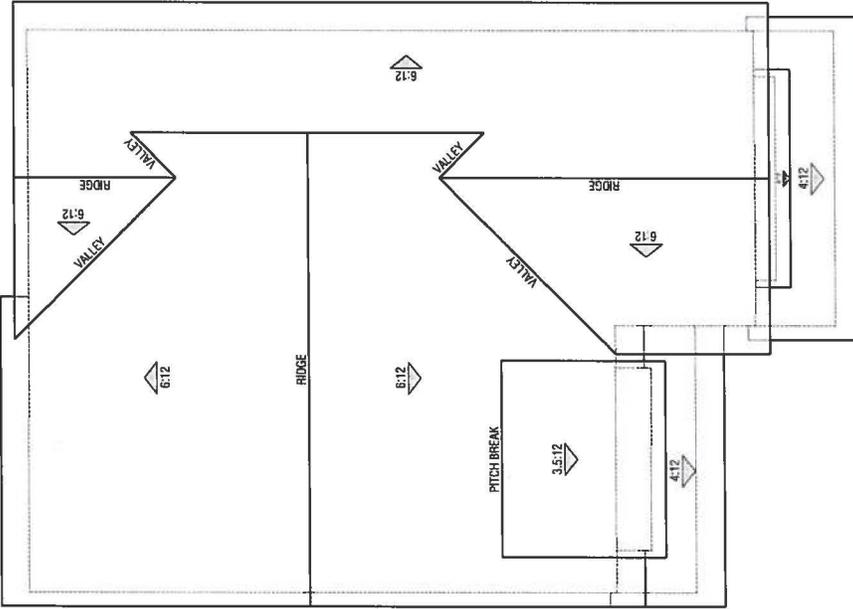
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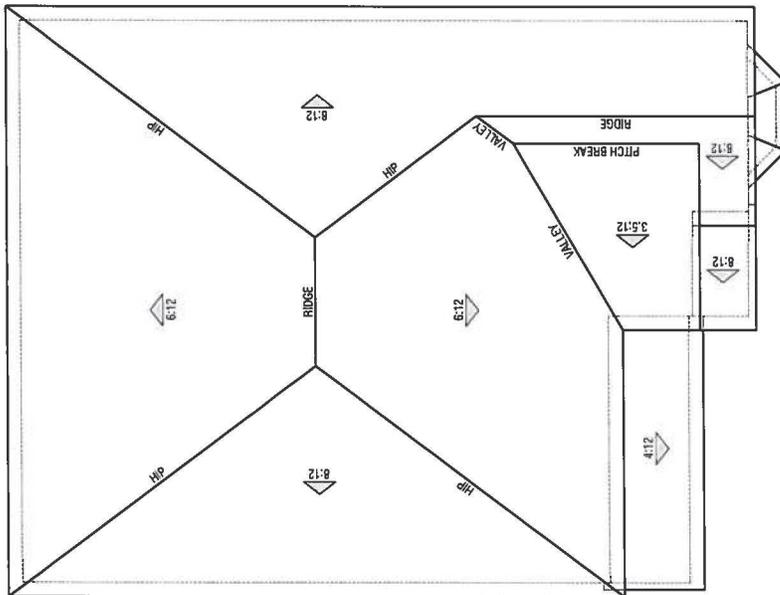
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Elevation A
Presidio



Elevation B
Bay Area Bungalow



Elevation C
Cottage

April 11, 2013
4.2
 2012.051
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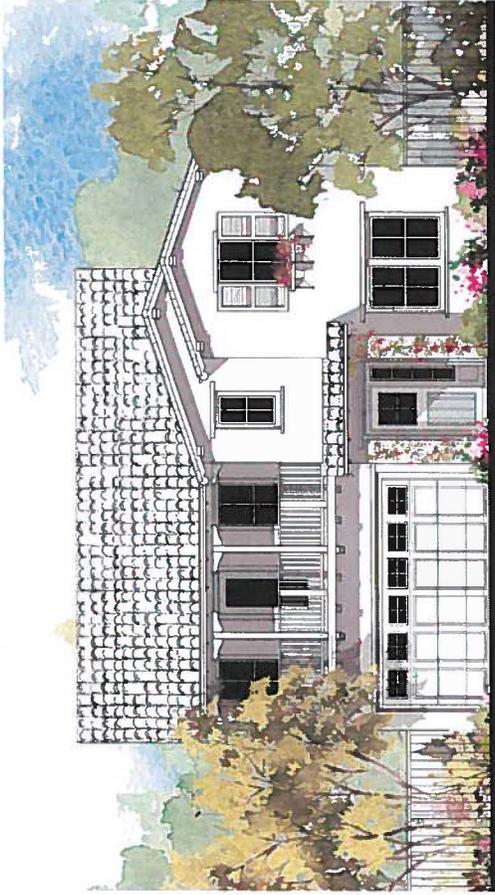
Plan 2
Roof Plans

50' x 100' Lots

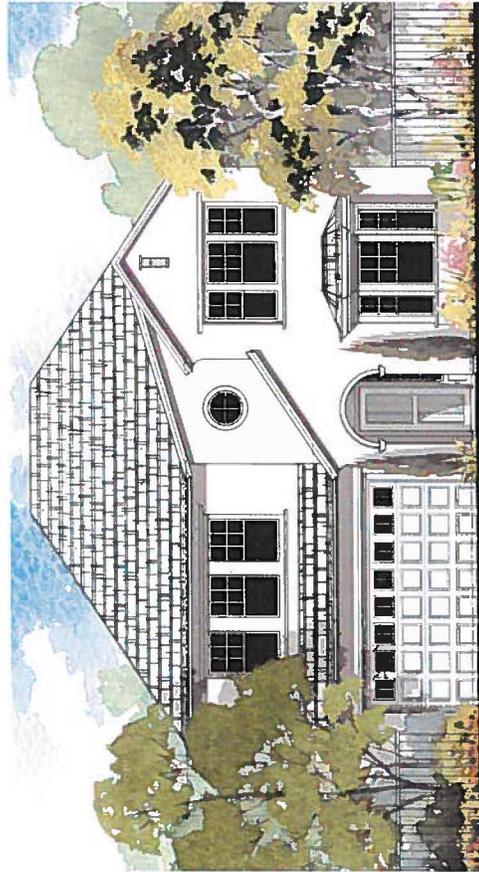
FARIA PRESERVE
San Ramon, CA



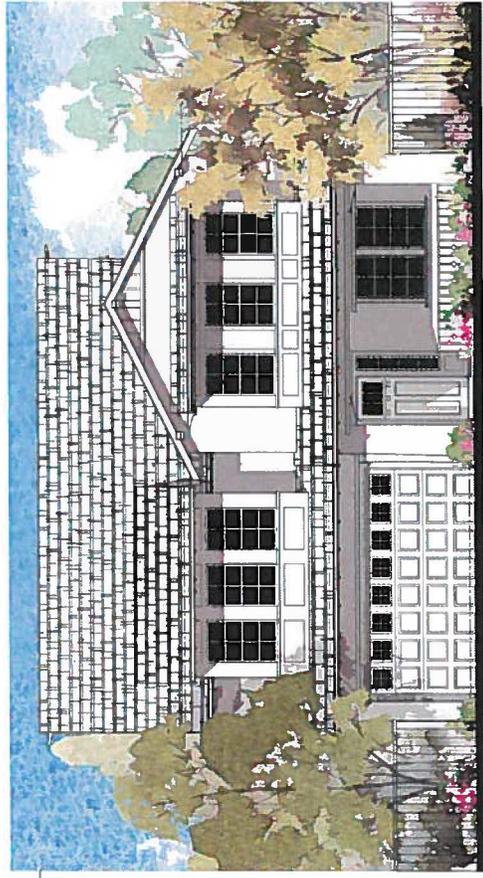
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Elevation A
Monterey



Elevation C
Cottage



Elevation B
Bay Area Bungalow

Plan 4

Front Elevations

50' x 100' Lots

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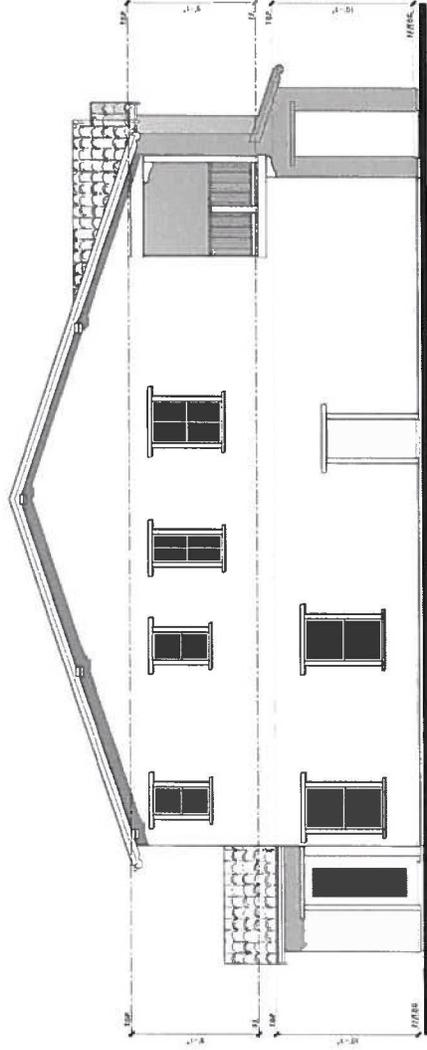
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2017151

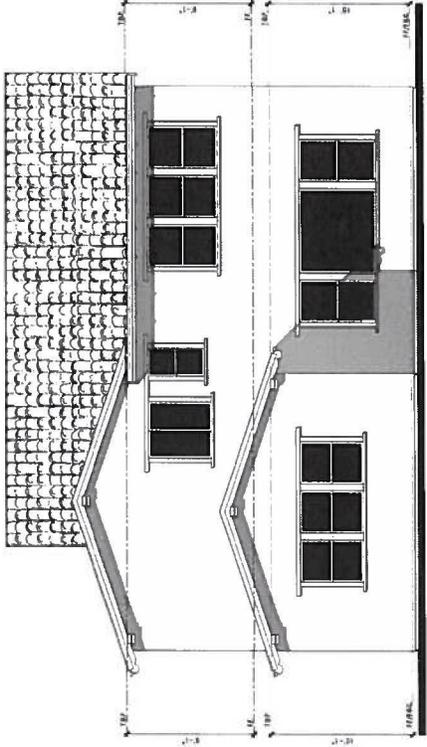


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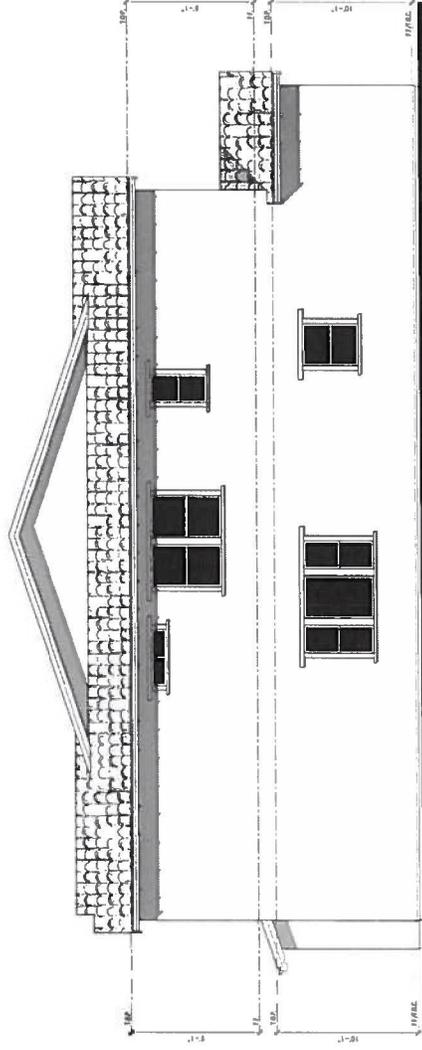
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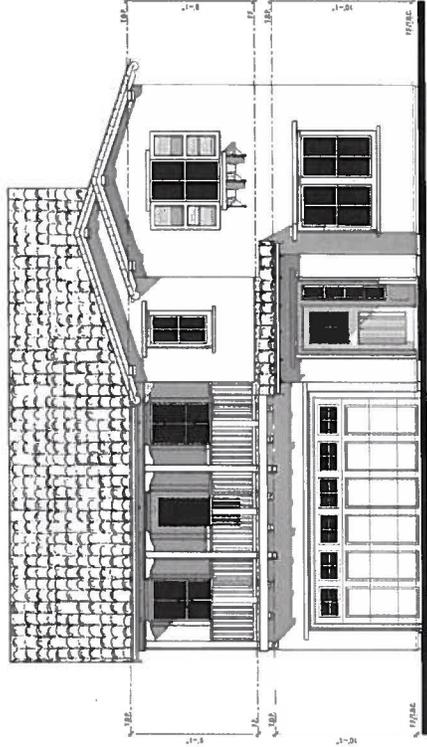
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 4

Elevation A - Monterey

50' x 100' Lots

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San Ramon, CA



April 11, 2013

4.4

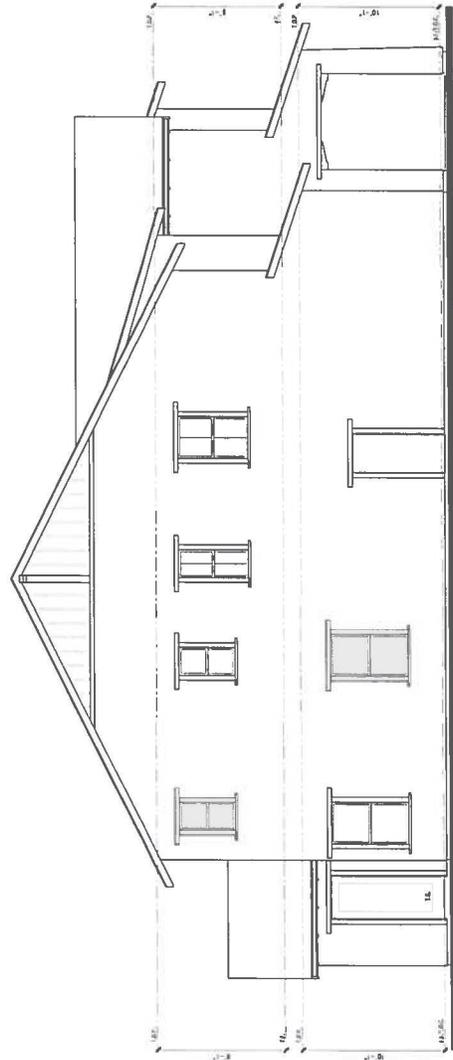
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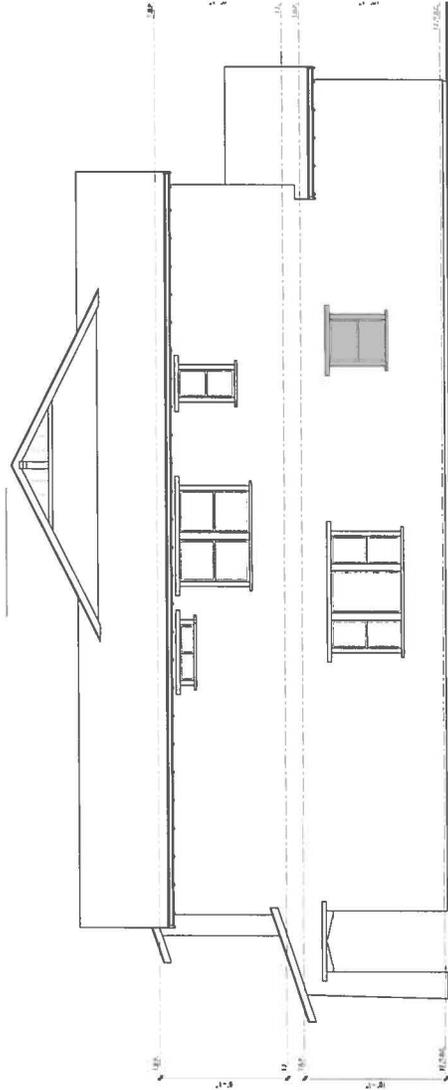
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Left Elevation



Right Elevation

Plan 4

Elevation B - Bay Area Bungalow

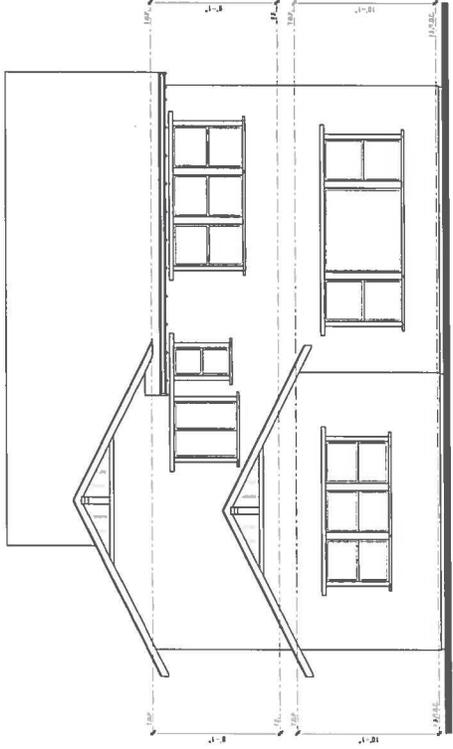
50' x 100' Lots

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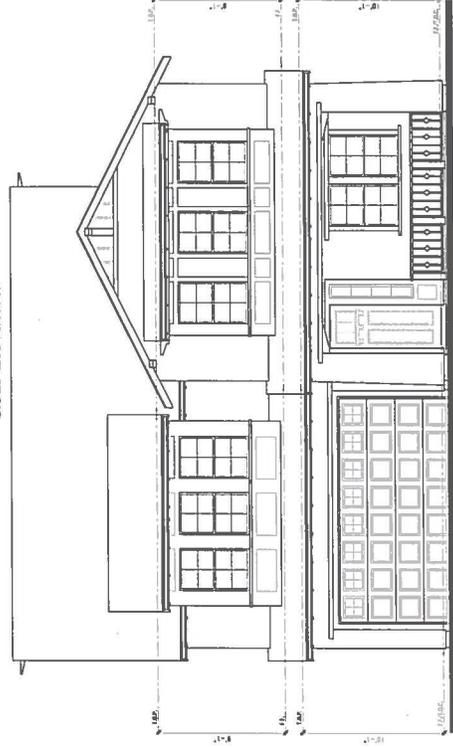
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Rear Elevation



Front Elevation

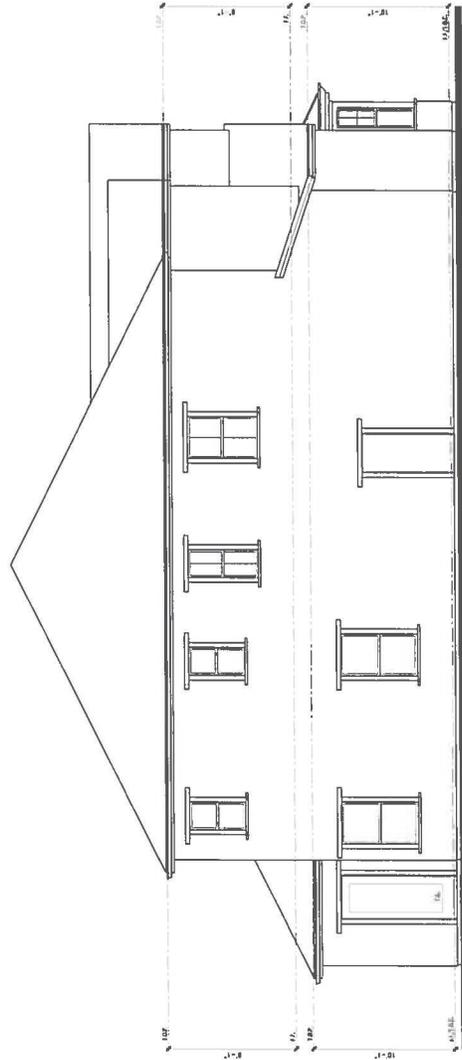


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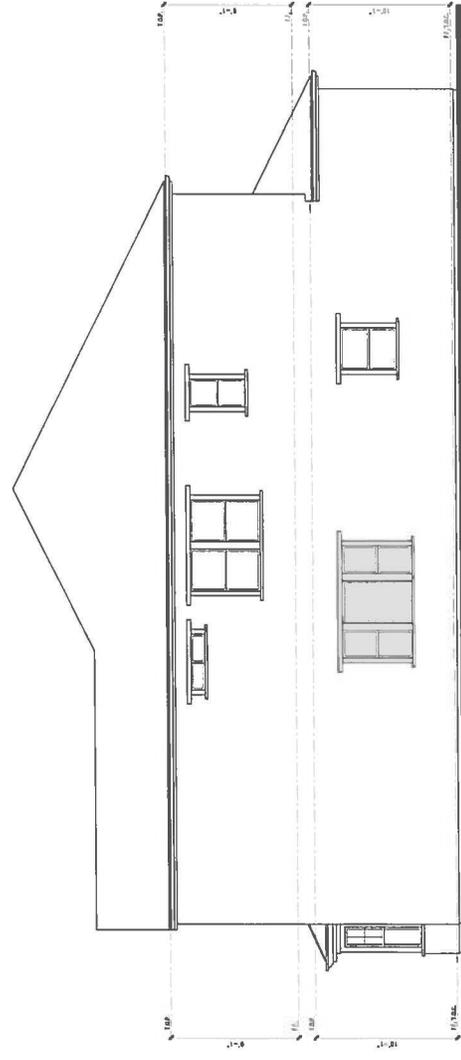
April 11, 2013

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2012.051



Left Elevation



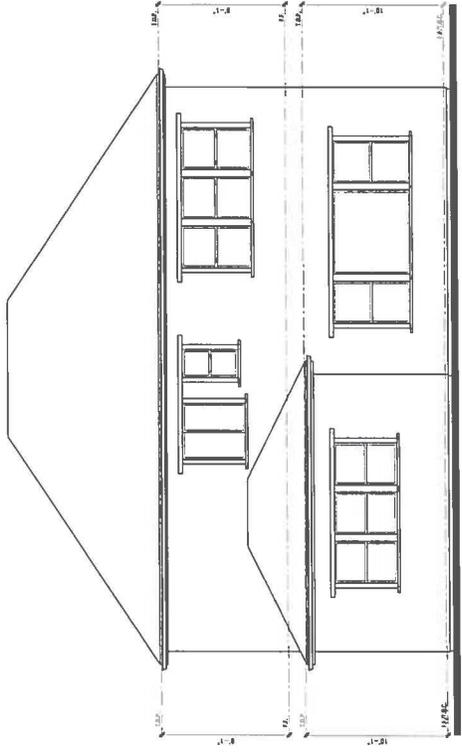
Right Elevation

Plan 4

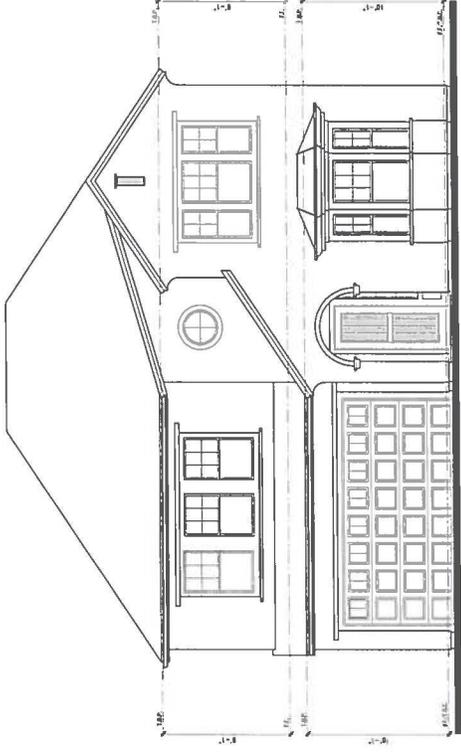
Elevation C - Cottage
50' x 100' Lots

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San Ramon, CA

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Rear Elevation



Front Elevation



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Neighborhood 2

46' x 70' Lots

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2012150



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Plan 1C
Bay Area Bungalow

Plan 2A
Farmhouse

Plan 3B
Cottage

Neighborhood 2 Streetscene

46' x 70' Lots



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San Ramon, CA

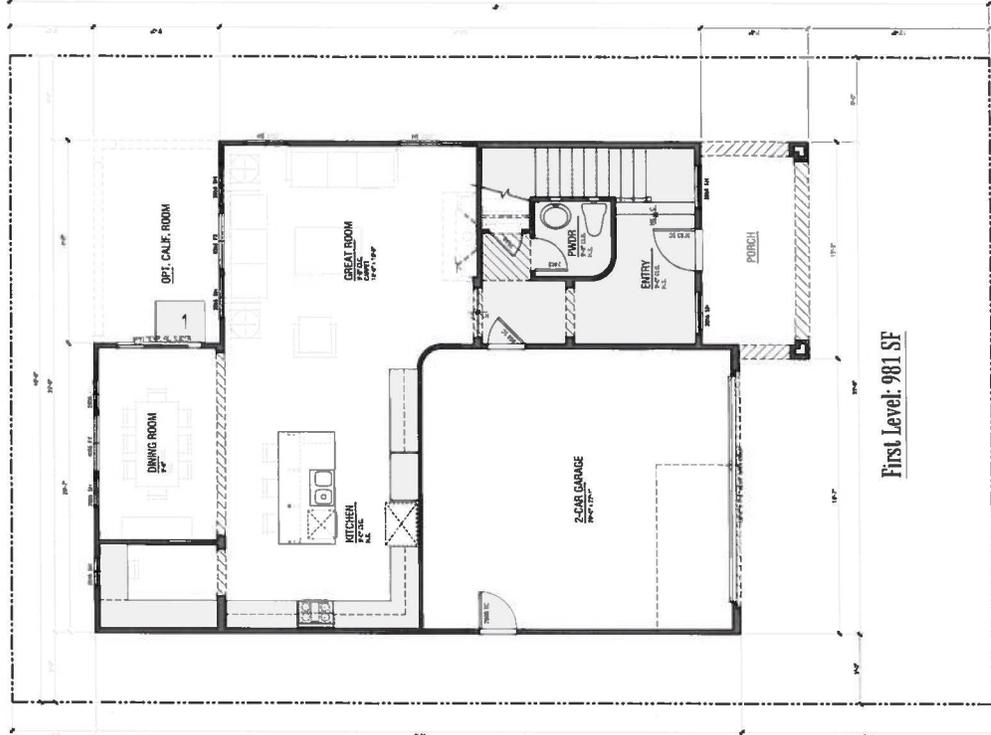


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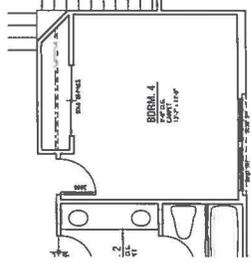
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2013158



Second Level: 1,329 SF



First Level: 981 SF



Bedroom 4 Option

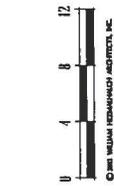
Plan 1

Total: 2,310SF
3 Bdrm / Loft / 2.5 Ba
2 Car Garage

46' x 70' Lots

FARIA PRESERVE

San Ramon, CA



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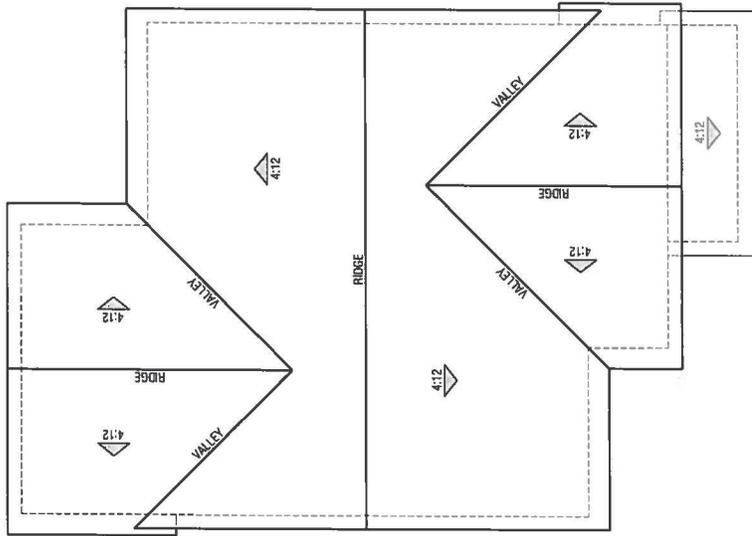
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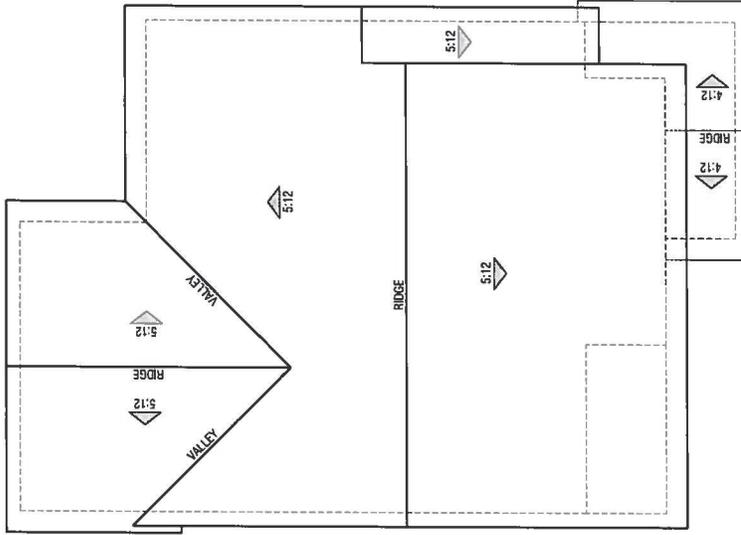
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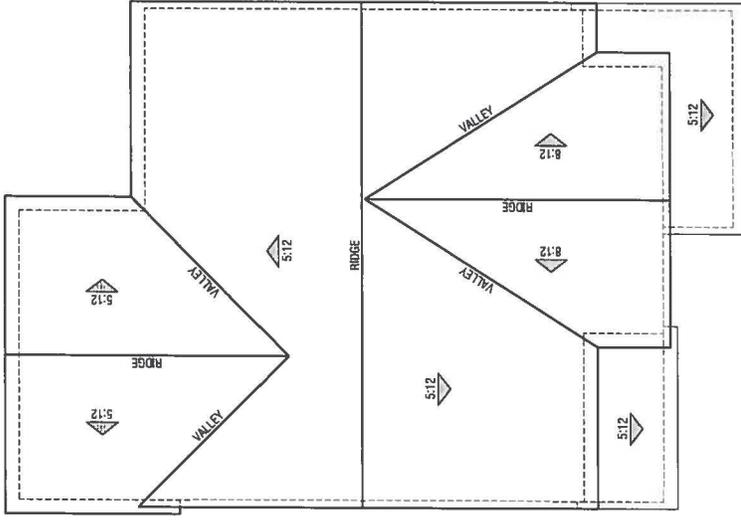
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Elevation C - Bay Area Bungalow



Elevation B - Monterey



Elevation A - Cottage

Plan 1

Roof Plans

46' x 70' Lots

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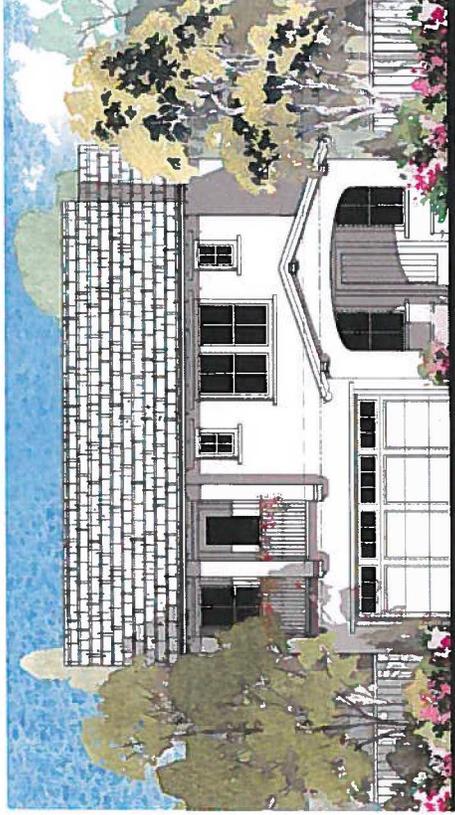
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 2012.150



Cottage



Bay Area Bungalow



Monterey

Plan 1 Elevations

46' x 70' Lots

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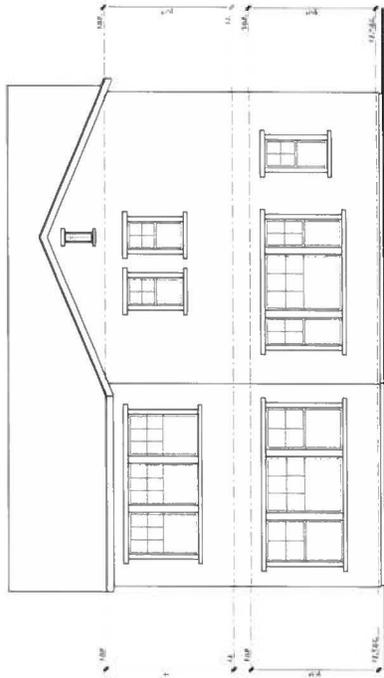
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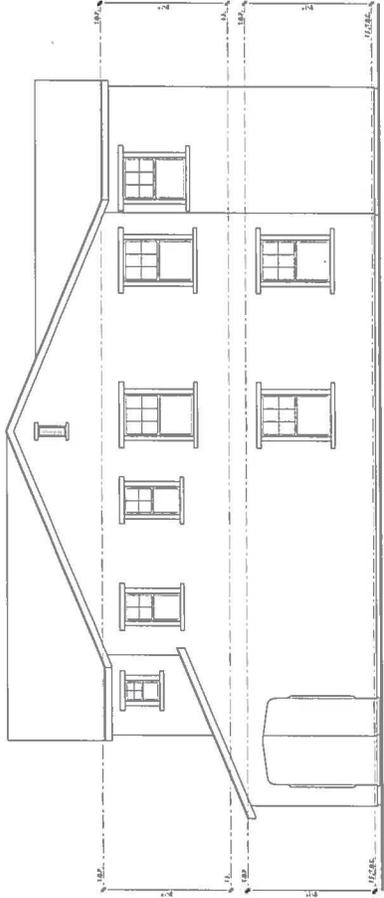


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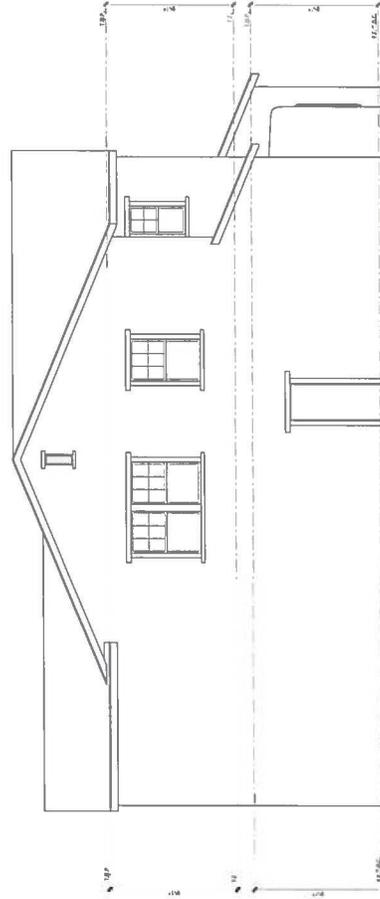
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Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 1

Elevation A - Cottage

46' x 70' Lots

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FARIA PRESERVE
San Ramon, CA

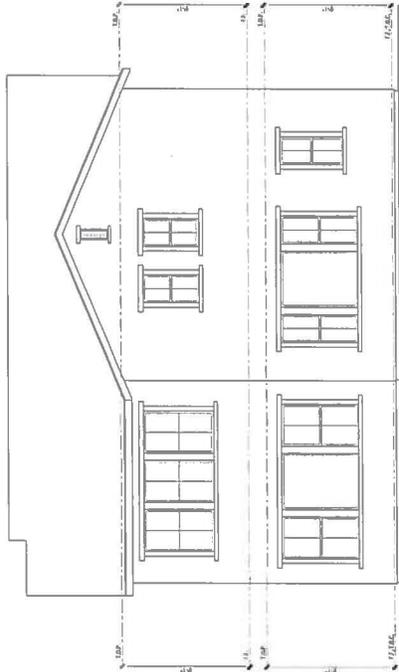


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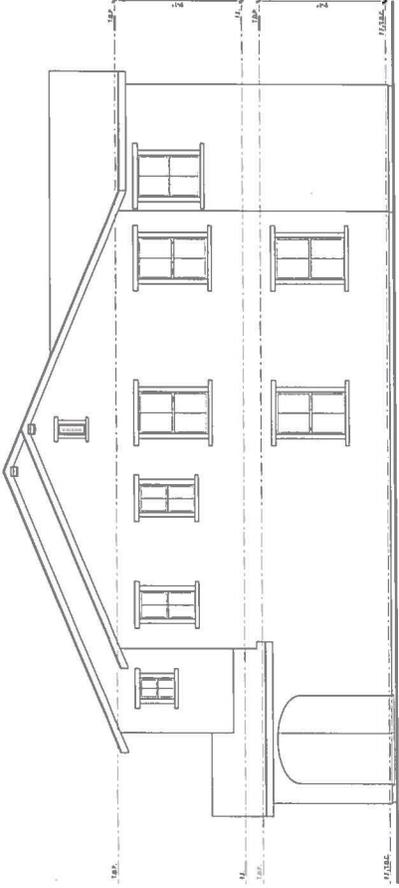
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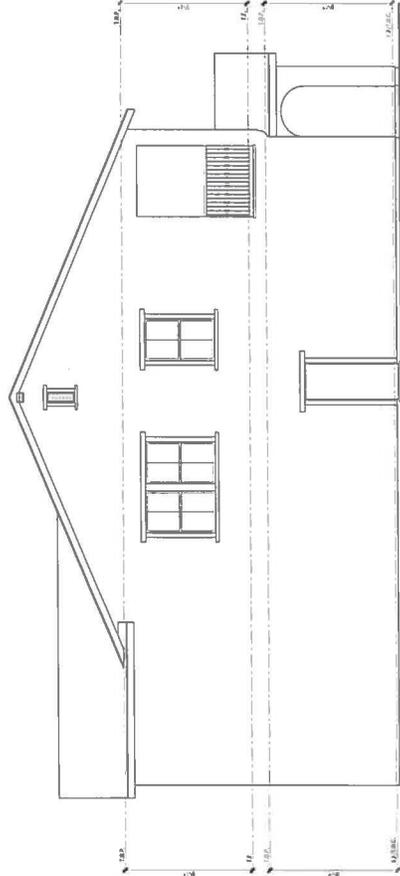
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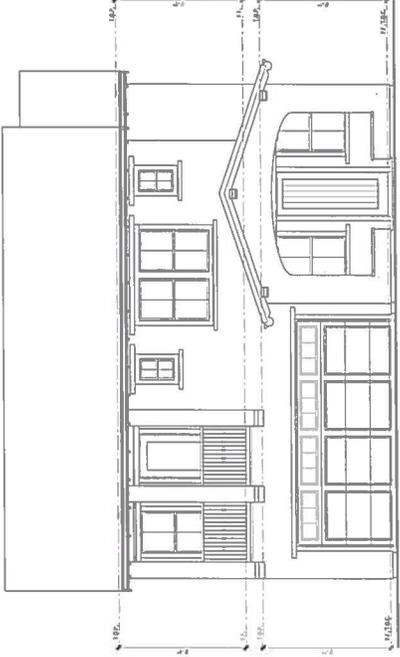
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 1

Elevation B - Monterey

46' x 70' Lots

FARIA PRESERVE
San Ramon, CA

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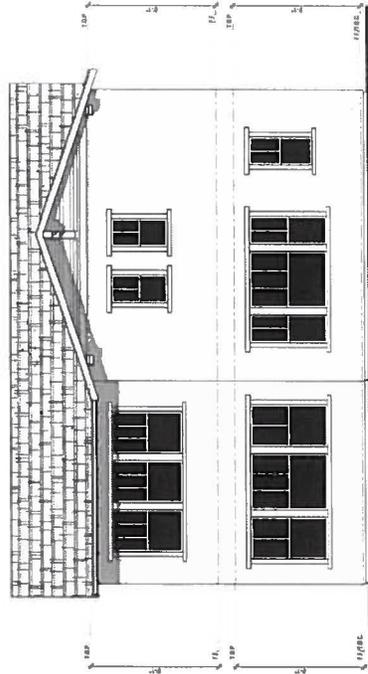
April 11, 2013

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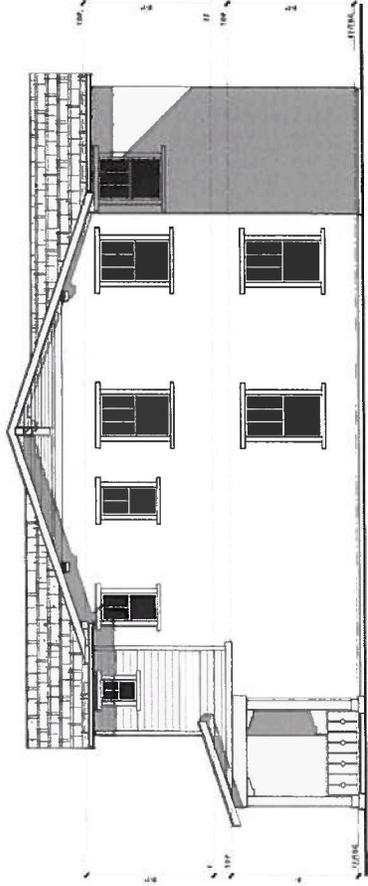
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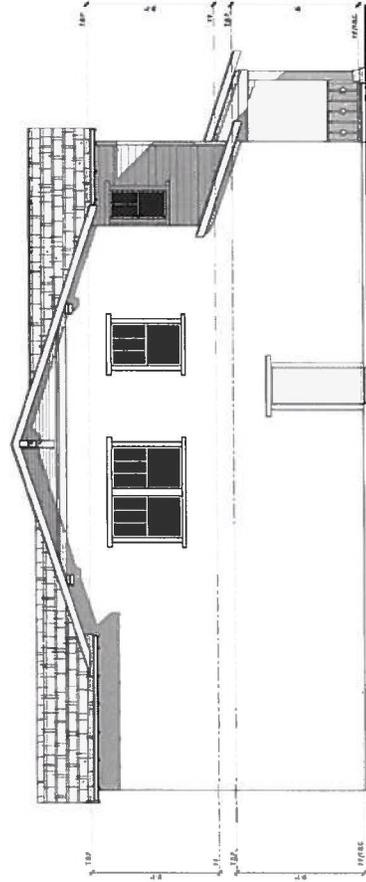
**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 UNIVERSITY AVENUE, SUITE 100
SAN RAMON, CALIFORNIA 94583
TEL: 925.392.1000 FAX: 925.392.1001
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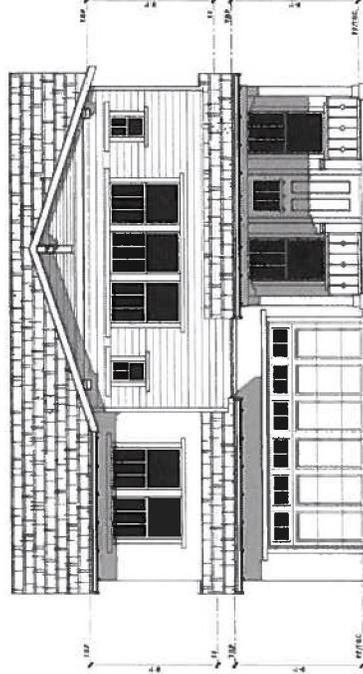
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 1

Elevation C - Bay Area Bungalow

46' x 70' Lots

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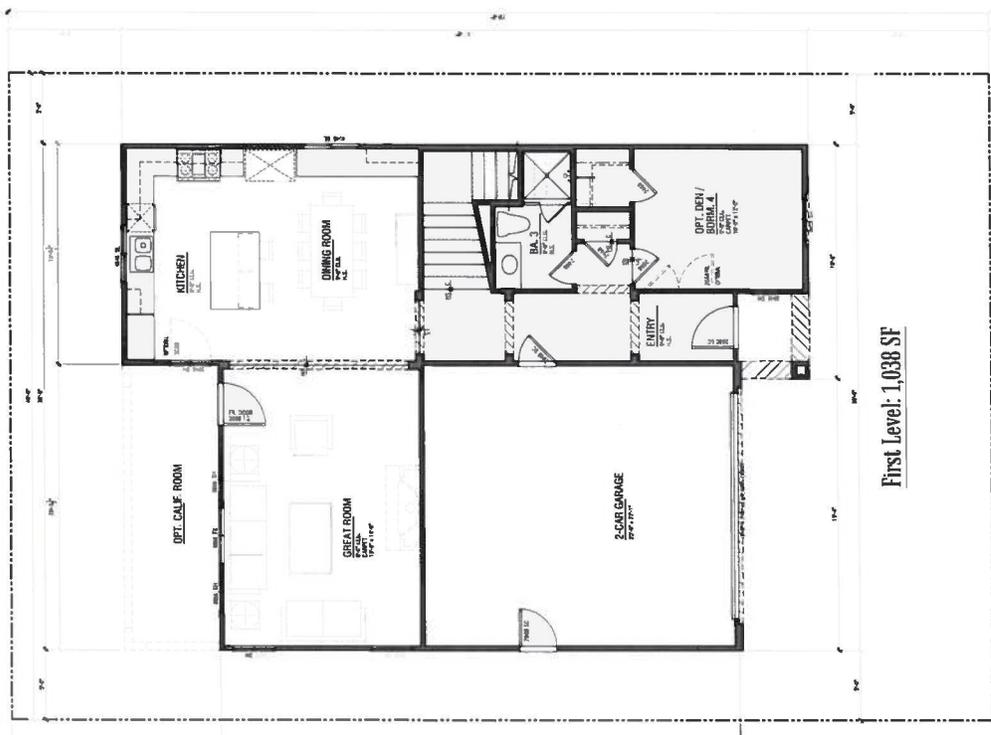
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ARCHITECTS, INC.
1000 UNIVERSITY PARKWAY, SUITE 100, SAN RAMON, CA 94583
2525 BISHOP AVENUE, SUITE 200, SANTA ANA, CA 92705
925 755 0267 www.hezmalhalch.com Fax: 925 755 0270

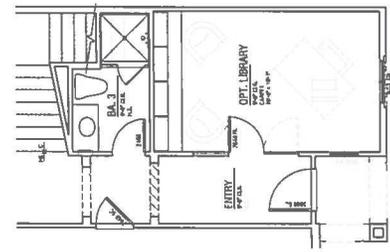
April 11, 2013

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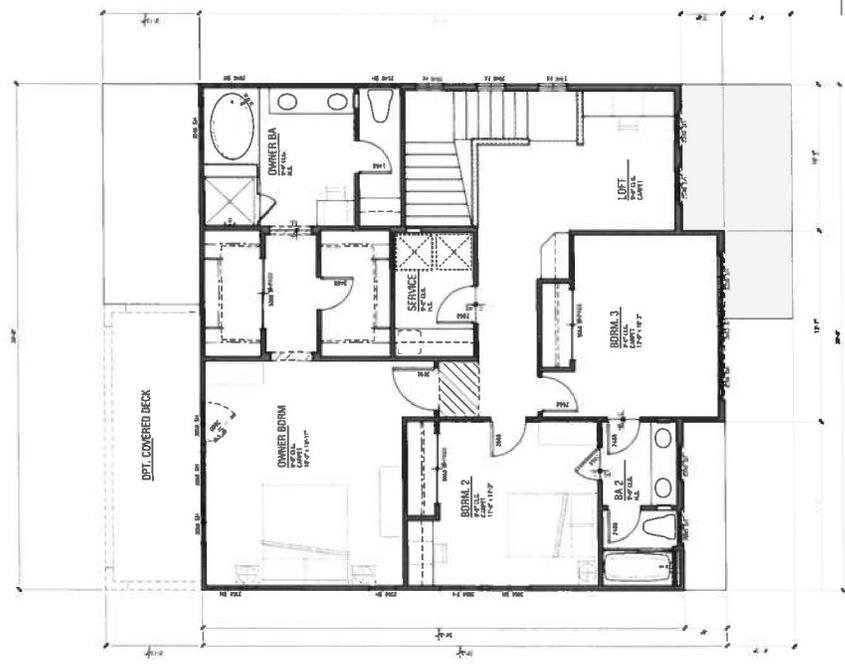
First Level: 1,038 SF



Library Option

Plan 2

Total: 2,258SF
4 Bdrm / 3 Ba
2 Car Garage



Second Level: 1,220 SF

46' x 70' Lots

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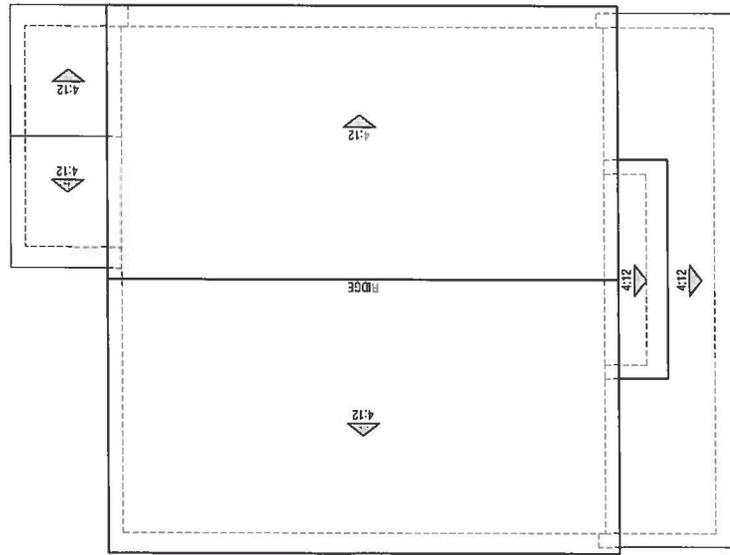
April 11, 2013
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1000 LINDSEY PARKWAY SUITE 310 SAN RAMON, CA 94583
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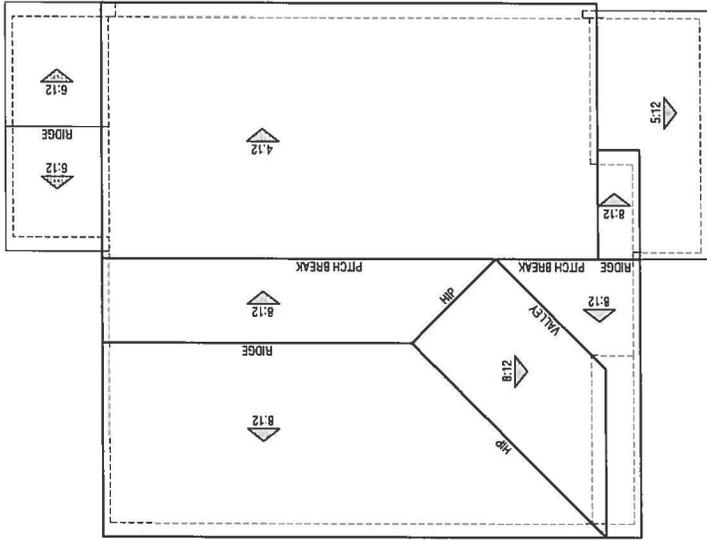


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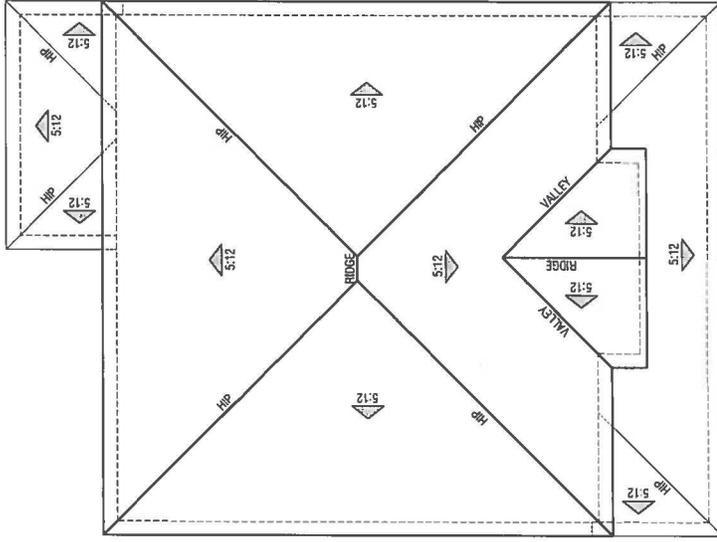
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Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

Plan 2

Roof Plans

46' x 70' Lots

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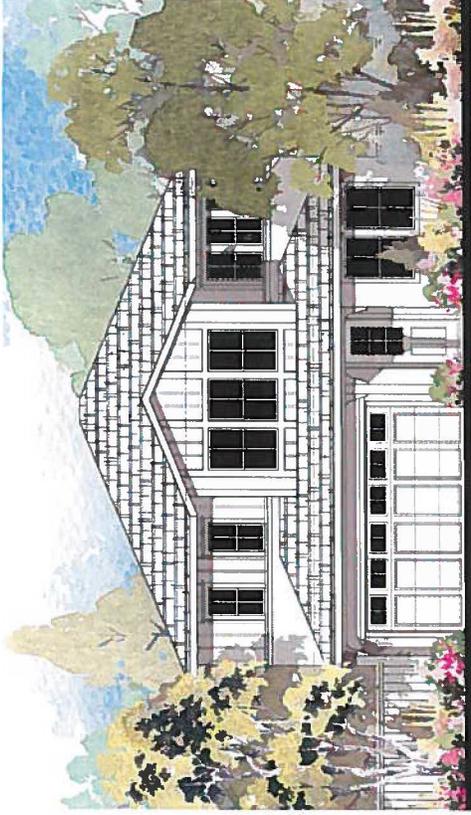


April 11, 2013

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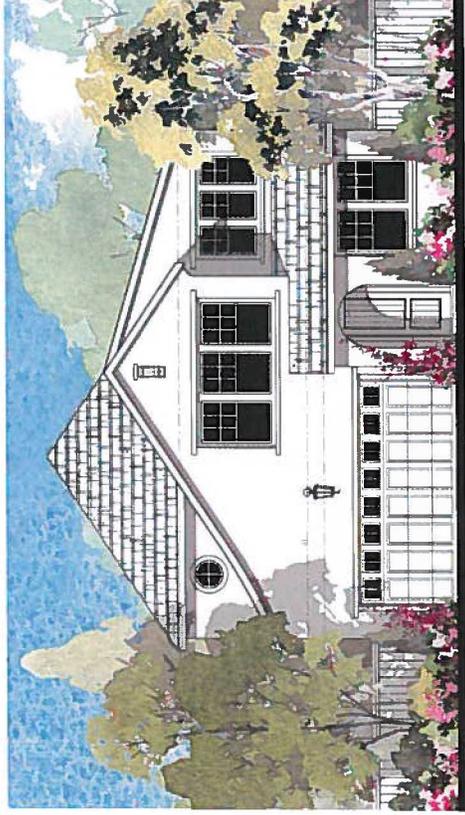
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Farmhouse



Bay Area Bungalow



Cottage

Plan 2

46' x 70' Lots

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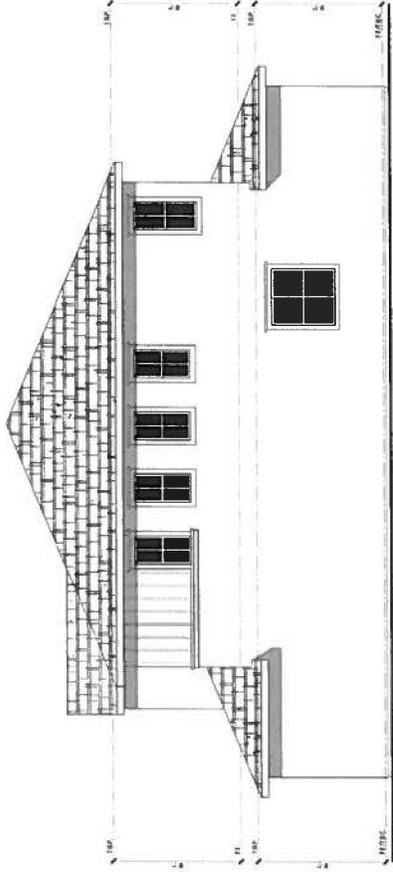


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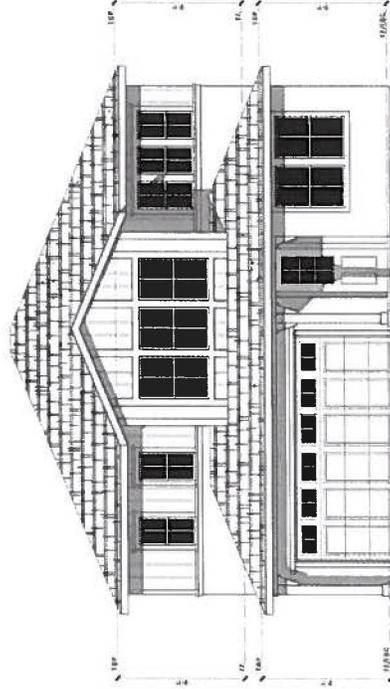
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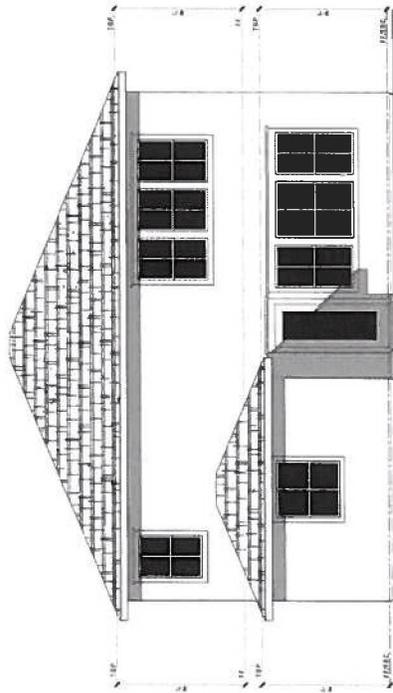
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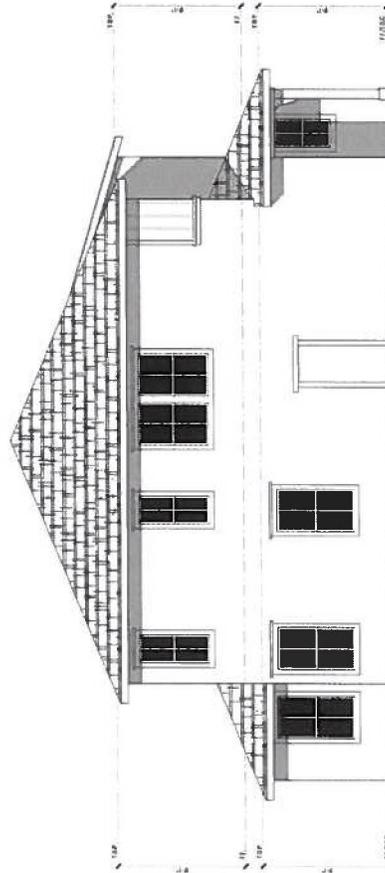
Right Elevation



Front Elevation



Rear Elevation



Left Elevation

Plan 2

Elevation A - Farmhouse

46' x 70' Lots

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2.4
 2012150

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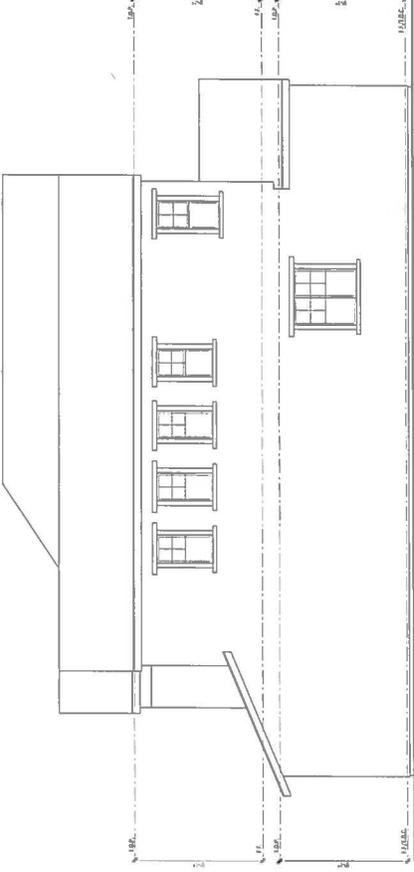
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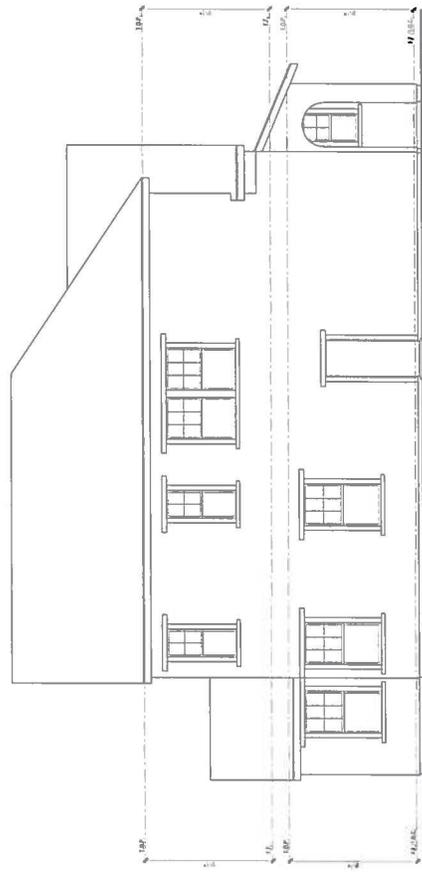
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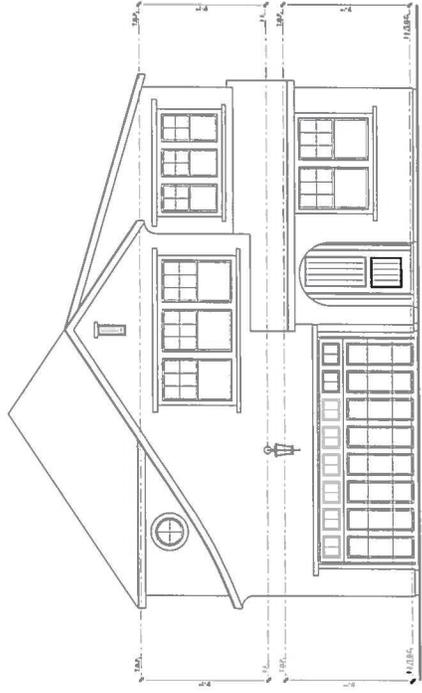
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 2

Elevation B - Cottage

46' x 70' Lots

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2.5
2012150



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