

# ARCHITECTURAL REVIEW BOARD staff summary / findings report



**Date:** May 9, 2013

**File:** Revised Faria Preserve Project  
DPA 12-310-003, MJ 12-900-002, AR 12-200-046 and  
IS 12-250-004

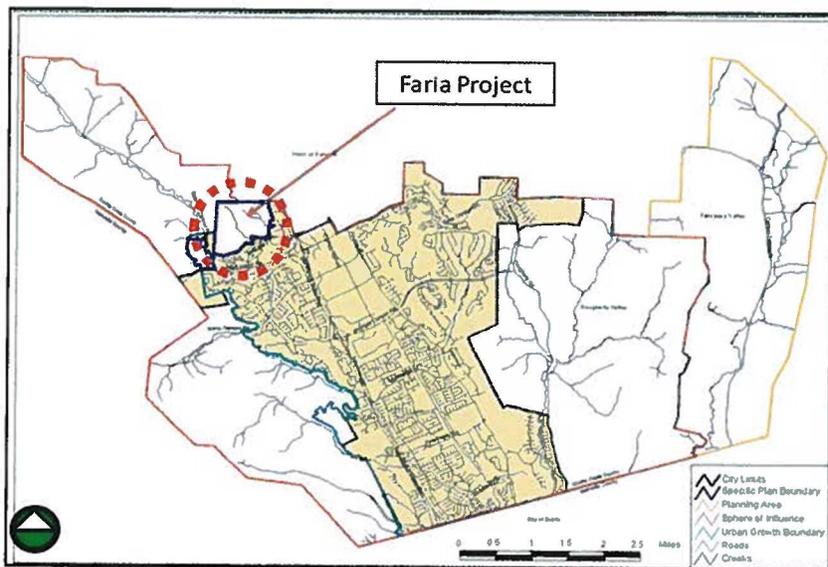
**Project Planner:** Cindy Yee, Associate Planner

**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.



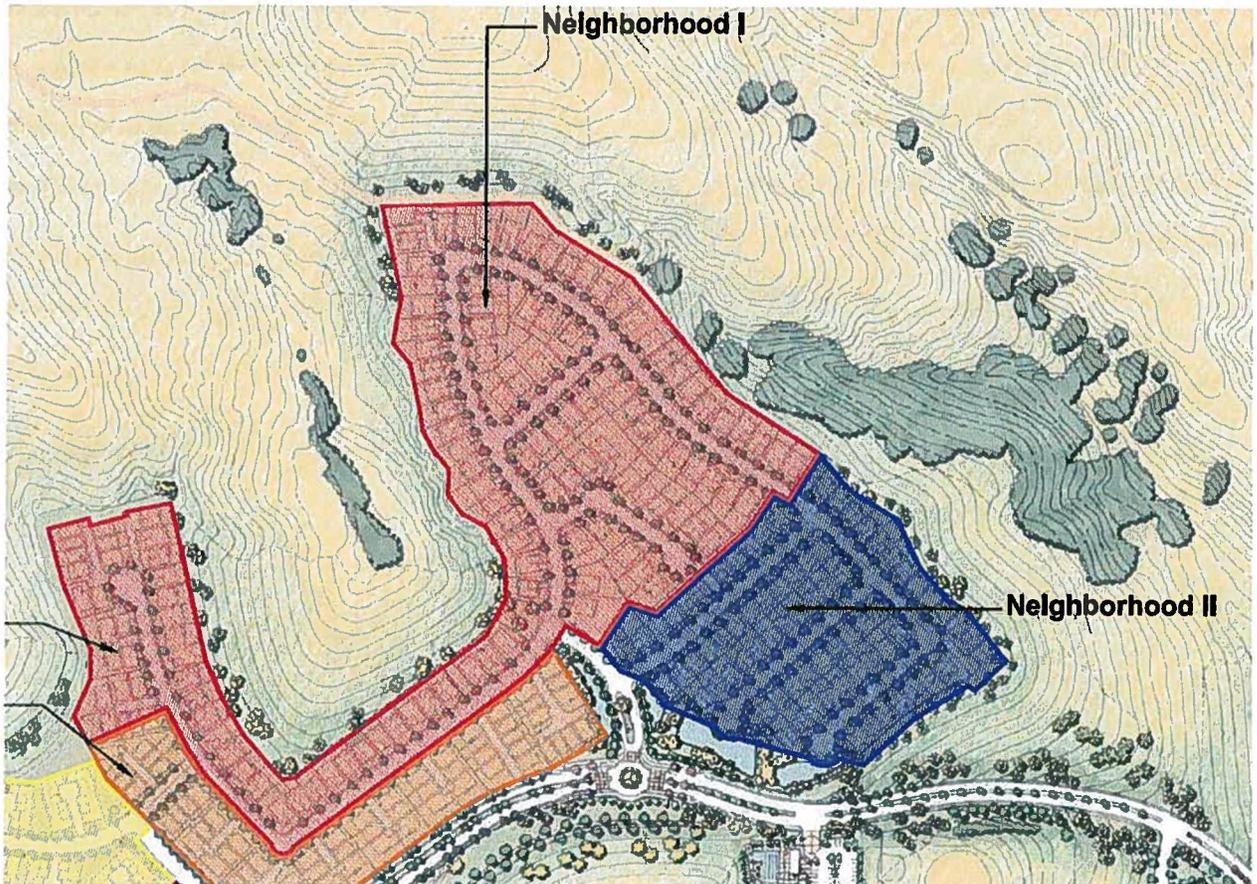
**AGENDA # 6.1**

**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. 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 14<sup>th</sup> 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. On April 11<sup>th</sup>, the ARB provided comments on the remainder of the master site plan layout and began the review of Neighborhood I. Due to time limitations, the Board continued the discussions of Neighborhood I and II to the May 9, 2013 meeting. The ARB summary

of actions for the February 14<sup>th</sup>, March 7<sup>th</sup>, and April 11<sup>th</sup> meetings 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. Since the April 11<sup>th</sup> ARB meeting, the applicant has prepared revised Neighborhood I site plans to address the Board's comments on orienting homes on larger lots to maximum setbacks (see Attachment 7).

### *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. Based on comments received on April 11<sup>th</sup>, the applicant has provided updated building elevations for the Board's review (see Attachment 7).

### 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.

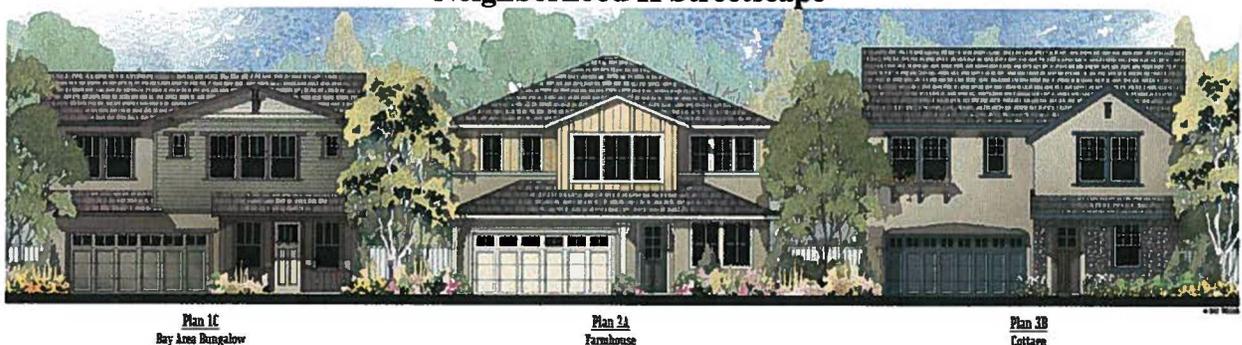
Due to the topography of the neighborhood, rear property lines and fences have been placed on the up-slope of the property. The effect this creates is that properties on the down-slope side of the street enjoy a rear yard of over 20' deep while homes on the up-slope side have a minimum rear yard setback of 5' to 8'. This would provide a proposed overall separation from building-to-building of 30' and 32' (Sheet L27, March 7<sup>th</sup> 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 May 8<sup>th</sup> meeting will be to 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 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?

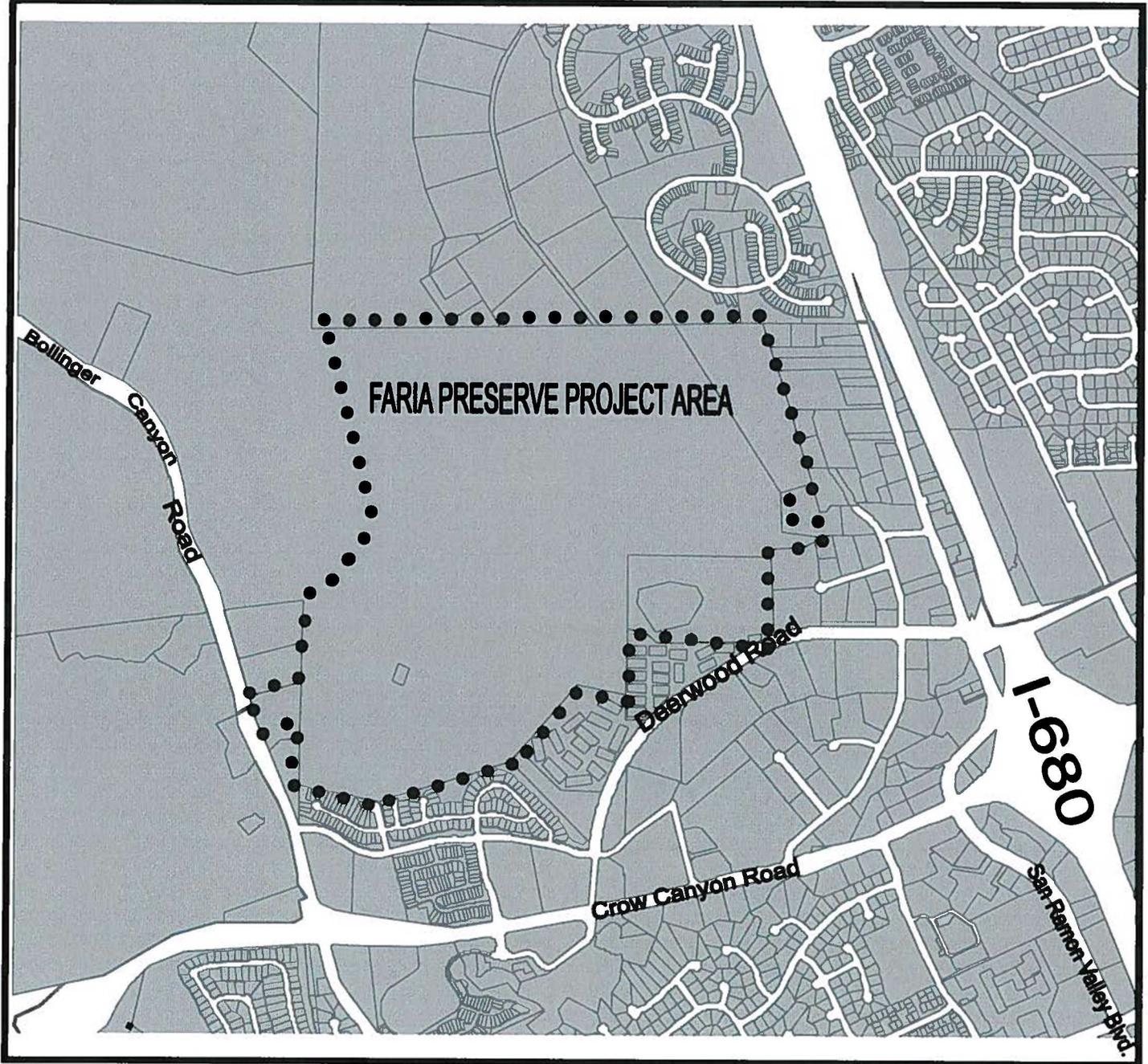
5. Is there sufficient articulation, façade treatment, and trim detailing to provide visual interest? Does the building's architecture meet the City's "360 degree" rule?
6. Should the second-story element on the rear elevation of Plan 1 (Neighborhood II) be pulled back to reduce the building massing 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) March 7, 2013 ARB Summary of Action
- 4) Draft April 11, 2013 ARB Summary of Action
- 5) Northwest Specific Plan, Table 7-3 Zoning and Development Standards
- 6) April 11<sup>th</sup> Project Plans (11"x17" sets previously provided to ARB)
- 7) May 2, 2013 Revised Neighborhood I Site Plans and Elevations



**CITY OF SAN RAMON PLANNING SERVICES**

	<p><b>REVISED FARIA PRESERVE PROJECT VICINITY MAP</b> DPA 12-310-003, MJ 12-900-002, AR 12-200-046, &amp; IS 12-250-004</p> <p>● ● ● ● ● ● Faria Preserve Project Area</p>	<p><b>N</b></p>  <p>(Not to Scale)</p>
---	--	---



**CITY OF SAN RAMON  
ARCHITECTURAL REVIEW BOARD  
SUMMARY OF ACTIONS**

---

*CHAIR KEN HANSEN • VICE CHAIR MAR GOSIENGFLAO • 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*



**FINAL**  
**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**  
**March 7, 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-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.*

2. *It was recommended that stone-faced pilasters be used at fence-type transitions in locations that can be seen by the public.*
3. *The Board recommended that boulders be placed intermittently within the stone wall at the entrance on Deerwood Road to add more detail and interest to the wall and to compliment the boulders used within the water feature.*
4. *Evaluate opportunities to add or extend the low stone wall feature on other portions of Faria Preserve Parkway such as within the neighborhood entryways adjacent to the round-a-bouts.*
5. *The Board recommended that the 6 foot high partial view fence be replaced with either a 6 foot high wire mesh view fence or by replacing the glass portion depicted on the partial view fence with wire mesh.*
6. *Use 6 x 6 posts and add a trim cap on the good neighbor fencing, making sure that there is consistent color between the posts and boards and that fence is lapped or louvered.*
7. *Use non-galvanized street light poles painted green or black as deemed acceptable to City staff.*
8. *Reduce the number of street lights at neighborhood entry points as currently shown on sheet L5.*
9. *Detail on the plans the lighting at the community pool parking lot and the use of bollard lighting on the HOA-maintained pathways that will connect the neighborhood to the public streets.*
10. *Correct the Deerwood Road entry sheet (L13) to depict that there will be no sidewalk on the East side of Faria Preserve Parkway. Evaluate opportunity to add a monolith feature instead of the portal at this entrance.*

**7. CONCEPTUAL ITEMS**

*-None-*

**8. PRELIMINARY REVIEW ITEMS**

*-None-*

**9. FINAL REVIEW ITEMS**

*-None-*

**10. STAFF ITEMS**

**10.1** Discussion of items for the April 11, 2013 meeting – *Faria Preserve* – **11:00 a.m. - 12:00 p.m.**  
time.

- a) *Neighborhoods 1 & 2 Architecture*
- b) *Grading and Cut & Fill Plans*

**11. ADJOURNMENT**

*Meeting was adjourned at 4:02 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**  
**April 11, 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 1:10 p.m.*

**2. ROLL CALL**

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

*Staff: Ryan Driscoll, Assistant Planner; Cindy Yee, Associate Planner; and Debbie Hince, Recording Secretary*

*Planning Commission Liaison: Dennis Viers*

**3. ELECTION OF OFFICERS**

**3.1** Election of Chair: *Nominated and approved – Mar Gosiengfiao*

**3.2** Election of Vice-Chair: *Nominated and approved – John Falconer*

**4. PUBLIC COMMENTS**

*-None-*

**5. ADDITIONS AND REVISIONS**

**6. CONSENT ITEMS**

**6.1** Summary of Action Items for March 7, 2013 meeting. *Approved with comments received.*

**7. CONTINUED ITEMS**

**7.1 2257 San Ramon Valley Blvd. (DP 11-300-002, AR 12-200-001, VAR 11-320-002 and VAR 11-320-003)**

Staff Report by: Ryan Driscoll, Assistant Planner

*The Board provided the following comments and recommendations for revisions to the Applicant and Staff:*

- 1. Remove the proposed "Seville Orange" color from the color scheme. Additionally, all elements that were previously the "Seville Orange" color shall be painted the Western Blended "Stone Wall" color.*
- 2. Tone down the orange "Mandarin Grove" color to a terracotta color.*
- 3. The north and east elevation walls that share the same plane as the lower cornice element shall be painted Western Blended "Venetian Stone" color.*
- 4. Above the entryway on the north elevation where the wall turns west (inward), change the paint color from the orange accent color to Western Blended "Venetian Stone" color.*

**7.2 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. Between lots 133 & 134, look for opportunities to include trees within the area that separates the two lots.*
- 2. In Tot Lots, soften up the walkways with a more curvilinear pathway.*
- 3. In Tot Lot B, placement of benches should not be so linear but more freeform to exploit views.*
- 4. It was recommended that a Condition of Approval should be included that an O & M manual be given to homeowners for street tree and front yard tree care and maintenance. When planting trees also take into consideration wind factors; however, in general the Board supported the street tree palette and the variations.*
- 5. The Board approved of the distribution of the types of trees and suggested adding choices such as the Chinese Pistache, African Sumac, and other species that are cold- and wind-tolerant.*
- 6. Look at opportunities to install a wood rail fence in the landscape area adjacent to Faria Parkway to create a transition between the plantings within the right of way to the open space beyond.*
- 7. The Board recommended the removal of all interim irrigation systems.*

8. *On sheet L-38 showing the typical open space at windows and the plantings behind the sidewalks, it was recommended to use natural grasses to transition into the open spaces areas and looking for opportunities to replicate this at other typical open space window areas.*
9. *On street section A, the Board would like to see a minimum median width of 6 feet (or greater). This could be achieved by adjusting the width of the bike paths and/or travel lanes to create a wider median at the entry point.*
10. *On street sections B and F, the Board recommended a higher retaining wall height to reduce the overall number of walls that would be needed. Instead of using a block CMU wall, use a faux rock material to create the appearance of a real rock wall.*
11. *Between the round-about crosswalk and the pool crosswalk, install a low fence within the Faria Parkway median to discourage pedestrians from crossing midblock.*

#### *Residential Neighborhoods I & II*

12. *Integrate color into the concrete driveways and front walkways.*
13. *Review the neighborhood plot plan and seek opportunities to increase the front yard depths, as each lot permits; look at centering homes on wider lots to create greater separation between homes; align homes, for example lot 84, to the various property lines to widen the side yards between homes; and bring more articulation to the street and looking at opportunities to push homes back or move them forward as setbacks allow.*
14. *Integrate a wider 42 inch door option and look for opportunities to include sidelights next to door to give a stronger street presence as feasible per plan.*
15. *Include as a homebuyer option, some type of solar integration opportunities.*
16. *Provide enhanced elevations on exposed or corner lots including roof vents, siding material, pot shelves, or possible pop-outs along these enhanced elevations to provide articulation on these elevations; show control joints on the stucco to break up the two-story elevations; wrap siding and stone finishes on side elevations to where the side fence begins; and from a 360 degree point of view, integrate light fixtures to fit the architectural theme of each elevation.*
17. *Neighborhood I, Plan 1, sheet 1.6, Cottage elevation: the Board recommended breaking up the roof line on the rear elevation.*

*18. Neighborhood I, Plan 2, Presidio elevation: instead of matching the metal seam roof color on the first floor to the color of the concrete tile roof, consider a variation in color so that this element stands alone. Also, look at opportunities to add metal elements to other elevations, such as on the Cottage elevation over the bay window. Make sure that the post on the front elevation is thick (a minimum of an 8 x 8 inch post) in order to appear more substantial in the front.*

**8. CONCEPTUAL ITEMS**

*-None-*

**9. PRELIMINARY REVIEW ITEMS**

*-None-*

**10. FINAL REVIEW ITEMS**

*-None-*

**11. STAFF ITEMS**

**11.1** Discussion of items for the May 9, 2013 meeting.

- a. May 9, 2013 meeting will be continuation of Faria Preserve Neighborhoods I & II*
- b. Add meeting date for May 23, 2013 to discuss The Barn*
- c. June 13, 2013 meeting will be discussion of Faria Preserve Neighborhoods III & IV*

**12. ADJOURNMENT**

*Meeting was adjourned at 4:20 p.m.*

*Respectfully Submitted,*

*Debbie Hince*



**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 <sup>1</sup>
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.			
	<sup>1</sup> Total dwelling units will depend on final design.			
<b>Standards</b>	<b>Community Park</b>			
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.			
<b>Standards</b>	<b>Community Facilities</b>			
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'			

# FARRIA PRESERVE

SAN RAMON, CA

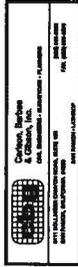
ARCHITECTURAL REVIEW BOARD SUBMITTAL  
MEETING #3: NEIGHBORHOOD 1 & 2

APRIL 11, 2013

Our Team



**GATES + ASSOCIATES**  
LANDSCAPE ARCHITECTURE | LAND PLANNING | URBAN DESIGN  
2071 Crow Canyon Rd., San Ramon, CA 94583 | 925 736-8176



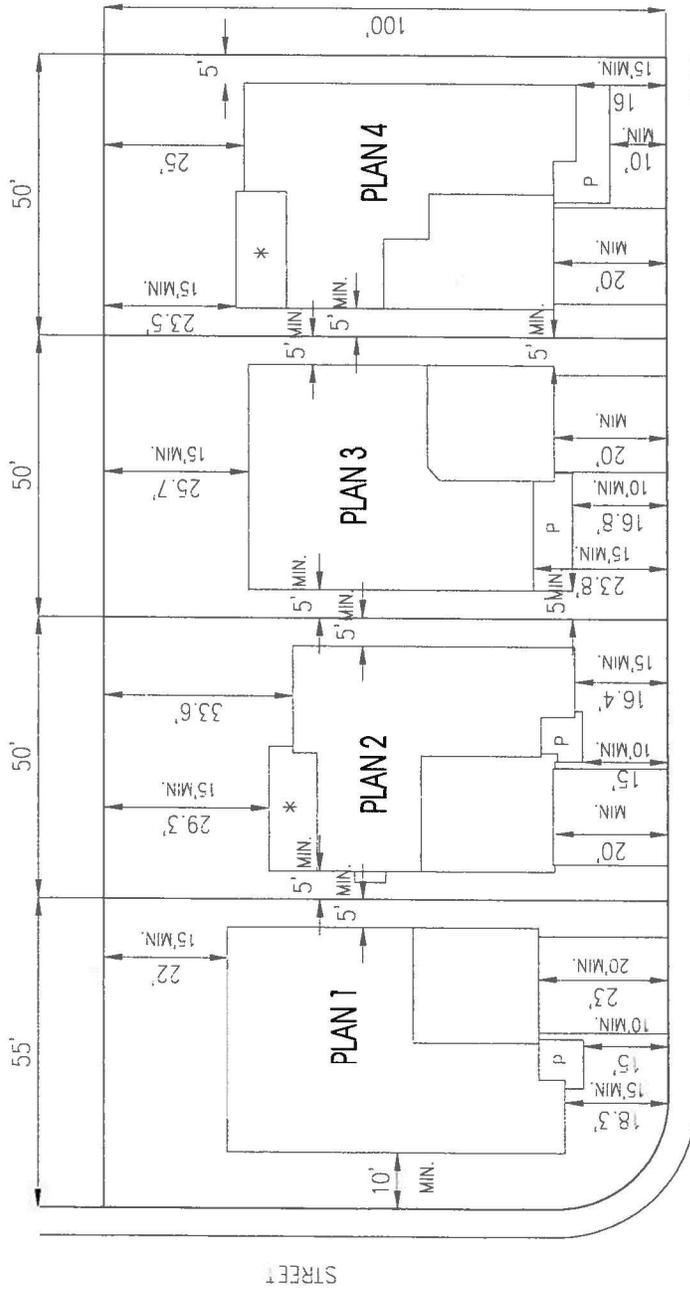
**Carson, Beckwith  
& Gilman, Inc.**  
ARCHITECTS, ENGINEERS, PLANNERS  
10000 S. Foothill Parkway, Suite 100  
San Ramon, CA 94583  
925.736.8176



*Handcrafted. Aest for you.*



**WILLIAM HEZMALHALCH ARCHITECTS**  
5000 Executive Parkway, Suite 375 | San Ramon, CA 94583 | 925 463-1700  
2830 Redhill Ave. Suite 200 | Santa Ana, CA 92705 | 949 260-0807



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.

STREET

Typical Neighborhood 1 - 50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

**LAFFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.



WILLIAM HEZMALHALCH ARCHITECTS, INC.  
1000 UNIVERSITY AVENUE, SUITE 200  
SAN RAMON, CA 94583  
925.376.1100  
www.hezmalhalch.com

APRIL 11, 2013

2012074183

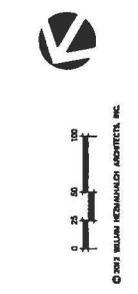


PRODUCT SUMMARY

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  
**FARIA PRESERVE**  
 San Ramon, CA

APRIL 11, 2013  
**SP1-A**  
 WILLIAM HERZKHALCH  
 ARCHITECTS INC.  
 2000 LINDSEY PARKWAY, SUITE 200, SAN RAMON, CA 94583  
 925 485 1700



**LAFERTY**  
 COMMUNITIES  
*Handcrafted. Just for you.*

© 2013 WILLIAM HERZKHALCH ARCHITECTS, INC.



Neighborhood 1 - 50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

**LAFFERTY**  
**COMMUNITIES**  
*Handcrafted. Just for you.*

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%
<b>TOTAL</b>	<b>38</b>	<b>100%</b>

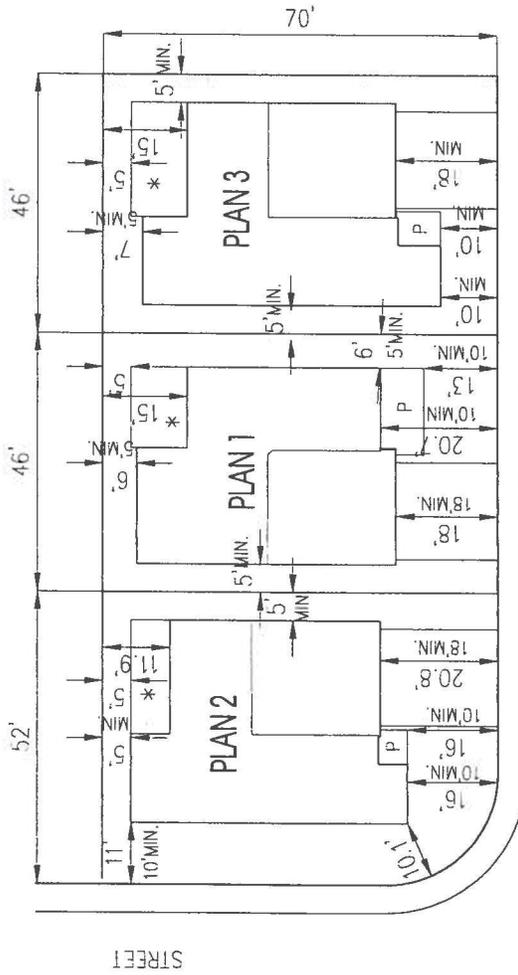


WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
1000 RIVER STREET, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.376.1100  
WWW.HEZMALHALCH.COM

APRIL 11, 2013

**SP1-B**

2012774.01



**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**

**FARIA PRESERVE**  
San Ramon, CA



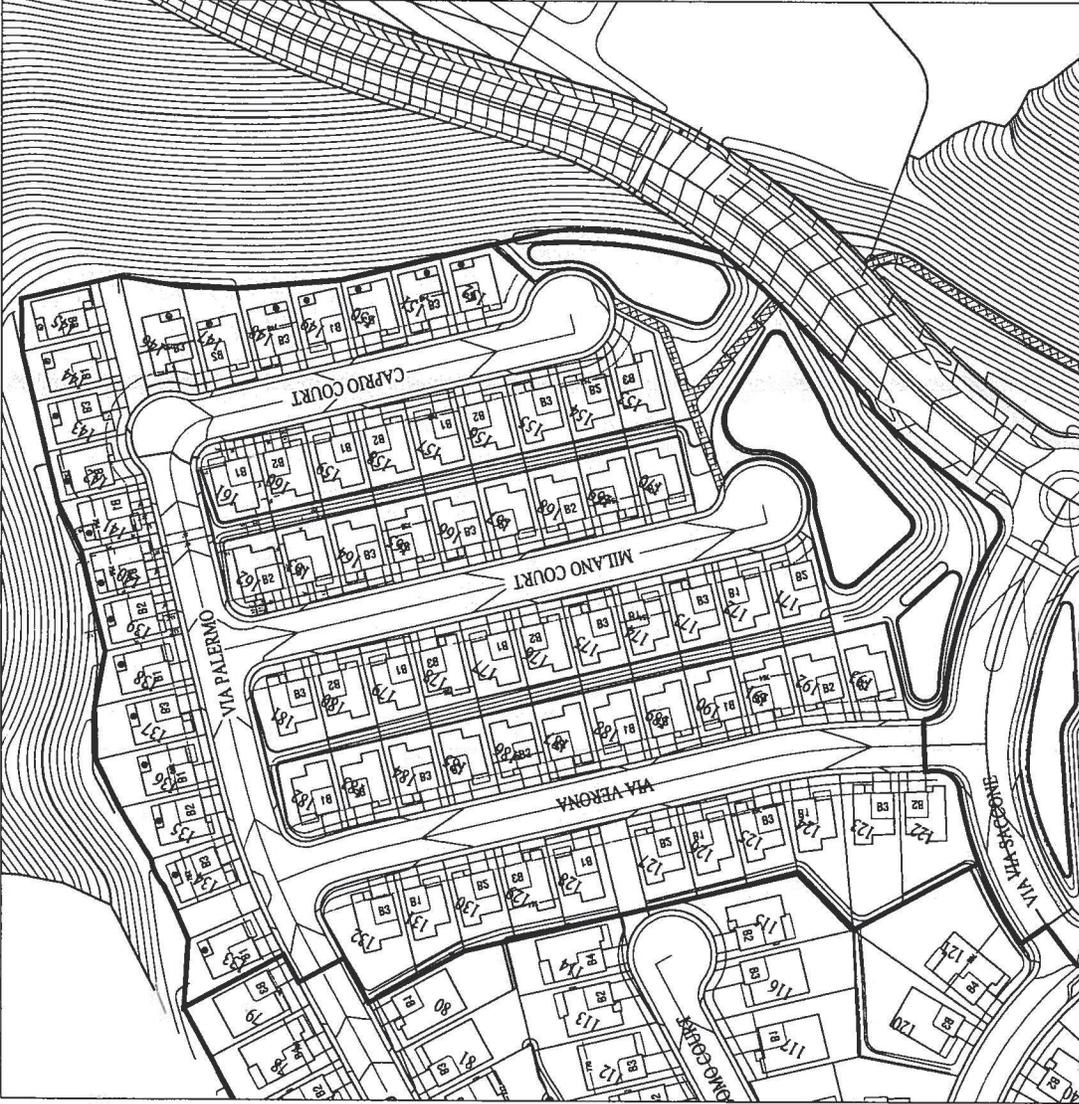
© 2011 WILLIAM HEZMALHACH ARCHITECTS, INC.

**LAFFERTY COMMUNITIES**  
*Handcrafted. Just for you.*

**WILLIAM HEZMALHACH ARCHITECTS, INC.**  
1000 RIVER STREET, SUITE 100  
SAN RAMON, CA 94583  
925.381.1700 www.hezmalhach.com

APRIL 11, 2013

2012774.03



Neighborhood 2 - 46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

**LAFFERTY**  
COMMUNITIES

*Handcrafted. Just for you.*

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)

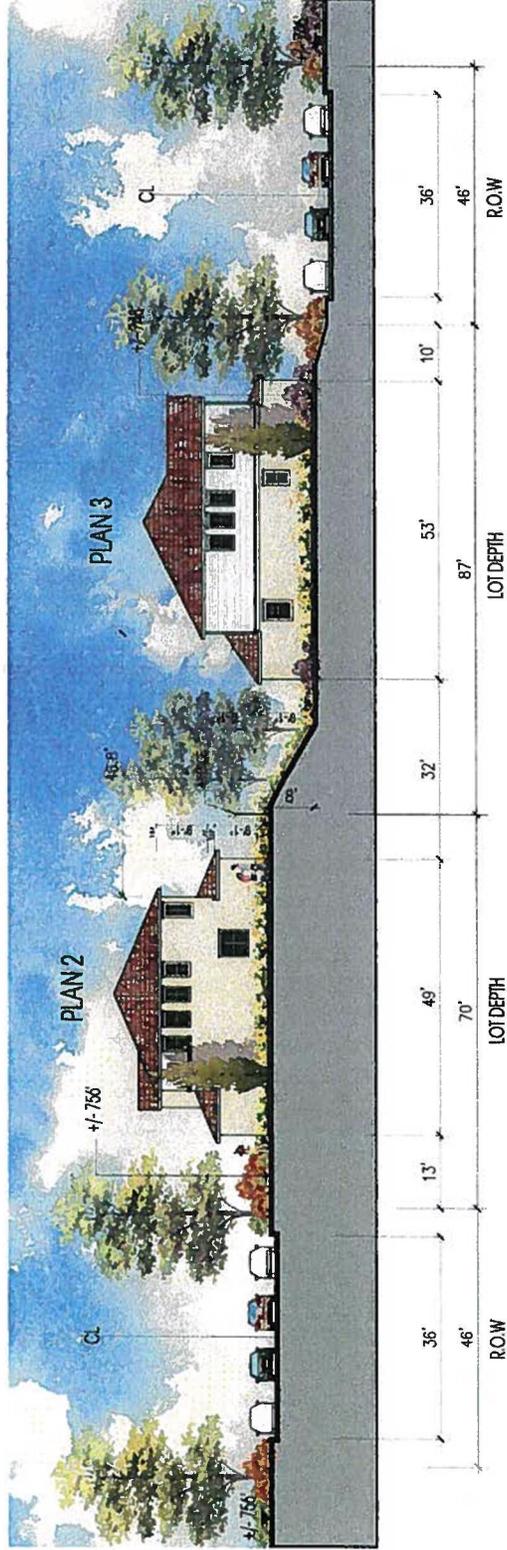
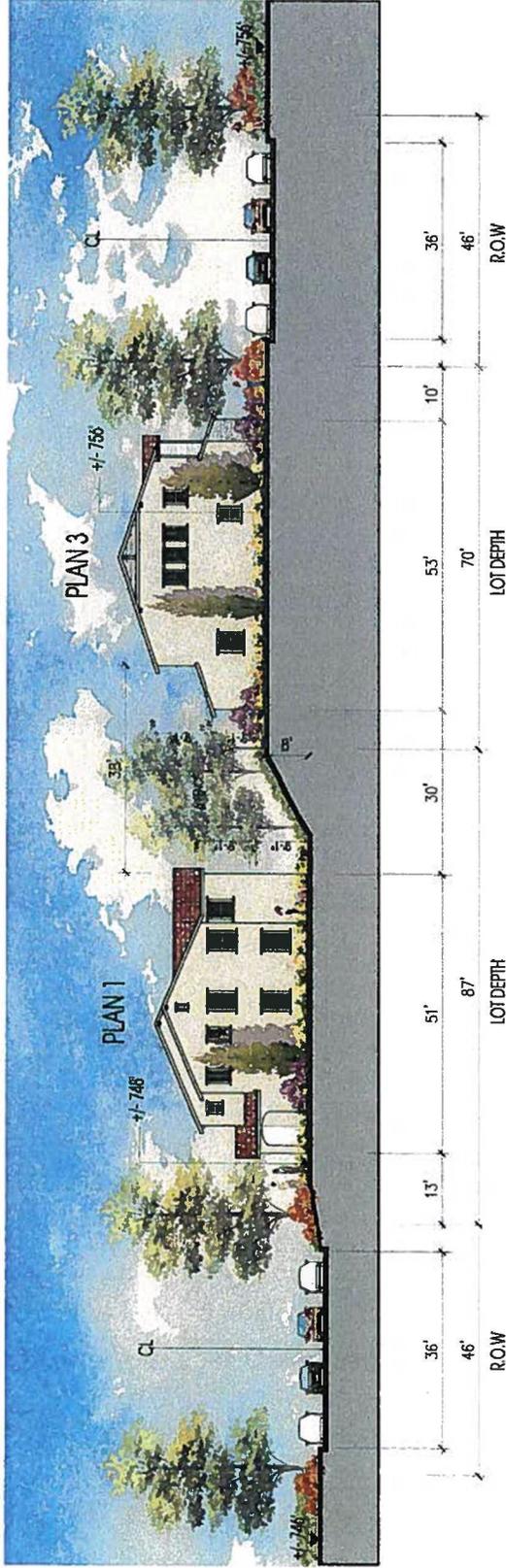
APRIL 11, 2013



WILLIAM HEZMALHALCH  
ARCHITECTS, INC.  
3000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CALIFORNIA 94583

SPZ

2012074.03



**STREET SECTIONS - NEIGHBORHOOD 2**  
**FARIA PRESERVE**  
 San Ramon, CA

**WILLIAM HEZMALHALCH ARCHITECTS, INC.**  
 2000 KESTREL AVENUE, SUITE 200, SAN RAMON, CA 94583  
 (925) 391-1100  
 www.hezmalhalch.com

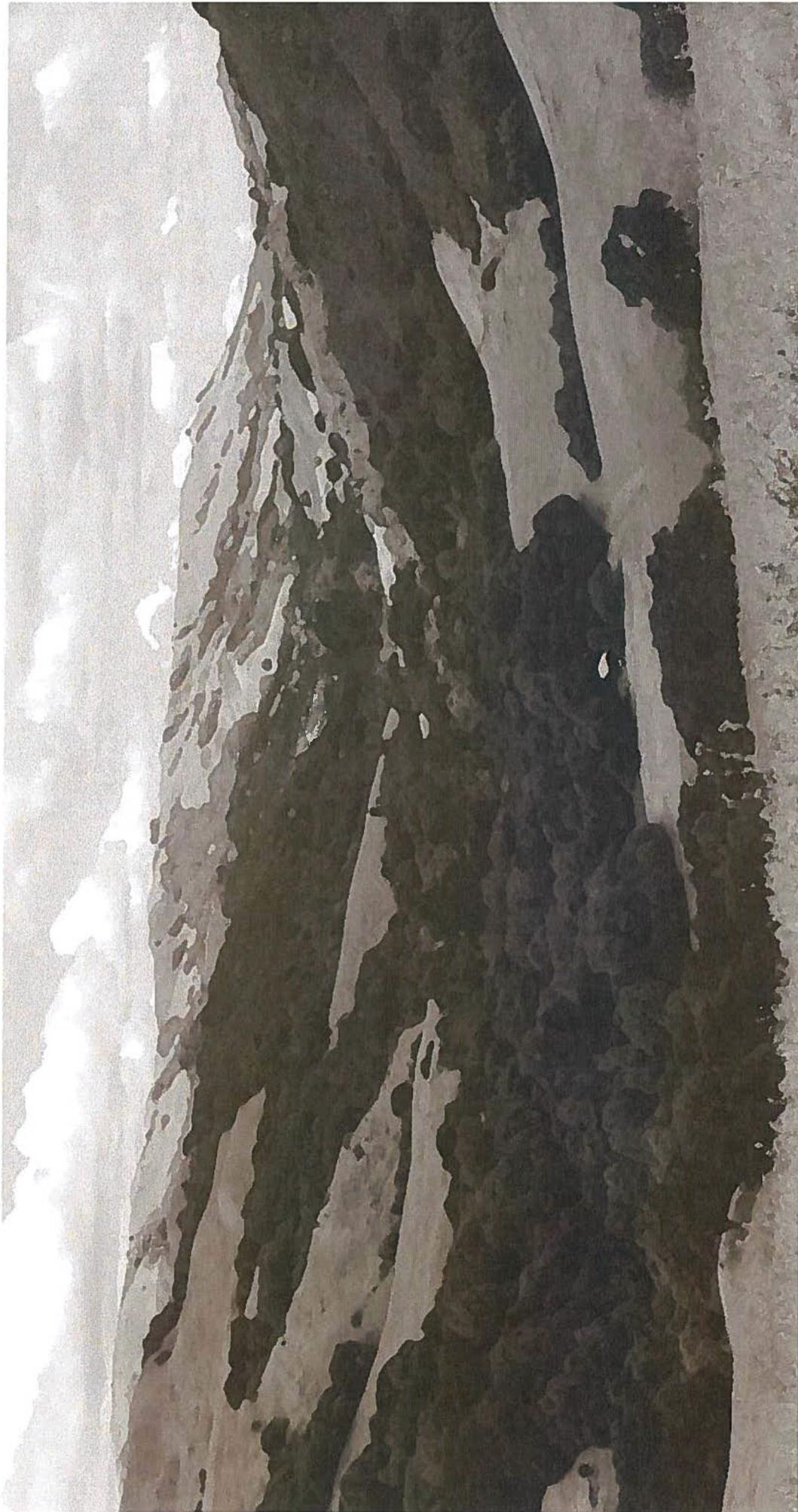
APRIL 11, 2013

20120704

**LAFERTY COMMUNITIES**

*Handcrafted. Just for you.*





## Neighborhood 1

50' x 100' Lots

## **FARIA PRESERVE**

San Ramon, CA  
Lafferty Communities

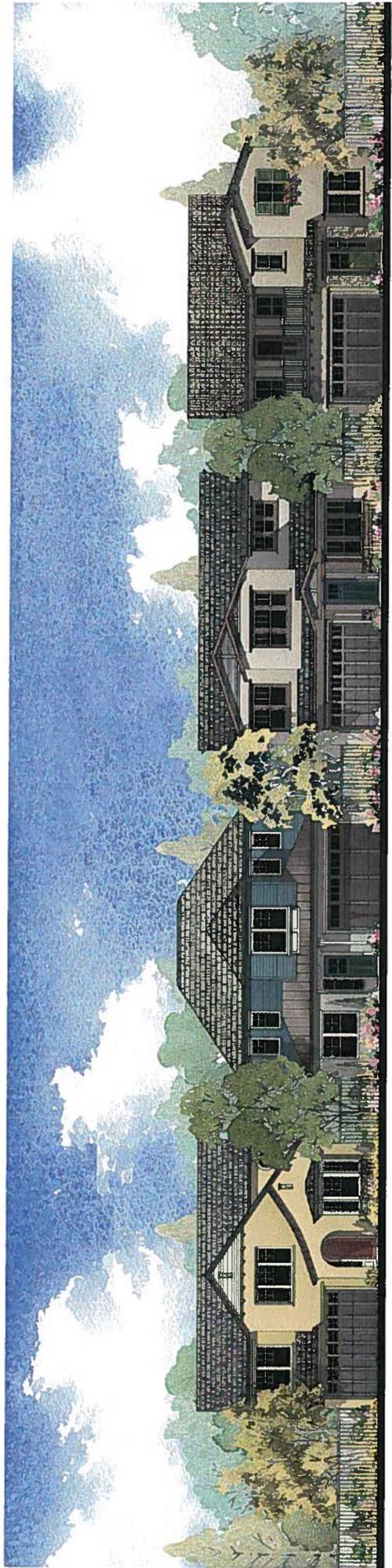


*Homeownership. Just for you.*

April 11, 2013

**W**  
**WILLIAM HEZMALHALCH**  
**ARCHITECTS INC**  
10000 UNIVERSITY AVENUE, SUITE 100  
SAN DIEGO, CALIFORNIA 92121  
TEL: 619 594 9000  
WWW.WHARCHITECTS.COM

2013151



Plan 1C  
Cottage

Plan 2A  
Presidio

Plan 3B  
Bay Area Bungalow

Plan 4A  
Montecito

## Neighborhood 1 Streetscene

50' x 100' Lots

## FARIA PRESERVE

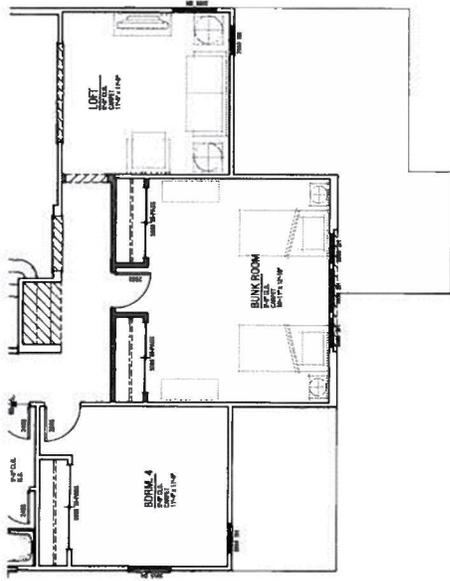
San Ramon, CA



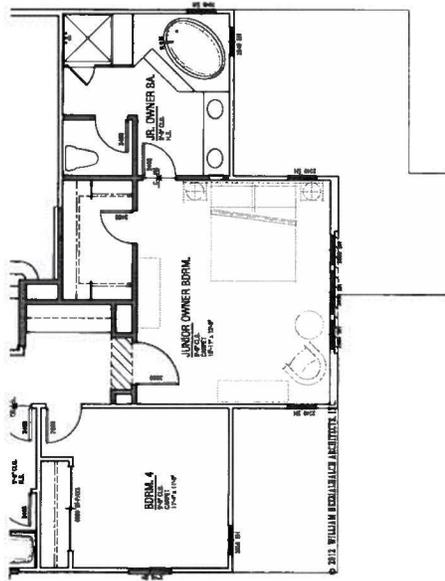
WILSON PERCHALANZ  
ARCHITECTS  
10000 WILSON PERCHALANZ DRIVE  
SAN RAMON, CA 94583  
TEL: 925.375.1100  
WWW.WILSONPERCHALANZ.COM

October 14, 2012  
SS  
10/12/12





**Bunk Room Option**  
Must be accompanied with Den option



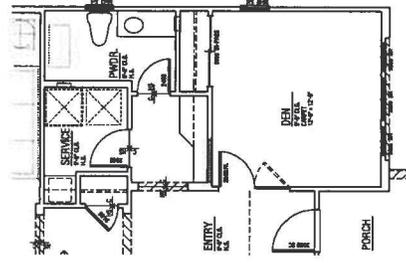
**Junior Owner Option**

# 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**



**WILLIAM HEVLICH  
ARCHITECTS**  
1000 UNIVERSITY AVENUE, SUITE 1000  
SAN RAMON, CA 94583  
925.375.1100  
www.whevlh.com

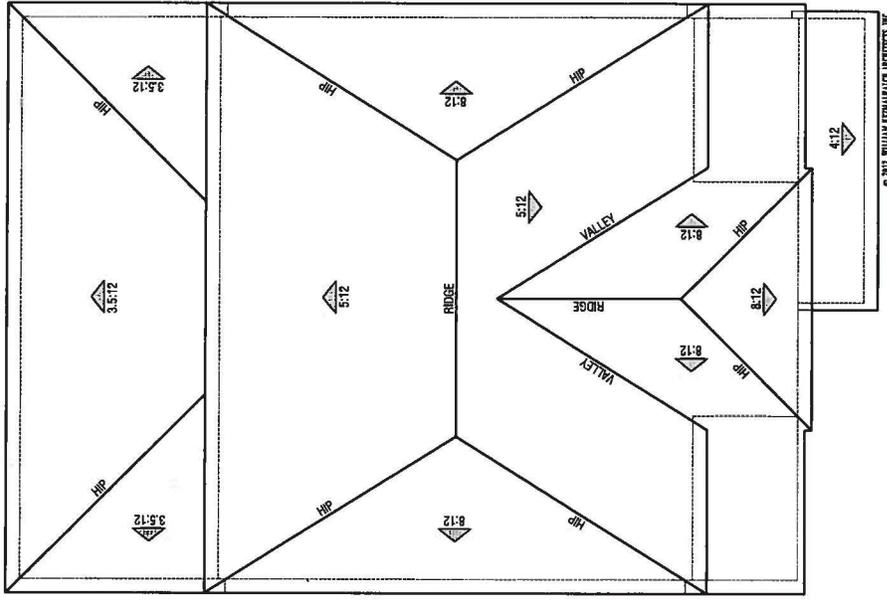
April 11, 2013

**1.1.1**

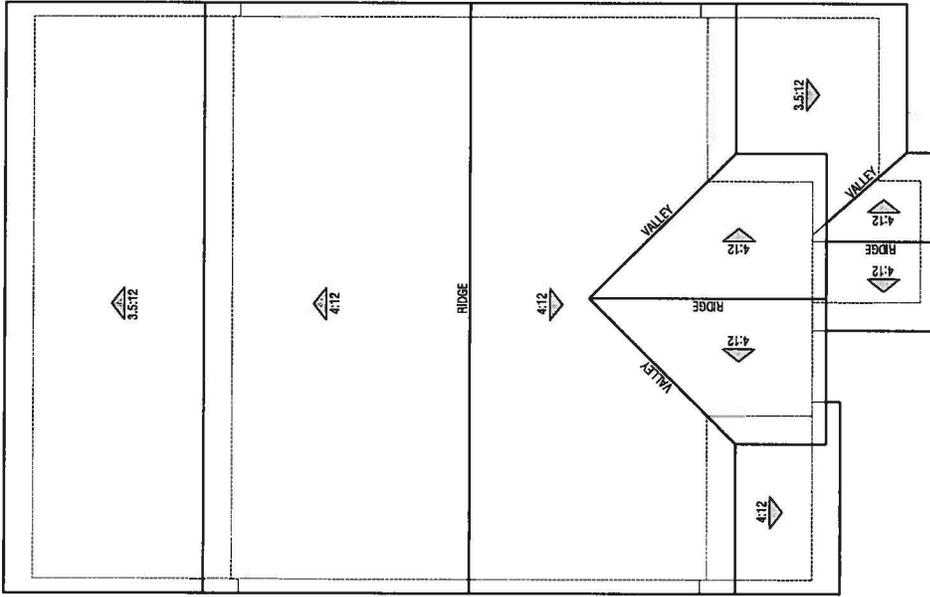
2012151

**LAFERTY  
COMMUNITIES**  
*Handcrafted. Just for you.*

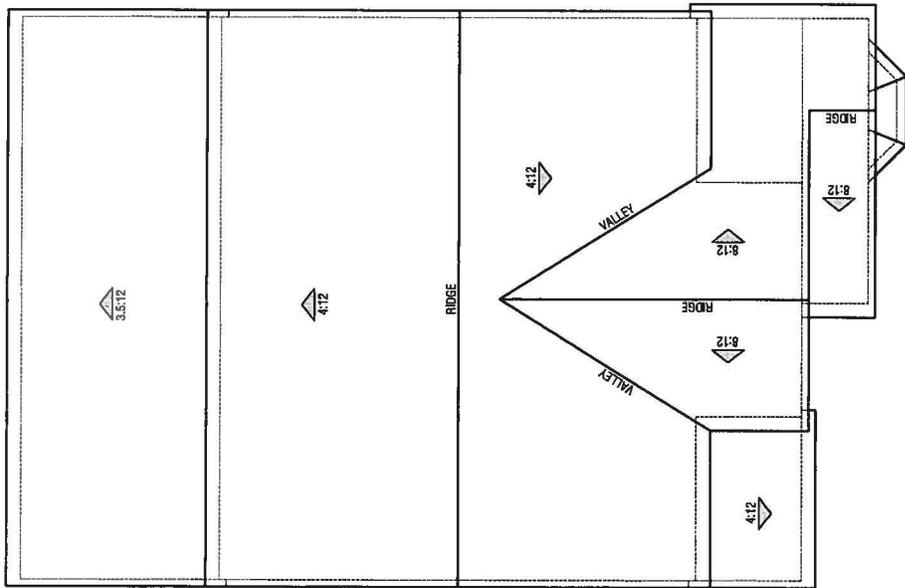




**Elevation A**  
Presidio



**Elevation B**  
Bay Area Bungalow



**Elevation C**  
Cottage

**Plan 1**  
Roof Plans

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

April 11, 2013

1.2

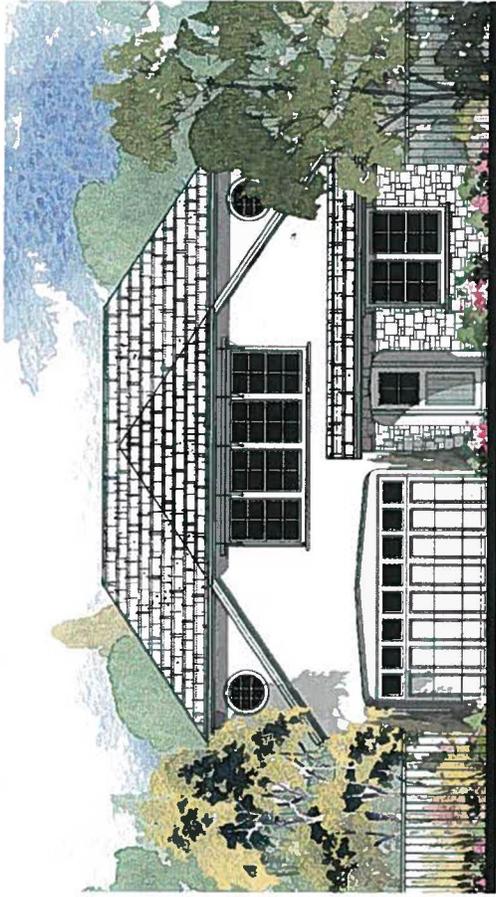
2012151

**WILLIAM HERRMANN ARCHITECTS, INC.**  
1000 UNIVERSITY AVENUE, SUITE 100, SAN RAMON, CA 94583  
TEL: 925.376.1000 FAX: 925.376.1001  
WWW.WHARCHITECTS.COM

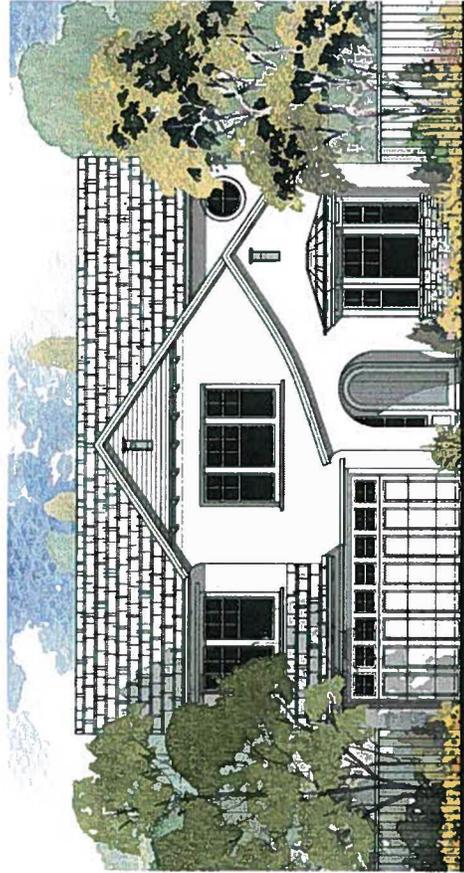


**LAFERTY COMMUNITIES**  
*Handcrafted. Just for you.*

© 2012 WILLIAM HERRMANN ARCHITECTS, INC.



**Elevation A**  
Presidio



**Elevation C**  
Cottage



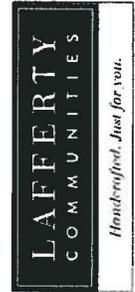
**Elevation B**  
Bay Area Bungalow

**Plan 1**

Front Elevations

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA



© 2013 WILLIAM HENRY ARCHITECTS, INC.

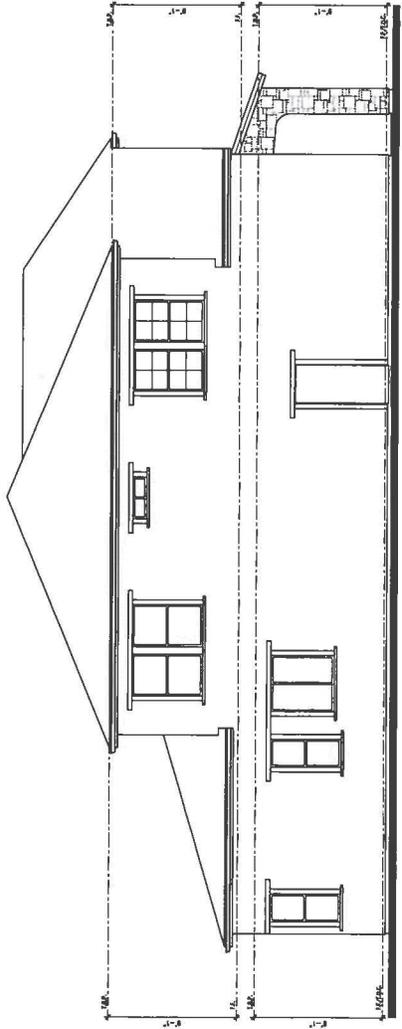
April 11, 2013

**1.3**

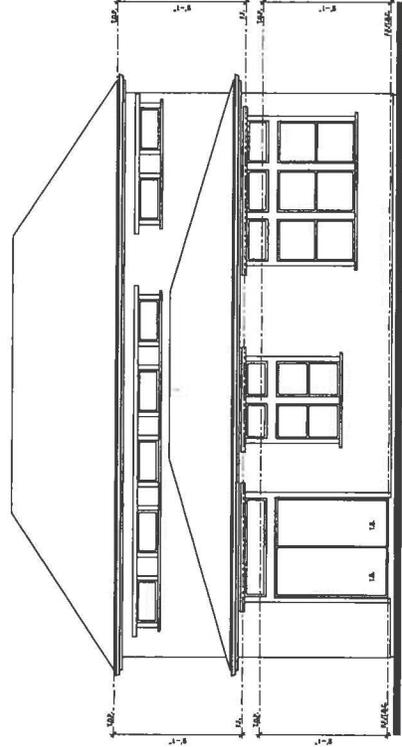
2012151



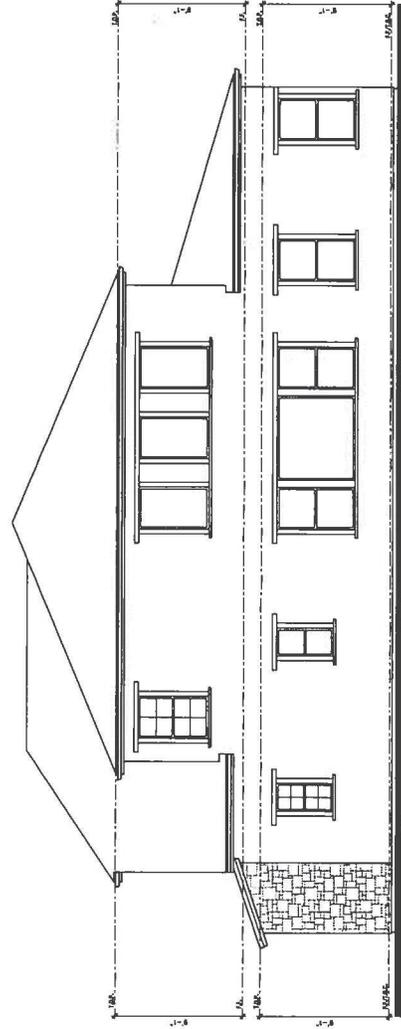
**WILLIAM HENRY ARCHITECTS, INC.**  
ARCHITECTS  
225 4th Street, Suite 200, San Ramon, CA 94583  
Tel: 925.225.1234  
Fax: 925.225.1235  
www.williamhenry.com



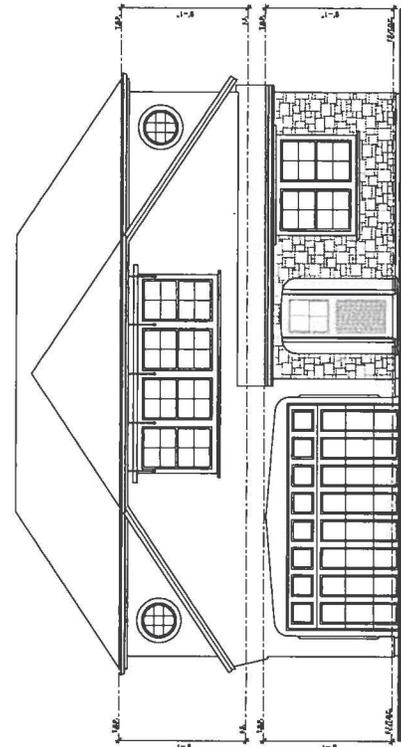
Left Elevation



Rear Elevation



Right Elevation



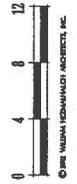
Front Elevation

# Plan 1

Elevation A - Presidio

50' x 100' Lots

**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*

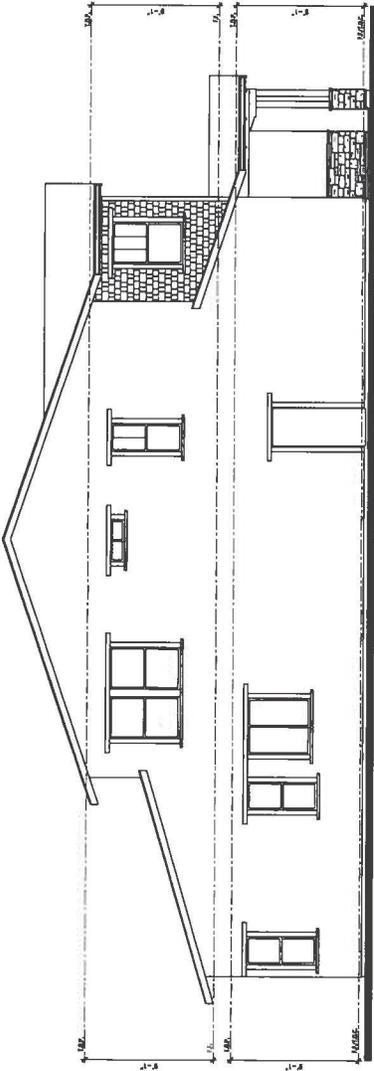


**WILLIAM HEDYKHALCH**  
**ARCHITECTS, INC.**  
500 EXETER STREET SUITE 200 SAN RAMON, CA 94583  
925-734-9000  
www.williamhedykhalch.com

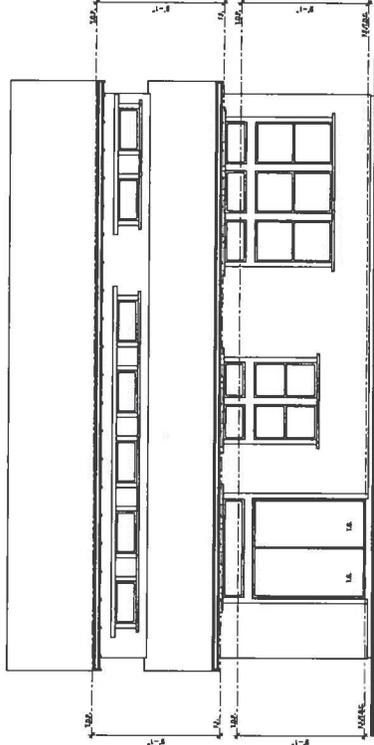
April 11, 2013

1.4

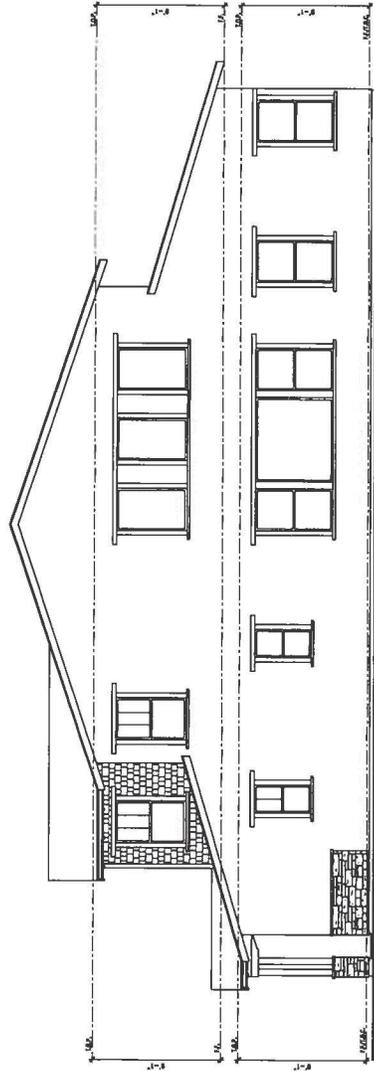
2012151



Left Elevation



Rear Elevation



Right Elevation



Front Elevation

**Plan 1**

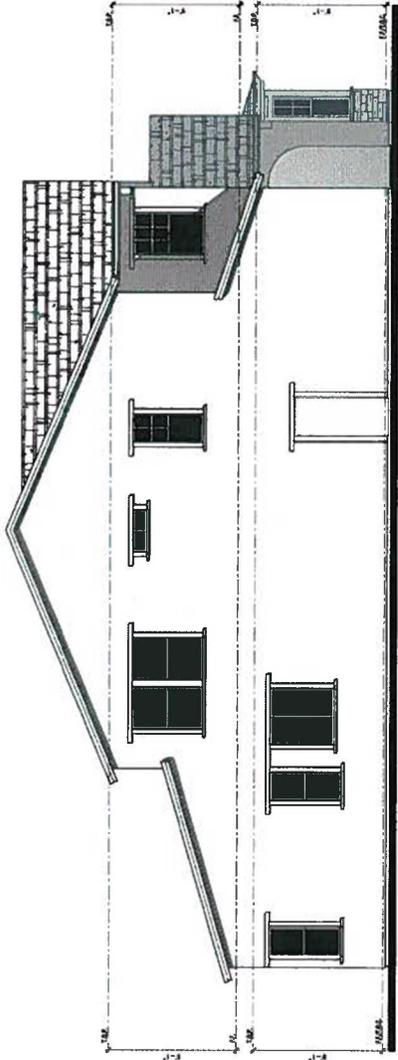
Elevation B - Bay Area Bungalow

50' x 100' Lots

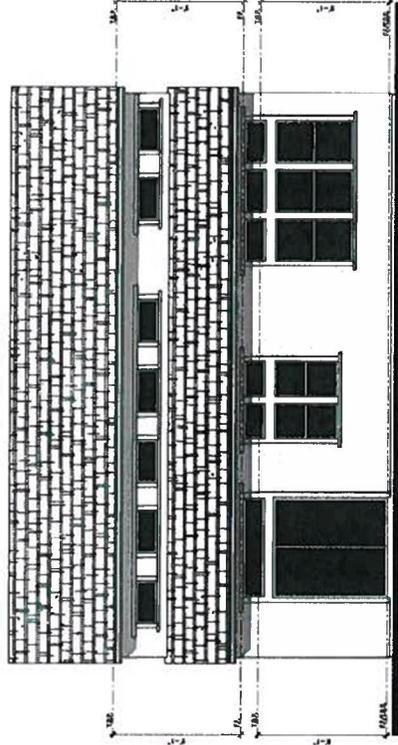


© 2012 WILLIAM HEZMALCHALCH ARCHITECTS, INC.  
 WILLIAM HEZMALCHALCH ARCHITECTS, INC.  
 1000 SHERBORN DRIVE SUITE 200 SAN RAMON, CA 94583  
 925.381.1700 FAX 925.381.2500  
 1000 SHERBORN DRIVE SUITE 200 SAN RAMON, CA 94583  
 925.381.1700 FAX 925.381.2500

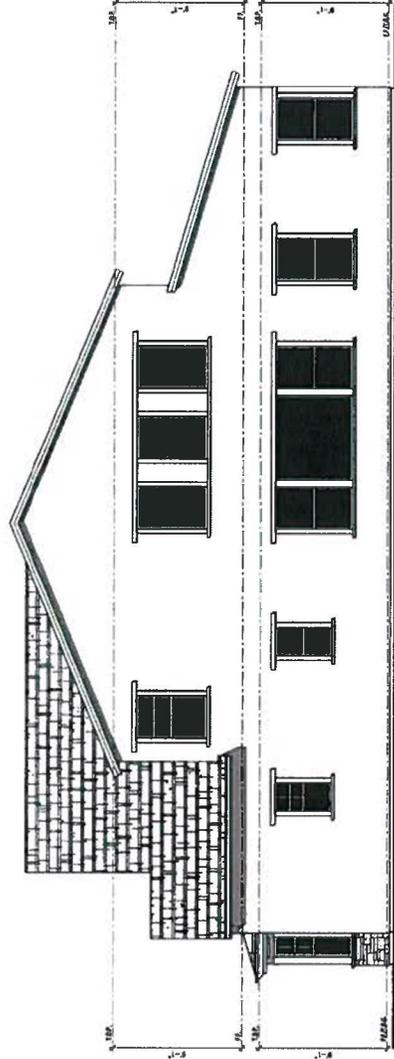
April 11, 2013  
 1.5  
 2012151



Left Elevation



Rear Elevation



Right Elevation



Front Elevation

## Plan 1

Elevation C - Cottage

50' x 100' Lots

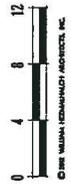
**FARIA PRESERVE**  
San Ramon, CA

April 11, 2013

1.6

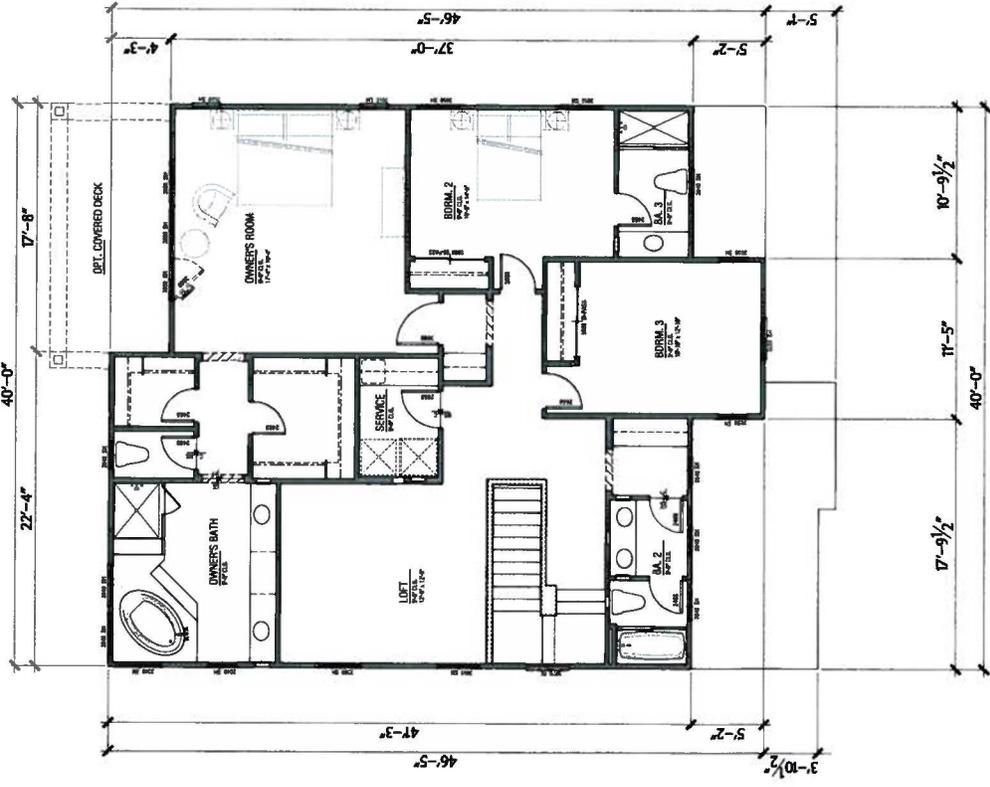
2012151

**W**  
WILLIAM HERMAN ARCHITECTS, INC.  
ARCHITECTS  
200 EXECUTIVE PARKWAY, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.2000 FAX: 925.376.2001  
WWW.WHAMARCHITECTS.COM

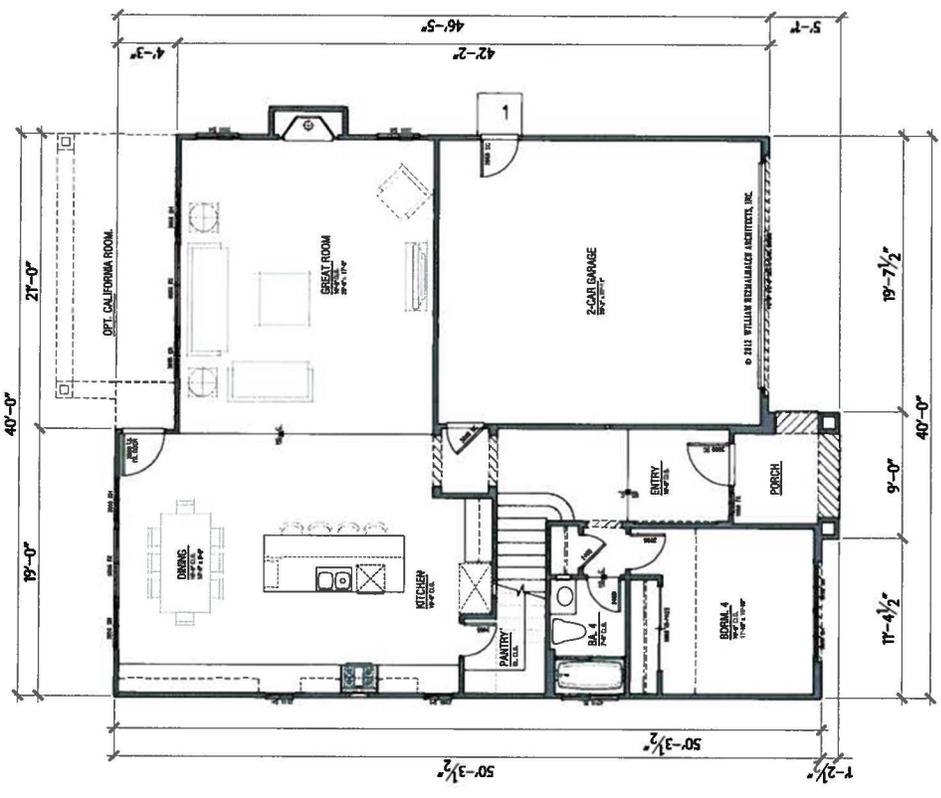


**LAFERTY**  
COMMUNITIES

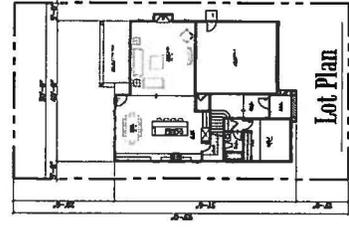
*Hand-crafted. Just for you.*



**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

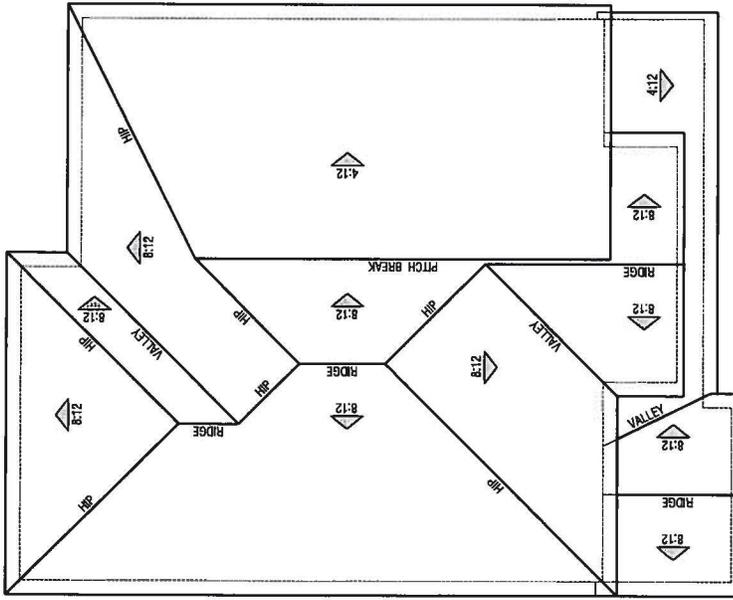
**W**  
WILLIAM HERKHAHALCH  
ARCHITECTS INC.  
3000 DIXIE PARKWAY SUITE 205 SAN RAMON CA 94583  
925.485.1170 FAX 925.485.1171  
925.485.1172 WWW.WHARCHITECTS.COM  
925.485.1173

April 11, 2013  
**2.1**  
2012151

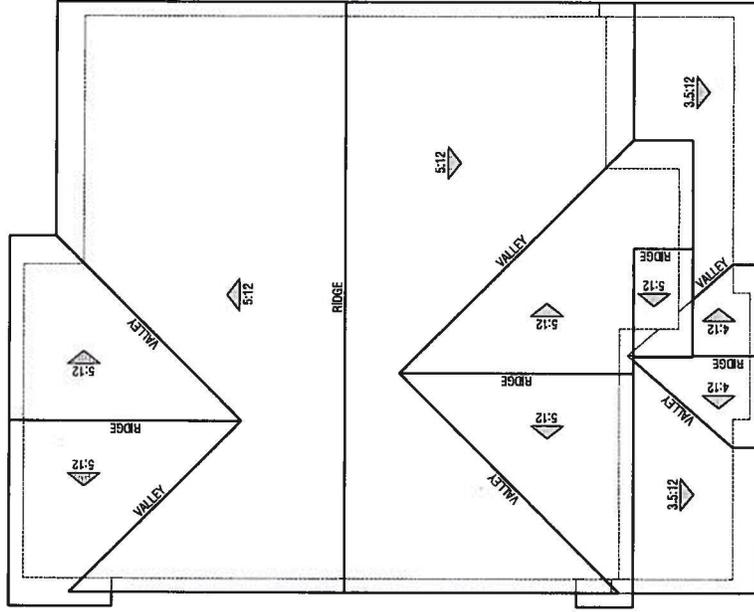
**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



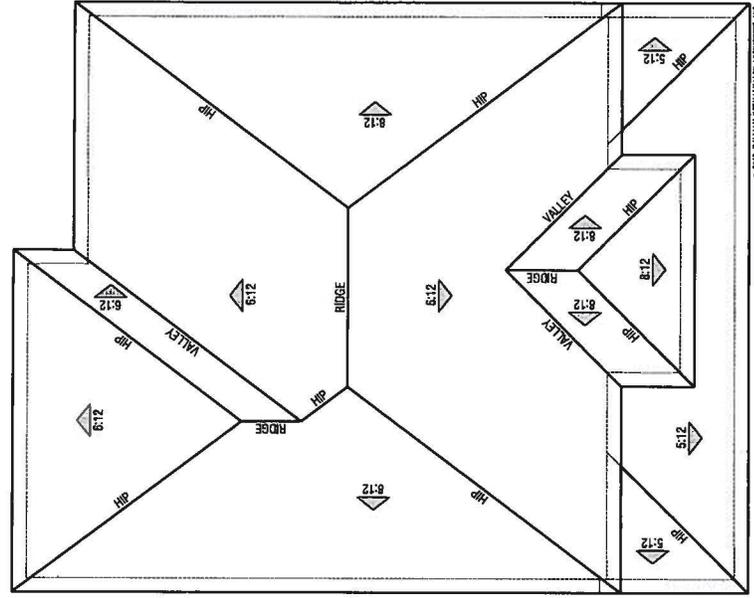
© 2012 WILLIAM HERKHAHALCH ARCHITECTS, INC.



**Elevation C**  
Cottage



**Elevation B**  
Bay Area Bungalow



**Elevation A**  
Presidio

**Plan 2**

Roof Plans

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA



**WILLIAM HERNANDEZ ARCHITECTS, INC.**  
ARCHITECTS  
2000 COMMERCIAL CENTER, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.382.8800  
WWW.WILLIAMHERNANDEZARCHITECTS.COM

April 11, 2013

**2.2**

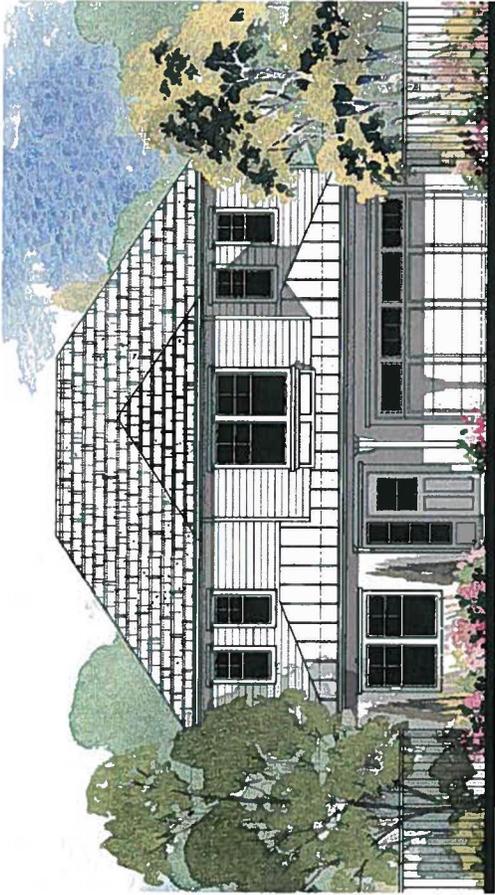
2012151



© 2012 WILLIAM HERNANDEZ ARCHITECTS, INC.

**LAFERTY**  
COMMUNITIES

*Handcrafted. Just for you.*



**Elevation A**  
Presidio



**Elevation C**  
Cottage



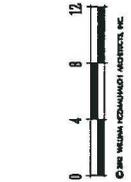
**Elevation B**  
Bay Area Bungalow

**Plan 2**

Front Elevations

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

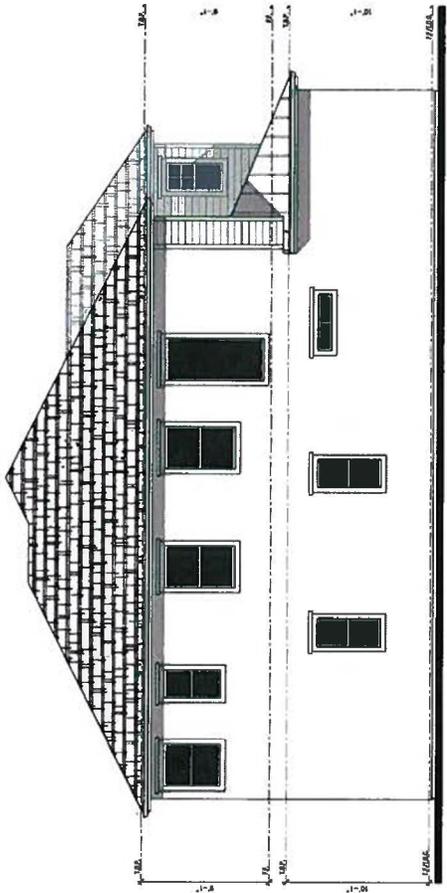


**W**  
**WILLIAM HERMANN ARCHITECTS, INC.**  
 ARCHITECTS, INC.  
 2000 COUNTRY PARKWAY, SUITE 370 SAN RAMON, CA 94583  
 TEL: 925.386.1500 FAX: 925.386.1501  
 945 3RD STREET, SUITE 200, SAN JOSE, CA 95128  
 TEL: 408.281.8887 WWW.WHAMARCHITECTS.COM

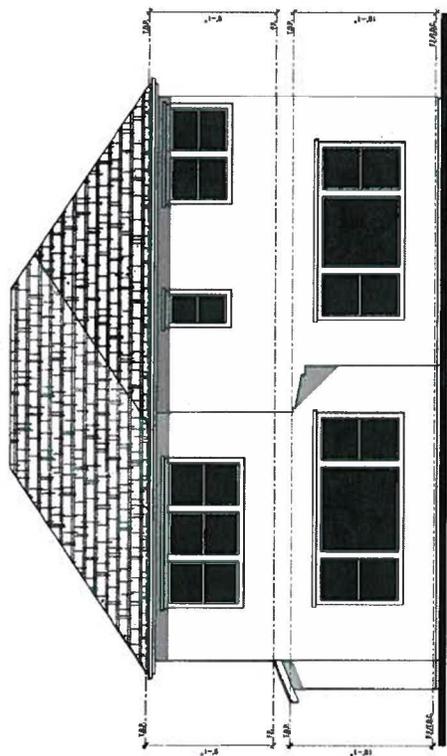
April 11, 2013

**2.3**

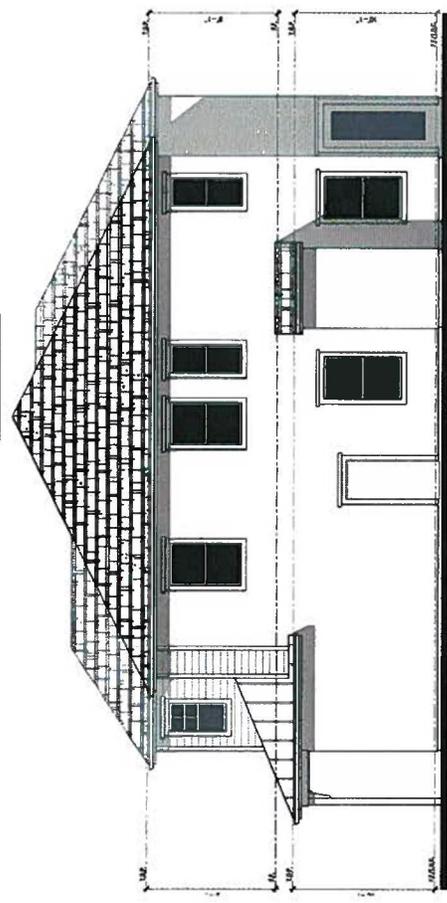
2012151



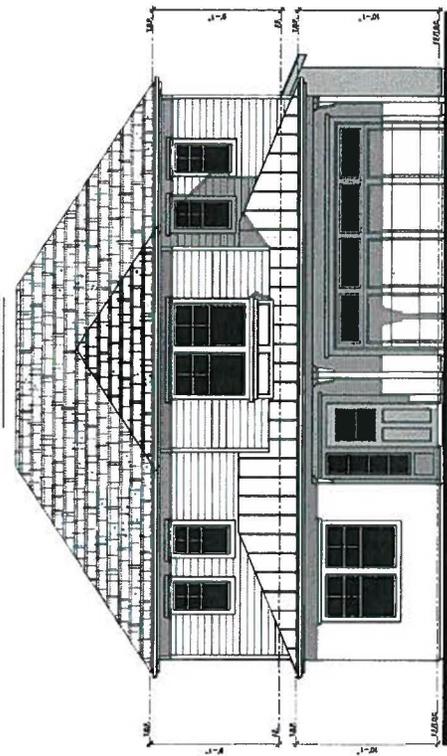
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

## Plan 2

Elevation A - Presidio

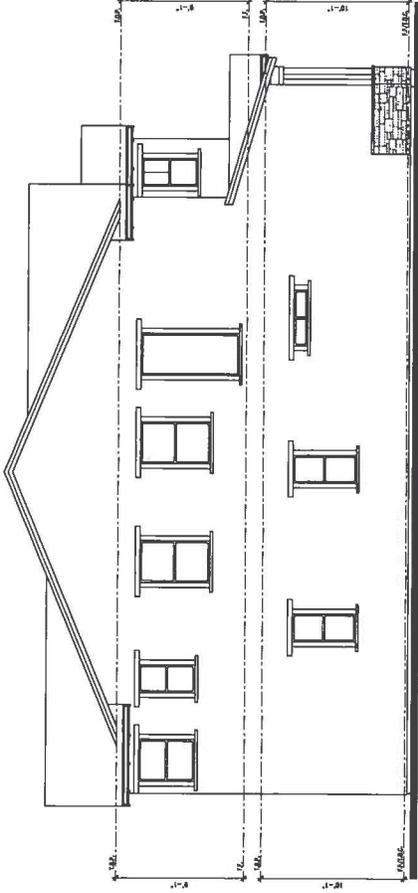
50' x 100' Lots

**LAFERTY**  
COMMUNITIES  
*Hands-removed. Just for you.*

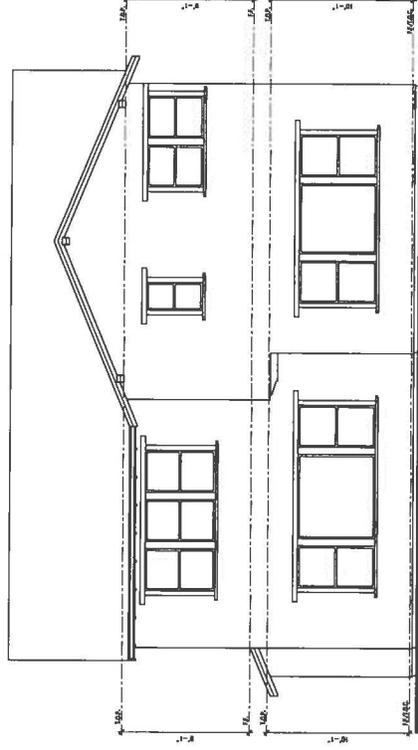


**W**  
WILLIAM HERZMANN  
ARCHITECTS INC.  
500 CALIFORNIA STREET, SUITE 200  
SAN FRANCISCO, CA 94102  
415.774.1100  
www.williamherzmann.com

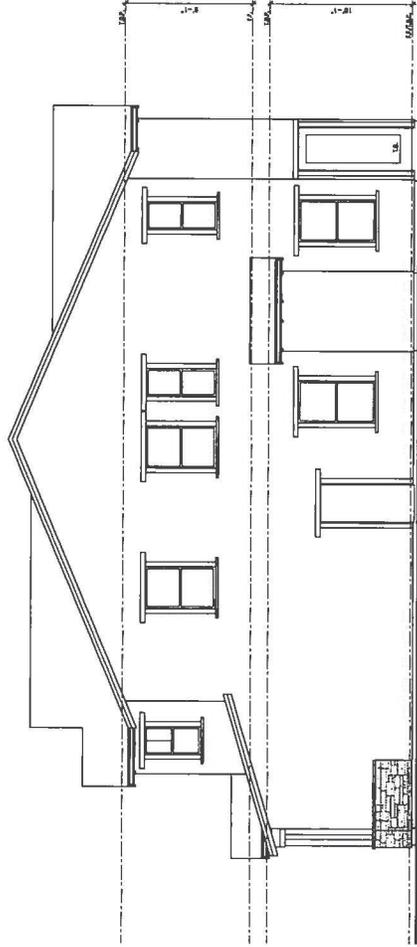
April 11, 2013  
**2.4**  
2012151



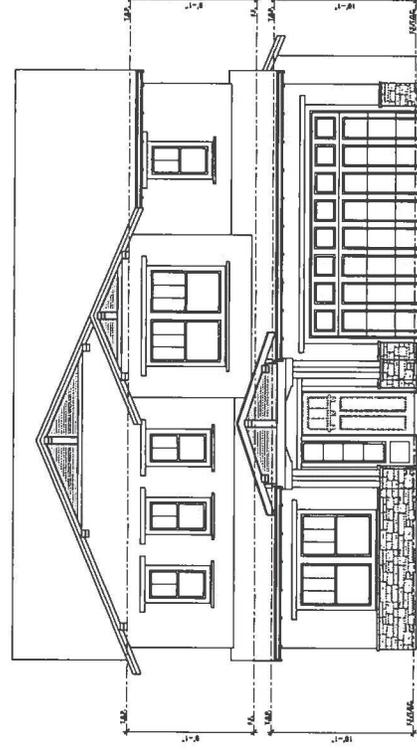
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

## Plan 2

Elevation B - Bay Area Bungalow

50' x 100' Lots

**LAFERTY**  
COMMUNITIES

*Handcrafted. Just for you.*

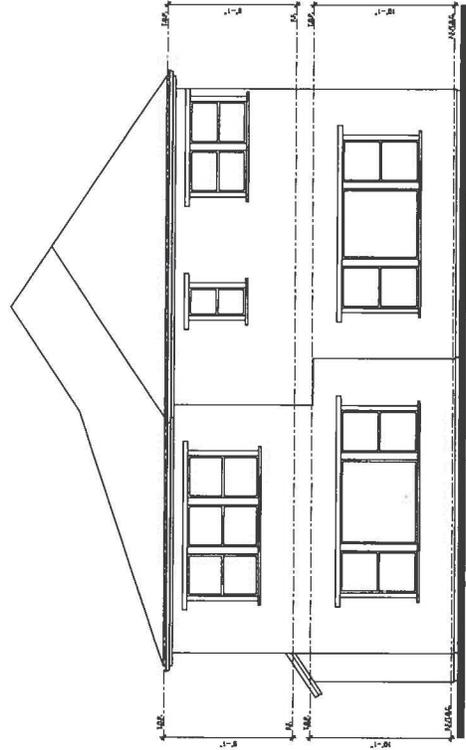


**WILLIAM HERZMALCH**  
ARCHITECTS  
1000 AVENUE OF THE STARS, SUITE 1000  
LOS ANGELES, CA 90069  
TEL: 310.201.2200  
WWW.WILLIAMHERZMALCHARCHITECTS.COM

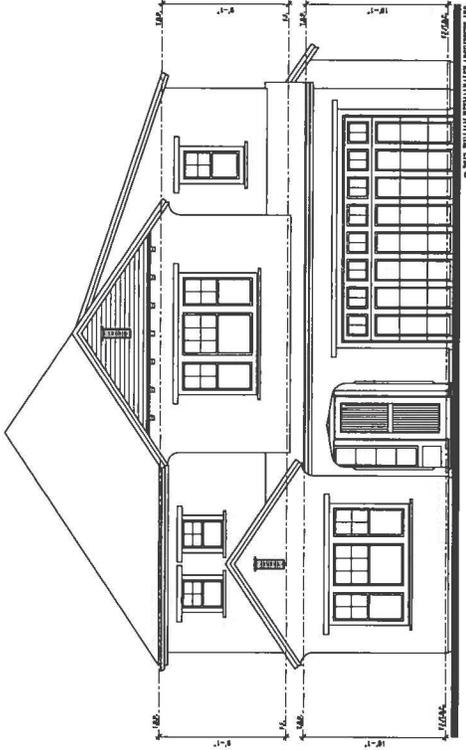
April 11, 2013

2.5

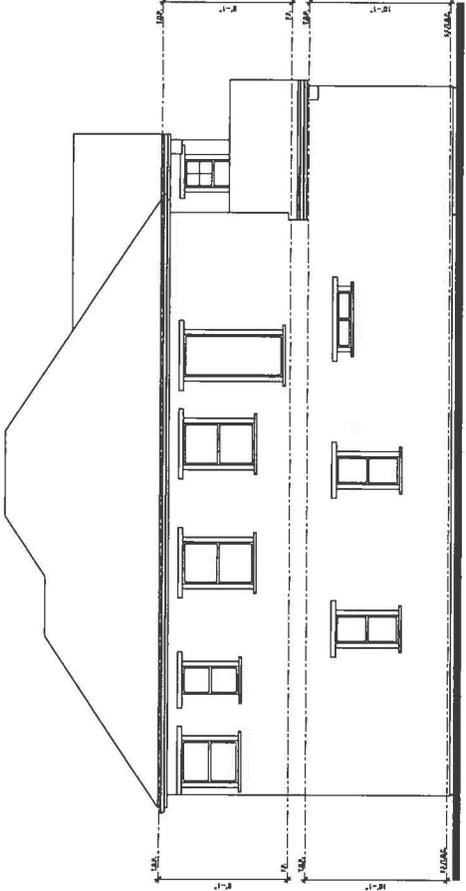
2012151



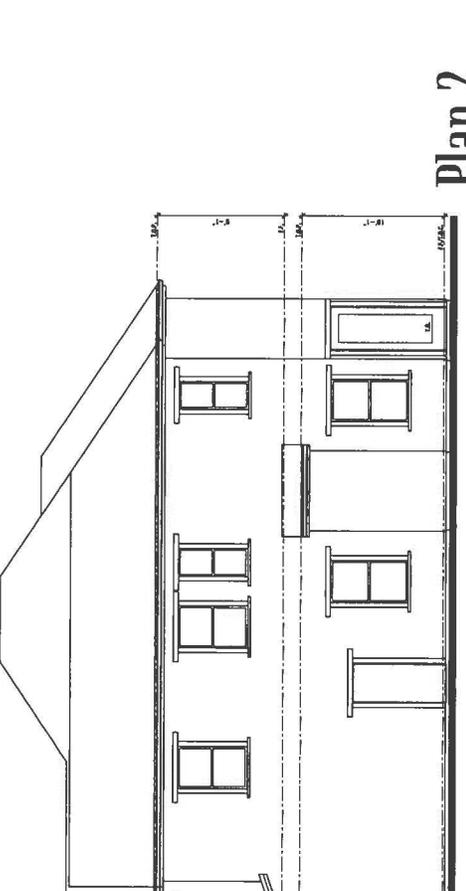
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

**Plan 2**

Elevation C - Cottage

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

April 11, 2013

**2.6**

2013151

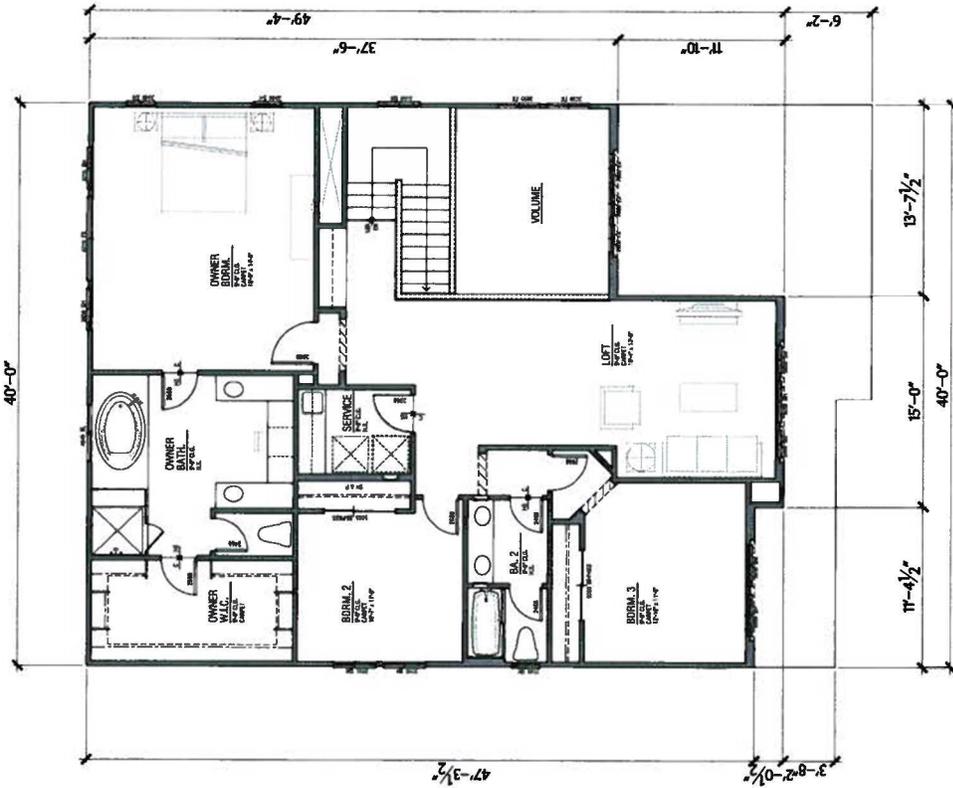
**W**  
**WILLIAM HEDVAHACH**  
**ARCHITECTS, INC.**  
 25545 PINE HOLLOW DRIVE, SUITE 200, SAN RAMON, CA 94583  
 925.376.8800 FAX 925.376.8801  
 WWW.WHEDVAHACH.COM



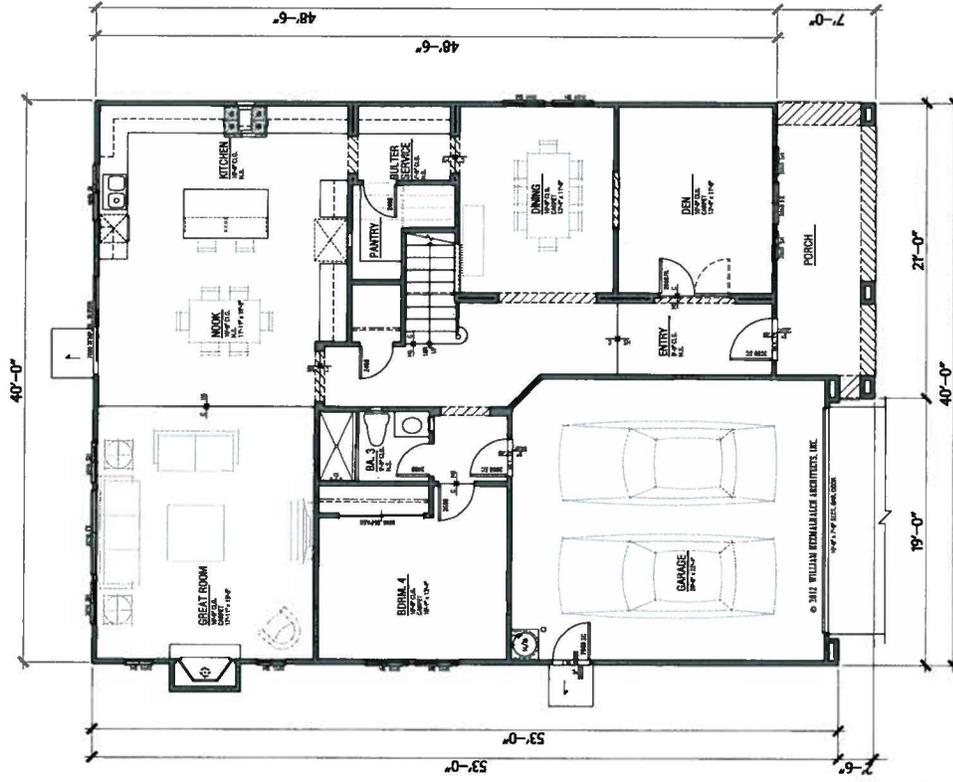
© 2013 WILLIAM HEDVAHACH ARCHITECTS, INC.

**LAFERTY**  
**COMMUNITIES**

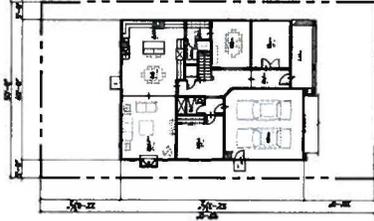
*Handcrafted. Just for you.*



**Second Floor**  
1,573 SF



**First Floor**  
1,560 SF



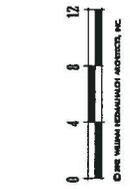
**Lot Plan**  
**Plan 3**

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

50' x 100' Lots

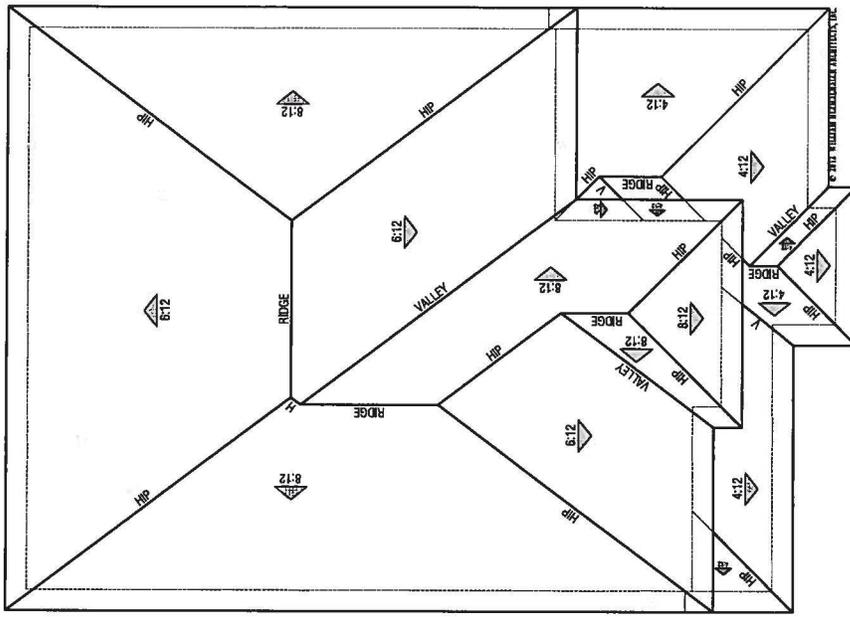
**FARIA PRESERVE**  
San Ramon, CA

**LAFERTY COMMUNITIES**  
*Handcrafted. Just for you.*

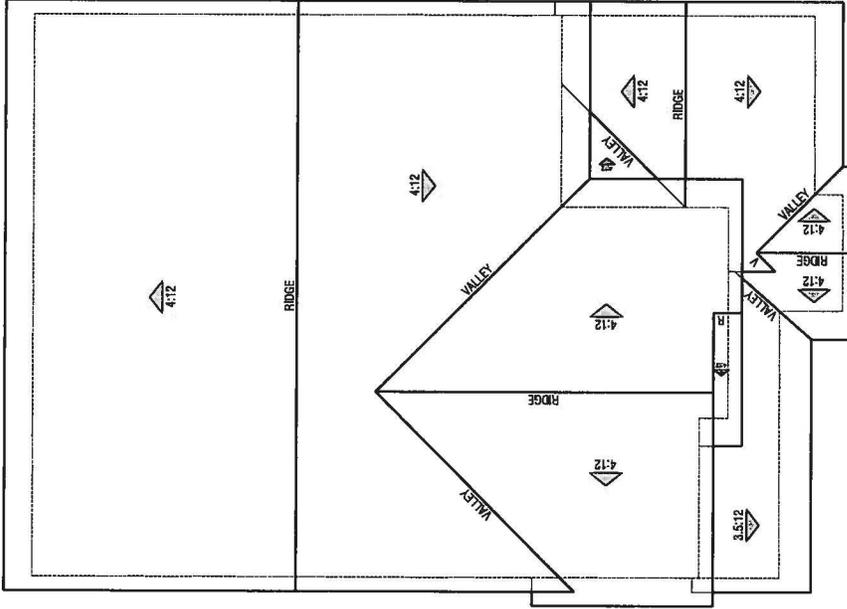


**WILLIAM HERZMANN ARCHITECTS, INC.**  
300 COLUMBIAN AVENUE SUITE 200  
SAN RAMON, CA 94583  
925.385.1000  
www.williamherzmann.com

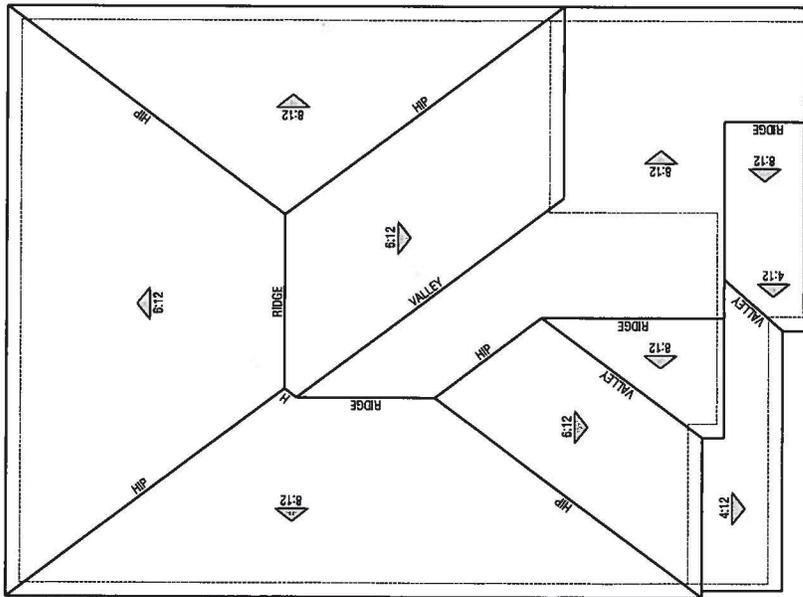
April 11, 2013  
**3.1**  
2012151



Elevation A  
Presidio



Elevation B  
Bay Area Bungalow



Elevation C  
Cottage

Plan 3

Roof Plans

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA



WILLIAM NEVADA LLC  
ARCHITECTURE  
1000 COLLETT AVENUE, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.382.8800  
WWW.WILLIAMNEVADA.COM

April 11, 2013

3.2

2012151



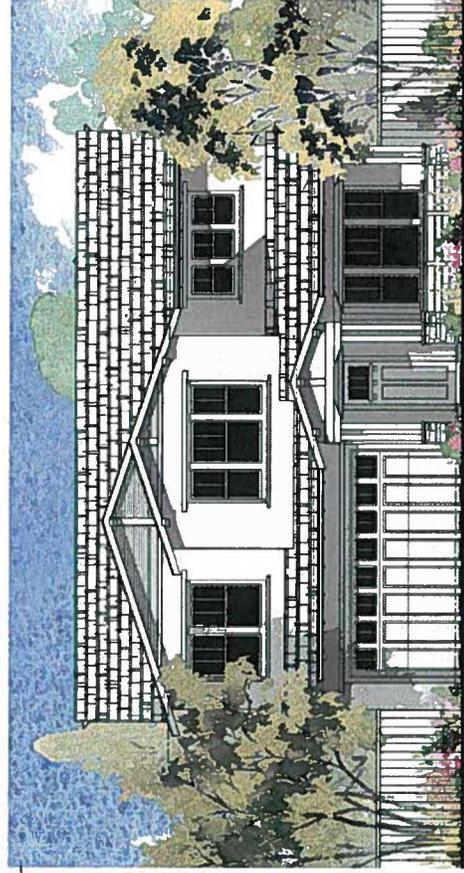
**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



**Elevation A**  
Presidio



**Elevation C**  
Cottage



**Elevation B**  
Bay Area Bungalow

**Plan 3**

Front Elevations

50' x 100' Lots

**LAFFERTY**  
COMMUNITIES

*Handcrafted. Just for you.*



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

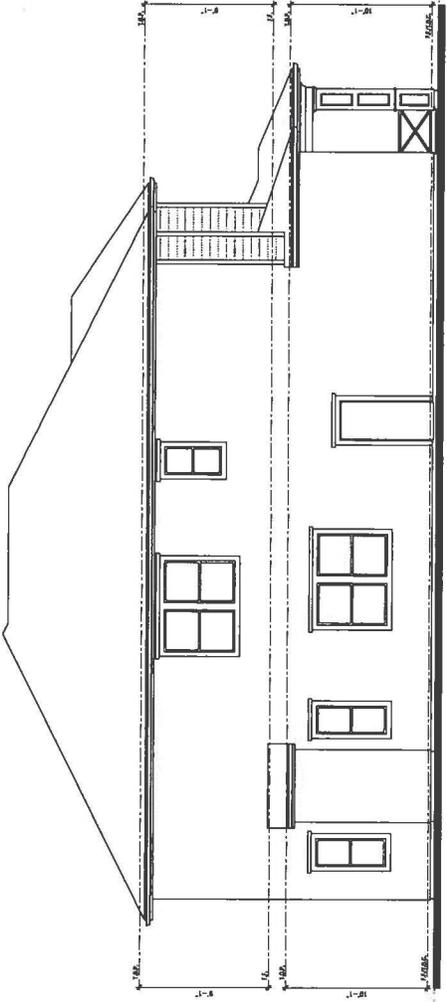


**WILLIAM HEZMALHALCH**  
**ARCHITECTS, INC.**  
2000 CALIFORNIA STREET, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.1000 FAX: 925.376.1001  
WWW.WHARCHITECTS.COM

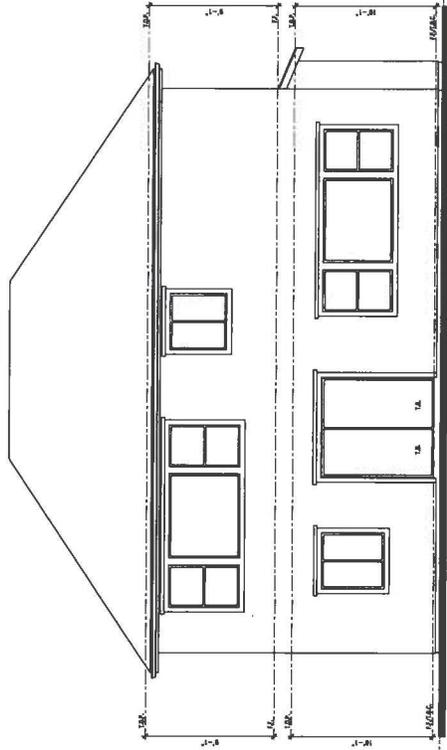
April 11, 2013

**3.3**

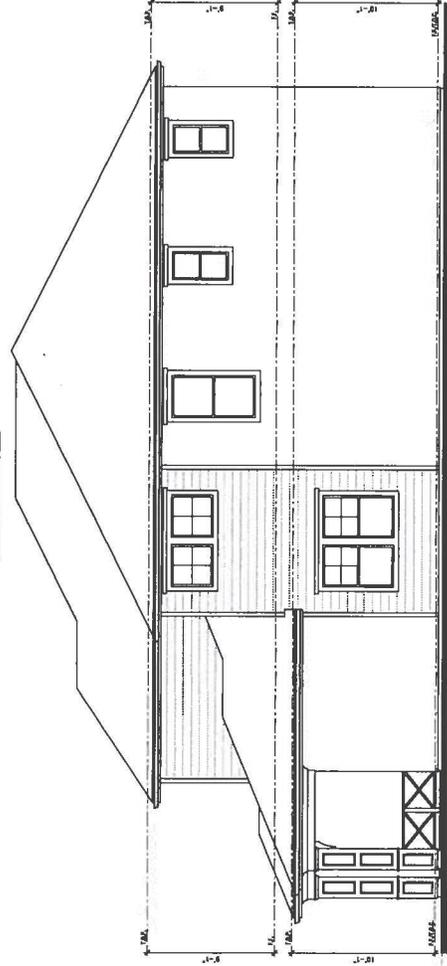
2012151



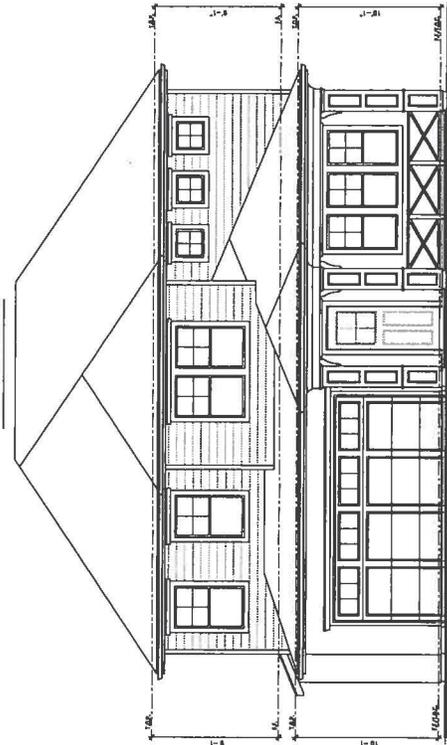
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

**Plan 3**

Elevation A - Presidio

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

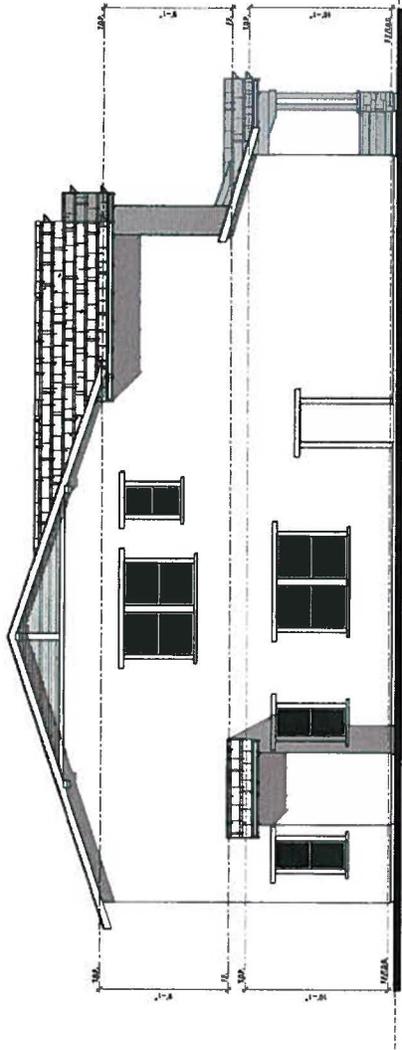
**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



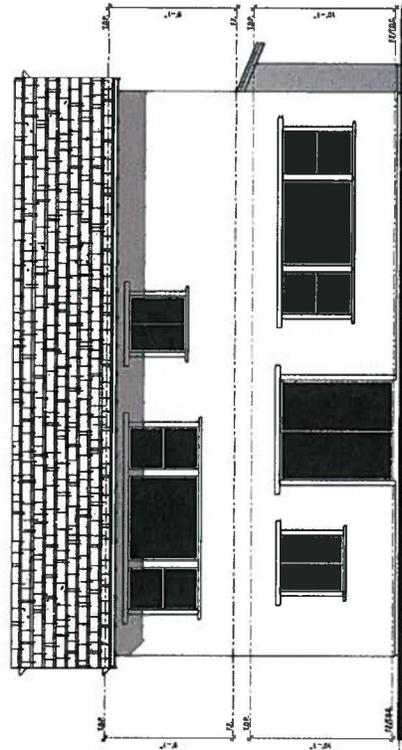
**WILLIAM HERKHALCH**  
ARCHITECTS, INC.  
2000 EXETER PARKWAY SUITE 205 SAN RAMON, CA 94583  
925.751.1100 FAX 925.751.1101  
WWW.WHARCHITECTS.COM

April 11, 2013  
**3.4**  
2013151

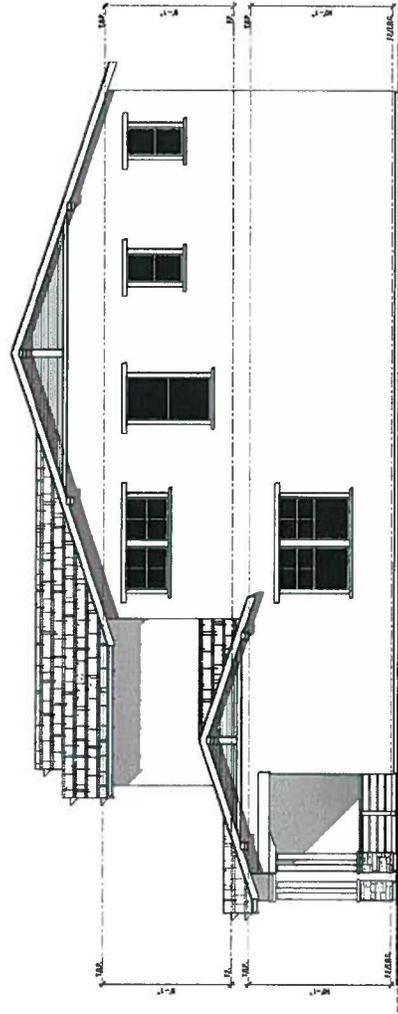
© 2013 WILLIAM HERKHALCH ARCHITECTS, INC.



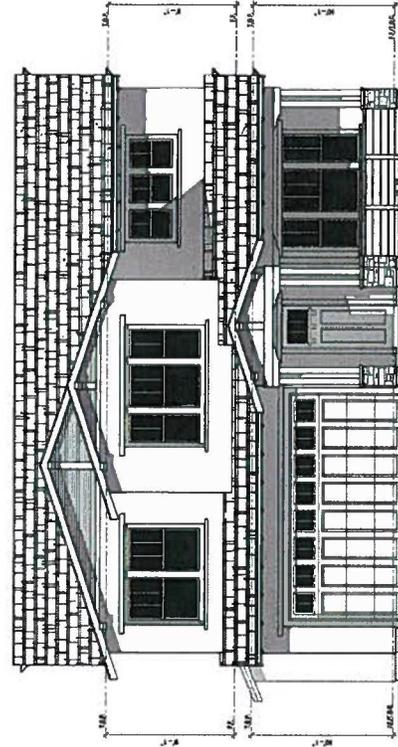
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

### Plan 3

Elevation B - Bay Area Bungalow

50' x 100' Lots

**LAFFERTY**  
COMMUNITIES

*Handcrafted. Just for you.*



**FARIA PRESERVE**  
San Ramon, CA

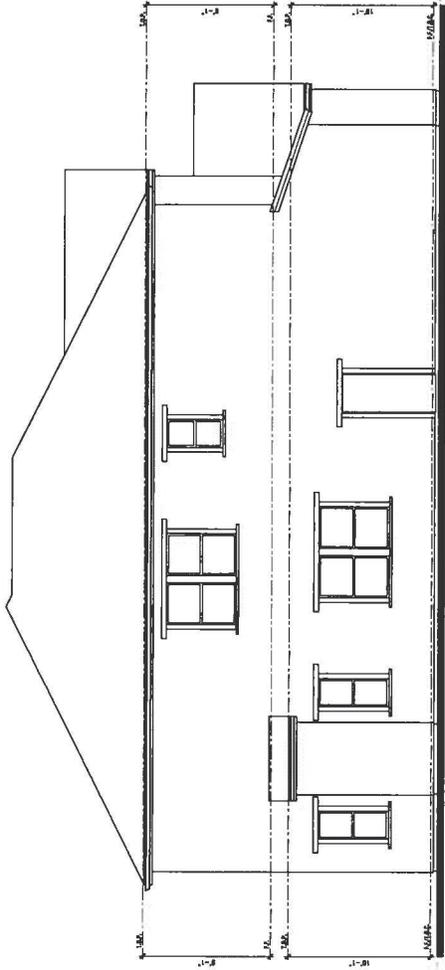
April 11, 2013

**3.5**

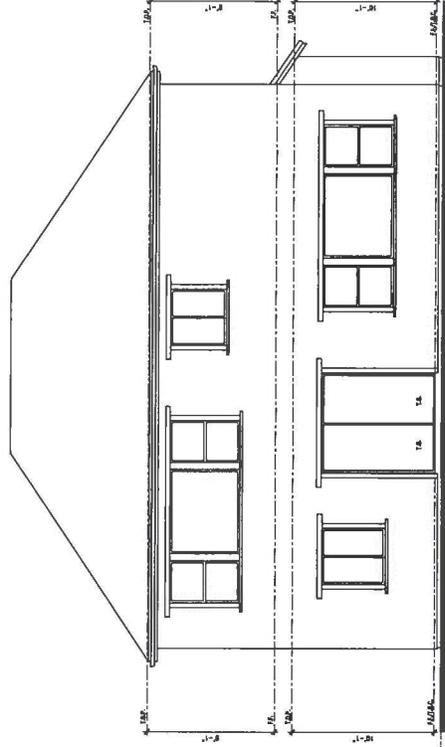
2012151



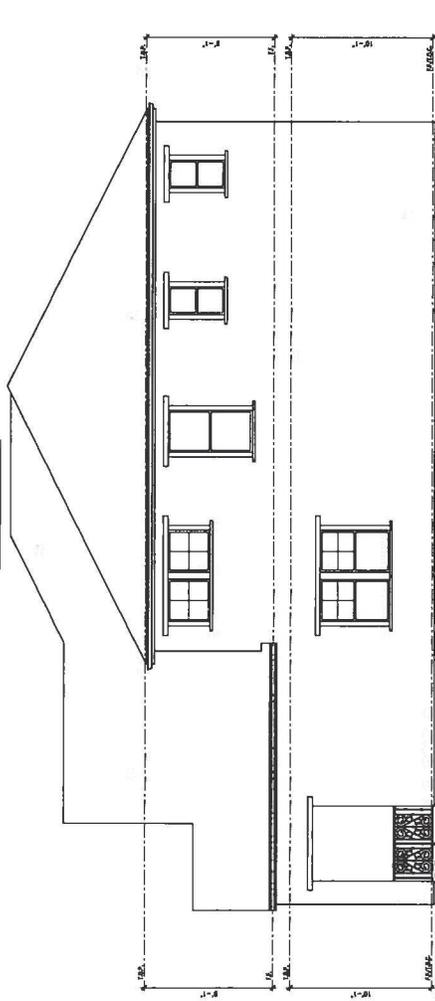
**WILLIAM HEZVALHALCH**  
ARCHITECTS, INC.  
2000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583  
925.752.1234  
www.hezvalhalch.com



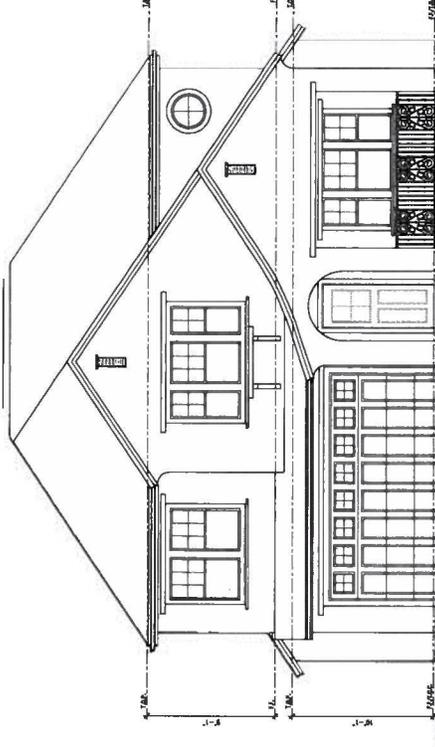
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

Plan 3

Elevation C - Cottage

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



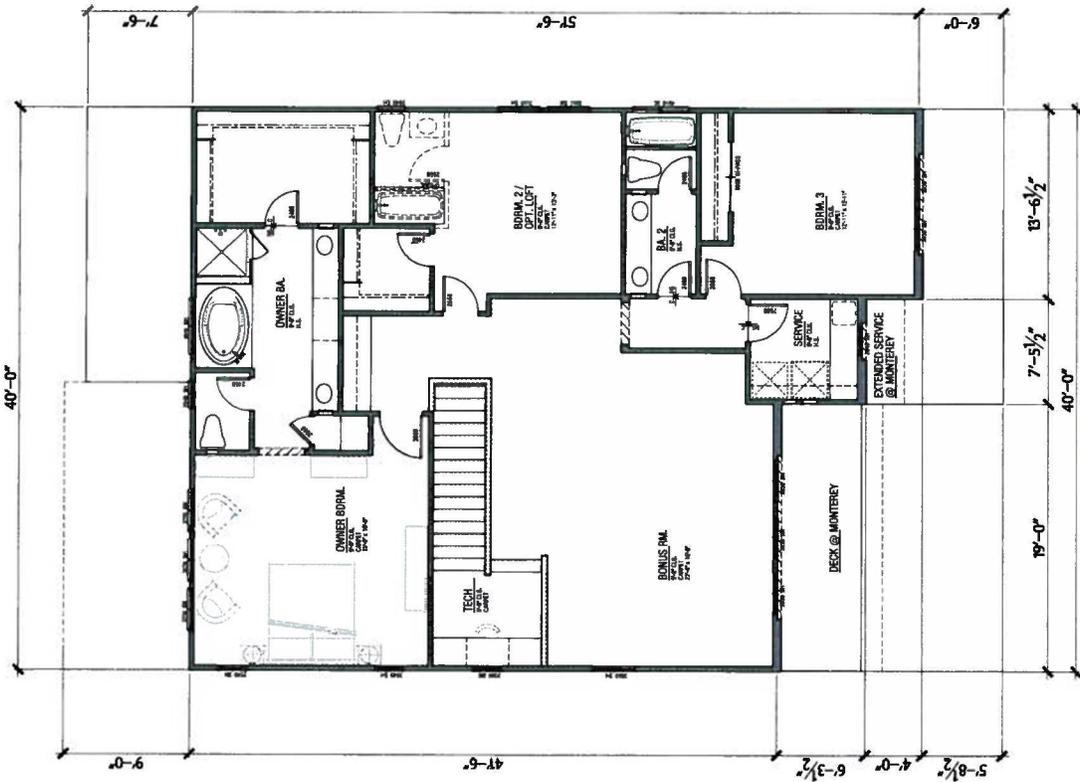
**WILLIAM HERZKOWITZ ARCHITECTS, INC.**  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.375.1200 FAX: 925.375.1201  
WWW.WHARCHITECTS.COM

April 11, 2013

3.6

2012151

© 2013 WILLIAM HERZKOWITZ ARCHITECTS, INC.



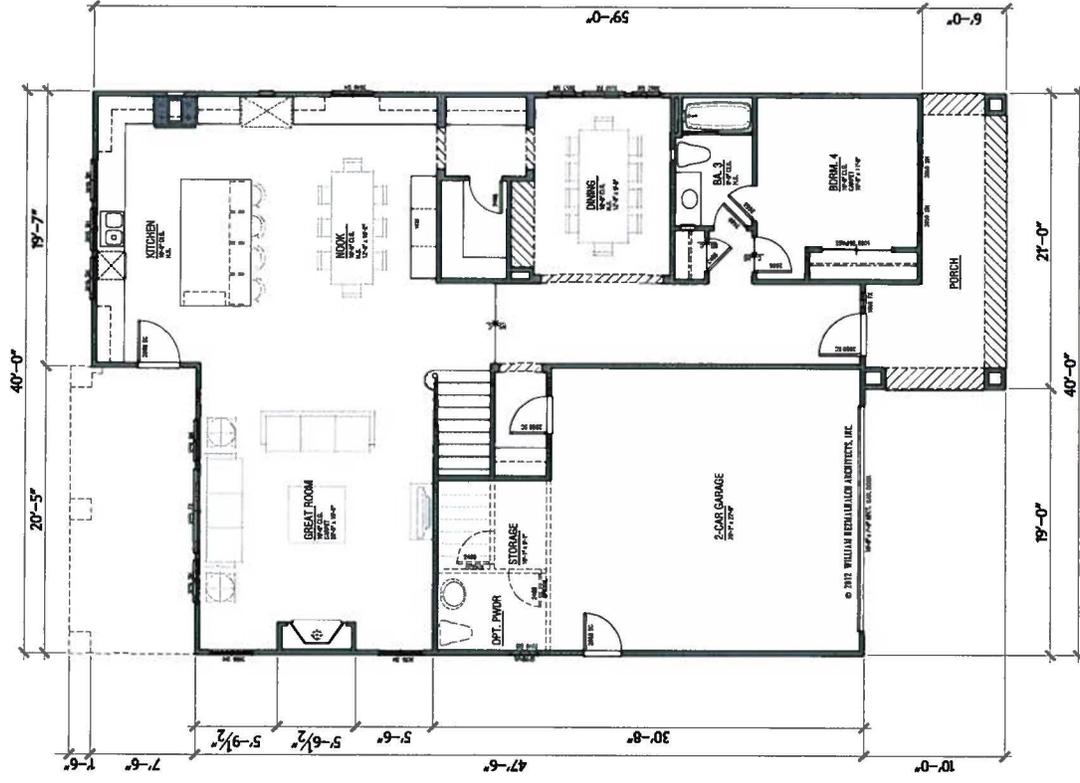
Second Floor  
1,808 SF

**LAFERTY**  
COMMUNITIES

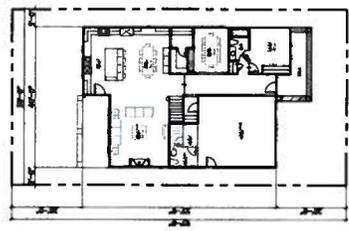
*Hand-crafted. Just for you.*



© 2013 WILLIAM HENKHALACH ARCHITECTS, INC.



First Floor  
1,546 SF



Lot Plan  
**Plan 4**

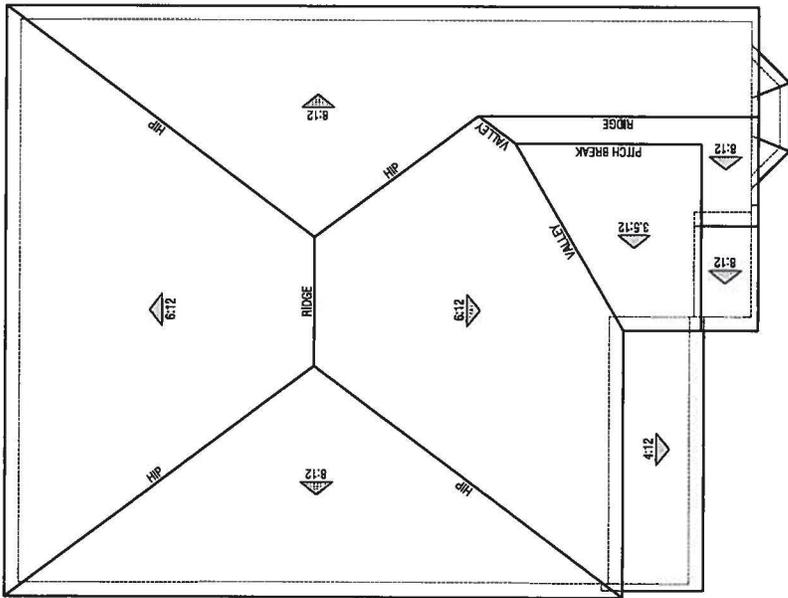
3,354 SF  
4 Bdrm / 3 Ba  
2 Car Garage

50' x 100' Lots

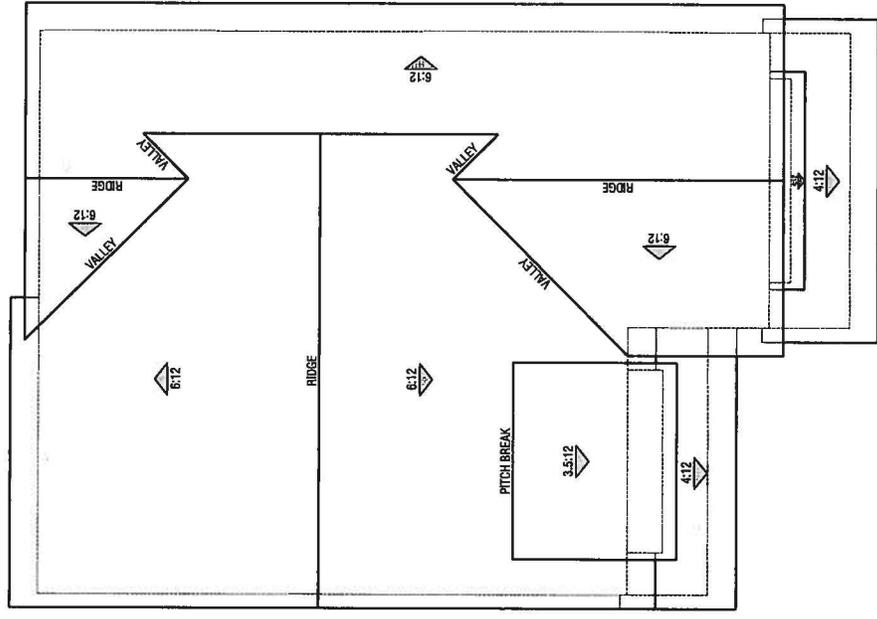
**FARIA PRESERVE**  
San Ramon, CA

**WILLIAM HENKHALACH**  
ARCHITECTS, INC.  
20000 MONTEREY BLVD STE 200 SAN RAMON, CA 94583  
925-734-1000 www.williamhach.com

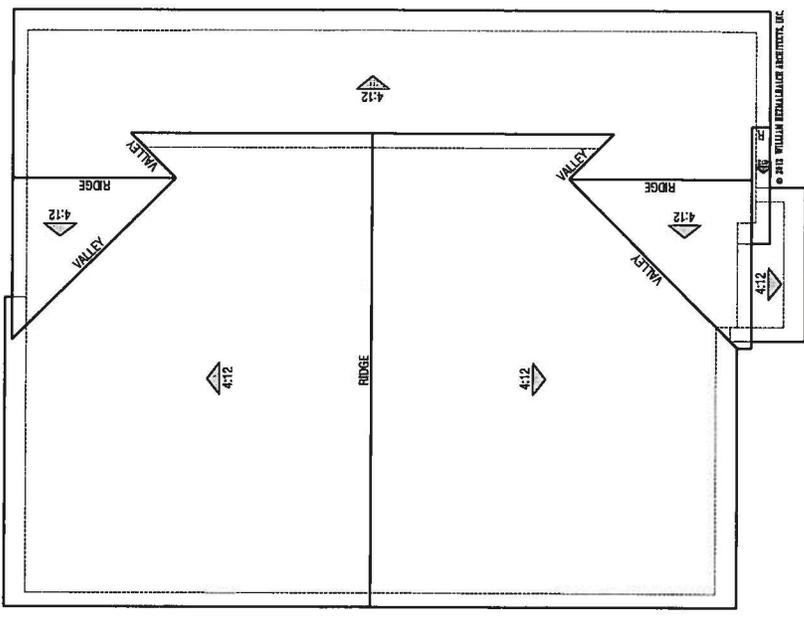
April 11, 2013  
**4.1**  
2012151



Elevation C  
Cottage



Elevation B  
Bay Area Bungalow



Elevation A  
Presidio

**LAFERTY**  
COMMUNITIES  
*Hand-drafted. Just for you.*



© 2012 WILLIAM HEZMAHACH ARCHITECTS, INC.

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

**WILLIAM HEZMAHACH**  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.375.2500  
WWW.HEZMAHACH.COM

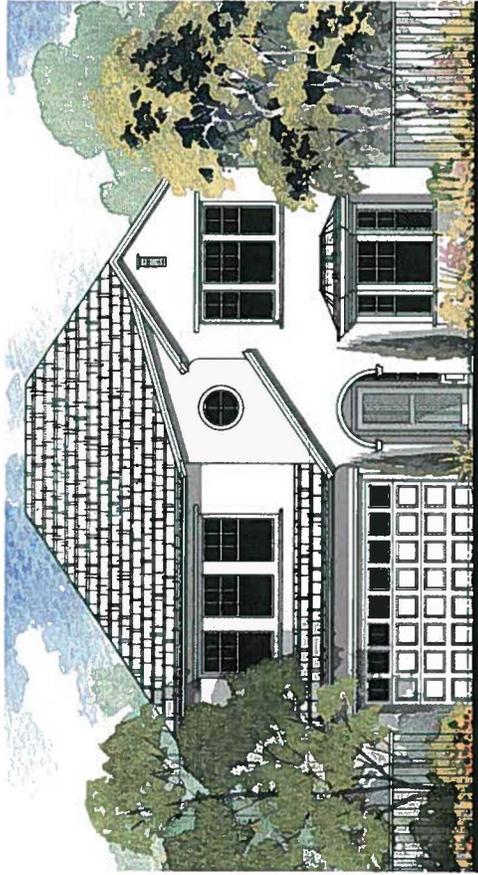
April 11, 2013

4.2

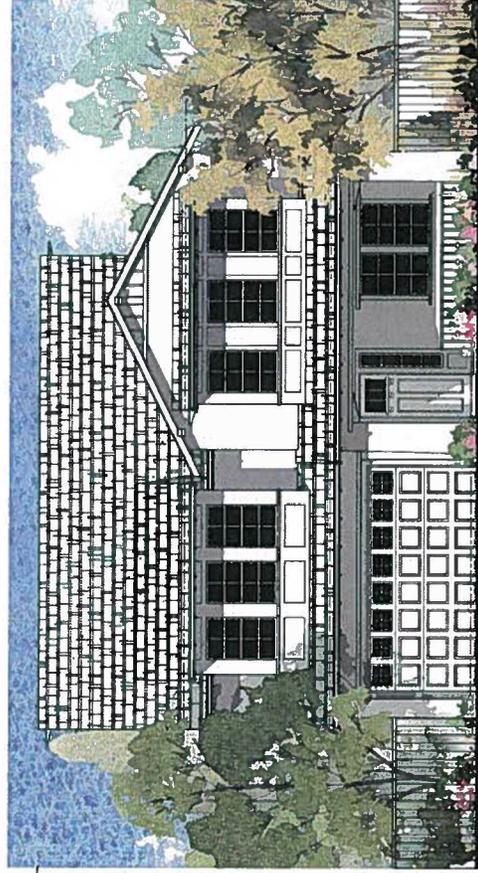
2012151



**Elevation A**  
Monterey



**Elevation C**  
Cottage



**Elevation B**  
Bay Area Bungalow

**Plan 4**

Front Elevations

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

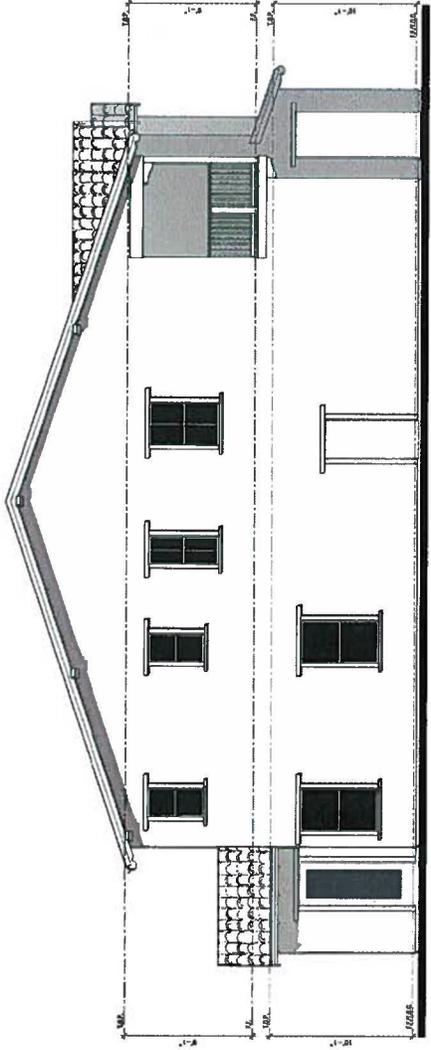
**LAFFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



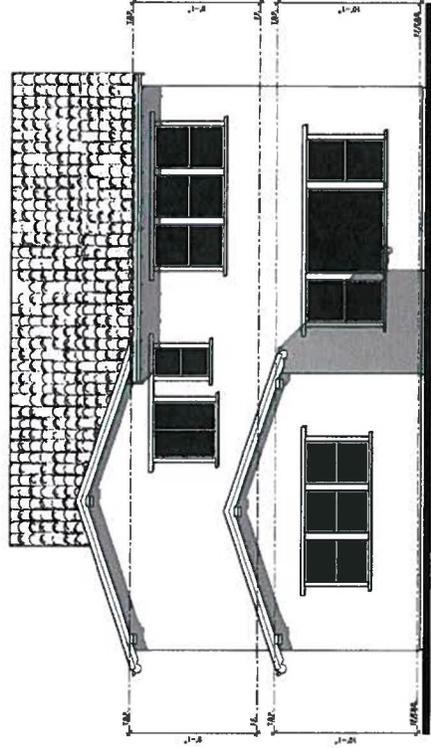
**WILLIAM HERZHALGH**  
ARCHITECTS, INC.  
200 DOWNEY PARKWAY SUITE 200 SAN RAMON, CA 94583  
925.375.1100 FAX 925.375.1101  
WWW.WHARCHITECTS.COM

April 11, 2013  
**4.3**  
2012151

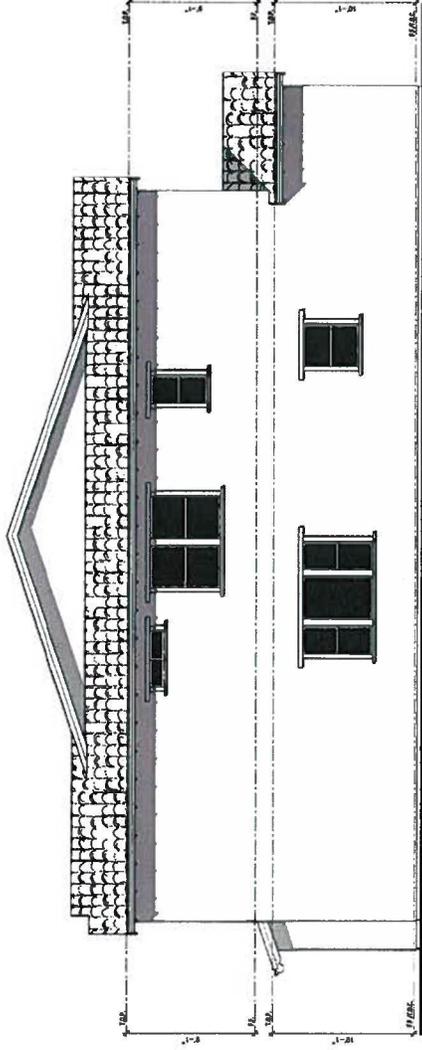
© 2012 WILLIAM HERZHALGH ARCHITECTS, INC.



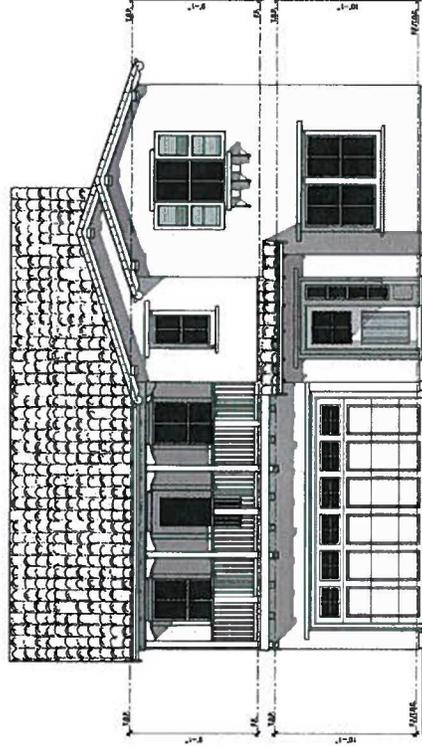
**Left Elevation**



**Rear Elevation**



**Right Elevation**



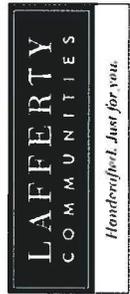
**Front Elevation**

# Plan 4

Elevation A - Monterey

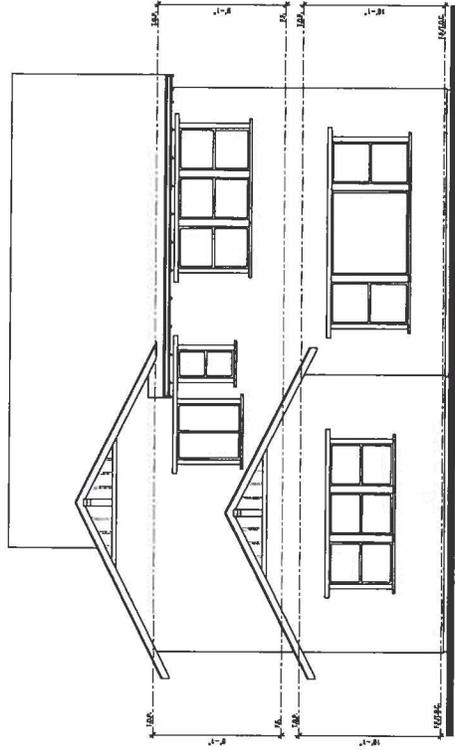
50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

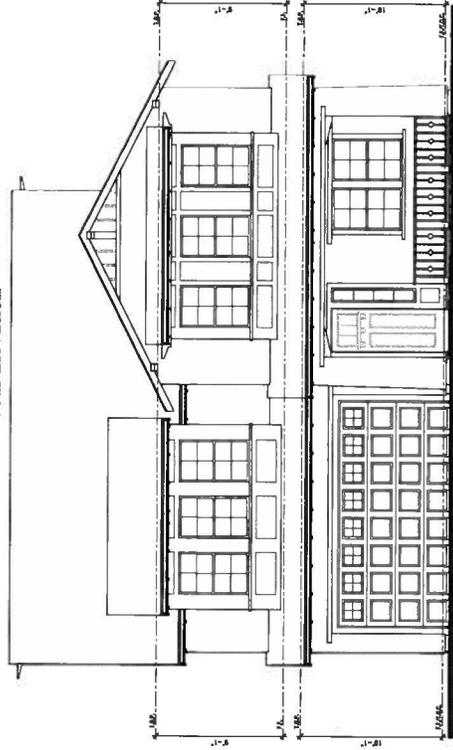


April 11, 2013  
**4.4**  
2012151

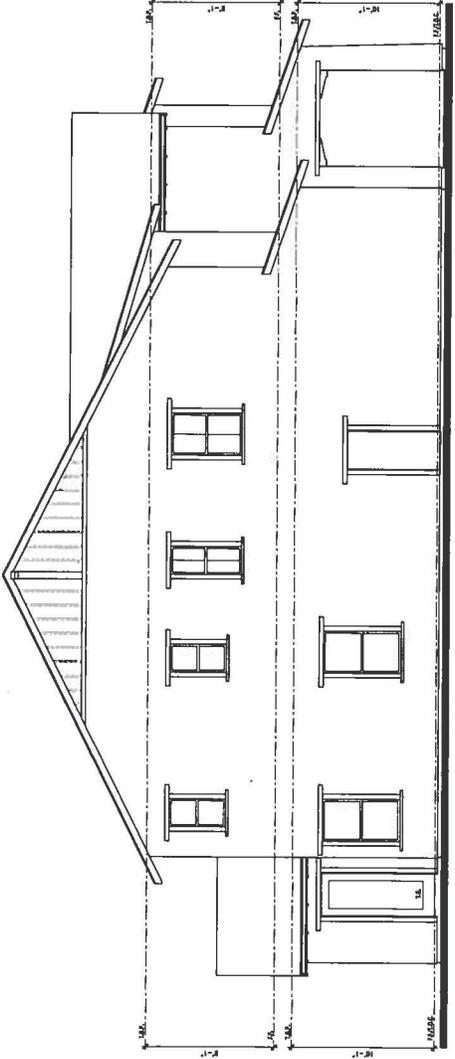
**WILLIAM HEZKAHALCH ARCHITECTS, INC.**  
3000 COUNTRYWAY DRIVE SUITE 100 SAN RAMON CA 94583  
925.376.8800  
www.hezkaarch.com



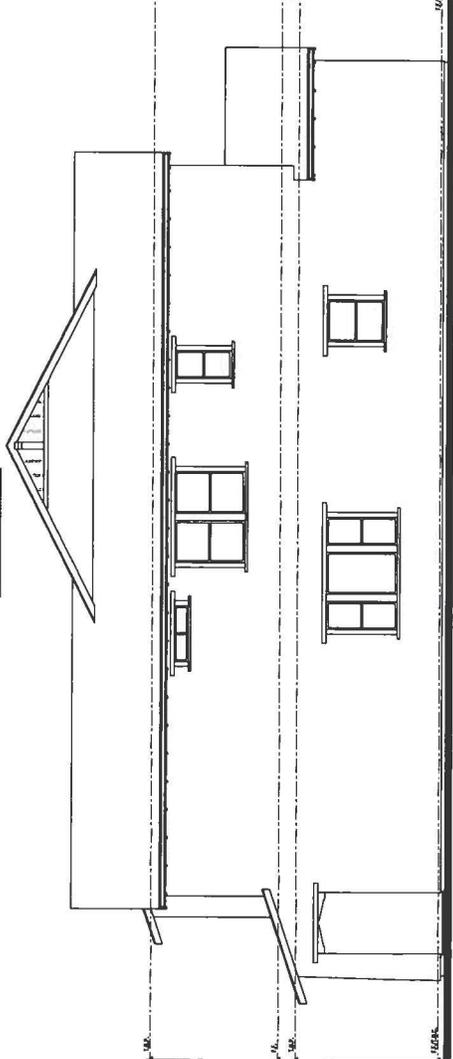
Rear Elevation



Front Elevation



Left Elevation



Right Elevation

**Plan 4**

Elevation B - Bay Area Bungalow

50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA



WILLIAM HEZMALCH  
ARCHITECTS, INC.  
1000 BAYVIEW AVENUE SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.376.1000  
WWW.WILLIAMHEZMALCHARCHITECTS.COM

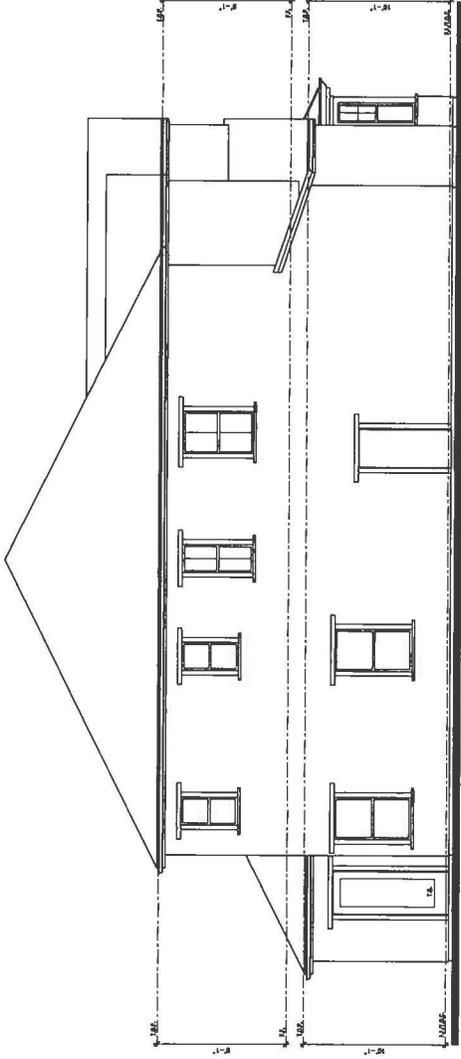
April 11, 2013

4.5

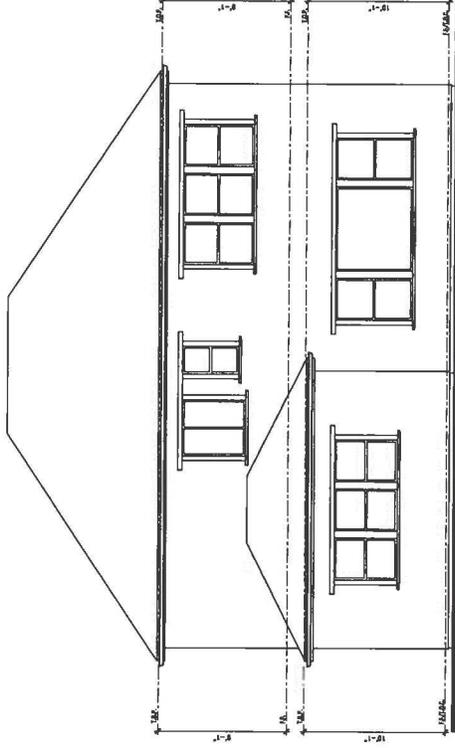
2012151



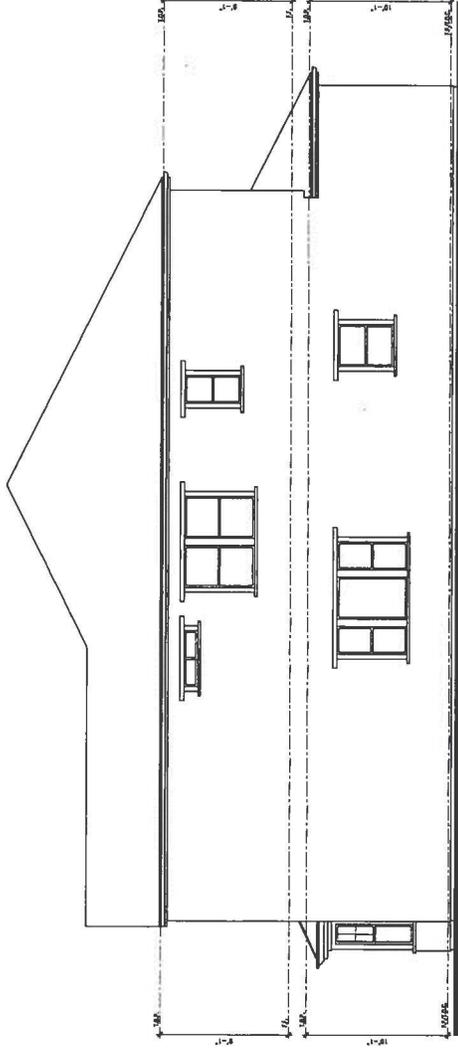
**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



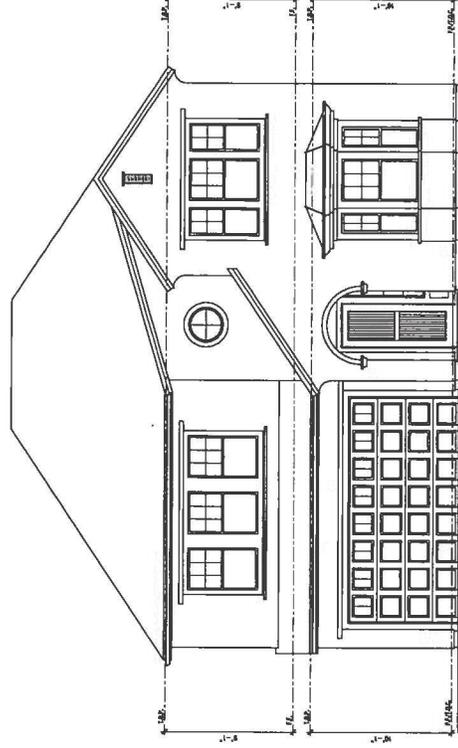
Left Elevation



Rear Elevation



Right Elevation



Front Elevation

**Plan 4**

Elevation C - Cottage  
50' x 100' Lots

**FARIA PRESERVE**  
San Ramon, CA

**LAFFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*



**W**  
WILLIAM HEDVAHLUCH  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.376.1234  
WWW.WHEDVAHLUCH.COM

April 11, 2013

**4.6**

2012151

© 2012 WILLIAM HEDVAHLUCH ARCHITECTS, INC.



# Neighborhood 2

46' x 70' Lots

## **FARIA PRESERVE**

San Ramon, CA

Lafferty Communities

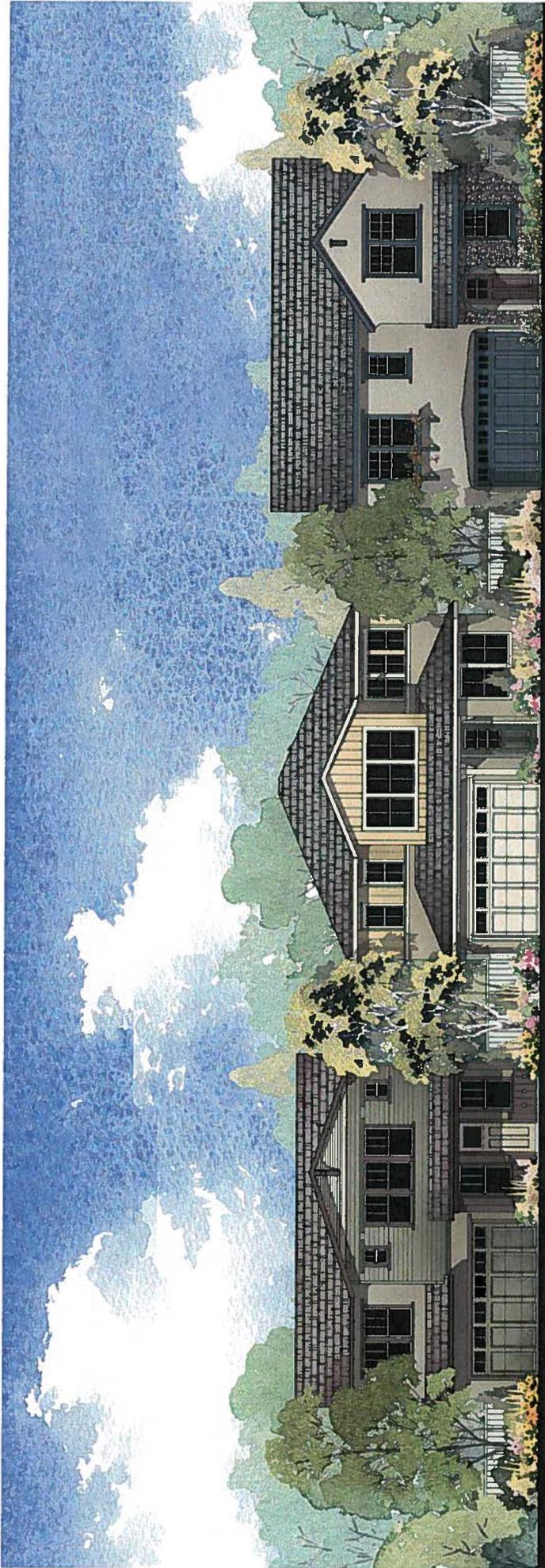
April 11, 2023

**W**  
WILLIAM HEZMALHALCH  
ARCHITECTS INC.  
1000 PLYMOUTH STREET, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.376.1000  
WWW.WHARCHITECTS.COM

2022150

**LAFFERTY**  
COMMUNITIES

*Home is that. Just for you.*



Plan 1C  
Bay Area Bungalow

Plan 2A  
Farmhouse

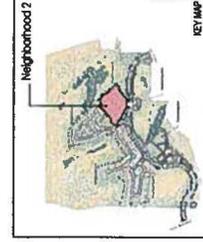
Plan 3B  
Cottage

# Neighborhood 2 Streetscene

46' x 70' Lots



Handcrafted. Just for you.

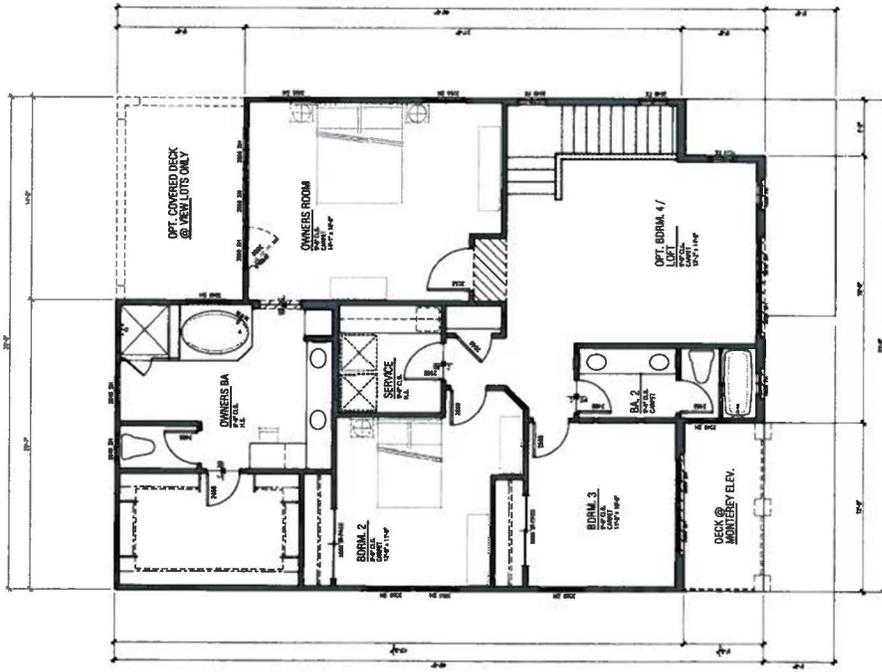


WILLIAM HEZUALOCH  
ARCHITECTURE  
1000 S. GARDEN AVENUE, SUITE 100  
SAN ANTONIO, TEXAS 78205  
TEL: 214.343.1111 WWW.WHARCHITECT.COM

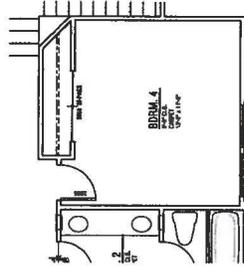
April 11, 2013

SS

20131258



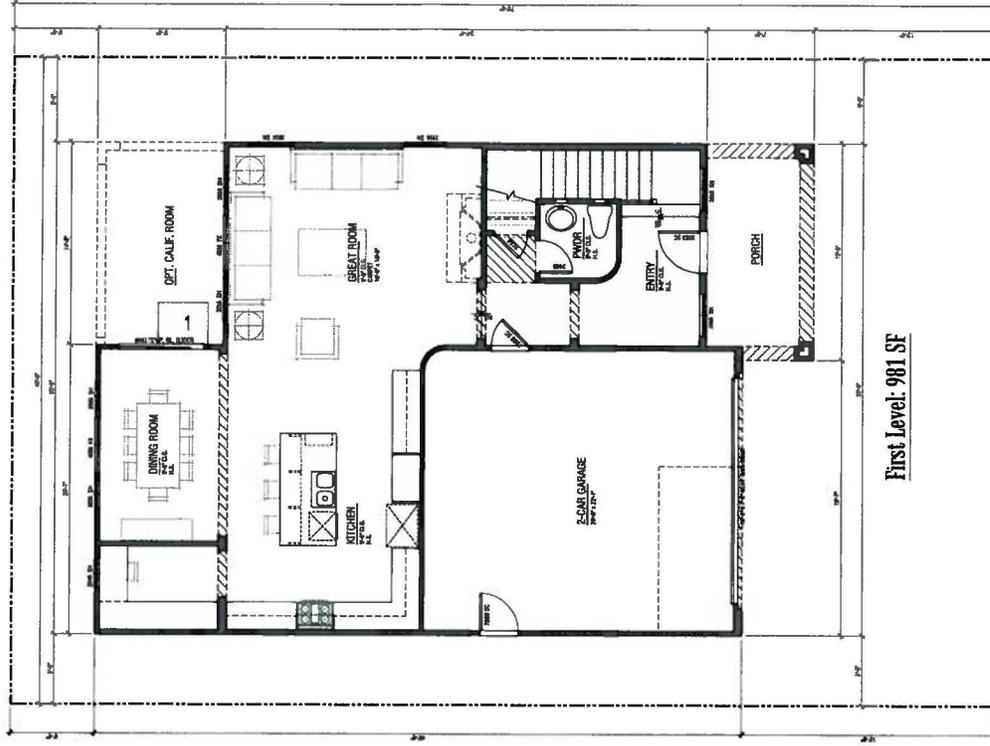
Second Level: 1,329 SF



Bedroom 4 Option

# Plan 1

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



First Level: 981 SF



© 2013 WILLIAM HETTMANHALCH ARCHITECTS, INC.

# FARIA PRESERVE

San Ramon, CA

46' x 70' Lots

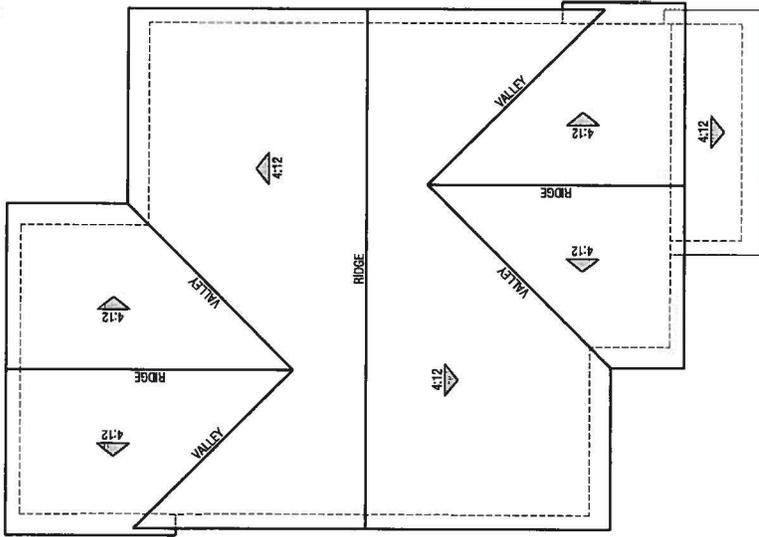


WILLIAM HETTMANHALCH  
ARCHITECTS, INC.  
500 ESCALANTE PARKWAY SUITE 200 SAN RAMON, CA 94583-1020  
925.483.1000 FAX 925.483.1020  
WWW.HETTMANHALCH.COM

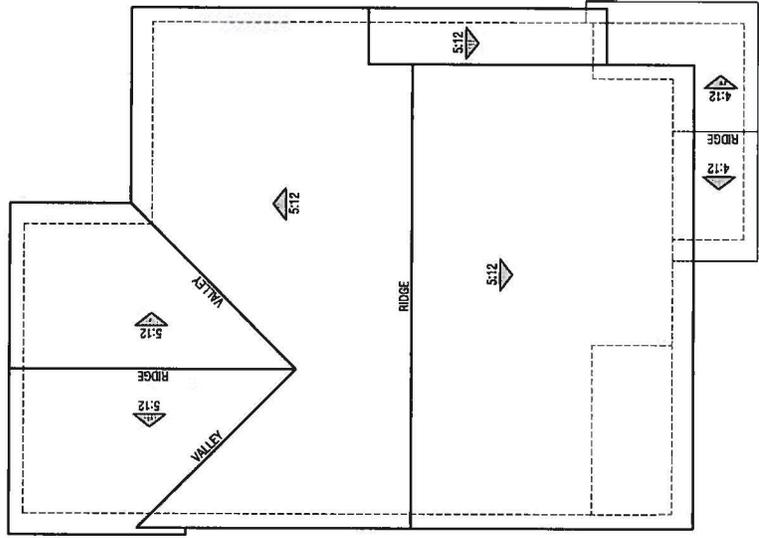
April 11, 2013

# 1.1

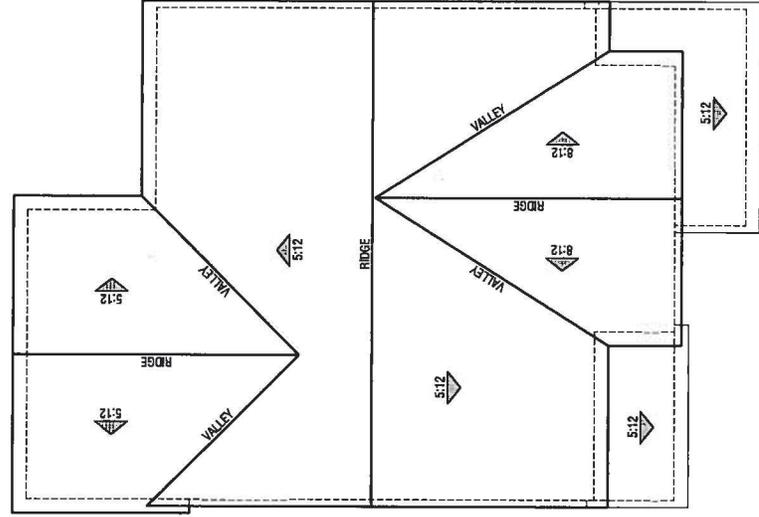
2012150



Elevation C - Bay Area Bungalow



Elevation B - Monterey



Elevation A - Cottage

# Plan 1

Roof Plans

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



WILLIAM HERZHAHALCH  
ARCHITECTS INC.  
500 EXECUTIVE PARKWAY, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.1000 FAX: 925.376.1001  
WWW.WHARCHITECTS.COM

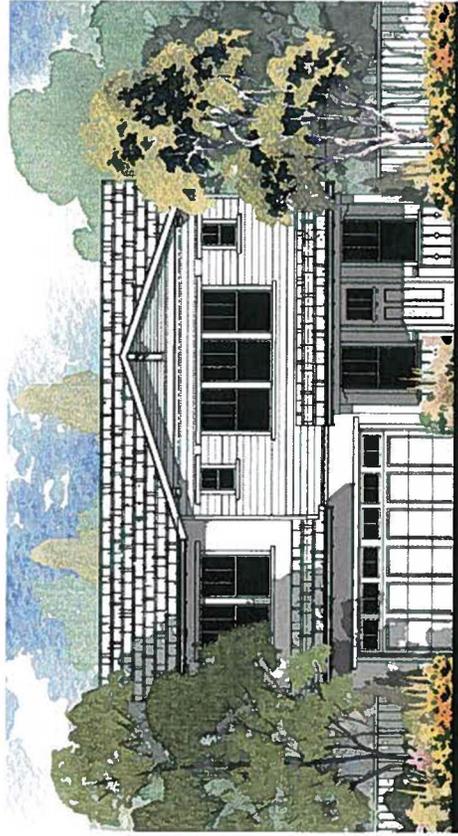
April 11, 2013

1.2

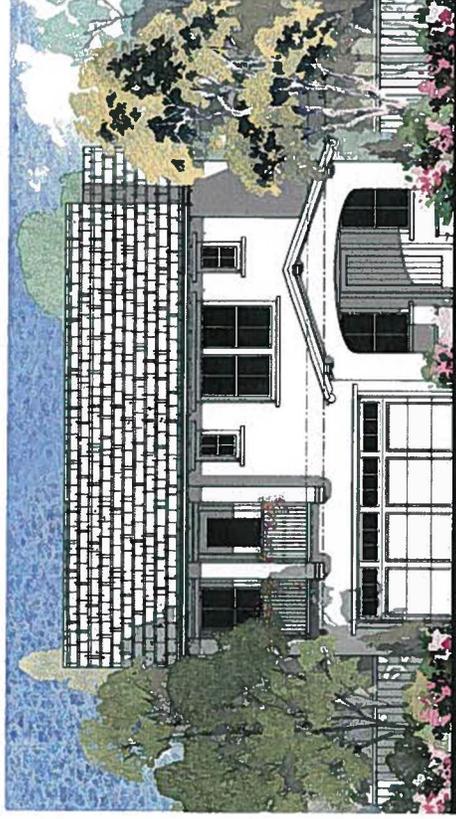
2012150



Cottage



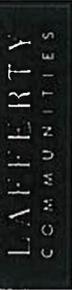
Bay Area Bungalow



Monterey

**Plan 1 Elevations**

46' x 70' Lots



© 2013 WILLIAM HEZVALHALCH ARCHITECTS, INC.

**FARIA PRESERVE**  
San Ramon, CA

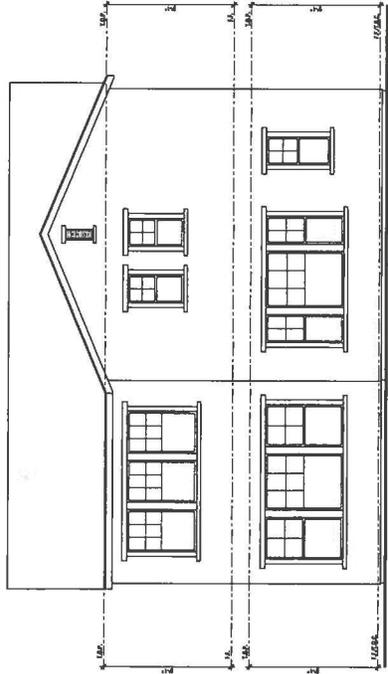


WILLIAM HEZVALHALCH  
ARCHITECTS, INC.  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.376.8800  
WWW.WILLIAMHEZVALHALCH.COM

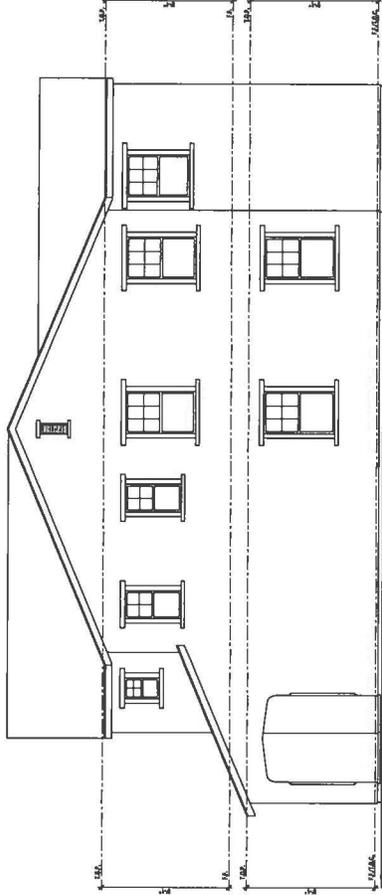
April 11, 2013

1.3

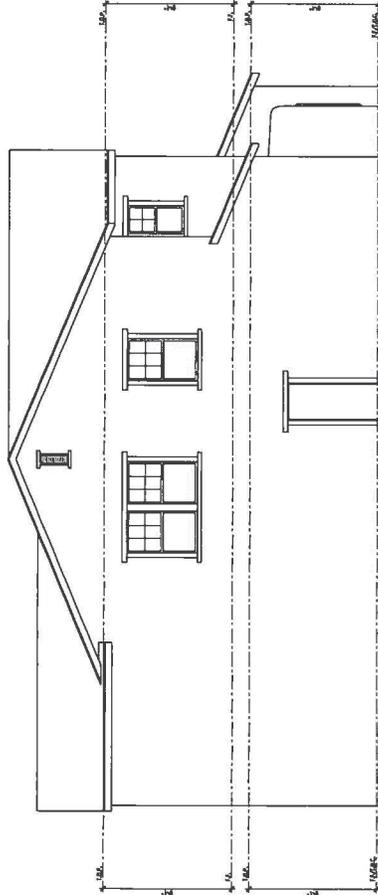
2012150



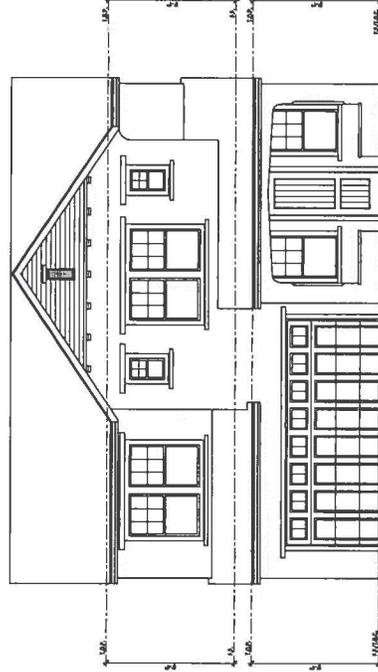
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 1**

Elevation A - Cottage

46' x 70' Lots



© 2013 WILLIAM HERMANN ARCHITECTS, INC.

**FARIA PRESERVE**  
San Ramon, CA

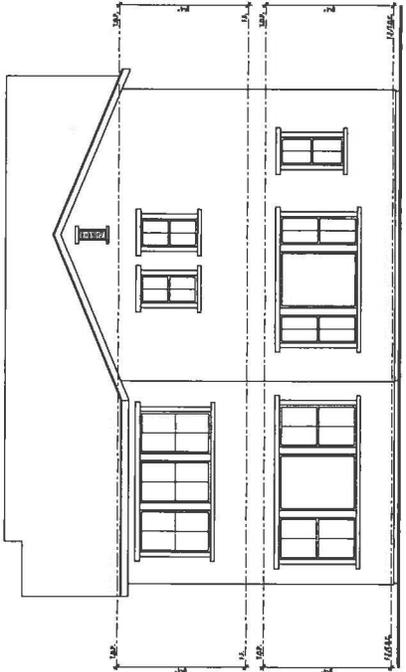


**WILLIAM HERMANN  
ARCHITECTS, INC.**  
300 EXECUTIVE PARKWAY SUITE 200 SAN RAMON, CA 94583  
925.737.1500 FAX 925.737.1505  
900 2ND STREET SUITE 200 SAN RAFAEL, CA 94901  
949.209.2007 www.williamhermann.com

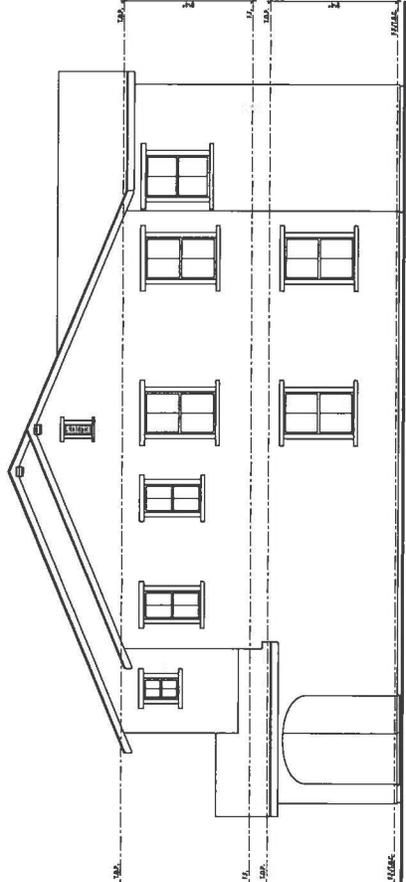
April 11, 2013

**1.4**

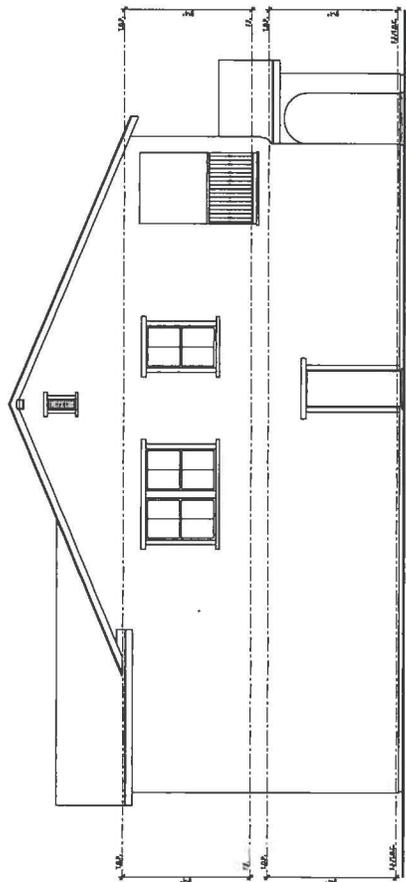
2012150



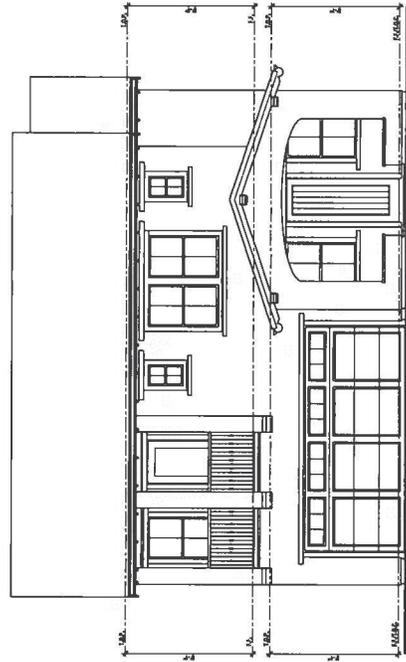
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 1**

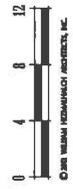
Elevation B - Monterey

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA

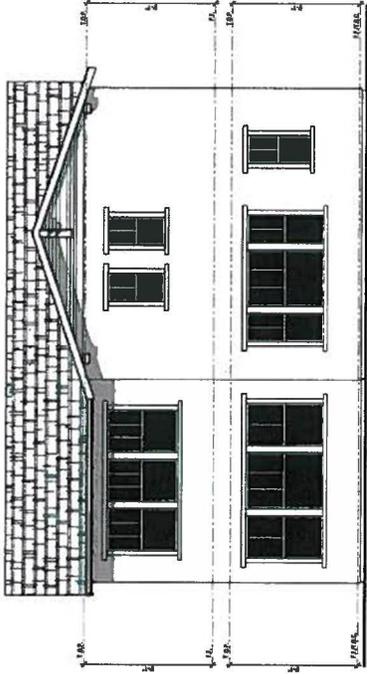
April 11, 2013  
**1.5**  
2812150

**W**  
WILLIAM HERZMANN ARCHITECTS, INC.  
ARCHITECTS  
1405 17TH STREET, SUITE 100  
SAN RAMON, CA 94583  
TEL: 925.376.1234  
WWW.WHARCHITECTS.COM

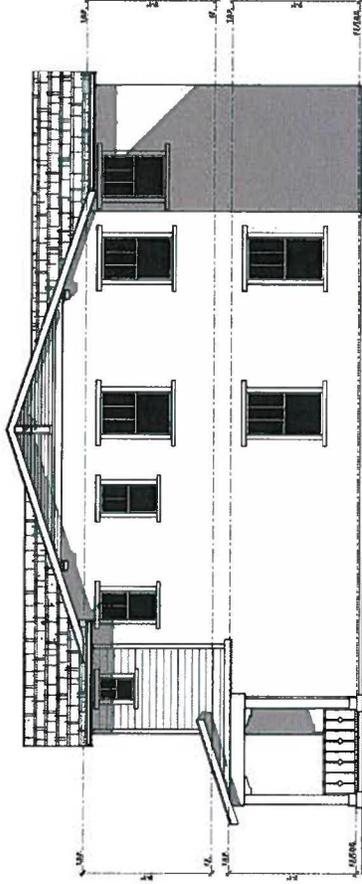


**LAFERTY**  
COMMUNITIES

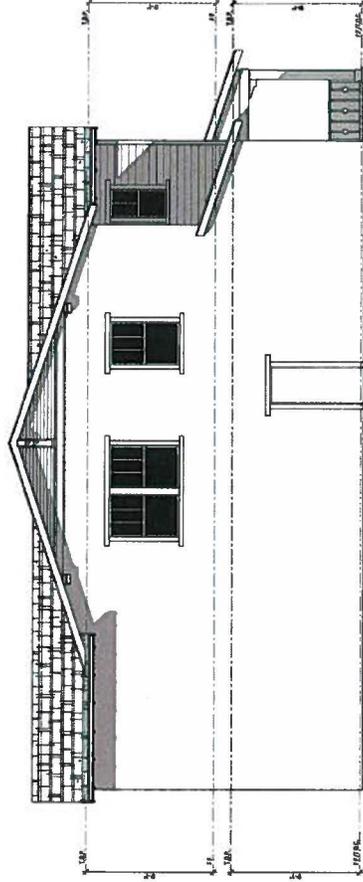
*Handcrafted. Just for you.*



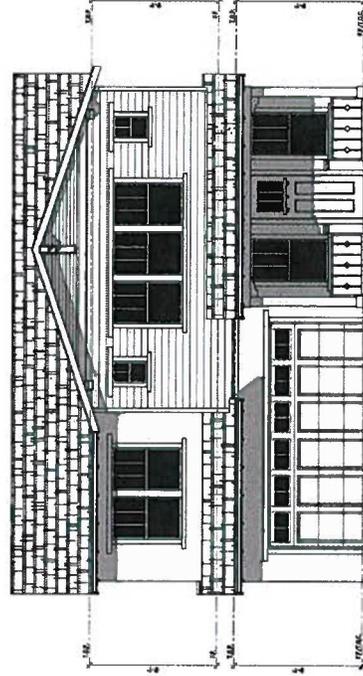
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 1**

Elevation C - Bay Area Bungalow

46' x 70' Lots

**LAFERTY  
COMMUNITIES**

*Handcrafted. Just for you.*



**FARIA PRESERVE**  
San Ramon, CA

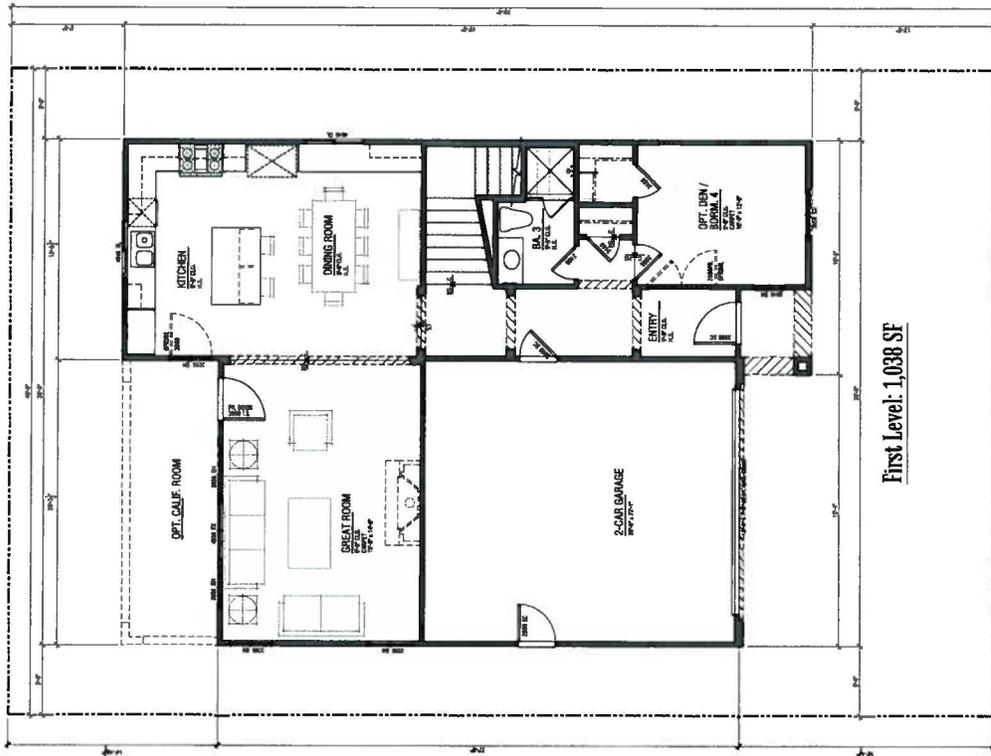


**WILLIAM HENKALHALCH**  
ARCHITECT, INC.  
300 EXECUTIVE PARKWAY, SUITE 200 SAN RAMON, CA 94583  
925.485.1700  
www.williamhenkhalch.com

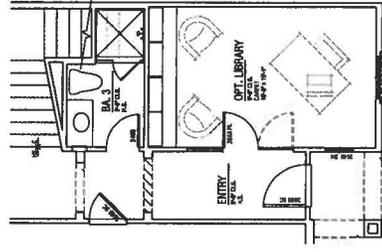
April 11, 2013

**1.6**

2013150



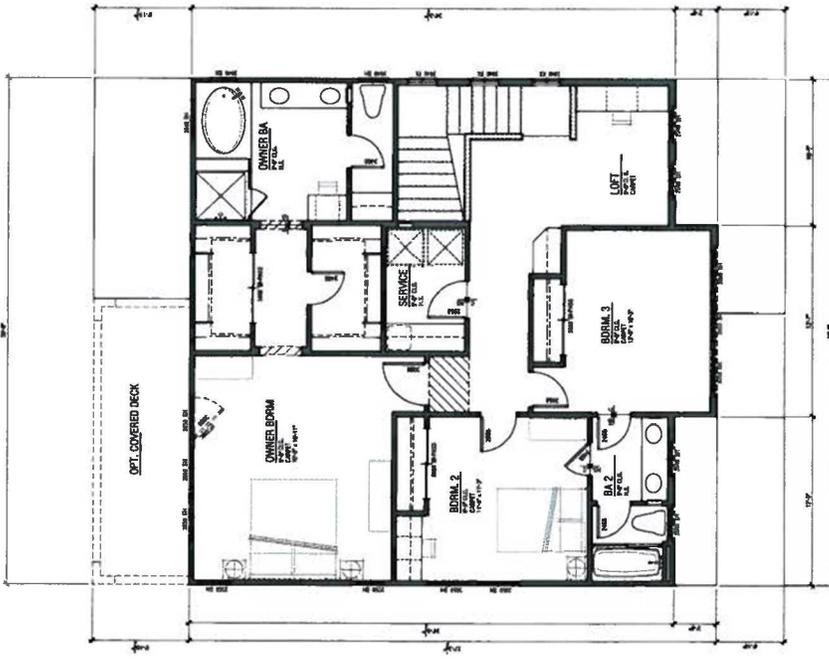
First Level: 1,038 SF



Library Option

Plan 2

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



Second Level: 1,220 SF

46' x 70' Lots

FARIA PRESERVE  
San Ramon, CA

WILLIAM HEALY ARCHITECTS, INC.  
ARCHITECTS  
100 EXECUTIVE PARKWAY, SUITE 200 SAN RAMON, CA 94583  
925.481.1700 FAX 925.481.2200  
WWW.WHAMARCHITECTS.COM

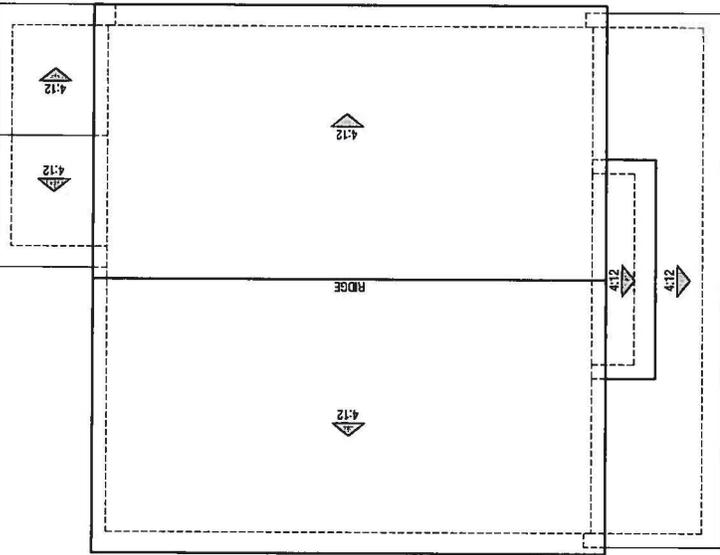
April 11, 2013  
2.1  
2012150

LAFERTY  
COMMUNITIES

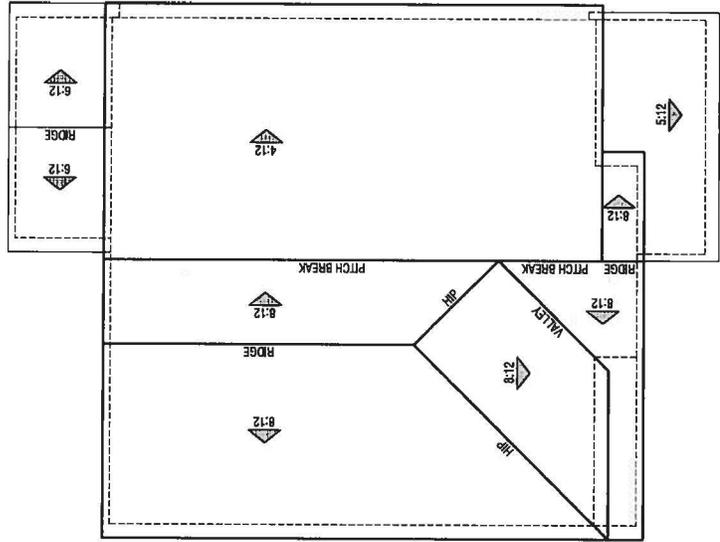
Hand-drafted. Just for you.



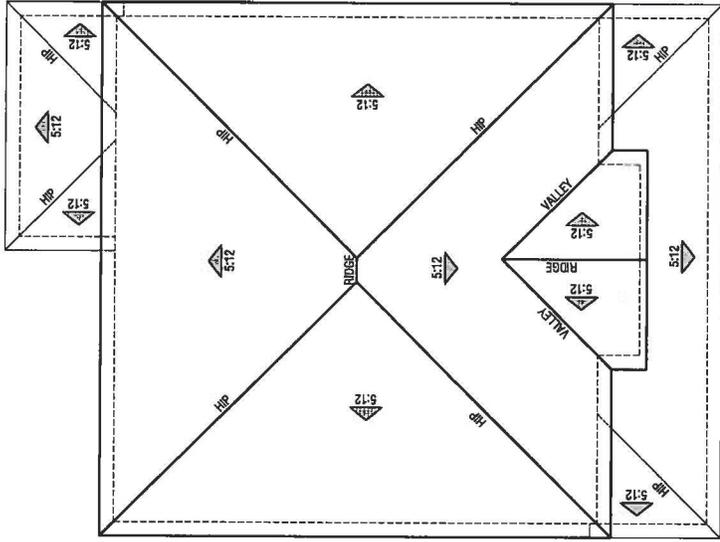
© 2012 WILLIAM HEALY ARCHITECTS, INC.



Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

# Plan 2

Roof Plans

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA

**LAFERTY**  
COMMUNITIES  
*Handcrafted. Just for you.*

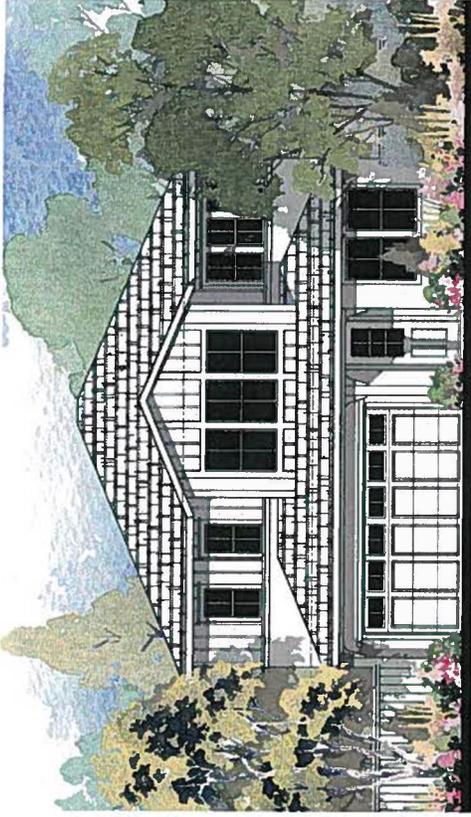


**WILLIAM HERMANN**  
**ARCHITECTS, INC.**  
400 EXECUTIVE PARKWAY, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.1100 FAX: 925.376.5522  
WWW.WHARCHITECTS.COM  
925.376.5522

April 11, 2013

**2.2**

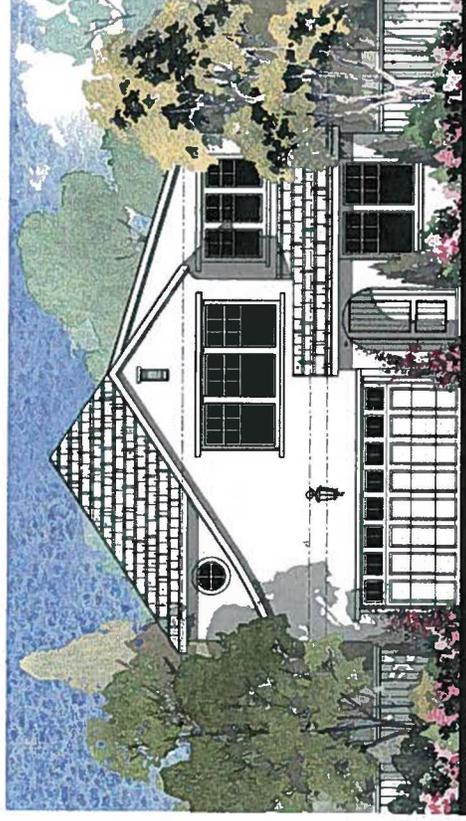
2022150



Farmhouse



Bay Area Bungalow



Cottage

Plan 2

46' x 70' Lots

**LAFERTY**  
COMMUNITIES

Handcrafted. Just for you.



© 2013 WILLIAM HEZMALCH ARCHITECTS, INC.

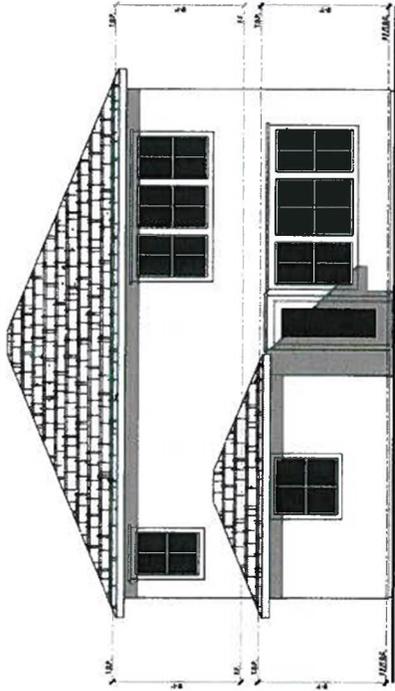


WILLIAM HEZMALCH  
ARCHITECTS, INC.  
1000 AVENUE OF THE COUNTRIES, SUITE 200  
SAN RAMON, CA 94583  
TEL: 925.376.1000 FAX: 925.376.1001  
WWW.HEZMALCHARCHITECTS.COM

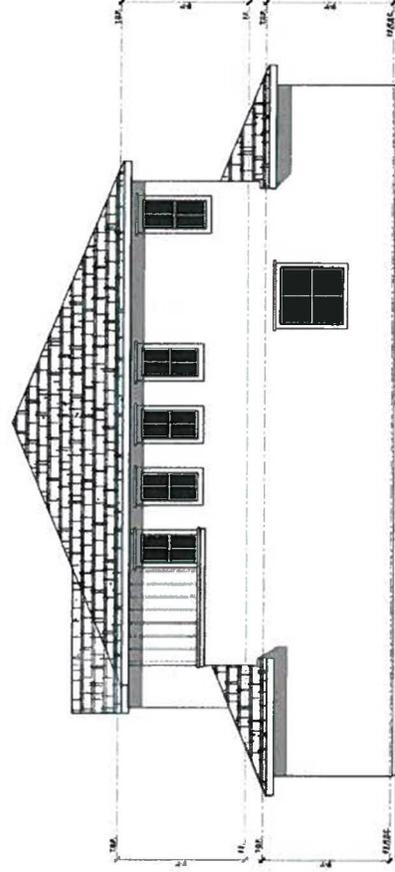
April 11, 2013

2.3

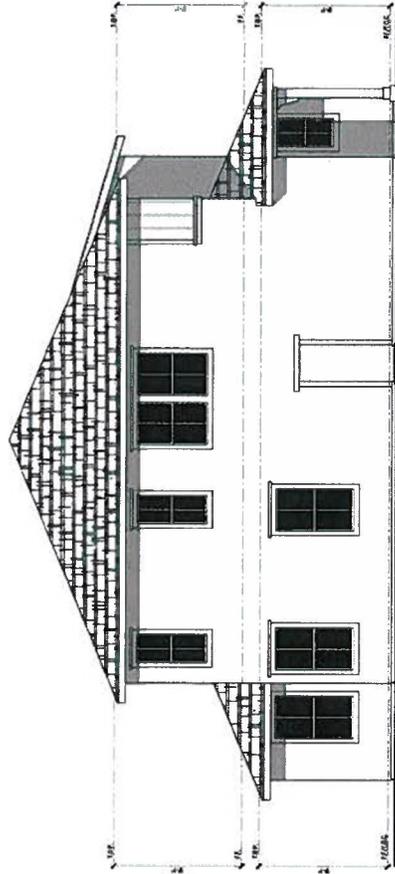
2012150



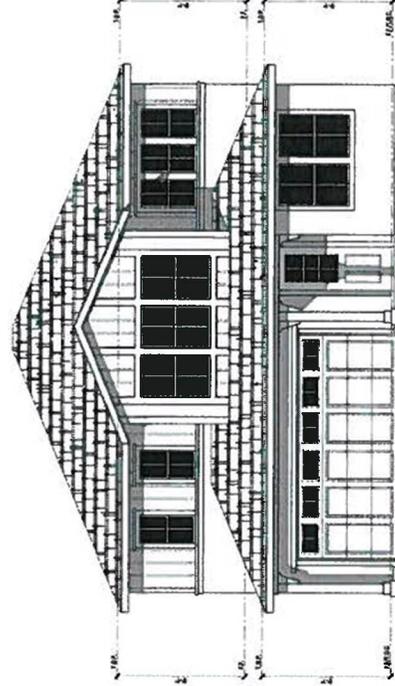
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 2

Elevation A - Farmhouse

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA

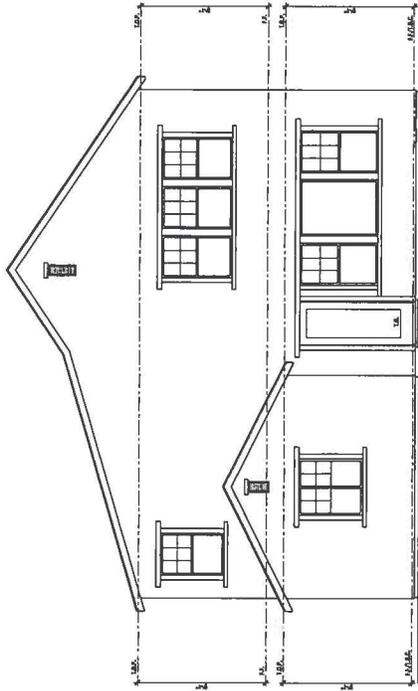


W  
WILLIAM HERMANN ARCH  
ARCHITECTS INC  
500 DECLINE PARKWAY SUITE 205 SAN RAMON CA 94583  
925 487 1700 www.williamhermann.com  
925 487 1700 www.williamhermann.com

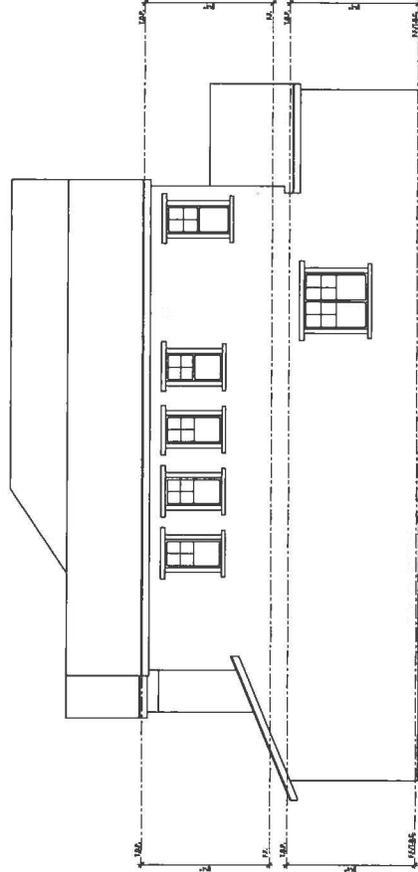
April 11, 2013

2.4

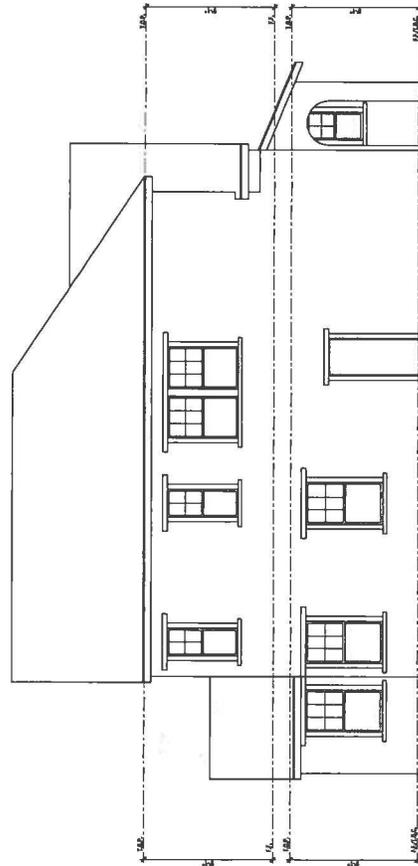
2012150



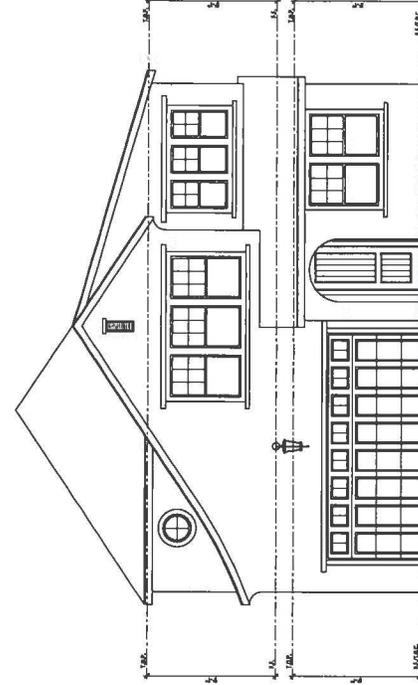
Rear Elevation



Right Elevation



Left Elevation

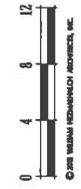


Front Elevation

**Plan 2**

Elevation B - Cottage

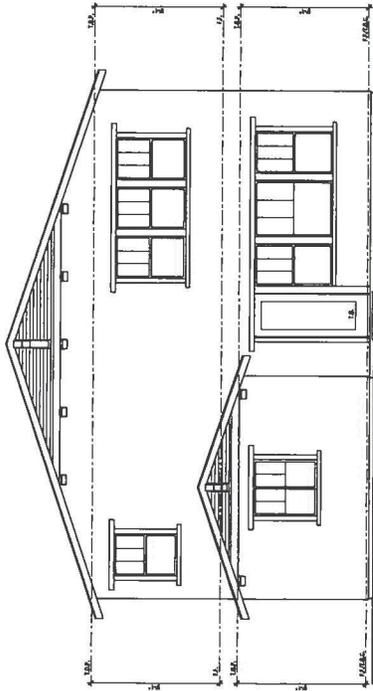
46' x 70' Lots



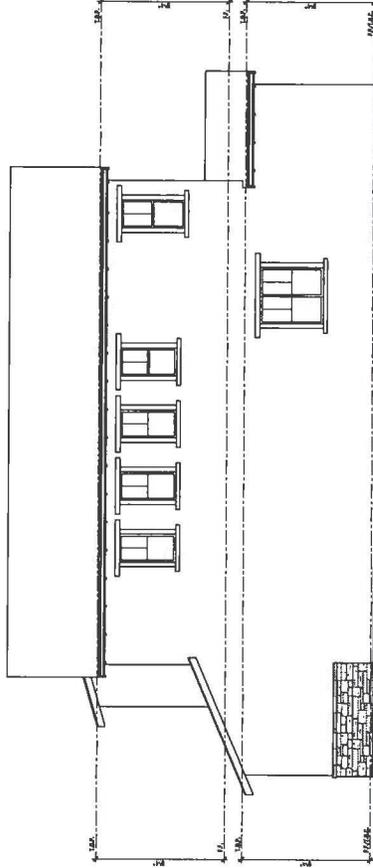
**FARIA PRESERVE**  
San Ramon, CA

WILLIAM HENRICH ARCHITECTS, INC.  
ARCHITECTS  
10000 FORTY-SEVEN AVENUE, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.1234 FAX: 925.376.1235  
WWW.WHAMARCHITECTS.COM

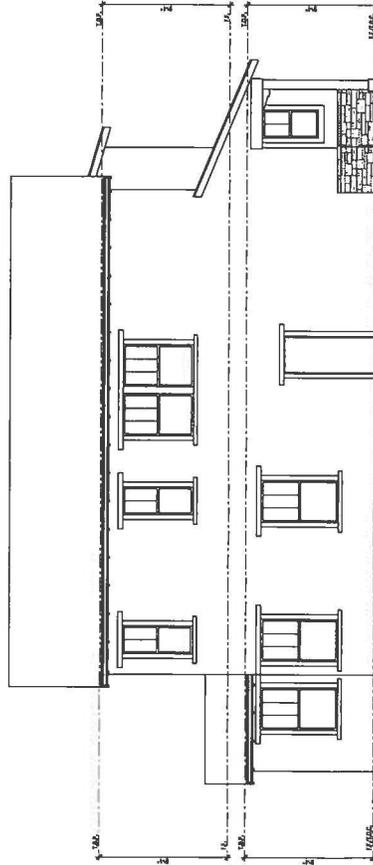
April 11, 2013  
**2.5**  
2012150



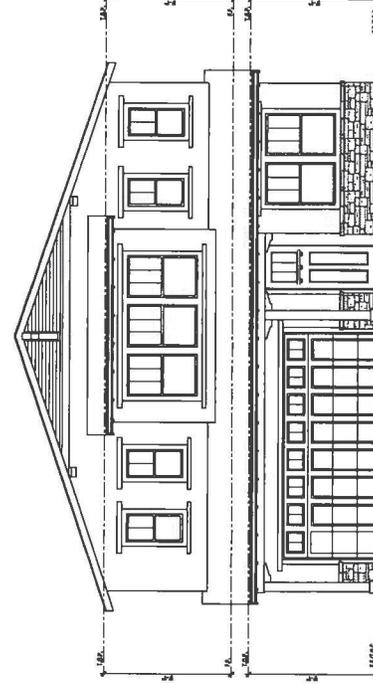
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

## Plan 2

Elevation C - Bay Area Bungalow

46' x 70' Lots



Handcrafted. Just for you.



**FARIA PRESERVE**  
San Ramon, CA

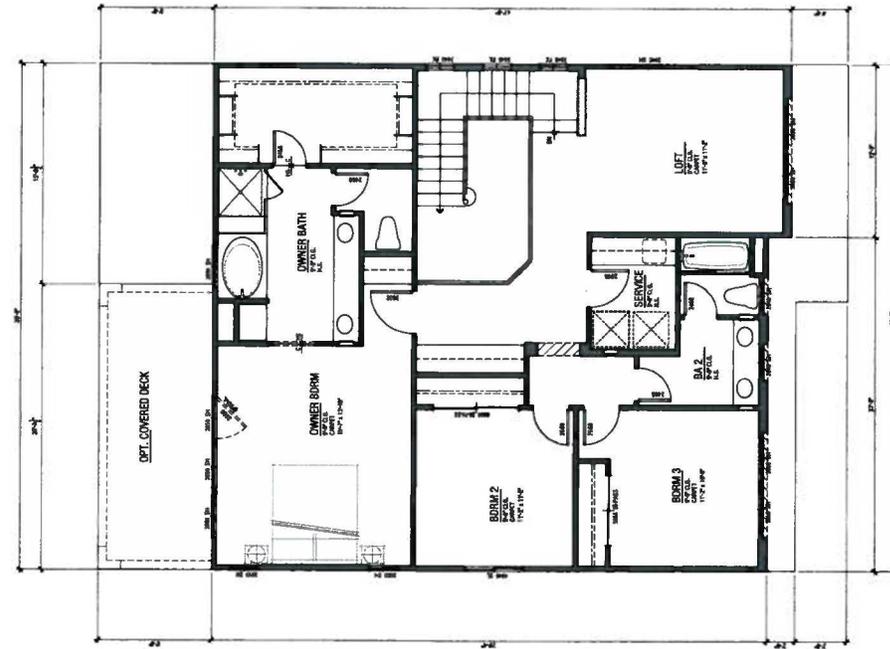


**WILLIAM HEDVALHALCH**  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 200  
SAN RAMON, CA 94583  
925-485-1700  
WWW.WILLIAMHEDVALHALCH.COM

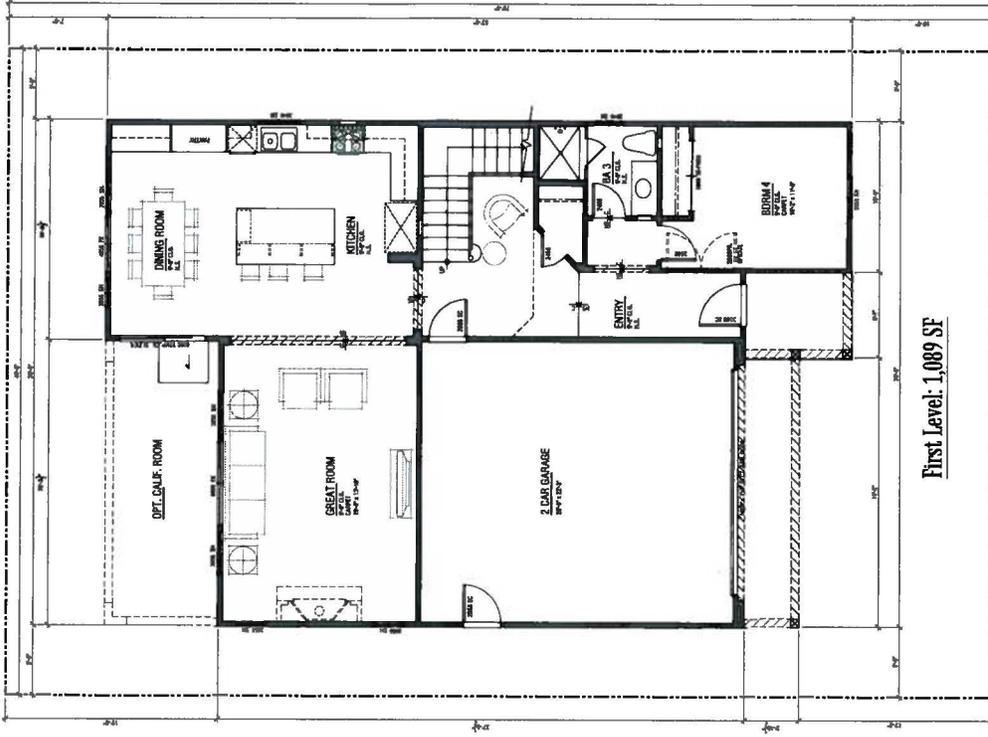
April 11, 2013

2.6

2012150



Second Level: 1,295 SF



First Level: 1,089 SF

### Plan 3

Total: 2,384SF  
4 Bdrm / 3 Ba  
2 Car Garage

46' x 70' Lots

## FARIA PRESERVE

San Ramon, CA



*Handcrafted. Just for you.*

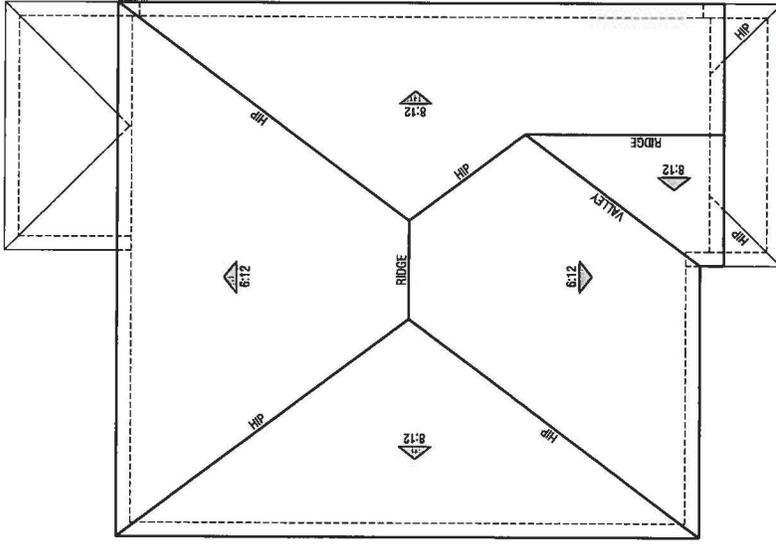


**W**  
WILLIAM HERZMANN  
ARCHITECTS, INC.  
100 EXECUTIVE PARKWAY, SUITE 275, SAN RAMON, CA 94583  
TEL: 925.376.5200  
WWW.WILLIAMHERZMANN.COM

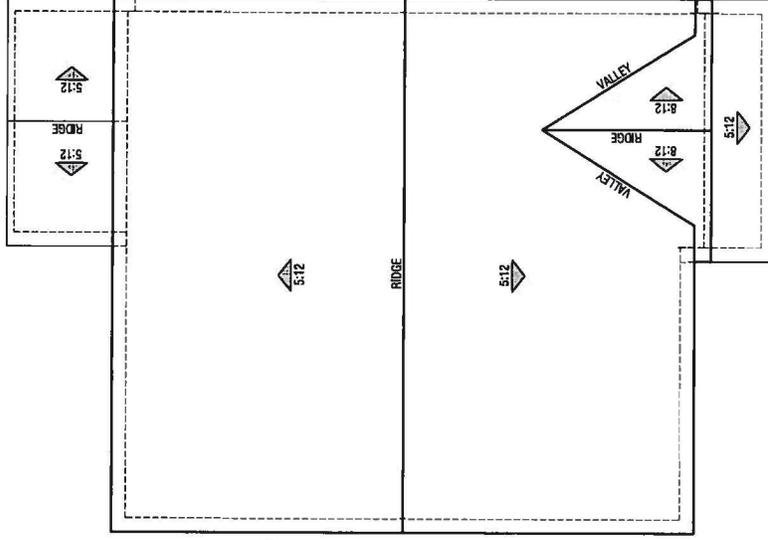
April 11, 2013

3.1

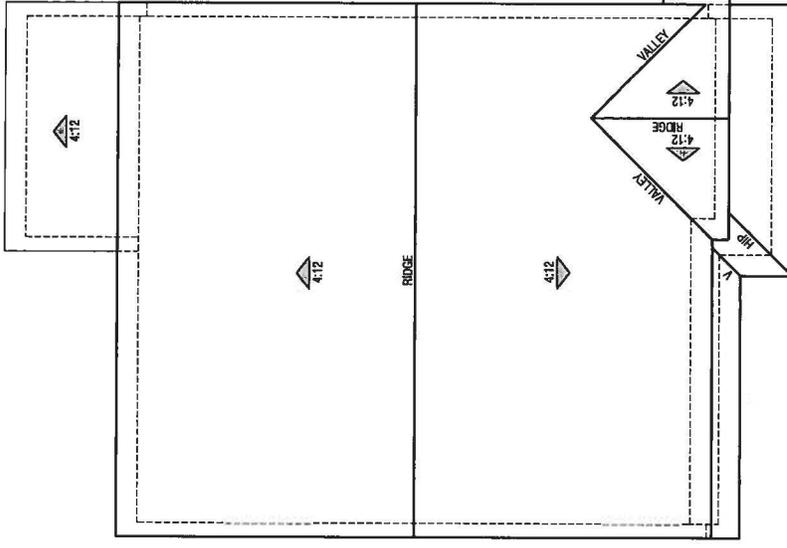
2012150



Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

# Plan 3

Roof Plans

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA

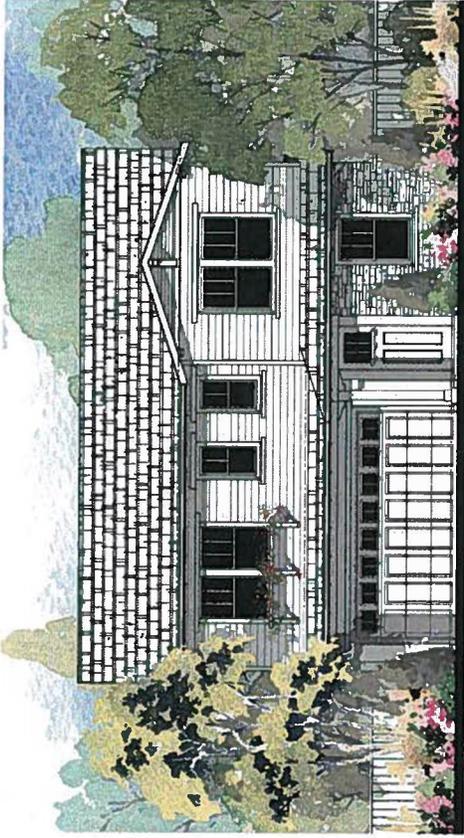


**W**  
 WILLIAM HERGENROTHER  
 ARCHITECTS, INC.  
 2000 CENTRAL EXPRESSWAY, SUITE 200, SAN RAMON, CA 94583  
 TEL: 925.376.6500 FAX: 925.376.6501  
 WWW.WHAMARCHITECTS.COM

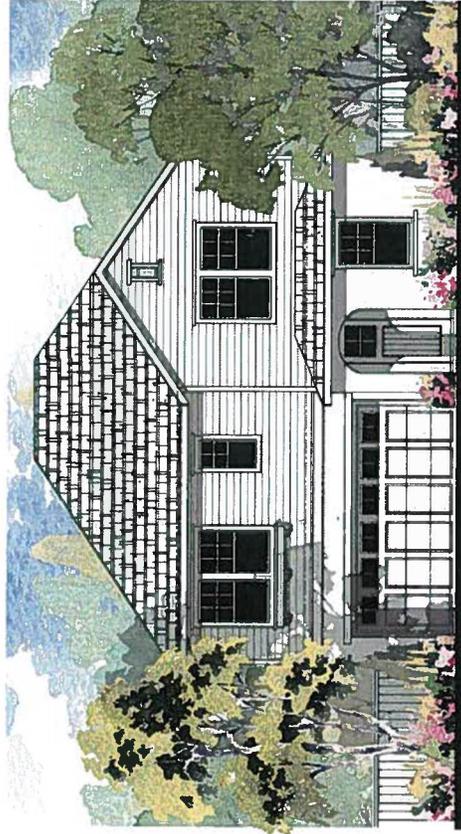
April 11, 2013

3.2

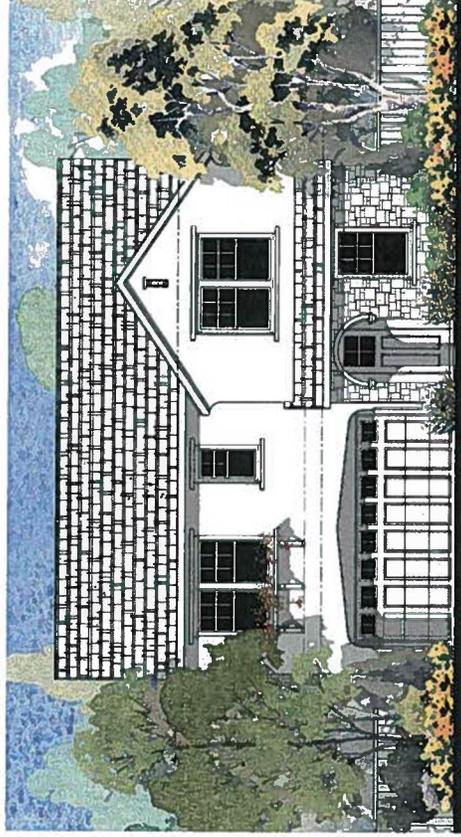
2012150



Bay Area Bungalow



Presidio



Cottage

Plan 3

46' x 70' Lots

**LAFERTE**  
COMMUNITIES

*Handcrafted. Just for you.*



© 2013 WILLIAM HEZMHALCH ARCHITECTS, INC.



WILLIAM HEZMALCH  
ARCHITECTS, INC.  
ARCHITECTS  
1000 UNIVERSITY AVENUE, SUITE 100  
SAN RAMON, CA 94583  
925.485.1700

April 11, 2013

3.3

2013150

