

# ARCHITECTURAL REVIEW BOARD staff summary / findings report



**Date:** June 13, 2013

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

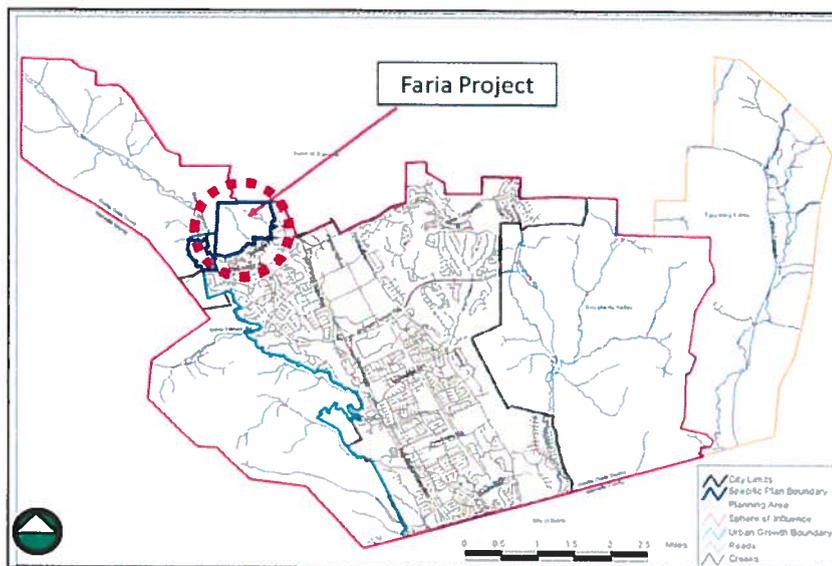
**Project Planner:** Cindy Yee, Associate Planner

**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.



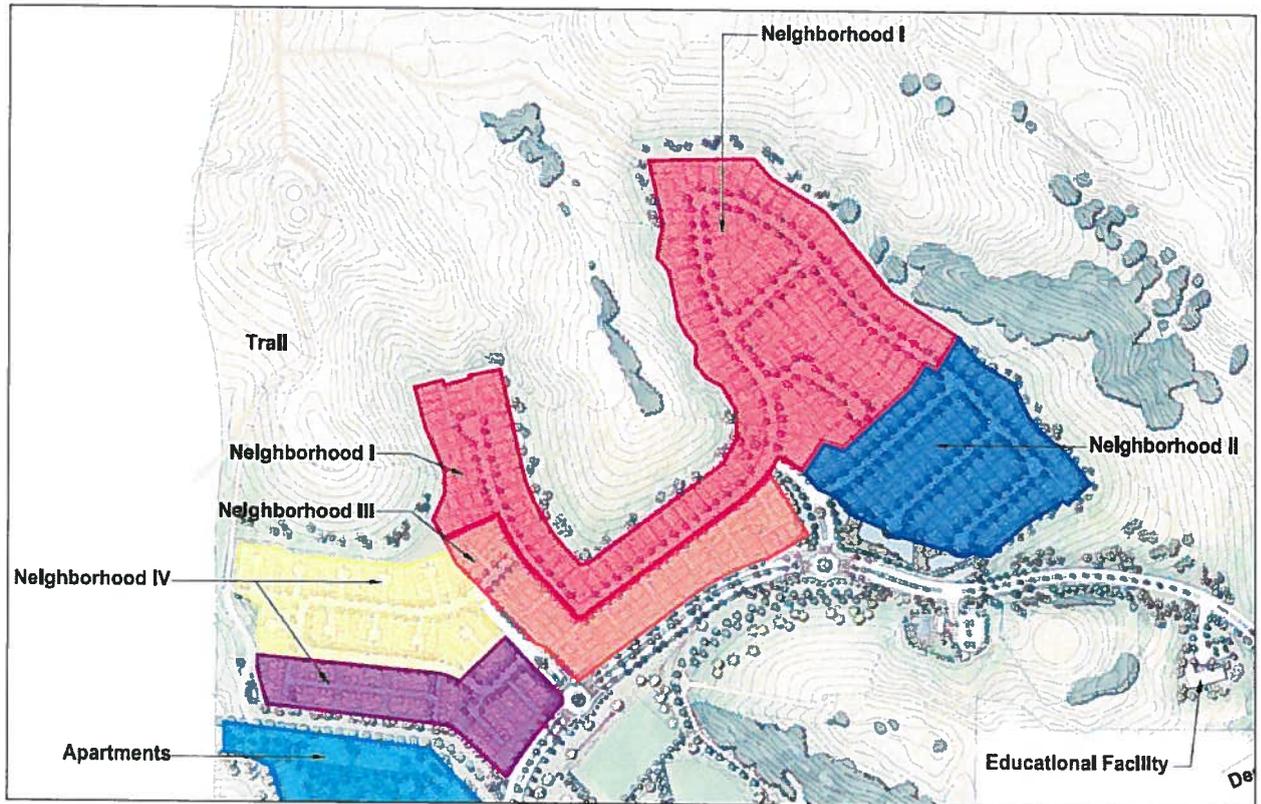
AGENDA # 6.1

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

**Zoning District:** Various (see Northwest Specific Plan)

**IV. Request:**

Provide design review comments on Neighborhood II and Neighborhood III. Residential Neighborhood 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 provided additional comments and continued the master plan layout review to April 11, 2013 so that the Board could finalize their comments 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 plan layout and on portions of Neighborhood I. Due to time limitations, the Board continued the discussions of Neighborhood I and II to the May 9, 2013 meeting. On May 9<sup>th</sup>, the Board provided design comments on the remainder of Neighborhood I. The ARB summary of actions for the February 14<sup>th</sup>, March 7<sup>th</sup>, April 11<sup>th</sup> and May 9<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 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.

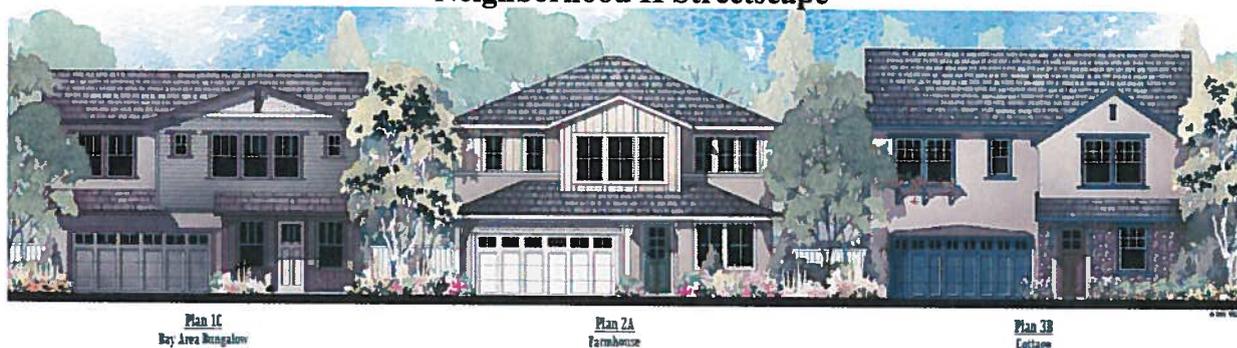
Due to the topography of the neighborhood, rear property lines and fences have been placed on the up-slope of the property. The effect this creates is that properties on the down-slope side of the street enjoy a rear yard of over 20' deep while homes on the up-slope side have a minimum rear yard setback 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 March, conceptual level information was provided for the neighborhood to show the neighborhood landscape concept. Since March, additional landscape plans for this neighborhood (Sheet L-14) have been provided depicting a small lawn area, shrubs, ground cover, an accent tree, and a street tree within the front yard behind the monolithic sidewalk.

### Neighborhood III

Neighborhood III consists of 63 single-family detached units in two- and three-story buildings on 7 acres north of Faria Preserve Parkway. The units are on 35' x 65' lots and clustered around a shared motorcourt. This neighborhood yields a density of approximately 9.0 dwelling units/acre and is bordered by single-family homes to the north and east, townhomes and condominiums to the west, and Faria Preserve Parkway, the park, and open space to the south. The Plan 1 is a three-story home while the other three floor plans are two-story single-family homes. The four plans offer up to 4-bedrooms, a 2-car garage, and range in size from 1,862 sq. ft. to 2,588 sq. ft. on a minimum 2,275 sq. ft. lot. The proposed maximum building height is approximately 31'-8' to the midpoint of the roof.

### *Site Plan*

The proposed neighborhood site plan identifies the following lot distribution: ten Plan 1 lots, twenty-one Plan 2 lots, twenty-two Plan 3 lots, and ten Plan 4 lots. 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 III are designed to meet the minimum NWSP setbacks with the exception of the 8' front yard setback for units on the interior of the motorcourt. Due to the configuration of the homes on a motorcourt, the alleyway leading to the garage would be considered a separate parcel and therefore, front setbacks would be measured from the alleyway to the building. In these situations, the front yard setback is proposed to be 5', although the building-to-building separation is over 32'. The applicant is currently reviewing their options on how to address the minimum front yard setback through their development plan review.

### *Building Design*

Neighborhood III proposes four floor plans and two architectural styles for each of the four 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 four 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.

In the currently proposed plan, the neighborhood still offers a strong pedestrian presence with main entry doors fronting the street, private rear yard space, and a lower roof line in comparison to the previously approved project.

## Neighborhood III Streetscape



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

**Cottage:** flat concrete tile roofs, stucco walls with foam trim, vent accents, wooden panels, rafters, wrought iron and decorative windows.

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

**Farmhouse:** flat concrete tile roofs, stucco walls, wood siding and trim detail, decorative windows, and covered balcony element.

**Presidio (Plan 1 & Plan 2):** flat concrete tile roofs, stucco walls, vent accents, and wood shutters, rafter tails, and trim details on specific plans.

**Monterey (Plan 4 only):** S-curve concrete tile roofs, stucco walls with foam trim, and wood balcony and shutters.

### Landscaping

In March, conceptual level information was provided for the neighborhood to show the neighborhood landscape concept. Since March, additional landscape plans for this neighborhood (Sheet L-15) have been provided depicting low walls, shrubs, ground cover, accent tree and street tree behind a monolithic sidewalk while accent trees and ground cover line the front walkways in the motorcourt.

## 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 June 13<sup>th</sup> meeting will be to review the proposed architecture and site layout in Neighborhood II and III. 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 II and III 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

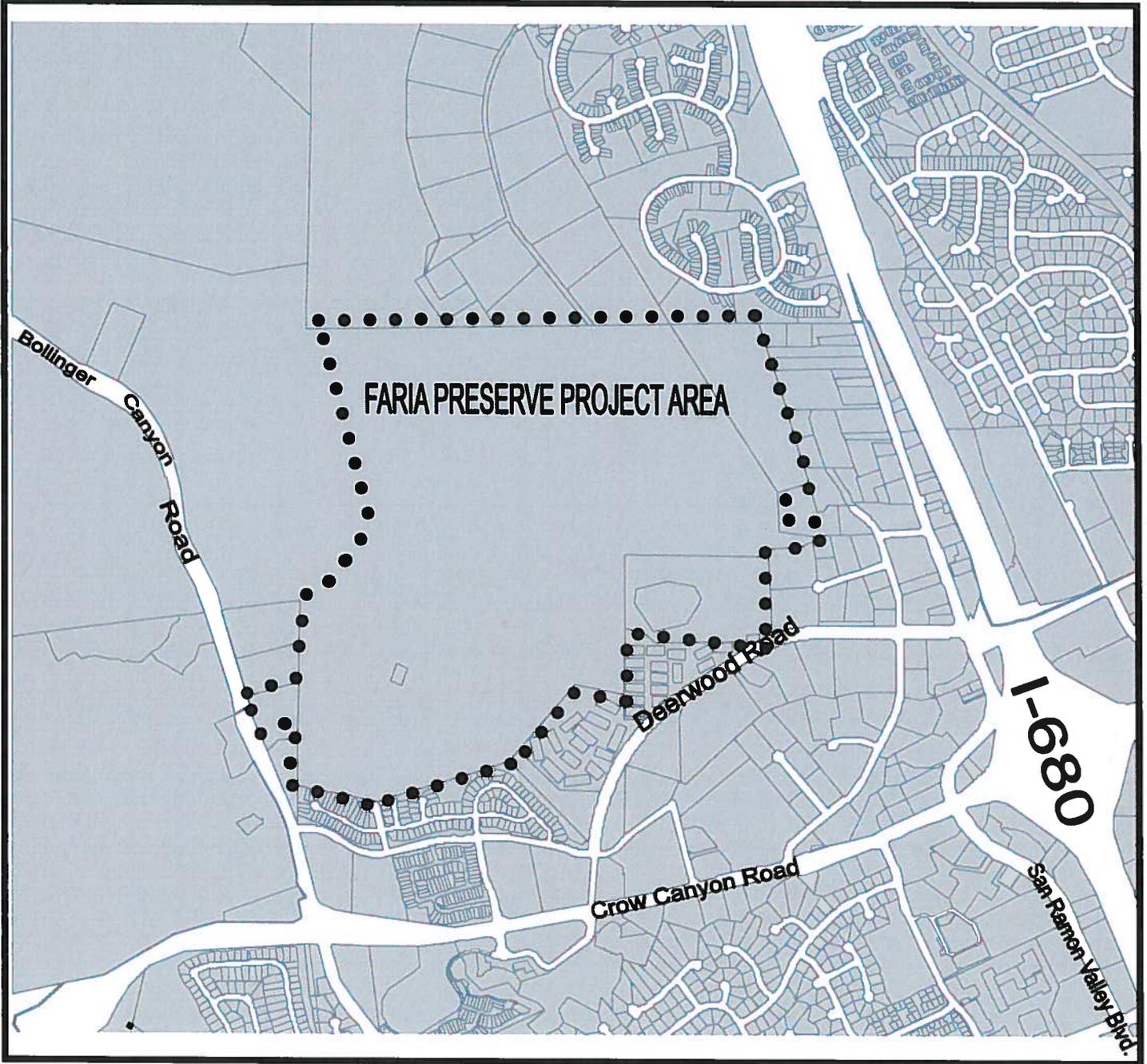
4. Is the proposed building architecture appropriate in design, scale and massing? Is the proposed architectural design theme appropriate for this site and consistent/compatible with the surrounding land uses in the project vicinity?
5. Is there sufficient articulation, façade treatment, and trim detailing to provide visual interest? Does the building's architecture meet the City's "360 degree" rule?
6. Are the conceptual building materials and color scheme appropriate?
7. In general, does the Board support the preliminary building design?

Landscaping

8. Is the conceptual typical landscape design for Neighborhoods II and III appropriate?

**IX. Attachments:**

- 1) Vicinity Map
- 2) February 14, 2013 ARB Summary of Action
- 3) March 7, 2013 ARB Summary of Action
- 4) April 11, 2013 ARB Summary of Action
- 5) Draft May 9, 2013 ARB Summary of Action
- 6) Northwest Specific Plan, Table 7-3 Zoning and Development Standards
- 7) April 11<sup>th</sup> Project Plans (11"x17" sets previously provided to ARB)
- 8) June 4, 2013 Neighborhood III Site Plans and Elevations (11" x 17" sets to ARB only)



**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>N</p>  <p>(Not to Scale)</p>
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**CITY OF SAN RAMON**  
**ARCHITECTURAL REVIEW BOARD**  
**SUMMARY OF ACTIONS**

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

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**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**

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

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**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.*



**11. ADJOURNMENT**

*Meeting was adjourned at 4:02 p.m.*

*Respectfully Submitted,  
Debbie Hince*



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

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

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**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*



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

---

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

---

**Community Conference Room**  
**2401 Crow Canyon Road**

**Meeting Time**  
**May 9, 2013 - 2:00 P.M.**

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

**1. CALL TO ORDER**

*The meeting was called to order at 2:05 p.m.*

**2. ROLL CALL**

*Present: Mar Gosiengfiao, John Falconer, Ken Hansen 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 April 11, 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, Staff and Planning Commission.*

*Site Plan, Neighborhood I:*

1. *Move home on lot 119 back 3-5 feet to the south; rotate home on lot 61 counterclockwise and center on parcel; move homes on lots 55 and 93 two (2) feet into the rear yard; flip home on lot 98 so the garage is on the right side of the lot; install retaining walls on the northeast corner of lot 96 similar to lot 99 to increase the useable rear yard space.*
2. *On lots 13, 19, 23 and 36, move home forward so that the house is located just outside the minimum 20 feet front yard setback to maximize the rear yard.*
3. *Plan 3 homes should be moved forward to the minimum 20-foot front yard setback where lots allow.*
4. *Change lots 2 and 7 from a Plan 2 to a Plan 3.*

*Residential Architecture, Neighborhood I:*

5. *On the enhanced corner side elevations, look at opportunities to add functional pop-outs on the second story of homes such as enhancements like bay windows, window seats, etc.*
6. *On all plans, the side entry doors leading into the garage have to swing out to the side yard so as to maximize the interior garage dimensions.*
7. *On Plan 1B rear elevation, reduce the height of the louvered element to match the same scale that is found on the other elevations.*
8. *On Plan 1C, remove the vent on the rear elevation.*
9. *On the Plan 2 residences with a covered California Room, provide an elevation to show how this room will integrate with the roof pitch of the main house.*
10. *Look at opportunities on the Plan 3 master bathroom/walk-in closet to create more daylight by possibly adding another window to the shower stall or increasing the amount of glazing over the bath tub.*

**7. CONCEPTUAL ITEMS**

*-None-*

**8. PRELIMINARY REVIEW ITEMS**

*-None-*

**9. FINAL REVIEW ITEMS**

*-None-*

**10. STAFF ITEMS**

- 10.1 Discussion of items for the June 13, 2013 meeting.   
*II & III with a 1 p.m. start time.*

**11. ADJOURNMENT**

*Meeting was adjourned at 3:44 p.m.*

*Respectfully Submitted,*

*Debbie Hince*

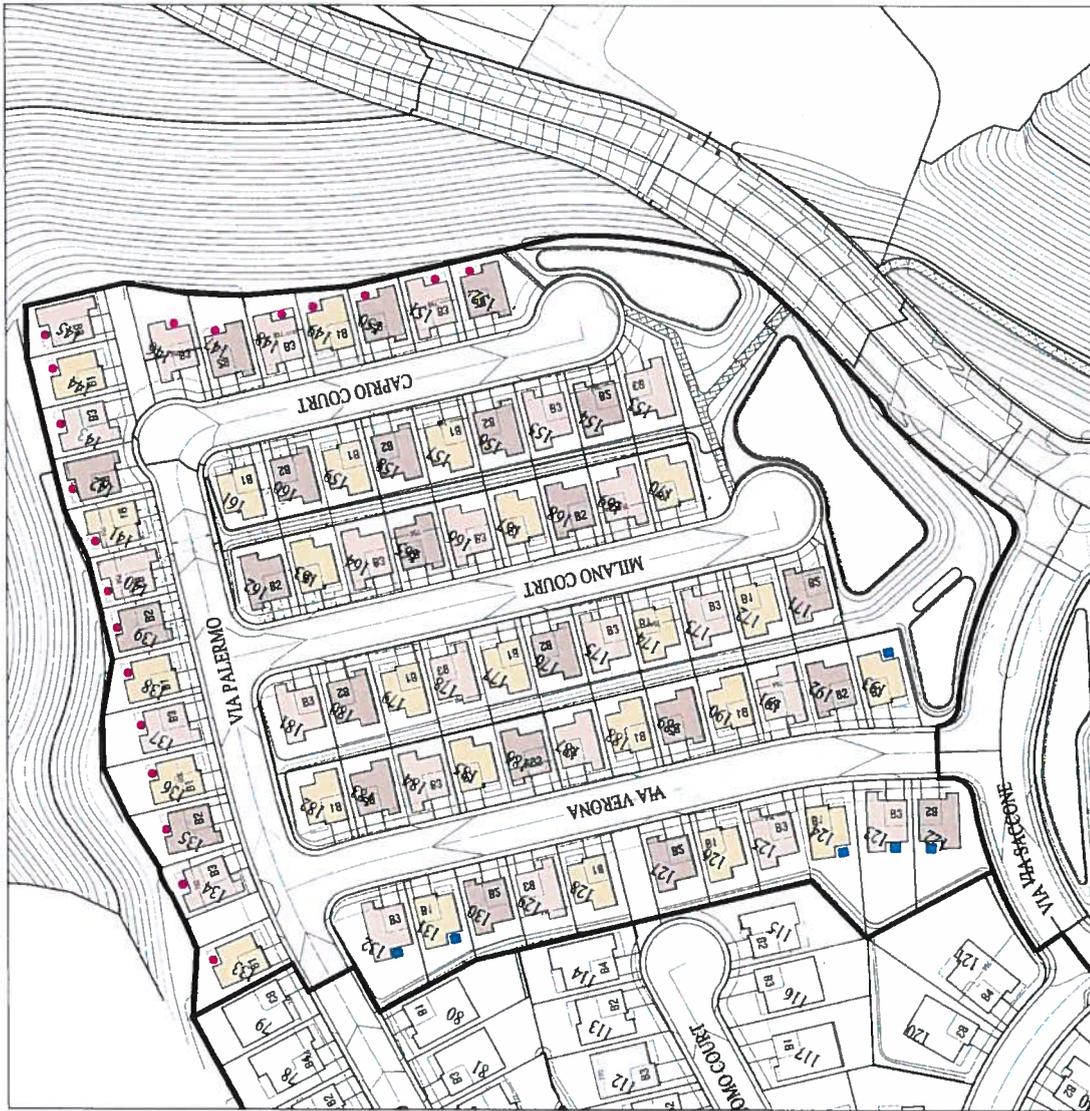
**Zoning and Development Standards.** Table 7-3 is a description of the zoning and development standards that apply to the residential, community park, and community facilities zoning districts.

**Table 7-3: Zoning and Development Standards**

Standards	Residential Zoning District					
	A	B	C - Townhse.	C - Apts.	D	E
Neighborhood						
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.		
	† 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'		



**PRODUCT SUMMARY**

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

- Optional Covered Patio/  
California Room & Deck  
Total Units = 20 (28% of total units)
- Optional Covered Patio Only/  
No Deck  
Total Units = 6 (8.3% of total units)



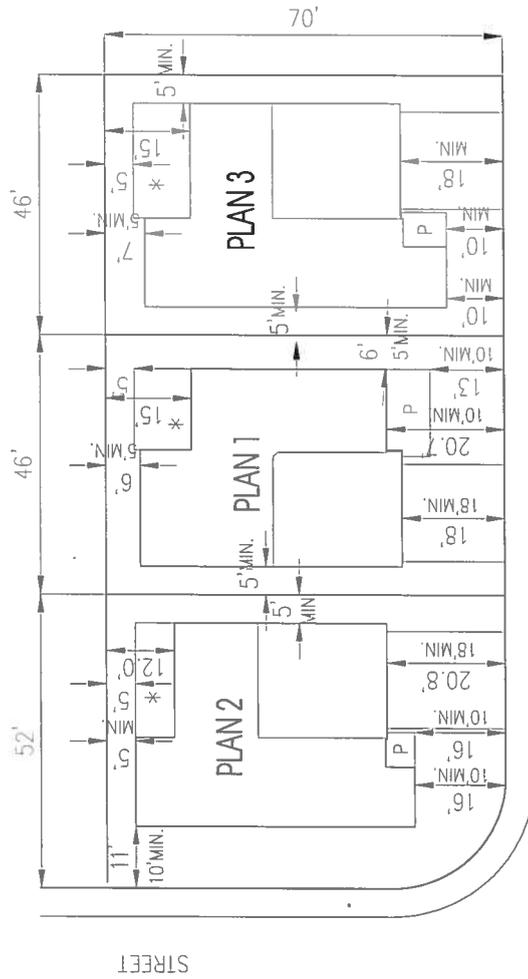
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Neighborhood 2 - 46' x 70' Lots  
**FARIA PRESERVE**  
San Ramon, CA

April 30, 2013  
**B1.01**  
2012074.03

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**TYPICAL LOT SETBACKS**

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

\* OPTIONAL CALIFORNIA ROOM ON SPECIFIC LOTS ONLY.

**Neighborhood 2 - 46' x 70' Lots**

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San Ramon, CA

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**B1.02**

2012071.03



**SITE SECTIONS - NEIGHBORHOOD 2**

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April 30, 2013

**B1.03**

2013074



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Plan 1C  
Day Area Bungalow

Plan 2A  
Farmhouse

Plan 3B  
Cottage

# Neighborhood 2 Streetscene

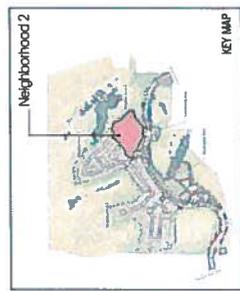
46' x 70' Lots

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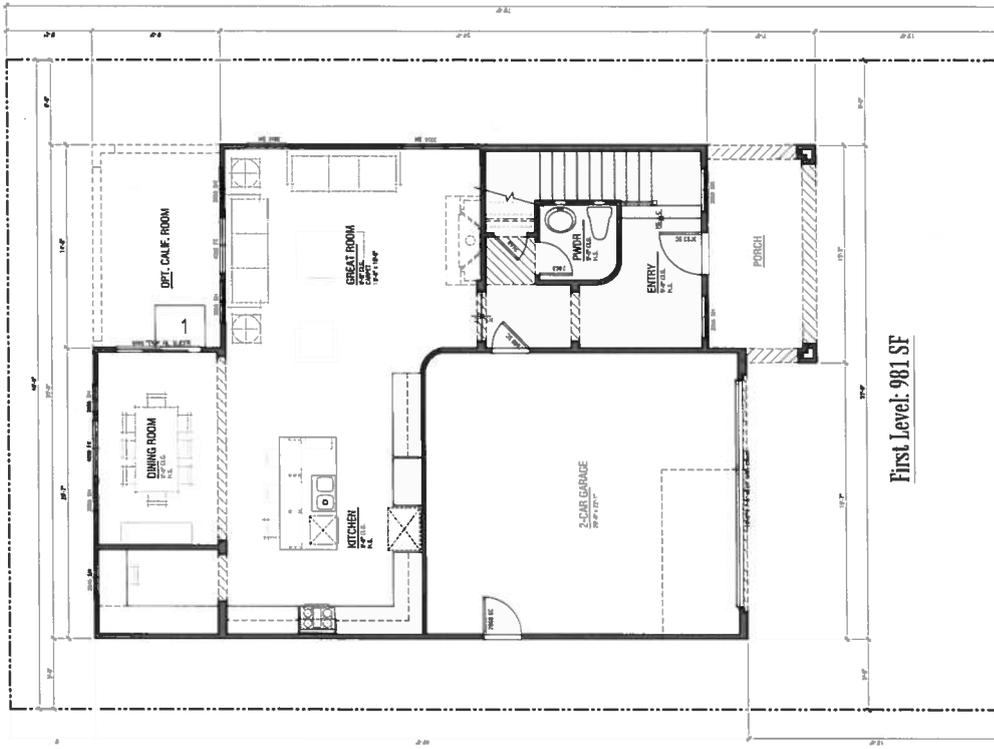


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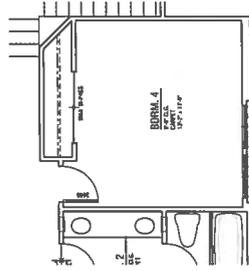
April 30, 2013

**B1.04**

2012150



First Level: 981 SF



Bedroom 4 Option

# Plan 1

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



Second Level: 1,329 SF



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# B1.1

2012150



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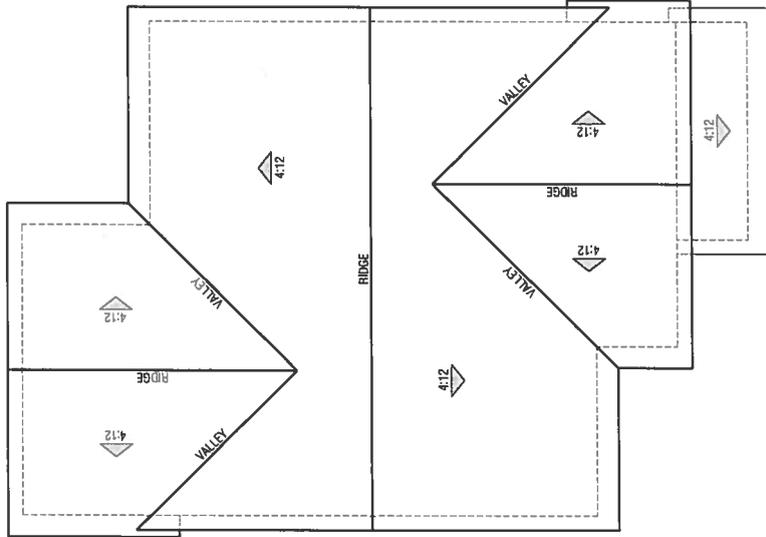
46' x 70' Lots

# FARIA PRESERVE

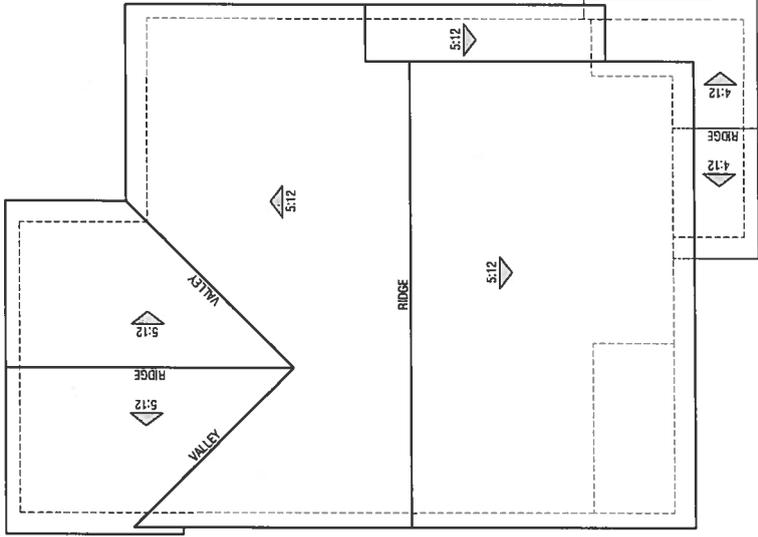
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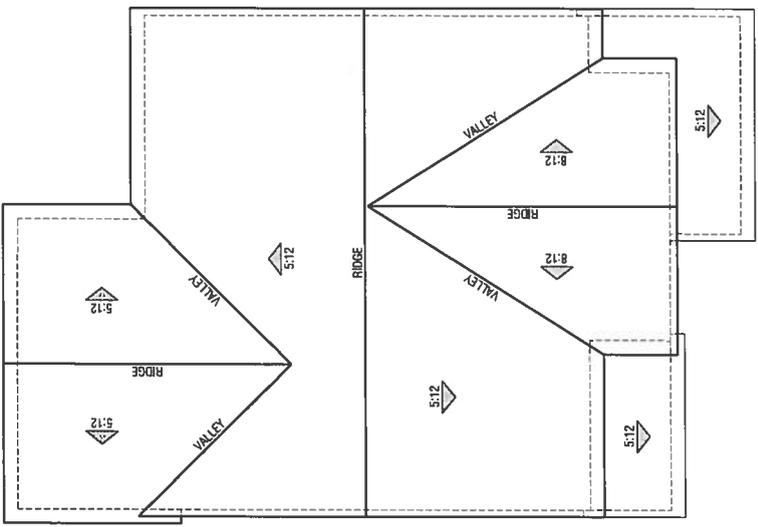
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Elevation C - Bay Area Bungalow



Elevation B - Monterey



Elevation A - Cottage

# Plan 1

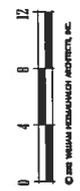
Roof Plans

46' x 70' Lots

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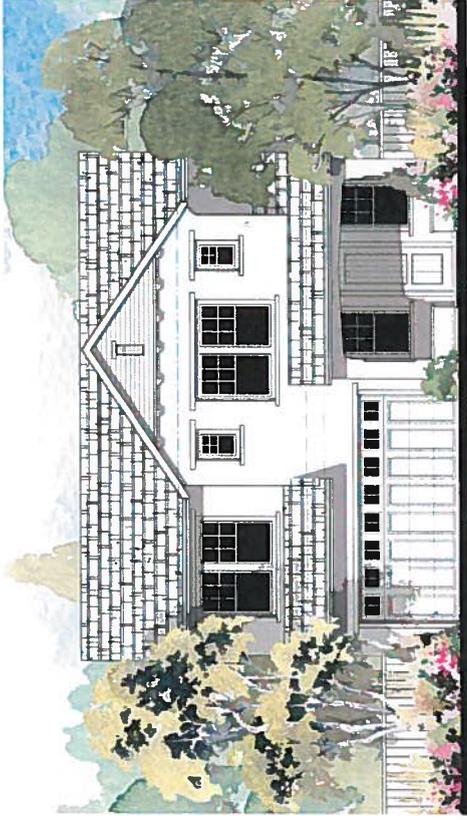
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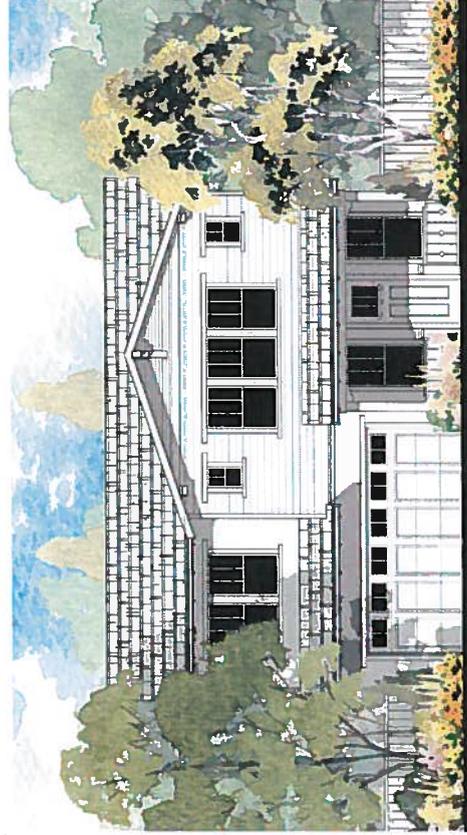


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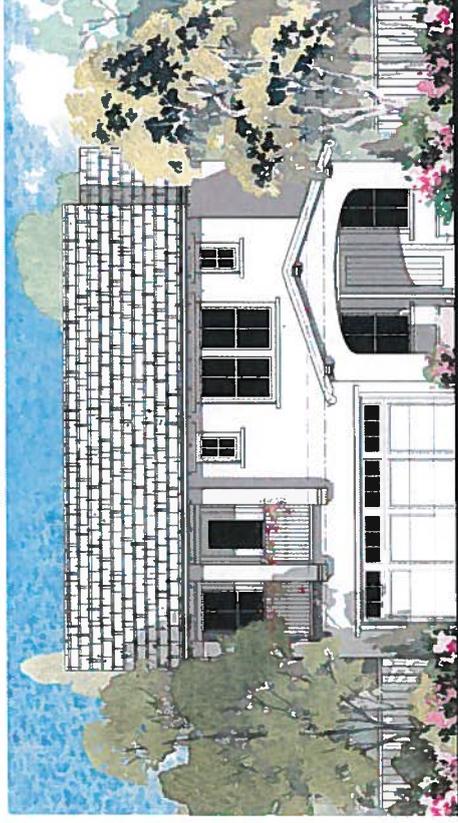
April 30, 2013  
**B1.2**  
2012150



Cottage



Bay Area Bungalow



Monterey

**Plan 1 Elevations**

46' x 70' Lots

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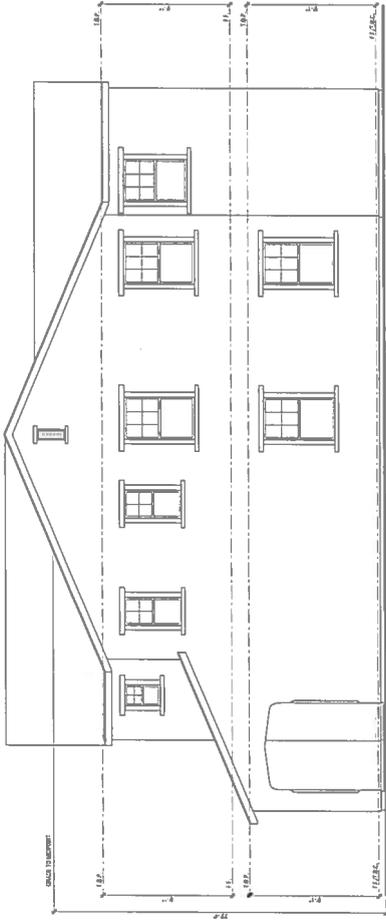
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**B1.3**

2012150

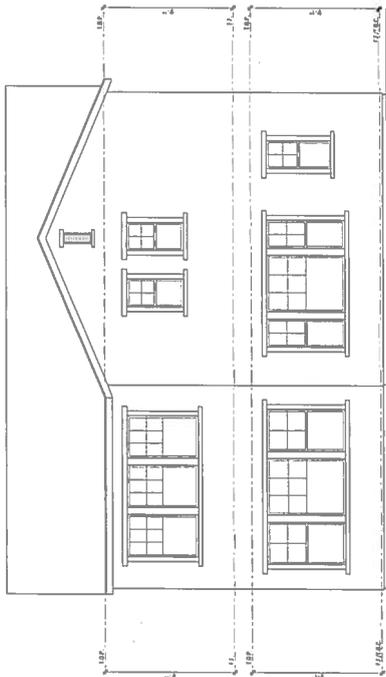
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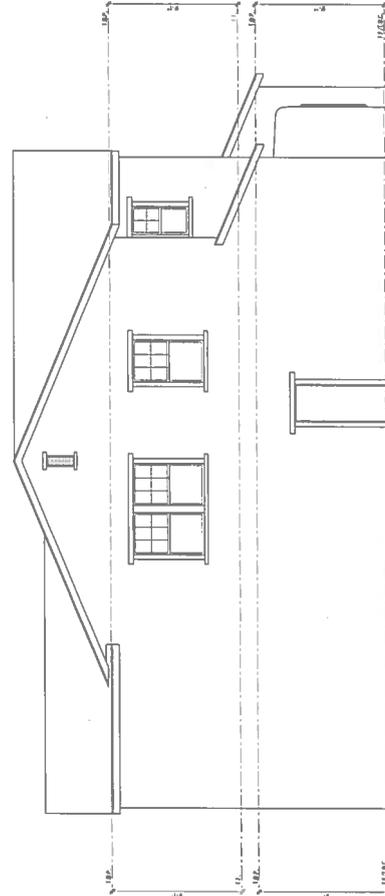
Right Elevation



Front Elevation



Rear Elevation



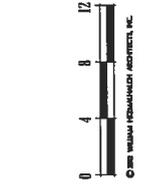
Left Elevation

**Plan 1**

Elevation A - Cottage

46' x 70' Lots

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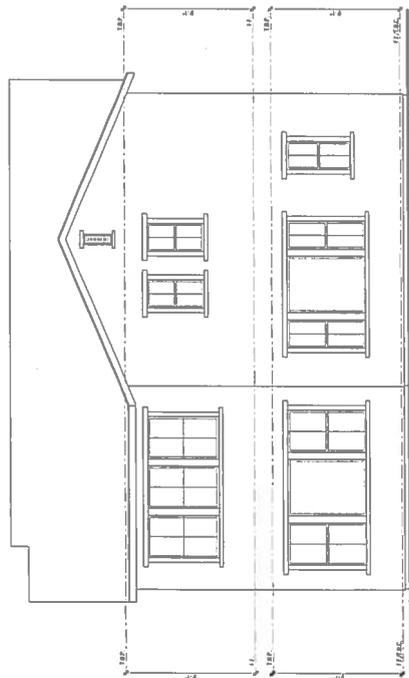
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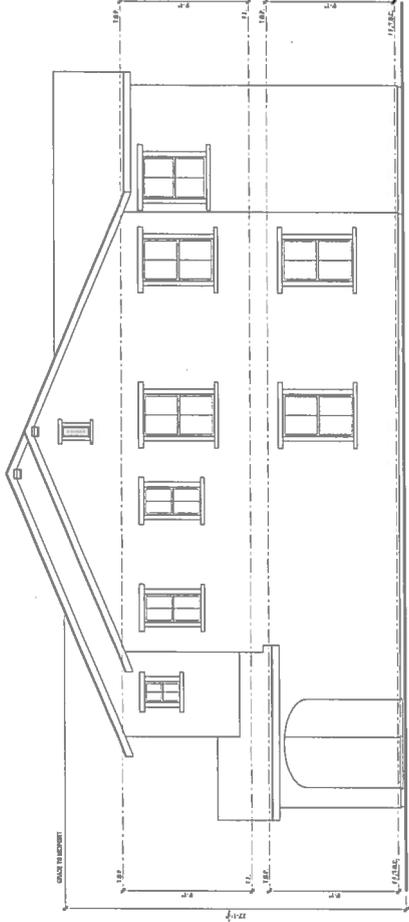
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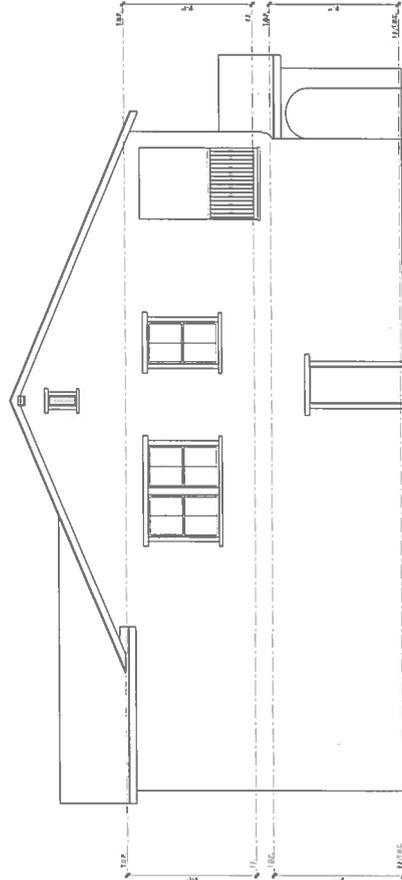
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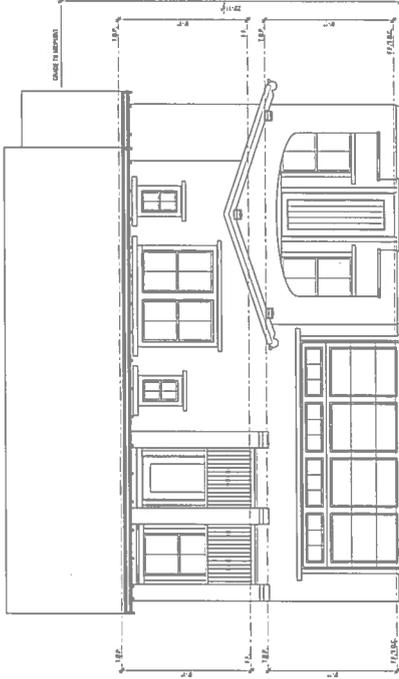
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 1**

Elevation B - Monterey

46' x 70' Lots

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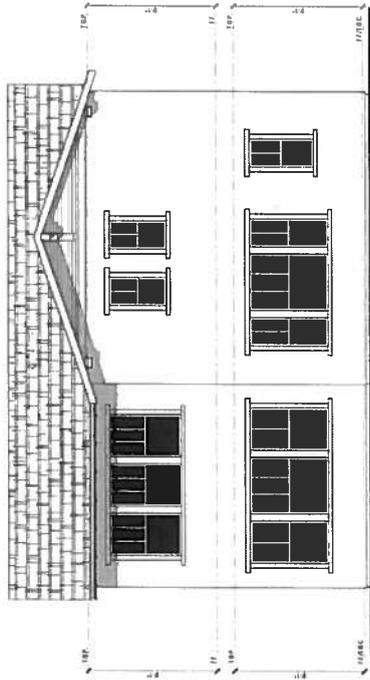
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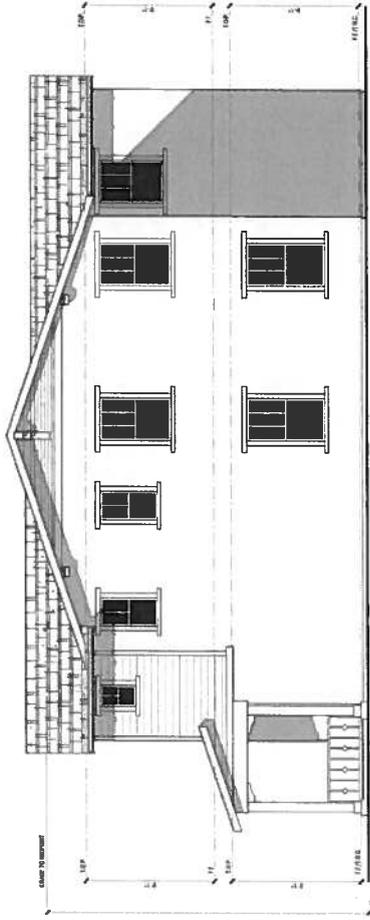
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**B1.5**

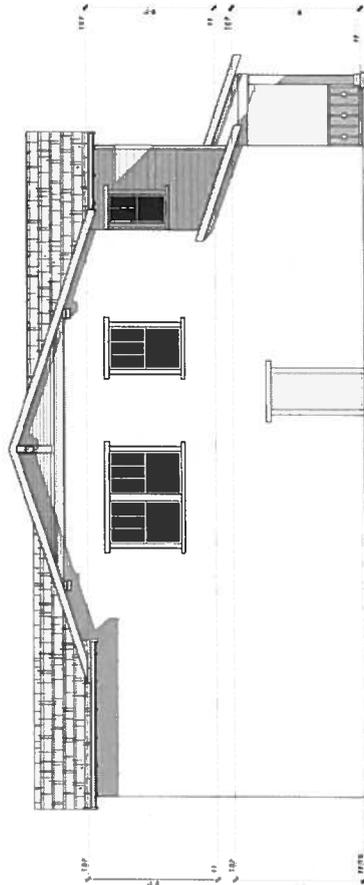
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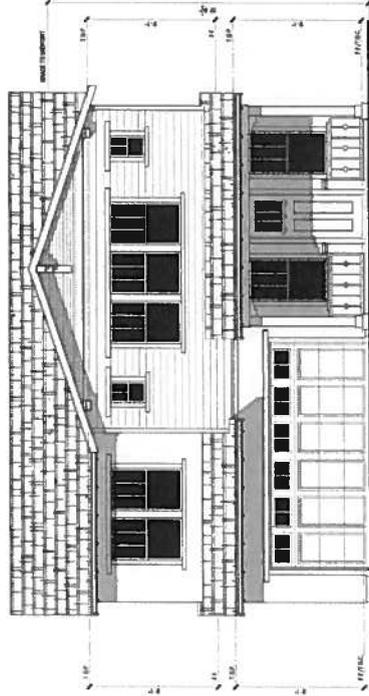
Rear Elevation



Right Elevation



Left Elevation



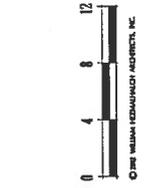
Front Elevation

# Plan 1

Elevation C - Bay Area Bungalow

46' x 70' Lots

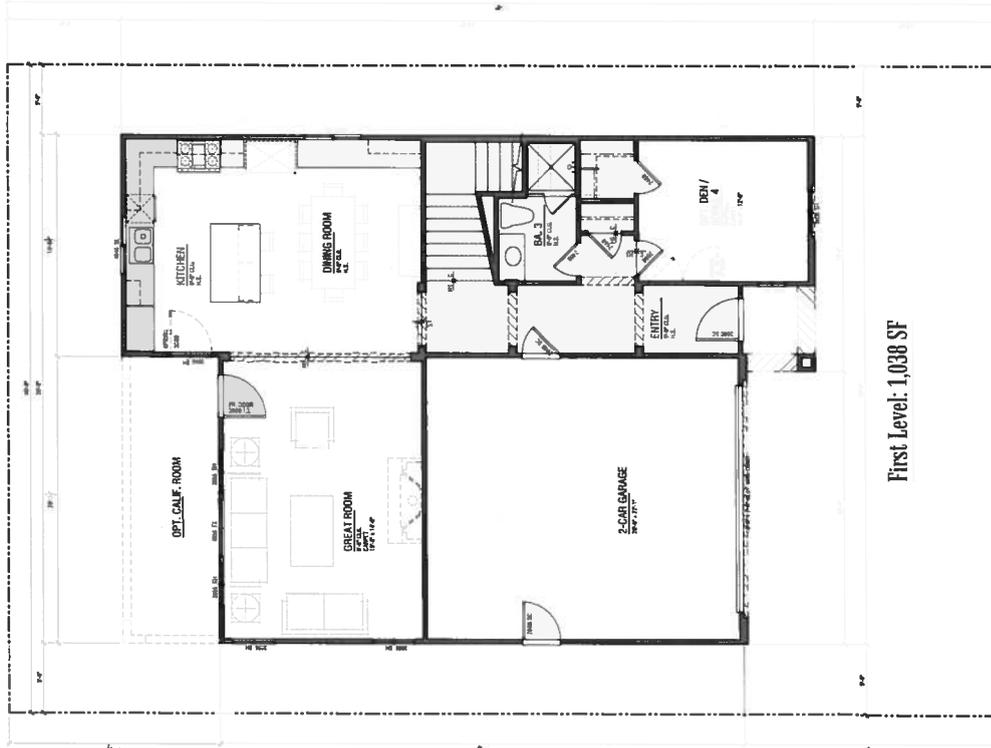
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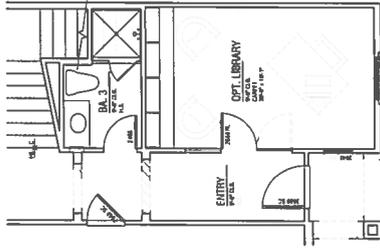
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**B1.6**  
 2012150

**LAFFERTY**  
**COMMUNITIES**  
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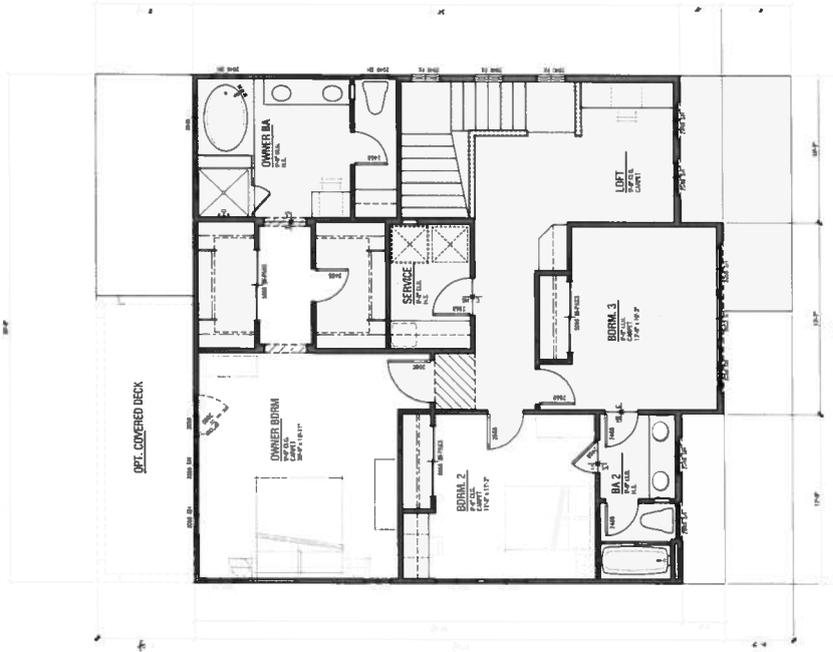
First Level: 1,038 SF



Library Option

## Plan 2

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



Second Level: 1,220 SF



April 30, 2013

**B2.1**

2012150



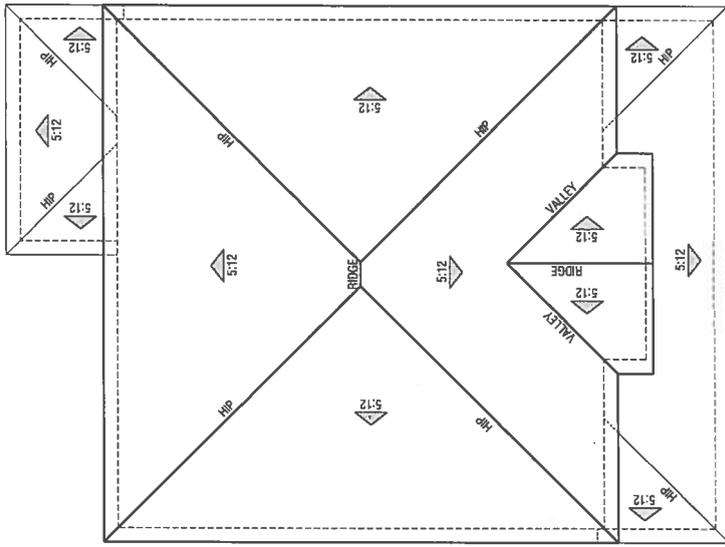
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46' x 70' Lots

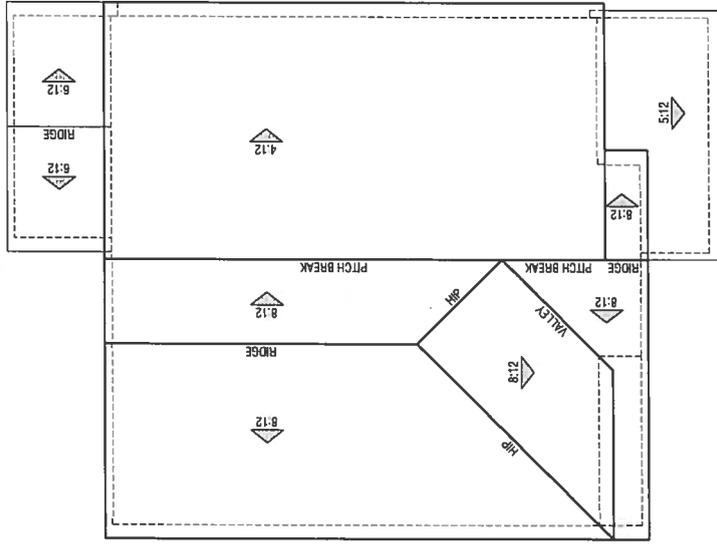
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San Ramon, CA

**LAFFERTY  
COMMUNITIES**

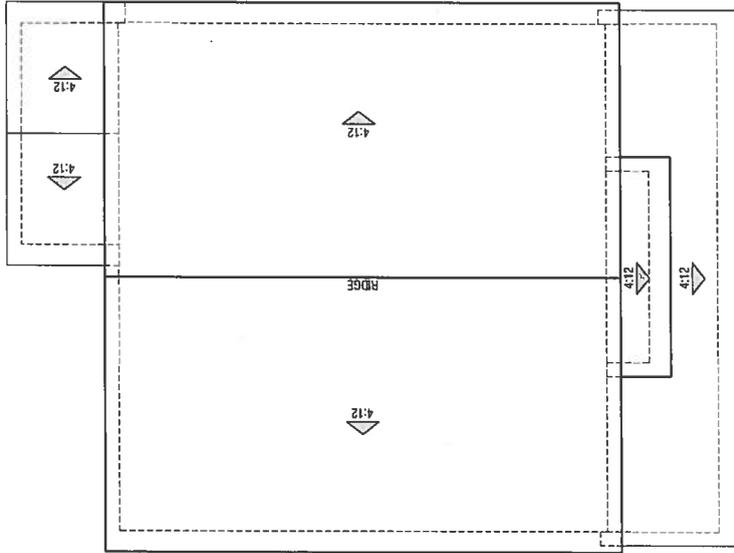
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Elevation A - Farmhouse



Elevation B - Cottage



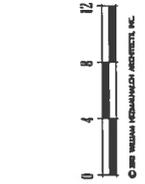
Elevation C - Bay Area Bungalow

## Plan 2

Roof Plans

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



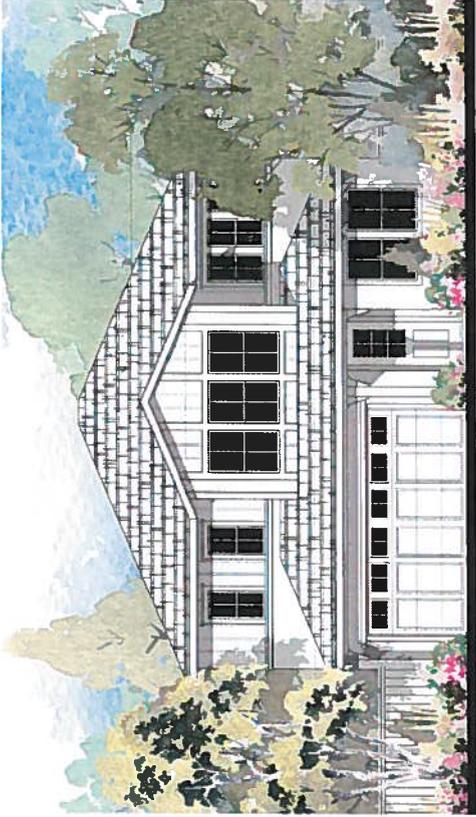
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April 30, 2013

**B2.2**

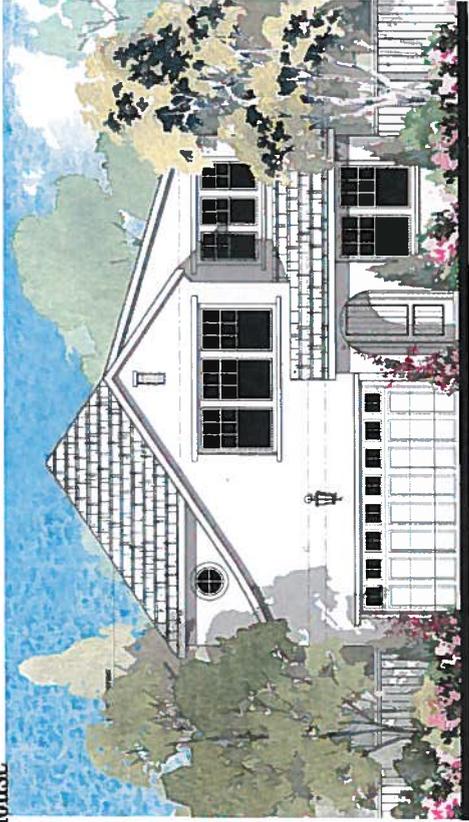
2812150



Farmhouse



Bay Area Bungalow



Cottage

Plan 2

46' x 70' Lots

**LAFFERTY  
COMMUNITIES**

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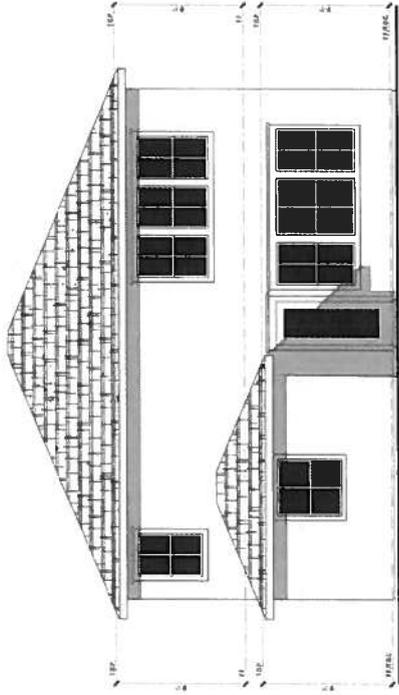
**B2.3**

2012.150

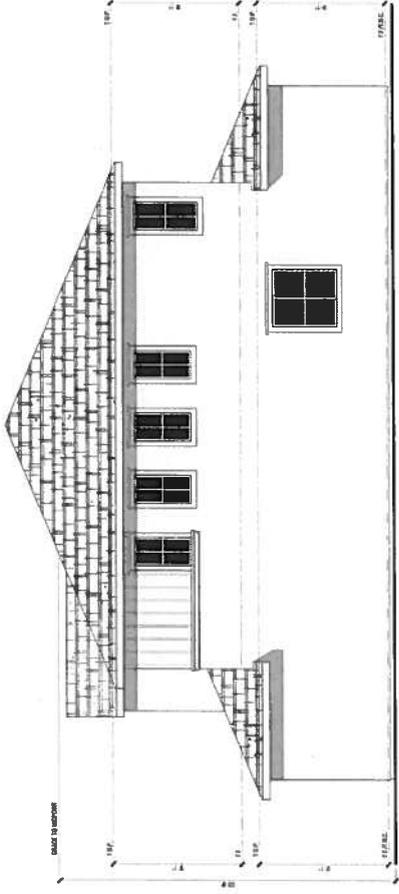


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 1000 UNIVERSITY AVENUE, SUITE 200  
 SAN RAMON, CA 94583  
 TEL: 925.376.1100 FAX: 925.376.1101  
 WWW.WHEDMANN.COM

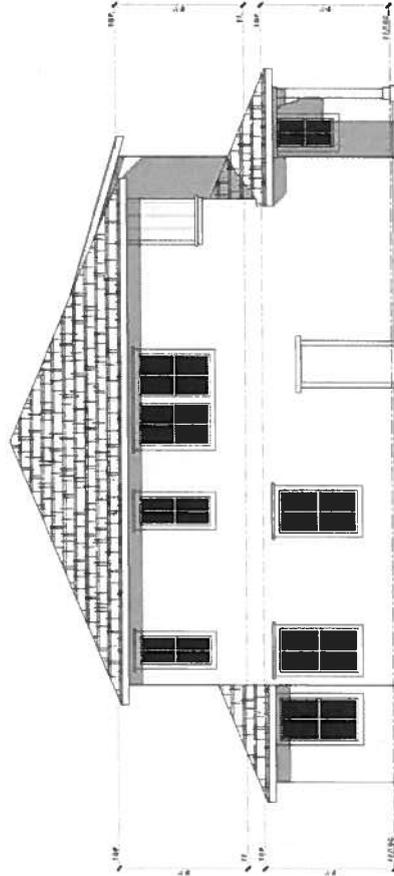
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 San Ramon, CA



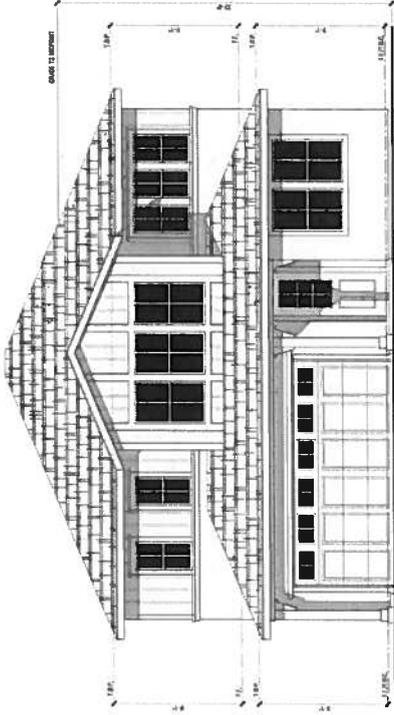
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 2

Elevation A - Farmhouse

46' x 70' Lots



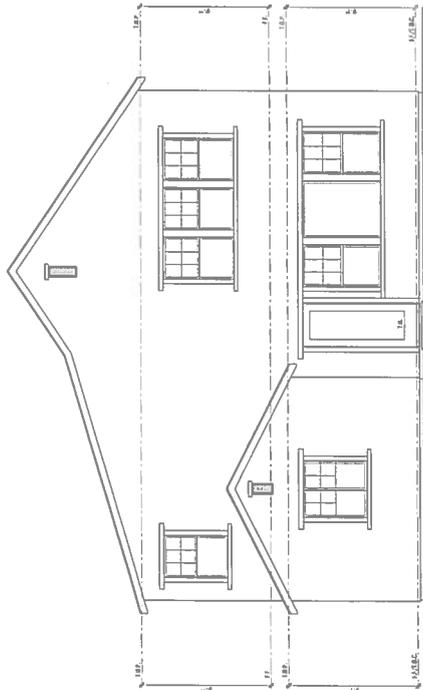
**FARIA PRESERVE**  
San Ramon, CA

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ARCHITECTS, INC.  
500 DECATUR PARKWAY SUITE 200 SAN RAMON, CA 94583  
925.487.1700 FAX 925.487.1701  
925.726.8267 www.herrmann.com

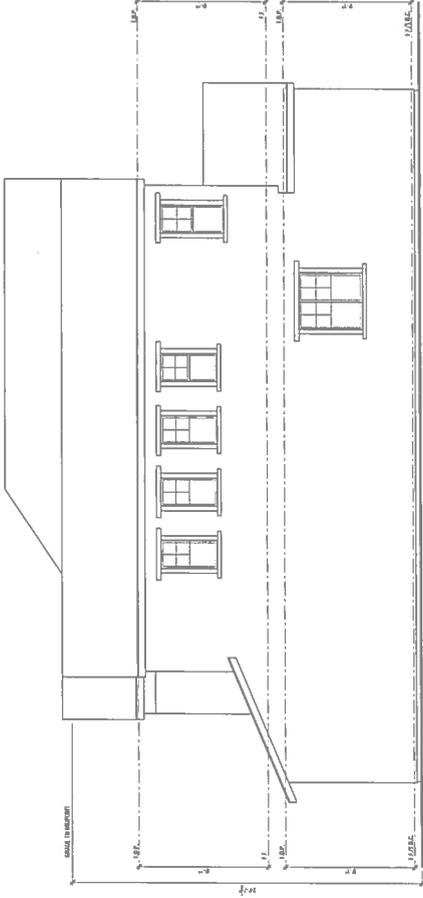
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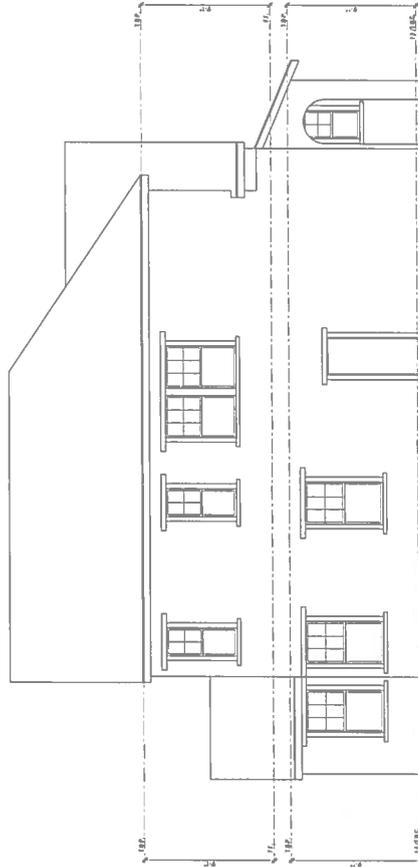
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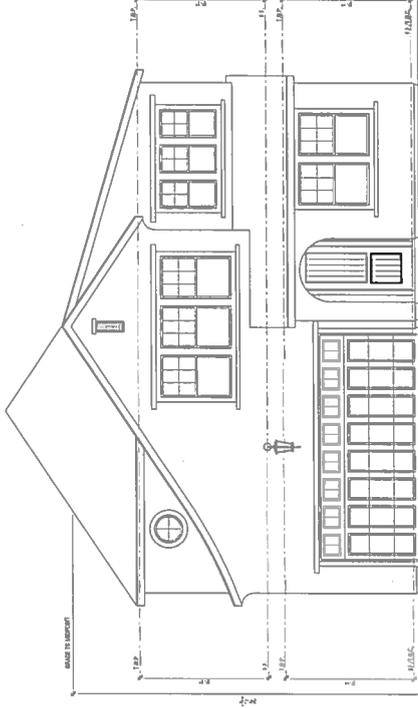
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

Plan 2

Elevation B - Cottage

46' x 70' Lots

**LAFFERTY  
COMMUNITIES**

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**FARIA PRESERVE**  
San Ramon, CA

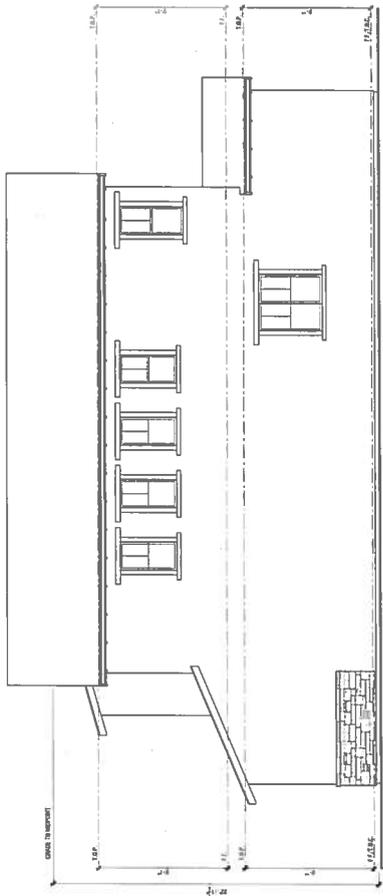


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925.483.1700 Fax: 925.228.1225  
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925.228.1225

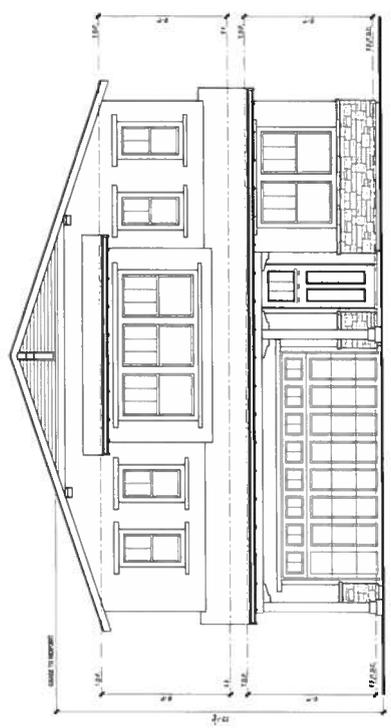
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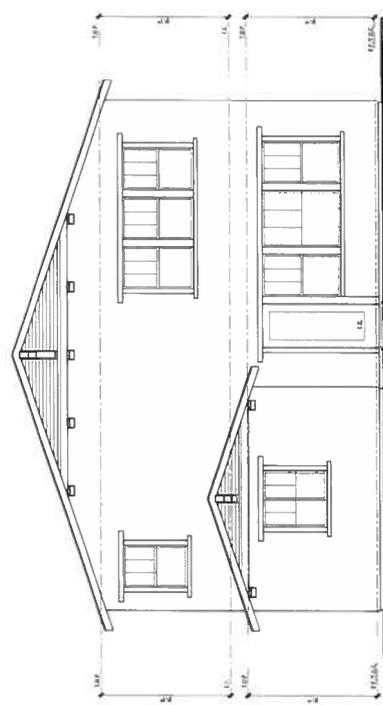
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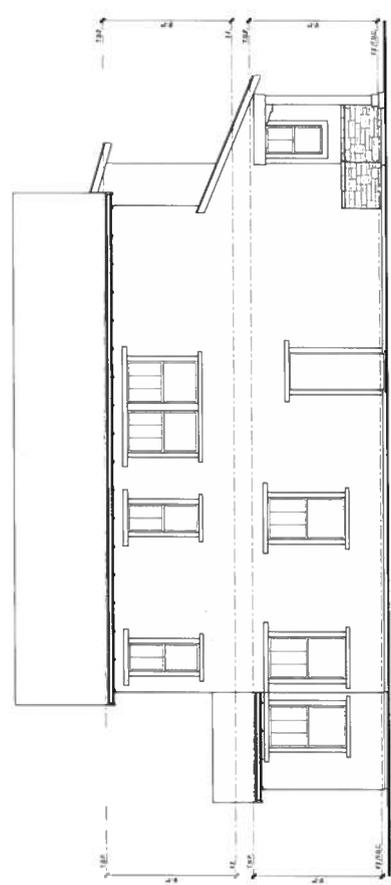
Right Elevation



Front Elevation



Rear Elevation



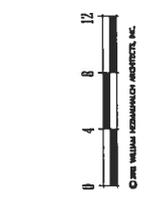
Left Elevation

Plan 2

Elevation C - Bay Area Bungalow

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



April 30, 2013

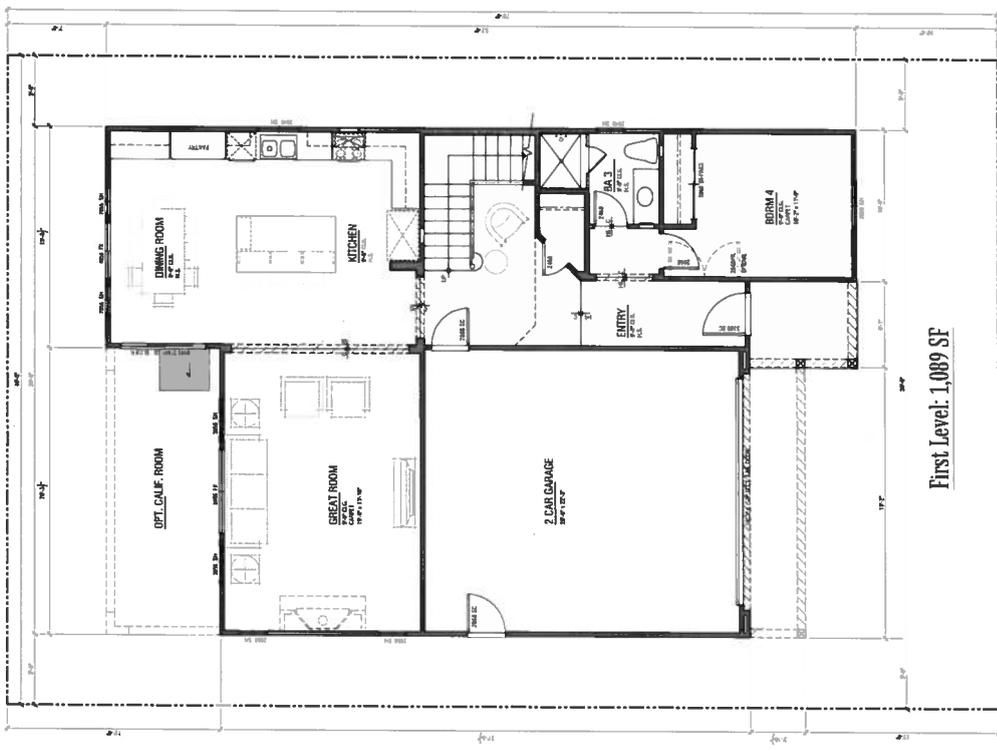
**B2.6**

2012.150

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ARCHITECTS  
CORPORATIVE MEMBER STATE OF CALIFORNIA ARCHITECTS  
825 40 1700  
1000 AVENUE OF THE STARS, SUITE 1000  
LOS ANGELES, CALIFORNIA 90069  
310 250 0000

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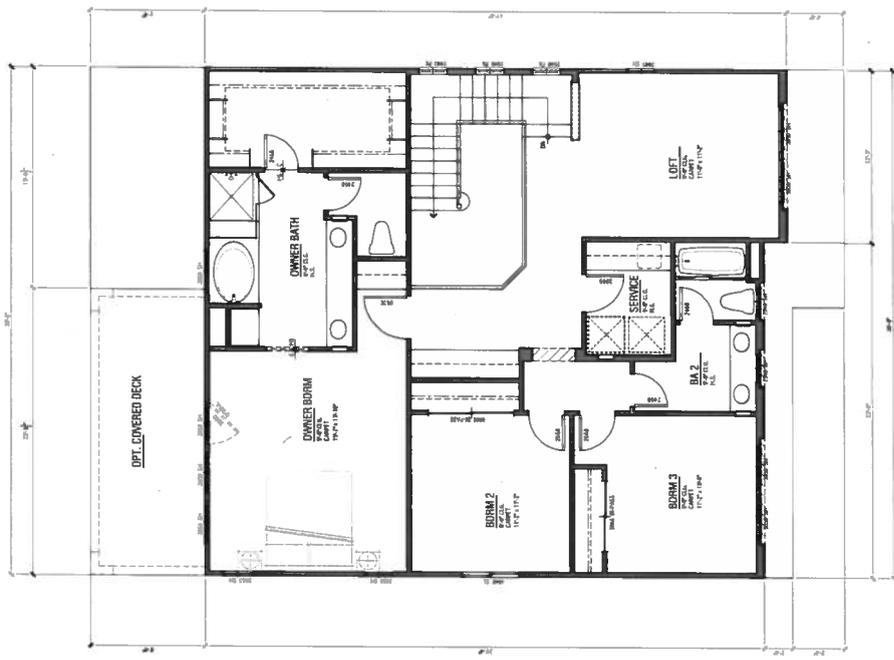
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First Level: 1,089 SF

### Plan 3

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



Second Level: 1,295 SF

46' x 70' Lots

## FARIA PRESERVE

San Ramon, CA

April 30, 2013

# B3.1

2012.150



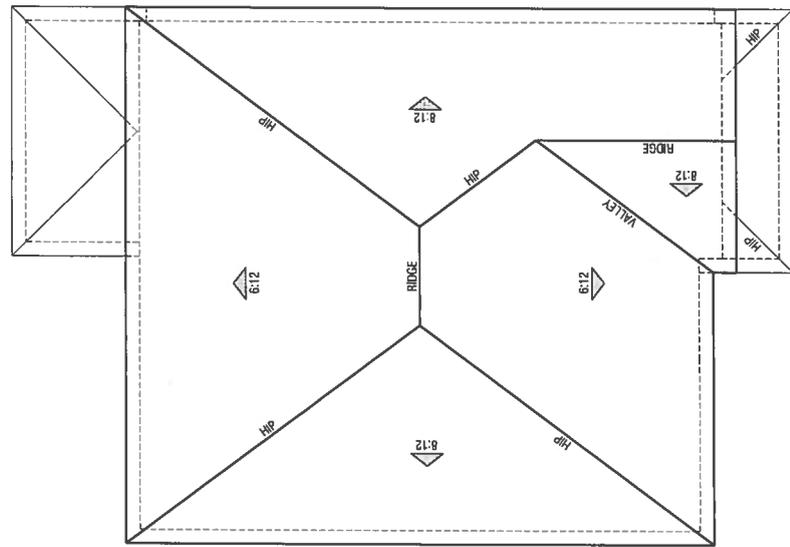
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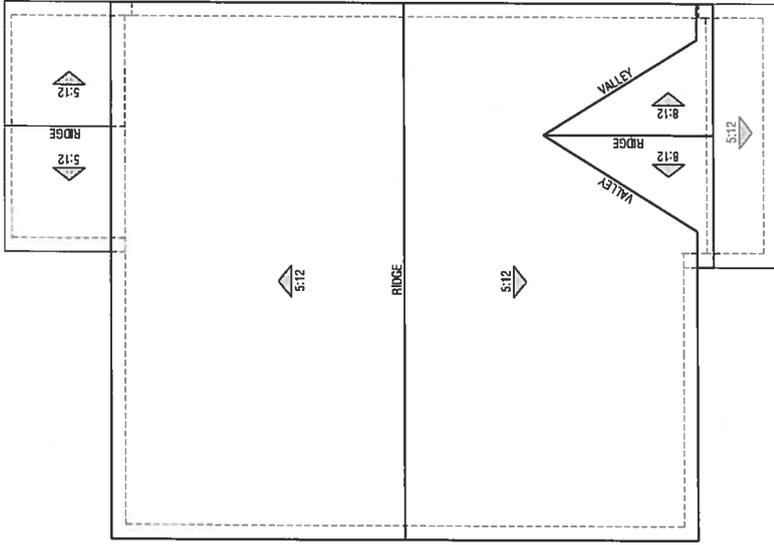
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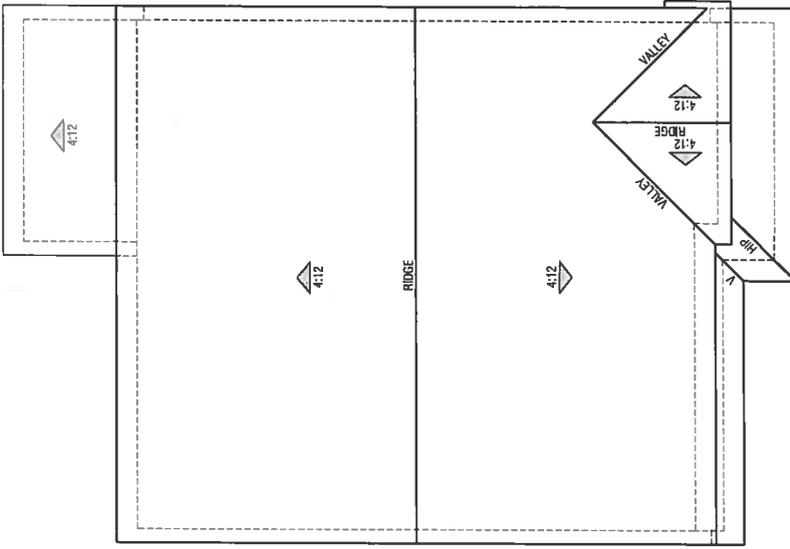




Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

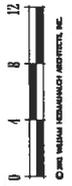
# Plan 3

Roof Plans

46' x 70' Lots

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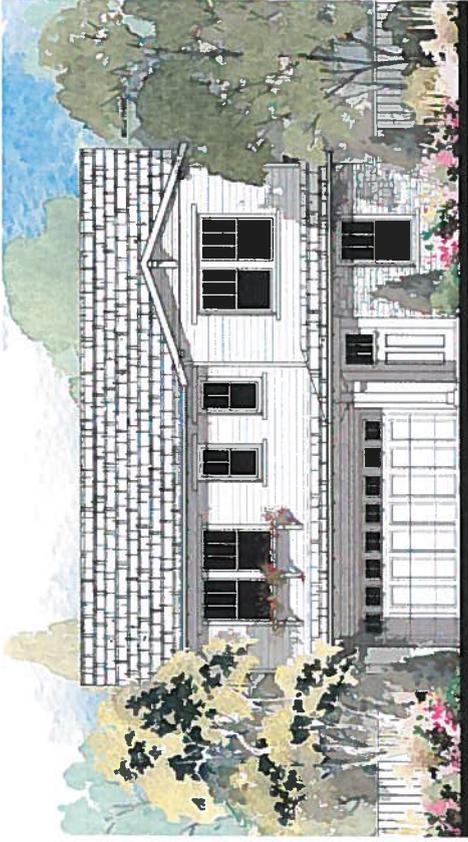
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SAN RAMON, CA 94583  
TEL: 925.352.1229  
WWW.FERRANMACH.COM FAX: 925.352.1225

April 30, 2013

**B3.2**

2012159

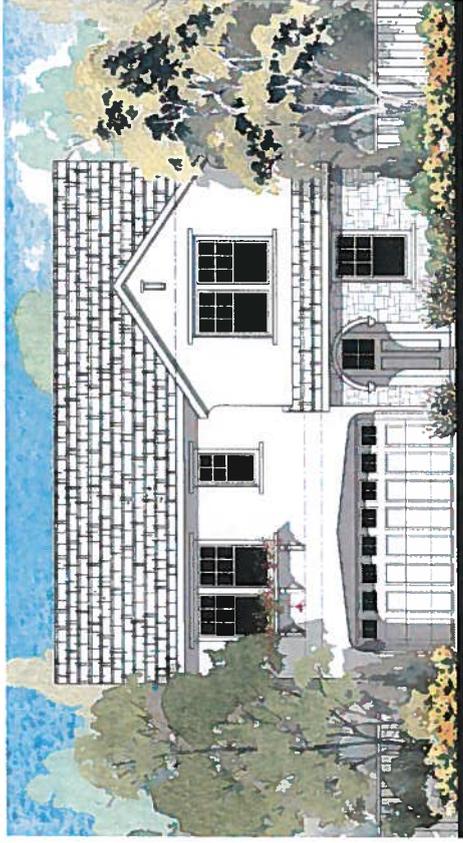
**FARIA PRESERVE**  
San Ramon, CA



Bay Area Bungalow



Presidio

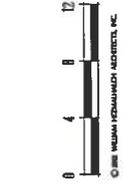


Cottage

Plan 3

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



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www.williamhermann.com SAN RAMON, CA 94583  
800.754.8287

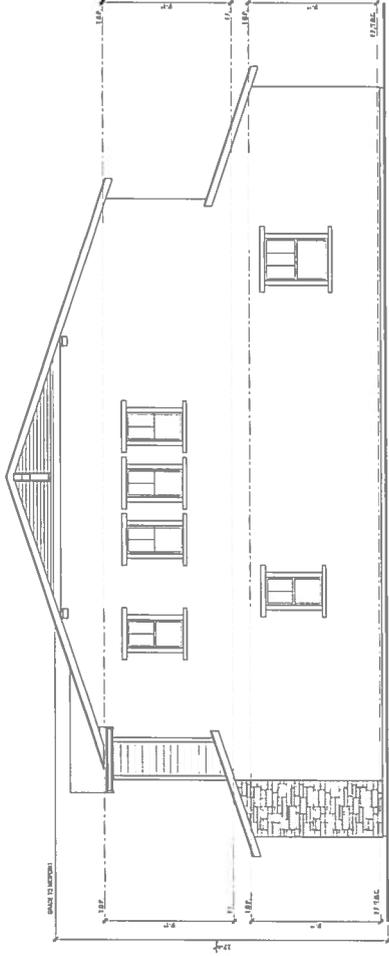
April 30, 2013

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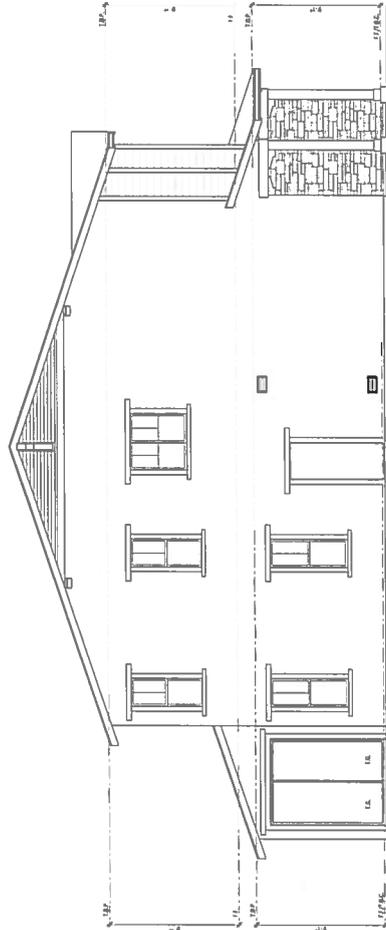
2012150



Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 3**

Elevation A - Bay Area Bungalow

46' x 70' Lots

**LAFFERTY  
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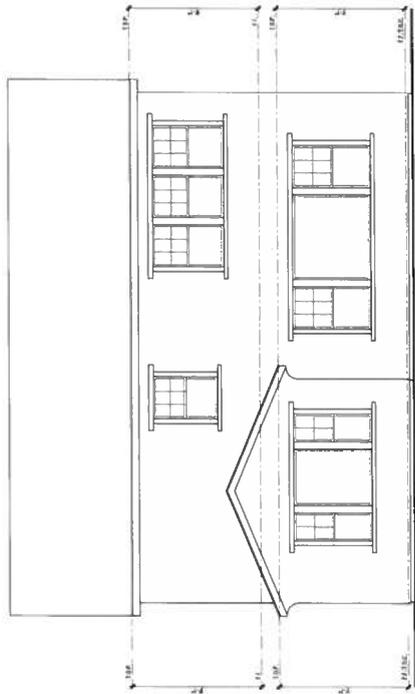


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10000 E. 15th Avenue, Suite 100, Denver, CO 80231  
925.759.0827 www.walcharch.com Fax: 925.759.0529

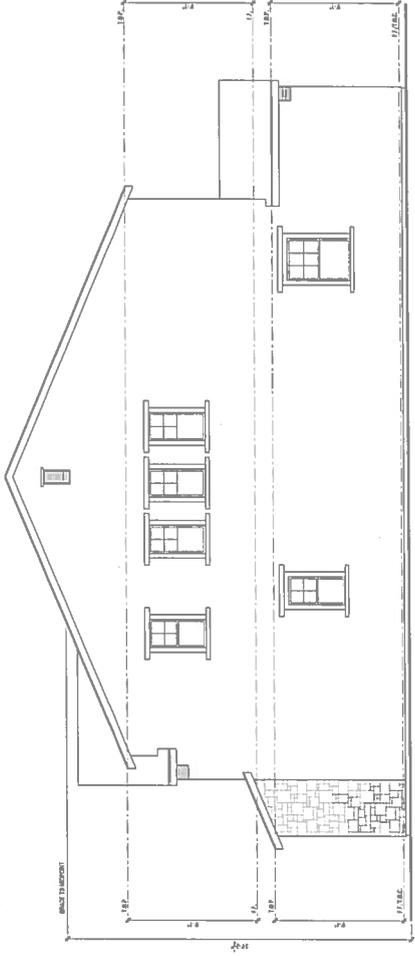
April 30, 2013

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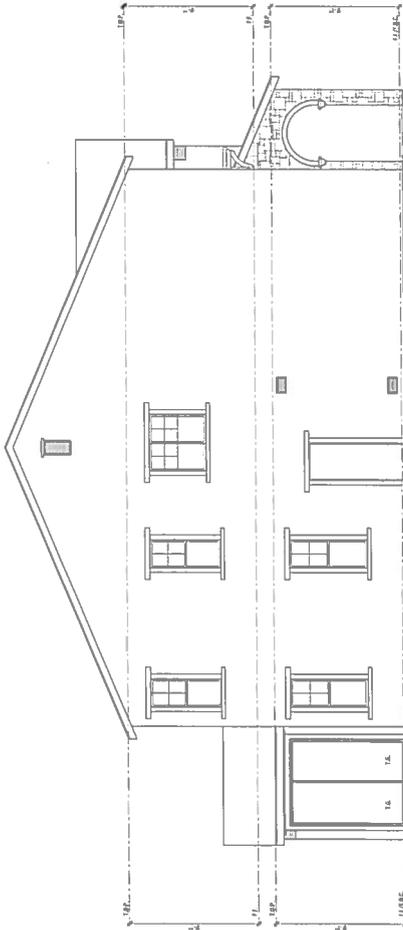
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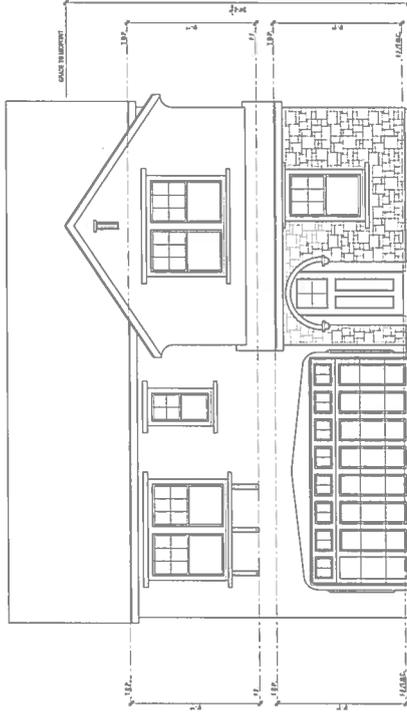
Rear Elevation



Right Elevation



Left Elevation



Front Elevation

**Plan 3**

Elevation B - Cottage

46' x 70' Lots

**LAFFERTY  
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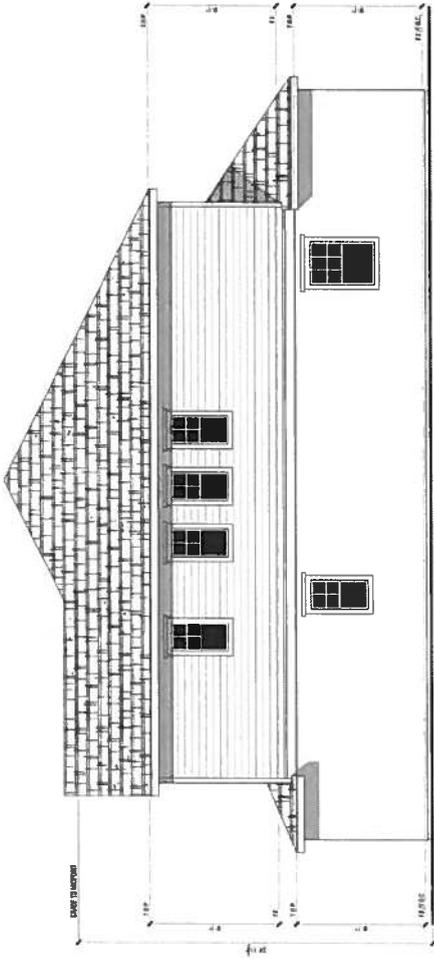
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 TEL: 925.375.1200  
 FAX: 925.375.1202  
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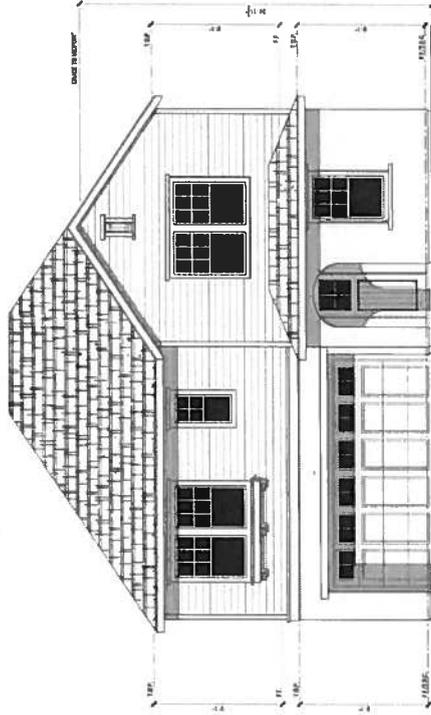
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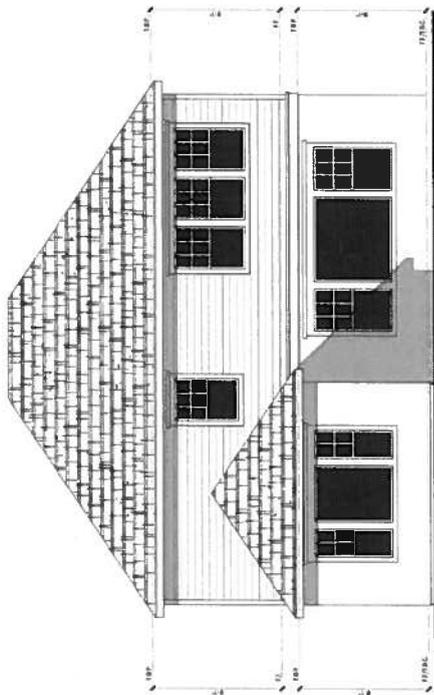
**FARIA PRESERVE**  
 San Ramon, CA



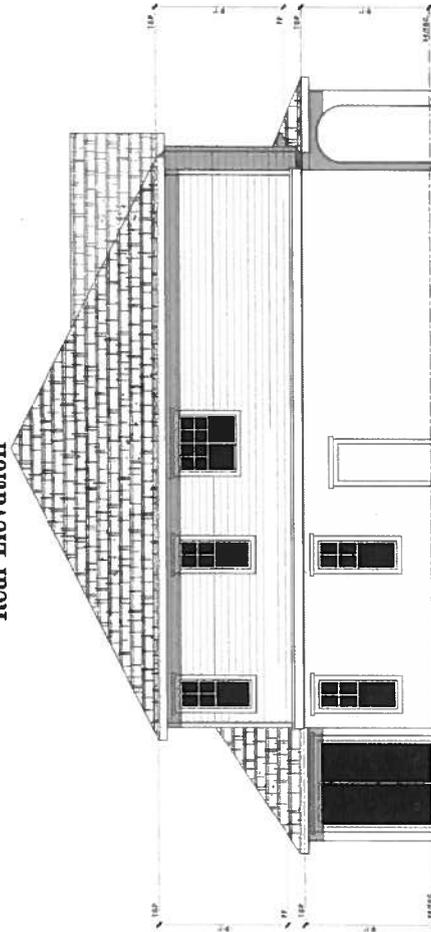
Right Elevation



Front Elevation



Rear Elevation



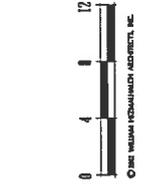
Left Elevation

**Plan 3**

Elevation C - Presidio

46' x 70' Lots

**FARIA PRESERVE**  
San Ramon, CA



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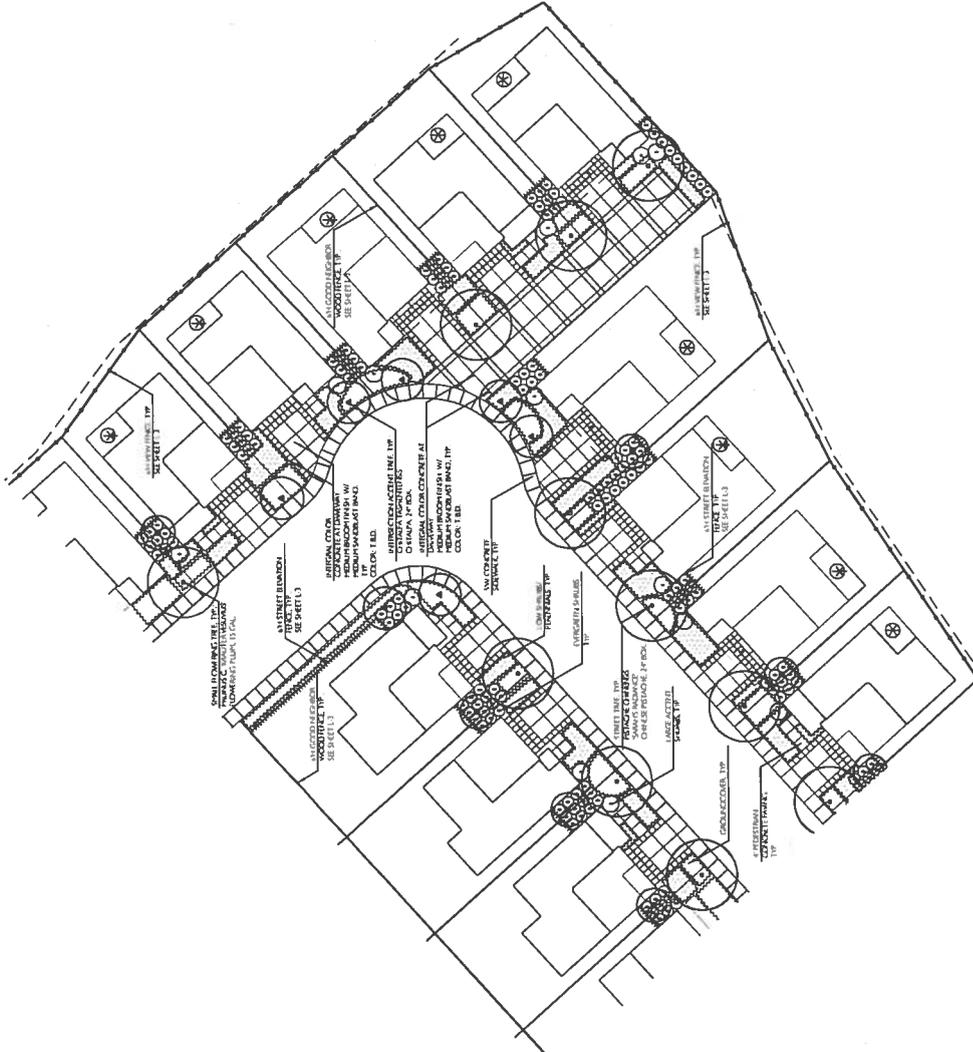
April 30, 2013  
**B3.6**  
201256

**PLANT LIST**

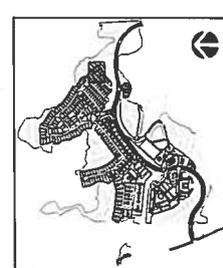
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(C)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(D)	Chamaelirium	Chamae	24" Dia.	As Shown
(E)	Parrotia c. Parrotia	Flowering Parrot	24" Dia.	As Shown

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING
(A)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(B)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(C)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(D)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(E)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(F)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(G)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(H)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(I)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(J)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(K)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(L)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(M)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(N)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(O)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(P)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(Q)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(R)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(S)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(T)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(U)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(V)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(W)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(X)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(Y)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown
(Z)	Parrotia c. Parrotia	Flowering Parrot	15' Cal.	As Shown



NEIGHBORHOOD II ENLARGEMENT  
**FARIA PRESERVE**  
 SAN RAMON, CA



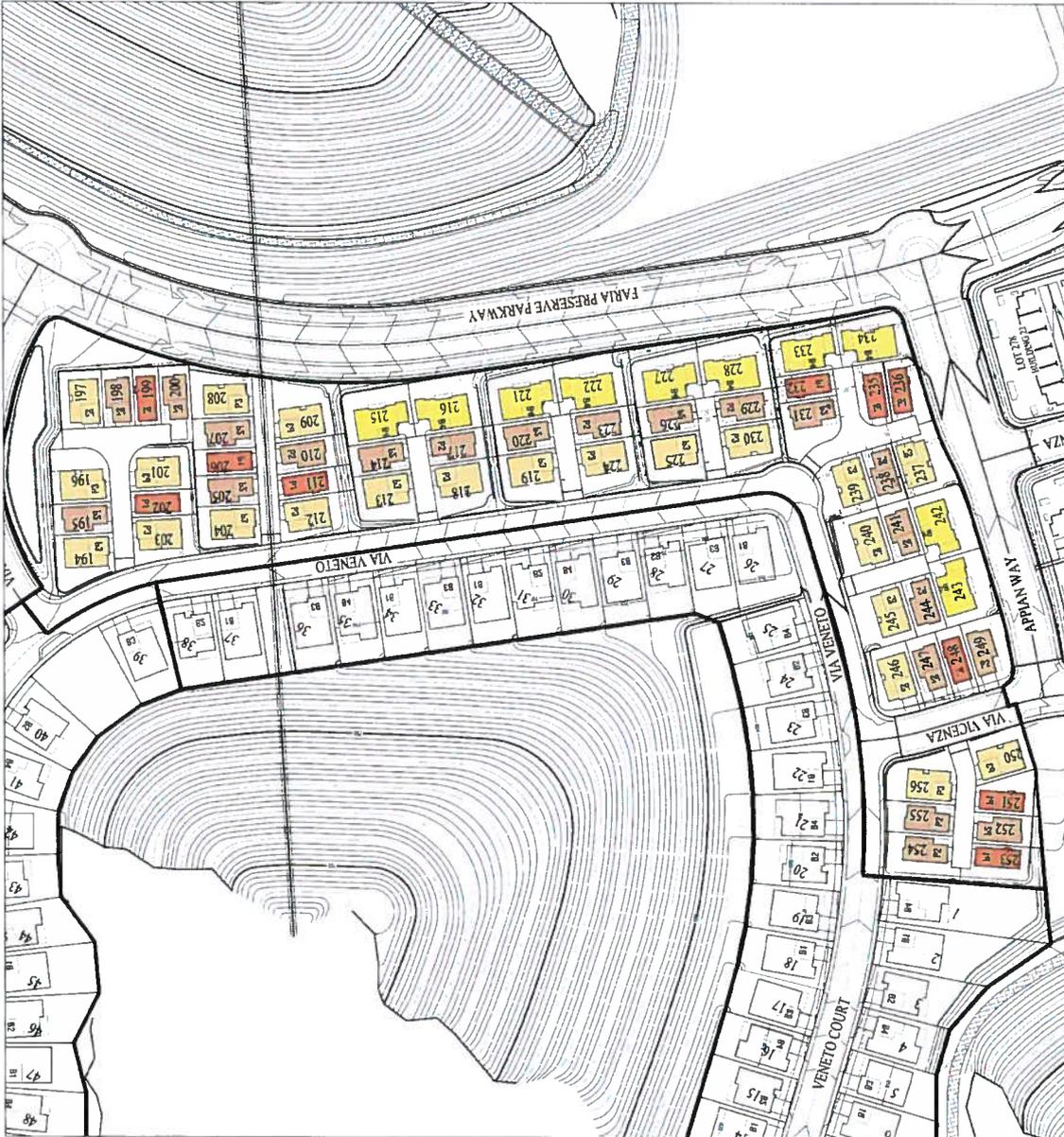
L-14

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0' 10' 20' 40'  
 APRIL 26, 2013

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**PRODUCT SUMMARY**

PLAN TYPE	DU.	%
PLAN 1	10	16.0%
PLAN 2	21	33.0%
PLAN 3	22	35.0%
PLAN 4	10	16.0%
<b>TOTAL</b>	<b>63</b>	<b>100%</b>

April 30, 2013  
**C1.01**  
 2012149

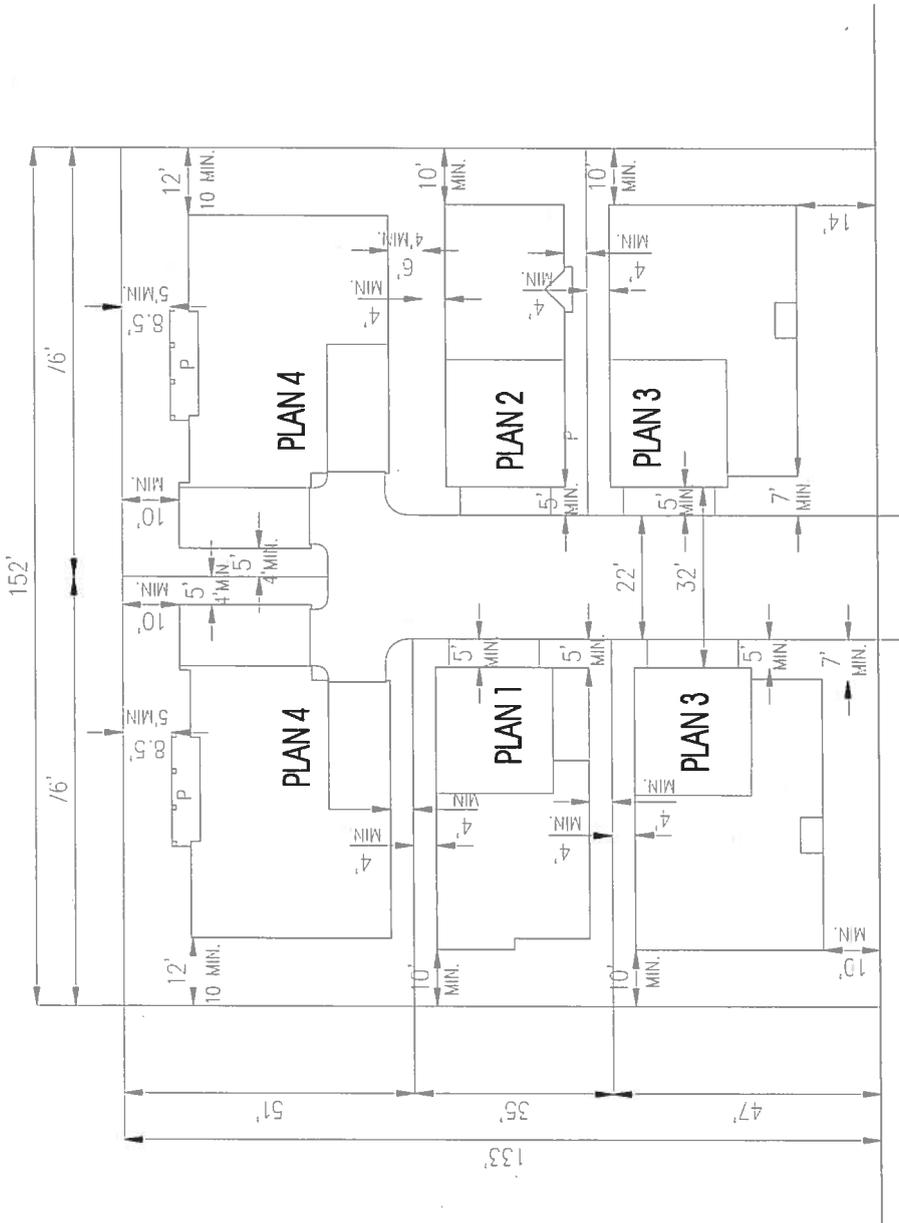
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 2800 FEDERAL AVENUE, SUITE 200, SAN RAMON, CA 94583  
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 www.hezmalhalch.com

**Neighborhood 3 - Cluster SFD**  
**FARIA PRESERVE**  
 San Ramon, CA



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TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD B STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	5'	5'
FRONT (LIVING)	8'	7'
FRONT (PORCH)	3'	5'
SIDEYARD (INTERIOR)	3'	4'
SIDEYARD (CORNER)	5'	10'
SIDEYARD (AGGREGATE)	8'	8'
REAR	3'	10'

STREET

Typical Neighborhood 3 - Cluster SFD

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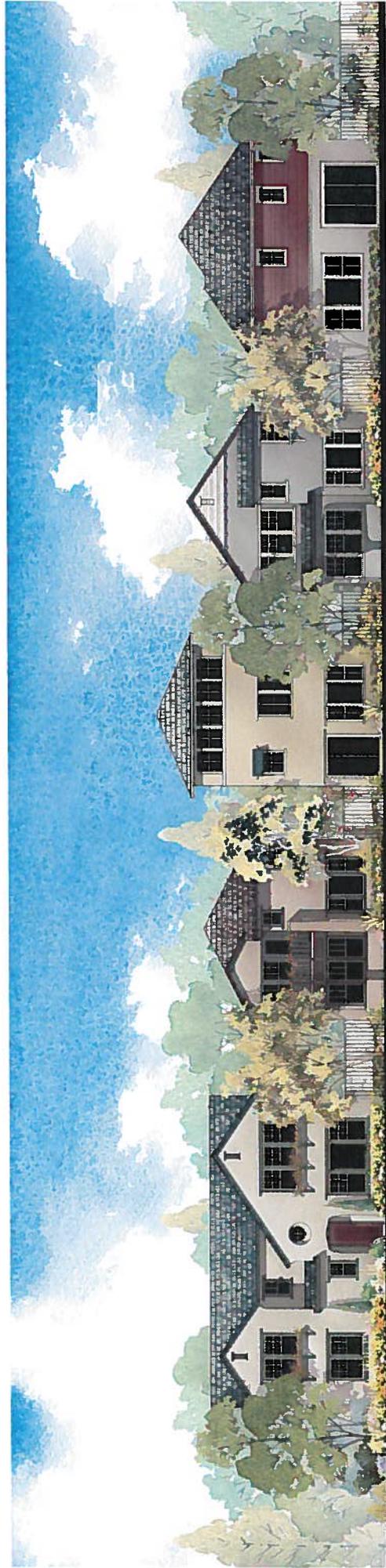
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April 30, 2013

**C1.02**

2012149



Plan 2C  
Collage

Plan 2B  
Bay Area Bungalow

Plan 1A  
Presidio

Plan 2E  
Collage

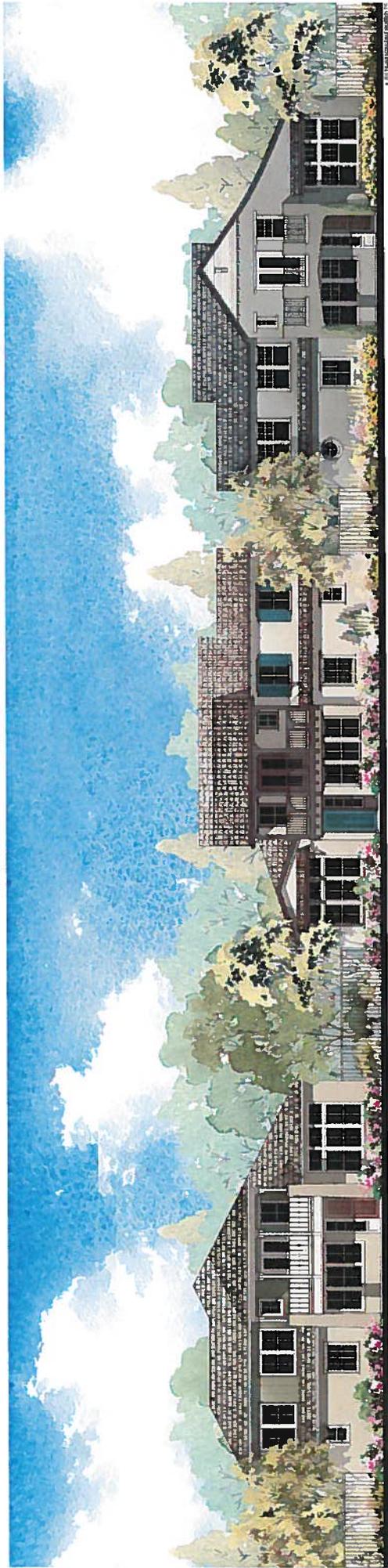
Plan 1B  
Farmhouse

**Neighborhood 3 Streetscene**  
Court Homes

**FARIA PRESERVE**  
San Ramon, CA

April 30, 2013  
**C1.03**  
SHEET





Plan 4B  
Farmhouse

Plan 4AB  
Monterey

Plan 4C  
Cottage

**Neighborhood 3 Streetscene**  
 Court Homes  
**FARIA PRESERVE**  
 San Ramon, CA

April 28, 2013  
**C1.04**  
 Streetscene

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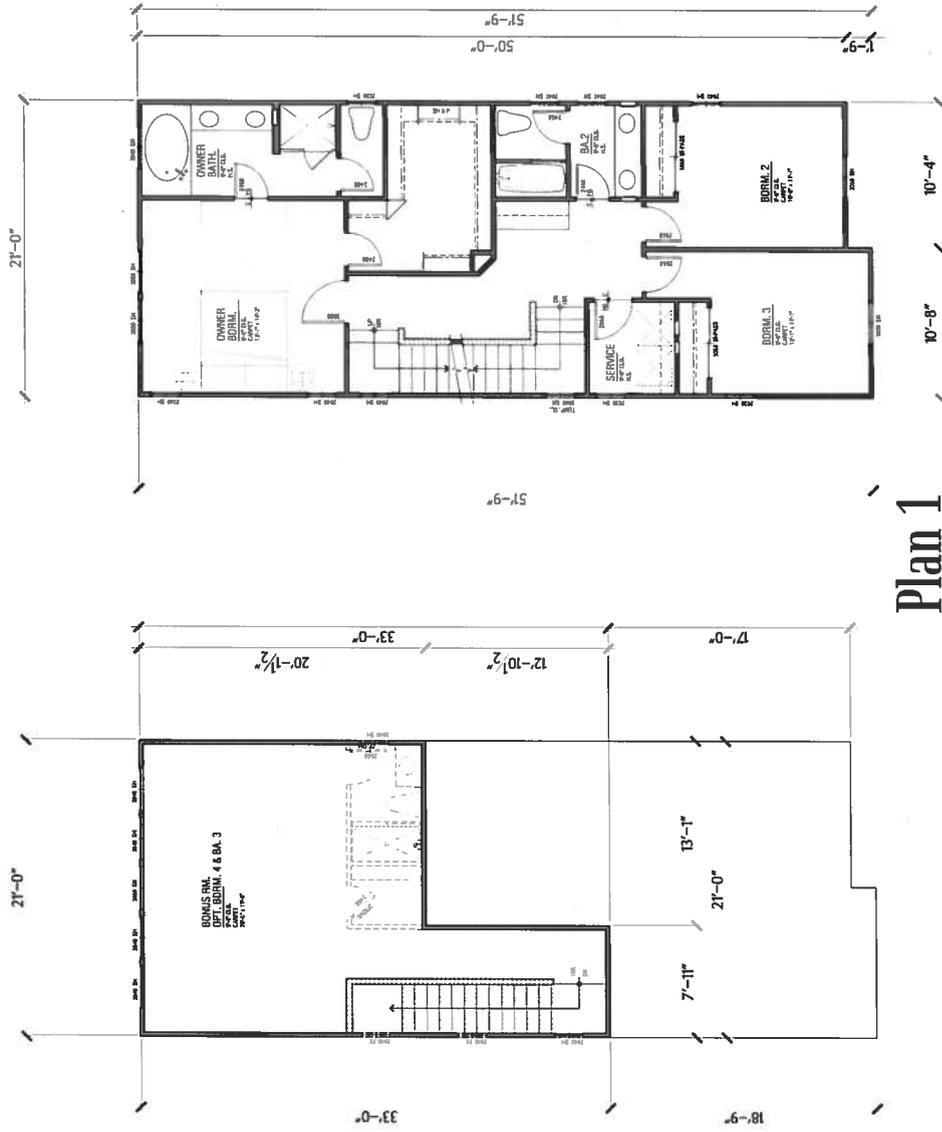
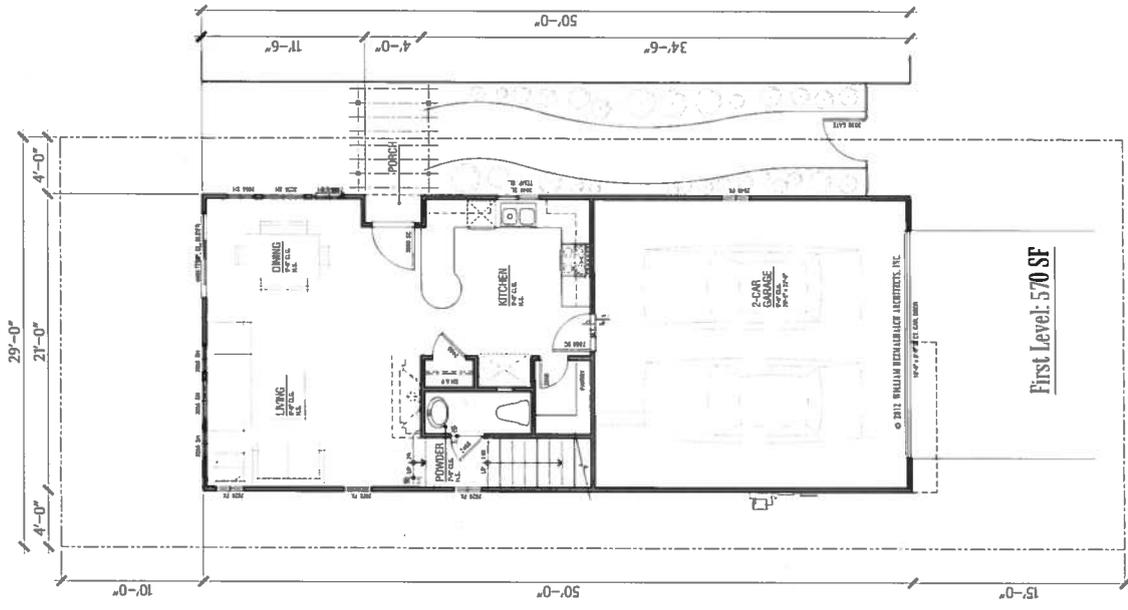
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**Perspective Rendering**  
**Court Homes**  
**FARIA PRESERVE**  
 San Ramon, CA

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April 30, 2013  
**C1.05**  
 2012149



**Plan 1**

Total: 1,862 SF  
 Garage: 427 SF  
 3 Bdrm / Bonus Rm / 2 1/2 Ba  
 2 Car Garage



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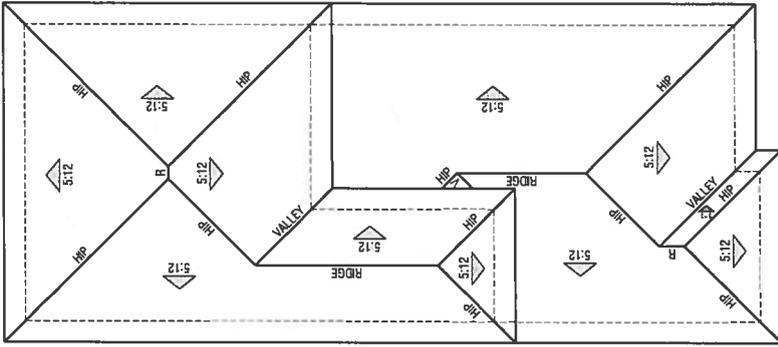
April 30, 2013  
**C1.1**  
 2012149

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 TEL: 925.375.1100 FAX: 925.375.1101  
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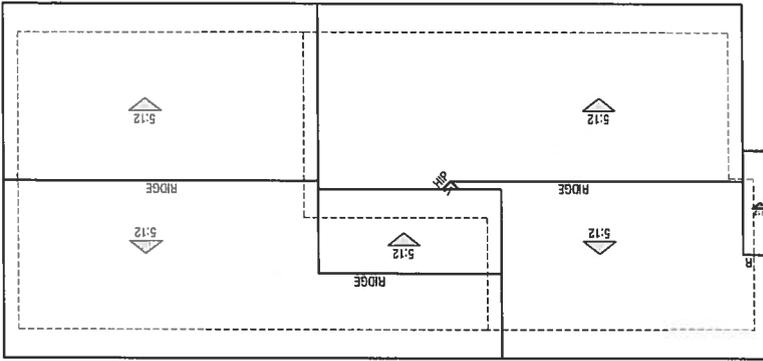
**FARIA PRESERVE**  
 San Ramon, CA

Court Homes

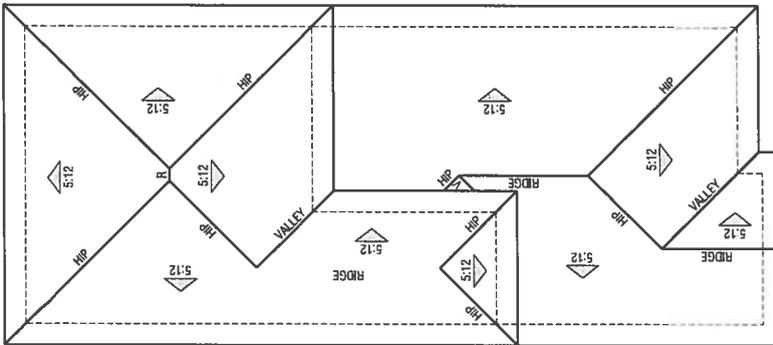
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Elevation A - Presidio



Elevation B - Bay Area Bungalow



Elevation C - Farmhouse

# Plan 1

Roof Plan

Court Homes

## FARIA PRESERVE

San Ramon, CA



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April 30, 2013

# C1.2

2012149



**Elevation B**  
Bay Area Bungalow



**Elevation C**  
Farmhouse



**Elevation A**  
Presidio

# Plan 1

Yard Elevations

Court Homes



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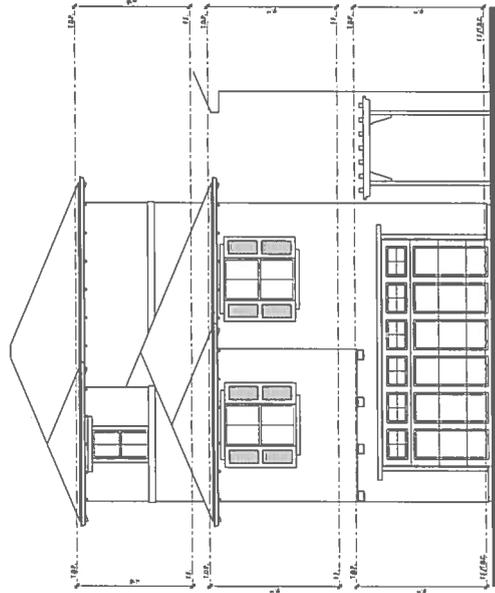


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SAN ANTONIO, TEXAS 78204  
TEL: 214.343.1700 FAX: 214.343.1702  
3800 REDBELL AVENUE, SUITE 200, SAN ANTONIO, TEXAS 78248  
TEL: 214.343.1700 FAX: 214.343.1702  
WWW.HEZMALHALCH.COM

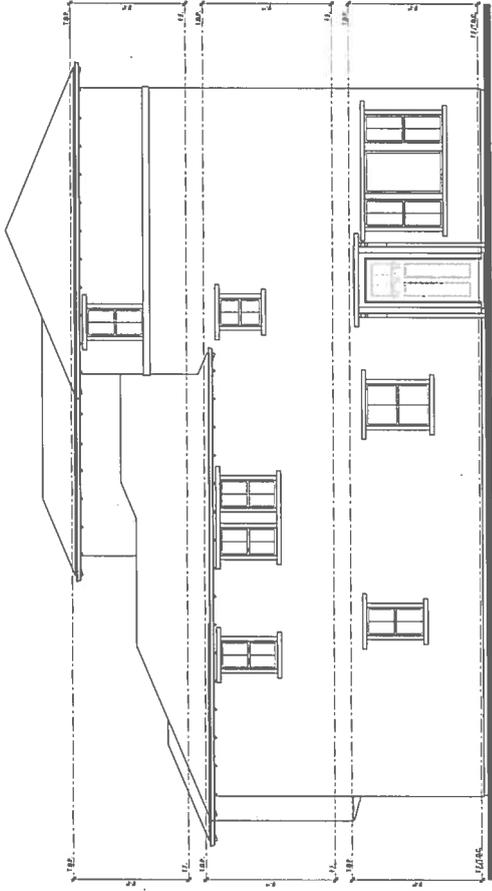
April 26, 2013

**C1.3**

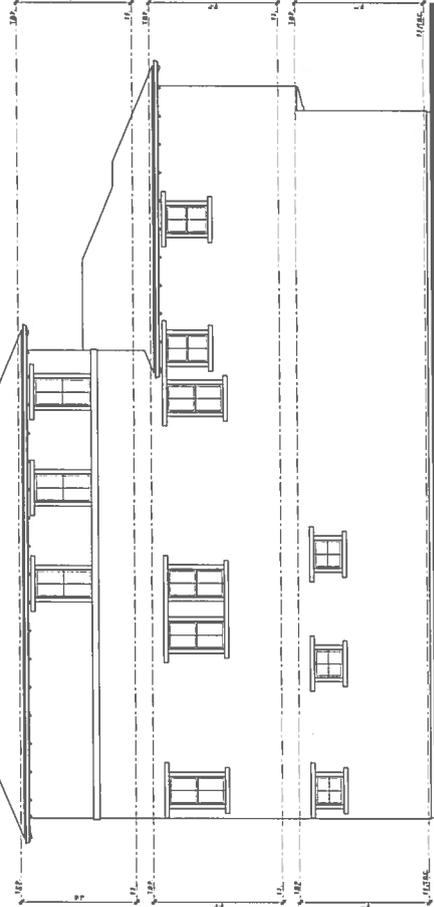
2012149



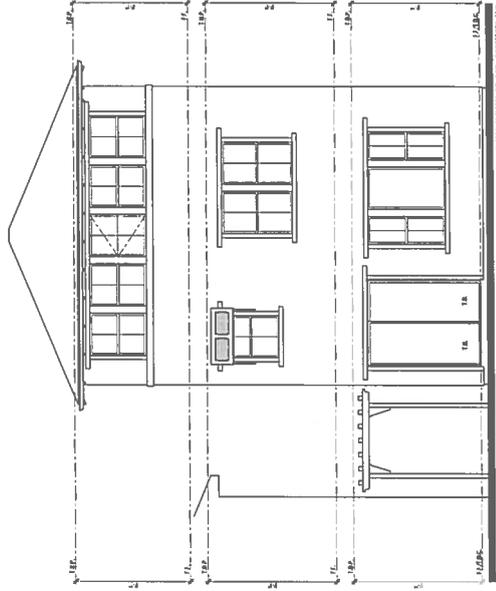
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

# Plan 1

Elevation A - Presidio



## Court Homes

# FARIA PRESERVE

San Ramon, CA

**LAFFERTY**  
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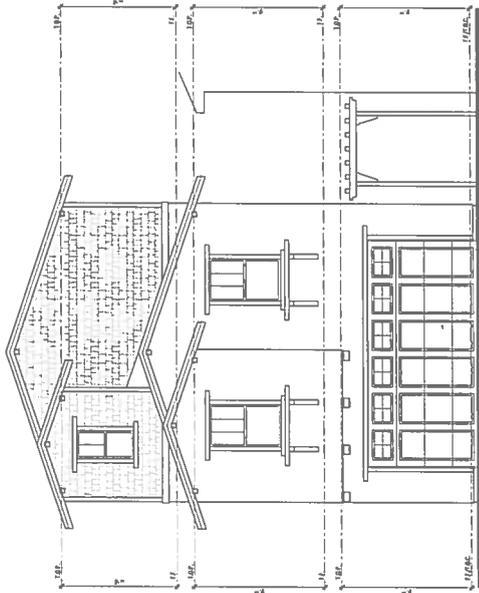
**WILLIAM HEZMALHALCH**  
**ARCHITECTS, INC.**  
1000 FERRIS AVENUE SUITE 200 SAN RAMON, CA 94583  
925.487.1700 FAX 925.487.1701  
949.251.0007 www.laharchitects.com

April 30, 2013

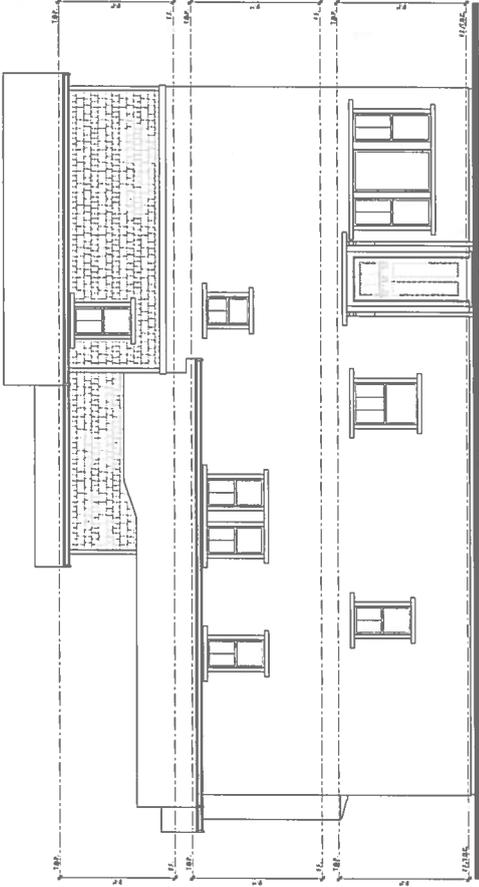
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2012149

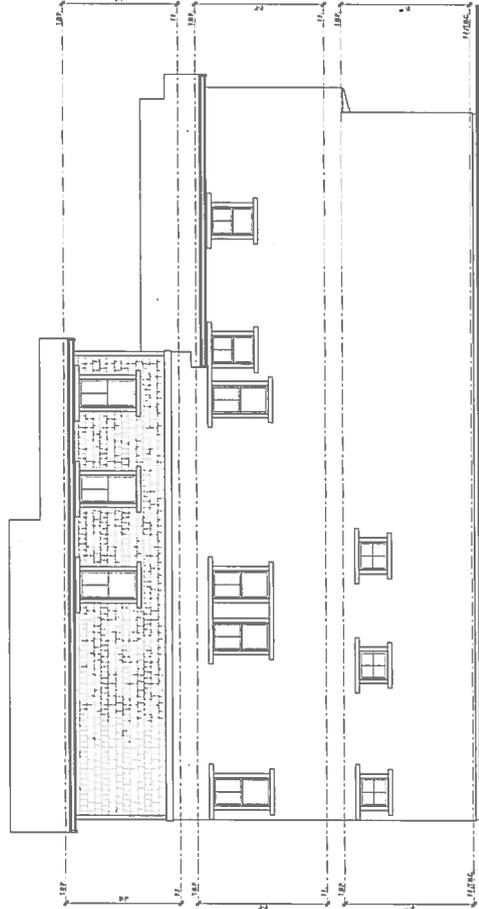
© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



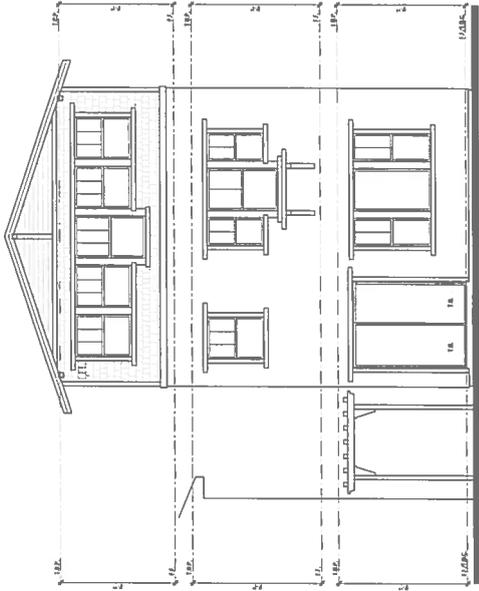
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley

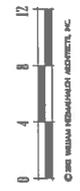


Yard Elevation

**Plan 1**  
Elevation B - Bay Area Bungalow



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Court Homes

**FARIA PRESERVE**  
San Ramon, CA



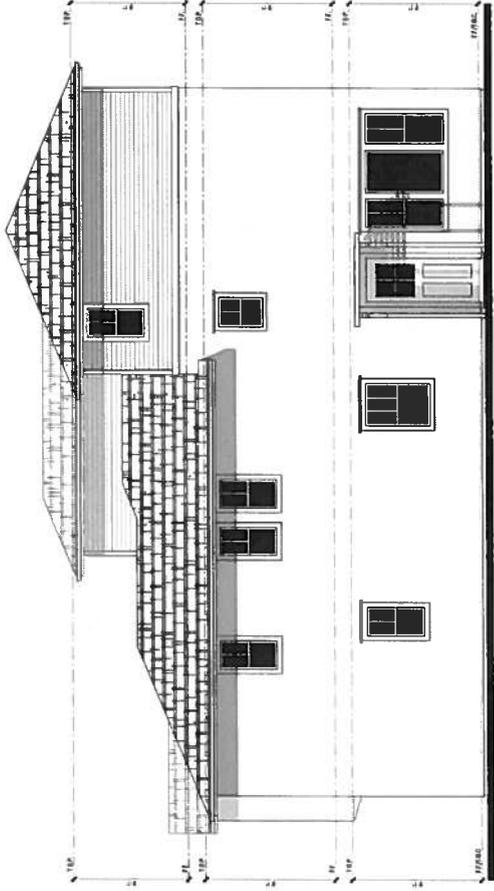
**WILLIAM HEZMALCHALCH ARCHITECTS, INC.**  
1000 UNIVERSITY PARKWAY SUITE 510 DUBLIN, CA 94568  
TEL: 925.835.1000 FAX: 925.835.1001  
WWW.HEZMALCHALCHARCHITECTS.COM

April 11, 2013

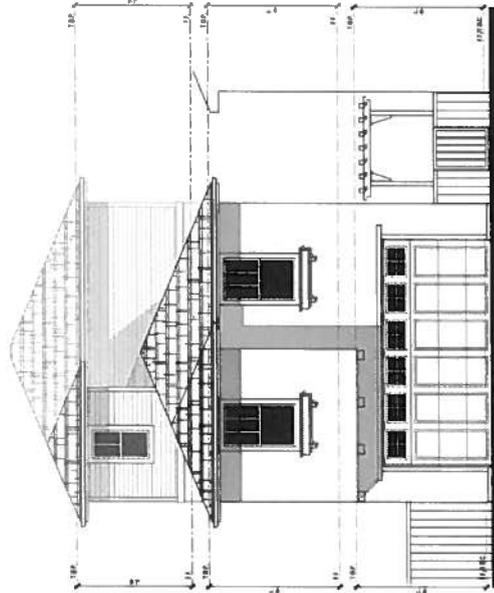
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2012.149

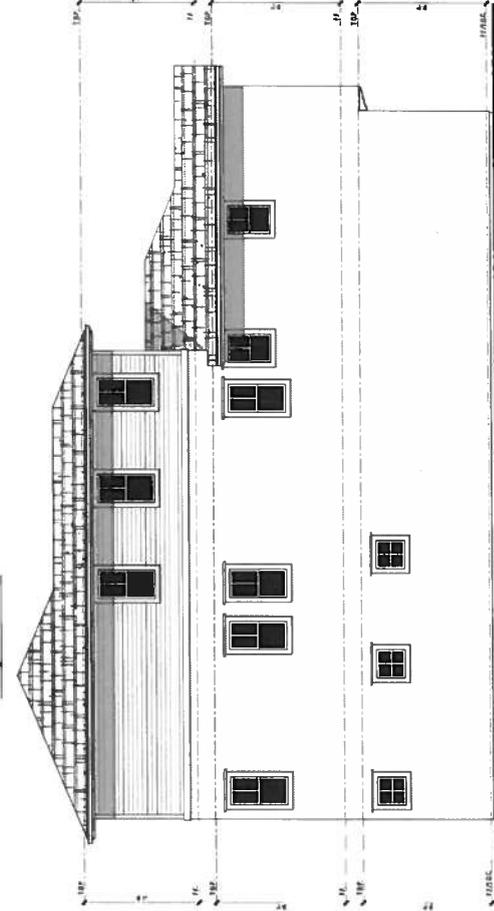
© 2012 WILLIAM HEZMALCHALCH ARCHITECTS, INC.



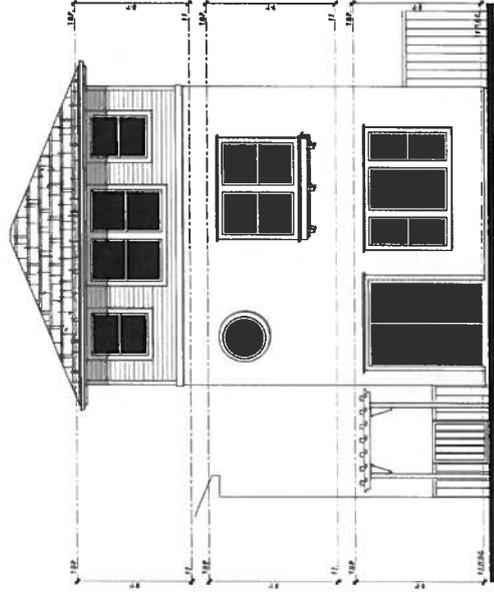
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



Yard Elevation

# Plan 1

Elevation C - Farmhouse



Court Homes

**FARIA PRESERVE**  
San Ramon, CA

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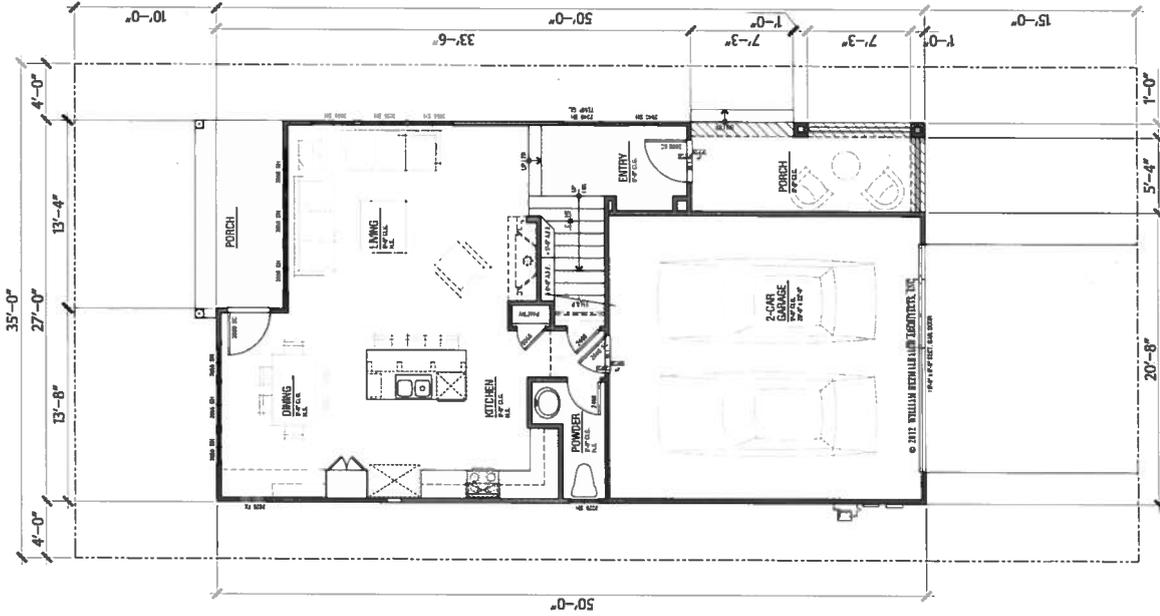
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2012149

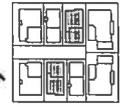


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First Level: 759 SF



April 30, 2013

C2.1

2012149



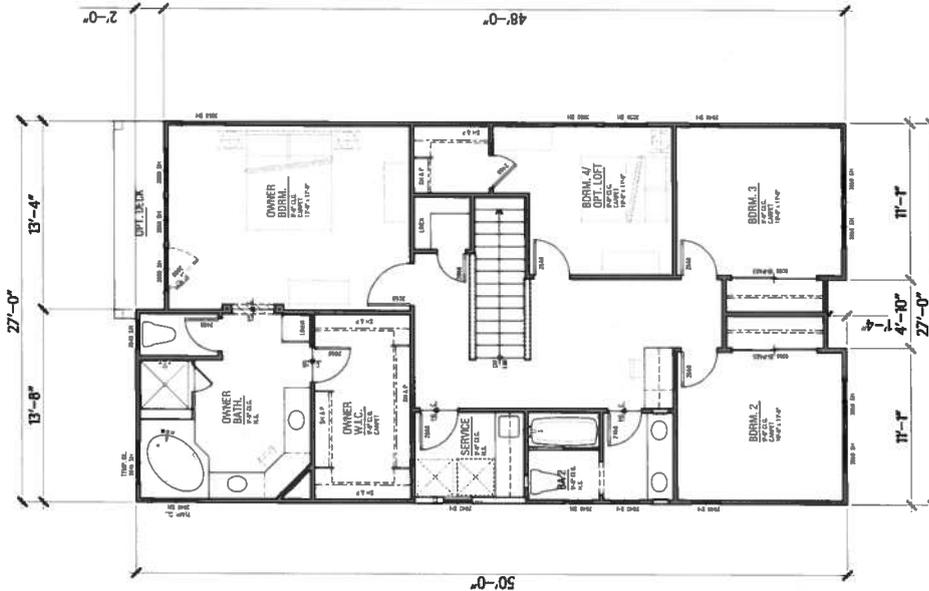
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ARCHITECTS, INC.  
1000 W. UNIVERSITY AVE. SUITE 200  
SAN RAMON, CA 94583  
925.752.1500  
WWW.HEZMALHALCH.COM

## Plan 2

Total: 2,054 SF  
Garage: 460 SF  
4 Bdrm / 2 1/2 Ba  
2 Car Garage

Court Homes

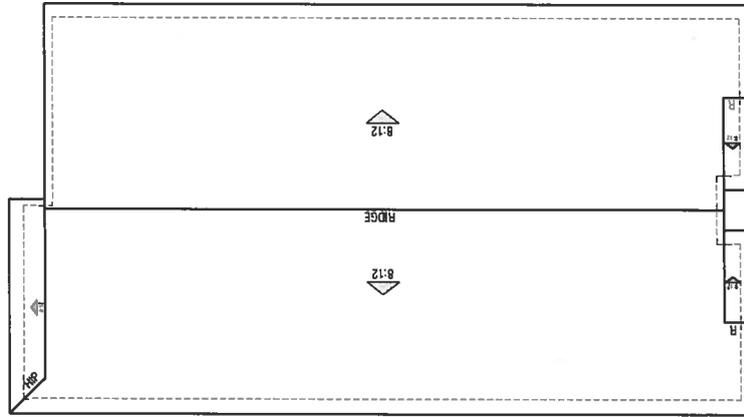
**FARIA PRESERVE**  
San Ramon, CA



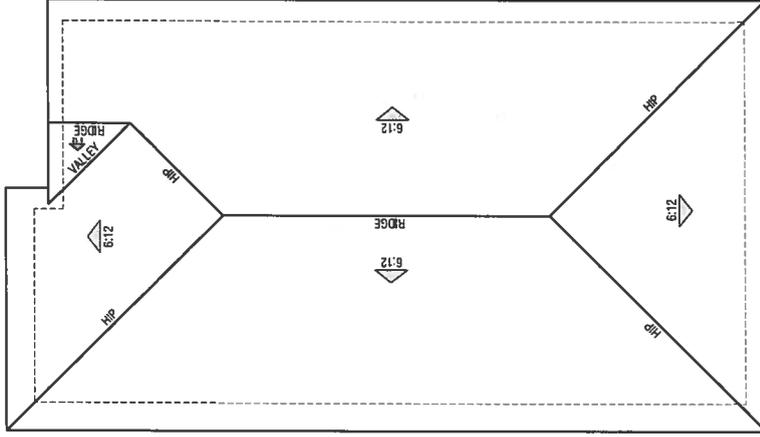
Second Level: 1,295 SF



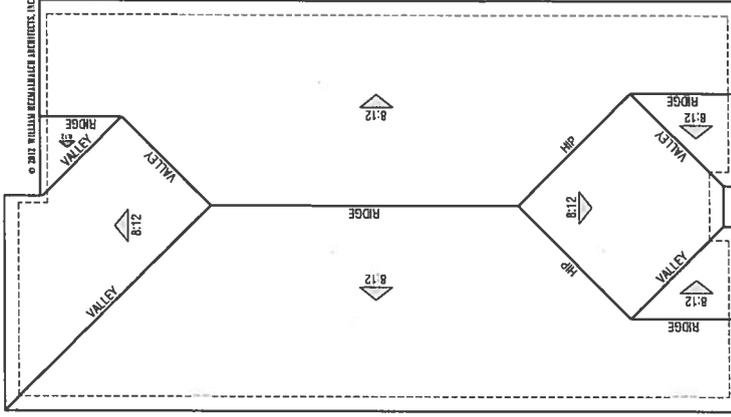
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Elevation C - Cottage



Elevation B - Bay Area Bungalow



Elevation A - Presidio

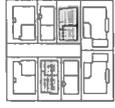
## Plan 2

Roof Plans

Court Homes

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April 30, 2013

**C2.2**

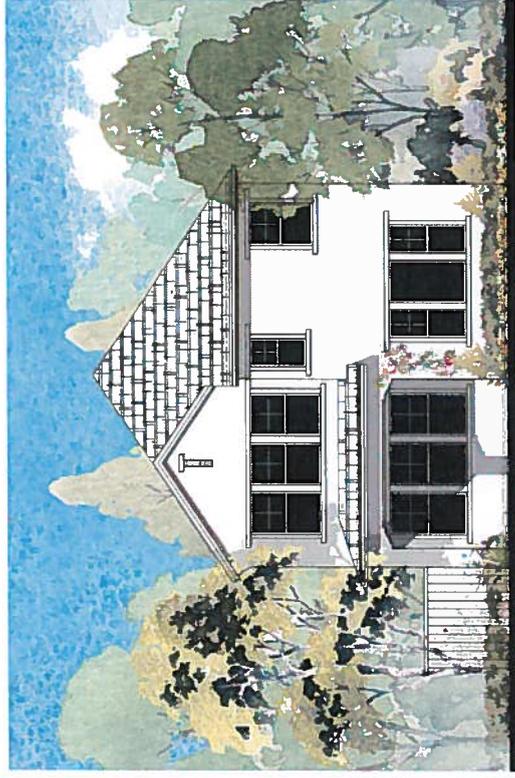
2012149



Elevation B  
Bay Area Bungalow



Elevation C  
Cottage



Elevation A  
Presidio

## Plan 2

Yard Elevations

Court Homes

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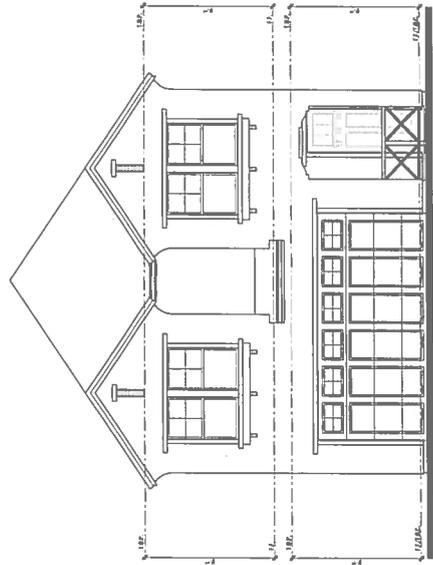
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SUITE 200  
FARMINGTON HILLS, MI 48334  
TEL: 248.251.2525  
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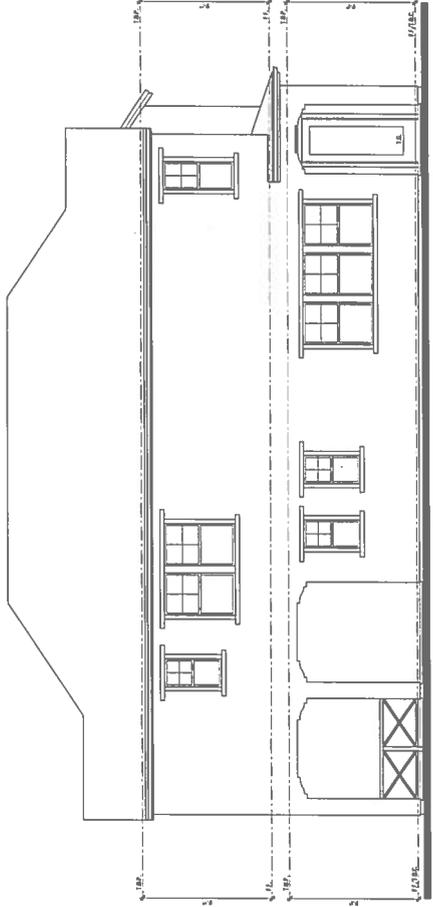
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2012149

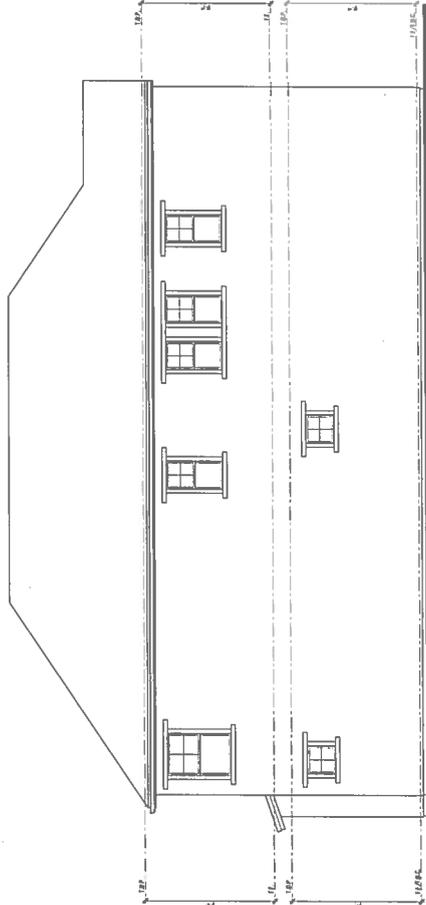
**FARIA PRESERVE**  
San Ramon, CA



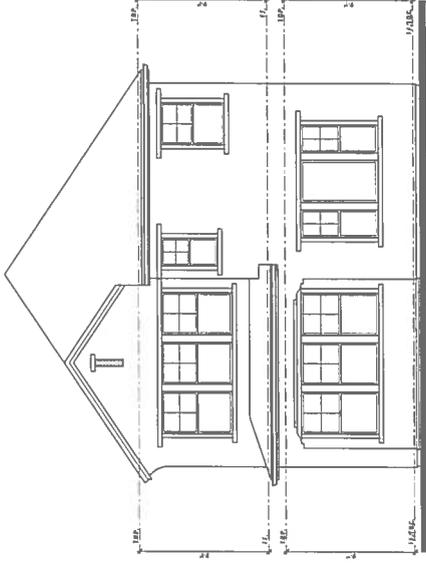
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

## Plan 2

Elevation A - Presidio

Court Homes

**LAFERTY  
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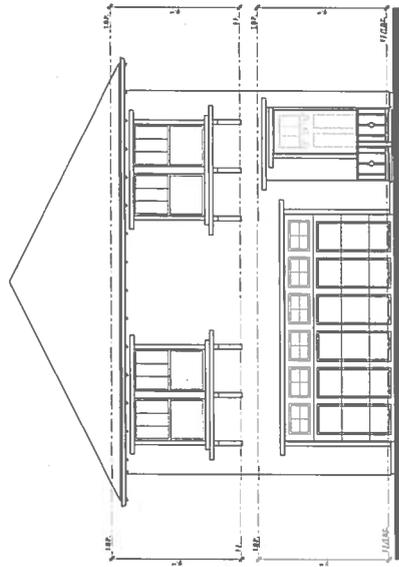


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TEL: 214.343.1234 FAX: 214.343.1235  
2000 REDHILL AVENUE SUITE 200 SANTA ANITA CA 92704-0440  
TEL: 951.251.1237 WWW.HEZMALHALCH.COM TEL: 949.251.1259

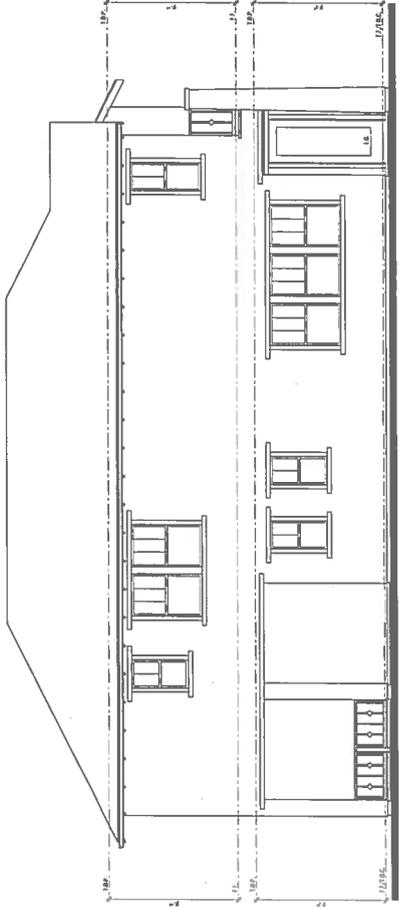
April 30, 2013

**C2.4**

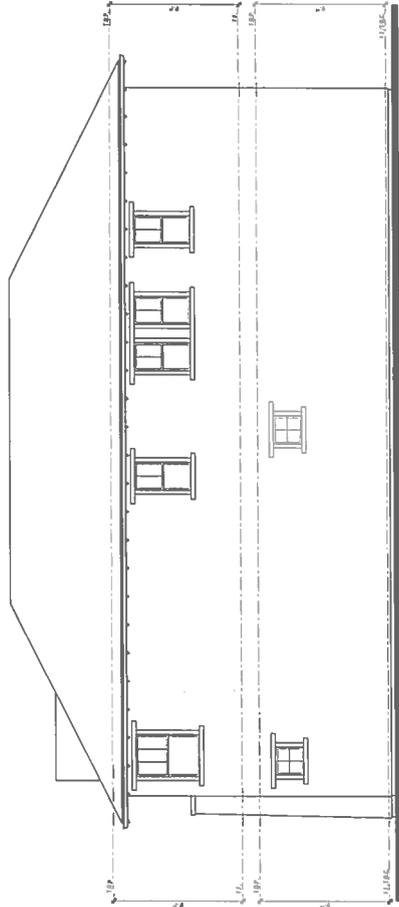
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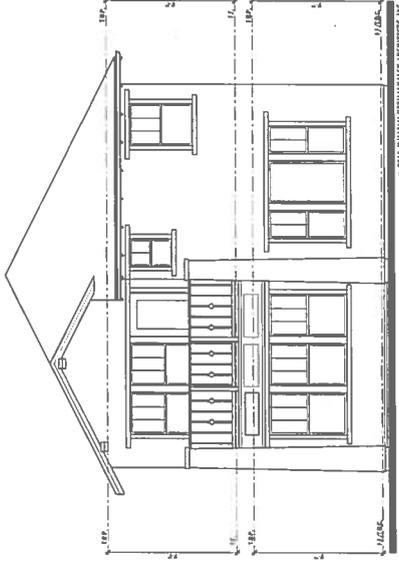
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

\*Shown with opt. deck @ 2nd floor

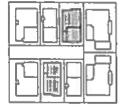
## Plan 2

Elevation B - Bay Area Bungalow

Court Homes

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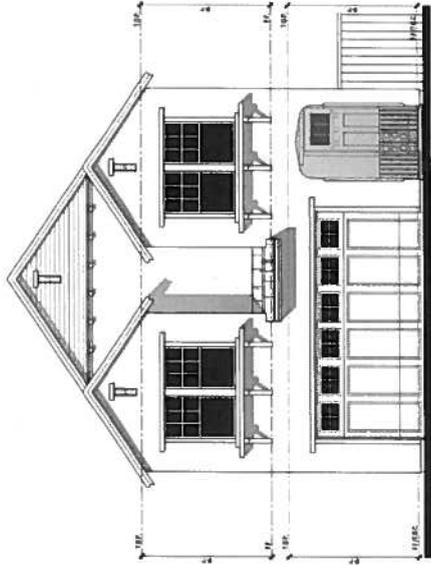


**W**  
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1000 CALIFORNIA AVENUE SUITE 200 SAN RAMON, CA 94583  
949.250.0021 www.hezmahalch.com Tel: 949.250.1825

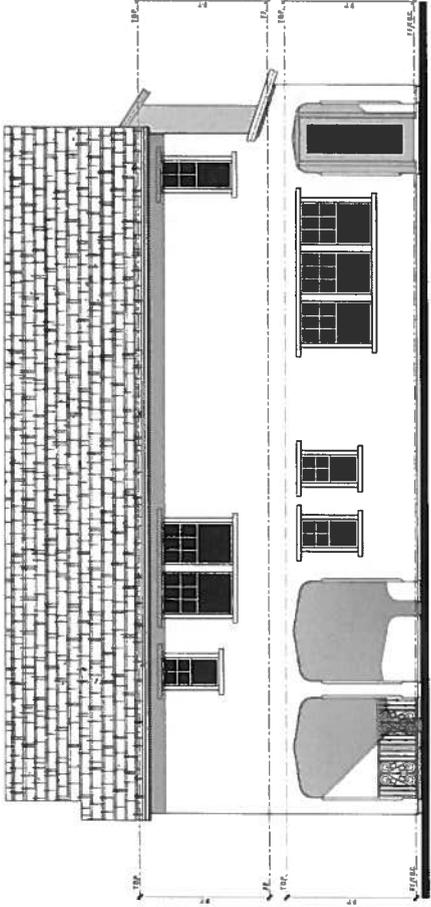
April 30, 2013

**C2.5**

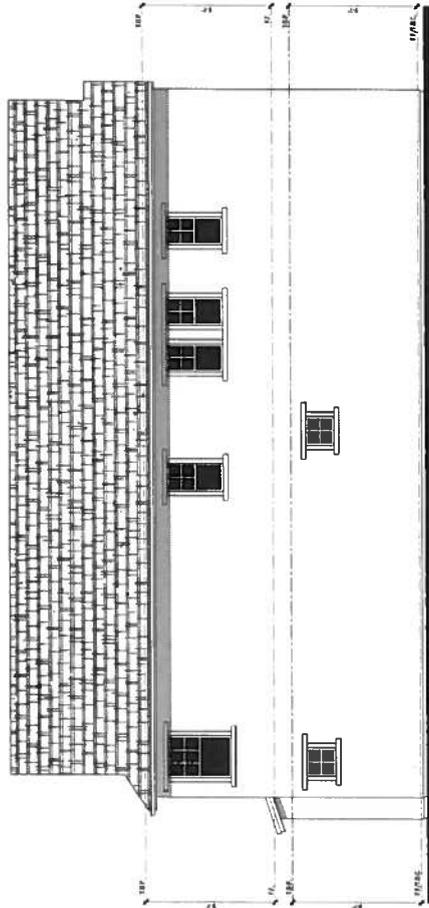
2012149



Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

## Plan 2

Elevation C - Cottage

Court Homes



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San Ramon, CA

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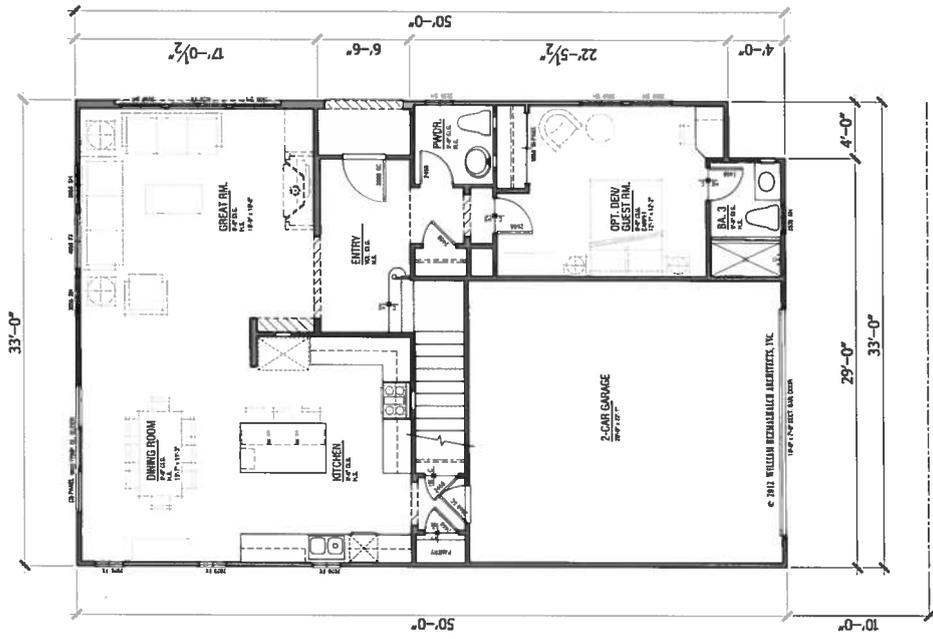
April 30, 2013

**C2.6**

2012149



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### Plan 3

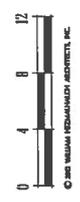
Total: 2,360 SF  
 Garage: 465 SF  
 4 Bdrms / 3 1/2 Ba  
 2 Car Garage

Court Homes

## FARIA PRESERVE

San Ramon, CA

Second Level: 1,224 SF



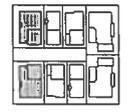
**LAFFERTY**  
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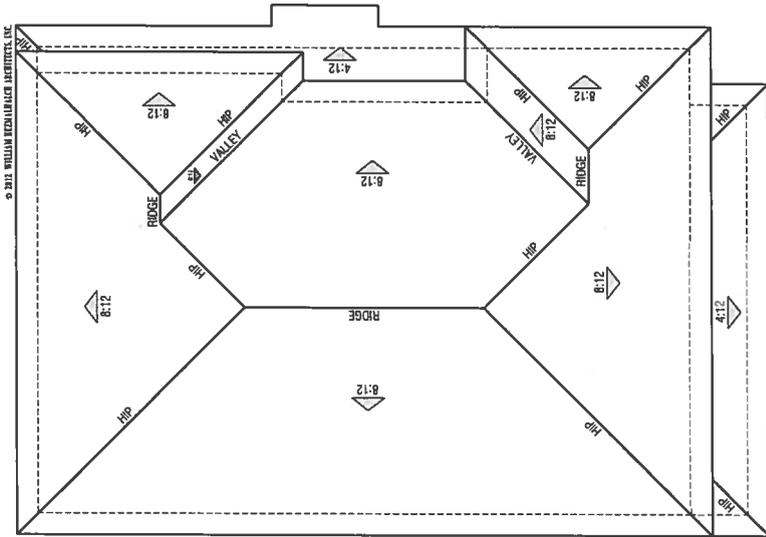
First Level: 1,136 SF



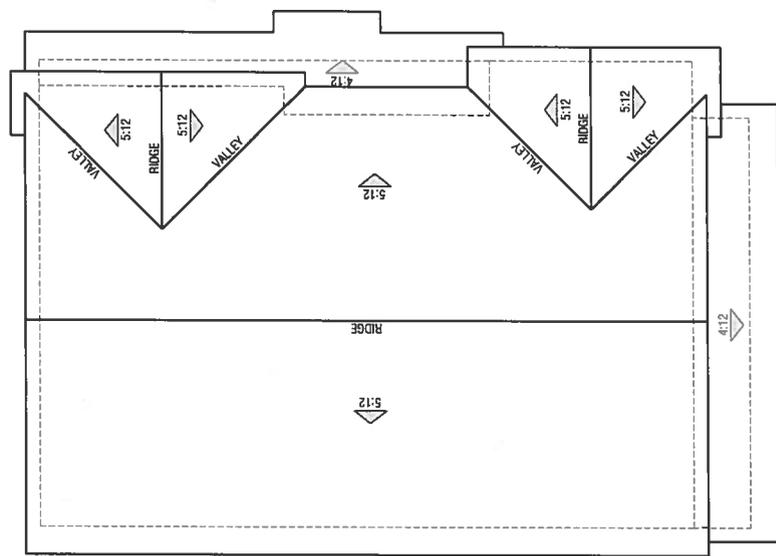
April 24, 2013

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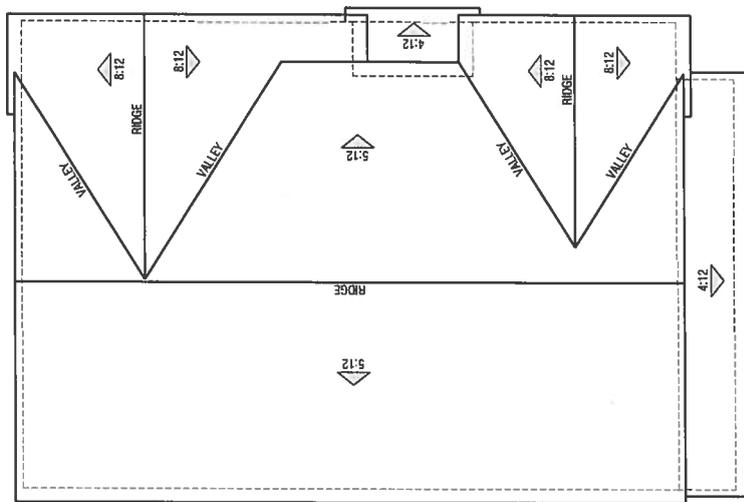
2012149



Elevation A - Farmhouse



Elevation B - Bay Area Bungalow



Elevation C - Cottage

# Plan 3

Roof Plans

Court Homes



April 30, 2013

C3.2

2012149



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**FARIA PRESERVE**  
San Ramon, CA



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Elevation A  
Farmhouse



Elevation C  
Cottage



Elevation B  
Bay Area Bungalow

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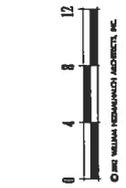
## Plan 3

Entrance Elevations

Court Homes



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San Ramon, CA



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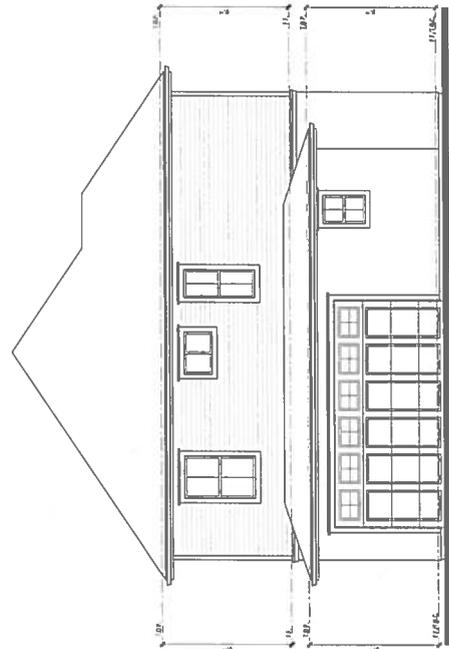


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**ARCHITECTS, INC.**  
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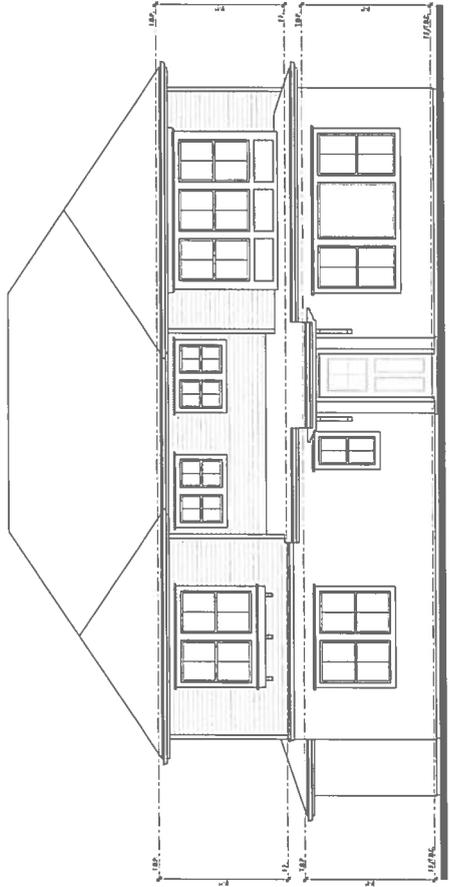
April 30, 2013

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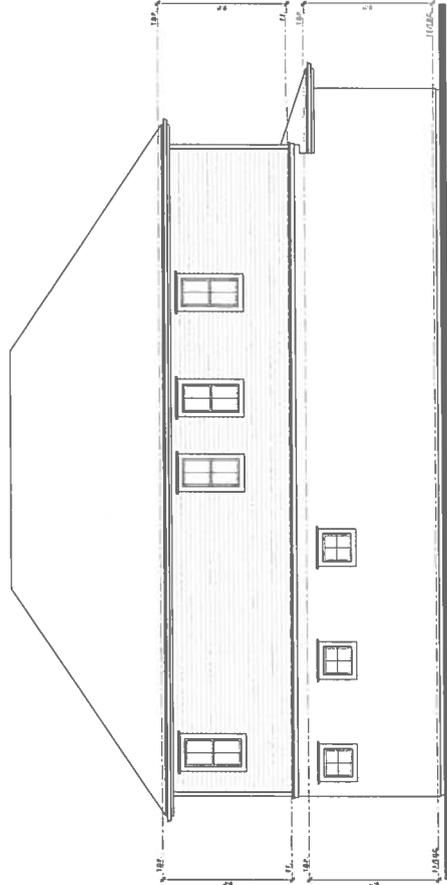
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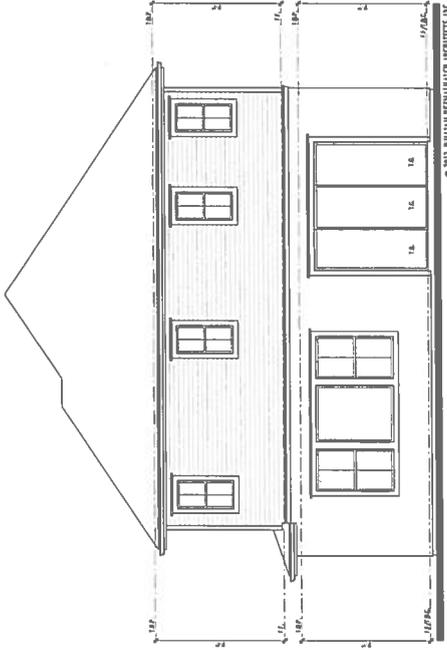
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

## Plan 3

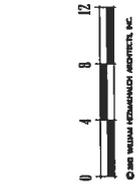
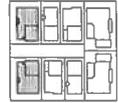
Elevation A - Farmhouse

Court Homes

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San Ramon, CA

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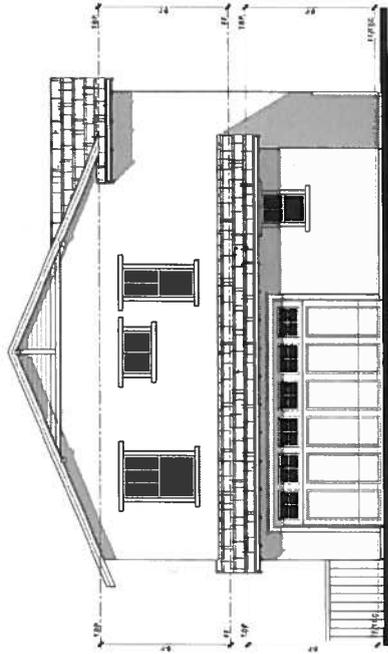
**WILLIAM HEZMAHALCH**  
**ARCHITECTS, INC.**  
1000 PLYMOUTH STREET, SUITE 200, SAN RAMON, CA 94583  
TEL: 925.376.1100 FAX: 925.376.1101  
WWW.HEZMAHALCHARCHITECTS.COM

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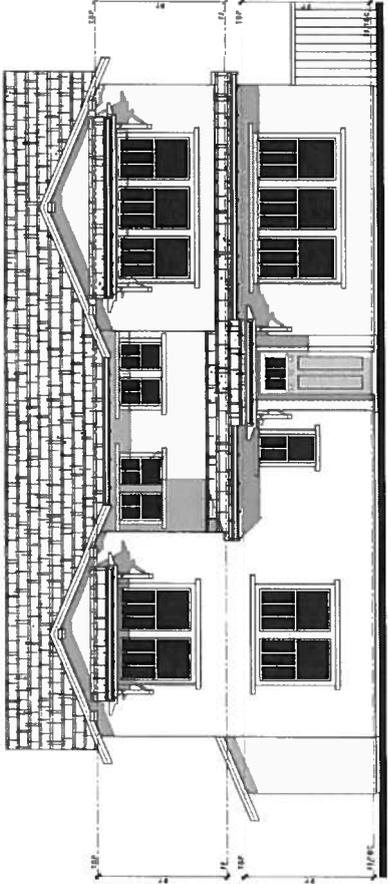
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2012149

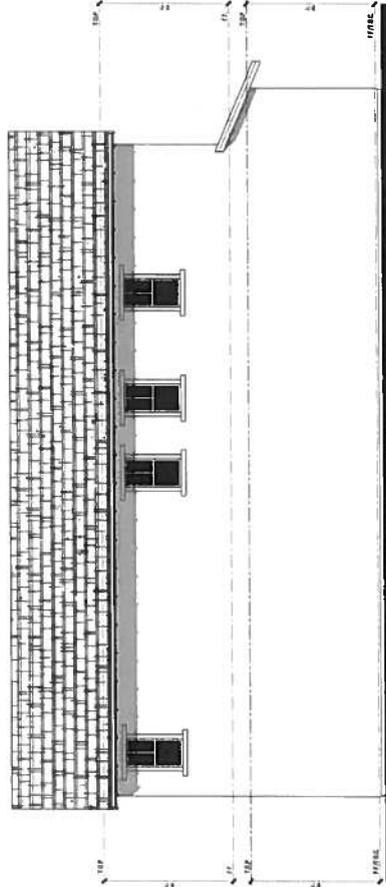
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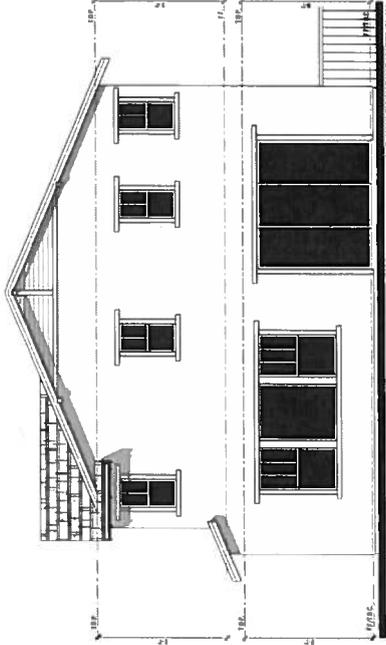
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



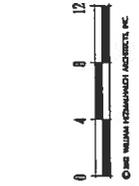
Yard Elevation

## Plan 3

Elevation B - Bay Area Bungalow

Court Homes

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San Ramon, CA



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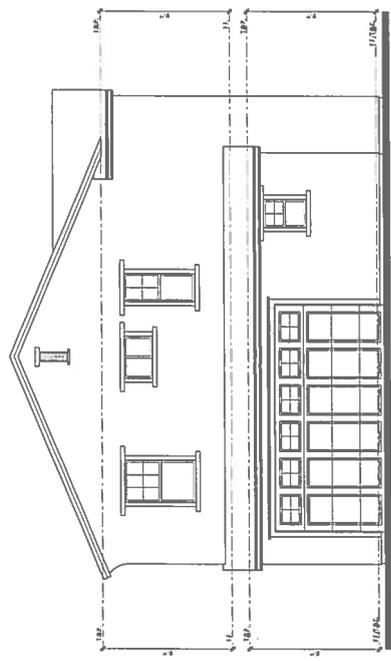


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SAN RAMON, CA 94583  
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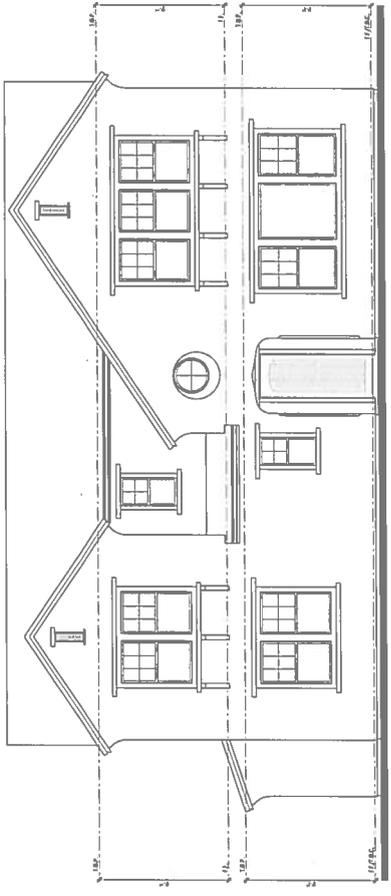
April 30, 2013

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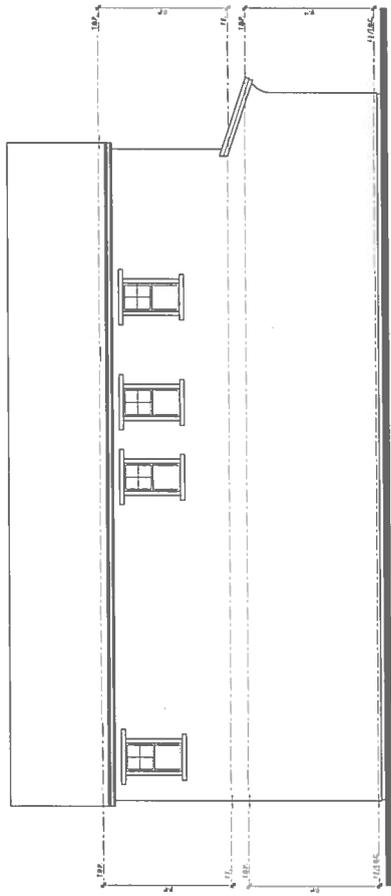
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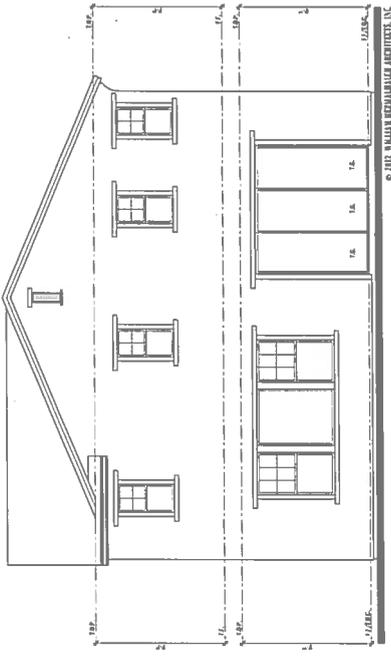
Alley Elevation



Entrance Elevation



Left Elevation from Alley



Yard Elevation

### Plan 3

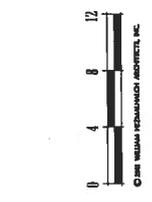
Elevation C - Cottage

Court Homes



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**FARIA PRESERVE**  
San Ramon, CA

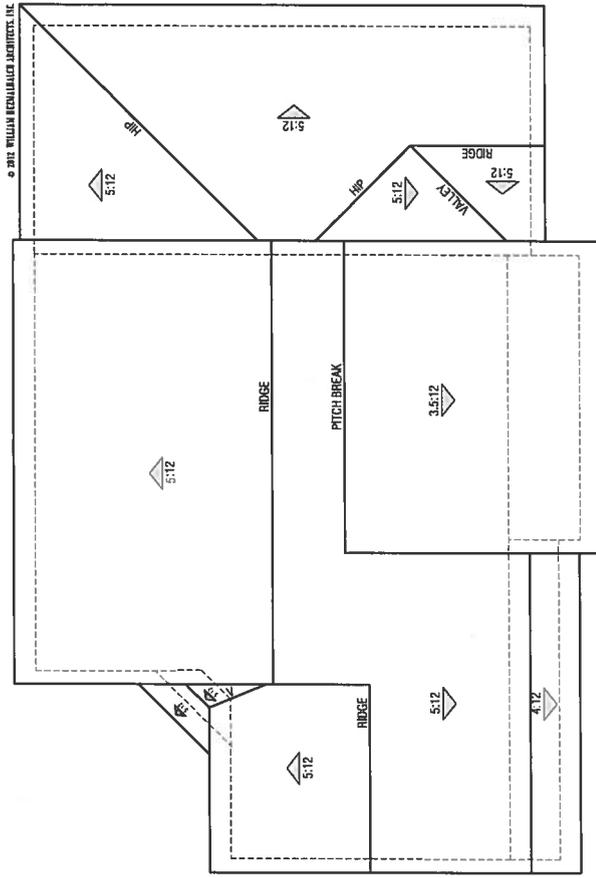


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3000 BELLAVILLE AVENUE SUITE 200 SAN RAMON, CA 94583  
925.487.7700 FAX 925.487.7702  
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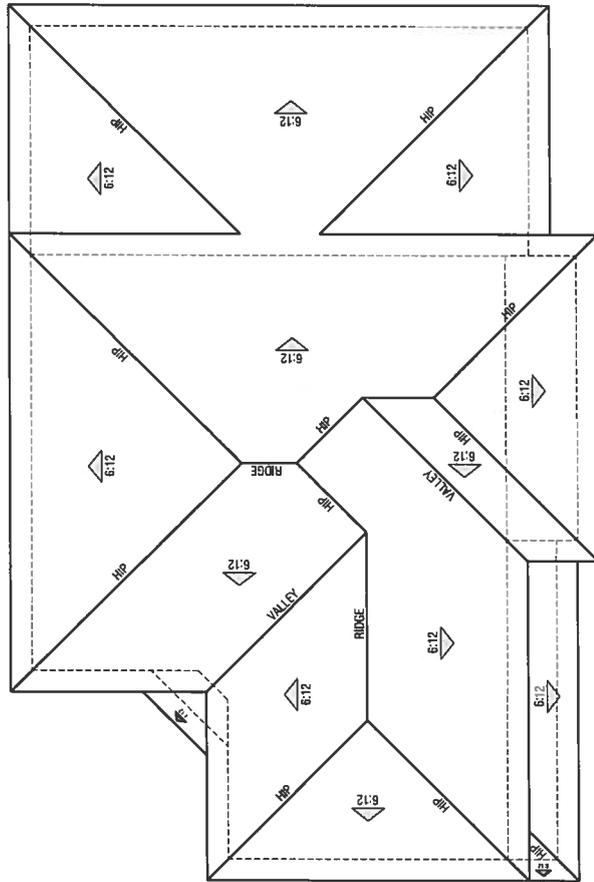
April 30, 2013  
**C3.6**  
2012.19

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Elevation A - Monterey



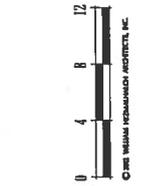
Elevation B - Farmhouse

# Plan 4

Roof Plans

Court Homes

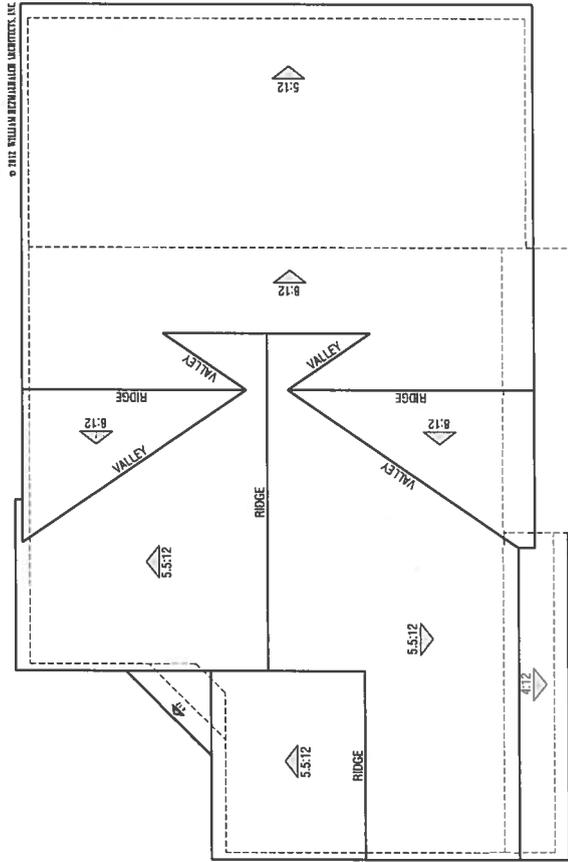
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April 30, 2013  
**C4.2.1**  
2012149



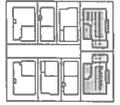
Elevation C - Cottage

# Plan 4

Roof Plans

Court Homes

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**C4.2.2**

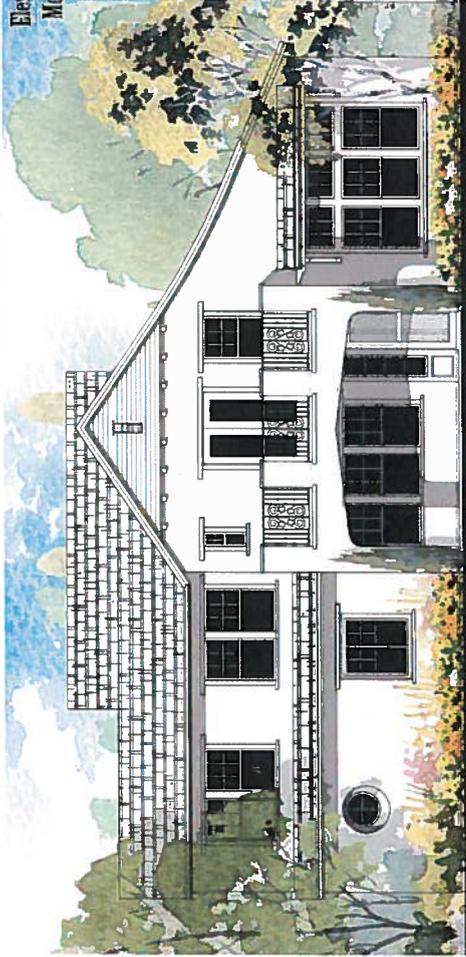
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Elevation A  
Monterey



Elevation C  
Cottage



Elevation B  
Farmhouse

Plan 4

Entrance Elevations

Court Homes

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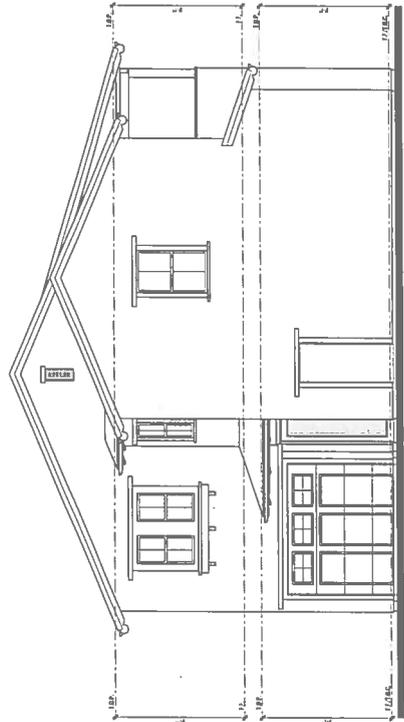
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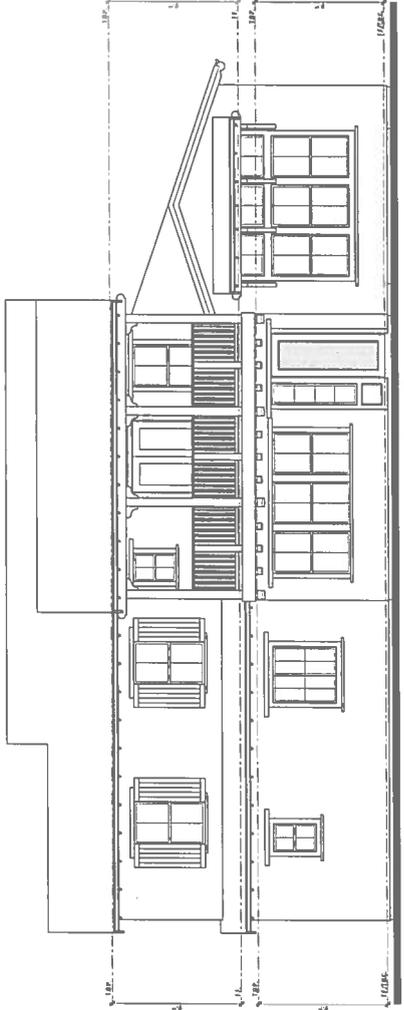
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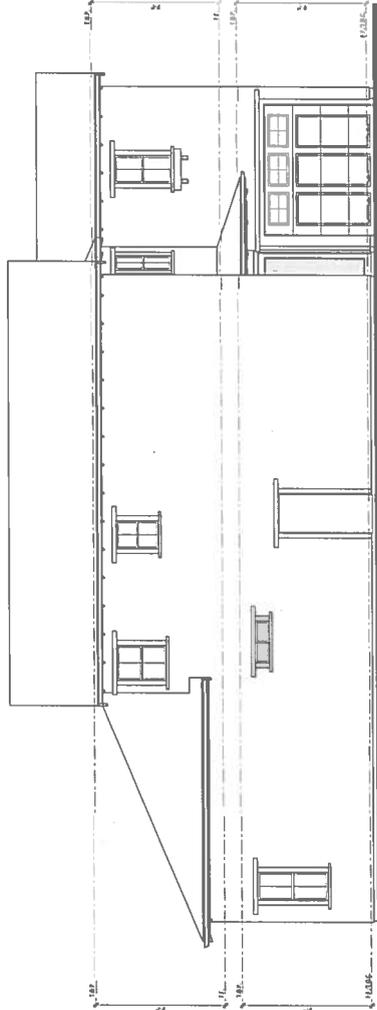
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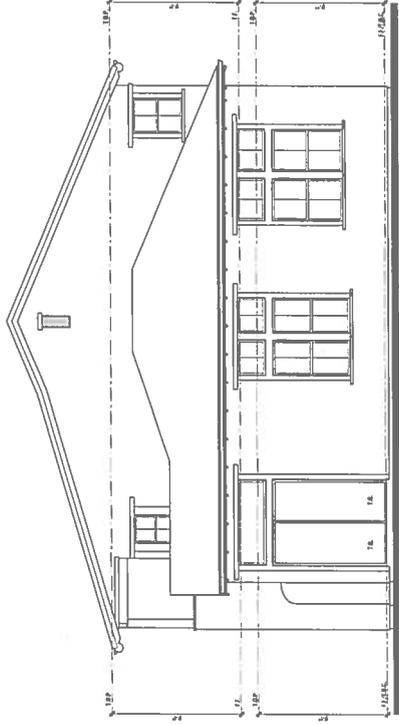
Alley Elevation



Entrance Elevation



Left Elevation from Alley



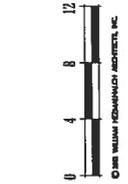
Yard Elevation

## Plan 4

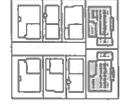
Elevation A - Monterey

Court Homes

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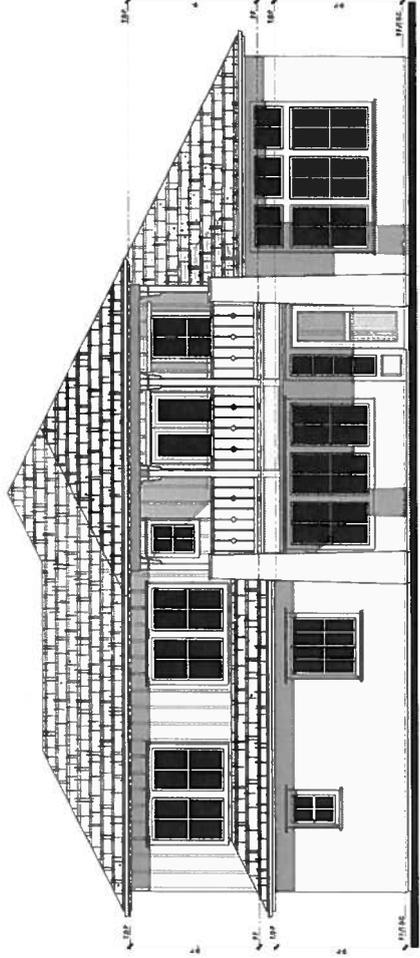
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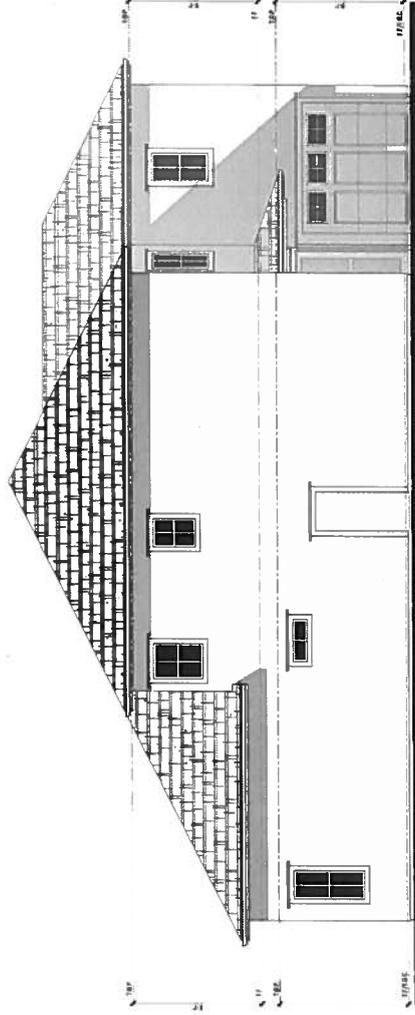
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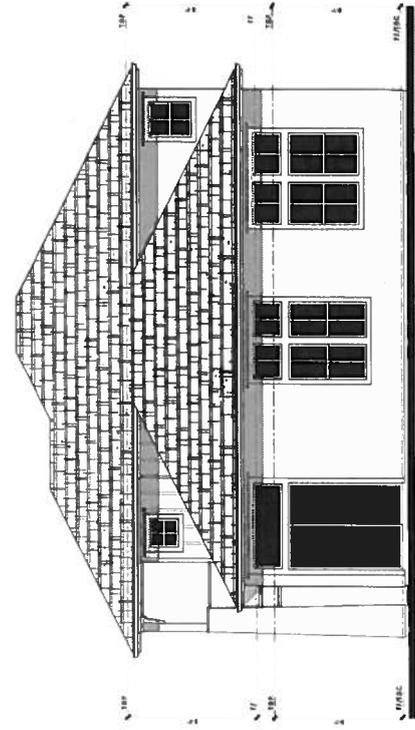
Alley Elevation



Entrance Elevation



Left Elevation from Alley



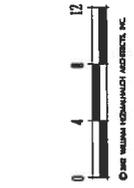
Yard Elevation

## Plan 4

Elevation B - Farmhouse

Court Homes

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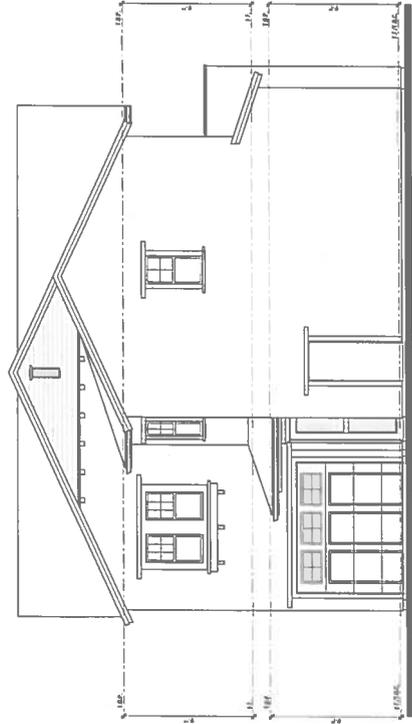
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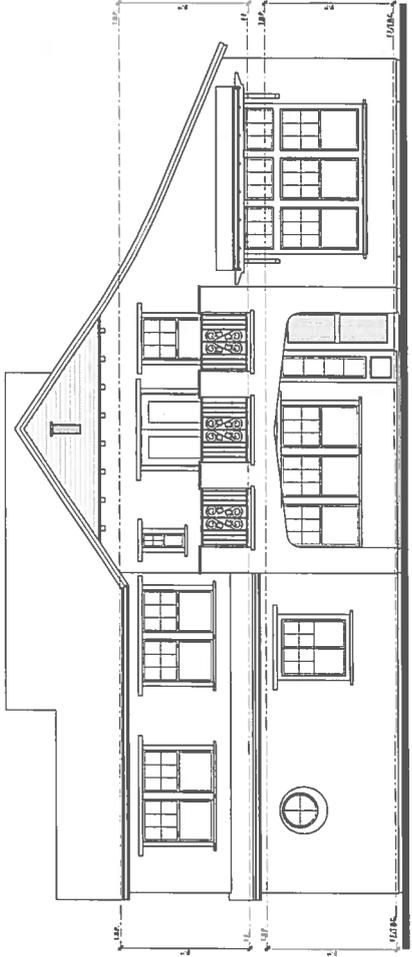
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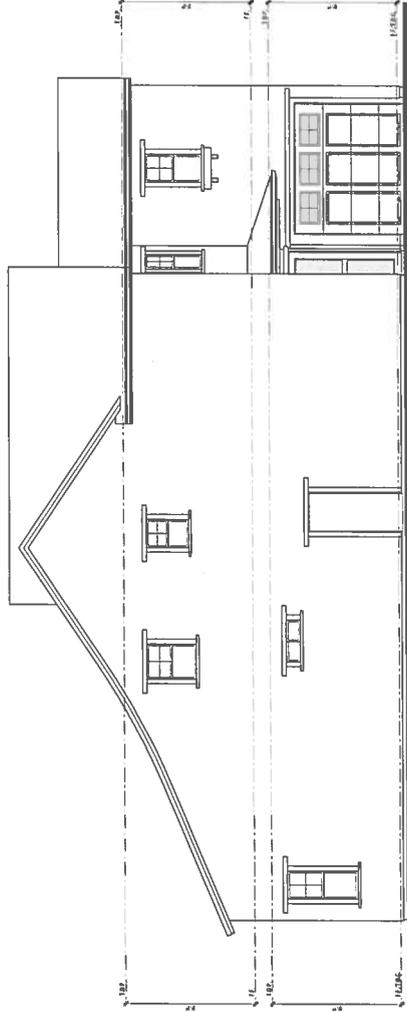
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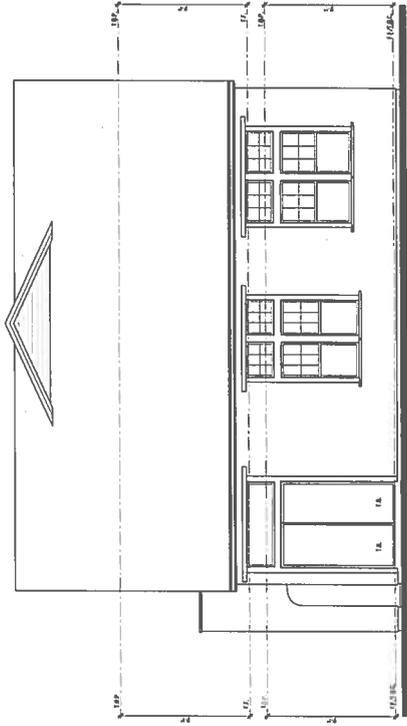
Alley Elevation



Entrance Elevation



Left Elevation from Alley



Yard Elevation

## Plan 4

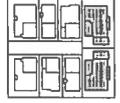
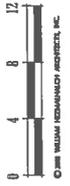
Elevation C - Cottage

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**C4.6**

2012119

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