

ARCHITECTURAL REVIEW BOARD staff summary / findings report



Date: July 11, 2013

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

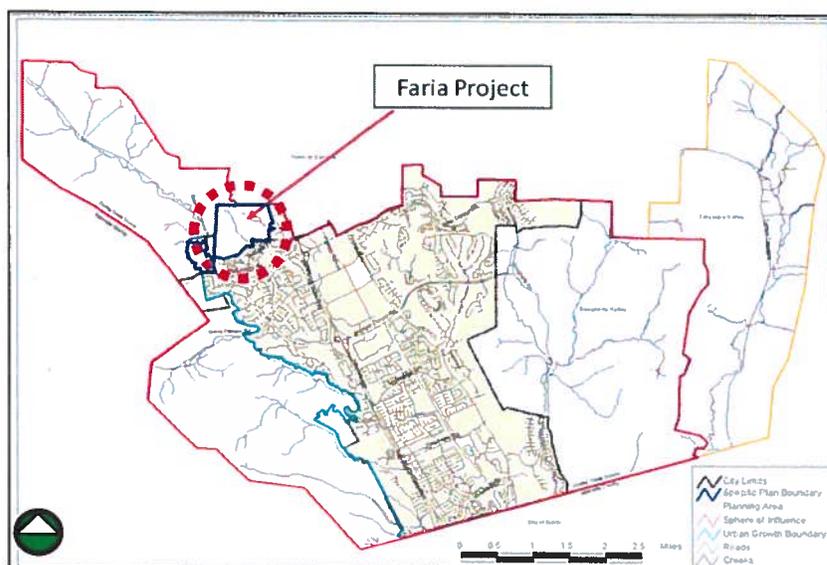
Project Planner: Cindy Yee, Associate Planner

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.

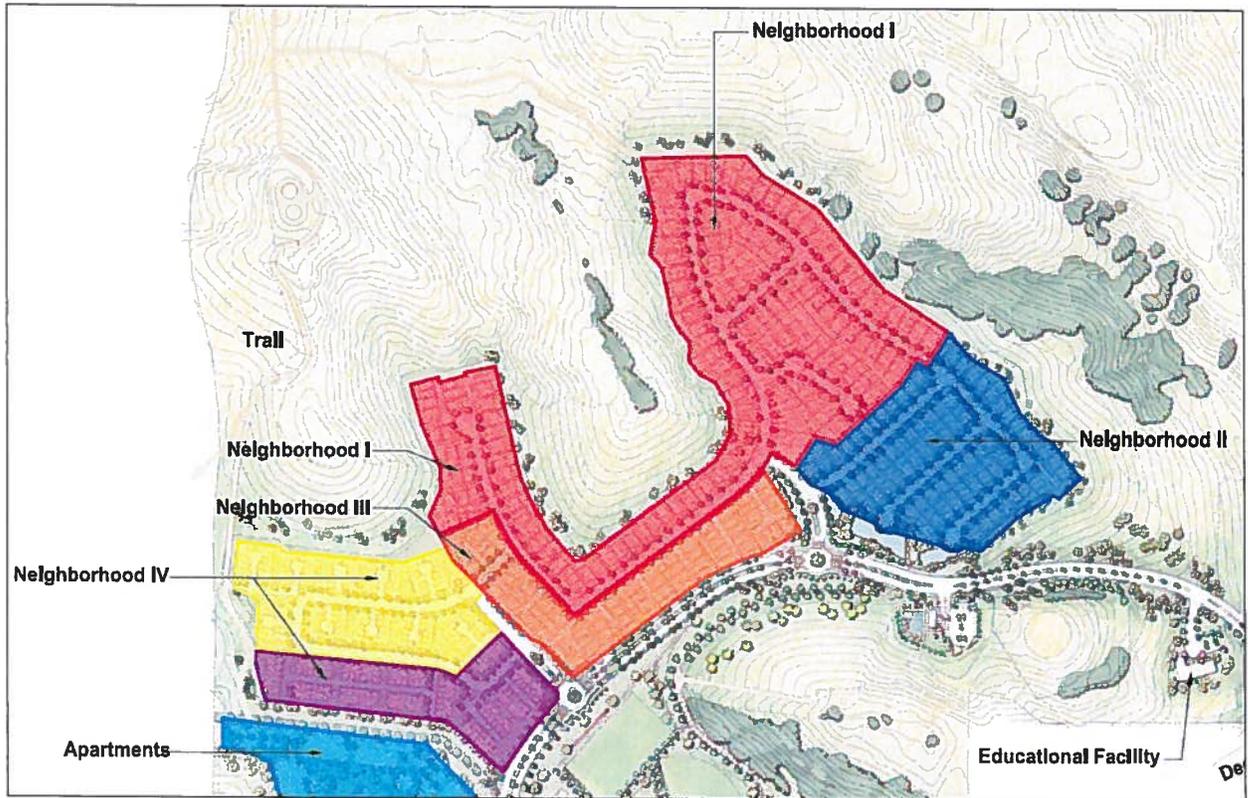


AGENDA # 6.1

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

IV. Request:

Provide design review comments on Neighborhood III and Neighborhood IV.



V. Background:

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

On March 7, 2013, the applicant presented additional plans to the Board addressing their February 14th comments on the master plan layout. The Board 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 11th, 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 9th, the Board provided design comments on the remainder of Neighborhood I. On June 13th, the Board provided design comments on Neighborhood II and portions of Neighborhood III. The ARB summary of actions for the February 14th, March 7th, April 11th, May 9th, and June 13th 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 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.

Based on comments received at the June 13th meeting, the applicant has made several site plan changes within this neighborhood (see sheets titled Neighborhood III Enlargements). Those changes include:

- Shifting lots within two motocourts northeast to create a greater setback along Faria Preserve Parkway.
- Changing of plan types on specific lots.
- Clarifying plans to identify fence locations, landscape enhancements and pedestrian walkways.

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. In April, additional landscape plans for this neighborhood were provided depicting detailed neighborhood landscape designs consisting of low walls, shrubs, ground cover, accent tree and street tree behind a monolithic sidewalk, and accent trees and ground cover lining the front walkways in the motorcourt. With this staff report, the applicant has included new plans clarifying how fencing, landscaping, and pedestrian connections are designed within Neighborhood III.

Neighborhood IV

Neighborhood IV contains two product types: Neighborhood 4A consists of 104-units of attached three-story townhouses with a density of 15.8 units to the acre and Neighborhood 4B is a 78-unit condominium flats development with a density of 13.7 units to the acre. This neighborhood is bordered by open space to the north and west, a multi-family apartment complex to the south, and single-family residential to the east.

Neighborhood 4A

Within Neighborhood 4A, all units are three-story townhomes with 3- and 4-bedrooms, a 2-car

garage, and range in size from 1,742 sq. ft. to 2,347 sq. ft. Each building is grouped to contain five to six units per building. The proposed maximum building height is identified as 31'-5" to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 20 Unit A, 24 Unit B, 40 Unit C, and 20 Unit D.

Neighborhood 4A Site Plan

Neighborhood 4A is comprised of 20 buildings that are clustered in groups of two along a loop road that is shared with Neighborhood 4B. Buildings are paired through a shared motorcourt to access garages with main entryways located along a paseo walkway. Street parking along the loop road and sixteen guest stalls between Buildings 10 and 11 will be provided for guests. The minimum setbacks in the NWSP Zoning and Development Standards for High Density Residential (HDR) lots are as follows:

- Front Setback: 5'- to garage
3'- to building
- Side Setbacks: 0'- each side
10'- between buildings
0'- aggregate total
3'- corner side yard
- Rear Setback: 3'

Based on the submitted project plans, all proposed units in Neighborhood 4A are designed to meet the minimum NWSP setbacks.

Neighborhood 4A Building Design

Neighborhood 4A proposes four floor plans and three architectural styles: "Cottage", "Bay Area Bungalow" and "Presidio". These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. 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 4A Streetscape



The elevation designs display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, decorative balconies, wood siding and accents, wrought iron

detailing, and covered entryways.

Cottage: flat concrete tile roofs, stucco walls, pot shelves, wooden panels, rafters, and vent details.

Bay Area Bungalow: flat concrete tile roofs, a variation of stucco walls, wood siding, panels and trim details, accent windows, decorative columns and wrought iron detailing.

Presidio: flat concrete tile roofs, stucco walls, wood shutters, siding and trim details, pot shelves, decorative vents and rafters.

Neighborhood 4A Landscaping

The applicant has provided landscape plans for this neighborhood (Sheet L-16) that depicting flowering shrubs, ground cover, an accent tree, and a street tree surrounding the perimeter of the buildings as well as shrubs and accent trees within the motorcourt.

Neighborhood 4B

Neighborhood 4B consists of two-story condominium flat buildings with 2- and 3-bedroom units, 2-car garages, and range in sizes from 1,573 sq. ft. to 1,880 sq. ft. Each building is grouped to contain six units per building and 5 different floor plans. The proposed maximum building height is identified as 30'- 1/2" to the midpoint of the roof. The proposed neighborhood site plan identifies the following lot distribution: 13 Unit A2BR, 13 Unit A3BR, 13 Unit B2BR, 13 Unit B3BR, and 26 Unit C.

Neighborhood 4B Site Plan

Neighborhood 4B is comprised of 13 buildings that are clustered in an alleyway design and located along the loop road that is shared with Neighborhood 4A. Ten of the buildings have main entryways accessed from a paseo walkway, with three buildings that have main entryways fronting the loop road. Street parking is provided along the loop road as well as thirteen guest stalls placed intermittently between buildings for guests. The minimum setbacks in the NWSP Zoning and Development Standards for High Density Residential (HDR) lots are as follows:

Front Setback: 5'- to garage
3'- to building

Side Setbacks: 0'- each side
10'- between buildings
0'- aggregate total
3'- corner side yard

Rear Setback: 3'

Based on the submitted project plans, all proposed units in Neighborhood 4A are designed to meet the minimum NWSP setbacks.

Neighborhood 4B Building Design

Neighborhood 4B proposes five floor plans and three architectural styles: "Cottage", "Bay Area

Bungalow” and “Presidio”. These styles and the overall development quality are designed to complement the adjoining residential development and provided architectural variety within the neighborhood. 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 4B Streetscape



The elevation designs display a combination of exterior finishes and details generally including: concrete roof tiles, stucco finish, decorative balconies, wood siding and accents, wrought iron detailing, and covered entryways.

Cottage: flat concrete tile roofs, stucco walls, wooden panels, pot shelves, vent details, stucco wainscoting at the base of the buildings, and covered balconies.

Bay Area Bungalow: flat concrete tile roofs, stucco walls, wood siding, panels and trim details, accent windows, brick veneer and covered balconies.

Presidio: flat concrete tile roofs, stucco walls, decorative archways and windows, wood trim and rafter details, columns and covered balconies.

Neighborhood 4B Landscaping

At this time, landscape details have not been provided for this neighborhood however, that the design style will be similar to Neighborhood 4A’s concept of flowering shrubs, ground cover, an accent tree, and a street tree surrounding the perimeter of the buildings with shrubs and accent trees within the alleyways. Additional landscape plans will be provided at a subsequent ARB meeting.

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 July 11th meeting will be to review the proposed architecture and site layout in Neighborhood III and IV. Should it be necessary, future ARB meetings can be scheduled to discuss and review any additional project items. It is recommended that the Board review the Neighborhood III and IV 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

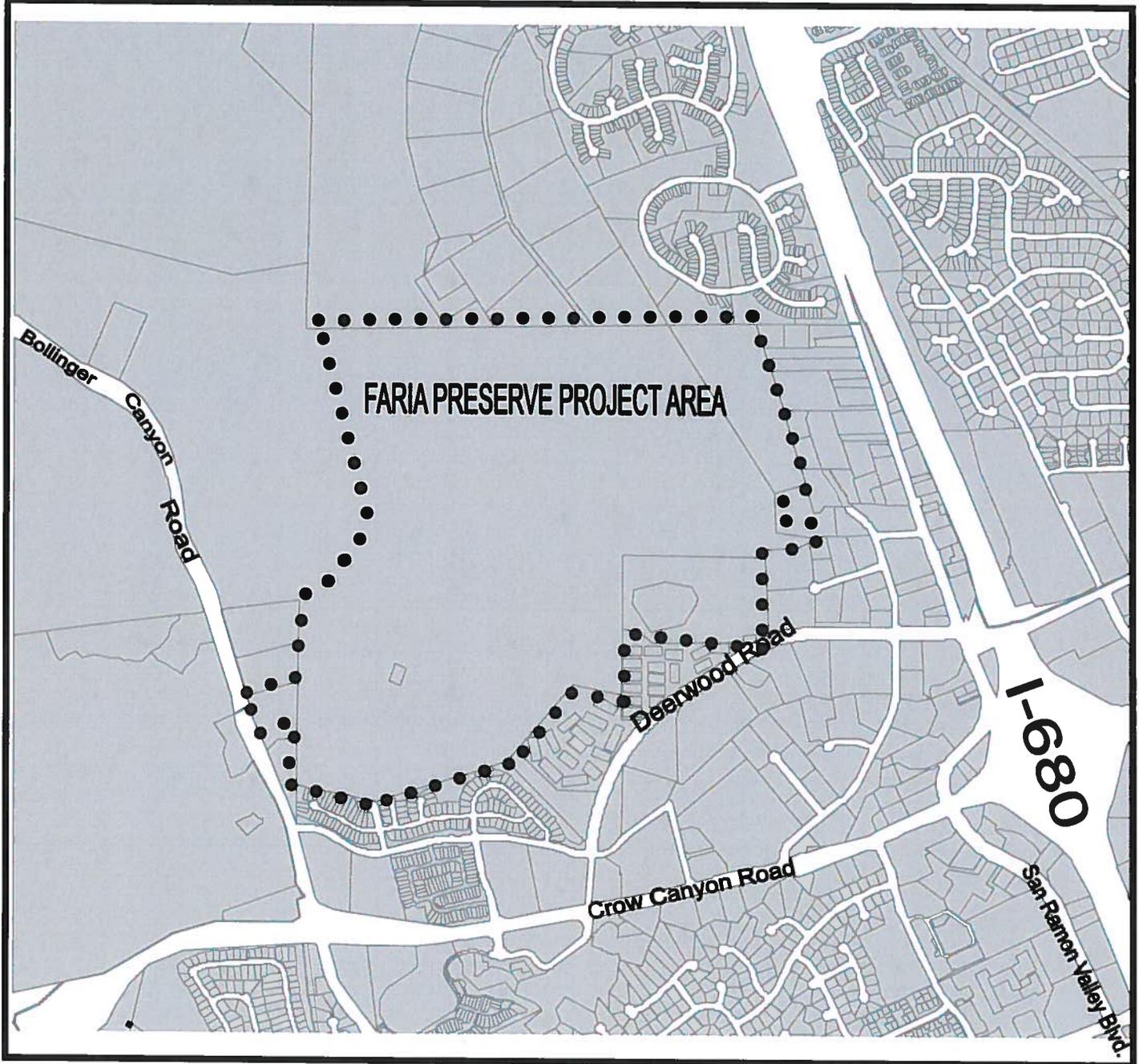
4. Is the proposed building architecture appropriate in design, scale and massing? Is the proposed architectural design theme appropriate for this site and consistent/compatible with the surrounding land uses in the project vicinity?
5. Is there sufficient articulation, façade treatment, and trim detailing 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 III and IV 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) May 9, 2013 ARB Summary of Action
- 6) Draft June 13, 2013 ARB Summary of Action
- 7) Northwest Specific Plan, Table 7-3 Zoning and Development Standards
- 8) Neighborhood III Project Plans, dated April 30, 2013 (11"x17" sets previously provided to ARB)
- 9) July 1, 2013 Neighborhood IV Site Plans and Elevations (11" x 17" sets to ARB only)



CITY OF SAN RAMON PLANNING SERVICES



**REVISED FARIA PRESERVE PROJECT
VICINITY MAP**
DPA 12-310-003, MJ 12-900-002, AR 12-200-
046, & IS 12-250-004

● ● ● ● ● ● **Faria Preserve Project Area**



(Not to Scale)



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

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

**Community Conference Room
2401 Crow Canyon Road**

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

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

1. CALL TO ORDER

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

2. ROLL CALL

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

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

Planning Commission Liaison: Not Present

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

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

6. CONTINUED ITEMS

-None-

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

8.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)
Project Planner: Cindy Yee, Associate Planner

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

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

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

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

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

11. ADJOURNMENT

Meeting was adjourned at 3:50 p.m.

*Respectfully Submitted,
Debbie Hince*



FINAL
CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
SUMMARY OF ACTIONS

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

Community Conference Room
2401 Crow Canyon Road

Meeting Time
March 7, 2013 - 1:00 P.M.

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

1. CALL TO ORDER

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

2. ROLL CALL

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

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

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

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

6. CONTINUED ITEMS

6.1 Revised Faria Preserve Project (GPA 12-400-001, RZ 12-600-001, DP 12-300-003, AR 12-200-038, MJ 12-900-001 and IS 12-250-003)

Project Planner: Cindy Yee, Associate Planner

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

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

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

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the April 11, 2013 meeting – *Faria Preserve – time.*

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

11. ADJOURNMENT

Meeting was adjourned at 4:02 p.m.

Respectfully Submitted,

Debbie Hince



FINAL
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
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



**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



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

Please Note Meeting Time
June 13, 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 1:04 p.m.

2. ROLL CALL

Present: Mar Gosiengfiao, Ken Hansen and John Nicol

Staff: Lauren Barr, Senior Planner; Cindy Yee, Associate Planner; and Debbie Hince, Recording Secretary

Planning Commission Liaison: Dennis Viers

3. PUBLIC COMMENTS

-None-

4. ADDITIONS AND REVISIONS

4.1 Addition of Item 10.2. *Temporary Monument Signage for Bishop Ranch.*

5. CONSENT ITEMS

5.1 Summary of Action Items for May 9, 2013 meeting. *Approved as written.*

Temporary Monument Signage for Bishop Ranch.

After hearing a presentation by staff and the applicant, the Board did not feel comfortable making a recommendation on a single sign without understanding the entire context of the Master Sign Program revisions being considered by Bishop Ranch. However, the Board made the following suggestions.

- 1. The Board suggested that a mock-up of the monument be erected at the proposed site and possibly move the monument north by a few feet.*
- 2. It was suggested that the applicant consider a different color than stark white which brings too much attention to the monument as currently depicted.*
- 3. Possibly anchor the new monument sign on both sides of the street at the street/pedestrian level to balance out the new monument sign if it is to remain white.*
- 4. The monument appears unfinished and too missile-like in its current state. It was suggested that a base be added to the monument, possibly black granite to match the current monument signs and possibly adding brush aluminum to the lettering.*
- 5. It was also suggested that the current monument signs within Bishop Ranch be upgraded incorporating the white color of the new monument.*

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 II:

- 1. The Board suggested adding top soil to all cut slopes to promote a "landscapeable" area to promote vegetation growth otherwise it will invite erosion. This is to be included on all cut slopes throughout the Faria development.*
- 2. Provide cut off walls with pier foundations to prevent water penetration under the house.*
- 3. Move home on lot 122 back 3 to 5 feet; move lot 123 back 5 to 8 feet; move lot 127 back; lot 128 to remain in place; lot 129 move back; lot 131 move back; lot 132 to be moved back even more; lots 135 and 136 to be moved back; lot 137 move back as much as possible; lot 147 to be moved back 2 to 3 feet.*

4. *On the preliminary landscape plan, include fencing plan for neighborhoods to show how the fences relate to the slopes and between the public and private areas.*
5. *Provide a larger parcel for lot 145 by reducing the alleyway length in front of this lot.*
6. *Provide a 3-foot retaining wall in the sloped rear yards to create more usable front yard space for both lots.*

Residential Architecture, Neighborhood II:

7. *On Plan 1 evaluate opportunities to incorporate more windows in the owner's bath and also in the first floor tech room.*
8. *On the Cottage elevation of Plan 1, evaluate the scale of the vent and perhaps use the same detail as the window trim. Also consider adding a bay window to the front elevation.*
9. *On Cottage elevations, use accent materials such as stone masonry or metal to draw similarities to the Cottage style in the Neighborhood I architecture.*
10. *On all plans, remove the 8-panel garage door option. Add outside lighting details on all elevations. On right and left elevations of all plans, consider adding a joint line or some relief detailing to break up the stucco and create more shadowing.*
11. *On Plan 2, return the board and batten to a logical end point, lining up with the side fence.*
12. *On Plan 3, add windows in bedroom 3, bedroom 4, and in loft where applicable.*
13. *Look for opportunities on Plan 3 to pop out front elevation for more architectural relief. Add thicker sill and support structures on the pot shelves on the Bungalow and Cottage elevations.*

Site Plan, Neighborhood III:

14. *Review opportunities to modify hammerhead adjacent to lot 197 with the potential to add to the lot by shortening the pavement.*
15. *The proximity of lot 200 to Faria Preserve Parkway is too close. Consider moving lots 197-200 to the east approximately 10 feet by reduce water quality pond.*
16. *Provide landscape plans that identify how fences transitions between lots 200 and 208.*
17. *If lots 197-200 are to be moved to the east, see if corner of water quality pond can be wrapped around corner of Faria Preserve Parkway.*

18. For lot 208, terminate motor court in front of lot 208 and add more depth to driveway.

19. Shift row of homes on lots 212-209 to the south by approximately 5 feet on Via Veneto.

Create greater setback of 10-12 feet from Faria Preserve Parkway for lot 233 and 234. If necessary, revise driveway configuration for lots 246 – 249 to accommodate a greater setback.

20. Include a fencing plan for Neighborhood III to show the relationship of the homes to the entry and walkways.

Landscaping, Neighborhoods II & III:

21. Make sure that tree canopies are sized appropriately, such as the Crape Myrtle, Dynamite variety. Include two evergreens in the plant palette such as Meyer Lemon or Satsuma Mandarin, Laurus, Rhapiolapesas, Tristania Laurina.

22. Include large accent shrubs to landscape plan and avoid rangy shrubs. Avoid high water plants such as the Camellia. Add more drought tolerant plants and shrubs.

23. Avoid short-lived plants such as Lavender, Cistus and Ceanothus.

24. Add long-lived groundcover such as Manzanita Pacific Mist, Star Jasmine and low forms of Mahonias.

25. Add Flax plant in appropriate areas.

26. Add shade plants such as a smaller Magnolia, Iris Douglasiana “hybrids”, Aspidistra, Western Swordfern, Polystichum Resmarinus, Liriope and Loropetalum.

7. CONCEPTUAL ITEMS

-None-

8. PRELIMINARY REVIEW ITEMS

-None-

9. FINAL REVIEW ITEMS

-None-

10. STAFF ITEMS

10.1 Discussion of items for the July 11, 2013 meeting.

1. Faria Preserve Neighborhoods III & IV.

2. ACRE Mixed Use Project – 125 & 130 Ryan Industrial Court

10.2 Added - Temporary Monument Signage for Bishop Ranch.

11. ADJOURNMENT

Meeting was adjourned at 4:26 p.m.

*Respectfully Submitted,
Debbie Hince*

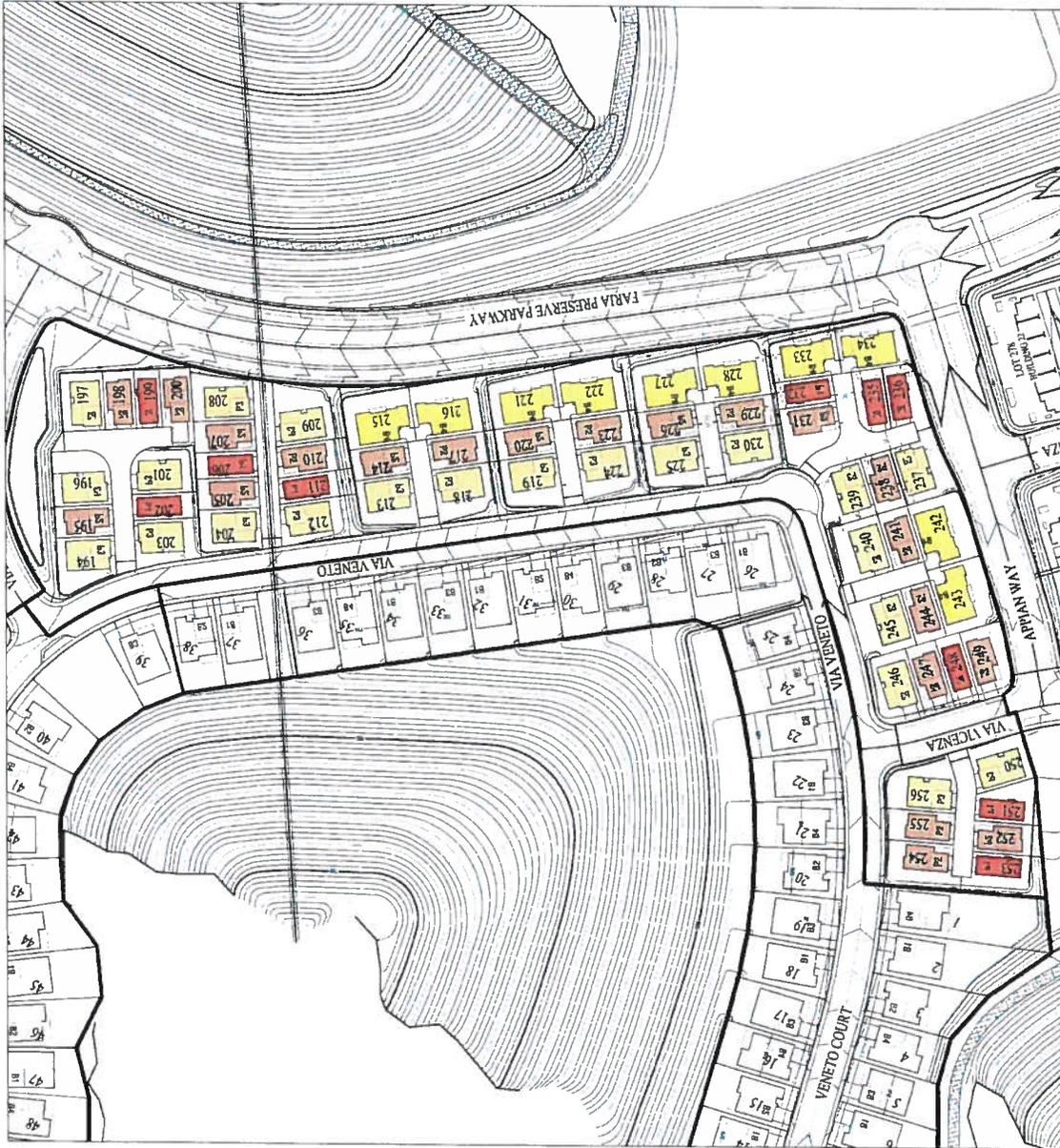
Zoning and Development Standards. Table 7-3 is a description of the zoning and development standards that apply to the residential, community park, and community facilities zoning districts.

Table 7-3: Zoning and Development Standards

Standards	Residential Zoning District					
	A	B	C - Townhse.	C - Apts.	D	E
Neighborhood	NWSP-LDR	NWSP-MDR	NWSP-HDR	NWSP-HDR	NWSP-VHDR	NWSP-HR
Zoning District	NWSP-LDR	NWSP-MDR	NWSP-HDR	NWSP-HDR	NWSP-VHDR	NWSP-HR
Lots	200 Lots	200 Lots	84 Lots	216 Units	86 Units	44 Units ¹
Description	Detached S.F.	Detached S.F.	Attached S.F.	Air Space	Air Space	Detached S.F.
Lot Area (s.f.)	5,500	2,000	1,150	--	--	
Lot Width (ft.)	52'	24'	21'	--	--	
Lot width @	55'	31'	21'	--	--	
Setback (ft.)						
Cul-de-sac	35'	--	--	--	--	
Frontage						
Lot Depth (ft.)	100'	63'	54'	--	--	
Front Yard	20' Garage	3' Porch	5' Garage	15'	15'	
Setback (ft.)	15' Bldg.	8' Bldg.	3' Bldg.			
Rear Yard	15'	3' Bldg.	3'	9'	9'	
Setback (ft.)		5' Garage				
Sidyard	5'	3'	0'	9'	9'	
Setback (ft.)						
Aggregate	10'	8'	0'	19'	20'	
Sidyard						
Minimum	10'	6'	10'	35'	--	
Between Bldgs.						
Corner Sidyard	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.		
Standards	Community Park		
Zoning District	NWSP-P		
Lot Size (ac.)	12.7 acres		
Permitted Facilities	Sport Fields and Courts, Community Services/Maintenance Buildings, Picnic Areas, Tot Lots, Parking Facilities.		
Sport Facilities Lighting	All Lighting to be directed downwards, away from adjacent residential such that light levels remain less than 1 lux on adjacent properties.		
Standards	Community Facilities		
Zoning District	NWSP-P/SP		
Lot Size (ac.)	Educational Facility: 1.6 acres House of Worship: 6.1 acres		
Setbacks (ft.)	Side and Rear Yard: 20' Front Yard: 50'		
Lighting	Exterior Lighting to be directed downward away from adjacent residential uses.		
F.A.R.	0.35		
Height (ft.)	32'		



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%
TOTAL	63	100%

W
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 1000 RIVERVIEW PARKWAY SUITE 200 SAN RAMON, CA 94583
 TEL: 925.376.1000 FAX: 925.376.1001
 WWW.HEZMALHALCH.COM

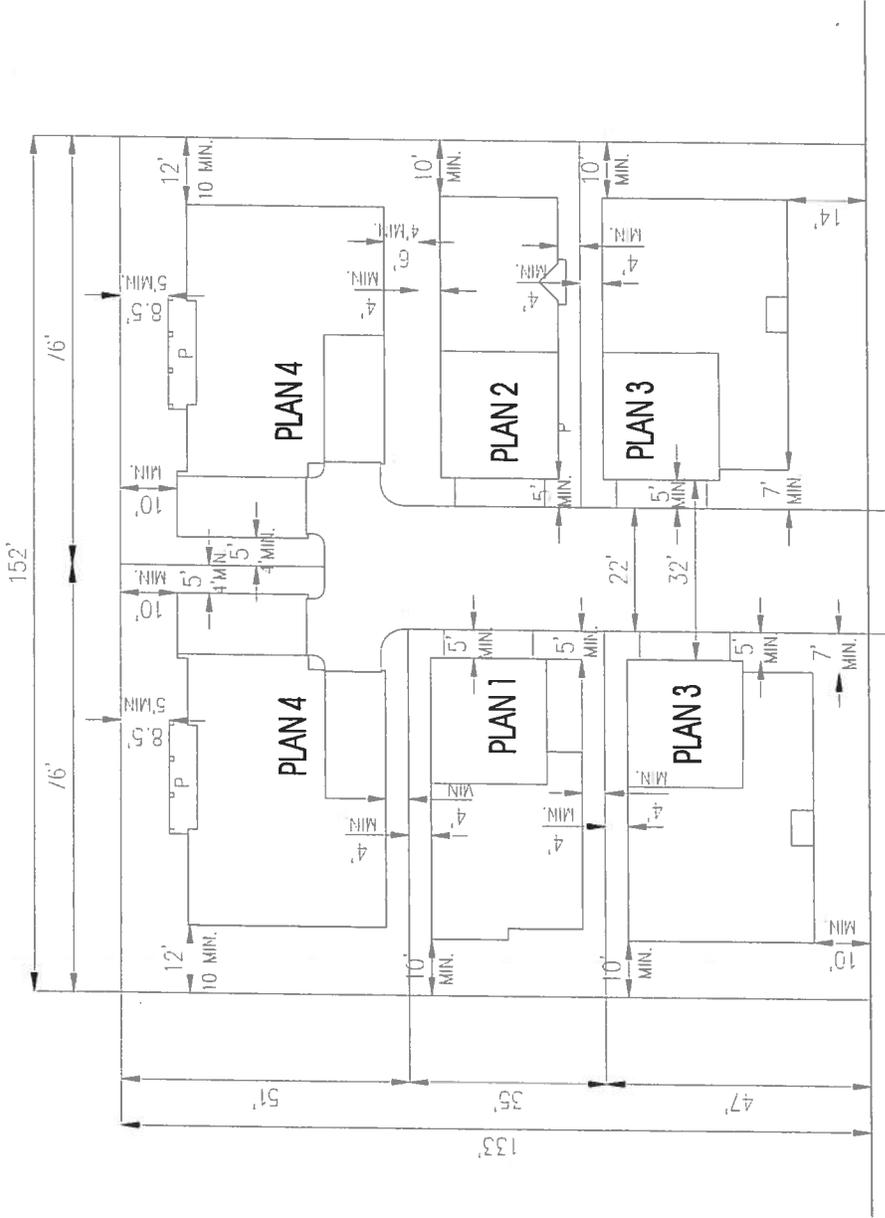
April 30, 2013
C1.01
 2012147

Neighborhood 3 - Cluster SFD
FARIA PRESERVE
 San Ramon, CA



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

LAFFERTY
 COMMUNITIES
Handcrafted. Just for you.



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

FARIA PRESERVE
San Ramon, CA

**LAFFERTY
COMMUNITIES**

Handcrafted. Just for you.

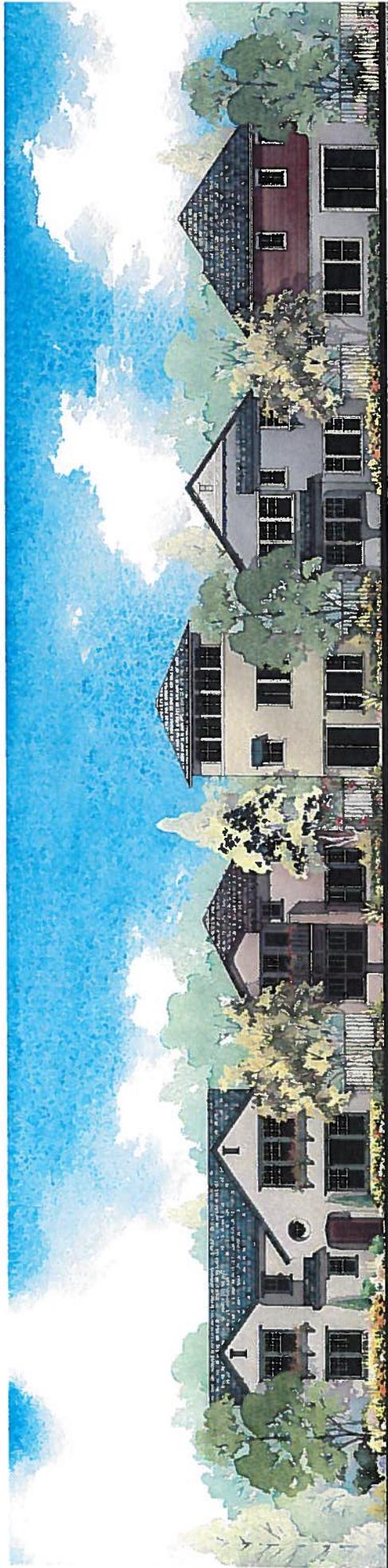
© 2013 WILLIAM HEZVALACH ARCHITECTS, INC.

**WILLIAM HEZVALACH
ARCHITECTS, INC.**
10000 UNIVERSITY AVENUE, SUITE 100
SAN RAMON, CA 94583
TEL: 925.376.1200
WWW.WHARCHITECTS.COM

April 30, 2013

C1.02

2012149



Plan 3C
College

Plan 2B
Bay Area Bungalow

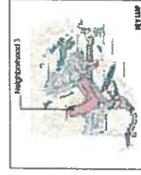
Plan 1A
Prairie

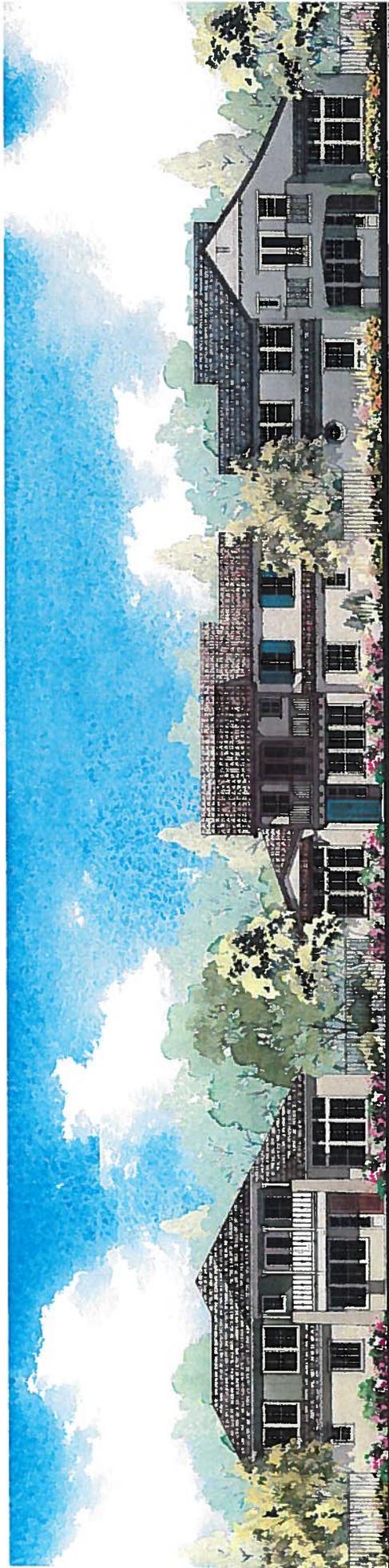
Plan 2C
Cottage

Plan 3A
Farmhouse

Neighborhood 3 Streetscene
Court Homes

FARIA PRESERVE
San Ramon, CA





Plan 4B
Fernside

Plan 4A
Monte

Plan 4C
College

Neighborhood 3 Streetscene
Court Homes
FARIA PRESERVE
 San Ramon, CA



WILLIAM HEDRICH ARCHITECTS
 10000 S. RIVER ST. SUITE 100
 SAN RAMON, CA 94583
 TEL: 925.375.1100
 WWW.WHARCHITECTS.COM

APR 28, 2013
C1.04
 SHEET



Perspective Rendering
Court Homes

FARIA PRESERVE
San Ramon, CA

W
WILLIAM HECHT
ARCHITECTS
 ARCHITECTURE PARTNERSHIP 2000 S. JENSEN BLVD. SUITE 200
 SAN RAMON, CA 94583
 TEL: 925.376.1200
 FAX: 925.376.1201 www.whecht.com

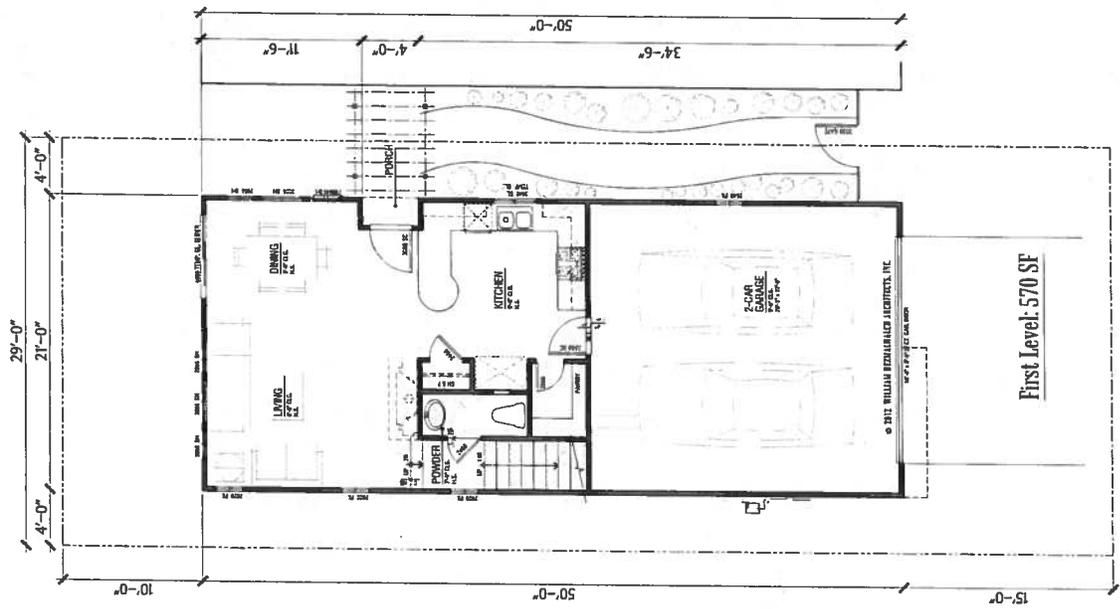
April 30, 2013

C1.05

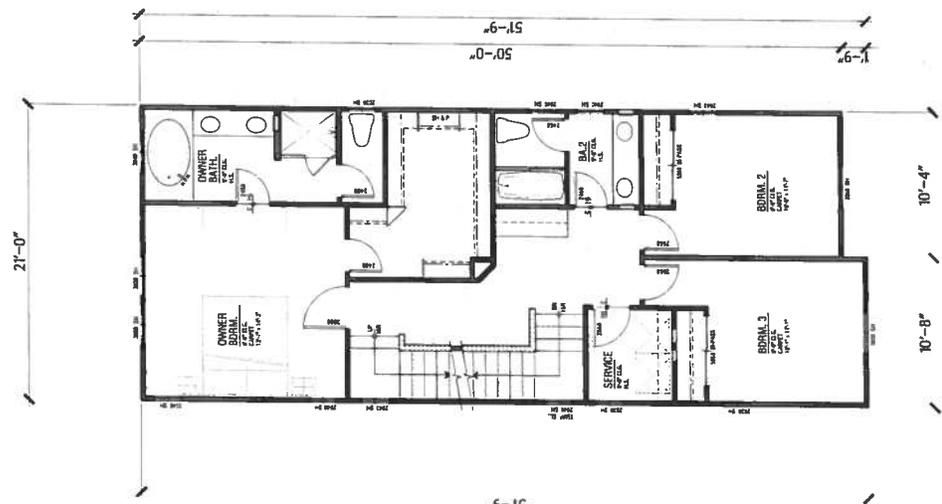
2012149

LAFERTY
COMMUNITIES

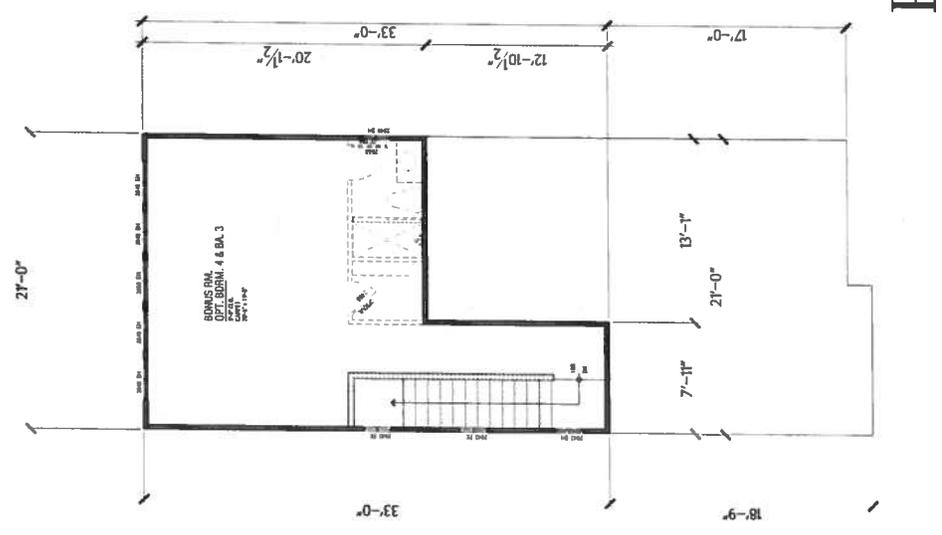
Handcrafted. Just for you.



First Level: 570 SF



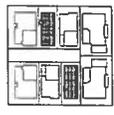
Second Level: 959 SF



Third Level: 333 SF

Plan 1

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



April 30, 2013

C1.1

2012149



WILLIAM HEZMALHALCH ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200, SAN RAMON, CA 94583
925.376.1000 www.hezmalhalch.com fax 925.376.1025

FARIA PRESERVE

San Ramon, CA

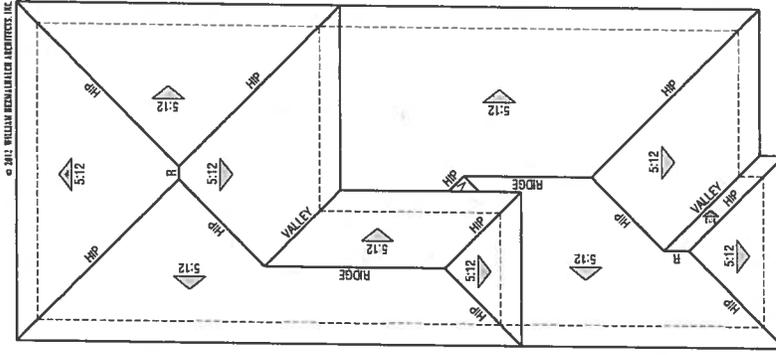
Court Homes

LAFERTY COMMUNITIES

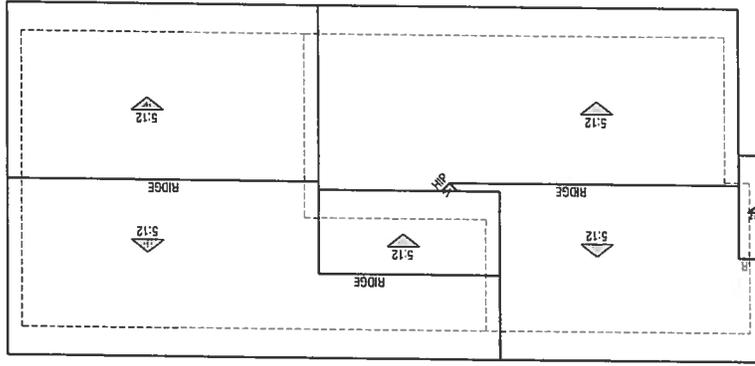
Handcrafted. Just for You.



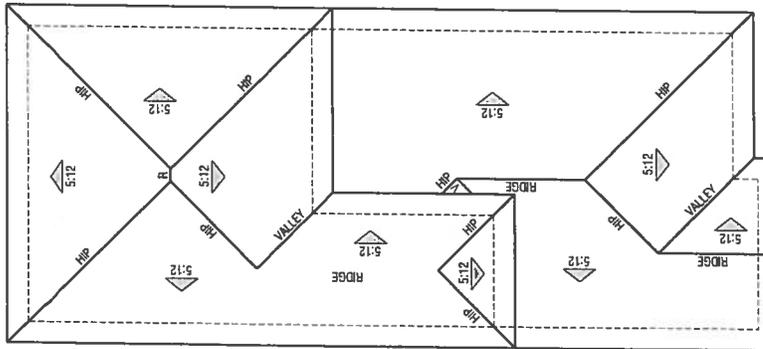
© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Elevation A - Presidio



Elevation B - Bay Area Bungalow



Elevation C - Farmhouse

Plan 1

Roof Plan

Court Homes

FARIA PRESERVE
San Ramon, CA



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.
WILLIAM HEZMALHALCH
ARCHITECTS
1000 UNIVERSITY AVENUE, SUITE 500
SAN RAMON, CA 94583
TEL: 925.255.1235
WWW.HEZMALHALCH.COM

April 30, 2013

C1.2

2012149



LAFFERTY
COMMUNITIES

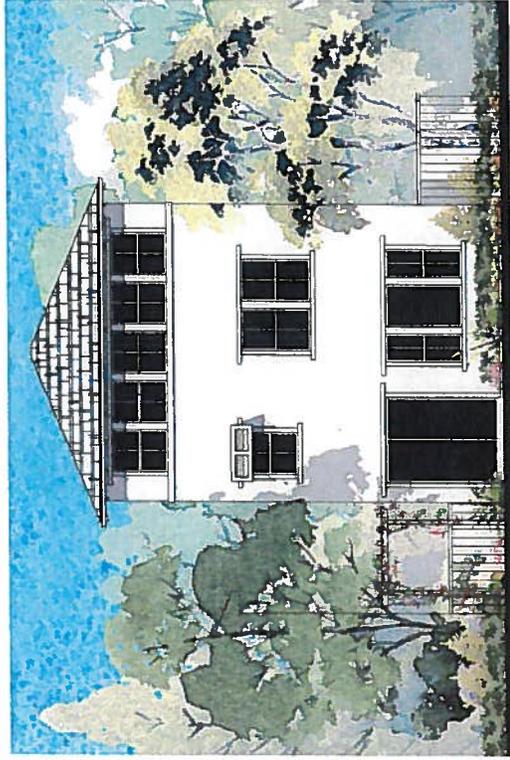
Handcrafted. Just for you.



Elevation B
Bay Area Bungalow



Elevation C
Farmhouse



Elevation A
Presidio

Plan 1

Yard Elevations

Court Homes



FARIA PRESERVE

San Ramon, CA

L.A.F.F.E.R.T.Y.
COMMUNITIES

Handcrafted. Just for you.



© 2013 WILLIAM HEZMALCH ARCHITECTS, INC.

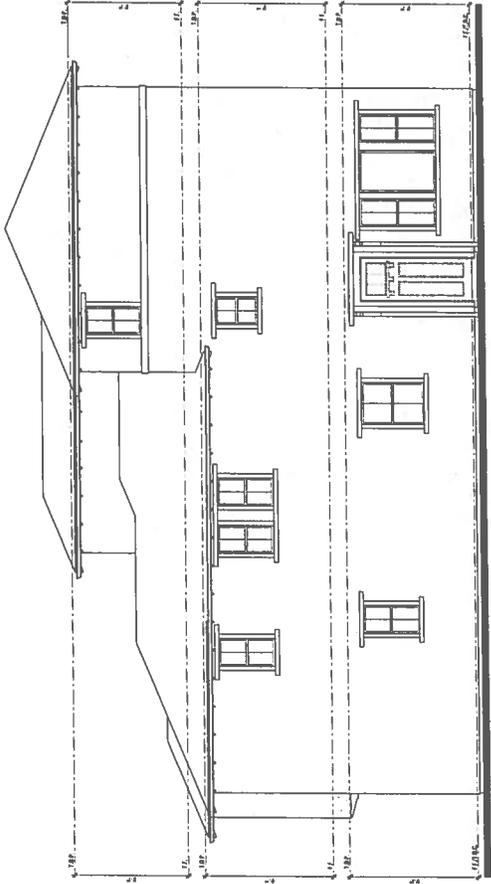


**WILLIAM HEZMALCH
ARCHITECTS, INC.**
1000 WILSON AVENUE SUITE 200 SAN RAMON, CA 94583
TEL: 925.752.1200 FAX: 925.752.1201
WWW.HEZMALCH.COM

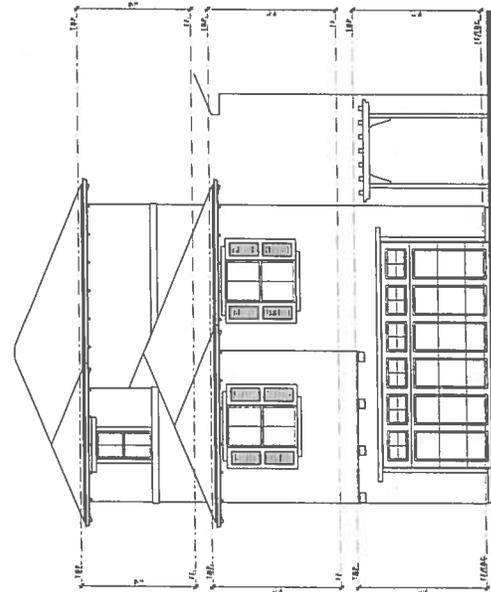
April 26, 2013

C1.3

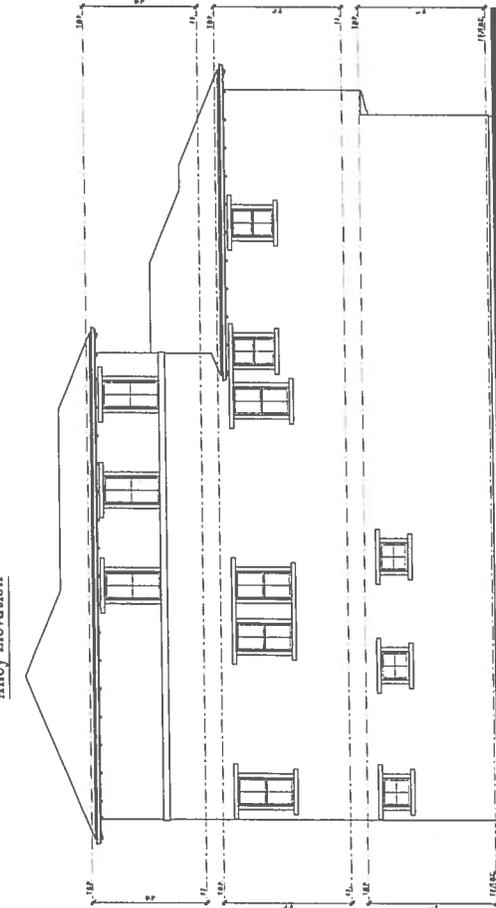
2012149



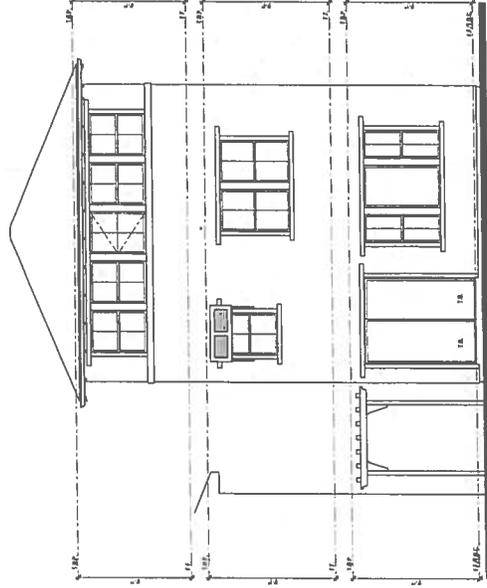
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



Yard Elevation

Plan 1

Elevation A - Presidio



WILLIAM HEZMALCHALCH
ARCHITECTS, INC.
1000 WILSON AVENUE SUITE 200 SAN RAMON, CA 94583
TEL: 925.376.1700 FAX: 925.376.1705
WWW.HEZMALCHALCH.COM

April 30, 2013

C1.4

2012147

Court Homes

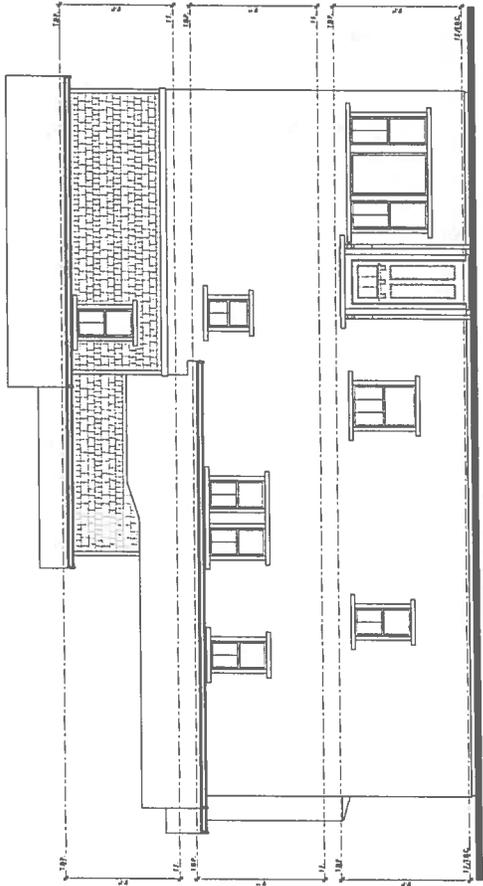
FARIA PRESERVE
San Ramon, CA



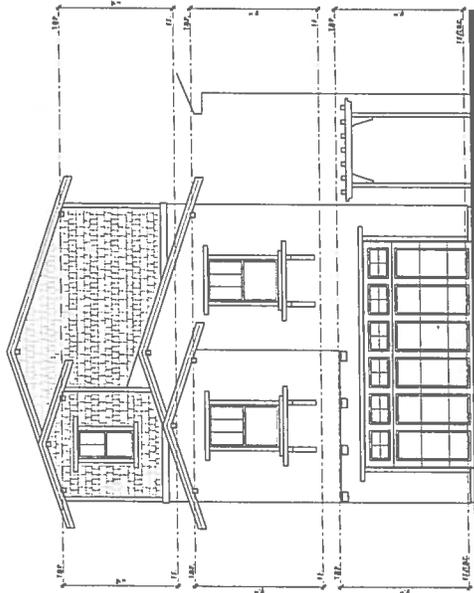
© 2012 WILLIAM HEZMALCHALCH ARCHITECTS, INC.

LAFFERTY
COMMUNITIES

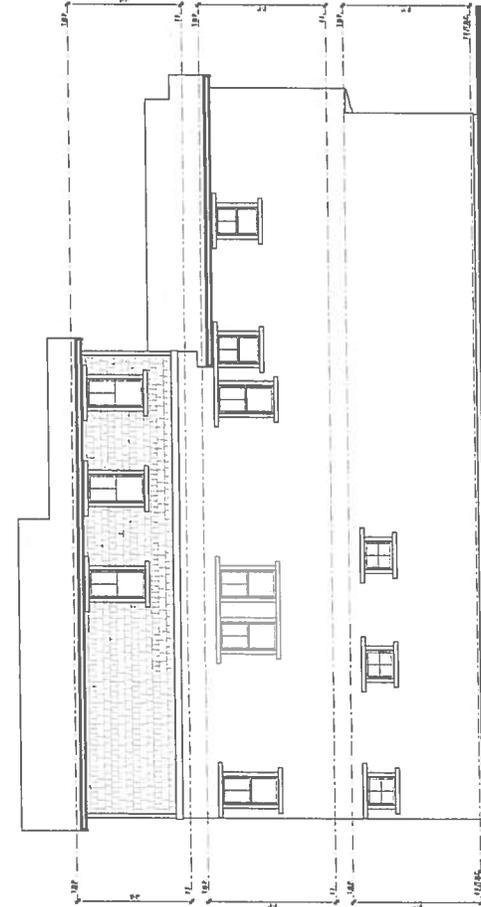
Handcrafted. Just for you.



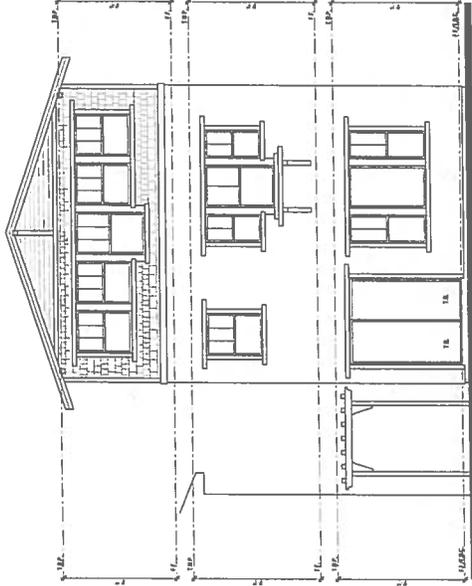
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



Yard Elevation

Plan 1

Elevation B - Bay Area Bungalow



LAFERTY
COMMUNITIES

Hand-drawn & Just for you.

FARIA PRESERVE
San Ramon, CA

Court Homes



© 2013 WILLIAM HEZMALHALCH ARCHITECTS, INC.

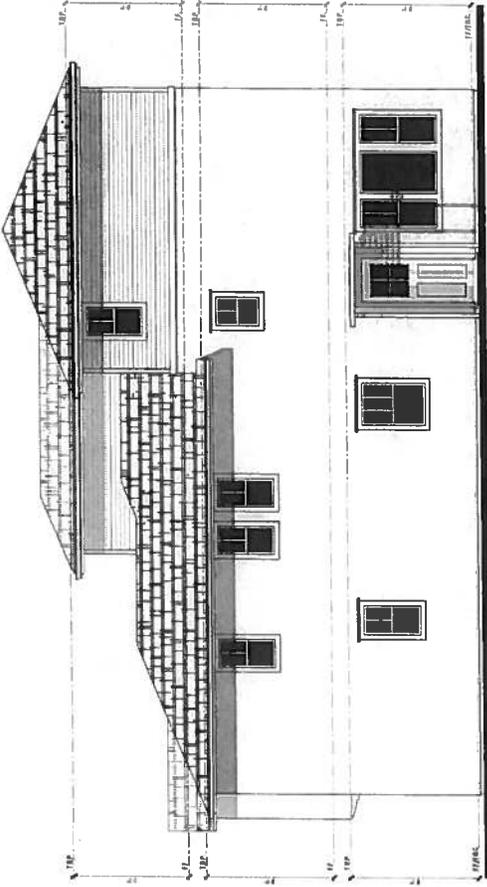


WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 PAVAN AVENUE SUITE 200 SAN RAMON, CA 94583
925.487.7700 FAX 925.487.7702
945.251.0801 WWW.HEZMALHALCH.COM

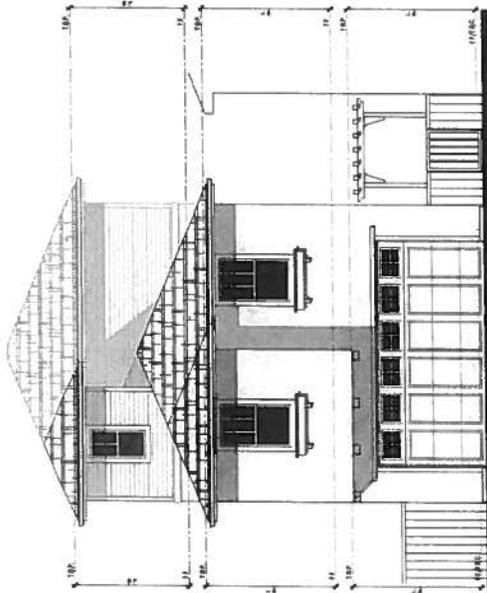
April 30, 2013

C1.5

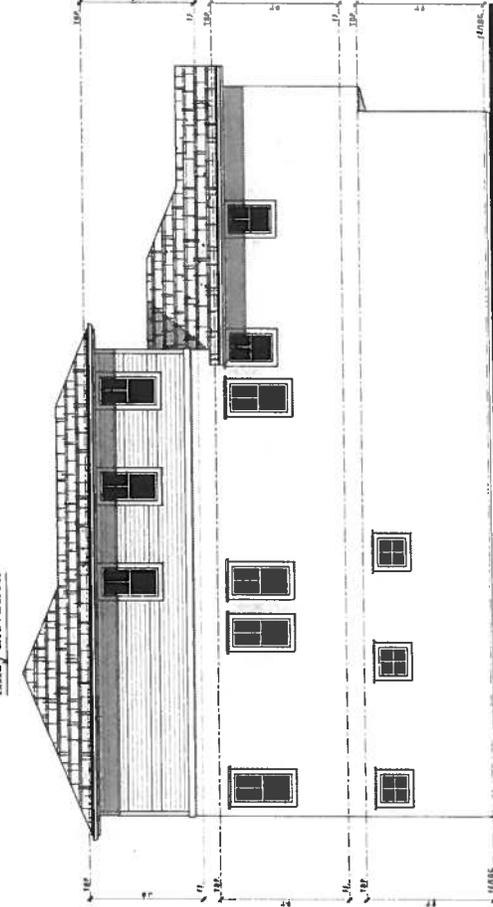
2012.149



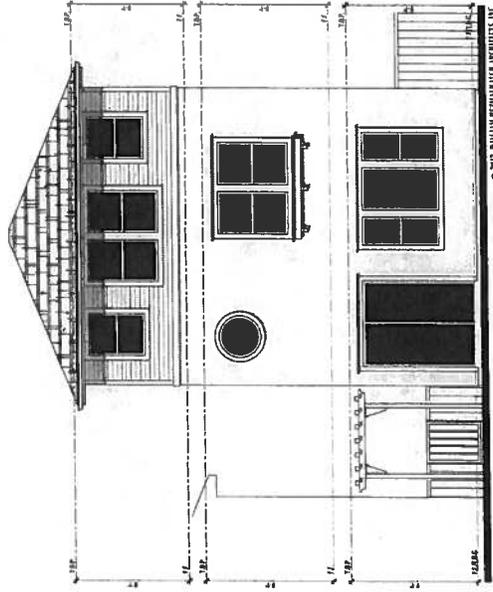
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



Yard Elevation

Plan 1
Elevation C - Farmhouse



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
REGISTERED ARCHITECTS IN CALIFORNIA
1000 EAST 17TH AVENUE, SUITE 200, DENVER, CO 80202
303.733.8800 www.hezmalhalch.com

April 30, 2013

C1.6

2013149

Court Homes

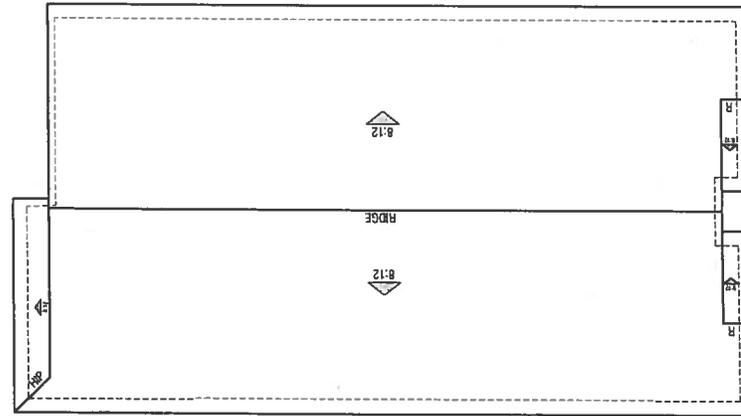
FARIA PRESERVE
San Ramon, CA



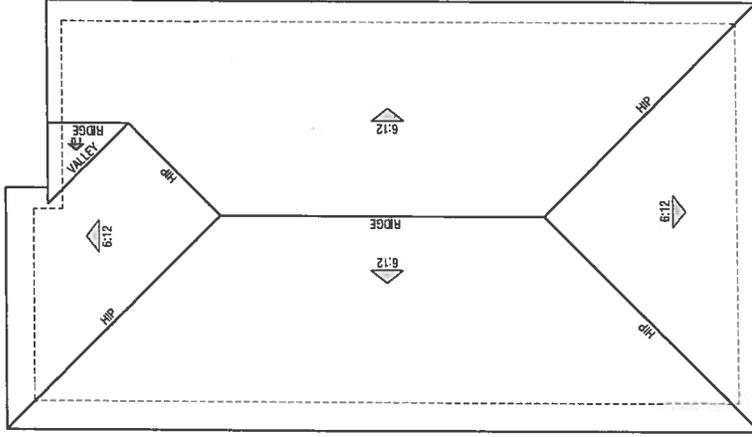
COURT WILLIAM HEZMALHALCH ARCHITECTS, INC.

LAFERTY
COMMUNITIES

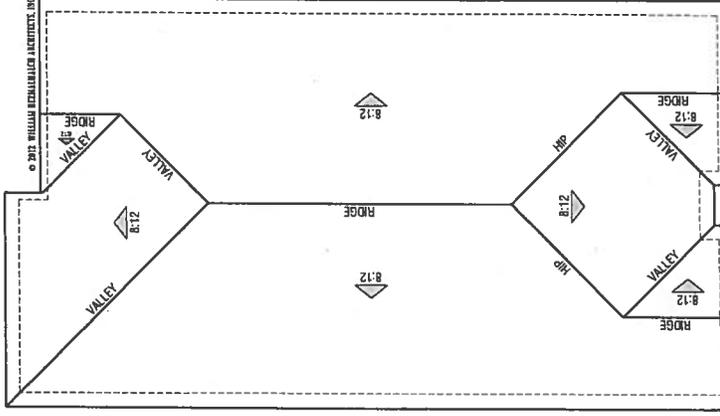
Handcrafted. Just for you.



Elevation C - Cottage



Elevation B - Bay Area Bungalow



Elevation A - Presidio

Plan 2

Roof Plans

Court Homes

FARIA PRESERVE
San Ramon, CA



LAFERTY
COMMUNITIES

Handcrafted. Just for you.



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 CENTREWAY DRIVE, SUITE 200, SAN RAMON, CA 94583
925-376-1000
WWW.HEZMALHALCH.COM

April 30, 2013

C2.2

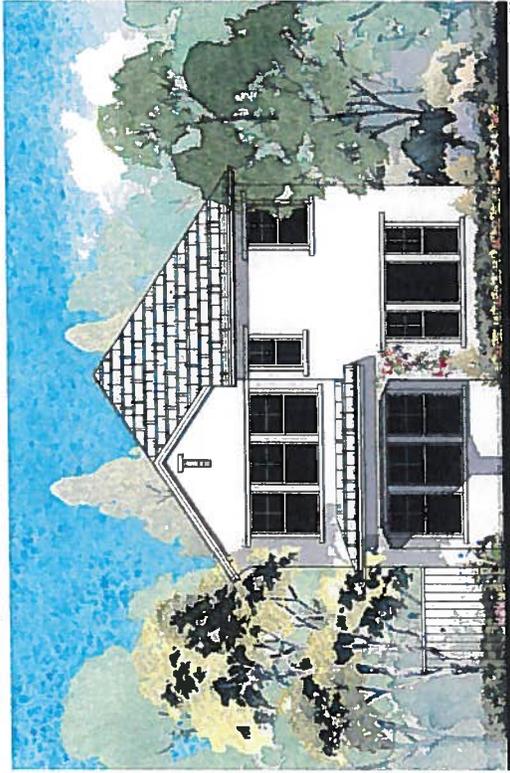
2012149



Elevation B
Bay Area Bungalow



Elevation C
Cottage



Elevation A
Presidio

Plan 2

Yard Elevations

Court Homes

FARIA PRESERVE
San Ramon, CA



© 2012 WILLIAM HEZMALCHALCH ARCHITECTS, INC.

LAFERTY
COMMUNITIES

Handcrafted. Just for you.

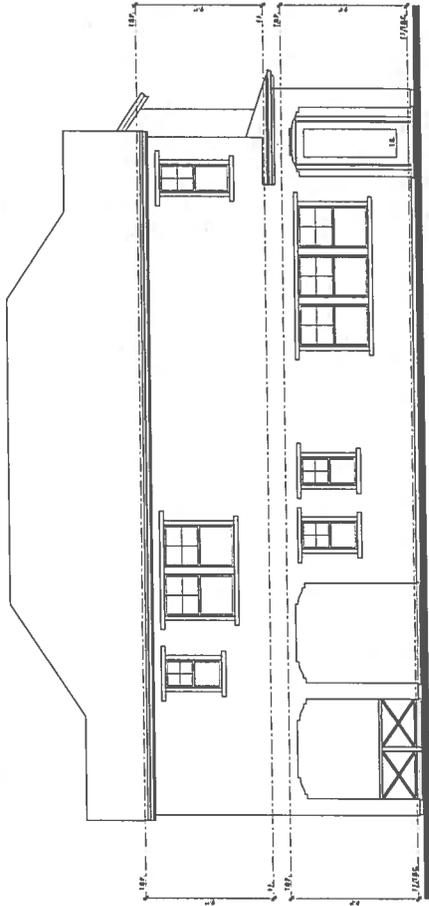


WILLIAM HEZMALCHALCH
ARCHITECTS, INC.
1000 W. BROADWAY SUITE 1000 SAN RAMON, CA 94583
TEL: 925.376.1100 FAX: 925.376.1101
WWW.HEZMALCHALCH.COM

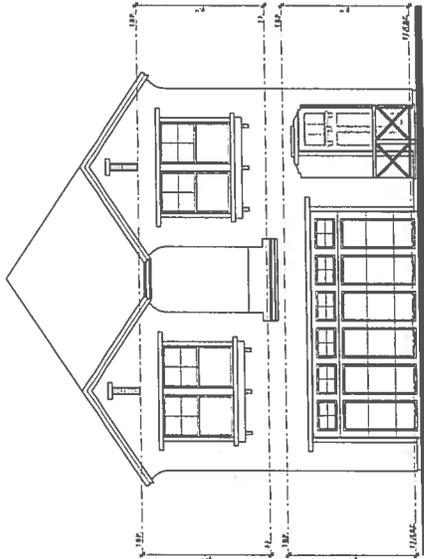
April 30, 2013

C2.3

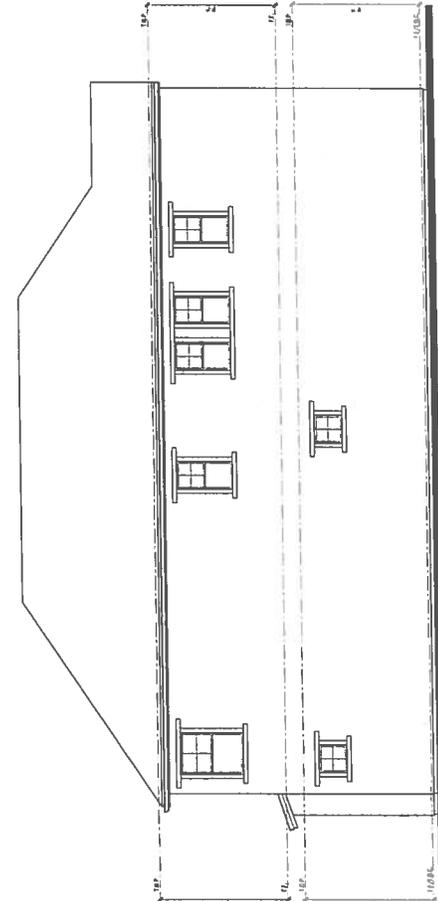
2012149



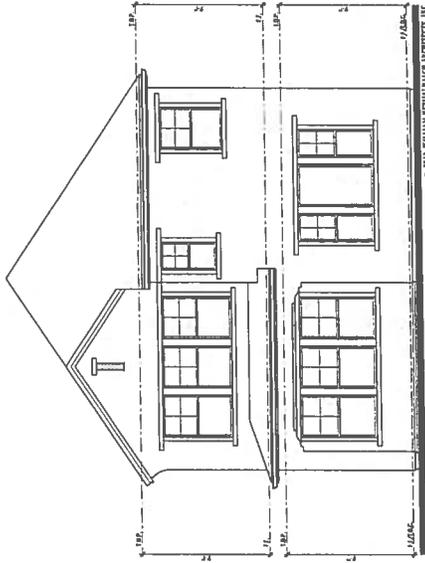
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



Yard Elevation

Plan 2

Elevation A - Presidio

Court Homes

FARIA PRESERVE
San Ramon, CA



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 BAY STREET, SUITE 200, SAN RAMON, CA 94583
925.481.1700
WWW.HEZMALHALCHARCHITECTS.COM

April 30, 2013

C2.4

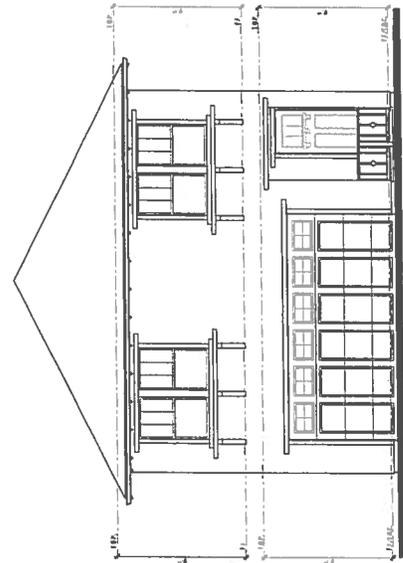
2012.149



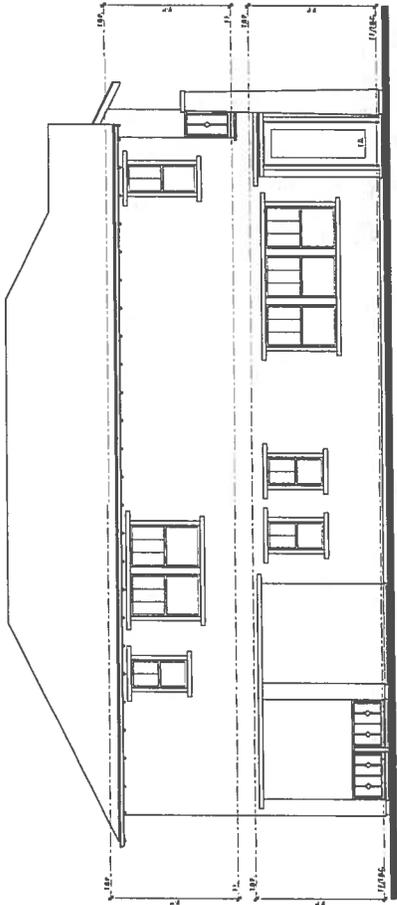
© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.

**LAFERTY
COMMUNITIES**

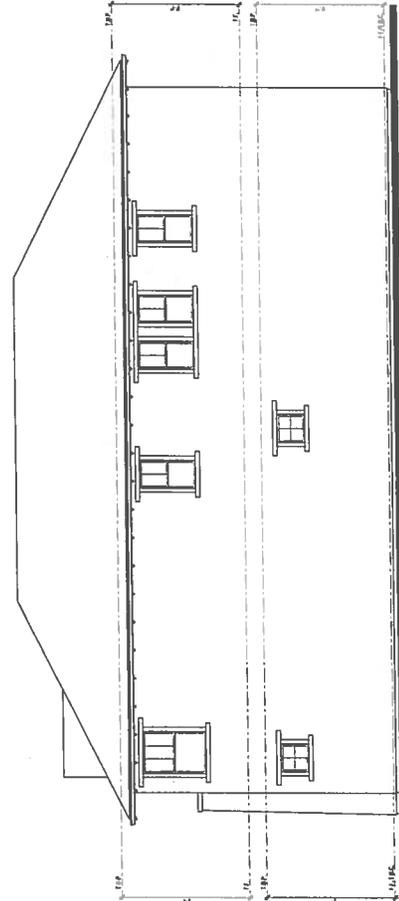
Handcrafted. Just for you.



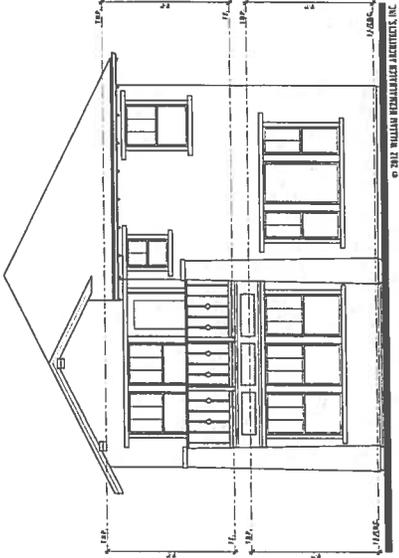
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



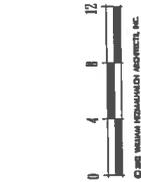
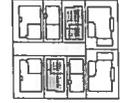
Yard Elevation
*Shown with opt. deck @ 2nd floor

Plan 2

Elevation B - Bay Area Bungalow

Court Homes

FARIA PRESERVE
San Ramon, CA

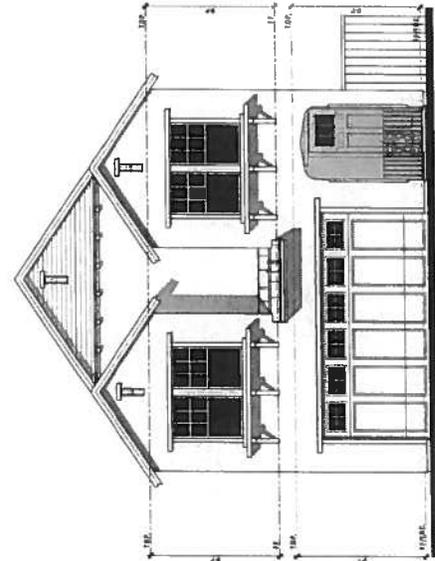


LAFERTY
COMMUNITIES

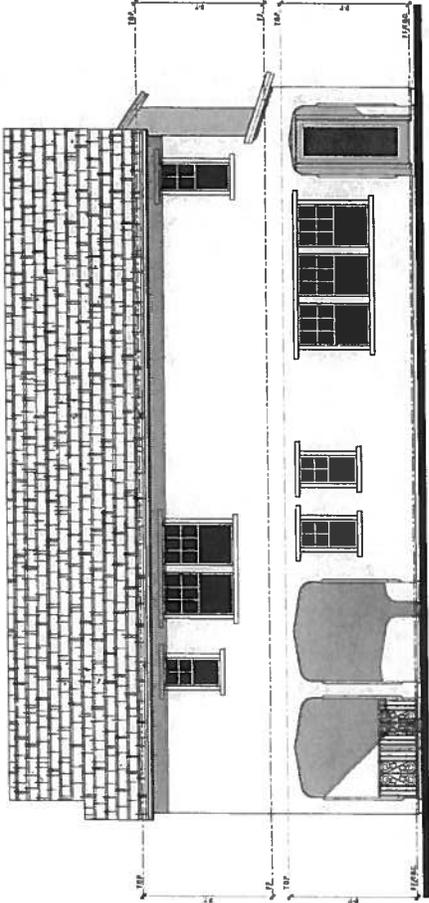
Handcrafted. Just for You.

W
WILLIAM HEZMAHALCH
ARCHITECTS, INC.
RESIDENTIAL ARCHITECTURE
3000 UNIVERSITY AVENUE, SUITE 200, SAN RAMON, CA 94583
925.752.1237 www.hezmahalch.com Fax: 925.752.1238

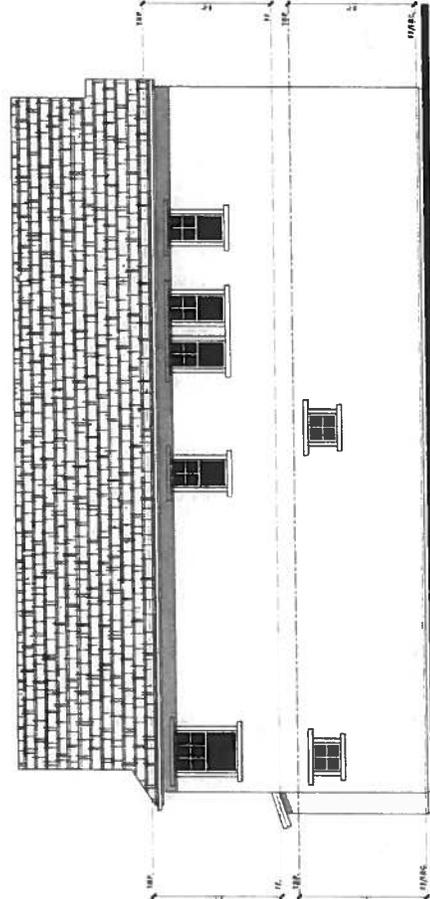
April 30, 2013
C2.5
2012149



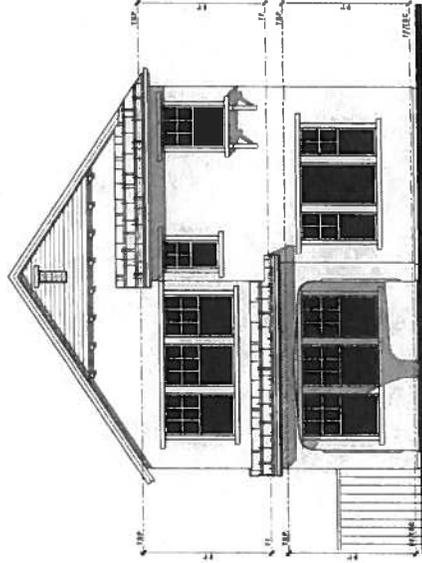
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



Yard Elevation

Plan 2

Elevation C - Cottage

Court Homes



FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMAULCH
ARCHITECTS, INC.
3000 CENTRAL EXPRESSWAY, SUITE 200
SAN RAMON, CA 94583
925.375.2887 www.hezmaulch.com

April 30, 2013

C2.6

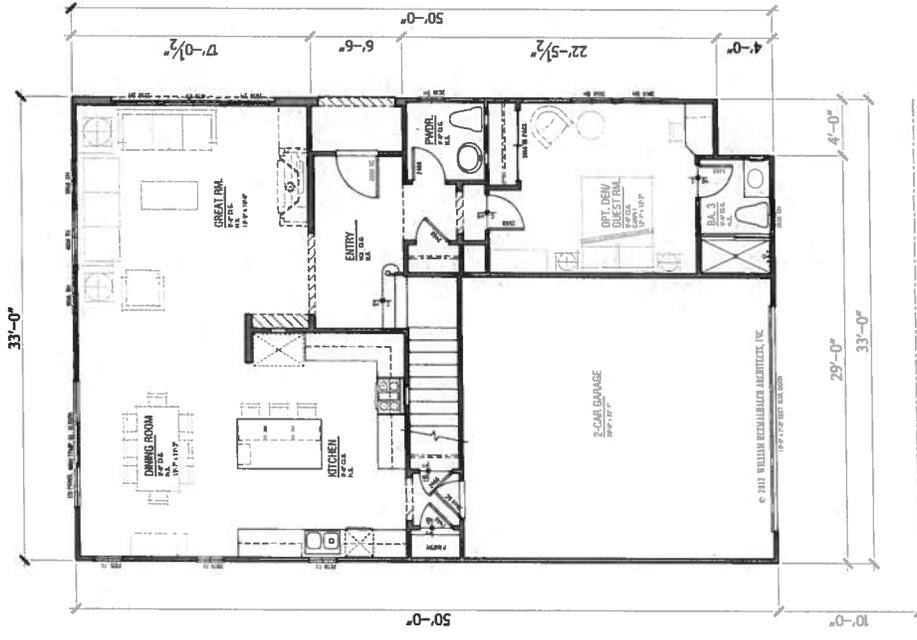
2012149



© 2012 WILLIAM HEZMAULCH ARCHITECTS, INC.

LAFERTY
COMMUNITIES

Handcrafted. Just for you.



Plan 3

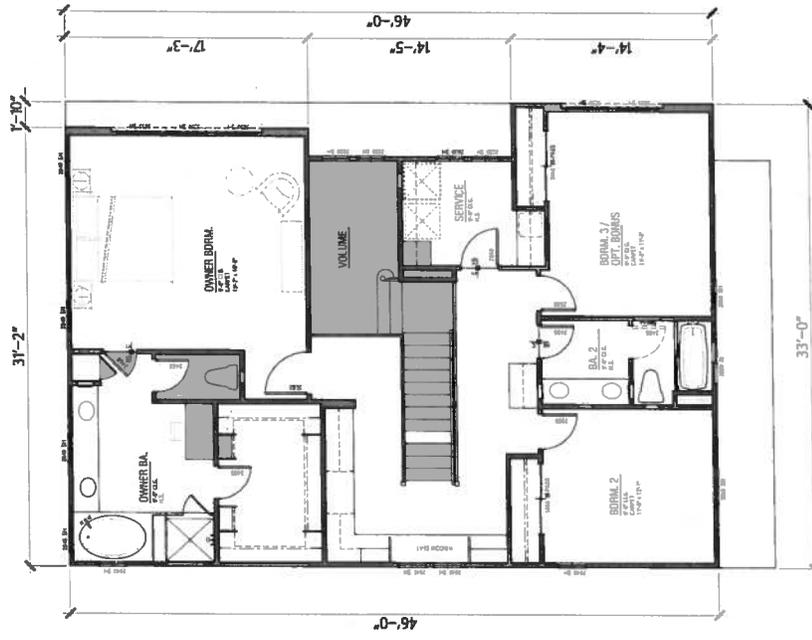
Total: 2,360 SF
 Garage: 465 SF
 4 Bdrm / 3 1/2 Ba
 2 Car Garage

First Level: 1,136 SF



W
 WILLIAM HEZMAHALCH
 ARCHITECTS, INC.
 2000 CALIFORNIA AVENUE, SUITE 200, SAN RAMON, CA 94583
 925-376-1000 FAX 925-376-1001
 WWW.WHARCHITECTS.COM TEL 925-376-1000

April 20, 2013
C3.1
 2012149



Second Level: 1,224 SF



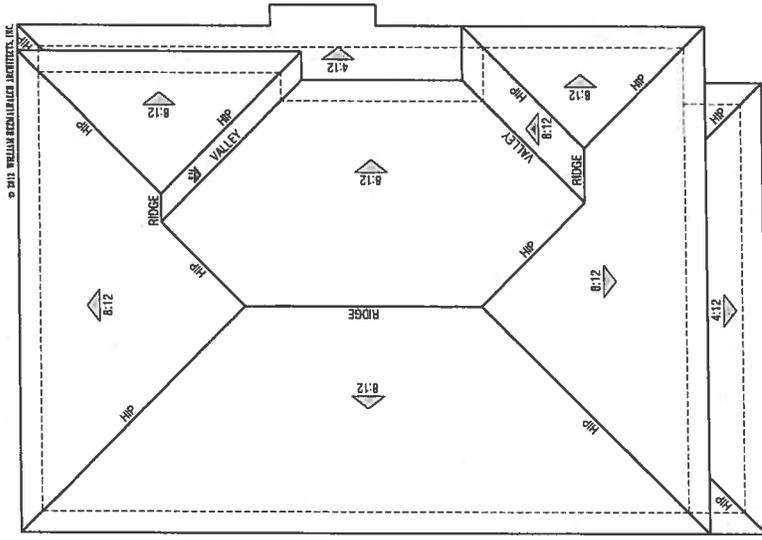
LAFFERTY
 COMMUNITIES

Handcrafted. Just for you.

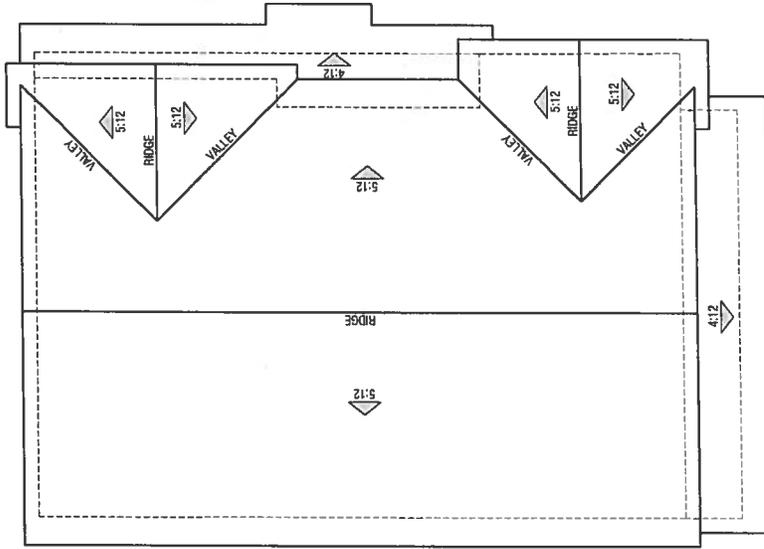
Court Homes

FARIA PRESERVE

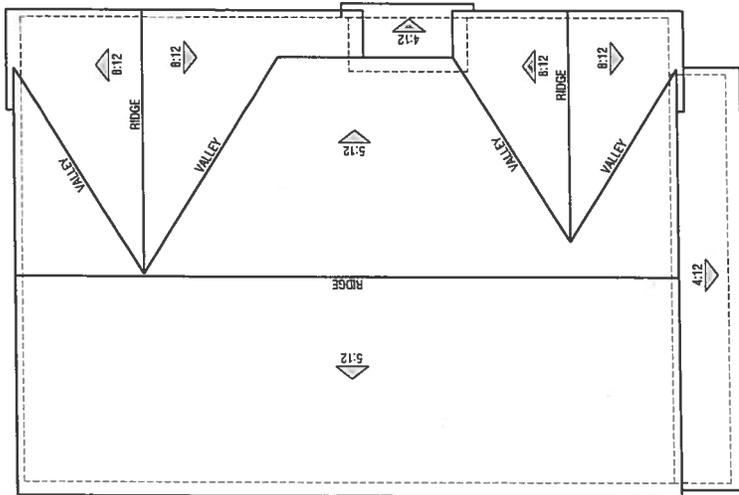
San Ramon, CA



Elevation A - Farmhouse



Elevation B - Bay Area Bungalow



Elevation C - Cottage

Plan 3

Roof Plans

Court Homes

FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CA 94583
TEL: 925.375.2525
WWW.WHARCHITECTS.COM

April 30, 2013

C3.2

2012.149



© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



Handcrafted. Just for you.



Elevation A
Farmhouse



Elevation C
Cottage



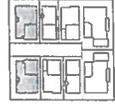
Elevation B
Bay Area Bungalow

Plan 3

Entrance Elevations

Court Homes

FARIA PRESERVE
San Ramon, CA



© 2013 WILLIAM HEZMALCH ARCHITECTS, INC.

**LAFERTY
COMMUNITIES**

Handcrafted. Just for you.

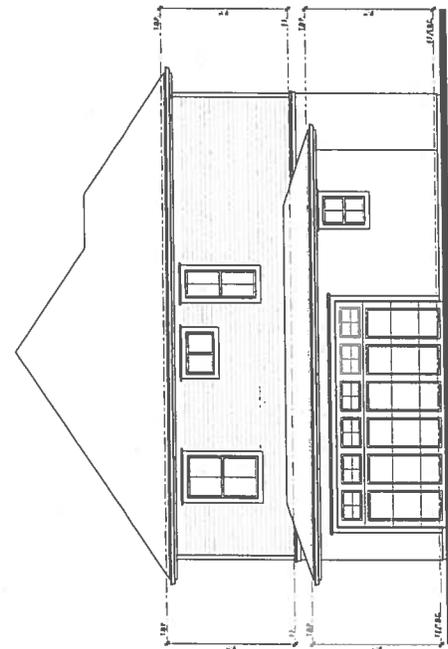


**WILLIAM HEZMALCH
ARCHITECTS, INC.**
1000 UNIVERSITY AVENUE SUITE 200 SAN RAMON, CA 94583
925.375.1200
WWW.HEZMALCH.COM

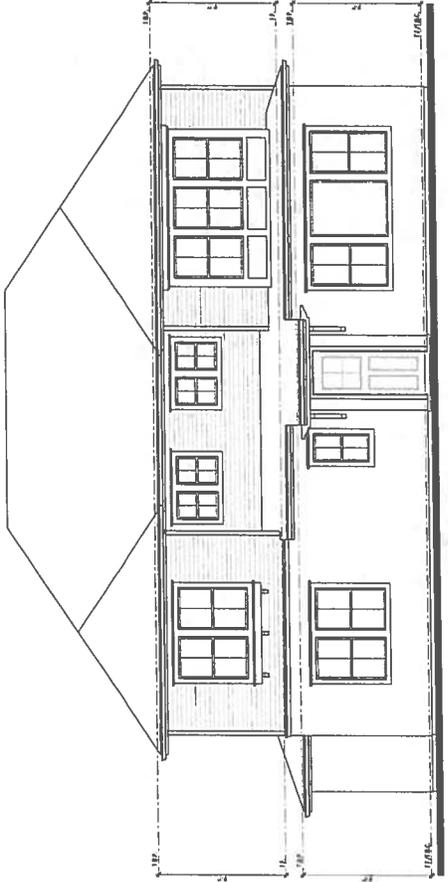
April 28, 2013

C3.3

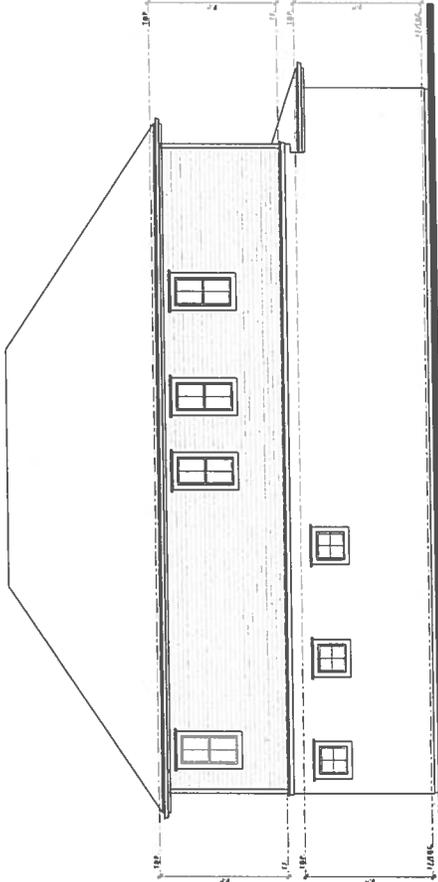
2012149



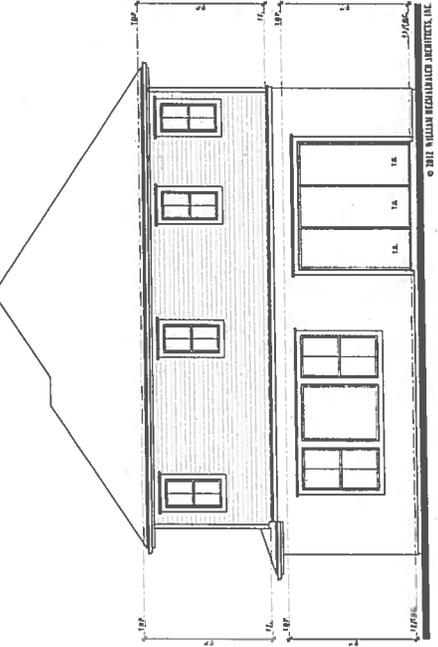
Alley Elevation



Right Elevation from Alley



Left Elevation from Alley



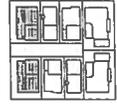
Yard Elevation

Plan 3

Elevation A - Farmhouse

Court Homes

FARIA PRESERVE
San Ramon, CA

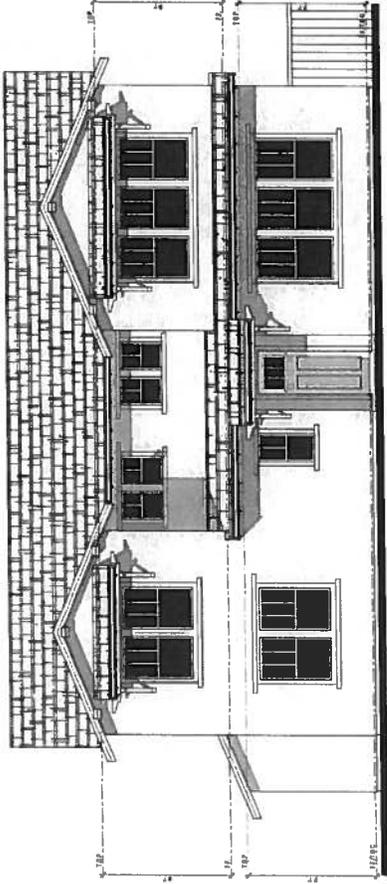


LAFFERTY
COMMUNITIES
Handcrafted. Just for you.

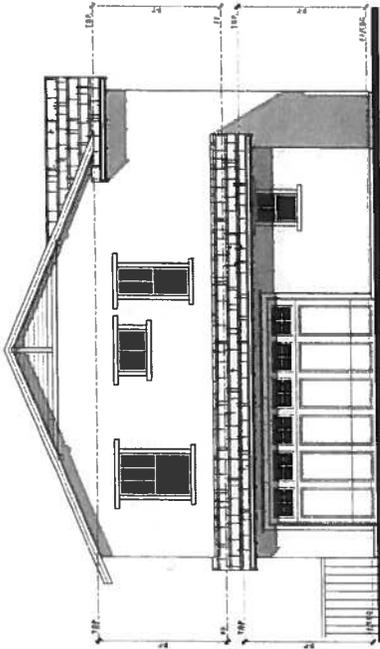
W
WILLIAM HEZMALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 1000, SAN RAMON, CA 94583
TEL: 925.376.1100 FAX: 925.376.1101
WWW.HEZMALCHARCHITECTS.COM

April 30, 2013
C3.4
2012149

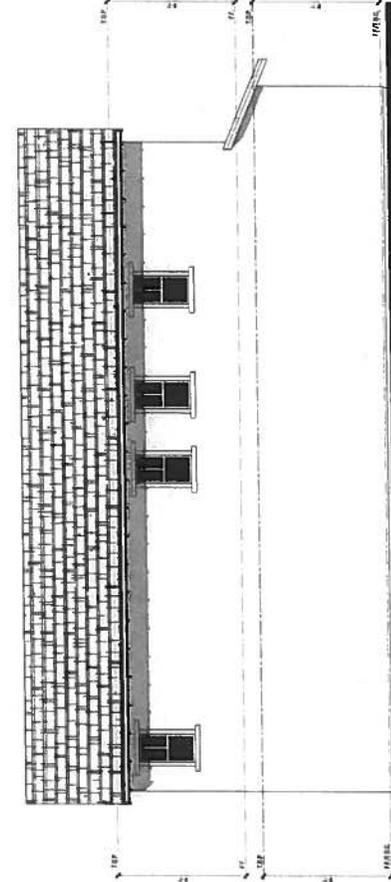
© 2012 WILLIAM HEZMALCH ARCHITECTS, INC.



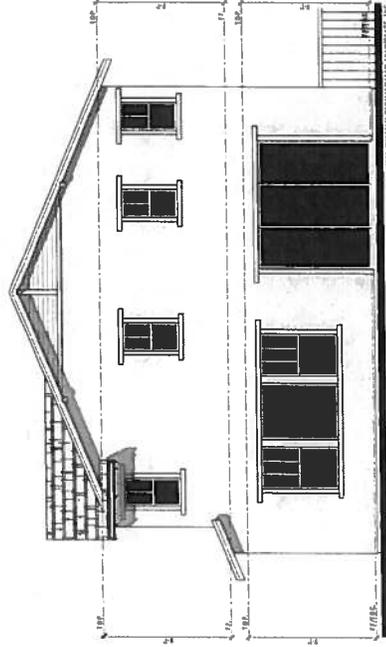
Right Elevation from Alley



Alley Elevation



Left Elevation from Alley



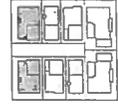
Yard Elevation

Plan 3

Elevation B - Bay Area Bungalow

Court Homes

FARIA PRESERVE
San Ramon, CA



DATE: 04/29/2013 11:00 AM



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 BAYVIEW AVENUE, SUITE 200
SAN RAMON, CA 94583
TEL: 925.375.1000 FAX: 925.375.1001

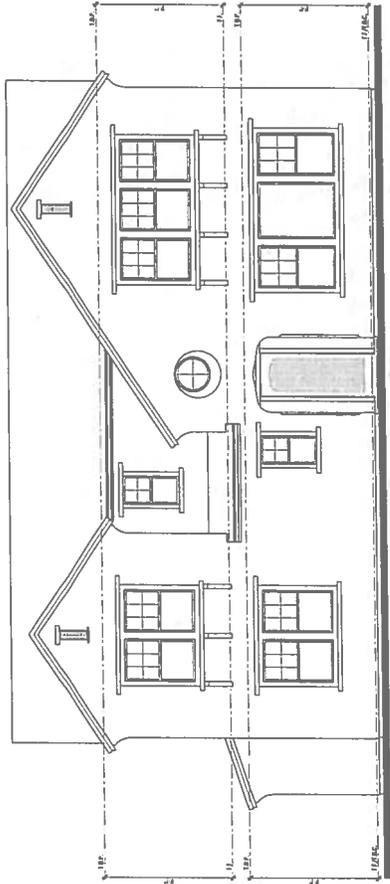
April 29, 2013

C3.5

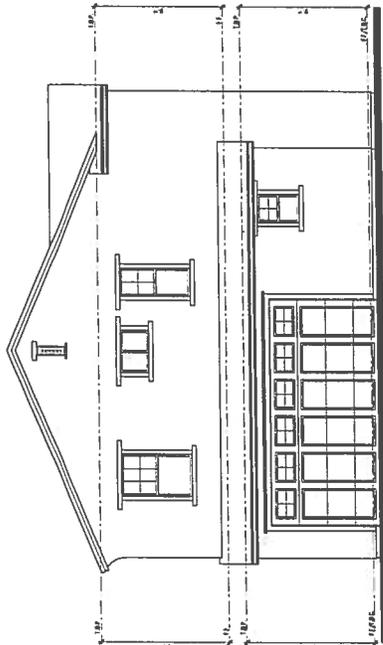
2012149

**LAPPERTY
COMMUNITIES**

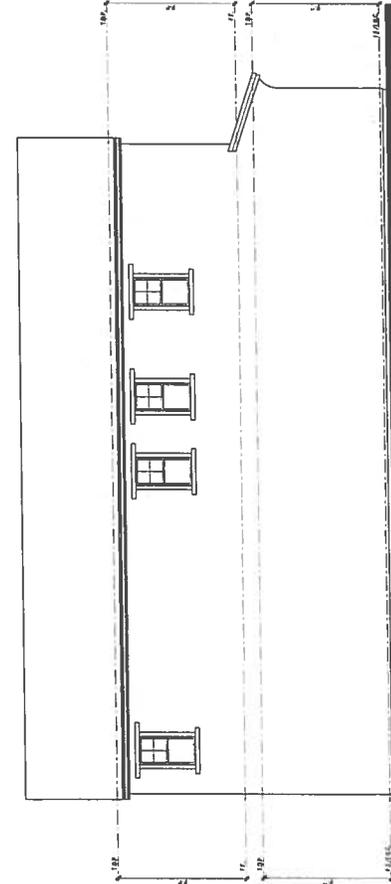
Handcrafted. Just for you.



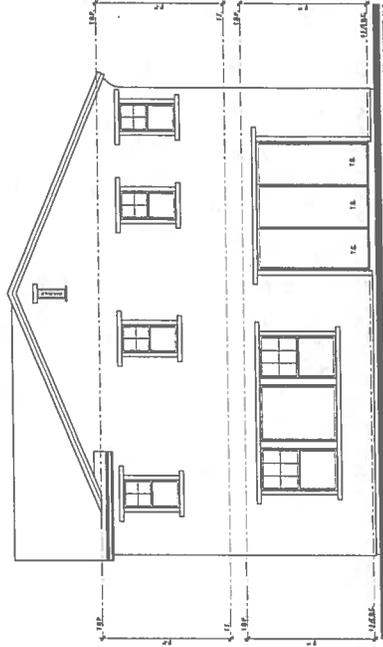
Entrance Elevation



Alley Elevation



Left Elevation from Alley



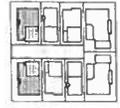
Yard Elevation

Plan 3

Elevation C - Cottage

Court Homes

FARIA PRESERVE
San Ramon, CA



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 RIVERVIEW BLVD. SUITE 200
SAN RAMON, CA 94583
TEL: 925.385.1200
WWW.HEZMALHALCH.COM

April 29, 2013

C3.6

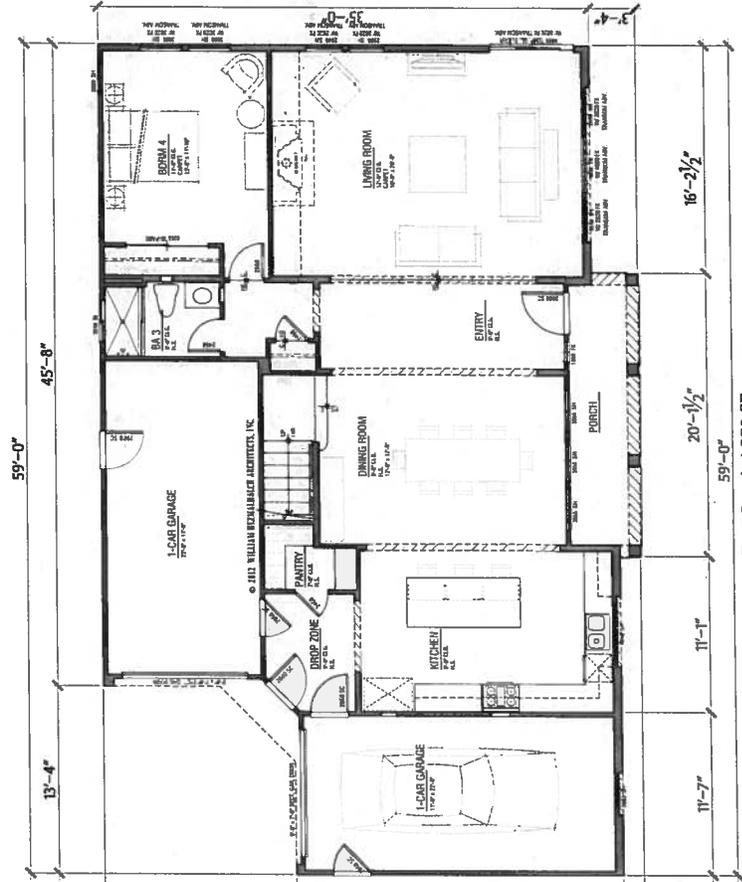
2012.149



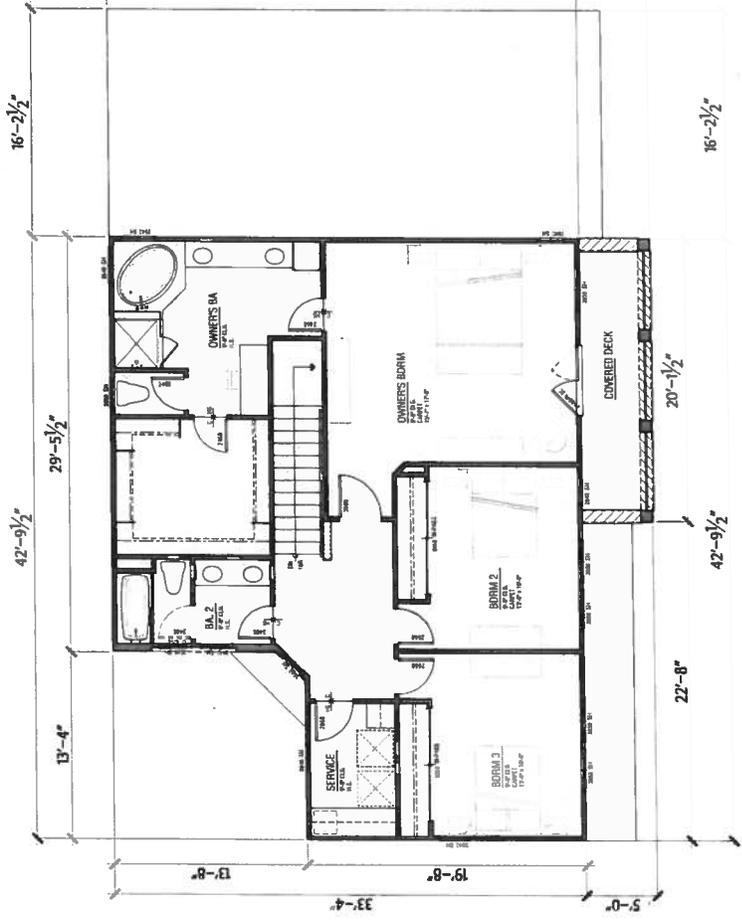
© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.

**LAFFERTY
COMMUNITIES**

Handled right - Just for you.



First Level: 1,379 SF



Second Level: 1,209 SF

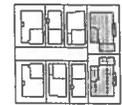
Plan 4

Total: 2,588 SF
4 Bdrm / 3 Ba
2 Car Garage

Court Homes

FARIA PRESERVE

San Ramon, CA



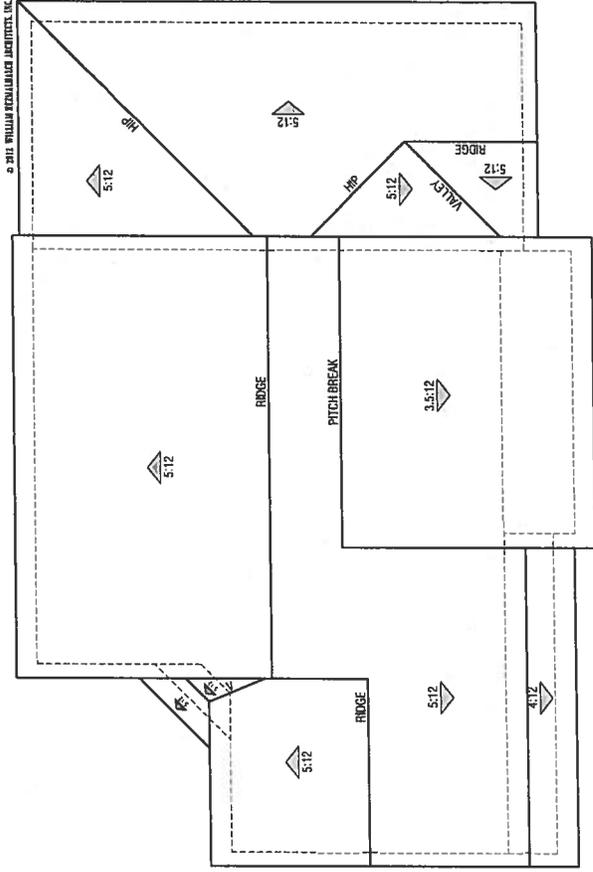
April 30, 2013
C4.1
2012149

WILLIAM HEZMAHALCH ARCHITECTS, INC.
1000 RIVERVIEW DRIVE SUITE 200
SAN RAMON, CALIFORNIA 94583
925.382.0307 www.hezmahalch.com

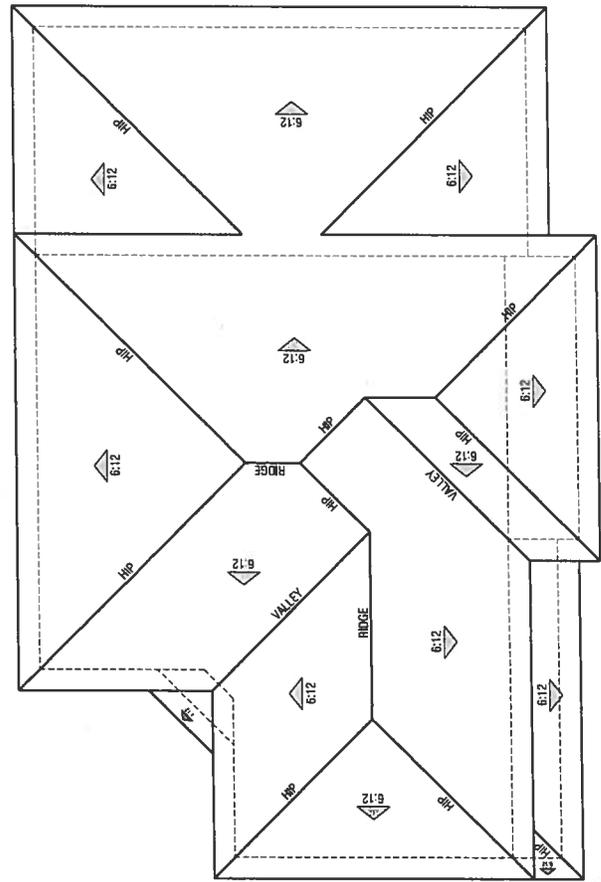
LAFFERTY COMMUNITIES
Handcrafted. Just for you.

Optional Autocourt Entry for lots @ open space

© 2012 WILLIAM HEZMAHALCH ARCHITECTS, INC.



Elevation A - Monterey



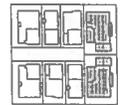
Elevation B - Farmhouse

Plan 4

Roof Plans

Court Homes

FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALCHALCH ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CA 94583
TEL: 925.375.1234 FAX: 925.375.1235

April 30, 2013

C4.2.1

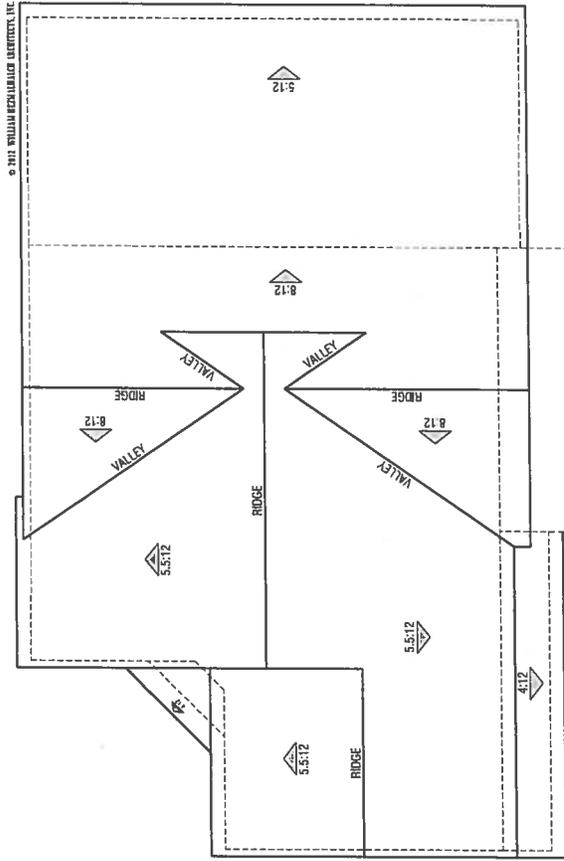
2012149

LAFERTY COMMUNITIES

Handcrafted. Just for you.



© 2012 WILLIAM HEZMALCHALCH ARCHITECTS, INC.



Elevation C - Cottage

Plan 4

Roof Plans

Court Homes

FARIA PRESERVE
San Ramon, CA



April 30, 2013
C4.2.2
2012149

W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200, SAN RAMON, CA 94583
925.752.1000
www.hezmalhalch.com

**LAFERTY
COMMUNITIES**

Handcrafted. Just for you.



Elevation A
Monterey



Elevation C
Cottage



Elevation B
Farmhouse

Plan 4

Entrance Elevations

Court Homes



FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CALIFORNIA 94583
949.236.1000
www.hezmalhalch.com

April 30, 2013

C4.3

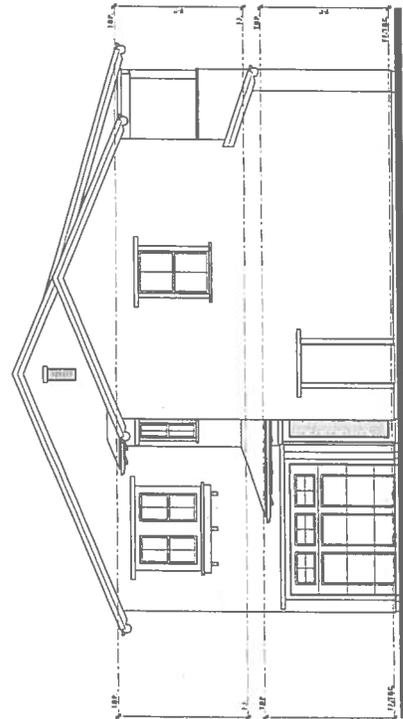
2013149

LAFERTY
COMMUNITIES

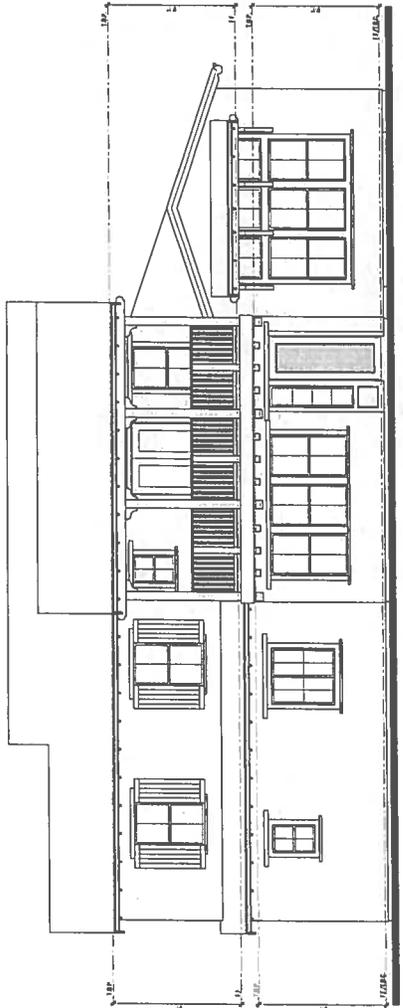
Hand-crafted. Just for you.



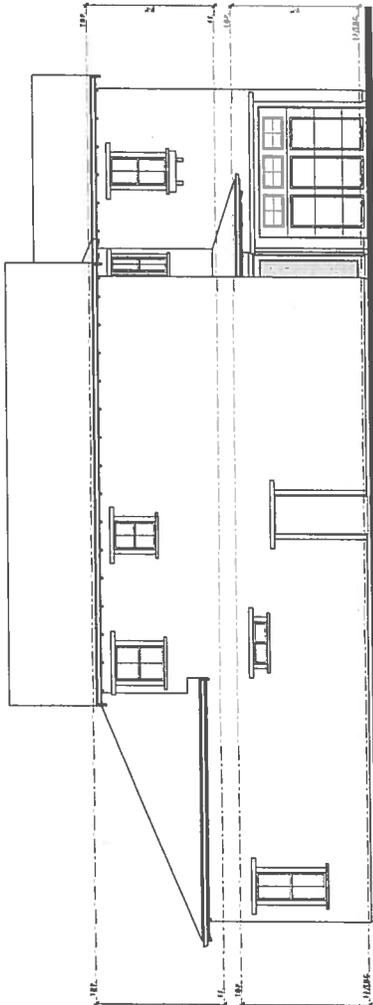
© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



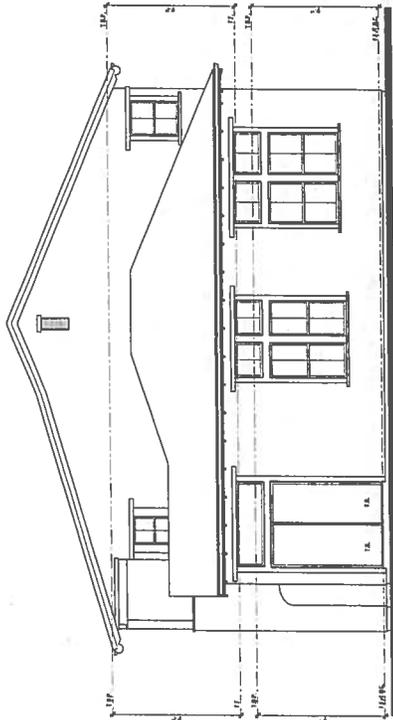
Alley Elevation



Entrance Elevation



Left Elevation from Alley



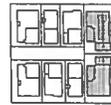
Yard Elevation

Plan 4

Elevation A - Monterey

Court Homes

FARIA PRESERVE
San Ramon, CA



© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



WILLIAM HEZMALHALCH ARCHITECTS, INC.
1000 CALIFORNIA AVENUE SUITE 200 SAN RAMON, CA 94583
925-376-1100
www.hezmalhalch.com

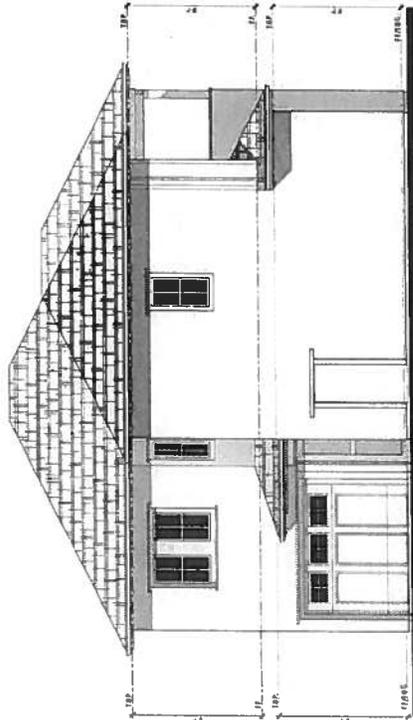
April 30, 2013

C4.4

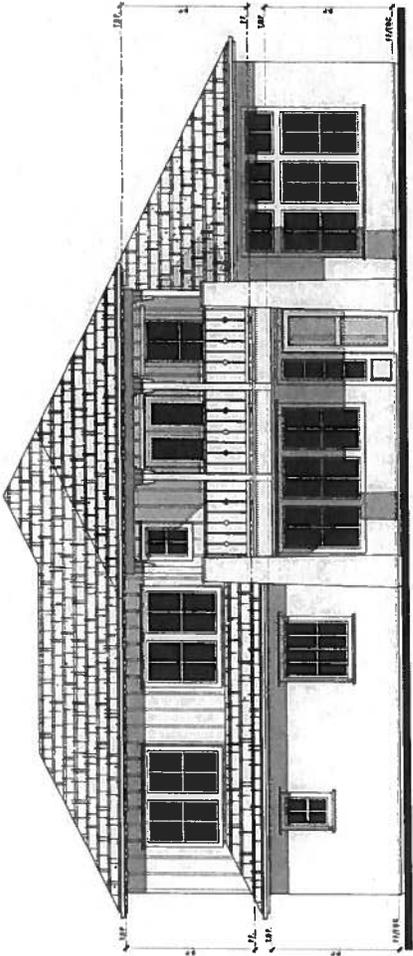
2012149

LAFFERTY COMMUNITIES

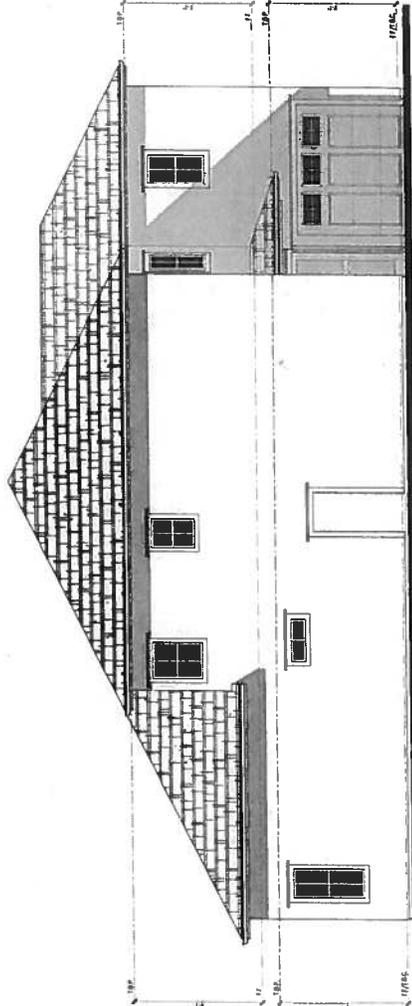
Handcrafted. Just for you.



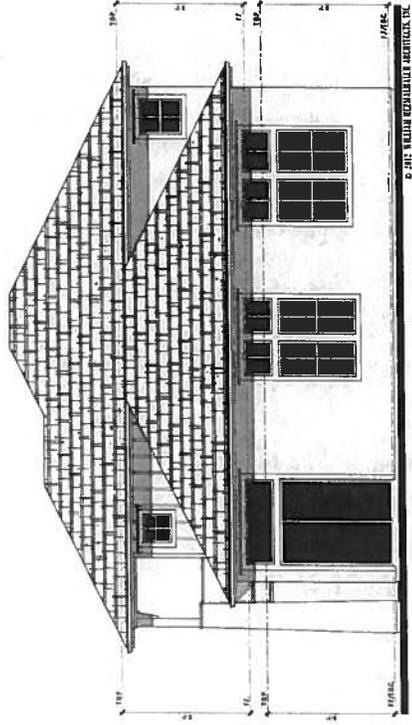
Alley Elevation



Entrance Elevation



Left Elevation from Alley



Yard Elevation

Plan 4

Elevation B - Farmhouse

Court Homes

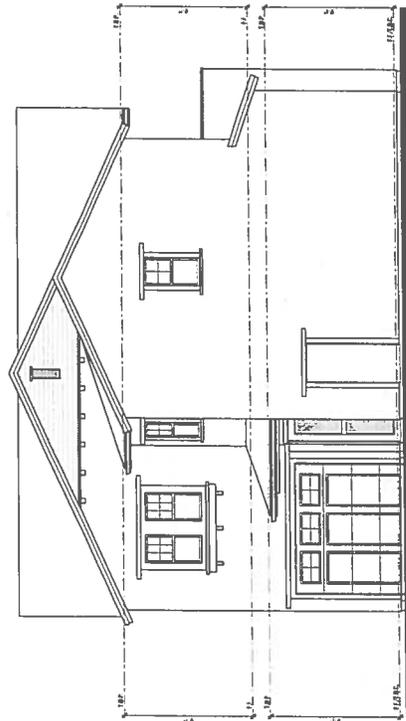
FARIA PRESERVE
San Ramon, CA



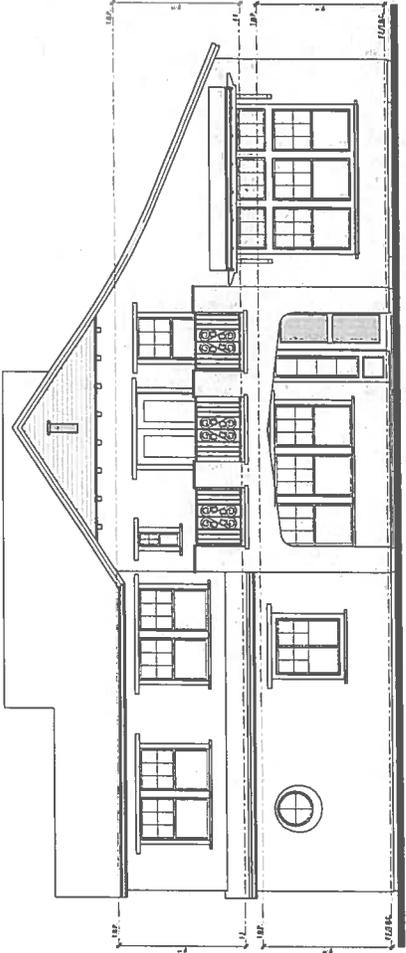
L.A.F.F.E.R.T.Y.
COMMUNITIES
Handcrafted. Just for you.

WILLIAM HEZMAHALCH
ARCHITECTS, INC.
RESIDENTIAL DIVISION
3000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CALIFORNIA 94583
925.352.1827 www.aharchitect.com

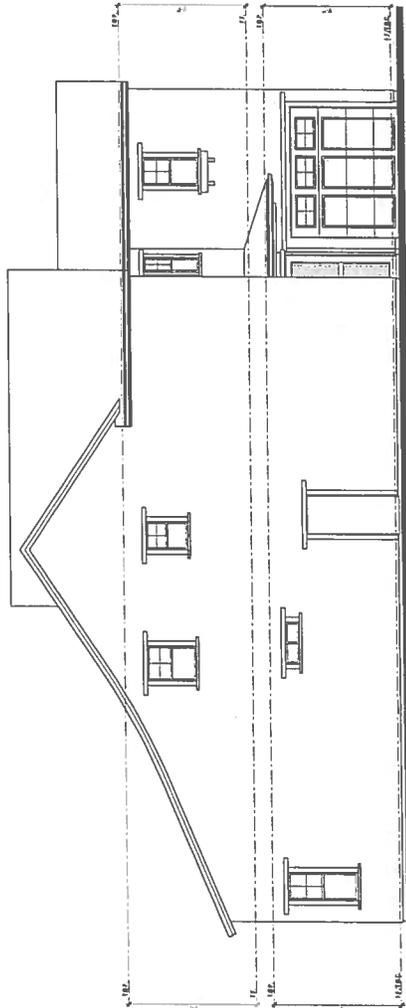
April 30, 2013
C4.5
2012149



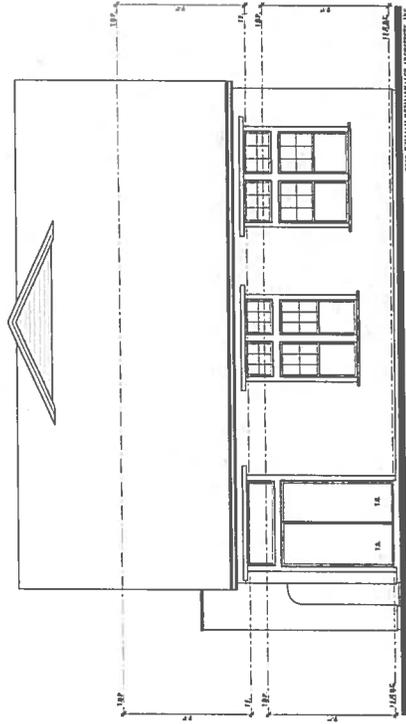
Alley Elevation



Entrance Elevation



Left Elevation from Alley



Yard Elevation

Plan 4

Elevation C - Cottage

Court Homes

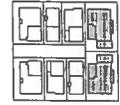
FARIA PRESERVE
San Ramon, CA

LAFFERTY
COMMUNITIES

Hand-crafted. Just for you.



© 2011 WILLIAM HEZMALHALCH ARCHITECTS, INC.

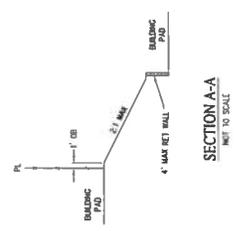
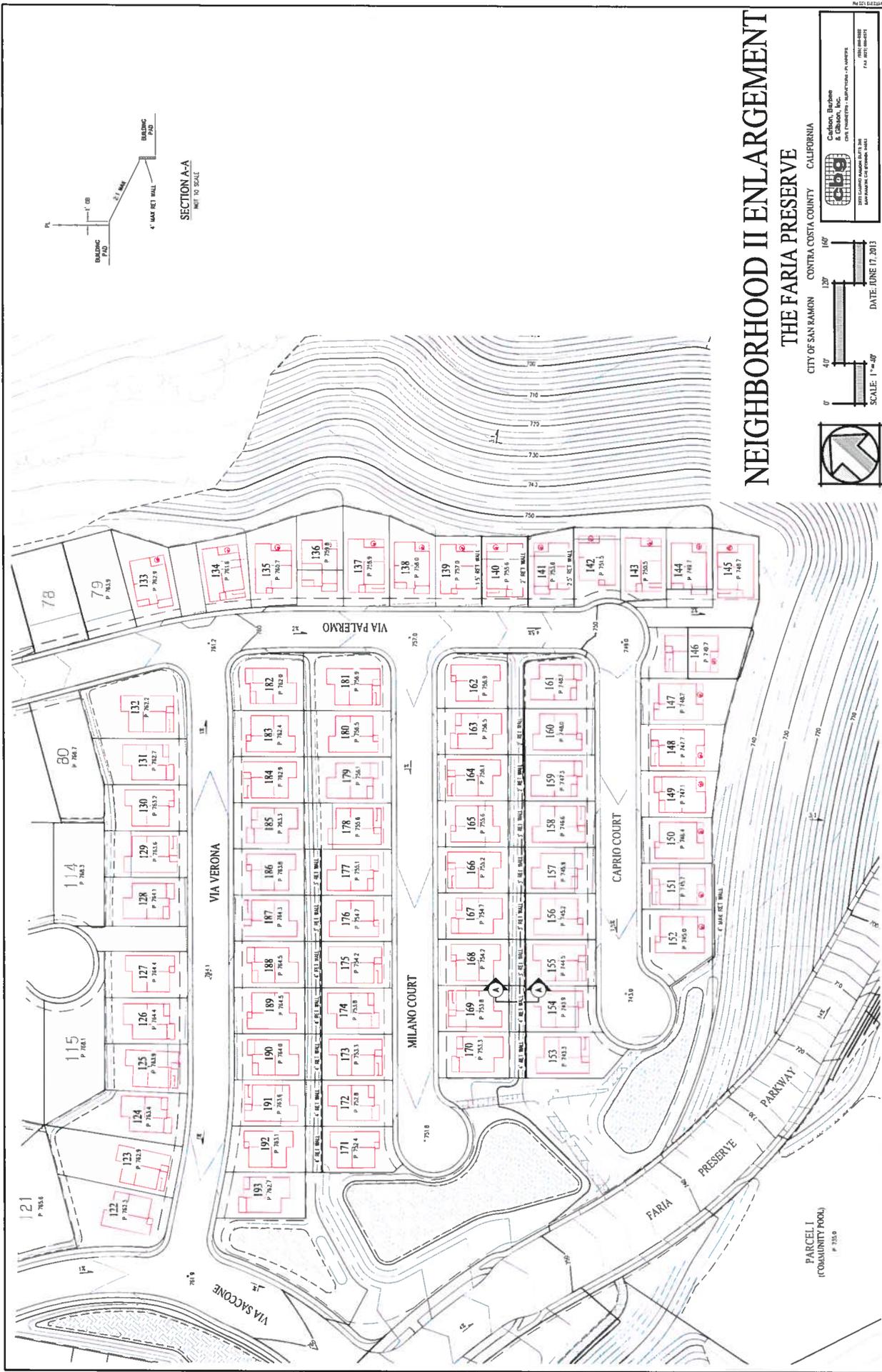


WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 INDUSTRIAL PARKWAY, SUITE 200, DAVENPORT, NC 27834
252-333-1111
2000 RESEARCH PARKWAY, SUITE 200, RAYLE, NC 27577
919-251-1531
www.hezmalhalch.com

April 30, 2013

C4.6

2012149



NEIGHBORHOOD II ENLARGEMENT

THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

DATE: JUNE 17, 2013

SCALE: 1" = 40'

City of San Ramon
Contractor: [unreadable]
City Engineer: [unreadable]
City Planner: [unreadable]
City Administrator: [unreadable]
City Clerk: [unreadable]

CONTRACT NO. [unreadable]

DATE: [unreadable]

PROJECT NO. [unreadable]



6'h Good Neighbor Wood Fence

6'h Street Elevation Fence

Small Flowering Tree

6'h Street Elevation Fence

Street Tree

Water Quality Zone

Riparian Trees

6'h Good Neighbor Wood Fence

Neighborhood II Enlargement

FARIA PRESERVE

San Ramon, CA


GATES + ASSOCIATES
 LANDSCAPE ARCHITECTS
 1500 WILSON AVENUE, SUITE 200
 SAN RAMON, CA 94583
 (925) 376-1111 FAX (925) 376-1112


 0 100 200 400'
 July 1, 2013

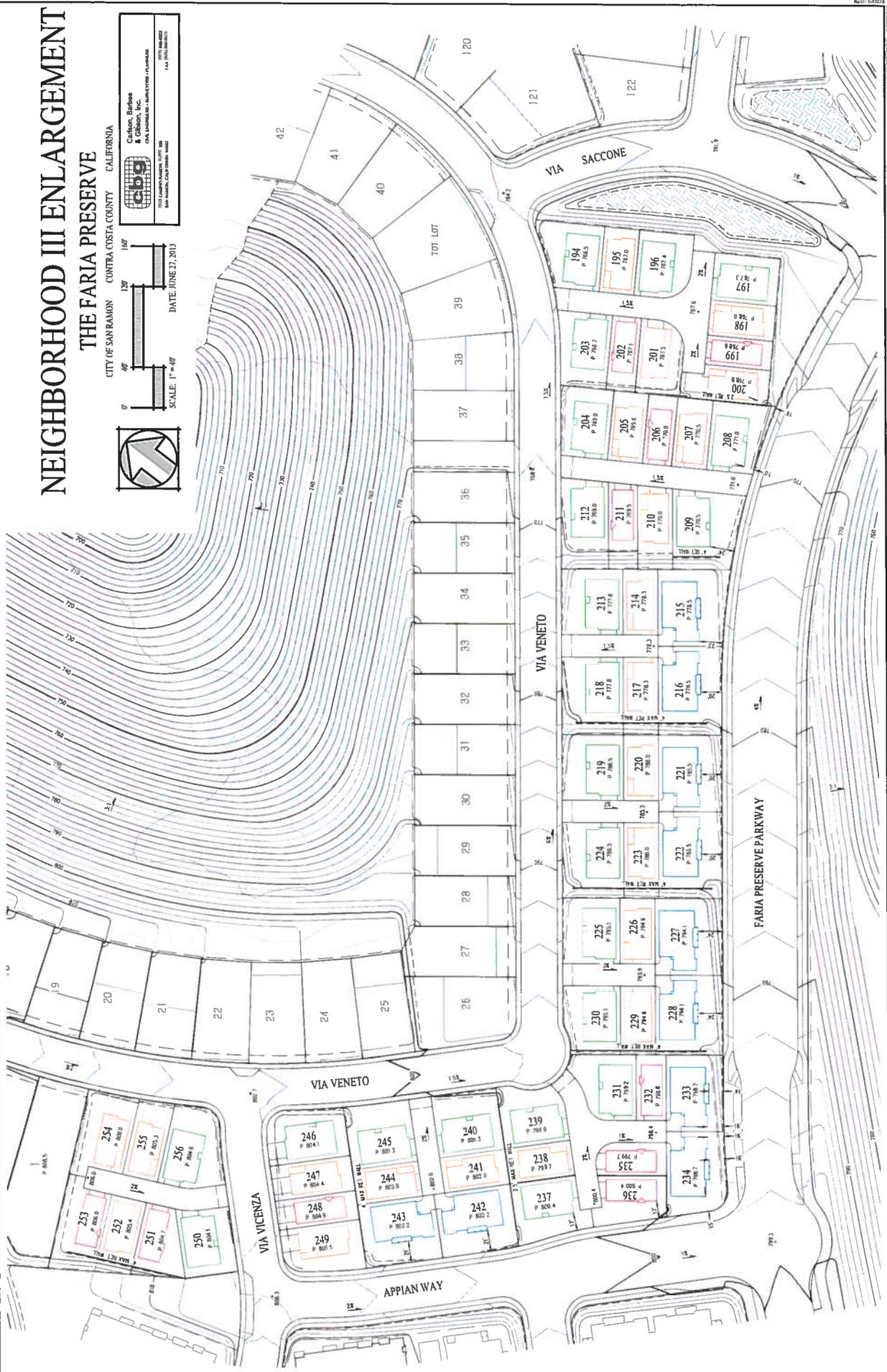
LAFFERTY COMMUNITIES
Manufactured. Just for you.

NEIGHBORHOOD III ENLARGEMENT THE FARIA PRESERVE

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA



DATE: JUNE 27, 2013
SCALE: 1" = 40'





Neighborhood III(A) Enlargement
FARIA PRESERVE
 San Ramon, CA

0 100 200 400ft
 July 1, 2013

GATES
 +ASSOCIATES
 ARCHITECTURAL + INTERIOR DESIGN
 10000 FORT COCKERMAN BLVD, SUITE 100
 FORT COCKERMAN, CA 94525

LAFERTY
 COMMUNITIES
Handcrafted. Just for you.



- Low Wall with Monolith
- Small Flowering Tree
- Vehicular Concrete Paving
- 6'h Good Neighbor Wood Fence
- 6'h Street Elevation Fence
- Small Flowering Tree
- Columnar Street Tree

- Vehicular Concrete Paving
- Small Alley Tree
- 6'h Good Neighbor Wood Fence
- 6'h Street Elevation Fence
- Small Flowering Tree
- Street Tree
- Water Quality Zone
- Riparian Trees

Low Wall with Monolith and Entry Portal

Faria Preserve Parkway



Neighborhood III(B) Enlargement
FARIA PRESERVE
 San Ramon, CA





Bay Area Bungalow

Cottage

Presidio

Bay Area Bungalow

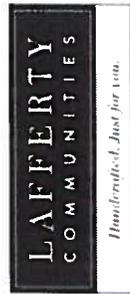
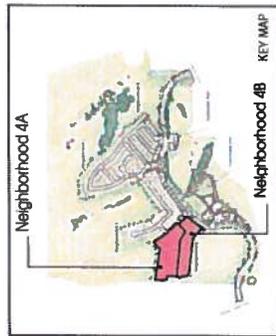
Neighborhood 4A Streetscene



Presidio

Cottage

Neighborhood 4B Streetscene



© 2013 WILLIAM HEZVALHALCH ARCHITECTS, INC.

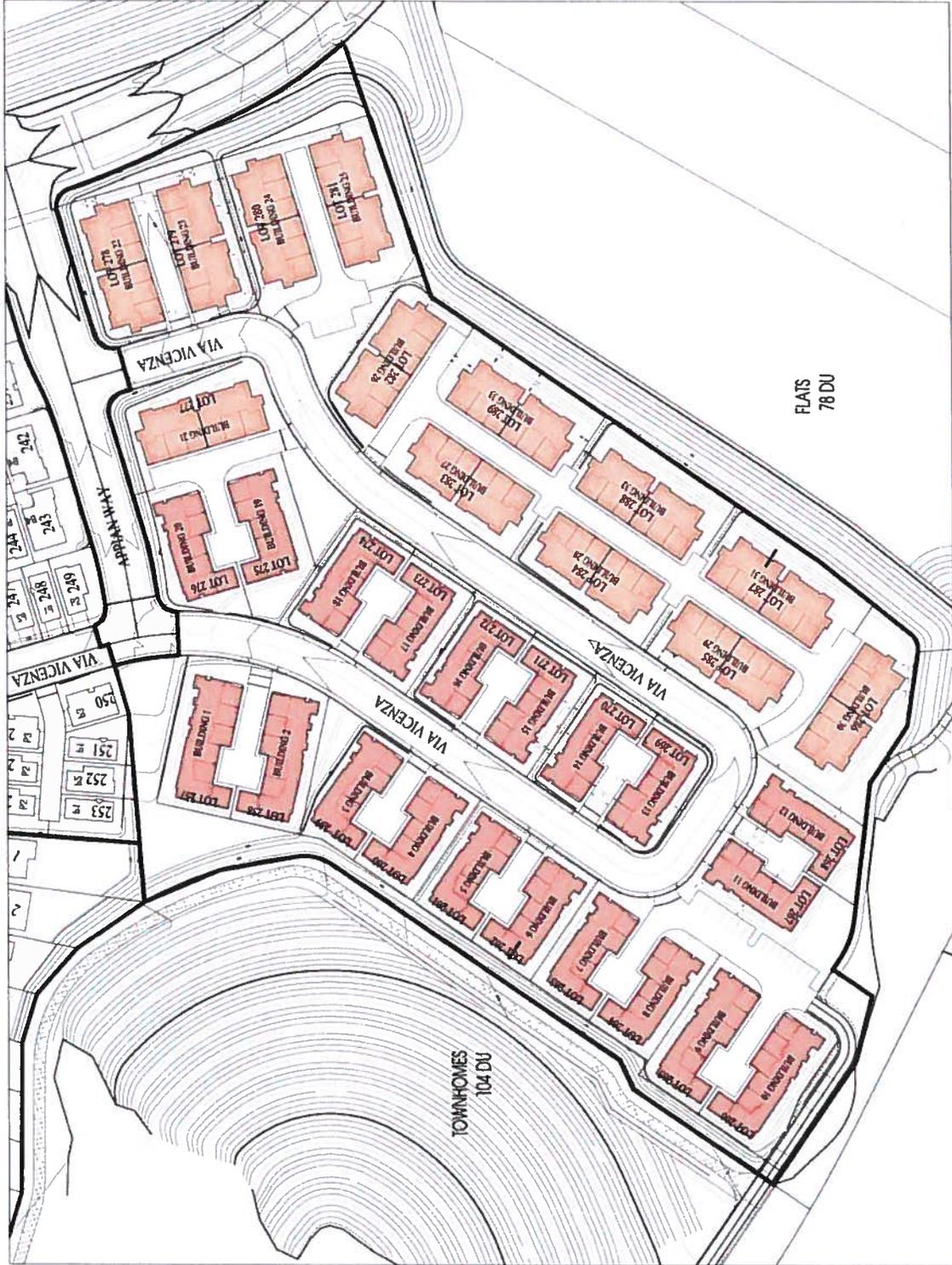
Neighborhood 4A / 4B Flats & Townhomes
Architectural Review Board Submittal

FARIA PRESERVE
 San Ramon, CA

WILLIAM HEZVALHALCH
 ARCHITECTS
 1000 UNIVERSITY AVENUE, SUITE 100
 SAN RAMON, CALIFORNIA 94583
 TEL: 925.375.1200 FAX: 925.375.1205
 www.hezvalhalch.com

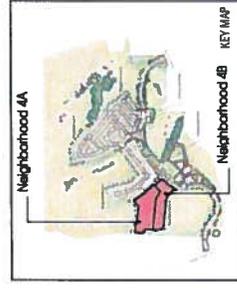
JULY 2, 2013

20120714.03



PRODUCT SUMMARY

TOWNHOMES	104 DU
FLATS	78 DU
TOTAL	182 DU



Neighborhood 4 - Flats & Townhomes

FARIA PRESERVE
San Ramon, CA



© 2012 WILLIAM HENZLAHUCH ARCHITECTS, INC.

LAFERTY COMMUNITIES
Thoughtful. Just for you.

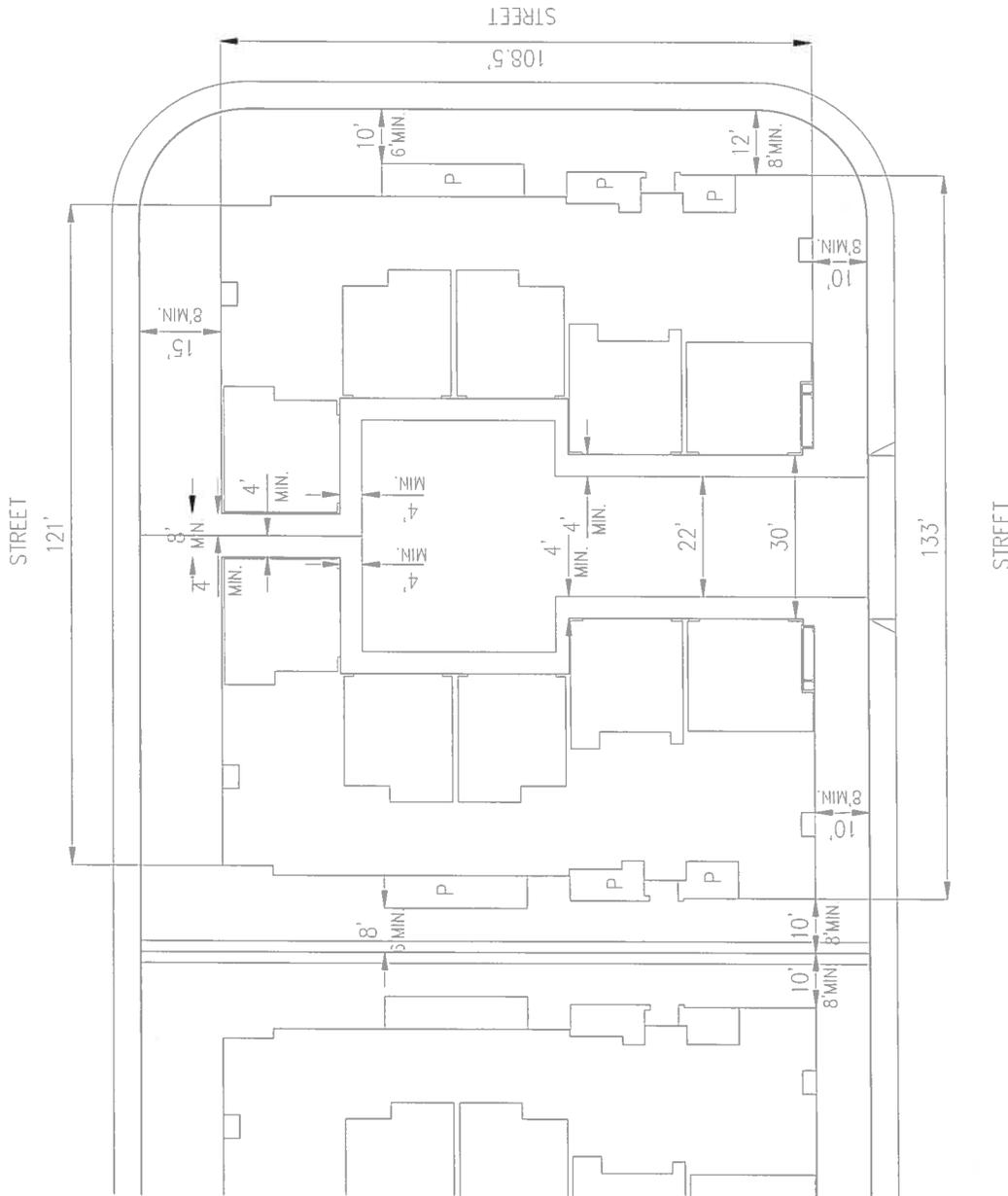


WILLIAM HENZLAHUCH ARCHITECTS
200 COLLETT PARKWAY, SUITE 200, SAN RAMON, CA 94583
925-482-1175 www.williamhenzlahuch.com

APRIL 30, 2013

E1.01

20120714.03



TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD C STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	5'	4'
FRONT (LIVING)	3'	8'
FRONT (PORCH)	3'	6'
SIDEYARD (INTERIOR)	0'	4'
SIDEYARD (CORNER)	3'	8'
SIDEYARD (AGGREGATE)*	0'	8'
REAR	3'	4'

NOTE* - MIN. SETBACK BTW 2 LEVELS = 8'
EACH ADDITIONAL LEVEL INCREASE SETBACK BY 5'

Typical Neighborhood 4 - Townhomes

FARIA PRESERVE
San Ramon, CA



APRIL 30, 2013

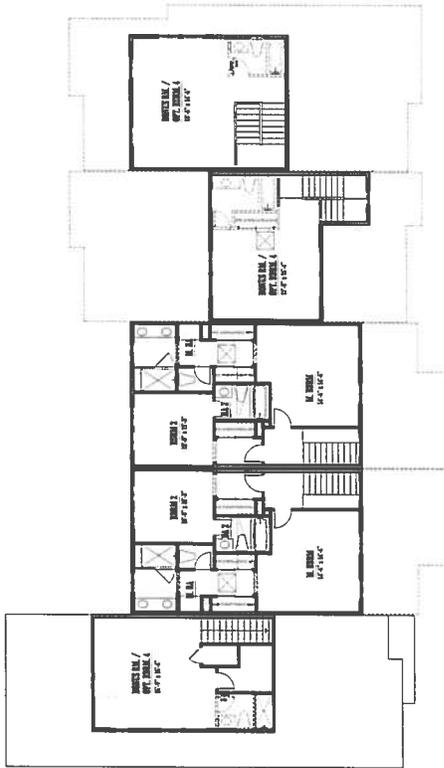
E1.02

20120743

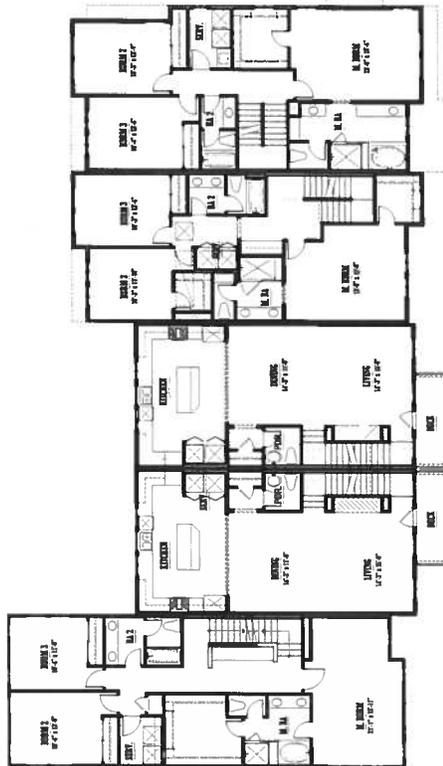


© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.

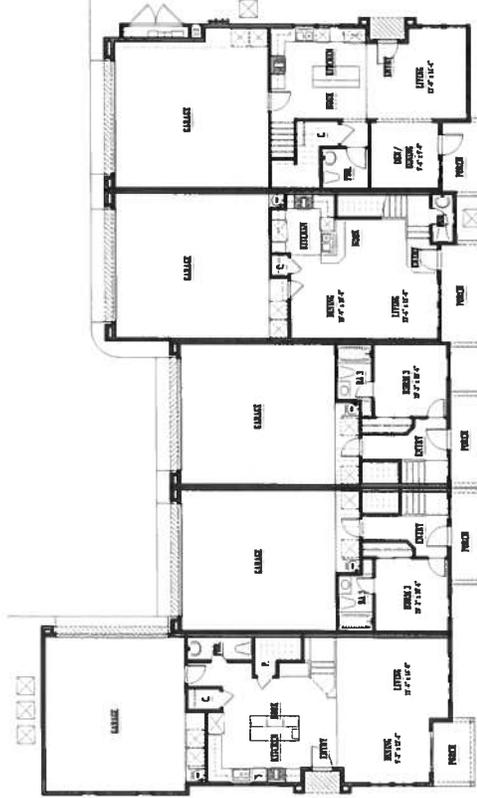
**LAFERTY
COMMUNITIES**
Unparalleled. Just for you.



Third Level



Second Level



First Level

Floor Plans
3 Story Townhomes

FARIA PRESERVE
San Ramon, CA



LAFFERTY
COMMUNITIES

Thoughtful. Just for you.

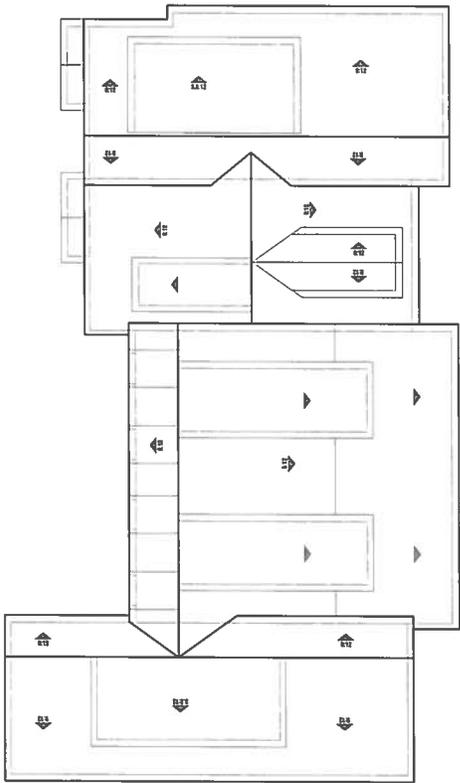
April 30, 2012

E1.0

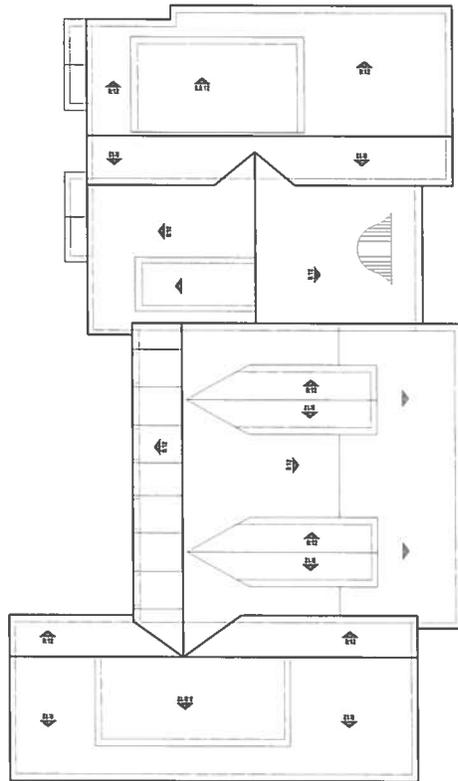
2012148



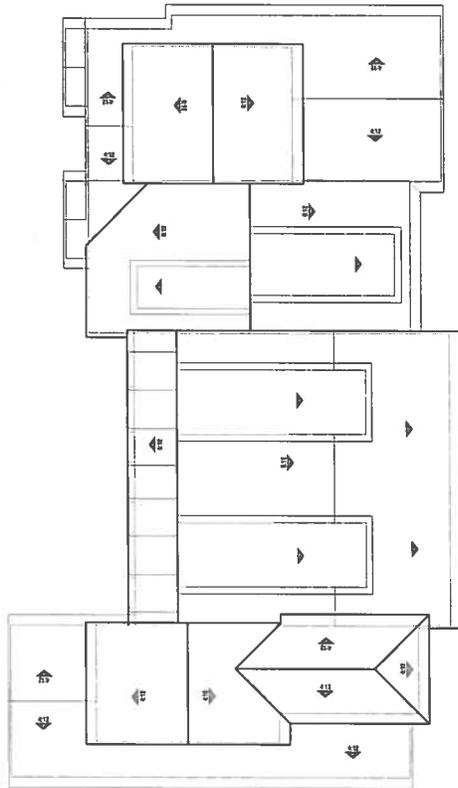
WILLIAM HEZMAHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 1000
SAN RAMON, CA 94583
TEL: 925.376.1000 FAX: 925.376.1001
WWW.HEZMAHALCH.COM



Cottage



Bay Area Bungalow



Presidio

Roof Plans
3 Story Townhomes

LAFERTY
COMMUNITIES

Handcrafted. Just for you.

FARIA PRESERVE
San Ramon, CA



© 2012 WILLIAM HEMMALCH ARCHITECTS, INC.



WILLIAM HEMMALCH ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 1000
SAN RAMON, CA 94583
TEL: 925.376.1200
WWW.HEMMALCHARCHITECTS.COM

April 30, 2012

E1.1

2012148

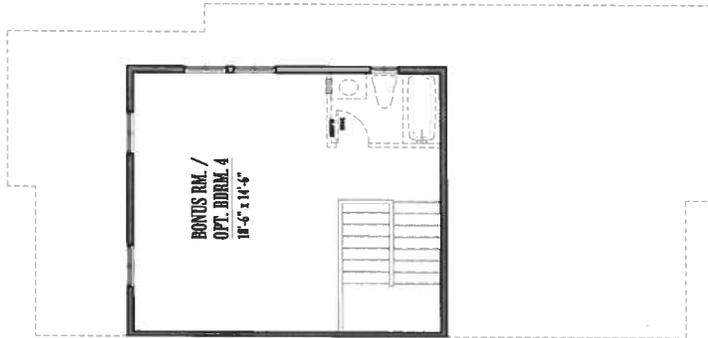


First Level

Unit A - 2121 sqft.
2 Car Garage
3 Bedroom, 2.5 Bath
Bonus Room



Second Level



Third Level



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 W. 10TH STREET, SUITE 200, SAN RAMON, CA 94583
925.382.1000 FAX 925.382.1001
WWW.HEZMALHALCH.COM

April 30, 2012

E1.2

2012148

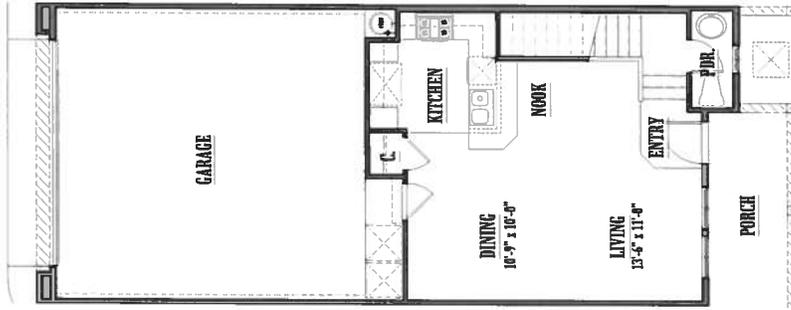
Floor Plan Unit A
3 Story Townhomes

FARIA PRESERVE
San Ramon, CA



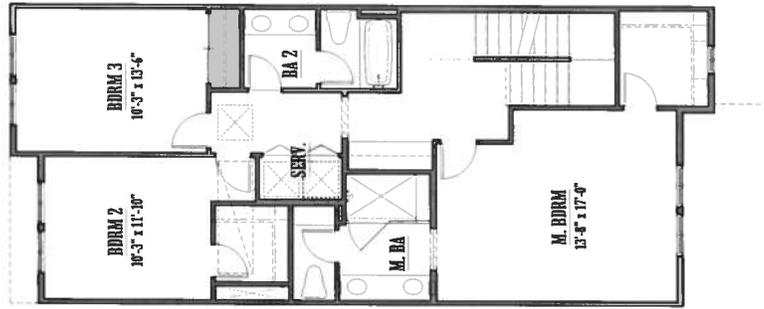
**LAFERTY
COMMUNITIES**

Unsubstituted. Just for you.



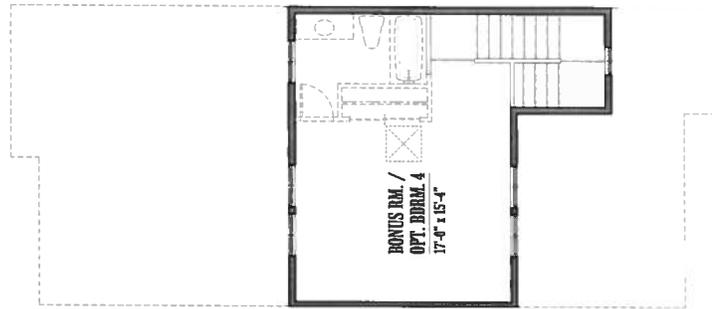
First Level

Unit B 1665 sqft.
2 Car Garage
3 Bedrooms, 2.5 Bath
Bonus Room

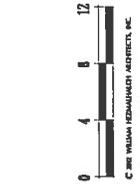


Second Level

Floor Plan Unit B
3 Story Townhomes



Third Level

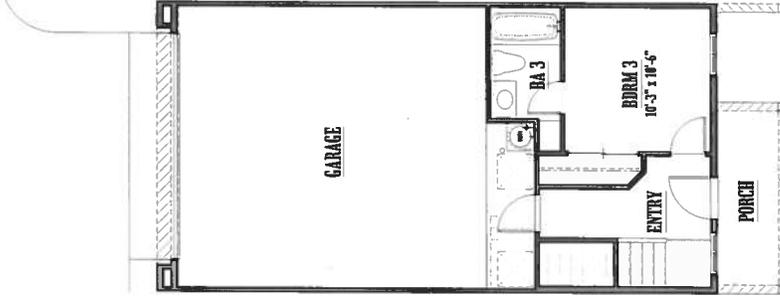


LAFFERTY
COMMUNITIES
Handcrafted. Just for you.

FARIA PRESERVE
San Ramon, CA

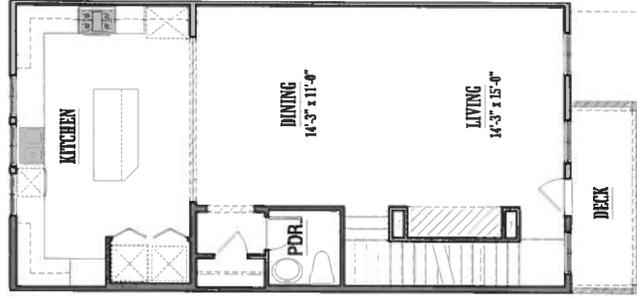
W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200, SAN RAMON, CA 94583
TEL: 925.376.1100 FAX: 925.376.1101
WWW.HEZMALHALCH.COM

April 30, 2012
E1.3
2012148



First Level

Unit C 1742 sqft.
2 Car Garage
3 Bedroom, 3.5 Bath



Second Level

**Floor Plan Unit C
3 Story Townhomes**



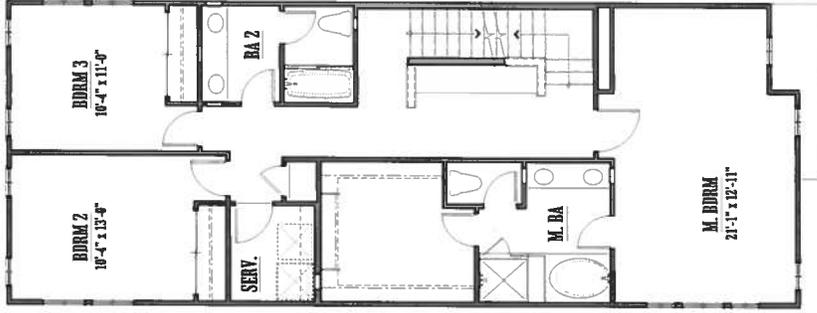
Third Level





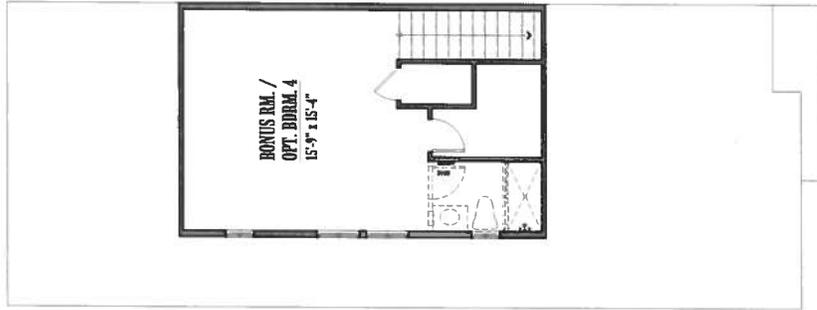
First Level

Unit D 2347 sqft
 2 Car Garage
 3 Bedrooms, 2.5 Bath
 Bonus Room



Second Level

Floor Plan Unit D
3 Story Townhomes



Third Level

April 30, 2012
E1.5
 2012148

W
 WILLIAM HEZMAHALCH
 ARCHITECTS, INC.
 1000 W. 17TH AVENUE, SUITE 300, DENVER, CO 80202
 TEL: 303.733.8800 FAX: 303.733.8801
 WWW.HEZMAHALCH.COM

FARIA PRESERVE
 San Ramon, CA



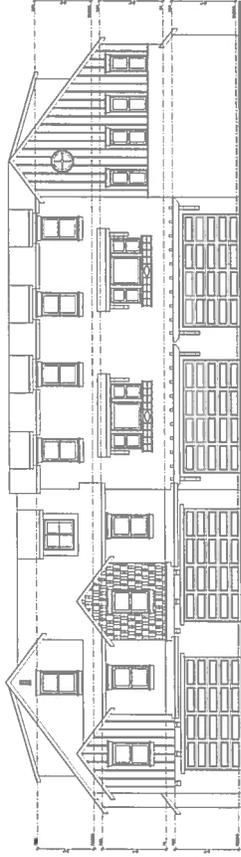
**LAFERTY
 COMMUNITIES**
Hand-picked. Just for you.



Right



Left



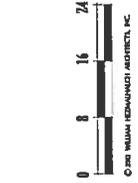
Rear



Front

**Bay Area Bungalow Elevations
3 Story Townhomes**

FARIA PRESERVE
San Ramon, CA



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
2000 BELLWORTH BLVD. SUITE 200
SAN RAMON, CA 94583
PH: 925.376.4400
WWW.HEZMALHALCH.COM

April 30, 2012

E1.6

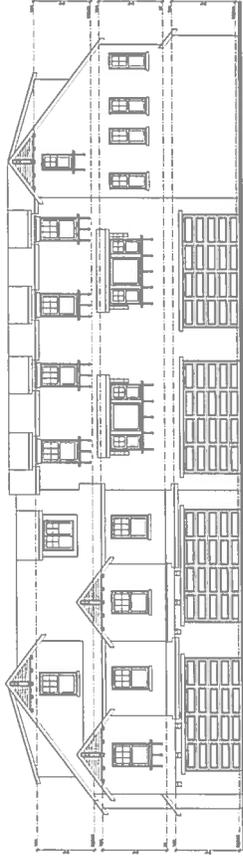
2012148

**LAFFERTY
COMMUNITIES**

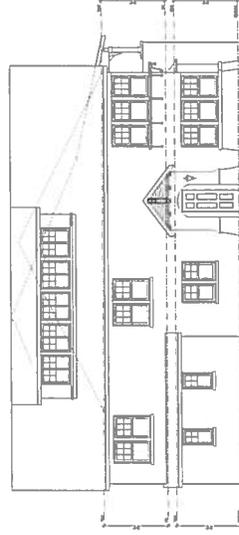
Thoughtful. Just for you.



Right



Rear



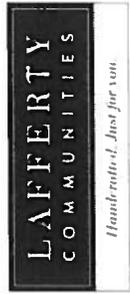
Left



Front

Cottage Elevations
3 Story Townhomes

FARIA PRESERVE
San Ramon, CA



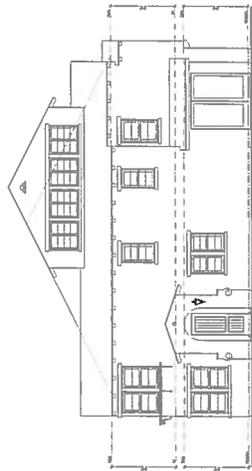
© 2012 WILLIAM HEZMALCH ARCHITECTS, INC.

**WILLIAM HEZMALCH
ARCHITECTS, INC.**
300 REDWOOD AVENUE SUITE 200 SAN RAMON, CA 94583
925.487.1700
www.hezmalch.com

April 30, 2012

E1.7

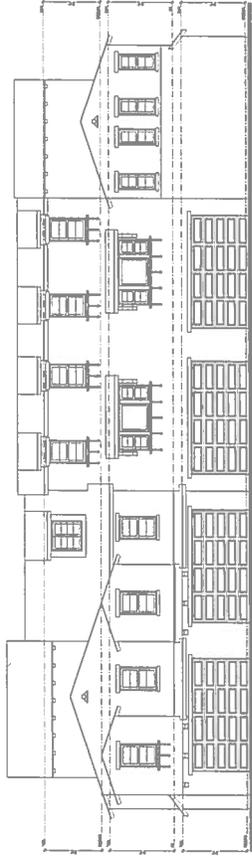
2012148



Right



Left



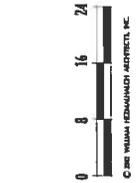
Rear



Front

Presidio Elevations
3 Story Townhomes

FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CALIFORNIA 94583
TEL: 925.376.1100 FAX: 925.376.1101
WWW.HEZMALHALCHARCHITECTS.COM

April 30, 2012

E1.8

2012148

**LAFERTY
COMMUNITIES**

Thoughtful. Just for you.



Bay Area Bungalow

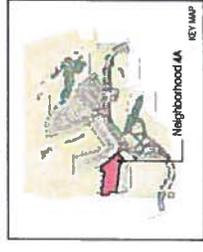
Cottage

Presidio

Bay Area Bungalow

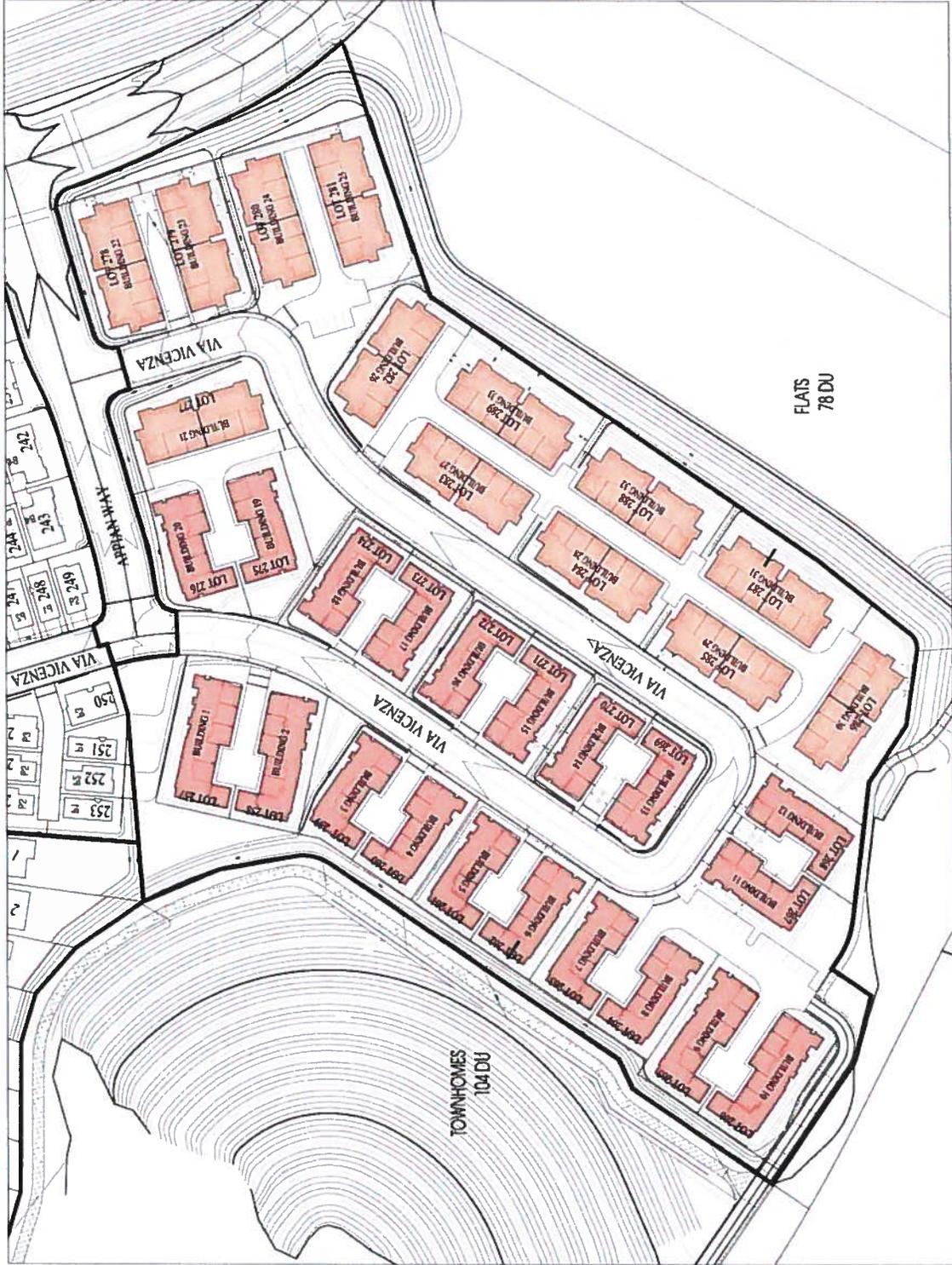
Neighborhood 4A Streetscene
 3 Story Townhomes

FARIA PRESERVE
 San Ramon, CA



W
 WILLIAM REZMAVALICH
 ARCHITECTS, INC.
 10000 WILSON BLVD., SUITE 100
 SAN RAMON, CA 94583-1000
 TEL: 925.375.8800 FAX: 925.375.8801
 WWW.WRARCHITECTS.COM

April 28, 2012
E1.9
 20121103



PRODUCT SUMMARY

TOWNHOMES	104 DU
FLATS	78 DU
TOTAL	182 DU



Neighborhood 4 - Flats & Townhomes

FARIA PRESERVE
San Ramon, CA



© 2008 WILLIAM HECZVALACH ARCHITECTS, INC.

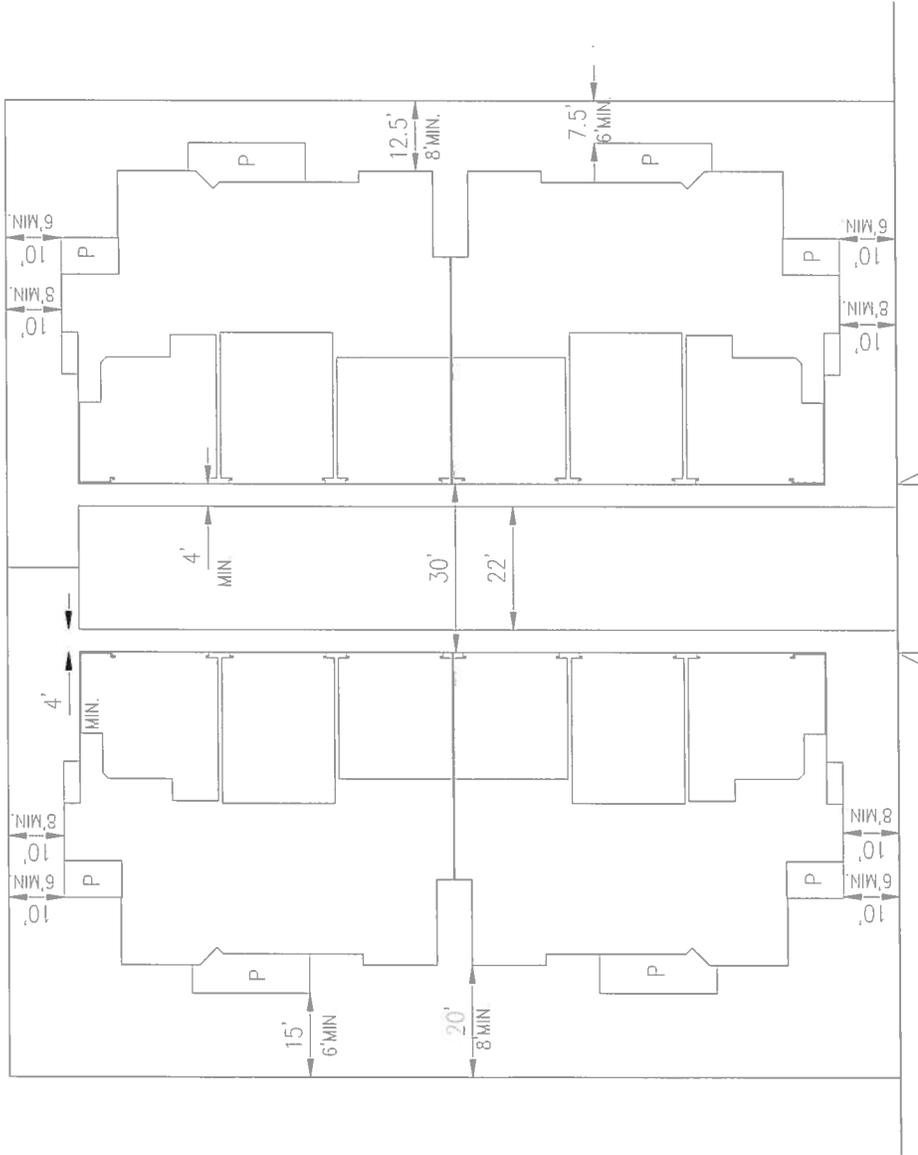
**LAFFERTY
COMMUNITIES**
Handcrafted... built for you.

APRIL 30, 2013

E1.01

2012071.03

WILLIAM HECZVALACH
ARCHITECTS, INC.
10000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CALIFORNIA 94583
TEL: 925.375.1100 FAX: 925.375.1101
WWW.WILLIAMHECZVALACH.COM



STREET

Typical Neighborhood 4 - Stacked Flats

FARIA PRESERVE
San Ramon, CA



©2012 WILLIAM HEZMALCH ARCHITECTS, INC.

LAFFERTY
COMMUNITIES
Homecrafts it. Just for you.

TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD C STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	5'	4'
FRONT (LIVING)	3'	8'
FRONT (PORCH)	3'	6'
SIDEYARD (INTERIOR)	0'	4'
SIDEYARD (CORNER)	3'	8'
SIDEYARD (AGGREGATE)	0'	8'
REAR	3'	4'

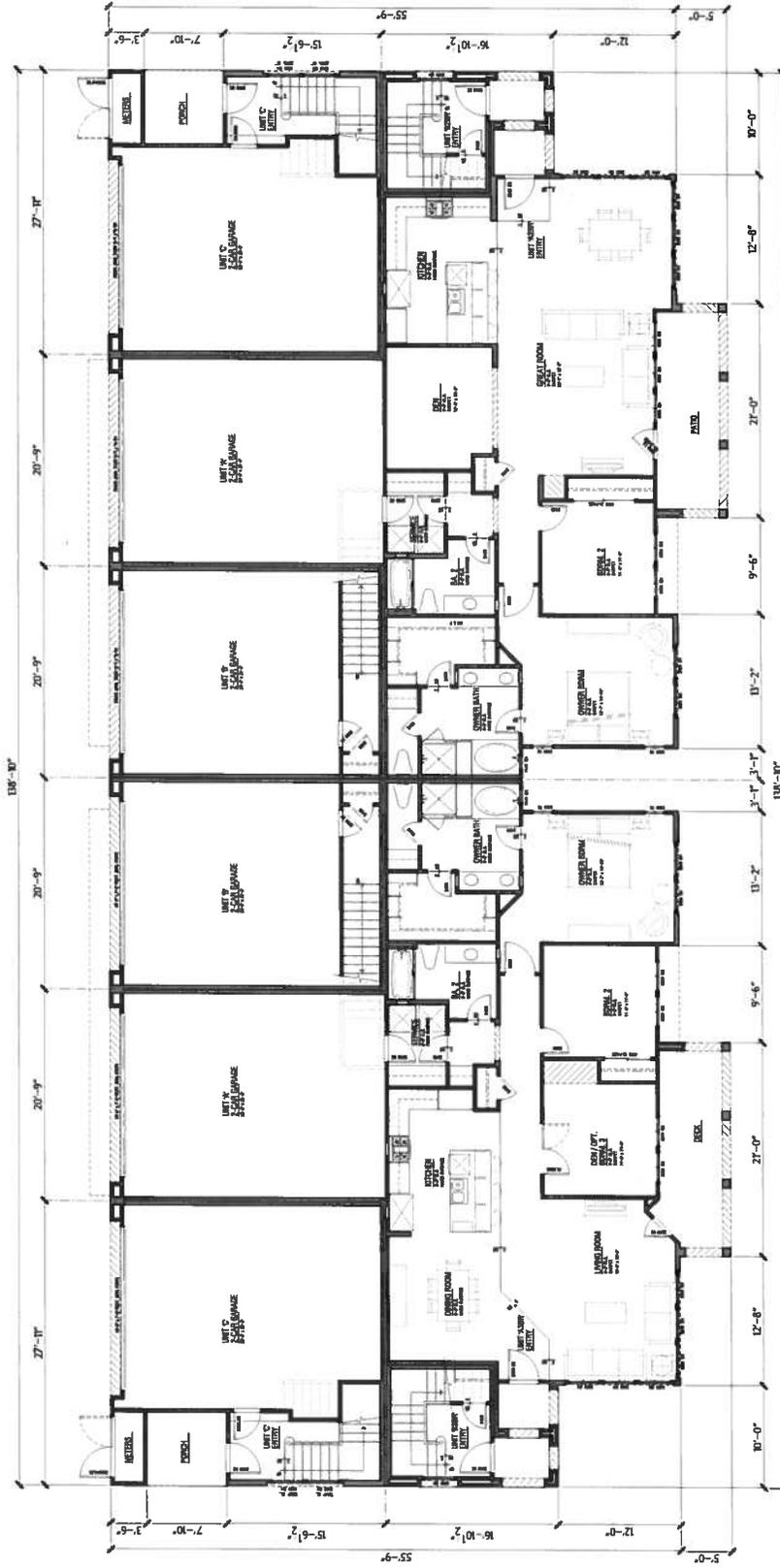


WILLIAM HEZMALCH ARCHITECTS, INC.
100 EAST HAVENWAY, SUITE 200, SAN RAMON, CA 94583
925.751.1100 www.hezmalch.com

APRIL 30, 2013

D1.02

2012071.G3



Unit 'A2BR'
 Total: 1573 S.F.
 2-Car Garage
 2 Bdrm/Den/2Ba

Unit 'A3BR'
 Total: 1573 S.F.
 2-Car Garage
 2 Bdrm/Den/2Ba

Lower Level

Stacked Flat Floor Plan

April 30, 2012
D1.1
 2012147

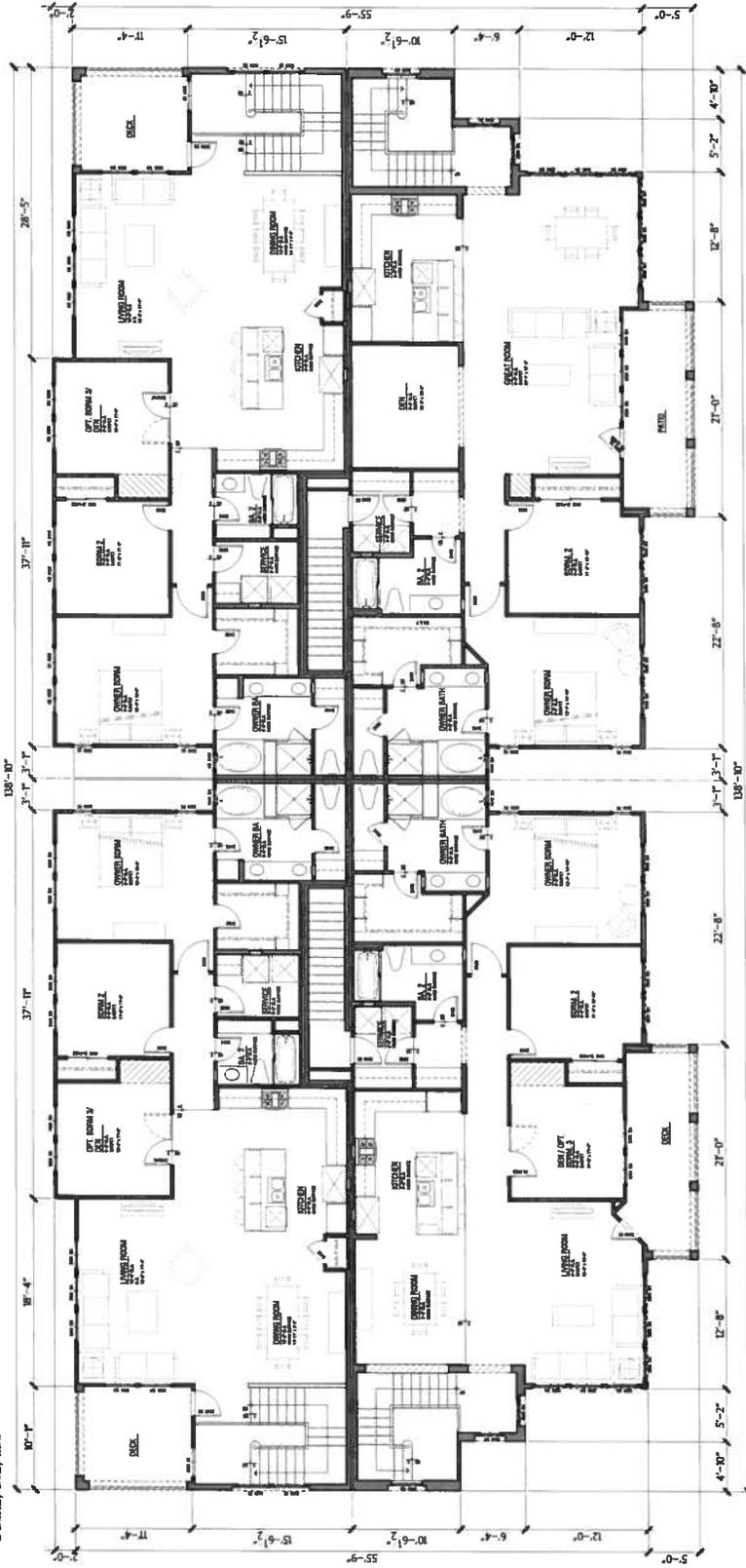
W
 WILLIAM HEZMALHALCH
 ARCHITECTS, INC.
 1000 MICHAEL WAY, SUITE 200, ANAHEIM, CA 92805
 TEL: 714 771-1100 FAX: 714 771-1101
 WWW.WHARCHITECTS.COM

FARIA PRESERVE
 San Ramon, CA



LAFERTY
 COMMUNITIES
Handcrafted. Just for you.

Unit 'C'
 Total: 1691 S.F.
 2-Car Garage
 2 Bdrm./Den./2Ba



Unit 'B3BR'
 Total: 1880 S.F.
 2-Car Garage
 2 Bdrm./Den./2Ba

Unit 'B2BR'
 Total: 1880 S.F.
 2-Car Garage
 2 Bdrm./Den./2Ba

Upper Level

Stacked Flat Floor Plan

LAFERTY
 COMMUNITIES

Handcrafted. Just for you.



© 2012 WILLIAM HEZMAHALCH ARCHITECTS, INC.

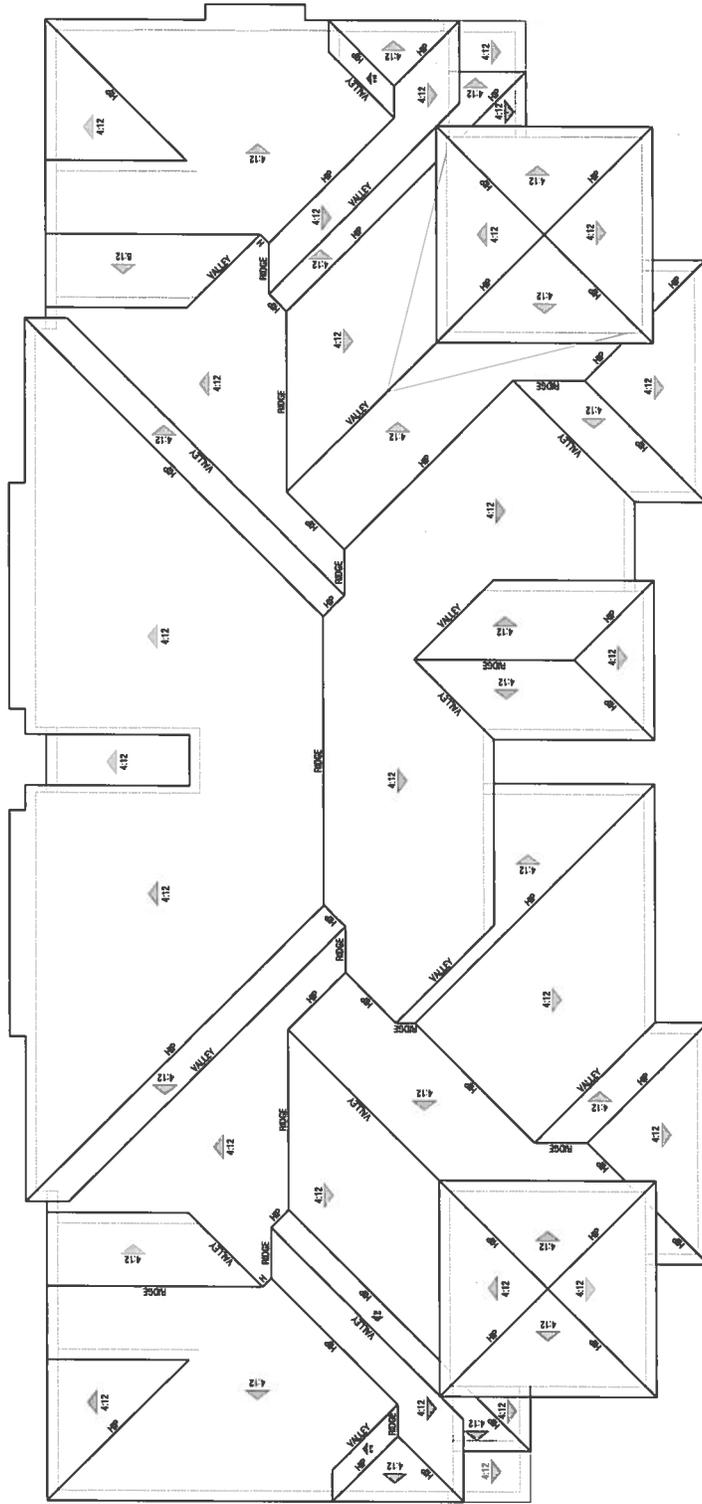


WILLIAM HEZMAHALCH
ARCHITECTS, INC.
 10000 SANDHILL AVENUE, SUITE 200
 SAN RAMON, CA 94583
 925.376.1100
 WWW.HEZMAHALCH.COM

April 30, 2012

D1.2

2012147



Roof Plan A - Presidio

Stacked Flat Roof Plan

FARIA PRESERVE
San Ramon, CA

April 30, 2012

D1.3

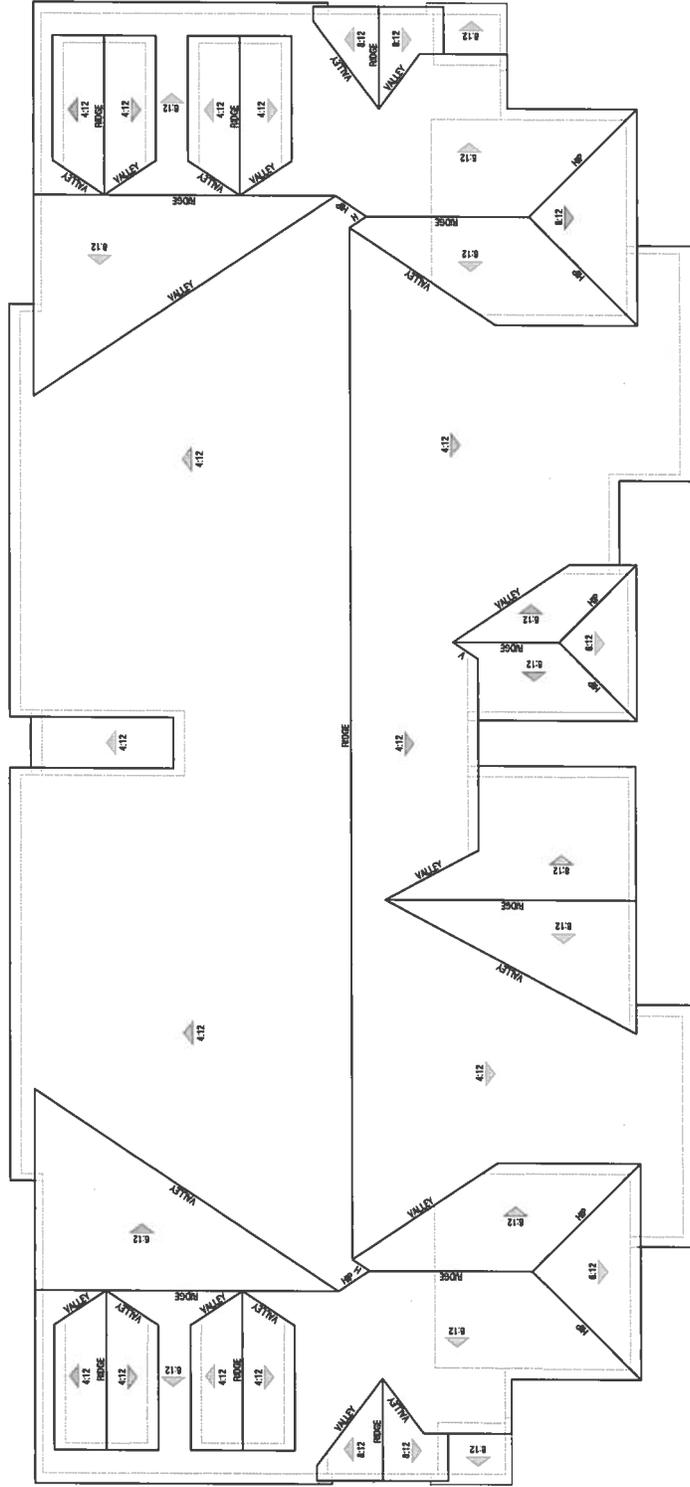
2012147



**WILLIAM HEZMALHALCH
ARCHITECTS, INC.**
1000 UNIVERSITY AVENUE, SUITE 200
SAN RAMON, CALIFORNIA 94583
TEL: 925.376.1000 FAX: 925.376.1001
WWW.HEZMALHALCH.COM

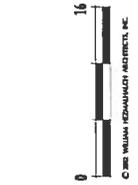


**LAFERTY
COMMUNITIES**
Handcrafted. Just for you.



Roof Plan B - Bay Area Bungalow
Stacked Flat Roof Plan

FARIA PRESERVE
 San Ramon, CA



April 30, 2012

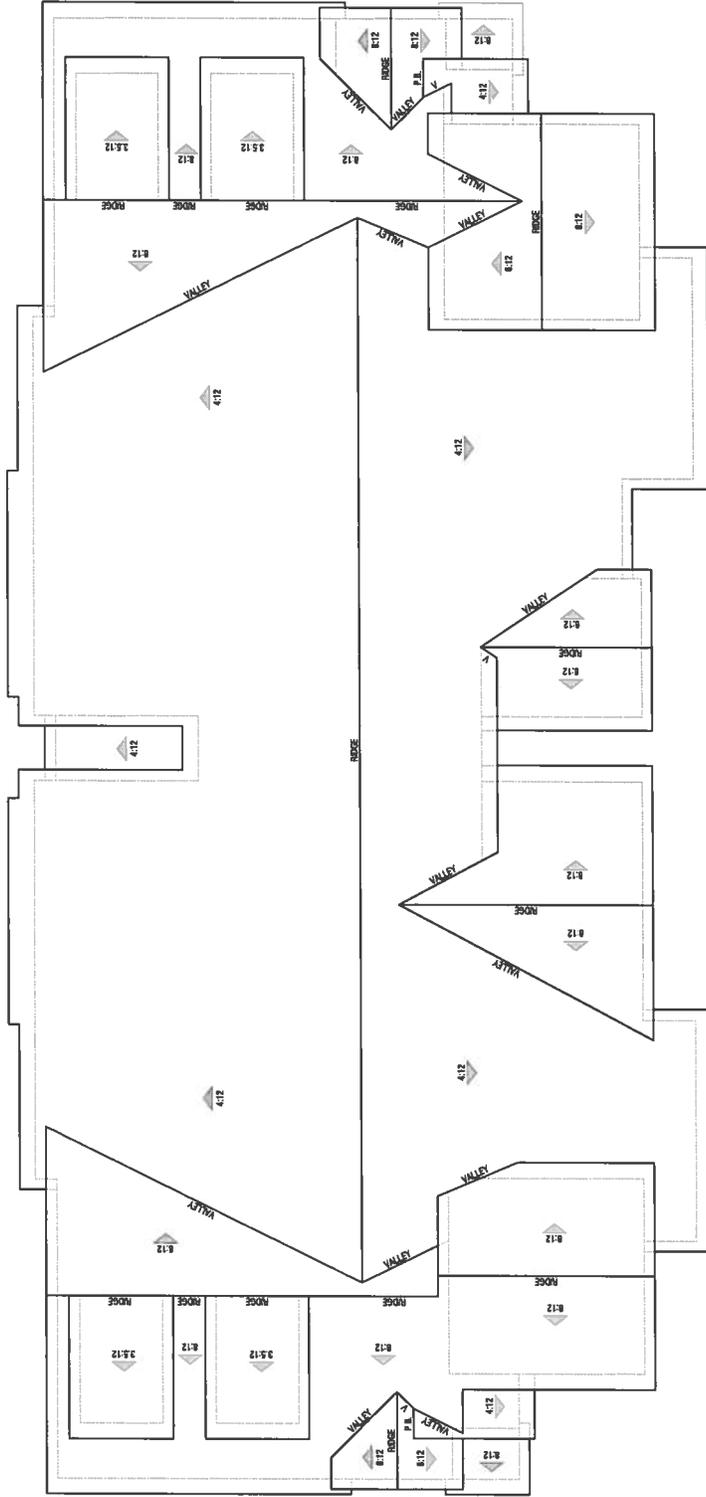
D1.4

2012147



WILLIAM HEZMALHALCH ARCHITECTS, INC.
 1000 UNIVERSITY AVENUE, SUITE 200
 SAN RAMON, CALIFORNIA 94583
 TEL: 925.376.1100 FAX: 925.376.1101
 WWW.WHARCHITECTS.COM

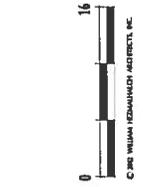
LAFERTY COMMUNITIES
Handcrafted. Just for you.



Roof Plan C - Cottage

Stacked Flat Roof Plan

FARIA PRESERVE
San Ramon, CA



April 30, 2012

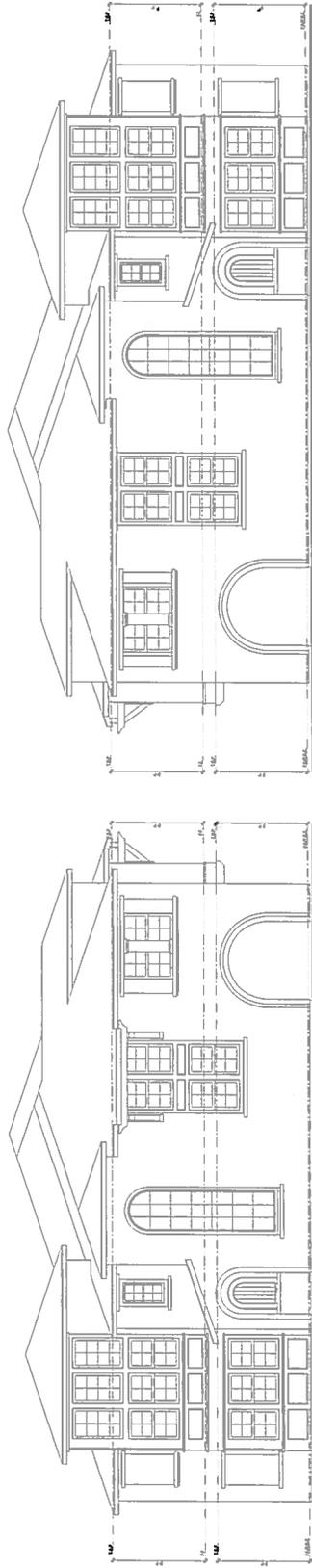
D1.5

2012147



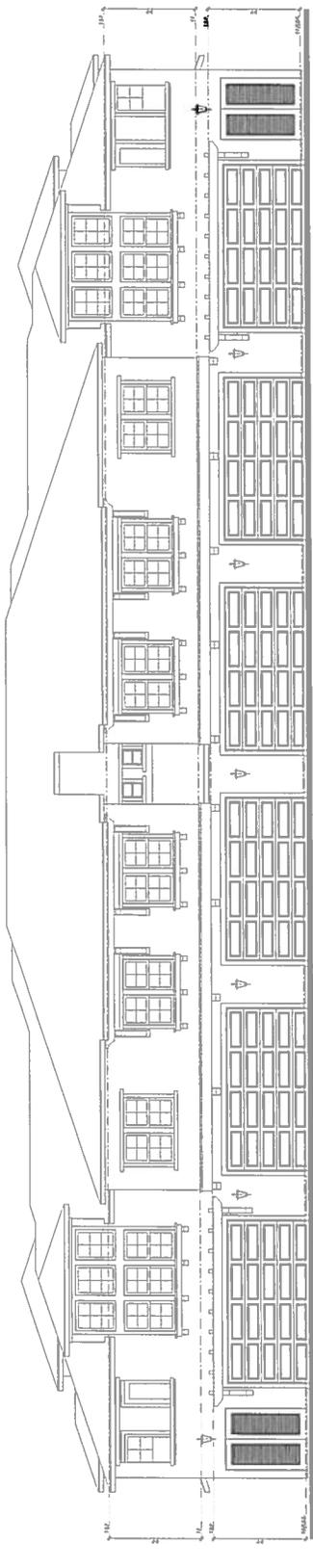
**WILLIAM HEZMAHALCH
ARCHITECTS, INC.**
1000 RIVERVIEW DRIVE, SUITE 200
SAN RAMON, CALIFORNIA 94583
TEL: 925.376.1000 FAX: 925.376.1001
WWW.HEZMAHALCH.COM

**LAFERTY
COMMUNITIES**
Humble craft. Just for you.

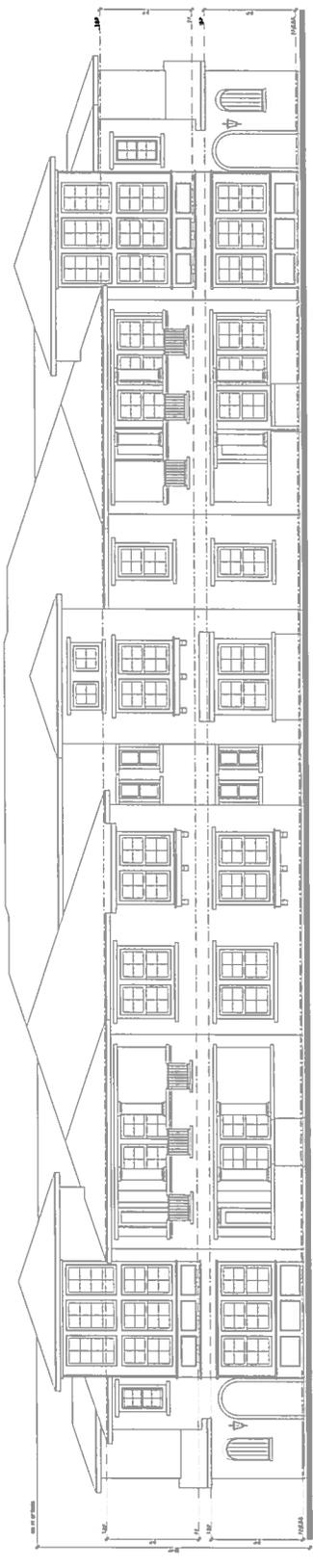


Right Elevation

Left Elevation



Rear Elevation



Front Elevation

Elevations A - Presidio
Stacked Flat Elevations

LAFERTY
COMMUNITIES
Handcrafted. Just for you.



© 2012 WILLIAM HEZMALHALCH ARCHITECTS, INC.



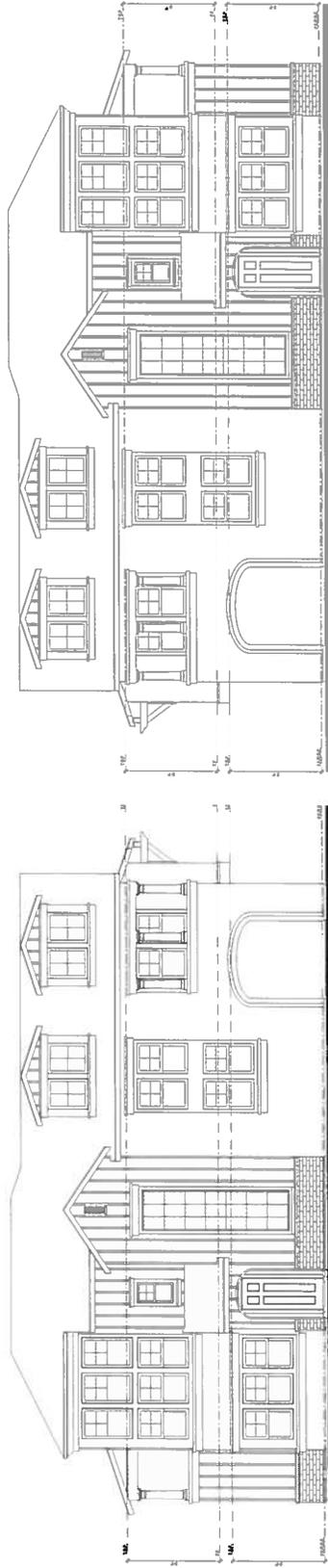
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 MARKET STREET, SUITE 200, SAN RAMON, CA 94583
925.482.1700
WWW.HEZMALHALCH.COM

FARIA PRESERVE
San Ramon, CA

April 30, 2012

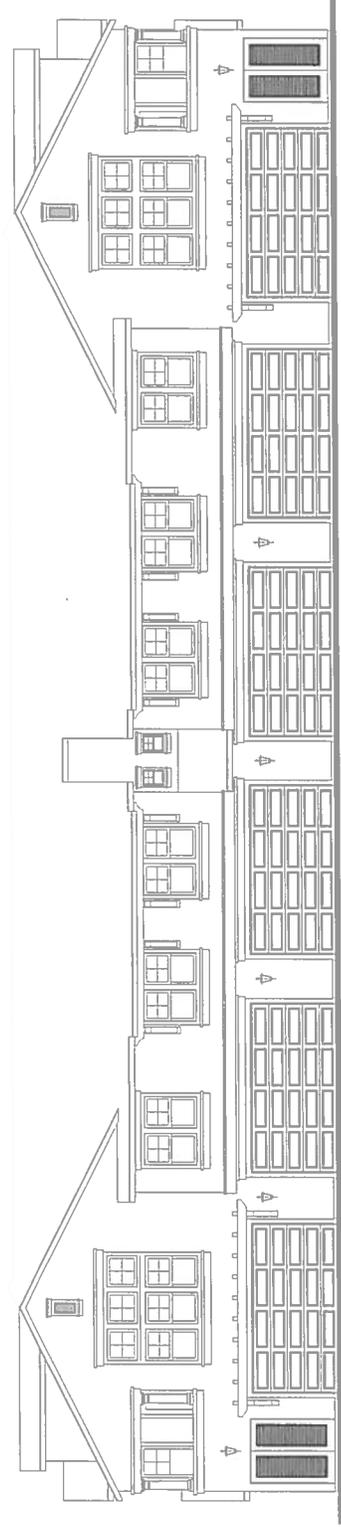
D1.6

2012147



Right Elevation

Left Elevation



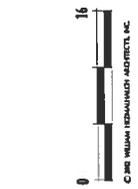
Rear Elevation



Front Elevation

Elevations B - Bay Area Bungalow
Stacked Flat Elevations

FARIA PRESERVE
San Ramon, CA



LAFERTY
COMMUNITIES
Handcrafted. Just for you.

April 30, 2012
D1.7
2012147

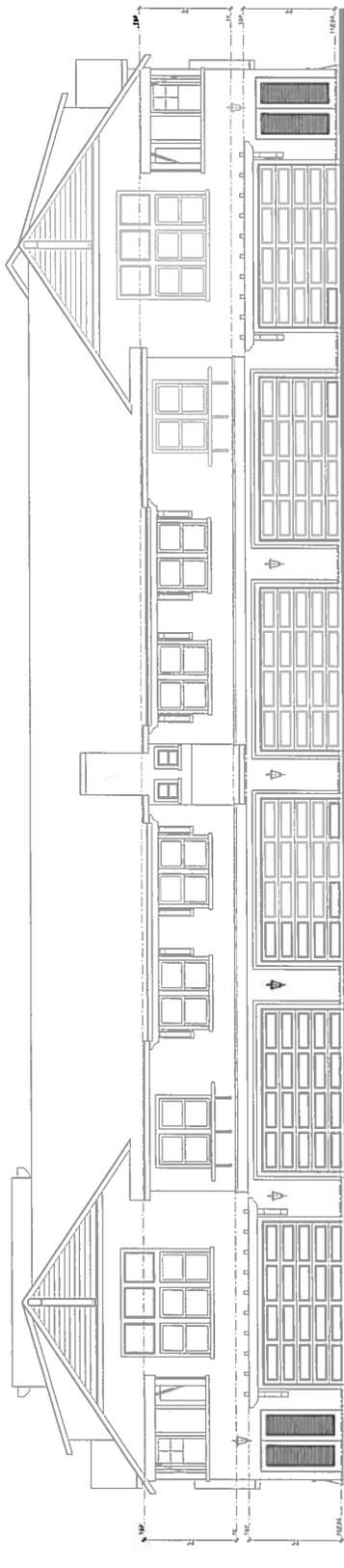
W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 100
SAN RAMON, CA 94583
TEL: 925.376.1100 FAX: 925.376.1101
WWW.HEZMALHALCH.COM



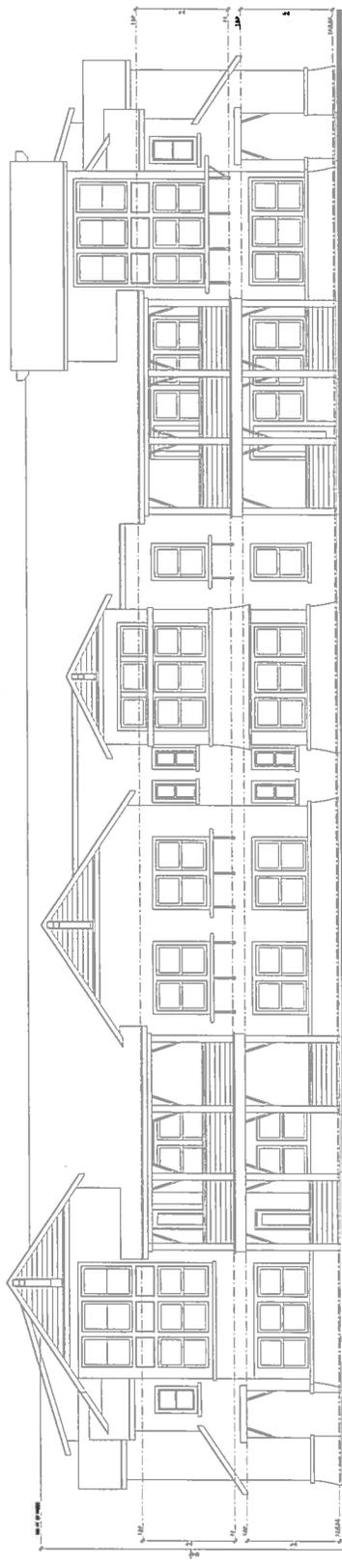
Left Elevation



Right Elevation



Rear Elevation



Front Elevation

Elevations C - Cottage
Stacked Flat Elevations

FARIA PRESERVE
San Ramon, CA



W
WILLIAM HEZMAHALCH
ARCHITECTS INC.
10000 FARMINGTON SQUARE DRIVE SUITE 100
SAN RAMON, CA 94583
925.376.1000
WWW.HEZMAHALCH.COM

April 30, 2012

D1.8

2012147



© 2013 WILLIAM HEZMAHALCH ARCHITECTS, INC.

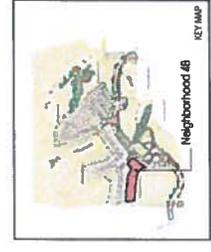
Presidio

Cottage

Neighborhood 4B Streetscene
Stacked Flat Elevations



© 2013 William Hezmahalch Architects, Inc.



Neighborhood 4B

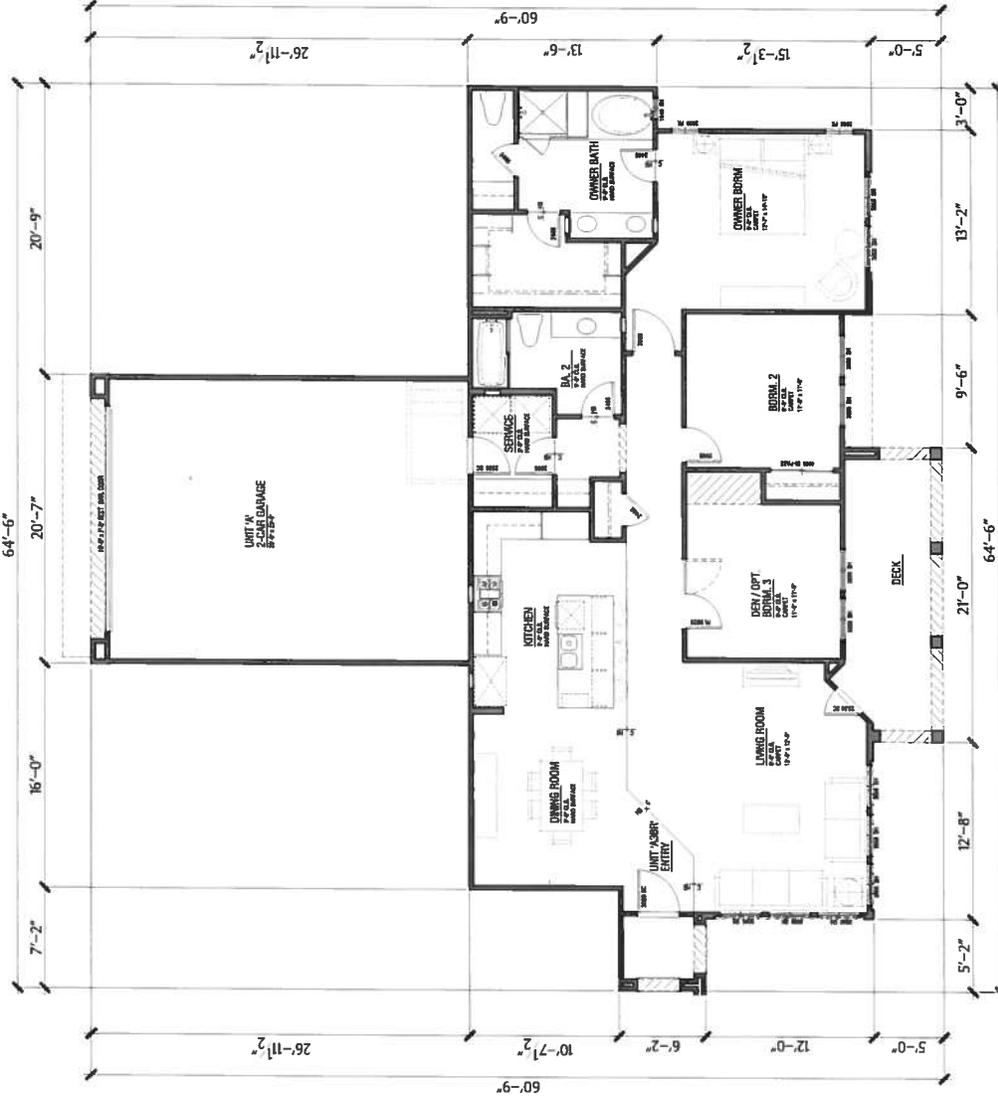
KEYMAP

WILLIAM HEZMAHALCH ARCHITECTS, INC.
 1000 AVENUE 100, SUITE 100
 SAN RAMON, CALIFORNIA 94583
 TEL: 925.375.1000 FAX: 925.375.1001
 WWW.HEZMAHALCH.COM

April 30, 2012

D1.9

2012.01.07



Unit 'A3BR'

Stacked Flat Unit Floor Plan

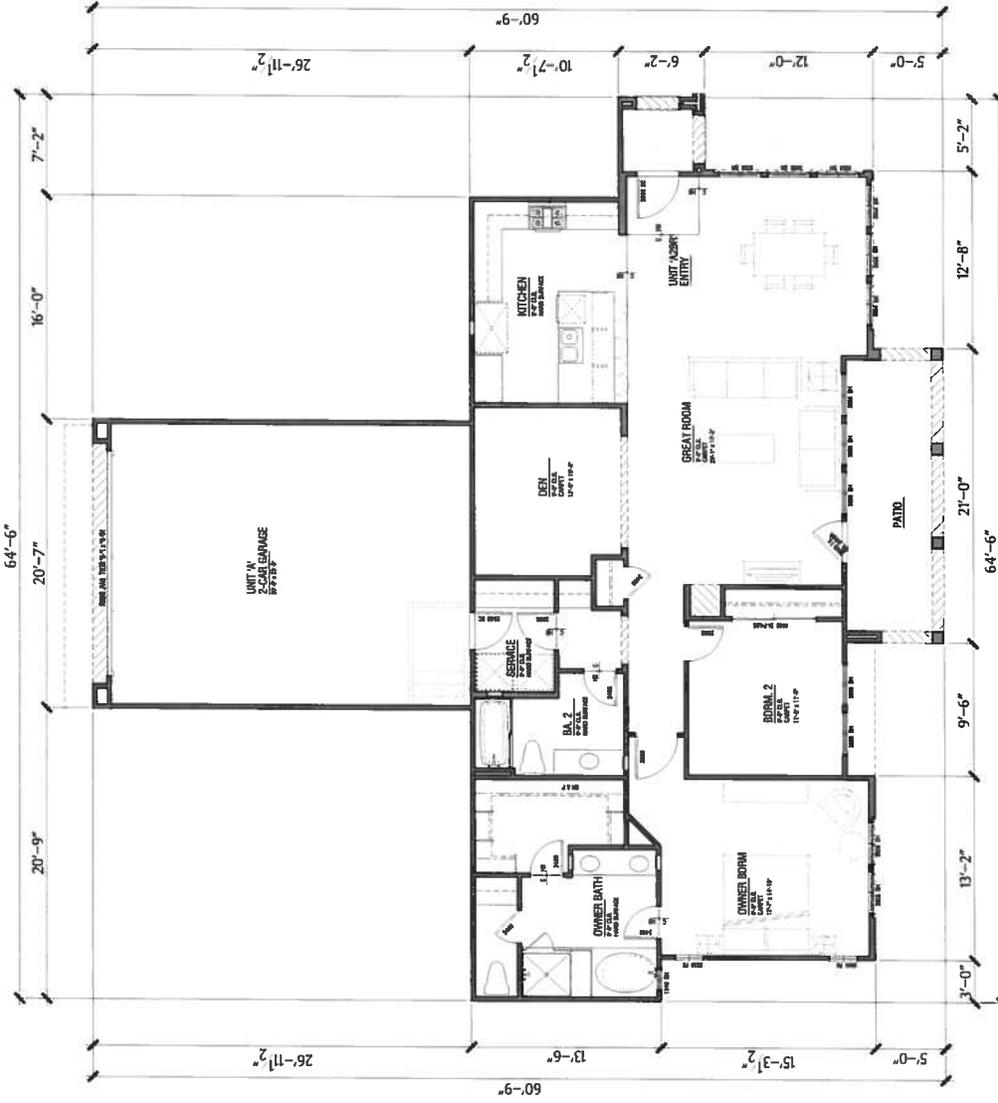
FARIA PRESERVE
San Ramon, CA

April 30, 2012
D2.1
2012147

W
WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 RIVERVIEW AVENUE, SUITE 100
SAN RAMON, CA 94583
TEL: 925.376.1100
WWW.HEZMALHALCH.COM



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



Unit 'A2BR'

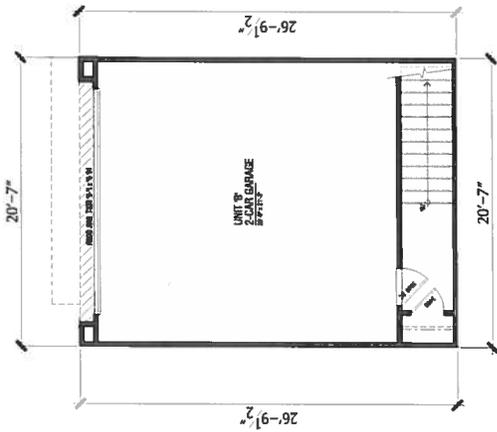
Stacked Flat Unit Floor Plan

FARIA PRESERVE
San Ramon, CA

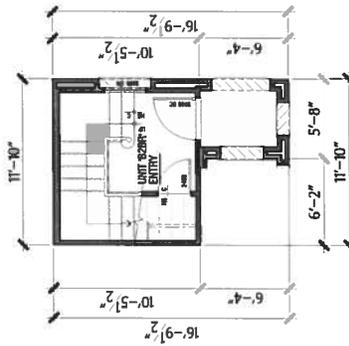


LAFERTY
COMMUNITIES
Handcrafted. Just for you.

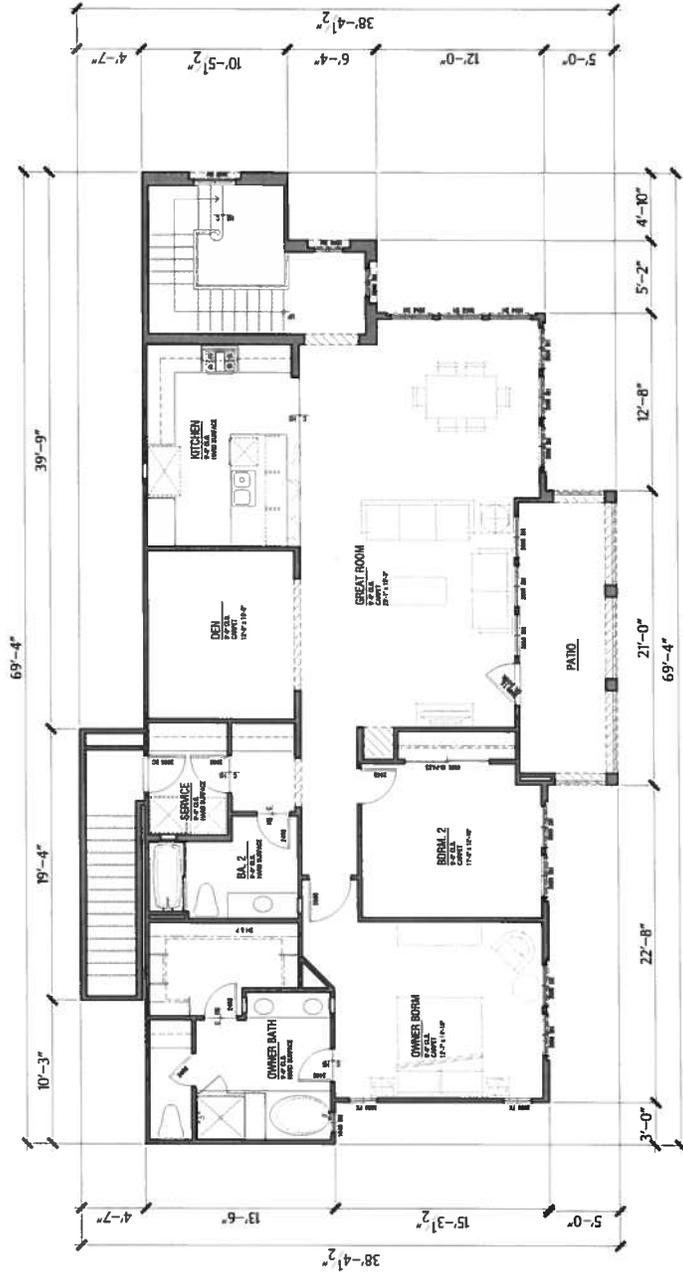
WILLIAM HEZMAHALCH ARCHITECTS, INC.
ARCHITECTS
200 BROADWAY, SUITE 200, SAN RAMON, CA 94583
TEL: 925.387.1000 FAX: 925.387.1001
WWW.HEZMAHALCH.COM



Garage



Lower Floor Entry



Upper Floor

Unit 'B2BR'

Stacked Flat Unit Floor Plan

FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 1000
SAN RAMON, CA 94583
TEL: 925.376.1100
WWW.HEZMALCHARCHITECTS.COM

April 26, 2012

D2.4

2012147

LAFFERTY
COMMUNITIES

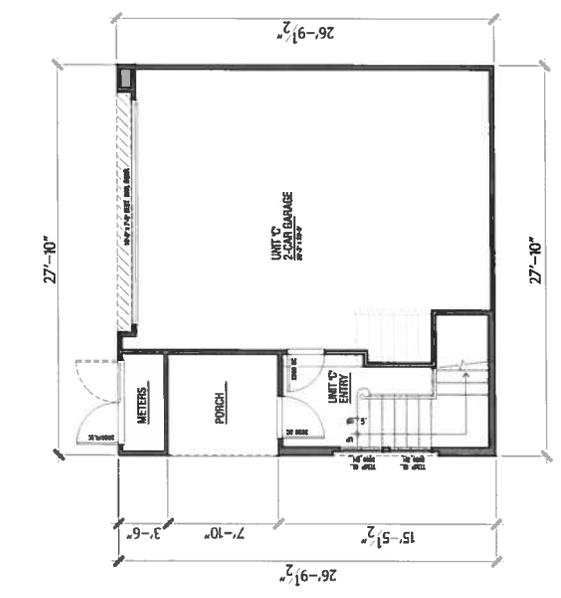
Unparalleled. Just for you.



COURTESY WILLIAM HEZMALCH ARCHITECTS, INC.



Upper Floor



Lower Floor Entry

Unit 'C'

Stacked Flat Unit Floor Plan

FARIA PRESERVE
San Ramon, CA



WILLIAM HEZMALHALCH
ARCHITECTS, INC.
1000 UNIVERSITY AVENUE, SUITE 100
SAN RAMON, CA 94583
TEL: 925.376.1100
WWW.WHEZMALHALCH.COM

April 30, 2012

D2.5

2012147

LAFERTY
COMMUNITIES
Humblebrags... Just for you.



