FARIA PRESERVE

FARIA PRESERVE

SAN RAMON, CA
Development Plan
& Tentative Map

September 26, 2013

OUR TEAM

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THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

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ARCHITECTURAL DRAWINGS

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E1.8 NEIGHBORHOOD 4A: PRESIDIO ELEVATIONS

FARIA POOL BUILDING

F1.1 FARIA POOL BUILDING: FLOOR PLAN

SITE PLAN

FARIA PRESERVE

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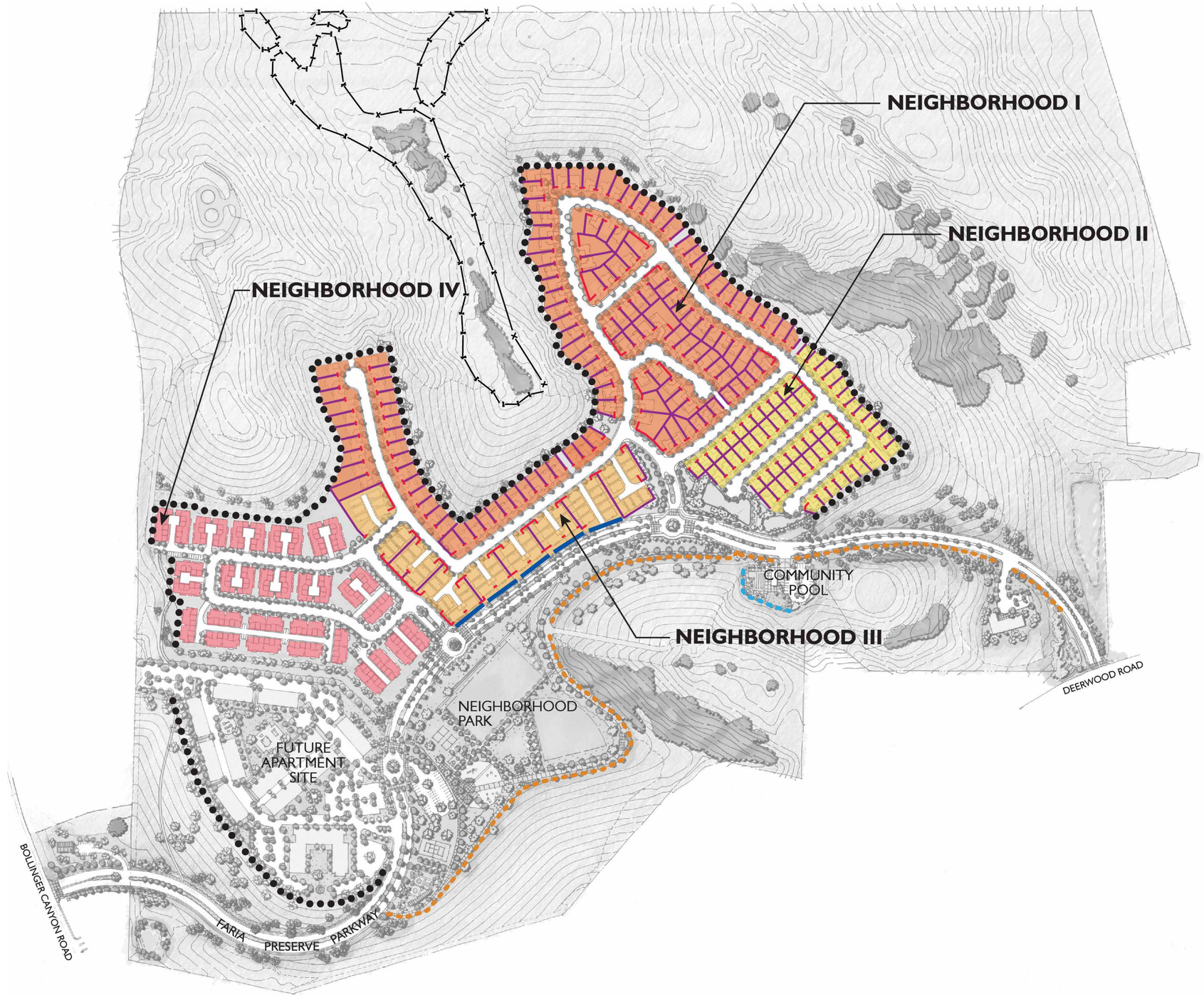
L-1



LEGEND

- LOW STONE WALL ALONG FARIA PRESERVE PARKWAY
- 6'H VIEW FENCE
- 6'H GOOD NEIGHBOR FENCE
- 6'H STREET ELEVATION FENCE
- 6'H GLASS VIEW FENCE
- 42"H 3-RAIL WOOD FENCE
- 5'H 3-STRAND BARBED WIRE FENCE

Note: See Sheet L-3 for Fencing Types.

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FENCING PLAN

FARIA PRESERVE

SAN RAMON, CALIFORNIA

0 100' 200' 400'

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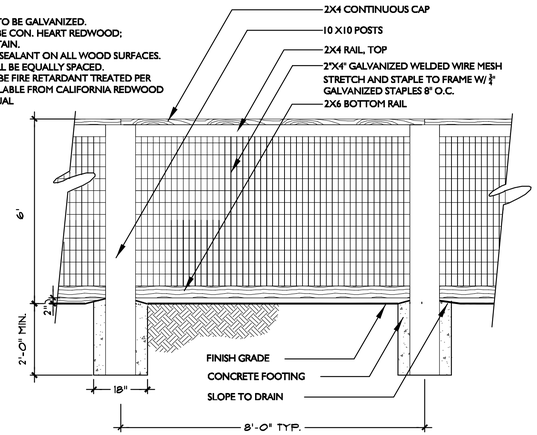
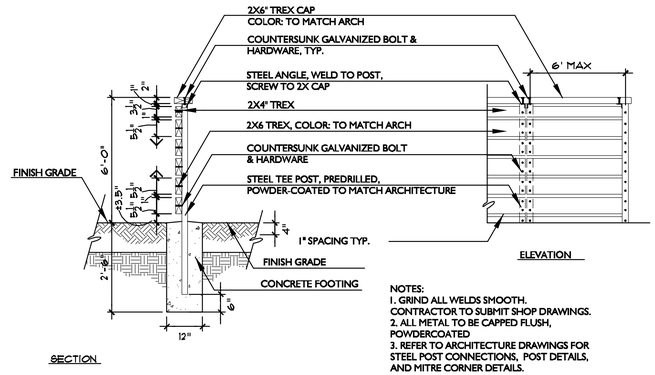
L-2

NOTE:
1. ALL FASTENERS TO BE GALVANIZED.
2. ALL WOOD TO BE CON. HEART REDWOOD; BROWN TONED STAIN.
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES.
4. ALL POSTS SHALL BE EQUALLY SPACED.
5. ALL WOOD TO BE FIRE RETARDANT TREATED PER CHAPTER 7A. AVAILABLE FROM CALIFORNIA REDWOOD COMPANY OR EQUAL



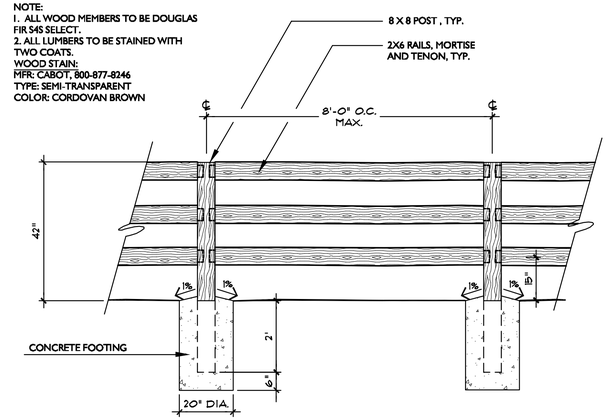
1 VIEW FENCE
SCALE: N.T.S.



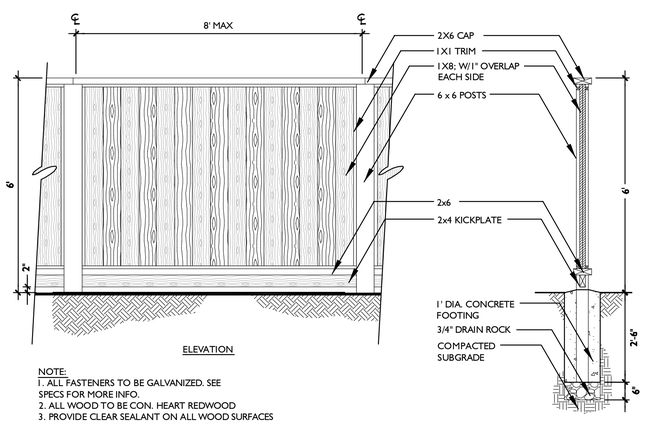
NOTES:
1. GRIND ALL WELDS SMOOTH. CONTRACTOR TO SUBMIT SHOP DRAWINGS.
2. ALL METAL TO BE CAPPED FLUSH, POWDERCOATED
3. REFER TO ARCHITECTURE DRAWINGS FOR STEEL POST CONNECTIONS, POST DETAILS, AND MITRE CORNER DETAILS.

3 6'H STREET ELEVATION FENCE
SCALE: N.T.S.

NOTE:
1. ALL WOOD MEMBERS TO BE DOUGLAS FIR S4S SELECT.
2. ALL LUMBERS TO BE STAINED WITH TWO COATS.
WOOD STAIN:
MFR: CABOT, 800-877-8246
TYPE: SEMI-TRANSPARENT
COLOR: CORDOVAN BROWN



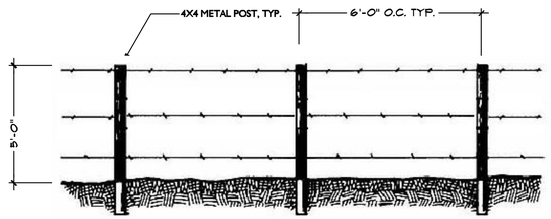
5 42"H 3-RAIL WOOD FENCE
SCALE: 1/2" = 1'-0"



NOTE:
1. ALL FASTENERS TO BE GALVANIZED. SEE SPECS FOR MORE INFO.
2. ALL WOOD TO BE CON. HEART REDWOOD
3. PROVIDE CLEAR SEALANT ON ALL WOOD SURFACES

2 6' GOOD NEIGHBOR FENCE
SCALE: 1/2" = 1'-0"

4 6'H GLASS VIEW FENCE
SCALE: N.T.S.



6 5'H 3-STRAND BARBED WIRE FENCE
SCALE: N.T.S.

FENCING TYPES

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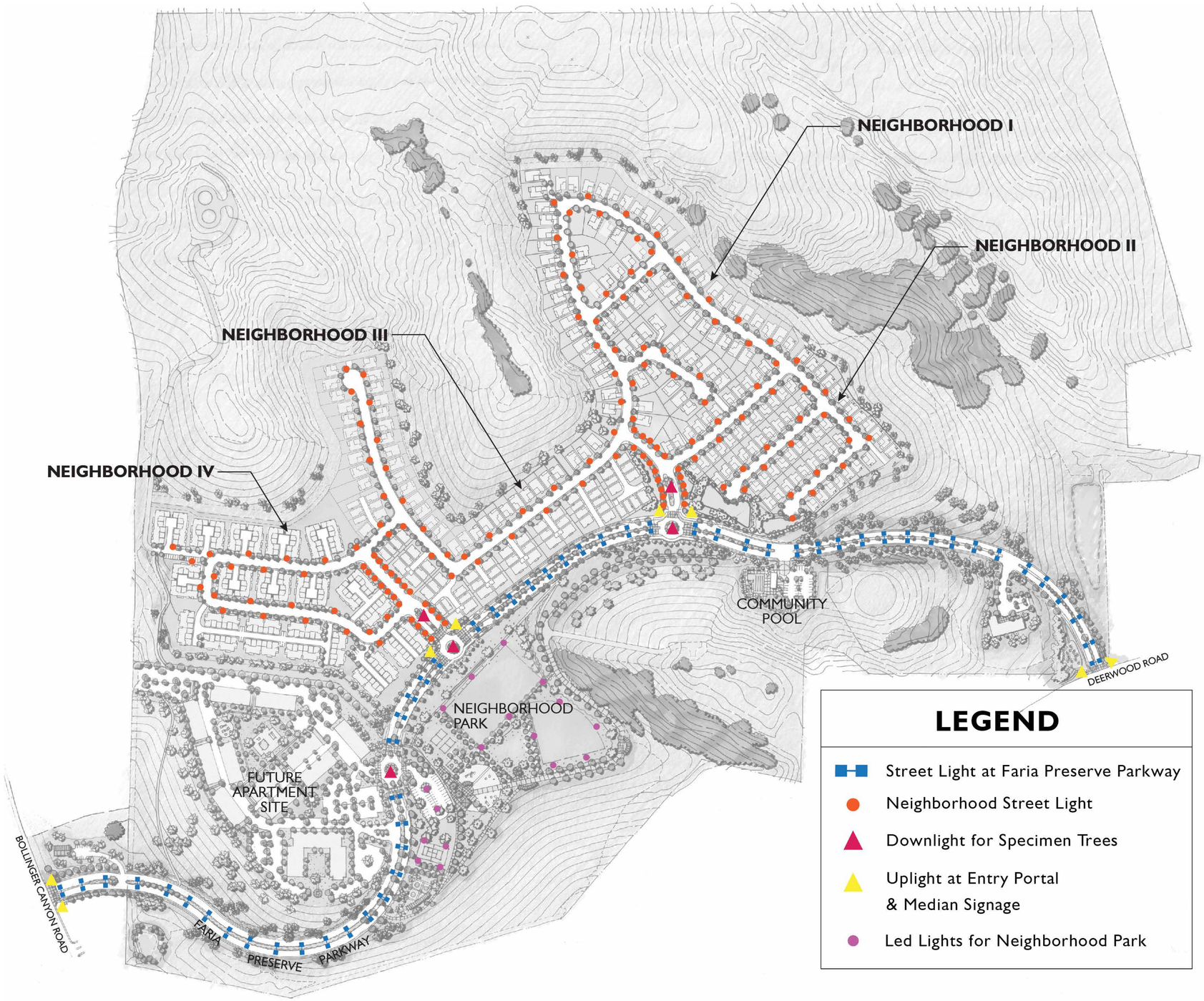
L-3



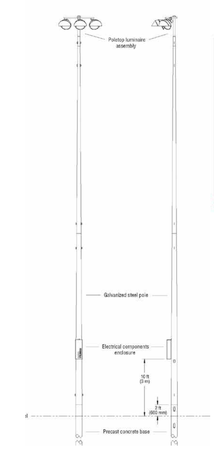
LEGEND

- Street Light at Faria Preserve Parkway
- Neighborhood Street Light
- Downlight for Specimen Trees
- Uplight at Entry Portal & Median Signage
- Led Lights for Neighborhood Park

STREET LIGHT AT FARIA PRESERVE PARKWAY
MFR: LUMEC BY PHILIPS
POLE HEIGHT: 25'H WITH TWIN HEAD FIXTURE
LIGHT SOURCE: LED

NEIGHBORHOOD STREET LIGHT
MFR: BEGA
POLE HEIGHT: 12'
LIGHT SOURCE: LED

PARKING LOT LIGHT
MFR: BEGA
POLE HEIGHT: 20;
LIGHT SOURCE: LED



LED LIGHT AT NEIGHBORHOOD PARK
MFR: MUSCO LIGHTING
POLE HEIGHT: 60'
MODEL: LIGHT STRUCTURE GREEN

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CONCEPT LIGHTING PLAN

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SAN RAMON, CALIFORNIA

0 100' 200' 400'

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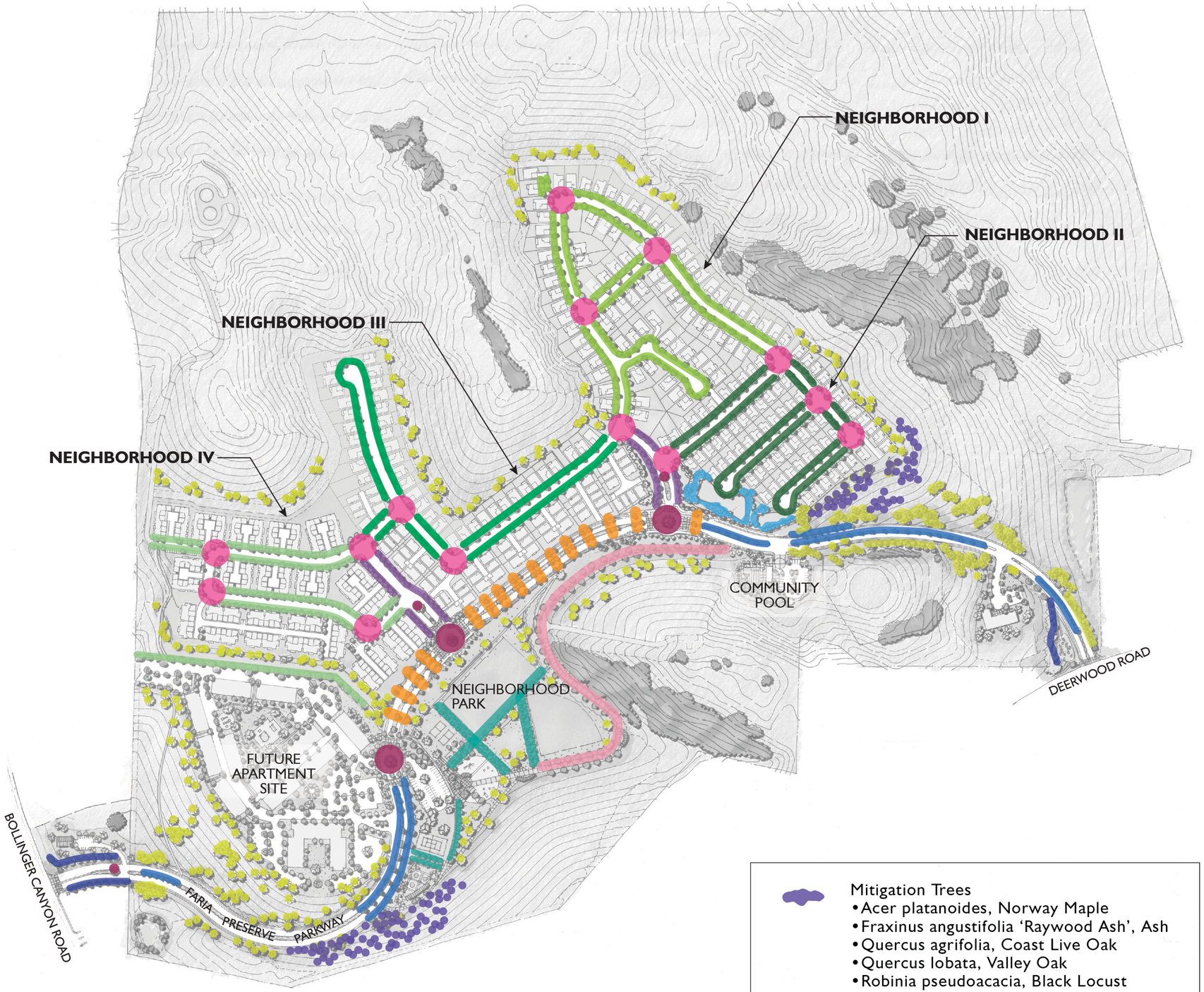
L-4



LEGEND

Entry Tree
- Olea europaea, Olive

Spine Tree at Faria Preserve Parkway
- Rhus lancea, African Sumac

Columnar Tree at Faria Preserve Parkway
- Quercus robur 'Fastigiata', Upright English Oak

Specimen Tree
- Quercus fusiformis, Escarpment Live Oak

Open Space Tree
- Quercus agrifolia, Coast Live Oak
- Quercus lobata, Valley Oak
- Quercus virginiana, Southern Live Oak

Riparian Tree
- Acer macrophylla, Big Leaf Maple
- Aesculus californica, California Buckeye
- Salix, Willow

Neighborhood Entry Tree
- Pyrus calleryana 'Chanticleer', Ornamental Pear

Neighborhood Accent Tree
- xChitalpa tashkentensis, Chitalpa
- Lagerstroemia indica, Crape Myrtle

Neighborhood I Street Tree
- Ulmus (carpinifolia x parvifolia) 'Frontier' Frontier Hybrid Elm

Neighborhood II Street Tree
- Celtis occidentalis, Common Hackberry

Neighborhood III Street Tree
- Pistacia chinensis, Chinese Pistache

Neighborhood IV Street Tree
- Koelreuteria bipinnata, Chinese Flame Tree

Windbreak Park
- Carpinus betulus 'Fastigiata', European Hornbeam
- Elaeocarpus decipiens, Japanese Blueberry Tree

Trail Tree
- Robinia x ambigua, Locust

Mitigation Trees
- Acer platanoides, Norway Maple
- Fraxinus angustifolia 'Raywood Ash', Ash
- Quercus agrifolia, Coast Live Oak
- Quercus lobata, Valley Oak
- Robinia pseudoacacia, Black Locust

STREET TREE CONCEPT DIAGRAM

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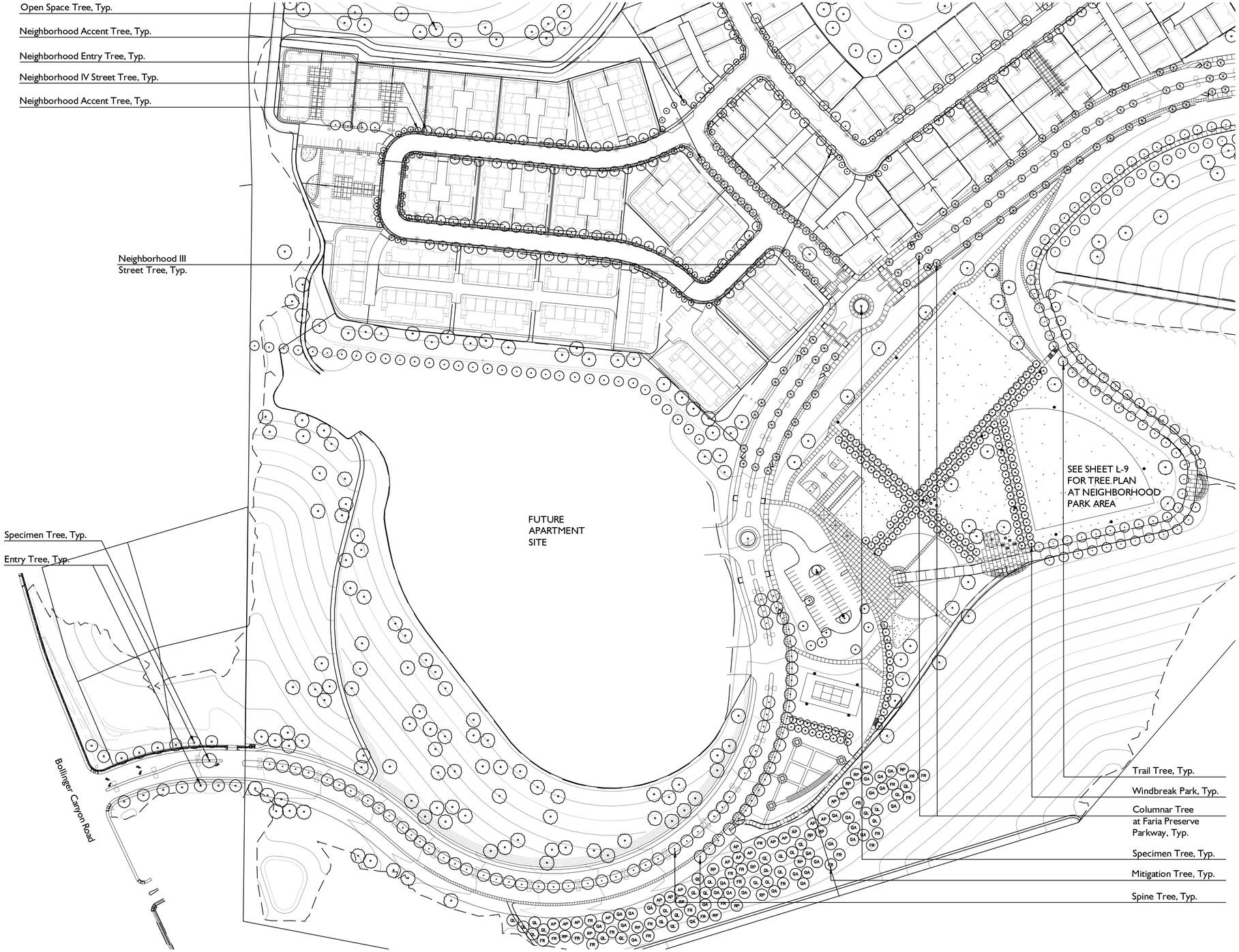

LEGEND

ENTRY TREE
- Olea europea 'Swan Hill', Olive Tree

SPINE TREE AT FARIA PRESERVE PARKWAY
- Rhus lancea, African Sumac

COLUMNAR TREE AT FARIA PRESERVE PARKWAY
- Quercus robur 'Fastigiata', Upright English Oak

SPECIMEN TREE
- Quercus fusiformis, Escarpment Live Oak

OPEN SPACE TREE
- Quercus agrifolia, Coast Live Oak
- Quercus lobata, Valley Oak
- Quercus virginiana, Southern Live Oak

RIPARIAN TREE
- Acer macrophylla, Big Leaf Maple
- Aesculus californica, California Buckeye
- Salix, Willow

NEIGHBORHOOD ENTRY TREE
- Pyrus calleryana 'Chanticleer', Ornamental Pear

NEIGHBORHOOD ACCENT TREE
- x Chitalpa tashkentensis, Chitalpa
- Lagerstroemia indica, Crape Myrtle

NEIGHBORHOOD I STREET TREE
- Ulmus (carpinifolia x parvifolia) 'Frontier', Frontier Hybrid Elm

NEIGHBORHOOD II STREET TREE
- Celtis occidentalis, Common Hackberry

NEIGHBORHOOD III STREET TREE
- Pistachia chinensis 'Sarah's Radiance', Chinese Pistache

NEIGHBORHOOD IV STREET TREE
- Koelreuteria bipinnata, Chinese Flame Tree

WINDBREAK PARK
- Carpinus betulus 'Fastigiata', European Hornbeam
- Elaeocarpus decipens, Japanese Blueberry Tree

TRAIL TREE
- Robinia x ambigua 'Purple Robe', Locust

PARKING LOT TREE
- Celtis occidentalis, Common Hackberry

MITIGATION TREE
- AP — Acer platanoides, Norway Maple
- FR — Fraxinus angustifolia 'Raywood', Ash
- QA — Quercus agrifolia, Coast Live Oak
- QL — Quercus lobata, Valley Oak
- RP — Robinia pseudoacacia, Black Locust

STREET TREE PLAN

FARIA PRESERVE

SAN RAMON, CA

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0 50' 100' 200'

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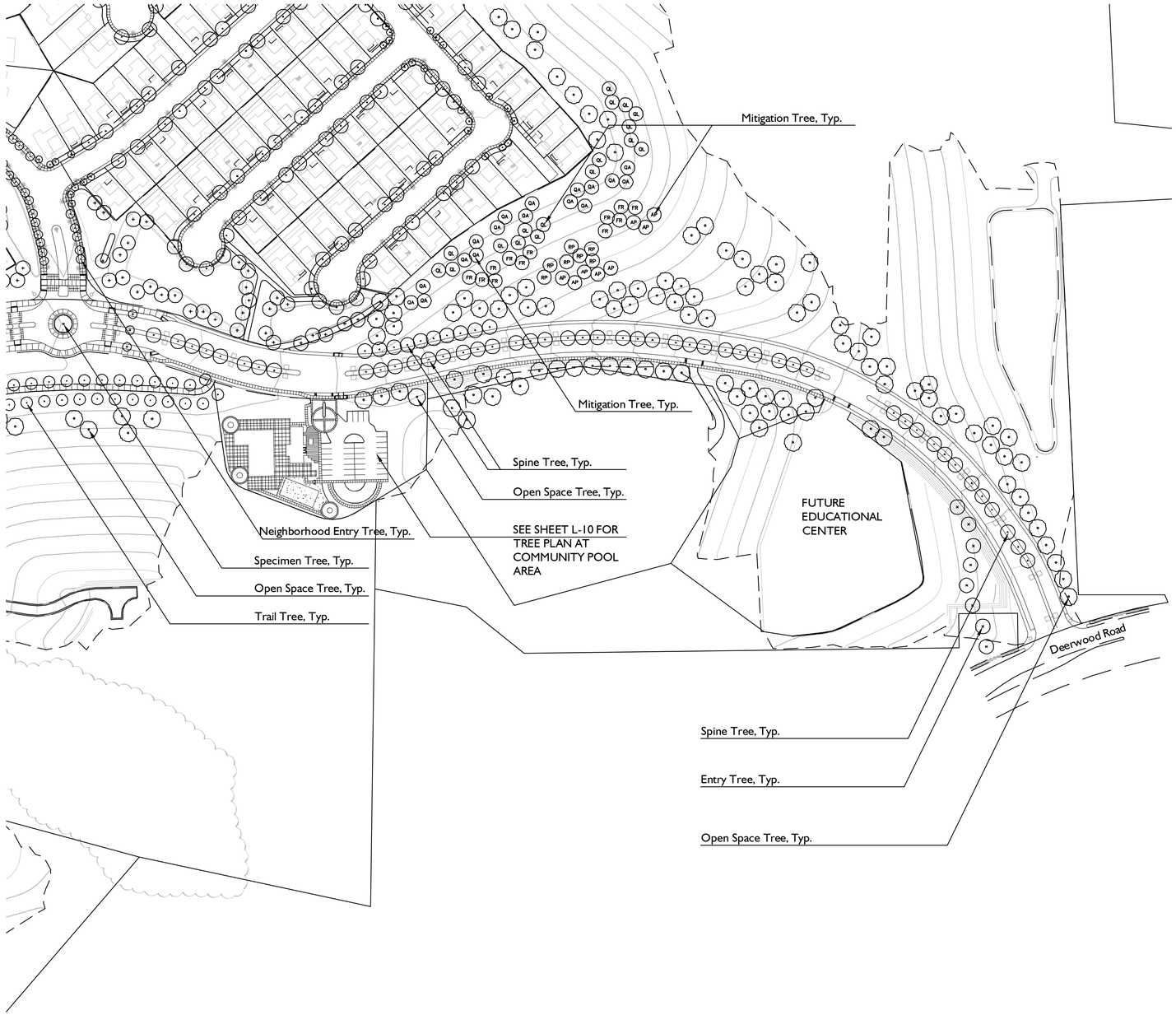

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- x Chitalpa tashkentensis, Chitalpa
- Lagerstroemia indica, Crape Myrtle

NEIGHBORHOOD I STREET TREE
- Ulmus (carpinifolia x parvifolia) 'Frontier', Frontier Hybrid Elm

NEIGHBORHOOD II STREET TREE
- Celtis occidentalis, Common Hackberry

NEIGHBORHOOD III STREET TREE
- Pistachia chinensis 'Sarah's Radiance', Chinese Pistache

NEIGHBORHOOD IV STREET TREE
- Koelreuteria bipinnata, Chinese Flame Tree

WINDBREAK PARK
- Carpinus betulus 'Fastigiata', European Hornbeam
- Elaeocarpus decipens, Japanese Blueberry Tree

TRAIL TREE
- Robinia x ambigua 'Purple Robe', Locust

PARKING LOT TREE
- Celtis occidentalis, Common Hackberry

MITIGATION TREE
- AP — Acer platanoides, Norway Maple
- FR — Fraxinus angustifolia 'Raywood', Ash
- QA — Quercus agrifolia, Coast Live Oak
- QL — Quercus lobata, Valley Oak
- RP — Robinia pseudoacacia, Black Locust

STREET TREE PLAN

FARIA PRESERVE

SAN RAMON, CA

LAFFERTY COMMUNITIES
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0 50' 100' 200'

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L-7

ENTRY TREE

Olea europaea 'Swan Hill'
Olive Tree

SPINE TREE AT FARIA PRESERVE PARKWAY

Rhus lancea
African Sumac

SPECIMEN TREE

Quercus fusiformis
Escarpment Live Oak

COLUMNAR TREE AT FARIA PRESERVE PARKWAY

Quercus robur 'Fastigiata'
Upright English Oak

OPEN SPACE TREES

Quercus agrifolia
Coast Live Oak

Quercus lobata
Valley Oak

NEIGHBORHOOD ENTRY TREE

Pyrus calleryana 'Chantcleer'
Columnar Ornamental Pear

NEIGHBORHOOD ACCENT TREE

Lagerstroemia indica
Crape Myrtle

Chitalpa tashkentensis
Chitalpa

NEIGHBORHOOD I STREET TREE

Ulmus (carpinifolia x parvifolia) 'Frontier'
Frontier Hybrid Elm

NEIGHBORHOOD II STREET TREE

Celtis occidentalis
Hackberry

NEIGHBORHOOD III STREET TREE

Pistachia chinensis 'Sarah's Radiance
Chinese Pistache

NEIGHBORHOOD IV STREET TREE

Koelreuteria bipinnata
Chinese Flame Tree

RIPARIAN TREE

Salix spp.
Willow Trees

Salix spp.
Willow Trees

Acer macrophyllum
Big Leaf Maple

Aesculus californica
California Buckeye

TRAIL TREE

Robinia 'Purple Robe'
Locust

WINDBREAK TREES

Carpinus betulus 'Fastigiata'
European Hornbeam

Elaeocarpus decipiens
Japanese Blueberry Tree

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STREET TREE PALETTE

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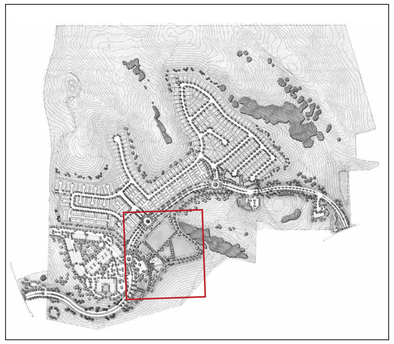
L-8

Seatwalls
Basketball Court (50'x90')
Bocce Courts (13'x90')
Entry with Identity Sign
Sheltered Picnic Area
Lighted Pedestrian Path
Lighted Parking Lot
Play Area
Plaza
Lighted Tennis Court
Rose Garden
ADA Trail
Gazebo
Picnic Area
Trellis at Overlook
Faria Preserve Parkway
Faria Preserve Parkway
Lighted Lacrosse / Soccer Field (synthetic turf)
210'
360'
Multi-Use Lawn
Meadow
Lighted Baseball / Softball Field (synthetic turf)
250'
Existing Oak Grove
Link to Community Pool
Promontory Way
Deerhill Drive
Mill Creek Hollow

Art Element Drinking Fountain



NEIGHBORHOOD PARK CONCEPT PLAN

FARIA PRESERVE

SAN RAMON, CALIFORNIA

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0 40' 80' 160'
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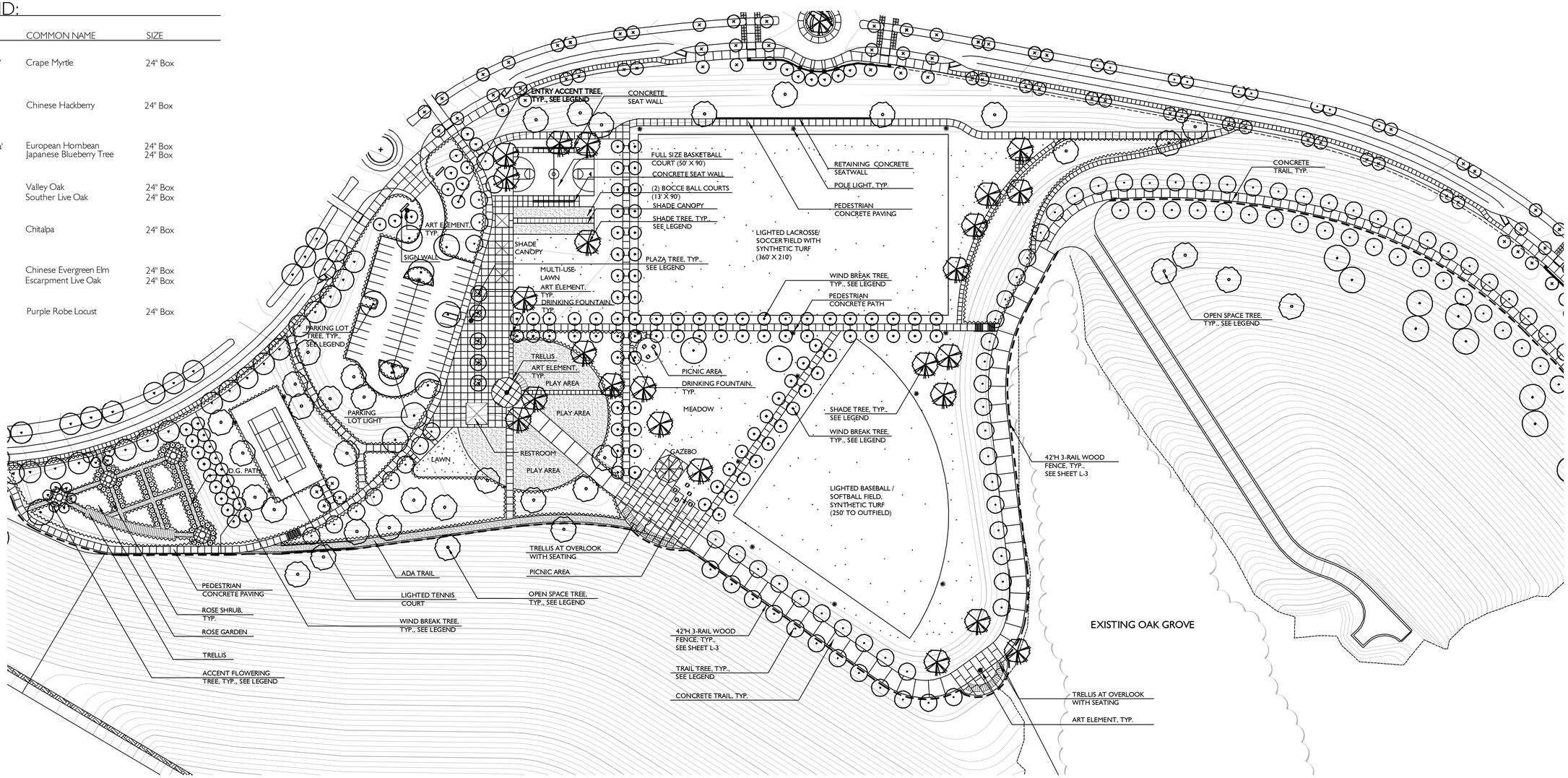
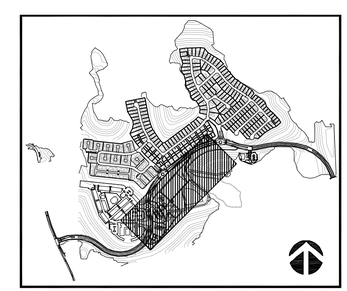
L-9

TREE LEGEND:

BOTANICAL NAME	COMMON NAME	SIZE
ENTRY ACCENT TREES:		
Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box
PARKING LOT TREES:		
Celtis sinensis	Chinese Hackberry	24" Box
WINDBREAK TREES:		
Carpinus betulus 'Fastigaiata'	European Hornbean	24" Box
Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box
OPEN SPACE TREES:		
Quercus lobata	Valley Oak	24" Box
Quercus virginiana	Souther Live Oak	24" Box
PLAZA TREES:		
Chitalpa tashkentensis	Chitalpa	24" Box
SHADE TREES:		
Ulmus parvifolia 'Drake'	Chinese Evergreen Elm	24" Box
Quercus fasiformis	Escarpment Live Oak	24" Box
TRAIL TREES		
Robina x 'Purple Robe'	Purple Robe Locust	24" Box





NEIGHBORHOOD PARK TREE PLAN

FARIA PRESERVE

SAN RAMON, CA

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0 30' 60' 120'

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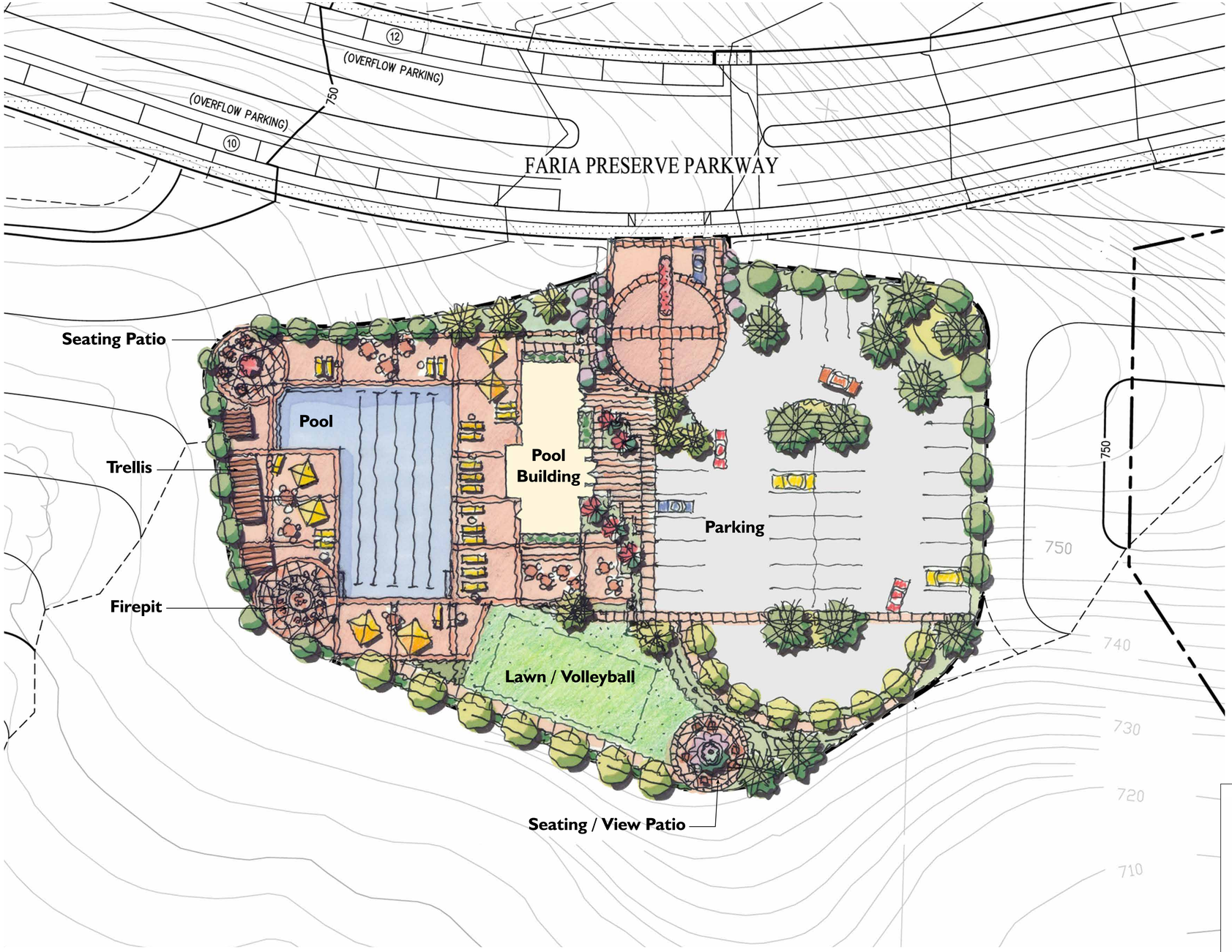

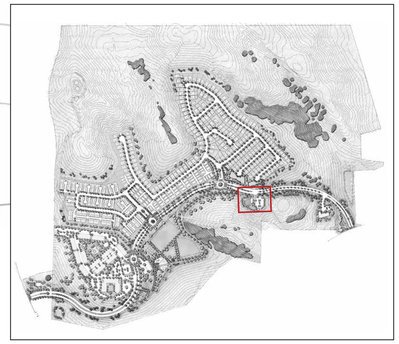

COMMUNITY POOL CONCEPT PLAN

FARIA PRESERVE

SAN RAMON, CALIFORNIA

LAFFERTY COMMUNITIES

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0 10' 20' 40'

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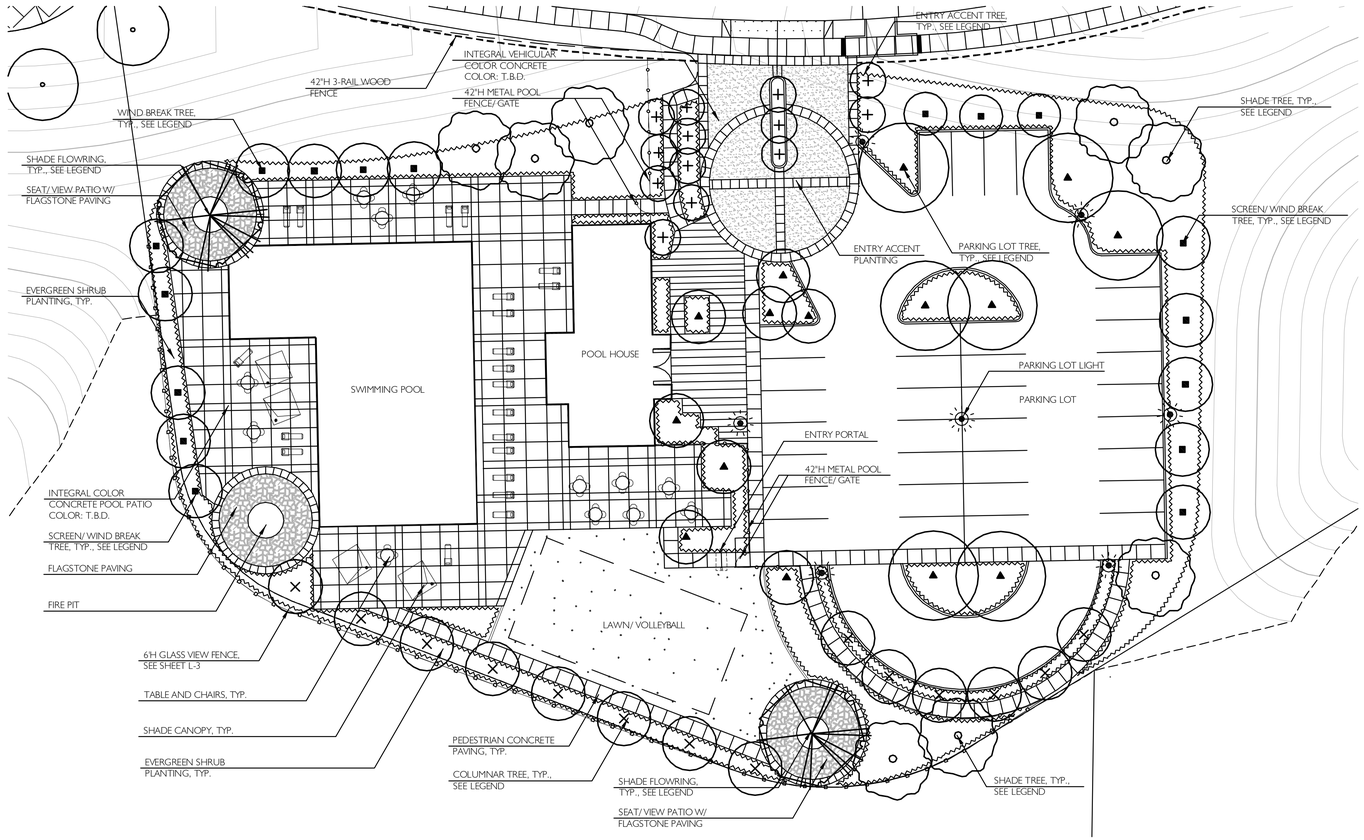
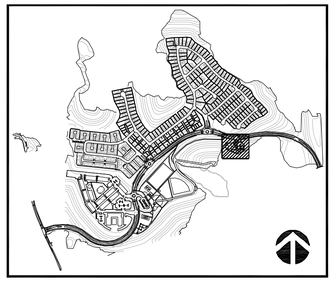


TREE LEGEND:

	BOTANICAL NAME	COMMON NAME	SIZE
	ENTRY ACCENT TREES: Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box
	PARKING LOT TREES: Celtis sinensis	Chinese Hackberry	24" Box
	PLAZA TREES: Chitalpa tashkentensis	Chitalpa	24" Box
	SHADE FLOWERING TREES: Robina x 'Purple Robe'	Purple Robe Locust	24" Box
	SHADE TREES: Ulmus parvifolia 'Drake'	Chinese Evergreen Elm	24" Box
	COLUMNAR TREES: Quercus robur 'Fastigiata'	Upright English Oak	24" Box
	WINDBREAK TREES: Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box



COMMUNITY POOL TREE PLAN

FARIA PRESERVE

SAN RAMON, CA

LAFFERTY COMMUNITIES

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0 10' 20' 40'

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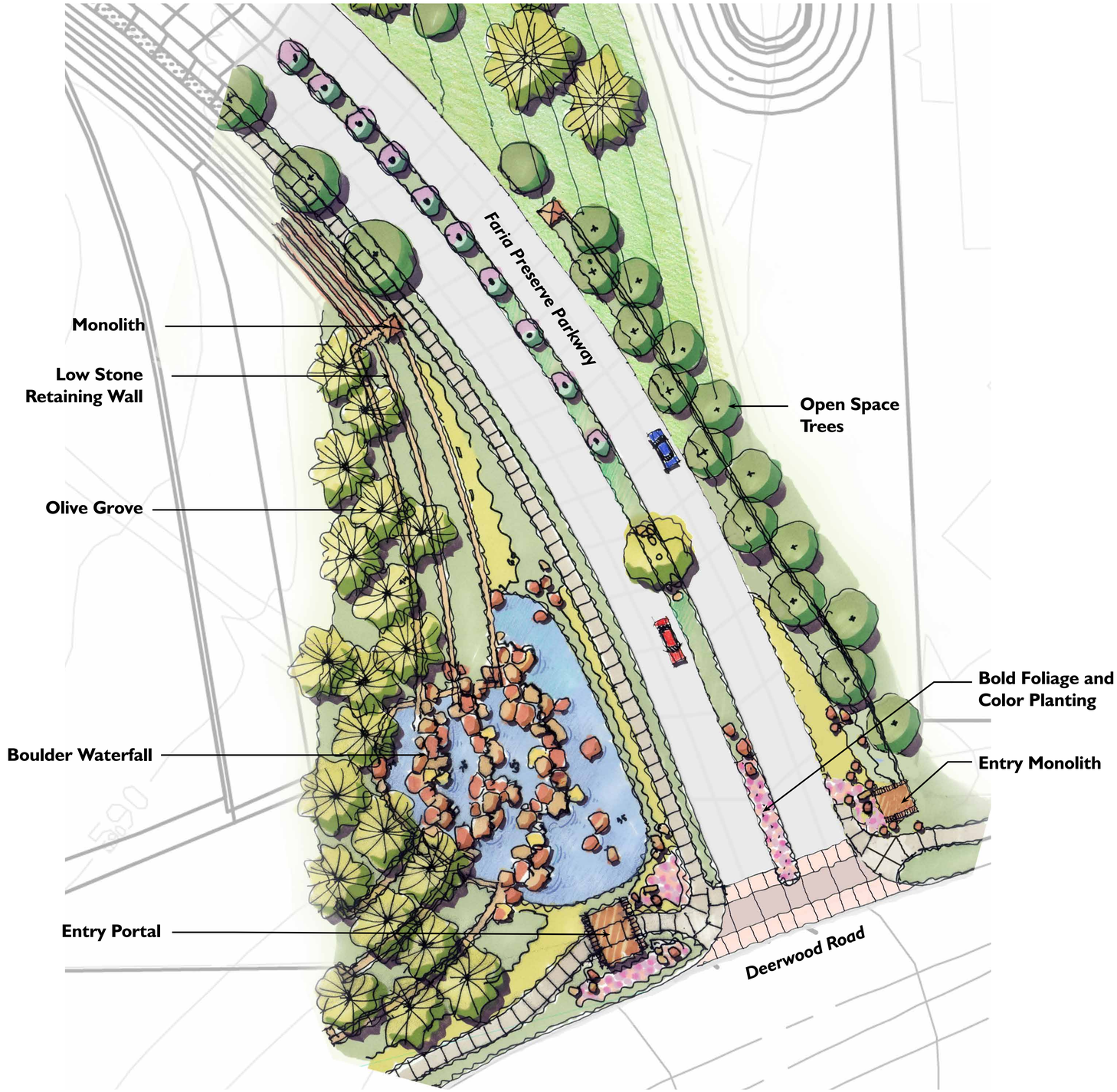
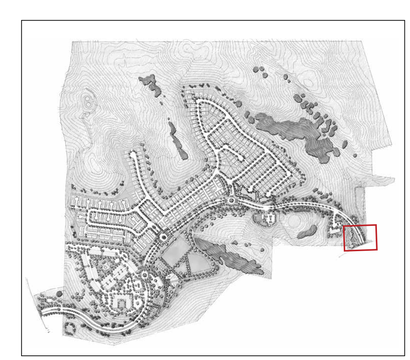
L-12





DEERWOOD ROAD ENTRY - PLAN

FARIA PRESERVE

SAN RAMON, CALIFORNIA

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0 10' 20' 40'

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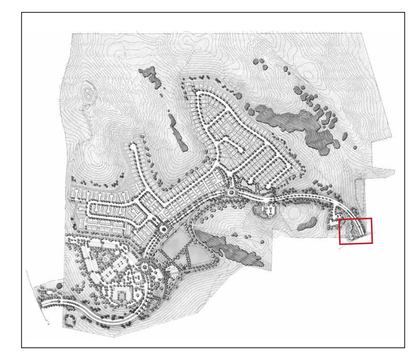
L-13



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DEERWOOD ENTRY - ELEVATION

FARIA PRESERVE

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0 2' 4' 8'

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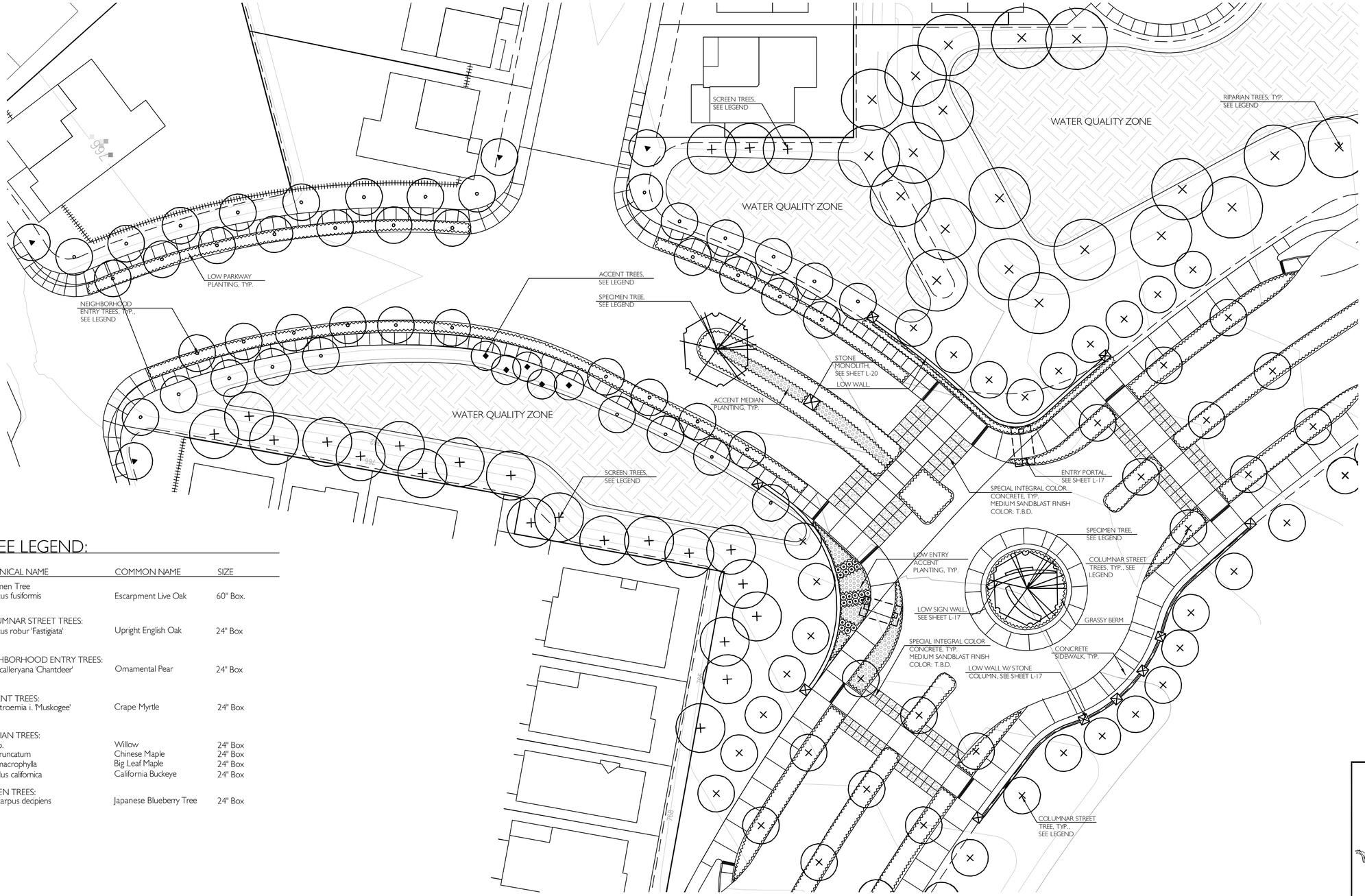
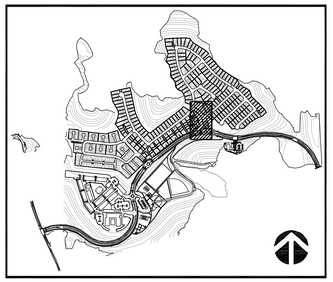


TREE LEGEND:

	BOTANICAL NAME	COMMON NAME	SIZE
	Specimen Tree Quercus fusiformis	Escarpment Live Oak	60" Box.
	COLUMNAR STREET TREES: Quercus robur 'Fastigiata'	Upright English Oak	24" Box
	NEIGHBORHOOD ENTRY TREES: Pyrus calleryana 'Chantcleer'	Ornamental Pear	24" Box
	ACCENT TREES: Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box
	RIPARIAN TREES: Salix sp. Acer truncatum Acer macrophylla Aesculus californica	 Willow Chinese Maple Big Leaf Maple California Buckeye	 24" Box 24" Box 24" Box 24" Box
	SCREEN TREES: Elaeocarpus decipiens	Japanese Blueberry Tree	24" Box



NEIGHBORHOOD ENTRY/ ROUNDABOUT ENLARGEMENT A

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FARIA PRESERVE

SAN RAMON, CA

0 10' 20' 40'

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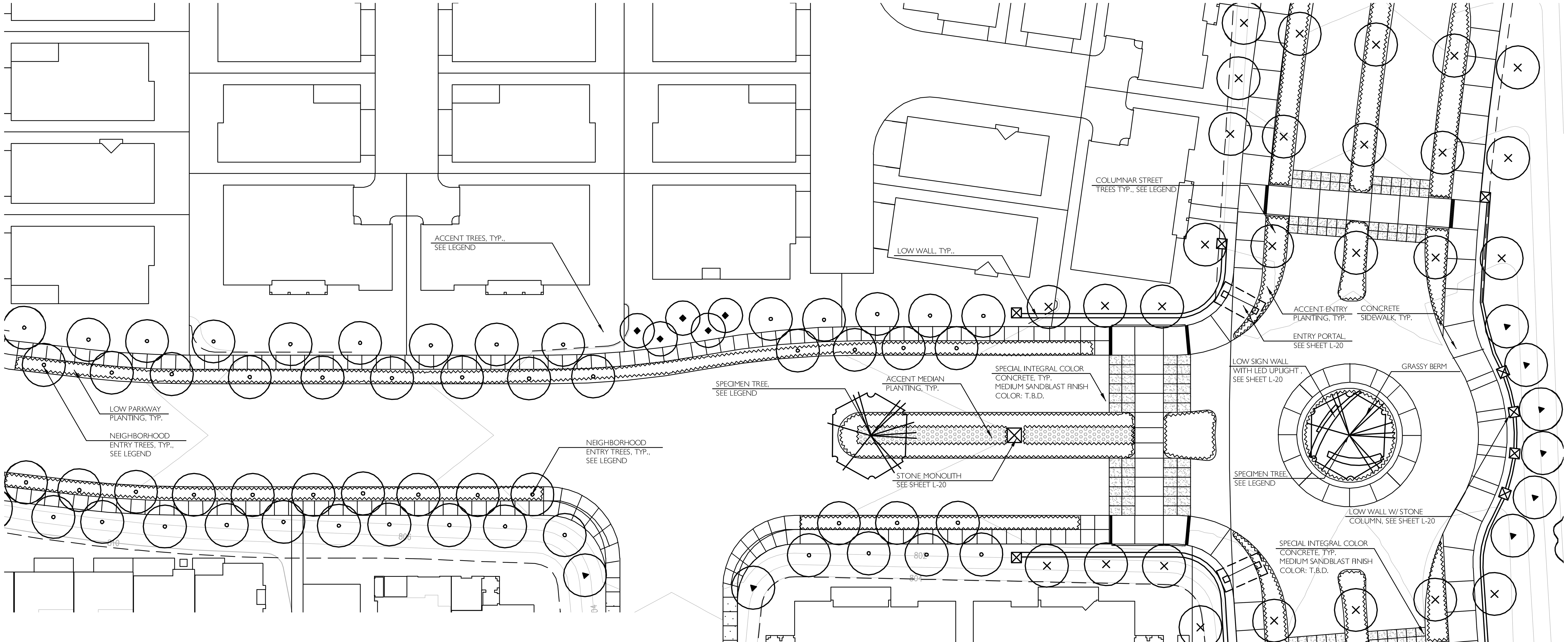
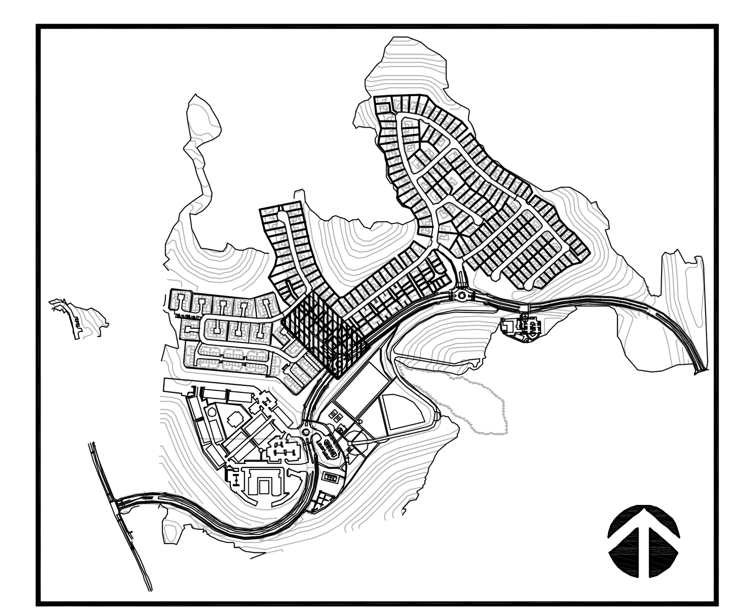
L-15



TREE LEGEND:

BOTANICAL NAME	COMMON NAME	SIZE
Specimen Tree Quercus fusiformis	Escarpment Live Oak	60" Box.
COLUMNAR STREET TREES: Quercus robur 'Fastigiata'	Upright English Oak	24" Box
NEIGHBORHOOD ENTRY TREES: Pyrus calleryana 'Chantdeer'	Ornamental Pear	24" Box
ACCENT TREES: Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box



NEIGHBORHOOD ENTRY/ ROUNDABOUT ENLARGEMENT B

LAFFERTY COMMUNITIES

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FARIA PRESERVE

SAN RAMON, CA

0 10' 20' 40'

SEPTEMBER 26, 2013

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L-16

Note: See Sheet L-19 for Plant List.

NEIGHBORHOOD I ENLARGEMENT

FARIA PRESERVE

SAN RAMON, CALIFORNIA

LAFFERTY COMMUNITIES

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0 10' 20' 40'

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L-17

Note: See Sheet L-19 for Plant List.

NEIGHBORHOOD II ENLARGEMENT

FARIA PRESERVE

SAN RAMON, CALIFORNIA

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0 10' 20' 40'

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L-18

24" SQ. Small Monolith, Typ.

Vehicular Concrete Paving, Typ.
Medium Broom Finish - Field
Medium Sandblast Finish - Band
Color: TBD

Low Shrubs / Perennials, Typ

5' W Concrete Sidewalk,

Street Tree, Typ.
Pistacia chinensis 'Sarah's Radiance'
Chinese Pistache, 24" box

Large Accent Shrub, Typ.

Small Flowering Tree, Typ.
Prunus C. 'Krauter Vesuvius'
Flowering Plum, 15 gal.

Small Alley Tree, Typ.
Laurus nobilis 'Saratoga'
Sweet Bay, 15 gal.

6' H Good Neighbor Wood Fence, Typ.
See Sheet L-3

6' H Street Elevation Fence, Typ.
See Sheet L-3

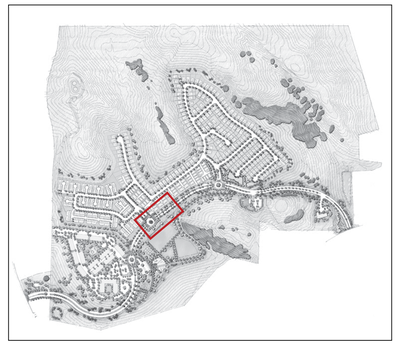
Small Flowering Tree, Typ.
Lagerstroemia indica
Crape Myrtle, 24" box

Low Wall with Fence Monolith
See Sheet L-20,

Low Wall with Monolith
and Entry Portal
See Sheet L-20

Columnar Street Tree, Typ.
Quercus robur 'Fastigiata'
Upright English Oak, 24" box

Note: See Sheet L-19 for Plant List.



LAFFERTY COMMUNITIES

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NEIGHBORHOOD III (A) ENLARGEMENT

FARIA PRESERVE

SAN RAMON, CALIFORNIA

0 10' 20' 40'

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L-19

24" SQ. Small Monolith, Typ.

Low Wall w/ Fence, Typ.
See Sheet L-20

Small Flowering Tree, Typ.
Prunus C. 'Krauter Vesuvius'
Flowering Plum, 15 gal.

6' H Good Neighbor Wood Fence, Typ.
See Sheet L-3

6' H Street Elevation Fence, Typ.
See Sheet L-3

Small Flowering Tree, Typ.
Lagerstroemia indica
Crape Myrtle, 24" box

Columnar Street Tree, Typ.
Quercus robur 'Fastigiata'
Upright English Oak, 24" box

Low Wall with Monolith and Entry Portal

Vehicular Concrete Paving, Typ.
Medium Broom Finish - Field
Medium Sandblast Finish - Band
Color: TBD

Neighborhood Entry Tree
Pyrus calleryana 'Chanticleer'
Ornamental Pear, 24" box

Small Alley Tree, Typ.
Laurus nobilis 'Saratoga'
Sweet Bay, 15 gal.

6'h Good Neighbor Wood Fence

6'h Street Elevation Fence

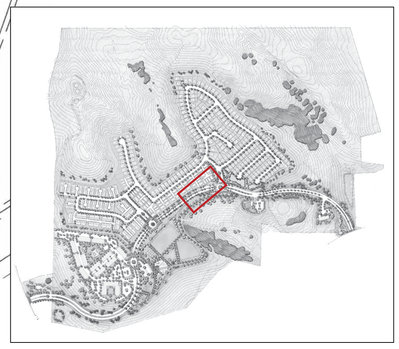
Small Flowering Tree, Typ.
Lagerstroemia indica
Crape Myrtle, 24" box

5' W Sidewalk, Typ.

Water Quality Zone

Riparian Trees, Typ.
See Sheet L-5

Note: See Sheet L-19 for Plant List.



NEIGHBORHOOD III (B) ENLARGEMENT

FARIA PRESERVE

SAN RAMON, CALIFORNIA

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0 10' 20' 40'

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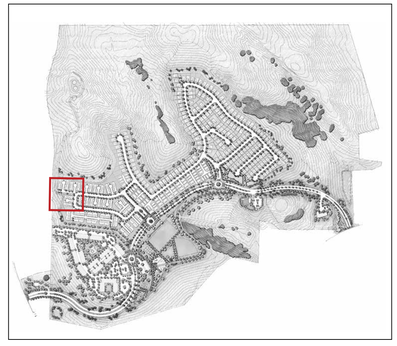
L-20

Note: See Sheet L-19 for Plant List.



NEIGHBORHOOD IV (A) TOWNHOME ENLARGEMENT

FARIA PRESERVE

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0 10' 20' 40'

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NEIGHBORHOOD IV (B) FLATS ENLARGEMENT - PLAN

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0 10' 20' 40'

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L-22

PLANT LIST - Neighborhood I

TREE

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Acer buergeranium	Trident Maple	24" Box	As Shown
Chitalpa tashkentensis	Chitalpa	24" Box	As Shown
Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box	As Shown
Ulmus (carpinifolia x parvifolia) 'Frontier;	Frontier Hybrid Elm	24" Box	As Shown

LARGE ACCENT SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Abutilon	Flowering Maple	5 Gal.	8' o.c.
Arbutus unedo	Strawberry Tree	5 Gal.	8' o.c.
Lavatera maritima	Tree Mallow	5 Gal.	8' o.c.

SHRUBS AND PERENNIAL:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Abelia 'Kalidescope'	Kalidescope Abelia	5 Gal.	3'-0" o.c.
Agapanthus 'Rancho White'	Lily-of-the-Nile	1 Gal.	1'-6" o.c.
Coleonema pulchrum 'Sunset Gold'	Breath of Heaven	1 Gal.	4'-0" o.c.
Dietes bicolor	Fortnight Lily	5 Gal.	3' -0" o.c.
Escallonia 'Compakta'	Compact Escallonia	5 Gal.	3' -0" o.c.
Heuchera micrantha	Alum Root	1 Gal.	1'-6" o.c.
Lorapetalum chinense 'Razzlebern'	Loropetalum	5 Gal.	3'-6" o.c.
Polystichum munitum	Western Sword Fern	5 Gal.	3' -0" o.c.
Salvia m. 'Hot Lip'	Hot Lip Salvia	5 Gal.	2'-6" o.c.

GROUNDCOVER:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Festuca glauca	Common Blue Fescue	1 Gal.	1' o.c.
Fragaria 'Pink Panda'	Ornamental Strawberry	1 Gal.	1' o.c.
Rosa Flower Carpet - White	White Carpet Rose	5 Gal.	3' o.c.

SODDED LAWN:

California Native Sod: Agrostis - Native Bentgrass
MFR: Delta Bluegrass Company

PLANT LIST - Neighborhood II

TREE

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Chitalpa tashkentensis	Chitalpa	24" Box	As Shown
Citrus 'Meyer Lemon' (Standard)	Meyer Lemon Tree	15 Gal.	As Shown
Celtis occidentalis	Common Hackberry	24" Box	As Shown
Rhaphiolepis indica 'Standard'	Indian Hawthorn (Standard)	15 Gal.	As Shown

LARGE ACCENT SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Buddleia davidii	Butterfly Bush	15 Gal.	8'-0" o.c.
Phormium 'Pink Stripe'	New Zealand Flax	15 Gal.	8'-0" o.c.

SHRUBS AND PERENNIAL:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Arctostaphylos 'Sunset'	Manzanita	5 Gal.	5'-0" o.c.
Cistus x purpurea	Orchid Rockrose	5 Gal.	4'-0" o.c.
Hemerocallis hybrid 'Apricot'	Evergreen Daylily	5 Gal.	2'-0" o.c.
Hemerocallis hybrid 'Pink'	Evergreen Daylily	5 Gal.	2'-0" o.c.
Iris douglasiana 'Hybrids'	Pacific Coast Iris	5 Gal.	2'-0" o.c.
Mytrus communis 'Compacta'	Myrtle	5 Gal.	3'-0" o.c.
Phormium 'Jester'	New Zealand Flax	5 Gal.	2'-0" o.c.
Phormium tenax 'Tony Tiger'	New Zealand Flax	5 Gal.	2'-0" o.c.
Polystichum munichum	Western Sword Fern	5 Gal.	2'-0" o.c.
Rhamnus californica 'Mound San Bruno'	Coffeeberry	5 Gal.	5'-0" o.c.
Teucrium fruticans 'Azureum'	Bush Germander	5 Gal.	3'-0" o.c.
Westringia fruticosa 'morning Light'	Coast Rosemary	5 Gal.	2'-6" o.c.

GROUNDCOVER:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Arctostaphylos 'Pacific Mist'	Pacific Mist Manzanita	1 Gal.	4'-6" o.c.
Carex tumulicola	Berkeley Sedge	1 Gal.	2'-0" o.c.
Rosa Flower Carpet Pink	Pink Carpet Rose	2 Gal.	3'-0" o.c.

SOODED LAWN:

California Native Sod: Agrostis - Native Bentgrass
MFR: Delta Bluegrass Company

PLANT LIST - Neighborhood III

TREE

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Citrus 'Satsuma Mandarin' (Standard)	Satsuma Mandarin Tree	15 Gal.	As Shown
Chitalpa tashkentensis	Chitalpa	24" Box	As Shown
Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box	As Shown
Laurus nobilis 'Saratoga' (Standard)	Sweet Bay	15 Gal.	As Shown
Pistache Chinensis 'Sarah's Radiance'	Chinese Pistache	24" Box	As Shown
Prunus c. 'Krauter Vesuvius'	Flowering Plum	15 Gal.	As Shown
Quercus robur 'Fastigiata'	Upright English Oak	24" Box	As Shown

LARGE ACCENT SHRUBS:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Abutilon hybrid	Chinese Latern	15 Gal.	8'-0" o.c.
Syringa vulgaris	Lilac	15 Gal.	8'-0" o.c.

SHRUBS AND PERENNIAL:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Abelia grandiflora 'Edward Groucher'	Glossy Abelia	5 Gal.	4'-0" o.c.
Agapanthus 'Peter Pan'	Lily-of-the-Nile	5 Gal.	1'-6" o.c.
Coleonema pulchellum	Pink Breath of Heaven	5 Gal.	3'-6" o.c.
Coprosma 'Coppershine'	Coprosma	5 Gal.	4'-6" o.c.
Dietes grandiflora 'Variegata'	Fortnight Lily	5 Gal.	3'-0" o.c.
Hemerocallis hybrid 'Yellow'	Evergreen Daylily	5 Gal.	2'-0" o.c.
Loropetalum chinese	Red Fringe Flower	5 Gal.	4'-0" o.c.
Penstemon 'Pink'	Beard Tongue	5 Gal.	2'-6" o.c.
Phormium tenax 'Maori Maiden'	New Zealand Flax	5 Gal.	2'-6" o.c.
Phormium tenax 'Morticia'	New Zealand Flax	5 Gal.	3'-6" o.c.
Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary	5 Gal.	4'-0" o.c.
Salvia clevelandii 'Winnifred Gilman'	Cleveland Sage	5 Gal.	4'-0" o.c.

GROUNDCOVER:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Carex pansa	Dune Sedge	1 Gal.	1'-0" o.c.
Dymondia margaretae	Dymondia	1 Gal.	1'-6" o.c.
Rosa 'Apple Blossom'	Apple Blossom Carpet Rose	2 Gal.	3'-0" o.c.
Scaevola 'Mauve Clusters'	Fan Flower	1 Gal.	1'-6" o.c.
Trachelospermum jasminoides	Star Jasmine	1 Gal.	2'-0" o.c.

PLANT LIST - Neighborhood IV

TREE

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Chitalpa tashkentensis	Chitalpa	24" Box	As Shown
Koelreutaria bipinnata	Chinese Flame Tree	24" Box	As Shown
Lagerstroemia i. 'Muskogee'	Crape Myrtle	24" Box	As Shown
Laurus nobilis 'Saratoga'	Saratoga Laurel	15 Gal.	As Shown
Podocarpus gracilior	Fern Pine	15 Gal.	As Shown
Pyrus calleryana 'Redspire'	Ornamental Pear	15 Gal.	As Shown
Quercus agrifolia	Coast Live Oak	24" Box	As Shown
Quercus lobata	Valley Oak	24" Box	As Shown
Robina 'Purple Robe'	Purple Robe Locust	24" Box	As Shown
Tibochina urvilleana	Princess Flower	15 Gal.	As Shown
Ulmus parvifolia 'Drake'	Evergreen Chinese Elm	24" Box	As Shown

SHRUBS AND PERENNIAL:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Coleonema 'Alba'	White Breath of Heaven	5 Gal.	3'-6" o.c.
Coleonema 'Sunset Gold'	Breath of Heaven	5 Gal.	3'-6" o.c.
Euonymus japonicus microphyllus	Boxleaf Euonymus	5 Gal.	2'-0" o.c.
Hebe sp.	Hebe	5 Gal.	2'-6" o.c.
Iris douglasiana 'Hybrids'	Pacific Coast Iris	5 Gal.	2'-0" o.c.
Myrtus communis 'Compacta'	Myrtle	5 Gal.	4'-6" o.c.
Phormium tenax 'Tom Thumb'	New Zealand Flax	5 Gal.	2'-0" o.c.
Rhamnus californica 'Mound San Bumo'	Coffeeberry	5 Gal.	3'-0" o.c.
Rosmarinus o. 'Gold Dust'	Gold Dust Rosemary	5 Gal.	3'-6" o.c.
Salvia leucantha	Mexican Sage	5 Gal.	3'-6" o.c.
Teucrium fruticans 'Compacta'	Bush Germander	5 Gal.	3'-0" o.c.

GROUNDCOVER:

BOTANICAL NAME	COMMON NAME	SIZE	O.C. SPACING
Arctostaphylos hookeri 'Montery Carpet'	Manzanita	1 Gal.	3'-6" o.c.
Festuca glauca	Blue Fescue	1 Gal.	2'-0" o.c.
Liriope muscari	Big Leaf Turf	1 Gal.	2'-0" o.c.
Myoporum parvifolium	Myoporum	1 Gal.	4'-0" o.c.
Rosa Flower Carpet Pink	Pink Carpet Rose	2 Gal.	3'-0" o.c.

SODDED LAWN:

California Native Sod: Agrostis Native Bentgrass
MFR: Delta Bluegrass Company

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PLANT LIST

FARIA PRESERVE

SAN RAMON, CA

SEPTEMBER 26, 2013

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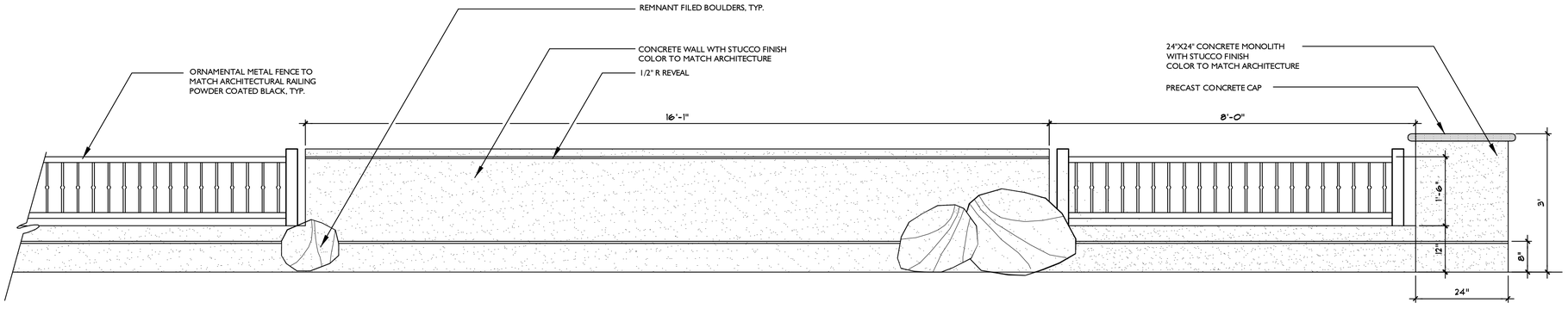
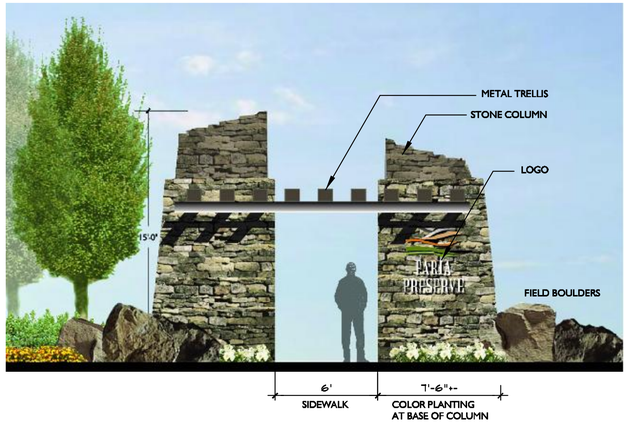


1 24" SQ. SMALL MONOLITH AND LOW WALL

SCALE: 3/4" = 1'-0"

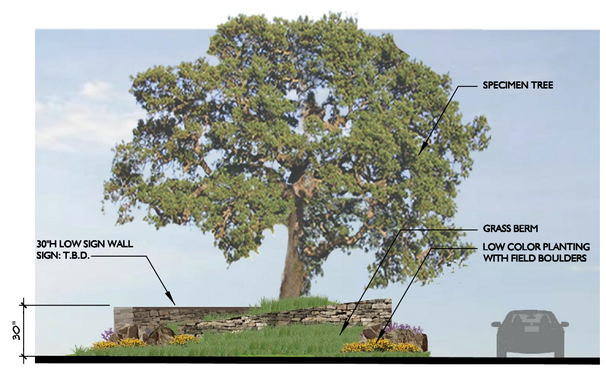
2 STONE MONOLITH AT MEDIAN

N.T.S.



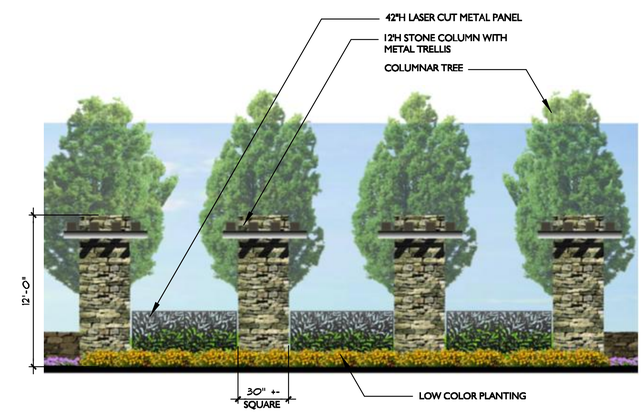
3 ENTRY PORTAL

SCALE: N.T.S.



4 LOW SIGN WALL AT ROUNDABOUT MEDIAN

SCALE: N.T.S.



5 LOW SIGN WALL AT ROUNDABOUT MEDIAN

SCALE: N.T.S.

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SITE ELEMENTS

FARIA PRESERVE

SAN RAMON, CA

SEPTEMBER 26, 2013

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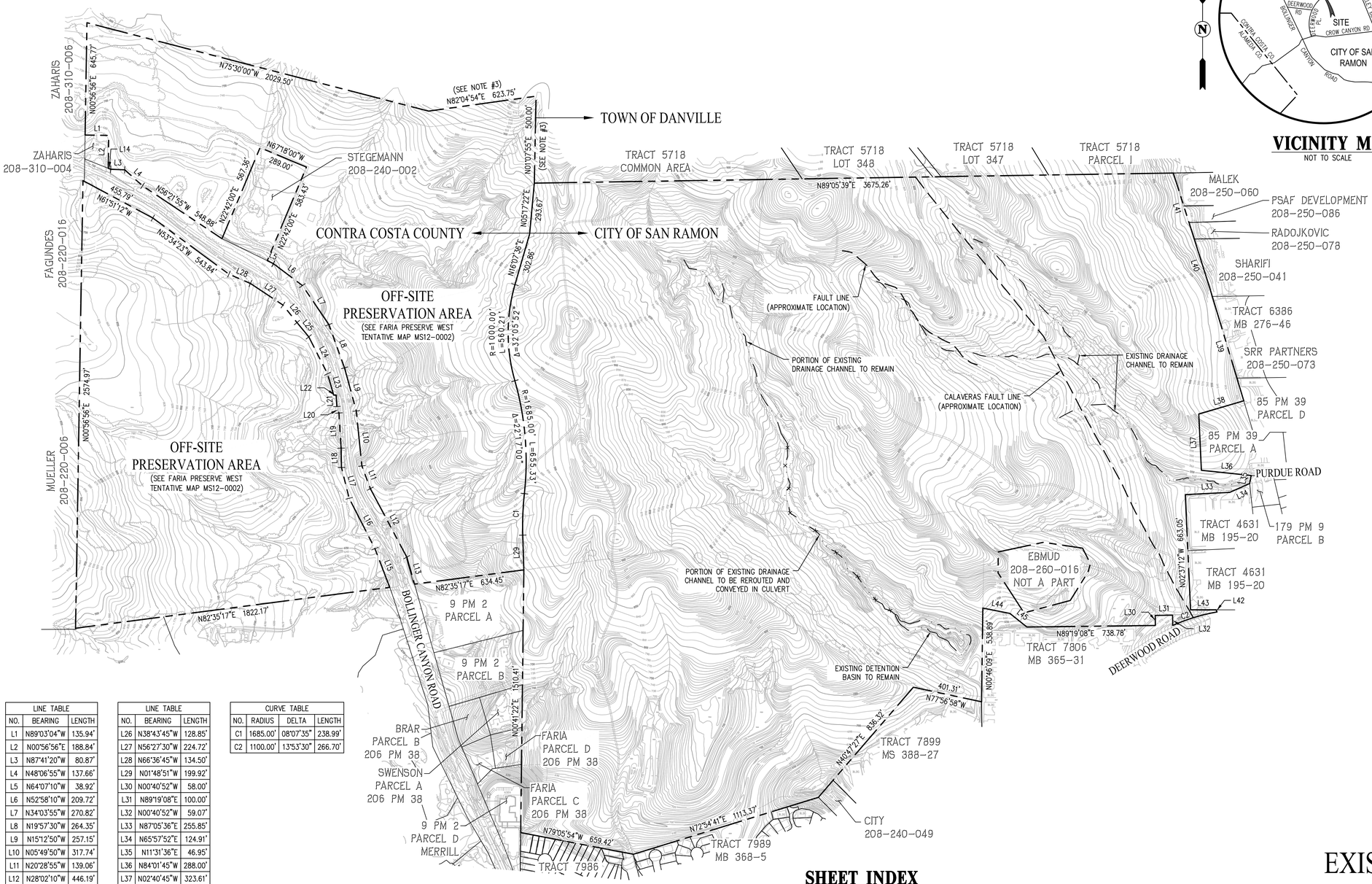

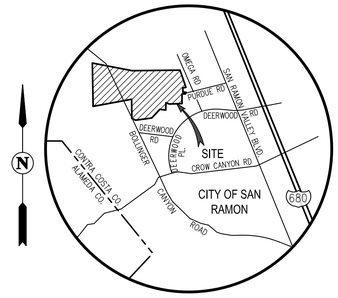

VICINITY MAP

NOT TO SCALE

CONTACTS

1.	OWNER/SUBDIVIDER:	LAFFERTY COMMUNITIES 5000 EXECUTIVE PARKWAY, SUITE 530 SAN RAMON, CA 94583 (925) 355-1305 PAT TOOHEY
2.	CIVIL ENGINEER:	CARLSON, BARBEE & GIBSON, INC. 6111 BOLLINGER CANYON ROAD, SUITE 150 SAN RAMON, CA 94583 (925) 866-0322 LEE ROSENBLATT, RCE 65469
3.	SOILS ENGINEER:	ENGEO, INC. 2010 CROW CANYON PLACE, SUITE 250 SAN RAMON, CA 94583 (925) 866-9000 BOB BOECHE
4.	ENVIRONMENTAL CONSULTANT:	OLBERDING ENVIRONMENTAL, INC 3170 CROW CANYON PLACE, SUITE 260 SAN RAMON, CA 94583 (925) 866-2111 JEFF OLBERDING
5.	TOPOGRAPHY:	AIRMAPS, USA DATE FLOWN: MARCH 1999 CONTOUR INTERVAL: 2 FEET

GENERAL NOTES

1.	ASSESSORS PARCEL NUMBERS:	208-240-005, 208-240-007, 208-240-008, 208-240-052, 208-240-053, 208-240-054, 208-240-057, 208-240-058, 208-260-046, 208-250-011
2.	SITE AREA:	448.5 AC± (SEE BOUNDARY NOTE #3 BELOW) • 286.5 AC± CITY OF SAN RAMON (PARCEL 2 PER 2010-213667 OR) • 162.0 AC± CONTRA COSTA COUNTY (PARCEL 1 PER 2010-213667 OR)
3.	BOUNDARY:	THE BOUNDARY INFORMATION SHOWN IS PER RECORD DATA ONLY. ALL AREAS SHOWN ARE PER RECORD DATA.
4.	EXISTING ZONING: PROPOSED ZONING:	PER NORTHWEST SPECIFIC PLAN PER NORTHWEST SPECIFIC PLAN
5.	EXISTING LAND USE: PROPOSED LAND USE:	PER NORTHWEST SPECIFIC PLAN PER NORTHWEST SPECIFIC PLAN
6.	NUMBER OF RESIDENTIAL UNITS:	256 SINGLE FAMILY UNITS 182 MULTI-FAMILY UNITS 302 APARTMENT UNITS 740 RESIDENTIAL UNITS
7.	PHASING	THIS PROJECT MAY BE CONSTRUCTED IN PHASES. MULTIPLE FINAL MAPS MAY BE FILED.
8.	EXISTING STRUCTURES:	ALL EXISTING STRUCTURES TO BE REMOVED UNLESS OTHERWISE NOTED.
9.	EXISTING UTILITIES:	ALL EXISTING UTILITIES TO BE REMOVED UNLESS OTHERWISE NOTED.
10.	STREETS:	ALL STREETS AND DRIVE AISLES WITHIN THE PROJECT TO BE PRIVATE AND TO BE PRIVATELY MAINTAINED WITH A PUBLIC ACCESS EASEMENT EXCEPT FARIA PRESERVE PARKWAY WHICH SHALL BE PUBLIC. MINIMUM LONGITUDINAL SLOPE: 1.0% (STREETS) MINIMUM LONGITUDINAL SLOPE: 0.50% (DRIVE AISLES)
11.	STREET TREES:	STREET TREES WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF SAN RAMON STANDARDS AND WILL BE PRIVATELY MAINTAINED, EXCEPT STREET TREES ALONG FARIA PRESERVE PARKWAY WHICH WILL BE PUBLICLY MAINTAINED.
12.	STREET LIGHTS:	STREET LIGHTS WITHIN THE PROJECT WILL BE INSTALLED PER CITY OF SAN RAMON STANDARDS (OR APPROVED EQUAL) AND WILL BE PRIVATELY MAINTAINED, EXCEPT STREET LIGHTS ALONG FARIA PRESERVE PARKWAY WHICH WILL BE PUBLICLY MAINTAINED.
13.	WALLS:	ALL WALLS WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED.
14.	UTILITIES: WATER: SANITARY SEWER: STORM DRAIN: GAS & ELECTRIC: TELEPHONE: FIRE:	 EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD) CONTRA COSTA COUNTY SANITARY DISTRICT (CCCSD) CITY OF SAN RAMON PACIFIC GAS & ELECTRIC (PG&E) ATT SAN RAMON VALLEY FIRE PROTECTION DISTRICT
15.	LANDSCAPING:	ALL LANDSCAPING WITHIN THE PROJECT BOUNDARY WILL BE PRIVATE AND WILL BE PRIVATELY MAINTAINED, EXCEPT LANDSCAPE ALONG FARIA PRESERVE PARKWAY, THE PARK (PARCEL G), AND THE ROSE GARDEN (PARCEL H) WHICH WILL BE PUBLICLY MAINTAINED.
16.	FLOOD ZONE:	ZONE X REFER TO: FLOOD INSURANCE RATE MAP PANEL 06013C0463F (JUNE 16, 2009) PANEL 06013C0461F (JUNE 16, 2009)
17.	WELLS ONSITE:	NONE

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°03'04"W	135.94'
L2	N00°56'56"E	188.84'
L3	N87°41'20"W	80.87'
L4	N48°06'55"W	137.66'
L5	N64°07'10"W	38.92'
L6	N52°58'10"W	209.72'
L7	N34°03'55"W	270.82'
L8	N19°57'30"W	264.35'
L9	N15°12'50"W	257.15'
L10	N05°49'50"W	317.74'
L11	N20°28'55"W	139.06'
L12	N28°02'10"W	446.19'
L13	N15°48'57"W	161.30'
L14	N68°23'50"W	15.28'
L15	N20°57'20"W	238.02'
L16	N27°07'25"W	325.27'
L17	N13°57'05"W	182.70'
L18	N01°09'20"W	111.11'
L19	N03°32'20"W	202.31'
L20	N17°01'00"W	39.50'
L21	N03°57'00"W	65.46'
L22	N87°42'45"W	14.03'
L23	N16°20'29"W	127.22'
L24	N26°52'10"W	238.00'

LINE TABLE		
NO.	BEARING	LENGTH
L26	N38°43'45"W	128.85'
L27	N56°27'30"W	224.72'
L28	N66°36'45"W	134.50'
L29	N01°48'51"W	199.92'
L30	N00°40'52"W	58.00'
L31	N89°19'08"E	100.00'
L32	N00°40'52"W	59.07'
L33	N87°05'36"E	255.85'
L34	N65°57'52"E	124.91'
L35	N11°31'36"E	46.95'
L36	N84°01'45"W	288.00'
L37	N02°40'45"W	323.61'
L38	N73°35'09"E	269.68'
L39	N16°45'45"W	676.47'
L40	N17°34'15"W	296.26'
L41	N17°37'14"W	398.24'
L42	N22°13'21"W	13.24'
L43	N89°58'17"E	146.85'
L44	S78°48'21"E	158.55'
L45	N51°23'51"W	125.10'

CURVE TABLE			
NO.	RADIUS	DELTA	LENGTH
C1	1685.00'	08°07'35"	238.99'
C2	1100.00'	13°53'30"	266.70'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		PROJECT BOUNDARY
		PROPERTY LINE
		RIGHT-OF-WAY
		CENTERLINE
		CURB, GUTTER AND SIDEWALK
		TRAIL
		EASEMENT
		DRAINAGE CHANNEL
x 100.0	x 100.0	SPOT ELEVATIONS
		POWER POLES

EXISTING	PROPOSED	DESCRIPTION
EX SD	SD	STORM DRAIN MAIN
EX SS	SS	SANITARY SEWER MAIN
EX W	W	WATER MAIN
EX W-TM	W-TM	WATER TRANSMISSION MAIN
		FIELD INLET
		CATCH BASIN
		FIRE HYDRANT
		MANHOLE
	1%	DIRECTION/SLOPE OF FLOW
		SWALE

SHEET INDEX

TM.1 EXISTING CONDITIONS
TM.2 EXISTING ENCUMBRANCES
TM.3 MASTER SITE PLAN
TM.4 TYPICAL STREET SECTIONS
TM.5 SITE PLAN - NEIGHBORHOOD I
TM.6 SITE PLAN - NEIGHBORHOOD II
TM.7 SITE PLAN - NEIGHBORHOODS I & III
TM.8 SITE PLAN - NEIGHBORHOOD IV
TM.9 MASTER GRADING & TRAIL CONNECTION PLAN
TM.10 MASTER UTILITY PLAN
TM.11 GRADING & UTILITY PLAN - NEIGHBORHOOD I
TM.12 GRADING & UTILITY PLAN - NEIGHBORHOOD II
TM.13 GRADING & UTILITY PLAN - NEIGHBORHOODS I & III
TM.14 GRADING & UTILITY PLAN - NEIGHBORHOOD IV
TM.15 GRADING & UTILITY PLAN - NEIGHBORHOOD V
TM.16 PROJECT ENTRY ENLARGEMENTS

EXISTING CONDITIONS
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 300' 900' 1,200'

SCALE: 1" = 300' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.1
1 OF 16

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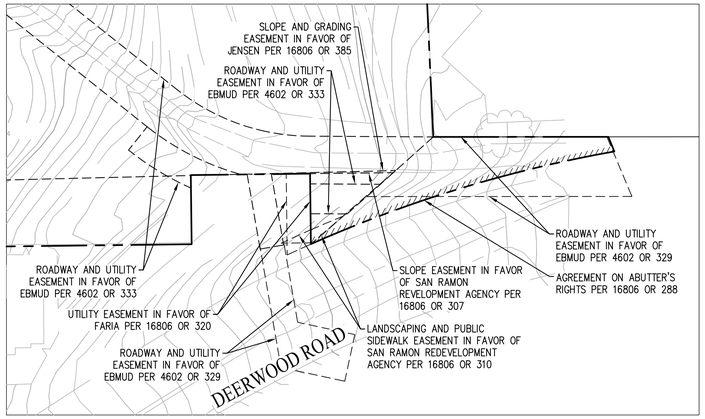
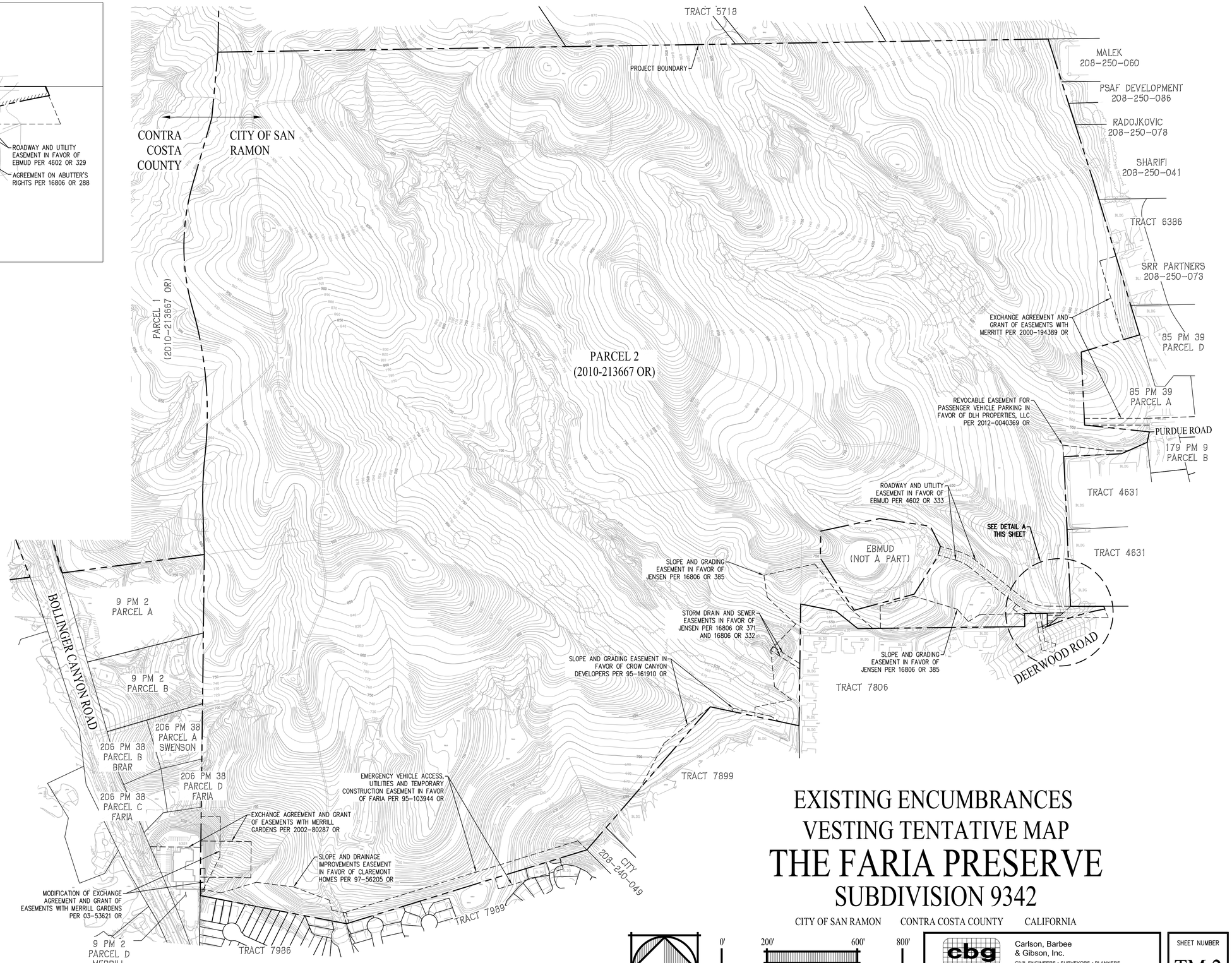


DETAIL A

SCALE: 1"=60'



EXISTING ENCUMBRANCES
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 200' 600' 800'

SCALE: 1" = 200' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER

TM.2

2 OF 16

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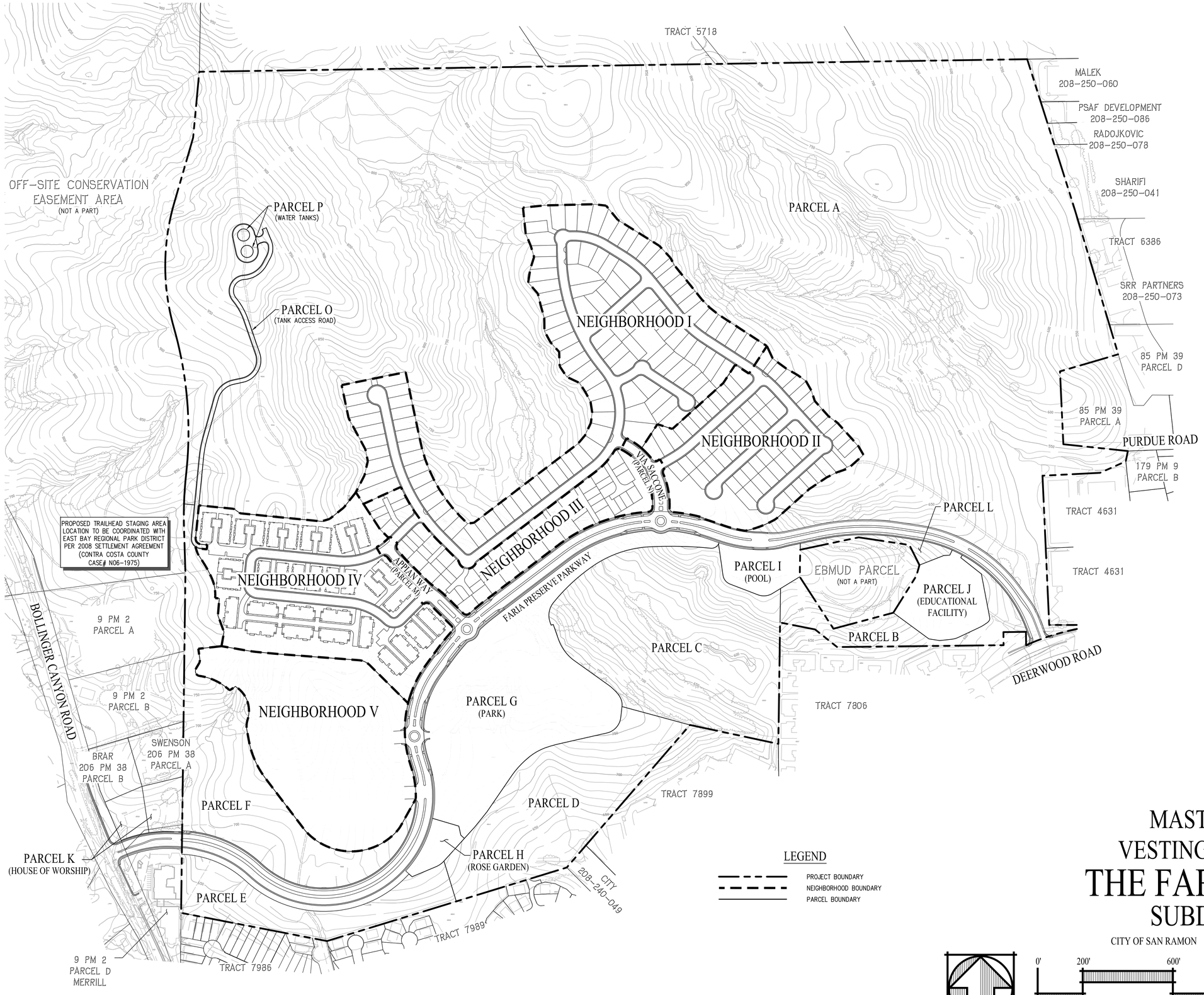

LEGEND

- PROJECT BOUNDARY
- NEIGHBORHOOD BOUNDARY
- PARCEL BOUNDARY

RESIDENTIAL LAND USE SUMMARY

NEIGHBORHOOD	PROPOSED LAND USE	AREA	UNITS	MINIMUM LOT SIZE
I	SINGLE FAMILY	22.3 AC±	121	50'x100'
II	SINGLE FAMILY	10.1 AC±	72	46'x70'
III	COURTYARD SINGLE FAMILY	6.2 AC±	63	35'x65'
IV	CONDOMINIUMS – TOWNHOMES CONDOMINIUMS – 2-STORY FLATS	13.6 AC±	104 78	TOWNHOMES 2-STORY FLATS
V	SENIOR APARTMENTS (NOTE 1)	12.6 AC±	86	–
	APARTMENTS (NOTE 1)		216	–
TOTAL		64.8 AC±	740 UNITS	

NOTE:
1. THIS APPLICATION INCLUDES THE APARTMENT PARCEL AND 302 ASSOCIATED UNITS. DETAILED LAYOUT AND ROUGH GRADING PLANS FOR NEIGHBORHOOD V TO BE SUBMITTED WITH FUTURE APARTMENT SITE DEVELOPMENT APPLICATION.

COMMON AREA PARCEL SUMMARY

PARCEL	AREA	OWNERSHIP	USE
A	150.0 AC±	GHAD	OPEN SPACE (NOTE 1)
B	3.0 AC±	GHAD	OPEN SPACE (NOTE 1)
C	14.6 AC±	GHAD	OPEN SPACE (NOTE 1)
D	9.2 AC±	GHAD	OPEN SPACE (NOTE 1)
E	4.5 AC±	GHAD	OPEN SPACE (NOTE 1)
F	9.9 AC±	GHAD	OPEN SPACE (NOTE 1)
G	12.9 AC±	CITY OF SAN RAMON	PARK
H	0.7 AC±	CITY OF SAN RAMON	ROSE GARDEN
I	1.4 AC±	HOA	POOL FACILITY
J	2.6 AC±	CITY OF SAN RAMON	EDUCATIONAL FACILITY
K (OFF-SITE)	1.5 AC±	CITY OF SAN RAMON	HOUSE OF WORSHIP (NOTE 2)
L	0.5 AC±	GHAD	OPEN SPACE (NOTE 1)
M	0.8 AC±	HOA	PRIVATE STREET – APPIAN WAY
N	0.6 AC±	HOA	PRIVATE STREET – VIA SACCONE
O	0.8 AC±	EBMUD	WATER TANKS & PUBLIC TRAIL ACCESS
P	0.4 AC±	EBMUD	WATER TANKS
–	9.8 AC±	CITY OF SAN RAMON	FARIA PRESERVE PARKWAY
TOTAL	223.2 AC± (NOTE 3)		

NOTES:
1. OPEN SPACE PARCELS EXTEND FROM THE EDGE OF DEVELOPMENT TO THE FARIA PRESERVE PROJECT BOUNDARY. THE ACTUAL LIMITS AND NUMBER OF SAID PARCELS WILL DEPEND ON PHASING, STAGING AND FUTURE OPEN SPACE IMPROVEMENTS.
2. DETAILED SITE LAYOUT AND ROUGH GRADING PLANS FOR PARCEL K TO BE SUBMITTED WITH FUTURE SITE DEVELOPMENT APPLICATION.
3. COMMON AREA PARCEL SUMMARY TOTAL INCLUDES 1.5 AC± OFF-SITE FOR THE HOUSE OF WORSHIP SITE.

PROJECT PARKING SUMMARY

NEIGHBORHOOD	LOTS/UNITS	PARKING REQUIRED	PARKING PROVIDED
NEIGHBORHOOD I	121 LOTS	484 SPACES	605 SPACES
NEIGHBORHOOD II	72 LOTS	288 SPACES	324 SPACES
NEIGHBORHOOD III	63 LOTS	139 SPACES	202 SPACES
NEIGHBORHOOD IV	182 UNITS	419 SPACES	485 SPACES
NEIGHBORHOOD V	302 UNITS	516 SPACES	516 SPACES
PARK	–	100 SPACES	114 SPACES
POOL FACILITY	–	24 SPACES	56 SPACES
OTHER (ALONG FARIA PRESERVE PARKWAY)	–	–	35 SPACES
TOTAL	740 UNITS	1,970 SPACES	2,337 SPACES

NOTES:
1. PARKING REQUIREMENTS LISTED ABOVE ARE BASED UPON THE NORTHWEST SPECIFIC PLAN REQUIREMENTS AND THE CITY PARKING ORDINANCE WHERE NOT OTHERWISE SPECIFIED IN THE SPECIFIC PLAN.
2. SEE SHEETS 5–8 FOR DETAILED PARKING SUMMARIES OF EACH NEIGHBORHOOD.
3. PARKING REQUIREMENTS FOR NEIGHBORHOOD V TO BE FINALIZED WITH FUTURE APARTMENT SITE DEVELOPMENT APPLICATION. ALL REQUIRED PARKING FOR NEIGHBORHOOD V TO BE PROVIDED WITHIN THE NEIGHBORHOOD V PARCEL.
4. SEE TABLE BELOW FOR DETAILED PARKING SUMMARIES FOR THE PARK AND COMMUNITY POOL FACILITY.

COMMUNITY FACILTY PARKING SUMMARY

	PARKING TYPE	PARKING REQUIRED	PARKING PROVIDED
POOL FACILITY (PARCEL I)	PARKING LOT	24 SPACES	34 SPACES
	ON-STREET		22 SPACES
	TOTAL		56 SPACES
PARK & ROSE GARDEN (PARCELS G & H)	PARKING LOT	100 SPACES	44 SPACES
	ON-STREET		70 SPACES
	TOTAL		114 SPACES

NOTE:
1. PARKING REQUIREMENTS IDENTIFIED ABOVE WERE APPROVED BY THE PARKS AND RECREATION COMMISSION ON SEPTEMBER 11, 2013.

MASTER SITE PLAN
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 200' 600' 800'

SCALE: 1" = 200' DATE: SEPTEMBER 20, 2013

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TM.3
3 OF 16

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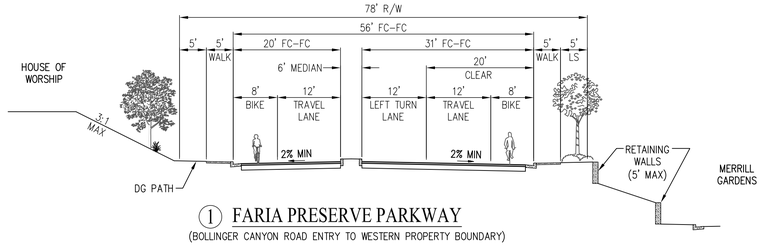
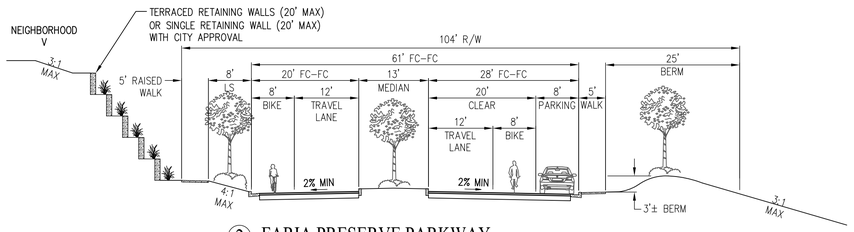
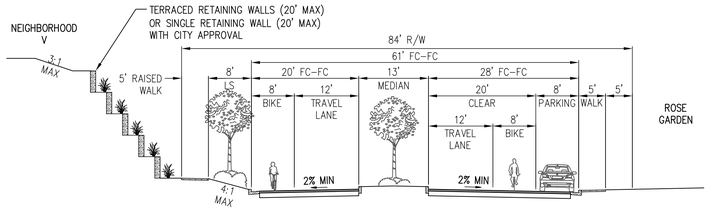


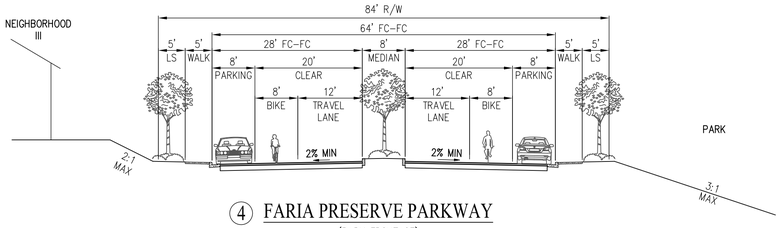
1 FARIA PRESERVE PARKWAY
(BOLLINGER CANYON ROAD ENTRY TO WESTERN PROPERTY BOUNDARY)



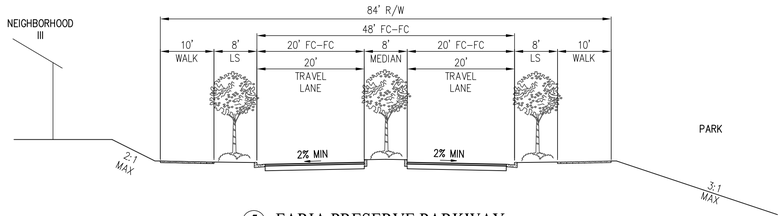
2 FARIA PRESERVE PARKWAY
(WESTERN PROPERTY BOUNDARY TO WESTERN EDGE OF PARK)



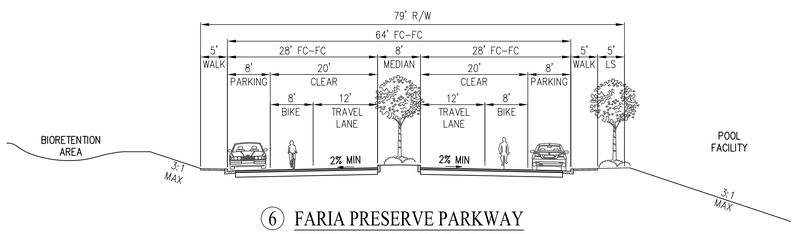
3 FARIA PRESERVE PARKWAY
(ROSE GARDEN FRONTAGE)



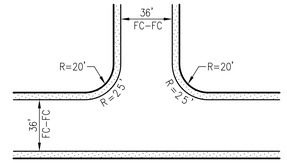
4 FARIA PRESERVE PARKWAY
(PARK FRONTAGE)



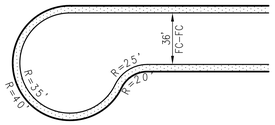
5 FARIA PRESERVE PARKWAY
(ROUNDABOUT APPROACH)



6 FARIA PRESERVE PARKWAY
(VIA SACCONE TO POOL FACILITY)



TYPICAL CURB RETURN
NOT TO SCALE



TYPICAL CUL-DE-SAC
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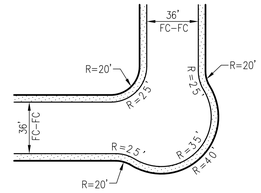
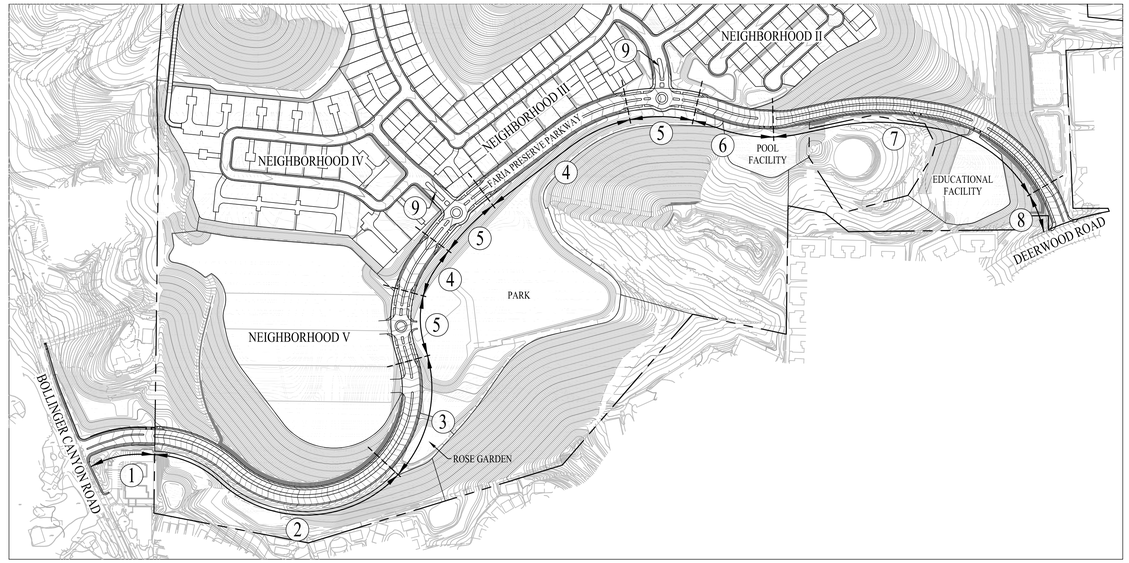
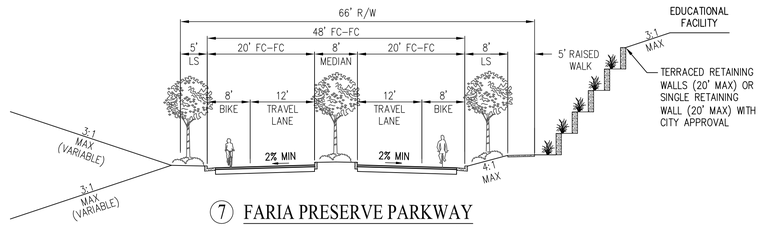


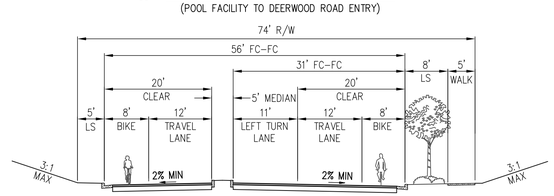
TYPICAL KNUCKLE
NOT TO SCALE



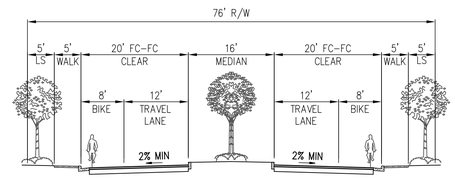
STREET SECTION INDEX MAP
NOT TO SCALE



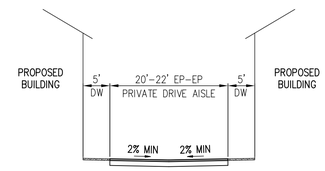
7 FARIA PRESERVE PARKWAY
(POOL FACILITY TO DEERWOOD ROAD ENTRY)



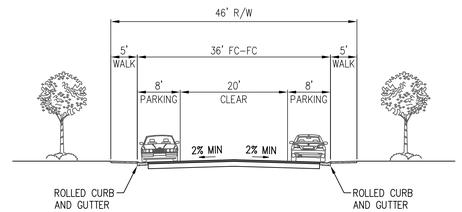
8 FARIA PRESERVE PARKWAY
(AT DEERWOOD ROAD ENTRY)



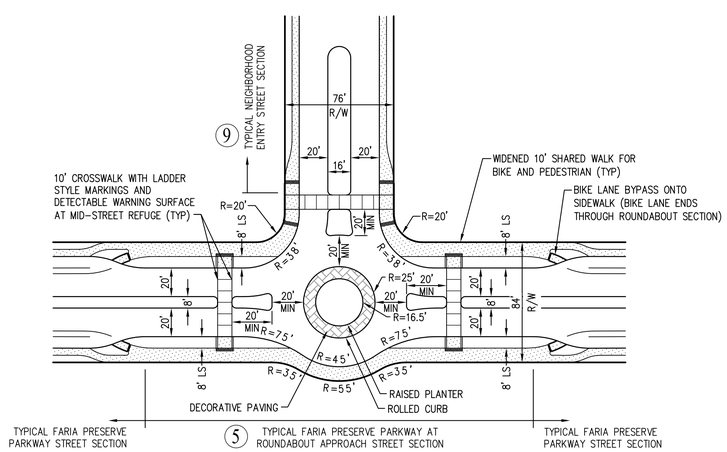
9 TYPICAL NEIGHBORHOOD ENTRY (PRIVATE)
(APPIAN WAY AND VIA SACCONE)



TYPICAL PRIVATE DRIVE AISLE (PRIVATE)
(NEIGHBORHOODS III AND IV)



TYPICAL NEIGHBORHOOD STREET (PRIVATE)



TYPICAL ROUNDABOUT
NOT TO SCALE

TYPICAL STREET SECTIONS
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 200' 600' 800'

NOT TO SCALE DATE: SEPTEMBER 20, 2013

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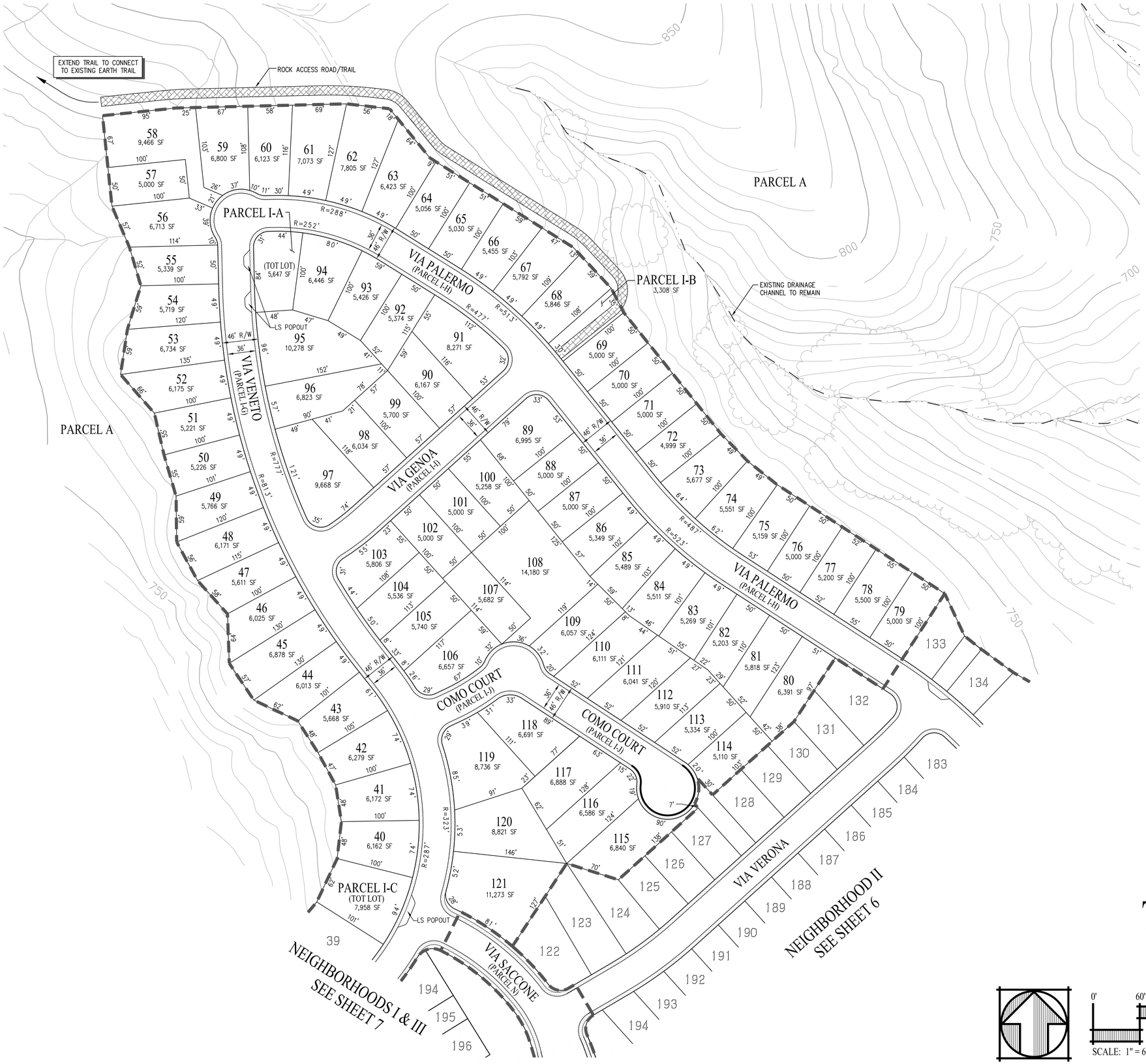


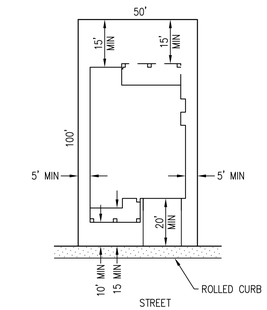
NEIGHBORHOOD I SITE DATA

1. LOT COUNT: 121 LOTS
2. PARCEL COUNT: 10 PARCELS (SEE PARCEL SUMMARY)
3. MINIMUM LOT SIZE: 50'x100'
4. SEE SHEET 4 FOR TYPICAL STREET SECTIONS
5. SEE SHEET 7 FOR LOTS NEIGHBORHOOD I LOTS 1–39 AND PARCELS I–D, I–E, AND I–F

TYPICAL LOT SETBACKS

	SPECIFIC PLAN	PROPOSED PROJECT
• GARAGE:	20' MIN	20' MIN
• PORCH:	–	10' MIN
• FRONT (LIVING SPACE):	15' MIN	15' MIN
• SIDE:	5' MIN	5' MIN*
• SIDE (CORNER LOT):	10' MIN	10' MIN
• REAR (LIVING SPACE):	15' MIN	15' MIN
• REAR (PORCH):	–	15' MIN

*NOTE:
ARCHITECTURAL POPOUTS INCLUDING SECOND STORY OVERHANG, BAY WINDOWS, MEDIA NICHES, FIREPLACES, NOOKS, ETC MAY ENCROACH UP TO 2' INTO FRONT, REAR OR SIDE SETBACK



TYPICAL LOT LAYOUT

NOT TO SCALE

NEIGHBORHOOD I PARCEL SUMMARY

PARCEL	OWNERSHIP	LAND USE
I–A	HOA	TOT LOT
I–B	HOA	OPEN SPACE/TRAIL
I–C	HOA	TOT LOT
I–D	HOA	OPEN SPACE (SEE SHEET 7)
I–E	HOA	OPEN SPACE/TRAIL (SEE SHEET 7)
I–F	HOA	PRIVATE STREET – VENETO COURT (SEE SHEET 7)
I–G	HOA	PRIVATE STREET – VIA VENETO
I–H	HOA	PRIVATE STREET – VIA PALERMO
I–I	HOA	PRIVATE STREET – VIA GENOA
I–J	HOA	PRIVATE STREET – COMO COURT

NOTES:
1. PARCELS I–B AND I–E AND ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED WITH A PUBLIC ACCESS EASEMENT.
2. PARCEL BOUNDARIES OF PRIVATE STREETS TO BE DETERMINED WITH FINAL DESIGN PENDING PROJECT CONSTRUCTION AND DRE PHASING SCHEDULE.

NEIGHBORHOOD I PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	242 SPACES	2 SPACES/DU	242 SPACES
OFF–STREET (DRIVEWAY)	2 SPACES/DU	242 SPACES	2 SPACES/DU	242 SPACES
OFF–STREET (PRIVATE STREET)	–	–	1 SPACE/DU	121 SPACES
TOTAL	–	484 SPACES	–	605 SPACES

LEGEND

NEIGHBORHOOD BOUNDARY

RED CURB (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)

SITE PLAN - NEIGHBORHOOD I
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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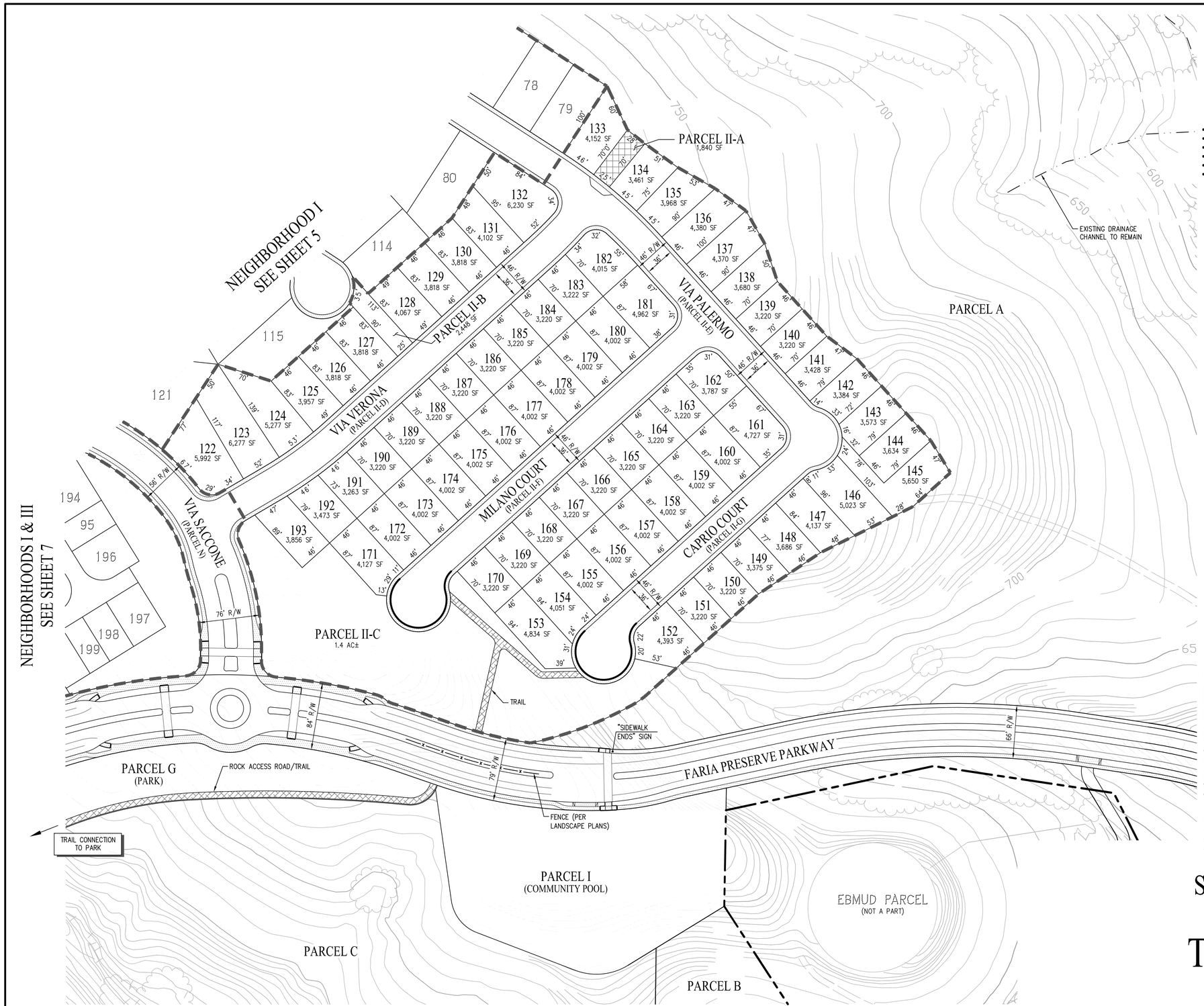


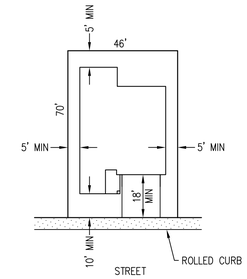
NEIGHBORHOOD II SITE DATA

1. LOT COUNT: 72 LOTS
2. PARCEL COUNT: 7 PARCELS (SEE PARCEL SUMMARY)
3. MINIMUM LOT SIZE: 46'x70'
4. SEE SHEET 4 FOR TYPICAL STREET SECTIONS

TYPICAL LOT SETBACKS

	SPECIFIC PLAN	PROPOSED PROJECT
• GARAGE:	4' MIN	18' MIN
• PORCH:	3' MIN	10' MIN
• FRONT (STREET):	8' MIN	10' MIN
• SIDE:	0' MIN	5' MIN*
• SIDE (CORNER LOT):	5' MIN	10' MIN
• REAR:	3' MIN	5' MIN

*NOTE:
ARCHITECTURAL POPOUTS INCLUDING SECOND STORY OVERHANG, BAY WINDOWS, MEDIA NICHES, FIREPLACES, NOOKS, ETC MAY ENCROACH UP TO 2' INTO FRONT, REAR OR SIDE SETBACK



TYPICAL LOT LAYOUT

NOT TO SCALE

NEIGHBORHOOD II PARCEL SUMMARY

PARCEL	OWNERSHIP	LAND USE
II-A	HOA	OPEN SPACE
II-B	HOA	OPEN SPACE/TRAIL
II-C	HOA	OPEN SPACE
II-D	HOA	PRIVATE STREET – VIA VERONA
II-E	HOA	PRIVATE STREET – VIA PALERMO
II-F	HOA	PRIVATE STREET – MILANO COURT
II-G	HOA	PRIVATE STREET – CAPRIO COURT

NOTES:
1. ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED WITH A PUBLIC ACCESS EASEMENT.
2. PARCEL BOUNDARIES OF PRIVATE STREETS TO BE DETERMINED WITH FINAL DESIGN PENDING PROJECT CONSTRUCTION AND DRE PHASING SCHEDULE.

NEIGHBORHOOD II PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	144 SPACES	2 SPACES/DU	144 SPACES
OFF-STREET (DRIVEWAY)	2 SPACES/DU	144 SPACES	2 SPACES/DU	144 SPACES
OFF-STREET (PRIVATE STREET)	–	–	0.5 SPACE/DU	36 SPACES
TOTAL	–	288 SPACES	–	324 SPACES

LEGEND

- NEIGHBORHOOD BOUNDARY
- RED CURB (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)
- GRASSCRETE (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)

SITE PLAN - NEIGHBORHOOD II
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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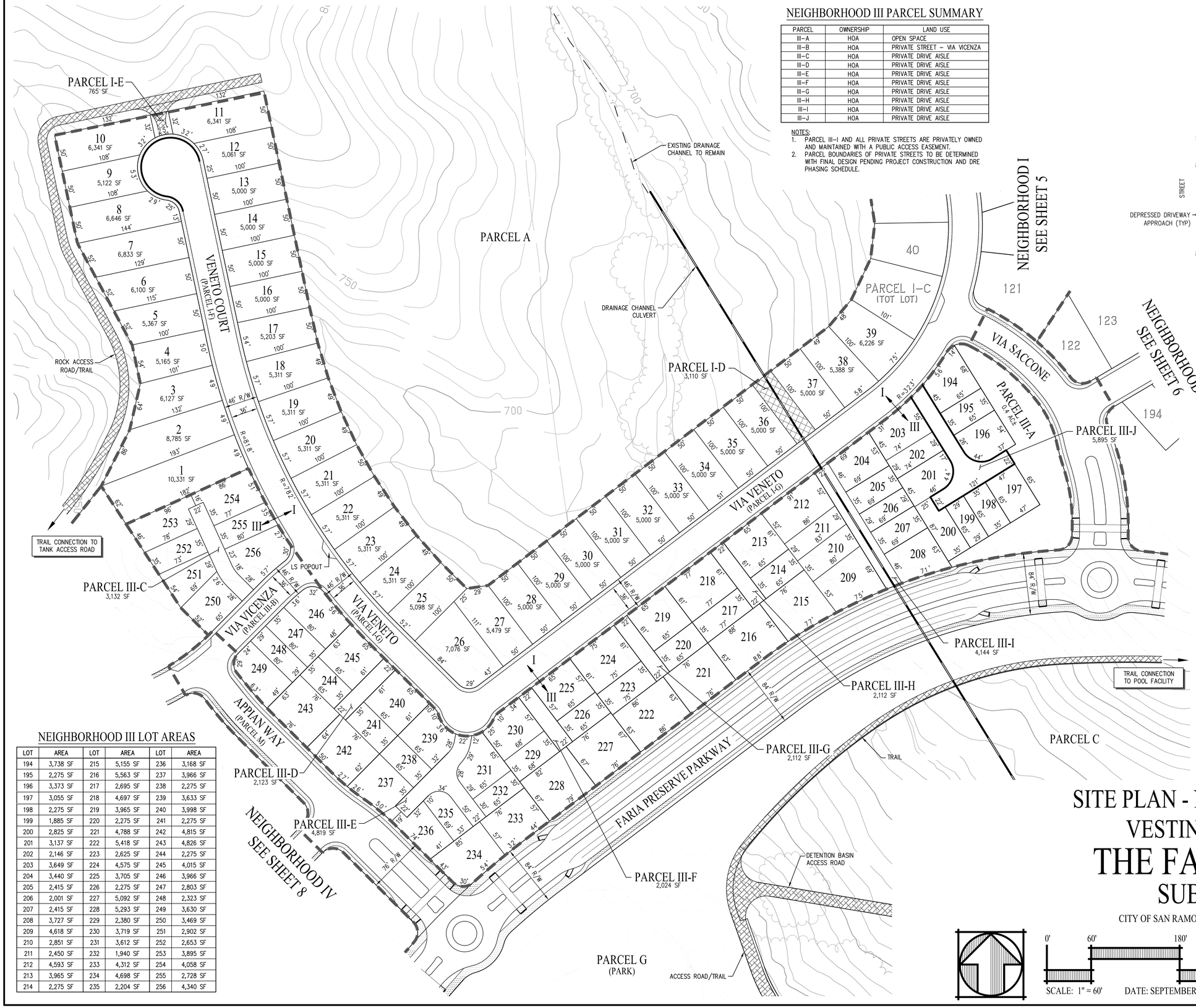


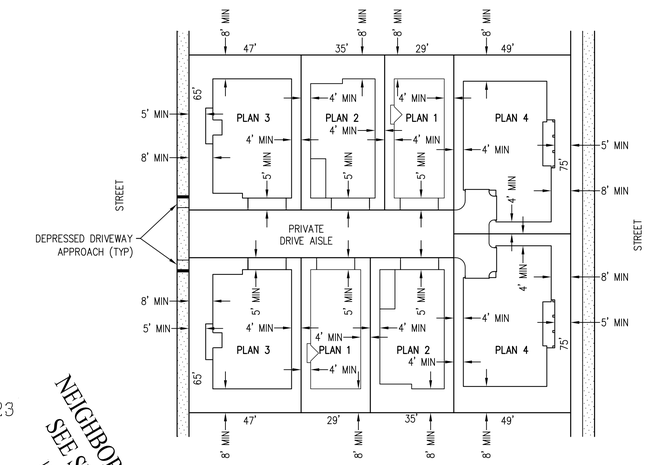
NEIGHBORHOOD III PARCEL SUMMARY

PARCEL	OWNERSHIP	LAND USE
III–A	HOA	OPEN SPACE
III–B	HOA	PRIVATE STREET – VIA VICENZA
III–C	HOA	PRIVATE DRIVE AISLE
III–D	HOA	PRIVATE DRIVE AISLE
III–E	HOA	PRIVATE DRIVE AISLE
III–F	HOA	PRIVATE DRIVE AISLE
III–G	HOA	PRIVATE DRIVE AISLE
III–H	HOA	PRIVATE DRIVE AISLE
III–I	HOA	PRIVATE DRIVE AISLE
III–J	HOA	PRIVATE DRIVE AISLE

NOTES:
1. PARCEL III–I AND ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED WITH A PUBLIC ACCESS EASEMENT.
2. PARCEL BOUNDARIES OF PRIVATE STREETS TO BE DETERMINED WITH FINAL DESIGN PENDING PROJECT CONSTRUCTION AND DRE PHASING SCHEDULE.

NEIGHBORHOOD III SITE DATA

1. LOT COUNT: 63 LOTS
2. PARCEL COUNT: 10 PARCELS (SEE PARCEL SUMMARY)
3. MINIMUM LOT SIZE: 35'x65'
4. SEE SHEET 4 FOR TYPICAL STREET SECTIONS



TYPICAL COURTYARD LAYOUT

NOT TO SCALE

TYPICAL LOT SETBACKS

	SPECIFIC PLAN	PROPOSED PROJECT
• GARAGE:	5' MIN	5' MIN
• PORCH:	3' MIN	5' MIN
• FRONT (STREET):	8' MIN	8' MIN
• SIDE:	3' MIN	4' MIN
• SIDE (CORNER LOT):	5' MIN	5' MIN
• REAR:	3' MIN	8' MIN

NEIGHBORHOOD III PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	126 SPACES	2 SPACES/DU	126 SPACES
OFF–STREET (DRIVEWAY)	–	–	–	8 SPACES (LOTS 246–249)
OFF–STREET (PRIVATE STREET)	0.2 SPACES/DU	13 SPACES	1.1 SPACE/DU	68 SPACES
TOTAL	–	139 SPACES	–	202 SPACES

LEGEND

- NEIGHBORHOOD BOUNDARY
- RED CURB (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)
- GRASSCRETE (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)

NEIGHBORHOOD III LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
194	3,738 SF	215	5,155 SF	236	3,168 SF
195	2,275 SF	216	5,563 SF	237	3,966 SF
196	3,373 SF	217	2,695 SF	238	2,275 SF
197	3,055 SF	218	4,697 SF	239	3,633 SF
198	2,275 SF	219	3,965 SF	240	3,998 SF
199	1,885 SF	220	2,275 SF	241	2,275 SF
200	2,825 SF	221	4,788 SF	242	4,815 SF
201	3,137 SF	222	5,418 SF	243	4,826 SF
202	2,146 SF	223	2,625 SF	244	2,275 SF
203	3,649 SF	224	4,575 SF	245	4,015 SF
204	3,440 SF	225	3,705 SF	246	3,966 SF
205	2,415 SF	226	2,275 SF	247	2,803 SF
206	2,001 SF	227	5,092 SF	248	2,323 SF
207	2,415 SF	228	5,293 SF	249	3,630 SF
208	3,727 SF	229	2,380 SF	250	3,469 SF
209	4,618 SF	230	3,719 SF	251	2,902 SF
210	2,851 SF	231	3,612 SF	252	2,653 SF
211	2,450 SF	232	1,940 SF	253	3,895 SF
212	4,593 SF	233	4,312 SF	254	4,058 SF
213	3,965 SF	234	4,698 SF	255	2,728 SF
214	2,275 SF	235	2,204 SF	256	4,340 SF

SITE PLAN - NEIGHBORHOODS I & III
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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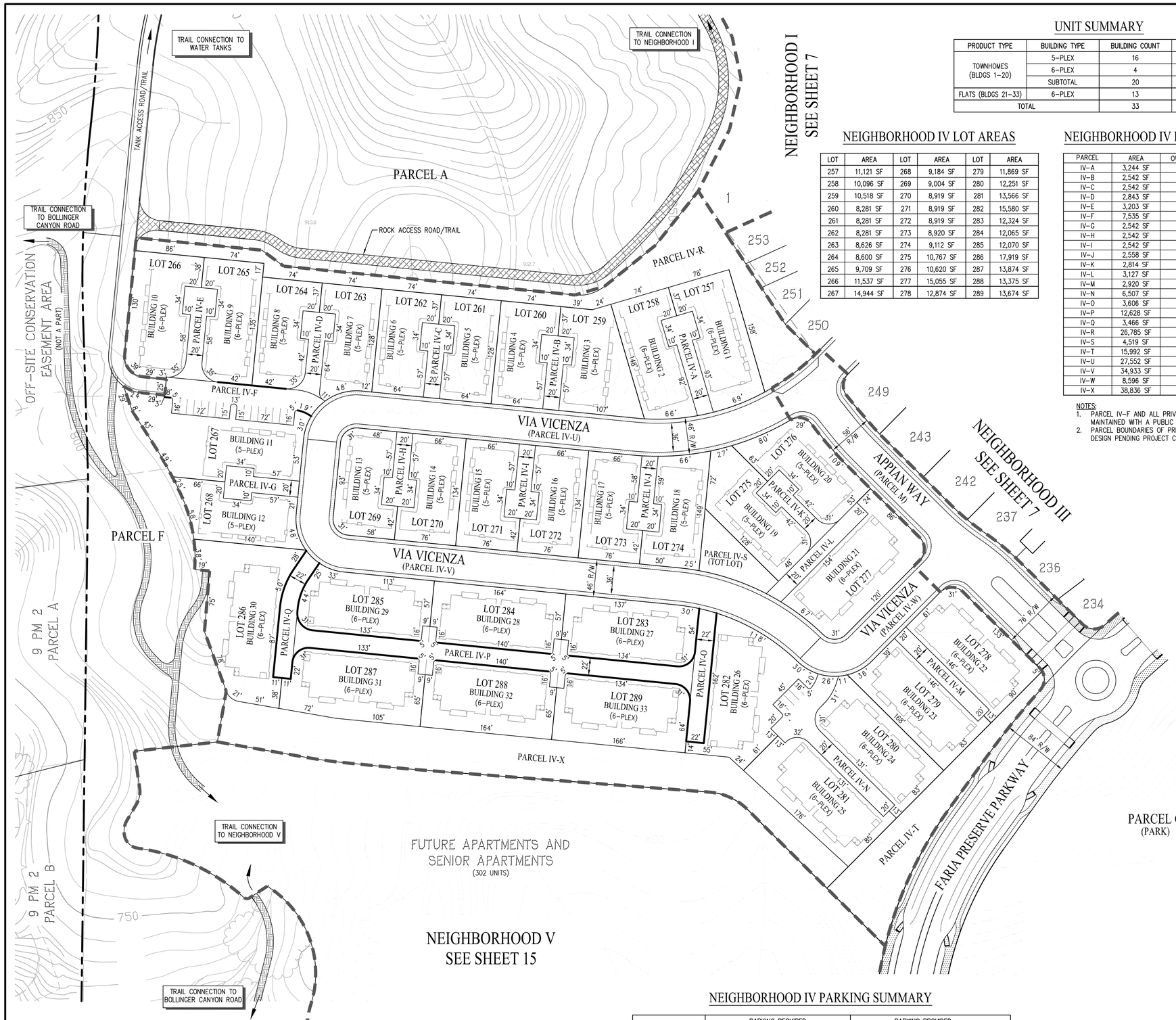


UNIT SUMMARY

PRODUCT TYPE	BUILDING TYPE	BUILDING COUNT	UNIT COUNT
TOWNHOMES (BLDGS 1–20)	5–PLEX	16	80
	6–PLEX	4	24
	SUBTOTAL	20	104
FLATS (BLDGS 21–33)	6–PLEX	13	78
TOTAL		33	182

NEIGHBORHOOD IV SITE DATA

1. LOT COUNT: 33 LOTS
2. UNIT COUNT: 182 (SEE UNIT SUMMARY)
3. PARCEL COUNT: 24 PARCELS (SEE PARCEL SUMMARY)
4. SEE SHEET 4 FOR TYPICAL STREET SECTIONS

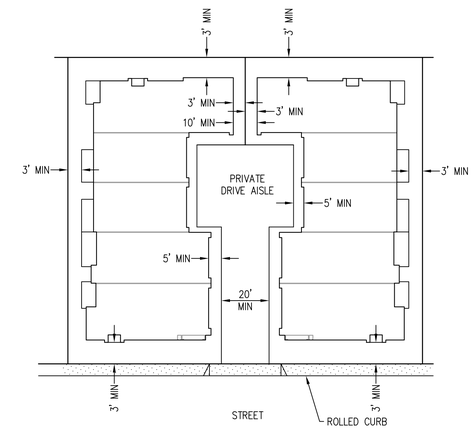
NEIGHBORHOOD IV LOT AREAS

LOT	AREA	LOT	AREA	LOT	AREA
257	11,121 SF	268	9,184 SF	279	11,869 SF
258	10,096 SF	269	9,004 SF	280	12,251 SF
259	10,518 SF	270	8,919 SF	281	13,566 SF
260	8,281 SF	271	8,919 SF	282	15,580 SF
261	8,281 SF	272	8,919 SF	283	12,324 SF
262	8,281 SF	273	8,920 SF	284	12,065 SF
263	8,626 SF	274	9,112 SF	285	12,070 SF
264	8,600 SF	275	10,767 SF	286	17,919 SF
265	9,709 SF	276	10,620 SF	287	13,874 SF
266	11,537 SF	277	15,055 SF	288	13,375 SF
267	14,944 SF	278	12,874 SF	289	13,674 SF

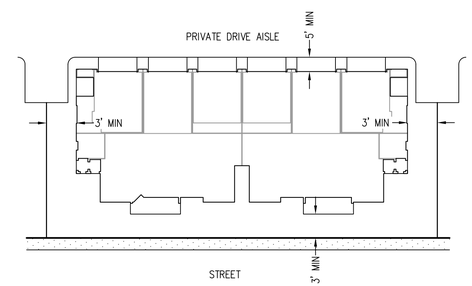
NEIGHBORHOOD IV PARCEL SUMMARY

PARCEL	AREA	OWNERSHIP	LAND USE
IV–A	3,244 SF	HOA	PRIVATE DRIVE AISLE
IV–B	2,542 SF	HOA	PRIVATE DRIVE AISLE
IV–C	2,542 SF	HOA	PRIVATE DRIVE AISLE
IV–D	2,843 SF	HOA	PRIVATE DRIVE AISLE
IV–E	3,203 SF	HOA	PRIVATE DRIVE AISLE
IV–F	7,535 SF	HOA	PRIVATE DRIVE AISLE
IV–G	2,542 SF	HOA	PRIVATE DRIVE AISLE
IV–H	2,542 SF	HOA	PRIVATE DRIVE AISLE
IV–I	2,542 SF	HOA	PRIVATE DRIVE AISLE
IV–J	2,558 SF	HOA	PRIVATE DRIVE AISLE
IV–K	2,814 SF	HOA	PRIVATE DRIVE AISLE
IV–L	3,127 SF	HOA	PRIVATE DRIVE AISLE
IV–M	2,920 SF	HOA	PRIVATE DRIVE AISLE
IV–N	6,507 SF	HOA	PRIVATE DRIVE AISLE
IV–O	3,606 SF	HOA	PRIVATE DRIVE AISLE
IV–P	12,628 SF	HOA	PRIVATE DRIVE AISLE
IV–Q	3,466 SF	HOA	PRIVATE DRIVE AISLE
IV–R	26,785 SF	HOA	OPEN SPACE
IV–S	4,519 SF	HOA	TOT LOT
IV–T	15,992 SF	HOA	OPEN SPACE
IV–U	27,552 SF	HOA	VIA VICENZA – PRIVATE STREET
IV–V	34,933 SF	HOA	VIA VICENZA – PRIVATE STREET
IV–W	8,596 SF	HOA	VIA VICENZA – PRIVATE STREET
IV–X	38,836 SF	HOA	OPEN SPACE

NOTES:
1. PARCEL IV–F AND ALL PRIVATE STREETS ARE PRIVATELY OWNED AND MAINTAINED WITH A PUBLIC ACCESS EASEMENT.
2. PARCEL BOUNDARIES OF PRIVATE STREETS MAY BE MODIFIED WITH FINAL DESIGN PENDING PROJECT CONSTRUCTION AND DRE PHASING SCHEDULE.



TYPICAL LOT LAYOUT
TOWNHOMES
NOT TO SCALE



TYPICAL LOT LAYOUT
FLATS
NOT TO SCALE

TYPICAL LOT SETBACKS (FLATS & TOWNHOMES)

	SPECIFIC PLAN	PROPOSED PROJECT
• GARAGE:	5' MIN	5' MIN
• PORCH:	–	3' MIN
• FRONT (LIVING SPACE):	3' MIN	3' MIN
• SIDE:	0' MIN	3' MIN
• SIDE (CORNER LOT):	3' MIN	3' MIN
• REAR:	3' MIN	3' MIN

NEIGHBORHOOD IV PARKING SUMMARY

PARKING TYPE	PARKING REQUIRED		PARKING PROVIDED	
	RATIO	NUMBER OF SPACES	RATIO	NUMBER OF SPACES
GARAGE (COVERED)	2 SPACES/DU	364 SPACES	2 SPACES/DU	364 SPACES
OFF–STREET (PRIVATE STREET)	0.3 SPACES/DU	55 SPACES	0.6 SPACE/DU	121 SPACES
TOTAL	–	419 SPACES	–	485 SPACES

LEGEND

NEIGHBORHOOD BOUNDARY

RED CURB (OR APPROVED EQUAL PER SAN RAMON VALLEY FIRE PROTECTION DISTRICT)

SITE PLAN - NEIGHBORHOOD IV
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.8
8 OF 16

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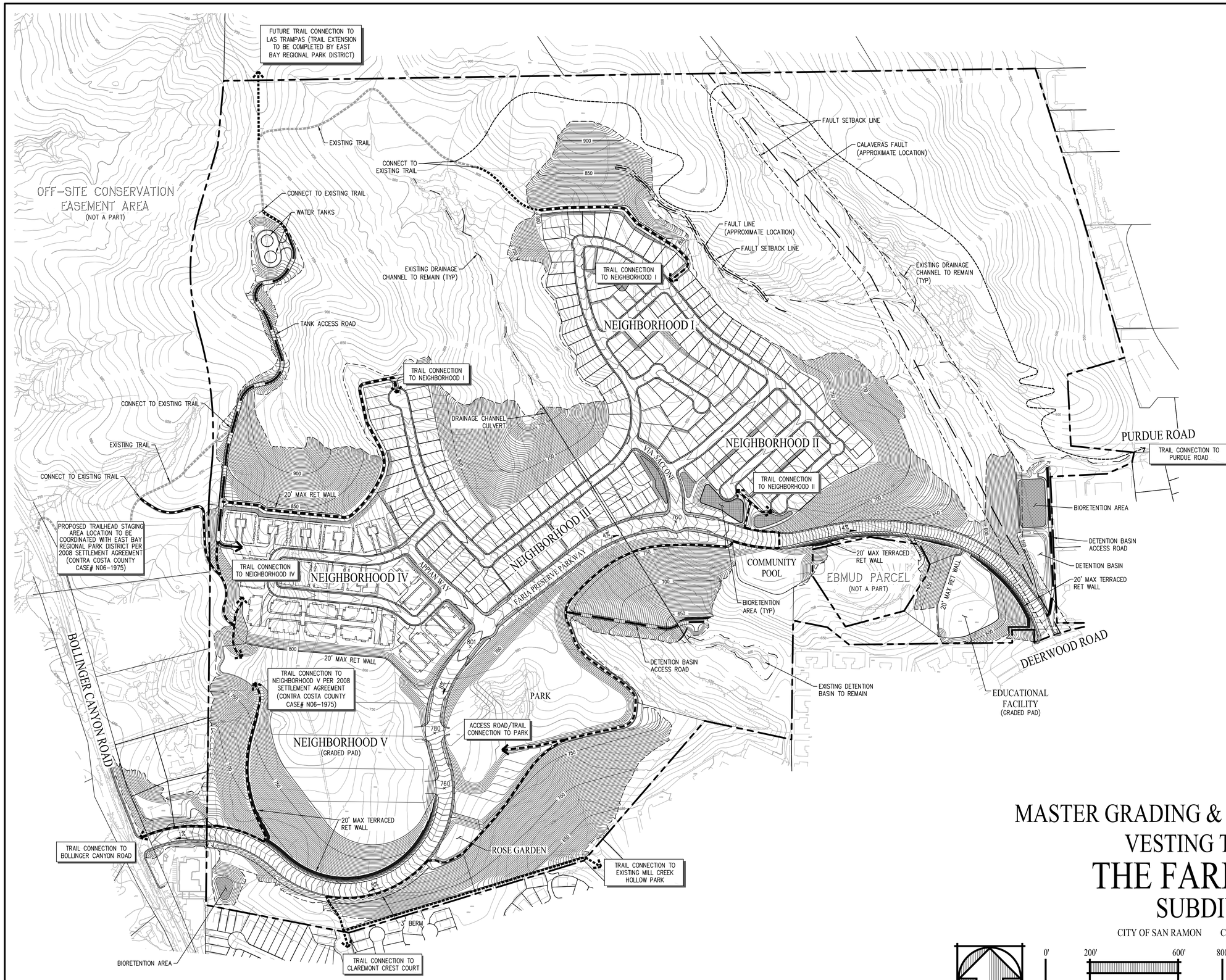

TRAIL LEGEND

- PAVED ACCESS ROAD/TRAIL
- ROCK ACCESS ROAD/TRAIL
- GRADED EARTH TRAIL
- 3' CLEARED EARTH TRAIL
- EXISTING TRAIL

NOTE:
TRAIL CONNECTIONS AND SURFACE TYPES ARE CONCEPTUAL AND MAY VARY DEPENDING UPON REQUIREMENTS FROM THE EAST BAY REGIONAL PARK DISTRICT, REGIONAL WATER QUALITY CONTROL BOARD AND OTHER RESOURCE AGENCIES, AND THE SAN RAMON VALLEY FIRE DEPARTMENT.

GRADING NOTES

1. OPEN SPACE SLOPES: 3:1 (TYP), 2:5:1 (MAX)
2. INTERIOR SLOPES WITHIN NEIGHBORHOODS: 2:1 (TYP)
3. SEE SHEETS 11-16 FOR DETAILED ROUGH GRADING WITHIN EACH NEIGHBORHOOD
4. GRADING LIMITS MAY BE ADJUSTED AS REQUIRED PER GEOTECHNICAL SPECIFICATIONS TO ACCOMMODATE REMEDIAL AND CORRECTIVE GRADING

MASTER GRADING & TRAIL CONNECTION PLAN
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 200' 600' 800'

SCALE: 1" = 200' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.9
9 OF 16

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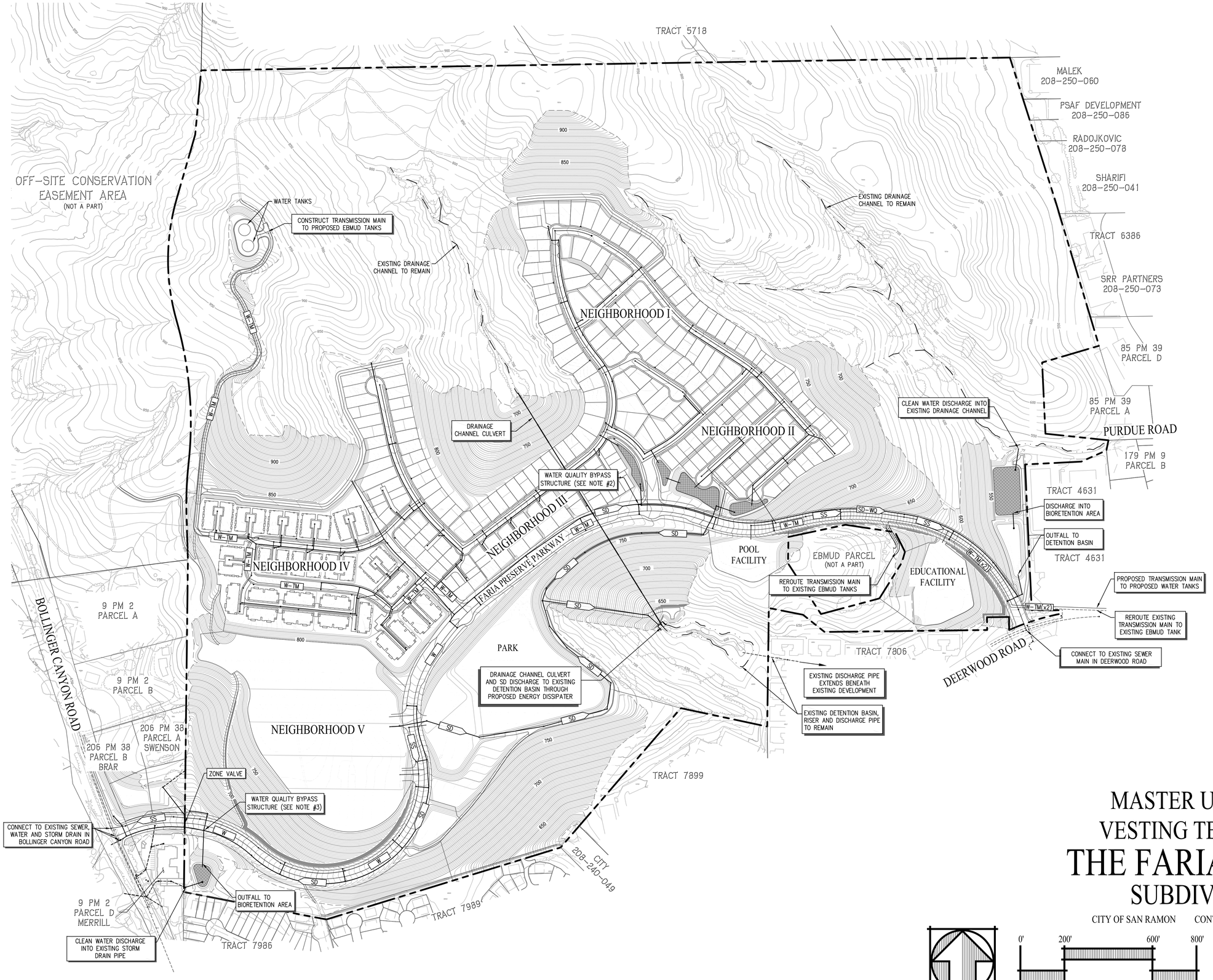

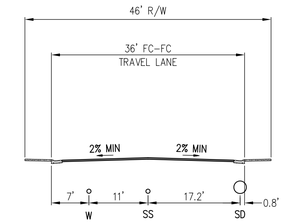

TYPICAL UTILITY LAYOUT

NEIGHBORHOOD STREETS

NOT TO SCALE

UTILITY NOTES

1. SEE SHEETS 11-15 FOR DETAILED UTILITY LAYOUTS WITHIN EACH NEIGHBORHOOD.
2. WATER QUALITY BYPASS STRUCTURE TO DIVERT LOW FLOWS TO BIORETENTION AREA AT DEERWOOD ROAD. HIGH FLOW BYPASS TO DISCHARGE TO EXISTING DETENTION BASIN.
3. WATER QUALITY BYPASS STRUCTURE TO DIVERT LOW FLOWS TO BIORETENTION AREA SOUTHWEST CORNER OF SITE. HIGH FLOW BYPASS TO DISCHARGE TO EXISTING STORM DRAIN IN BOLLINGER CANYON ROAD.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
EX SD	SD	STORM DRAIN MAIN
	SD-WQ	WATER QUALITY STORM DRAIN BYPASS
EX SS	SS	SANITARY SEWER MAIN
EX W	W	WATER MAIN
EX W-TM	W-TM	WATER TRANSMISSION MAIN

MASTER UTILITY PLAN
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 200' 600' 800'

SCALE: 1" = 200' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.10
10 OF 16

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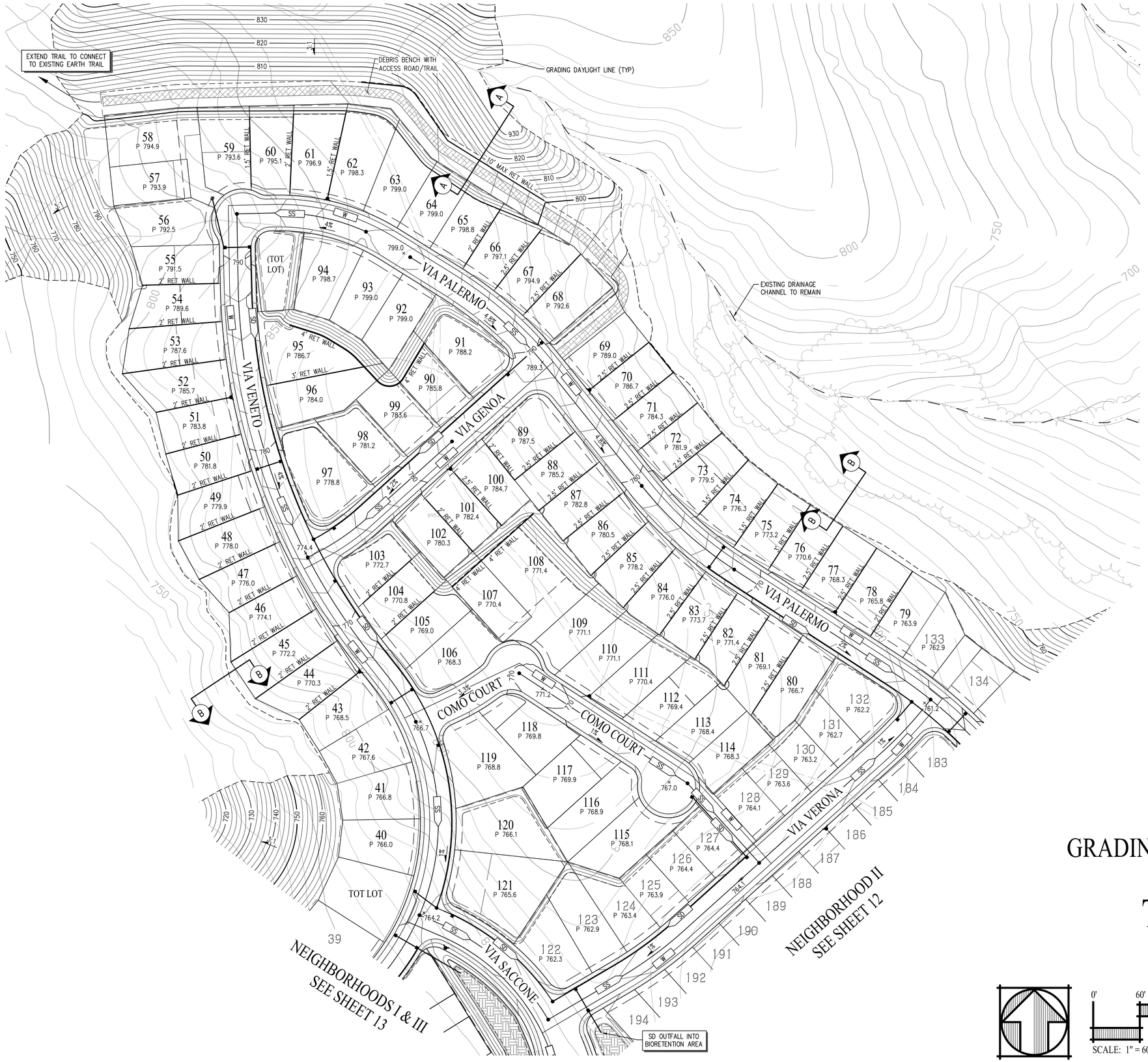
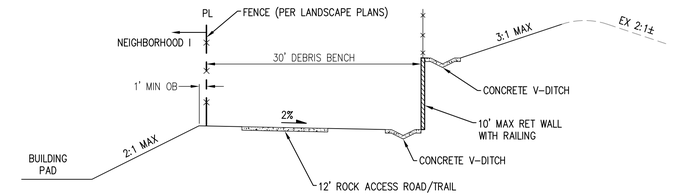
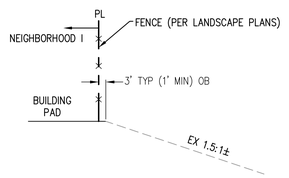




SECTION A-A

NOT TO SCALE



SECTION B-B

NOT TO SCALE

GRADING & UTILITY PLAN - NEIGHBORHOOD I
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.11
11 OF 16

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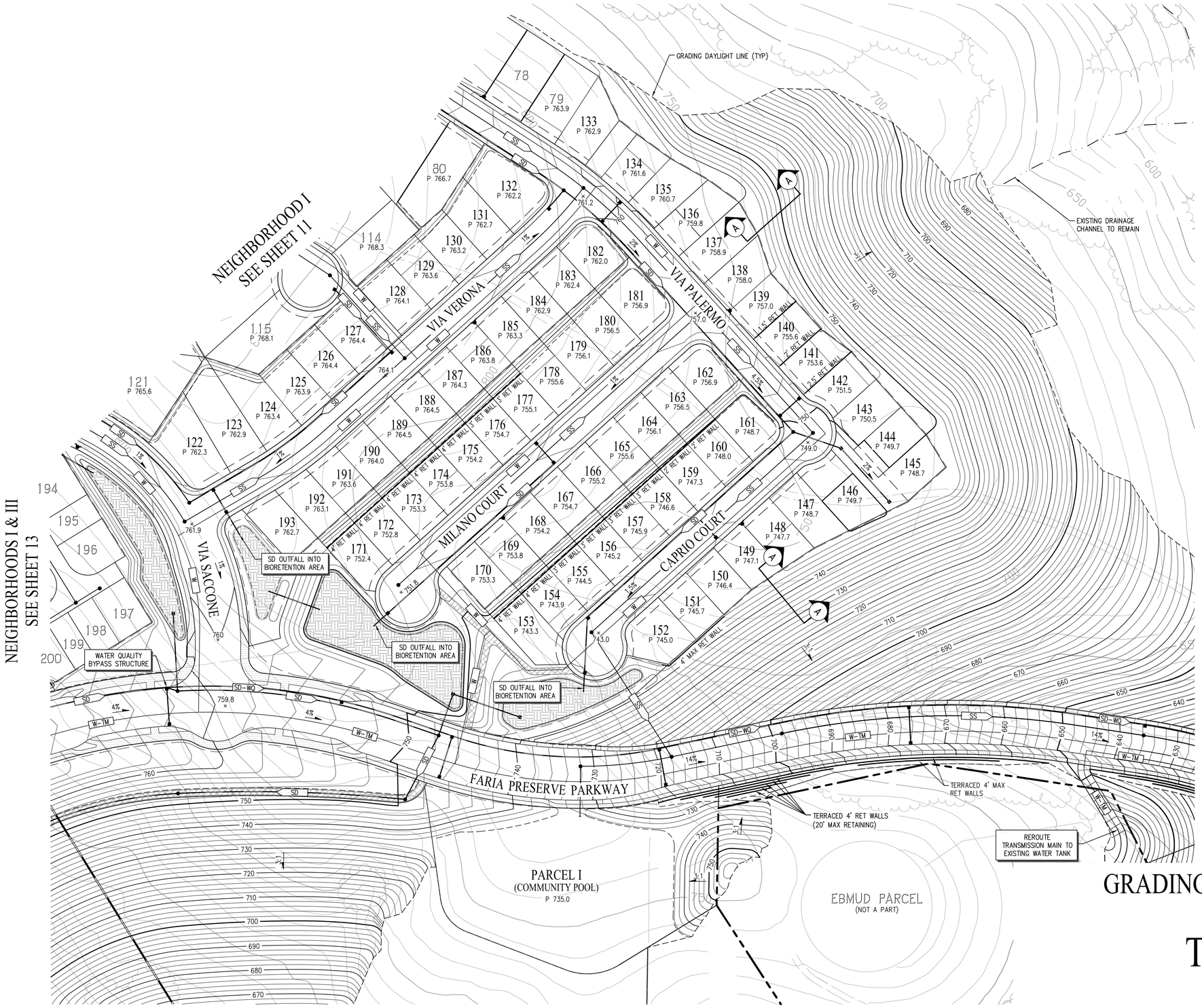

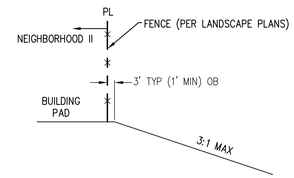

SECTION A-A

NOT TO SCALE

GRADING & UTILITY PLAN - NEIGHBORHOOD II

VESTING TENTATIVE MAP

THE FARIA PRESERVE

SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER

TM.12

12 OF 16

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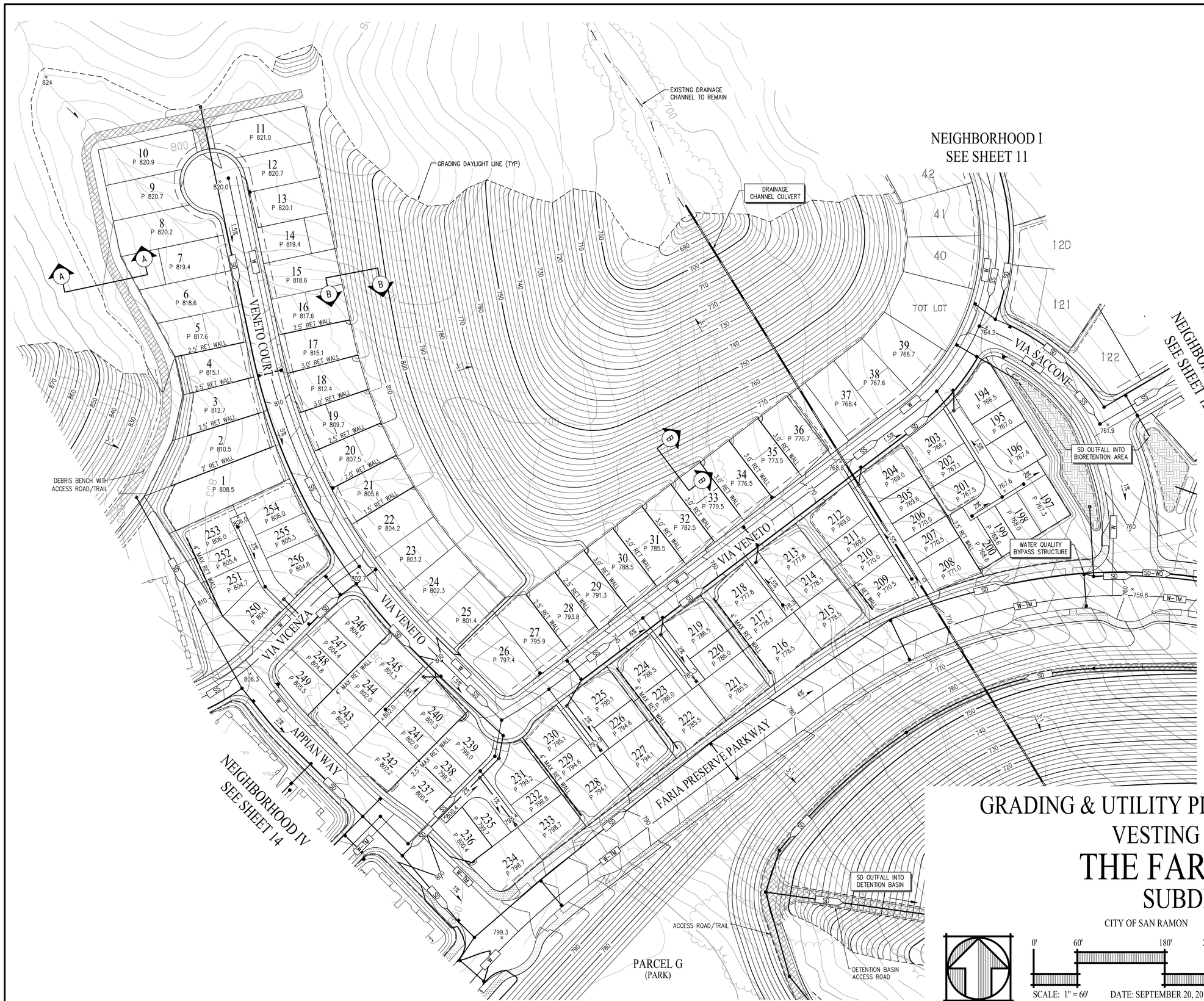

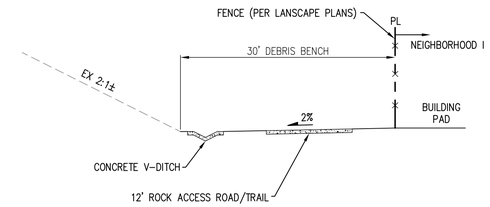

SECTION A-A

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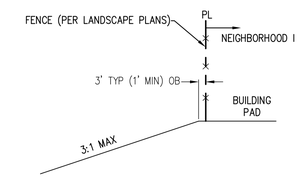

SECTION B-B

NOT TO SCALE

GRADING & UTILITY PLAN - NEIGHBORHOODS I & III

VESTING TENTATIVE MAP

THE FARIA PRESERVE

SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER

TM.13

13 OF 16

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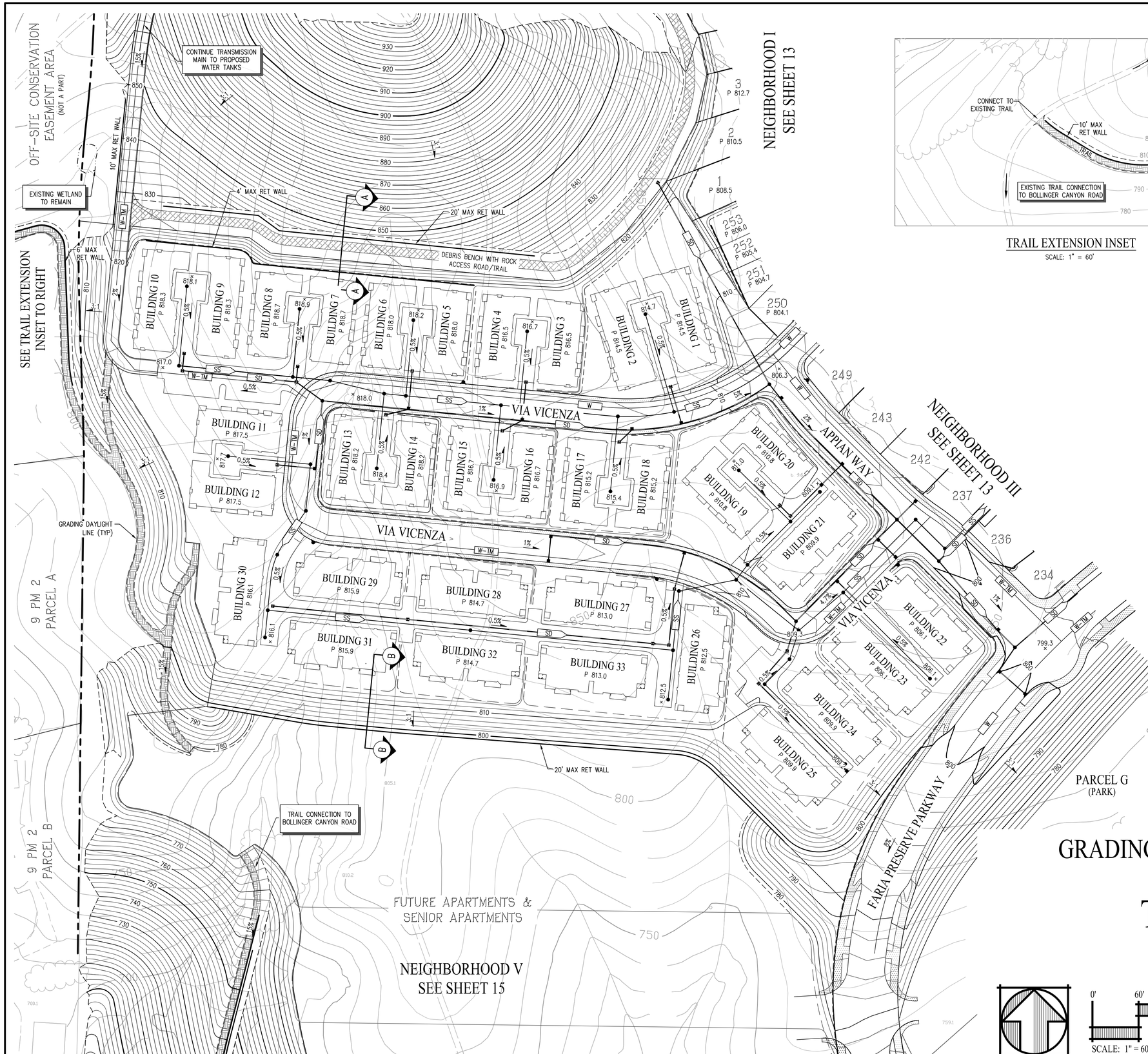
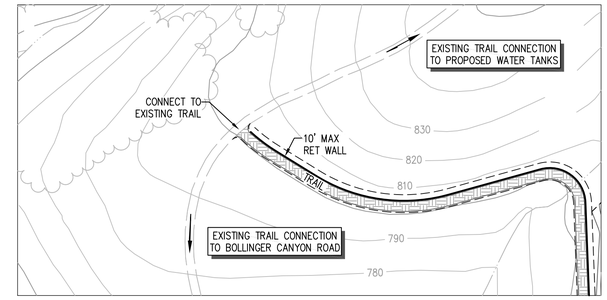
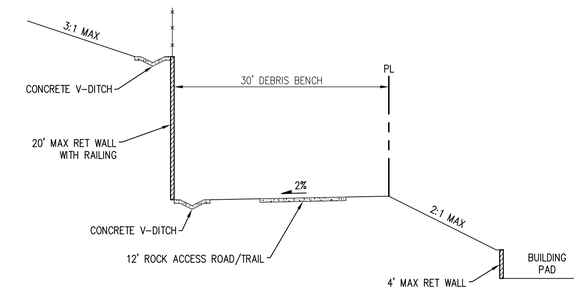




TRAIL EXTENSION INSET

SCALE: 1" = 60'



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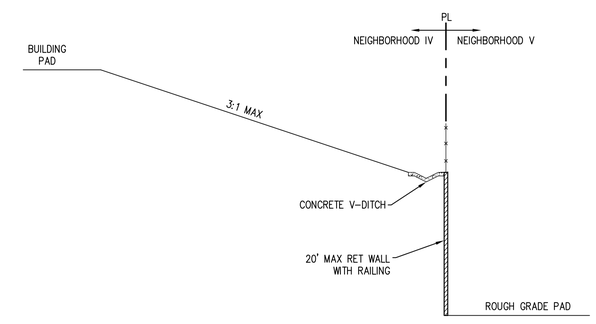

SECTION B-B

NOT TO SCALE

GRADING & UTILITY PLAN - NEIGHBORHOOD IV

VESTING TENTATIVE MAP

THE FARIA PRESERVE

SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER

TM.14

14 OF 16

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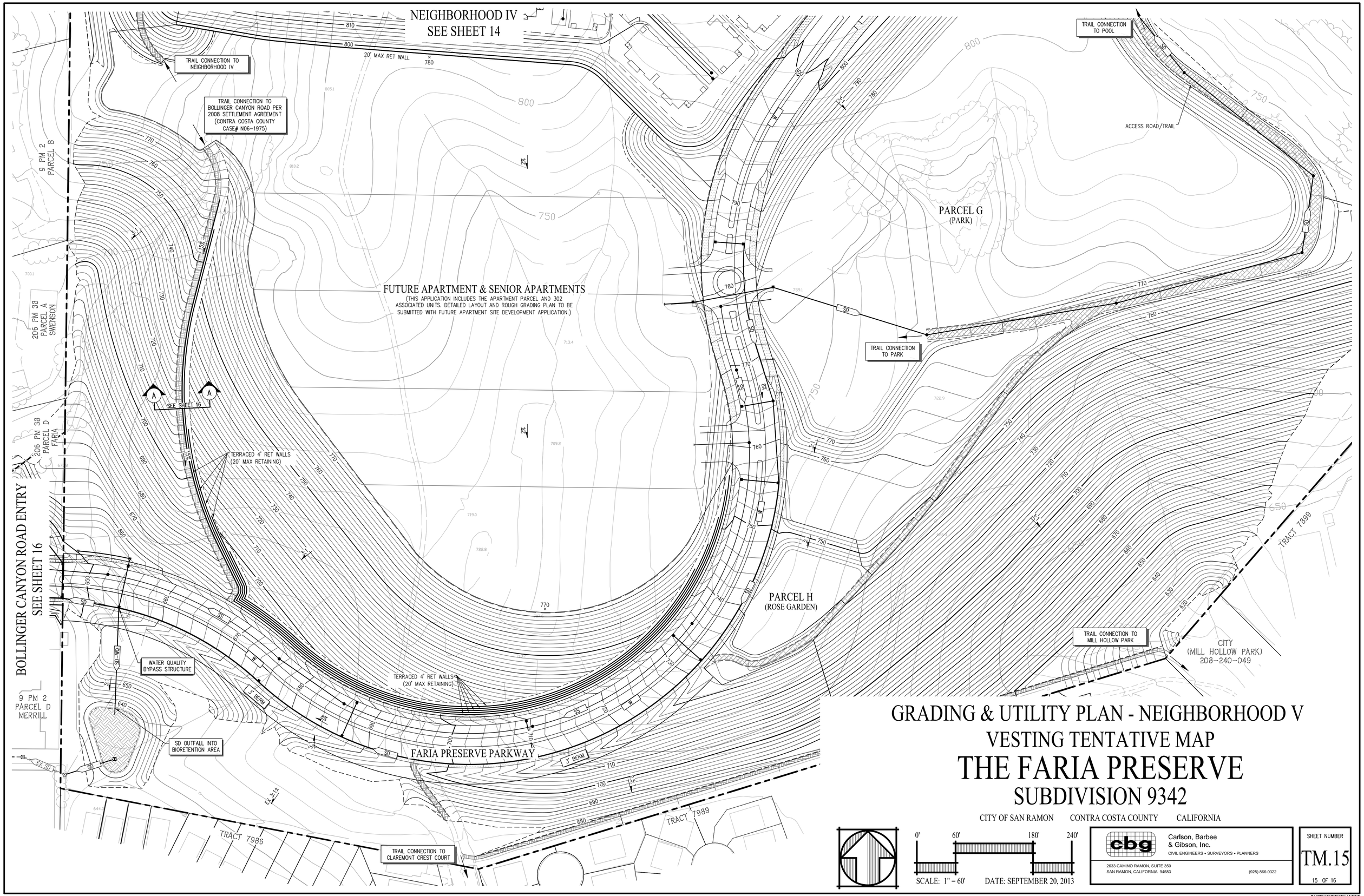

GRADING & UTILITY PLAN - NEIGHBORHOOD V

VESTING TENTATIVE MAP

THE FARIA PRESERVE

SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

SCALE: 1" = 60' DATE: SEPTEMBER 20, 2013

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SHEET NUMBER
TM.15
15 OF 16

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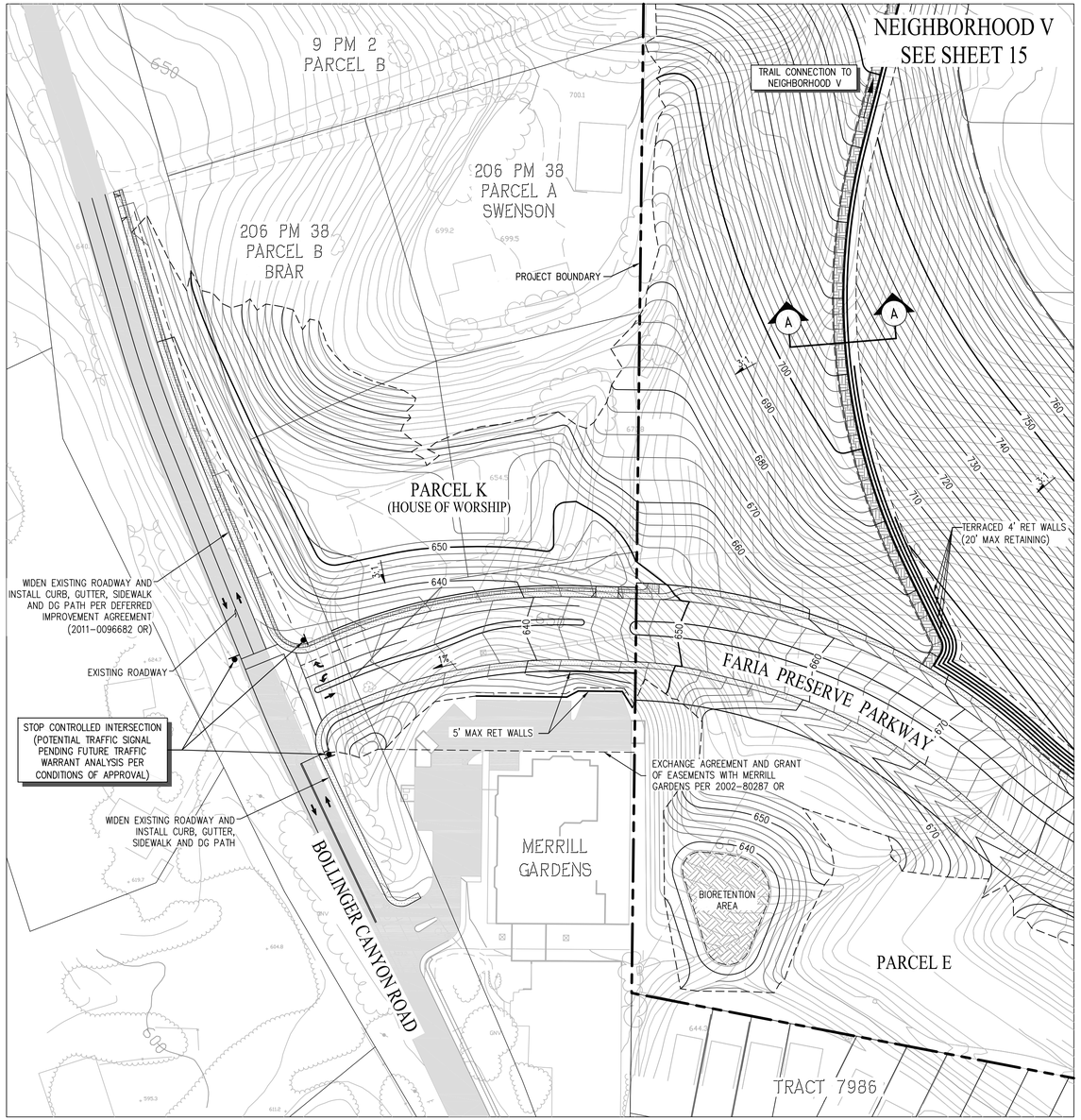
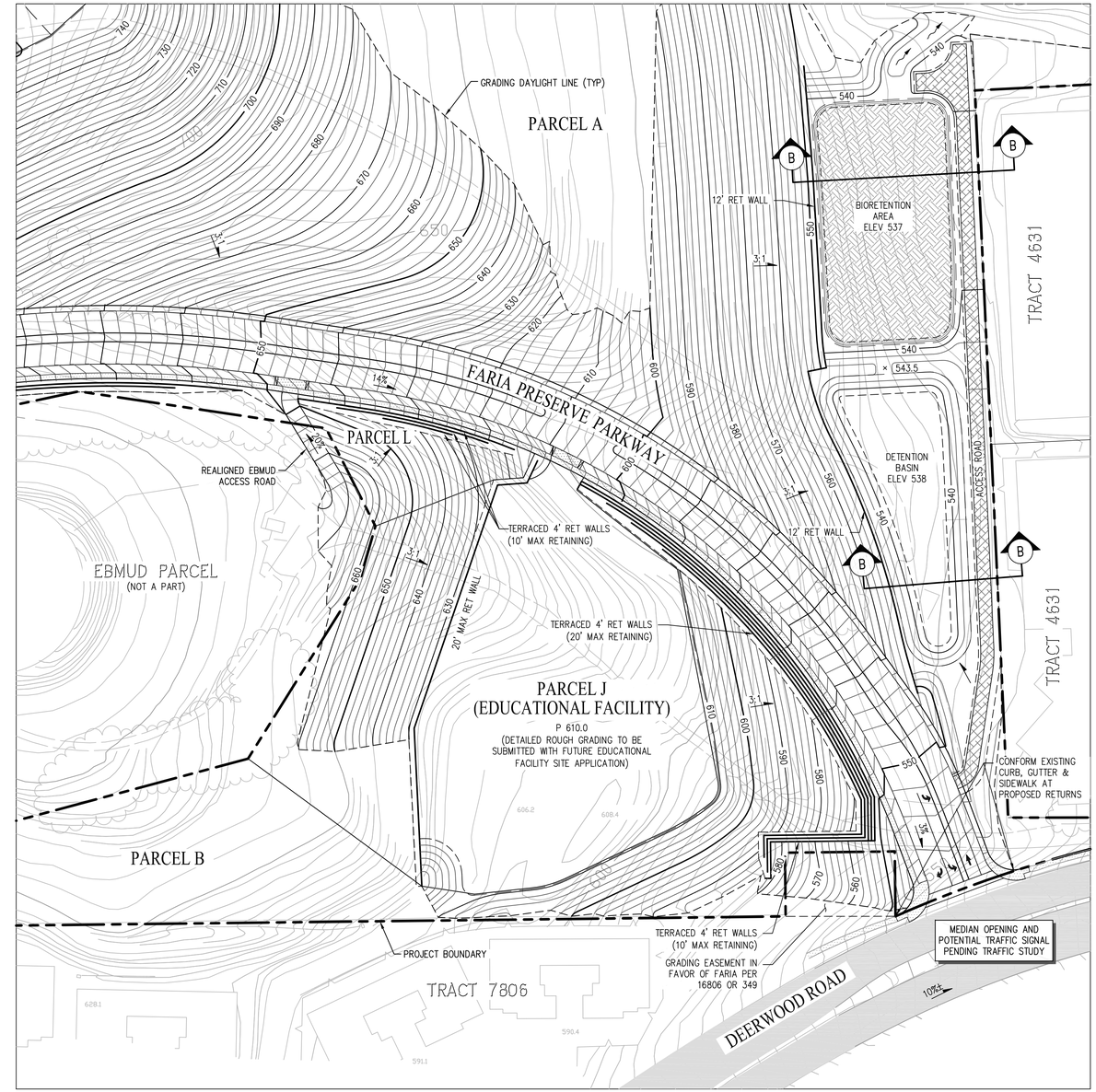
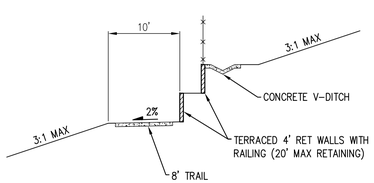


BOLLINGER CANYON ROAD ENTRY



DEERWOOD ROAD ENTRY

NOTE:
SEE SHEET 4 FOR TYPICAL STREET SECTIONS AT BOTH ENTRIES



SECTION A-A
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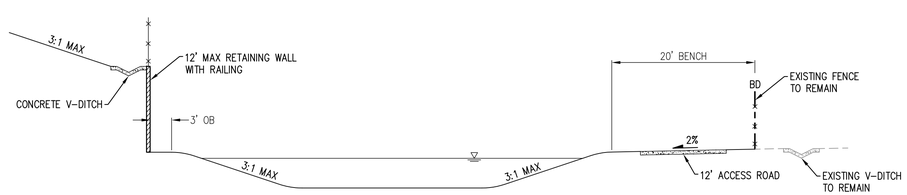

SECTION B-B
NOT TO SCALE

PROJECT ENTRY ENLARGEMENTS
VESTING TENTATIVE MAP
THE FARIA PRESERVE
SUBDIVISION 9342

CITY OF SAN RAMON CONTRA COSTA COUNTY CALIFORNIA

0' 60' 180' 240'

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SHEET NUMBER
TM.16
16 OF 16

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PRODUCT SUMMARY

	PLAN TYPE	DU.	%
	PLAN 1	27	22.0%
	PLAN 2	31	26.0 %
	PLAN 3	32	26.0 %
	PLAN 4	31	26.0 %
	TOTAL	121	100 %

LAFFERTY COMMUNITIES

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0 25 50 100

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Neighborhood 1 - 50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

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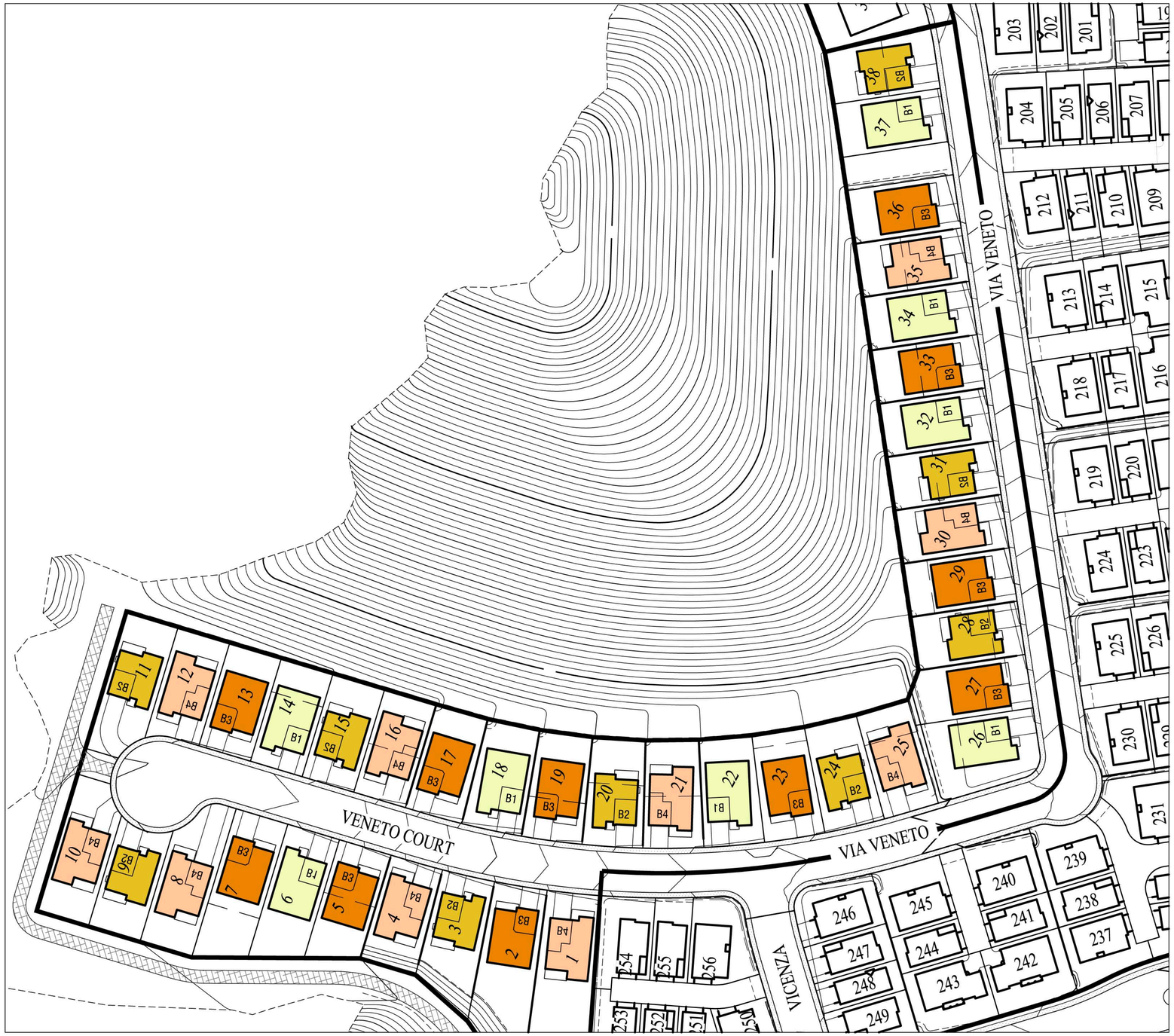
925 463 1700 fax 949 250 1529
2850 REDHILL AVENUE SUITE 200 SANTA ANA CA 92705-5543
949 250 0607 www.wharchitects.com fax 949 250 1529

September 26, 2013

SP1.01

2012074



PRODUCT SUMMARY (SEE SP1-A)

Neighborhood 1 - 50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

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September 26, 2013

SP1.02

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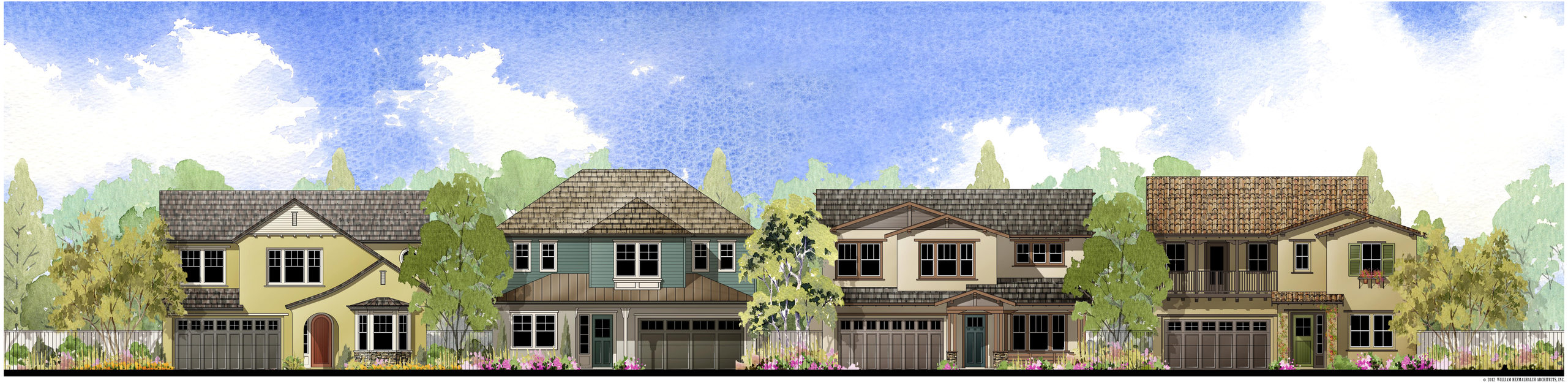

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Plan 1C
Cottage

Plan 2A
Presidio

Plan 3B
Bay Area Bungalow

Plan 4A
Monterey

Neighborhood 1 Streetscene

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

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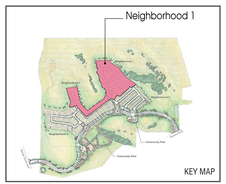

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September 26, 2013

A1.03

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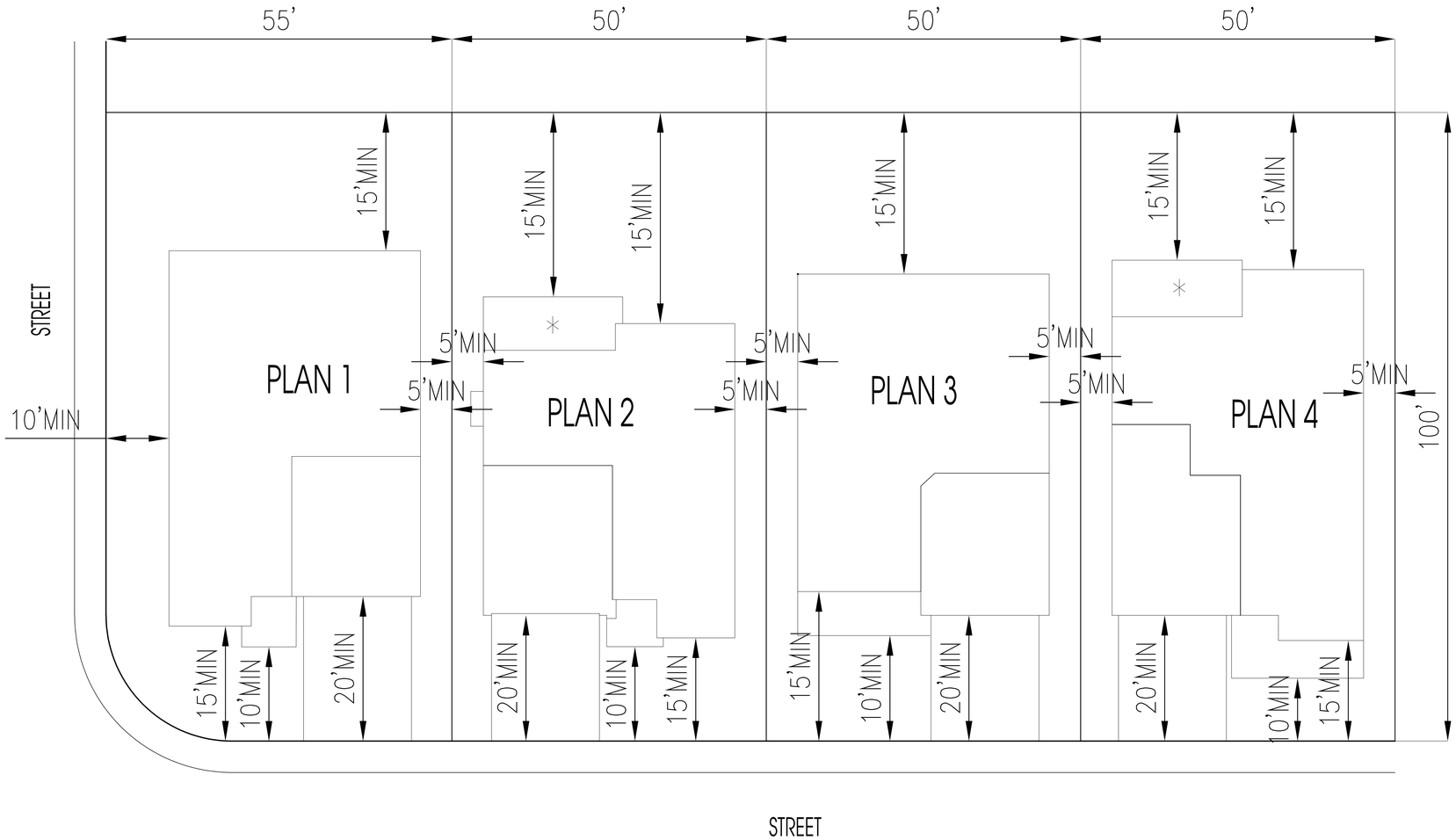

TYPICAL LOT SETBACKS

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

OPTIONAL CALIFORNIA ROOM

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Typical Neighborhood 1 - 50' x 100' Lots

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September 26, 2013

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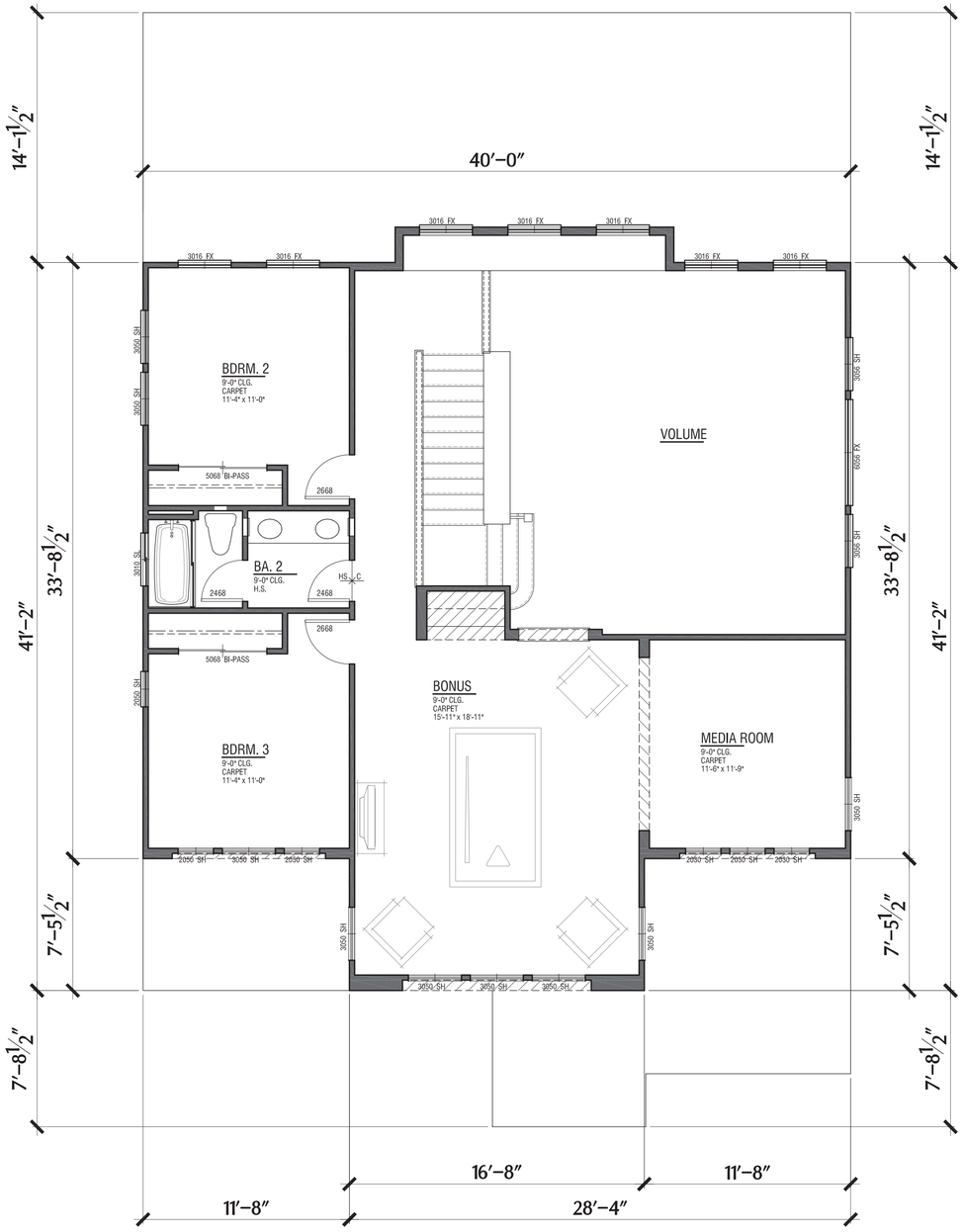
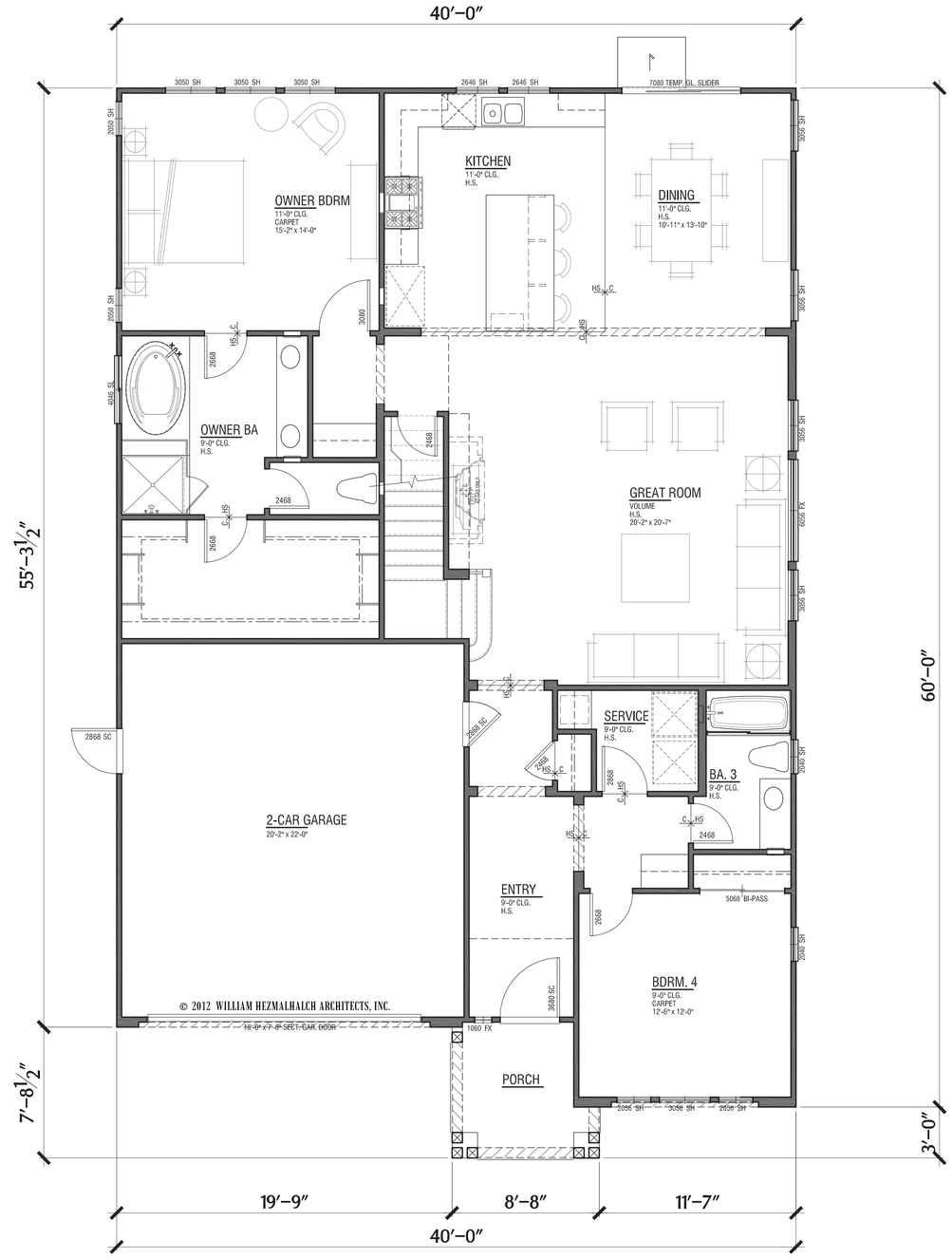


Second Floor

991 SF



First Floor

1,806 SF

Plan 1

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

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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September 26, 2013

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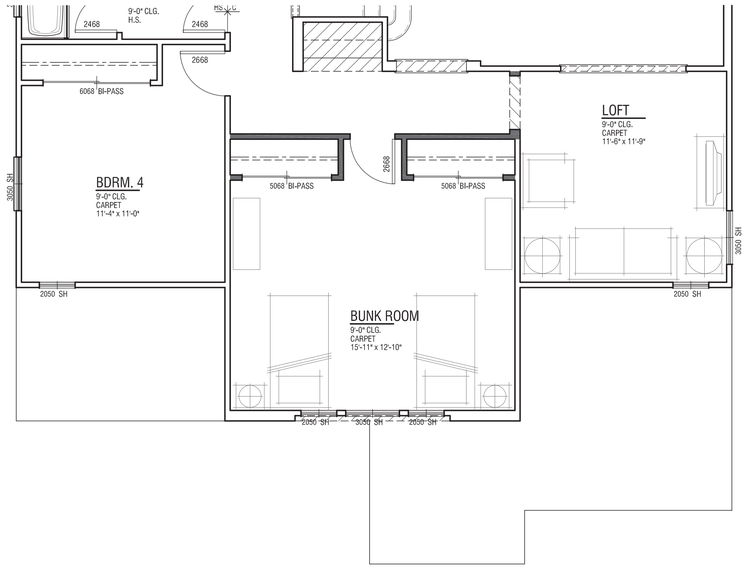
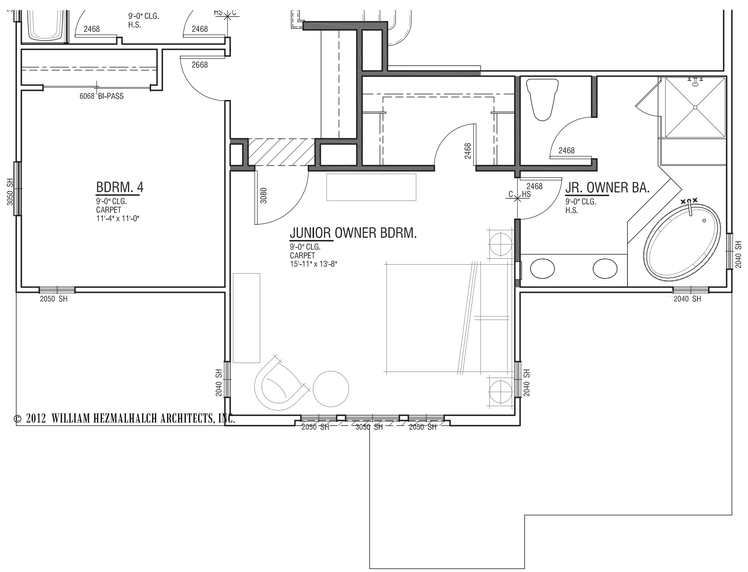


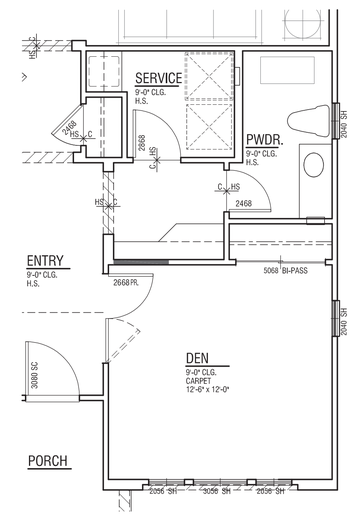
Bunk Room Option

Must be accompanied with Den option



Junior Owner Option

Must be accompanied with Den option



Den

Plan 1 Options

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

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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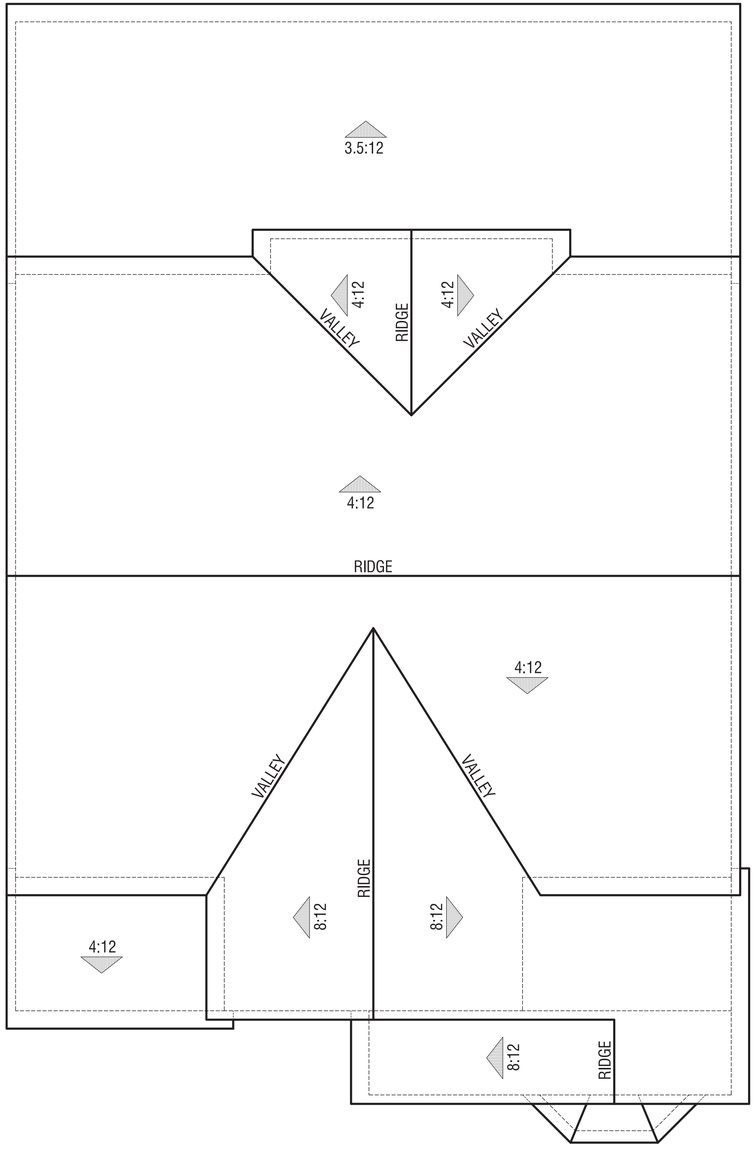
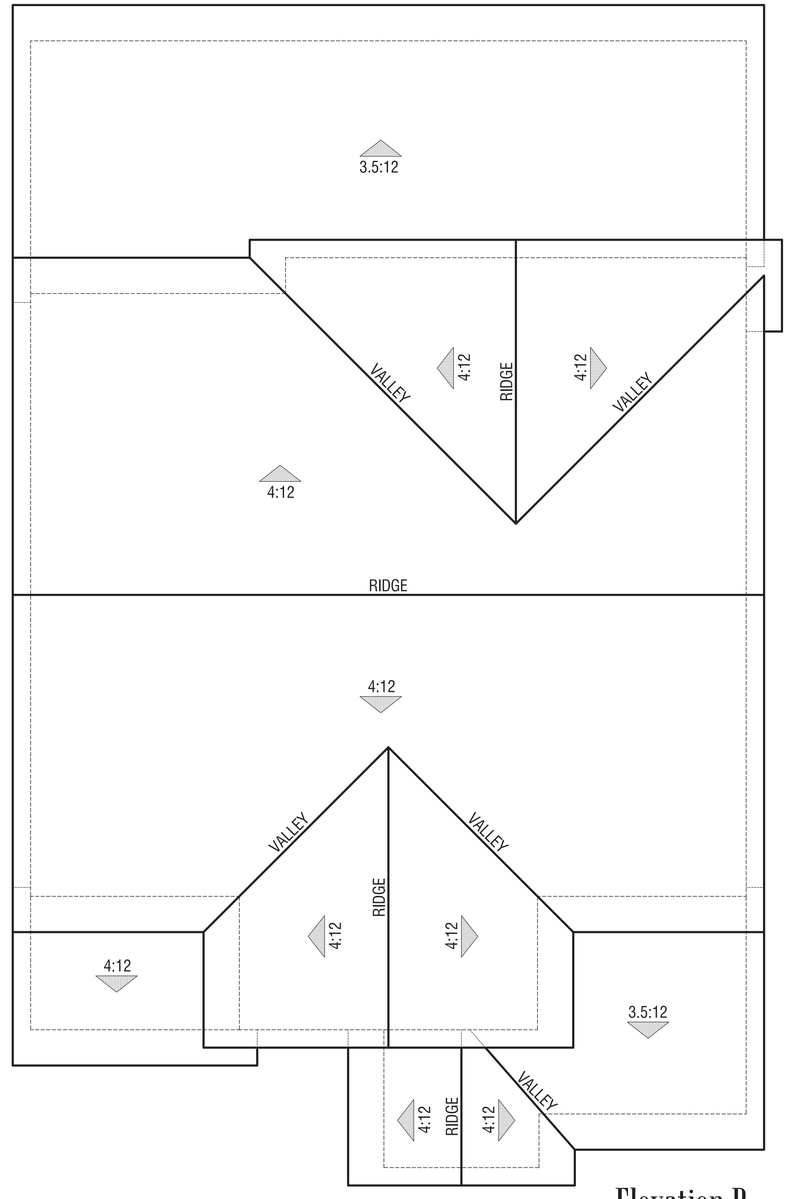


Elevation C

Cottage

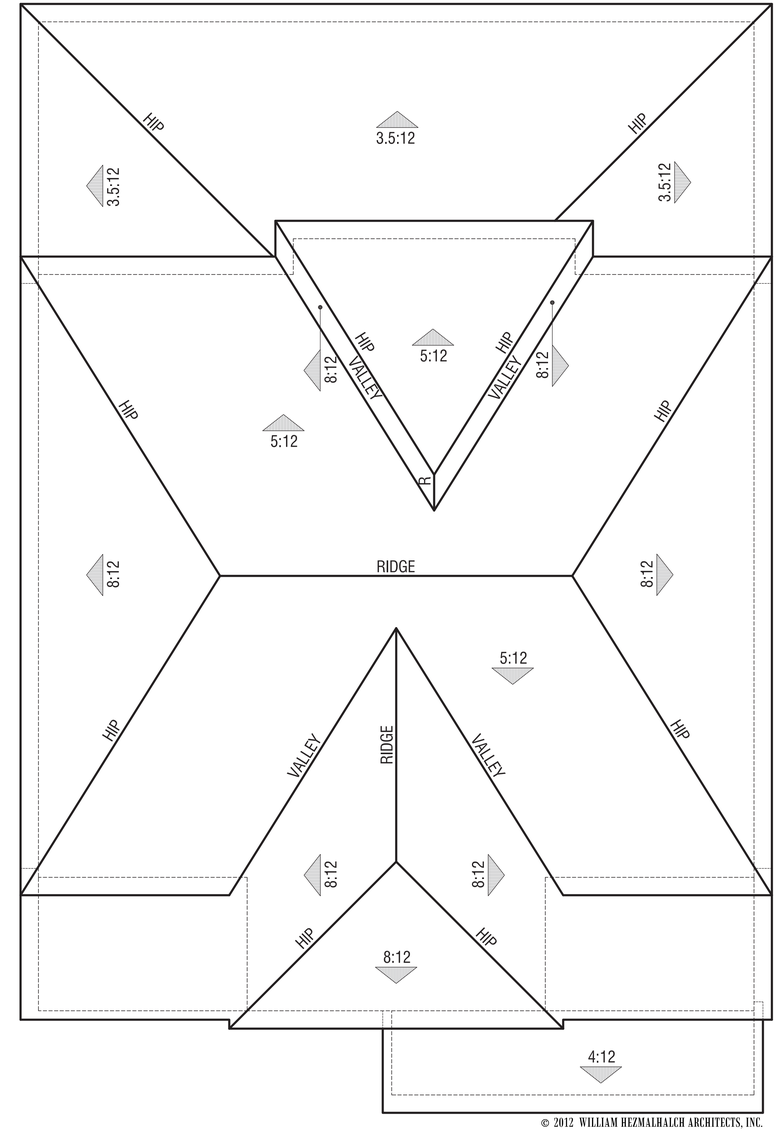


Plan 1

Roof Plans

Elevation B

Bay Area Bungalow



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Elevation A

Presidio

50' x 100' Lots

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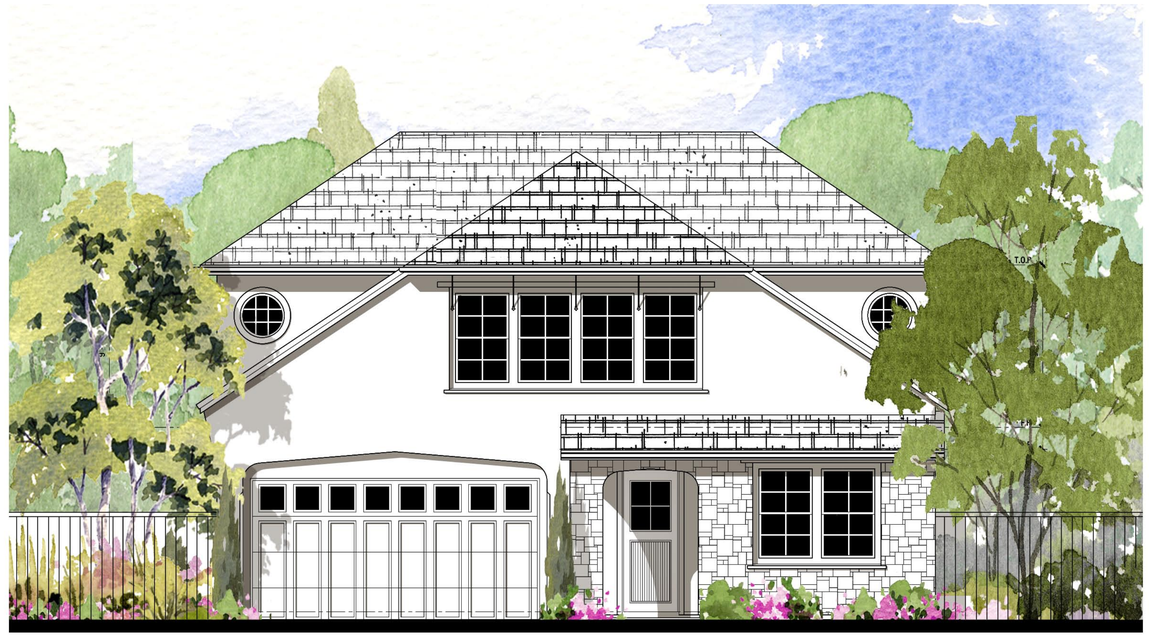
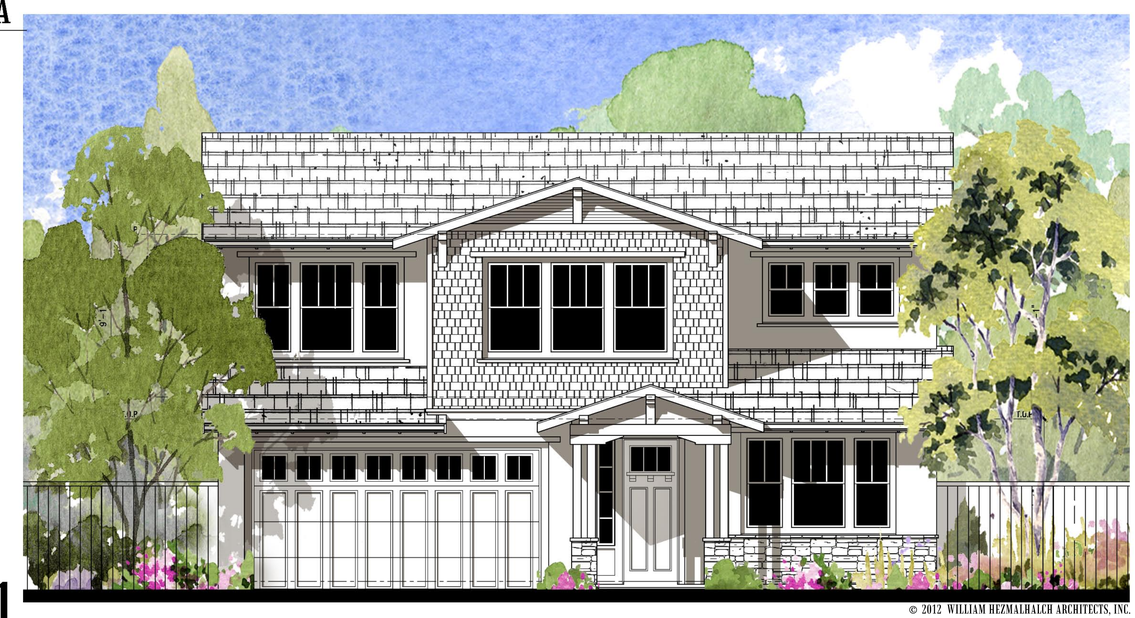


Elevation A
Presidio

Elevation C
Cottage



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Elevation B
Bay Area Bungalow

Plan 1
Front Elevations

50' x 100' Lots

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 1

Elevation A - Presidio

50' x 100' Lots

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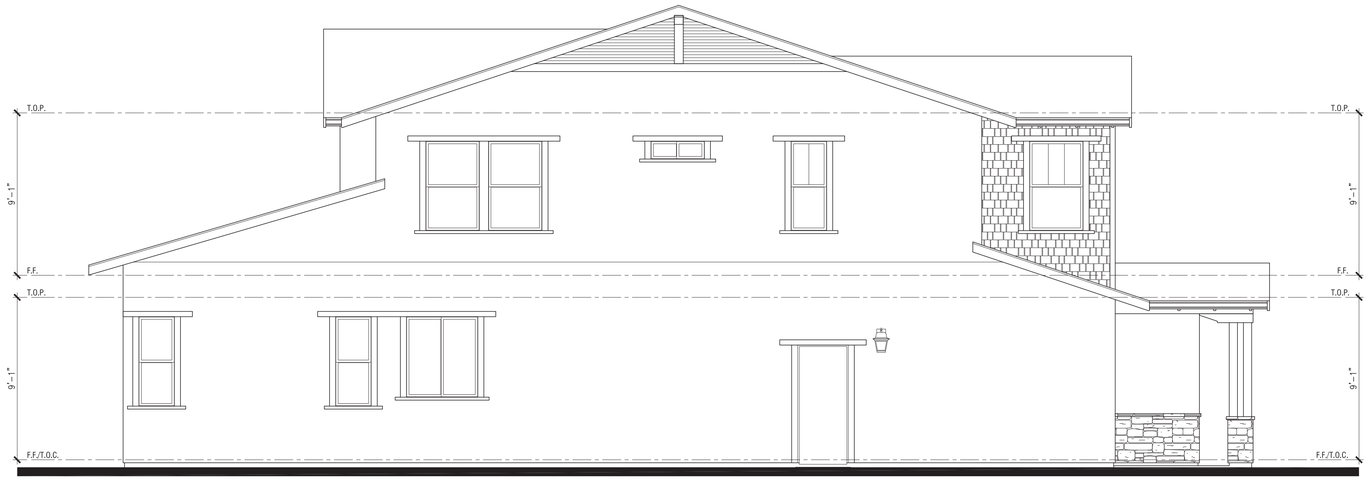
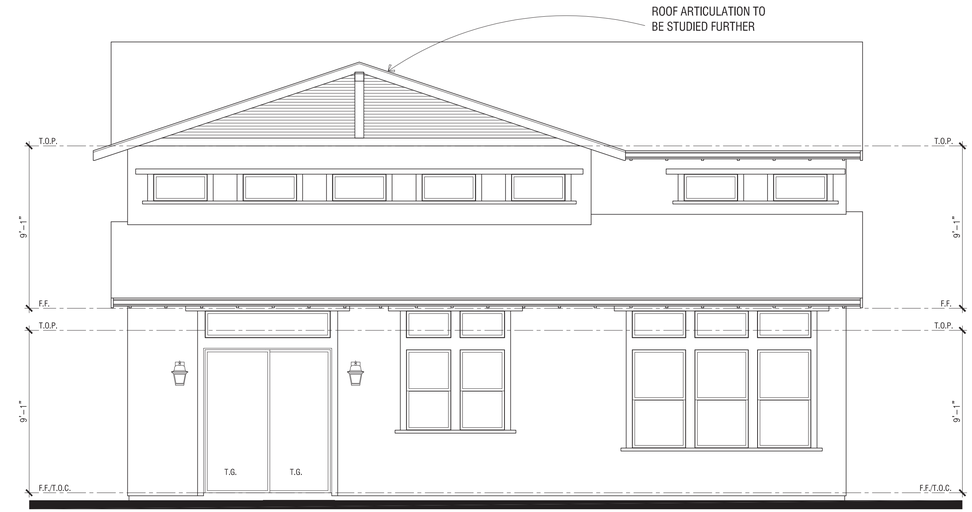


Left Elevation



Rear Elevation

Right Elevation

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Front Elevation

Plan 1

Elevation B - Bay Area Bungalow

50' x 100' Lots

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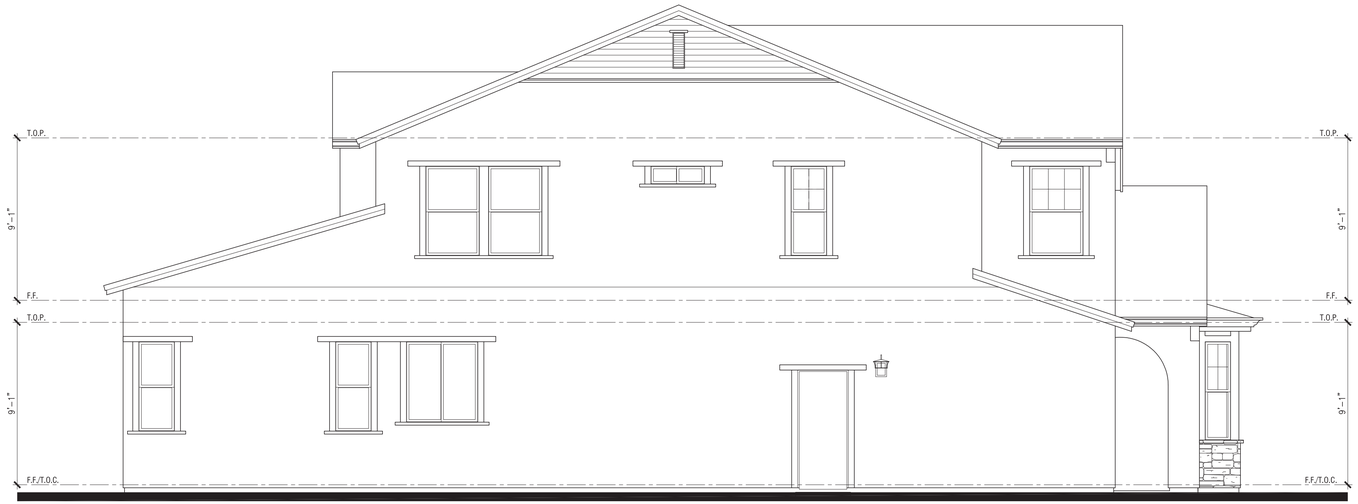

Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 1

Elevation C - Cottage

50' x 100' Lots

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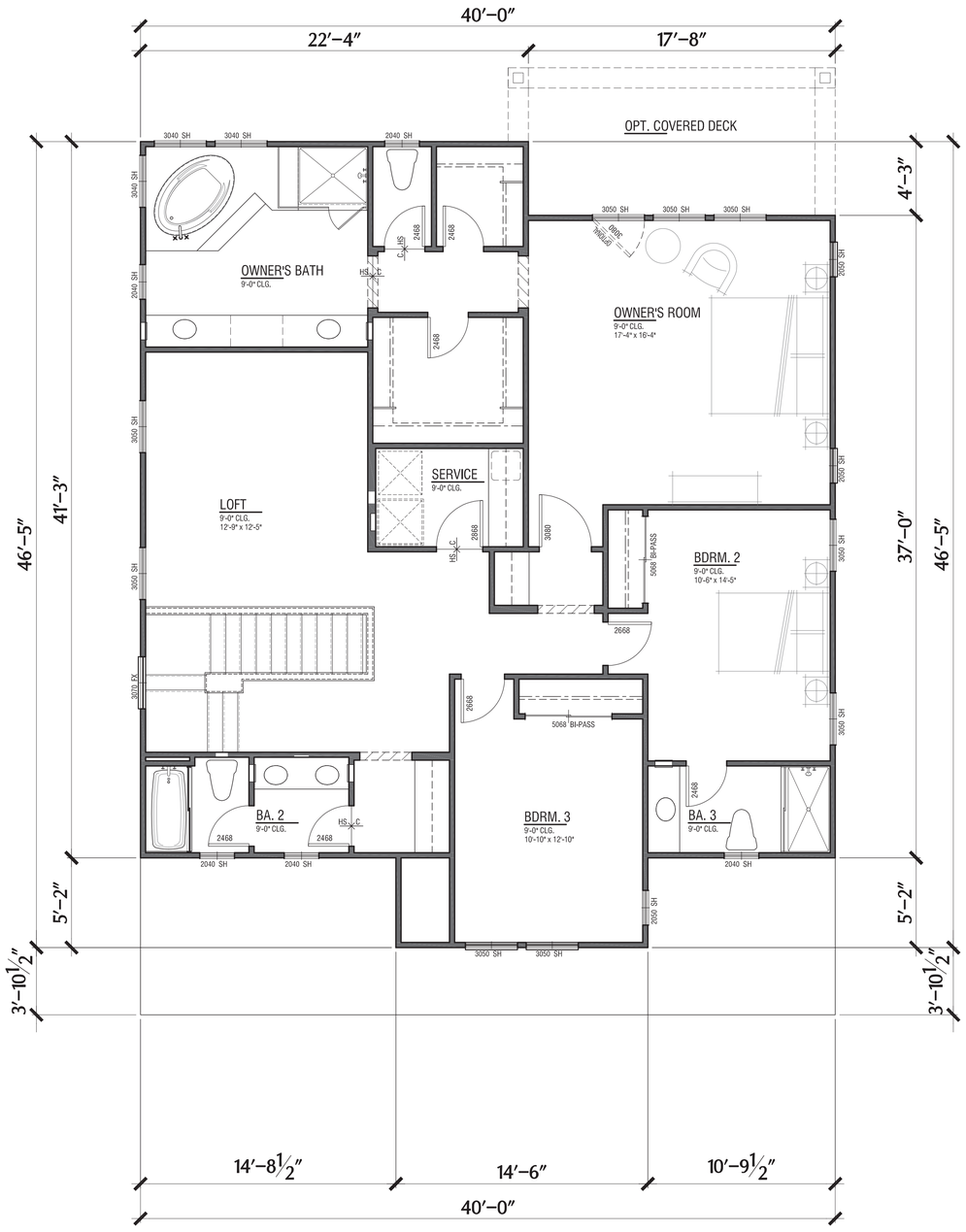
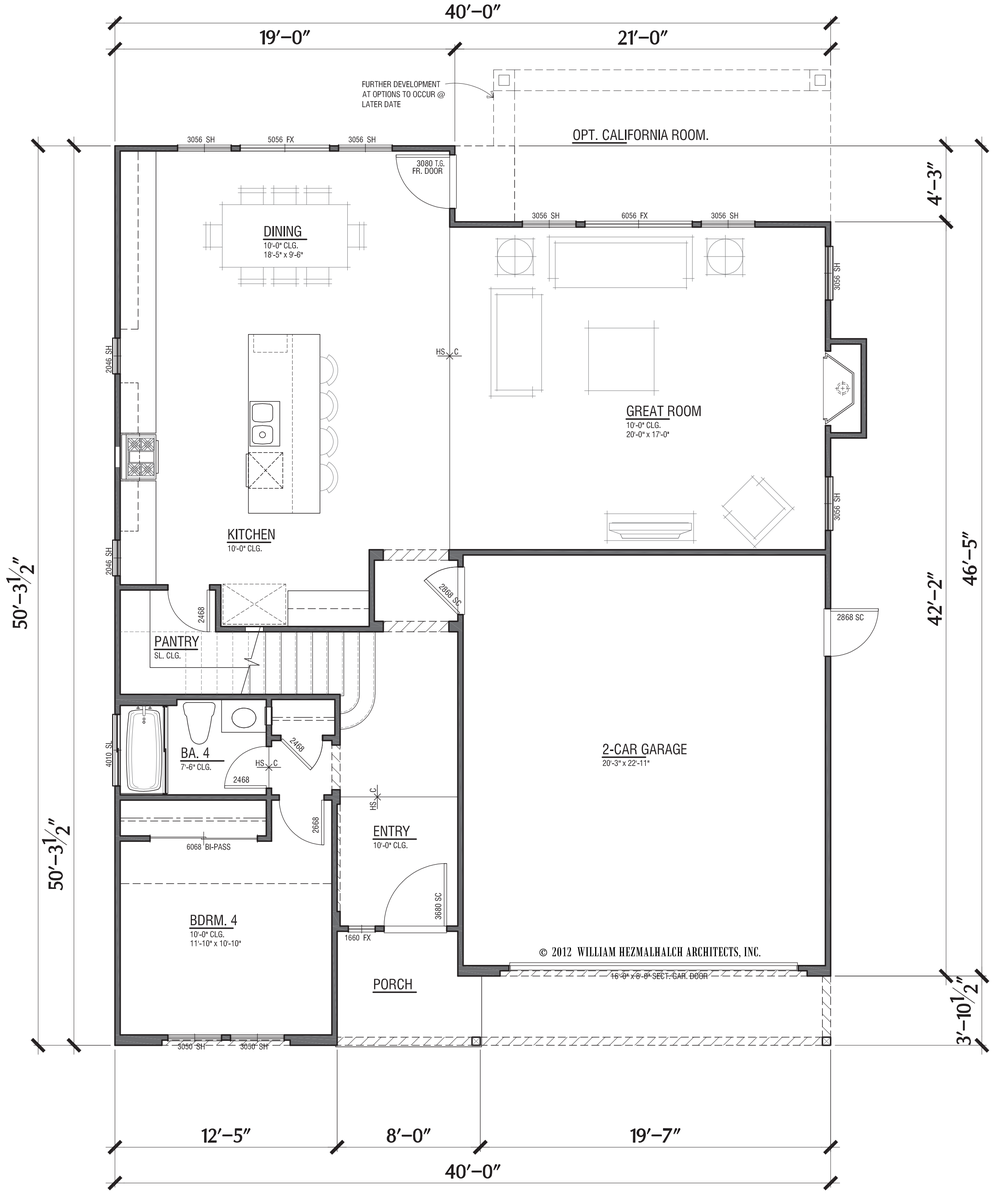


Second Floor

1,587 SF



First Floor

1,305 SF

Plan 2

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

50' x 100' Lots

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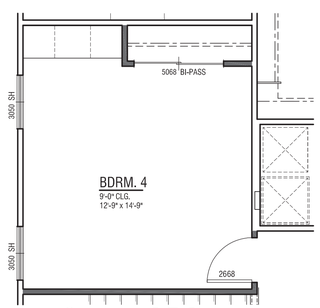

Optional Bdrm. 4

Must be accompanied with Den option

Plan 2 Options

2,892 SF
4 Bdrm/3.5 Ba
2 Car Garage

50' x 100' Lots

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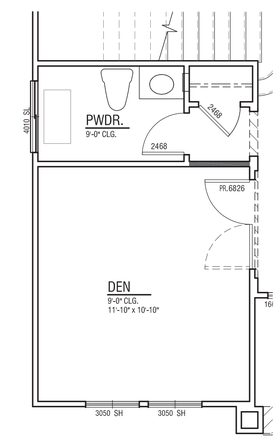

Den

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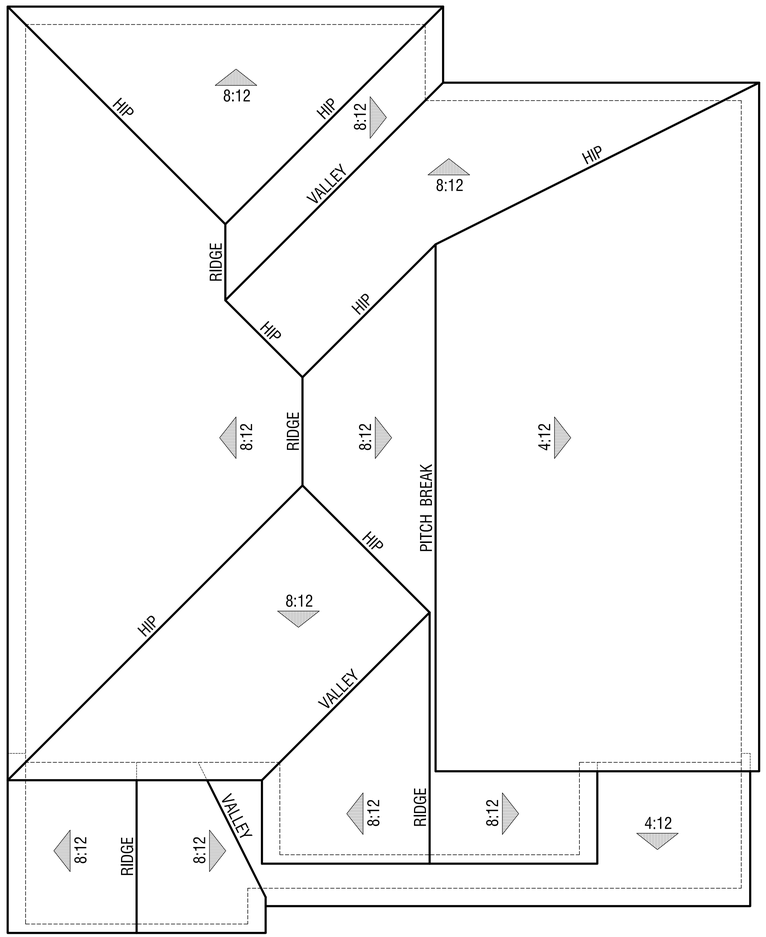
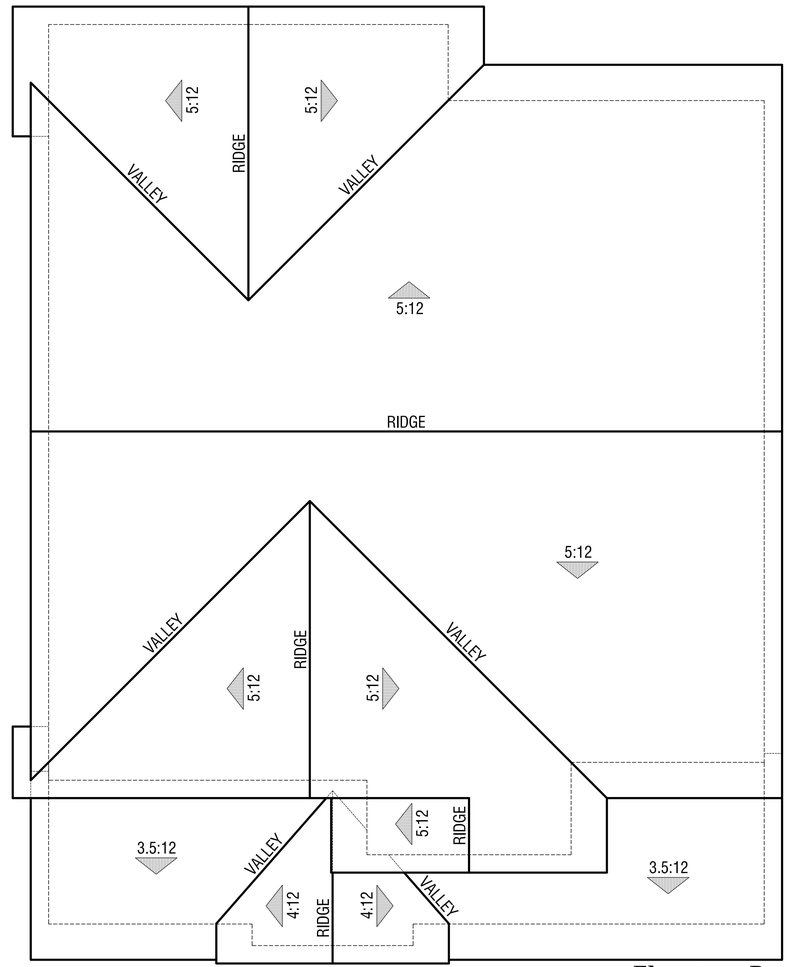


Elevation C

Cottage

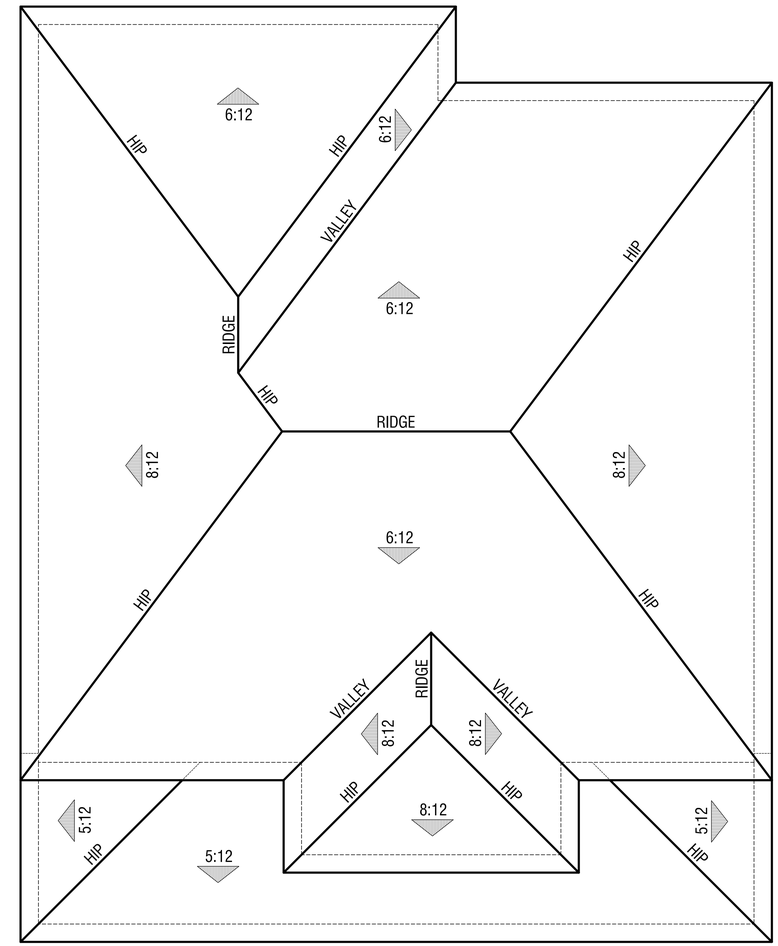


Plan 2

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Presidio

50' x 100' Lots

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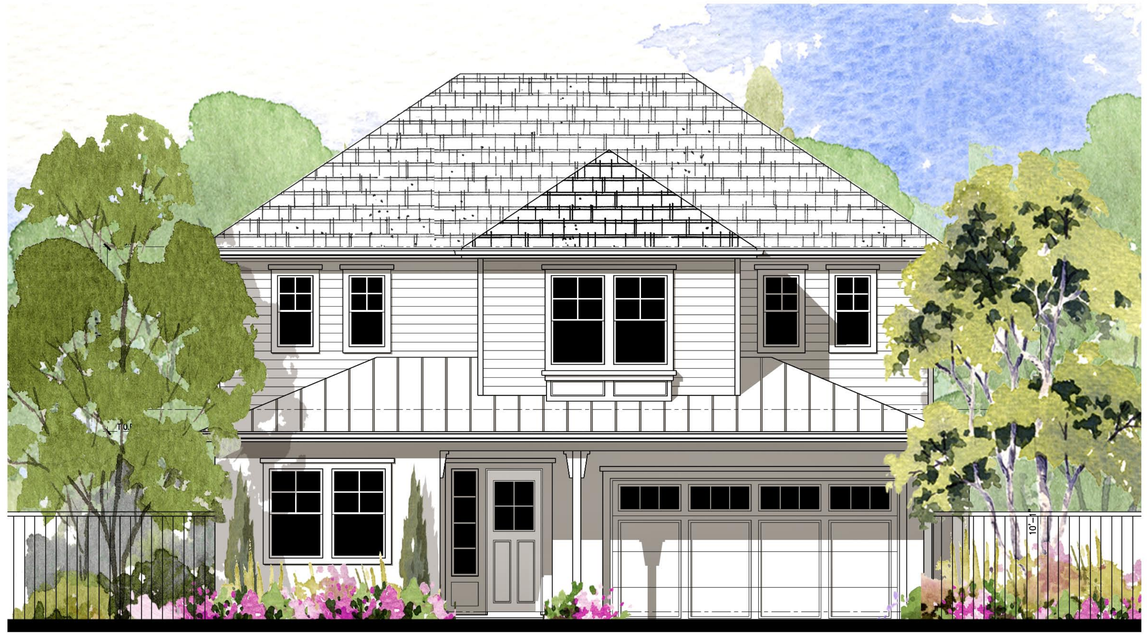
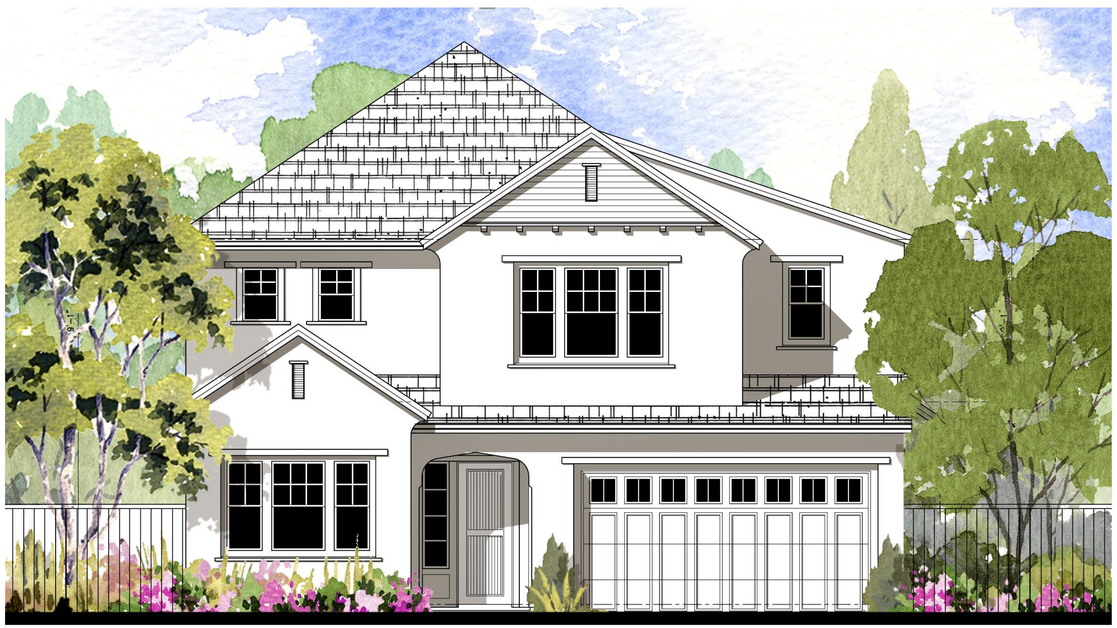
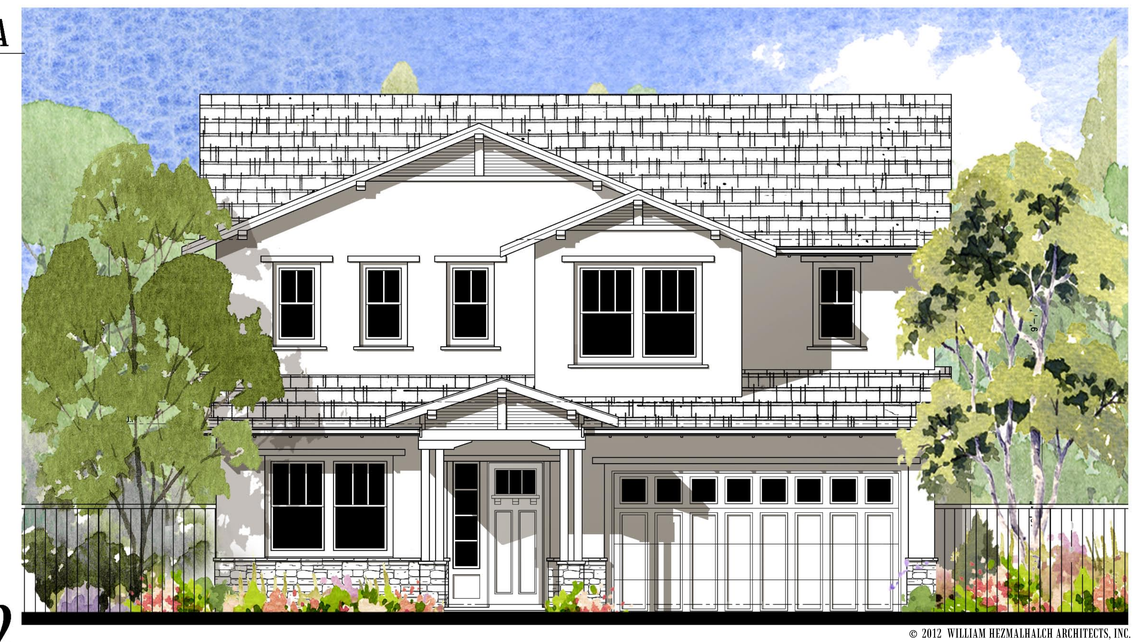


Elevation A
Presidio



Elevation C
Cottage



Elevation B
Bay Area Bungalow

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Plan 2
Front Elevations

50' x 100' Lots

LAFFERTY COMMUNITIES

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 2

Elevation A - Presidio

50' x 100' Lots

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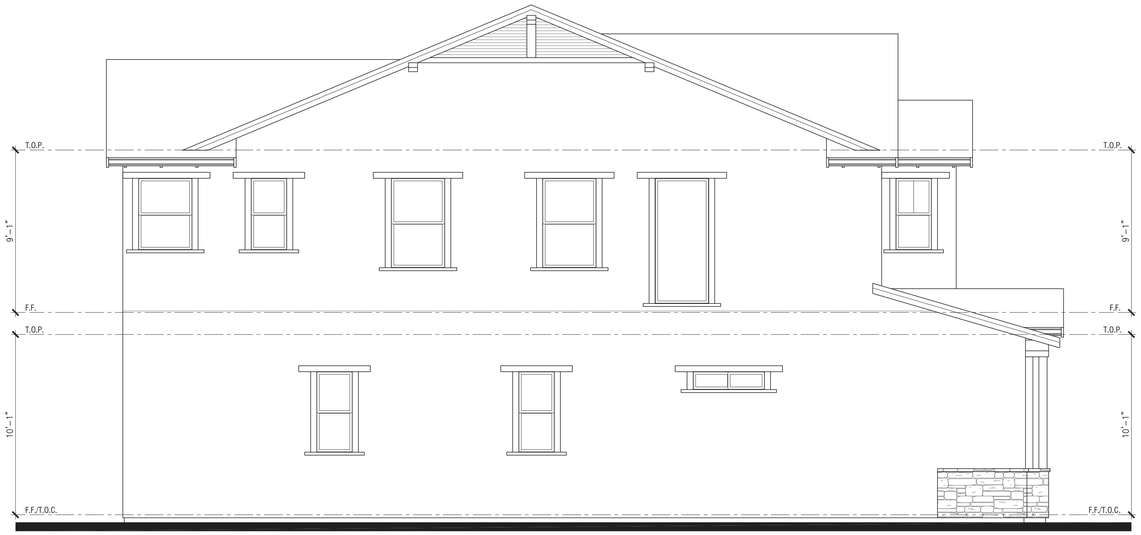

Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 2

Elevation B - Bay Area Bungalow

50' x 100' Lots

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Left Elevation

Rear Elevation

Right Elevation

Plan 2

Elevation C - Cottage

Front Elevation

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50' x 100' Lots

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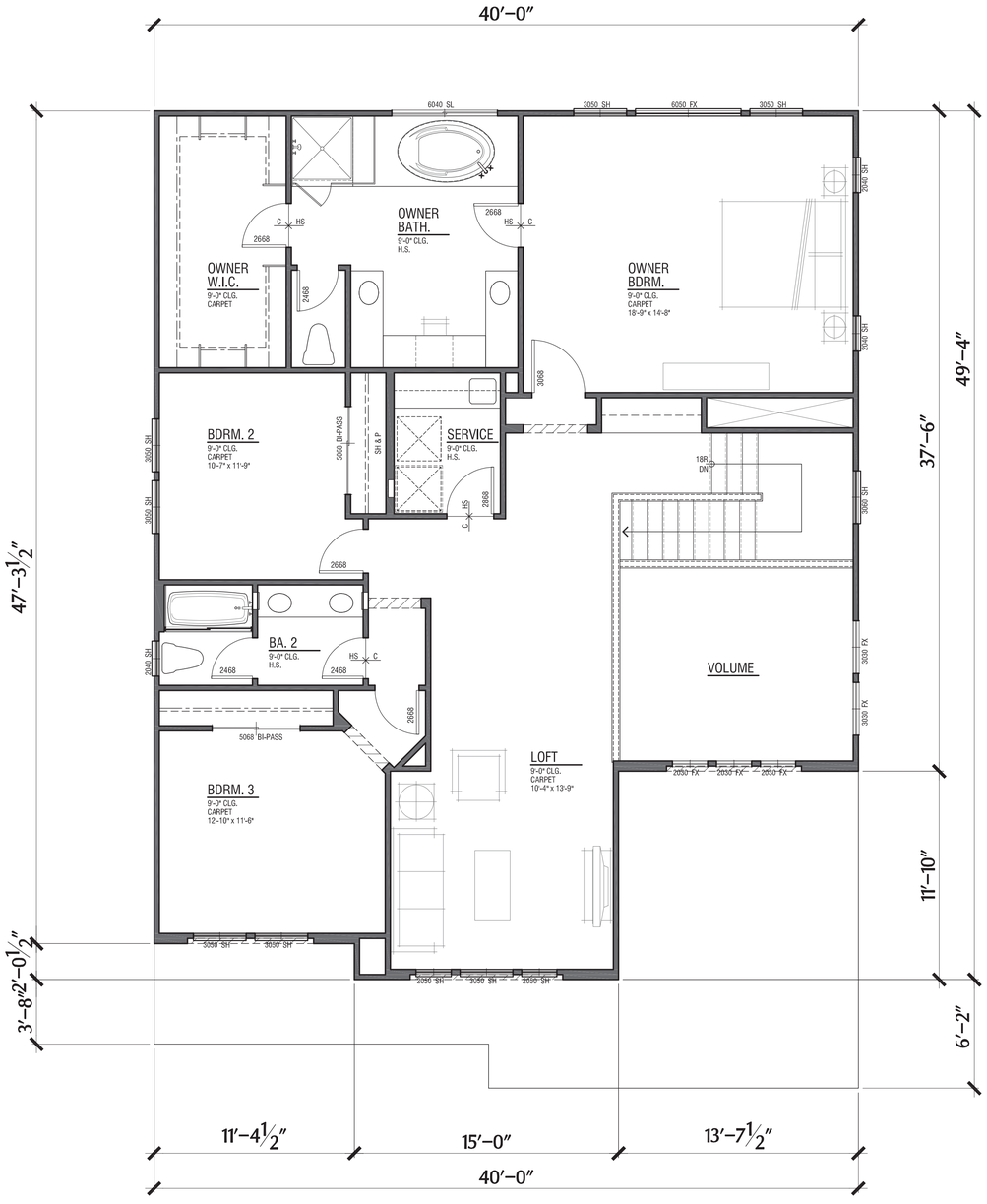

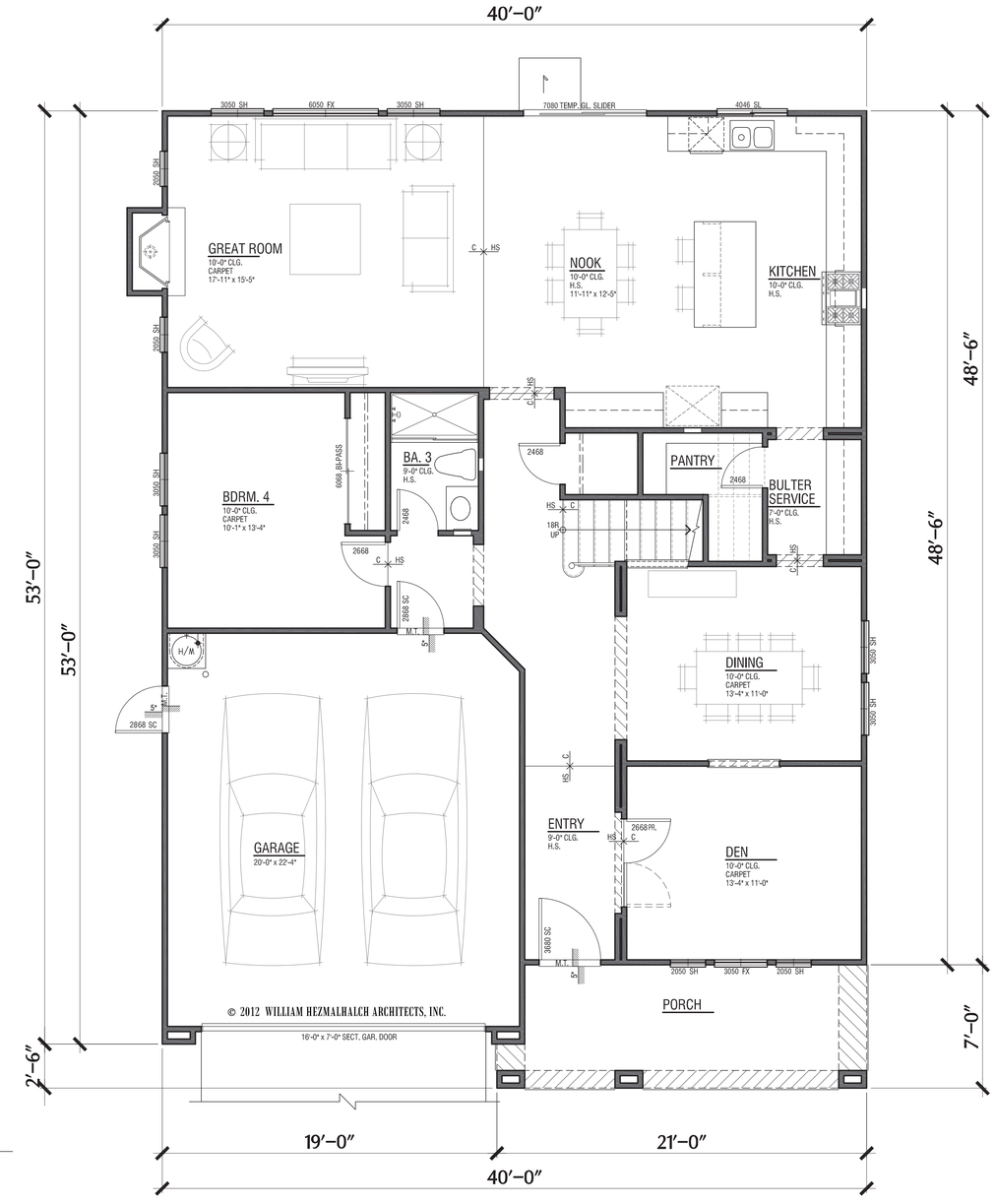

Plan 3

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

Second Floor

1,573 SF

First Floor

1,560 SF

50' x 100' Lots

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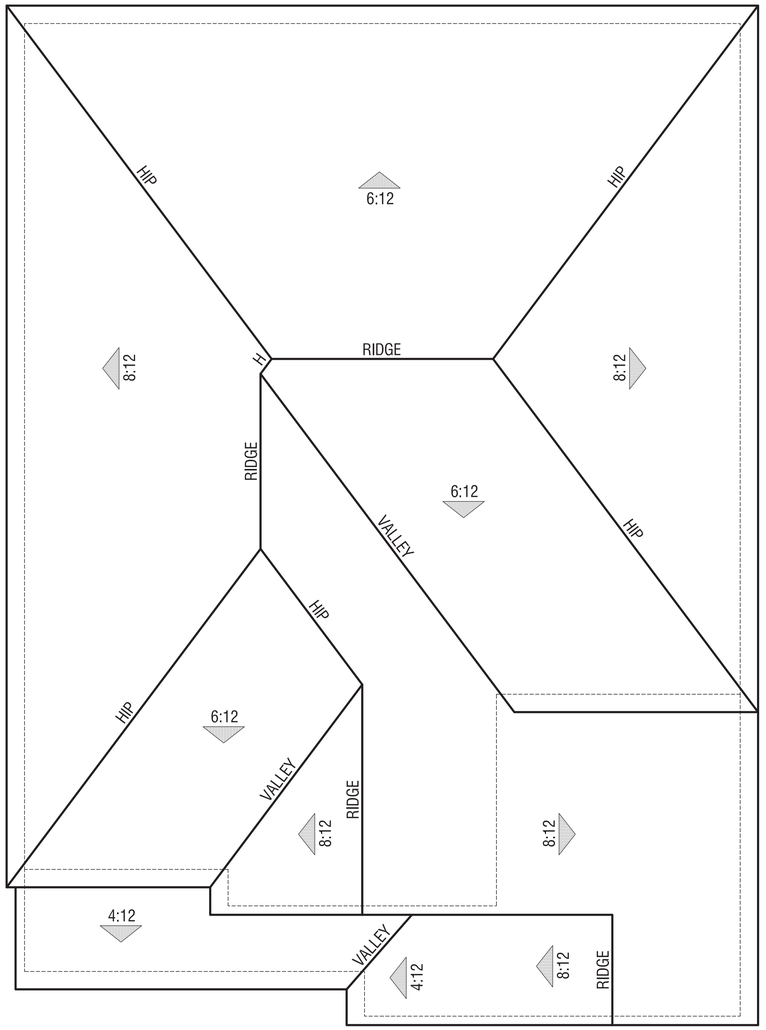
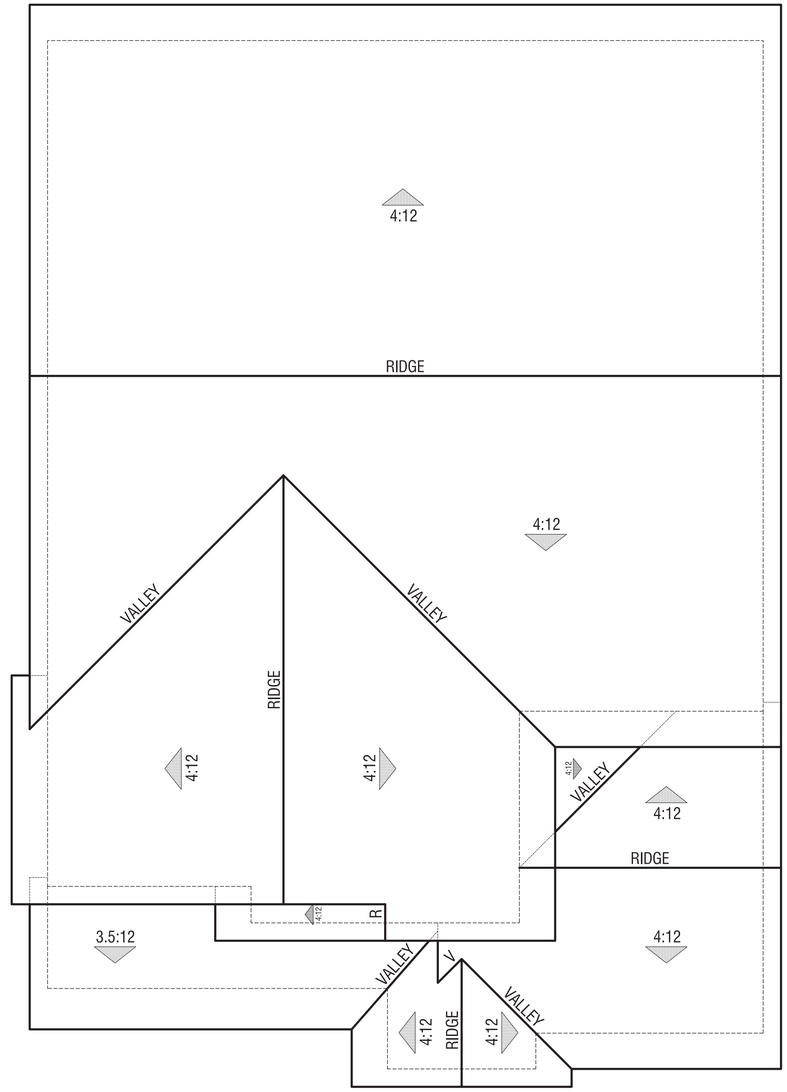


Elevation C

Cottage

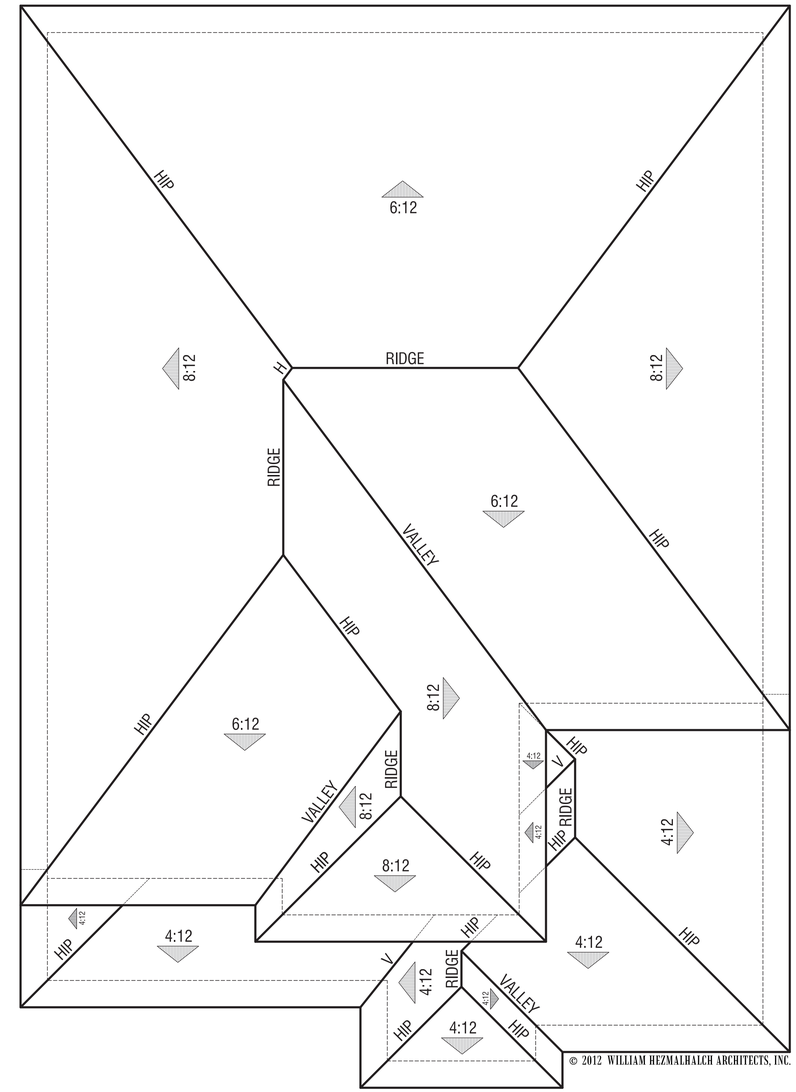


Plan 3

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Presidio

50' x 100' Lots

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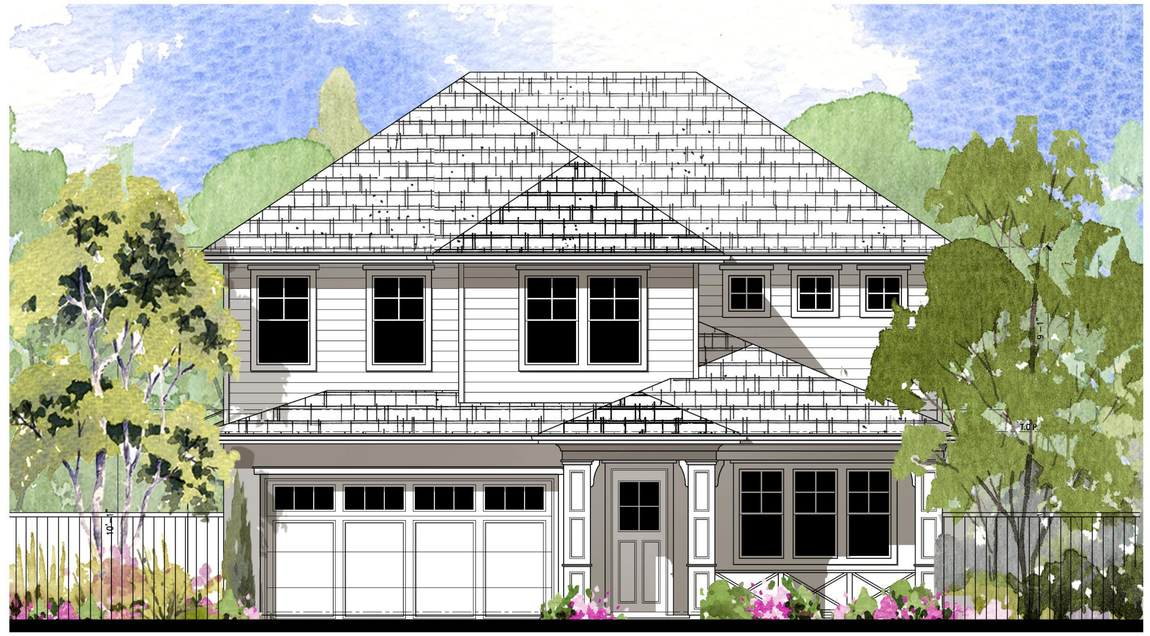
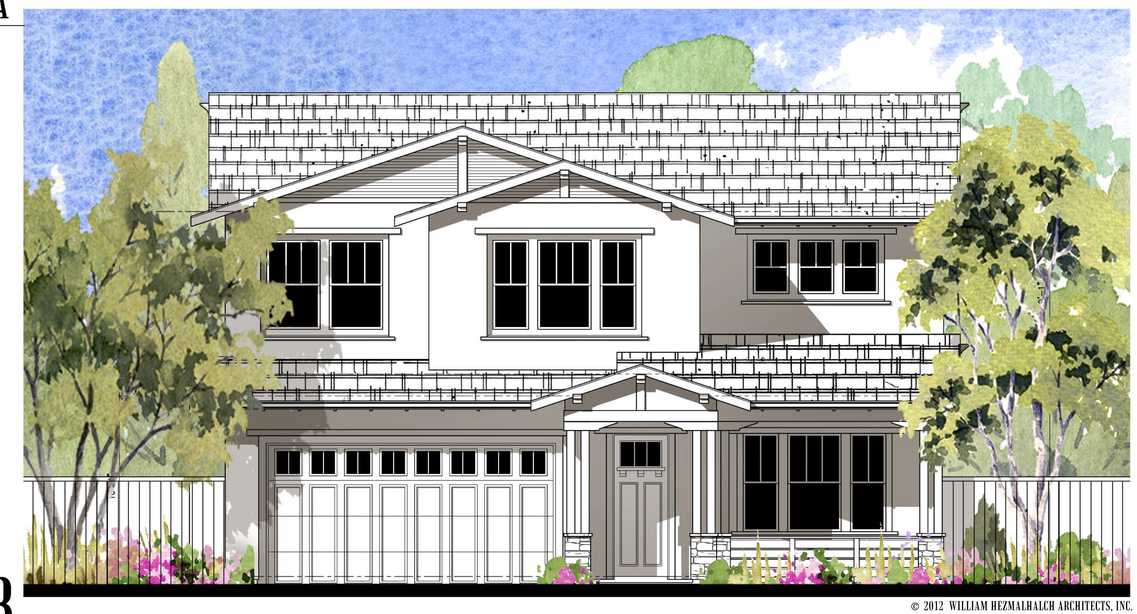


Elevation A
Presidio

Elevation C
Cottage



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Elevation B
Bay Area Bungalow

Plan 3
Front Elevations

50' x 100' Lots

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 3

Elevation A - Presidio

50' x 100' Lots

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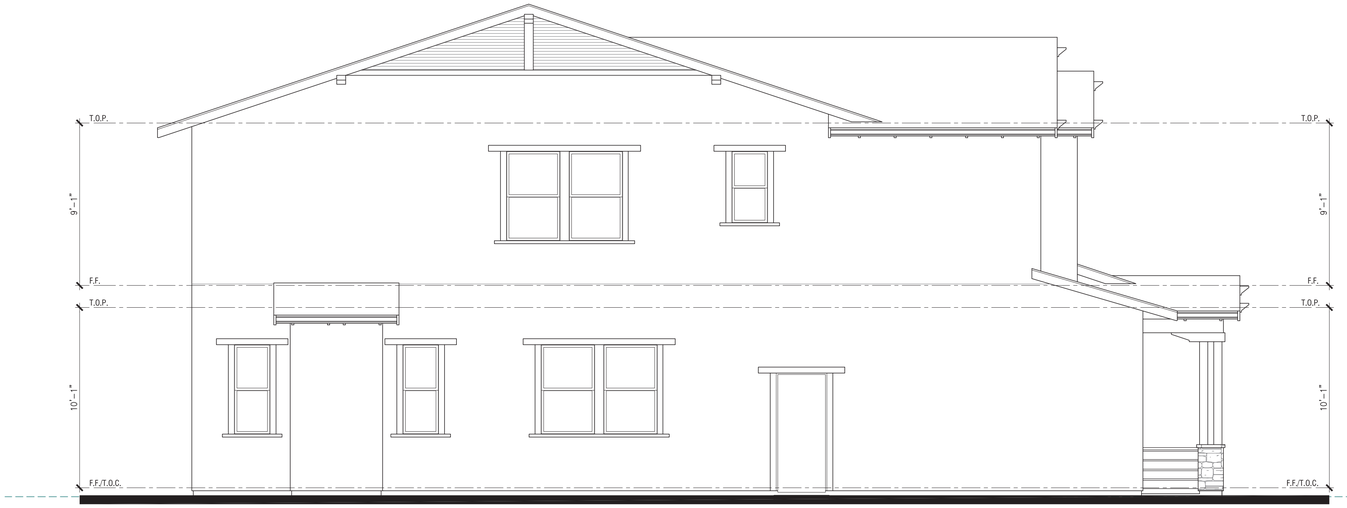

Left Elevation

Rear Elevation

Right Elevation

Front Elevation

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Plan 3

Elevation B - Bay Area Bungalow

50' x 100' Lots

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 3

Elevation C - Cottage

50' x 100' Lots

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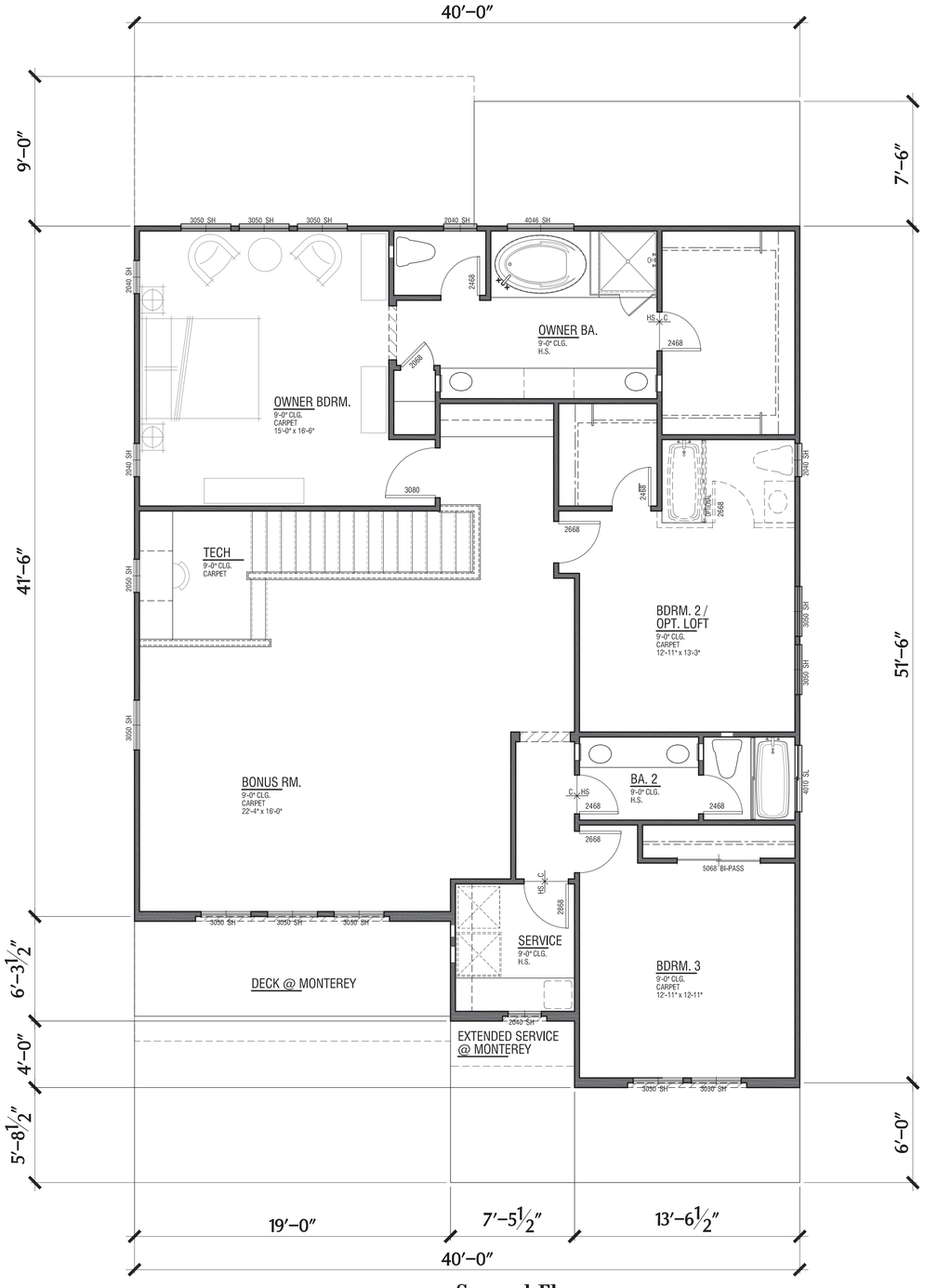
A3.6

2012151



Second Floor

1,808 SF

First Floor

1,546 SF

Plan 4

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

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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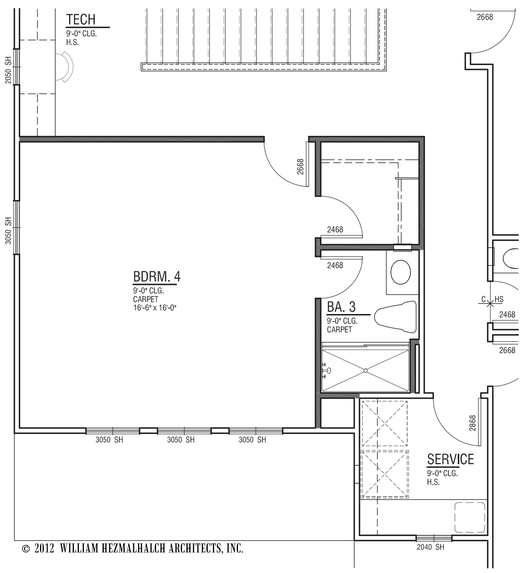
September 26, 2013

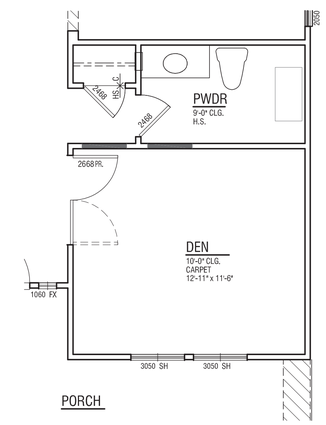
A4.1

2012151



Bedroom 4

Must be accompanied with Den option or
Loft option



Den

Plan 4 Options

3,354 SF
4 Bdrm/3.5 Ba
2 Car Garage

50' x 100' Lots

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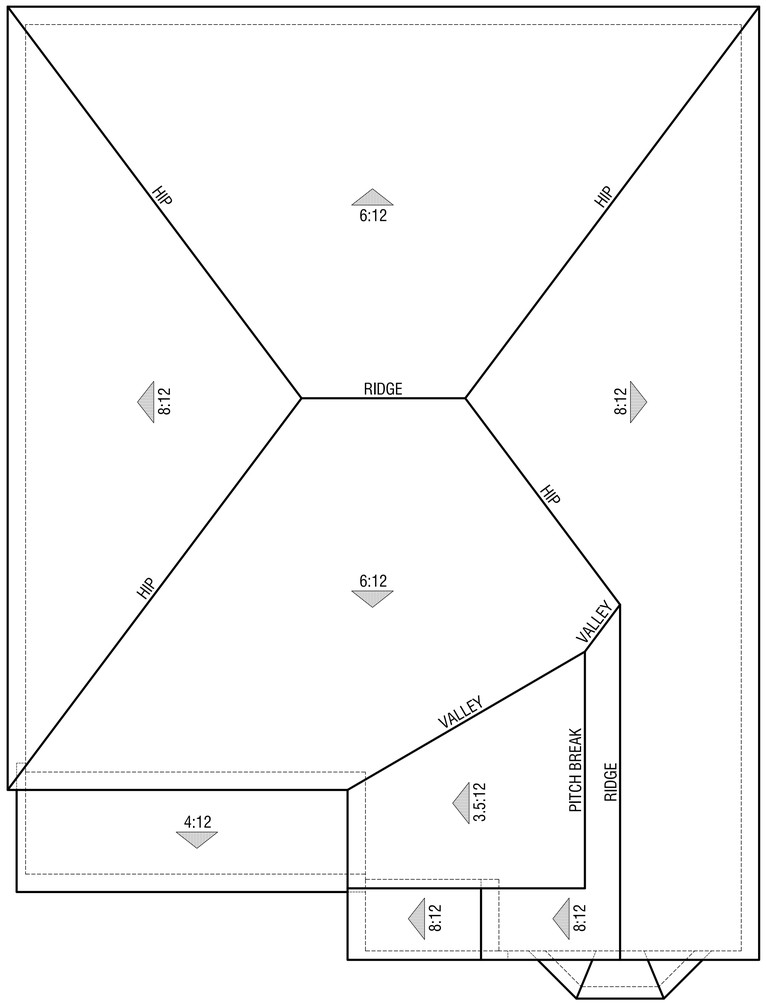
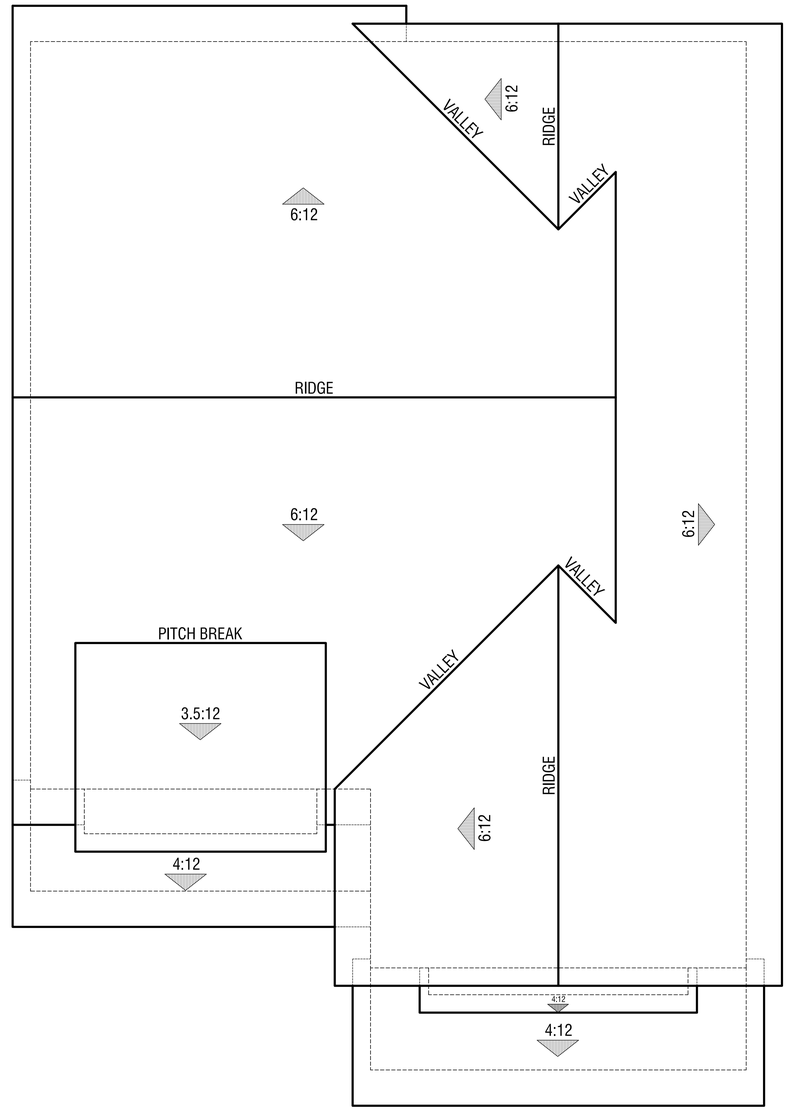
A4.1.1

2012151



Elevation C

Cottage

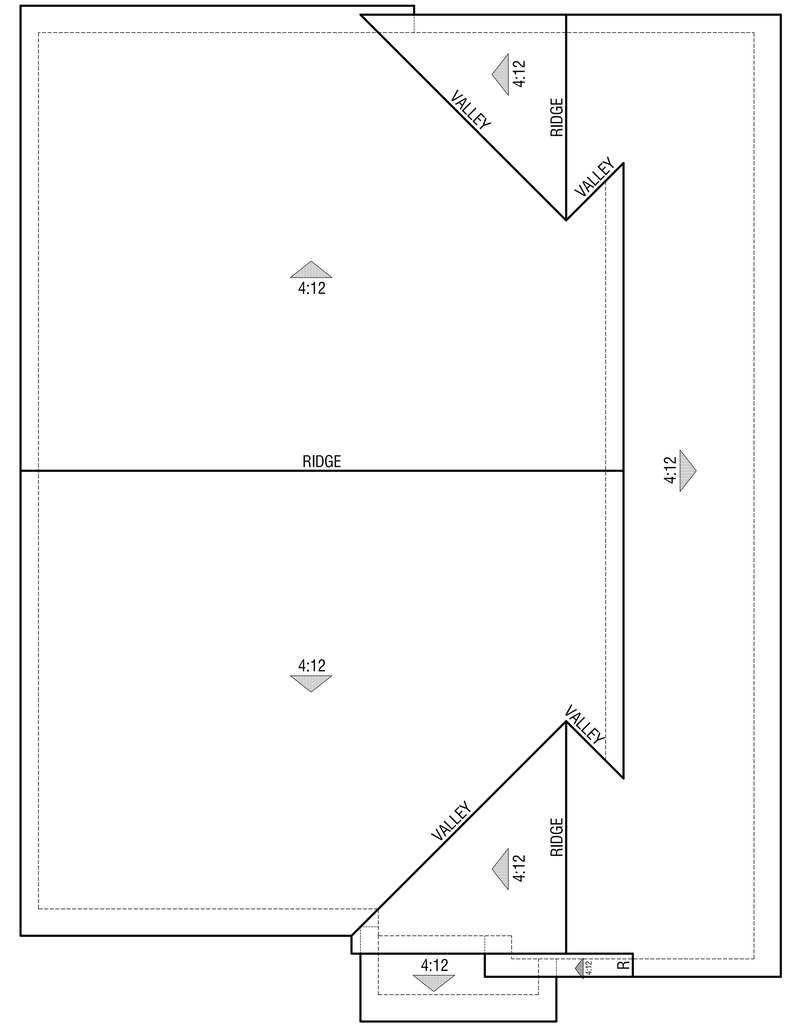


Plan 4

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Monterey

50' x 100' Lots

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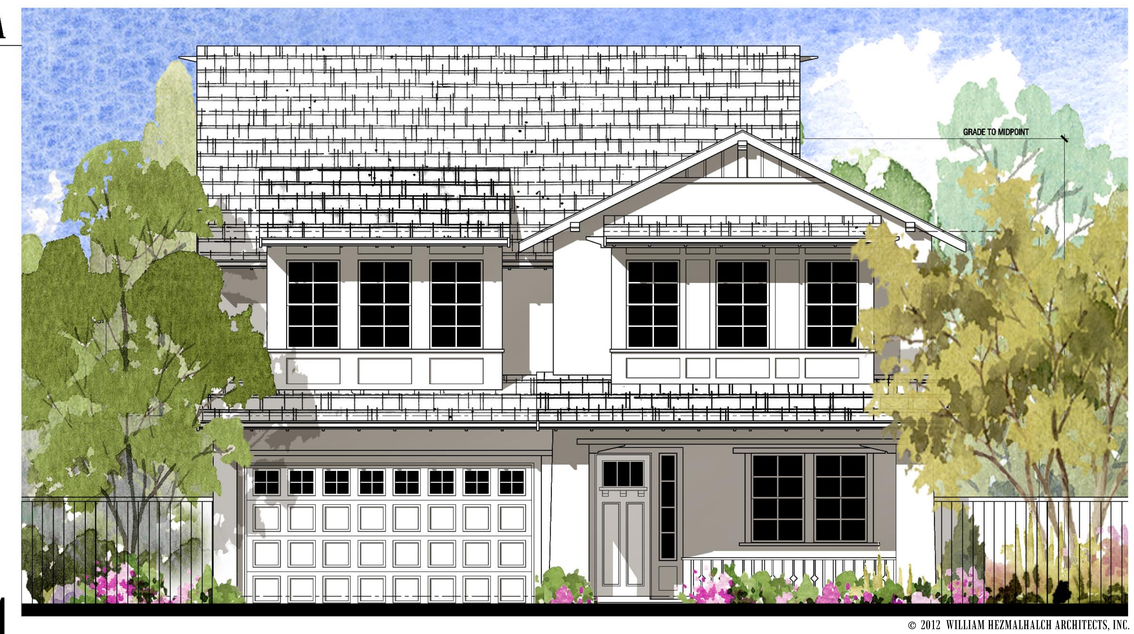
A4.2

2012151

Elevation A
Monterey

Elevation C
Cottage



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Elevation B
Bay Area Bungalow

Plan 4
Front Elevations

50' x 100' Lots

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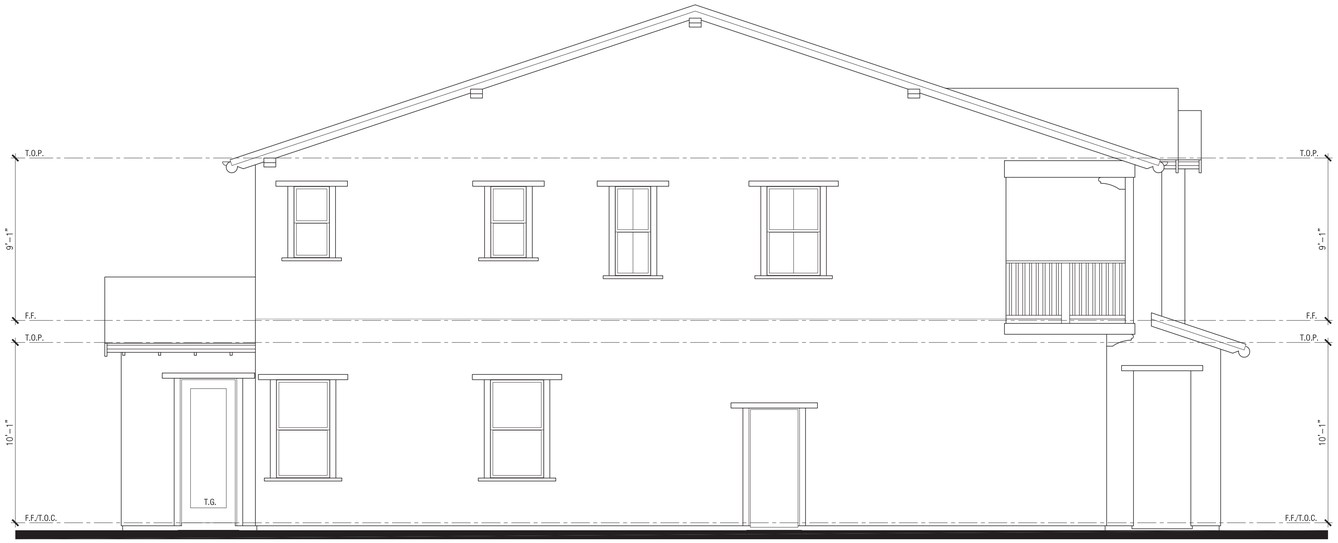
A4.3

2012151



Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 4

Elevation A - Monterey

50' x 100' Lots

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A4.4

2012151

Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 4

Elevation B - Bay Area Bungalow

50' x 100' Lots

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A4.5

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 4

Elevation C - Cottage

50' x 100' Lots

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A4.6

2012151

PRODUCT SUMMARY

	PLAN TYPE	DU.	%
	PLAN 1	25	35 .0%
	PLAN 2	23	32.0 %
	PLAN 3	24	33.0 %
	TOTAL	72	100 %

* Optional Covered Patio/ California Room & Deck
Total Units = 20 (28% of total units)

Optional Covered Patio Only/ No Deck
Total Units = 6 (8.3% of total units)

A - A Section Exhbit (See B1.03)

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0 25 50 100

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Neighborhood 2 - 46' x 70' Lots

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SP2

2012074

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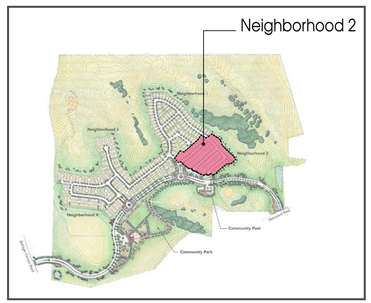
Plan 1C
Bay Area Bungalow

Plan 2A
Farmhouse

Plan 3B
Cottage

Neighborhood 2 Streetscene

46' x 70' Lots



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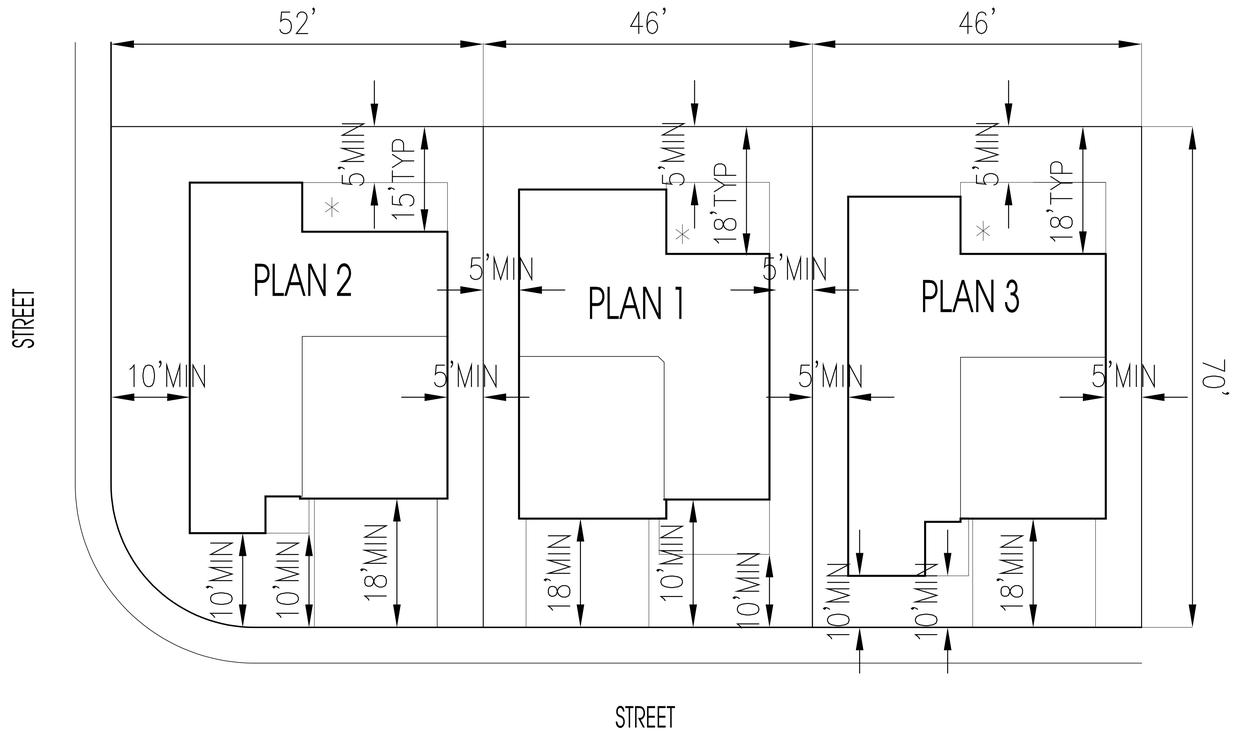
April 30, 2013

B1.01

2012150



TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD A STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	4'	18'
FRONT (LIVING)	8'	10'
FRONT (PORCH)	3'	10'
SIDEYARD (INTERIOR)	0'	5'
SIDEYARD (CORNER)	5'	10'
REAR	3'	5'

* OPTIONAL CALIFORNIA ROOM

LAFFERTY COMMUNITIES

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0 5 10 20

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Neighborhood 2 - 46' x 70' Lots

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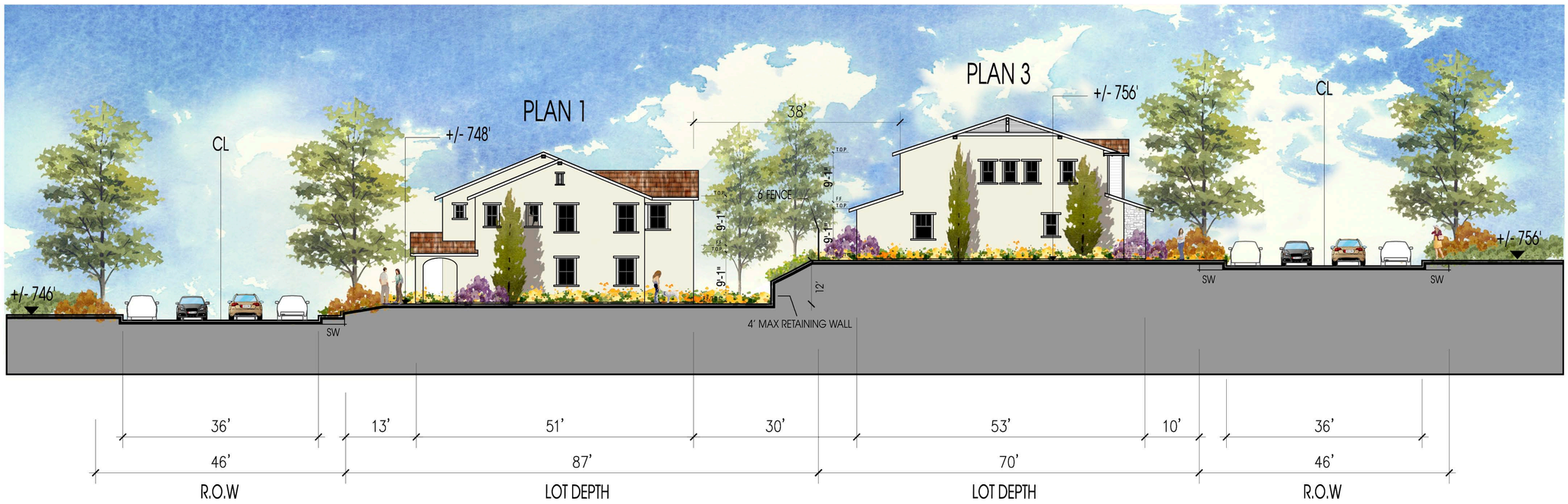
September 26, 2013

B1.02

2012074



SECTION A

LAFFERTY COMMUNITIES

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SITE SECTION - NEIGHBORHOOD 2

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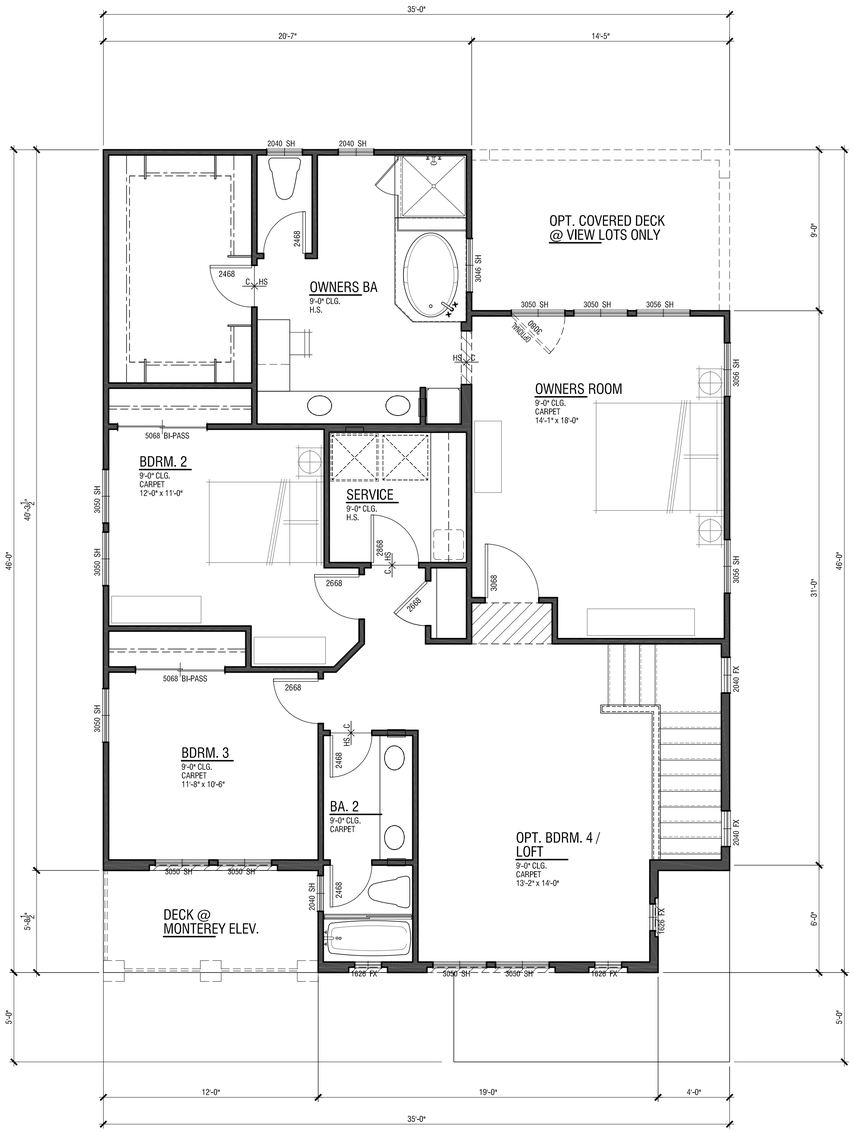
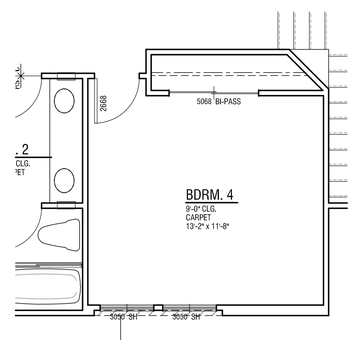
B1.03

2012074



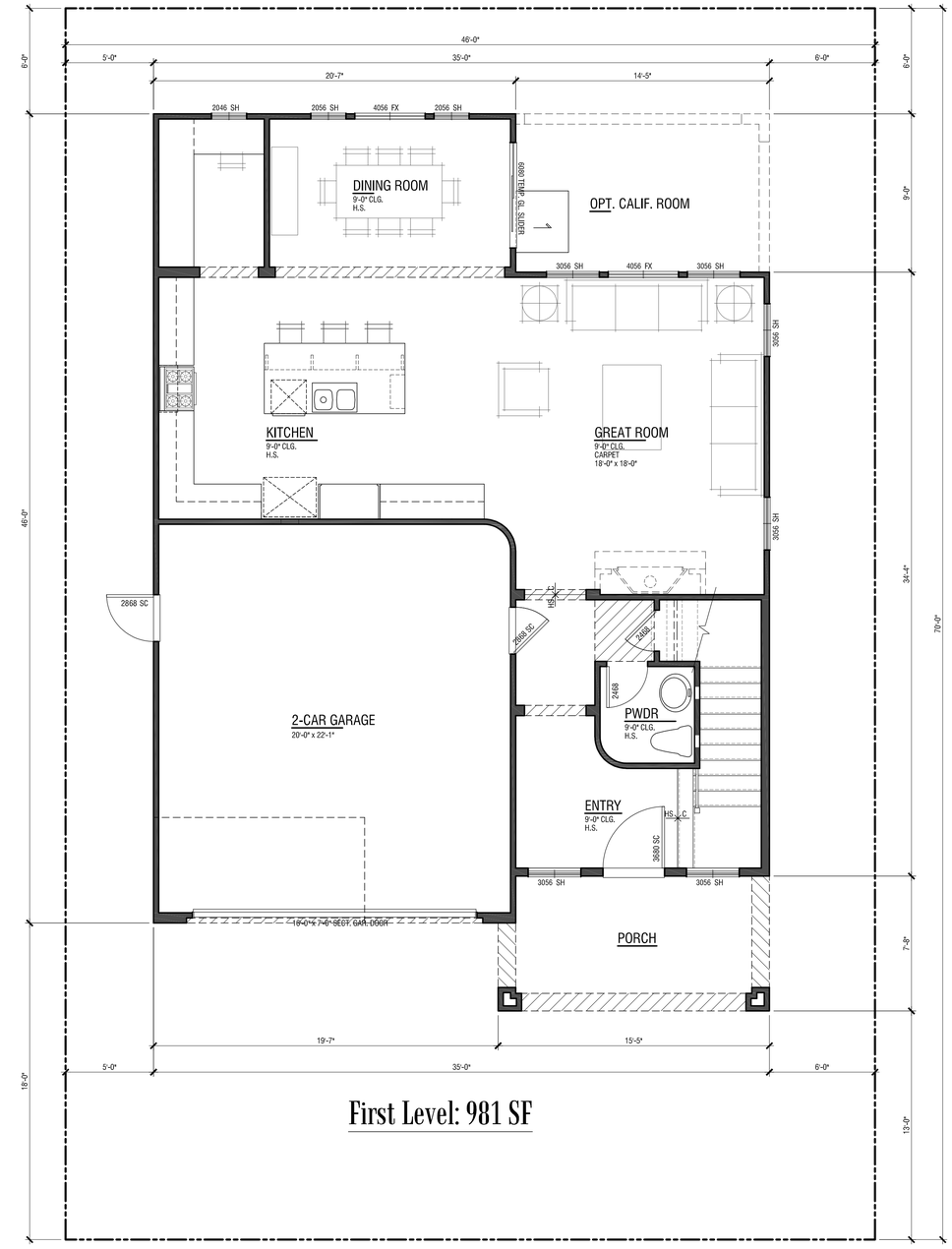
Second Level: 1,329 SF



Bedroom 4 Option

Plan 1

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



First Level: 981 SF

46' x 70' Lots

LAFFERTY COMMUNITIES

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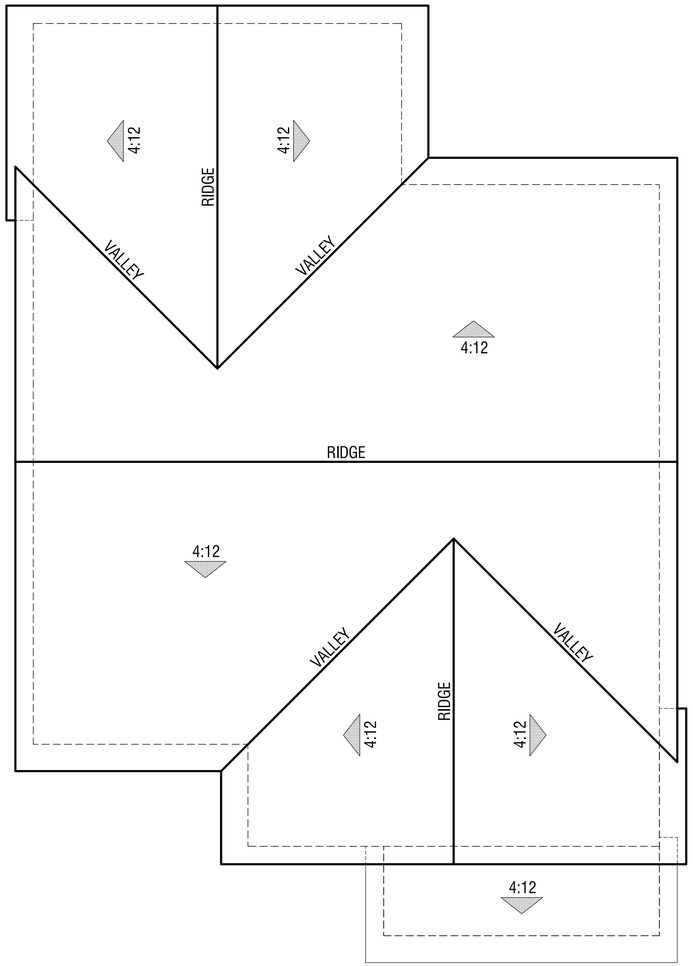
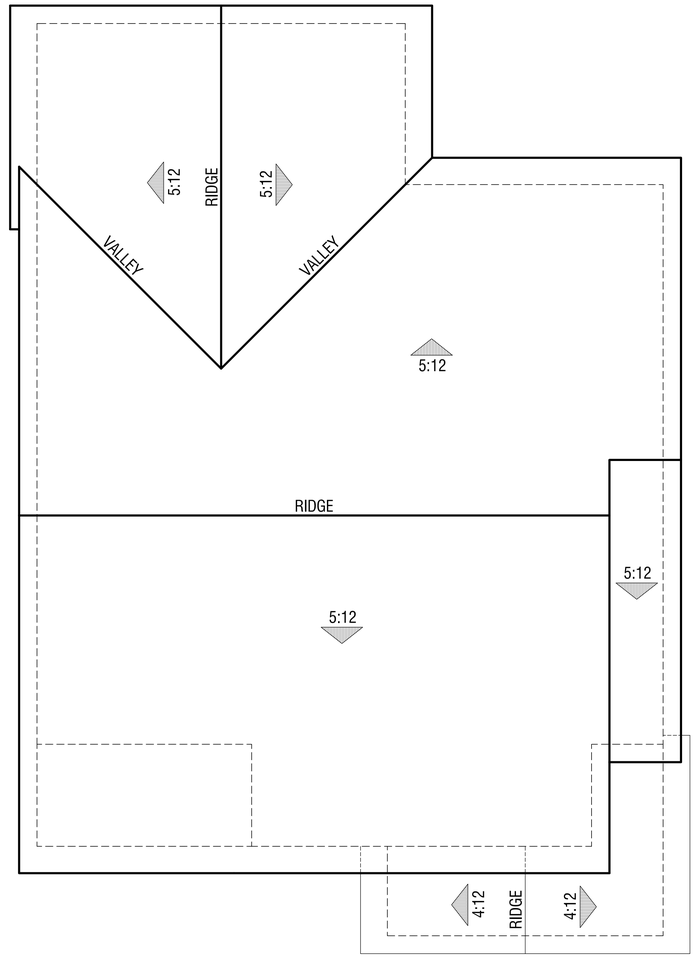
B1.1

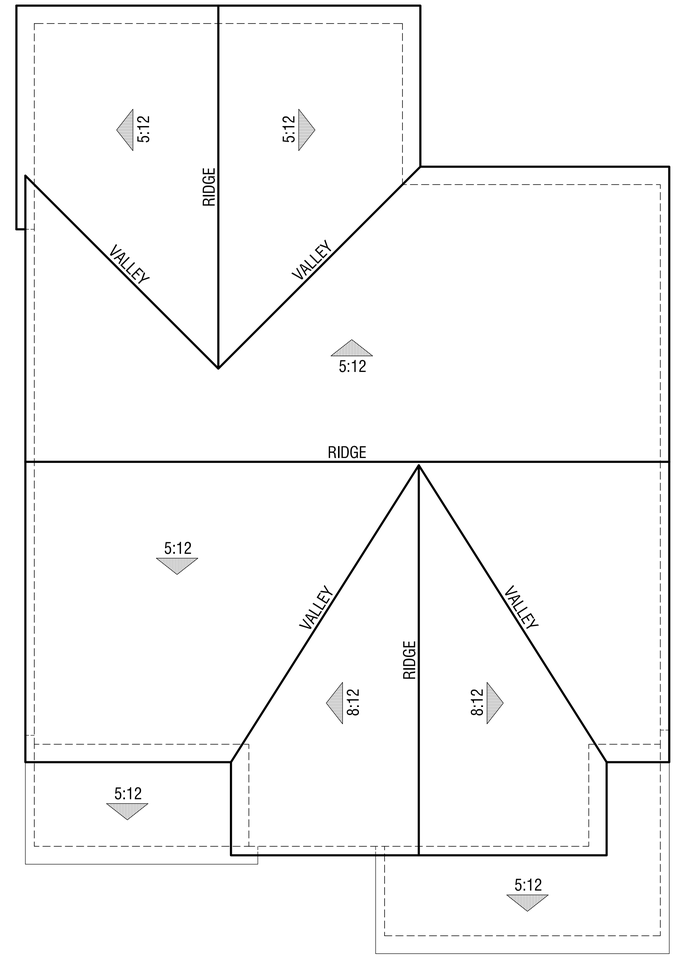
2012150



Elevation C - Bay Area Bungalow



Elevation B - Monterey



Elevation A - Cottage

Plan 1

Roof Plans

46' x 70' Lots

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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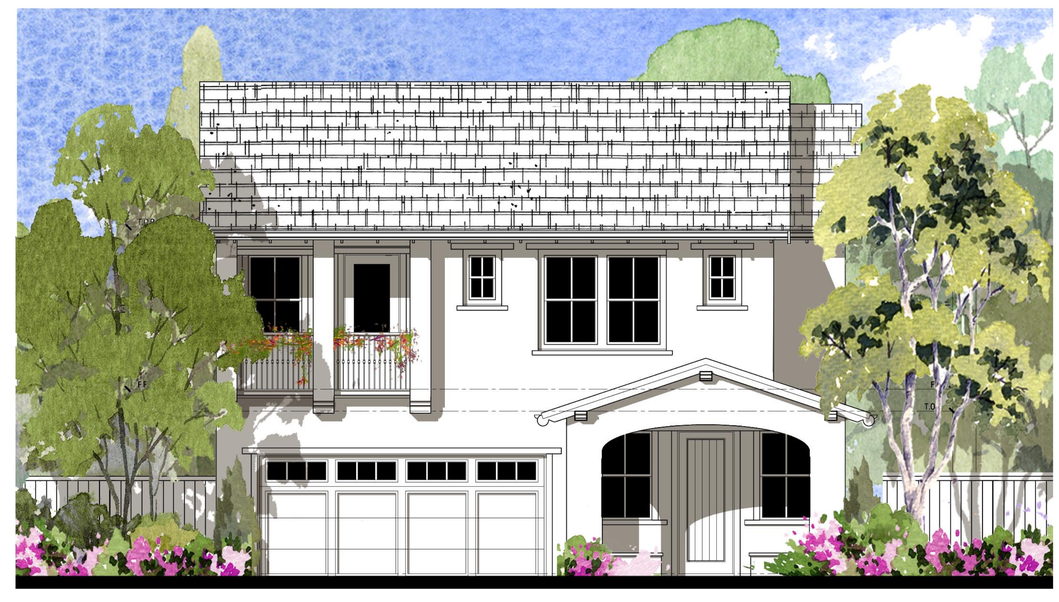
B1.2

2012150

Cottage

Bay Area Bungalow



Monterey

Plan 1 Elevations

46' x 70' Lots

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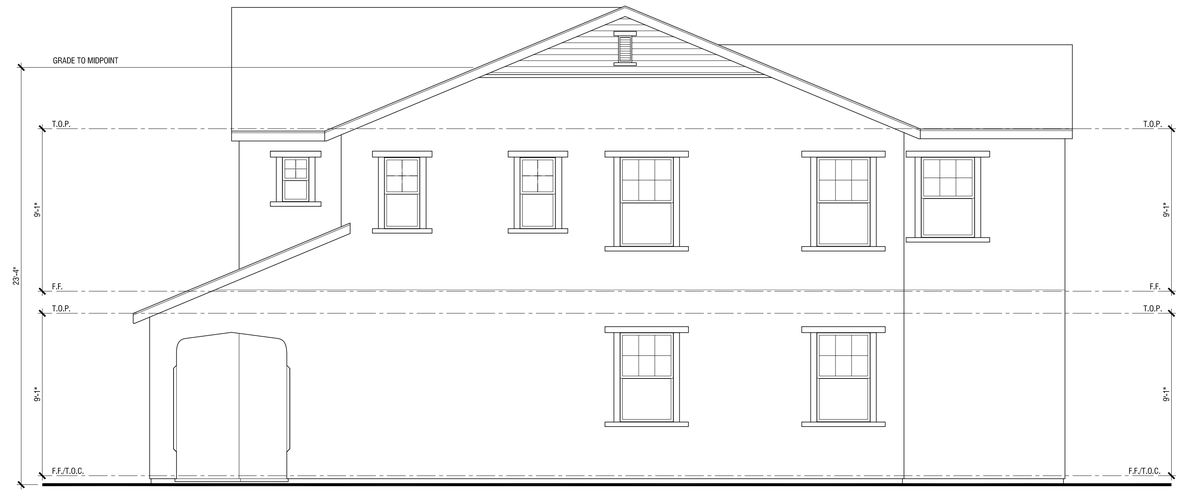
April 30, 2013

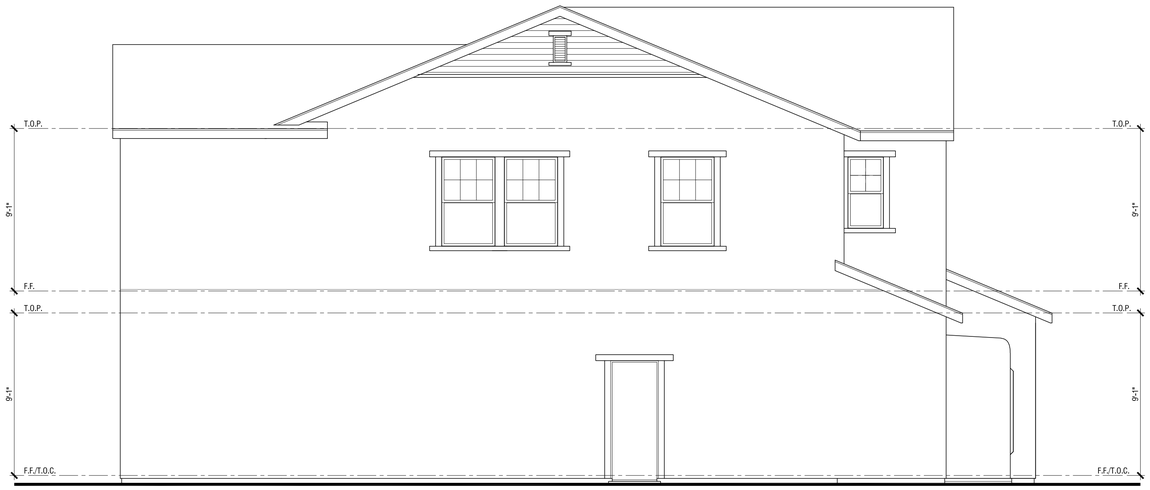
B1.3

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation A - Cottage

46' x 70' Lots

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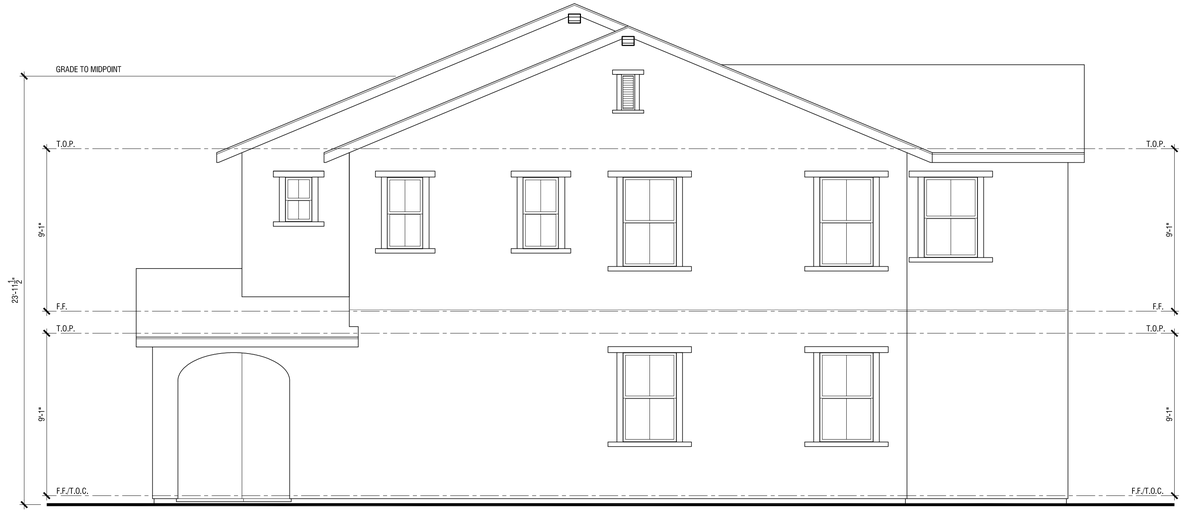
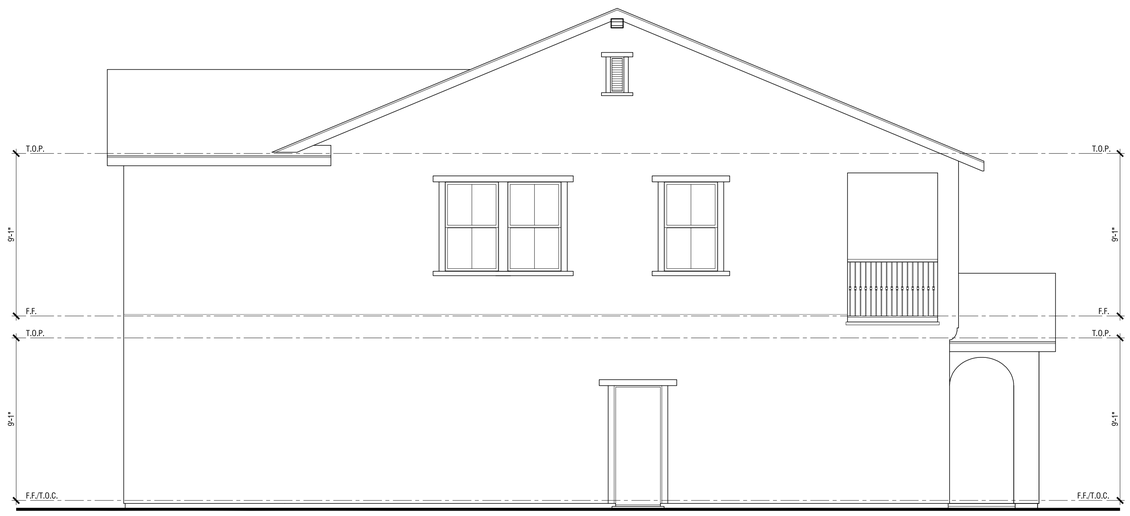
B1.4

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation B - Monterey

46' x 70' Lots

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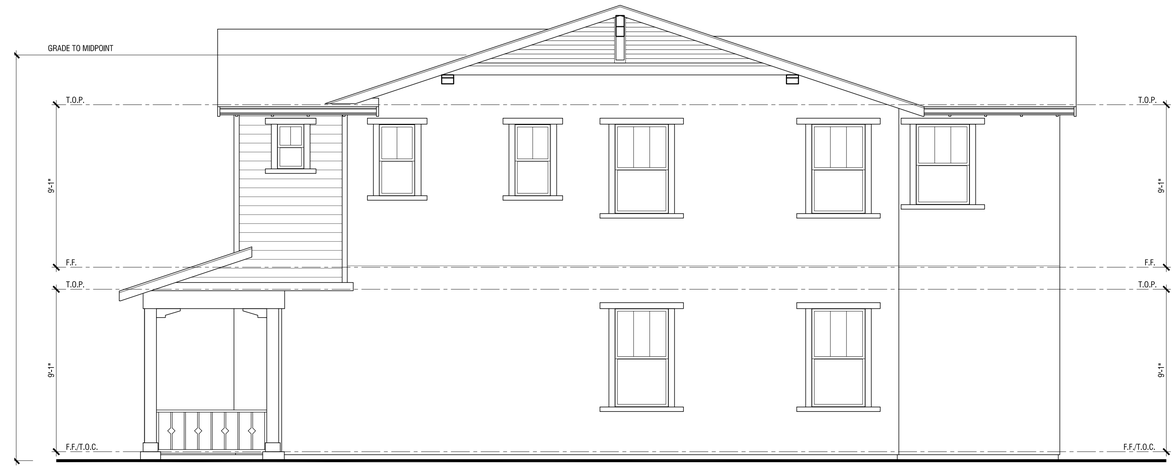
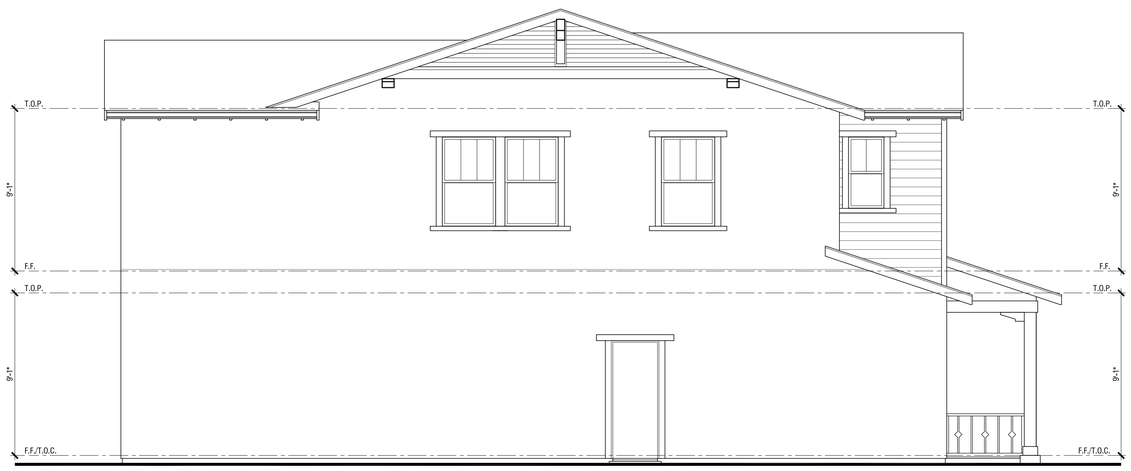
B1.5

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation C - Bay Area Bungalow

46' x 70' Lots

LAFFERTY COMMUNITIES

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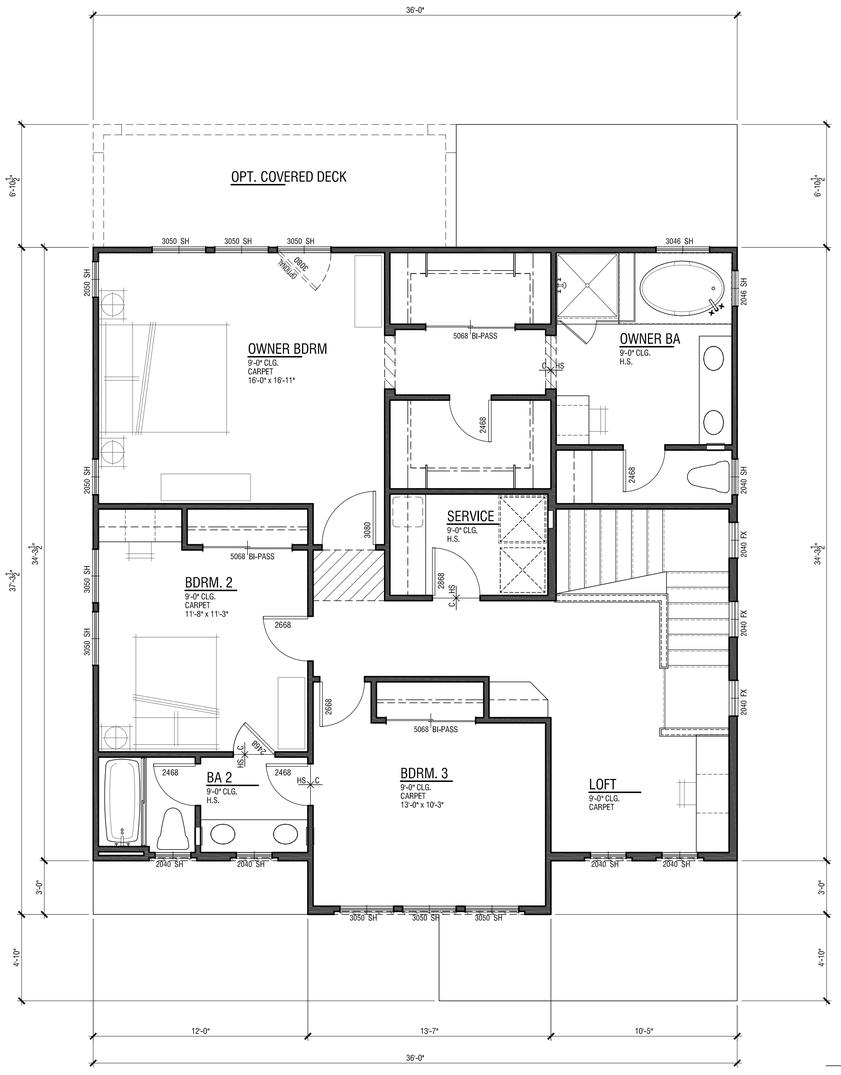
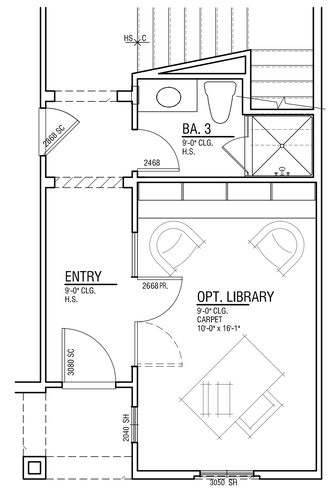
September 26, 2013

B1.6

2012150



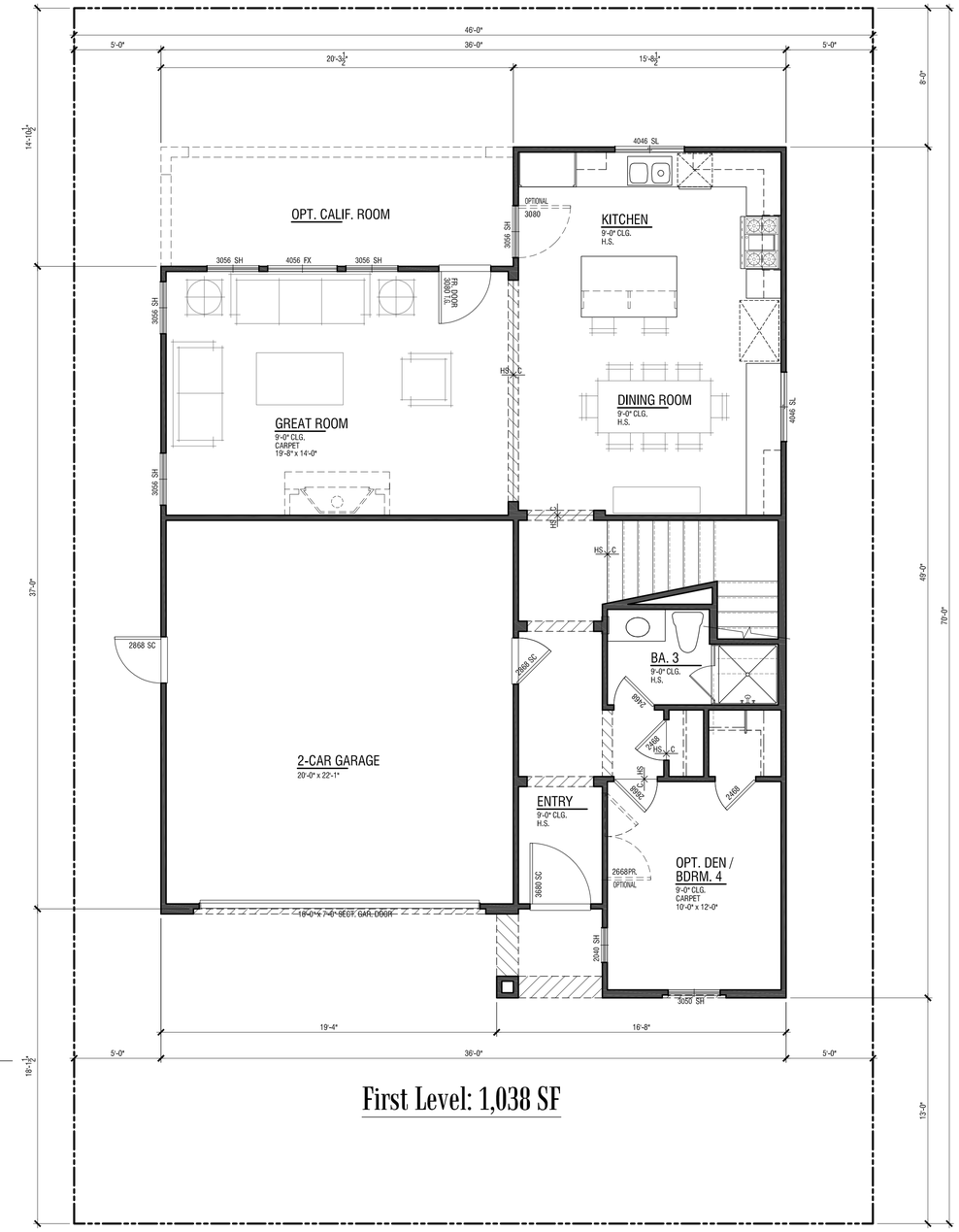
Second Level: 1,220 SF



Library Option

Plan 2

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



First Level: 1,038 SF

46' x 70' Lots

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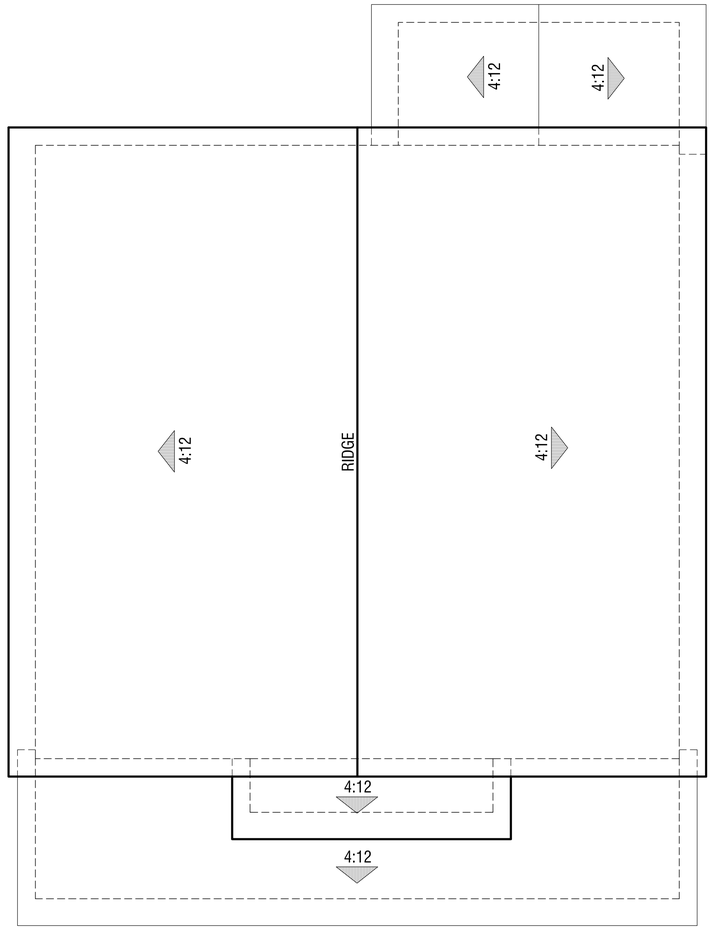
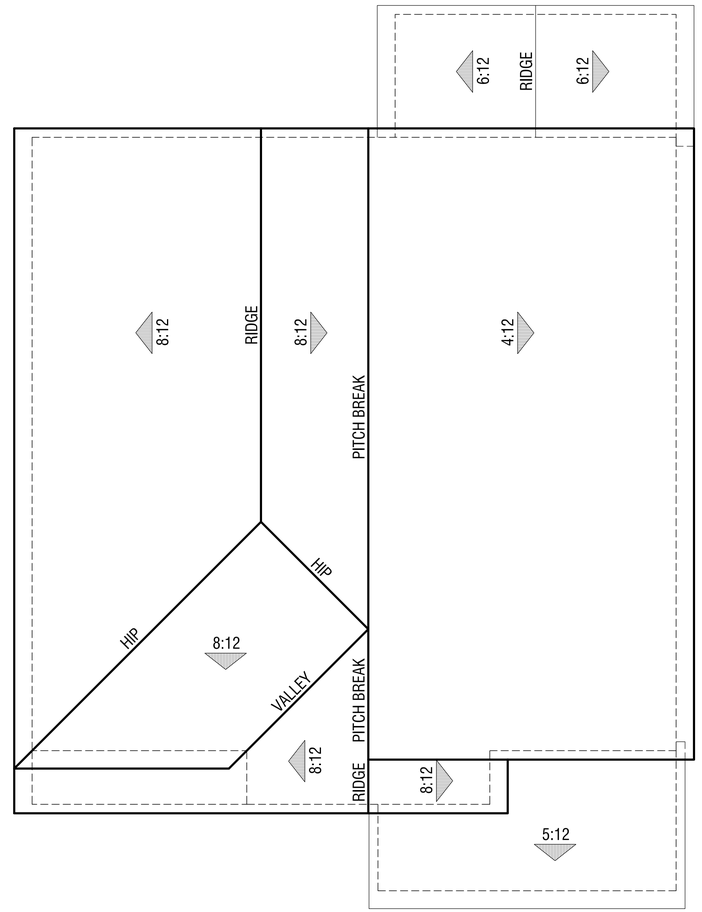
B2.1

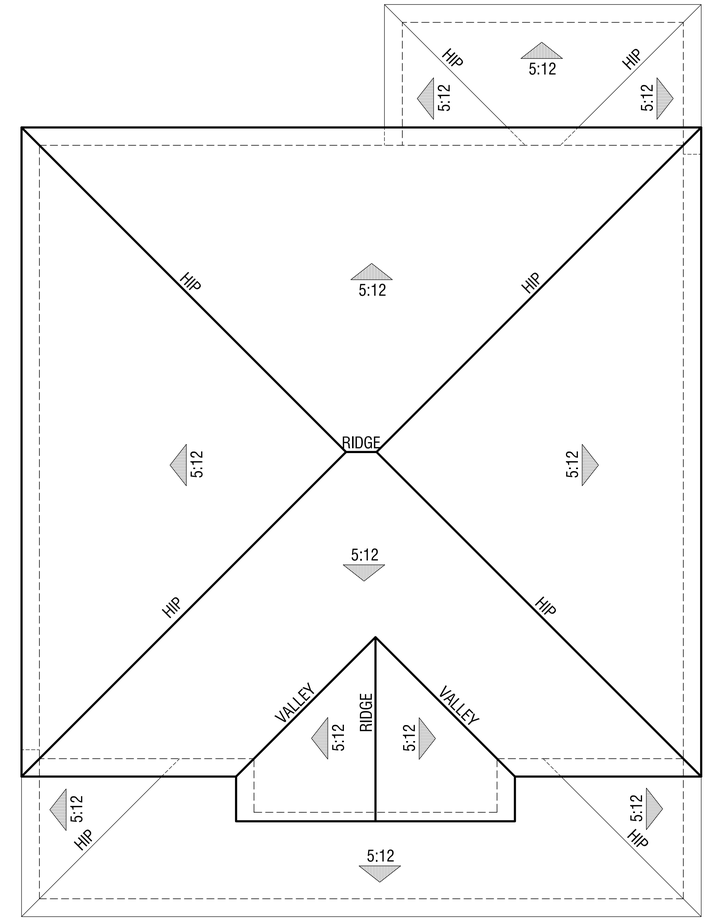
2012150



Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

Plan 2

Roof Plans

46' x 70' Lots

LAFFERTY COMMUNITIES

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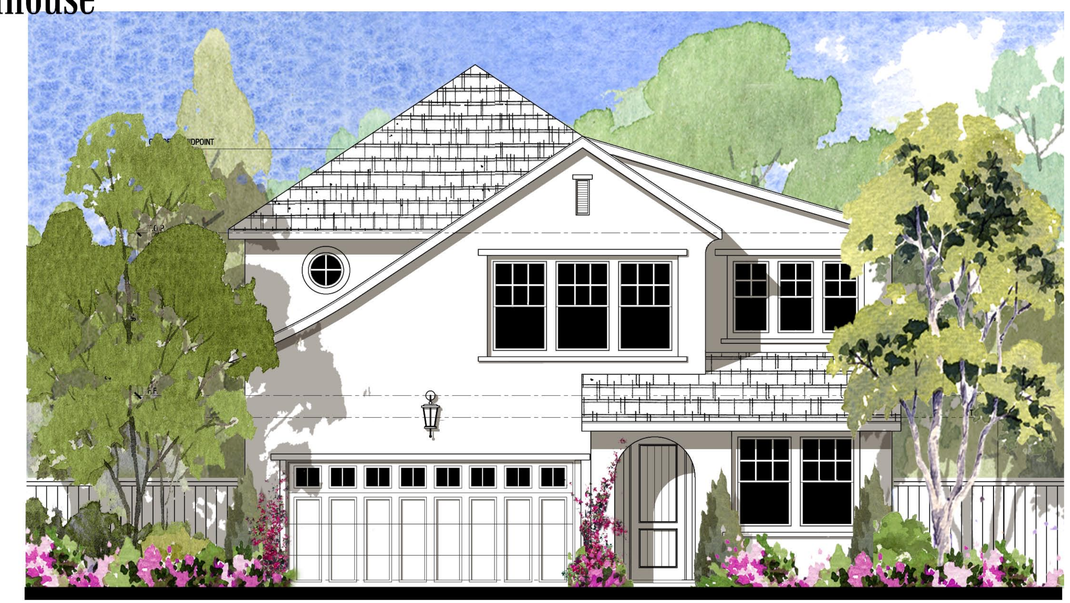
September 26, 2013

B2.2

2012150

Farmhouse

Bay Area Bungalow



Cottage

Plan 2

46' x 70' Lots

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B2.3

2012150

Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 2

Elevation A - Farmhouse

46' x 70' Lots

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 2

Elevation B - Cottage

46' x 70' Lots

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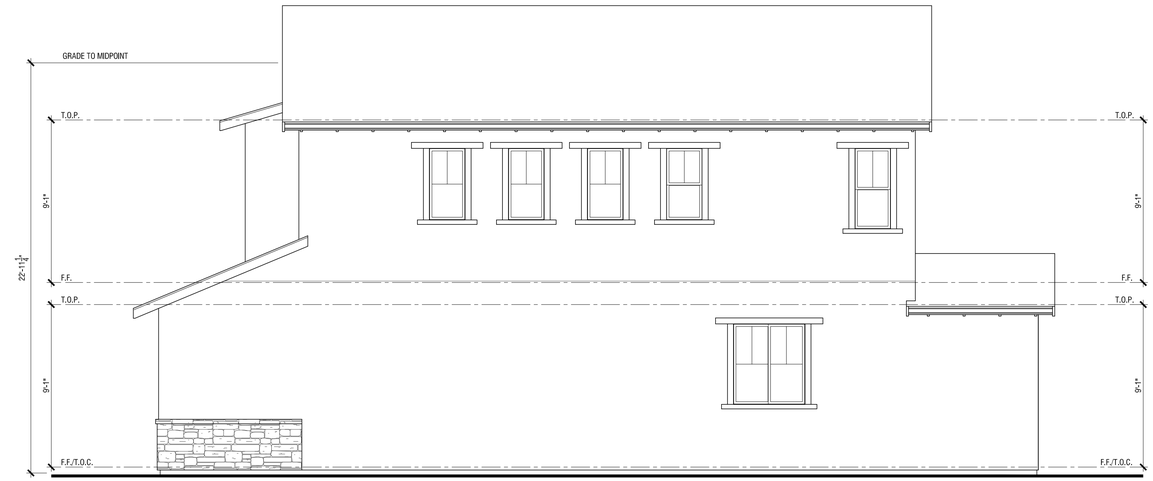
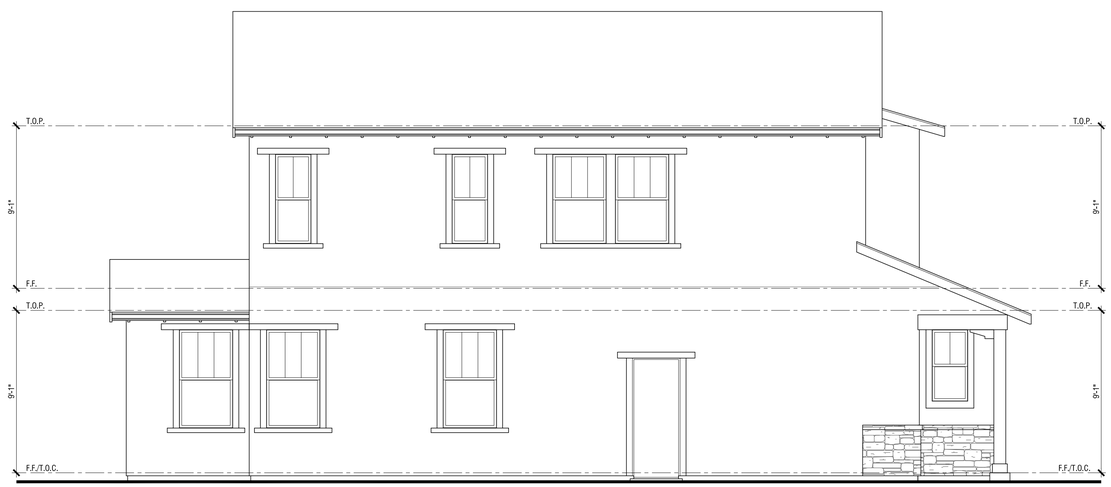
2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 2

Elevation C - Bay Area Bungalow

46' x 70' Lots

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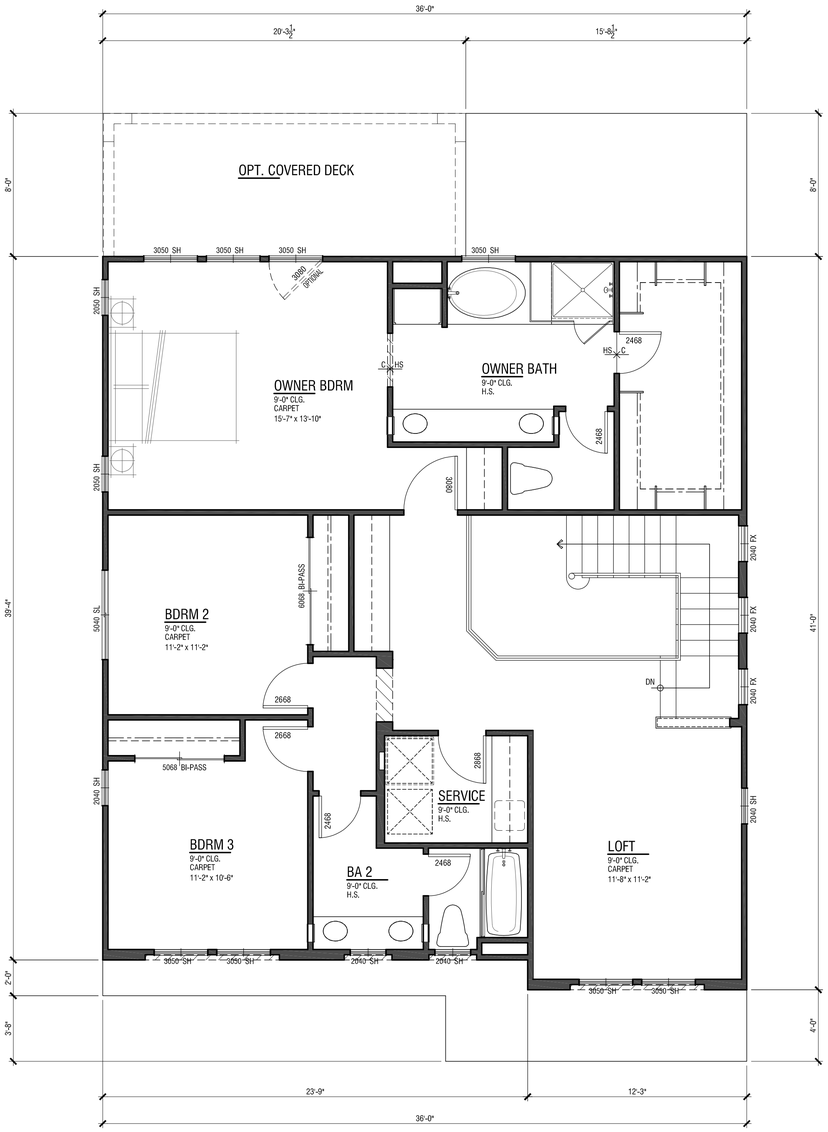
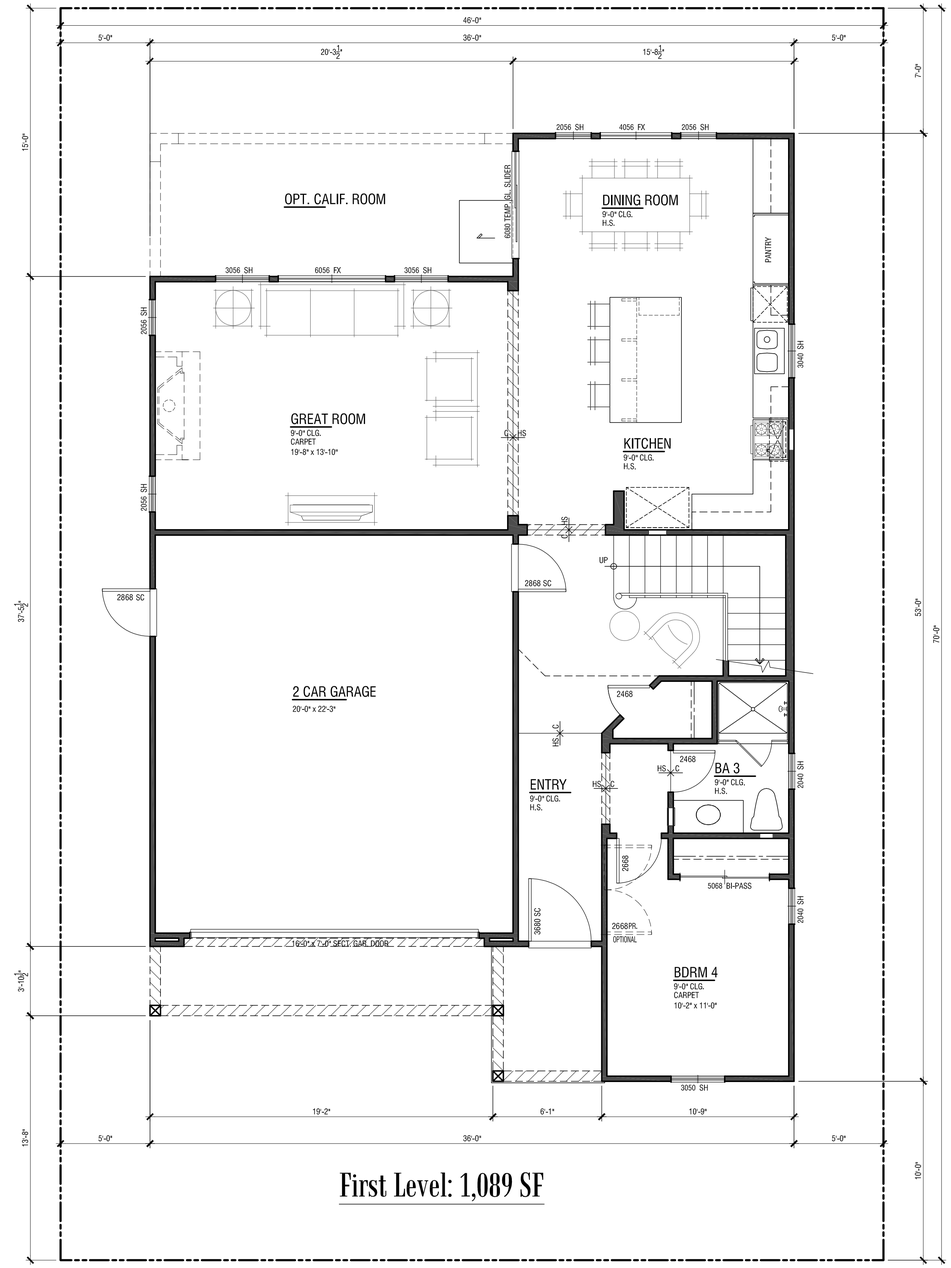
2012150



Second Level: 1,295 SF



First Level: 1,089 SF

Plan 3

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

46' x 70' Lots

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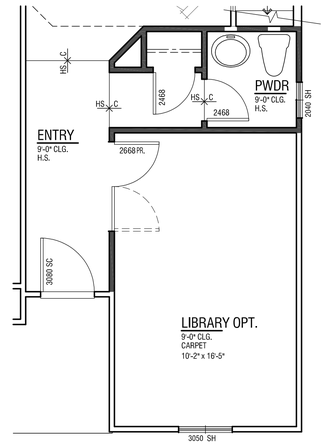
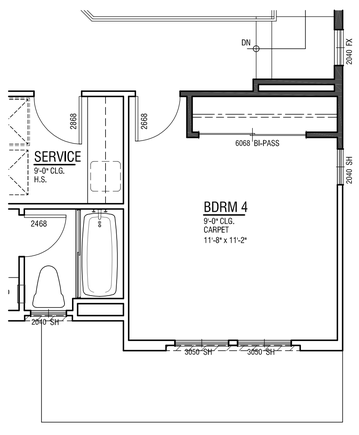
2012150



Library Option

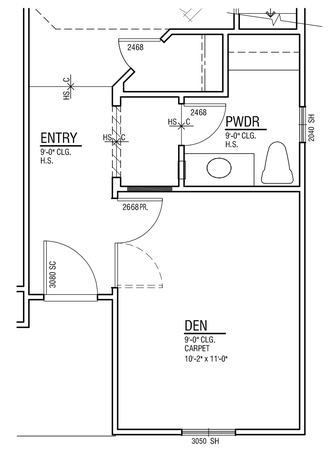


Bedroom 4 Option

Must be accompanied with Den
or Library Option

Plan 3 Options

Total: 2,384SF
4 Bdrm / 2.5 Ba
2 Car Garage



Den

46' x 70' Lots

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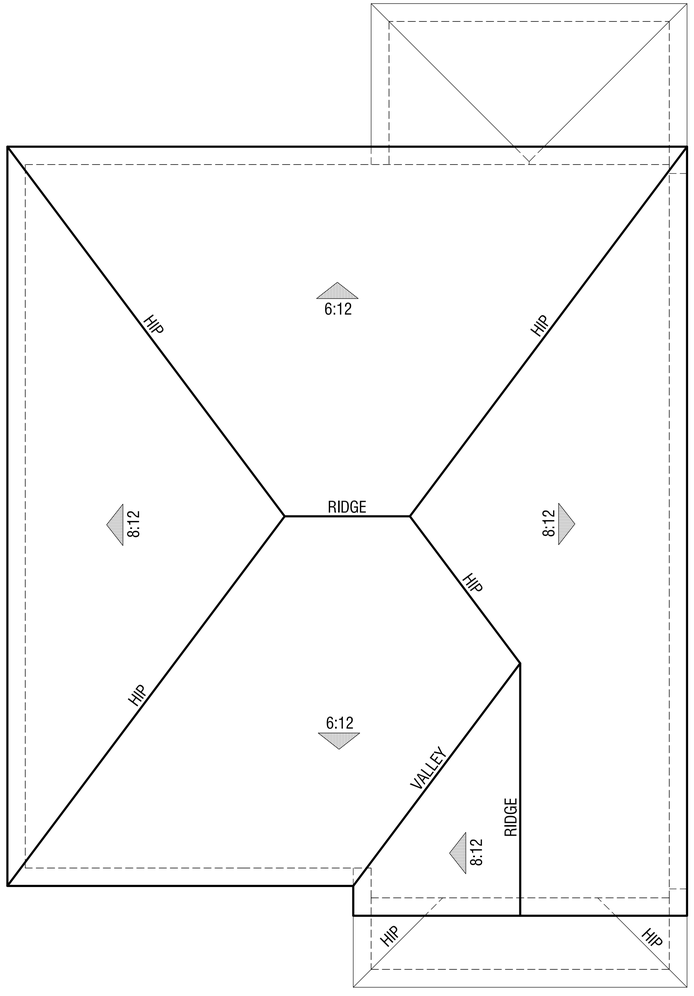
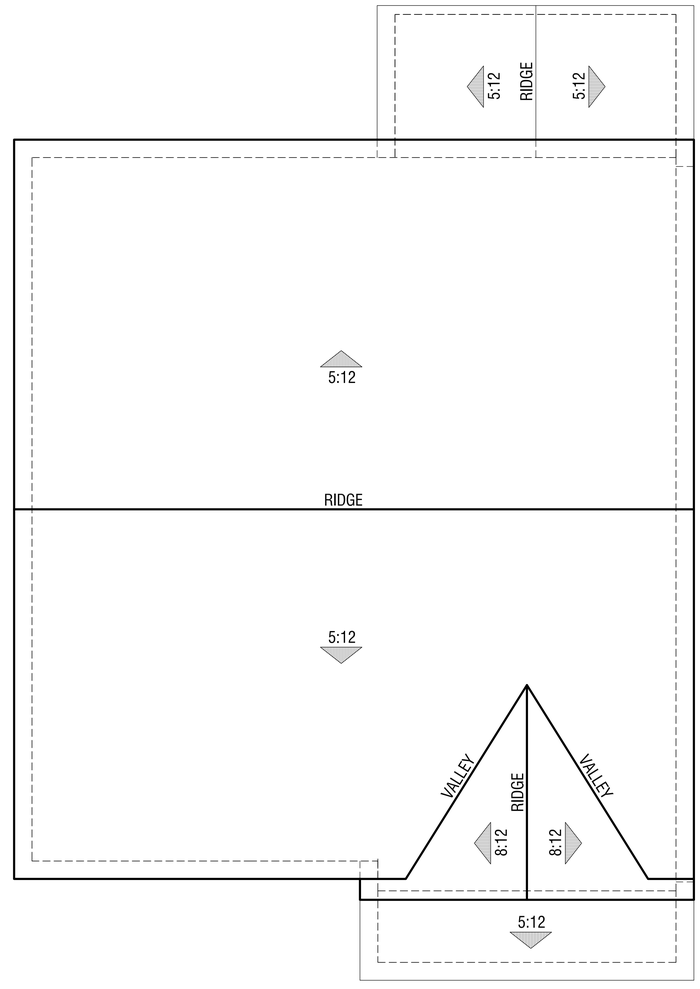
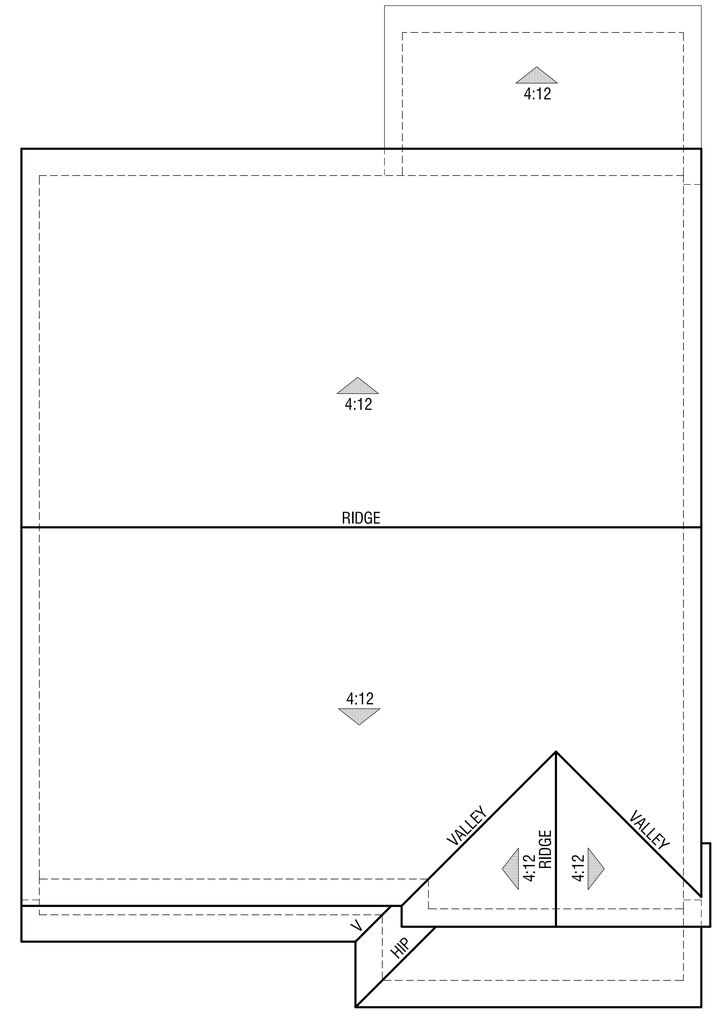
2012150



Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

Plan 3

Roof Plans

46' x 70' Lots

LAFFERTY COMMUNITIES

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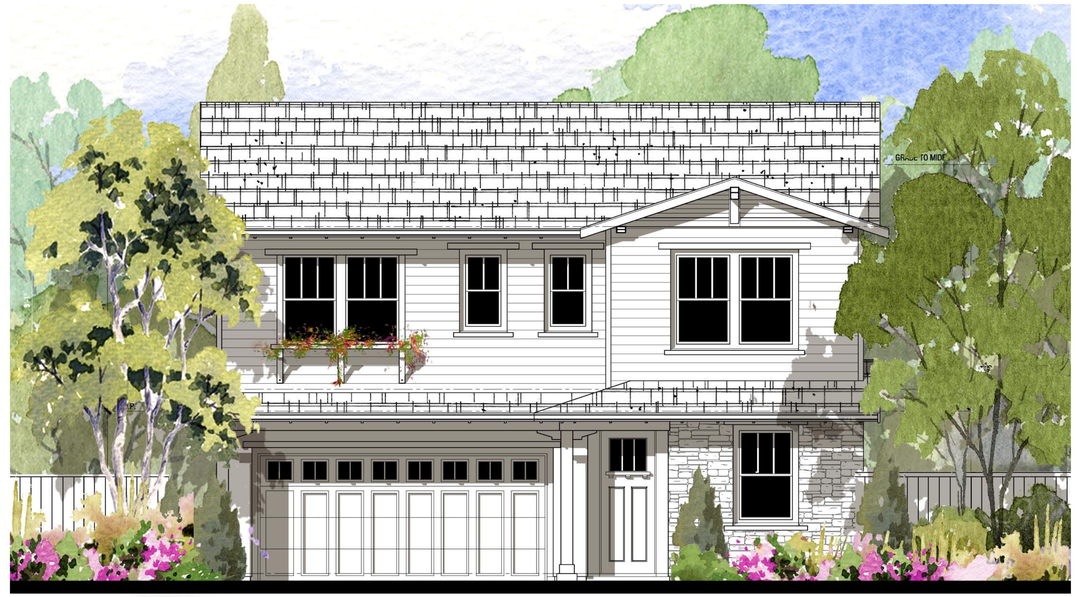
2012150



Bay Area Bungalow

Presidio

Cottage

Plan 3

46' x 70' Lots

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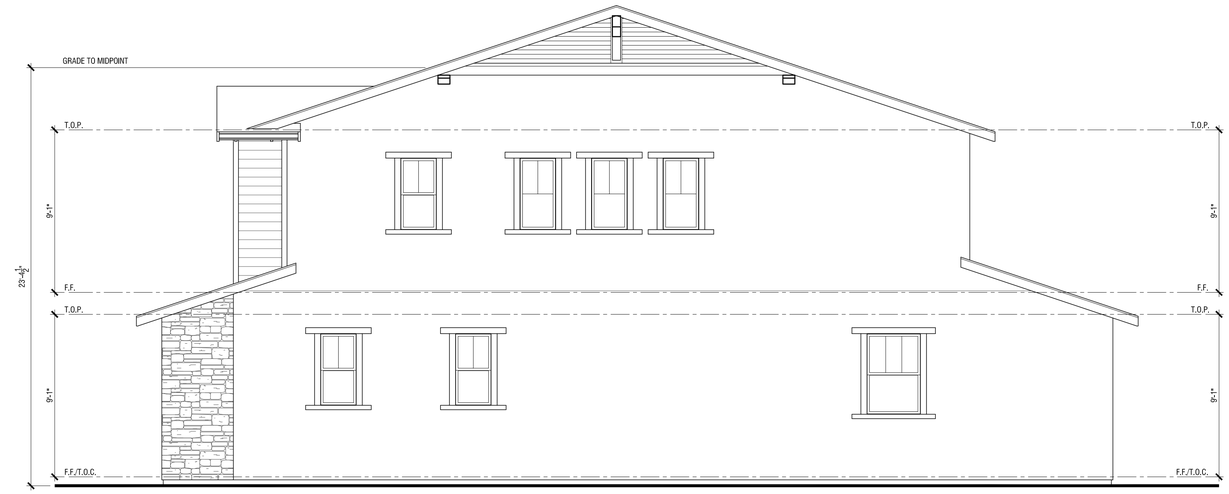
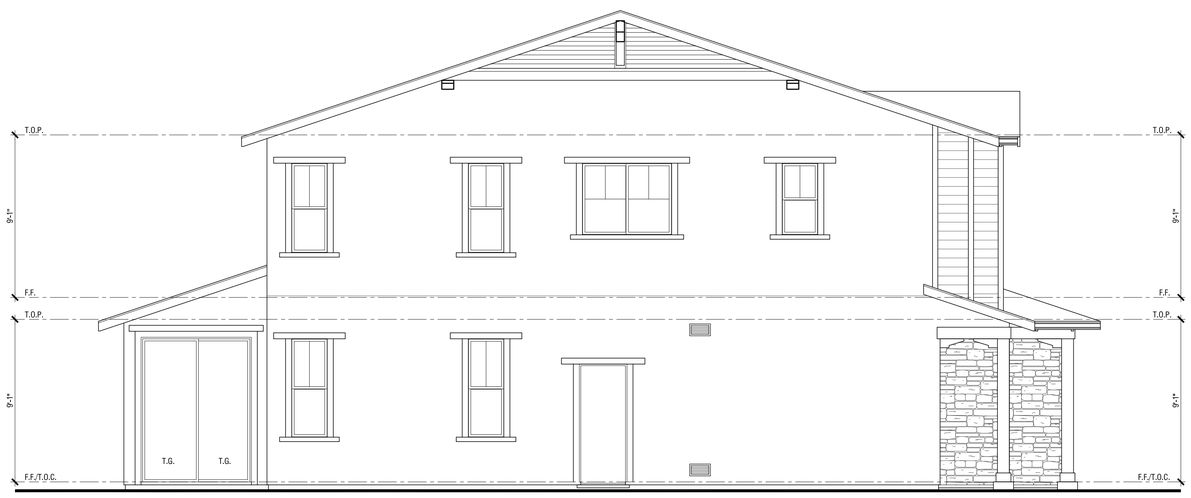
B3.3

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 3

Elevation A - Bay Area Bungalow

46' x 70' Lots

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 3

Elevation B - Cottage

46' x 70' Lots

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B3.5

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Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 3

Elevation C - Presidio

46' x 70' Lots

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B3.6

2012150

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 %

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Neighborhood 3 - Court Homes

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SP3

2012074

Perspective Rendering

Court Homes

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C1.01

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Plan 4B
Farmhouse

Plan 4AR
Monterey

Plan 4C
Cottage

Neighborhood 3 Streetscene

Court Homes

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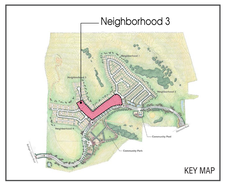
San Ramon, CA



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C1.02

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Plan 3C
Cottage

Plan 2B
Bay Area Bungalow

Plan 1A
Presidio

Plan 2C
Cottage

Plan 3A
Farmhouse

Neighborhood 3 Streetscene

Court Homes

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San Ramon, CA

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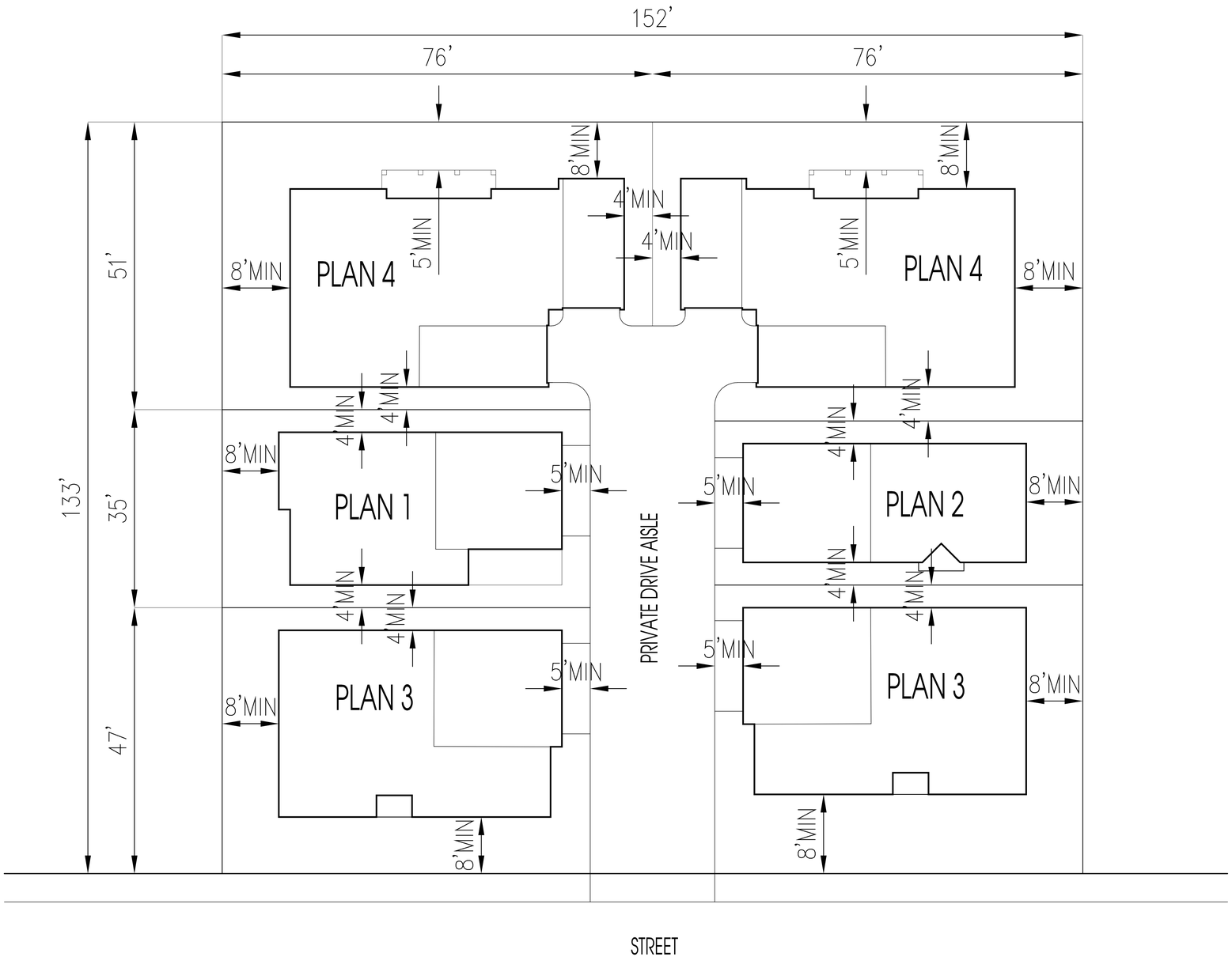

TYPICAL LOT SETBACKS

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

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Typical Neighborhood 3 - Court Homes

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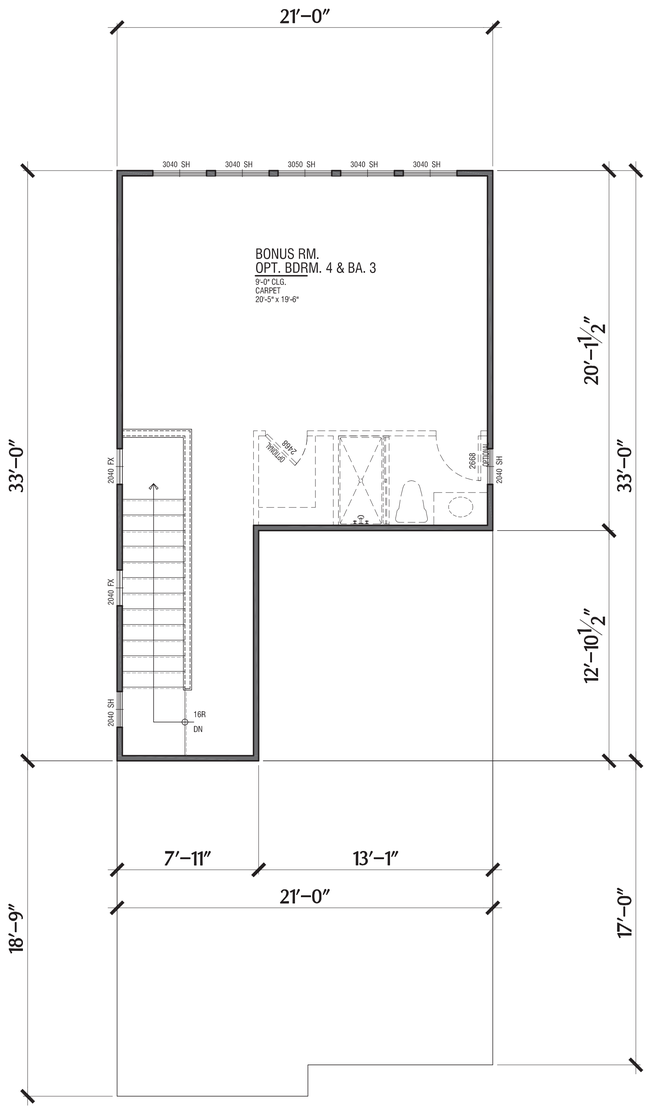

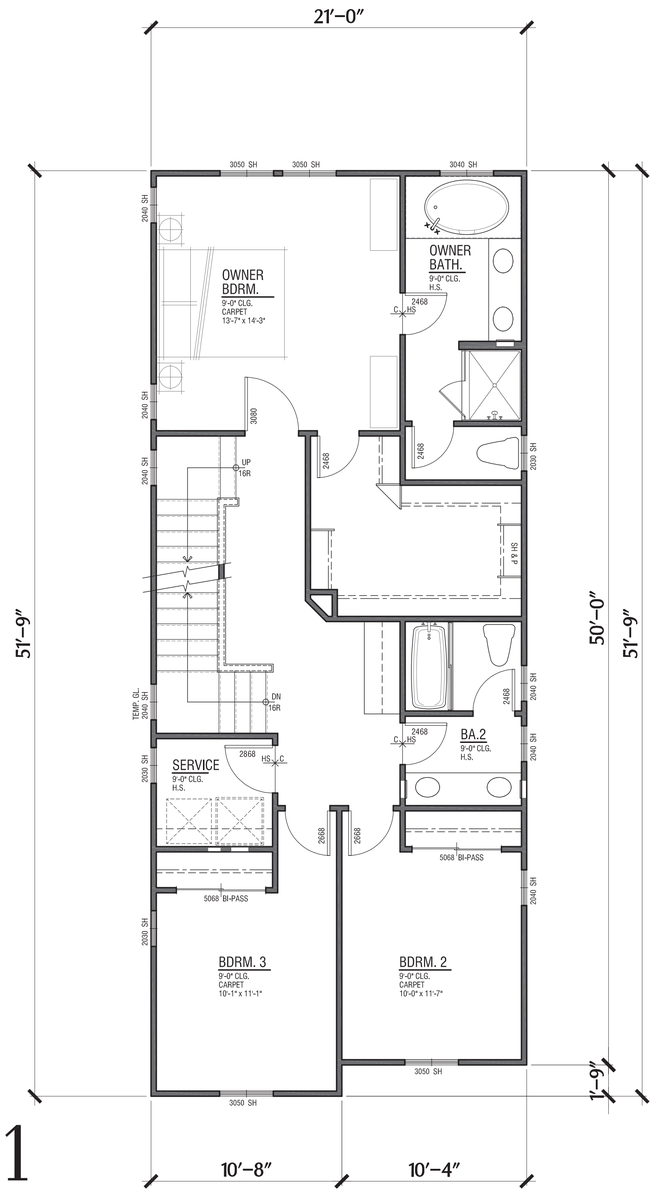

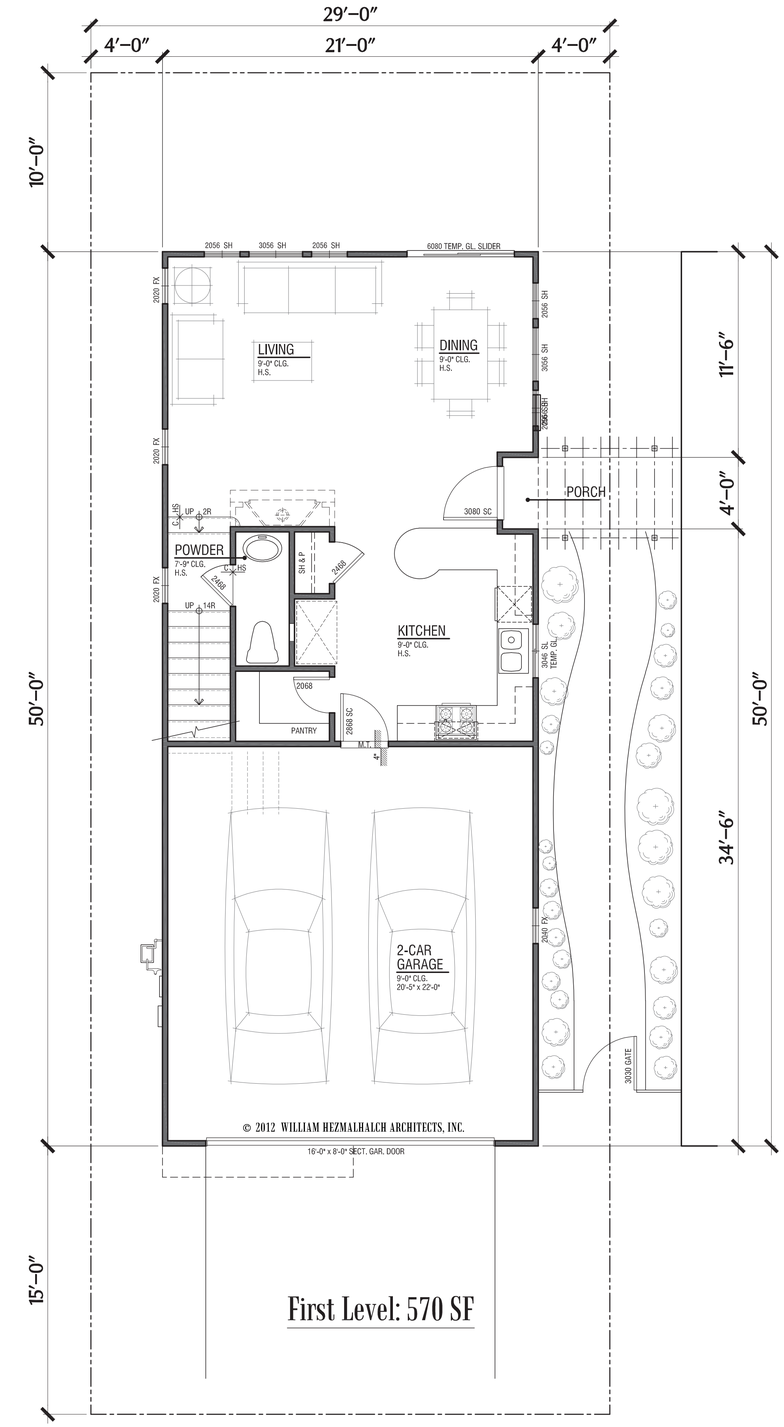

Plan 1

Third Level: 333 SF

Total: 1,862 SF
Garage: 427 SF
3 Bdrm / Bonus Rm /2 ½ Ba
2 Car Garage

Second Level: 959 SF

First Level: 570 SF

Court Homes

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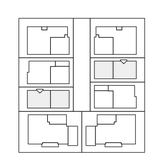

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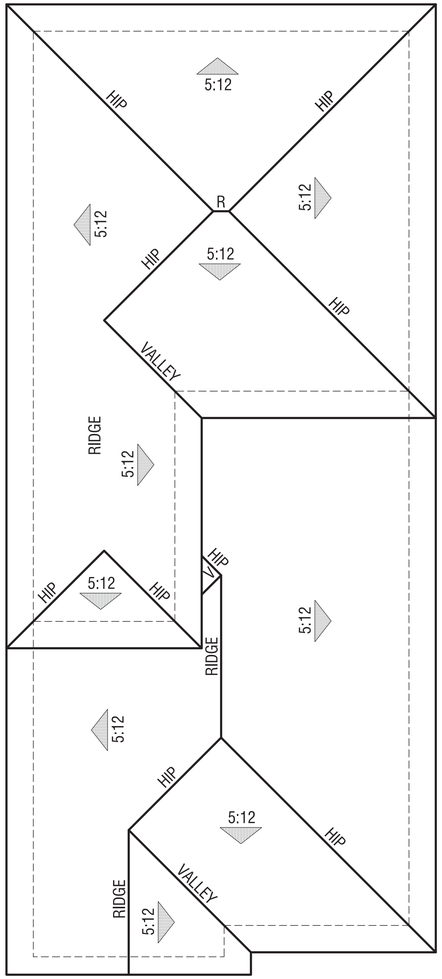
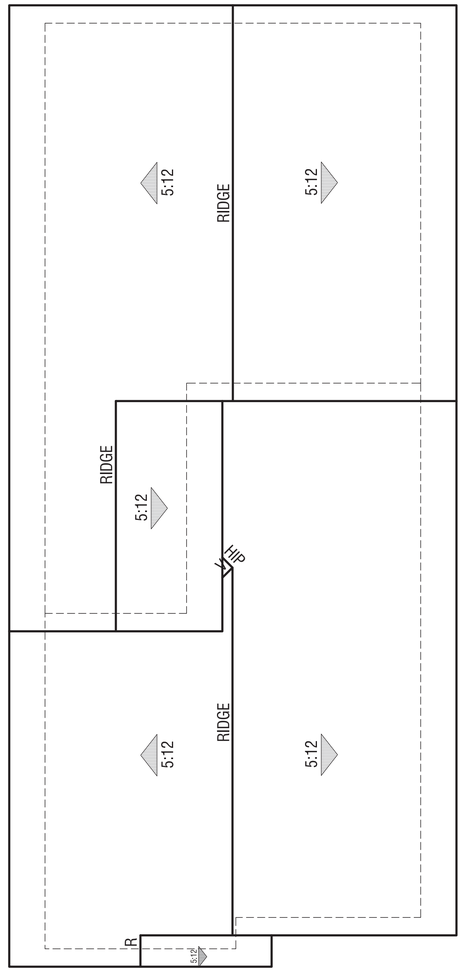
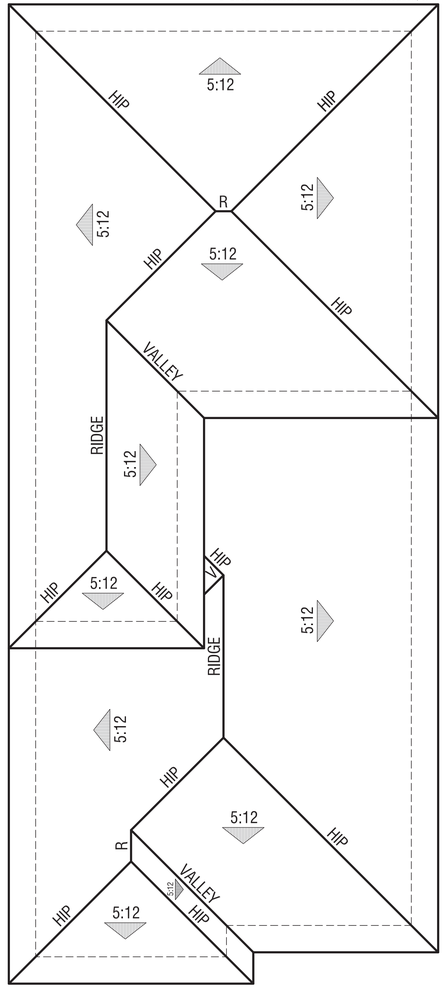


Elevation C - Farmhouse



Elevation B - Bay Area Bungalow



Elevation A - Presidio

Plan 1

Roof Plan

Court Homes

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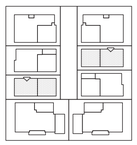

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Elevation B
Bay Area Bungalow

Elevation C
Farmhouse

Plan 1

Yard Elevations

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Elevation A
Presidio

Court Homes

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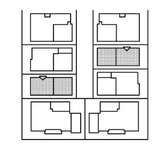

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October 3, 2012

C1.3

2012149

Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation A - Presidio

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Yard Elevation

Court Homes

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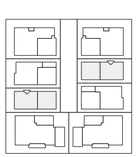

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation B - Bay Area Bungalow

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Yard Elevation

Court Homes

LAFFERTY COMMUNITIES

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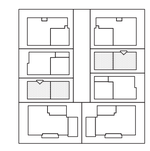

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C1.5

2012149

Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation C - Farmhouse

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Yard Elevation

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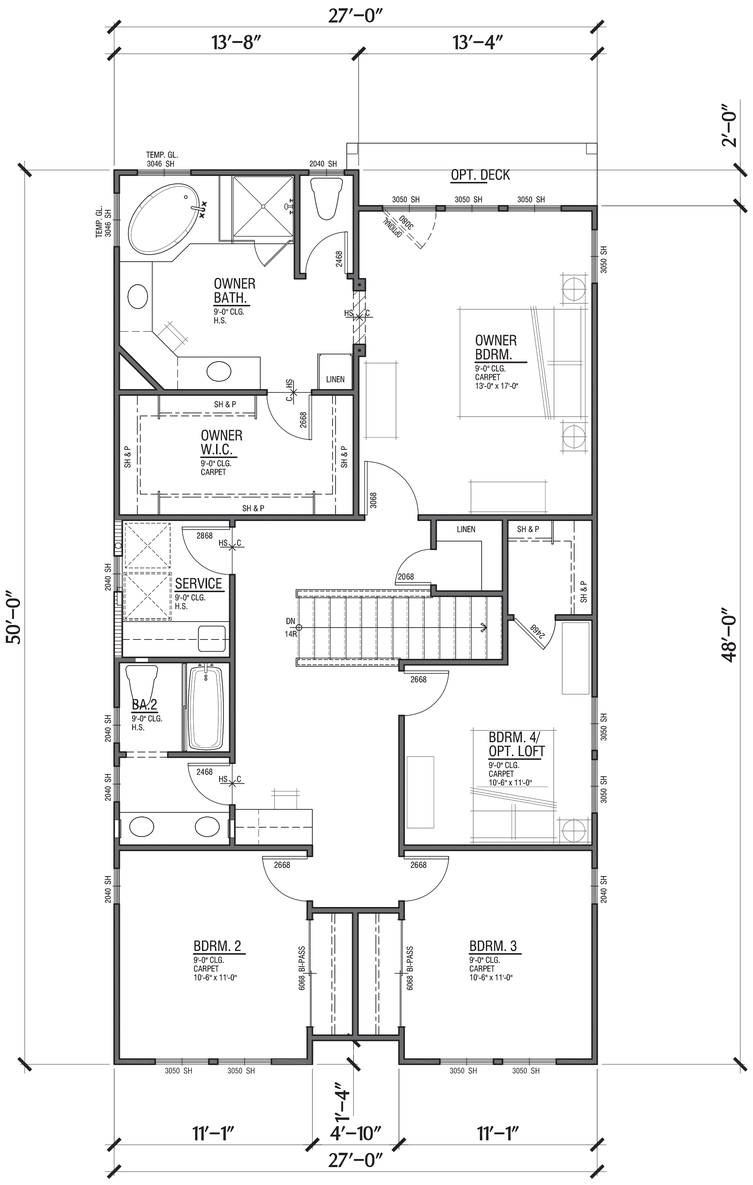
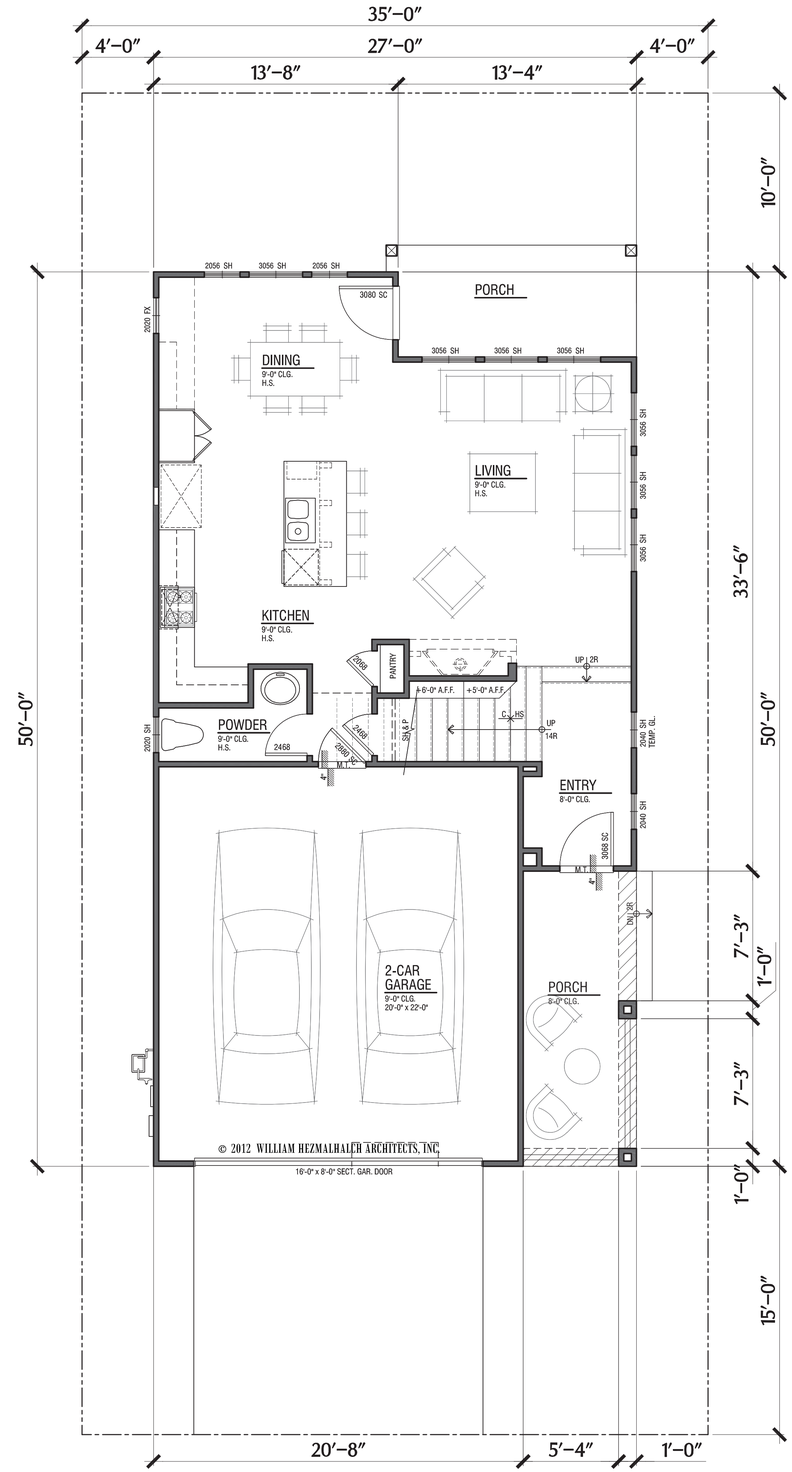




Plan 2

Total: 2,054 SF
Garage: 460 SF
4 Bdrm / 2 ½ Ba
2 Car Garage

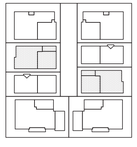
Court Homes

FARIA PRESERVE

San Ramon, CA

Second Level: 1,295 SF

First Level: 759 SF



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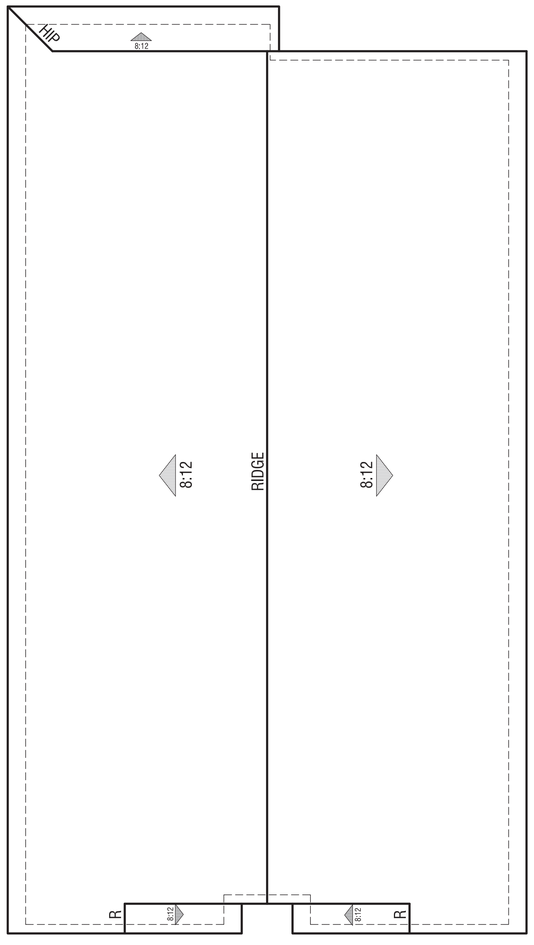
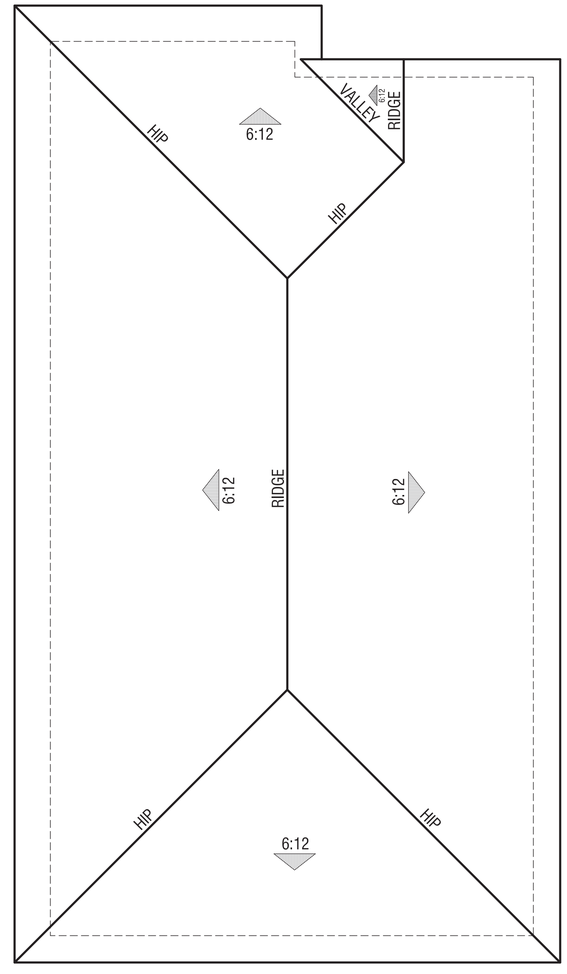


Elevation C - Cottage



Elevation B - Bay Area Bungalow

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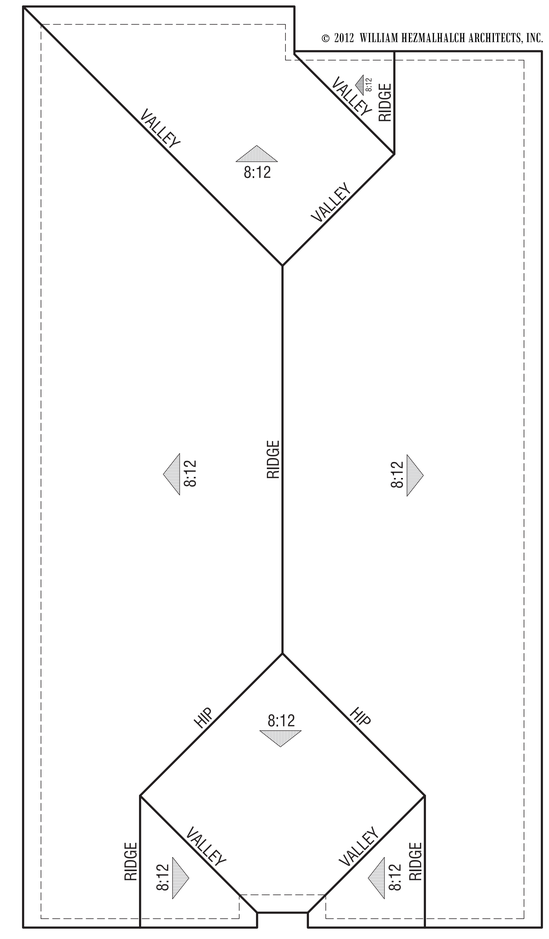

Elevation A - Presidio

Plan 2

Roof Plans

Court Homes

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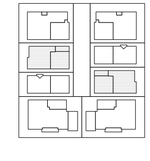

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Elevation B
Bay Area Bungalow

Elevation C
Cottage

Plan 2

Yard Elevations

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Elevation A
Presidio

Court Homes

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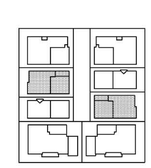

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

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Yard Elevation

Plan 2

Elevation A - Presidio

Court Homes

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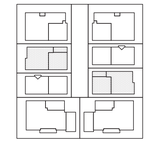

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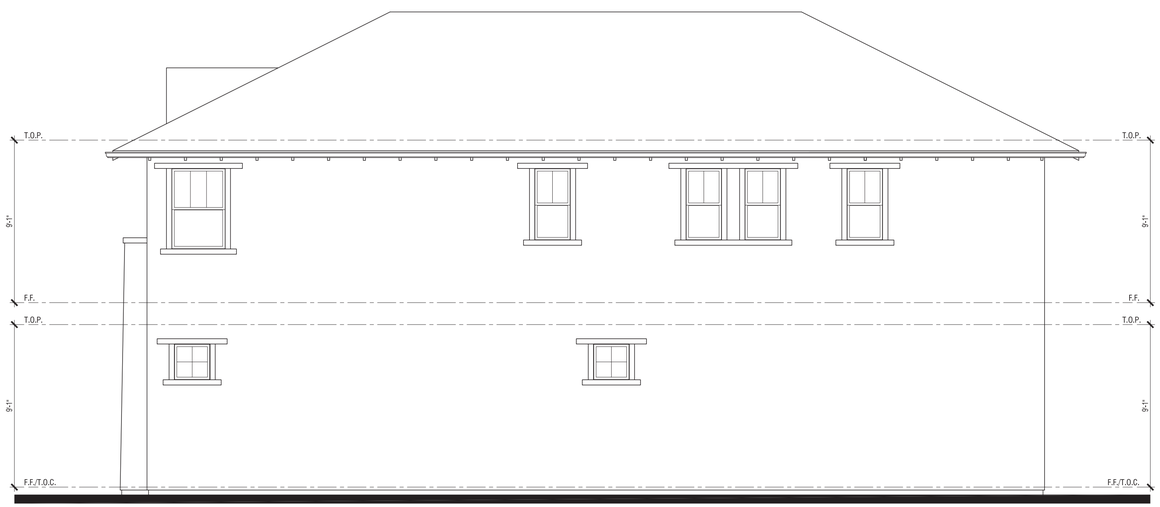
Alley Elevation

Right Elevation from Alley



Left Elevation from Alley

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Yard Elevation

*Shown with opt. deck @ 2nd floor

Plan 2

Elevation B - Bay Area Bungalow

Court Homes

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San Ramon, CA

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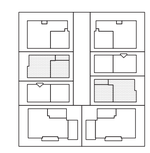

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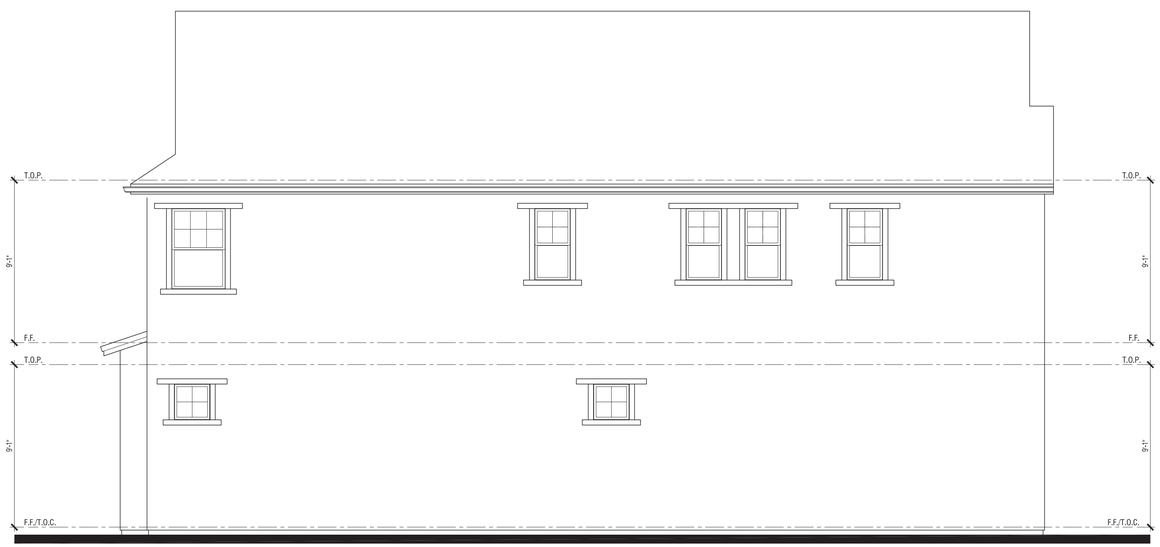
Alley Elevation

Right Elevation from Alley



Left Elevation from Alley

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Yard Elevation

Plan 2

Elevation C - Cottage

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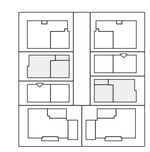

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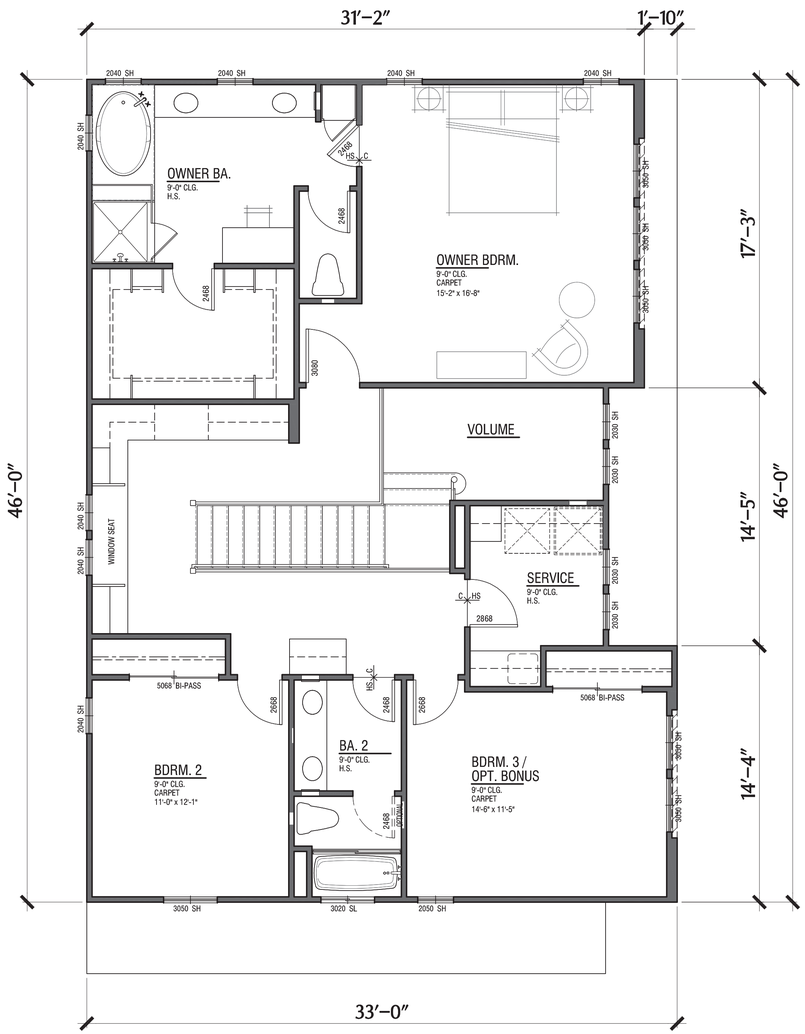

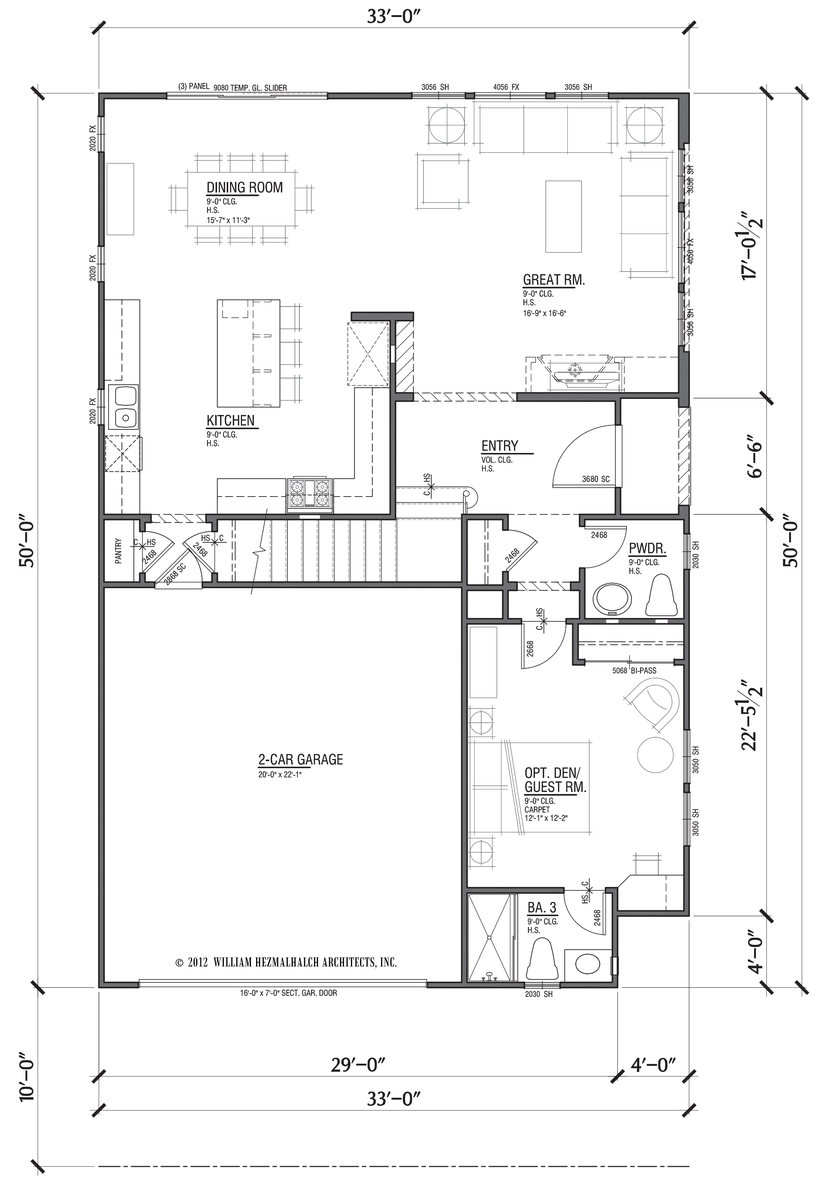

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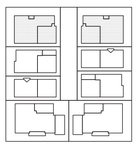
Plan 3

Total: 2,360 SF
Garage: 465 SF
4 Bdrm / 3 ½ Ba
2 Car Garage

Court Homes

Second Level: 1,224 SF

First Level: 1,136 SF



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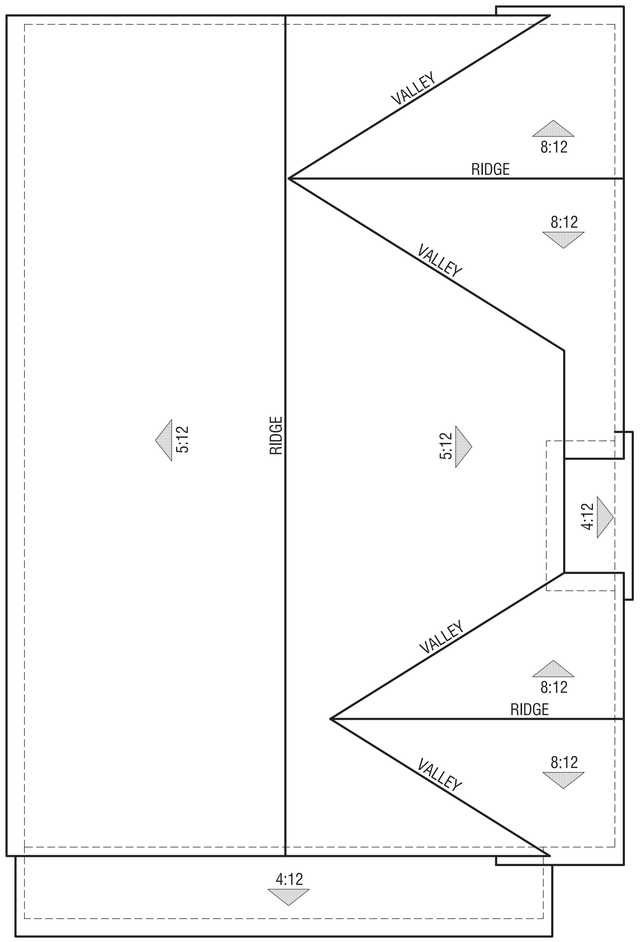
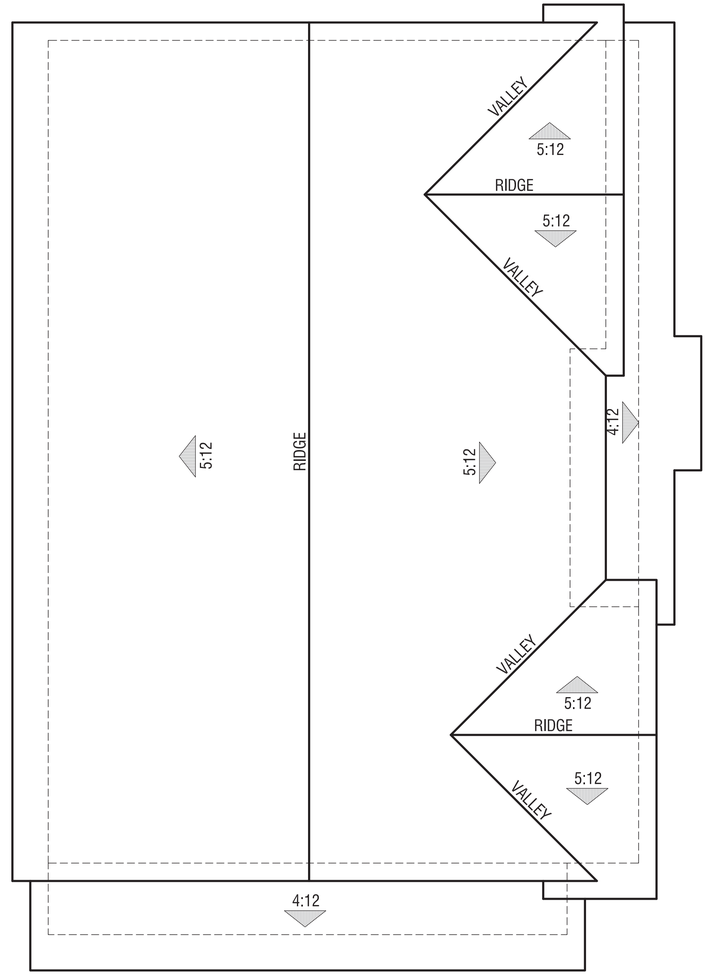
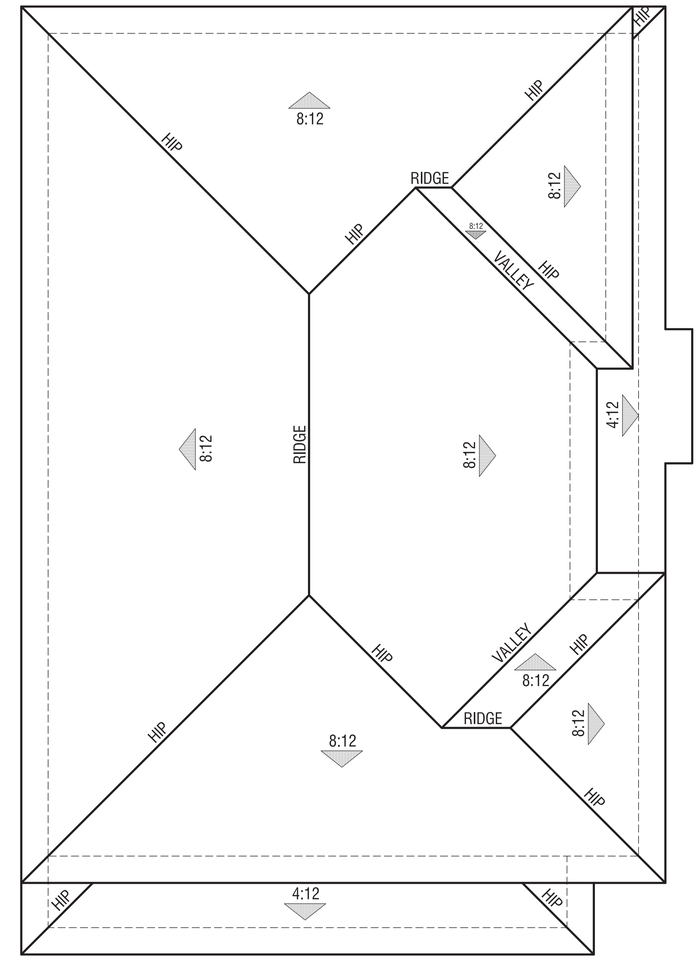


Elevation C - Cottage



Elevation B - Bay Area Bungalow



Elevation A - Farmhouse

Plan 3

Roof Plans

Court Homes

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San Ramon, CA

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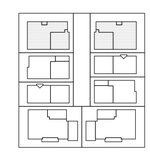

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Elevation A
Farmhouse

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Elevation C
Cottage

Plan 3

Entrance Elevations

Elevation B
Bay Area Bungalow

Court Homes

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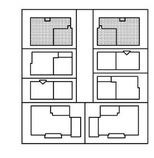

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation A - Farmhouse

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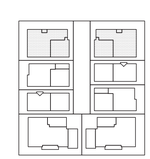

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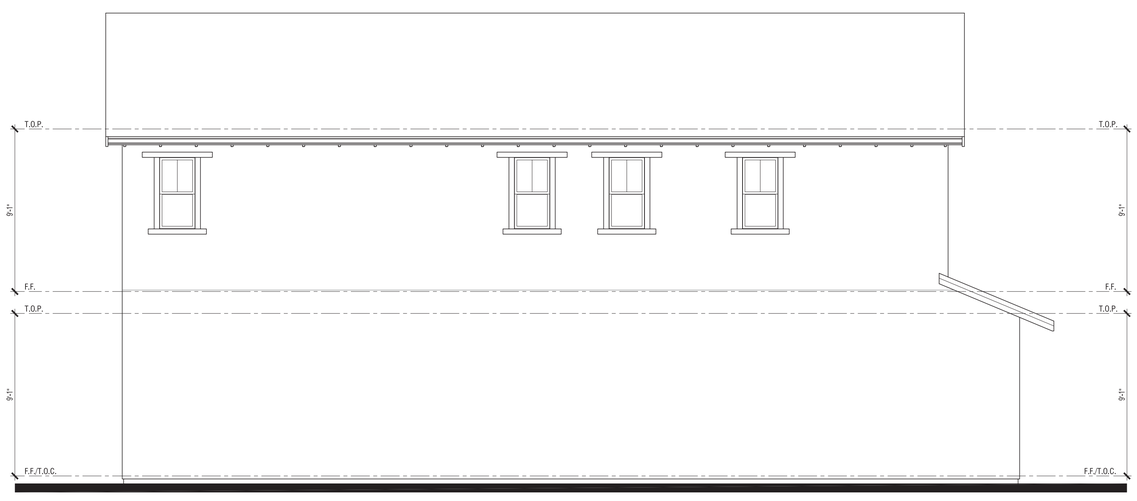
Alley Elevation

Right Elevation from Alley



Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation B - Bay Area Bungalow

Court Homes

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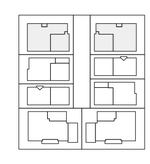

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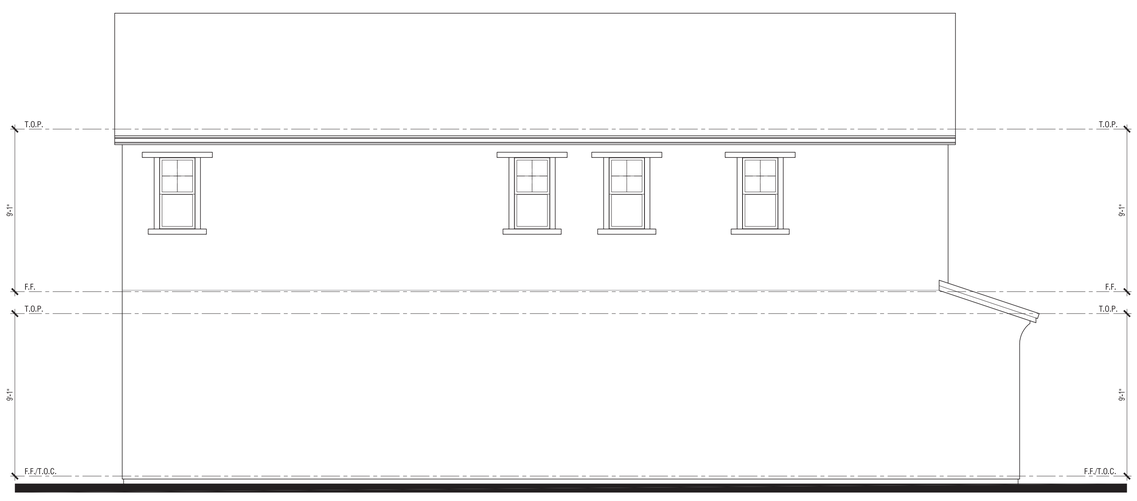
Alley Elevation

Entrance Elevation



Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation C - Cottage

Court Homes

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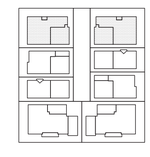

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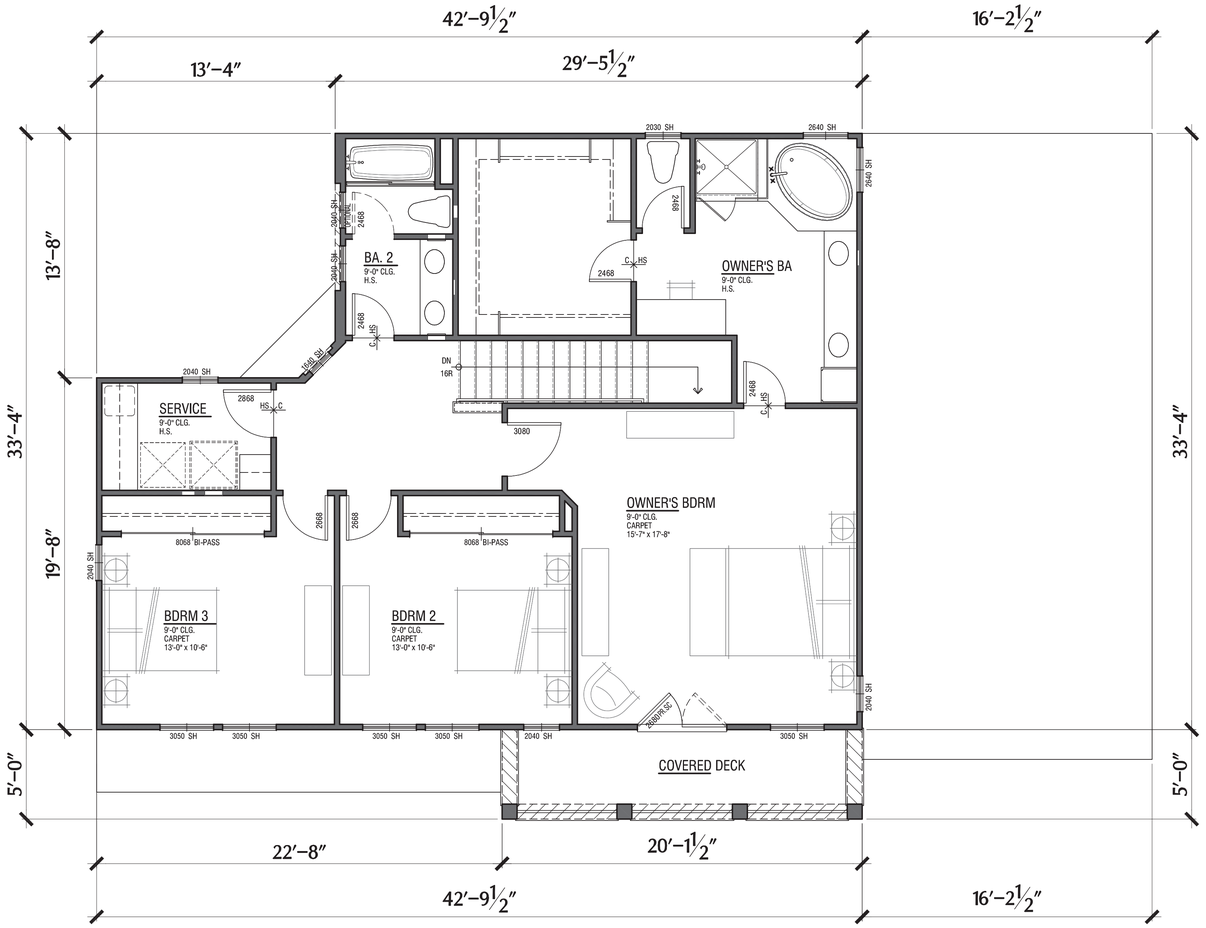
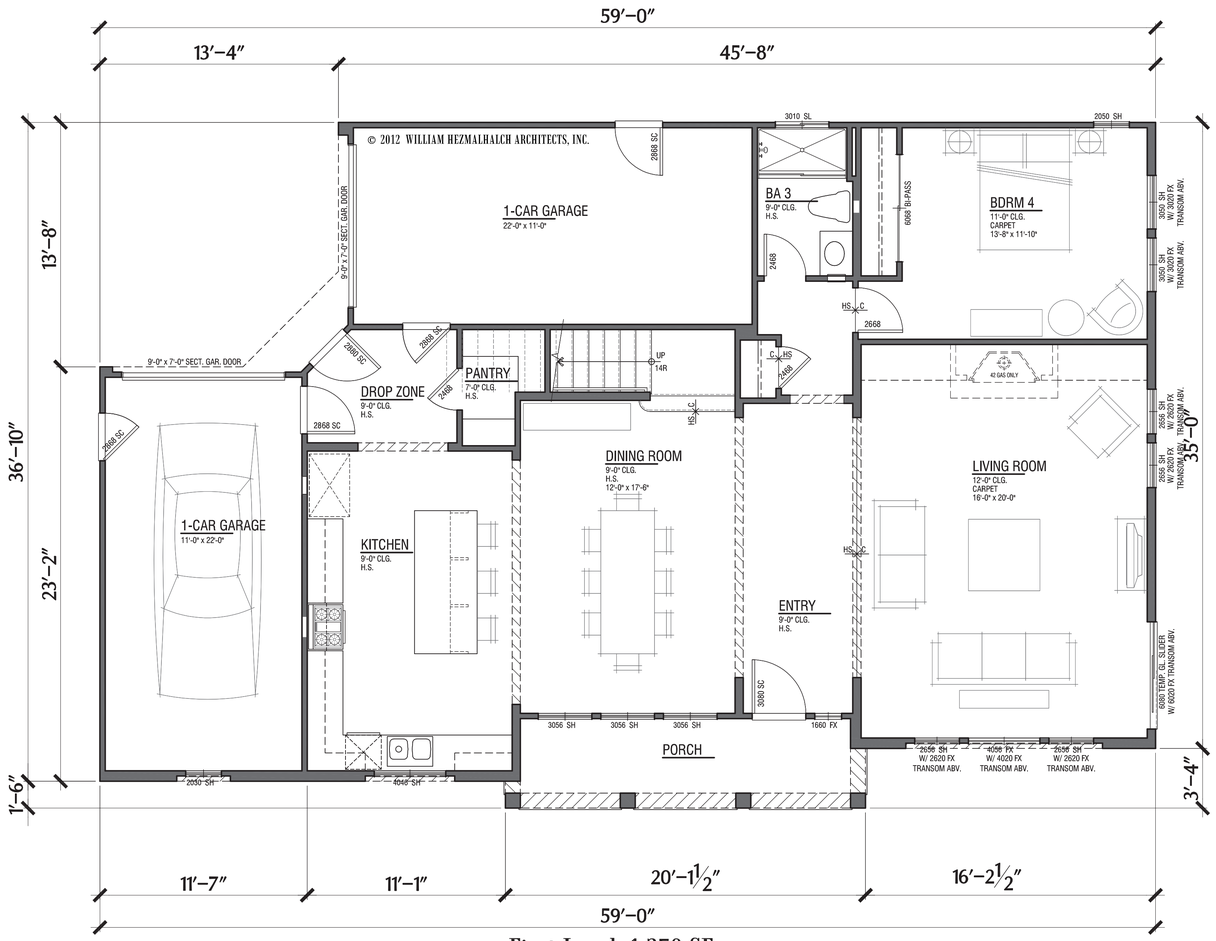


Second Level: 1,209 SF



First Level: 1,379 SF

Plan 4

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

Court Homes

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San Ramon, CA

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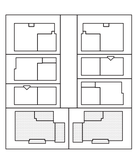

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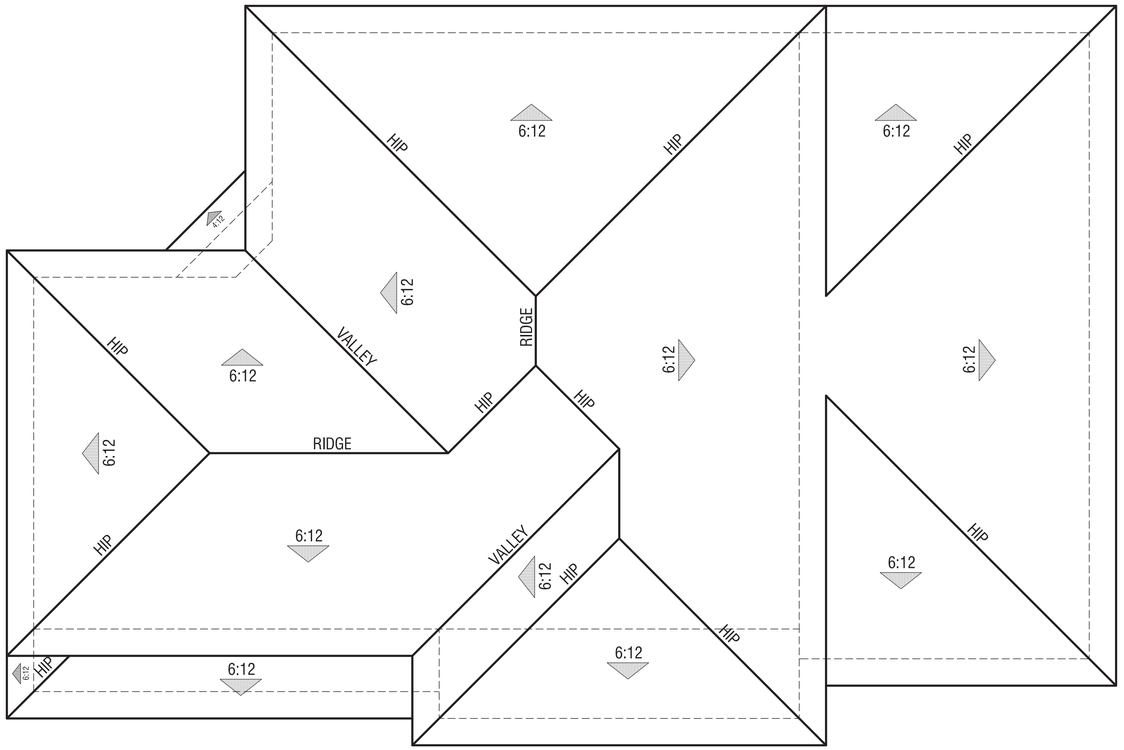
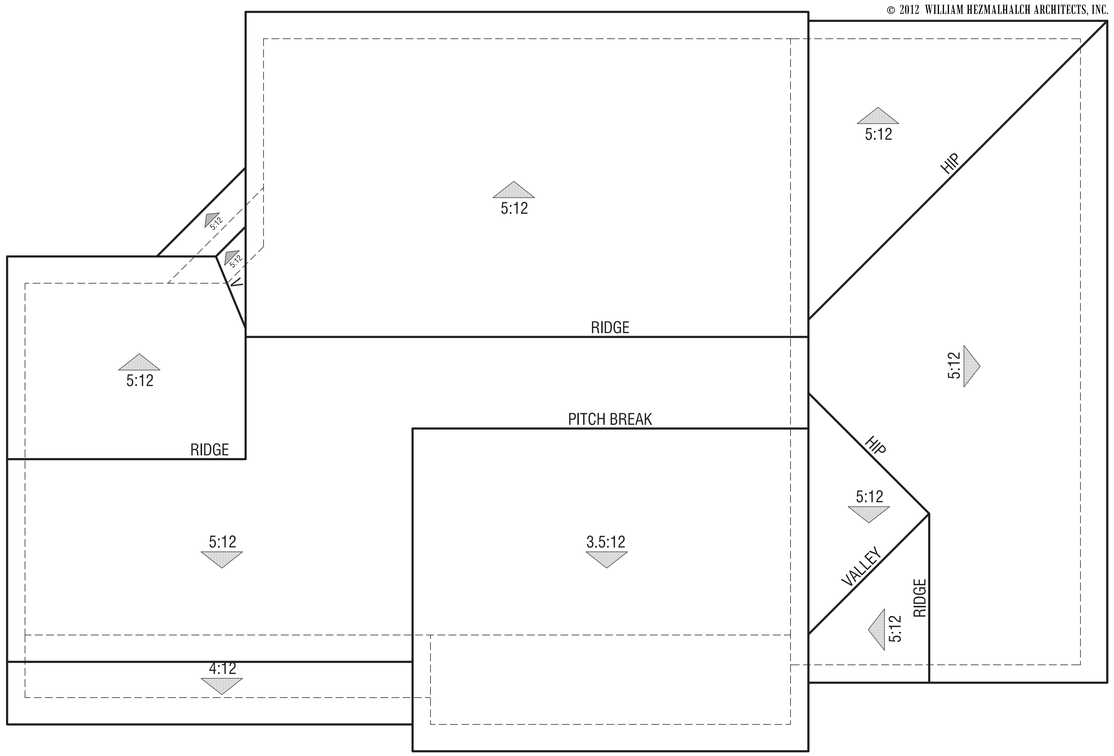


Elevation B - Farmhouse



Elevation A - Monterey

Plan 4

Roof Plans

Court Homes

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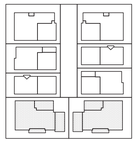
San Ramon, CA



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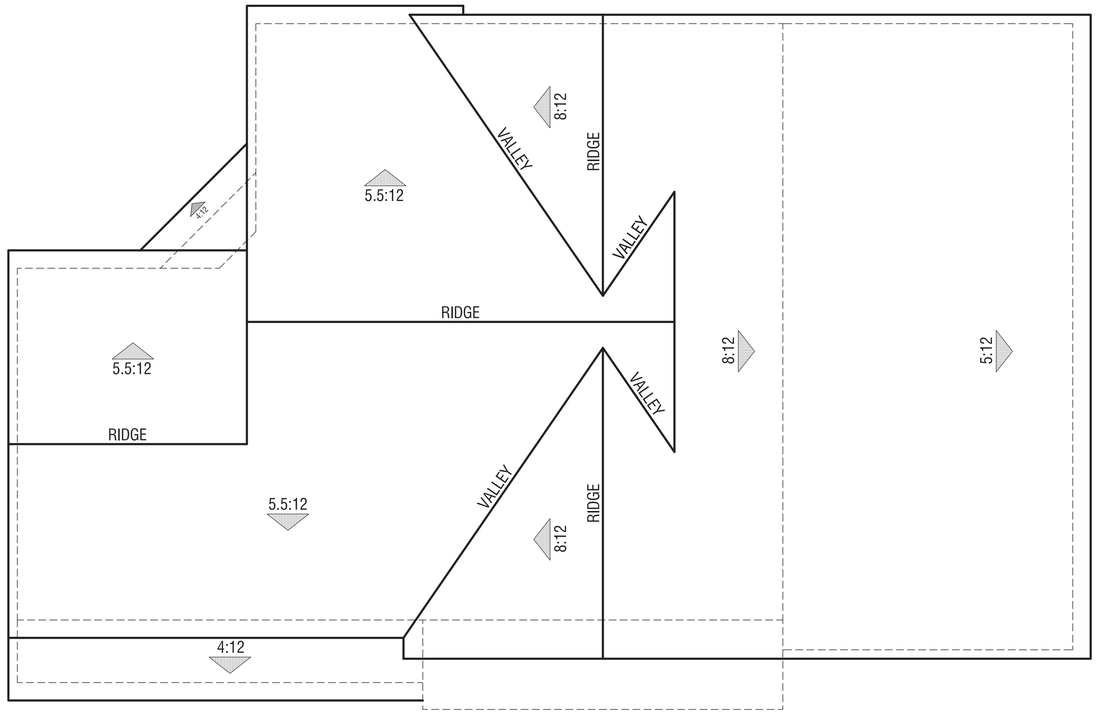

Elevation C - Cottage

Plan 4

Roof Plans

Court Homes

LAFFERTY COMMUNITIES

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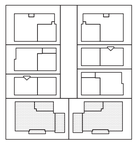

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September 26, 2013

C4.2.1

2012149

Elevation A
Monterey

Elevation C
Cottage

Elevation B
Farmhouse

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Plan 4

Entrance Elevations

Court Homes

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San Ramon, CA

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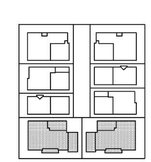

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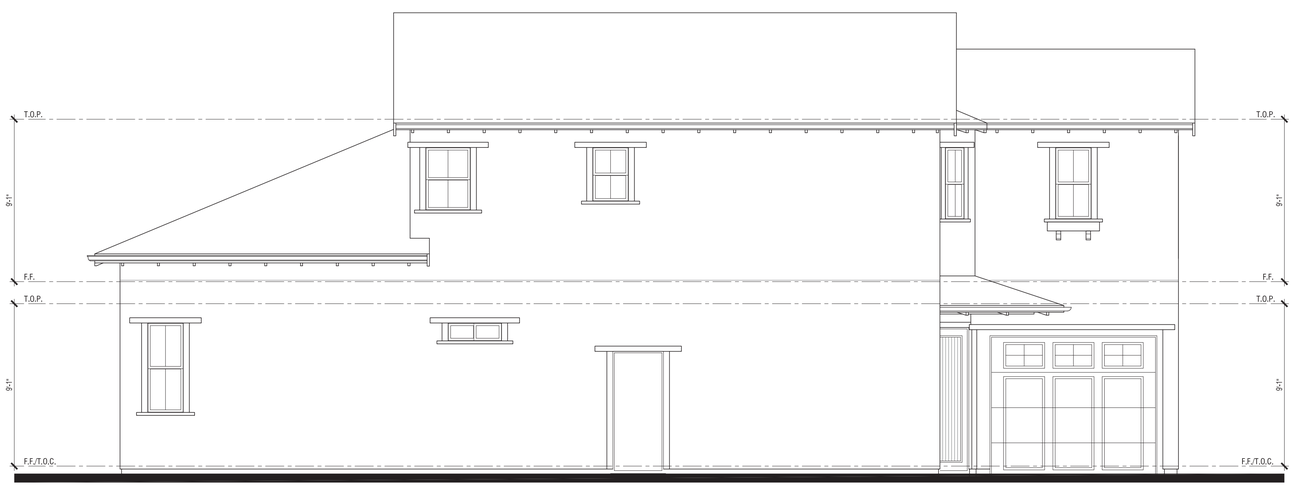
April 30, 2012

C4.3

2012149

Alley Elevation

Entrance Elevation



Left Elevation from Alley

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Yard Elevation

Plan 4

Elevation A - Monterey

Court Homes

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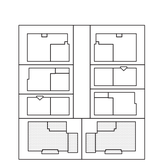

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C4.4

2012149

Alley Elevation

Entrance Elevation

Left Elevation from Alley

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Yard Elevation

Plan 4

Elevation B - Farmhouse

Court Homes

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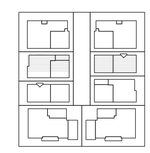

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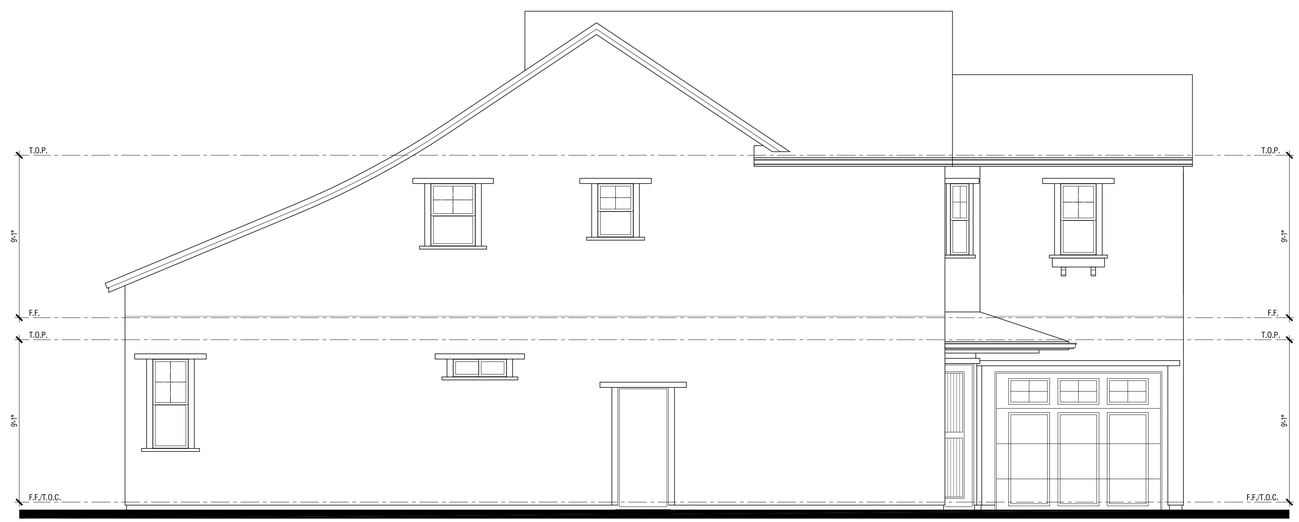
C4.5

2012149

Alley Elevation

Entrance Elevation



Left Elevation from Alley

Yard Elevation

Plan 4

Elevation C - Cottage

Court Homes

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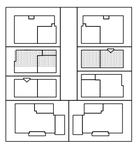

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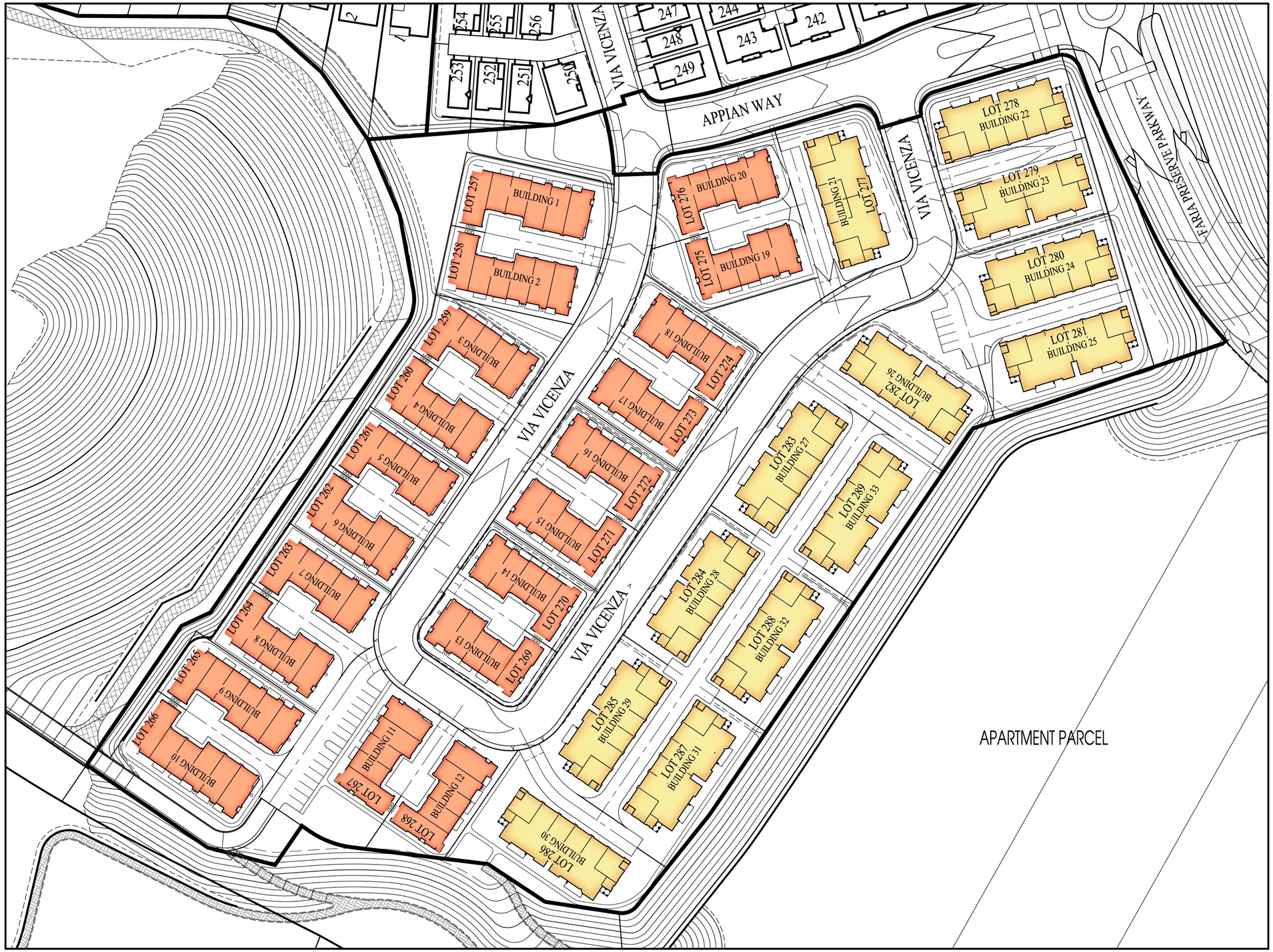
September 26, 2013

C4.6

2012149



PRODUCT SUMMARY

	TOWNHOMES	104 DU
	FLATS	78 DU
	TOTAL	182 DU

Neighborhood 4 - Flats & Townhomes

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San Ramon, CA

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September 26, 2013

SP4

2012074

Presidio

Bay Area Bungalow

Neighborhood 4B Streetscene

Stacked Flat

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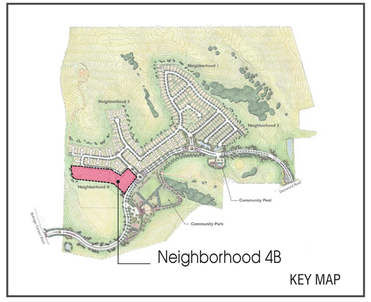

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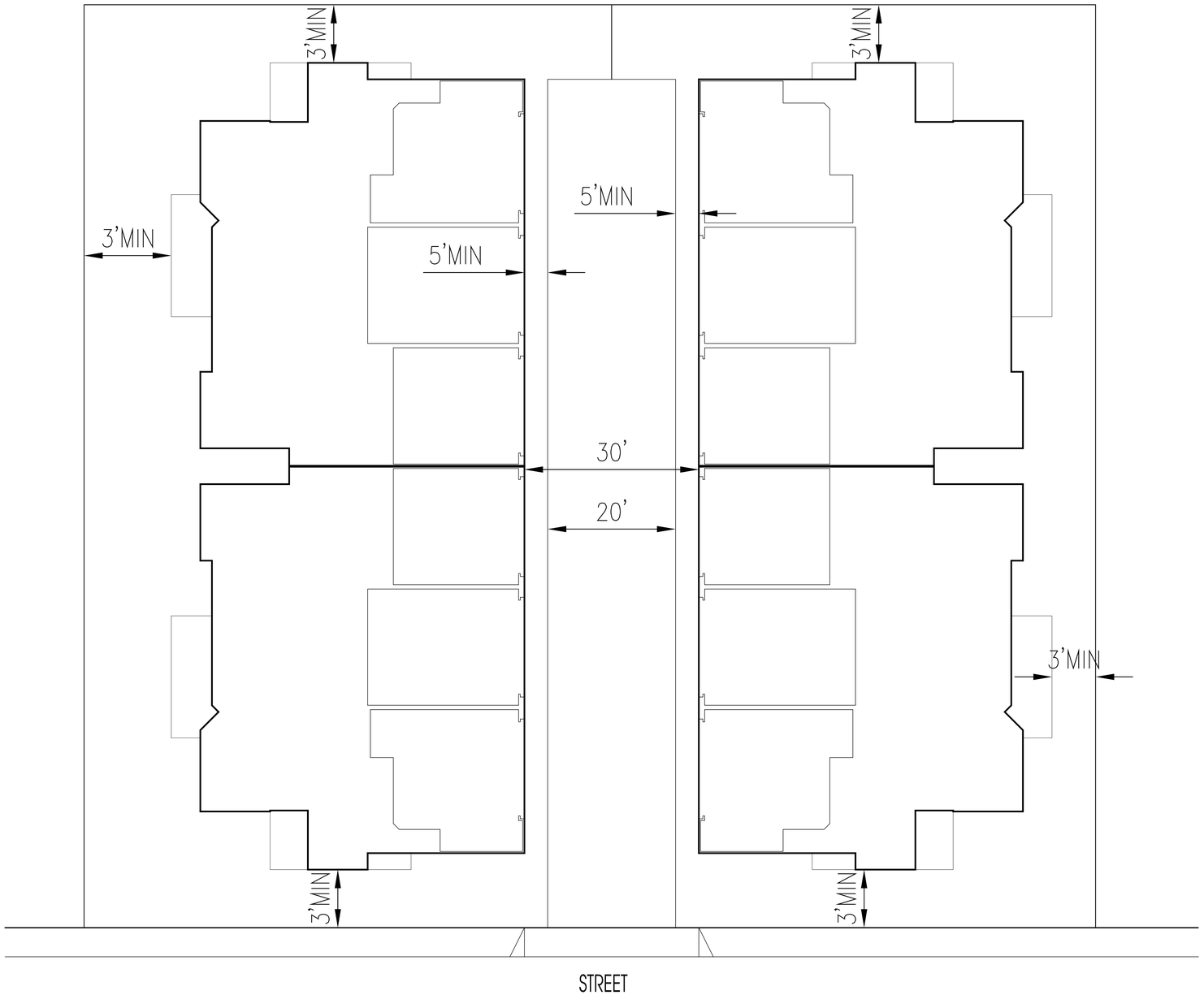
August 6, 2013

D1.01

2012147



TYPICAL LOT SETBACKS

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

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Typical Neighborhood 4 - Stacked Flats

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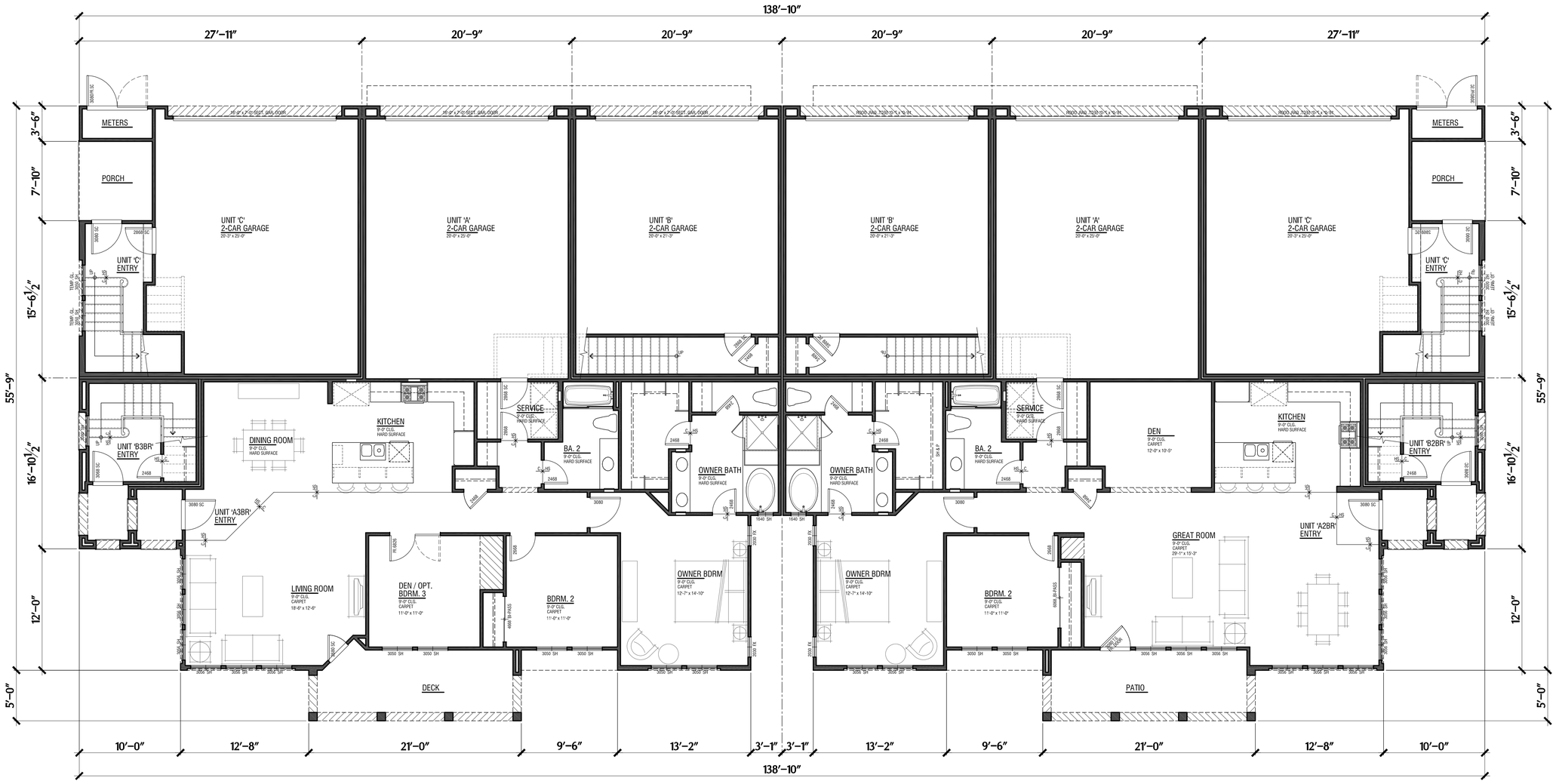
September 26, 2013

D1.02

2012074



Unit 'A3BR'

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

Unit 'A2BR'

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

Lower Level

Stacked Flat Floor Plan

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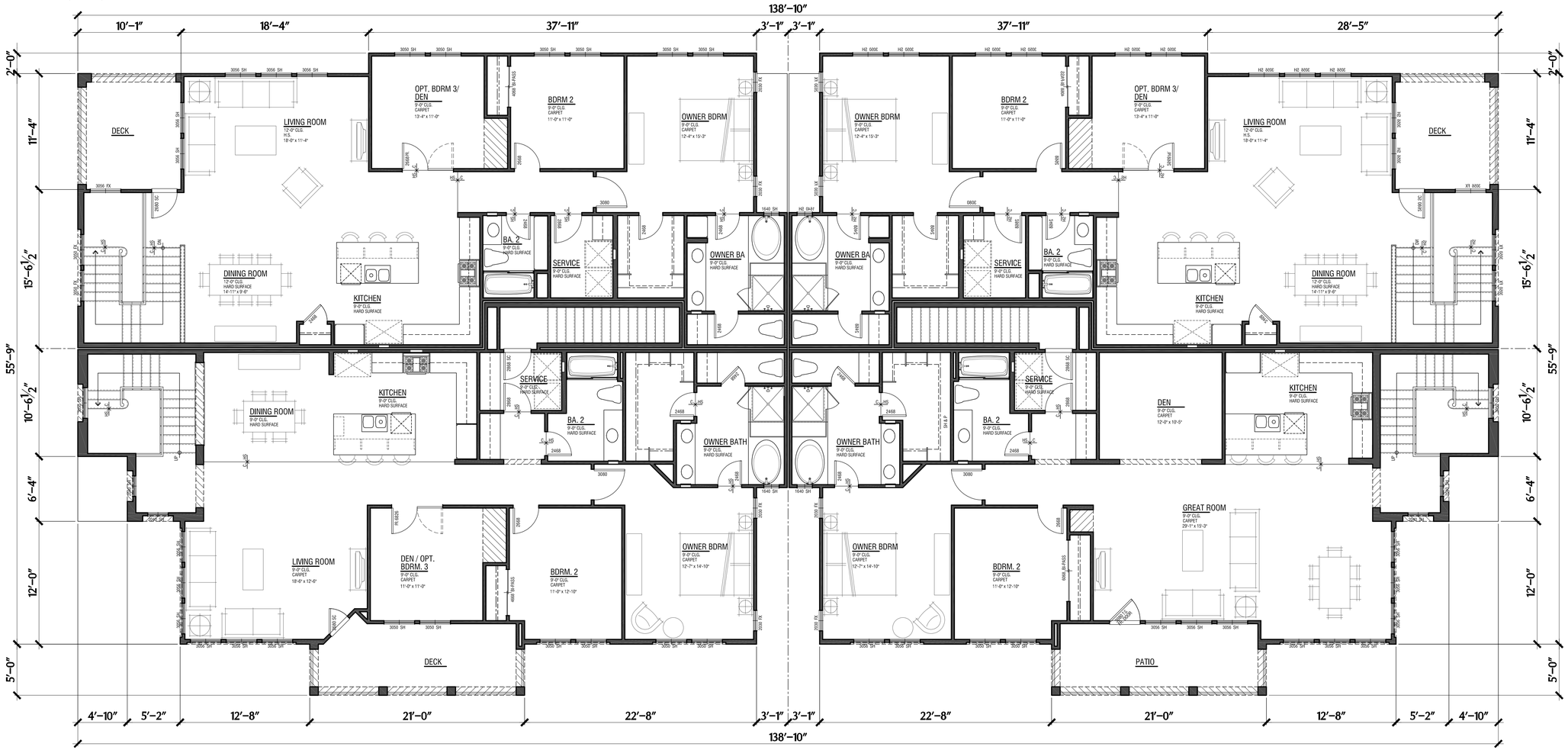
September 26, 2013

D1.1

2012147

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

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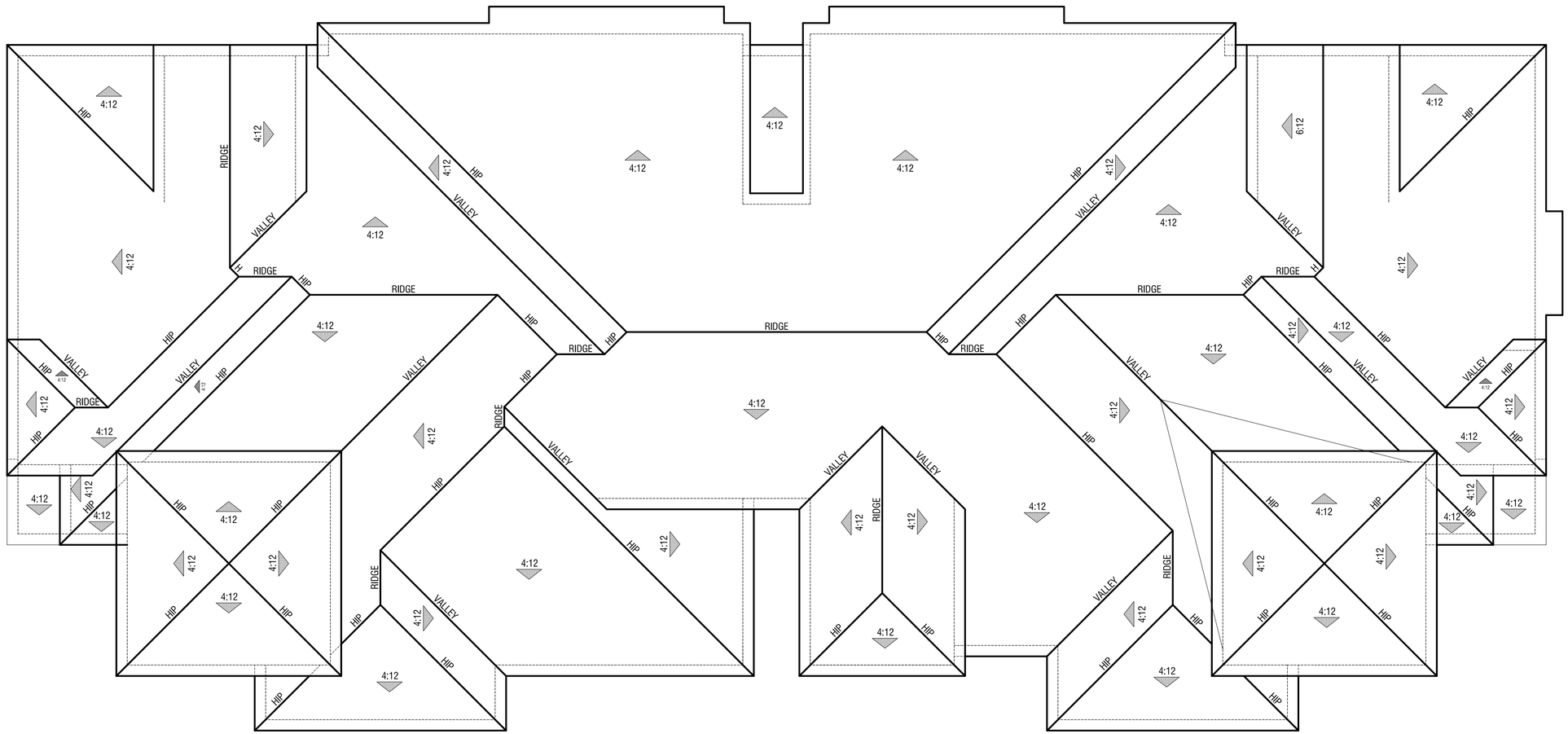
September 26, 2013

D1.2

2012147



Roof Plan A - Presidio

Stacked Flat Roof Plan

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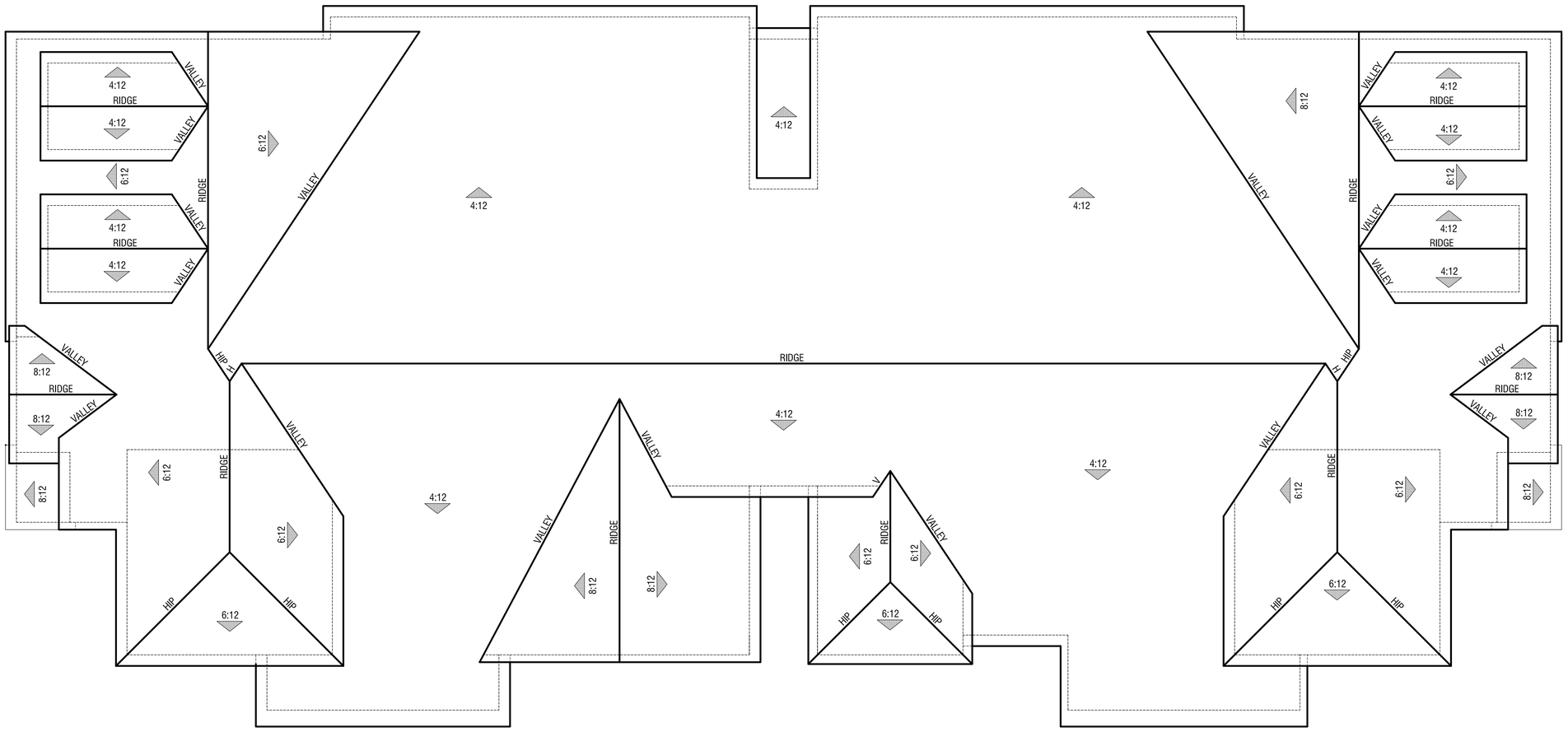
D1.3

2012147



Roof Plan B - Bay Area Bungalow

Stacked Flat Roof Plan

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San Ramon, CA

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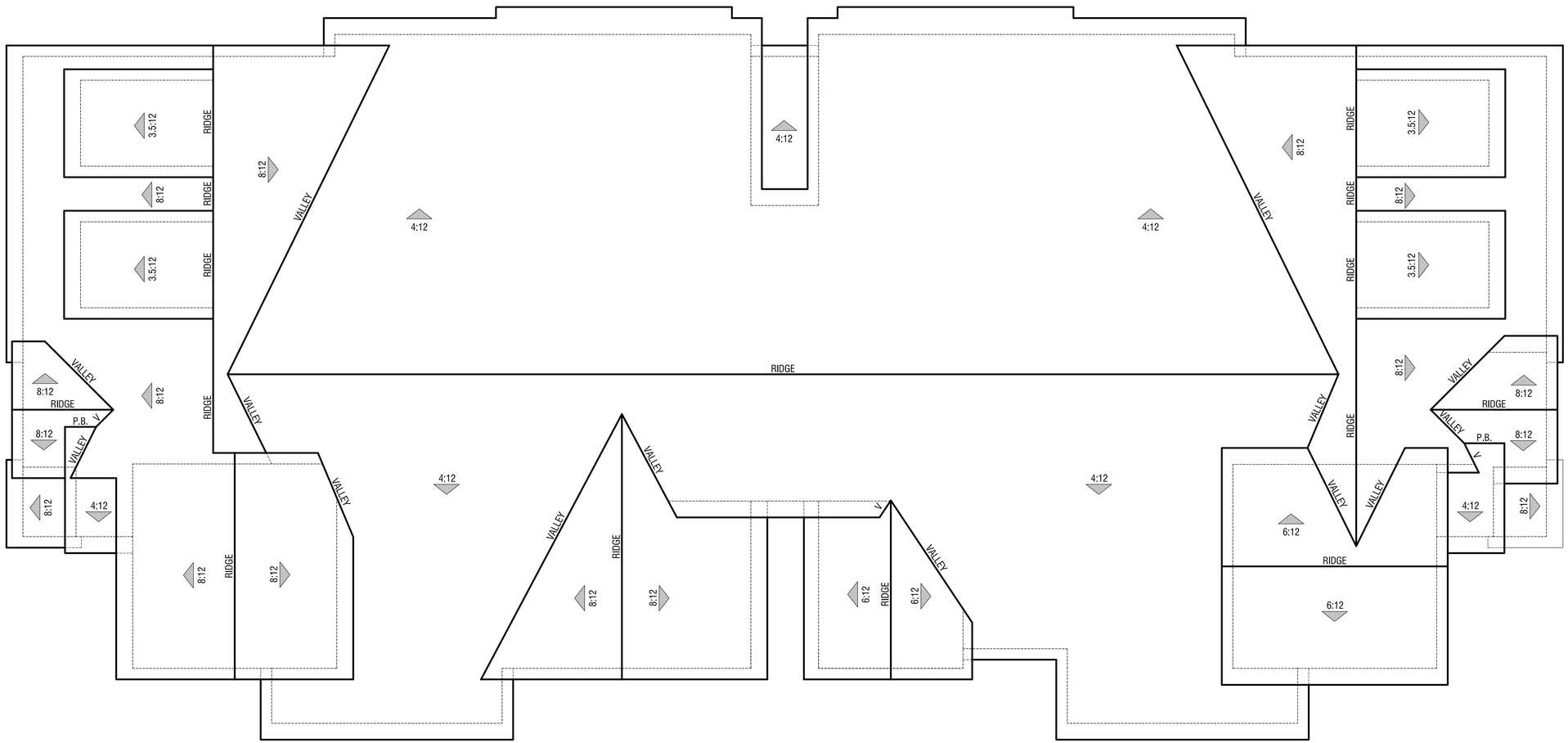
D1.4

2012147



Roof Plan C - Cottage

Stacked Flat Roof Plan

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D1.5

2012147

Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations A - Presidio
Stacked Flat Elevations

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D1.6

2012147

Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations B - Bay Area Bungalow
Stacked Flat Elevations

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D1.7

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Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations C - Cottage
Stacked Flat Elevations

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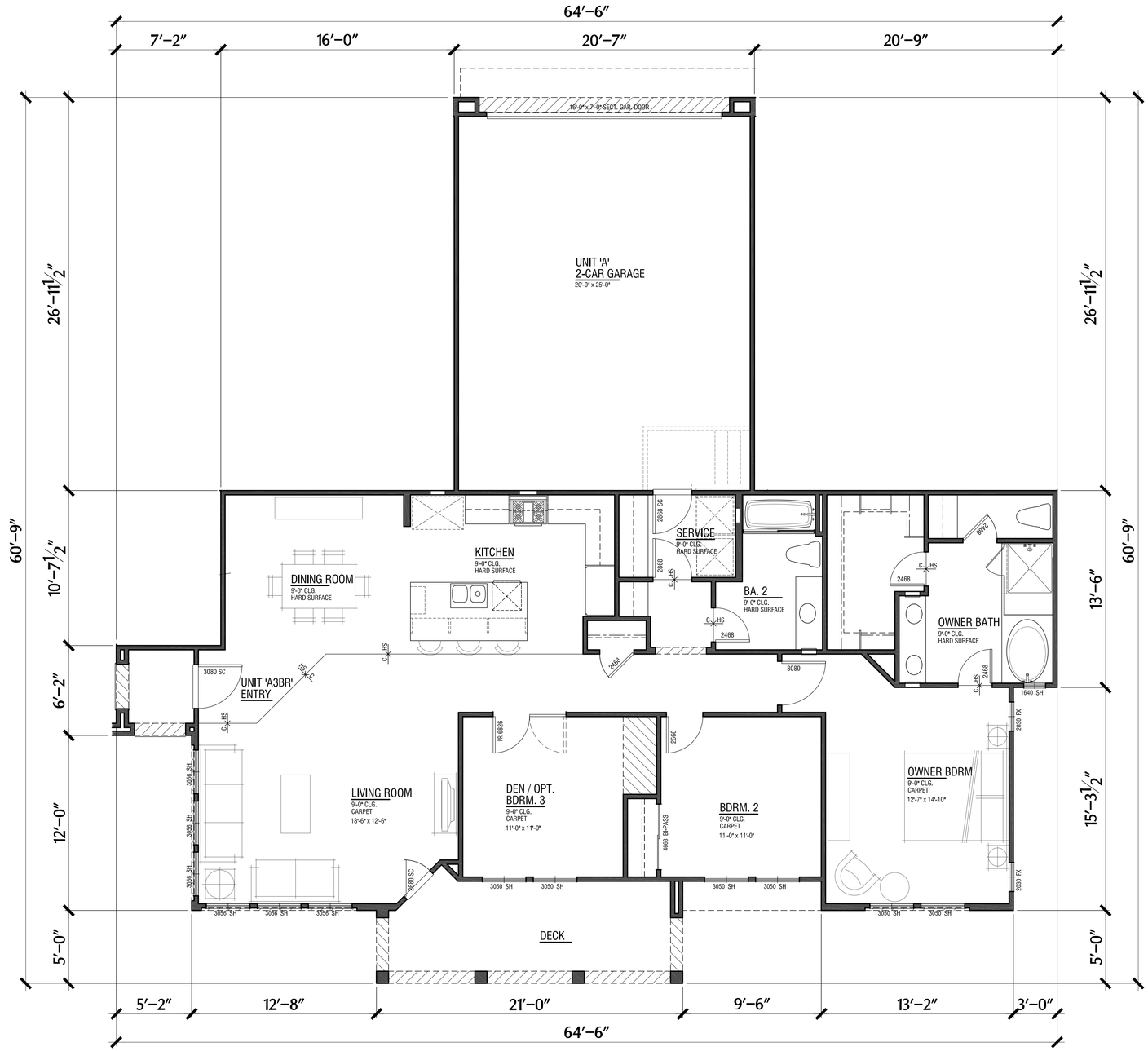

Unit 'A3BR'

Stacked Flat Unit Floor Plan

LAFFERTY COMMUNITIES

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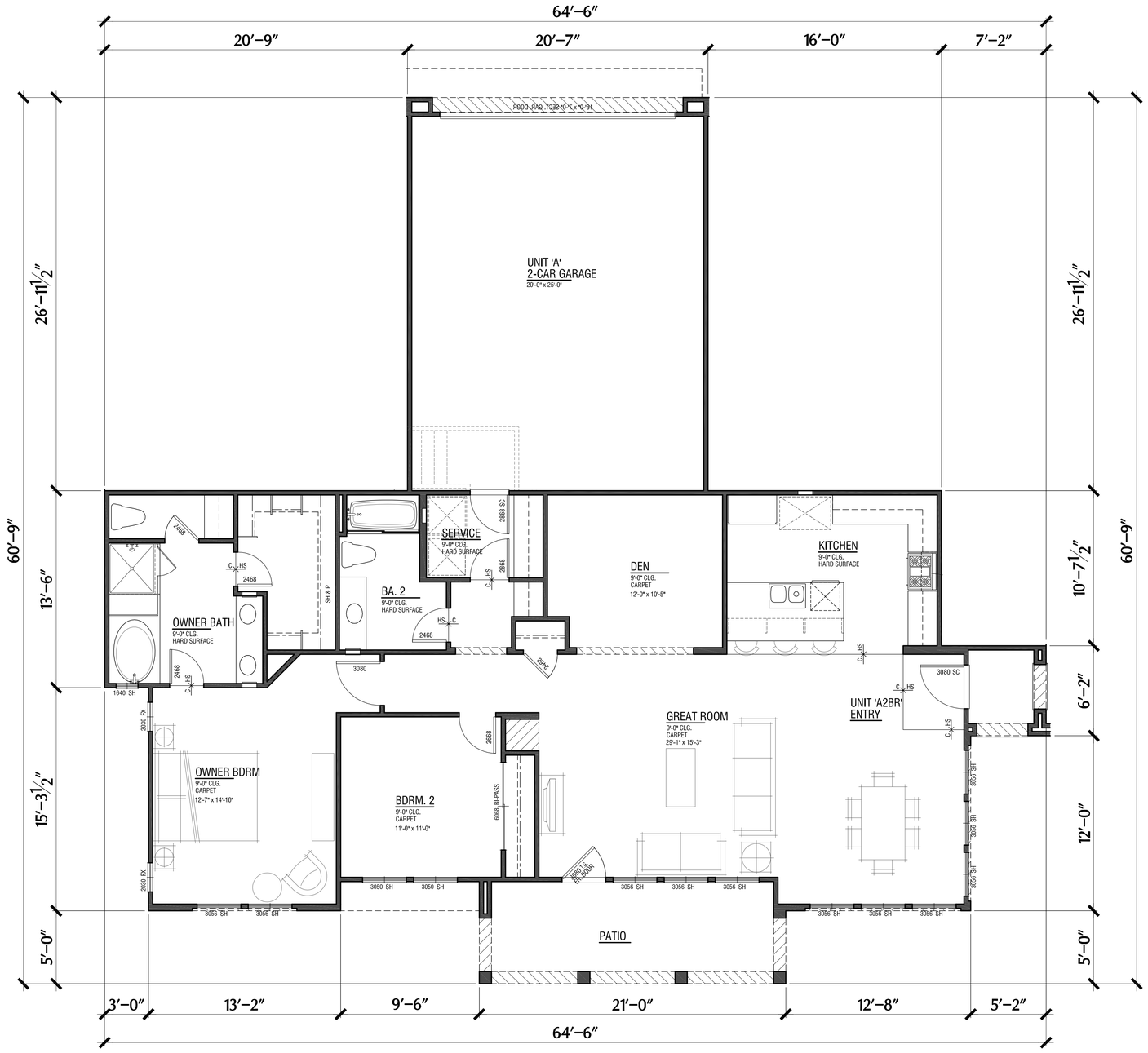

Unit 'A2BR'

Stacked Flat Unit Floor Plan

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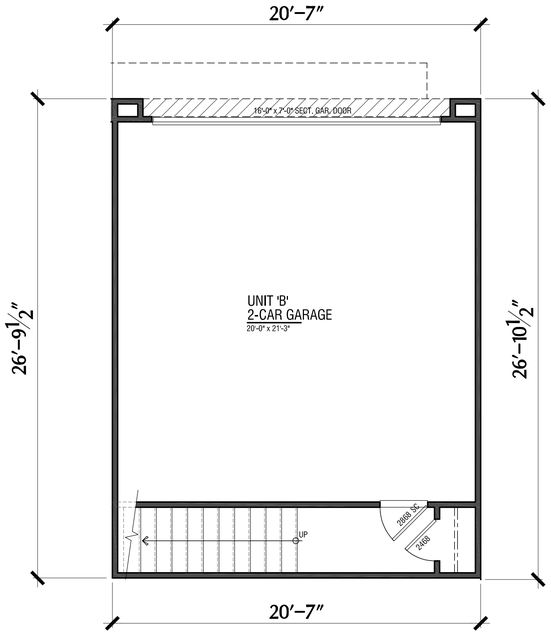
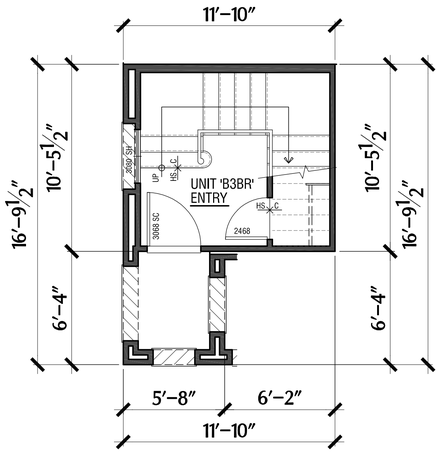
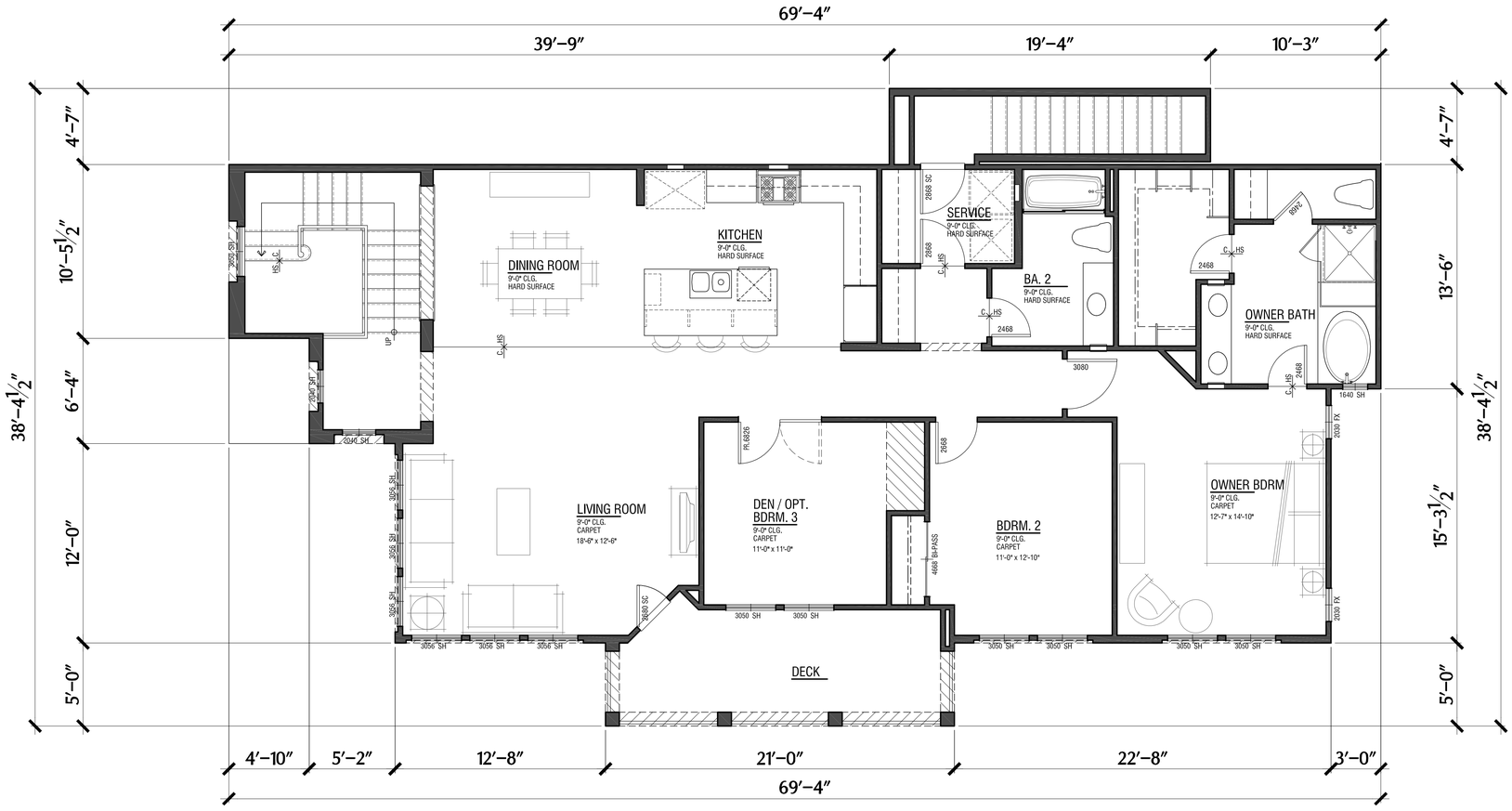
2012147



Garage



Lower Floor Entry



Upper Floor

Unit 'B3BR'

Stacked Flat Unit Floor Plan

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San Ramon, CA

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D2.3

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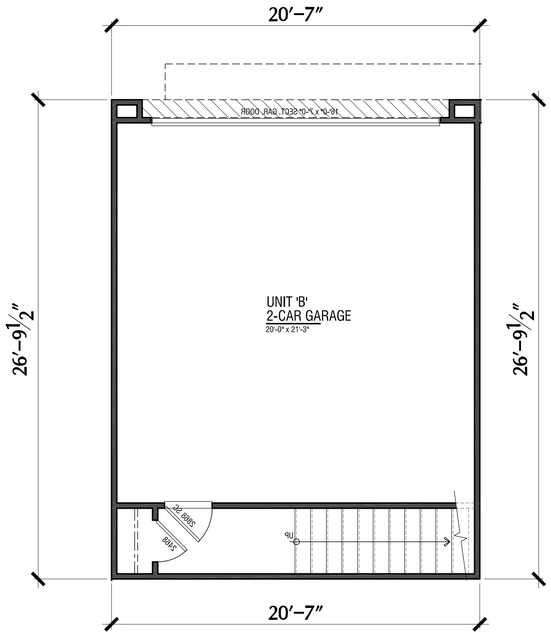
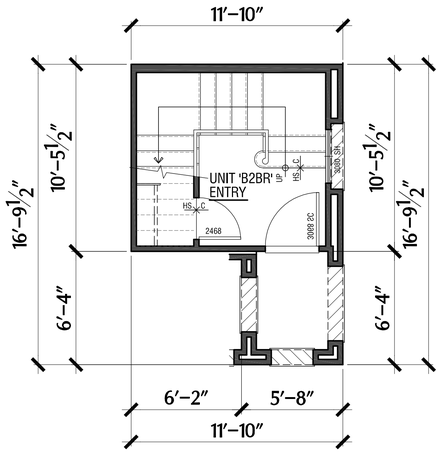
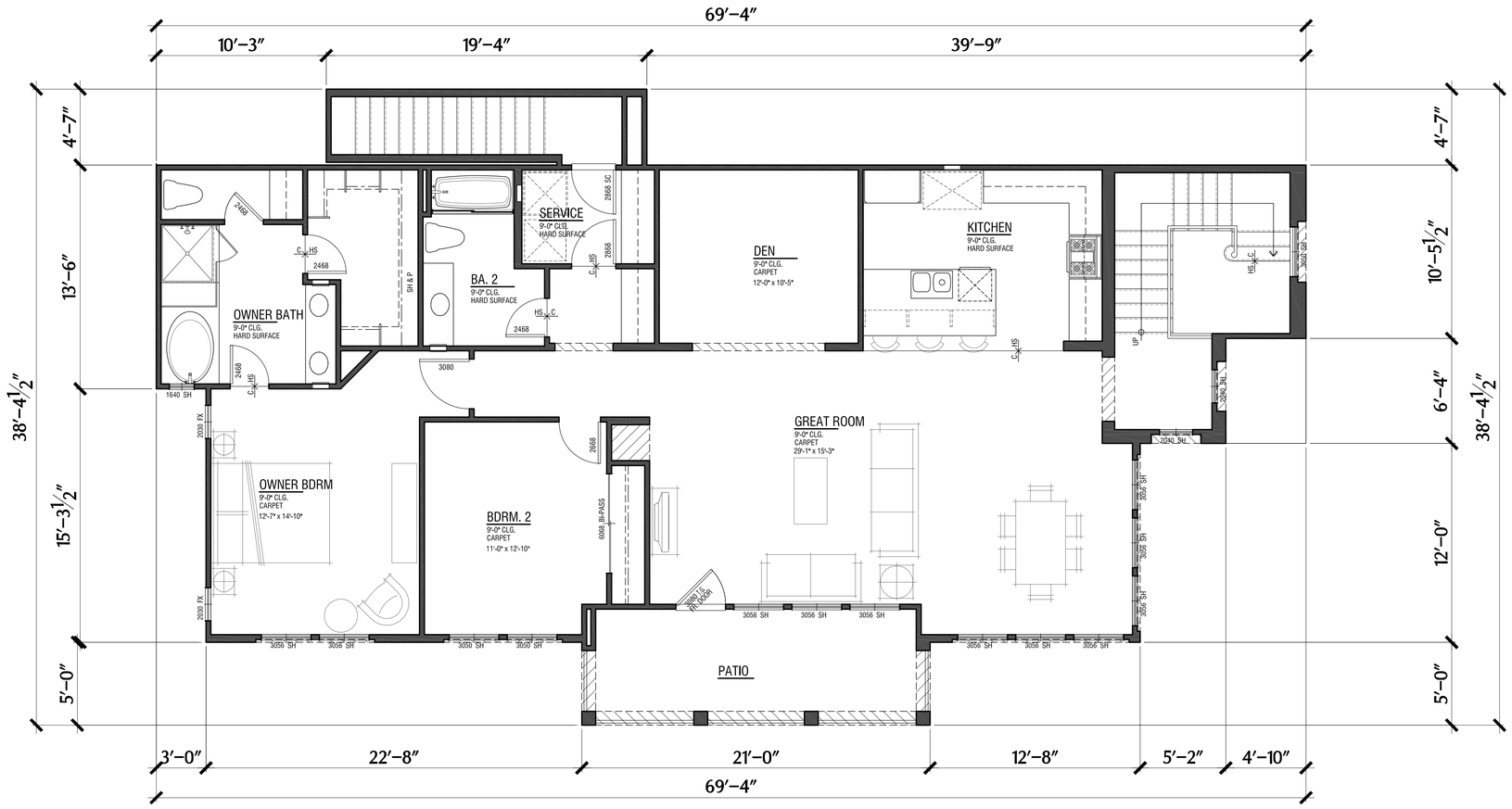


Garage



Lower Floor Entry



Upper Floor

Unit 'B2BR'

Stacked Flat Unit Floor Plan

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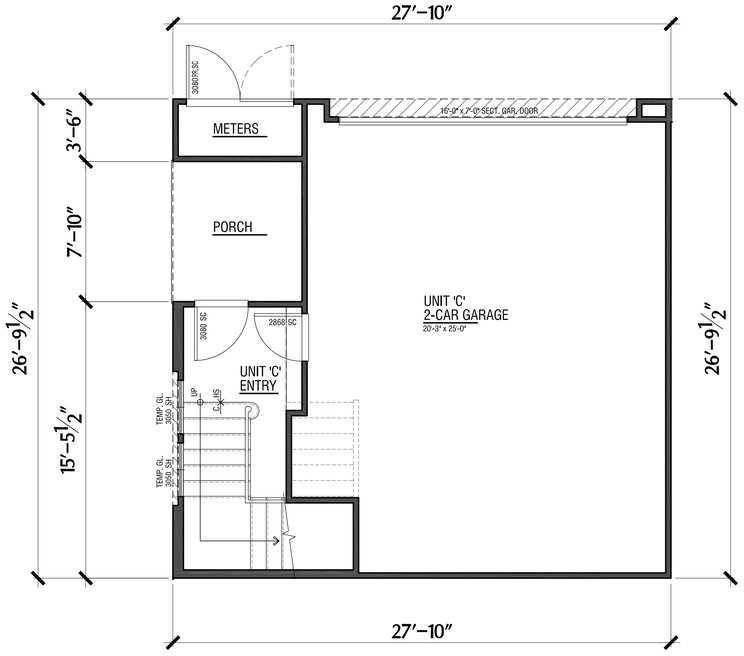

Lower Floor Entry

Upper Floor

Unit 'C'

Stacked Flat Unit Floor Plan

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D2.5

2012147

Bay Area Bungalow | Presidio | Cottage | Bay Area Bungalow

Neighborhood 4A Streetscene
3 Story Townhomes

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San Ramon, CA

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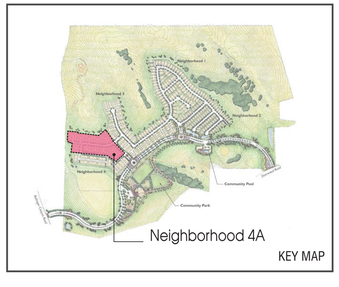

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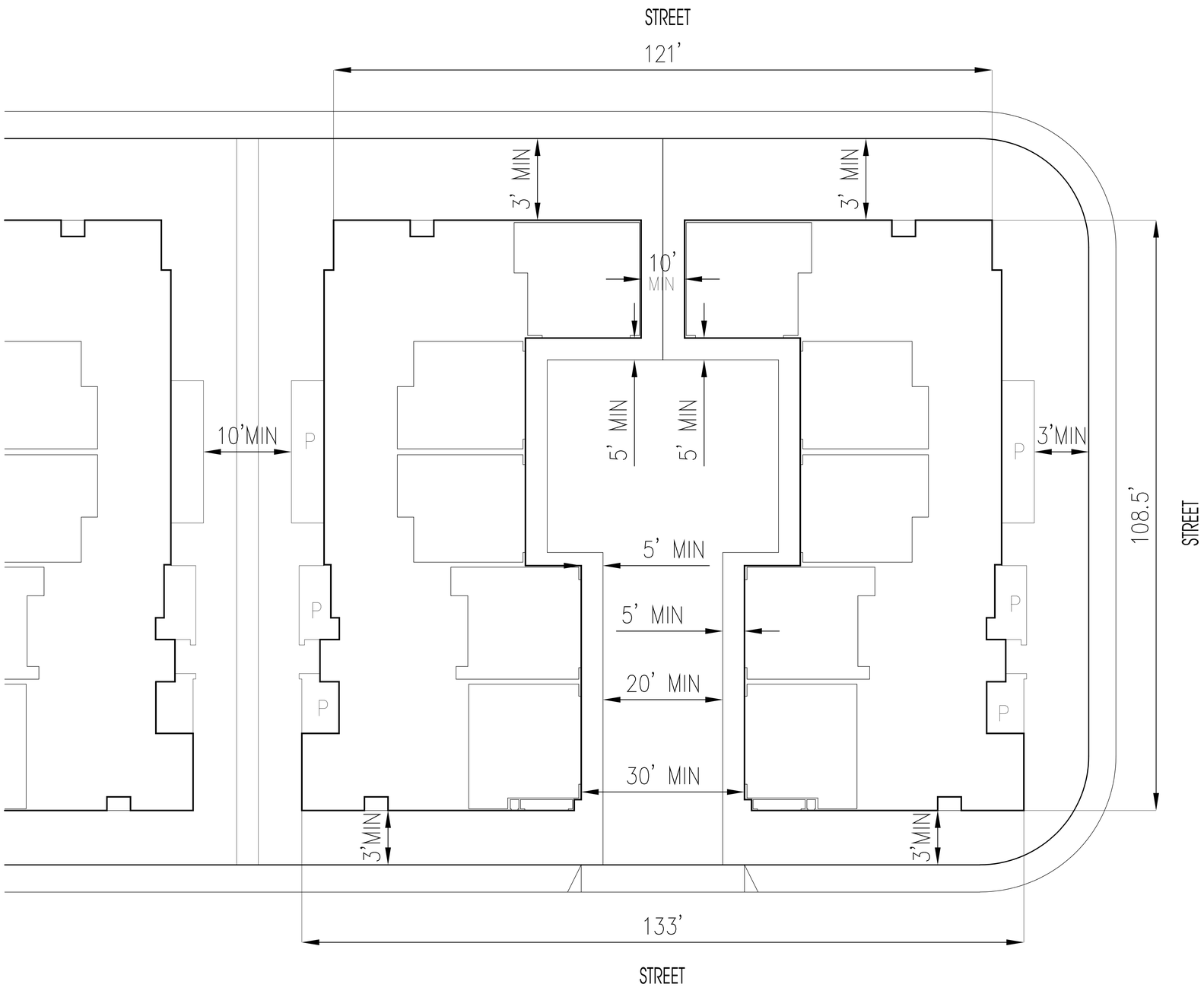
August 8, 2013

E1.01

2012148



TYPICAL LOT SETBACKS

	NWSP (NEIGHBORHOOD A STANDARDS)	MIN. PROPOSED SETBACKS
FRONT (GARAGE)	5 '	5 '
FRONT (LIVING)	3 '	3 '
FRONT (PORCH)	--	3 '
SIDEYARD (INTERIOR)	0 '	3 '
SIDEYARD (CORNER)	3 '	3 '
SIDEYARD (AGGREGATE)	0 '	10 '
REAR	3 '	3 '

LAFFERTY COMMUNITIES

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Typical Neighborhood 4 - Townhomes

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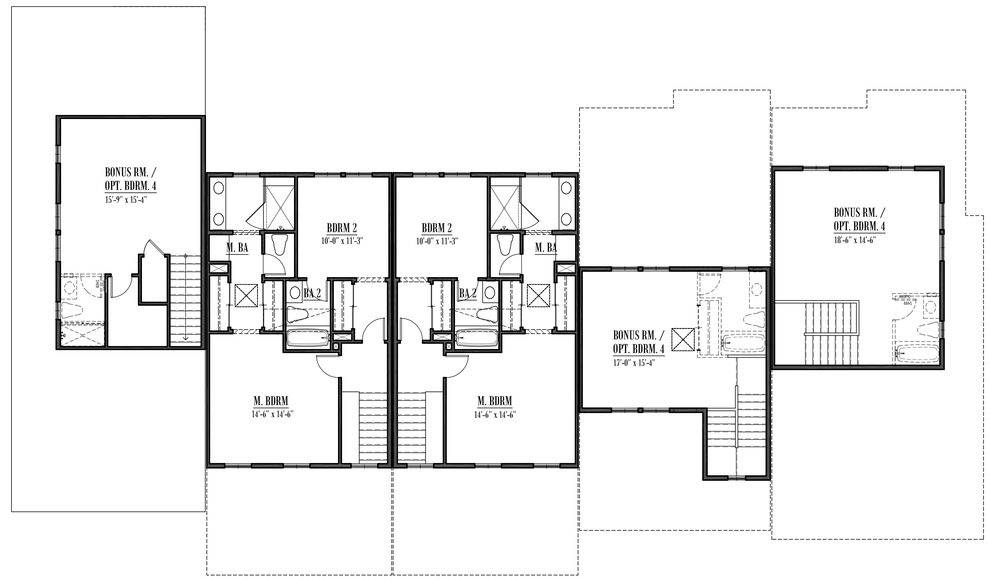
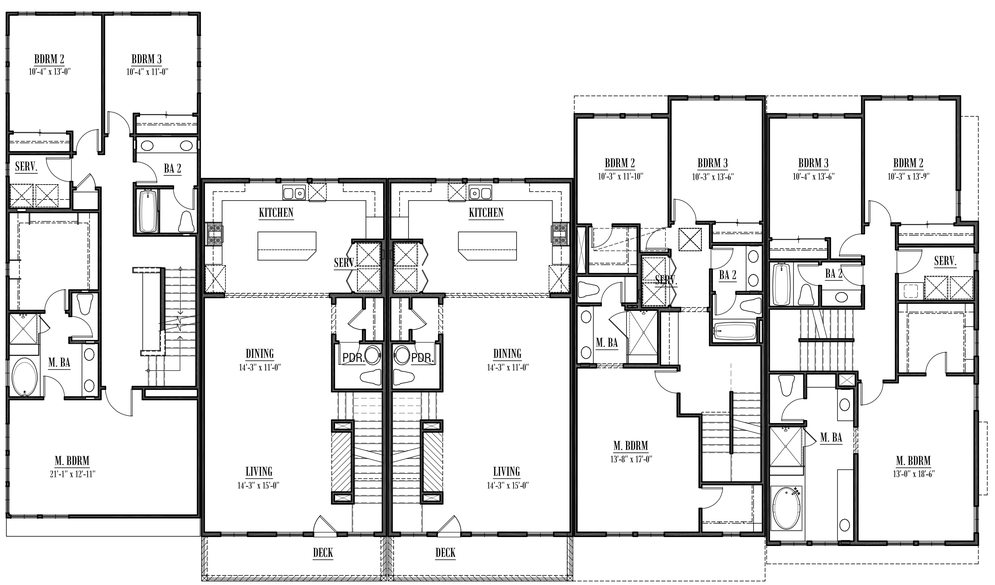
September 26, 2013

E1.02

2012074



Third Level



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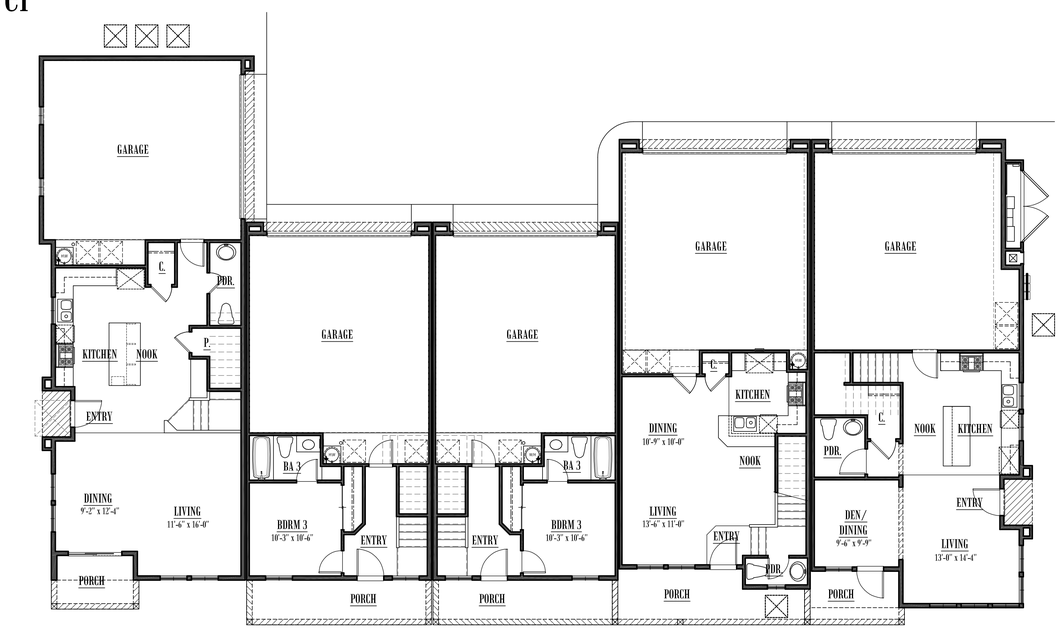

First Level

Floor Plans

3 Story Townhomes

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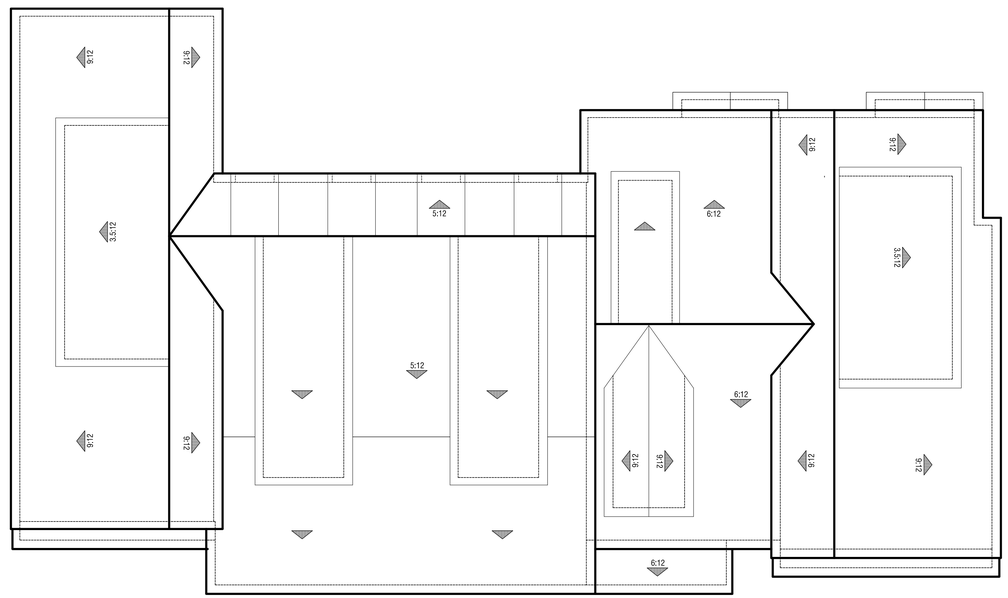
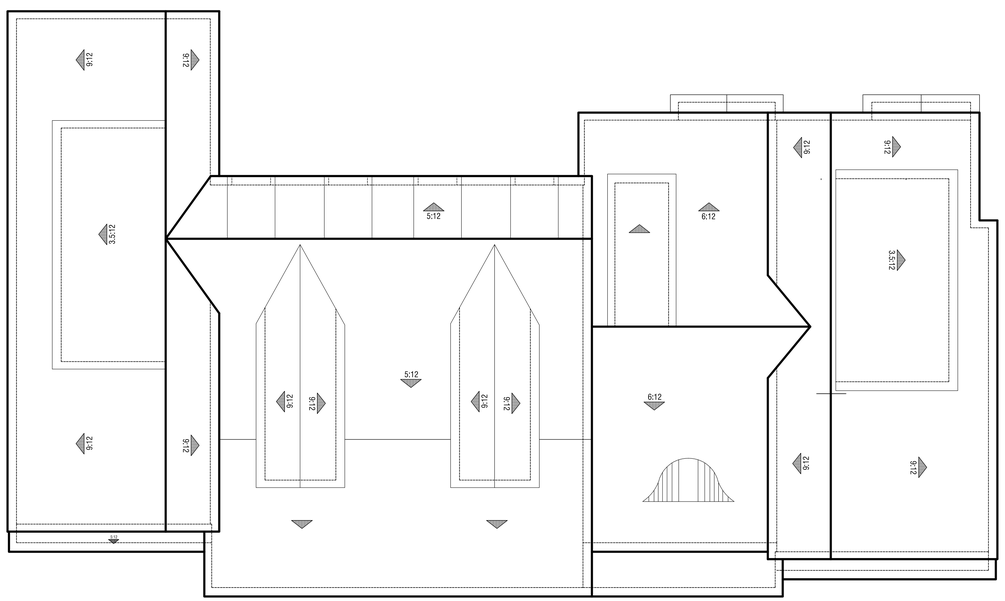
E1.0

2012148



Cottage



Bay Area Bungalow

Presidio

Roof Plans
3 Story Townhomes

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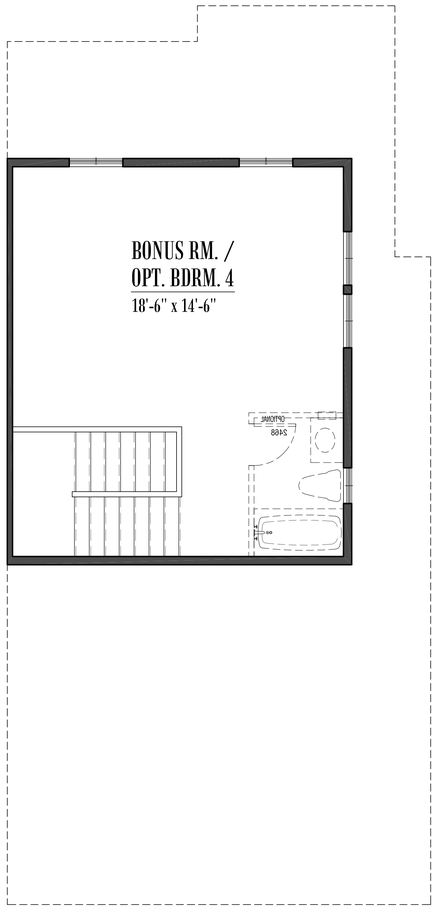
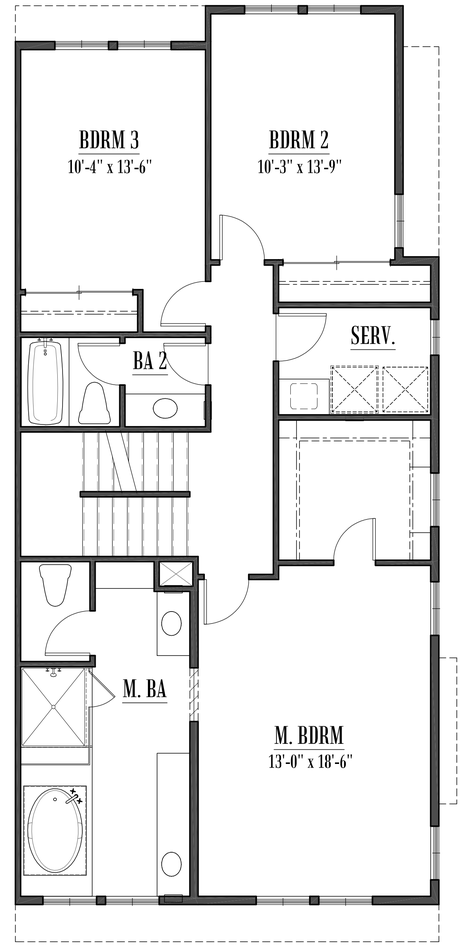
E1.1

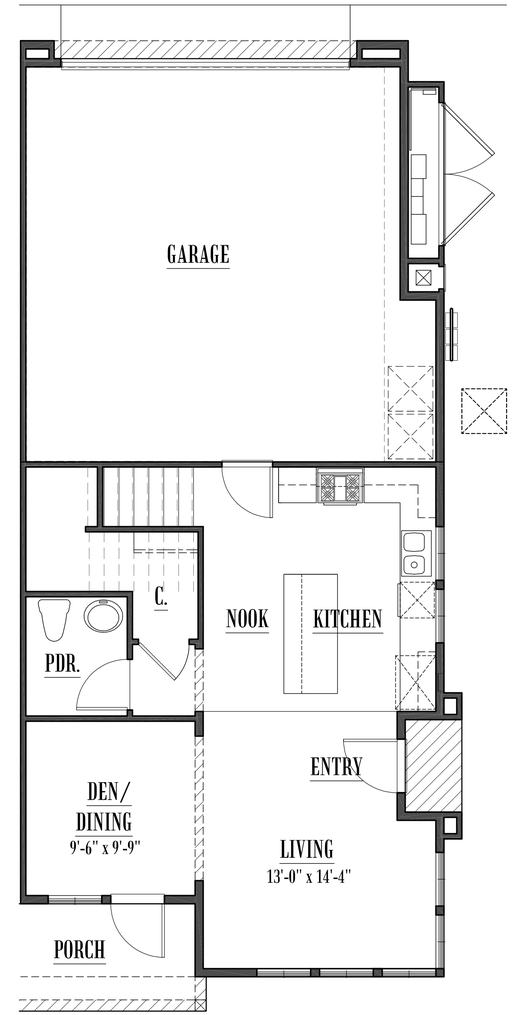
2012148



Third Level



Second Level



First Level

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

Floor Plan Unit A
3 Story Townhomes

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San Ramon, CA

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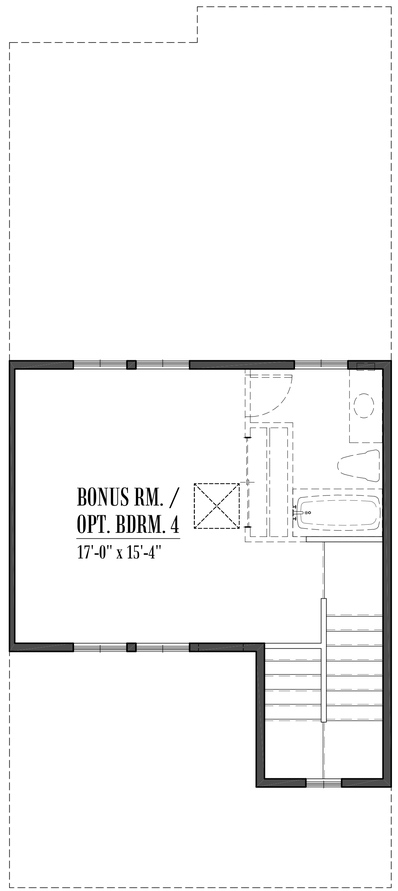
E1.2

2012148



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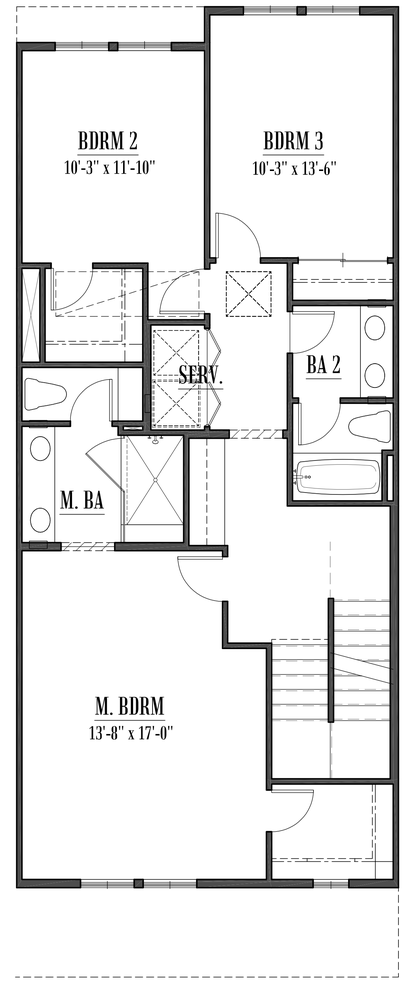
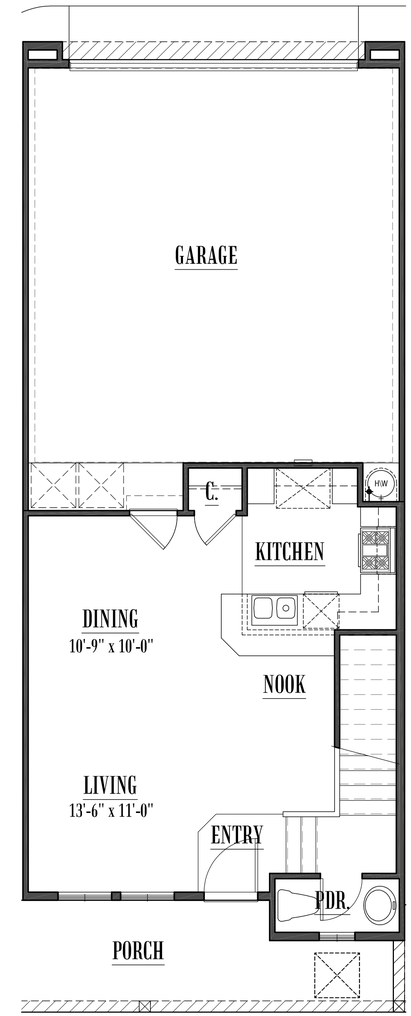


Second Level



First Level

Unit B 1865 sqft.
2 Car Garage
3 Bedroom, 2.5 Bath
Bonus Room

Floor Plan Unit B
3 Story Townhomes

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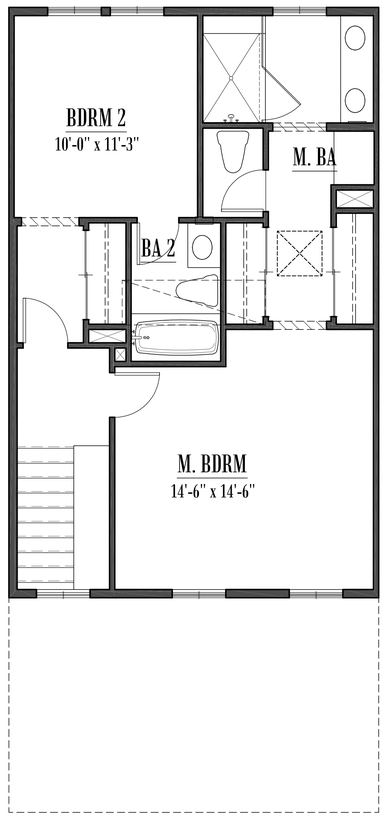
E1.3

2012148



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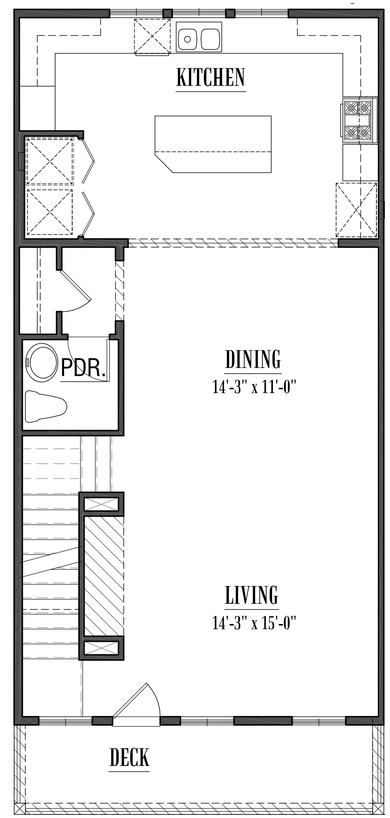

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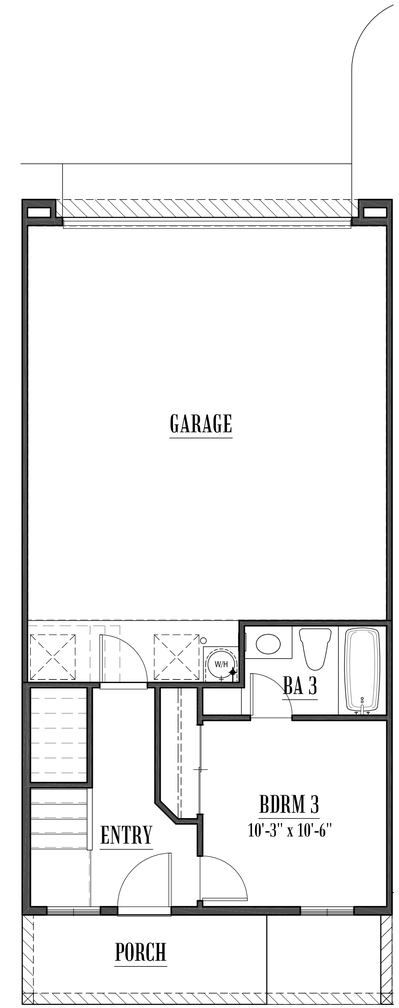

First Level

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

Floor Plan Unit C
3 Story Townhomes

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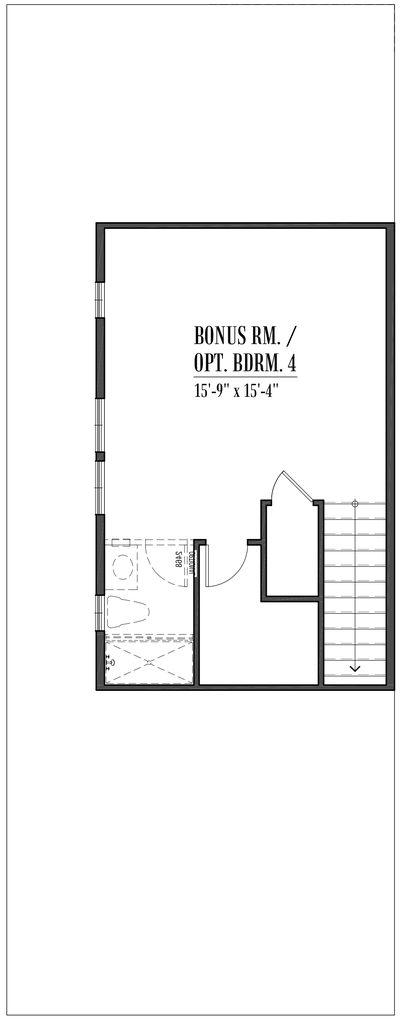
E1.4

2012148



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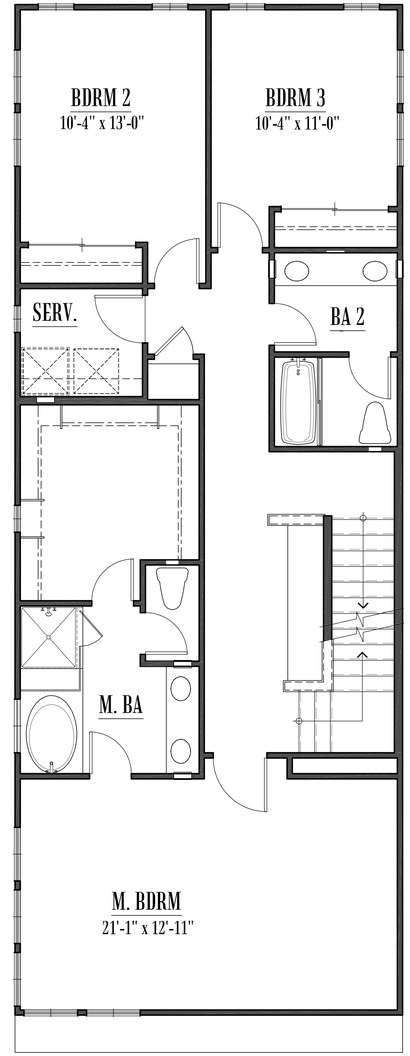

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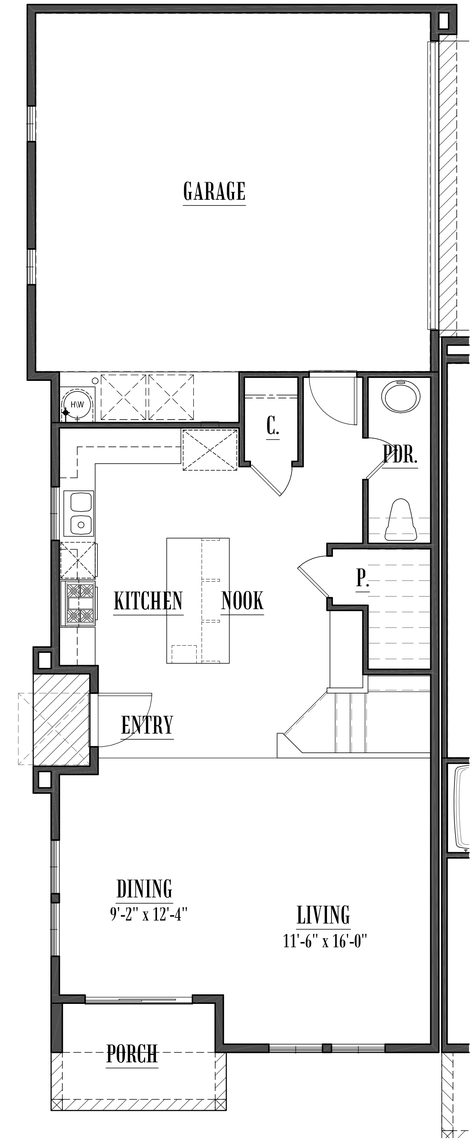

First Level

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

Floor Plan Unit D
3 Story Townhomes

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San Ramon, CA

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September 26, 2013

E1.5

2012148

Unit A

Right

Unit A | Unit B | Unit C | Unit C | Unit D

Rear

Unit D

Left

Unit D | Unit C | Unit C | Unit B | Unit A

Front

Bay Area Bungalow Elevations
3 Story Townhomes

LAFFERTY COMMUNITIES

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September 26, 2013

E1.6

2012148

Unit A

Right

Unit A | Unit B | Unit C | Unit C | Unit D

Rear

Unit D

Left

Unit D | Unit C | Unit C | Unit B | Unit A

Front

Cottage Elevations
3 Story Townhomes

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September 26, 2013

E1.7

2012148

Unit A

Right

Unit A Unit B Unit C Unit C Unit D

Rear

Unit D

Left

Unit D Unit C Unit C Unit B Unit A

Front

Presidio Elevations
3 Story Townhomes

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September 26, 2013

E1.8

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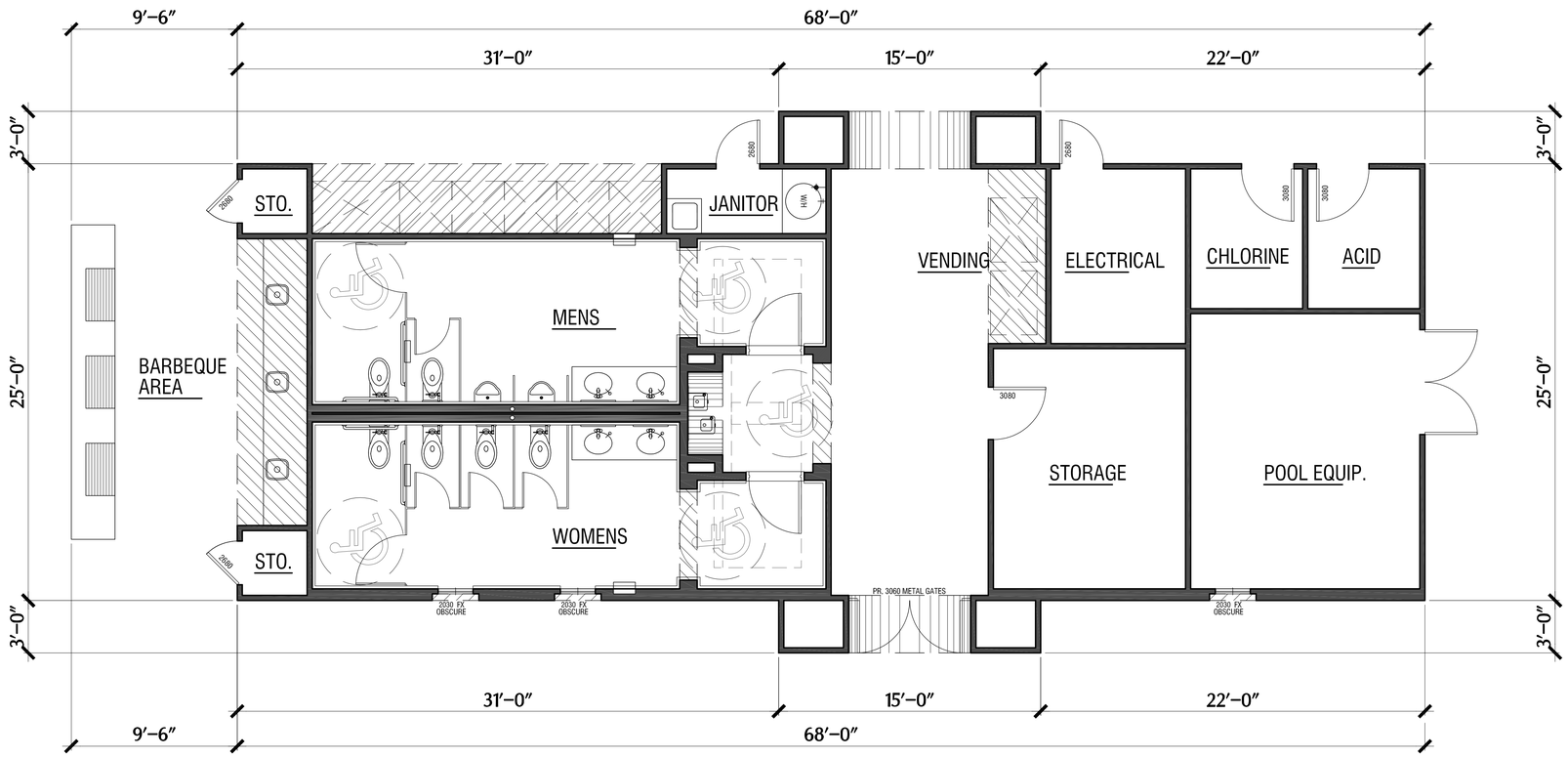

Floor Plan

Faria Pool Building

San Ramon, CA
Lafferty Communities

0 10 20 30

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April 15, 2013

F1.1

2012266

2012266 - Faria Pool Building - San Ramon, CA