SITE PLAN

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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0 100 200 400ft

April 26, 2013

GATES +ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING · URBAN DESIGN
2671 CROW CANYON RD. SAN RAMON, CA. 94583
T 925.736.8176 www. dgates.com

L-1

PRODUCT SUMMARY

	PLAN TYPE	DU.	%
	PLAN 1	20	24.1 %
	PLAN 2	21	25 .3%
	PLAN 3	21	25.3 %
	PLAN 4	21	25.3 %
	TOTAL	83	100 %

LAFFERTY COMMUNITIES

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0 25 50 100

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Neighborhood 1 - 50' x 100' Lots

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APRIL 30, 2013

A1.01

2012074.03

PRODUCT SUMMARY

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

Neighborhood 1 - 50' x 100' Lots

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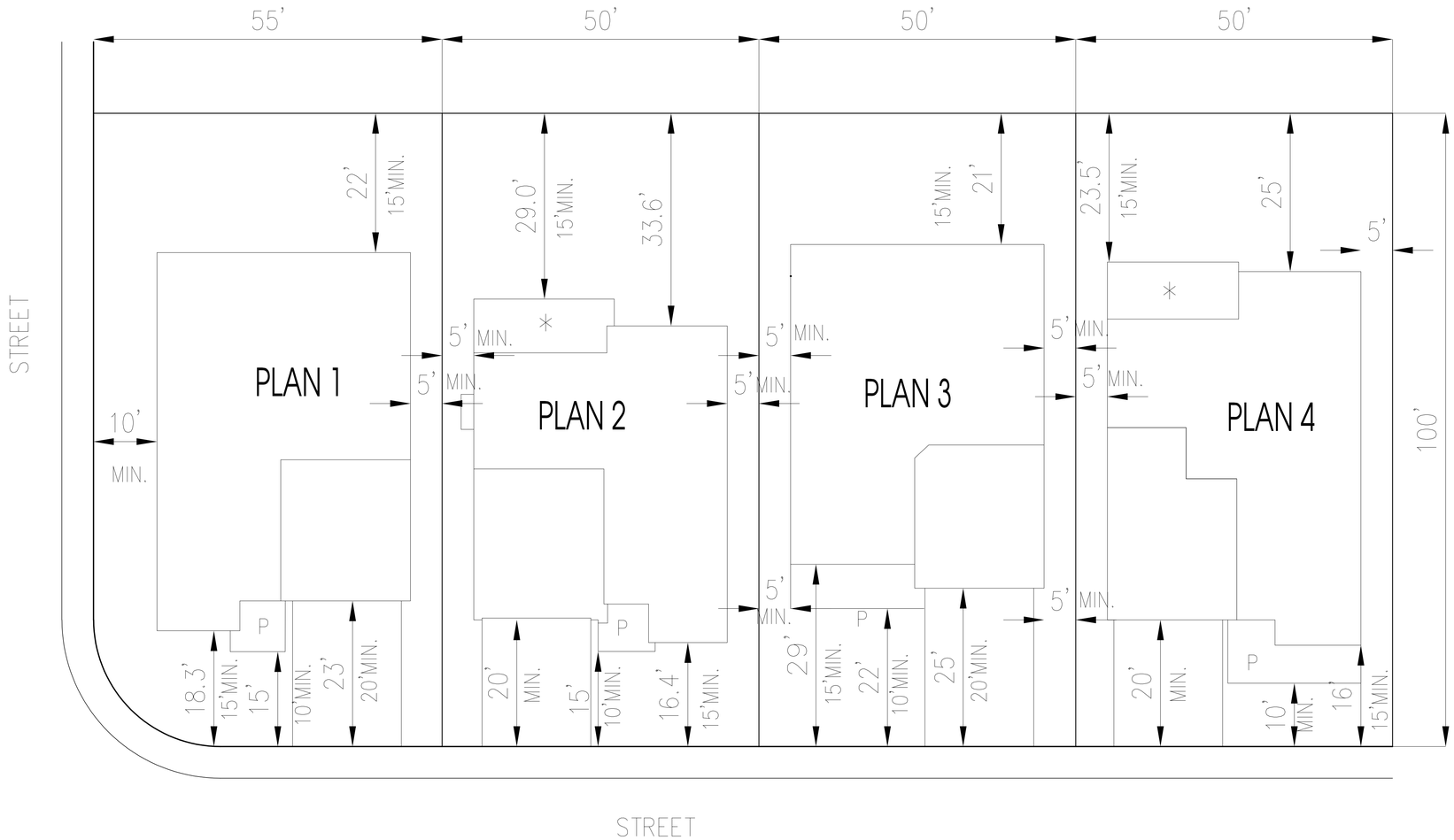

TYPICAL LOT SETBACKS

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

* OPTIONAL CALIFORNIA ROOM

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0 5 10 20

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Typical Neighborhood 1 - 50' x 100' Lots

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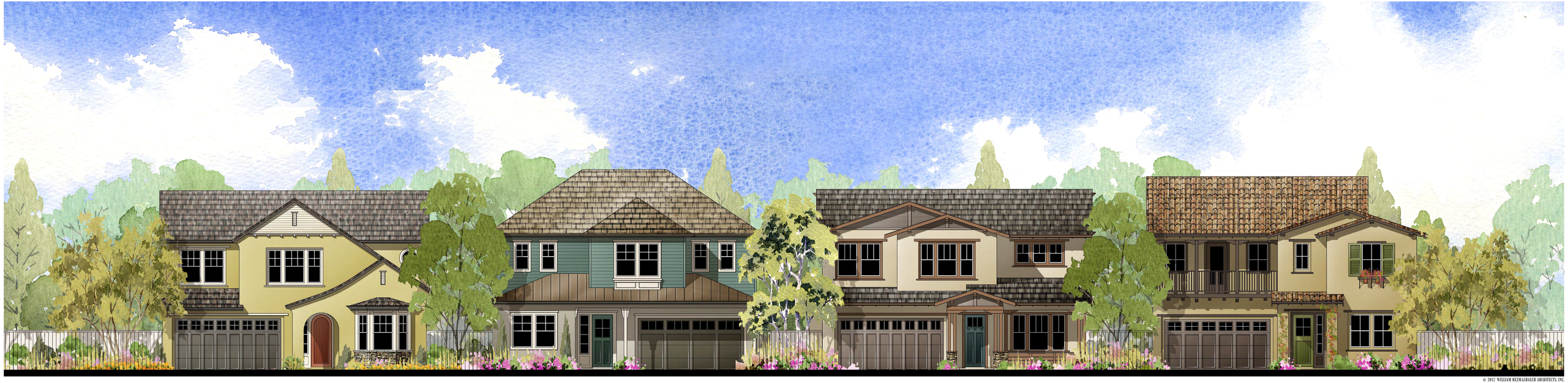

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Plan 1C
Cottage

Plan 2A
Presidio

Plan 3B
Bay Area Bungalow

Plan 4A
Monterey

Neighborhood 1 Streetscene

50' x 100' Lots

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San Ramon, CA

LAFFERTY
COMMUNITIES

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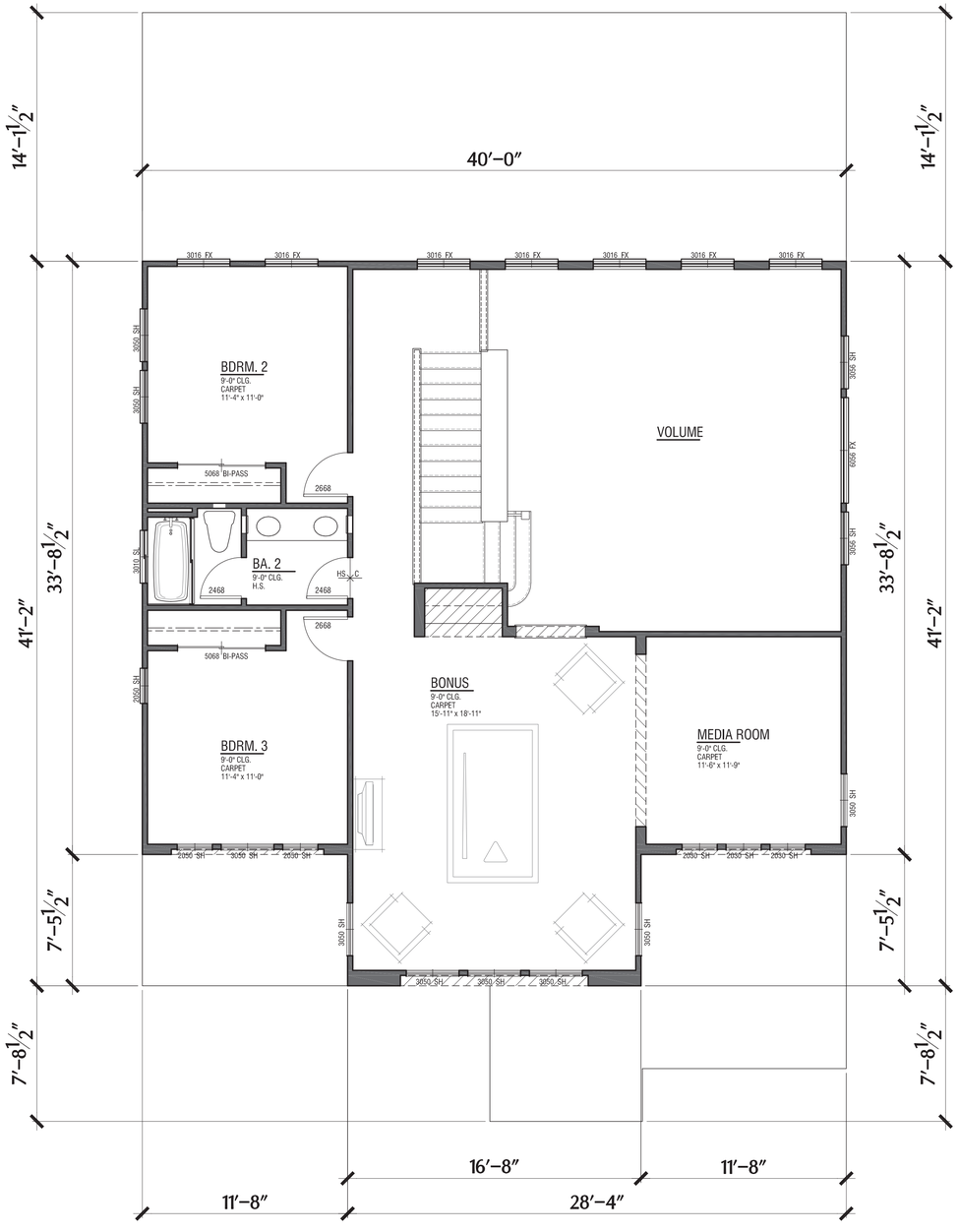
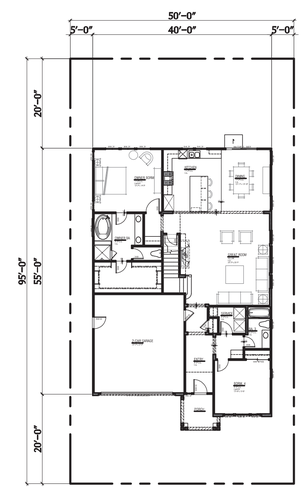


Second Floor

991 SF

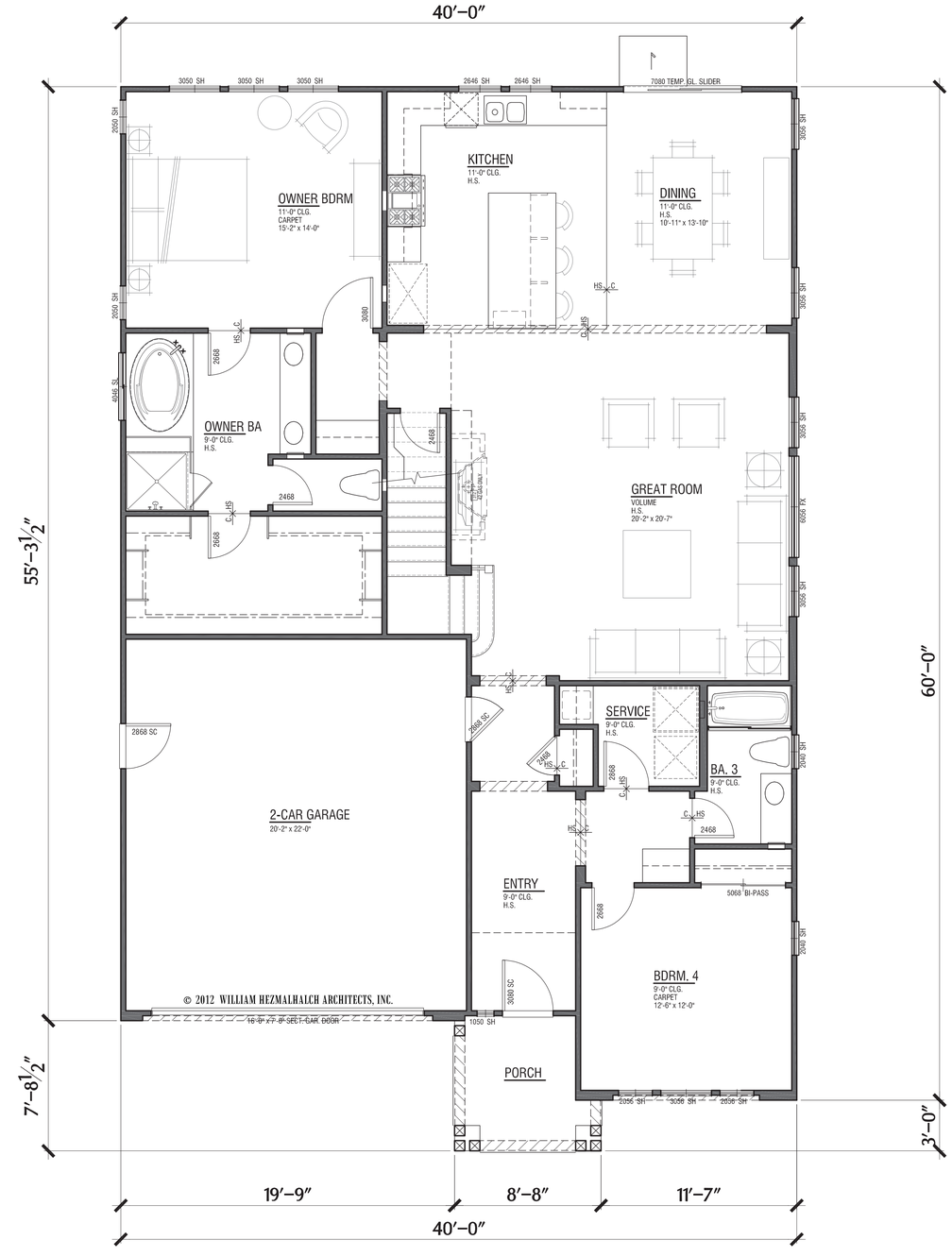


Lot Plan

Plan 1

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

50' x 100' Lots



First Floor

1,806 SF

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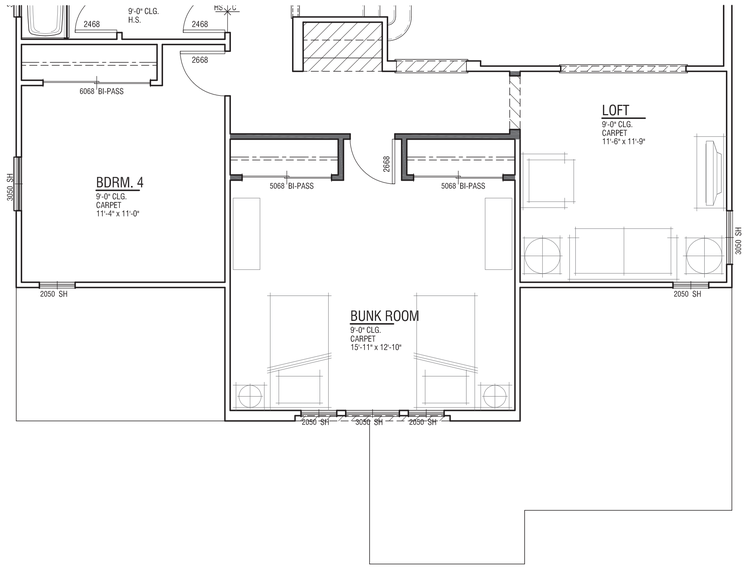
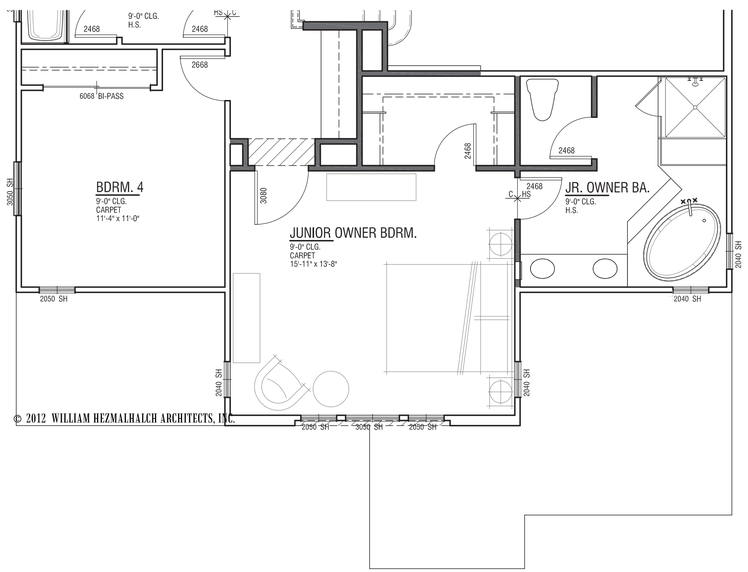


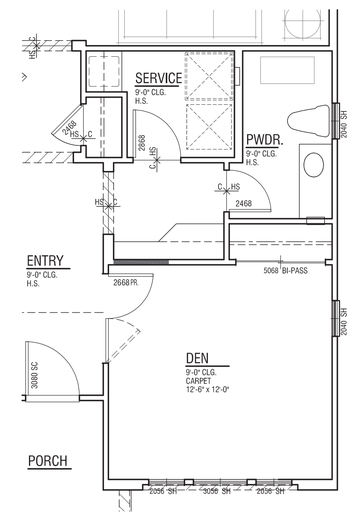
Bunk Room Option

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

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San Ramon, CA

LAFFERTY COMMUNITIES

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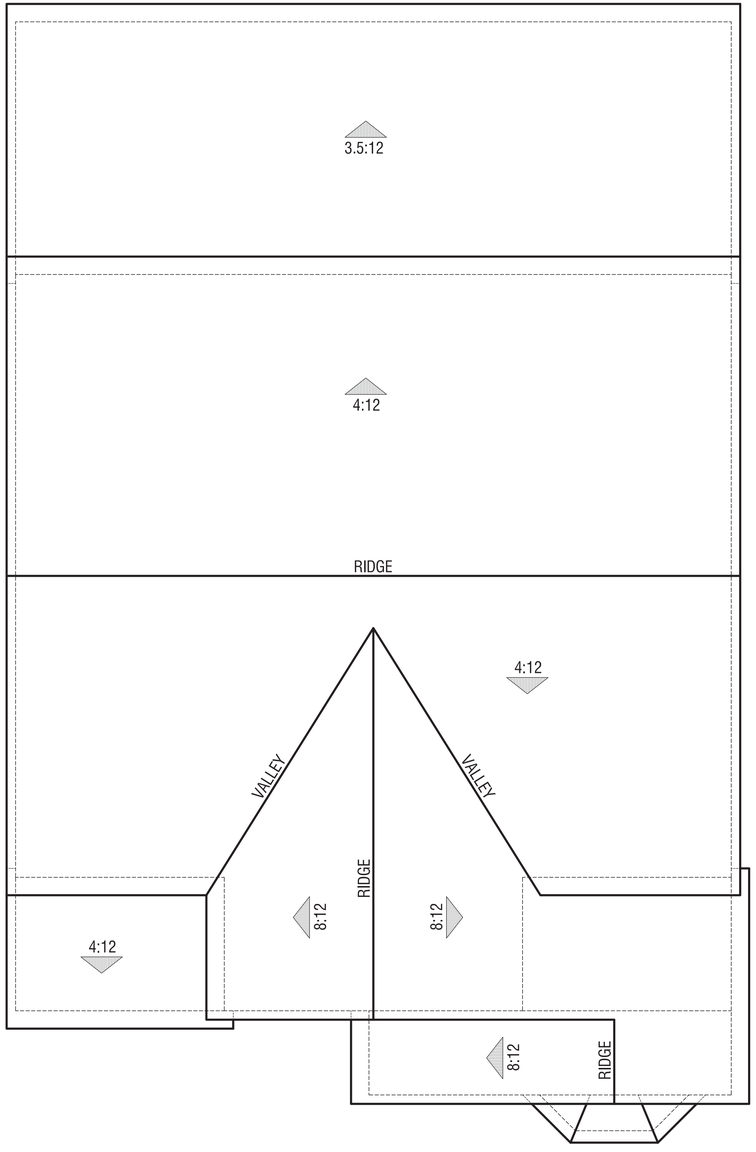
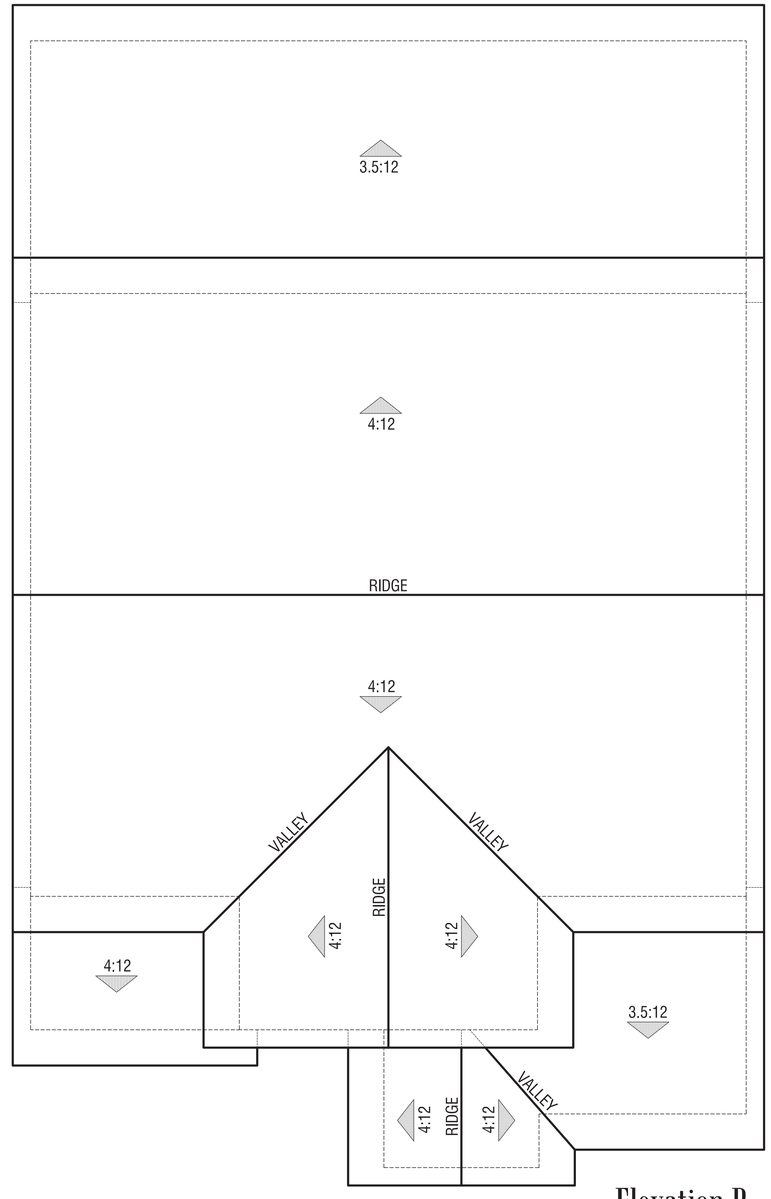


Elevation C

Cottage

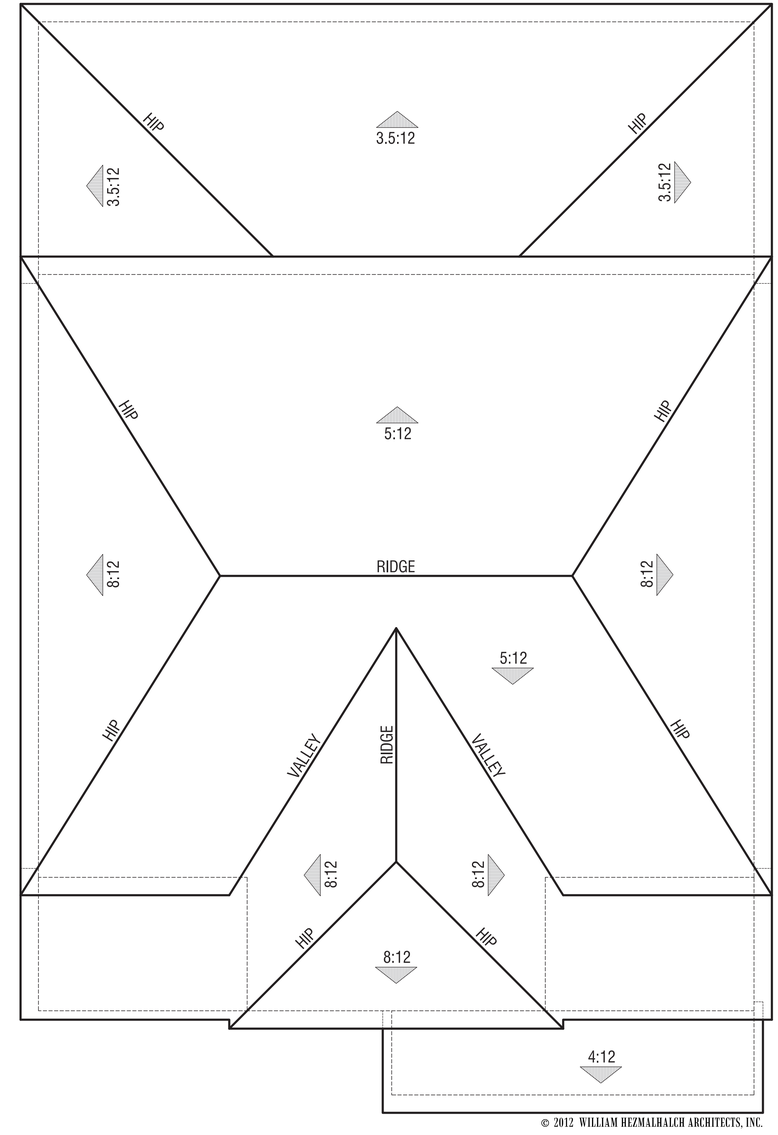


Plan 1

Roof Plans

Elevation B

Bay Area Bungalow



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Elevation A

Presidio

50' x 100' Lots

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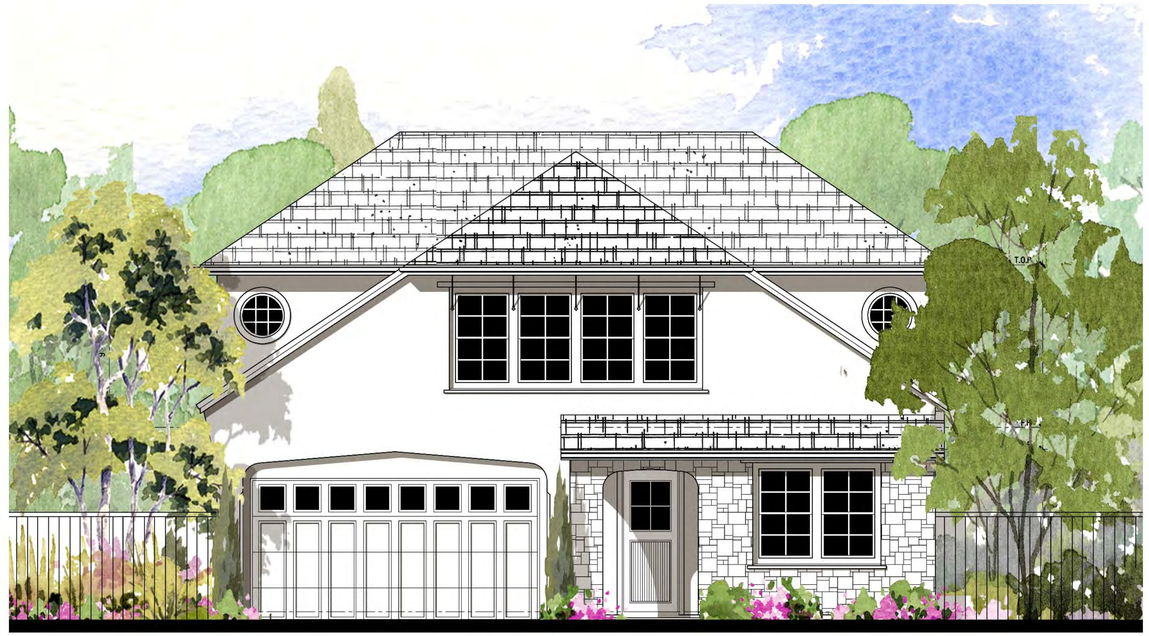
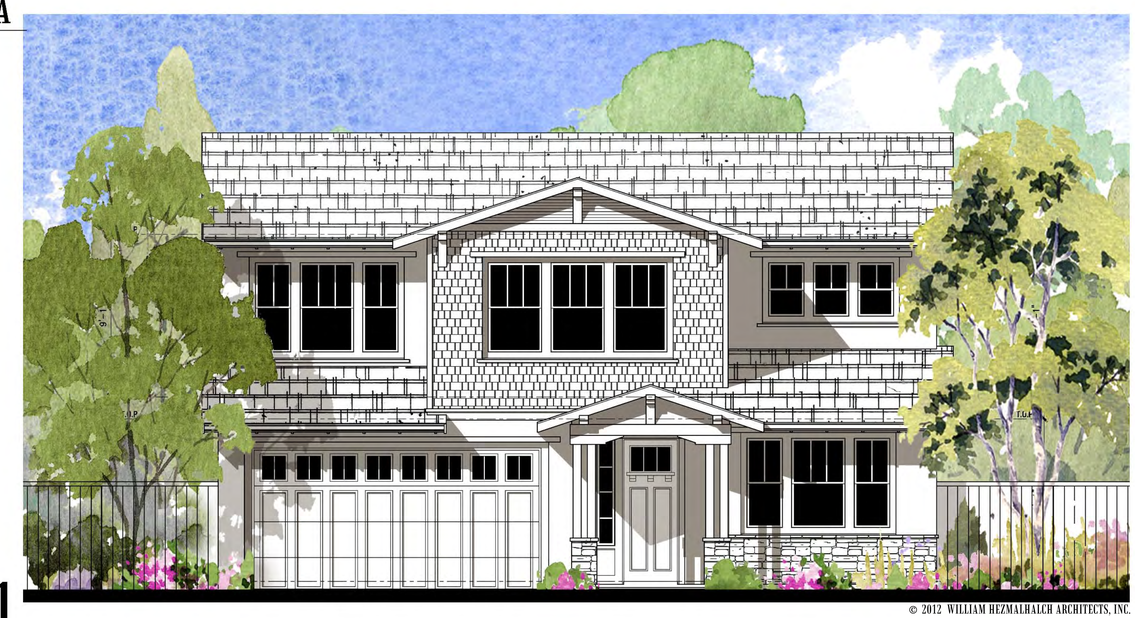


Elevation A
Presidio

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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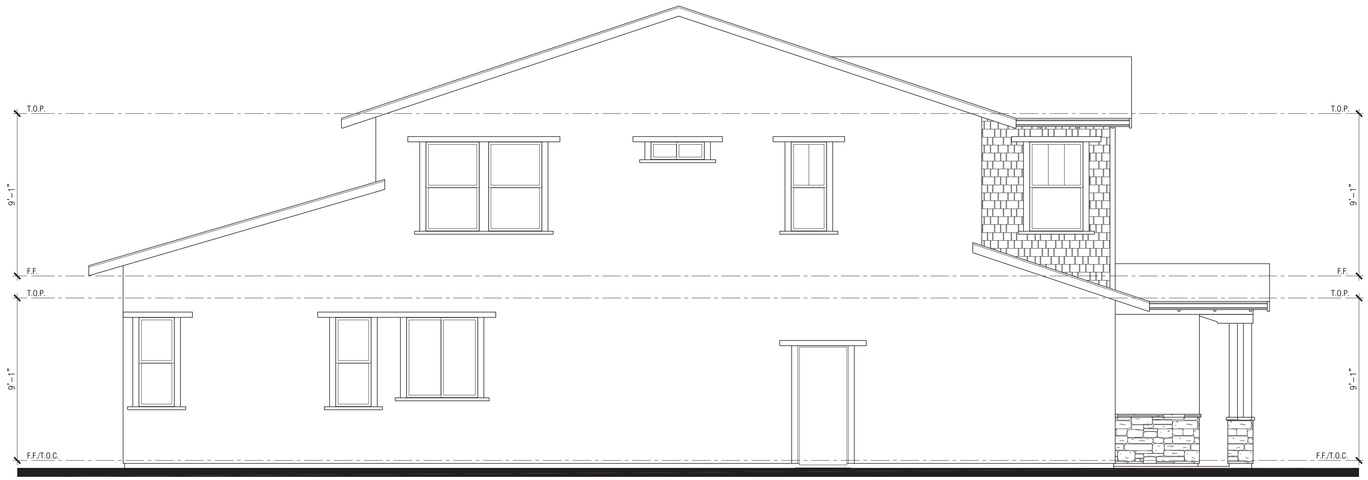

Left Elevation

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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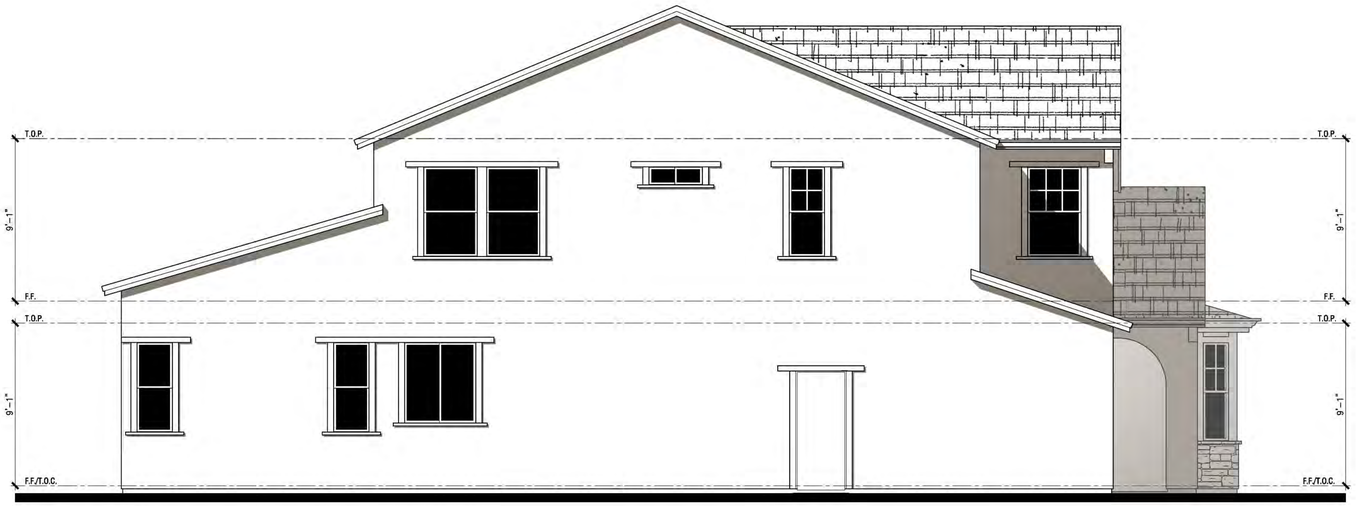

Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 1

Elevation C - Cottage

50' x 100' Lots

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April 30, 2013

A1.6

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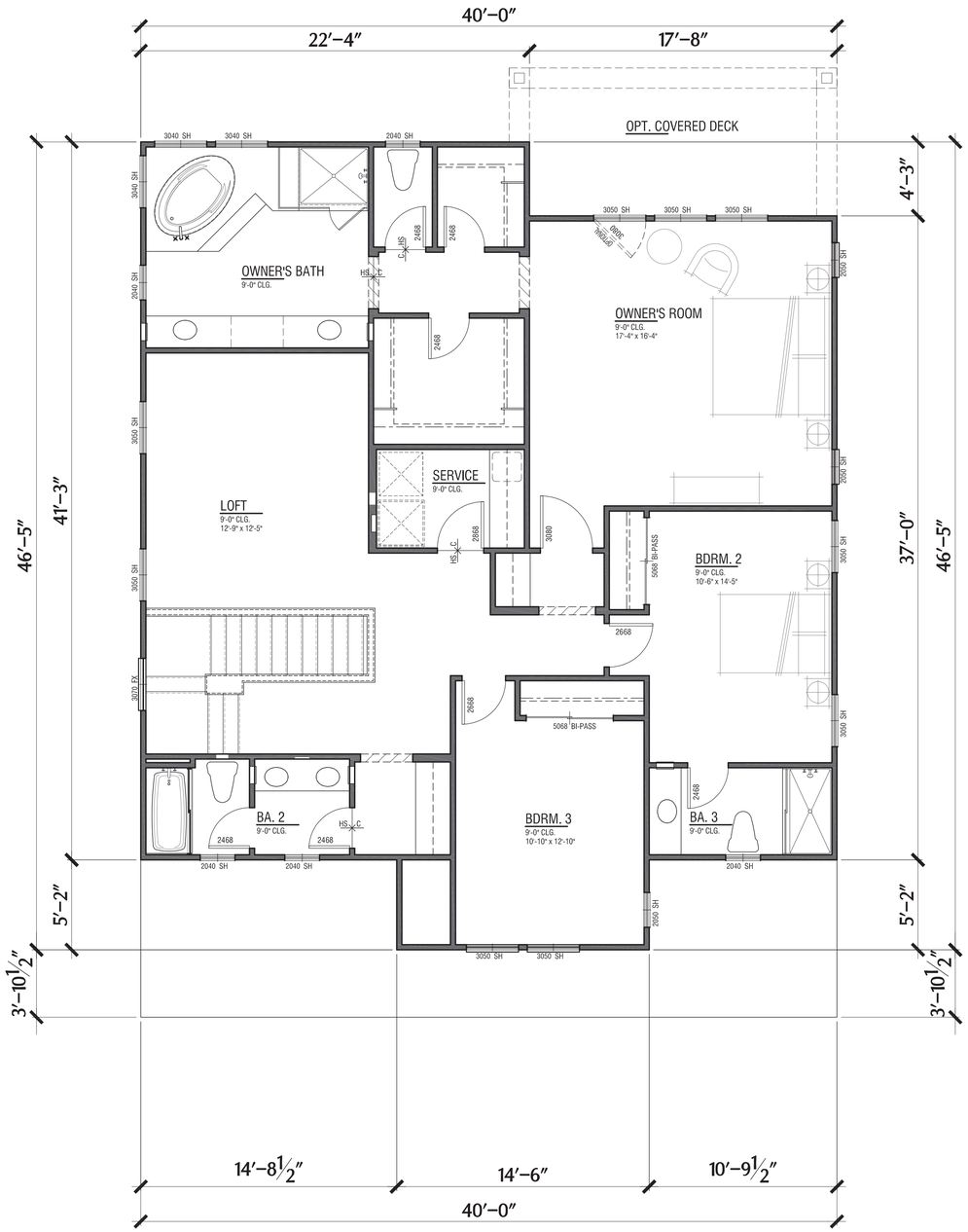
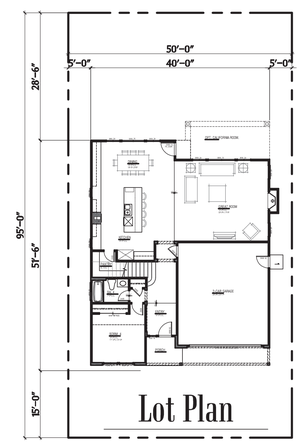
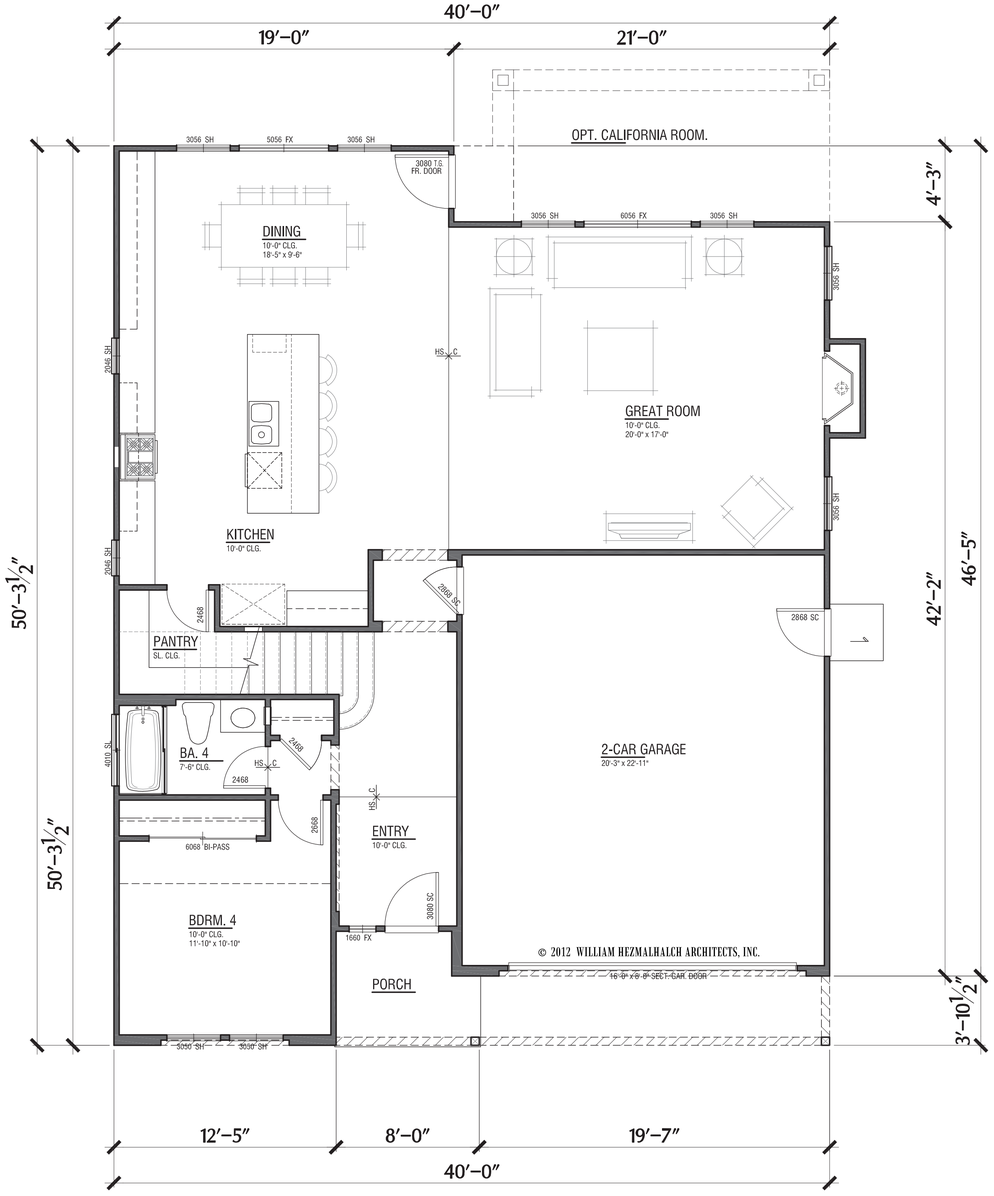


Second Floor

1,587 SF



Lot Plan



First Floor

1,305 SF

Plan 2

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

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA

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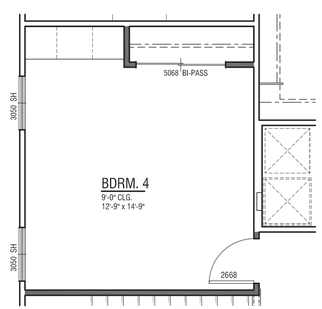


Optional Bdrm. 4

Must be accompanied with Den option

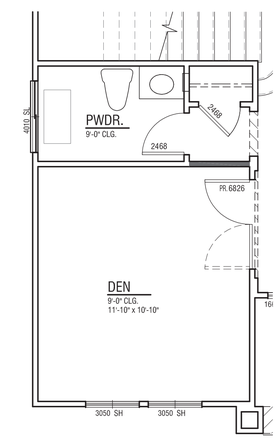
Plan 2 Options

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

50' x 100' Lots

FARIA PRESERVE

San Ramon, CA



Den

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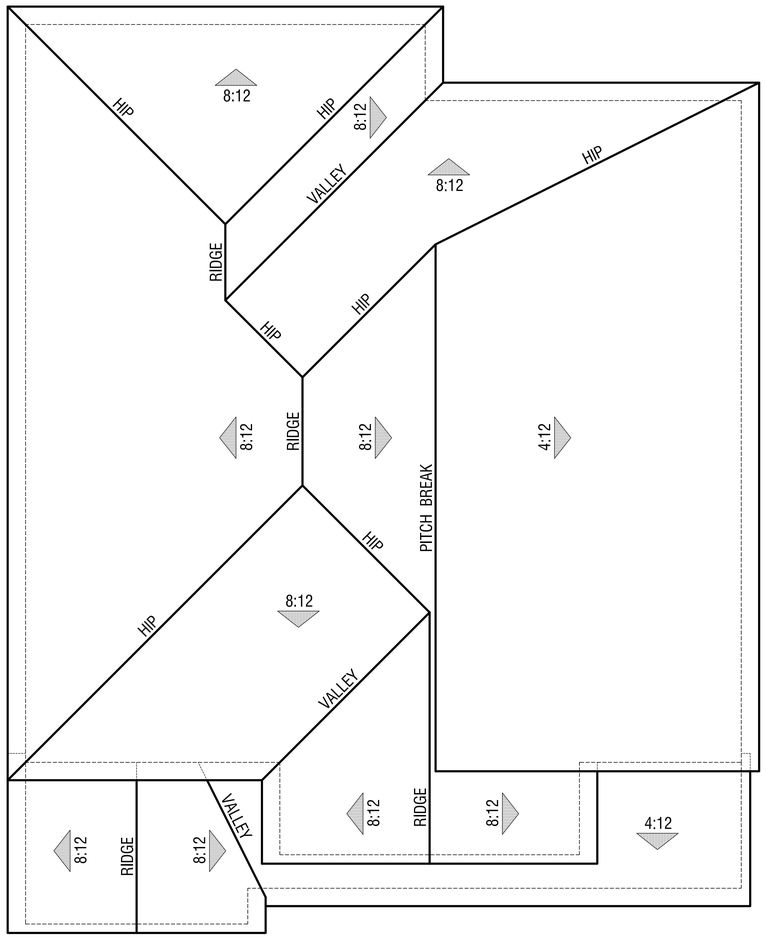
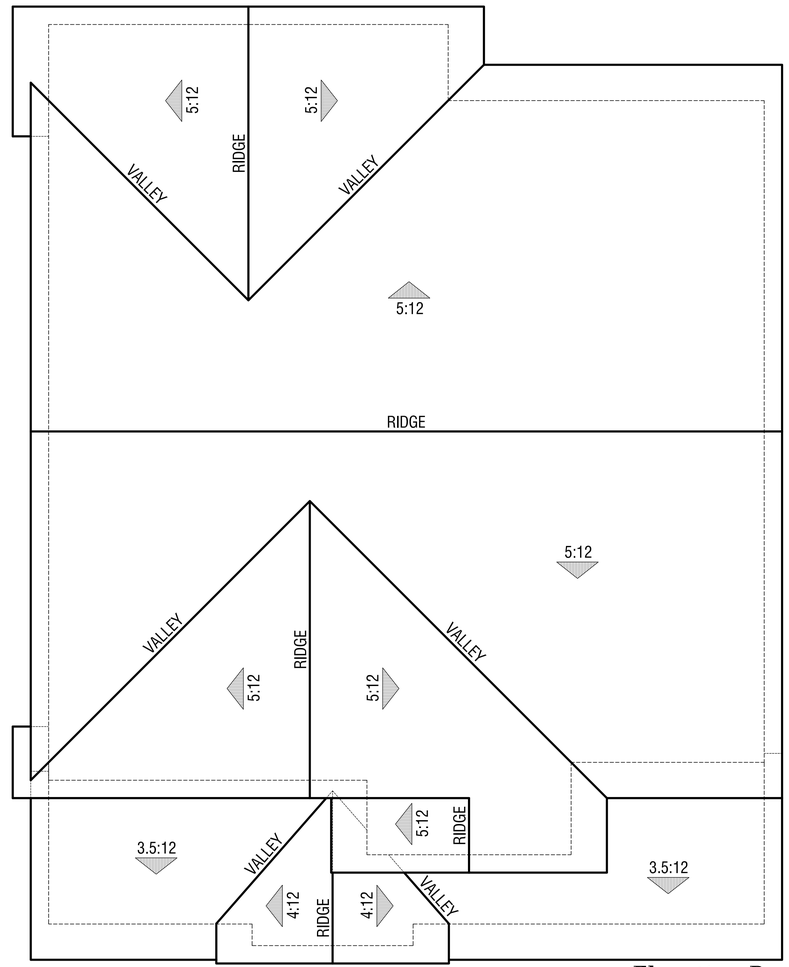


Elevation C

Cottage

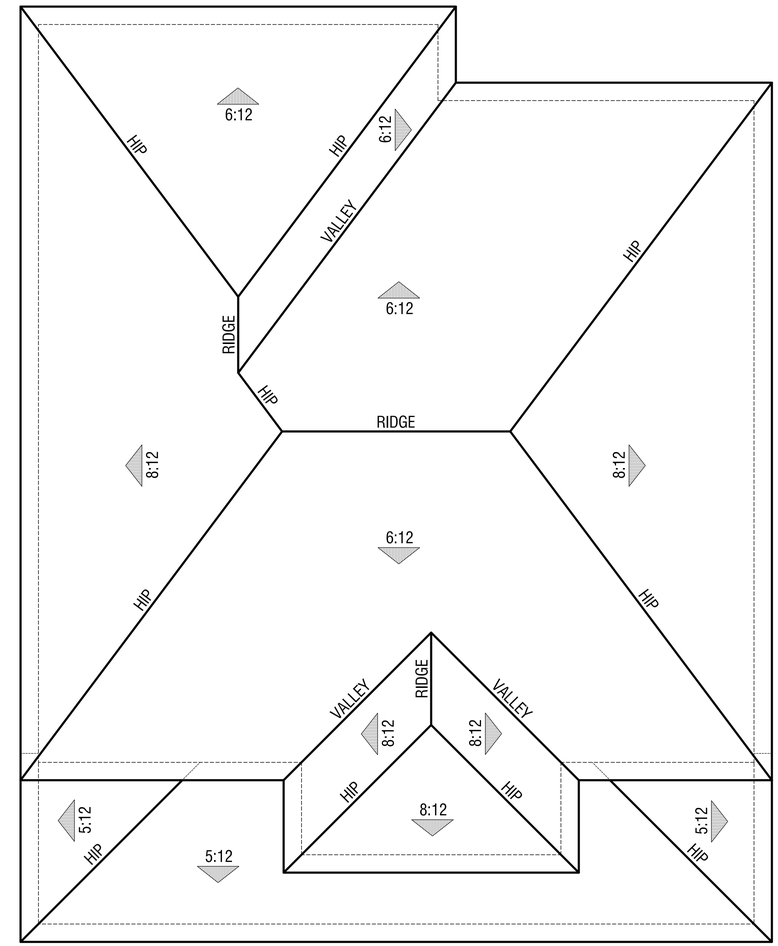


Plan 2

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Presidio

50' x 100' Lots

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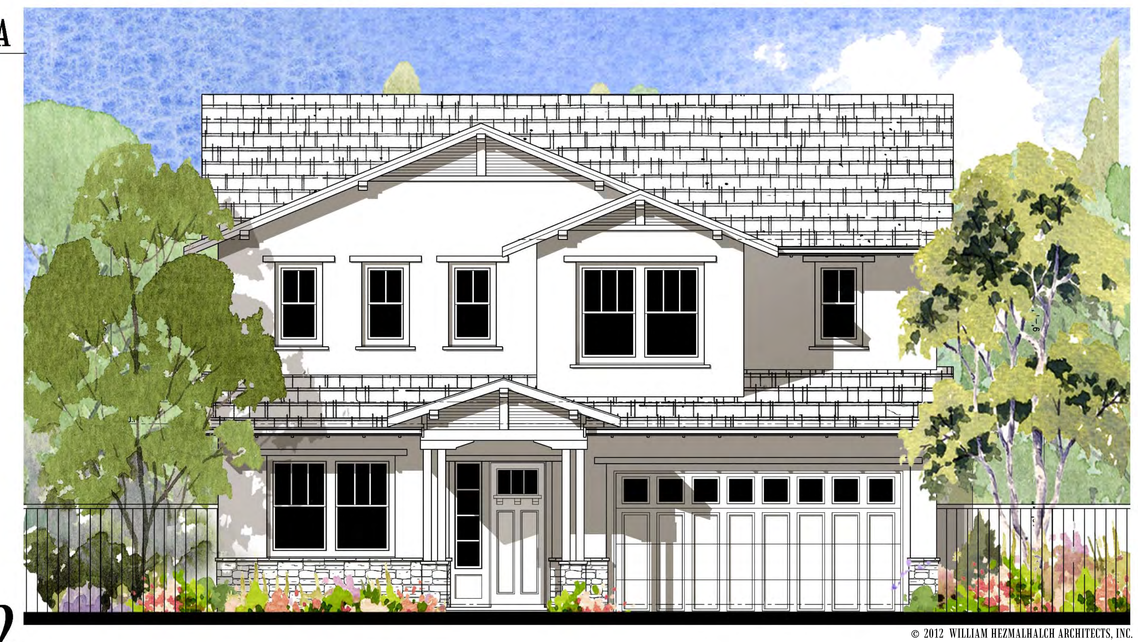
Elevation A
Presidio

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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A2.3

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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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A2.5

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Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 2

Elevation C - Cottage

50' x 100' Lots

LAFFERTY COMMUNITIES

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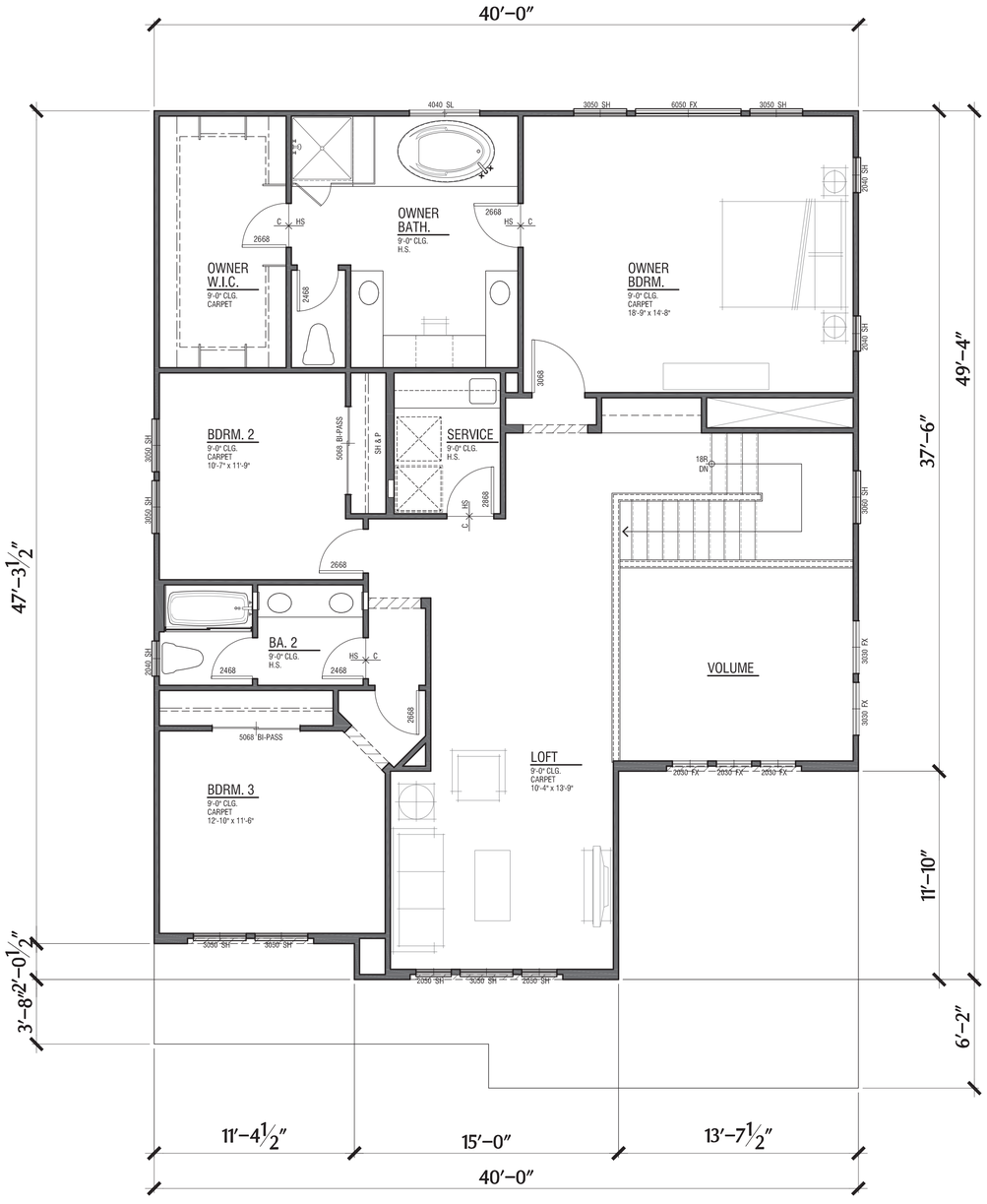
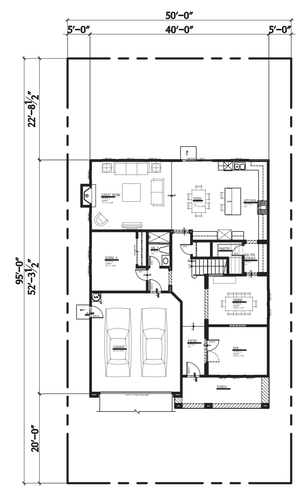


Second Floor

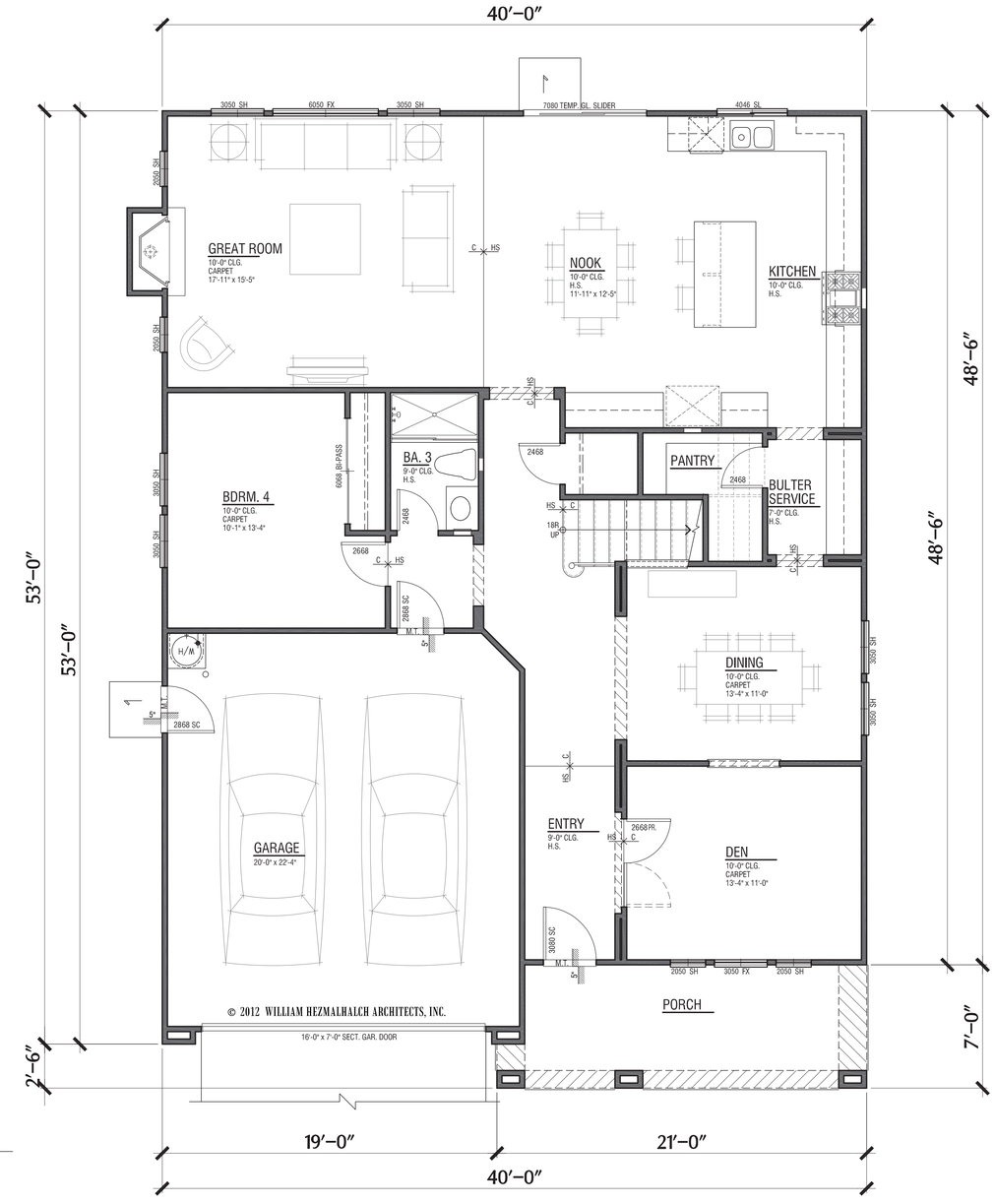
1,573 SF



Lot Plan

Plan 3

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



First Floor

1,560 SF

50' x 100' Lots

LAFFERTY COMMUNITIES

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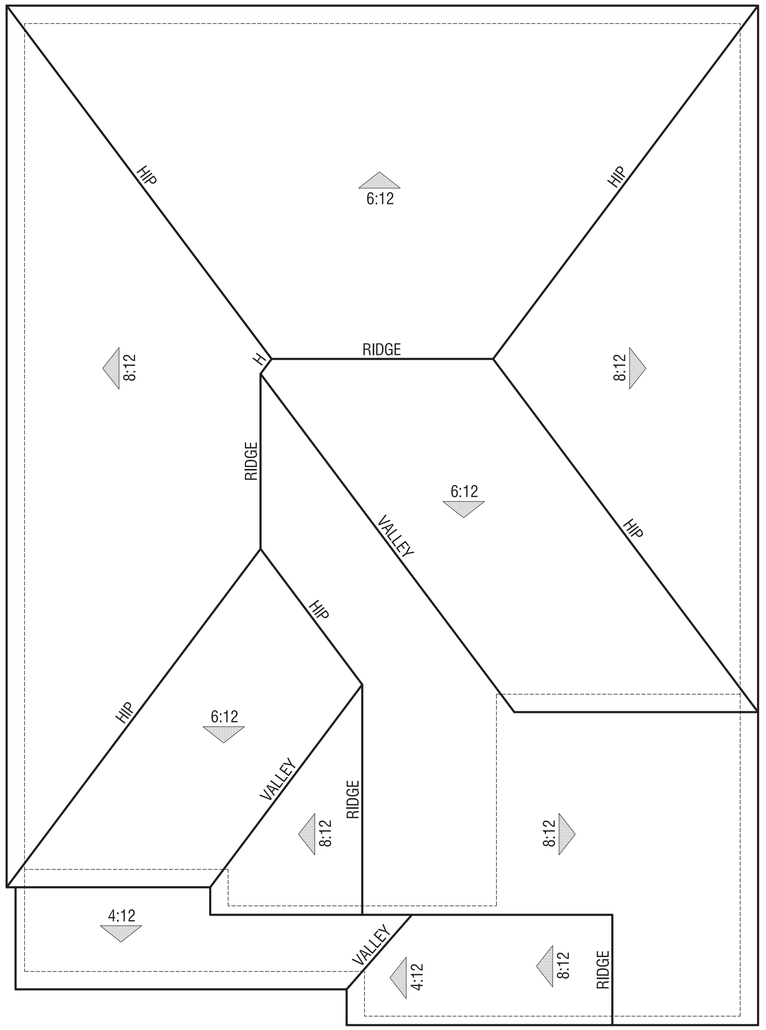
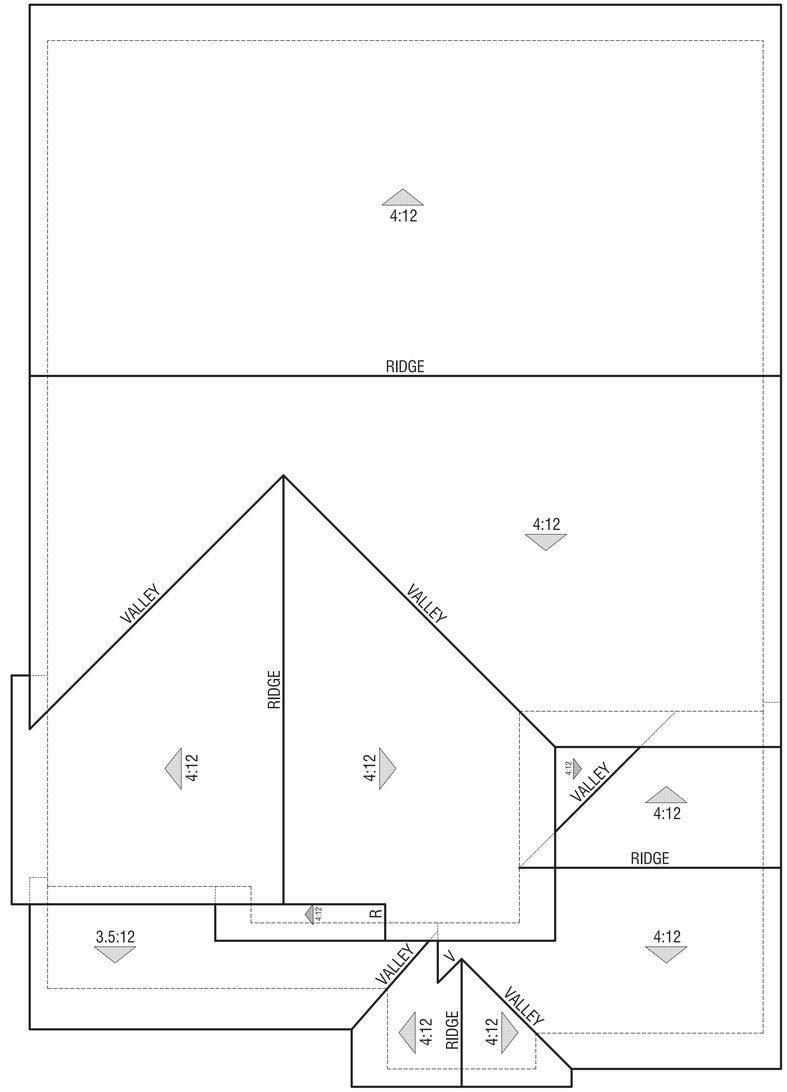


Elevation C

Cottage

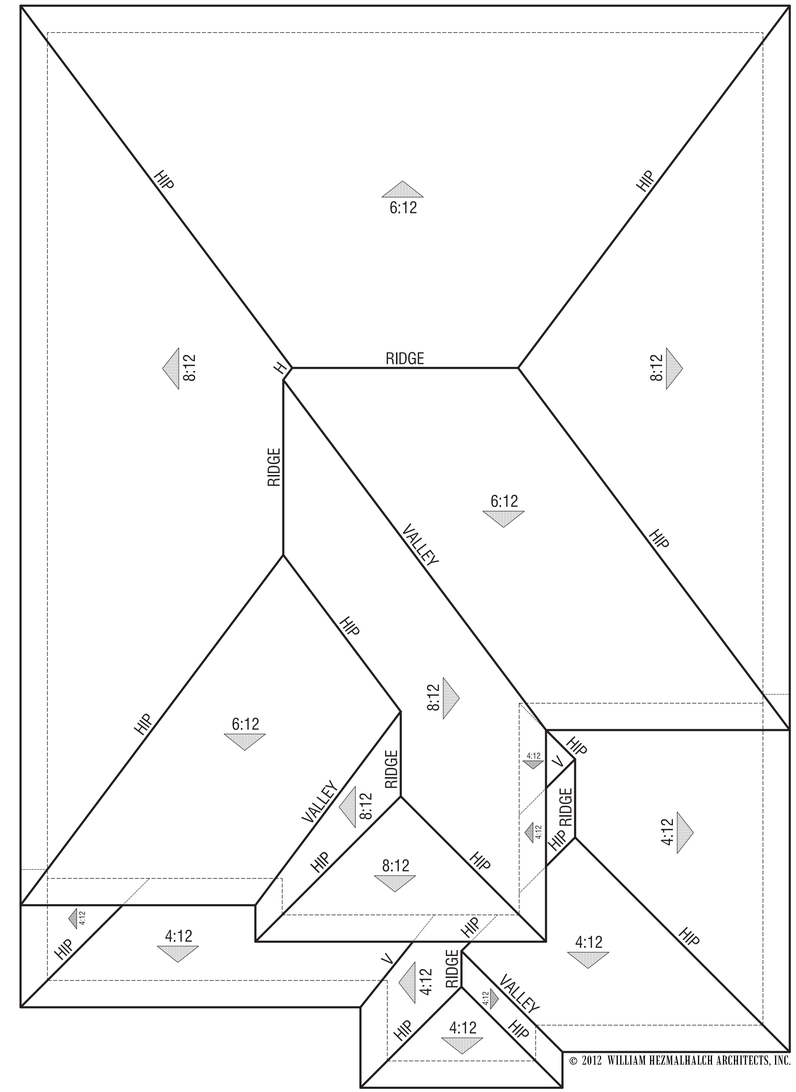


Plan 3

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Presidio

50' x 100' Lots

LAFFERTY COMMUNITIES

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A3.2

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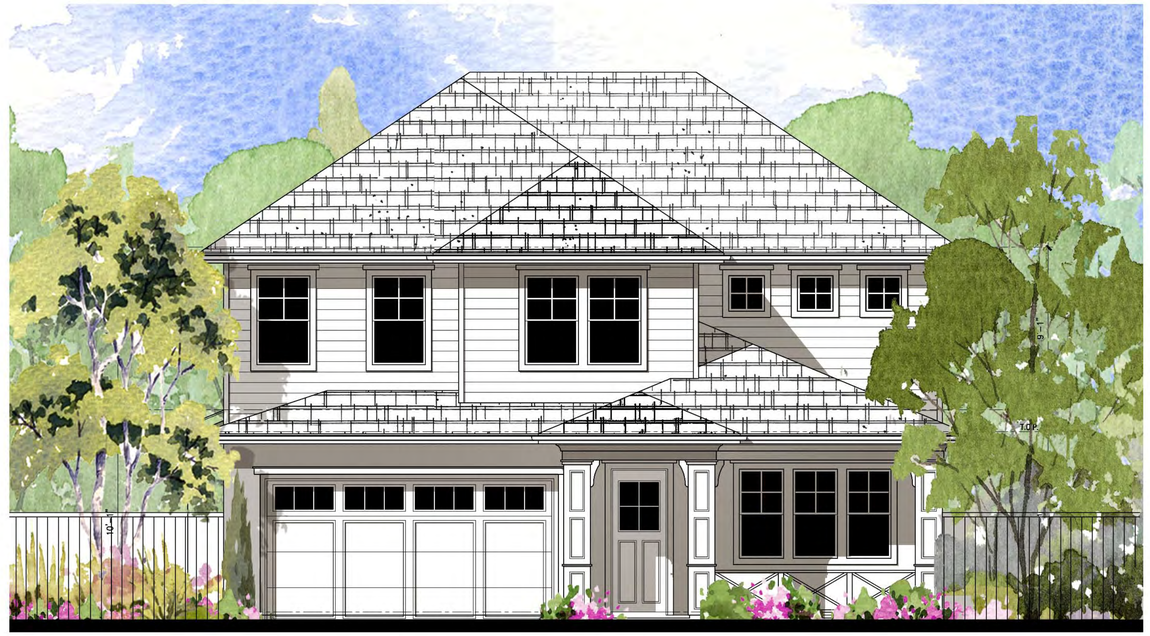
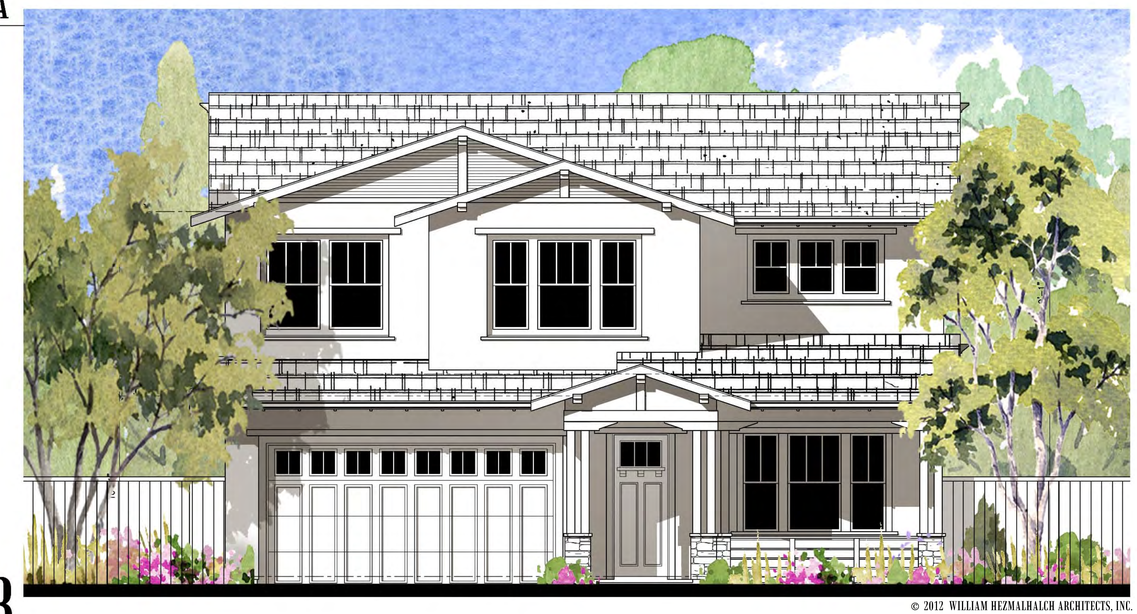


Elevation A
Presidio

Elevation C
Cottage



Elevation B
Bay Area Bungalow

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Plan 3
Front Elevations

50' x 100' Lots

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Left Elevation

Rear Elevation

Right Elevation

Front Elevation

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Plan 3

Elevation A - Presidio

50' x 100' Lots

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A3.4

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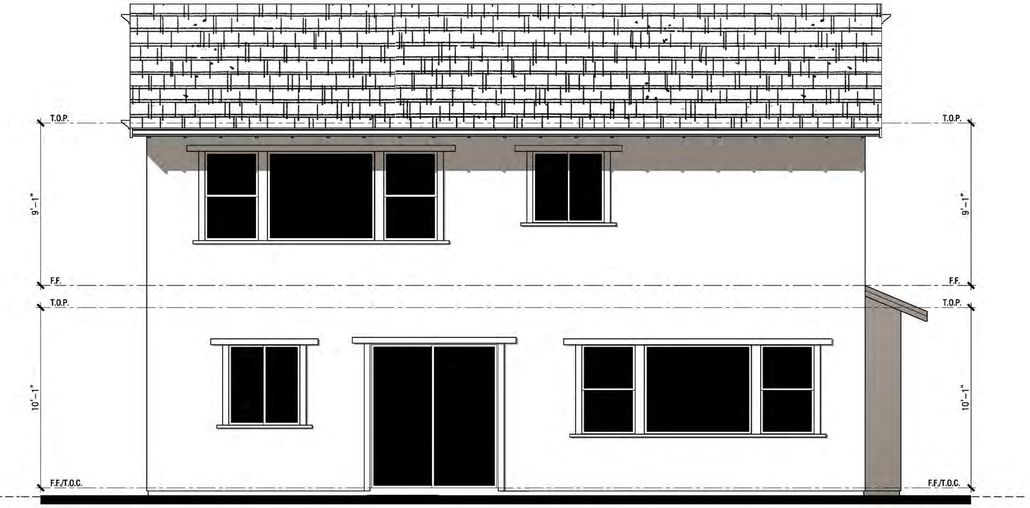
Left Elevation



Rear Elevation

Right Elevation

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Front Elevation

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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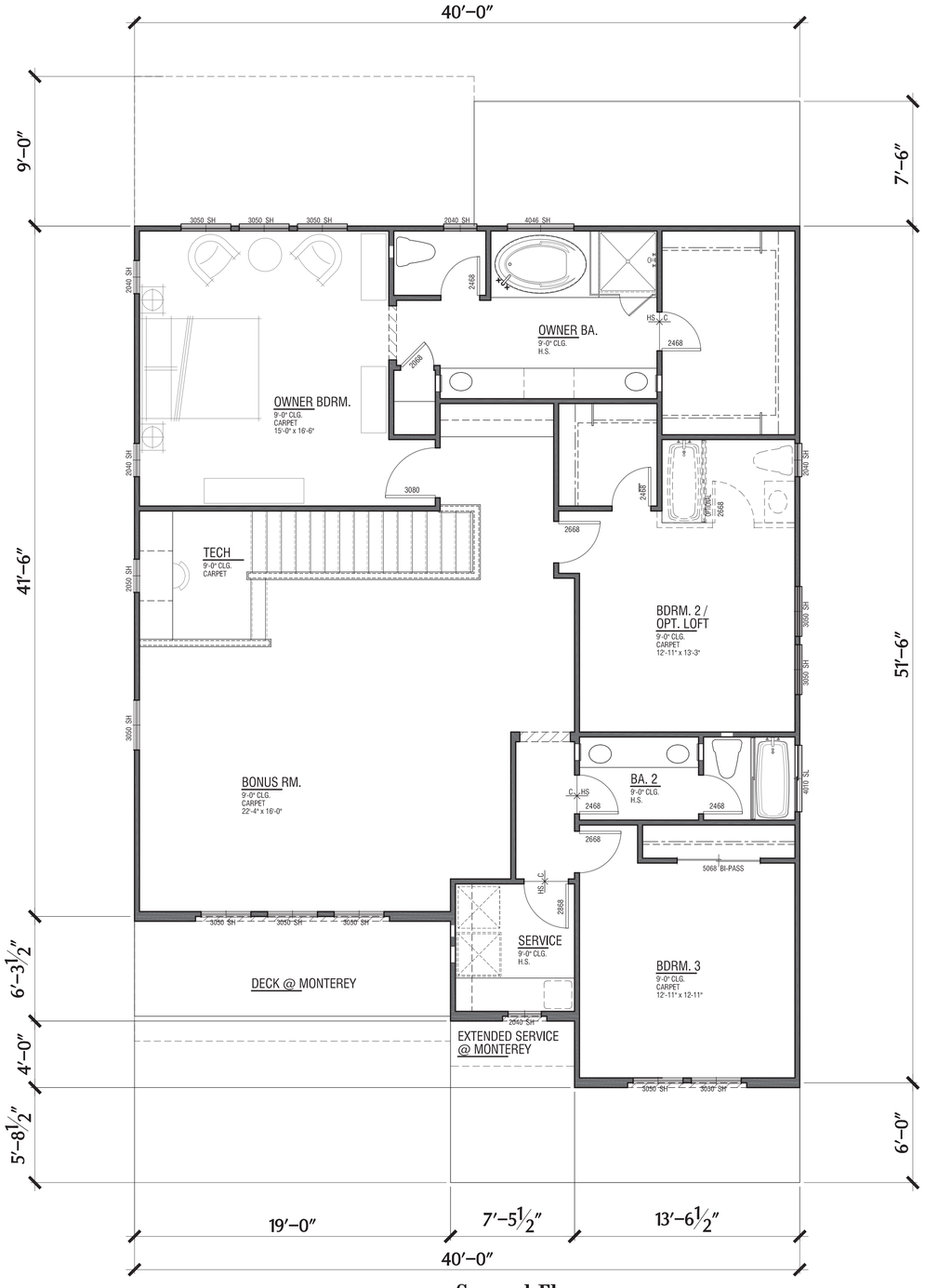
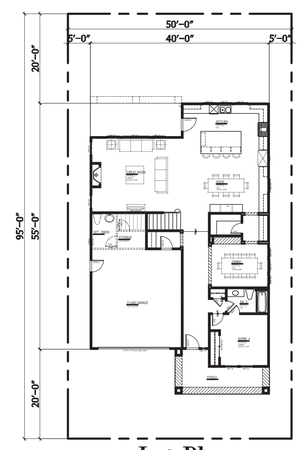


Second Floor

1,808 SF



Lot Plan

Plan 4

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

50' x 100' Lots

First Floor

1,546 SF

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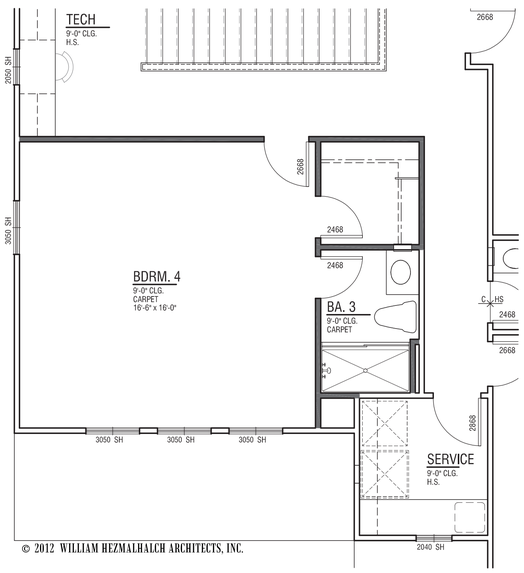
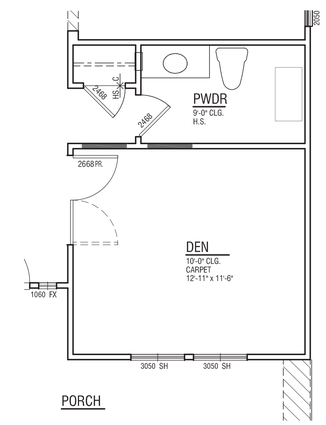


Bedroom 4

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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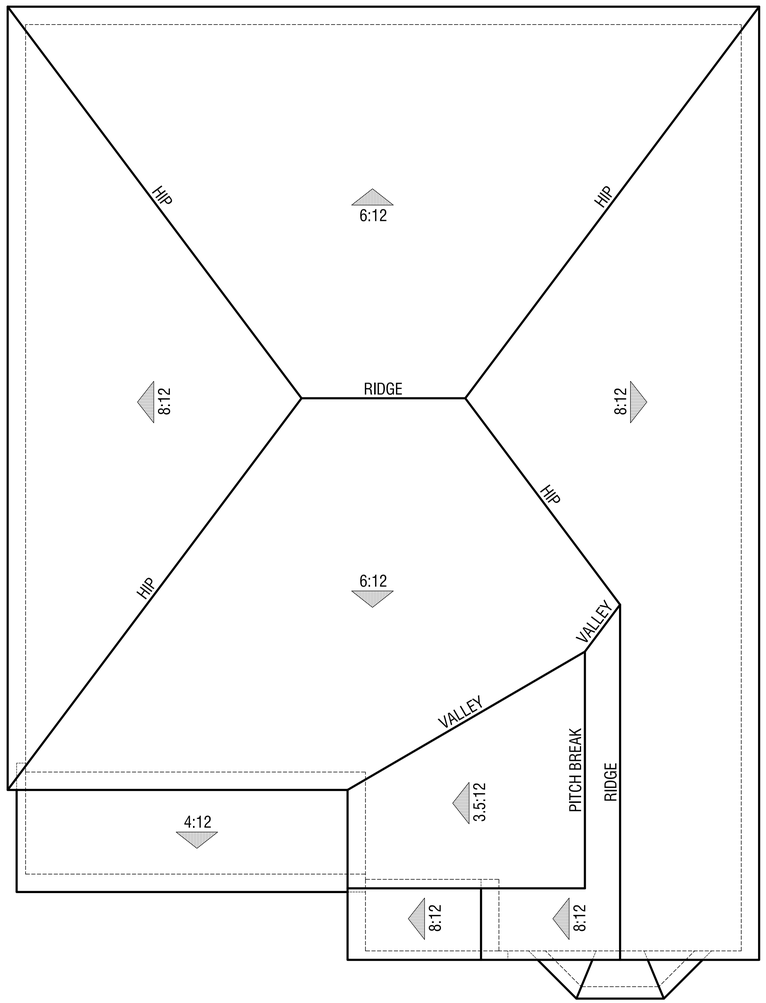
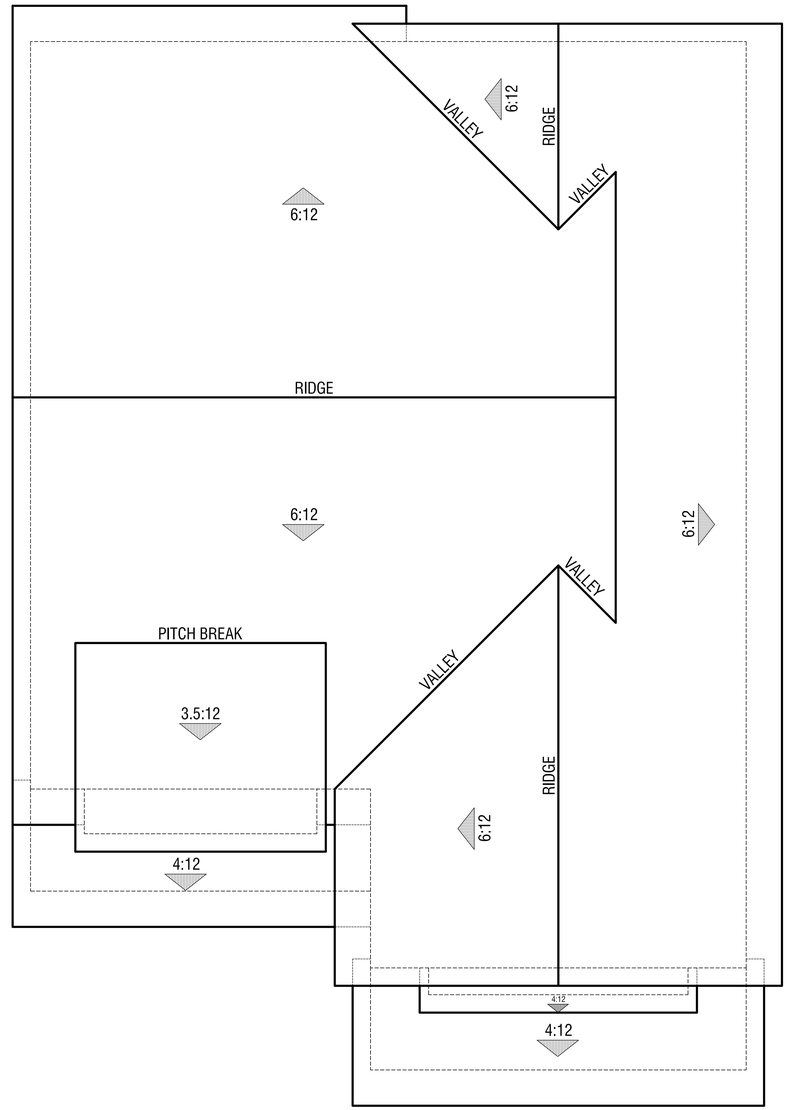


Elevation C

Cottage

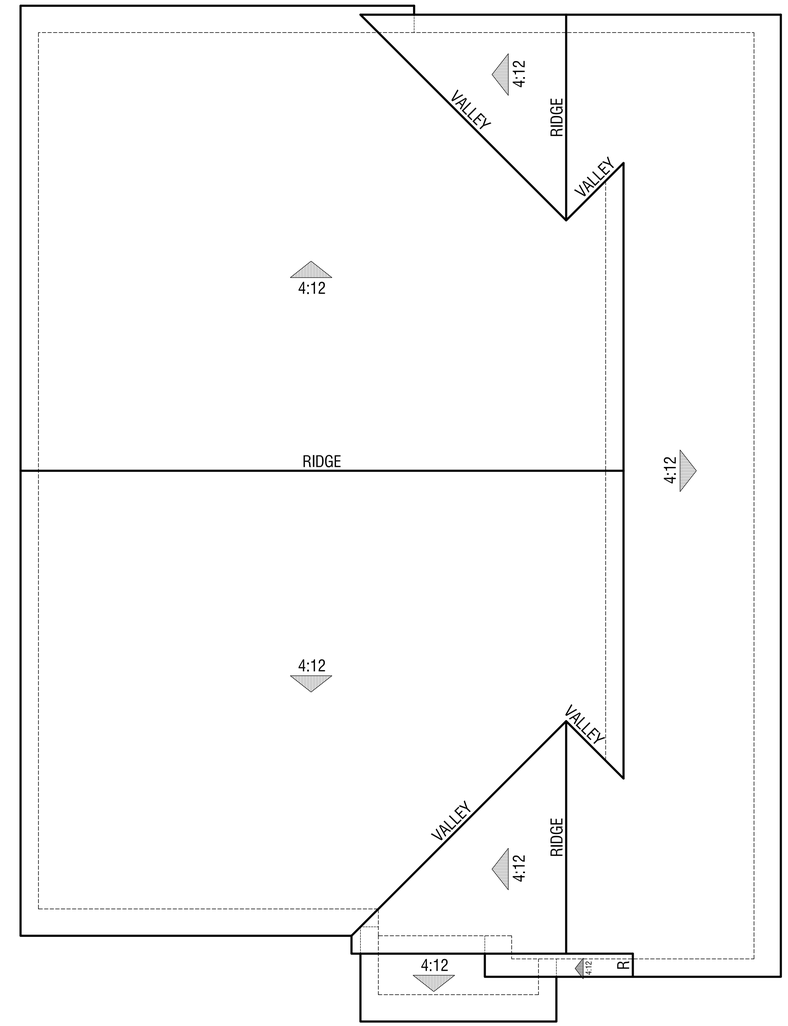


Plan 4

Roof Plans

Elevation B

Bay Area Bungalow



Elevation A

Monterey

50' x 100' Lots

LAFFERTY COMMUNITIES

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Elevation A
Monterey

Elevation C
Cottage

Elevation B
Bay Area Bungalow

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Plan 4
Front Elevations

50' x 100' Lots

LAFFERTY COMMUNITIES

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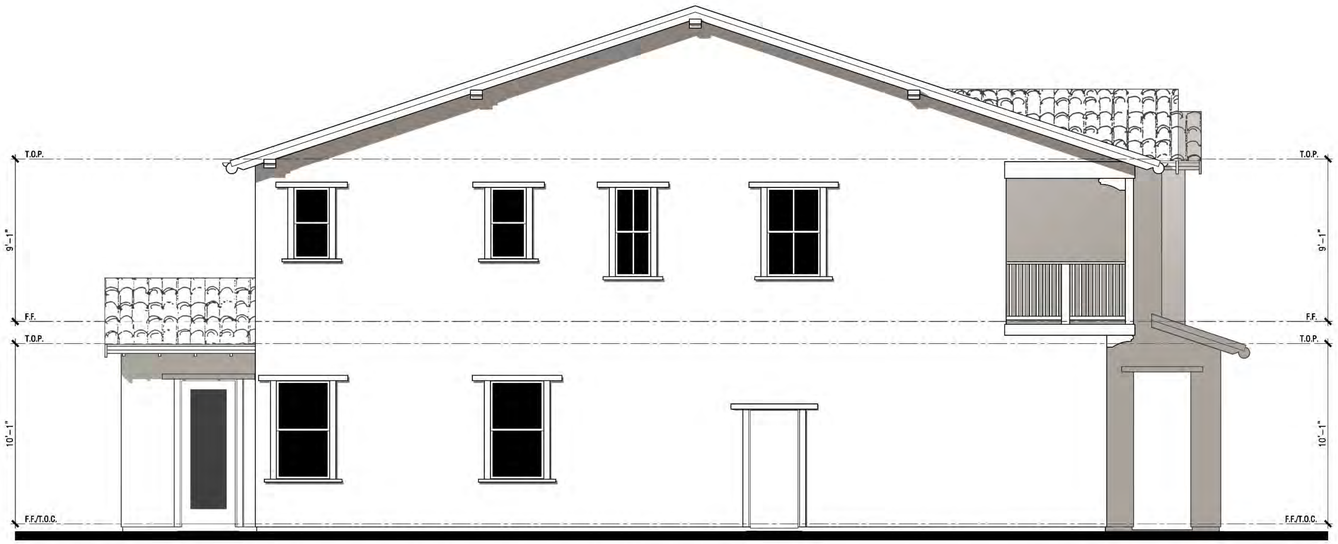

Left Elevation

Rear Elevation

Right Elevation

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Front Elevation

Plan 4

Elevation A - Monterey

50' x 100' Lots

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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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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)

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0 25 50 100

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Neighborhood 2 - 46' x 70' Lots

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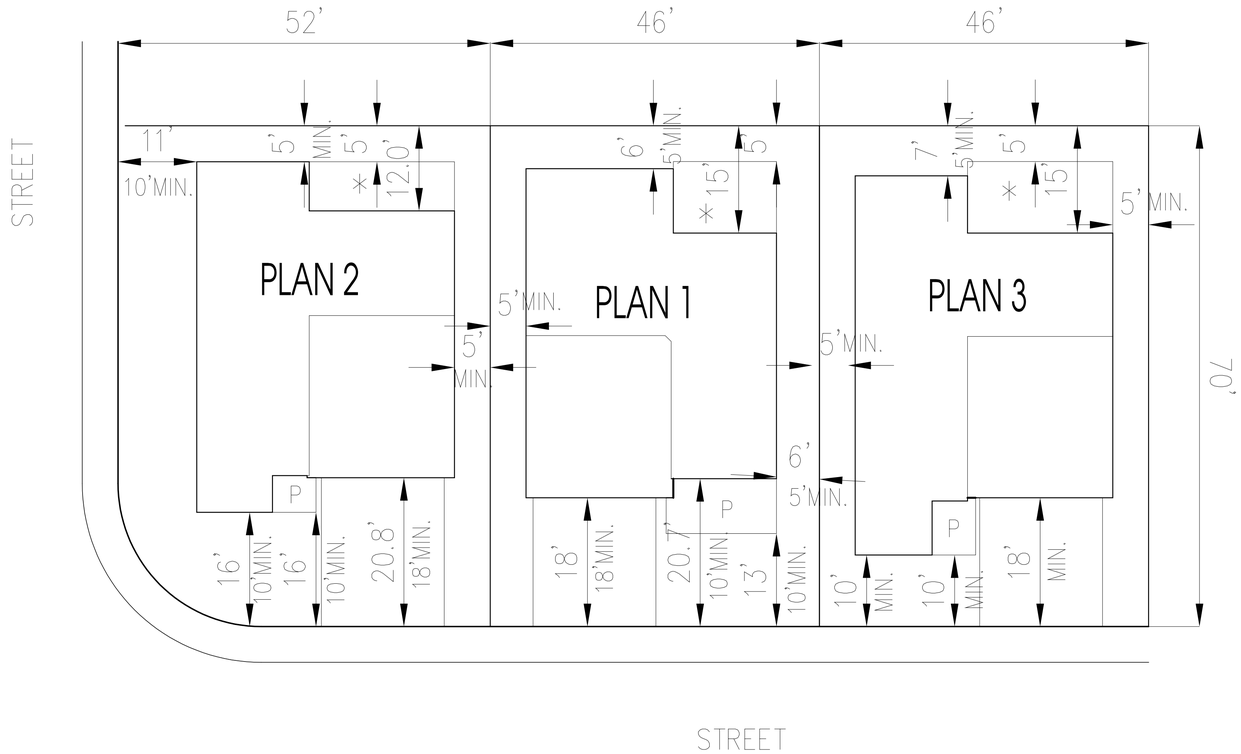
2012074.03



TYPICAL LOT SETBACKS

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

* OPTIONAL CALIFORNIA ROOM ON SPECIFIC LOTS ONLY.

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Neighborhood 2 - 46' x 70' Lots

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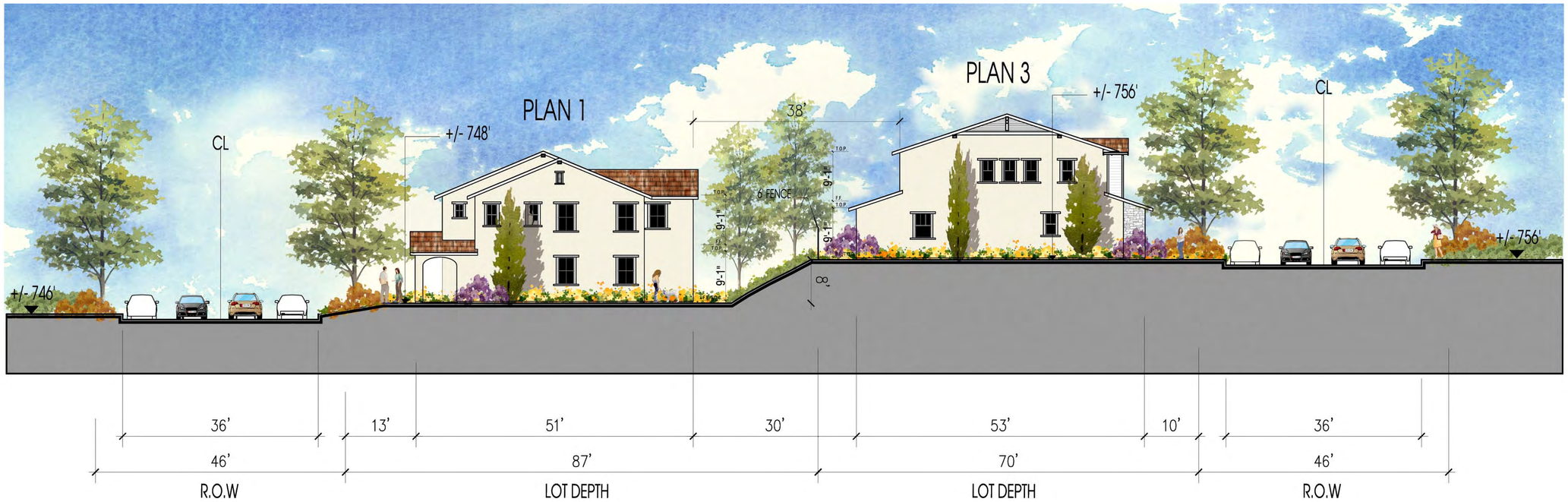

SECTION A

SECTION B

LAFFERTY COMMUNITIES

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SITE SECTIONS - NEIGHBORHOOD 2

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B1.03

2012074

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Plan 1C
Bay Area Bungalow

Plan 2A
Farmhouse

Plan 3B
Cottage

Neighborhood 2 Streetscene

46' x 70' Lots

LAFFERTY COMMUNITIES

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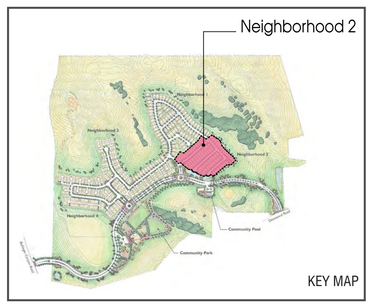

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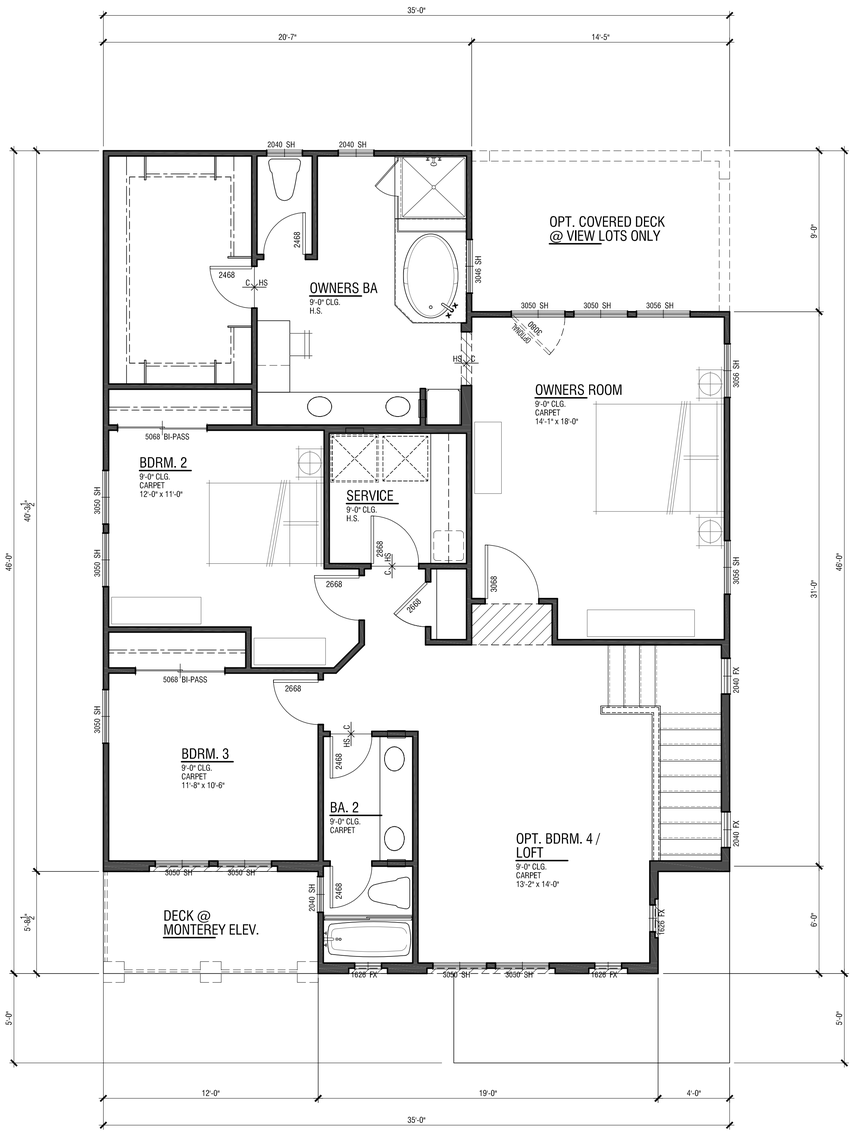
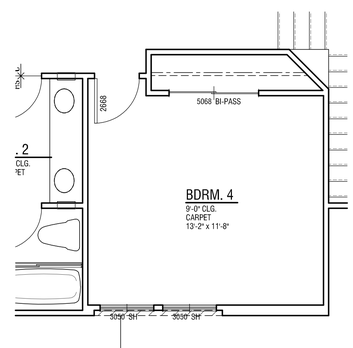


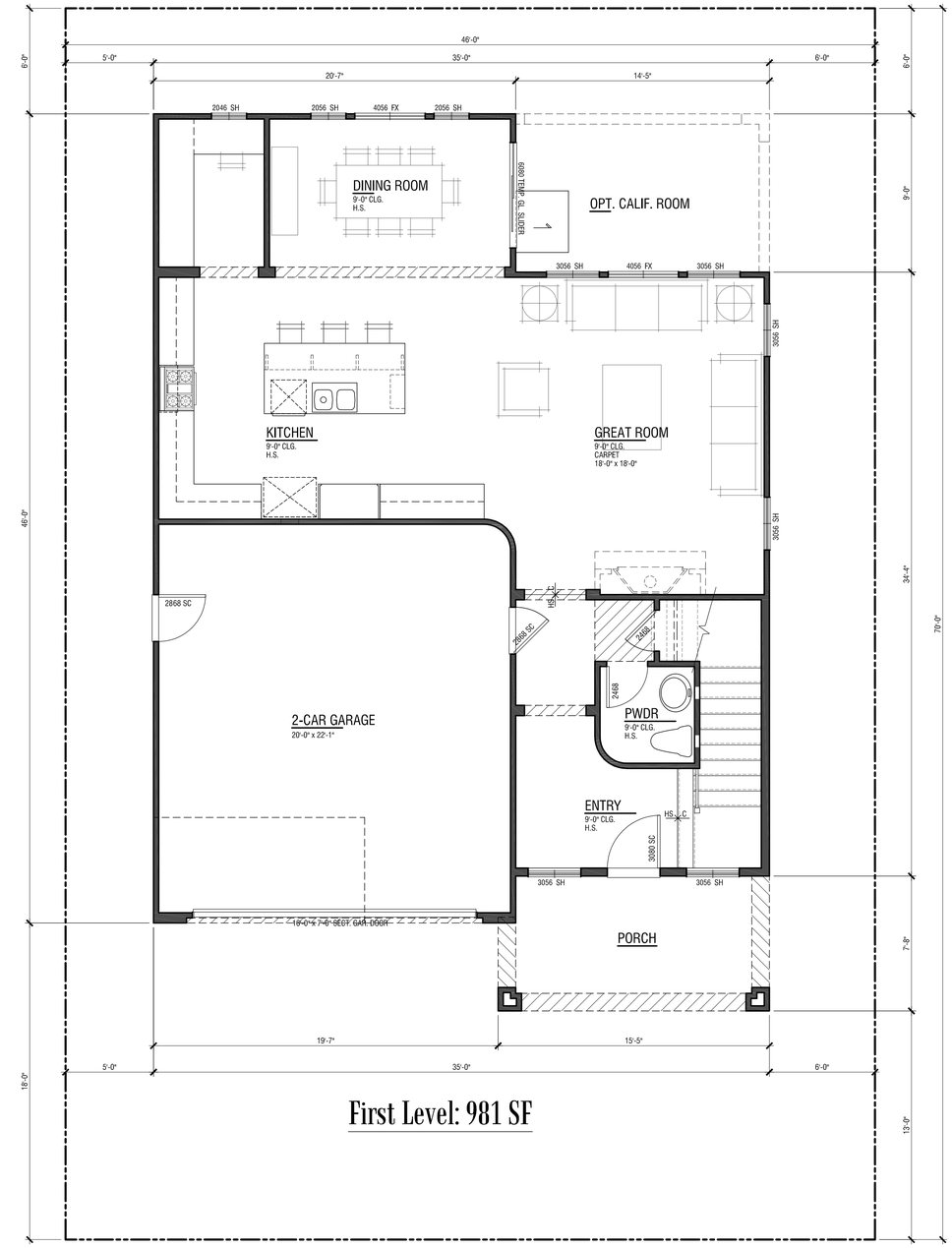
Second Level: 1,329 SF



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

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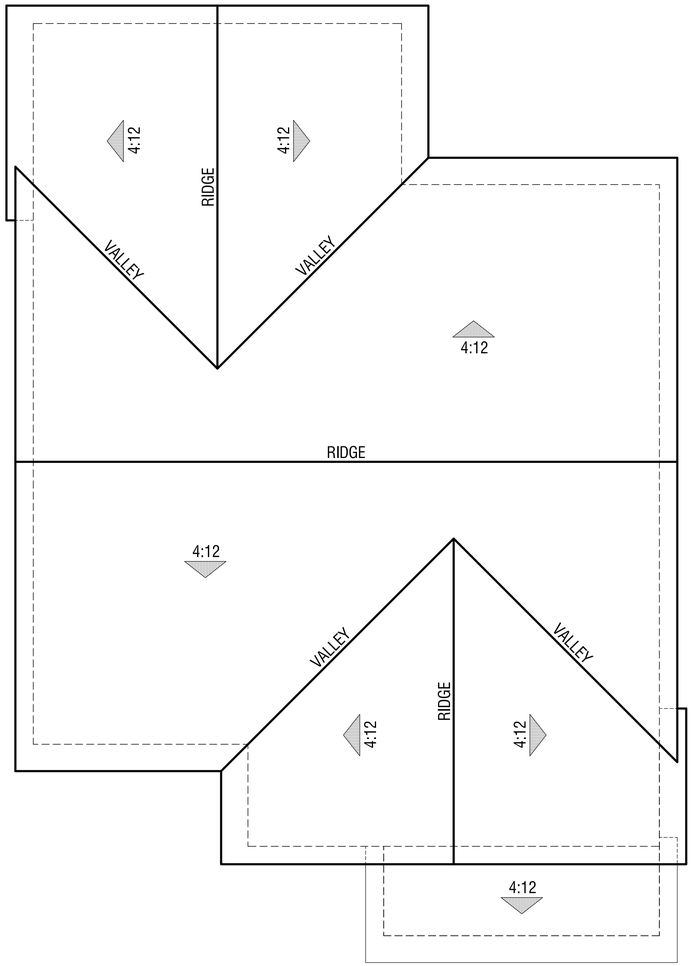
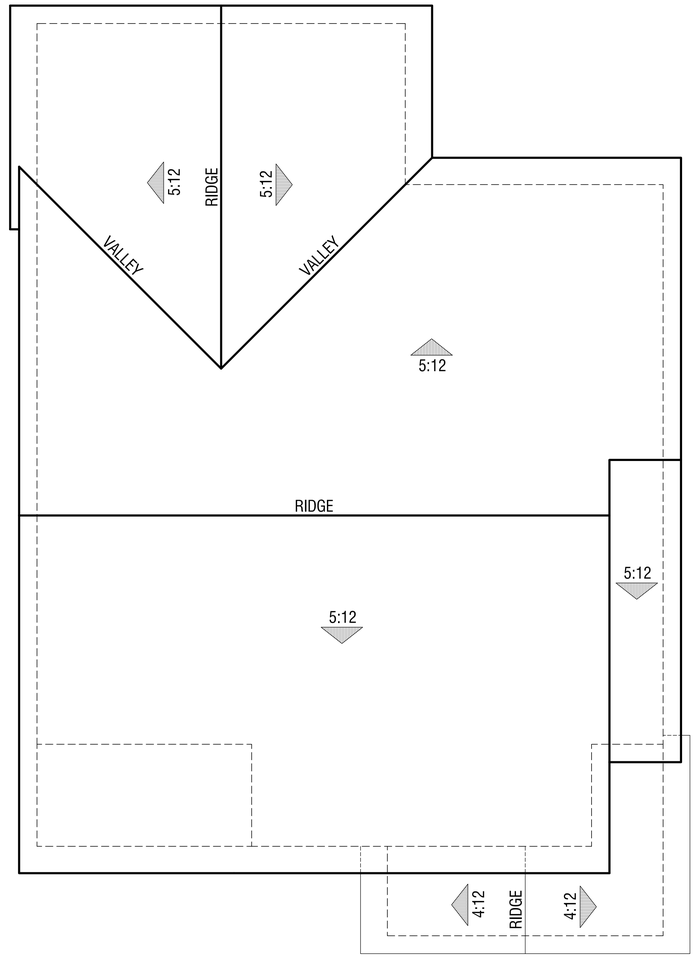
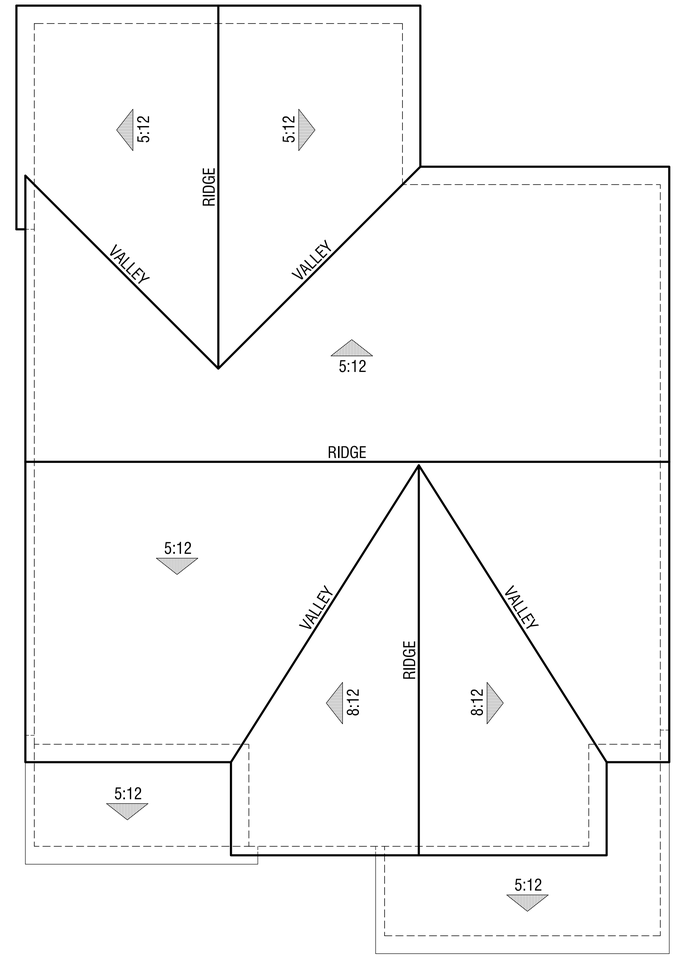


Elevation C - Bay Area Bungalow



Elevation B - Monterey



Elevation A - Cottage

Plan 1

Roof Plans

46' x 70' Lots

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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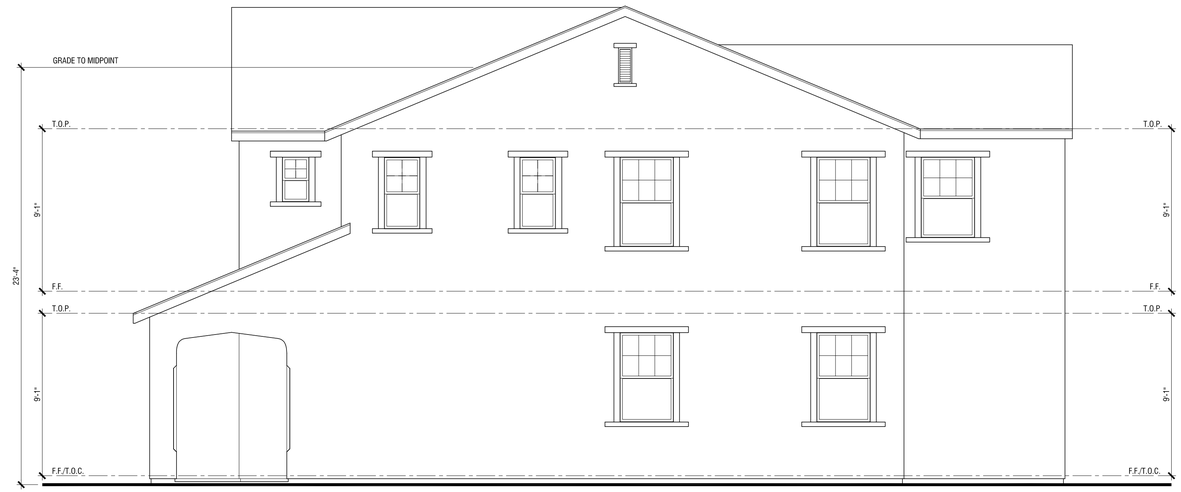
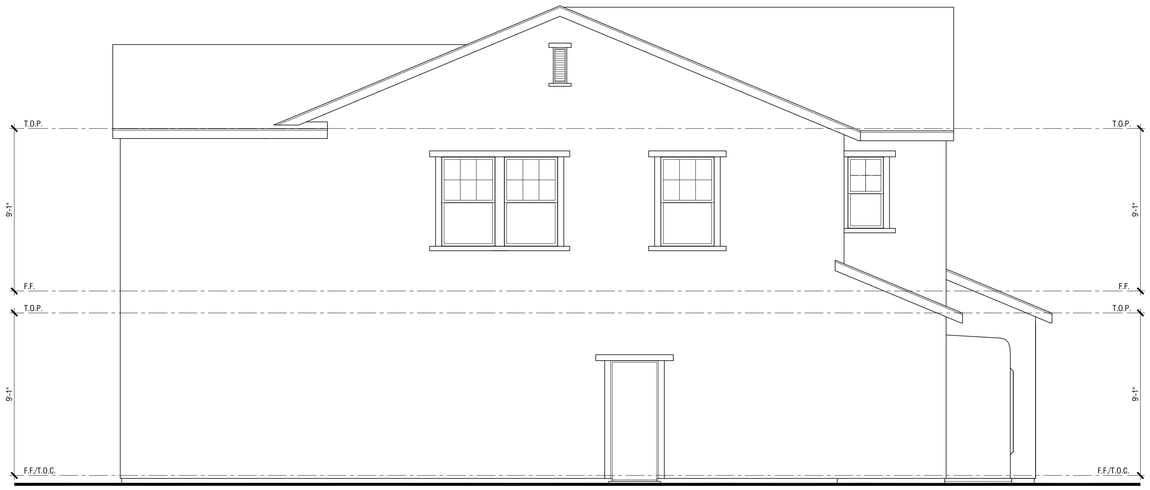
B1.3

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation A - Cottage

46' x 70' Lots

LAFFERTY COMMUNITIES

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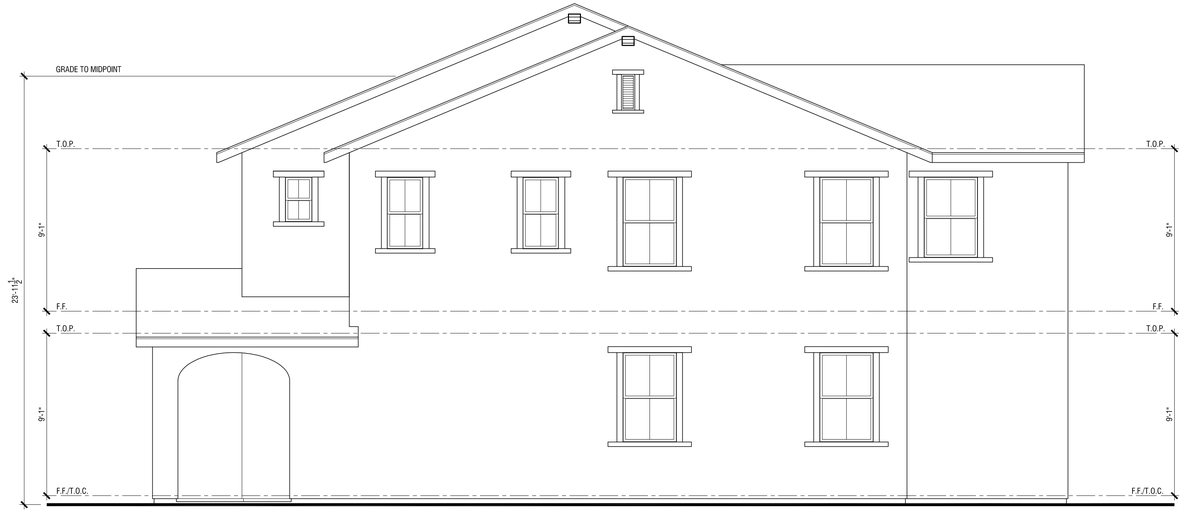
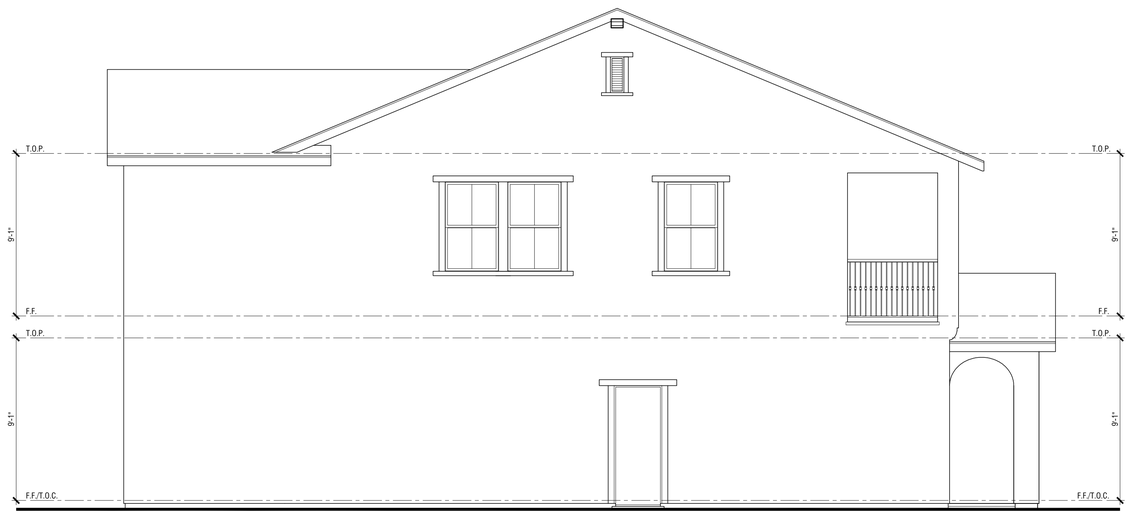
Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation B - Monterey

46' x 70' Lots

LAFFERTY COMMUNITIES

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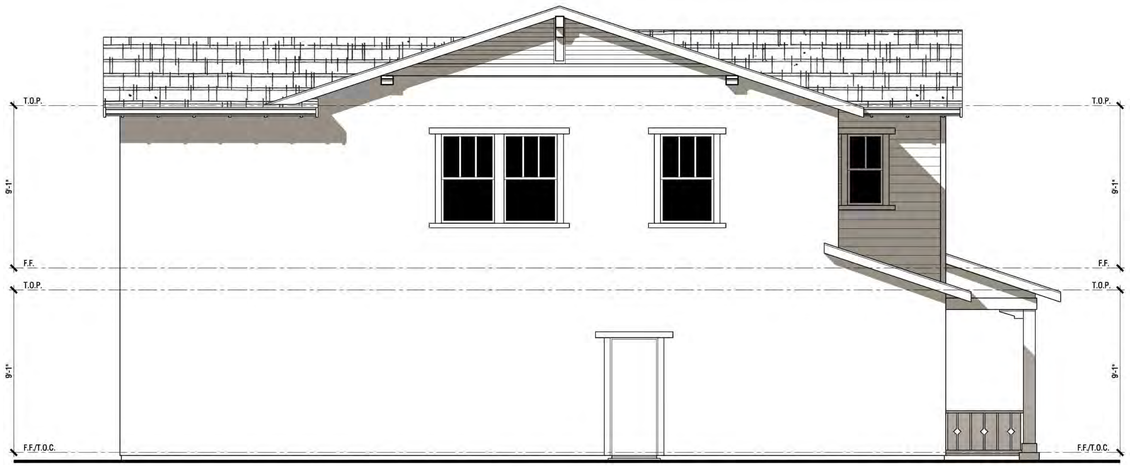
B1.5

2012150

Rear Elevation

Right Elevation



Left Elevation

Front Elevation

Plan 1

Elevation C - Bay Area Bungalow

46' x 70' Lots

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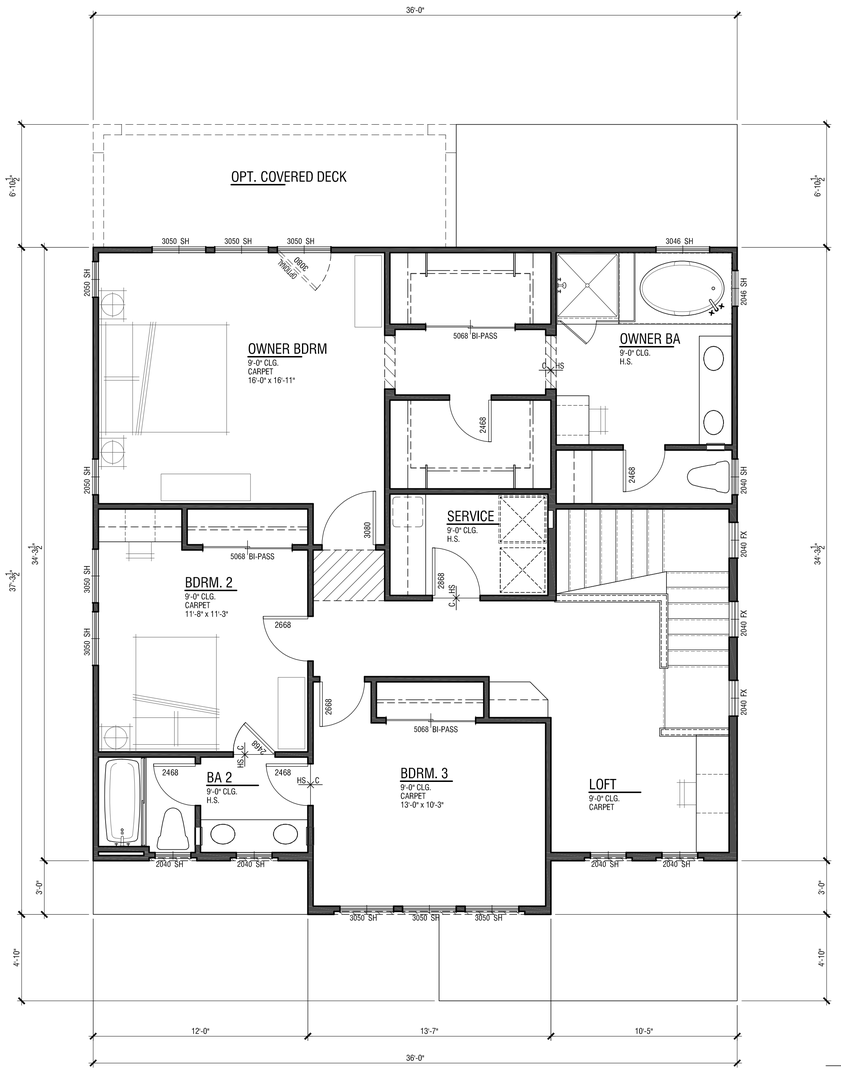
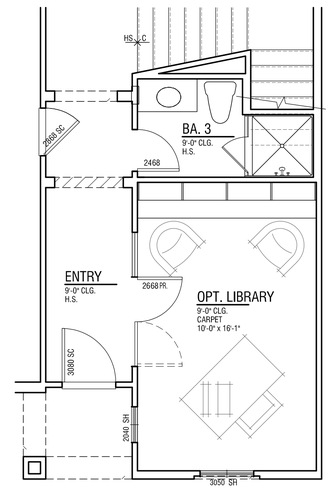
B1.6

2012150



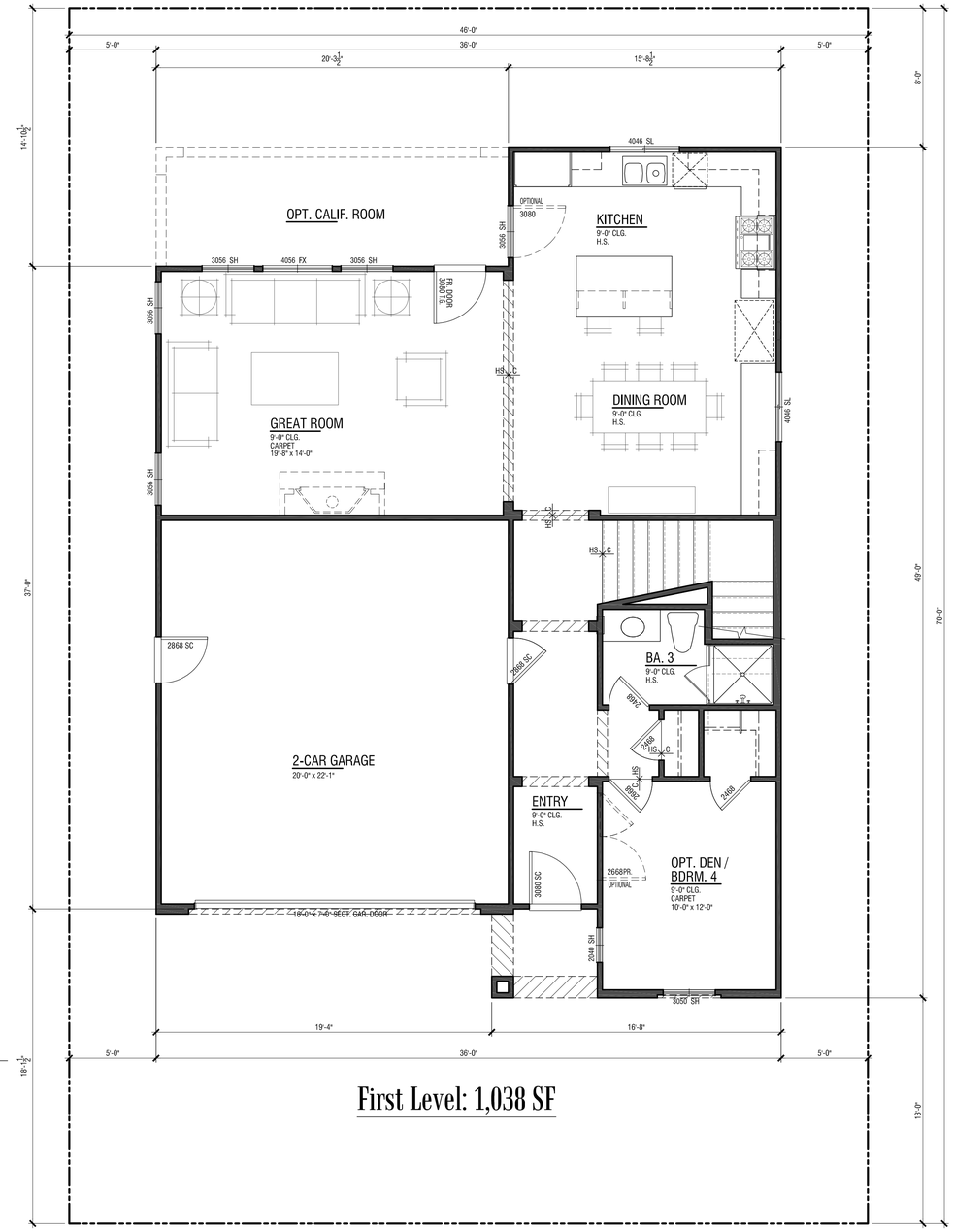
Second Level: 1,220 SF



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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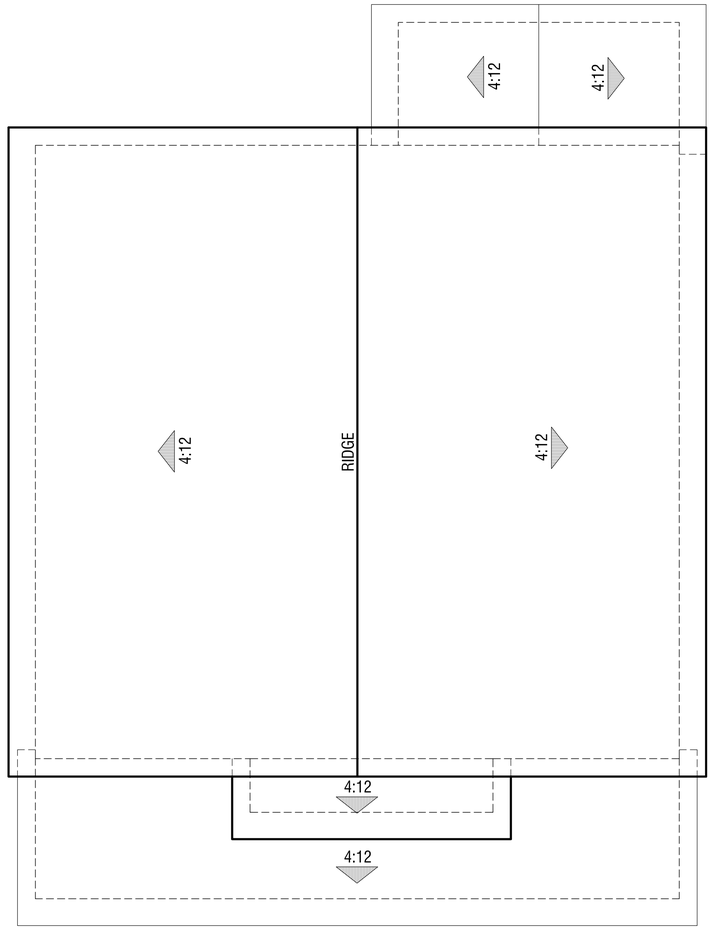
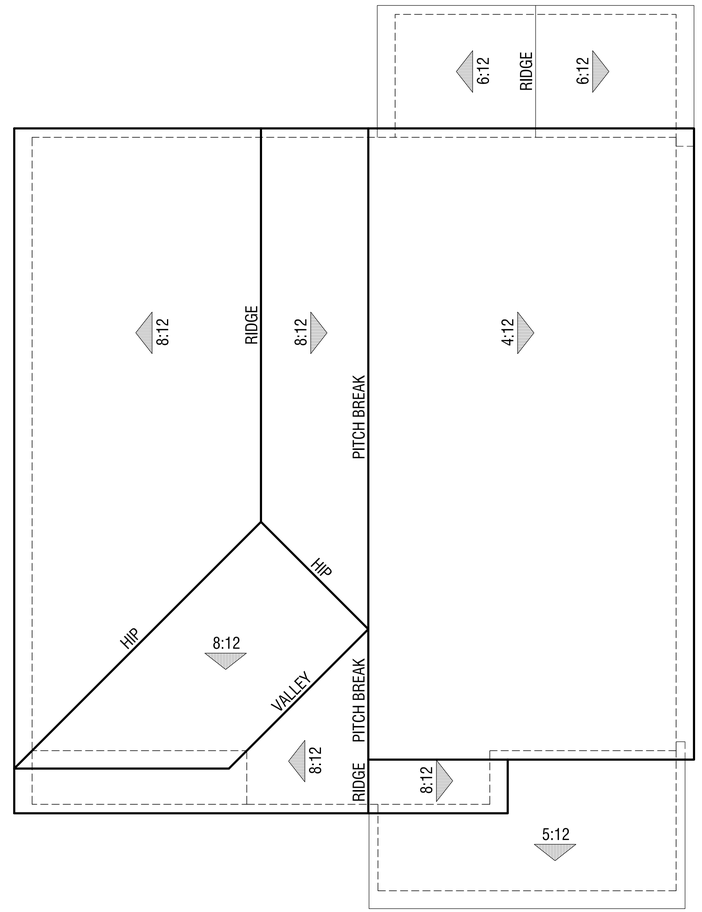
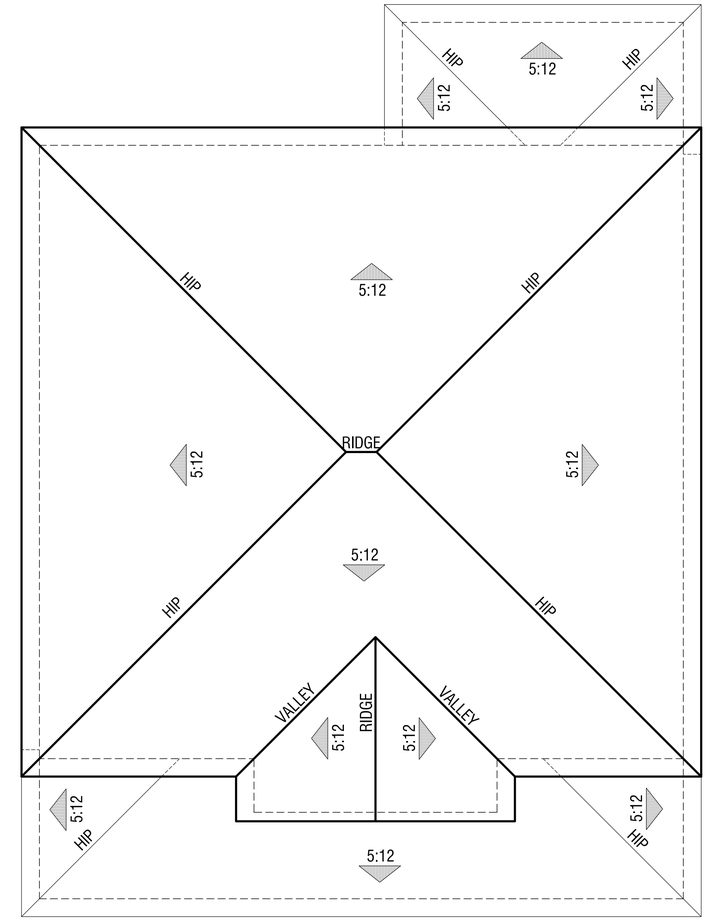
2012150



Elevation C - Bay Area Bungalow



Elevation B - Cottage



Elevation A - Farmhouse

Plan 2

Roof Plans

46' x 70' Lots

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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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B2.4

2012150

Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 2

Elevation B - Cottage

46' x 70' Lots

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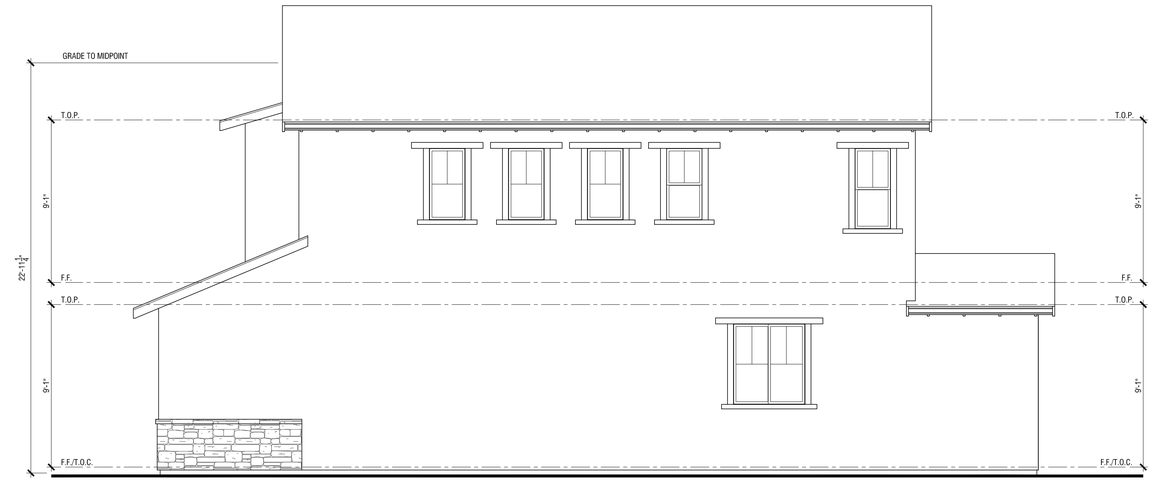
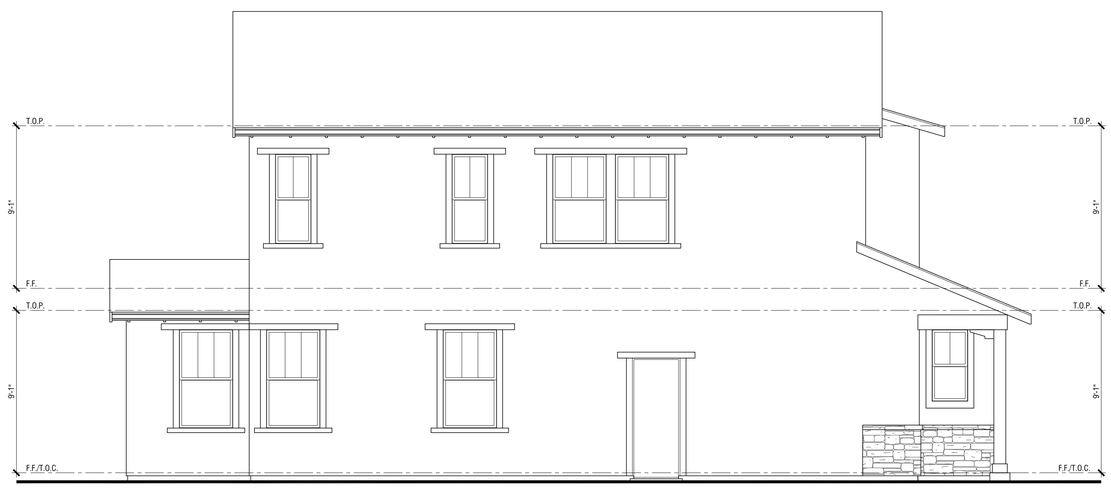
B2.5

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 2

Elevation C - Bay Area Bungalow

46' x 70' Lots

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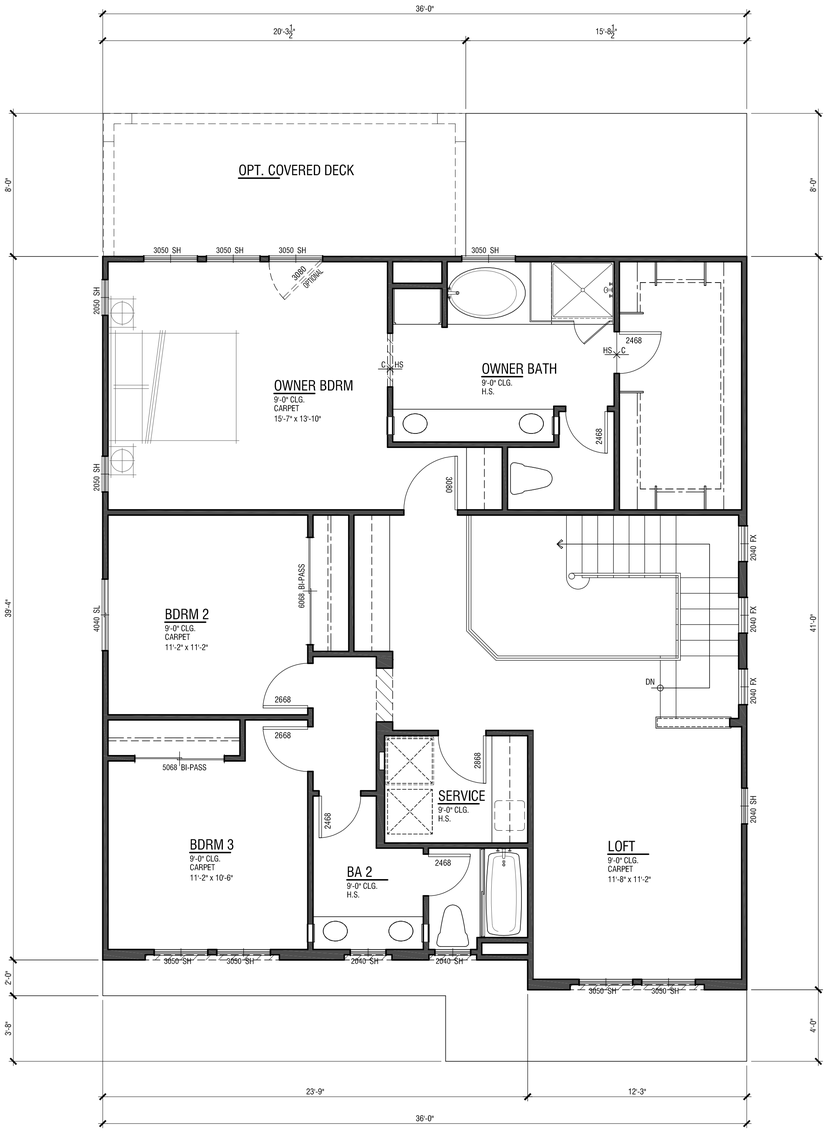
B2.6

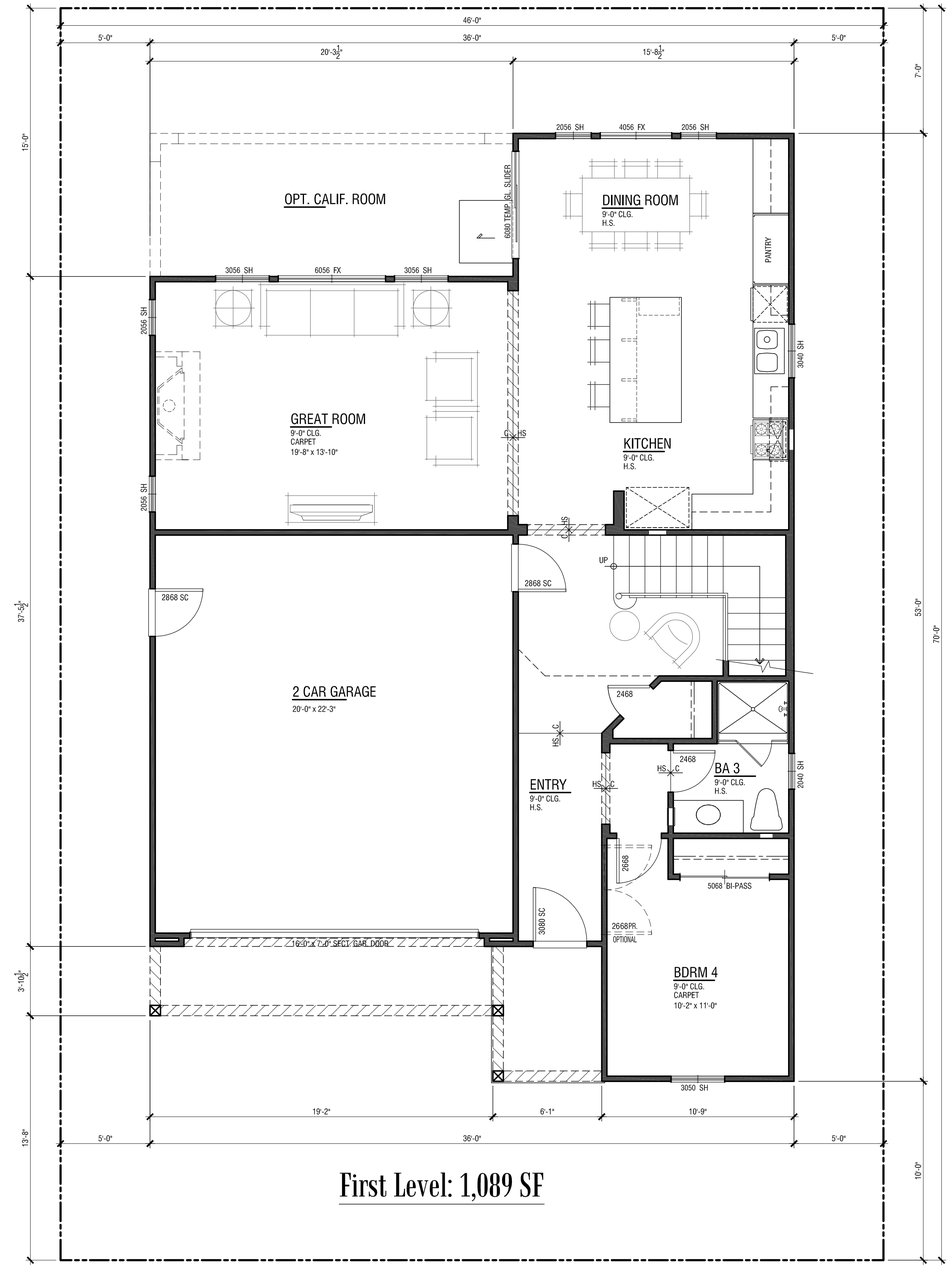
2012150



Second Level: 1,295 SF

Plan 3

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



First Level: 1,089 SF

46' x 70' Lots

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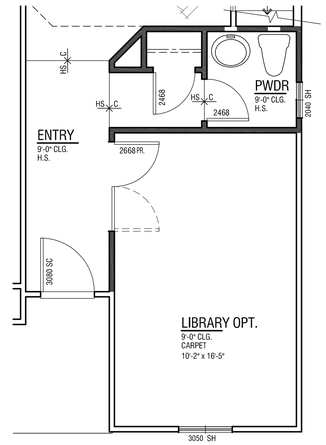
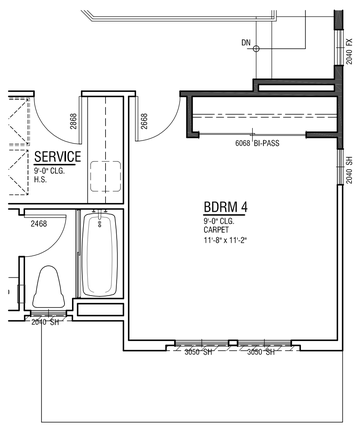
B3.1

2012150



Library Option

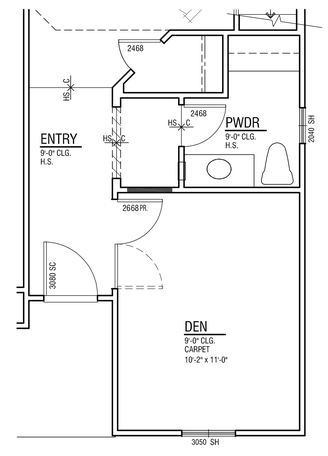


Bedroom 4 Option

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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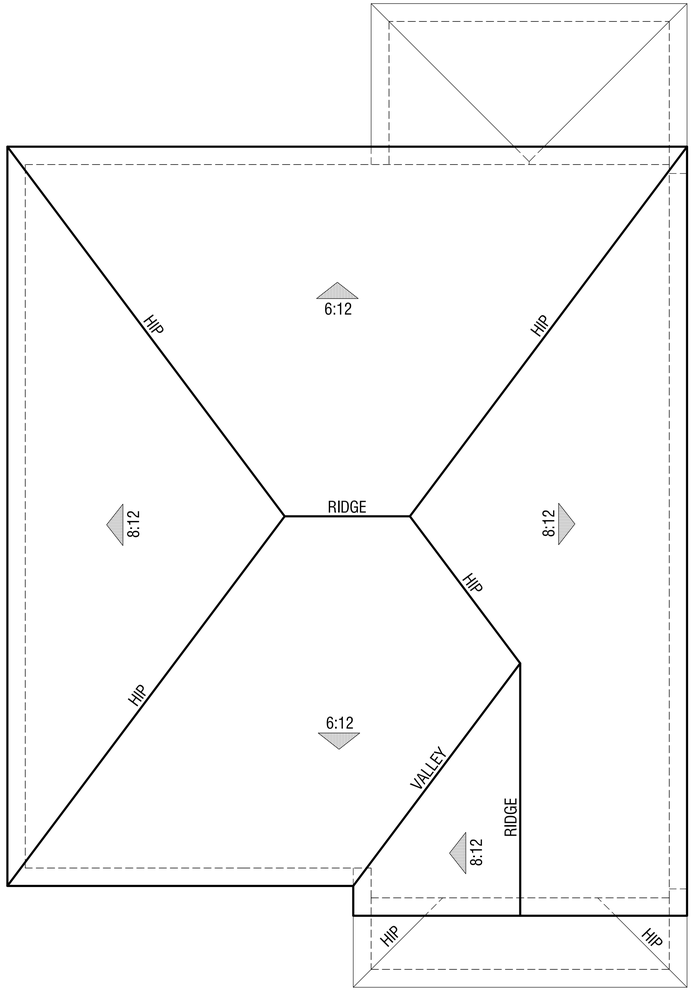
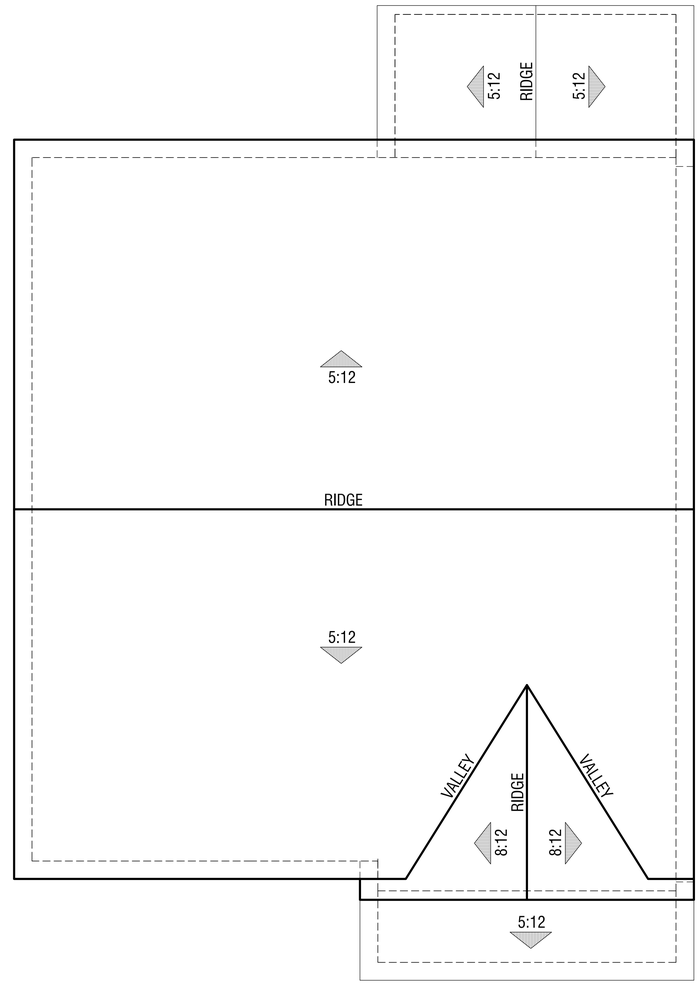
B3.1.1

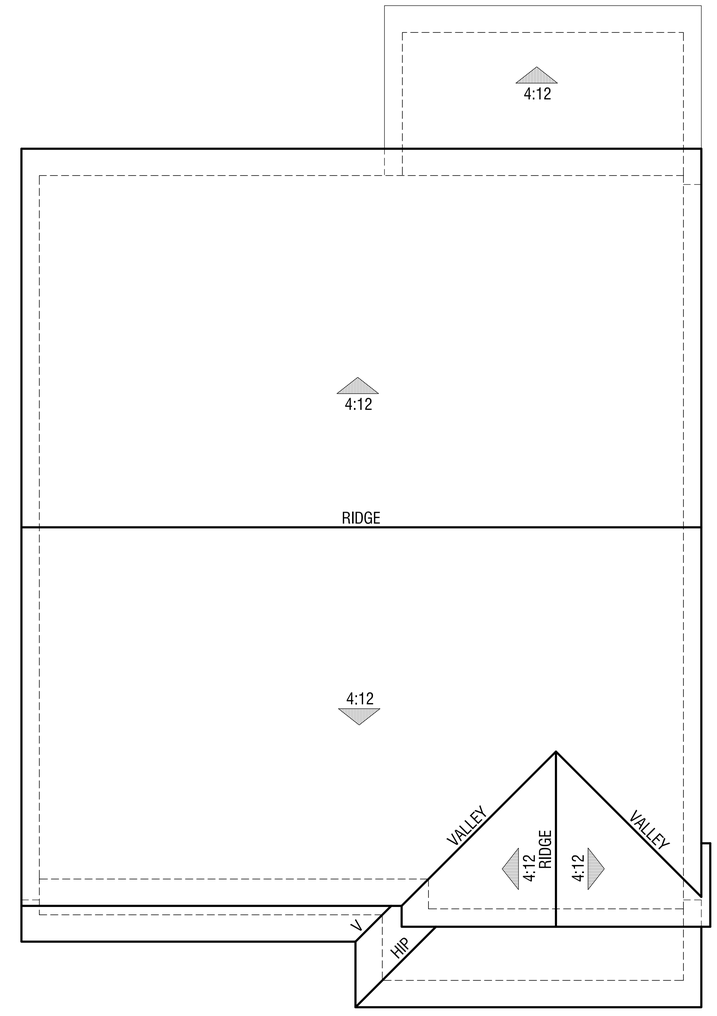
2012150



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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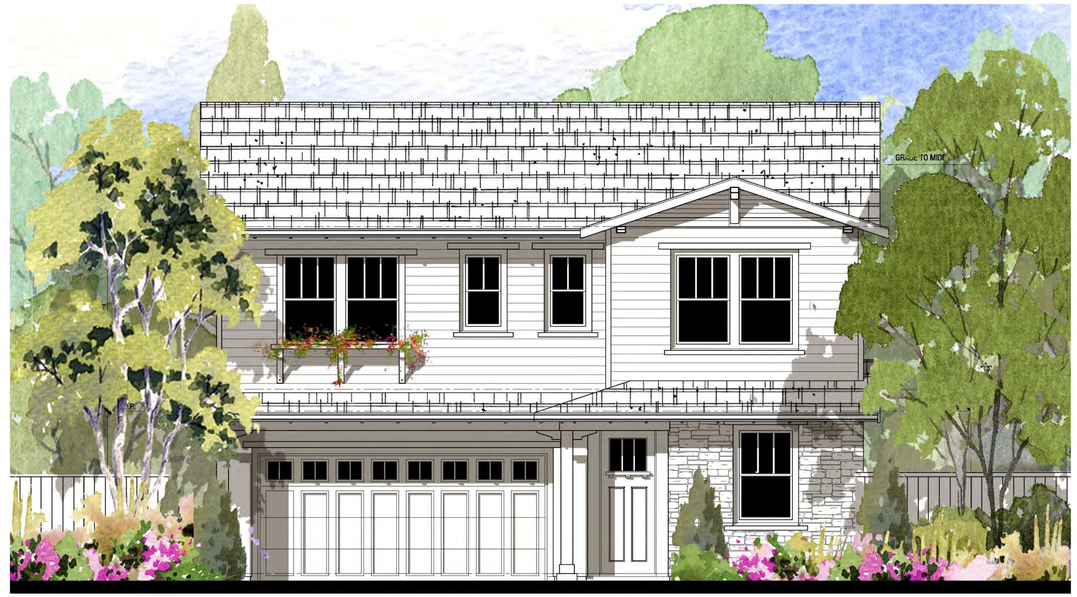
B3.2

2012150



Bay Area Bungalow

Presidio

Cottage

Plan 3

46' x 70' Lots

LAFFERTY COMMUNITIES

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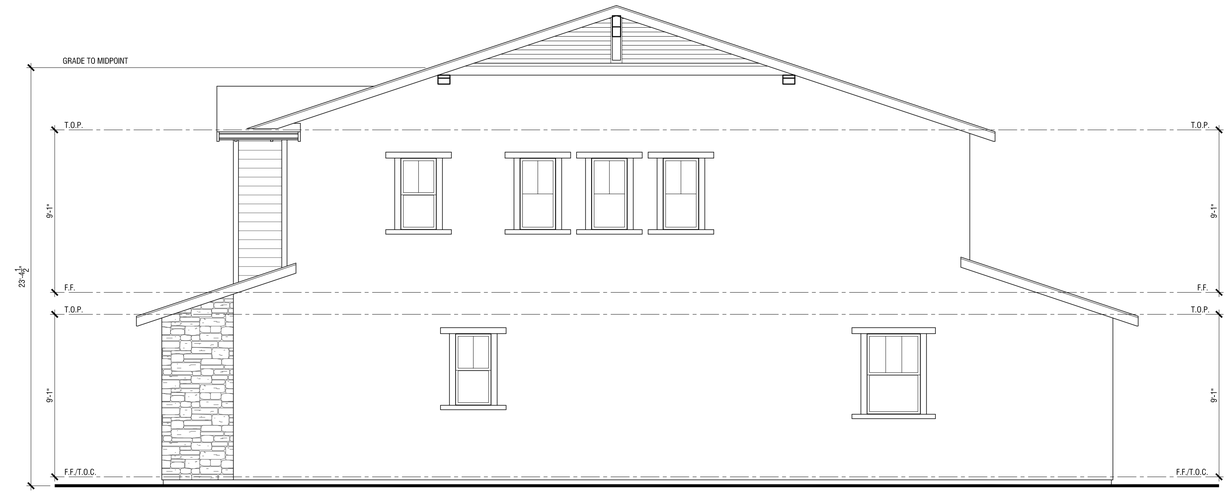
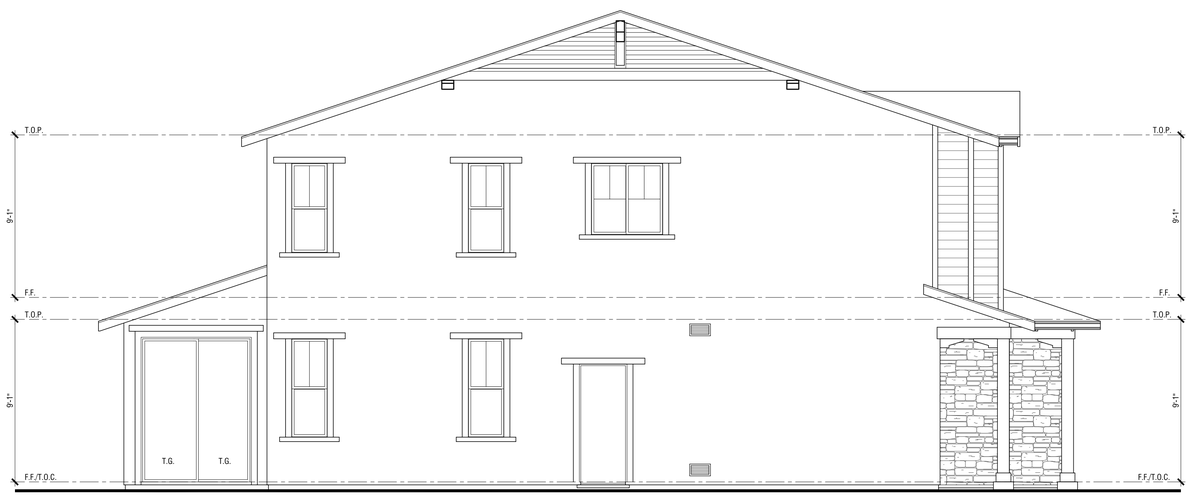
B3.3

2012150

Rear Elevation



Right Elevation



Left Elevation

Front Elevation

Plan 3

Elevation A - Bay Area Bungalow

46' x 70' Lots

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B3.4

2012150

Rear Elevation

Right Elevation

Left Elevation

Front Elevation

Plan 3

Elevation B - Cottage

46' x 70' Lots

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B3.5

2012150

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 - Cluster SFD

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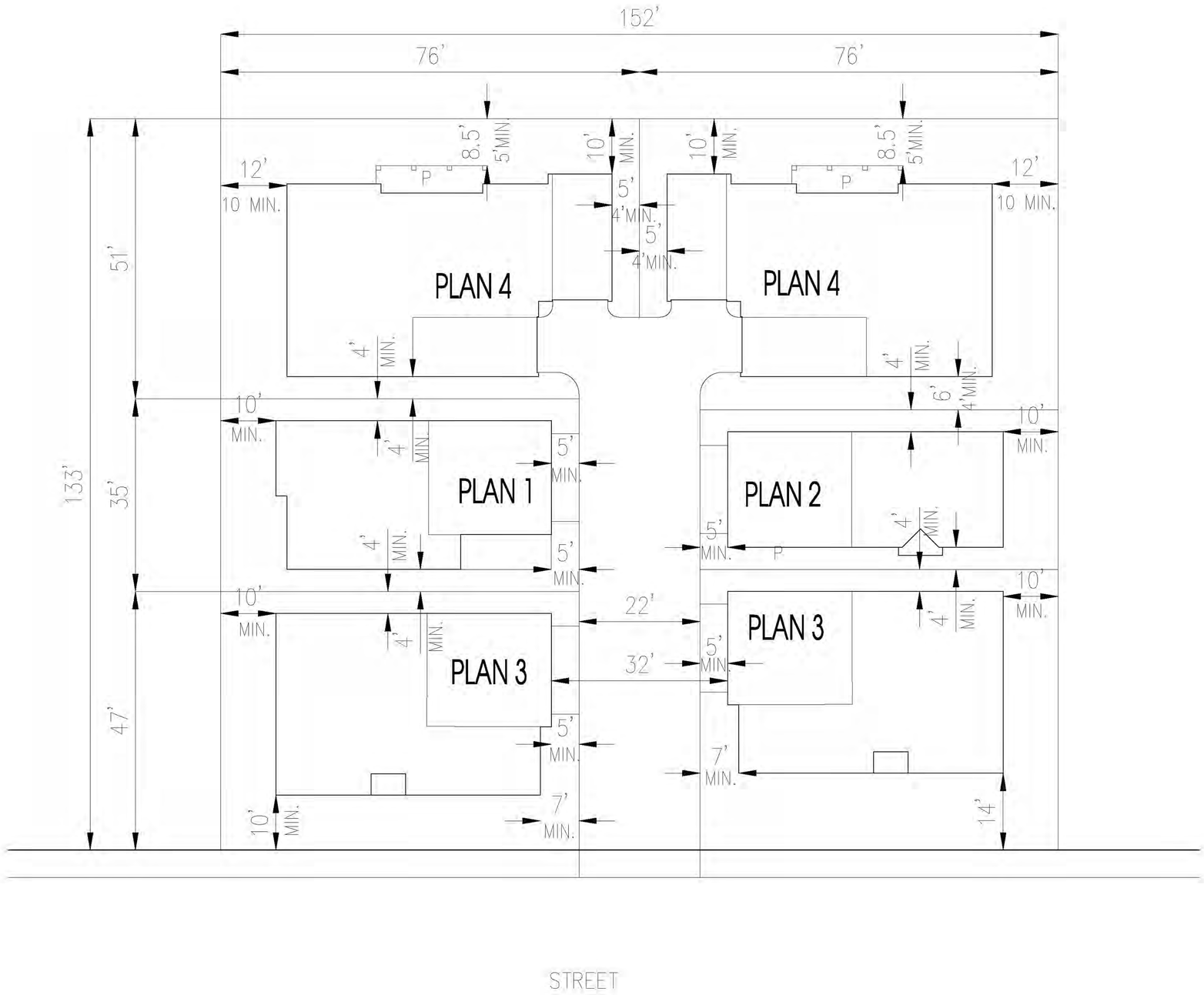
C1.01

2012149



TYPICAL LOT SETBACKS

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

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Typical Neighborhood 3 - Cluster SFD

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C1.02

2012149

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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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C1.03

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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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C1.04

2012149

Perspective Rendering

Court Homes

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San Ramon, CA

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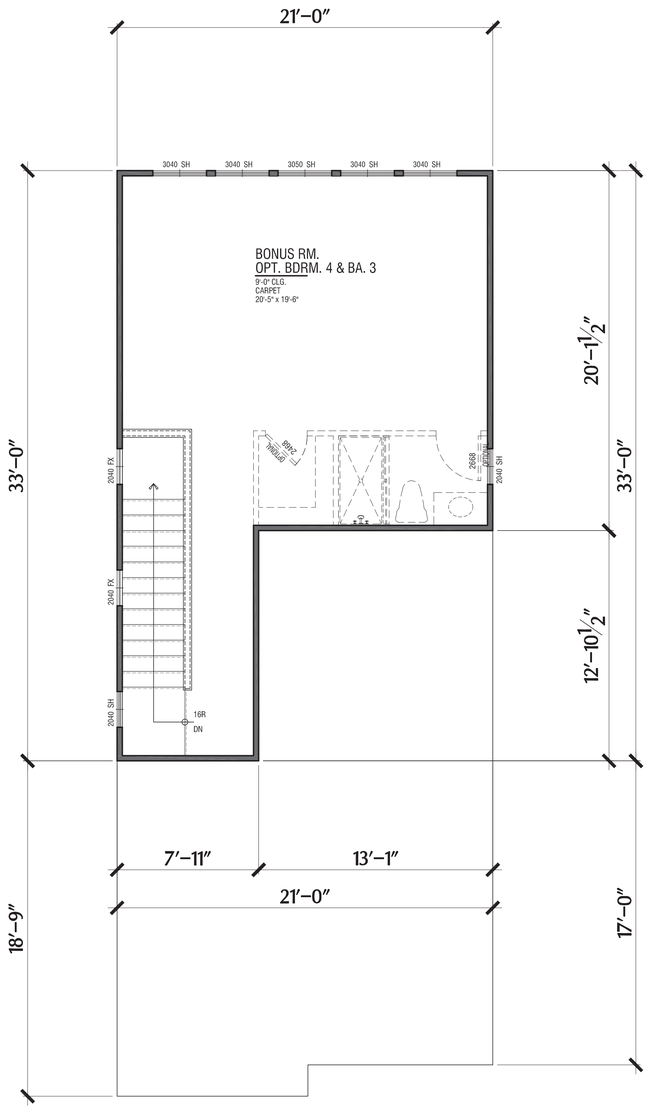
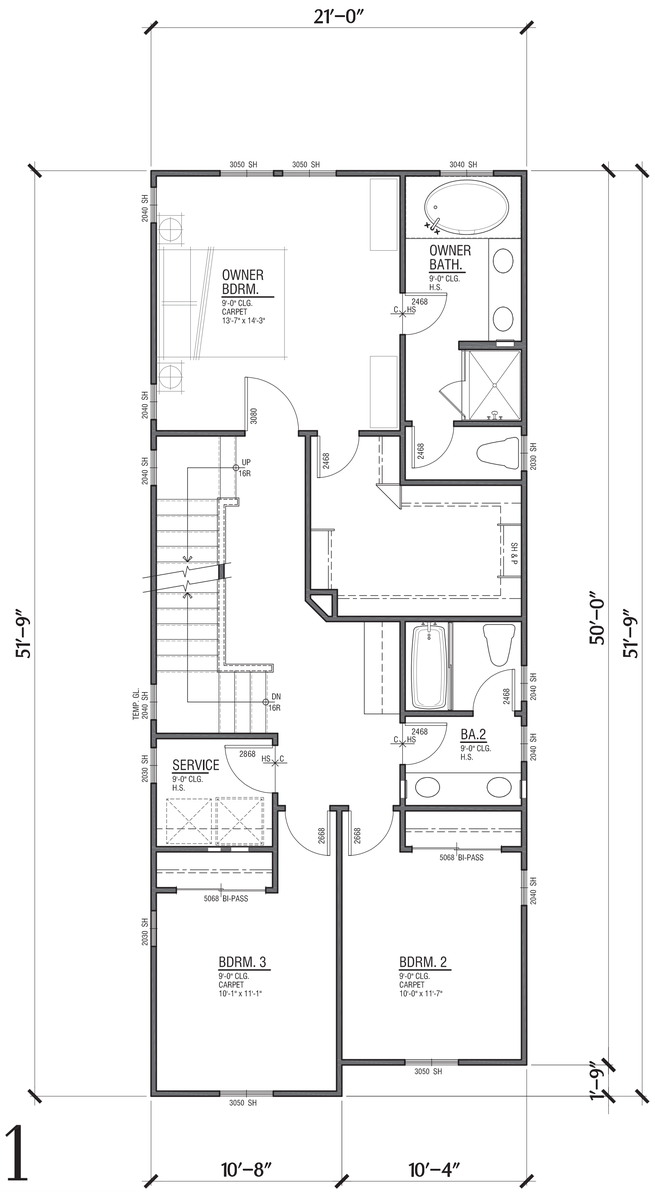
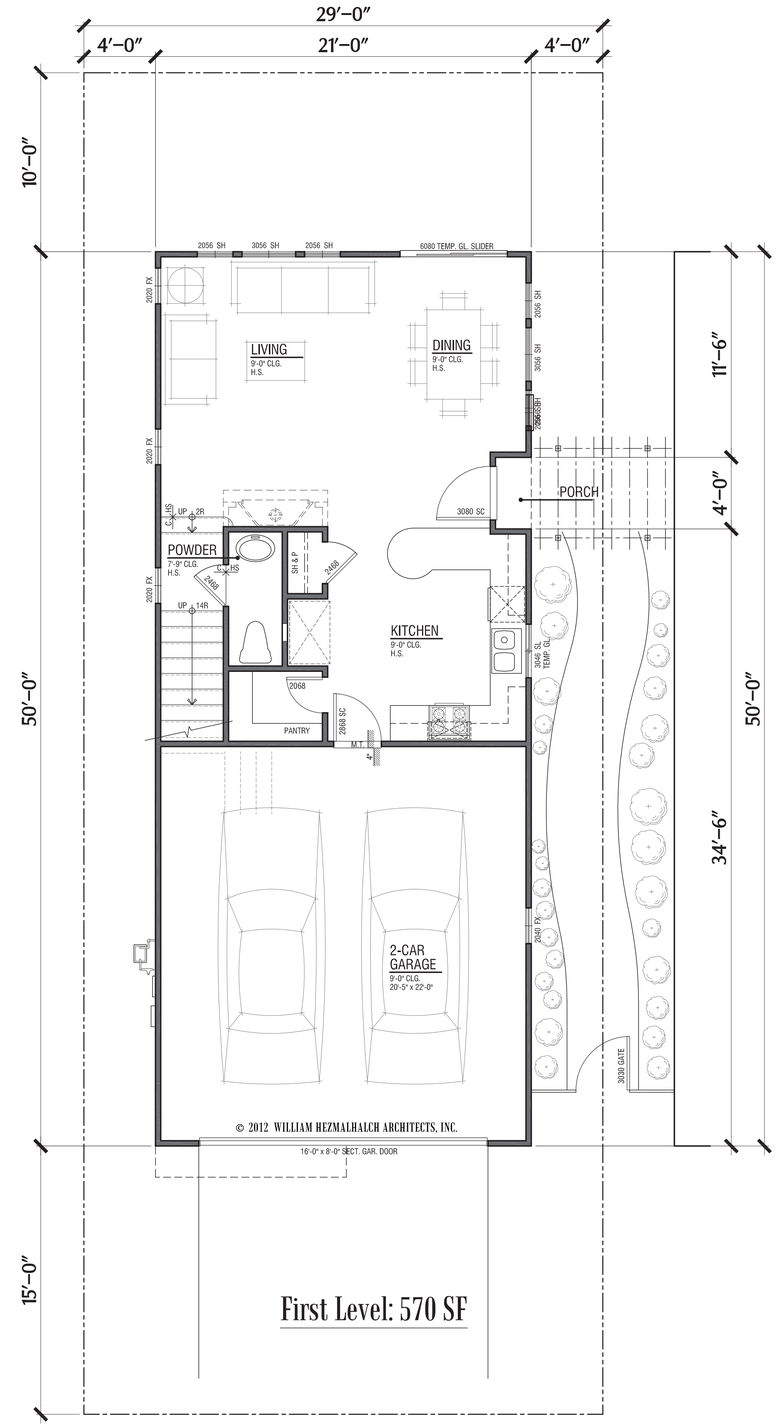
C1.05

2012149







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

LAFFERTY COMMUNITIES

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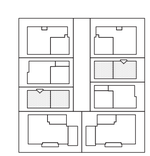

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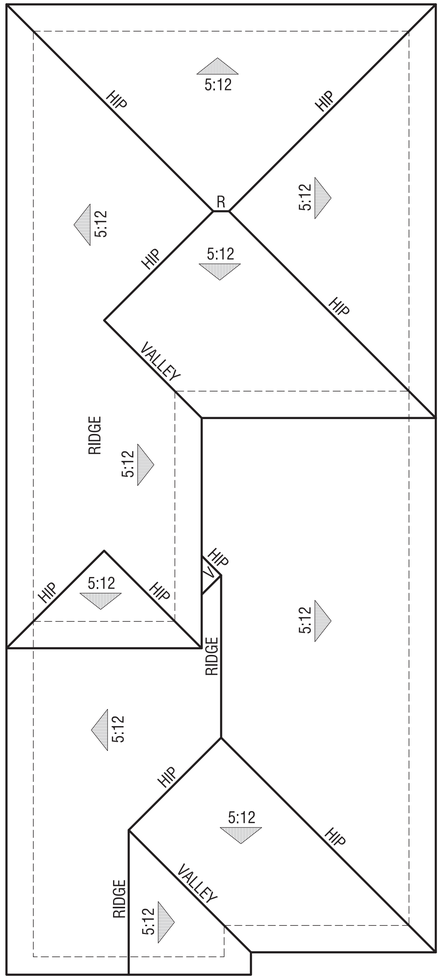
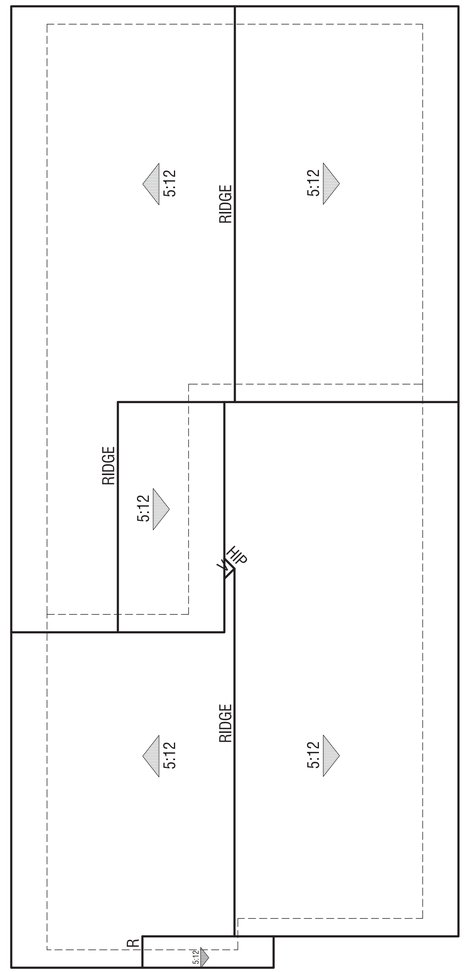
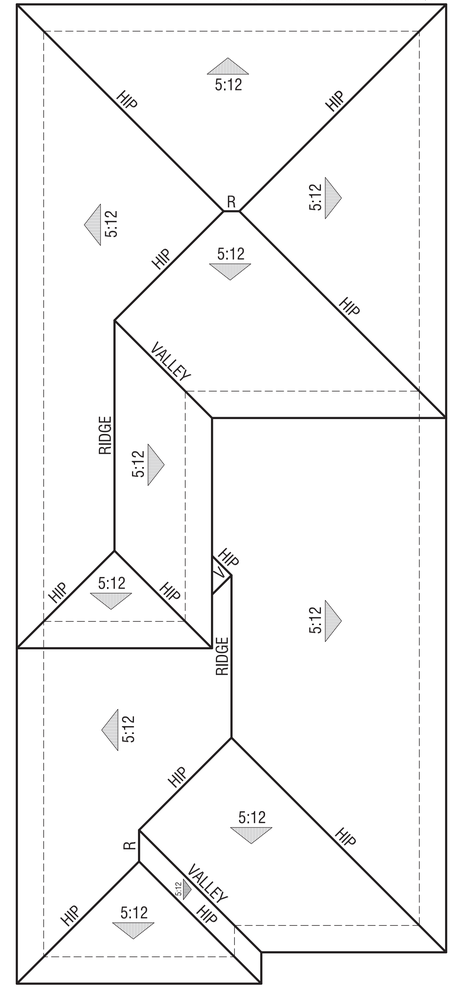


Elevation C - Farmhouse



Elevation B - Bay Area Bungalow



Elevation A - Presidio

Plan 1

Roof Plan

Court Homes

FARIA PRESERVE

San Ramon, CA

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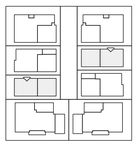

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Elevation B
Bay Area Bungalow

Elevation C
Farmhouse

Plan 1

Yard Elevations

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Elevation A
Presidio

Court Homes

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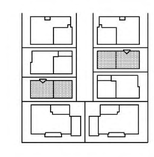

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation A - Presidio

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Yard Elevation

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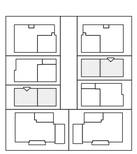

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation B - Bay Area Bungalow

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Yard Elevation

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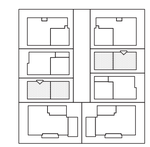

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

Plan 1

Elevation C - Farmhouse

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Yard Elevation

Court Homes

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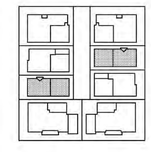

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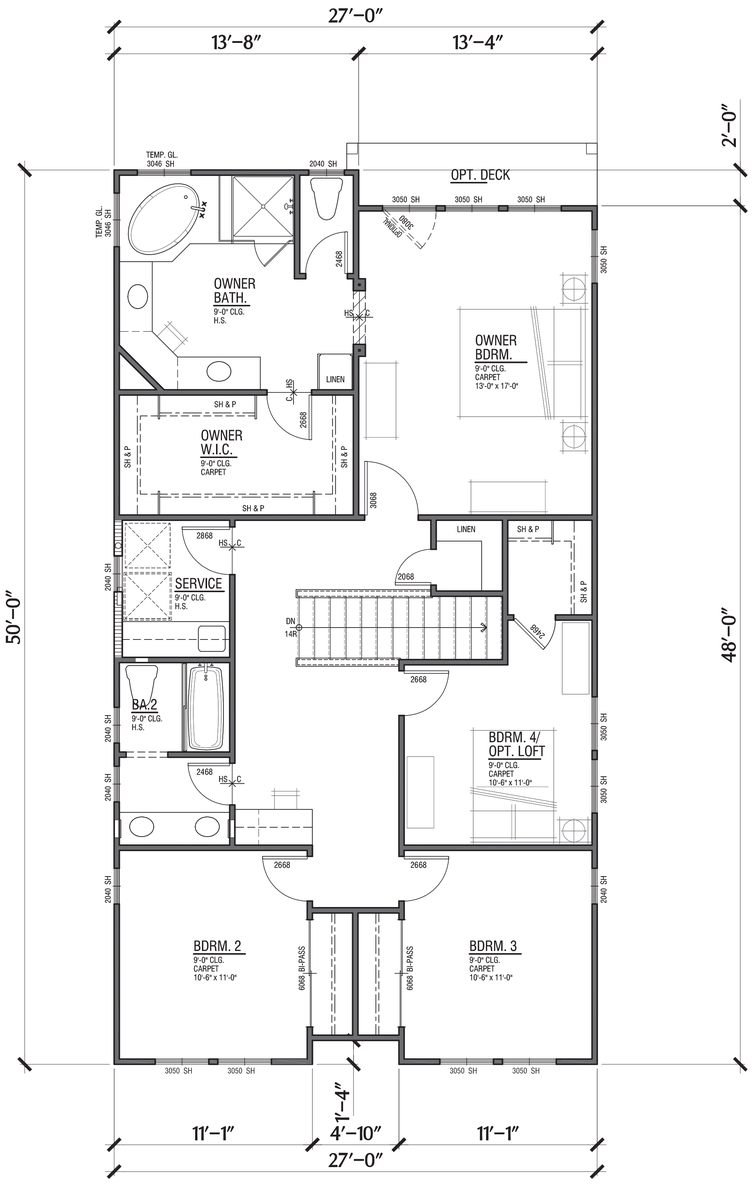

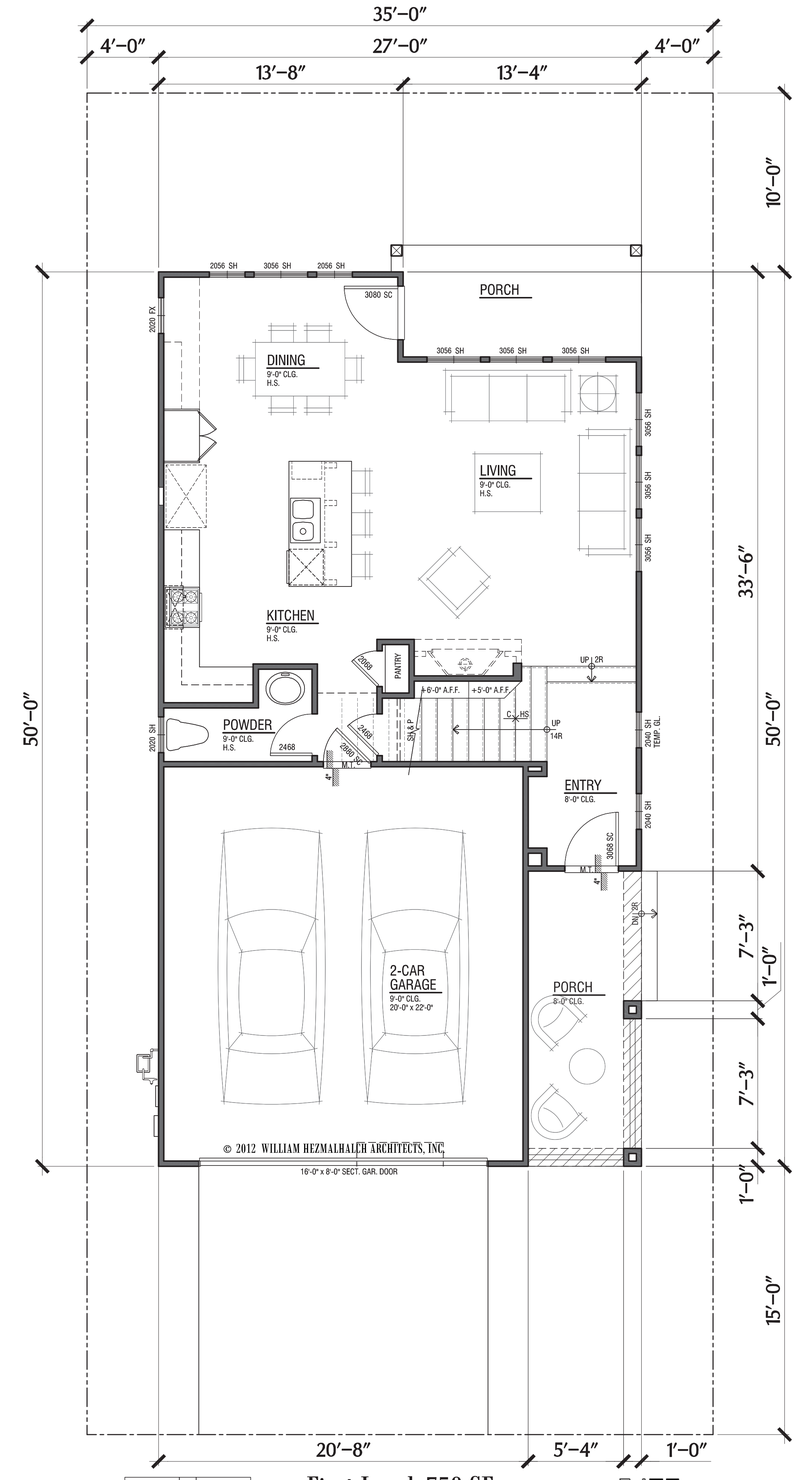

Plan 2

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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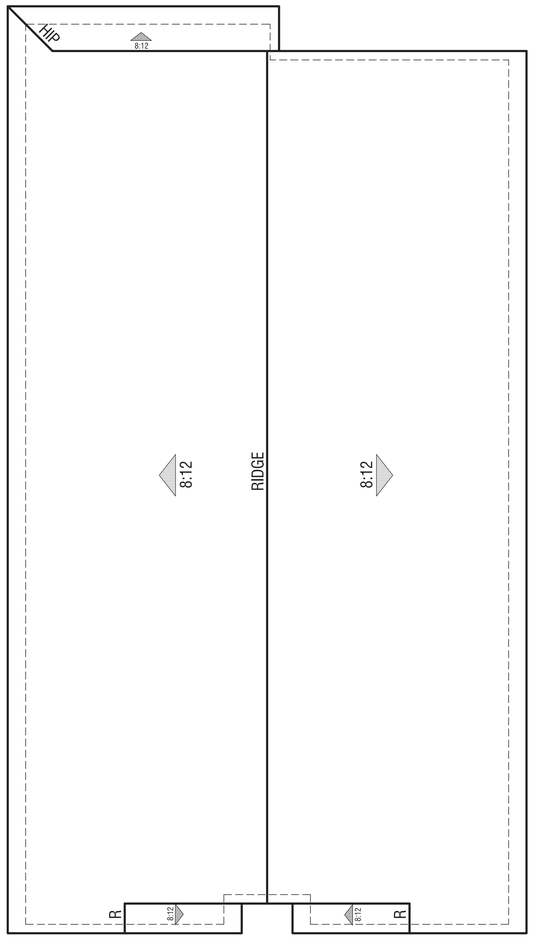
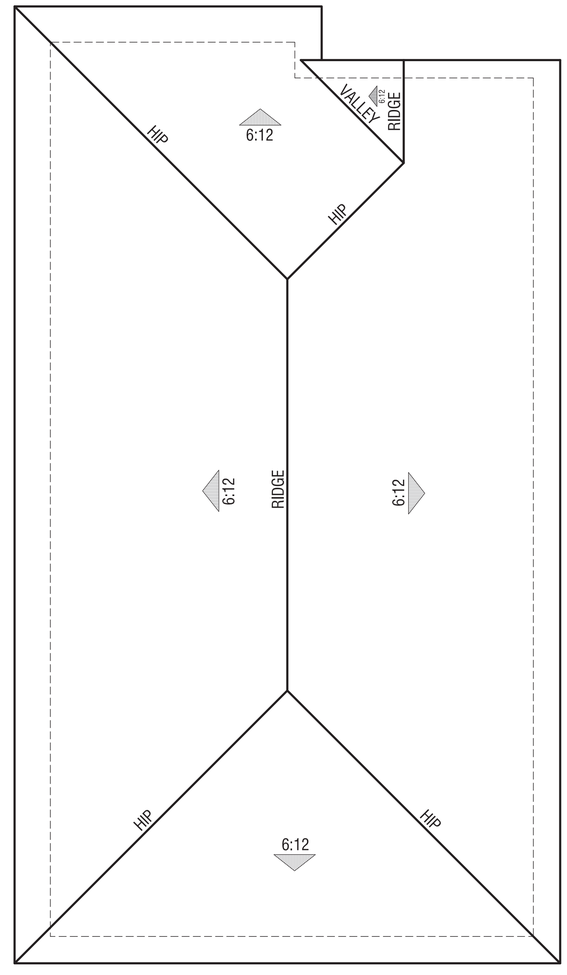
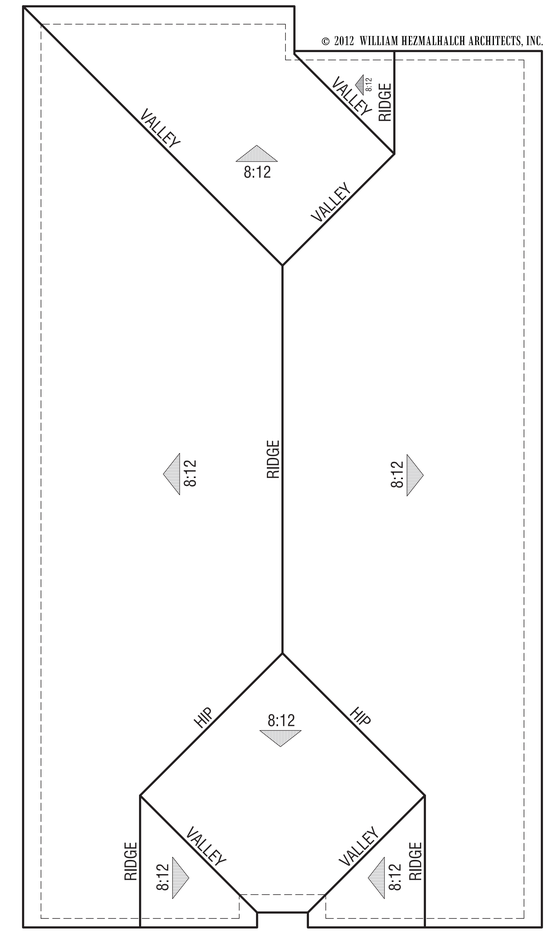


Elevation C - Cottage



Elevation B - Bay Area Bungalow



Elevation A - Presidio

Plan 2

Roof Plans

Court Homes

FARIA PRESERVE

San Ramon, CA

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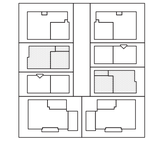

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Elevation B
Bay Area Bungalow

Elevation C
Cottage

Plan 2

Yard Elevations

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Elevation A
Presidio

Court Homes

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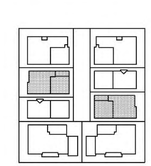
San Ramon, CA



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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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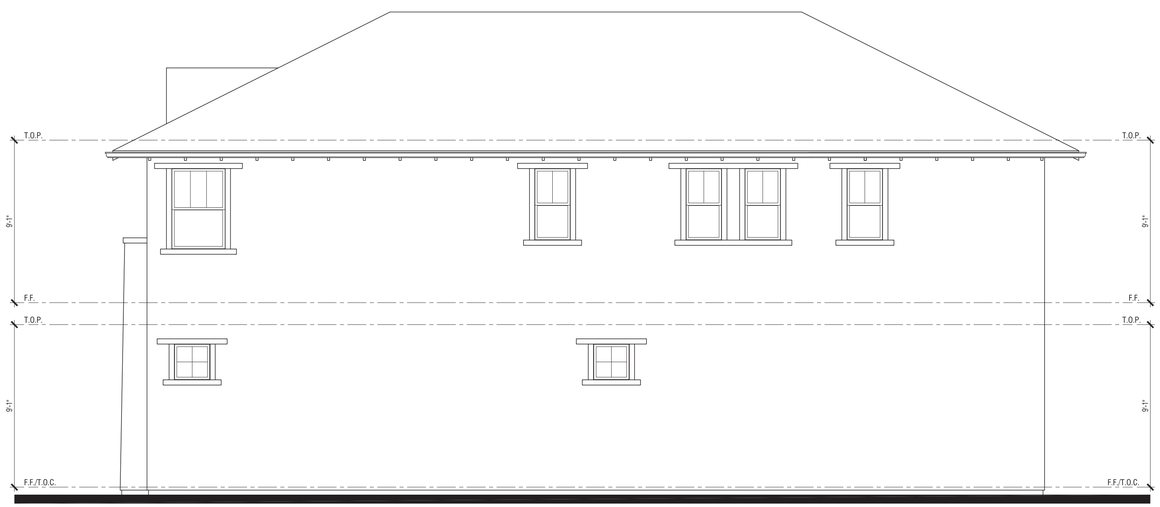
Alley Elevation

Right Elevation from Alley



Left Elevation from Alley

Plan 2

Elevation B - Bay Area Bungalow

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Yard Elevation

*Shown with opt. deck @ 2nd floor

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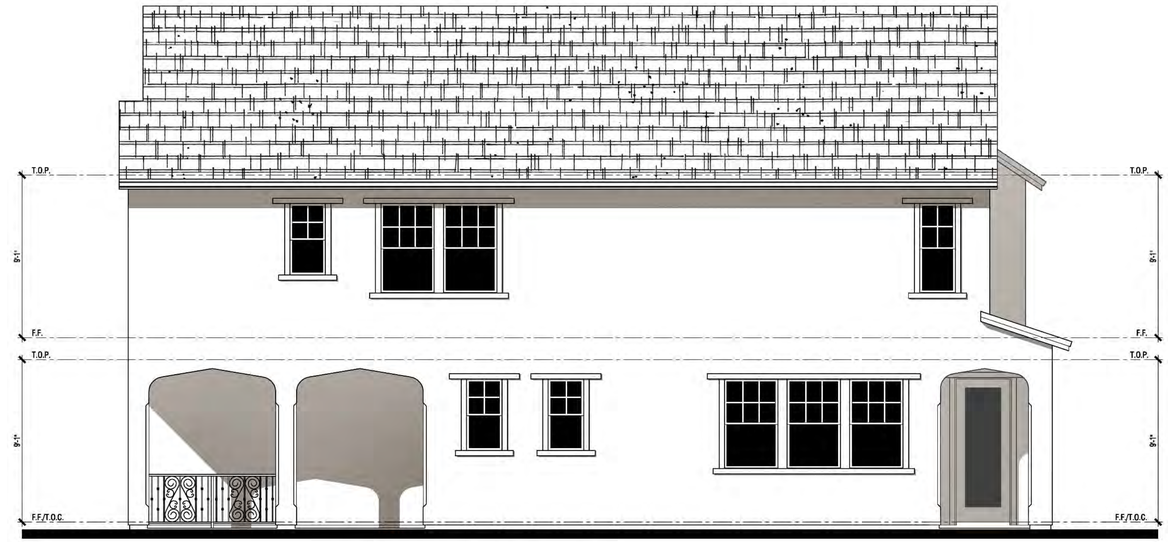
Alley Elevation



Right Elevation from Alley

Left Elevation from Alley

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Yard Elevation

Plan 2

Elevation C - Cottage

Court Homes

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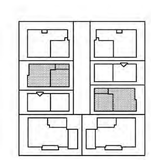

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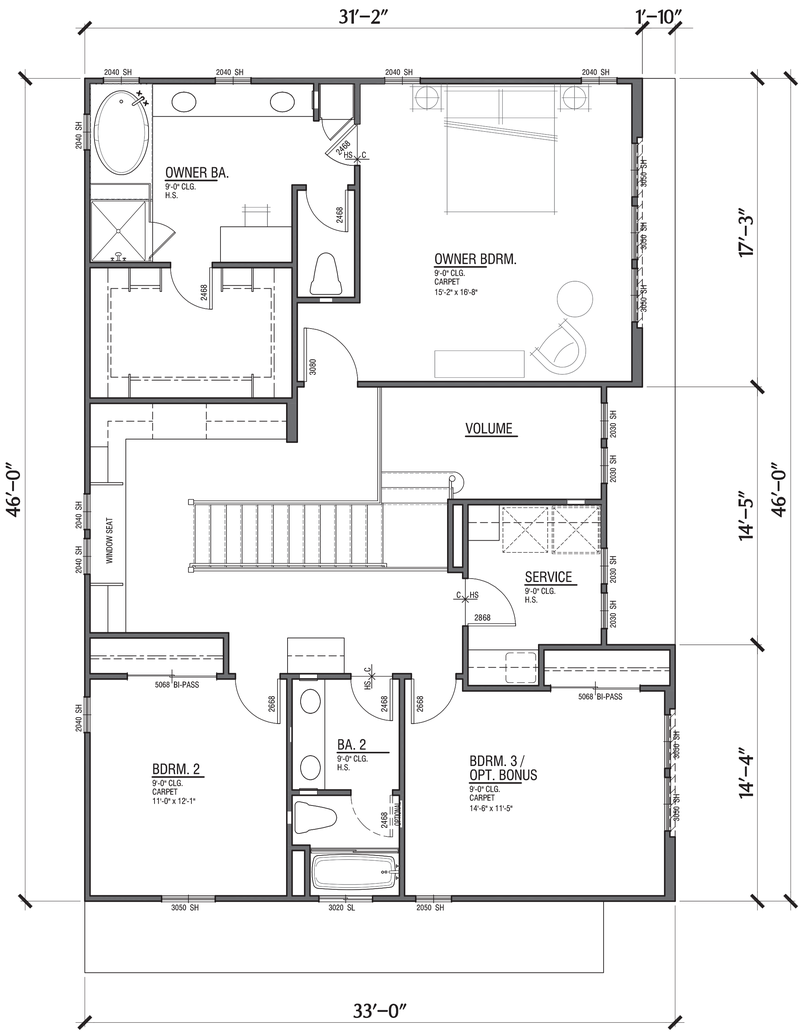

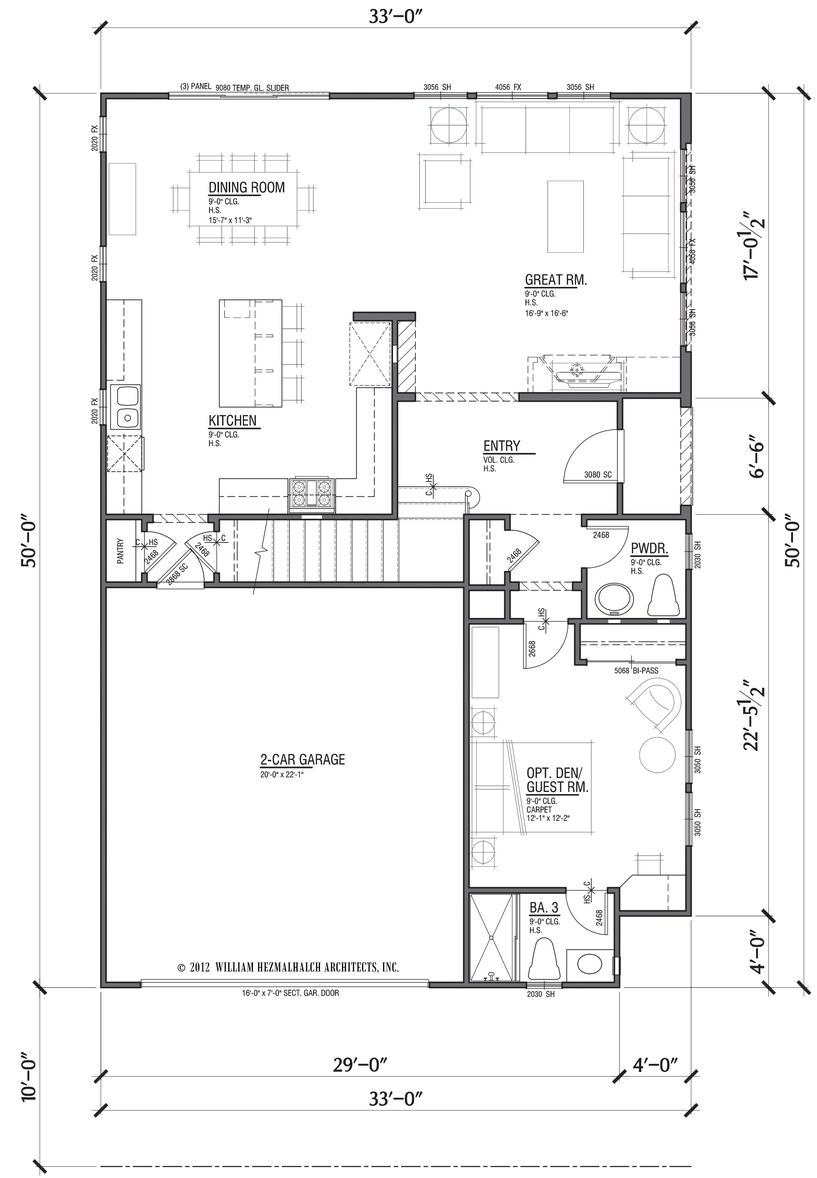

Plan 3

Total: 2,360 SF
Garage: 465 SF
4 Bdrm / 3½ Ba
2 Car Garage

Court Homes

Second Level: 1,224 SF

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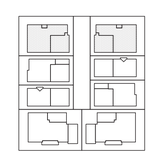

First Level: 1,136 SF

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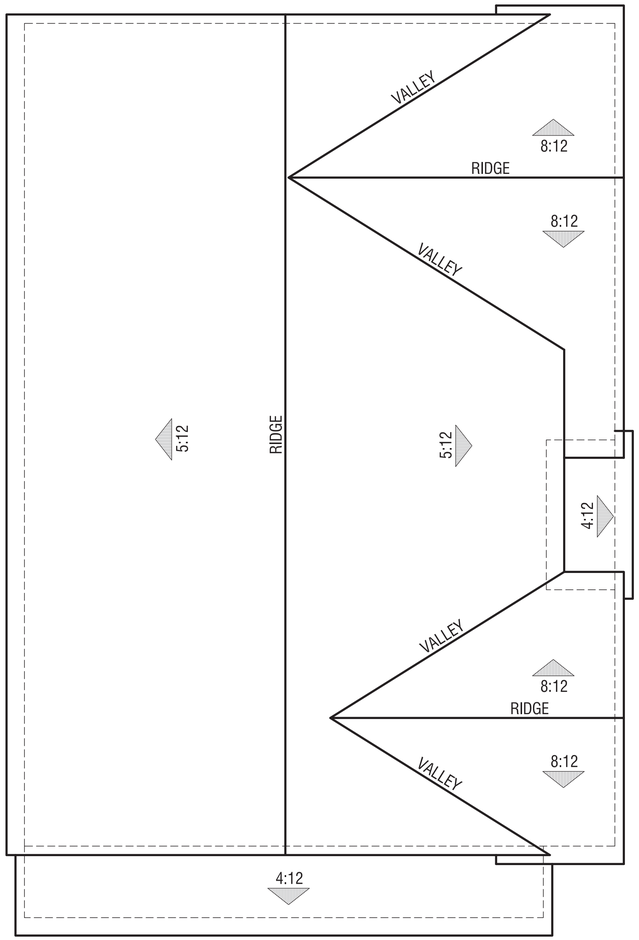
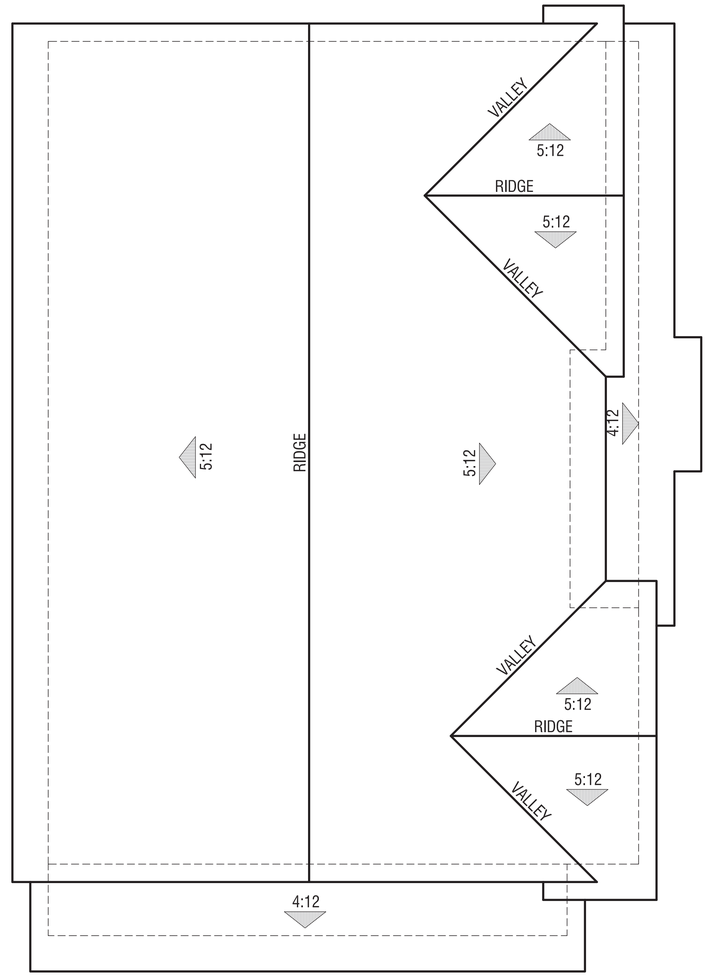
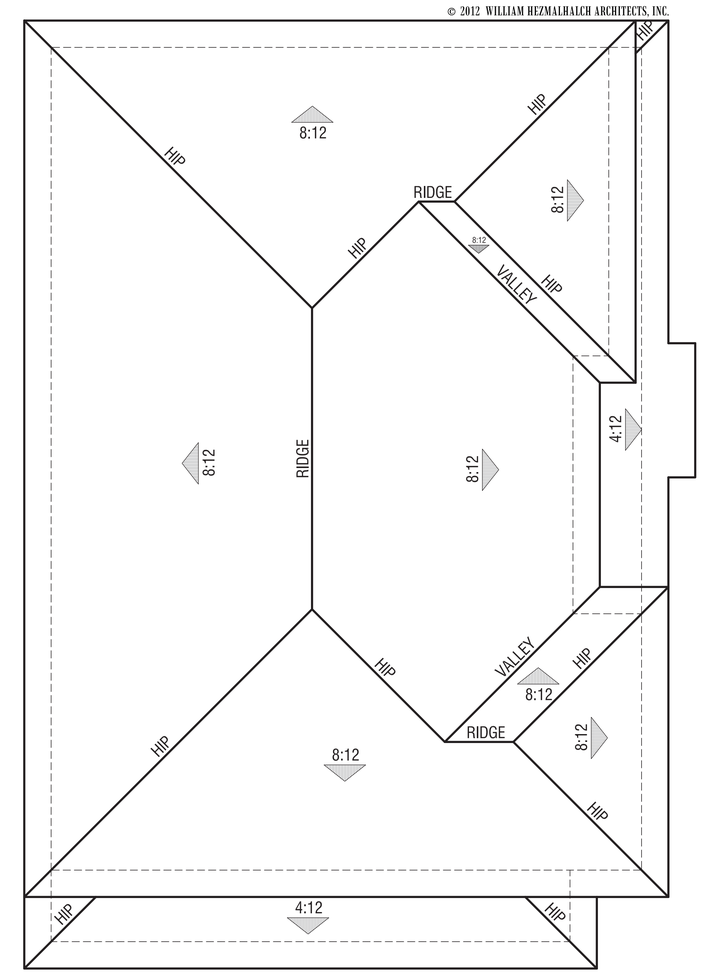


Elevation C - Cottage



Elevation B - Bay Area Bungalow



Elevation A - Farmhouse

Plan 3

Roof Plans

Court Homes

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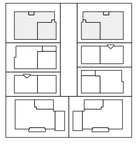

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Elevation A
Farmhouse

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Elevation C
Cottage

Plan 3

Entrance Elevations

Elevation B
Bay Area Bungalow

Court Homes

FARIA PRESERVE

San Ramon, CA

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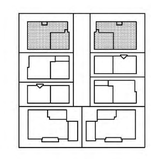

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Alley Elevation

Right Elevation from Alley

Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation A - Farmhouse

Court Homes

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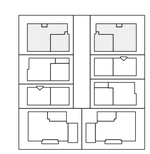

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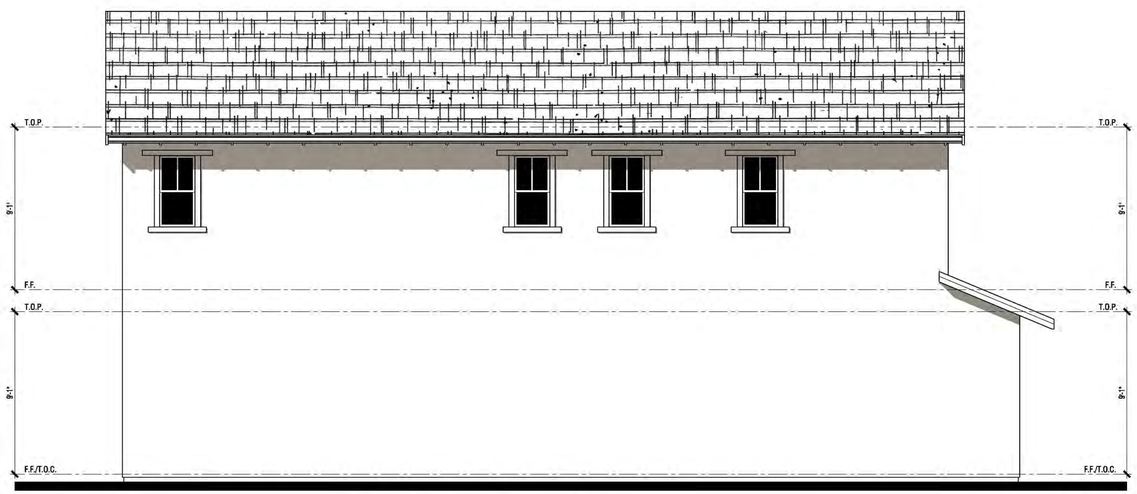
Alley Elevation

Right Elevation from Alley



Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation B - Bay Area Bungalow

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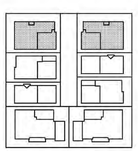

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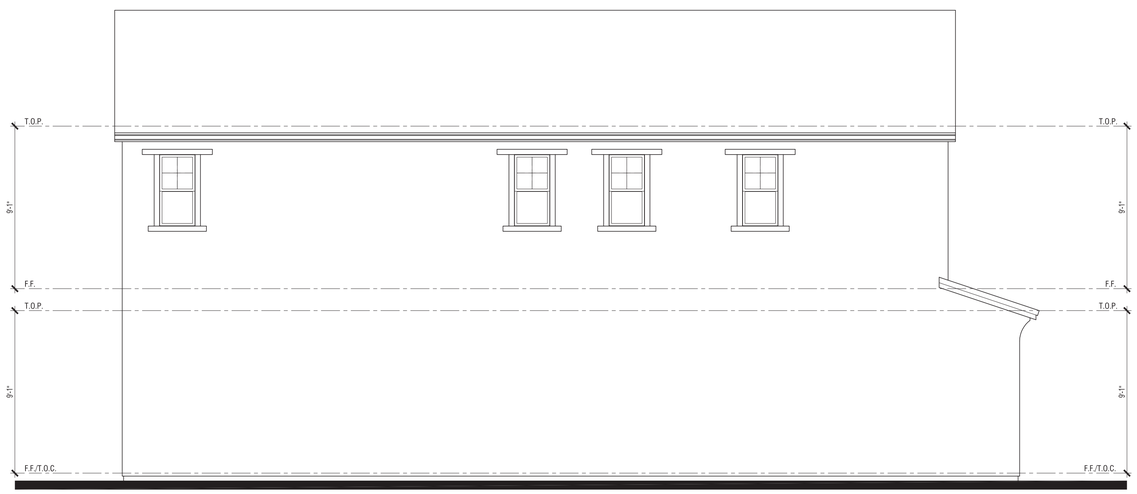
Alley Elevation

Entrance Elevation



Left Elevation from Alley

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Yard Elevation

Plan 3

Elevation C - Cottage

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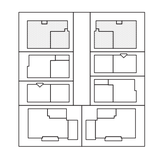

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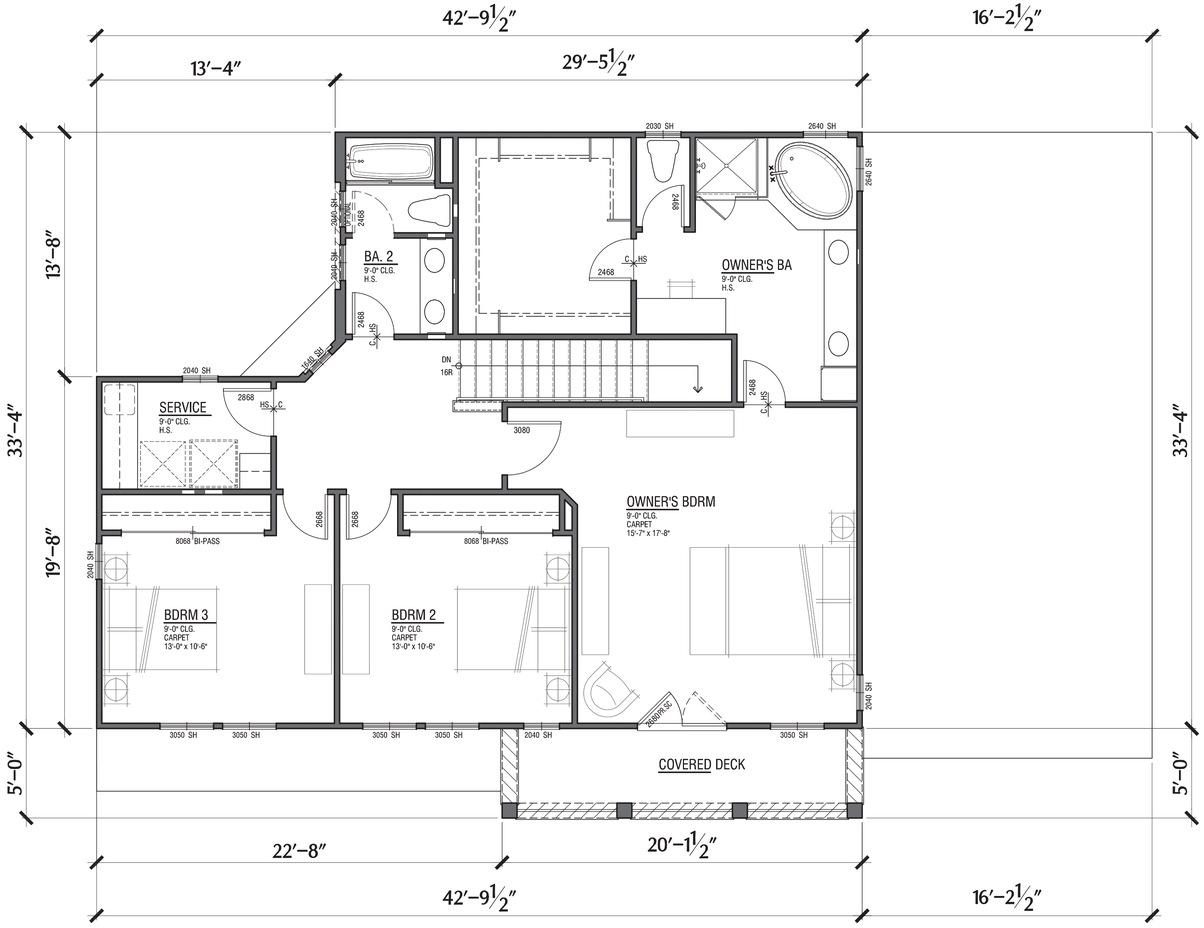
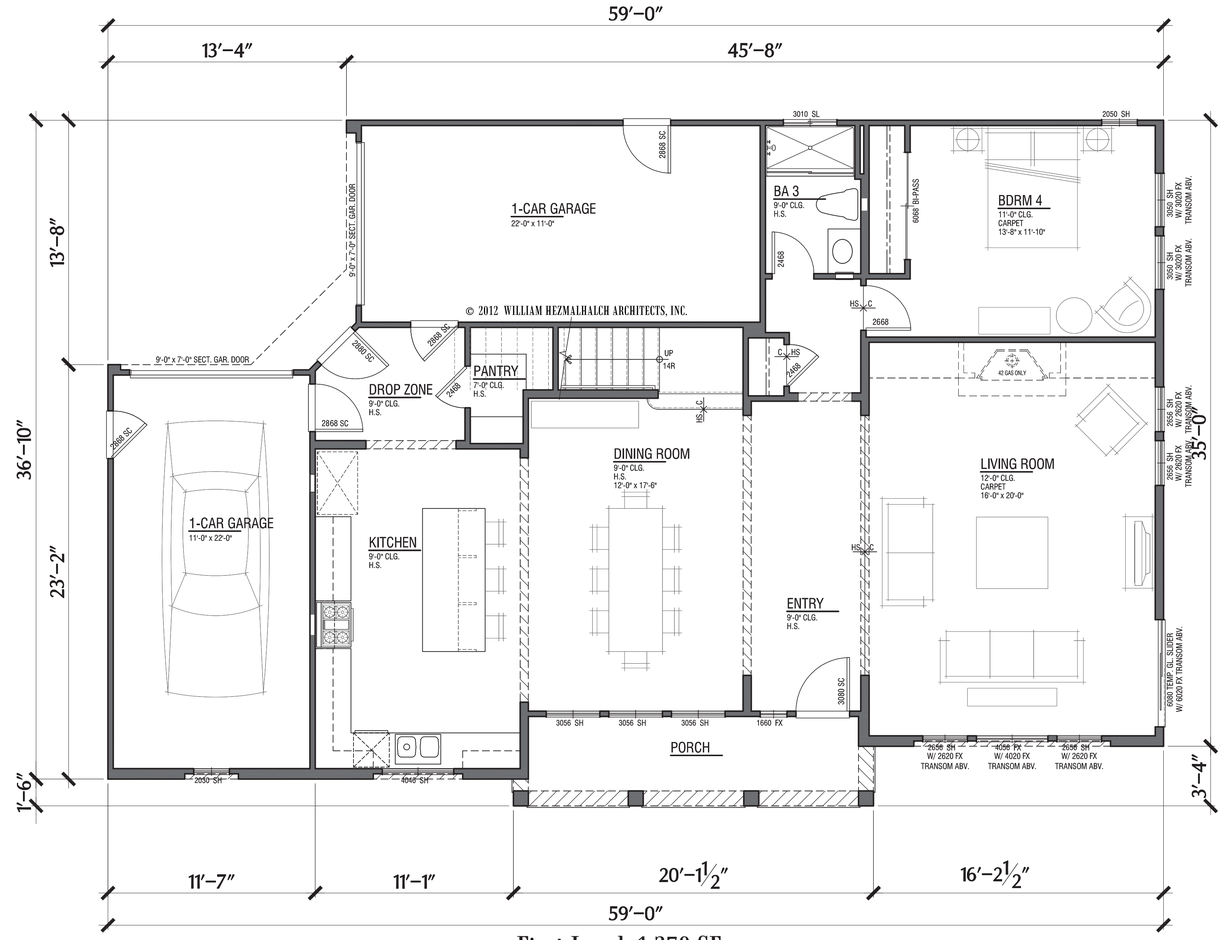
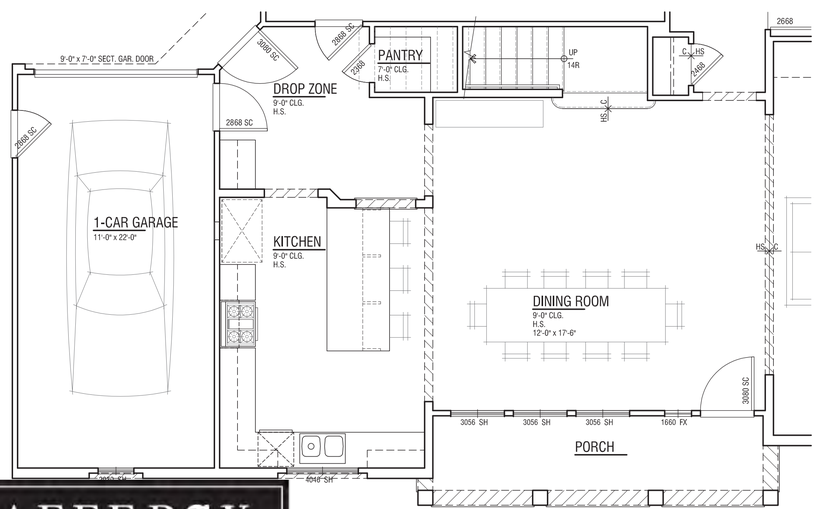


Second Level: 1,209 SF



First Level: 1,379 SF



Optional Autocourt Entry for lots @ open space

0 4 8 12

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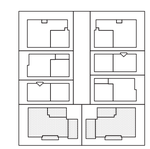
Plan 4

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

Court Homes

FARIA PRESERVE

San Ramon, CA



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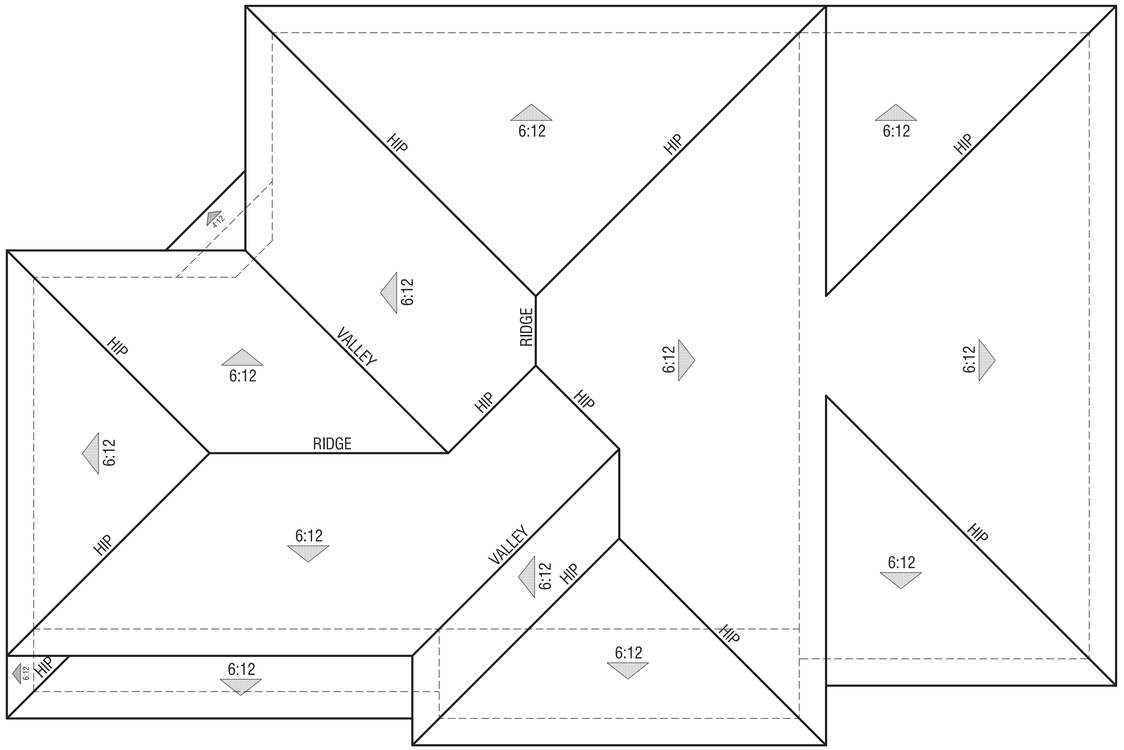
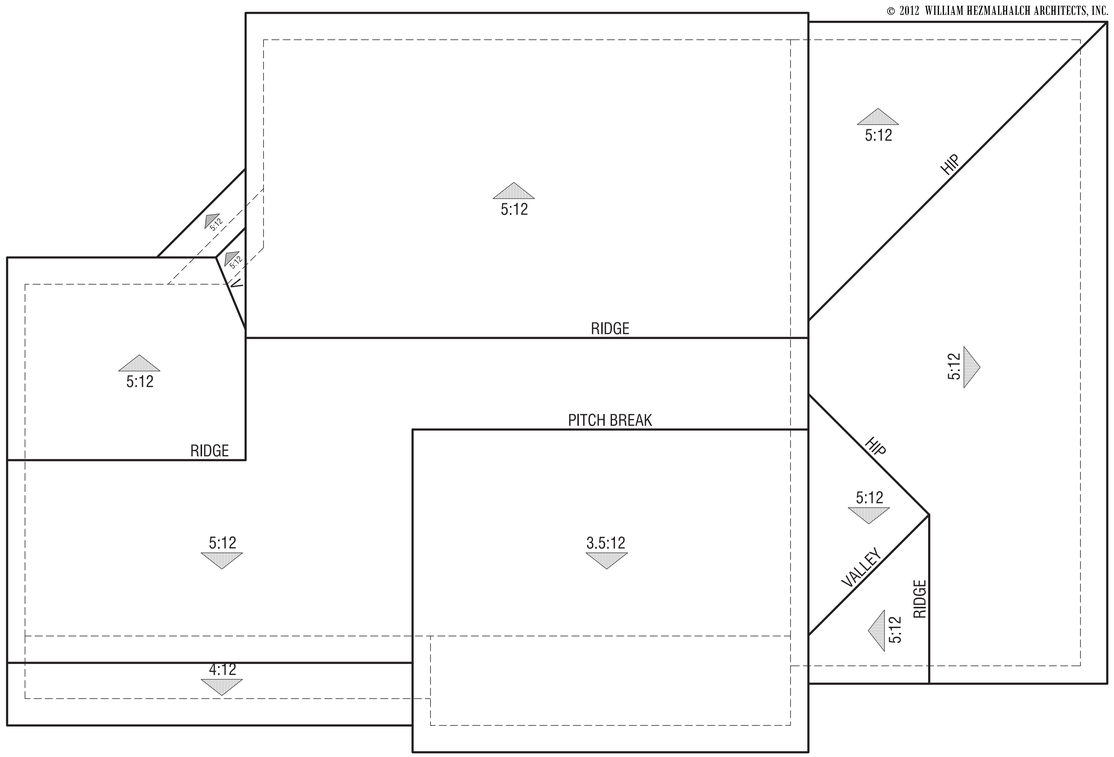


Elevation B - Farmhouse



Elevation A - Monterey

Plan 4

Roof Plans

Court Homes

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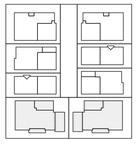

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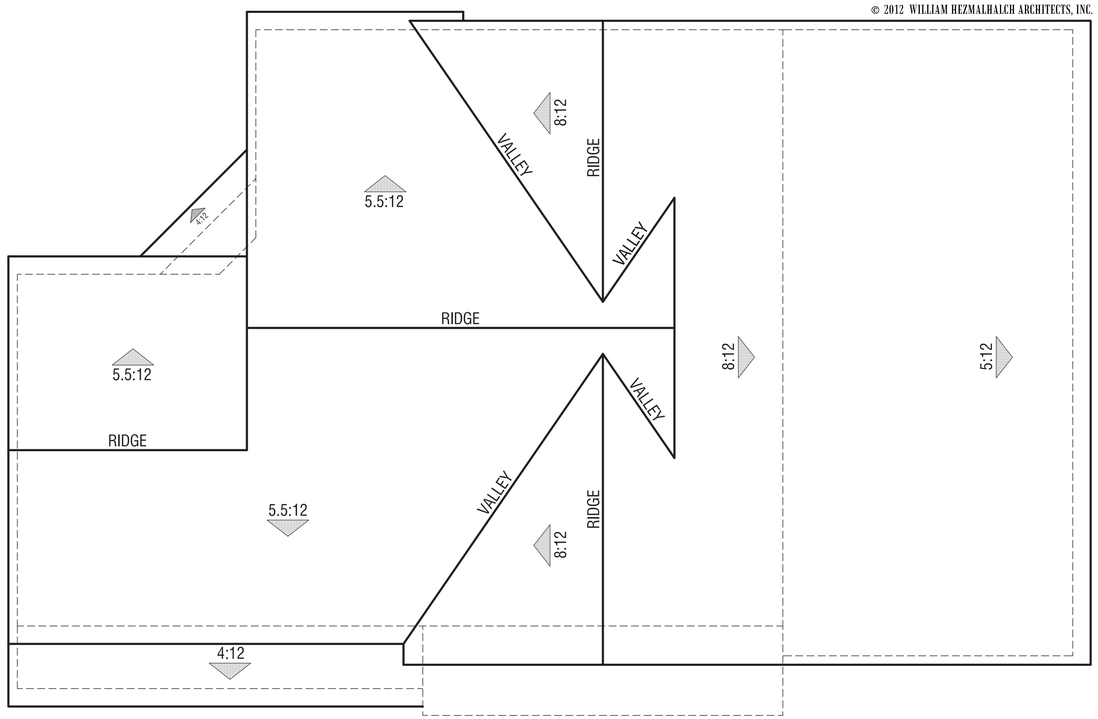

Elevation C - Cottage

Plan 4

Roof Plans

Court Homes

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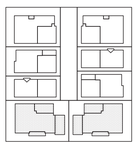

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Elevation A
Monterey

Elevation C
Cottage

Elevation B
Farmhouse

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Plan 4

Entrance Elevations

Court Homes

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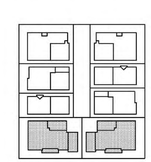

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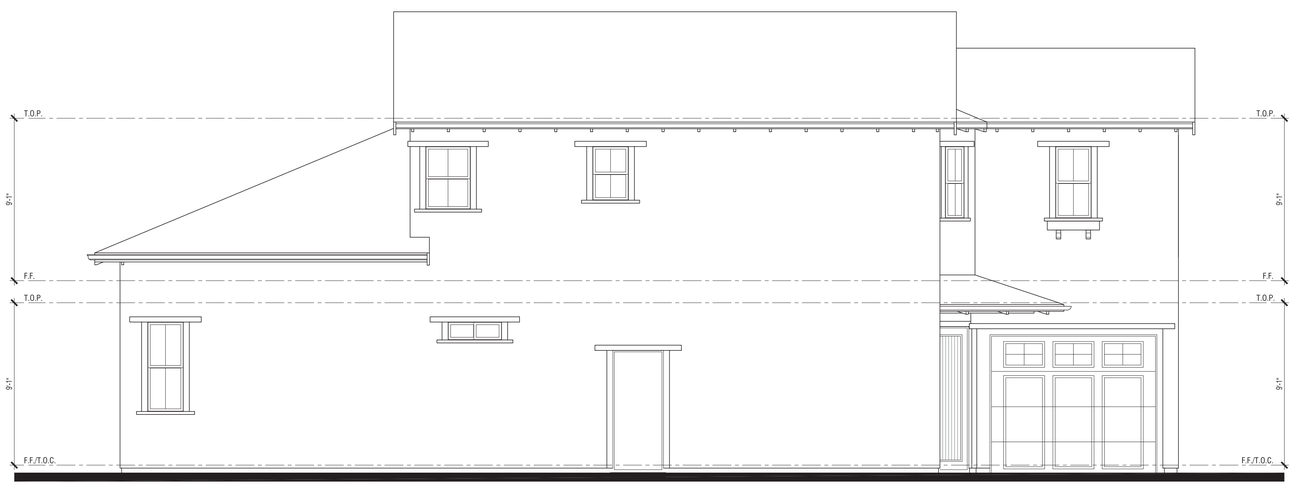
Alley Elevation

Entrance Elevation



Left Elevation from Alley

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Yard Elevation

Plan 4

Elevation A - Monterey

Court Homes

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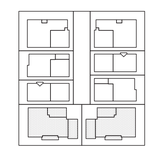

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Alley Elevation

Entrance Elevation

Left Elevation from Alley

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Yard Elevation

Plan 4

Elevation B - Farmhouse

Court Homes

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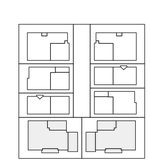

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Alley Elevation

Entrance Elevation

Left Elevation from Alley

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Yard Elevation

Plan 4

Elevation C - Cottage

Court Homes

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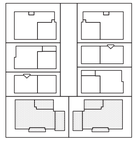

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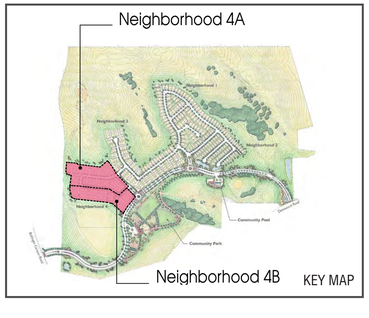
TOWNHOMES
104 DU

FLATS
78 DU

APPIAN WAY

VIA VICENZA

PRODUCT SUMMARY	
TOWNHOMES	104 DU
FLATS	78 DU
TOTAL	182 DU



Neighborhood 4 - Flats & Townhomes

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LAFFERTY COMMUNITIES

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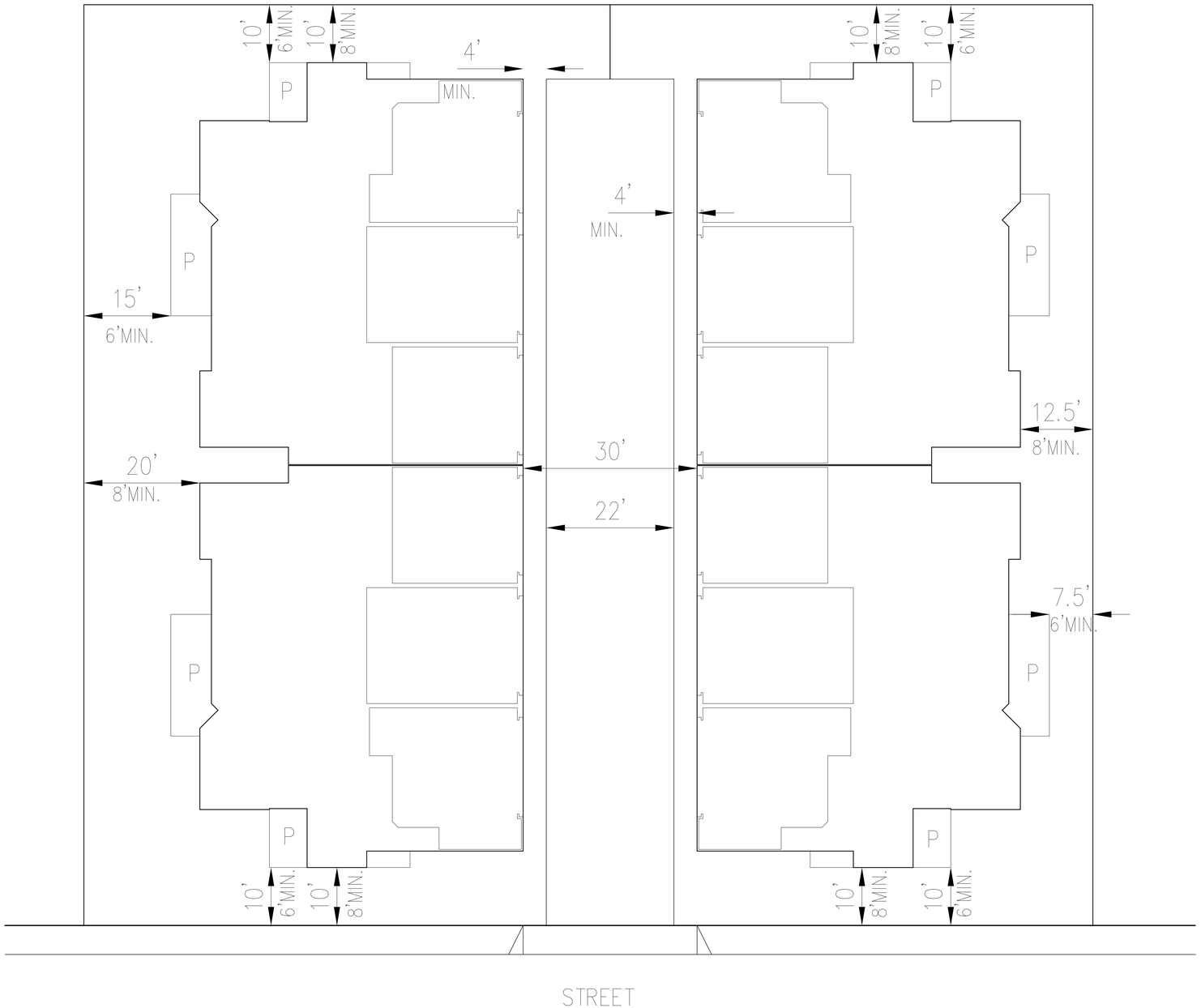
APRIL 30, 2013

D1.01

2012074.03



TYPICAL LOT SETBACKS

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

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Typical Neighborhood 4 - Stacked Flats

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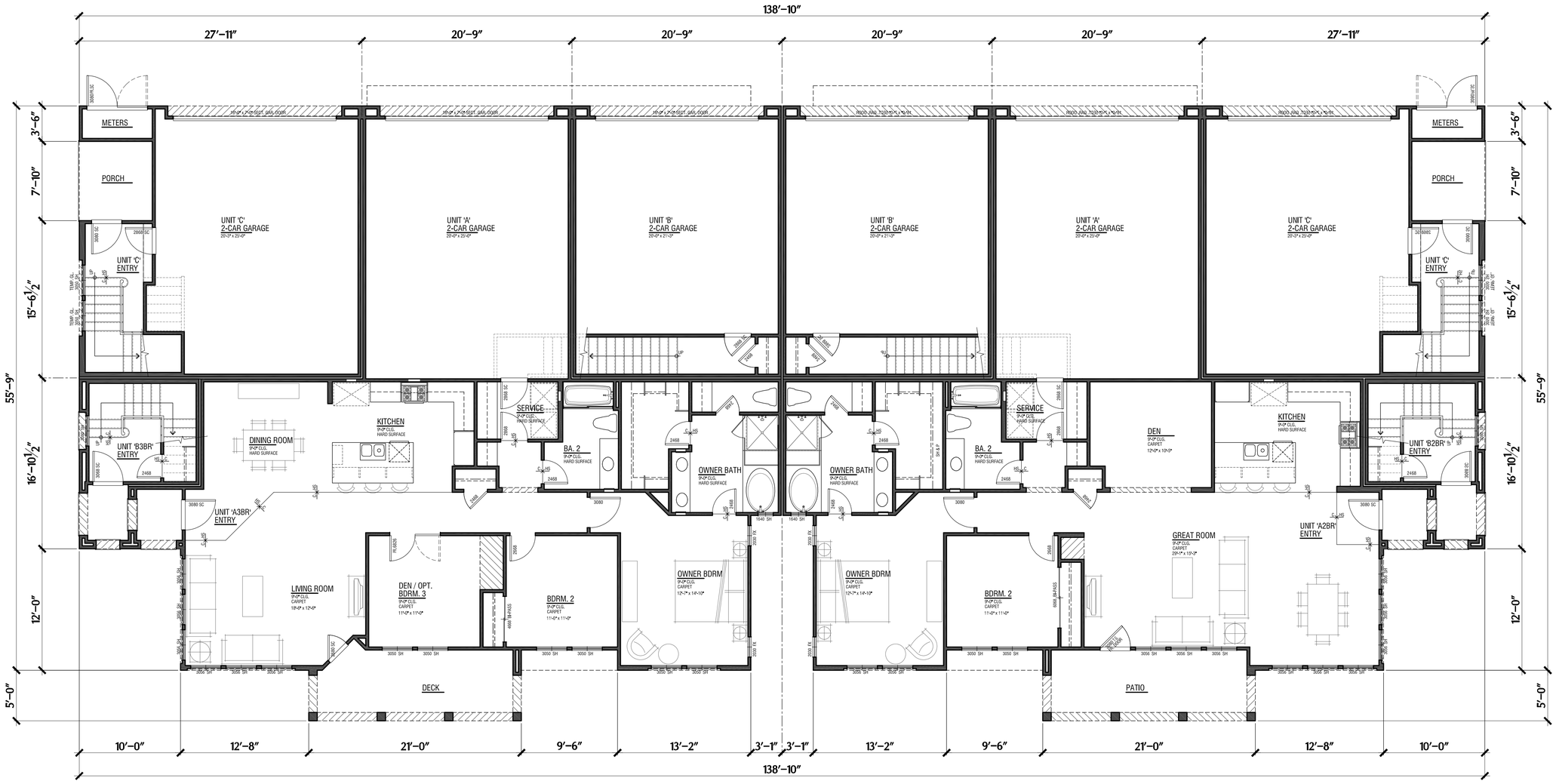
D1.02

2012074.03



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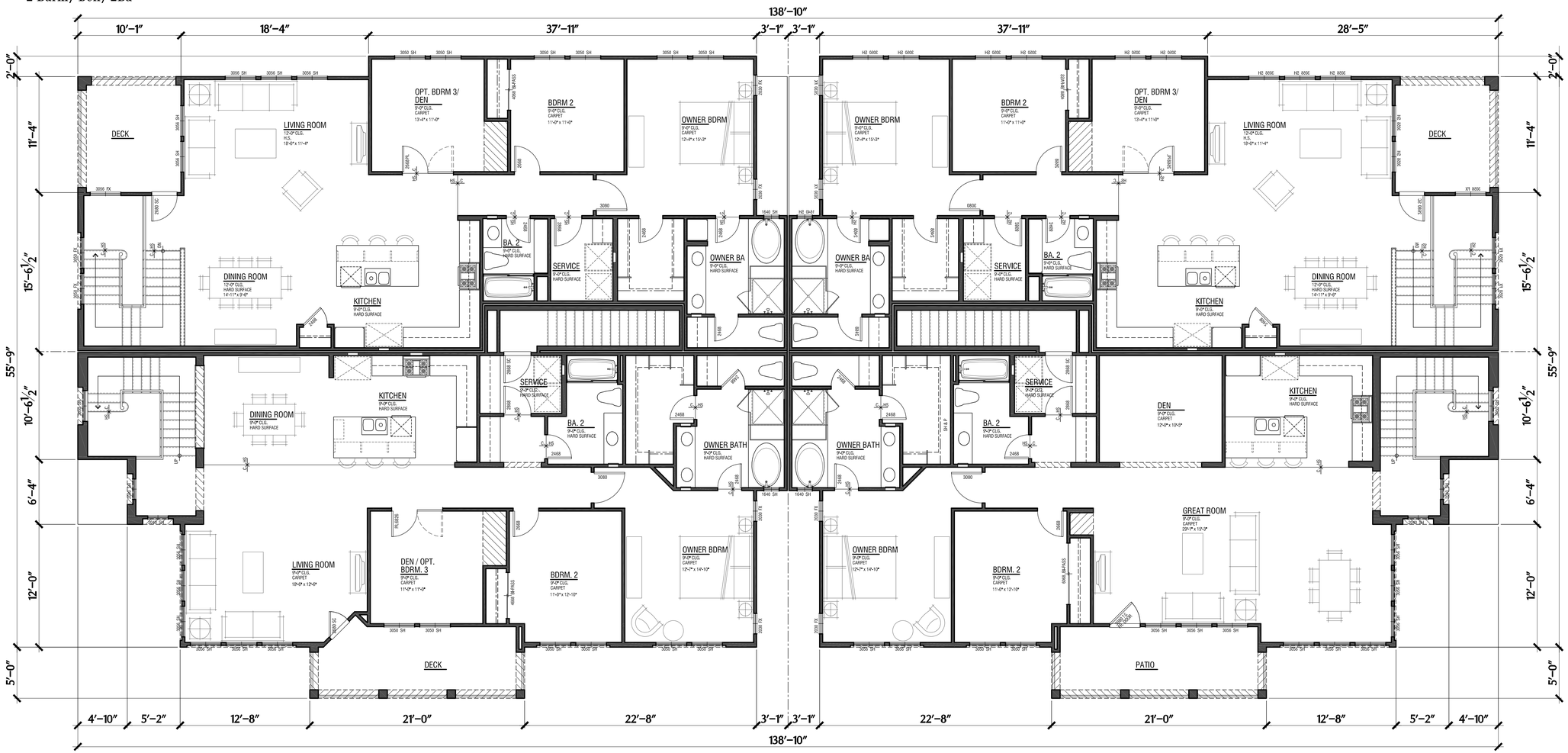
Unit 'C'
Total: 1691 S.F.
2-Car Garage
2 Bdrm/Den/2Ba



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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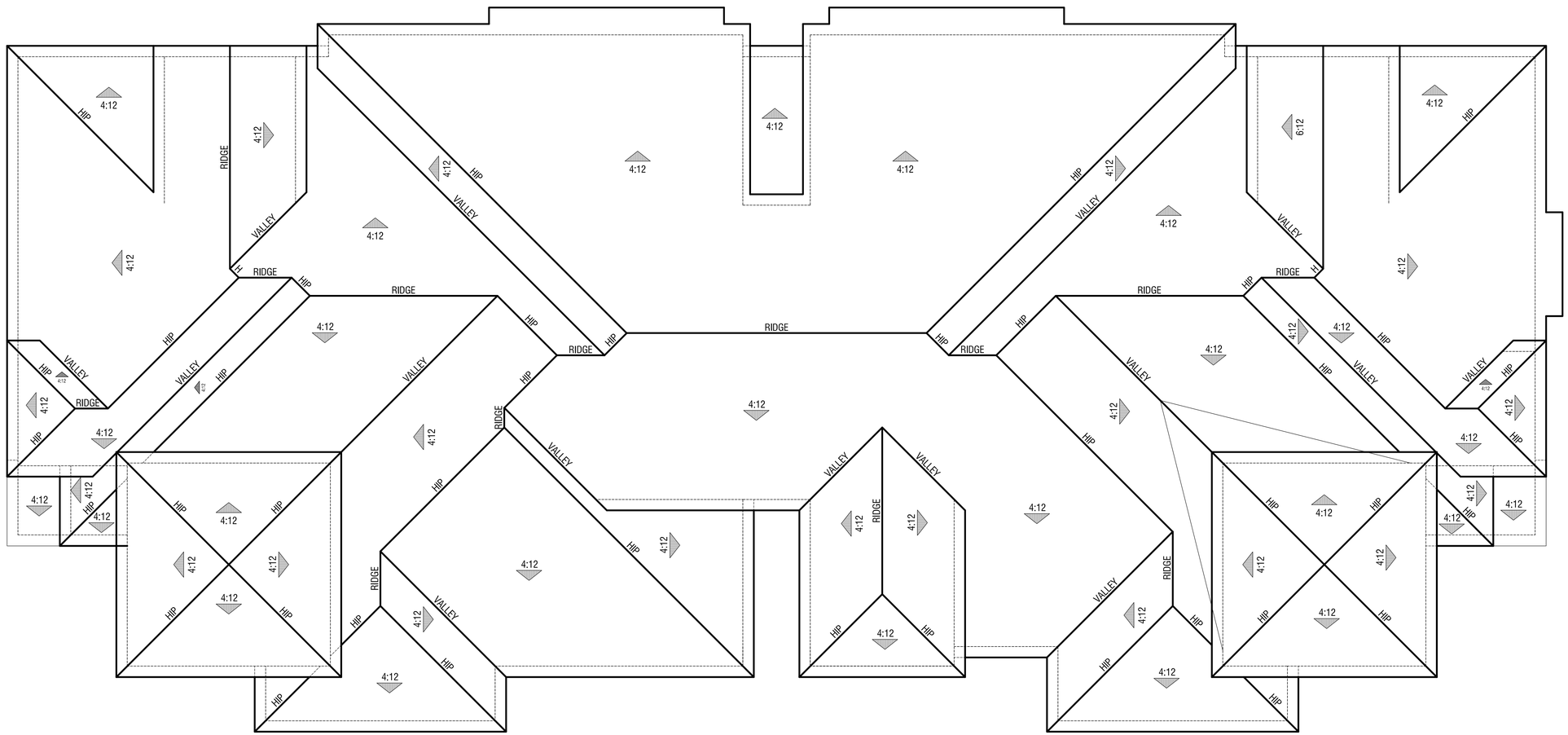

Roof Plan A - Presidio

Stacked Flat Roof Plan

LAFFERTY COMMUNITIES

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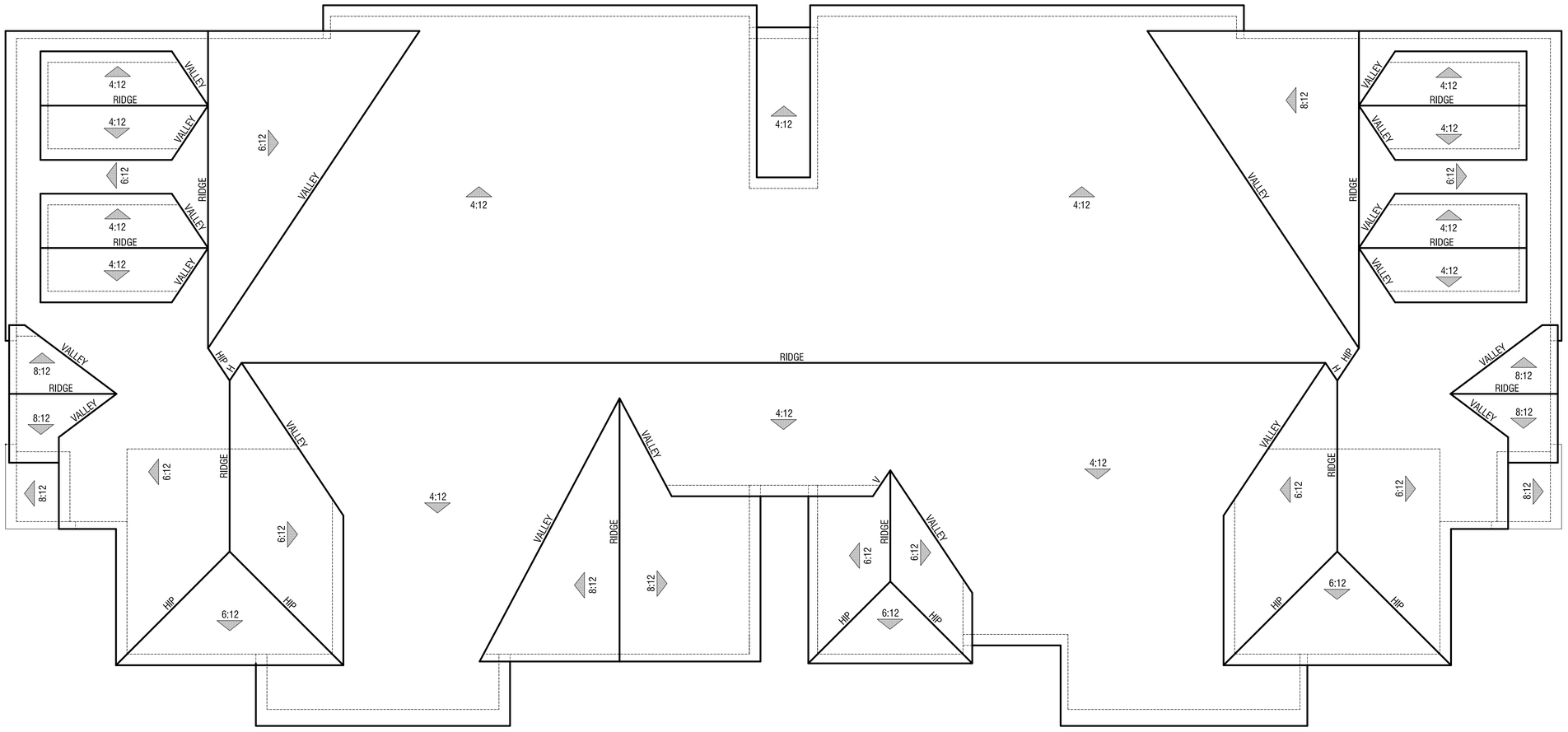

Roof Plan B - Bay Area Bungalow

Stacked Flat Roof Plan

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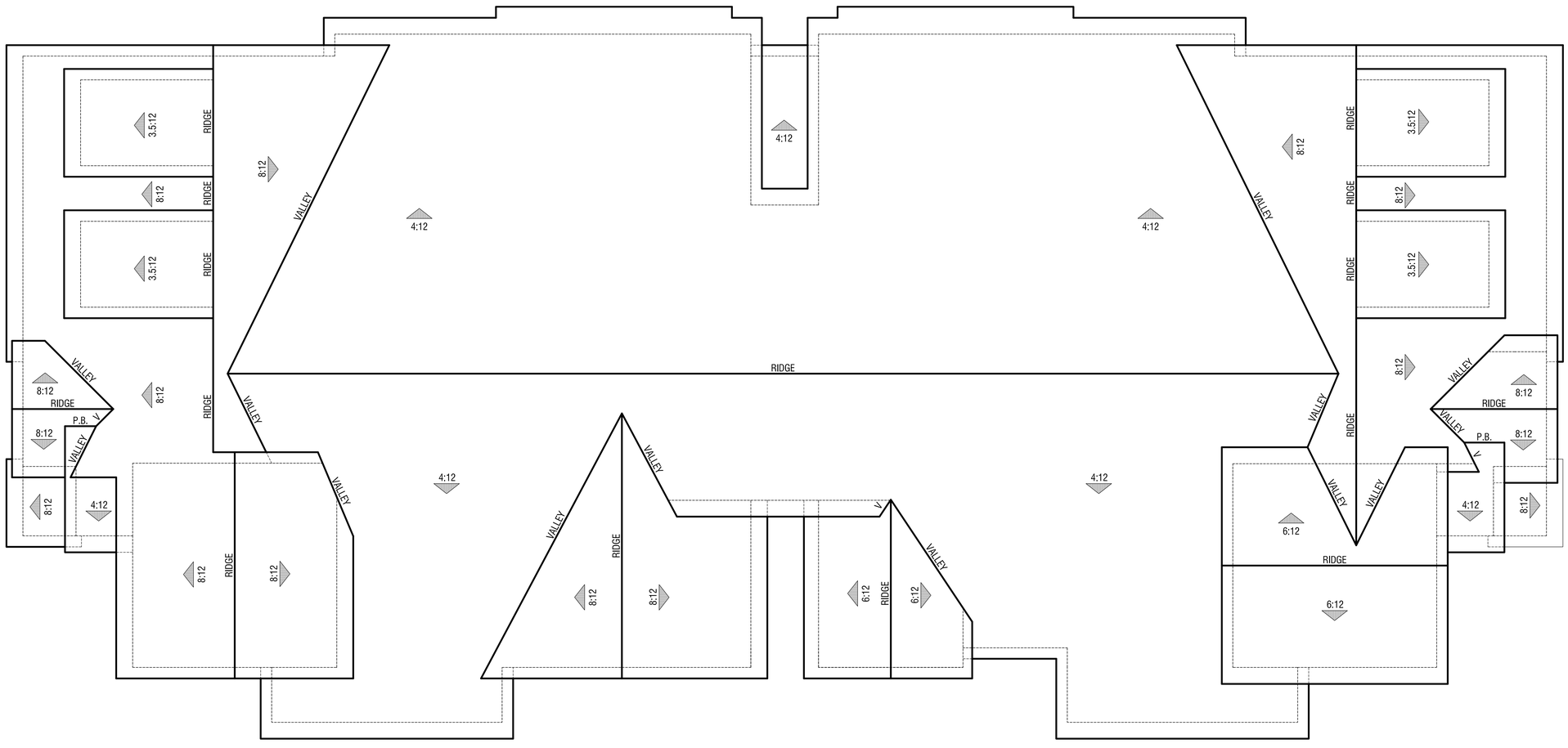

Roof Plan C - Cottage

Stacked Flat Roof Plan

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Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations A - Presidio
Stacked Flat Elevations

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Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations B - Bay Area Bungalow
Stacked Flat Elevations

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D1.7

2012147

Right Elevation

Left Elevation

Rear Elevation

Front Elevation

Elevations C - Cottage
Stacked Flat Elevations

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San Ramon, CA

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Presidio

Cottage

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Neighborhood 4B Streetscene

Stacked Flat Elevations

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San Ramon, CA

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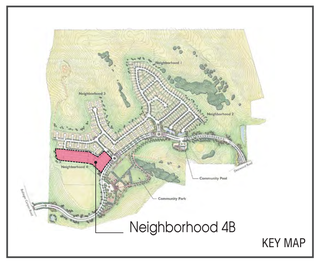

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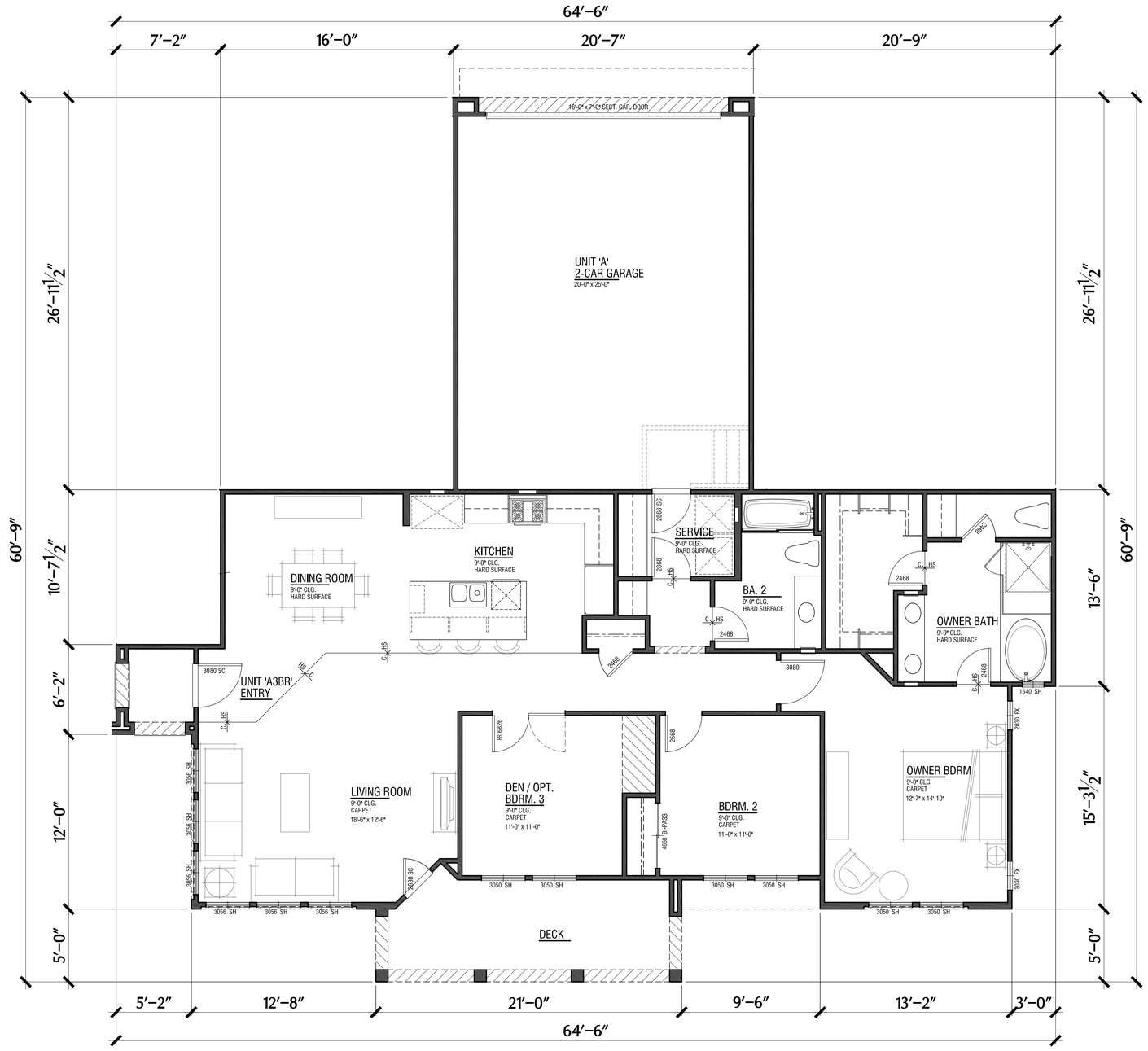

Unit 'A3BR'

Stacked Flat Unit Floor Plan

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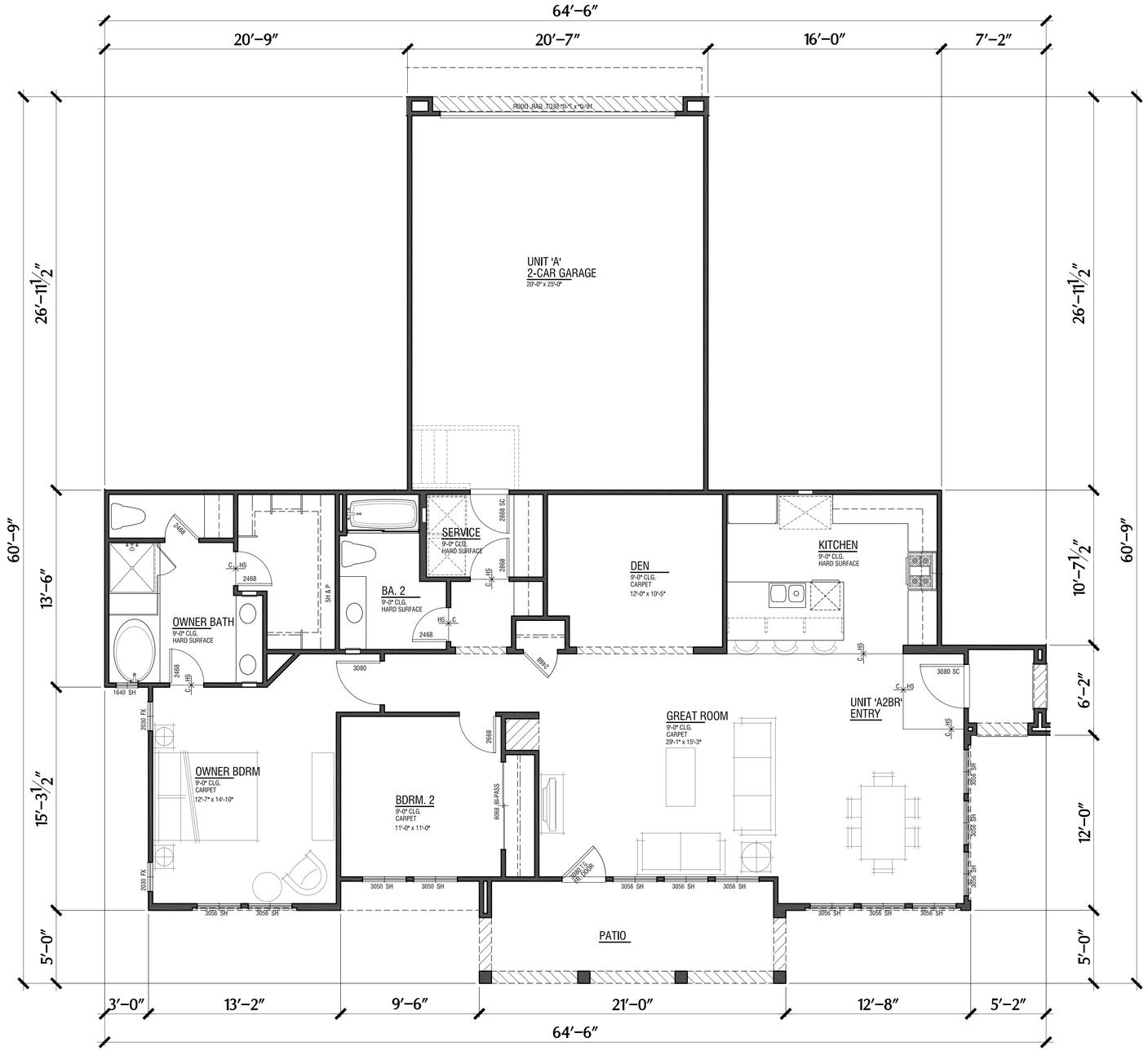

Unit 'A2BR'

Stacked Flat Unit Floor Plan

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D2.2

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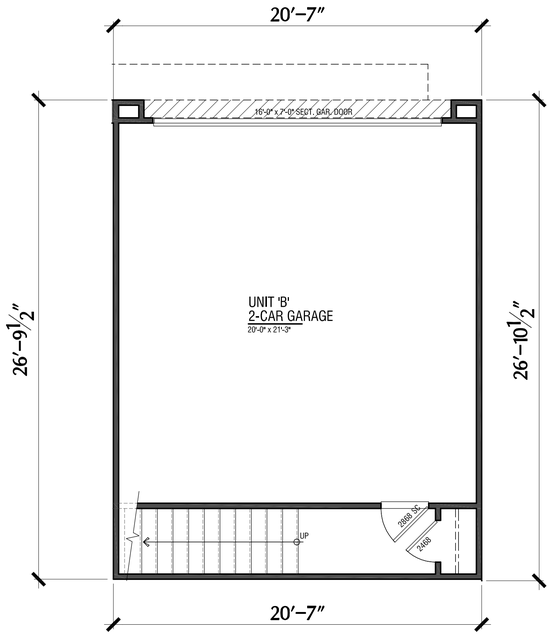
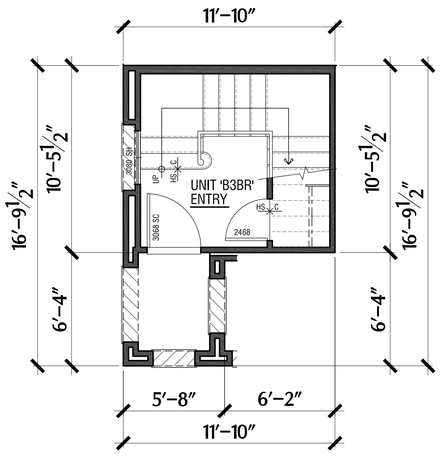
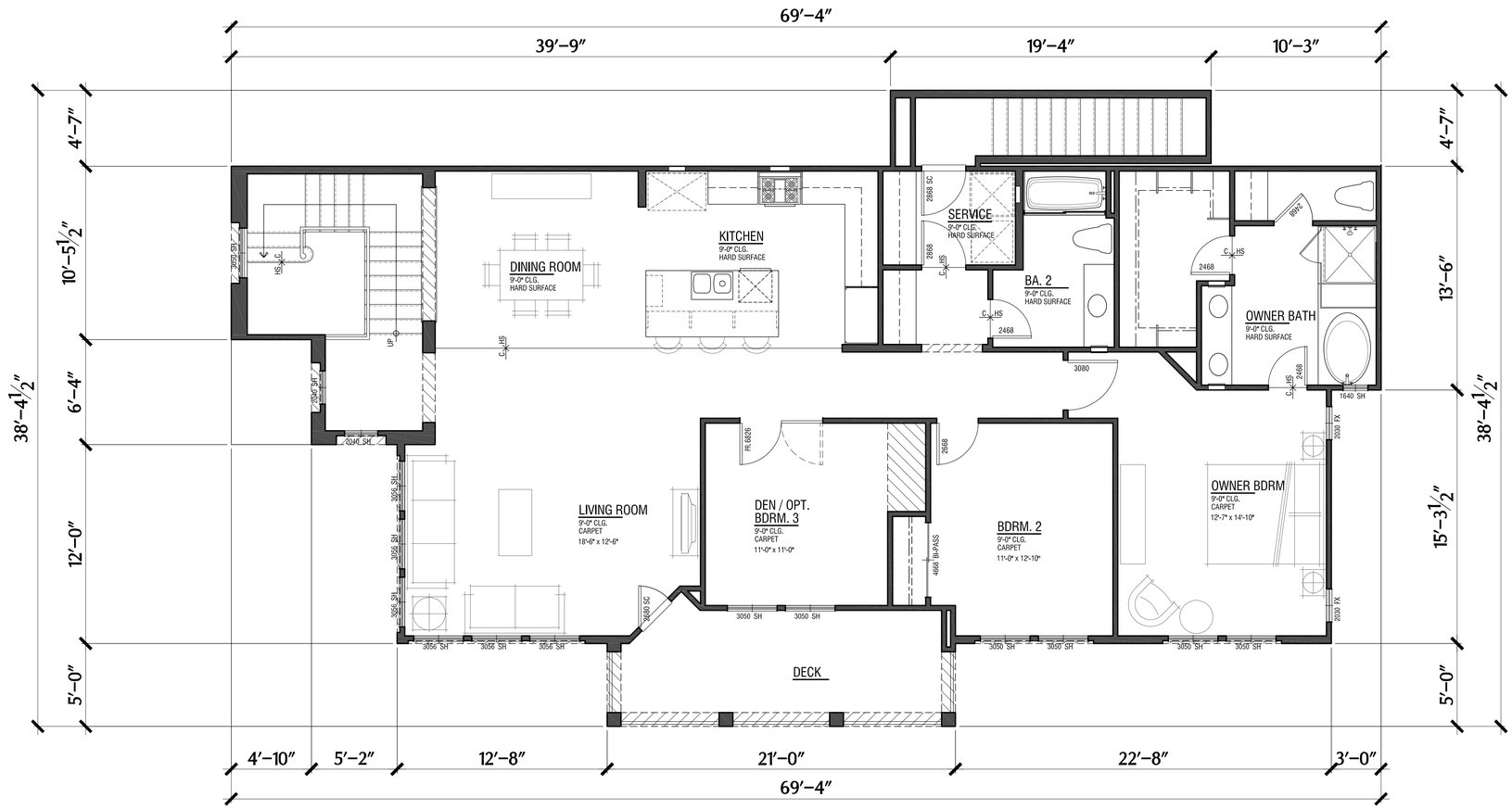


Garage



Lower Floor Entry



Upper Floor

Unit 'B3BR'

Stacked Flat Unit Floor Plan

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San Ramon, CA

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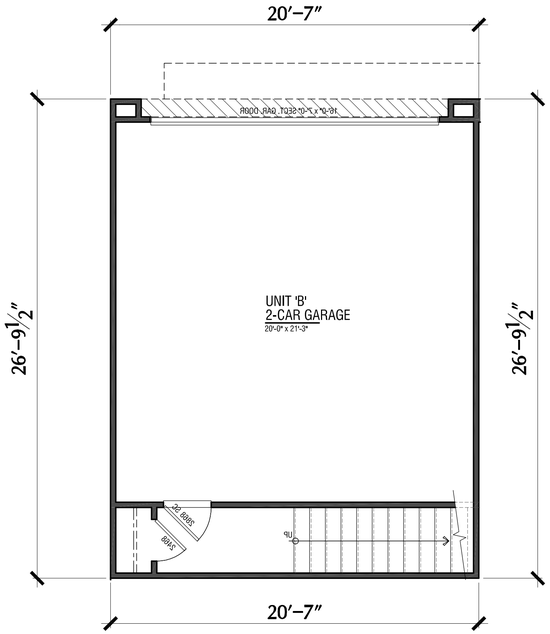
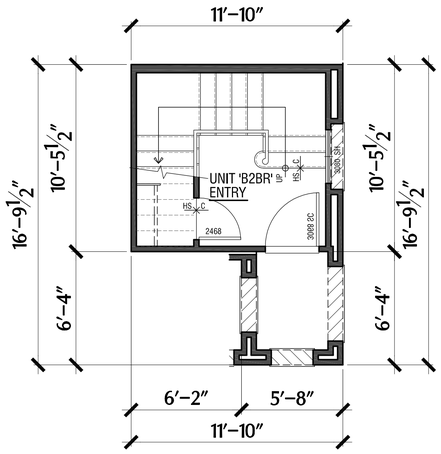
D2.3

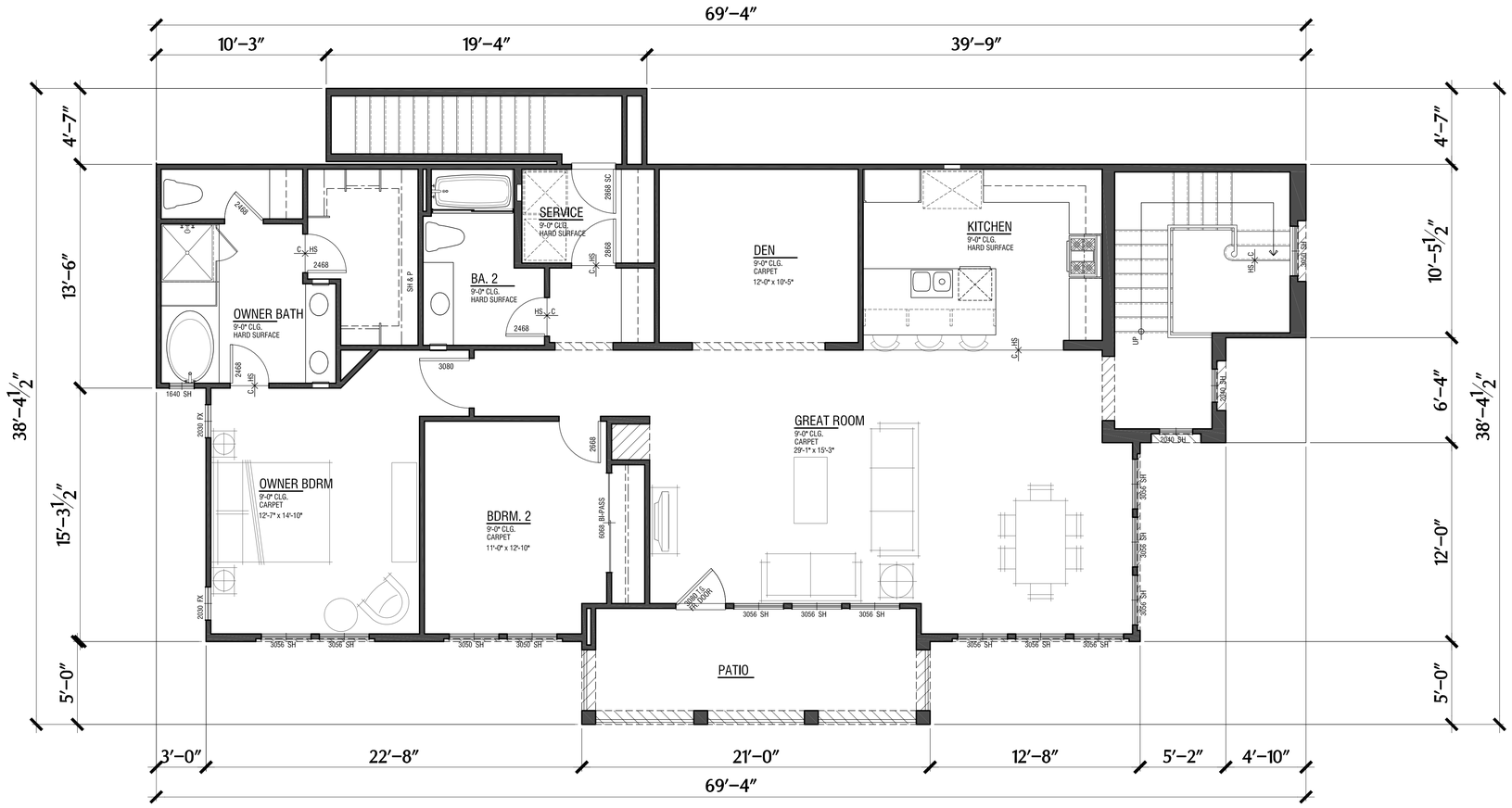
2012147



Garage



Lower Floor Entry



Upper Floor

Unit 'B2BR'

Stacked Flat Unit Floor Plan

FARIA PRESERVE

San Ramon, CA

LAFFERTY COMMUNITIES

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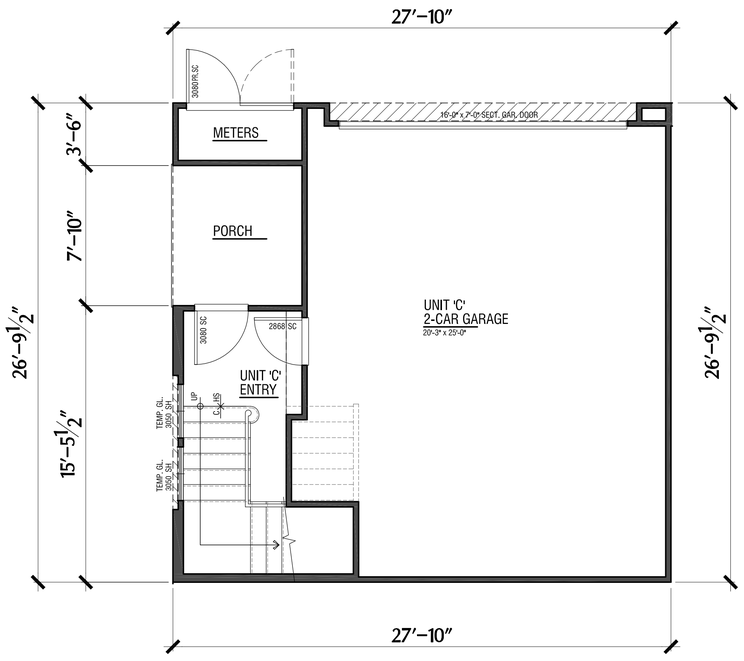
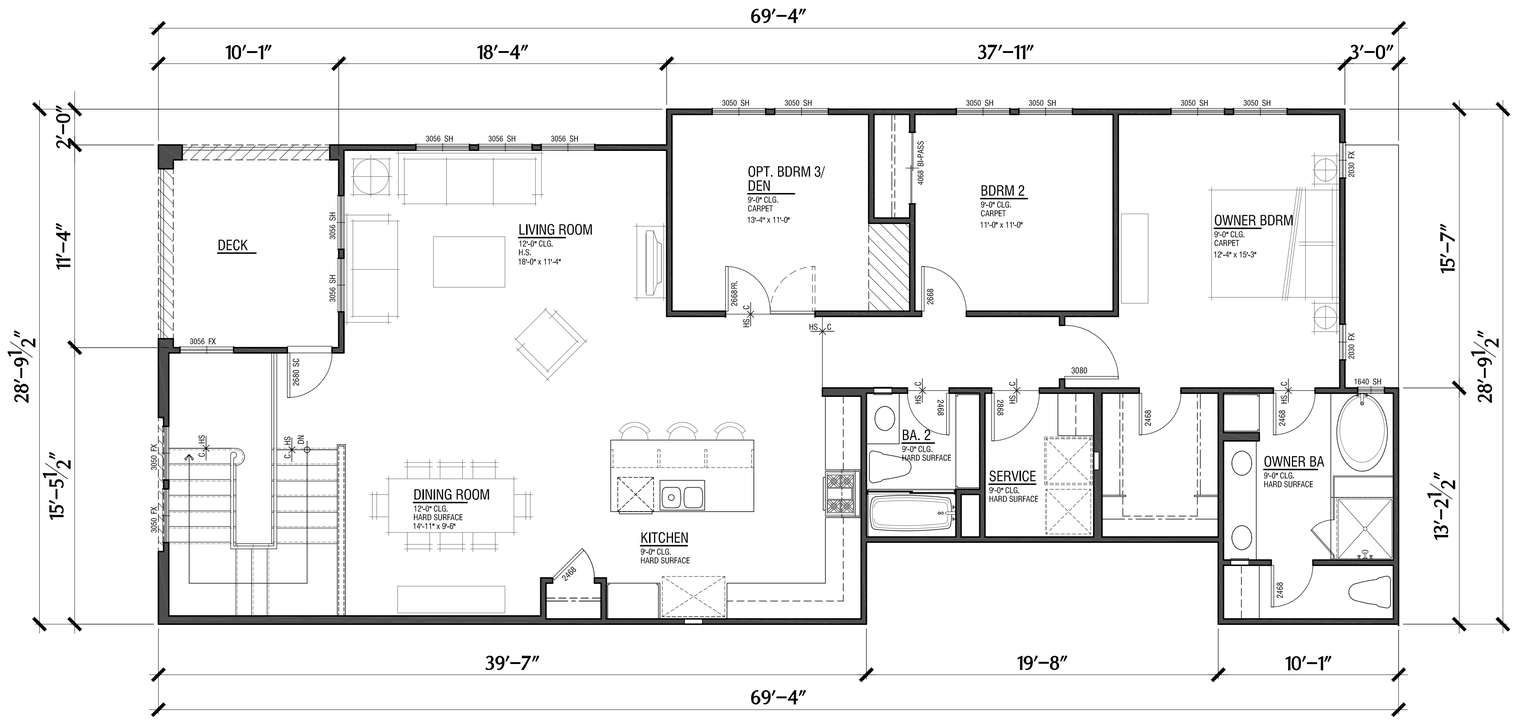
D2.4

2012147



Lower Floor Entry



Upper Floor

Unit 'C'

Stacked Flat Unit Floor Plan

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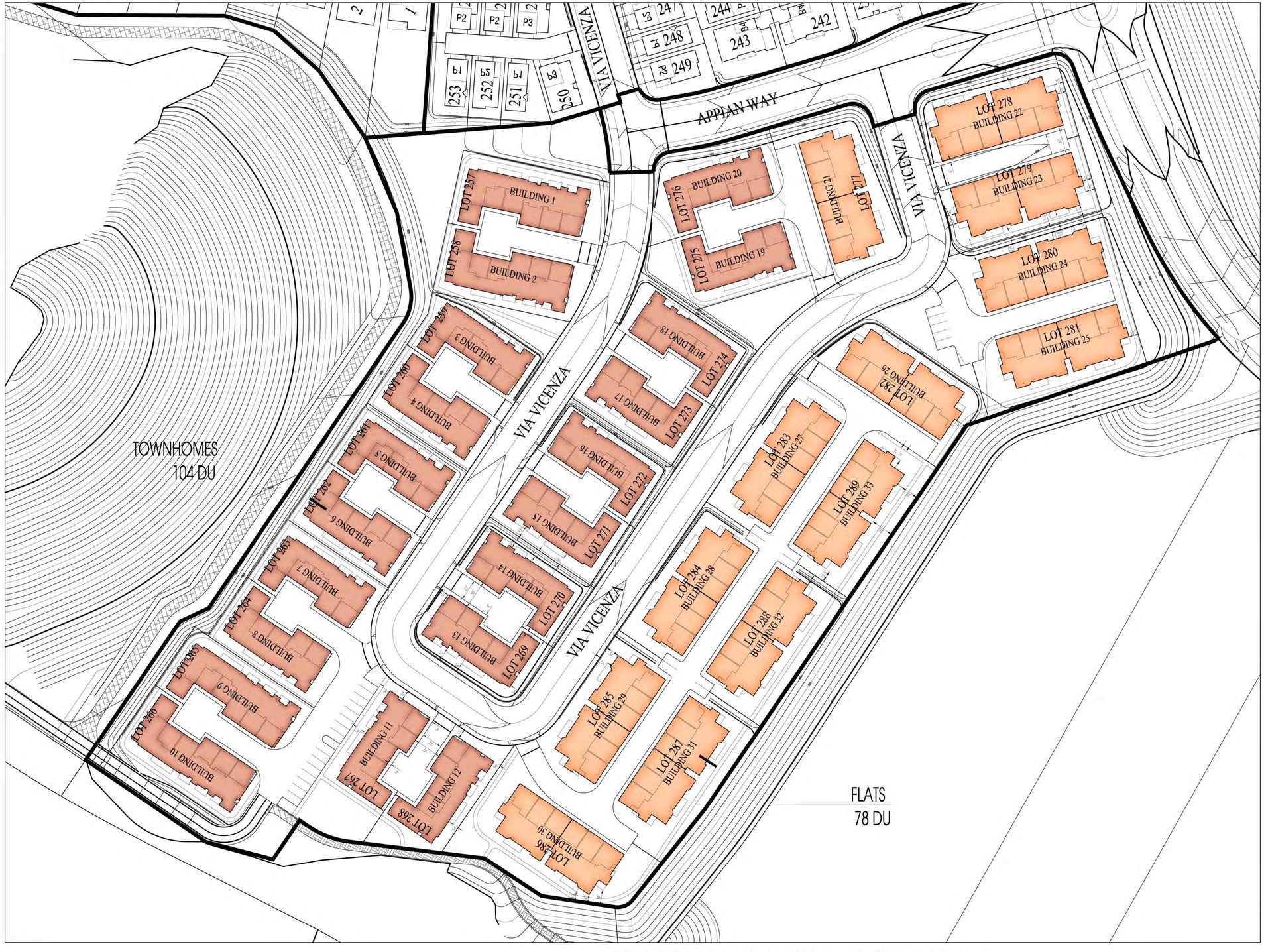
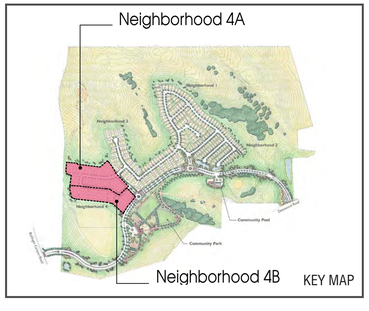
D2.5

2012147



PRODUCT SUMMARY

TOWNHOMES	104 DU
FLATS	78 DU
TOTAL	182 DU



Neighborhood 4 - Flats & Townhomes

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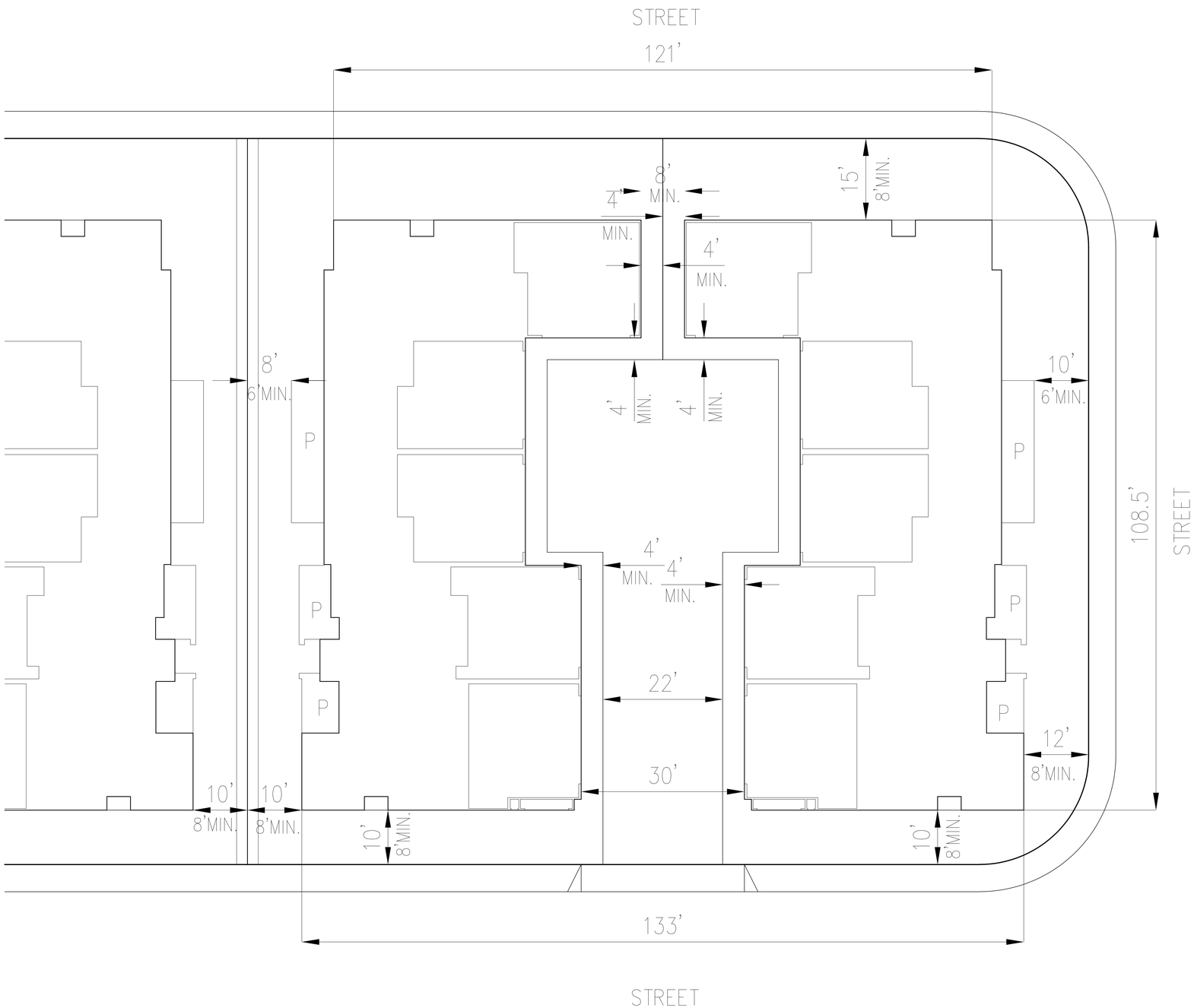
APRIL 30, 2013

E1.01

2012074.03



TYPICAL LOT SETBACKS

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

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

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Typical Neighborhood 4 - Townhomes

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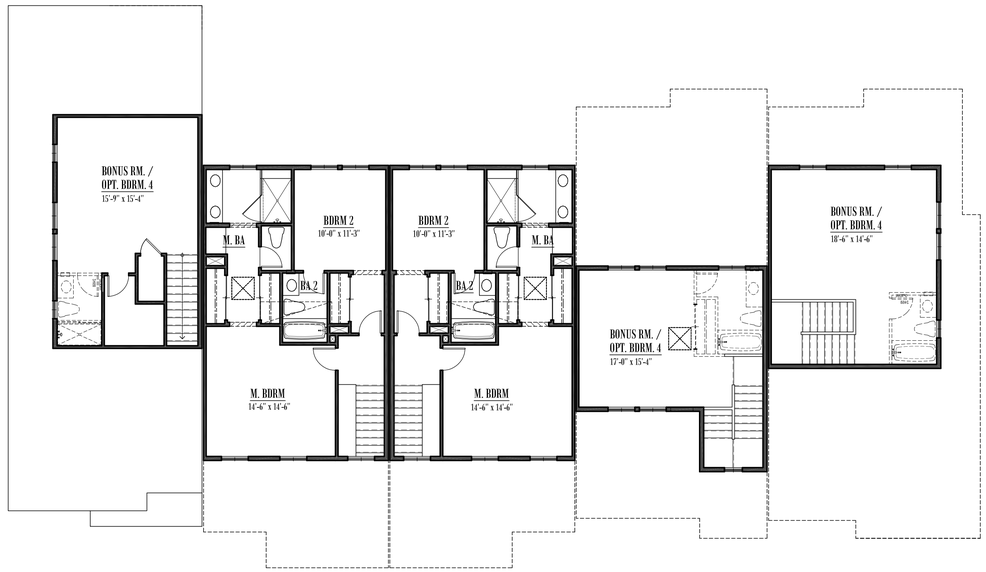
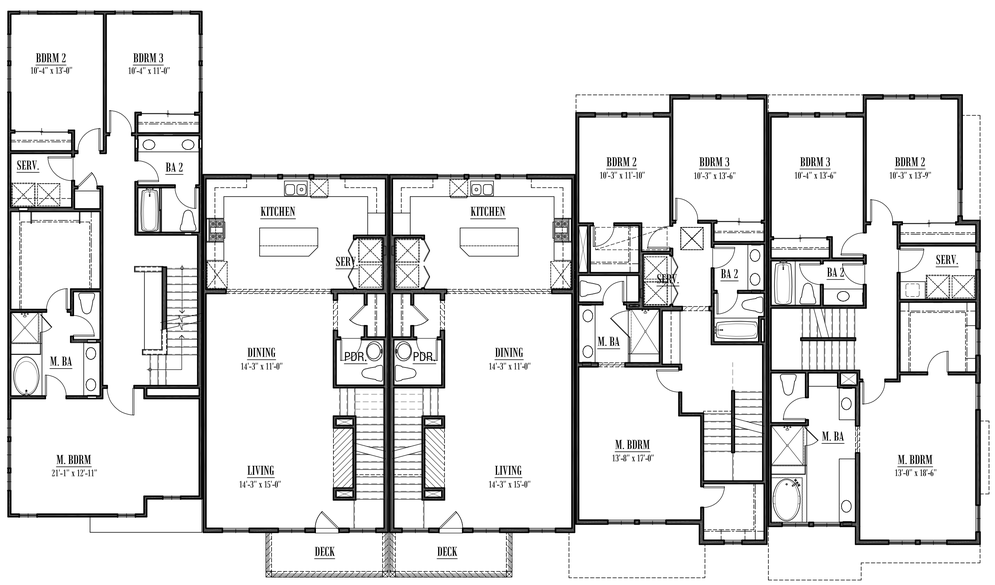
E1.02

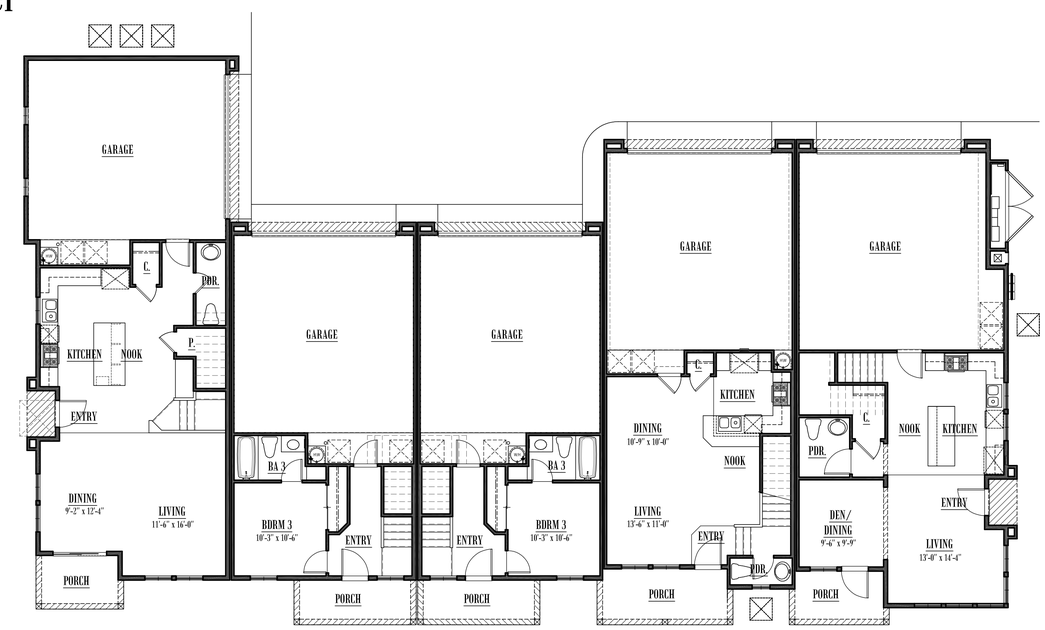
2012074.03



Third Level



Second Level



First Level

Floor Plans

3 Story Townhomes

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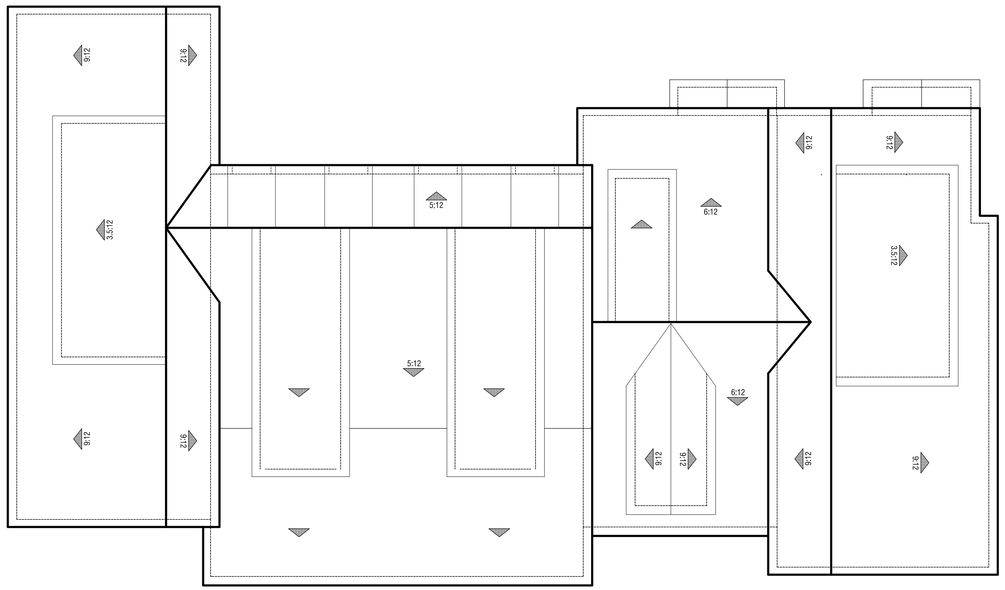
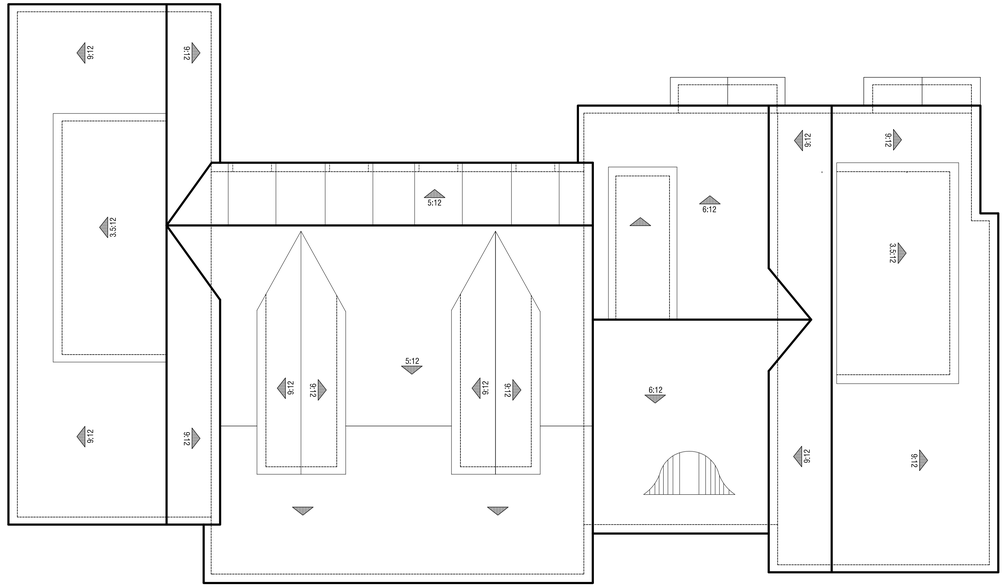
E1.0

2012148

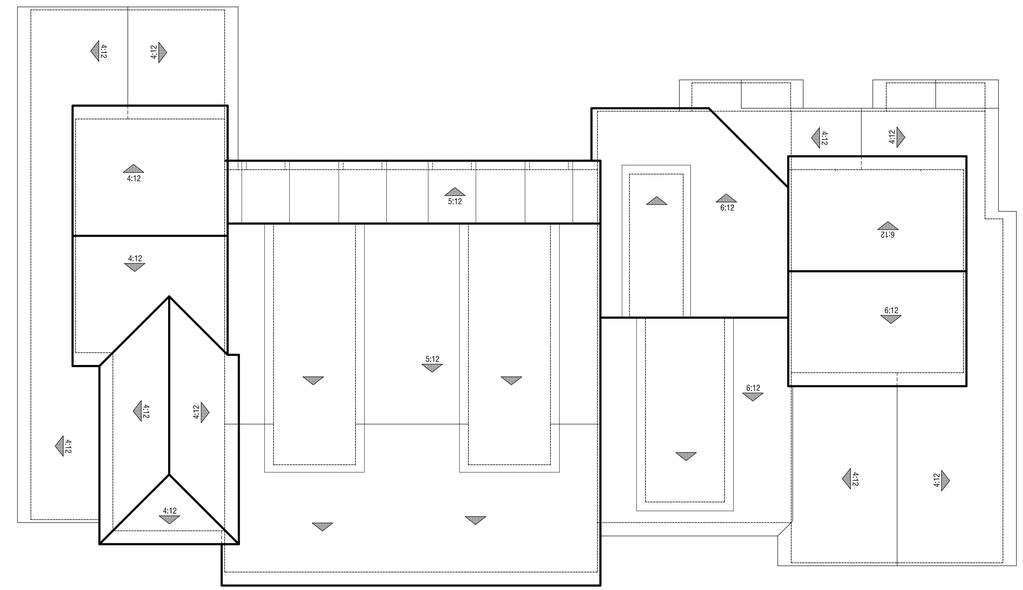


Cottage



Bay Area Bungalow

Roof Plans
3 Story Townhomes



Presidio

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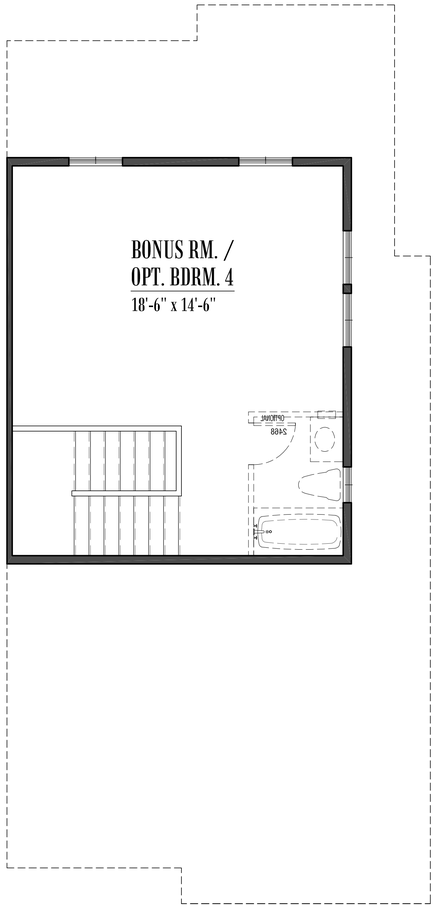
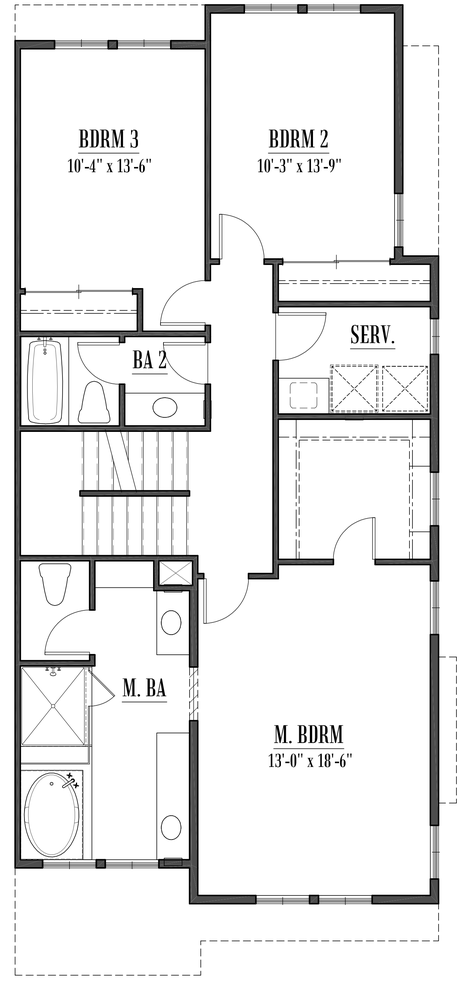
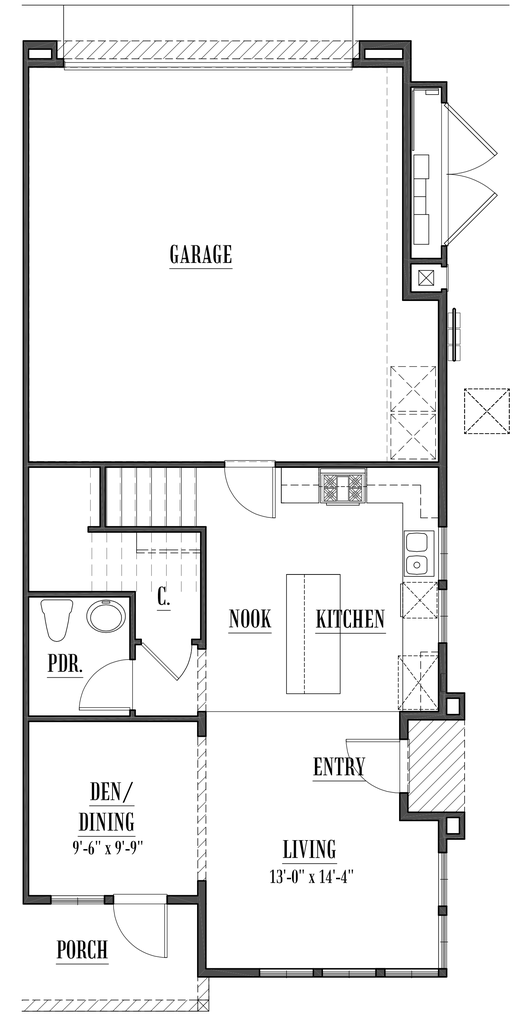


Third Level



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

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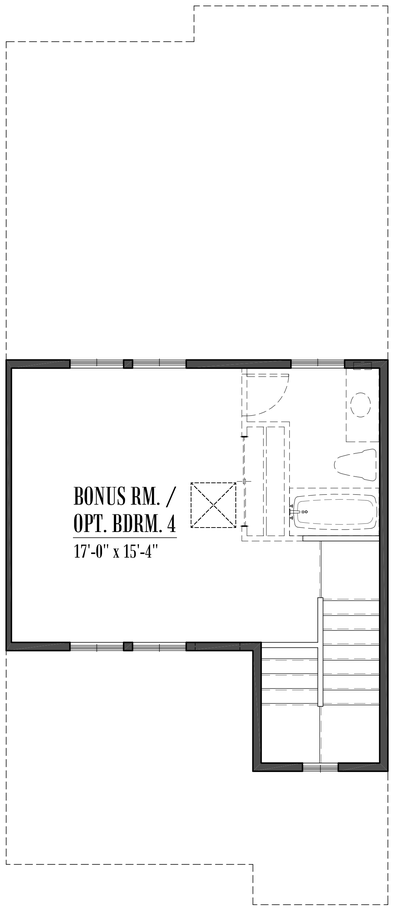

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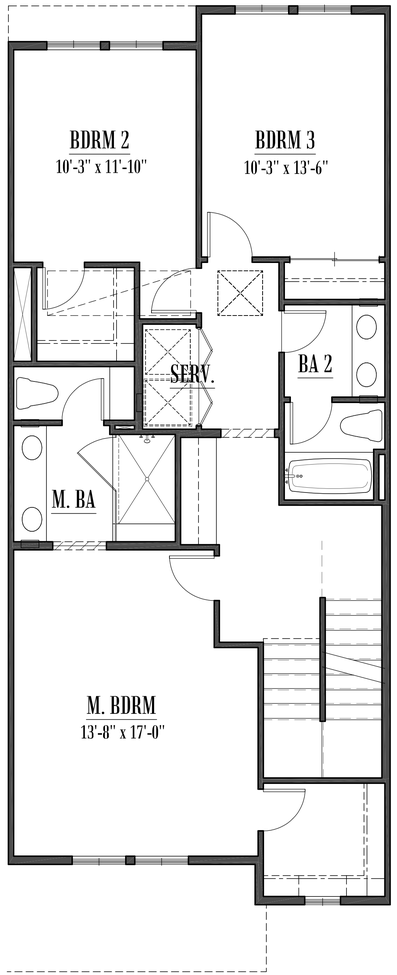

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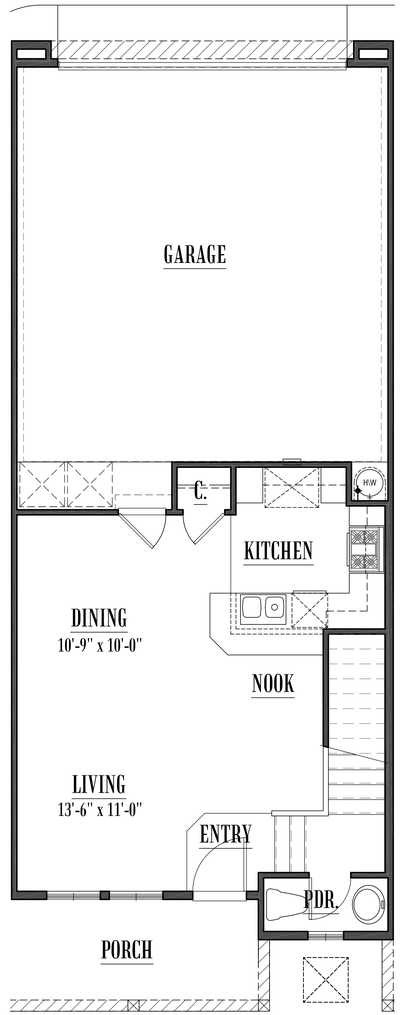

First Level

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

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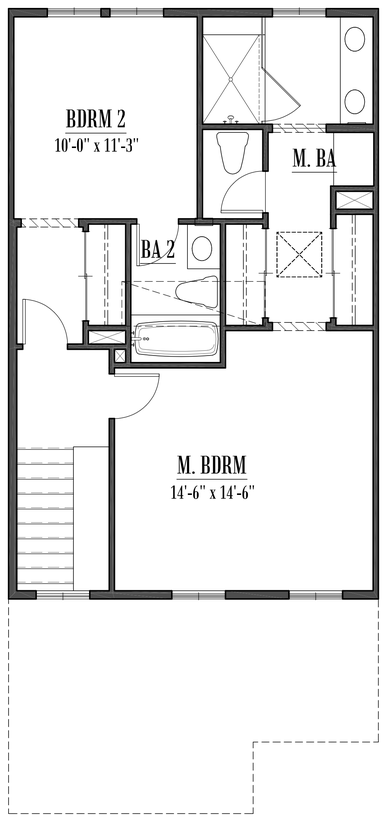

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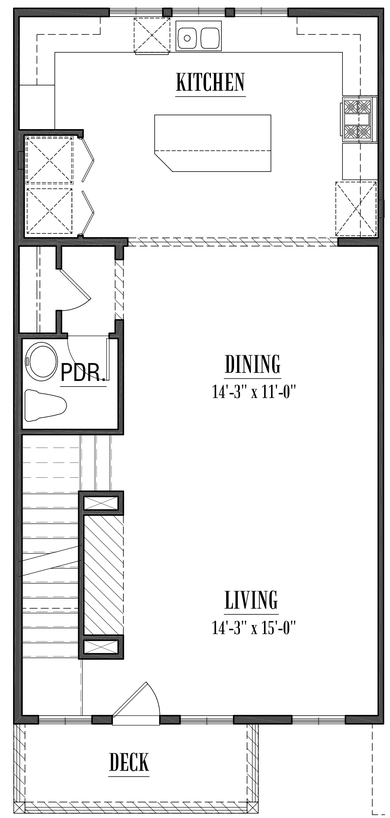

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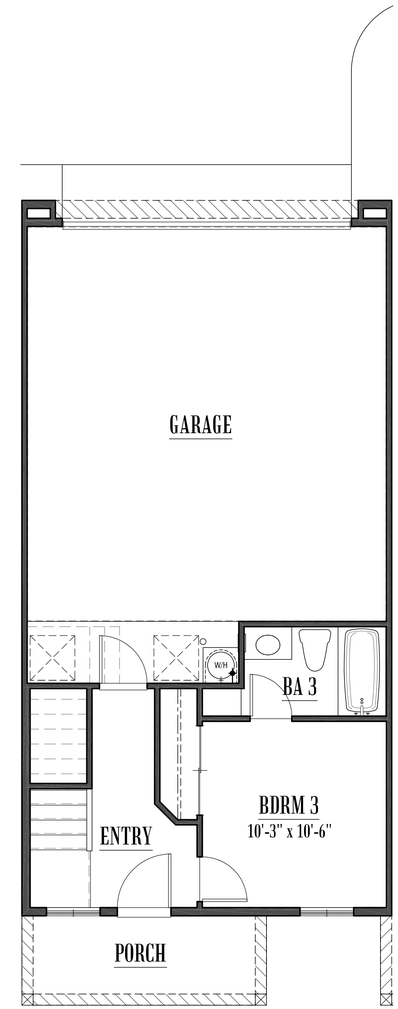

First Level

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

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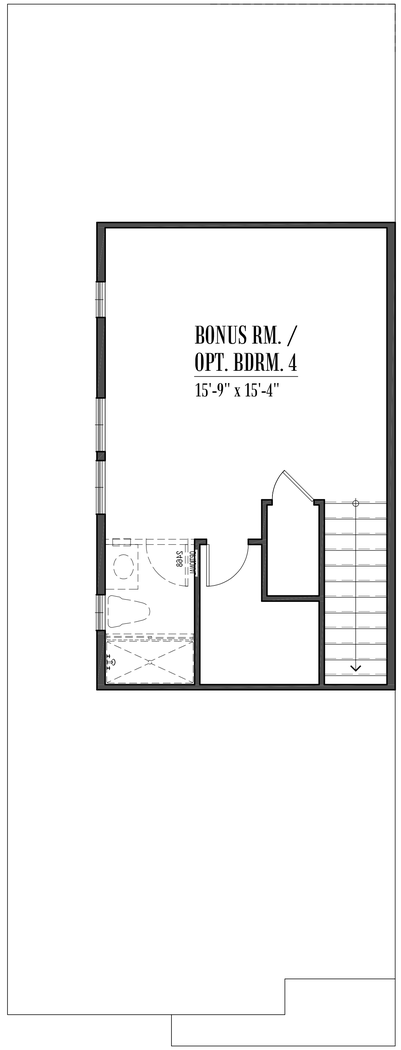

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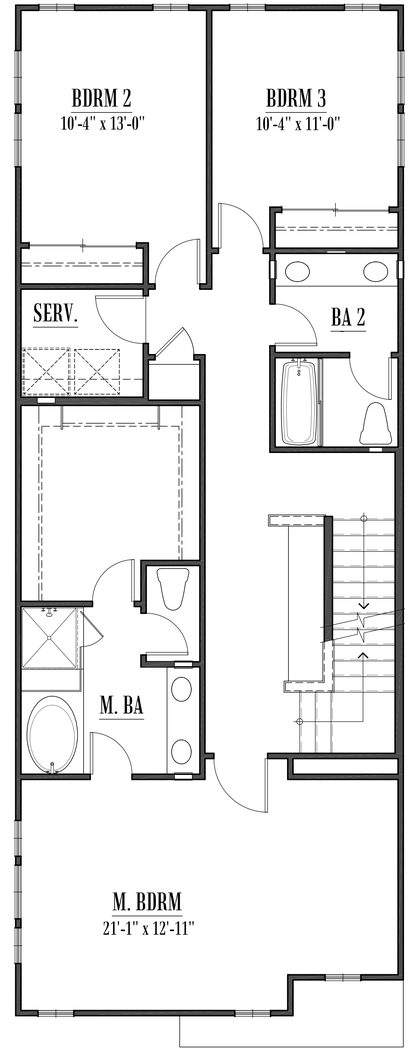

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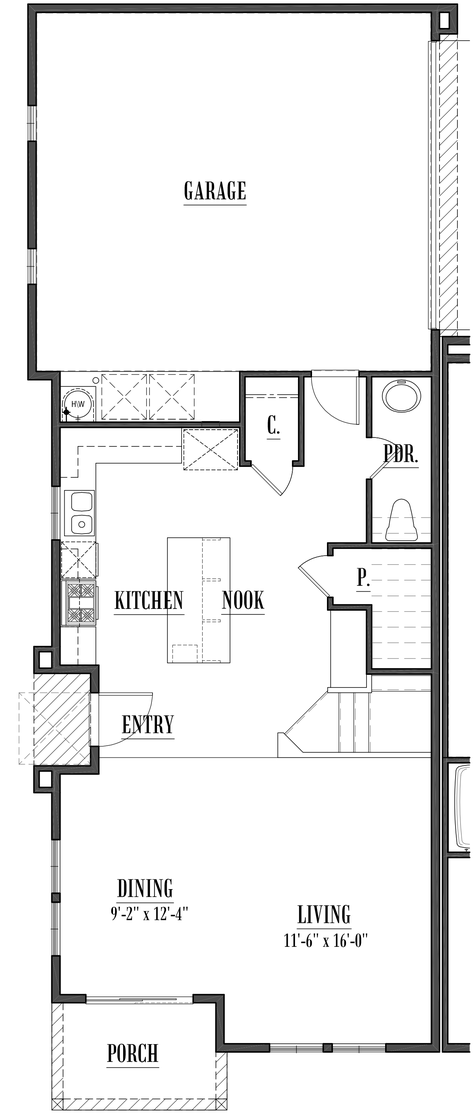

First Level

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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E1.5

2012148

Right

Rear

Left

Front

Bay Area Bungalow Elevations
3 Story Townhomes

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E1.6

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Right

Rear

Left

Front

Cottage Elevations
3 Story Townhomes

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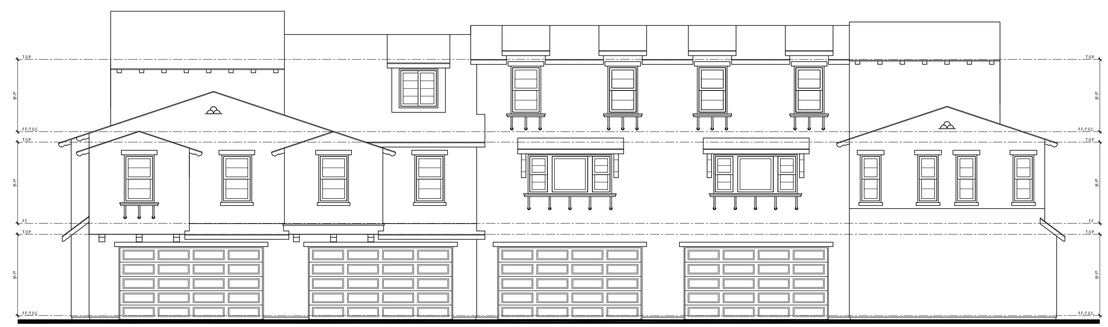
April 30, 2012

E1.7

2012148

Right



Rear

Left

Front

Presidio Elevations
3 Story Townhomes

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E1.8

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Bay Area Bungalow | Presidio | Cottage | Bay Area Bungalow

Neighborhood 4A Streetscene

3 Story Townhomes

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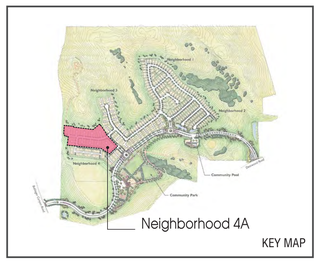
San Ramon, CA



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E1.9

2012148