TOWN CENTER HOMES

MORAGA, CALIFORNIA

City Ventures

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SUBMITTAL DATE: MAY 2016

LOCATION MAP

VICINITY MAP

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COUNTRY CLUB DRIVE AND MORAGA WAY

MORAGA, CA

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SITE CONTEXT

A1.0

SCALE: 1" = 100'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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SITE CONCEPT

A1.1

SCALE: 1" = 30'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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MORAGA WAY VIEW 1

A2.1

SCALE: N.T.S.
DATE: NOV. 2015
PROJECT: 317003.00

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MORAGA WAY VIEW 2

A2.2

SCALE: N.T.S.
DATE: NOV. 2015
PROJECT: 317003.00

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COUNTRY CLUB DRIVE VIEW

A2.3

SCALE: N.T.S.
DATE: NOV. 2015
PROJECT: 317003.00

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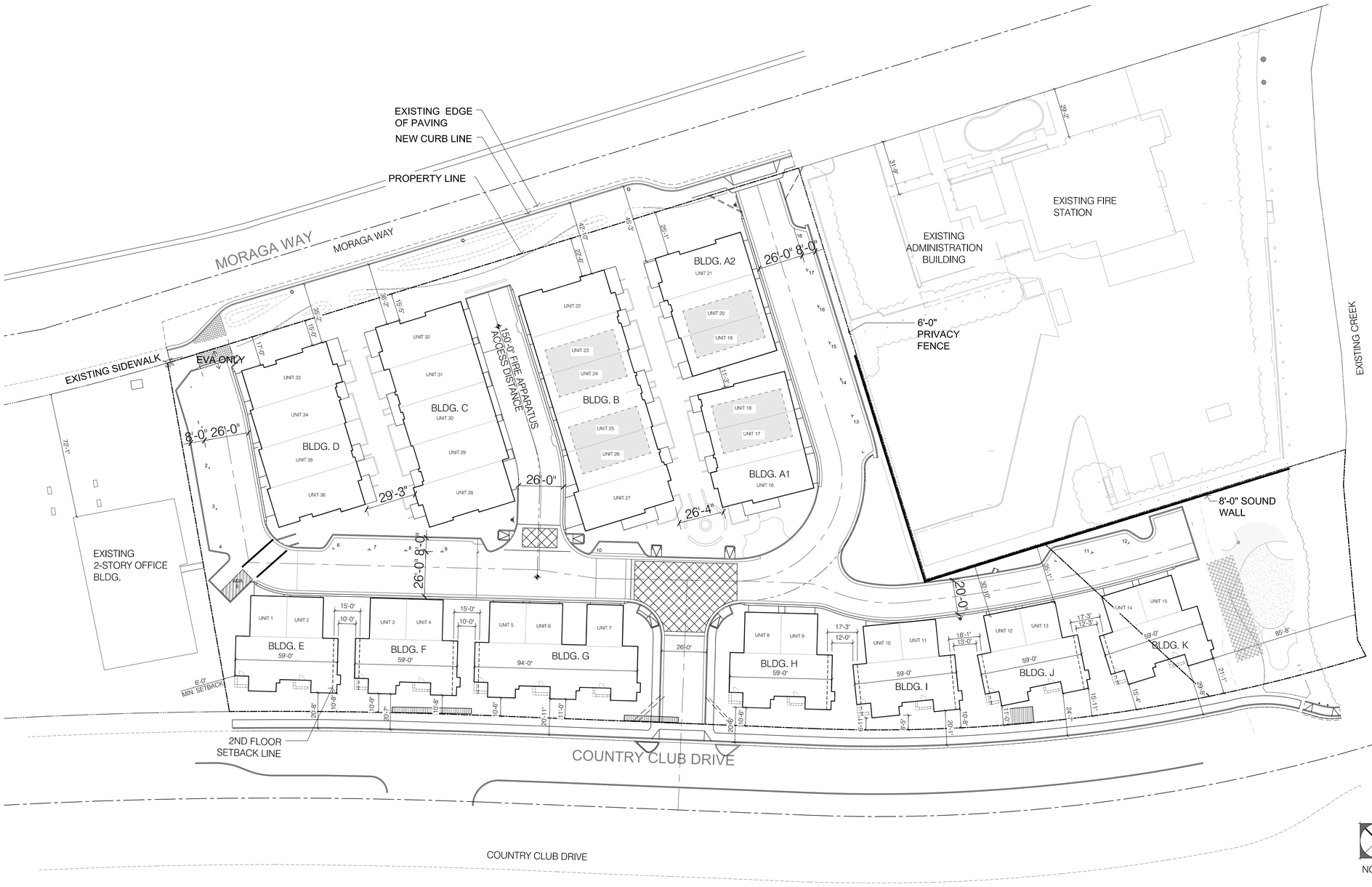

PROJECT DATA

APN:	257-180-082 257-190-057
GROSS ACREAGE:	±3.06 ACRES
LOT COVERAGE:	33.4%
FLOOR AREA RATIO:	0.53
DENSITY:	12 DUA
MAX HEIGHT:	38'-4"

HOME TYPE

2-STORY COTTAGE (UNITS 1-15)	15 HOMES
2-STORY TOWNHOUSE (UNITS 16, 21, 22 26-36)	13 HOMES
3-STORY TOWNHOUSE (UNITS 17-20, 23-26)	8 HOMES
TOTAL:	36 HOMES
HOMES SIZES:	1803-2342 SQ. FT.

PARKING

2 COVERED SPACES PER UNIT:	72
GUEST SPACES:	18
HANDICAPPED (INCL):	1
TOTAL SPACES:	90
TOTAL SPACES/DU:	2.5

OPEN SPACE

COMMON:	10385.4 SQ. FT. (0.24 AC.)
ROCK PARK:	10460.6 SQ. FT. (0.24 AC.)
PRIVATE O/S:	5848.0 SQ. FT. (0.13 AC.)
TOTAL OPEN SPACE: OR	36273.2 SQ. FT. ±0.83 ACRE (26.9%)

FIRE TRUCK TURNING RADIUS BASED ON THE CALIFORNIA FIRE CODE APPENDIX, CHAPTER 1, SECTION 104.

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GENERAL DEVELOPMENT PLAN

A3.1

SCALE: 1" = 30'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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FRONT ELEVATION

BUILDING E

FRONT ELEVATION

BUILDING F

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9 SOLAR PANELS

FRONT ELEVATION

BUILDING G

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FRONT ELEVATIONS - BUILDING E F G

A4.2

SCALE: 3/16"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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FRONT ELEVATION

BUILDING H

FRONT ELEVATION

BUILDING I

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9 SOLAR PANELS

FRONT ELEVATION

BUILDING J

FRONT ELEVATION

BUILDING K

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FRONT ELEVATIONS - BUILDING H I J K

A4.3

SCALE: 3/16"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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LEFT ELEVATION

BUILDING E

FRONT ELEVATION

BUILDING E

ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. WIRE ROPE TRELLIS

RIGHT ELEVATION

BUILDING E

REAR ELEVATION

BUILDING E

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EXTERIOR ELEVATIONS - BUILDING E

A4.4

SCALE: 3/16"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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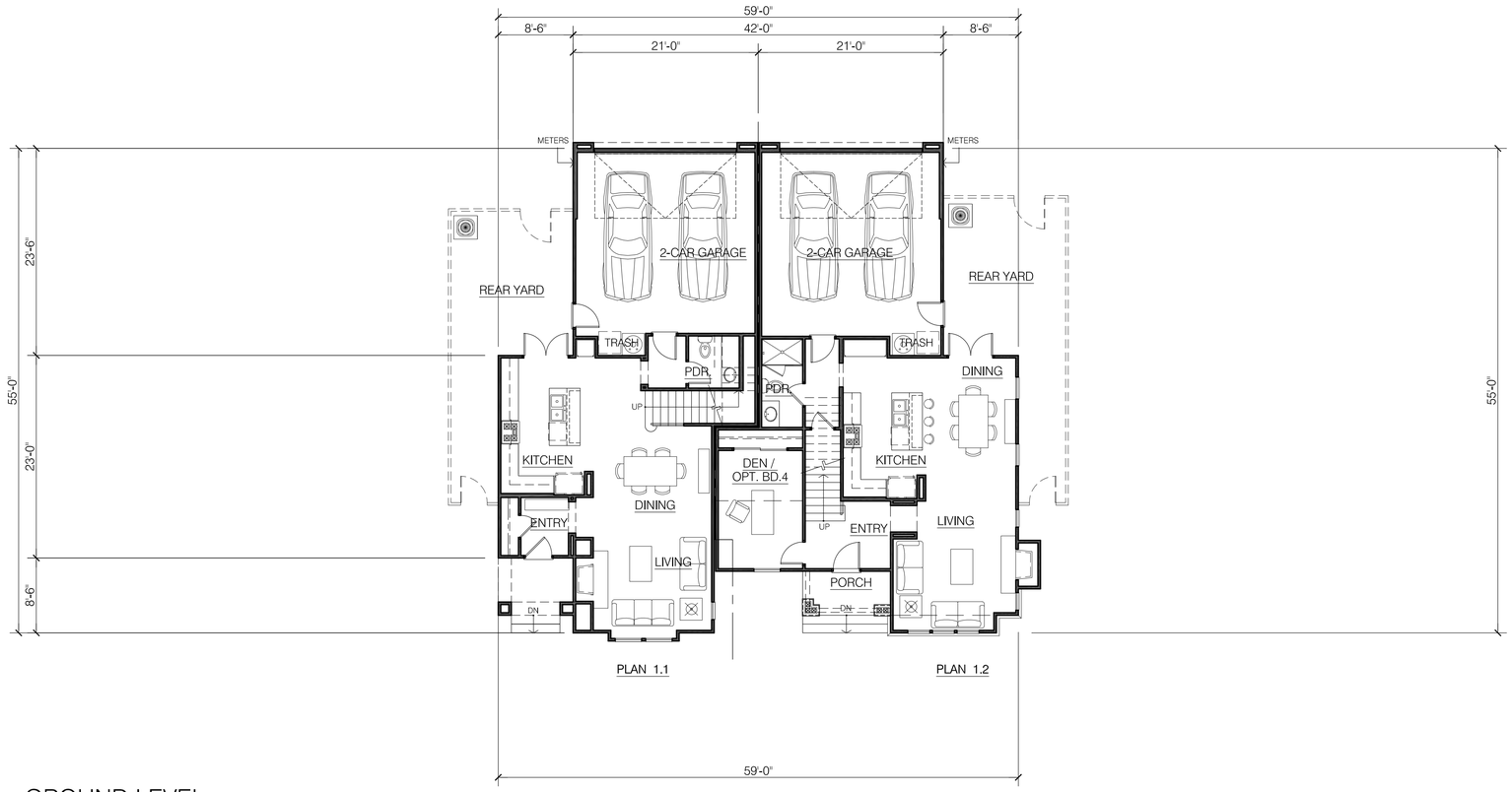
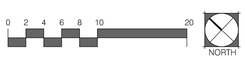
PROJECT DATA FOR BUILDING E								
UNIT AREA, in SQ. FT. (GROSS)								
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	TOTAL LIVING	GARAGE AREA			
PLAN 1.1 (4 BD.)	1	777	1163	1940	454			
PLAN 1.2 (3 BD.)	1	930	1238	2168	459			

BUILDING DEFINED FLOOR AREA, in SQ. FT.				
TYPICAL BUILDING	1st FLOOR	2nd FLOOR	TOTAL	
BUILDING E	2628	2407	5035	





GROUND LEVEL

BUILDING E (BUILDING F, H, I, J, K SIMILAR)

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BLDG E- GROUND FLOOR PLAN

A4.5

SCALE: 1/8" = 1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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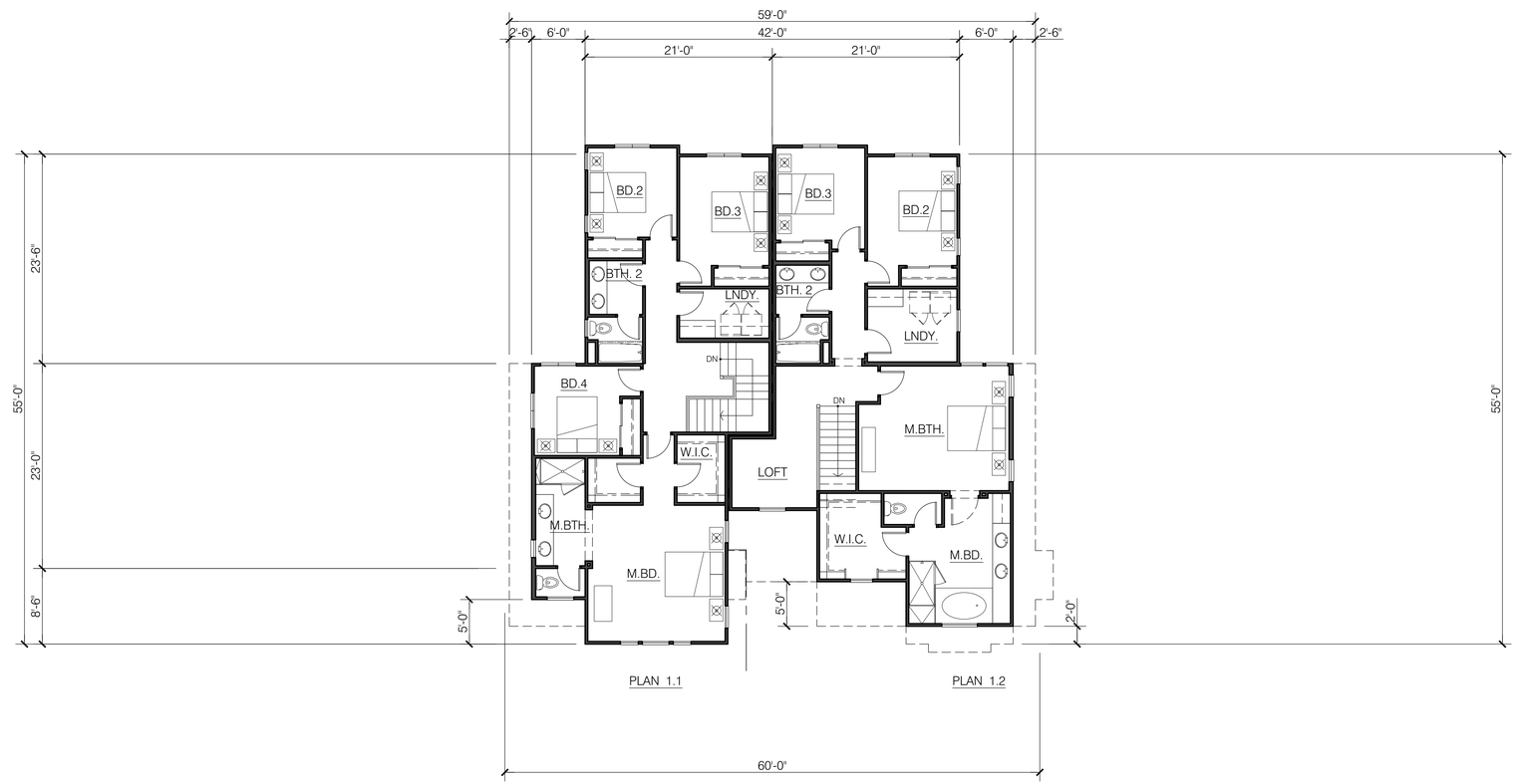

UPPER LEVEL

BUILDING E (BUILDING F, H, I, J, K SIMILAR)

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BLDG E- UPPER FLOOR PLAN

A4.6

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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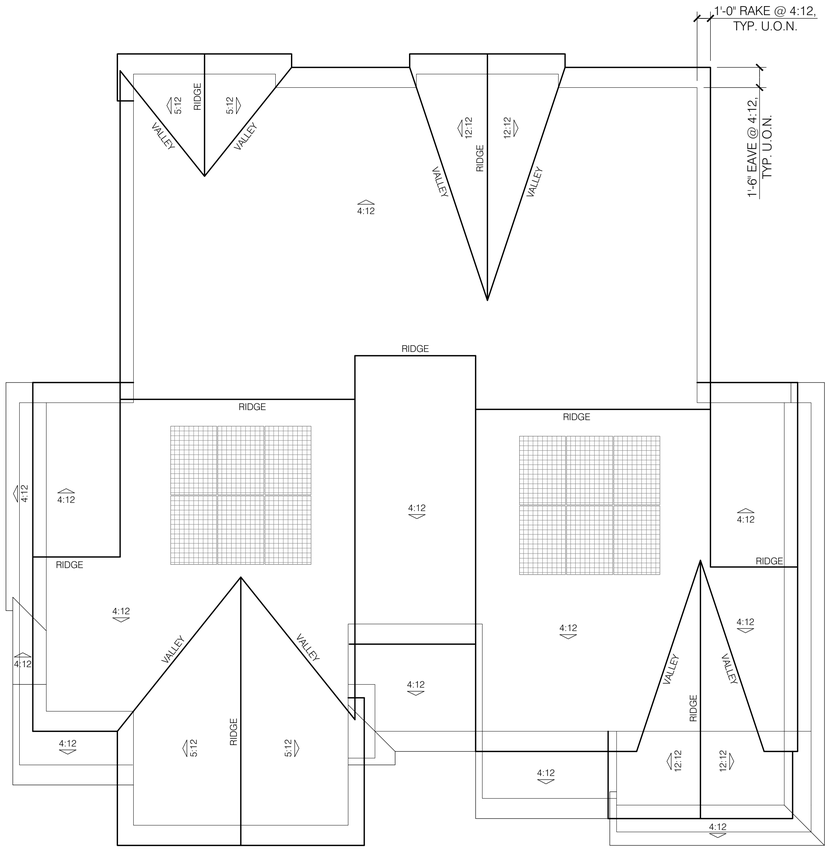
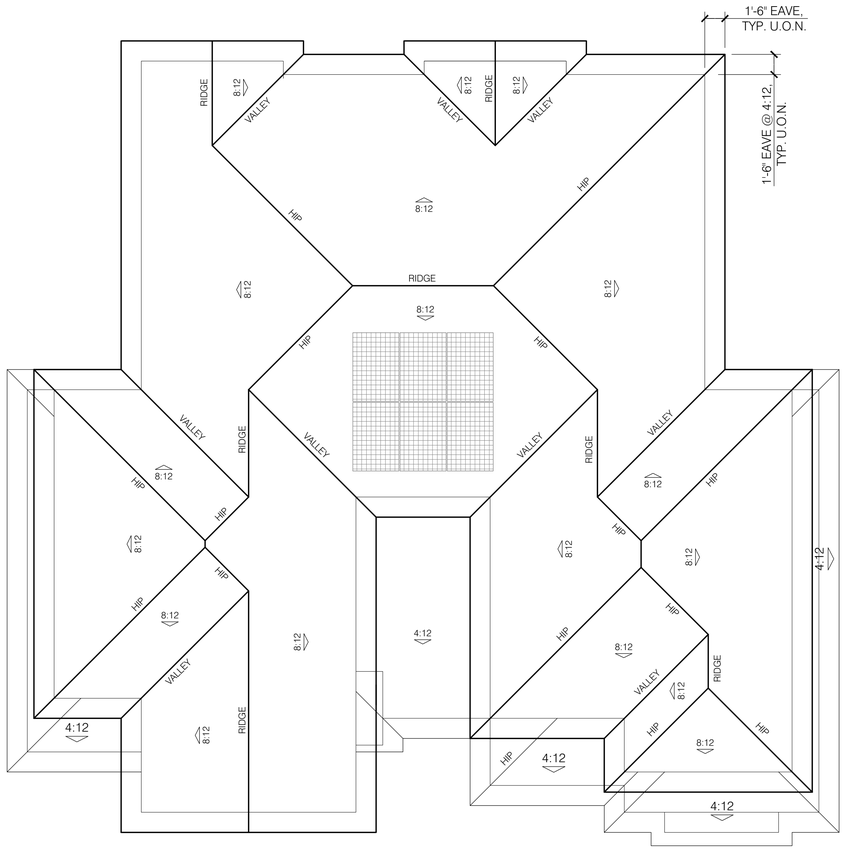


ROOF PLAN

BUILDING E (BLDG. F, H & J SIM.)



ROOF PLAN

BUILDING K (BLDG. I SIM.)

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BLDG E- ROOF PLAN

A4.7

SCALE: 3/16"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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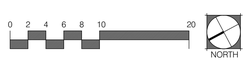
PROJECT DATA FOR BUILDING D							
UNIT AREA, in SQ. FT. (GROSS)							
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	TOTAL LIVING	GARAGE AREA		
PLAN 1.5 (4 BD.)	1	767	1218	1984	464		
PLAN 1.3 (3 BD.)	1	942	1297	2239	468		
PLAN 1.4 (3 BD.)	1	985	1333	2318	459		

BUILDING DEFINED FLOOR AREA, in SQ. FT.				
TYPICAL BUILDING	1st FLOOR	2nd FLOOR	TOTAL	
BUILDING G	4087	3846	7933	



GROUND LEVEL

BUILDING G

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BLDG G- GROUND FLOOR PLAN

A4.8

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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MAIN LEVEL

BUILDING G

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BLDG G- UPPER FLOOR PLAN

A4.9

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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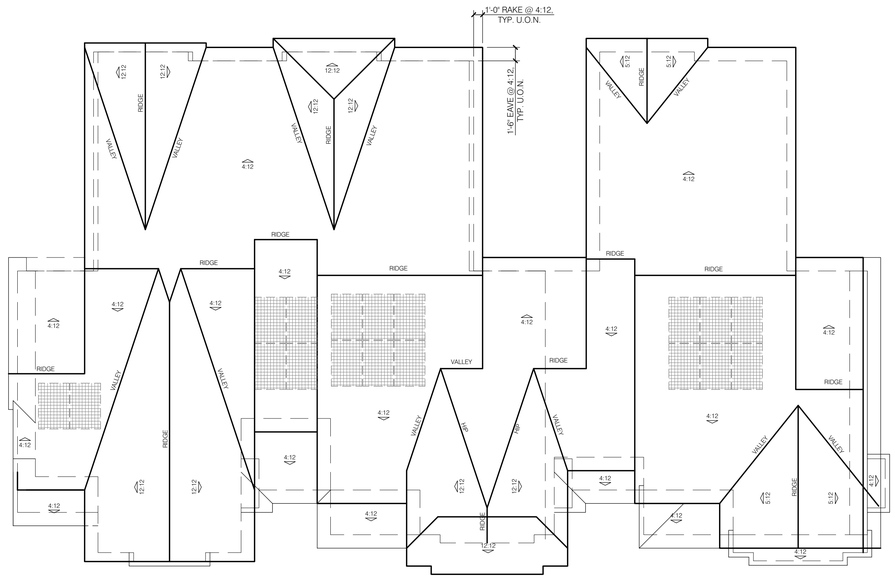

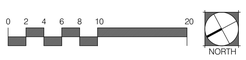

ROOF PLAN

BUILDING G

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BLDG G- ROOF PLAN

A5.0

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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BUILDING A

BUILDING B

BUILDING C

BUILDING D

STREETSCAPE ELEVATION AT MORAGA WAY

TOWNHOUSE UNITS

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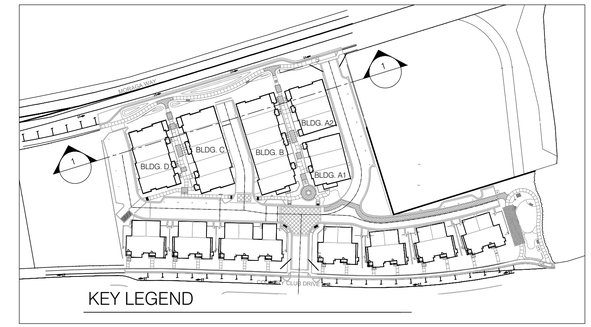
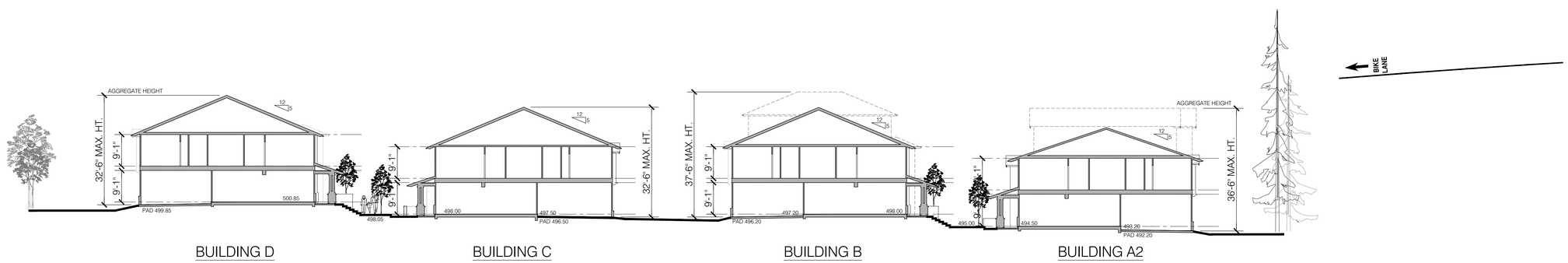
STREETSCAPE - MORAGA WAY

A5.1

SCALE: 1/8"=1'-0"
DATE: 06/16/2014
PROJECT: 317003.00





1) LONGITUDINAL SITE SECTION

TOWNHOUSE UNITS

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SITE SECTION - MORAGA WAY

A5.1.1

SCALE: 1/16"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
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6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS

ELEVATION ALONG MORAGA WAY - BLDG A2

TOWNHOME UNITS

ELEVATION ACROSS FROM COTTAGES - BLDG A1

TOWNHOME UNITS

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BLDG A- EXTERIOR ELEVATIONS 1

A5.2

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
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9. SOLAR PANELS
10. DECORATIVE SHUTTERS
11. WIRE ROPE TRELLIS

ELEVATION AT TOWNHOMES PASEO

MORAGA TOWNHOME UNITS

1/8" = 1'-0"

ELEVATION AT TOWNHOMES AUTO COURT

TOWNHOME UNITS

MORAGA TOWN CENTER HOMES

CITY VENTURES

COUNTRY CLUB DRIVE AND MORAGA WAY

MORAGA, CA

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BLDG A- EXTERIOR ELEVATIONS 2

A5.3

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS

ELEVATION ALONG MORAGA WAY

TOWNHOME UNITS

ELEVATION ACROSS FROM COTTAGES

TOWNHOME UNITS

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BLDG B- EXTERIOR ELEVATIONS 1

A5.4

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS
11. WIRE ROPE TRELLIS

ELEVATION AT TOWNHOMES PASEO

MORAGA TOWNHOME UNITS

ELEVATION AT TOWNHOMES AUTO COURT

TOWNHOME UNITS

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BLDG B- EXTERIOR ELEVATIONS 2

A5.5

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS

ELEVATION ALONG MORAGA WAY

MORAGA TOWNHOME UNITS

1/8" = 1'-0"

ELEVATION ACROSS FROM COTTAGES

MORAGA TOWNHOME UNITS

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BLDG C- EXTERIOR ELEVATIONS 1

A5.6

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
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7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS
11. WIRE ROPE TRELLIS

ELEVATION AT TOWNHOMES PASEO

MORAGA TOWNHOME UNITS

1/8" = 1'-0"

ELEVATION AT TOWNHOMES AUTO COURT

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BLDG C- EXTERIOR ELEVATIONS 2

A5.7

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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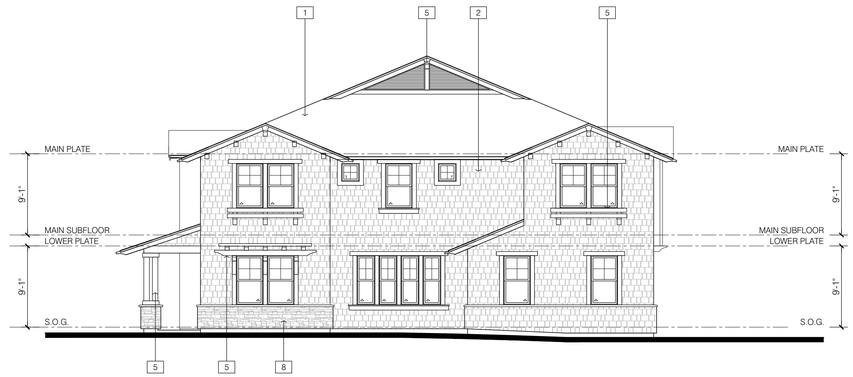
ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
6. CARRIAGE STYLE ROLL-UP GARAGE DOOR
7. STUCCO FINISH
8. MASONRY/BRICK VENEER
9. SOLAR PANELS
10. DECORATIVE SHUTTERS



ELEVATION ALONG MORAGA WAY

TOWNHOME UNITS

ELEVATION ACROSS FROM COTTAGES

TOWNHOME UNITS

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BLDG D- EXTERIOR ELEVATIONS 1

A5.8

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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ELEVATION NOTES

MATERIALS

1. COMPOSITION SHINGLE
2. HARDI (OR EQ.) SHINGLE SIDING
3. HARDI (OR EQ.) LAP SIDING
4. HARDI (OR EQ.) BOARD + BATTEN
5. WOOD DETAILING - POSTS, CORBELS, WINDOW BOXES, GABLE ENDS, TRELLIS, RAILINGS
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ELEVATION AT TOWNHOMES AUTO COURT

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BLDG D- EXTERIOR ELEVATIONS 2

A5.9

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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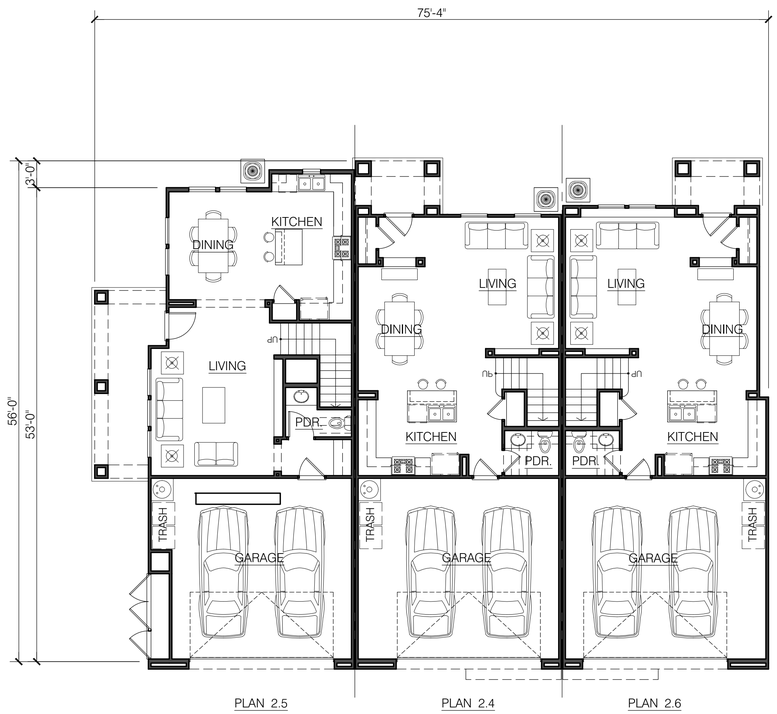
PROJECT DATA FOR BUILDING A						
UNIT AREA, in SQ. FT. (GROSS)						
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	LOFT	TOTAL LIVING	GARAGE AREA
PLAN 2.1 (4 BD.)	1	688	1261	N/A	1949	501
PLAN 2.4 (4 BD.)	2	643	1171	504	2318	472
PLAN 2.5 (4 BD.)	1	673	1173	N/A	1846	443
PLAN 2.6 (4 BD.)	2	472	1195	504	2342	472

BUILDING DEFINED FLOOR AREA, in SQ. FT.				
TYPICAL BUILDING	1st FLOOR	2nd FLOOR	LOFT	TOTAL
BUILDING A	3482	3645	2408	9,534

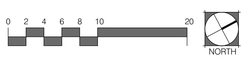


GROUND LEVEL

BUILDING A1

GROUND LEVEL

BUILDING A2



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BLDG A- GROUND FLOOR PLAN

A5.10

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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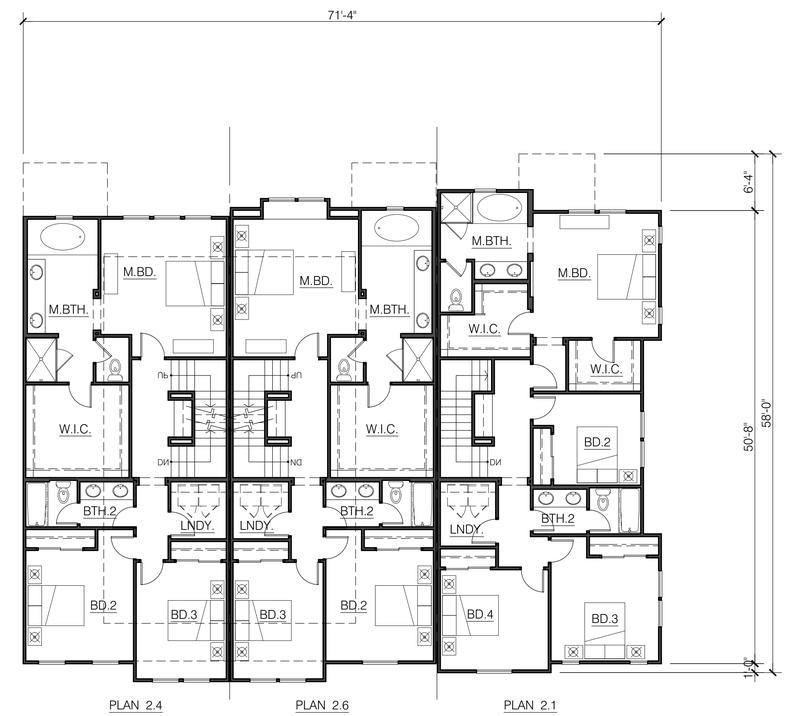
MAIN LEVEL

BUILDING A1



MAIN LEVEL

BUILDING A2

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BLDG A- UPPER FLOOR PLAN

A5.11

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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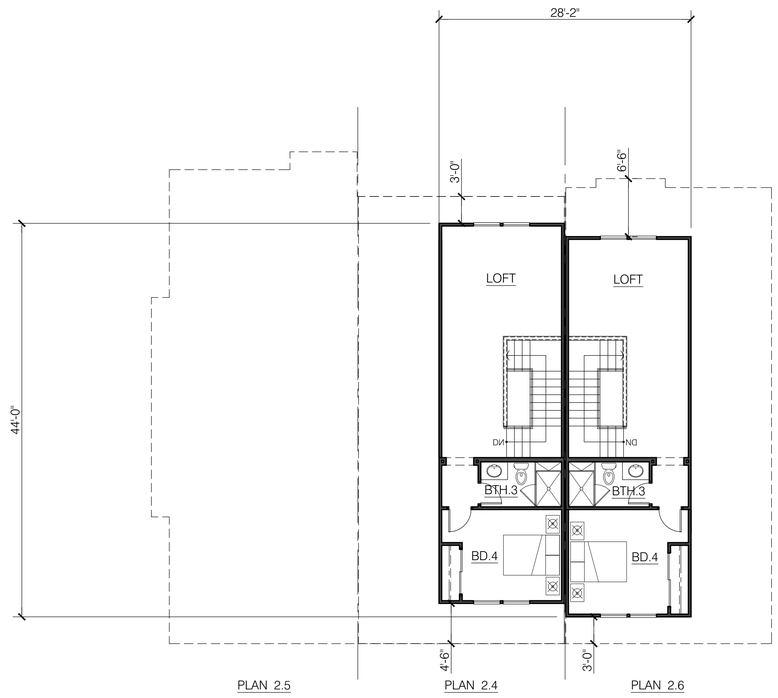
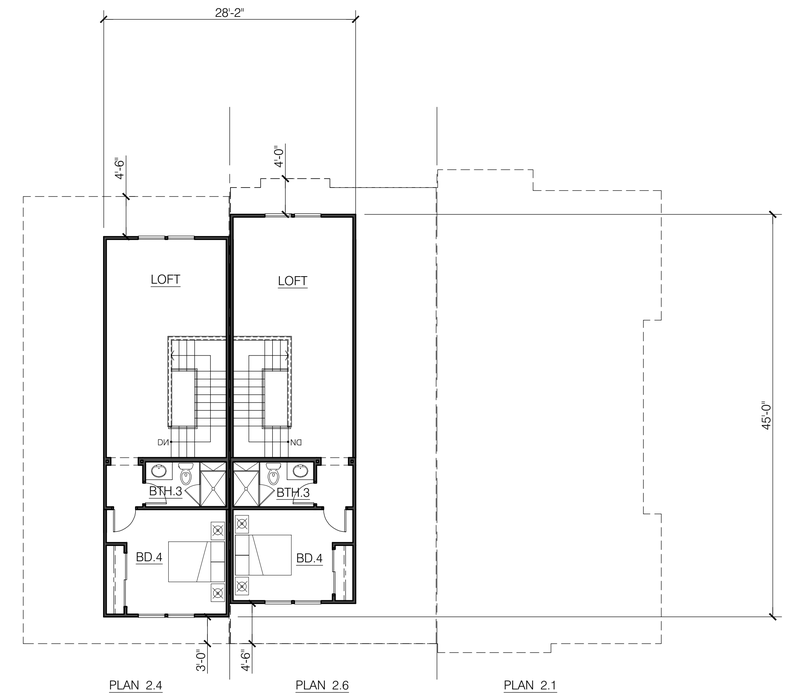


LOFT

BUILDING A1



LOFT

BUILDING A2

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BLDG A- LOFT FLOOR PLAN

A5.12

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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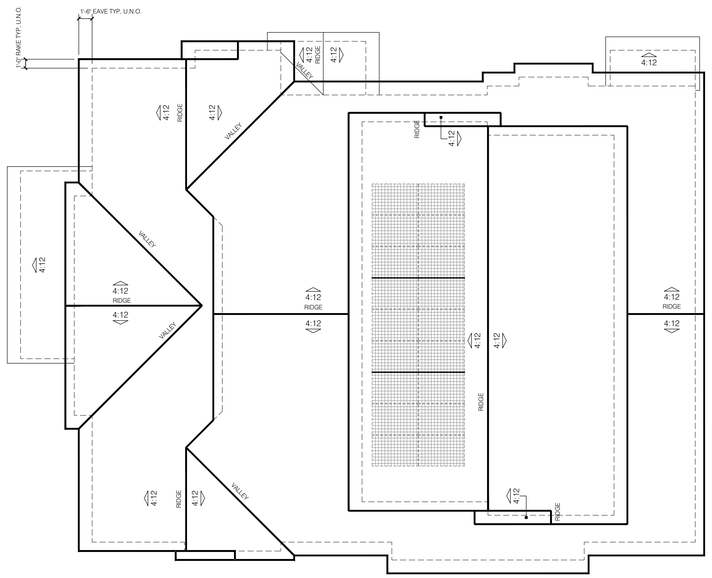

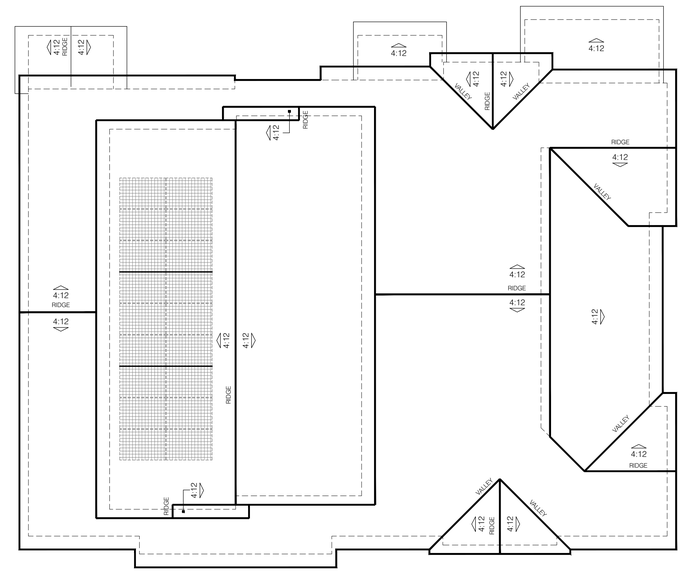

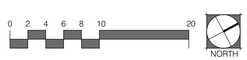

ROOF PLAN

BUILDING A1

ROOF PLAN

BUILDING A2

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BLDG A- ROOF PLAN

A5.13

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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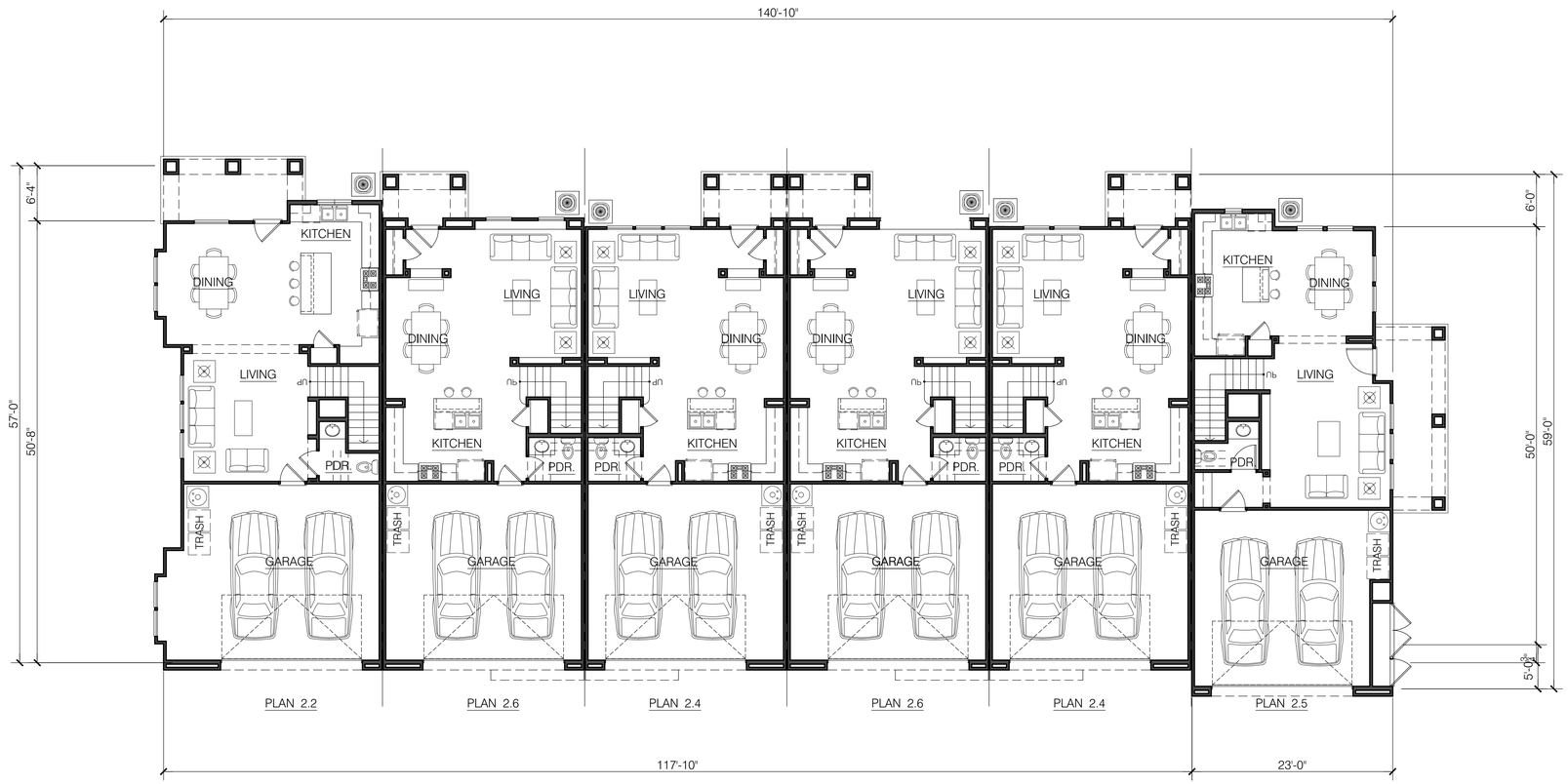
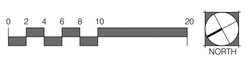
PROJECT DATA FOR BUILDING B								
UNIT AREA, in SQ. FT. (GROSS)								
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	LOFT	TOTAL LIVING	GARAGE AREA		
PLAN 2.2 (4 BD.)	1	688	1217	N/A	1905	506		
PLAN 2.4 (4 BD.)	2	643	1171	504	2318	472		
PLAN 2.5 (4 BD.)	1	688	1177	N/A	1865	443		
PLAN 2.6 (4 BD.)	2	643	1195	504	2342	472		

BUILDING DEFINED FLOOR AREA, in SQ. FT.					
TYPICAL BUILDING	1st FLOOR	2nd FLOOR	LOFT	TOTAL	
BUILDING B	7073	7170	2408	16,650	





GROUND LEVEL

BUILDING B

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BLDG B- GROUND FLOOR PLAN

A5.14

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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MAIN LEVEL

BUILDING B

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BLDG B- UPPER FLOOR PLAN

A5.15

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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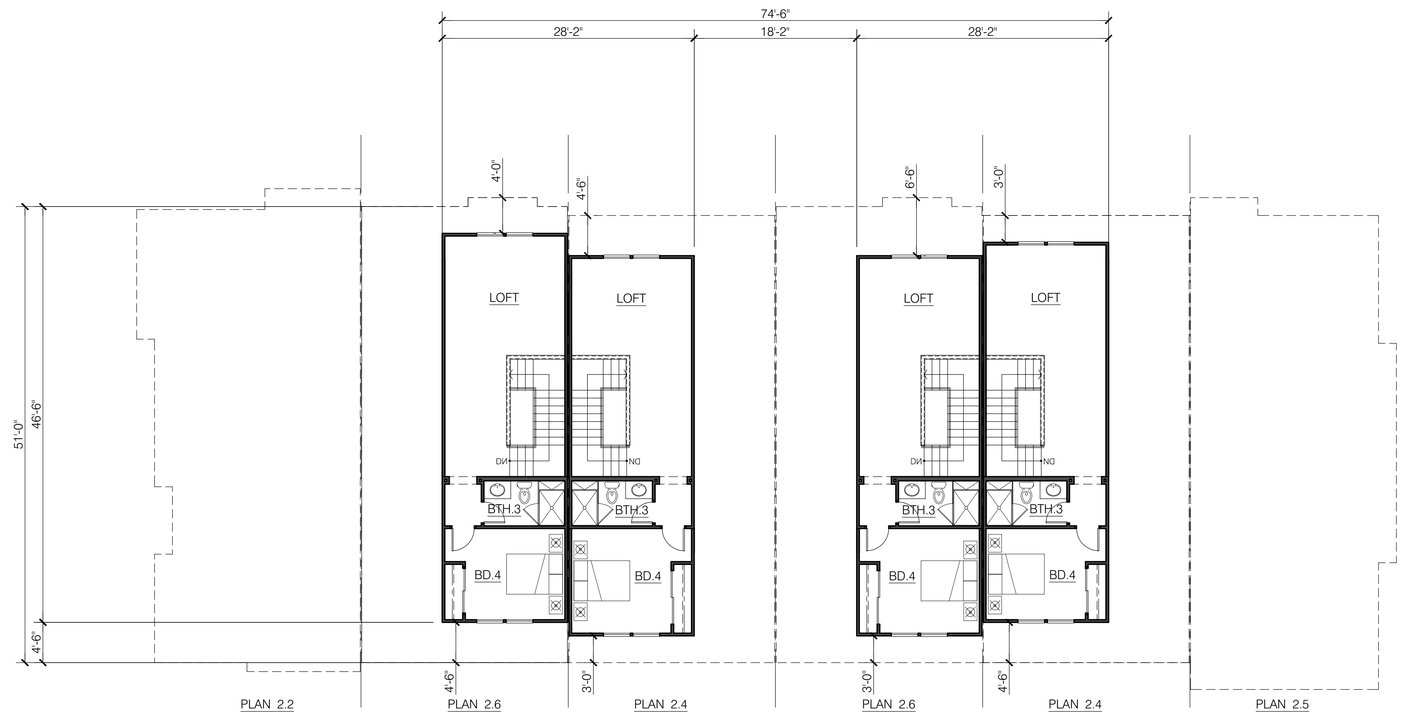

LOFT

BUILDING B

City Ventures

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BLDG B- LOFT FLOOR PLAN

A5.16

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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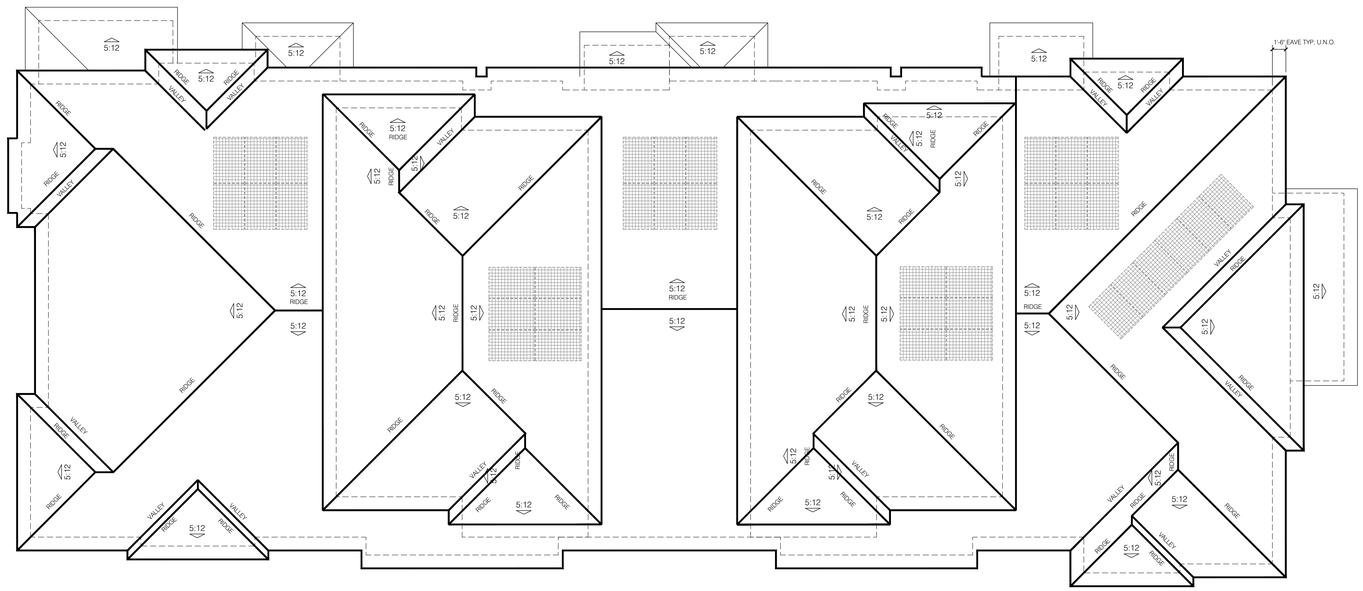

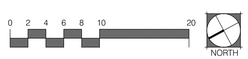

ROOF PLAN

BUILDING B

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BLDG B- ROOF PLAN

A5.17

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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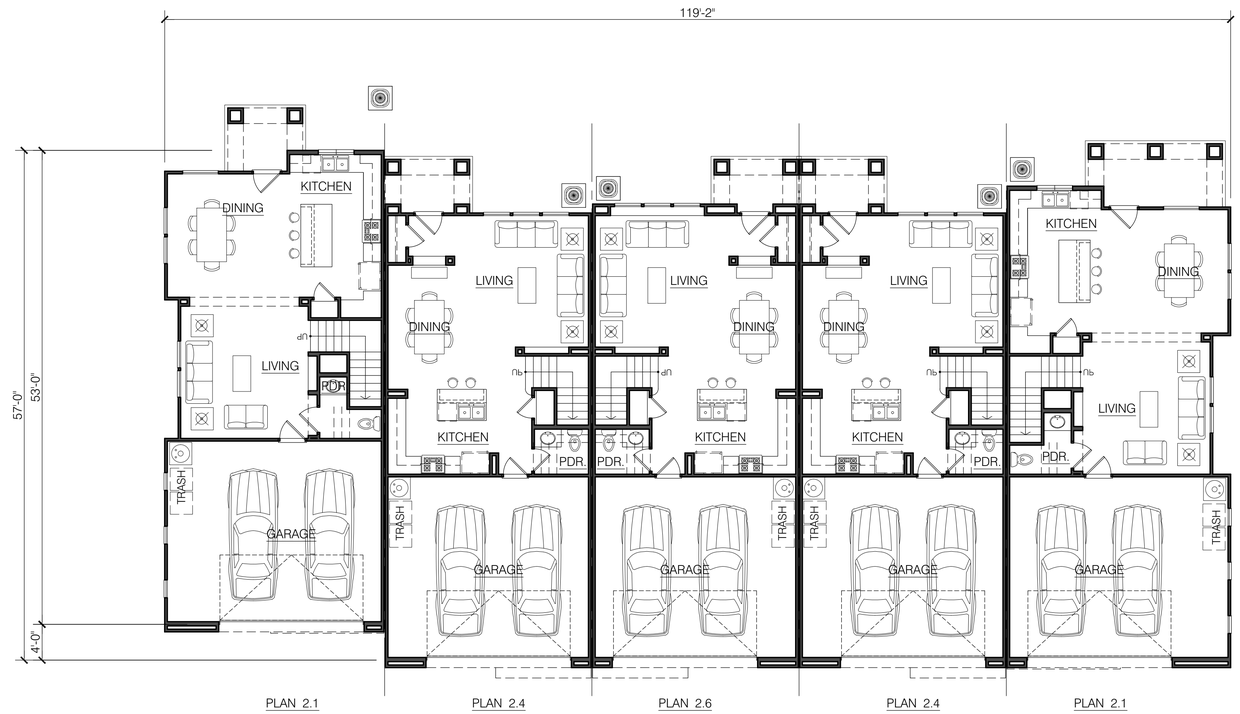
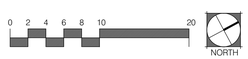
PROJECT DATA FOR BUILDING C								
UNIT AREA, in SQ. FT. (GROSS)								
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	LOFT	TOTAL LIVING	GARAGE AREA		
PLAN 2.1 (4 BD.)	2	688	1261	N/A	1949	512		
PLAN 2.4 (4 BD.)	2	632	1171	N/A	1803	472		
PLAN 2.6 (4 BD.)	1	643	1195	N/A	1838	472		
BUILDING DEFINED FLOOR AREA, in SQ. FT.								
TYPICAL BUILDING		1st FLOOR	2nd FLOOR	LOFT	TOTAL			
BUILDING C		5997	6095	N/A	12092			





GROUND LEVEL

BUILDING C

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BLDG C- GROUND FLOOR PLAN

A5.18

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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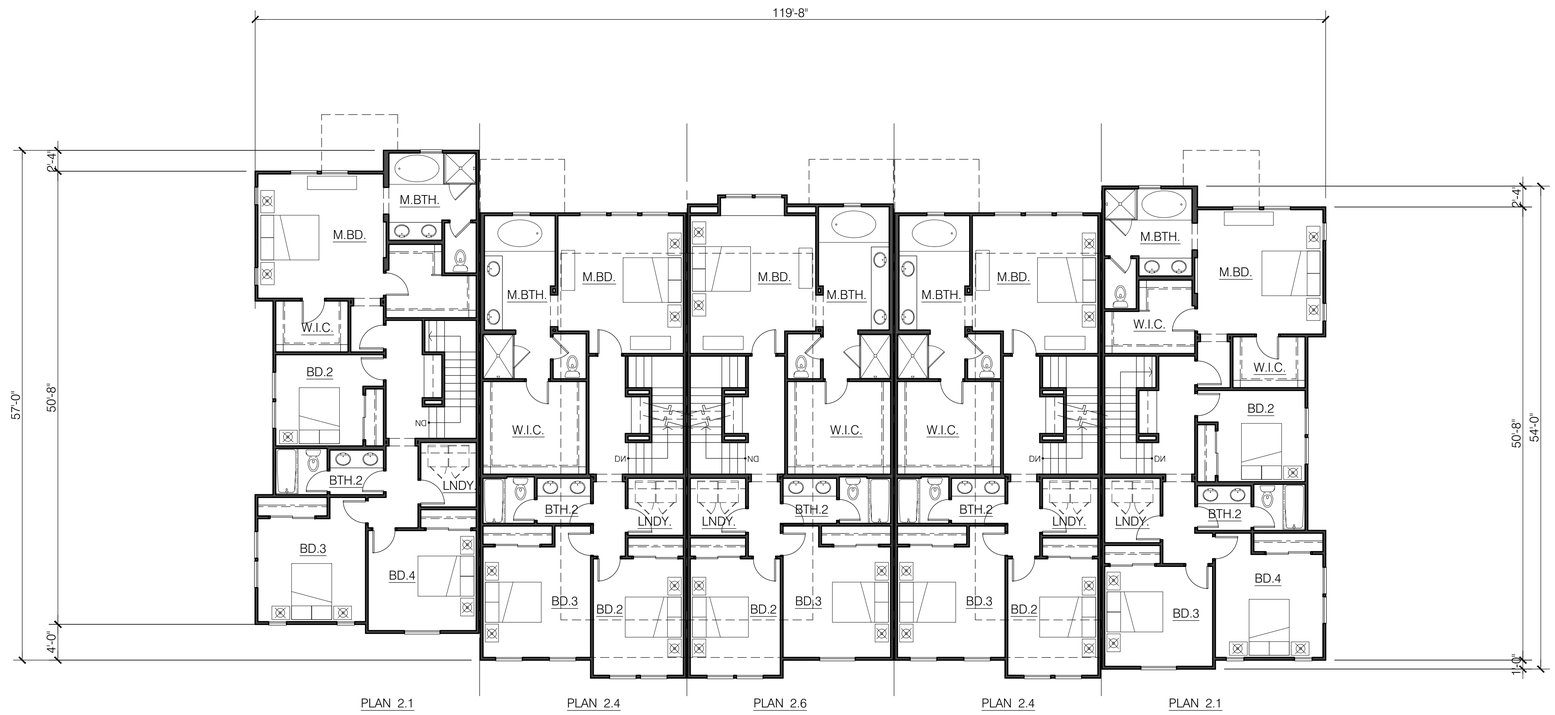

MAIN LEVEL

BUILDING C

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BLDG C- UPPER FLOOR PLAN

A5.19

SCALE: 1/8"=1'-0"
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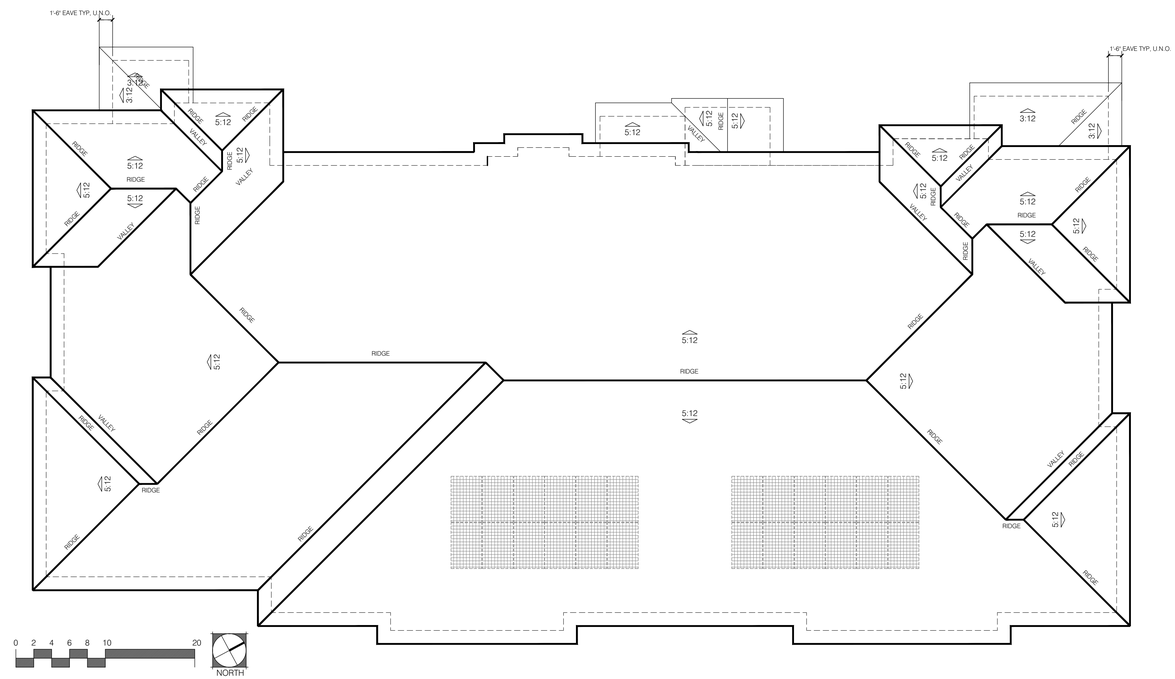

ROOF PLAN

BUILDING C

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BLDG C- ROOF PLAN

A5.20

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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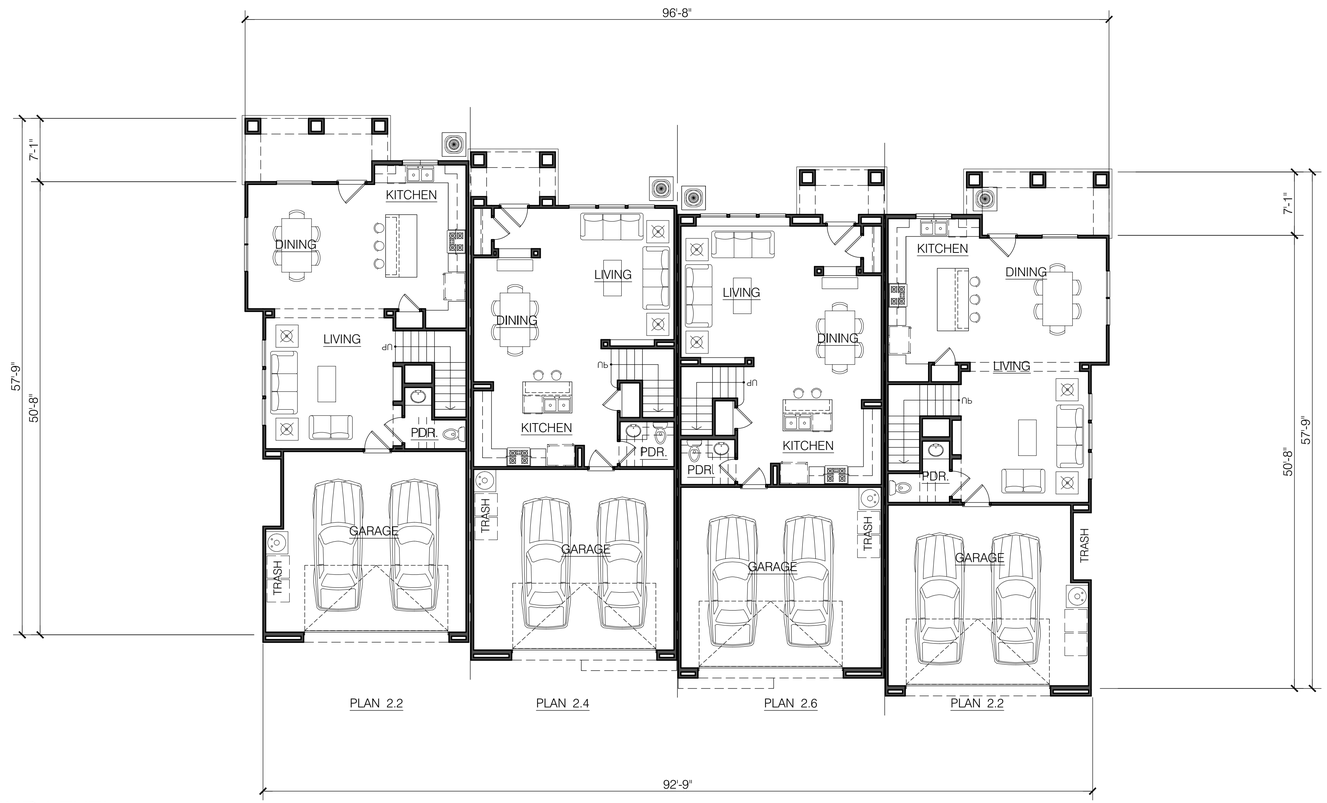
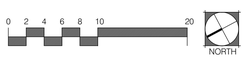
PROJECT DATA FOR BUILDING D								
UNIT AREA, in SQ. FT. (GROSS)								
PLAN NUMBER	No. of UNITS	1st FLOOR	2nd FLOOR	LOFT	TOTAL LIVING	GARAGE AREA		
PLAN 2.2 (4 BD.)	2	688	1217	N/A	1905	454		
PLAN 2.4 (4 BD.)	1	632	1171	N/A	1803	472		
PLAN 2.6 (4 BD.)	1	643	1195	N/A	1838	472		
BUILDING DEFINED FLOOR AREA, in SQ. FT.								
TYPICAL BUILDING		1st FLOOR	2nd FLOOR	LOFT	TOTAL			
BUILDING D		4747	4834		9,581			





GROUND LEVEL

BUILDING D

City Ventures

MORAGA TOWN CENTER HOMES

CITY VENTURES

COUNTRY CLUB DRIVE AND MORAGA WAY

MORAGA, CA

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BLDG D - GROUND FLOOR PLAN

A5.21

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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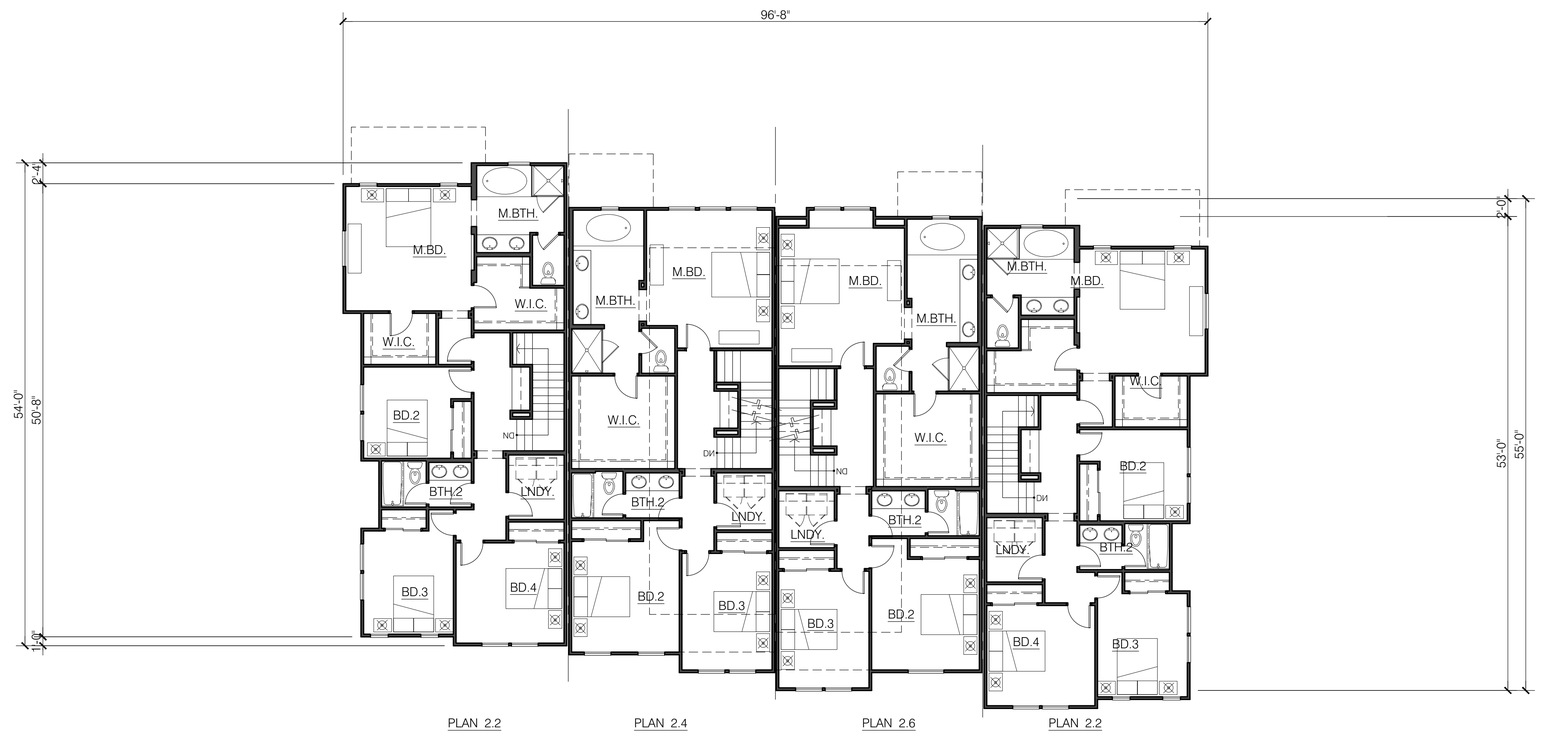

MAIN LEVEL

BUILDING D

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BLDG D- UPPER FLOOR PLAN

A5.22

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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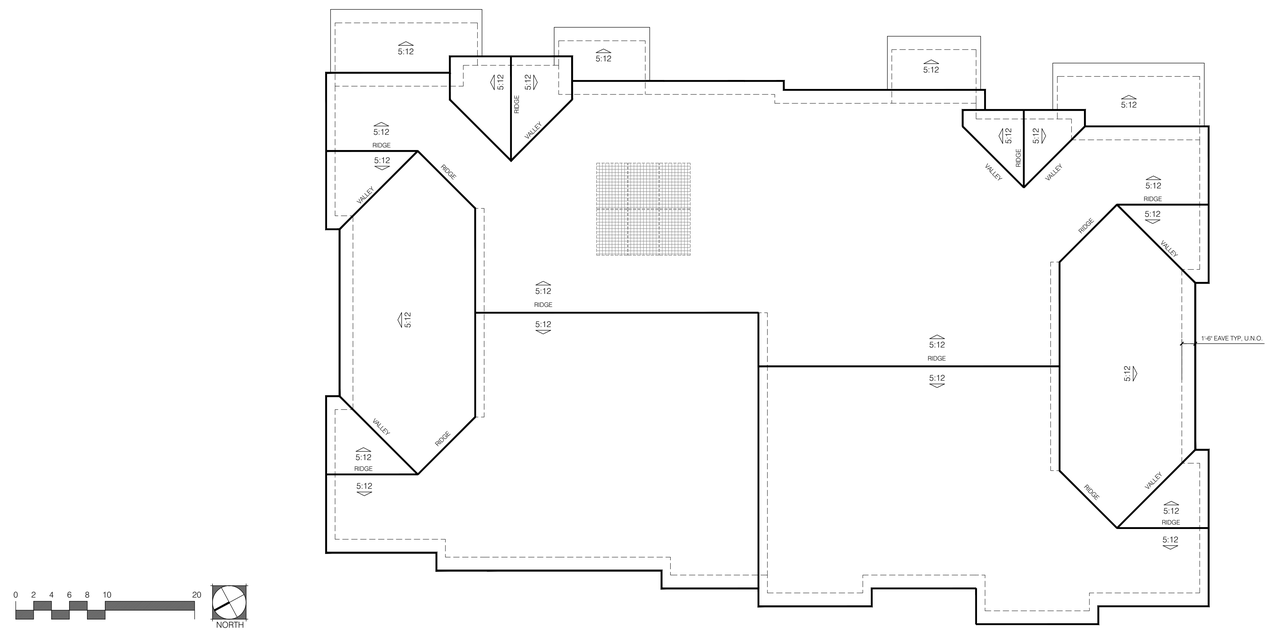

ROOF PLAN

BUILDING D

City Ventures

MORAGA TOWN CENTER HOMES

CITY VENTURES

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BLDG D- ROOF PLAN

A5.23

SCALE: 1/8"=1'-0"
DATE: NOV. 2015
PROJECT: 317003.00

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