Project Summary

Existing Zoning: PA (Planned Area Plan)
Total Site Area: ± 13.12 Gross Acres (± 571,500 SF)
± 10.1 Net Acres

Total Units: 184 Dwelling Units (154 Homes + 30 JADU's)

- (24) P6-Duet Live/Work (@ Brickyard Cove Rd.)
- (38) P6-Duet Units (@ interior of site)
- (32) P5-3 story home (22'W x 40'D)
- (12) P4 - 3 story home w/ JADU's*
- (18) P3 - 3 story home w/ JADU's *
- (10) P2 - 2 story homes @ Bay Trail
- (20) P1 - 2 story homes @ Doman and Bay Trail

*(30) Junior Accessory Dwelling Units attached to P3/P4

Density: ± 18.1 Dwelling Units per Net Acre

Retail: ± up to 2,000 SF Retail @ Corner of BYCR/ Dornan Dr.
± 3,450 to 4,000 SF Resident Recreation Building

Parking: See Parking Analysis Summary on sheet SP2

Site Plan - Alternative A

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

SP1.1

0 20 40 80

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Exhibit B

Project Summary

Existing Zoning: PA (Planned Area Plan)
Total Site Area: ± 13.12 Gross Acres (± 571,500 SF)
± 10.1 Net Acres

Total Units: 184 Dwelling Units (154 Homes + 30 JADU's)

- (24) P6-Duet Live/Work (@ Brickyard Cove Rd.)
- (38) P6-Duet Units (@ interior of site)
- (32) P5-3 story home (22'W x 40'D)
- (12) P4 - 3 story home w/ JADU's*
- (18) P3 - 3 story home w/ JADU's *
- (10) P2 - 2 story homes @ Bay Trail
- (20) P1 - 2 story homes @ Dornan and Bay Trail

*(30) Junior Accessory Dwelling Units attached to P3/P4

Density: ± 18.1 Dwelling Units per Net Acre

Retail: ± up to 2,000 SF Retail @ Corner of BYCR/ Dornan Dr.
± 3,450 to 4,000 SF Resident Recreation Building

Parking: See Parking Analysis Summary on sheet SP2

Site Plan - Alternative B

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PARKING STANDARDS-Municipal Code Section 15.04.607		
Table 15.04.607.040: Estimate Parking Demand by Use Type		
Use Type	Number of Spaces	Per
Single Family Detached Unit	2.0	dwelling unit
Duplex (Unit)	1.5	dwelling unit
Junior Accessorty Dwelling Unit (max. 500 sq. ft of floor space)	none	n/a
Tandem Parking	Required parking may be arranged as tandem spaces; provided, that pairs of spaces in tandem are assigned to the same residential unit or to employee of nonresidential establishments. The required stall width (8'-6"), stall length (18'), and aisle width shall apply to tandem spaces, except that the stall length shall be doubled for each pair of tandem spaces.	

Table 15.04.607.060: Electric Vehicle Parking Requirements by Project Type	
Project Type	EV Parking Required
Single Family New Construction	Comply with CALGreen Measure A4.106.8.1
Commercial New Construction	For 2-10 required spaces, 2 shall be EV Ready and remaining spaces shall be EV Capable.
	For greater than 10 required spaces, either 2 spaces or 10% of the spaces shall be EV Ready, whichever is greater, and the balance of spaces shall be EV Capable.

Table 15.04.607.080: Bicycle Parking				
Land Use	Short-Term Parking: Class 2 Space	Long-Term Parking: Class 1 Space	Showers	Personal Lockers
Retail Sales; Business Service				
Eating and Drinking Establishements				
Residential Multi-Unit Dwellings; Live-				
Exemptions	No bicycle parking is required for Single Family Detached Unit or duplex dwelling units.			

PARKING ANALYSIS per s. Table 15.04.607.040: Maximum/ Estimate Parking Demand By Use Type						
Use Type	Number of Units	Parking Ratio /Unit	Total Required	Total Provided		Excess Parking
Residential Use:						
Single Unit	92	2	184	184		
Duplex or 2 or more attached units	62	1.5	93	124		31
Homes with Tandem Space (Driveway)	18	0	0	18		18
Junior Accessory Dwelling Units (less than 500 sq. ft.)	30	none	0	0		
Retail Commercial						
Neighborhood Retail [1]	2000 sq. ft.	none	0	0		
Residential Guest Parking on-site [2]						
On-Street Parking			n/a	21		21
Parking Stalls [4]			n/a	15		15
Total Guest Parking				36		
Total On-Site Parking [4][5]			**277**	**362**	[3]	**85**
Average Parking Ratio / Unit				**2.35**		

Public Parking Spaces (Off-Site)		
Dornan Road Extension	11	
Brickyard Cove Road	35	
Sub-Total	**46**	
Grand Total	**408**	**131**

Note:

[1] Per s. 15.04.607.020-Applicability (H) Exceptions: Neighborhood Retail, Commercial uses having a gross floor area of 5,000 sq.ft or less are exempt from the off-street parking and loading requirements of this Article.

[2] Guest Parking ratio of 0.2 spaces per dwelling unit applies to Multi-Unit Dwellings and Senior Housing projects. Guest parking is not required for Single Family Detached Units or Duplexes. Never the less, the project provides 36 guest parking spaces resulting in a parking ratio of 0.23 spaces per dwelling unit, a ratio that exceeds the guest parking requirement for Multi-Family Housing.

[3] Total parking provided within the Latitude Residential Neighborhood results in an overall parking ratio of 2.35 spaces per dwelling unit. The previously approved 316 Unit Multi-Family condominium project had an overall parking parking ratio of 1.86 spaces per dwelling unit.

[4] Parking for Disabled Persons. Parking spaces intended for the exclusive use of Disabled Person permitted vehicles and provision of access for disabled persons shall be provided as required by the California Building Code, Division 11, Site Accessibility. Such spaces will be counted towards the parking requirements of this Article.

[5] Maximum Private Parking requirements. Except as otherwise provided in Section 15.04.607.040 (H), no more than the maximum number of private, off-street parking spaces, as specified in this subsection, shall be provided for each use or site. The maximum number of private parking spaces allowed equal to the estimate peak period parking demand as indicated in Table 15.04.607.040.

rev. 11/08/2022

Parking Analysis Summary

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PLAN 1R
Elevation 'A'
Color Scheme 2

PLAN 1R
Elevation 'C'
Color Scheme 5

PLAN 1R
Elevation 'B'
Color Scheme 6

PLAN 1R
Elevation 'A'
Color Scheme 9

PLAN 1R
Elevation 'C'
Color Scheme 8

LATITUDE

City of Richmond, California 94801

November 09, 2022

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Project Team:

LACONIA DEVELOPMENT LLC

Applicant: Laconia Development LLC
1981 North Broadway, Suite 415
Walnut Creek, CA 94596
Contact: Pual Menzie & Steve Heaton
925.937.4111

BKF ENGINEERS · SURVEYORS · PLANNERS

Civil Engineering: BKF
322 Harbour Way, Suite 23
Richnond, CA 94801
Contact: Jason White
510.259.0336

WHA

Architect: WHA Architects
5000 Executive Parkway, Suite 375
San Ramon, CA 94582
Contact: Robert Lee & Mark Retherford
925.463.1700

VTA

Landscape Architecture: vander Toolen Associates
700 Ygnacio Valley Rd., Suite 100
Walnut Creek, CA 94596
Contact: Jacqueline Smyth
925.274.1305

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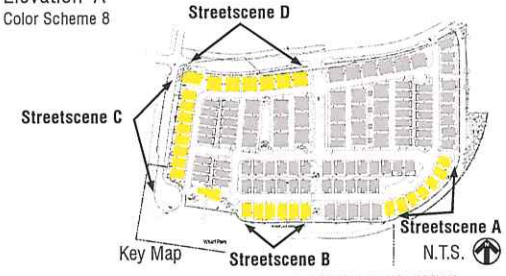
PLAN 1	PLAN 1R	PLAN 4R	PLAN 4	PLAN 4	PLAN 1	PLAN 4
Elevation 'C'	Elevation 'A'	Elevation 'B'	Elevation 'A'	Elevation 'B'	Elevation 'A'	Elevation 'B'
Color Scheme 8	Color Scheme 3	Color Scheme 4	Color Scheme 1	Color Scheme 3	Color Scheme 9	Color Scheme 2

Streetscene Exhibit A | Bay Trail

PLAN 1	PLAN 2	PLAN 2R	PLAN 2	PLAN 2R	PLAN 2
Elevation 'A'	Elevation 'A'	Elevation 'B'	Elevation 'A'	Elevation 'B'	Elevation 'A'
Color Scheme 3	Color Scheme 1	Color Scheme 4	Color Scheme 5	Color Scheme 7	Color Scheme 8

Streetscene Exhibit B | Bay Trail @ Greenbelt



Streetscene Exhibits

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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Retail Building | **PLAN 1R** Elevation 'B' Color Scheme 1 | **PLAN 1R** Elevation 'C' Color Scheme 4 | **PLAN 1R** Elevation 'A' Color Scheme 2 | **PLAN 1R** Elevation 'C' Color Scheme 5 | **PLAN 1R** Elevation 'B' Color Scheme 6 | **PLAN 1R** Elevation 'A' Color Scheme 9 | **PLAN 1R** Elevation 'C' Color Scheme 8 | **PLAN 1R** Elevation 'A' Color Scheme 3 | Community Clubhouse w/ Corner Cafe

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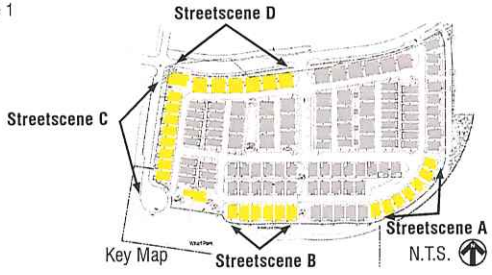
Streetscene Exhibit D | Brickyard Cove Road



Streetscene Exhibits

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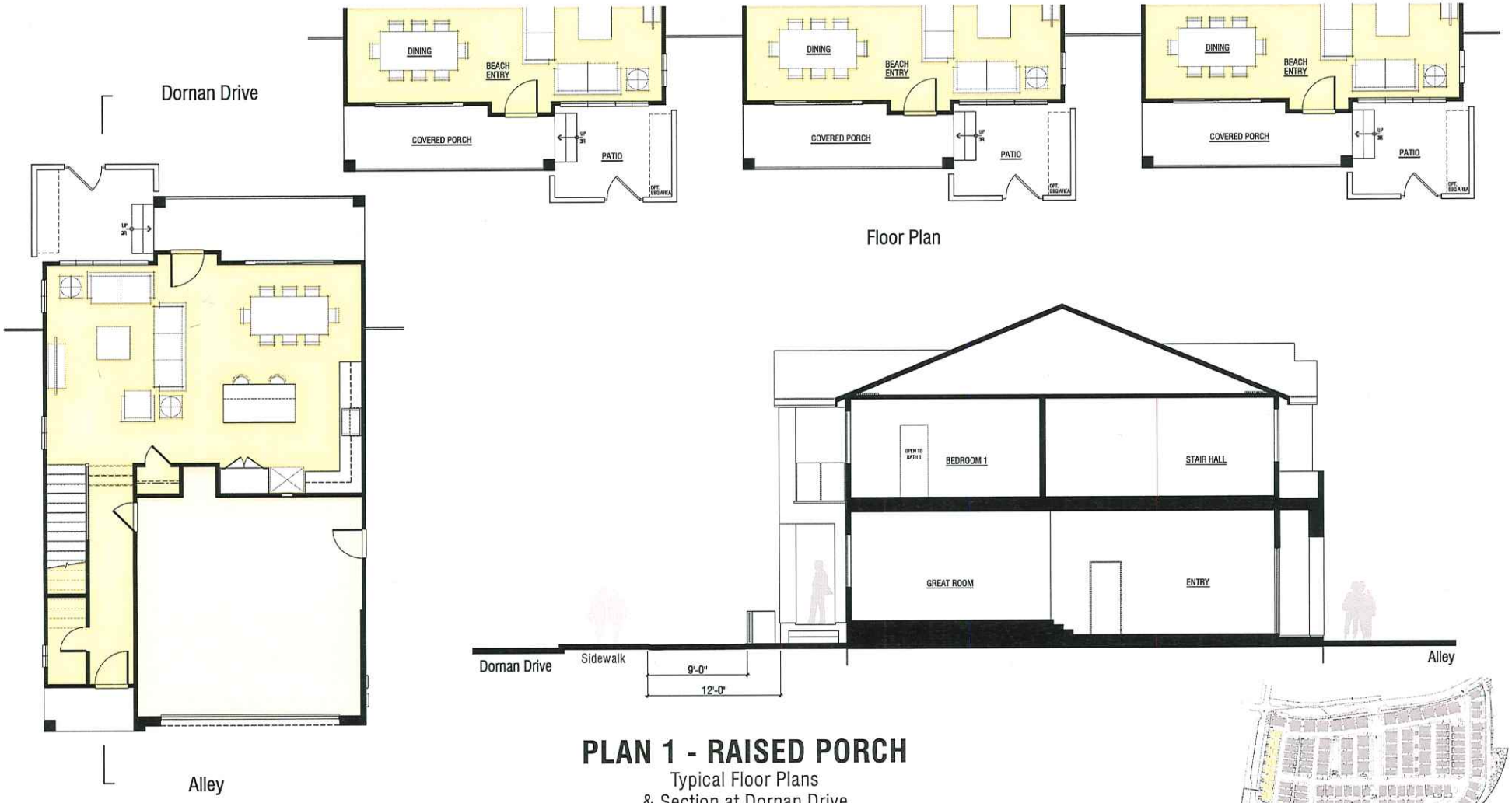

PLAN 1 - RAISED PORCH

Typical Floor Plans
& Section at Dornan Drive
(Streetscene C)

N.T.S.

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SS.3

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Project Summary

Existing Zoning: PA (Planned Area Plan)
Total Site Area: + 13.12 Gross Acres (+ 571,500 SF)
+ 10.1 Net Acres

Total Units: 184 Dwelling Units (154 Homes + 30 JADU's)

- (24) P6-Duet Live/Work (@ Brickyard Cove Rd.)
- (38) P6-Duet Units (@ interior of site)
- (32) P5-3 story home (22'W x 40'D)
- (12) P4 - 3 story home w/ JADU's*
- (18) P3 - 3 story home w/ JADU's *
- (10) P2 - 2 story homes @ Bay Trail
- (20) P1 - 2 story homes @ Dornan and Bay Trail

*(30) Junior Accessory Dwelling Units attached to P3/P4

Density: + 18.1 Dwelling Units per Net Acre

Retail: + up to 2,000 SF Retail @ Corner of BYCR/ Dornan Dr.
+ 3,450 to 4,000 SF Resident Recreation Building

Parking: See Parking Analysis Summary on sheet SP2

Roof Deck Option
(Plan 3-RD, Plan 4-RD, and Plan 5-RD)

Enhanced Elevation
(Plan 3X, Plan 5X, and Plan 6X Duets)

Roof Deck and Enhanced Side Elevations

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SS.4

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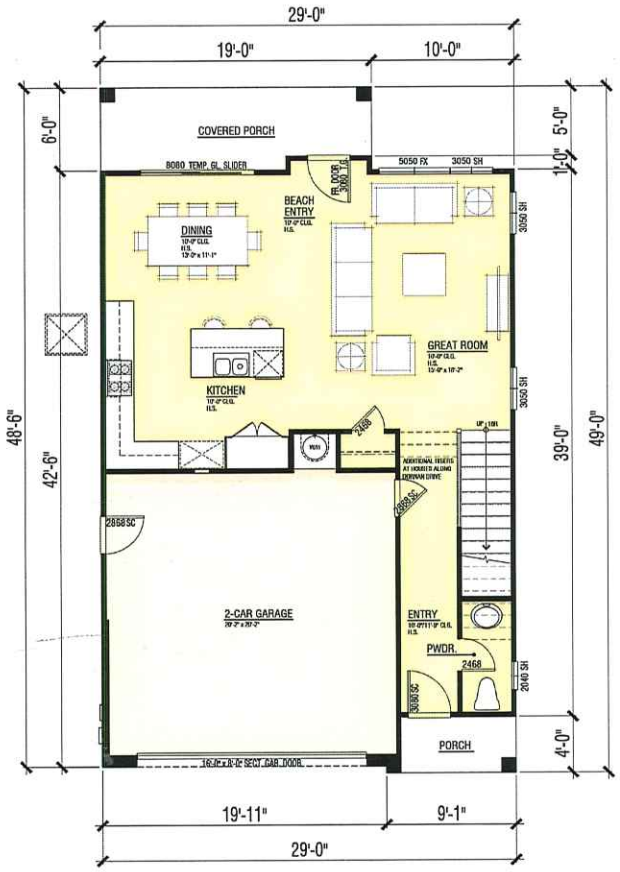
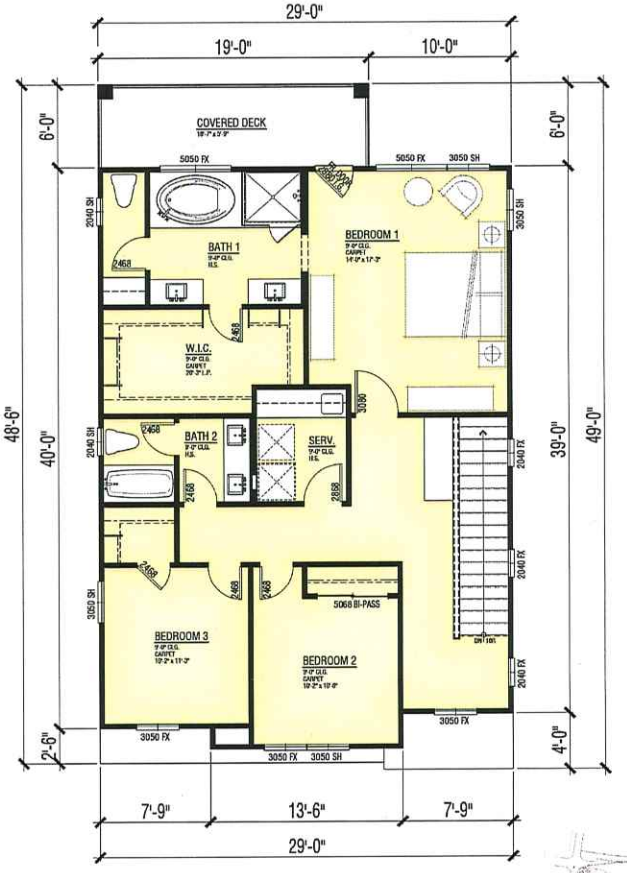


First Floor 769 S.F.

PLAN 1

1,882 S.F.
3 Bdrm | 2.5 Bath
2-Car Garage



Second Floor 1,113 S.F.

Key Map

N.T.S.

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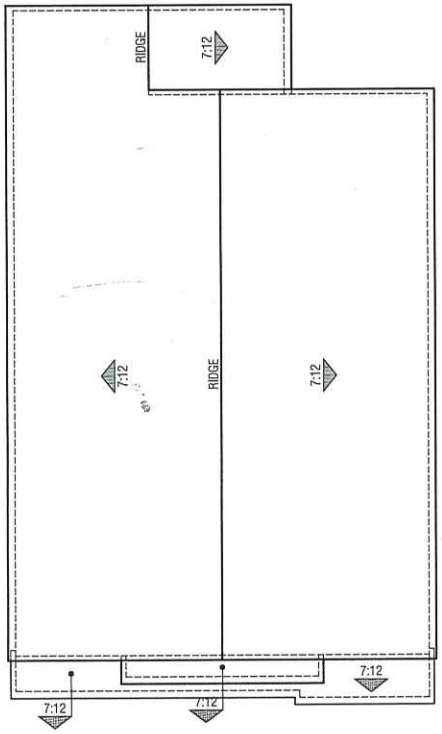
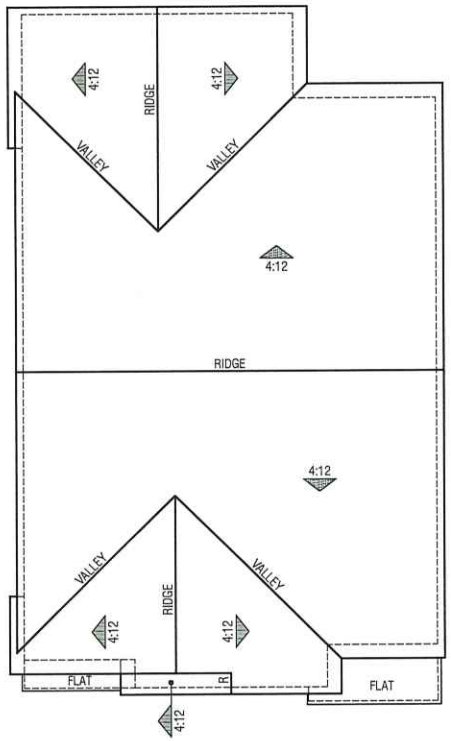
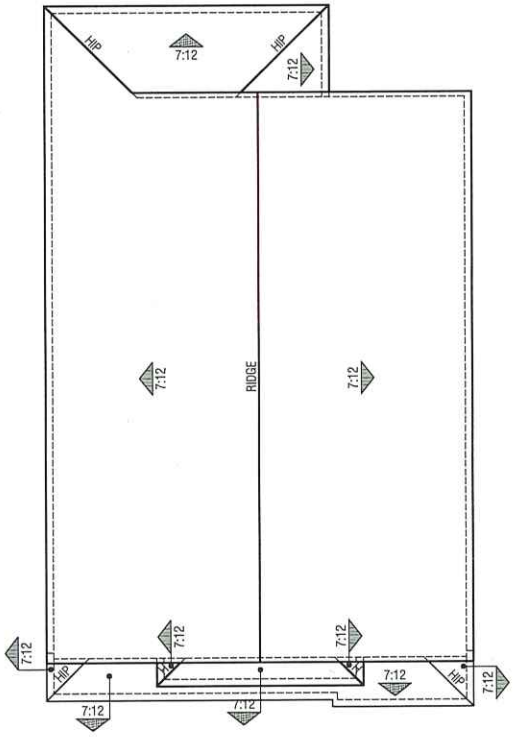


Elevation A



Elevation B



Elevation C

PLAN 1

Roof Plans

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Elevation A - Coast

Elevation B - Coast

Elevation C - Coast

Elevation A - Street
Color Scheme 3

Elevation B - Street
Color Scheme 6

Elevation C - Street
Color Scheme 8

Color Code: Yellow

Number of Units: 22

Location of Units: Along SFR Project's southeast perimeter adjacent to southeast reach of Bay Trail; along west perimeter adjacent to Dornan Drive; along interior streets

Unit Type : Single-Family Detached

Narrative Description of Units:

- Two Story
- 1,882 SF (1st floor - 769 SF; 2nd floor - 1,113 SF)
- 3 Bdrm/2.5 Bath
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 29' x 49'
- Lot Dimensions: approximately 37' x 65'

Home Orientation: Plan #1 homes will have a Hybrid Orientation with the home's main entry and garage fronting on an interior street and with the principal living areas of the homes fronting on either the SFR Project's southeast perimeter overlooking the Bay Trail Shoreline Loop and panoramic views to the east or overlooking Dornan Drive to the west

- Special Features:
  a. 8' x 4' Front Porch at homes main entry off the interior street frontage
  b. Beach Entry off shoreline open space frontage
  c. 19' x 6' Porch at homes Beach Entry
  d. 19' x 6' Deck off 2nd floor master bedroom over beach entry facing beach

PLAN 1
Front Elevations

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Note: Artist's conception; colors, materials and application may vary.

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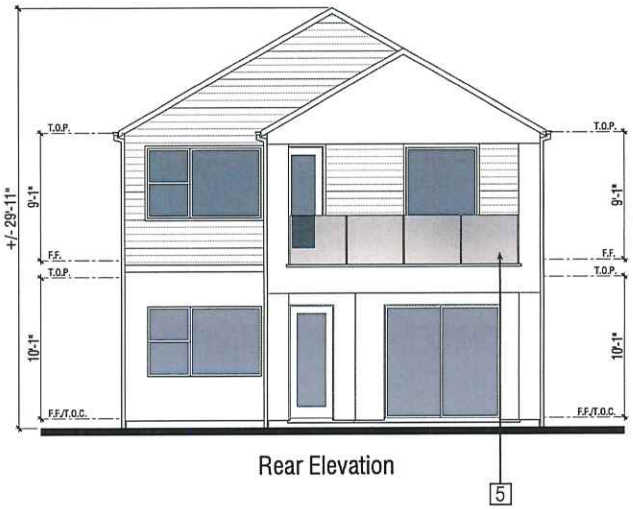
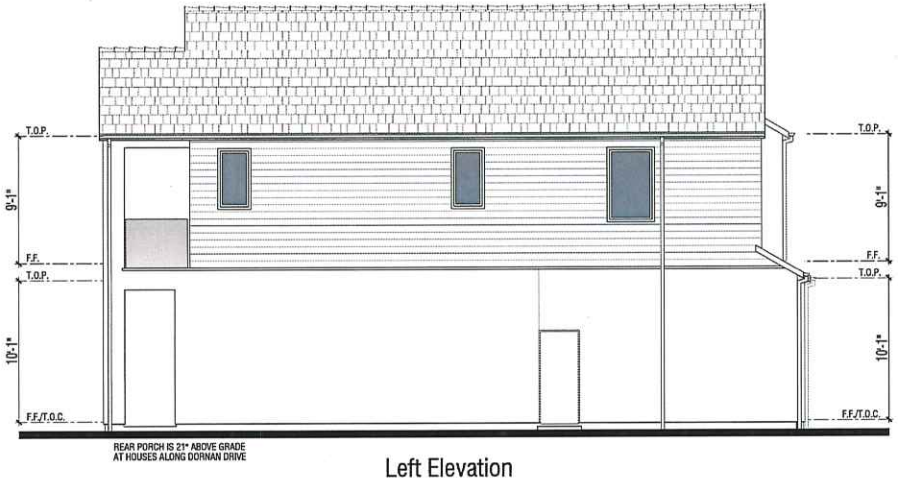
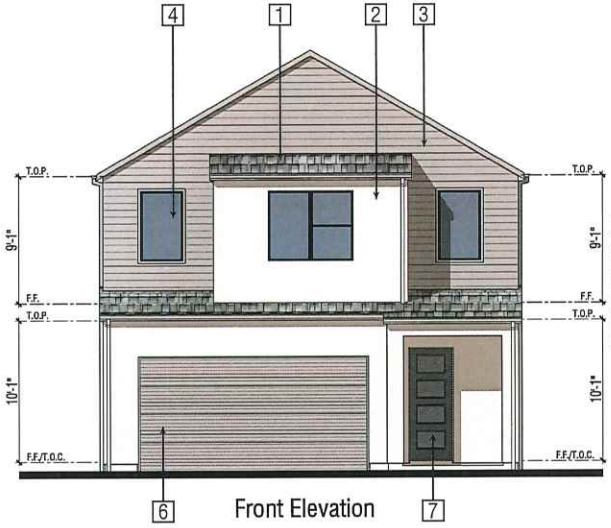
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 3)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 1

Elevation A

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Note: Artist's conception; colors, materials and application may vary.

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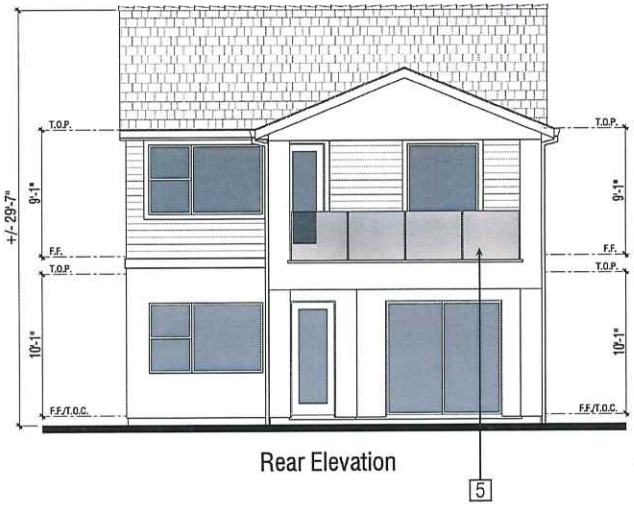
Right Elevation



Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 6)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 1

Elevation B

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Note: Artist's conception; colors, materials and application may vary.

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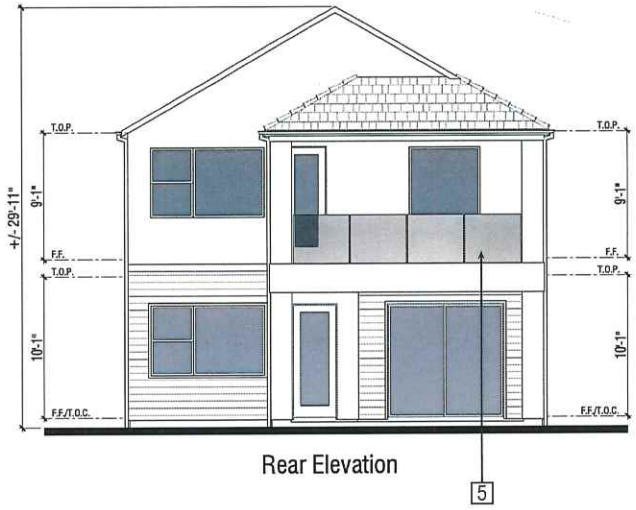
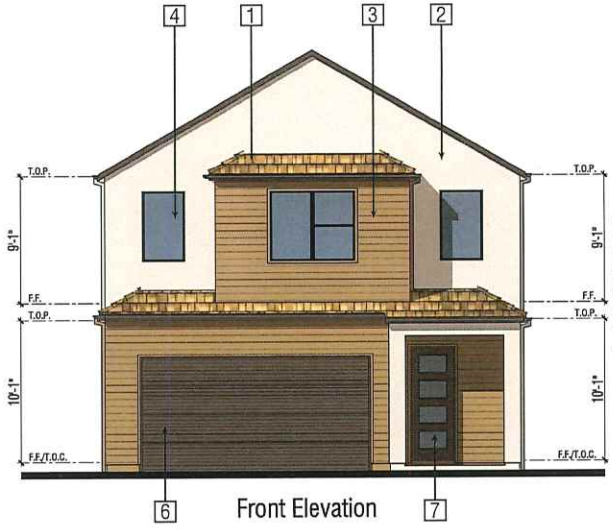
Right Elevation



Rear Elevation

Left Elevation



Front Elevation

Exterior Materials:

Elevation C *(Color Scheme 8)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 1

Elevation C

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Note: Artist's conception; colors, materials and application may vary.

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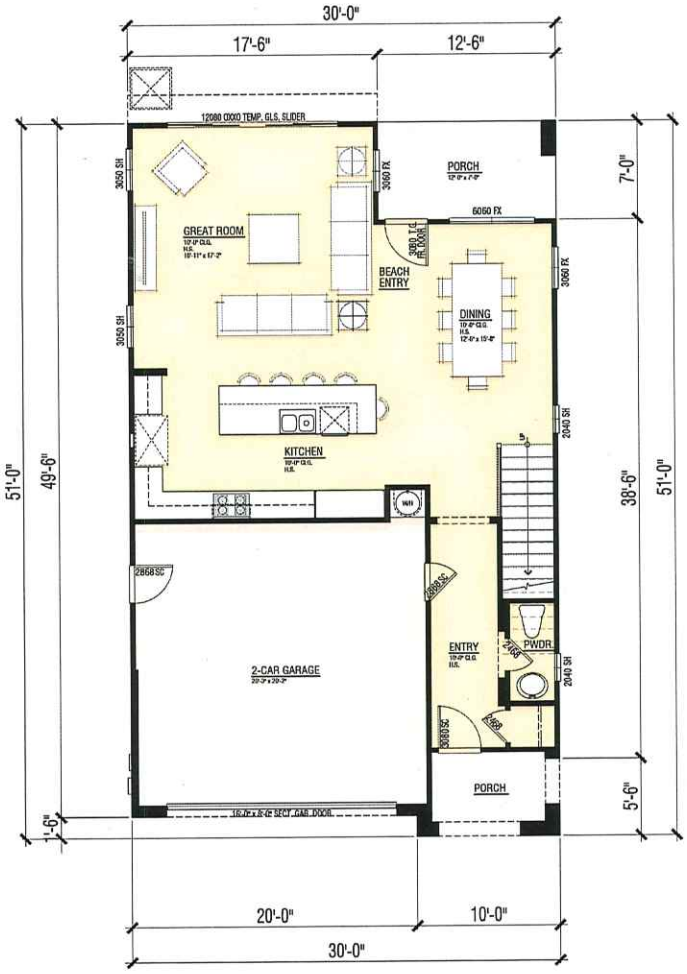
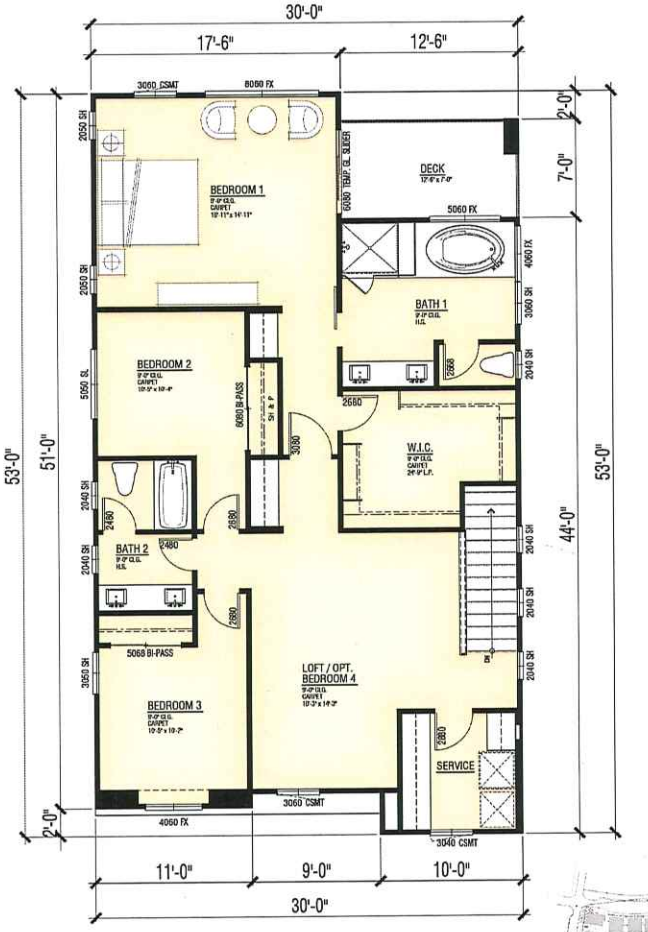


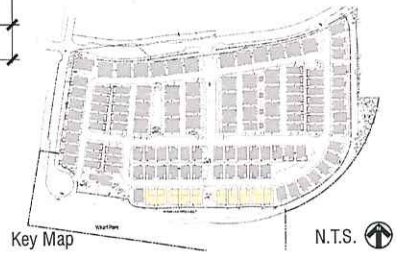
First Floor 916 S.F.



Second Floor 1,381 S.F.

PLAN 2

2,297 S.F.
3 Bdrm | 2.5 Bath | Loft
2-Car Garage



Key Map

N.T.S.

LACONIA DEVELOPMENT LLC

LATITUDE

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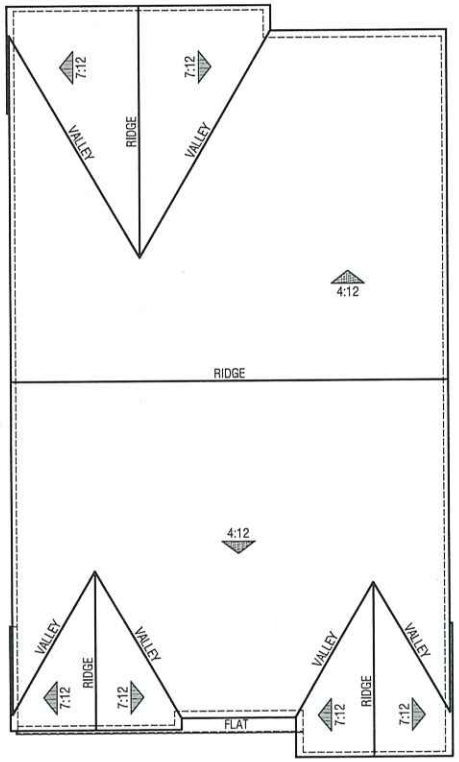
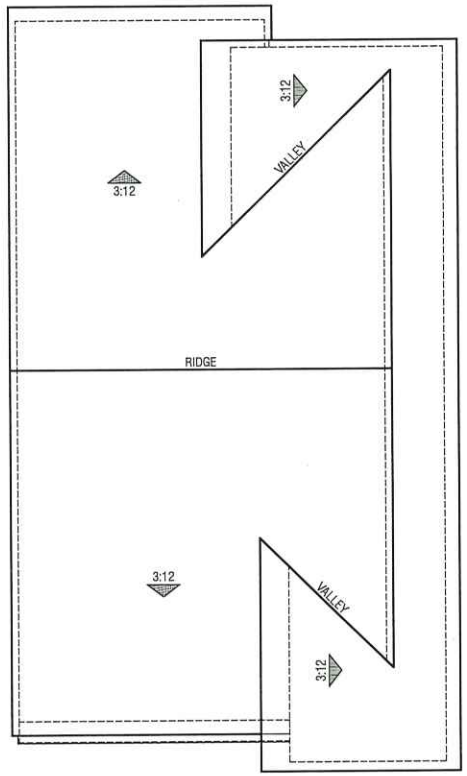


Elevation A



Elevation B

PLAN 2

Roof Plans

LACONIA DEVELOPMENT LLC

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Elevation A - Coast

Elevation B - Coast

Elevation A - Street
Color Scheme 9

Elevation B - Street
Color Scheme 7

Color Code: Yellow
Number of Units: 10
Location of Units: Along shoreline reach of SFR Project
Unit Type : Single-Family Detached
Narrative Description of Units:

- Two Story
- 2,297 SF (1st floor - 916 SF; 2nd floor - 1,381 SF)
- 4 Bdrm/2.5 Bath
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 30' x 49'
- Lot Dimensions: approximately 37' x 65'
- Home Orientation: Plan #2 homes have a Hybrid Orientation with the home's main entry and garage fronting on an interior street and with a "beach entry" and the principal living areas of the homes (including 1st/ floor great room and 2nd/ floor master bedroom) fronting on the SFR Project's shoreline reach, with its public open space, Bay Trail extension, Wharf Public Park, and panoramic Bay-views
- Special Features:
  a. 8' x 5' Front Porch at homes main entry off the interior street frontage
  b. Beach Entry off shoreline open space frontage
  c. 12' x 6' Porch at homes Beach Entry
  d. 12' x 6' Deck off 2nd floor master bedroom over beach entry facing southwest/southeast

PLAN 2
Front Elevations

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Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 9)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 2

Elevation A

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Note: Artist's conception; colors, materials and application may vary.

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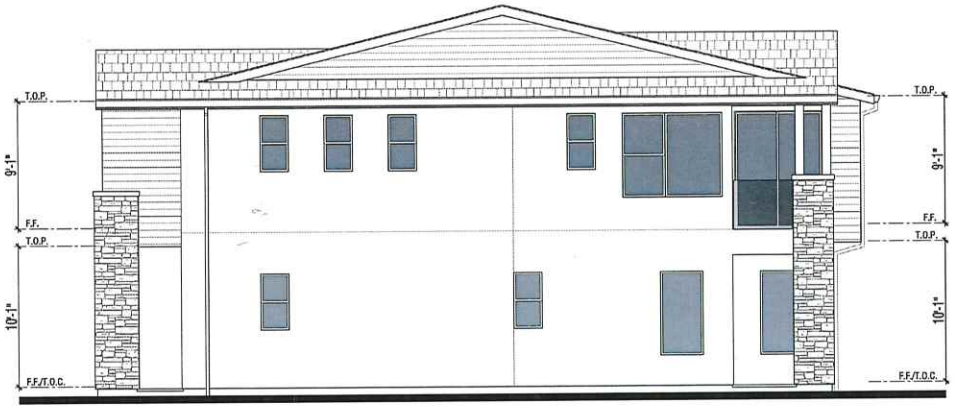
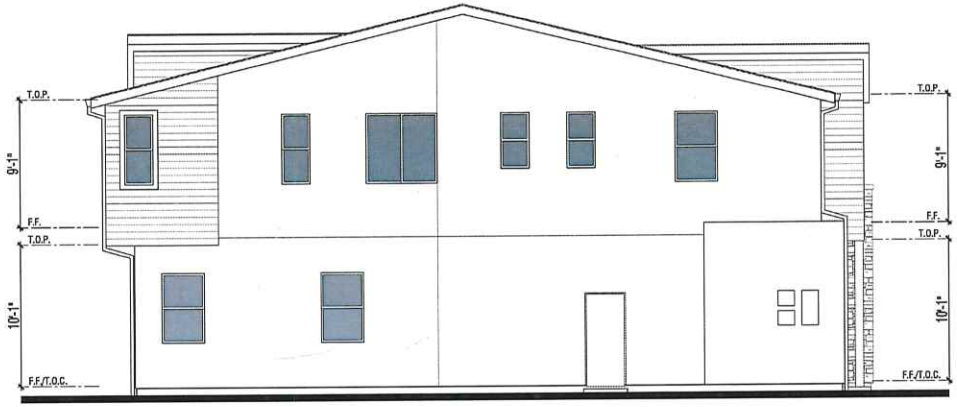
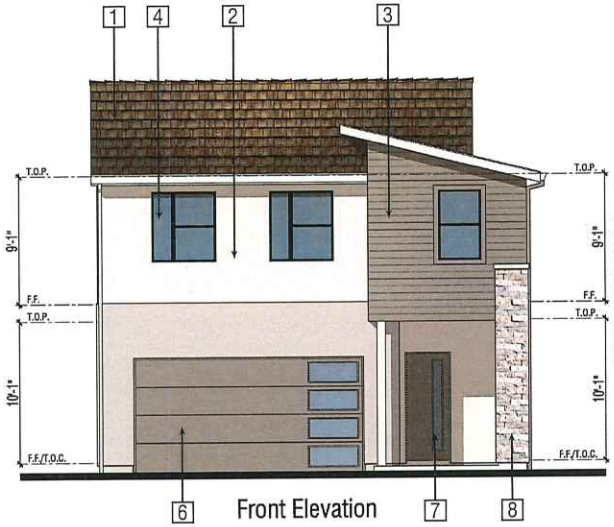


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 7)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass
8. Masonry: Manufactured Stone Veneer

PLAN 2

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

LATITUDE

CITY OF RICHMOND, CA

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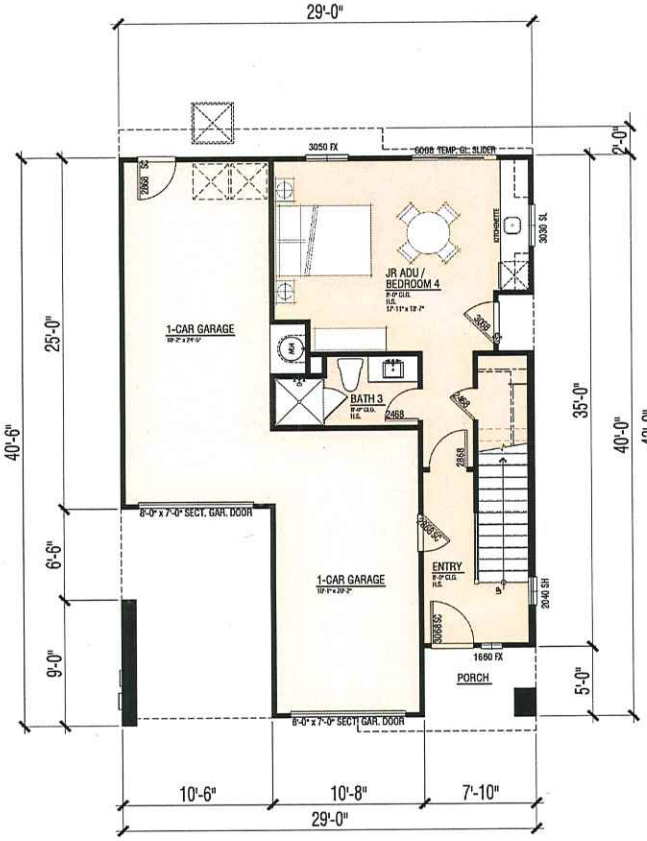
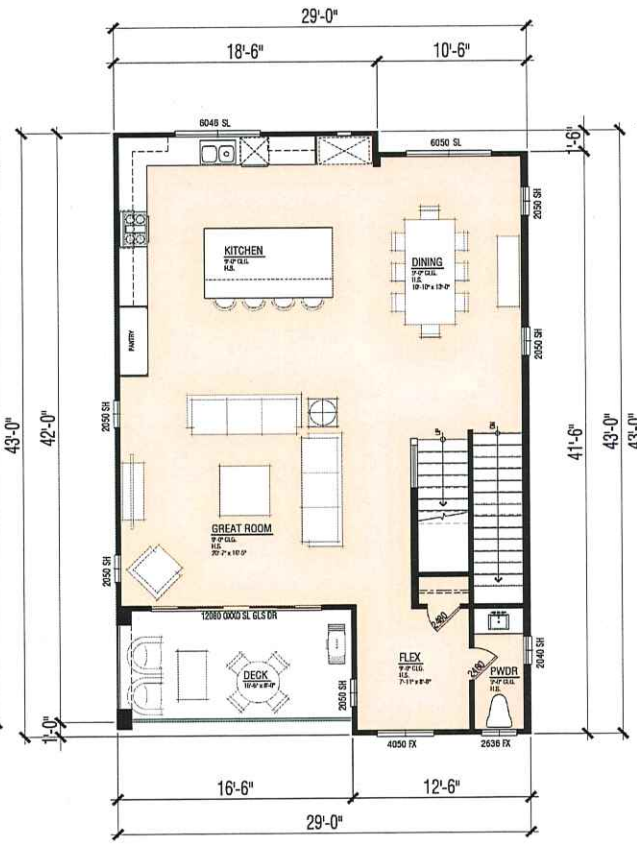
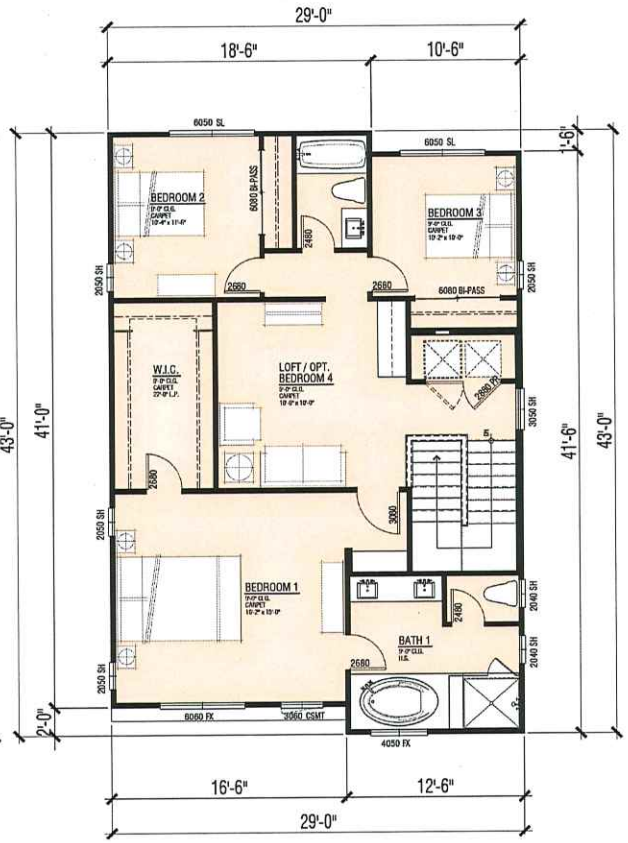


First Floor 468 S.F.



Second Floor 1,083 S.F.



Third Floor 1,125 S.F.

PLAN 3

2,676 S.F.

3 Bdrm | 2.5 Bath | Loft | Flex | Jr. ADU

2-Car Garage

Key Map

N.T.S.

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LATITUDE

CITY OF RICHMOND, CA

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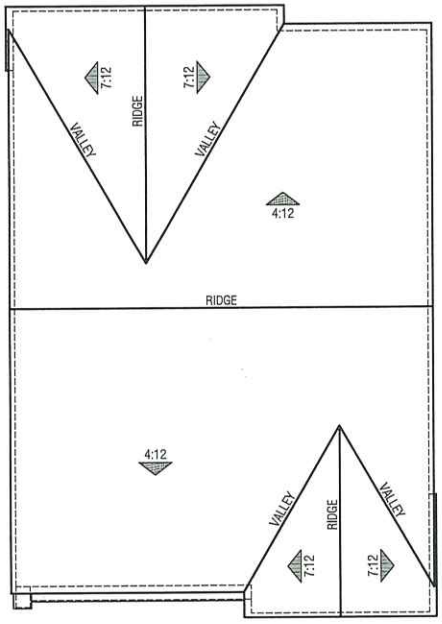
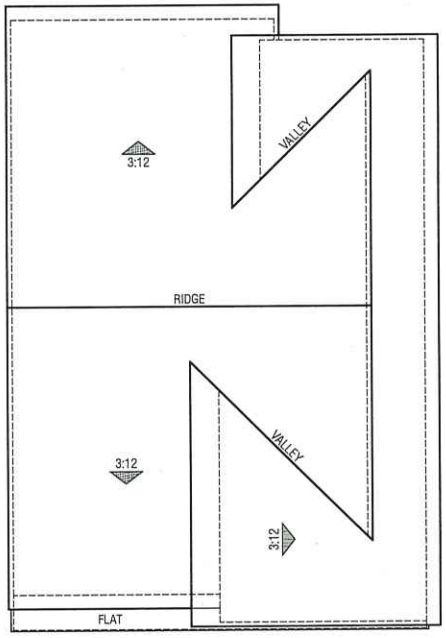


Elevation A



Elevation B

PLAN 3

Roof Plans

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

A3.2

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Elevation A - Street
Color Scheme 2

Elevation B - Street
Color Scheme 4

Color Code: Orange
Number of Units: 18 (Lots distributed with Plan 3X)
Location of Units: Along SFR Project's interior streets
Narrative Description of Units:

- Three Story
- 2,676 SF (1st floor - 468 SF; 2nd floor - 1,083 SF; 3rd floor - 1,125 SF)
- 3 Bdrm/2.5 Bath + Jr. ADU
- 2-Car Off-Set Garage
- Building Footprint: approximately 29' x 40'
- Lot Dimensions: approximately 37' x 52'
- Home Orientation: Plan #3 homes will have either a street orientation with the home's main entry, garage, and principal living areas fronting on an interior street or a hybrid orientation with the home's main entry and garage fronting on an interior street and with the principal living areas of the homes fronting on the SFR Project's eastern reach overlooking the Bay Trail extension
- Special Features:
  a. Off-Set Garage with off-street covered parking pad
  b. 5' x 6' covered front porch at main entry off interior street
  c. 1st floor Accessory Dwelling Unit and porch
  d. 2nd floor 8' x 16' Deck front on either an interior street or on the Bay Trail Shoreline Loop
  e. 2nd floor 10' x 6' Deck off Dining at rear
  f. 2nd floor Flex Space off Deck
  g. 3rd floor Loft
  h. 3rd floor 10' x 6' Deck off Loft at rear
  i. Optional Roof Deck

PLAN 3
Front Elevations

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Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 2)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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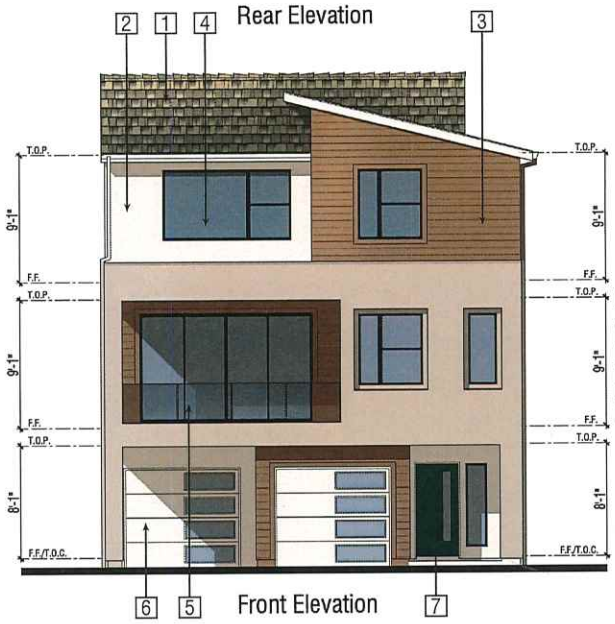
WHA

Right Elevation

Rear Elevation

Left Elevation



Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 4)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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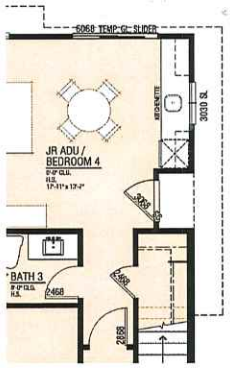
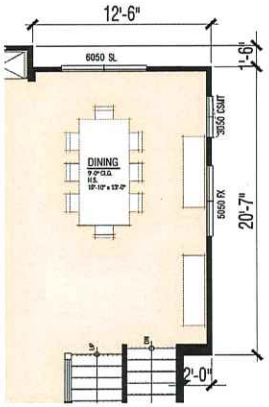
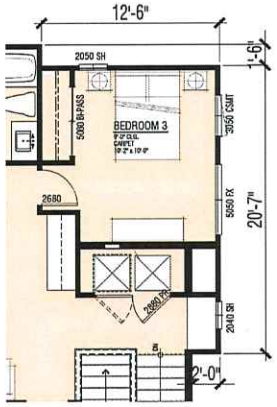


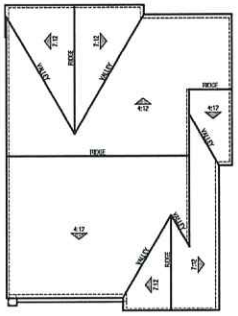
First Floor 468 S.F.



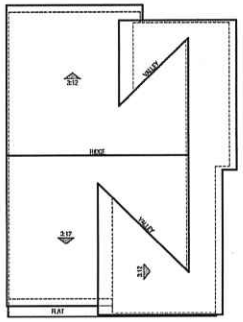
Second Floor 1,124 S.F.



Third Floor 1,142 S.F.



Roof Plan - Elevation A



Roof Plan - Elevation B

PLAN 3X

2,734 S.F.
4 Bdrm | 3.5 Bath
2-Car Garage

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Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 2)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3X

Elevation A

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Note: Artist's conception; colors, materials and application may vary.

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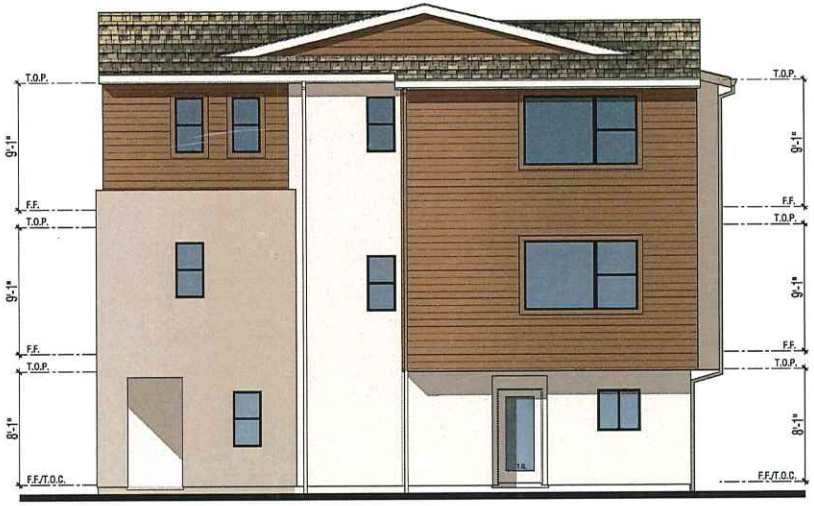
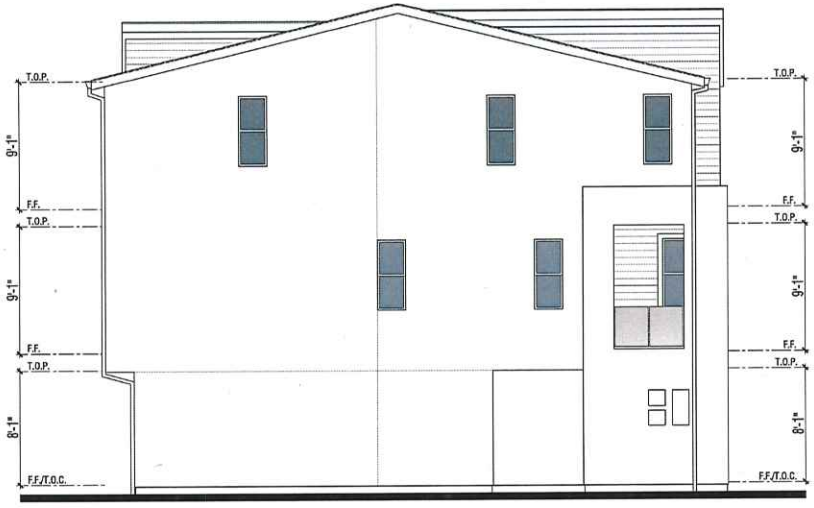


Right Elevation

Rear Elevation



Left Elevation

Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 4)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3X

Elevation B

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Note: Artist's conception; colors, materials and application may vary.

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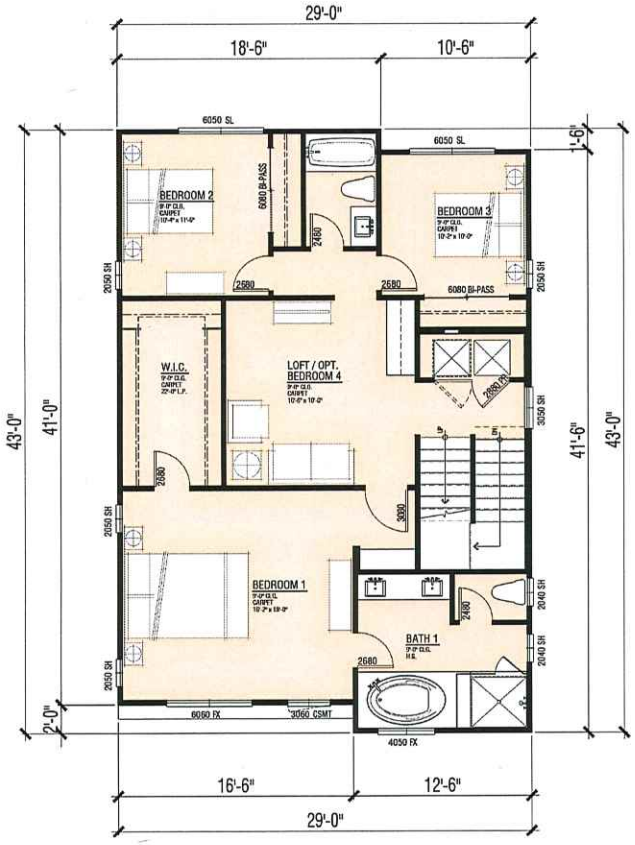
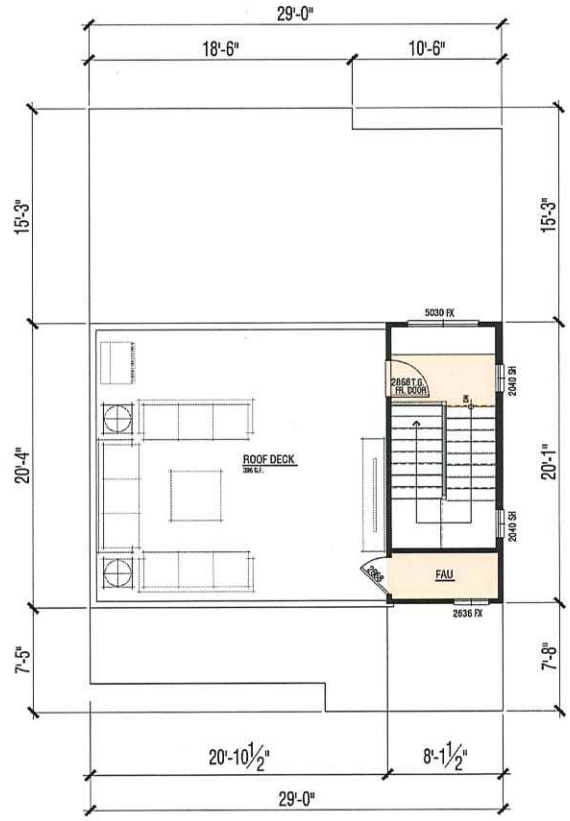


Third Floor 1,198 SF

First and second floor
same as Plan 3



Roof Deck 49 SF

PLAN 3-RD

2,798 SF
3 Bdrm | 2.5 Bath | Loft | Flex | Jr. ADU
2-Car Garage

Key Map N.T.S.

LACONIA DEVELOPMENT LLC

LATITUDE

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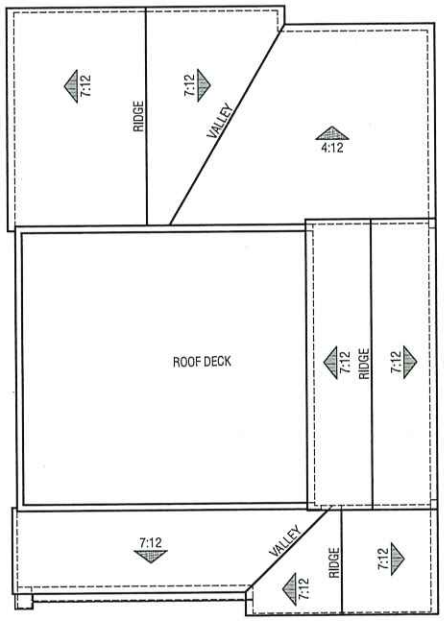
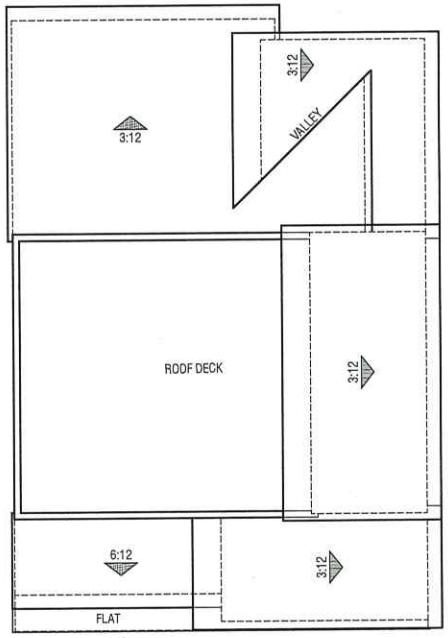


Elevation A



Elevation B

PLAN 3-RD

Roof Plans

LACONIA DEVELOPMENT LLC

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Elevation A - Street
Color Scheme 2

Elevation B - Street
Color Scheme 4

Color Code: Orange
Number of Units: 18 (Lots distributed with Plan 3)
Location of Units: Along SFR Project's interior streets
Narrative Description of Units:

- Four Story
- 2,798 SF (1st floor - 468 SF; 2nd floor - 1,083 SF; 3rd floor - 1,198 SF; 4th floor - 49 SF)
- 3 Bdrm/2.5 Bath + Jr. ADU
- 2-Car Off-Set Garage
- Building Footprint: approximately 29' x 40'
- Lot Dimensions: approximately 37' x 52'
- Home Orientation: Plan #3 homes will have either a street orientation with the home's main entry, garage, and principal living areas fronting on an interior street or a hybrid orientation with the home's main entry and garage fronting on an interior street and with the principal living areas of the homes fronting on the SFR Project's eastern reach overlooking the Bay Trail extension
- Special Features:
  a. Off-Set Garage with off-street covered parking pad
  b. 5' x 6' covered front porch at main entry off interior street
  c. 1st floor Accessory Dwelling Unit and porch
  d. 2nd floor 8' x 16' Deck front on either an interior street or on the Bay Trail Shoreline Loop
  e. 2nd floor 10' x 6' Deck off Dining at rear
  f. 2nd floor Flex Space off Deck
  g. 3rd floor Loft
  h. 3rd floor 10' x 6 Deck off Loft at rear
  i. Roof Deck

PLAN 3-RD
Front Elevations

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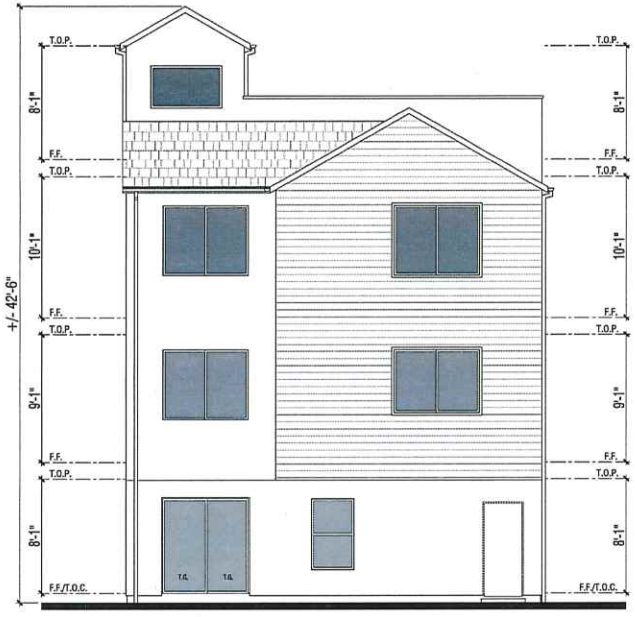
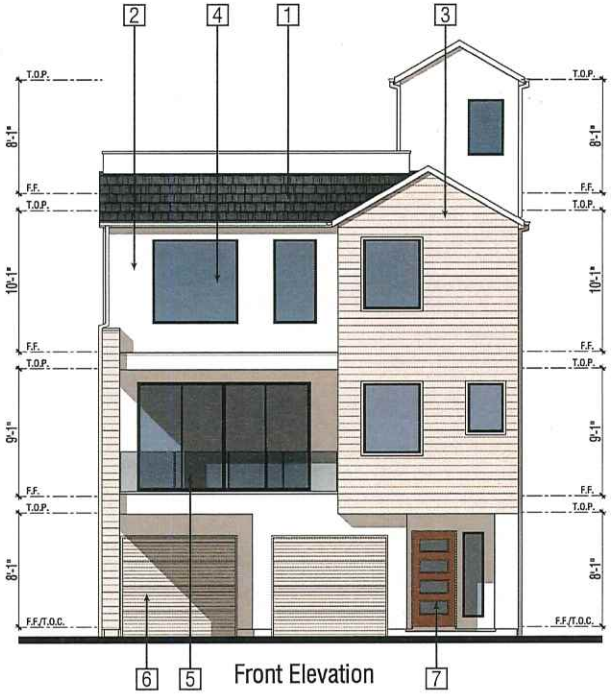


Rear Elevation



Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 2)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3-RD

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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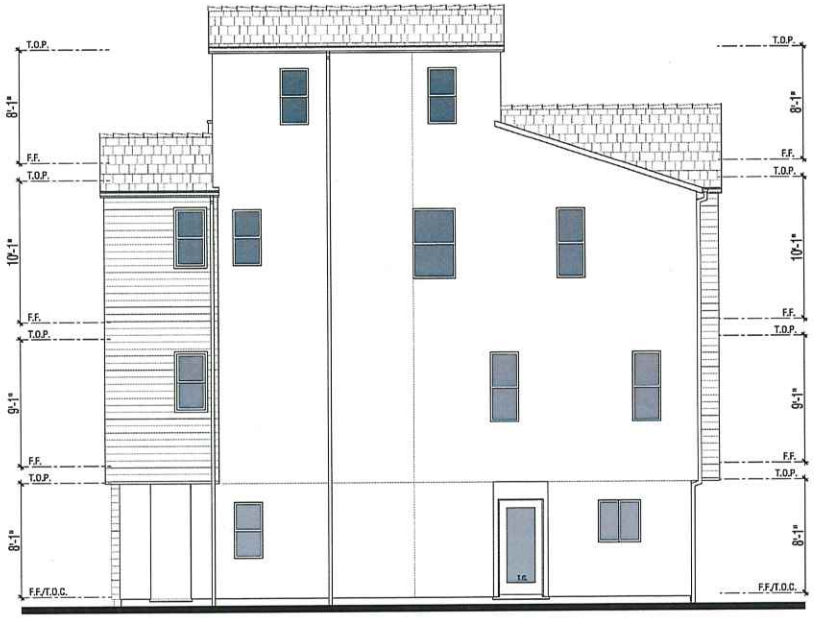
Left Elevation



Right Elevation

PLAN 3-RD

Elevation A

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

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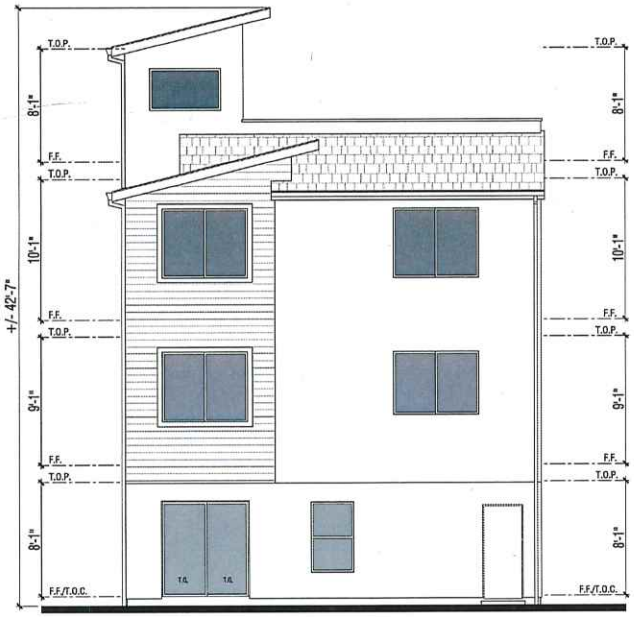
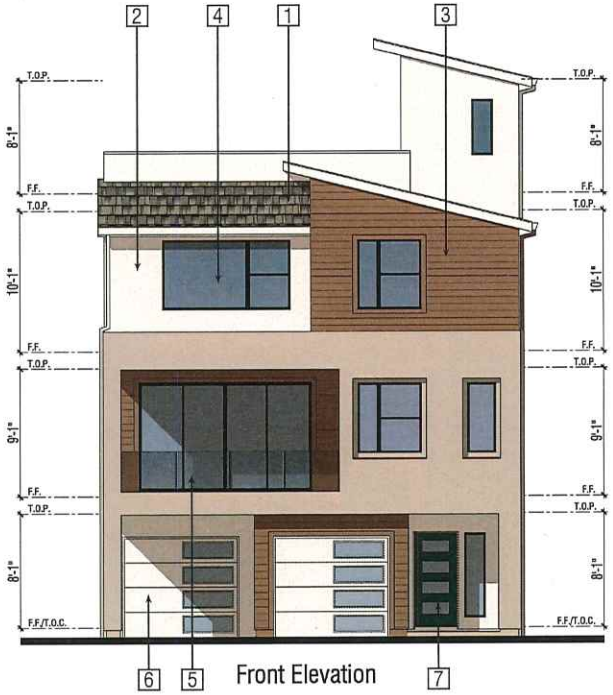


Rear Elevation



Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 4)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 3-RD

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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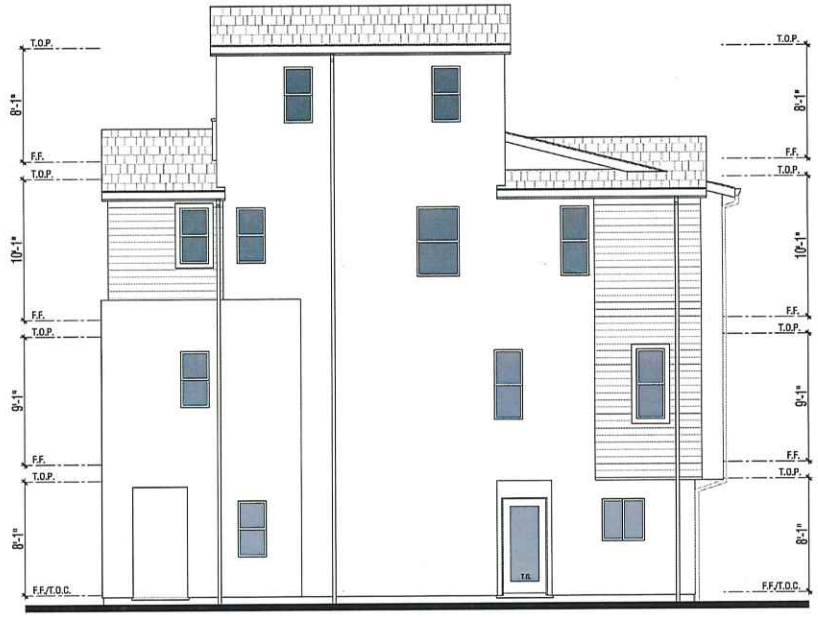
Left Elevation



Right Elevation

PLAN 3-RD

Elevation B

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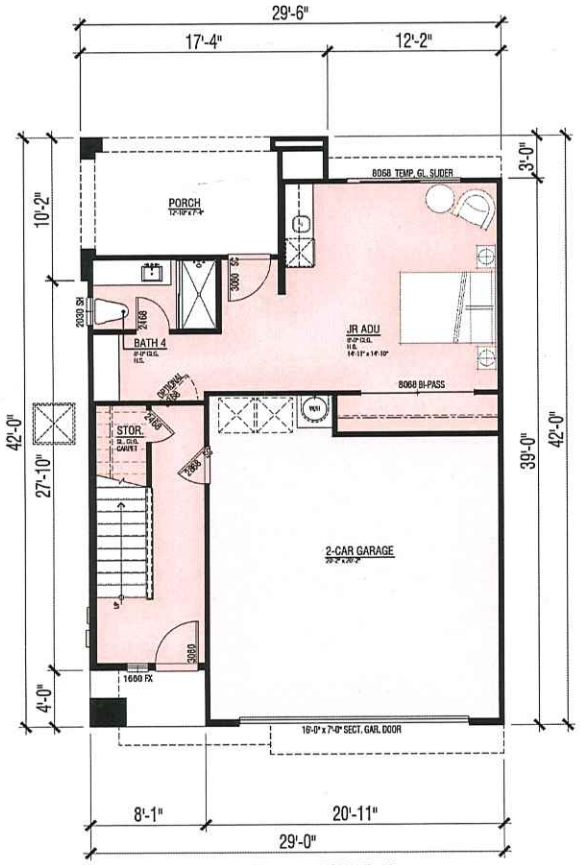
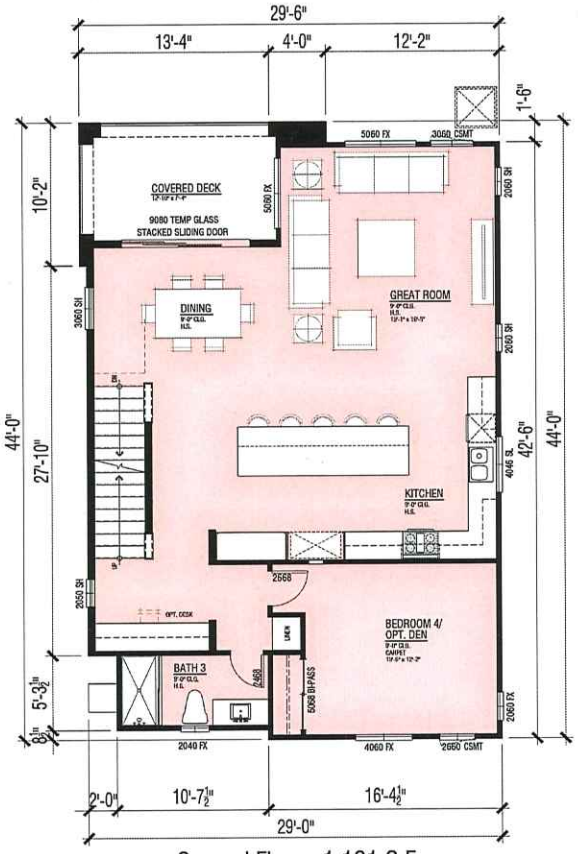
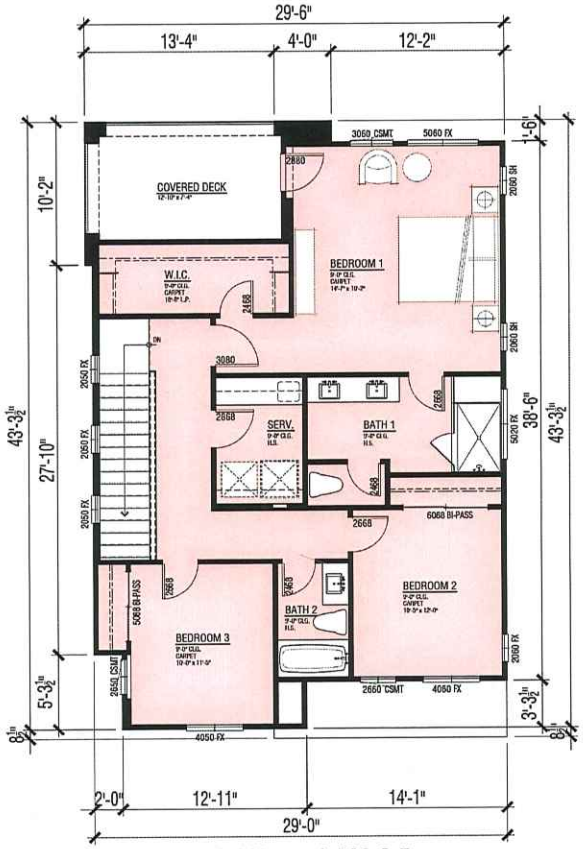


First Floor 575 S.F.



Second Floor 1,121 S.F.



Third Floor 1,003 S.F.

PLAN 4

2,699 S.F.

4 Bdrm | 3 Bath | Jr. ADU | Opt. Den

2-Car Garage

Key Map

N.T.S.

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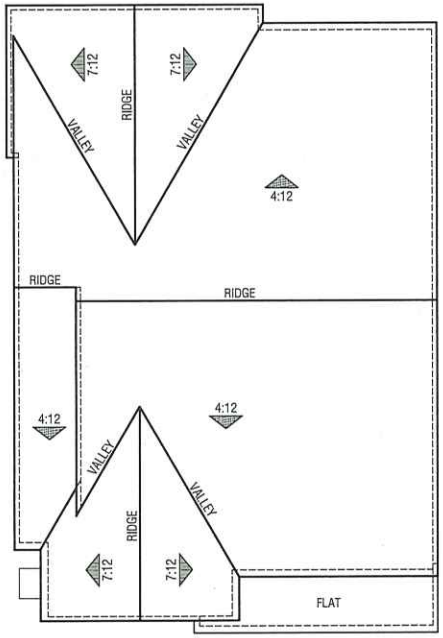
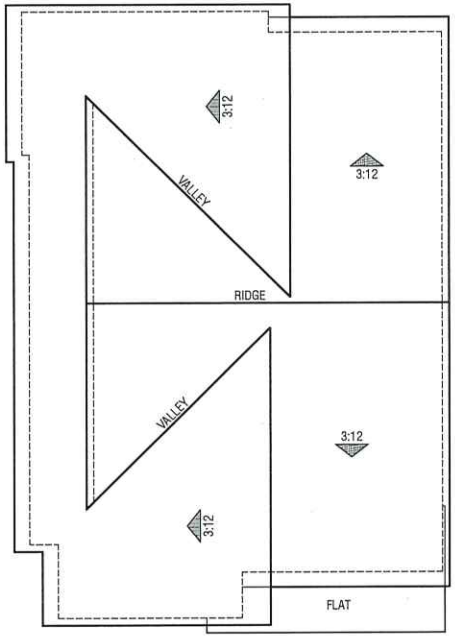


Elevation A



Elevation B

PLAN 4

Roof Plans

LACONIA DEVELOPMENT LLC

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Elevation A - Coast

Elevation B - Coast

Elevation A - Street
Color Scheme 1

Elevation B - Street
Color Scheme 3

Color Code: Red

Number of Units: 12 (Lots distributed with Plan 4X)

Location of Units: Along SFR Project's southeast perimeter adjacent to southeast reach of Bay Trail

Narrative Description of Units:

- Three Story
- 2,699 SF (1st floor - 575 SF; 2nd floor - 1,121 SF; 3rd floor - 1,003 SF)
- 4 Bdrm/3 Bath + Jr. ADU
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 29' x 39'
- Lot Dimensions: approximately 37' x 52'
- Home Orientation: Plan #4 homes will have a Hybrid Orientation with the home's main entry and garage fronting on an interior street and with the principal living areas of the homes (including 1st/ floor ADU, the 2nd/ floor great room, and the 3rd/ floor master bedroom) fronting on the SFR Project's southeast perimeter overlooking the Bay Trail Shoreline Loop and panoramic views to the east
- Special Features:
  a. 4' x 6' covered Front Porch at homes main entry off the interior street frontage
  b. 1st floor 13' x 8' covered Porch off ADU at the home's Bay Trail frontage
  c. 2nd floor 13' x 8' covered Deck off Great Room at home's Bay Trail frontage
  d. 3rd floor 13' x 8' covered Deck off Master Bedroom at home's Bay Trail frontage
  e. Optional Roof Deck

PLAN 4
Front Elevations

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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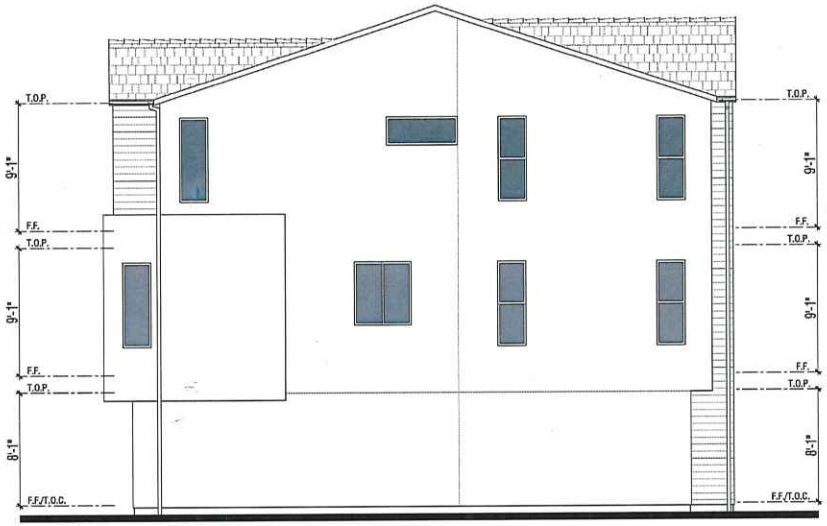
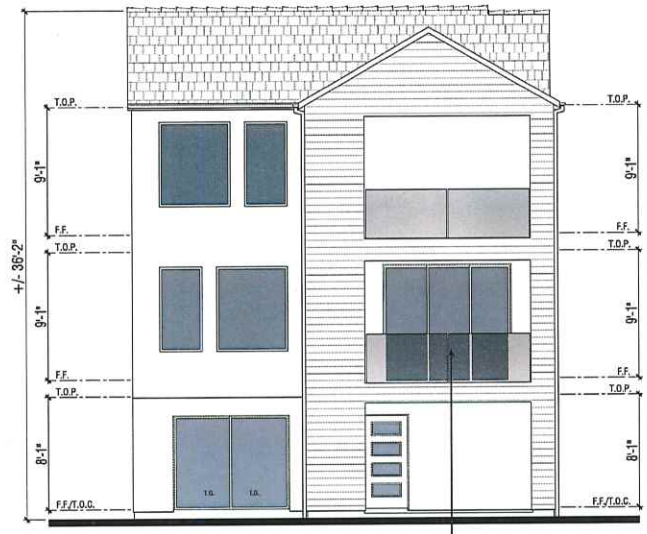
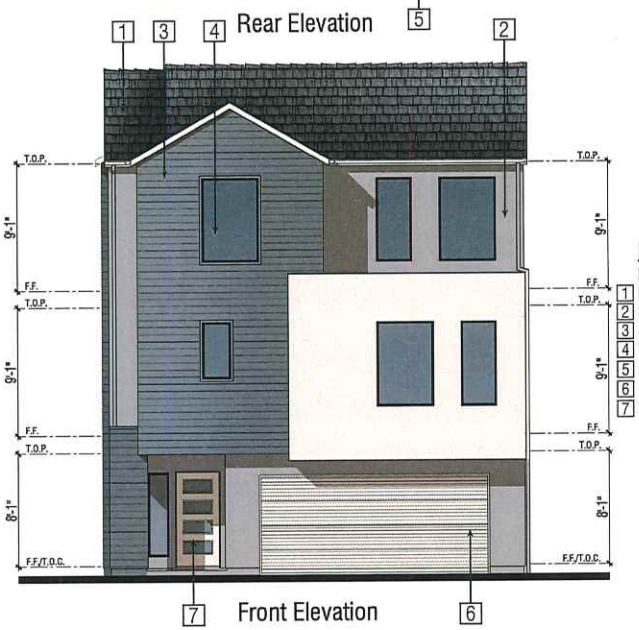


Right Elevation



Rear Elevation

Left Elevation



Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 1)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 4

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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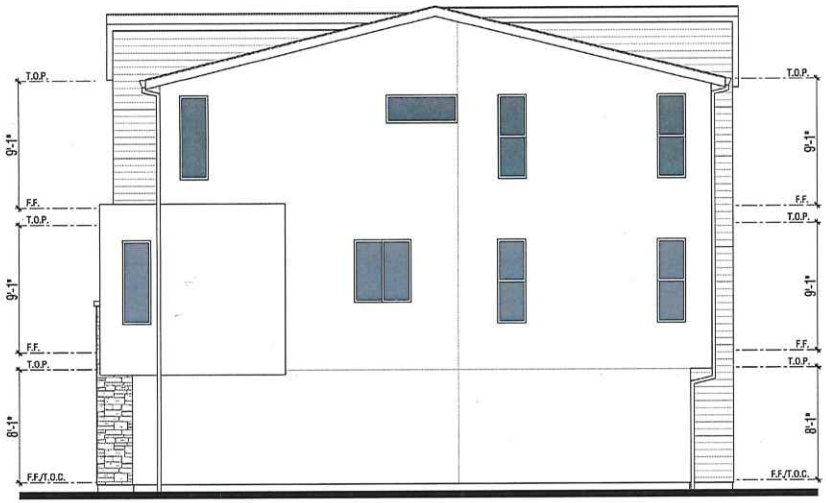
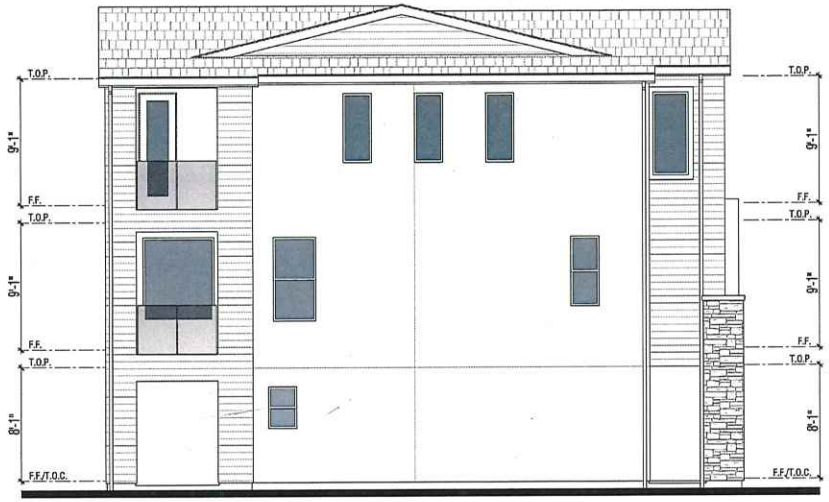
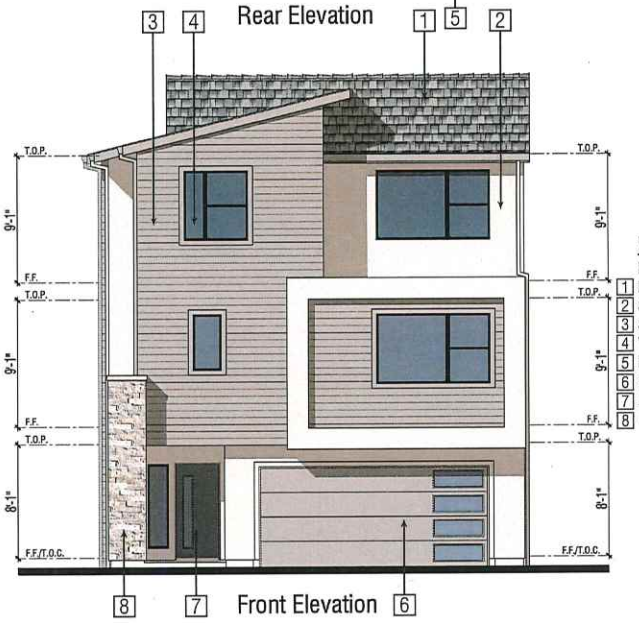


Right Elevation

Rear Elevation



Left Elevation



Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 3)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass
8. Masonry: Manufactured Stone Veneer

PLAN 4

Elevation B

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Note: Artist's conception; colors, materials and application may vary.

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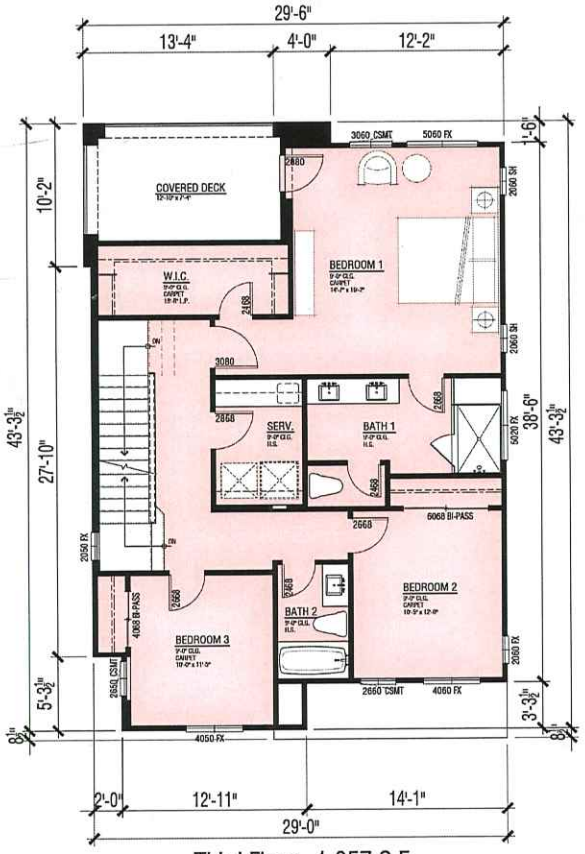
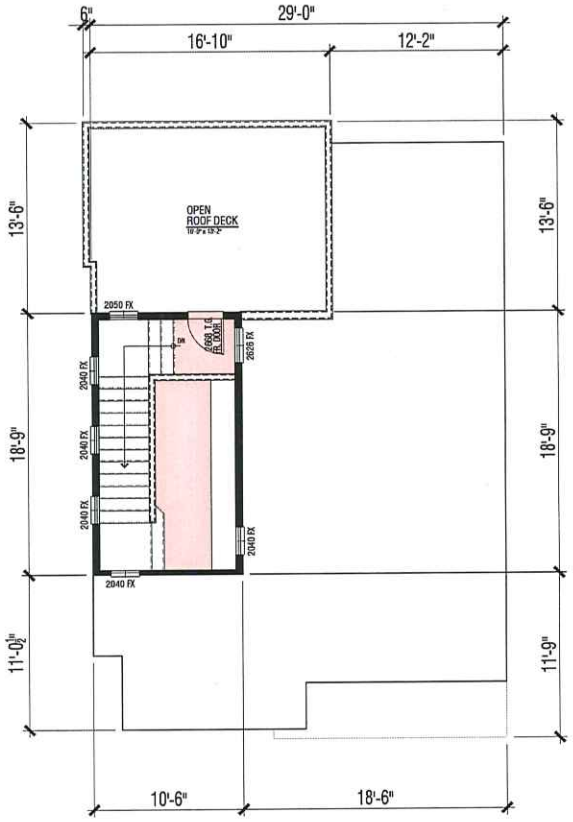


Third Floor 1,057 S.F.

First and second floor same as Plan 4



Roof Deck 257 S.F.

PLAN 4-RD

3,010 S.F.
4 Bdrm | 3 Bath | Jr. ADU
Opt. Den | Mezzanine
2-Car Garage

Key Map

N.T.S.

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CITY OF RICHMOND, CA

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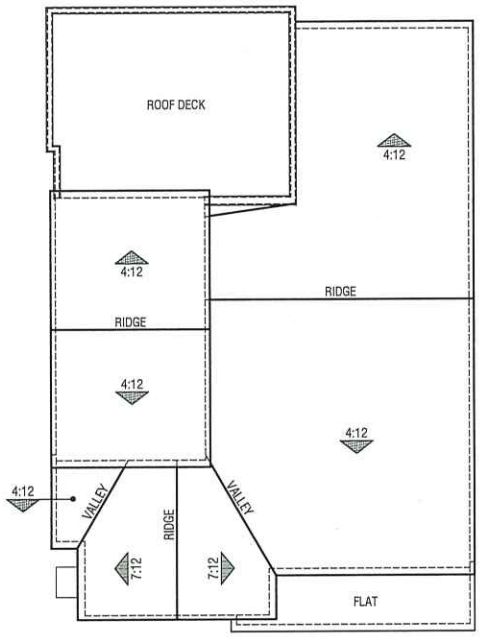
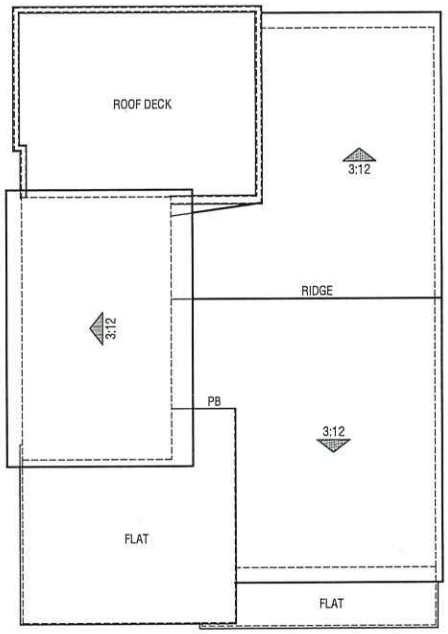


Elevation A



Elevation B

PLAN 4-RD

Roof Plans

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Elevation A - Street
Color Scheme 1

Elevation B - Street
Color Scheme 3

Color Code: Red

Number of Units: 12 (Lots distributed with Plan 4)

Location of Units: Along SFR Project's southeast perimeter adjacent to southeast reach of Bay Trail

Narrative Description of Units:

- Four Story
- 3,010 SF (1st floor - 575 SF; 2nd floor - 1,121 SF; 3rd floor - 1,057 SF; 4th floor - 257 SF)
- 4 Bdrm/3 Bath + Jr. ADU
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 29' x 39'
- Lot Dimensions: approximately 37' x 52'
- Home Orientation: Plan #4 homes will have a Hybrid Orientation with the home's main entry and garage fronting on an interior street and with the principal living areas of the homes (including 1st/ floor ADU, the 2nd/ floor great room, and the 3rd/ floor master bedroom) fronting on the SFR Project's southeast perimeter overlooking the Bay Trail Shoreline Loop and panoramic views to the east
- Special Features:
  a. 4' x 6' covered Front Porch at homes main entry off the interior street frontage
  b. 1st floor 13' x 8' covered Porch off ADU at the home's Bay Trail frontage
  c. 2nd floor 13' x 8' covered Deck off Great Room at home's Bay Trail frontage
  d. 3rd floor 13' x 8' covered Deck off Master Bedroom at home's Bay Trail frontage
  e. Roof Deck

PLAN 4-RD
Front Elevations

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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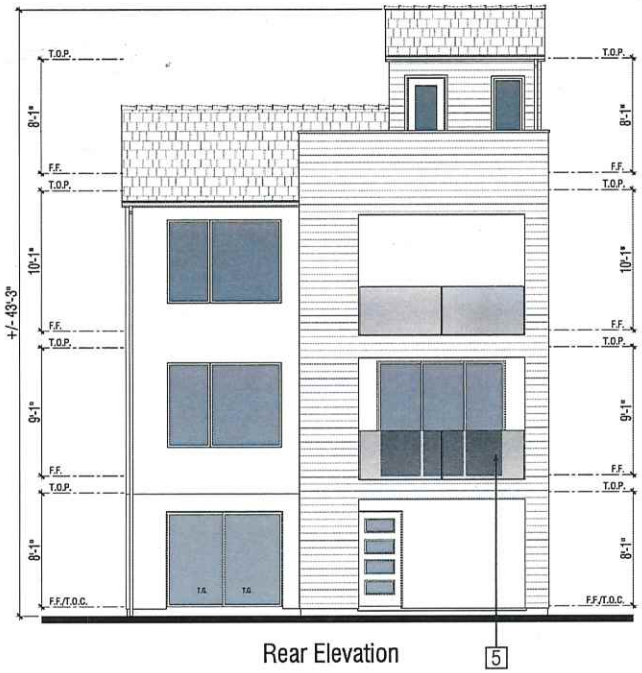
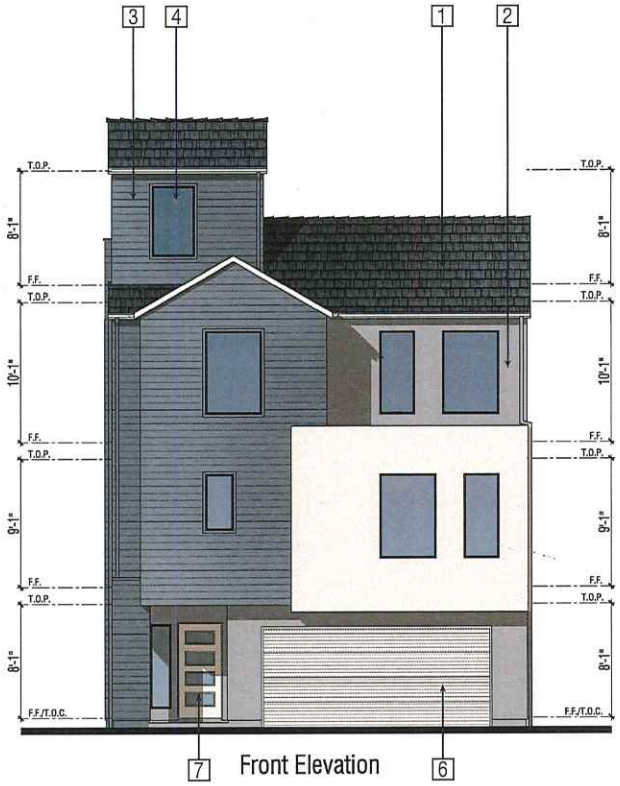


Rear Elevation



Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 1)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 4-RD

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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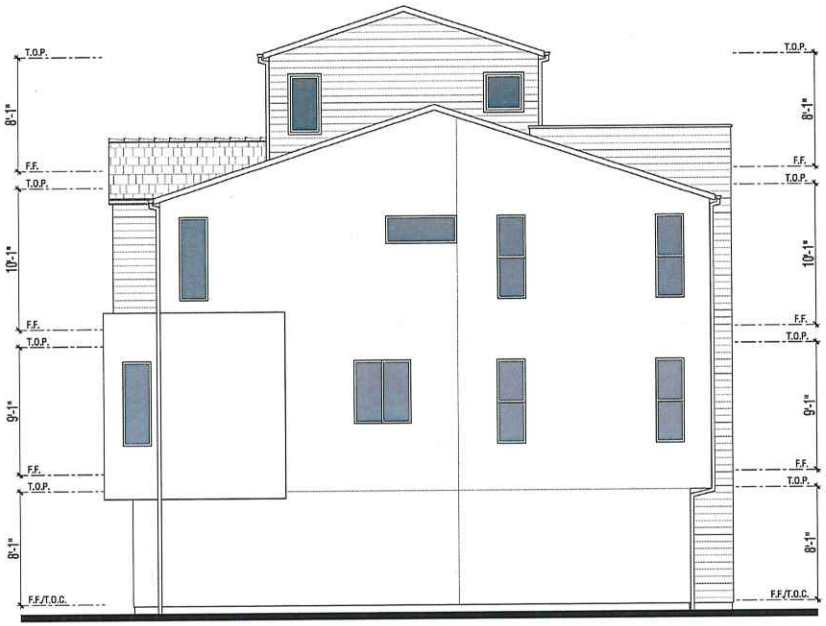
Left Elevation



Right Elevation

PLAN 4-RD

Elevation A

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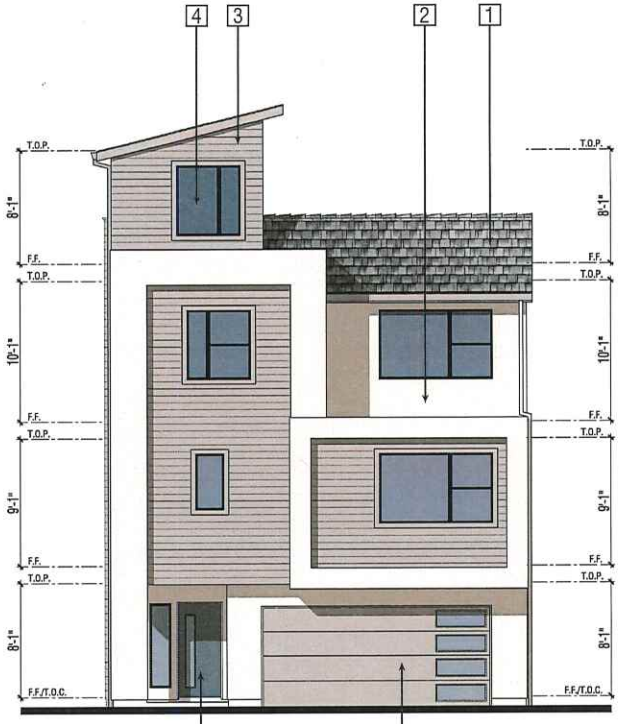
Rear Elevation



Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 3)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 4-RD

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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CITY OF RICHMOND, CA

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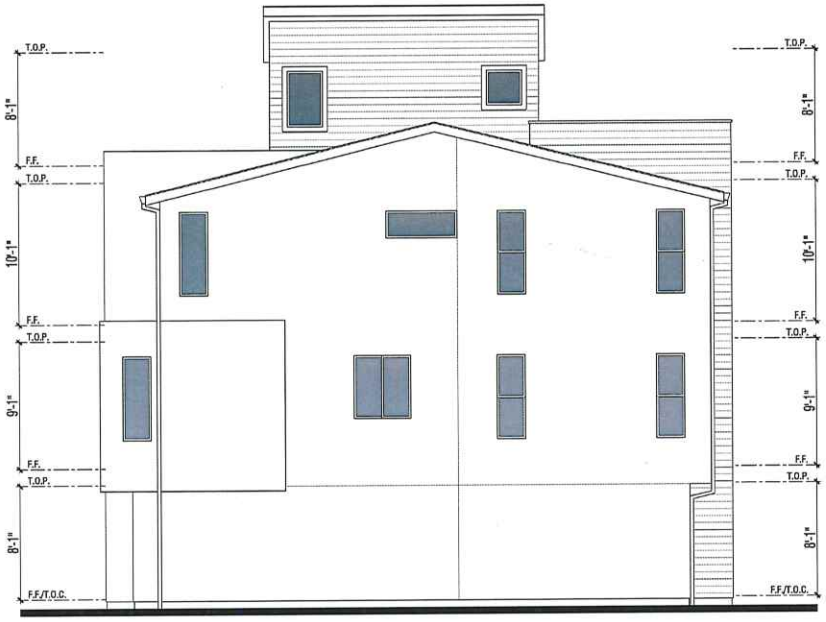
Left Elevation



Right Elevation

PLAN 4-RD

Elevation B

LACONIA DEVELOPMENT LLC

LATITUDE

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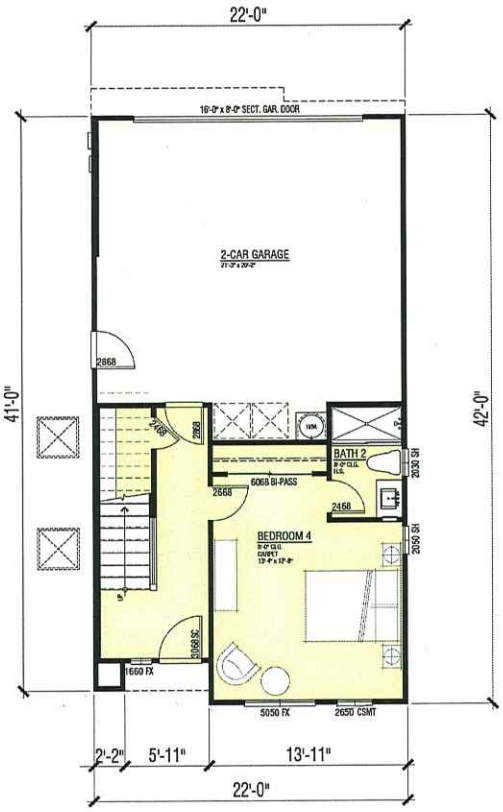
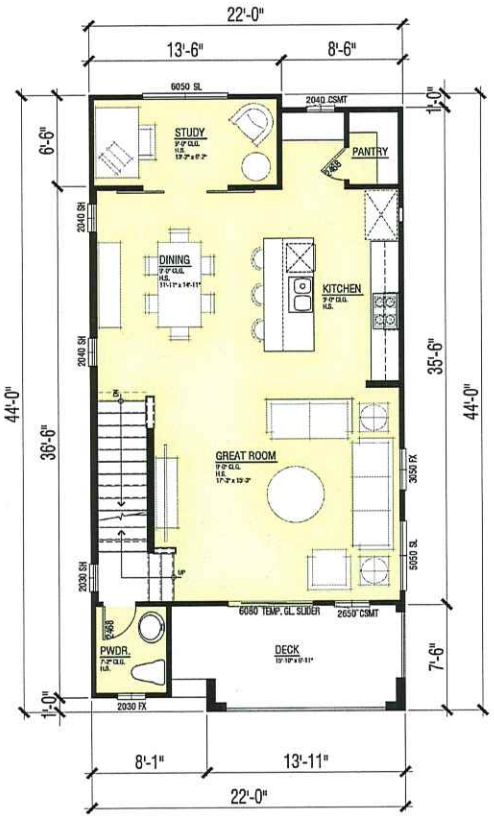
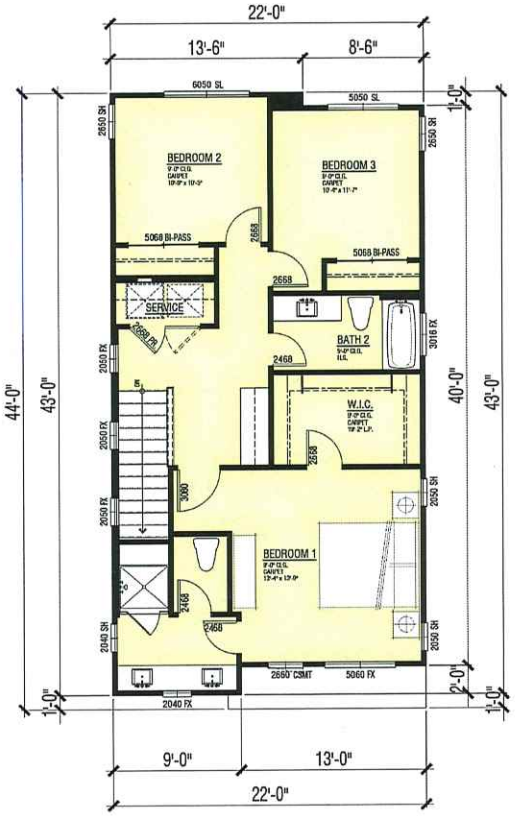


First Floor 431 S.F.



Second Floor 831 S.F.



Third Floor 869 S.F.

PLAN 5

2,131 S.F.
4 Bdrm | 3.5 Bath
2-Car Garage

Key Map

N.T.S.

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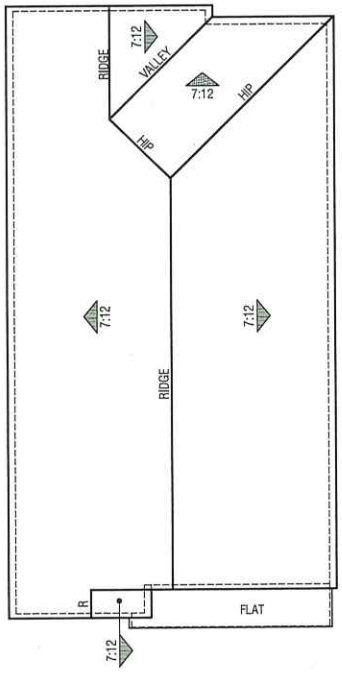
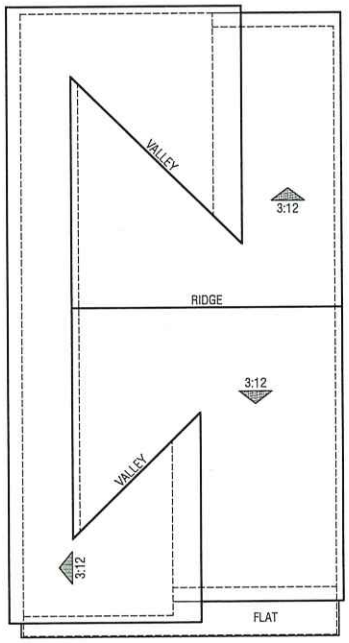


Elevation A



Elevation B

PLAN 5

Roof Plans

LACONIA DEVELOPMENT LLC

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CITY OF RICHMOND, CA

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Color Code: Green
Number of Units: 32 (Lots distributed with Plan 5X)
Location of Units: Within interior of SFR Project
Narrative Description of Units:

- Three Story
- 2,131 SF (1st floor - 431 SF; 2nd floor - 831 SF; 3rd floor - 869 SF)
- 4 Bdrm/3.5 Bath
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 22' x 40'
- Lot Dimensions: approximately 29' x 54'
- Home Orientation: Plan #5 homes will have alley-loaded rear garages with the home's main entry and principal living areas (including the 2nd/ floor great room and the 3rd/ floor master bedroom) fronting on Greenway Corridors
- Special Features:
  a. 2nd floor 7' x 16' covered Deck overlooking Greenway Corridor
  b. 2nd floor 6' x 13' covered Deck at rear of home
  c. Optional Roof Deck

Elevation A - Street
Color Scheme 8

Elevation B - Street
Color Scheme 6

PLAN 5
Front Elevations

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

LATITUDE
CITY OF RICHMOND, CA

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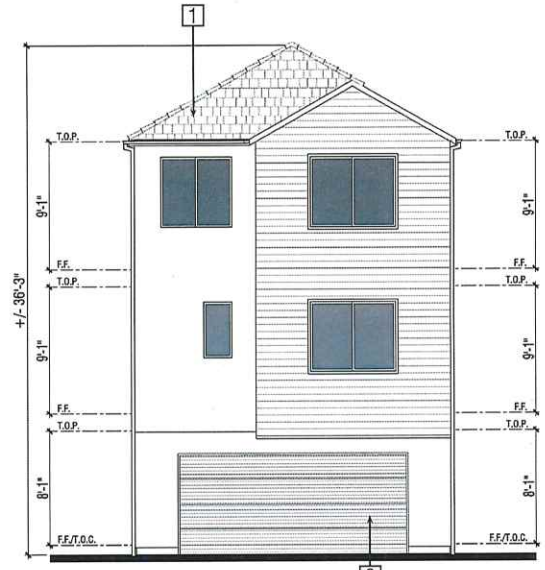
Right Elevation

Left Elevation



Rear Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 8)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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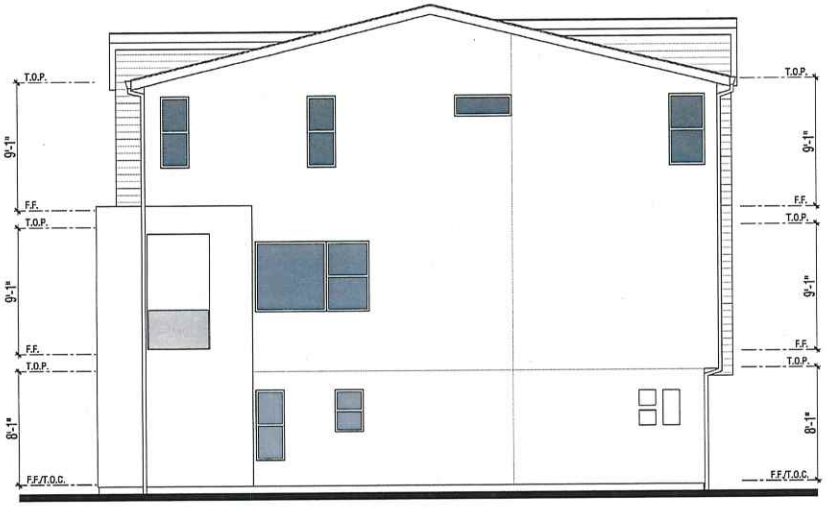
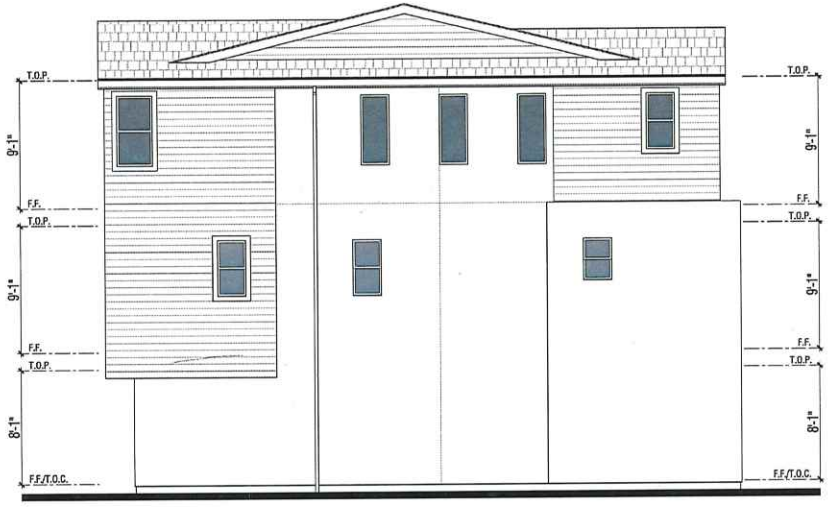


Right Elevation

Rear Elevation



Left Elevation

Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 6)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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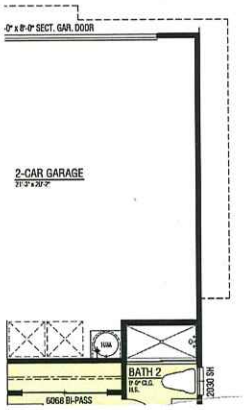
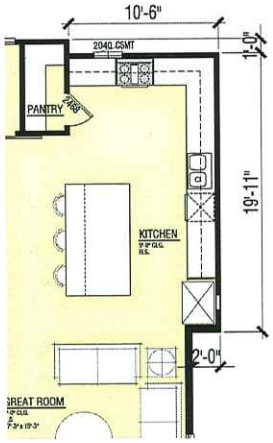
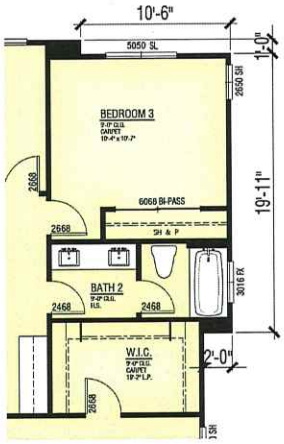


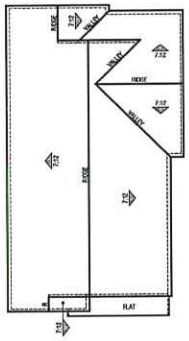
First Floor 431 S.F.



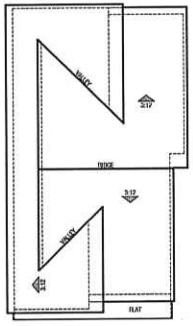
Second Floor 871 S.F.



Third Floor 909 S.F.



Roof Plan - Elevation A



Roof Plan - Elevation B

PLAN 5X

2,211 S.F.
4 Bdrm | 3.5 Bath
2-Car Garage

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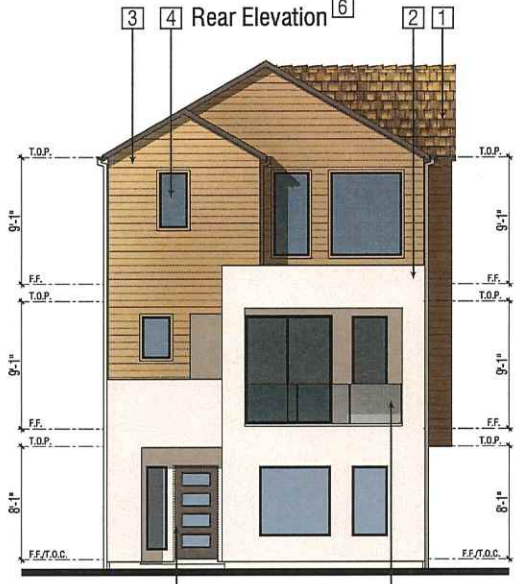
Right Elevation

Rear Elevation

Left Elevation



Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 8)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5X

Elevation A

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Note: Artist's conception; colors, materials and application may vary.

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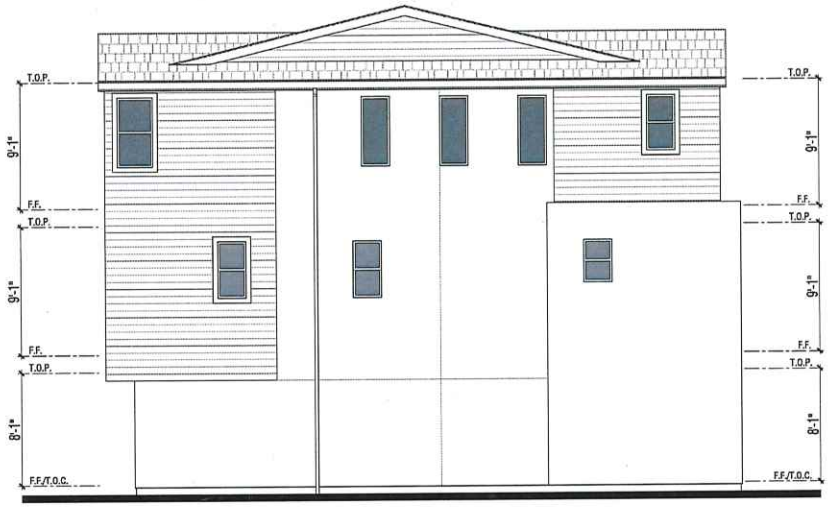
Right Elevation

Rear Elevation



Left Elevation

Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 6)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5X

Elevation B

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Note: Artist's conception; colors, materials and application may vary.

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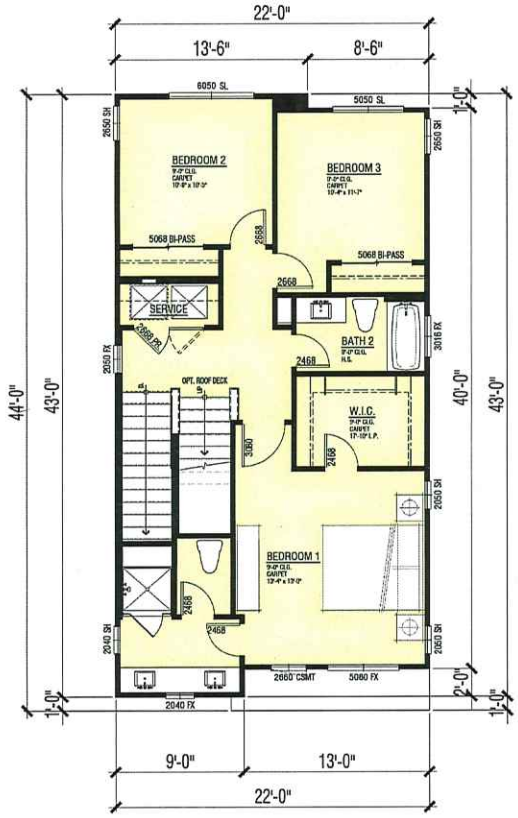

Third Floor 912 S.F.

First and second floor
same as Plan 5

Roof Deck 61 S.F.

PLAN 5-RD

2,235 S.F.
4 Bdrm | 3.5 Bath | Roof Deck
2-Car Garage

Key Map N.T.S.

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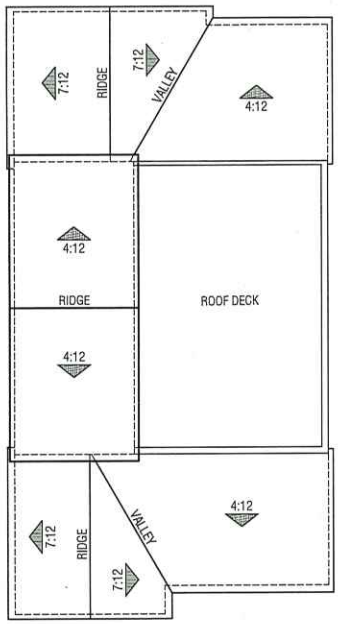
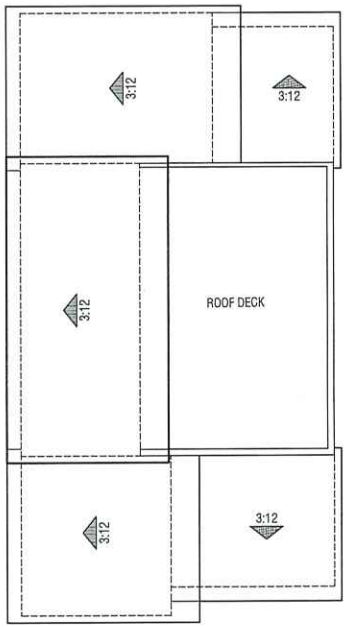


Elevation A



Elevation B

PLAN 5-RD

Roof Plans

LACONIA DEVELOPMENT LLC

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CITY OF RICHMOND, CA

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Color Code: Green
Number of Units: 34 (Lots distributed with Plan 5)
Location of Units: Within interior of SFR Project
Narrative Description of Units:

- Four Story
- 2,235 SF (1st floor - 431 SF; 2nd floor - 831 SF; 3rd floor - 912 SF; 4th floor - 61 SF)
- 4 Bdrm/3.5 Bath
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 22' x 40'
- Lot Dimensions: approximately 29' x 54'
- Home Orientation: Plan #5 homes will have alley-loaded rear garages with the home's main entry and principal living areas (including the 2nd/ floor great room and the 3rd/ floor master bedroom) fronting on Greenway Corridors
- Special Features:
  a. 2nd floor 7' x 16' covered Deck overlooking Greenway Corridor
  b. 2nd floor 6' x 13' covered Deck at rear of home
  c. Roof Deck

Elevation A - Street
Color Scheme 8

Elevation B - Street
Color Scheme 6

PLAN 5-RD
Front Elevations

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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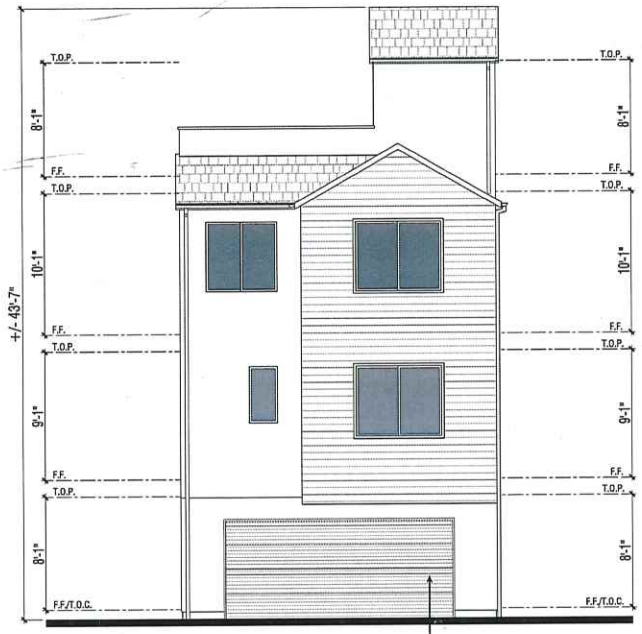
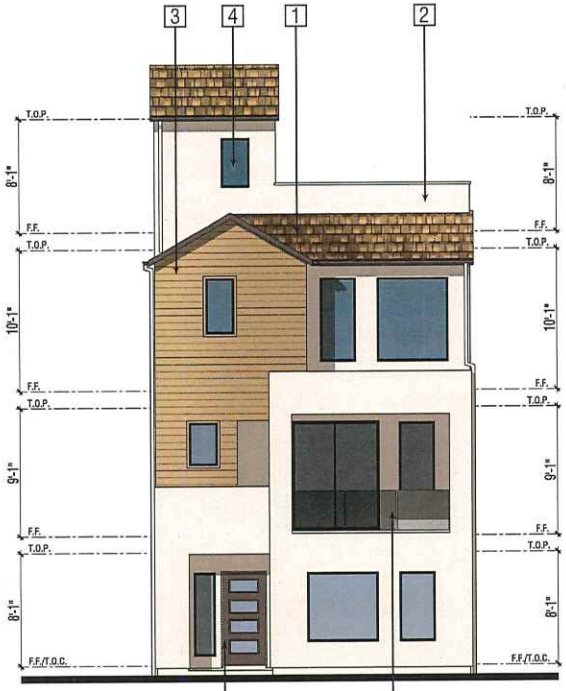


Rear Elevation 6



7 Front Elevation 5

Exterior Materials:

Elevation A *(Color Scheme 8)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5-RD

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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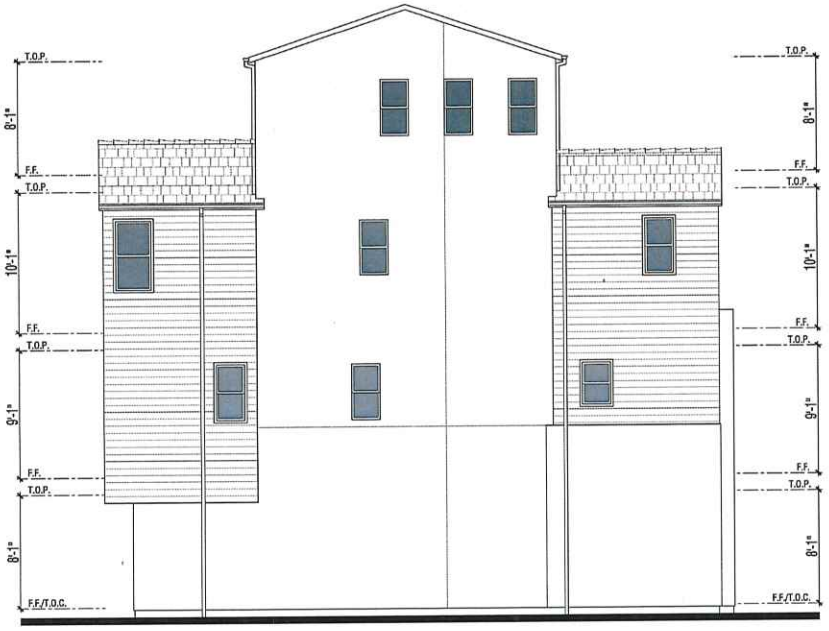
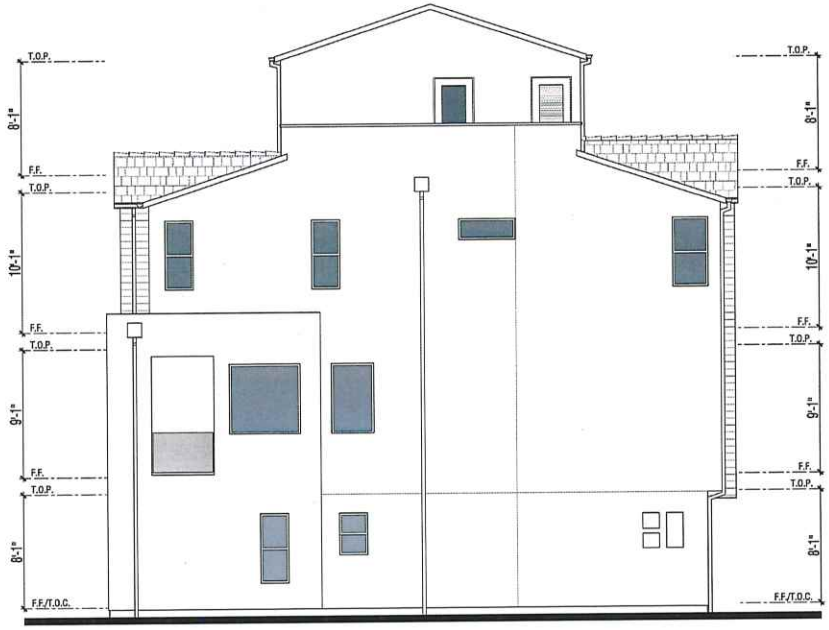


Left Elevation



Right Elevation

PLAN 5-RD

Elevation A

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

A5.13

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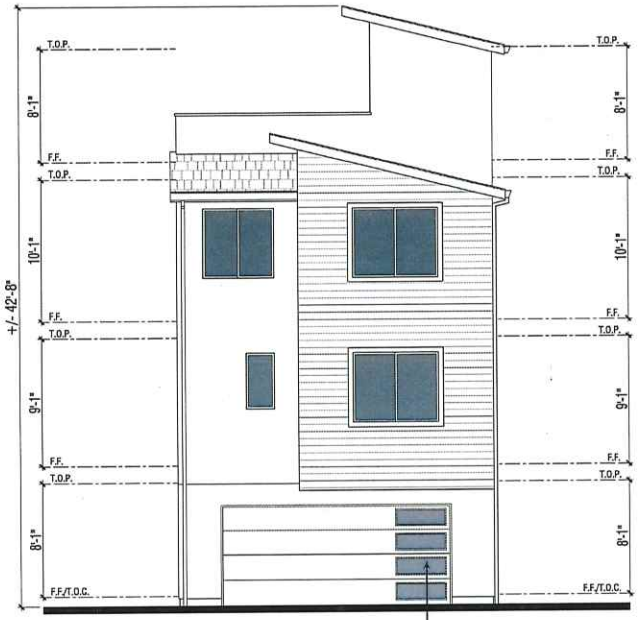

Rear Elevation 6

7 Front Elevation 5

Exterior Materials:

Elevation B *(Color Scheme 6)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 5-RD

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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CITY OF RICHMOND, CA

A5.14

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Left Elevation

Right Elevation

PLAN 5-RD

Elevation B

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LATITUDE

CITY OF RICHMOND, CA

A5.15

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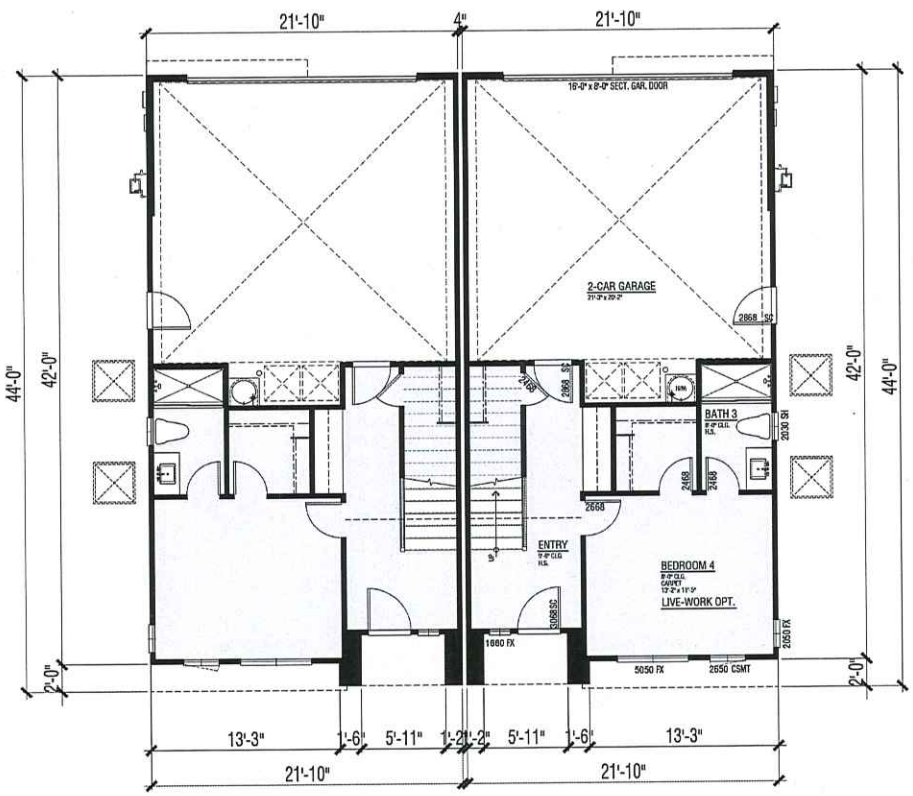
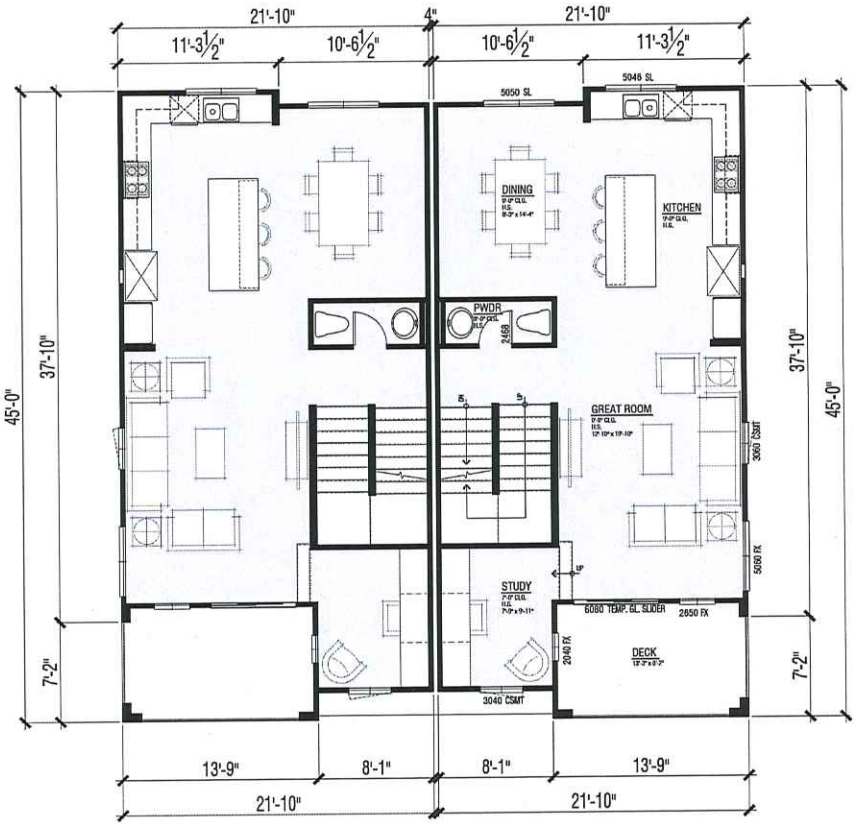
WHA



First Floor 428 S.F.



Second Floor 845 S.F.

DUET PLAN 6

2,159 S.F.
4 Bdrm | 3.5 Bath | Study
2-Car Garage

Key Map

N.T.S.

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LATITUDE

CITY OF RICHMOND, CA

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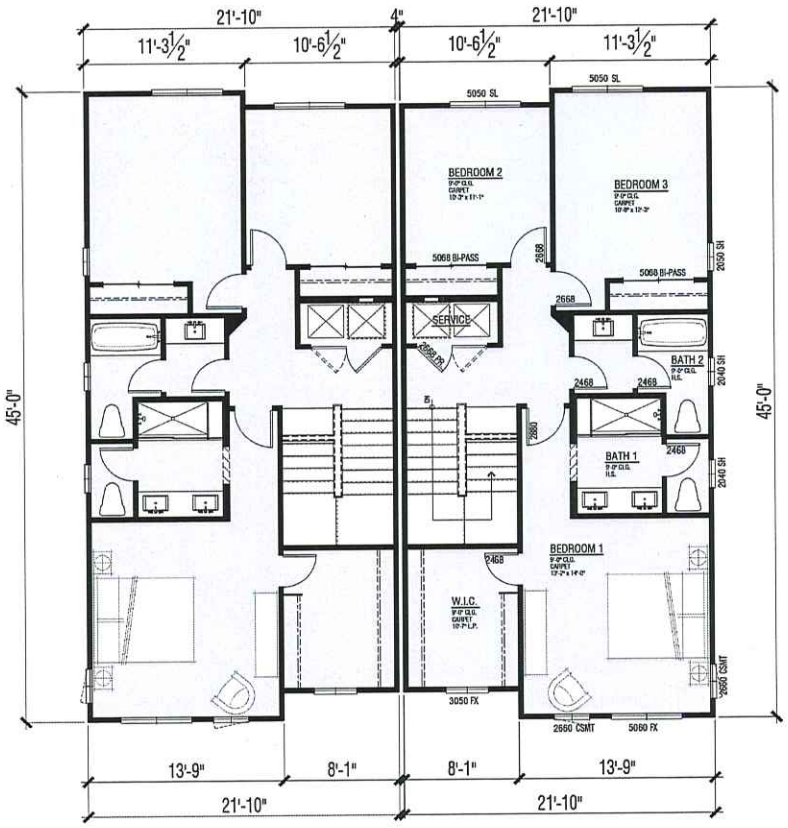

Third Floor 886 S.F.

DUET PLAN 6

2,159 S.F.
4 Bdrm | 3.5 Bath | Study
2-Car Garage

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

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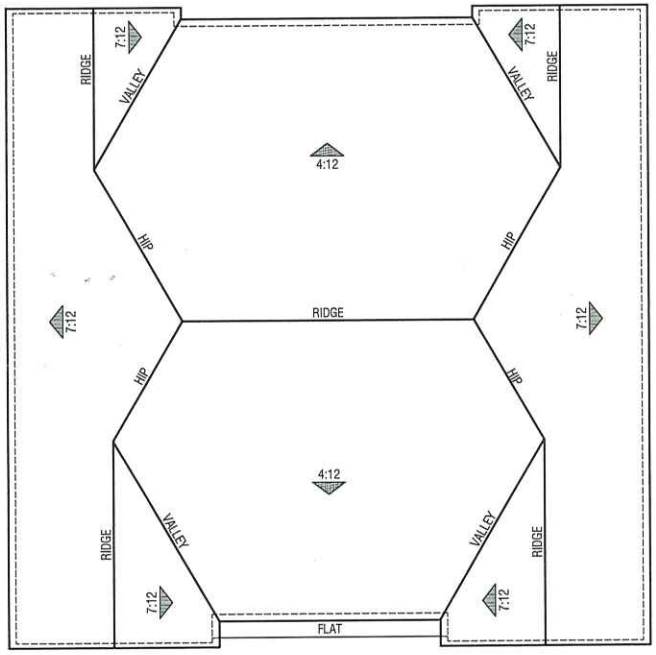
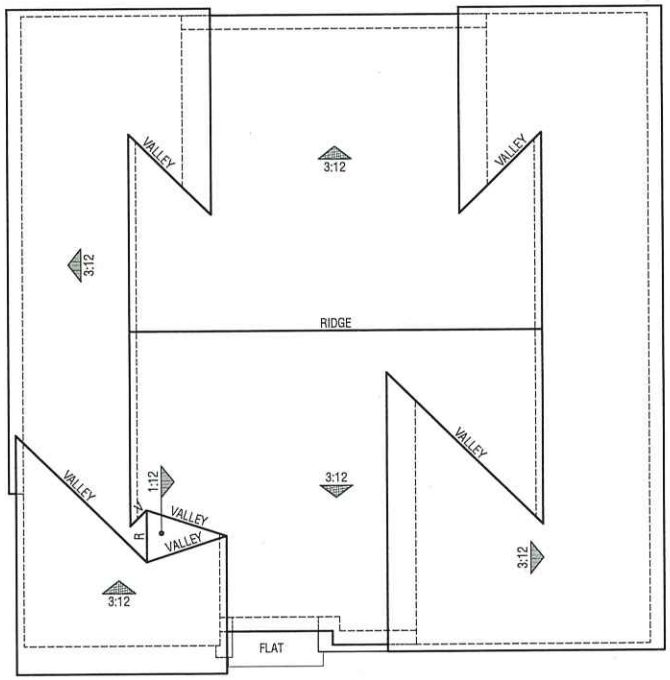


Elevation A



Elevation B

PLAN 6

Roof Plans

LACONIA DEVELOPMENT LLC

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CITY OF RICHMOND, CA

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Color Code: Blue

Number of Units: 24 Units Front on Brickyard Cove Road
38 Units within interior of SFR Project

Location of Units: Plan #6 homes will front on Brickyard Cove Road at the SFR Project's perimeter and on interior Greenway Corridors

Narrative Description of Units:

- Three Story
- 2,159 SF (1st floor - 428 SF; 2nd floor - 845 SF; 3rd floor - 886 SF)
- 4 Bdrm/3.5 Bath/Study
- 2-Car Side-by-Side Garage
- Building Footprint: approximately 22' x 42'
- Lot Dimensions: approximately 52' x 54'
- Home Orientation: Plan #6 homes will have the home's main entry and principal living areas (including the 2nd floor great room and the 3rd floor master bedroom) front on the Greenway Corridors, with alley-loaded rear garages
- Special Features:
  a. 2nd floor 8' x 13' covered Deck overlooking Greenway Corridor

Elevation A - Street
Color Scheme 5

Elevation B - Street
Color Scheme 1

DUET PLAN 6

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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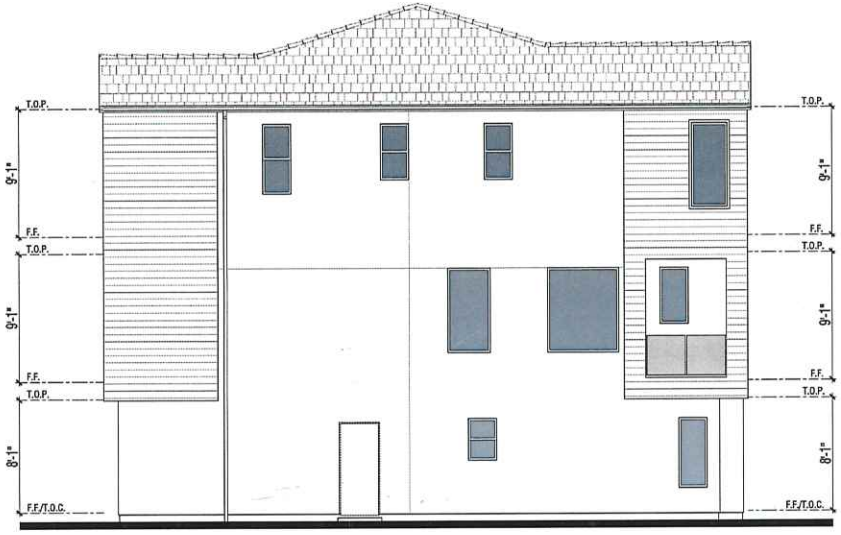
Right Elevation

Rear Elevation



Exterior Materials:

Elevation A *(Color Scheme 5)*

1. Roof: Composition Shingle
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Wood
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 6

Elevation A

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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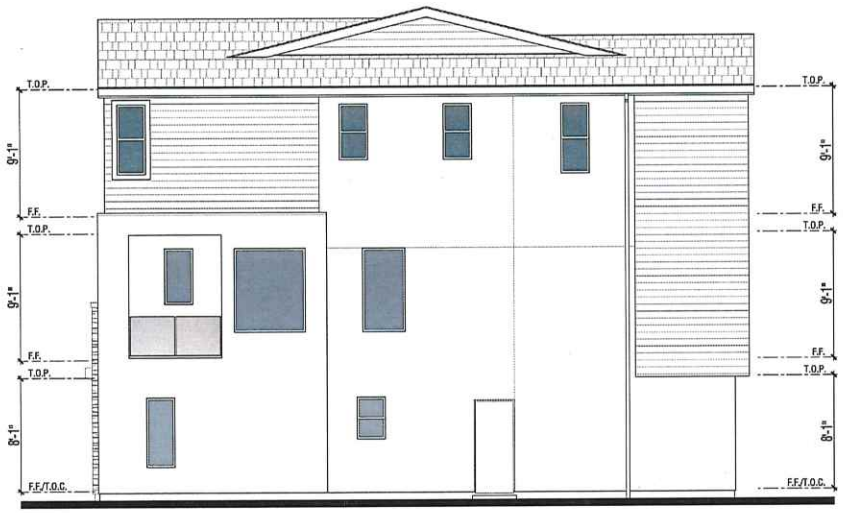

Right Elevation

Rear Elevation

Exterior Materials:

Elevation B *(Color Scheme 1)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass
8. Masonry: Manufactured Stone Veneer

PLAN 6

Elevation B

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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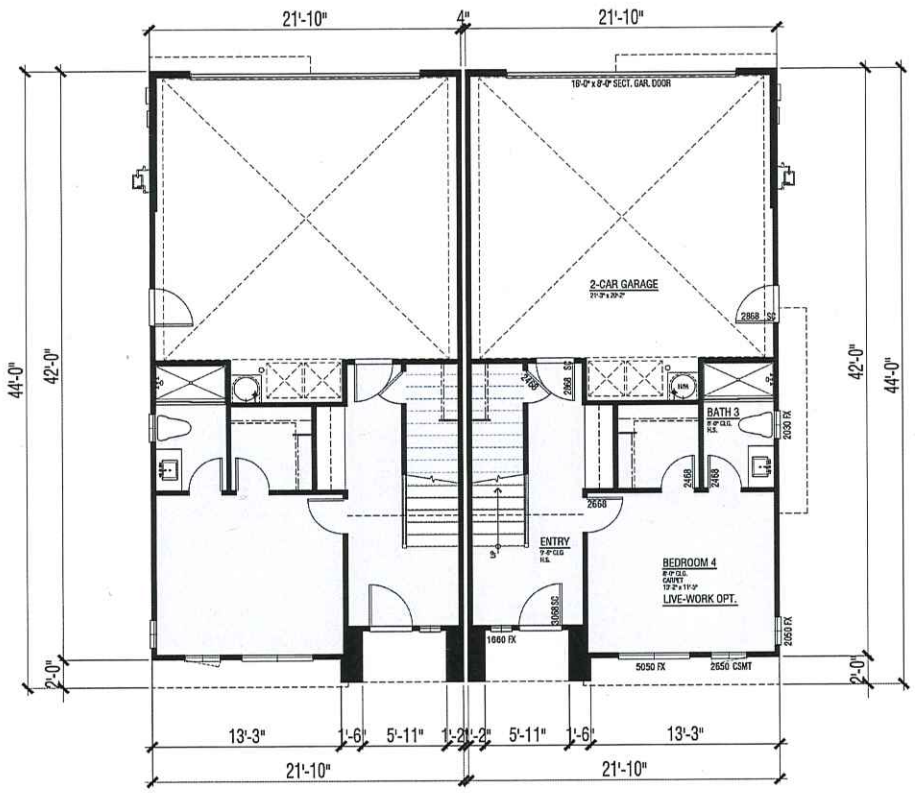
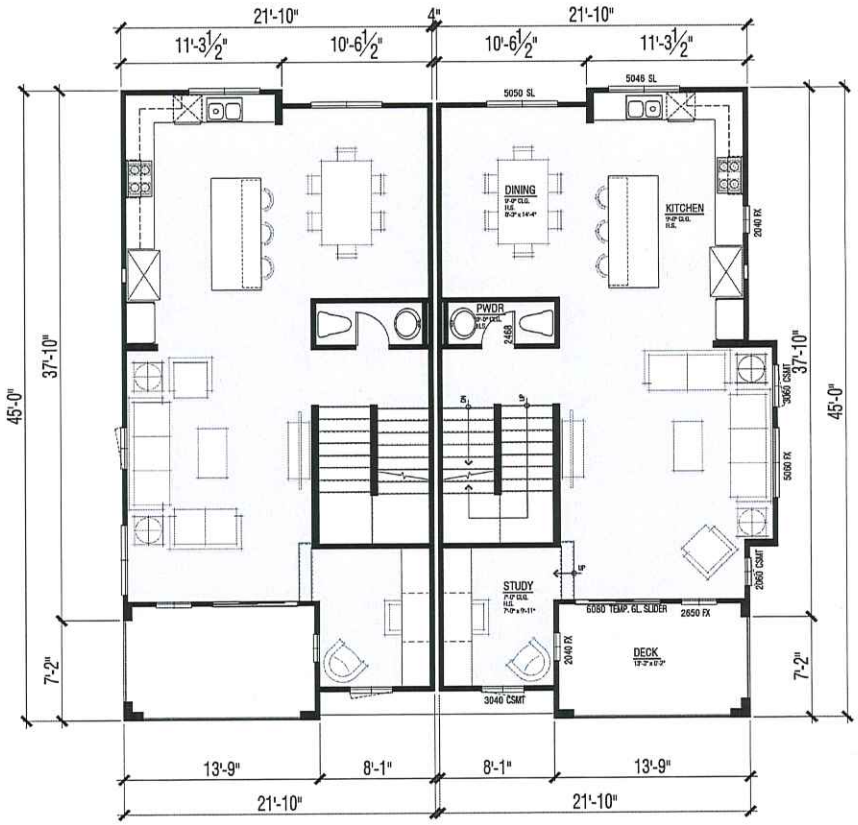


First Floor 428 S.F.



Second Floor 875 S.F.

DUET PLAN 6X

2,219 S.F.
4 Bdrm | 3.5 Bath | Study
2-Car Garage

Key Map

N.T.S.

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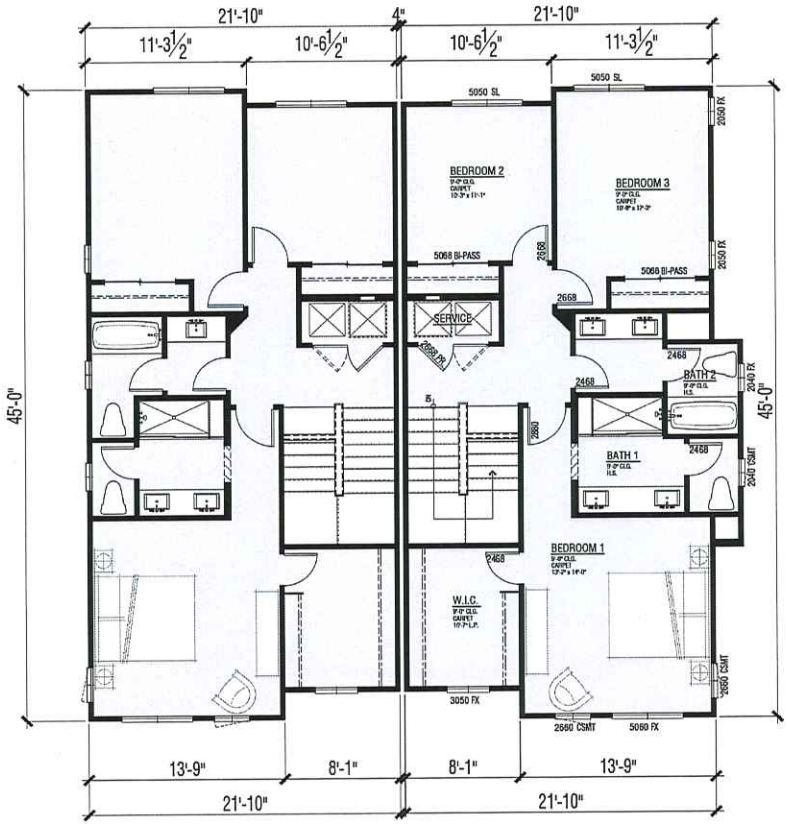

Third Floor 916 S.F.

DUET PLAN 6X

2,219 S.F.
4 Bdrm | 3.5 Bath | Study
2-Car Garage

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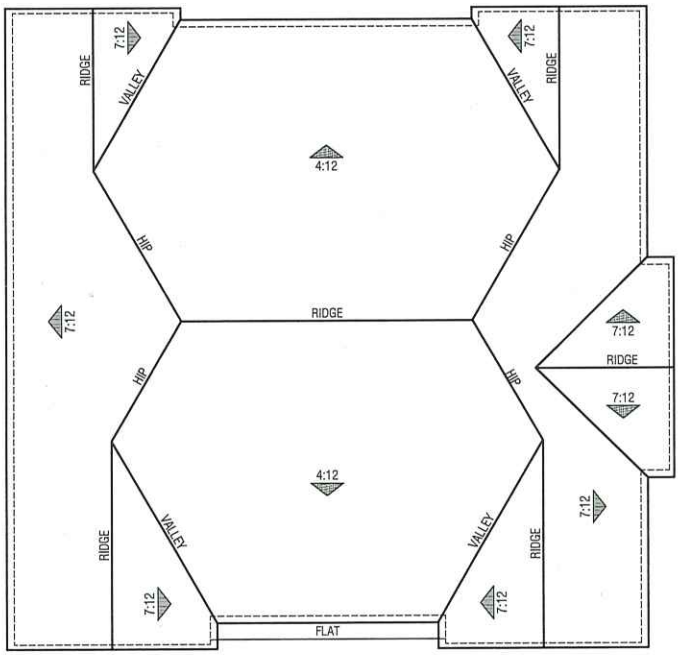
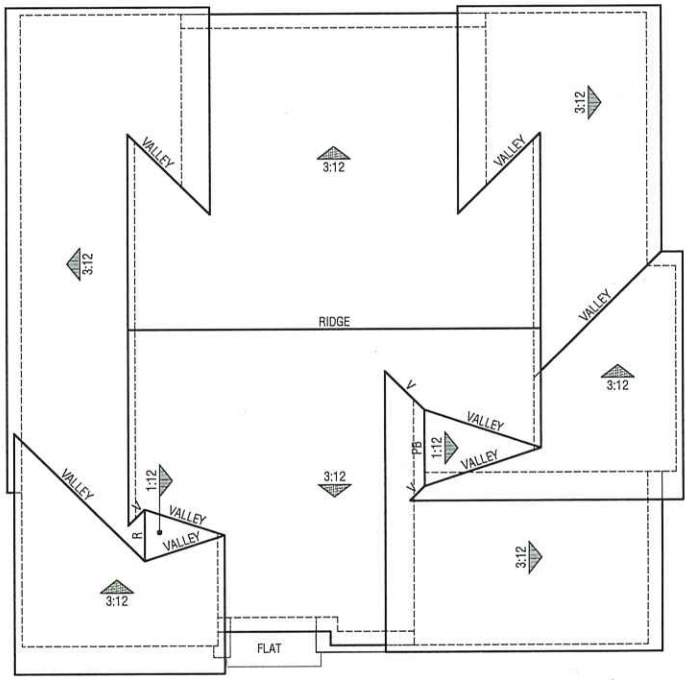


Elevation A



Elevation B

PLAN 6X

Roof Plans

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

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Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation A *(Color Scheme 5)*

1. Roof: Composition Shingle
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Wood
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass

PLAN 6X

Elevation A

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Note: Artist's conception; colors, materials and application may vary.

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Right Elevation

Rear Elevation

Left Elevation

Front Elevation

Exterior Materials:

Elevation B *(Color Scheme 1)*

1. Roof: Composition Shingles
2. Stucco
3. Siding: Fiber Cement
4. Windows: Insulated Vinyl
5. Railing: Glass
6. Garage Door: Metal Sectional Roll-Up
7. Entry Door: Fiberglass
8. Masonry: Manufactured Stone Veneer

PLAN 6X

Elevation B

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Note: Artist's conception; colors, materials and application may vary.

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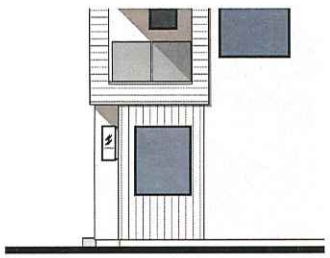
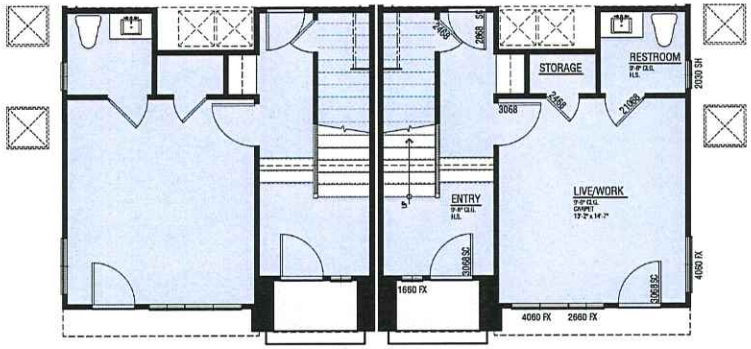
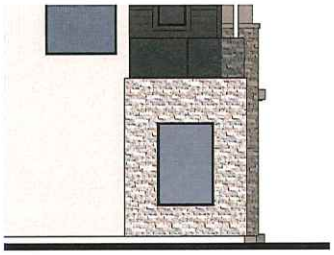


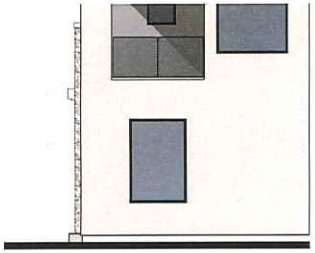
Elevation A - Side Elevation



Live/Work Floor Plan



Elevation B - Left Elevation



Elevation B - Right Elevation

Elevation A - Front Elevation

Color Scheme 5

Elevation B - Front Elevation

Color Scheme 1

DUET PLAN 6LW

Live/Work

Key Map

N.T.S.

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Note: Artist's conception; colors, materials and application may vary.

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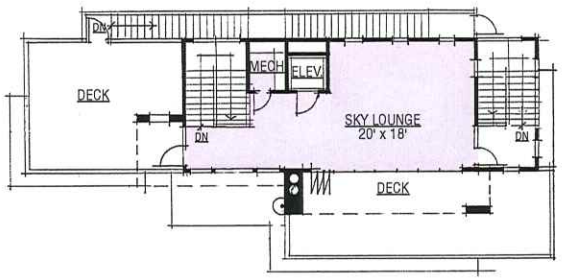
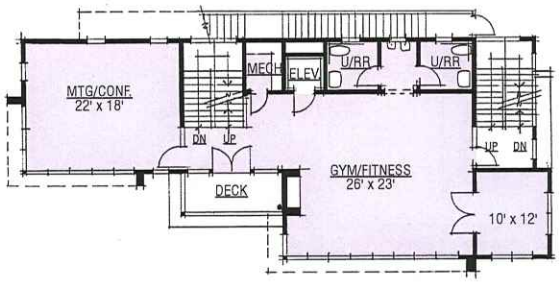
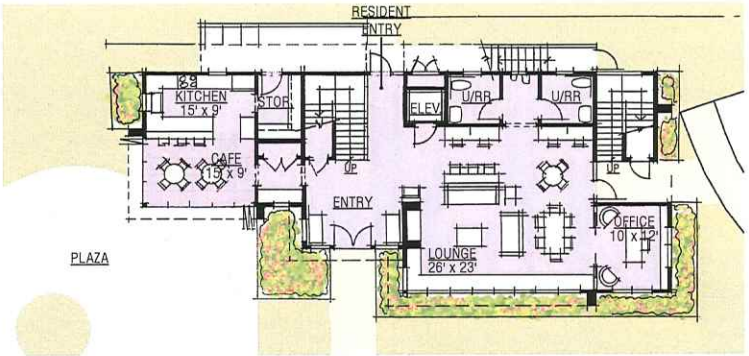


Third Floor
±591 S.F.



Second Floor
±1,683 S.F.



First Floor
±1,767 S.F.

COMMUNITY BUILDING

±4,040 S.F.

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Left Elevation

Front Elevation

Exterior Materials:

Community Building

1 Stucco
2 Horizontal Siding
3 Insulated Metal Windows

COMMUNITY BUILDING

LACONIA DEVELOPMENT LLC

Note: Artist's conception; colors, materials and application may vary.

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CITY OF RICHMOND, CA

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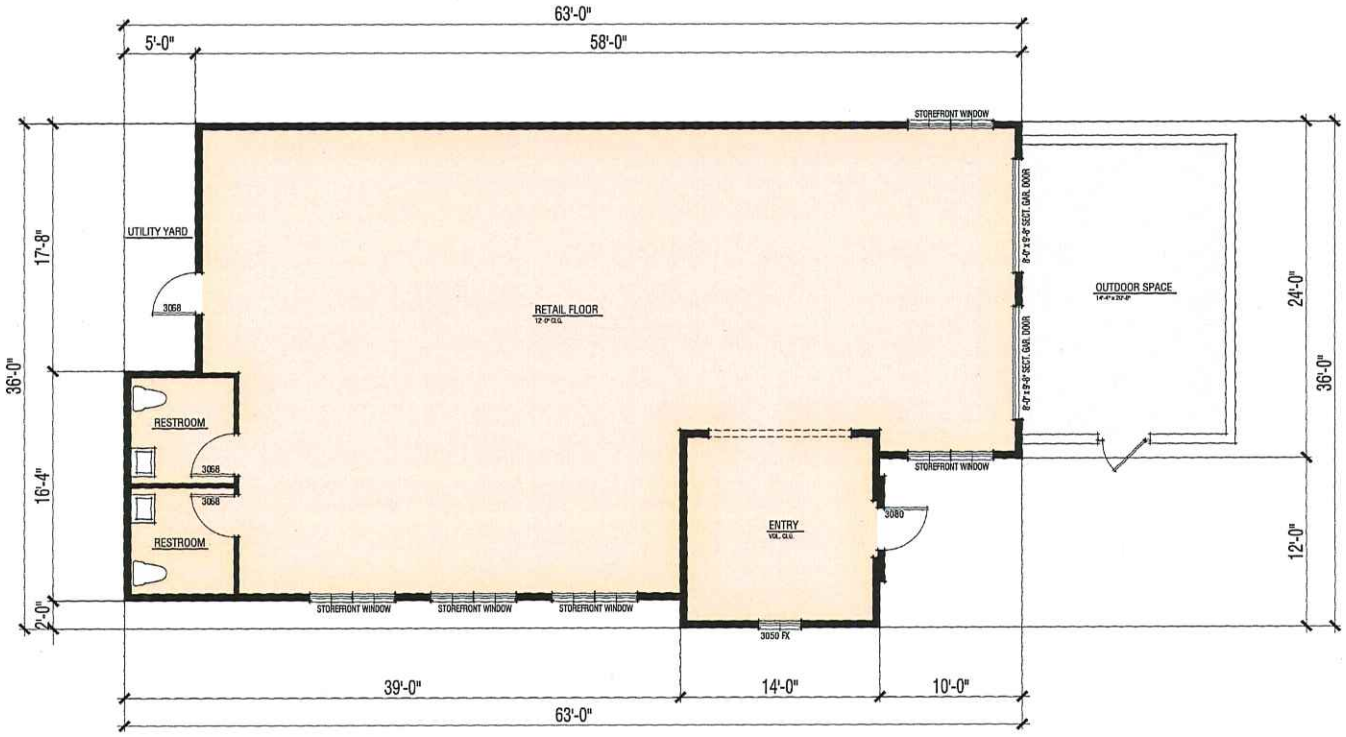

RETAIL

1,982 S.F.

N.T.S.

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LATITUDE

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A7.3

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Brickyard Cove Road Elevation

Dornan Drive Elevation

Exterior Materials:

Retail Building

1. Fiber Cement Shingle Siding
2. Fiber Cement Trim
3. Insulated Metal Windows
4. Manufactured Thin Brick
5. Metal Awnings
6. Metal Cupola

RETAIL

Elevations

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Note: Artist's conception; colors, materials and application may vary.

LATITUDE

CITY OF RICHMOND, CA

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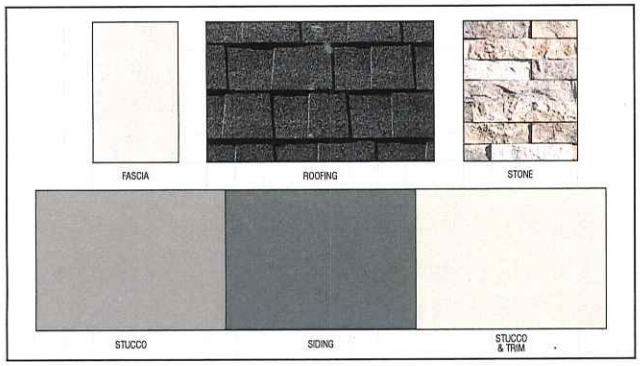
Color Scheme #1



Exterior Color & Materials

SCHEME 1 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	[1]Charcoal Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]Manufactured Stone *(dry stacked joints)*	Whitecap Ledgecut33	Eldorado
[2]Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	[1,4]SW 7670 Gray Shingle	Sherwin Williams
Siding Color *(applied to):* Lap Siding, Trim @ Lap Siding	[1,4]SW 6236 Grays Harbor	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Front Door, Garage Doors, Secondary Doors, [4]Stucco, Trim	[1,4]SW 7003 Toque White	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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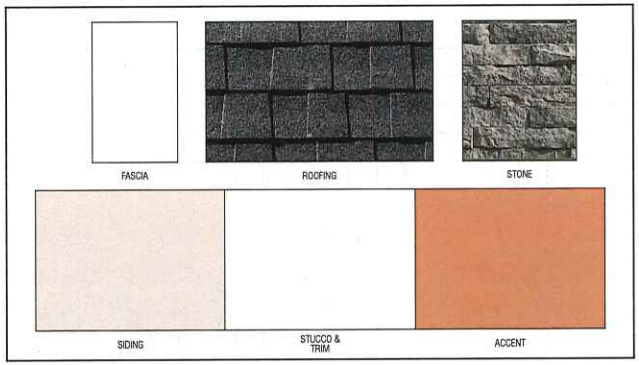
Color Scheme #2



Exterior Color & Materials

SCHEME 2 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]Manufactured Stone *(dry stacked joints)*	Sage Ledgecut33	Eldorado
[2]Manufactured Stone Cap	Grey Sky Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Body Color *(applied to):* Lap Siding, Garage Doors, Trim @ Lap Siding	[4]SW 9165 Gossamer Veil	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Secondary Doors, [4]Stucco, Trim	[4]SW 7757 High Reflective White	Sherwin Williams
[4]Accent Color *(applied to):* Front Door	SW 2854 Caribbean Coral	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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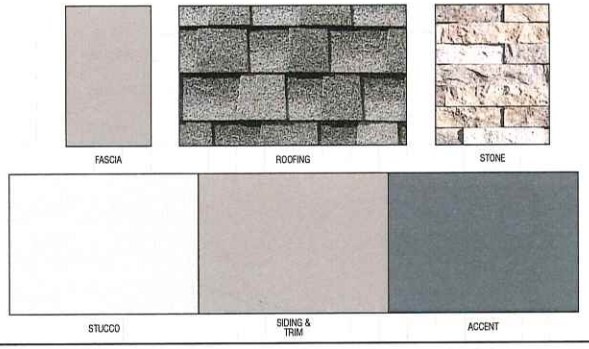
Color Scheme #3



Exterior Color & Materials

SCHEME 3 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Birchwood Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]Manufactured Stone *(dry stacked joints)*	Whitecap Ledgecut33	Eldorado
[2]Manufactured Stone Cap	White Cloud Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7005 Pure White	Sherwin Williams
[4]Body Color *(applied to):* Barge Boards, Eaves, Fascia, Garage Doors, Lap Siding, Secondary Doors, Trim	[4]SW 7650 Ellie Gray	Sherwin Williams
[4]Accent Color *(applied to):* Front Door	SW 9141 Waterloo	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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Exterior Color & Materials

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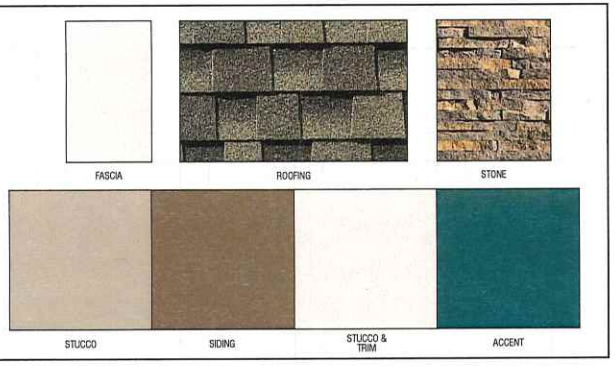
Color Scheme #4



Exterior Color & Materials

SCHEME 4 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Weathered Wood Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Iron Mill European Ledge	Eldorado
[2]**Manufactured Stone Cap**	Earth Chiseled Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	[4]SW 7633 Taupe Tone	Sherwin Williams
Siding Color *(applied to):* Lap Siding, Trim @ Lap Siding	SW 9090 Caraïbe	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Garage Doors, Secondary Doors, [4]Stucco, Trim	[4]SW 7101 Futon	Sherwin Williams
Accent Color *(applied to):* Front Door	[4]SW 6482 Cape Verde	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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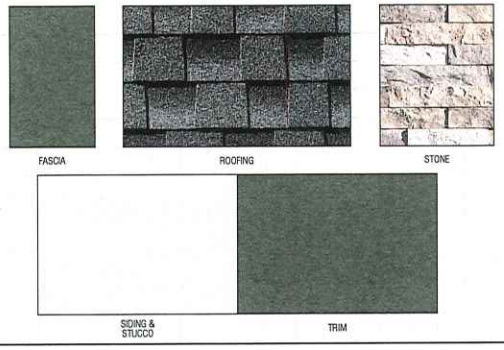
Color Scheme #5



Exterior Color & Materials

SCHEME 5 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Pewter Gray Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Whitecap Ledgecut33	Eldorado
[2]**Manufactured Stone Cap**	White Cloud Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Body Color *(applied to):* Lap Siding, [4]Stucco, Trim @ Lap Siding	[1]SW 7005 Pure White	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Front Door, Garage Doors, Secondary Doors, Trim	[1,4]SW 7674 Peppercorn	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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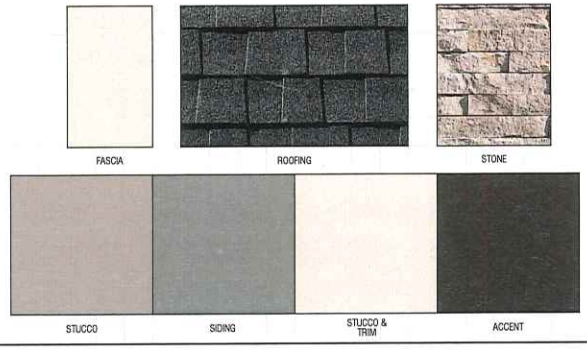
Color Scheme #6



Exterior Color & Materials

SCHEME 6 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Birch Ledgecut33	Eldorado
[2]**Manufactured Stone Cap**	Grey Sky Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	[1,4]SW 7642 Pavestone	Sherwin Williams
Siding Color *(applied to):* Lap Siding, Trim @ Lap Siding	[1,4]SW 6207 Retreat	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Garage Doors, [4]Stucco, Trim	[1,4]SW 7627 White Heron	Sherwin Williams
[4]**Accent Color** *(applied to):* Front Door, Secondary Doors	[1,4]SW 6991 Black Magic	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Exterior Color & Materials

LACONIA DEVELOPMENT LLC

LATITUDE

CITY OF RICHMOND, CA

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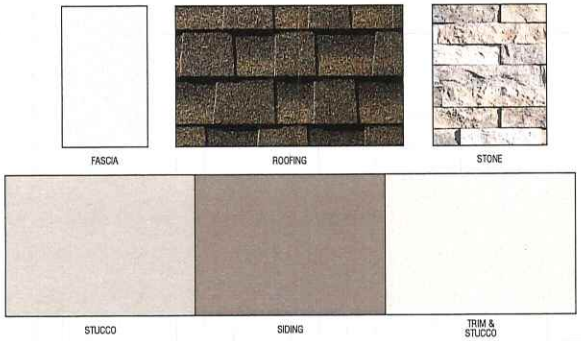
Color Scheme #7



Exterior Color & Materials

SCHEME 7 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Barkwood Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Whitecap Ledgecut33	Eldorado
[2]**Manufactured Stone Cap**	White Cloud Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	[4]SW 7641 Colonade Gray	Sherwin Williams
Siding Color *(applied to):* Front Door, Garage Doors, Lap Siding, Trim @ Lap Siding	[4]SW 7025 Backdrop	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Secondary Doors, [4]Stucco, Trim	[4]SW 7001 Marshmallow	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

NOTE: Notify WHA if any variation occurs between these schemes and the construction documents prior to purchase. Contact Corie Rath (925) 463-1700.

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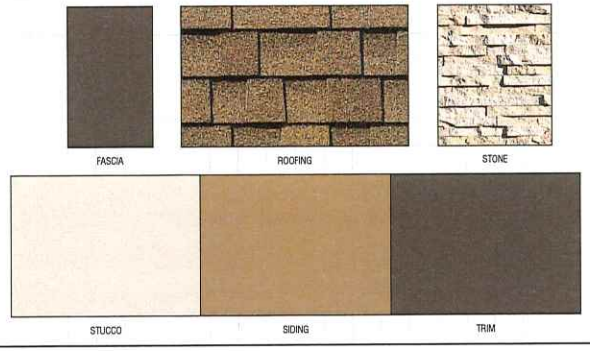
Color Scheme #8



Exterior Color & Materials

SCHEME 8 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Shakewood Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Linen European Ledge	Eldorado
[2]**Manufactured Stone Cap**	Coastal Sand Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	SW 7637 Oyster White	Sherwin Williams
Siding Color *(applied to):* Lap Siding, Trim @ Lap Siding	[4]SW 6109 Hopsack	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Front Door, Garage Doors, Secondary Doors, Trim	[4]SW 7510 Chateau Brown	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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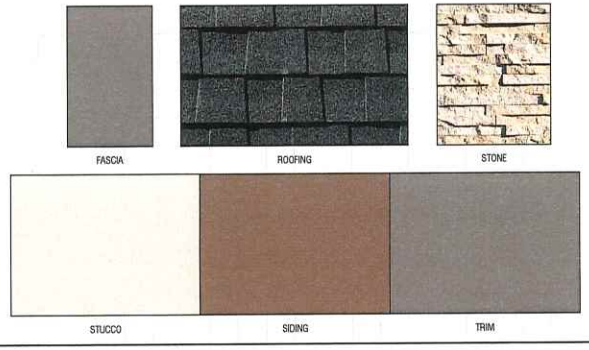
Color Scheme #9



Exterior Color & Materials

SCHEME 9 OF 9

ALL ELEVATIONS

Material	Color	Manufacturer
Roofing: Composition Shingles	Charcoal Timberline HDZ	GAF
Vinyl Windows *(factory finish)*	[3]Bronze	Milgard *(or similar)*
[2]**Manufactured Stone** *(dry stacked joints)*	Linen European Ledge	Eldorado
[2]**Manufactured Stone Cap**	Coastal Sand Split Edge Cap	Eldorado
Gutters & Downspouts *(factory finish)*	Match Adjacent Color	Sherwin Williams
Stucco Color	[1,4]SW 7012 Creamy	Sherwin Williams
Siding Color *(applied to):* Lap Siding, Trim @ Lap Siding	[4]SW 6047 Hot Cocoa	Sherwin Williams
Trim Color *(applied to):* Barge Boards, Eaves, Fascia, Front Door, Garage Doors, Secondary Doors, Trim	[1,4]SW 7019 Gauntlet Gray	Sherwin Williams
Garage Door Weatherstrip *(factory finish)*	Match Garage Door Color	TBD

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Exterior Color & Materials

LACONIA DEVELOPMENT LLC

LATITUDE

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