

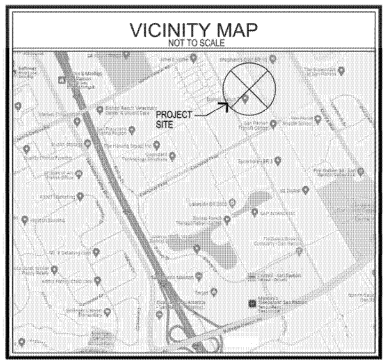
CITY OF SAN RAMON PLANNING SERVICES
Vicinity Location Map

San Ramon CALIFORNIA INCORPORATED - 1983	**PHD 2024-0005, DP 2024-0003, AR, 2024-0006, MJ 2024-0002, TRP 2024-0004, and ENVR 2024-0004** **BR 7-Bartlett Residential Development** **2527-2545 Camino Ramon** **(Assessor's Parcel Number: 213-133-078-5)**	N **(Not to Scale)**

ATTACHMENT 1







APPLICANT
SUNSET DEVELOPMENT
2600 CAMINO RAMON, SUITE 201
SAN RAMON, CA 94583
ATTN: STEPHANIE HILL
PH: (925) 866-0100

ARCHITECT
SDG ARCHITECTS, INC.
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BRENTWOOD, CA 94513
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SAN FRANCISCO, CA 94103
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CIVIL
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BARTLETT

ER Bishop Ranch

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COVER SHEET A00

CITY OF SAN RAMON, CA
3693-030 | 10-25-2024

BISHOP RANCH 7

Unit Count & Square Footages										
SFD	**Number of Units**	**Living SF**	**Subtotal Living SF**	**Garage SF**	**Subtotal Garage SF**	**Porch SF**	**Subtotal Porch SF**	**Deck SF**	**Subtotal Deck**	**Description**
1	24	2,003	48,072	573	13,752	81	1,944	0	0	3 Bed, 2.5 Bath, 2-Car Garage
2	24	2,221	53,304	470	11,280	65	1,560	0	0	4 Bed, 2.5 Bath, 2-Car Garage
3	24	2,400	57,600	469	11,256	72	1,728	0	0	4 Bed, 3 Bath, 2-Car Garage
Total SFD	**72**		**158,976**		**36,288**		**5,232**		**0**	

Townhome	**Number of Units**	**Living SF**	**Subtotal Living SF**	**Garage SF**	**Subtotal Garage SF**	**Porch SF (varies per building)**	**Subtotal Porch SF**	**Deck SF (varies per building)**	**Subtotal Deck**	**Description**
1	32	1,835	58,720	513	16,416	68	2,176	64	2,048	3 Bed, 3 Bath, 2-Car Garage
2	50	1,969	98,450	520	26,000	14	700	63	3,150	4 Bed, 3.5 Bath, 2-Car Garage
3	36	2,184	78,624	485	17,460	75	2,700	50	1,800	4 Bed, 3.5 Bath, 2-Car Garage
Total TH	**118**		**235,794**		**59,876**		**5,576**		**6,998**	

Total UNITS	**190**		**394,770**

Building Square Footages									
Building	**Number of Bldgs**	**Living SF**	**Subtotal Living SF**	**Garage SF**	**Subtotal Garage SF**	**Porch SF**	**Subtotal Porch SF**	**Deck SF**	**Subtotal Deck SF**
4 Unit Bldg 3-2-1-2	**12**	7,957	95,484	2,038	24,456	282	3,384	331	3,972
4 Unit Bldg ALT 3-2-1-2	**2**	7,957	15,914	2,038	4,076	184	368	239	478
5 Unit Bldg 3-2-1-2-3	**2**	10,141	20,282	2,523	5,046	343	686	380	760
5 Unit Bldg 3-2-1-2-3	**2**	10,141	20,282	2,523	5,046	245	490	288	576
6 Unit Bldg 3-2-1-1-2-3	**7**	11,976	83,832	3,036	21,252	411	2,877	445	3,115
Total	**25**	**48,172**	**235,794**		**59,876**		**7,805**		**8,901**

PROJECT DATA TABLE

ADDRESS:	2527-2545 CAMINO RAMON, SAN RAMON, CA 94583
APN:	213-133-078-5
GENERAL PLAN:	MIXED USE DOWNTOWN NORTH
ZONING:	DOWNTOWN MIXED USE (DMU-N)
SITE AREA (GROSS):	12.64 ACRES
SITE AREA (NET):	8.32 ACRES
ALLOWABLE DENSITY (MIN):	20 DU/AC
PROPOSED DENSITY:	22.8 DU/AC
REQUIRED FAR (SITE WIDE):	1.25 - 2.75
BUILDING CODE:	2022 C.B.C.
OCCUPANCY:	R3 / U
CONSTRUCTION:	TYPE VB
FIRE SPRINKLERS:	INCLUDED PER C.B.C. 903.2

DEVELOPMENT STANDARDS

SETBACKS:	STANDARD	PROPOSED
FRONT	10'	BLDG.: 13' / PORCH: 11'
REAR	*	BLDG.: 36' / PORCH: 34'
RIGHT SIDE	*	BLDG.: 10' / PORCH: 10'
LEFT SIDE	*	BLDG.: 15' / PORCH: 15'
*DETERMINED THROUGH REVIEW		
HEIGHT:	85'	45' MAX
FAR (MIN):	1.25	.72 (396,080 / 550,598)

PARKING STANDARDS

PARKING STANDARDS (PER SRMC D3-28)
REQUIRED SPACES

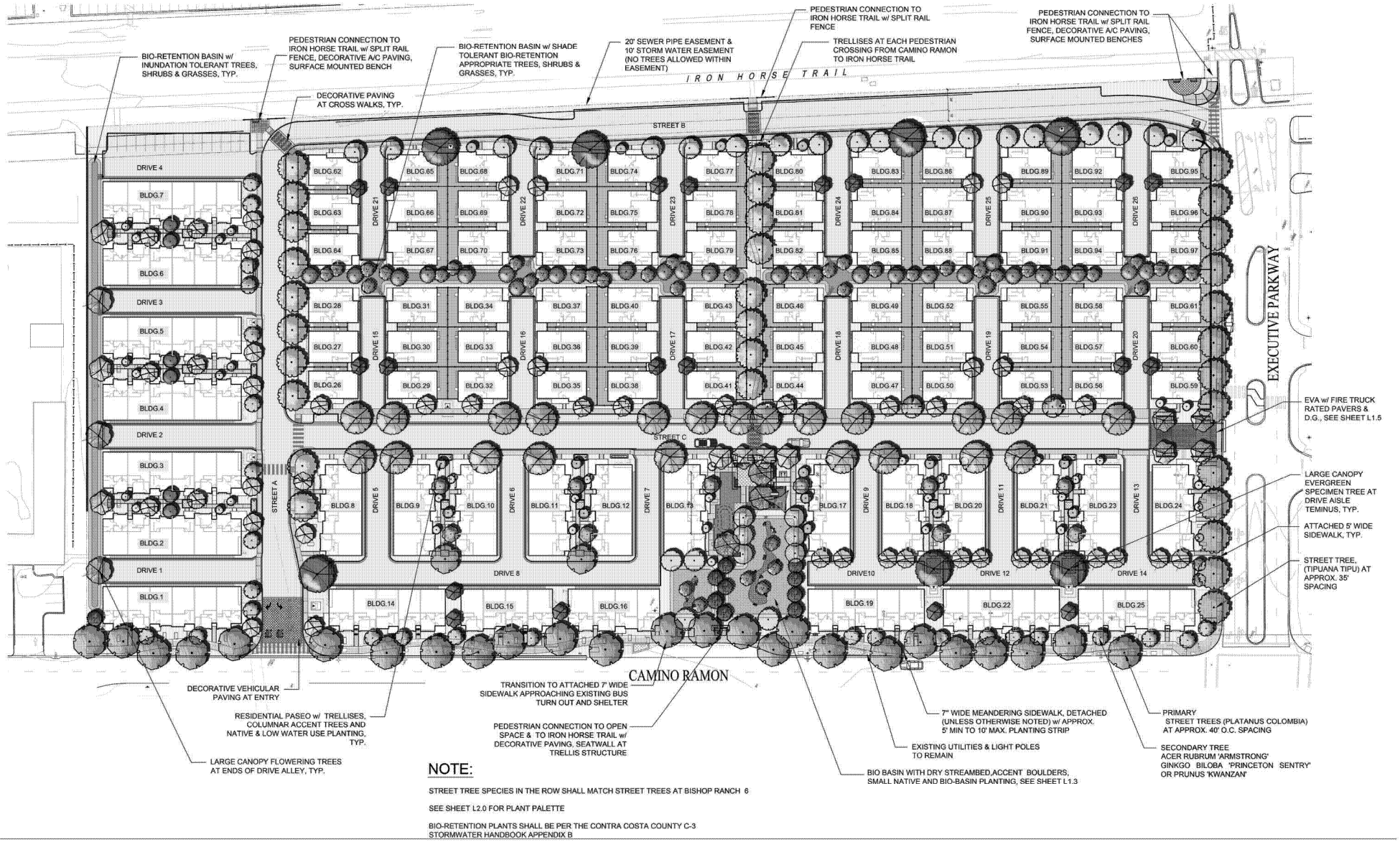
MULTI-FAMILY		
2 SPACES PER UNIT:	118 UNITS	236 SPACES
1 SPACE PER 4 BEDROOM+ UNIT:	86 UNITS	86 SPACES
1 GUEST SPACE PER 4 UNIT:	118 UNITS	30 SPACES
TOTAL MULTI-FAMILY:		352 SPACES
SINGLE FAMILY		
2 SPACES PER UNIT:	72 UNITS	144 SPACES
TOTAL REQUIRED SPACES:		496 SPACES

PARKING STANDARDS (PER SDBL 65915 (p) (1))
REQUIRED SPACES

2 - 3 BEDROOM UNIT		
1.5 SPACES PER UNIT:	56 UNITS	84 SPACES
4+ BEDROOM UNIT		
2.5 SPACES PER UNIT:	134 UNITS	335 SPACES
GUEST SPACES		
INCLUDED:		0 SPACES
TOTAL REQUIRED SPACES:		419 SPACES

PROVIDED SPACES

MULTI-FAMILY		
2 GARAGE SPACES PER UNIT:	118 UNITS	236 SPACES
GUEST SPACES:		56 SPACES
TOTAL MULTI-FAMILY:		292SPACES
SINGLE FAMILY		
2 GARAGE SPACES PER UNIT:	72 UNITS	144 SPACES
TOTAL PROVIDED SPACES:		436 SPACES



NOTE:

STREET TREE SPECIES IN THE ROW SHALL MATCH STREET TREES AT BISHOP RANCH 6

SEE SHEET L2.0 FOR PLANT PALETTE

BIO-RETENTION PLANTS SHALL BE PER THE CONTRA COSTA COUNTY C-3 STORMWATER HANDBOOK APPENDIX B

BARTLETT

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LANDSCAPE
CONCEPTUAL SITE PLAN

L1.1

0 20 40 80 120
SCALE 1"=40'

CITY OF SAN RAMON, CA
3693-030 | 10-25-2024



PERSPECTIVE VIEW - STREET FRONTAGE

A01.1

BARTLETT | BR Bishop Ranch

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