



Mar Gosiengfiao, Chair
Nathan Conrad, Vice Chair
David Gates, Board Member

Architectural Review Board Agenda

San Ramon City Hall
Training Room, First Floor
7000 Bollinger Canyon Road

September 10, 2026
2:00 PM
Regular Meeting

Agenda Questions: Contact Planning Services at (925) 973-2560

1. Call To Order/Roll Call

2. Public Comment

Members of the public are welcome to address the Board during Public Comment on any item not on this agenda that is within the Board's authority. Please direct all comments to the Board, not to City staff or the public. Each speaker will have up to 3 minutes to speak. Speaking time may not be transferred to another person. State law does not allow the Board to take action on items that are not listed on the agenda.

3. Board Business

3.1 Approval of Meeting Minutes from the following meetings:

Architectural Review Board Regular Meeting – August 14, 2025

Architectural Review Board Special Meeting – April 9, 2026

3.2 100 Henry Ln. Senate Bill 9 (SB 9) Two-Unit Development Project (AR 2026-0004)

Recommendation: Staff recommends that the Architectural Review Board review and discuss the proposed project, and provide direction to the applicant and staff for final architectural approval.

Staff Report by Lucas Haase, Assistant Planner

4. Adjournment

This agenda is posted in accordance with Government Code Section 54954.2(a). For disability related accommodations, please contact the City Clerk's Office at least 48 hours in advance of the meeting at 925-973-2539, or cityclerk@sanramon.ca.gov.

Public Comment

Members of the public may provide comments in person during the meeting. If you wish to speak, please complete a request to speak card available in the back of the meeting room and submit it to staff before the public comment period begins.

Written comments may be submitted by email to cityclerk@sanramon.ca.gov, indicating “Public Comment” and the corresponding “Agenda Item #” in the subject line. Written comments received up to two hours before the meeting will be provided to the Board and posted online in advance of the meeting at <https://sanramonca.portal.civicclerk.com> under the meeting date. Comments received after the cutoff will be provided to the Board the following day and posted online as noted above. Written comments will not be read aloud.

Attendee Conduct

There will be zero tolerance for any person addressing the Board making profane, offensive and disruptive remarks, or engaging in loud, boisterous, or other disorderly conduct, that disrupts the orderly conduct of the public meeting. Specifically, it is important for all speakers to adhere to the following guidelines for participation in this meeting:

- a. No profanity or obscenity
- b. Refrain from personal threats or attacks.
- c. Refrain from hateful epithets and demeaning language based on any person’s race, religion, sexual orientation, ethnicity, gender, or disability.
- d. Respect all people that are present.

At the discretion of the Board Chair, a speaker may forfeit speaking time for any of the following reasons:

- a. Exceeding the allotted time to speak;
- b. Yelling, screaming, or other behavior that renders this Board unable to continue the meeting;
- c. Excessive profanity or slander;
- d. Specific threats or “fighting words” that incite violence; or
- e. Speech that is outside the subject matter jurisdiction of the Board or the specific agenda item in which you are speaking.

While the City of San Ramon upholds the First Amendment rights of all participants, we do not accept or endorse offensive or hateful comments made during our meetings. We celebrate the diversity of our community and strive to maintain a welcoming and inclusive environment for all.



CITY OF SAN RAMON
ARCHITECTURAL REVIEW BOARD
August 14, 2025
Draft Meeting Minutes

1. CALL TO ORDER

The meeting was called to order by Chair Gosiengfiao at 2:00p.m.

2. ROLL CALL

Present:

*Board Member David Gates
Vice Chair Nathan Conrad
Chair Mar Gosiengfiao*

3. PUBLIC COMMENTS

There were no public comments.

4. ADDITIONS AND REVISIONS

5. CONSENT ITEMS

5.1 Action Minutes from the May 8, 2025 Regular Meeting

5.2 Action Minutes from the June 5, 2025 Special Meeting

*Board Member Gates moved to approve both regular and special meeting minutes, and
was seconded by Chair Gosiengfiao, (3-0-0)*

6. CONTINUED ITEMS

7. CONCEPTUAL ITEMS

8. PRELIMINARY REVIEW ITEMS

9. FINAL REVIEW ITEMS

9.1 **2551 San Ramon Valley Blvd. Master Sign Program Amendment**
Staff Report by: Analisa Mirzad, Associate Planner

Analisa Mirzad, Associate Planner, introduced the item.

The Board asked the Applicant clarifying questions.

In summary, the Board provided the following comments:

- 1. Integrate the corner monument sign with the fountain, ideally with a horizontal shape*
- 2. Soften the color scheme/ replace the snow white with a warmer color such as gray*
- 3. Add a concrete base to provide separation between the sign and the landscaping*
- 4. Create a color contrast between the tenant panels and the L shape frame*
- 5. Edges of the signage should be a darker color, shade of green*
- 6. Consider an east-west orientation at the corner, or a 45-degree alternative to the signage. The Board recommended a horizontal rather than vertical sign to complement the architecture.*

Chair Gosiengfiao moved to approve the 2551 San Ramon Valley Blvd. Master Sign Program Amendment to final architectural review, and seconded by Board Member Gates, (3-0-0).

9.2 Twin Pine Center Master Sign Program Amendment

Staff Report by: Analisa Mirzad, Associate Planner

Mrs. Mirzad introduced the item.

In summary, the Board provided the following comments:

- 1. Elevate the monument sign with a 6" concrete or galvanized metal encapsulated base and add low plantings at the base*
- 2. Reduce the height of the aluminum base to allow for an increase in height of the pine tree feature*
- 3. Replace the snowball white with a less stark color such as muted white or light gray*

Chair Gosiengfiao moved to approve the Twin Pine Center Master Sign Program Amendment for final architectural review, and seconded by Vice Chair Conrad, (3-0-0).

9.3 Canopy (Bishop Ranch 8) Residential Development

Staff Report by: Analisa Mirzad, Associate Planner

Mrs. Mirzad introduced the item.

The Applicant provided a presentation on the project site.

In Summary the Board provided the following comments:

Sitewide:

- 1. Take advantage of and expand usability of stormwater treatment areas, in particular at the corner of Executive Parkway and Street A, to enhance pedestrian*

movement

2. *Create gateways/enhance points of entry and hierarchy of sidewalks; find opportunities to break the monotony*
3. *Widen corners to for variation and usability; enhance the pedestrian experience with nodes*
4. *Widen the green area along Bishop Drive to create more usable pedestrian space*
5. *Find ways to create a gateway entry point into the subdivision and so both pedestrians and bicycles can negotiate the sidewalk at the same time*
6. *Use special pavement to enhance crossing between alleys and the multi-family building*
7. *Consider replacing the “Colombia” with the “Exclamation” variety for the Sycamore Platanus*

Eden multi-family:

8. *Shift the entrance farther north along A Street, closer to the southern corner.*
9. *Take vertical elements at corners to the ground, specifically on the South and West elevations; consider bringing the color down to the ground floor*
10. *Add variation to the roofline, by emphasizing or raising portions of the flat roof at the corners for roof height separation*
11. *Apply creative building identification signage and position it closer to pedestrian height along Executive Parkway.*
12. *Consider sun and wind patterns when planning tree plantings and shade/umbrella placements in podium*
13. *Incorporate a canopy/trellis on the podium level and take advantage of the views on the west side of the building*
14. *All the pathways are the same width; instead, create a hierarchy of space such as wider paths or concrete areas to break up long, linear pathway*
15. *Emphasize the connection of indoor-outdoor spaces*
16. *Explore space for outdoor fitness amenities like yoga/pilates*
17. *Address the circulation of electrical bikes/scooters coming to site, that will require additional sidewalk space*
18. *Provide dog/pet relief areas*

Single-family:

19. *Incorporate masonry like sandstone or stacked brick; pick some elevations to incorporate and cut down on plaster*
20. *Consider the break between stucco and windowsill lines, pull the stucco down and add framing beneath the windows as the scale feels off*
21. *In regard to Village 3, take advantage of space at the end of alleyways to create more usable space and an entry to the ADU*
22. *Provide a longer driveway for Plan 2 of Village 3, consider conflicts with door*

opening with garage overhang.

Chair Gosiengfiao moved to recommend approval and provide comments on the Canopy (Bishop Ranch 8) Residential Development, Member Gates seconded (3-0-0).

9.4 Annabel Residential Development (Bishop Ranch 12)

Staff Report by: Lucas Haase, Assistant Planner

Lucas Haase, Assistant Planner, introduced the item.

The Applicant provided a presentation on the project site.

In Summary the Board provided the following comments:

- 1. Find opportunities to enhance the pedestrian experience where possible*
- 2. Convert C3 areas into more usable spaces and incorporate hardscape in these areas to enhance usability*
- 3. Enhance green areas with mindful plant palette decisions*
- 4. Incorporate special paving at entrance and crosswalks to enhance pedestrian safety*
- 5. Utilize redwoods along the 680 perimeter to buffer noise*
- 6. Concern with deep narrow decks facing alleyways; move family room back 4 feet to allow more deck space or incorporate a roof deck*
- 7. Keep white framing to a thin profile and align joints on the window frames*
- 8. Extend some of the windowsills down to break the monotony*
- 9. Incorporate alternative garage door options to differentiate units*
- 10. Incorporate a metal roof to provide variety in the building design*
- 11. Apply alternative balcony railing treatments like punch-metal paneling*

Chair Gosiengfiao moved to recommend approval and provide comments on the Annabel Residential Development (Bishop Ranch 12), Vice Chair Conrad seconded, (3-0-0).

10. STAFF ITEMS

No staff items

Gary Alpert provided updates on the Planning Commission meetings.

11. ADJOURNMENT

The meeting was adjourned at 5:01p.m.

**Draft Minutes
of the
City of San Ramon
Architectural Review Board
April 9, 2026
Special Meeting**

1. Call to Order/Roll Call

Chair Gosiengfiao called the meeting to order at 1:04pm.

Present:

Board Member David Gates

Vice Chair Nathan Conrad

Chair Mar Gosiengfiao

2. Public Comment

Chair Gosiengfiao opened Public Comment at 1:04pm.

Susie Ferris-Inderkum spoke on the item.

Chair Gosiengfiao closed Public Comment at 1:05pm.

3. Board Business

3.1. Election of Board Chair

Board Member Gates moved to elect Board Member Gosiengfiao as Chair, and was seconded by Board Member Conrad, (3-0-0).

3.2. Election of Board Vice Chair

Board Member Gates moved to elect Board Member Conrad as Vice Chair, and was seconded by Chair Gosiengfiao, (3-0-0).

3.3. Plan Review: Orchards Affordable Apartments (DP 2025-0004; AR 2025-0011; ENVR 2026-001)

The Board asked staff clarifying questions.

The Applicant provided a presentation on the item.

The Board asked the Applicant clarifying questions.

The Board provided feedback on the overall Project.

Chair Gosiengfiao opened Public Comment at 1:33pm.

Written public comment was received from Brian Swanson.

Brian Swanson spoke on the item.

Chair Gosiengfiao closed Public Comment at 1:37pm.

In Summary, the Board provided the following comments:

Site Plan:

- Widen the 5-foot sidewalk to address site connectivity given the anticipated project demographics that will include families, and the proximity to adjacent buildings that will be higher density.
- Adjust the building orientation to add visibility into the courtyard play area. By adjusting the orientation, this will also increase visibility to the perimeter greenway and open up the line of site from Chevron Drive to the greenway to the east.
- Enhance and emphasize the connection from the public right-of-way to the perimeter greenway.
- Add pathways that link to the Master Plan areas to improve site connectivity such as creating an access point to the north of the project that will be separate from the busier south connection.
- Enhance the pathway to the perimeter greenway by adding lighting and special pavement that accentuates the landscape treatments.

Architecture and Landscape:

- Activate the building entry areas by increasing the setback and/or adding an overhang along the eastern building frontage to create an activate front porch setting.
- Add more glazing adjacent to the roadway to increase visibility of the courtyard from the street.
- Incorporate glass treatments on the ground floor to provide visual relief along the eastern frontage.
- Add pet relief stations and gathering nodes.
- Create a sense of place adjacent to the courtyard entrance by adding seating and a bulletin for community notices.
- Find opportunities for pocket parks with benches and additional shading.
- Address circulation considerations; daycare impacts on residential use

- While the Board appreciated the colors and materials, the building reads more as an office building. Incorporate partial balconies, etc. to add a residential feel and to activate the eastern edge of the building.
- Consider possibility of incorporating the modern farmhouse details in the residential neighborhood to the south which will be distinctly different from the architecture of this project.
- Screen rooftop mechanical equipment, considering the visual impacts to adjacent buildings that will be taller.

Chair Gosiengfiao moved to approve the item, and was seconded by Board Member Gates, (3-0-0).

Cindy Yee provided updates on future meetings.

Gary Alpert provided updates on the Planning Commission and City Council meetings.

4. Adjournment

The meeting was adjourned at 2:38 PM



Architectural Review Board Staff Report Item No. 3.2.

Date: September 10, 2026

To: Architectural Review Board

From: Lauren Barr, Community Development Director
Lucas Haase, Assistant Planner

Subject: 100 Henry Ln. Senate Bill 9 (SB 9) Two-Unit Development Project (AR 2026-0004)

Applicant / Property Owner:

Applicant:

Ekundayo Sowunmi
333 Hegenberger Road, Suite 206
Oakland, CA 94621

Property Owner:

Rohit Pathak
100 Henry Ln.
San Ramon, CA 94583

Site Information:

Location:

100 Henry Ln. (APN: 211-020-027) – See Vicinity Map, Attachment 1.

General Plan Designation:

Low Medium Density Residential

Westside Specific Plan (WSP) Designation:

Single-Family Residential (up to 4.4 du/net acre)

Site Description:

The subject property is approximately 1.24 acres in size. The subject property is accessed via an existing private roadway (Henry Ln.) from Winding Creek Way and is surrounded by residential homes to the east, south, and west, and open space to north.

Background:

On October 31, 2024, the San Ramon Zoning Administrator adopted ZA Order No. 27-24, approving an Urban Lot Split Minor Subdivision Application (MS 2024-0001) for the subdivision of a 3.09-acre property located at 100 Henry Ln. into two (2) new parcels, thus creating the 1.24-acre subject parcel. The application was approved as an Urban Lot Split Subdivision under Senate Bill 9 (SB 9) in conformance with the California Map Act as established by California Government Code Sections 65852.21 and 66411.7.

On June 10, 2026, the Applicant submitted an Architectural Review application (AR 2026-0004) to construct two (2) single-family homes on Parcel B consistent with the applicants desires under the Urban Lot Split application. On July 10, 2026, Planning Services Staff deemed the application incomplete and requested additional materials. On July 28, 2026, the Applicant resubmitted revised application materials, and the application was deemed complete on August 13, 2026.

Project Description and Analysis:

The proposed project consists of the development of two (2) new detached two-story single-family residences on an existing 1.24-acre subject property created through the conditionally approved Urban Lot Split Minor Subdivision application. The existing single-family residence located at 100 Henry Ln. will remain, while the 1.24-acre subject property will contain an approx. 5,448 sq. ft. (5 Bedroom, 5.5 Bathroom) single-family detached home and an approx. 5,831 sq. ft. (5 Bedroom, 6 Bathroom) single-family detached home. (Figure 1 and Table 1)

Figure 1: Overall Site Plan

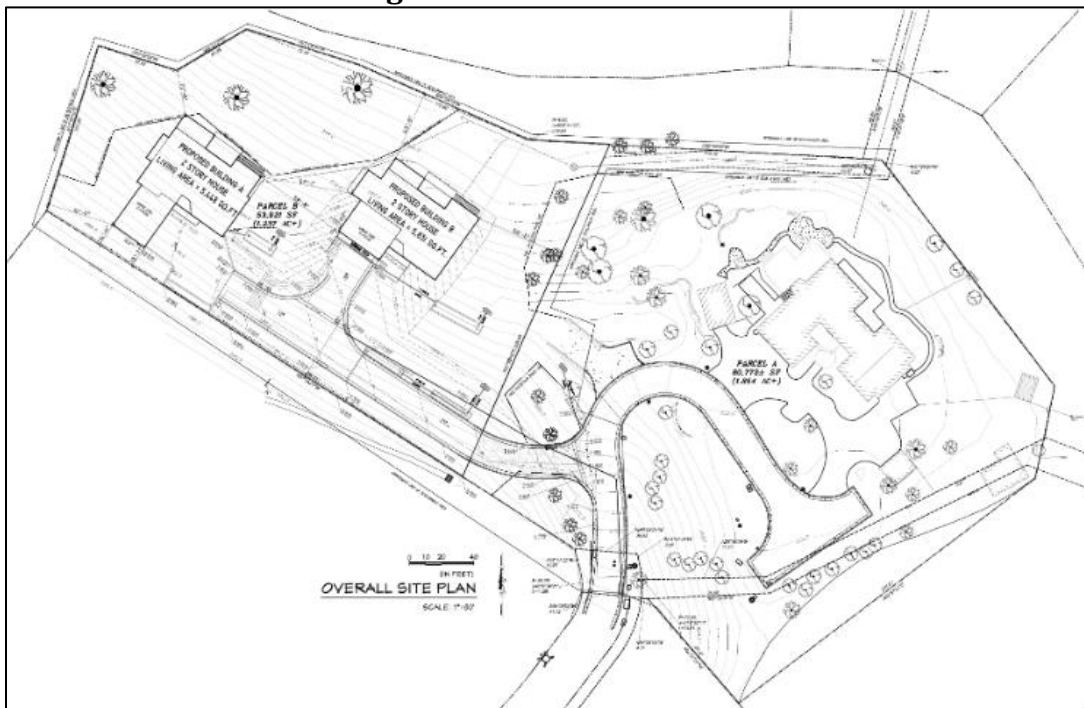


Table 1: Proposed Single Family Home Floor Areas

ITEM	BUILDING A	BUILDING B
Street Level Floor		
Living Area	2,546 sq. ft.	2,444 sq. ft.
Garage	765 sq. ft.	729 sq. ft.
Porch	127 sq. ft.	127 sq. ft.
Deck	421 sq. ft.	344 sq. ft.
Lower Floor		
Living Area	2,902 sq. ft.	3,387 sq. ft.
Deck	258 sq. ft.	278 sq. ft.
Total Living Area	5,448 sq. ft.	5,831 sq. ft.

Land Use and Development Standards:

The subject property has a San Ramon General Plan designation of Low Medium Density Residential. The subject property is also designated Single Family Residential within the Westside Specific Plan (WSP) Additionally, given the subject property was approved as an Urban Lot Split Minor Subdivision, the proposed project is subject to the provisions of California Government Code Sections 65852.21 and 66411.7, as applicable, which establish various objective standards and do not permit the application of discretionary or subjective standards beyond those authorized by State law and applicable to the project. The following table (Table 2) includes the applicable objective development standards for the proposed Project.

Table 2: Development Standards Summary

Development Feature	Westside Specific Plan (WSP), Zoning Ordinance, SB 9 (if applicable)	Proposed Project
Setbacks	20-foot Front Setback – Zoning Ordinance *4 feet (side and rear) * - SB 9 Requirement	-Front: 55 ft. 5 in. -Side: 13 ft. 7 in. -Rear: 27 ft. 5 in.
Parking	*1 space per unit* - SB 9 Requirement	3-Car garages are proposed for both houses
Height	32 ft. as required by the Westside Specific Plan	32 ft. 10 in. as stated in Project Narrative
Lot Size	*Minimum 1,200 sq. ft.* - SB 9 Requirement	53,921 sq. ft.

SB 9 Standard

Building Architecture and Landscape:

The proposed project consists of two (2) two-story detached single-family residences with a modern architectural style. The residences are designed to respond to the site's sloping

topography and intend to minimize visual massing. The exterior materials consist primarily of smooth stucco and horizontal wood siding, creating a contemporary architectural character (Figure 2 and Figure 3).

Figure 2: Architectural Rendering (North Facing)

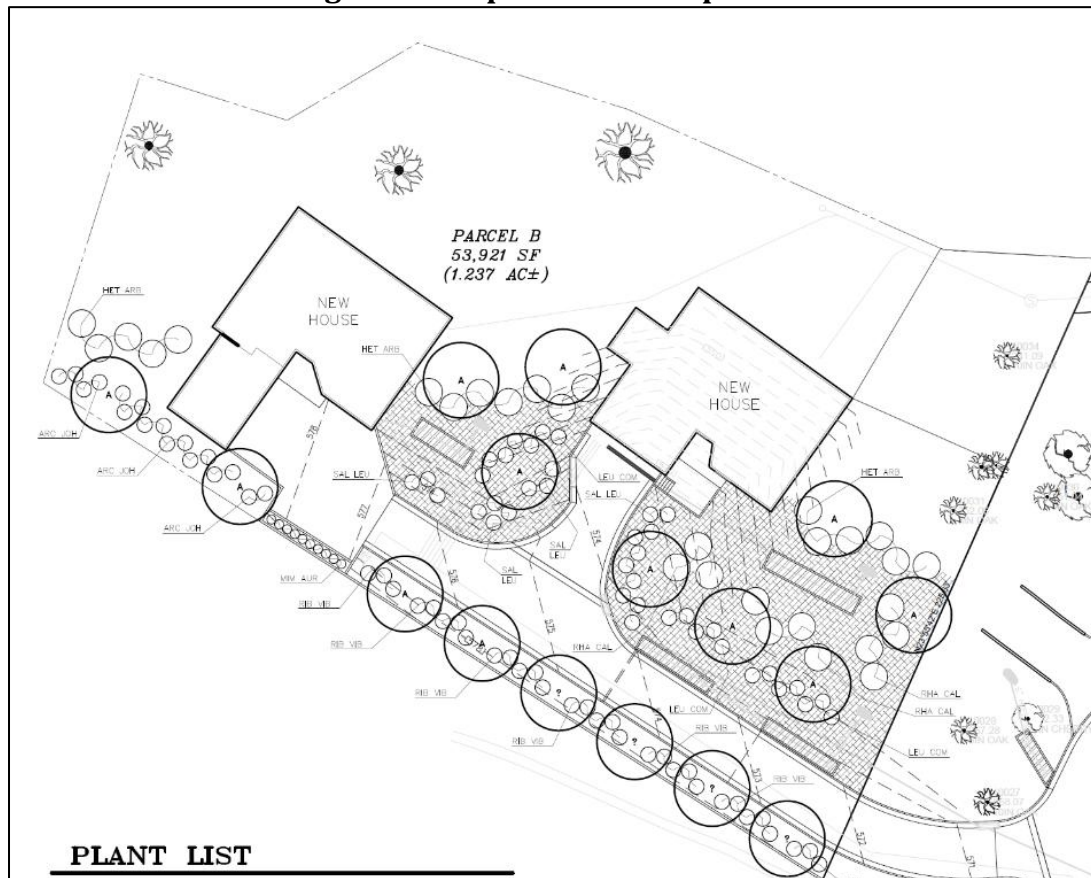


Figure 3: Architectural Rendering (South Facing)



The Applicant has selected a landscape palette consisting of a combination of trees, shrubs, groundcovers, and mulch for their compatibility with the local climate and long-term performance. The landscape design incorporates both retained and new plantings, where appropriate. All ten (10) existing Coast Live Oak trees on the subject property identified within the development area will remain on-site. A water-efficient irrigation system has been designed in accordance with California MWELO requirements, utilizing hydrozones and low-volume irrigation to reduce water consumption.

Figure 4: Proposed Landscape Plan



Discussion Topics:

Staff requests the Architectural Review Board review the proposed Project and provide comments and direction using the following questions as a guide for discussion:

Building Architecture

1. Is the proposed architecture appropriate in design, scale and massing? Is the proposed architectural design compatible with the project vicinity? Why or why not?

2. Does the Board feel that the project building has met the City's 360-degree design philosophy? Why or why not?
3. Does the Board support the proposed building materials, colors scheme, architectural finishes, and trim detailing? Why or why not?

Landscape

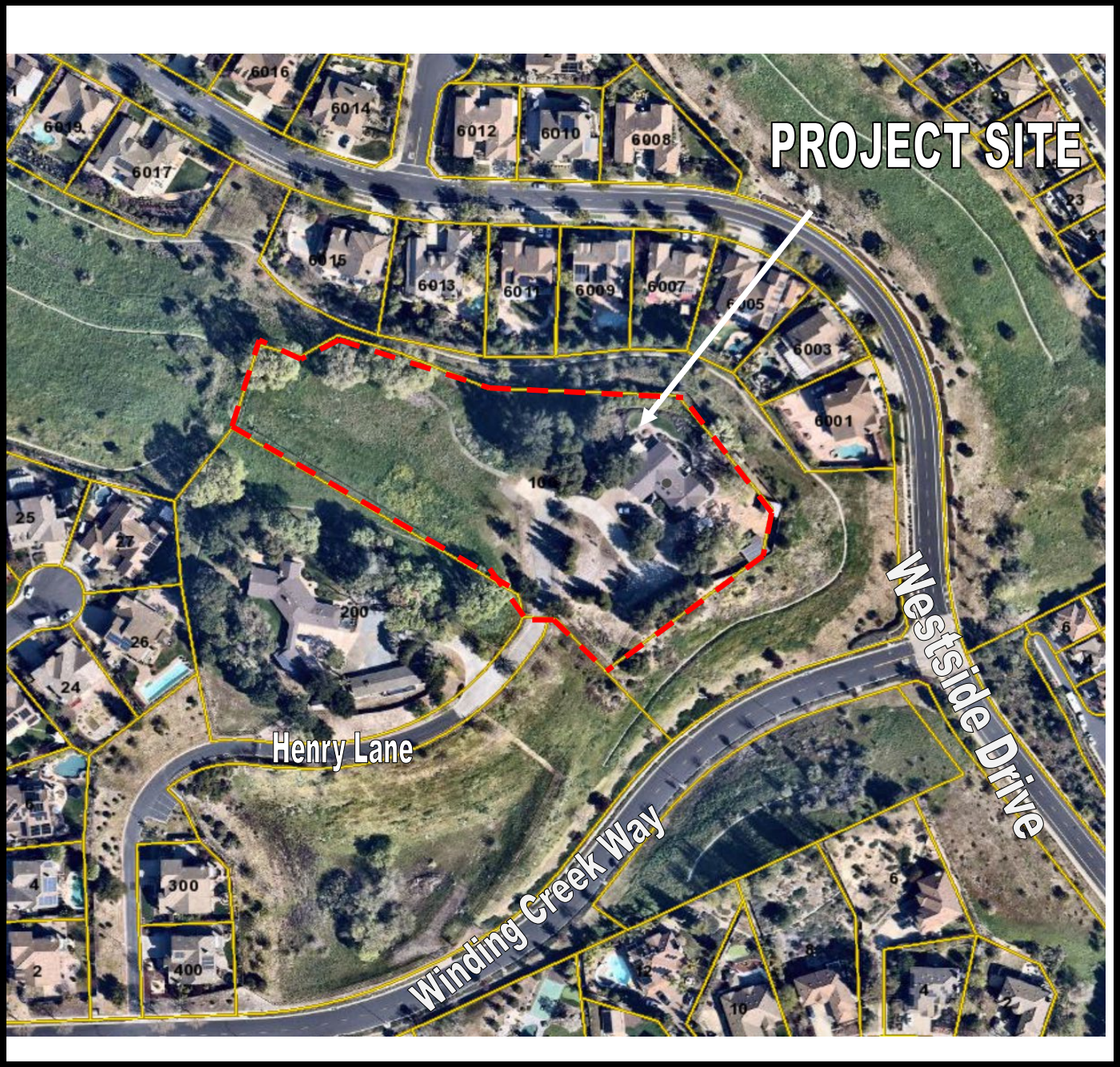
4. Does the landscape palette and overall site plan provide appropriate species selection and sufficient quantities/sizes and variety of plant materials? Why or why not?
5. In general, does the Board support the proposed landscape concept? Why or why not?

Recommendation:

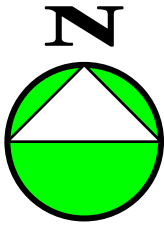
Staff recommends the Architectural Review Board review and discuss the proposed Project and provide direction to the Applicant and staff recommending final architectural review.

Attachment(s):

- A. Vicinity Map
- B. Applicant's Project Description and Project Plans, date stamped Received July 28, 2026 and Received August 27, 2026.



CITY OF SAN RAMON PLANNING SERVICES
Vicinity Map

	AR 2026-0004 SB 9 Lot Split Two-Unit Development 100 Henry Ln. (APN: 211-020-027)	 (Not to Scale)
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PROJECT STATEMENT

**SB9 URBAN LOT SPLIT
Residential Development**

100 Henry Lane, San Ramon, California 94583
APN 211-020-027
Prepared for
City of San Ramon
Planning Division

RECEIVED

July 28, 2026

CITY OF SAN RAMON
PLANNING SERVICES

RECEIVED

August 27, 2026

CITY OF SAN RAMON
PLANNING SERVICES



Prepared by

HIEN T. KIM NGUYEN

Date

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1. PROJECT OVERVIEW

Project Address:	100 Henry Lane, San Ramon, CA 94583
APN:	211-020-027
Zoning:	RS-10
Construction Type:	Type V-B
Existing Property:	One existing residential property
Subdivision:	SB9 Urban Lot Split (Approved)
Proposed Development:	Parcel A – Existing Residence Parcel B – Two Detached Single-Family Residences
Fire Sprinklers:	Provided

General Plan Designation

Project Type:

SB9 Urban Lot Split and Residential Development

Existing Property:

One existing residential property that has been approved for subdivision into Parcel A and Parcel B pursuant to California Senate Bill 9 (SB9). Parcel A (approximately 80,773 square feet) contains the existing single-family residence. Parcel B (approximately 53,921 square feet) will contain the two proposed detached single-family residences.

2. PROJECT DESCRIPTION:

The proposed project consists of the development of two detached two-story single-family residences at 100 Henry Lane in the City of San Ramon. The development is pursuant to an approved SB9 Urban Lot Split. The existing property has been approved for subdivision into Parcel A and Parcel B. Parcel A will retain the existing single-family residence, while Parcel B will contain the two proposed detached single-family residences. The subdivision and Tentative Parcel Map have been approved. The Final Parcel Map is currently awaiting processing and recordation by the County Recorder.

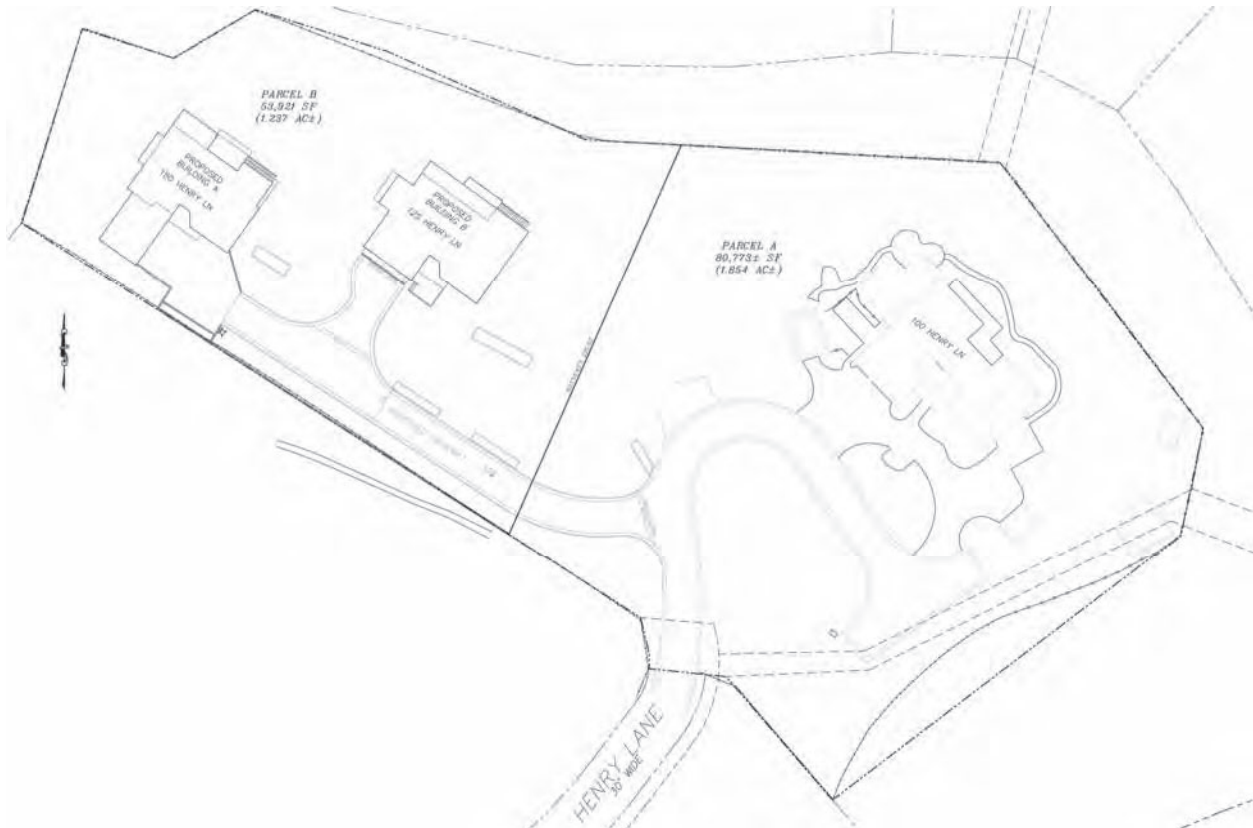


Figure 1. Approved SB9 Urban Lot Split (Source: Tentative Parcel Map)

3. PROJECT OBJECTIVES

The objective of the proposed project is to develop two high-quality detached single-family residences on Parcel B of an approved SB9 Urban Lot Split while retaining the existing single-family residence on Parcel A.

The project has been designed to preserve the existing residential character of the neighborhood, respond to the site's natural topography, provide functional site circulation, incorporate sustainable design features, and comply with all applicable City development standards.

4. PROPOSED DEVELOPMENT

ITEM	BUILDING A	BUILDING B
Street Level Floor		
Living Area	2,546 sq. ft.	2,444 sq. ft.
Garage	765 sq. ft.	729 sq. ft.
Porch	127 sq. ft.	127 sq. ft.
Deck	421 sq. ft.	344 sq. ft.
Lower Floor		
Living Area	2,902 sq. ft.	3,387 sq. ft.
Deck	258 sq. ft.	278 sq. ft.
Total Living Area	5,448 sq. ft.	5,831 sq. ft.

5. PROJECT ENTITLEMENT

The proposed development is submitted pursuant to California Senate Bill 9 (SB9) and the applicable provisions of the San Ramon Municipal Code.

The project is consistent with the approved SB9 Urban Lot Split. The Tentative Parcel Map has been approved, and the Final Parcel Map is currently pending recordation by the County Recorder.

6. COMPLIANCE WITH SAN RAMON ZONING ORDINANCE

The proposed development on Parcel B complies with the applicable development standards of the San Ramon Zoning Ordinance, as summarized below:

Development Standard	Required	Proposed	Complies
Minimum Lot Area	10,000 SF	53,921 SF	✓
Minimum Lot Width	70 ft	107.28 – 225.63 ft	✓
Minimum Lot Depth	100 ft	306.8 ft	✓
Front Setback	20 ft	55 ft 5 in	✓
Interior Side Setback	10 ft	13 ft 7 in	✓
Rear Setback	15 ft	27 ft 5 in	✓
Height	35 ft	27 ft 1 in (Building A) 31 ft 11 in (Building B)	✓
Parking	2 covered spaces	3 covered spaces	✓
Landscaping	50% of lot (26,961 SF)	38,084 SF	✓

7. CONSISTENCY WITH WESTSIDE SPECIFIC PLAN

The proposed residential development is located within the San Ramon Valley Boulevard Area of the Westside Specific Plan and has been designed to comply with the applicable Objective Standards and development policies of Chapter 7, Community Design.

The applicable development standards for the proposed residential development are summarized below:

Development Standard	Westside Specific Plan Requirement	Proposed	Complies
Lot Width	100 ft minimum	107.28 – 225.63 ft	✓
Front Yard Setback	30 ft minimum	55 ft 5 in	✓
Side Yard Setback	10 ft and 15 ft minimum	13 ft 7 in and 43 ft 5 in	
Rear Yard Setback	25 ft minimum	27 ft 5 in	✓
Building Height	32 ft maximum for properties over 500-ft elevation and on slopes greater than 10%	27 ft 1 in (Building A) 31 ft 11 in (Building B)	✓

Building Height: The subject property is located above the 500-foot elevation and on slopes greater than 10 percent. Pursuant to Chapter 7 of the Westside Specific Plan, the maximum building height for properties meeting these criteria is 32 feet. The proposed building height for Building A is 27 feet 1 inches and Building B is 31 feet 11 inches, which complies with the applicable 32-foot maximum height standard. Building height is measured in accordance with the applicable height measurement provisions of Section D3-6, Height Limits and Exceptions, of the San Ramon Zoning Ordinance, as illustrated in Figure 3-6.

Site Planning and Community Design: The proposed residences have been designed to respond to the site's sloping topography and to integrate with the existing terrain. Building placement has been developed to minimize grading and site disturbance while maintaining the required setbacks, adequate building separation, emergency access, and appropriate site circulation.

Architectural Design: The proposed two-story residences utilize simple building forms, balanced proportions, and clean roof lines. The architectural design is intended to minimize visual massing and complement the established residential character of the surrounding neighborhood. Exterior materials, landscaping, and site design are coordinated to create a cohesive residential development that is compatible with the surrounding environment.

Overall Consistency: Based on the proposed lot configuration, setbacks, building height, site planning, architectural design, and landscaping, the project is consistent with the applicable Objective Standards and policies of the Westside Specific Plan.

8. SITE DESIGN

The proposed development is located at 100 Henry Lane, San Ramon, California (APN 211-020-027). The proposed residences are located on Parcel B of an approved SB9 Urban Lot Split. Parcel B is approximately 53,921 square feet and is zoned RS-10.

The site is accessed from Henry Lane by a shared private driveway serving both proposed residences. The buildings are positioned to respond to the site's natural topography while providing appropriate building separation, emergency access, and the required setbacks. Building placement has been designed to minimize grading and integrate with the existing terrain.

Each residence includes an attached garage, private outdoor living areas, and dedicated utility connections. Existing drainage patterns have been incorporated into the site design to provide positive drainage away from all structures while minimizing site disturbance.

Overall, the site layout provides safe vehicular circulation, adequate open space, and complies with the applicable requirements of the San Ramon Zoning Ordinance and the Westside Specific Plan, including setbacks, parking, landscaping, and emergency vehicle access.

9. ARCHITECTURAL DESIGN

The proposed project consists of two contemporary two-story detached single-family residences designed for development on Parcel B of an approved SB9 Urban Lot Split. The residences are designed to respond to the site's sloping topography while minimizing visual massing and complementing the surrounding residential neighborhood.

The architectural design emphasizes simple building forms, balanced proportions, and clean roof lines that are compatible with the site's natural setting. Exterior materials consist primarily of smooth stucco and horizontal wood siding, creating a contemporary architectural character that is both durable and visually compatible with the surrounding community.

Large windows provide abundant natural daylight while strengthening the visual connection between interior and outdoor living spaces. Energy-efficient windows, high-performance building materials, and sustainable design strategies are incorporated throughout the project to enhance long-term building performance and occupant comfort.

Overall, the architectural design provides two high-quality residences that are compatible with the surrounding neighborhood while complying with the applicable development standards of the City of San Ramon.

10. LANDSCAPE DESIGN

The landscape design has been carefully developed to complement the architecture, preserve the site's natural character, and create functional outdoor spaces that enhance the overall residential environment.

The landscape palette consists of a combination of trees, shrubs, groundcovers, and mulch selected for their compatibility with the local climate and long-term performance. The landscape design incorporates both retained and new plantings, where appropriate, to enhance the site's visual character and support a cohesive landscape composition.

A water-efficient irrigation system has been designed in accordance with California MWELO requirements, utilizing hydrozones and low-volume irrigation to reduce water consumption while supporting healthy plant growth.

Overall, the proposed landscape design enhances the appearance of the development, supports sustainable water use, and provides an attractive transition between the new residences and the surrounding neighborhood.

11. SUSTAINABILITY AND ENERGY EFFICIENCY

The proposed residences are designed to comply with the current California sustainability and energy efficiency standards, including CALGreen and Title 24 requirements. Energy-efficient building systems, high-performance insulation, dual-pane windows, and efficient lighting and mechanical equipment are incorporated to reduce energy consumption and enhance long-term building performance.

Automatic fire sprinkler systems will be provided throughout both residences to enhance life safety. EV Ready infrastructure is also provided to accommodate future electric vehicle charging.

Together, these features create durable, energy-efficient homes that promote sustainability, occupant comfort, and long-term environmental performance.

12. PROJECT FINDINGS

Based on the information provided in this Project Statement and the accompanying plans, the proposed residential development, implemented pursuant to an approved SB9 Urban Lot Split, is consistent with the applicable provisions of the San Ramon Zoning Ordinance and the Westside Specific Plan.

The project provides high-quality residential development that is compatible with the surrounding neighborhood while satisfying all applicable development standards.

PROJECT ADDRESS:
100 HENRY LN, SAN RAMON, CA 94583
APN: 211-020-027

PROJECT DESCRIPTION:
• PROPOSED 5,440 SQ. FT. TWO-STORY HOUSE - BUILDING A

DEFERRED SUBMITTALS:
1) FIRE SPRINKLER SYSTEM FOR NEW THE STRUCTURE, INCLUDING ATTACHED GARAGE

PROJECT SUMMARY

LOT AREA	93,421 sqft
NUMBER OF LOT	1
NUMBER OF STORY	2

GENERAL INFORMATION	
LOT SIZE *	93,421 SQ. FT. (2093)
	PROVIDED
BUILDING A	
STREET LEVEL FLOOR	
LIVING AREA	2,346 SQ. FT.
GARAGE	365 SQ. FT.
PORCH	127 SQ. FT.
DECK	421 SQ. FT.
LOWER FLOOR	
LIVING AREA	2,102 SQ. FT.
DECK	280 SQ. FT.
TOTAL LIVING AREA	5,448 SQ. FT.

PROJECT DATA

ZONE: RS-10
APN: 211-020-027
CONSTRUCTION TYPE: V-B
LOT SIZE: 93,421 SQ. FT.
NUMBER OF LOT: 1
FIRE SPRINKLERED : YES/EACH DWELLING

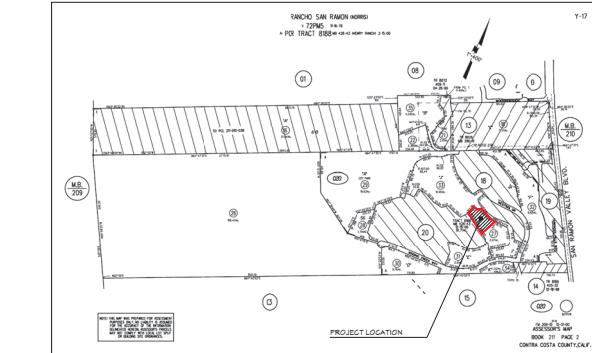
CODE EDITIONS

- 2024 BUILDING STANDARD ADMINISTRATION CODE PART 1, TITLE 24, CODE
- 2024 CALIFORNIA BUILDING CODE PART 2, VOLUMES 1 AND 2, TITLE 24, CODE
- 2024 INTERNATIONAL BUILDING CODE WITH 2024 CALIFORNIA AMENDMENTS
- 2024 CALIFORNIA ELECTRICAL CODE PART 1, TITLE 24, CODE
- 2024 CALIFORNIA MECHANICAL CODE PART 1, TITLE 24, CODE
- 2024 CALIFORNIA MECHANICAL CODE PART 2, TITLE 24, CODE
- 2024 CALIFORNIA PLUMBING CODE PART 1, TITLE 24, CODE
- 2024 CALIFORNIA PLUMBING CODE PART 2, TITLE 24, CODE
- 2024 CALIFORNIA FIRE CODE PART 1, TITLE 24, CODE
- 2024 CALIFORNIA FIRE CODE PART 2, TITLE 24, CODE
- 2024 CALIFORNIA GREEN BUILDING STANDARDS CODE PART 11, TITLE 24, CODE
- 2024 CALIFORNIA REFERENCED STANDARDS CODE PART 12, TITLE 24, CODE

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A3.100	ARCHITECTURAL DETAILS

100 HENRY LN,
NEW SINGLE-FAMILY DWELLING UNIT
BUILDING A



VICINITY MAP

HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Supervisor Drive
San Ramon, CA 94583 408-545-4408
ssdesigneng@gmail.com

NEW DWELLING
(BUILDING A)
100 HENRY LN,
SAN RAMON, CA 94583

RECEIVED

July 28, 2026

CITY OF SAN RAMON
PLANNING SERVICES

RECEIVED

August 27, 2026

CITY OF SAN RAMON
PLANNING SERVICES

REVISIONS

1

PROJECT
INFORMATION

1ST BUILDING SUBMITTAL	SHEET
JOB NO. 2025.03	
DRAWN MK	
CHECK VIK	A1-1

[illegible]

3. A SEPARATE PERMIT IS REQUIRED FOR POOLS, SPAS, WALLS, FENCES, RETAINING WALLS AND ANY OTHER PREEXISTING STRUCTURES.
4. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, COLORS, TEXTURES ETC. WITH OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL SINGLE AND COMBINED SURFACES, FINISHES, COLORS, TEXTURES, FINISHED PLASTER/ARTZAL, FENCING ETC.
5. CONTRACTOR SHALL VERIFY ALL LANDSCAPING REQUIREMENTS WITH OWNER PRIOR TO PURCHASING AND INSTALLING TREES, SHRUBS, GROUND COVER, IRRIGATION SYSTEMS, LIGHTING ETC.
6. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY (FROM PUBLIC SERVICE DEPARTMENT).
7. ALL SIGNAGE NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 1/4" INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/16" INCH. A MINIMUM SIZE OR OTHER SIGN OR MEANS CAN BE USED TO CONVEY THE STRUCTURE TO ITS OWNERS VISIBILITY.

[illegible][illegible]

PER SECTION 4.01 OF THE 2024 CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA) ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2024 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2024 CALIFORNIA MECHANICAL CODE (CMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FINAL PERMITTING AGENCY, CERTIFICATE OF OCCUPANCY, OR FINAL COMPLETION.

ELECTRICAL NOTES

1. ALL ELECTRICAL WORK SHALL BE IN ACCORDANCE WITH THE 2024 CALIFORNIA ELECTRICAL CODE (CEC) AND THE 2024 CALIFORNIA MECHANICAL CODE (CMC). THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE FINAL PERMITTING AGENCY, CERTIFICATE OF OCCUPANCY, OR FINAL COMPLETION.
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RECEPTACES PER CODE 110.11(C)1 AND 110.11(C)2. PROVIDE A MINIMUM OF ONE 20-AMP LAUNDRY BRANCH CIRCUIT PER CODE 110.11(C)1 AND 110.11(C)2.

4. PROVIDE A 120V, 20-AMP BRANCH CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS PER CODE 110.11(C)3.

5. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SERVING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, PANTRY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, PORCHES, LIBRARIES, DECKS, TERRACES, RECREATION ROOMS, BATHS, CLOTHES CLOSET, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE AFCI PROTECTED PER CODE 210.12(A).

6. STRUCTURED FIBER PANELS LOCATED IN CLOTHES CLOSETS SHALL NOT CONTAIN OVERCURRENT DEVICES PER CODE 210.12(B).

7. RECEPTACLES REQUIRED AT THE FRONT AND REAR OF THE DWELLING SHALL BE READILY ACCESSIBLE FROM GRADE AND LOCATED NOT MORE THAN 6' 6" ABOVE GRADE. RECEPTACLES ON BALCONIES, DECKS, AND PORCHES SHALL BE RECEPTACLES REQUIRING GFCI PROTECTION PER CODE 210.8(A) AND 210.8(B).

8. EXTERIOR LINEARSWITCH SHALL BE LISTED FOR PORCH OR ENTRY LOCATIONS AND EXTERIOR RECEPTACLES SHALL BE LISTED FOR PORCH OR ENTRY LOCATIONS PER CODE 210.8(A) AND 408.1(B).

6. **CONTROL AND AUTOMATIC RETURN**
CONTROLS THAT OPERATE TO OR SHALL AUTOMATICALLY RETURN TO NORMAL OPERATING HOURS PER PERMITS SHALL BE INSTALLED.
7. **CONCENTRATION BASED AND CARBON MONOXIDE ALARMS SHALL BE PERMITTED IN LIFT OF DISAPPEARANCE OF CO**
CONCENTRATION BASED AND CARBON MONOXIDE ALARMS SHALL BE INTERLOCKED AND INSTALLED IN
THAT AREA WHERE THE DISAPPEARANCE OF CO IS DETECTED.
8. **COAL ALARMS SHALL BE AUTO TESTED PER CEC 231.103 (S) (3) (S) (4) (S) (5) (6) (7) (8) (9) (10) (11) (12) (13) (14) (15) (16) (17) (18) (19) (20) (21) (22) (23) (24) (25) (26) (27) (28) (29) (30) (31) (32) (33) (34) (35) (36) (37) (38) (39) (40) (41) (42) (43) (44) (45) (46) (47) (48) (49) (50) (51) (52) (53) (54) (55) (56) (57) (58) (59) (60) (61) (62) (63) (64) (65) (66) (67) (68) (69) (70) (71) (72) (73) (74) (75) (76) (77) (78) (79) (80) (81) (82) (83) (84) (85) (86) (87) (88) (89) (90) (91) (92) (93) (94) (95) (96) (97) (98) (99) (100) (101) (102) (103) (104) (105) (106) (107) (108) (109) (110) (111) (112) (113) (114) (115) (116) (117) (118) (119) (120) (121) (122) (123) (124) (125) (126) (127) (128) (129) (130) (131) (132) (133) (134) (135) (136) (137) (138) (139) (140) (141) (142) (143) (144) (145) (146) (147) (148) (149) (150) (151) (152) (153) (154) (155) (156) (157) (158) (159) (160) (161) (162) (163) (164) (165) (166) (167) (168) (169) (170) (171) (172) (173) (174) (175) (176) (177) (178) (179) (180) (181) (182) (183) (184) (185) (186) (187) (188) (189) (190) (191) (192) (193) (194) (195) (196) (197) (198) (199) (200) (201) (202) (203) (204) (205) (206) (207) (208) (209) (210) (211) (212) (213) (214) (215) (216) (217) (218) (219) (220) (221) (222) (223) (224) (225) (226) (227) (228) (229) (230) (231) (232) (233) (234) (235) (236) (237) (238) (239) (240) (241) (242) (243) (244) (245) (246) (247) (248) (249) (250) (251) (252) (253) (254) (255) (256) (257) (258) (259) (260) (261) (262) (263) (264) (265) (266) (267) (268) (269) (270) (271) (272) (273) (274) (275) (276) (277) (278) (279) (280) (281) (282) (283) (284) (285) (286) (287) (288) (289) (290) (291) (292) (293) (294) (295) (296) (297) (298) (299) (300) (301) (302) (303) (304) (305) (306) (307) (308) (309) (310) (311) (312) (313) (314) (315) (316) (317) (318) (319) (320) (321) (322) (323) (324) (325) (326) (327) (328) (329) (330) (331) (332) (333) (334) (335) (336) (337) (338) (339) (340) (341) (342) (343) (344) (345) (346) (347) (348) (349) (350) (351) (352) (353) (354) (355) (356) (357) (358) (359) (360) (361) (362) (363) (364) (365) (366) (367) (368) (369) (370) (371) (372) (373) (374) (375) (376) (377) (378) (379) (380) (381) (382) (383) (384) (385) (386) (387) (388) (389) (390) (391) (392) (393) (394) (395) (396) (397) (398) (399) (400) (401) (402) (403) (404) (405) (406) (407) (408) (409) (410) (411) (412) (413) (414) (415) (416) (417) (418) (419) (420) (421) (422) (423) (424) (425) (426) (427) (428) (429) (430) (431) (432) (433) (434) (435) (436) (437) (438) (439) (440) (441) (442) (443) (444) (445) (446) (447) (448) (449) (450) (451) (452) (453) (454) (455) (456) (457) (458) (459) (460) (461) (462) (463) (464) (465) (466) (467) (468) (469) (470) (471) (472) (473) (474) (475) (476) (477) (478) (479) (480) (481) (482) (483) (484) (485) (486) (487) (488) (489) (490) (491) (492) (493) (494) (495) (496) (497) (498) (499) (500) (501) (502) (503) (504) (505) (506) (507) (508) (509) (510) (511) (512) (513) (514) (515) (516) (517) (518) (519) (520) (521) (522) (523) (524) (525) (526) (527) (528) (529) (530) (531) (532) (533) (534) (535) (536) (537) (538) (539) (540) (541) (542) (543) (544) (545) (546) (547) (548) (549) (550) (551) (552) (553) (554) (555) (556) (557) (558) (559) (560) (561) (562) (563) (564) (565) (566) (567) (568) (569) (570) (571) (572) (573) (574) (575) (576) (577) (578) (579) (580) (581) (582) (583) (584) (585) (586) (587) (588) (589) (590) (591) (592) (593) (594) (595) (596) (597) (598) (599) (600) (601) (602) (603) (604) (605) (606) (607) (608) (609) (610) (611) (612) (613) (614) (615) (616) (617) (618) (619) (620) (621) (622) (623) (624) (625) (626) (627) (628) (629) (630) (631) (632) (633) (634) (635) (636) (637) (638) (639) (640) (641) (642) (643) (644) (645) (646) (647) (648) (649) (650) (651) (652) (653) (654) (655) (656) (657) (658) (659) (660) (661) (662) (663) (664) (665) (666) (667) (668) (669) (670) (671) (672) (673) (674) (675) (676) (677) (678) (679) (680) (681) (682) (683) (684) (685) (686) (687) (688) (689) (690) (691) (692) (693) (694) (695) (696) (697) (698) (699) (700) (701) (702) (703) (704) (705) (706) (707) (708) (709) (710) (711) (712) (713) (714) (715) (716) (717) (718) (719) (720) (721) (722) (723) (724) (725) (726) (727) (728) (729) (730) (731) (732) (733) (734) (735) (736) (737) (738) (739) (740) (741) (742) (743) (744) (745) (746) (747) (748) (749) (750) (751) (752) (753) (754) (755) (756) (757) (758) (759) (760) (761) (762) (763) (764) (765) (766) (767) (768) (769) (770) (771) (772) (773) (774) (775) (776) (777) (778) (779) (780) (781) (782) (783) (784) (785) (786) (787) (788) (789) (790) (791) (792) (793) (794) (795) (796) (797) (798) (799) (800) (801) (802) (803) (804) (805) (806) (8**

2. ALL PERMANENTLY INSTALLED LIGHTING SHALL BE HIGH EFFICIENCY AND COMPLY WITH §150.003.
3. ALL LIGHTING CONTROLS SHALL COMPLY WITH §150.003, INCLUDING DIMMING CONTROLS IN HABITABLE SPACES. VACUANCY SENSORS WHERE REQUIRED.
4. DIMMING LIGHTING SHALL BE CONTROLLED BY DIMMING CONTROLS PER §150.003.
5. BATHROOMS SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR PER §150.003.
6. LAUNDRY ROOMS SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR PER §150.003.
7. GARAGES SHALL HAVE AT LEAST ONE LUMINAIRE CONTROLLED BY A VACANCY SENSOR PER §150.003.
8. ALL LIGHTS SHALL BE PROVIDED WITH DIMMING CONTROLS PER §150.003.
9. OUTDOOR LIGHTING SHALL COMPLY WITH §150.003, INCLUDING AUTOMATIC CONTROLS (PHOTOCELL AND MOT SENSOR OR THE SWITCH).

[illegible]

7. DRYER VENT TERMINATION TO BE SHOWN ON THE DRAWINGS.

8. DRYER TERMINATION EXHAUST DUCT IS NOT TO EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET, INCLUDING TWO 60-DEGREE ELBOWS PER CEC 504.4.2.1

9. A MINIMUM OF A 6-INCH DRYER TERMINATION EXHAUST DUCT APPROVED MATERIAL, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 507.2

10. DRYER INSTALLATION WITH A CLOTHES DRYER A MINIMUM OPENING OF 100-SQUARE INCHES FOR MAKE UP AIR

11. BATHROOM MECHANICAL VENTILATION SHALL BE PROVIDED AT A MINIMUM RATE OF 50 CFM PERMINTH OR 20 CFM CONTINUOUS IN ACCORDANCE WITH CEC 202B TABLE 403.3

12. WATER-HEATED SHALL BE STRAPPED AT POINTS BETWEEN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF THE UNIT'S VERTICAL DIMENSION IN ACCORDANCE WITH CEC 202B SECTION 507.2. THE LOWER STRAP SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE CONTROLS

1. ATTIC VENTILATION SHALL COMPLY WITH CRC SECTION R506. THE MINIMUM NET FREE VENT AREA SHALL BE 1/150 OF THE ATTIC AREA. THE RATIO MAY BE REDUCED TO 1/300 IN CLIMATE ZONES 6, 7, AND 8 PROVIDED THAT A GLAZE I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING AND NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC WITHIN 3 FEET OF THE RIDGE.

2. CONTRACTOR SHALL VERIFY NET FREE VENT AREA (NFVA) OF ALL VENTS PRIOR TO INSTALLATION AND ENSURE COMPLIANCE WITH REQUIRED VENTILATION CALCULATIONS.

ROHS 1 UNVENTED ATTIC ASSEMBLIES: UNVENTED ATTIC ASSEMBLIES SHALL BE PERMITTED WHERE ALL THE FOLLOWING CONDITIONS ARE MET:

- 1. UNVENTED ATTIC SPACE SHALL COMPLETELY VENT THE BALZING THEATRE, ENVELOPS 2**
- 2. INTERIOR CLASH 1 VAPOR RETARDERS SHALL NOT BE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ATTIC SPACE.**

WHERE PEROXIDE DICHROMATE OR SMOKE ARE USED, A MINIMUM HALF-INCH AIR SPACE SHALL BE PROVIDED ABOVE THE ROOF SHEATHING.

3. UNVENTED ATTIC SPACE SHALL BE A-OR AIR-IMPERMEABLE UNVENTED ATTIC SHALL BE A CLASS 1 VAPOR RETARDER OR SHALL HAVE A CLASS 1 VAPOR RETARDER GOING ON COVERING IN DIRECT CONTACT WITH THE UNVENTED ATTIC SPACE.- 5. INSULATION SHALL COMPLY WITH ITEM #3 AND EITHER ITEM #1 OR #2 OF Q.C. SECTION ROHS, INCLUDING ALL REQUIREMENTS OF THE CONDENSATION CONTROL, PER TITLE ROHS 1.**

INSULATION METHODS:

- A. AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.**
- B. PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY BELOW THE ROOF SHEATHING, ROOF BOARD OR ROOF DECK. INSULATION SHALL BE INSTALLED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROHS 1.**
- C. INSULATION SHALL BE INSTALLED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING, AND INSULATION SHALL BE INSTALLED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE ROOF SHEATHING.**
- D. ALTERNATIVELY, SUFFICIENT ROOF SHALL BE INSTALLED ABOVE THE INSULATION TO MAINTAIN THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING ABOVE 47°F (7°C).**

01. ROOMS CONTAINING TUBS, SHOWERS OR SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED ACCORDANCE WITH CMV APPENDIX C 605.2.8 OR IEQ 303.3.1.

02. ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.

03. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (i.e., CLOTHES DRYER VENTS, BATH AND UTILITY FANS, ETC.) SHALL BE A MINIMUM OF 3FT FROM PROPERTY LINES OR OTHER OPENINGS INTO THE BUILDING. (CMC 502.2.1)

04. DRYER VENT OUTLET SHALL BE A MINIMUM OF 3FT AWAY FROM AIR CONDITIONING CONDENSER OR HEAT PUMP. (CMC 150.9.1.3)

05. PROVIDE A MINIMUM OF 4" DIAMETER SMOOTH METAL DRYER VENT WITH BACKDRAFT DAMPER TO EXTERIOR. SHORT FLANK VENT RUN SHALL COMPLY WITH MANUFACTURERS' SPECIFICATIONS AND CMV 504.4.1. LENGTH OF RUN MAY EXCEED 14'-0" IF PERMITTED BY DRYER MANUFACTURERS' INSTALLATION INSTRUCTIONS AS APPROVED BY THE AUTHORITY HAVING JURISDICTION.

[illegible][illegible]

RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 6 FEET (1.8 M) FROM THE TOP OF THE FINISHED FLOOR. THE MEASUREMENT SHALL BE MADE FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE FINISH FLOOR.

EXCEPTIONS:

- 1. DESIGNATED CEILING LIGHTS AND FLOOD LIGHTS LOCATED OUTLETS, CONTROLS MOUNTED ON CEILING FANS OR CEILING LIGHTS, AND CONTROLS LOCATED ON APPLIANCES.
- 2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SPACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A COUNTER, IS LESS THAN 6 FEET (1.8 M).

EFFECTIVE JULY 1, 2024, AT LEAST ONE BATHROOM AND ONE BEDROOM ON THE ENTRY LEVEL SHALL PROVIDE A DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (812.8 MM), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TWO- OR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR BEDROOM IS NOT LOCATED ON THE ENTRY LEVEL.

SWITCHES, BUTTONS OR CONTROLS WHEN INSTALLED SHALL NOT EXCEED 40 INCHES (1013 mm) ABOVE FINISHED FLOOR SURFACE. CONTROLS SHALL BE INSTALLED AT THE SAME HEIGHT AS THE CONTROLS OF THE EQUIPMENT THEY CONTROL. CONTROLS OF EQUIPMENT LOCATED OUTSIDE OF BUILDINGS SHALL ALSO BE PROVIDED AT A HEIGHT NOT EXCEEDING 40 INCHES (1013 mm) ABOVE EXTERIOR FLOOR OR GRADE, WHICHEVER IS THE TYPICAL HEIGHT OF THE CONTROLS. OUTSIDE CONTROLS SHALL BE PROTECTED FROM WEATHER.

AIR AND LIFE SAFETY NOTICES

CARETAKERS MONITORING ALARMS SHALL BE PROVIDED IN DWELLING UNITS WHERE A FIREFIGHTER APPLICANCE OR DEVICE IS REQUIRED TO BE INSTALLED. GARAGES IN RESIDENTIAL DWELLINGS SHALL BE PROVIDED WITH A CARBON MONOXIDE DETECTOR. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED OUTSIDE OF EACH APARTMENT OR DWELLING IN THE IMMEDIATE VICINITY OF BEDROOMS AND OTHER OCCUPABLE LEVELS OF THE DWELLING, INCLUDING SLEEPING AREAS. IN APARTMENTS, CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE COMMON AREAS OF THE BUILDING. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED PERMANENTLY IN ACCORDANCE WITH CARBON MONOXIDE DETECTOR INSTALLATION AND TESTING INSTRUCTIONS. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR CARBON MONOXIDE DETECTORS.

POWER SUPPLY — CO ALARMS SHALL RECEIVE PERMANENT POWER FROM THE BUILDING WIRING AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR CO ALARMS.

INTERCONNECTION — CO ALARMS SHALL BE INSTALLED IN RESIDUALS THAT THEY SHALL BE INTERCONNECTED TO THE BUILDING WIRING IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS FOR CO ALARMS.

THE IMMEDIATE VICINITY OF BEDROOMS, AND ON EACH STORY OF THE DWELLING INCLUDING BASEMENTS AND HABITABLE ATTICS, PER FIRE CODE SECTION R301.

IN NEW CONSTRUCTION, SMOKE ALARMS SHALL BE HARWired WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.

EXISTING DWELLINGS UNDERGOING ALTERATIONS MAY USE BATTERY-OPERATED ALARMS WHERE PERMITTED BY FIRE CODE SECTION R301.

GUARDRAIL AND HANDRAIL ASSEMBLIES SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD PER LINE OF ACTION AND A UNIFORM LOAD OF 50 PLF. PER FIRE CODE SECTION R301.

PROVIDE APPROVED SHATTER RESISTANT ENCLOSURES (PLASTIC OR TEMPERED GLASS) AT SMOGERS AND JENOVIS IF SILL IS LESS THAN 5'-0" ABOVE TIE OR SMOGGER FLOOR.

FIRE BLOCK AT ALL DROPPED CEILINGS AND SOFFITS.

1. PROVIDE FLASHING TO CONFORM TO C.R.C. SEC. 1503.3. B. ROOF VALLEYS SHALL BE FLASHED WITH

FLASHING SHALL BE NOT LESS THAN NO. 24 GALVANIZED CORROSION-RESISTANT METAL.

STUCCO SHALL BE TYPE STUCCO TO BE USED IN ACCORDANCE WITH APPLICATION CEC 29(1).

SPECIFY MANUFACTURER & ICC REPORT NUMBER FOR THE ONE-COAT STUCCO SYSTEM. PROVIDE A VAPOR BARRIER BEHIND ALL ONE-COAT STUCCO SYSTEMS IN CONFORMANCE WITH THE ICC REPORT & CBC.

PROVIDE "PREF" SCREED DETAILS AT ALL LOCATIONS INCLUDING PORCH, PATIO, GARAGE, & BUILT UP STUCCO COLLARING. THE SCREED IS TO BE OF A TYPE THAT WILL ALLOW TRAPPED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE SCREED IS TO BE PLACED A MINIMUM OF 4" ABOVE THE EARTH OR 2" ABOVE PAVED AREAS.

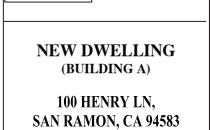
SPECIFY "SLABERS" OF GRADE "D" PAPER UNDER THE CEMENT PLASTER COVERING WHEN APPLIED OVER POLYSTYRENE INSULATION.

ROOF PROTECTIONS SHALL COMPLY WITH CRC TABLE R302 (1) OR R302 (2).

PROJECTIONS SHALL NOT EXTEND TO LESS THAN 2'-0" FROM THE PROPERTY LINE.

ALL ROOFING MATERIALS MUST HAVE AN APPROVED FIRE-RATING. ALL ROOFING IS PERMITTED TO BE REDUCED TO 6 HOURS WHERE FIREPROTECTION IS PROVIDED BETWEEN THE WALL TOP PLATE AND THE UNDERSIDE OF THE

SHOWER ENCLOSURE WALL SURFACES SHALL BE FINISHED WITH NONABSORBENT MATERIALS EXTENDING TO A HEIGHT OF NOT LESS THAN 12 INCHES MEASURED FROM THE FINISHED FLOOR OF THE SHOWER. BACKING MATERIAL SHALL BE SUITABLE FOR JET LOCATIONS IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF 1.04 SQ. IN. AND SHALL BE

[illegible][illegible]

[illegible]

$\frac{1}{2}$	$\frac{1}{2}$
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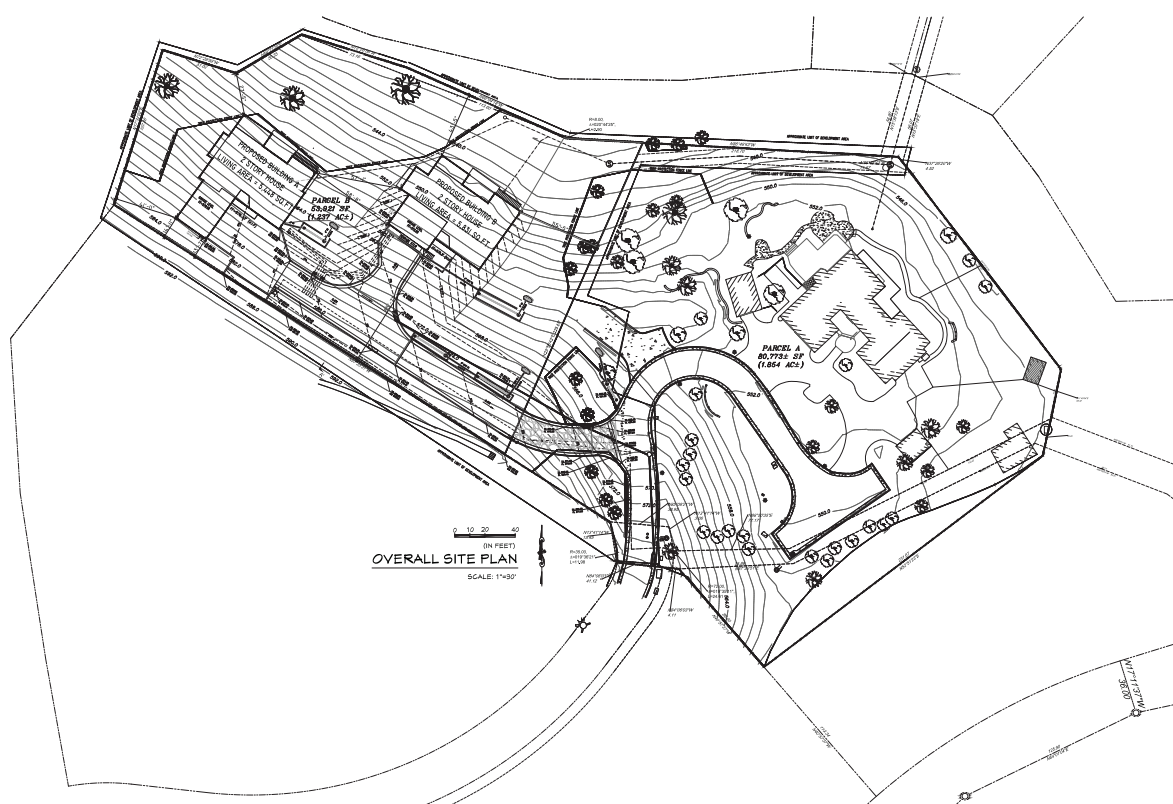
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1ST BUILDING


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**NEW DWELLING
 (BUILDING A)**

**100 HENRY LN,
 SAN RAMON, CA 94583**



REVISIONS

△

OVERALL SITE PLAN

1ST BUILDING	SHEET
SUBMITAL	
JOB NO. 2025.03	
DRAWN MK	
CHECK VRL	A1-3

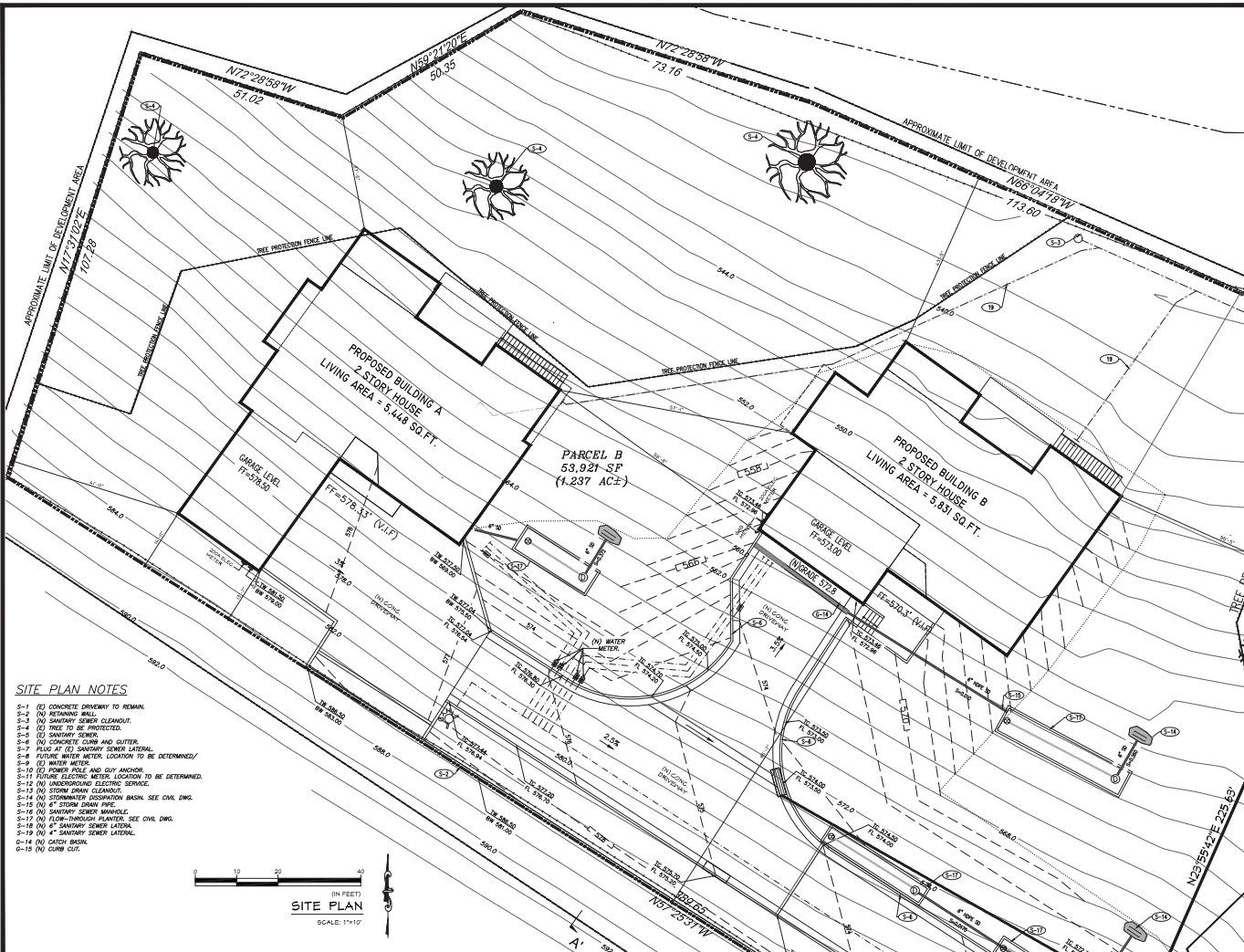
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 (BUILDING A)**

**100 HENRY LN,
 SAN RAMON, CA 94583**

REVISIONS
 1

SITE PLAN

1ST BUILDING	SHEET
SUBMITAL	2025.03
JOB NO.	2025.03
DRAWN	MR
CHECK	MR
	A1-4



SITE PLAN NOTES

- S-1 (C) CONCRETE DRIVEWAY TO REMAIN.
- S-2 (N) RETAINING WALL.
- S-3 (N) SANITARY SEWER CLEANSOUT.
- S-4 (C) TREE TO BE PROTECTED.
- S-5 (C) SANITARY SEWER.
- S-6 (N) CONCRETE CURB AND GUTTER.
- S-7 (C) 4" SANITARY SEWER LATERAL.
- S-8 (N) FUTURE WATER METER. LOCATION TO BE DETERMINED.
- S-9 (C) WATER METER.
- S-10 (C) POWER POLE AND GUY ANCHOR.
- S-11 (C) FUTURE ELECTRIC METER. LOCATION TO BE DETERMINED.
- S-12 (N) UNDERGROUND ELECTRIC SERVICE.
- S-13 (N) STORM DRAIN CLEANSOUT.
- S-14 (N) STORMWATER DISCHARGE BASIN. SEE CIVIL DWG.
- S-15 (N) 6" STORM DRAIN PIPE.
- S-16 (N) SANITARY SEWER MANHOLE.
- S-17 (N) FLEM-TENSION PAVEMENT. SEE CIVIL DWG.
- S-18 (N) 4" SANITARY SEWER LATERAL.
- S-19 (N) 4" SANITARY SEWER LATERAL.
- C-14 (N) CATCH BASIN.
- C-15 (N) CURB CUT.

SITE PLAN
 SCALE: 1"=10'



SITE AERIAL VIEW



SITE VIEW 11



SITE VIEW 12.1



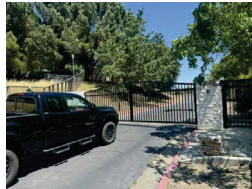
SITE VIEW 12.2



SITE VIEW 12.3



SITE VIEW 01



SITE VIEW 01



SITE VIEW 03



SITE VIEW 04



SITE VIEW 05



SITE VIEW 06



SITE VIEW 07



SITE VIEW 08



SITE VIEW 09



SITE VIEW 10



**NEW DWELLING
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SITE PHOTOS

1ST BUILDING SUBMITTAL	SHEET
JOB NO. 2025.03	
DRAWN MK	A1-5
CHECK VRL	



RENDERED SITE DEVELOPMENT PLAN




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**NEW DWELLING
(BUILDING A)**

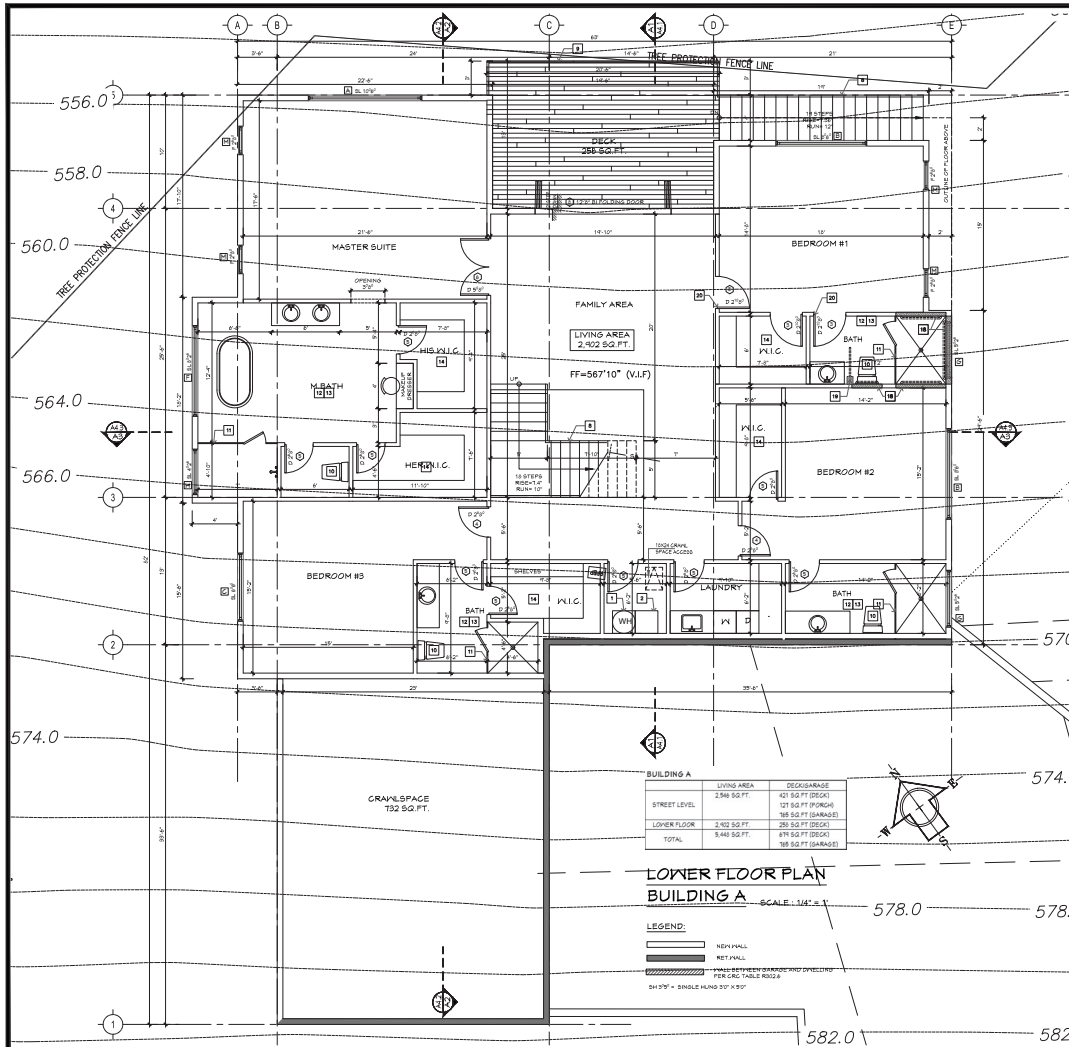
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SAN RAMON, CA 94583**

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**RENDERED SITE
DEVELOPMENT PLAN**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO. 2025.03	
DRAWN MK	A1-6
CHECK VR	



WINDOW SCHEDULE - BUILDING A						
NO.	SIZE	TYPE	GLASS	AREA	UNIT	QUANTITY
1	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
2	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
3	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
4	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
5	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
6	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
7	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
8	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
9	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
10	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
11	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
12	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
13	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
14	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
15	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
16	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
17	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
18	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
19	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1
20	12'-0" x 6'-0"	WIND. ELEMENT	DOUBLE	72.00	SF	1

DOOR SCHEDULE - BUILDING A					
NO.	SIZE	DESCRIPTION	TYPE	DESCRIPTION	QUANTITY
1	8'-0" 8'-0"	SOLID DOOR	FEEDBACKS	TEMPER GLASS	1
2	2'-0" 8'-0"	SOLID DOOR	SOLID CORE	1/2 IN GLASS GLIDE 2 IN	1
3	2'-10" 8'-0"	HOLLOW DOOR			4
4	2'-0" 8'-0"	HOLLOW DOOR			2
5	2'-0" 8'-0"	HOLLOW DOOR			13
6	9'-0" 8'-0"	HOLLOW DOOR			2
7	8'-0" 8'-0"	HOLLOW DOOR			1
8	12'-0" 8'-0"	HOLLOW DOOR			2
9	8'-0" 8'-0"	HOLLOW DOOR			1
10	18'-0" 8'-0"	SAME			1
11	9'-0" 8'-0"	SAME			1

NOTES TO SPECIFICATIONS FOR WINDOW SCHEDULES (I.E. ARCHES, ROUND, ETC.)
 ALL WINDOWS SHALL BE VINYL
 ALL NON-WINDOWS TO MATCH EXISTING MATERIAL
 S = SLIDING
 H = HUNG
 T = THERMO
 D = DOUBLE
 S = SINGLE
 D = DOUBLE
 S = SINGLE
 D = DOUBLE

VENTILATION CALCULATIONS:
 UNDER-FLOOR VENTILATION:
 CRAWLSPACE UNDER LIVING AREA:
 TOTAL NET AREA REQUIRED = 2,902 S.F.
 REQUIRE VENT AREA = 2,902 X 1/16 = 2,784 SQ. IN.
 PROVIDE 25 FACE-ON VENT 25 X 12 = 2,800 SQ. IN.
 LOCATION: AS SHOWN ON ELEVATIONS.

VENTILATION CALCULATIONS:
 UNDER-FLOOR VENTILATION:
 CRAWLSPACE UNDER GARAGE:
 TOTAL NET AREA REQUIRED = 732 S.F.
 REQUIRE VENT AREA = 732 X 1/16 = 703 SQ. IN.
 PROVIDE 7 FACE-ON VENT 7 X 12 = 784 SQ. IN.
 LOCATION: AS SHOWN ON ELEVATIONS.

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**NEW DWELLING
(BUILDING A)**

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SAN RAMON, CA 94583

**PROPOSED
FLOOR PLAN
- BUILDING A**

1ST BUILDING
SUBMITAL

JOB NO. 2025.03

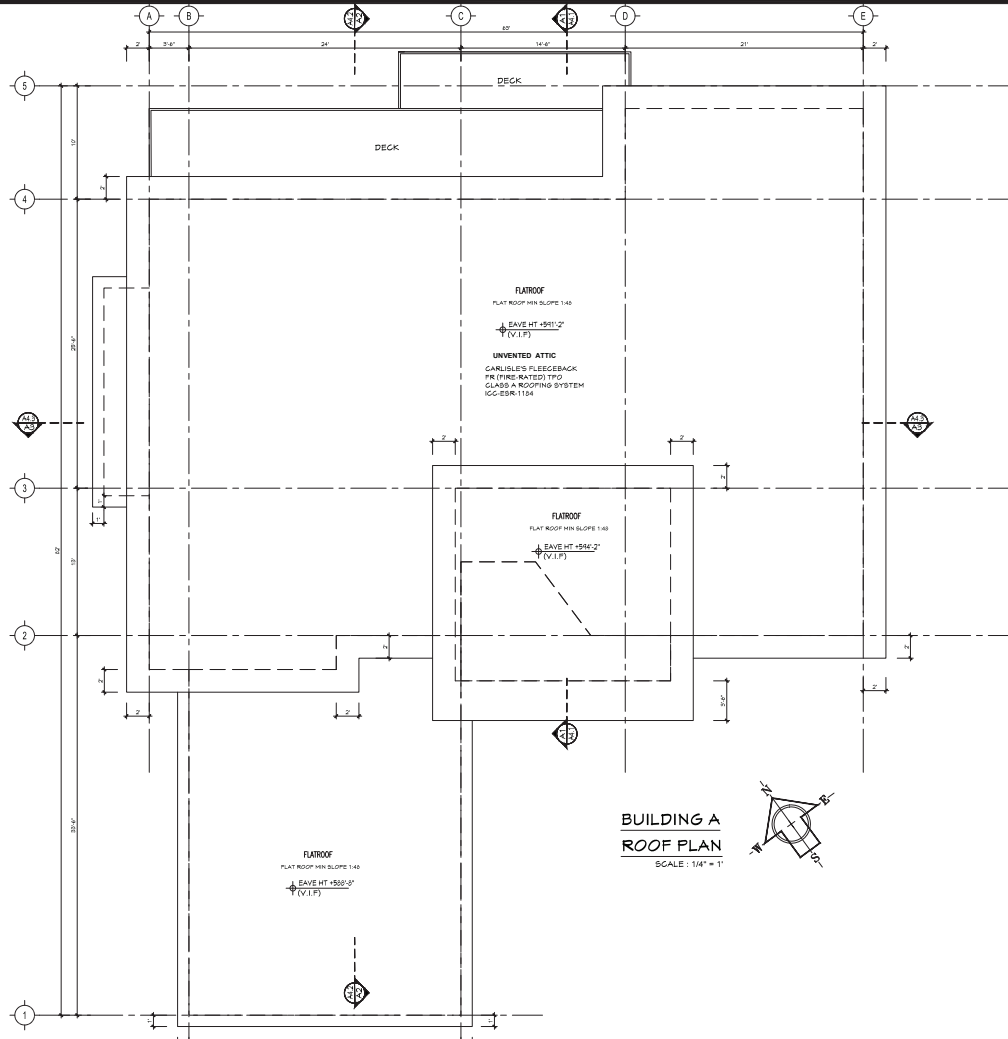
DRAWN MK

CHECK HNL

SHEET A2-2

REVISIONS

NO.	DESCRIPTION
1	



BUILDING A
ROOF PLAN
SCALE: 1/4" = 1'

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**NEW DWELLING
(BUILDING A)**

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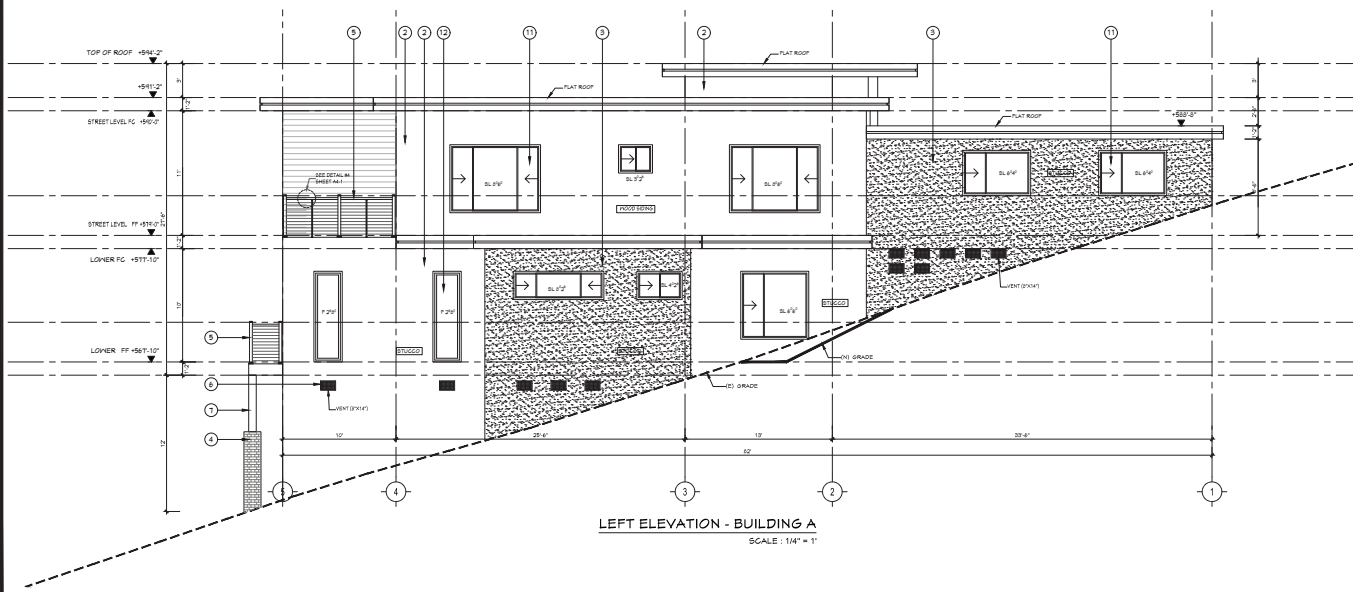
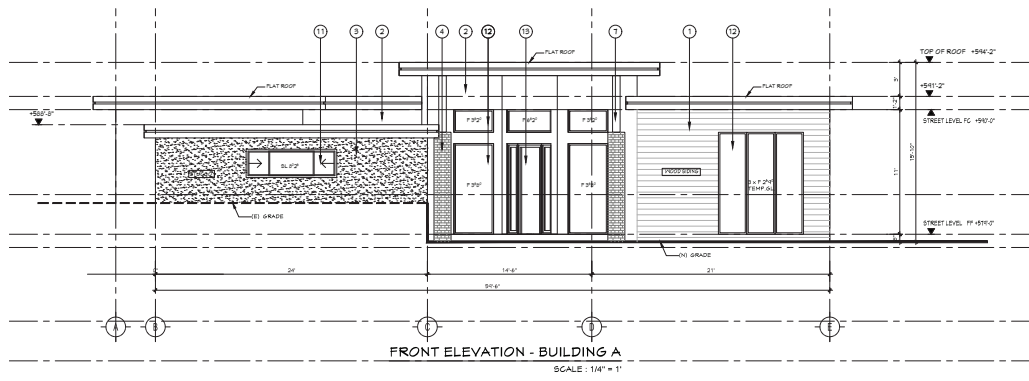
REVISIONS
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**PROPOSED
ROOF PLAN
- BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A2-3

**NEW DWELLING
 (BUILDING A)**
 100 HENRY LN,
 SAN RAMON, CA 94583



REVISIONS
 1

**PROPOSED
 ELEVATIONS
 - BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A3-1

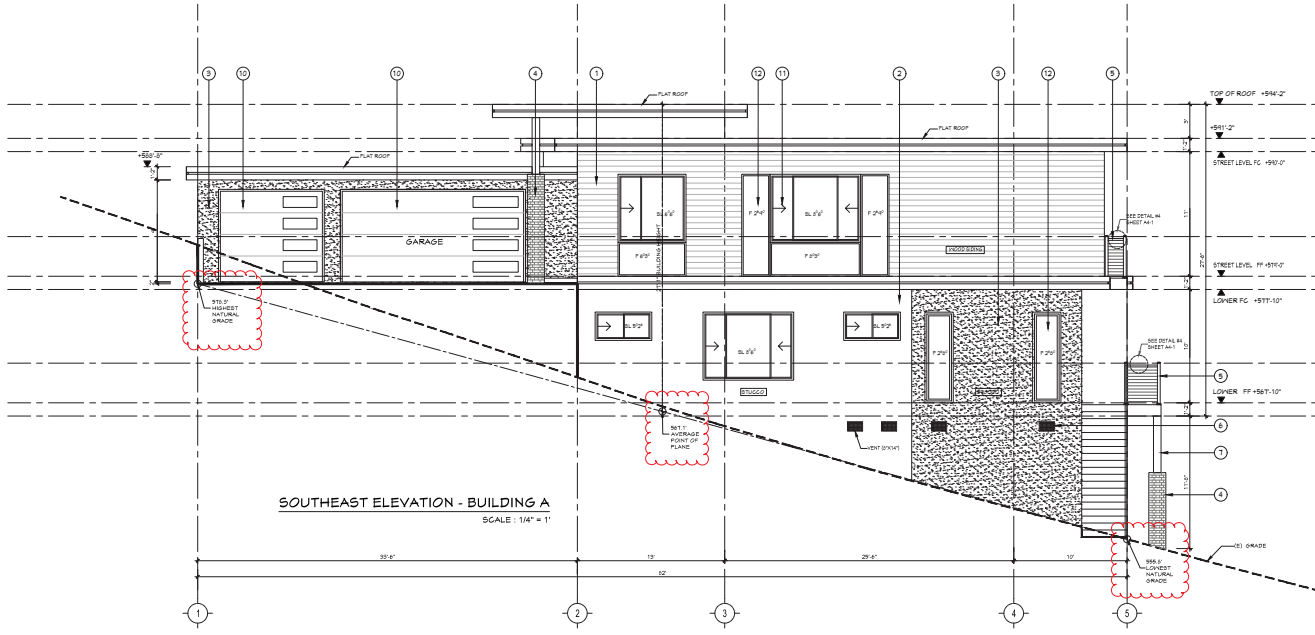
 JAMES HARDIE HARDIE PLANK HZ 10 @ 25 H. X. 1/4 IN. PRIME CEDAR/KILN FIBER CEMENT LAP SIDING	 BEHR MARQUEE EXTERIOR PAINTS WHITE 92	 BEHR MARQUEE EXTERIOR PAINTS FASHION GRAY	 MANUFACTURED STONE CULTURED STONE DRYSTACK LEGGED STONE PANELS HELMROSE	 KEYLINK HORIZONTAL CABLE RAILING OR EQUIVALENT	 DECORATIVE VENT COVER REGGIO REGISTER DECORATIVE SQUARE VENT GRILLE (OL. RUSTED BRONZE POLYDERGATED) "VULCAN VENT" PINE & EMERALD SAFE VENT OR EQ VENT (STY-147)	 PORCH COLUMN BARNON DESIGN PINE BRUSHED PINE COLUMN WRAP WESTERN CEDAR (LIGHTLY DISRESSES) COLOR: CHARRED BROWN
 GARAGE DOOR G.H.I. OVERHEAD DOORS PANEL STYLE: PLAINS SECTION CONSTRUCTION: THICK: 2-SIDED STEEL SECTION MATERIAL: MEDIUM DUTY (21 GA. STEEL INSULATION TYPE: 1-1/2 IN. POLYSTYRENE	 MILGARD WINDOWS V400 TUSCANY SERIES WINDOWS HORIZONTAL SLIDING WINDOWS BRONZE	 MILGARD WINDOWS TUSCANY SERIES V400 PICTURE WINDOW SL. VALUE: 1/23 BRONZE (PREMIUM)	 DOOR ENTRANCE NOBLE, EXTERIOR MODERN HANDSANY HOOD & WHITE LAMINATED GLASS ENTRY SOLID FRONT DOOR SINGLE DOOR AND SIDELITES OPTIONS			



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**NEW DWELLING
(BUILDING A)**

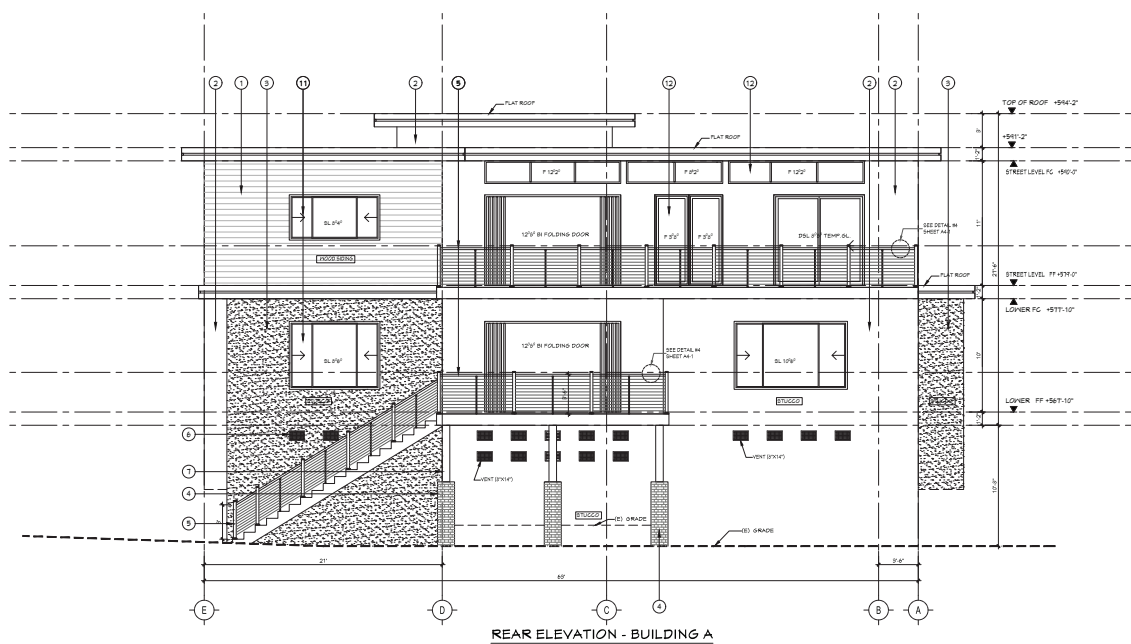
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SAN RAMON, CA 94583



REVISIONS  08.13.26	
PROPOSED ELEVATION - BUILDING A	
1ST BUILDING SUBMITTAL	SHEET A3-2
JOB NO. 2025.03	
DRAWN MK	
CHECK VRL	

**NEW DWELLING
 (BUILDING A)**

100 HENRY LN,
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REVISIONS	
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**PROPOSED
 ELEVATION
 - BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR
	A3-3

- 1



JAMES HARDIE
HARDIE PLANK HD10 8.25 IN. X
144 IN. FINISH: CEDAR MILL
FIBER CEMENT LAP SIDING
- 2



BEHR MARQUEE®
EXTERIOR PAINTS
WHITE 52
- 3



BEHR MARQUEE®
EXTERIOR PAINTS
FASHION GRAY
- 4



MANUFACTURED STONE
CULTURED STONE DRYSTACK
LEDGESTONE PANELS
HELDROSE
- 5



KEYLINK HORIZONTAL
CABLE RAILING
OR EQUIVALENT
- 6



DECORATIVE VENT COVER
RESIST REGISTER
DECORATIVE SQUARE VENT GRILLE
OIL RUBBED BRONZE
(POWDER-COATED)

"VULCAN VENT"
FIRE & CHIMNEY SAFE VENT OR EQ
VENT DRYKIT
- 7



PORCH COLUMN
BARNDON DESIGNS FIRE
FINISHED POST COLUMN PORCH
WESTERN CEDAR / LIGHTLY
DISTRESSED
COLOR: CHARNED BROWN
- 10



GARAGE DOOR
C.H.I. OVERHEAD DOORS
PANEL STYLE - PLAINS
SECTION CONSTRUCTION 2"
THICK - 2 SIDED STEEL
SECTION MATERIAL MEDIUM
DUTY 72 GA. STEEL
INSULATION TYPE 1.1318"
POLYSTYRENE
- 11



MILGARD WINDOWS
V400 TUSCANY® SERIES
WINDOWS HORIZONTAL SLIDING
WINDOWS
BRONZE
- 12



MILGARD WINDOWS
TUSCANY® SERIES V400
PICTURE WINDOW
L-V ALUVAL® 0.25
BRONZE (PREMIUM)
- 13



DOOR ENTRANCE
NOBU - EXTERIOR MODERN
MANGANY PICO® & WHITE
LAMINATED GLASS ENTRY
SOLID FRONT DOOR
SINGLE DOOR AND
SIDELITES OPTIONS



PROPOSED COLORED ELEVATION

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NEW DWELLING
(BUILDING A)

100 HENRY LN,
SAN RAMON, CA 94583

REVISIONS

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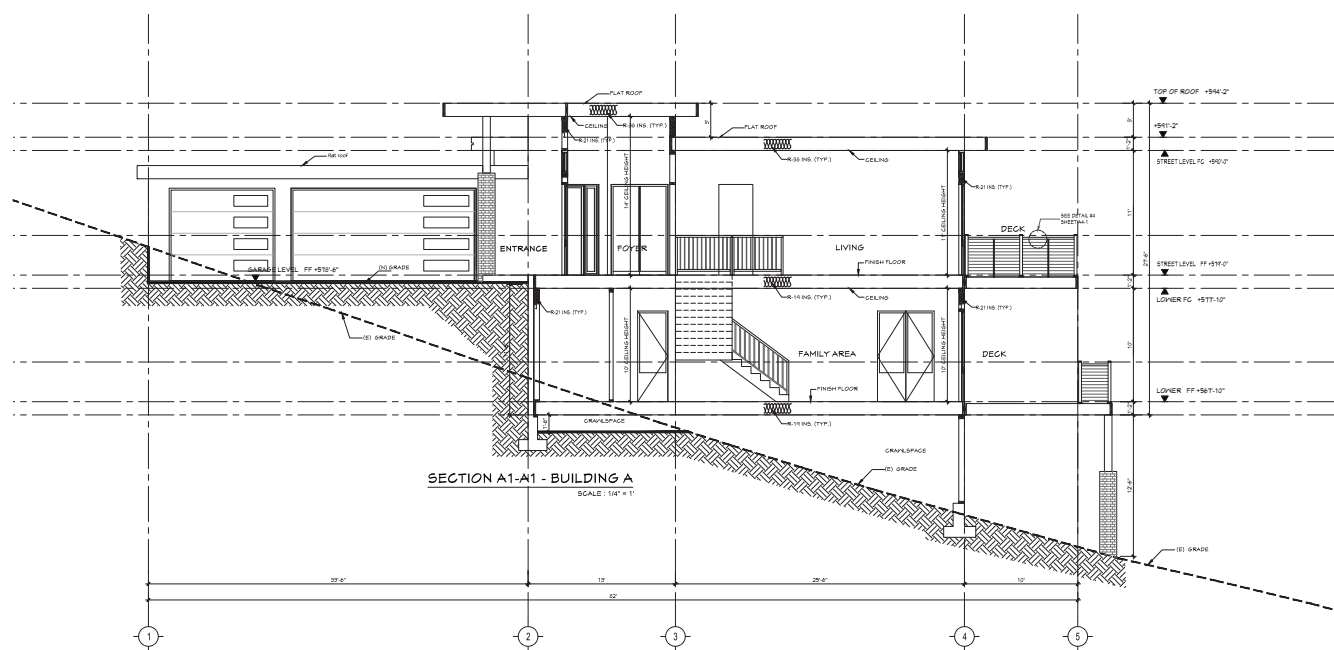
COLORED
ELEVATION
- BUILDING A

1ST BUILDING	SHEET
SUBMITAL	2025.03
JOB NO.	MR
DRAWN	MR
CHECK	MR

A3-4

**NEW DWELLING
 (BUILDING A)**

 100 HENRY LN,
 SAN RAMON, CA 94583



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 1.

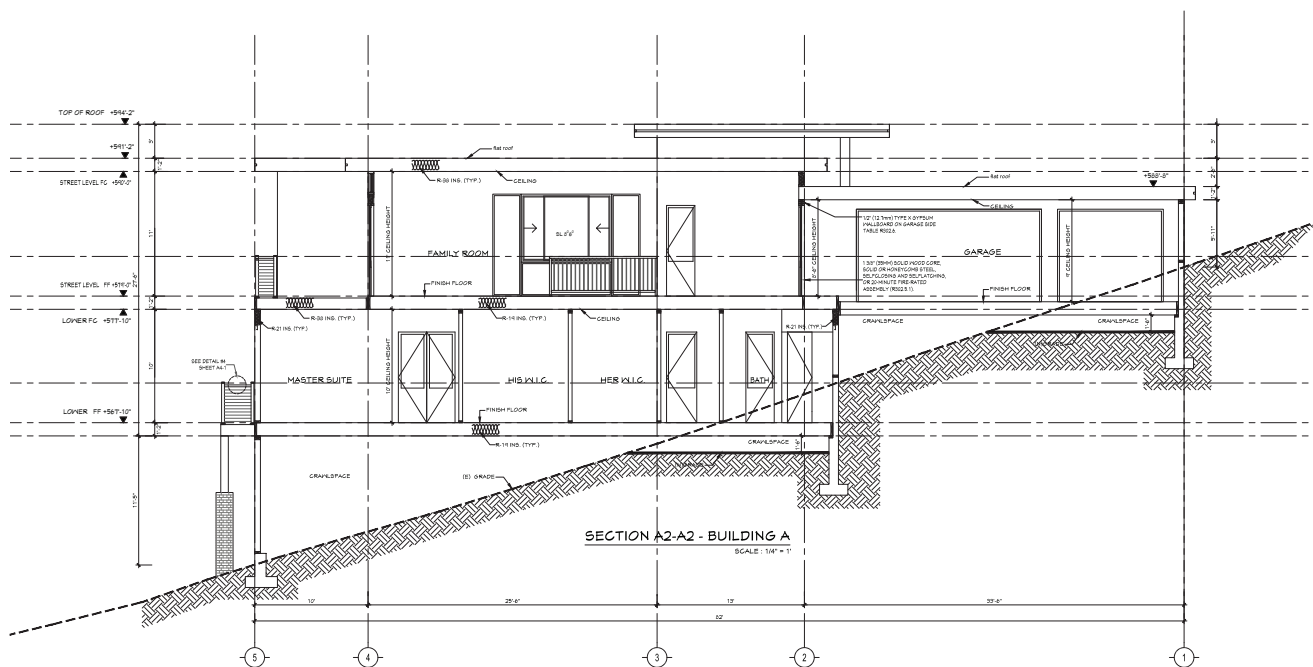
**PROPOSED
 SECTION
 - BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	2025.03
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A4-1

**NEW DWELLING
 (BUILDING A)**

**100 HENRY LN,
 SAN RAMON, CA 94583**



REVISIONS
 1.

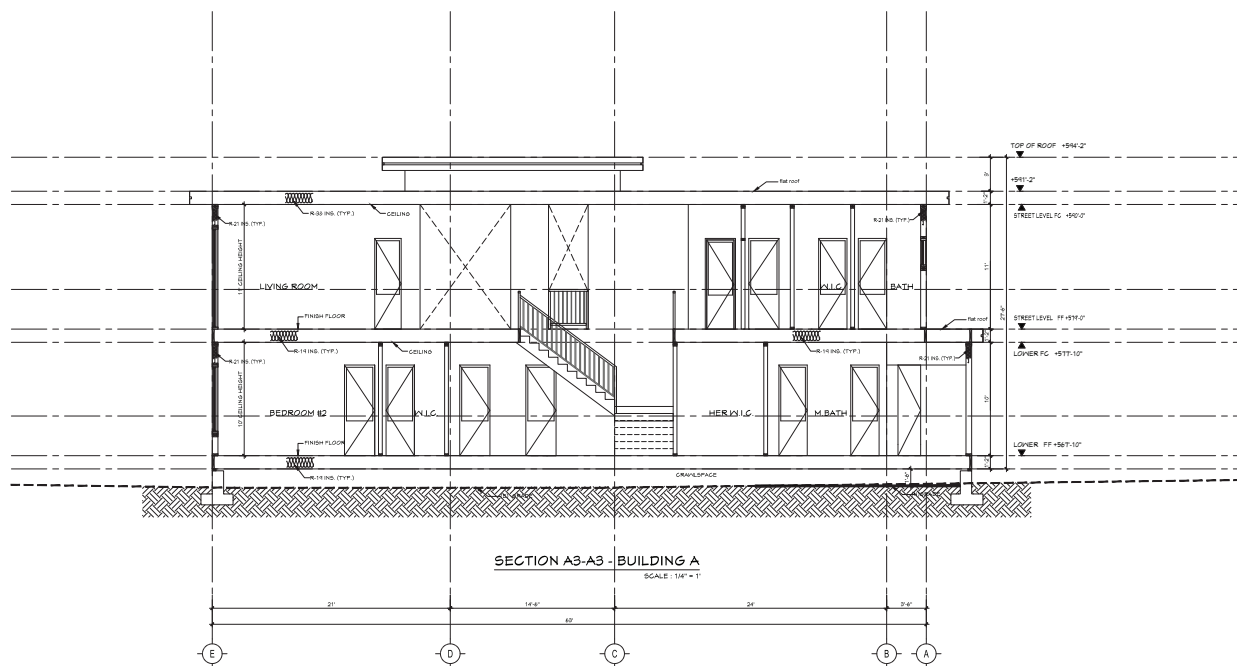
**PROPOSED
 SECTION
 - BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A4-2

**NEW DWELLING
 (BUILDING A)**

**100 HENRY LN,
 SAN RAMON, CA 94583**



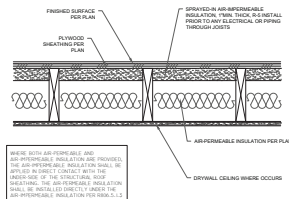
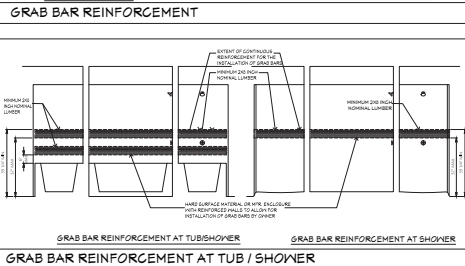
REVISIONS

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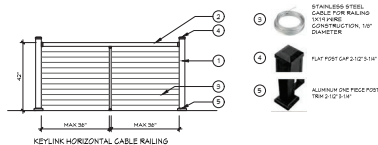
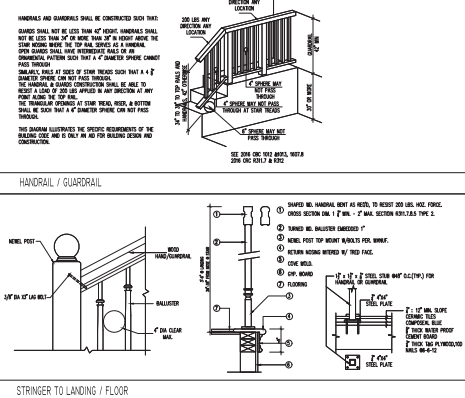
**PROPOSED
 SECTION
 - BUILDING A**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO. 2025.03	
DRAWN MK	
CHECK VRL	

A4-3



2. UNVENTED RAFTER/ DECK DETAIL



- 1  ALUMINUM CABLE RAIL POST
PREDRILLED FITTING
POST WIDTH 2-1/2", 3-1/4"
POST HEIGHT
LEVEL 30", STAIR 42"
- 2  TOP RAIL
POWDER COATED ALUMINUM
3-5/8" X 1-3/8"
- 3  STAINLESS STEEL CABLE
FOR RAILING
1/4" INRSE
CONSTRUCTION, 1/8" DIAMETER
- 4  FLAT POST CAP 2-1/2" X 3-1/4"
- 5  ALUMINUM ONE PIECE POST
TRIM 2-1/2" X 3-1/4"

4. HANDRAIL / GUARDRAIL



HIEN T. KIM NGUYEN
Professional Eng. Corp.
15 Duberstein Drive
San Ramon, CA 94583 408-693-6406
ssdesigneng@gmail.com

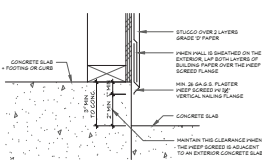
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SAN RAMON, CA 94583

REVISIONS	
△ -	

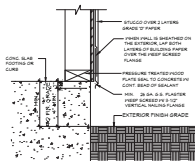
ARCHITECTURAL
DETAILS

1ST BUILDING SUBMITTAL		SHEET	
JOB NO.	2025.03		
DRAWN	MK		
CHECK	HN		

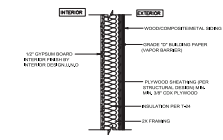
A5-1



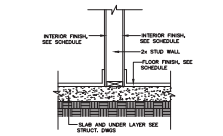
WEEP SCREAM ①



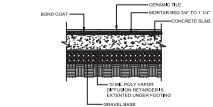
INTERIOR WALL ②



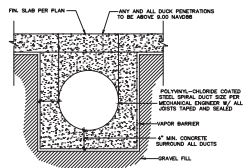
EXTERIOR WALL ③



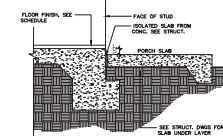
NON-BEARING WALL ④



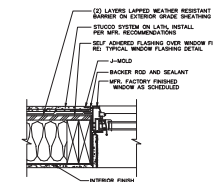
CERAMIC TILE / CONCRETE ⑤



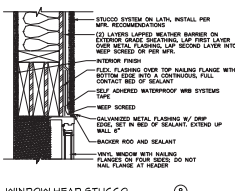
UNDER SLAB DUCT SYSTEM ⑥



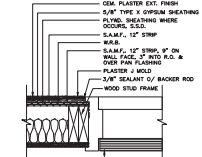
HOUSE TO PORCH ⑦



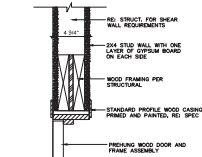
WINDOW JAM-STUCCO ⑧



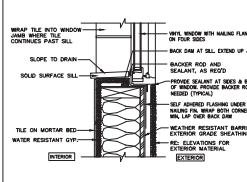
WINDOW HEAD-STUCCO ⑨



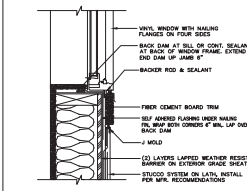
DOOR JAM AT EXT. WALL ⑩



DOOR HEAD/JAM ⑪



WINDOW SILL-SHOWER ⑫



WINDOW SILL-STUCCO-TRIM ⑬

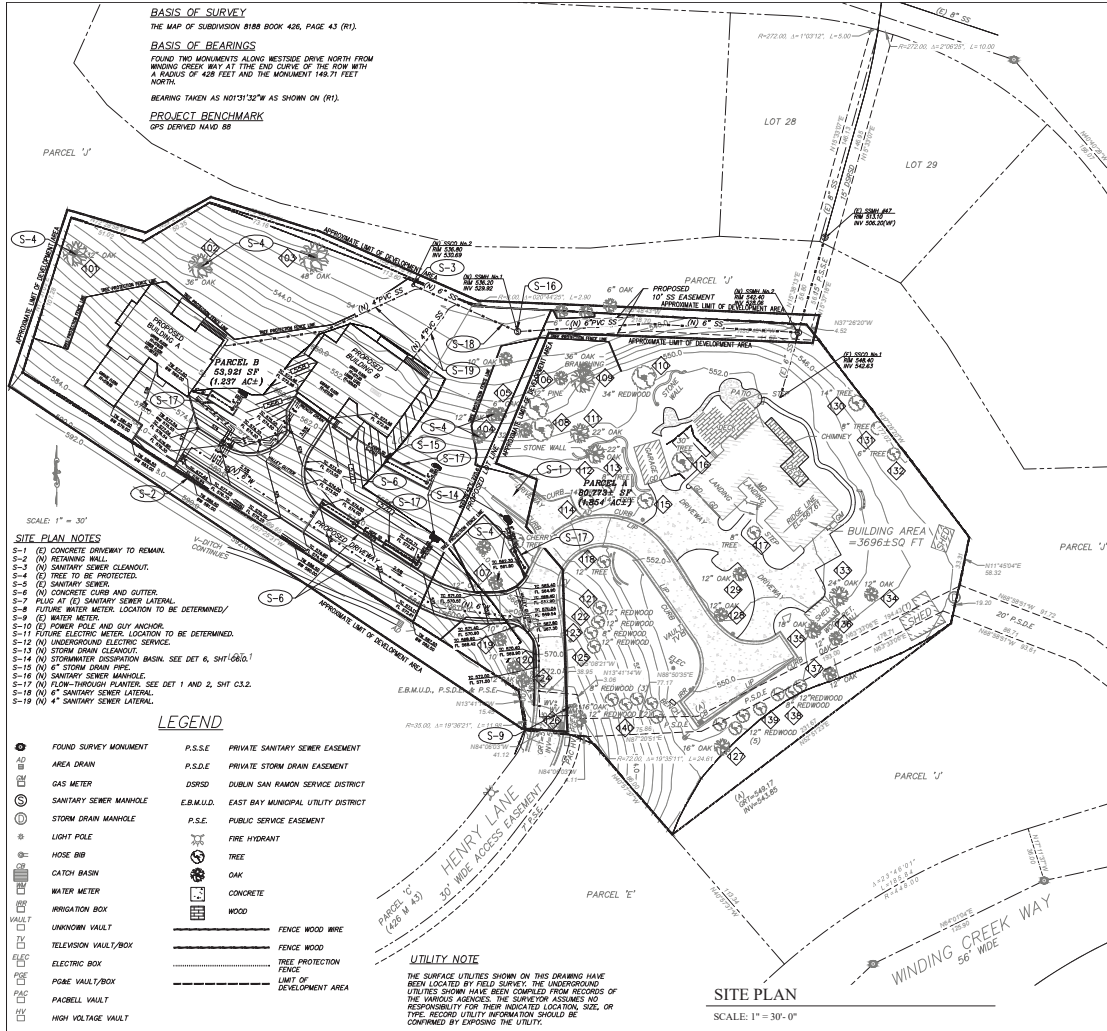
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1ST BUILDING	SHEET
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A5-2

SITE DEVELOPMENT PLANS SB9 MINOR SUBDIVISION MS 2024-0001 100 HENRY LANE, SAN RAMON, CA																																																																																																												
GENERAL NOTES - EXCEPT AS OTHERWISE SPECIFIED ON THESE PLANS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF SAN RAMON AND OTHER APPLICABLE CODES. - CONTRACTOR SHALL VERIFY ELEVATIONS, DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. EXISTING SURFACE UTILITIES AS SHOWN WERE LOCATED BY FIELD SURVEYS CONDUCTED FOR THE PROJECT. - ELEVATIONS ARE BASED ON GPS-DERIVED NAVD 83 DATUM. - ALL GRADING AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT, ENTITLED "GEOTECHNICAL INVESTIGATION REPORT, PROPOSED SUBDIVISION FORT TWO SINGLE FAMILY STRUCTURES, 100 HENRY LANE, SAN RAMON, CALIFORNIA," DATED AUGUST 31, 2020, PREPARED BY WAYNE TUNG & ASSOCIATES, INC., OR THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND/OR THE CITY OF SAN RAMON, AS APPLICABLE. SPECIAL INSPECTION IS REQUIRED FOR FOOTING EXCAVATION, IN ORDER TO IDENTIFY LOCATIONS OF SOFT OR UNSUITABLE MATERIAL WHERE OVER-EXCAVATION OR RE-COMPACTION OF SOIL MAY BE NEEDED. - CONTRACTOR SHALL SLOPE HARDCAPE SURFACES AT A GRAIENT OF AT LEAST .2 PERCENT AND LANDSCAPE SURFACES AT A GRAIDENT OF 5 PERCENT AWAY FROM THE PERIMETER OF THE RESIDENCE FOR A DISTANCE OF AT LEAST 8 FEET, WHERE POSSIBLE. - AT ALL TIMES, CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. THIS INCLUDES SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER WILL CONDUCT OCCASIONAL JOB SITE REVIEWS. HOWEVER, THESE JOBSITE REVIEWS SHALL NOT BE CONTRSTUED TO INCLUDE THE REVIEW OF CONTRACTORS' SAFETY MEASURES. - CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION, ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICALLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. DETRIERS TRACKED ONTO PUBLIC ROADS MUST BE CLEANNED FROM THE ROADWAY BY THE END OF THE DAY. - CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN AND SHALL PREVENT DAMAGE TO THOSE FACILITIES, ANY DAMAGE TO THESE FACILITIES DURING THE DURATION OF THE CONTRACT SHALL BE REPAIRD OR RESTORED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER TO THE SATISFACTION OF THE OWNER. - APPROVALS BY THE CITY OF SAN RAMON OR THE OWNER DO NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS FOR THE CORRECTION OF MISTAKES, ERRORS OR OMMISSIONS. - THE CONTRACTOR SHALL NOTIFY U.S.A., UNDERGROUND SERVICES ALERT, 800-642-2444 48 HOURS PRIOR TO ANY EXCAVATION. - EXISTING FACILITIES ARE TO REMAIN UNLESS OTHERWISE INDICATED TO BE REMOVED OR EXCEIPT AS MAY BE REQUIRED TO BE REMOVED, MODIFIED AND/OR RESTORED TO PERMIT CONSTRUCTION. - ALL UTILITY STRUCTURES TO REMAIN INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, METE BOXES, VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES, THAT LIE WITHIN THE PROJECT LIMITS OR AREA AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GAFFED BY THE CONTRACTOR. - THE CONTRACTOR, SHALL ACQUIRE AND PAY ALL FEES FOR PERMITS NECESSARY TO ALLOW CONSTRUCTION. - CITY OF SAN RAMON ENGINEER AND/OR OWNERS INSPECTOR SHALL HAVE 48-HOUR NOTICE FOR INSPECTION. - WORK ON-SITE SHALL BE BETWEEN 7:00AM AND 6:00PM MONDAY THROUGH FRIDAY, AND BETWEEN 9:00AM AND 5:00PM ON SATURDAYS. WEEKEND WORK IS CONSIDRED AN OVERTIME AND MUST BE REQUESTED AND PRE-APPROVD BY THE CITY IN WRITING NO LATER THAN THE WEDNESDAY PRIOR. WORK IS NOT PERMITTED ON CITY HOLIDAYS. - THE CITY'S NOISE ORDINANCE FORBIDS MACHINERY/MECHANCIAL NOISE (OVER .86 DBA) BETWEEN THE HOURS OF 7:00PM AND 7:30AM UNLESS NIGHT WORK IS FORMALLY APPROVED BY THE CITY. - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD AND CITY'S ENGINEERING DIVISION OF ANY DIFFERENCES IN LOCATIONS AND ELATIONS OF EXISTING UTILITIES SHOWN, OR ANY CONFLICTS WITH DESIGN, PRIOR TO CONTINUING WORK IN THAT AREA - CONTRACTOR SHALL OBTAIN ENCROACMENT PERMITS FOR WORK WITH CITY OF SAN RAMON PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS. - A SEPARATE PERMIT FROM THE BUILDING DIVISON IS REQUIRED FOR THE PROPOSED RETAINING WALLS.		 VICINITY MAP NOT TO SCALE																																																																																																										
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		PROJECT NAME: SB9 2-LOT SUBDIVISION 100 HENRY LANE SAN RAMON, CA 94583 CLIENT NAME & ADDRESS: 100 HENRY LANE SAN RAMON, CA 94583 BY: [Signature] DATE: _____ SHEET TITLE: _____ NO. DATE																																																																																																										



TREE SCHEDULE

TAG #	SPECIES	COMMON NAME	TREE DIAMETER	COMMENT
101	QUERCUS AGRIFOLIA	COAST LAKE OAK	32"	PROTECT
102	QUERCUS AGRIFOLIA	COAST LAKE OAK	36"	PROTECT
103	QUERCUS AGRIFOLIA	COAST LAKE OAK	48"	PROTECT
104	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
105	QUERCUS AGRIFOLIA	COAST LAKE OAK	6"	PROTECT
106	QUERCUS AGRIFOLIA	COAST LAKE OAK	32"	PROTECT
107	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
108	QUERCUS AGRIFOLIA	COAST LAKE OAK	32"	PROTECT
109	QUERCUS AGRIFOLIA	COAST LAKE OAK	36"	PROTECT
110	QUERCUS AGRIFOLIA	COAST LAKE OAK	32"	PROTECT
111	QUERCUS AGRIFOLIA	COAST LAKE OAK	22"	PROTECT
112	QUERCUS AGRIFOLIA	COAST LAKE OAK	22"	PROTECT
113	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
114	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
115	QUERCUS AGRIFOLIA	COAST LAKE OAK	14"	PROTECT
116	QUERCUS AGRIFOLIA	COAST LAKE OAK	30"	PROTECT
117	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
118	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
119	QUERCUS AGRIFOLIA	COAST LAKE OAK	10"	PROTECT
120	QUERCUS AGRIFOLIA	COAST LAKE OAK	10"	PROTECT
121	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
122	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
123	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
124	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
125	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
126	QUERCUS AGRIFOLIA	COAST LAKE OAK	16"	PROTECT
127	QUERCUS AGRIFOLIA	COAST LAKE OAK	16"	PROTECT
128	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
129	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
130	QUERCUS AGRIFOLIA	COAST LAKE OAK	14"	PROTECT
131	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
132	QUERCUS AGRIFOLIA	COAST LAKE OAK	6"	PROTECT
133	QUERCUS AGRIFOLIA	COAST LAKE OAK	24"	PROTECT
134	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
135	QUERCUS AGRIFOLIA	COAST LAKE OAK	18"	PROTECT
136	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
137	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
138	QUERCUS AGRIFOLIA	COAST LAKE OAK	8"	PROTECT
139	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT
140	QUERCUS AGRIFOLIA	COAST LAKE OAK	12"	PROTECT

*** NOT IN DEVELOPMENT AREA

SEAL:

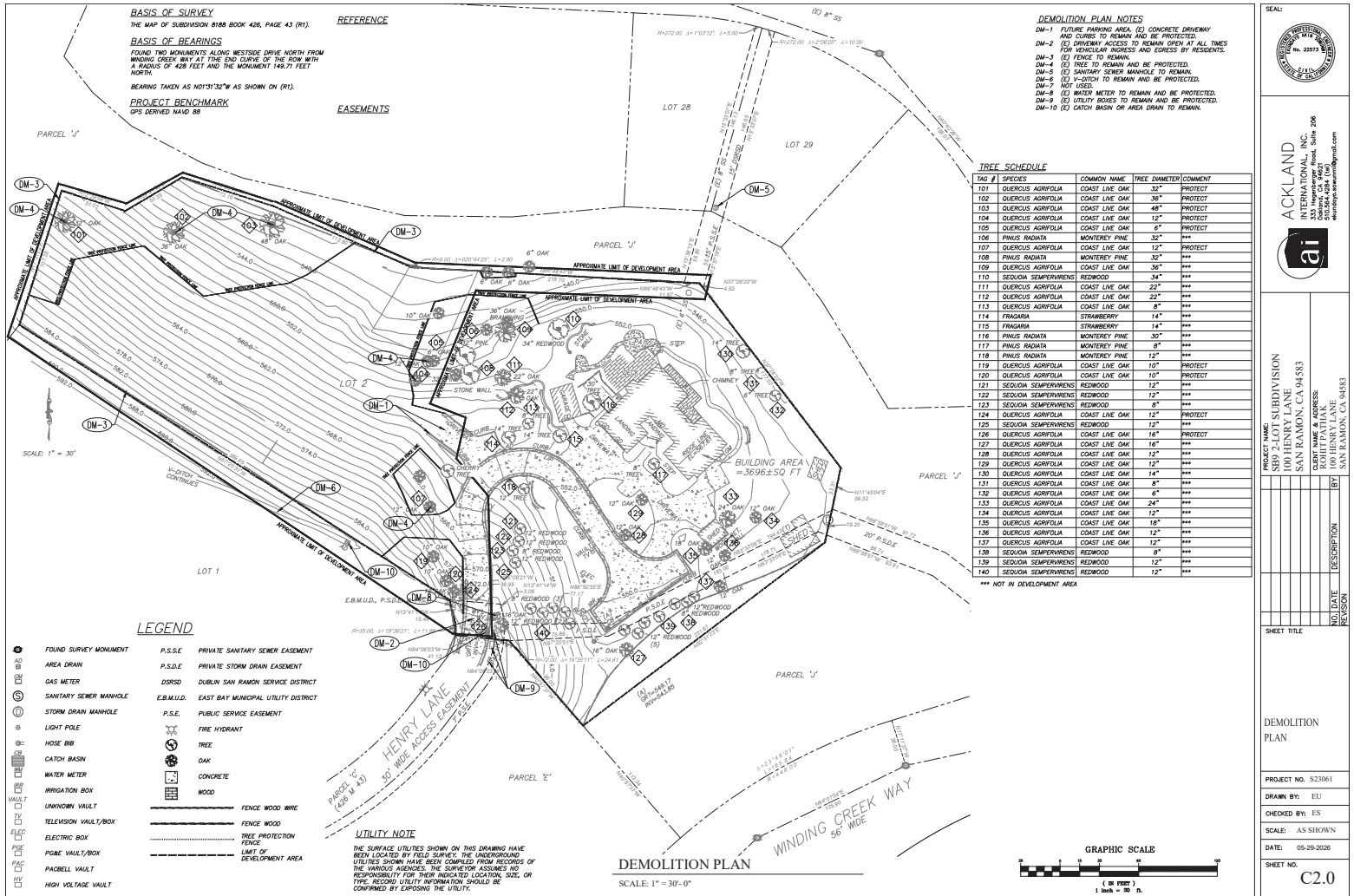
ACKLAND
333 HENRY LANE, SUITE 208
SAN RAMON, CA 94583
925.942.1100
ackland-engineering.com

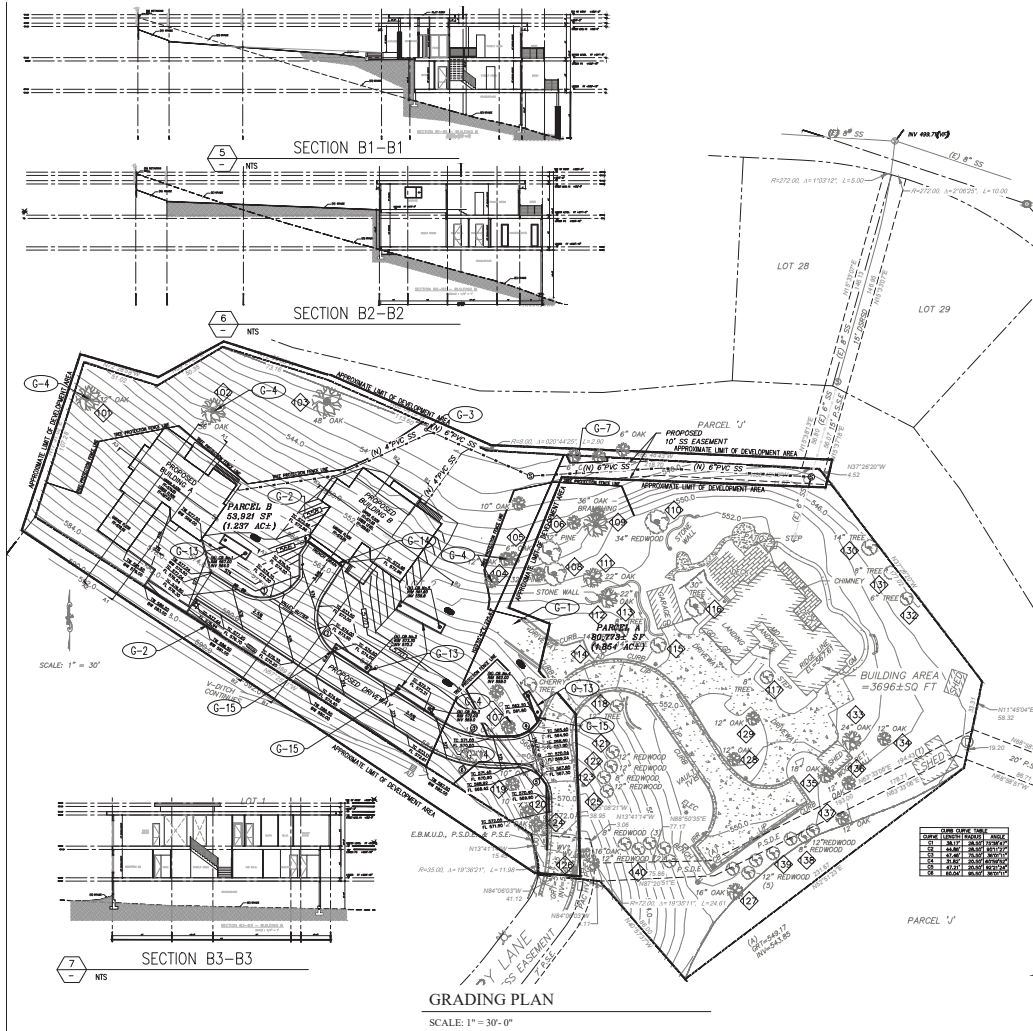
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CLIENT NAME & ADDRESS: ROBERT PATLAK, 100 HENRY LANE, SAN RAMON, CA 94583
NO. DATE REVISION:

NO.	DATE	REVISION
1		DESCRIPTION

SHEET TITLE: SITE PLAN

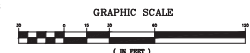
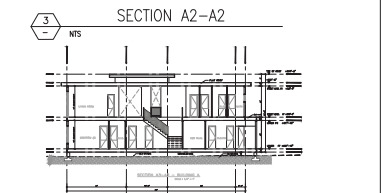
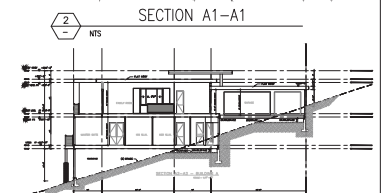
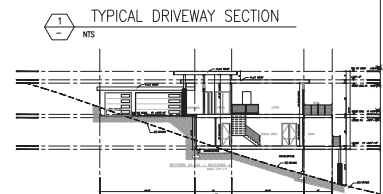
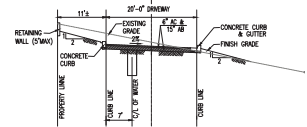
PROJECT NO. S23061
DRAWN BY: ELU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 05-29-2026
SHEET NO. C1.0





GRADING PLAN NOTES

- G-1 FUTURE PARKING.
- G-2 (N) RETAINING WALL.
- G-3 (N) SANITARY SEWER CLEANOUT.
- G-4 (E) TIME TO BE PROTECTED.
- G-5 (E) SANITARY SEWER.
- G-6 FUTURE GAS METER. LOCATION TO BE DETERMINED.
- G-7 (N) SANITARY SEWER LATERAL.
- G-8 FUTURE WATER METER. LOCATION TO BE DETERMINED.
- G-9 (E) WATER METER.
- G-10 (E) POWER POLE AND GUY ANCHOR.
- G-11 FUTURE ELECTRIC METER. LOCATION TO BE DETERMINED.
- G-12 FUTURE UNDERGROUND ELECTRIC SERVICE.
- G-13 (N) FLOW-THROUGH PLANTER. SEE SHT C3.2.
- G-14 (N) CATCH BASIN.
- G-15 (N) CURB CUT.
- G-16 TREE PROTECTION ZONE (TEMPORARY 6" HIGH CHAIN LINK PROTECTION FENCE).



SEAL:



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PROJECT NAME: SUBDIVISION
SAN RAMON, CA 94583

CLIENT NAME & ADDRESS:
ROBERT PATLAK
100 JENKINS LANE
SAN RAMON, CA 94583

NO. DATE DESCRIPTION

REVISION

SHEET TITLE

GRADING PLAN

PROJECT NO. S23061

DRAWN BY: ELU

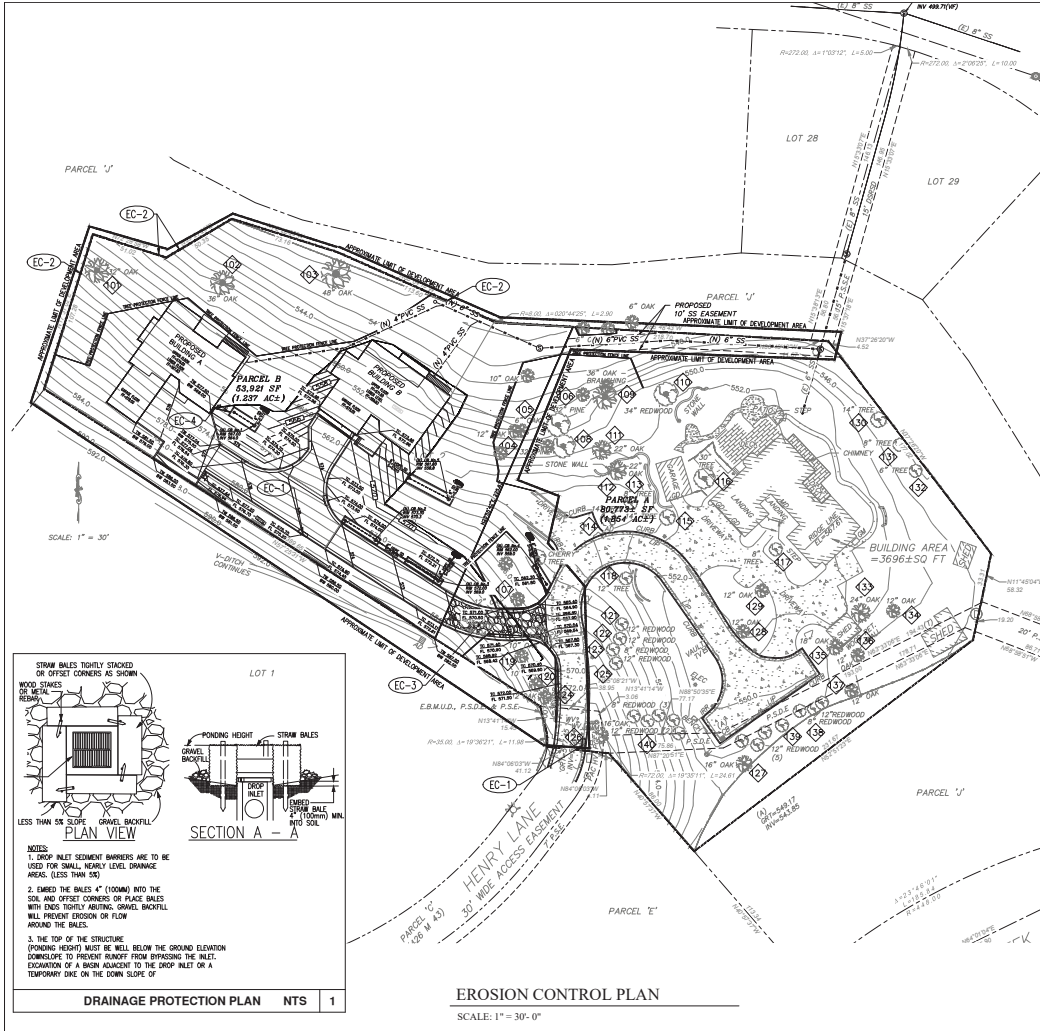
CHECKED BY: ES

SCALE: AS SHOWN

DATE: 05-29-2020

SHEET NO.

C3.0



EROSION CONTROL PLAN NOTES

- EC-1 INSTALL DRAINAGE INLET PROTECTION PER DETAIL 1.
- EC-2 INSTALL SILT FENCE PER DETAIL 2.
- EC-3 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3.
- EC-4 POINT OF CONNECTION FOR DOWNSPOUTS.

NOTE: FOR THE DISTURBED HILLSIDE, PROVIDE GEOTEXTILES AND EROSION CONTROL BLANKETS IN ADDITION TO THE STRAW MULCH.

SEAL:

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PROJECT NAME: SUBDIVISION
SAN RAMON, CA 94583
CLIENT NAME & ADDRESS:
ROHIT PATAK
100 HENRY LANE
SAN RAMON, CA 94583

SHEET TITLE: EROSION CONTROL PLAN

PROJECT NO. S23061

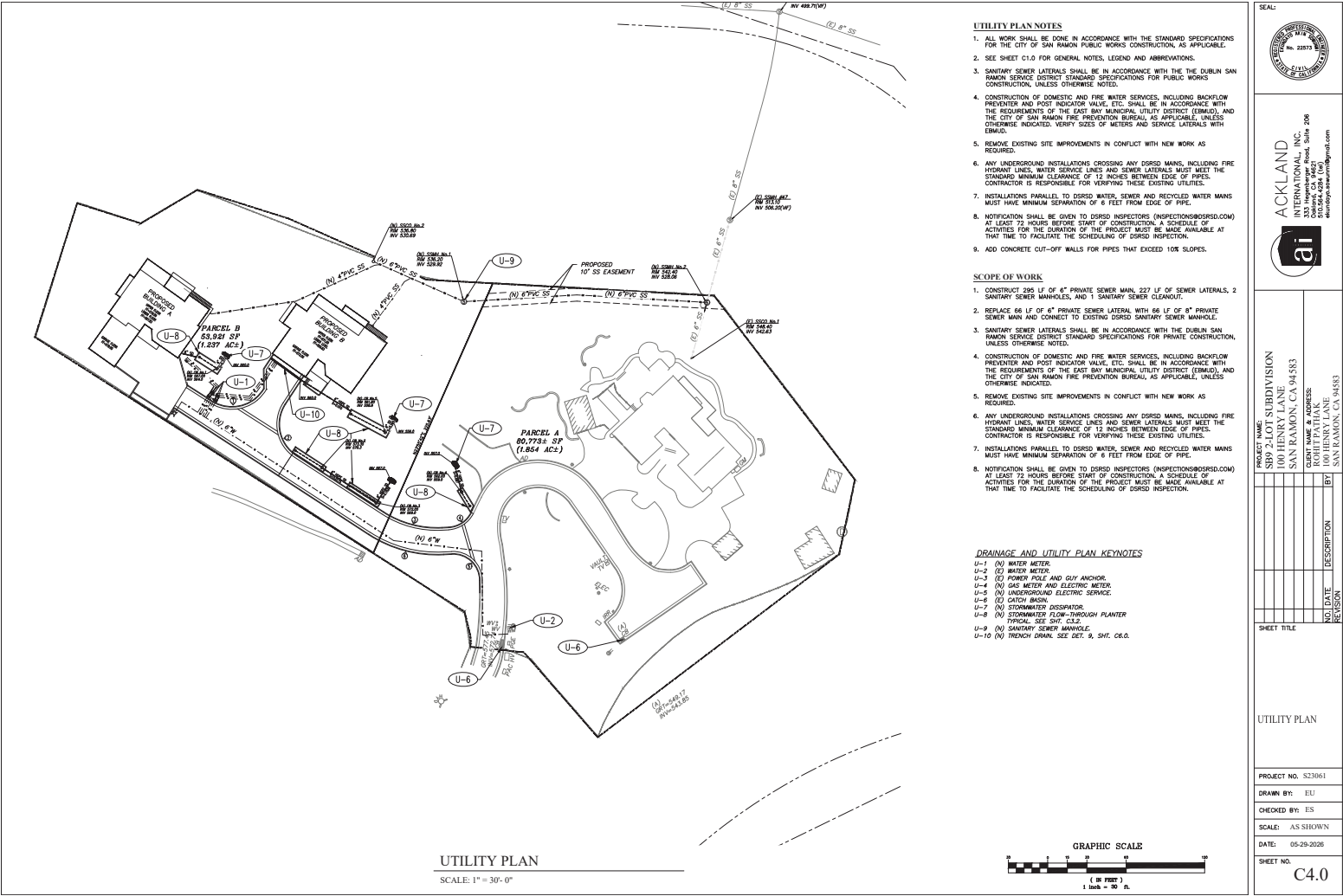
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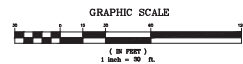
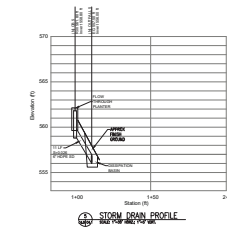
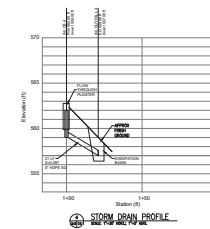
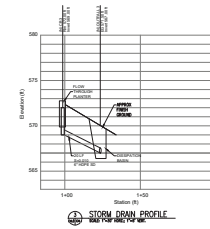
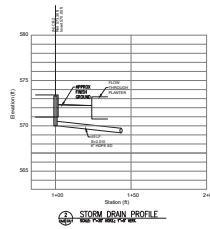
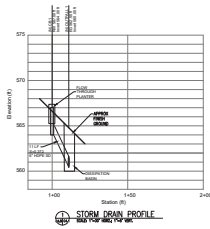
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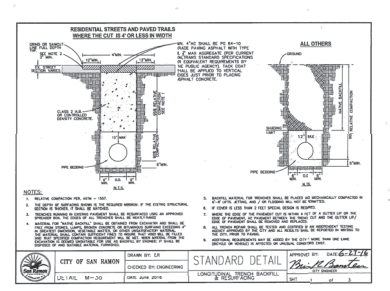
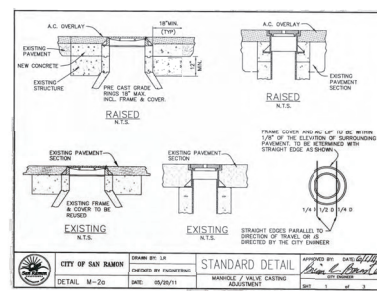
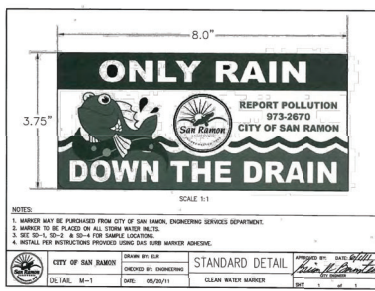
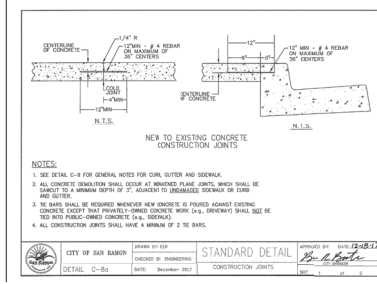
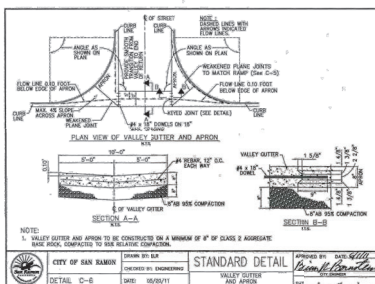
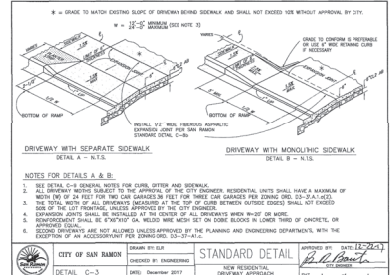
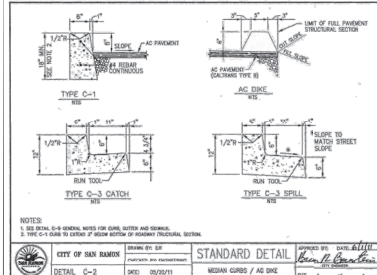
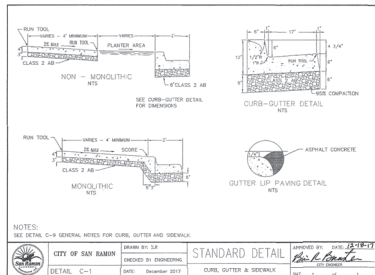
DATE: 05-29-2020

SHEET NO. C3.1





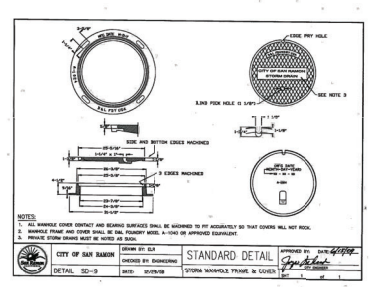
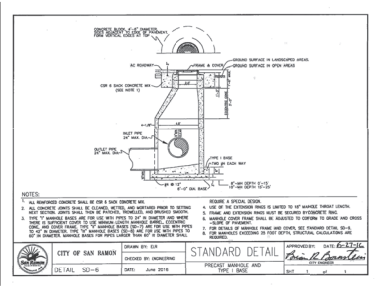
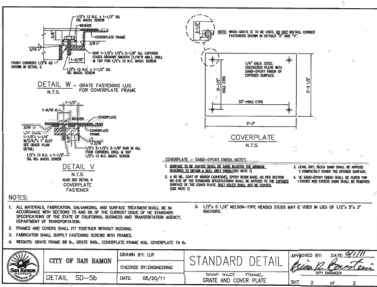
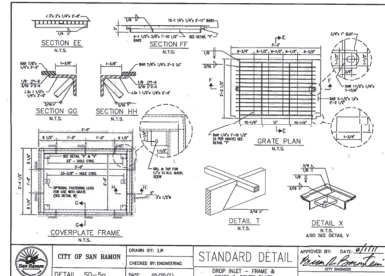
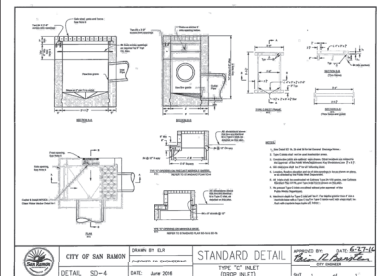
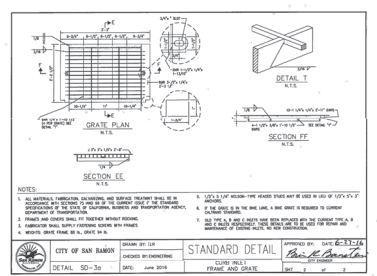
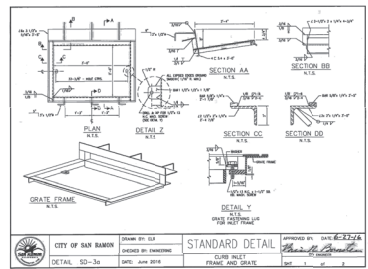
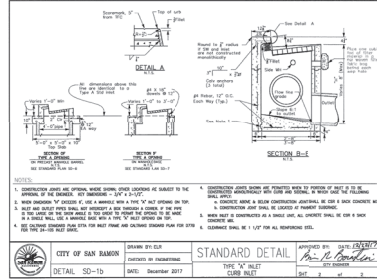
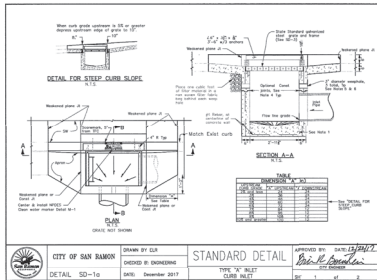
ACKLAND 	
PROJECT NAME: SUTTER SUBDIVISION 100 HENRY LANE SAN RAMON, CA 94583 CLIENT NAME & ADDRESS: ROHIT PATIL 100 HENRY LANE SAN RAMON, CA 94583 email: acklandengr@gmail.com	
NO.	DESCRIPTION
1	BY
SHEET TITLE STORM DRAIN PROFILES	
PROJECT NO. S23061 DRAWN BY: ELJ CHECKED BY: ES SCALE: AS SHOWN DATE: 05-29-2020 SHEET NO. C4.1	



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PROJECT NAME: SAN RAMON SUBDIVISION
PROJECT LOCATION: SAN RAMON, CA 94583
CLIENT NAME & ADDRESS: ROBERT PATIAK, 100 JENNY LANE, SAN RAMON, CA 94583

PROJECT NO. S23061
DRAWN BY: ELU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 05-29-2020
SHEET NO. C6.1



SEAL:

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ENGINEERING, INC.
3333 HENRY LANE, SUITE 208
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ai

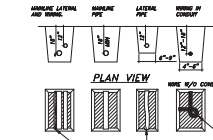
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PROJECT NO.: 22874
CLIENT NAME & ADDRESS: ROBERT PATLAK
100 HENRY LANE
SAN RAMON, CA 94583

SHEET TITLE: **DESCRIPTION**

MISCELLANEOUS DETAILS

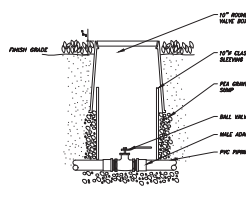
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DRAWN BY: ECU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 05-29-2020
SHEET NO. **C6.2**

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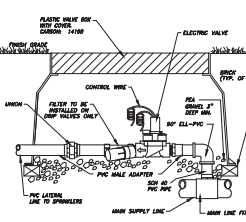


1. LOCATE ALL IRRIGATION ELEMENTS WITH SOIL AS PVC THREE INCH DEPTH OF THE PIPE OR OVER EXPOSED WITHIN.
2. FOR PVC AND USE HAND EXPOSED SEE SPECIFICATIONS.
3. SHOW ALL PLASTIC PIPING IN TRENCHES FROM SIDE TO SIDE AS SHOWN.

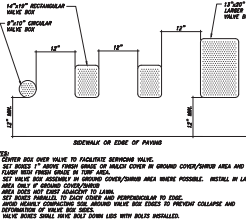
PIPE AND WIRE TRENCHING



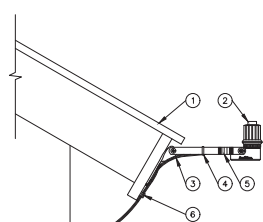
BALL VALVE



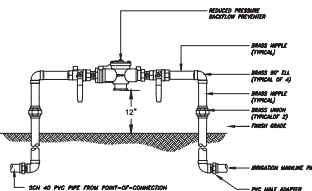
REMOTE CONTROL VALVE



VALVE BOXES



RSD-BE RAIN SENSOR



REDUCED PRESSURE BACKFLOW PREVENTER

MWELO INFORMATION FOR WESTERN HOUSE

WATER USE CALCULATION

MAWA = (46.0)(0.62)(0.55 x 4,242)

MAWA = 66,540.01 GALLONS PER YEAR

ESTIMATED TOTAL WATER USE

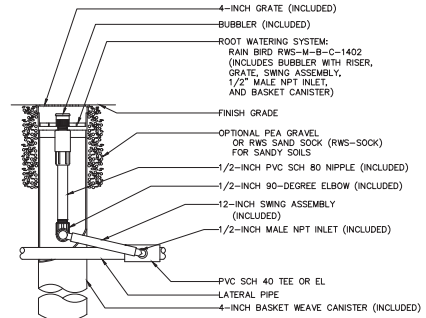
REFERENCE EVAPOTRANSPIRATION (ET₀): 46.0

HYDROZONE	PLANT FACTOR (PF)	IRRIGATION EFFICIENCY (IE)	ET ₀ X PF X IE	LANDSCAPE AREA (SF)	ET ₀ X AREA	ESTIMATED TOTAL WATER USE (ET ₀ X AREA)	
LOW TREES	0.2	DRIP	0.81	0.2469	32	7.90	225.31
LOW SHRUBS	0.2	DRIP	0.81	0.2469	4,095	1,011.06	28,835.43
LOW BOD-SWALES	0.2	DRIP	0.81	0.2469	115	28.39	808.68
TOTALS:				4,242	1,047.35	29,870.42	

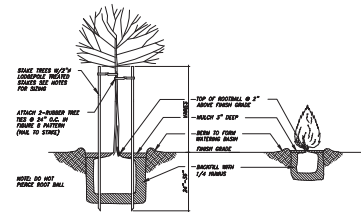
HYDROZONE INFORMATION TABLE

HYDROZONE	VALUES	IRRIGATION METHOD	AREA	% OF LANDSCAPE AREA
LOW TREES	3	DRIP	32 SF	0.75
LOW SHRUBS (BOD-S)	2	DRIP	4,095 SF	96.53
LOW BOD-SWALES	1	DRIP	115 SF	2.72
TOTAL: 4,242 SF				

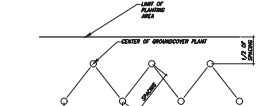
NOTE: 4,242 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE



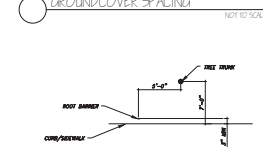
TREE BUBBLER - RWS-M-B-C-1402



PLANTING & STAKING



GROUND COVER SPACING



ROOTBARRIER

REVISIONS BY

2020 Utopian Landscapes, Inc. 100 Henry Lane San Ramon, CA 94583

UTOPIAN LANDSCAPES LANDSCAPE ARCHITECTURE AND DESIGN SERVICES

DETAILS

PROJECT

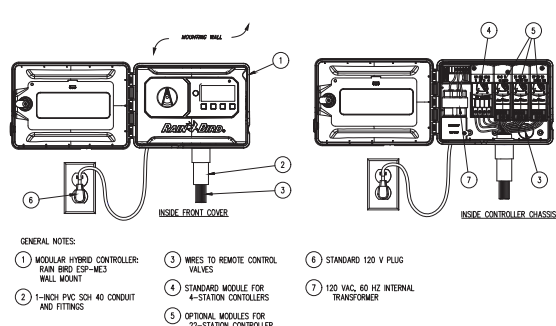
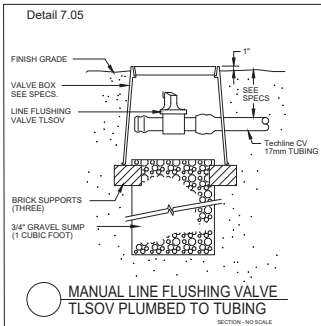
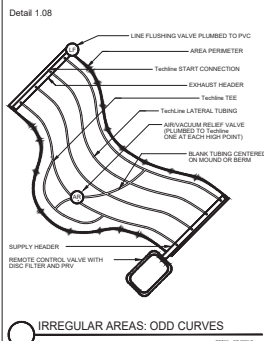
DATE 8/27/20

SCALE NONE

DRAWN JW

SHEET L3

SF 4 SHEETS



TOTAL: 9,794 SF

NOTE: 9,794 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE

[illegible]

3. A SEPARATE PERMIT IS REQUIRED FOR POOLS, SPAS, WALLS, FENCES, RETAINING WALLS AND ANY OTHER PREEXISTING STRUCTURES.
4. CONTRACTOR SHALL VERIFY ALL EXTERIOR MATERIALS, FINISHES, COLORS, TEXTURES ETC. WITH OWNER PRIOR TO CONSTRUCTION. CONTRACTOR SHALL PROVIDE SAMPLES OF ALL SINGLE AND COMPOSITE SURFACES, FLOORS, INTERIORS, FINISHED PLASTER/ARTZAL, FENCING ETC.
5. CONTRACTOR SHALL VERIFY ALL LANDSCAPING REQUIREMENTS WITH OWNER PRIOR TO PURCHASING AND INSTALLING TREES, SHRUBS, GROUND COVER, IRRIGATION SYSTEMS, LIGHTING ETC.
6. AN ENCROACHMENT PERMIT IS REQUIRED FOR ALL WORK IN THE PUBLIC RIGHT OF WAY (FROM PUBLIC SERVICE DEPARTMENT).
7. ALL SIGNAGE NUMBERS SHALL BE PLACED IN A POSITION THAT IS PLAINLY LEGIBLE AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THESE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND AND BE ARABIC NUMBERS OR ALPHABETICAL LETTERS A MIN. OF 1/4" INCHES HIGH WITH A MIN. STROKE WIDTH OF 1/16" INCH. A MINIMUM SIZE OF ANY OTHER SIGN OR MEANS CAN BE USED TO IDENTIFY THE STRUCTURE TO ITS OWNERS. VISIBILITY.

[illegible][illegible][illegible]

RECEPTACES PER CODE 110.11(C)1 AND 110.11(C)2. PROVIDE A MINIMUM OF ONE 20-AMP LAUNDRY BRANCH CIRCUIT PER CODE 110.11(C)1 AND 110.11(C)2.

4. PROVIDE A 120V, 20-AMP BRANCH CIRCUIT FOR BATHROOM RECEPTACLE OUTLETS PER CODE 110.11(C)3.

5. ALL 120-VOLT, SINGLE-PHASE, 15- AND 20-AMP BRANCH CIRCUITS SERVING OUTLETS OR DEVICES INSTALLED IN DWELLING UNIT KITCHENS, PANTRY ROOMS, DINING ROOMS, LIVING ROOMS, HALLWAYS, PORCHES, LIBRARIES, DECKS, TERRACES, REAR PATIOS, REAR PORCHES, GARAGES, CLOSETTS, HALLWAYS, LAUNDRY AREAS, OR SIMILAR ROOMS SHALL BE AFCI PROTECTED PER CODE 210.12(A).

6. STRUCTURED FIBER PANELS LOCATED IN CLOTHES CLOSETS SHALL NOT CONTAIN OVERCURRENT DEVICES PER CODE 210.12(B).

7. RECEPTACLES REQUIRED AT THE FRONT AND REAR OF THE DWELLING SHALL BE READILY ACCESSIBLE FROM GRADE AND LOCATED NOT MORE THAN 6' 6" ABOVE GRADE. RECEPTACLES ON BALCONIES, DECKS, AND PORCHES SHALL BE LOCATED NOT MORE THAN 6' 6" ABOVE GRADE. RECEPTACLES SHALL BE WATERPROOFED AND GFCI PROTECTED PER CODE 210.21(D), 210.21(A), AND 408.18.

8. EXTERIOR LINEARHAIRES SHALL BE LISTED FOR PORCH OR DECK LOCATIONS AND EXTERIOR RECEPTACLES SHALL BE LISTED FOR PORCH OR DECK LOCATIONS.

[illegible][illegible]

5. OUTDOOR LIGHTING SHALL COMPLY WITH §1503.10, INCLUDING AUTOMATIC CONTROLS (PHOTOCELL AND RED SENSOR OR TIME SWITCH).

[illegible]

DRYER:

- 1. DRYER VENT TERMINATION TO BE SHOWN ON THE DRAWINGS.
- 2. DRYER MOTOR EXHAUST DUCT IS NOT TO EXCEED A TOTAL COMBINED HORIZONTAL AND VERTICAL LENGTH OF 14 FEET. INCLUDE TWO 90 DEGREE ELBOWS FOR EACH 3.5'.
- 3. A MINIMUM OF A 4-INCH DIAMETER MOTOR EXHAUST DUCT FOR APPROVED MATERIAL, SHALL BE INSTALLED IN ACCORDANCE WITH SECTION 504.4.2
- 4. BEST INSTALLATION OF A CLOTHES DRYER A MINIMUM OPENING OF 100-SQUARE INCHES FOR HANG UP AIR.

BATHROOM MECHANICAL VENTILATION SHALL BE PROVIDED AT A MINIMUM RATE OF 50 CFM INTERMITTENT OR 20 CFM CONTINUOUS IN ACCORDANCE WITH CEC 2020 TABLE 403.2

WATER HEATERS SHALL BE STRAPPED AT POINTS WITHIN THE UPPER ONE-THIRD (1/3) AND LOWER ONE-THIRD (1/3) OF THE UNIT'S VERTICAL DIMENSION IN ACCORDANCE WITH CEC 2020 SECTION 501.2. THE LOWER STRAP SHALL BE LOCATED A MINIMUM OF 4 INCHES ABOVE THE CONTROLS

1. ATTIC VENTILATION SHALL COMPLY WITH CRC SECTION R506. THE MINIMUM NET FREE VENT AREA SHALL BE 1/150 OF THE ATTIC AREA. THE RATIO MAY BE REDUCED TO 1/300 IN CLIMATE ZONES 6, 7, AND 8 PROVIDED THAT A GLAZE I OR II VAPOR RETARDER IS INSTALLED ON THE WARM-IN-WINTER SIDE OF THE CEILING AND NOT LESS THAN 40% AND NOT MORE THAN 50% OF THE REQUIRED VENT AREA IS PROVIDED IN THE UPPER PORTION OF THE ATTIC WITHIN 3 FEET OF THE RIDGE.

2. CONTRACTOR SHALL VERIFY NET FREE VENT AREA (NFVA) OF ALL VENTS PRIOR TO INSTALLATION AND ENSURE COMPLIANCE WITH REQUIRED VENTILATION CALCULATIONS.

[illegible]

01. ROOMS CONTAINING TUBS, SHOWERS OR SIMILAR BATHING FIXTURES SHALL BE MECHANICALLY VENTILATED ACCORDING WITH CMV AENF E 605.2 & CMC 8030.3.1

02. ALL EXHAUST FANS SHALL HAVE BACKDRAFT DAMPERS.

03. TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS (i.e. CLOTHES DRYER VENTS, BATH AND UTILITY FANS, ET AL) SHALL BE A MINIMUM OF 3FT FROM PROPERTY LINES OR OTHER OPENINGS INTO THE BUILDING. (CMC 502.2.1)

04. DRYER VENT OUTLET SHALL BE A MINIMUM OF 3FT AWAY FROM AIR CONDITIONING CONDENSER OR HEAT PUMP. (CMC 150.31.4)

05. PROVIDE A MINIMUM OF 4" DIAMETER SMOOTH METAL DRYER VENT WITH BACKDRAFT DAMPER TO EXTERIOR. EXHAUST FAN VENT SHALL COMPLY WITH MANUFACTURERS SPECIFICATIONS AND CMC 504.2. LENGTH OF RUN MAY EXCEED 14'-0" IF PERMITTED BY DRYER MANUFACTURERS' INSTALLATION INSTRUCTIONS AND APPROVED BY THE AUTHORITY HAVING JURISDICTION.

[illegible][illegible]

RECEPTACLE OUTLETS, SWITCHES AND CONTROLS (INCLUDING CONTROLS FOR HEATING, VENTILATION AND AIR CONDITIONING) INTENDED TO BE USED BY OCCUPANTS SHALL BE LOCATED NO MORE THAN 12 INCHES (305 MM) FROM THE TOP OF THE FINISHED FLOOR AND NO LESS THAN 18 INCHES (457 MM) MEASURED FROM THE BOTTOM OF THE OUTLET BOX ABOVE THE OCCUPANT'S HEAD.

EXCEPTIONS:

1. DEDICATED RECEPTACLE OUTLETS, FLOOR RECEPTACLE OUTLETS, CONTROLS MOUNTED ON CEILING PANELS, CEILING LIGHTS, AND CONTROLS LOCATED ON APPLIANCES.

2. RECEPTACLE OUTLETS REQUIRED BY THE CALIFORNIA ELECTRICAL CODE ON A WALL SURFACE WHERE THE DISTANCE BETWEEN THE FINISHED FLOOR AND A BUILT-IN FEATURE ABOVE THE FINISH FLOOR, SUCH AS A

DOORWAY WITH A NET CLEAR OPENING OF NOT LESS THAN 32 INCHES (813 mm), MEASURED WITH THE DOOR POSITIONED AT AN ANGLE OF 90 DEGREES FROM THE CLOSED POSITION; OR, IN THE CASE OF A TYNDOR THREE-STORY SINGLE FAMILY DWELLING, ON THE SECOND OR THIRD FLOOR OF THE DWELLING IF A BATHROOM OR EGRESS DOOR IS NOT LOCATED ON THE ENTRY LEVEL.

INTERCONNECTION -- WHERE MORE THAN ONE CO ALARM IS REQUIRED, THEY SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS PER CIRC SECTION R111.5.

IN NEW CONSTRUCTION, ALL ALARMS SHALL BE HARDCWIRED WITH BATTERY BACKUP AND SHALL BE INTERCONNECTED SUCH THAT ACTIVATION OF ONE ALARM WILL ACTIVATE ALL ALARMS.

EXISTING BUILDINGS UNDERGOING ALTERATIONS MAY USE BATTERY-OPERATED ALARMS WHERE PERMITTED BY CBC SECTION 905.

SHOWER AND HANDRAIL ASSEMBLIES SHALL BE DESIGNED TO WITHSTAND A 200 LB CONCENTRATED LOAD APPLIED IN ANY DIRECTION AND A UNIFORM LOAD OF 50 PLF (FOR CBC SECTION R301.5).

DOOR APPROVED SHATTER RESISTANT ENCLOSURE (PLASTIC OR TEMPERED GLASS) AT SHOWERS AND VENDING IF SILL IS LESS THAN 5'-0" ABOVE TUB OR SHOWER FLOOR.

FIRE BLOCK AT ALL DROPPED CEILINGS AND SOFFITS.

FRAMING NOTES

EXTERIOR FINISH NOTES

PROVIDE WEIR-SCREEN DETAILS AT ALL LOCATIONS INCLUDING PORCH, KITCHEN, GARAGE, & BUILT UP STUCCO ROOFS. THE SCREEN IS TO BE OF A TYPE THAT WILL ALLOW TRAPSED WATER TO DRAIN TO THE EXTERIOR OF THE BUILDING. THE SCREEN IS TO BE PLACED A MINIMUM OF 4" ABOVE THE GROUND OR 2" ABOVE PAVED AREAS.

SPECIFY SLABBERS OF GRADE 40" PAPER UNDER THE CEMENT FLOSTER COVERING WHEN APPLIED OVER POOD.

ROOF PROJECTIONS SHALL COMPLY WITH CRC TABLE R302.1(1) OR R302.1(2).

PROJECTIONS SHALL NOT EXTEND TO LESS THAN 2'-0" FROM THE PROPERTY LINE.

THE REQUIRED FIRE RESISTANCE RATING OF THE PROJECTION UNDERSIDE IS PERMITTED TO BE REDUCED TO NOTHING WHEN FIRE RESISTANCE IS PROVIDED BETWEEN THE WALL TOP PLATE AND THE UNDERSIDE OF THE ROOF SUBSTITUTION.

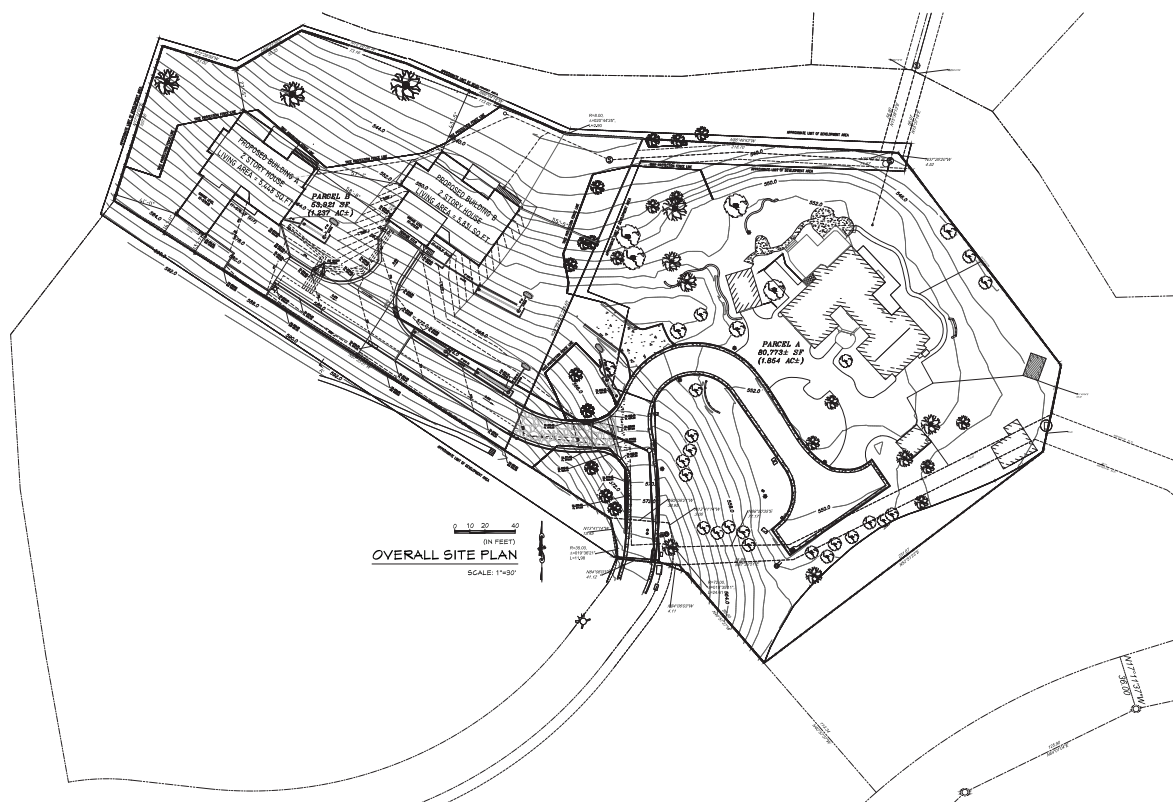
SHOWER NOTES

SHOWER ENCLOSURE WALL SURFACES SHALL BE FINISHED WITH NONABSORBENT MATERIALS EXTENDING TO A HEIGHT OF NOT LESS THAN 72 INCHES MEASURED FROM THE FINISHED FLOOR OF THE SHOWER. BACKING MATERIAL SHALL BE SUITABLE FOR JET LOCATIONS IN ACCORDANCE WITH THE 2025 CALIFORNIA PLUMBING CODE. SHOWER COMPARTMENTS SHALL HAVE A MINIMUM FINISHED INTERIOR AREA OF 1,024 SQ. IN. AND SHALL BE FINISHED WITH A MINIMUM 1/4" THICK GLASS OR SOLID SURFACE MATERIAL.

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REVISIONS	

1ST BUILDING



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ssdesigneng@gmail.com

**NEW DWELLING
(BUILDING B)**

**100 HENRY LN,
SAN RAMON, CA 94583**

REVISIONS

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OVERALL SITE PLAN

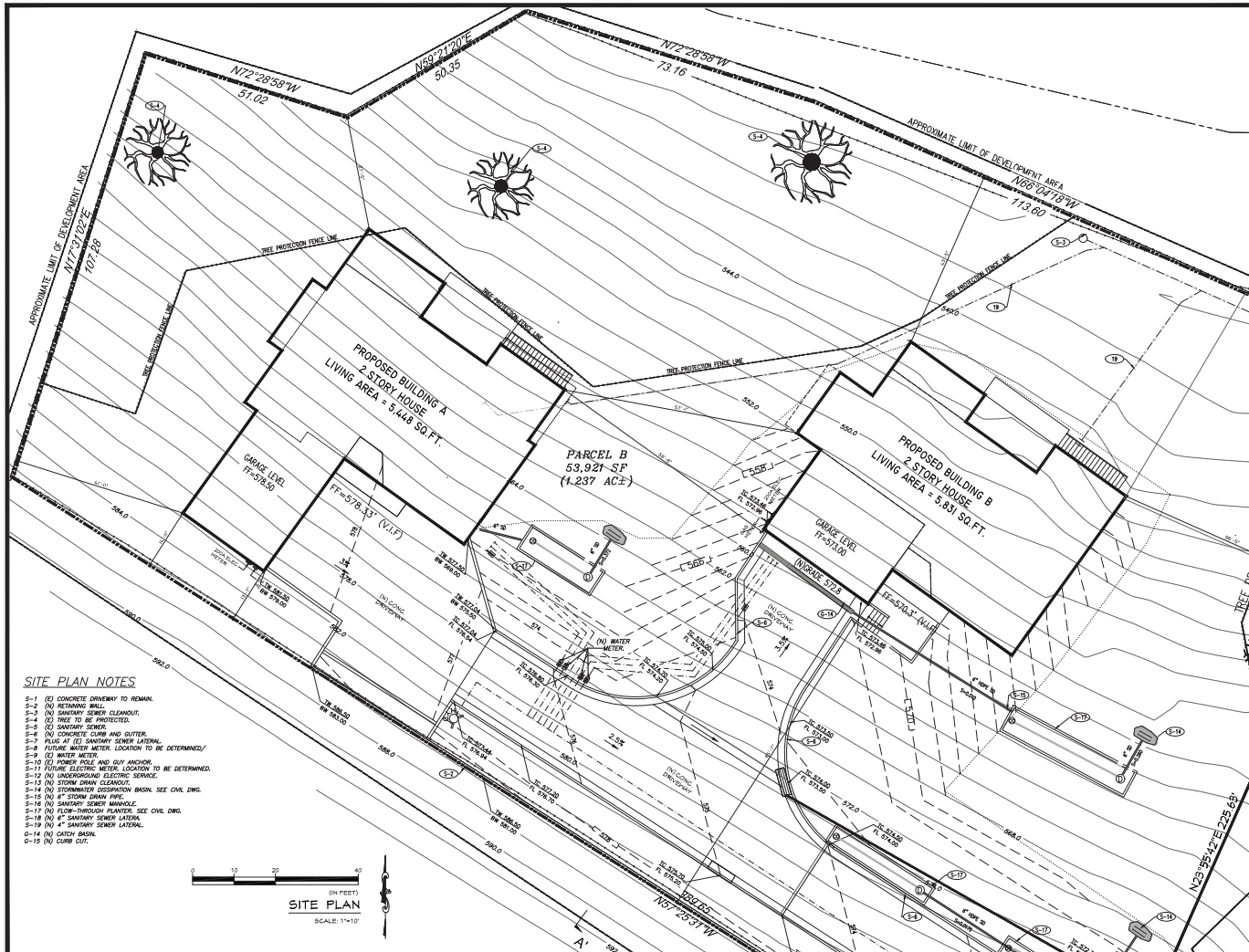
1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A1-3

**NEW DWELLING
 (BUILDING B)**

 100 HENRY LN,
 SAN RAMON, CA 94583

REVISIONS	
1	
SITE PLAN	
1ST BUILDING	SHEET
SUBMITAL	2025.03
DRAWN	MR
CHECK	NR
A1-4	





SITE AERIAL VIEW



SITE VIEW 11



SITE VIEW 12.1



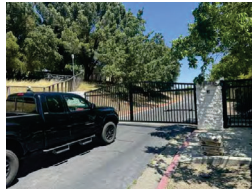
SITE VIEW 12.2



SITE VIEW 12.3



SITE VIEW 01



SITE VIEW 01



SITE VIEW 03



SITE VIEW 04



SITE VIEW 05



SITE VIEW 06



SITE VIEW 07



SITE VIEW 08



SITE VIEW 09



SITE VIEW 10



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NEW DWELLING (BUILDING B)

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SITE PHOTOS

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR
	A1-5



RENDERED SITE DEVELOPMENT PLAN




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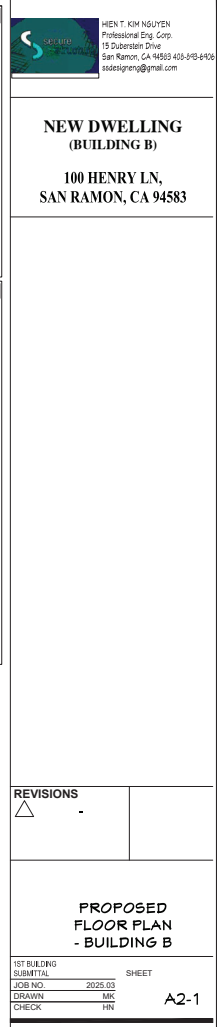
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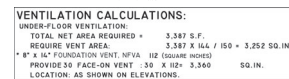
REVISIONS

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**RENDERED SITE
DEVELOPMENT PLAN**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO. 2025.03	
DRAWN MK	A1-6
CHECK VRL	





1ST BUILDING SUBMITTAL		SHEET
JOB NO.	2025.03	
DRAWN	MK	
CHECK	HN	A2-2

**NEW DWELLING
 (BUILDING B)**

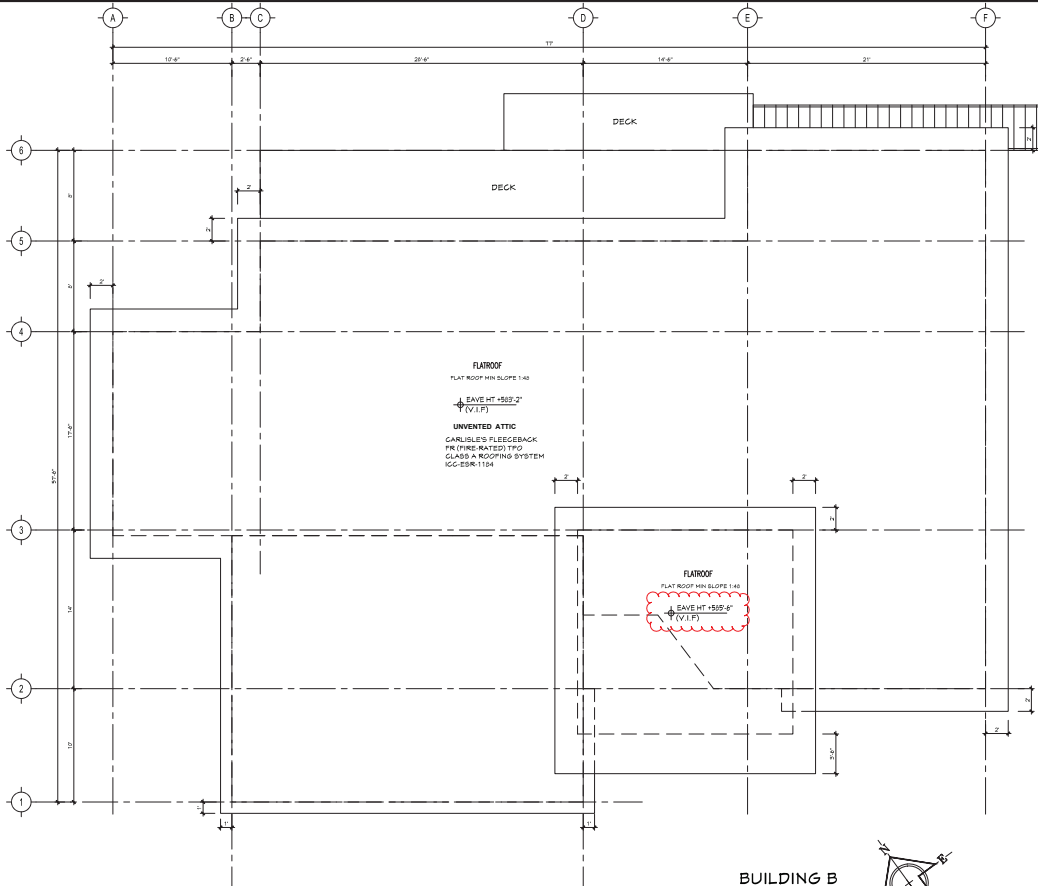
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REVISIONS
 08.13.20

**PROPOSED
 ROOF PLAN
 - BUILDING B**

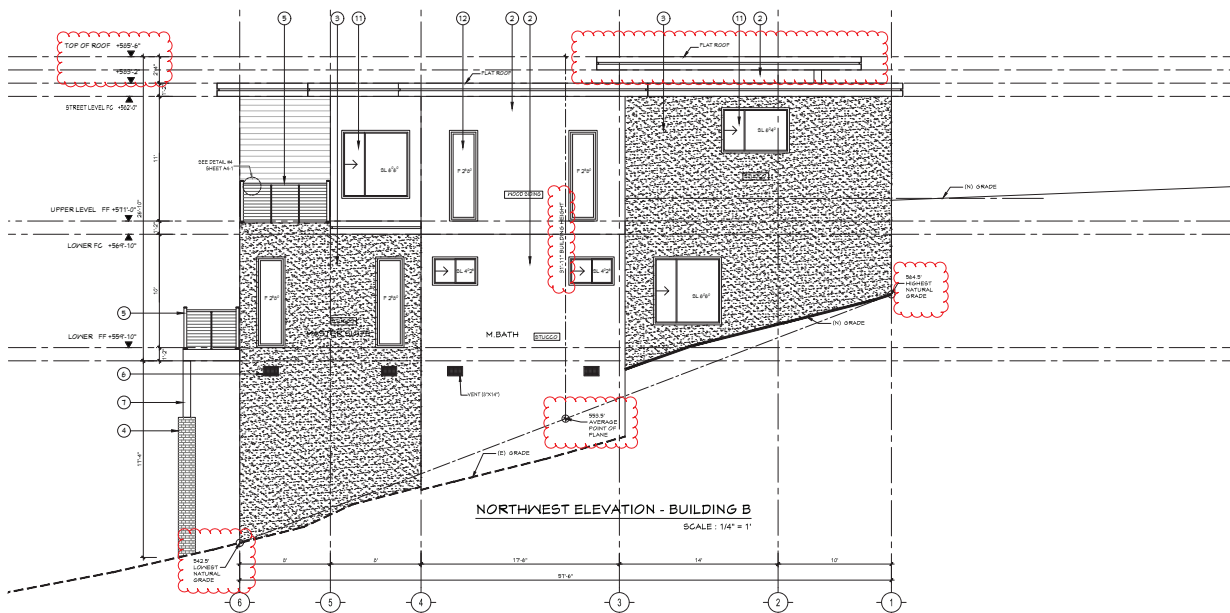
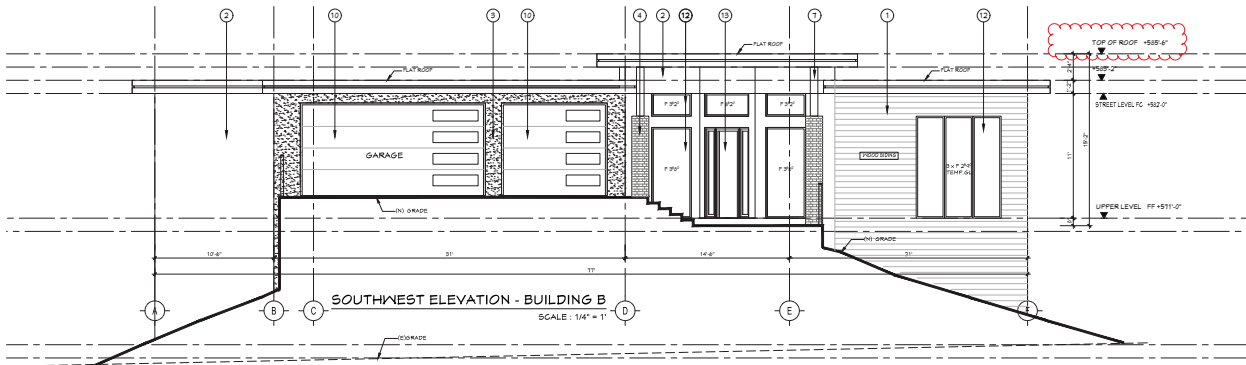
1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A2-3



**BUILDING B
 ROOF PLAN**
 SCALE: 1/4" = 1'





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NEW DWELLING (BUILDING B)

100 HENRY LN,
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REVISIONS
08.13.25

PROPOSED ELEVATIONS - BUILDING B

1ST BUILDING
SUBMITAL
JOB NO. 2025.03
DRAWN MK
CHECK VRL

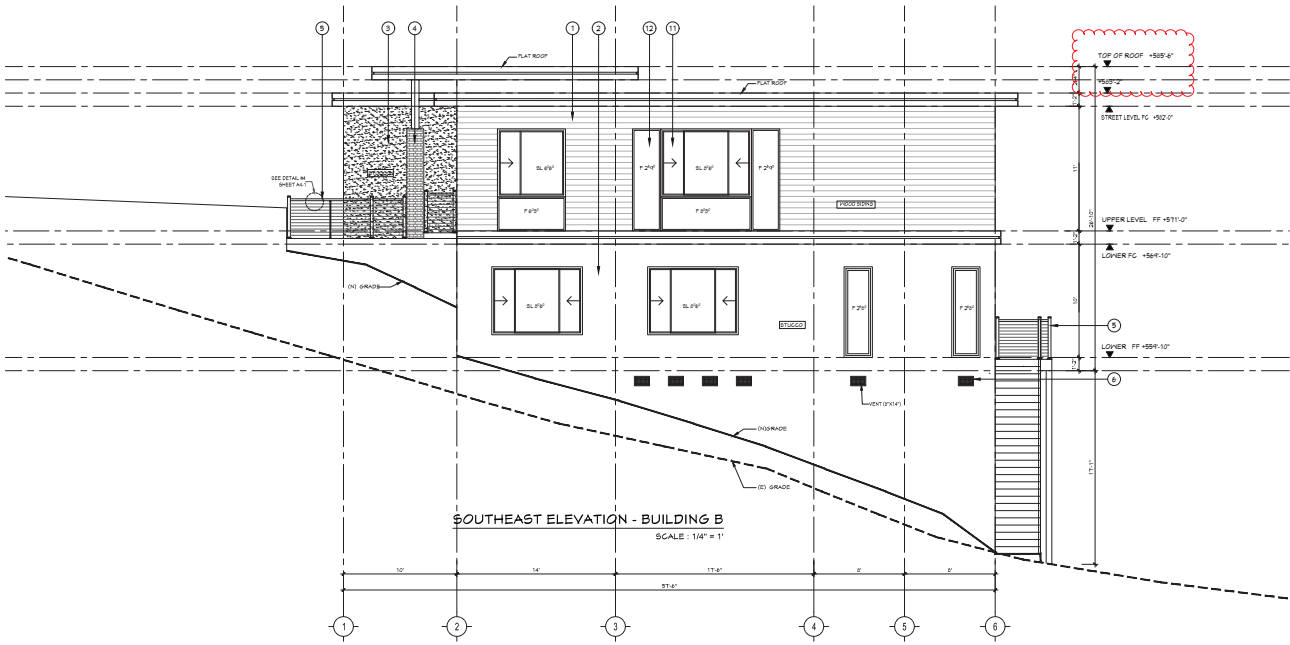
SHEET
A3-1

 JAMES HARDIE HARDIE PLANK #210 3/8 IN. X 14 IN. PRIMED CEDARHILL FIBER CEMENT LAP SIDING	 BEHR MARQUEE® EXTERIOR PAINTS WHITE 52	 BEHR MARQUEE® EXTERIOR PAINTS FASHION GRAY	 MANUFACTURED STONE CULTURED STONE DRYSTACK LEDGESTONE PANELS HELROSE	 KEYLINK HORIZONTAL CABLE RAILING OR EQUIVALENT	 DECORATIVE VENT COVER REGGEO REGISTER DECORATIVE SQUARE VENT GRILLE OIL RUBBED BRONZE (PIONEER CONTRACTS) "VULCAN VENT" FIRE & EMBER SAFE VENT OR EQ VENT (P/N 147)	 PORCH COLUMN BARROW DESIGNS PINE BRUSHED PICO® COLUMN WRAP WESTERN CEDAR / LIGHTLY DISPERSED COLOR: CHARNERED BROWN
 GARAGE DOOR G.H.I. OVERHEAD DOORS PANEL STYLE: PLANKS SECTION CONSTRUCTION: 2" THICK - 2 SIDED STEEL SECTION MATERIAL: MEDIUM DUTY 21 GA. STEEL INSULATION TYPE: 1-1/2" R15 POLYSTYRENE	 MILGARD WINDOWS VINO TUSCANY SERIES WINDOWS HORIZONTAL SLIDING PINKING BRONZE	 MILGARD WINDOWS TUSCANY SERIES VINO FIGURE WINDOW U-VALUE: 0.25 BRONZE (PREMIUM)	 DOOR ENTRANCE NDSU - EXTERIOR MODERN MANGROVE PICO® & WHITE LAMINATED GLASS ENTRY SOLID FRONT DOOR SINGLE DOOR AND SIDELITES OPTIONS			


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**NEW DWELLING
(BUILDING B)**

**100 HENRY LN,
SAN RAMON, CA 94583**



REVISIONS  08.13.26	
PROPOSED ELEVATION - BUILDING B	
1ST BUILDING SUBMITAL	SHEET 2025.03
JOB NO. 2025.03	DRAWN MK
CHECK VRL	A3-2

**NEW DWELLING
(BUILDING B)**

**100 HENRY LN,
SAN RAMON, CA 94583**

NORTHEAST ELEVATION - BUILDING B
SCALE : 1/4" = 1'

1ST BUILDING SUBMITTAL		SHEET
JOB NO.	2025.03	
DRAWN	MK	
CHECK	HN	A3-3

- 1 JAMES HARDIE
HARDIE PLANK #210 8.25 IN. X
14 IN. PRIMED CEDAR/MILL
FIBER CEMENT LAP SIDING
- 2 BEHR MARQUEE®
EXTERIOR PAINTS
WHITE 52
- 3 BEHR MARQUEE®
EXTERIOR PAINTS
FASHION GRAY
- 4 MANUFACTURED STONE
CULTURED STONE DRYSTACK
LEDGESTONE PANELS
HELAGOSE
- 5 KEYLINK HORIZONTAL
CABLE RAILING
OR EQUIVALENT
- 6 DECORATIVE VENT COVER
KESKO RESISTER
DECORATIVE SQUARE VENT GRILLE
OIL RUBBED BRONZE
(PUPPER-GATES®)
"VULCAN VENT"
FIRE & EMERGENCY VENT OR EG
VENT (8"X14")
- 7 PORCH COLUMN
BARNON DESIGNS FIRE
BRUSHED WOOD COLUMN / HEAT
WESTERN CEDAR / LIGHTLY
DISTRESSED
COLOR: CHARRED BROWN
- 10 GARAGE DOOR
C.H.I. OVERHEAD DOORS
PANEL STYLE: FLANKS
SECTION CONSTRUCTION:
THICK 2-SIDED STEEL
SECTION MATERIAL: MEDIUM
DUTY 121 6A STEEL
INSULATION TYPE: 1-131R®
POLYSTYRENE
- 11 MILGARD WINDOW®
V450 TUSCANY® SERIES
WINDOW HORIZONTAL SLIDING
WINDOW
BRONZE
- 12 MILGARD WINDOW®
V450 TUSCANY® SERIES V450
PICTURE WINDOW
U-VALUE: 0.25
BRONZE (PREMIUM)
- 13 DOOR ENTRANCE
NO. 8 - EXTERIOR MODERN
HANGAR® WOOD & WHITE
LAMINATED GLASS ENTRY
SOLID FRONT DOOR
SINGLE DOOR AND
SIDELITES OPTIONS



PROPOSED COLORED ELEVATION

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**NEW DWELLING
(BUILDING B)**

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SAN RAMON, CA 94583

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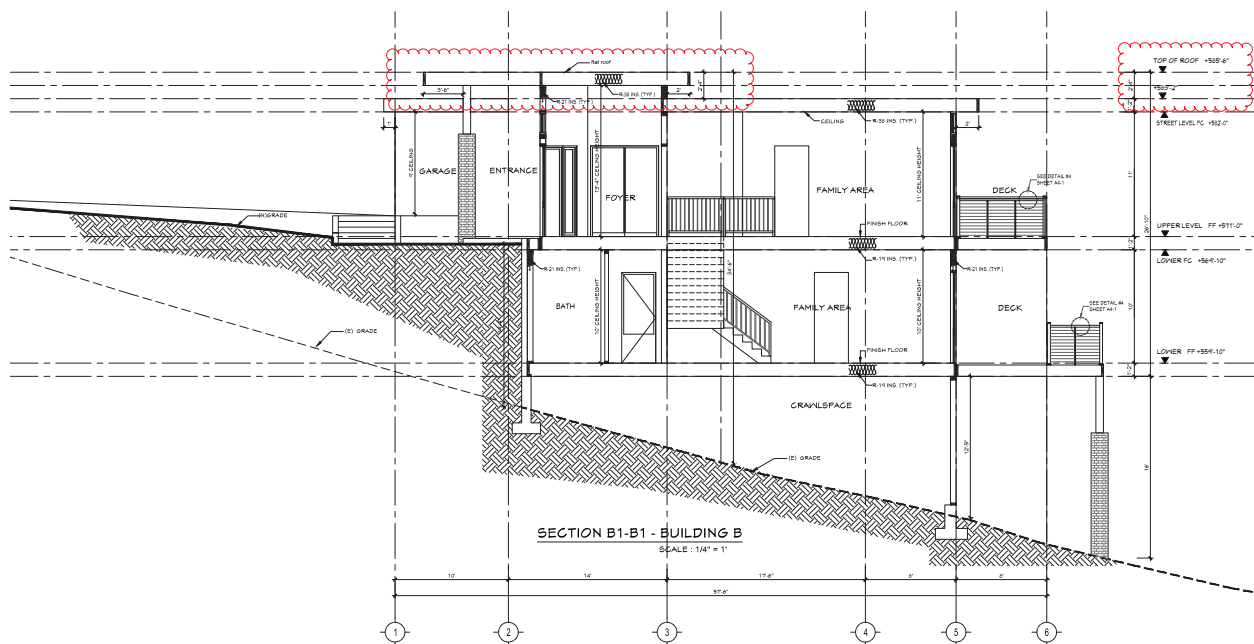
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**COLORED
ELEVATION
BUILDING B**

1ST BUILDING SUBMITAL	SHEET
JOB NO. 2025.03	
DRAWN MK	A3-4
CHECK VR	

**NEW DWELLING
 (BUILDING B)**

 100 HENRY LN,
 SAN RAMON, CA 94583



REVISIONS	
△	08.13.26

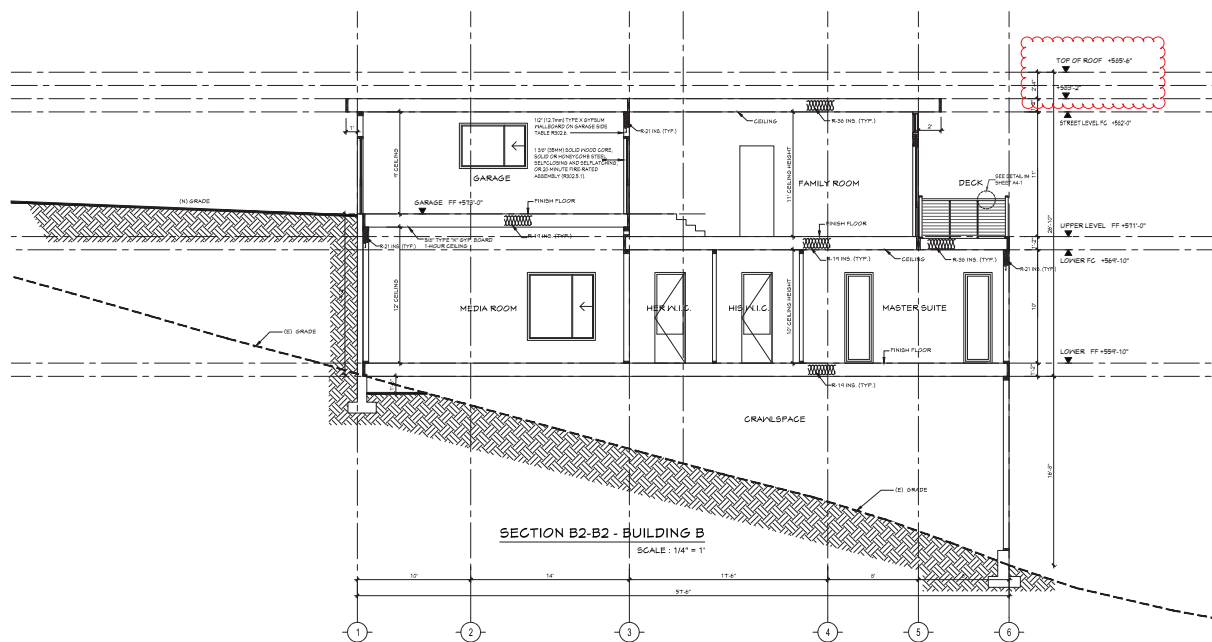
**PROPOSED
 SECTION
 - BUILDING B**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	NR

A4-1

**NEW DWELLING
 (BUILDING B)**

 100 HENRY LN,
 SAN RAMON, CA 94583



REVISIONS
 08.13.20

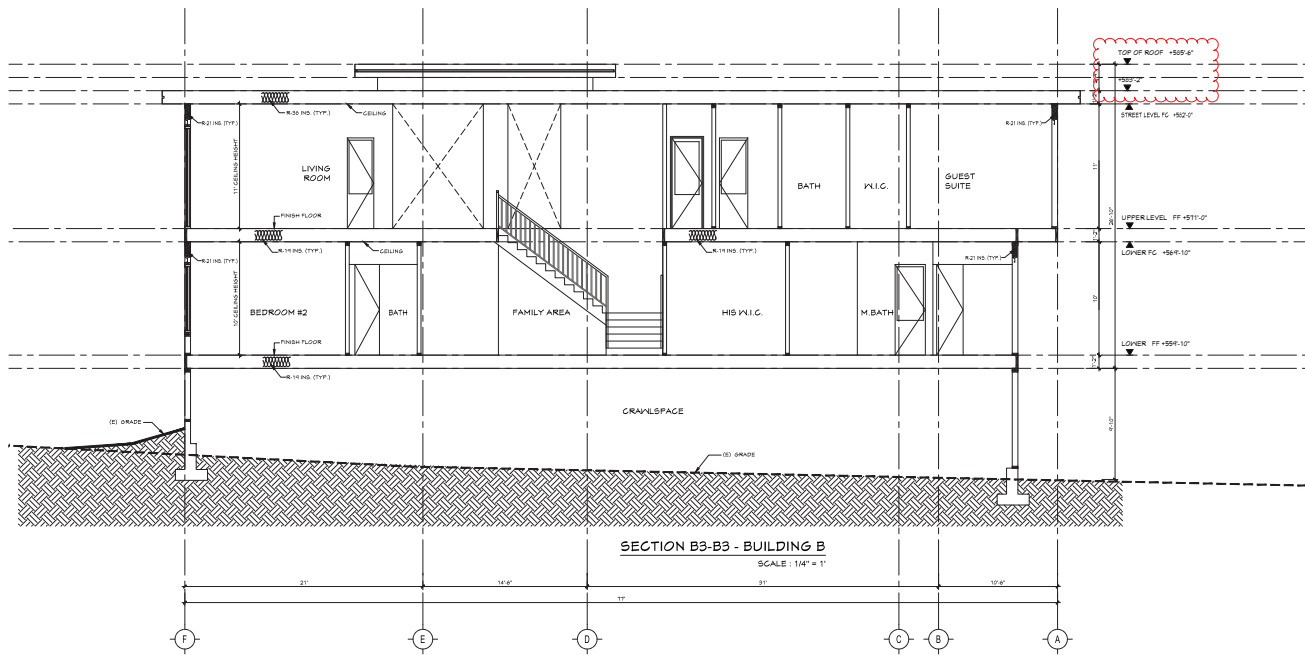
**PROPOSED
 SECTION
 - BUILDING B**

1ST BUILDING	SHEET
SUBMITAL	2025.03
JOB NO.	2025.03
DRAWN	MR
CHECK	MR

A4-2

**NEW DWELLING
 (BUILDING B)**

 100 HENRY LN,
 SAN RAMON, CA 94583

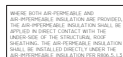


REVISIONS	
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**PROPOSED
 SECTION
 - BUILDING B**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO.	2025.03
DRAWN	MR
CHECK	NR

A4-3

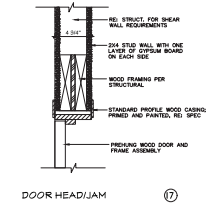
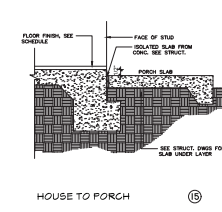
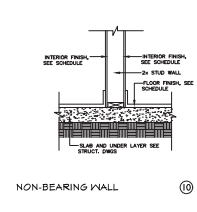
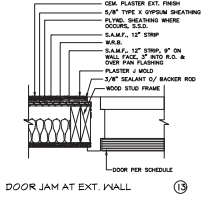
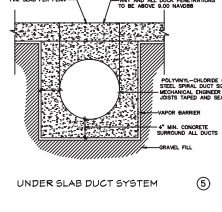
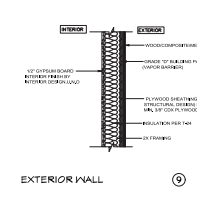
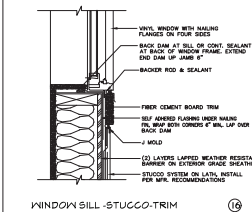
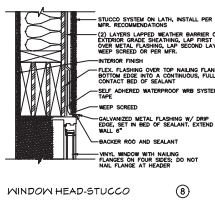
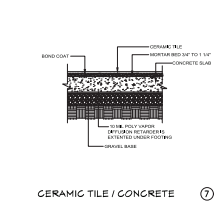
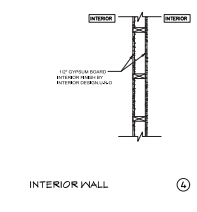
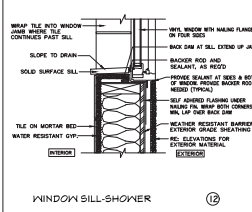
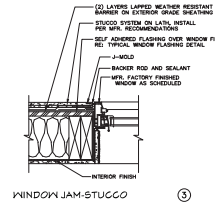
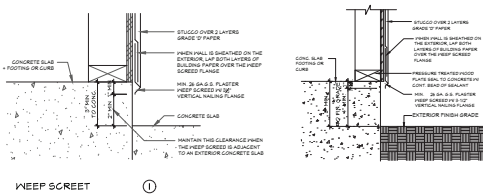


2. UNVENTED RAFTER/ DECK DETAIL



4. HANDRAIL / GUARDRAIL

A5-1



**NEW DWELLING
 (BUILDING B)**
**100 HENRY LN,
 SAN RAMON, CA 94583**

REVISIONS	
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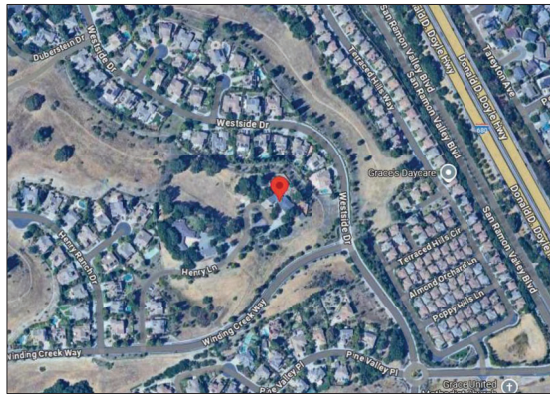
**ARCHITECTURAL
 DETAILS**

1ST BUILDING	SHEET
SUBMITAL	
JOB NO. 2025.03	
DRAWN MK	A5-2
CHECK PK	

SITE DEVELOPMENT PLANS
SB9 MINOR SUBDIVISION MS 2024-0001
100 HENRY LANE, SAN RAMON, CA

GENERAL NOTES

- EXCEPT AS OTHERWISE SPECIFIED ON THESE PLANS, ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND STANDARD DETAILS OF THE CITY OF SAN RAMON AND OTHER APPLICABLE CODES.
- CONTRACTOR SHALL VERIFY ELEVATIONS, DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD. EXISTING SURFACE UTILITIES AS SHOWN WERE LOCATED BY FIELD SURVEYS CONDUCTED FOR THE PROJECT.
- ELEVATIONS ARE BASED ON GPS-DERIVED NAVD 88 DATUM.
- ALL GRADING AND EARTHWORK SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL INVESTIGATION REPORT, ENTITLED "GEOTECHNICAL INVESTIGATION REPORT, PROPOSED SUBDIVISION FOR TWO SINGLE FAMILY STRUCTURES, 100 HENRY LANE, SAN RAMON, CALIFORNIA", DATED AUGUST 31, 2020, PREPARED BY WAYNE TING & ASSOCIATES, INC., OR THE REQUIREMENTS OF THE CALIFORNIA BUILDING CODE AND/OR THE CITY OF SAN RAMON, AS APPLICABLE. SPECIAL INSPECTION IS REQUIRED FOR FOOTING EXCAVATION, IN ORDER TO IDENTIFY LOCATIONS OF SOFT OR UNSUITABLE MATERIAL WHERE OVER-EXCAVATION OR RE-COMPACTION OF SOIL MAY BE NEEDED.
- CONTRACTOR SHALL SLOPE HARDSCAPE SURFACES AT A GRADIENT OF AT LEAST 2 PERCENT AND LANDSCAPE SURFACES AT A GRADIENT OF 3 PERCENT AWAY FROM THE PERIMETER OF THE RESIDENCE FOR A DISTANCE OF AT LEAST 8 FEET, WHERE POSSIBLE.
- AT ALL TIMES, CONTRACTOR SHALL BE SOLELY AND COMPLETELY RESPONSIBLE FOR CONDITIONS OF THE JOB SITE. THIS INCLUDES SAFETY OF PERSONS AND PROPERTY AND FOR ALL NECESSARY INDEPENDENT ENGINEERING REVIEWS OF THESE CONDITIONS. THE ENGINEER WILL CONDUCT OCCASIONAL JOB SITE REVIEWS. HOWEVER, THESE JOB SITE REVIEWS SHALL NOT BE CONSTRUED TO INCLUDE THE REVIEW OF CONTRACTORS SAFETY MEASURES.
- CONTRACTOR SHALL MAINTAIN THE STREETS AND ANY OTHER PUBLIC RIGHT-OF-WAY IN A CLEAN, SAFE AND USABLE CONDITION. ANY SPILLS OF SOIL, ROCK OR CONSTRUCTION DEBRIS MUST BE REMOVED FROM THE PUBLICLY OWNED PROPERTY DURING CONSTRUCTION AND UPON COMPLETION OF THE PROJECT. DIRT/DEBRIS TRACKED ONTO PUBLIC ROADS MUST BE CLEANED FROM THE ROADWAY BY THE END OF THE DAY.
- CONTRACTOR SHALL PROTECT EXISTING FACILITIES TO REMAIN AND SHALL PREVENT DAMAGE TO THESE FACILITIES. ANY DAMAGE TO THESE FACILITIES DURING THE DURATION OF THE CONTRACT SHALL BE REPAIRED OR RESTORED BY THE CONTRACTOR AS DIRECTED BY THE ENGINEER TO THE SATISFACTION OF THE OWNER.
- APPROVALS BY THE CITY OF SAN RAMON OR THE OWNER DO NOT BELIEVE THE CONTRACTOR OF THE RESPONSIBILITY FOR THE CORRECTION OF MISTAKES, ERRORS OR OMISSIONS.
- THE CONTRACTOR SHALL NOTIFY U.S.A., UNDERGROUND SERVICES ALERT, 800-642-2444 48 HOURS PRIOR TO ANY EXCAVATION.
- EXISTING FACILITIES ARE TO REMAIN UNLESS OTHERWISE INDICATED TO BE REMOVED OR EXCEPT AS MAY BE REQUIRED TO BE REMOVED, MODIFIED AND/OR RESTORED TO PERMIT CONSTRUCTION.
- ALL UTILITY STRUCTURES TO REMAIN INCLUDING, BUT NOT LIMITED TO MANHOLES, CATCH BASINS, METER BOXES, WATER VALVES, FIRE HYDRANTS, TELEPHONE AND ELECTRIC VAULTS AND PULL BOXES, THAT LIE WITHIN THE PROJECT LIMITS OR AREA AFFECTED BY WORK ON THIS PROJECT SHALL BE ADJUSTED TO GRADE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL ACQUIRE AND PAY ALL FEES FOR PERMITS NECESSARY TO ALLOW CONSTRUCTION.
- CITY OF SAN RAMON ENGINEER AND/OR OWNERS INSPECTOR SHALL HAVE 48-HOUR NOTICE FOR INSPECTION.
- WORK ON-SITE SHALL BE BETWEEN 7:30AM AND 6:00PM MONDAY THROUGH FRIDAY, AND BETWEEN 9:00AM AND 5:00PM ON SATURDAYS. WEEKEND WORK IS CONSIDERED OVERTIME AND MUST BE REQUESTED AND PRE-APPROVED BY THE CITY IN WRITING NO LATER THAN THE WEDNESDAY PRIOR. WORK IS NOT PERMITTED ON CITY HOLIDAYS.
- THE CITY'S NOISE ORDINANCE FORBIDS MACHINERY/MECHANICAL NOISE (OVER 86 DBA) BETWEEN THE HOURS OF 7:00PM AND 7:30AM UNLESS NIGHT WORK IS FORMALLY APPROVED BY THE CITY.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE ENGINEER OF RECORD AND CITY'S ENGINEERING DIVISION OF ANY DIFFERENCES IN LOCATIONS AND ELEVATIONS OF EXISTING UTILITIES SHOWN, OR ANY CONFLICTS WITH DESIGN, PRIOR TO CONTINUING WORK IN THAT AREA.
- CONTRACTOR SHALL OBTAIN ENCROACHMENT PERMITS FOR WORK WITH CITY OF SAN RAMON PUBLIC RIGHT-OF-WAY AND PUBLIC EASEMENTS.
- A SEPARATE PERMIT FROM THE BUILDING DIVISION IS REQUIRED FOR THE PROPOSED RETAINING WALLS.



VICINITY MAP
NOT TO SCALE

ABBREVIATIONS

@	AT	(N)	NEW
AC	ASPHALT CONCRETE	N	NORTH
AB	AGGREGATE BASE	NTS	NOT TO SCALE
BLDG.	BUILDING	O.C.	ON CENTER
BW	BOTTOM OF WALL	PVC	POLYVINYL CHLORIDE
CB	CATCH BASIN	RWL	RAINFALL LEADER
CL	CENTER LINE	REF.	REFERENCE
CO	CLEANOUT	S	SLOPE
CONC.	CONCRETE	SAD	SEE ARCHITECTURAL
DIA.	DIAMETER	SAD	SEE ARCHITECTURAL
D.S.	DOWN SPOUT	SLD	SEE LANDSCAPE
EA	EACH	SLD	SEE LANDSCAPE
ELC	ELECTRICAL	SHT.	SHEET
EQ.	EQUAL	SSCO	SANITARY SEWER
EXT.	EXTERIOR	SSCO	SANITARY SEWER
FG	FINISH GRADE	SD	STORM DRAIN
FL	FINISH FLOOR	SDCO	STORM DRAIN
FL	FLOW LINE	TC	TOP OF CURB
FP	FINISH PAVEMENT	TC	TYPICAL
GRT	GRATE	TYP.	TYPICAL
HDR.	HEADER	TW	TOP OF WALL
HDP	HIGH DENSITY POLYETHYLENE	W	WATER
HT.	HEIGHT	W	WITH
INV	INVERT	W	WOOD
MIN.	MINIMUM	WM	WATER METER
MON.	MONUMENT	WM	WATER METER

SYMBOLS

——	BOUNDARY LINE
- - - -	CENTERLINE
——	MONUMENT LINE
- - - -	PROPERTY LINE

GEOTECHNICAL ENGINEER'S STATEMENT

THE PLAN HAS BEEN REVIEWED AND HAS BEEN FOUND TO BE IN SUBSTANTIAL CONFORMANCE WITH THE RECOMMENDATION OF THE REPORT ENTITLED "GEOTECHNICAL INVESTIGATION, PROPOSED SUBDIVISION FOR TWO SINGLE FAMILY STRUCTURES, 100 HENRY LANE, SAN RAMON, CALIFORNIA", DATED MARCH 25, 2024.

BY: WAYNE TING & ASSOCIATES, INC.
TYLER BROWN

DATE _____
EXP. DATE _____

ENGINEER'S STATEMENT

THESE PLANS WERE PREPARED BY ME OR UNDER MY DIRECTION IN CONNECTION WITH THE PROPOSED SB9 SUBDIVISION OF THE EXISTING PARCEL.

BY: EKUNDAYO SOWUNMI, P.E.
RC 22573

DUBLIN SAN RAMON SERVICE DISTRICT
SANITARY SYSTEM REVIEWED FOR PERMIT ISSUANCE

BY: _____ DATE _____

SAN RAMON VALLEY FIRE PROTECTION DISTRICT

THE LOCATIONS OF FIRE HYDRANTS AND EMERGENCY VEHICLE ACCESS ROADS HAVE BEEN REVIEWED AND APPROVED

BY: ROY WEINDEL
FIRE MARSHAL

DATE _____

CITY OF SAN RAMON ENGINEERING

REVIEWED FOR THE CONFORMANCE WITH CITY OF RAMON STANDARDS AND REQUIREMENTS. APPROVAL FOR CONSTRUCTION IS SUBJECT TO THE INFORMATION SHOWN HEREIN. CITY OF SAN RAMON AND THE UNDERSIGNED ARE NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS THAT MAY EXIST ON THESE PLANS.

BY: RODERICK D. WUL, CITY ENGINEER
R.C.E. 62283

DATE _____

ESTIMATED IMPERVIOUS SURFACE QUANTITIES

TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT CONDITION IN SQ. FT.	PROPOSED PROJECT IMPROVEMENTS IN SQ. FT.
BUILDING FOOTPRINT	5,085	6,730
BUILDING(S), PATIOS, ETC.	15,349	8,918
DETACHED GARAGE(S), OTHER	0	0
TOTAL IMPERVIOUS SURFACE IN SQUARE FEET	20,434	15,648

EARTHWORK QUANTITIES

CUT	328 CUBIC YARDS
FILL	399 CUBIC YARDS
EXPORT	0 CUBIC YARDS

NOTE: GRADING QUANTITIES REPRESENT BANK VOLUMES. THEY DO NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN-SITU CONDITIONS. QUANTITIES DO NOT INCLUDE OVER-EXCAVATION, TRENCHING, STRUCTURAL FOUNDATIONS OR PIERS. NOTE THE GEOTECHNICAL ENGINEER IN THE FIELD MAY REQUIRE ADDITIONAL EARTHWORK AT TIME OF CONSTRUCTION. CONTRACTOR SHALL INDEPENDENTLY DETERMINE AND IS RESPONSIBLE FOR THE ACTUAL EARTHWORK QUANTITIES FOR GRADING PERMIT APPLICATION REQUIREMENTS.

SHEET INDEX

C0.0	VICINITY MAP, GENERAL NOTES & SHEET INDEX
C1.0	SITE PLAN
C2.0	DEMOLITION PLAN
C3.0	GRADING PLAN
C3.1	EROSION CONTROL PLAN
C3.2	STORMWATER CONTROL PLAN
C4.0	UTILITY PLAN
C4.1	STORM DRAIN PROFILES
C5.0	SANITARY SEWER PLAN AND PROFILE
C6.0	MISCELLANEOUS DETAILS
C6.1	MISCELLANEOUS DETAILS
C6.2	MISCELLANEOUS DETAILS

SEAL:



ACKLAND
ENGINEERING, INC.
3311 HENRY LANE, SUITE 208
SAN RAMON, CA 94583
TEL: 925.375.1111
WWW.ACKLANDENGINEERING.COM



PROJECT NAME: SB9 MINOR SUBDIVISION
100 HENRY LANE
SAN RAMON, CA 94583
CLIENT NAME & ADDRESS: ROBERT PATIAK
100 HENRY LANE
SAN RAMON, CA 94583

NO.	DATE	DESCRIPTION
1		REVISION
2		
3		
4		
5		
6		
7		
8		
9		
10		

SHEET TITLE

VICINITY MAP
GENERAL NOTES
& SHEET INDEX

PROJECT NO. S23061

DRAWN BY: EU

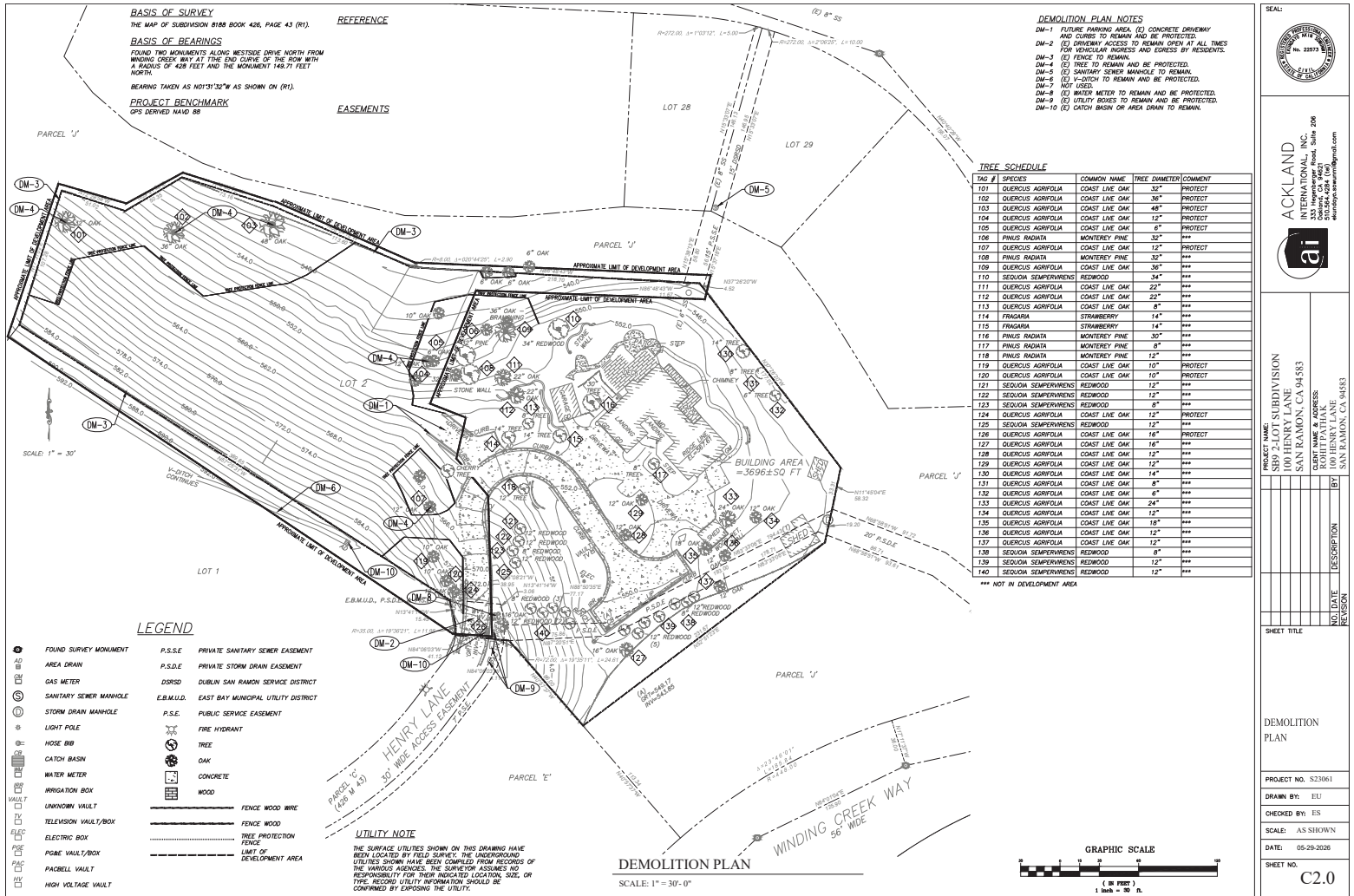
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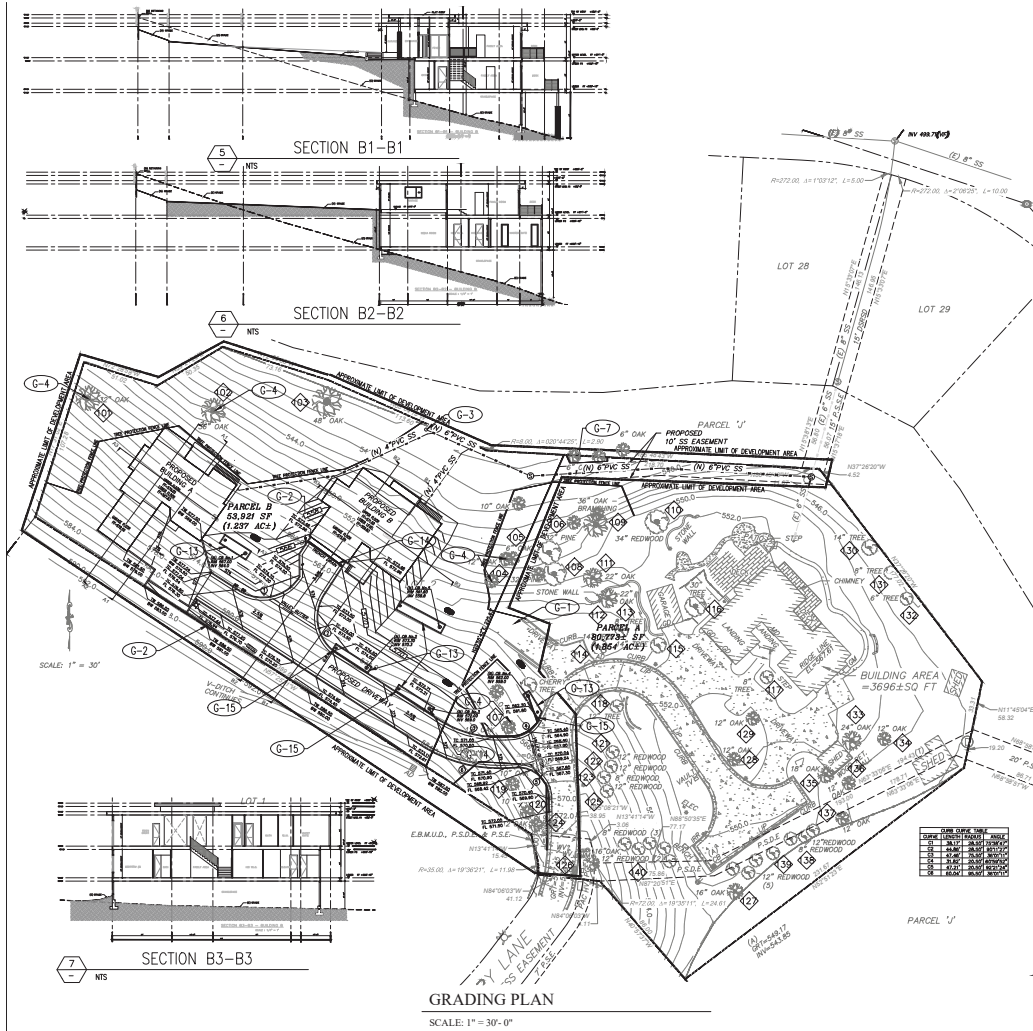
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DATE: 05-29-2026

SHEET NO.
C0.0

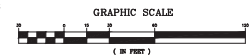
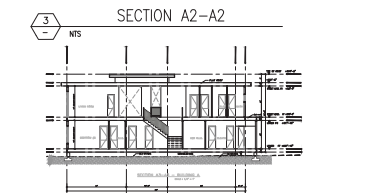
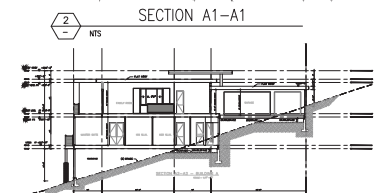
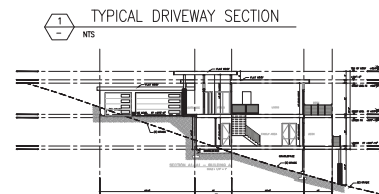
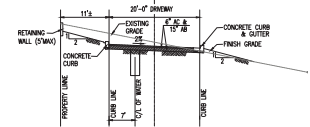
77





GRADING PLAN NOTES

- G-1 FUTURE PARKING.
- G-2 (N) RETAINING WALL.
- G-3 (N) SANITARY SEWER CLEANOUT.
- G-4 (E) TREE TO BE PROTECTED.
- G-5 (E) SANITARY SEWER.
- G-6 FUTURE GAS METER. LOCATION TO BE DETERMINED.
- G-7 (N) SANITARY SEWER LATERAL.
- G-8 FUTURE WATER METER. LOCATION TO BE DETERMINED.
- G-9 (E) WATER METER.
- G-10 (E) POWER POLE AND GUY ANCHOR.
- G-11 FUTURE ELECTRIC METER. LOCATION TO BE DETERMINED.
- G-12 FUTURE UNDERGROUND ELECTRIC SERVICE.
- G-13 (N) FLOW-THROUGH PLANTER. SEE SHT C3.2.
- G-14 (N) CATCH BASIN.
- G-15 (N) CURB CUT.
- G-16 TREE PROTECTION ZONE (TEMPORARY 6" HIGH CHAIN LINK PROTECTION FENCE).



SEAL:



ACKLAND
ai
3333 KENYON AVE., SUITE 208
SAN RAMON, CA 94583
PHONE: (925) 376-1000
WWW.ACKLANDAI.COM

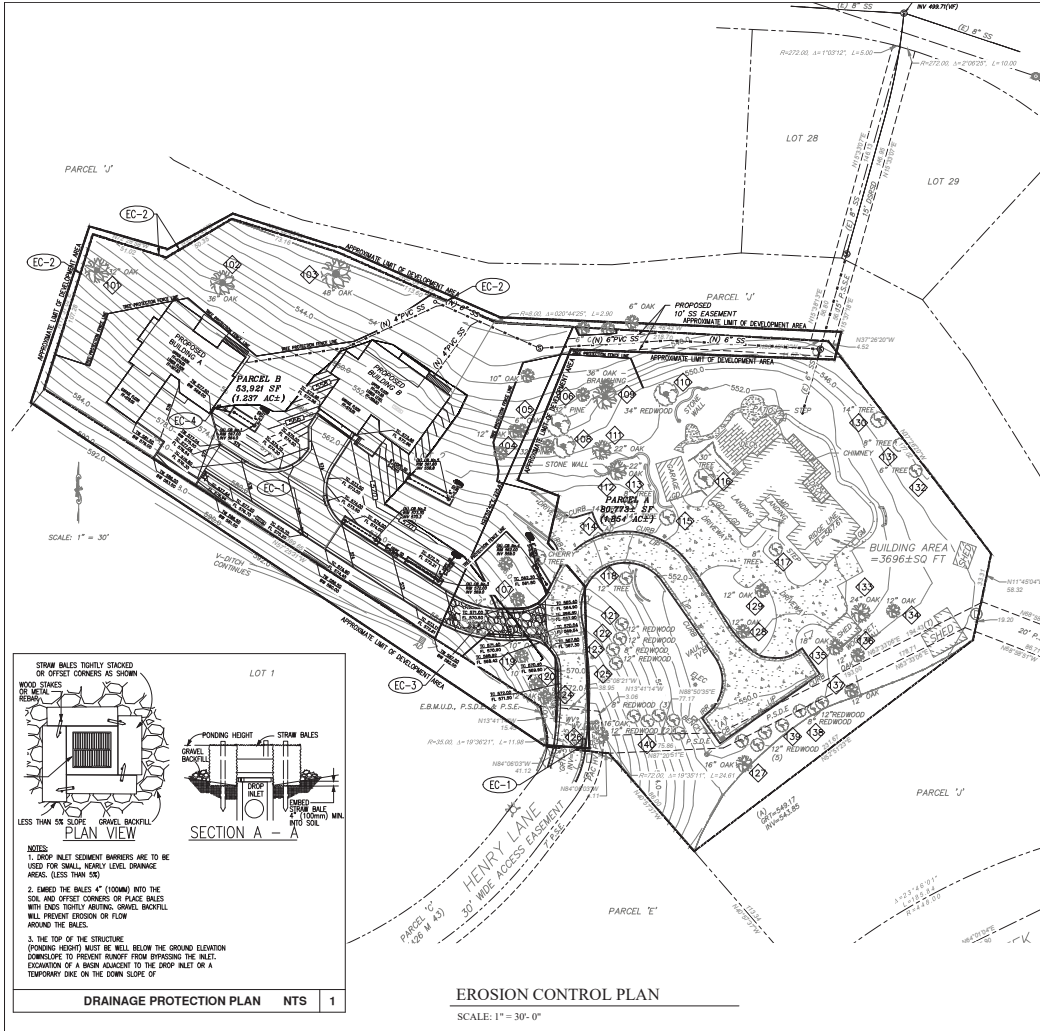
PROJECT NAME: SUBDIVISION
800 JENNY LANE
SAN RAMON, CA 94583

CLIENT NAME & ADDRESS:
ROBERT PATLAK
100 JENNY LANE
SAN RAMON, CA 94583

NO.	DATE	DESCRIPTION
1		BY: [Signature]
2		
3		
4		
5		
6		
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8		
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GRADING PLAN

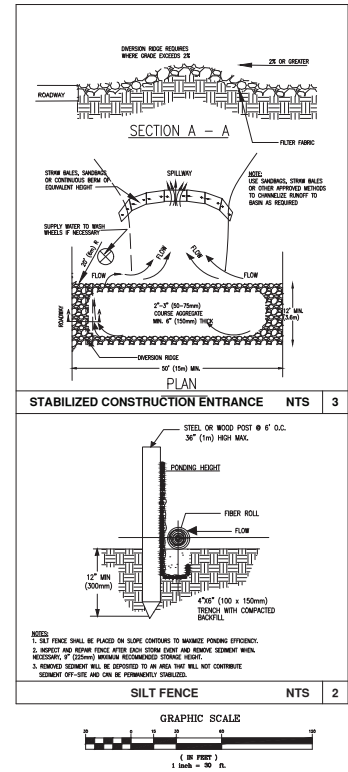
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DRAWN BY: ELU
CHECKED BY: ES
SCALE: AS SHOWN
DATE: 05-29-2020
SHEET NO. **C3.0**



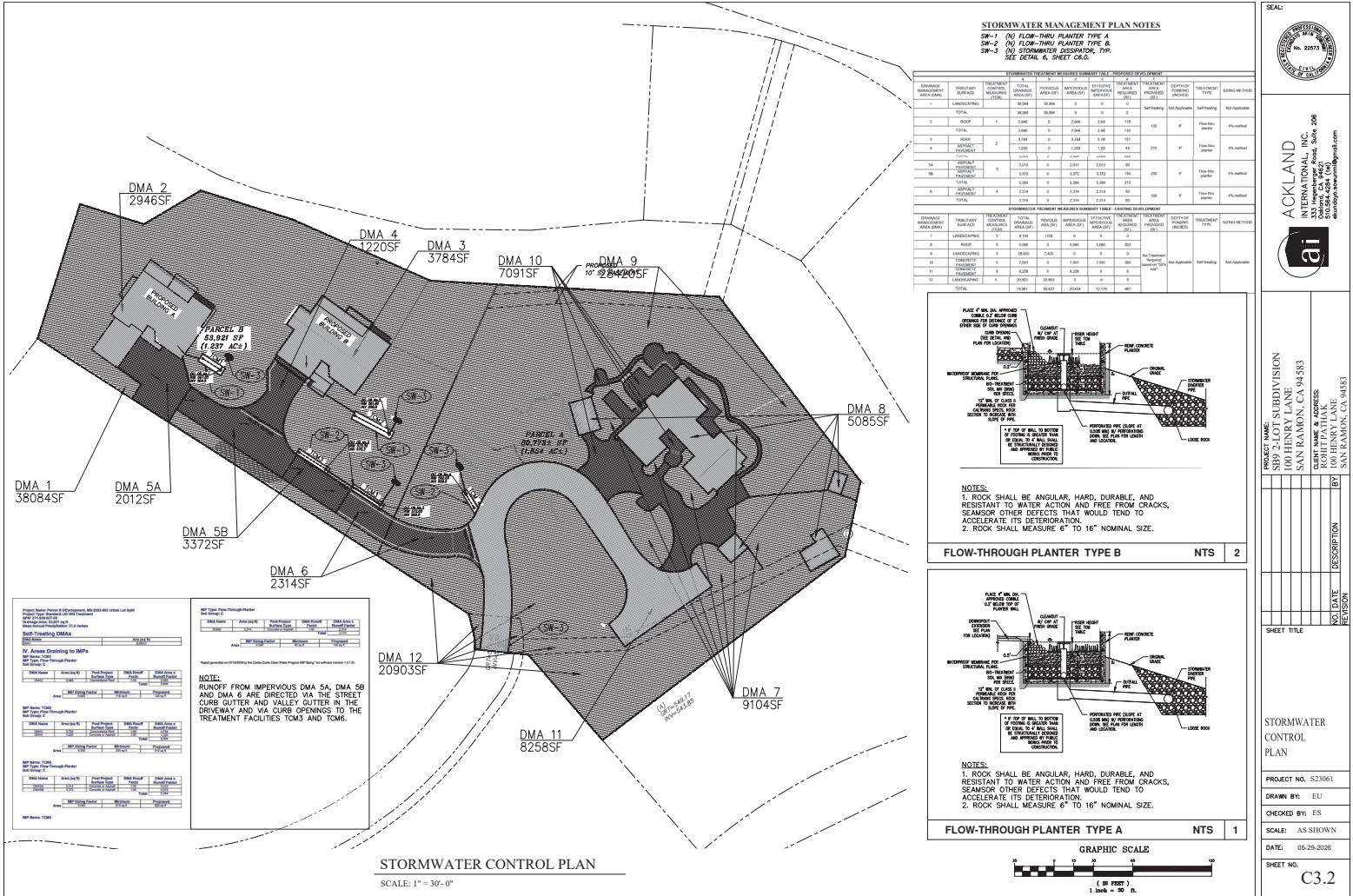
EROSION CONTROL PLAN NOTES

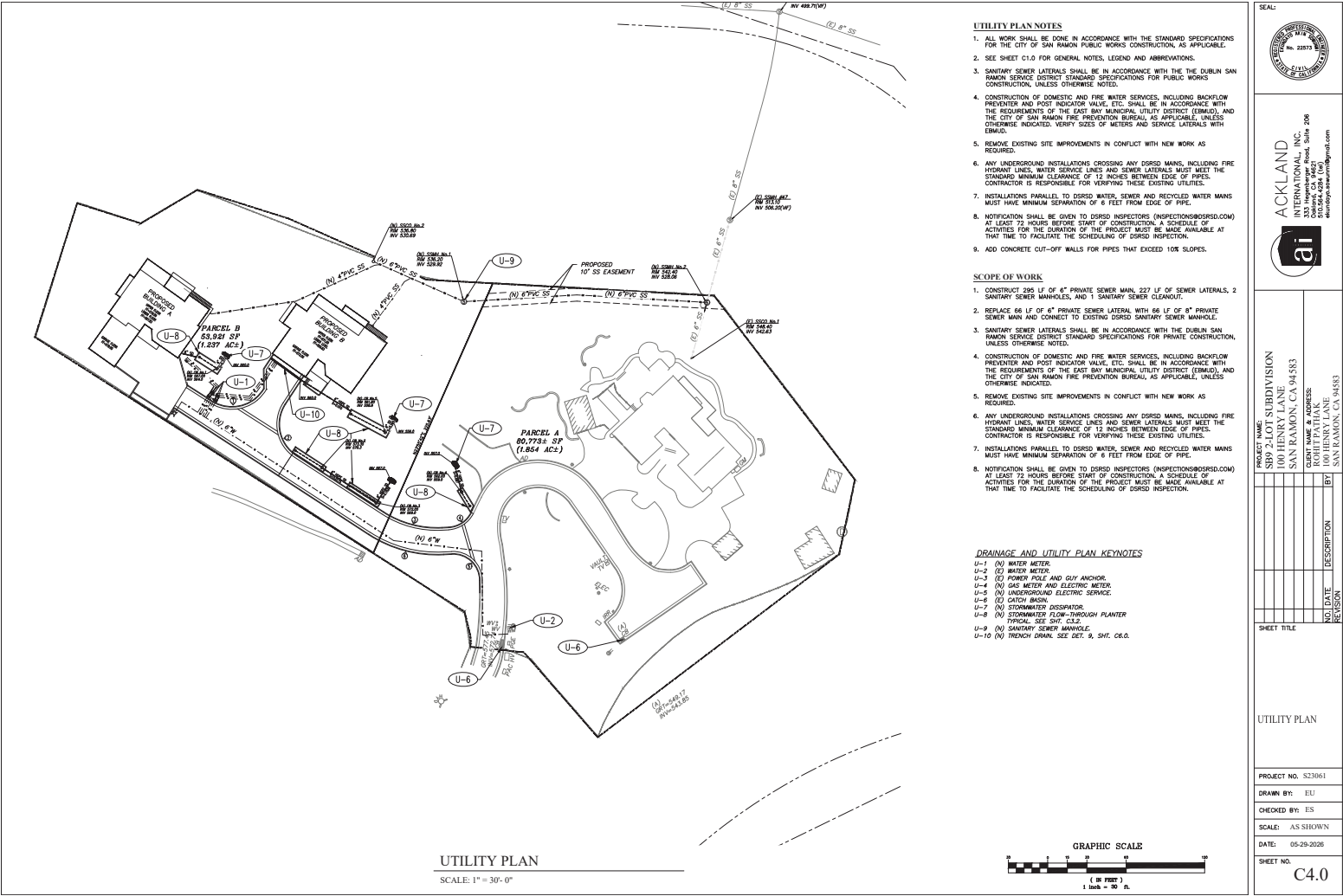
- EC-1 INSTALL DRAINAGE INLET PROTECTION PER DETAIL 1.
- EC-2 INSTALL SILT FENCE PER DETAIL 2.
- EC-3 CONSTRUCT STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3.
- EC-4 POINT OF CONNECTION FOR DOWNSPOUTS.

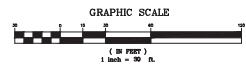
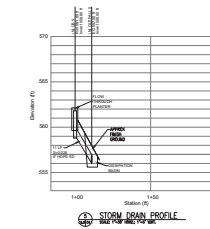
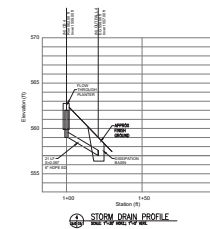
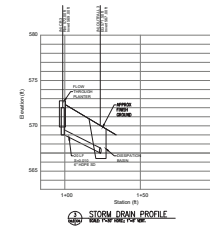
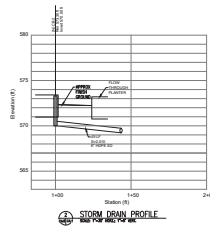
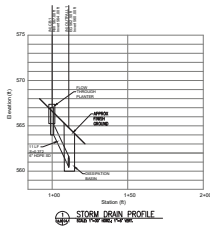
NOTE: FOR THE DISTURBED HILLSIDE, PROVIDE GEOTEXTILES AND EROSION CONTROL BLANKETS IN ADDITION TO THE STRAW MULCH.



SEAL:	
ACKLAND ENVIRONMENTAL INC. 3333 STATE ST. SUITE 208 OAKLAND, CA 94612 (415) 764-1000 www.ackland-environmental.com	
PROJECT NAME:	500 HENRY LANE
CLIENT NAME:	ACKLAND ENVIRONMENTAL INC.
CLIENT NAME & ADDRESS:	ACKLAND ENVIRONMENTAL INC. 3333 STATE ST. SUITE 208 OAKLAND, CA 94612
NO. DATE	DESCRIPTION
1	REVISION
SHEET TITLE	
EROSION CONTROL PLAN	
PROJECT NO. S23061	
DRAWN BY: EIU	
CHECKED BY: ES	
SCALE: AS SHOWN	
DATE: 05-29-2020	
SHEET NO.	
C3.1	







PROJECT NAME: SUTRO SUBDIVISION
 100 HENRY LANE
 SAN RAMON, CA 94583

CLIENT NAME & ADDRESS:
 ROHIT PATIL
 100 HENRY LANE
 SAN RAMON, CA 94583

ACKLAND

 333 Temperance Road, Suite 208
 San Ramon, CA 94583
 925.266.4400
 acklandesigns@gmail.com

SEAL:

NO.	DATE	DESCRIPTION	BY	REVISION

SHEET TITLE

STORM DRAIN
PROFILES

PROJECT NO. S23061

DRAWN BY: ELJ

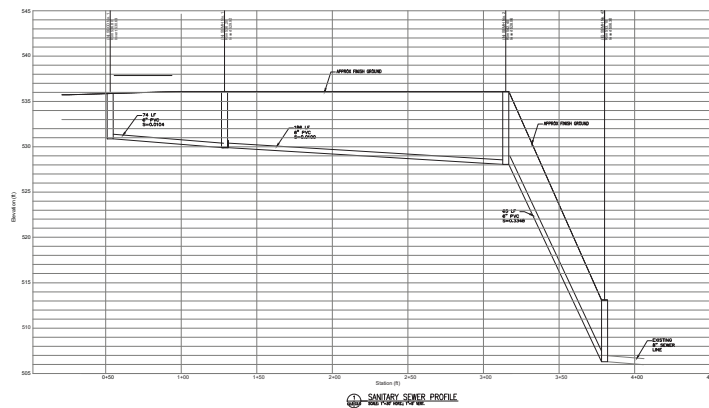
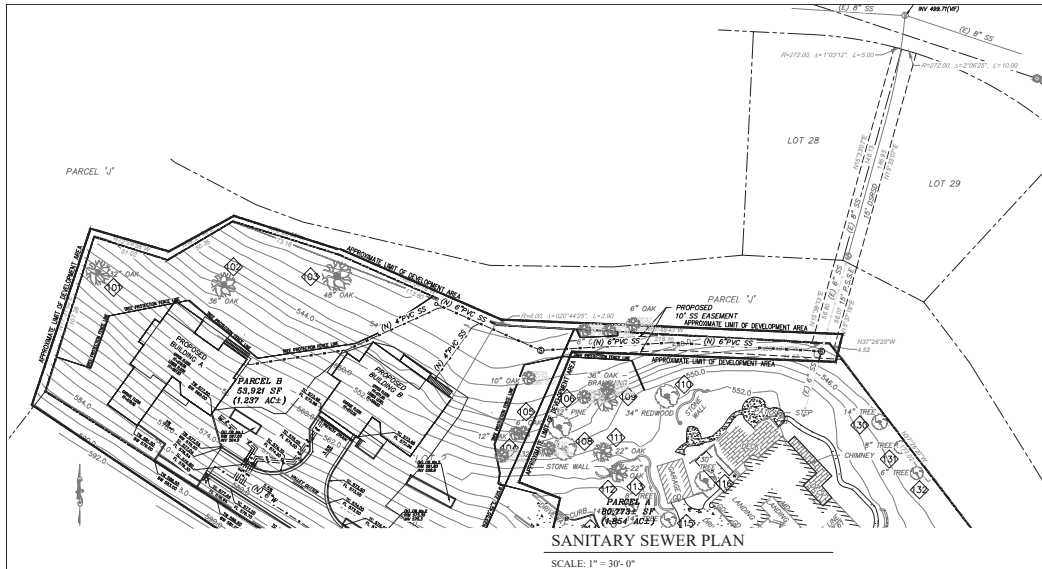
CHECKED BY: ES

SCALE: AS SHOWN

DATE: 05-29-2020

SHEET NO.

C4.1

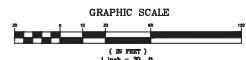


SANITARY SEWER PLAN NOTES

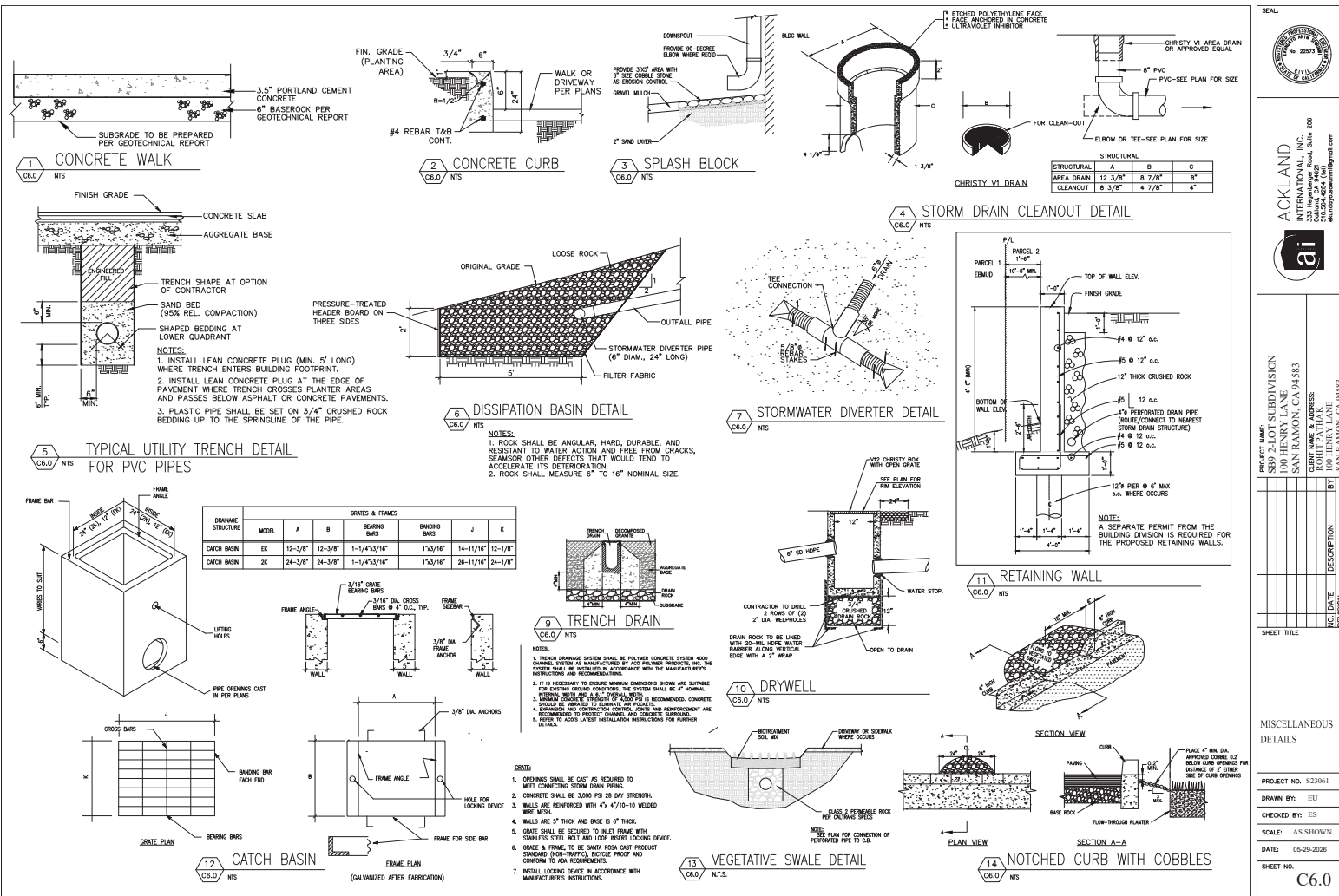
1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DUBLIN SAN RAMON SERVICE DISTRICT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, AS APPLICABLE.
2. SEE SHEET C1.0 FOR GENERAL NOTES, LEGEND AND ABBREVIATIONS.
3. SANITARY SEWER LATERALS SHALL BE IN ACCORDANCE WITH THE DUBLIN SAN RAMON SERVICE DISTRICT STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, UNLESS OTHERWISE NOTED.
4. CONSTRUCTION OF DOMESTIC AND FIRE WATER SERVICES, INCLUDING BACKFLOW PREVENTER AND POST INDICATOR VALVE, ETC. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), AND THE CITY OF SAN RAMON FIRE PREVENTION BUREAU, AS APPLICABLE, UNLESS OTHERWISE INDICATED. VERIFY SIZES OF METERS AND SERVICE LATERALS WITH EBMUD.
5. REMOVE EXISTING SITE IMPROVEMENTS IN CONFLICT WITH NEW WORK AS REQUIRED.
6. ANY UNDERGROUND INSTALLATIONS CROSSING ANY DGRSD MAINS, INCLUDING FIRE HYDRANT LINES, WATER SERVICE LINES AND SEWER LATERALS MUST MEET THE STANDARD MINIMUM CLEARANCE OF 12 INCHES BETWEEN EDGE OF PIPES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE EXISTING UTILITIES.
7. INSTALLATIONS PARALLEL TO DGRSD WATER, SEWER AND RECYCLED WATER MAINS MUST HAVE MINIMUM SEPARATION OF 8 FEET FROM EDGE OF PIPE.
8. NOTIFICATION SHALL BE GIVEN TO DGRSD INSPECTORS (INSPECTIONS@DGRSD.COM) AT LEAST 72 HOURS BEFORE START OF CONSTRUCTION. A SCHEDULE OF ACTIVITIES FOR THE DURATION OF THE PROJECT MUST BE MADE AVAILABLE AT THAT TIME TO FACILITATE THE SCHEDULING OF DGRSD INSPECTION.

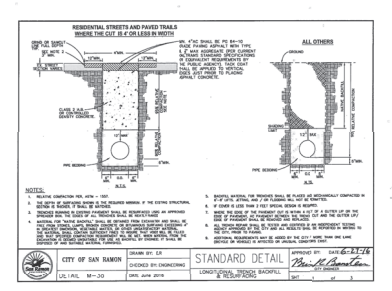
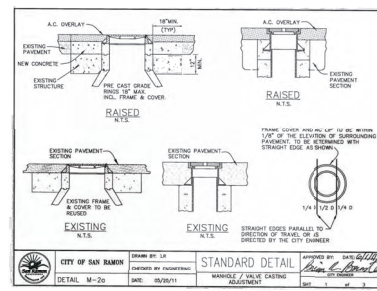
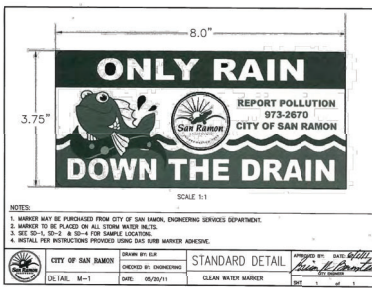
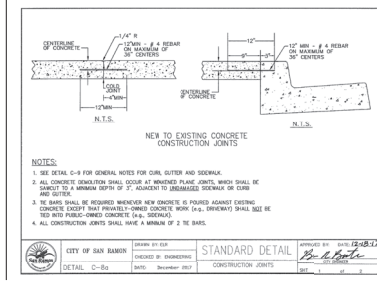
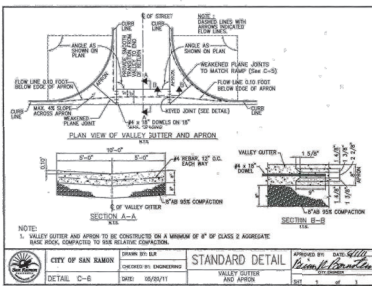
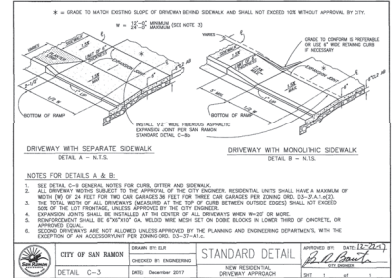
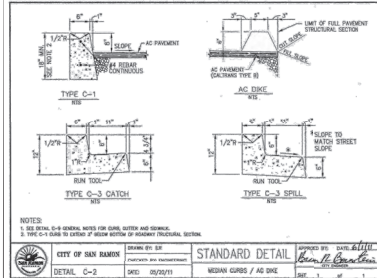
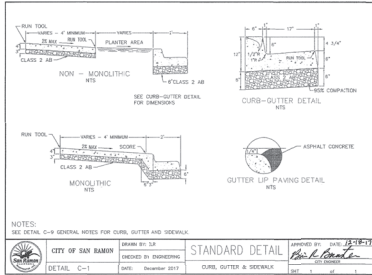
SCOPE OF WORK

1. CONSTRUCT 285 LF OF 6" PRIVATE SEWER MAIN, 227 LF OF SEWER LATERALS, 2 SANITARY SEWER MANHOLES, AND 1 SANITARY SEWER CLEANOUT.
2. REPLACE 66 LF OF 6" PRIVATE SEWER LATERAL WITH 66 LF OF 8" PRIVATE SEWER MAIN AND CONNECT TO EXISTING DGRSD SANITARY SEWER MANHOLE.
3. SANITARY SEWER LATERALS SHALL BE IN ACCORDANCE WITH THE DUBLIN SAN RAMON SERVICE DISTRICT STANDARD SPECIFICATIONS FOR PRIVATE CONSTRUCTION, UNLESS OTHERWISE NOTED.
4. CONSTRUCTION OF DOMESTIC AND FIRE WATER SERVICES, INCLUDING BACKFLOW PREVENTER AND POST INDICATOR VALVE, ETC. SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD), AND THE CITY OF SAN RAMON FIRE PREVENTION BUREAU, AS APPLICABLE, UNLESS OTHERWISE INDICATED.
5. REMOVE EXISTING SITE IMPROVEMENTS IN CONFLICT WITH NEW WORK AS REQUIRED.
6. ANY UNDERGROUND INSTALLATIONS CROSSING ANY DGRSD MAINS, INCLUDING FIRE HYDRANT LINES, WATER SERVICE LINES AND SEWER LATERALS MUST MEET THE STANDARD MINIMUM CLEARANCE OF 12 INCHES BETWEEN EDGE OF PIPES. CONTRACTOR IS RESPONSIBLE FOR VERIFYING THESE EXISTING UTILITIES.
7. INSTALLATIONS PARALLEL TO DGRSD WATER, SEWER AND RECYCLED WATER MAINS MUST HAVE MINIMUM SEPARATION OF 8 FEET FROM EDGE OF PIPE.
8. NOTIFICATION SHALL BE GIVEN TO DGRSD INSPECTORS (INSPECTIONS@DGRSD.COM) AT LEAST 72 HOURS BEFORE START OF CONSTRUCTION. A SCHEDULE OF ACTIVITIES FOR THE DURATION OF THE PROJECT MUST BE MADE AVAILABLE AT THAT TIME TO FACILITATE THE SCHEDULING OF DGRSD INSPECTION.



SEAL:	
ACKLAND ENGINEERING, INC. 333 HAVEN DRIVE, SUITE 208 OAKLAND, CA 94612 (415) 764-1000 www.ackland-engineering.com	
PROJECT NAME:	500 E. HENRY LANE, SAN RAMON, CA 94583
CLIENT NAME & ADDRESS:	ROHIT PATLAK, 100 HENRY LANE, SAN RAMON, CA 94583
NO. DATE	DESCRIPTION
1	BY
SHEET TITLE	
SANITARY SEWER PLAN AND PROFILE	
PROJECT NO. S23061	
DRAWN BY: EU	
CHECKED BY: ES	
SCALE: AS SHOWN	
DATE: 05-29-2020	
SHEET NO. C5.0	





ACKLAND
ENGINEERING & ARCHITECTURE
3333 HENRY LANE, SUITE 208
SAN RAMON, CA 94583
TEL: 925.376.0000
WWW.ACKLANDENGINEERING.COM

PROJECT NAME	SAN RAMON SUBDIVISION		
PROJECT NO.	S23061		
LOCATION	SAN RAMON, CA 94583		
CLIENT NAME & ADDRESS	ROBERT PATIAK 100 HENRY LANE SAN RAMON, CA 94583		
DATE	05-29-2020	REVISION	
SHEET NO.	C6.1	DESCRIPTION	

SEAL:

PROJECT NO. S23061

DRAWN BY: ELU

CHECKED BY: ES

SCALE: AS SHOWN

DATE: 05-29-2020

SHEET NO. C6.1

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Detail 1.01

Techline END FEED LAYOUT

DETAIL - NO SCALE

Detail 1.02

Techline CENTER FEED LAYOUT

DETAIL - NO SCALE

Detail 1.03

Techline ISLAND LAYOUT

DETAIL - NO SCALE

Detail 1.07

IRREGULAR AREAS: TRIANGULAR

DETAIL - NO SCALE

Detail 1.08

IRREGULAR AREAS: ODD CURVES

DETAIL - NO SCALE

Detail 3.05

LOW-VOLUME CONTROL ZONE ASSEMBLY:
P/N LVCZ10075-LF 0.25 - 4.4 GPM

NOT TO SCALE

DETAIL - L211HF

Detail 7.05

MANUAL LINE FLUSHING VALVE
TLISOV PLUMBED TO TUBING

SECTION - NO SCALE

Detail 1.09

LOW-VOLUME CONTROL ZONE ASSEMBLY:
P/N LVCZS80-10075-HF 4.5 - 17.6 GPM

NOT TO SCALE

DETAIL - L211HF

GENERAL NOTES:

- MODULAR HYBRID CONTROLLER: RAINBIRD ESP-ME3 WALL MOUNT
- 1-INCH PVC SCH 40 CONDUIT AND FITTINGS
- WIRES TO REMOTE CONTROL VALVES
- STANDARD MODULE FOR 4-STATION CONTROLLERS
- OPTIONAL MODULES FOR 22-STATION CONTROLLER
- STANDARD 120 V PLUG
- 120 VAC, 60 HZ INTERNAL TRANSFORMER

RAINBIRD ESP-ME3 IRRIGATION CONTROLLER

NOT TO SCALE

WATER USE CALCULATION

$$MAWA = (46.0)(0.62)(0.55 \times 9,794)$$
$$MAWA = 153,628.68 \text{ GALLONS PER YEAR}$$

ESTIMATED TOTAL WATER USE

REFERENCE EVAPOTRANSPIRATION (ET ₀): 48.0						
HYDROZONE	PLANT FACTOR (PF)	IRRIGATION METHOD	EFFICIENCY (E _f)	ETAF (PF/E _f)	LANDSCAPE AREA (SF)	ETAF x AREA
LOW TREES	0.2	DRIP	0.81	0.2469	96	23.70
LOW SHRUBS	0.2	DRIP	0.81	0.2469	9,300	2,296.17
LOW BLO-SWALES	0.2	DRIP	0.81	0.2469	398	98.27
TOTALS:				9,794	2,416.14	68,965.35

MWELO INFORMATION FOR EASTERN HOUSE

HYDROZONE INFORMATION TABLE

HYDROZONE	VALUES	IRRIGATION METHOD	AREA	% OF LANDSCAPE AREA
LOW TREES	3.4	DRIP	96 SF	0.08
LOW SHRUBS & OS	2	DRIP	9,300 SF	94.96
LOW BLO-SWALES	1	DRIP	398 SF	4.06

TOTAL: 9,794 SF
NOTE: 9,794 SF OF LANDSCAPE AREA NOTED ABOVE AND USED IN CALCULATIONS ABOVE REPRESENTS ALL LANDSCAPE AREA AT A NEWLY DEVELOPED SITE

REVISIONS BY

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UTOPIAN LANDSCAPES
LANDSCAPE ARCHITECTURE AND DESIGN SERVICES

DETAILS

DETAIL - NO SCALE

PROJECT

Rohit Pathak
Residence
100 Henry Lane
San Ramon, CA

DATE: 8/27/25
SCALE: NONE
DRAWN: JW
SHEET: 14
OF 4 SHEETS

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