

THE ADDRESS FOR THIS PROJECT IS AS STATED BELOW:  
 1820 RUMRILL BLVD.  
 SAN PABLO, CA 94806

APN  
 • 411-041-009

THE PORTION OF THE PROJECT DESCRIBED BY THESE DRAWINGS INCLUDES:

- FOUR-STORY RESIDENTIAL BUILDING OF 40 HOUSING UNITS (FACTORY MANUFACTURED), AND COMMON AREAS OVER TUCK-UNDER GARAGES.
- THE COMMON AREA SERVICES INCLUDE COMMUNITY ROOM, MANAGEMENT OFFICE, BIKE PARKING, AMENITY SPACE AND COMMUNITY LAUNDRY ROOMS AND OUTDOOR HARDSCAPED AND LANDSCAPED AREAS FOR RESIDENTS.

DENSITY BONUS CALCULATIONS				
SECTION TYPE	CODE SECTION		PERMITTED	PROPOSED
DENSITY	SPMC 17.34.020.C	50/ACRES	25 UNITS	40 UNITS
	BONUS	35% INCREASE	34 UNITS	
	AB 2345	N/A	NEGOTIATED DENSITY IF UNITS ARE 100% AFFORDABLE	40 UNITS
F.A.R.	SPMC 17.34.040	TABLE 17.34-B	1.5	1.95
	AB 2345	N/A	NEGOTIATED F.A.R. IF UNITS ARE 100% AFFORDABLE	1.95
HEIGHT	SPMC 17.34.040	TABLE 17.34-B	50'-0"	49'-9 1/2"

CONCESSIONS AND WAIVERS	
THIS PROJECT REQUESTS THE FOLLOWING CONCESSIONS: 1. REQUEST TO ALLOW ONSITE PARKING TO ENCROACH ON THE 10'-0" SIDE AND REAR YARDS. 2. MINIMUM REQUIRED PARKING IS 63 STALLS; 17 PARKING STALLS ARE PROVIDED (8 SURFACE AND 9 COVERED). SITE IS NOT FEASIBLE FOR ADDITIONAL PARKING AND SIMILAR MODULAR PROJECTS HAVE UTILIZED LESS PARKING DUE TO THE LOWER DEMAND. REQUEST FOR REDUCED PARKING REQUIREMENTS.	

UNIT COUNT		
TYPE	COUNT	PERCENTAGE
STUDIO UNIT	17	43%
2 BEDROOM UNIT	11	28%
3 BEDROOM UNIT	12	29%
	40	100%

SURFACE PARKING*	
PARKING	17

\* 1 ACCESSIBLE STALL REQUIRED FOR EVERY 25 STANDARD PARKING STALLS

OPEN SPACE (SF)	
BALCONIES*	1,951
OPEN SPACE	2,355
	4,306

\* MINIMUM DIMENSION IS 6'-0"

F.A.R. TABULATION	
	AREA SF

BUILDING	42,174
SITE OVERALL AREA	21,619
F.A.R.	1.95

BUILDING AREA INCLUDES GARAGE PARKING, BICYCLE PARKING, MEP/BOH, CIRCULATION, AMENITY & RESIDENTIAL

BUILDING GROSS AREA		
LEVEL	RM. NAME	AREA SF
LEVEL-1	STUDIO UNIT	1,464
LEVEL-1	2 BEDROOM UNIT	745
LEVEL-1	CIRCULATION	2,107
LEVEL-1	AMENITY	1,470
LEVEL-1	LEASING OFFICE	522
LEVEL-1	BOH	574
LEVEL-1	ELECTRICAL	365
LEVEL-1	TRASH	617
LEVEL-1	BIKE STORAGE	278
LEVEL-1	PARKING	2,520
		10,663

LEVEL-2	STUDIO UNIT	1,833
LEVEL-2	2 BEDROOM UNIT	2,215
LEVEL-2	3 BEDROOM UNIT	4,418
LEVEL-2	CIRCULATION	1,710
LEVEL-2	TRASH	139
LEVEL-2	BOH	188
		10,504

LEVEL-3	STUDIO UNIT	1,833
LEVEL-3	2 BEDROOM UNIT	2,215
LEVEL-3	3 BEDROOM UNIT	4,418
LEVEL-3	CIRCULATION	1,710
LEVEL-3	TRASH	139
LEVEL-3	BOH	188
		10,504

LEVEL-4	STUDIO UNIT	1,098
LEVEL-4	2 BEDROOM UNIT	2,950
LEVEL-4	3 BEDROOM UNIT	4,418
LEVEL-4	CIRCULATION	1,710
LEVEL-4	TRASH	139
LEVEL-4	BOH	188
		10,504
		42,174

# SAN PABLO FAMILY HOUSING

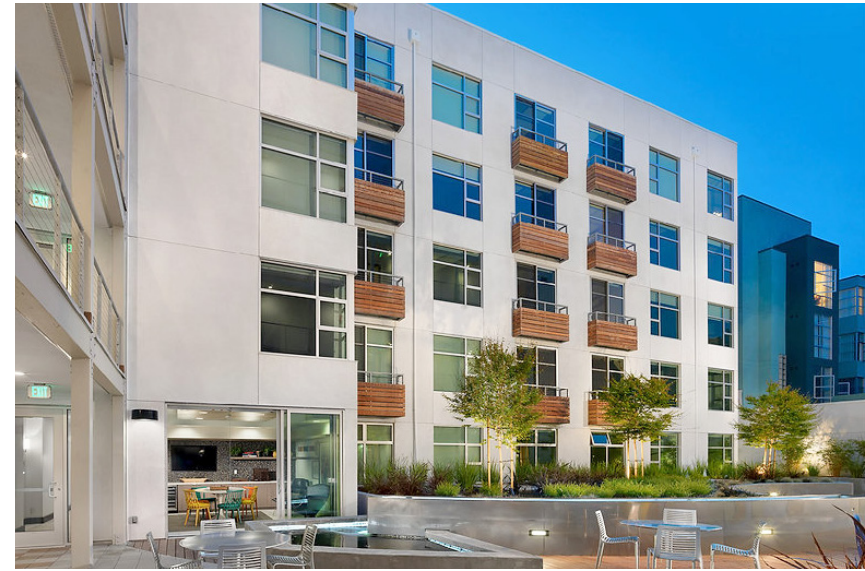
1820 RUMRILL BLVD., SAN PABLO, CA

## PROJECT INFORMATION

# A0.0

MAY, 25, 2023  
 PROJECT NO. 57783





# SAN PABLO FAMILY HOUSING

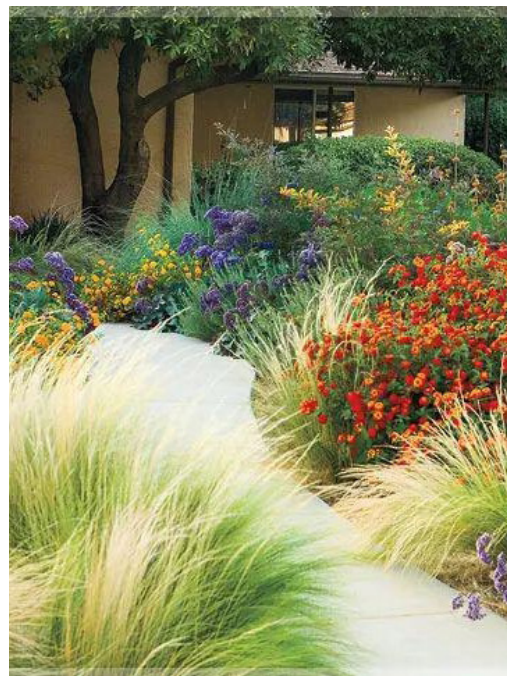
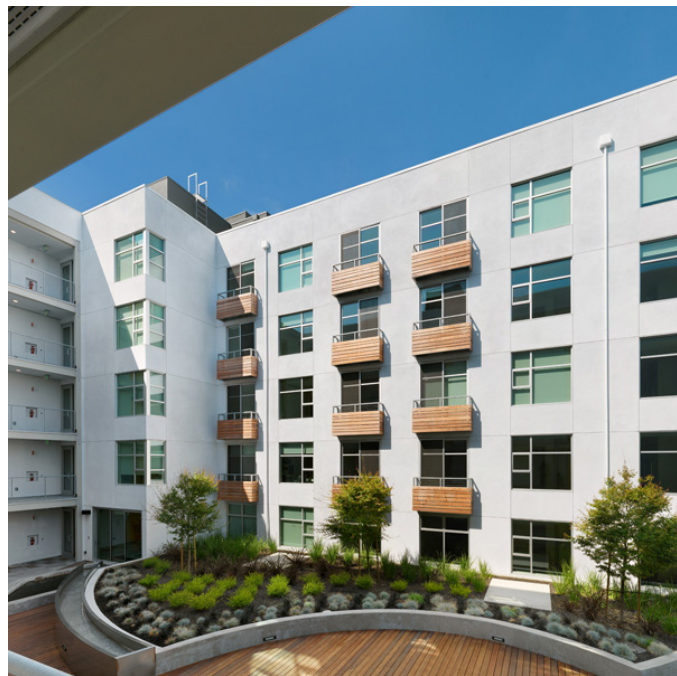
1820 RUMRILL BLVD., SAN PABLO, CA

## CONCEPT IMAGERY

# A0.1

MAY 05, 2023  
PROJECT NO. 57783





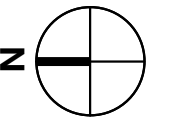
# SAN PABLO FAMILY HOUSING

1820 RUMRILL BLVD., SAN PABLO, CA

CONCEPT IMAGERY

A0.2

MAY 05, 2023  
PROJECT NO. 57783



# SAN PABLO FAMILY HOUSING

1820 RUMRILL BLVD., SAN PABLO, CA

## OPEN SPACE DIAGRAM

A1.1

1/16" = 1'-0"

MAY, 26, 2023  
PROJECT NO. 57783



# SAN PABLO FAMILY HOUSING

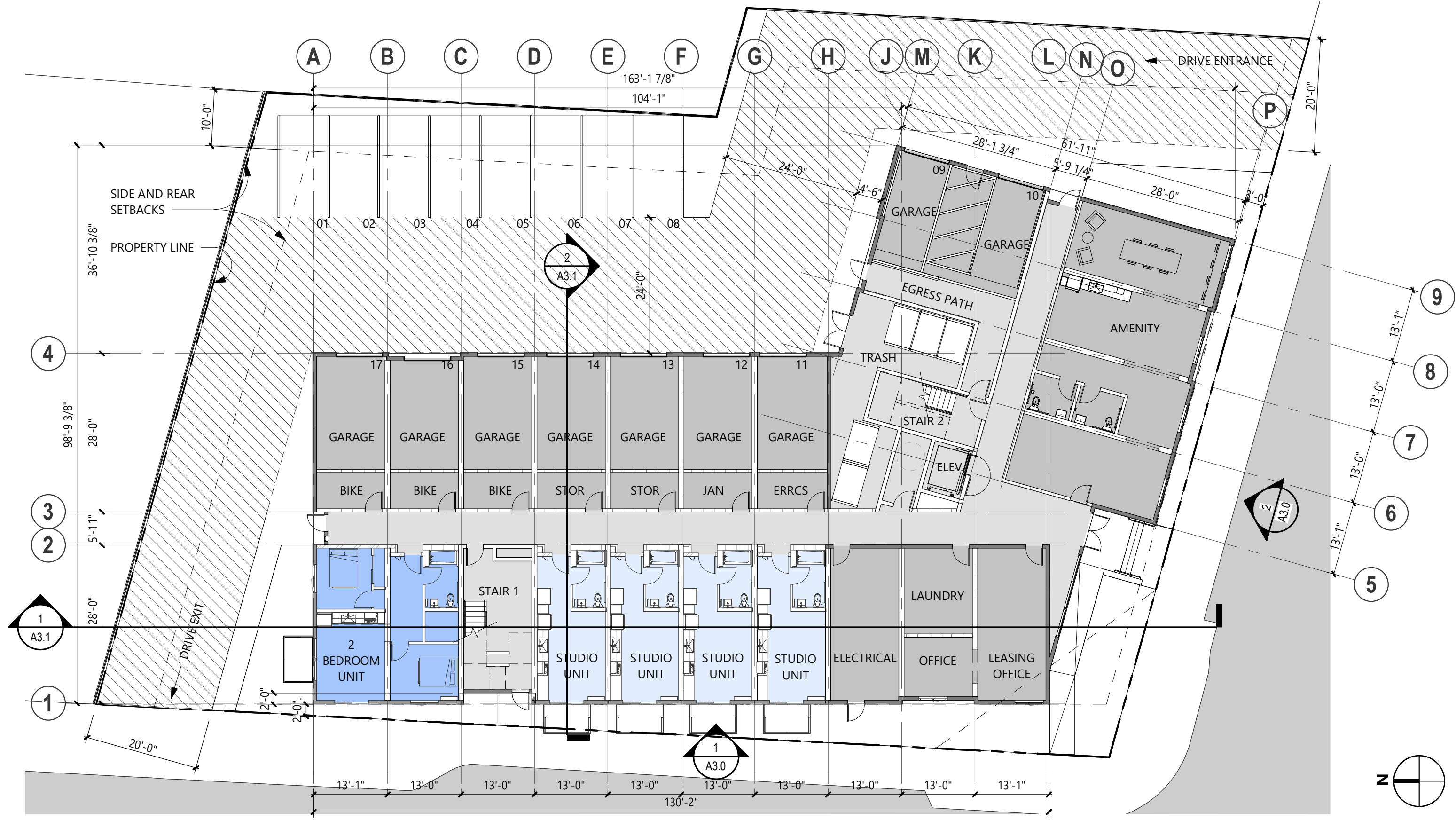
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# OPEN SPACE DIAGRAM

# A1.2

1/16" = 1'-0"

MAY, 26, 2023  
PROJECT NO. 57783



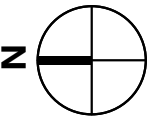
# SAN PABLO FAMILY HOUSING

1820 RUMRILL BLVD., SAN PABLO, CA

**LEVEL 1 PLAN**  
 1/16" = 1'-0"  
 MAY 05, 2023  
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**A2.1**





# SAN PABLO FAMILY HOUSING

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## LEVEL 2 PLAN

1/16" = 1'-0"

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## A2.2



# SAN PABLO FAMILY HOUSING

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## LEVEL 3 PLAN

## A2.3

1/16" = 1'-0"

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# SAN PABLO FAMILY HOUSING

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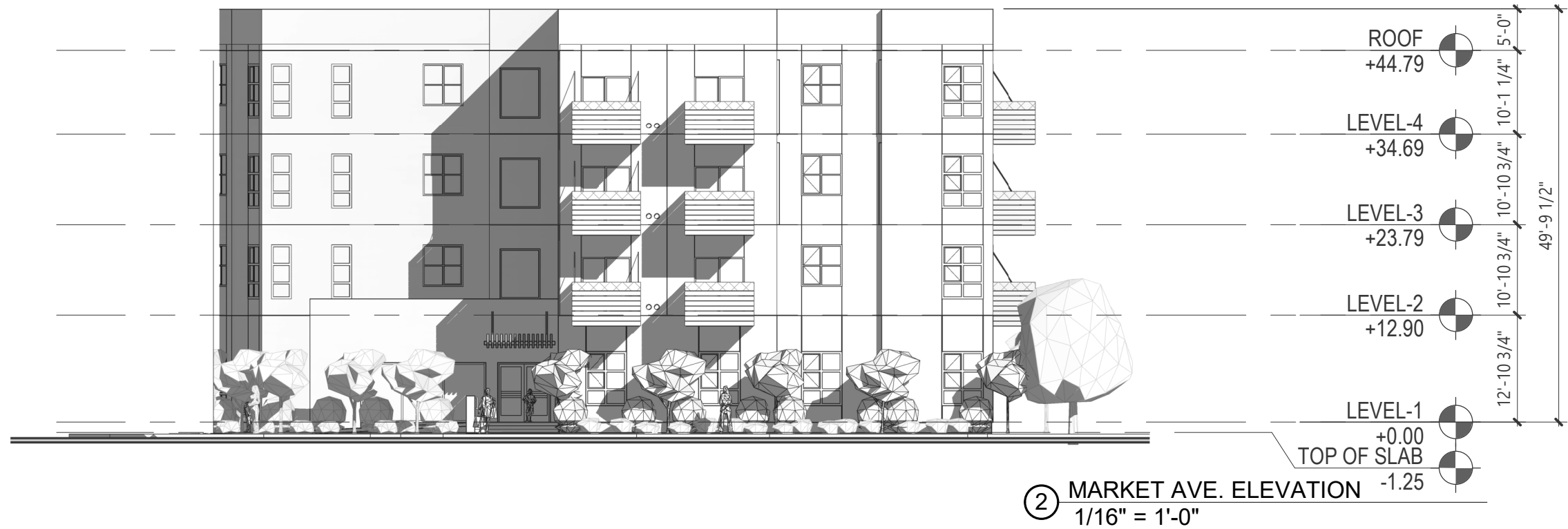
## LEVEL 4 PLAN

1/16" = 1'-0"

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## A2.4





# SAN PABLO FAMILY HOUSING

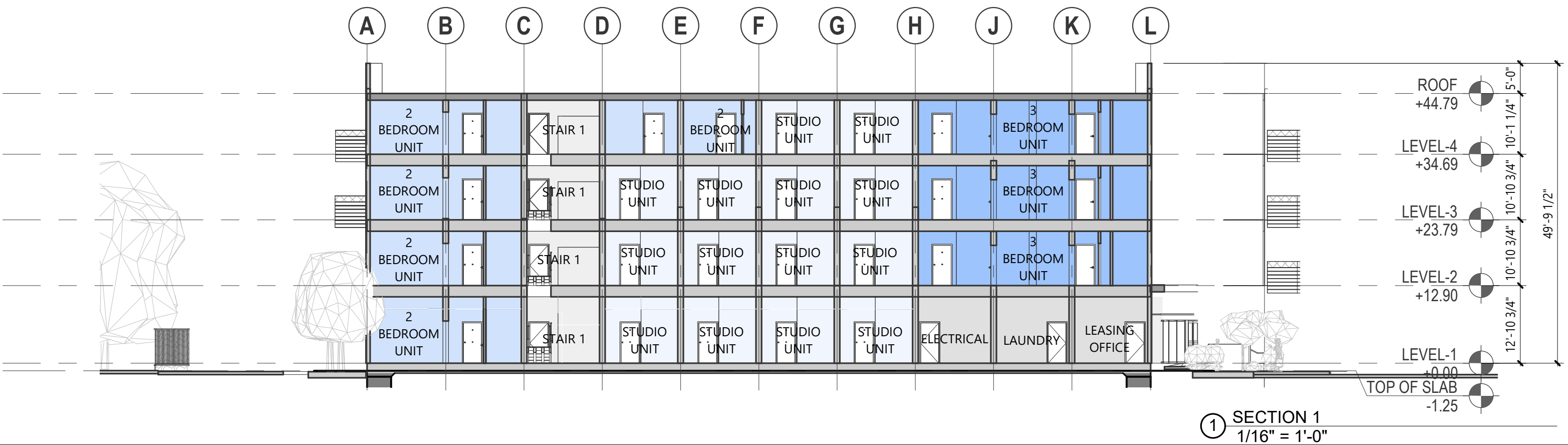
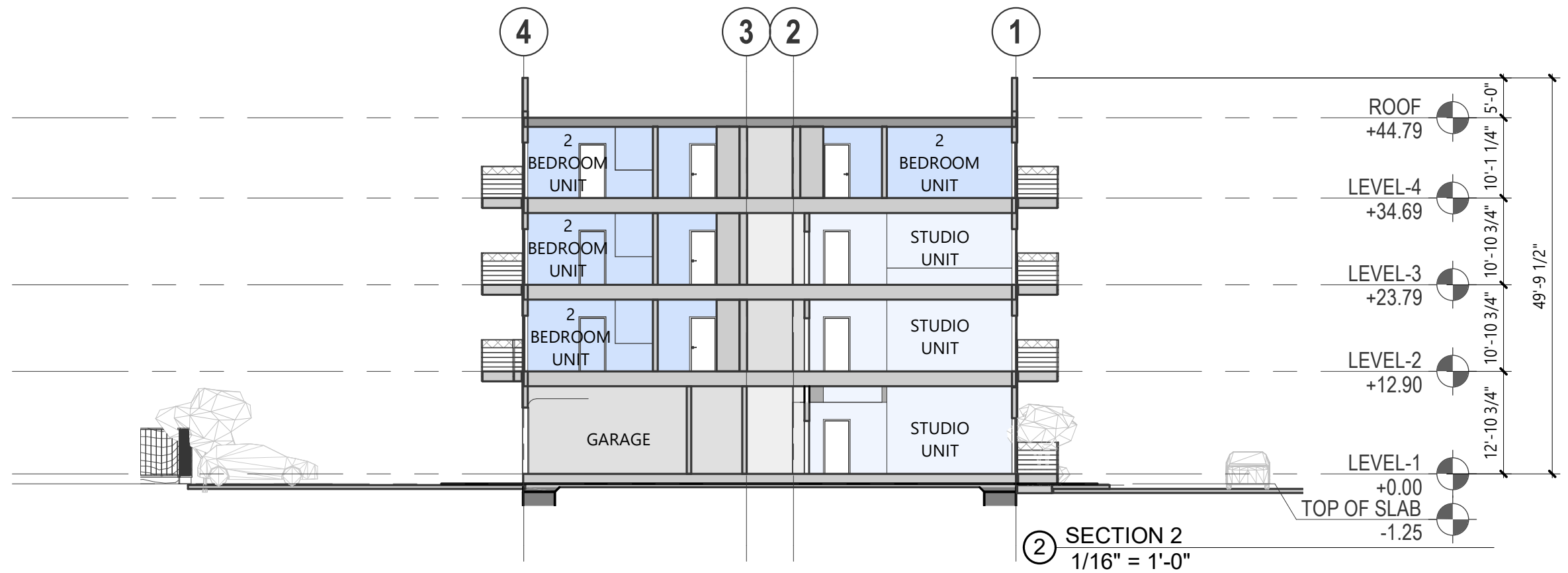
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## EXTERIOR ELEVATIONS

# A3.0

1/16" = 1'-0"

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# SAN PABLO FAMILY HOUSING

1820 RUMRILL BLVD., SAN PABLO, CA

# BUILDING SECTIONS

# A3.1

1/16" = 1'-0"

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PROJECT NO. 57783





# SAN PABLO FAMILY HOUSING

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CONCEPT RENDERING

A3.4

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# SAN PABLO FAMILY HOUSING

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CONCEPT RENDERING

A3.5

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# SAN PABLO FAMILY HOUSING

1820 RUMRILL BLVD., SAN PABLO, CA

CONCEPT RENDERING

A3.6

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