**DEVELOPMENT STATISTICS:**

- **LOT AREA:** 35,866.60 sq ft
- **TOTAL PROVIDED:** 35,866.60 sq ft
- **REQUIRED PARKING:**
  - **PROPOSED RESIDENT PARKING:** 15 TOTAL STALLS
  - **PROPOSED GUEST PARKING:** 5 TOTAL STALLS
- **MAX FLOOR AREA RATIO:** 0.40
- **MAX COVERED AREA:** 14,450 SF
- **MAX FOOTPRINT:** 35,866 SF
- **MAX HEIGHT:** 30'
- **MAX UNITS:** 5
- **TOTAL PROVIDED:** 35,866 SF
- **TOTAL REQUIRED:** 14,450 SF
- **TOTAL LOT AREA:** 35,866 SF
- **REQUIRED PARKING:** 13.5 STALLS
- **PROPOSED PARKING:** 15 STALLS
- **PROPOSED GUEST PARKING:** 5 STALLS

**TYPICAL UNIT:**

- **4 BR / 3.5 BA**
- **2,079 GSF**
- **2,449 NSF**
- **GARAGE LEVEL:**
  - **231 SF GARAGE**
  - **216 SF LIVING**
- **MAIN LEVEL:**
  - **1,257 SF LIVING**
- **UPPER LEVEL:**
  - **975 SF LIVING**
- **PRIVATE ROAD:** 5,686.38 sq ft
- **PUBLIC OPEN SPACE:** 5,000 SF
- **MAX DENSITY:** 9 DU/AC
- **MAX UNITS:** 7
- **TOTAL PROVIDED:** 5,000 SF

**NOT IN SCOPE:**

- **REAR:** 17'
- **SIDE:** 15'-5"/10'-0"/10'-0"/5'-0"/5'-0"/
- **FRONT:** 15'-5"/10'-2"/10'-2"/10'-2"/10'-2"/
- **G TREES CANOPIES:**
DEVELOPMENT STATISTICS:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
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<tbody>
<tr>
<td>LOT AREA</td>
<td>35,761 SF (0.82 AC)</td>
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<tr>
<td>MAX DENSITY</td>
<td>9 DU/AC</td>
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<td>MAX UNITS</td>
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<tr>
<td>TOTAL PROPOSED UNITS</td>
<td>5</td>
</tr>
<tr>
<td>SETBACKS:</td>
<td></td>
</tr>
<tr>
<td>FRONT</td>
<td>15'-6&quot;</td>
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<tr>
<td>SIDE</td>
<td>10'</td>
</tr>
<tr>
<td>REAR</td>
<td>19'-10&quot;</td>
</tr>
<tr>
<td>PRIVATE OPEN SPACE:</td>
<td></td>
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<tr>
<td>TOTAL REQUIRED</td>
<td>1000 SF / UNIT</td>
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<tr>
<td>TOTAL PROVIDED</td>
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<tr>
<td>PUBLIC OPEN SPACE:</td>
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<tr>
<td>TOTAL REQUIRED</td>
<td>1000 SF / UNIT</td>
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<td>TOTAL PROVIDED</td>
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<td>MAX FLOOR AREA RATIO</td>
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<td>TOTAL ALLOWABLE SF</td>
<td>14,450 SF</td>
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<tr>
<td>TOTAL LOT AREA</td>
<td>35,761 SF</td>
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<tr>
<td>MAX HEIGHT</td>
<td>30'</td>
</tr>
<tr>
<td>PROPOSED HEIGHT</td>
<td>30'</td>
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<tr>
<td>REQUIRED PARKING:</td>
<td>13.5 STALLS</td>
</tr>
<tr>
<td>RESIDENT PARKING:</td>
<td>12.5 STALLS (2.5 / UNITS)</td>
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<tr>
<td>GUEST PARKING:</td>
<td>1 STALL (1 STALL / 5 UNITS)</td>
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<tr>
<td>PROPOSED PARKING:</td>
<td>15 STALLS</td>
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<td>PROPOSED RESIDENT PARKING:</td>
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<td>PROPOSED GUEST PARKING:</td>
<td>5 TOTAL STALLS</td>
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</tbody>
</table>

TYPICAL UNIT:

- **4 BR / 3.5 BA**
- **2,990 GSF**
- **2,449 NSF**

### Lot 5

- **35,866.60 sq ft**
- **OPEN SPACE 19,072 sq ft**

**Not in Scope:**

- **Auburn Terrace Condominiums**
- **33 / 37 Albion St**
- **San Rafael, CA, 94901**
- **Albion Monolith, LLC**
- **c/o Hayes Shair**

**Design Review Set**

**Civil Engineer:**

- **Clark Civil Engineering**
- **P.O. Box 131**
- **Point Reyes Station, CA, 94956**
- **(510) 715-6018**

**Landscape Architect:**

- **TBD**

**Architect:**

- **Albion Monolith, LLC**
- **Hayes Shair**
- **39847 Davis St**
- **Fremont, CA, 94115**
- **(310) 869-1469**

**Owner:**

- **Auburn Terrace Condominiums**
- **33 / 37 Albion St**
- **San Rafael, CA, 94901**

**Stamp:**

- **Auburn Terrace Condominiums**
- **33 / 37 Albion St**
- **San Rafael, CA, 94901**

**Issue:**

- **Project Address:**
  - **Auburn Terrace Condominiums**
  - **33 / 37 Albion St**
  - **San Rafael, CA, 94901**

**Prep Date:**

- **2/5/2021**

**Drawn By:**

- **HS**

**Scale:**

- **26'-0"**

**Stamp:**

- **Architectural Services:**
  - **Albion Monolith, LLC**
  - **Hayes Shair**
  - **39847 Davis St**
  - **Fremont, CA, 94115**
  - **(310) 869-1469**

**Stamp:**

- **Civil Engineer:**
  - **Clark Civil Engineering**
  - **P.O. Box 131**
  - **Point Reyes Station, CA, 94956**
  - **(510) 715-6018**

**Stamp:**

- **Landscape Architect:**
  - **TBD**

**Stamp:**

- **Site Plan C**

**Stamp:**

- **SK-3**

**Stamp:**

- **DRAFT (NOT FOR CONSTRUCTION)**

**Stamp:**

- **Design Review Set**
Auburn Terrace
Condominiums
33-37 Albion St
San Rafael, CA, 94901

Architect:
Albion Monolith, LLC
Hayes Shair
39847 Davis St
Fremont, CA, 94539
(510) 889-1849

Civil Engineer:
Clark Civil Engineering,
P.O. Box 135
Point Reyes Station, CA
94956
(510) 715-6018

Landscape Architect:
TBD

DRAFT
(NOT FOR CONSTRUCTION)

12/14/2020
PRELIMINARY SUBMITTAL

4 - Site Plan A
5 - Site Plan B
6 - Site Plan C

3D Studies