

**4035 park blvd**

**WORKSHOP1** is a real estate development company focused on modern, sustainable, and community-enhancing residential projects. our projects are located in walkable urban neighborhoods throughout the san francisco bay area.





## project information

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eight single family homes

**7 of market rate homes**

- 3 bedrooms, 2 baths

**1 affordable home - available to moderate-income households**

- 4 bedrooms, 2 baths

home features

- 3 floors and 1,400 square feet in area

- independent street frontage and private rear yard

- off-street parking space with electric car charging outlet

- energy efficient all-electric home with pv solar panels

shared features

- rear fenced courtyard with 8 parking spaces and pedestrian pathways

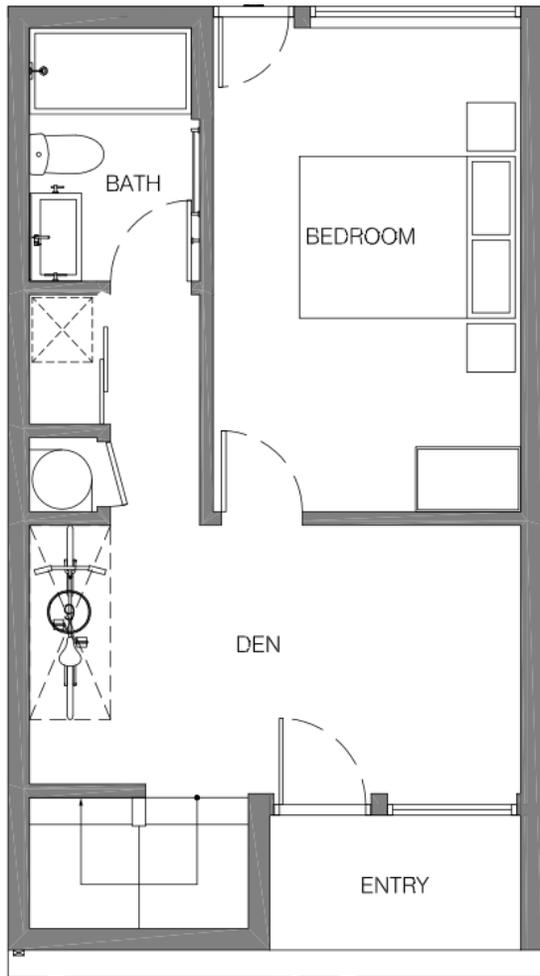
- vehicular driveway on hampel with width of 12 feet

- screened enclosure for trash recycling and composting bins

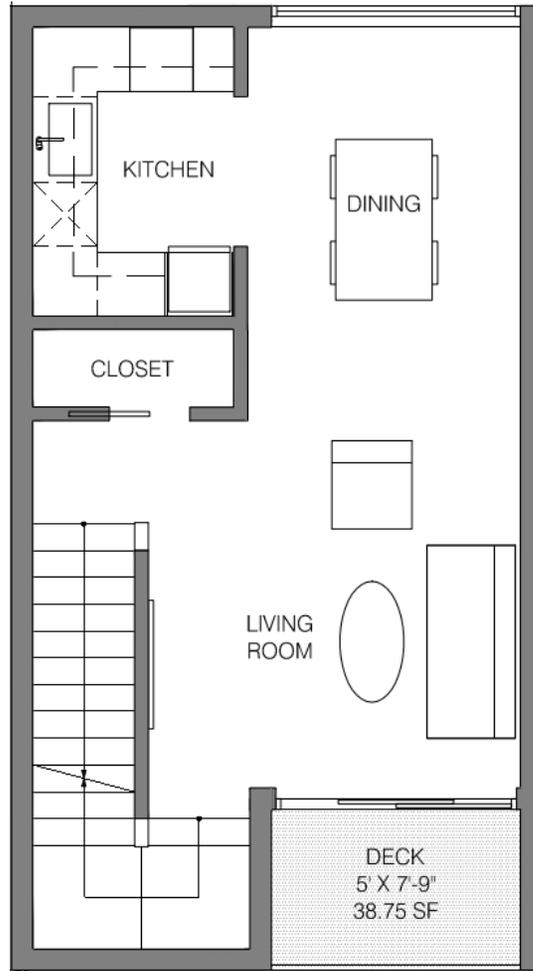
- lush street-facing landscaping, including six new street trees



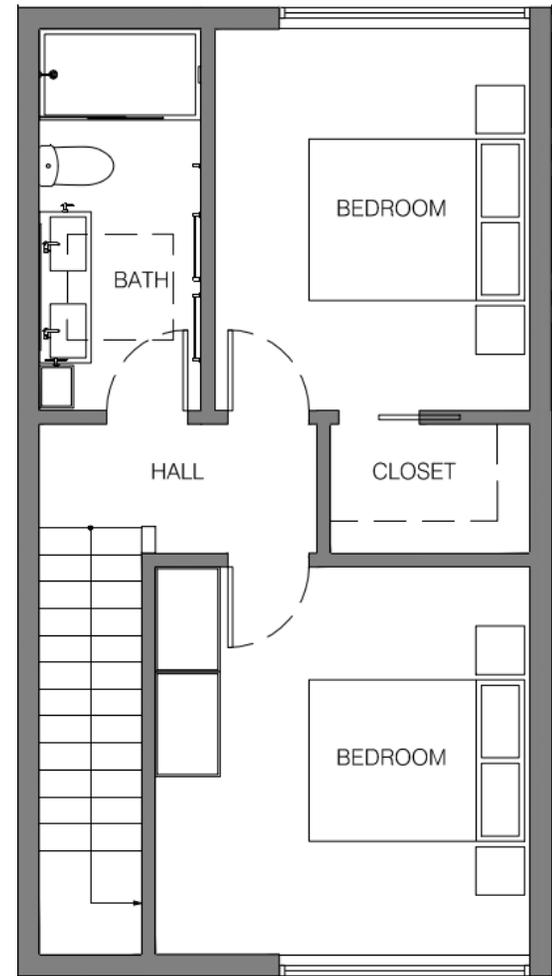




level 1



level 2



level 3

trash/recycling/compost

driveway

shared courtyard  
with 8 car parking

hempel  
street

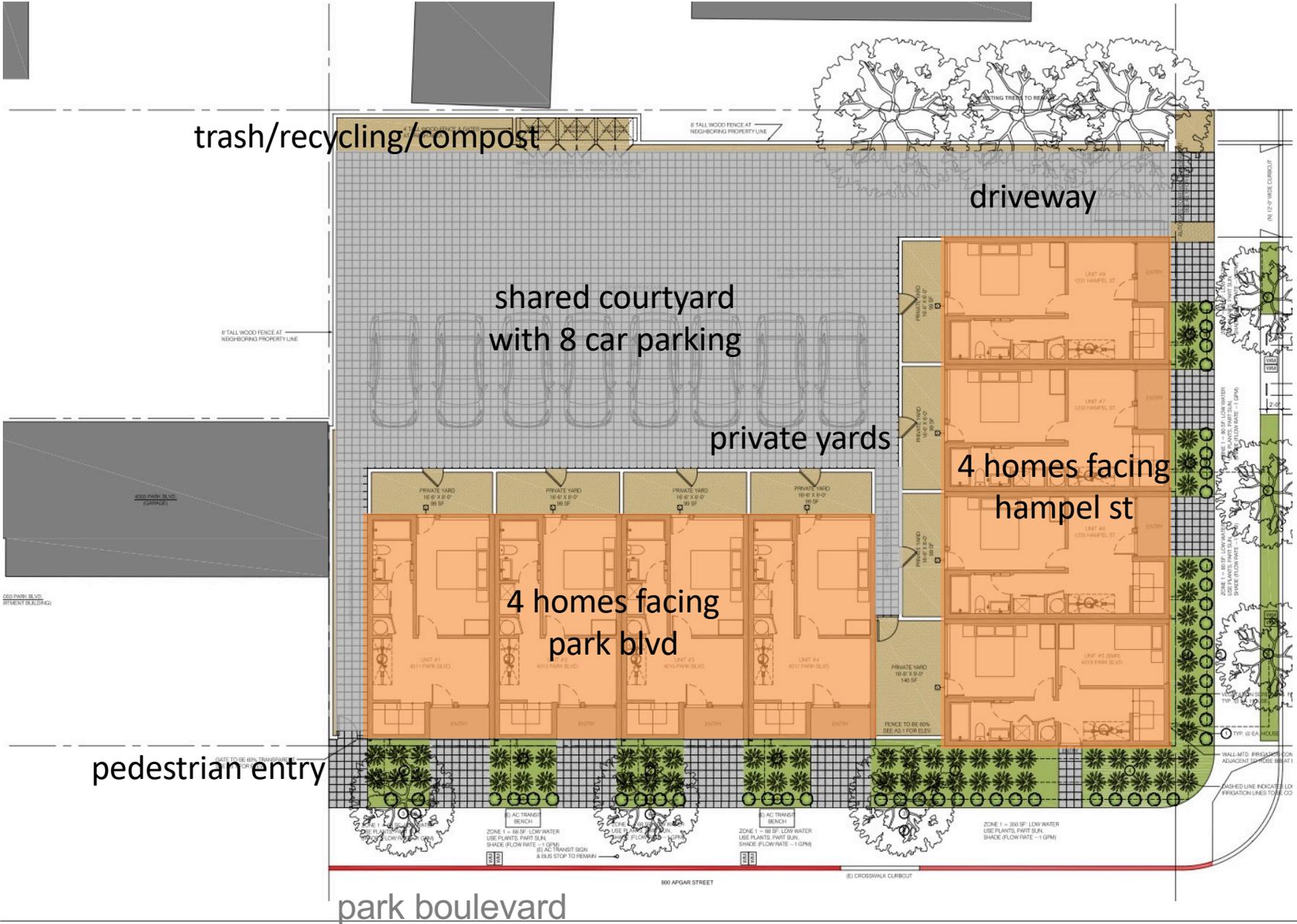
private yards

4 homes facing  
hempel st

4 homes facing  
park blvd

pedestrian entry

park boulevard





4003 park blvd aparments  
3 stories, ~36 feet in height

park blvd presbyterian church  
3 stories, ~32 feet in height

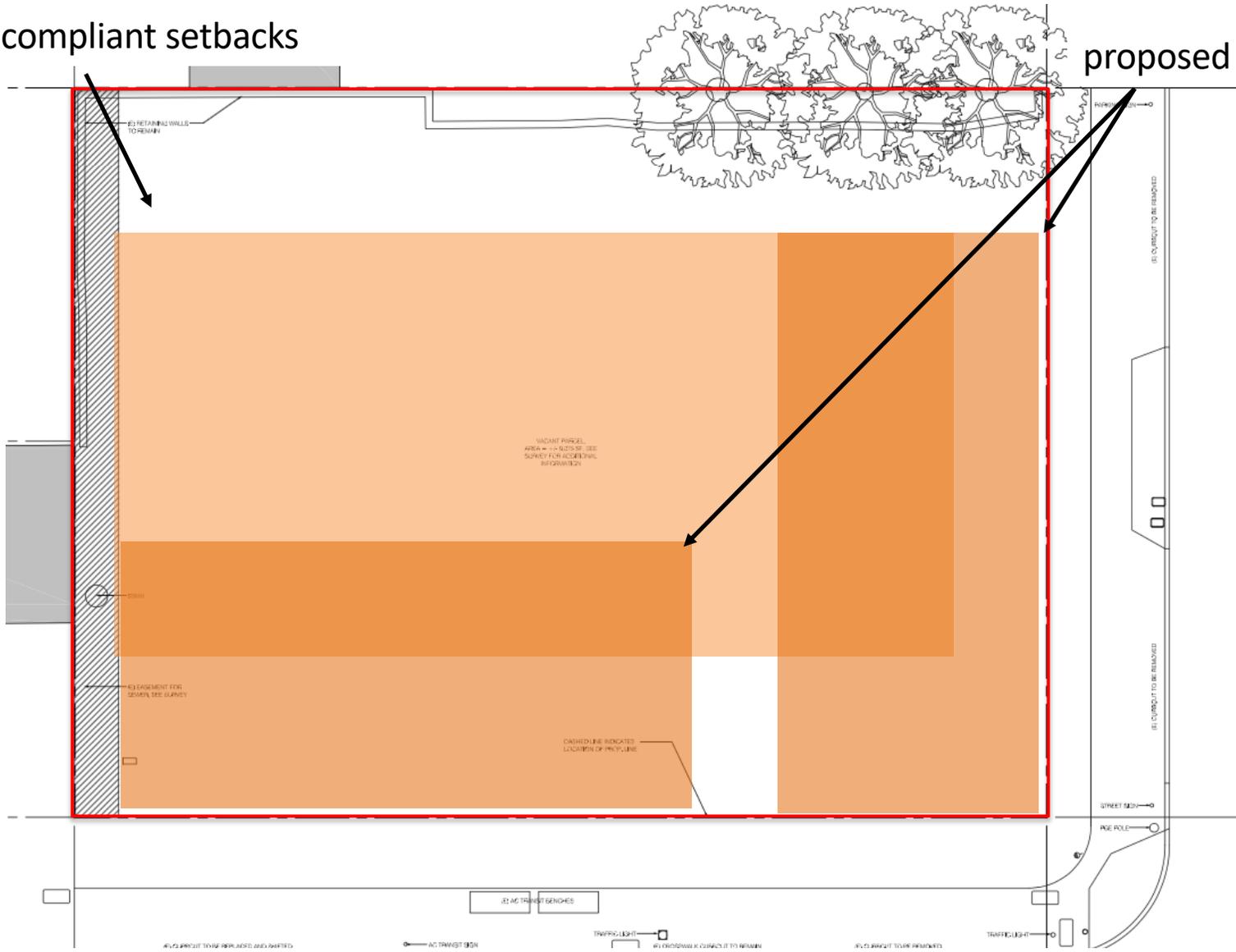
4003 park blvd apartments  
70 feet wide x 35 feet deep

4035 park blvd - each block of homes  
66 feet wide x 30 feet deep



code compliant setbacks

proposed setbacks





**thank you**