EDEN HOUSING

RUBY ST APARTMENTS

388 17TH STREET, SUITE 230, OAKLAND, CA, 94612

EDEN HOUSING

MANAGEMENT. NEW SIDEWALKS AND SITE IMPROVEMENTS WILL BE FULLY ACCESSIBLE.

SITE IMPROVEMENTS INCLUDE A LANDSCAPED COURTYARD, NEW STREET TREES, SIDEWALKS AND ACCESSIBILITY

PARKING IS DIVIDED BETWEEN THE RUBY ST LOT SOUTH OF THE BUILDING AND THE CRESCENT ST LOT TO THE WEST OF

WILL BE PROVIDED FOR THE RESIDENTIAL UNITS PER CBC CHAPTER 11-A AND 11-B.

RUBY ST APARTMENTS IS A PUBLICLY-FUNDED AFFORDABLE HOUSING DEVELOPMENT THAT FRONTS RUBY AND

PROJECT DESCRIPTION

128,029 SF SITE BOUND BY RUBY ST/ INTERIOR LOT LINE TO THE EAST, "LOT C"/ INTERIOR LOT LINES TO THE SOUTH,

THE DEVELOPMENT IS A

MAXIMUM STORIES 3 STORIES 2, 3, AND 4 STORIES

MAXIMUM LOT COVERAGE (%) 55% 23,244 / 128,029 = .18 =

PER UNIT)

MINIMUM COMMON USABLE OPEN SPACE (SF 350 SF PER UNIT * 72 UNITS =

MINIMUM DECORATIVE DRIVEWAY PAVING (%) 1 PER 4 UNITS = 18 RESIDENT SPACES REQUIRED

BICYCLE PARKING (TABLE 20-210) 1 PER 4 UNITS = 18 RESIDENT SPACES REQUIRED

THIS PROJECT HAS BEEN DESIGNED UNDER THE R-S-D20 RESIDENTIAL MULTI-FAMILY ZONING DISTRICT

ASSESSOR’S PARCEL NUMBER:

LEVEL 4

TWO BEDROOMS OR MORE: 2

FOURTH STORY: 30 FT

THIRD STORY: 30 FT

SECOND STORY: 20 FT

STUDIO: 1

ONE BEDROOM: 1.5

LEVEL 3

STUDIO 2

3 BR 4

2 BR 6

1 BR 9

LEVEL 1

STUDIO 2

3 BR 4

2 BR 6

1 BR 9

NAME ONE STORY

COMPACT, TANDOM 7 6%

STANDARD 45 41%

E.V. 3 3%

ACCESSIBLE, VAN 2 2%

Grand Total 109 100%

Built-in D.E.C. = (50 FT PAVING IN RUBY ST SETBACK / 437 FT RUBY ST FRONTAGE = .114)

MAX OF 250 CUBIC FEET PER UNIT

8 GUEST SPACES PROVIDED

NO COVERED PARKING PROVIDED

10 FT

25,200 SF REQUIRED PER UNIT

7,200 SF REQUIRED

14,213 SF IN ENCLOSED COURTYARD

30% MINIMUM SITE LANDSCAPING (%) 1 PER 25 UNITS = 3 GUEST SPACES REQUIRED

MAXIMUM FRONT YARD PAVING (%) 50% MAXIMUM

156 PARKING / 437 FT RUBY ST FRONTAGE = .357

Grand Total 79917 SF

Level Area

LEVEL 01 22381 SF

GROSS BUILDING AREA SCHEDULE

LANDSCAPING 38027 SF

GROSS PARKING LOT AREA... PLANNING CODE SUMMARY

NAME ONE STORY

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LANDSCAPING 38027 SF

GROSS PARKING LOT AREA...
LEGEND

1. BOLLARD AND WIRE ROPE FENCING, SEE DETAIL 3/L2.1
2. FULL CALTRANS TRAIL 10' WIDE ASPHALT WITH 2' DECOMPOSED GRANITE SHOULDERS
3. BIORETENTION AREA
4. SAN LORENZO CREEK
5. EXISTING TREE TO REMAIN, TYPICAL
6. WOOD TRELLIS AT ENTRY SIGNAGE
7. ENTRY PLAZA
8. 4' HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 2/L2.1
9. 6' HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL 1/L2.1
10. DECOMPOSED GRANITE FIRE ACCESS PATH
11. DECORATIVE PAVING

RUBY ST

Parcel B: Conveyed to Hayward Area Recreation & Park District
Trail Signage:
- San Lorenzo Creek Trail Welcome Sign
- Anza Camp Informational Sign
LEGEND
1. PLAY MOUNDS
2. FULL CALTRANS TRAIL 10’ WIDE ASPHALT WITH 2’ DECOMPOSED GRANITE SHOULDER.
3. GALVANIZED VEGETABLE PLANTERS
4. WOOD TRELLIS
5. BENCH, TYPICAL
6. ROCK/BOULDER MOUND
7. BBQ AND COUNTER
8. PLAY AREA, AGES 5-12
9. PLAY AREA, AGES 2-5
10. DECOMPOSED GRANITE PAVING
11. COMMUNITY GATHERING AREA
12. ENTRY PLAZA
13. EXISTING TREE TO REMAIN, TYPICAL
14. TREE GROVE
15. DECOMPOSED GRANITE FIRE ACCESS PATH
16. 6’ HIGH FENCE, ORNAMENTAL METAL, SEE DETAIL L1.2.1
17. 4’ HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL L1.2.3.1
18. ORNAMENTAL METAL GATE, TYP.
19. RESILIENT PAVING PLAY SURFACING
20. BOLLARD AND WIRE ROPE FENCING, SEE DETAIL L1.2.1
21. PUBLIC TRAIL ACCESS

SCREEN TREES
FLOWERING TREES
SHADE TREES AT PARKING
LOBBY
COMMUNITY ROOM
UTILITY
BIKE PARKING
COMMUNITY GATHERING AREA
ENTRY PLAZA
EXISTING TREE TO REMAIN, TYPICAL
TREE GROVE
FOCAL TREE ON MOUND
COMPACTED GRANITE PATH
LAUNDRY
FLOWERING TREES
FLOORING PIN
SCREEN TREES
STREET TREES
BENCH, TYPICAL
CLUMP OF PERENNIALS
ROCK/BOULDER MOUND
GALVANIZED VEGETABLE PLANTERS
WINDING PRUNED PATH
ROCK/BOULDER MOUND
COMMUNITY GATHERING AREA
ENTRY PLAZA
EXISTING TREE TO REMAIN, TYPICAL
TREE GROVE
DECOMPOSED GRANITE FIRE ACCESS PATH
6’ HIGH FENCE, ORNAMENTAL METAL, SEE DETAIL L1.2.1
4’ HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL L1.2.3.1
ORNAMENTAL METAL GATE, TYP.
RESILIENT PAVING PLAY SURFACING
BOLLARD AND WIRE ROPE FENCING, SEE DETAIL L1.2.1
PUBLIC TRAIL ACCESS

PRELIMINARY LANDSCAPE PLAN - COURTYARD
1” = 10’-0”

EDEN HOUSING
1300 Davis St. Eugene, OR 97401
(360) 354.2000

RUBY ST
Ruby St. Eugene, OR 97401
PRELIMINARY LANDSCAPE PLAN - COURTYARD
1” = 10’-0”
TREE PROTECTION & REMOVAL PLAN

1" = 30'-0"

SAN LORENZO CREEK
RUBY STREET
A STREET
RIPARIAN CANOPY
CREEK SETBACK
PROPOSED TRAIL

EXISTING TREE COUNTS

<table>
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<th>SYMBOL</th>
<th>TYPE</th>
<th>COUNT</th>
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<tbody>
<tr>
<td>X</td>
<td>TREES TO BE REMOVED</td>
<td>90</td>
</tr>
<tr>
<td>O</td>
<td>TREES TO REMAIN</td>
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TOTAL TREES ON SITE: 145

NOTE:
ALL TREES TO BE REMOVED IN THE RIPARIAN CANOPY ASSOCIATED WITH SAN LORENZO CREEK SHALL HAVE 3:1 REPLACEMENT RATIO
TREE MITIGATION PLAN

SAN LORENZO CREEK
RUBY STREET
A STREET

RIPARIAN CANOPY
CREEK SETBACK

PROPOSED TRAIL

TREE MITIGATION COUNTS

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<th>SYMBOL</th>
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<tr>
<td></td>
<td>PROPOSED TREE, TYPICAL</td>
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<tr>
<td></td>
<td>TREES TO REMAIN</td>
<td>54</td>
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<tr>
<td></td>
<td>TOTAL PROPOSED &amp; EXISTING TREES TO REMAIN ON-SITE</td>
<td>150</td>
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NOTE: ALL TREES TO BE REMOVED IN THE REMAINING CANOPY ASSOCIATED WITH SAN LORENZO CREEK SHALL HAVE 2:1 REPLACEMENT RATIO.
RUBY STREET FACADE VIEW

REAR COURTYARD VIEW

DIMENSIONAL COMPOSITION SHINGLES
GRAY

FIBER CEMENT BOARD SHINGLE
WEATHERED BROWN DE C756
RIVER ROCKS DE 6061
DESERT ROCK DE 6066

VIRTUAL CEMENT BOARD SIDING
BOARD-AND-BATTEN
SPIRIT MOUNTAIN DE 5785

VINYL WINDOW
DARK BRONZE
SILL
WANDERING ROAD DE 6076
FRONTIER LAND DE 6074

WOOD
CULTURED STONE VENEER

STUCCO BASE
BLUE MONDAY DE T568

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