### Project Description

**Location:** Oakland, CA 94612

**Contact:** Curtis Caton, Principal

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

**Email:** jbobilev@up-partners.com

**Phone:** (510) 251-8210

**URBAN PLANNING PARTNERS INC.**

**CEQA CONSULTANT:**

**EDEN HOUSING PROJECT TEAM**

1. **THE BUILDING.**
   - Rooms, and Management Offices. There are also Laundry rooms located on Level 02 and 03. There will be Infrastructure for electric vehicle charging stations provided in accordance with the equipment will be roughed-in as required.

2. **BE SOLAR PANELS AND SOLAR WATER HEATER PANELS ON THE ROOF. CONNECTIONS FOR ELECTRIC VEHICLE MANAGEMENT.**
   - New sidewalks and site improvements will be fully accessible.

3. **RAMPS ON RUBY ST AND CRESCENT AVE,** and a large bio-retenion area that will contribute to stormwater site improvements include a landscaped courtyard, new street trees, sidewalks, and accessibility required.

### Planning Code Summary

<table>
<thead>
<tr>
<th>ASSEMBLY PLAN</th>
<th>GROSS BUILDING AREA SCHEDULE</th>
<th>GROSS PARKING LOT AREA SCHEDULE</th>
<th>GROSS OPEN SPACE SCHEDULE</th>
</tr>
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<tbody>
<tr>
<td><strong>LEVEL 01</strong></td>
<td>22,381 SF</td>
<td>19,374 SF</td>
<td>LANDSCAPING 14,213 SF IN ENCLOSED COURTYARD</td>
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<tr>
<td><strong>LEVEL 02</strong></td>
<td>16,907 SF</td>
<td>16,489 SF</td>
<td>CRESCENT ST LOT 24,480 SF</td>
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<tr>
<td><strong>LEVEL 03</strong></td>
<td>20,916 SF</td>
<td>20,642 SF</td>
<td>COURTYARD 14,170 SF</td>
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<tr>
<td><strong>LEVEL 04</strong></td>
<td>20,476 SF</td>
<td>20,229 SF</td>
<td><strong>TOTAL</strong> 79,917 SF</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td>80,668 SF</td>
<td>76,629 SF</td>
<td><strong>TOTAL</strong> 52,197 SF</td>
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</tbody>
</table>

**Landscaping:** 38027 SF

**COURTYARD:** 14170 SF

**GROSS BUILDING AREA:** 51977 SF

**GROSS PARKING LOT AREA:** 43,000 SF

**GROSS OPEN SPACE:** 52,197 SF

### Vicinity Map

[Map Image]

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**Sheet Index**

[Sheet List Image]

**Checkered by:**

[Signature]

**Drawn by:**

[Signature]
EMERGENCY EGRESS DIAGRAM - LEVEL 1

EMERGENCY EGRESS DIAGRAM - LEVEL 2

EMERGENCY EGRESS DIAGRAM - LEVEL 3

EMERGENCY EGRESS DIAGRAM - LEVEL 4
EROSION CONTROL NOTES:

1. Construction is responsible for all aspects of erosion control and any repairs are the sole responsibility of the contractor.
2. The contractor shall rake clean of debris and sweep down all exposed areas prior to construction.
3. All erosion control measures shall be maintained until final stabilization are achieved and approved by the homeowner's association and building inspector.
4. All erosion control measures shall be maintained until final stabilization are achieved and approved by the homeowner's association and building inspector.
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LEGEND

1. BOLLARD AND WIRE ROPE FENCING, SEE DETAIL 3/L2.1

2. 4' WIDE DECOMPOSED GRANITE PEDESTRIAN ONLY TRAIL

3. BIORETENTION AREA

4. SAN LORENZO CREEK EXISTING TREE TO REMAIN, TYPICAL

5. WOOD TRELLIS AT ENTRY SIGNAGE

6. ENTRY PLAZA

7. 6' HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 2/L2.1

8. 6' HIGH GOOD NEIGHOR FENCE - WOOD, SEE DETAIL 1/L2.1

9. DECOMPOSED GRANITE FIRE ACCESS PATH
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. 6'-HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 3/L2.1
9. 6'-HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL 3/L2.1
10. DECOMPOSED GRANITE FIRE ACCESS PATH

RUBY ST
Ruby St, San Jose, CA 95136

CREEK SETBACK
CREEK SETBACK
LEGEND

1. EXISTING CALTRANS CHAIN LINK FENCE TO REMAIN
2. BIORETENTION AREA
3. SAN LORENZO CREEK
4. EXISTING TREE TO REMAIN, TYPICAL
5. 6' HIGH GOOD NEIGHBOR FENCE - WOOD, SEE DETAIL 1/L2.1
6. WOOD TRELLIS AT ENTRY SIGNAGE
7. ENTRY PLAZA
8. 6' HIGH ORNAMENTAL METAL FENCE, SEE DETAIL 2/L2.1
9. DECOMPOSED GRANITE FIRE ACCES PATH

SCALE: 1" = 30'-0"
**LEVEL 04 FLOOR PLAN**

**UNIT COUNT BY FLOOR**

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<td>Grand Total</td>
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**GROSS BUILDING AREA SCHEDULE**

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<th>Level</th>
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<td>LEVEL 01</td>
<td>22381 SF</td>
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<tr>
<td>LEVEL 02</td>
<td>22868 SF</td>
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<td>LEVEL 03</td>
<td>20916 SF</td>
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<tr>
<td>LEVEL 04</td>
<td>13752 SF</td>
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| Grand Total | 79917 SF |

**Dwelling Unit Mix**

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<th>Unit Type</th>
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<td>STUDIO</td>
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**Total**

| 72 |

**Setback 16'-3"**

**Level 4 - EL 161.45'**

**Level 4 Floor Plan**

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1611 TELEGRAPH AVE.
SUITE 200
OAKLAND, CA 94612
510.465.7010 p | 510.465.8575 f
www.pyatok.com
DIMENSIONAL COMPOSITION SHINGLES
GRAY

FIBER CEMENT BOARD SHINGLE
WEATHERED BROWN
DE C756
RIVER ROCKS
DE 6051
DESERT ROCK
DE 6086

VERTICAL CEMENT BOARD SIDING
BOARD-AND-BATTEN
SPIRIT MOUNTAIN
DE 5795

VINYL WINDOW
SILL
SILL / FASCIA
WANDERING ROAD
DE 6076
FRONTIER LAND
DE 6074

WOOD
CULTURED STONE VENEER

STUCCO BASE
BLUE MONDAY
DE T568