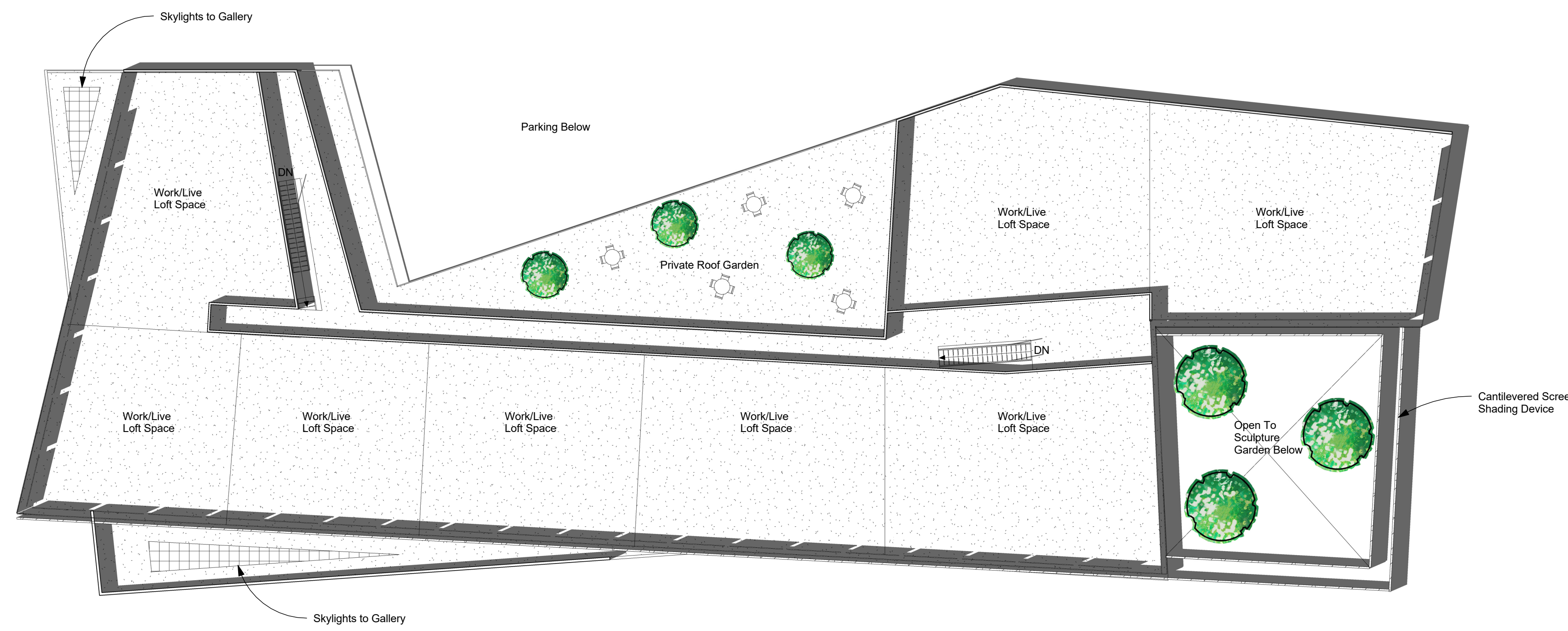


**RECEIVED**

By Alameda County Environmental Health 9:57 am, May 18, 2016



2 Second Floor Plan  
1/16" = 1'-0"

18,900 SF



1 First Floor Plan  
1/16" = 1'-0"

8,100 SF

**Zoning Analysis**

<b>Project:</b>	Development Study for West Grand and Telegraph Avenue	revised: 3/2/2015
<b>Address:</b>	460 West Grand Ave., Oakland, CA 2250 Telegraph Ave., Oakland, CA	
<b>Zone:</b>	Central Business District (CBD-P,X)	
<b>Height:</b>	Height Area 6	
<b>Parcels:</b>	008-065800602, 008-065800501	

<b>Lot Coverage</b>	
Allowable	100%
Proposed Lot Coverage	8,100.00 sf

<b>Site Area</b>	
460 West Grand Ave.	15,477.89 sf
2250 Telegraph Ave.	11,428.73 sf
Total Combined Area	26,906.62 sf

<b>Floor Area</b>	
Floor Area Ratio	20.00
Total Allowable Floor Area	538,132.40 sf
<b>Proposed Floor Area</b>	
Commercial Retail - First Floor (4 units)	8,100.00 sf
Live/Work Lofts - Second Floor (8 units)	18,900.00 sf
Total Building Area	27,000.00 sf

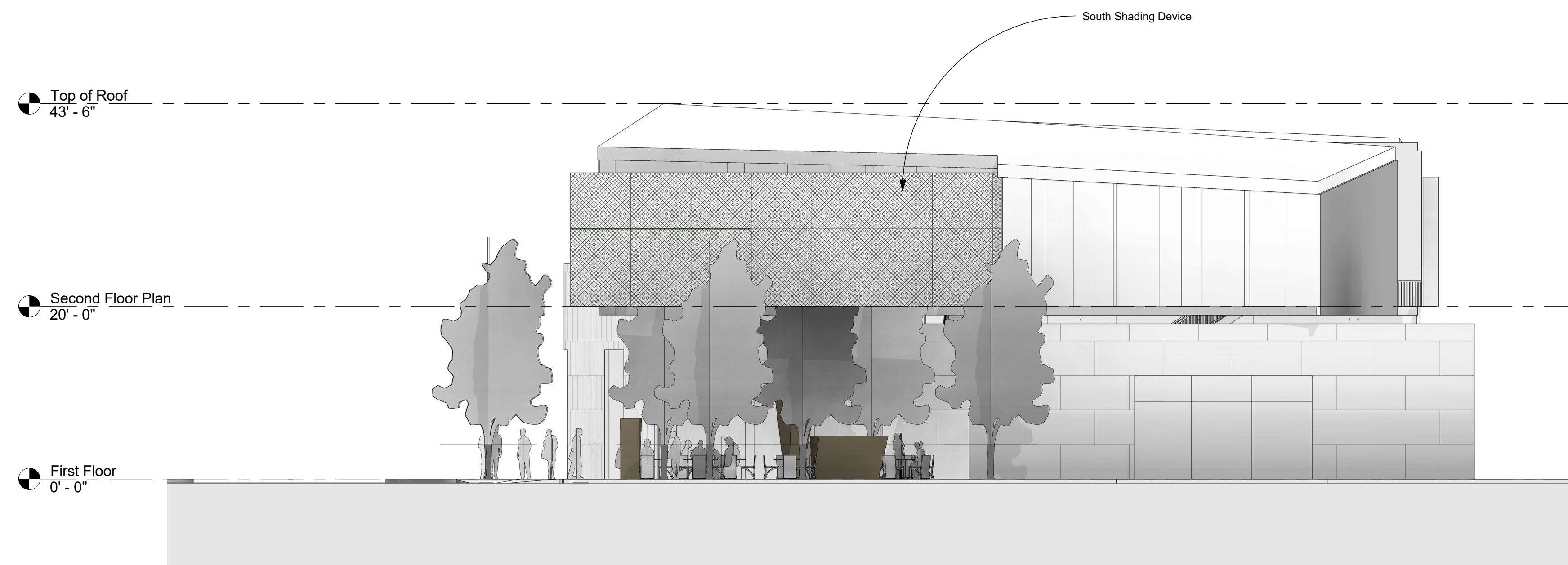
<b>Building Height</b>	
Minimum Height	45 ft
Maximum Building Length	195 ft

<b>Parking</b>	
Requirement for Office	0 *none required for commercial use in CBD
Total Required Spaces	0
Retail Parking Spaces	34.825 per unit
Live/Work Loft Parking Spaces	16.2 per unit
Total proposed parking spaces	50.00
Lot area per space (average including circulat	234.00 sf
Total area for parking (including circulation)	11,700.00 sf

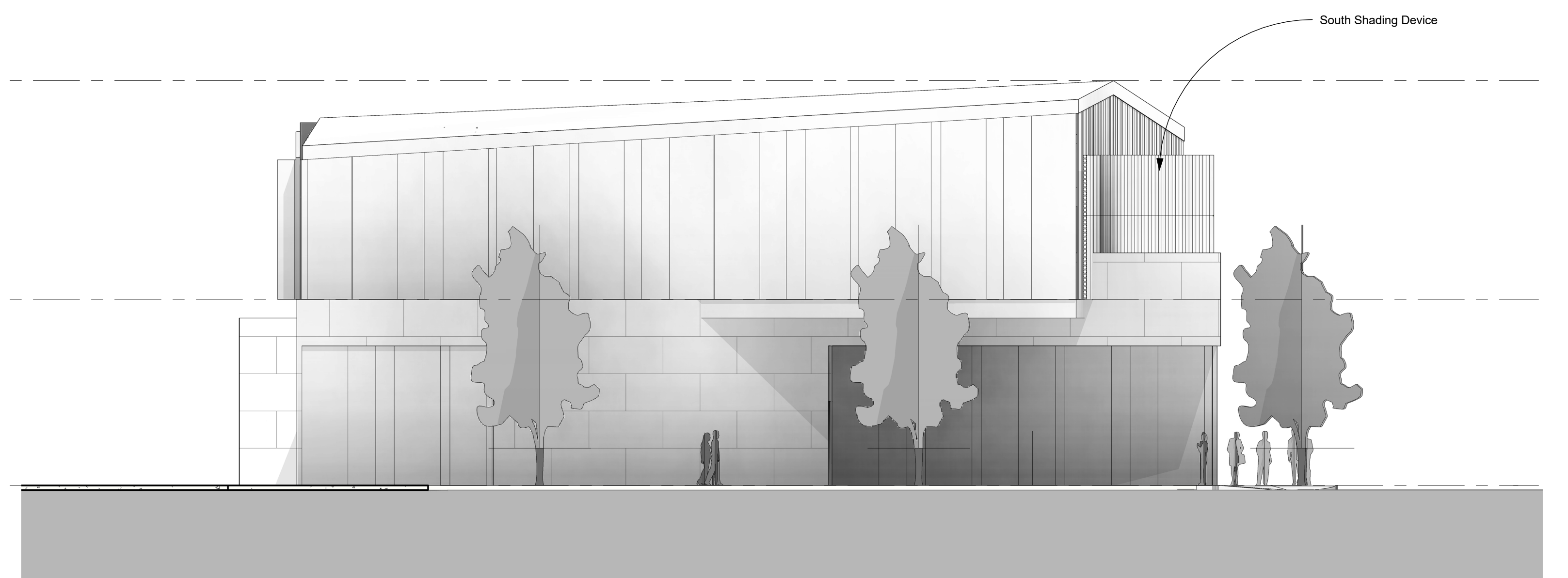
Telegraph and West Grand Redevelopment



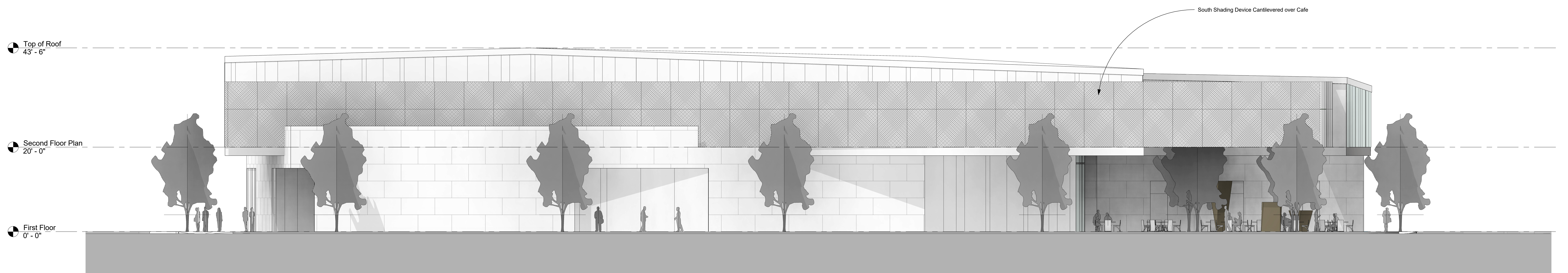
ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD SURVEY AND RECORDS. SEE RECORDS FOR DIMENSIONS AND AREAS.



3 East Elevation  
1" = 10'-0"



2 West Elevation  
1" = 10'-0"



1 South Elevation  
1" = 10'-0"

# Telegraph and West Grand Redevelopment



Sculpture Garden and Cafe



Birdseye Perspective



Telegraph and West Grand Corner

# Telegraph and West Grand Redevelopment