

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

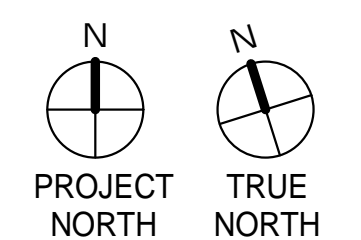
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author

PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 11/27/17

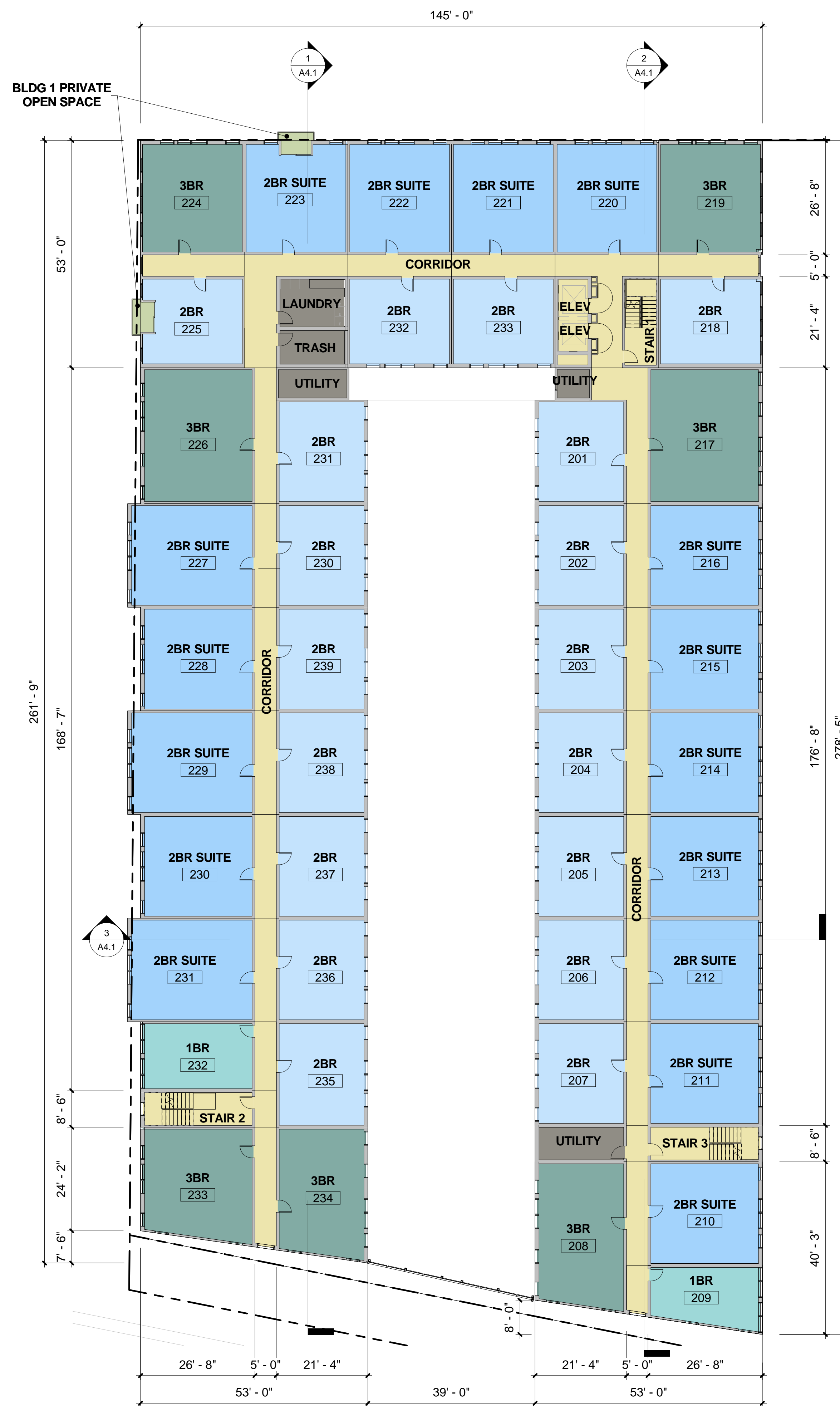
SHEET TITLE:

BLDG 1 LEVELS 2 & LEVELS 3-7 FLOOR PLAN

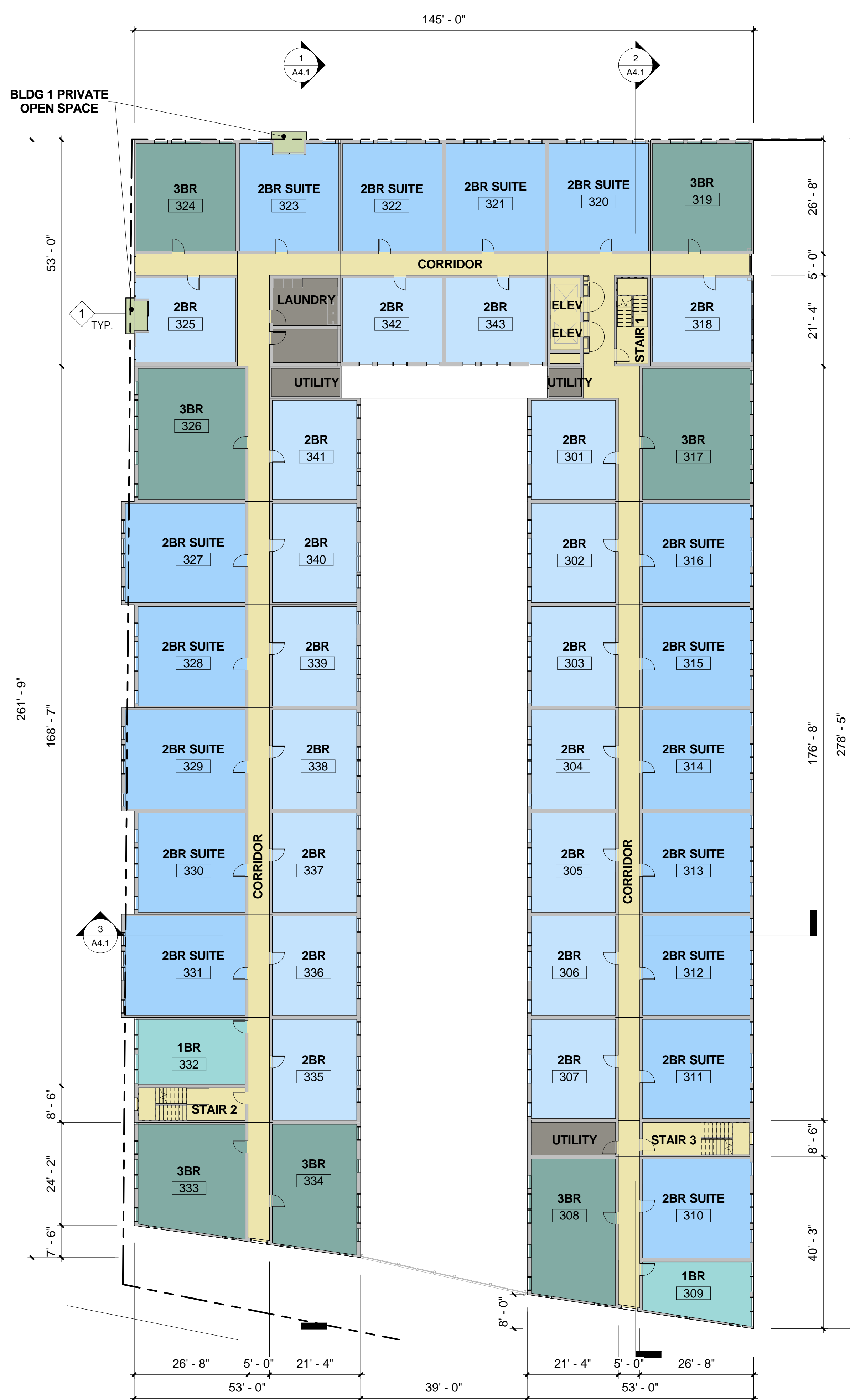
SHEET NUMBER

A2.2

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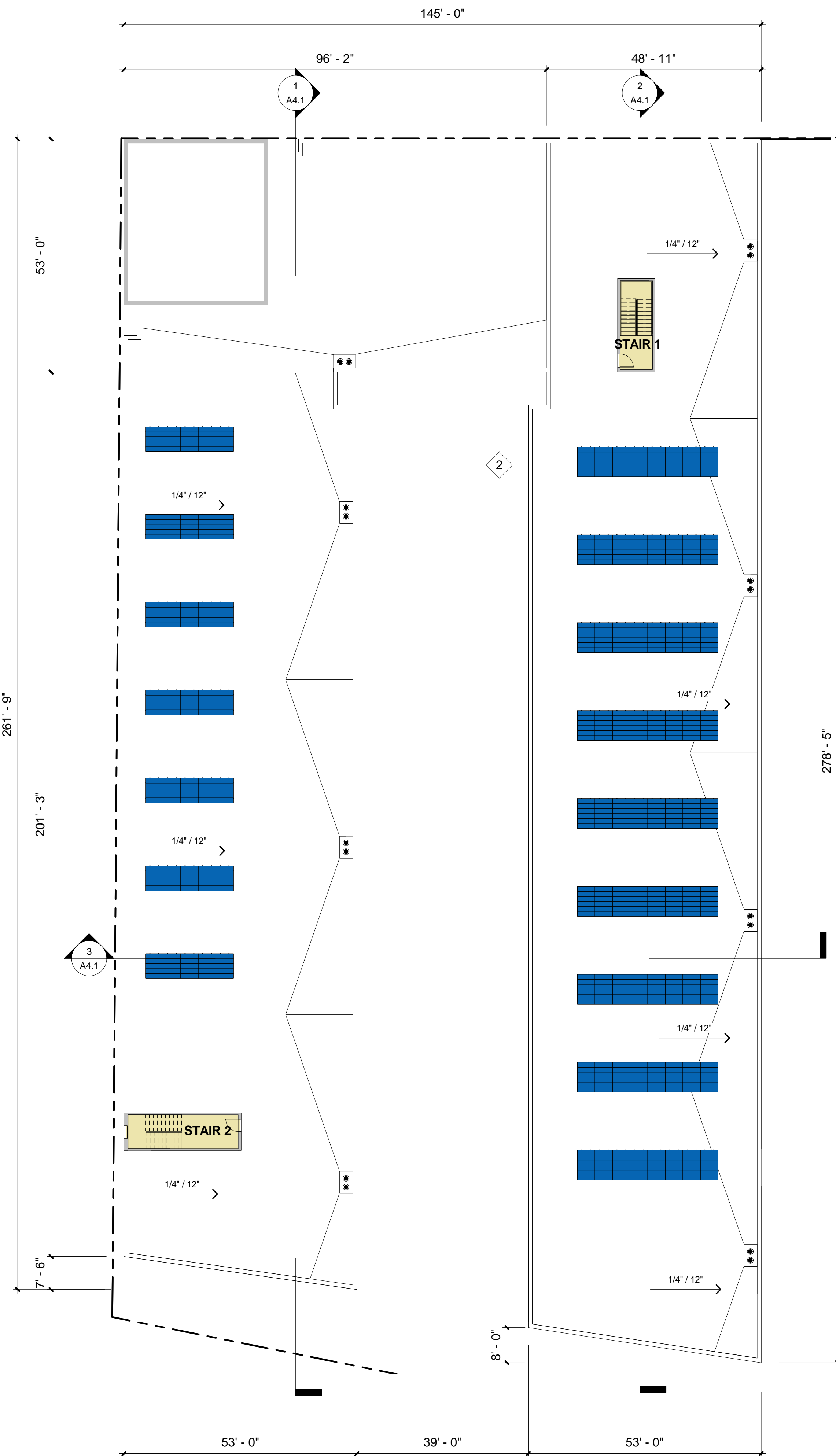


1 BLDG 1 - LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



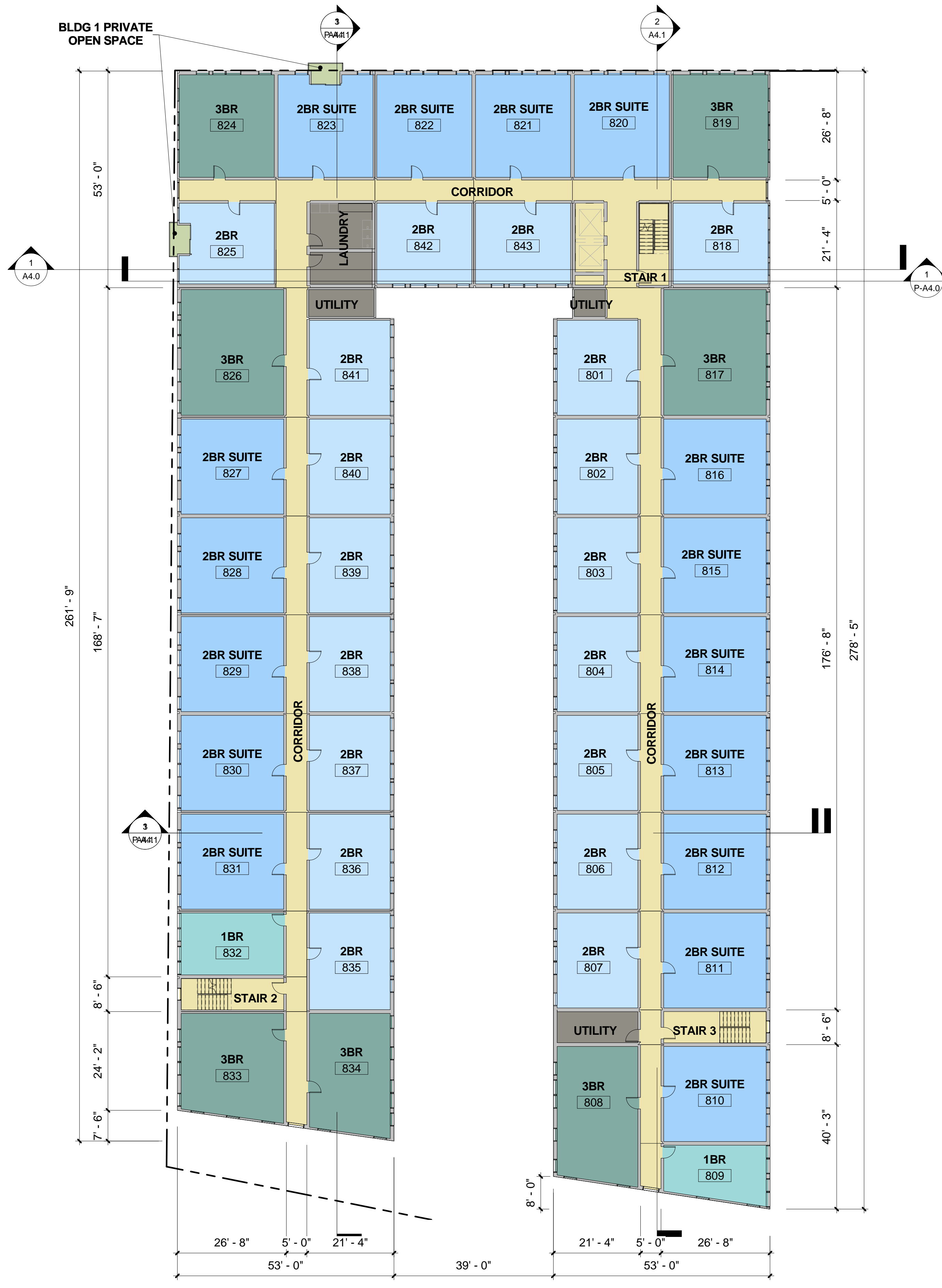
2 BLDG 1 - LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

4/11/2018 12:59:54 PM



② BLDG 1 - ROOF PLAN
1/16" = 1'-0"

4/11/2018 1:00:01 PM



① BLDG 1 - LEVEL 8 FLOOR PLAN
1/16" = 1'-0"

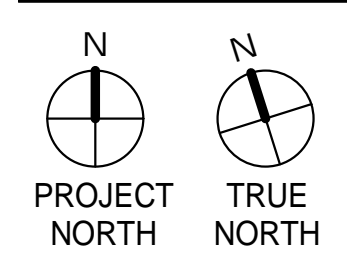
SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

- ① BALCONY, WHERE OCCURS, TYP.
- ② PROPOSED SOLAR PV SYSTEM

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: _____ Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:
BLDG 1 LEVEL 8 & ROOF PLAN

SHEET NUMBER
A2.3

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SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

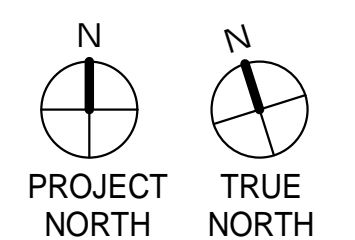
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

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3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: _____ Author

PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 11/27/17

SHEET TITLE:

BLDG 2 LEVELS 1 & M FLOOR PLANS

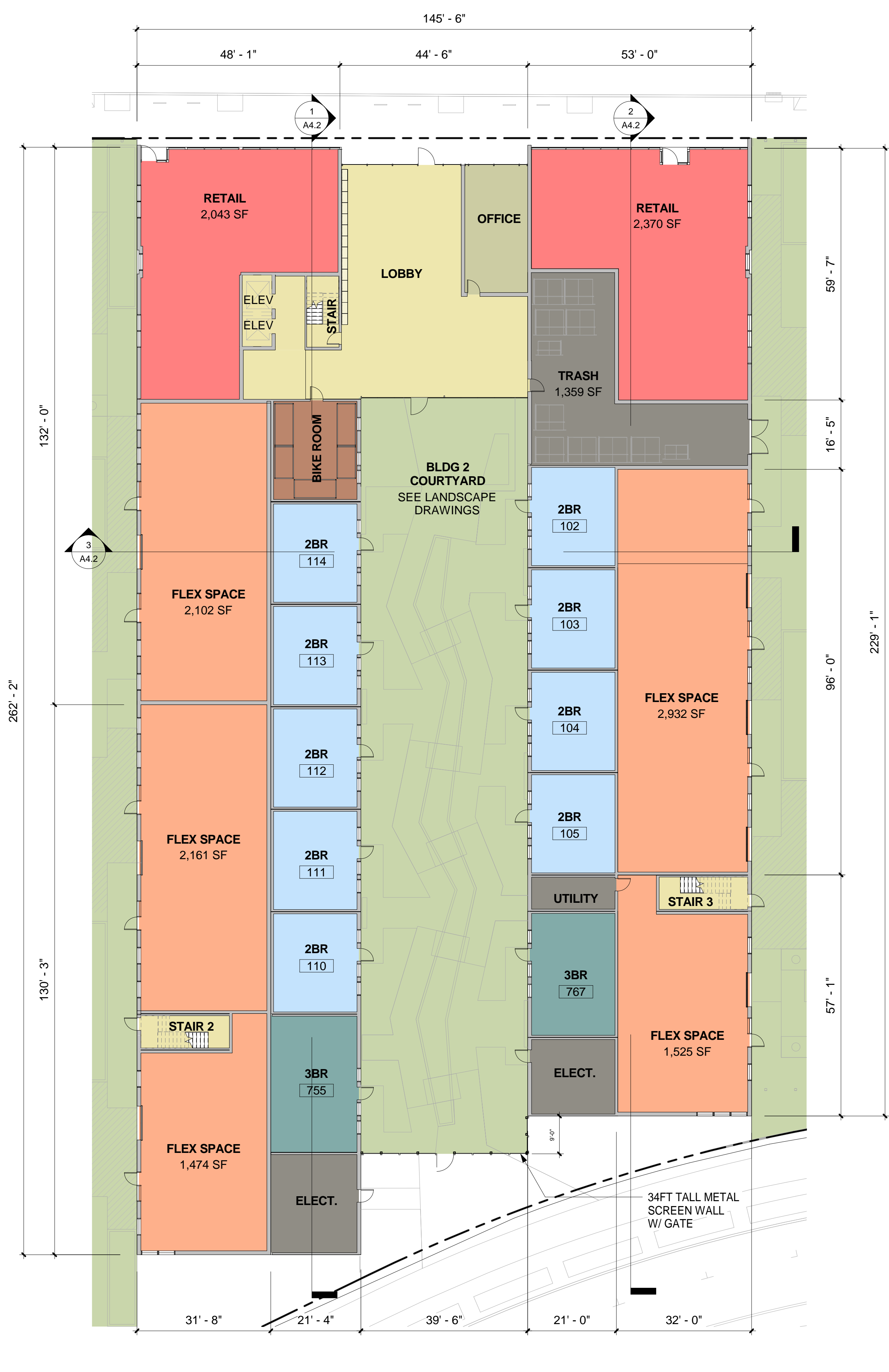
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A2.4

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② BLDG 2 - MEZZANINE
1/16" = 1'-0"



① BLDG 2 - GROUND FLOOR PLAN
1/16" = 1'-0"

KEY NOTES

- ① BALCONY, WHERE OCCURS, TYP.
- ② PROPOSED SOLAR PV SYSTEM

4/11/2018 1:00:05 PM

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

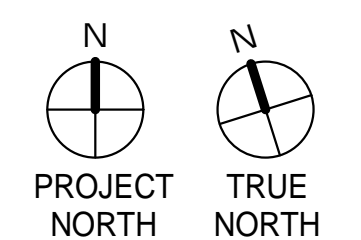
500 KIRKHAM ST, OAKLAND, CA

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SHEET ISSUE DATE: 11/27/17

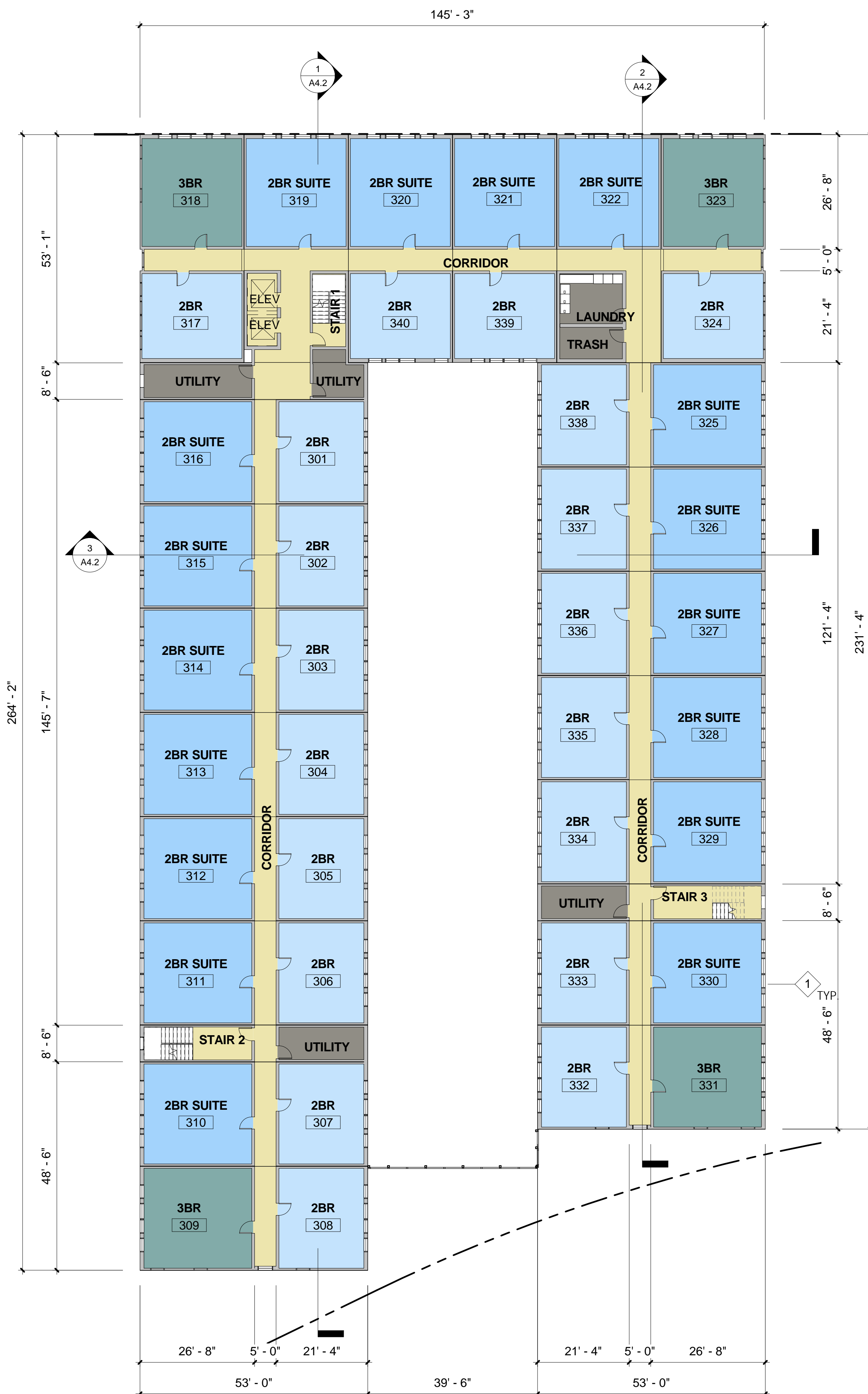
SHEET TITLE:

BLDG 2 LEVEL 2 & LEVELS 3-7 FLOOR PLAN

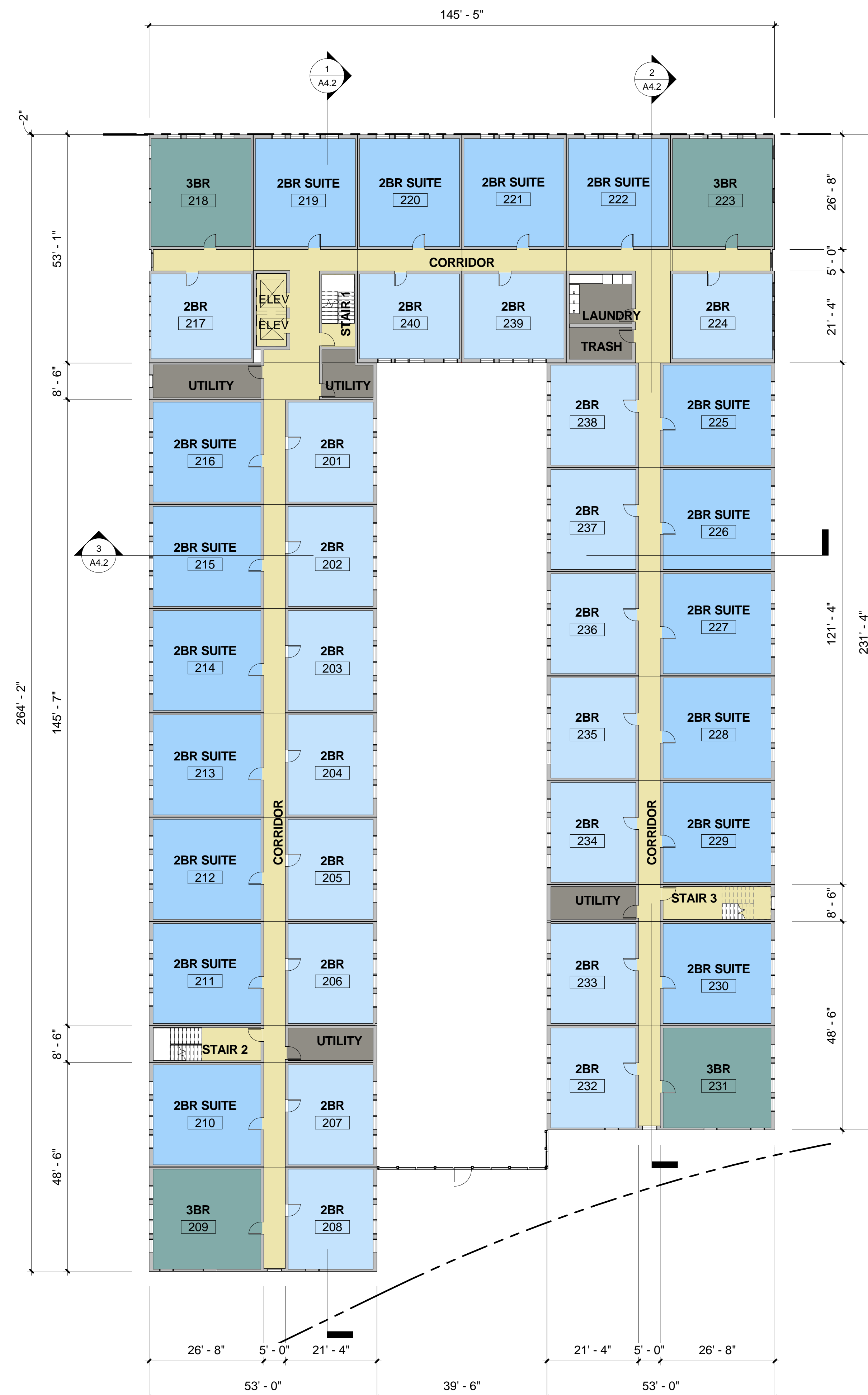
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2 BLDG 2 - LEVEL 3 FLOOR PLAN
1/16" = 1'-0"



1 BLDG 2 - LEVEL 2 FLOOR PLAN
1/16" = 1'-0"

4/11/2018 1:00:09 PM

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

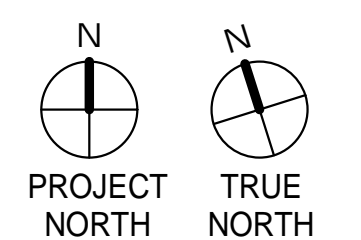
KEY NOTES

- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM

CONSULTANT

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3	04/25/2018	DRC SUBMITTAL	NG



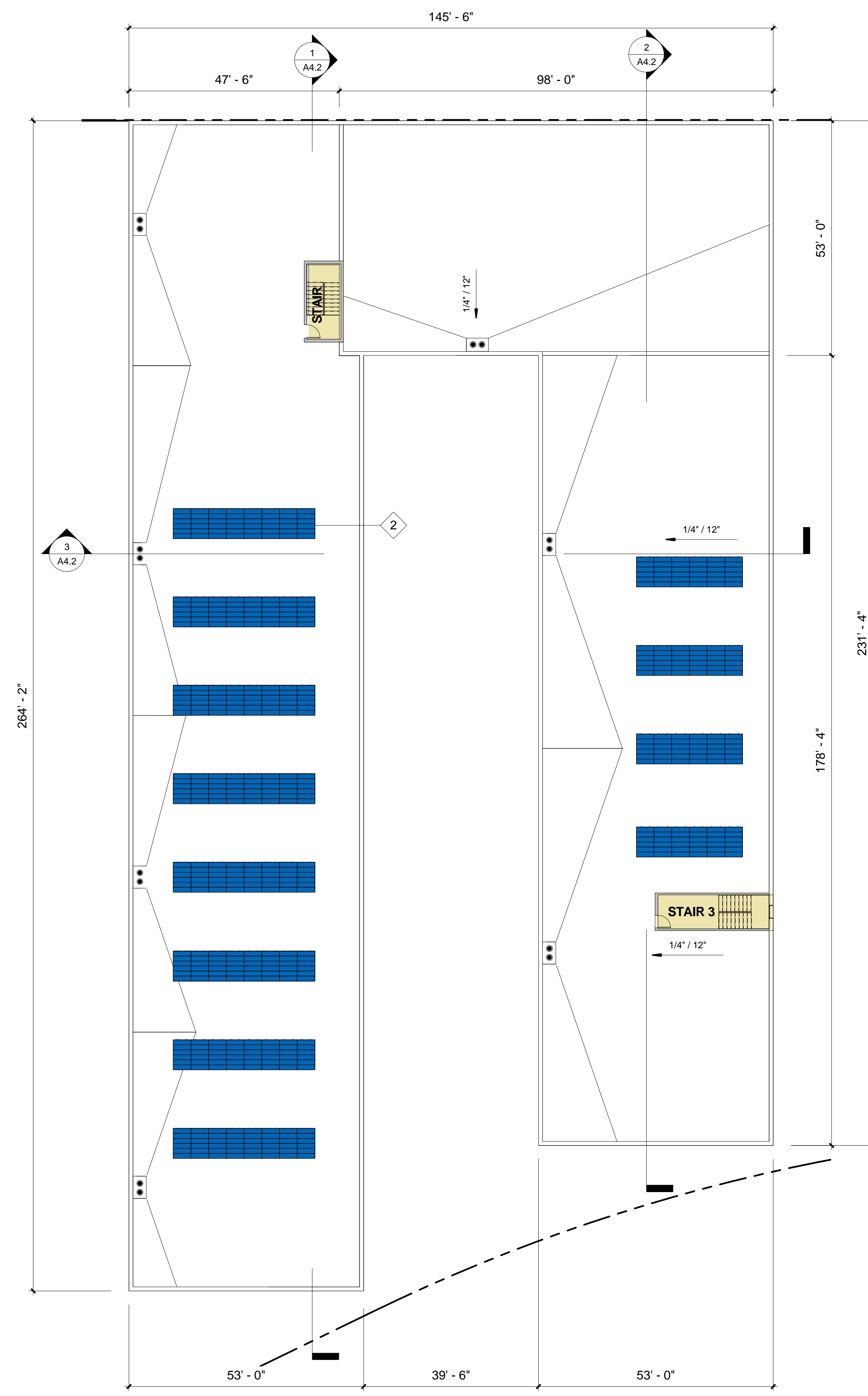
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 2 ROOF PLAN

SHEET NUMBER

A2.6

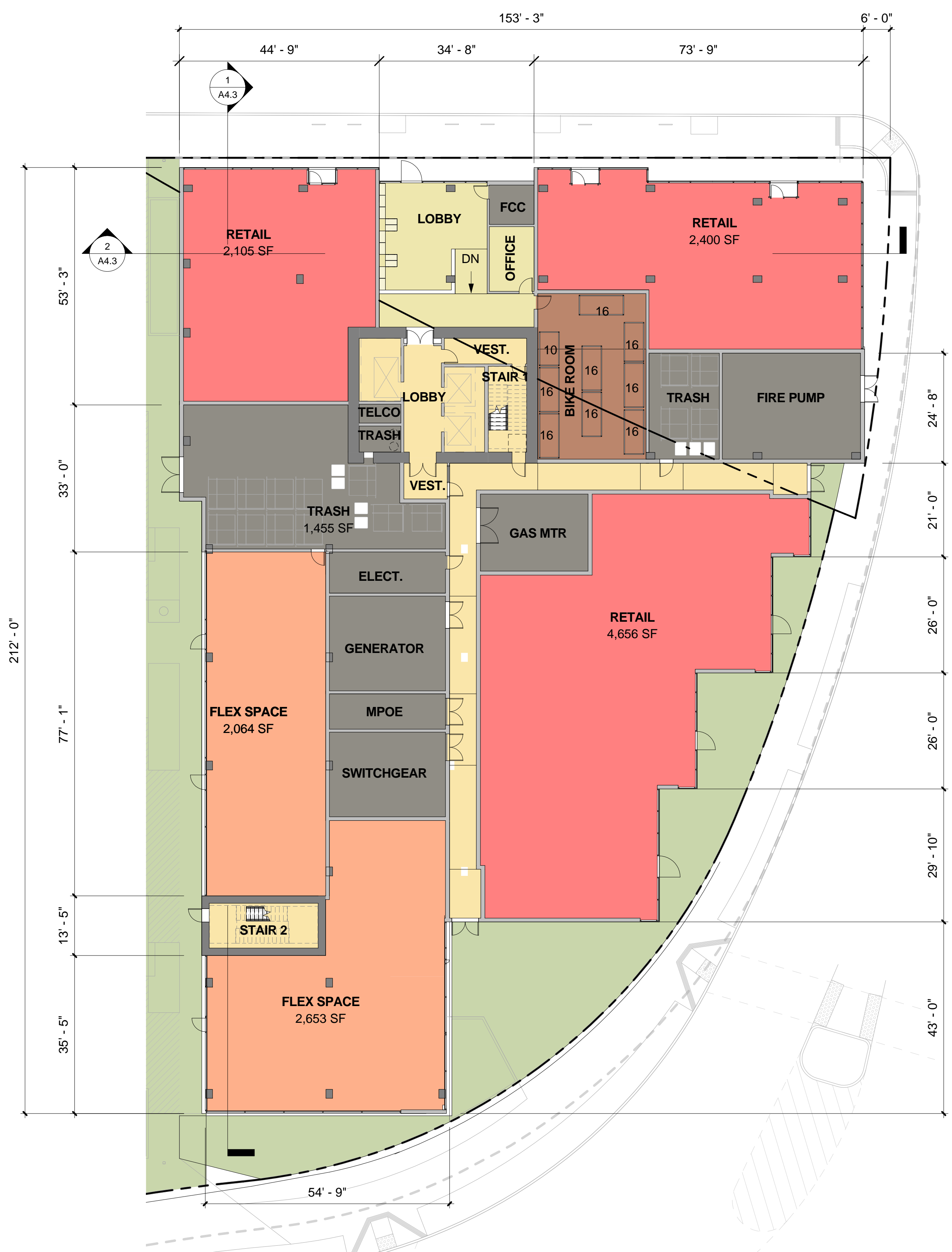
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1 BLDG 2 - ROOF PLAN
1/16" = 1'-0"



2 BLDG 3 - LEVEL 2 FLOOR PLAN
1/16" = 1'-0"



1 BLDG 3 - GROUND FLOOR PLAN
1/16" = 1'-0"

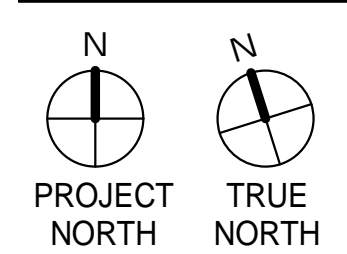
SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM

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2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG

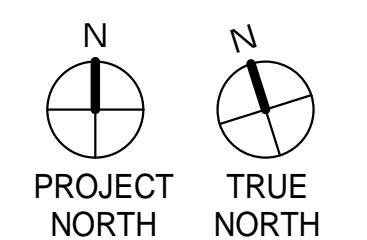


DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 3 LEVEL 1 & 2 FLOOR PLANS

SHEET NUMBER
A2.7

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author

PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 11/27/17

SHEET TITLE:

**BLDG 3 LEVEL 3-8
TYP & LEVEL 9
FLOOR PLAN**

SHEET NUMBER

A2.8

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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM

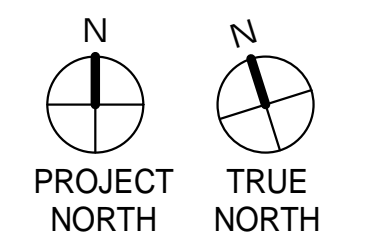


2 BLDG 3 - LEVEL 9 FLOOR PLAN
1/16" = 1'-0"



1 BLDG 3 - LEVEL 3 FLOOR PLAN
1/16" = 1'-0"

#	DATE	ISSUES & REVISIONS	BY
	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/06/18
SHEET TITLE:

**BLDG 3 LEVEL
10-15 TYP & 16-21
TYP FLOOR PLAN**

SHEET NUMBER

A2.9

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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM



4/11/2018 1:00:04 PM
BLDG 3 - LEVEL 16 FLOOR PLAN
1/16" = 1'-0"

BLDG 3 - LEVEL 10 FLOOR PLAN
1/16" = 1'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

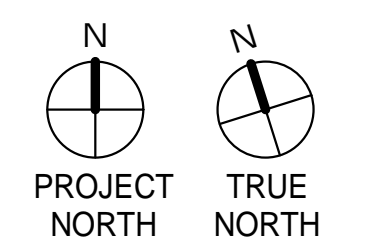
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#	DATE	ISSUES & REVISIONS	BY
	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/06/18
SHEET TITLE:

**BLDG 3 LEVEL
22-23 TYP & ROOF
FLOOR PLAN**

SHEET NUMBER

A2.10

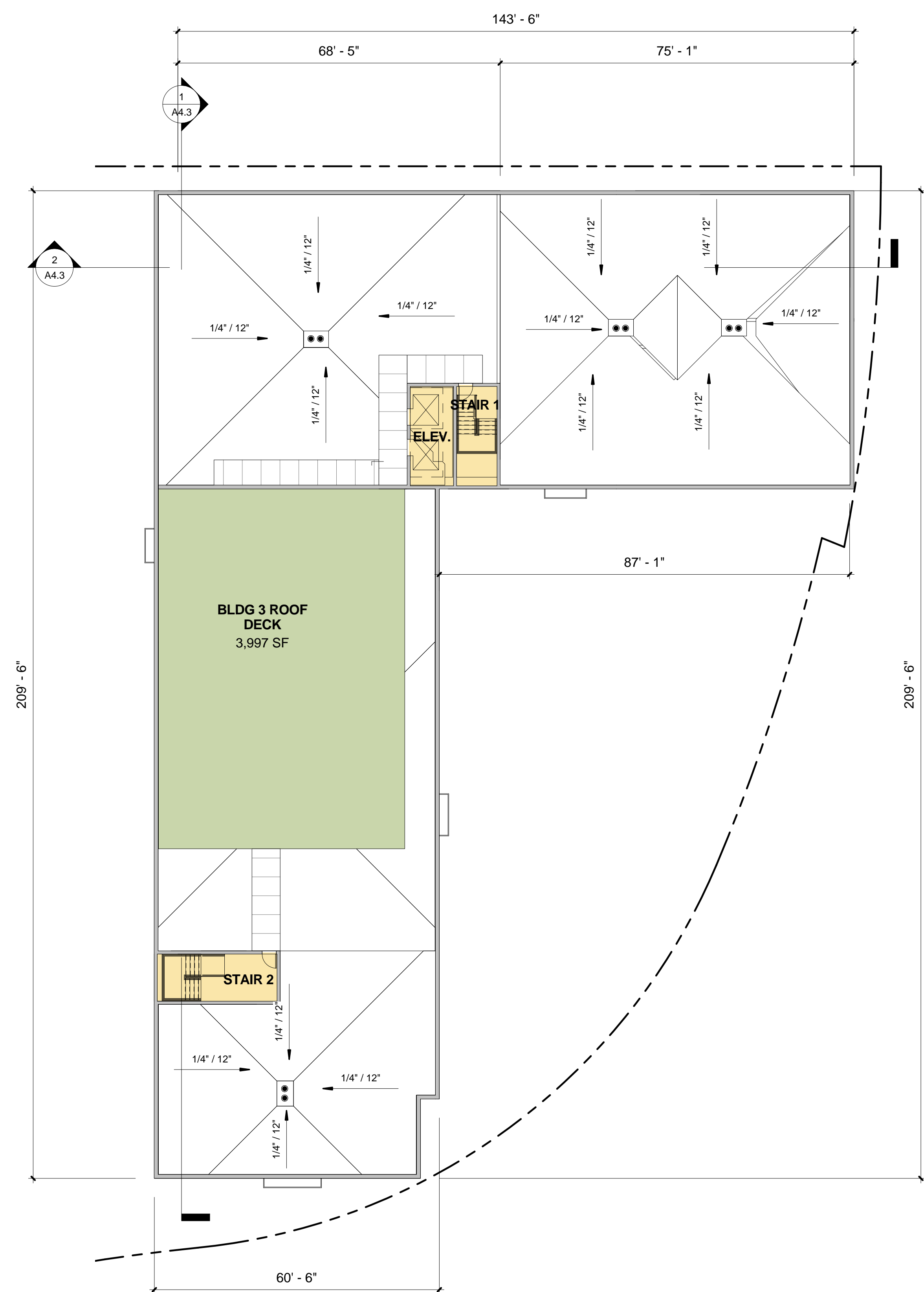
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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM



2 BLDG 3 - ROOF PLAN
1/16" = 1'-0"



1 BLDG 3 - LEVEL 22 FLOOR PLAN
1/16" = 1'-0"



WF1 WINDOW FRAMES
CLEAR ANODIZED ALUMINUM



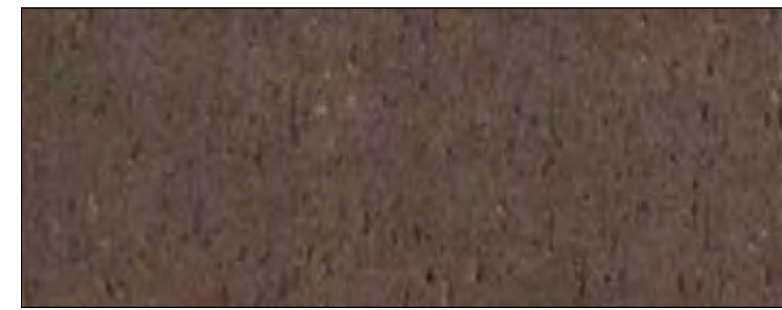
SF1 CHARCOAL STOREFRONT



BP1 BALCONY PANEL



B1 BRICK - TAN



B2 BRICK - GREY



C1 CONCRETE - EXPOSED



G1 GLASS - SOLARBAN 70 XL



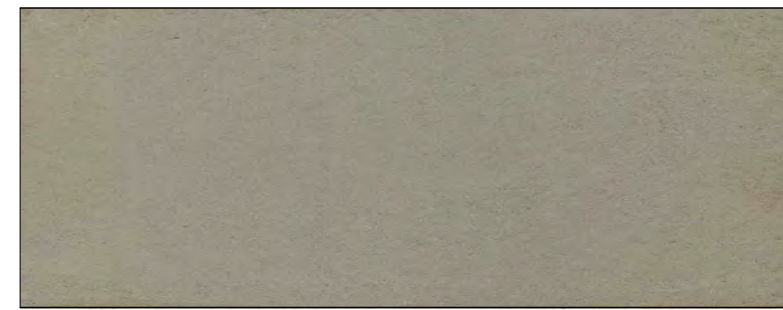
G2 BACK PAINTED GLASS - WHITE



G3 BACK PAINTED GLASS - GREEN



E1 EIFS - LIGHT GREY



E2 EIFS - DARK GREY



M1 METAL PANEL - CORTEN



M2 METAL PANEL - CHARCOAL

MATERIAL LEGEND

- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL
- B1 BRICK - TAN
- B2 BRICK - GREY
- C1 CONCRETE - EXPOSED
- G1 GLASS - SOLARBAN 70 XL
- G2 BACK PAINTED GLASS - WHITE
- G3 BACK PAINTED GLASS - GREEN
- E1 EIFS - LIGHT GREY
- E2 EIFS - DARK GREY
- M1 METAL PANEL - CORTEN
- M2 METAL PANEL - CHARCOAL

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

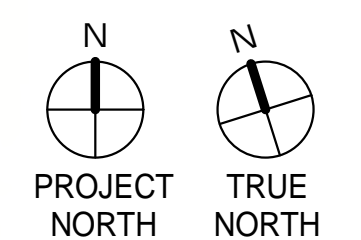
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DRAWN BY: Author
 PROJECT NUMBER: 17-007
 SHEET ISSUE DATE: 11/27/17
 SHEET TITLE:

OVERALL EXT. ELEVATION - NORTH

SHEET NUMBER

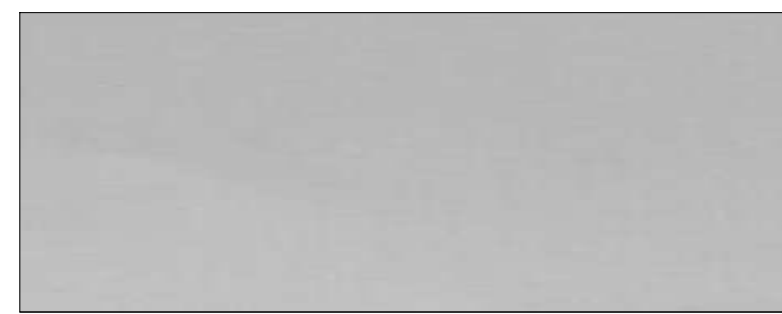
A3.0

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1 EXTERIOR ELEVATION - NORTH
1" = 20'-0"

4/11/2018 1:01:02 PM



WF1 WINDOW FRAMES
CLEAR ANODIZED ALUMINUM



SF1 CHARCOAL STOREFRONT



BP1 BALCONY PANEL



B1 BRICK - TAN



B2 BRICK - GREY



C1 CONCRETE - EXPOSED



G1 GLASS - SOLARBAN 70 XL



G2 BACK PAINTED GLASS - WHITE



G3 BACK PAINTED GLASS - GREEN



E1 EIFS - LIGHT GREY



E2 EIFS - DARK GREY



M1 METAL PANEL - CORTEN



M2 METAL PANEL - CHARCOAL

MATERIAL LEGEND

- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL
- B1 BRICK - TAN
- B2 BRICK - GREY
- C1 CONCRETE - EXPOSED
- G1 GLASS - SOLARBAN 70 XL
- G2 BACK PAINTED GLASS - WHITE
- G3 BACK PAINTED GLASS - GREEN
- E1 EIFS - LIGHT GREY
- E2 EIFS - DARK GREY
- M1 METAL PANEL - CORTEN
- M2 METAL PANEL - CHARCOAL

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

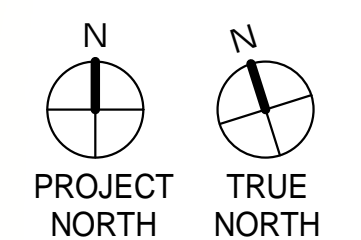
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3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
 PROJECT NUMBER: 17-007
 SHEET ISSUE DATE: 11/27/17
 SHEET TITLE:

OVERALL EXT. ELEVATIONS - SOUTH

SHEET NUMBER

A3.1

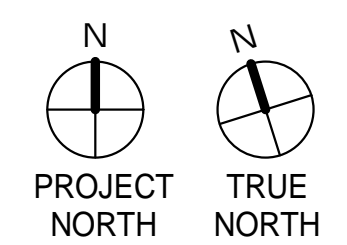
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1 EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

4/11/2018 1:01:36 PM

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

OVERALL EXT. ELEVATION - WEST

SHEET NUMBER

A3.2

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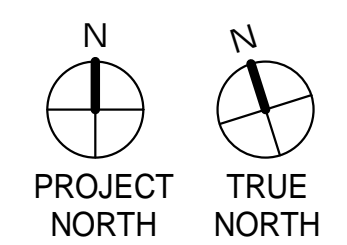
MATERIAL LEGEND

- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL
- B1 BRICK - TAN
- B2 BRICK - GREY
- C1 CONCRETE - EXPOSED
- G1 GLASS - SOLARBAN 70 XL
- G2 BACK PAINTED GLASS - WHITE
- G3 BACK PAINTED GLASS - GREEN
- E1 EIFS - LIGHT GREY
- E2 EIFS - DARK GREY
- M1 METAL PANEL - CORTEN
- M2 METAL PANEL - CHARCOAL



1 OVERALL - EXTERIOR ELEVATION - WEST
1/16" = 1'-0"

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3	04/25/2018	DRC SUBMITTAL	NG



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PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

OVERALL EXT. ELEVATION - EAST

SHEET NUMBER

A3.4

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MATERIAL LEGEND

- (SF1) STOREFRONT
- (WF1) WINDOW FRAME
- (BP1) BALCONY PANEL
- (B1) BRICK - TAN
- (B2) BRICK - GREY
- (C1) CONCRETE - EXPOSED
- (G1) GLASS - SOLARBAN 70 XL
- (G2) BACK PAINTED GLASS - WHITE
- (G3) BACK PAINTED GLASS - GREEN
- (E1) EIFS - LIGHT GREY
- (E2) EIFS - DARK GREY
- (M1) METAL PANEL - CORTEN
- (M2) METAL PANEL - CHARCOAL



1 BLDG 3 - EXTERIOR ELEVATION - EAST
1/16" = 1'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

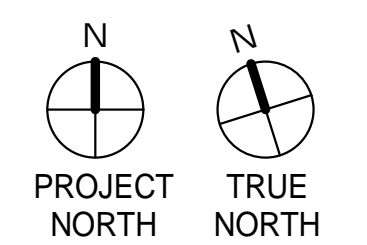
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3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

OVERALL SECTION

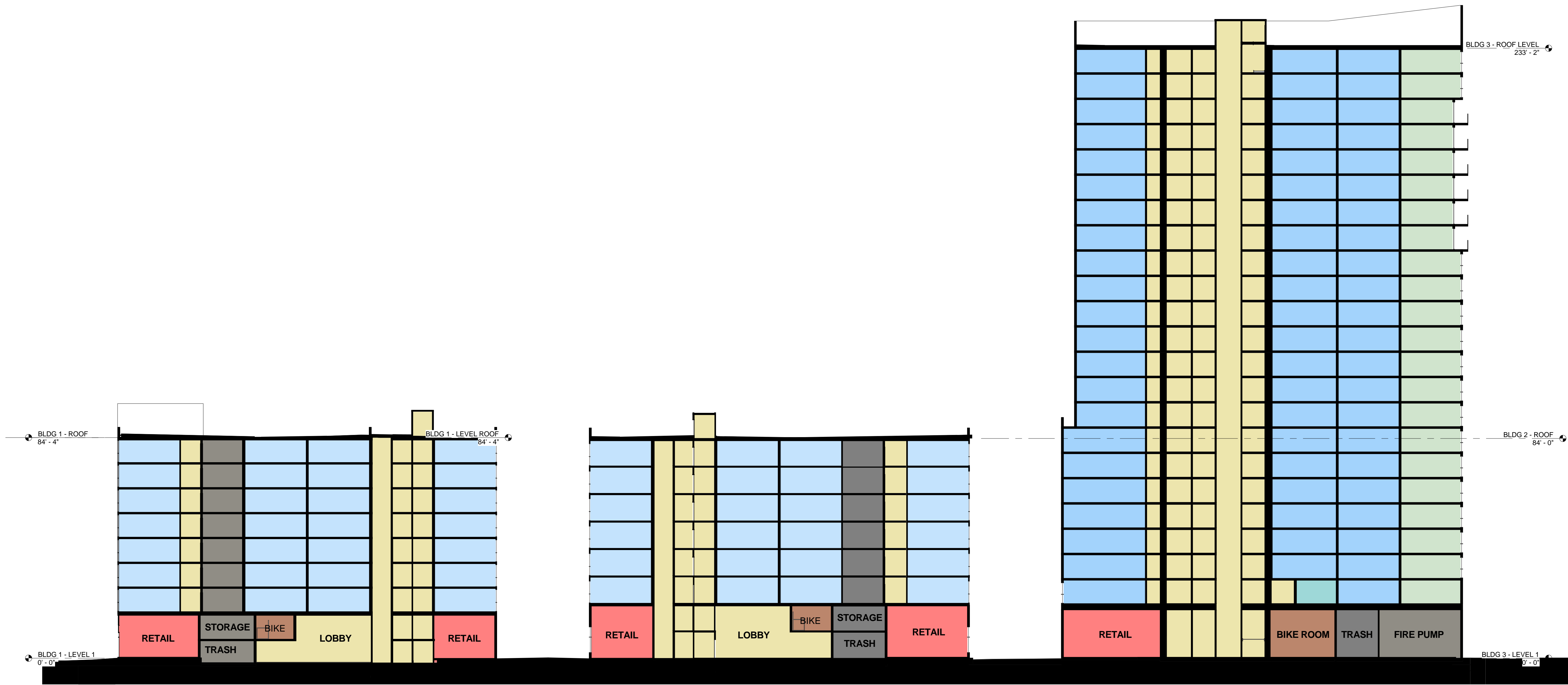
SHEET NUMBER

A4.0

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Color Legend

- 1BR
- 4BR
- circulation
- lobby
- service / trash
- garage / bike room
- retail
- Suite - 2BR+
- 2BR
- Calculating...



4/11/2018 1:02:16 PM

1 OVERALL - COURT SECTION
1" = 20'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

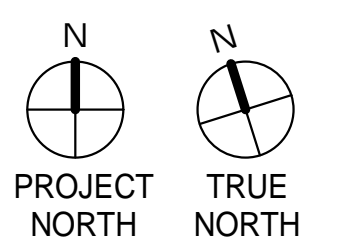
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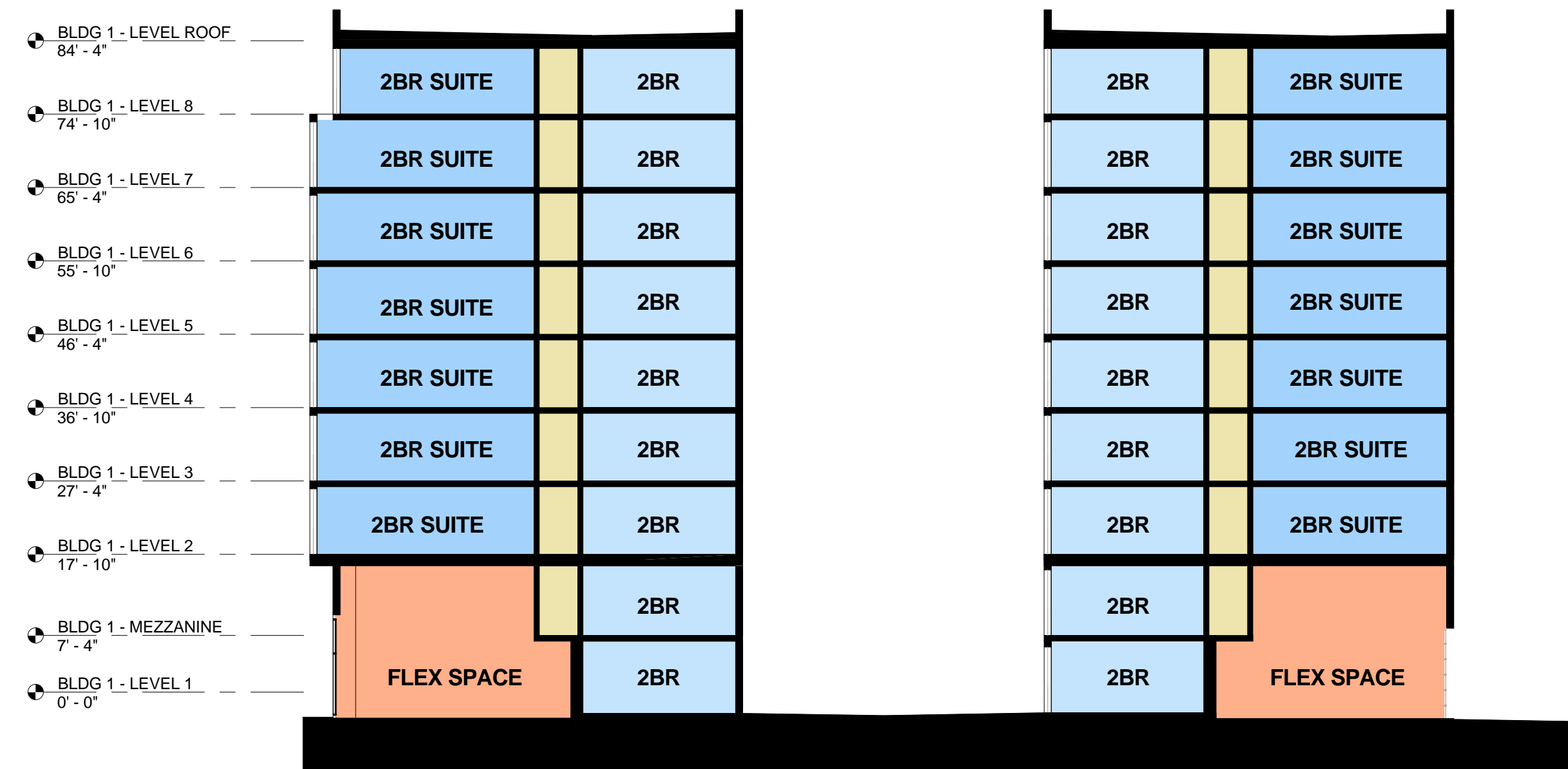
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17

BLDG 1 BUILDING SECTIONS

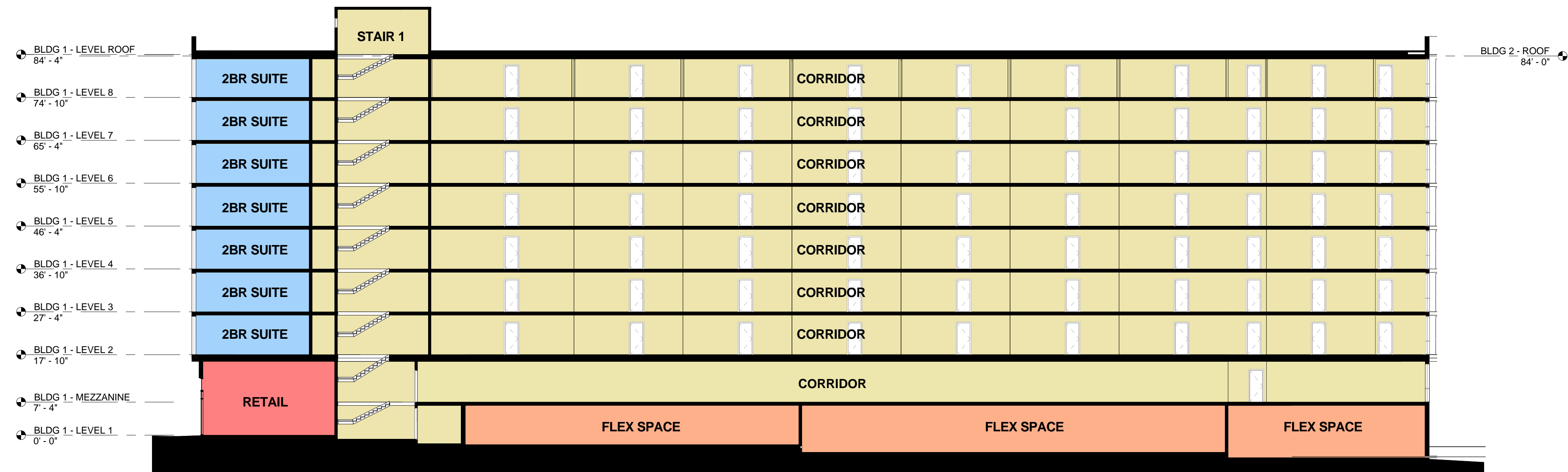
SHEET NUMBER

A4.1

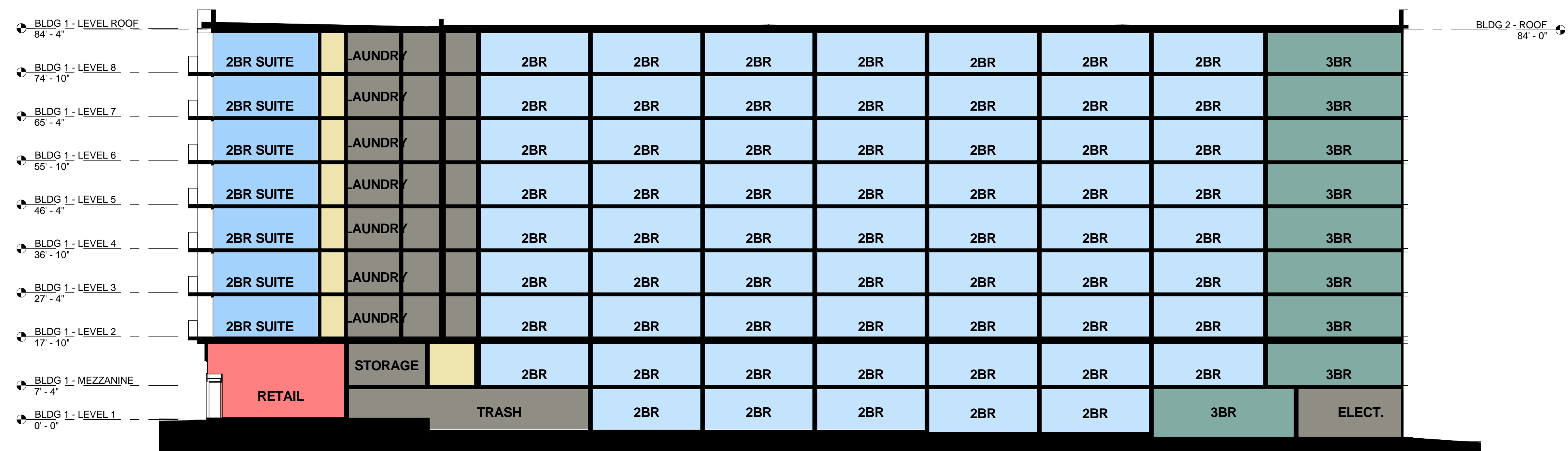
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3 BUILDING 1 - SECTION THROUGH COURT
1/16" = 1'-0"



2 BUILDING 1 - SECTION THROUGH FLEX SPACE IN ALLEY
1/16" = 1'-0"



1 BLDG 1 - LONGITUDINAL SECTION THROUGH UNITS NEAR KIRKHAM
1/16" = 1'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

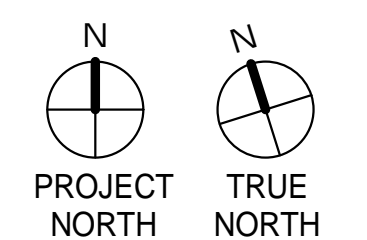
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



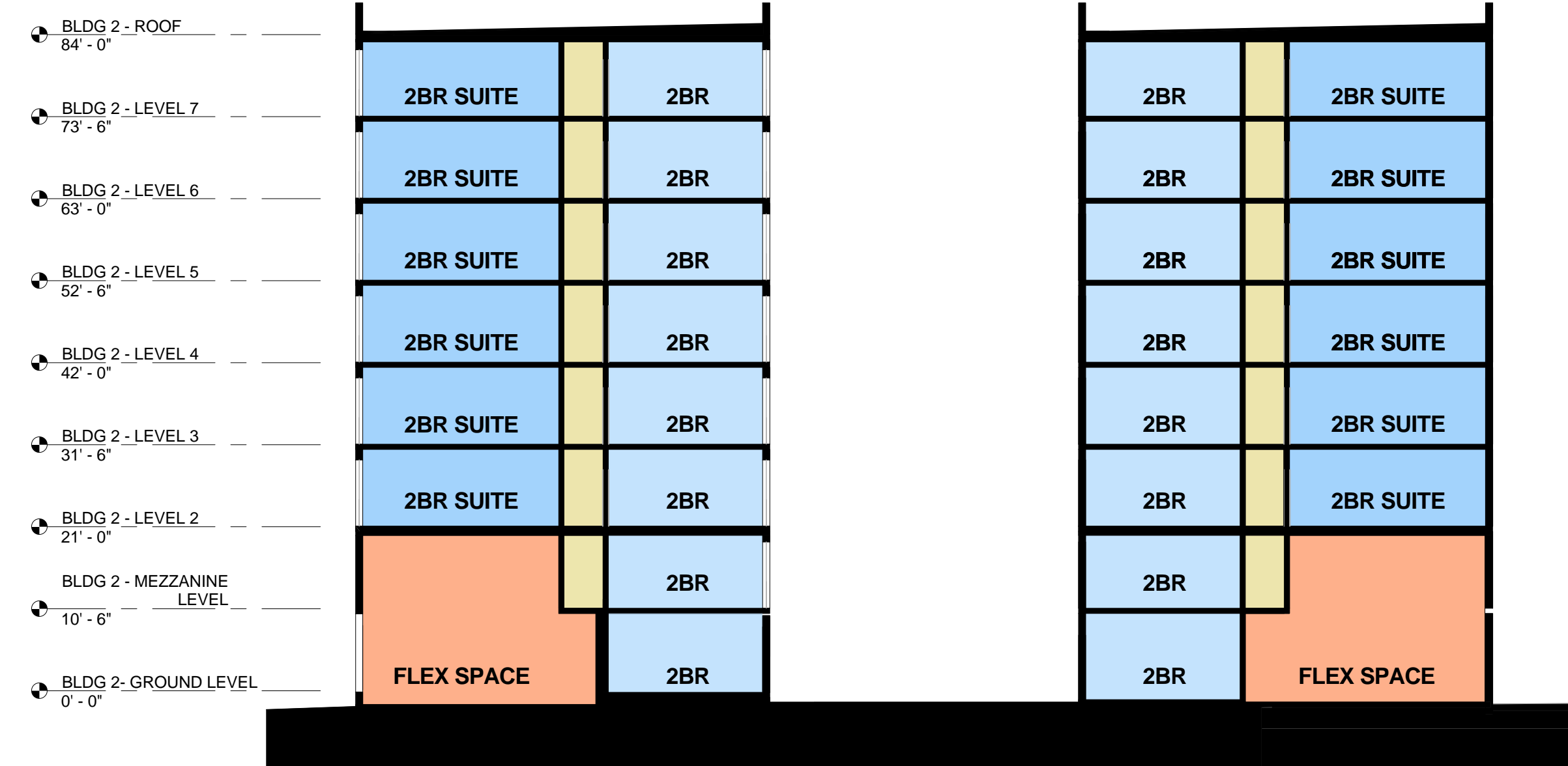
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SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

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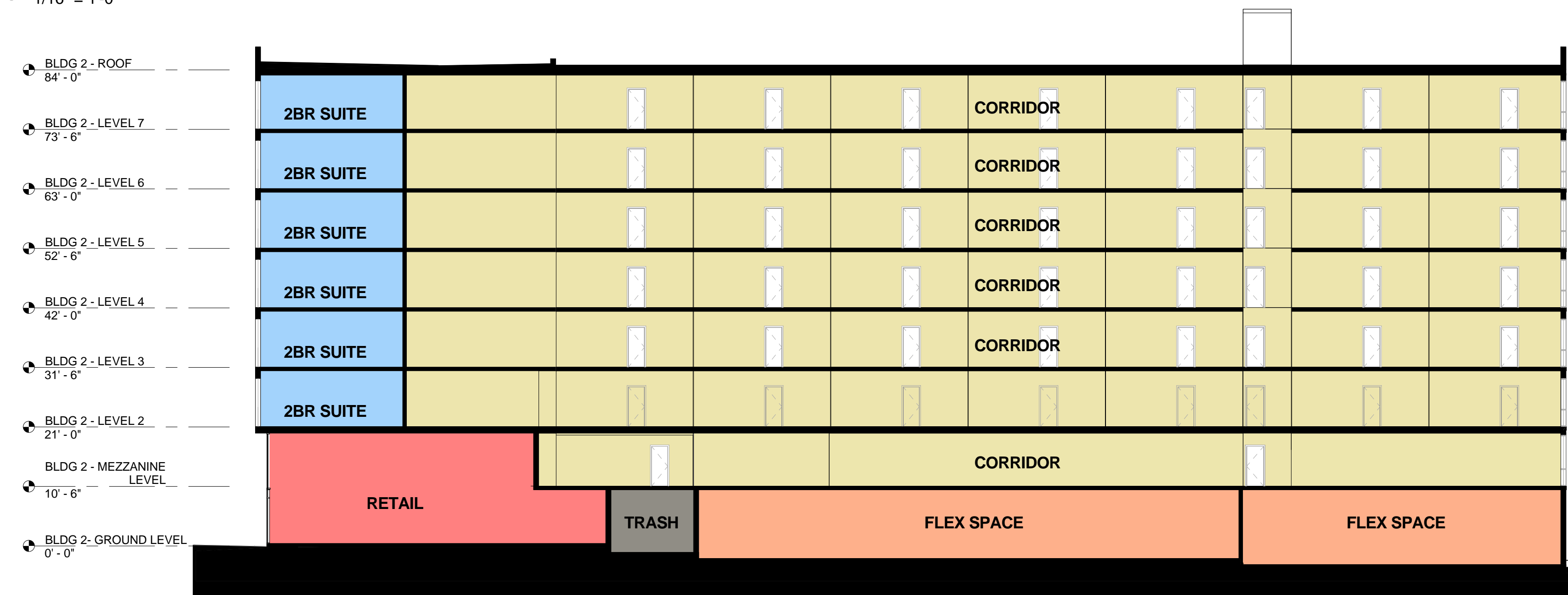
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A4.2

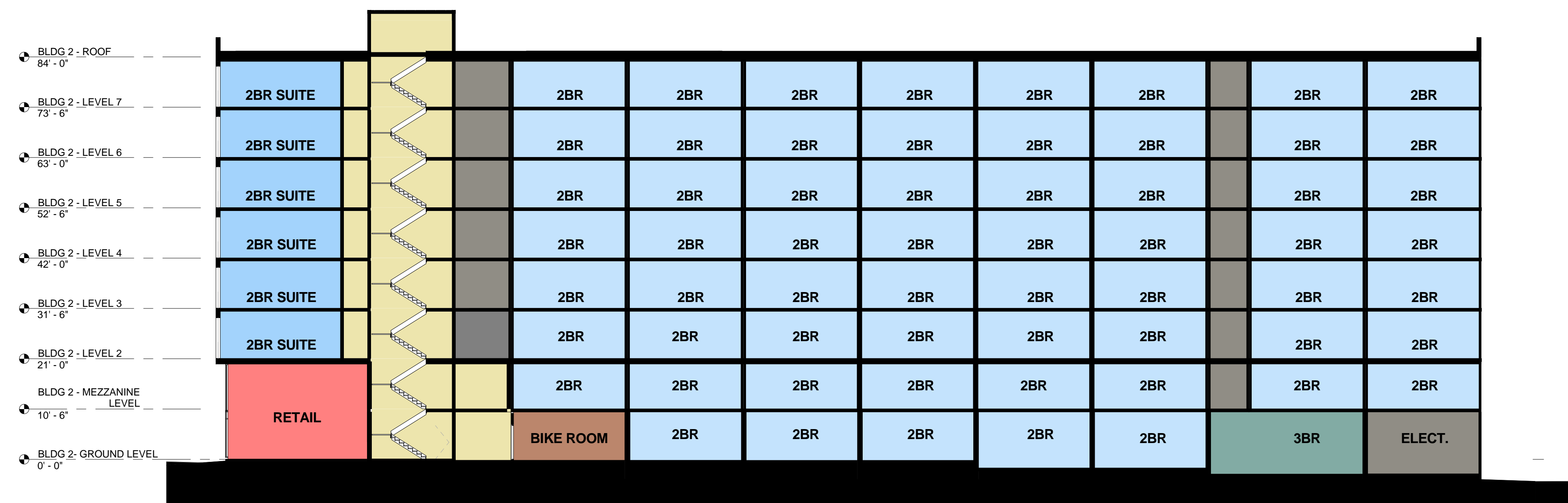
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



3 BUILDING 2 - SECTION THROUGH COURT
1/16" = 1'-0"



2 BUILDING 2 - SECTION THROUGH FLEX SPACE & CORRIDOR @ UNITS
1/16" = 1'-0"



1 BUILDING 2 - SECTION THROUGH UNITS
1/16" = 1'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

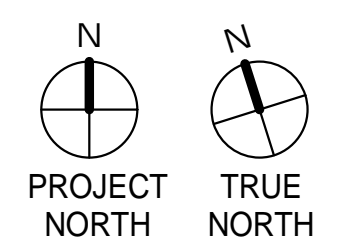
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CONSULTANT

CONSULTANT STAMP

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1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: _____ Author

PROJECT NUMBER: 17-007

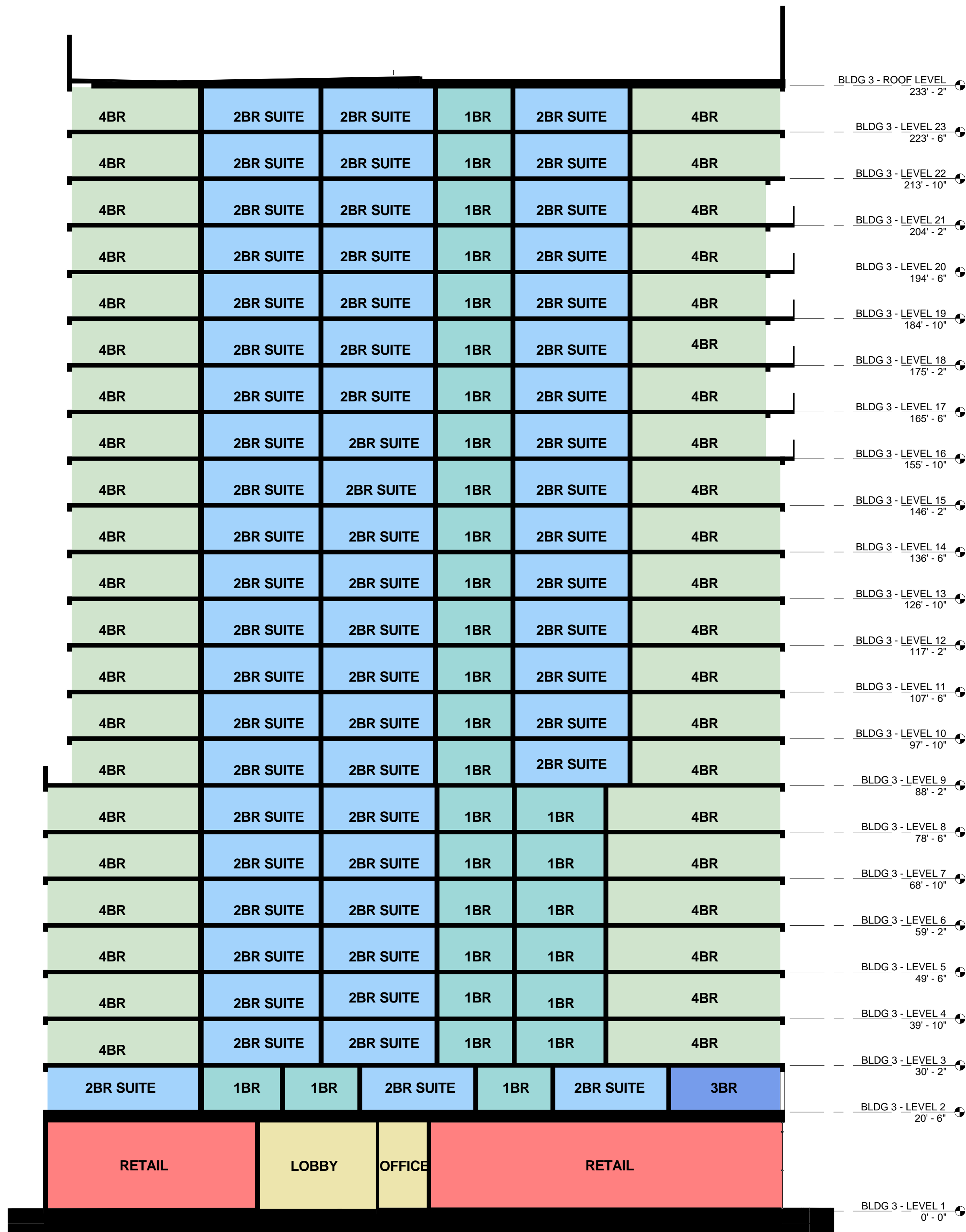
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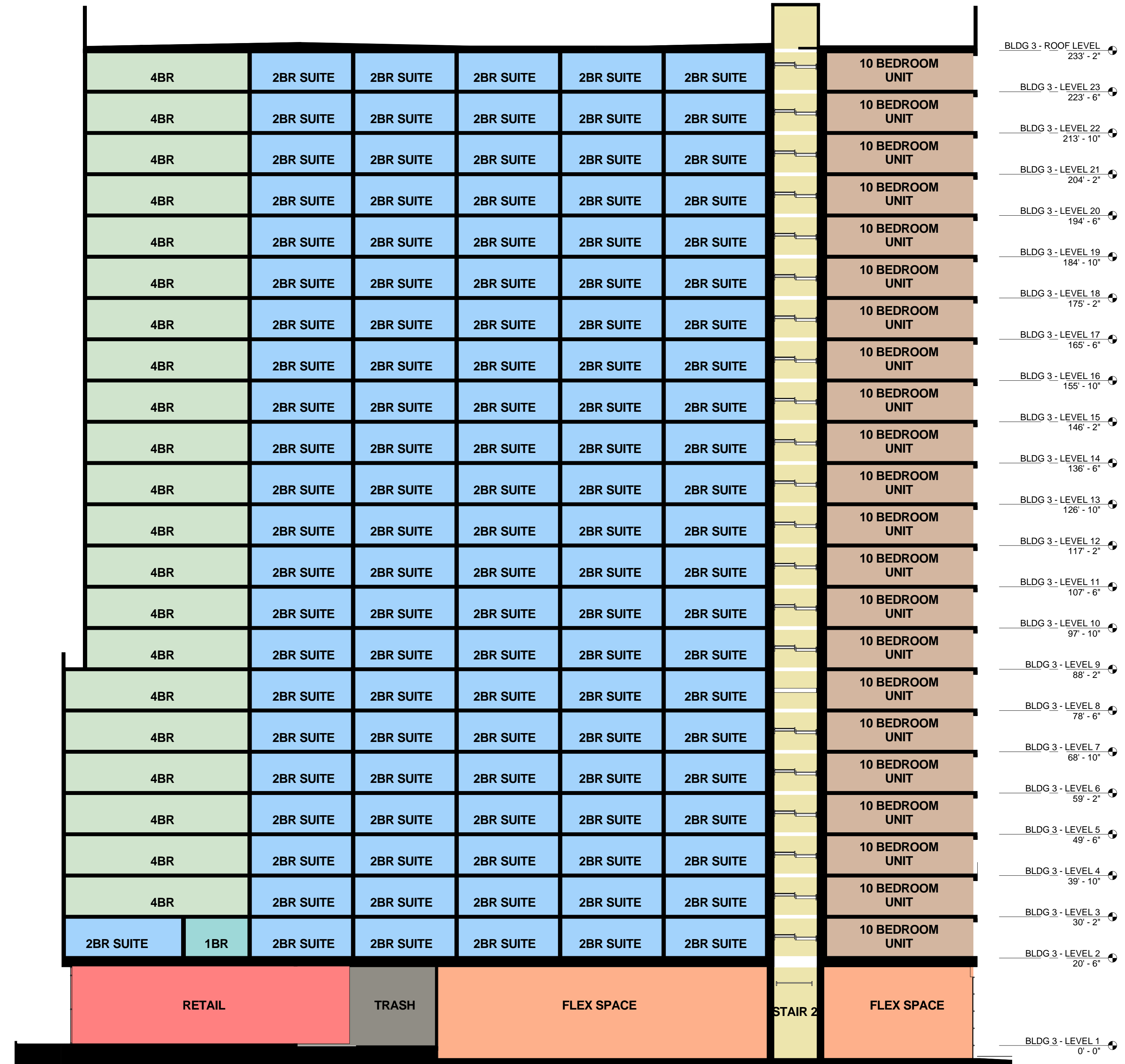
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A4.3

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② BUILDING 3 - SECTION THROUGH COMMERCIAL & CORRIDOR @ UNITS
1/16" = 1'-0"



① BUILDING 3 - SECTION THROUGH FLEX SPACE & UNITS
1/16" = 1'-0"



PROJECT NAME
500 Kirkham

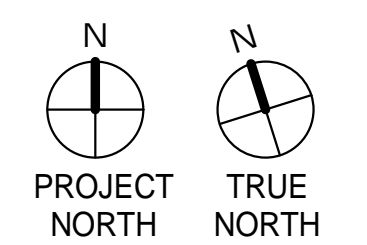
PANORAMIC INTERESTS
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
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2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 12/07/17
SHEET TITLE: PERSPECTIVE

SHEET NUMBER
A5.0

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7TH STREET PERSPECTIVE

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

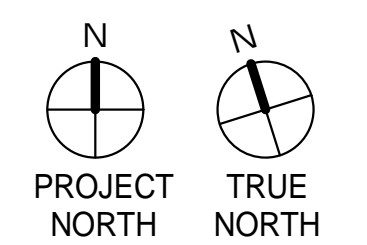
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author

PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 01/12/18

SHEET TITLE:

PERSPECTIVE

SHEET NUMBER

A5.1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



5TH STREET PERSPECTIVE



4/11/2018 1:02:34 PM

PEDESTRIAN STREET FROM 7TH STREET

lowney arch

TEL 510.836.5400 www.lowneyarch.com
350 seventeenth street | suite 200 | oakland, california 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

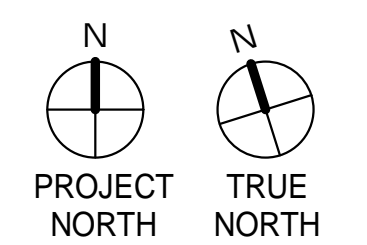
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
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	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 02/13/18
SHEET TITLE: **PERSPECTIVE**

SHEET NUMBER **A5.2**

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4/11/2018 1:02:36 PM

PROJECT NAME
500 Kirkham

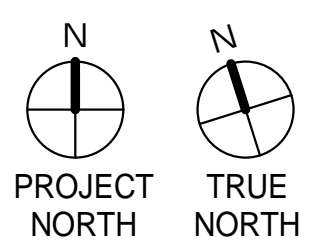
PANORAMIC INTERESTS
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 12/07/17
SHEET TITLE:
PERSPECTIVE

SHEET NUMBER
A5.3

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AERIAL VIEW LOOKING WEST



① BLDG 1 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



② BLDG 1 - GROUND FLOOR LIGHTING PLAN
1" = 20'-0"

LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED LIGHT
FIXTURE AT GROUND LEVEL
ENTRIES

66 516 Wall Luminaire with
Double-sided Light Output
By BEGA Lighting



B - WALL MOUNTED SCONCE LIGHT

TYPICAL WALL MOUNTED LIGHT
FIXTURE INSTALLED AT OUTSIDE OF
UNITS & ON BALCONIES



Vessel Up & Down WS-W9102
By Modern Forms

C - LED PEDESTRIAN POST LIGHTING

POST LIGHTING ALONG PATHWAYS IN
COURTYARDS



Astro 1
By Selux

D - SURFACE MOUNTED SPOT LIGHT

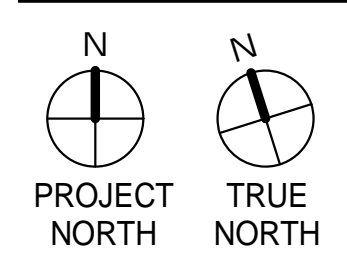
SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting

NOTE: PUBLIC ART CONCEPT UNDER BART TRACKS TO
BE COORDINATED AT A LATER DATE.

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 1 - LIGHTING PLANS

SHEET NUMBER
A6.0

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ARCHITECT

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

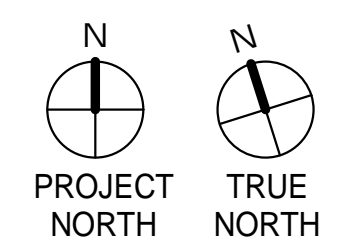
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 2 - LIGHTING PLANS

SHEET NUMBER

A6.1

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LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED LIGHT
FIXTURE AT GROUND LEVEL
ENTRIES



66 516 Wall Luminaire with
Double-sided Light Output
By BEGA Lighting



B - WALL MOUNTED SCONCE LIGHT

TYPICAL WALL MOUNTED LIGHT
FIXTURE INSTALLED AT OUTSIDE OF
UNITS & ON BALCONIES



Vessel Up & Down WS-W9102
By Modern Forms

C - LED PEDESTRIAN POST LIGHTING

POST LIGHTING ALONG PATHWAYS IN
COURTYARDS



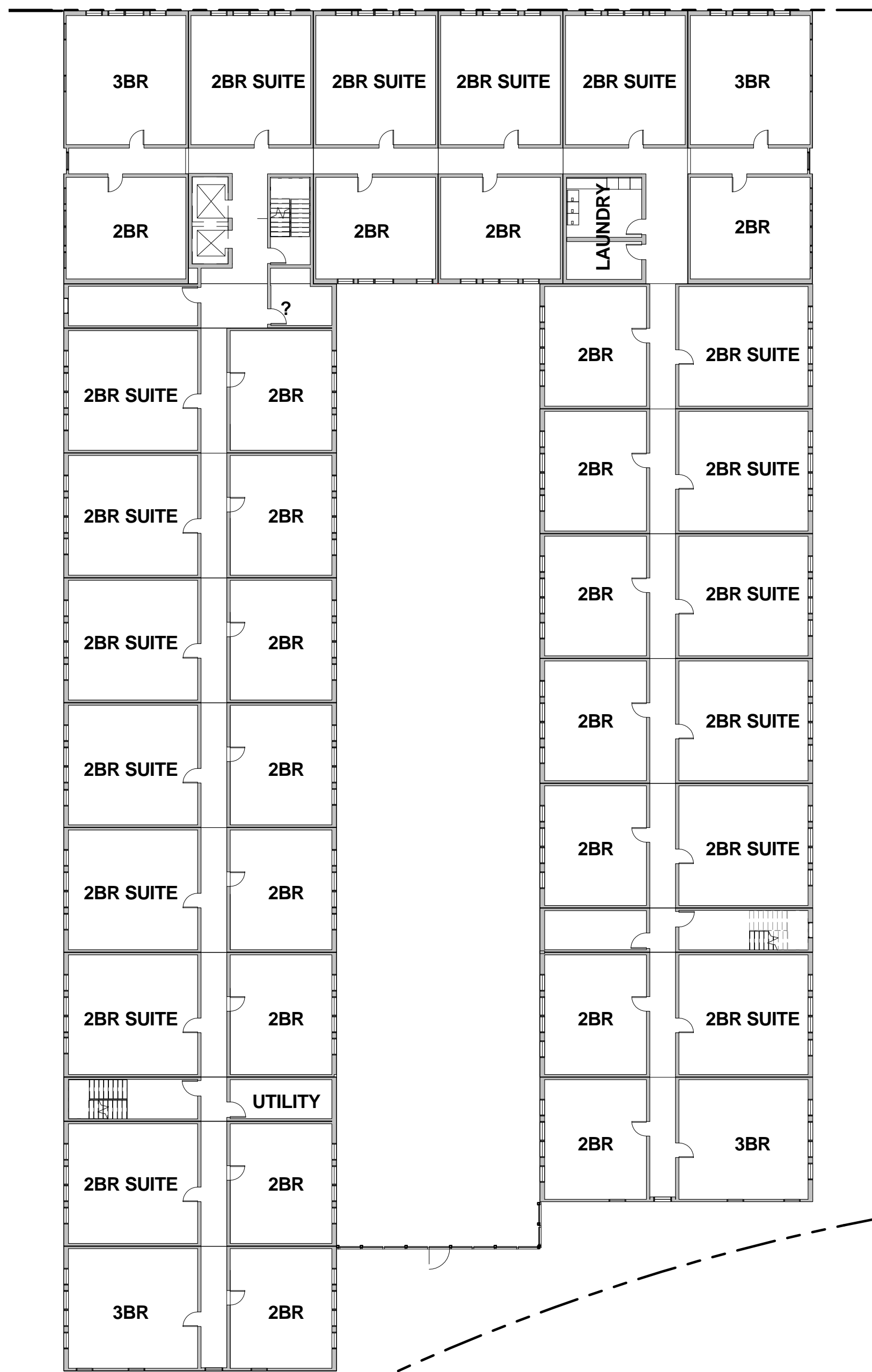
Astro 1
By Selux

D - SURFACE MOUNTED SPOT LIGHT

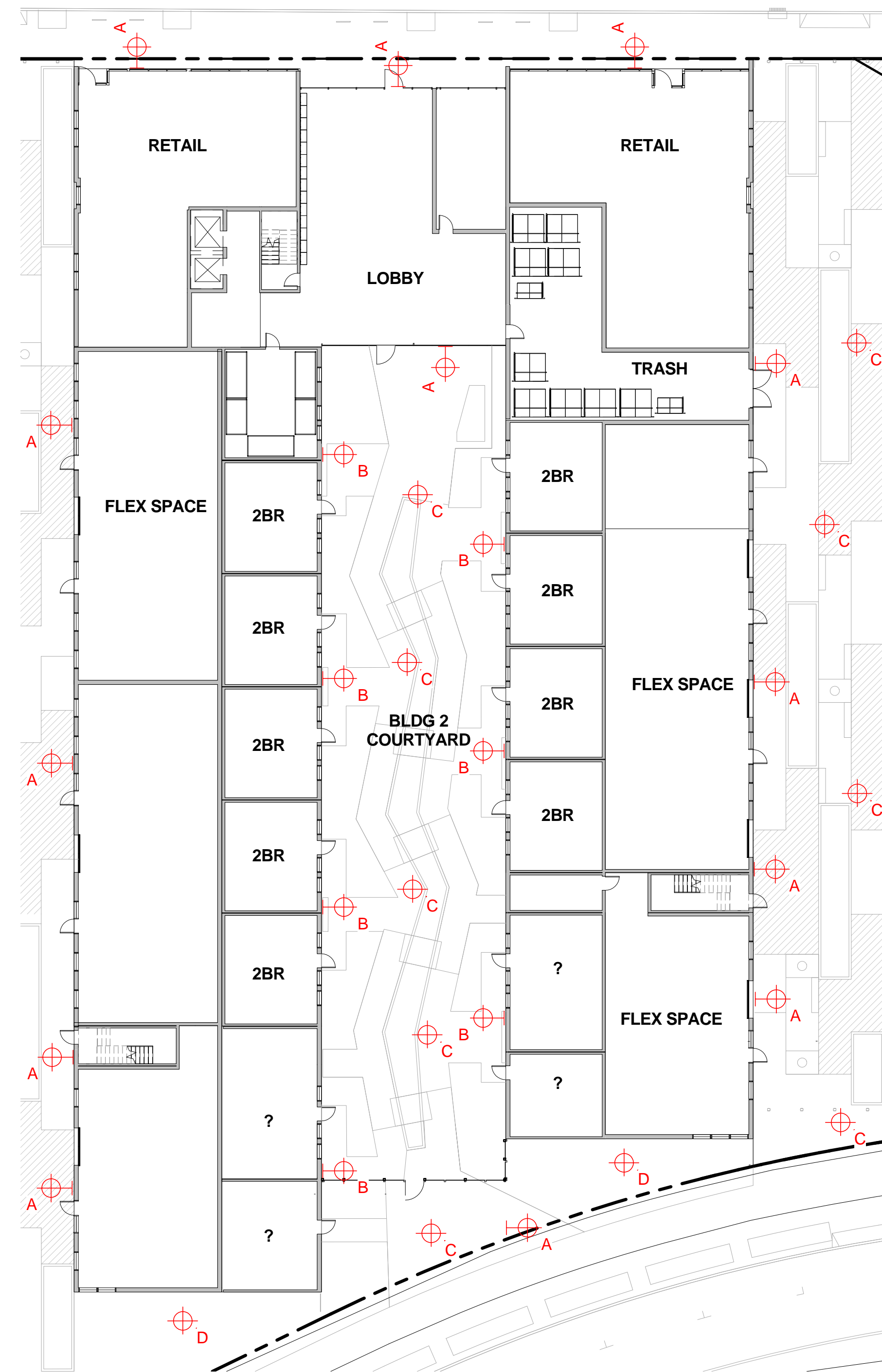
SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting



2 BLDG 2 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



1 BLDG 2 - GROUND LEVEL LIGHTING PLAN
1" = 20'-0"

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

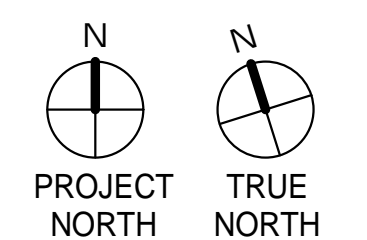
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ARCHITECT

CONSULTANT

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2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 3 - LIGHTING PLANS

SHEET NUMBER

A6.2

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LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED LIGHT
FIXTURE AT GROUND LEVEL
ENTRIES



66 516 Wall Luminaire with
Double-sided Light Output
By BEGA Lighting



B - WALL MOUNTED SCONCE LIGHT

TYPICAL WALL MOUNTED LIGHT
FIXTURE INSTALLED AT OUTSIDE OF
UNITS & ON BALCONIES



Vessel Up & Down WS-W9102
By Modern Forms



C - LED PEDESTRIAN POST LIGHTING

POST LIGHTING ALONG PATHWAYS IN
COURTYARDS



Astro 1
By Selux

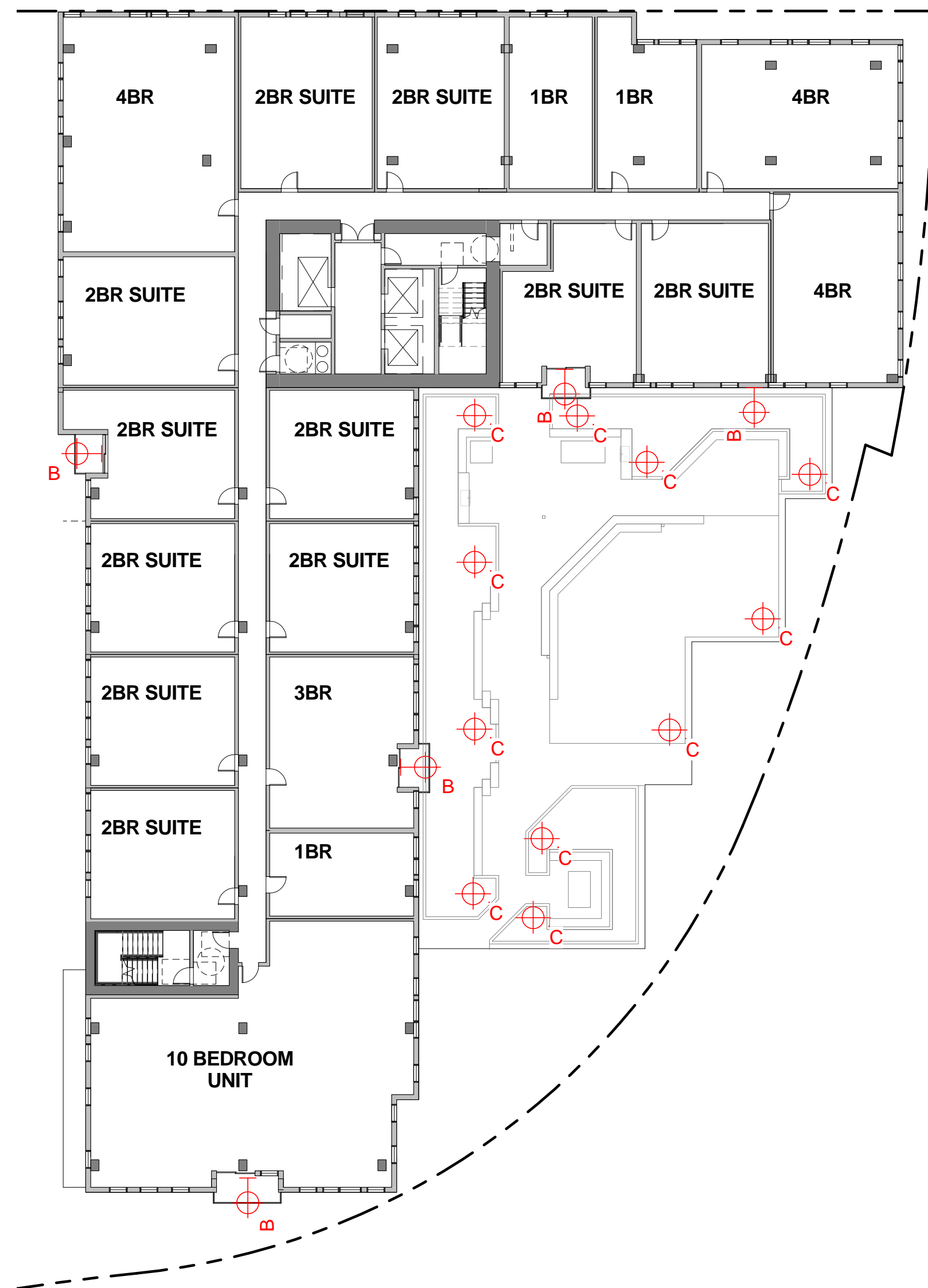


D - SURFACE MOUNTED SPOT LIGHT

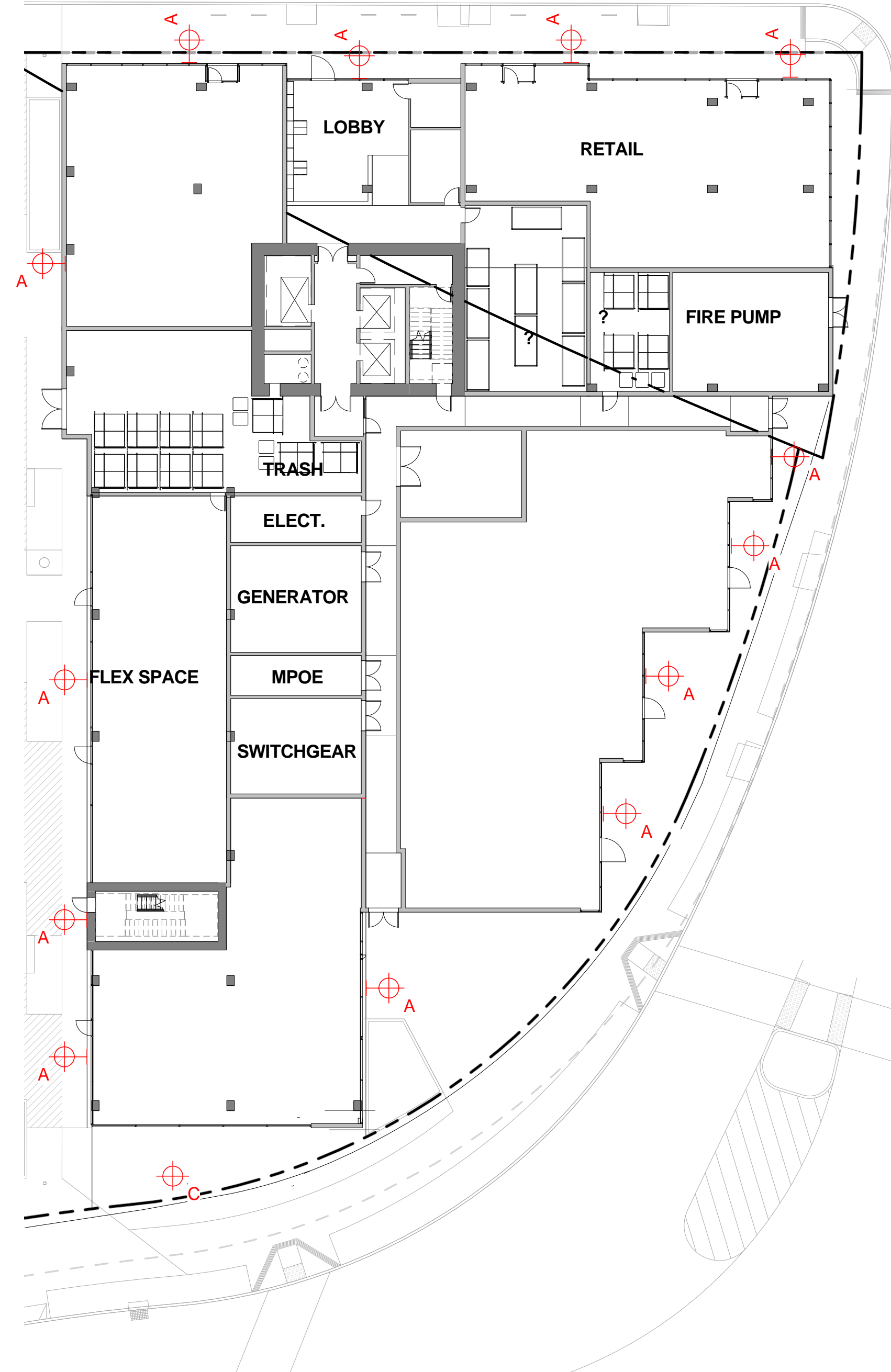
SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting

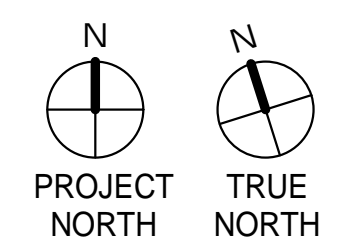


② BLDG 3 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



① BLDG 3 - GROUND LEVEL LIGHTING PLAN
1" = 20'-0"

#	DATE	ISSUES & REVISIONS	BY
1	04/25/2018	DRC SUBMITTAL	NG



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/06/18
SHEET TITLE:

BLDG 3 - LIGHTING PLAN

SHEET NUMBER

A6.3

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LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED LIGHT
FIXTURE AT GROUND LEVEL
ENTRIES



66 516 Wall Luminaire with
Double-sided Light Output
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TYPICAL WALL MOUNTED LIGHT
FIXTURE INSTALLED AT OUTSIDE OF
UNITS & ON BALCONIES



Vessel Up & Down WS-W9102
By Modern Forms



C - LED PEDESTRIAN POST LIGHTING

POST LIGHTING ALONG PATHWAYS IN
COURTYARDS



Astro 1
By Selux

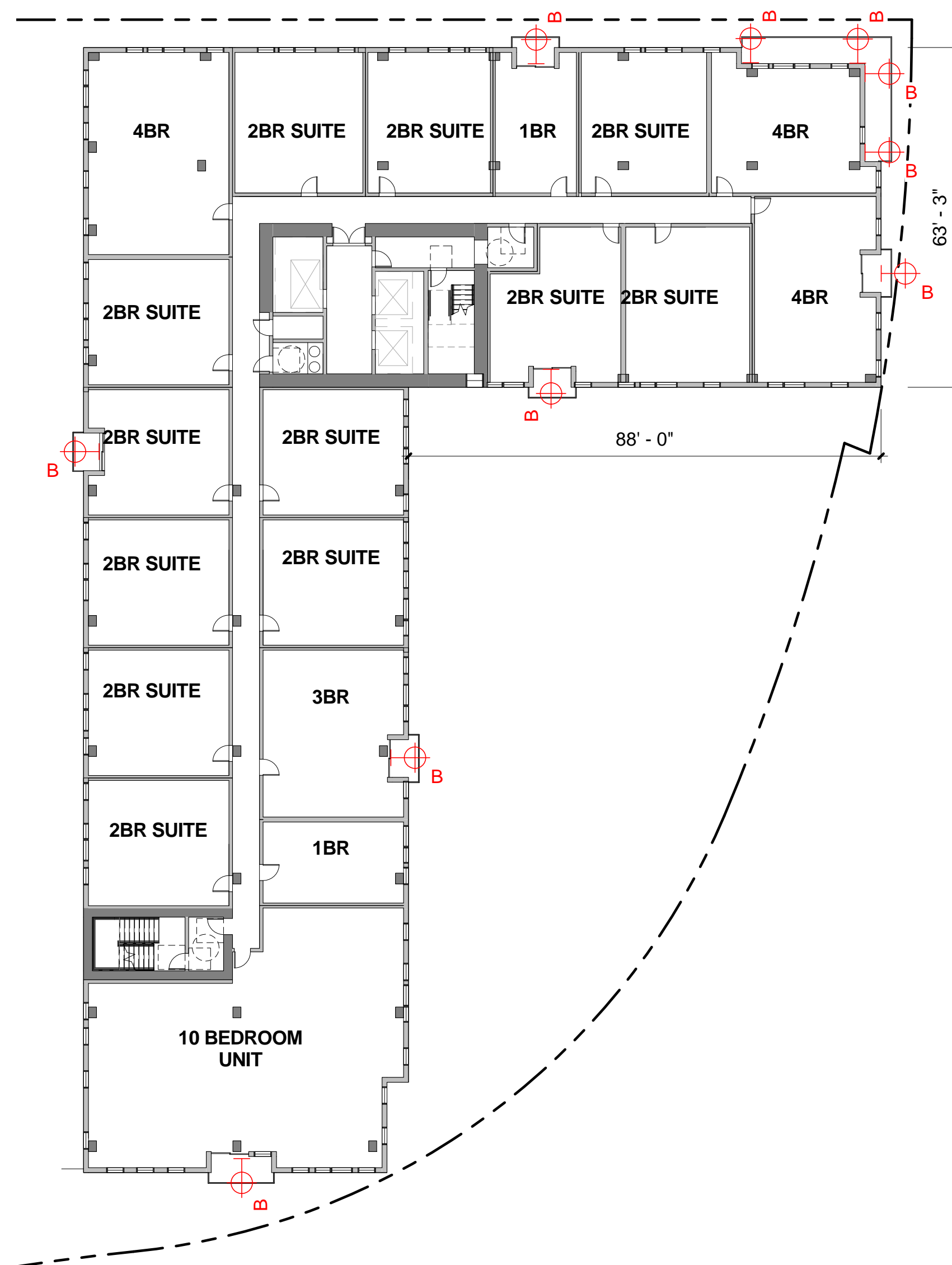


D - SURFACE MOUNTED SPOT LIGHT

SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting



② BLDG 3 - TYP UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



① BLDG 3 - TYP UPPER LEVEL LIGHTING PLAN
1" = 20'-0"

LAND USE SUMMARY

LAND USE	NET AREA
PARCEL 1	1.07
PARCEL 2	1.10
PARCEL 3	0.76
PARCEL 4	0.09

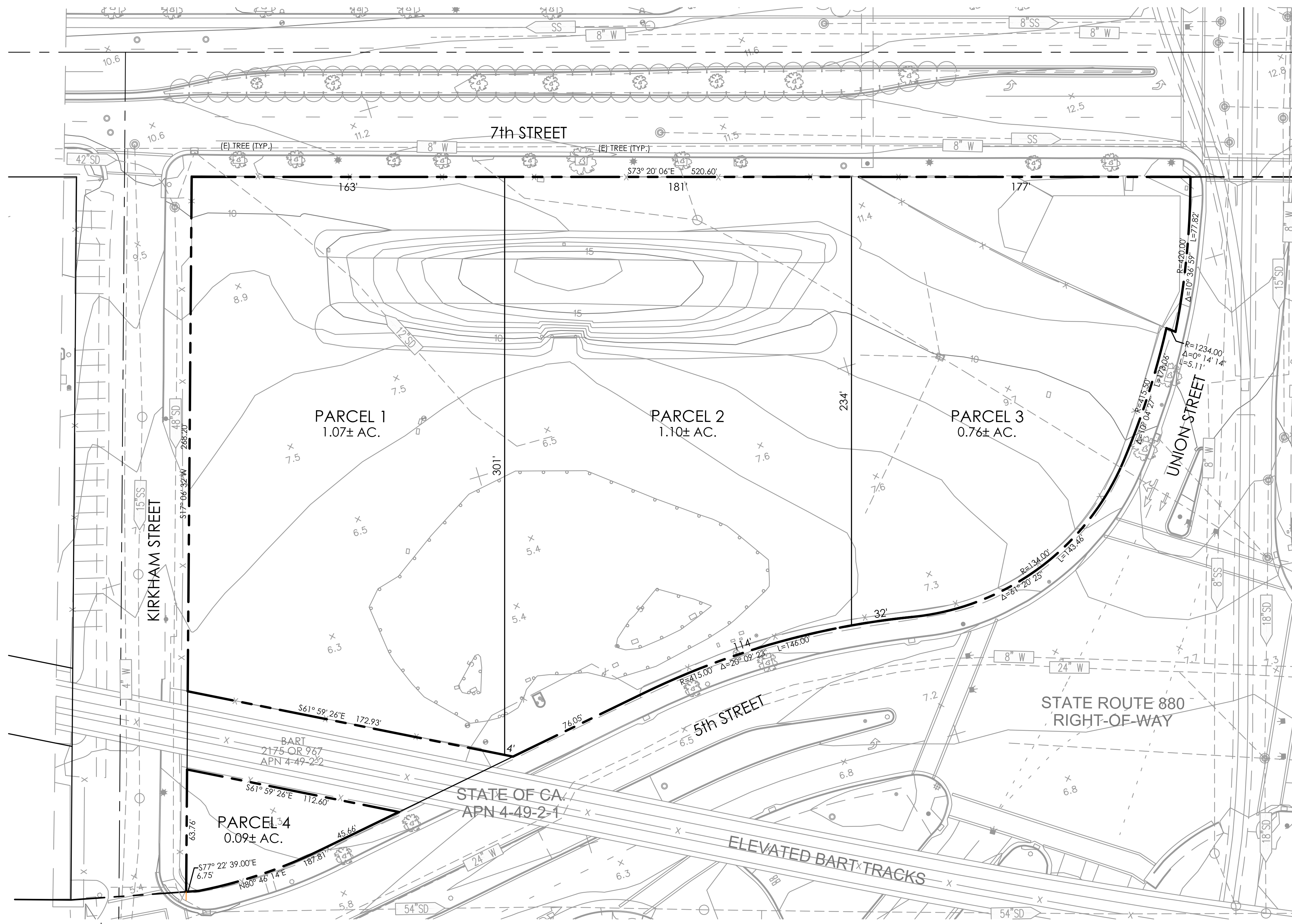
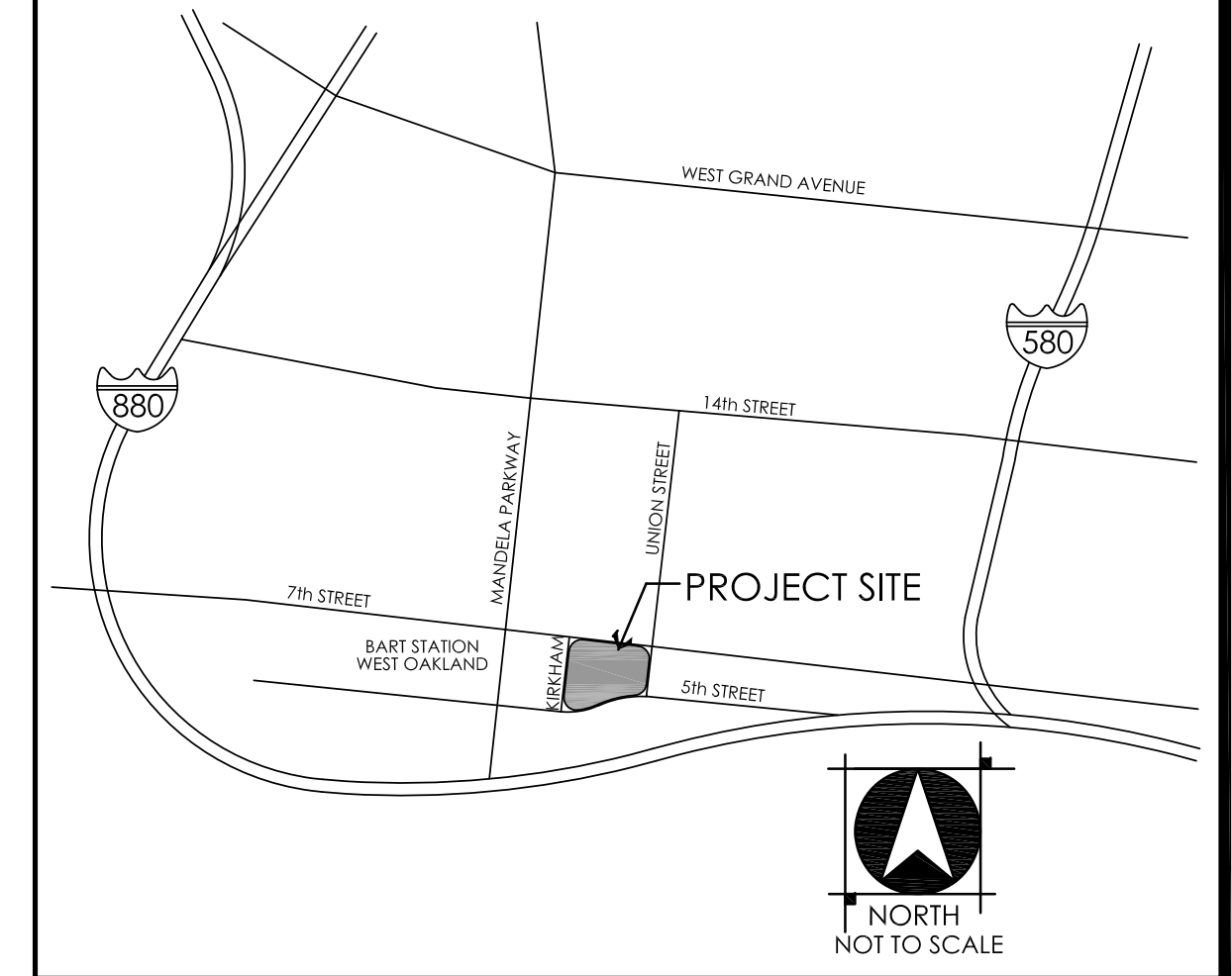
PARCEL MAP 10823
TENTATIVE PARCEL MAP
500 KIRKHAM STREET

CITY OF OAKLAND, CALIFORNIA

MARCH 2018

SHEET 1 OF 2

LOCATION MAP



PROJECT NOTES

APPLICANT
 PANORAMIC INTERESTS
 1321 MISSION STREET, SUITE 101
 SAN FRANCISCO, CA 94103
 CONTACT: MICHAEL THOMAS
 PHONE: (415) 701-7006

OWNERS
 500 KIRKHAM, LLC.
 1321 MISSION STREET, SUITE 101
 SAN FRANCISCO, CA 94103

SURVEYOR/ENGINEER
 WOOD RODGERS INC.
 4670 WILLOW ROAD, SUITE 125
 PLEASANTON, CA 94588
 CONTACT: RYAN SEXTON, LS / KARRIE MOSCA, PE
 PHONE: (925) 398-7916 / (925) 847-1547

ASSESSOR'S PARCEL NO.
 004-0049-008, -009, -010 & 04-051-018-02

No. OF PROPOSED LOTS
 4 LOTS

EXISTING GENERAL PLAN | ZONING
 COMMUNITY COMMERCIAL | TRANSIT ORIENTED WEST OAKLAND (S-15W)

EXISTING USE
 VACANT, BART TRACKS

BENCHMARK
 THE BENCHMARK FOR THIS SURVEY IS A PIN IN A MONUMENT WELL LOCATED AT THE CENTERLINE INTERSECTION OF 5TH STREET AND MANDELA PARKWAY (FORMERLY CYPRESS STREET). CITY OF OAKLAND MONUMENT 16NW05 (1192). CITY DATUM. ELEVATION=3,693 FEET

BASIS OF BEARINGS
 THE BEARING 17°06'32" BETWEEN FOUND MONUMENTS ON MANDELA PARKWAY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

FLOOD ZONE
 "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. MAP NUMBER: 06001C0066G. EFFECTIVE DATE: AUGUST 3, 2009. FEMA DATUM: NORTH AMERICAN VERTICAL DATUM (NAVD88)

WATER
 EAST BAY MUNICIPAL UTILITY DISTRICT

GAS & ELECTRIC
 PG&E

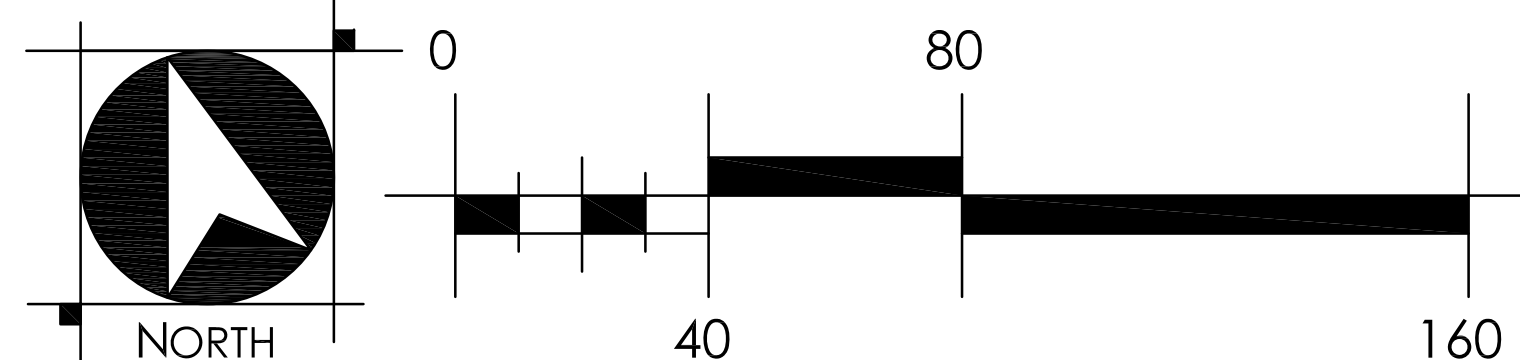
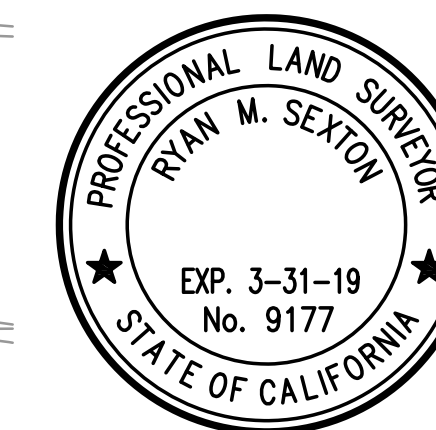
STORM
 CITY OF OAKLAND

TELEPHONE
 ATT&T

SEWER
 CITY OF OAKLAND

CABLE TV
 COMCAST

- NOTES**
1. THIS IS AN APPLICATION FOR A DEVELOPMENT PERMIT.
 2. SUBDIVIDER RESERVES THE RIGHT TO FILE MULTIPLE FINAL MAPS PURSUANT TO SECTION 66456.1(A) OF THE SUBDIVISION MAP ACT.
 3. ALL EXISTING STRUCTURES TO BE REMOVED AND ALL EXISTING WELLS TO BE ABANDONED.
 4. THIS EXHIBIT IS FOR TENTATIVE MAP PURPOSES ONLY. ALL SITE CHARACTERISTICS ARE TO BE VERIFIED.

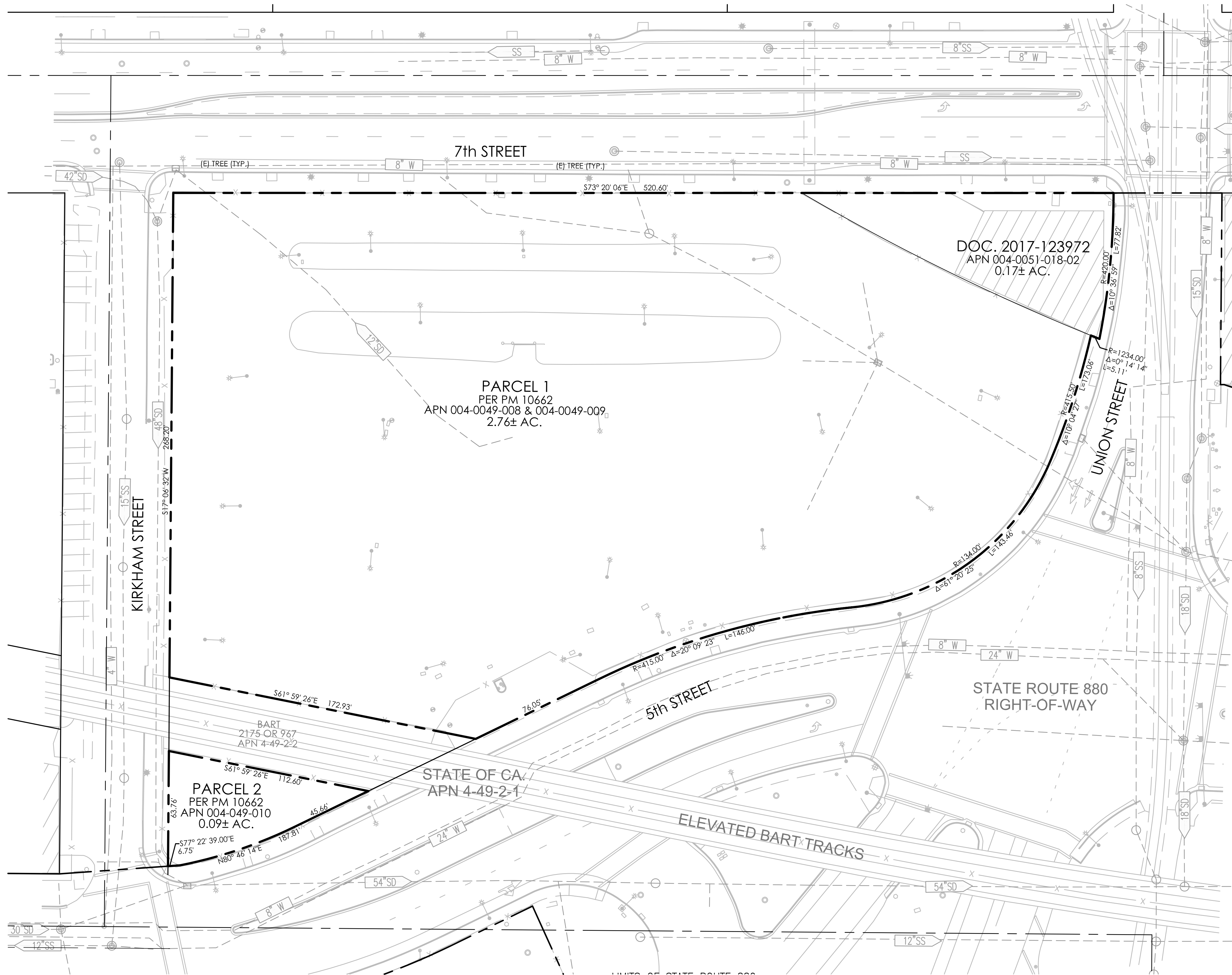
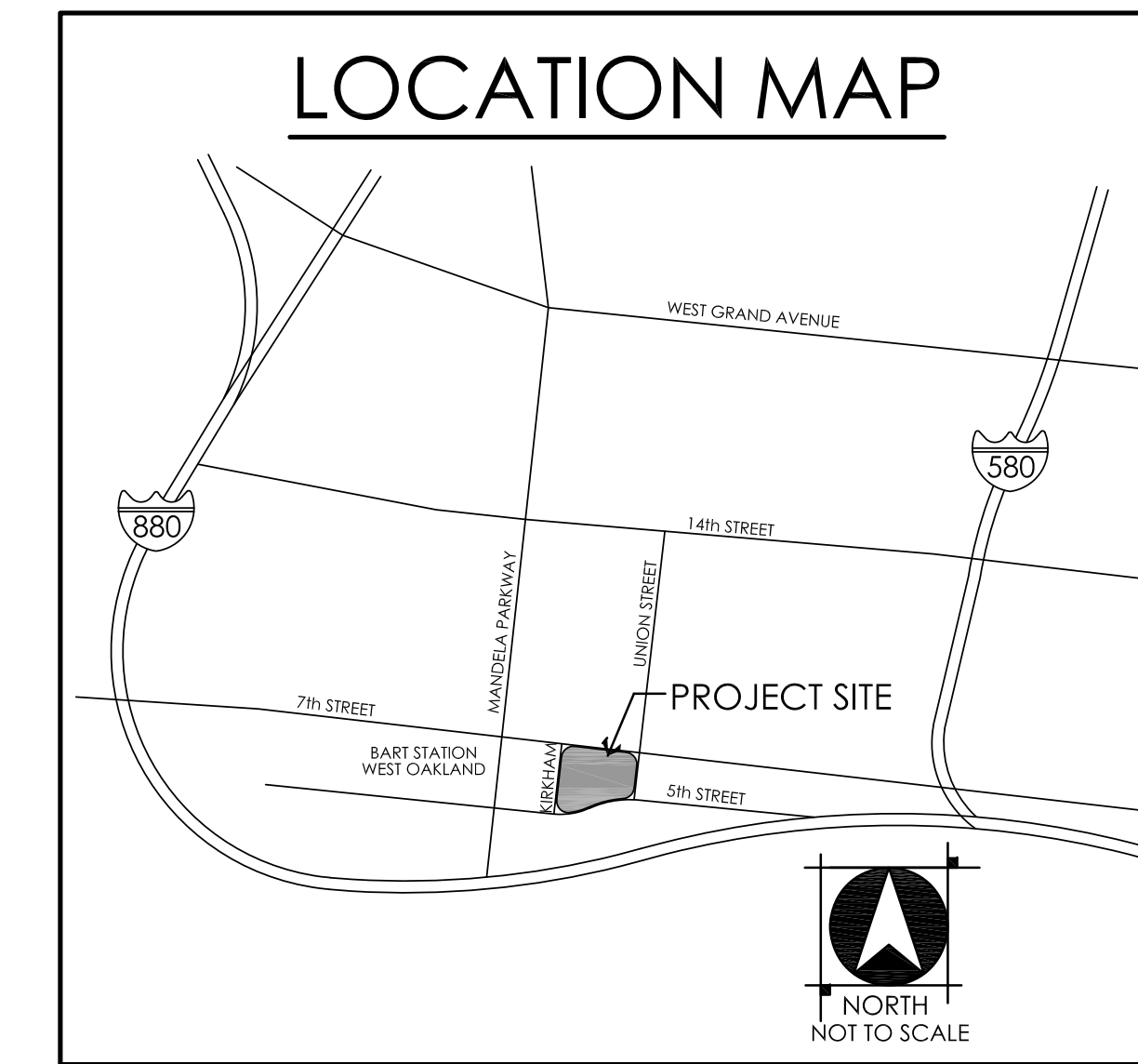


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557

EXISTING CONDITIONS

500 KIRKHAM STREET

CITY OF OAKLAND, CALIFORNIA
MARCH 2018
SHEET 2 OF 2



BASIS OF BEARINGS

THE BEARING N17°06'32\"E BETWEEN FOUND MONUMENTS ON MANDELA PARKWAY WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

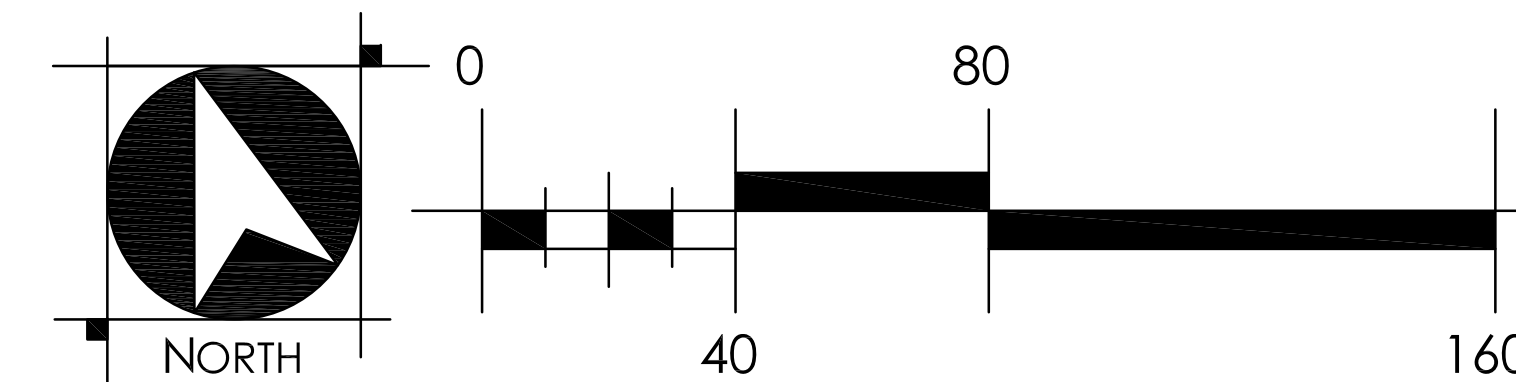
BENCHMARK

THE BENCHMARK FOR THIS SURVEY IS A PIN IN THE MONUMENT LOCATED AT THE INTERSECTION OF 5TH STREET AND MANDELA PARKWAY (FORMERLY CYPRESS STREET).

CITY OF OAKLAND MONUMENT 16NW05
ELEVATION = 3.693 FEET

NOTES:

1. THIS SURVEY DOES NOT IDENTIFY SPRINGS, WATERS OF THE STATE, WATERS OF THE UNITED STATES, OR JURISDICTIONAL WETLANDS.
2. NO MONUMENTS WERE SET WITH THIS SURVEY.



WOOD RODGERS
BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
4670 WILLOW ROAD, SUITE 125 TEL 925.847.1556
PLEASANTON, CA 94588 FAX 925.847.1557

u:\Jobs\3298_Kirkham_OA\Planning\Exhibits\Tentative Map - PD_EC_Kirkham_2018-03-29.dwg 3/29/2018 5:26 PM Katie Carcade

500 Kirkham

April 10, 2017

Mike Rivera

Oakland Planning

250 Frank H. Ogawa Plaza, Suite 2114

Attachment A

Re: 500 Kirkham Design Review

Mike, please see our response to the staff comments:

SITE PLANNING

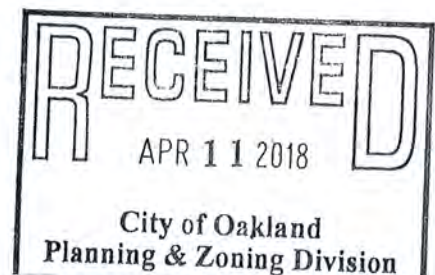
Site Planning 1 / Pedestrian Circulation. Active street edges with entrances from city sidewalks should directly face streets, maximizing the utilization of city sidewalks by users of the buildings.

The project provides direct access from the street to the proposed residences, retail, flex space and community gathering pathways. These entries are located around the property, thus making them adequate for the users of the property and to the general public. However, the edges of the buildings and the areas where the on-site open space meet the public rights-of-way are not detailed enough to indicate articulated, welcoming project entries with appropriate gateway and amenity features.

Response: Ground floor spaces are a mix of retail and flex spaces to activate the ground plane. Lobbies are centrally located to provide glazed through views into the courtyards of the two mid-rise buildings. Pedestrian streets are bracketed by retail and flex spaces to anchor the site and program. Ground plane storefronts range between 18'- 24'.

Site Planning 2 / Vehicular Circulation.' Vehicular entrances and garages should be less prominent than pedestrian entrances.

The proposed project only provides within the property an eight-space surface parking lot for commercial use. The entry for this small parking lot will be on 5th Street, near Kirkham Street. The entry for the open non-residential parking lot facility will not be prominent because it is located under the BART elevated tracks and will contain new landscaping for screening. However, the eight-space surface parking lot is prominent in



that it is unenclosed and near the property line with the public right-of-way and will require a Conditional Use Permit for an open Nonresidential facility.

Response: The 8 surface parking spaces as noted are located under the BART tracks. They are further screened from the street by the BART columns that support the tracks and occur at the edges of the public right away.

Site Planning 3 / Service Circulation. Services areas should be hidden from view from sidewalks whenever possible.

The proposed service areas such as the trash/recyclable rooms are fairly distanced and screened from view from the sidewalks. However, it is unclear how some of the flex spaces on Buildings 1 and 2 will have convenient access to the service rooms. The plans do not show any internal access to the service rooms and would require tenants of the flex spaces to walk at least 280 feet to the closest service rooms.

Response: The retail /flex spaces will incorporate service space based on use and would be part of future TI.

Site Planning 4 / Building: Footprint: New construction should be built to the edge of sidewalks to maintain the continuity of the area's street walls. Small ground-level inset bays for entrances, outdoor seating, and special corner features are appropriate variations within the street wall. In addition, an occasional plaza may be also appropriate.

- Relate to existing buildings and utilitarian structures, which need to be rehabilitated and reused.
- Expansion of existing buildings is encouraged, with unique aspects of existing buildings respected, featured, and protected.
- Surface parking is strongly discouraged along frontages facing public streets.

The proposed project provides a building footprint close to the sidewalk along the front and street side of the property. The ground floor of the buildings along 7th and Kirkham Streets are slightly setback to allow for potential outdoor seating; and the main entry doors are also recessed to identify and provide distinction along the storefront. At this time, the proposal does not contain prominent building corner features at the main street intersections such as Kirkham and Union Streets.

Response: The project design has been modified to place a distinctive tower element at both the 7th and Union, and 7th and Kirkham intersections. In the case of 7th and Union, the high-rise tower features changes in massing and materiality that imply a slender, articulated tower at the northeast corner of the property. At the apex of the tower, a wind/mechanical screen gestures towards the downtown core, helping to differentiate the mass of this wing of the tower, without adding program. This wing of the high-rise will also be clad in glass and metal, and distinctly different from the south wing, which comprises punched openings in a more solid expression.

The updated design also features a series of retail spaces along Union that successively step back from the street to create protected entry/seating nooks along this very busy frontage. These articulated retail boxes utilize the language of the tower to distinguish them from the adjoining retail/live work spaces that address the BART right-of-way. At the street level at 7th and Union, an entry canopy frames the corner of the building, setting it apart from the balance of the retail frontage, and further emphasizing the prominence of this important corner.

Site Planning5 / Open Space: West Oakland's public streetscapes along with its parks need to be embraced, improved, and enriched as public open space elements. Any new open space located in public view should not be walled from the street by dense planting or a tall fence.

To improve the public streetscape, the proposal includes the replacement of the street trees around the project site. The proposal includes courtyards for the two low-rise buildings that can be seen from public view along 5th Street. The two courtyards, however, include a 34 foot tall wall metal fence intended to minimize noise reduction from the adjacent BART tracks.

Response: See plan set for details. The screen wall system is curtain wall with glazed panels that can be incorporated into a public art element. Height of wall matches the BART tracks and as noted provides privacy for the residential common open space and blocks sound from BART tracks into the courtyards.