

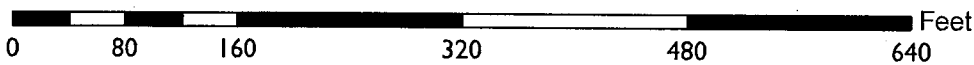
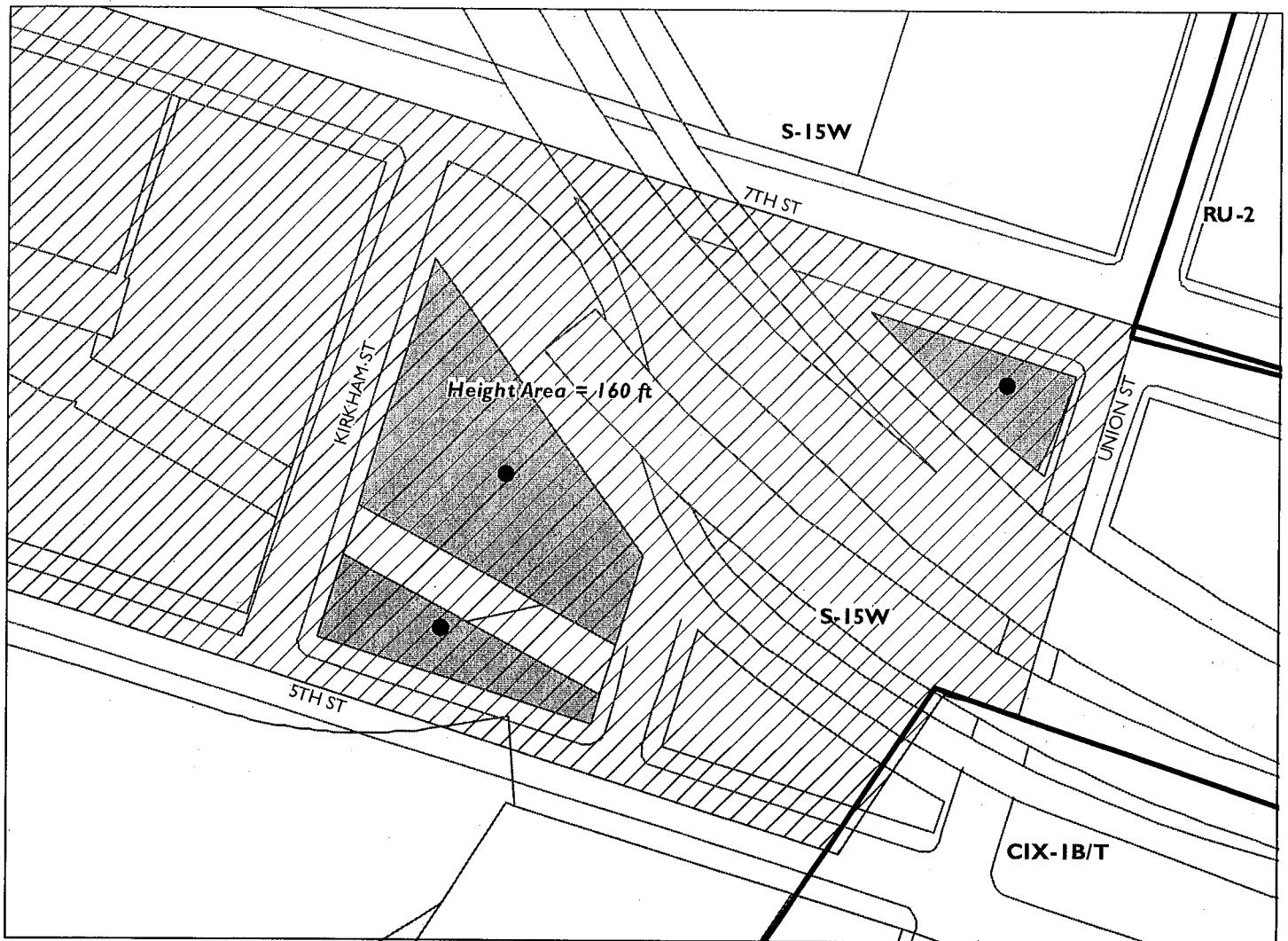
Project Location:	500 Kirkham Street. The property is bounded by 7 th Street, Union Street and 5 th Street and is located near the West Oakland BART Station.
Assessor's Parcel Numbers:	004 004900100, 004 004900301 & 004 005101802
Proposal:	To construct two detached eight and nine-story buildings and one detached 23-story building consisting of 1,032 residential units with ground floor retail and flex space commercial areas, surface parking lot for eight parking spaces, courtyards, roof deck, terraces, pedestrian commercial pathways including an amenity and outdoor pop-up retail space.
Project Applicant/ Telephone:	Zac Shore, Panoramic Interests / (415) 701-7002
Property Owner:	500 Kirkham, LLC
Case File Number:	PLN17428/ PUDF07
Planning Permits Required:	Conditional Use Permits for Planned Unit Development (PUD); Regular Design Review for new construction; and Tentative Parcel Map Subdivision to subdivide three new parcels.
General Plan: Specific Plan:	Community Commercial West Oakland Specific Plan (WOSP)
Zoning:	S-15W Transit-Oriented Development Zone
Environmental Determination:	Under Review
Property Historic Status:	Non-Historic Property
City Council District:	3
Project Status:	Referral for Review by the Design Review Committee
Action to be Taken:	Provide comments/direction to applicant and staff
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mriviera@oaklandnet.com

BACKGROUND

At its February 28, 2018 meeting, the Design Review Committee (DRC) considered this proposal for a mixed-use project, including 1,032 residential units and approximately 45,946 square feet of commercial development on a vacant site in West Oakland.

At that meeting, the DRC expressed concern regarding the site planning, mass, scale and color palette for the project, and questioned the fit of the proposal, both in terms of site planning and appearance, as well as in terms of the lack of required parking, for the surrounding neighborhood. The Committee supported staff comments and provided additional recommendations for the applicant as follows:

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17428 / PUDF07
Applicant: Panoramic Interest, Zac Shore
Address: 500 Kirkham Street
Zone: S-15W
Height Area: 160 ft

- a) Vary the mass of the buildings to create a better transition between each other, and to fit better into the surrounding neighborhood and context;
- b) Provide height variation within rooflines and between each building;
- c) Refine the facades and provide more articulation and details; calm the facades by having fewer but larger openings; use materials to create sense of base for each building; and
- d) Submit perspective views of the site from different points and dimensional views from the street.

The Committee recommended the applicant consider all the comments provided and return for further review at a later public meeting.

PROJECT REVISIONS

The applicant has submitted revised plans in response to comments received from the DRC in February 2018. Based on comments provided by the Design Review Committee on February 28, 2018 and revised plans submitted, staff has listed the Committee comments and is followed by new staff comments as follows:

Committee Recommendations	Staff Comments
a) Vary the mass of the buildings to create a better transition between each other, and to fit better into the surrounding neighborhood and context;	The revised plans show the high-rise with a stepped back plane, semi-recessed balconies, new color and material palette and an angled glass and metal wind screen, located on the roof of the north wing tower. The mid-rises also have new bay windows, recessed windows, semi-recessed balconies and a detail design feature corner on the building, located at 7 th and Kirkham Streets. Staff believes that the revisions provide some improvements, but staff is still concerned with the high-rise tower because it has a stocky appearance and should appear slender and graceful. Also, the 84-foot tall mid-rises can be improved by adding large bays on the north facade to create volume and composition to the building. Staff also believes that the roof planes of the mid-rises need to break down the mass to emphasize verticality and reduce the appearance of bulk.
b) Provide height variation within rooflines and between each building along 5 th Street.	The revised plans do not show changes to the heights of the mid-rises facing south on 5 th Street. Staff, however, believes that the concept of the proposed murals to the south of these building provide a visual appeal & improve the building design. However, the 5 th Street building faces remain largely unarticulated such that massing remains bulky and monolithic.
c) Refine the facades and provide more articulation and details; calm the facades by having fewer but larger openings; use materials to create sense of base for each building; and	The building facades have some improvements that include new large bay windows and semi-recessed balconies to the west of Building 1. The north and west facades of Building 3 are stepped back approximately five feet (floors 1-9), and the mix size of new recessed balconies help to provide massing relief. However, all three buildings would benefit from form articulation to reduce the appearance of bulk and monotony.
d) Submit perspective views of the site from different points and dimensional views from the street.	The revised plans include four view perspectives of the project from the surrounding areas, including one of the pedestrian pathway. Staff believes that these plans help and provide a better representation of the outer view of the building. Staff suggests that additional full perspective views of the project from 7 th & Union and 5 th and Union Streets are submitted to staff for further review.

Staff Analysis/ Issues

Site Planning and Architectural Design:

The proposed site plan and architectural design are very conceptual and awkward. The proposed land uses are desirable and appropriate to the location. In addition, the provision of ample active ground floor land uses (retail and commercial flex space) is commendable. However, the siting of the buildings, the siting of public open space, the siting of some of the retail uses, and the bulky, minimally articulated architecture do not contribute to the surrounding community. The project site encompasses an entire city block and includes a significant influx of development (both residential and commercial) in West Oakland. Staff believes that the project design should be revised to be a signature, attractive beacon for the entire neighborhood to enjoy and celebrate. The buildings should be designed to have elegant massing and to include sophisticated use of materials, articulation, and arrangement of openings. The buildings should be arranged as a composition that responds to particular conditions of each side of the project (e.g., major transportation facilities on the southwest side of the project, primary project frontages along 7th Street and Kirkham, a primary corner at 7th Street and Kirkham). In addition, the arrangement of the buildings should create inviting public and usable open space where people will want to explore and linger because the spaces feel safe, protected from the elements, light and open. The current site planning and architecture appear to be a density study to determine the maximum possible build-out scenario without thought to the visual and physical aesthetic experience of the site. Staff encourages the applicant to further study the possible site planning and architectural configurations for the project that would maximize community enjoyment and use.

Open Space:

The proposal includes 1,032 residential units and approximately 46,000 square feet of commercial spaces mostly segmented along 7th, Union and Kirkham Streets and along the community gathering (pathways) areas. The proposal includes as amenities courtyards, terraces and rooftops for the use of the residents. However, staff believes that these open spaces are not enough for the proposed density, easily accessible or provide all type of social amenities that typically residents or families would expect from a new large size development project like this one.

Staff believes that the proposed pedestrian pathways ("Community Gathering Spaces") that measure approximately 230 feet long and are located in between the 84 foot tall mid-rises and 233 foot tall high-rise would make these spaces uninviting and dark due to the lack of natural light. In addition, the proposal includes a 34 foot tall metal screen wall to the south of the courtyards to minimize noise from the adjacent BART tracks. It is unclear how effective the wall will be to prevent or reduce excessive noise, and how much sun exposure will be reduced for the open spaces that may become too dark to enjoy and blocked from view. In addition, the tall wall will be a potentially imposing landscape feature.

Staff believes that the proposed tot lot/playground, located under the elevated BART tracks and at the intersection of Kirkham and 5th Streets is not well integrated with the development site. The proposal would provide a mix of residential units and many of them are expected to be occupied by families. Staff finds that the size and location of the proposed tot lot is not well thought out because is near the proposed commercial parking lot, under the BART tracks and quite distance from the residential building (and across a parking lot) that would feel isolated from the residences and noisy and of a concern to families with small children.

Retail Location (between 5th and 7th Streets):

The proposal includes a 4,656 square foot ground floor retail space on Union Street, located between 7th and 5th Streets and near the I-880 freeway exit. Above the retail space, the plan includes a podium/terrace for the residents; and access to the open space is from a long hallway, located on level 2 of the high-rise. Staff believes that this retail store may be too isolated from the main commercial corridor of 7th Street. Given that the proposal maximizes the density and minimizes off-street parking, it would be practical for the project to provide a more attractive and useful amenity space or high quality service such as a grocery store that would not require residents to drive to off-site locations.

The proposal is next to the 7th Street, a commercial corridor that connects downtown to West Oakland BART Station, the Port of Oakland and surrounding neighborhoods. The proposed project would be developed on a City block, between Kirkham and Union Streets and one block away from the West Oakland BART Station. 7th Street is within Opportunity Area 2 of the WOSP that should be the focus of the surrounding neighborhoods with active streets that encourage people to enjoy a high quality urban streetscape. 7th Street is also within the City's Seventh Street Concept and Urban Design that recommends stronger streetscape with decorative lighting, furniture, rich landscaping, detailed sidewalks and other type of artworks. The proposal includes a PUD and Subdivision that requires the submittal of a Map. Staff received a draft Map that is still under review for completeness. This draft Map contains minimal information for any street improvements that may affect City infrastructure and/or improve sidewalks, curb parking, pedestrian crossing, bike parking, landscape medians and other public amenities.

Parking:

The project, as currently designed, provides no residential parking. For a project of this size, staff believes that the provision of no parking necessitates the provision of quality on-site amenities that would reduce reliance on private vehicles. In particular, staff recommends consideration of ample, high-quality usable open space for families with children (e.g., substantial play structures and playground facilities for different age groups), adequate retail floor plate and facilities to support a grocery store or other neighborhood-serving commercial uses, and an enhanced 7th Street frontage to support and enrich connectivity to BART and other transit facilities along this main thoroughfare.

Revisions to Project since Previous DRC Consideration:

The table below summarizes staff's original comments from the February 28, 2018 staff report. It also includes the applicant's responses and new staff comments, based on revised plans submitted:

Staff Comments (based on original plans)	Applicant Responses	Staff Comments
<p>Site Planning 1/Pedestrian Circulation: ... 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.</p>	<p>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</p>	<p>Sheets A5.2 and A5.3 of the revised plans show the entries of the community gathering pathways along 7th St. The ground floor of the building corners has tall ceilings and glazing for transparency. To improve the entries to the open space it is suggested that more creative amenity features</p>

	program. Ground plane storefronts range between 18'-24'.	are provided to create more emphasis at the open space entries.
Staff Comments (based on original plans)	Applicants Responses	Staff Comments
<p><u>Site Planning 2/ Vehicular Circulation:</u> ...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.</p>	<p>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 of way.</p>	<p>The revised plans show the same parking count and parking lot configuration, and thus it will require the applicant to apply for a Conditional Use Permit for an open nonresidential facility.</p>
<p><u>Site Planning 3/ Service Circulation:</u> ...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 closes service rooms.</p>	<p>The retail/flex spaces would incorporate service space based on use and would be part of future TI.</p>	<p>The revised plans do not show changes as recommended. Staff believes that at this review level, the project plans need to clarify how service circulation will work on this large development project.</p>
<p><u>Site Planning 4/ Building Footprint:</u> ...at this time, the proposal does not contain prominent building corner features at the main street intersections such as Kirkham and Union Streets.</p>	<p>The project design has been modified to place a distinctive tower element at both the 7th & Union, & 7th & Kirkham intersections... the high-rise tower features changes in massing and materiality that imply a slender, articulated tower at the northeast corner of the property...</p>	<p>The revised plans show some improvements to the building corners. The 7th & Kirkham St corner contains more glass and metal finishes with a top dark opened-frame feature. The 7th & Union St corner has a solid component, contains a mix of back painted white and green glass, partly recessed corner balconies and a wind screen top that slopes to the west that creates more interest on the corners. Staff, however, suggests that the top of the metal open-framed on Building 1 be revised because it does not provide a slender feature or relate to the building design.</p>
<p><u>Site Planning 5/ Open Space:</u> ...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</p>	<p>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</p>	<p>Refer to Sheets G0.7.2, A3.1, & A5.1. The revised plans provide a more illustrative plan of the sound wall facing 5th St. It is not clear if the wall will be metal or glass base. The plans indicate the use of</p>

<p>wall metal fence intended to minimize noise reduction from the adjacent BART tracks.</p>	<p>for the residential common open space and blocks sound from BART tracks into the courtyards.</p>	<p>metal screens whereas the applicant indicates the use of glazed panels. To allow light into the courtyards, staff suggests further design studies to develop a less intrusive sound barrier, and one that would emphasize the courtyard from public view. Staff believes that the courtyards should have plenty of transparency and if privacy is of a concern, then other design alternatives can be used such as landscaping.</p>
<p>Staff Comments (based on original plans)</p>	<p>Applicants Responses</p>	<p>Staff Comments</p>
<p>Building Design I/ Massing: ...the proposed buildings provide minimal massing relief on the facades and roof to create a cohesive composition. The proposal needs to consider using different design components to create volumes and articulation to create balance and style.</p>	<p>Massing changes have been introduced to the facades to provide corner articulation, massing relief and volume articulation. See updated elevations and perspectives.</p>	<p>The revised plans show massing relief on the facades and roof planes. The use of large bays, semi-recessed balconies and recessed windows and mix of finished materials and colors on the two mid-rises provide some relief on the wall planes. Also, the use of different size and semi-recessed balconies, stepped back wall to the west of the building façade and mix of exterior finishes on the high-rise help to provide some massing relief. The roof plane of the north-wing high-rise has an interesting wind screen feature that gives form and helps to break up the roof plane. Staff, however, believes that the plane roof of the mid-rises needs further development to create cohesive proportions. The high-rise still looks massive with minimal changes that would create a balance building with different volumes and articulation.</p>

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<p><u>Neighborhood Commercial 1 /Site Planning:</u> ... The proposal also includes two separate driveways for partial vehicular access to the “community gathering” pedestrian pathways, which is opposite to the prescribed 7th Street guidelines.</p>	<p>N/A</p>	<p>Sheets G0.8 & A2.0 show proposed curb cuts/driveways in between Building 1, 2 & 3. Sheet A5.2 shows a rendering of a curb cut, but it is not clear the intent for the proposed curb cuts along the main commercial corridor on 7th Street.</p>
<p><u>Neighborhood Commercial 2 /Massing:</u> ...the buildings range from 7-story to 23-story, but do not contain any bay windows to the residences or provide articulation to create visual relief to the building mass.</p>	<p>Balconies and bays have been added along all major street facades to provide articulation. See revised elevations & perspectives.</p>	<p>The project includes new bay windows to the west of Building 1 that provides massing relief and articulation. Building 3, however, does not contain bay windows, but the upper facade is set back about five feet to relief mass and create a better composition.</p>
<p><u>Neighborhood Commercial 3/ Height:</u> ...the project includes buildings that are more than five stories in height and do not provide a significant step-back from the main commercial corridor, 7th Street, to create a balanced scale with other buildings in the area.</p>	<p>Building articulation along 7th Street has been added to respond to height of the residential building across street.</p>	<p>The proposed high-rise has a step-back of approximately five feet to the north and west sides of the building starting at level 9. The mid-rises don't provide a step-back, but the project is requesting a waiver through the density bonus criteria.</p>
<p>Staff Comments (based on original plans)</p>	<p>Applicants Responses</p>	<p>Staff Comments</p>
<p><u>Neighborhood Commercial 4 /Fenestration:</u> ...the proposal provides a decent amount of openings and glazing along the ground floor on 7th Street. The project...can use additional awnings or canopies to define and make the main entries more prominent from the commercial corridor.</p>	<p>Double height lobby spaces are aligned with courtyards beyond to provide layering of space at ground level. Awnings have been added to define entries.</p>	<p>The revised plans-sheets A5.0 to A5.3 show perspectives of the proposed awnings for the commercial spaces. Staff recommends the submittal of detail plans for these including for the residential lobbies.</p>
<p><u>Neighborhood Commercial 5/ Materials:</u> The proposal provides a modest mix of materials and colors that range from light to medium color metal cladding, cement panels, powder coated storefront and aluminum window framing, gray glazing, accent colors and perforated metal balcony</p>	<p>The material palette has been updated to create more variation.</p>	<p>The revised plans and color and materials board present a different palette that include new colors, back painted glass, brick, cladding and metal panels. A new mural concept is also proposed to the south facade of Buildings 1</p>

<p>railings</p>		<p>and 2. These murals are not final as these would change when an artist is later commissioned to complete the public art development.</p>
<p><u>Neighborhood Commercial 8 / Landscape:</u> ...the community gathering spaces, located between the mid-rise and high-rise buildings are designed to provide direct access from 7th and 5th Streets to the ground floor commercial flex spaces. These...pathways provide some type of open space... to create an inviting environment to the public and residents as well...the buildings on either side are not stepped back. These areas risk being dark, cold, and unanimated without a high-quality, detailed design.</p>	<p>The public gathering spaces are landscaped with a mix of hardscapes to provide articulation across the floor surface. As noted, planting and furnishing are added to enhance the space. The pedestrian pathways face north/South and will get plenty of direct mid-day sun as well as morning and noon reflected light off buildings fronting the spaces.</p>	<p>The revised plans show a step back of approximately five feet to a section of the south west facade of (levels 1 to 9) high-rise. This increases the width of the pathway from 35 to 40 feet to improve natural light and spacing between Buildings 2 and 3. No changes were made to the other pathway between Buildings 1 and 2 at this time.</p>
<p>ADDITIONAL COMMENTS</p>		
<p>Site Planning/Public Right-of-Way:</p>	<p>Applicants Responses</p>	<p>Staff Comments</p>
<p>... The submission of a subdivision map to merge and subdivide the property into three new parcels has not been submitted to provide additional information that can help assess the off-site improvements as it relates to the proposed project.</p>	<p>Project team had meeting with public works to discuss site improvements and have incorporated additional crosswalk and road diets into plans.</p>	<p>On March 30, 2018 applicant submitted draft survey plans showing existing conditions and a proposed tentative parcel map for the subdivision of three new parcels. The map is under review for completeness and staff is unable to provide comments for any required off-site improvements at this time.</p>
<p><u>Site Planning/ Parcelization:</u> ...without the required subdivision map, it is not clear at this time where would the property lines be located in relation to the proposed "community gathering space (pedestrian pathways) and building separation. If the map shows a proposed property line in the center of the pedestrian pathways, it may or may not conform to the zoning development standards such as building setbacks or will it conflict with any proposed utility easements. The subdivision map is critical to analyzing the project and determining appropriate</p>	<p>Draft TPM is prepared, see attachment A in set.</p>	<p>The draft survey plans show a proposed tentative parcel map for the subdivision of three new parcels. Staff is unable to provide any final comments at this time because the recently submitted map is under review for completeness. The map also needs to be reviewed by other City agencies and staff is expecting further comments.</p>

<p>permits and procedures.</p> <p><u>Building Design/Building Height and Mass:</u> ...the two mid-rise buildings measure up to 84 feet in height and the high-rise measures up to 233 feet in height...the maximum allowed building height in the S-15W zoning district is 160 feet. Because the application includes a Density Bonus, the project sponsor is entitled to request for concessions or incentives. So, in this case the applicant proposes a building height increase of 233 feet (+73 feet)... The current massing of the buildings is bulky and monolithic, and needs to be finessed to create different volumes and articulation. The proposal can use a strong variation of roof and façade planes to provide an attractive appearance... Staff comments also apply to the two mid-rise buildings that further development is recommended to break up mass on the facade and roof planes. The height of these two buildings are not of a concern, but how the massing can be improved to provide visual relief and interest within the context of the neighborhood is of concern.</p>	<p>The project design has been modified to place a distinctive tower element at both the 7th and Union, and 7th and Kirkham intersections. In 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.</p>	<p>The revisions provide limited massing relief to the buildings in the roof and facades planes. The north and west facades of the high-rise are stepped back, the mix size of semi-recessed and projecting balconies, the angle roofline and the use of new materials and colors are an improvement. The use of bay windows, recessed balconies and windows, large storefront and the mix of materials and colors help to define the facades of the mid-rises. Staff, however, believes that the north facade of the mid-rises could include bays or other defined features to create smaller volumes. Also, the mid-rises can use more definition along the top of the roof to break up the planes.</p>
<p><u>Land-Uses/ Off-street parking:</u> ...per the Density Bonus regulations, the applicant can request incentives or concessions to reduce the required number of off-street parking. In this case, the applicant is proposing to reduce residential parking to zero and instead proposes 8 parking spaces primarily for commercial or retail uses in a small surface parking lot. Staff believes that the proposal for not providing off-street parking for the residential units and/or parking for residential and commercial loading berths may be of a concern in the surrounding neighborhood.</p>	<p>(See staff comments)</p>	<p>The proposal still requires 361 off-street parking spaces for the residential facility. In addition, the proposal still requires one residential loading berth and one commercial loading berth.</p>

Staff Comments (based on original plans)	Applicant's Response	Staff's Comments
<ul style="list-style-type: none"> Provide roof plane variety to be less monotonous to create a balance proportion and articulation. The high-rise roof plane needs further development to reduce the heavy top. The building roof can also use a prominent design feature to provide interest. The low-rise building also need roof plane articulation to reduce bulk. It is suggested that the low-rise building at 7th and Kirkham Streets include a design feature such as a marquee to make the entry more prominent. 	<p>Articulation added to roof line and facade to respect scale of neighborhood.</p>	<p>The high-rise roof includes a new utility screen that helps to break up the roof plane by using an angular design that slopes to the west. The use of clear and back painted green glass does not provide consistency with the design of the building. The materials and colors seem to contrast and provide less interest and visual appearance.</p>
<ul style="list-style-type: none"> Submit conceptual design plans for future commercial signage for retail and flex spaces. 	<p>Signage intent added to the renderings.</p>	<p>Two of the perspective sheets (A5.0 & A5.2) show a rendering of the project pedestrian pathway with a creative mix of projecting business signage. Staff recommends more developed plans are submitted for further review.</p>
<ul style="list-style-type: none"> Include details for the courtyard 34-foot tall wall metal panel, and building windows. 	<p>Sheet added showing details for sound wall at courtyards.</p>	<p>Sheets G0.7.2 & A3.1 show plans and renderings that include a mix of color glass and/or metal screen wall to be commissioned by an artist. The perspective plans also show recessed residential windows. Staff suggests that details be provided for the courtyard "sound" wall. The new residential windows provide more depth to the building and help reduce the building mass.</p>
<ul style="list-style-type: none"> Integrate sun shades or trellises and aesthetic features on the roof deck and upper terraces. 	<p>Sculptural canopy added to upper roof terrace.</p>	<p>It is not clear from the plans whether a sculptural canopy is proposed on the roof terrace. Sheet L1.00 shows landscape renderings of the building roof, but no canopy is shown.</p>
<ul style="list-style-type: none"> Consider removal of new curb cuts /driveways on 7th Street for the community gathering areas. 	<p>These are meant to be rolled edges and not curb cuts. We have discussed with public works and traffic.</p>	<p>Other than identifying the proposed crosswalk curb cuts at the street intersections, the plans do not show new curb cuts for the pedestrian private</p>

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		pathways between buildings 1, 2 and 3. Staff recommends no new curb cuts along 7 th Street per the WOSP guidelines.
<ul style="list-style-type: none"> Provide additional information (program) for the operation of the pop-up retail activities. 	The project sponsor has hired SiteLab to develop a retail program.	Sheets G0.13 and G0.16 have two phases for programing and services. On Sheet G0.13, Phase 1 has a mix of retail, services, outdoor market, residential parking and a dog park. Phase 2 has the same mix, but a bit more of commercial uses and no outdoor market of residential parking. Sheet G0.16 shows the function of the space during the morning, afternoon and evenings.
<ul style="list-style-type: none"> Include laundry areas for the residential tenants of Building 3/ high-rise. 	Laundry area included at ground level.	The plans do not show laundry services within the proposed high-rise building at this time.
<ul style="list-style-type: none"> Provide decorative lamps in the public open spaces, community gathering spaces and courtyards. 	Lamps and string lights have been added to open space, community gathering spaces and courtyards.	Additional lighting has been included in the proposed children's play area and public open space, located at 5 th and Kirkham Streets. Lighting in the other open spaces had already been proposed.
<ul style="list-style-type: none"> Screen from view all utility equipment from public view and from building rooftop. 	Equipment will be screened from view.	Applicant should continue working with utility agencies and the City to ensure all of the necessary equipment is shown on plans and adequately screened from public view.
<ul style="list-style-type: none"> Submit details for the solar system located on the rooftop. 	Solar system is shown for intent. Actual system will need to be calculated and designed by engineers prior to permitting.	Sheets A2.3, A2.6 and A3.2 show the location of the solar panels on Buildings 1 and 2. Due to building heights, the view of these panels may be limited, except from I-880.
<ul style="list-style-type: none"> Review with City Public Works/Traffic the feasibility for all street parking around the site. 	Applicant did not provide response.	Applicant should continue working with the City for all efficient methods to minimize traffic conflicts around the site.

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Based on revised plans or documents, the table below has been modified from the original staff report showing revisions to the Density Bonus and minimum side yard setback sections:

Development Standards	Requirements	Proposed	Comments
Minimum Lot Area	4,000 sq. ft.	3.15 acres	Meets Code
Minimum Lot Width and Frontage	25 ft.	372 ft. to 520 ft.	Meets Code
Maximum Residential Density	611 units (baseline or outright permitted)	1,032 units	Allowed per PUD and Density Bonus Regulations
Maximum Building Height	160 ft.	233 ft.	Meets Code per Density Bonus & PUD criteria (revised)
Maximum Building Height on Principal Street (7 th St) * <i>(If within 10 feet of the front property line, the maximum building height is the height area of the parcel across the principal street, whichever is less)</i>	75 ft.	84 ft. (Buildings 1 & 2) 233 ft. (Building 3)	
Off-Street Parking-Residential	361 spaces	0 spaces	
Group Open Space	206,400 sq. ft.	56,018 sq. ft. (revised)	
Minimum Front Setback	0 ft.	2.5 ft. to 5 ft.	Meets Code
Minimum Street Side Setback	0 ft.	1.5 ft. to 8 ft.	Meets Code
Minimum Side Setback (added)	0 ft.	10 ft. (revised)	Meets Code
Minimum Rear Setback (Residential)	10 ft.	1.3 ft. to 5.7 ft.	Does Not Meet Code
Ground Floor Off-Street Parking & Loading within Pedestrian Walkways	20 ft.	10 ft.	Does Not Meet Code
Off-Street Parking-Retail/Commercial	0 spaces	8 spaces	Meets Code
Residential Loading Berth	1 space	0 space	Does Not Meet Code
Commercial Loading Berth	1 space	0 space	Does Not Meet Code

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Density Bonus

Based on documents submitted, the applicant has clarified the requested concessions and waivers for the proposed project. The table below shows revised information regarding the applicant's request for concessions and waivers per the density bonus regulations:

AFFORDABLE HOUSING CONCESSION AND WAIVER ANALYSIS								
City Regulations			Application Request			Justification/ Comment	Allowance	
Code Section	Standard	Density Allowed	Density Bonus	Concession	Waiver		State Law Section	City Code
<i>Planned Unit Development Regulations (PUD)</i>								
17.142.004(B)	Dwelling Units (du)	611 du	153 du (max. 25% increase) 153+611=764 du	N/A	Two (revised) (building height setback within principal street, off-street parking, open space)	Meets Planning Code.	N/A	17.142.100 E (2)
<i>Density Bonus and Concessions or Incentive Procedures</i>								
17.107.010	Dwelling Units (du)	764 du (based on S15W and PUD regulations)	268 du (max. 35% increase) 268+764=1,032 du (total proposed)	Two (revised) (Building height and off-street parking)		Meets Planning Code. (revised)	Government al Code Section 65915(d)(1)(2)(B)	17.107.040 (C)

ANALYSIS

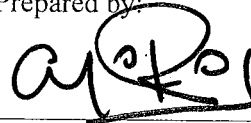
The revised plans are an improvement to the project design in response to the comments made by the Design Review Committee and staff. The revised plans show additional open space on the roof of the high-rise and a new tot lot at the corner of Kirkham and 5th Streets. In addition to the comments provided by staff in the table above, staff believes that further development is needed to break up the massing of the buildings, specifically on the roof planes. The mid-rises have roof planes that measure from 144 feet to 276 feet and provide no massing relief, except for the articulated tower at 7th and Kirkham Streets. Staff believes that these planes can be broken up to provide proportion and volume that will result with a design that is balanced and articulated and thus improve building appearance. Staff notes the revisions made to the high-rise, however the changes do not quite reflect the intent for creating a design quality building at this prominent site. Staff can entertain and support the mid-rise buildings with additional changes made as recommended by the Committee and staff. However, staff believes that the high-rise building can be supported as part of a PDP (Preliminary Development Plan) of the PUD (Planned Unit Development). That is, the proposed application could be entitled as a FDP (Final Development Plan)

with the exception that the PDP for the high-rise building will be required to return for further design review to the Planning Commission.

RECOMMENDATION

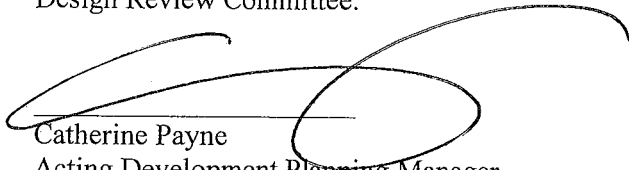
Staff recommends that the Design Review Committee consider staff comments and provide further comments to the applicant and have this application return to this Committee for further review at a later public hearing.

Prepared by:



Mike Rivera
Major Projects Development
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

ATTACHMENTS

- A. Revised Project Design Plans and Applicant's Response Letter, dated April 11, 2018
- B. Original Staff Report, dated February 28, 2018



500 KIRKHAM

OAKLAND, CALIFORNIA

lowney arch

TEL: 510.836.5400 URL: lowneyarch.com
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

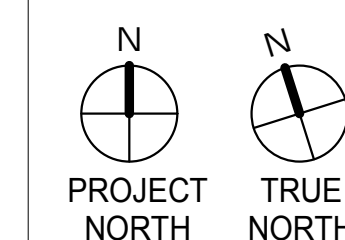
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500 KIRKHAM

500 KIRKHAM STREET
OAKLAND, CA 94607

PROJECT NAME

500 Kirkham

DRC SUBMITTAL 04/25/18

DRAWING LIST

PROJECT DIRECTORY

OWNER: PANORAMIC INTERESTS
1321 MISSION STREET
SAN FRANCISCO, CA 94103
ZAC SHORE
415.701.7002
ZAC@PANORAMIC.COM

ARCHITECT: LOWNEY ARCHITECTURE
360 17th STREET, SUITE 100
OAKLAND, CA 94612
ATTN: NICK GOMEZ
NICK@LOWNEYARCH.COM
510.836.5400
510.836.5454 (FAX)

GEOTECHNICAL ENGINEER & SURVEYOR: WOOD RODGERS
4670 WILLOW DRIVE, SUITE 125
PLEASANTON, CA 94588
KARRIE MOSCA
925.847.1547
KMOSCA@WOODRODGERS.COM

JOINT TRENCH: POWER SYSTEMS DESIGN
2003 N MAIN ST, #200
WALNUT CREEK, CA 94596
925.933.8485

WATERPROOFING: CROSS 2 DESIGN GROUP
2476 WESTLAKE AVE N, SUITE 102
SEATTLE, WA 98109
206.283.0066

LANDSCAPE ARCHITECT: FLETCHER STUDIO
2325 3RD STREET
SUITE 413
SAN FRANCISCO 94107
DAVID FLETCHER
415.431.7878
DFLETCHER@FLETCHERSTUDIO.COM

CIVIL: KPFF ENGINEERS
45 FREMONT STREET, 28TH FLOOR
SAN FRANCISCO, CA 94105
CORY BANNON
415.989.1004
CORY.BANNON@KPFF.COM

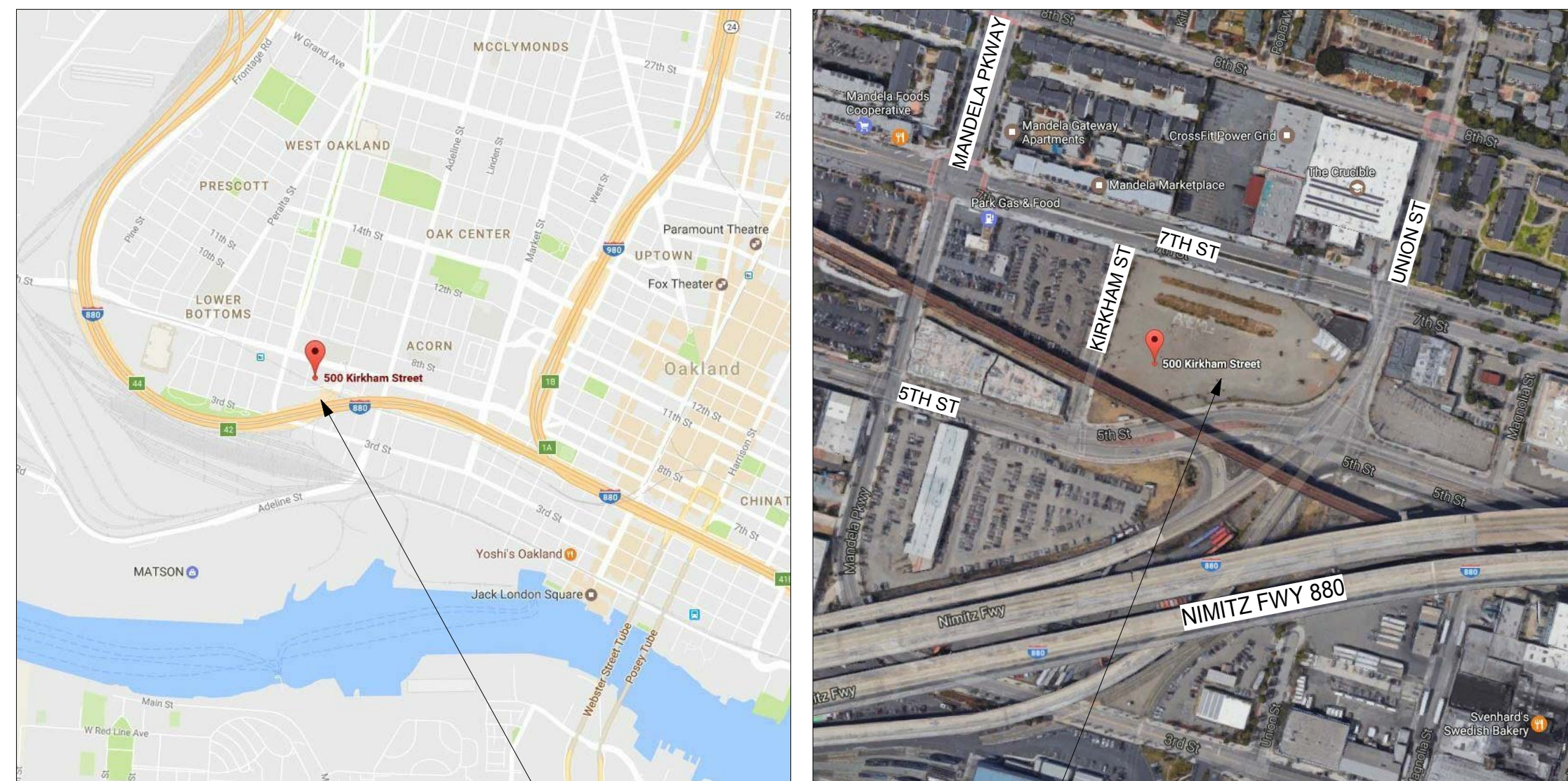
STRUCTURAL: KPFF ENGINEERS
45 FREMONT STREET, 28TH FLOOR
SAN FRANCISCO, CA 94105
MARC PRESS
415.989.1004
MARC.PRESS@KPFF.COM

MEP ENGINEERS: EMERALD CITY ENGINEERS, INC.
6505 216TH ST, SUITE 200
MOUNTLAKE TERRACE, WA 98043
425.741.1200

PROPOSED PROJECT



PROJECT LOCATION



PROJECT LOCATION

DRAWING LIST

SHEET NUMBER	SHEET NAME
DRC	
G0.0	COVER SHEET
G0.1	PROJECT INFORMATION
G0.2	PROJECT INFORMATION
G0.3	PROJECT INFORMATION
G0.4	EXISTING CONDITIONS
G0.5	EXISTING CONDITIONS
G0.6	EXISTING CONDITIONS
G0.7	PUBLIC ART ELEMENT
G0.7.1	HISTORIC ART / SIGNAGE
G0.7.2	COURTYARD SCREEN WALL
G0.8	SITE PLAN
G0.9	PUBLIC SPACE PRECEDENTS
G0.10	CULTURAL FACTORS
G0.11	FORM-MAKING CONSIDERATIONS
G0.12	FORM-MAKING CONSIDERATIONS
G0.13	GROUND FLOOR PROGRAMMING
G0.16	GROUND FLOOR PROGRAMMING

LANDSCAPE	
L1.00	ILLUSTRATIVE SITE PLAN
L2.00	BUILDING 1 COURTYARD PLAN
L2.01	BUILDING 2 COURTYARD PLAN
L3.00	COMMUNITY GATHERING SPACE 1 PLAN
L3.01	COMMUNITY GATHERING SPACE 2 PLAN
L3.02	COMMUNITY GATHERING SPACE 1 & 2
L4.00	BUILDING 3 PUBLIC OPEN SPACE PLAN
L4.01	PUBLIC OPEN SPACE & CHILDREN'S PLAY AREA PLAN
L5.00	TREE PRESERVATION PLAN

DRC	
A2.0	OVERALL GROUND FLOOR PLAN
A2.1	BLDG 1 LEVELS 1 & M FLOOR PLANS
A2.2	BLDG 1 LEVELS 2 & LEVELS 3-7 FLOOR PLAN
A2.3	BLDG 1 LEVEL 8 & ROOF PLAN
A2.4	BLDG 2 LEVELS 1 & M FLOOR PLANS
A2.5	BLDG 2 LEVEL 2 & LEVELS 3-7 FLOOR PLAN
A2.6	BLDG 2 ROOF PLAN
A2.7	BLDG 3 LEVEL 1 & 2 FLOOR PLANS
A2.8	BLDG 3 LEVEL 3-8 TYP & LEVEL 9 FLOOR PLAN
A2.9	BLDG 3 LEVEL 10-15 TYP & 16-21 TYP FLOOR PLAN
A2.10	BLDG 3 LEVEL 22-23 TYP & ROOF FLOOR PLAN
A3.0	OVERALL EXT. ELEVATION - NORTH
A3.1	OVERALL EXT. ELEVATIONS - SOUTH
A3.2	OVERALL EXT. ELEVATION - WEST
A3.4	OVERALL EXT. ELEVATION - EAST
A4.0	OVERALL SECTION
A4.1	BLDG 1 BUILDING SECTIONS
A4.2	BLDG 2 BUILDING SECTIONS
A4.3	BLDG 3 BUILDING SECTIONS
A5.0	PERSPECTIVE
A5.1	PERSPECTIVE
A5.2	PERSPECTIVE
A5.3	PERSPECTIVE
A6.0	BLDG 1 - LIGHTING PLANS
A6.1	BLDG 2 - LIGHTING PLANS
A6.2	BLDG 3 - LIGHTING PLANS
A6.3	BLDG 3 - LIGHTING PLAN

DRC	
.	ATTACHMENT A

PANORAMIC INTERESTS

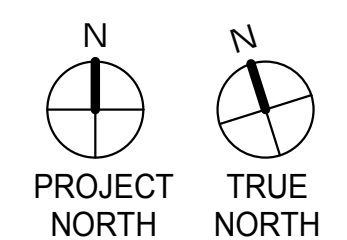
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PROJECT INFORMATION

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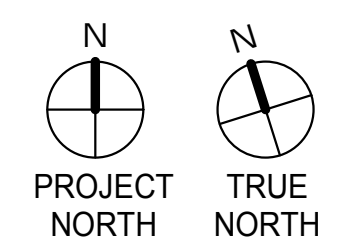


1 SITE PHASING PLAN
1" = 40'-0"

PROJECT DATA

SITE LOCATION:	500 KIRKHAM STREET OAKLAND, CA 94607
LOT AREA	
TOTAL	137,388.61 SF (3.15 ACRES)
ZONING INFORMATION	
ASSESSOR'S PARCEL #:	ASSESSOR'S MAP 4, PAGE 51, PARCELS 18-1 AND 18-2 ASSESSOR'S MAP 4, PAGE 49, PARCEL 1 AND P/O PARCEL 3
ZONING DISTRICT:	S-15W
HEIGHT AREA:	160 FT (75' WITHIN 10' OF PRINCIPAL ST)
GROUP USABLE OPEN SPACE PER UNIT:	200 SF PER DWELLING UNIT
SETBACKS	
FRONT AT 7TH:	0 FT MIN. - 0 FT MAX.
SIDE:	0 FT
REAR:	10 FT
BART:	20 FT TO TRACK EDGE

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	04/25/2018	DRC SUBMITTAL	NG



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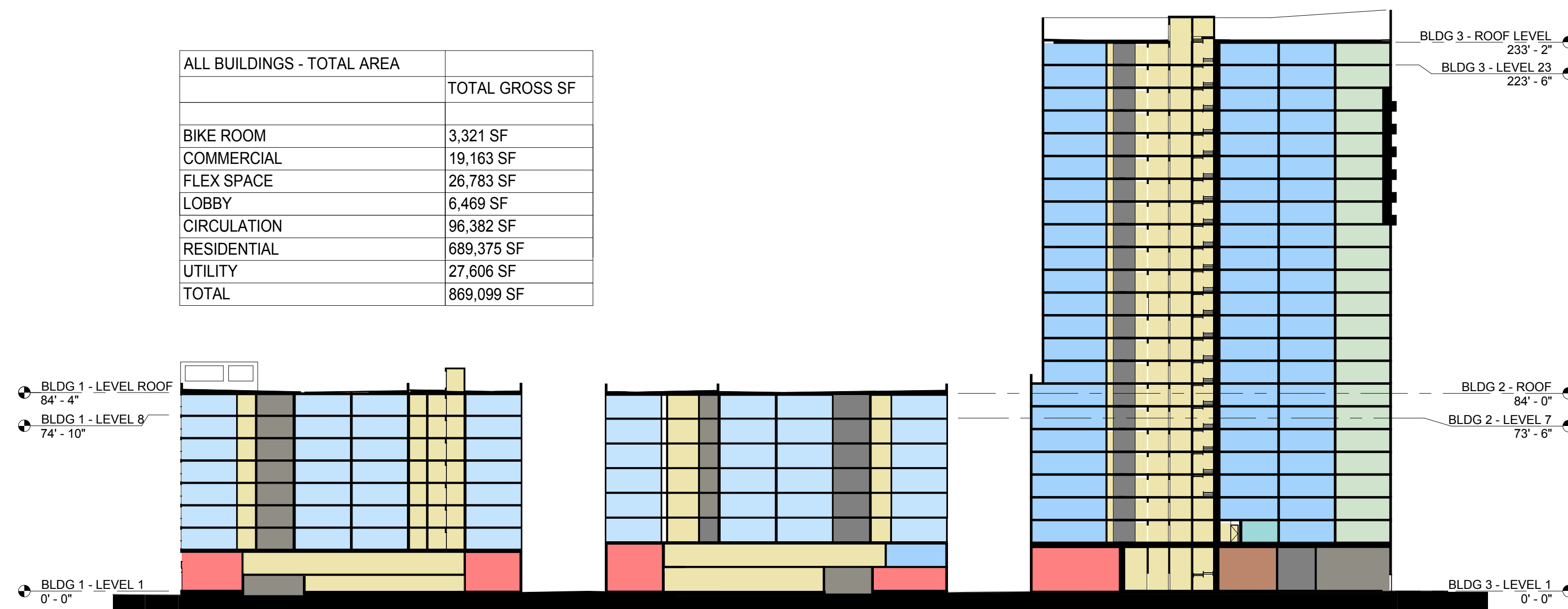
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ALL BUILDINGS - TOTAL AREA	TOTAL GROSS SF
BIKE ROOM	3,321 SF
COMMERCIAL	19,163 SF
FLEX SPACE	26,783 SF
LOBBY	6,469 SF
CIRCULATION	96,382 SF
RESIDENTIAL	689,375 SF
UTILITY	27,606 SF
TOTAL	869,099 SF



2 OVERALL - SITE SECTION
1" = 40'-0"

BUILDING 1

BUILDING INFORMATION

NUMBER OF STORIES:	8
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	84'-4"
CONSTRUCTION TYPE:	TYPE IB
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BLDG 1 - UNIT TYPES	
Name	Count
1BR	14
2BR	152
2BR SUITE	112
3BR	52
TOTAL UNIT COUNT: 330	

BUILDING 1 GROSS AREA	
FLOOR	AREA
1	30,101 SF
M	13,757 SF
2	29,580 SF
3	29,580 SF
4	29,580 SF
5	29,581 SF
6	29,580 SF
7	29,580 SF
8	29,363 SF
TOTAL	250,702 SF

BUILDING 1 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	99	0 STALLS	CONCESSION REQUESTED
COMMERCIAL	0	8 STALLS	UNDER BART TRACKS

329 DU X .5 = 165 BASE PARKING SPACES
 165 X 40% = 66 (30% TOD & 10% OFF-SITE CARSHARE)
 165 - 66 = 99 PARKING SPACES

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	17 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	74 SPACES	83 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	110 SPACES	Y
COMMERCIAL	8 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	8 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y

BUILDING 2

BUILDING INFORMATION

NUMBER OF STORIES:	7
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	84'
CONSTRUCTION TYPE:	TYPE IB
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BLDG 2 - UNIT TYPES	
Name	Count
2BR	137
2BR SUITE	103
3BR	26
STUDIO	1
TOTAL UNIT COUNT: 267	

BUILDING 2 GROSS AREA	
FLOOR	AREA
1	28,225 SF
M	13,061 SF
2	27,590 SF
3	27,590 SF
4	27,590 SF
5	27,590 SF
6	27,590 SF
7	27,590 SF
TOTAL	206,826 SF

BUILDING 2 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	80	0 STALLS	CONCESSION REQUESTED
COMMERCIAL	0	0 STALLS	

267 DU X .5 = 134 BASE PARKING SPACES
 134 X 40% = 54 (30% TOD & 10% OFF-SITE CARSHARE)
 134 - 54 = 80 PARKING SPACES

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	13 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	104 SPACES	67 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	80 SPACES	Y
COMMERCIAL	7 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	7 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y

BUILDING 3

BUILDING INFORMATION

NUMBER OF STORIES:	23
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	233' - 2"
CONSTRUCTION TYPE:	TYPE IA
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BLDG 3 - UNIT TYPES	
Name	Count
1BR	73
2BR SUITE	255
3BR	22
4BR	64
10 BEDROOM UNIT	23
TOTAL UNIT COUNT: 436	

TOWER GROSS AREA	
FLOOR	AREA
1	24,470 SF
2	18,295 SF
3	18,253 SF
4	18,253 SF
5	18,253 SF
6	18,243 SF
7	18,243 SF
8	18,243 SF
9	17,358 SF
10	17,358 SF
11	17,358 SF
12	17,358 SF

TOWER GROSS AREA	
FLOOR	AREA
13	17,358 SF
14	17,358 SF
15	17,358 SF
16	17,183 SF
17	17,183 SF
18	17,183 SF
19	17,183 SF
20	17,183 SF
21	17,183 SF
22	17,358 SF
23	17,358 SF
TOTAL	411,571 SF

BUILDING 3 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	153	0 STALLS	CONCESSION REQUESTED
COMMERCIAL	0	0 STALLS	

436 DU X .5 = 218 BASE PARKING SPACES
 218 X 40% = 87 (30% TOD & 10% OFF-SITE CARSHARE)
 218 - 87 = 131 PARKING SPACES

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	22 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	29 SPACES	109 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	109 SPACES	Y
COMMERCIAL	8 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	8 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y

lowney arch

TEL: 510.836.5400 | www.lowneyarch.com
 350 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

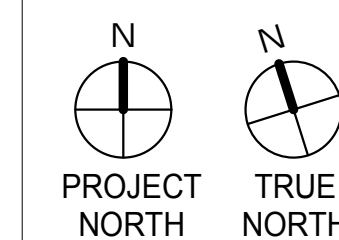
500 KIRKHAM ST, OAKLAND, CA

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3	04/25/2018	DRC SUBMITTAL	NG



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PROJECT NUMBER: 17-007

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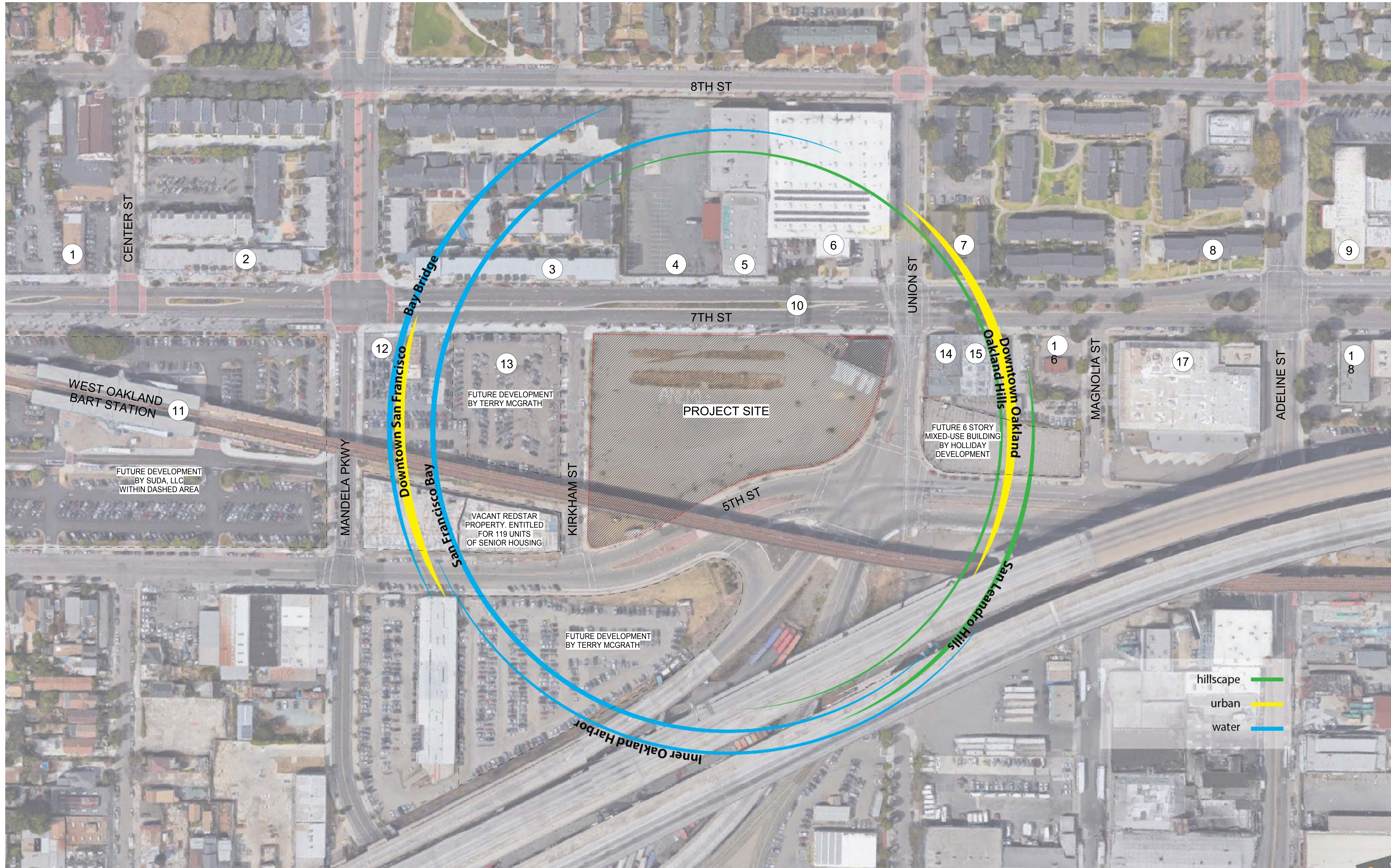
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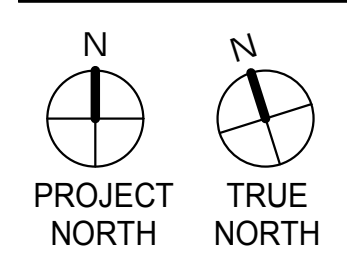
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	04/25/2018	DRC SUBMITTAL	NG



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EXISTING CONDITIONS

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LEGEND:
NUMBER CORRESPONDS TO IMAGE OF PROPERTY PROVIDED ON SHEETS G0.5 & G0.6

4/11/2018 1:03:28 PM

1 SITE CONTEXT MAP
1" = 80'-0"



① 1460 7TH STREET



② 1430 7TH STREET



③ 1380 7TH STREET



④ 1320 7TH STREET



⑤ 1300 7TH STREET



⑥ 1260 7TH STREET



⑦ 1240 7TH STREET

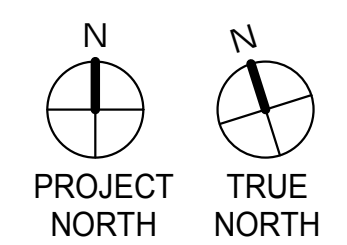


⑧ 1160 7TH STREET



⑨ 700 ADELINE STREET

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	04/25/2018	DRC SUBMITTAL	NG



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EXISTING CONDITIONS

SHEET NUMBER
G0.5



10 PUBLIC ART OVER 7TH STREET



11 1451 7TH STREET



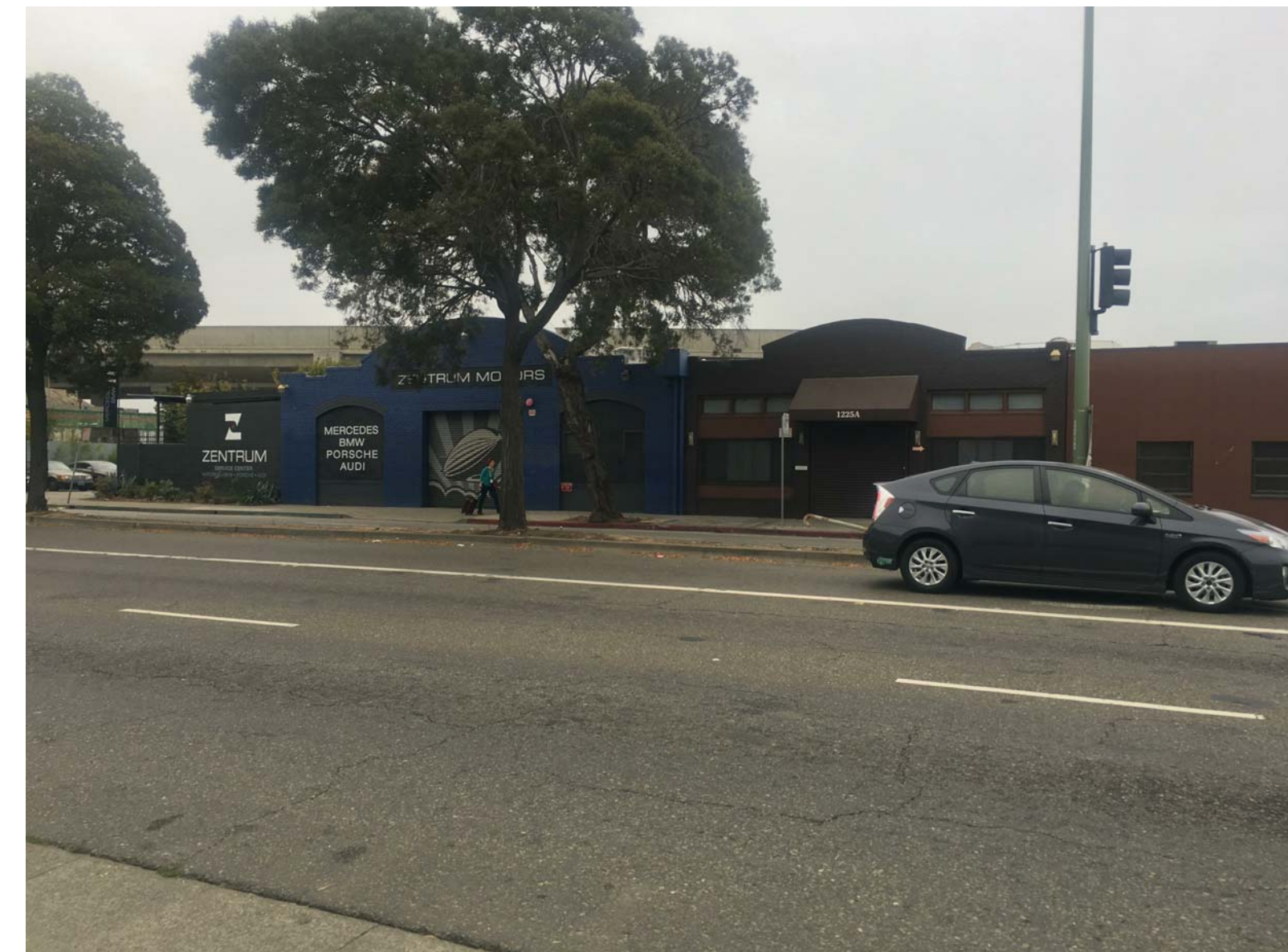
12 1395 7TH STREET



13 533 KIRKHAM STREET



14 1225A 7TH STREET



15 1225 7TH STREET



16 1207 7TH STREET



17 1155 7TH STREET



18 1133 7TH STREET

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

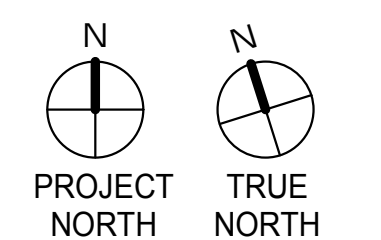
500 KIRKHAM ST., OAKLAND, CA

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	04/25/2018	DRC SUBMITTAL	NG



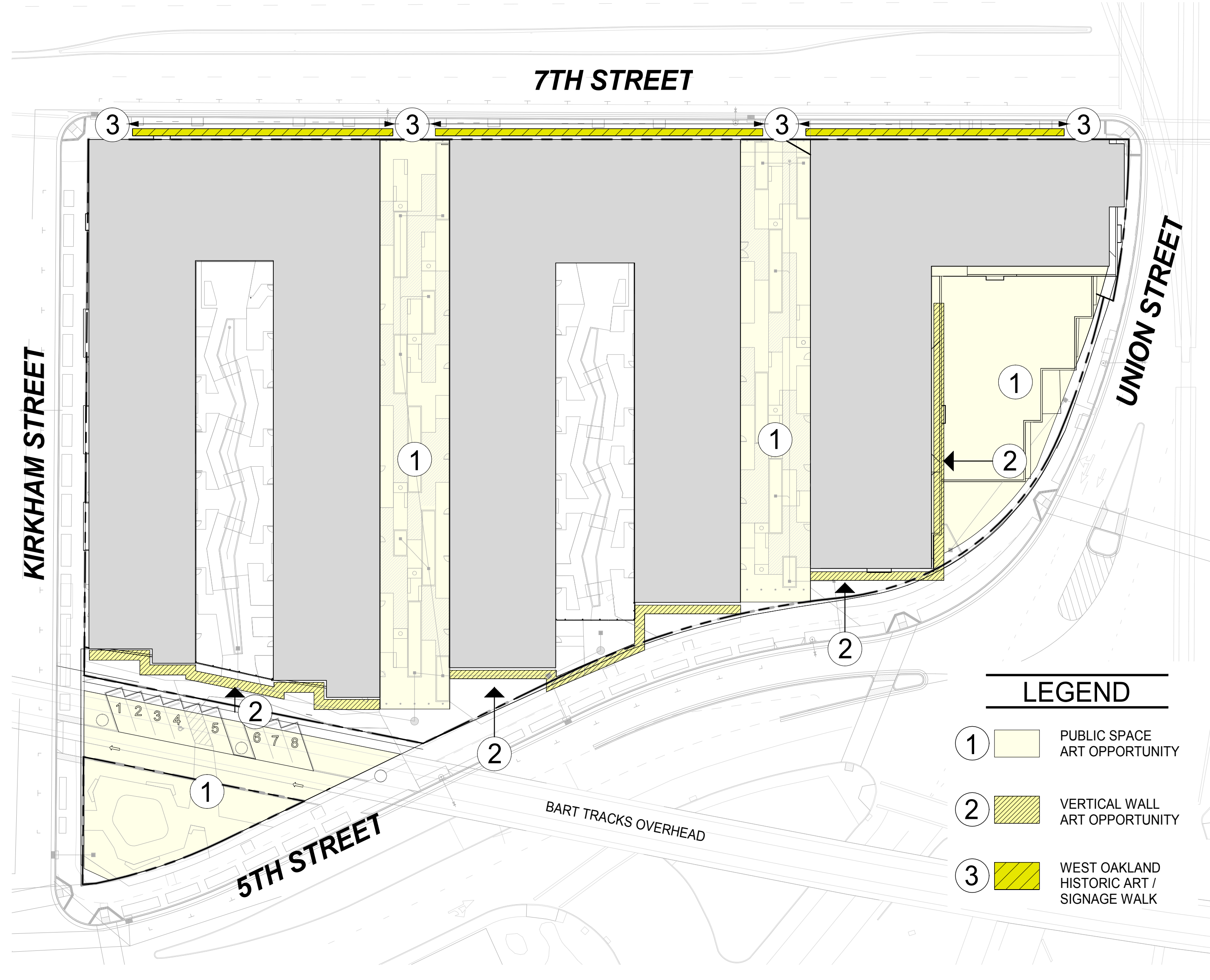
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EXISTING CONDITIONS

SHEET NUMBER

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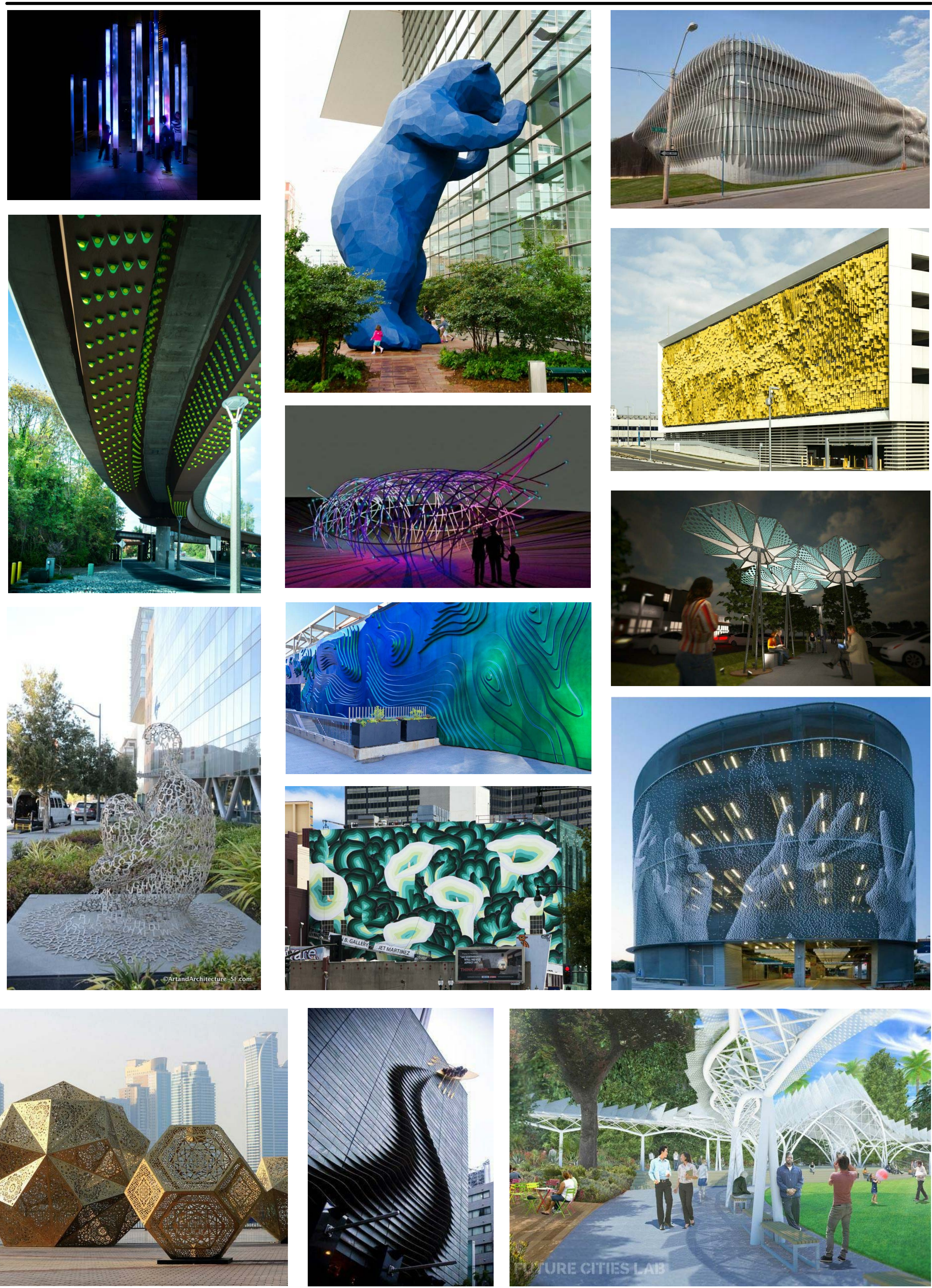
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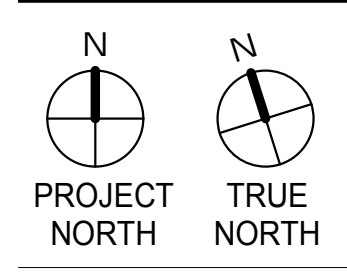
- LEGEND**
- ① PUBLIC SPACE ART OPPORTUNITY
 - ② VERTICAL WALL ART OPPORTUNITY
 - ③ WEST OAKLAND HISTORIC ART / SIGNAGE WALK

① ART DIAGRAM FOR SITE
1" = 40'-0"

PRECEDENTS IMAGES FOR ART ELEMENT



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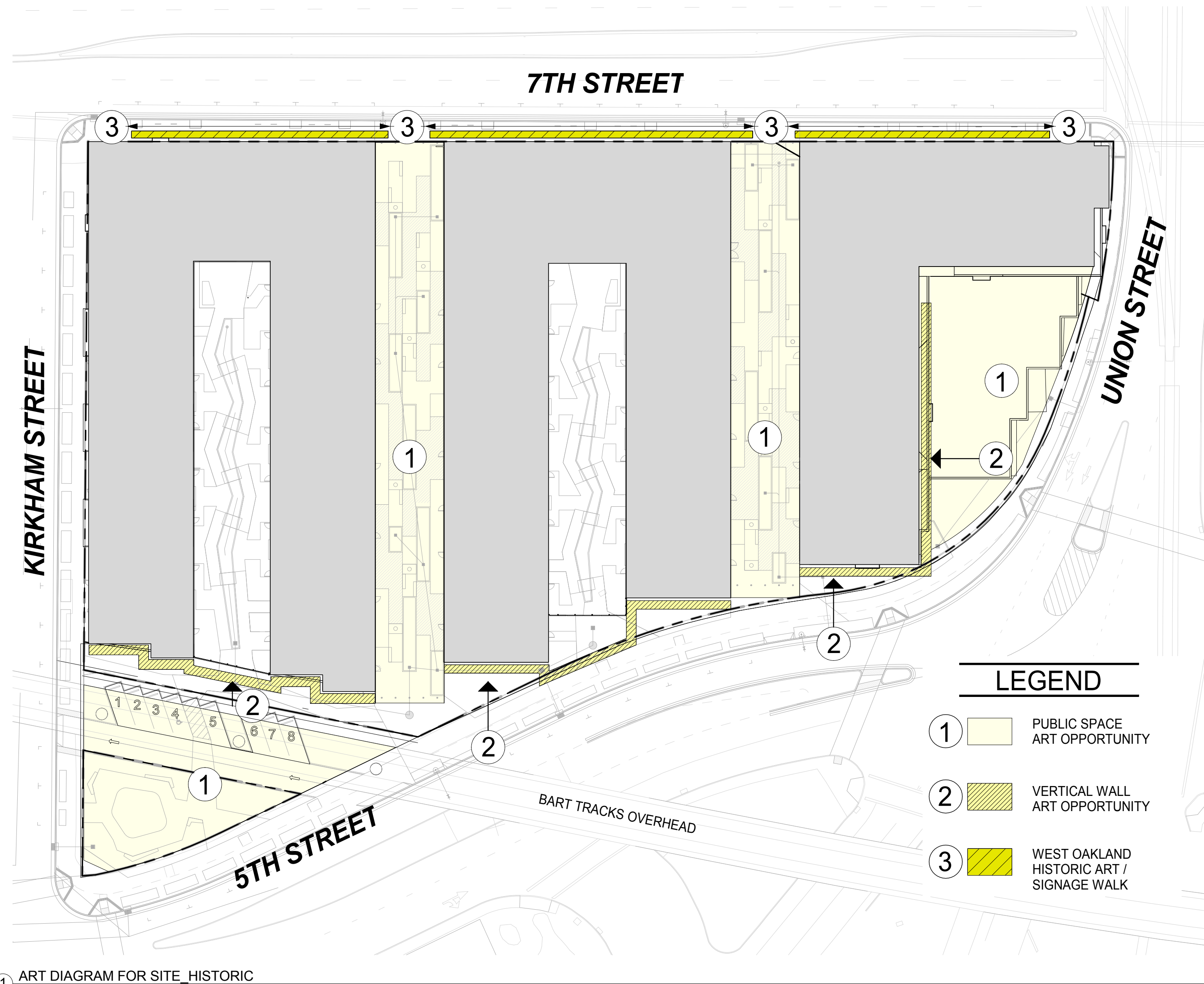


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PUBLIC ART ELEMENT

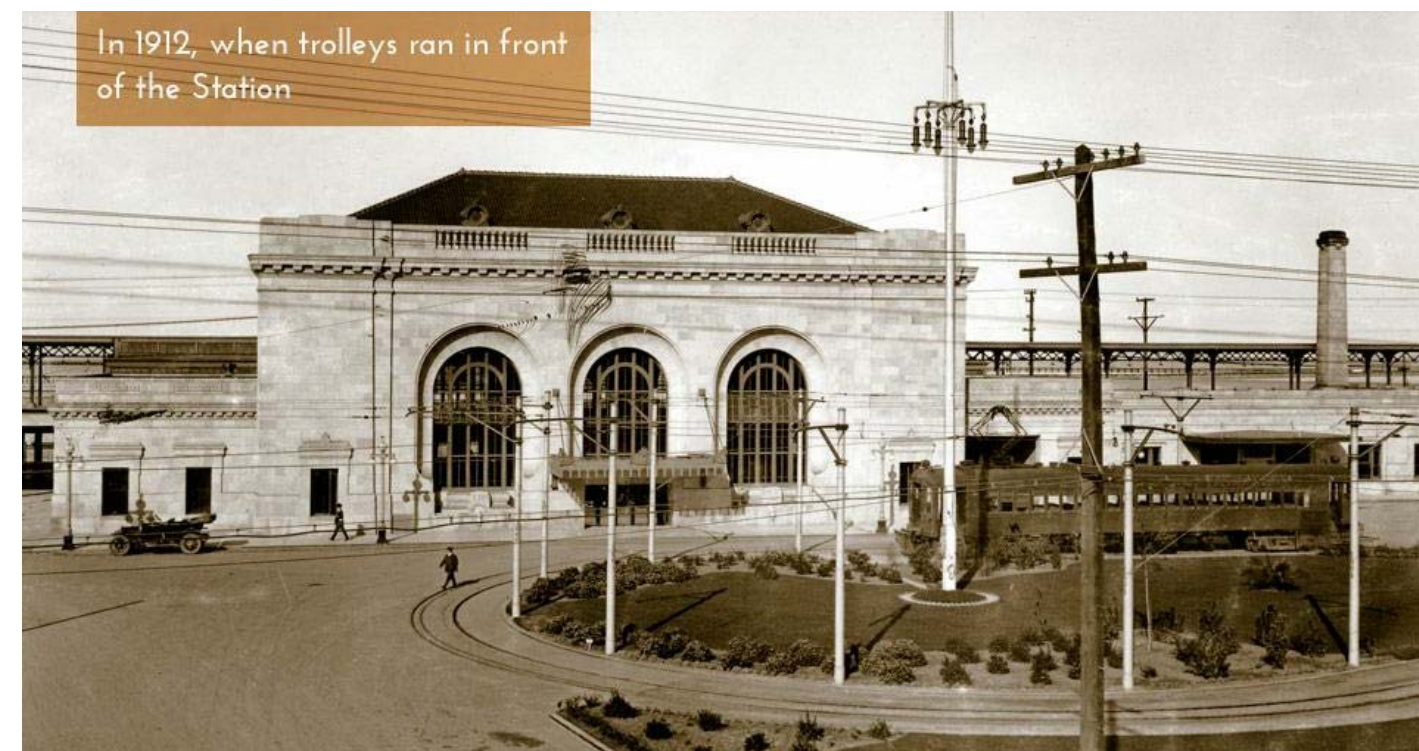
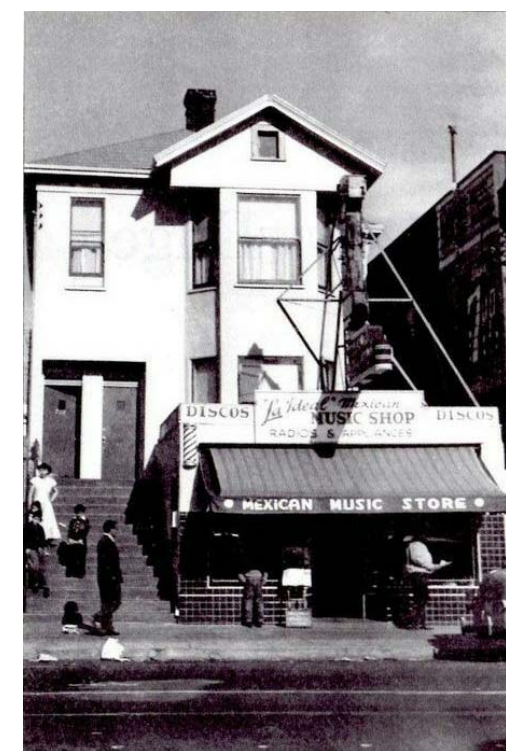
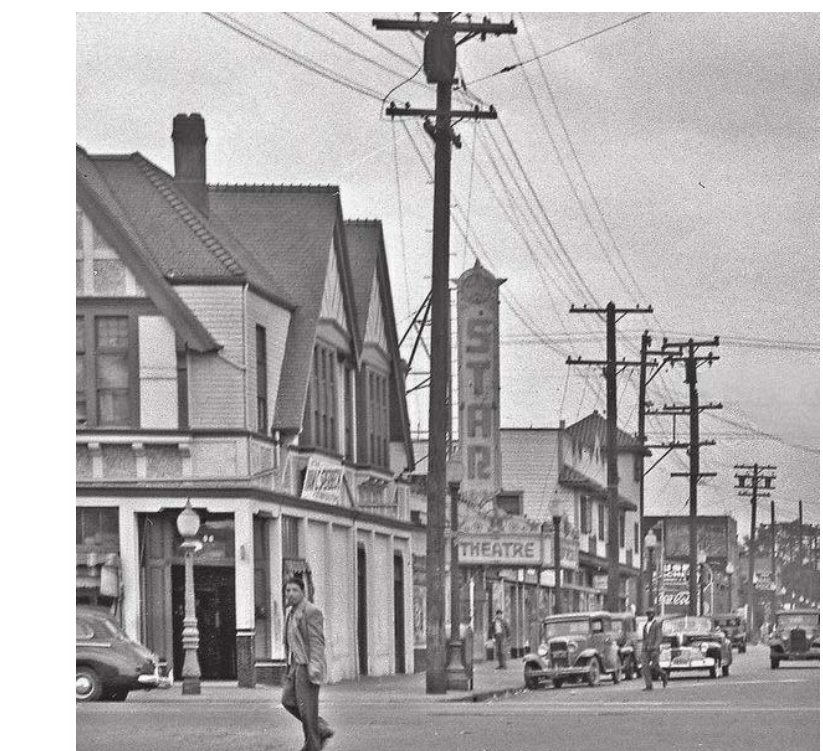
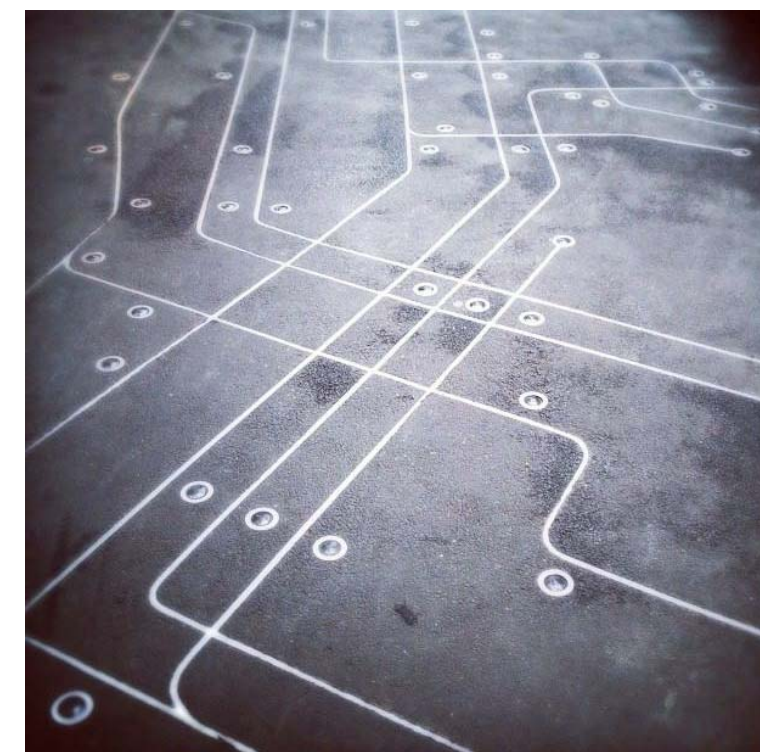
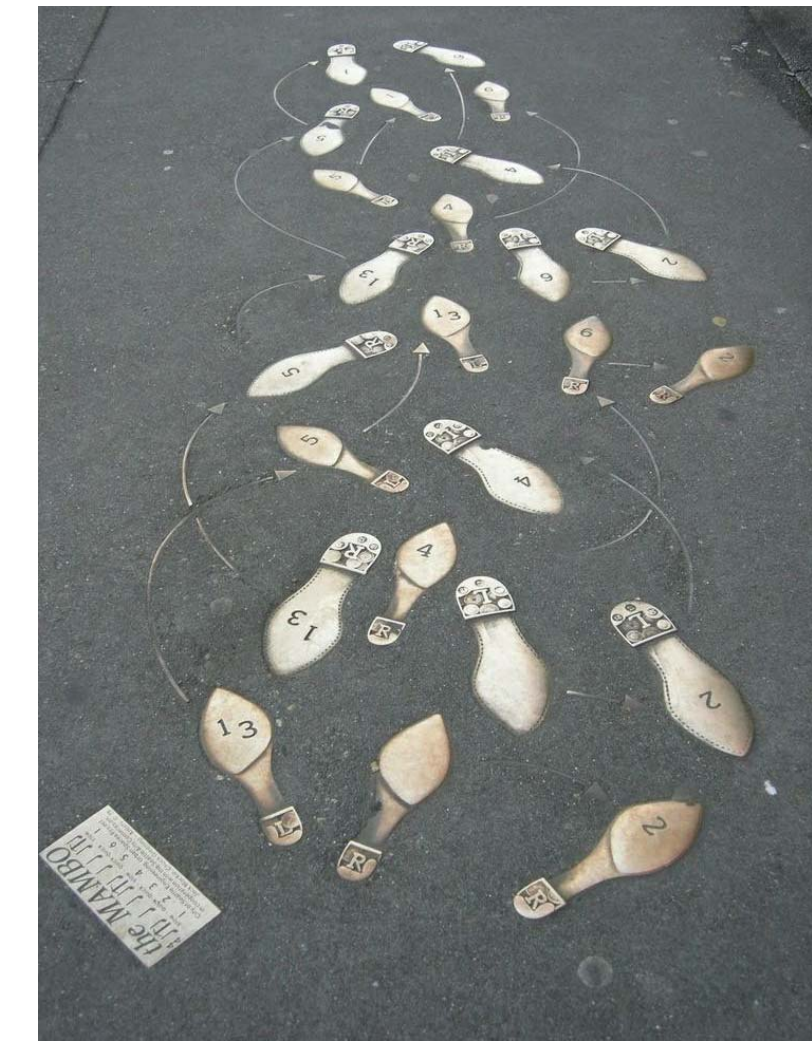
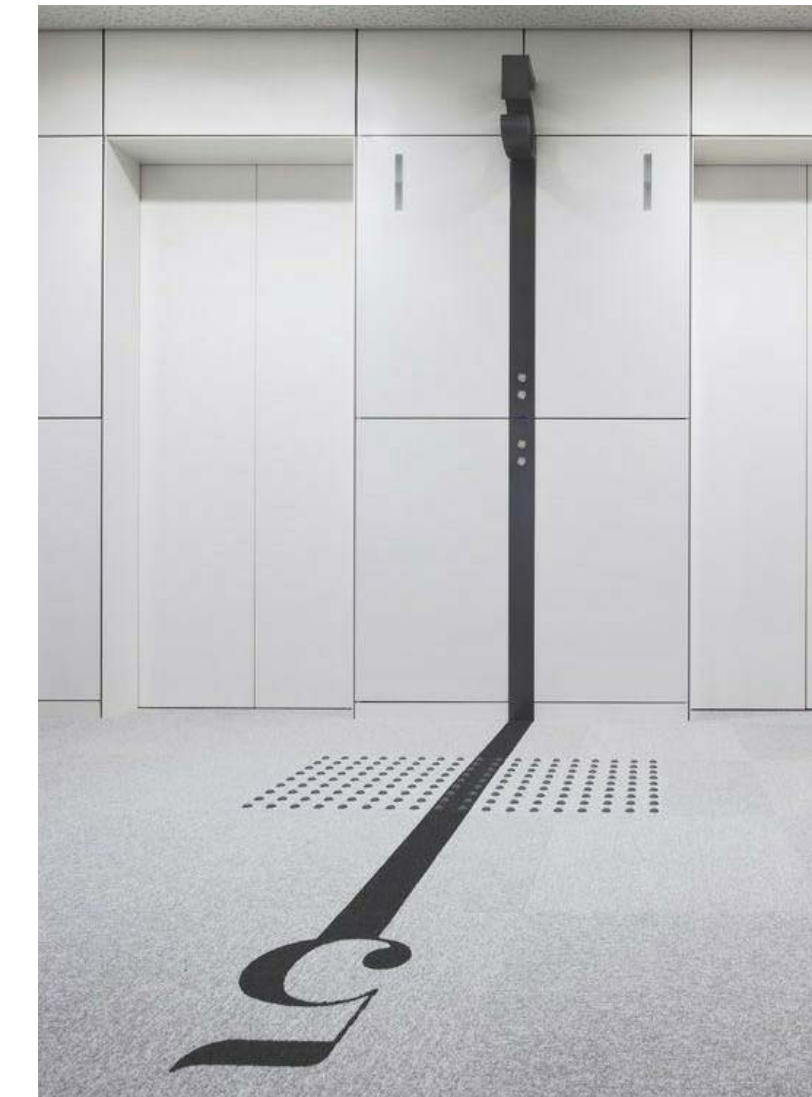
SHEET NUMBER
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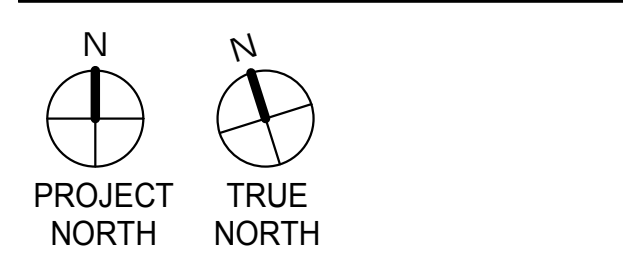


1 ART DIAGRAM FOR SITE_HISTORIC
1" = 40'-0"

WEST OAKLAND HISTORIC ART / SIGNAGE WALK



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

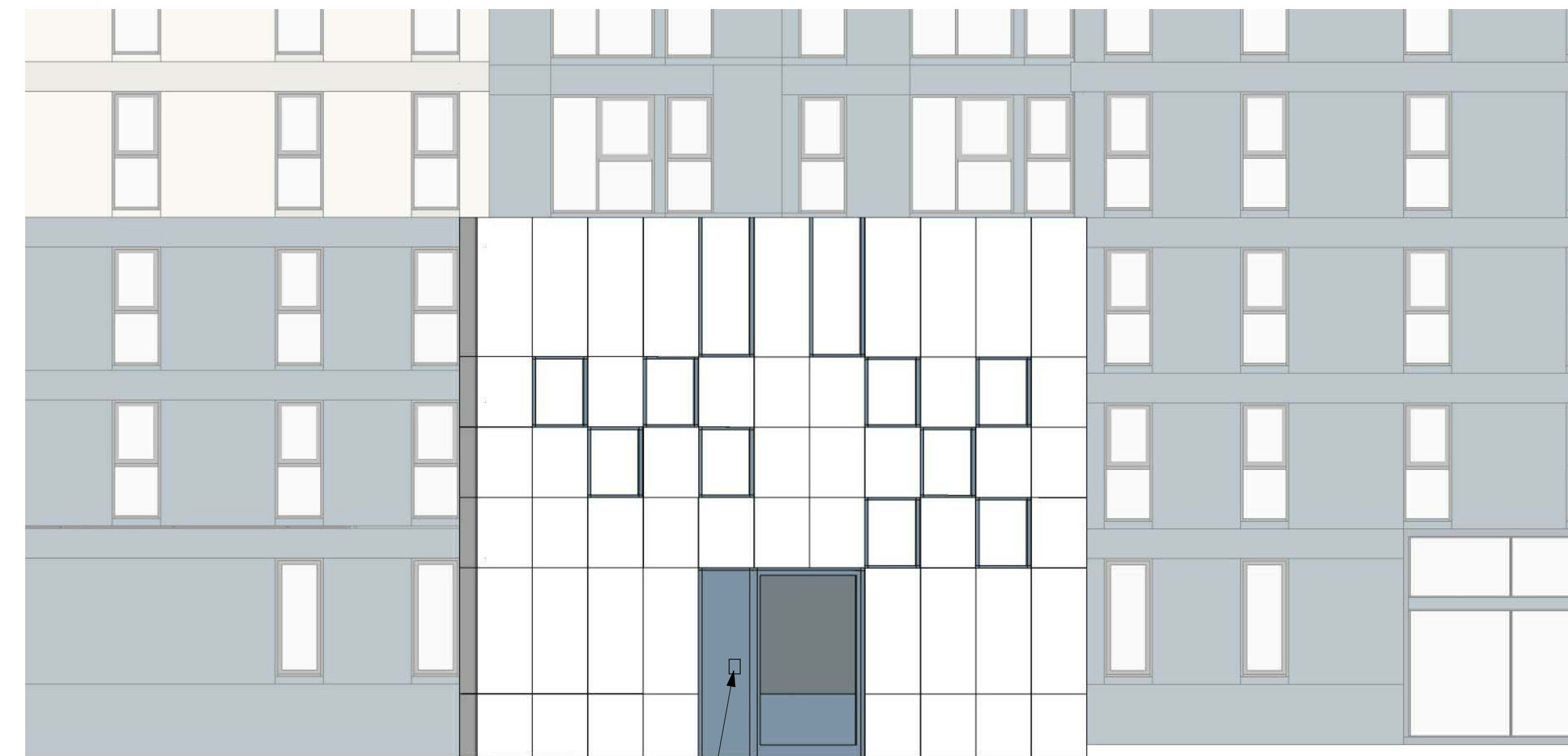
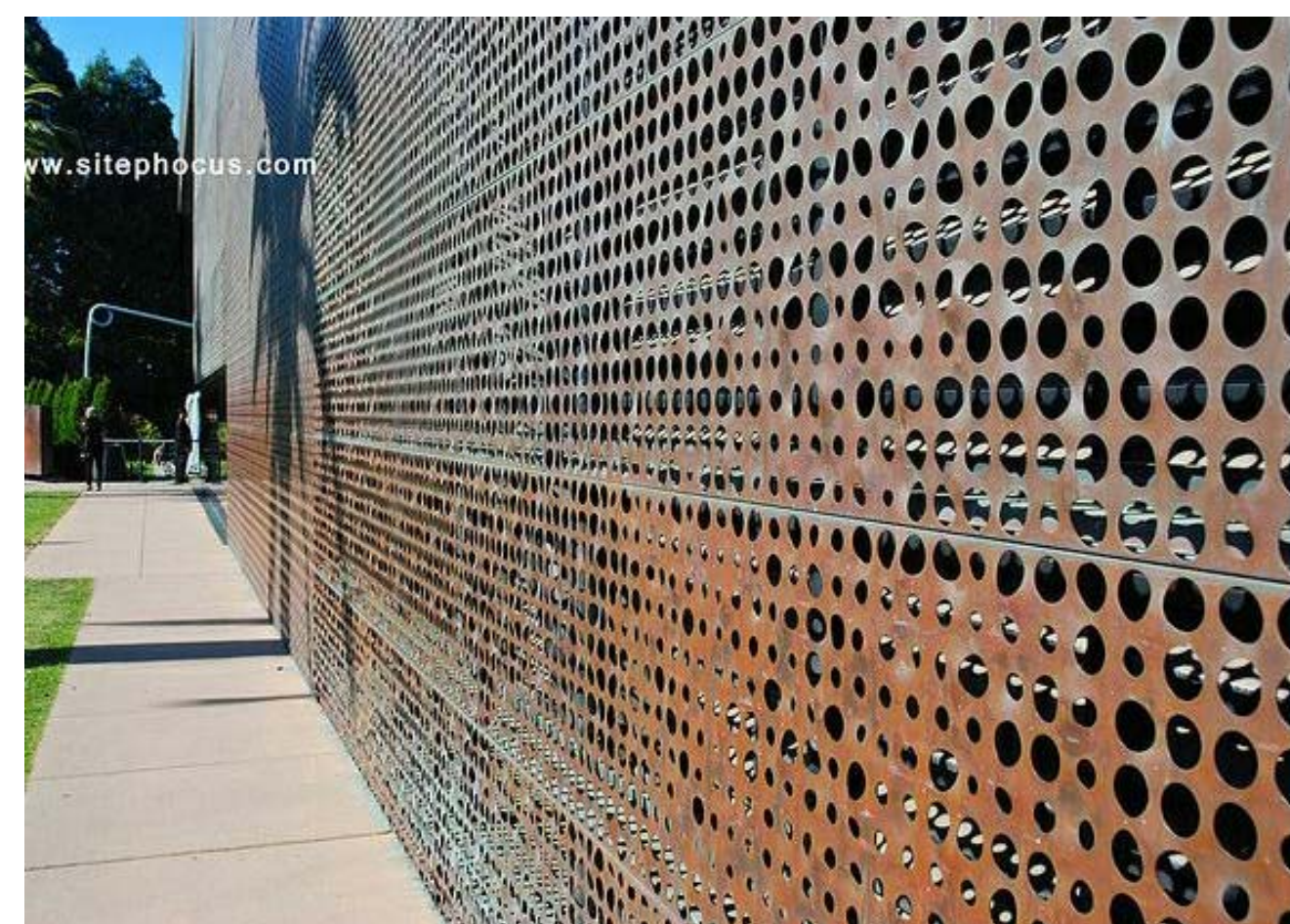


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PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

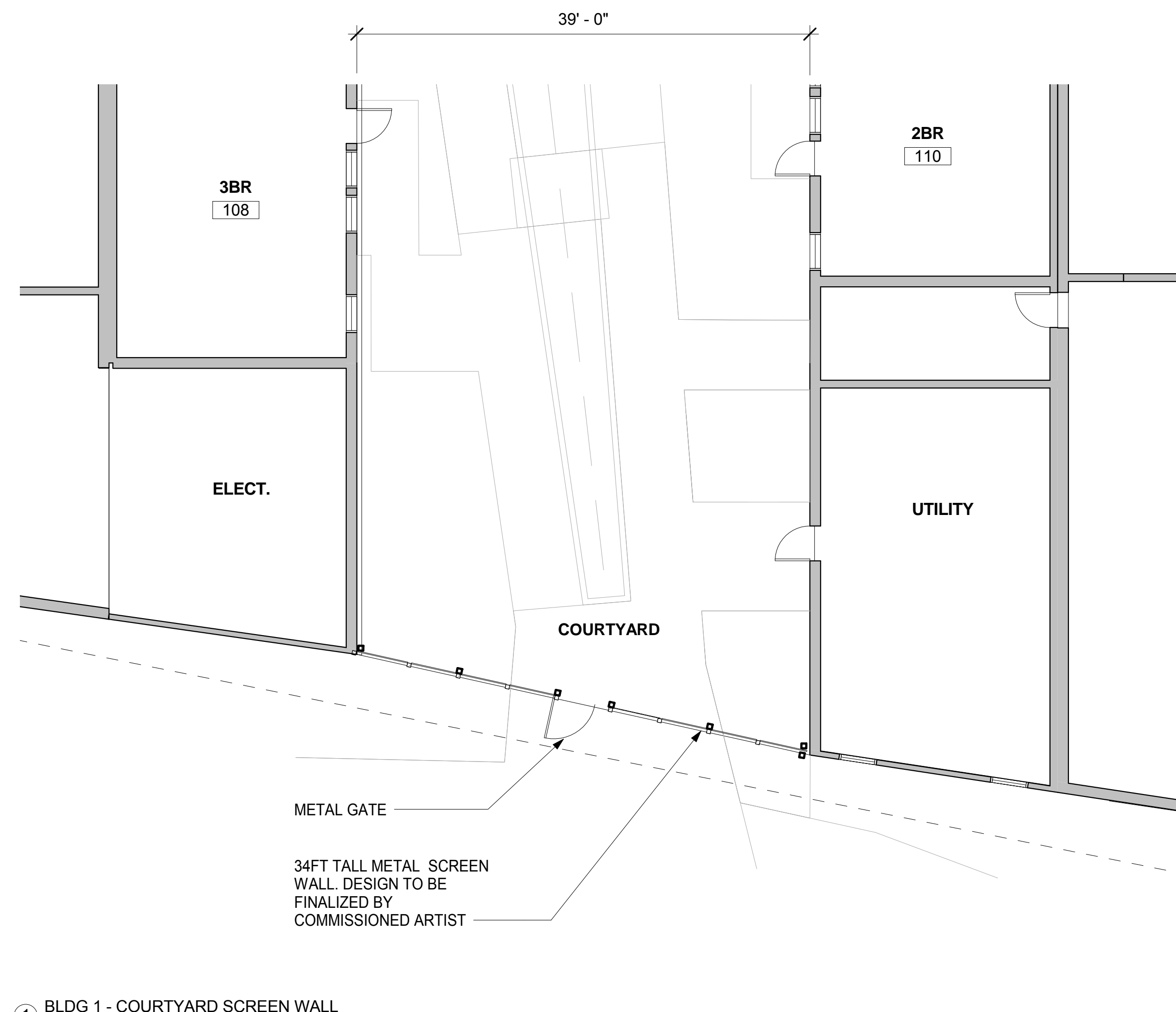
HISTORIC ART / SIGNAGE

SHEET NUMBER
G0.7.1

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ENTRY CARD
READER



① BLDG 1 - COURTYARD SCREEN WALL
1/8" = 1'-0"

lowney arch

TEL 510.836.5400 URL lowneyarch.com
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

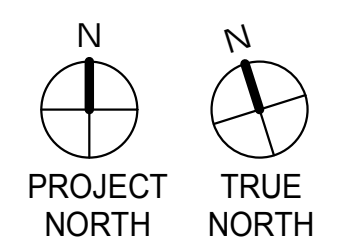
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 03/12/18
SHEET TITLE:

**COURTYARD
SCREEN WALL**

SHEET NUMBER

G0.7.2

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4/11/2018 1:04:32 PM

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

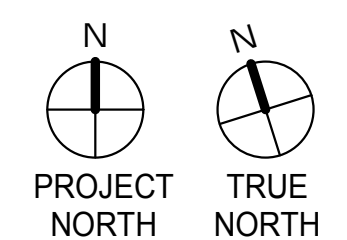
500 KIRKHAM ST, OAKLAND, CA

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: 11/27/17

SHEET TITLE:

SITE PLAN

SHEET NUMBER

G0.8

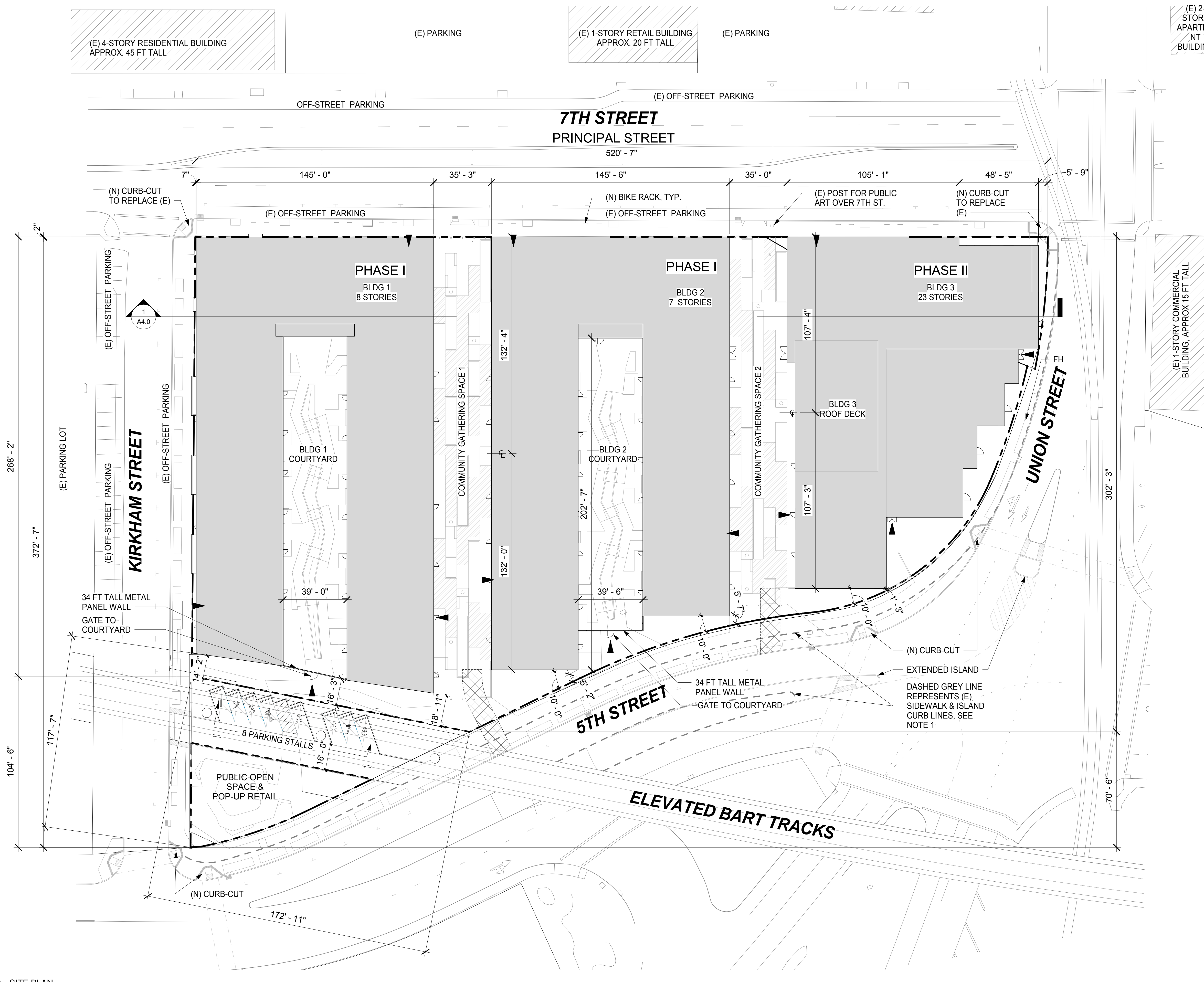
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LEGEND

- EXISTING BUILDING NOT IN CONTRACT
- FIRE TRUCK ACCESS
- EGRESS DOOR

NOTES

1. PROVIDE CURB LINE EXTENDING OAKLAND PUBLIC RIGHT OF WAY, CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVAL, AND AGREEMENT BETWEEN THE TWO PARTIES.



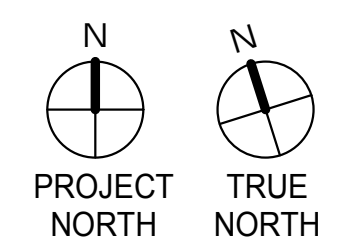
OPEN SPACE	
Name	Area
COMMUNITY GATHERING SPACE 1	10,668 SF
COMMUNITY GATHERING SPACE 2	8,975 SF
BLDG 1 COURTYARD	8,028 SF
BLDG 1 PRIVATE OPEN SPACE	218 SF
BLDG 2 COURTYARD	7,074 SF
BLDG 3 OPEN SPACE AT PODIUM	5,761 SF
BLDG 3 PRIVATE OPEN SPACE	5,894 SF
BLDG 3 ROOF DECK	3,997 SF
PUBLIC OPEN SPACE & CHILDREN'S PLAY AREA	3,792 SF
PUBLIC OPEN SPACE UNDER BART	1,611 SF
TOTAL	56,018 SF

1 SITE PLAN
1" = 30'-0"

4/11/2018 1:04:40 PM



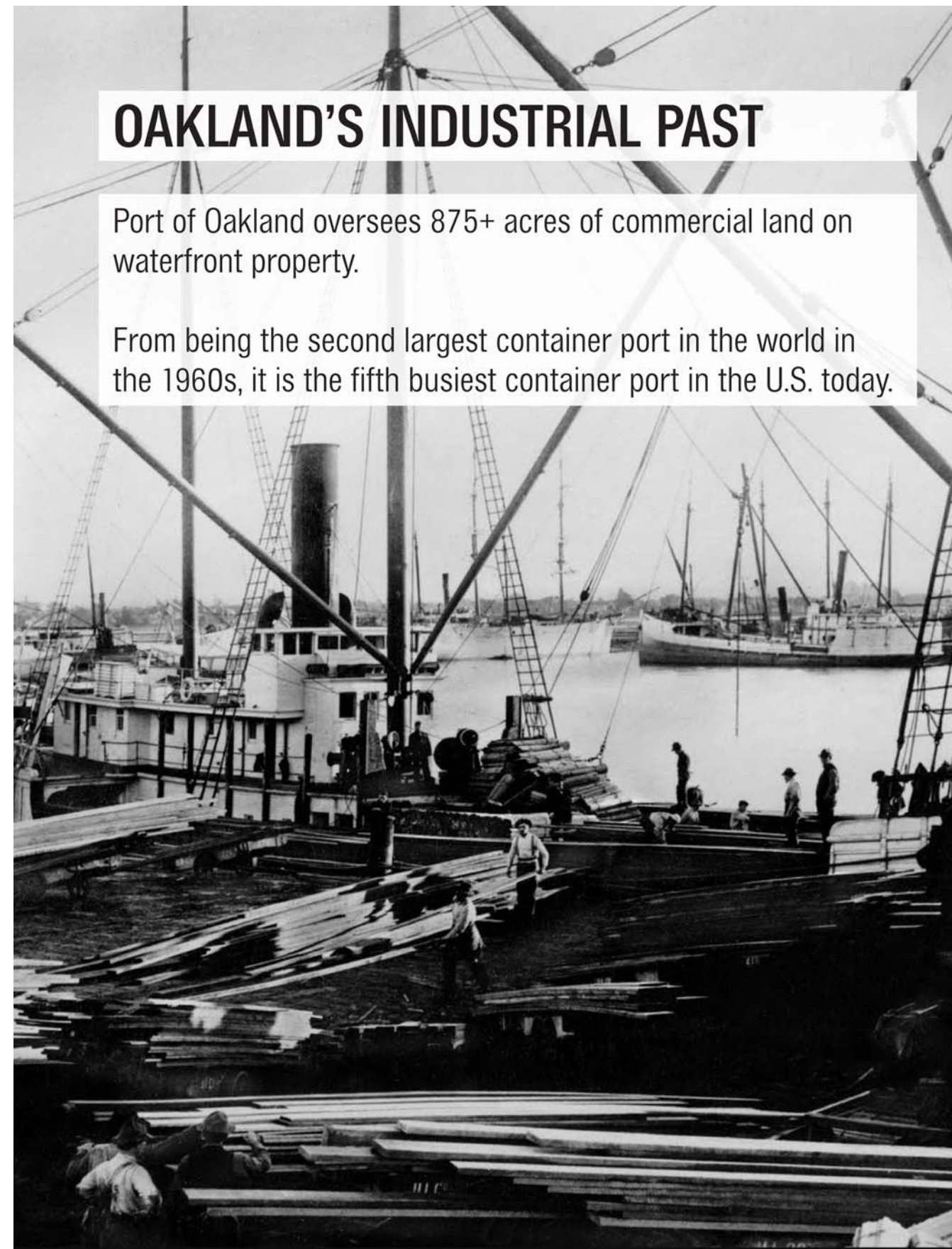
#	DATE	ISSUES & REVISIONS	BY
	11/27/2017	DRC SUBMITTAL	NG
	02/09/2018	DRC SUBMITTAL	NG
	04/25/2018	DRC SUBMITTAL	NG



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

PUBLIC SPACE PRECEDENTS

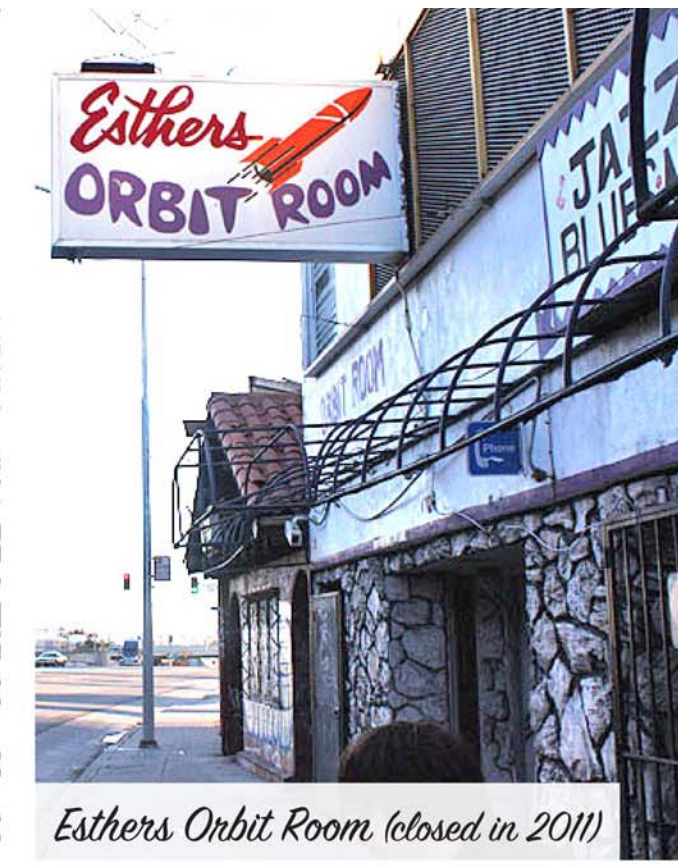
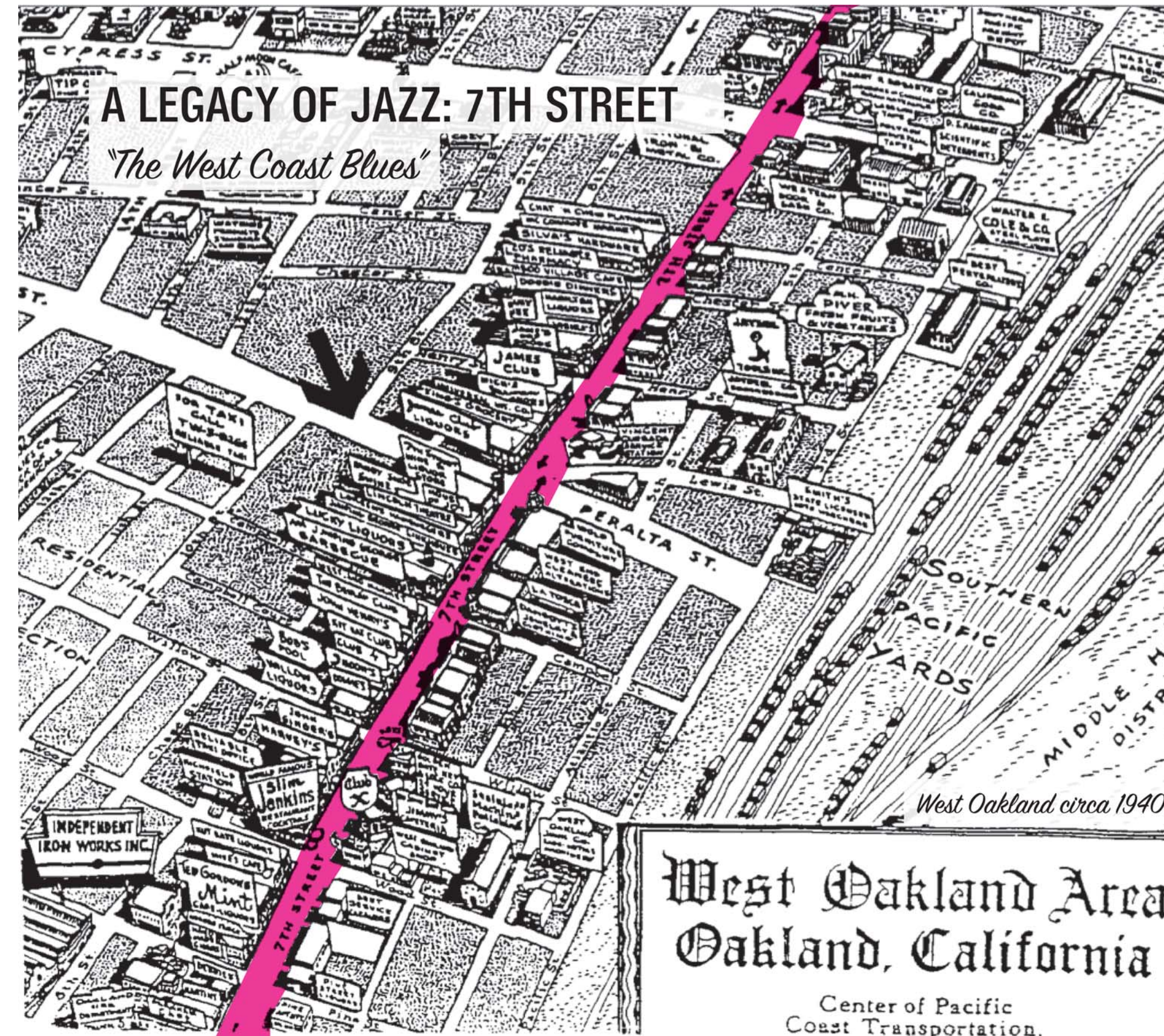
SHEET NUMBER **G0.9**



OAKLAND'S INDUSTRIAL PAST

Port of Oakland oversees 875+ acres of commercial land on waterfront property.

From being the second largest container port in the world in the 1960s, it is the fifth busiest container port in the U.S. today.



Esthers Orbit Room (closed in 2011)



Slim Jenkins

PROJECT NAME
500 Kirkham

PANORAMIC INTERESTS

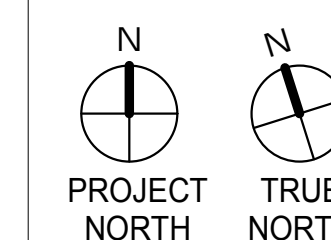
500 KIRKHAM ST., OAKLAND, CA

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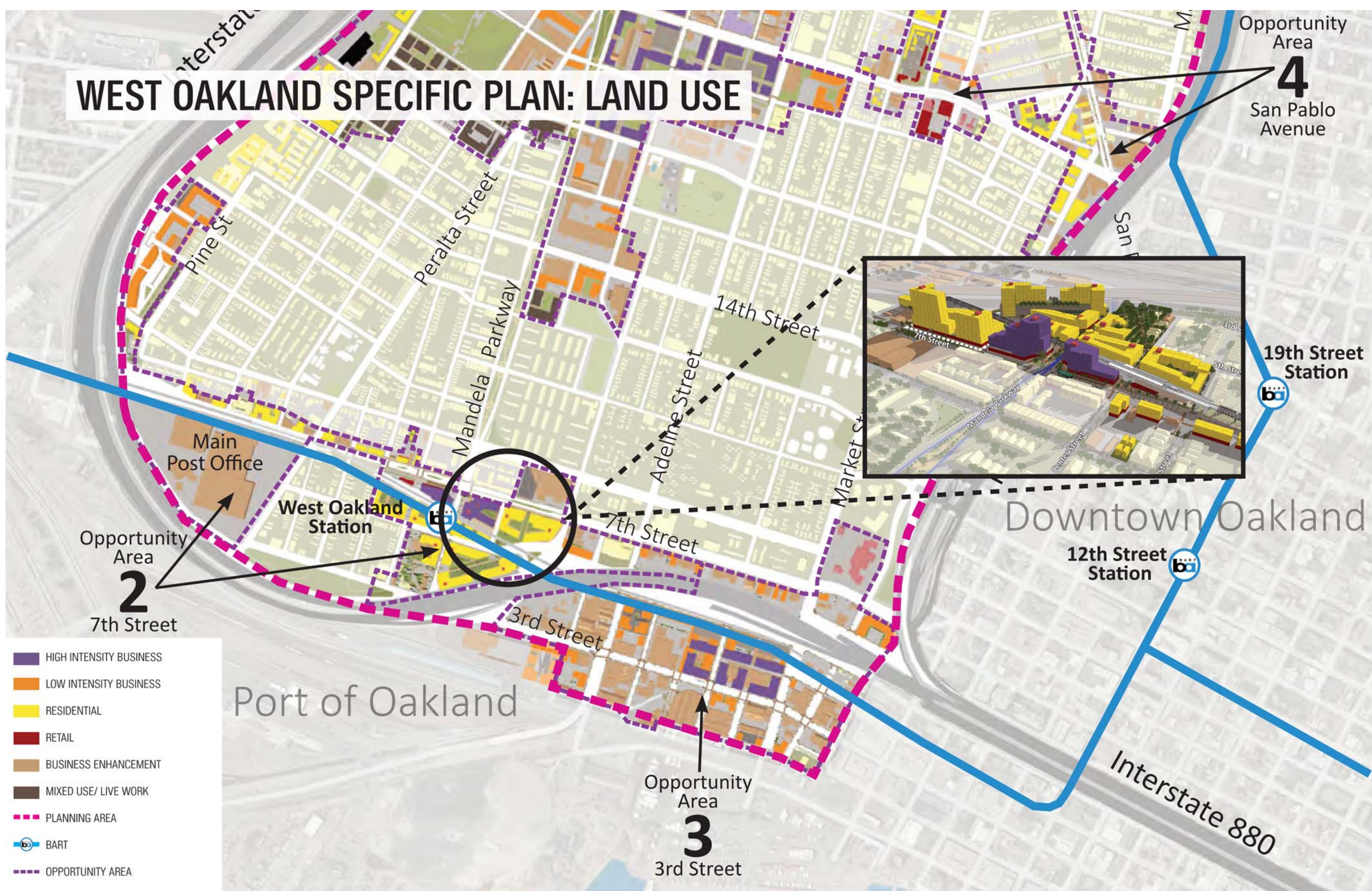
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PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:

CULTURAL FACTORS

SHEET NUMBER

GO.10

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WEST OAKLAND SPECIFIC PLAN: COMMUNITY FEEDBACK HIGHLIGHTS

WHAT DO **PEOPLE LIKE** ABOUT WEST OAKLAND?

- SENSE OF COMMUNITY, FRIENDLY PEOPLE, NEIGHBORHOOD PRIDE
- CULTURAL AND SOCIAL DIVERSITY
- HISTORY OF NEIGHBORHOOD

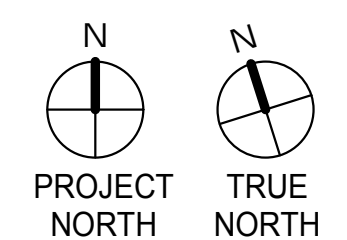
WHAT NEW THINGS DO PEOPLE **WANT TO SEE** IN WEST OAKLAND?

- GROCERY STORE
- MIXED USE DEVELOPMENT
- RETAIL
- RESTAURANTS
- CAFES WITH OUTDOOR SEATING
- INDEPENDENT AND LOCALLY OWNED BUSINESSES
- WALKABLE NEIGHBORHOOD COMMERCIAL AREAS
- ENTERTAINMENT- CLUBS, THEATERS, MUSIC VENUES
- FAMILY-FRIENDLY ACTIVITIES AND PLACES
- DOG PARK
- SMALL BOOTHS FOR "MICRO-ENTERPRISE"
- COMMUNITY MURALS

WHAT DO PEOPLE THINK **NEEDS TO HAPPEN** TO ACHIEVE THE VISION FOR WEST OAKLAND?

- KEEP HOUSING AFFORDABLE
- GOOD URBAN DESIGN AND ARCHITECTURE
- PROMOTE A NEW IMAGE FOR WEST OAKLAND, HIGHLIGHT POSITIVE CHANGES
- HIGHLIGHT AND CELEBRATE WEST OAKLAND'S HISTORY AND ROOTS
- REVITALIZE 7TH STREET- HISTORICALLY THE COMMERCIAL CENTER OF WEST OAKLAND
- SUPPORT AND IMPROVE LOCAL BUSINESSES

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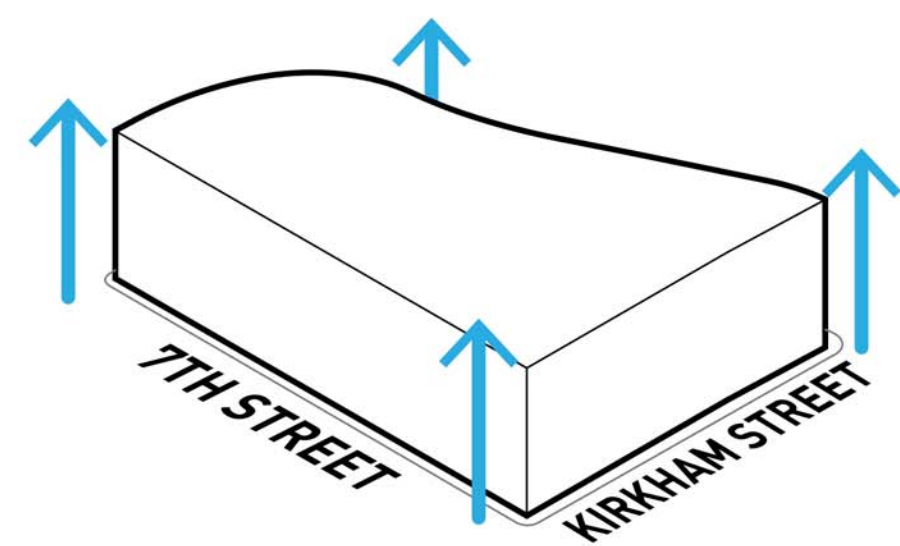
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:

FORM-MAKING CONSIDERATIONS

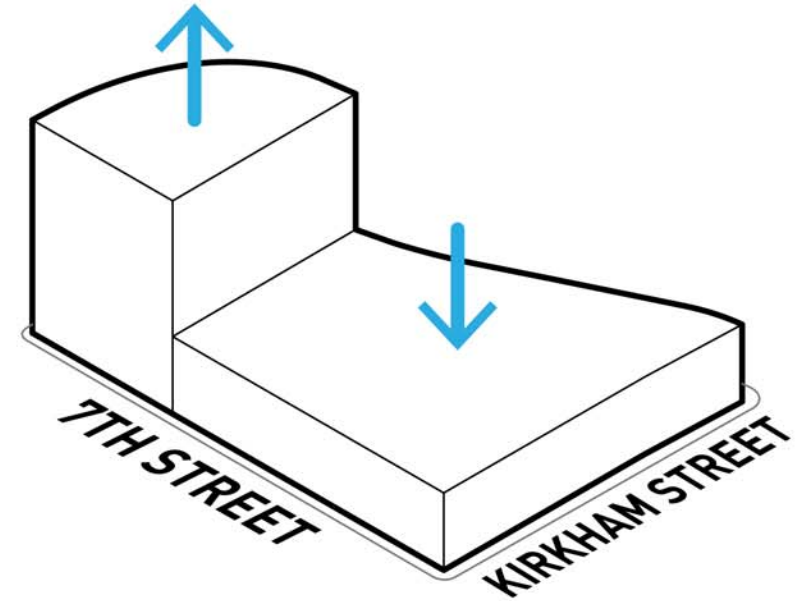
SHEET NUMBER
G0.11

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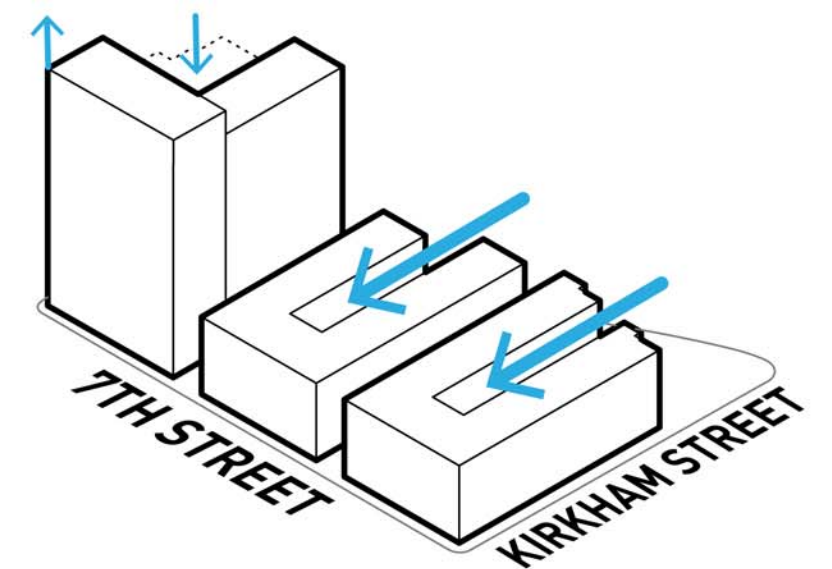
MORPHOLOGY: CONTEXT RESPONSIVE FORM



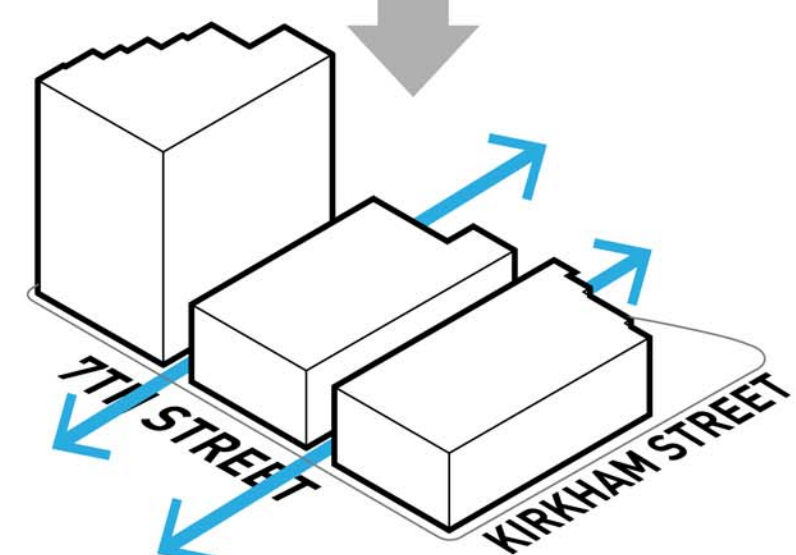
Massing envelope



Building heights modulated to create taller landmark towards downtown Oakland

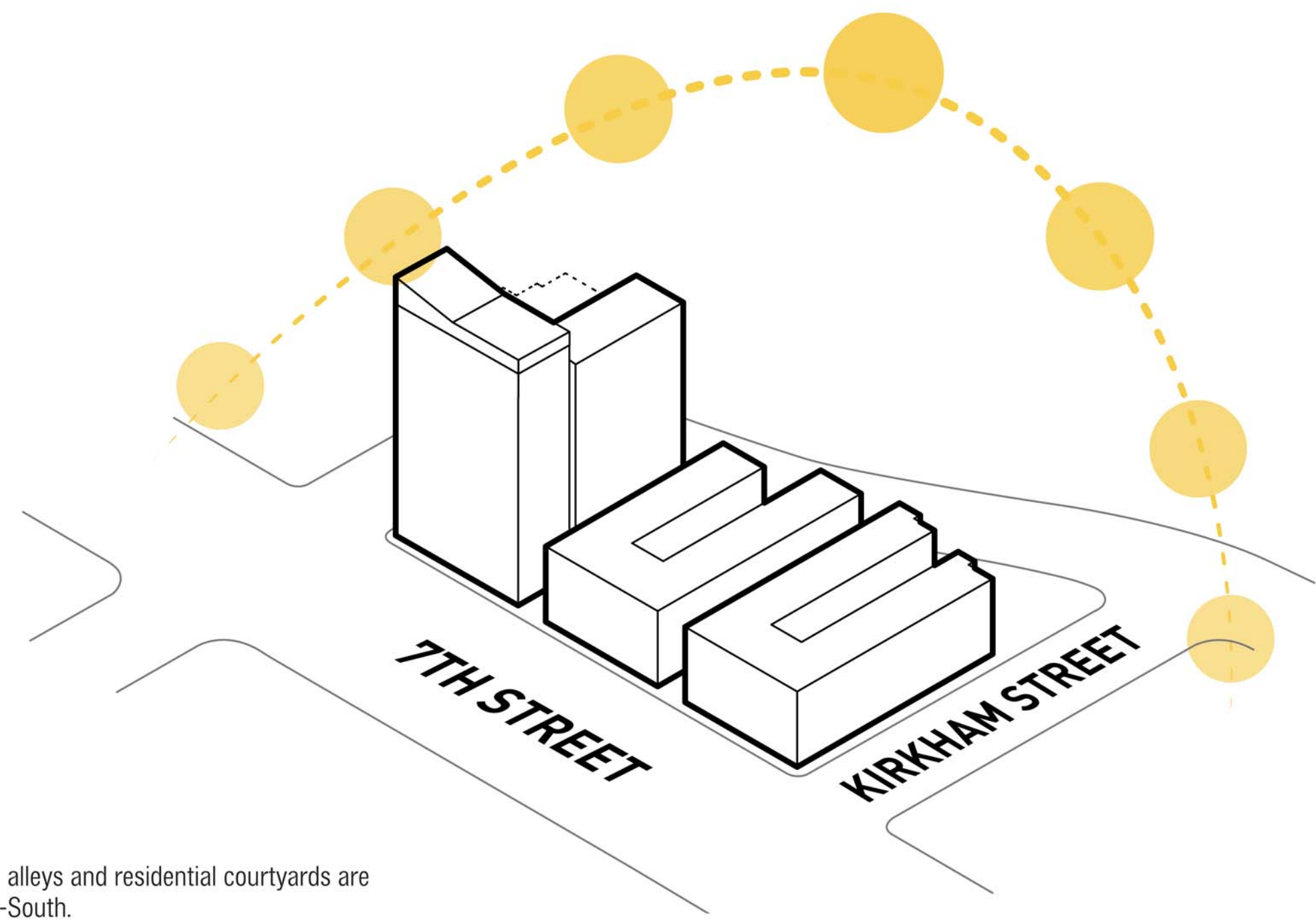


Courtyards scooped out towards quieter 5th Street. Tower height modulated to create a more slender, linear form to reinforce role of 7th Street in West Oakland



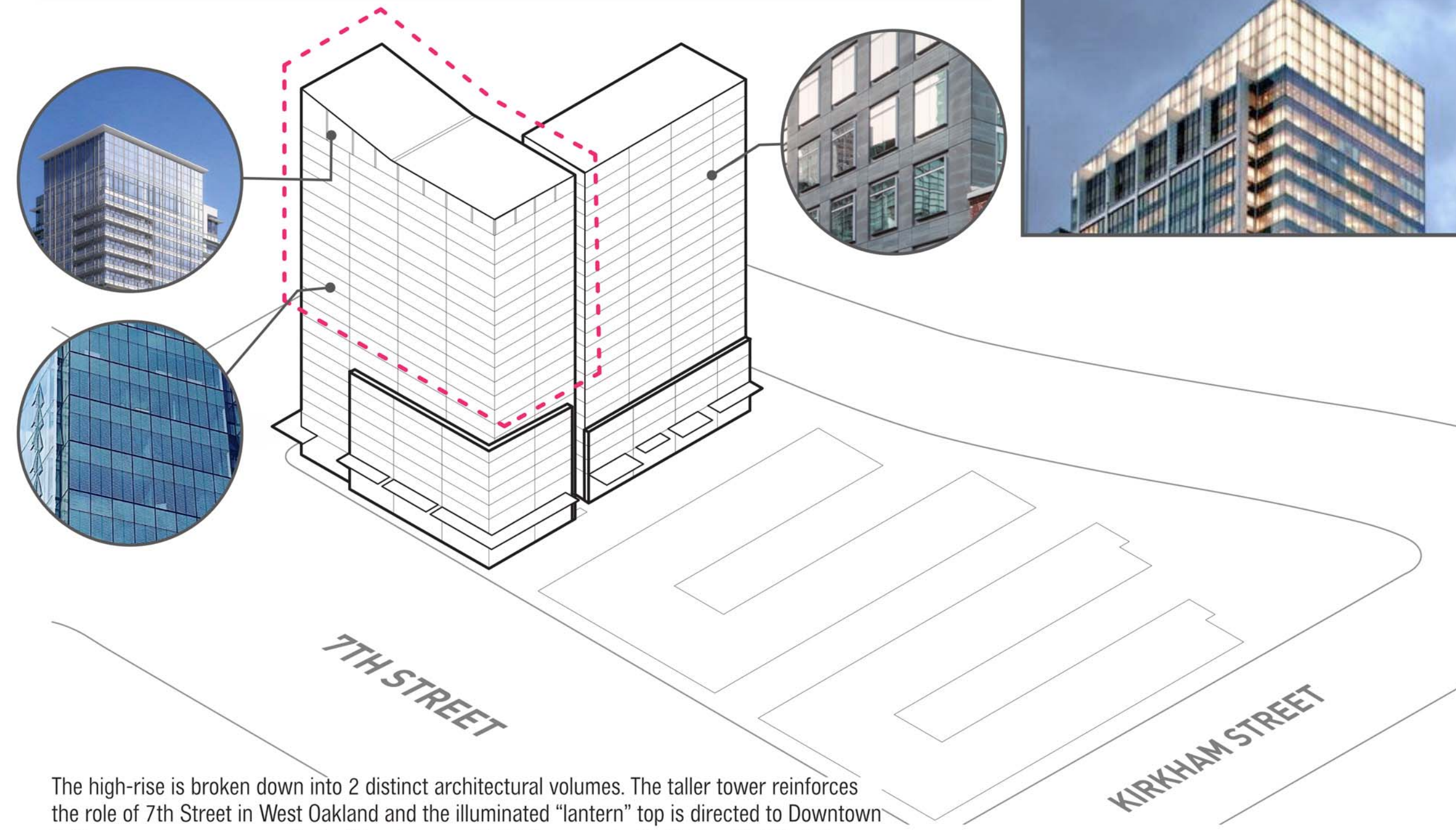
Open site with public pedestrian street in North - South orientation

MORPHOLOGY: CONTEXT RESPONSIVE FORM



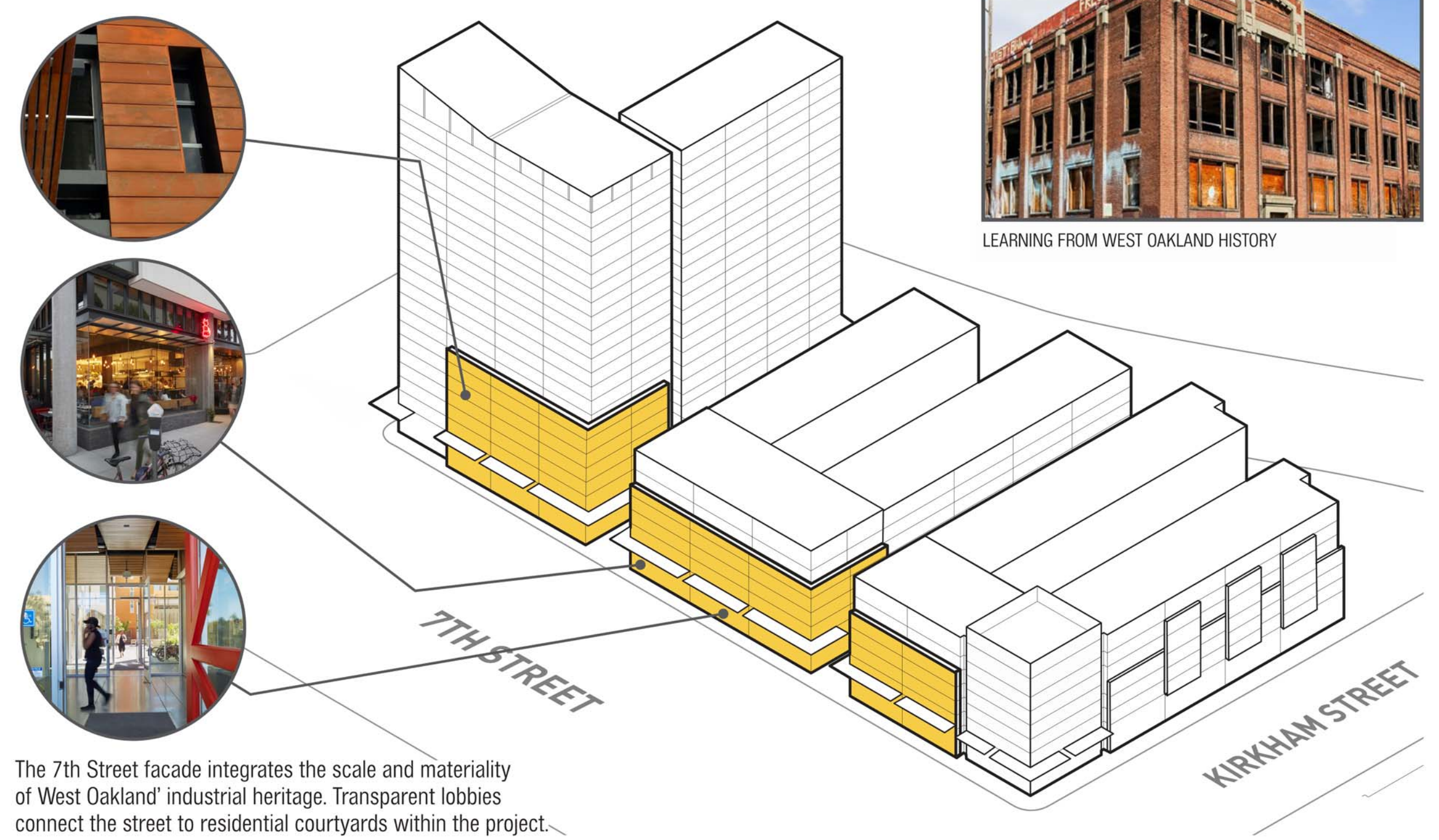
The pedestrian alleys and residential courtyards are oriented North-South.

TOWER AS A CITY LANDMARK



The high-rise is broken down into 2 distinct architectural volumes. The taller tower reinforces the role of 7th Street in West Oakland and the illuminated "lantern" top is directed to Downtown Oakland, and visually extends the "dancing street lights" across the W. Oakland BART station.

7TH STREET FACADE



The 7th Street facade integrates the scale and materiality of West Oakland' industrial heritage. Transparent lobbies connect the street to residential courtyards within the project.

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

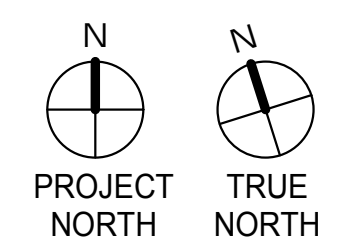
500 KIRKHAM ST., OAKLAND, CA

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SHEET ISSUE DATE: 04/11/18

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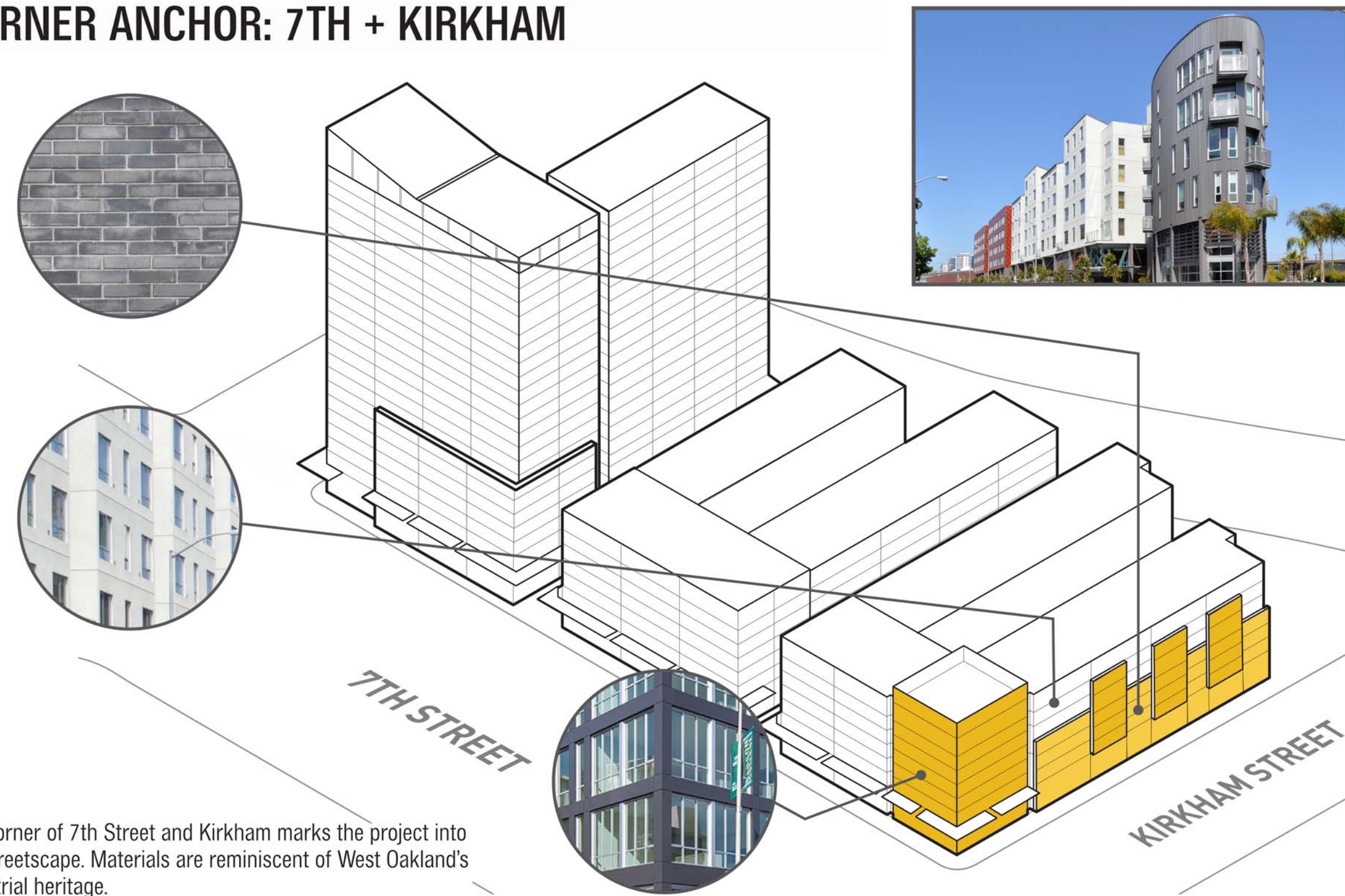
FORM-MAKING CONSIDERATIONS

SHEET NUMBER

G0.12

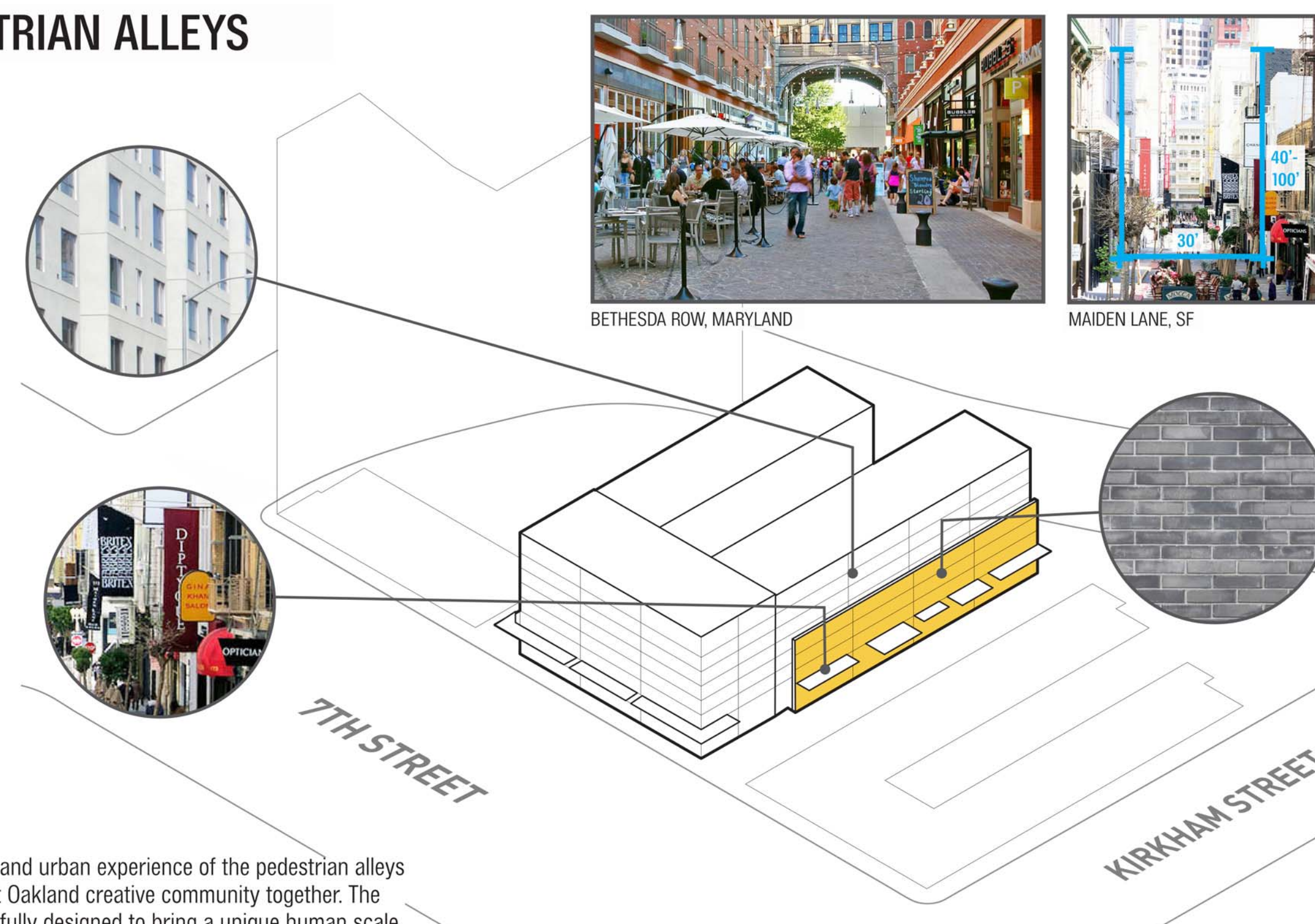
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CORNER ANCHOR: 7TH + KIRKHAM



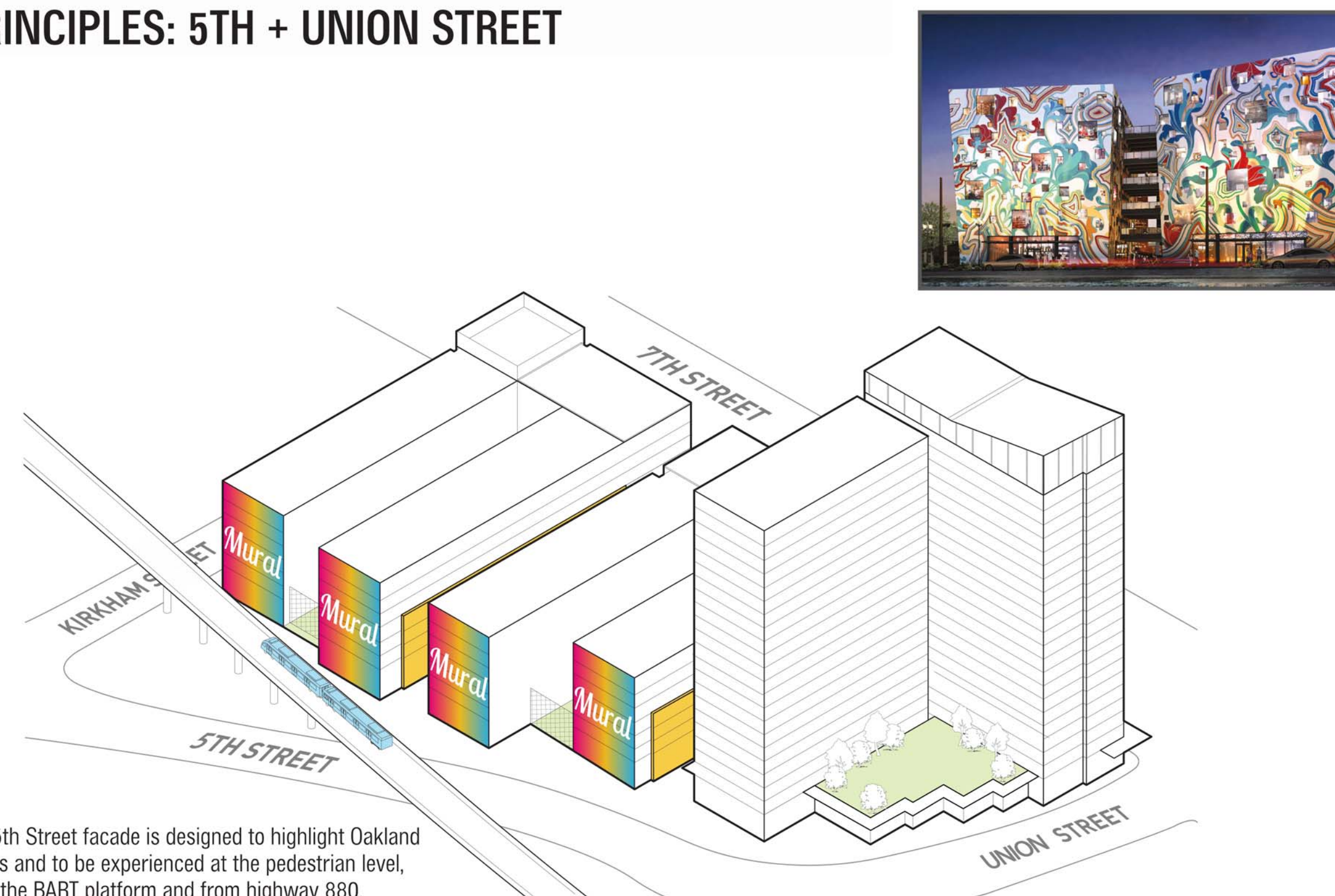
The corner of 7th Street and Kirkham marks the project into the streetscape. Materials are reminiscent of West Oakland's industrial heritage.

PEDESTRIAN ALLEYS



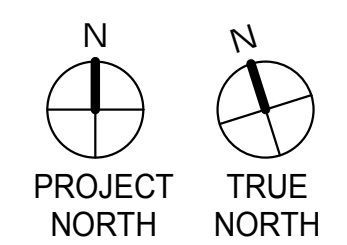
The character and urban experience of the pedestrian alleys bring the West Oakland creative community together. The alleys are carefully designed to bring a unique human scale.

PRINCIPLES: 5TH + UNION STREET



The 5th Street facade is designed to highlight Oakland artists and to be experienced at the pedestrian level, from the BART platform and from highway 880.

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



DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:

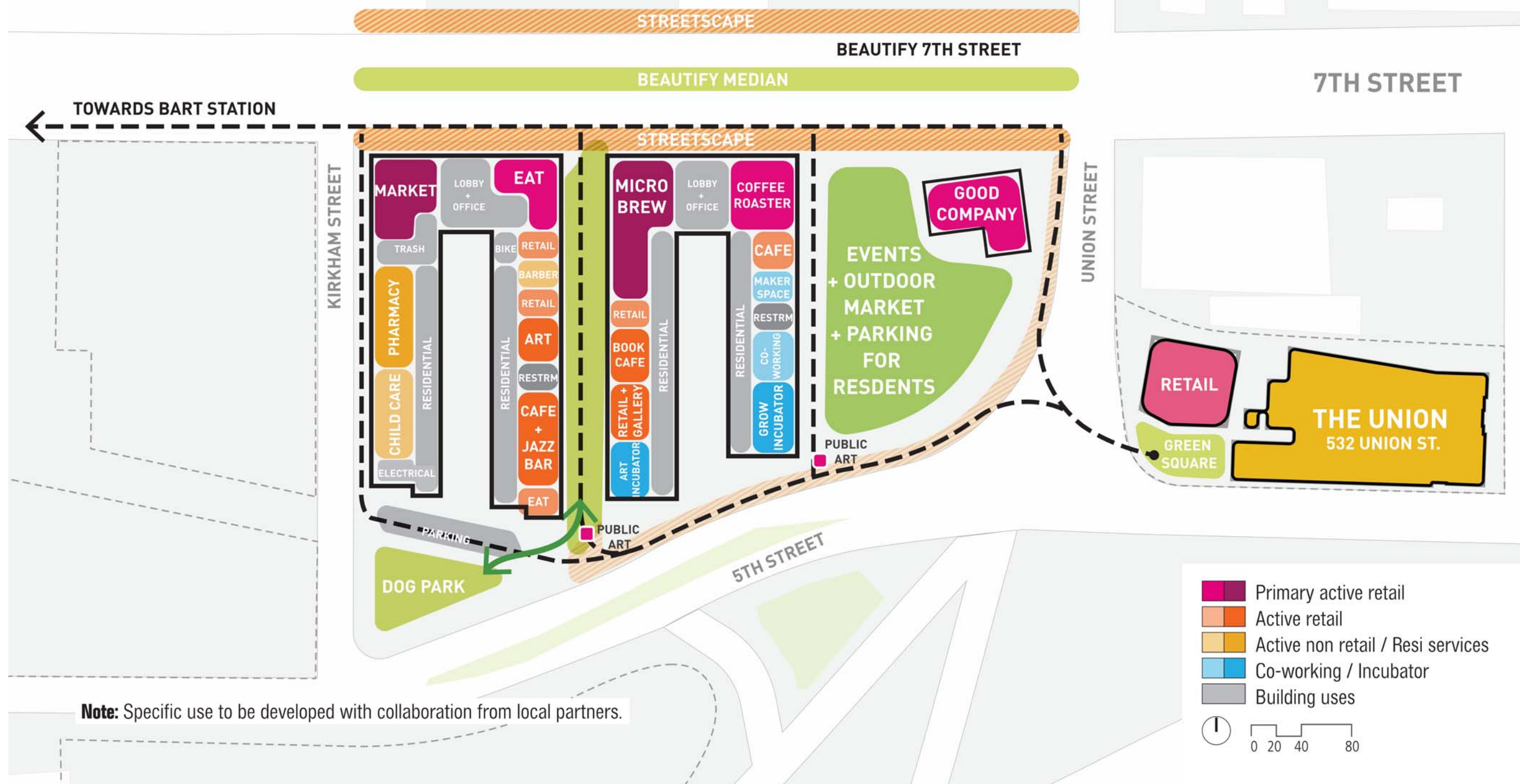
GROUND FLOOR PROGRAMMING

SHEET NUMBER
G0.13

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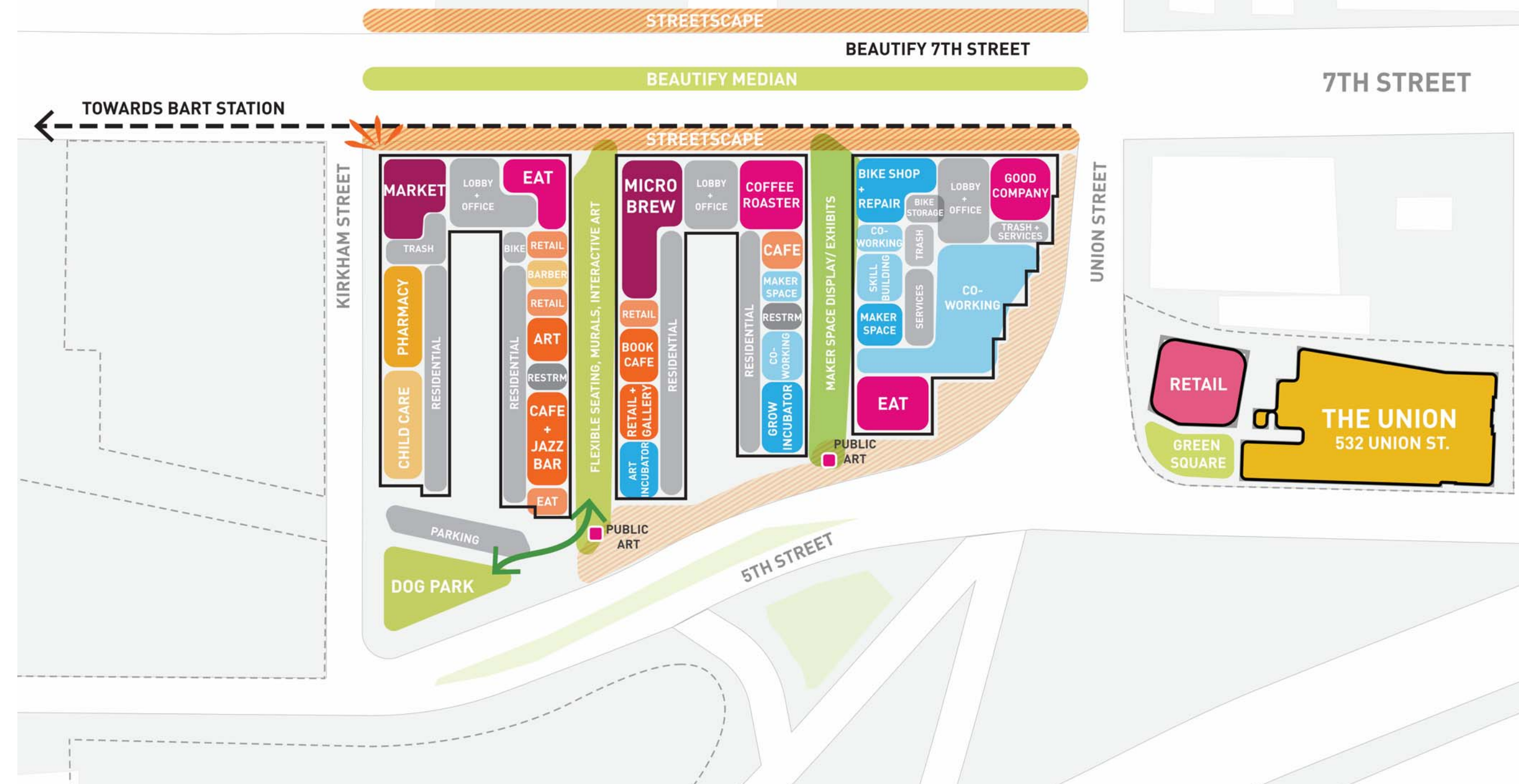
PROGRAMMING + SERVICES: PHASE 1

THE CRUCIBLE



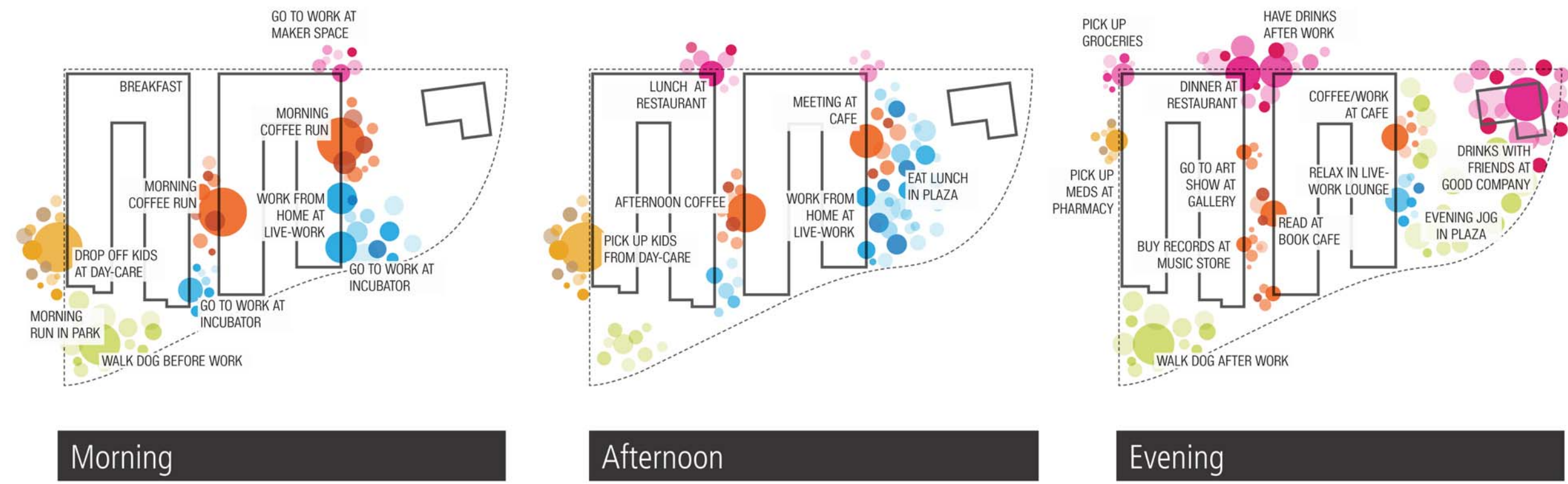
PROGRAMMING + SERVICES: PHASE 2

THE CRUCIBLE

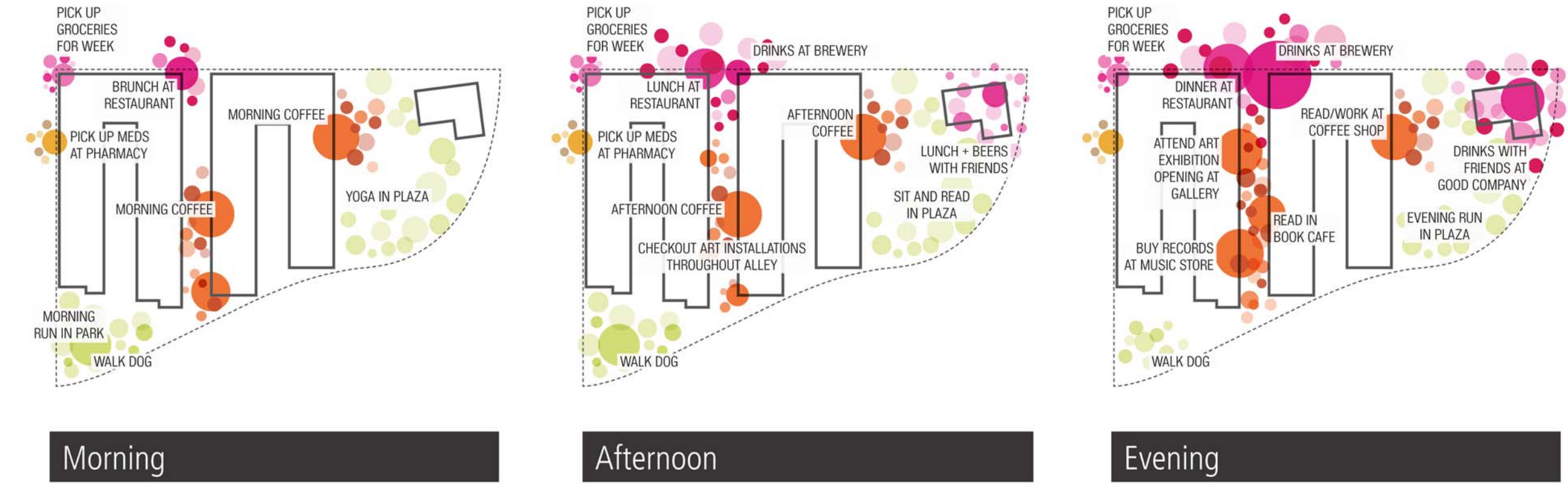


CONNECTION THROUGH LOBBY FROM COURTYARD TO 7TH STREET

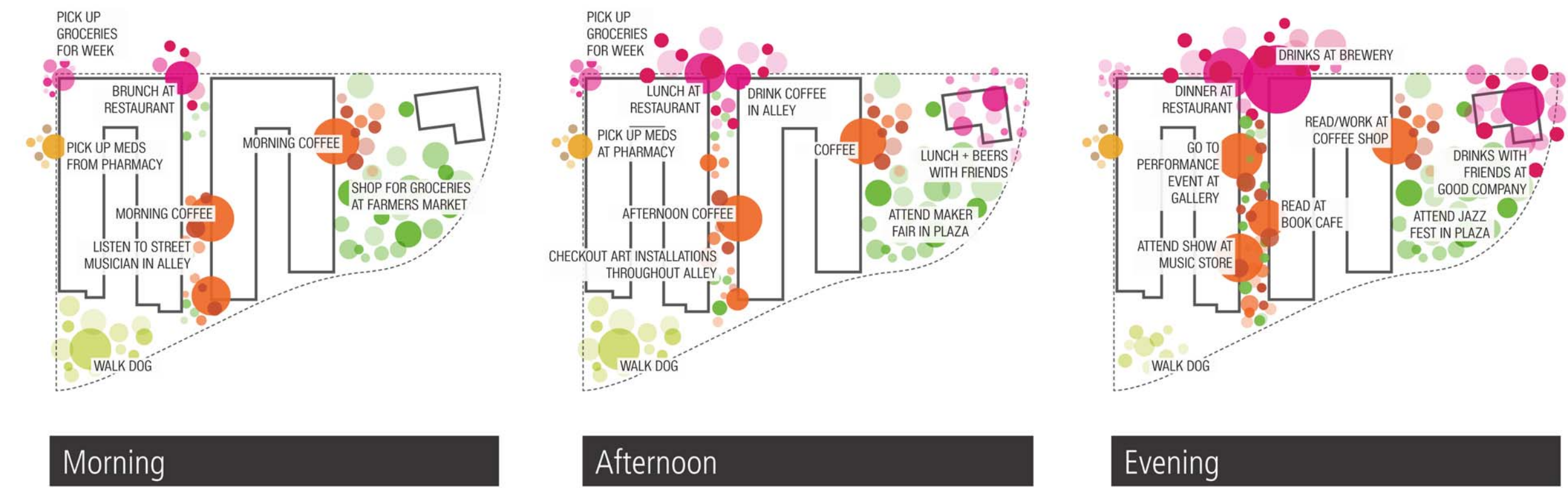
FEEL + FUNCTION OF SPACE



FEEL + FUNCTION OF SPACE



FEEL + FUNCTION OF SPACE



PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

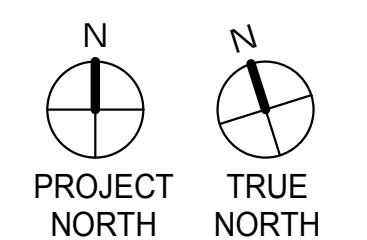
500 KIRKHAM ST, OAKLAND, CA

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PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 04/11/18

SHEET TITLE:

GROUND FLOOR PROGRAMMING

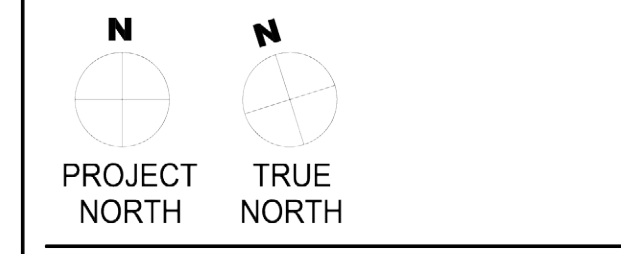
SHEET NUMBER

G0.16

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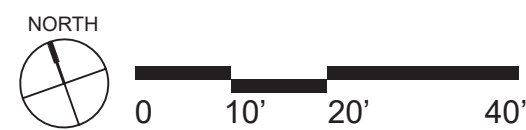


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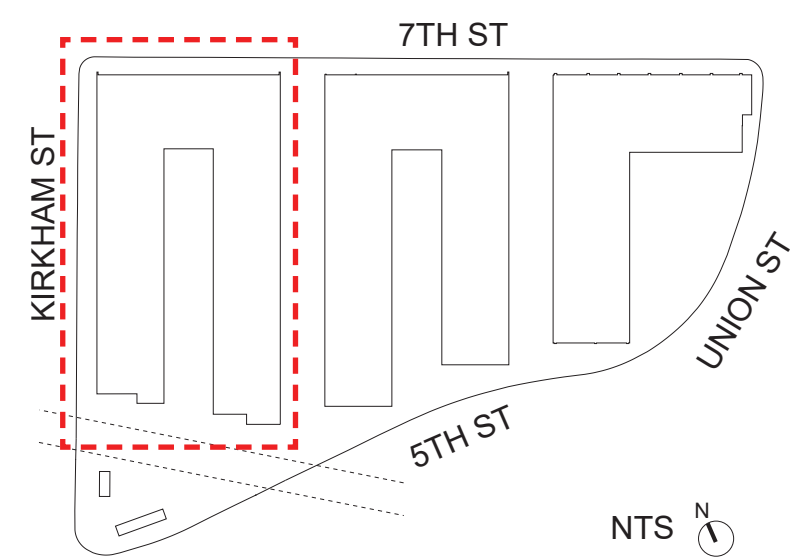


DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
ILLUSTRATIVE SITE PLAN



KEY PLAN



GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
2. ALL PLANTING AREAS TO INCLUDE 3" LAYER OF 3/8" BLACK MINI-CHIP MULCH
3. MODIFICATIONS TO THE NORTH CURB LINE AND TRAVEL LANE WIDTH ON WESTBOUND 5TH STREET CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVALS, AND AGREEMENT BETWEEN THE AFOREMENTIONED PARTIES.

SITE LEGEND

-  1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
-  2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
-  3 MODULAR CONC UNIT PAVERS, MANUF: BELGARD COLOR: CHAMPAGNE FINISH: GROUND FACE
- 4 SIDEWALK, CITY STANDARD CONC
- 5 CONCRETE SITE WALL, COLOR: STANDARD CONC HEIGHT: VARIES, 20" MAX FINISH: MEDIUM SANDBLAST
- 6 CATENARY LIGHTING
- 7 BIORETENTION BASIN w/ METAL GRATE CROSSOVERS
- 8 BIORETENTION BASIN w/ VEHICULAR METAL GRATE LID
- 9 OVERHEAD PERGOLA STRUCTURE
- 10 CUSTOM SCULPTURAL OVERHEAD STRUCTURE
- 11 WOODEN BENCH SEATING
- 12 SHARED STOOP GATHERING SPACE
- 13 ENTRY PLAZA, VEHICULAR RATED FOR FIRE TRUCK ACCESS
- 14 PLAZA
- 15 TREE GRATE *Betula jacquemontii*
- 16 STREETScape PLANTING
- 17 PLANTING AREA
- 18 LAWN
- 19 STREET TREE *Pistacia chinensis*
- 20 STREET TREE *Quercus Suber*
- 21 STREET TREE *Ginkgo biloba 'Saratoga'*
- 22 ADA CURB RAMP
- 23 DRIVE APRON
- 24 BIKE RACK
- 25 BART RAIL OVERHEAD
- 26 2' WIDE COURTESY STRIP
- 27 4' PASS THROUGH
- 28 TOT LOT - CHILDREN'S PLAY AREA
- 29 ANGLED PARKING
- 30 PARALLEL PARKING
- 31 REMOVABLE BOLLARDS
- 32 PREVIOUS CURB LOCATION
- 33 PROPERTY LINE
- 34 GREEN ROOF
- 35 SECOND FLOOR OF ARCHITECTURE AS SHOWN
- 36 ROOF OF ARCHITECTURE AS SHOWN

PLANT PALETTE



Betula jacquemontii
Whitebarked Himalayan Birch
36" Box



Polystichum munitum
Western Sword Fern
5 Gal

SITE FURNISHING



OVERHEAD PERGOLA STRUCTURE



METAL GRATE CROSSOVER

STREETScape PLANT PALETTE



Lomandra longifolia 'Breeze'
'Breeze' Dwarf Mat Rush
5 Gal



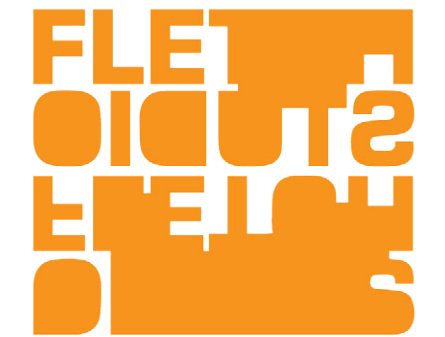
Quercus suber
Cork Oak
36" Box



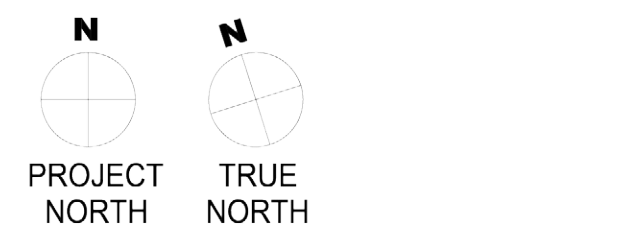
PAVING LAYOUT



BIORETENTION BASIN w/ METAL GRATE



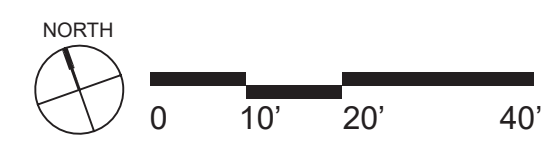
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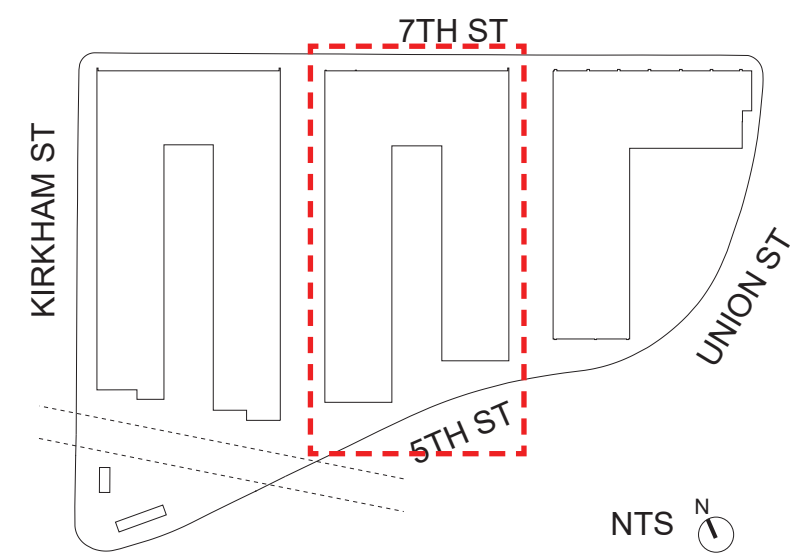
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
BUILDING 1 COURTYARD PLAN

SHEET NUMBER
L2.00



KEY PLAN



GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
2. ALL PLANTING AREAS TO INCLUDE 3" LAYER OF 3/8" BLACK MINI-CHIP MULCH
3. MODIFICATIONS TO THE NORTH CURB LINE AND TRAVEL LANE WIDTH ON WESTBOUND 5TH STREET CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVALS, AND AGREEMENT BETWEEN THE AFOREMENTIONED PARTIES.

SITE LEGEND

- 1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
- 2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
- 3 MODULAR CONC UNIT PAVERS, MANUF: BELGARD COLOR: CHAMPAGNE FINISH: GROUND FACE
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- 14 PLAZA
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- 34 GREEN ROOF
- 35 SECOND FLOOR OF ARCHITECTURE AS SHOWN
- 36 ROOF OF ARCHITECTURE AS SHOWN

PLANT PALETTE



Betula jacquemontii
Whitebarked Himalayan Birch
36" Box



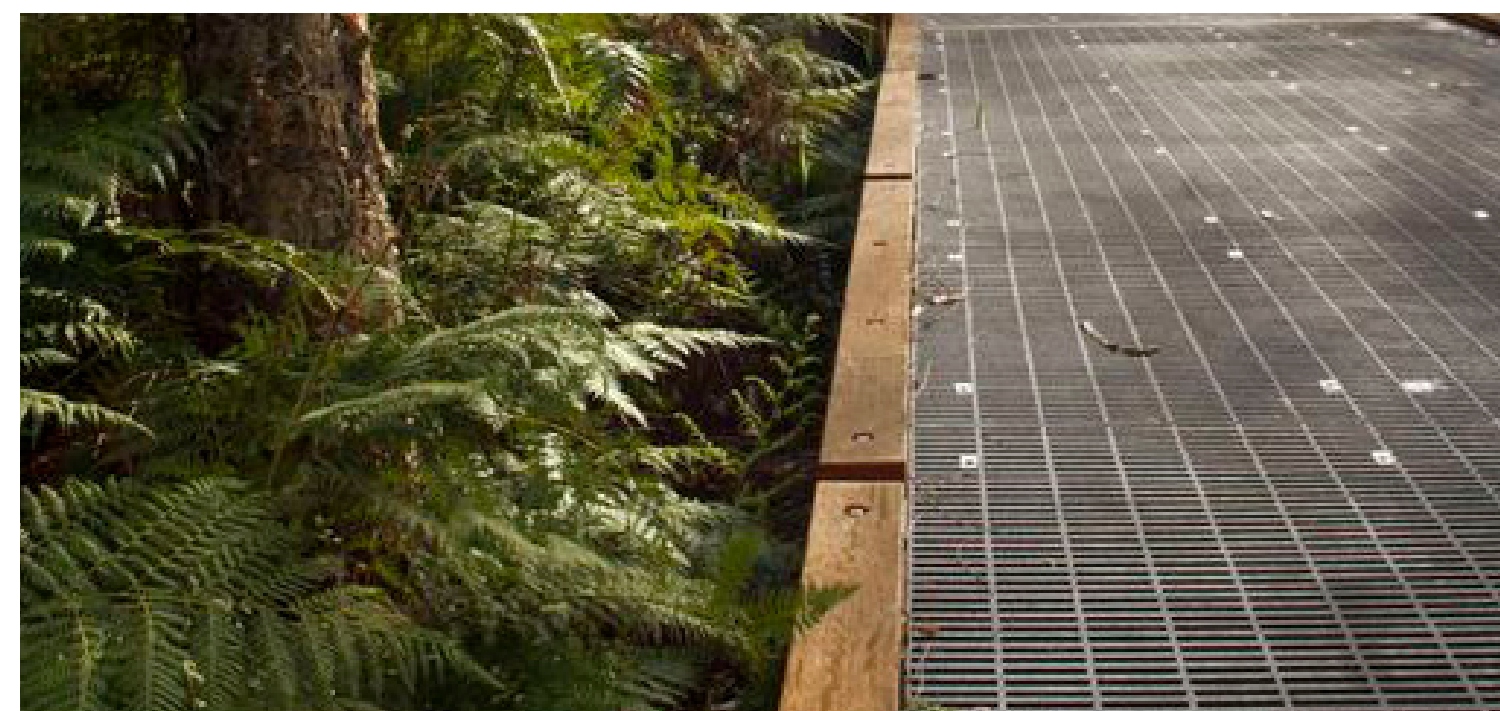
Lomandra longifolia 'Breeze'
'Breeze' Dwarf Mat Rush
5 Gal



SITE FURNISHING



OVERHEAD PERGOLA STRUCTURE



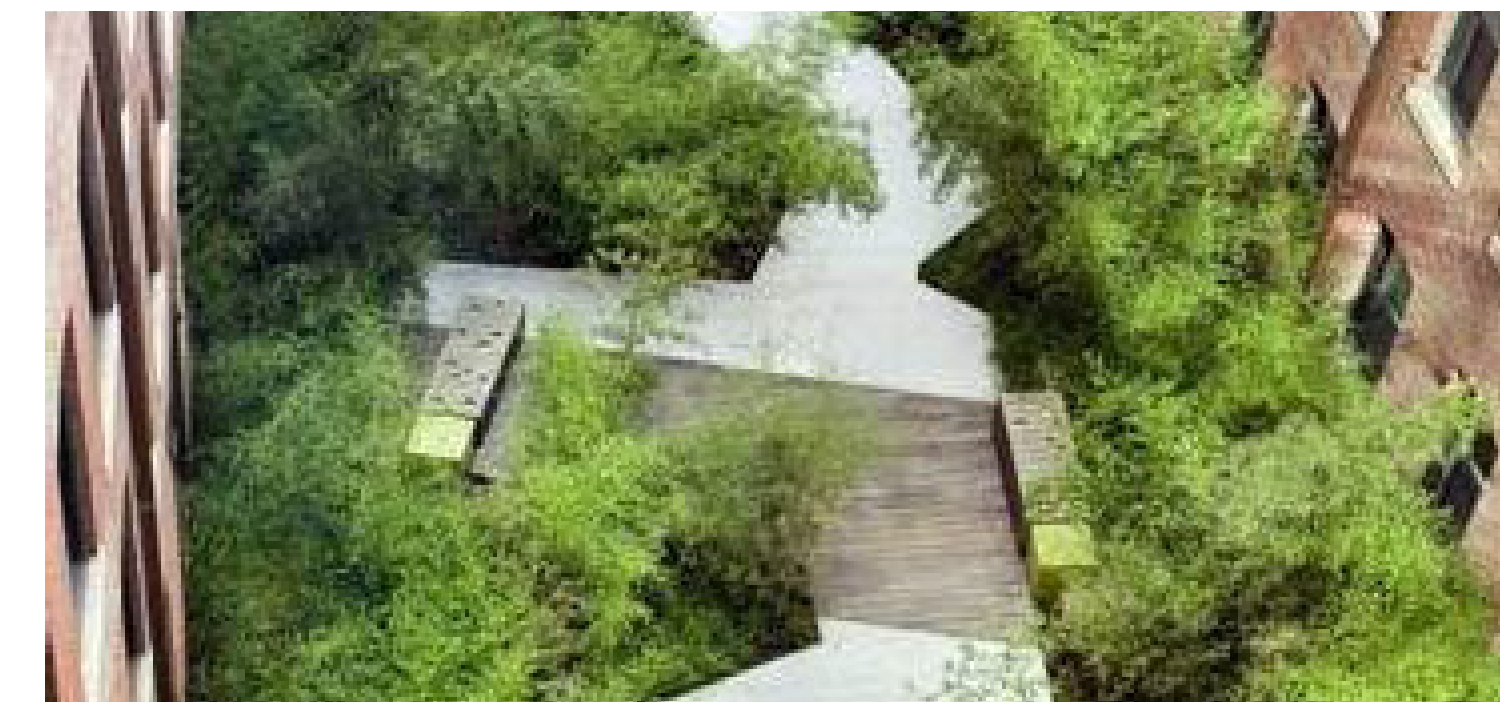
PLANTING IN BIORETENTION BASIN



Polystichum munitum
Western Sword Fern
5 Gal



Chondropetalum tectorum
Cape Rush
5 Gal



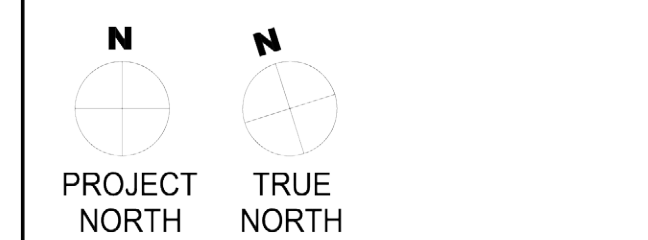
PAVING LAYOUT



BIORETENTION BASIN w/ METAL GRATE



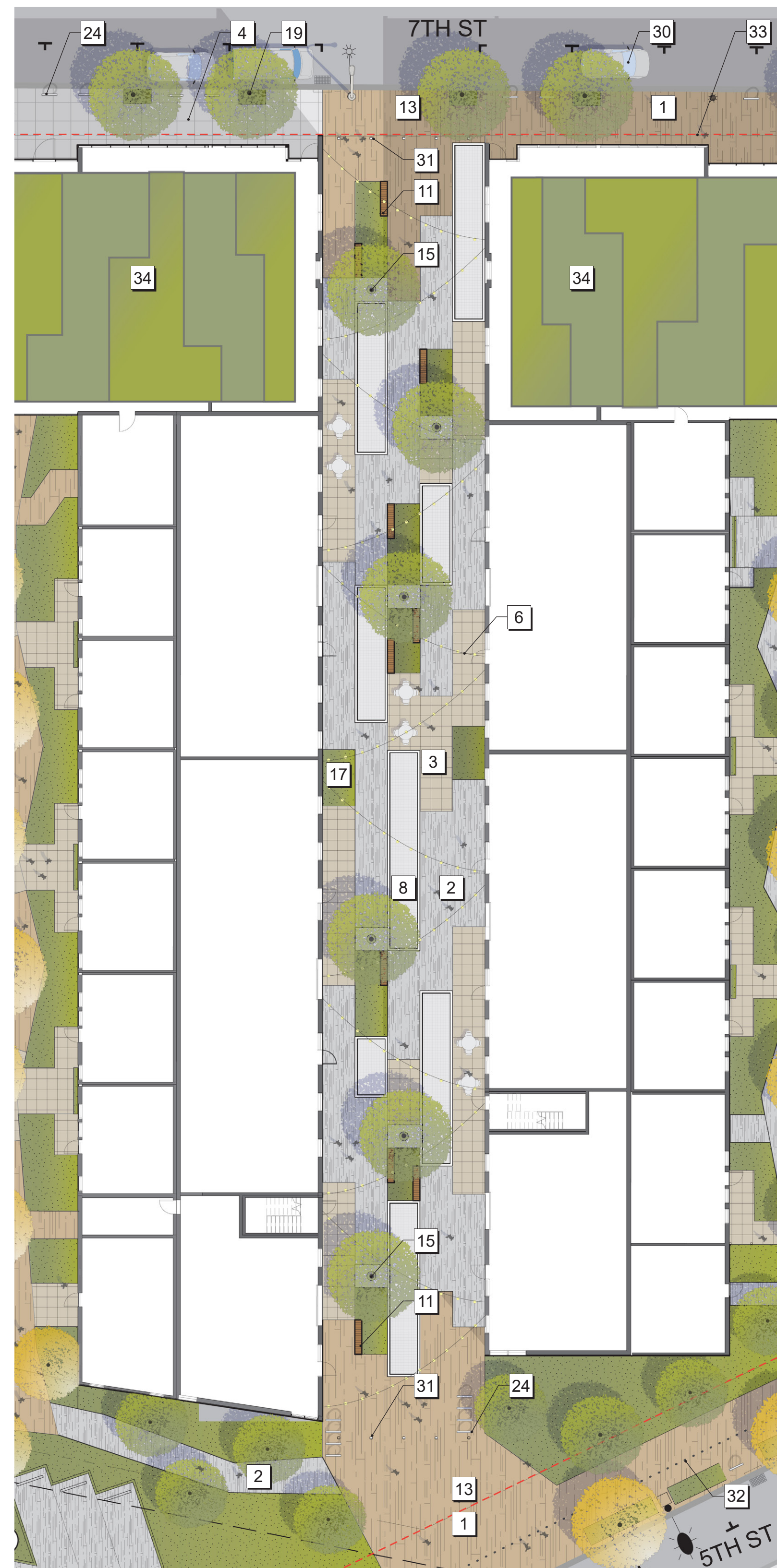
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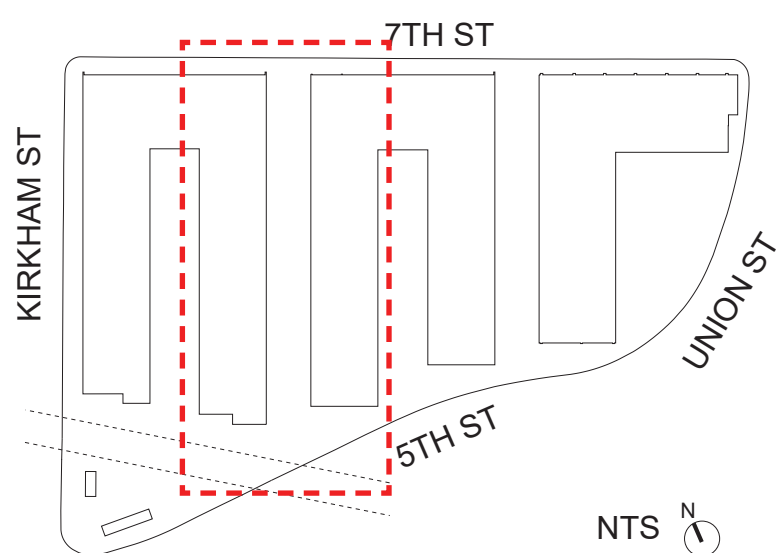
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
BUILDING 2 COURTYARD PLAN

SHEET NUMBER
L2.01

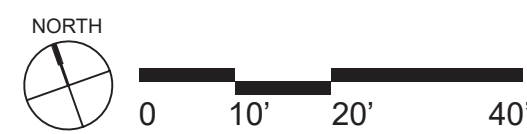


KEY PLAN



GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
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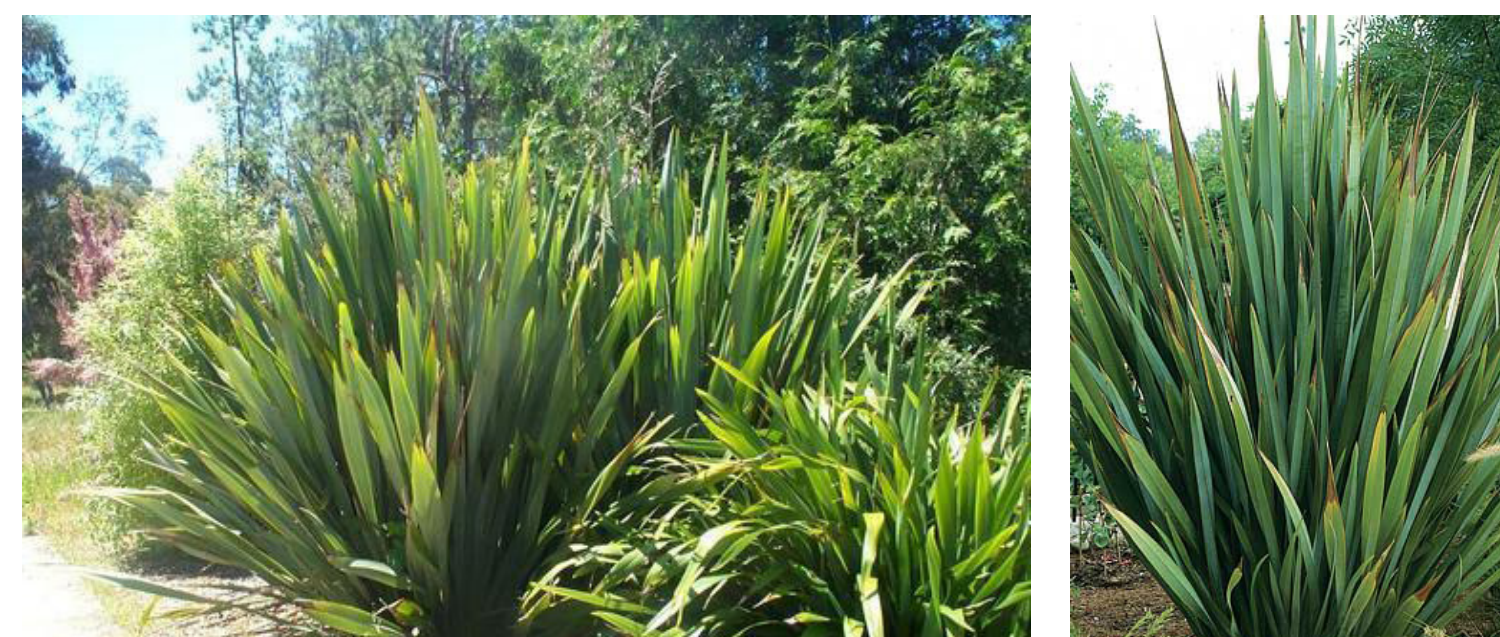
PLANT PALETTE



Platanus acerfolia 'Bloodgood'
London Plane Tree
36" Box



Carex divulsa
Berkeley Sedge
5 Gal



Phormium tenax
Flax
5 Gal



Podocarpus henkelii
Long Leafed Yellow-wood
15 Gal

SITE FURNISHING



FLEXIBLE SEATING AT TREE GRATE



METAL GRATE LID AT BIORETENTION BASIN



TREE GRATE

PROJECT NAME

THE HUB

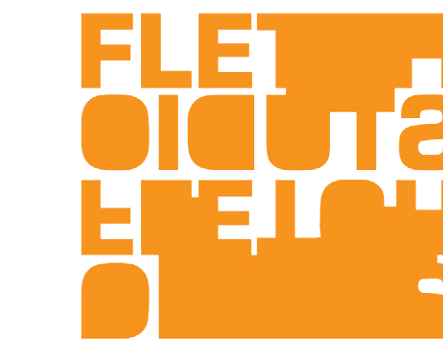
PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

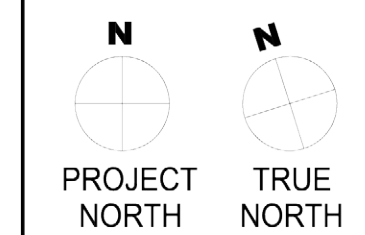
CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA, 94109
p 415.431.7878
e office@fletcherstudio.com

CONSULTANT STAMP

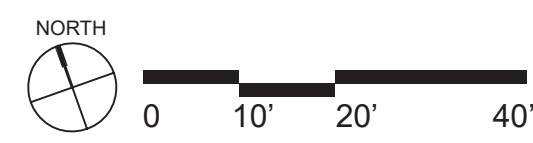
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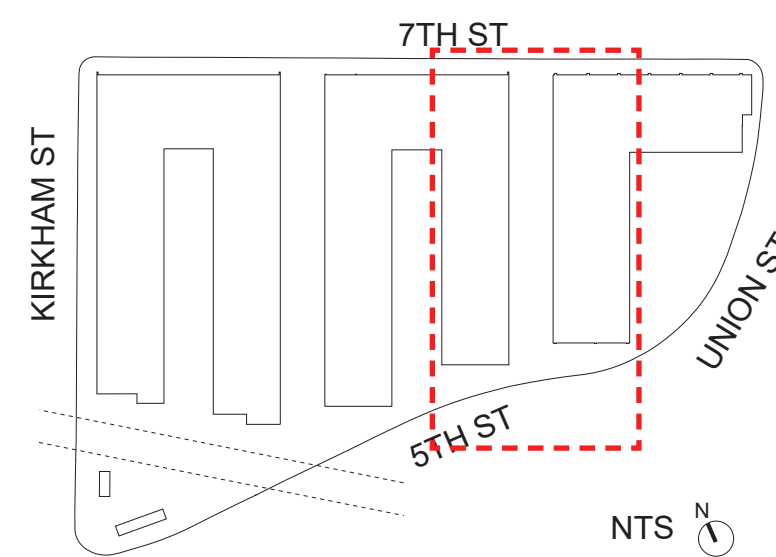
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PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

COMMUNITY GATHERING SPACE 1 PLAN

SHEET NUMBER **L3.00**



KEY PLAN



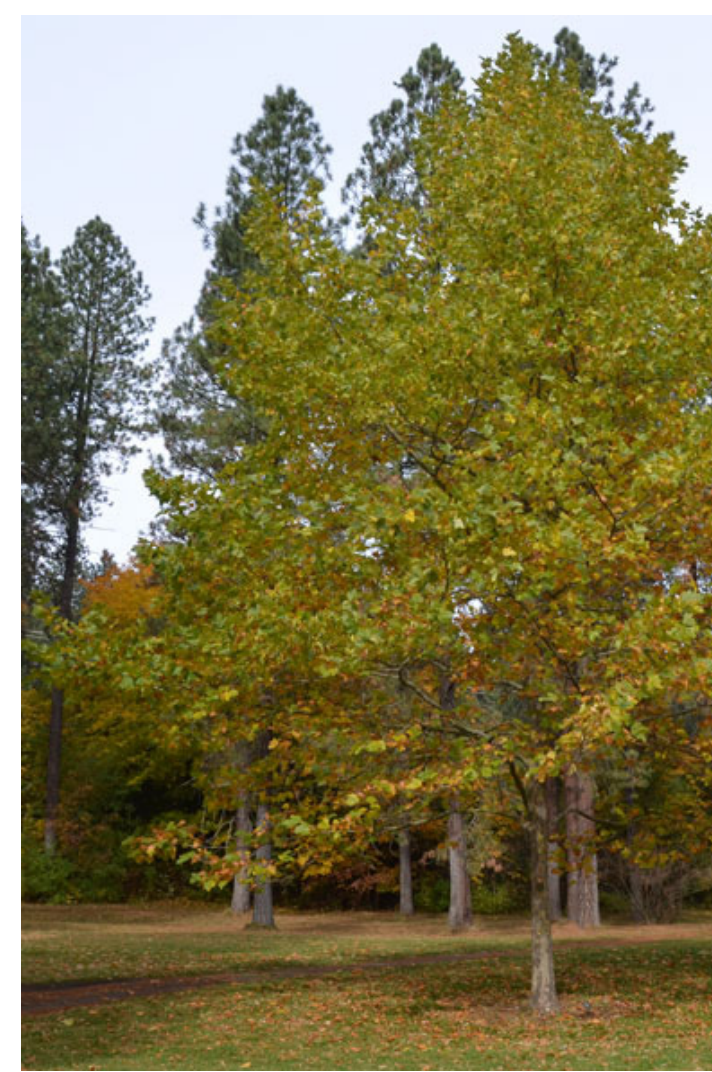
GENERAL NOTES:

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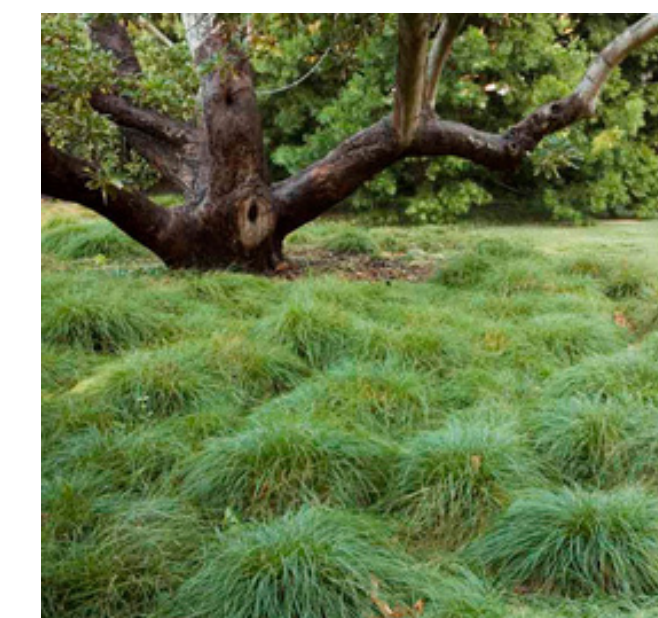
PLANT PALETTE



Platanus acerfolia 'Bloodgood'
London Plane Tree
36" Box



Carex divulsa
Berkeley Sedge
5 Gal



Phormium tenax
Flax
5 Gal



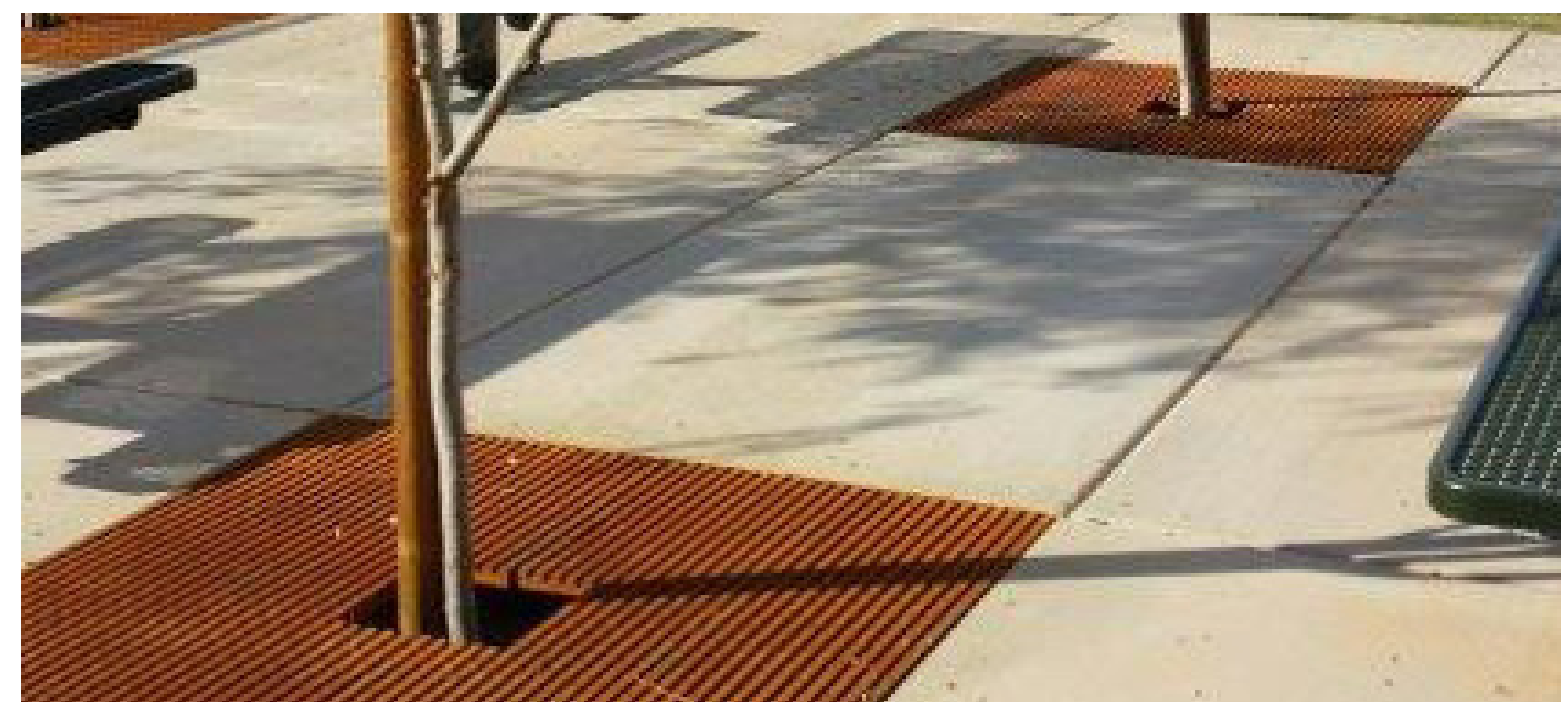
Podocarpus henkelii
Long Leafed Yellow-wood
15 Gal



SITE FURNISHING



WOODEN BENCH SEATING



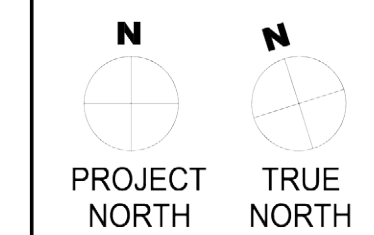
TREE GRATE



COMMUNITY GATHERING SPACE



#	DATE	ISSUES & REVISIONS	BY



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PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

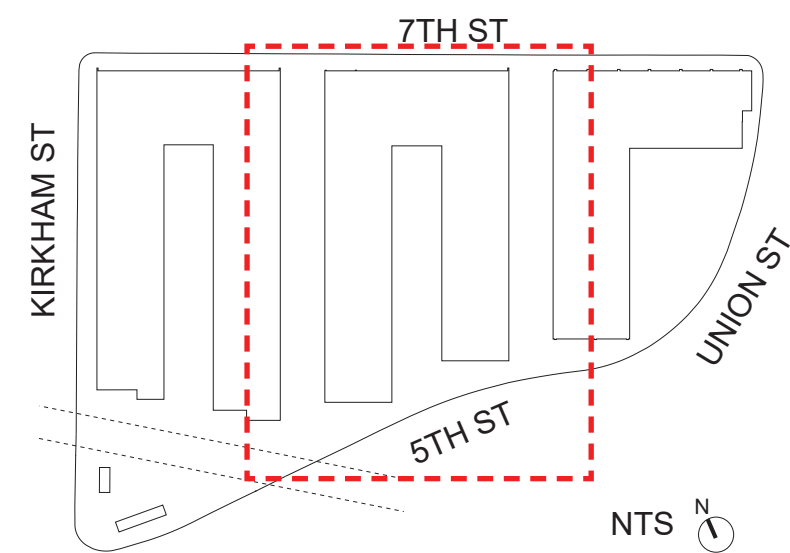
SHEET TITLE:
COMMUNITY GATHERING SPACE 2 PLAN

SHEET NUMBER
L3.01

COMBINED COMMUNITY GATHERING SPACE PLAN

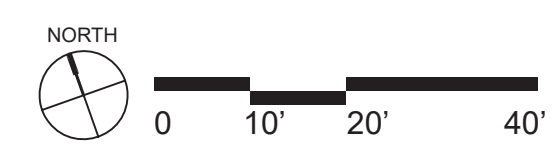


KEY PLAN



SITE LEGEND

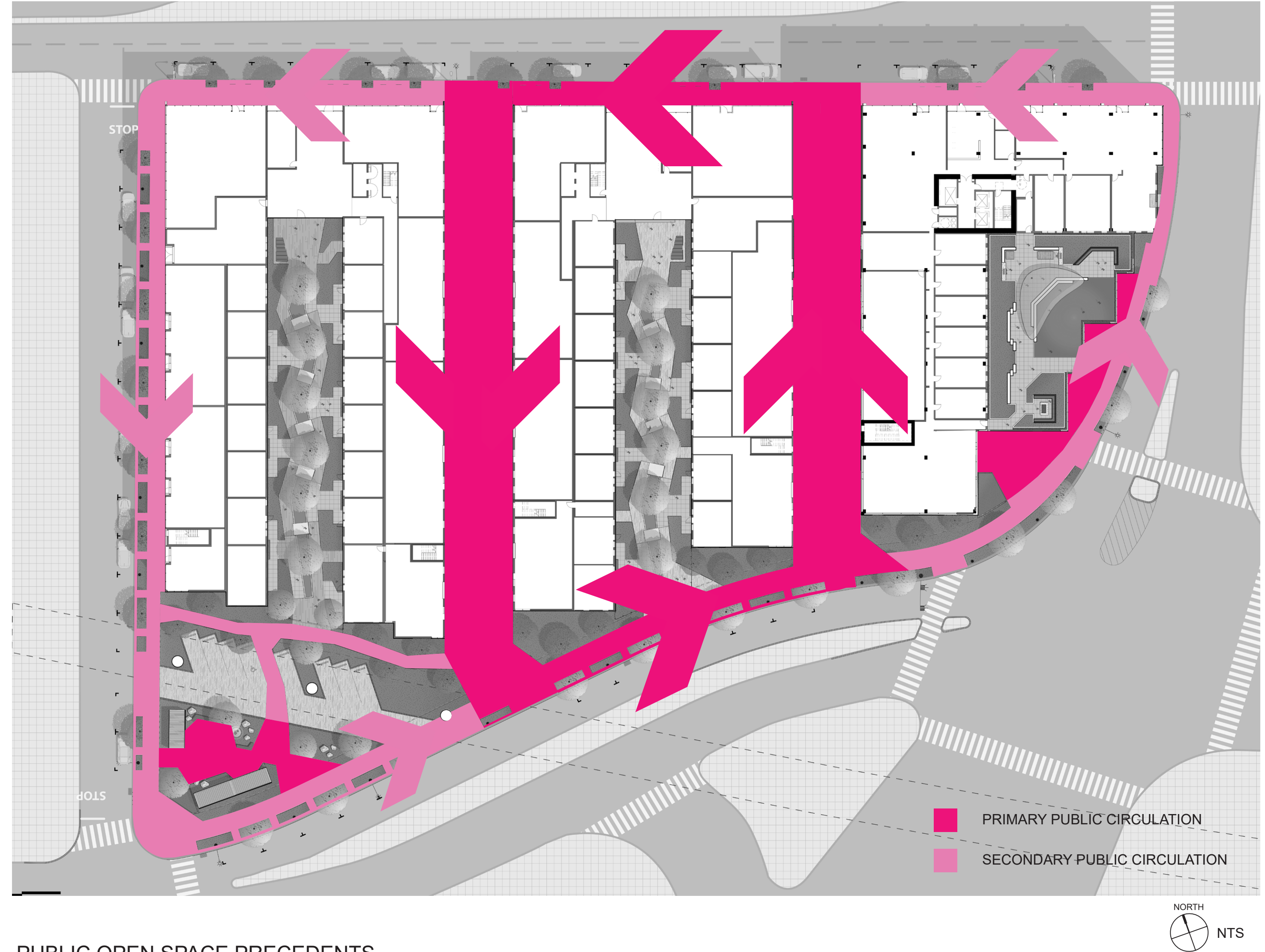
- 1 9' WIDE SIDEWALK
- 2 11' WIDE SIDEWALK
- 3 4' WIDE STREETSCAPE PLANTING BUFFER
- 4 5'-6" WIDE STREETSCAPE PLANTING BUFFER
- 5 PREVIOUS CURB LOCATION
- 6 PROPERTY LINE



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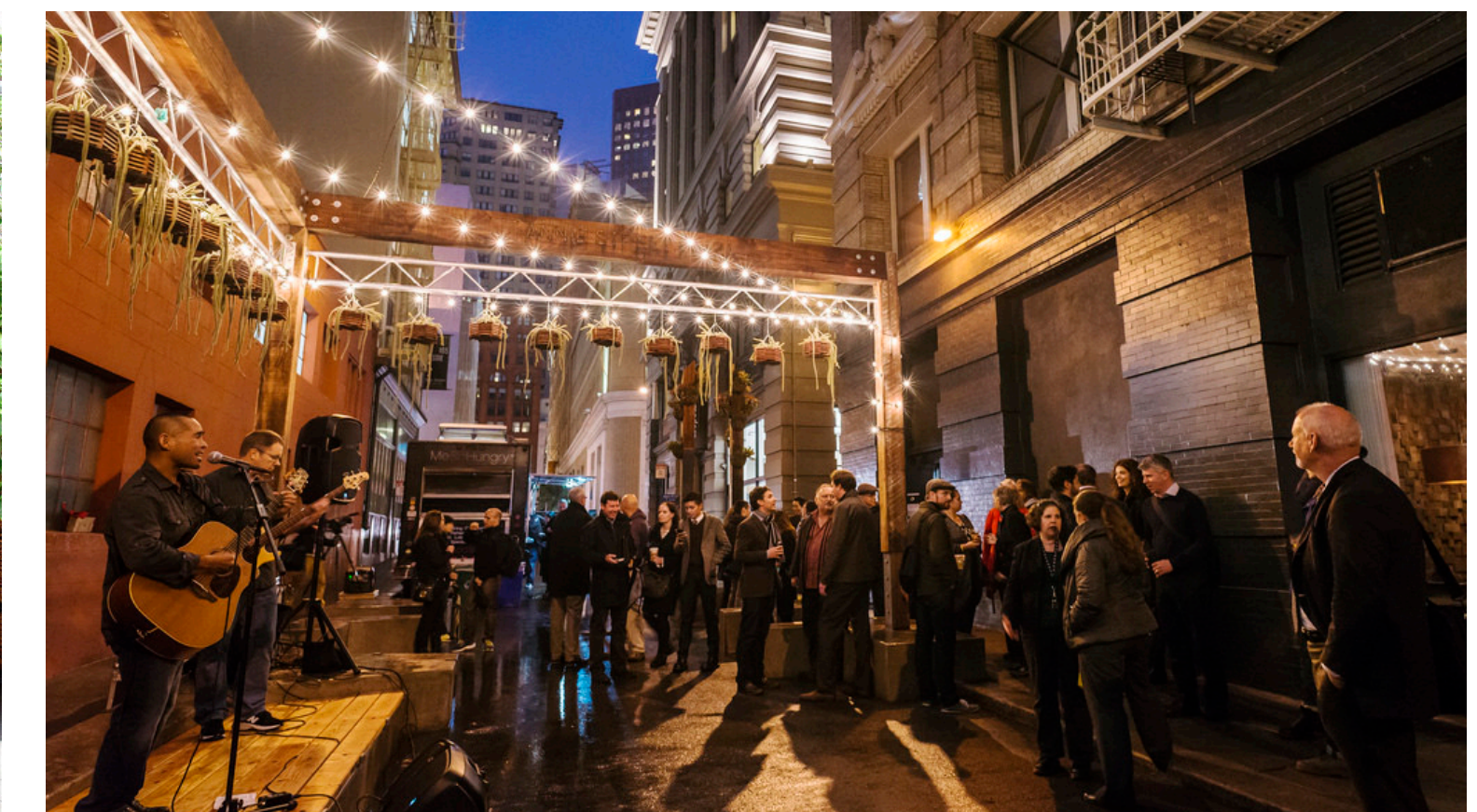
PUBLIC OPEN SPACE CONNECTION DIAGRAM



PUBLIC OPEN SPACE PRECEDENTS



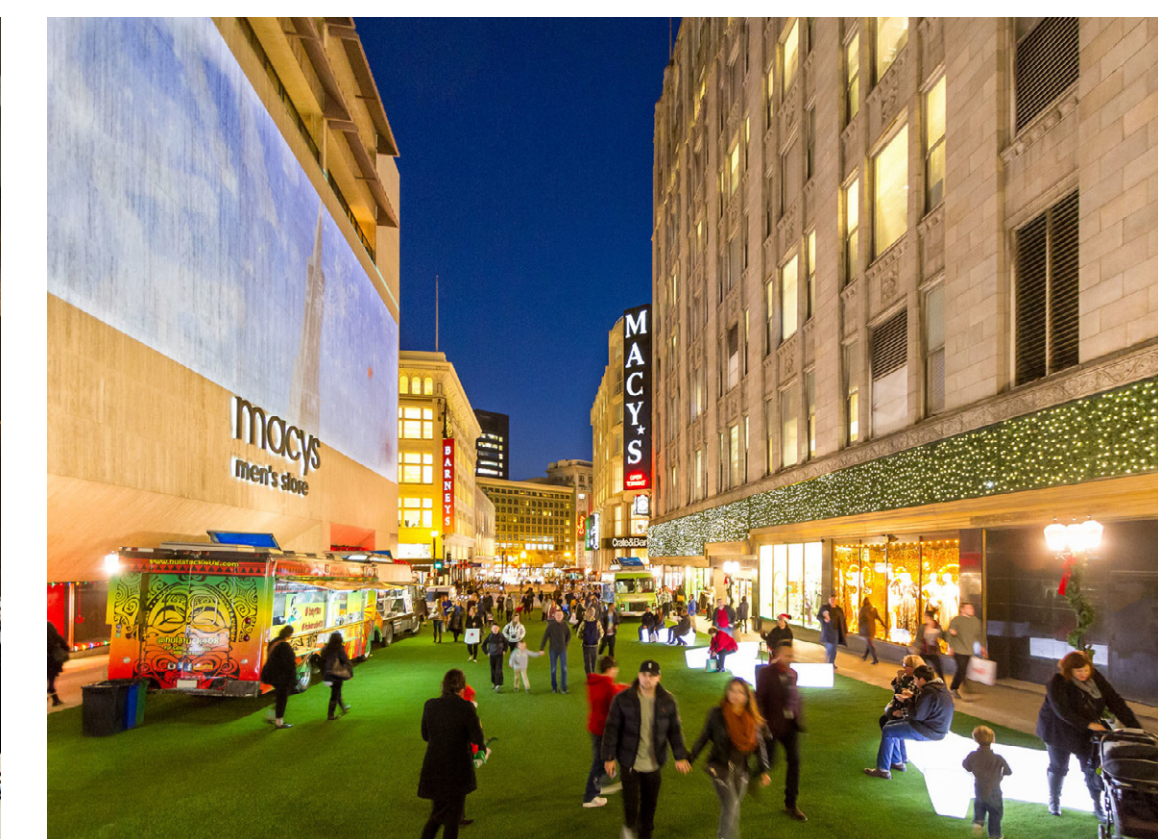
LINDEN ALLEY



ANNIE STREET PLAZA



100 HOOPER



UNION SQUARE - WINTER WALK SF

lowney arch

TEL 510.836.5400 URL lowneyarch.com
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

THE HUB

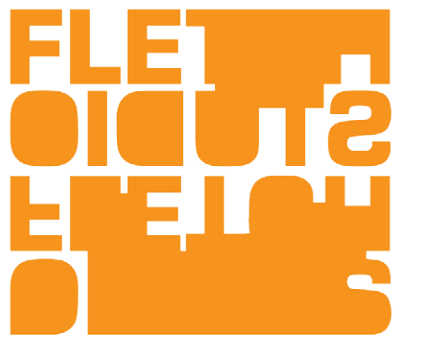
PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

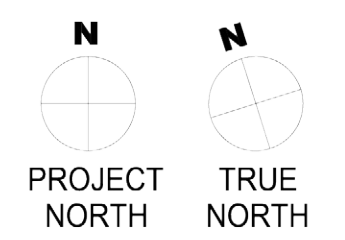
CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA, 94109
P 415.431.7878
OFFICE@FLETCHERSTUDIO.COM

CONSULTANT STAMP

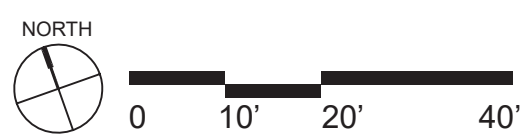
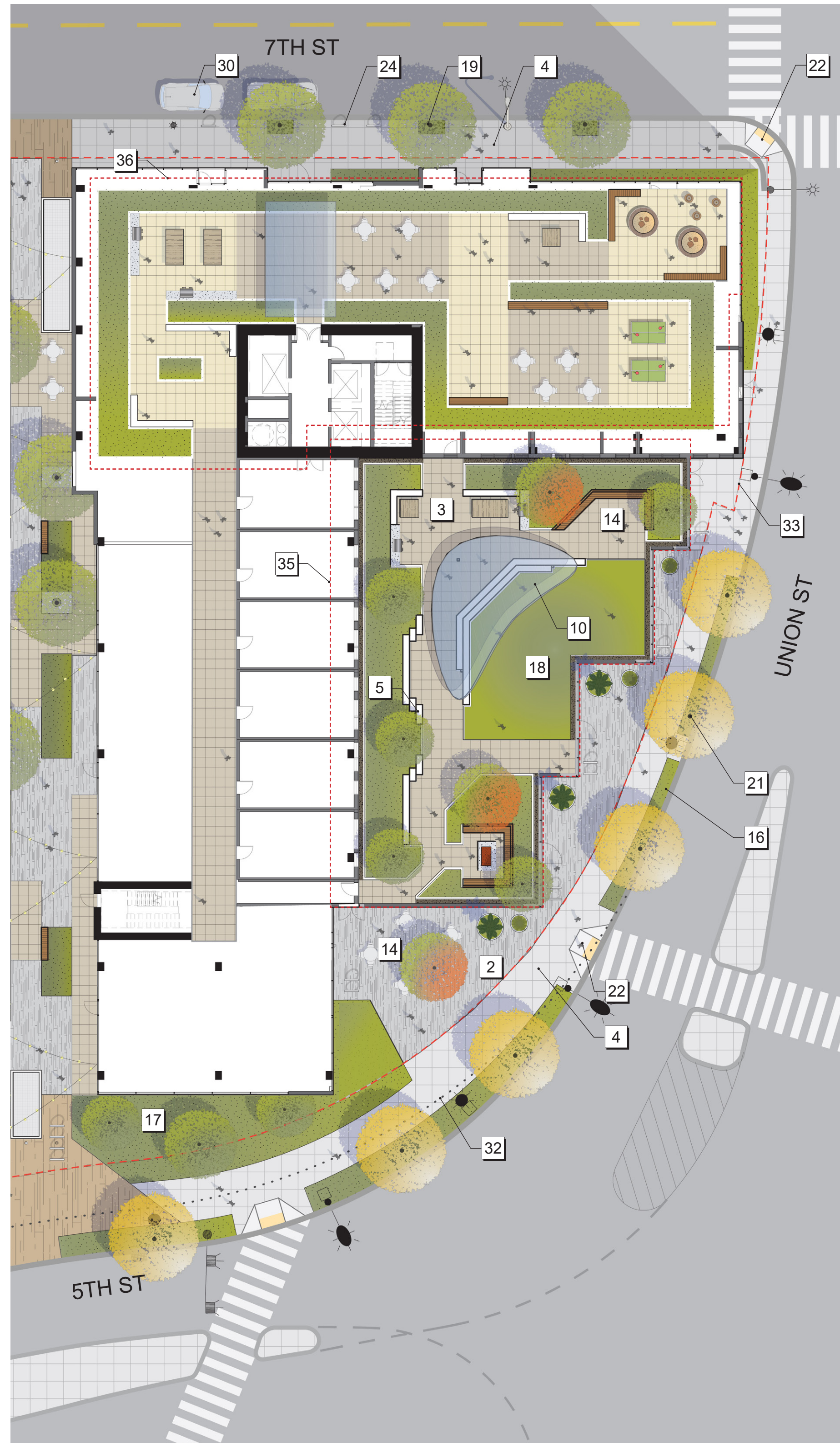
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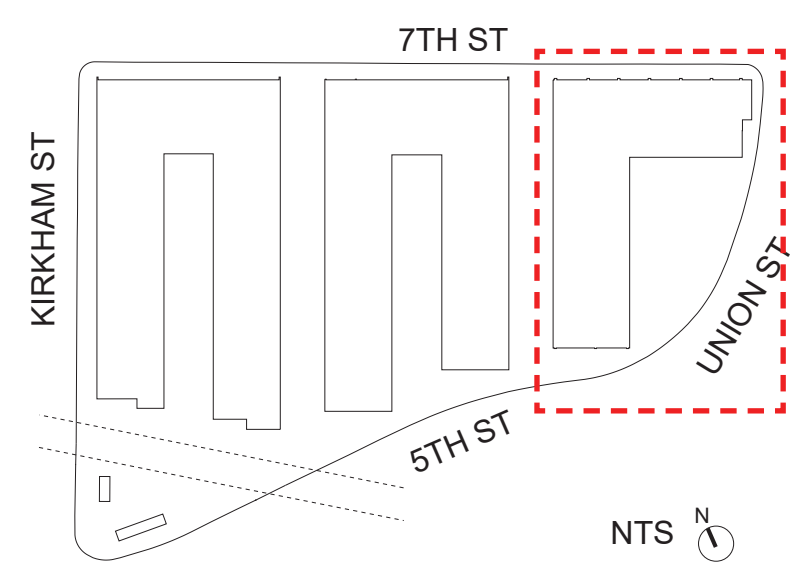
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
COMMUNITY GATHERING SPACE 1 & 2

SHEET NUMBER
L3.02



KEY PLAN



GENERAL NOTES:

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PLANT PALETTE



Quercus suber
Cork Oak
36" Box

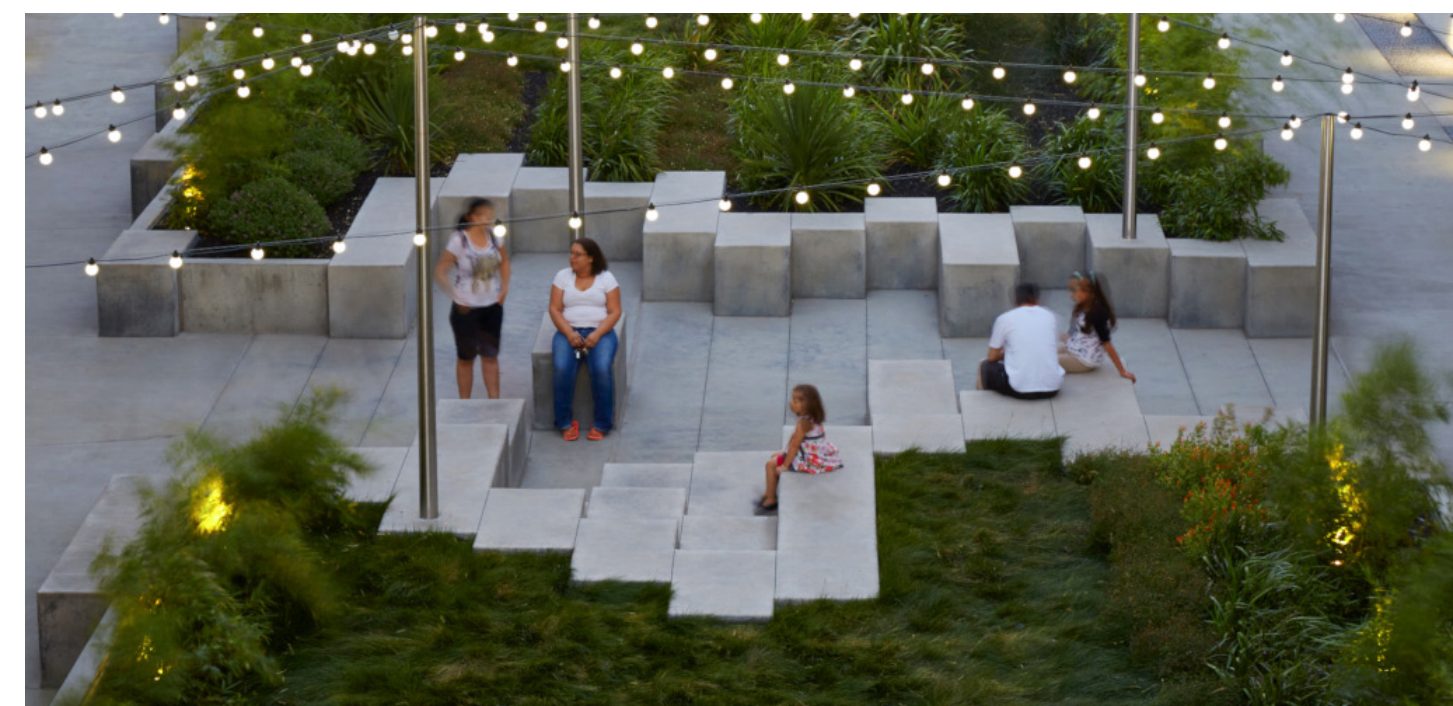


Adenanthos sericeus
Coastal Wolly Bush
15 Gal

SITE FURNISHING



SEMI-PRIVATE COURTYARD



CONCRETE SEATWALL

STREETScape PLANT PALETTE



Dietes grandiflora
Fortnight Lily
5 Gal



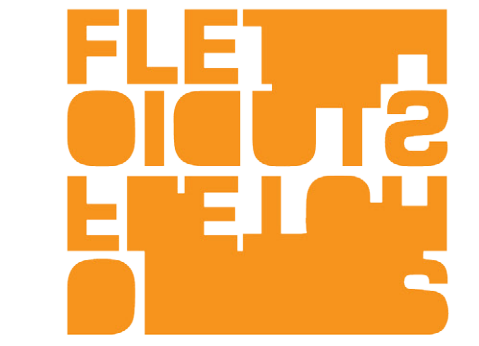
Ginkgo biloba 'Saratoga'
Maidne Hair tree
36" Box



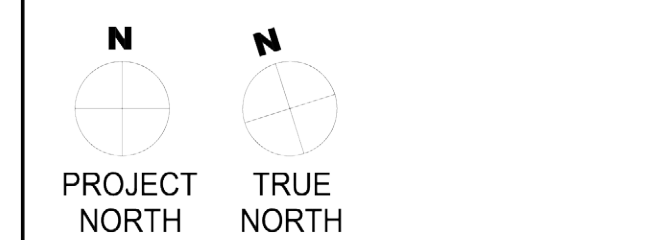
OUTDOOR LAWN



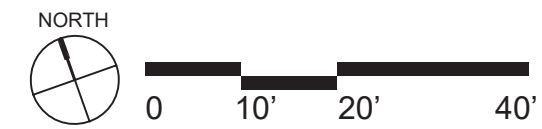
SCULPTURAL OVERHEAD



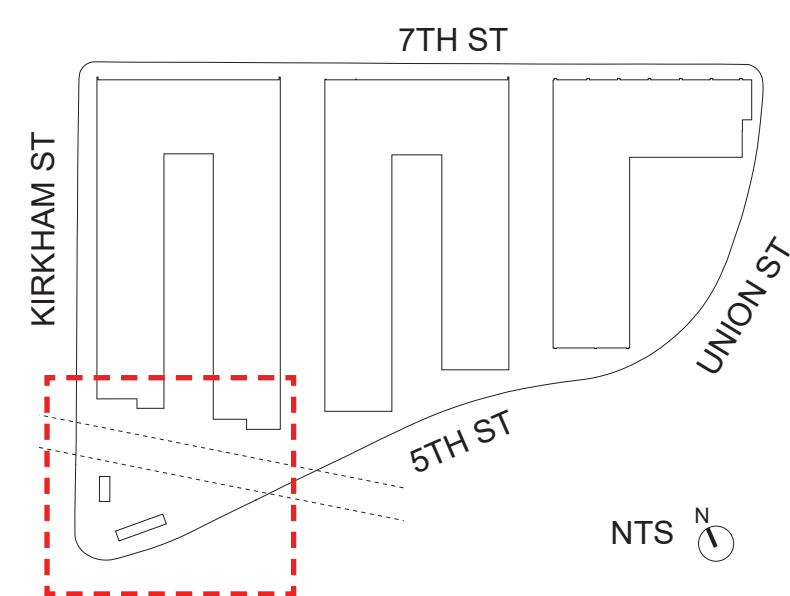
#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:
**BUILDING 3
OPEN SPACE
PLAN**
SHEET NUMBER
L4.00



KEY PLAN



GENERAL NOTES:

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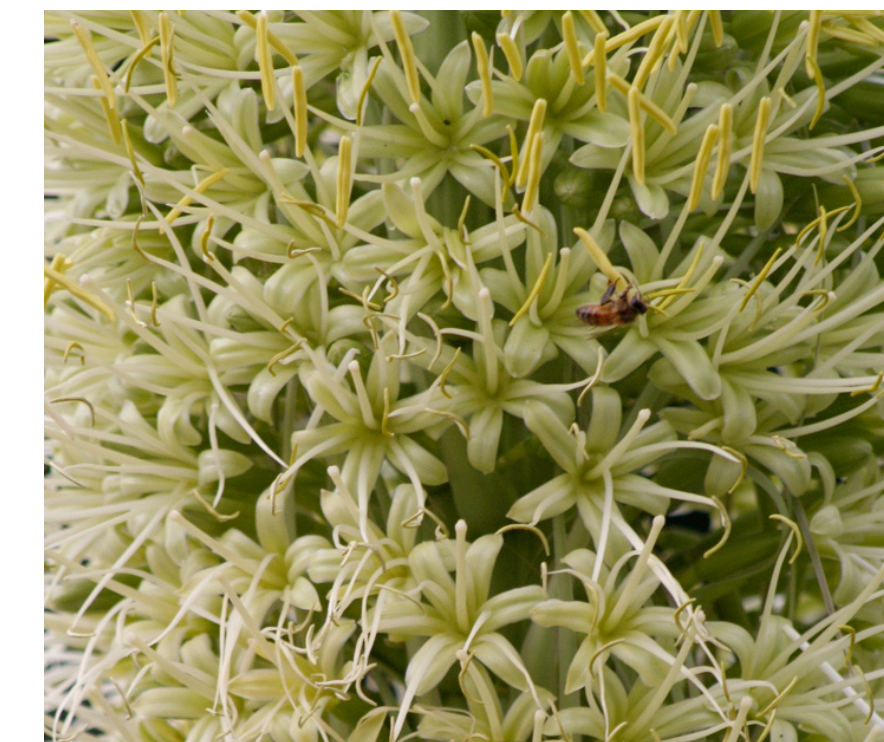
PLANT PALETTE



Cordyline australis
Cabbage Tree
15 Gal



Agave Attenuata 'Nova'
Fox Tail Agave
15 Gal



Aeonium arboreum 'Zwartkop'
Black Rose Aeonium
5 Gal



Kalanchoe thyrsiflora
Paddle Plant
5 Gal



SITE FURNISHING



TOT LOT - CHILDREN'S PLAY AREA



TOT LOT - CHILDREN'S PLAY AREA



UNDERPASS PROGRAMMING



UNDERPASS ART

PROJECT NAME

THE HUB

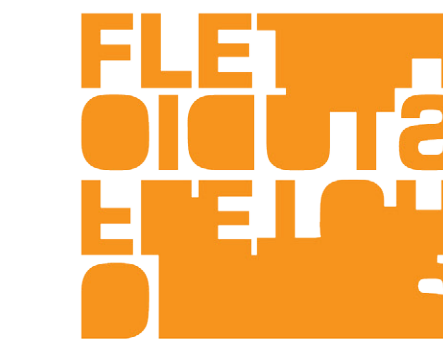
PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

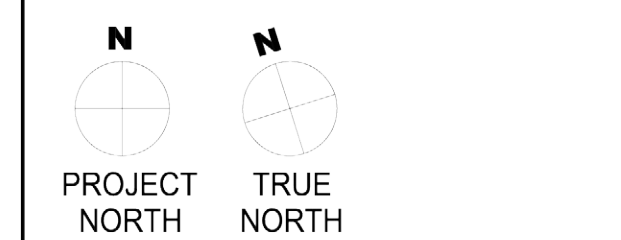
CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA, 94110
P 415.431.7878
OFFICE@FLETCHERSTUDIO.COM

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

PUBLIC OPEN SPACE & CHILDREN'S PLAY AREA PLAN

SHEET NUMBER
L4.01

7TH STREET

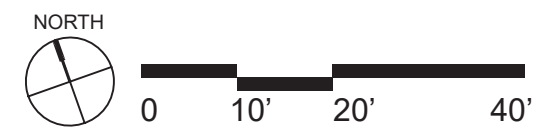
(TREE PLOT SHEET CREATED BY OWNER, MAY, 2017)

APPROXIMATE TRUE NORTH

5TH STREET

UNION STREET

KIRKHAM STREET



PROJECT NAME

THE HUB

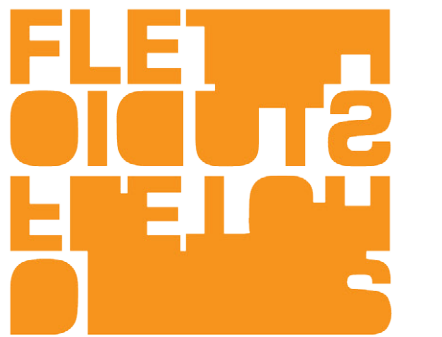
PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

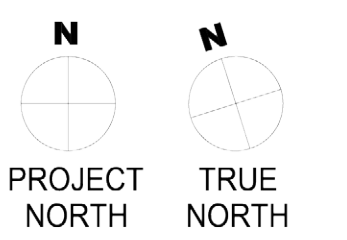


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LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA, 94109
p 415.431.7878
e office@fletcherstudio.com

CONSULTANT STAMP

DATE ISSUES & REVISIONS BY

#	DATE	ISSUES & REVISIONS	BY



DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

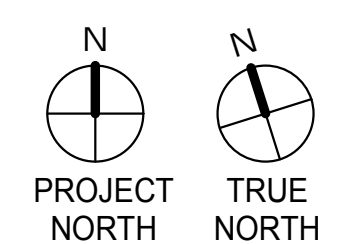
SHEET TITLE:
TREE PRESERVATION PLAN

SHEET NUMBER

L5.00

Trees proposed for removal		
#	Species	dbh*
1	Chinese pistache	3.7
2	Chinese pistache	4
3	Chinese pistache	4
4	Chinese pistache	4.2
5	Chinese pistache	3.5
6	Chinese pistache	4.1
7	Chinese pistache	3.8
8	Chinese pistache	3.7
9	Chinese pistache	4.8
10	Chinese pistache	4.8
11	Flowering pera cultiva	12.1
12	Flowering pera cultiva	6
13	Flowering pera cultiva	12
14	Flowering pera cultiva	5.2
15	Flowering pera cultiva	6.5

#	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
GROUND FLOOR
PLAN**

SHEET NUMBER

A2.0

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Color Legend

- office
- green / open space
- circulation
- Flex Space
- lobby
- service / trash
- garage / bike room
- retail
- 2BR
- Corner 3BR
- 3BR
- Calculating...

DASHED GREY LINE REPRESENTS (E) SIDEWALK & ISLAND CURB LINES. SEE NOTE 1 ON A1.0

4/11/2018 12:59:46 PM

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

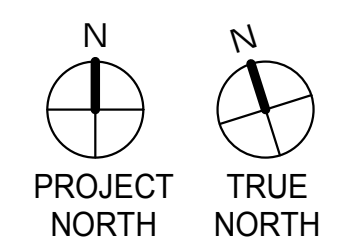
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

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#	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

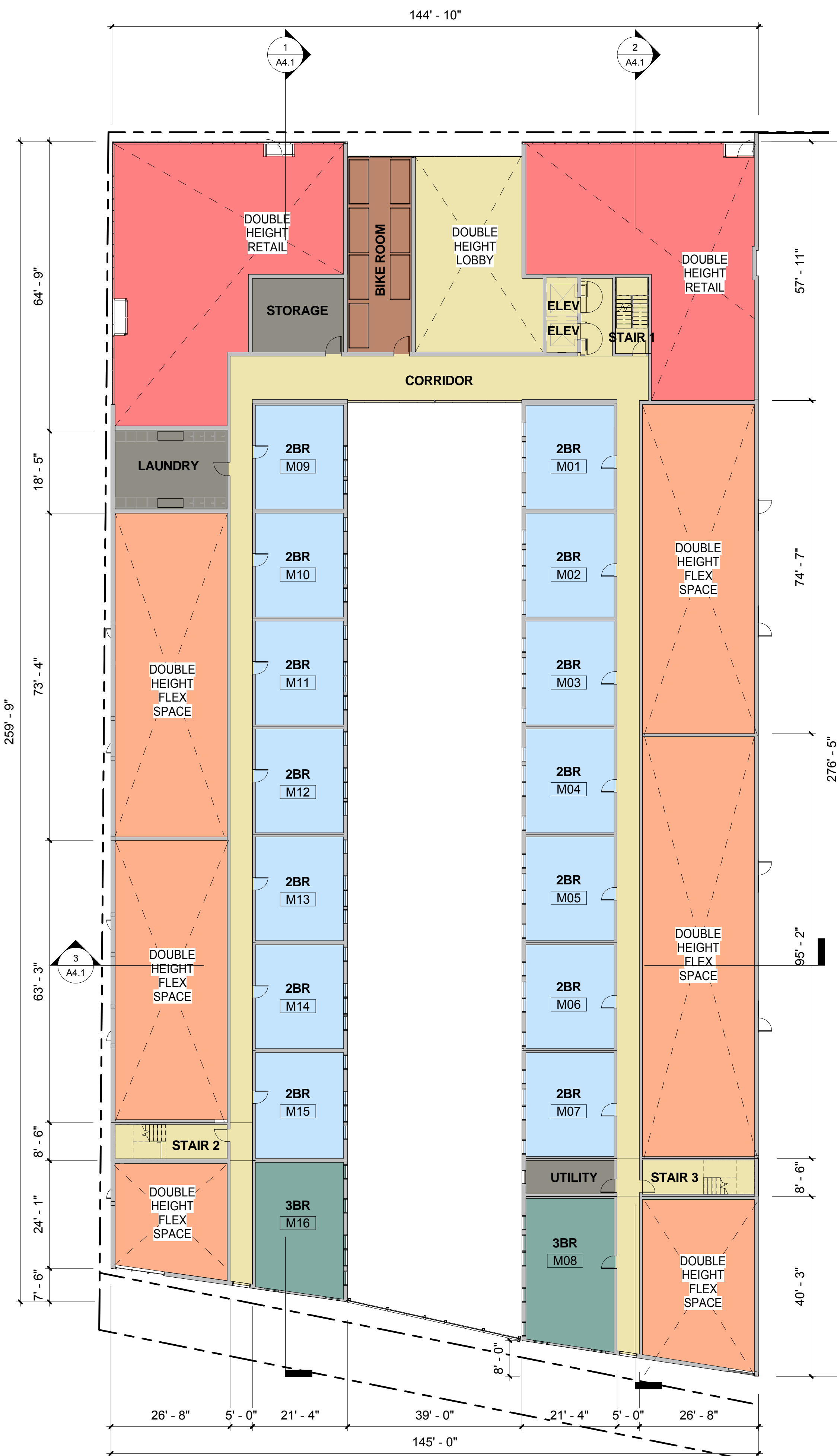
SHEET TITLE:

BLDG 1 LEVELS 1 & M FLOOR PLANS

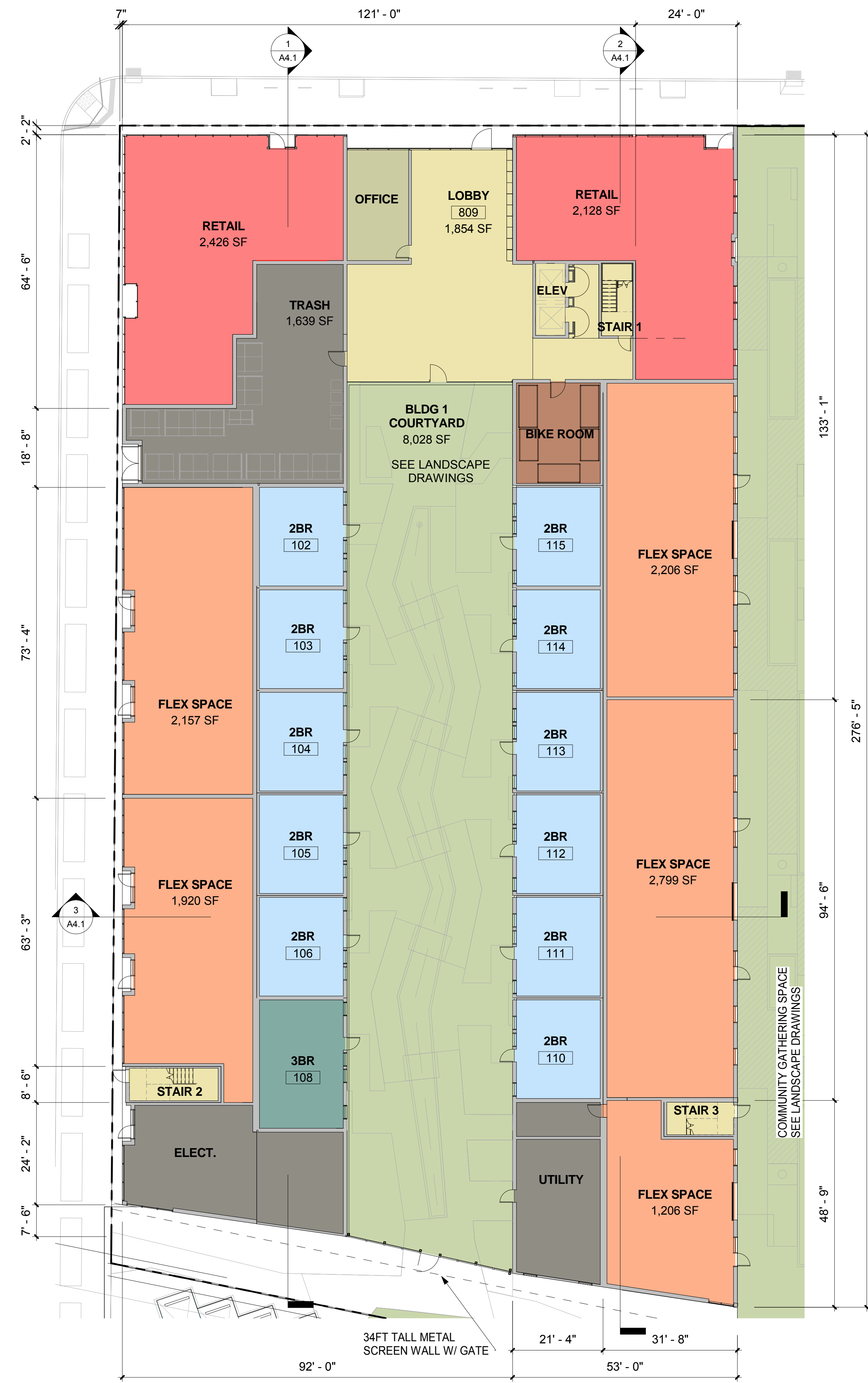
SHEET NUMBER

A2.1

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② BLDG 1 - MEZZANINE
1/16" = 1'-0"



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

KEY NOTES

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

4/11/2018 12:59:50 PM

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

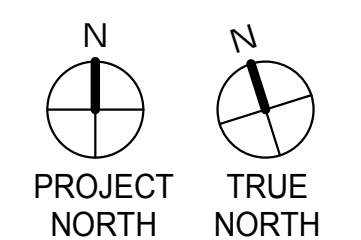
500 KIRKHAM ST, OAKLAND, CA

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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

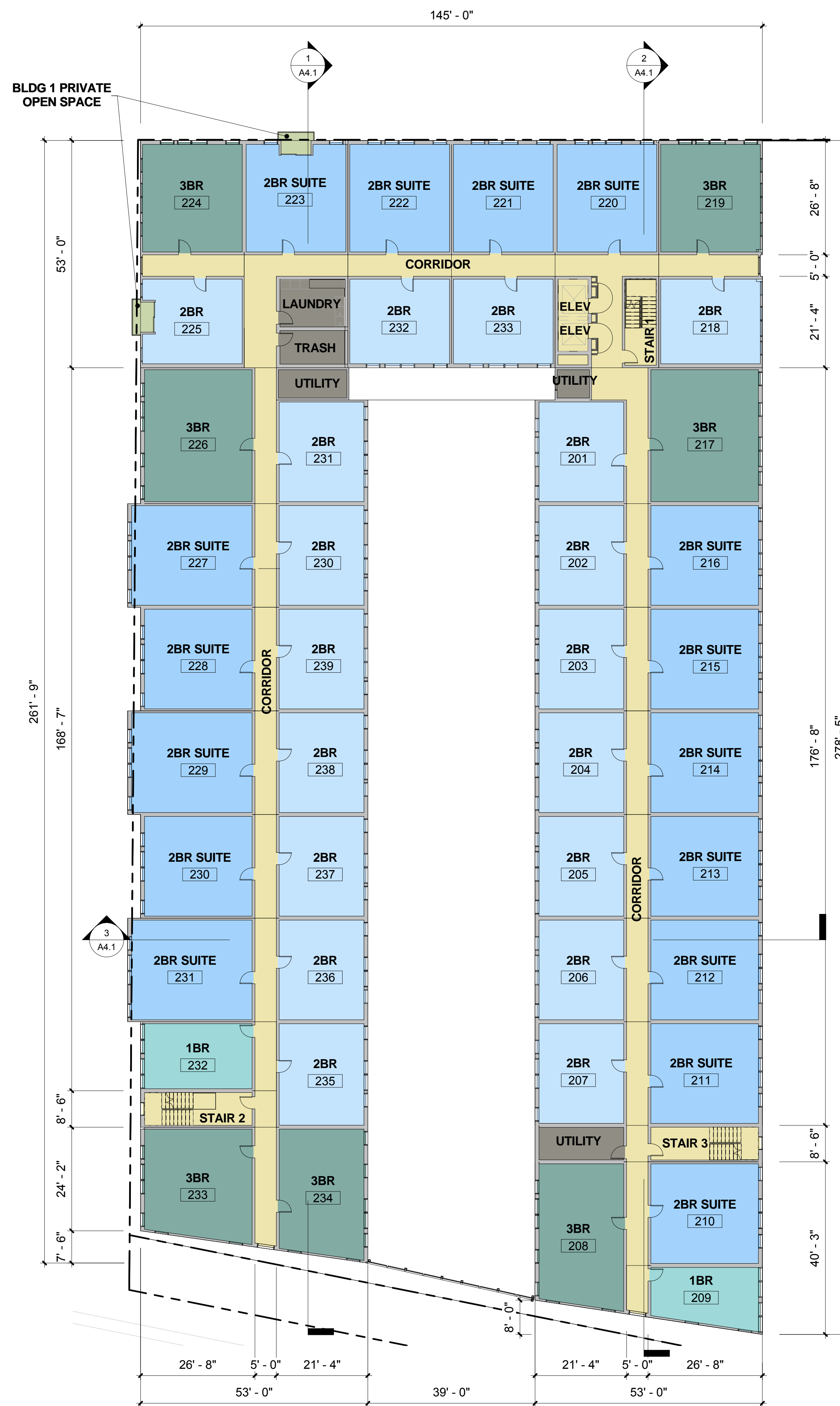
SHEET TITLE:

BLDG 1 LEVELS 2 & LEVELS 3-7 FLOOR PLAN

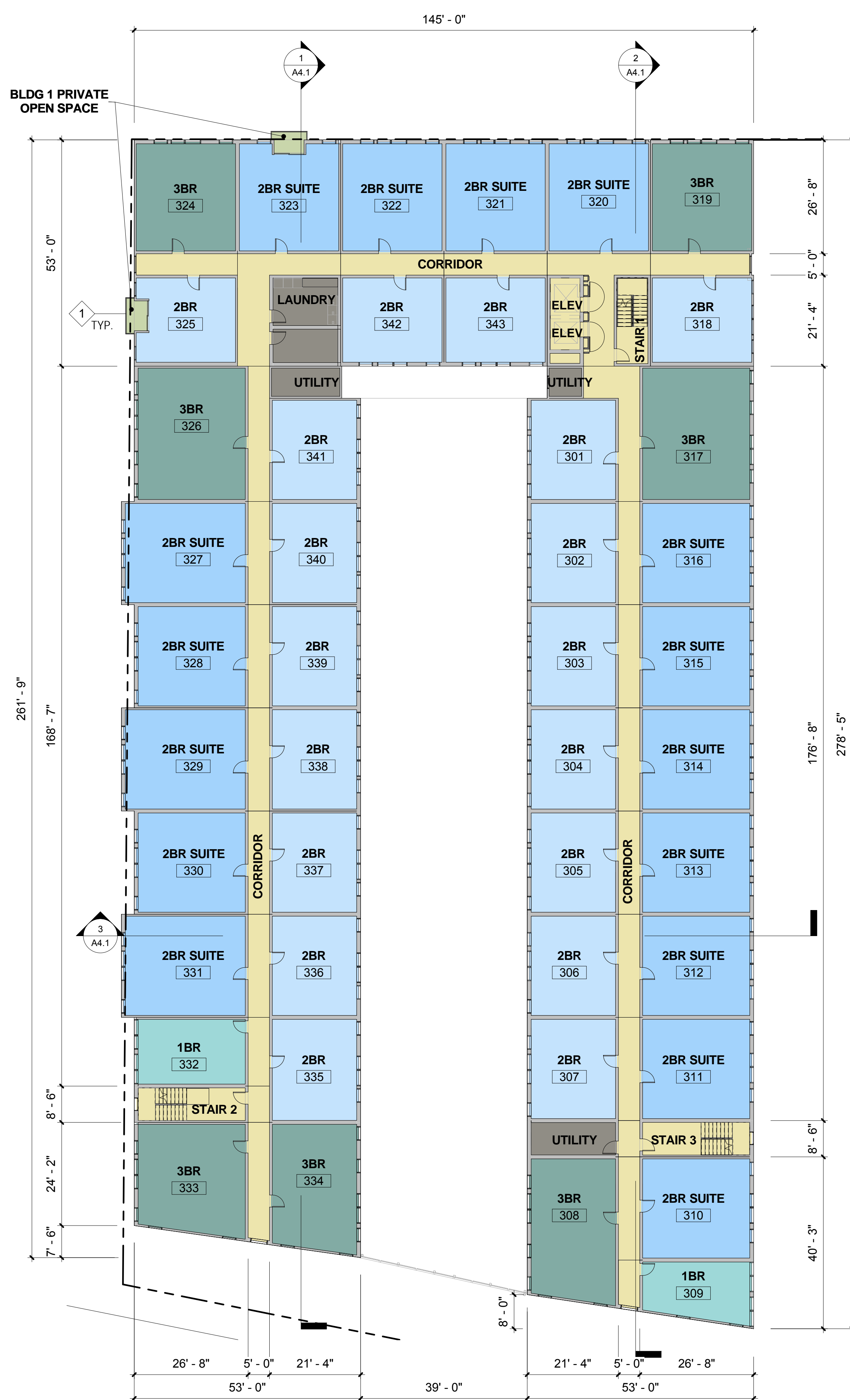
SHEET NUMBER

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

SHEET NOTES

1. SHEET NOTE 1

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

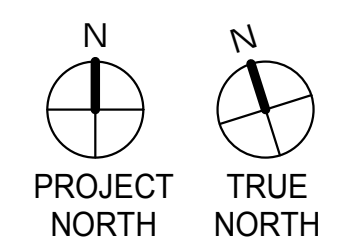
500 KIRKHAM ST, OAKLAND, CA

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 2 LEVELS 1 & M FLOOR PLANS

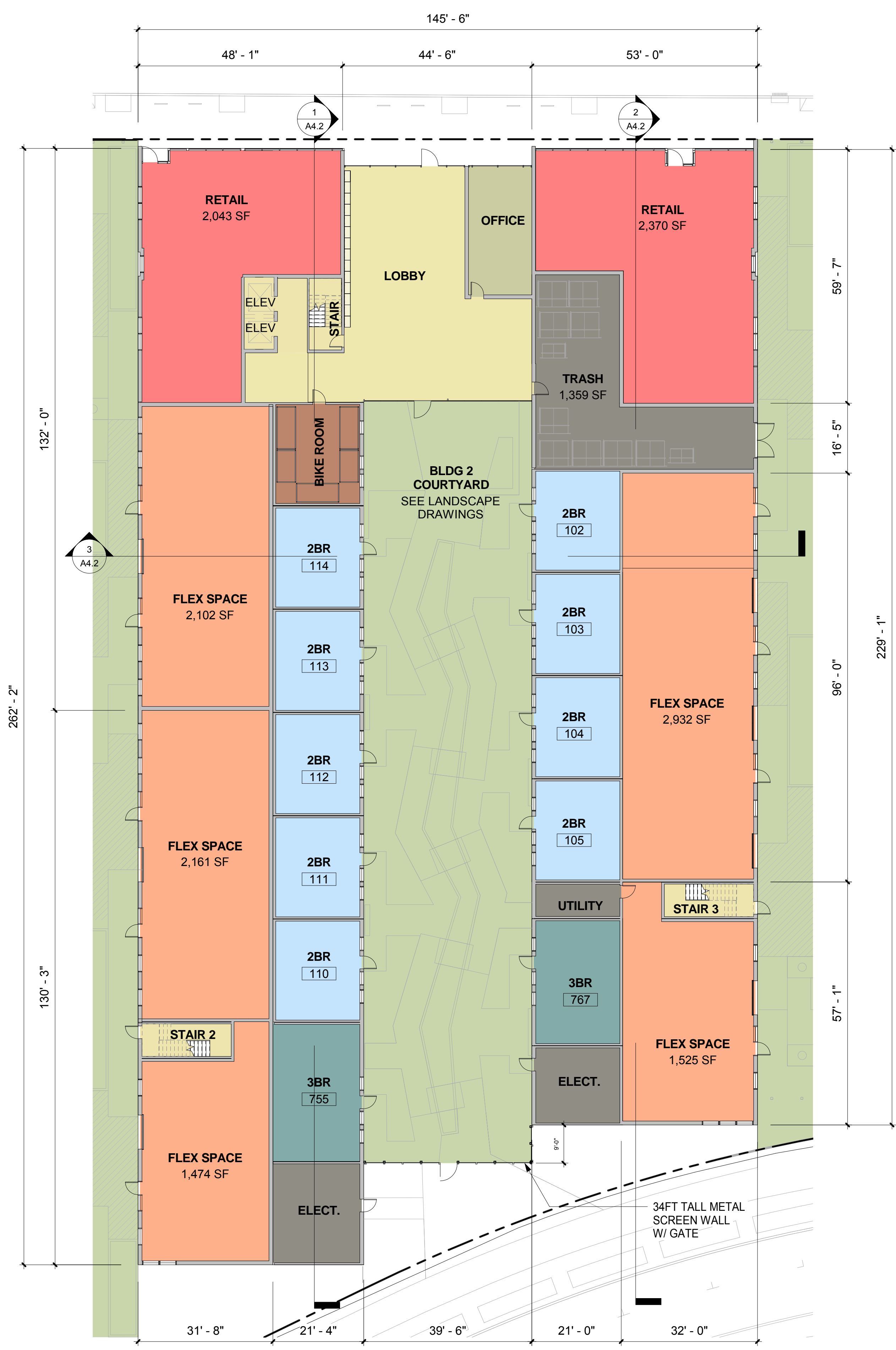
SHEET NUMBER

A2.4

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



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

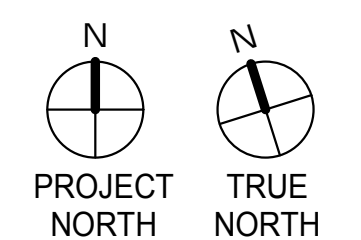
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ARCHITECT

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

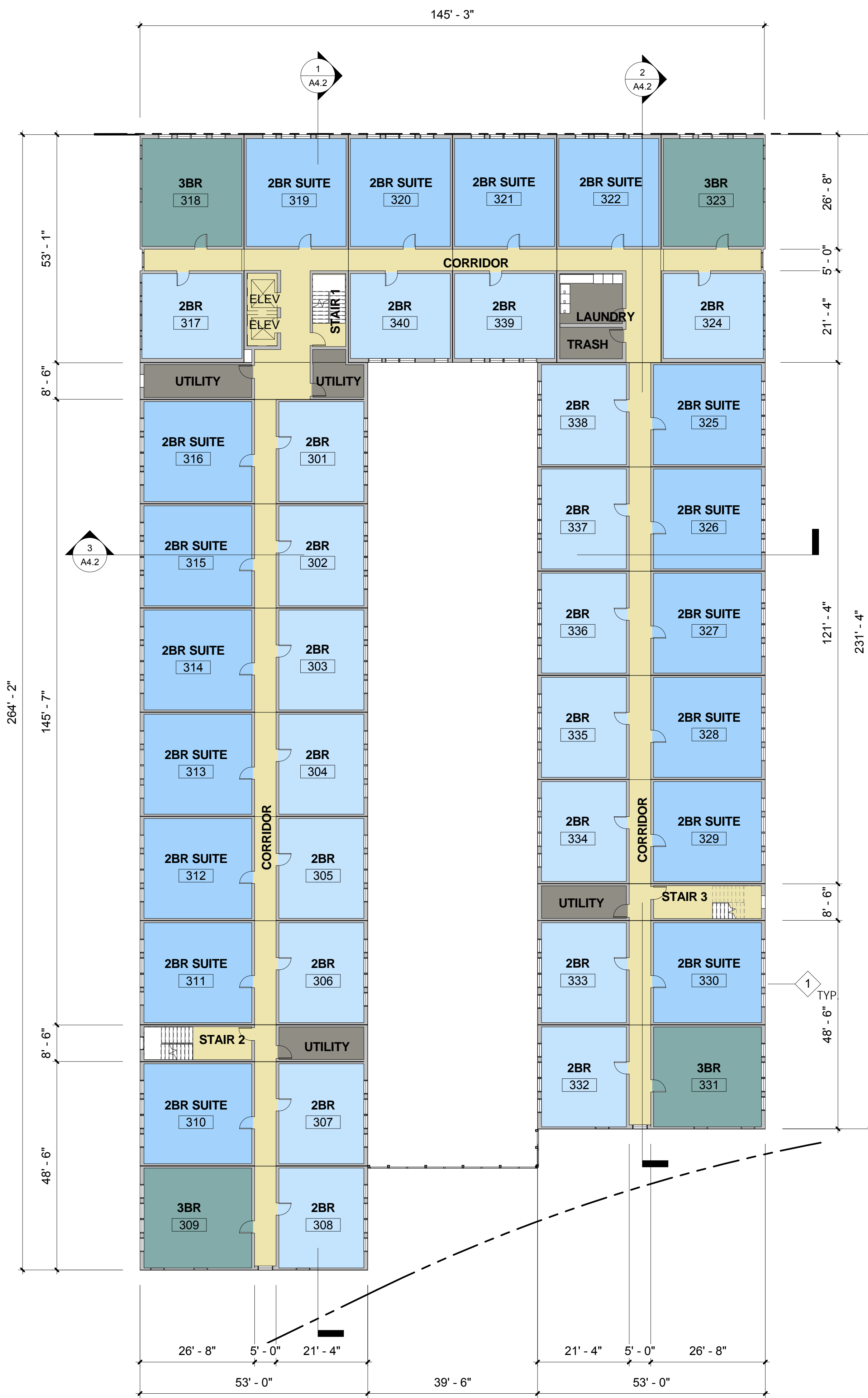
SHEET TITLE:

BLDG 2 LEVEL 2 & LEVELS 3-7 FLOOR PLAN

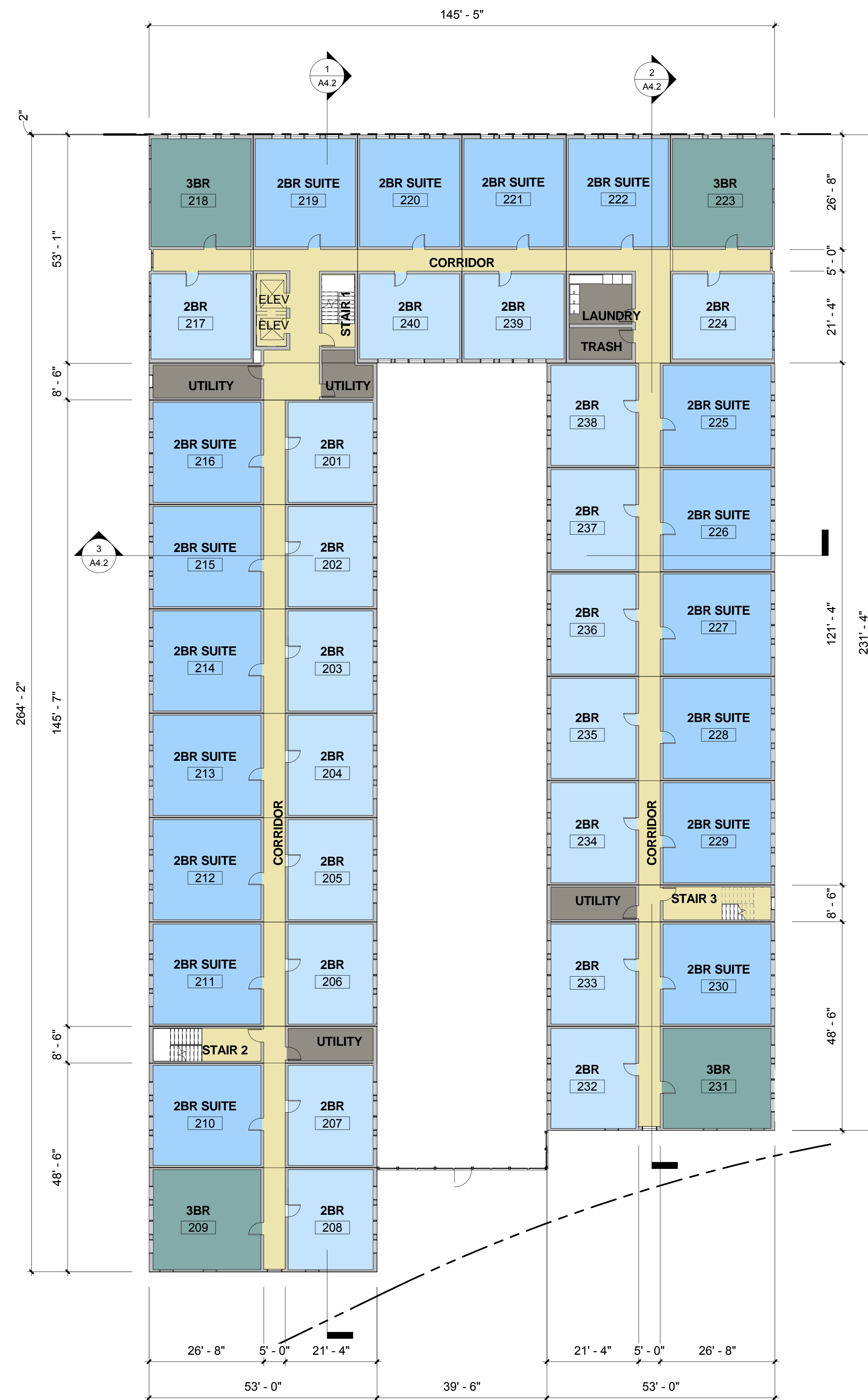
SHEET NUMBER

A2.5

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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

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

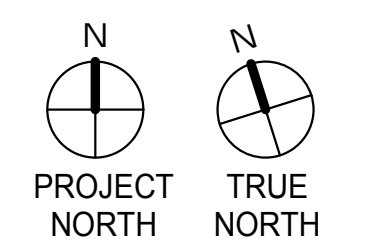
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CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
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DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 2 ROOF PLAN

SHEET NUMBER

A2.6

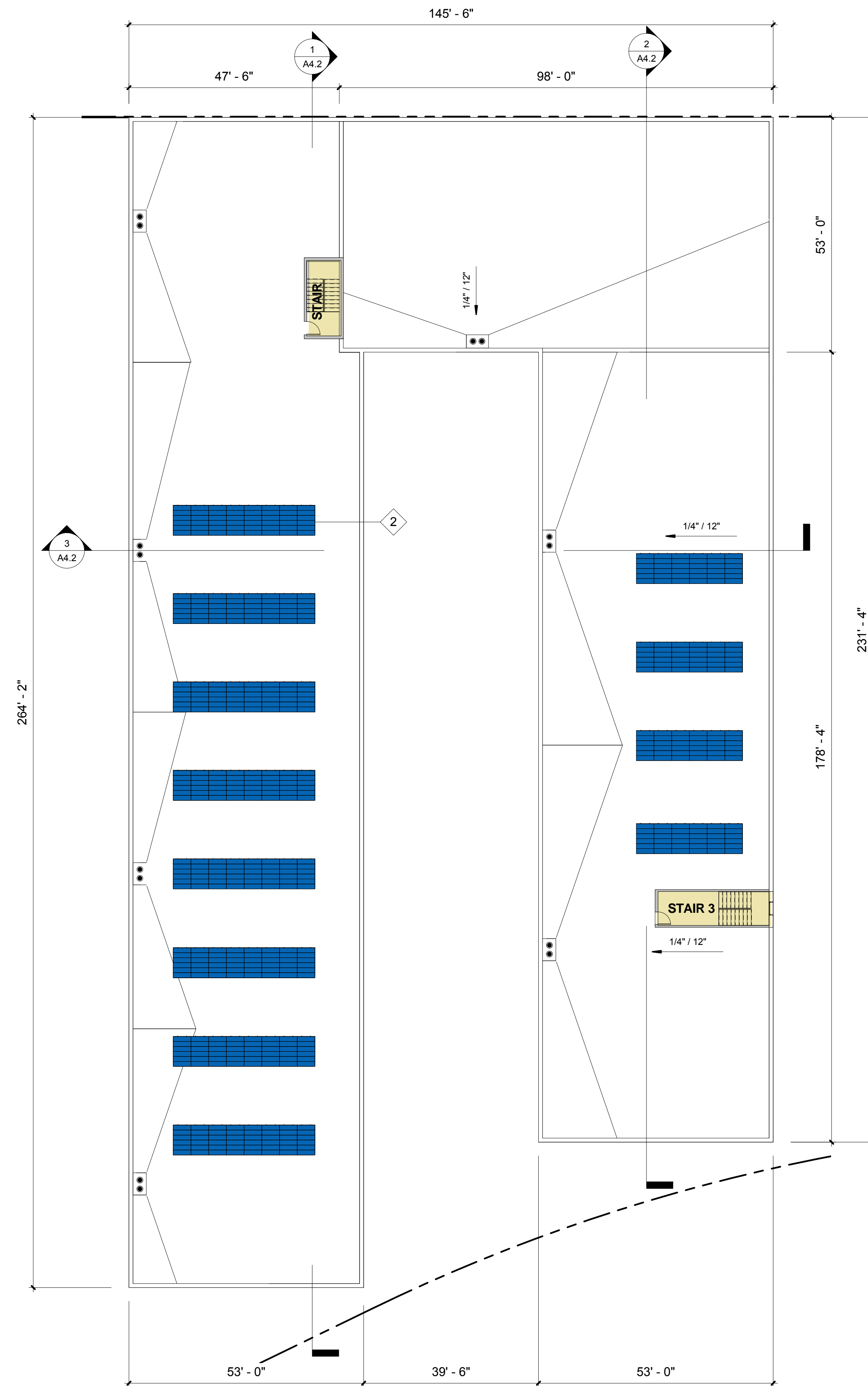
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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

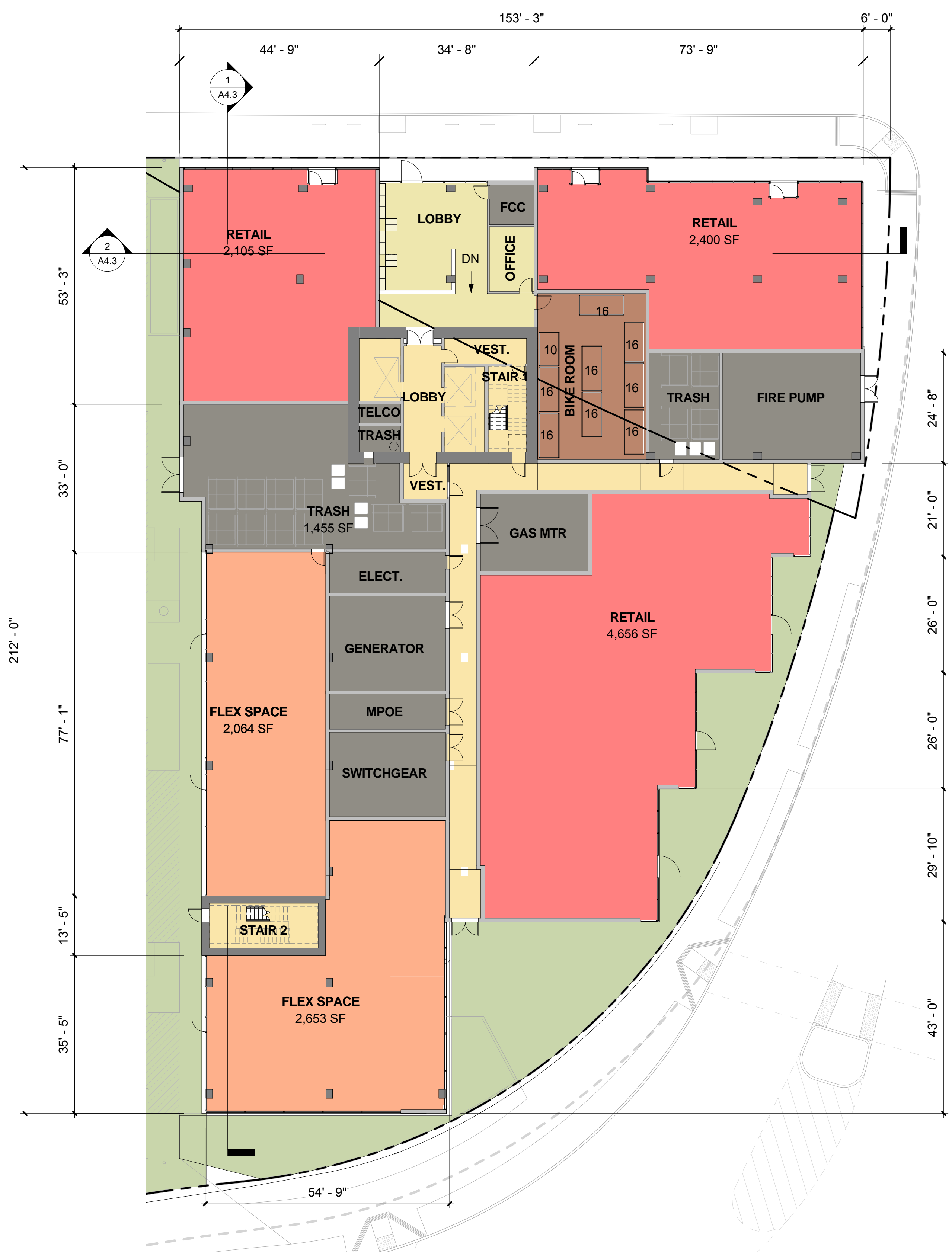
- 1 BALCONY, WHERE OCCURS, TYP.
- 2 PROPOSED SOLAR PV SYSTEM



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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350 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME
500 Kirkham

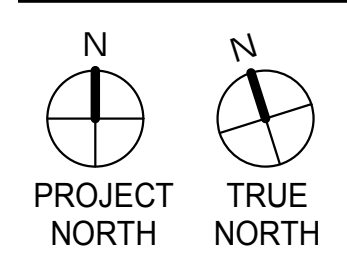
PANORAMIC INTERESTS
500 KIRKHAM ST., OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
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:

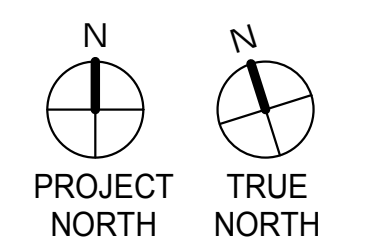
BLDG 3 LEVEL 1 & 2 FLOOR PLANS

SHEET NUMBER
A2.7

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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: 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

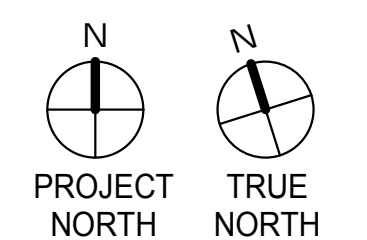


2 BLDG 3 - LEVEL 9 FLOOR PLAN
1/16" = 1'-0"



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



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

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

4/11/2018 1:04 PM

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

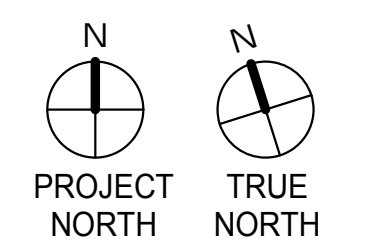
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CONSULTANT STAMP

#	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

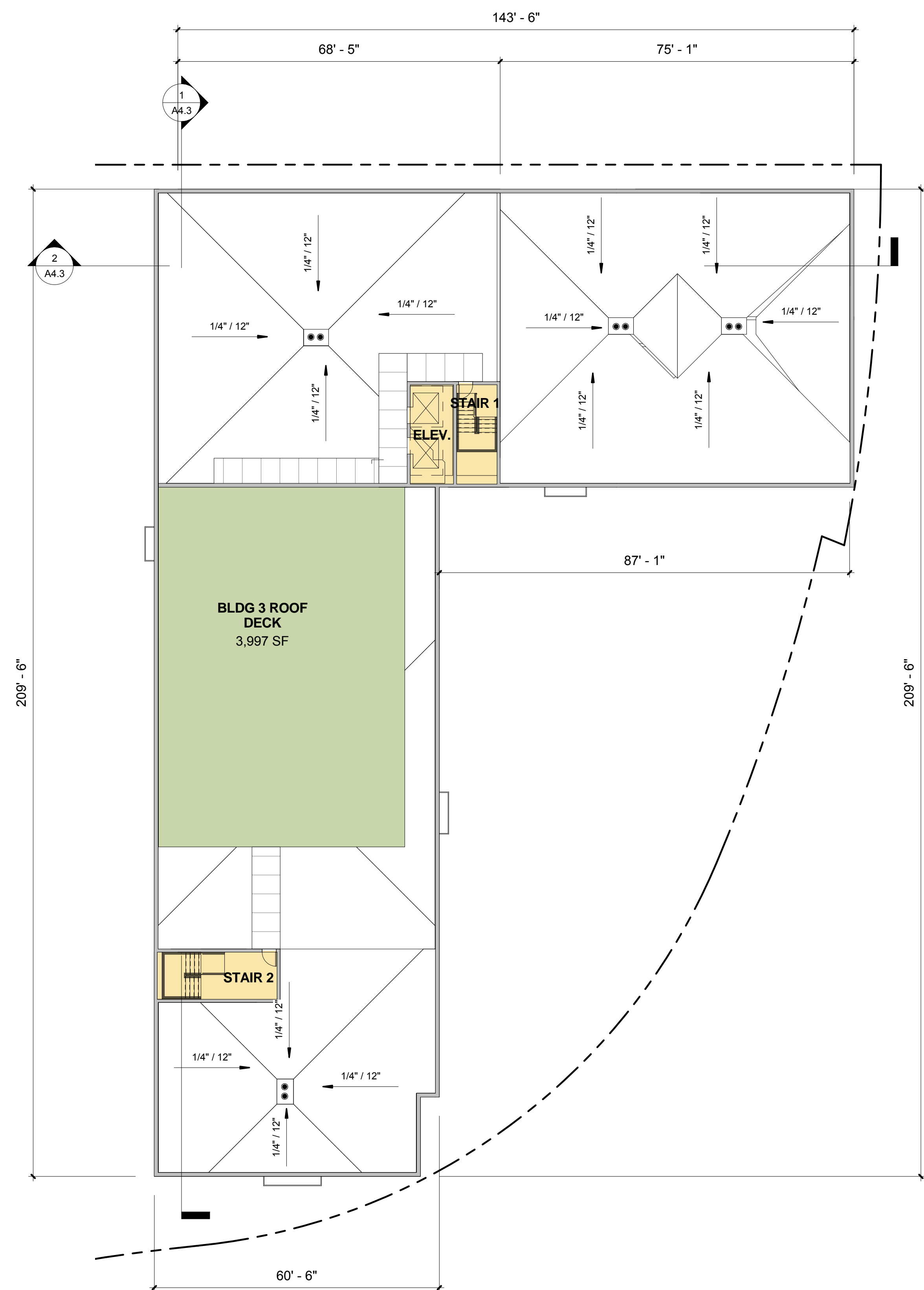
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SHEET NOTES

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



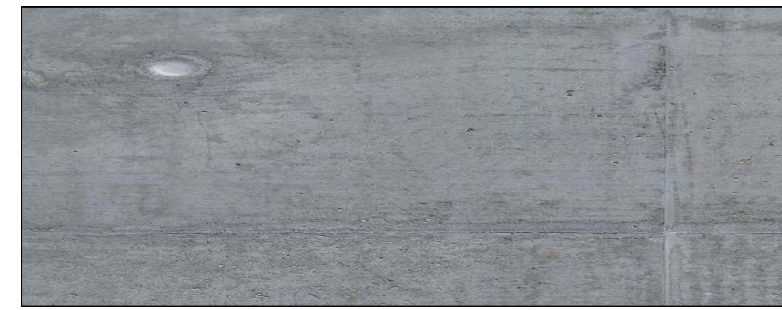
BP1 BALCONY PANEL



B1 BRICK - TAN



B2 BRICK - GREY



C1 CONCRETE - EXPOSED



G1 GLASS - SOLARBAN 70 XL



G2 BACK PAINTED GLASS - WHITE



G3 BACK PAINTED GLASS - GREEN



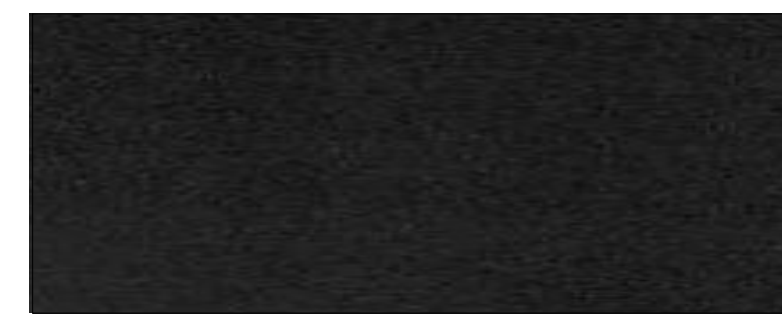
E1 EIFS - LIGHT GREY



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

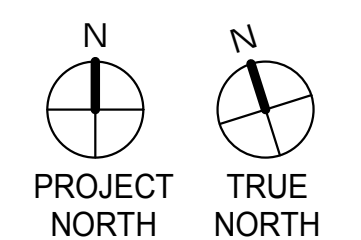
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#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



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

OVERALL EXT. ELEVATION - 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



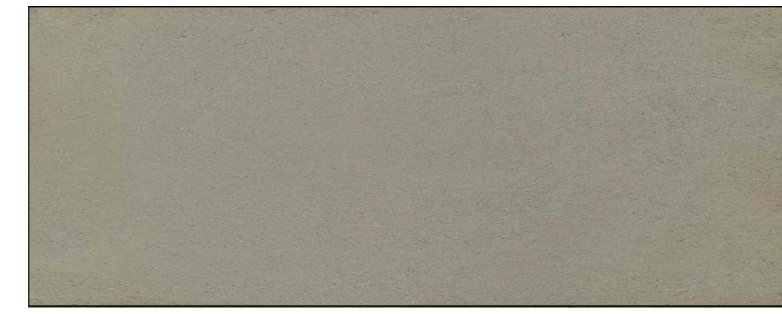
G2 BACK PAINTED GLASS - WHITE



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

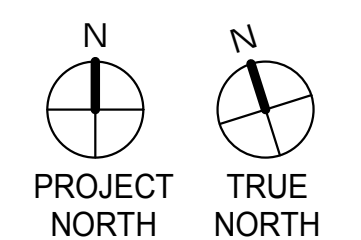
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1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



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

OVERALL EXT. ELEVATIONS - SOUTH

SHEET NUMBER

A3.1

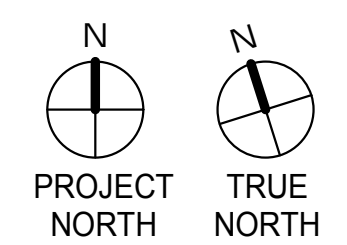
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1 EXTERIOR ELEVATION - SOUTH
1" = 20'-0"

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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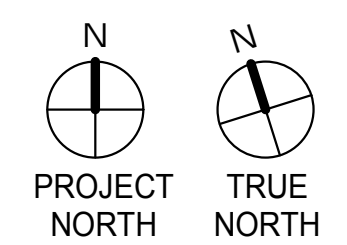
MATERIAL LEGEND

- 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"

#	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 - EAST

SHEET NUMBER

A3.4

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

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

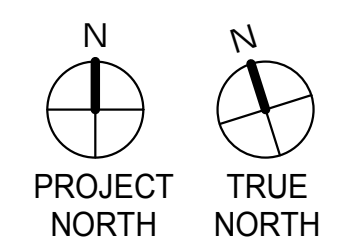
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#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



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

OVERALL SECTION

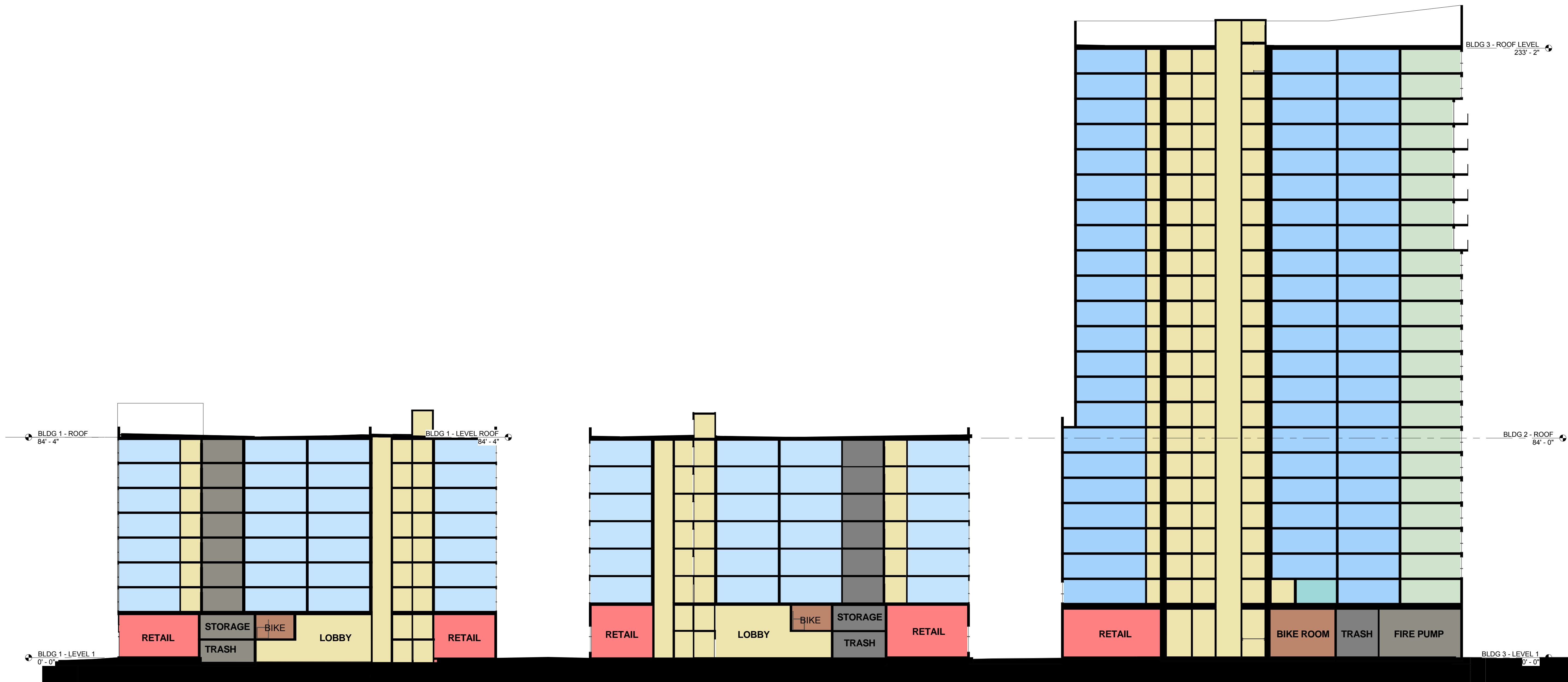
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A4.0

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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

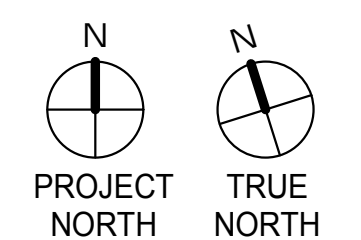
500 KIRKHAM ST, OAKLAND, CA

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



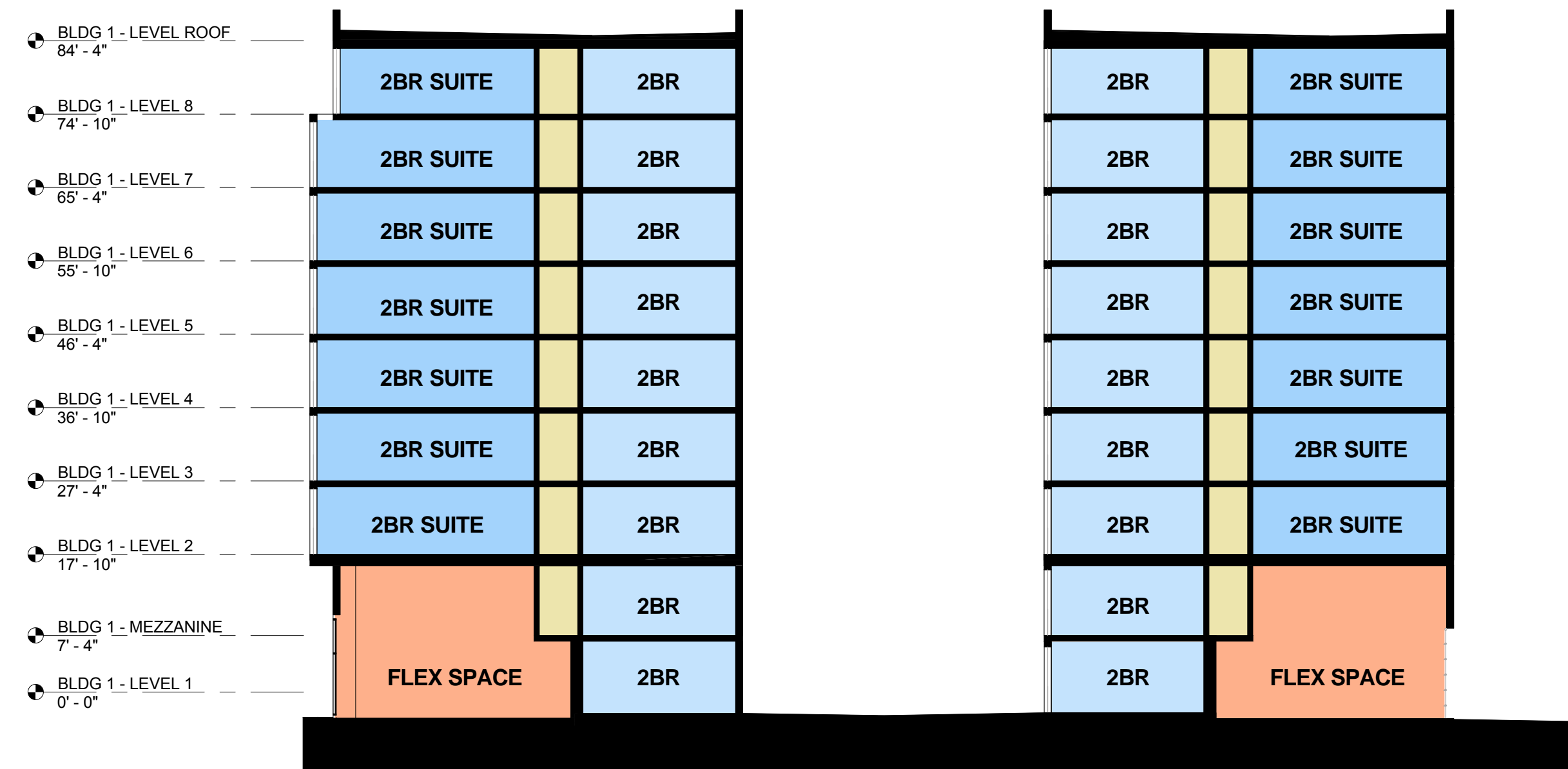
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SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

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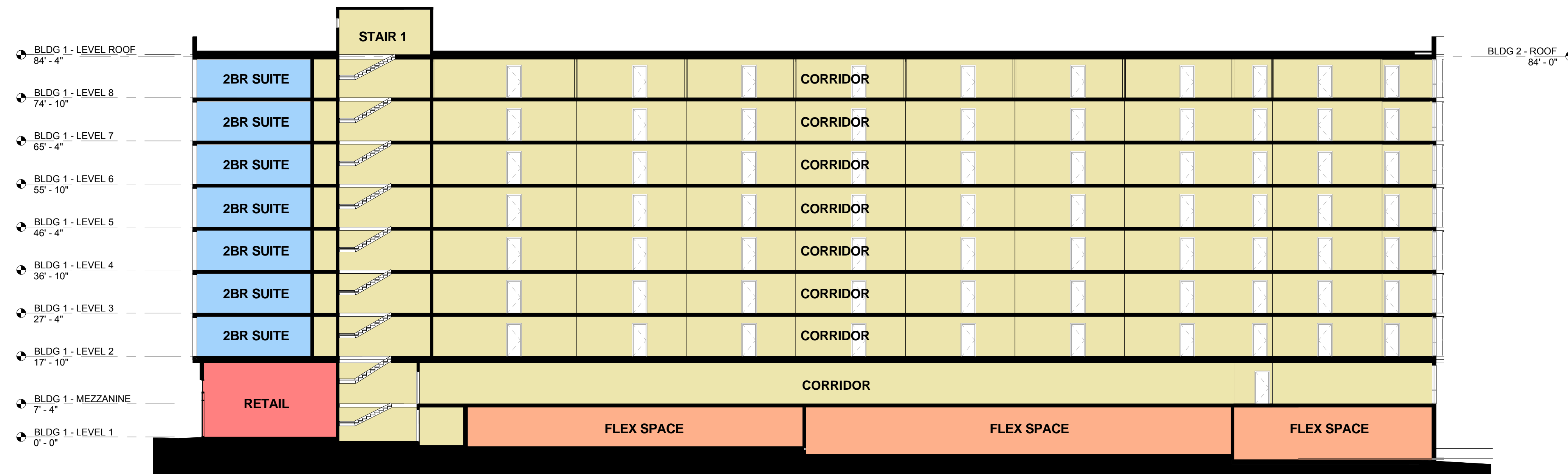
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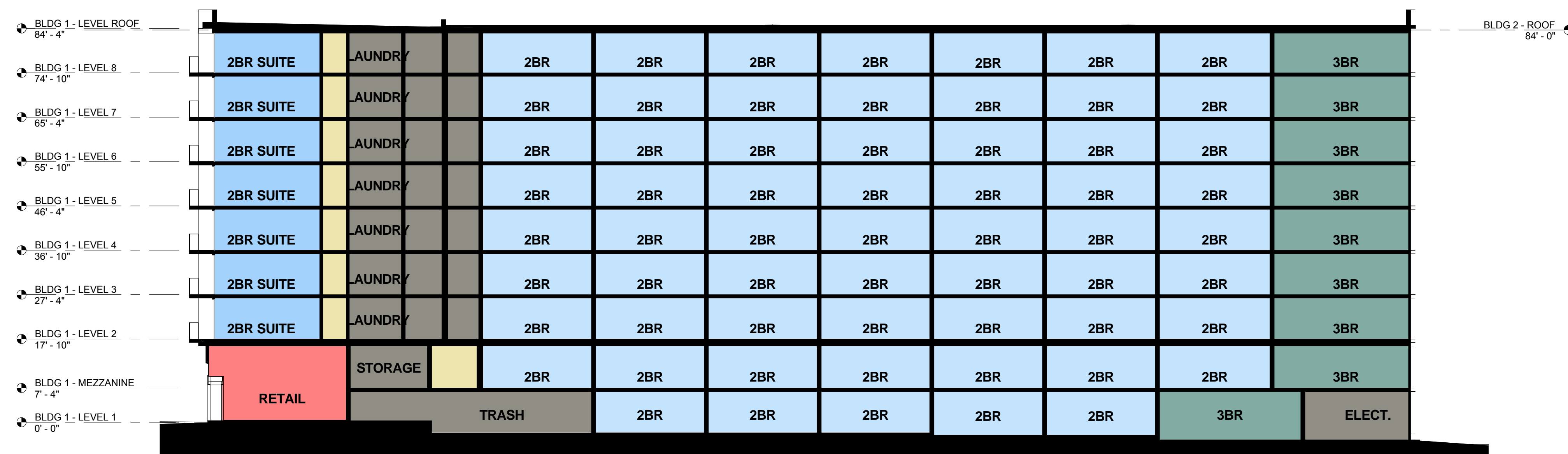
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3 BUILDING 1 - SECTION THROUGH COURT
1/16" = 1'-0"



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

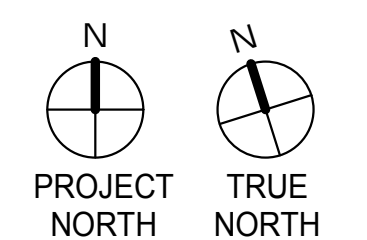
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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



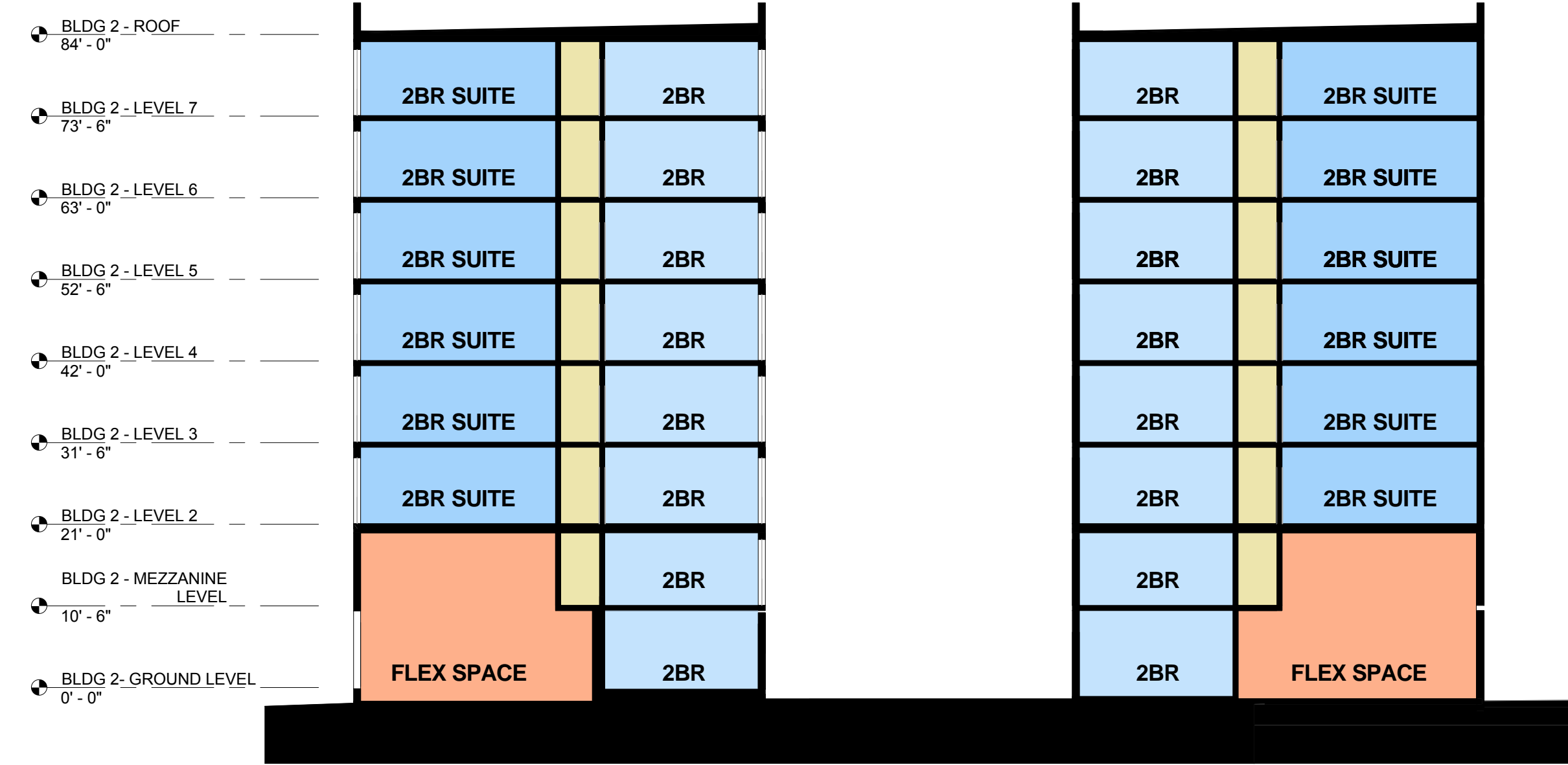
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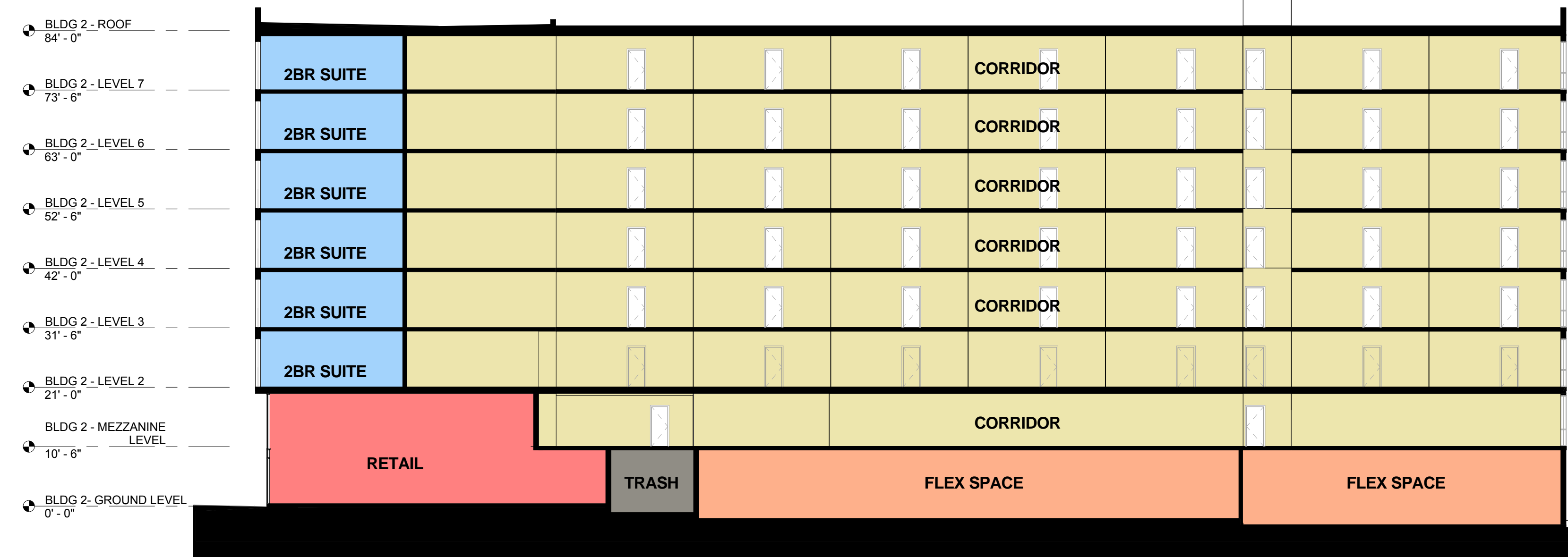
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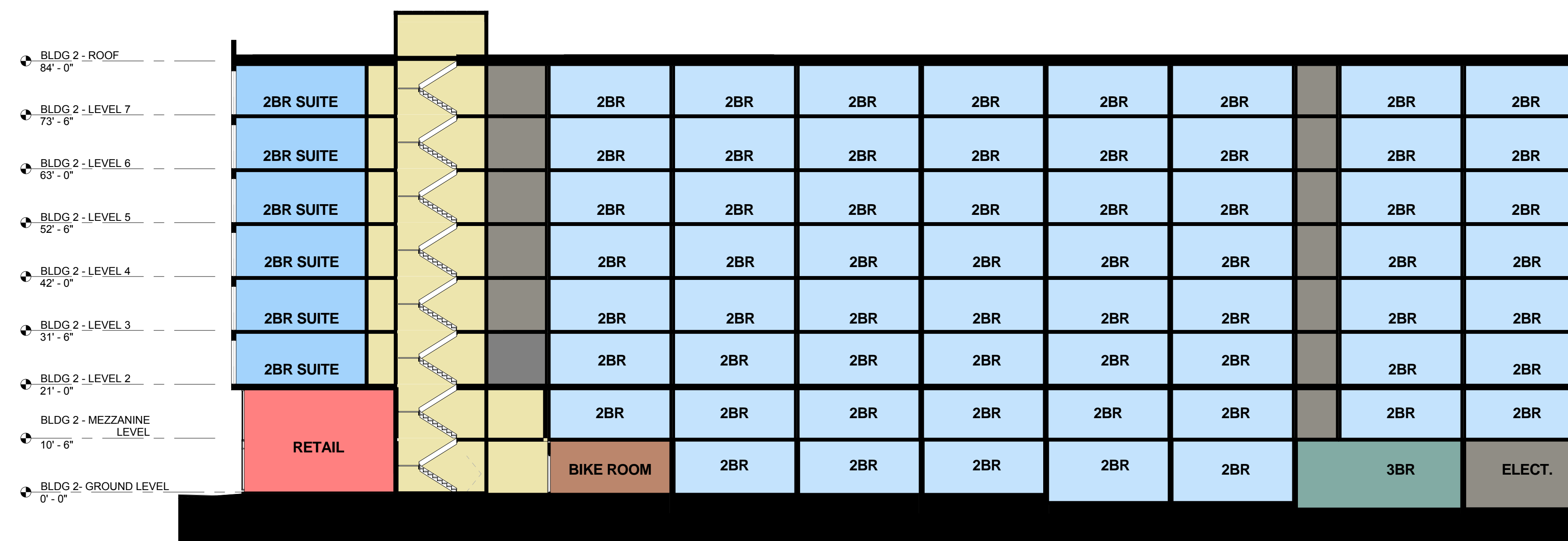
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



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

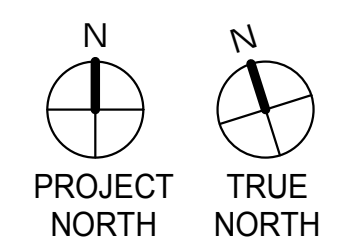
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ARCHITECT

CONSULTANT

CONSULTANT STAMP

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2	02/09/2018	DRC SUBMITTAL	NG
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DRAWN BY: Author

PROJECT NUMBER: 17-007

SHEET ISSUE DATE: 11/27/17

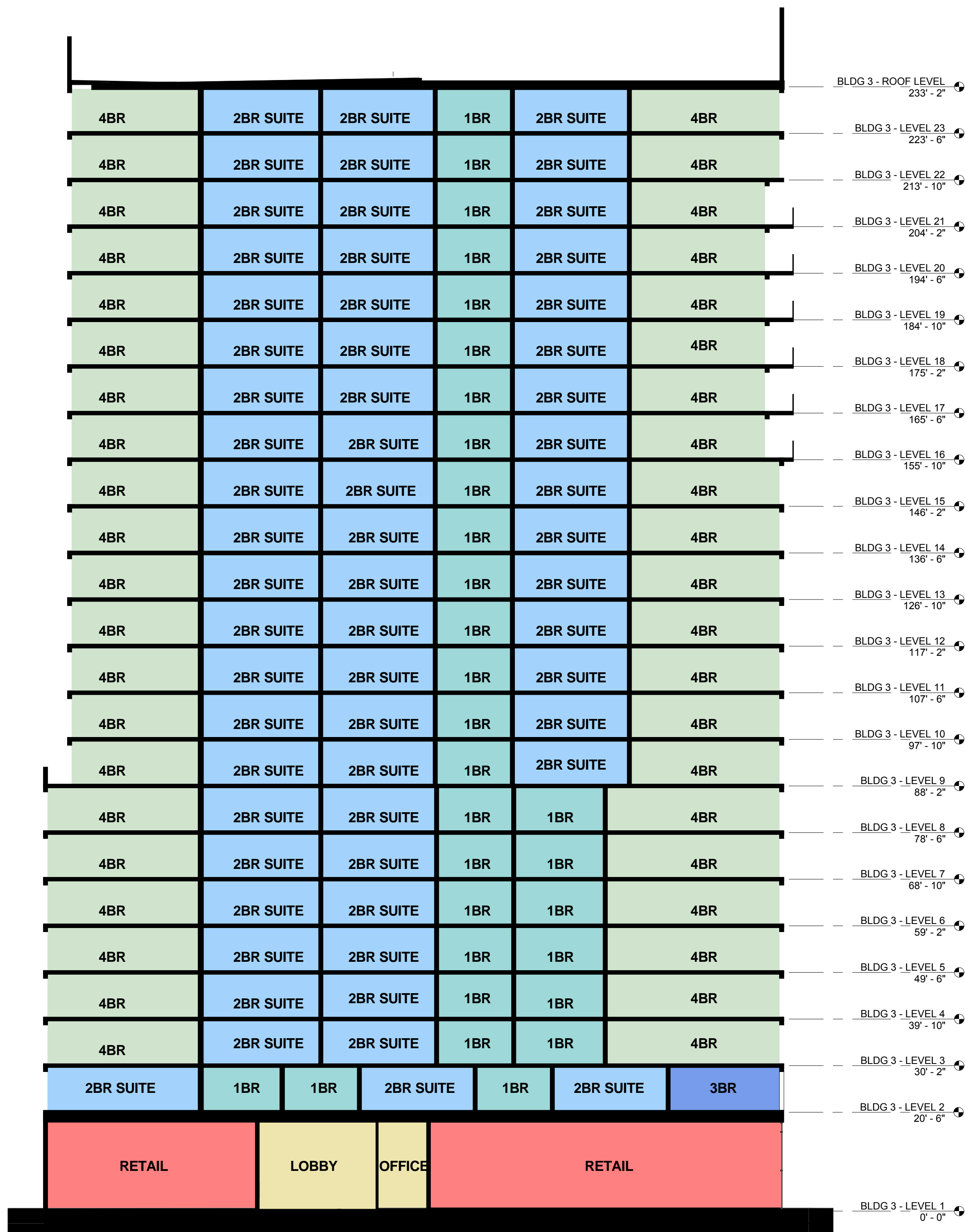
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BLDG 3 BUILDING SECTIONS

SHEET NUMBER

A4.3

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



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



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

4/11/2018 1:02:27 PM



PROJECT NAME
500 Kirkham

PANORAMIC INTERESTS

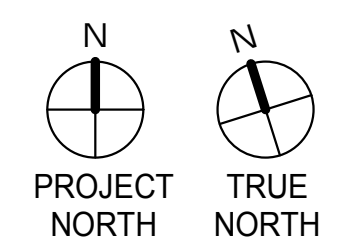
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ARCHITECT

CONSULTANT

CONSULTANT STAMP

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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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4/11/2018 1:02:29 PM

7TH STREET PERSPECTIVE

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

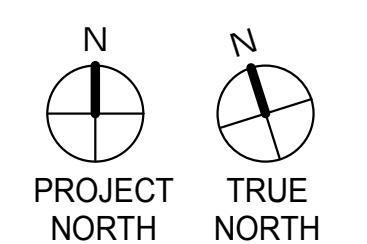
500 KIRKHAM ST, OAKLAND, CA

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: 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 URL: lowneyarch.com
360 SEVENTEENTH STREET | SUITE 200 | OAKLAND, CALIFORNIA 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

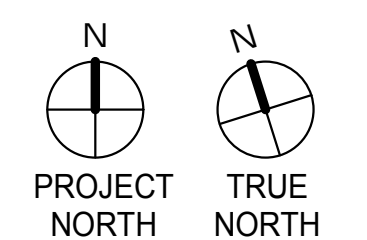
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ARCHITECT

CONSULTANT

CONSULTANT STAMP

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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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PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

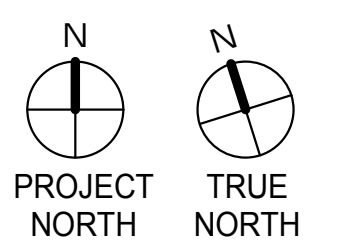
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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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

A5.3

AERIAL VIEW LOOKING WEST

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



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

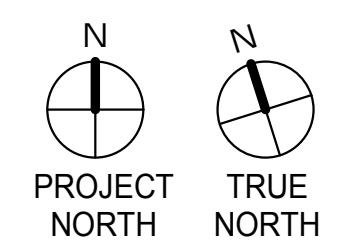
SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting

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

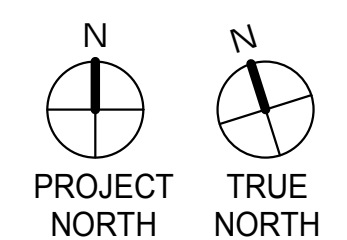
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2	02/09/2018	DRC SUBMITTAL	NG
3	04/25/2018	DRC SUBMITTAL	NG



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

BLDG 1 - LIGHTING PLANS

#	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 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

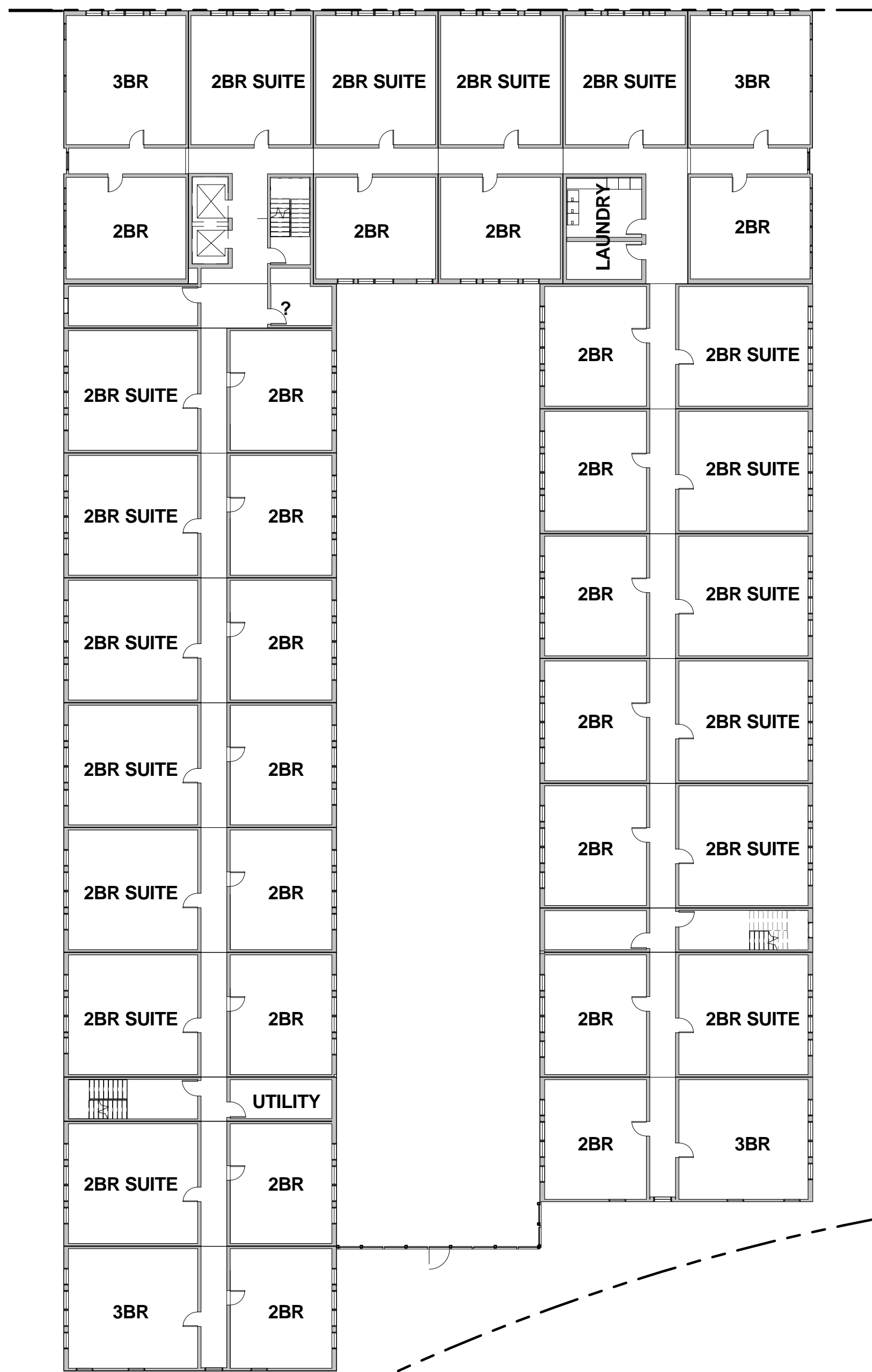


D - SURFACE MOUNTED SPOT LIGHT

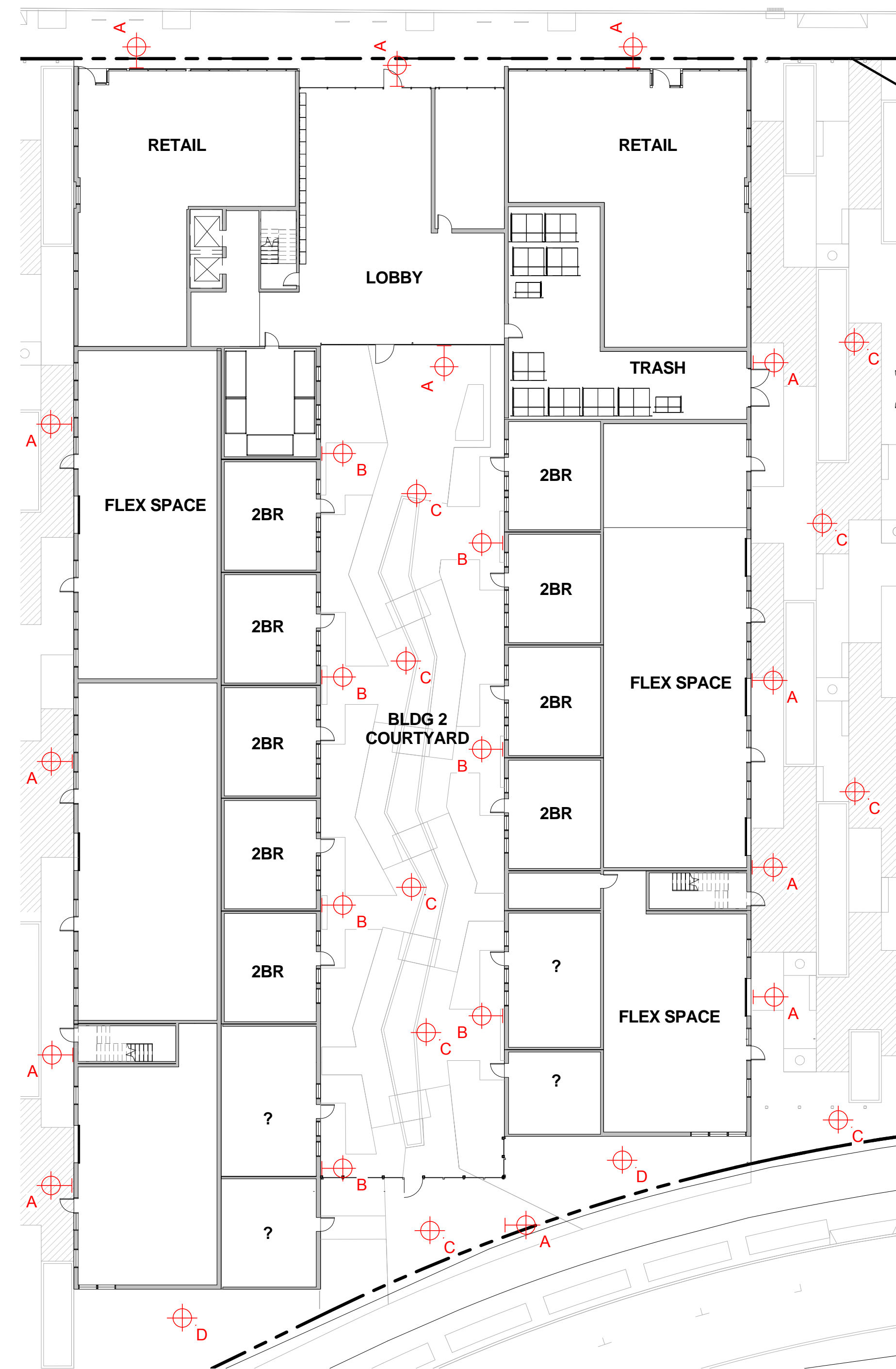
SURFACE MOUNTED DOWNLIGHT SPOT
LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting

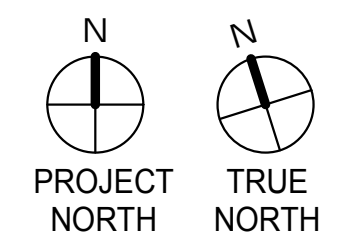


2 BLDG 2 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



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

#	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 - 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

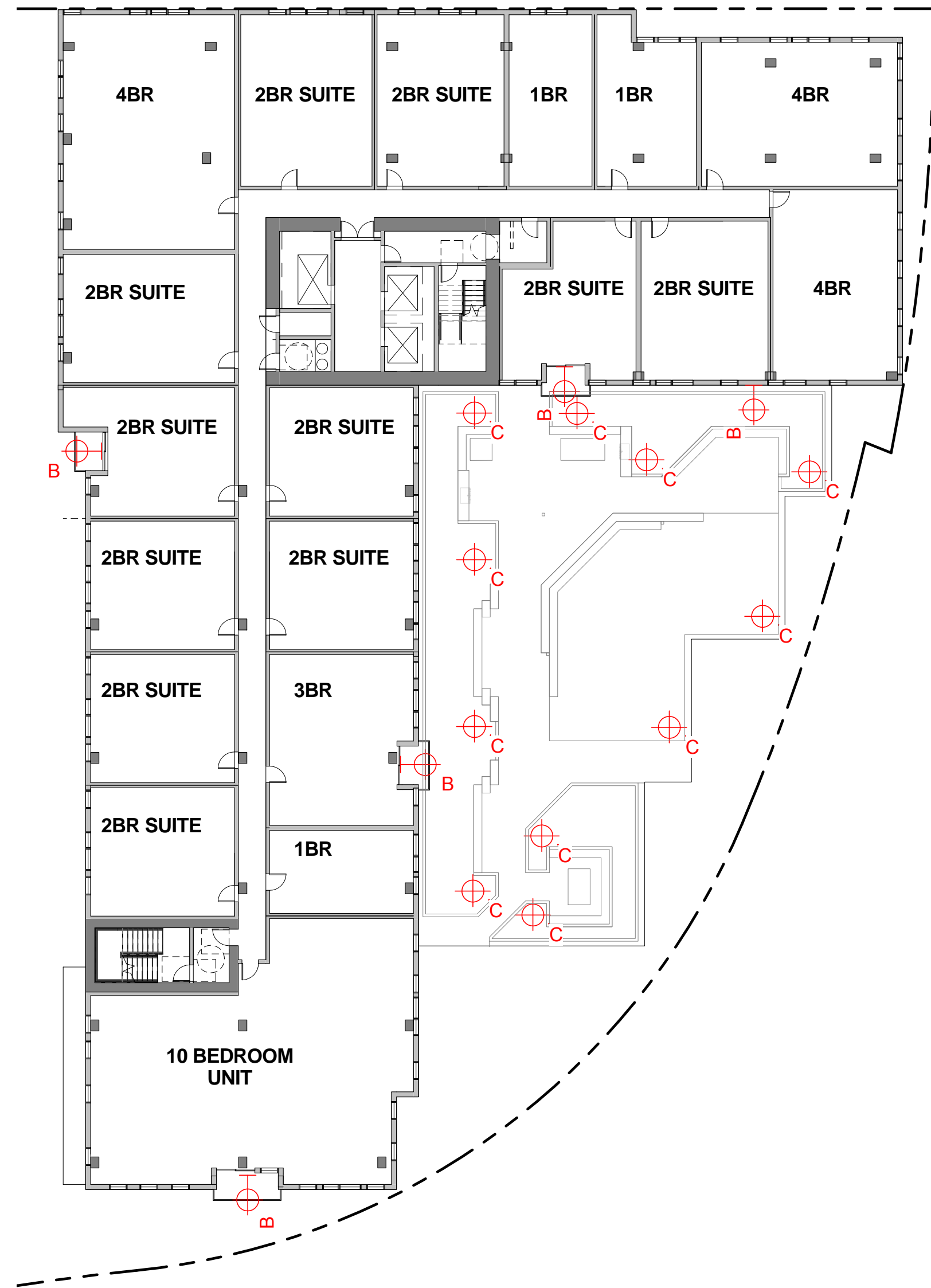


D - SURFACE MOUNTED SPOT LIGHT

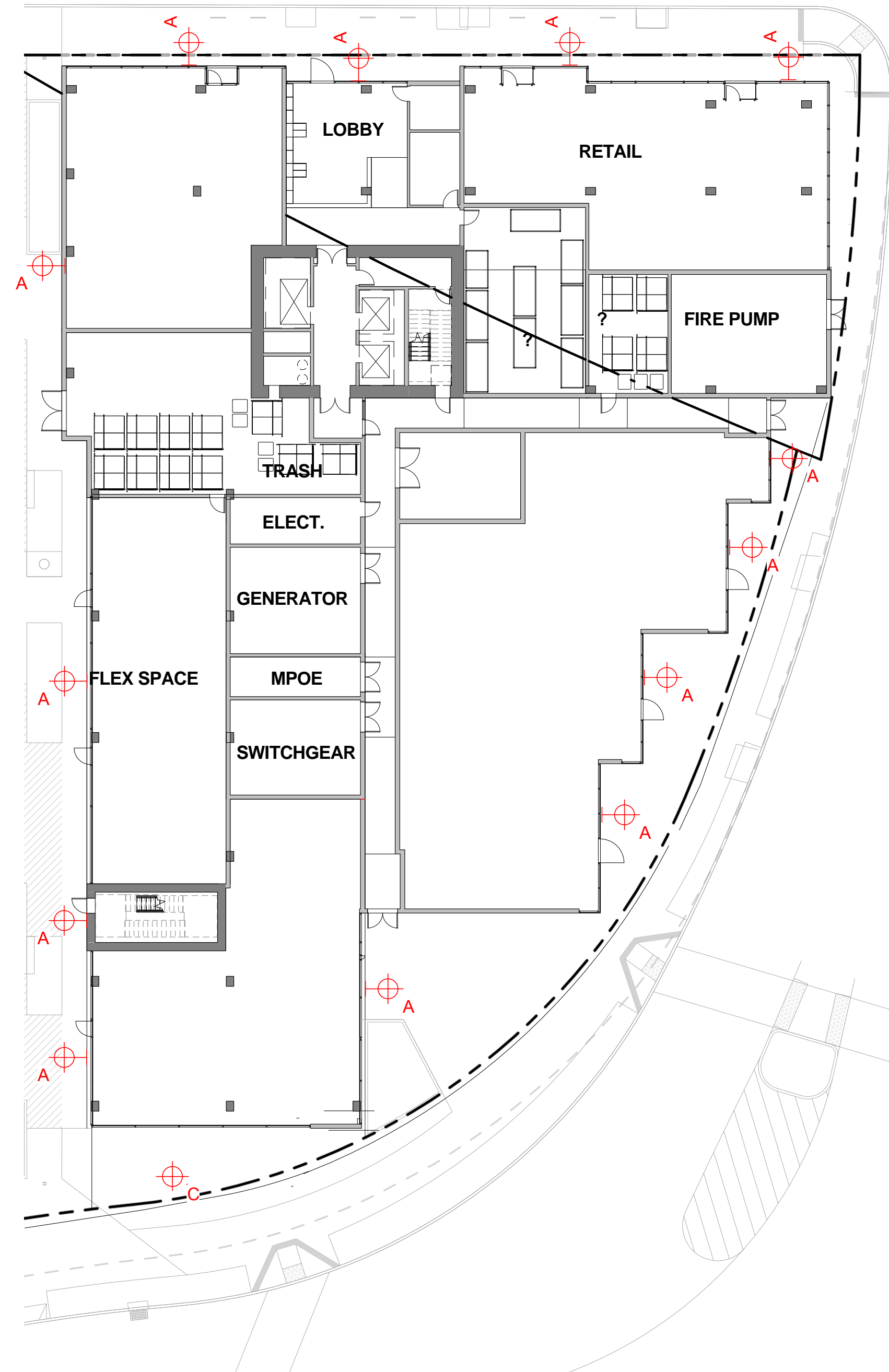
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LIGHT; CONCEALED AT 7TH LEVEL
AMENITY CANOPY



Delta Star - Spot Light Fixture
By BK Lighting

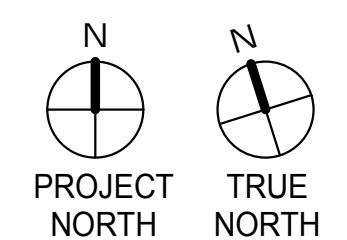


2 BLDG 3 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



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

#	DATE	ISSUES & REVISIONS	BY
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
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

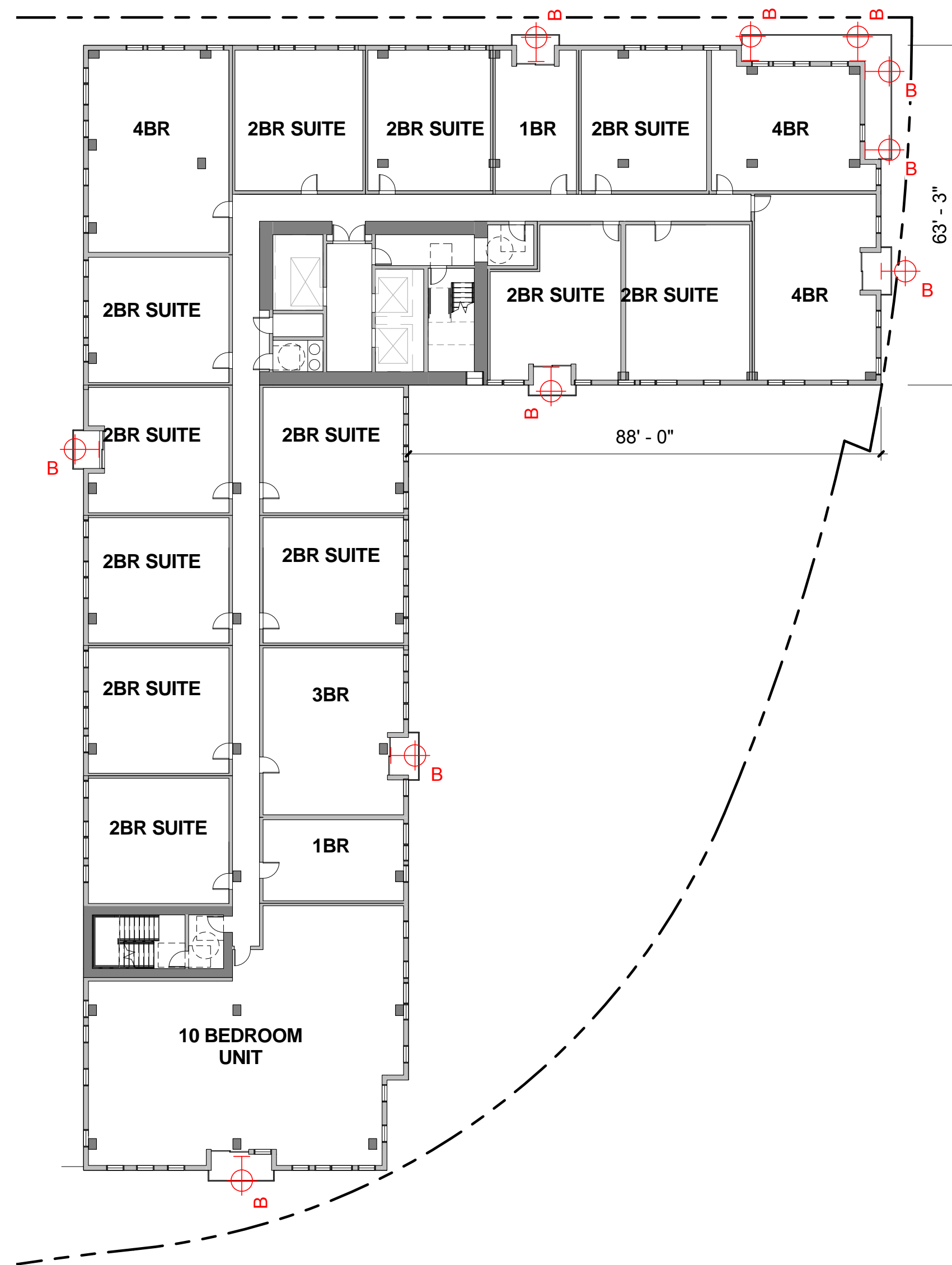


D - SURFACE MOUNTED SPOT LIGHT

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

LAND USE SUMMARY

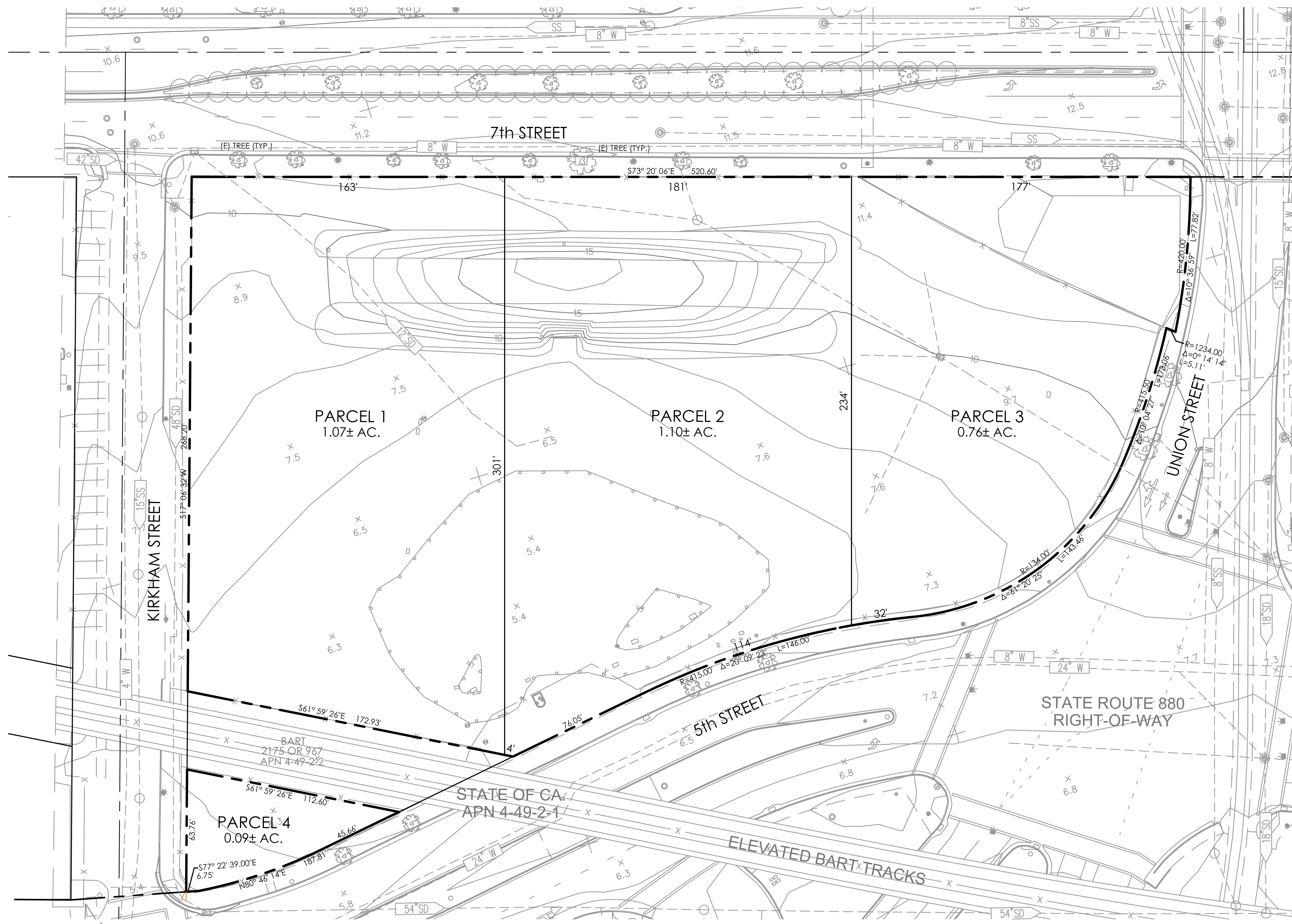
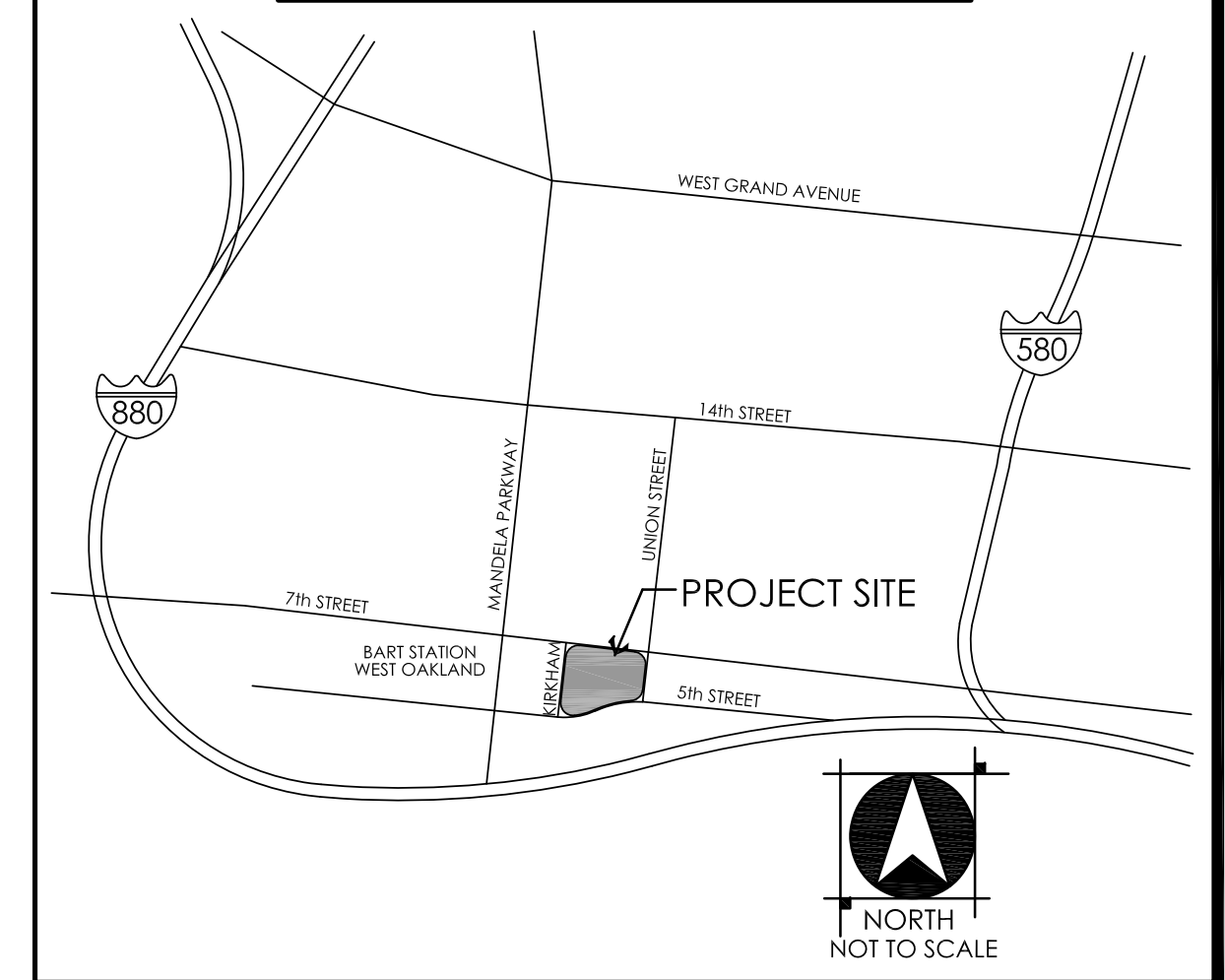
LAND USE	NET AREA
PARCEL 1	1.07
PARCEL 2	1.10
PARCEL 3	0.76
PARCEL 4	0.09

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

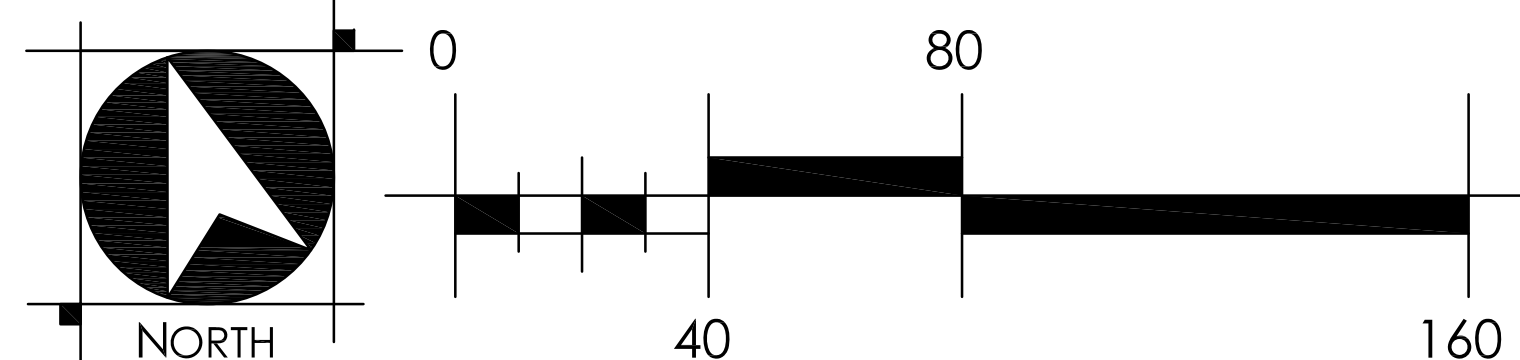
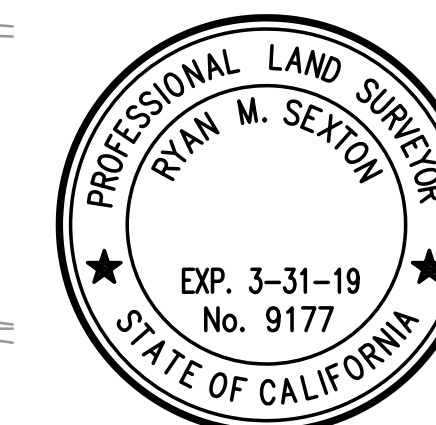
STORM
 CITY OF OAKLAND

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.

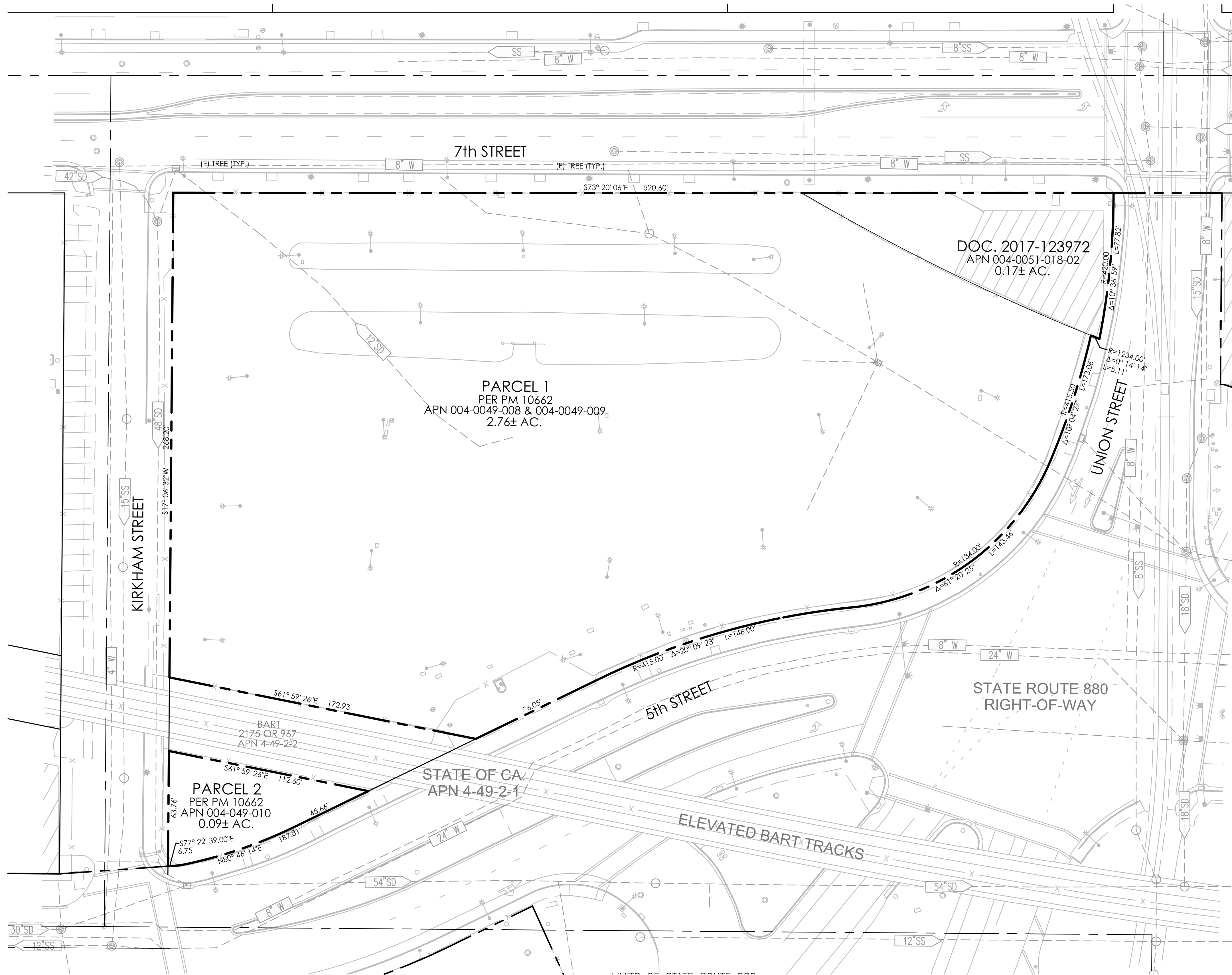
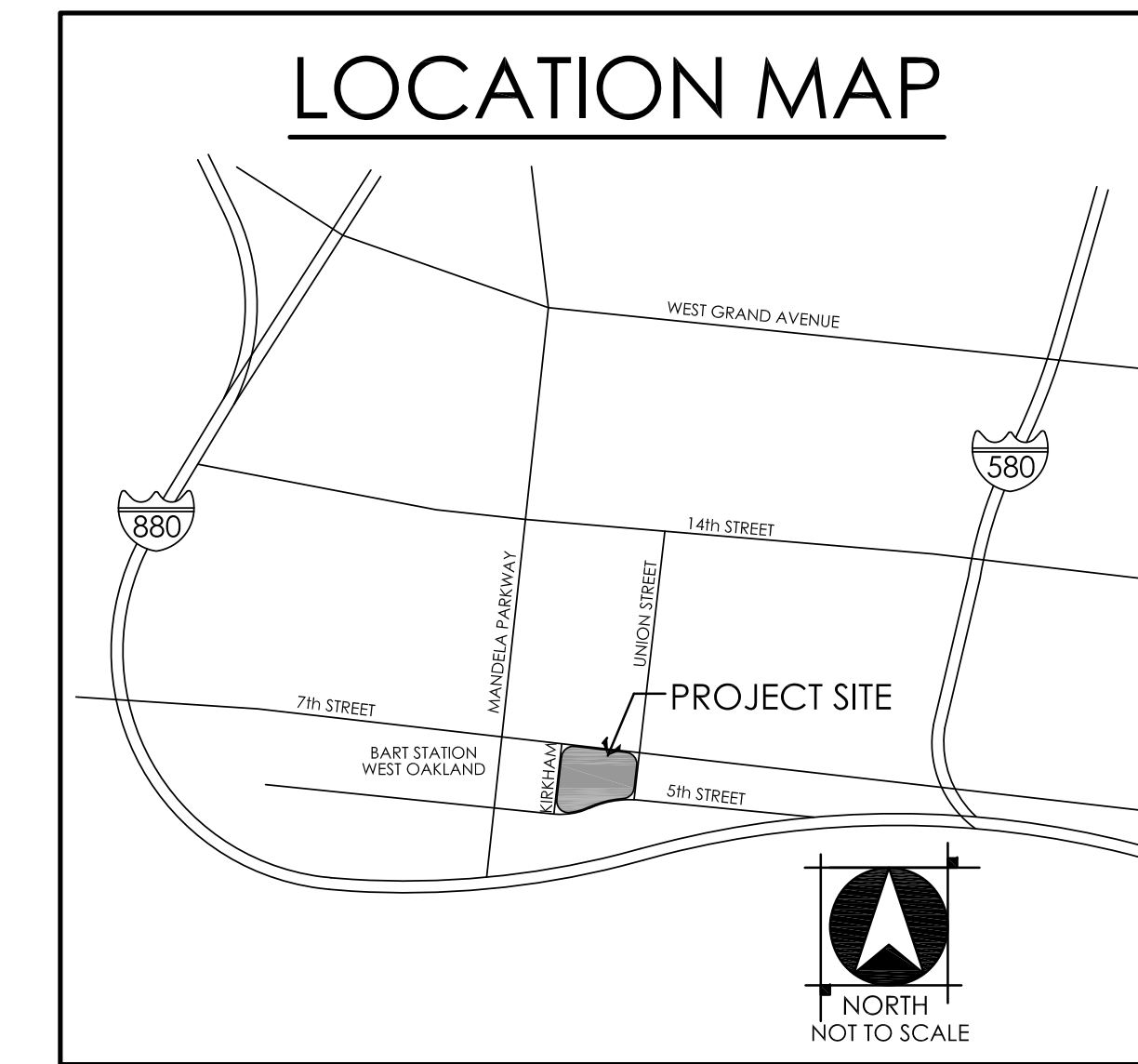


WOOD RODGERS
 BUILDING RELATIONSHIPS ONE PROJECT AT A TIME
 4670 WILLOW ROAD STE 125 TEL 925.847.1556
 PLEASANTON, CA 94588 FAX 925.847.1557

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.

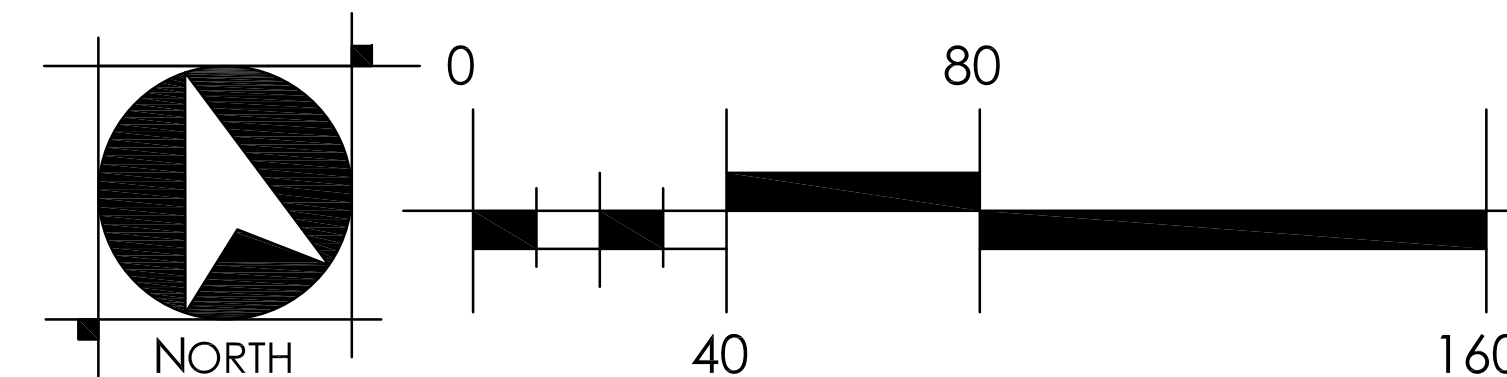
BENCHMARK

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.

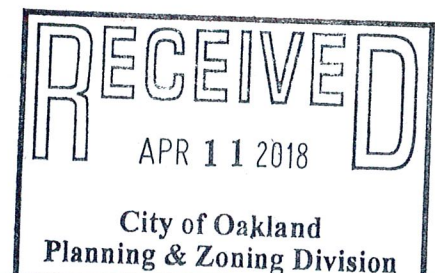
The project provides direct access from the street to the proposed residences, retail, flex space and community gathering pathways. These entries are located around the property, thus making them adequate for the users of the property and to the general public. However, the edges of the buildings and 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 is would 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.

BUILDING DESIGN

Building Design 1 / Massing: New buildings should be designed with major massing elements that are consistent with those found in existing desirable buildings located in the immediate vicinity.

The project contains two mid-rise and one high-rise buildings that range from 7-story to 23-story. As discussed in this staff report, the proposed buildings provide minimal massing relief on the facades and roof to create a cohesive composition. The proposal needs to consider using different design components to create volumes and articulation to create balance and style.

Response: Massing Changes have been introduced to the facades to provide corner articulation, Massing relief and volume articulation. See updated elevations and perspectives.

Building Design 2 / Fenestration and Materials.' Fenestration elements, such as windows, doors, lowers, vents, wall panels, skylights, storefronts, curtain walls, and other glazed systems, can be either more historic or more contemporary depending on the context, and should be articulated to maintain the sense of scale found in the immediate context.

The project provides a cohesive arrangement of various size of windows, wall panels and glazing storefronts that are contemporary and help to reduce the visual scale of the large building frontage.

Response: New design changes have provided more articulation

WEST OAKLAND SPECIFIC DESIGN GUIDELINES TO THE 7TH STREET OPPORTUNITY AREAS

The following section of the Design Guidelines addresses the urban design strategies and guidelines that are particular to the 7th Street Opportunity Areas, especially as to neighborhood commercial corridors with

housing. The 7th Street guidelines intend that the project become the focus of the surrounding neighborhoods with active street edges that would encourage neighbors and visitors to experience a high-quality urban streetscape.

NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial 1/ Site Planning: Buildings should be built immediately fronting 7th Street to emphasize and re-establish where necessary the continuity of the neighborhood commercial street. Ground floors should have active publically accessible uses such as restaurants, retail, lobbies and galleries. Driveways and vehicular entrances are discouraged from accessing directly from 7th Street and moved to side streets where feasible.

The proposal contains three detached mixed-use buildings that front 7th Street to create continuity in the S-15 Transit-Oriented Development Commercial zone. The project includes ground floor retail and residential lobbies that would be accessible from 7th Street and thus create a more active environment on the main corridor. The proposal also includes two separate driveways for partial vehicular access to the “community gathering” pedestrian pathways, which is opposite to the prescribed 7th Street guidelines.

Response: NA

Neighborhood Commercial 2 / Massing. Residential upper stories are encouraged to include bay windows above the ground floor to provide light and air, and to break up the scale of buildings and convey residential use.

The project development contains buildings that range from 7-story to 23-story, but do not contain any bay windows to the residences or provide articulation to create visual relief to the building mass.

Response: Balconies and bays have been added along all major street facades to provide articulation. See revised elevations and perspectives

Neighborhood Commercial 3 / Height: Except when located at important intersections such as Mandela Parkway and 7th Street, buildings over 5 stories in height should generally include a significant step-back along commercial arterial roadways to harmonize the scale of new buildings with the existing neighborhood.

The project proposal is not located at the intersection of 7th Street and Mandela Parkway. The project includes buildings that are more than five stories in height and do not provide a significant step-back from the main commercial corridor, 7th Street, to create a balanced scale with other buildings in the area.

Response: Building articulation along 7th has been added to respond to height of the residential building across street.

Neighborhood Commercial 4 / Fenestration. Ground floors should have as many openings as possible with as few blank wall sections as possible. Awnings and canopies are encouraged.

The proposal provides a decent amount of openings and glazing along the ground floor on 7th Street. The project development, however, can use additional awnings or canopies to define and make the main entries more prominent from the commercial corridor.

Response: Double height lobby spaces are aligned with courtyards beyond to provide layering of space at ground level. Awnings have been added to define entries.

Neighborhood Commercial 5 / Materials: Buildings should have a variety of high quality materials that Define an interesting character when viewed up close and from a distance.

The proposal provides a modest mix of materials and colors that range from light to medium color metal cladding, cement panels, powder coated storefront and aluminum window framing, gray glazing, accent colors and perforated metal balcony railings.

Response: The material pallet has been updated to create more variation.

Neighborhood Commercial 6 / Renovation of Older Buildings: Older commercial buildings should be restored in a manner consistent with their original architectural style.

The project proposal does not plan to restore the existing one-story commercial building because it will be demolished as part of the new development. The property is not considered a historic property or in a historic district.

Response: NA

Neighborhood Commercial 7 / Landscape: Street trees should be of a type that allows high visibility to storefronts and spaced to allow street lights to penetrate to sidewalks during nighttime.

The proposal includes a landscaping plan that shows the installation of a mix of street trees around the property. The species of the street trees range from 36-inch box size Quercus Suber, Pistacia Chinensis and Ginkgo Biloba trees. The plan also shows that these trees are spaced between an average of 20 to 40 feet on center. The majority of the street trees will be planted on a landscaped strip, except for the trees on 7th Street which will be contained in a well surrounded by metal grates.

Response: NA

Neighborhood Commercial 8 / Landscape: Publicly accessible outdoor space areas should be comprehensively designed with high quality pavement, landscaping, and seating, and are encouraged at the following locations: Mandela and 7th Street, San Pablo Avenue and West Grand Avenue, San Pablo and 32nd Street.

The project proposal is not located on any of these street intersections, so it does not apply. However, the project includes “community gathering spaces”, located between the mid-rise and high-rise buildings. These pedestrian pathways are designed to provide direct access from 7th and 5th Streets to the ground floor commercial flex spaces. These two pedestrian pathways provide some type of open space that include furniture and landscaping such as pergolas, benches, planting areas and color paving surfaces to create an inviting environment to the public and residents as well. It should be noted that the community gathering spaces are unarticulated and the buildings on either side are not stepped back. These areas risk being dark, cold, and unanimated without a high-quality, detailed design.

Response: The public gathering spaces are landscaped with a mix of hardscapes to provide articulation across the floor surface. As noted, planting and furnishings are added to enhance the space. The pedestrian pathways face North / South and will get plenty of direct mid-day sun as well as morning and noon reflected light off buildings fronting the spaces.

High quality materials in storefronts and facades have been further articulated.

DESIGN ISSUES

Based on design plans provided, staff has reviewed the project and has the following comments for consideration by the Planning Commission:

Site Planning

Public Right-of-Way:

The proposed design plans, received on February 10, 2018 provide minimal information as to the extent of any right-of-way improvements around the subject property. Other than proposing new or improved curb-cuts for ADA access ramps and extension of the existing median strips around the project site, staff believes that additional detail plans are needed to better evaluate the project and provide recommendations. Typically, such information is provided when a Subdivision Map and/or a Planned Unit Development plan is provided. The submission of a subdivision map to merge and subdivide the property into three new parcels has not been submitted to provide additional information that can help assess the off-site improvements as it relates to the proposed project.

Response: Project team had meeting with public works to discuss site improvements and have incorporated additional crosswalk and road diets into plans.

Parcelization:

The applicant has indicated that the existing three parcels will be reconfigured and merged into three new parcels through a subdivision map. The three new proposed parcels would allow each of the proposed detached buildings to be developed in two phases. Phase 1 will include the construction of the two mid-rises

and Phase 2 will include the construction of the high-rise. Without the required subdivision map, it is not clear at this time where would the property lines be located in relation to the proposed “community gathering space (pedestrian pathways) and building separation. If the map shows a proposed property line in the center of the pedestrian pathways, it may or may not conform to the zoning development standards such as building setbacks or will it conflict with any proposed utility easements. The subdivision map is critical to analyzing the project and determining appropriate permits and procedures.

Response: Drat TPM is prepared, see attachment A in set.

Building Design

Building Height and Mass:

The proposal provides three detached buildings, two mid-rises and one high-rise. The two mid-rise buildings measure up to 84 feet in height and the high-rise measures up to 233 feet in height to the rooftop. The maximum allowed building height in the S-15W zoning district is 160 feet. Because the application includes a Density Bonus, the project sponsor is entitled to request for concessions or incentives. So, in this case the applicant proposes a building height increase of 233 feet (+73 feet). Staff believes that this transit-oriented development site could accommodate the proposed density. However, staff has some concerns about the massing of the buildings. The West Oakland Specific Plan Design Guidelines implies for continuity with the West Oakland’s unique history and character. The intent of the guidelines is for new buildings to be designed with major massing elements that are consistent with buildings in the immediate vicinity. The current massing of the buildings is bulky and monolithic, and needs to be finessed to create different volumes and articulation. The proposal can use a strong variation of roof and facade planes to provide an attractive appearance when viewed from the street and from distant views from around the city. Staff comments also apply to the two mid-rise buildings that further development is recommended to break up mass on the facade and roof planes. The height of these two buildings are not of a concern, but how the massing can be improved to provide visual relief and interest within the context of the neighborhood is of concern.

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.

Land-Uses

Off-street Parking:

The project proposes a total of 8 parking spaces for commercial use on a small surface parking lot, located near the intersection of 5th and Kirkham Streets. Per the S-15W zone district, the required number of parking spaces for the proposed application is 516 spaces (0.5 parking space per residential unit). Zoning regulations also allow additional parking reduction of 30%, when a project development site is located in a Transit Accessible Area such as BART. So, the result for the base parking count for required off-street residential parking is 361 spaces within the property. Furthermore, per the Density Bonus regulations, the applicant can request incentives or concessions to reduce the required number of off-street parking. In this case, the applicant is proposing to reduce residential parking to zero and instead proposes 8 parking spaces primarily for commercial or retail uses in a small surface parking lot. Staff believes that the proposal for not providing off-street parking for the residential units and/or parking for residential and commercial loading berths may be of a concern in the surrounding neighborhood.

CONCLUSION

The proposed project reflects to some degree the intent of the 5-15 W zoning district and vision of the West Oakland Specific Plans (WOSP) for developing multi-story, high-density mixed-use development in Transit-Oriented Development Commercial Zones. There are issues, however that staff believes are significant and need to be addressed to improve the overall design appearance of the buildings. Staff has concerns

regarding the lack of building wall and roof planes particularly along 7th Street. Although the buildings integrate horizontal and vertical design features, the buildings appear bulky and massive in appearance. To provide visual relief on the building mass it is recommended that further development is made to improve articulation and design interest of the building facades. At a minimum, staff recommends the applicant consider and incorporate on a revised design plan the following:

- Provide roof plane variety to be less monotonous to create a balance proportion and articulation. The high-rise roof plane needs further development to reduce the heavy top. The building roof can also use a prominent design feature to provide interest. The low-rise building also need roof plane articulation to reduce bulk. It is suggested that the low-rise building at 7th and Kirkham Streets include a design feature such as a marquee to make the entry more prominent.

Response: Articulation added to roof line and façade to respect scale of neighborhood.

- Submit conceptual design plans for future commercial signage for retail and flex spaces.

Response: Signage intent added to the renderings, see updated images for reference.

- Include details for the courtyard 34-foot tall wall metal panel, and building windows.

Response: Sheet added showing details for sound wall at courtyards.

- Integrate sun shades or trellises and aesthetic features on the roof deck and upper terraces.

Response: Sculptural canopy added to upper roof terrace.

- Consider removal of new curb cuts /driveways on 7th Street for the community gathering areas.

Response: These are meant to be rolled edges and not curb cuts. We have discussed with public works and traffic.

- Provide additional information (program) for the operation of the pop-up retail activities.

Response: Owner has hired SiteLab to develop retail program. See information added to packet regarding retail program.

- Include laundry areas for the residential tenants of Building 3/ high-rise.

Response: Laundry area included at ground level

- Provide decorative lamps in the public open spaces, community gathering spaces and courtyards.

Response: Lamps and string lights have been added to open space, community gathering spaces and courtyards.

- Screen from view all utility equipment from public view and from building rooftop.

Response: equipment will be screened from view

- Submit details for the solar system located on the rooftop.

Response: solar system is shown for intent. Actual system will need to be calculated and designed by engineers prior to permitting.

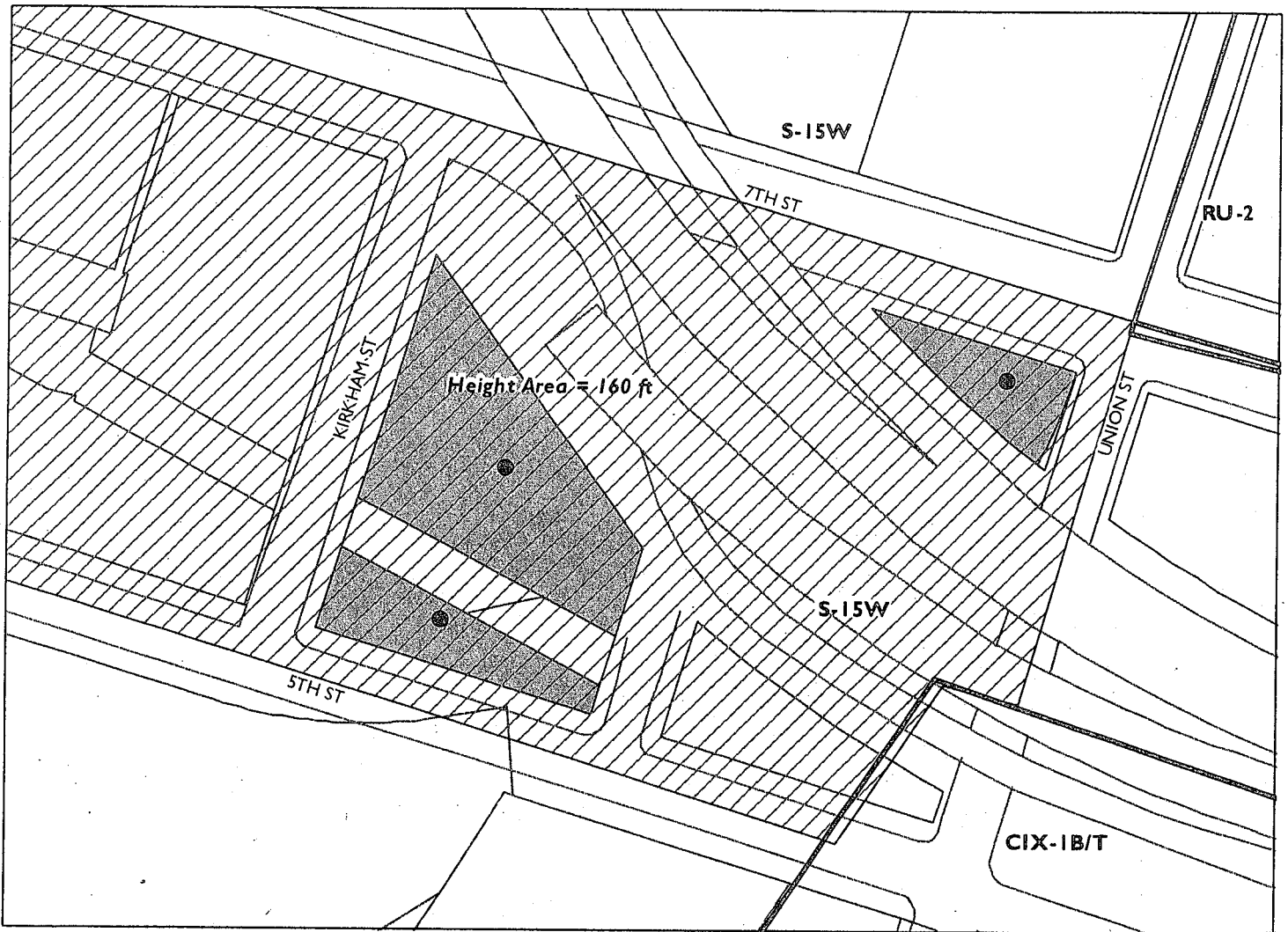
- Review with City Public Works/Traffic the feasibility for all street parking around the site.

Project Location:	500 Kirkham Street. The property is bounded by 7 th Street, Union Street and 5 th Street and is located near the West Oakland BART Station.
Assessor's Parcel Numbers:	004 004900100, 004 004900301 & 004005101802
Proposal:	To construct two detached eight and nine-story buildings and one detached 23-story building consisting of 1,032 residential units with ground-floor retail and flex space commercial areas, surface parking lot for eight parking spaces, courtyards, roof deck, terraces, pedestrian commercial pathways including an amenity and outdoor pop-up retail space.
Project Applicant/ Telephone:	Zac Shore, Panoramic Interests / (415) 701-7002
Property Owner:	500 Kirkham, LLC
Case File Number:	PLN17428/ PUDF07
Planning Permits Required:	Conditional Use Permits for Planned Unit Development (PUD); Regular Design Review for new construction; and Tentative Parcel Map Subdivision to subdivide three new parcels.
General Plan: Specific Plan:	Community Commercial West Oakland Specific Plan (WOSP)
Zoning:	S-15W Transit-Oriented Development Zone
Environmental Determination:	Under Review
Property Historic Status:	Non-Historic Property
City Council District:	3
Project Status:	Referral for Review by the Design Review Committee
Action to be Taken:	Provide comments to applicant and staff
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com

SUMMARY

The applicant proposes to construct a mixed-use project consisting of residential and commercial uses on a 3.15 acres property. The project site has no buildings, except for a vacant one-story commercial building that would be demolished. The project also includes the construction of a surface parking lot with eight parking stalls, large private courtyards and (community gathering spaces) pedestrian pathways including other accessory outdoor areas to be under the control and maintenance of the property owner. The proposal includes a total of 1,032 market rate and affordable residential units. The project is undergoing an environmental analysis, and the proposal will require a decision by the Planning Commission at a future public meeting. Staff is seeking comments and direction from the Design Review Committee, based on the submitted design plans.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17428 / PUDF07
Applicant: Panoramic Interest, Zac Shore
Address: 500 Kirkham Street
Zone: S-15W
Height Area: 160 ft

PROJECT SITE AND SURROUNDINGS

The property is paved, contains a vacant one-story commercial building and is enclosed by a six-foot high chain-link fence. The property is bounded by Kirkham Street to the west, 7th Street to the north, Union Street to the east and 5th Street to the south. The property is surrounded by a mix of uses including medium density four-story residential and two-story commercial and light industrial buildings. Nearby uses or facilities include auto-fee parking lots, Caltrans storage yards, BART elevated tracks and the West Oakland BART Station. The site is also near I-880 west-bound/east-bound freeway ramps and within the vicinity of the Prescott and Acorn residential neighborhoods including the Mandela Parkway Park.

PROJECT PROPOSAL

The proposal "The Hub" is to construct three detached buildings that will provide a mix of residential unit types, retail and flex-commercial spaces. The project includes private courtyards, roof decks, upper terrace and a small parking lot. Between the buildings, two landscaped pathways, identified in the attached plans as "community gathering spaces" traverse the property from 7th Street to 5th Street to provide access to the flex commercial spaces and building separation. The applicant proposes to develop the project in two phases. Phase 1 involves the construction of the two detached mid-rise buildings (buildings #1 and #2), an eight-space parking lot and pop-up retail area; and Phase 2 involves the construction of a high-rise building (building #3). The existing support columns and the elevated BART tracks crossing the property near Kirkham and 5th Streets will not be altered. The applicant indicates that the proposed buildings will be distanced at least 20 feet from the elevated tracks, which is based on the development guidelines by BART. The following table is a summary of the proposed buildings:

Project Program	Building 1 (mid-rise)	Building 2 (mid-rise)	Building 3 (high-rise)
Building Height/Story	84-ft. / 9 stories	84-ft. / 8 stories	233-ft. / 23 stories
Building Gross Area	254,969 sf.	210,433 sf.	447,086 sf.
Number of Units	329 residential units	267 residential units	436 residential units
Retail Floor Area	4,581 sf.	4,419 sf.	9,401 sf.
Flex Space Floor Area	10,319 sf.	10,194 sf.	5,343 sf.
Off-Street Parking	8 parking spaces	No parking spaces.	No parking spaces
Off-Street Loading	0 space	0 space	0 space

The development proposal provides a mix of 1,032 residential units ranging from studios, one-bedroom to four-bedroom and 10-bedroom units (rooming house). The applicant has not provided any specific information as to how the market rate and affordable residential units will be arranged in the three buildings. The following table shows the type of bedroom and count for the residential units:

Bedroom Type	Building 1 (mid-rise)	Building 2 (mid-rise)	Building 3 (high-rise)	Unit Size*
<i>Studio :</i>	0 units	1 studio	0 units	441-sf
<i>One-Bedroom:</i>	14 units	0 units	73 units	392/468-sf
<i>Two-Bedroom:</i>	151 units	137 units	0 units	462-sf
<i>Two-Bedroom Suite</i>	112 units	103 units	255 units	546-sf
<i>Three-Bedroom:</i>	52 units	26 units	22 units	676-sf
<i>Four-Bedroom:</i>	0 units	0 units	64 units	900-sf
<i>Ten-Bedroom: (rooming house)**</i>	0 units	0 units	22 units	2,532-sf
Total Unit Count:	329	267	436	

- * *The size of these units are approximate and may vary in the future*
- ** *In the S-15W zoning district, a rooming house will require a Conditional Use Permit. Rooming units are a suite of rooms, not including a kitchen, designed or occupied as separate living quarters, with or without common boarding provisions.*

The principal entry for the residential units will be from 7th Street through the ground-floor lobbies in each building. The ground-level of the buildings contains a lobby, bicycle storage, trash/recyclable and utility rooms including laundry areas in the upper floors. The entry for the retail and flex space units will be from 7th Street, Kirkham Street, Union Street and through the "community gathering" pathways. The proposal includes four new curb cuts on 7th and 5th Streets to allow partial vehicular access into the pathways for the commercial-flex spaces. The project provides a surface parking lot with a total of eight spaces for retail use, located under the BART elevated tracks and near Kirkham and 5th Streets. Access to the parking lot will be from 5th Street and exit into Kirkham Street. The proposal does not provide within the property any additional off-street residential parking, residential or commercial loading berths.

The project includes private courtyards that contain concrete paving pathways and plazas with pergolas, shared stoops, metal grate crossovers over the bio-retention areas, planting area and a row of 36-inch size trees. The courtyards will be accessed from the ground floor of the buildings and 5th Street through a door that contains a 34-foot tall metal panel wall. The applicant indicated that the reason for such a tall wall is to reduce noise from the passing by BART trains. The courtyards will have a mix of wall-mounted sconce lighting and led pedestrian post lighting. Furthermore, the project includes "community gathering space" pedestrian pathways with entry plazas, removable bollards, wooden benches, pergolas, color concrete and pavers, planting areas, bio-retention areas, a cluster of 36-inch size trees with metal grates, wall-mounted and pedestrian post lighting fixtures. No entry doors or gates are proposed at the entry of the pedestrian pathways at this time, and access will be limited to fire trucks. The project does not propose any other outdoor amenities such as playgrounds or barbecue areas for the 1,032 residential unit facility. The proposal also includes the installation of approximately 32 new street trees around the property that would replace the 15 street trees proposed for removal.

The project includes design concepts for public art within the "community gathering" pedestrian pathways and along the south and east facade of the buildings. The proposed public art range from images and other creative elements or structures. The applicant also proposes additions and/or modifications to the West Oakland Historic Art signage walk along 7th Street. These existing art works derive from the City's 7th Street Concept and Urban Design Plan by Walter Hood adopted in 2004. The intent of the Plan is to provide recommendations to reduce impacts of transportation, primarily on the 7th Street between Wood and Union Streets. The plan also recommends amenities conducive to future transit oriented development and activity with emphasis on creating a strong civic character for identity. See pages G0.7 & G0.7.1 of the design plans for details.

GENERAL PLAN POLICIES

The development proposal is located in the Community Commercial of the Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Community Commercial is to identify, create, maintain and enhance areas suitable for wide variety of commercial and institutional operations along the City's major corridors and in shopping districts and centers. The desired character and uses in the community commercial districts may include neighborhood center uses and large scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, educational facilities and entertainment uses. The community commercial areas can be

complemented by the addition of urban residential and compatible mixed use development. Based on plans submitted, below are the City's policies that would be applicable to the project when a decision is made by the Planning Commission in the future. Staff has summarized how the proposal may or may not meet the intent of the intended policies:

Policy N1.1 / Concentrating Commercial Development: *Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.*

The proposal would provide retail and flex space commercial units on the ground floor of the buildings to create business opportunities that can be allowed under the underlying zoning district. Some of these commercial activities can include custom-manufacturing goods, general food sales and/or compatible personal services. The flex space would comply if it includes active commercial uses.

Policy N1.5 / Designing Commercial Development: *Commercial development should be designed in a manner that is sensitive to surrounding residential uses.*

The proposal includes ground floor retail and flex space commercial facilities that would be sensitive to the character of the surrounding residential properties. However, because the project does not include on-site commercial loading spaces, staff believes that large vehicles would use curb side parking or park on the street, which may affect traffic flow on the surrounding streets.

Policy N3.1 / Facilitating Housing Construction: *Facilitating the construction of housing units should be considered a high priority of the City of Oakland.*

The proposal would provide substantial new housing on a site that has not been developed for high density residential and thus, the project would increase the housing stock that is much needed in the City.

Policy N3.2 / Encouraging Infill Development: *In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.*

The proposal is located in an urban setting and the construction of new housing on an underdeveloped site will be consistent with the General Plan for providing additional residential units. However, as the application is not yet complete, staff has not fully analyzed the proposal in order to determine if it is fully in compliance with the General Plan.

Policy N3.8 / Required High-Quality Design: *High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.*

The proposal provides a design intended for high density development, but further development is recommended to meet the applicable policies and criteria. The building needs at least massing relief and design features to improve visual appearance.

Policy N3.9: Orienting Residential Development. *Residential development should be encouraged to face the street and to orient their units to desirable sunlight and view, while avoiding unreasonably blocking*

sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.

The proposal includes on-site open space for its residential units, but further development is recommended to increase the size and accessibility of open space at least for the units in the high-rise. The open space on the roof deck and lower terrace may not be of adequate size and practical for the residents of the proposed 436 residential units.

Policy N3.10: Guiding the Development of Parking. Off-street parking for residential buildings should be adequate in amount and conveniently located and laid out, but its visual prominence should be minimized.

The project proposal does not provide adequate off-street parking. is and the applicant has yet to demonstrate analysis that justifies that additional parking can't be accommodated in the property. Staff is concerned that: one) what little parking is provided is visually prominent; and that two) With no on-site parking for over 1,000 residential units, even minimal parking demand for the project would negatively affect public parking and circulation in the surrounding area.

Policy N6.1: Mixing Housing Types. The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

The proposal includes a mix of residential units that vary in bedroom type and size area and would also accommodate households with different incomes.

Policy N8.1: Developing Transit Villages. "Transit Village" areas should consist of attached multi-story development on properties near or adjacent to BART Stations or other well-used or high volume transit facilities, such as light rail, train, ferry stations or multiple-bus transfer locations. While residential units should be encouraged as part of any transit village, other uses may be included where they will not negatively affect the residential living environment.

The proposal is within a Transient Oriented Development (TOD) area that includes high-density residential and ground floor commercial development, located near the West Oakland BART Station. The mixed-use project would also serve other existing transportation nodes such as AC transit bus lines and thus contribute to a pedestrian-oriented environment.

ZONING ANALYSIS

The proposal is located in the S-15W Transit Oriented Development Zone. The S-15W regulations are intended to create, preserve and enhance areas devoted primarily to serve multiple nodes of transportation and to feature high-density residential, commercial, and mixed-use developments to encourage a balance of pedestrian-oriented activities, transit opportunities, and concentrated development.

Development in the S-15W zone is intended to encourage a safe and pleasant pedestrian environment near transit stations by allowing a mixture of residential, civic, commercial, and light industrial activities, allowing for amenities such as benches, kiosks, lighting, and outdoor cafes; and by limiting conflicts

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between vehicles and pedestrians, and is typically appropriate around transit centers such as Bay Area Rapid Transit (BART) stations, AC Transit centers, and other alternatives for transportation nodes.

The proposal partially meets the intent of the S-15W Zone by creating a high density residential and commercial building that will also promote and enhance the use of the existing major transportation systems such as AC Transit lines, BART and other potential modes of transportation such as car-share, bike-ride, etc. The proposal will in some ways facilitate the growth of pedestrian-oriented activities because retail uses and other commercial uses are included in the project that will serve local and regional residents, thus contributing to a vibrant transit corridor in the West Oakland BART Station area.

While the proposed project meets some of the objectives of the underlying zoning district, it is deficient and/or not enough information is provided to determine compliance with regards to specific regulations. Staff recommends that the applicant revise the project to meet the required zoning regulations as described in the table below. The table below shows the applicable regulations and development proposal in the S-15W zone:

Development Standards	Requirements	Proposed	Comments
Minimum Lot Area	4,000 sq. ft.	3.15 acres	Meets Code
Minimum Lot Width and Frontage	25 ft.	372 ft. to 520 ft.	Meets Code
Maximum Residential Density	611 units (baseline or outright permitted)	1,032 units	Allowed per PUD and Density Bonus Regulations
Maximum Building Height *	160 ft.	233 ft.	Does Not Meet Code: May qualify if conforms to criteria for Density Bonus & PUD
Maximum Building Height on Principal Street (7 th St) * <i>(If within 10 feet of the front property line, the maximum building height is the height area of the parcel across the principal street, whichever is less)</i>	75 ft.	84 ft. (Buildings 1 & 2) 233 ft. (Building 3)	
Off-Street Parking-Residential *	361 spaces **	0 spaces	
Group Open Space *	206,400 sq. ft.	22,125 sq. ft.	
Minimum Front Setback	0 ft.	2.5 ft. to 5 ft.	Meets Code
Minimum Street Side Setback	0 ft.	1.5 ft. to 8 ft.	Meets Code
Minimum Rear Setback (Residential)	10 ft.	1.3 ft. to 5.7 ft.	Does Not Meet Code
Ground Floor Off-Street Parking & Loading within Pedestrian Walkways	20 ft.	10 ft.	Does Not Meet Code
Off-Street Parking-Retail/Commercial	0 spaces	8 spaces	Meets Code
Residential Loading Berth	1 space	0 space	Does Not Meet Code
Commercial Loading Berth	1 space	0 space	Does Not Meet Code

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Development Standards	Requirements	Proposed	Comments
Bicycle Parking-Residential Long Term	258 spaces	299 spaces	Meets Code
Bicycle Parking-Residential Short Term	52 spaces	207 spaces	Meets Code
Bicycle Parking-Commercial Long Term	4 spaces	6 spaces	Meets Code
Bicycle Parking-Commercial Short Term	22 spaces	23 spaces	Meets Code

* The proposed building height, off-street parking, building height within 10 feet of 7th street and group open space are at least four elements that require deviation or reduction from the development standards when the project seeks Density Bonus.

** The required number of parking spaces for this project is 516 spaces (½ parking space per unit in the S-15 zone). Section 17.116.110(c)(1) of the OMC states that required parking can be reduced up to an additional 30% when located within Transit Accessible Areas such as BART. So, the proposed count is $516 \times 0.30 (155) = 361$ parking spaces.

Density Bonus

The applicant proposes a Density Bonus and Planned Unit Development to include affordable residential units. The purpose of the State and City's Density Bonus and Planned Unit Development provisions is to encourage the construction of affordable housing where incentives or concessions and waivers can be applied to provide relaxation of the required development standards. California Government Code Section 65915 states that local governments shall grant a density bonus and concessions or incentives to residential development that includes a percentage of affordable units within the project site.

The applicant proposes a Density Bonus of 35% and Planned Unit Development bonus of 25% to construct 11% of very low-income affordable units within the property. The proposal would increase the number of residential units from the allowed 611 units to 1,032 units. Based on State and City Density Bonus regulations, the applicant can receive up to two concessions and can also ask for two waivers or relaxations from the development standards. Based on documentation submitted, the following table shows the applicable density bonus regulations, the applicant's request, and the State and City's allowance for concessions/incentives and waivers:

AFFORDABLE HOUSING CONCESSION AND WAIVER ANALYSIS								
City Regulations			Application Request			Justification/ Comment	Allowance	
Code Section	Standard	Density Allowed	Density Bonus	Concession	Waiver		State Law Section	City Code
<i>Planned Unit Development Regulations (PUD)</i>								
17.142.004(B)	Dwelling Units (du)	611 du	153 du (max. 25% increase) 153+611=764 du	N/A		Meets Planning Code.	N/A	17.142.100 E (2)
<i>Density Bonus and Concessions or Incentive Procedures</i>								
17.107.010	Dwelling Units (du)	764 du (based on S15W and PUD regulations)	268 du (max. 35% increase) 268+764=	Up to Four (Building height, building height setback)	Up to Four (Building height, building height)	Only two concessions or incentives allowed per State and City Regulations; however,	Governmental Code Section 65915(d)(1)(2)(B)	17.107.040 (C)

AFFORDABLE HOUSING CONCESSION AND WAIVER ANALYSIS								
City Regulations			Application Request			Justification/ Comment	Allowance	
Code Section	Standard	Density Allowed	Density Bonus	Concession	Waiver		State Law Section	City Code
			1,032 du (total proposed)	within principal street, off-street parking, Open space	setback within principal street, off-street parking, open space)	application requests up to four and does not clarify whether requests are specifically for concessions or waivers Above density bonus allowances, applicant would need to request variances and make findings		

Based on the State and City’s regulations for Density Bonus and Planned Unit Development (PUD) and the applicant’s request it shows that at least four significant elements of the project require reduction or deviation from the City’s development standards as follow:

- a) Building Height (high-rise)
- b) Off-street parking
- c) Open space; and
- d) Maximum building height within 10 feet of the front property line on 7th Street

Under Government Code 659159(d)(2)(b), the proposal is entitled to request two incentives or concessions. Additional relief from the strict application of the City’s zoning regulations may be available under the waiver provisions of Government Code 659(e)(1). However, the proposed application shows that a total of four waivers are requested, where two waivers could only be permitted under the allowed concessions or incentives. So, if the project proposal seeks two additional waivers under the Density Bonus regulations, these would not be allowed. Without any justification for the two additional waivers, the proposal will require a Variance permit that staff may not be able to support.

PROJECT DESIGN

The envelopes for the buildings are sited in three sections on the large parcel and include pedestrian pathways, courtyards and other small outdoor areas to provide circulation access through the ground-floor commercial spaces and around the property. The mid-rises’ two private courtyards and the high-rise L-shaped building are designed to provide natural light and views of the streets for the residential units. The high-rise and two mid-rise buildings step down from the east to the west to some degree to manage volume. The buildings provide similar roof and wall planes, except for a section of the west and north sides of the high-rise walls that are set back to provide open space to the nine residential units on level 9. Also, the south façade of Building 1 and east façade of the retail space on Building 3 provide different wall planes to provide mass relief. The ground-floor retail has a glazing storefront of approximately 18 feet high. The building windows are symmetrical and of different sizes. The building vertical and

horizontal bands and Juliette balconies help to provide form and scale. The building also provides a variation of materials that include metal cladding, cement fiber panels with reveal joints, aluminum windows and storefront frame including subtle colors. The project provides a variety of landscaping that range from 36-inch size Birch, Ginkgo and London trees to a mix of 5-gallon shrubs and lawns to be planted in the courtyards, "community gathering spaces" pedestrian pathways and on the upper level terrace of Building 3. The plan includes a mix of structures such as wood benches, concrete seating walls, texture sidewalks and colorful pavers including decorative outdoor lighting.

Staff has worked with the applicant to provide more elegant massing, articulation and façade variation to reduce the appearance of monotonous and bulky massing. However, staff remains concerned that the buildings are not sited to provide an inviting site plan with a rich public-private interface, and that the buildings are not yet elegant and attractive.

DESIGN GUIDELINES APPLICABLE TO ALL INDUSTRIAL / BUSINESS / COMMERCIAL OPPORTUNITY AREAS IN THE WEST OAKLAND SPECIFIC PLANS (WOSP)

The following guidelines are applicable throughout the West Oakland Specific Plan's industrial/ business/ commercial Opportunity Areas. The Intent for new construction and renovation in the four identified Opportunity Areas should be designed to maintain continuity with West Oakland's unique history and character. The proposed project is located in the West Oakland Specific Plan (WOSP) Opportunity Area 2 (7th Street).

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.

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.

Site Planning 3 / Service Circulation: Service 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 closes service rooms.

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.

Site Planning 5 / 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.

BUILDING DESIGN

Building Design 1 / Massing: New buildings should be designed with major massing elements that are consistent with those found in existing desirable buildings located in the immediate vicinity.

The project contains two mid-rise and one high-rise buildings that range from 7-story to 23-story. As discussed in this staff report, the proposed buildings provide minimal massing relief on the facades and roof to create a cohesive composition. The proposal needs to consider using different design components to create volumes and articulation to create balance and style.

Building Design 2 / Fenestration and Materials: Fenestration elements, such as windows, doors, louvers, vents, wall panels, skylights, storefronts, curtain walls, and other glazed systems, can be either more historic or more contemporary depending on the context, and should be articulated to maintain the sense of scale found in the immediate context.

The project provides a cohesive arrangement of various size of windows, wall panels and glazing storefronts that are contemporary and help to reduce the visual scale of the large building frontage.

WEST OAKLAND SPECIFIC DESIGN GUIDELINES TO THE 7TH STREET OPPORTUNITY AREAS

The following section of the Design Guidelines addresses the urban design strategies and guidelines that are particular to the 7th Street Opportunity Areas, especially as to neighborhood commercial corridors with housing. The 7th Street guidelines intend that the project become the focus of the surrounding neighborhoods with active street edges that would encourage neighbors and visitors to experience a high-quality urban streetscape.

NEIGHBORHOOD COMMERCIAL

Neighborhood Commercial 1 / Site Planning: Buildings should be built immediately fronting 7th Street to emphasize and re-establish where necessary the continuity of the neighborhood commercial street. Ground floors should have active publically accessible uses such as restaurants, retail, lobbies and galleries. Driveways and vehicular entrances are discouraged from accessing directly from 7th Street and moved to side streets where feasible.

The proposal contains three detached mixed-use buildings that front 7th Street to create continuity in the S-15 Transit-Oriented Development Commercial zone. The project includes ground floor retail and residential lobbies that would be accessible from 7th Street and thus create a more active environment on the main corridor. The proposal also includes two separate driveways for partial vehicular access to the “community gathering” pedestrian pathways, which is opposite to the prescribed 7th Street guidelines.

Neighborhood Commercial 2 / Massing: Residential upper stories are encouraged to include bay windows above the ground floor to provide light and air, and to break up the scale of buildings and convey residential use.

The project development contains buildings that range from 7-story to 23-story, but do not contain any bay windows to the residences or provide articulation to create visual relief to the building mass.

Neighborhood Commercial 3 / Height: Except when located at important intersections such as Mandela Parkway and 7th Street, buildings over 5 stories in height should generally include a significant step-back along commercial arterial roadways to harmonize the scale of new buildings with the existing neighborhood.

The project proposal is not located at the intersection of 7th Street and Mandela Parkway. The project includes buildings that are more than five stories in height and do not provide a significant step-back from the main commercial corridor, 7th Street, to create a balanced scale with other buildings in the area.

Neighborhood Commercial 4 / Fenestration: Ground floors should have as many openings as possible with as few blank wall sections as possible. Awnings and canopies are encouraged.

The proposal provides a decent amount of openings and glazing along the ground floor on 7th Street. The project development, however, can use additional awnings or canopies to define and make the main entries more prominent from the commercial corridor.

Neighborhood Commercial 5 / Materials: Buildings should have a variety of high quality materials that will define an interesting character when viewed up close and from a distance.

The proposal provides a modest mix of materials and colors that range from light to medium color metal cladding, cement panels, powder coated storefront and aluminum window framing, gray glazing, accent colors and perforated metal balcony railings.

Neighborhood Commercial 6 / Renovation of Older Buildings: Older commercial buildings should be restored in a manner consistent with their original architectural style.

The project proposal does not plan to restore the existing one-story commercial building because it will be demolished as part of the new development. The property is not considered a historic property or in a historic district.

Neighborhood Commercial 7 / Landscape: Street trees should be of a type that allows high visibility to storefronts and spaced to allow street lights to penetrate to sidewalks during nighttime.

The proposal includes a landscaping plan that shows the installation of a mix of street trees around the property. The species of the street trees range from 36-inch box size Quercus Suber, Pistacia Chinensis and Gingko Biloba trees. The plan also shows that these trees are spaced between an average of 20 to 40 feet on center. The majority of the street trees will be planted on a landscaped strip, except for the trees on 7th Street which will be contained in a well surrounded by metal grates.

Neighborhood Commercial 8 / Landscape: Publicly accessible outdoor space areas should be comprehensively designed with high quality pavement, landscaping, and seating, and are encouraged at the following locations: Mandela and 7th Street, San Pablo Avenue and West Grand Avenue, San Pablo and 32nd Street.

The project proposal is not located on any of these street intersections, so it does not apply. However, the project includes "community gathering spaces", located between the mid-rise and high-rise buildings. These pedestrian pathways are designed to provide direct access from 7th and 5th Streets to the ground floor commercial flex spaces. These two pedestrian pathways provide some type of open space that include furniture and landscaping such as pergolas, benches, planting areas and color paving surfaces to create an inviting environment to the public and residents as well. It should be noted that the community gathering spaces are unarticulated and the buildings on either side are not stepped back. These areas risk being dark, cold, and unanimated without a high-quality, detailed design.

DESIGN ISSUES

Based on design plans provided, staff has reviewed the project and has the following comments for consideration by the Planning Commission:

Site Planning

Public Right-of-Way:

The proposed design plans, received on February 10, 2018 provide minimal information as to the extent of any right-of-way improvements around the subject property. Other than proposing new or improved curb-cuts for ADA access ramps and extension of the existing median strips around the project site, staff believes that additional detail plans are needed to better evaluate the project and provide recommendations. Typically, such information is provided when a Subdivision Map and/or a Planned Unit Development plan is provided. The submission of a subdivision map to merge and subdivide the property into three new parcels has not been submitted to provide additional information that can help assess the off-site improvements as it relates to the proposed project.

Parcelization:

The applicant has indicated that the existing three parcels will be reconfigured and merged into three new parcels through a subdivision map. The three new proposed parcels would allow each of the proposed detached buildings to be developed in two phases. Phase 1 will include the construction of the two mid-rises and Phase 2 will include the construction of the high-rise. Without the required subdivision map, it is not clear at this time where would the property lines be located in relation to the proposed "community gathering space (pedestrian pathways) and building separation. If the map shows a proposed property line in the center of the pedestrian pathways, it may or may not conform to the zoning development standards such as building setbacks or will it conflict with any proposed utility easements. The subdivision map is critical to analyzing the project and determining appropriate permits and procedures.

Building Design

Building Height and Mass:

The proposal provides three detached buildings, two mid-rises and one high-rise. The two mid-rise buildings measure up to 84 feet in height and the high-rise measures up to 233 feet in height to the rooftop. The maximum allowed building height in the S-15W zoning district is 160 feet. Because the application includes a Density Bonus, the project sponsor is entitled to request for concessions or incentives. So, in this case the applicant proposes a building height increase of 233 feet (+73 feet). Staff believes that this transit-oriented development site could accommodate the proposed density. However, staff has some concerns about the massing of the buildings. The West Oakland Specific Plan Design Guidelines implies for continuity with the West Oakland's unique history and character. The intent of the guidelines is for new buildings to be designed with major massing elements that are consistent with buildings in the immediate vicinity. The current massing of the buildings is bulky and monolithic, and needs to be finessed to create different volumes and articulation. The proposal can use a strong variation of roof and façade planes to provide an attractive appearance when viewed from the street and from distant views from around the city. Staff comments also apply to the two mid-rise buildings that further development is recommended to break up mass on the facade and roof planes. The height of these two buildings

are not of a concern, but how the massing can be improved to provide visual relief and interest within the context of the neighborhood is of concern.

Land-Uses

Off-street Parking:

The project proposes a total of 8 parking spaces for commercial use on a small surface parking lot, located near the intersection of 5th and Kirkham Streets. Per the S-15W zone district, the required number of parking spaces for the proposed application is 516 spaces (0.5 parking space per residential unit). Zoning regulations also allow additional parking reduction of 30%, when a project development site is located in a Transit Accessible Area such as BART. So, the result for the base parking count for required off-street residential parking is 361 spaces within the property. Furthermore, per the Density Bonus regulations, the applicant can request incentives or concessions to reduce the required number of off-street parking. In this case, the applicant is proposing to reduce residential parking to zero and instead proposes 8 parking spaces primarily for commercial or retail uses in a small surface parking lot. Staff believes that the proposal for not providing off-street parking for the residential units and/or parking for residential and commercial loading berths may be of a concern in the surrounding neighborhood.

CONCLUSION

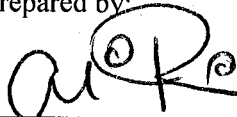
The proposed project reflects to some degree the intent of the S-15 W zoning district and vision of the West Oakland Specific Plans (WOSP) for developing multi-story, high-density mixed-use development in Transit-Oriented Development Commercial Zones. There are issues, however that staff believes are significant and need to be addressed to improve the overall design appearance of the buildings. Staff has concerns regarding the lack of building wall and roof planes particularly along 7th Street. Although the buildings integrate horizontal and vertical design features, the buildings appear bulky and massive in appearance. To provide visual relief on the building mass it is recommended that further development is made to improve articulation and design interest of the building facades. At a minimum, staff recommends the applicant consider and incorporate on a revised design plan the following:

- Provide roof plane variety to be less monotonous to create a balance proportion and articulation. The high-rise roof plane needs further development to reduce the heavy top. The building roof can also use a prominent design feature to provide interest. The low-rise building also need roof plane articulation to reduce bulk. It is suggested that the low-rise building at 7th and Kirkham Streets include a design feature such as a marquee to make the entry more prominent.
- Submit conceptual design plans for future commercial signage for retail and flex spaces.
- Include details for the courtyard 34-foot tall wall metal panel, and building windows.
- Integrate sun shades or trellises and aesthetic features on the roof deck and upper terraces.
- Consider removal of new curb cuts /driveways on 7th Street for the community gathering areas.
- Provide additional information (program) for the operation of the pop-up retail activities.
- Include laundry areas for the residential tenants of Building 3/ high-rise.
- Provide decorative lamps in the public open spaces, community gathering spaces and courtyards.
- Screen from view all utility equipment from public view and from building rooftop.
- Submit details for the solar system located on the rooftop.
- Review with City Public Works/Traffic the feasibility for all street parking around the site.

RECOMMENDATION

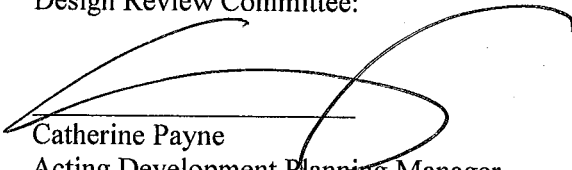
Staff recommends that the Design Review Committee consider the proposal and provide comments to the applicant and staff before the proposal is considered by the Planning Commission at a future public hearing.

Prepared by:



Mike Rivera
Major Projects Development
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

ATTACHMENTS

Project Design Plans, dated February 9, 2018

THE HUB

500 KIRKHAM STREET OAKLAND, CA 94607

PROJECT DIRECTORY

OWNER: PANORAMIC INTERESTS
1321 MISSION STREET
SAN FRANCISCO, CA 94103
ZAC SHORE
415.701.7082
ZAC@PANORAMIC.COM

ARCHITECT: LOWNEY ARCHITECTURE
380 17th STREET, SUITE 100
OAKLAND, CA 94612
ATTN: NICK GOMEZ
NICK@LOWNEYARCH.COM
510.838.5400
510.838.5454 (FAX)

LANDSCAPE ARCHITECT: FLETCHER STUDIO
2323 3RD STREET
SUITE 413
SAN FRANCISCO 94107
DAVID FLETCHER
415.431.7878
DFLETCHER@FLETCHERSTUDIO.COM

CIVIL: KPFF ENGINEERS
45 FREMONT STREET, 28TH FLOOR
SAN FRANCISCO, CA 94105
CORY BANNON
415.389.1004
CORY.BANNON@KPFF.COM

STRUCTURAL: KPFF ENGINEERS
45 FREMONT STREET, 28TH FLOOR
SAN FRANCISCO, CA 94105
MARC PRESS
415.989.1004
MARC.PRESS@KPFF.COM

MEP ENGINEERS: EMERALD CITY ENGINEERS, INC.
8505 216TH ST, SUITE 200
MOUNTLAKE TERRACE, WA 98043
425.741.1200

ENGINEER & SURVEYOR: WOOD RODGERS
4870 WILLOW DRIVE,
SUITE 125
PLEASANTON, CA 94588
KARRIE MOSCA
925.867.1547
KMOSCA@WOODRODGERS.COM

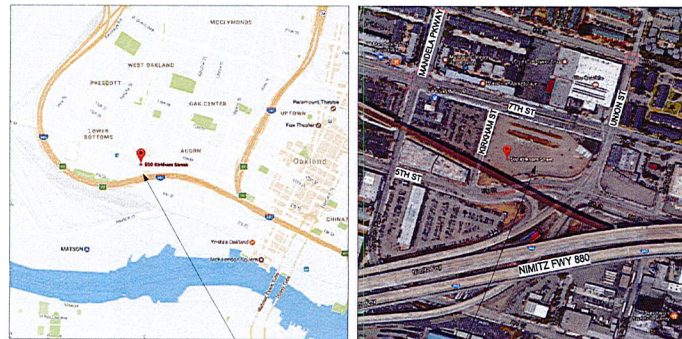
JOINT TRENCH: POWER SYSTEMS DESIGN
2003 N MAIN ST, #200
WALNUT CREEK, CA 94596
925.933.8485

WATERPROOFING: CROSS 2 DESIGN GROUP
2476 WESTLAKE AVE N, SUITE 102
SEATTLE, WA 98109
206.283.0066

PROPOSED PROJECT



PROJECT LOCATION



PROJECT LOCATION

DRC SUBMITTAL 02/09/18

DRAWING LIST

DRAWING LIST	
SHEET NUMBER	SHEET NAME
DRC	COVER SHEET
G0.2	PROJECT INFORMATION
G0.3	PROJECT INFORMATION
G0.4	EXISTING CONDITIONS
G0.5	EXISTING CONDITIONS
G0.6	EXISTING CONDITIONS
G0.7	PUBLIC ART ELEMENT
G0.7.1	HISTORIC ART / SIGNAGE
G0.8	SITE PLAN
G0.9	PUBLIC SPACE PRECEDENTS
LANDSCAPE	
L1.00	ILLUSTRATIVE SITE PLAN
L2.00	BUILDING 1 COURTYARD PLAN
L2.01	BUILDING 2 COURTYARD PLAN
L3.00	COMMUNITY GATHERING SPACE 1 PLAN
L3.01	COMMUNITY GATHERING SPACE 2 PLAN
L3.02	COMMUNITY GATHERING SPACE 1 & 2
L4.00	BUILDING 3 PUBLIC OPEN SPACE PLAN
L4.01	PUBLIC OPEN SPACE & POP-UP RETAIL PLAN
L5.00	TREE PRESERVATION PLAN
DRC	
A2.0	OVERALL GROUND FLOOR PLAN
A2.1	BLDG 1 LEVELS 1 & M FLOOR PLANS
A2.2	BLDG 1 LEVELS 2 & LEVELS 3-8 FLOOR PLAN
A2.3	BLDG 1 ROOF PLAN
A2.4	BLDG 2 LEVELS 1 & M FLOOR PLANS
A2.5	BLDG 2 LEVEL - 2 & LEVELS 3-7 FLOOR PLAN
A2.6	BLDG 2 ROOF PLAN
A2.7	BLDG 3 LEVEL - 1 & 2 FLOOR PLANS
A2.8	BLDG 3 LEVEL - 3-23 TYP & ROOF PLAN
A3.0	OVERALL EXT. ELEVATION - NORTH
A3.1	OVERALL EXT. ELEVATIONS - SOUTH
A3.2	OVERALL EXT. ELEVATION - WEST
A3.3	OVERALL EXT. ELEVATION - EAST
A4.0	OVERALL SECTION
A4.1	BLDG 1 BUILDING SECTIONS
A4.2	BLDG 2 BUILDING SECTIONS
A4.3	BLDG 3 BUILDING SECTIONS
A5.0	PERSPECTIVE
A5.1	PERSPECTIVE
A5.2	PERSPECTIVE
A5.3	PERSPECTIVE
A5.4	PERSPECTIVE
A5.5	PERSPECTIVE
A5.6	PERSPECTIVE
A5.7	PERSPECTIVE
A5.8	PERSPECTIVE
A6.0	BLDG 1 - LIGHTING PLANS
A6.1	BLDG 2 - LIGHTING PLANS
A6.2	BLDG 3 - LIGHTING PLANS

lowney arch

tel 510.836.5400 www.lowneyarch.com

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
	11/27/2017	DRC SUBMITTAL	NS
	02/09/2018	DRC SUBMITTAL	NS



DRAWN BY: Author

PROJECT NUMBER: 17-007

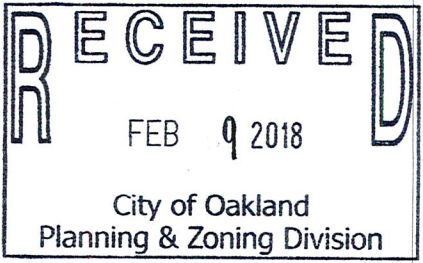
SHEET ISSUE DATE: 11/27/17

SHEET TITLE: COVER SHEET

SHEET NUMBER

G0.0

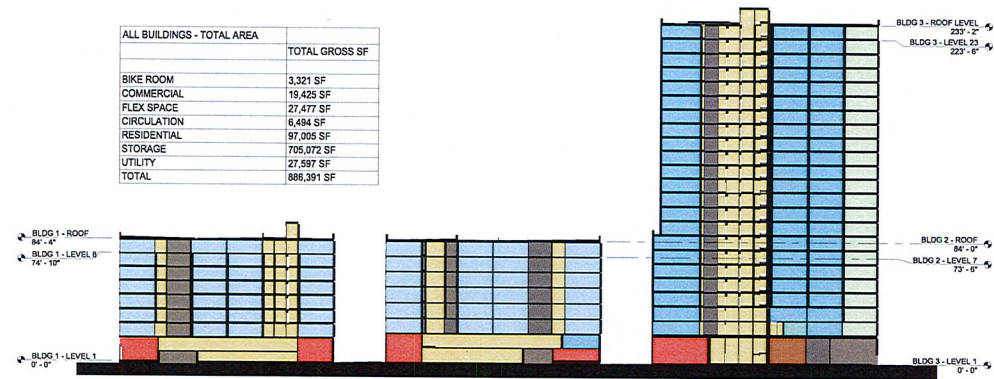
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2/9/2018 1:13:07 PM



1 SITE PHASING PLAN
1" = 40'-0"



2 OVERALL - SITE SECTION
1" = 40'-0"

PROJECT DATA

SITE LOCATION: 500 KIRKHAM STREET
OAKLAND, CA 94607

LOT AREA: 137,388.61 SF (3.15 ACRES)

ZONING INFORMATION: S-15W

ASSESSOR'S PARCEL #: ASSESSOR'S MAP 4, PAGE 51, PARCELS 18-1 AND 18-2
ASSESSOR'S MAP 4, PAGE 49, PARCEL 1 AND P/O PARCEL 3

ZONING DISTRICT: S-15W

HEIGHT AREA: 160 FT (75' WITHIN 10' OF PRINCIPAL ST)

GROUP USABLE OPEN SPACE PER UNIT: 200 SF PER DWELLING UNIT

SETBACKS:

FRONT AT FTH: 0 FT MIN. - 0 FT MAX.

SIDE: 0 FT

REAR: 10 FT

BART: 20 FT TO TRACK EDGE



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Top: 10/20/16/17/18/19/20/21/22/23/24/25/26/27/28/29/30/31/32/33/34/35/36/37/38/39/40/41/42/43/44/45/46/47/48/49/50/51/52/53/54/55/56/57/58/59/60/61/62/63/64/65/66/67/68/69/70/71/72/73/74/75/76/77/78/79/80/81/82/83/84/85/86/87/88/89/90/91/92/93/94/95/96/97/98/99/100

PROJECT NAME
500 Kirkham

PANORAMIC INTERESTS
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT
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CONSULTANT

CONSULTANT STAMP

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BUILDING 1

BUILDING INFORMATION

NUMBER OF STORIES:	8
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	84'-4"
CONSTRUCTION TYPE:	TYPE IB
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BUILDING 1 GROSS AREA	
FLOOR	AREA
1	30,152 SF
M	13,417 SF
2	30,200 SF
3	30,200 SF
4	30,200 SF
5	30,200 SF
6	30,200 SF
7	30,200 SF
8	30,200 SF
TOTAL	254,969 SF

BLDG 1 - UNIT TYPES	
Name	Count
1BR	14
2BR	151
2BR SUITE	112
3BR	52
TOTAL UNIT COUNT:	329

BUILDING 2

BUILDING INFORMATION

NUMBER OF STORIES:	7
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	84'
CONSTRUCTION TYPE:	TYPE IB
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BLDG 2 - UNIT TYPES	
Name	Count
2BR	137
2BR SUITE	163
3BR	26
STUDIO	1
TOTAL UNIT COUNT:	267

BUILDING 2 GROSS AREA	
FLOOR	AREA
1	28,238 SF
M	12,787 SF
2	28,238 SF
3	28,238 SF
4	28,238 SF
5	28,238 SF
6	28,238 SF
7	28,238 SF
TOTAL	210,433 SF

BUILDING 3

BUILDING INFORMATION

NUMBER OF STORIES:	23
ALLOWABLE HEIGHT:	160' (75' WITHIN 10' OF 7TH ST)
PROPOSED HEIGHT:	233' - 2"
CONSTRUCTION TYPE:	TYPE IA
SPRINKLERED:	YES
OCCUPANCY CLASSIFICATION:	R2

BLDG 3 - UNIT TYPES	
Name	Count
1BR	73
2BR SUITE	255
3BR	22
4BR	64
10 BEDROOM UNIT	22
TOTAL UNIT COUNT:	436

TOWER GROSS AREA	
FLOOR	AREA
1	25,368 SF
2	20,080 SF
3	20,080 SF
4	20,080 SF
5	20,080 SF
6	20,080 SF
7	20,080 SF
8	20,080 SF
9	18,744 SF
10	18,744 SF
11	18,744 SF
12	18,744 SF

TOWER GROSS AREA	
FLOOR	AREA
13	18,744 SF
14	18,744 SF
15	18,744 SF
16	18,744 SF
17	18,744 SF
18	18,744 SF
19	18,744 SF
20	18,744 SF
21	18,744 SF
22	18,744 SF
23	18,744 SF
TOTAL	447,086 SF

BUILDING 1 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	115	0 STALLS	
COMMERCIAL	0	8 STALLS	UNDER BART TRACKS

BUILDING 2 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	93	0 STALLS	
COMMERCIAL	0	0 STALLS	

BUILDING 3 PARKING INFORMATION

	REQUIRED	PROVIDED	NOTES
RESIDENTIAL	153	0 STALLS	
COMMERCIAL	0	0 STALLS	

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	17 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	74 SPACES	83 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	110 SPACES	Y
COMMERCIAL	8 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	8 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	13 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	104 SPACES	67 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	80 SPACES	Y
COMMERCIAL	7 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	7 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y

BICYCLE PARKING INFORMATION

	SHORT TERM REQUIRED	SHORT TERM PROVIDED	LONG TERM REQUIRED	LONG TERM PROVIDED	COMPLIANT
RESIDENTIAL	22 SPACES (1 SPACE FOR EACH 20 DWELLINGS)	29 SPACES	109 SPACES (1 SPACE FOR EACH 4 DWELLINGS)	109 SPACES	Y
COMMERCIAL	8 SPACES (1 SPACE FOR 2,000 SF FLOOR AREA)	8 SPACES	2 SPACES (1 SPACE FOR 12,000 SF FLOOR AREA)	2 SPACES	Y



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PROJECT NAME
500 Kirkham

PANORAMIC INTERESTS
500 KIRKHAM ST, OAKLAND, CA

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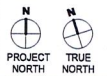


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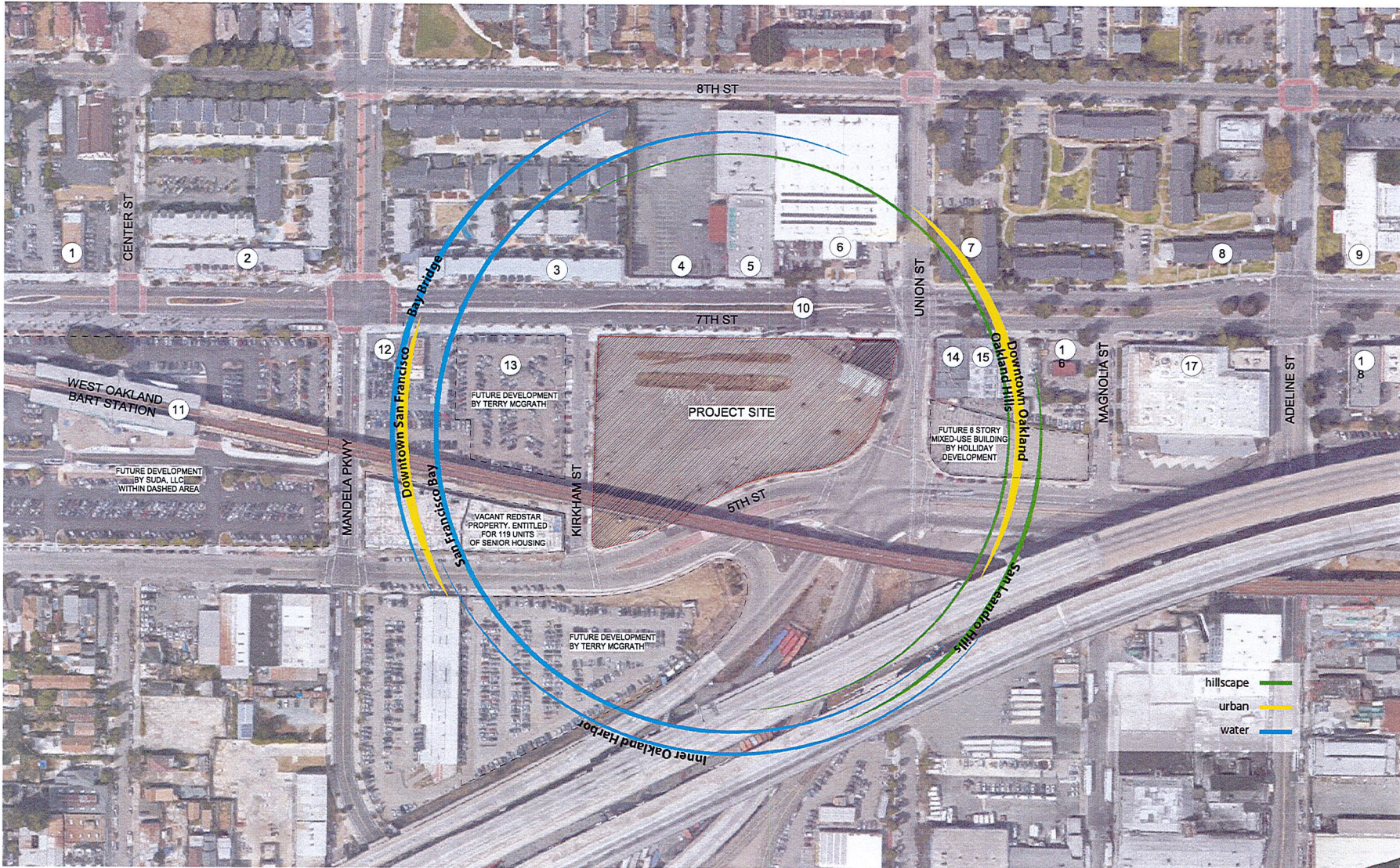
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LEGEND:
 # NUMBER CORRESPONDS TO IMAGE OF PROPERTY PROVIDED ON SHEETS G0.5 & G0.6

2/9/2018 1:02:19 PM
 1 SITE CONTEXT MAP
 1" = 80'-0"



1 1480 7TH STREET



2 1430 7TH STREET



3 1380 7TH STREET



4 1320 7TH STREET



5 1300 7TH STREET



6 1260 7TH STREET



7 1240 7TH STREET



8 1160 7TH STREET



9 700 ADELINE STREET

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PROJECT NAME

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PANORAMIC INTERESTS

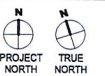
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EXISTING CONDITIONS

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10 PUBLIC ART OVER 7TH STREET



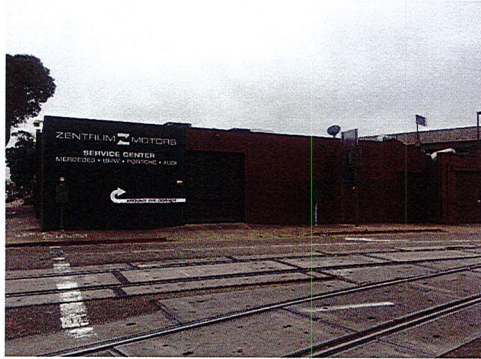
11 1451 7TH STREET



12 1395 7TH STREET



13 533 KIRKHAM STREET



14 1225A 7TH STREET



15 1225 7TH STREET



16 1207 7TH STREET



17 1155 7TH STREET



18 1133 7TH STREET

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PANORAMIC INTERESTS

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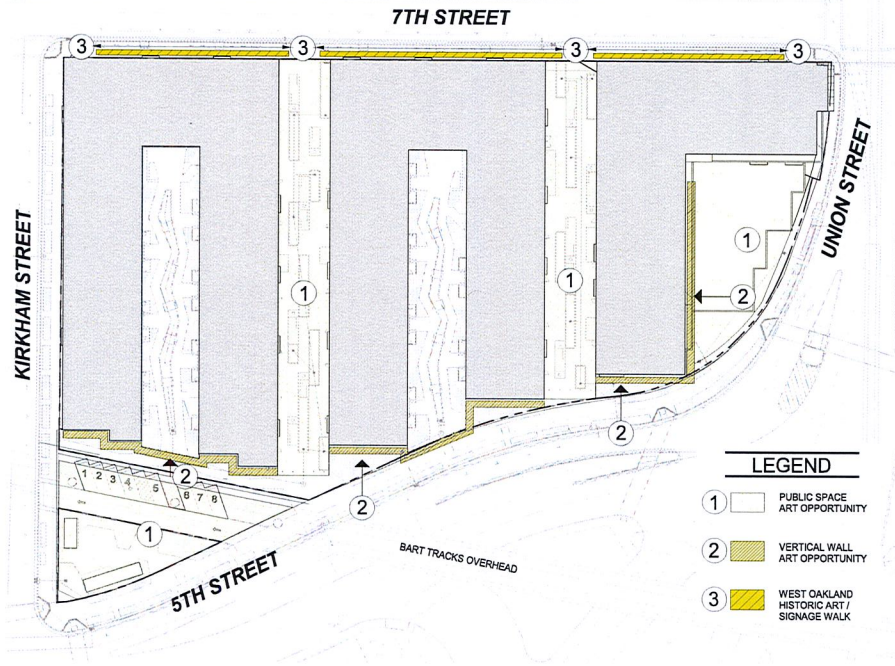
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 SHEET TITLE:

EXISTING CONDITIONS

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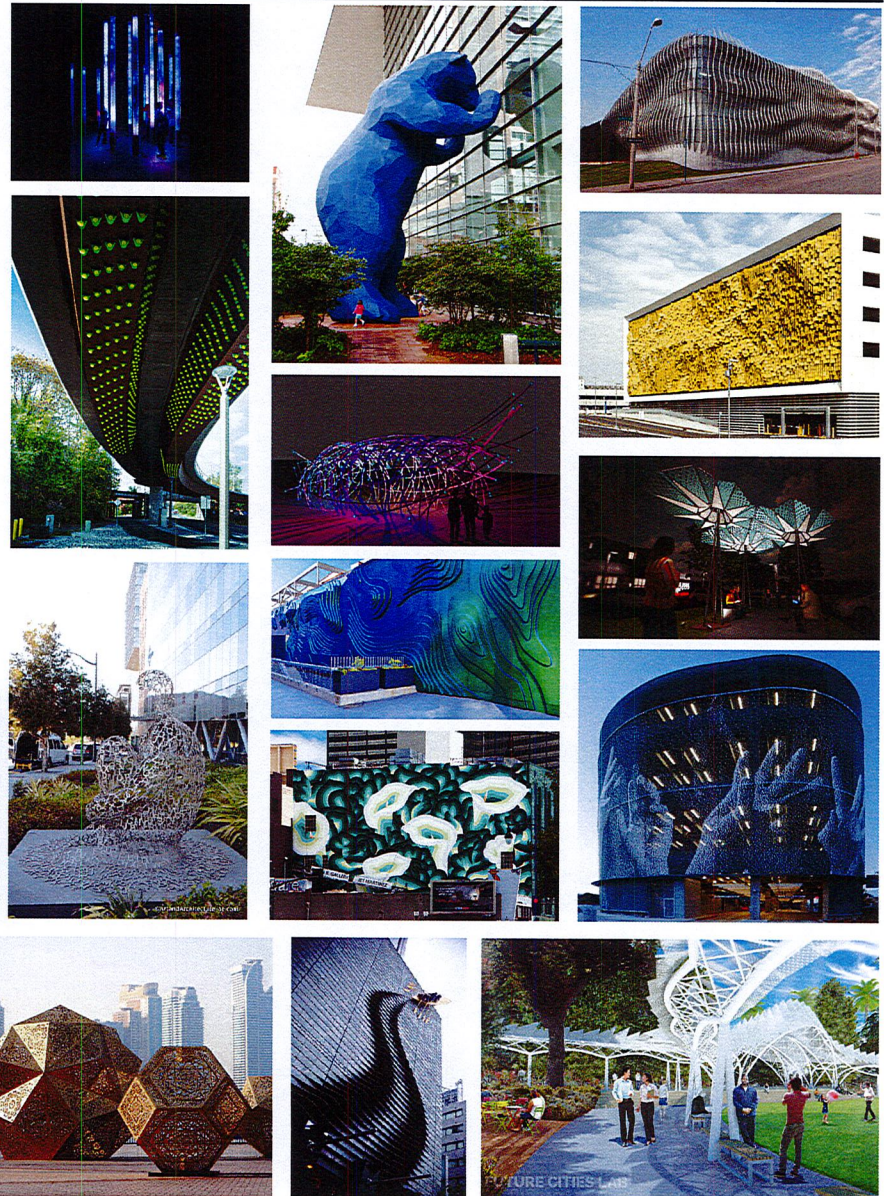
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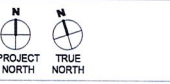


1 ART DIAGRAM FOR SITE
1" = 40'-0"

PRECEDENTS IMAGES FOR ART ELEMENT



#	DATE	ISSUES & REVISIONS	BY
1	11/27/2017	DRC SUBMITTAL	NG
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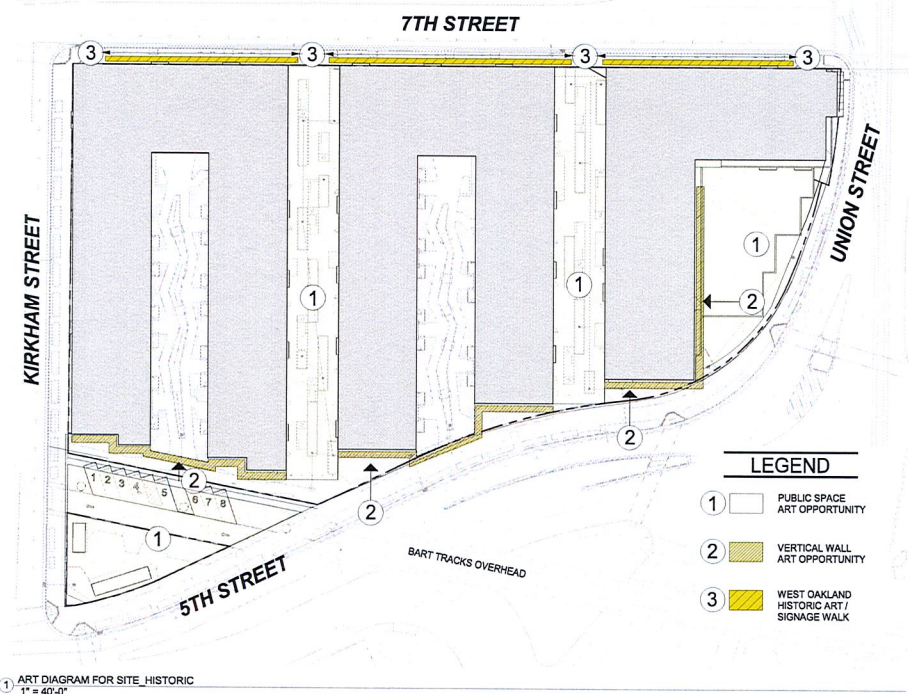


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SHEET ISSUE DATE: 11/27/17
SHEET TITLE: **PUBLIC ART ELEMENT**

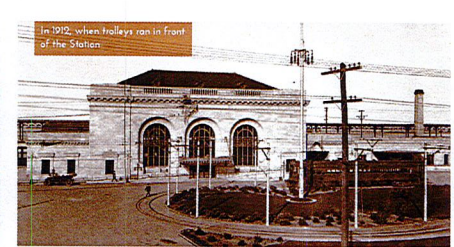
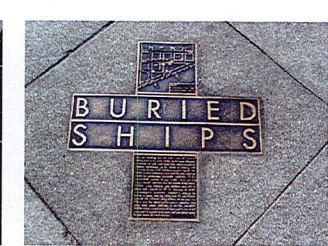
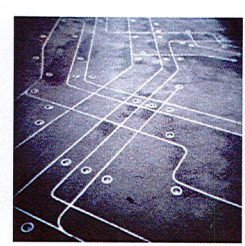
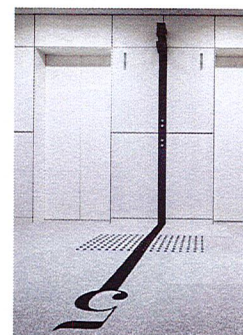
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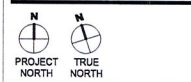
WEST OAKLAND HISTORIC ART / SIGNAGE WALK



① ART DIAGRAM FOR SITE_HISTORIC
1" = 40'-0"



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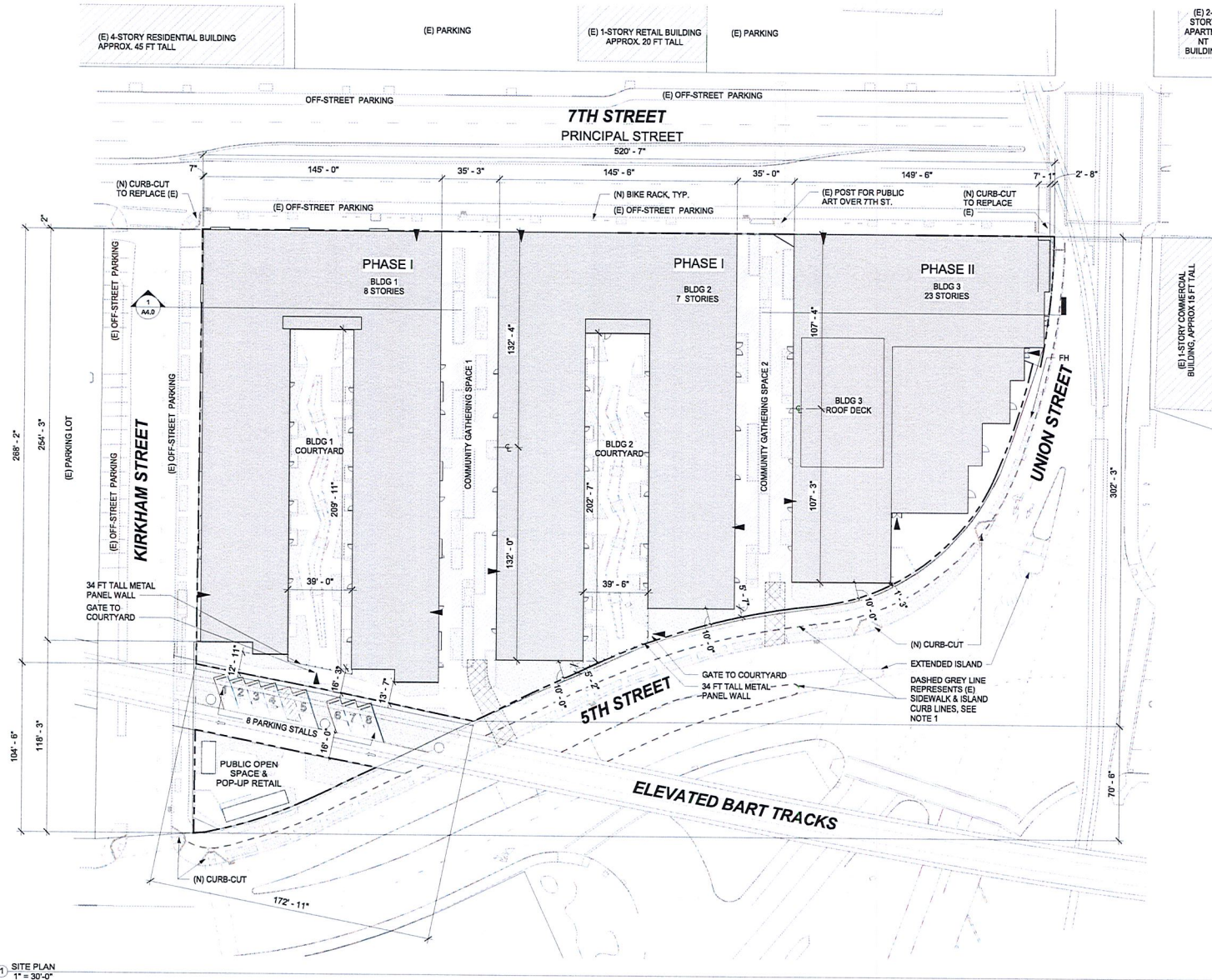


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SHEET TITLE:
HISTORIC ART / SIGNAGE

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LEGEND

- EXISTING BUILDING NOT IN CONTRACT
- FIRE TRUCK ACCESS
- EGRESS DOOR

NOTES

1. PROVIDE CURB LINE EXTENDING OAKLAND PUBLIC RIGHT OF WAY, CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVAL, AND AGREEMENT BETWEEN THE TWO PARTIES.



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PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

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SHEET TITLE:

SITE PLAN

SHEET NUMBER

G0.8

OPEN SPACE	
Name	Area
BLDG 1 COURTYARD	8,182 SF
BLDG 2 COURTYARD	7,964 SF
BLDG 3 LEVEL 9 PRIVATE OPEN SPACE	1,056 SF
BLDG 3 OPEN SPACE AT PODIUM	5,761 SF
BLDG 3 ROOF DECK	4,000 SF
COMMUNITY GATHERING SPACE 1	10,268 SF
COMMUNITY GATHERING SPACE 2	8,190 SF
PUBLIC OPEN SPACE & POP-UP RETAIL	3,792 SF
PUBLIC OPEN SPACE UNDER BART	1,611 SF

2/9/2018 1:03:56 PM

1 SITE PLAN
1" = 30'-0"

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PUBLIC SPACE PRECEDENTS

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PROJECT NAME
THE HUB

PANORAMIC INTERESTS
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 SAN FRANCISCO, CA, 94109
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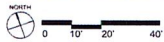
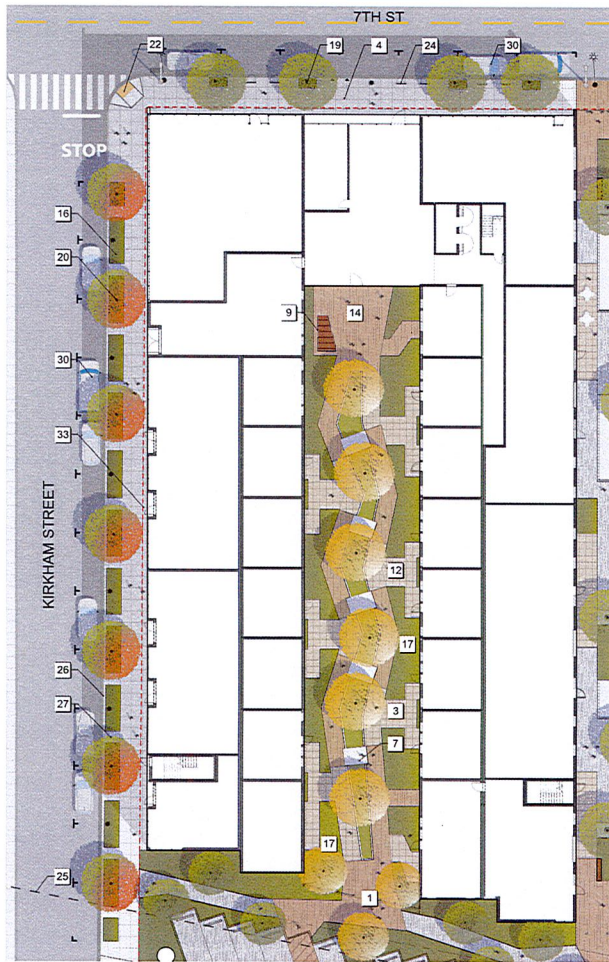
NORTH

PROJECT NORTH TRUE NORTH

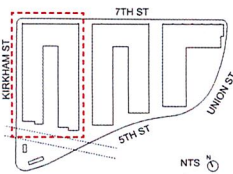
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 PROJECT NUMBER: 17-004
 SHEET ISSUE DATE: 02/09/18
 SHEET TITLE:

ILLUSTRATIVE SITE PLAN

SHEET NUMBER
L1.00



KEY PLAN



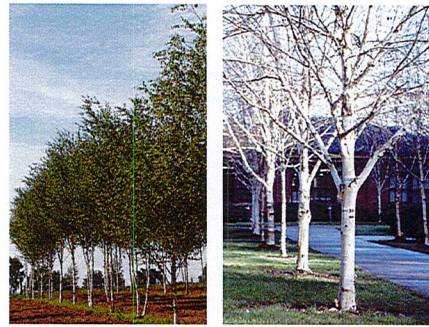
SITE LEGEND

- 1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
- 2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
- 3 MODULAR CONC UNIT PAVERS, MANUF: BELGARD COLOR: CHAMPAGNE FINISH: GROUND FACE
- 4 SIDEWALK, CITY STANDARD CONC
- 5 CONCRETE SITE WALL, COLOR: STANDARD CONC HEIGHT: VARIES, 20" MAX FINISH: MEDIUM SANDBLAST
- 6 NOT USED
- 7 BIORETENTION BASIN w/ METAL GRATE CROSSOVERS
- 8 BIORETENTION BASIN w/ VEHICULAR METAL GRATE LID
- 9 OVERHEAD PERGOLA STRUCTURE
- 10 CUSTOM SCULPTURAL OVERHEAD STRUCTURE
- 11 WOODEN BENCH SEATING
- 12 SHARED STOOP GATHERING SPACE
- 13 ENTRY PLAZA, VEHICULAR RATED FOR FIRE TRUCK ACCESS
- 14 PLAZA
- 15 TREE GRATE *Betula jacquemontii*
- 16 STREETSCAPE PLANTING
- 17 PLANTING AREA
- 18 LAWN
- 19 STREET TREE *Pistacia chinensis*
- 20 STREET TREE *Quercus Suber*
- 21 STREET TREE *Ginkgo biloba* 'Saratoga'
- 22 ADA CURB RAMP
- 23 DRIVE APRON
- 24 BIKE RACK
- 25 BART RAIL OVERHEAD
- 26 2' WIDE COURTESY STRIP
- 27 4' PASS THROUGH
- 28 MODULAR RETAIL STRUCTURES
- 29 ANGLED PARKING
- 30 PARALLEL PARKING
- 31 REMOVABLE BOLLARDS
- 32 PREVIOUS CURB LOCATION
- 33 PROPERTY LINE

GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
2. ALL PLANTING AREAS TO INCLUDE 3" LAYER OF 3/8" BLACK MINI-CHIP MULCH
3. MODIFICATIONS TO THE NORTH CURB LINE AND TRAVEL LANE WIDTH ON WESTBOUND 5TH STREET CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVALS, AND AGREEMENT BETWEEN THE AFOREMENTIONED PARTIES.

PLANT PALETTE



Betula jacquemontii
Whitebarked Himalayan Birch
36" Box

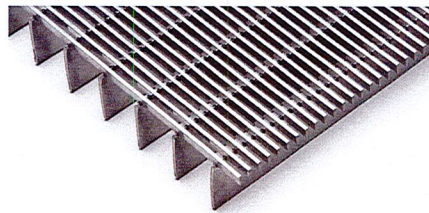


Polystichum munitum
Western Sword Fern
5 Gal

SITE FURNISHING



OVERHEAD PERGOLA STRUCTURE



METAL GRATE CROSSOVER

STREETSCAPE PLANT PALETTE



Lomandra longifolia 'Breeze'
'Breeze' Dwarf Mat Rush
5 Gal



Quercus suber
Cork Oak
36" Box



PAVING LAYOUT



BIORETENTION BASIN w/ METAL GRATE

PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

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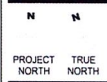
CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2035 34th STREET, SUITE 4110
SAN FRANCISCO, CA 94110
P: 415.431.7978
OFFICE@FLETCHERSTUDIO.COM

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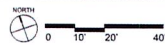


PROJECT NORTH TRUE NORTH

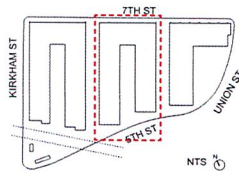
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PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 02/09/18

SHEET TITLE:
BUILDING 1 COURTYARD PLAN

SHEET NUMBER
L2.00



KEY PLAN



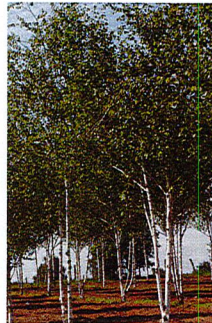
SITE LEGEND

- 1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
- 2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
- 3 MODULAR CONC UNIT PAVERS, MANUF: BELGARD COLOR: CHAMPAGNE FINISH: GROUND FACE
- 4 SIDEWALK, CITY STANDARD CONC
- 5 CONCRETE SITE WALL, COLOR: STANDARD CONC HEIGHT: VARIES, 20" MAX FINISH: MEDIUM SANDBLAST
- 6 NOT USED
- 7 BIORETENTION BASIN w/ METAL GRATE CROSSOVERS
- 8 BIORETENTION BASIN w/ VEHICULAR METAL GRATE LID
- 9 OVERHEAD PERGOLA STRUCTURE
- 10 CUSTOM SCULPTURAL OVERHEAD STRUCTURE
- 11 WOODEN BENCH SEATING
- 12 SHARED STOOP GATHERING SPACE
- 13 ENTRY PLAZA, VEHICULAR RATED FOR FIRE TRUCK ACCESS
- 14 PLAZA
- 15 TREE GRATE *Betula jacquemontii*
- 16 STREETScape PLANTING
- 17 PLANTING AREA
- 18 LAWN
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- 21 STREET TREE *Ginkgo biloba 'Sarotoga'*
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- 23 DRIVE APRON
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- 28 MODULAR RETAIL STRUCTURES
- 29 ANGLED PARKING
- 30 PARALLEL PARKING
- 31 REMOVABLE BOLLARDS
- 32 PREVIOUS CURB LOCATION
- 33 PROPERTY LINE

GENERAL NOTES:

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- 2. ALL PLANTING AREAS TO INCLUDE 3" LAYER OF 3/8" BLACK MINI-CHIP MULCH
- 3. MODIFICATIONS TO THE NORTH CURB LINE AND TRAVEL LANE WIDTH ON WESTBOUND 5TH STREET CONTINGENT UPON CITY OF OAKLAND AND CALTRANS APPROVALS, AND AGREEMENT BETWEEN THE AFOREMENTIONED PARTIES.

PLANT PALETTE



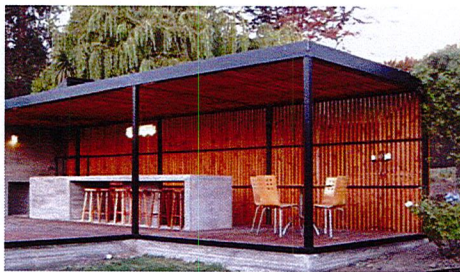
Betula jacquemontii
Whitebarked Himalayan Birch
36" Box



Lomandra longifolia 'Breeze'
'Breeze' Dwarf Mat Rush
5 Gal



SITE FURNISHING



OVERHEAD PERGOLA STRUCTURE



PLANTING IN BIORETENTION BASIN



Polystichum munium
Western Sword Fern
5 Gal



Chondropetalum tectorum
Cape Rush
5 Gal



PAVING LAYOUT



BIORETENTION BASIN w/ METAL GRATE

PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA 94110
P 415.431.7979
F 415.431.7979

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
---	------	--------------------	----

NORTH

PROJECT NORTH TRUE NORTH

DRAWN BY: CW, BW, LE

PROJECT NUMBER: 17-004

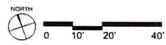
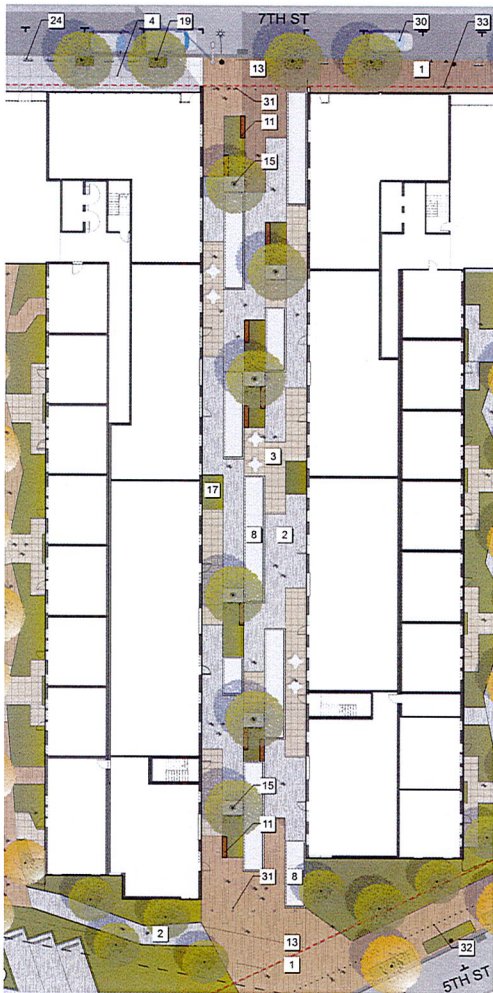
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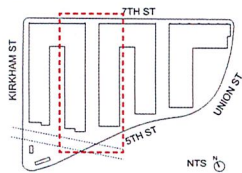
BUILDING 2 COURTYARD PLAN

SHEET NUMBER

L2.01



KEY PLAN



SITE LEGEND

- 1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
- 2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
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PLANT PALETTE



Platanus acerifolia 'Bloodgood'
London Plane Tree
36" Box



Carex divisa
Berkeley Sedge
5 Gal

SITE FURNISHING



FLEXIBLE SEATING AT TREE GRATE



Phormium tenax
Flax
5 Gal



Podocarpus henkei
Long Leaved Yellow-wood
15 Gal



METAL GRATE LID AT BIORETENTION BASIN



TREE GRATE

PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE #113
SAN FRANCISCO, CA, 94109
415.431.7828
info@fletcherstudio.com

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DATE ISSUES & REVISIONS BY

NORTH TRUE NORTH

DRAWN BY: CW, BW, LE

PROJECT NUMBER: 17-004

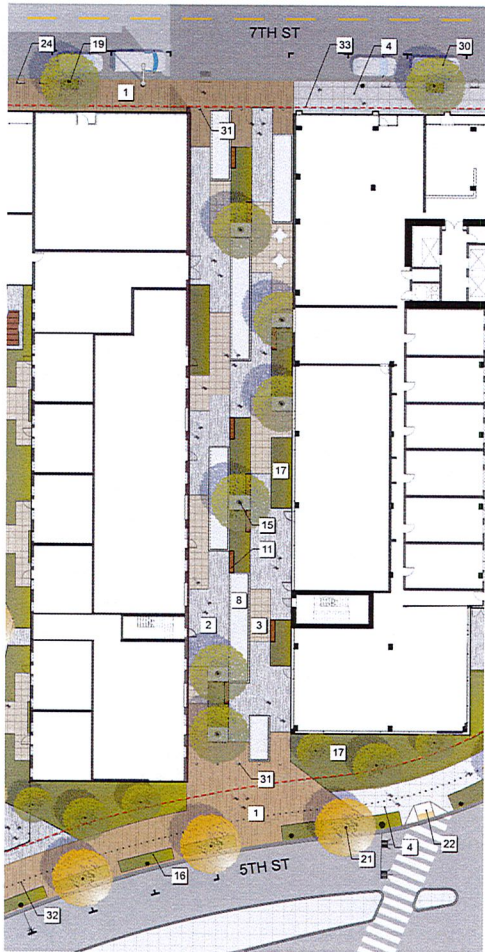
SHEET ISSUE DATE: 02/09/18

SHEET TITLE:

COMMUNITY GATHERING SPACE 1 PLAN

SHEET NUMBER

L3.00



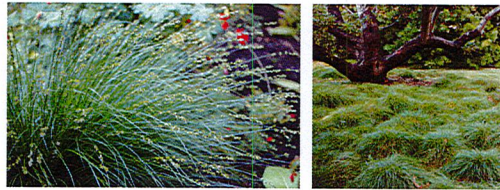
SITE LEGEND

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- 32 PREVIOUS CURB LOCATION
- 33 PROPERTY LINE

PLANT PALETTE



Platanus acerifolia 'Bloodgood'
London Plane Tree
36" Box



Carex divisa
Berkeley Sedge
5 Gal



Phormium tenax
Flax
5 Gal

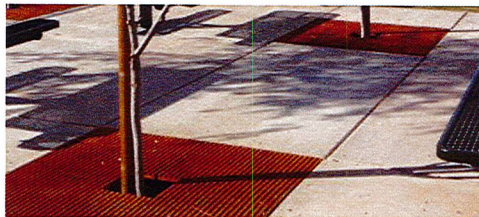


Podocarpus henkelii
Long Leafed Yellowwood
15 Gal

SITE FURNISHING



WOODEN BENCH SEATING

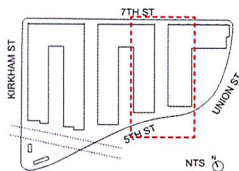


TREE GRATE



COMMUNITY GATHERING SPACE

KEY PLAN



GENERAL NOTES:

- 1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
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PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
3025 3RD STREET, SUITE 4119
SAN FRANCISCO, CA 94119
P 415.433.7978
OFFICE@FLETCHERSTUDIO.COM

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#	DATE	ISSUES & REVISIONS	BY

PROJECT NORTH	TRUE NORTH

DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 02/09/18

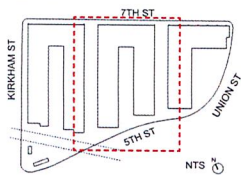
SHEET TITLE:
COMMUNITY GATHERING SPACE 2 PLAN

SHEET NUMBER
L3.01

COMBINED COMMUNITY GATHERING SPACE PLAN



KEY PLAN



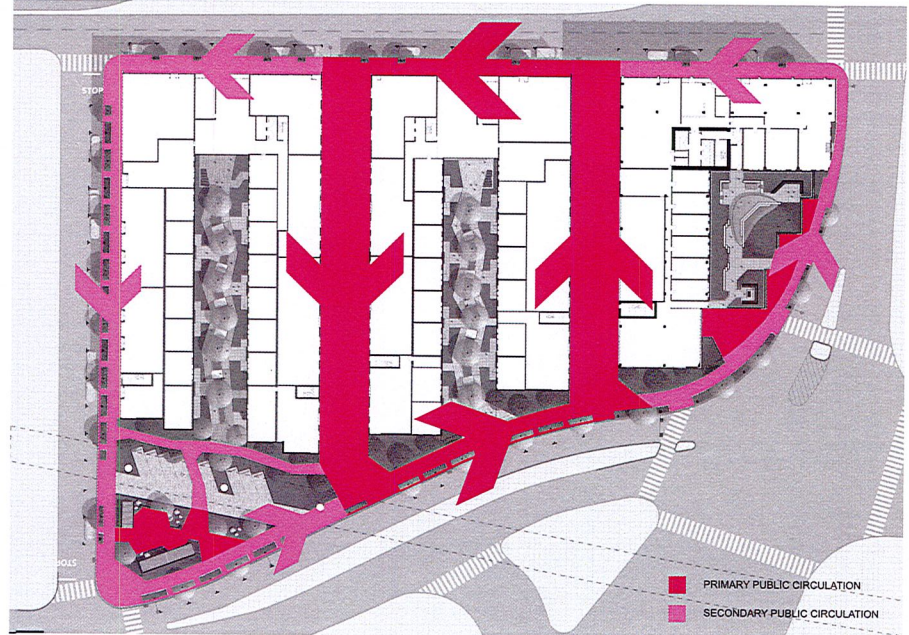
SITE LEGEND

- 1 9' WIDE SIDEWALK
- 2 11' WIDE SIDEWALK
- 3 4' WIDE STREETSCAPE PLANTING BUFFER
- 4 5'-6" WIDE STREETSCAPE PLANTING BUFFER
- 5 PREVIOUS CURB LOCATION
- 6 PROPERTY LINE

GENERAL NOTES:

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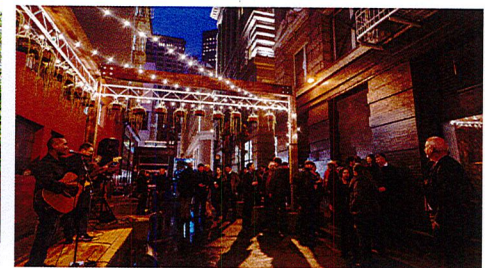
PUBLIC OPEN SPACE CONNECTION DIAGRAM



PUBLIC OPEN SPACE PRECEDENTS



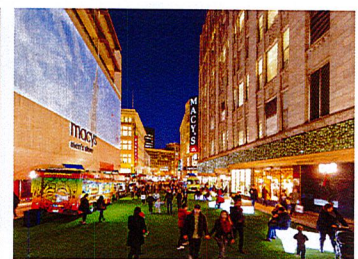
LINDEN ALLEY



ANNIE STREET PLAZA



100 HOOPER



UNION SQUARE - WINTER WALK SF

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PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

FLETCHER STUDIO

FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2325 3rd STREET, SUITE 413
SAN FRANCISCO, CA, 94109

CONSULTANT STAMP

DATE ISSUES & REVISIONS BY

N

PROJECT TRUE NORTH

DRAWN BY: CW, BW, LE

PROJECT NUMBER: 17-004

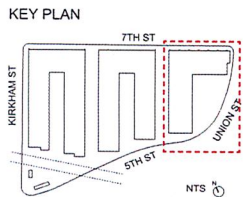
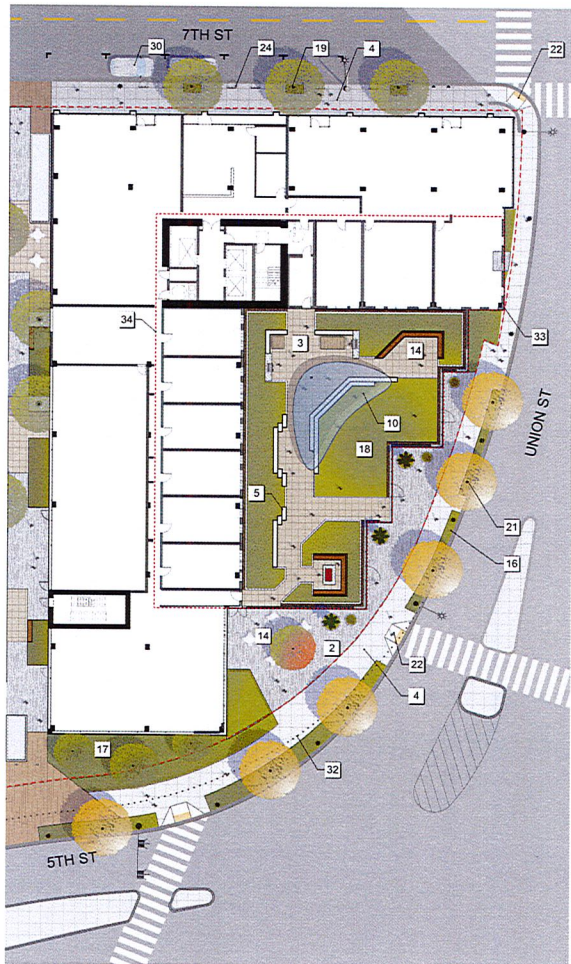
SHEET ISSUE DATE: 02/09/18

SHEET TITLE:

COMMUNITY GATHERING SPACE 1 & 2

SHEET NUMBER

L3.02



GENERAL NOTES:

1. DRIP IRRIGATION TO BE USED IN ALL LANDSCAPE AREAS
2. ALL PLANTING AREAS TO INCLUDE 3" LAYER OF 3/8" BLACK MINI-CHIP MULCH
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SITE LEGEND

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- 30 PARALLEL PARKING
- 31 REMOVABLE BOLLARDS
- 32 PREVIOUS CURB LOCATION
- 33 PROPERTY LINE
- 34 SECOND FLOOR ARCHITECTURE AS SHOWN

PLANT PALETTE



Quercus suber
Cork Oak
36" Box

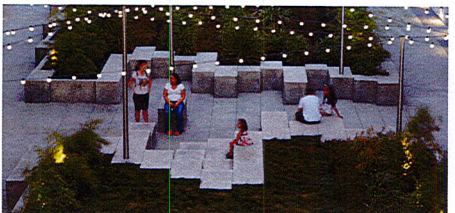


Adenanthos sericeus
Coastal Wolly Bush
15 Gal

SITE FURNISHING



SEMI-PRIVATE COURTYARD



CONCRETE SEATING

STREETScape PLANT PALETTE



Diets grandiflora
Fortnight Lily
5 Gal



Ginkgo biloba 'Saratoga'
Maline Hair tree
36" Box



OUTDOOR LAWN



SCULPTURAL OVERHEAD

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 510.856.5400 | www.lowneyarch.com
 1000 Market Street, Suite 1000, San Francisco, CA 94102

PROJECT NAME
THE HUB

PANORAMIC INTERESTS
 500 KIRKHAM ST, OAKLAND, CA

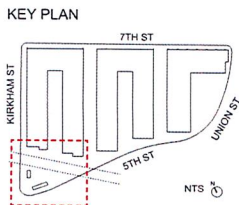
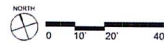
ARCHITECT
NOT FOR CONSTRUCTION

CONSULTANT
FLETCHER STUDIO
 LANDSCAPE ARCHITECTURE
 23275 3rd STREET, SUITE 413
 SAN FRANCISCO, CA 94110
 P 415.431.7978
 info@fletcherstudio.com

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY

DRAWN BY: CIV, BW, LE
 PROJECT NUMBER: 17-004
 SHEET ISSUE DATE: 02/09/18
 SHEET TITLE:
**BUILDING 3
 PUBLIC OPEN
 SPACE PLAN**
 SHEET NUMBER
L4.00



SITE LEGEND

- 1 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: PALAMINO FINISH: TOP CAST
- 2 CONCRETE PAVING, INTEGRAL COLOR CONC COLOR: SILVERSMOKE FINISH: TOP CAST
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PLANT PALETTE



Cordyline australis
Cabbage Tree
15 Gal



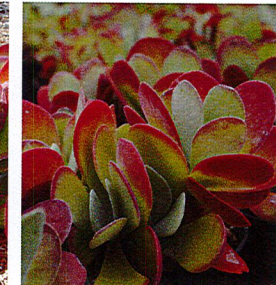
Agave Attenuata 'Nova'
Fox Tail Agave
15 Gal



Aeonium arboreum 'Zwartkop'
Black Rose Aeonium
5 Gal



Kalanchoe thyrsiflora
Paddle Plant
5 Gal



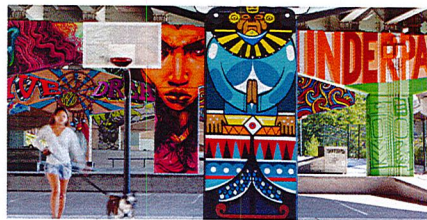
SITE FURNISHING



MODULAR RETAIL SPACE



OUTDOOR MODULAR SEATING



UNDERPASS PROGRAMMING



UNDERPASS ART

7TH STREET

(TREE PLOT SHEET CREATED BY OWNER, MAY, 2017)

APPROXIMATE
TRUE NORTH

5TH STREET

UNION STREET

KIRKHAM STREET



Trees proposed for removal		
#	Species	dbh*
1	Chinese pistache	3.7
2	Chinese pistache	4
3	Chinese pistache	4
4	Chinese pistache	4.2
5	Chinese pistache	3.5
6	Chinese pistache	4.1
7	Chinese pistache	3.8
8	Chinese pistache	3.7
9	Chinese pistache	4.8
10	Chinese pistache	4.8
11	Flowering pera cultiva	12.1
12	Flowering pera cultiva	6
13	Flowering pera cultiva	12
14	Flowering pera cultiva	5.2
15	Flowering pera cultiva	6.5

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PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

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CONSULTANT



FLETCHER STUDIO
LANDSCAPE ARCHITECTURE
2335 3rd STREET, SUITE 413
SAN FRANCISCO, CA 94115
415.431.7978
office@fletcherstudio.com

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DATE ISSUES & REVISIONS BY

N N

PROJECT NORTH TRUE NORTH

DRAWN BY: CW, BW, LE

PROJECT NUMBER: 17-004

SHEET ISSUE DATE: 02/09/18

SHEET TITLE:

TREE PRESERVATION PLAN

SHEET NUMBER

L5.00

#	DATE	ISSUES & REVISIONS	BY
	11/27/2017	DRC SUBMITTAL	NG
	02/09/2018	DRC SUBMITTAL	NG



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

OVERALL GROUND FLOOR PLAN

SHEET NUMBER
A2.0

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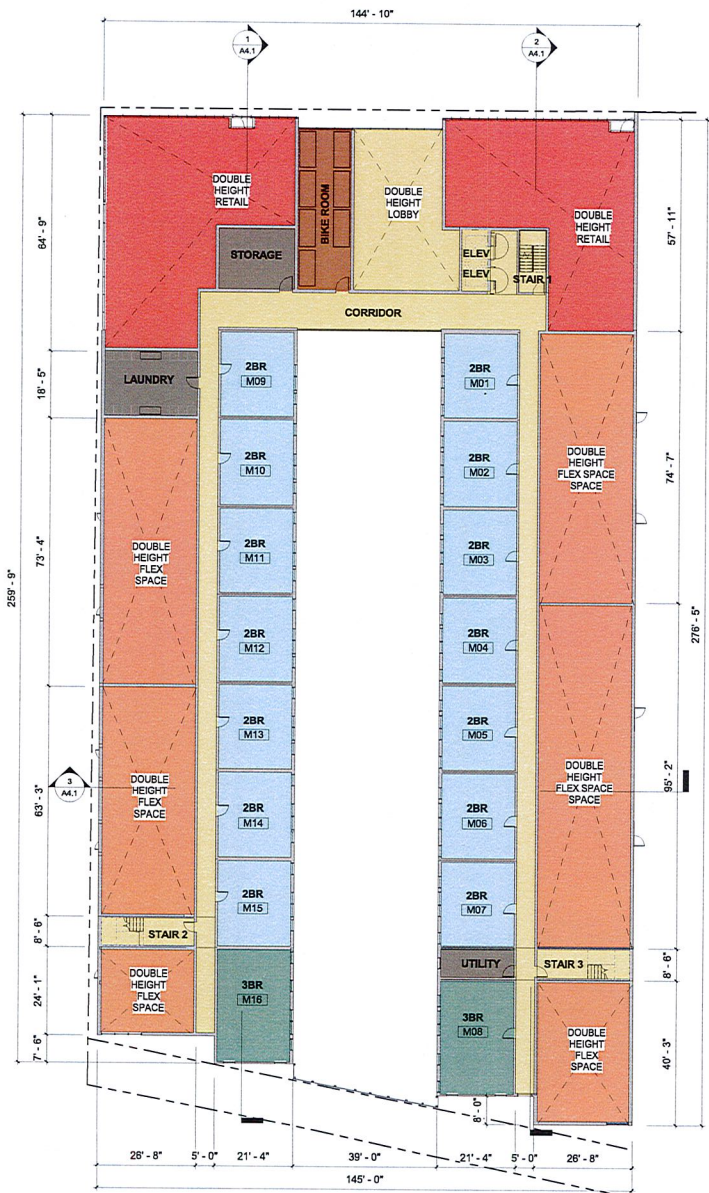
Color Legend

- office
- green / open space
- circulation
- Flex Space
- lobby
- service / trash
- garage / bike room
- retail
- 2BR
- Corner 3BR
- 3BR

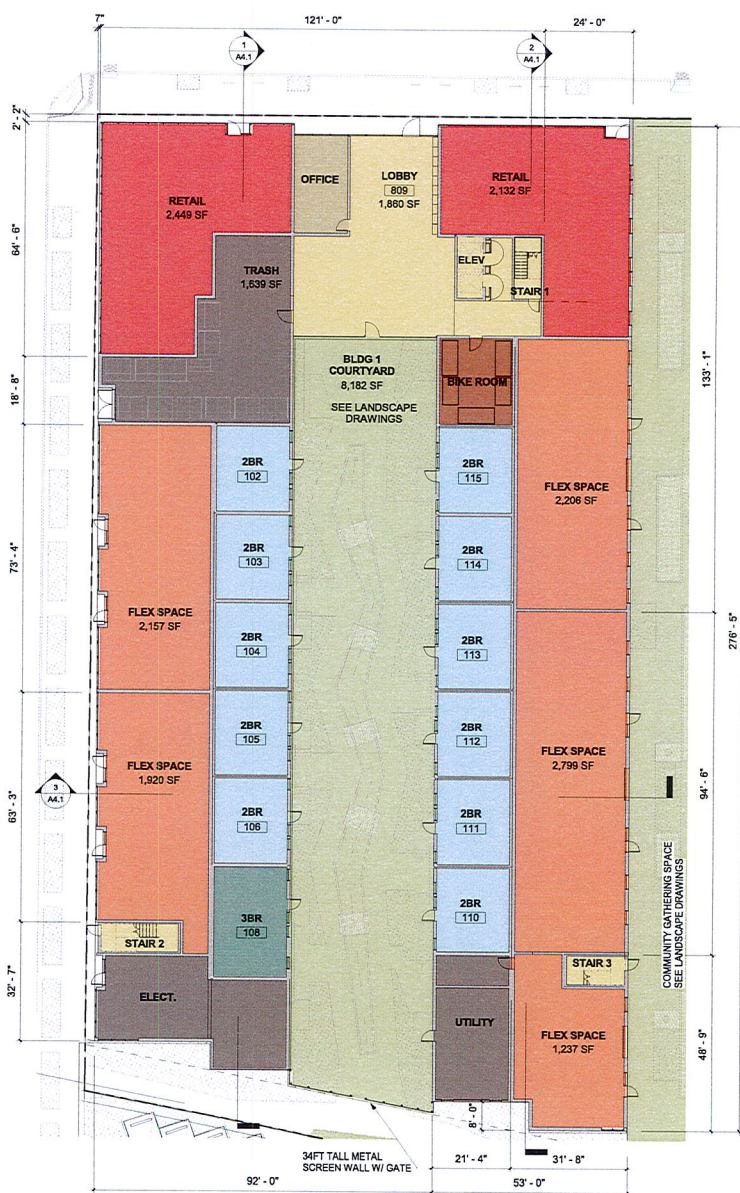
DASHED GREY LINE REPRESENTS (E) SIDEWALK & ISLAND CURB LINES. SEE NOTE 1 ON A1.0

2/9/2018 1:01:07 PM

1 OVERALL - GROUND FLOOR PLAN
 1" = 20'-0"



2 BLDG 1 - MEZZANINE
1/16" = 1'-0"



1 BLDG 1 - 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



PH: 510.636.5400 | www.lowneyarch.com
3000 Rockwood Drive, Suite 200, Oakland, CA 94612

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

CONSULTANT

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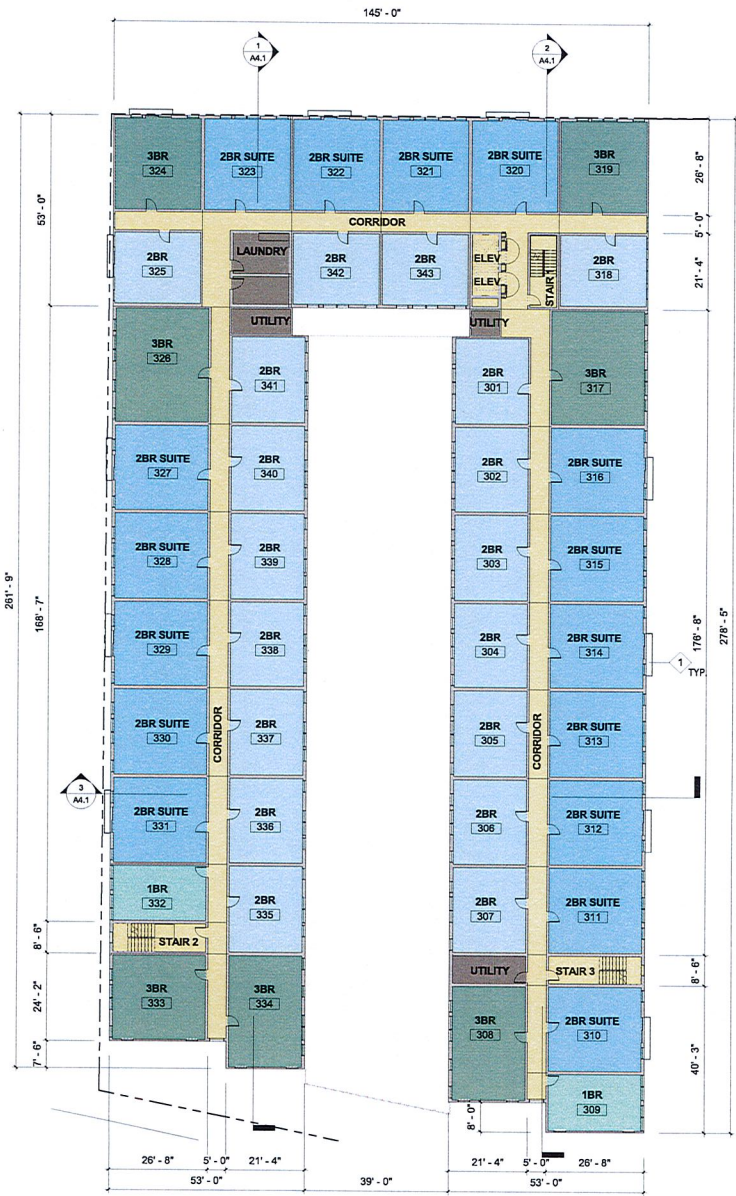
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PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17

SHEET TITLE:
BLDG 1 LEVELS 1 & M FLOOR PLANS

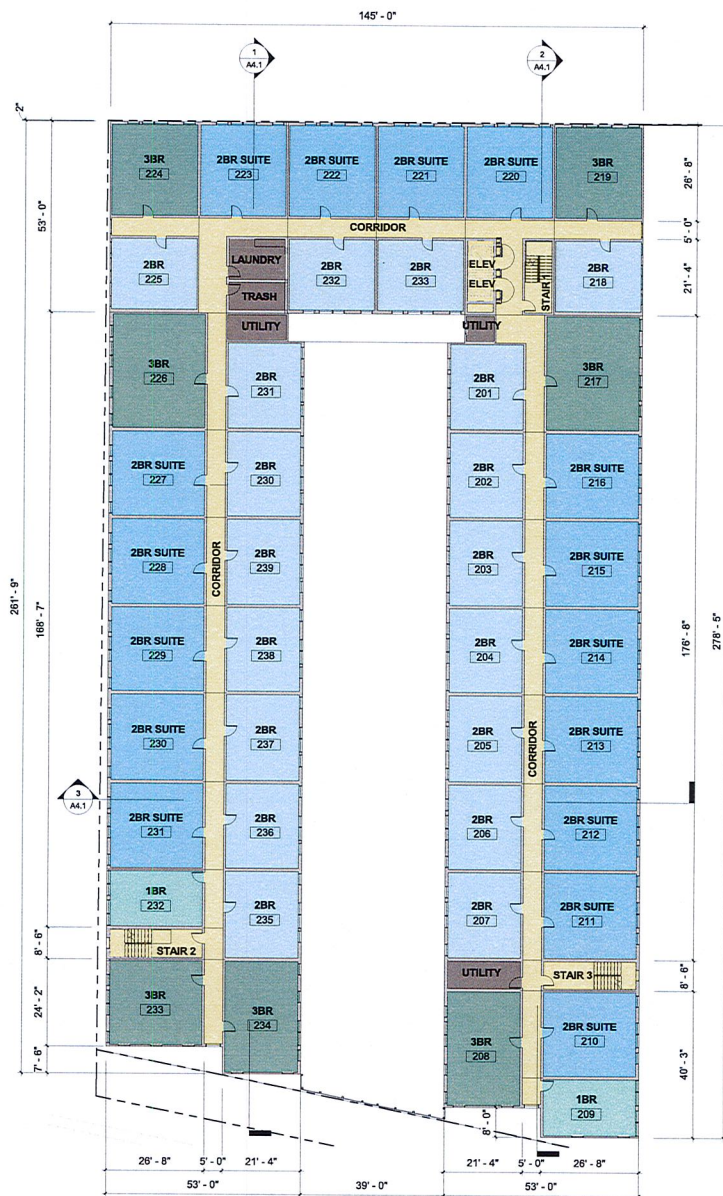
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A2.1

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2/9/2018 1:01:10 PM



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



1 BLDG 1 - LEVEL 2 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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PROJECT NAME

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PANORAMIC INTERESTS

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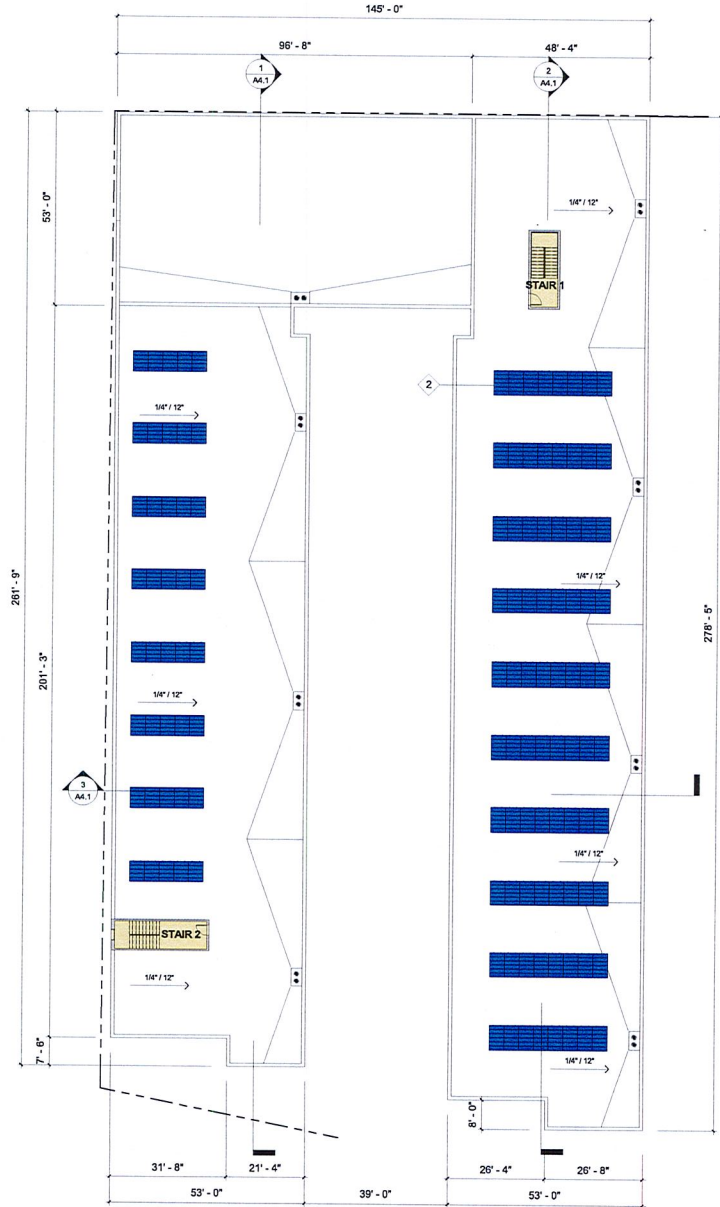
SHEET TITLE:
BLDG 1 LEVELS 2 & LEVELS 3-8 FLOOR PLAN

SHEET NUMBER
A2.2

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2/9/2018 1:01:14 PM

2/2/2018 1:01:16 PM



1 BLDG 1 - ROOF 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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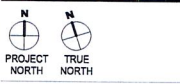
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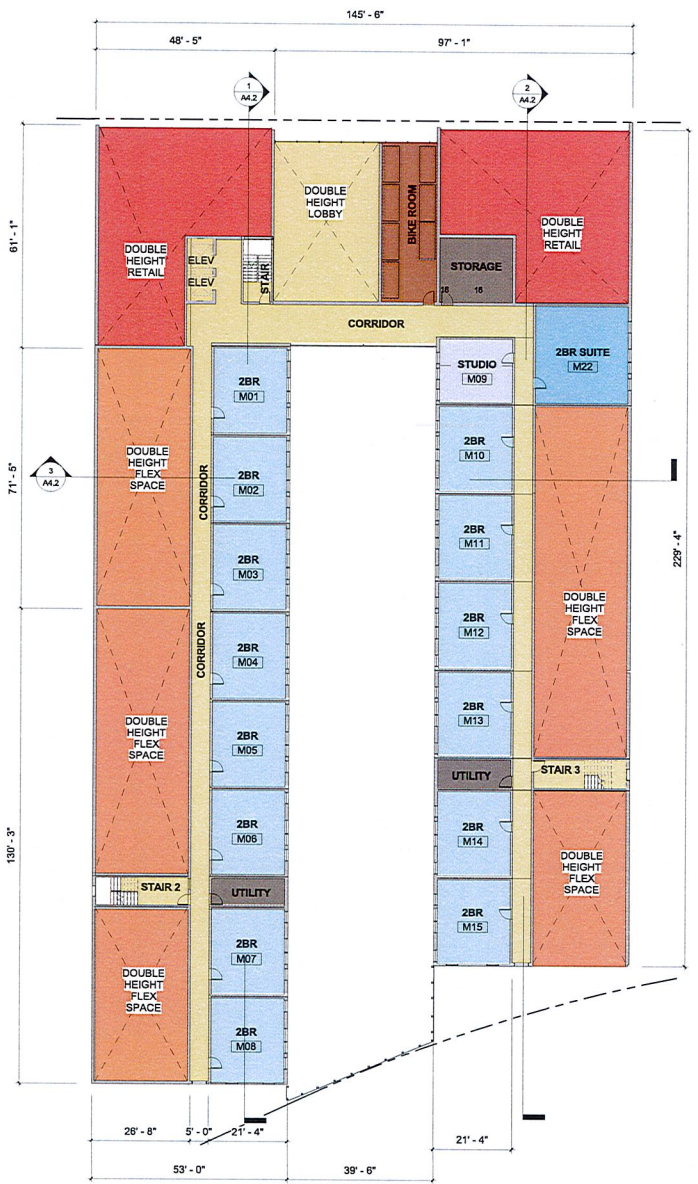


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SHEET TITLE:

BLDG 1 ROOF PLAN

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A2.3

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2 BLDG 2 - MEZZANINE
1/16" = 1'-0"



1 BLDG 2 - 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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SHEET TITLE:

BLDG 2 LEVELS 1 & M FLOOR PLANS

SHEET NUMBER
A2.4

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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

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

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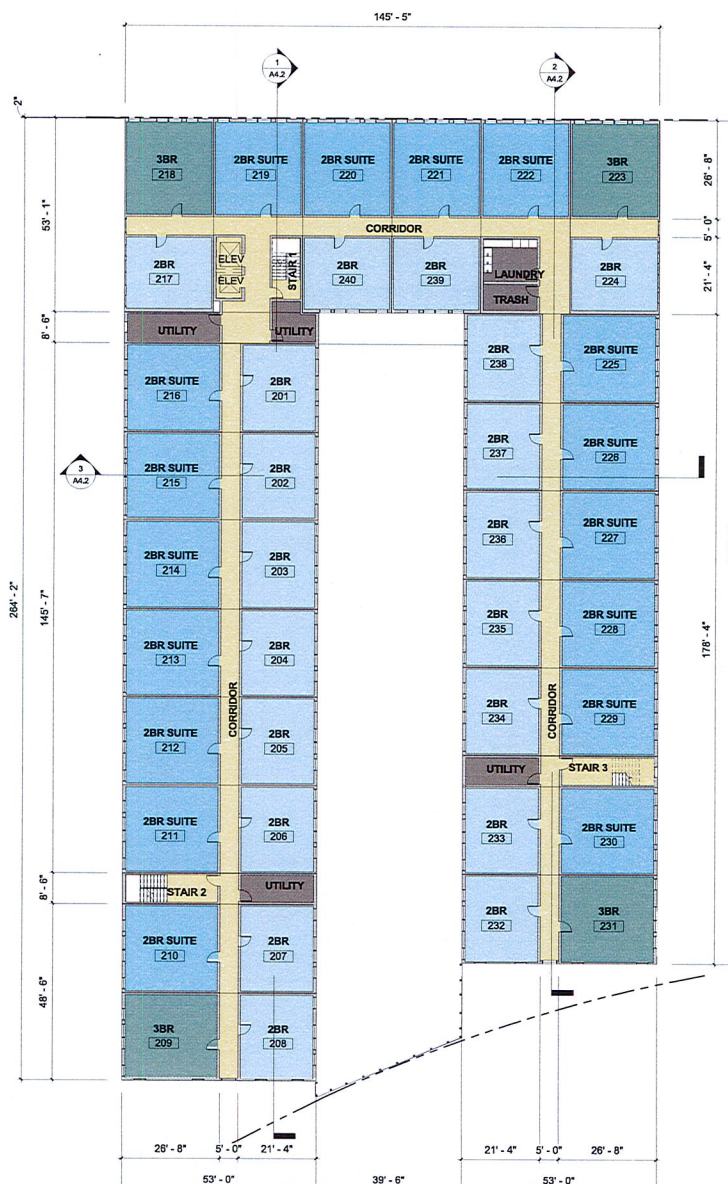
SHEET TITLE:
BLDG 2 LEVEL 2 & LEVELS 3-7 FLOOR PLAN

SHEET NUMBER
A2.5

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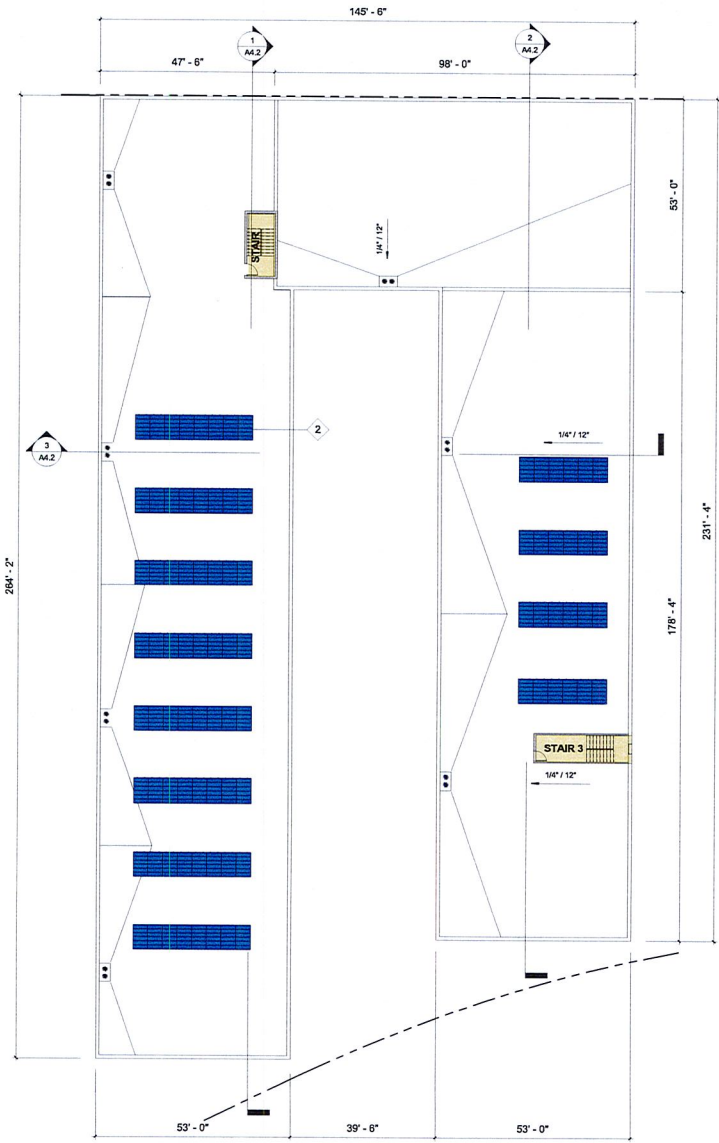


2) BLDG 2 - LEVEL 3 FLOOR PLAN
1/16" = 1'-0"



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

2/9/2018 1:01:23 PM



1 BLDG 2 - ROOF 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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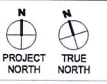
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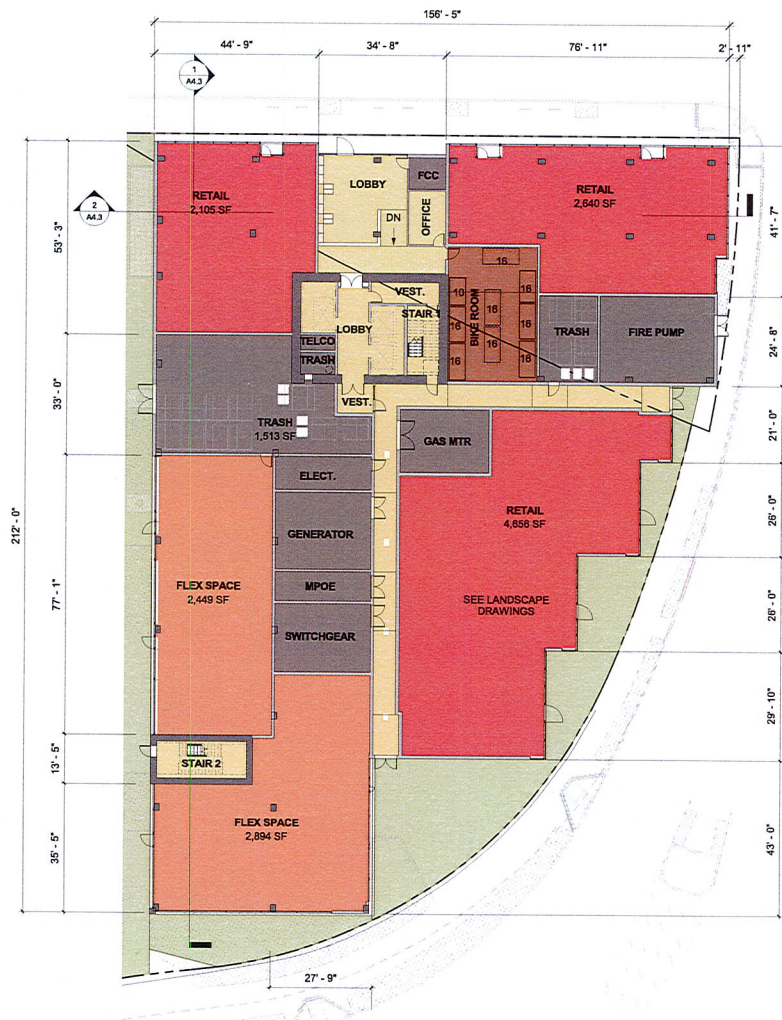
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SHEET ISSUE DATE: 11/27/17

SHEET TITLE:
BLDG 2 ROOF PLAN

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A2.6

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SHEET NOTES

1. SHEET NOTE 1

KEY NOTES

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



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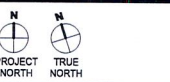
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SHEET TITLE:
BLDG 3 LEVEL 1 & 2 FLOOR PLANS

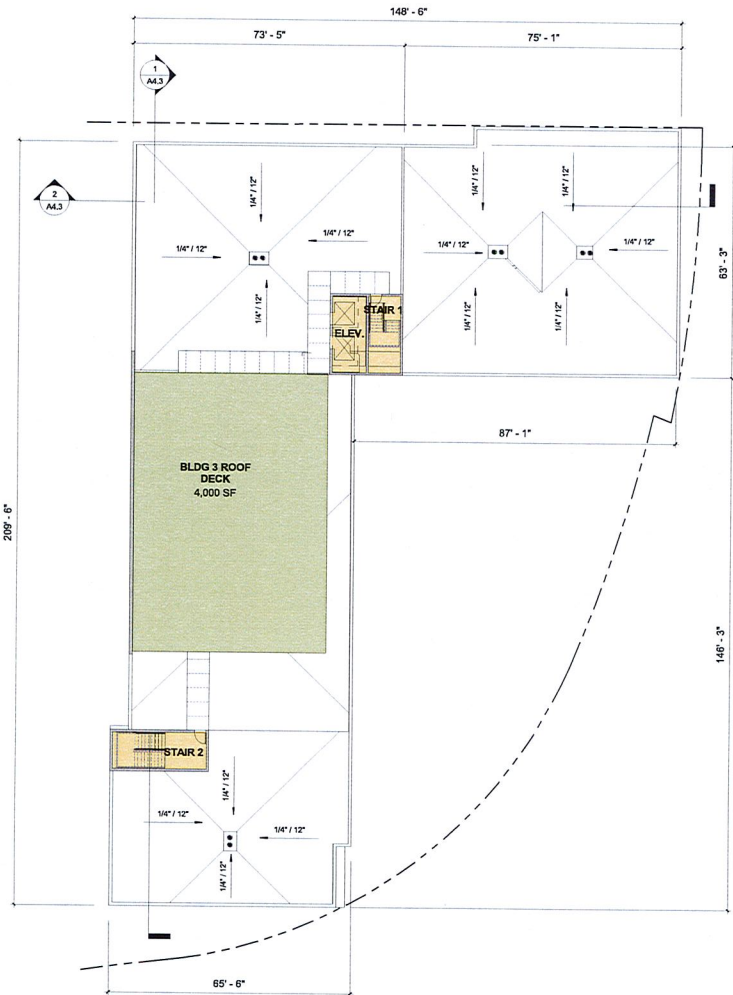
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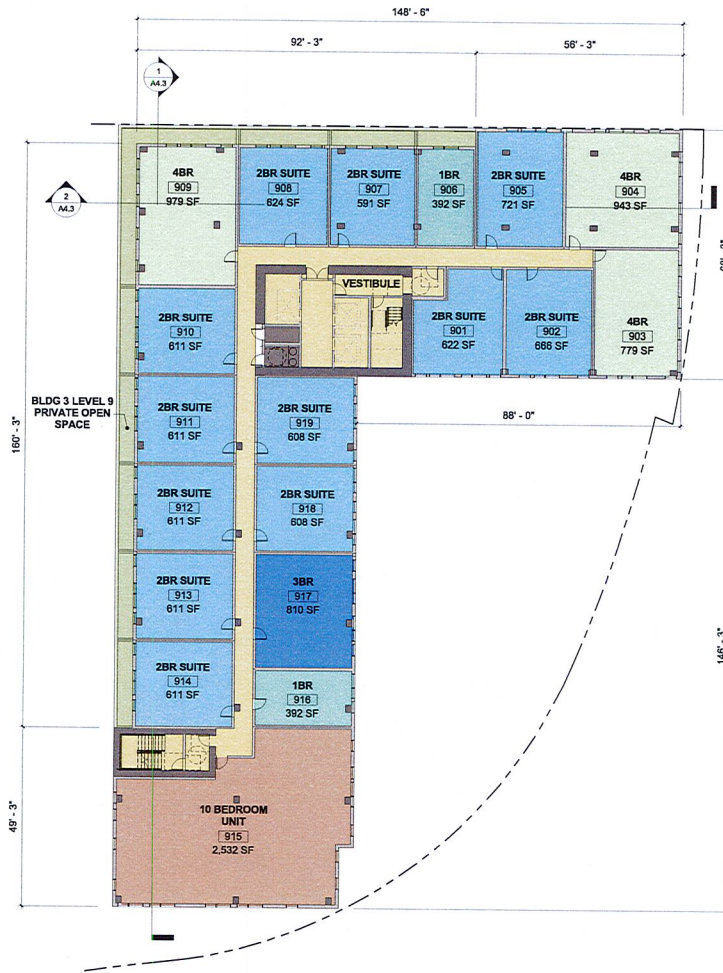
2/9/2018 1:32:30 PM

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

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



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



3 BLDG 3 - LEVEL 9 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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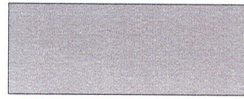
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PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17

SHEET TITLE:
BLDG 3 LEVEL 3-23 TYP & ROOF PLAN

SHEET NUMBER
A2.8

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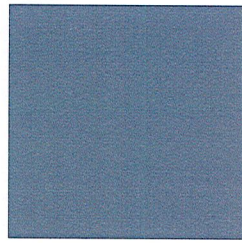
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WF1 WINDOW FRAMES
CLEAR ANODIZED
ALUMINUM



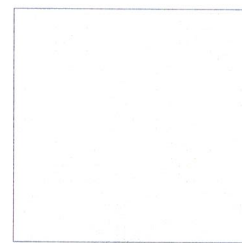
CP3 CEMENT FIBER PANEL
ACCENT COLOR



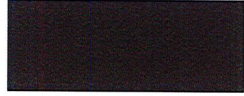
MC1 METAL CLADDING
FIELD COLOR



CP1 CEMENT FIBER PANEL
FIELD COLOR



CP2 CEMENT FIBER PANEL
ACCENT COLOR



SF1 CHARCOAL STOREFRONT



BP1 BALCONY PANEL

MATERIAL LEGEND

- MC1 METAL CLADDING
- CP1 FIBER CEMENT PANEL FIELD COLOR - ALTERNATIVE: EIFS
- CP2 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- CP3 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL

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

OVERALL EXT. ELEVATION - NORTH

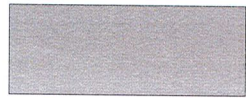
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A3.0

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

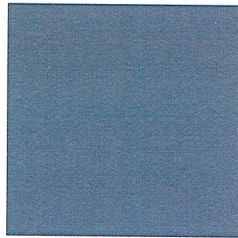
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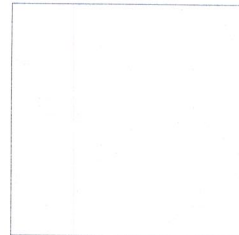
WF1 WINDOW FRAMES
CLEAR ANODIZED
ALUMINUM



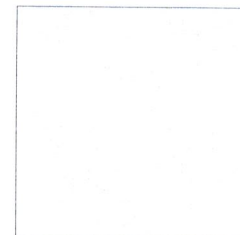
CP3 CEMENT FIBER PANEL
ACCENT
COLOR



MC1 METAL CLADDING
FIELD COLOR



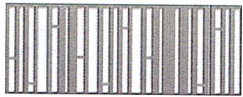
CP1 CEMENT FIBER PANEL
FIELD COLOR



CP2 CEMENT FIBER PANEL
ACCENT
COLOR



SF1 CHARCOAL STOREFRONT



BP1 BALCONY PANEL

MATERIAL LEGEND

- MC1 METAL CLADDING
- CP1 FIBER CEMENT PANEL FIELD COLOR - ALTERNATIVE: EIFS
- CP2 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- CP3 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

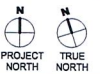
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SHEET TITLE: OVERALL EXT. ELEVATIONS - SOUTH

SHEET NUMBER

A3.1

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SHEET TITLE:

OVERALL EXT. ELEVATION - WEST

SHEET NUMBER
A3.2

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MATERIAL LEGEND

- MC1 METAL CLADDING
- CP1 FIBER CEMENT PANEL FIELD COLOR - ALTERNATIVE: EIFS
- CP2 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- CP3 FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- SF1 STOREFRONT
- WF1 WINDOW FRAME
- BP1 BALCONY PANEL



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

2/9/2018 3:30:39 PM



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

MATERIAL LEGEND

- (MC1) METAL CLADDING
- (CP1) FIBER CEMENT PANEL FIELD COLOR - ALTERNATIVE: EIFS
- (CP2) FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- (CP3) FIBER CEMENT PANEL ACCENT COLOR - ALTERNATIVE: EIFS
- (SF1) STOREFRONT
- (WF1) WINDOW FRAME
- (BP1) BALCONY PANEL

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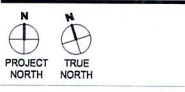
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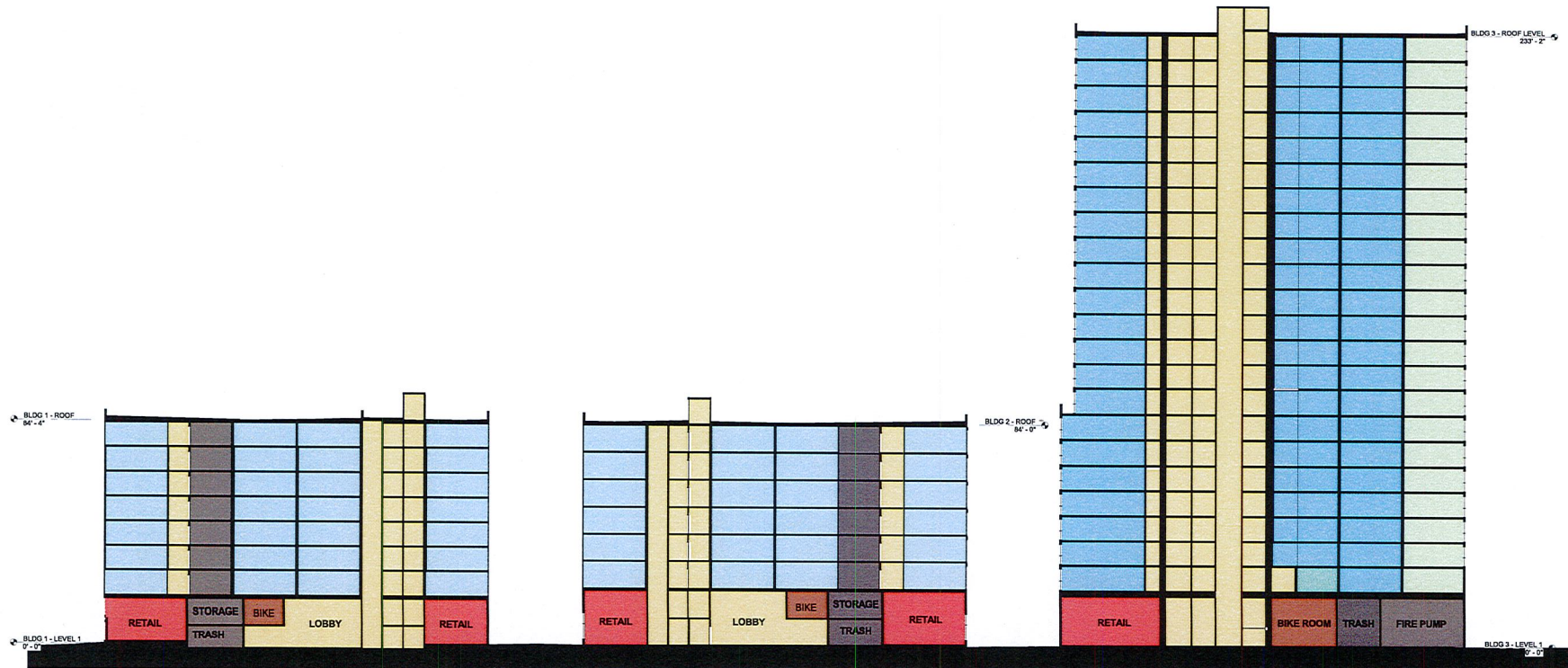
SHEET TITLE:
OVERALL EXT. ELEVATION - EAST

SHEET NUMBER
A3.4

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Color Legend

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



2/9/2018 1:31:17 PM

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



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 PROJECT
NORTH


 TRUE
NORTH

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SHEET TITLE: OVERALL SECTION

SHEET NUMBER
A4.0

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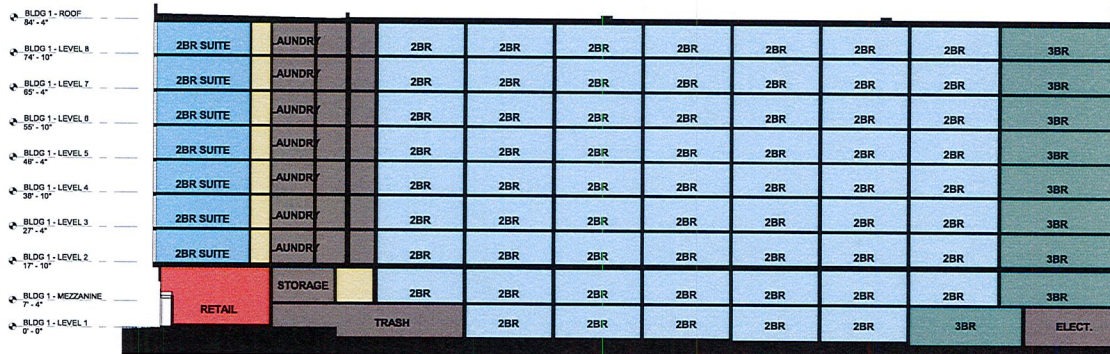
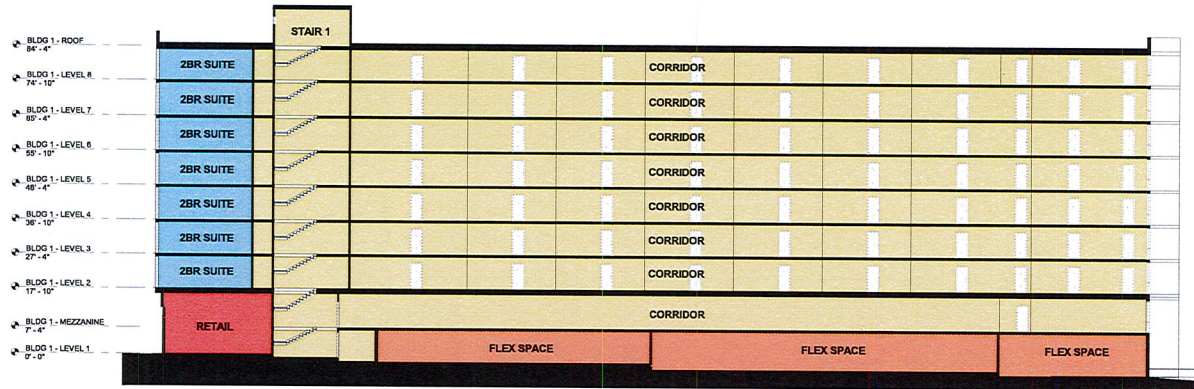
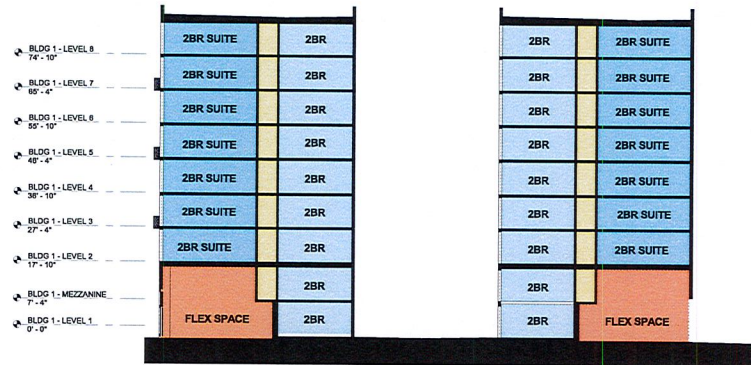


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SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

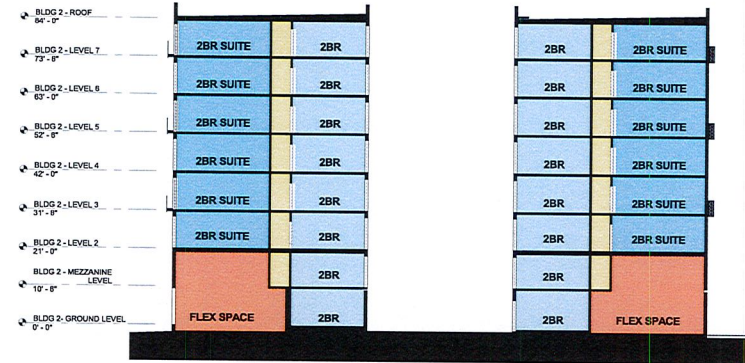
BLDG 1 BUILDING SECTIONS

SHEET NUMBER
A4.1

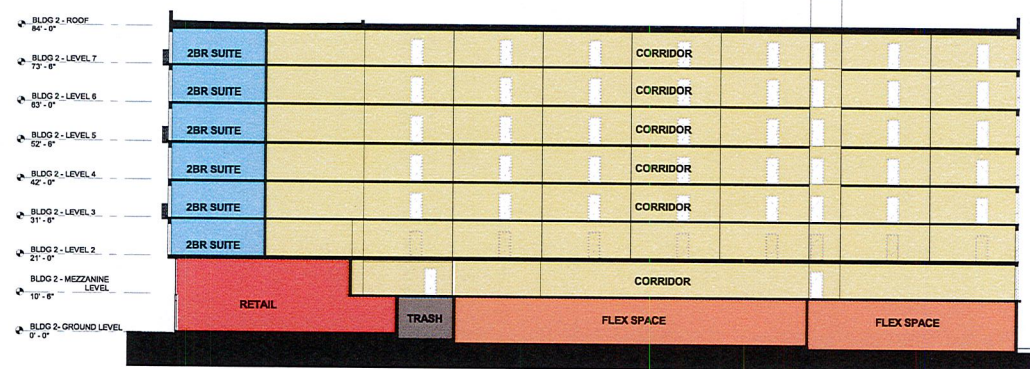
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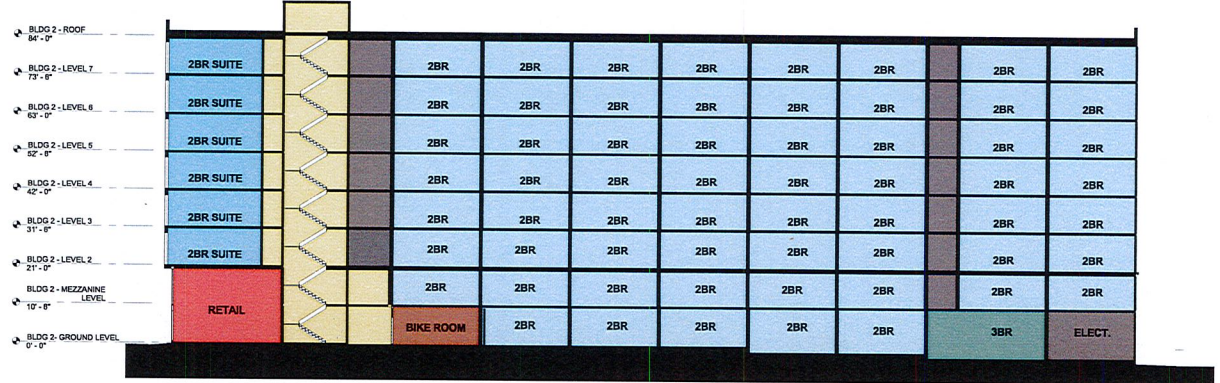
2/9/2018 1:01:35 PM



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"

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BLDG 2 BUILDING SECTIONS

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A4.2

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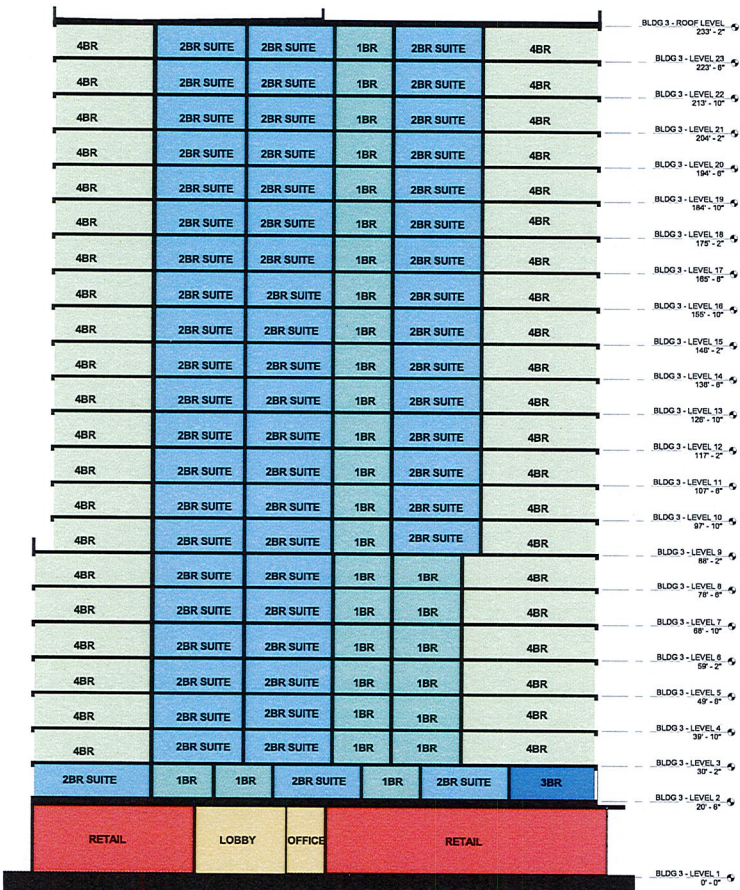
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	02/09/2018	DRC SUBMITTAL	NG



DRAWN BY: _____ Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE: **BLDG 3 BUILDING SECTIONS**

SHEET NUMBER **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"

2/9/2018 1:01:41 PM



2/9/2018 3:14:09 PM

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 500 KIRKHAM ST, OAKLAND, CA



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 SHEET ISSUE DATE: 12/07/17
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A5.0

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7TH STREET PERSPECTIVE



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A5.1

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5TH STREET PERSPECTIVE

2/9/2018 1:54:59 PM



2/9/2018 1:54:59 PM

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 SHEET TITLE: PERSPECTIVE

SHEET NUMBER
A5.2

PEDESTRIAN STREET FROM 7TH STREET
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20th Anniversary Show | 1.04.2018 | 11:00am - 6:00pm

PROJECT NAME
500 Kirkham

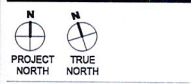
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 SHEET ISSUE DATE: 12/07/17
 SHEET TITLE: **PERSPECTIVE**

SHEET NUMBER
A5.3

PEDESTRIAN STREET FROM 5TH STREET

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 SHEET ISSUE DATE: 12/07/17
 SHEET TITLE: **PERSPECTIVE**

SHEET NUMBER
A5.4

AERIAL VIEW LOOKING WEST

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PERSPECTIVE

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A5.5

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AERIAL VIEW LOOKING WEST

2/14/2018 11:27:48



2/14/2018 11:27:49 AM

AERIAL VIEW LOOKING EAST

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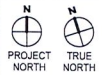
ARCHITECT



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

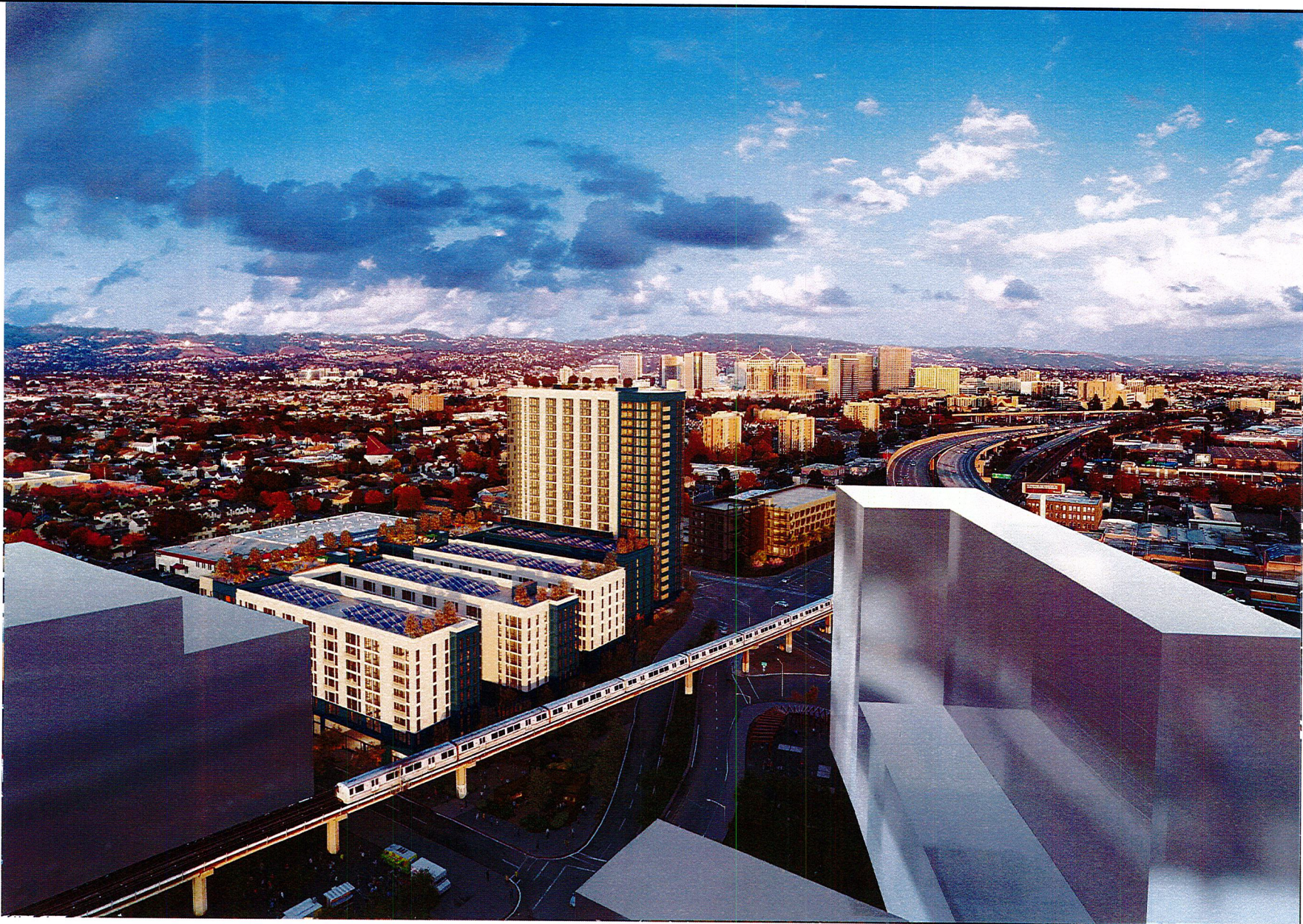


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SHEET TITLE:

PERSPECTIVE

SHEET NUMBER
A5.6

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2/14/2018 11:27:50 AM

AERIAL VIEW LOOKING EAST

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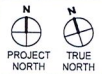
ARCHITECT



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2	02/09/2018	DRC SUBMITTAL	NG



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 PROJECT NUMBER: 17-007
 SHEET ISSUE DATE: 01/12/18

SHEET TITLE

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SHEET NUMBER
A5.7

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2/6/2018 1:55:00 PM

BALCONY VIEW ABOVE PEDESTRIAN STREET

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A5.8

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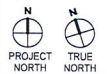
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SHEET NUMBER
A5.9

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PEDESTRIAN STREET FROM 7TH STREET

2/14/2018 11:31:29 AM

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	02/09/2018	DRC SUBMITTAL	NG



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

BLDG 1 - LIGHTING PLANS

SHEET NUMBER
A6.0

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LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCENCE LIGHT

WALL MOUNTED LIGHT FIXTURE AT GROUND LEVEL ENTRIES

66 S16 Wall Luminaire with Double-sided Light Output By BEGA Lighting



B - WALL MOUNTED SCENCE 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



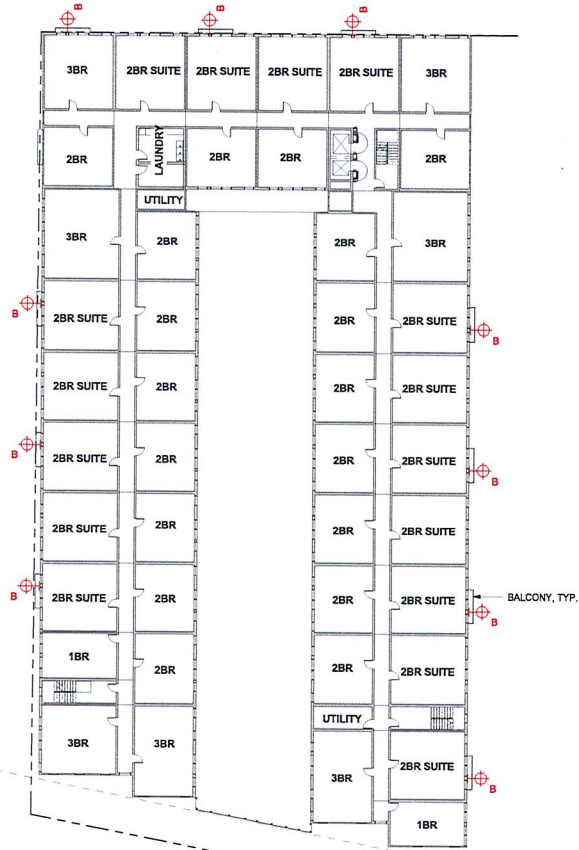
D - SURFACE MOUNTED SPOT LIGHT

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

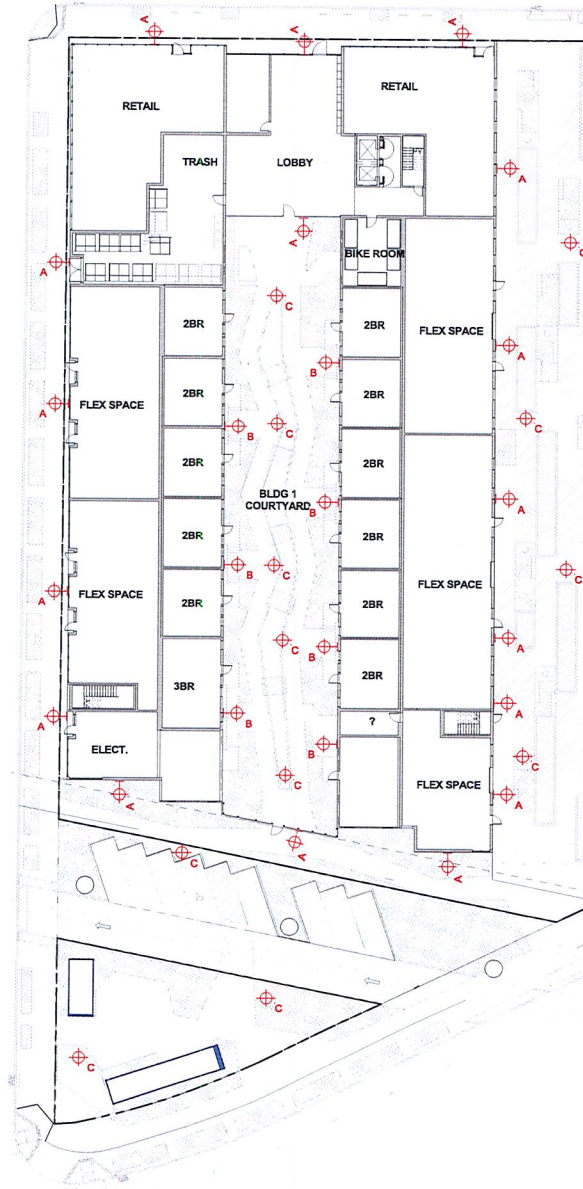
Delta Star - Spot Light Fixture By BK Lighting



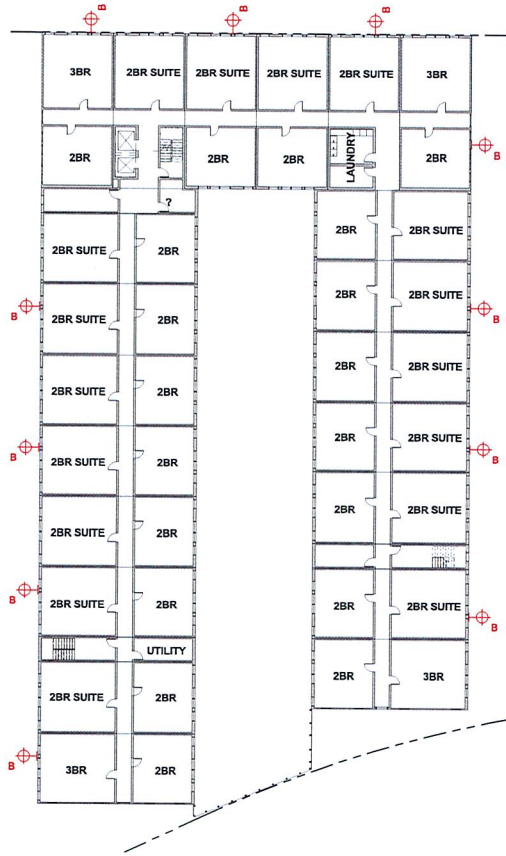
NOTE: PUBLIC ART CONCEPT UNDER BART TRACKS TO BE COORDINATED AT A LATER DATE.



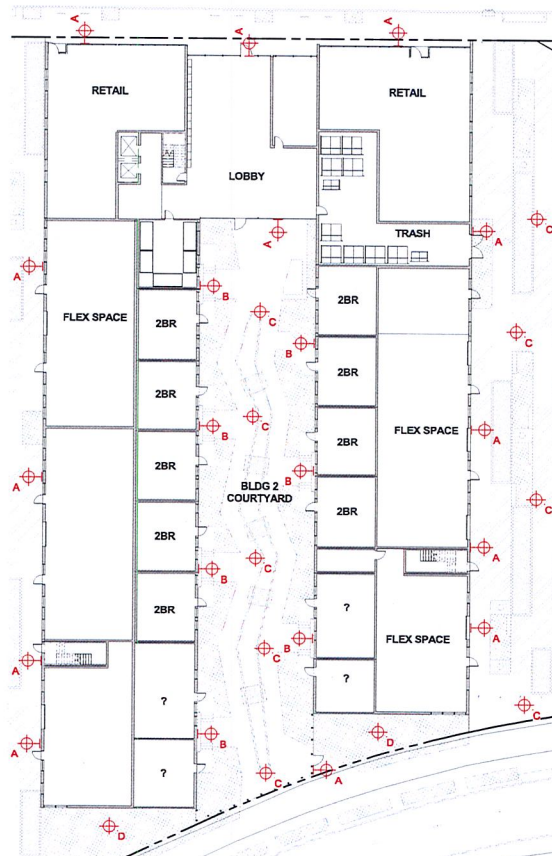
1 BLDG 1 - TYP. UPPER LEVEL LIGHTING PLAN
1" = 20'-0"



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



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



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

LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCONCE LIGHT

WALL MOUNTED LIGHT
FIXTURE AT GROUND LEVEL
ENTRIES

56 516 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



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SHEET ISSUE DATE: 11/27/17
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BLDG 2 - LIGHTING PLANS

SHEET NUMBER
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SHEET TITLE:

BLDG 3 - LIGHTING PLANS

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LIGHTING FIXTURE LEGEND

A - WALL MOUNTED SCENCE LIGHT

WALL MOUNTED LIGHT FIXTURE AT GROUND LEVEL ENTRIES

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



B - WALL MOUNTED SCENCE 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

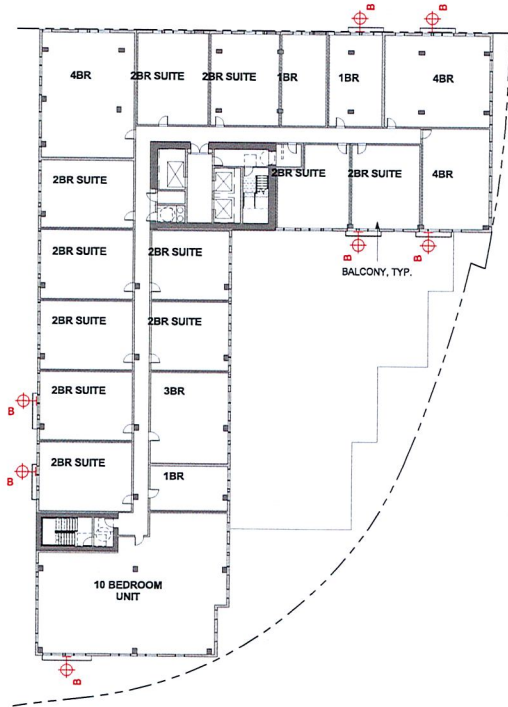
Astro 1 By Selux



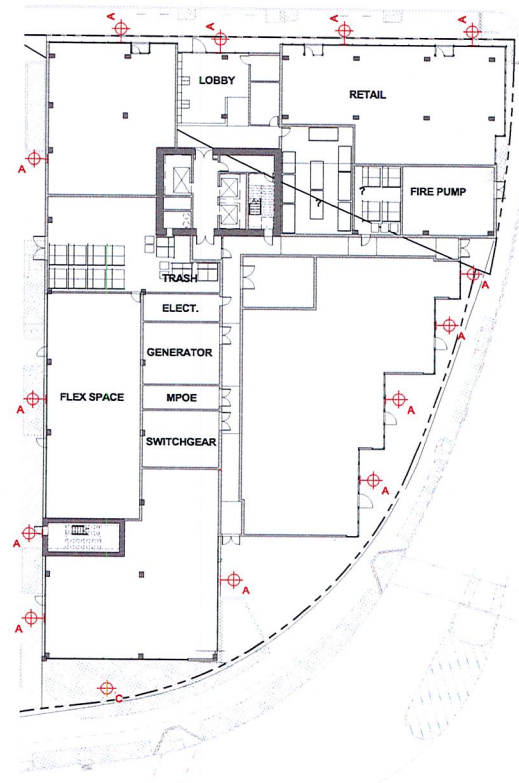
D - SURFACE MOUNTED SPOT LIGHT

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"