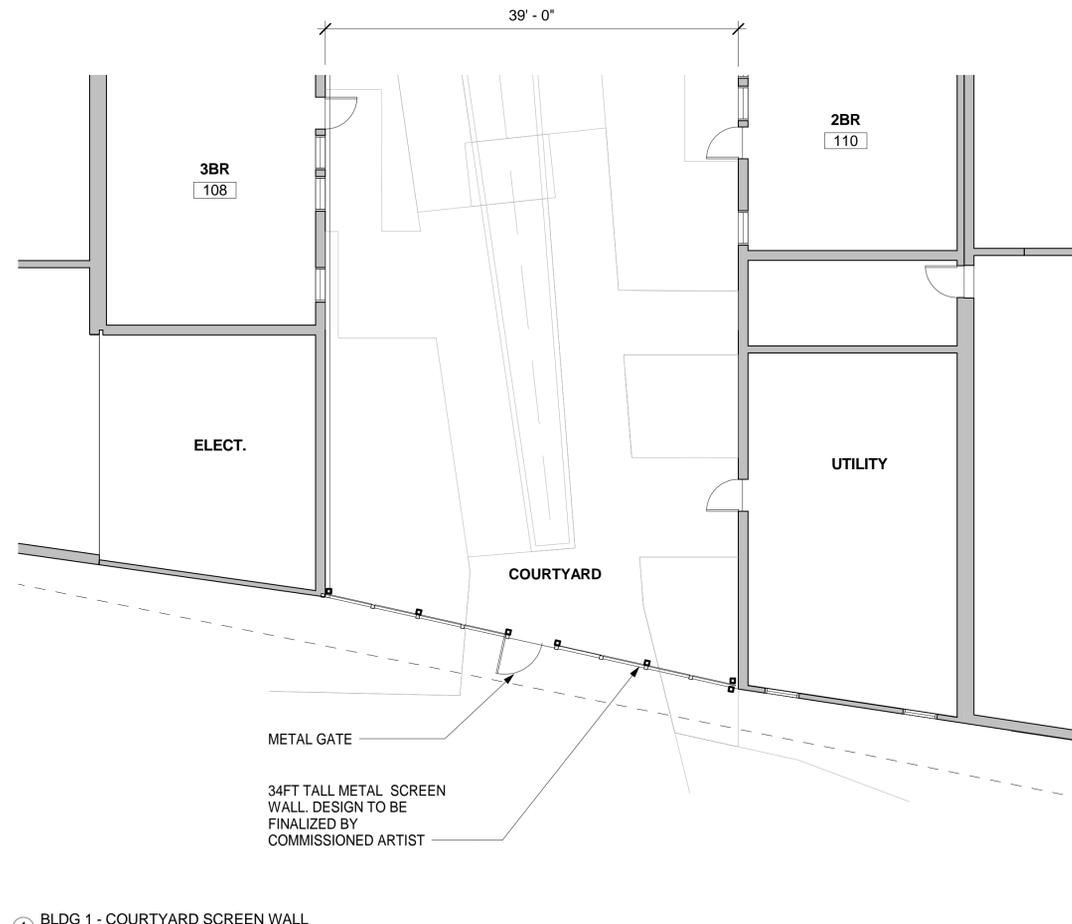
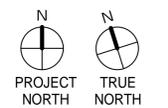


ENTRY CARD READER



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

#	DATE	ISSUES & REVISIONS	BY
1	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

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

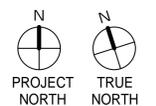
500 KIRKHAM ST, OAKLAND, CA

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

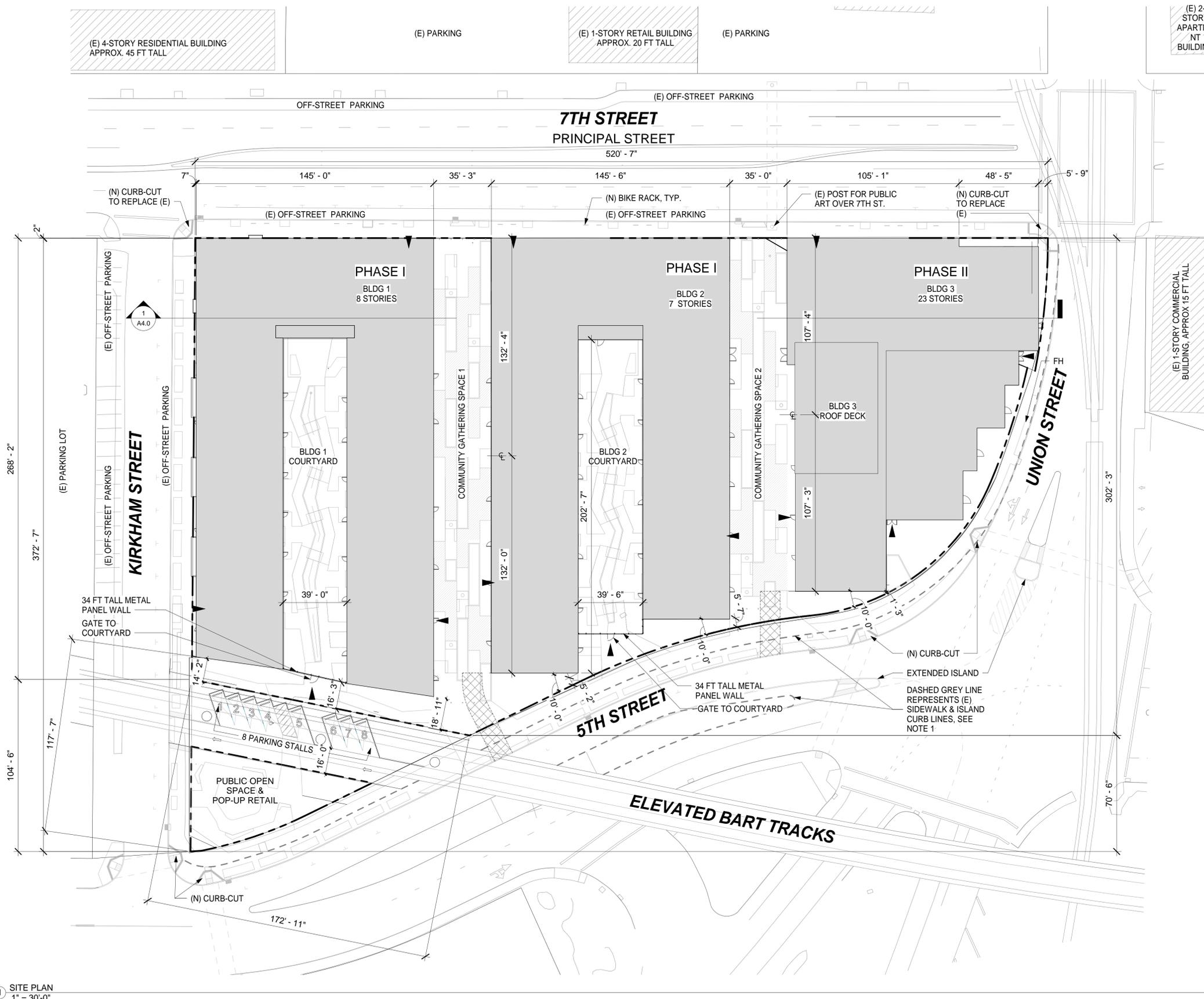
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

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.

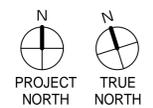


OPEN SPACE	
Name	Area
COMMUNITY GATHERING SPACE 1	10,668 SF
COMMUNITY GATHERING SPACE 2	8,975 SF
BLDG 1 COURTYARD	8,028 SF
BLDG 1 PRIVATE OPEN SPACE	218 SF
BLDG 2 COURTYARD	7,074 SF
BLDG 3 OPEN SPACE AT PODIUM	5,761 SF
BLDG 3 PRIVATE OPEN SPACE	5,894 SF
BLDG 3 ROOF DECK	3,997 SF
PUBLIC OPEN SPACE & CHILDREN'S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

1 SITE PLAN
1" = 30'-0"



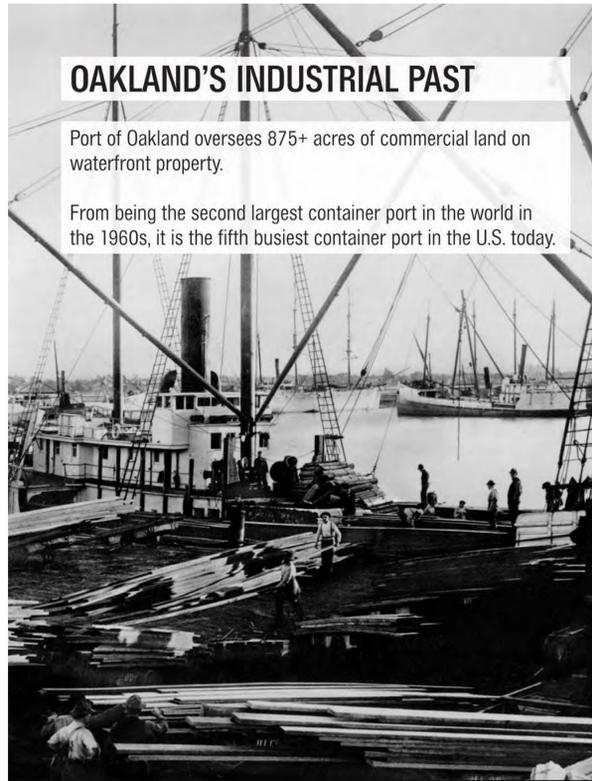
#	DATE	ISSUES & REVISIONS	BY
	11/27/2017	DRC SUBMITTAL	NG
	02/09/2018	DRC SUBMITTAL	NG
	04/25/2018	DRC SUBMITTAL	NG



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

PUBLIC SPACE PRECEDENTS

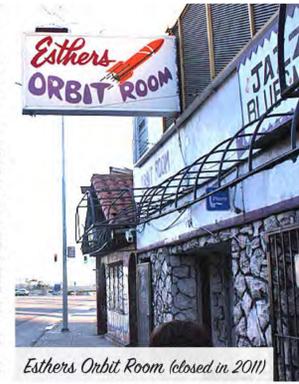
SHEET NUMBER **G0.9**



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

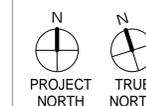
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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



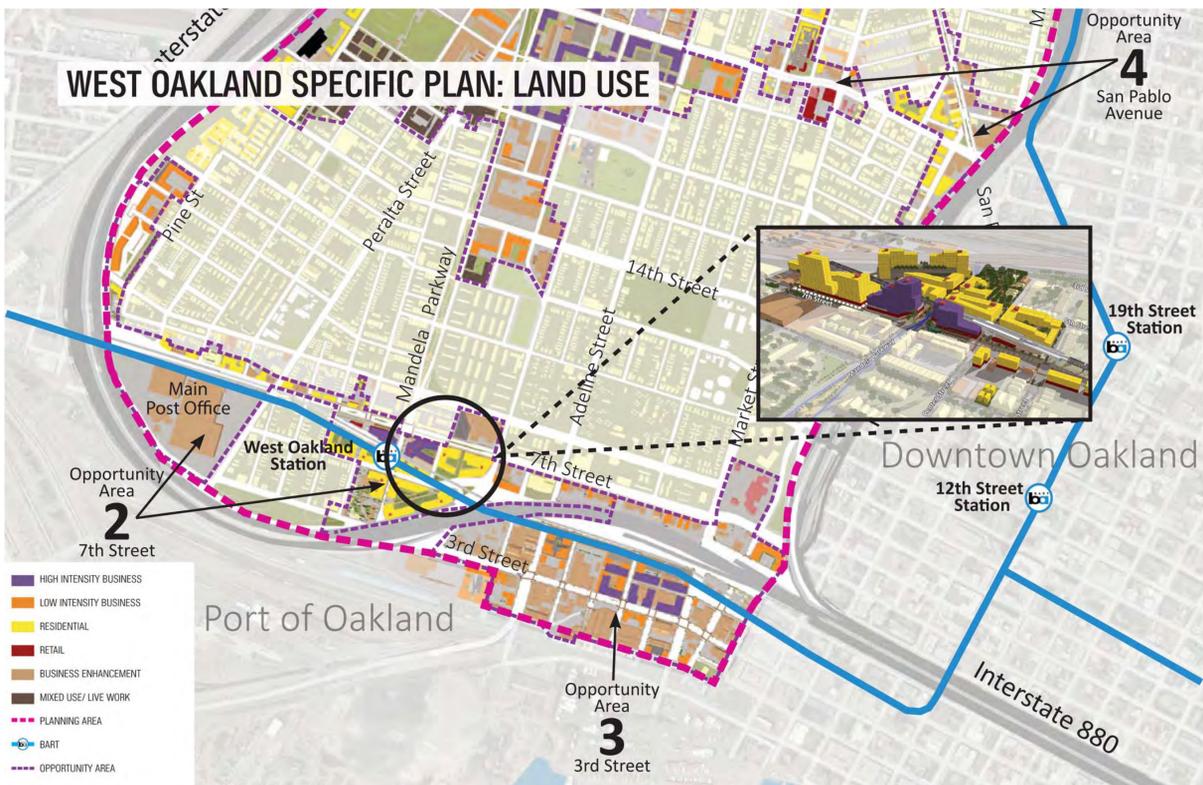
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:

CULTURAL FACTORS

SHEET NUMBER

GO.10

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



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

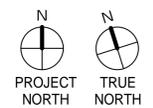
WHAT NEW THINGS DO PEOPLE **WANT TO SEE** IN WEST OAKLAND?

- 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

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



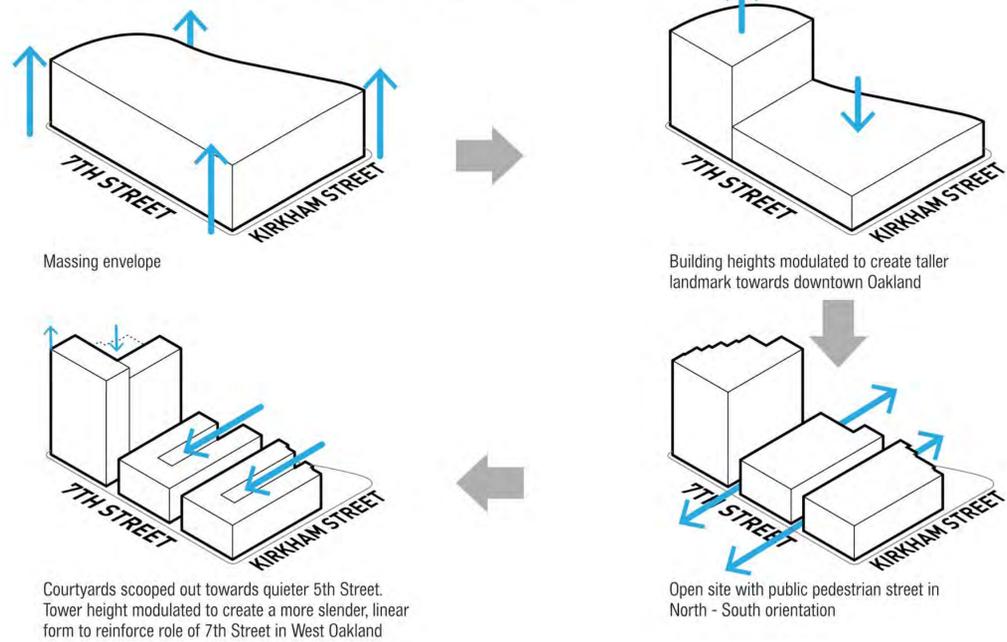
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 04/11/18
SHEET TITLE:

FORM-MAKING CONSIDERATIONS

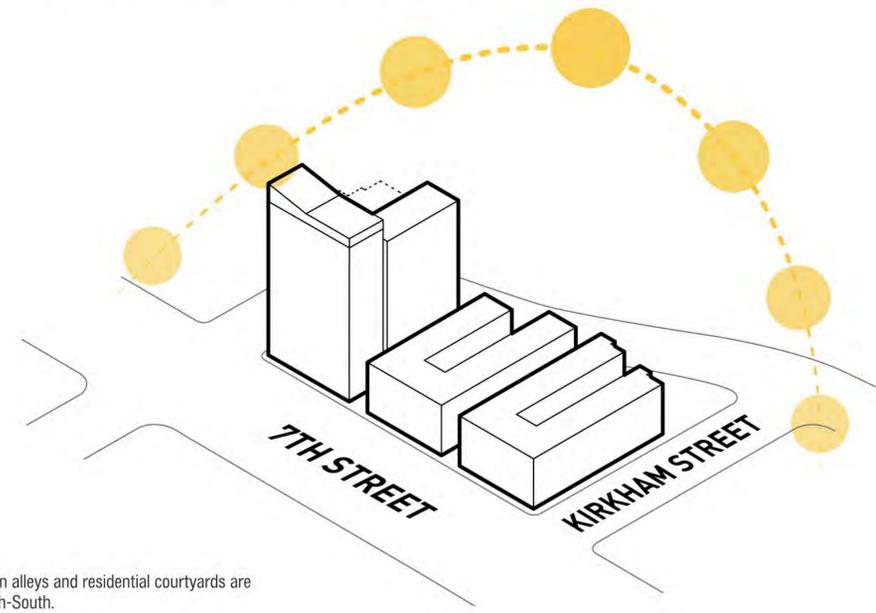
SHEET NUMBER
G0.11

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

MORPHOLOGY: CONTEXT RESPONSIVE FORM

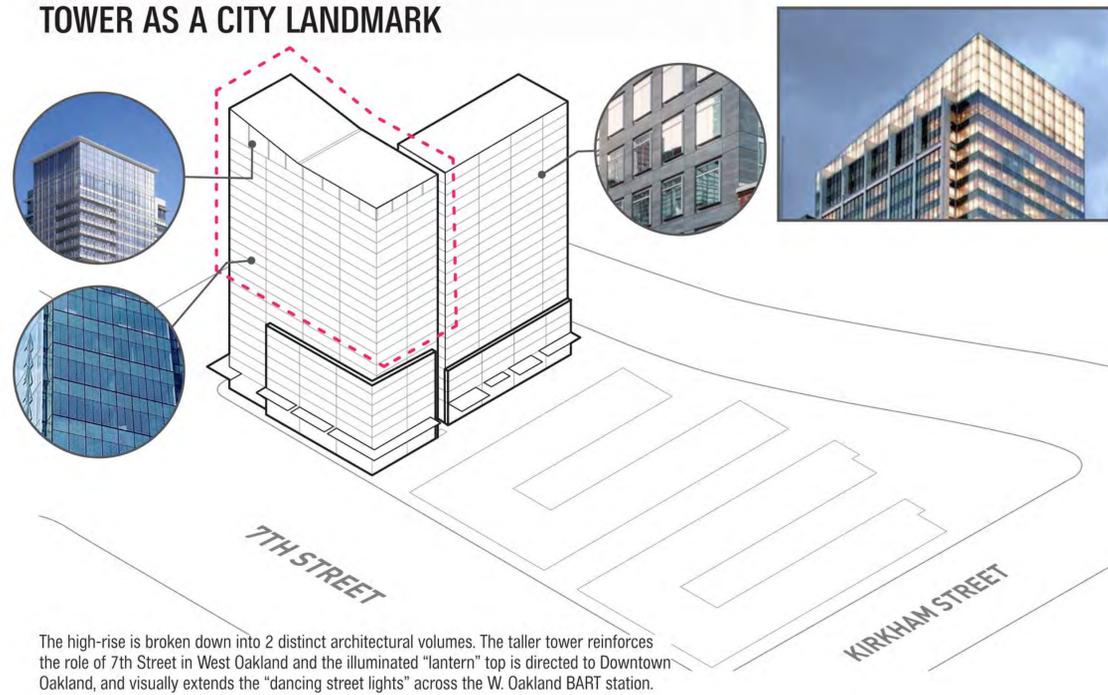


MORPHOLOGY: CONTEXT RESPONSIVE FORM



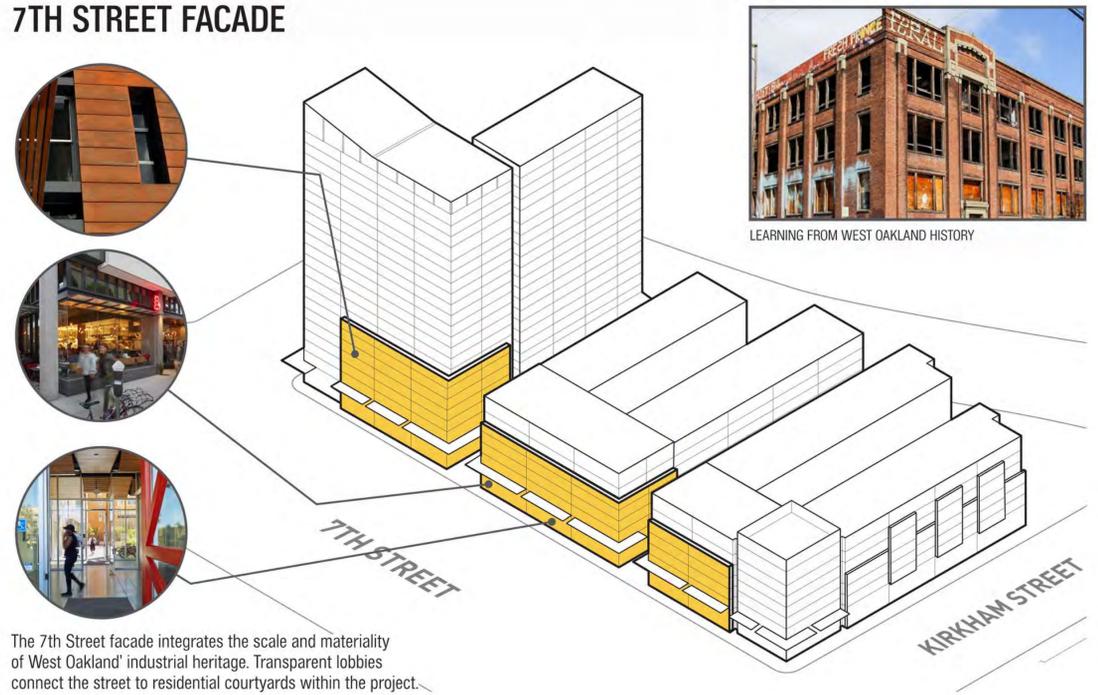
The pedestrian alleys and residential courtyards are oriented North-South.

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.



LEARNING FROM WEST OAKLAND HISTORY

PROJECT NAME

500 Kirkham

PANORAMIC INTERESTS

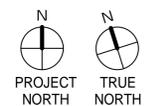
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

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



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

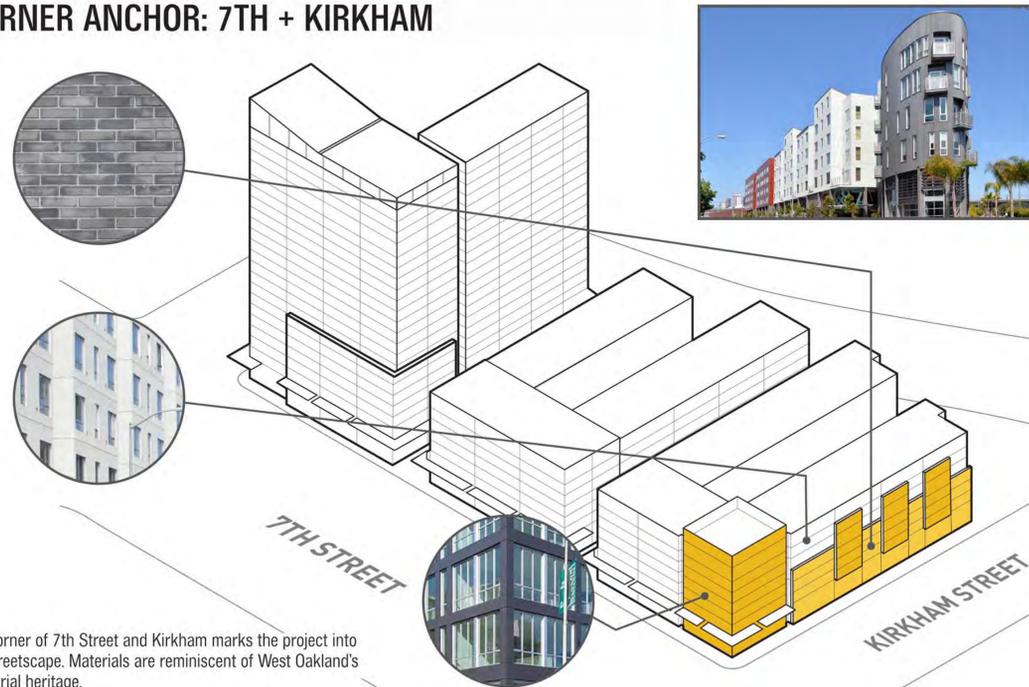
FORM-MAKING CONSIDERATIONS

SHEET NUMBER

G0.12

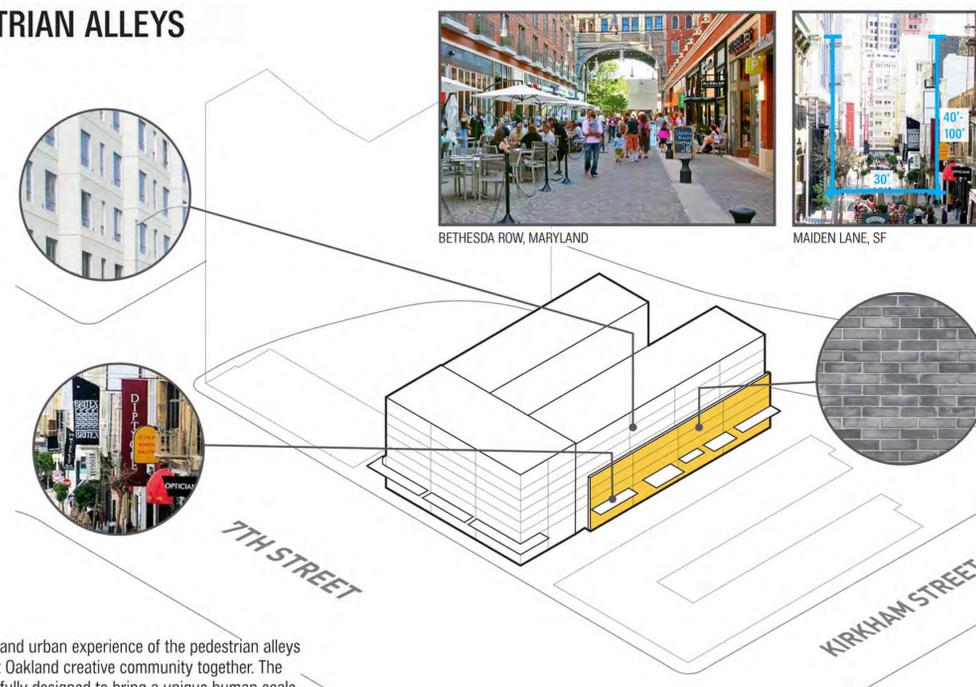
ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

CORNER ANCHOR: 7TH + KIRKHAM



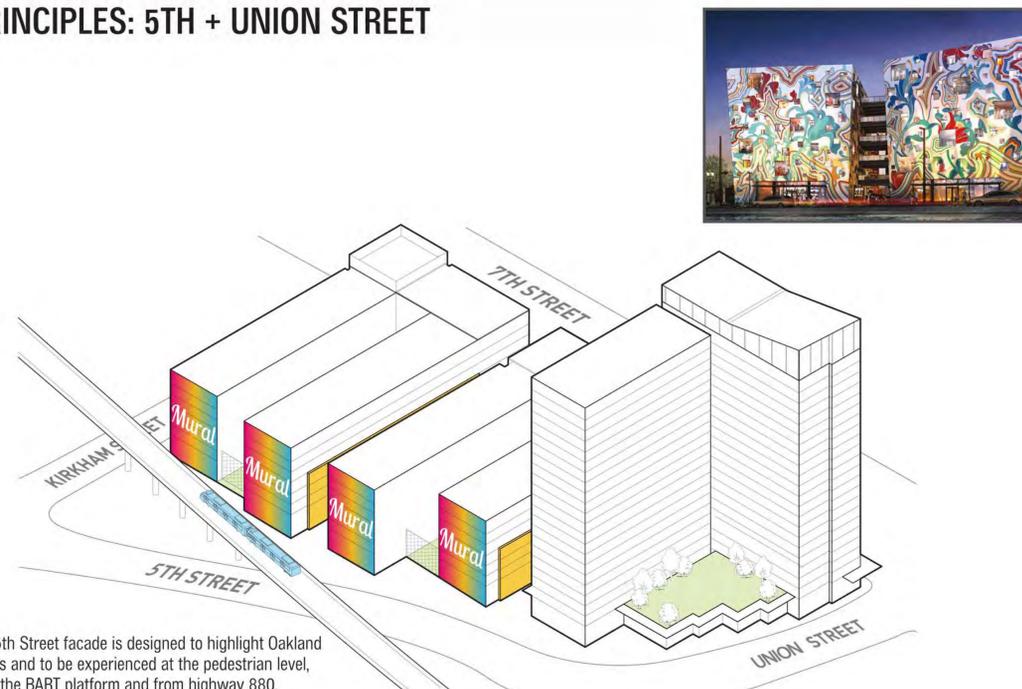
The corner of 7th Street and Kirkham marks the project into the streetscape. Materials are reminiscent of West Oakland's industrial heritage.

PEDESTRIAN ALLEYS



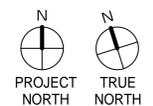
The character and urban experience of the pedestrian alleys bring the West Oakland creative community together. The alleys are carefully designed to bring a unique human scale.

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:

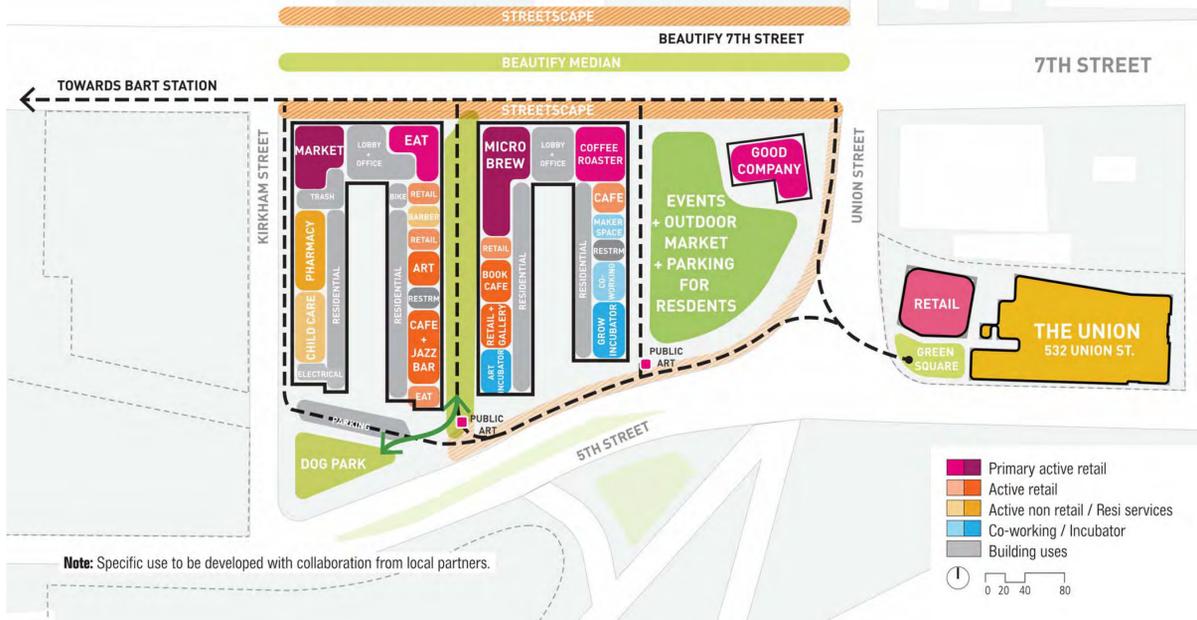
GROUND FLOOR PROGRAMMING

SHEET NUMBER
G0.13

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

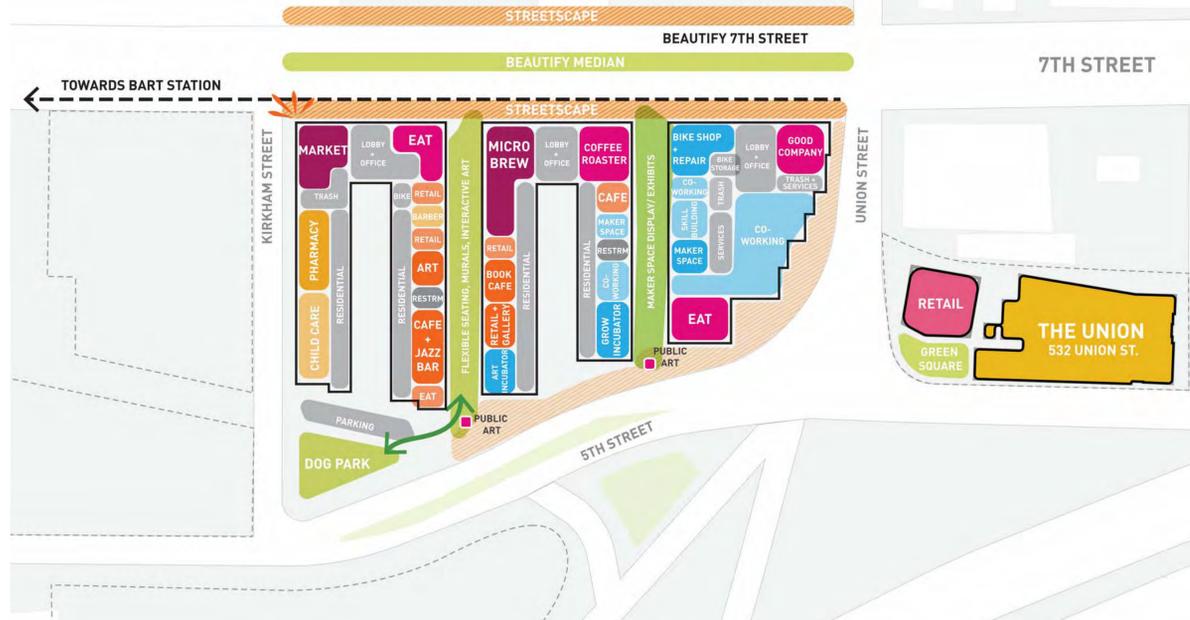
PROGRAMMING + SERVICES: PHASE 1

THE CRUCIBLE



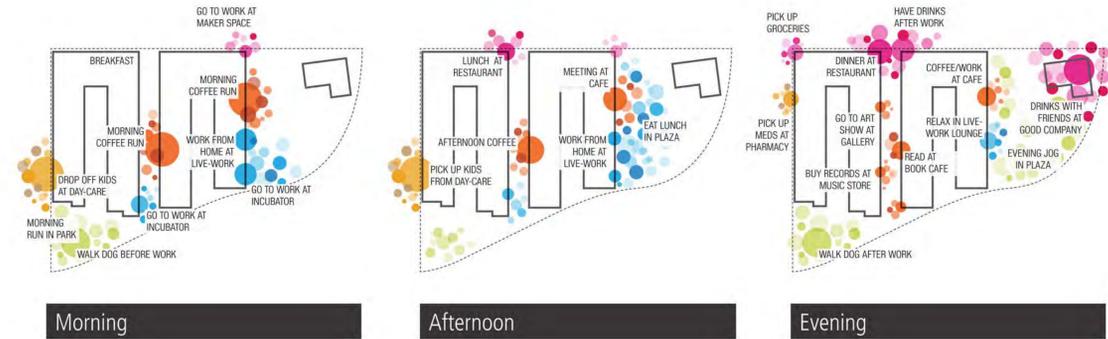
PROGRAMMING + SERVICES: PHASE 2

THE CRUCIBLE

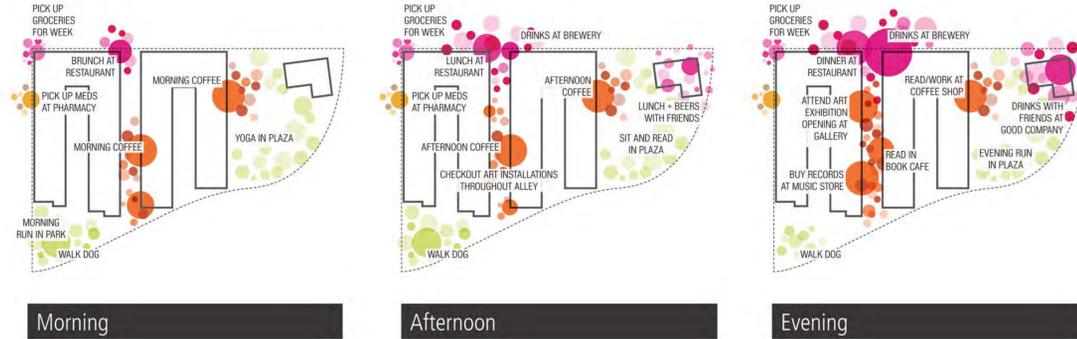


CONNECTION THROUGH LOBBY FROM COURTYARD TO 7TH STREET

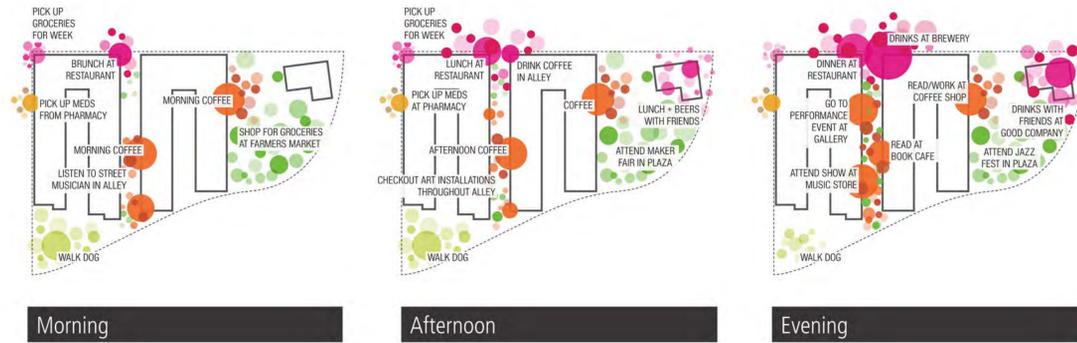
FEEL + FUNCTION OF SPACE



FEEL + FUNCTION OF SPACE



FEEL + FUNCTION OF SPACE



PROJECT NAME
500 Kirkham

PANORAMIC INTERESTS
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY
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
G0.16

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



lowney arch

TEL 510.836.5400 www.lowneyarch.com
360 sovieterezh drive | 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
e office@fletcherstudio.com

CONSULTANT STAMP

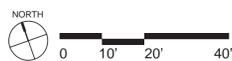
#	DATE	ISSUES & REVISIONS	BY

PROJECT NORTH
TRUE NORTH

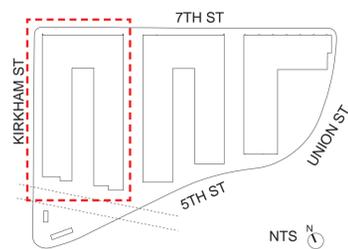
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
ILLUSTRATIVE SITE PLAN

SHEET NUMBER
L1.00



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
- 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

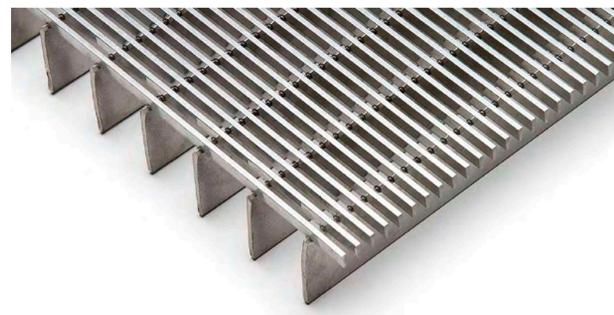


Polystichum munitum
Western Sword Fern
5 Gal

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



#	DATE	ISSUES & REVISIONS	BY



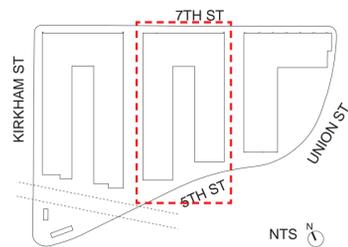
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

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
- 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



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



#	DATE	ISSUES & REVISIONS	BY

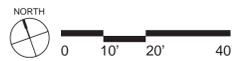


DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

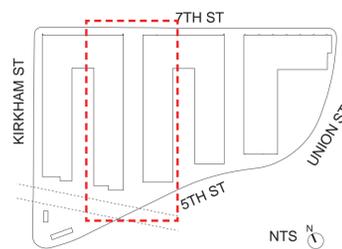
BUILDING 2 COURTYARD PLAN

SHEET NUMBER

L2.01



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



Platanus acerifolia 'Bloodgood'
London Plane Tree
36" Box



Carex divulsa
Berkeley Sedge
5 Gal

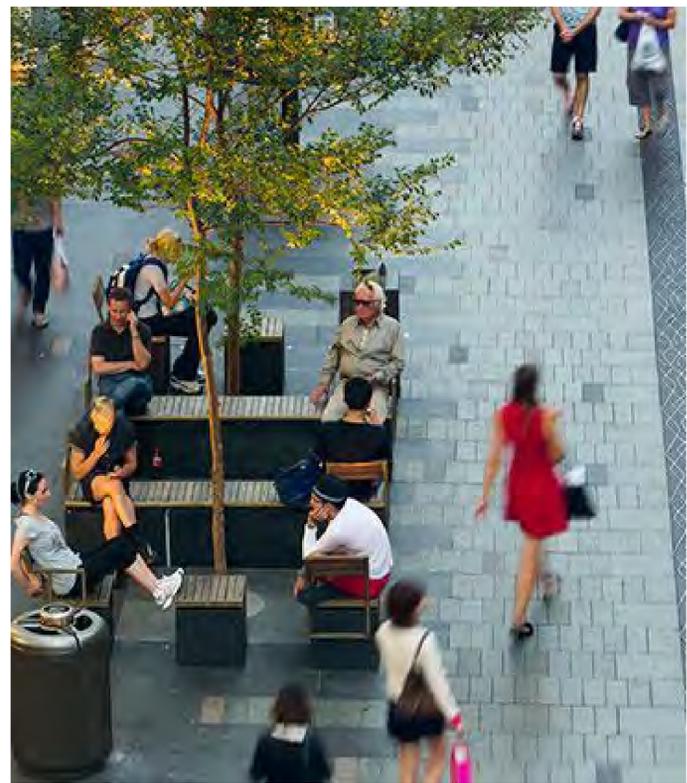


Phormium tenax
Flax
5 Gal



Podocarpus henkelii
Long Leafed Yellow-wood
15 Gal

SITE FURNISHING



FLEXIBLE SEATING AT TREE GRATE



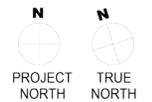
METAL GRATE LID AT BIORETENTION BASIN



TREE GRATE



#	DATE	ISSUES & REVISIONS	BY



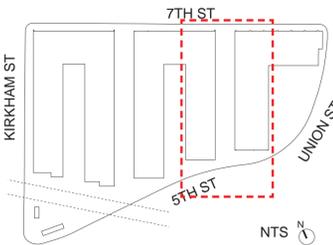
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

COMMUNITY GATHERING SPACE 1 PLAN

SHEET NUMBER **L3.00**



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
- 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



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



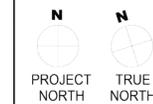
TREE GRATE



COMMUNITY GATHERING SPACE



#	DATE	ISSUES & REVISIONS	BY



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

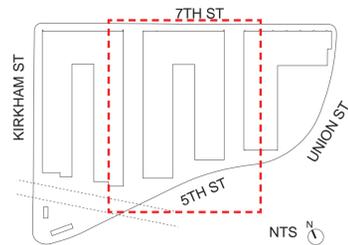
SHEET TITLE:
COMMUNITY GATHERING SPACE 2 PLAN

SHEET NUMBER
L3.01

COMBINED COMMUNITY GATHERING SPACE PLAN

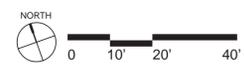


KEY PLAN



SITE LEGEND

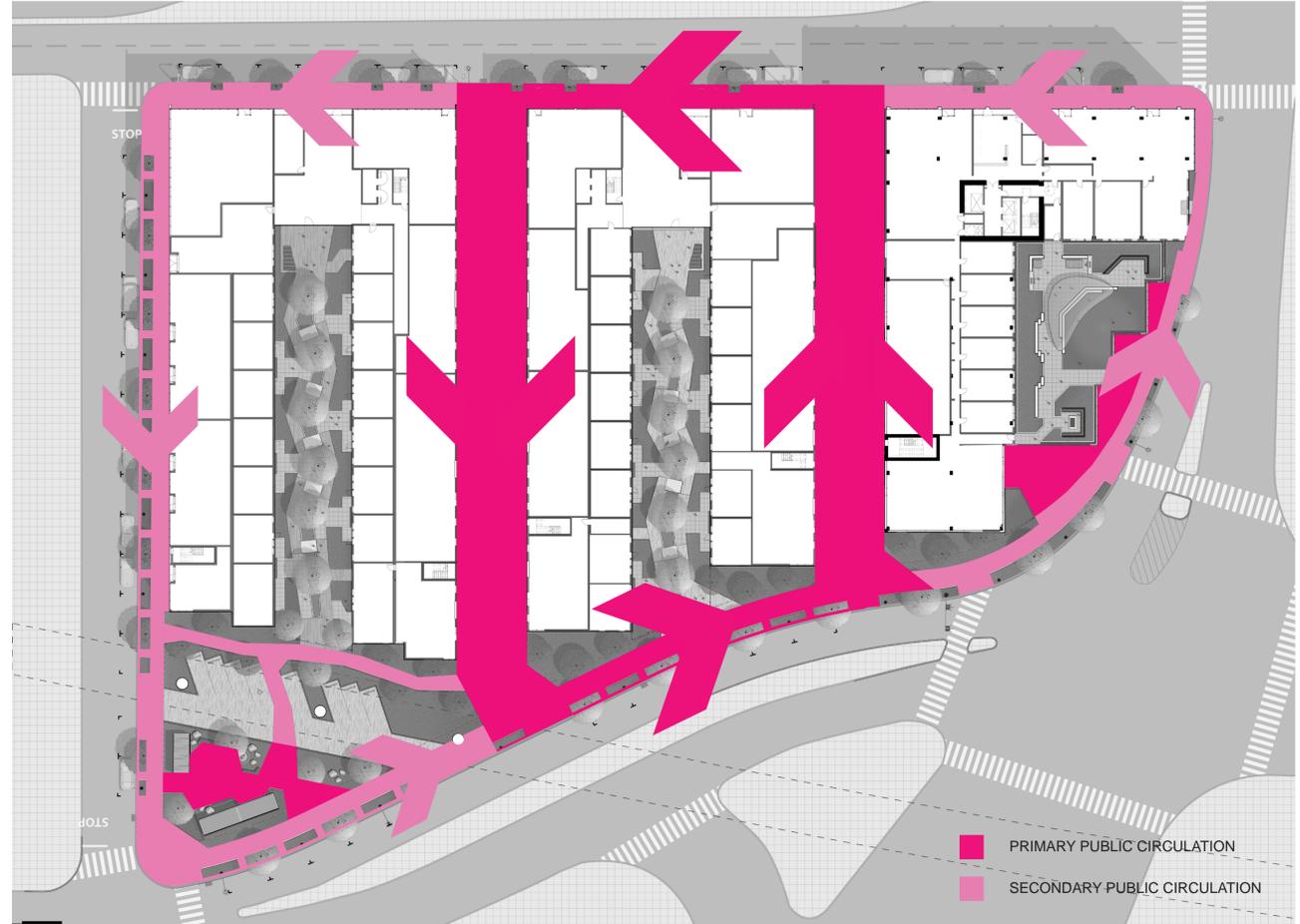
- 1 9' WIDE SIDEWALK
- 2 11' WIDE SIDEWALK
- 3 4' WIDE STREETSCAPE PLANTING BUFFER
- 4 5'-6" WIDE STREETSCAPE PLANTING BUFFER
- 5 PREVIOUS CURB LOCATION
- 6 PROPERTY LINE



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.

PUBLIC OPEN SPACE CONNECTION DIAGRAM



- PRIMARY PUBLIC CIRCULATION
- SECONDARY PUBLIC CIRCULATION



PUBLIC OPEN SPACE PRECEDENTS



LINDEN ALLEY



ANNIE STREET PLAZA



100 HOOPER



UNION SQUARE - WINTER WALK SF

lowney arch

TEL 510.836.5400 www.lowneyarch.com
360 sovintereenth street | suite 200 | oakland, california 94612

PROJECT NAME

THE HUB

PANORAMIC INTERESTS

500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

NOT FOR CONSTRUCTION

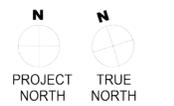
CONSULTANT

FLETCHER STUDIO

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

CONSULTANT STAMP

#	DATE	ISSUES & REVISIONS	BY



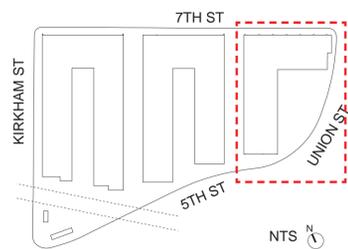
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
COMMUNITY GATHERING SPACE 1 & 2

SHEET NUMBER
L3.02



KEY PLAN



GENERAL NOTES:

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



Quercus suber
Cork Oak
36" Box

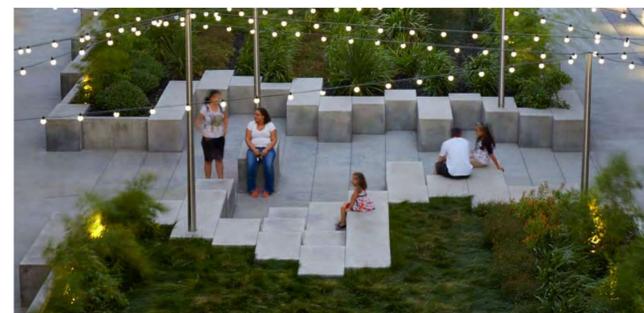


Adenanthos sericeus
Coastal Wolly Bush
15 Gal

SITE FURNISHING



SEMI-PRIVATE COURTYARD



CONCRETE SEATWALL

STREETScape PLANT PALETTE



Diets grandiflora
Fortnight Lily
5 Gal



Ginkgo biloba 'Saratoga'
Maidne Hair tree
36" Box



OUTDOOR LAWN



SCULPTURAL OVERHEAD



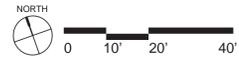
#	DATE	ISSUES & REVISIONS	BY



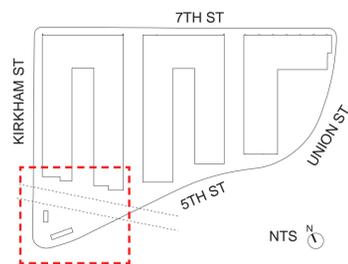
DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

SHEET TITLE:
**BUILDING 3
OPEN SPACE
PLAN**

SHEET NUMBER
L4.00



KEY PLAN



GENERAL NOTES:

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



Cordyline australis
Cabbage Tree
15 Gal



Agave Attenuata 'Nova'
Fox Tail Agave
15 Gal



Kalanchoe thysiflora
Paddle Plant
5 Gal



Aeonium arboreum 'Zwartkop'
Black Rose Aeonium
5 Gal



SITE FURNISHING



TOT LOT - CHILDREN'S PLAY AREA



TOT LOT - CHILDREN'S PLAY AREA



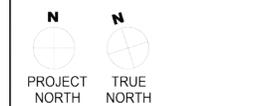
UNDERPASS PROGRAMMING



UNDERPASS ART



#	DATE	ISSUES & REVISIONS	BY

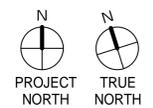


DRAWN BY: CW, BW, LE
PROJECT NUMBER: 17-004
SHEET ISSUE DATE: 04/11/18

PUBLIC OPEN SPACE & CHILDREN'S PLAY AREA PLAN

SHEET NUMBER
L4.01

#	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

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



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

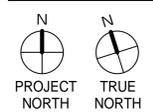
500 KIRKHAM ST, OAKLAND, CA

ARCHITECT

CONSULTANT

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



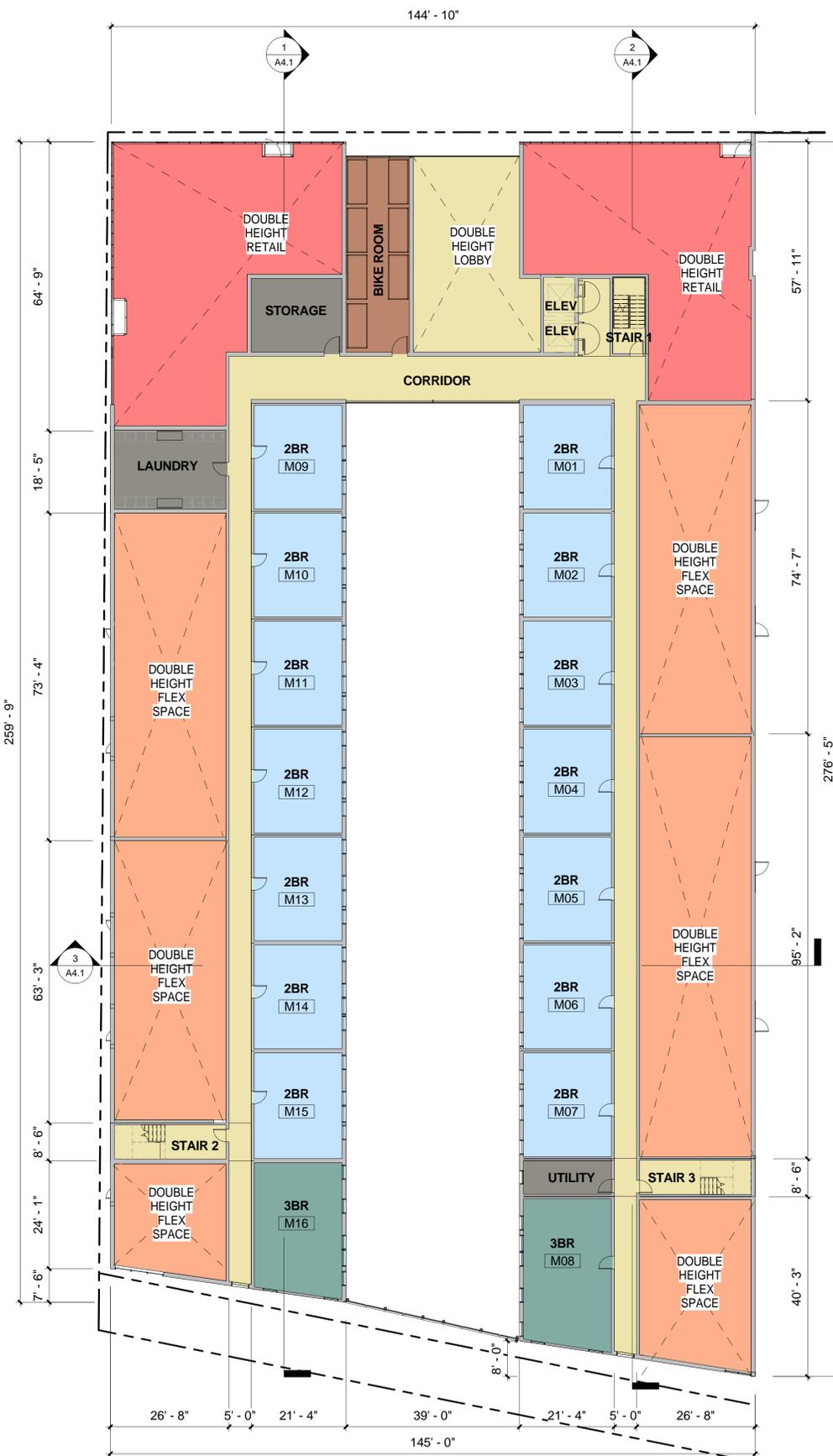
DRAWN BY: Author
PROJECT NUMBER: 17-007
SHEET ISSUE DATE: 11/27/17
SHEET TITLE:

BLDG 1 LEVELS 1 & M FLOOR PLANS

SHEET NUMBER

A2.1

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



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