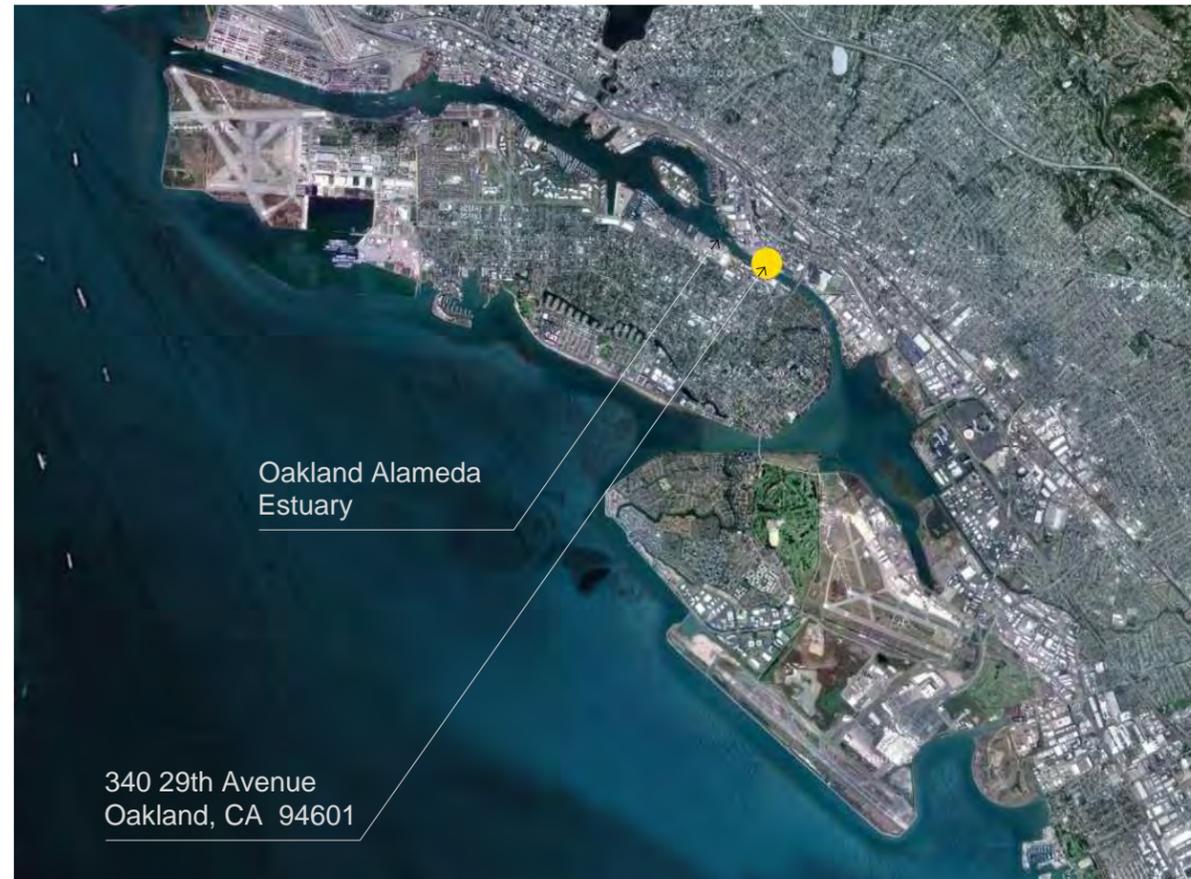




PHOENIXCOMMONS
Senior Co-Housing, 340 29th Avenue Oakland, CA

REGIONAL VICINITY MAP



LOCAL VICINITY MAP



October 10, 2012

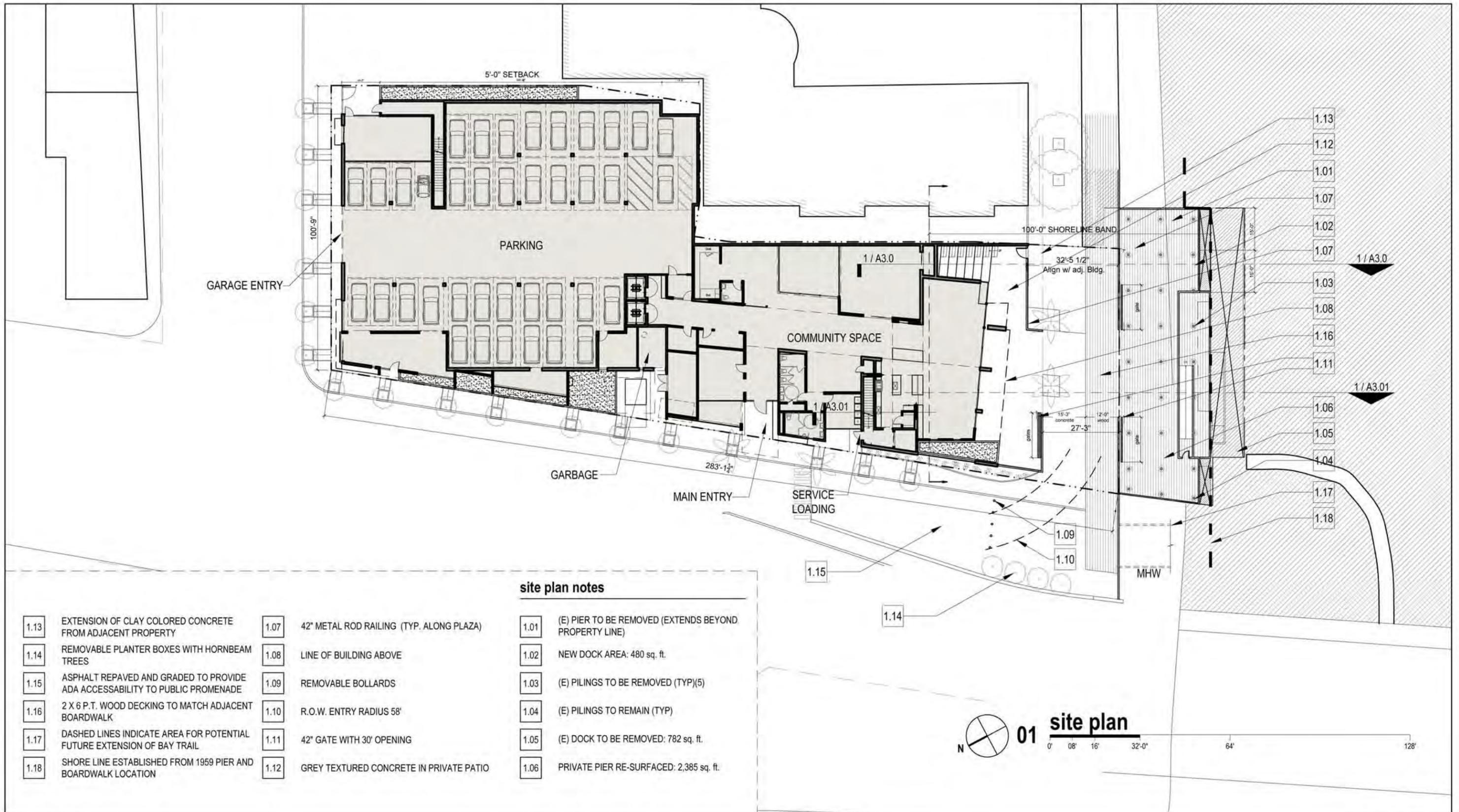
LOCAL AERIAL MAP



PUBLIC ACCESSIBILITY DIAGRAM

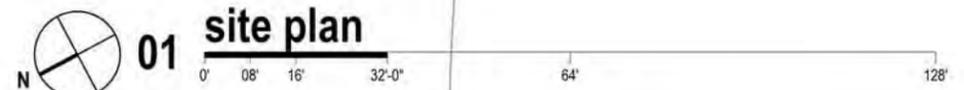


October 10, 2012

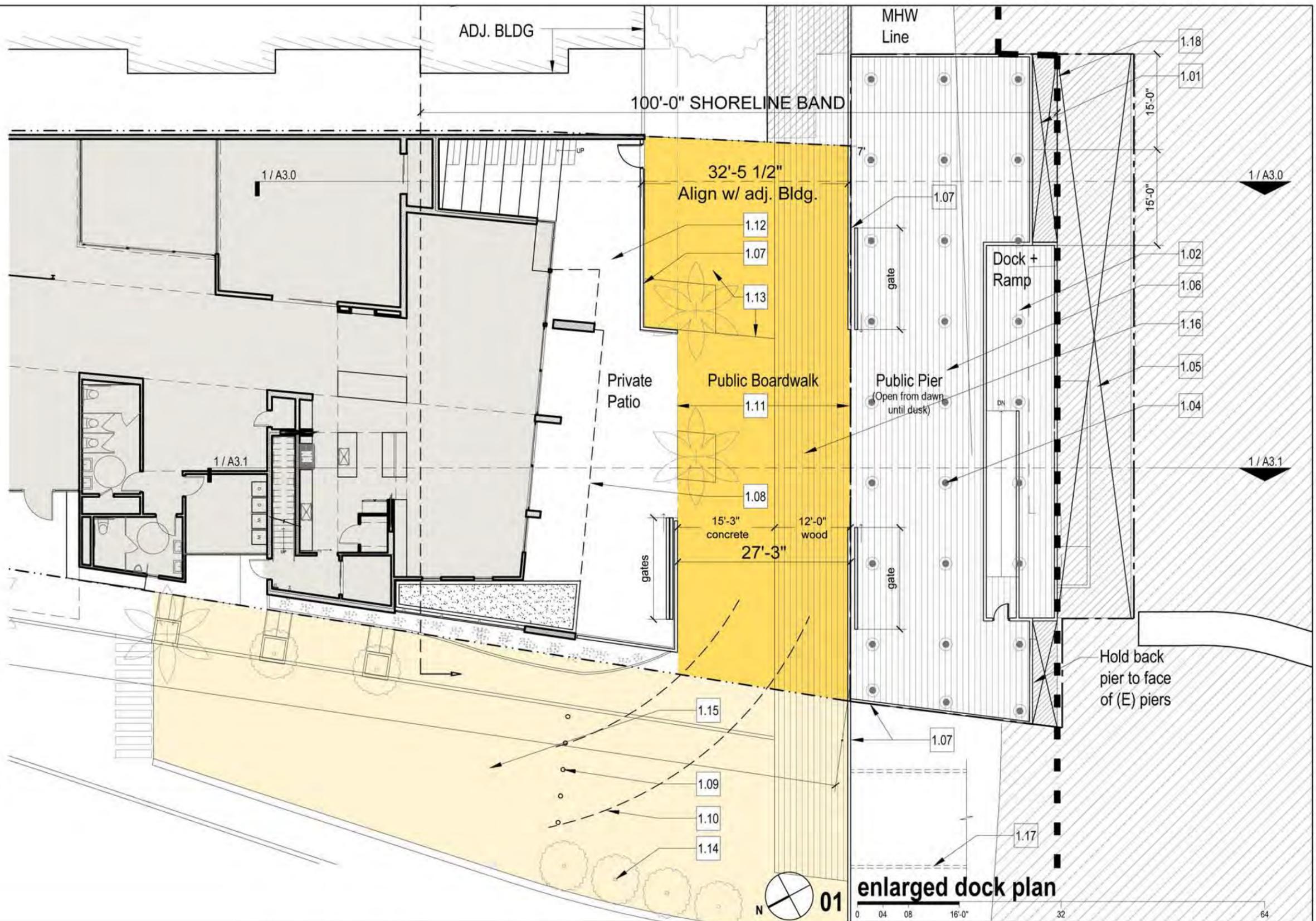


- | | | | | | |
|------|---|------|--|------|---|
| 1.13 | EXTENSION OF CLAY COLORED CONCRETE FROM ADJACENT PROPERTY | 1.07 | 42" METAL ROD RAILING (TYP. ALONG PLAZA) | 1.01 | (E) PIER TO BE REMOVED (EXTENDS BEYOND PROPERTY LINE) |
| 1.14 | REMOVABLE PLANTER BOXES WITH HORNBEAM TREES | 1.08 | LINE OF BUILDING ABOVE | 1.02 | NEW DOCK AREA: 480 sq. ft. |
| 1.15 | ASPHALT REPAVED AND GRADED TO PROVIDE ADA ACCESSABILITY TO PUBLIC PROMENADE | 1.09 | REMOVABLE BOLLARDS | 1.03 | (E) PILINGS TO BE REMOVED (TYP)(5) |
| 1.16 | 2 X 6 P.T. WOOD DECKING TO MATCH ADJACENT BOARDWALK | 1.10 | R.O.W. ENTRY RADIUS 58' | 1.04 | (E) PILINGS TO REMAIN (TYP) |
| 1.17 | DASHED LINES INDICATE AREA FOR POTENTIAL FUTURE EXTENSION OF BAY TRAIL | 1.11 | 42" GATE WITH 30' OPENING | 1.05 | (E) DOCK TO BE REMOVED: 782 sq. ft. |
| 1.18 | SHORE LINE ESTABLISHED FROM 1959 PIER AND BOARDWALK LOCATION | 1.12 | GREY TEXTURED CONCRETE IN PRIVATE PATIO | 1.06 | PRIVATE PIER RE-SURFACED: 2,385 sq. ft. |

site plan notes



October 10, 2012



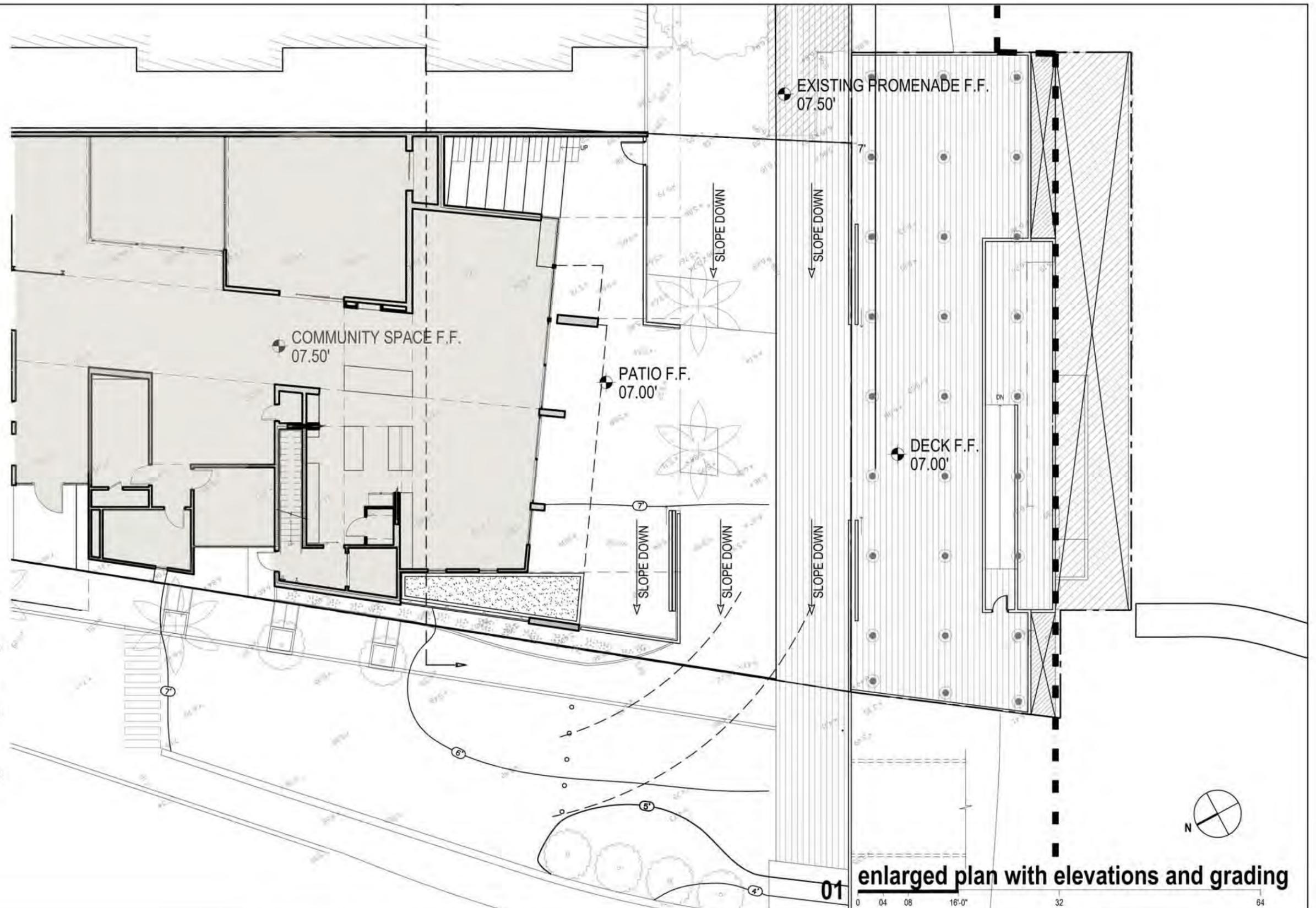
site plan notes

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- PUBLIC ACCESSIBLE WALKWAY
- PUBLIC ACCESS ENHANCED OFF PROPERTY

October 10, 2012

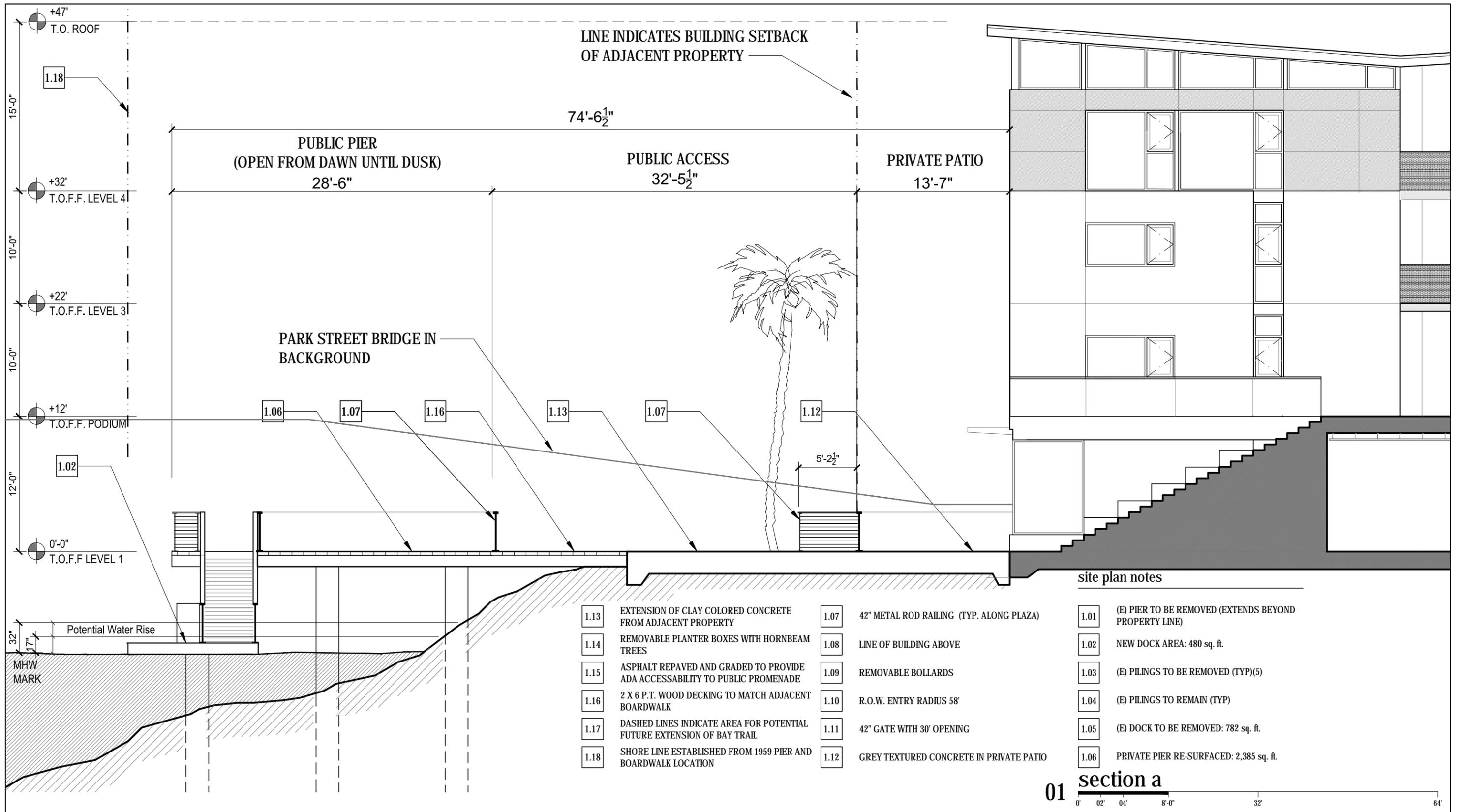
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01 enlarged plan with elevations and grading

October 10, 2012



LINE INDICATES BUILDING SETBACK OF ADJACENT PROPERTY

PUBLIC PIER (OPEN FROM DAWN UNTIL DUSK)
28'-6"

PUBLIC ACCESS
32'-5 1/2"

PRIVATE PATIO
13'-7"

74'-6 1/2"

PARK STREET BRIDGE IN BACKGROUND

+47'
T.O. ROOF

15'-0"

+32'
T.O.F.F. LEVEL 4

10'-0"

+22'
T.O.F.F. LEVEL 3

10'-0"

+12'
T.O.F.F. PODIUM

12'-0"

0'-0"
T.O.F.F. LEVEL 1

Potential Water Rise

32"

MHW MARK

- 1.13 EXTENSION OF CLAY COLORED CONCRETE FROM ADJACENT PROPERTY
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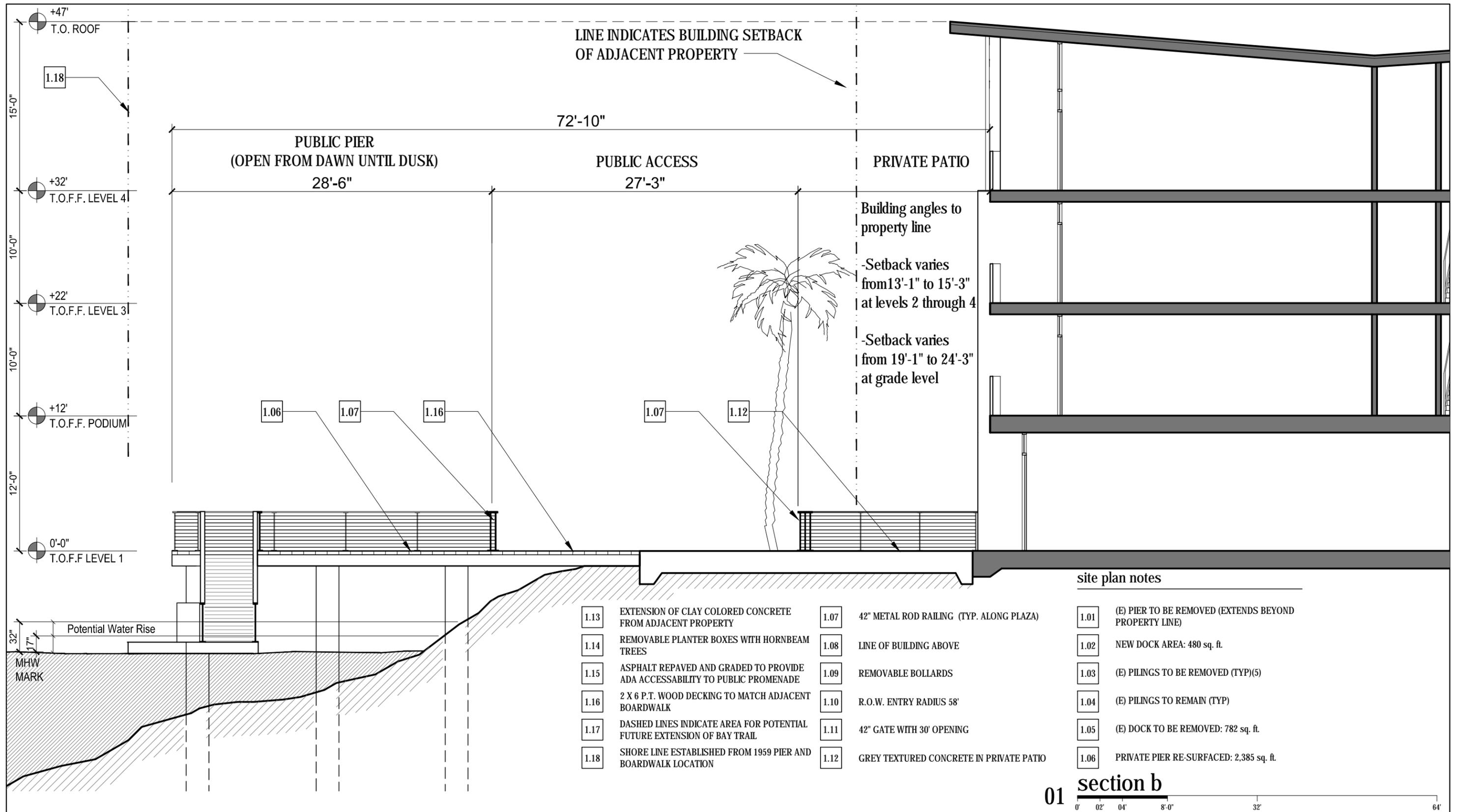
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- 1.06 PRIVATE PIER RE-SURFACED: 2,385 sq. ft.

01 section a

0' 02' 04' 8-0' 32' 64'

October 10,2012



LINE INDICATES BUILDING SETBACK OF ADJACENT PROPERTY

PUBLIC PIER (OPEN FROM DAWN UNTIL DUSK)

PUBLIC ACCESS

PRIVATE PATIO

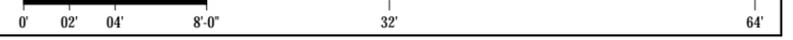
Building angles to property line
 -Setback varies from 13'-1" to 15'-3" at levels 2 through 4
 -Setback varies from 19'-1" to 24'-3" at grade level

site plan notes

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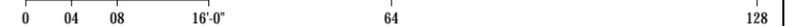
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01 section b

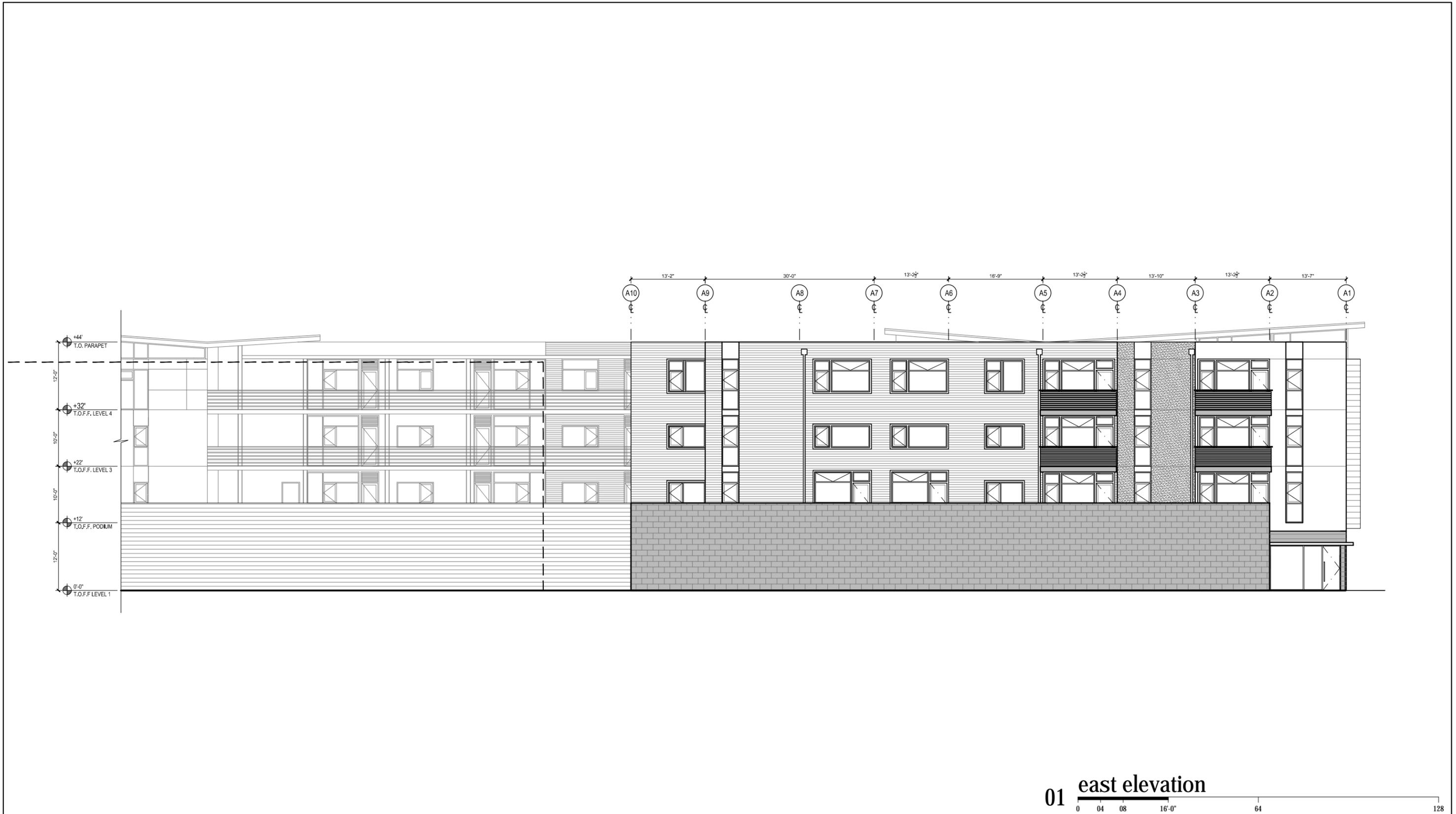




01 west elevation



October 10, 2012



01 east elevation

October 10, 2012



Aerial view showing Phoenix Commons along 29th Avenue and Glascock Street

October 10, 2012



View of Phoenix Commons along 29th Avenue looking East

October 10, 2012

PHOENIXCOMMONS_BCDC Review Package

Senior Co-Housing Proposal
340 29th Avenue Oakland, CA



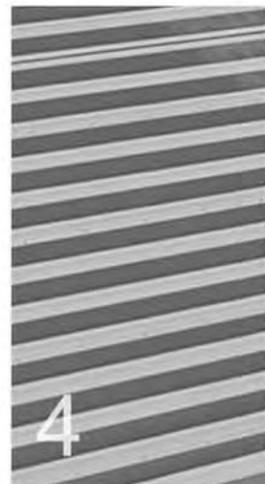
MATERIALSBOARD



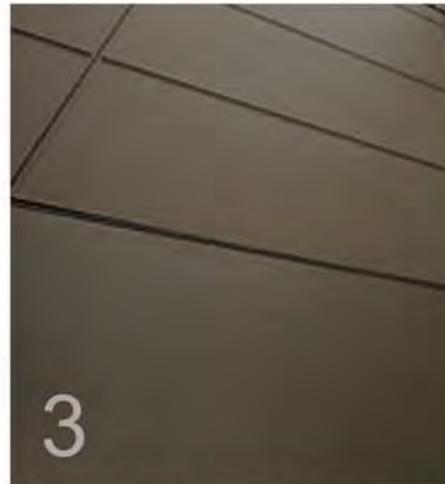
6 Wood-louvered Repositionable Shading Screens



5 Clear Anodized Aluminum Windows



4 Centria Corrugated Metal Siding



3 Hardie Panel Reveal System



2 Prodema Wood Laminated Panels



1a 1b Smooth Three-coat Stucco Finish

West elevation showing proposed material palette

October 10, 2012



South Elevation with public promenade and private plaza fronting Phoenix Commons community area

October 10, 2012



View of public promenade experience along estuary, showing private pier and plaza fronting Phoenix Commons

October 10, 2012



View of public promenade and pier from estuary showing South elevation of Phoenix Commons building

October 10, 2012



View of public promenade looking West towards Park Street Bridge

October 10, 2012

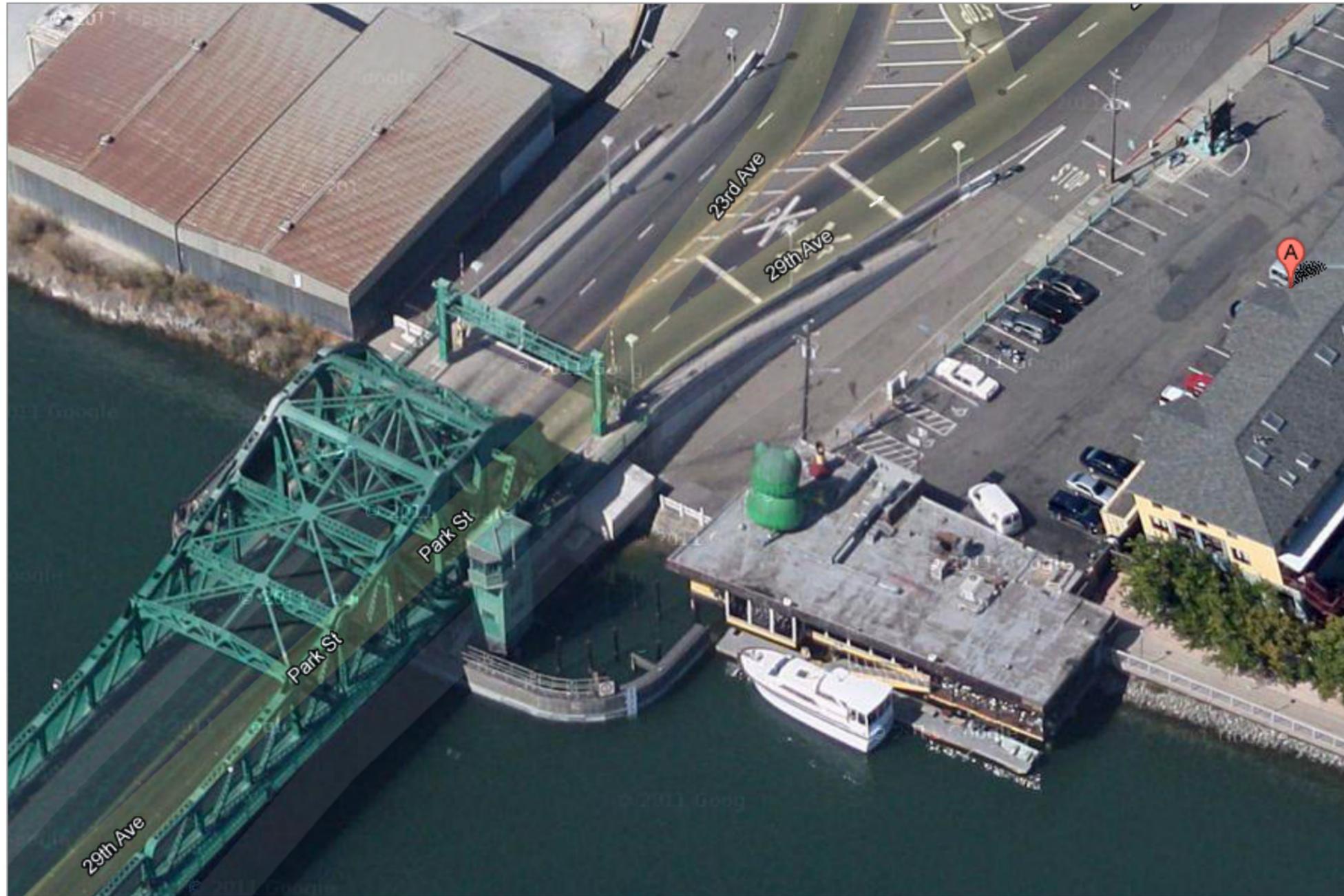


View of public entry experience along 29th Avenue frontage road

October 10, 2012

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.



google image of restaurant on site pre-fire

PROPOSED PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|-----------------------------|-----------------------------------|-------------------|---------|----------|
| STREET TREES | | | | |
| | SYAGRUS ROMANZOFFIANA | QUEEN PALM | 20' BTF | AS SHOWN |
| | CARPINUS BETULUS 'FASTIGIATA' | UPRIGHT HORNHEAM | 36" BOX | AS SHOWN |
| TALL SCREEN SHRUBS | | | | |
| | BAMBUSA MULTIPLEX 'ALPHONSE KARR' | NCN | 5 GAL | AS SHOWN |
| | PHOTINIA FRASERI | FRASER'S PHOTINIA | 5 GAL | AS SHOWN |
| MEDIUM INFILL SHRUBS | | | | |
| | MAHONIA AQUIFOLIUM | OREGON GRAPE | 5 GAL | AS SHOWN |
| | STRELITZIA REGINAE | BIRD OF PARADISE | 5 GAL | AS SHOWN |
| | PHORMIUM 'DAZZLER' | NEW ZEALAND FLAX | 5 GAL | AS SHOWN |



PROPOSED PLANT LIST

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING |
|------------------------------------|--|------------------------|-------|----------|
| LOW SHRUBS | | | | |
| | HEMEROCALLIS SPP. | DAYLILLIES | 5 GAL | AS SHOWN |
| | MAHONIA AQUIFOLIUM 'COMPACTA' | COMPACT OREGON GRAPE | 5 GAL | AS SHOWN |
| | DIETES BICOLOR | FORTNIGHT LILY | 5 GAL | AS SHOWN |
| | BERBERIS THUNBERGII 'CRIMSON PYGMY' | JAPANESE BARBERRY | 5 GAL | AS SHOWN |
| | ERIGERON KARVINSKIANUS | FLEABANE | 5 GAL | AS SHOWN |
| ATRIUM PLANTS & GRASSES | | | | |
| | ASPARAGUS DENSIFLORUS | MEYER ASPARAGUS | 5 GAL | AS SHOWN |
| | ASPIDISTRA ELATIOR | CAST IRON PLAN | 5 GAL | AS SHOWN |
| | ASPLENIUM BULBIFERUM | MOTHER FERN | 5 GAL | AS SHOWN |
| | OPHIPOGUM JAPONICUS | MONDO GRASS | 1 GAL | AS SHOWN |
| | NEPHROLEPIS CORDIFOLIA | SOUTHERN SWORD FERN | 5 GAL | AS SHOWN |
| VINES | | | | |
| | DISTICTUS BUCCINATORIA | BLOOD RED TRUMPET VINE | 5 GAL | AS SHOWN |
| | HARDENBERGIA VIOLACEA 'HAPPY WANDERER' | NCN | 5 GAL | AS SHOWN |
| INFILTRATION PLANTERS | | | | |
| | PLANTS SHALL COMPLY WITH BAASMA REQUIREMENTS | | | |

SCALE: 1"=10'-0"

01 ground floor planting

0' 08' 16' 32'-0" 64' 128' N



COLD ROLLED STEEL

PODIUM PLANTERS
 ironsmith.com
 breckbuilt.com
 ironrain.com



GLASS MULCH
 thegardenofglass.com
 americanspecialtyglass.com

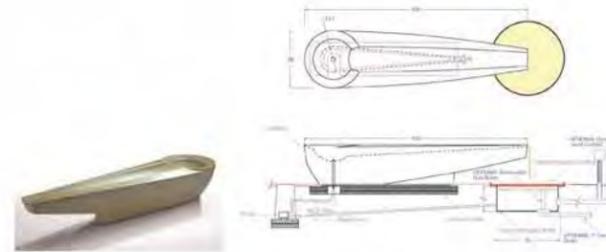


CANDELA SERIES
 LIGHT STANDARDS
 lumec.com



CURVED WATER WALL - BLUE GRAY GRANITE

ATRIUM GARDEN FOUNTAIN - ALT 3
 stoneforest.com



ENKI FOUNTAIN
 FLOWING WATER SERIES

ATRIUM GARDEN FOUNTAIN - ALT 1
 bovstudios.com

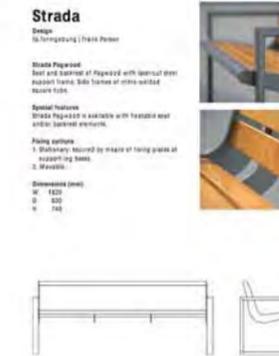


RECESSED WALL LIGHT
 STAINLESS STEEL WITH GUARD
 WALL LIGHTS
 bega-us.com



BENCHES

STRATA



WATER TABLE FOUNTAIN

ATRIUM GARDEN FOUNTAIN - ALT 2
 stoneforest.com



ALT 2-STEEL WITH
 STAINLESS STEEL CAP



TAUPE COLOR
 16"X32"X3/4"



IVORY COLOR
 16"X32"X3/4"

CONCRETE PAVERS
 concrete-collaborative.com

materials list