LOT COVERAGE:
LOT AREA: ±96,265 SF
ZONING FOOTPRINT: ±96,265 SF
ALLOWED: 100%

FLOOR AREA RATIO (GROSS BLDG. AREA/LOT AREA):
MAXIMUM F.A.R.: 3.00 Not including parking
MINIMUM AREA 268,795 SF

PROPOSED LAND USE:
Mixed Use (Commercial & Residential)

BUILDING HEIGHT LIMITATION:
REQUIRED: 50'

BUILDING STORIES LIMITATION:
MAXIMUM ALLOWED: 6 stories or 25' as mixed use

BUILDING SETBACKS:
REQUIRED: None

OPEN SPACE:
REQUIRED: 40 SF per dwelling unit (214 DU x 40 = 8,560 SF)
PROPOSED LOCATION: Rooftop

POTENTIAL GROSS FLOOR AREA:
COMMERCIAL: ±25,500 SF
RESIDENTIAL: ±192,530 SF

RESIDENTIAL SUMMARY:
NET FLOOR AREA: ±163,651 SF
AVERAGE UNIT SIZE: ±764 SF
TOTAL DWELLING UNITS: 214 DU

PARKING SUMMARY:
COMMERCIAL @ 2/1,000 SF = 350 SF/SPACE:
51 spaces = 18,500 SF (standard stalls)
RESIDENTIAL @ 1/1 DU = 200 SF/SPACE:
214 spaces = 42,800 SF (lift parking)

ZONING ENVELOPE FOR MIXED USE PROJECT (RESIDENTIAL OVER RETAIL)
PURPOSE:
"Base project" from which allowable density bonus is to be determined. Per "conceptual approach to implementing density bonus law in Berkeley", February 22, 2013, the "base project" must reflect the proposed project's building separation, open space location and parking location.

PROJECT SUMMARY:

---

<table>
<thead>
<tr>
<th>Unit Type</th>
<th>Name</th>
<th>Units</th>
<th>Livable Square Feet</th>
<th>Total Square Feet</th>
<th>Net Available Square Feet</th>
<th>Mix</th>
</tr>
</thead>
<tbody>
<tr>
<td>Studio (S)</td>
<td>S1</td>
<td>9</td>
<td>575</td>
<td>5,175</td>
<td>6.4%</td>
<td></td>
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<tr>
<td>Efficiency Studio (ES)</td>
<td>ES1</td>
<td>11</td>
<td>425</td>
<td>4,675</td>
<td>15.0%</td>
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<tr>
<td></td>
<td>ES2</td>
<td>5</td>
<td>519</td>
<td>2,595</td>
<td>15.0%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>ES3</td>
<td>5</td>
<td>444</td>
<td>2,220</td>
<td>15.0%</td>
<td></td>
</tr>
<tr>
<td>1-Bedroom (A)</td>
<td>A1</td>
<td>21</td>
<td>703</td>
<td>14,763</td>
<td>42.9%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A2</td>
<td>12</td>
<td>765</td>
<td>9,180</td>
<td>42.9%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A3</td>
<td>26</td>
<td>744</td>
<td>19,344</td>
<td>42.9%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>A4</td>
<td>1</td>
<td>725</td>
<td>725</td>
<td>42.9%</td>
<td></td>
</tr>
<tr>
<td>2-Bedroom (B)</td>
<td>B1</td>
<td>18</td>
<td>1,008</td>
<td>18,144</td>
<td>35.7%</td>
<td></td>
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<tr>
<td></td>
<td>B2</td>
<td>29</td>
<td>1,027</td>
<td>29,783</td>
<td>35.7%</td>
<td></td>
</tr>
<tr>
<td></td>
<td>B3</td>
<td>3</td>
<td>1,058</td>
<td>3,174</td>
<td>35.7%</td>
<td></td>
</tr>
</tbody>
</table>

Total No. of Bedrooms: 190
Total No. of Units (DU): 140
Total Square Feet: 109,778

* Residential square footage is taken from interior of unit parti walls and interior of exterior walls, excluding all decks & balconies

* Retail square footage is taken from centerline of retail demising walls and exterior of exterior walls

ALLOWABLE DENSITY BONUS PROJECT SITE

<table>
<thead>
<tr>
<th>Sail No</th>
<th>Allowable Density Bonus</th>
<th>Base DU</th>
<th>Max DU</th>
<th>DENSITY (DU/NET ACRE)</th>
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<tbody>
<tr>
<td></td>
<td></td>
<td>63.35</td>
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<td>2.21</td>
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RESTAURANT/RETAIL (Level 1)

<table>
<thead>
<tr>
<th>Name</th>
<th>Type</th>
<th>Square Feet</th>
<th>Parking Ratio</th>
<th>Net Available Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>Restaurant</td>
<td>3,050</td>
<td>1:1</td>
<td>140</td>
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<tr>
<td>B</td>
<td>Restaurant</td>
<td>3,345</td>
<td>1:300</td>
<td>8,840</td>
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<td>C</td>
<td>Service / Retail</td>
<td>2,720</td>
<td>1:500</td>
<td>12,070</td>
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<tr>
<td>D</td>
<td>Office</td>
<td>1,730</td>
<td>1:500</td>
<td>2,000</td>
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<tr>
<td>E</td>
<td>Total</td>
<td>199</td>
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<td>199</td>
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<tr>
<td>F</td>
<td>Restaurant Kiosks</td>
<td>700</td>
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RETAIL/SERVICE A

Total: 199

PROVIDED PARKING

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<tr>
<th>Name</th>
<th>Type</th>
<th>Square Feet</th>
<th>Parking Ratio</th>
<th>Net Available Square Feet</th>
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</thead>
<tbody>
<tr>
<td>A</td>
<td>Residential Stackers</td>
<td>142</td>
<td></td>
<td>142</td>
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<tr>
<td>B</td>
<td>Residential HC</td>
<td>4</td>
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<td>4</td>
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<tr>
<td>C</td>
<td>Public Program</td>
<td>14</td>
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<td>14</td>
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<td>D</td>
<td>Retail Standard</td>
<td>51</td>
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<td>E</td>
<td>TOTAL</td>
<td>218</td>
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RESIDENT COMMON AREAS

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<tr>
<th>Name</th>
<th>Type</th>
<th>Square Feet</th>
<th>Parking Ratio</th>
<th>Net Available Square Feet</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>BIKE REPAIR/STOR.</td>
<td>3,260</td>
<td></td>
<td>3,260</td>
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<tr>
<td>B</td>
<td>FITNESS CENTER</td>
<td>1,785</td>
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<td>1,785</td>
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<tr>
<td>C</td>
<td>FLEX SPACE</td>
<td>520</td>
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<td>520</td>
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<tr>
<td>D</td>
<td>LOUNGE</td>
<td>749</td>
<td></td>
<td>749</td>
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<tr>
<td>E</td>
<td>ROOF DECK</td>
<td>1,835</td>
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<td>1,835</td>
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<tr>
<td>F</td>
<td>TOTAL</td>
<td>8,149</td>
<td></td>
<td>8,149</td>
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</tbody>
</table>

RETAIL/SERVICE A

TOTAL: 199

---

1900 FOURTH
BERKELEY, CALIFORNIA

WEST BERKELEY INVESTORS, LLC
TCA # 2014-042

ZONING PROJECT APPROVAL
MAY 19, 2015

ALLOWED BASE PROJECT FLOOR PLAN & MASSING A-8.1
**PURPOSE:**

"Base project" from which allowable density bonus is to be determined. Per "conceptual approach to implementing density bonus law in Berkeley", February 22, 2013, the "base project" must reflect the proposed project's building separation, open space location and parking location.

**PROJECT SUMMARY:**

- **Unit No. of Net Deck Total Avg. Unit Mix**
  - **Studio (S):**
    - S1 18 509 0 9,162
    - S - Subtotal 18 9,162 509 16.4%
  - **1-Bedroom (A):**
    - A1 5 707 60 3,535
    - A2 18 762 45 13,716
    - A3 21 632 0 13,272
    - A4 3 793 0 2,379
    - A5 12 657 0 7,884
    - A6 3 641 0 1,923
    - A7 2 852 119 1,704
    - A - Subtotal 64 44,413 694 58.2%
  - **2-Bedroom (B):**
    - B1 11 1,007 60 11,077
    - B2 3 996 66 2,988
    - B3 3 1,048 63 3,144
    - B4 2 1,246 119 2,492
    - B5 3 1,058 95 3,174
    - B6 3 1,097 59 3,291
    - B7 0 1,074 41 0
    - B8 3 1,081 0 3,243
    - B - Subtotal 28 29,409 1,050 25.5%
  - **Total No. of Bedrooms 138
  - **Total No. of Units 110 82,984 754 100.0%**

* Residential square footage is taken from interior of unit parti walls and interior of exterior walls, excluding all decks & balconies
* Retail square footage is taken from centerline of retail demising walls and exterior of exterior walls

**ALLOWABLE DENSITY BONUS PROJECT SITE**

- **ratio base DU max DU DENSITY (DU/NET ACRE)**
  - 49.77 32.5% 110 145 NET ACRES 2.21

**REQUIRED & PROVIDED PARKING**

- **RESTAURANT/RETAIL** (Level 1)
  - REQUIRED & PROVIDED PARKING TABULATION
    - **PROJECT SITE**
      - **RETAIL A** 3,290 ratio units total req'd total prov'd
      - **RETAIL B** 2,860 Restaurant 1:300 14,850 50
      - **RETAIL C** 760 Service/Retail 1:500 18,230 37
      - **RETAIL D** 2,420 Residential 1:1 110 110 110
      - **RESTAURANT E** 2,350 TOTAL
      - **RESTAURANT F** 2,640 Commercial Parking Ratio 2.6 /1,000 SF 6 /1,000 SF
      - **RESTAURANT G** 2,670 Residential Parking Ratio 1:1 1:1
      - **RETAIL H** 1,840
      - **RESTAURANT I** 4,330
  - **PROVIDED PARKING**
    - **RETAIL J** 3,100 Retail (Level 1) 52
    - **RETAIL K** 3,430 Retail (Intermediate Parking Level) 63
    - **RETAIL L** 3,390 Retail (Level 2) 63
    - **SUBTOTAL RESTAURANT 14,850
    - **SUBTOTAL RETAIL 18,230 SUBTOTAL RETAIL 198 TOTAL 33,080
    - **Residential (Level 3)** 44
    - **Residential (Level 4)** 66
    - **PUBLIC PROGRAM**
      - **SUBTOTAL RESIDENTIAL 110 TOTAL 1,900
    - **MAIL (Level 1)** 300 Parking Ratio 2.80
    - **TOTAL 308
    - **PROVIDED BICYCLE PARKING**
      - **RESIDENT COMMON AREAS**
        - **Sidewalk Public (Level 1)** 14
        - **BIKE REPAIR/STOR. (Level 1)** 1,600
        - **FITNESS CENTER (Level 2)** 1,650
        - **LOUNGE (Level 2)** 970
        - **TOTAL 4,220
      - **RESIDENT COMMON AREAS**
        - **Cargo Bikes (Level 1)** 3
        - **Commercial Bike Storage (Level 1)** 60
        - **SUBTOTAL PRIVATE 213
    - **TOTAL 239**
All landscaping, except where noted, will be planted and irrigated compliant with Bay-Friendly Landscaping Requirements and as described in the Irrigation Design Intent statement. This landscape plan is compliant with Alameda County C-3 requirements. Please see C-3 checklist attached to project application.
The vision for the landscape at 1900 Fourth is to link the existing Fourth Street retail to the north and the new developments and growing retail, along with the artisans and light industrial uses to the south. Careful planting and material selections will celebrate the neighborhood’s distinctive mix of boutique and industrial uses. Plant palettes have been developed to include a mix of low water, locally-adapted Mediterranean plants, and native California plants noted for their interesting form, flowers, and/or foliage. These plants are well-adapted to local Berkeley microclimates.

Along Fourth Street, the landscape will integrate with the character of the existing Fourth Street retail, with planted pots highlighting the retail entries. New London Planetrees, some with perennial plantings and benches at their base, continues the tree canopy and creates an inviting and comfortable pedestrian experience. Along the street a bike corral at the corner of Fourth and Hearst and additional bike racks along the sidewalk greatly increase the amount of bike parking, encouraging visitors to use alternate transportation. New street trees along University Ave create a ‘green edge’ to buffer the adjacent overpass and provide a sense of scale for riders waiting at the neighboring bus stop.

Container plantings will continue into the Paseo, accenting the retail entrances similar to planting on the established part of Fourth Street immediately to the north, and allows free-flowing movement and spontaneous gatherings. Small scale trees in a combination of decomposed granite and at-grade planters, some with seating and some without, creates a sense of intimacy. Festoon and pole lights within the Paseo increase the nighttime usability. Paving bands of varying size, width, color and texture connect to the industrial chic of the surrounding architecture. A location for public art/sculpture is provided reinforcing the neighborhood’s special character.

The podium level courtyards each have their own individual character, supported by variety in planting colors, forms, and textures. The amenity courtyard, adjacent to the Fitness Center, is envisioned as a place for gathering and connection, both with neighbors and to Fourth Street and the Paseo below. A large ‘bonfire’-inspired firepit surrounded by movable lounge furniture allows for gatherings of a few friends or large celebrations. An outdoor kitchen with two barbeques, sink and bar and adjacent dining area create additional areas of activity. A trellis with built-in heaters and a drop-down screen that functions as a movie wall adds further evening activities. A long planter with tree and shrub plantings provides privacy to adjacent private patios and upper units.

Adjacent to the Fitness Center is a patio space designed to be a place for both activity and relaxation. A large central spa with outdoor shower adds an additional place to unwind. Planters along the edges provide a green backdrop for users of the Fitness Center, and add privacy for nearby patios.

**IRRIGATION DESIGN INTENT**

The irrigation system is designed to provide the minimum amount of water necessary to sustain good plant health. All selected components are commercial grade, selected for durability, vandal resistance and minimum maintenance requirements.

The system is a combination of overhead sprinkler and subsurface irrigation as appropriate to plant type, exposure and slope conditions. Control of the system is via a weather-enabled controller capable of daily self-adjustment based on real-time weather conditions as measured by an on-site weather sensor. The system includes a master control valve and flow sensing capability which will shut down all or part of the system if leaks are detected.
<table>
<thead>
<tr>
<th>BOTANICAL NAME</th>
<th>COMMON NAME</th>
<th>CONTAINER SIZE</th>
<th>SPACING</th>
<th>SPACING SOURCE</th>
<th>WATER USE</th>
<th>STOREWATER TOLERANT</th>
<th>MATURE HEIGHT</th>
<th>CA NATIVE</th>
<th>EVERGREEN</th>
<th>FALL COLOR</th>
<th>FLOWER COLOR</th>
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</thead>
<tbody>
<tr>
<td><strong>FERNS</strong></td>
<td></td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
<tr>
<td><em>Nephrolepis cordifolia</em></td>
<td>LEMON BUTTON FERN</td>
<td>1 GAL</td>
<td>2'-0&quot;</td>
<td>SUNSET</td>
<td>MODERATE</td>
<td>NO</td>
<td>3'</td>
<td>No</td>
<td>No</td>
<td>N/A</td>
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<td><em>Woodwardia fimbriata</em></td>
<td>GIANT CHAIN FERN</td>
<td>1 GAL</td>
<td>3'-0&quot;</td>
<td>SUNSET</td>
<td>MODERATE</td>
<td>NO</td>
<td>4'-5'</td>
<td>Yes</td>
<td>No</td>
<td>N/A</td>
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<tr>
<td><strong>GRASSES</strong></td>
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<td></td>
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<tr>
<td><em>Carex divulsa</em></td>
<td>BERKELEY SEDGE</td>
<td>1 GAL</td>
<td>18&quot;</td>
<td>SUNSET</td>
<td>LOW</td>
<td>YES</td>
<td>18&quot;</td>
<td>Yes</td>
<td>No</td>
<td>BURNT</td>
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<td><em>Sisyrinchium bellum</em></td>
<td>BLUE-EYED GRASS</td>
<td>1 GAL</td>
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<td>SUNSET</td>
<td>MODERATE</td>
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<td>No</td>
<td>Yes</td>
<td>WHITE</td>
<td>PERENNIAL</td>
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<td><strong>PERENNIALS</strong></td>
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<tr>
<td><em>Achillea millefolium</em></td>
<td>YARROW</td>
<td>1 GAL</td>
<td>18&quot;</td>
<td>LAS PILITAS</td>
<td>LOW</td>
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<td>2'</td>
<td>No</td>
<td>Yes</td>
<td>WHITE</td>
<td>PERENNIAL</td>
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<tr>
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<td>KANGAROO PAW</td>
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<td>2'-6&quot;</td>
<td>SUNSET</td>
<td>LOW</td>
<td>NO</td>
<td>4'-6'</td>
<td>No</td>
<td>No</td>
<td>YELLOW</td>
<td>PERENNIAL</td>
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<tr>
<td><em>Callistemon viminalis 'CJ Better'</em></td>
<td>CALLISTEMON</td>
<td>5 GAL</td>
<td>3'-0&quot;</td>
<td>TUFFY</td>
<td>VERY LOW</td>
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<td>4'</td>
<td>No</td>
<td>No</td>
<td>RED</td>
<td>PERENNIAL</td>
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<tr>
<td><em>Hylotelephium 'Silver Globe'</em></td>
<td>SILVER GLOBE HYLOTELEPHIUM</td>
<td>1 GAL</td>
<td>2'-0&quot;</td>
<td>SUNSET</td>
<td>LOW</td>
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<td>18&quot;</td>
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<td>No</td>
<td>LIGHT</td>
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<tr>
<td><strong>SHRUBS</strong></td>
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<td></td>
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<tr>
<td><em>Ginkgo biloba</em></td>
<td>Ginkgo</td>
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<td>BOX</td>
<td>20'-0&quot;</td>
<td>MODERATE</td>
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<td>50'</td>
<td>No</td>
<td>No</td>
<td>YELLOW</td>
<td>SHRUB</td>
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<td>25'</td>
<td>Yes</td>
<td>No</td>
<td>RED</td>
<td>SHRUB</td>
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<td><strong>TREES</strong></td>
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<td></td>
<td></td>
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<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td><em>Acer buergerianum</em></td>
<td>TRIDENT MAPLE</td>
<td>24&quot;</td>
<td>BOX</td>
<td>25'</td>
<td>VALLEY CREST</td>
<td>MODERATE</td>
<td>NO</td>
<td>25'</td>
<td>No</td>
<td>NO</td>
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<td>MODERATE</td>
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<td>25'</td>
<td>Yes</td>
<td>No</td>
<td>WHITE</td>
<td>TREE</td>
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<tr>
<td><em>Sambucus nigra</em></td>
<td>WHITEBERRY SMOKE TREE</td>
<td>24&quot;</td>
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<td>20'-0&quot;</td>
<td>MODERATE</td>
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<td>25'</td>
<td>Yes</td>
<td>No</td>
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<tr>
<td><em>Tilia cordata</em></td>
<td>LIME TREE</td>
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<td>25'</td>
<td>Yes</td>
<td>No</td>
<td>WHITE</td>
<td>TREE</td>
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<td><strong>SOLANEAS</strong></td>
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<td></td>
<td></td>
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</tr>
<tr>
<td><em>Vitis 'Roger's Red'</em></td>
<td>CALIFORNIA GRAPE</td>
<td>5 GAL</td>
<td>15'-0&quot;</td>
<td>SAN MARCOS GROWERS</td>
<td>LOW</td>
<td>NO</td>
<td>25'</td>
<td>Yes</td>
<td>No</td>
<td>RED</td>
<td>VINE</td>
</tr>
</tbody>
</table>

---

**PLANT LIST**

**ZONING PROJECT APPROVAL**

**MAY 19, 2015**

**1900 FOURTH STREET**

**BERKELEY, CALIFORNIA**

**WEST BERKELEY INVESTORS, LLC**

**TCA # 2014-042**

**ZONING PROJECT APPROVAL**

**MAY 19, 2015**

**1900 FOURTH STREET**

**BERKELEY, CALIFORNIA**

**WEST BERKELEY INVESTORS, LLC**

**TCA # 2014-042**

**ZONING PROJECT APPROVAL**

**MAY 19, 2015**

**1900 FOURTH STREET**

**BERKELEY, CALIFORNIA**

**WEST BERKELEY INVESTORS, LLC**

**TCA # 2014-042**
PAVING MATERIALS

STREET LEVEL:
At street level, the City standard concrete sidewalk will connect to a top-seeded aggregate finish, highlighting the retail entries along University Avenue and Hearst Avenue.

Within the Paseo, bands of integral color concrete in varying colors, finishes and widths. The larger bands will include a top-seeded aggregate finish.

Similar bands will also highlight building entries and the entrances to the parking garage on University and Hearst.

PODIUM LEVEL:
On the podium level, bands of integral color concrete in varying colors, finishes and widths will also be utilized. A small area of wood decking will be used surrounding the Fitness Patio spa.

STREETSCAPE MATERIALS
**LIGHT 1: POLE LIGHT**

**LIGHT 2: FESTOON LIGHTS STRUNG ACROSS PASEO**

**LIGHT 2: FESTOON LIGHTS IN TRELLIS**

**LIGHT 4: WALL MOUNTED LIGHT ON PLANTER WALLS, TYP.**

**FOURTH STREET ‘ACORN’ LIGHT AT SIDEWALK, TYP.**

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**How to Specify**

When specifying a Festoon Light System, also consider:
- **System Specifying**
- **Product Selection**
- **Lighting Design**
- **Safety and Accessibility**
- **Environmental Considerations**

**FEATURES**

- **1900 FOURTH BERKELEY, CALIFORNIA**
- **WEST BERKELEY INVESTORS, LLC**
- **PGA Design**

**ZONING PROJECT APPROVAL**

**MAY 19, 2015**

**NOT TO SCALE**

**LANDSCAPE LIGHTING**

**L-1.4**
1. TREE PLANTING, SEE DETAIL 
ON-STRUCTURE STAKING SYSTEM, PLACE ON BUILDING SIDE OF TREE, SET STAKE PLUMB
MULCH 2" DEPTH, TYP. HOLD MULCH 4" CLR. OF TRUNK
ON-STRUCTURE SOIL INSTALLATION, SEE DETAIL
STRAIGHTEN, TIGHTEN AS REQUIRED TO SUPPORT ROOTBALL AT GRADE, SEE GRADING PLAN
BASE PLATE FOR ON-STRUCTURE STAKING SYSTEM
PROTECTION PANEL CENTERED ON TREE LOCATION, SIZE AS REQUIRED TO EXTEND 8" BEYOND BASE PLATE AND FILLER
WATERPROOFING AND DRAINAGE SYSTEM, S.A.D.

NOTES:
1. INSTALL DRIP IRRIGATION ABOVE CARDBOARD.
2. OVERLAP CARDBOARD PIECES - 8" MINIMUM.
3. NO COMPOST LAYER OR CARDBOARD LAYER AT PLANTING AREAS IN ON STRUCTURE SOIL MIX.

2. STREET TREE PLANTING

3. TREE PLANTING

4. STREET TREE PLANTING

5. GROUNDCOVER PLANTING

6. VINE PLANTING

7. MULCH AT EDGE

NOTES:
1. INSTALL DRIP IRRIGATION ABOVE CARDBOARD, OVERLAP CARDBOARD PIECES - 8" MINIMUM
2. NO COMPOST LAYER OR CARDBOARD LAYER AT PLANTING AREAS IN ON STRUCTURE SOIL MIX.

L-1.5 PLANTING DETAILS
MATCHLINE SEE SHEET C3.2

BOUNDARY AND TOPOGRAPHIC SURVEY
A PORTION OF BLOCK 88, "MAP OF TRACT B OF UNIVERSITY AV"

MATCHLINE SEE SHEET C3.3
Primary Identity Sign
- Mounted at top edge of green roof wall.
- These large scale letter are to be fun and iconic. They are 6" deep, 7'-6" tall and averaging 5" in width for each letter - totaling 55" in length.
- Letters are powder coated white in color and constructed as 3D aluminum letter forms.
- Illumination is by indirect architectural lighting from the wall washers placed in front of letters at a 45° angle.

Horizontal Parking Sign
- 1/8" Thick Aluminum Sign directly mounted to parking entrance awning.
- Sign is direct printed with UV and weather resistant paint and distressed to resemble an old tin sign.
- Illumination is indirect from architectural lighting.
- For "P" see page S-1.2.
Signs are constructed from aluminum, painted, and finished to look like distressed tin. Indirect illumination done by others.

Signs are bolted to beams using large, industrial bolts.

"P" is constructed and then secured to top of beam using L brackets.

"P" is constructed and then secured to top of beam using L brackets.

Distressed Tin

Illuminated Letter

_07 Parking Wayfinding Sign

_08 Leasing Identity Sign

_09 Example Signage

_10 Interior Paseo - Detail (Signage Location Highlighted)

_11 Illuminated "P" Sign

4'4" 3' 2' 4'4"
Large scale mural is painted on the inside of the entrance to the parking garage.

Styled after vintage advertisements and is used to draw visitors to the 4th Street attractions, and welcome residents home.

13' Width x 13' Height

Example Signage

Community 4th Street Mural Render

_12 Community 4th Street Mural Render

_13 West Elevation - Railroad

_14 Example Signage
Brushed aluminum letters are laser cut, painted white, and finished with a matte clear coat. Mounted directly to wall, with indirect lighting done by others.

Sign is constructed from aluminum and attached directly to the awning with industrial grade epoxy, or equivalent. Sign shape is laser cut from a light finished wood, and lack acrylic detail is attached on top. Sign is screwed directly into wall.

Deep fabricated aluminum letters are finished in white and mounted to the awning using hidden through bolts.

Blackened steel plate shadow box with 14 pin-mounted letters. Letters are laser cut steel, painted white, and finished with a matte clear coat. Shadow box is recessed 3" into wall plane.

‘6’

8’

11’

2’

18’

6’9"

9’

2’4"

1’6"

2’4"

3’

2’

1’6"

2’

2’

SUGGESTED TYPICAL RETAIL SIGNAGE