### SHEET INDEX:

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**PROJECT SUBMITTAL**

**1900 FOURTH**
PROJECT TEAM

DEVELOPER:
West Berkeley Investors, LLC
550 Hartz Avenue, Suite 300
Danville, California 94526
Contact: Brad Griggs, Brad Blake & Lauren Seaver

ARCHITECT:
TCA Architects
1111 Broadway, Suite 1320
Oakland, California 94607
Contact: Thom Cox & Tak Katsuura

LANDSCAPE ARCHITECT:
MJS Landscape Architecture
907 30th Street
Newport Beach, California 92663
Contact: Paul Maky

CIVIL ENGINEER:
BKF Engineers
1646 N. California Blvd., Suite 400
Walnut Creek, California 94596
Contact: Chris Mills

PROJECT DATA

PROJECT ADDRESS:
1900 Fourth Street
Berkeley, California 94710

EXISTING LAND USE:
Avenue Commercial
Designated Node overlay (Section 23E.64.040)

PROPOSED LAND USE:
Mixed Use (Commercial & Residential)

ASSESSOR PARCEL NUMBERS:
Parcel 1: 037-2101-001-03
Parcel 2: 037-2101-005-00

BUILDING CODE:
2016 California Building Code (CBC)

TYPES OF CONSTRUCTION:
Type IA Sprinklered, NFPA-13 (Residential)
Type IA Sprinklered, NFPA-13 (Retail Podium)
Type IA Sprinklered, NFPA-13 (Parking Garage)

OCCUPANCY CLASSIFICATION:
R-2 Residential Units
M Retail / Commercial
S-2 Garage, Bike Storage
B Leasing, Community Room, Lounge, Roof Deck, Fitness
A-2 Restaurant
A-3 Community Room

LOT AREA:
Parcel 1: ± 49,891 SF
Parcel 2: ± 46,575 SF
Total: ± 96,466 SF

PROPOSED PROJECT GROSS BUILDING AREA:
Gross Residential: 254,888 SF
(Apartment + Circulation + Service + Lobby)
Retail/Food Service: 27,891 SF
Common Circulation and Service: 2,698 SF
Community Room: 1,332 SF
Total GSF: 286,809 SF

LOT COVERAGE:
Min. Allowed 40% Jamula Ave. ± 20% Macarthur Blvd.
Provided 63% Jamula Ave. ± 33% Macarthur Blvd.

LOT SIZE:
Parcel 1: ± 1.14 AC
Parcel 2: ± 1.07 AC
Total: ± 2.21 AC

AMENITIES:

HISTORIC PRESERVATION:

VICINITY MAP:
### Unit Mix

**Building 1**

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<th>Level 2</th>
<th>Level 3</th>
<th>Level 4</th>
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<th>Level 6</th>
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### Area Summary

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**Non GSF**

| Parking | 70,571 | 45,863 | 0 | 0 | 0 | 0 | 116,234 |
| Service | 4,144 | 0 | 0 | 0 | 0 | 0 | 4,144 |
| **Total** | 84,715 | 45,863 | 0 | 0 | 0 | 0 | 120,378 |

**Total**

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### Bike Parking

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### Vehicle Parking

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Notes: Residential .5 Per Bedroom | G/C Section 691.09 (F42)
SITE CONTEXT

BOLIVAR DR.
260 DU
2.21 AC
117.6 DU/AC

W FRONTAGE RD.
UNIVERSITY AVE.
UNIVERSITY AVE. OVERPASS
HEARST AVE.
ADDISON ST.
ALLSTON WAY
DELAWARE ST.
5TH ST.
4TH ST.
2ND ST.
AMTRAK PLATFORM
6TH ST.
7TH ST.
SITE VIEWS TO BERKELEY MARINA
VIEWS TO BERKELEY MARINA
BERKELEY AQUATIC PARK
VIEWS TO THE HILLS
THE HILLS
FOURTH STREET SHOPS
4th & U
171 DU
1.72 AC
99 DU/AC

800 UNIV.
58 DU
0.65 AC
89 DU/AC

2001 FOURTH
152 DU
1.64 AC
93 DU/AC

THE AVALON
94 DU
0.8 AC
117 DU/AC

824 UNIV.
48 DU
0.46 AC
104 DU/AC

LEGEND

Mixed Industrial
Retail / Restaurant / Bar
Office
Residential
Vehicle access to site from highway
Bus stop (AC Transit)
Berkeley Amtrak Rail Line
Bike path
PEDESTRIAN RETAIL EXPERIENCE AT CORNER OF FOURTH STREET & HEARST AVENUE
RENDERING

RETAIL AS SEEN FROM FOURTH STREET WITH RESIDENTIAL BEYOND
RETAIL AS SEEN FROM FOURTH STREET WITH RESIDENTIAL BEYOND
G-4.0

PHOTO SIMULATIONS

1) EXISTING CONDITION

2) PROPOSED CONDITION
1) EXISTING CONDITION

2) PROPOSED CONDITION
1900 FOURTH
BERKELEY, CALIFORNIA
WEST BERKELEY INVESTORS, LLC
TCA # 2014-042
ZONING PROJECT COMPLIANCE
MARCH 8, 2018

**A-1.1 GROUND FLOOR/SITE PLAN**

**PARKING INFORMATION**

- **Standard**: 8' x 17'
- **HC**: 9' x 18' with 5' dedicated access
- **HC Van**: 9' x 18' with 8' dedicated access
- **Loading**: 12' x 25'

**Retail Accessible Stalls Provided**

- **4 HC stalls provided**
- **96 unassigned HC stalls provided**
- **Total Retail Stalls Provided**: 100 stalls provided

**LEGEND**

- Retail or Restaurants
- Amenities
- Parking
- Circulation
- Residential
- Service/Utilities

**GAUGE ENTRY**

- **RETAIL A**: Configuration will be determined later but will conform to what is allowed within a zoning certificate per BMC Section 23E.64.030(A) & (C) and BMC Section 23E.64.040(E).

- **RETAIL B**: Configuration will be determined later but will conform to what is allowed within a zoning certificate per BMC Section 23E.64.030(A) & (C) and BMC Section 23E.64.040(E).

- **RETAIL C**: Configuration will be determined later but will conform to what is allowed within a zoning certificate per BMC Section 23E.64.030(A) & (C) and BMC Section 23E.64.040(E).

**RESIDENTIAL TRASH**

- **1,332 SF**

**LEASING**

- **382 SF**

**COMMUNITY ROOM**

- **1,332 SF**

**RETAIL PARKING ONLY**

- **48 BIKE PARKING SPACES**

- **NO SETBACKS REQUIRED**

**AWNING PROJECTS INTO THE RIGHT AWAY 4'-0"**

**AWNING PROJECTS INTO THE RIGHT AWAY 2'-0"**

**4 BIKE PARKING SPACES**

**POTENTIAL RETAIL DOOR LOCATIONS**

- **8 BIKE PARKING SPACES**

**SHAFT**

**PROPERTY LINE**

- **UNIVERSITY AVE.**
- **HEARST AVE.**
- **FOURTH STREET**
- **UNION PACIFIC RAILROAD**
- **SHAFT**

**PARKING INFORMATION**

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- **HC**: 9' x 18' with 5' dedicated access
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- **Loading**: 12' x 25'

**Retail Accessible Stalls Provided**

- **4 HC stalls provided**
- **96 unassigned HC stalls provided**
- **Total Retail Stalls Provided**: 100 stalls provided

**GROUND FLOOR/SITE PLAN**

- **A-1.1 GROUND FLOOR/SITE PLAN**

- **1900 FOURTH
BERKELEY, CALIFORNIA**

- **WEST BERKELEY INVESTORS, LLC**

- **TCA # 2014-042**

- **ZONING PROJECT COMPLIANCE**

- **MARCH 8, 2018**

- **GROUND FLOOR/SITE PLAN**
**PARKING INFORMATION**

- **Standard:** 8'-6" x 18'
- **HC:** 9' x 18' with 5' dedicated access
- **HC Van:** 9' x 18' with 8' dedicated access
- **Drive Aisle Width:** 24' minimum

**ACCESSIBLE STALL ANALYSIS:**

- **Resident Stalls Required (State Density Bonus):**
  - Total accessible dwelling units = 260
  - Total bedroom count = 340
  - Per state density bonus:
    - Parking required = 0.5 Per Bedroom
    - 0.5 x 340 = 170 stalls

- **Resident Accessible Stalls Required (CBC):**
  - Total accessible dwelling units = 230
  - Total provided assigned stalls = 185
  - Per 2016 CBC Section 1109A.3,
    - HC parking required = 2% of stalls
    - 0.02 x 185 assigned stalls = 4 HC stalls required

- **Resident Accessible Stalls Provided:**
  - 5 assigned HC stalls provided

- **Resident Stalls Provided:**
  - 185 assigned stalls provided

- **Total Resident Stalls Provided:**
  - 190 assigned stalls provided
1900 FOURTH
BERKELEY, CALIFORNIA
WEST BERKELEY INVESTORS, LLC
TCA # 2014-042
ZONING PROJECT COMPLIANCE
MARCH 8, 2018

RAILROAD TRACK

BUILDING 1
TYPE V
MAX HEIGHT 60'

BUILDING 2
TYPE III
MAX HEIGHT 85'

LEVEL 2
ELEV. +28'-0"

LEVEL 1
ELEV. +11'-0"

LEVEL 3
ELEV. +38'-4"

LEVEL 4
ELEV. +48'-8"

LEVEL 5
ELEV. +59'-0"

LEVEL 6
ELEV. +69'-4"

ROOF
ELEV. +90'-0"

TOP OF STAIR
ELEV. +90'-0"

GRADE PLANE
ELEV. +10'-0"

BUILDING 1 HEIGHT 59'-10"

BUILDING 2 HEIGHT 70'-8"

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)
1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing

KEY PLAN (NOT TO SCALE)

GRADE PLANE
ELEV. +10'-0"

TOP OF STAIR
ELEV. +90'-0"

LEVEL 6
ELEV. +69'-4"

LEVEL 5
ELEV. +59'-0"

LEVEL 4
ELEV. +48'-8"

LEVEL 3
ELEV. +38'-4"

LEVEL 2
ELEV. +28'-0"

LEVEL 1
ELEV. +11'-0"

LEVEL 0
ELEV. +2'-0"

EARLY ENTERPRISE PLAZA
ELEV. +0'-0"

RAILROAD TRACK

4TH STREET

TOP OF STAIR
ELEV. +90'-0"

GRADE PLANE
ELEV. +10'-0"

BUILDING 1 HEIGHT 59'-10"

BUILDING 2 HEIGHT 70'-8"

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)
1. Metal Panel
2. Exterior Plaster
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4. Thin Brick
5. Retail Storefront
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7. Window
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KEY PLAN (NOT TO SCALE)

GRADE PLANE
ELEV. +10'-0"

TOP OF STAIR
ELEV. +90'-0"

LEVEL 6
ELEV. +69'-4"

LEVEL 5
ELEV. +59'-0"

LEVEL 4
ELEV. +48'-8"

LEVEL 3
ELEV. +38'-4"

LEVEL 2
ELEV. +28'-0"

LEVEL 1
ELEV. +11'-0"

LEVEL 0
ELEV. +2'-0"

EARLY ENTERPRISE PLAZA
ELEV. +0'-0"

RAILROAD TRACK

4TH STREET

TOP OF STAIR
ELEV. +90'-0"

GRADE PLANE
ELEV. +10'-0"

BUILDING 1 HEIGHT 59'-10"

BUILDING 2 HEIGHT 70'-8"

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)
1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing

KEY PLAN (NOT TO SCALE)

GRADE PLANE
ELEV. +10'-0"

TOP OF STAIR
ELEV. +90'-0"

LEVEL 6
ELEV. +69'-4"

LEVEL 5
ELEV. +59'-0"

LEVEL 4
ELEV. +48'-8"

LEVEL 3
ELEV. +38'-4"

LEVEL 2
ELEV. +28'-0"

LEVEL 1
ELEV. +11'-0"

LEVEL 0
ELEV. +2'-0"

EARLY ENTERPRISE PLAZA
ELEV. +0'-0"

RAILROAD TRACK

4TH STREET

TOP OF STAIR
ELEV. +90'-0"

GRADE PLANE
ELEV. +10'-0"

BUILDING 1 HEIGHT 59'-10"

BUILDING 2 HEIGHT 70'-8"

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)
1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing

KEY PLAN (NOT TO SCALE)
1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)
ZONING PROJECT COMPLIANCE
MARCH 8, 2018

1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing

(See exterior material sheets A-7.0 - 7.1 for more detail)
A-2.6
COURTYARD ELEVATIONS - BUILDING 2

MATERIAL LEGEND
(See exterior material sheets A-7.0 - 7.1 for more detail)

1. Metal Panel
2. Exterior Plaster
3. Composite Wood Siding
4. Thin Brick
5. Retail Storefront
6. Awning
7. Window
8. Railing
KEY PLAN (NOT TO SCALE)
UNIT 1-S1
512 SF

UNIT 1-S2
600 SF

UNIT 1-A1
759 SF

UNIT 1-A2
789 SF

UNIT 1-A1a Has No Deck
UNIT 1-B1
1,088 SF

UNIT 1-B2
1,154 SF

UNIT 1-B3
1,335 SF
UNIT 2-B1 Has No Deck

UNIT 2-B1
925 SF

UNIT 2-B2
919 SF
OPEN SPACE REQUIRED

City Requirement: 40 SF per dwelling unit
Building 1 = 40 SF x 130 dwelling units
= 5,200 SF
Building 2 = 40 SF x 130 dwelling units
= 5,200 SF

OPEN SPACE PROVIDED

PUBLIC OPEN SPACE
Park (Level 1): 7,333 SF

BUILDING 1 OPEN SPACE
Building 1 Courtyard (Level 2): 8,678 SF
Building 1 Roof Deck (Level 4): 2,444 SF
Building 1 Roof Deck (Level 5): 742 SF
Building 1 Roof Deck (Level 5): 473 SF
Total: 12,337 SF

BUILDING 2 OPEN SPACE
Building 2 Courtyard (Level 2): 5,938 SF
Building 2 Roof Deck (Level 6): 804 SF
Total: 6,742 SF

*Typical level 5 building plan shown with open spaces occurring on other levels superimposed.
OPEN SPACE REQUIRED
City Requirement: 40 SF per dwelling unit
Building 1 = 40 SF x 130 dwelling units = 5,200 SF
Building 2 = 40 SF x 130 dwelling units = 5,200 SF

OPEN SPACE PROVIDED
PUBLIC OPEN SPACE
Park (Level 1): 7,333 SF
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Total: 12,337 SF
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*Typical level 5 building plan shown with open spaces occurring on other levels superimposed
OPEN SPACE REQUIRED

City Requirement: 40 SF per dwelling unit
Building 1 = 40 SF x 130 dwelling units
= 5,200 SF
Building 2 = 40 SF x 130 dwelling units
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Park (Level 1): 7,333 SF

BUILDING 1 OPEN SPACE
Building 1 Courtyard (Level 2): 8,678 SF
Building 1 Roof Deck (Level 4): 2,444 SF
Building 1 Roof Deck (Level 5): 473 SF
Building 1 Roof Deck (Level 5): 742 SF
Total: 12,337 SF

BUILDING 2 OPEN SPACE
Building 2 Courtyard (Level 2): 5,938 SF
Building 2 Roof Deck (Level 6): 804 SF
Total: 6,742 SF

*Typical level 6 building plan shown with open spaces occurring on other levels superimposed.
1. **Metal Panel**

![Metal Panel Image]

- SW-6731
- SW-6717
- SW-6731

2. **Exterior Plaster**

![Exterior Plaster Image]

- SW-6149
- SW-7065
- SW-6256
- SW-6055
- SW-7065
- SW-7048
- SW-7056
- SW-7510
- SW-6188

3. **Composite Wood Siding**

![Composite Wood Siding Image]

4. **Thin Brick**

![Thin Brick Image]
5. Retail Storefront

- Wood Storefront
- Aluminum Storefront With Metal Surround
- Butt Joint Glass Storefront

6. Awning

- Metal Awning
- Metal and Glass Awning
- Metal and Glass Awning
- Metal Awning
- Metal Awning
- Metal and Glass Awning

7. Windows

- Typical Vinyl Window
- Aluminum Grid Window

8. Railing

- Metal Railing with Bracket
- Glass Railing
- Metal Railing
1) Recessed window at exterior plaster

2) Flush window at metal panel

ARCHITECTURAL DETAILS

KEY PLAN (NOT TO SCALE)
ARCHITECTURAL LIGHTING DESCRIBIONS

1. Retail lighting mounted to plaster at +10’ above F.F. Installed on each side of each retail storefront system. Wall sconce typical for residential uncovered decks.
2. Signage accent light to illuminate signage.
3. Column lighting effect to accentuate vertical architectural features.
4. Low-level decorative down light to be industrial in styling.
5. Typical recessed light fixture for all covered decks.
6. Accent linear lighting to celebrate vehicular points of entry into parking garage.
7. Light fixture to be concealed within awning, painted to match.
8. Minimal spotlights to illuminate pedestrian level retail blade signs.
9. Typical recessed light fixture within retail exterior metal lid.
10. Typical LED backlight for signage.

*Note: Fixture type, size, and location subject to change upon further development of the project. Interior courtyard elevations shall have light fixtures applied consistent to those identified on the exterior elevations. Imagery shown is conceptual in nature and anticipated to show design intent, not a final specification.
LOT COVERAGE:
LOT AREA: ±56,265 SF
ZONING FOOTPRINT: ±96,265 SF
ALLOWED: 100%

FLOOR AREA RATIO (GROSS BLDG. AREA/LOT AREA):
MINIMUM F.A.R.: 3.00 Not including parking
MAXIMUM AREA: 288,795 SF

PROPOSED LAND USE:
Mixed Use (Commercial & Residential)

BUILDING HEIGHT LIMITATION:
REQUIRED: 50’

BUILDING STORIES LIMITATION:
MINIMUM ALLOWED: 2-stories or 25’ as mixed use
MAXIMUM ALLOWED: 4-stories or 50’ 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: ±27,300 SF
RESIDENTIAL: ±241,295 SF
OTHER: ±40,000 SF
TOTAL: ±288,795 SF

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>Base Building Area</th>
<th>Net Unit Area</th>
<th>Avg. Unit Size (Proposed)</th>
<th>Units</th>
</tr>
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<tbody>
<tr>
<td>Level 1</td>
<td>1,088</td>
<td>761</td>
<td>237</td>
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<tr>
<td>Level 2</td>
<td>919</td>
<td>761</td>
<td>119</td>
</tr>
<tr>
<td>Level 3</td>
<td>925</td>
<td>761</td>
<td>119</td>
</tr>
<tr>
<td>Total</td>
<td>2,932</td>
<td>761</td>
<td>575</td>
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</table>

<table>
<thead>
<tr>
<th>Parking</th>
<th>Ratio Required Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential/Parking</td>
<td>1100</td>
</tr>
</tbody>
</table>
**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 Mix**
  - **Building 1**
    - Unit Mix
    - **Building 2**
      - Unit Mix
  - **Combined Total**

- **Floor Areas**
  - **Parking**
  - **Supporting Density Bonus**

- **Proposed Project Floor Plan & Massing**
1. Primary Identity Sign (University Ave.)
- Mounted wall sign.
- These large scale letters are to be fun and iconic. They are 3” deep, 1'-6" tall and averaging 1-3' in width for each letter.
- Letters are powder coated in color and constructed as 3D aluminum letter forms.
- Illumination is halo lighting for each letter in white LED.

2. Primary Identity Sign (4TH St.)
- Mounted wall sign.
- These large scale letters are to be fun and iconic. They are 3" deep, 2'-6" tall and averaging 2-3' in width for each letter.
- Letters are powder coated in color and constructed as 3D aluminum letter forms.
- Illumination is halo lighting for each letter in white LED.

3. Primary Identity Sign (Hearst Ave.)
- Mounted wall sign.
- These large scale letters are to be fun and iconic. They are 3" deep, 1'-6" tall and averaging 1-3' in width for each letter.
- Letters are powder coated in color and constructed as 3D aluminum letter forms.
- Illumination is halo lighting for each letter in white LED.
1. Leasing Identity Sign
2. Community 4th Street Mural
3. Horizontal Parking Sign
4. Parking Wayfinding Sign

**Horizontal Parking Sign**
- 1/8" Thick Aluminum Sign directly mounted to parking entrance.
- Sign is direct printed with UV and weather resistant paint.
- Illumination is indirect from architectural lighting.

**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.

**Signage Plan**
- 1. Leasing Identity Sign
- 2. Community 4th Street Mural
- 3. Horizontal Parking Sign
- 4. Parking Wayfinding Sign

**Signage**
- Signs are constructed from aluminum and painted. Indirect illumination done by others.
- Signs are bolted to beams using large, industrial bolts or hung from welded pole brackets.
1. Attached Awning Signage
2. Generic Signage
3. Awning Signage
4. Attached Awning Signage
5. Blade Signage

**Signage Plan**

1. **Attached Awning Signage**
   - Sign is constructed from aluminum and attached to awning.
   - 1" deep letterforms and symbol.
   - Symbol is laser cut aluminum and painted.

2. **Generic Signage**
   - TBD

3. **Awning Signage**
   - TBD

4. **Attached Awning Signage**
   - TBD

5. **Blade Signage**
   - Blade sign is constructed from aluminum, and finished with a matte clear coat.
   - Mounted 1" off a small plate, which is bolted directly to wall.
   - Typical on every storefront.

**Suggested Typical Retail Signage**

- **1900 FOURTH BERKELEY, CALIFORNIA**
- **WEST BERKELEY INVESTORS, LLC**
- **ZONING PROJECT COMPLIANCE**
- **MARCH 8, 2018**
LANDSCAPE KEY PLAN

1. COMMUNITY PARK
   - California coastal garden with grasses and native plantings
   - outdoor dining
   - historic lagoon edge interpretive marker
   - site furniture
2. BIKE CORRAL
3. BIKE RACK per CITY STANDARDS
4. BENCH at TREE WELL
5. PODIUM TERRACE OVER RETAIL with PARK & STREET VIEWS
6. NORTH PODIUM COURTYARD
   - outdoor kitchen
   - fire pit
   - game lawn
7. SOUTH PODIUM COURTYARD
   - tot lot
   - outdoor kitchen
   - game lawn
8. 4th FLOOR ROOF TERRACE
   - outdoor kitchen
   - fireplace
9. 5th FLOOR ROOF DECK with OUTDOOR MOVIES
10. 5th FLOOR ROOF DECK with DINING
11. 6th FLOOR ROOF DECK with BAY VIEWS

TREE KEY
- ACER BURGERIANUM
- ACER GRISUM
- GINKGO BILoba ‘PRINCETON SENTRY’
- PLATANUS x ACERIFOLIA ‘COLOMBIA’
- ACER RUBRUM ‘BOWHALL’
- STYRAX JAPONICUS ‘SNOWCONE’
- MAGNOLIA GRANDIFLORA ‘LITTLE GEM’
- TRISTANIA LARIFINA

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 neighbourhood’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 Plane Trees, 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 neighbouring bus stop. Along Hearst Ave. the addition of street trees further enhances the pedestrian environment along with bike racks located near leasing and community services entries.

A Community Park activated by vibrant streetscapes and retail anchors the site and provides an artful green amenity to the greater community. Along the retail front, hardscapes and site furnishings nod to the site’s historic lagoon shoreline with wave-like patterns and an undulating seawall. Raised corted planters with native grasses and low water use plantings provide texture and movement in the landscape. Sculptural site furnishings provide opportunity for spontaneous gatherings and a sense of intimacy. Pole lights within the park increase the night-time usability. Paving materials and landscape details connect to the industrial chic of the surrounding architecture.

The podium level courtyards each have their own individual character, supported by variety in planting colors, forms and textures. The courtyard adjacent to the Fitness Center is envisioned as a place to gather and connect, both with neighbours and visually to the streetscape and the Park below. A yoga deck off the fitness room takes in easterly mountain views. Building 1 Courtyard features a central fire pit with soft seating, outdoor dining and synthetic turf game lawn with cabanas and games. Building 2 Courtyard includes a tot lot, outdoor dining and synthetic turf game lawn. Planters with tree and shrub plantings provide privacy to adjacent private patios and upper units.

A number of roof terraces take on various functions, each is designed to promote community connectivity and invite residents to enjoy the outdoors. Mountain and Bay views are highlighted when possible. A generous 4th floor deck provides a 2-sided fireplace, lounge with soft seating and sit-up bar with TV and dining areas. At the 5th floor, a roof deck oriented towards mountain views provides a lounge space for social activity during the day and activates with outdoor movies at night. A secondary 5th floor deck provides a group dining space and takes in Bay views. At the southwest corner, a 6th floor roof terrace includes several lounging spaces as well as outdoor dining opportunity with open Bay views. Pottery with lush planting will soften the roof decks and enrich the spaces with life.

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. 4th St. streetscapes will adhere to Aquatic Park Connection Design Guidelines.

Within the Park, undulating bands of integral color concrete in varying colors, finishes and widths will highlight the retail edge and provide visual clues to invite visitors into the space.

Podium Level:
On the podium level, concrete pavers in varying colors, finishes and widths will also be utilized.

Roof Deck:
Wood grain tile and concrete pavers with enhanced finishes will be used on the roof deck amenity space.

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 and 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.
### SOUTH SAN FRANCISCO RFP

SOUTH SAN FRANCISCO, CA  
SITE DESIGN  
FEBRUARY 01, 2018  
TCA # 2017-019  
50' 0' 100' 200' 3D MASSING A-1  

### ZONING PROJECT APPROVAL

BERKELEY, CA  
1900 FOURTH  
PLANT LIST

<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>WATER USE SOURCE</th>
<th>STORMWATER TOLERANT</th>
<th>NATIVE HEIGHT</th>
<th>EVERGREEN</th>
<th>FALL COLOR</th>
<th>FLOWER COLOR</th>
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<tbody>
<tr>
<td><strong>GRASS</strong></td>
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<tr>
<td><em>Bouteloua gracilis</em></td>
<td><em>BLOND AMBITION</em></td>
<td>1 GALLON</td>
<td>18&quot;</td>
<td>SAN MARCOS</td>
<td>LOW</td>
<td>SAN MARCOS</td>
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<td>BURF</td>
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<td><em>Carex davallii</em></td>
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<td>SAN MARCOS</td>
<td>Yes</td>
<td>No</td>
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<td><em>Chondropetalum tomentosum</em></td>
<td><em>CAPE RUSH</em></td>
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<td>EBIRD</td>
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<td>3&quot;</td>
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<tr>
<td><em>Juncus patens E.L. Bailey</em></td>
<td><em>ELA BLUE CALIFORNIA GRAY RUSH</em></td>
<td>1 GALLON</td>
<td>2'-0&quot;</td>
<td>SAN MARCOS</td>
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<td>WUCOLS</td>
<td>Yes</td>
<td>24&quot;</td>
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<td><em>Muhlenbergia rigens</em></td>
<td><em>OCHRE</em></td>
<td>6 GALLONS</td>
<td>4'-0&quot;</td>
<td>SAN MARCOS</td>
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<td>WUCOLS</td>
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<td>4'-0&quot;</td>
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<tr>
<td><em>Boronia longifolia</em></td>
<td><em>AUTUMN MOON GRASS</em></td>
<td>1 GALLON</td>
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<td>SAN MARCOS</td>
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<td>WUCOLS</td>
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<td><em>Betula papyrifera</em></td>
<td><em>SWANBIRD</em></td>
<td>1 GALLON</td>
<td>18&quot;</td>
<td>BLUE SPRUCE</td>
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<td>WUCOLS</td>
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<td>8&quot;</td>
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<td>LAB PITTAS</td>
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<td>2&quot;</td>
<td>Yes</td>
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<td><em>Aesculus x carnea</em></td>
<td><em>KANGAROO PAW</em></td>
<td>5 GALLONS</td>
<td>2'-0&quot;</td>
<td>SUNSET</td>
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<td>WUCOLS</td>
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<td>4'-0&quot;</td>
<td>No</td>
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<td><em>Helianthus</em> <em>BEAN NENEE</em></td>
<td><em>SUNROSE</em></td>
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<td><em>CREAM &amp; GREEN CARPET</em></td>
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<td>25&quot;</td>
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</table>

**Plant List**

1900 FOURTH  
BERKELEY, CA  
MARCH 8, 2018  
ZONING PROJECT APPROVAL
PAVING MATERIALS
At street level, the City standard concrete sidewalk will connect to a top-seeded aggregate finish, highlighting the retail entries along University Avenue, Hearst Avenue and Fourth Avenue.

Within the Park, undulating bands of integral color concrete in varying colors, finishes and widths will highlight the retail edge and provide visual clues to invite visitors into the space.

Podium Level:
On the podium level, concrete pavers in varying colors, finishes and widths will also be utilized.

Roof Deck:
Wood-grain tile and concrete pavers with enhanced finishes will be used on the roof deck amenity space.
WATER CONSERVATION FEATURES

1. Installation of automatic 'smart' irrigation controller with rain-sensor.
2. The use of low precipitation/low angle irrigation spray heads.
3. The use of low volume drip tubing installed below mulch.
4. Installation of a backflow preventer system.
5. Soil amendment to achieve good soil moisture retention.
6. Mulching to reduce evapotranspiration from the root zone.

WATER CONSERVATION STATEMENT

The following measures will be incorporated into the project to conserve water:

- Installation of automatic 'smart' irrigation controller with rain-sensor.
- Use of low precipitation/low angle irrigation spray heads.
- Use of low volume drip tubing installed below mulch.
- Installation of a backflow preventer system.
- Soil amendment to achieve good soil moisture retention.
- Mulching to reduce evapotranspiration from the root zone.

IRRIGATION HYDROZONES:

- Hydro-Zone 1 - North/East Facing - 3,082 S.F.
- Hydro-Zone 2 - South/West Facing - 566 S.F.
- Hydro-Zone 3 - N/E Facing Raised Planters on Podium - 1,858 S.F.

IRRIGATION TECHNIQUE:

- Shrubs - Sub surface drip irrigation
- Trees - Bubblers

Architectural elements, plants, and planting to enhance the visual character of the site and the standards prevailing in the industry.

Evapotranspiration and percolation. Planted beds shall be mulched to retain soil moisture and reduce moisture for healthy growth and to conserve water.

Moderate water consuming plants shall be properly amended to retain moisture for healthy growth and to conserve water.

Soil shall be prepared and emended to provide for maximum moisture retention and soil requirements to conserve water and create a drought responsive landscape.

The irrigation system for each hydrozone will be automatic and incorporate low volume drip emitters, bubblers, and high efficiency low angle spray heads at turf volume.

The exception of the brass piping into and out of the backflow units. All work will be done in the best acceptable manner in accordance with applicable codes and standards.

In the event of pressure supply line breakage, it will be detected any broken sprinkler heads to stop that station's operation, advancing to the next workable station.

The maintenance staff will be provided with a mechanical device to distribute water in the most efficient manner and within a time frame that ensures plant survival. Drip irrigation systems may be employed where considered to be effective.