



3/25/11

Meghan Connolly Haupt (Client)
4th Street Lofts, Board of Directors
247 4th Street
Oakland, CA 94607

PROJECT NAME AND LOCATION

4th Street Lofts Interior Improvement Recommendations
247 4th Street
Oakland, CA 94607

On February 20, 2011, T-Squared Architecture, Inc. performed a visual survey of the Client's existing building located 247 4th Street, Oakland, CA 94607 for the purpose of establishing architectural and/or design recommendations for possible design improvements for the facility.

The following aesthetic plan represents our findings.

Fourth Street Lofts Aesthetic Plan

Goals:

- Freshen up overall appearance
- Move away from multi-color, 80's décor
- Play up industrial/historical nature of building and neighborhood
- Replace existing décor/paint with more durable and long lasting options
- Achieve overall/consistent look and feel for building

Caveats:

- Upgrade with more wear resistant materials
- Consider maintenance costs
- Don't compromise any raw/original elements in any way (e.g. concrete pillars)
- Use eco-friendly materials whenever possible (with competitive pricing and durability)

Color Recommendations: (see samples)

- Walls – medium tone of a warm grey
- Accent Walls – medium to dark tone of burnt sienna
- Pipes & Handrails – black
- Exterior Unit Doors – dark, warm grey (if painted instead of recoated)

Other Recommendations:

- Use uniform wattage bulbs throughout building for consistency of feel
- High-scrub paint (instead of epoxy paint) – commercial grade
- Weight planters with sand or rocks to stay in place
- Sell gas lamp (doesn't fit décor and is possibly worth money) Check out other building for ideas around mandatory safety (way finding) signage

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Phase I

Sandblast Alice St. stairwell to remove multi-color paint and reveal natural cast iron stair edges – Seal exposed concrete

Sandblast hand railing up Alice St. stairwell to remove purple paint
Sandblast exposed pipes in all common areas to remove multi-color paint (black excluded)

Add more lighting to hallways – minimum of 3 bulbs per hall (currently there is one bulb)

Remove trees from second floor

Add vintage lockers to exposed hallway closet in Alice St. stairwell on 2nd floor

Phase II

Remove oil paintings from mail room and Alice St. stairwell

Hang large black and white images or opaque obstruction from chains in open space above two half walls in mail room area

Remove trees from mail room

Remove existing mailboxes/cubby holes to expose wall

Remove cork boards

Install regulation silver mailboxes (possibly in corner where trees are or on hallway to 1st floor)

Paint metal window frames with black

Paint hand railing up Alice St. stairwell and all pipes black

Phase III

Paint interior walls in an egg-shell finish of warm, medium shade grey

Paint yellow walls adjacent to elevator doors in deep shade of burnt sienna

Add 5-foot high wall covering from 1st floor down stairwell to garage (too high traffic for exposed paint) – copper or stainless steel recommended

Replace all aesthetic signage with metal, cut out text that stands off wall

Replace all mandatory safety signage with more attractive option

Phase IV

Paint exterior unit doors a dark warm grey color OR refinish in wood paneling to match wood around elevator frame OR add thin copper veneer

Remove trees from lobby

Add more planters to lobby along long wall under photos

Add more black and white historical photos to lobby walls – collage of various sizes

Phase V

Build bike locker to utilize space in mail room

- Wall off bike room
- Hang bikes