



D E S I G N  
R E V I E W  
C O M M I T T E E  
S T A F F R E P O R T

**For Committee Decision**  
SEPTEMBER 15, 2022

## **2213 Fourth Street**

### **FINAL DESIGN REVIEW**

**Design Review #DRCF2022-0005** to demolish three existing non-residential buildings and one existing duplex and construct a new 128,143 square-foot, four and one-half story parking garage containing 412 off-street automobile parking spaces and one loading space to serve uses in the vicinity of the project site.

#### **I. Introduction**

This project is located on the east side of Fourth Street and the west side of Fifth Street mid-block between Allston and Bancroft Ways. The project merges lots in the MU-LI district on Fourth Street, and lots in the MU-R district on Fifth Street, into a single parcel for the construction of a four and one-half story parking structure.

The demolition of the three existing non-residential buildings on the East Block (2216 Fifth and 2221 Fourth, and 2213 Fourth) were referred to the Landmarks Preservation Commission (LPC) on July 1, 2021. The LPC took no action to initiate a Landmark or Structure of Merit designation on any of the structures. On October 7, 2021, the LPC heard a request to grant designation status to the existing duplex at 2212 Fifth Street. The LPC voted No (2-5-0-1) to designate the property, and on November 4, 2021, the LPC took final action to deny the application. The project was before the Zoning Adjustments Board on June 23, 2022 where it was awarded its Use Permit.

The project was last before the Design Review Committee for Preliminary Design Review on May 19, 2022. It is returning this month for Final Design Review, where the Committee will review the landscape at the street level, as well as construction details for the screen and other design elements.

#### **II. Background**

The project proposes the construction of a four and one-half story parking structure fronting both Fourth and Fifth Streets, with an average height of 35 feet on the Fifth Street frontage and 45 feet on the Fourth Street frontage; an elevator and trellis would project 14 feet, 3 inches above the roof level on the Fifth Street frontage.

The garage would total approximately 128, 143 gross square feet.<sup>1</sup> The parking structure would contain 412 parking spaces and one loading bay to serve surrounding uses. The building would be set back approximately 1 foot, 6 inches from the northern and southern edges of the Project site and built to the lot line along the eastern and western edges. The project includes:

- A Photovoltaic (PV) solar array on a canopy above the structure.
- 3,550 square-foot landscaped parklet on the north portion of the site for stormwater treatment and secure outdoor area for adjacent uses.
- Vehicular access would be provided through aisles on both Fourth and Fifth Streets.
- 8 new trees would be located in the landscaped parklet, and 3 new street trees on Fourth Street.

### III. Project Setting

#### A. Neighborhood/Area Description:

The 3.02-acre project site is located in West Berkeley directly east of the City of Berkeley Aquatic Park across the Union Pacific Railroad (UPRR) tracks. Specifically, the site is bisected by Fourth Street and generally bordered by Allston Way to the north, Fifth Street to the east, Bancroft Way to the south, and the UPRR corridor to the west. The Project site is located south of the Fourth Street commercial and is surrounded by various industrial and commercial uses. Building heights in West Berkeley consist of one- and two-story residential uses, generally east of Fifth Street, and up to six-story mixed-use residential buildings adjacent to the University Avenue overpass.

#### B. Site Conditions:

The overall project site comprises seven parcels and nine existing buildings across two contiguous blocks, referred to as the “East Block” and the “West Block”. The project proposed in this application is located in the “East Block”, which consists of three parcels containing four existing vacant one-to two-story buildings totaling 10,763 square feet with addresses at 2212 Fifth Street (residential duplex), 2216 Fifth Street and 2221 Fourth Street (light manufacturing, building contractor) and 2213 Fourth (storage shed), as well as a surface parking lot containing 38 spaces.

Figure 1: Vicinity Map



**Table 1: Land Use Information**

Location		Existing Use	Zoning District	General Plan Designation
Subject Property		Manufacturing, office (vacant), duplex (vacant)	MU-LI and MU-R	M - Manufacturing and MU – Mixed-Use Residential
Surrounding Properties	North	Various commercial uses		
	South	Light manufacturing		
	East	Commercial uses and parking lot	MU-R	MU
	West	Light manufacturing and warehouse-based non-store retail (vacant)	MU-LI	M

**IV. Summary from May 19, 2022 DRC Meeting**

*Preliminary Design Review received a favorable recommendation on design issues as presented, however as citizens of Berkeley, the DRC would like ZAB to take a closer look at the number of parking spaces because of their concerns with climate change and the project’s proximity to a mixed-use residential neighborhood. The DRC also offered the following direction for Final Design Review (FDR). MOTION: (Mitchell, Kahn) VOTE (6-0-0-1) Pink - absent.*

**Conditions**

- *Review screen finish and details at FDR, along with colors and material palette.*
- *De-emphasize the vertical stair tower on 5<sup>th</sup> Street;*
- *All plants adjacent to the sidewalk, including vines, should be planted directly into the ground, with irrigation, or provide an alternate method at FDR.*
- *Provide an alternate to the standard security grille on 4<sup>th</sup> Street at FDR.*
- *Provide more landscape adjacent to the sidewalk on 4<sup>th</sup> Street.*
- *Nandina must be removed from the plant palette. Provide an alternate selection at FDR.*

**Recommendation**

- *Consider extending the metal screen on 5<sup>th</sup> Street horizontally.*

**ZAB/ Public Work Recommendations**

- *Consider right turn only when exiting on 5<sup>th</sup> Street.*
- *Recommend closing the Fifth Street exit at dusk.*
- *Emphatically support the addition of street trees on 5<sup>th</sup> Street and request coordination of City departments to approve bulb outs with street trees in the public right of way.*

## V. Issues and Analysis

### A. Consistency with Approved Use Permit Design

An 8 ½" x 11" copy of the approved Use Permit drawings is attached for reference. This design submittal is consistent with approved Use Permit design.

### B. Current Submittal includes:

- Plans, exterior elevations, building sections;
  - Color of cement fiber board has been modified and is more subtle in order to de-emphasize the vertical stair tower for a more balanced building design.
- Construction details, wall sections, color and material palette; and
  - Although canopy and trellis details are included in the drawings set, additional exterior details that are in the building permit set will be presented at the meeting.
- Landscape and planting plans, as well as construction details.
  - Additional plantings have been added to the 4th street frontage.
  - Nandina has been removed from the plant list.

### C. Issues for Discussion:

- Building Details
- Landscape Plan / Final Plant Palette
- Colors and Materials

## VI. Recommendation

Staff recommends that the Committee discuss the issues outlined above and approve Final Design Review with staff follow up as necessary.

### Attachments:

1. Project Plans, received August 31, 2022
2. Color and Material Board, received August 31, 2022
3. Applicant Response to DRC Comments, received August 31, 2022
4. Approved Use Permit Plans, approved June 23, 2022

**Staff Planner:** Anne Burns, aburns@ci.berkeley.ca.us, (510) 981-7410

# THE LAB PARKING STRUCTURE

USE PERMIT - RESUBMITTAL

AUGUST 30, 2022



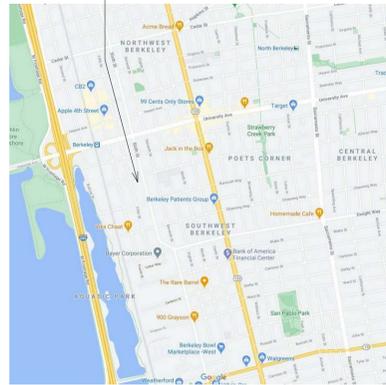
TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710



INTERNATIONAL PARKING DESIGN, INC.  
560 14TH STREET,  
SUITE 300  
OAKLAND CA 94612  
T. 510.473.0300

PROJECT SITE



LOCATION MAP

SCALE: N.T.S.

PROJECT SITE



SITE CONTEXT

SCALE: N.T.S.

**Project Description**

The purpose of the following report is to identify and develop a 412 space parking structure in Southwest Berkeley, California. The site is located east of Fourth Street and west of Fifth Street between Allston Way and Bancroft Way. The proposed Parking Structure will be primarily used for employee parking for the adjacent office and lab uses. The structure will span the entire width of the existing block between Fourth and Fifth Street and occurs roughly midblock between Allston and Bancroft Ways. Vehicular ingress and egress aisles are anticipated to be positioned at the east and west ends of the structure with curb cuts on Fourth and Fifth Street. Positioning of vehicular access at the north end of the structure on Fourth Street allows for landscaped buffers and an uninterrupted pedestrian access to the office and lab buildings for which the garage serves. In addition to passenger vehicles, the project provides a single bay loading facility which will be accessed off of Fourth Street. A private use landscaped parklet will also be provided north of the proposed parking structure which will be used for storm water treatment as well as be a secured outdoor area for the adjacent office and lab uses.

With a projected capacity of 412 vehicular spaces, the garage will likely be 4-levels above grade on Fourth Street, approximately 45-feet in height and 3 levels above grade on Fifth Street, approximately 35-feet in height. Vertical circulation cores will be located on both frontages of the building. With the western core on Fourth Street providing a single passenger elevator. The orientation of the parking structure will allow for adequate areas of the garage walls to be open, thus negating the need for mechanical ventilation as per the California Building Code exception for Open Parking Structures – a greener, more economical solution. Lighting of the structure will follow current California standards; which include the use of LED fixtures and occupancy sensors, reducing maintenance outlays and energy costs. The roof level could be made available to photovoltaic arrays, off-setting the structure's energy demands and approaching or attaining a Net-Zero Energy Project. Current code requirements mandate that only the infrastructure and service sizing for 6% electric vehicle charging stations be provided. Provisions include electrical service capacity for the future stations, and are included in the design. The Owner may elect to add the charging stations now, though it is not essential for code compliance. Landscaped stormwater filtration basins will be provided to filter rainwater on-site and alleviate run-off from inundating the municipal storm system. The parking levels and circulation cores will be differentiated and signed for simple way-finding for both drivers and pedestrians. The architectural treatment of the prominent façade elevations will be compatible with existing and proposed future developments adjacent to the site and be a welcome addition to what is becoming a center for lab, research and development and commercial office uses within the City of Berkeley. Architecture facade elements in the garage is provided as art form on elevation facing 4th & 5th

PROJECT DATA | **A101**

DRAWING INDEX		
SHEET NUMBER	SHEET NAME	PERMIT SUBMITTAL   05/17/2022
A100	COVERSHEET	■ ■
A101	PROJECT DATA	■ ■
C-1	TOPOGRAPHIC SURVEY	■ ■
C-2	DEMOLITION PLAN	■ ■
C-3	CONCEPTUAL GRADING PLAN	■ ■
C-4	CONCEPTUAL UTILITY PLAN	■ ■
C-5	CONCEPTUAL STORM WATER MANAGEMENT PLAN	■ ■
L-1	LANDSCAPE PLAN	■ ■
L-2	IRRIGATION HYDROZONE PLAN	■ ■
L-3	LANDSCAPE ELEVATION	■ ■
A102	SITE PLAN	■ ■
A103	GROUND LEVEL FLOOR PLAN	■ ■
A104	SECOND LEVEL FLOOR PLAN	■ ■
A105	THIRD LEVEL FLOOR PLAN	■ ■
A106	FOURTH LEVEL FLOOR PLAN	■ ■
A107	FIFTH (ROOF) LEVEL FLOOR PLAN	■ ■
A107.1	PV PLAN	■ ■
A108	BUILDING SECTIONS	■ ■
A109	BUILDING ELEVATIONS	■ ■
A109.1	MISCELLANEOUS	■ ■
A110	SITE PHOTOS	■ ■
A111	SHADOW ANALYSIS @ VERNAL EQUINOX	■ ■
A112	SHADOW ANALYSIS @ SUMMER SOLSTICE	■ ■
A113	SHADOW ANALYSIS @ WINTER SOLSTICE	■ ■
A114	STREET STRIP ELEVATIONS	■ ■
A115	PHOTO SIMULATIONS - AERIAL VIEW	■ ■
A116	PHOTO SIMULATIONS - AERIAL VIEW	■ ■
A117	PHOTO SIMULATIONS - STREET VIEW	■ ■
A118	PHOTO SIMULATIONS - STREET VIEW	■ ■
A119	PHOTO SIMULATIONS - STREET VIEW	■ ■

PROJECT DATA

PROJECT ADDRESS:	2213 4TH ST
ACCESSOR PARCEL NUMBER:	56-1958-6-4 / 56-1958-14-1 / 56-1958-4
TYPE OF CONSTRUCTION:	TYPE 2A ALLOWABLE AREA/FLOOR PER TABLE 406.5.4 50,000 S.F./10 TIERS
	ACTUAL AREA/LEVEL = 124,667 S.F./5 TIERS 123,953 < 50,000 S.F./10 TIERS = O.K
ZONNING:	MUR/MULI
OCCUPANCY: (CBC 311.3)	S-2 OPEN PARKING GARAGE JCC 406.4 & 406.6 S-1 GENERAL STORAGE
NO. OF STORIES:	5 TIERS
FIRE PROTECTION:	WET STANDPIPES IN S-1 & S-2 OCCUPANY
VENTILATION:	NATURALLY VENTILATED GROUND LEVEL TO THE ROOF
REQUIRED EXITS:	TWO (2) CBC SECTION 1019.11 TWO (2) PROVIDED = OK

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	M	B	DESIGNATED PARKING										TOTAL	S.F./STALL		
					CAV	EV-AMB	EV-VA	EV-A	EVCS	FEVCS	AS	VS	CS	FS			C	
NON-PARKING AREA:																		
SERVICE AREA**	2,322	67																
CIRCULATION AREA***	333	1,469																
SUB TOTAL:	2,655	1,535																
TOTAL:	4,190																	
PARKING AREA:																		
GROUND LEVEL	25,062		3	2	1	1	1	9	18	6	2				32	72	348.08	
SECOND LEVEL	1,749	26,087		2				10	44						40	96	289.96	
THIRD LEVEL		29,133		2				10	50						40	102	285.62	
FOURTH LEVEL		27,642		2				10	46						36	94	294.06	
FIFTH (ROOF) LEVEL		14,280							7						21	20	48	297.50
SUB TOTAL:	26,811	97,142	3	0	6	1	1	39	165	6	2	0	0	21	168	412	300.86	
TOTAL:	123,953																	
TOTAL PARKING AND NON-PARKING AREA:	29,466	98,677																

LEGEND:  
 M - MOTORCYCLE  
 B - BIKES  
 CS - CAR SHARE  
 CAV - COMBINATION OF LOW-EMITTING, FUEL EFFICIENT AND CARPOOL/VAN POOL VEHICLES  
 EV-AMB - AMBULATORY ELECTRIC VEHICLE CHARGING STATION  
 EV-VA - VAN ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION  
 EV-A - REGULAR ACCESSIBLE ELECTRIC VEHICLE CHARGING STATION  
 EVCS - ELECTRIC VEHICLE CHARGING STATION  
 FEVCS - FUTURE ELECTRIC VEHICLE CHARGING STATION  
 AS - REGULAR ACCESSIBLE STALL  
 VS - VAN ACCESSIBLE STALL  
 FS - FULL SIZE STALL  
 C - COMPACT STALL

PER BMC 5.106.5.3.3, 166 PARKING SPACES (40% OF TOTAL PARKING NUMBER) SHALL SUPPORT FUTURE EVSE.

\* DOES NOT INCLUDE MOTORCYCLE AND BIKE SPACES  
 \*\* INCLUDES ELECT., MECH., SWEEPER, TRASH AND STORAGE AREAS

TheLAB Parking Structure

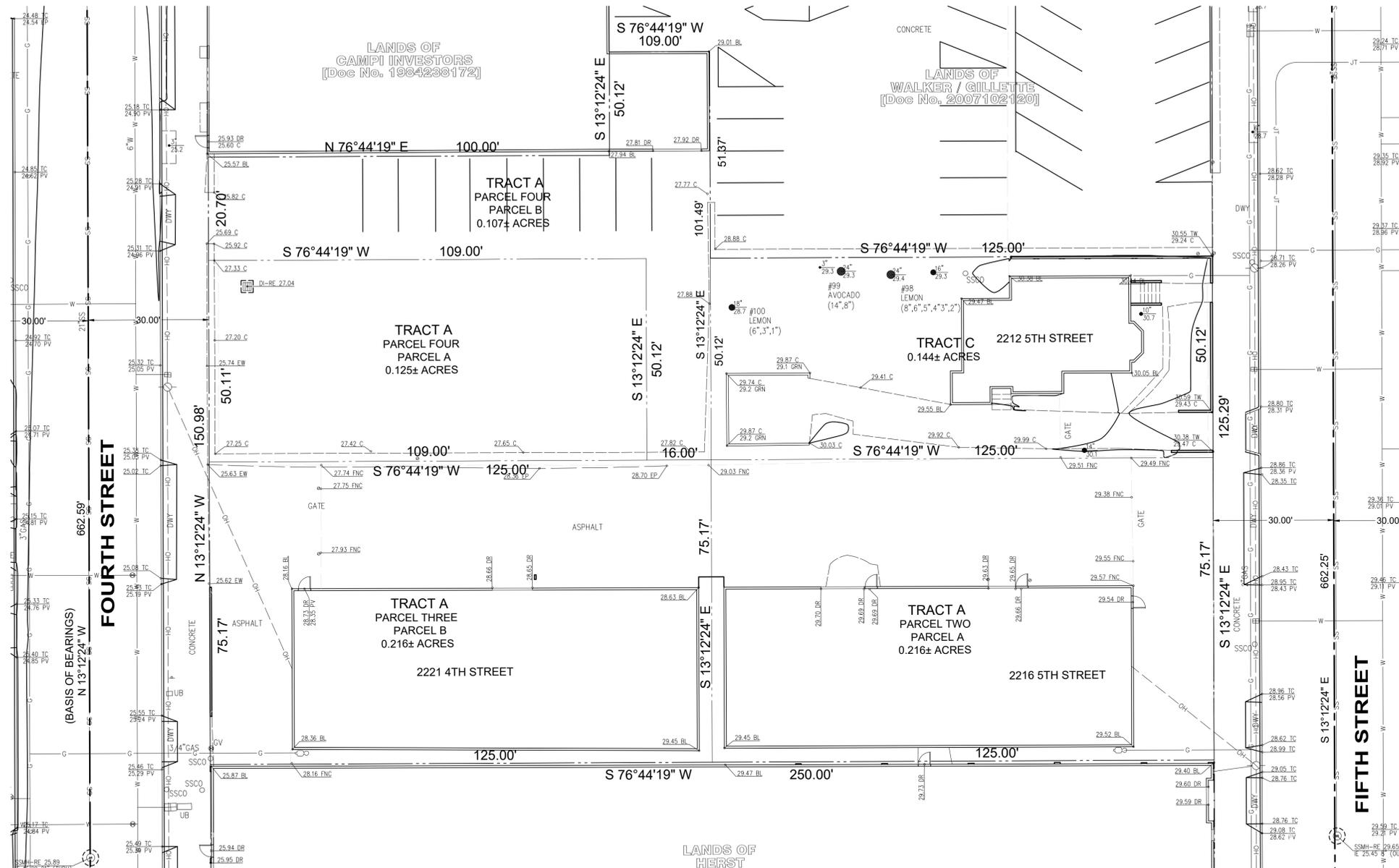
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08/30/2022

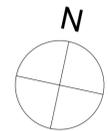
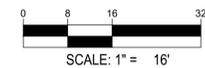
C-1



LEGEND

PROPERTY LINE	---	BACK FLOW PREVENTER	↔
ADJACENT PROPERTY LINE	- - - - -	UTILITY BOX (SIZE VARIES)	□
CENTERLINE	—+—+—+—	MONITORING WELL	⊙
MONUMENT LINE	—●—●—●—	SIGN	⊕
BUILDING LINE W/ DOOR	—┌—┐—┌—┐—	TREE W/ SIZE AND ELEVATION	● 10' 100.0'
BUILDING OVERHANG	—┌—┐—┌—┐—	SPOT ELEVATION	⊙ x 32.1
FOUND MONUMENT AS NOTED	●	CONTOUR	~
BOLLARD LIGHT	⊙	INDEX CONTOUR	~ 15
LIGHT	⊙	CURB	—
STREET LIGHT	⊙	CURB & GUTTER	—
TRANSFORMER	⊙	CONCRETE	▨
FIRE HYDRANT	⊙	FENCE	—x—x—x—
STORM DRAIN MANHOLE	⊙	RETAINING WALL	—
SANITARY SEWER MANHOLE	⊙	EDGE OF PAVEMENT	—
CLEAN OUT	⊙	SANITARY SEWER	—SS—
GAS METER	⊙	STORM DRAIN	—SD—
UTILITY POLE W/ GUY WIRE	⊙	WATER	—W—
VALVE	⊙	GAS	—G—
CATCH BASIN / DROP INLET	⊙	UNDERGROUND ELECTRIC	—E—
WATER METER	⊙	OVERHEAD	—OH—
FIRE DEPARTMENT CONNECTION	⊙	JOINT TRENCH	—JT—

TOPOGRAPHIC SURVEY  
 SCALE: 1/16" = 1'-0"



06/08/2022

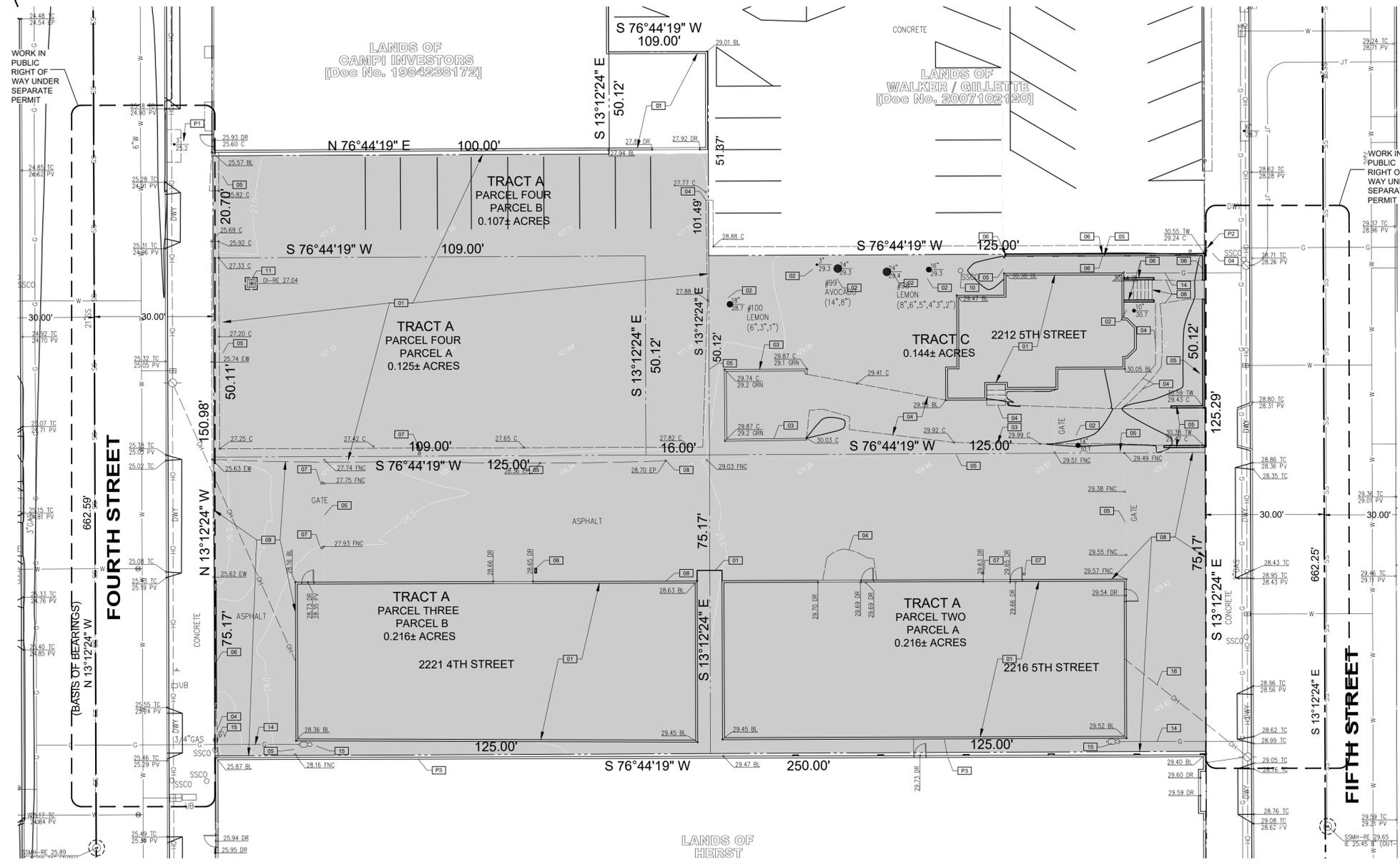
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C-2



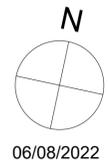
LEGEND

PROPERTY LINE	---	BACK FLOW PREVENTER	⊕
ADJACENT PROPERTY LINE	- - -	UTILITY BOX (SIZE VARIES)	□
CENTERLINE	---	MONITORING WELL	⊙
MONUMENT LINE	---	SIGN	⊕
BUILDING LINE W/ DOOR	---	TREE W/ SIZE AND ELEVATION	● 10' 100.0' x 32.1
BUILDING OVERHANG	---	SPOT ELEVATION	⊕
FOUND MONUMENT AS NOTED	---	CONTOUR	~
BOLLARD LIGHT	⊕	INDEX CONTOUR	~
LIGHT	⊕	CURB	---
STREET LIGHT	⊕	CURB & GUTTER	---
TRANSFORMER	⊕	CONCRETE	---
FIRE HYDRANT	⊕	FENCE	---
STORM DRAIN MANHOLE	⊕	RETAINING WALL	---
SANITARY SEWER MANHOLE	⊕	EDGE OF PAVEMENT	---
CLEAN OUT	⊕	SANITARY SEWER	---
GAS METER	⊕	STORM DRAIN	---
UTILITY POLE W/ GUY WIRE	⊕	WATER	---
VALVE	⊕	GAS	---
CATCH BASIN / DROP INLET	⊕	UNDERGROUND ELECTRIC	---
WATER METER	⊕	OVERHEAD	---
FIRE DEPARTMENT CONNECTION	⊕	JOINT TRENCH	---
LIMITS OF DEMOLITION SEE KEYNOTES FOR DETAILS	---		

DEMOLITION NOTES

P1	PROTECT TREE	13	DEMOLISH WATER LINE
P2	PROTECT BOLLARD	14	CAP NATURAL GAS LINE AT PROP LINE
P3	PROTECT BUILDING	15	GAS METER
P4	PROTECT OVERHEAD ELECTRIC	16	OVERHEAD ELECTRIC LINE
P5	PROTECT UTILITY POLE		
01	DEMOLISH BUILDING		
02	REMOVE TREE		
03	DEMOLISH CURB & GUTTER		
04	DEMOLISH CONCRETE / SIDEWALK		
05	DEMOLISH FENCE		
06	DEMOLISH WALL		
07	DEMOLISH BOLLARD		
08	DEMOLISH ASPHALT		
09	DEMOLISH UTILITY POLE		
10	DEMOLISH SANITARY CLEANOUT		
11	DEMOLISH STORM INLET		
12	DEMOLISH WATER METER / STRUCTURE		

DEMOLITION PLAN  
 SCALE: 1/16" = 1'-0"



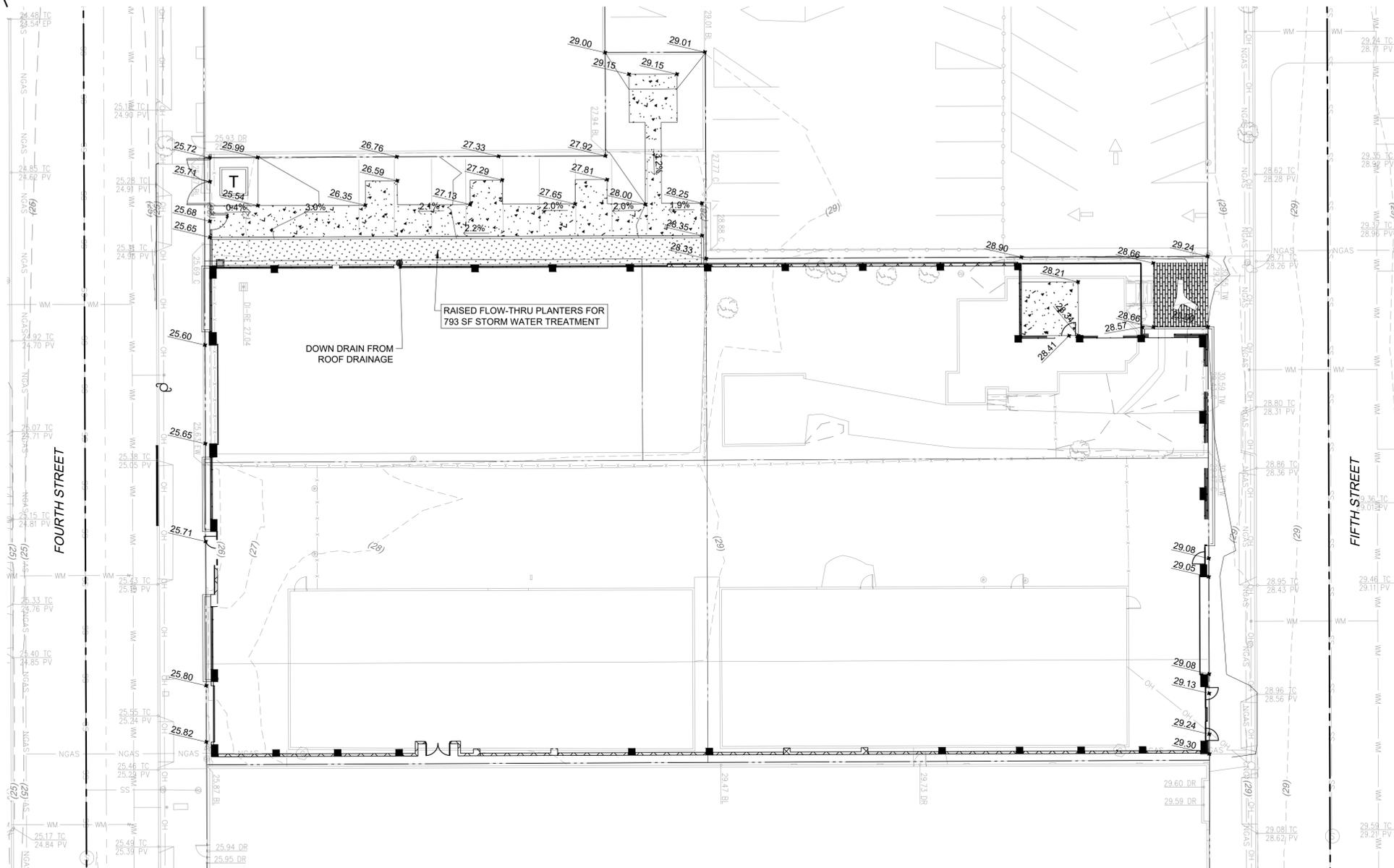
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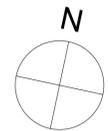
C-3



LEGEND:

	PROPERTY LINE		EXISTING CURB
	PROPOSED 5' CONTOUR		EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED 1' CONTOUR		EXISTING NATURAL GAS LINE
	EXISTING 5' CONTOUR		EXISTING SANITARY LINE
	EXISTING 1' CONTOUR		EXISTING WATER LINE
	PROPOSED STORM LINE		PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
	EXISTING STORM LINE		PROPOSED SLOPE AND DIRECTION
	PROPOSED STORM INLET		FLOW DIRECTION
	EXISTING STORM INLET		HIGH POINT
	PROPOSED SWALE		LOW POINT
	PROPOSED CURB		MATCH EXISTING
			GRADE BREAK
			TOP OF WALL
			FINISH GRADE AT WALL

GRADING PLAN  
 SCALE: 1/16" = 1'-0"



06/08/2022

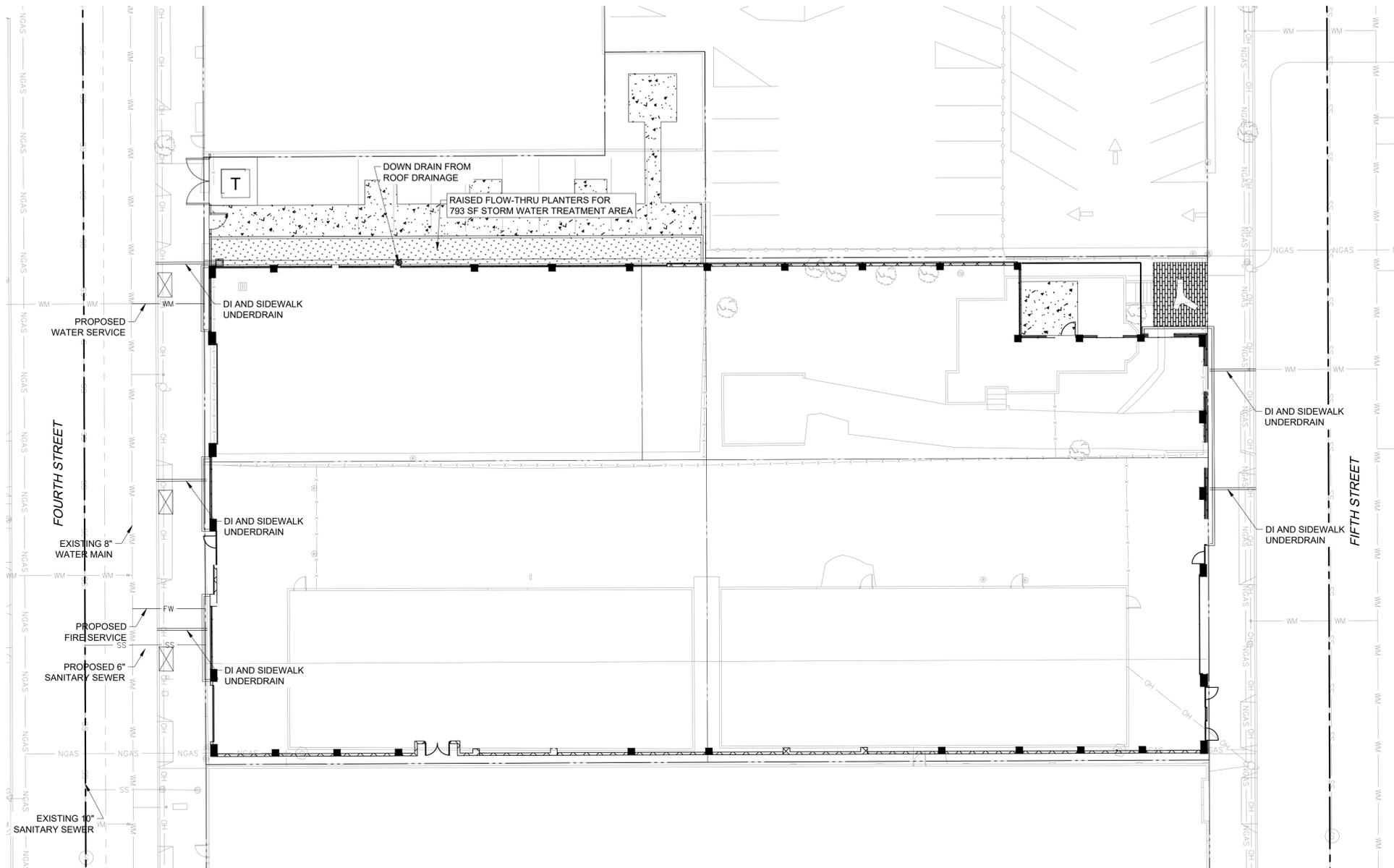
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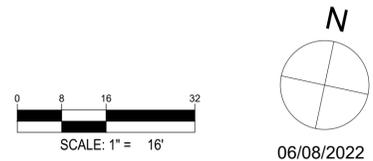
C-4



**LEGEND:**

	PROPERTY LINE		EXISTING CURB
	PROPOSED 5' CONTOUR		EXISTING OVERHEAD ELECTRIC LINE
	PROPOSED 1' CONTOUR		EXISTING NATURAL GAS LINE
	EXISTING 5' CONTOUR		EXISTING SANITARY LINE
	EXISTING 1' CONTOUR		EXISTING WATER LINE
	PROPOSED STORM LINE		PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
	EXISTING STORM LINE		PROPOSED SLOPE AND DIRECTION
	PROPOSED STORM INLET		FLOW DIRECTION
	EXISTING STORM INLET		HIGH POINT
	PROPOSED SWALE		LOW POINT
	PROPOSED CURB		MATCH EXISTING
			GRADE BREAK
			TOP OF WALL
			FINISH GRADE AT WALL

UTILITY PLAN  
 SCALE: 1/16" = 1'-0"



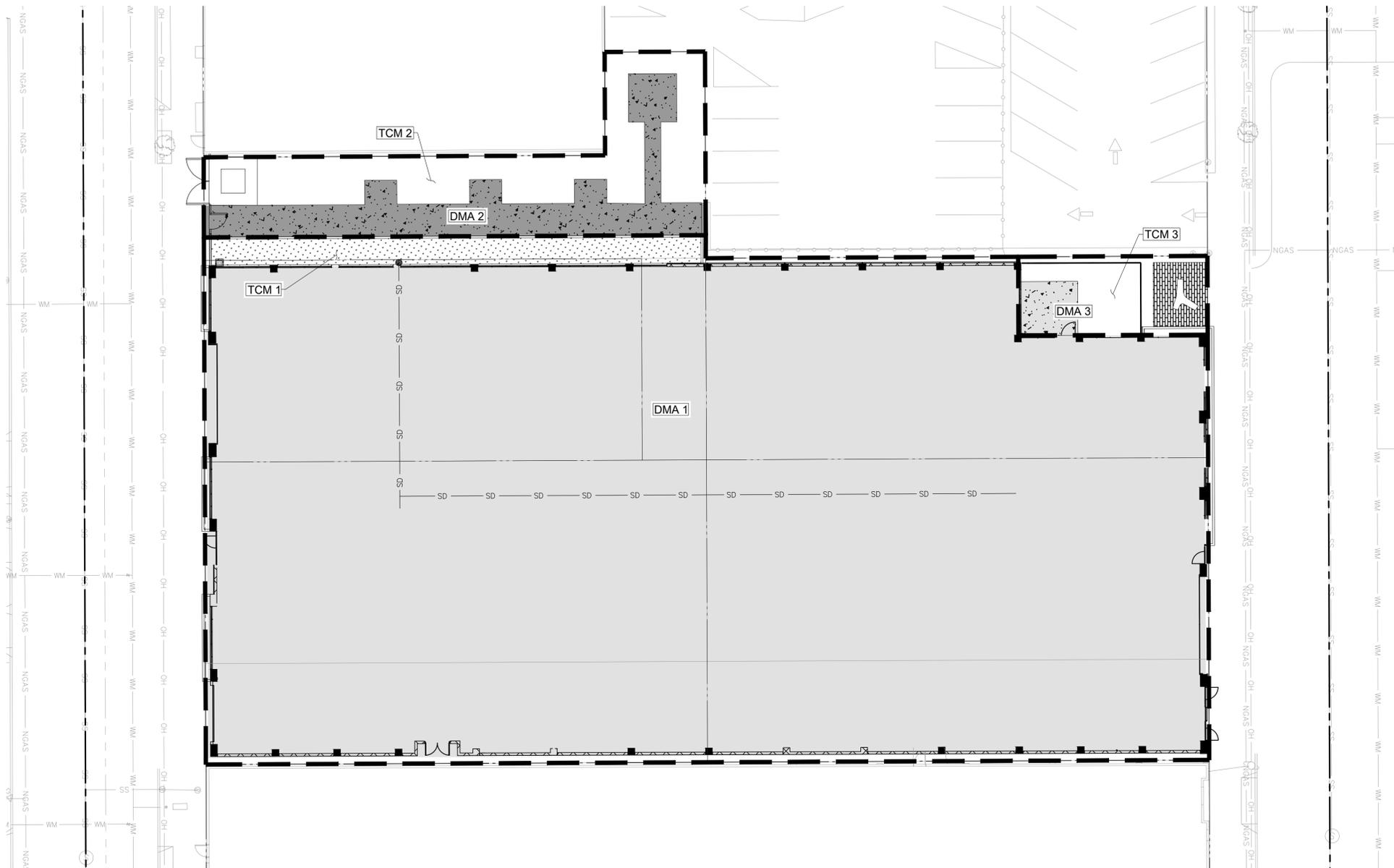
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C-5



### PLAN LEGEND

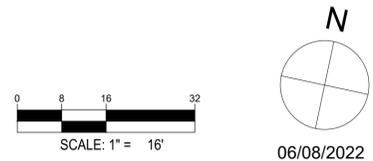
IMPERVIOUS AREA SUMMARY

- SIDEWALK AREA
- UNCOVERED PARKING
- DRAINAGE MANAGEMENT AREA
- TREATMENT CONTROL MEASURE
- DMA BOUNDARY LINE

### PERVIOUS / IMPERVIOUS COMPARISON TABLE

Project Phase Number: 21-4001-00			
Total Site (acres): 0.810		Total Area of Site Disturbed (acres): 0.810	
Impervious Surfaces	Existing Condition of Site Area Disturbed	Proposed Condition of Site Area Disturbed (square feet)	
		Replaced	New
Roof Area(s)	9,922	0	0
Parking	20,135	20,135	9,557
Sidewalks, Patios, Paths, etc	1,563	1,360	0
Streets (Public)	0	0	0
Streets (Private)	0	0	0
<b>Total Impervious Surfaces</b>	<b>31,610</b>	<b>21,495</b>	<b>9,557</b>
Pervious Surfaces			
Landscaped Areas	3,566	3,566	558
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0
<b>Total Pervious Surfaces</b>	<b>3,566</b>	<b>3,566</b>	<b>558</b>
Total Proposed Replaced + New Impervious Surfaces:		31,052	
Total Proposed Replaced + New Pervious Surfaces:		4,124	

STORMWATER PLAN  
 SCALE: 1/16" = 1'-0"



06/08/2022

**TheLAB Parking Structure** 2213 4TH ST.  
 BERKELEY, CA 94510

**WARE MALCOMB**  
 CIVIL ENGINEERING & SURVEYING  
 4683 chabot dr suite 300 pleasanton, ca 94588  
 p 925.244.9620 waremalcomb.com



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 560 14TH STREET,  
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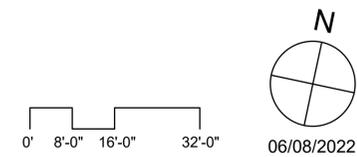
# LANDSCAPE PLAN L1

## KEY NOTES

- ① CITY SIDEWALK
- ② STORMWATER TREATMENT AREA--FLOW-THROUGH PLANTER
- ③ BENCH PRECAST CONCRETE "TWIG FORM"
- ④ TREE WELL: 3.5 FT X 6 FT
- ⑤ DG PAVING
- ⑥ TRANSFORMER PAD
- ⑦ FENCE/GATE
- ⑧ RAISED CONCRETE PLANTER AT FACE OF BUILDING
- ⑨ BENCH
- ⑩ BIKE RACK
- ⑪ MOTORCYCLE PARKING
- ⑫ PERMEABLE PRECAST CONCRETE PAVERS
- ⑬ BOLLARD LIGHT FIXTURE

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MSC. NOTES & REQUIREMENTS
<b>TREES</b>				
ACE RUB	<i>Acer rubrum 'October Glory'</i>	Red Maple	24" box	S.L.No. Whorl. Br./N. Drp. Br./Match
TRI LAU	<i>Tristania laurina 'Elegant'</i>	Telesmia	24" box	S.L.No. Whorl. Br./N. Drp. Br./Match
<b>SHRUB/SUPERANNUALS</b>				
CAR PAN	<i>Carex pansa</i>	Dune Sedge	1 G.C.	Plant at 15" o.c.
CAR TUM	<i>Carex tumulicola</i>	Grey Sedge	1 G.C.	
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 G.C.	
JUN PAT	<i>Juncus patens</i>	California Grey Rush	1 G.C.	
POL MUN	<i>Polystichum munthum</i>	Western Sword Fern	1 G.C.	F&B
RHA CAL	<i>Rhamnus californica 'Mound San Bruno'</i>	Coffeeberry	5 G.C.	F&B
ZAU CAT	<i>Zeuschneria Catalina</i>	Catalina Fuschia	5 G.C.	F&B
<b>VINES</b>				
HAR HW	<i>Hardenbergia violacea 'Happy Wanderer'</i>	Purple Vine Lilac	5 G.C.	
<b>PLANT LIST ABBREVIATIONS:</b>				
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s).				
SL	Single main, straight, dominant leader			
H. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6" min. for 24" box trees			
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no dishwoody plants.			
No. Whorl. Br.	No closely spaced whorled branches. Select even symmetrical branch distribution.			
Match	Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.			
	In general plants within a group or area are to be matched, unless noted otherwise.			
o.c.	On center			
N. Drp. Br.	No long heavy drooping branches			

① LANDSCAPE PLAN  
 SCALE: 1/16" = 1'-0"



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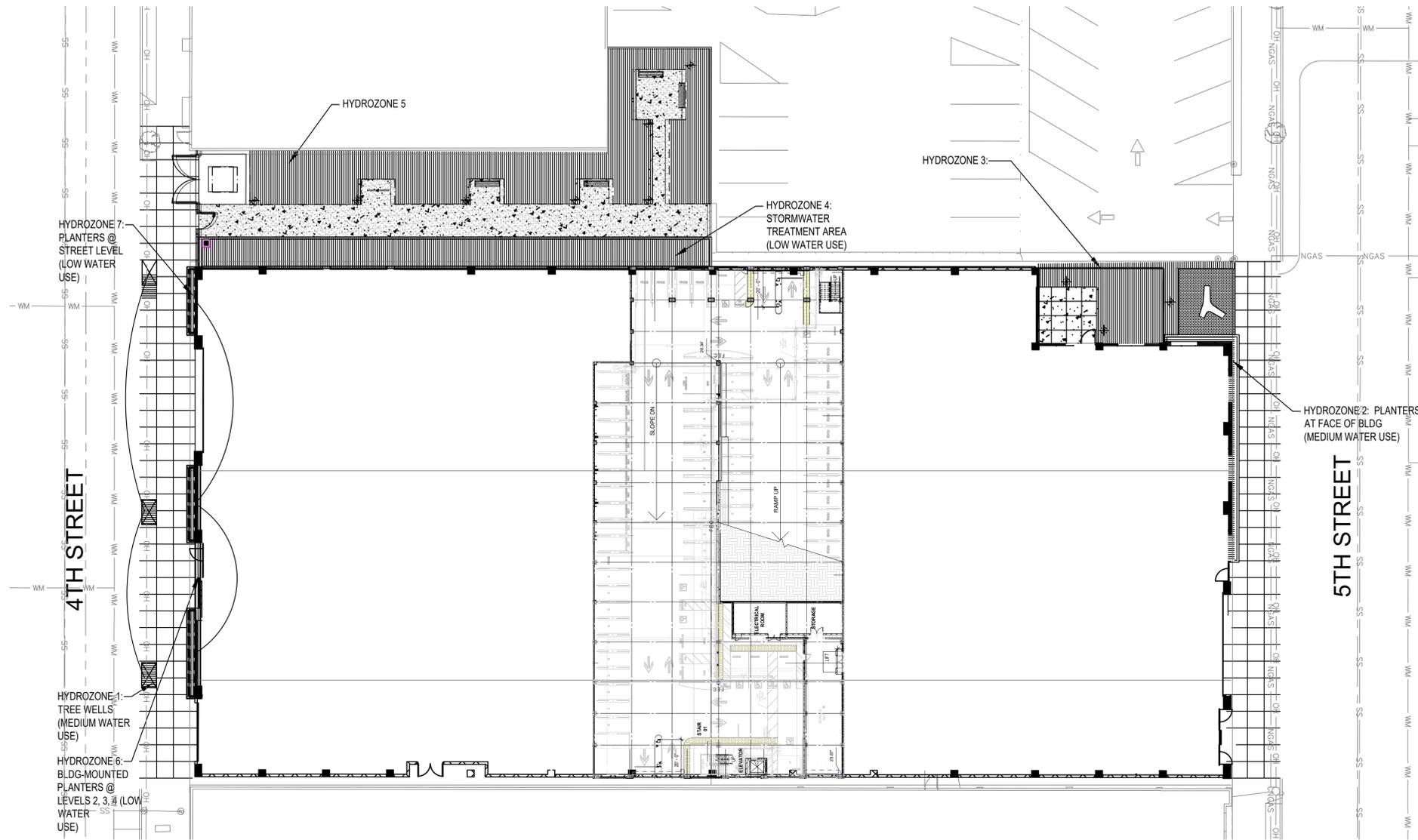


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# IRRIGATION HYDROZONE PLAN L2



## HYDROZONE LEGEND

- LOW WATER USE (3204 SF OR 95% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- MEDIUM WATER USE (155 SF OR 5% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS)
- HIGH WATER USE (0 SF OR 0% OF PLANTING AREA)

## MWEL IRRIGATION CALCULATIONS

Water Efficient Landscape Worksheet: LAB Parking Structure (06/07/2022)

Reference Evapotranspiration (Eto)	41.8 (Oakland)						Estimated Total Water Use (ETWU)
	ETWU requirement	ETWU requirement	ETWU requirement	ETWU requirement	MAWA requirement	ETWU requirement	
Hydrozone#/Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (LA) (sq. ft.)	ETAF x Area	
<b>Regular Landscape Areas</b>							
#1 Tree Wells	0.5	Drip	0.81	0.617	63	38.89	1,008
#2 Planters	0.5	Drip	0.81	0.617	92	56.79	1,472
#3 Mixed Planting	0.2	Drip	0.81	0.247	476	117.53	3,046
#4 Stormwater	0.2	Drip	0.81	0.247	833	205.68	5,330
#5 Mixed Planting	0.5	Drip	0.81	0.617	1,642	1,013.58	26,268
#6 Building Upper Planters	0.2	Drip	0.81	0.247	176	43.46	1,126
#7 Building Street Level Planters	0.2	Drip	0.81	0.247	77	19.01	493
Totals					3,359	1,494.94	38,743
<b>Special Landscape Areas (SLA)</b>							
							0
							0
							0
							0
Totals					0	0	0
						Estimated Total Water Use (ETWU)	38,743
						Maximum Allowed Water Allowance (MAWA)	47,879

Plant Water Use Type	Plant Factor	Irrigation method	Irrigation Efficiency
very low	0-0.1	overhead spray	0.75
low	0.1-0.3	drip	0.81
medium	0.4-0.6		
high	0.7-1.0		

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]  
 where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year.  
 LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

### ETAF Calculations

Regular Landscape Areas	
Total ETAF x Area	1,495
Total Area	3,359
<b>Average ETAF</b>	<b>0.45</b>

Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas	
Total ETAF x Area	1,495
Total Area	3,359
<b>Site-wide ETAF</b>	<b>0.45</b>

## 1 IRRIGATION HYDROZONE PLAN

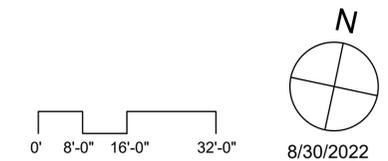
SCALE: 1/16" = 1'-0"

### CONCEPTUAL IRRIGATION STATEMENT

- Irrigation design shall be zoned for 1) turf and annuals and other moderate to higher water use plant materials; 2) groundcovers, and 3) native and water conserving plant materials.
- Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.
- Part shade areas include moderate water use areas having morning and/or afternoon shade.
- Cool and full shady areas include low water use areas for plants requiring little or no irrigation water and/or locations that will provide moist conditions.
- Layout shall be designed for minimum runoff and overspray onto non-landscaped areas
- Low volume sprinklers shall be used wherever possible with head to head coverage.
- Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.
- Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.
- The irrigation controller shall have ample capacity in terms of programs and cycles that will match the complexity of the landscape plan for more efficient watering. For example, the controller shall have the ability to have multiple cycles to permit a number of short duration waterings that will allow water to soak into the soil rather than run off.
- Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

### STANDARDS FOR IRRIGATION EQUIPMENT

- Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.
- Lateral lines shall be 1120 pvc-class 200.
- Depth of mainline: 24" of cover  
Depth of lateral line: 18" of cover  
Depth of pipe under paving: 24" of cover encased in a sleeve
- Backflow preventer shall be a type approved by and installed per local codes.
- Sprinklers shall have matched precipitation rates within each control valve circuit.
- Precipitation rates for sprinklers shall match soil absorption rate.
- Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.
- Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.
- Rain sensing override devices shall be installed with controller.



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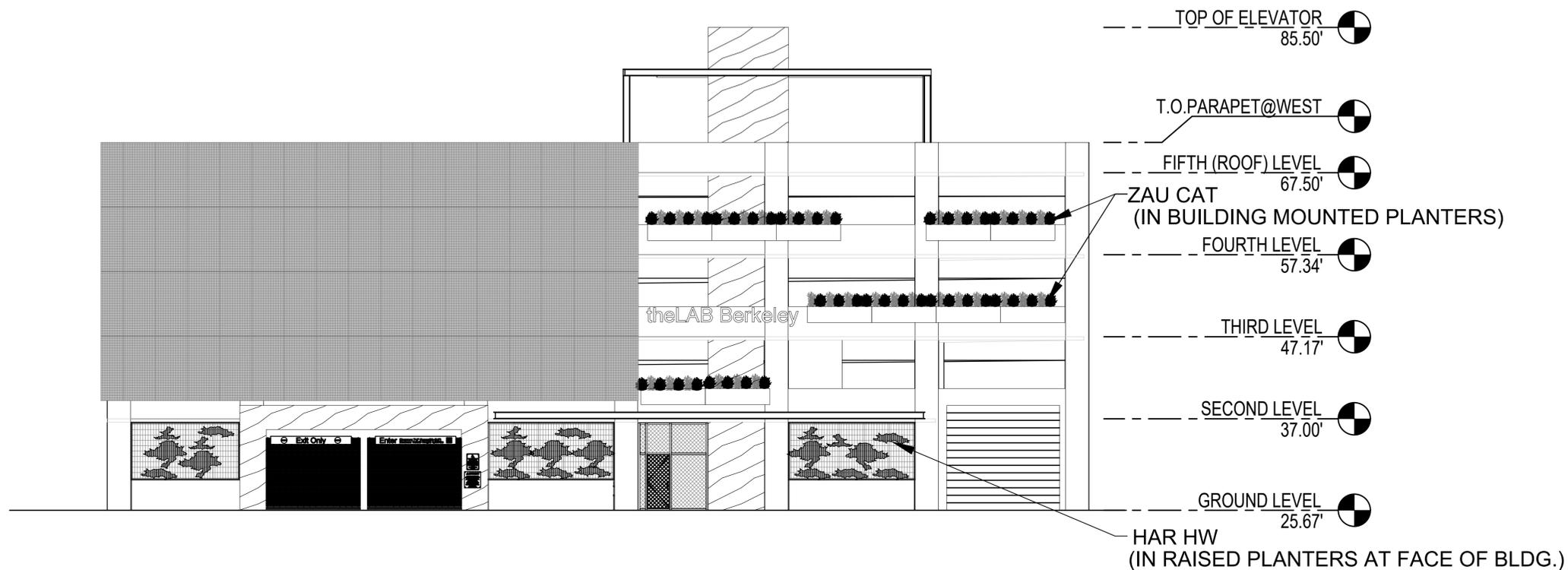
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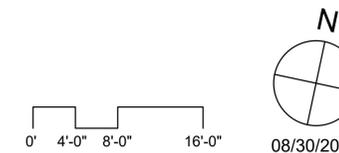
# LANDSCAPE ELEVATION L3

NOTES

1. SEE PLANT LIST ON SHEET L1



① LANDSCAPE ELEVATION: WEST ELEVATION (4TH STREET)  
 SCALE: 1/8" = 1'-0"



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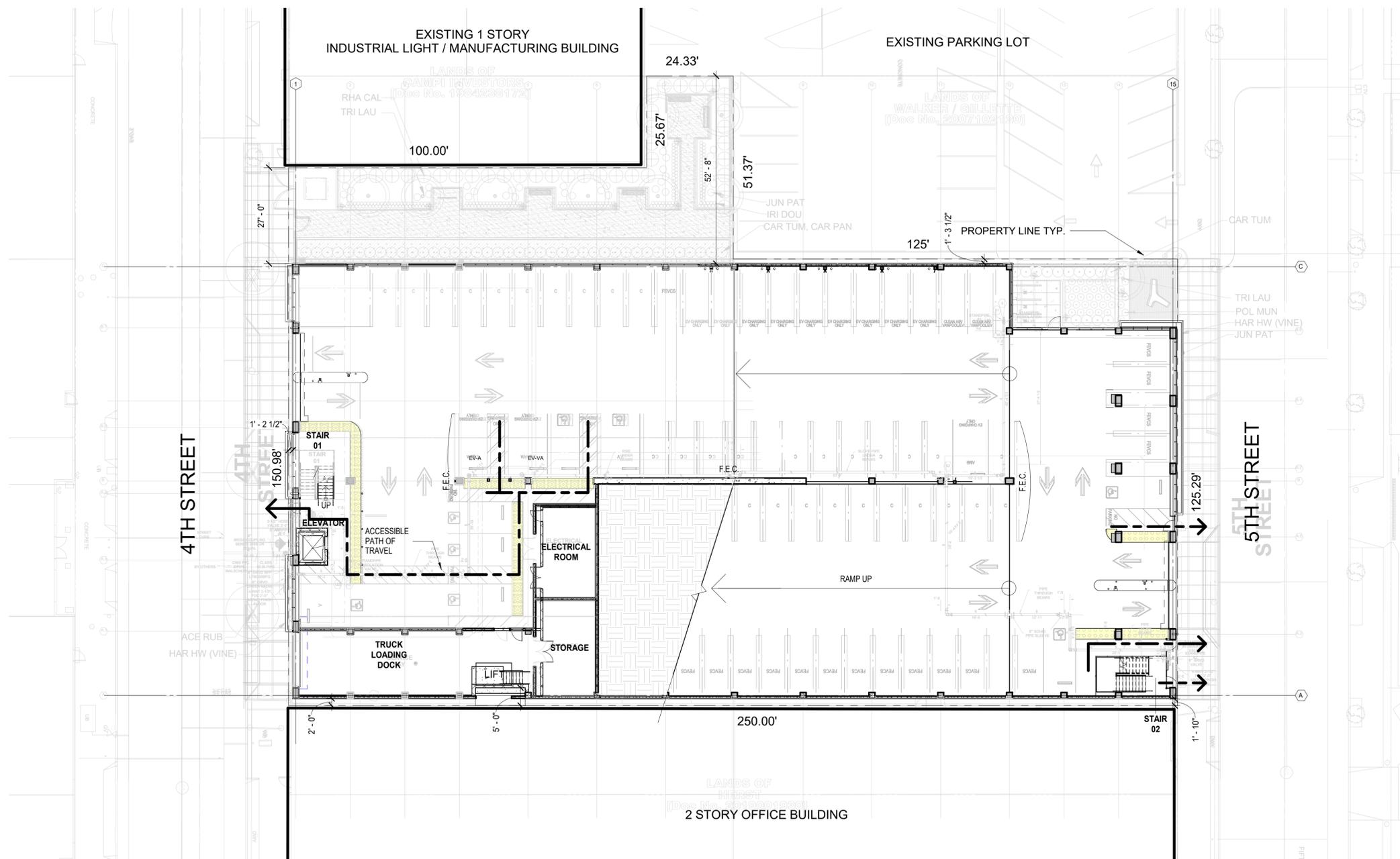


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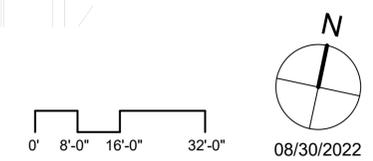


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# SITE PLAN | A102



1 ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"



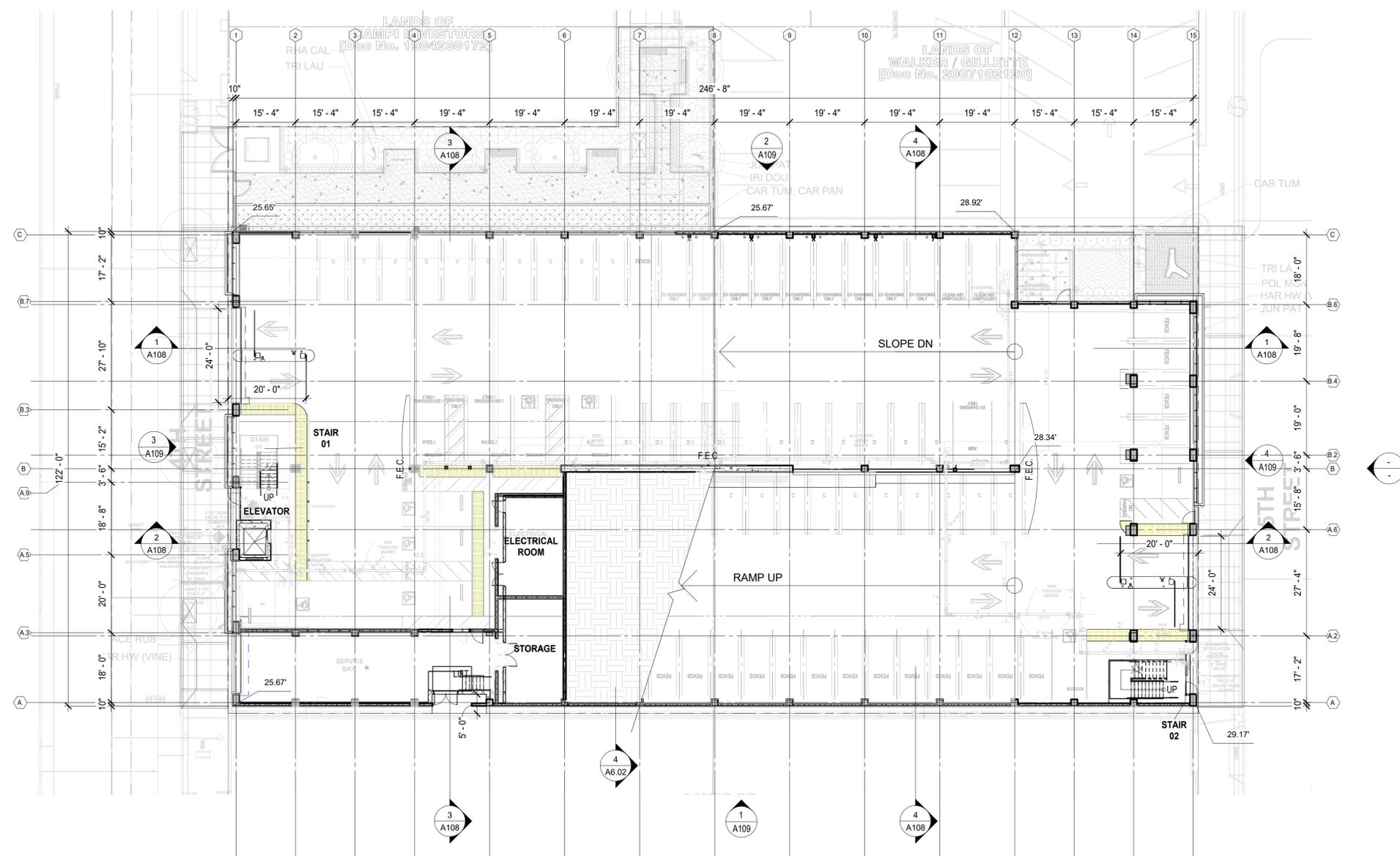
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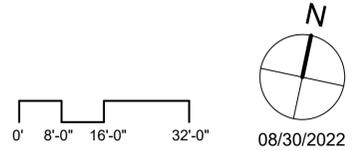


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# GROUND LEVEL FLOOR PLAN | A103



1 GROUND LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



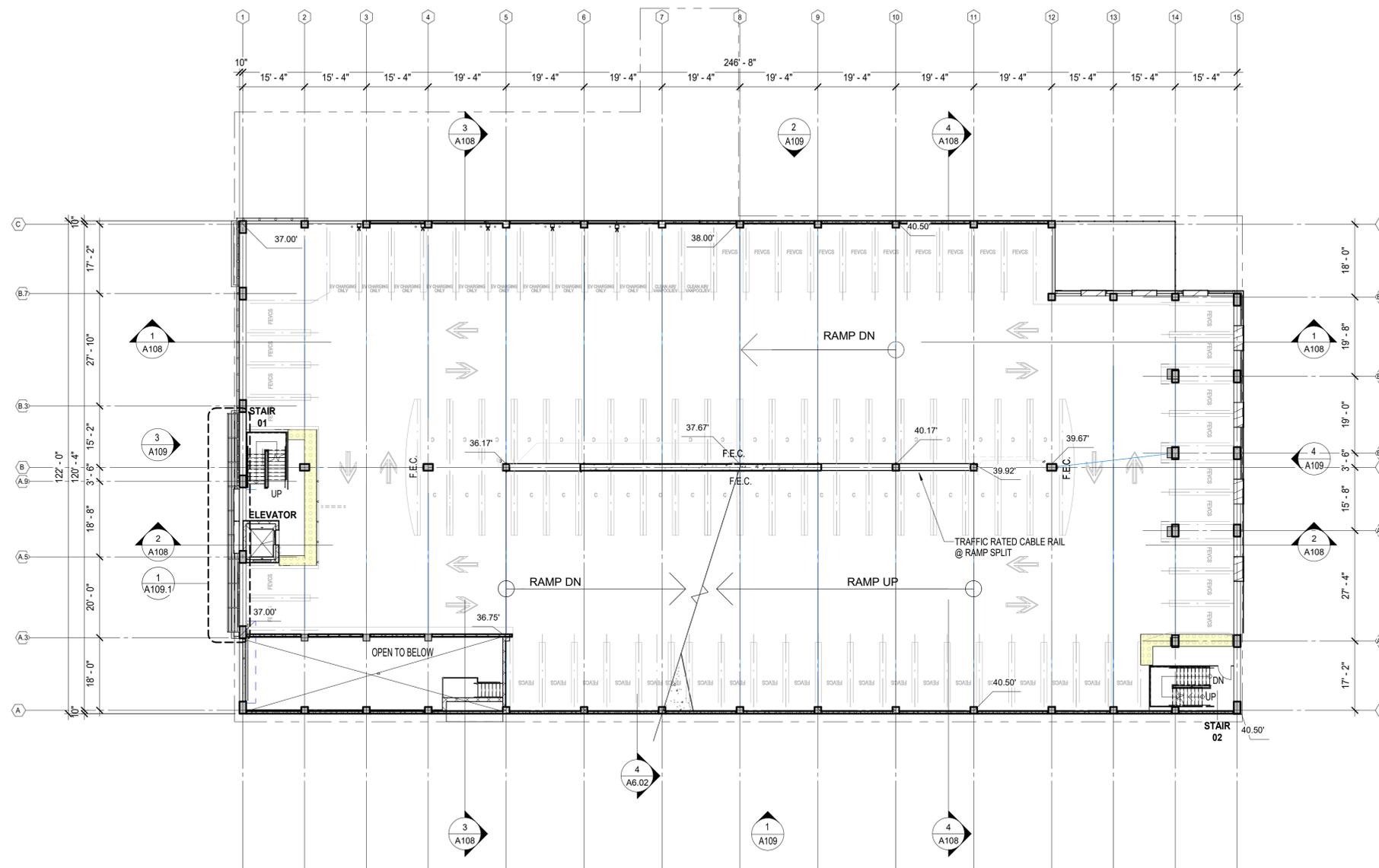
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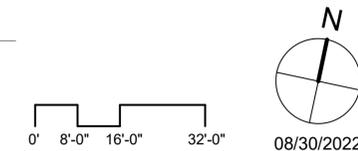


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# SECOND LEVEL FLOOR PLAN | A104



1 SECOND LEVEL FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



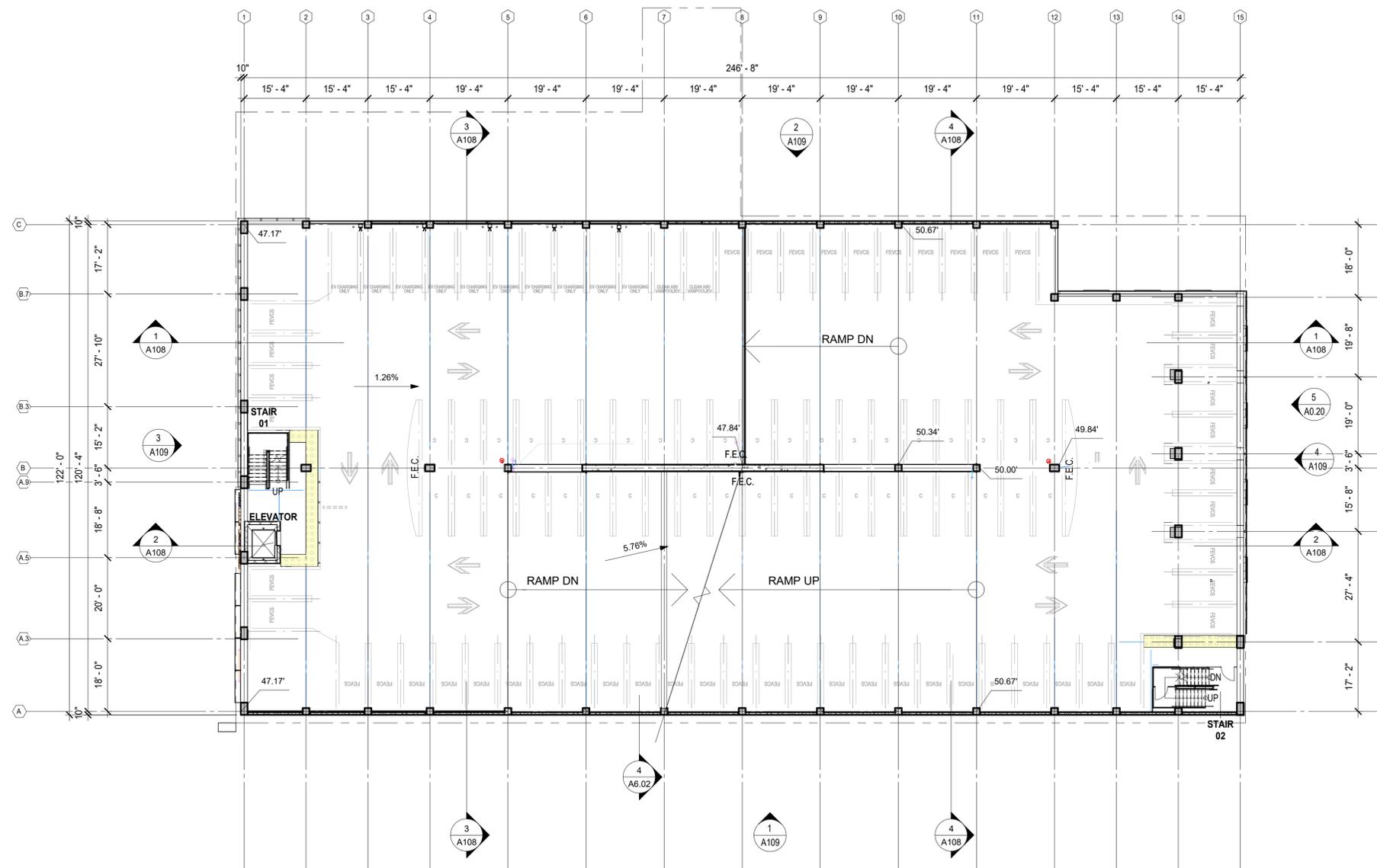
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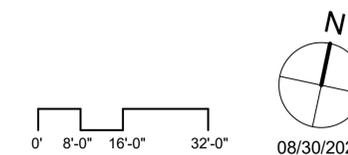


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# THIRD LEVEL FLOOR PLAN | A105



1 THIRD LEVEL FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



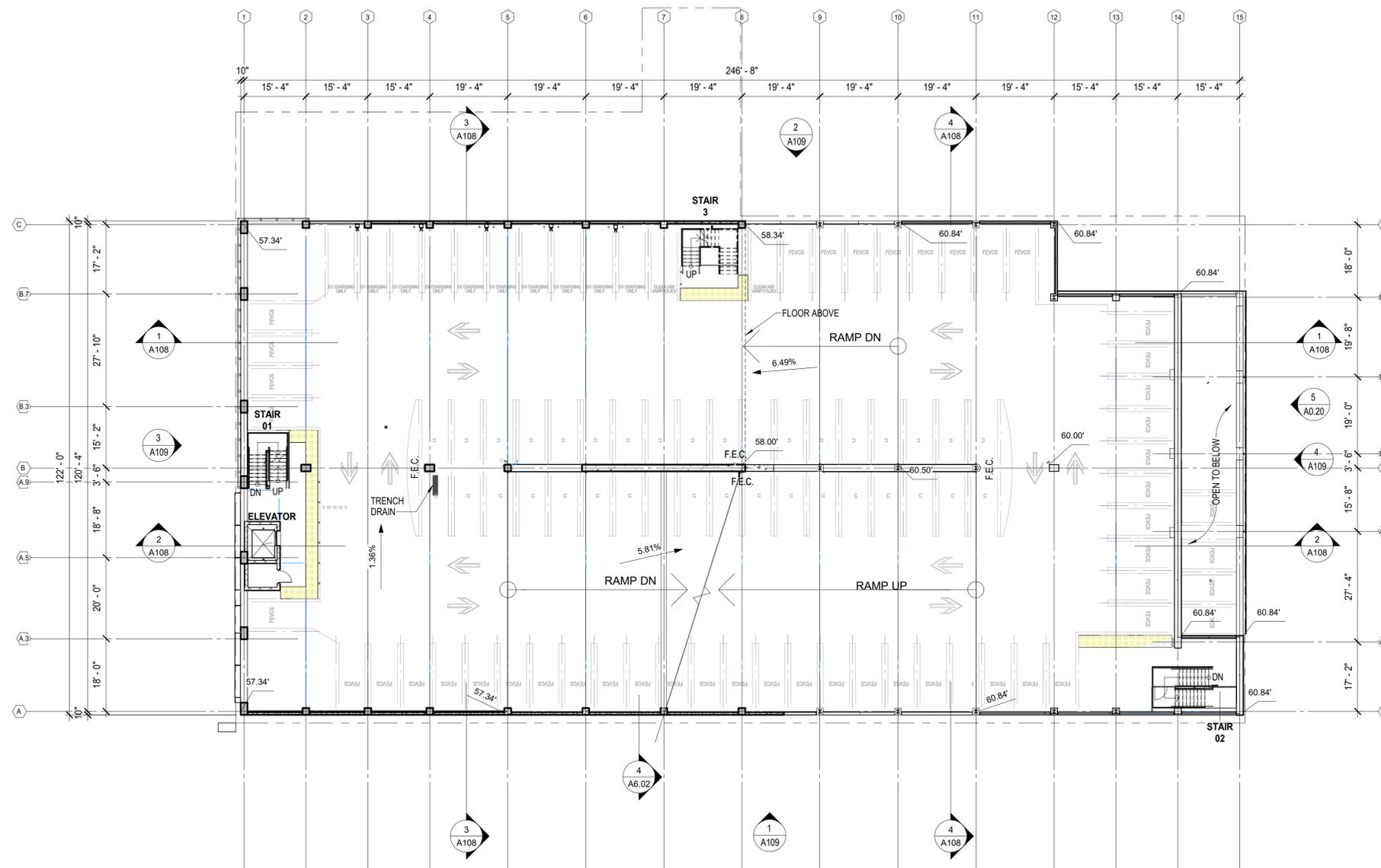
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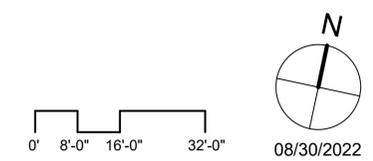


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# FOURTH LEVEL FLOOR PLAN | A106



1 FOURTH LEVEL FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



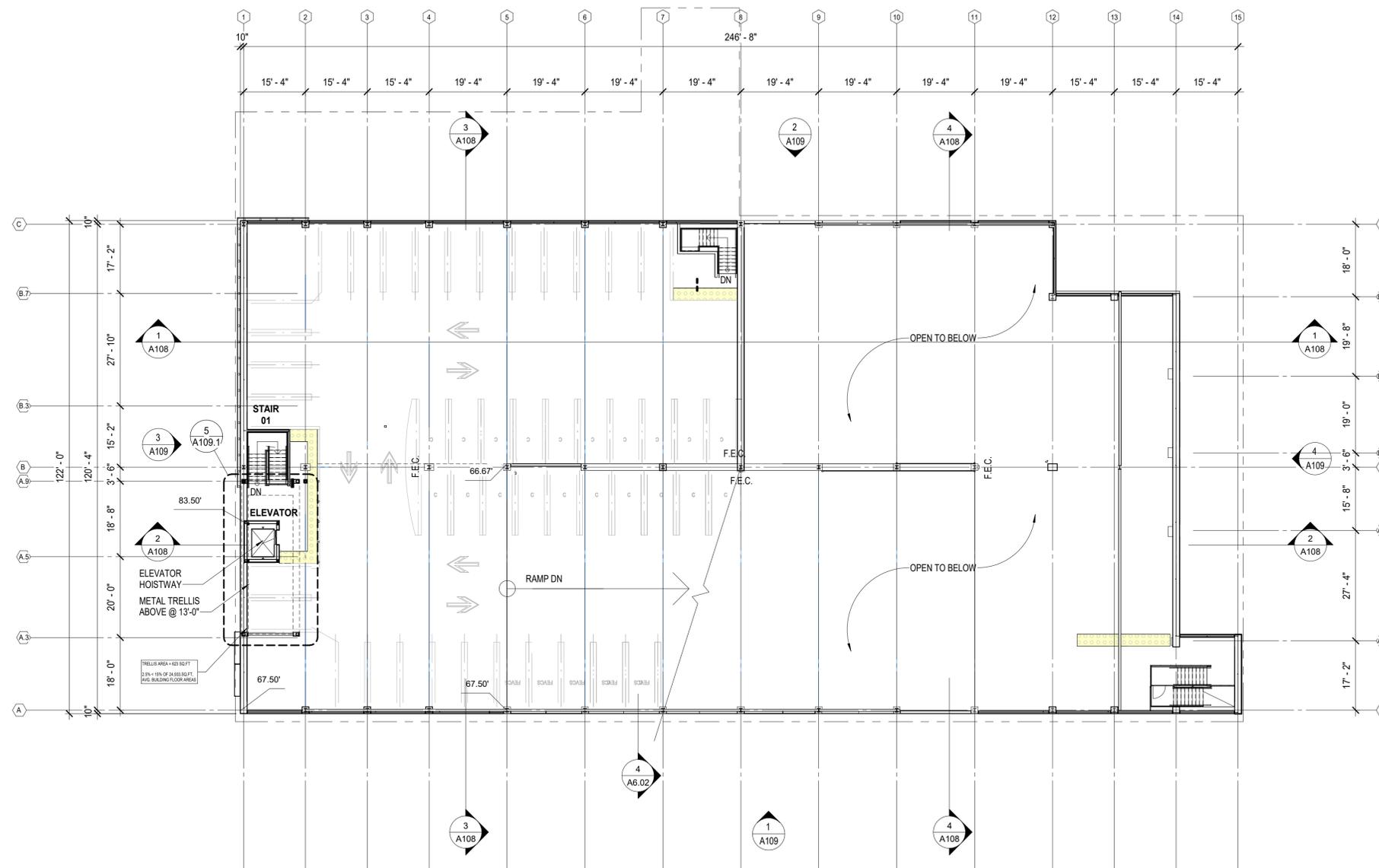
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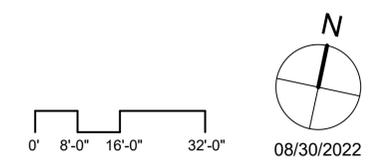


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# FIFTH (ROOF) LEVEL FLOOR PLAN | A107



1 FIFTH (ROOF) LEVEL PLAN  
 SCALE: 1/16" = 1'-0"



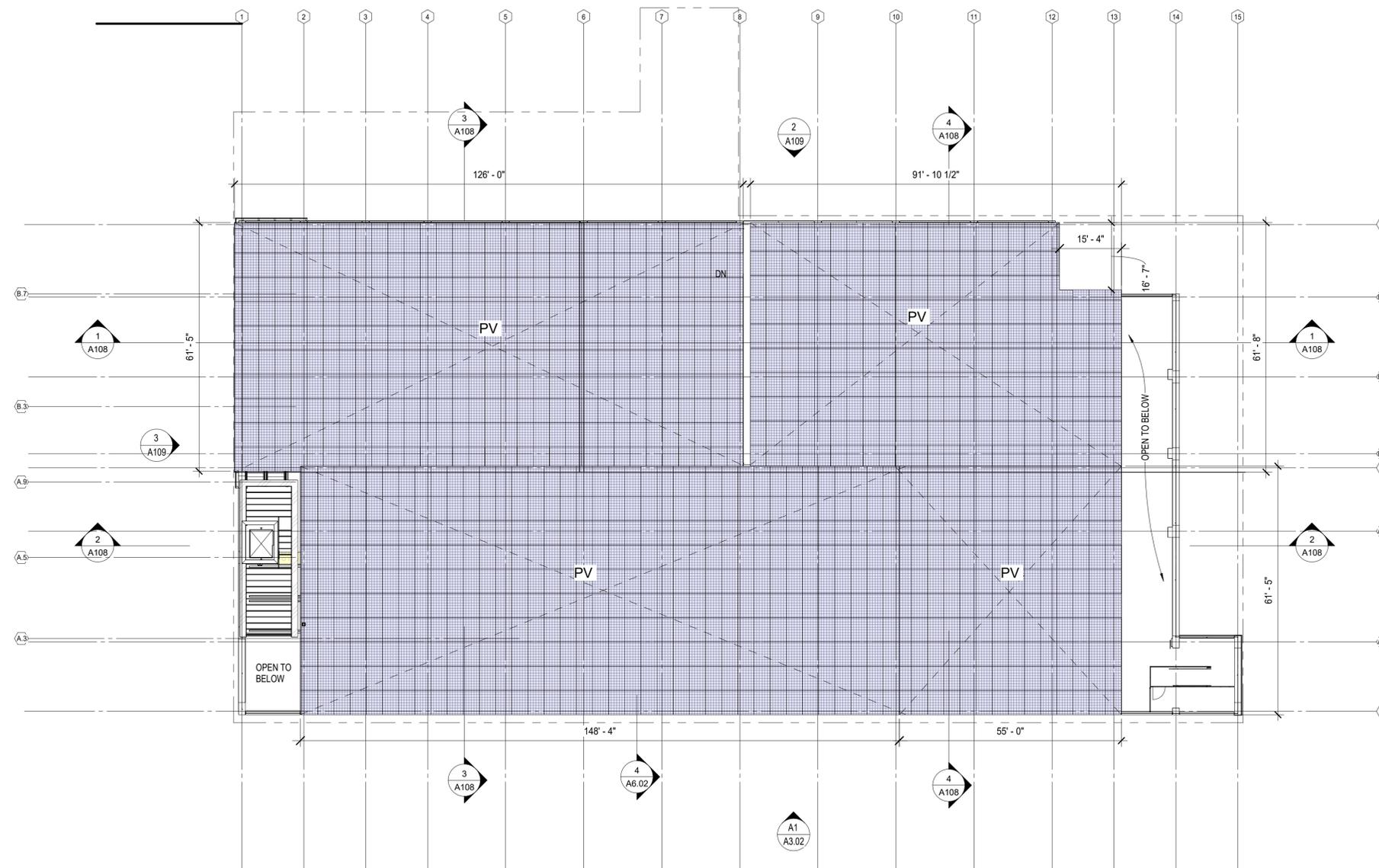
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# PV PLAN | A107.1



**PV NOTES:**

1. Required PV Area for 747 Bancroft Way (under Use Permit # ZP2021-0096 & Building Permit #B2022-01840): 15% of Total Roof Area
2. PV Area Requirement per Berkeley Reach Code for 747 Bancroft Way: 8,926 SF
3. PV Area Provided for 747 Bancroft Way at 2213 4th Street (under Use Permit #ZP2021-0043 & Building Permit #B2022-02604): 25,500 SF (exceeding the Berkeley Reach Code by 27%)

1 PV PLAN  
 SCALE: 1/16" = 1'-0"

08/30/2022

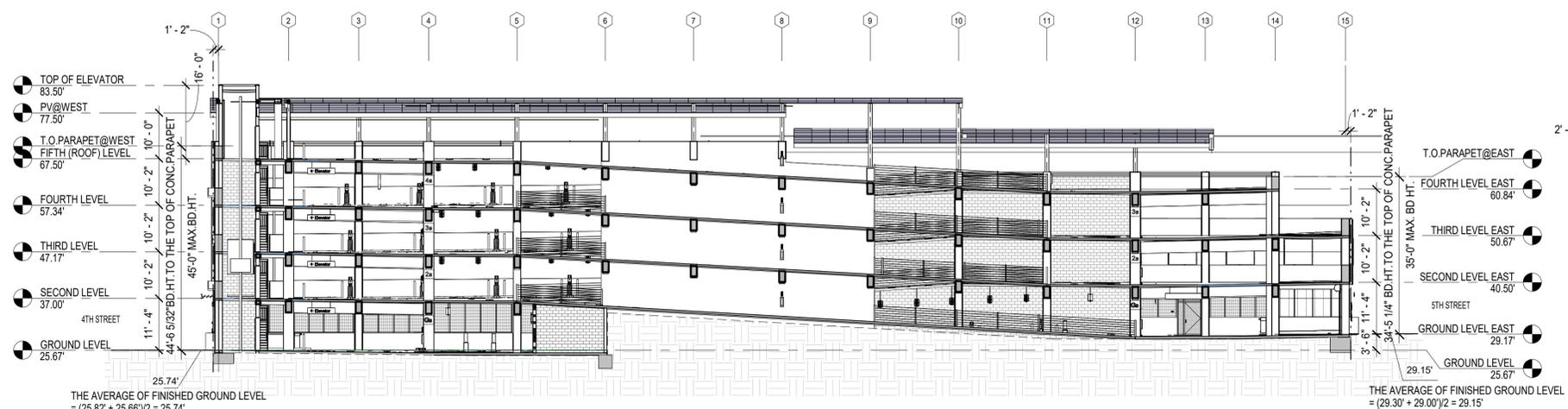
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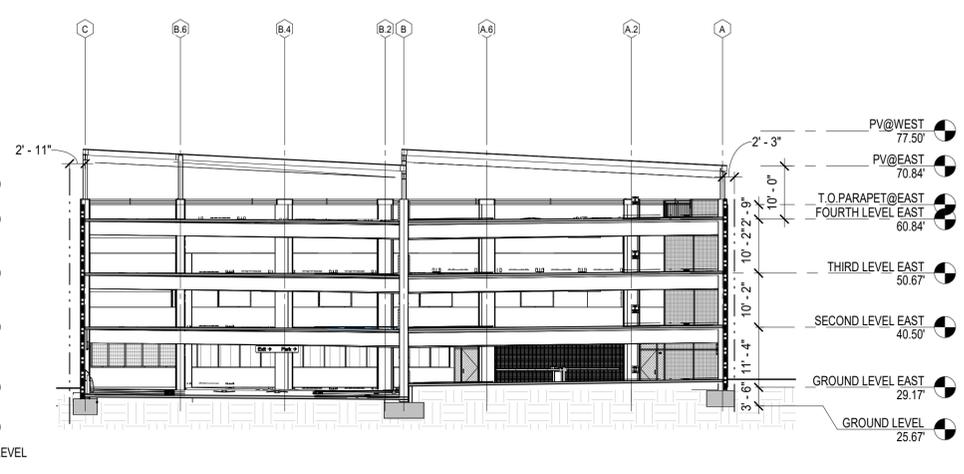


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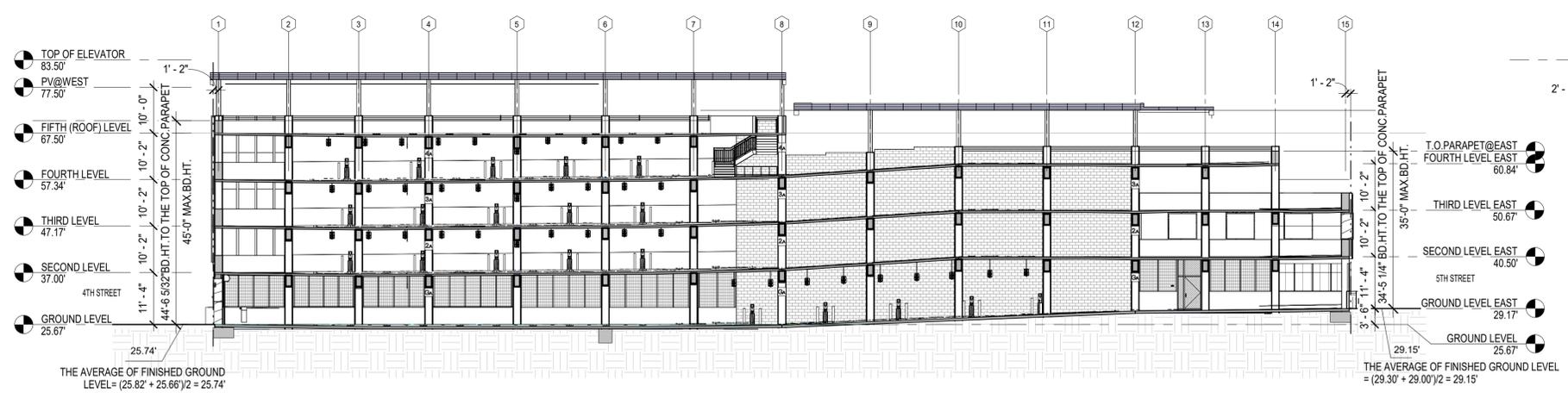
# BUILDING SECTIONS | A108



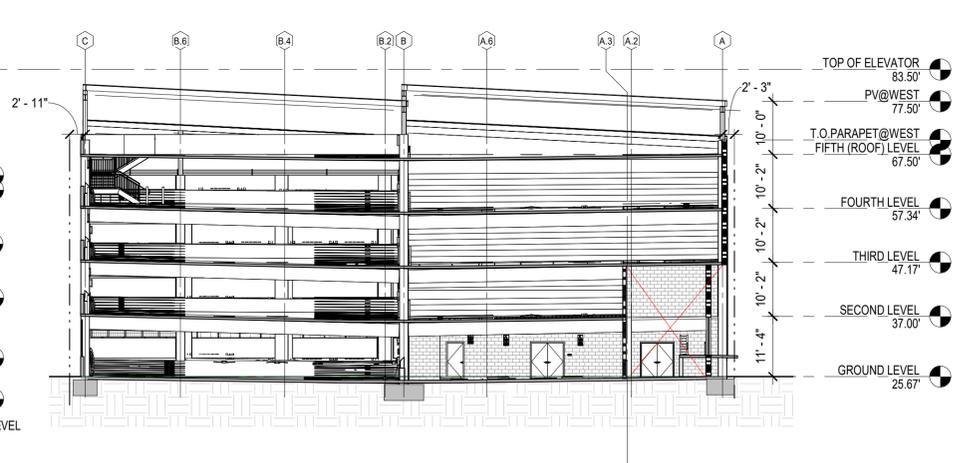
**2 BUILDING SECTION 1**  
 SCALE: 1/16" = 1'-0"



**4 BUILDING SECTION 3**  
 SCALE: 1/16" = 1'-0"



**1 BUILDING SECTION 2**  
 SCALE: 1/16" = 1'-0"



**3 BUILDING SECTION 4**  
 SCALE: 1/16" = 1'-0"



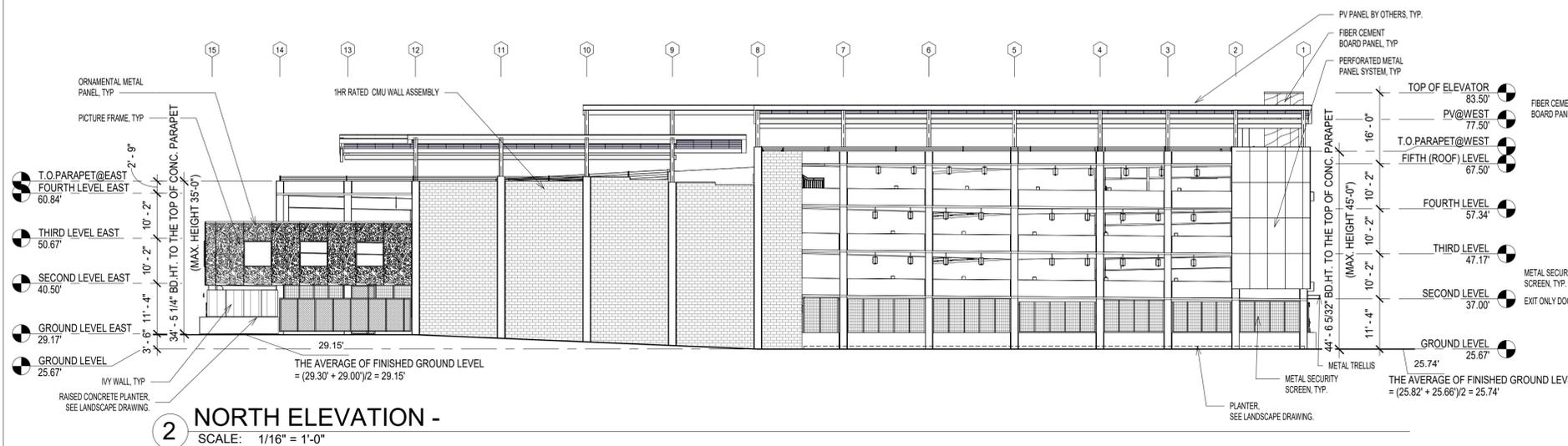
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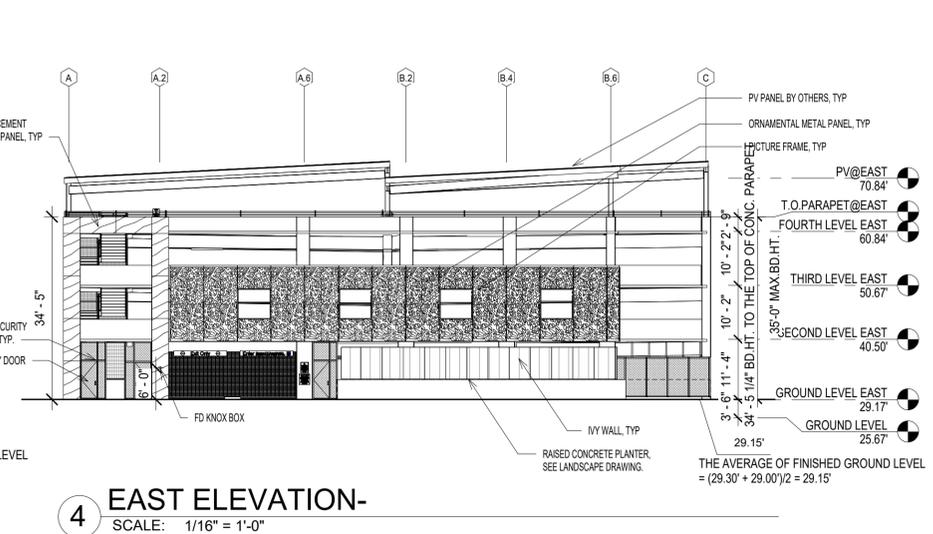


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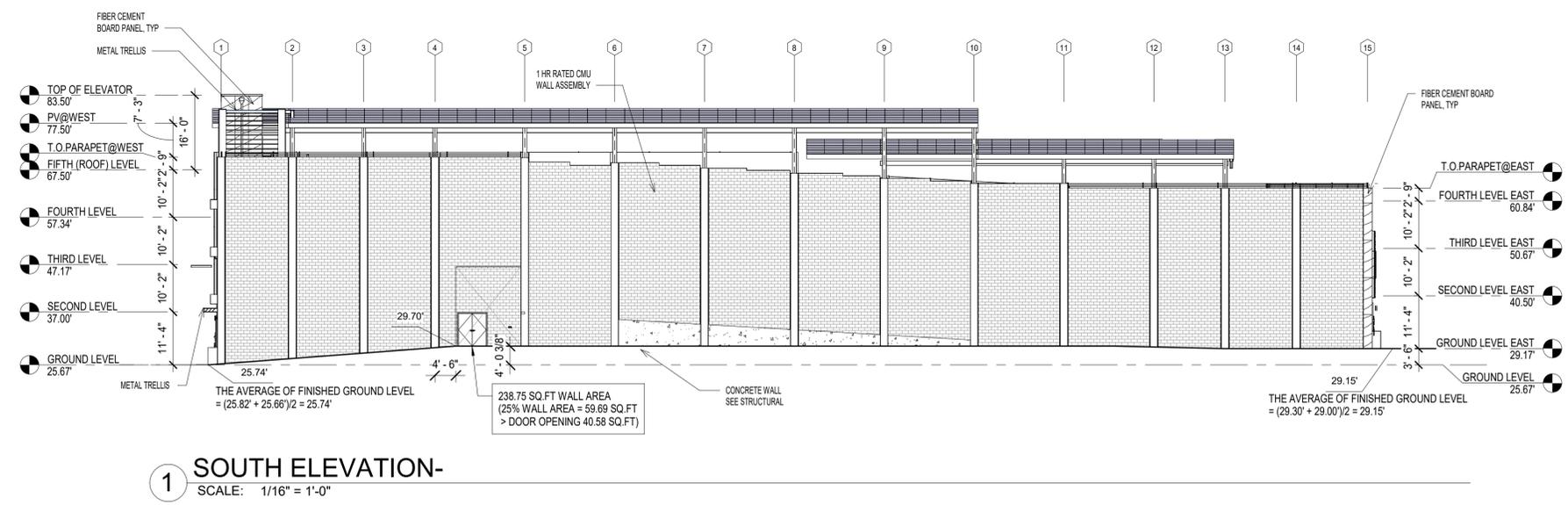
# BUILDING ELEVATIONS | A109



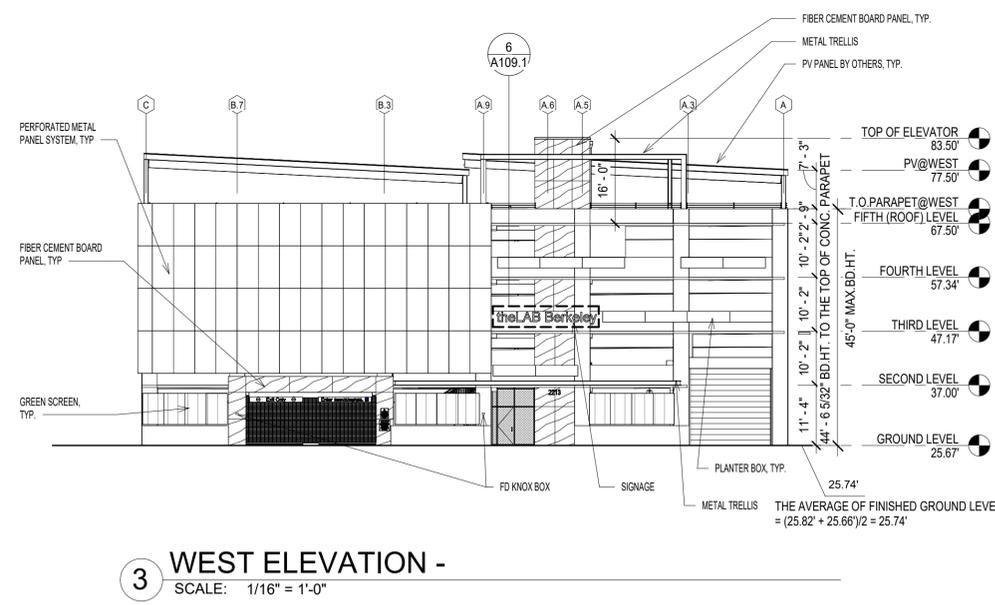
**2 NORTH ELEVATION -**  
 SCALE: 1/16" = 1'-0"



**4 EAST ELEVATION -**  
 SCALE: 1/16" = 1'-0"



**1 SOUTH ELEVATION -**  
 SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION -**  
 SCALE: 1/16" = 1'-0"



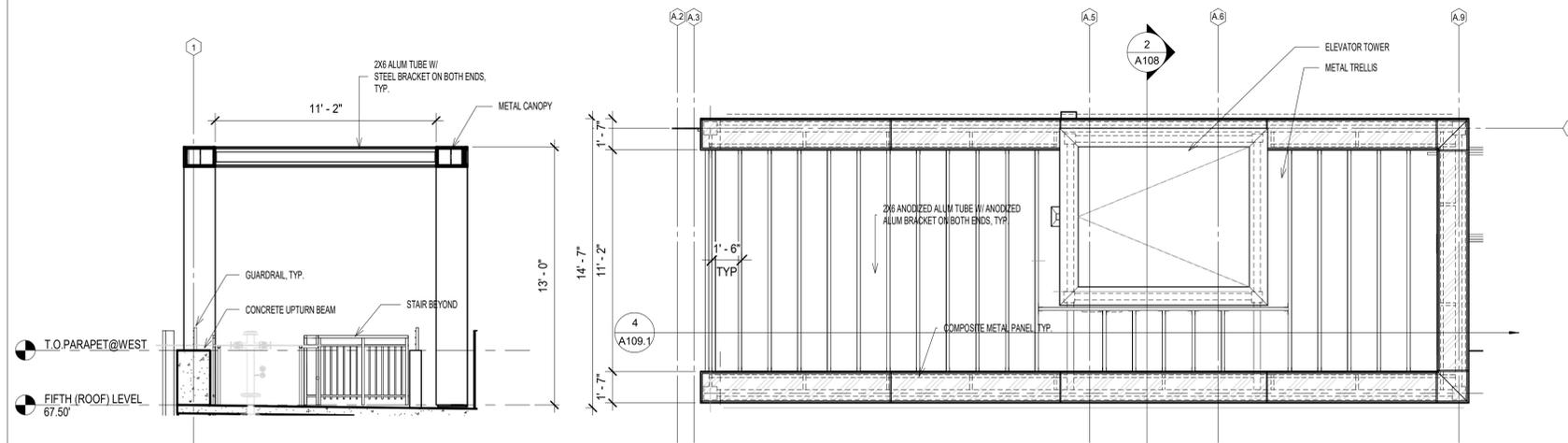
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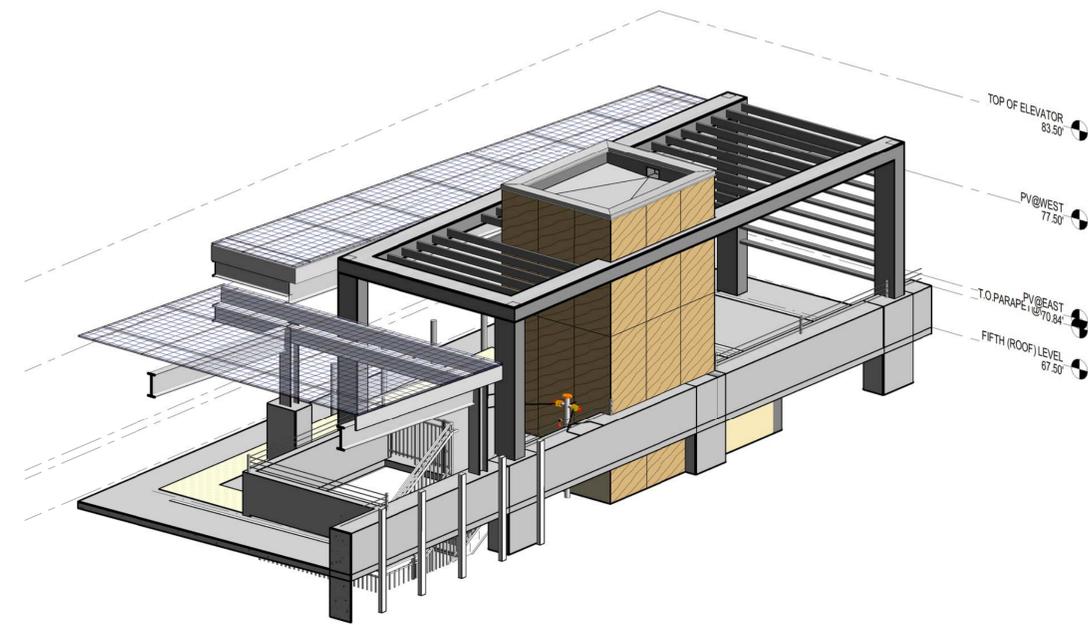
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MISCELLANEOUS | **A109.1**

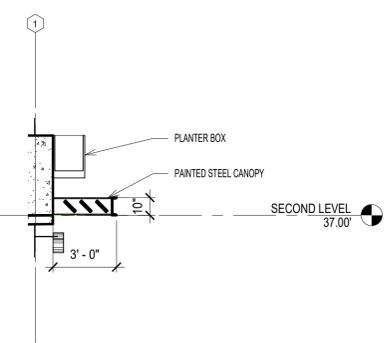


**4** ROOF CANOPY SECTION  
 SCALE: 1/4" = 1'-0"

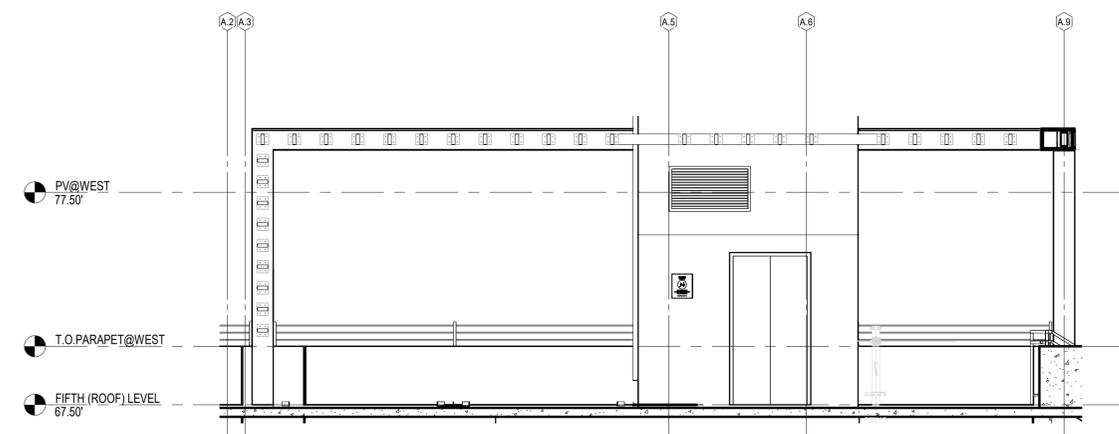
**5** ROOF CANOPY PLAN  
 SCALE: 1/4" = 1'-0"



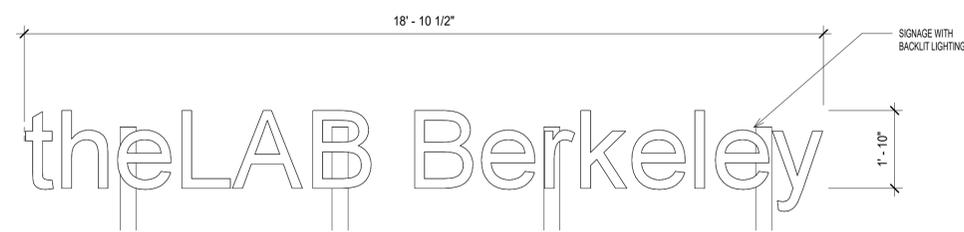
**7** 3D VIEW (ROOF TRELLIS)  
 SCALE:



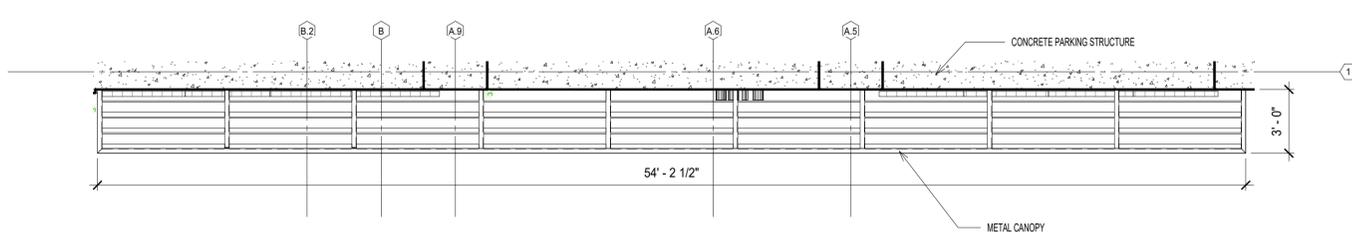
**2** CANOPY SECTION  
 SCALE: 1/4" = 1'-0"



**3** ROOF CANOPY SECTION 1  
 SCALE: 1/4" = 1'-0"



**6** ENLARGED SIGNAGE  
 SCALE: 1/2" = 1'-0"



**1** CANOPY PLAN  
 SCALE: 1/4" = 1'-0"

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# SITE PHOTOS | A110



1



2



3



4



5



KEY PLAN

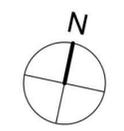
SCALE: N.T.S. 

06/23/2022

# SHADOW ANALYSIS @ VERNAL EQUINOX | A111

	EXISTING	PROPOSED	DIFFERENCE (Existing & Proposed)	
March, 2 hours after sunrise				March 21, 2 hours after sunrise
March 21, Noon				March 21, Noon
March 21, 2 hours before sunset				March 21, 2 hours before sunset

Note:  
 \*Shadow study has been accurately completed by computer-generating shadow analysis based on UTC (GMT) -8 h.  
 \*All buildings being shadowed are shown on the diagram.  
 \*Incremental shadow due to the proposed project is highlighted in color of   
 \*Existing building is highlighted in



08/30/2022

# SHADOW ANALYSIS @ SUMMER SOLSTICE | A112

	EXISTING	PROPOSED	DIFFERENCE (Existing & Proposed)	
June 21, 2 hours after sunrise				June 21, 2 hours after sunrise
June 21, Noon				June 21, Noon
June 21, 2 hours before sunset				June 21, 2 hours before sunset

Note:  
 \*Shadow study has been accurately completed by computer-generating shadow analysis based on UTC (GMT) -8 h.  
 \*All buildings being shadowed are shown on the diagram.  
 \*Incremental shadow due to the proposed project is highlighted in color of   
 \*Existing building is highlighted in 

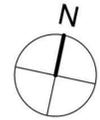


08/30/2022

# SHADOW ANALYSIS @ WINTER SOLSTICE | A113

	EXISTING	PROPOSED	DIFFERENCE (Existing & Proposed)	
December 21, 2 hours after sunrise				December 21, 2 hours after sunrise
December 21, Noon				December 21, Noon
December 21, 2 hours before sunset				December 21, 2 hours before sunset

Note:  
 \*Shadow study has been accurately completed by computer-generating shadow analysis based on UTC (GMT) -8 h.  
 \*All buildings being shadowed are shown on the diagram.  
 \*Incremental shadow due to the proposed project is highlighted in color of   
 \*Existing building is highlighted in



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# STREET STRIP ELEVATIONS | A114



VIEW ALONG THE FOURTH STREET



VIEW ALONG THE FIFTH STREET

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# PHOTO SIMULATIONS - AERIAL VIEW | A115



EXISTING AERIAL VIEW FROM NORTHWEST



EXISTING AERIAL VIEW FROM NORTHEAST



PROPOSED AERIAL VIEW FROM NORTHWEST



PROPOSED AERIAL VIEW FROM NORTHEAST

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# PHOTO SIMULATIONS - AERIAL VIEW | A116



EXISTING AERIAL VIEW FROM SOUTHWEST



EXISTING AERIAL VIEW FROM SOUTHEAST



PROPOSED AERIAL VIEW FROM SOUTHWEST



PROPOSED AERIAL VIEW FROM SOUTHEAST

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# PHOTO SIMULATIONS - STREET VIEW | A117



EXISTING VIEW ALONG THE FOURTH STREET - FROM NORTH



EXISTING VIEW ALONG THE FOURTH STREET - FROM SOUTH



PROPOSED VIEW ALONG THE FOURTH STREET - FROM NORTH



PROPOSED VIEW ALONG THE FOURTH STREET - FROM SOUTH

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## PHOTO SIMULATIONS - STREET VIEW | A118



EXISTING VIEW ALONG THE FIFTH STREET - FROM SOUTH



EXISTING VIEW ALONG THE FIFTH STREET - FROM NORTH



PROPOSED VIEW ALONG THE FIFTH STREET - FROM SOUTH



PROPOSED VIEW ALONG THE FIFTH STREET - FROM NORTH

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## PHOTO SIMULATIONS - STREET VIEW | A119



PROPOSED FRONT VIEW AT 5TH STREET



PROPOSED FRONT VIEW AT 4TH STREET FROM NORTH



PROPOSED VIEW TO POCKET GARDEN



PROPOSED FRONT VIEW AT 4TH STREET FROM SOUTH

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# EXTERIOR MATERIAL BOARD

## THELAB BERKELEY PARKING STRUCTURE

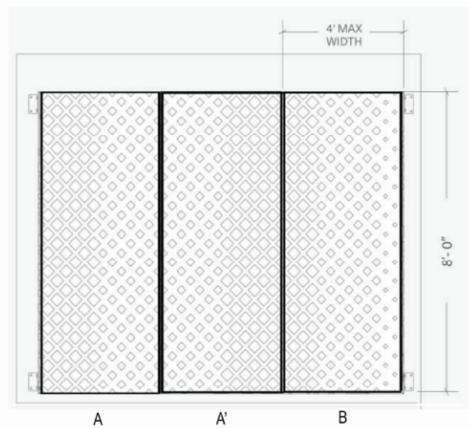
### MATERIAL 1

: PERFORATED METAL PANEL SYSTEM



ENFOLD FACADE

MATERIAL & THICKNESS : ALUMINUM 3/16",  
PATTERN : CUSTOM DIAMOND SHAPE PERFORATED  
FINISH : KYNAR MATTE FINISH  
HARDWARE : STAINLESS STEEL BUTTON HEAD



ALTERATE DIAMOND PATTERN

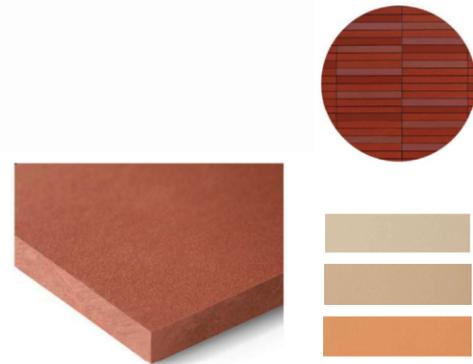
### MATERIAL 2

: CEMENT FIBER BOARD WITH WOOD COLOR AND PATTERN



SWISSPEARL

MATERIAL & THICKNESS : FIBER CEMENT 8MM  
FINISH : SWISSPEARL CARAT  
HARDWARE : STAINLESS STEEL OR ALUMINUM RIVET & SUPPORTS



SWISSPEARL LINEARIS - SLAT PANELS

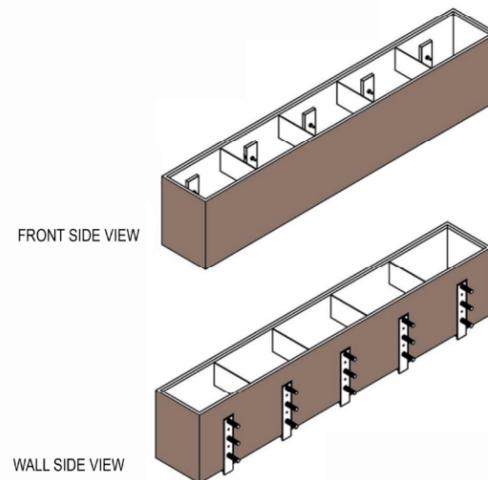
### MATERIAL 3

: LIGHTWEIGHT FIBERGLASS HANGING PLANTER



TOURNESOL

MATERIAL & THICKNESS : WB-1824-96  
FINISH : REINFORCED FRP PLANTER  
HARDWARE: THREE BRACKETS, TWO BULK HEADS, WBT-1824-XX DRILLING TEMPLATE



WALL SIDE VIEW

### MATERIAL 4

: GREEN WALL



GREEN SCREEN

MATERIAL & THICKNESS : THREE DIMENSIONAL WELDED WIRE GRID FABRICATED OF 14-GAGE ASTM A641 GALVANIZED STEEL WIRE  
HARDWARE : MOUNTING CLIP 5132R WITH 5136



VINE TIES TO SUPPORT AND TRAIN VINES

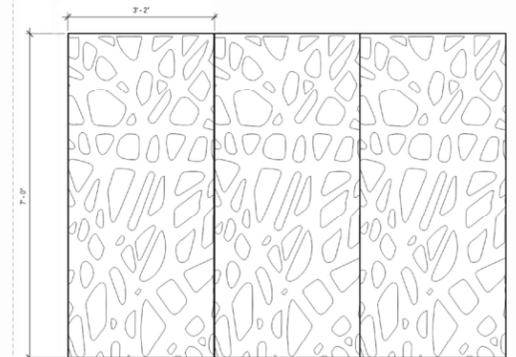
### MATERIAL 5

: ORNAMENTAL METAL PANEL SYSTEM



ENFOLD FACADE

MATERIAL & THICKNESS : ALUMINUM 3/16",  
PATTERN : CUSTOM ORGANIC SEAMLESS PATTERN  
FINISH : KYNAR MATTE FINISH  
HARDWARE : STAINLESS STEEL BUTTON HEAD



CUSTOM SEAMLESS ORGANIC PATTERN

MATERIAL 1 :  
PERFORATED METAL PANEL SYSTEM, TYP.

MATERIAL 2 :  
FIBER CEMENT BOARD PANEL, TYP.  
PV PANEL & SUPPORT SYSTEM, TYP.

MATERIAL 3 :  
FIBERGLASS HANGING PLANTER, TYP.  
METAL CANOPY & TRELLIS

MATERIAL 2 :  
FIBER CEMENT BOARD PANEL, TYP.

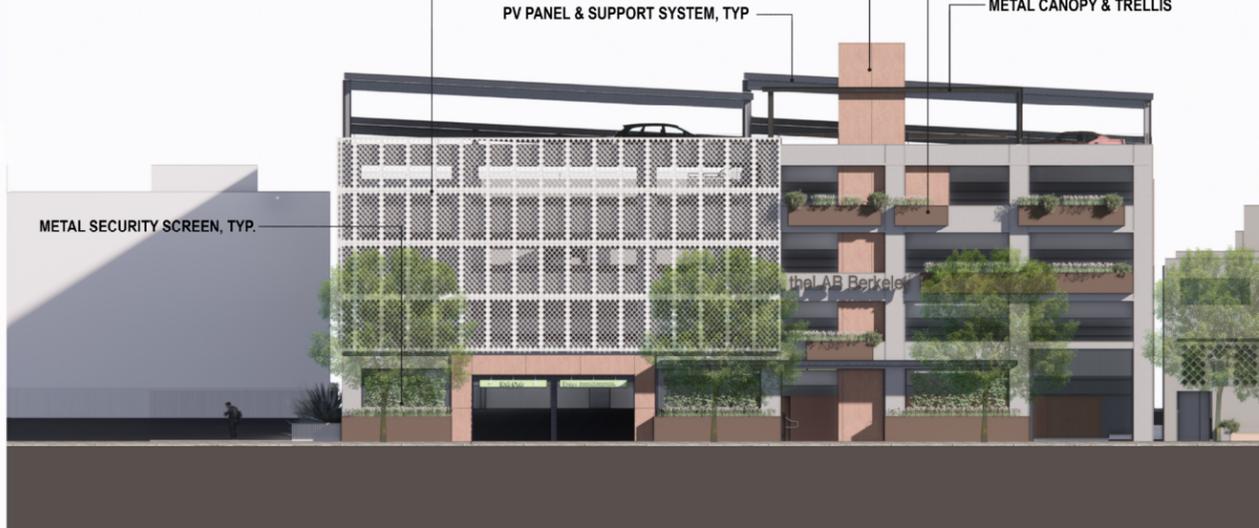
MATERIAL 5 :  
ORNAMENTAL METAL PANEL SYSTEM, TYP.

CEMENT PLASTER  
PV PANEL & SUPPORT SYSTEM, TYP.

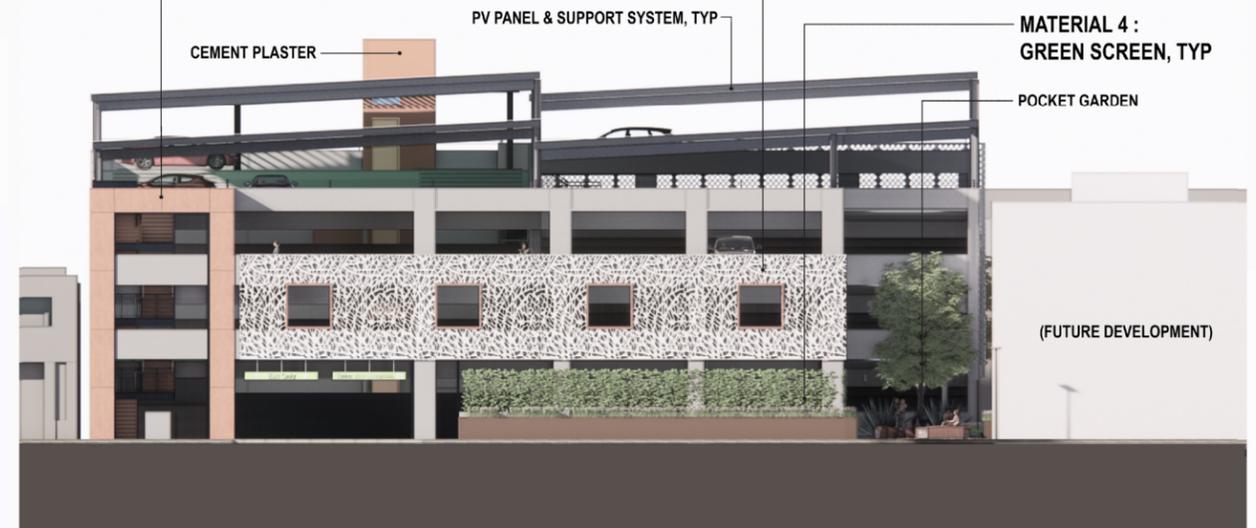
MATERIAL 4 :  
GREEN SCREEN, TYP.

POCKET GARDEN

(FUTURE DEVELOPMENT)



WEST ELEVATION



EAST ELEVATION

**HE LAB BER ELE RU URE ermit lan heck #2 Response Letter - Desi n Review**

BLD#: B2022-02604

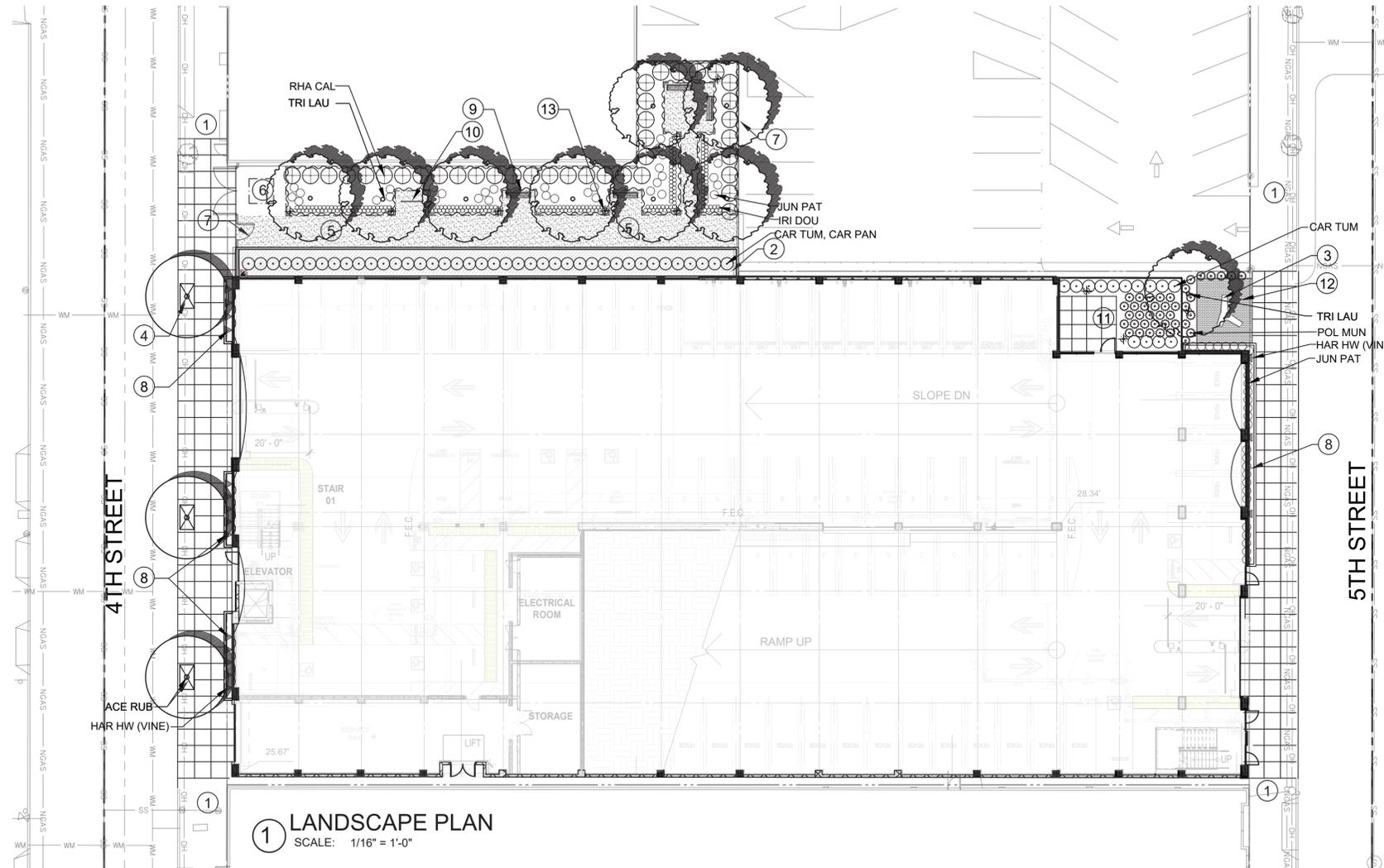
Project Address: 2213 Fourth Street

design review is in progress

	omments	eam	Response
<b>Design Review Requirements:</b>			
1	<p>This project requires Final Design Review and is scheduled for the September 15th DRC Meeting. You should begin the process of submitting a Design Review application, fee, and detailed design review drawings and details. A summary from the May 2022 DRC Meeting follows for your reference:</p> <p><b>reliminary Desi n Review received a favorable recommendation on design issues as presented, however as citizens of Berkeley, the DR would like ZAB to take a closer look at the number of parkin spaces because of their concerns with climate change and the project's proximity to a mixed-use residential nei hborhood. he DR also offered the followin direction for Final Design Review (FDR). MO ION: (Mitchell, ahn) VO E (6-0-0-1) ink - absent.</b></p>		Final Design Review is scheduled for 9/15/22. Plans will be provided to Anne Burns on 9/1/22
	<p>Conditions</p> <ul style="list-style-type: none"> <li>Review screen finish and details at FDR, along with colors and material palette.</li> </ul>	IPD	Metal screen panel to be matte finished to avoid any reflection. See the material board.
	<ul style="list-style-type: none"> <li>De-emphasize the vertical stair tower on 5th Street;</li> </ul>	IPD	Original accent color in the cement fiber board has been modified to less strong color in order to de-emphasize the vertical stair tower visually.
	<ul style="list-style-type: none"> <li>All plants adjacent to the sidewalk, including vines, should be planted directly into the ground, with irrigation, or provide an alternate method at FDR.</li> </ul>	TLA	All proposed plant material at the face of building are in raised planters and with irrigation.
	<ul style="list-style-type: none"> <li>Provide an alternate to the standard security grille on 4th Street at FDR.</li> <li>Provide more landscape adjacent to the sidewalk on 4th Street.</li> </ul>	TLA	Planting proposed adjacent to sidewalk in raised planters with irrigation. Additional planting at face of building added to sidewalk zone on 4th Street.
	<ul style="list-style-type: none"> <li>Nandina must be removed from the plant palette. Provide an alternate selection at FDR.</li> </ul>	TLA	Nandina removed from plant palette.
	Recommendation		
	<ul style="list-style-type: none"> <li>Consider extending the metal screen on 5th Street horizontally.</li> </ul>	IPD	Design team decided not to extend the metal screen all the way over the stair tower because the large elevation needs to be broken down to make the massing to residential scale by adding another layer of the vertical piece.
	ZAB/ Public Work Recommendations		
	<ul style="list-style-type: none"> <li>Consider right turn only when exiting on 5th Street.</li> </ul>	SW	Limiting the garage driveway on Fifth Street to right-turns out only is not recommended because it would result in circuitous routes for vehicles wishing to turn left out of the garage driveway and travel north on Fifth Street and increase vehicle volumes on other neighborhood streets.
	<ul style="list-style-type: none"> <li>Recommend closing the Fifth Street exit at dusk.</li> </ul>	SW	Agreed and Will Comply
	<ul style="list-style-type: none"> <li>Emphatically support the addition of street trees on 5th Street and request coordination of City departments to approve bulb outs with street trees in the public right of way.</li> </ul>	SW/IPD	Project team decided not to take this approach because of limitations for street trees. There is an existing underground gas main along the curb line of 5th Street that limits planting new trees even with a bulb-out. The typical setback separation from a gas line lateral(not main) is a minimum of 5 feet clear.

2	For any Final Design Review submittals, provide the percentage of native and/or wild-life supporting plant materials proposed; any provision for bird-safety glazing in your design; and any night-sky provisions with proposed light fixtures.	TLA/IPD	TLA: 60% of plant species proposed are CA native plants. IPD: Sharon Gong confirmed the bird safety condition does not apply, via email, dated 7-7-22.
3	All exterior light fixtures shall be downcast and not cause glare on the Public Right-of-way or adjacent parcels. (Will be a condition of approval.)	Electrical	Will provide shields on light fixtures as necessary so as not to cast glare on the public right of way or adjacent parcels.
4	All street trees shall have approval from the City Forester and Public Works. (Will be a condition of approval.)	TLA	TLA: Sent the plans to the city consulting arborist. She had comments on the location of two of the street trees on 4th relative to proposed utilities. The plans have been updated and coordinated. A final planting plan was emailed to the consulting arborist on July 29, 2022 and an email autoreply indicates she is out of the office until August 15, 2022. The email was forwarded to Pamela Nagle of Hortscience/Bartlett Consulting and she has accepted the revisions to the planting plan on August 2, 2022 and issued a letter stating that.
5	All landscape improvements shall be consistent with the State's Water Efficient Landscape Ordinance (WELO). 40% of common open space shall be landscape area. (Will be a condition of approval.)	TLA	TLA: Irrigation calculations provided as part of MWELO (Sheet LI-3) and the irrigation water use and system design is compliant with those standards.
6	All exterior finishes shall be matte. (Will be a condition of approval.)	IPD	Matte finish has been specified in A9.05.





1 LANDSCAPE PLAN  
 SCALE: 1/16" = 1'-0"

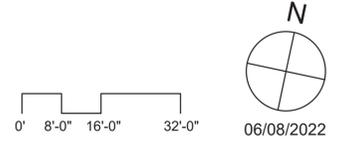
# LANDSCAPE PLAN L1

## KEY NOTES

- 1 CITY SIDEWALK
- 2 STORMWATER TREATMENT AREA--FLOW-THROUGH PLANTER
- 3 BENCH PRECAST CONCRETE "TWIG FORM"
- 4 TREE WELL: 3.5 FT X 6 FT
- 5 DG PAVING
- 6 TRANSFORMER PAD
- 7 FENCE/GATE
- 8 RAISED CONCRETE PLANTER AT FACE OF BUILDING
- 9 BENCH
- 10 BIKE RACK
- 11 MOTORCYCLE PARKING
- 12 PERMEABLE PRECAST CONCRETE PAVERS
- 13 BOLLARD LIGHT FIXTURE

## PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MSC. NOTES & REQUIREMENTS
<b>TREES</b>				
ACE RUB	<i>Acer rubrum</i> 'October Glory'	Red Maple	24" box	S.L./No. Whorl. Br./N. Dro. Br./Match
TRI LAU	<i>Tristania laurina</i> 'Elegant'	Tristania	24" box	S.L./No. Whorl. Br./N. Dro. Br./Match
<b>SHRUBS/PERENNIALS</b>				
CAR PAN	<i>Carex panicea</i>	Dune Sedge	1 G.C.	Plant at 15' o.c.
CAR TUM	<i>Carex tumida</i>	Grey Sedge	1 G.C.	
IRI DOU	<i>Iris douglasiana</i>	Douglas Iris	1 G.C.	
JUN PAT	<i>Juncus patens</i>	California Grey Rush	1 G.C.	
POL MUN	<i>Polystichum munroii</i>	Western Sword Fern	1 G.C.	F&B
RHA CAL	<i>Rhamnus californica</i> 'Mound San Bruno'	Coffeeberry	5 G.C.	F&B
ZAU CAT	<i>Zauschneria catalinae</i>	Catalina Fuchsia	5 G.C.	F&B
<b>VINES</b>				
HAR HW	<i>Hardenbergia violacea</i> 'Heavy Wanderer'	Purple Vine Lias	5 G.C.	
<b>PLANT LIST ABBREVIATIONS:</b>				
Note: This list together with the plant list prepared by Taniguchi Landscape Architecture must accompany the contractor's nursery order(s).				
S.L.	Single main, straight, dominant leader			
H. Br.	High branched--lowest limbs held above rootball 5' min. for 15 gallon can 6' min. for 24" box trees			
F & B	Full dense, bushy, vigorous plants, with young growth closely spaced on branches, no old woody plants			
No. Whorl. Br.	No closely spaced whorled branches. Select even symmetrical branch distribution			
Match	Matched size, form, color, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants.			
o.c.	In general plants within a group or area are to be matched, unless noted otherwise.			
On center				
N. Dro. Br.	No long heavy drooping branches			



TheLAB Parking Structure

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Taniguchi Landscape Architecture  
 1013 South Clement St., Ste 1  
 San Mateo, CA 94402  
 v 650.638.9960 | f 650.638.9986  
 c/a 4942

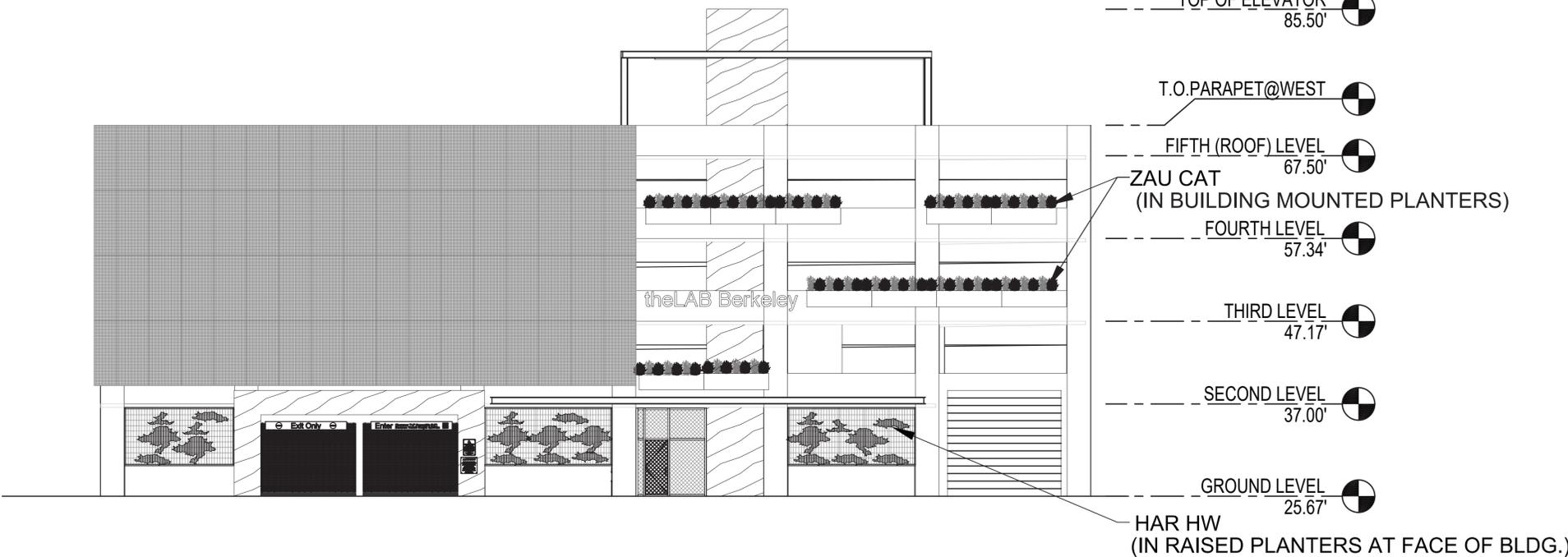


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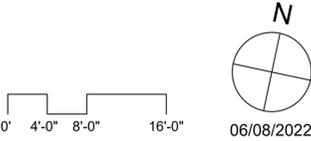
# LANDSCAPE ELEVATION L3

**NOTES**

1. SEE PLANT LIST ON SHEET L1



① LANDSCAPE ELEVATION: WEST ELEVATION (4TH STREET)  
 SCALE: 1/8" = 1'-0"



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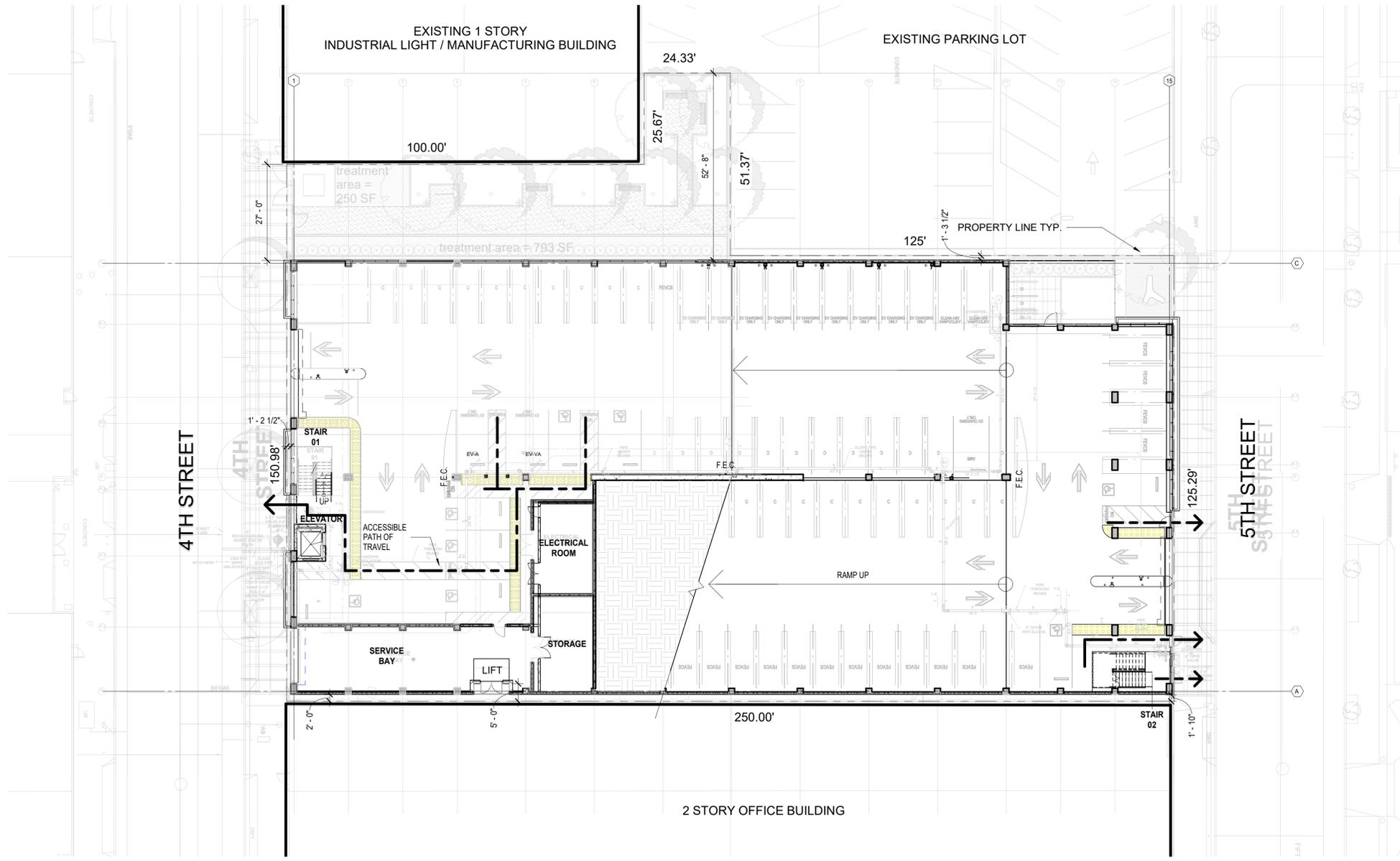


Taniguchi Landscape Architecture  
 1013 South Clement St., Ste 1  
 San Mateo, CA 94402  
 v. 952.638.9985 | f. 952.638.9986  
 CA 49422

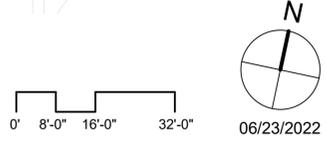


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# SITE PLAN | A102



1 ARCHITECTURAL SITE PLAN  
SCALE: 1/16" = 1'-0"



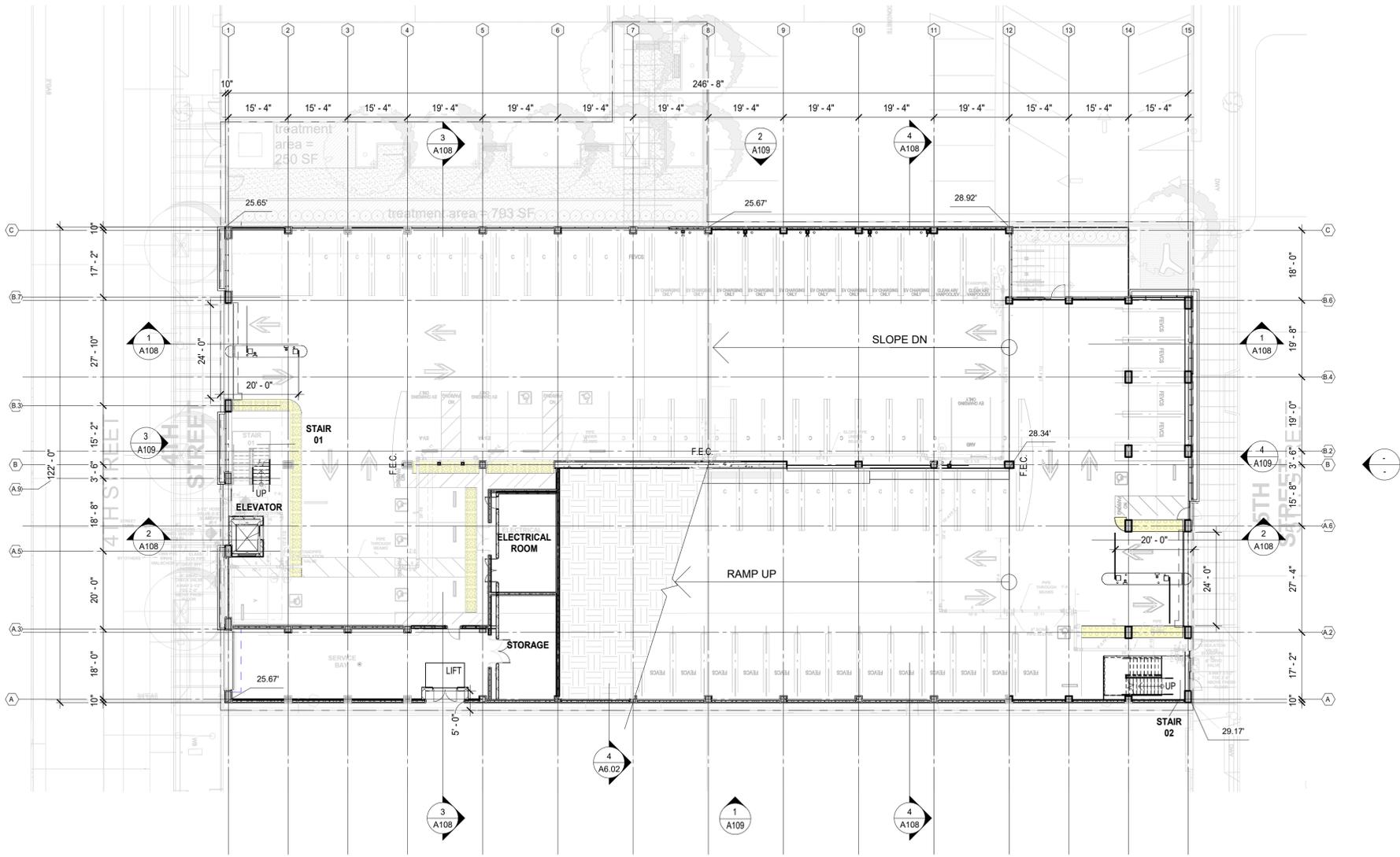
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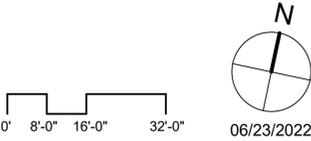


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# GROUND LEVEL FLOOR PLAN | A103



1 GROUND LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



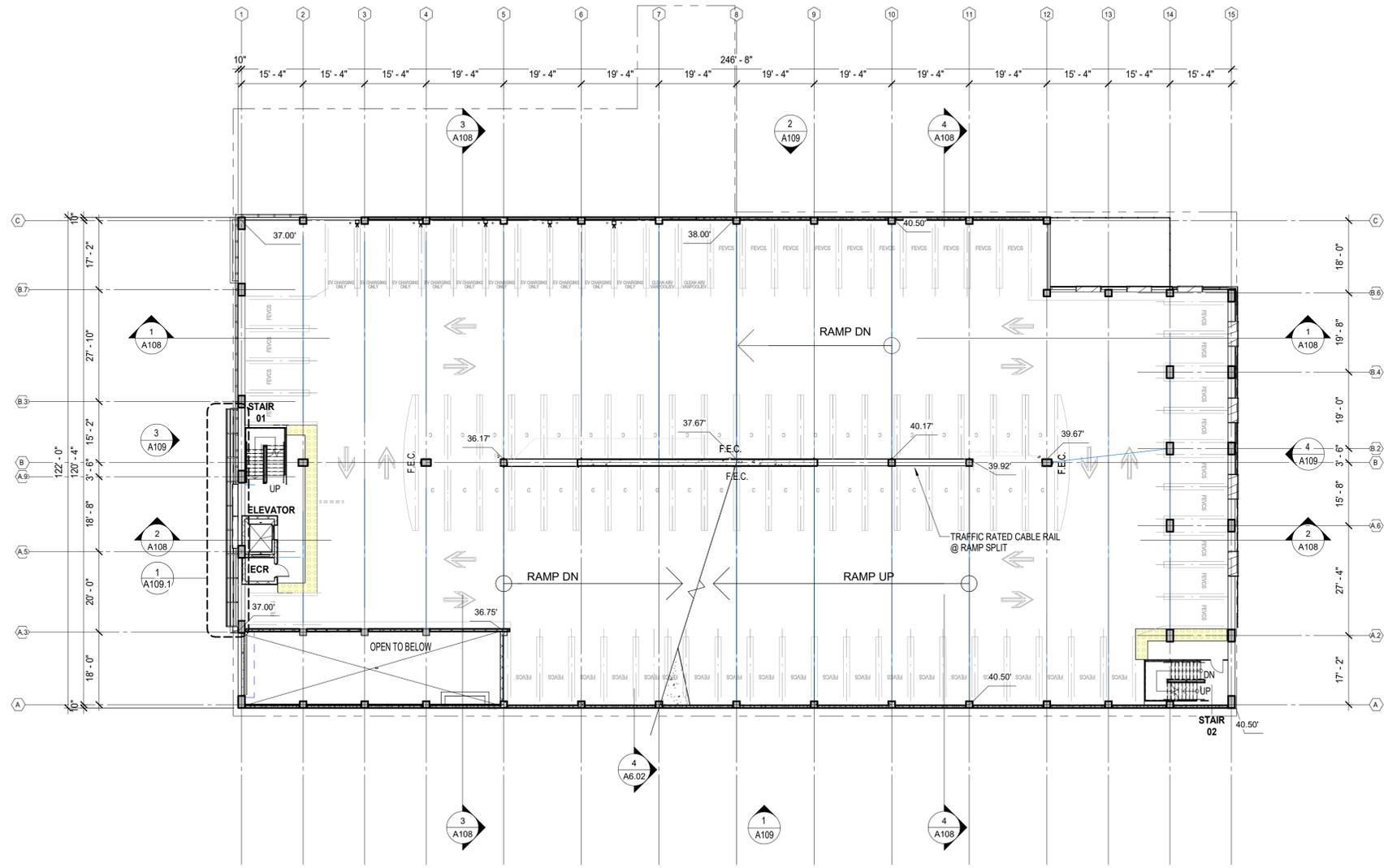
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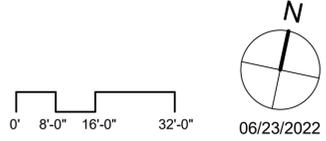


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# SECOND LEVEL FLOOR PLAN | A104



1 SECOND LEVEL FLOOR PLAN  
 SCALE: 1/16" = 1'-0"



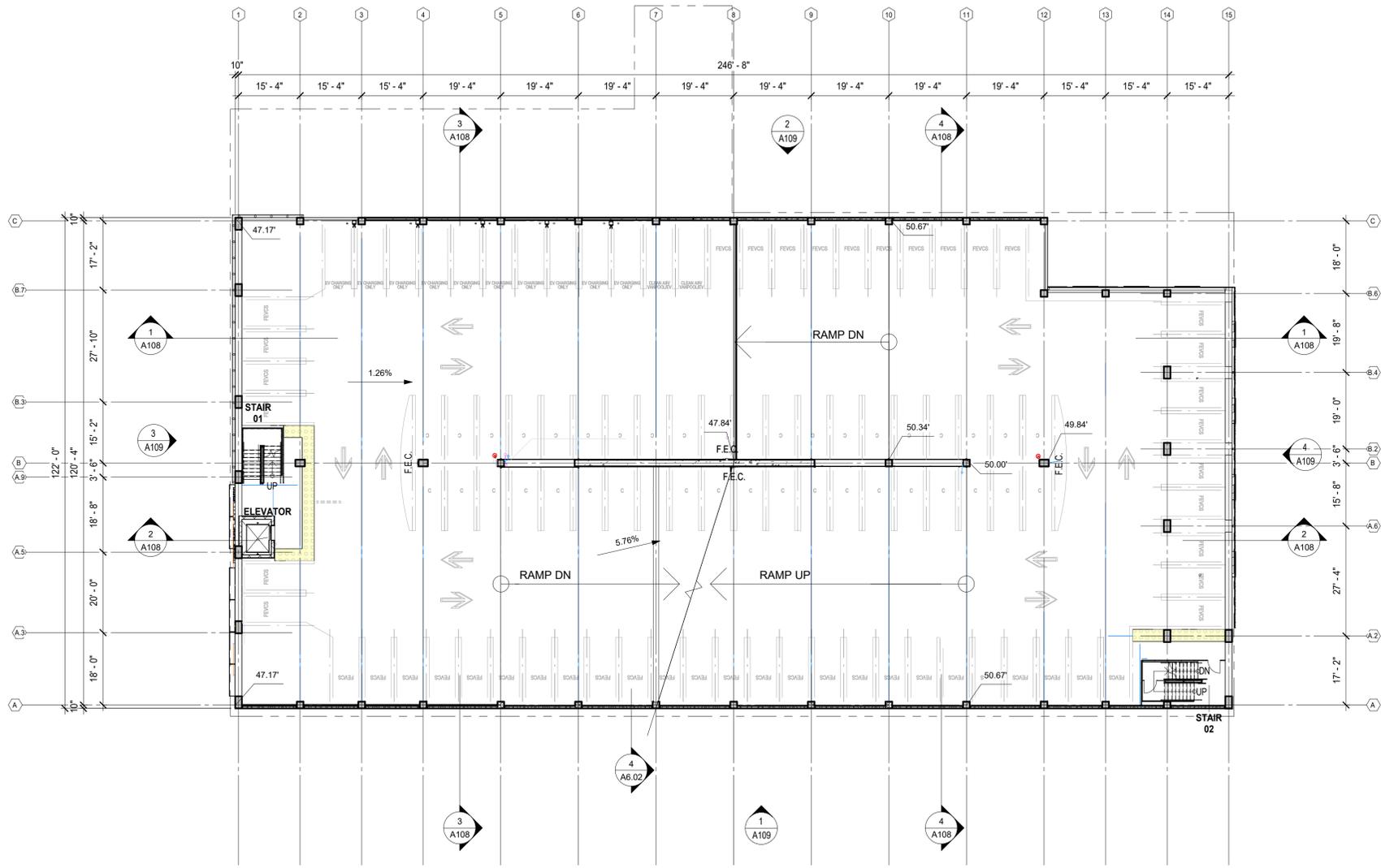
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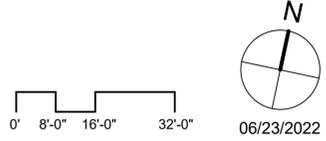


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# THIRD LEVEL FLOOR PLAN | A105



1 THIRD LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



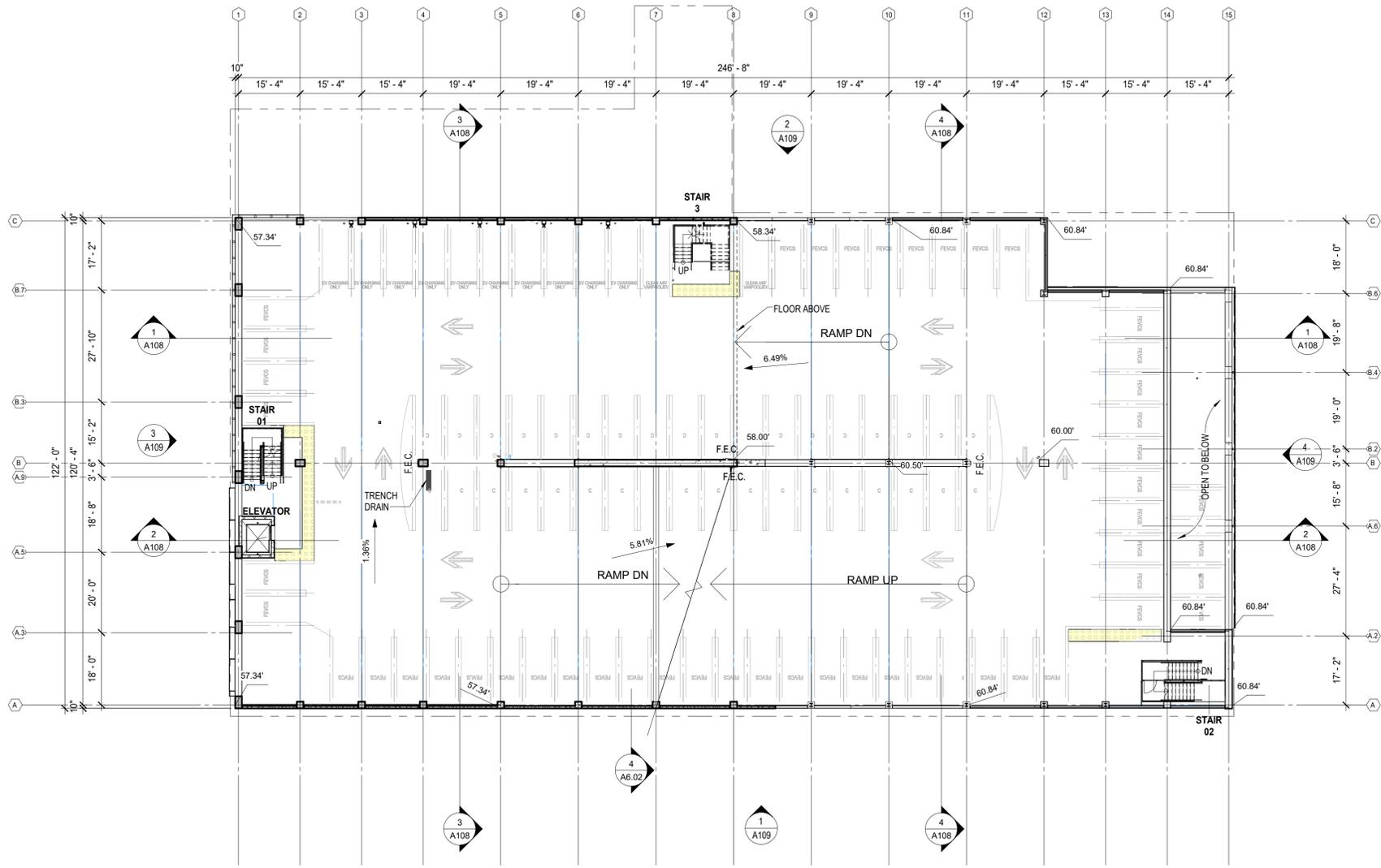
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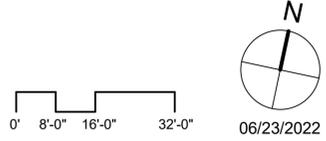


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T. 510.473.0300

# FOURTH LEVEL FLOOR PLAN | A106



1 FOURTH LEVEL FLOOR PLAN  
SCALE: 1/16" = 1'-0"



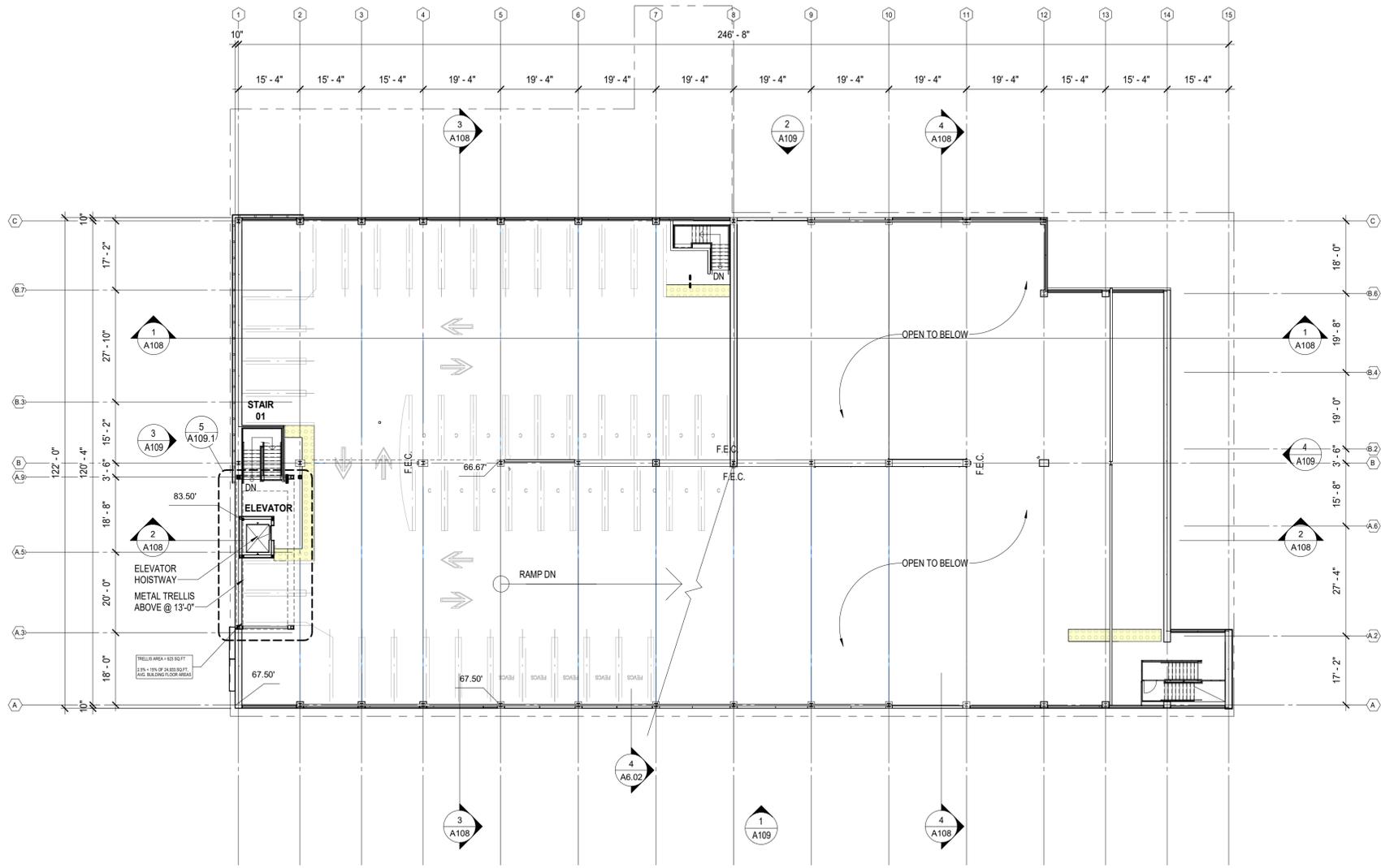
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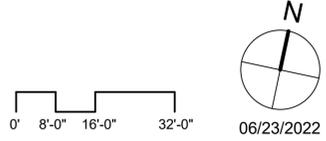


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# FIFTH (ROOF) LEVEL FLOOR PLAN | A107



1 FIFTH (ROOF) LEVEL PLAN  
SCALE: 1/16" = 1'-0"



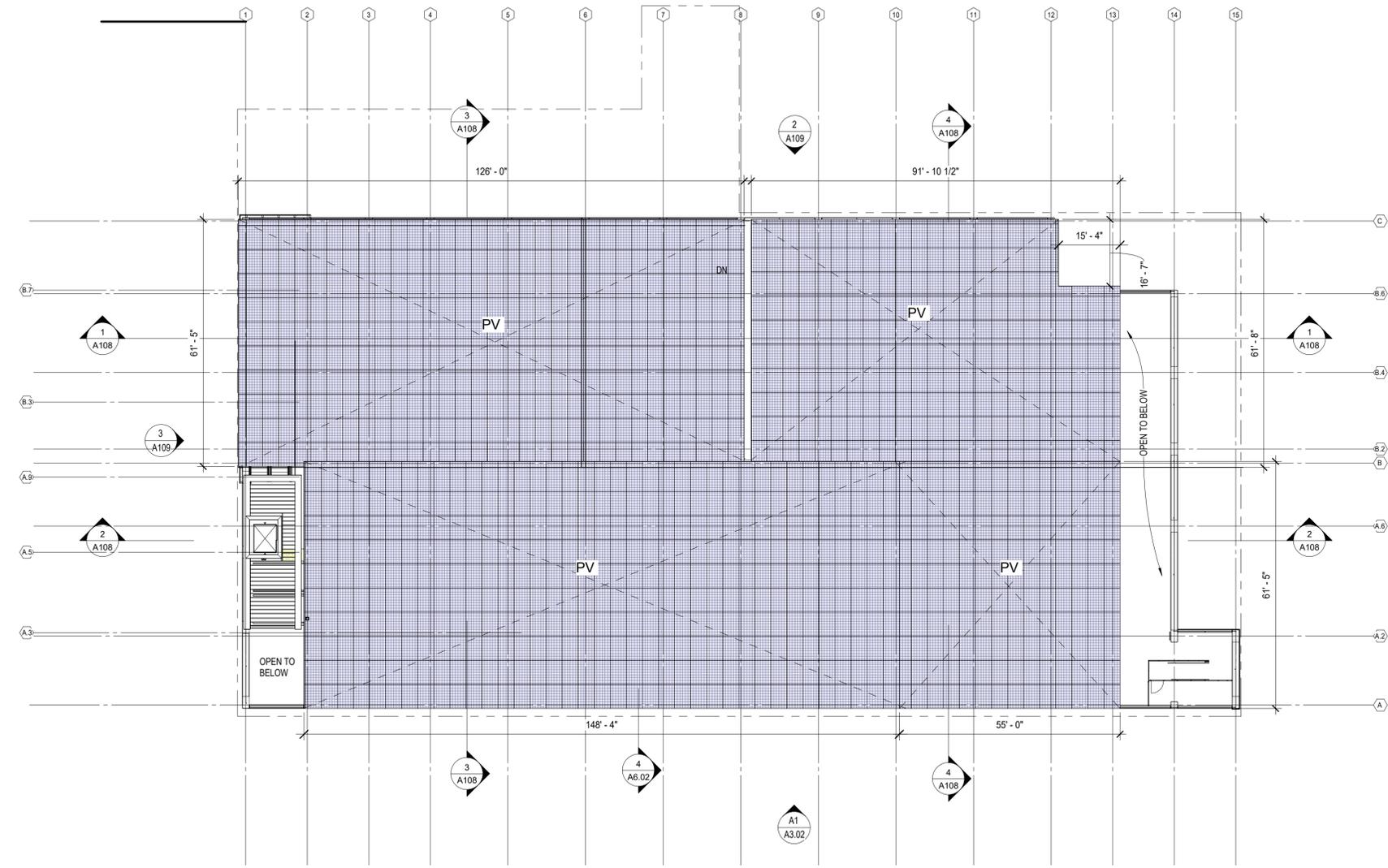
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# PV PLAN | A107.1



**PV NOTES:**

1. Required PV Area for 747 Bancroft Way (under Use Permit # ZP2021-0096 & Building Permit #B2022-01840): 15% of Total Roof Area
2. PV Area Requirement per Berkeley Reach Code for 747 Bancroft Way: 8,926 SF
3. PV Area Provided for 747 Bancroft Way at 2213 4th Street (under Use Permit #ZP2021-0043 & Building Permit #B2022-02604): 25,500 SF (exceeding the Berkeley Reach Code by 27%)

1 PV PLAN  
 SCALE: 1/16" = 1'-0"

06/23/2022

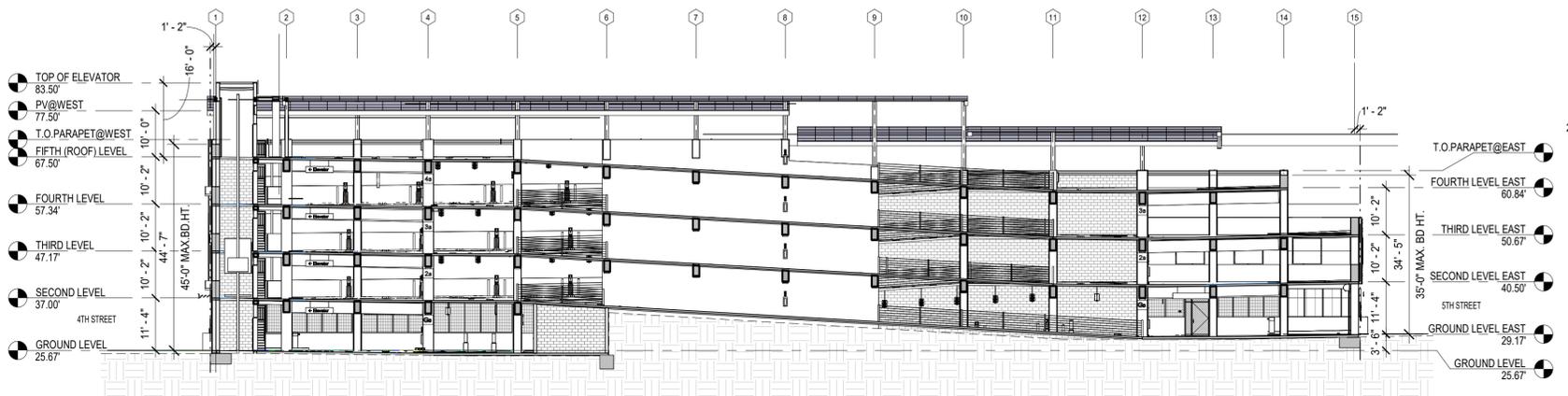
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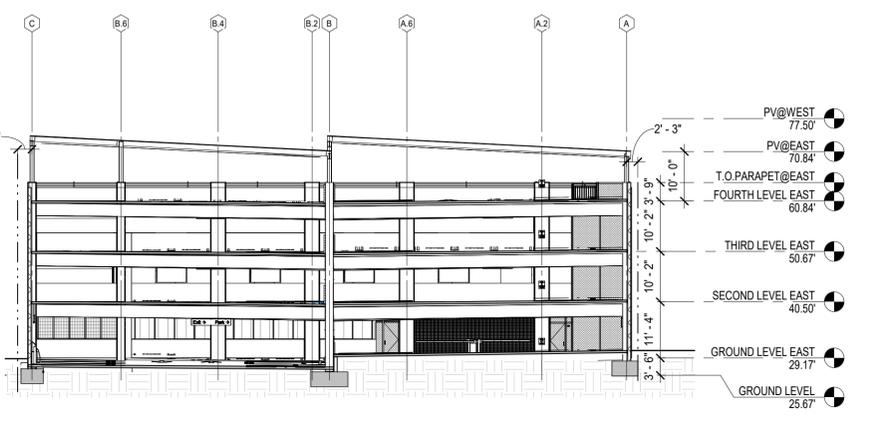


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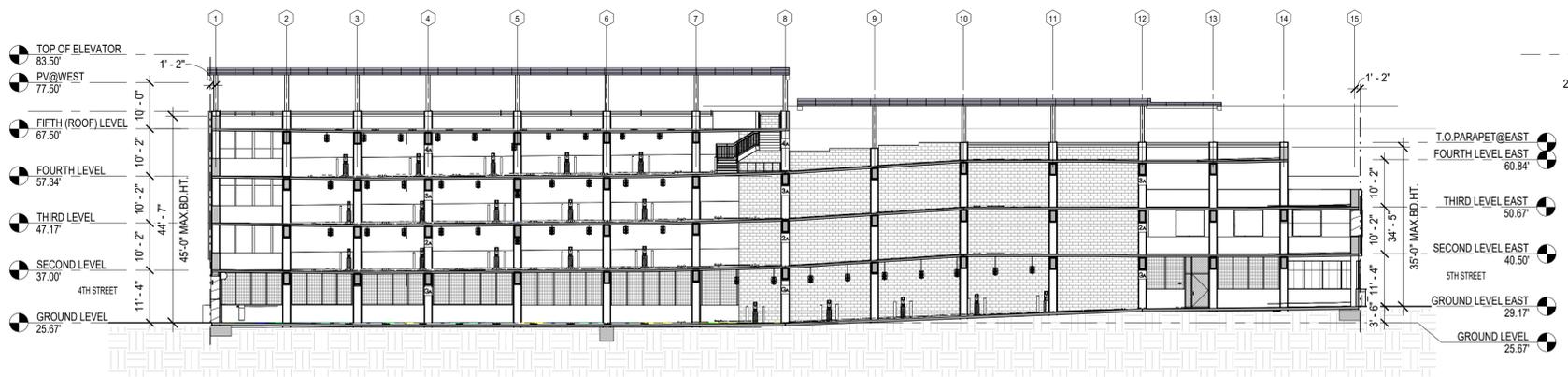
# BUILDING SECTIONS | A108



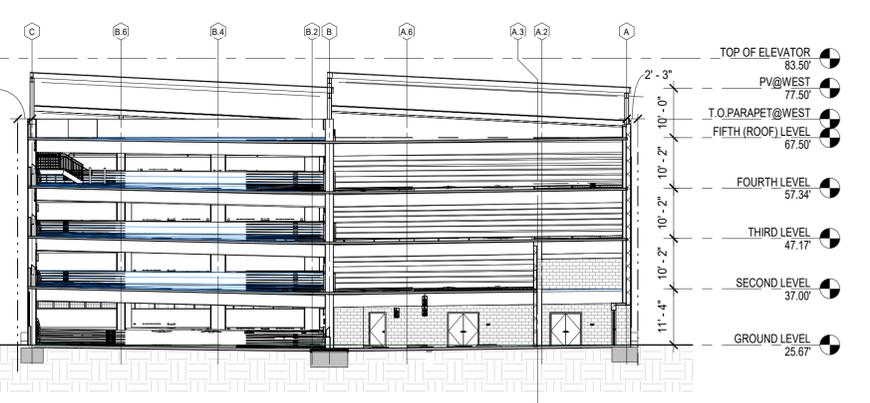
**2 BUILDING SECTION 1**  
 SCALE: 1/16" = 1'-0"



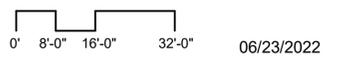
**4 BUILDING SECTION 3**  
 SCALE: 1/16" = 1'-0"



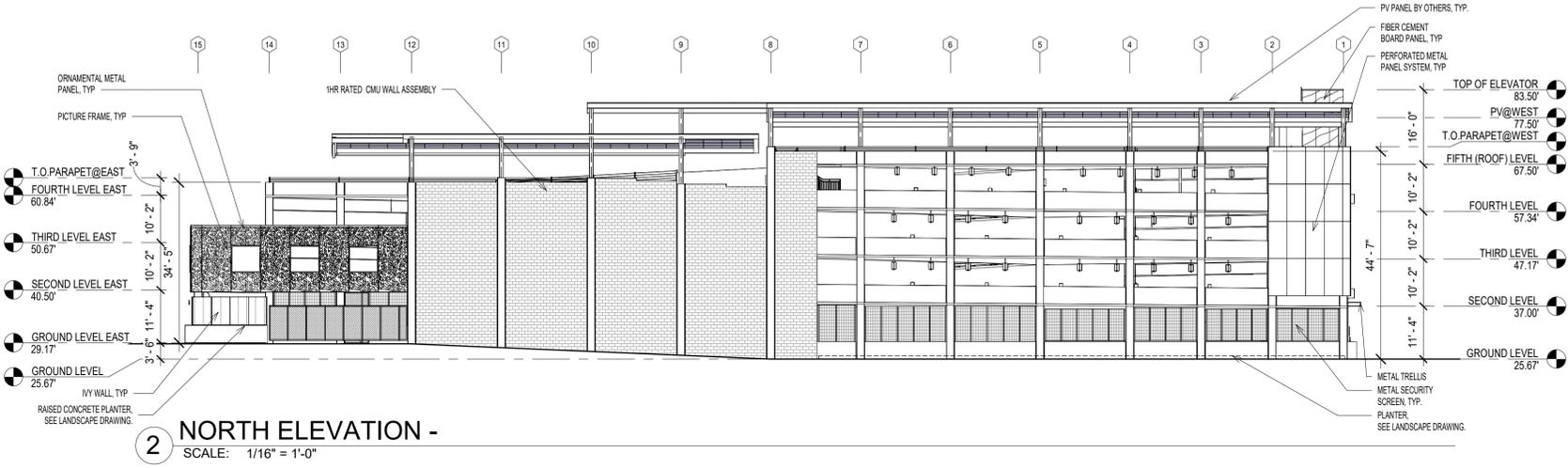
**1 BUILDING SECTION 2**  
 SCALE: 1/16" = 1'-0"



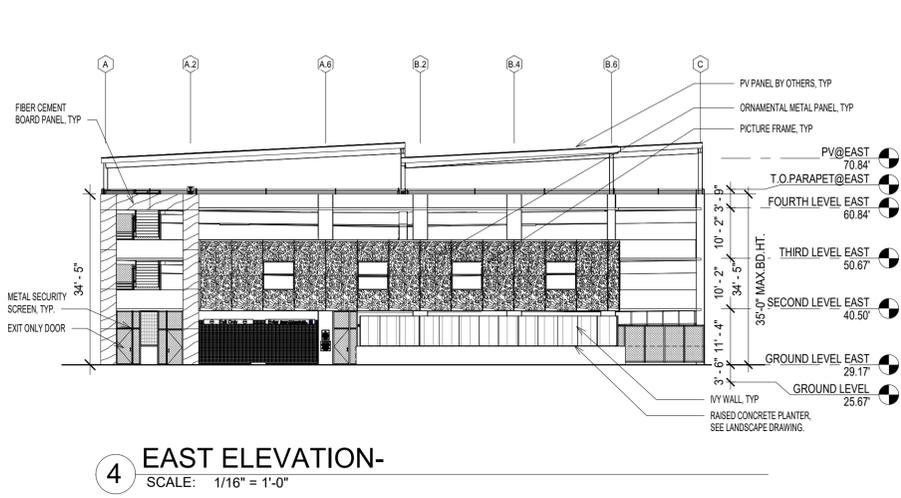
**3 BUILDING SECTION 4**  
 SCALE: 1/16" = 1'-0"



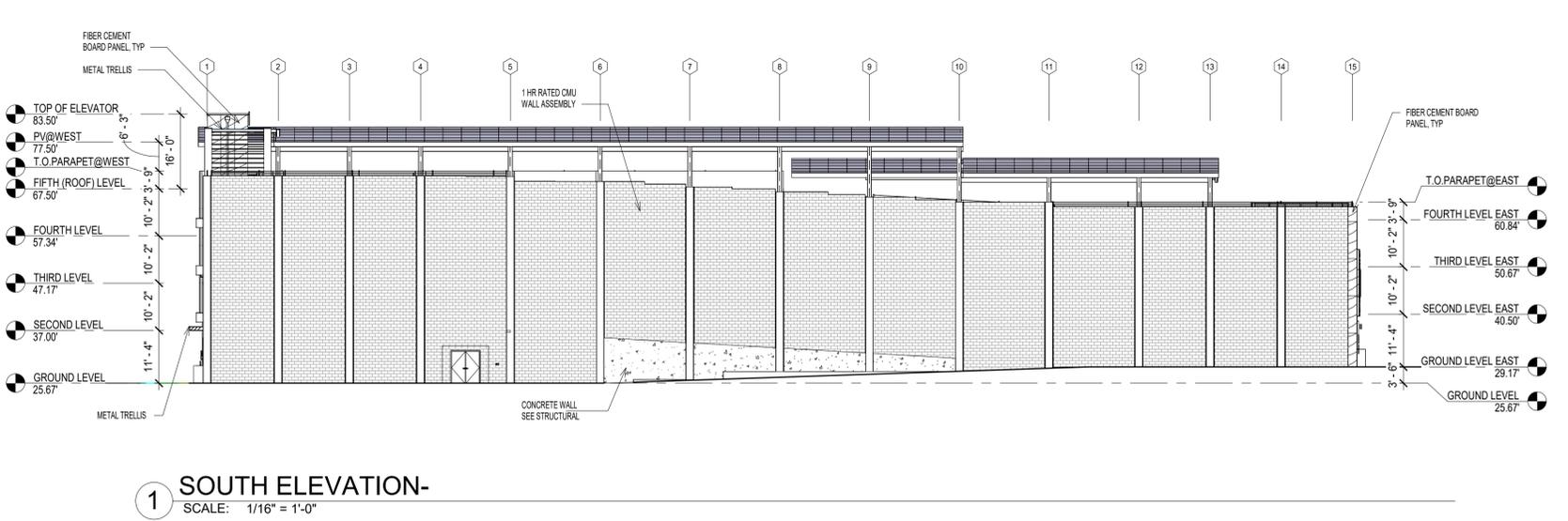
# BUILDING ELEVATIONS | A109



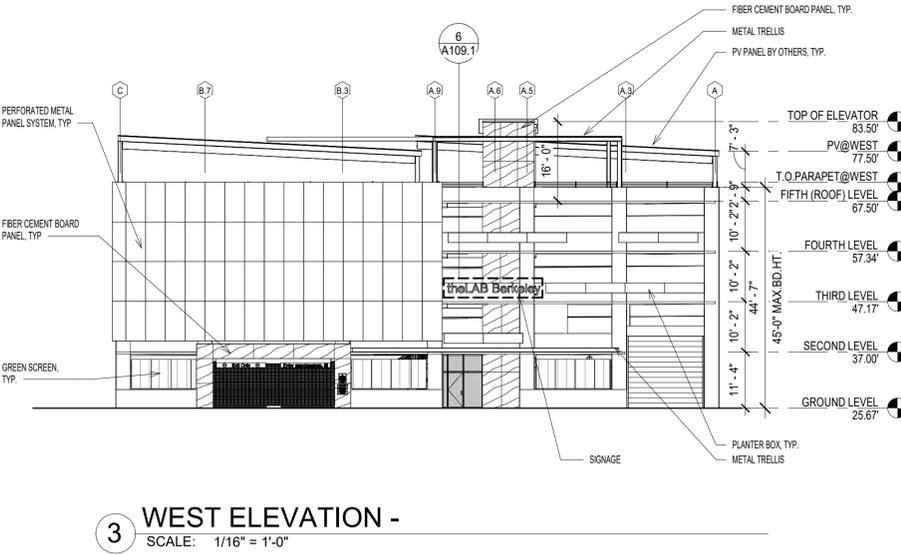
**2 NORTH ELEVATION -**  
 SCALE: 1/16" = 1'-0"



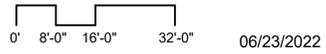
**4 EAST ELEVATION -**  
 SCALE: 1/16" = 1'-0"



**1 SOUTH ELEVATION -**  
 SCALE: 1/16" = 1'-0"



**3 WEST ELEVATION -**  
 SCALE: 1/16" = 1'-0"



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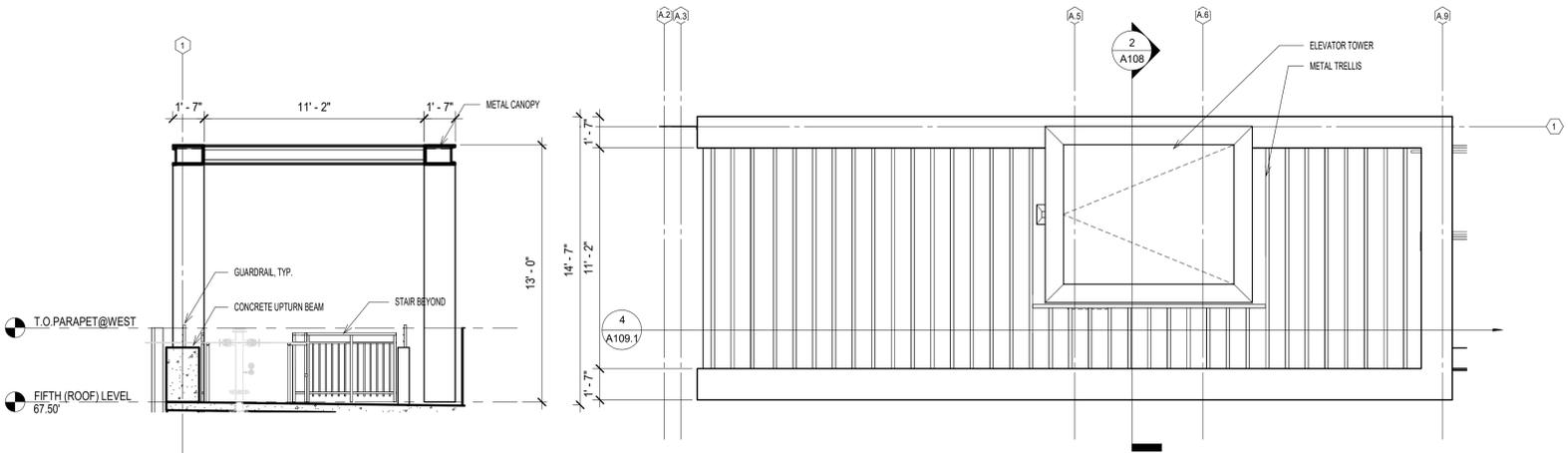
TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710



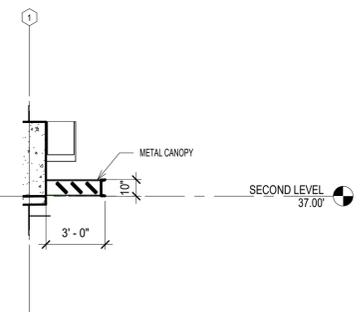
INTERNATIONAL PARKING DESIGN, INC.  
 560 14TH STREET,  
 SUITE 300  
 OAKLAND CA 94612  
 T. 510.473.0300

MISCELLANEOUS | A109.1

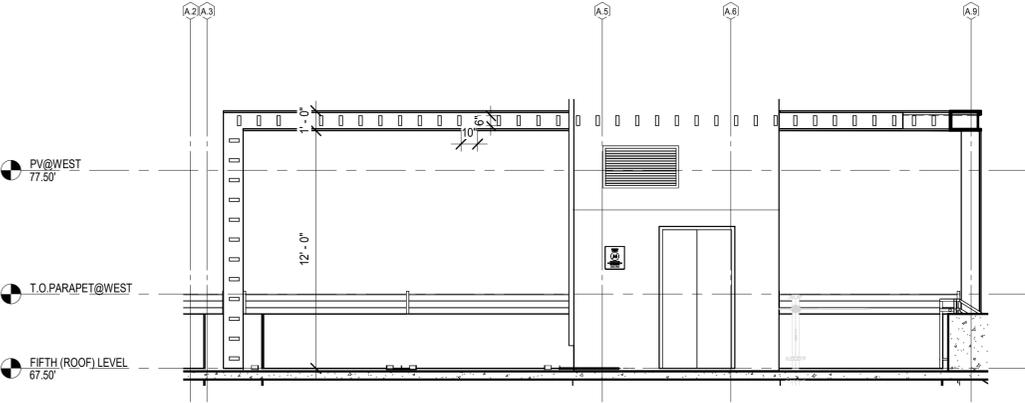


4 ROOF CANOPY SECTION  
 SCALE: 1/4" = 1'-0"

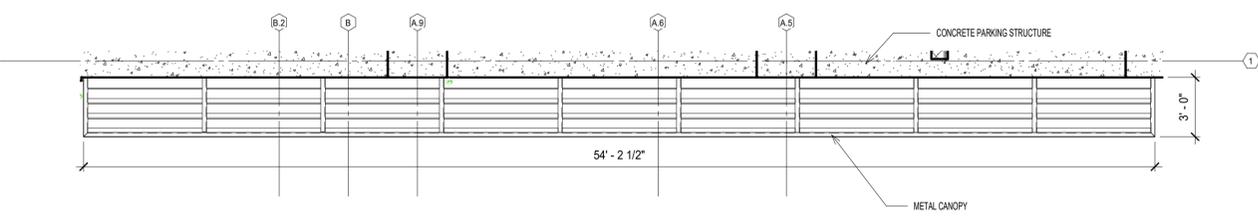
5 ROOF CANOPY PLAN  
 SCALE: 1/4" = 1'-0"



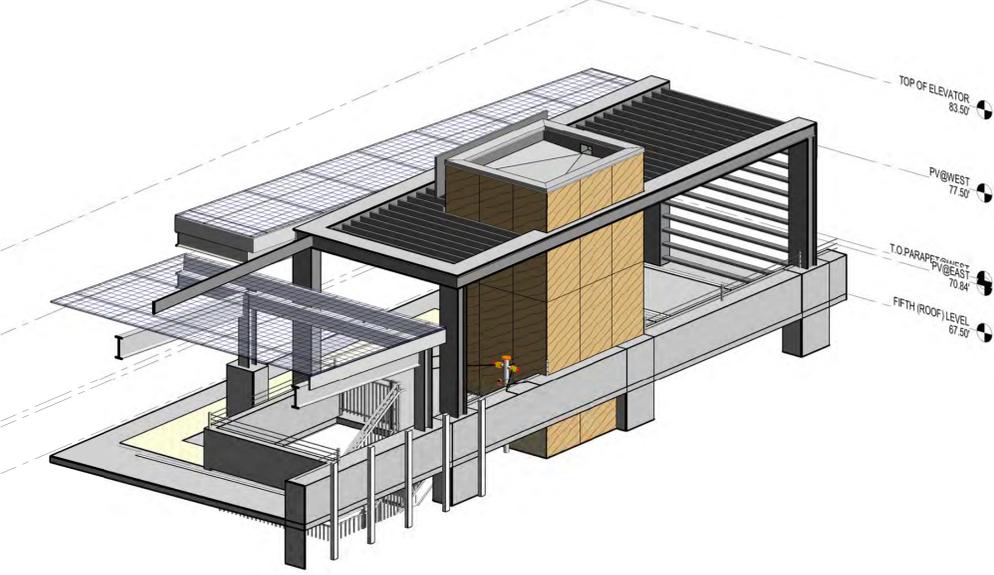
2 CANOPY SECTION  
 SCALE: 1/4" = 1'-0"



3 ROOF CANOPY SECTION 1  
 SCALE: 1/4" = 1'-0"



1 CANOPY PLAN  
 SCALE: 1/4" = 1'-0"



7 3D VIEW (ROOF TRELLIS)  
 SCALE:



6 ENLARGED SIGNAGE  
 SCALE: 1/2" = 1'-0"

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# STREET STRIP ELEVATIONS | A114



VIEW ALONG THE FOURTH STREET



VIEW ALONG THE FIFTH STREET

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# PHOTO SIMULATIONS - STREET VIEW | A119



PROPOSED FRONT VIEW AT 5TH STREET



PROPOSED FRONT VIEW AT 4TH STREET FROM NORTH



PROPOSED VIEW TO POCKET GARDEN



PROPOSED FRONT VIEW AT 4TH STREET FROM SOUTH

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