DESIGN REVIEW COMMITTEE

STAFF REPORT

For Committee Decision
OCTOBER 20, 2022

2213 Fourth Street

FINAL DESIGN REVIEW FOLLOW UP

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 Final Design Review on September 15, 2022. It is returning this month for follow up review of tower element on the 5th street side, and final colors and materials.

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.[1] 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 September 15, 2022 DRC Meeting

Final Design Review was approved with a condition to return to the DRC for final resolution of the project colors and materials, as well as the Fifth Street facade: *MOTION: (Mitchell, Kahn) VOTE (7-0-0-0).*

Conditions

- *Return to the Committee with more specific details on all colors and materials proposed. Information on the metal panels on Fifth Street shall include the pattern, finish, color, and material joints. Material board, renderings, and elevations shall be consistent.*
- *Provide a more thorough study of the horizontal and vertical elements on the 5th street elevation in order to reduce the visual impact of the stair tower. Show at least one option where stair tower on Fifth is a grey concrete color and planters are also located at those floor levels.*
- *Include two street trees in front of the parcel on Fifth Street. This condition is subject to Public Works approval.*

Recommendations

- *Signage on Fourth Street should be lower and over vehicle entrance.*
- *Clarification needed on truck loading door finishes.*
- *Increase native plants in the project as much as possible.*
- *Strongly recommend more durable planters.*

V. Issues and Analysis

A. Changes singes since the previous submittal:

- Accent colored fiber cement material has been replaced with the quieter cement finish at the 5th Street stair tower. Design options showing further studies have been included for reference;
- More detailed color and material information has been included in the drawing set, and will also be presented at the meeting; and

- Two street trees have been added in front of the project on Fifth Street. This work is subject to Public Works permits and approval.

B. Issues for Discussion:

- Fifth Street tower design
- Colors and materials

VI. Recommendation

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

Attachments:

1. Project Plans, received October 7, 2022
2. Applicant Response to DRC Comments, received October 7, 2022
3. 5th Street Design Options, received October 6, 2022

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

THE LAB PARKING STRUCTURE

USE PERMIT - RESUBMITTAL
SEPTEMBER 27, 2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

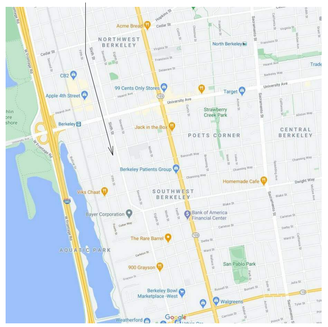
LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

PROJECT DATA | A101

PROJECT SITE



LOCATION MAP SCALE: N.T.S N

PROJECT SITE

SITE CONTEXT SCALE: N.T.S N

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

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 < 50,000 S.F.T/10 TIERS = O.K
ZONNING:	MUR/MULI
OCCUPANCY: (CBC 311.3)	S-2 OPEN PARKING GARAGE)CC 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

S= 8.0', 9.0' ANGLE OF PARK = 90° BLDG. SIZE : 248'-4" X 122'-0"

AREA	ON-GRADE SLAB (S.F.)	ELEVATED SLAB (S.F.)	M	B	DESIGNATED PARKING						PARKING STALL TYPE					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	1,468															
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	43					40	95	293.01
THIRD LEVEL		29,133			2				10	50					40	102	285.62
FOURTH LEVEL		27,642			2				10	47					36	95	290.97
FIFTH (ROOF) LEVEL		14,280								7			21	20		48	297.50
SUB TOTAL:	**26,811**	**97,142**	3	0	8	1	1	1	39	165	6	2	0	21	168	412 *	300.86
TOTAL:	**123,953**																
TOTAL PARKING AND NON-PARKING AREA:	**29,466**	**98,677**															

GROSS BLDG. AREA (S.F.):	**128,143 S.F.**	
DESIGN EFFICIENCY	**300.86 SF/STALL**	
PERCENT OF COMPACTS TO TOTAL:	**41%**	
FEVCS	**40% (165 FEVCS)**	(40% OF TOTAL PARKING REQUIRED)
EVCS	**10% (42=1 EV-AMB+1 EV-VA+1 EV-A+39 EVCS)**	(10% OF TOTAL PARKING REQUIRED)
PERCENT OF DESIGNATED PARKING TO TOTAL:	**12% (50=8 CAV+1 EV-AMB+1 EV-VA+1 EV-A+39 EVCS)**	(12% OF TOTAL PARKING REQUIRED)

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

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

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

DRAWING INDEX.

SHEET NUMBER	SHEET NAME	PERMIT SUBMITTAL | 22/01/2021	PERMIT RESUBMITTAL | 05/17/2022	PERMIT RESUBMITTAL | 09/28/2022
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	■	■	■
C-6	SIGNAGE AND STRIPING PLAN			■
L-1	LANDSCAPE PLAN	■	■	■
L-2	IRRIGATION HYDROZONE PLAN	■	■	■
L-3.	LANDSCAPE ELEVATION	■	■	■
L-4	ENLARGED LANDSCAPE PLAN - 5TH STREET			■
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	■	■	■
A108	PV PLAN	■	■	■
A109	BUILDING SECTIONS	■	■	■
A110	BUILDING ELEVATIONS	■	■	■
A111	MISCELLANEOUS	■	■	■
A112	EXTERIOR MATERIAL BOARD			■
A113	EXTERIOR DETAILS - PERF. METAL PANEL			■
A114	EXTERIOR DETAILS - CERAMIC COATED RAINSCREEN PANEL			■
A115	EXTERIOR DETAILS - PLANTER & GREEN SCREEN			■
A116	SITE PHOTOS	■	■	■
A117	SHADOW ANALYSIS @ VERNAL EQUINOX	■	■	
A118	SHADOW ANALYSIS @ SUMMER SOLSTICE	■	■	
A119	SHADOW ANALYSIS @ WINTER SOLSTICE	■	■	
A120	STREET STRIP ELEVATIONS	■	■	■
A121	PHOTO SIMULATIONS - AERIAL VIEW	■	■	■
A122	PHOTO SIMULATIONS - AERIAL VIEW	■	■	■
A123	PHOTO SIMULATIONS - STREET VIEW	■	■	■
A124	PHOTO SIMULATIONS - STREET VIEW	■	■	■
A125	PHOTO SIMULATIONS - STREET VIEW	■	■	■

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%)

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

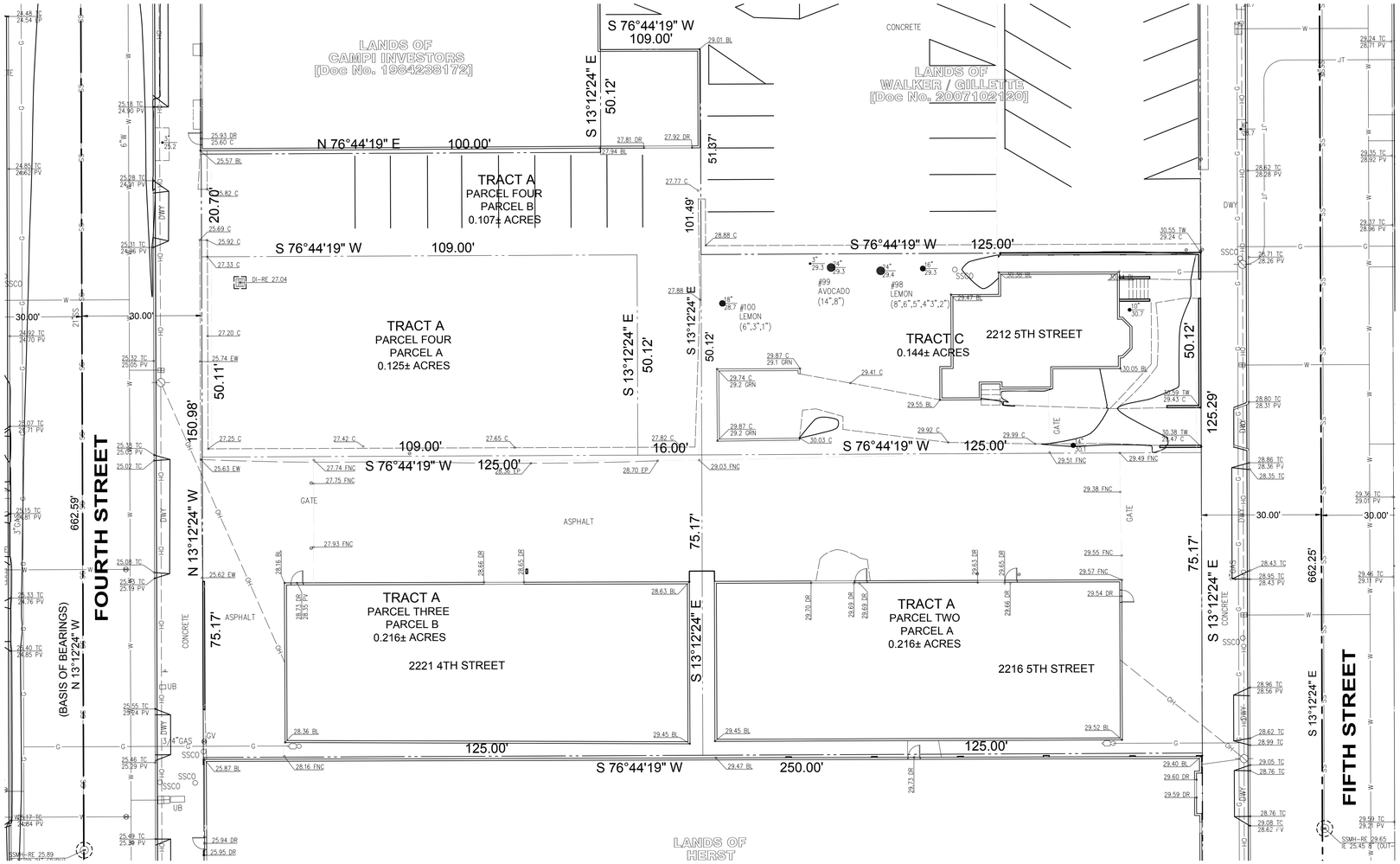
OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

IPD

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

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
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

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

SCALE: 1" = 16'

N

06/08/2022

TheLAB Parking Structure

2213 4TH ST.
BERKELEY, CA 94510

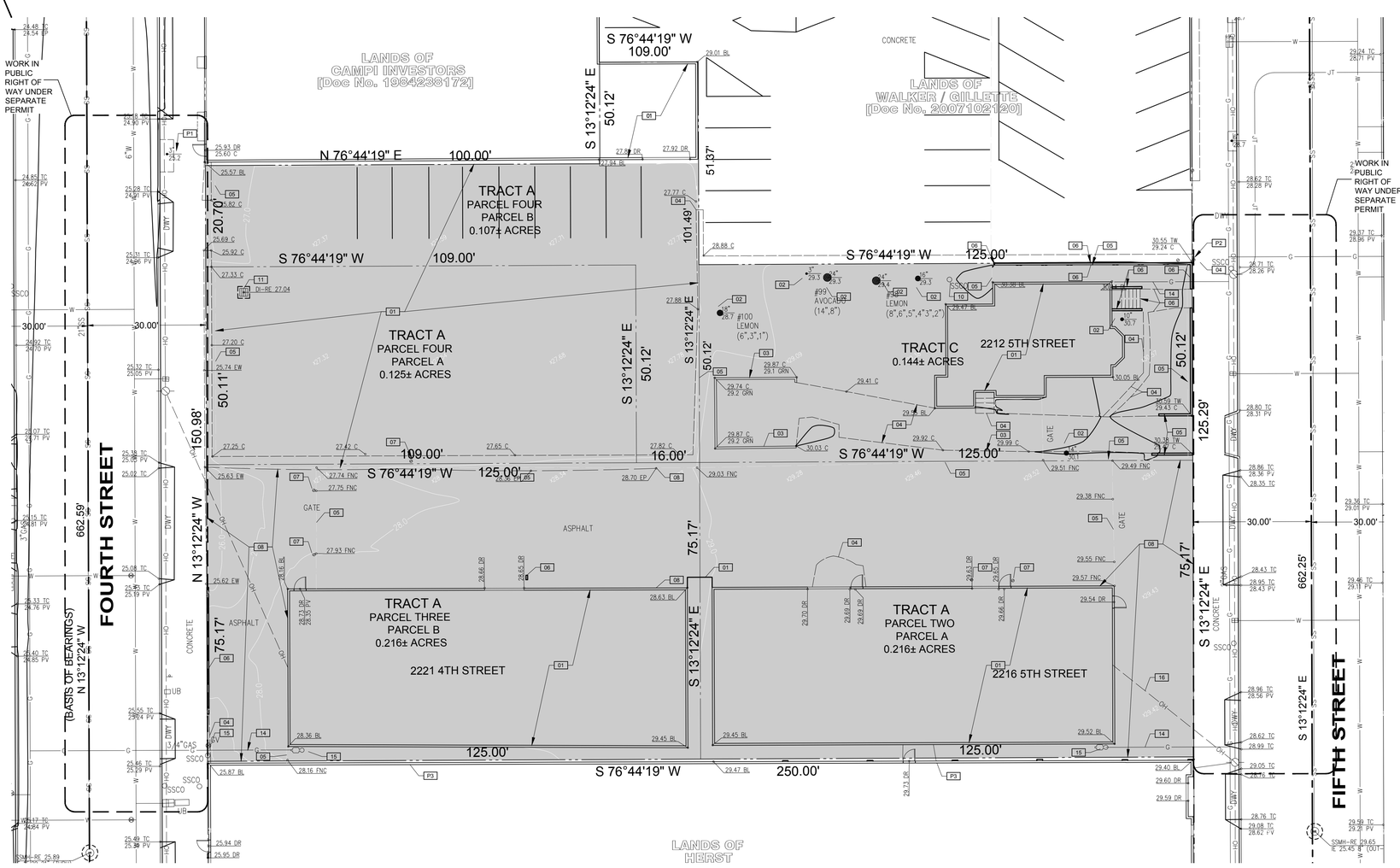
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
4683 chabot dr suite 300 pleasanton, ca 94588
p 925.244.9620 waremalcomb.com

STEELWAVE

OVERAA Construction

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

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
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"

N

0 8 16 32
SCALE: 1" = 16'

06/08/2022

TheLAB Parking Structure

2213 4TH ST.
BERKELEY, CA 94510

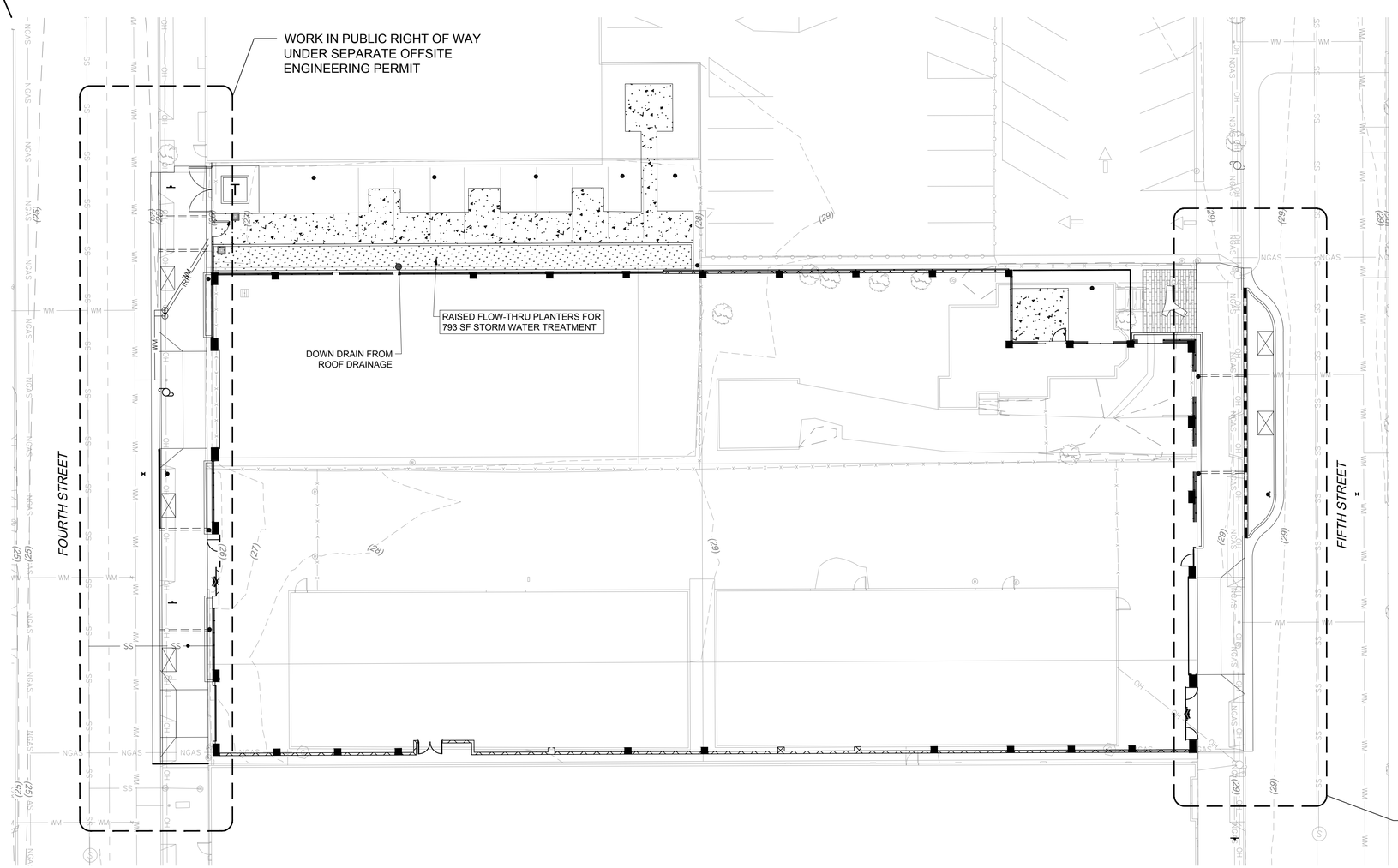
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
4683 chabot dr suite 300 pleasanton, ca 94588
p 925.244.9620 waremalcomb.com

STEELWAVE

OVERAA Construction

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

C-3



LEGEND:

	PROPERTY LINE		EXISTING CURB
30	PROPOSED 5' CONTOUR	OH	EXISTING OVERHEAD ELECTRIC LINE
29	PROPOSED 1' CONTOUR	NGAS	EXISTING NATURAL GAS LINE
(30)	EXISTING 5' CONTOUR	SS	EXISTING SANITARY LINE
(29)	EXISTING 1' CONTOUR	WM	EXISTING WATER LINE
SD	PROPOSED STORM LINE	XX.XX	PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
SD	EXISTING STORM LINE	X.XX%	PROPOSED SLOPE AND DIRECTION
	PROPOSED STORM INLET		FLOW DIRECTION
	EXISTING STORM INLET	HP	HIGH POINT
	PROPOSED SWALE	LP	LOW POINT
	PROPOSED CURB	ME	MATCH EXISTING
		GB	GRADE BREAK
		TOW	TOP OF WALL
		FGW	FINISH GRADE AT WALL

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

0 8 16 32
SCALE: 1" = 16'

N

06/08/2022

TheLAB Parking Structure

2213 4TH ST.
BERKELEY, CA 94510

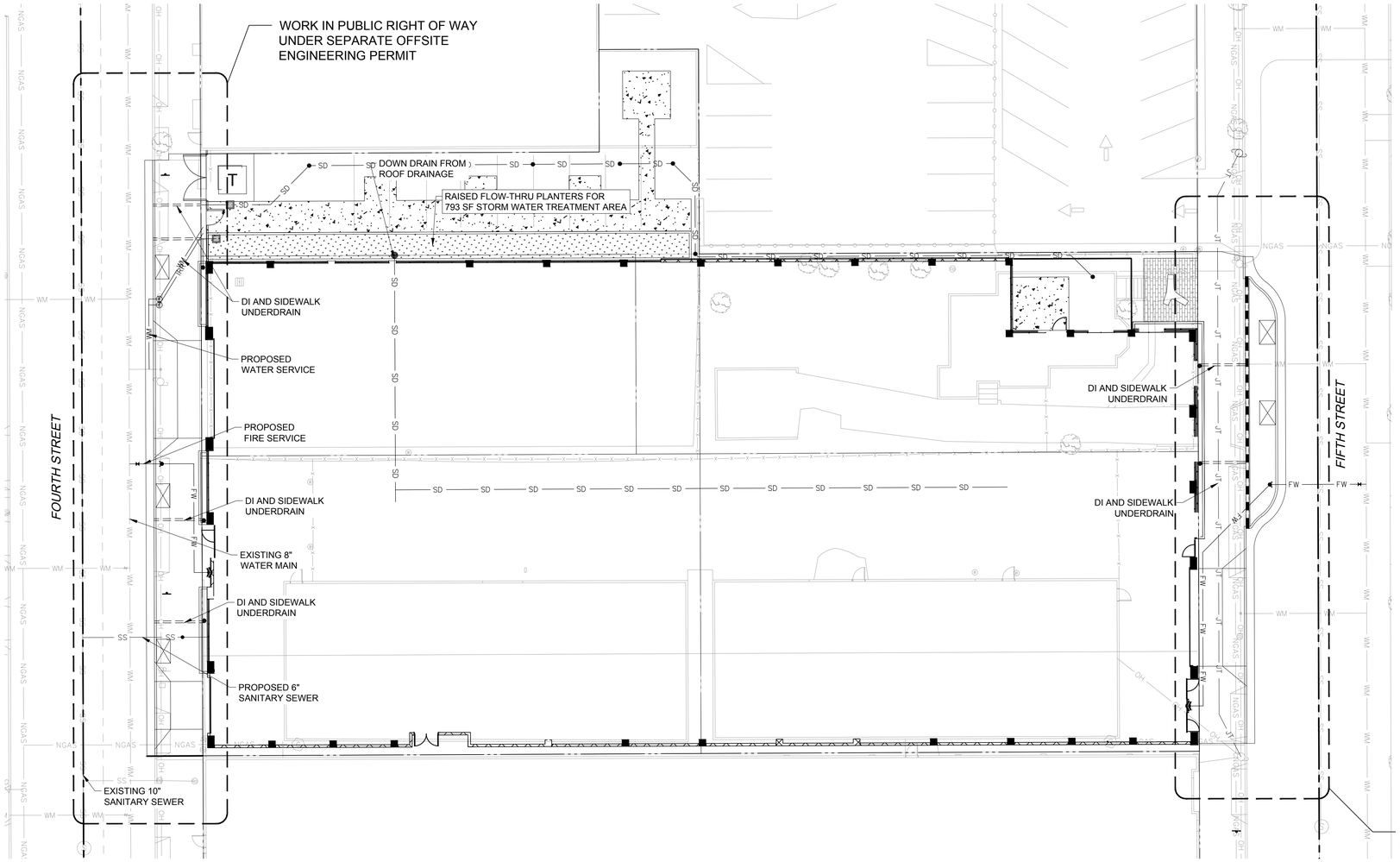
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
4683 chabot dr suite 300 pleasanton, ca 94588
p 925.244.9620 waremalcomb.com

STEELWAVE

Overaa Construction

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

C-4



LEGEND:

	PROPERTY LINE		EXISTING CURB
30	PROPOSED 5' CONTOUR	OH	EXISTING OVERHEAD ELECTRIC LINE
29	PROPOSED 1' CONTOUR	NGAS	EXISTING NATURAL GAS LINE
(30)	EXISTING 5' CONTOUR	SS	EXISTING SANITARY LINE
(29)	EXISTING 1' CONTOUR	WM	EXISTING WATER LINE
SD	PROPOSED STORM LINE	XX.XX	PROPOSED SPOT ELEVATION (AT FLOWLINE UNLESS OTHERWISE INDICATED)
SD	EXISTING STORM LINE	X.XX%	PROPOSED SLOPE AND DIRECTION
	PROPOSED STORM INLET		FLOW DIRECTION
	EXISTING STORM INLET	HP	HIGH POINT
	PROPOSED SWALE	LP	LOW POINT
	PROPOSED CURB	ME	MATCH EXISTING
		GB	GRADE BREAK
		TOW	TOP OF WALL
		FGW	FINISH GRADE AT WALL

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

SCALE: 1" = 16'

N

06/08/2022

TheLAB Parking Structure

2213 4TH ST.
BERKELEY, CA 94510

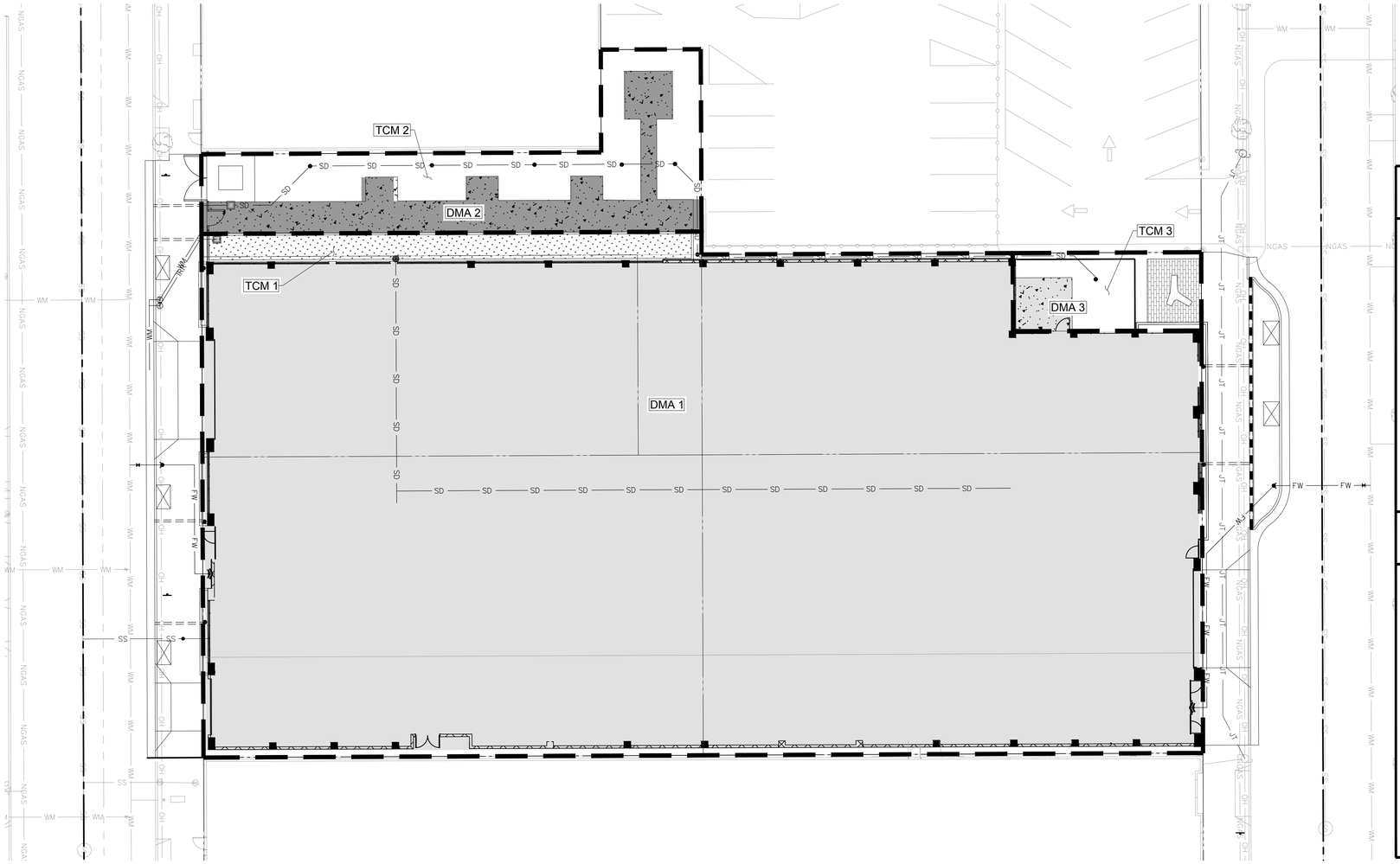
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
4683 chabot dr suite 300 pleasanton, ca 94588
p 925.244.9620 waremalcomb.com

STEELWAVE

OVERAA Construction

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

C-5



PLAN LEGEND

IMPERVIOUS AREA SUMMARY

- SIDEWALK AREA
- UNCOVERED PARKING
- **DMA-01** DRAINAGE MANAGEMENT AREA
- **TCM-01** 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	1,553	1,360	0
Streets (Public)	0	0	0
Streets (Private)	0	0	0
Total Impervious Surfaces	31,610	21,495	9,557
Pervious Surfaces			
Landscaped Areas	3,566	3,566	558
Pervious Paving	0	0	0
Other Pervious Surfaces (green roof, etc.)	0	0	0
Total Pervious Surfaces:	3,566	3,566	558
Total Proposed Replaced + New Impervious Surfaces:			31,052
Total Proposed Replaced + New Pervious Surfaces:			4,124

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

N

0 8 16 32
SCALE: 1" = 16'

06/08/2022

TheLAB Parking Structure

2213 4TH ST.
BERKELEY, CA 94510

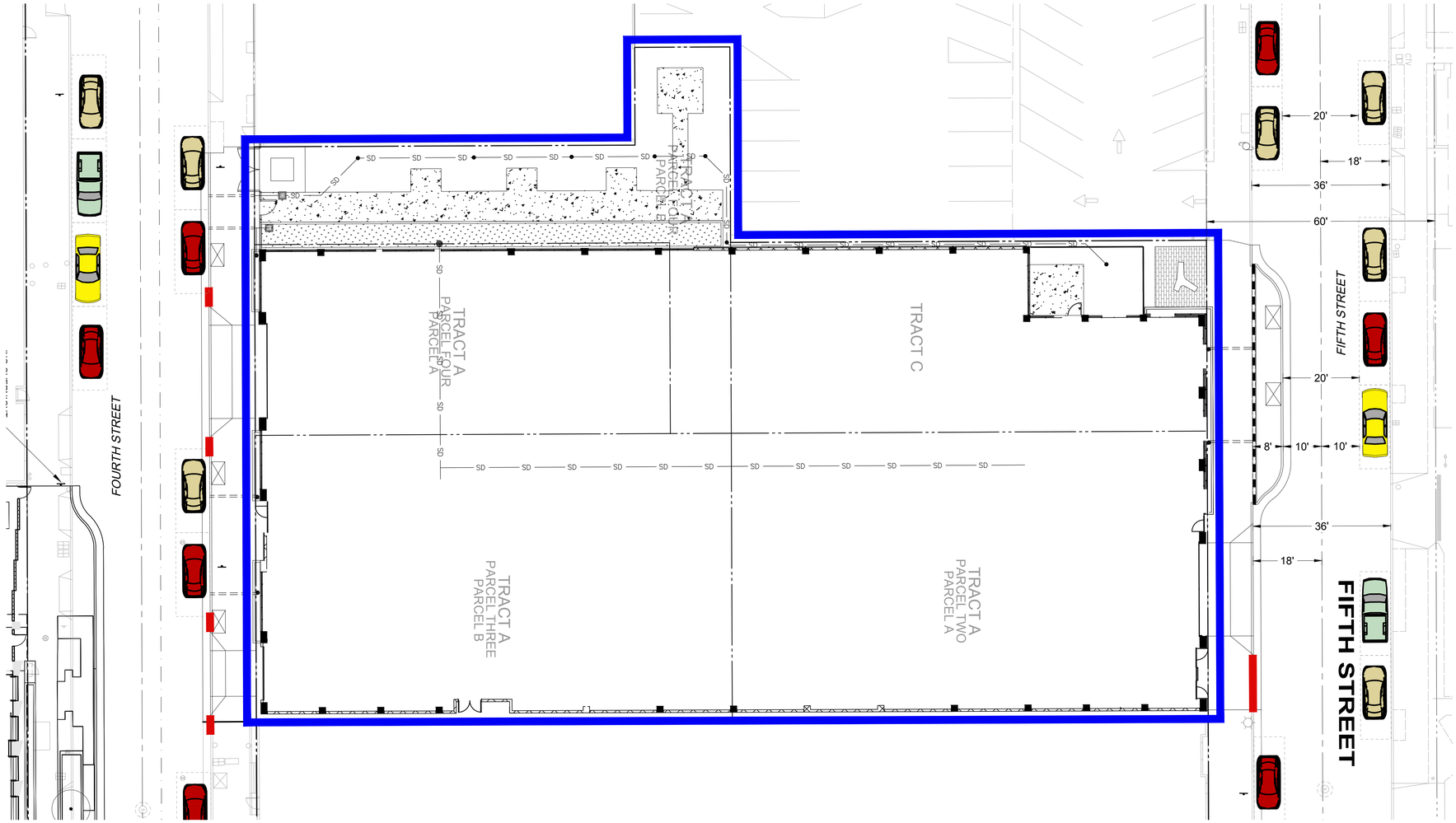
WARE MALCOMB
CIVIL ENGINEERING & SURVEYING
4683 chabot dr suite 300 pleasanton, ca 94588
p 925.244.9620 waremalcomb.com

STEELWAVE

OVERAA Construction

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

C-6



LEGEND

- CURRENT PHASE
- NO PARKING - RED CURB
- PARKING STALL
- PROPOSED 'NO OVERNIGHT PARKING' SIGN - SEE DETAIL ON THIS SHEET (SIGN IS A 'NO OVERNIGHT PARKING' SIGN UNLESS OTHERWISE NOTED ON PLANS)

NO OVERNIGHT PARKING SIGN

SIGNAGE AND STRIPING PLAN

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

0 8 16 32

SCALE: 1" = 16'

N

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

STEELWAVE

OVERAA Construction

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

LANDSCAPE PLAN L1

KEY NOTES

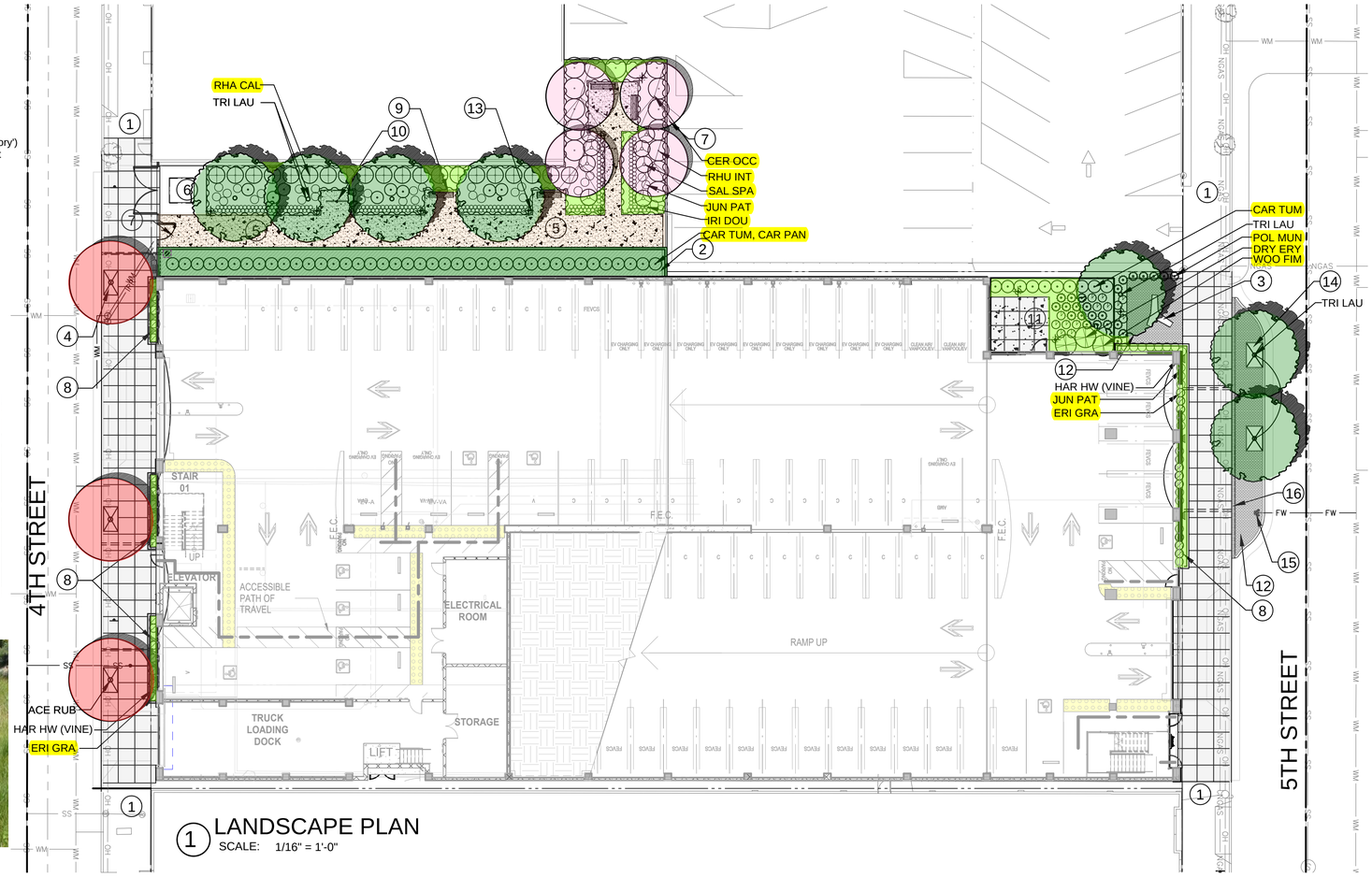
1. CITY SIDEWALK
2. STORMWATER TREATMENT AREA--FLOW-THROUGH PLANTER
3. BENCH PRECAST CONCRETE "TWIG FORM"
4. TREE WELL: 3.5 FT X 6 FT
5. DG PAVING
6. TRANSFORMER PAD
7. FENCE/GATE
8. RAISED CONCRETE PLANTER AT FACE OF BUILDING
9. BENCH
10. BIKE RACK
11. MOTORCYCLE PARKING
12. PERMEABLE PRECAST CONCRETE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

Red Maple (Acer rubrum 'October Glory')
Designated street tree by city arborist

Redbud (Cercis occidentalis)

Tristania
(Tristania laurina 'Elegant')

Dune Sedge
(Carex pansa)



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

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	CA Native	MISC. NOTES & REQUIREMENTS
TREES					
CER OCC	*Cercis occidentalis*	Western Redbud	24" box	X	S.L./No. Whorl, Br./N. Drp. Br./Match
ACE RUB	*Acer rubrum 'October Glory'*	Red Maple	24" box		S.L./No. Whorl, Br./N. Drp. Br./Match
TRI LAU	*Tristania laurina 'Elegant'*	Tristania	24" box		S.L./No. Whorl, Br./N. Drp. Br./Match
SHRUBS/PERENNIALS					
CAR PAN	*Carex pansa*	Dune Sedge	1 G.C.	X	Plant at 15" o.c.
CAR TUM	*Carex tumulicola*	Grey Sedge	1 G.C.	X	
DRY ERY	*Dryopteris erythrosora*	Wood Fern	5 G.C.	X	
ERI GRA	*Eriogonum grande v. rubescens*	Red Buckwheat	1 G.C.	X	
IRI DOU	*Iris douglasiana*	Douglas Iris	1 G.C.	X	
JUN PAT	*Juncus patens*	California Grey Rush	1 G.C.	X	
POL MUN	*Polystichum munitum*	Western Sword Fern	1 G.C.	X	F&B
RHA CAL	*Rhamnus californica 'Mound San Bruno'*	Coffeeberry	5 G.C.	X	F&B
RHU INT	*Rhus integrifolia*	Lemonade Berry	5 G.C.	X	F&B
SAL SPA	*Salvia spathacea*	Hummingbird Sage	1 G.C.	X	
WOO FIM	*Woodwardia fimbriata*	Giant Chain Fern	5 G.C.	X	
ZAU CAT	*Zauschneria 'Catalina'*	Catalina Fuschia	5 G.C.	X	F&B
VINES					
HAR HW	*Hardenbergia violacea 'Happy Wanderer'*	Purple Vine Lilac	5 G.C.		

PLANT LIST ABBREVIATIONS:

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
Ht. Br.	High branches—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 whirled 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

OF 16 PLANT SPECIES PROPOSED 13 ARE CALIFORNIA NATIVE PLANT SPECIES WHICH EQUALS 81% OF THE TOTAL SPECIES
(ITEMS HIGHLIGHTED IN YELLOW ARE NATIVE SPECIES.)

Purple Vine Lilac
(Hardenbergia violacea 'Happy Wanderer')

Grey Sedge
(Carex tumulicola)

Wood Fern
(Dryopteris erythrosora)

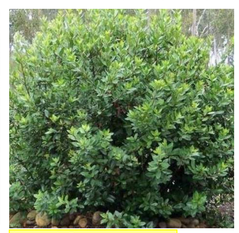
Red Buckwheat
(Eriogonum grande v. rubescens)

Douglas Iris
(Iris douglasiana)

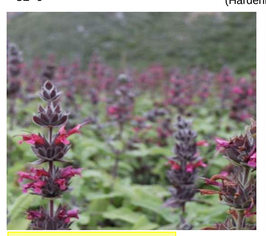
California Grey Rush
(Juncus patens)

Western Sword Fern
(Polystichum munitum)

Coffeeberry
(Rhamnus caifornica 'Mound San Bruno')



Lemonade Berry
(Rhus integrifolia)



Hummingbird Sage
(Salvia spathacea)

Catalina Fuschia
Zauschneria 'Catalina')

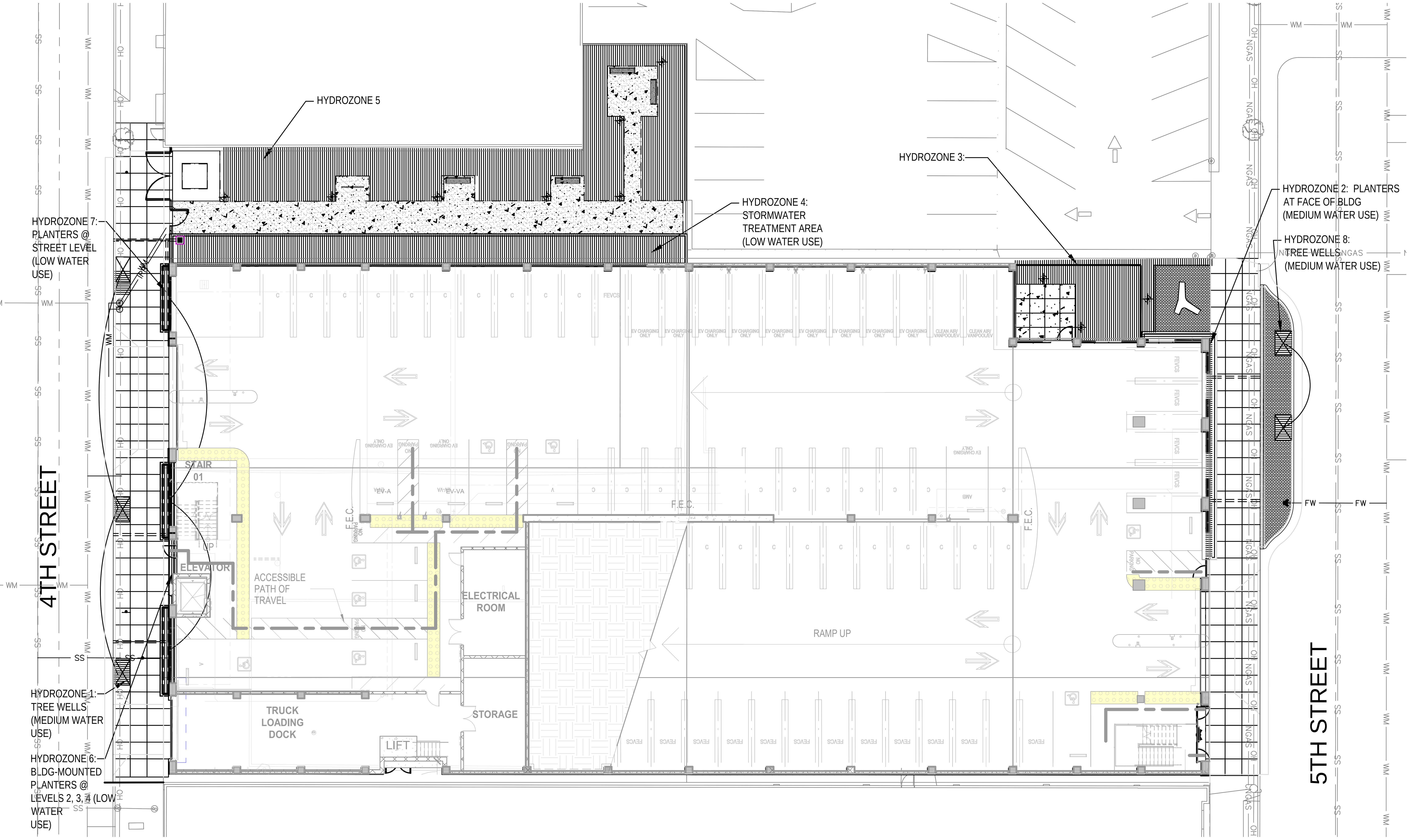
TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94510

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2642

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

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)

MWELO IRRIGATION CALCULATIONS

Water Efficient Landscape Worksheet: LAB Parking Structure (09/26/2022)

Reference Evapotranspiration (ETo)		**41.8**	**(Oakland)**				
	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	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
#1 Tree Wells--4th St	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
#8 Tree Wells--5th St	0.5	Drip	0.81	0.617	48	29.63	768
			Totals		3,407	1,524.57	39,511
Special Landscape Areas (SLA)							
	[redacted]					0	0
						0	0
						0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**39,511**
						Maximum Allowed Water Allowance (MAWA)	**48,563**

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 landsape 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	1,525	
Total Area	3,407	Average ETAF for regular landscape areas must be 0.55 or below for
Average ETAF	**0.45**	residential areas, and 0.45 or below for non-residential areas.

All Landscape Areas

Total ETAF x Area	1,525
Total Area	3,407
Sitewide ETAF	**0.45**

1 IRRIGATION HYDROZONE PLAN

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

CONCEPTUAL IRRIGATION STATEMENT

1 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.

2 Irrigation design shall also be zoned for micro climates including cool, shaded and protected areas, as well as hot, sunny and windy areas.

3 Part shade areas include moderate water use areas having morning and/or afternoon shade.

4 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.

5 Layout shall be designed for minimum runoff and overspray onto non-landscaped areas

6 Low volume sprinklers shall be used wherever possible with head to head coverage.

7 Drip emitter or bubbler irrigation shall be utilized at trees to promote deep watering wherever possible.

8 Drip irrigation shall be utilized at non-traffic or isolated planting areas to decrease the possibility of vandalism to the micro-tubing.

9 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.

10 Individual bubblers or drip emitters shall be utilized to isolate water for plant materials and eliminate watering of "bare ground."

STANDARDS FOR IRRIGATION EQUIPMENT

1 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.

2 Lateral lines shall be 1120 pvc-class 200.

3 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

4 Backflow preventer shall be a type approved by and installed per local codes.

5 Sprinklers shall have matched precipitation rates within each control valve circuit.

6 Precipitation rates for sprinklers shall match soil absorption rate.

7 Sprinklers shall have pressure compensating feature whenever possible to prevent fogging and misting and to prevent wind drift.

8 Sprinkler circuit shall have a check valve installed where necessary to minimize or prevent low head drainage.

9 Rain sensing override devices shall be installed with controller.

N

0' 8'-0" 16'-0" 32'-0"

9/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94510

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986

STEELWAVE

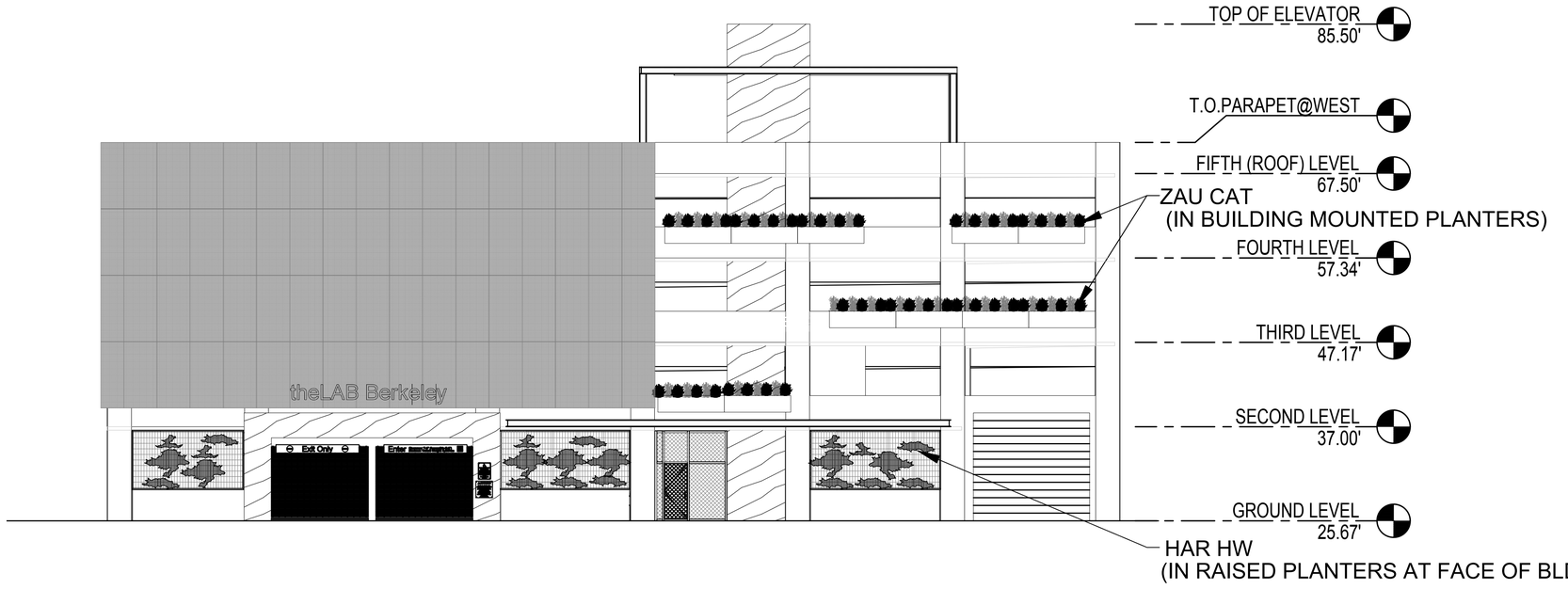
OVERAA Construction

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

LANDSCAPE ELEVATION **L3**

NOTES

1. SEE PLANT LIST ON SHEET L1



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

N

0' 4'-0" 8'-0" 16'-0"

09/27/2022

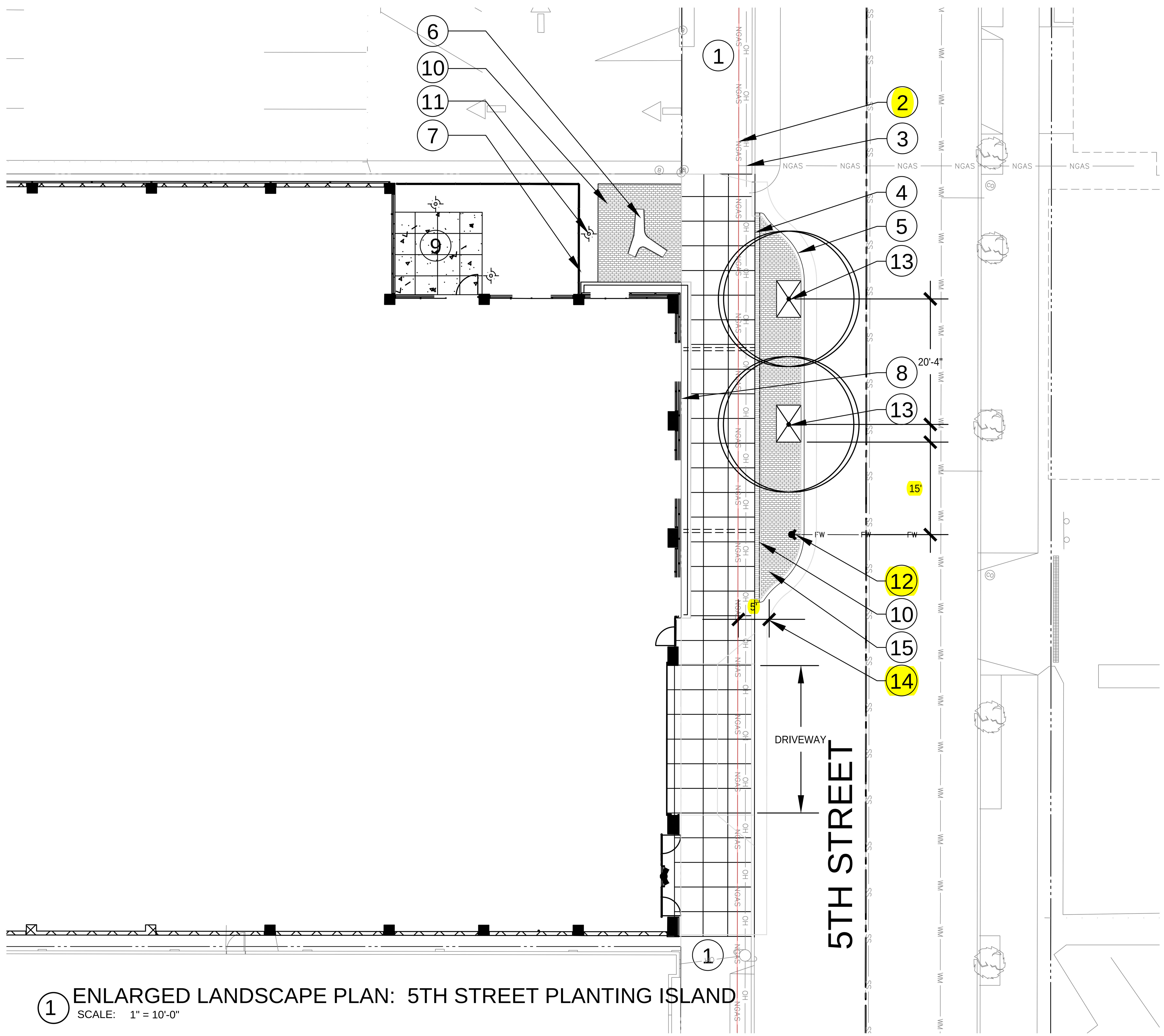
TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94510

Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA #2642

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

LANDSCAPE PLAN L4
5th Street



1 ENLARGED LANDSCAPE PLAN: 5TH STREET PLANTING ISLAND
SCALE: 1" = 10'-0"

KEY NOTES

1. CITY SIDEWALK
2. EXISTING NATURAL GAS LINE
3. EXISTING OVERHEAD UTILITY LINE
4. EXISTING CURB LINE
5. PROPOSED CURB LINE FOR BULB OUT PLANTING ISLAND
6. BENCH PRECAST CONCRETE "TWIG FORM"
7. FENCE
8. RAISED CONCRETE PLANTER AT FACE OF BUILDING
9. MOTORCYCLE PARKING
10. PERMEABLE PRECAST CONCRETE PAVERS
11. BOLLARD LIGHT FIXTURE
12. PROPOSED FIRE HYDRANT (TREES TO BE 15 FEET FROM HYDRANT)
13. PROPOSED STREET TREE (TRISTANIA LAURINA) IN 4FT X 6 FT TREE WELL
14. 5 FOOT UTILITY SETBACK (FROM EXIST. GAS LINE)
15. GRATE OVER TRENCH DRAIN

N

0' 5'-0" 10'-0" 20'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94510

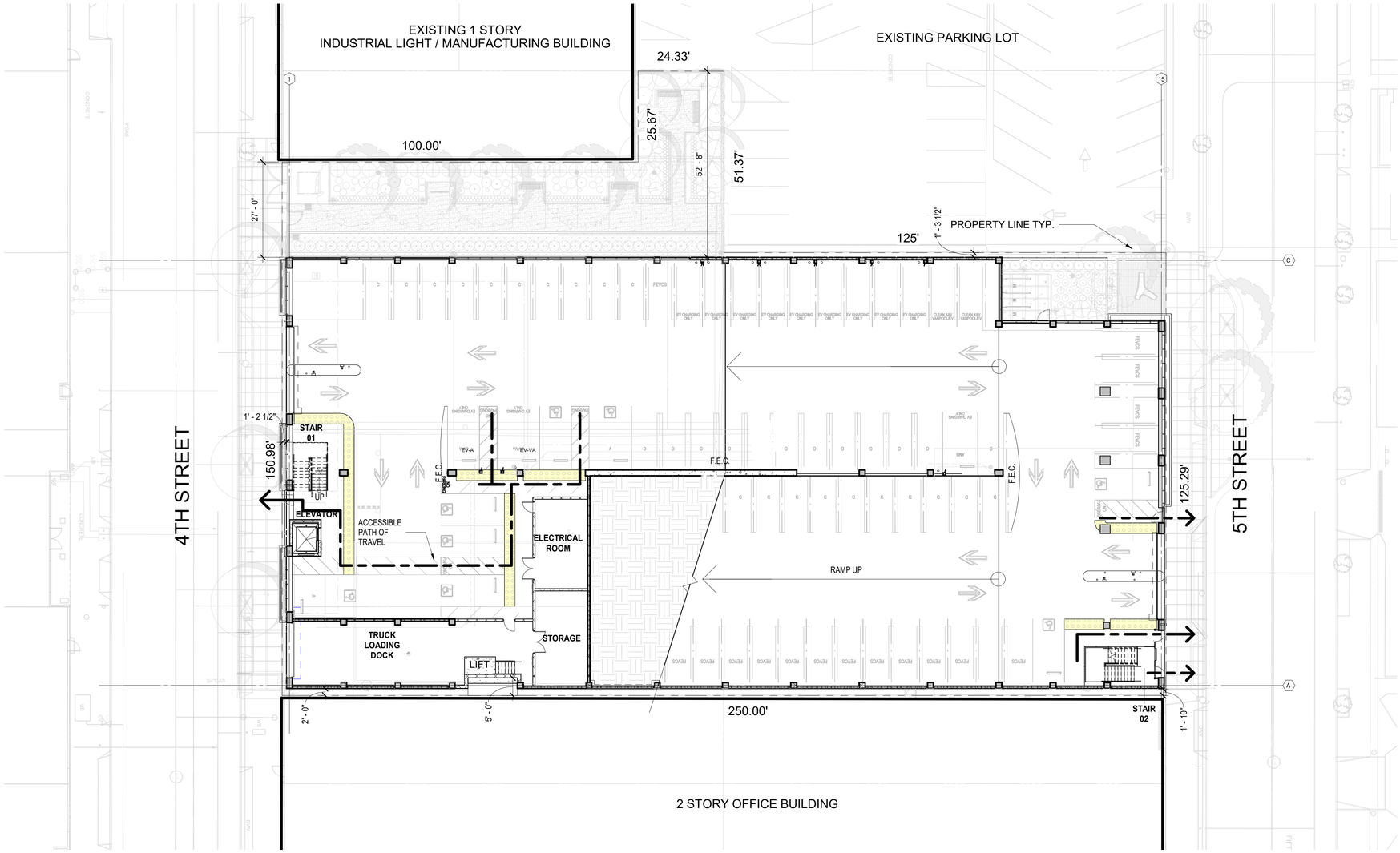
Taniguchi Landscape Architecture

STEELWAVE

OVERAA Construction

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

SITE PLAN | A102



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

N

0' 8'-0" 16'-0" 32'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

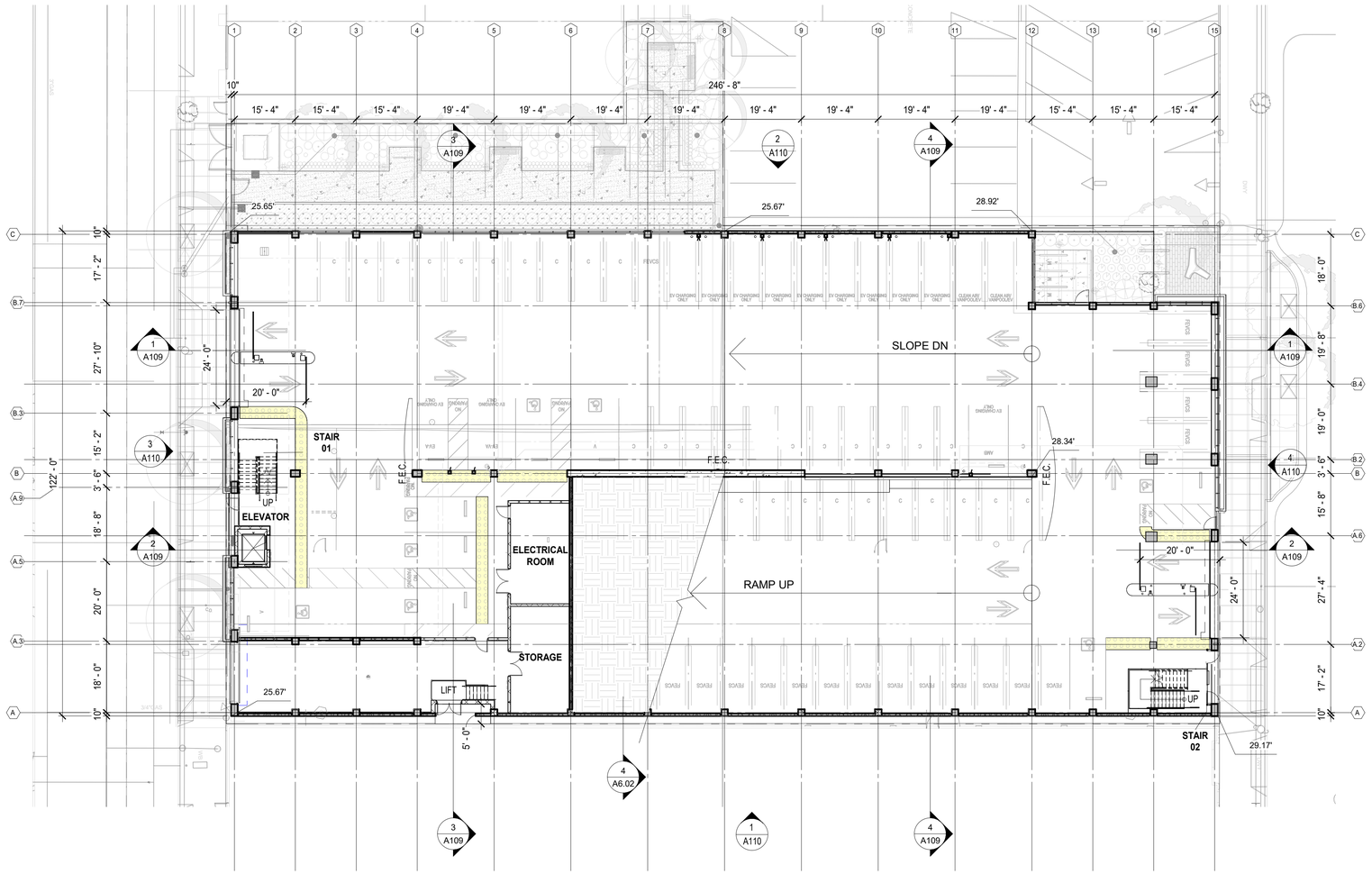
OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANI
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

GROUND LEVEL FLOOR PLAN | A103



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

N

0' 8'-0" 16'-0" 32'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

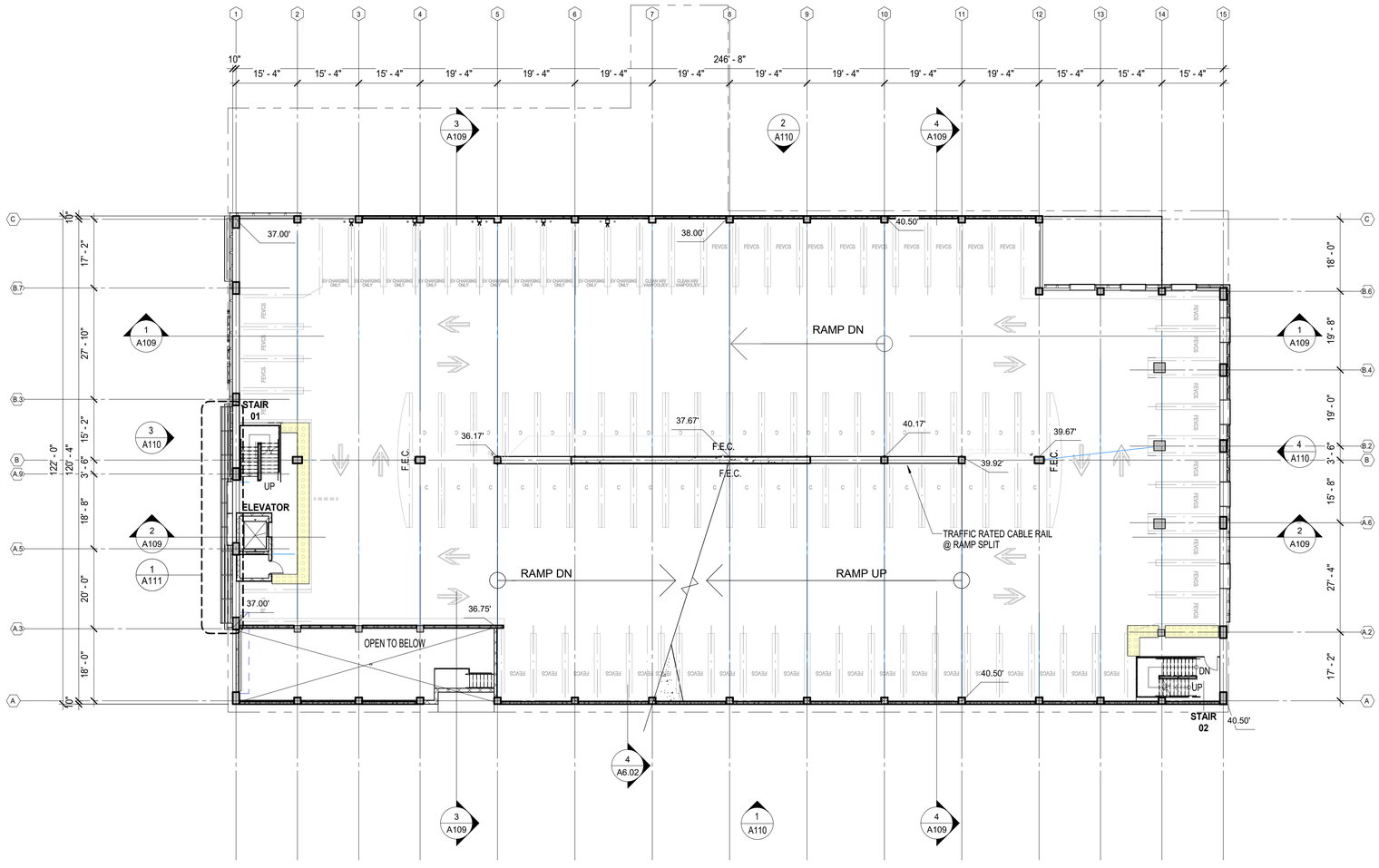
OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANI NO. C-30719 03/31/23 RENEWAL STATE OF CALIFORNIA

IPD

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

SECOND LEVEL FLOOR PLAN | A104



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

0' 8'-0" 16'-0" 32'-0"

N

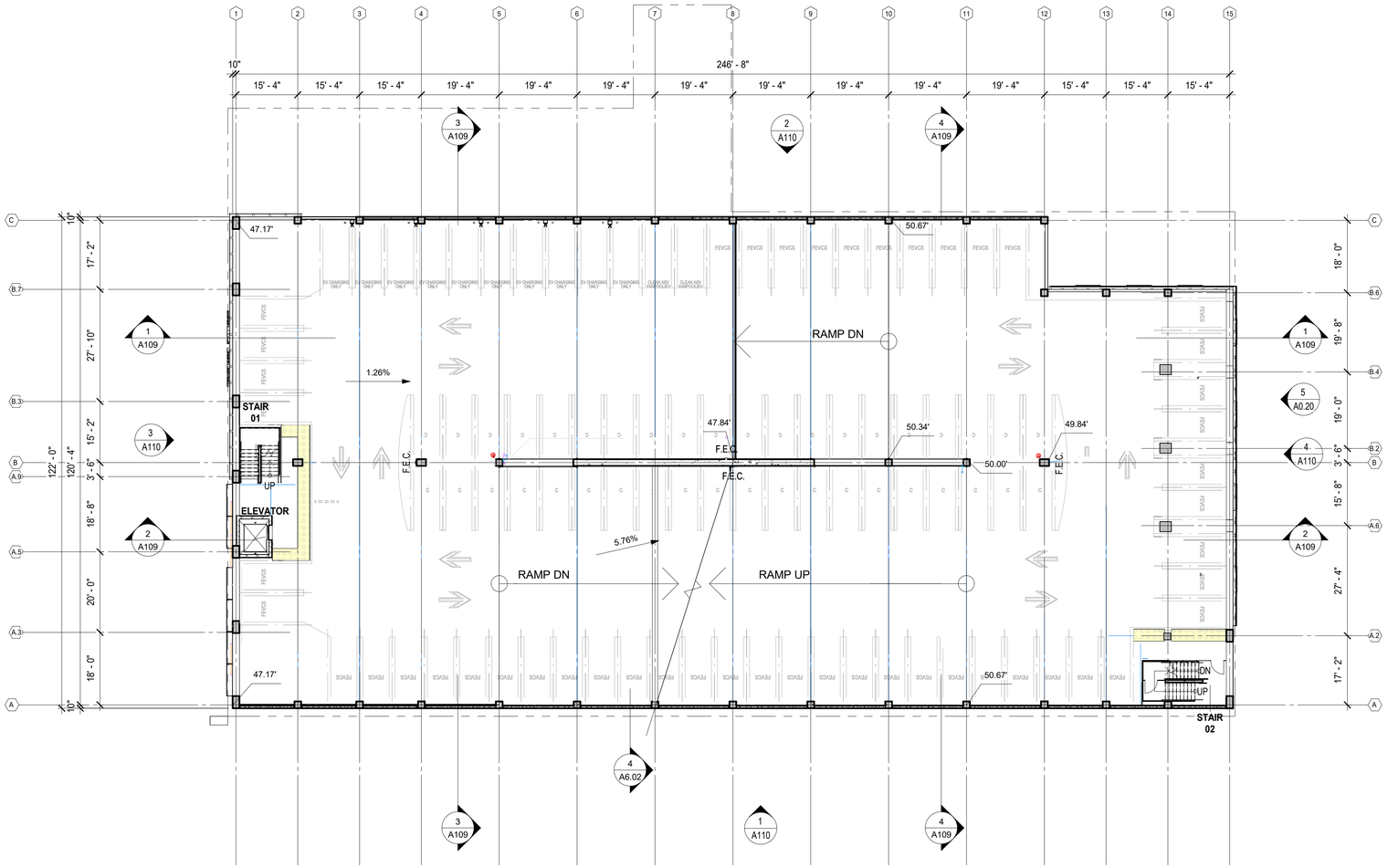
09/27/2022

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

THIRD LEVEL FLOOR PLAN | A105



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

0' 8'-0" 16'-0" 32'-0"

N

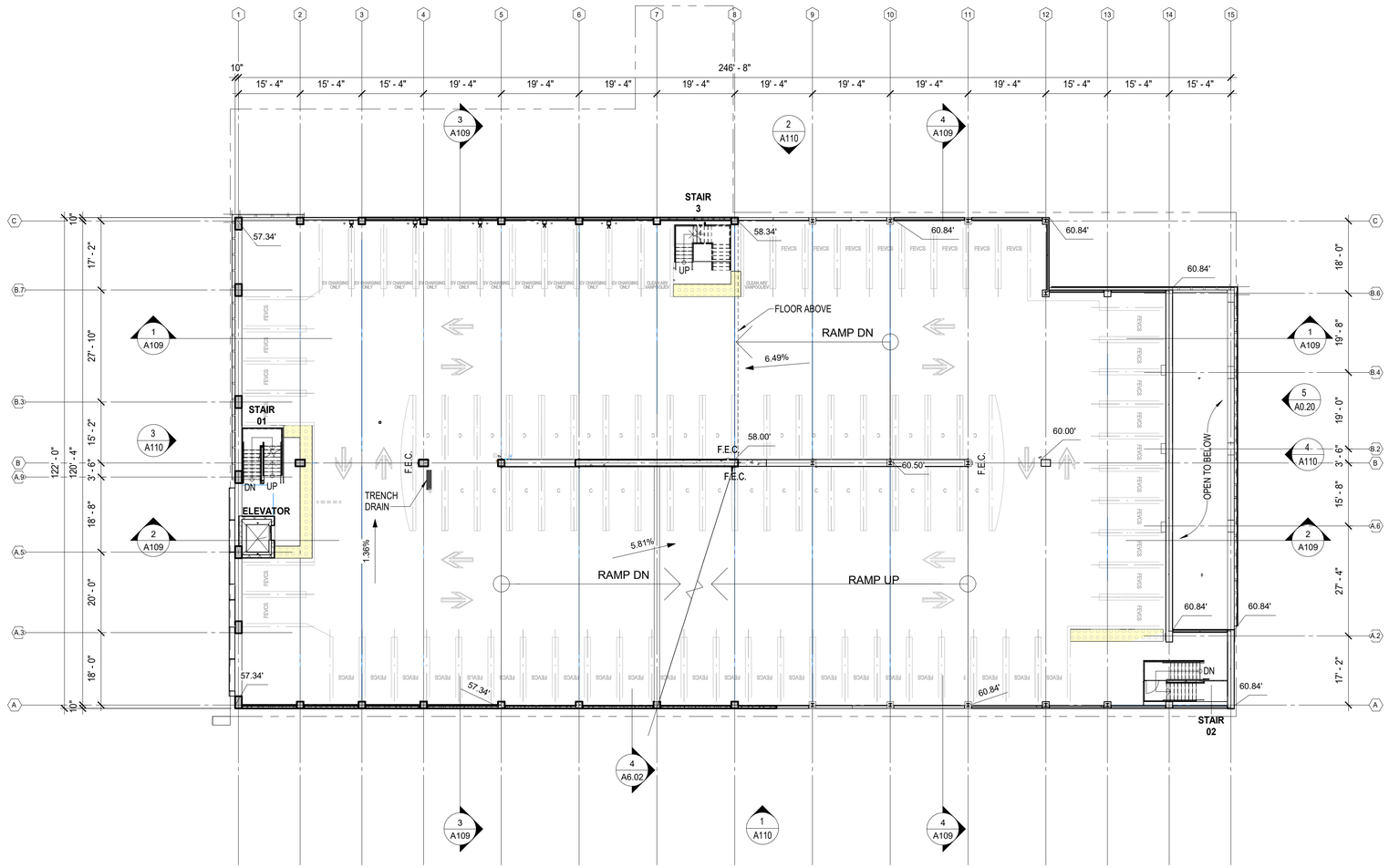
09/27/2022

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

FOURTH LEVEL FLOOR PLAN | A106



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

0' 8'-0" 16'-0" 32'-0"

N

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

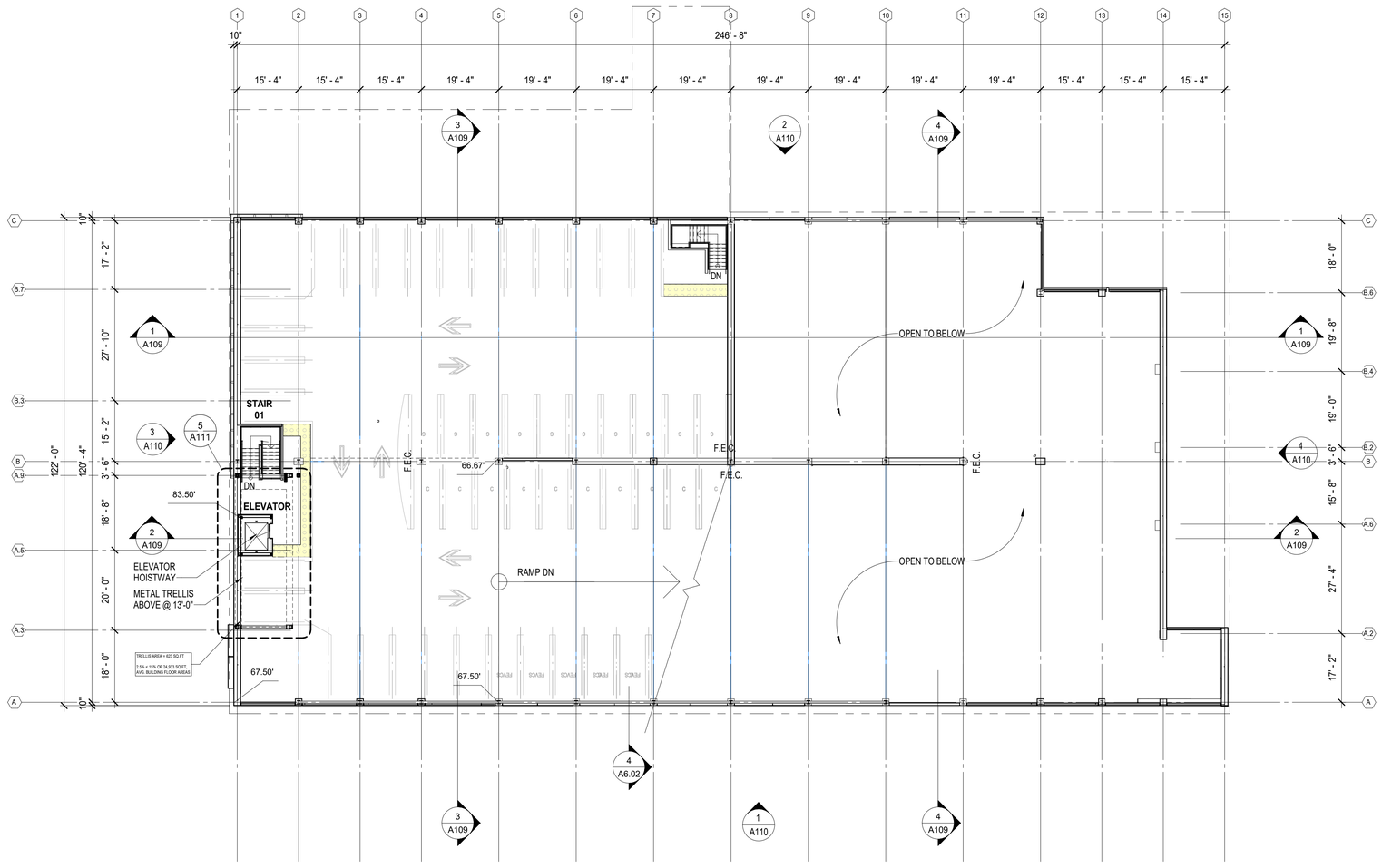
STEELWAVE

OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANI NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

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

FIFTH (ROOF) LEVEL FLOOR PLAN | A107



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

0' 8'-0" 16'-0" 32'-0"

N

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

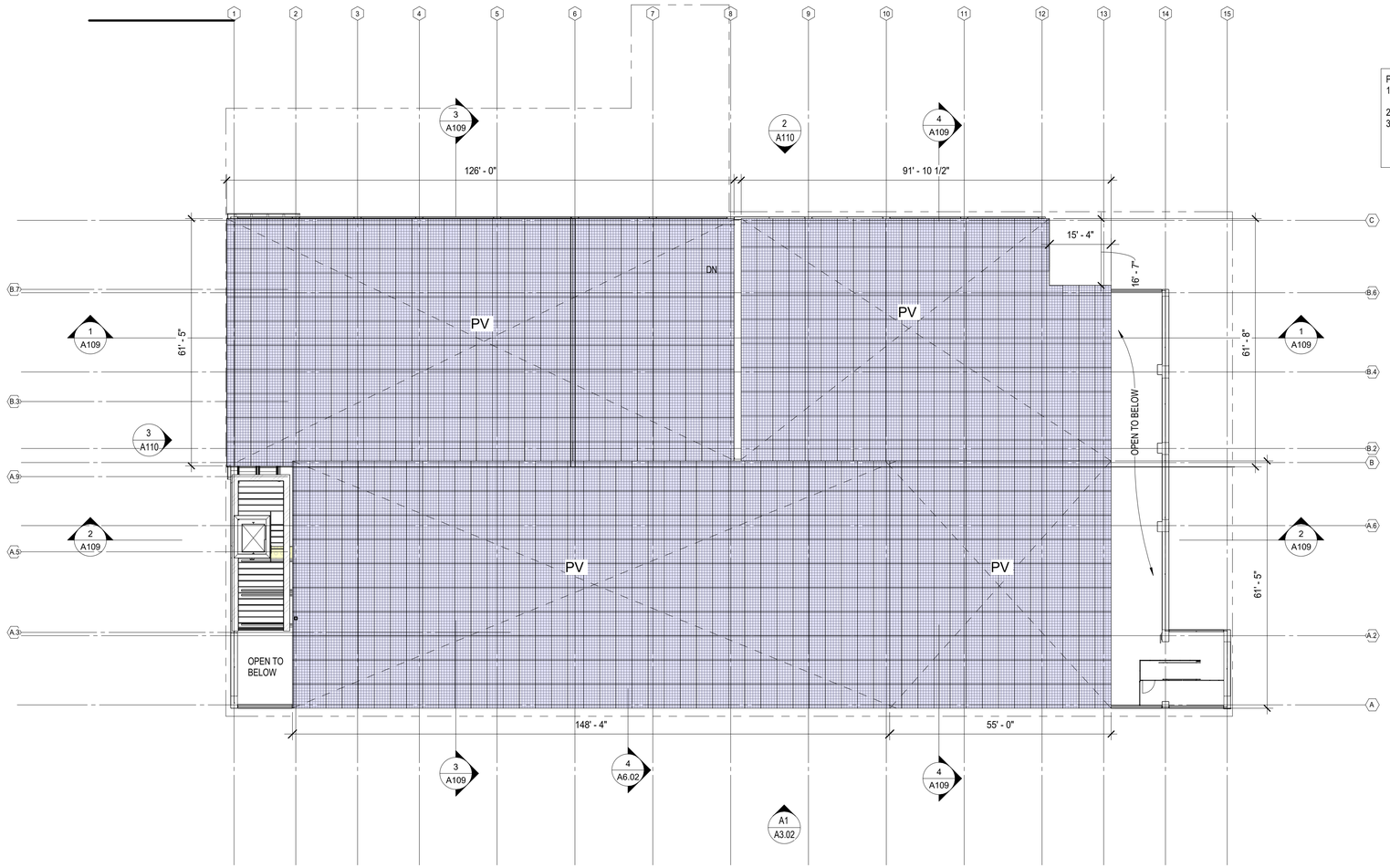
OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANI NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

IPD

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

PV PLAN | A108



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"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

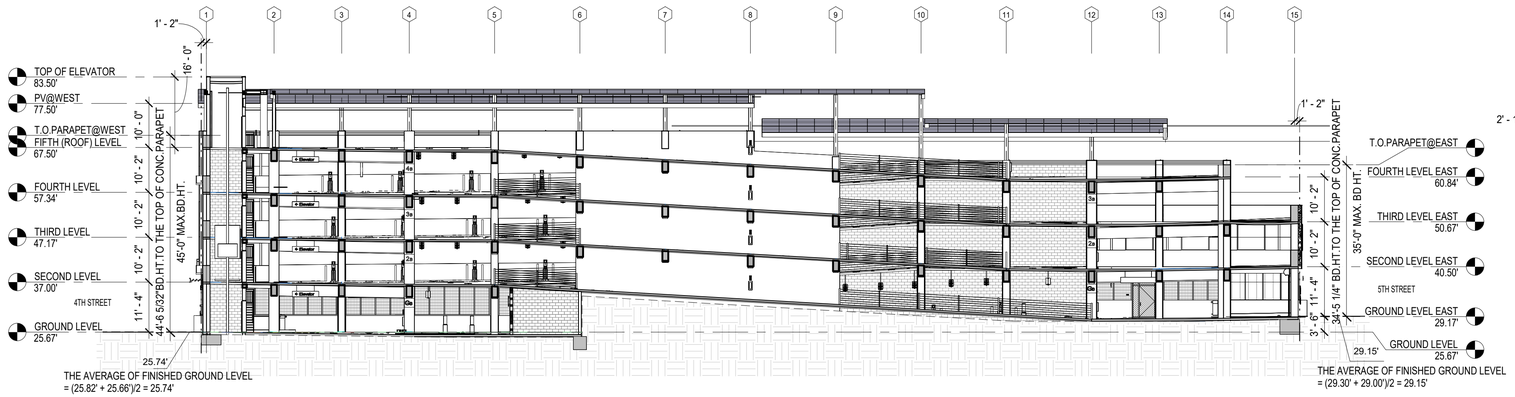
OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

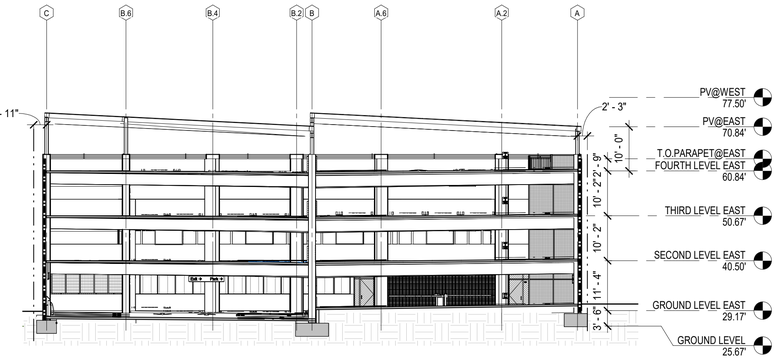
IPD

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

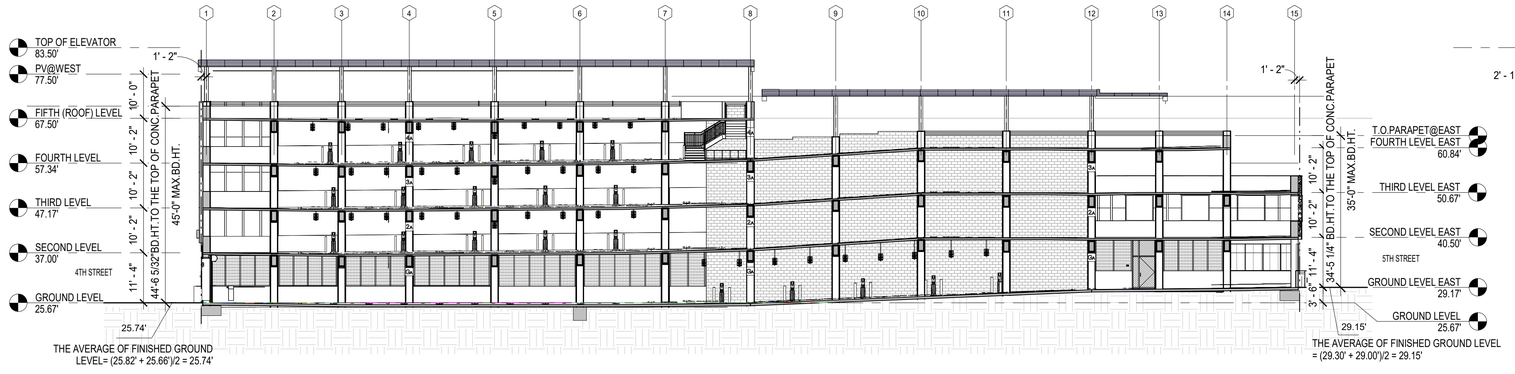
BUILDING SECTIONS | A109



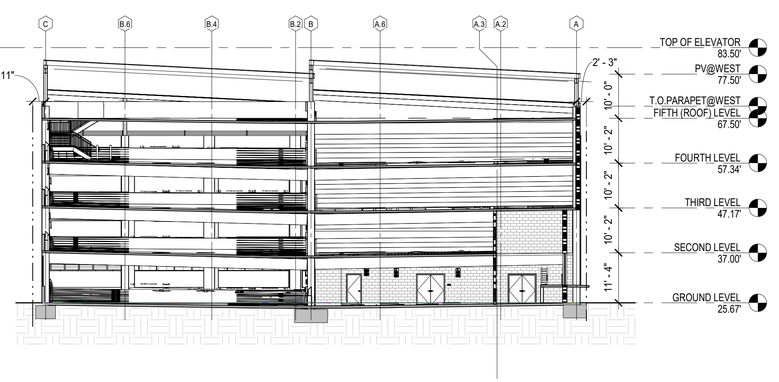
2 BUILDING SECTION 1
SCALE: 1/16" = 1'-0"



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"

0' 8'-0" 16'-0" 32'-0"

08/30/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

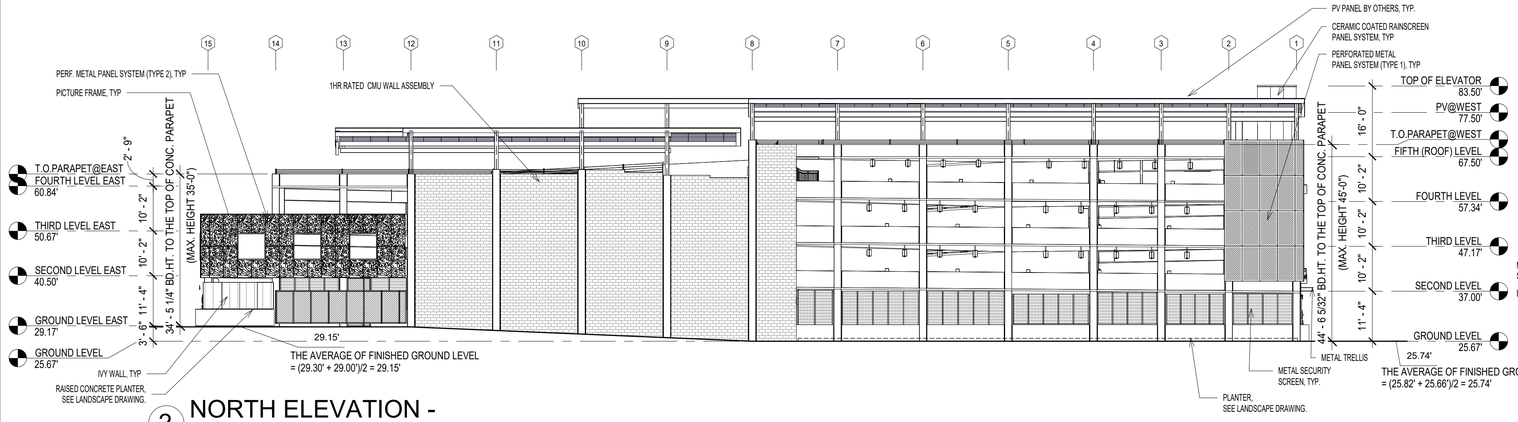
OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANI
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

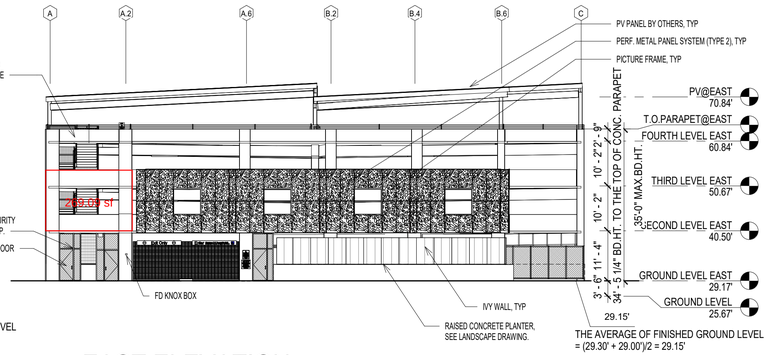
IPD

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

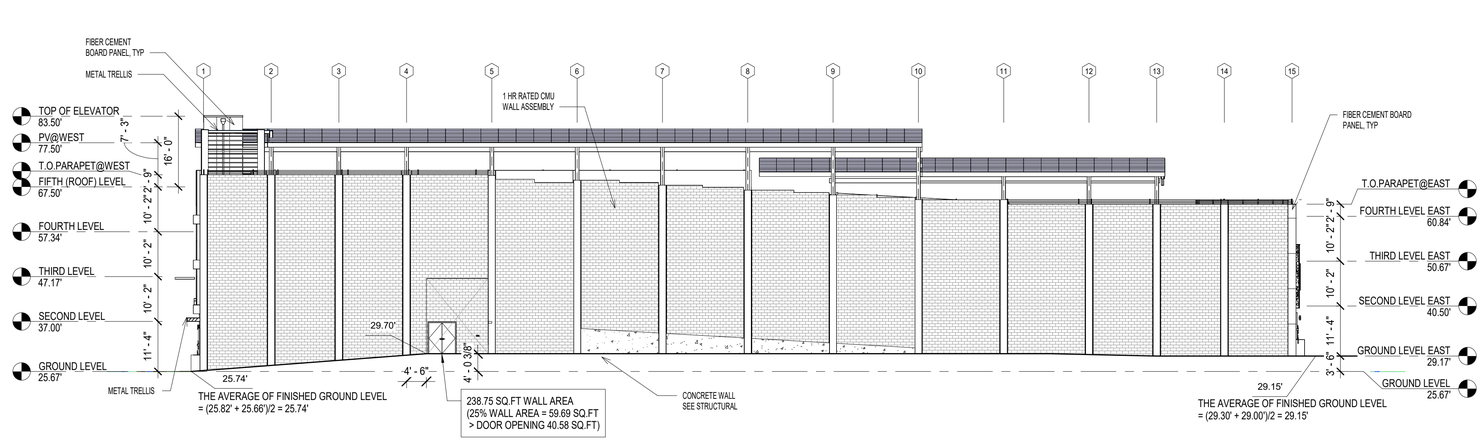
BUILDING ELEVATIONS | A110



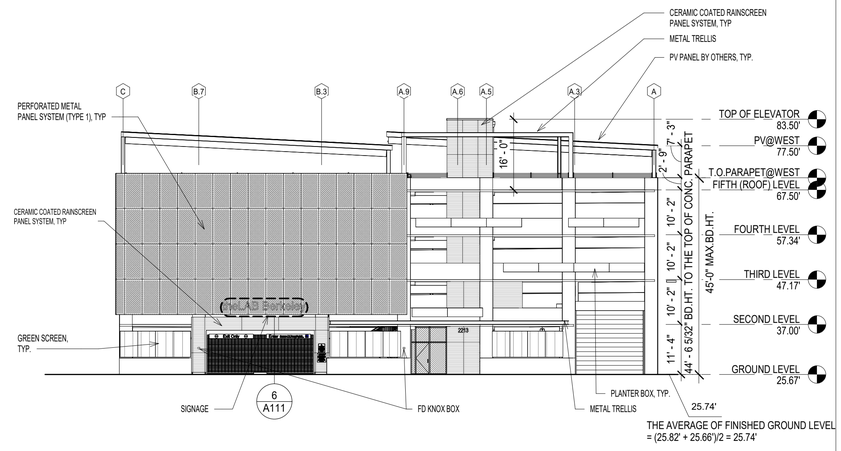
2 NORTH ELEVATION -
SCALE: 1/16" = 1'-0"



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



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



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

0' 8'-0" 16'-0" 32'-0"

08/30/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

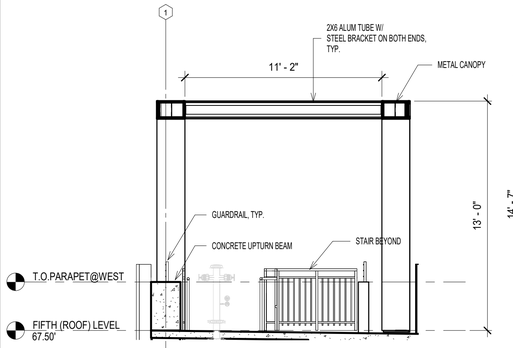
Overaa Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL STATE OF CALIFORNIA

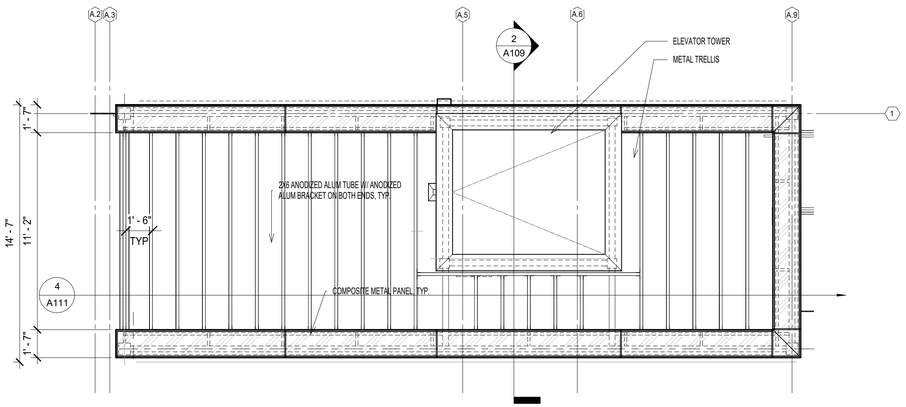
IPD

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

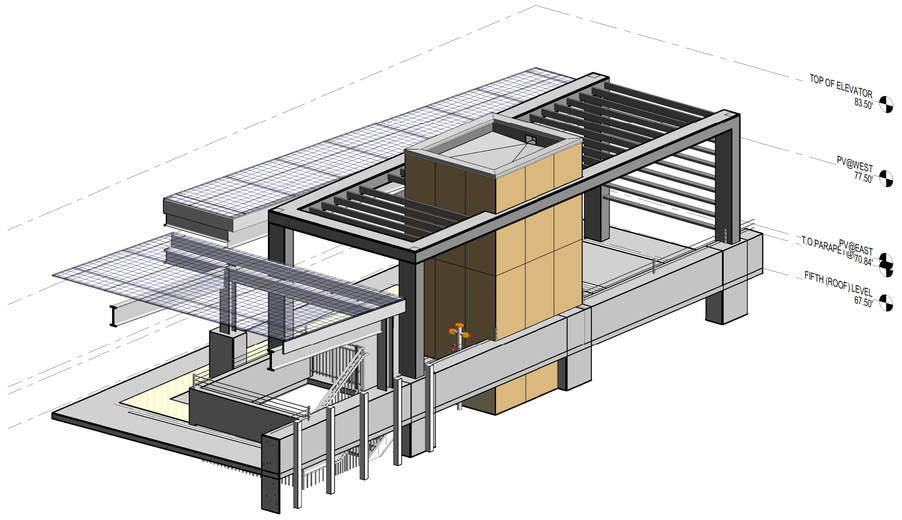
MISCELLANEOUS | A111



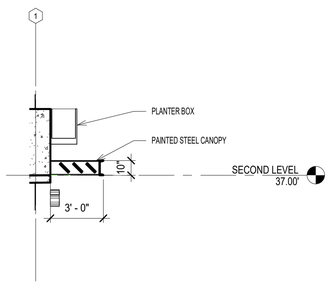
4 ROOF CANOPY SECTION
SCALE: 1/4" = 1'-0"



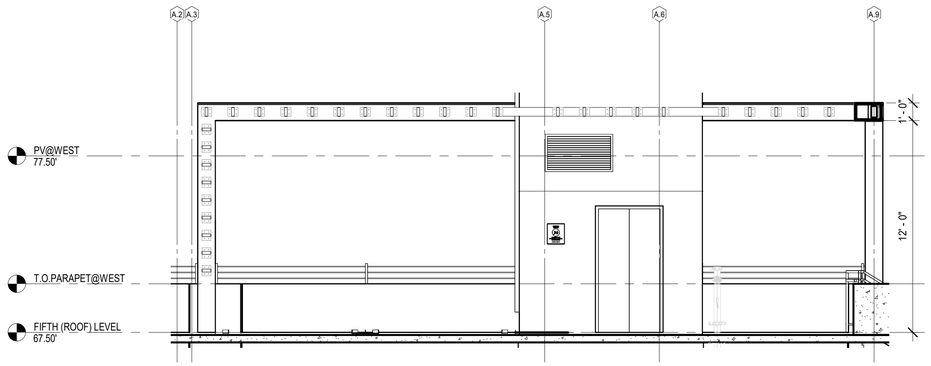
5 ROOF CANOPY PLAN
SCALE: 1/4" = 1'-0"



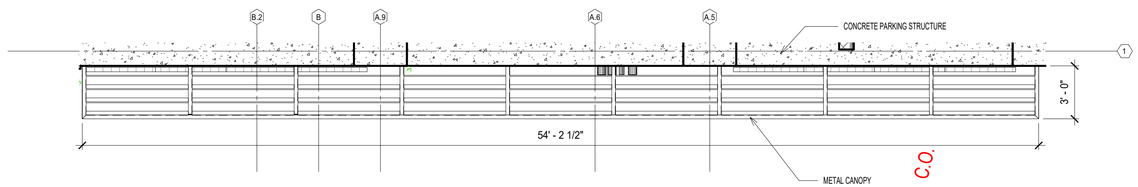
7 3D VIEW (ROOF TRELLIS)
SCALE:



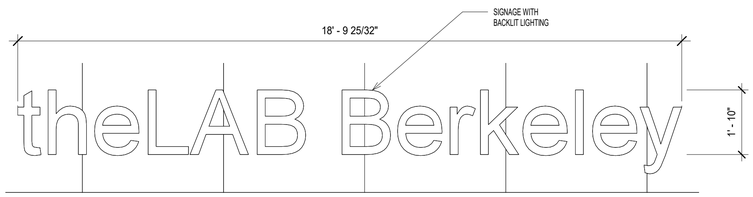
2 CANOPY SECTION
SCALE: 1/4" = 1'-0"



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



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



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

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

IPD

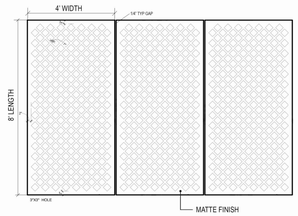
INTERNATIONAL PARKING DESIGN, INC.
560 14TH STREET,
SUITE 300
OAKLAND CA 94612
T. 510.473.0300

EXTERIOR MATERIAL BOARD | A112

MATERIAL 1
: PERFORATED METAL PANEL SYSTEM

MATERIAL / THICKNESS : ALUMINUM 3/16"
PATTERN : CUSTOM DIAMOND SHAPE PERFORATION
FINISH/COLOR : KYNAR MATTE FINISH
HARDWARE: STAINLESS STEEL BUTTOM HEAD

DUNN EDWARDS / DET617-WINTER MORN

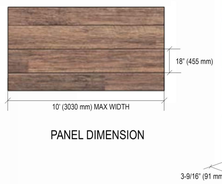


UNIFORM DIAMOND PATTERN

MATERIAL 2
: CERAMIC COATED RAINSCREEN PANEL SYSTEM

BRAND / MODEL : CERACLAD/ ANTIQUE SAWN
MATERIAL : CERACLAD SOLIDO WITH 60% RECYCLED MATERIALS
FINISH/COLOR : DARK RED
HARDWARE: HAT CHANNEL AND CLIP

ANTIQUE SAWN



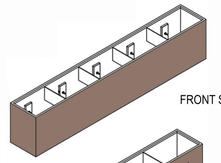
PANEL DIMENSION

CORNER SIDING

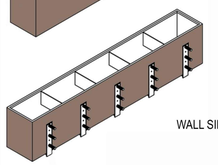
MATERIAL 3
: LIGHTWEIGHT FIBERGLASS HANGING PLANTER

BRAND / MODEL : TOURNESOL/WB-1824-96
MATERIAL : FRP (FIBER REINFORCED PLASTIC)
FINISH/COLOR : ROUGH STUCCO(ARCRYLIC ENAMEL PAINTS)/PUDDLE
HARDWARE: BRACKETS AND BULK HEADS

PUDDLE



FRONT SIDE VIEW



WALL SIDE VIEW

MATERIAL 4
: GREEN WALL

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

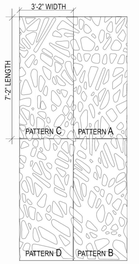
MATTE TEXTURE GREEN

VINE TIES TO SUPPORT AND TRAIN VINES

MATERIAL 5
: ORNAMENTAL METAL PANEL SYSTEM

MATERIAL / THICKNESS : ALUMINUM 3/16"
PATTERN : CUSTOM ORGANIC SEAMLESS PATTERN
FINISH/COLOR : KYNAR MATTE FINISH
HARDWARE: STAINLESS STEEL BUTTOM HEAD

DUNN EDWARDS / DET617-WINTER MORN



CUSTOM SEALMESS ORGANIC PATTERN

MATERIAL MISC.
: PERMEABLE PAVER

MATERIAL / THICKNESS : CONC. PAVER 3-1/8"
PATTERN : RUNNING BOND
FINISH/COLOR : SMOOTH / RIO BLEND

RIO BLEND

: PAINT

MISC. METAL PAINT (SECURITY SCREEN/ FENCE)

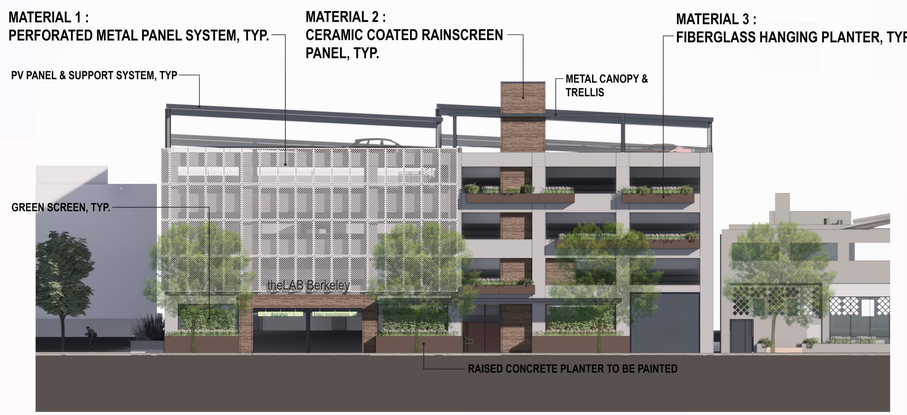
DUNN EDWARDS / DE6356

OVERHEAD DOOR PAINT

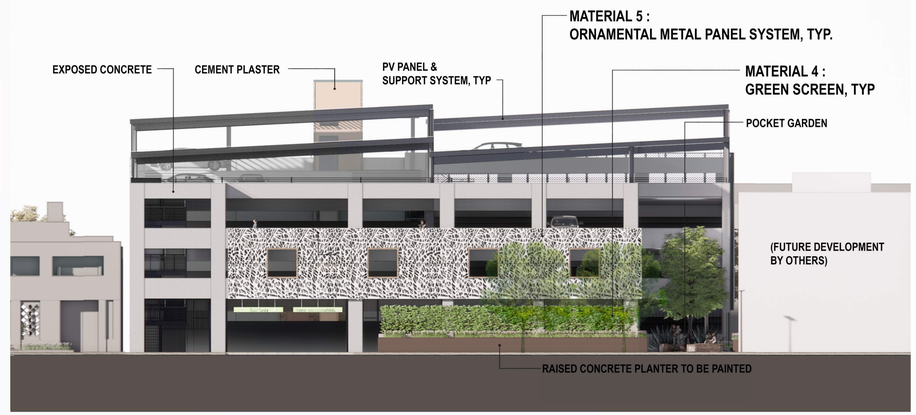
RAL 7010

RAISED PLANTER @ CIP CONCRETE

DUNN EDWARDS / DE6391



WEST ELEVATION



EAST ELEVATION

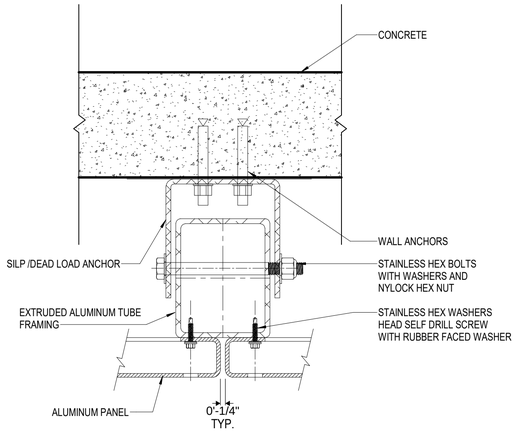
09/27/2022

TheLAB Parking Structure

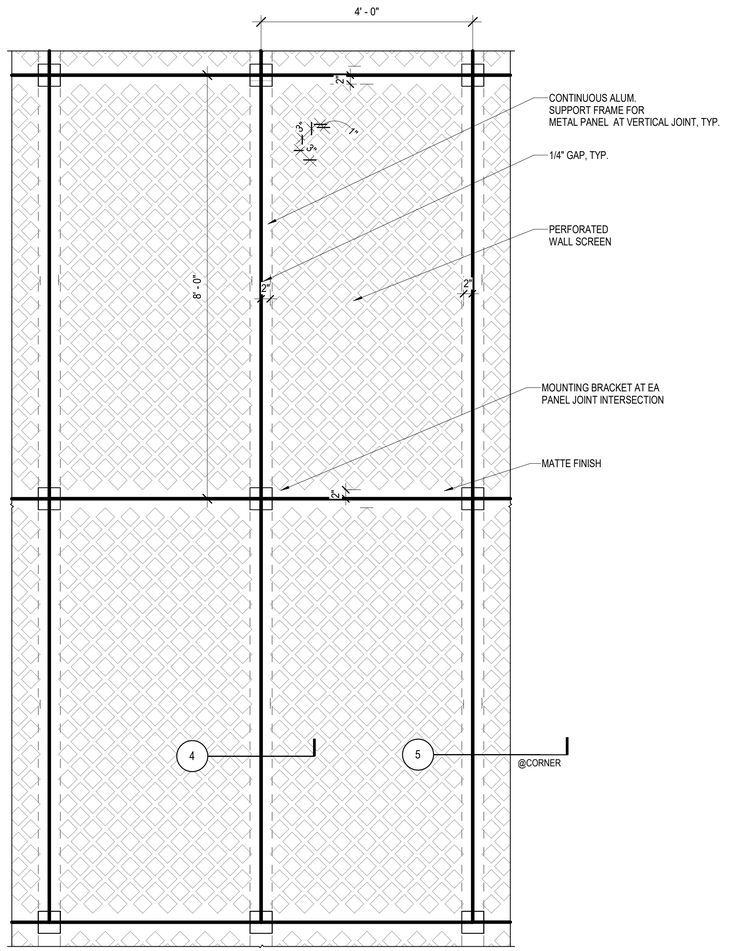
2213 4TH ST. BERKELEY, CA 94710

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

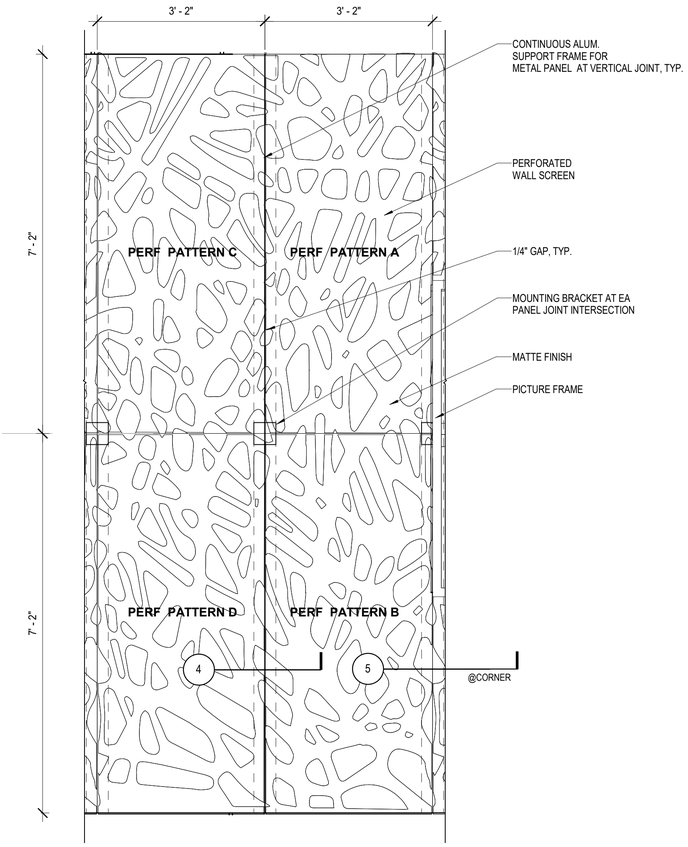
EXTERIOR DETAILS - PERF. METAL PANEL | A113



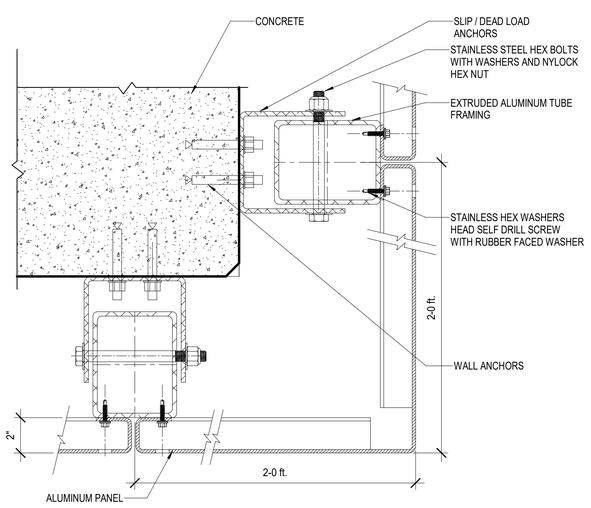
4 PANEL SUPPORT,TYP.
SCALE: 3" = 1'-0"



2 TYPE 1 - DIAMOND PATTERN
SCALE: 3/4" = 1'-0"



1 TYPE 2 - ORNAMENTAL PATTERN
SCALE: 3/4" = 1'-0"



5 PANEL SUPPORT AT CORNER-
SCALE: 3" = 1'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

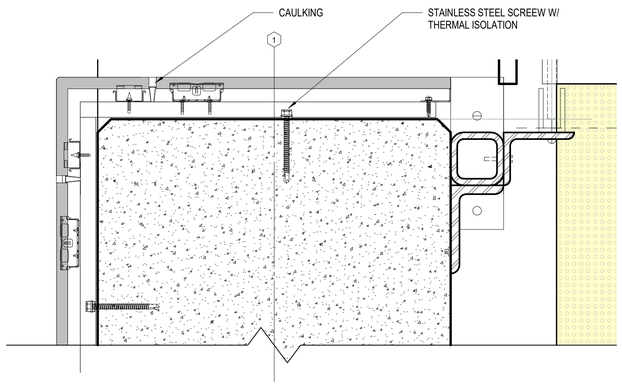
OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

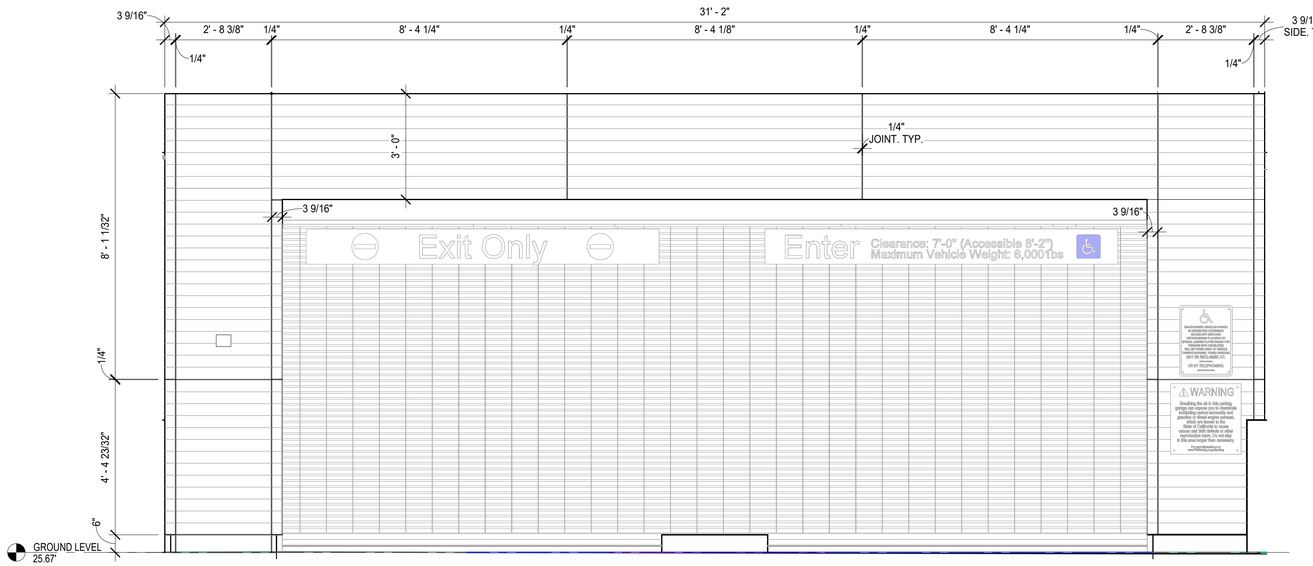
IPD

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

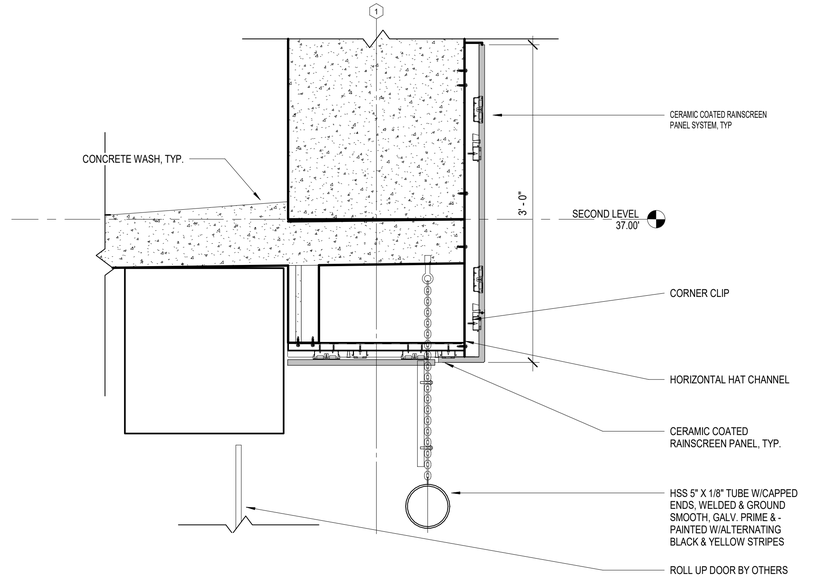
EXTERIOR DETAILS - CERAMIC COATED RAINSCREEN PANEL | A114



2 PLAN DETAIL - PANEL AT CORNER
SCALE: 3" = 1'-0"



3 PANEL MODULE AT WEST ENTRY
SCALE: 1/2" = 1'-0"



1 RAINSCREEN AT VEHICLE ENTRY
SCALE: 1 1/2" = 1'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

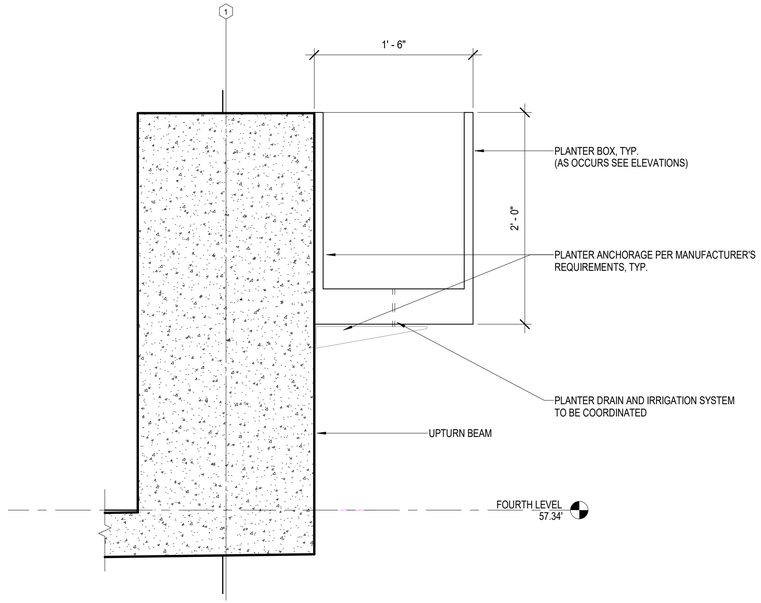
OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

EXTERIOR DETAILS - PLANTER & GREEN SCREEN | A115

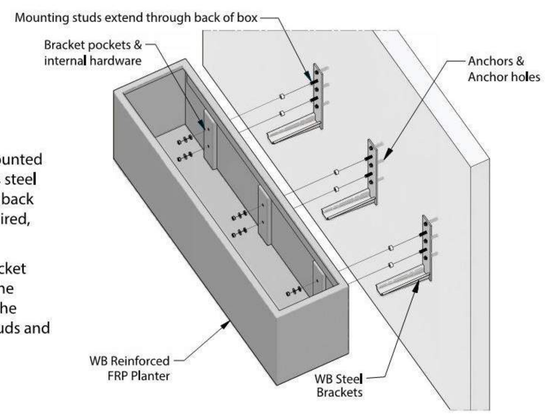


5 PLANTER SECTION DETAIL
SCALE: 1 1/2" = 1'-0"

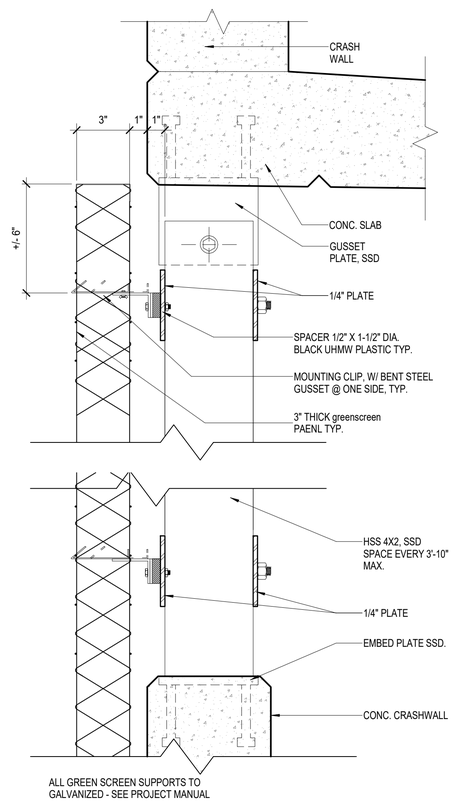
The hanging brackets are powder-coated with stainless mounting studs. The brackets tuck into the back of the box, so the planter can snug up next to the wall. It's a system used in hundreds of installations nationwide, and one of the most commonly found systems on parking structures today.

Wilshire Boxes are made of two parts:

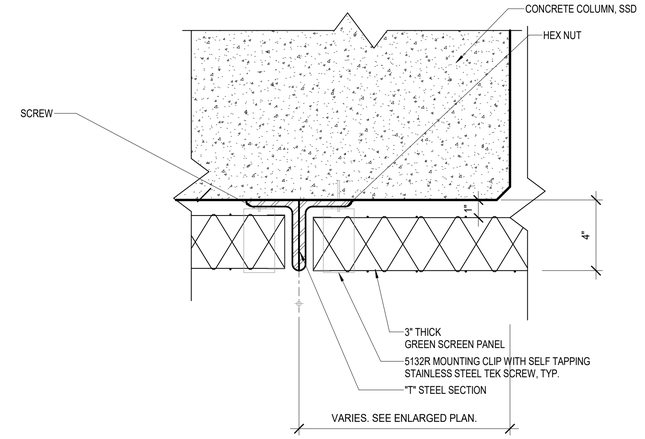
1. Brackets, which incoporate a back plate mounted to the wall, a bottom support, and stainless steel mounting stud which extends through the back of the planter. Two to five brackets are required, depending on the length.
2. Reinforced FRP fiberglass planters with bracket pockets. Mounting holes are pre-made at the factory. Once the brackets are hung using the available template, the box is slid on the studs and the nuts are threaded to fasten.



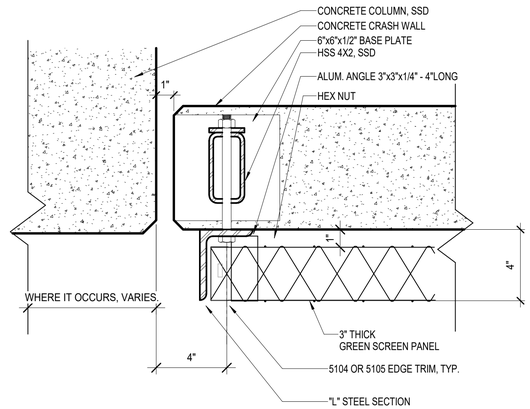
4 PLANTER DETAIL - AXON
SCALE: 1/2" = 1'-0"



3 MOUNTING CLIP - STEEL MOUNTED
SCALE: 3" = 1'-0"



2 GREEN SCREEN W/ ALUM. FRAME AT STRUCTURE FOR SLIDE
SCALE: 3" = 1'-0"



1 GREEN SCREEN W/ ALUM. FRAME END JAMB FOR SLIDE
SCALE: 3" = 1'-0"

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

Overaa Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

SITE PHOTOS | A116

1

2

3

4

5

KEY PLAN

SCALE: N.T.S

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANI NO. C-30719 03/31/21 RENEWAL DATE STATE OF CALIFORNIA

IPD

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

STREET STRIP ELEVATIONS | A120

VIEW ALONG THE FOURTH STREET

VIEW ALONG THE FIFTH STREET

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

PHOTO SIMULATIONS - AERIAL VIEW | A121

EXISTING AERIAL VIEW FROM NORTHWEST

EXISTING AERIAL VIEW FROM NORTHEAST

PROPOSED AERIAL VIEW FROM NORTHWEST

PROPOSED AERIAL VIEW FROM NORTHEAST

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

PHOTO SIMULATIONS - AERIAL VIEW | A122

EXISTING AERIAL VIEW FROM SOUTHWEST

EXISTING AERIAL VIEW FROM SOUTHEAST

PROPOSED AERIAL VIEW FROM SOUTHWEST

PROPOSED AERIAL VIEW FROM SOUTHEAST

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

PHOTO SIMULATIONS - STREET VIEW | A123

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

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

IPD

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

PHOTO SIMULATIONS - STREET VIEW | A124

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

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA NO. C-30719 03/31/23 RENEWAL DATE STATE OF CALIFORNIA

IPD

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

PHOTO SIMULATIONS - STREET VIEW | A125

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

09/27/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

HE LAB BER ELE RU URE DR Design Review
BLD#: B2022-0260
Project Address: 2213 Fourth Street

	omments	eam	Response
Design Review Requirements:			
	DR Motion		
	Final Design Review was approved with a condition to return to the DRC for final resolution of the project colors and materials, as well as the Fifth Street facade: MOTION: (Mitchell, Kahn) VOTE (7-0 - 0).		
	onditions		
	• Return to the Committee with more specific details on all colors and materials proposed. Information on the metal panels on Fifth Street shall include the pattern, finish, color, and material joints. Material board, renderings, and elevations shall be consistent.	IPD	Material board has been updated with the specific manufacturers, brands, models, colors and textures. Exterior cladding details and renderings are consistent.
	• Provide a more thorough study of the horizontal and vertical elements on the 5th street elevation order to reduce the visual impact of the stair tower. Show at least one option where stair tower on Fifth is a grey concrete color and planters are also located at those floor levels.	IPD	Fiber cement board finish has been removed at the stair tower on 5th Street to reduce the visual impact. Instead, the gray exposed concrete at the stair tower is designed to de-emphasize the vertical mass. A couple of facade options including the planter box option are presented during the meeting as an alt.
	• Include two street trees in front of the parcel on Fifth Street. This condition is subject to Public Works approval. in	WM/TLA	WM: revised civil base files for the On-Sites and the Off-sites Site to reflect a bump out. TLA: Two street trees added to proposed bump out.
	Recommendations		
	• Signage on Fourth Street should be lower and over vehicle entrance.	IPD	Signage has been relocated over the vehicle entrance.
	• Clarification needed on truck loading door finishes	IPD	Paint color for the truck loading door has been specified in the material board.
	• Increase native plants in the project as much as possible.	TLA	CA Native plants added and are 81% of total proposed species
	• Strongly recommend more durable planters. 0 -	IPD	Planter boxes in the street are cast-in-place concrete painted to match the color of hanging planter. See the material board. FRP (Fiberglass-Reinforced Polymer) material used in the light-weight hanging planter box is durable, low-maintenance, cost-effective, UV resistant and very easy to clean. Usually cracking from UV is not a concern. Additionally, standard FRP surfaces are water, mold and mildew resistant. Tournesol product specified for the project has 30% more reinforcement and wall thickness than competitors. Its rough texture provides better surface durabiliity and it takes 5-10 years for the paint to start fading. It is under 3 year warranty.

OPTION 1 @ 5TH STREET ELEVATION - PLANTER BOX

PROPOSED FRONT VIEW AT 5TH STREET

PROPOSED VIEW ALONG THE FIFTH STREET - FROM SOUTH

VIEW ALONG THE FIFTH STREET

10/04/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

OPTION 2 @ 5TH STREET ELEVATION - VINE

PROPOSED FRONT VIEW AT 5TH STREET

PROPOSED VIEW ALONG THE FIFTH STREET - FROM SOUTH

VIEW ALONG THE FIFTH STREET

10/04/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

OPTION 3 @ 5TH STREET ELEVATION - METAL PANEL

PROPOSED FRONT VIEW AT 5TH STREET

PROPOSED VIEW ALONG THE FIFTH STREET - FROM SOUTH

VIEW ALONG THE FIFTH STREET

10/04/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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

COMPARISON

OPTION 1 @ 5TH STREET ELEVATION - PLANTER BOX

PROPOSED FRONT VIEW AT 5TH STREET

OPTION 2 @ 5TH STREET ELEVATION - VINE

PROPOSED FRONT VIEW AT 5TH STREET

OPTION 3 @ 5TH STREET ELEVATION - METAL PANEL

PROPOSED FRONT VIEW AT 5TH STREET

10/04/2022

TheLAB Parking Structure

2213 4TH ST. BERKELEY, CA 94710

STEELWAVE

OVERAA Construction

LICENSED ARCHITECT
RAJU N. NANDWANI
NO. C-30719
03/31/23
RENEWAL DATE
STATE OF CALIFORNIA

IPD

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