

787 BANCROFT

787 BANCROFT, BERKELEY, CALIFORNIA

OWNER
STEELWAVE
 STEELWAVE
 101 CALIFORNIA STREET, SUITE 800
 SAN FRANCISCO, CA 94111

PROJECT TEAM
 ARCHITECT | STRUCTURAL ENGINEER | LANDSCAPE
SOM
 SKIDMORE, OWINGS & MERRILL LLP
 ONE MARITIME PLAZA
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BUILDER
 LUSARDI CONSTRUCTION COMPANY
 6376 CLARK AVE
 DUBLIN, CA 94568

CIVIL ENGINEER
 WARE MALCOMB
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 PLEASANTON, CA 94588

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 MEYERS+ ENGINEERS
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 ROCKRIDGE GEOTECHNICAL
 270 GRAND AVE
 OAKLAND, CA 94610

SUSTAINABILITY
 ATELIER TEN
 443 TEHAMA ST, 1ST FLOOR
 SAN FRANCISCO, CA 94103

Issued For:

No.	Description:	Date:
	USE PERMIT APPLICATION	2021.03.25
	50% SCHEMATIC DESIGN	2021.04.30
	90% SCHEMATIC DESIGN	2021.05.21
	USE PERMIT RESUBMITTAL	2021.09.13

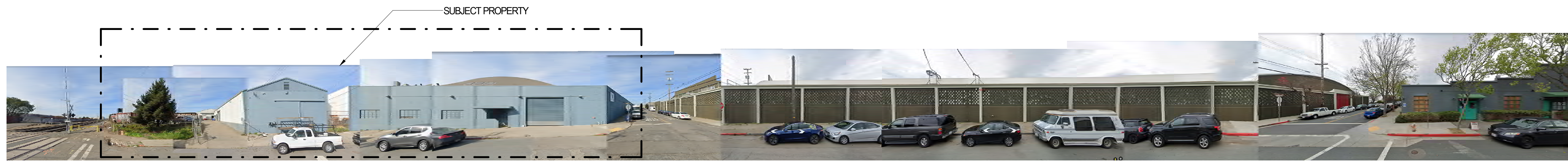
Key Plan:

Seal & Signature:

NOT FOR CONSTRUCTION

Sheet Name:
STREET STRIP ELEVATIONS

Project No.: 220175	Sheet No.:
Drawn By: Author	AP5.00.03
Checked By: Checker	
Scale:	



STREET STRIP, BANCROFT WAY, LOOKING NORTH - EXISTING



STREET STRIP, BANCROFT WAY, LOOKING NORTH - PROPOSED



STREET STRIP, 4TH STREET, LOOKING WEST - EXISTING



STREET STRIP, 4TH STREET, LOOKING WEST - PROPOSED

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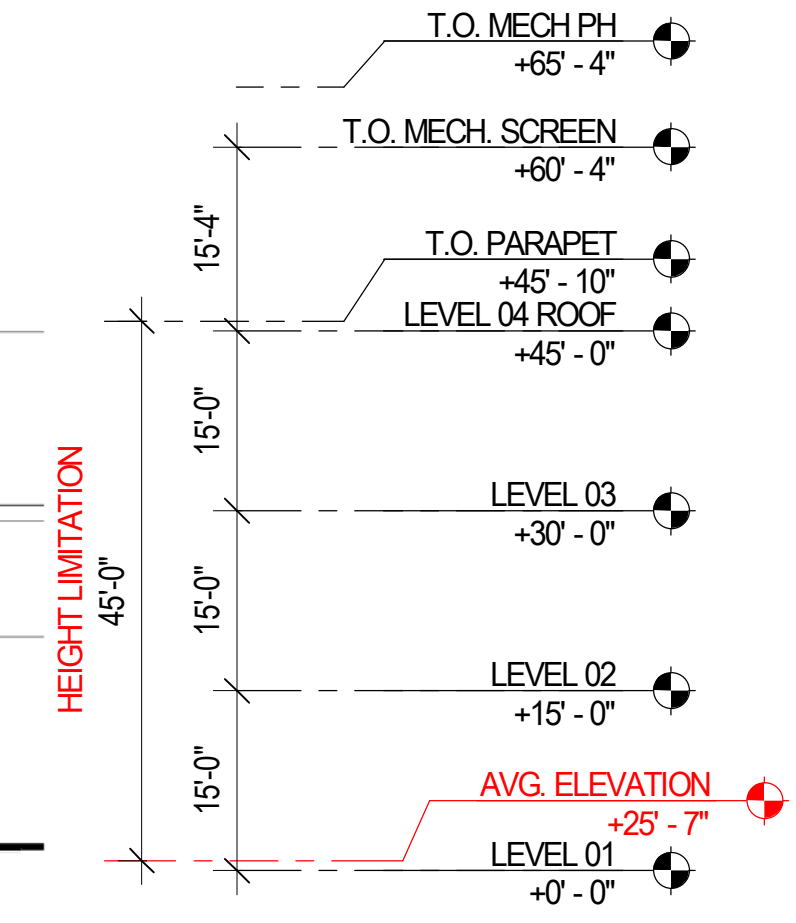
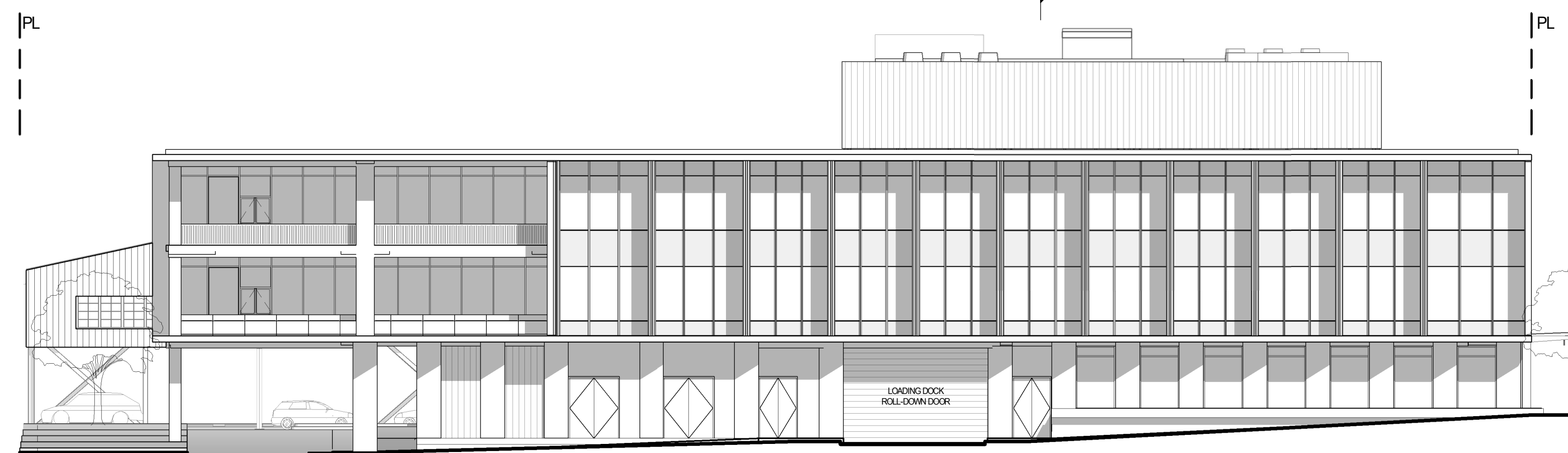
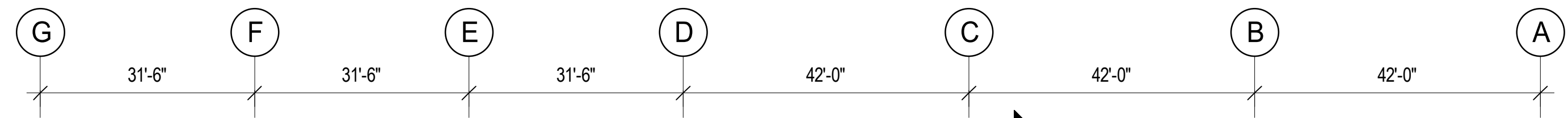
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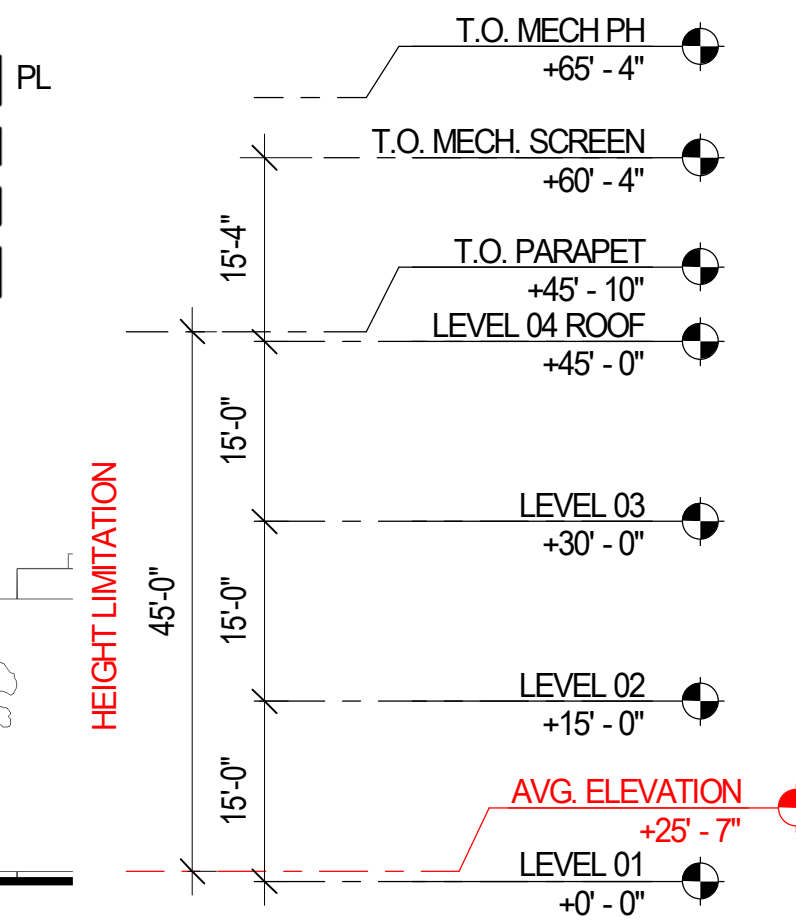
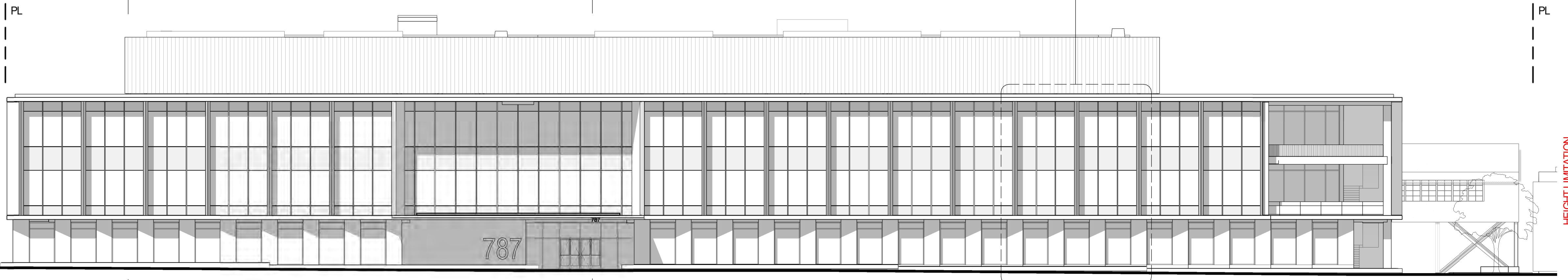
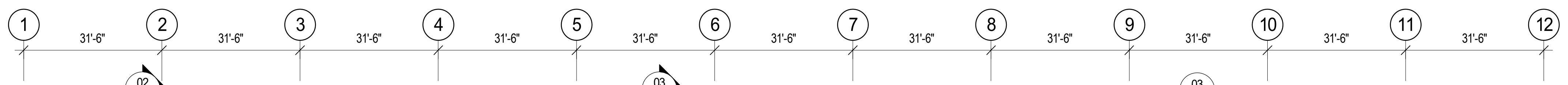
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Sheet Name:
EAST AND SOUTH ELEVATIONS

Project No.:	220175	Sheet No.:	AP5.01.01
Drawn By:	Author	Checked By:	Checker
Scale:	1/16" = 1'-0"		



SOUTH ELEVATION 02
 SCALE: 1/16" = 1'-0"



EAST ELEVATION 01
 SCALE: 1/16" = 1'-0"

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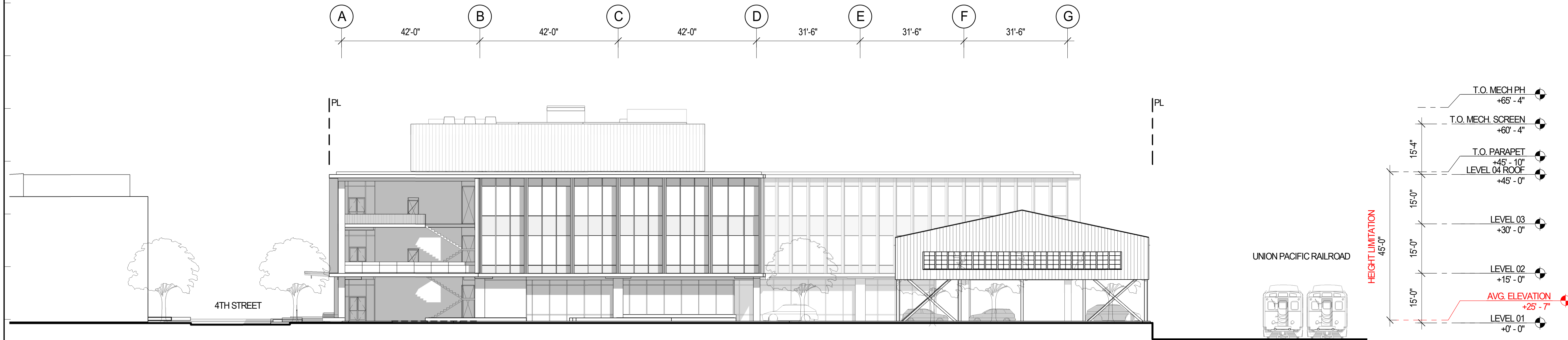
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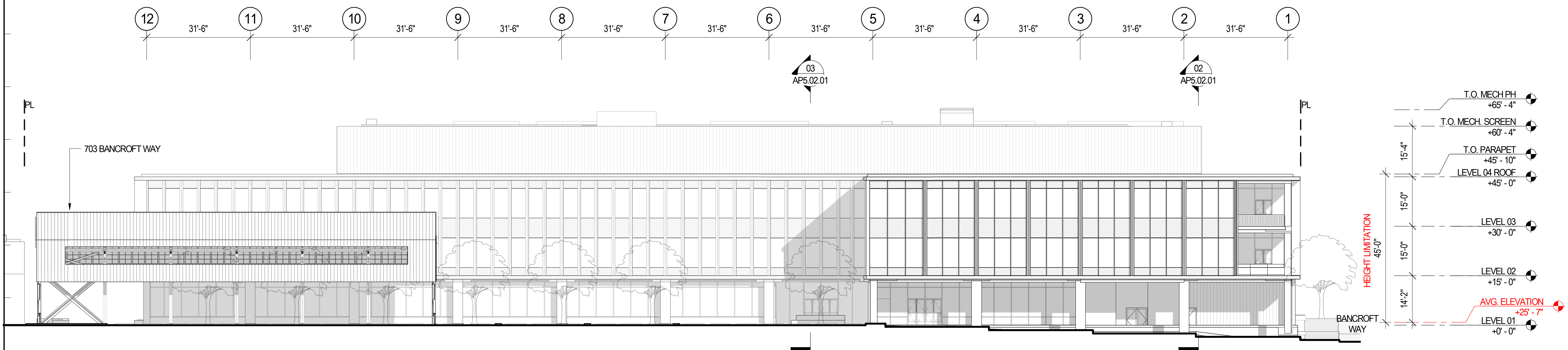
Sheet Name:

WEST AND NORTH ELEVATIONS

Project No.:	220175	Sheet No.:	AP5.01.02
Drawn By:	Author		
Checked By:	Checker		
Scale:	1/16" = 1'-0"		



NORTH ELEVATION 02
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WEST ELEVATION 01
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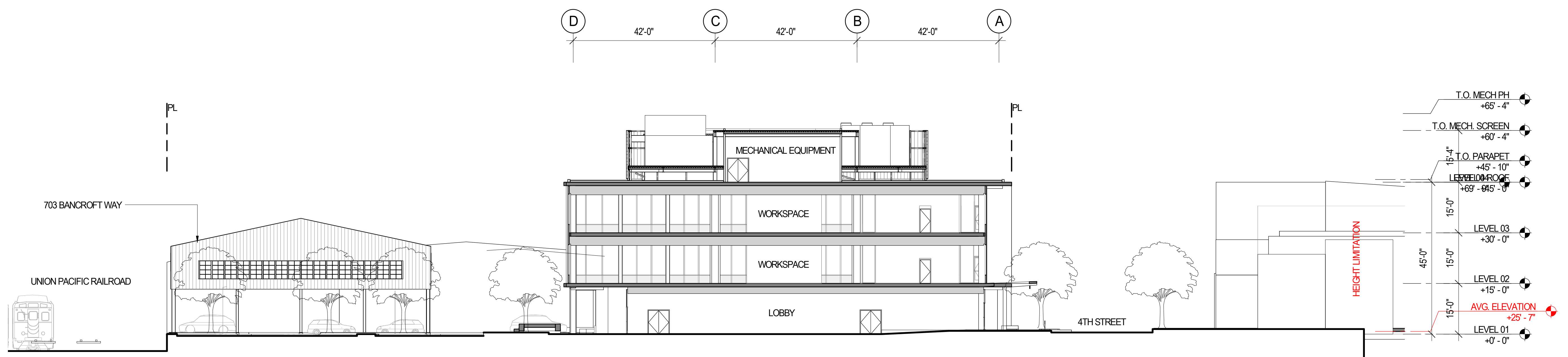
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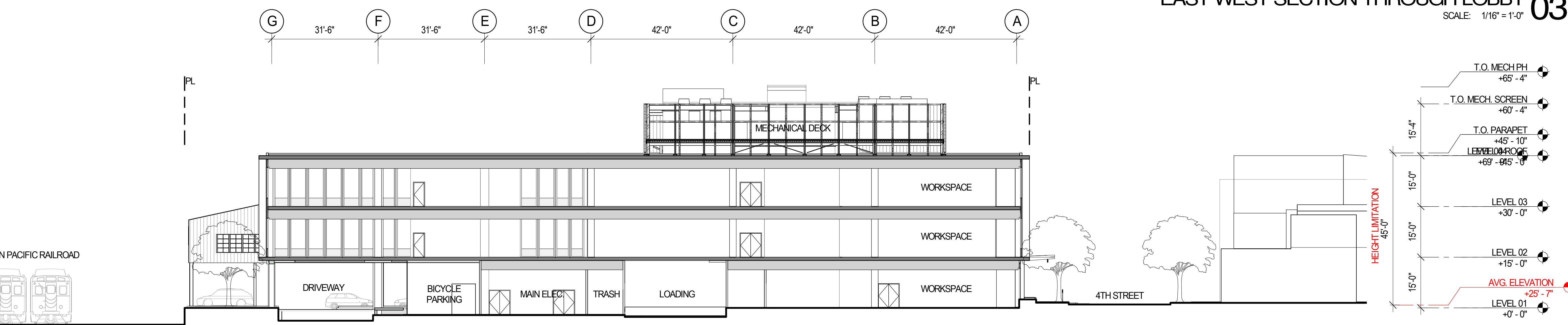
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Sheet Name:
SECTIONS

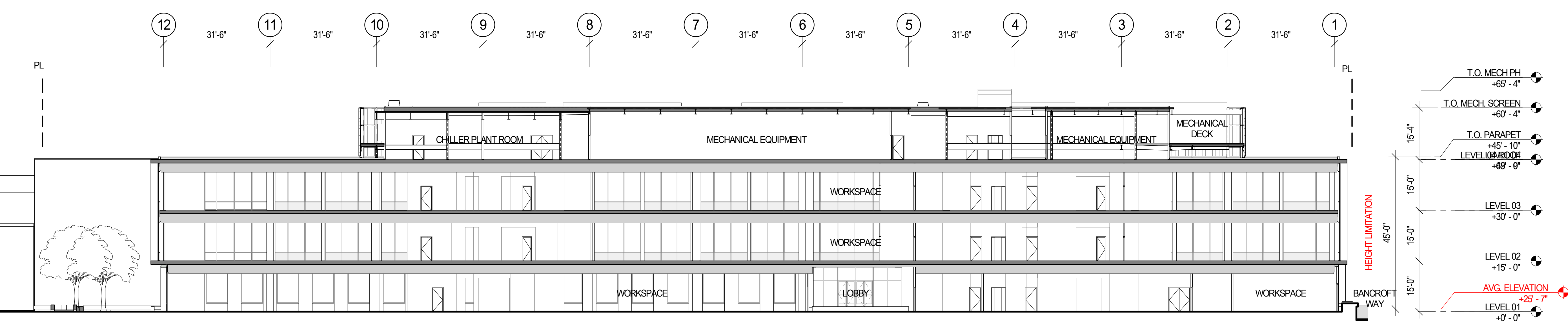
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EAST WEST SECTION THROUGH LOBBY 03
 SCALE: 1/16" = 1'-0"



EAST WEST SECTION THROUGH DRIVEWAY 02
 SCALE: 1/16" = 1'-0"



NORTH SOUTH SECTION 1 01
 SCALE: 1/16" = 1'-0"

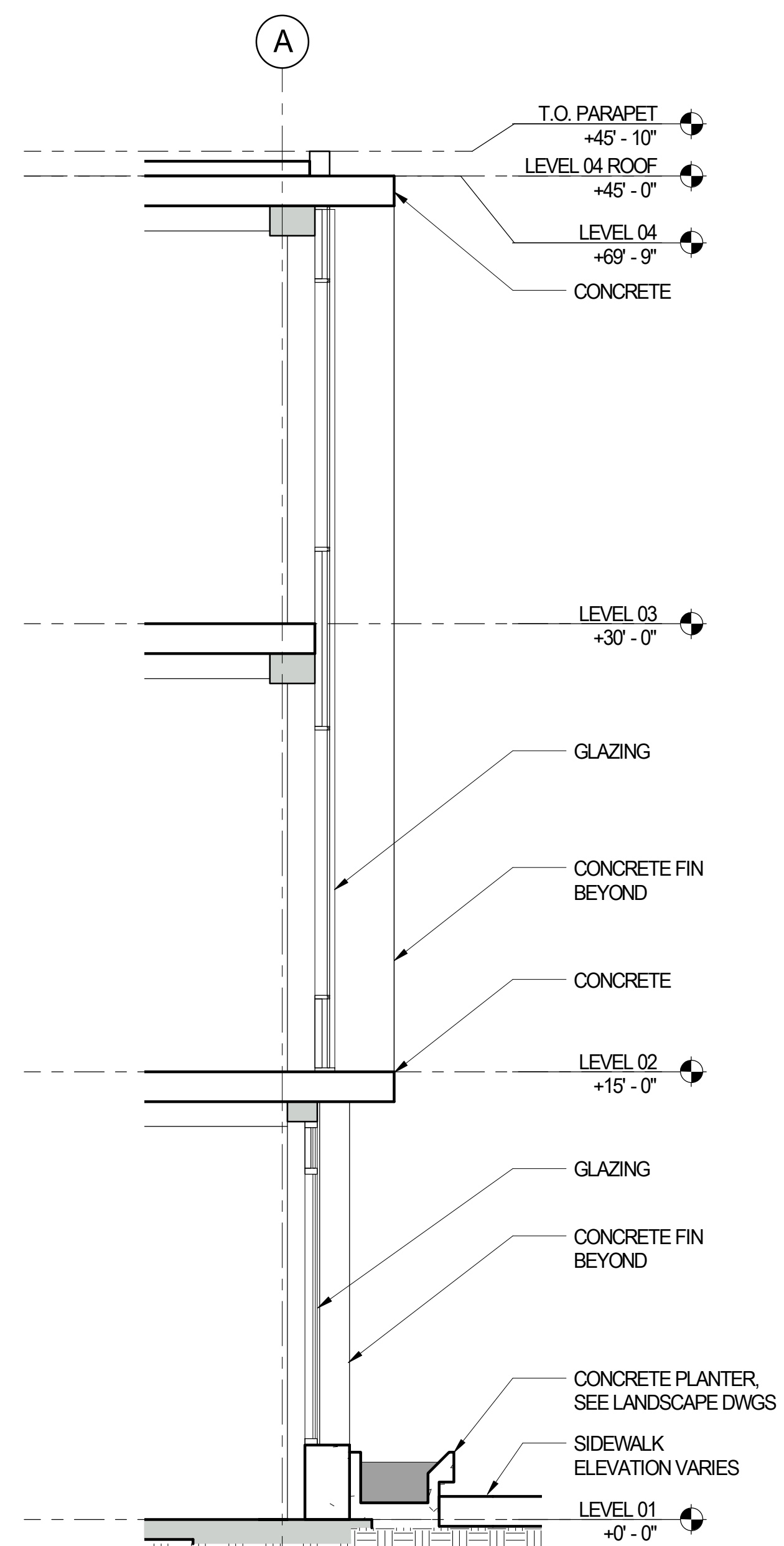


EXTERIOR VIEW AT TYPICAL FACADE (4TH STREET)

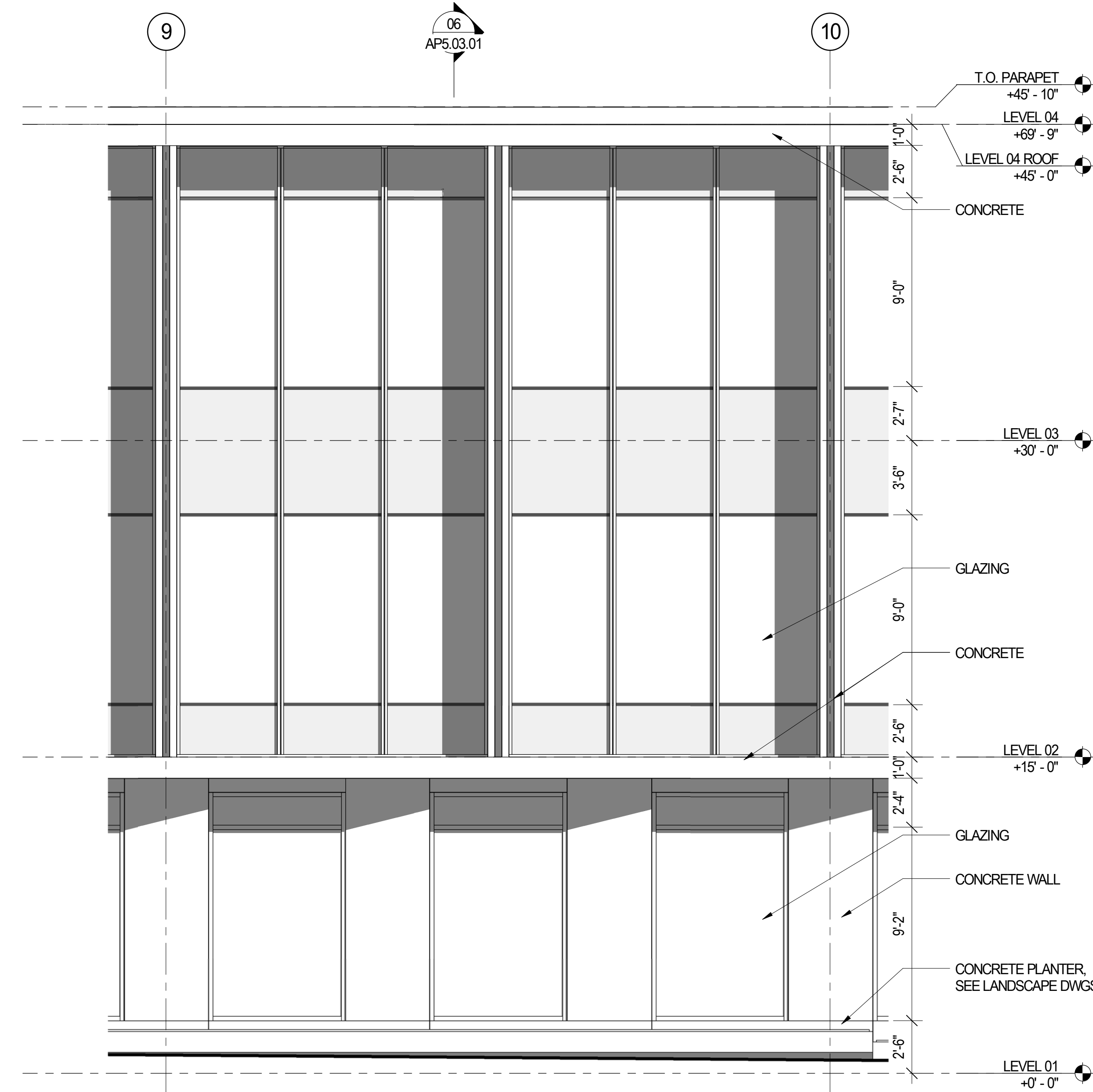


EXTERIOR VIEW AT SE CORNER

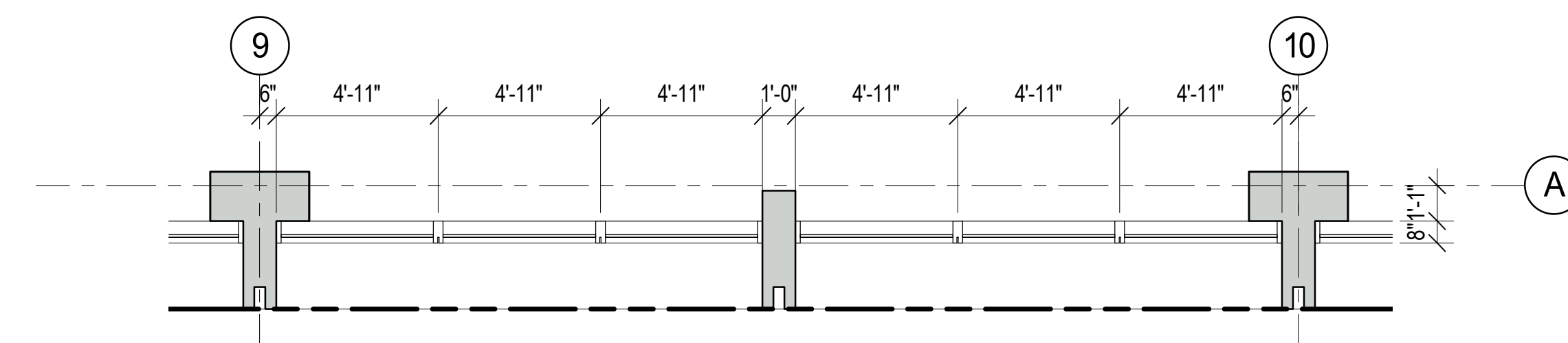
EXTERIOR VIEW AT EAST ENTRY



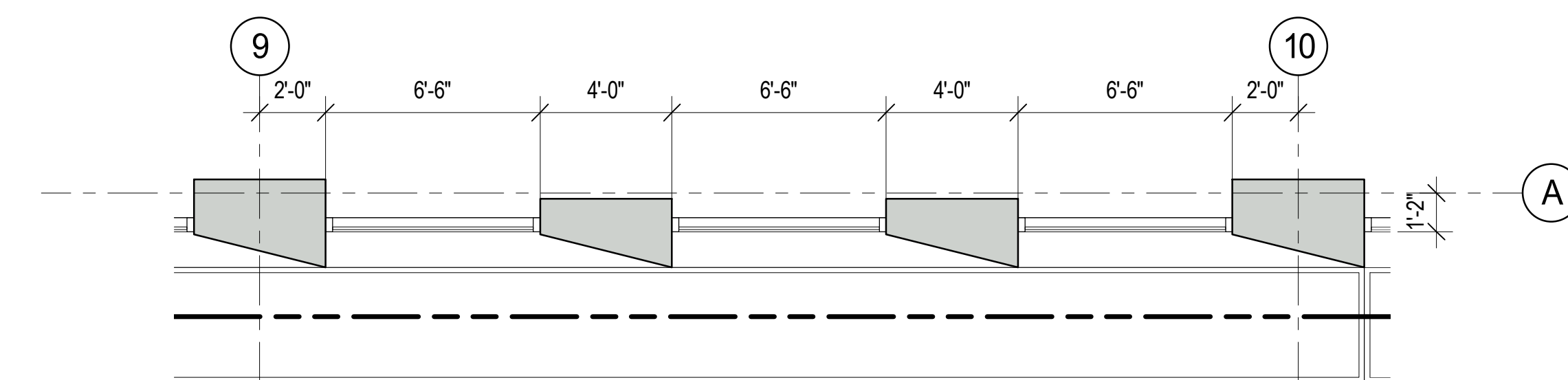
PARTIAL SECTION AT EAST 06
SCALE: 1/4" = 1'-0"



PARTIAL EAST ELEVATION 03
SCALE: 1/4" = 1'-0"



LEVEL 02 PARTIAL PLAN AT EAST TYPICAL 02
SCALE: 1/4" = 1'-0"



LEVEL 01 PARTIAL PLAN AT EAST TYPICAL 01
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EXTERIOR WALL
DETAILS

Project No.:

220175

Drawn By:

Author

Checked By:

Checker

Scale:

1/4" = 1'-0"

Sheet No.:

AP5.03.01

**PLANTING LEGEND
TREE LEGEND**

PLANTING LEGEND							
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NATIVE	SPACING	NOTES
	ACER RUBRUM 'OCTOBER GLORY'	RED MAPLE	36" BOX 48" BOX	M	N	AS SHOWN	STREET TREE / PLAZA TREE STREET TREE ALTERNATIVE BOTANICAL NAME: ACER RUBRUM 'OCTOBER GLORY' COMMON NAME: RED MAPLE OR BOTANICAL NAME: ULMUS HYBRID 'FRONTIER' COMMON NAME: FRONTIER ELM
	ACER JAPONICUM	JAPANESE MAPLE	36" BOX	M	N	AS SHOWN	PLAZA TREE SPECIMEN TREE
	PLATANUS HYBRIDA	LONDON PLANE TREE	48" BOX	M	N	AS SHOWN	PLAZA TREE
	ULMUS HYBRID 'FRONTIER'	FRONTIER ELM	36" BOX	M	N	AS SHOWN	PARKING LOT TREE

**PLANTING LEGEND
SHRUB/GROUND COVER LEGEND**

PLANTING LEGEND					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	NOTES
	CAREX PANSA	CALIFORNIA BEACH DUNE	FLATS	L	LAWN
	ARCTOSTAPHYLOS 'EMERALD CARPET'	CARPET MANZANITA	FLATS	L	GROUND COVER
	LOMANDRA LONGIFOLIA 'BREEZE'	DWARF MAT RUSH	1 GAL	L	ORNAMENTAL GRASS
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	L	ORNAMENTAL GRASS
	PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	5 GAL	L	ORNAMENTAL GRASS
	CAREX TUMULICOLA	BERKELEY SEDGE	1 GAL	L	FLOW THROUGH PLANTER
	IRIS PACIFIC COAST HYBRID	PACIFIC COAST HYBRID IRIS	1 GAL	L	FLOW THROUGH PLANTER
	LIGUSTRUM OVALIFOLIUM	CALIFORNIA PRIVET	5 GAL	L	HEDGE

SHADED PARKING LEGEND

SHADED PARKING LEGEND		
LEGEND	NAME	NOTES
	OPEN AIR PARKING PAVED AREA	ONLY OPEN AIR SURFACE PARKING HAS BEEN INCLUDED IN THIS TREE CANOPY COVERAGE CALCULATION
	TRISTANIA LAURINA 'ELEGANT' SEE PLANTING PLAN	DIAMETER AT FULL MATURITY: 20'
	PARKING AREA SHADED BY TREE CANOPY	DIAMETER AT FULL MATURITY: 20'
	PARKING AREA SHADED BY BUILDING/STRUCTURE	THIS PART IS NOT INCLUDED IN THE CALCULATION

HARDSCAPE LEGEND

HARDSCAPE LEGEND					
LEGEND	MATERIALS	MODEL / MANUFACTURER	COLOR	PATTERN / FINISH	COMMENTS
P1	CONCRETE PAVING / INTEGRAL COLOR	-	NATURAL GRAY	MEDIUM / SANDBLAST	-
P2	2-3/8" INTERLOCKING CONCRETE PAVER	TBD	TBD	24" X 12" RUNNING BOND	ON PLAZA
P4	CONCRETE FLUSH CURB	-	NATURAL GRAY	MEDIUM / SANDBLAST	-
P5	4" SIDEWALK CONCRETE PAVING	-	NATURAL GRAY	MEDIUM / BLOOM	MATCH SIDEWALK
P6	6" SIDEWALK CONCRETE PAVING	-	NATURAL GRAY	MEDIUM / BLOOM	MATCH SIDEWALK
P7	PERMEABLE INTERLOCKING CONCRETE PAVER	TBD	TBD	12" X 6" RUNNING BOND	-
P8	ASPHALT	-	-	-	PER CIVIL
PA	PLANTING AREA	-	SHREDDED BARK MULCH	NATURAL	3" LAYER

HARDSCAPE LEGEND					
LEGEND	MATERIALS	MODEL / MANUFACTURER	COLOR	PATTERN / FINISH	COMMENTS
W1	CUSTOM FLOW THROUGH PLANTER WALL	-	-	-	PER ARCHITECTURE
W2	CUSTOM BENCH	-	TBD	TBD	-
W3	CAST IN PLACE CUSTOM PLANTER WALL	-	TBD	TOPCAST	-
W4	RETAINING WALL	-	TBD	TBD	PERIMETER WALL
W5	SEATING TERRACE	-	TBD	TOPCAST	-

HARDSCAPE LEGEND					
LEGEND	MATERIALS	MODEL / MANUFACTURER	COLOR	PATTERN / FINISH	COMMENTS
S1	TABLES & CHAIRS	TBD	TBD	TBD	TBD
S2	BIKE RACK	-	-	-	PER CITY STANDARD
S3	TRASH & RECEPTABLES	TBD	TBD	TBD	
G1	STEEL GATE	TBD	TBD	POWDER COAT	

IRRIGATION LEGEND

IRRIGATION LEGEND				
LEGEND	NAME	MODEL / MANUFACTURER	COLOR	COMMENTS
	P.O.C (POINT OF CONNECTION)	TBD	TBD	
	TREE BUBBLER	-	-	
	MAINLINE AND SLEEVES	TBD	TBD	
	PLANTING AREA LOW WATER USE	TBD	TBD	
	PLANTING AREA MEDIUM WATER USE			
	ROW PLANTER LOW WATER USE	TBD	TBD	
	STORMWATER TREATMENT AREA LOW WATER USE			

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LEGEND/SCHEDULE

Project No.:

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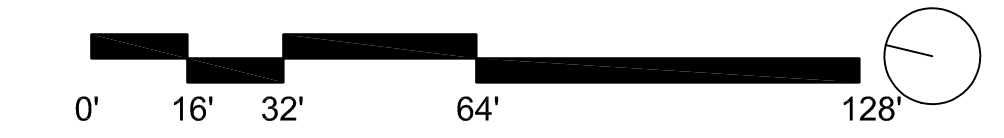
Sheet Name:
LAB LANDSCAPE MASTER PLAN

Project No.: 220175	Sheet No.:
Drawn By:	LP2.00.00
Checked By:	
Scale: 1/32" = 1'-0"	



VIEW A

VIEW B



LAB LANDSCAPE MASTER PLAN 01
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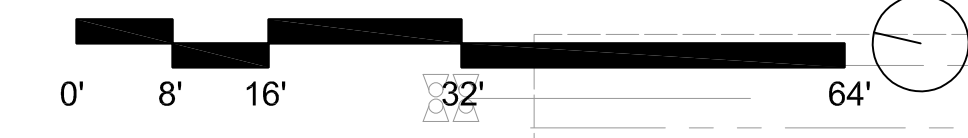
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LANDSCAPE PLAN



NOTES:
1. SEE LEGEND ON SHEET LP1.00.00-LEGEND SCHEDULE



LAB LANDSCAPE MASTER PLAN 01
SCALE: 1/16" = 1'-0"

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**IRRIGATION
CONCEPT PLAN**

Project No.:

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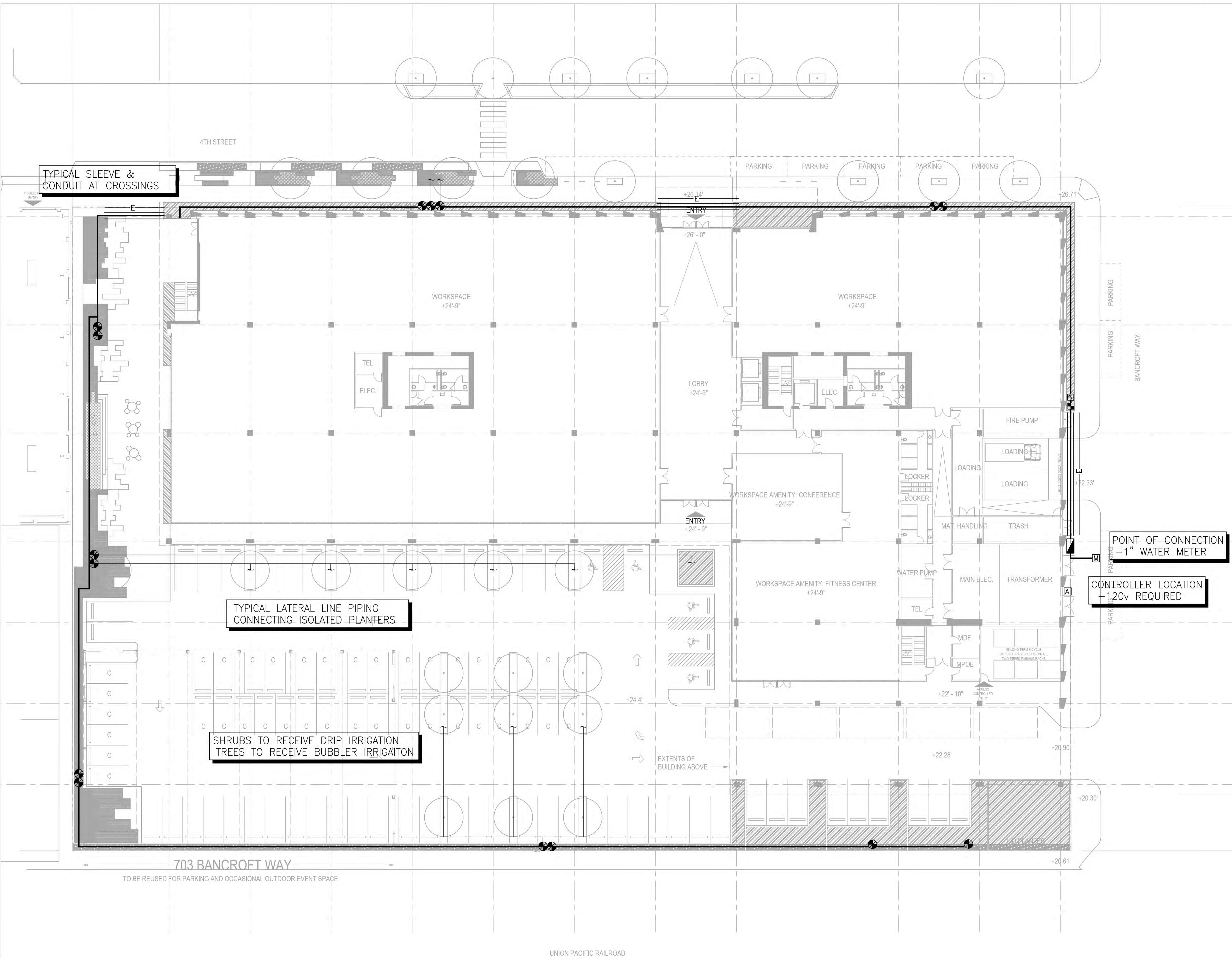
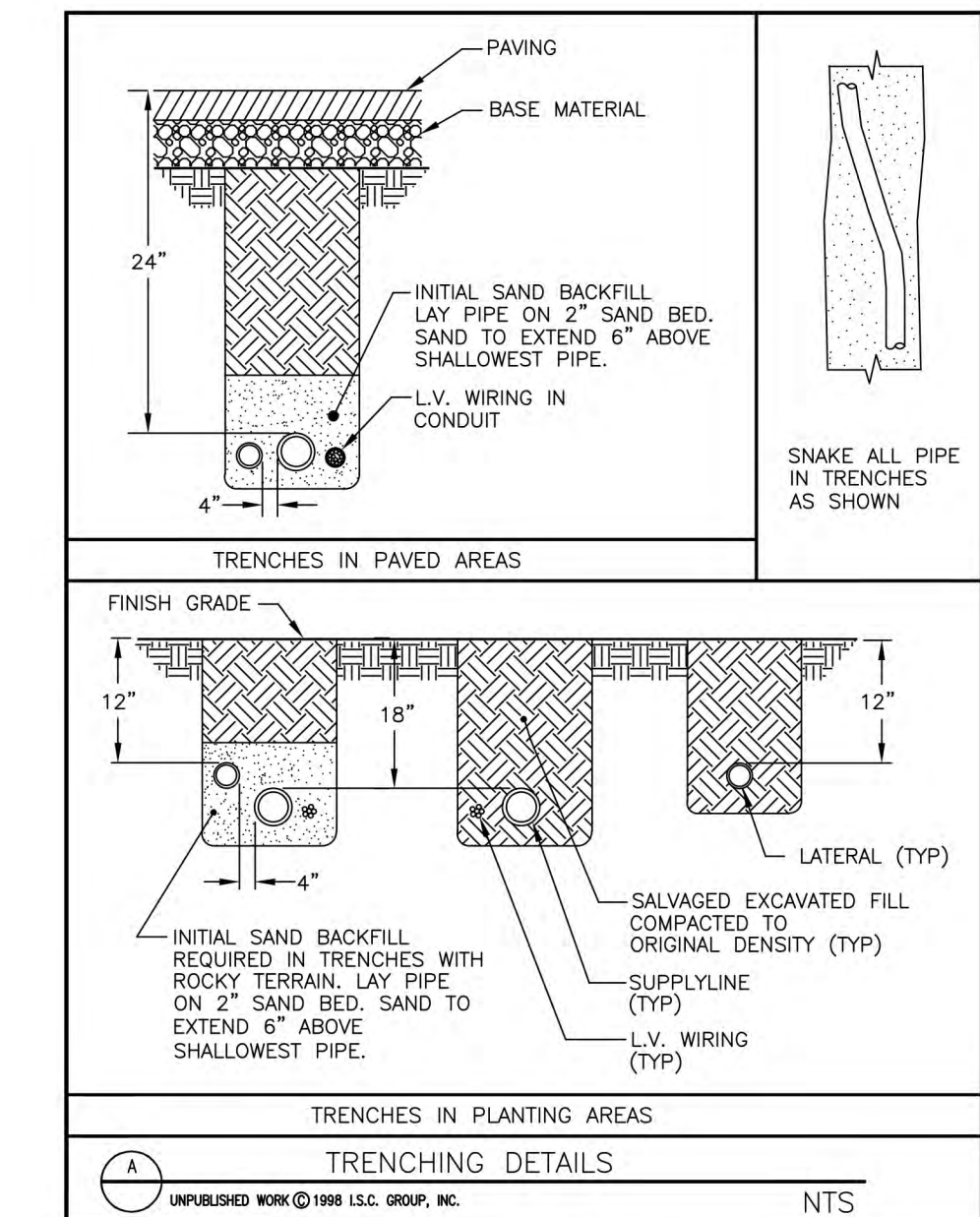
LP4.00.00

IRRIGATION SYSTEM LEGEND

	IRRIGATION POC COMPONENTS -1" WATER METER, B.P.D., MASTER VALVE, FLOW SENSOR
	ELECTRIC CONTROLLER -120 VOLT ELECTRICAL CONNECTION REQUIRED
	REMOTE CONTROL VALVES -PROPOSED LOCATIONS
	IRRIGATION LATERAL LINE -1120/SCHEDULE 40 PVC PIPE
	IRRIGATION SUPPLYLINE-1 1/2" & SMALLER -1120/SCHEDULE 40 PVC PIPE
	SLEEVING-SIZE AS INDICATED -1120/SCHEDULE 40 PVC PIPE
	L.V. ELECTRICAL CONDUIT-SIZE AS INDICATED -1120/SCHEDULE 40 PVC PIPE

IRRIGATION CONCEPT NOTES

- EXISTING 1.5" WATER METER TO BE REDUCED TO 1" WATER METER AND UTILIZED AS DEDICATED WATER METER FOR ON SITE IRRIGATION SYSTEM.
- NEW WALL MOUNTED SMART IRRIGATION CONTROLLER TO BE INSTALLED AT APPROXIMATE LOCATION SHOWN ON PLANS. 120v SERVICE REQUIRED.
- IRRIGATION MAINLINE AND SLEEVING PLAN IS DIAGRAMMATIC AND BEING PROVIDED FOR GENERAL COORDINATION WITH OTHERS. ADJUSTMENTS AND OFFSETS TO BE MADE IN FIELD AND NOTED IN AS BUILT FIELD PLAN. ALL SLEEVE LOCATIONS AND CROSSINGS TO BE MARKED AND APPROVED BY GENERAL CONTRACTOR PRIOR TO INSTALLATION.
- INDIVIDUAL HYDROZONES SHALL BE DESIGNED AND IRRIGATED SEPARATELY TO ACCOUNT FOR PLANT WATER USE FACTORS, EXPOSURES AND SOIL COMPOSITION.
- ALL COVERAGE REQUIREMENTS TO BE MET PER TRENCHING DETAIL A.
- IRRIGATION SYSTEM TO BE DESIGNED TO COMPLY WITH ALL STATE & CITY WATER EFFICIENT LANDSCAPE ORDINANCE REQUIREMENTS.



TYPICAL SLEEVE & CONDUIT AT CROSSINGS

TYPICAL LATERAL LINE PIPING CONNECTING ISOLATED PLANTERS

SHRUBS TO RECEIVE DRIP IRRIGATION
TREES TO RECEIVE BUBBLER IRRIGATION

POINT OF CONNECTION
-1" WATER METER
CONTROLLER LOCATION
+120v REQUIRED



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