THE LAB PARKING STRUCTURE

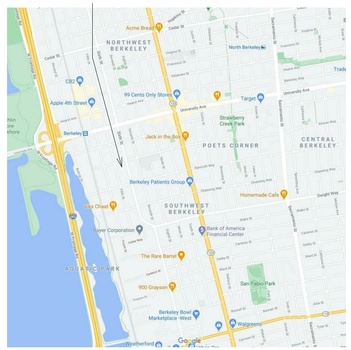
USE PERMIT APPLICATION

JANUARY 29, 2021

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

PROJECT SITE

SITE CONTEXT SCALE: N.T.S

Project Description

The purpose of the following report is to identify and develop a 415 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 Structures 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 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 amenity for the adjacent office and lab uses.

With a projected capacity of 415 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 and pathways to future stations, be 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 street in an effort to meet the art allocation. See the Public Art Declaration

DRAWING INDEX

PROJECT DATA

PROJECT ADDRESS:	2212/2216 5TH ST & 2213/2221 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:	DRY 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

PARKING SPACE & AREA SUMMARY

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 CAV	EV-AMB	EV-VA	EV-A	EVCS	PARKING STALL TYPE AS	VS	CS	FS	C	TOTAL	S.F./STALL
NON-PARKING AREA:																
SERVICE AREA**	2,386	64														
CIRCULATION AREA***	331	450														
SUB TOTAL:	**2,717**	**514**														
TOTAL:	**3,231**															
PARKING AREA:																
GROUND LEVEL	27,009				3		1	1	5	6	2		28	36	82	329.38
SECOND LEVEL	570	28,156			2				6				52	40	100	287.26
THIRD LEVEL		29,965			2				6				59	40	107	280.05
FOURTH LEVEL		29,965			2				6				59	40	107	280.05
FIFTH (ROOF) LEVEL		5,771											9	10	19	303.74
SUB TOTAL:	**27,579**	**93,857**	0	0	9	0	1	1	23	6	2	0	207	166	415 *	292.62
TOTAL:	**121,436**															
TOTAL PARKING AND NON-PARKING AREA:	**30,296**	**94,371**														

GROSS BLDG. AREA (S.F.): **124,667 S.F.**

DESIGN EFFICIENCY **292.62 SF/STALL**

PERCENT OF COMPACTS TO TOTAL: **40%** (50% OF TOTAL PARKING ALLOWED)

EVCS **6%** (6% OF TOTAL PARKING REQUIRED)

PERCENT OF DESIGNATED PARKING TO TOTAL: **8%** (8% 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
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

01/29/2021

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

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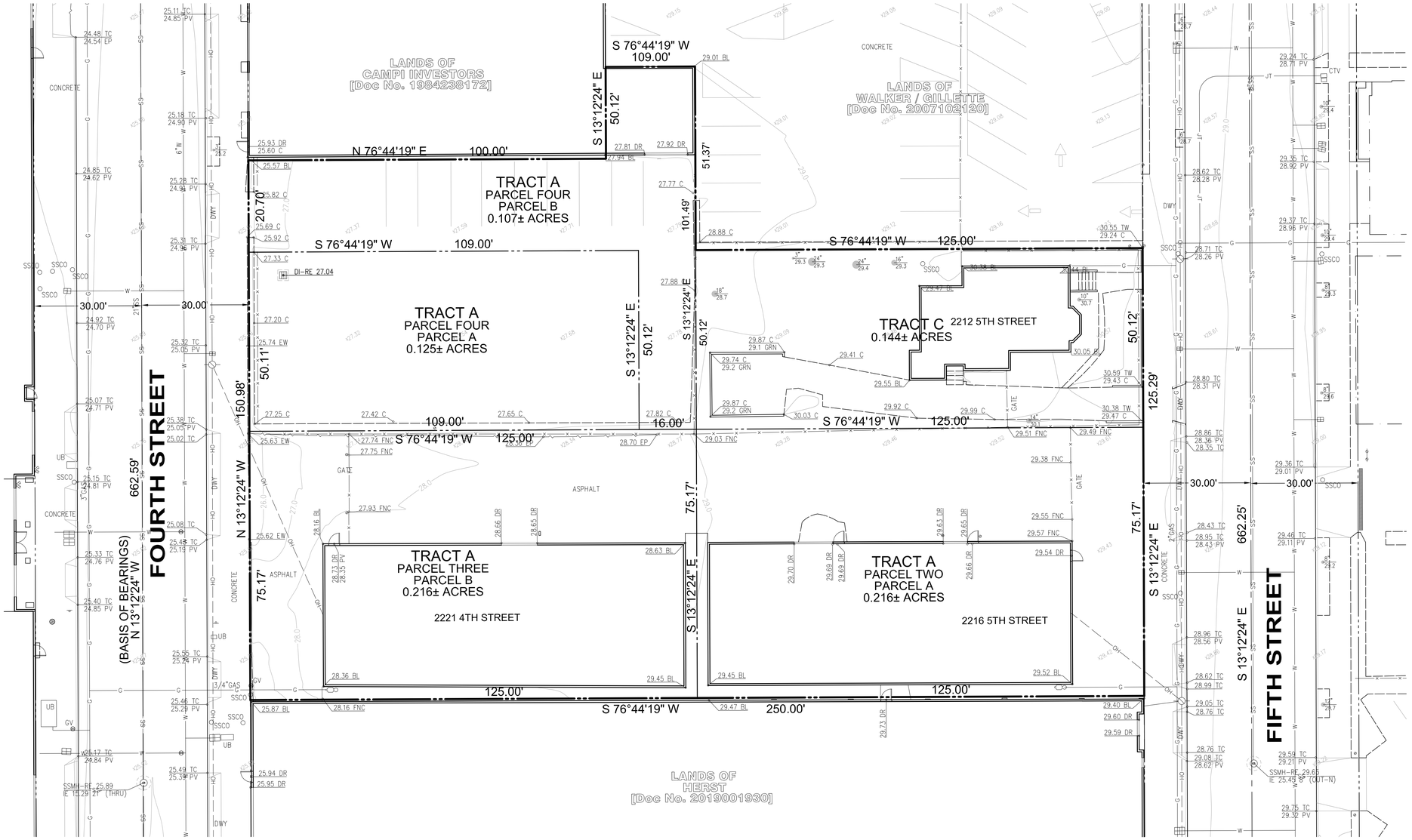
TOPOGRAPHIC SURVEY | C-1



NOTES

1. All distances shown hereon are in U.S. Survey feet and decimals thereof.
2. This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company dated September 23, 2019, Order No. NCS-984188-SC. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
3. The types, locations, sizes and/or depths of existing underground utilities as shown on this topographic survey were obtained from sources of varying reliability. The contractor is cautioned that only actual excavation will reveal the types, extent, sizes, locations and depths of such underground utilities. (A reasonable effort has been made to locate and delineate all unknown underground utilities.) However, the surveyor can assume no responsibility for the completeness or accuracy of its delineation of such underground utilities which may be encountered, but which are not shown on these drawings.
4. A.P.N.: 056-1958-014-01 and 056-1958-006-04
5. Basis of Bearings:
   The bearing of North 13°12'24" West on the monument line of 4th Street was taken as the Basis of all Bearings shown hereon.
6. Benchmark:
   City of Berkeley Benchmark "B0462";
   Found City monument located at the intersection of Allston Way and 4th Street.
   Elevation: 24.43 feet (Vertcon) (Datum) NAVD 1988

   Subtract 5.85 feet to match City of Berkeley Datum
   Elevation: 18.58 feet (City of Berkeley Datum)
7. Flood Zone Note:
   The subject property is shown on the Federal Emergency Management Agency Flood Insurance Rate Map, Community Panel Number 060004 0056 H, dated December 21, 2018, as being located in Flood Zone "X";

   Areas of determined to be outside the 0.2% annual chance flood.

   Information was obtained from the FEMA website (www.fema.gov) on April 27, 2020.

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	× 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
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

N

0 8 16 32

SCALE: 1" = 16'

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

01/13/2021
DATE

PREPARED BY OR UNDER THE SUPERVISION OF
SHANE R. BARBER, L.S. 9097

LICENSED LAND SURVEYOR SHANE R. BARBER No. 9097 STATE OF CALIFORNIA

TheLAB

TheLAB Parking Structure,
Berkeley, California

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Livermore, CA 94551

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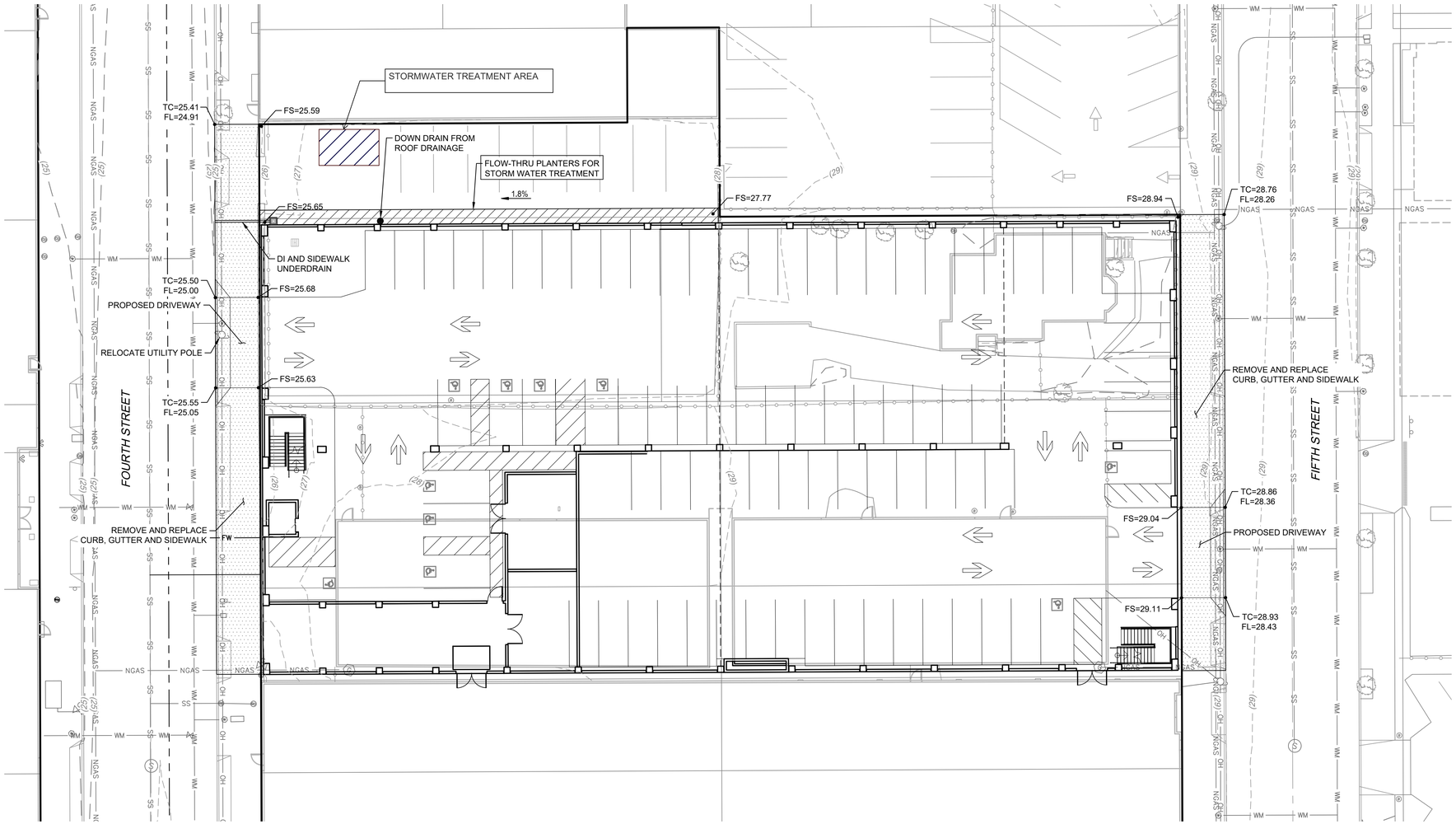
CONCEPTUAL GRADING PLAN | C-2



LEGEND:

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

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

REGISTERED PROFESSIONAL ENGINEER
MICHAEL G. MURPHY
No. 43696
CIVIL
STATE OF CALIFORNIA

N

0 8 16 32
SCALE: 1" = 16'

01/07/21

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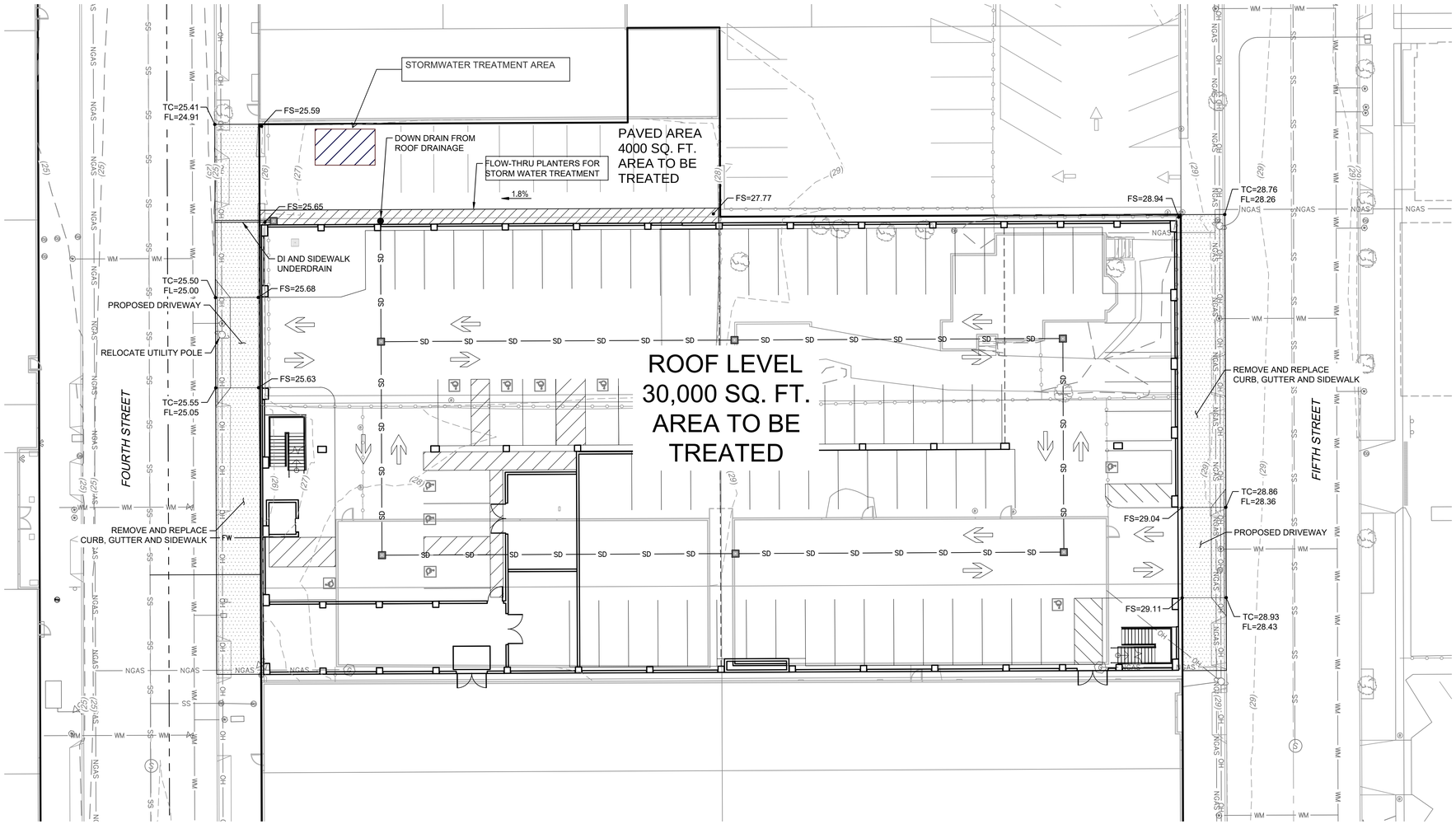
CONCEPTUAL STORM WATER MANAGEMENT PLAN | C-3



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STATE OF CALIFORNIA

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SCALE: 1" = 16'

01/07/21

3 CONCEPTUAL STORM WATER MANAGEMENT PLAN
SCALE: 1/16" = 1'-0"

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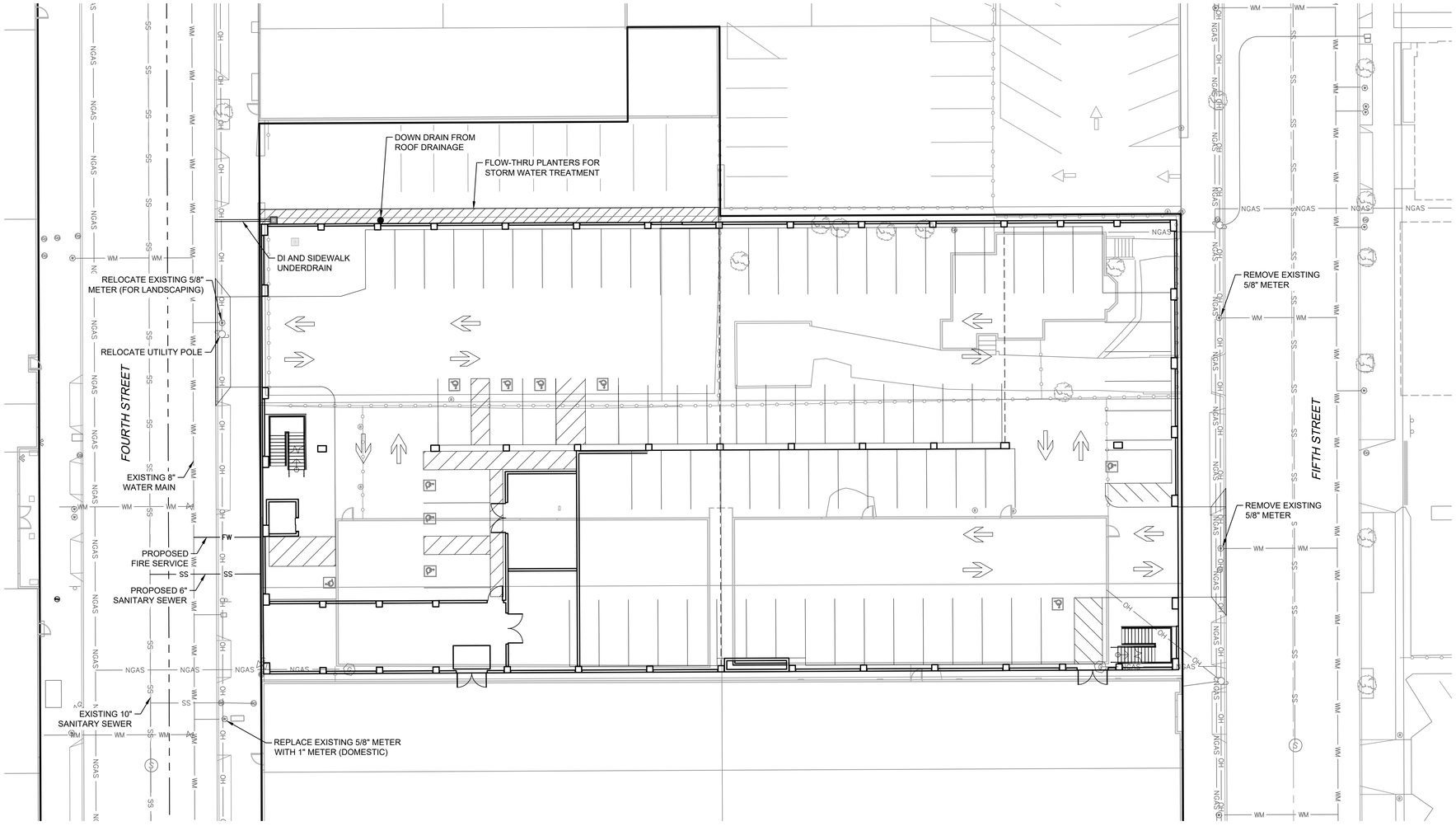
CONCEPTUAL UTILITY PLAN | C-4



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N

0 8 16 32
SCALE: 1" = 16'

01/07/21

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

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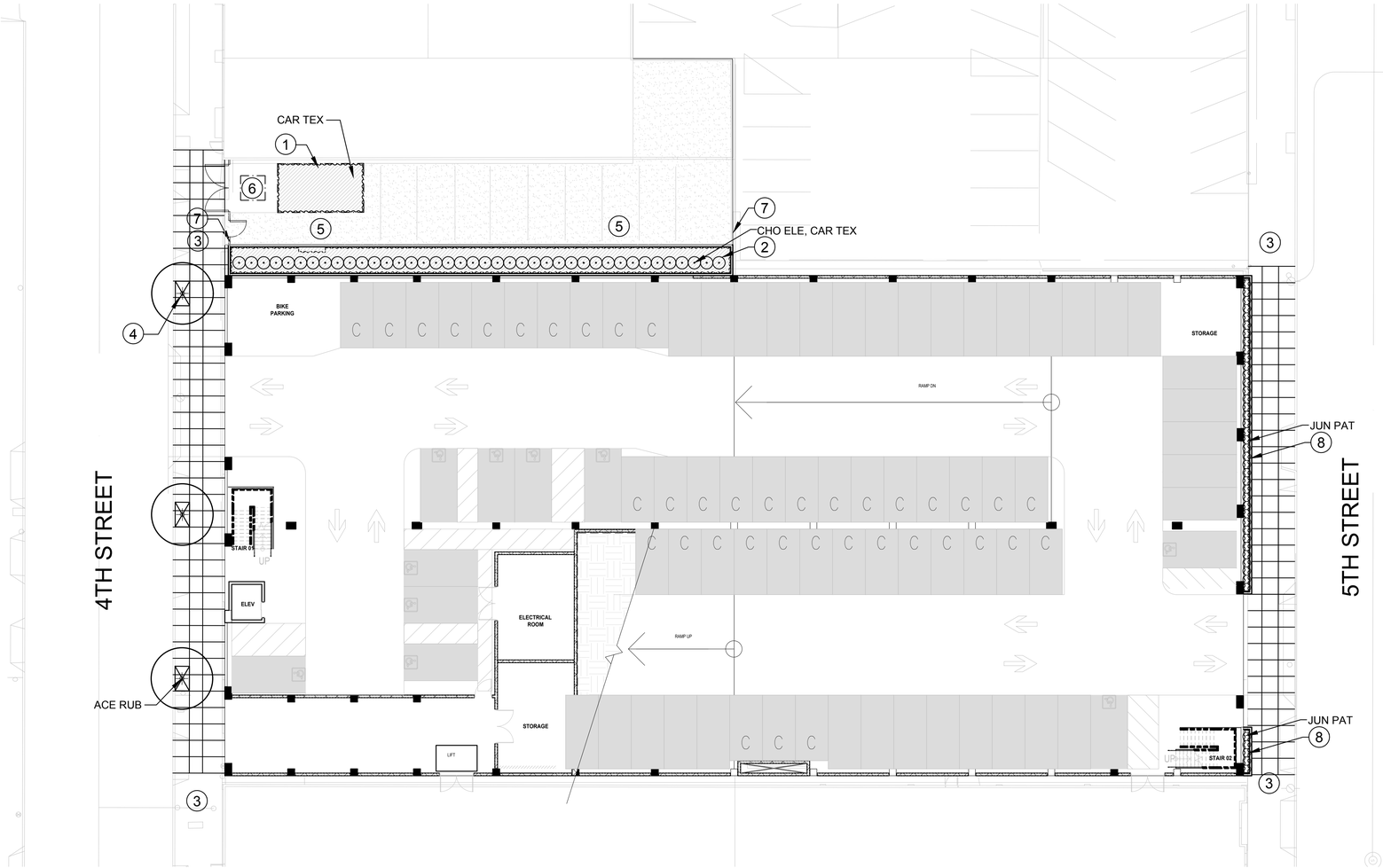
LANDSCAPE PLAN **L1**



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

KEY NOTES

1. STORMWATER TREATMENT AREA
2. STORMWATER TREATMENT AREA--FLOW-THROUGH PLANTER
3. CITY SIDEWALK
4. TREE WELL: 3.5 FT X 6 FT
5. ASPHALT PAVING
6. TRANSFORMER PAD
7. FENCE/GATE
8. RAISED CONCRETE PLANTER AT FACE OF BUILDING

PLANT LIST

ABBREV.	BOTANICAL NAME	COMMON NAME	SIZE	MISC. NOTES & REQUIREMENTS
TREES				
ACE RUB	*Acer rubrum 'October Glory'*	Red Maple	24" box	S.L./No. Whorl. Br./N. Drp. Br./Match
SHRUBS/PERENNIALS				
CAR TEX	*Carex texensis*	Catlin Sedge	1 G.C.	Plant at 15" o.c.
CHO ELE	*Chondropetalum elephantinum*	Large Cape Rush	1 G.C.	
JUN PAT	Juncus patens	California Grey Rush	1 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
Hi. 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 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

N

01/28/21

TheLAB

TheLAB Parking Structure,
Berkeley, California

LICENSED LANDSCAPE ARCHITECT — TANIGUCHI — Signature 10/31/22 — Renewal Date 01/28/21 — Date — STATE OF CALIFORNIA

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1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CLA 40942

STEELWAVE

OVERAA Construction

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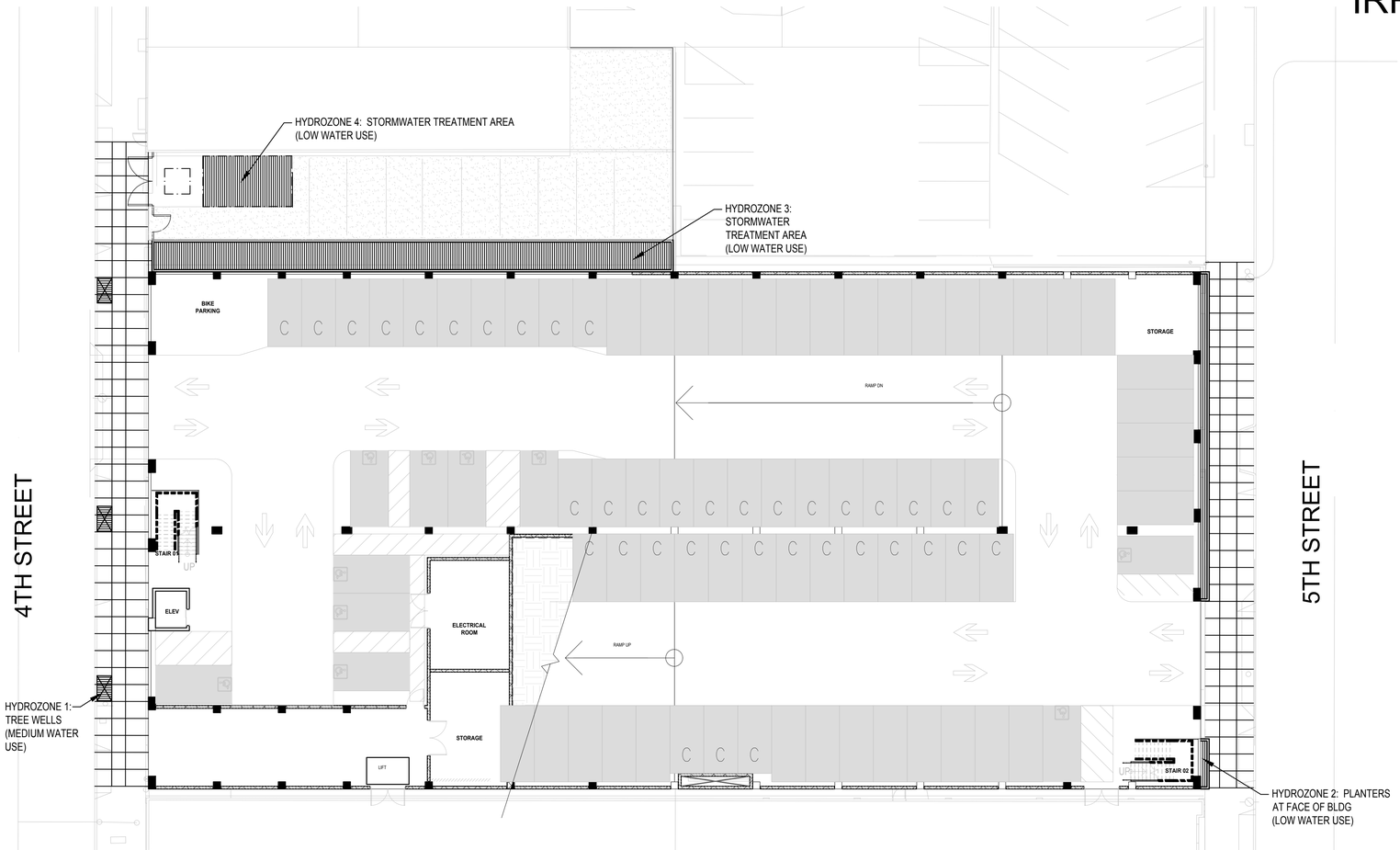
IRRIGATION HYDROZONE PLAN **L2**



HYDROZONE LEGEND

LOW WATER USE (1145 SF OR 95% OF PLANTING AREA)
(SUBSURFACE DRIP AND/OR DRIP EMITTERS)

MEDIUM WATER USE (63 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 (01/25/2021)

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	0.5	Drip	0.81	0.617	63	38.89	1,008
#2 Planters	0.2	Drip	0.81	0.247	133	32.84	851
#3 Stormwater Planter	0.2	Drip	0.81	0.247	762	188.15	4,876
#4 Stormwater	0.2	Drip	0.81	0.247	250	61.73	1,600
			Totals		1,208	321.60	8,335
Special Landscape Areas (SLA)							
	[redacted]					0	0
						0	0
						0	0
				Totals	0	0	0
						Estimated Total Water Use (ETWU)	**8,335**
						Maximum Allowed Water Allowance (MAWA)	**17,219**

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	322	Average ETAF for regular landscape areas must be 0.55 or below
Total Area	1,208	for residential areas, and 0.45 or below for non-residential
Average ETAF	**0.27**	areas.

All Landscape Areas

Total ETAF x Area	322
Total Area	1,208
Sitewide ETAF	**0.27**

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

01/28/21

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Berkeley, California

LICENSED LANDSCAPE ARCHITECT — TANIGUCHI — STATE OF CALIFORNIA
Signature
10/31/20
Renewal Date
2022
Date

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STEELWAVE

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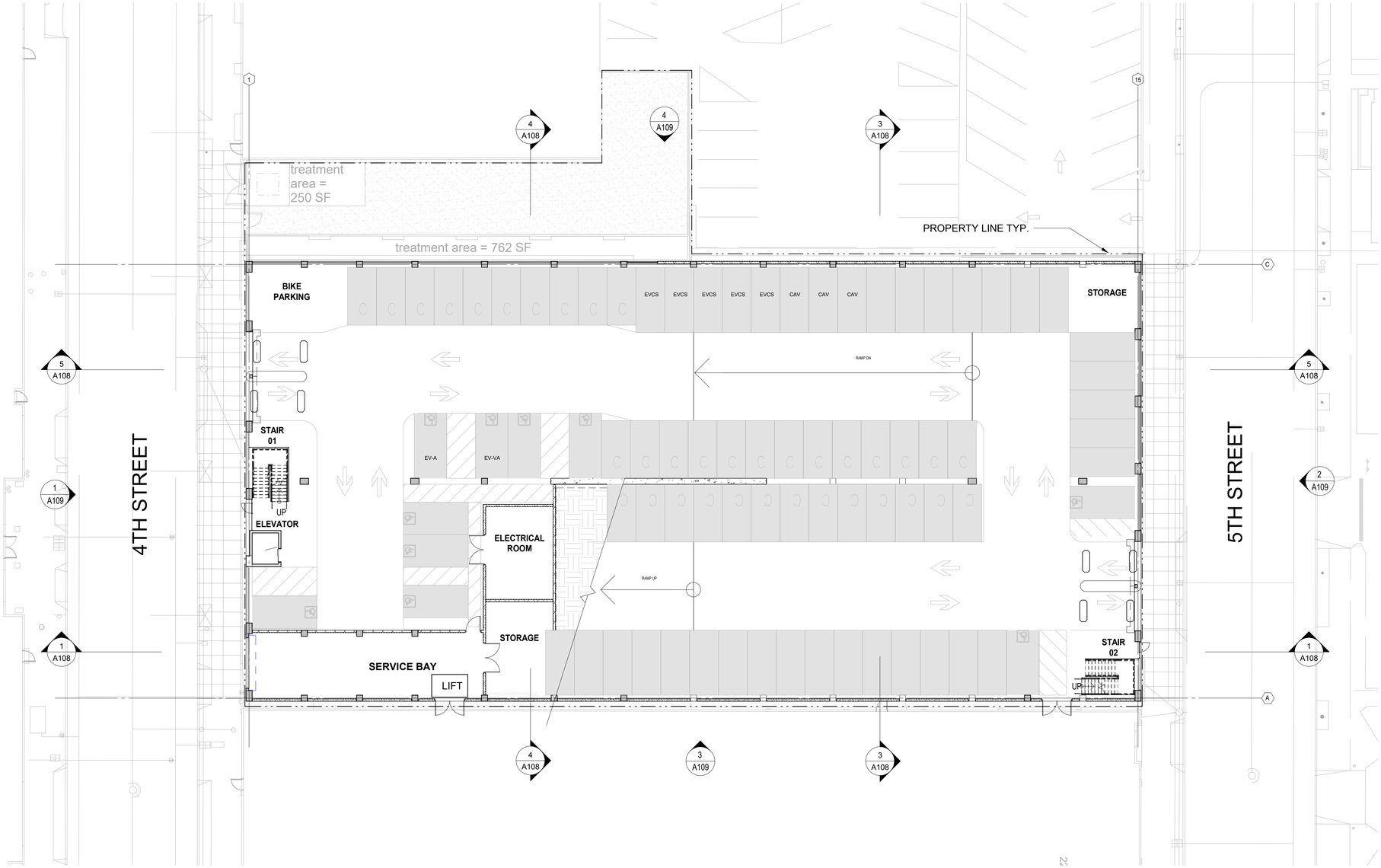
SITE PLAN | A102



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

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

N

01/29/2021

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STEELWAVE

OVERAA Construction

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

IPD

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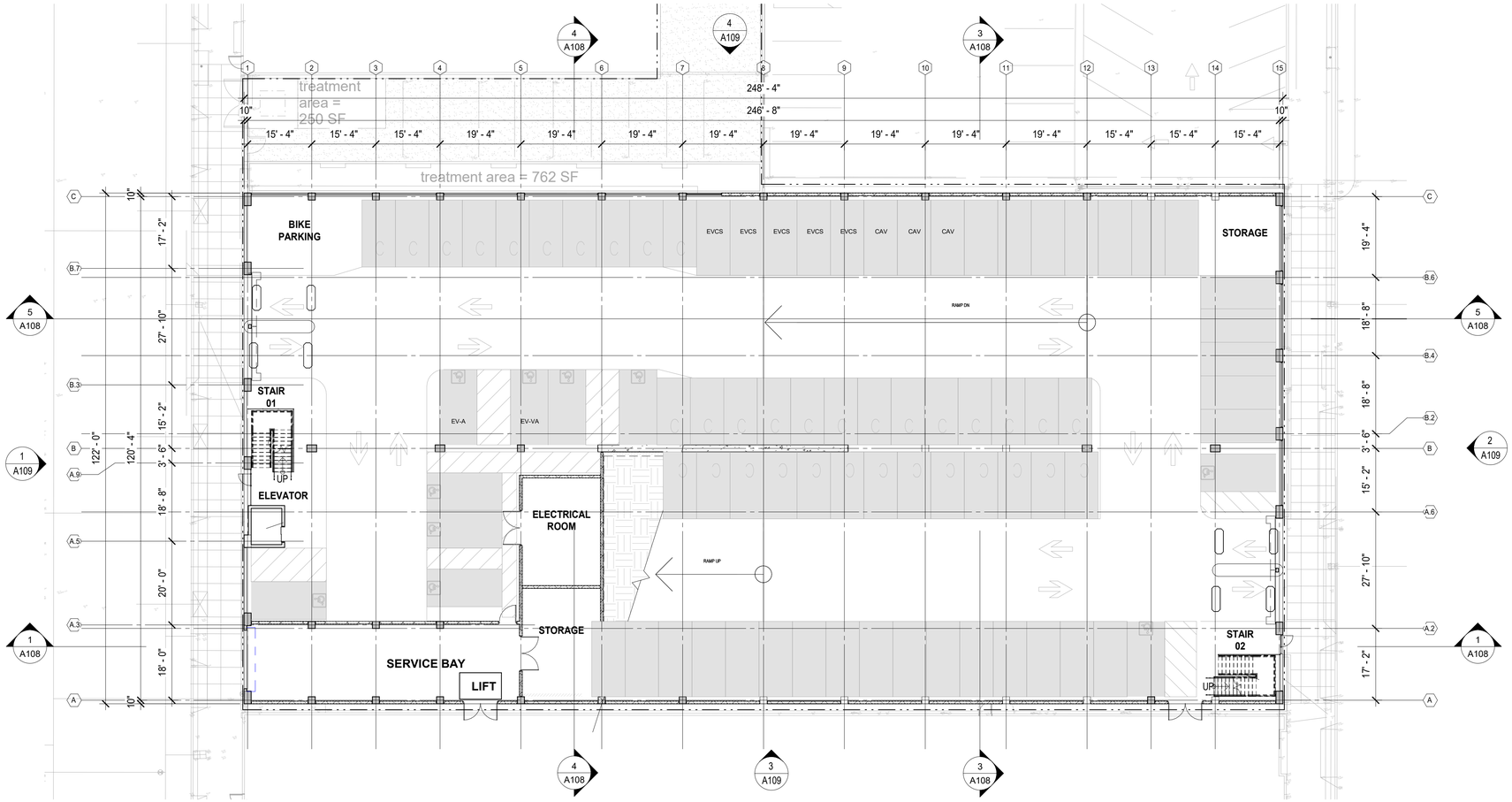
T. 510.473.0300

GROUND LEVEL FLOOR PLAN | A103



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

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

N

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OVERAA Construction

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

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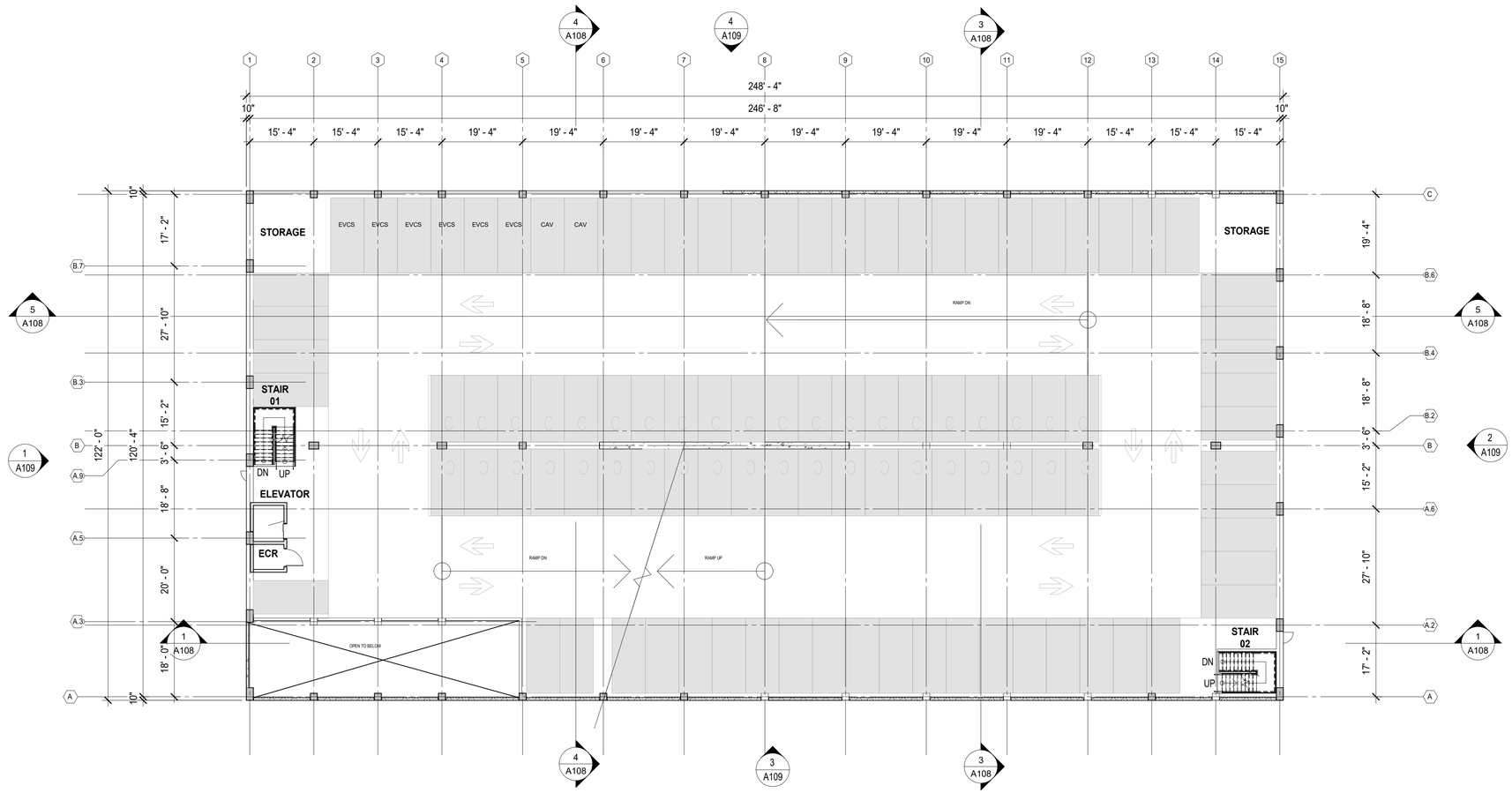
SUITE 300
OAKLAND CA 94612
T. 510.473.0300

SECOND LEVEL FLOOR PLAN | A104



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

N

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

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RAJU N. NANDWANA
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SUITE 300
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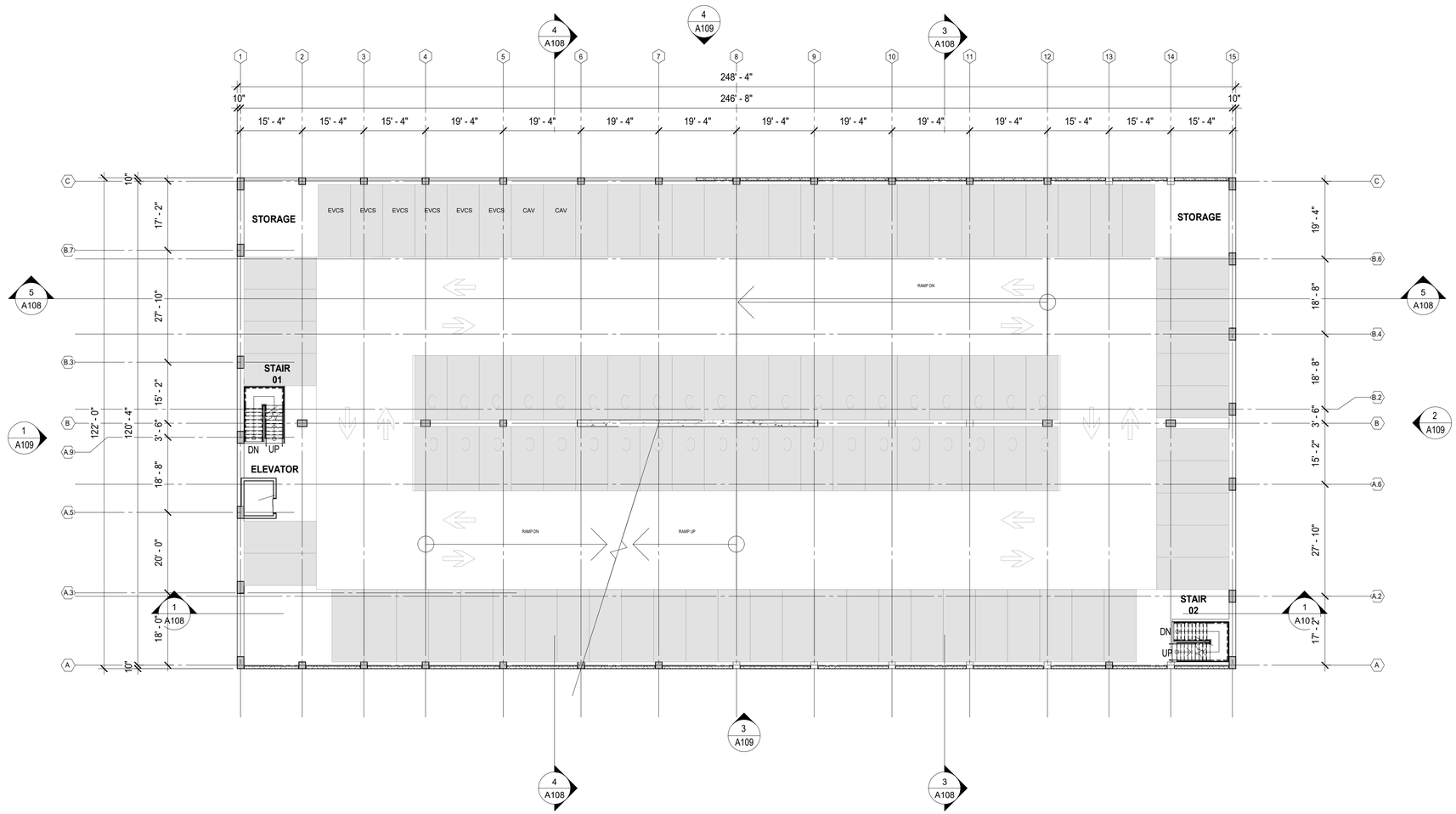
THIRD LEVEL FLOOR PLAN | A105



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

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

N

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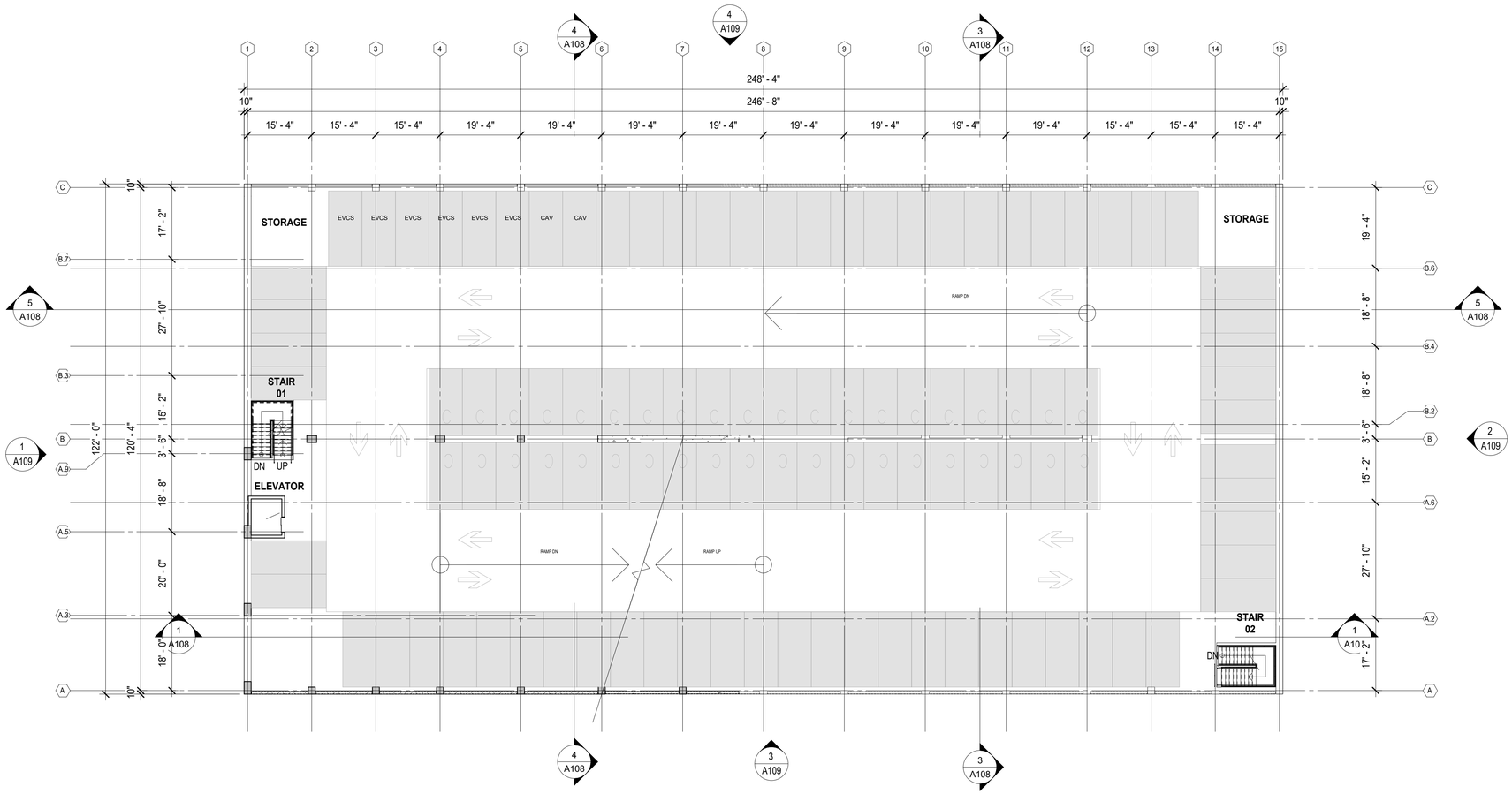
FOURTH LEVEL FLOOR PLAN | A106



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

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

N

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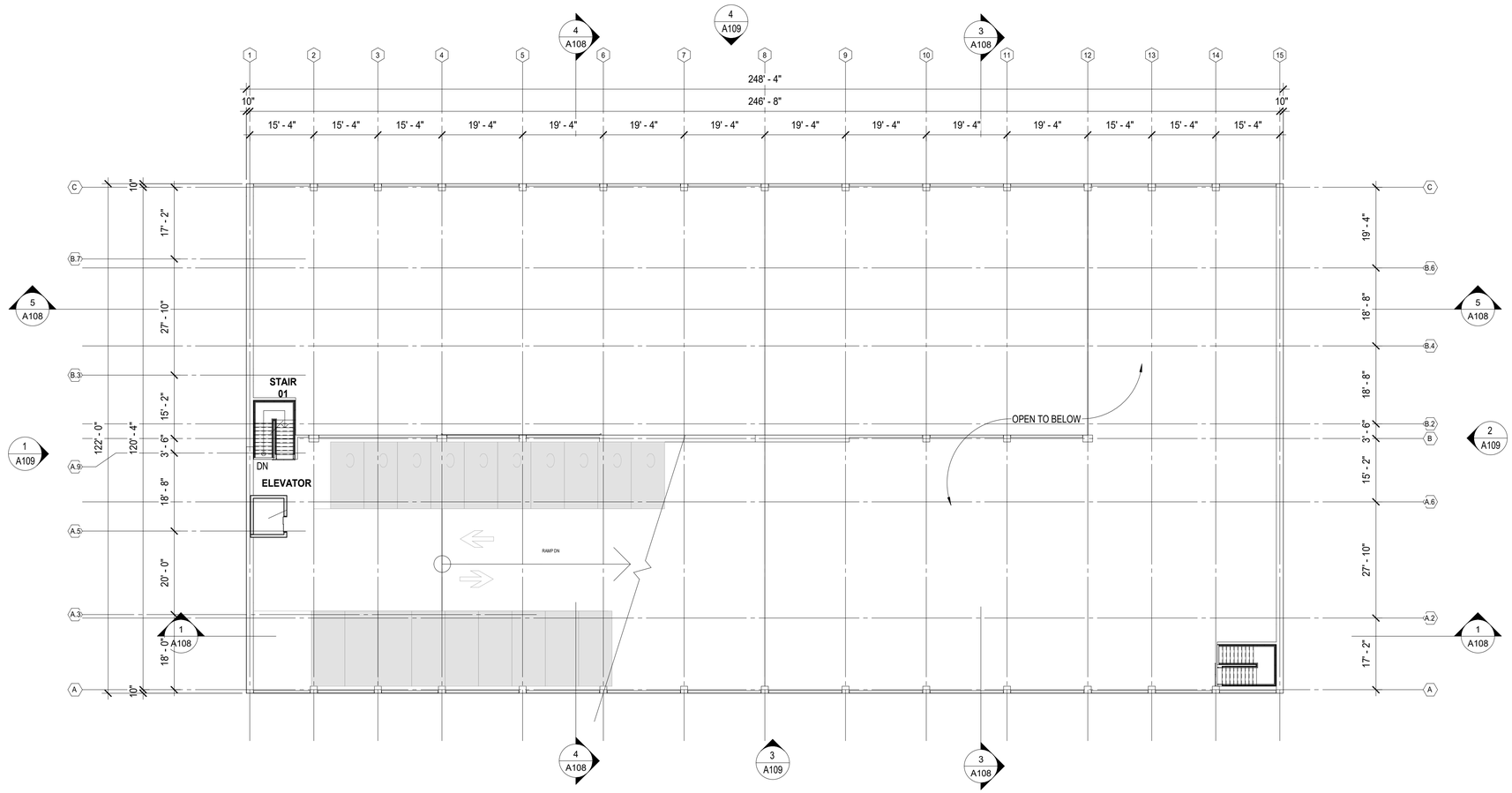
FIFTH (ROOF) LEVEL FLOOR PLAN | A107



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

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

N

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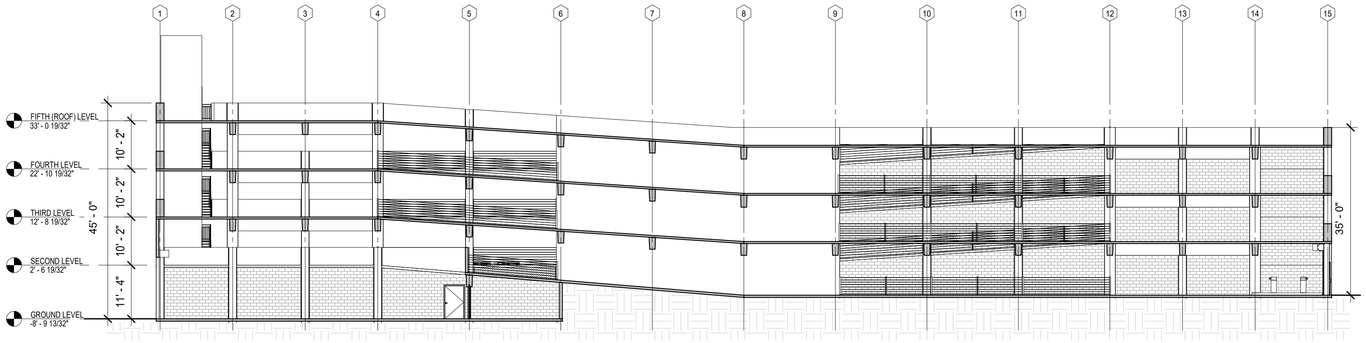
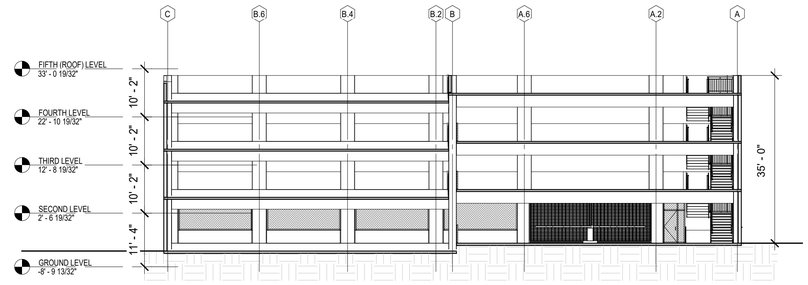
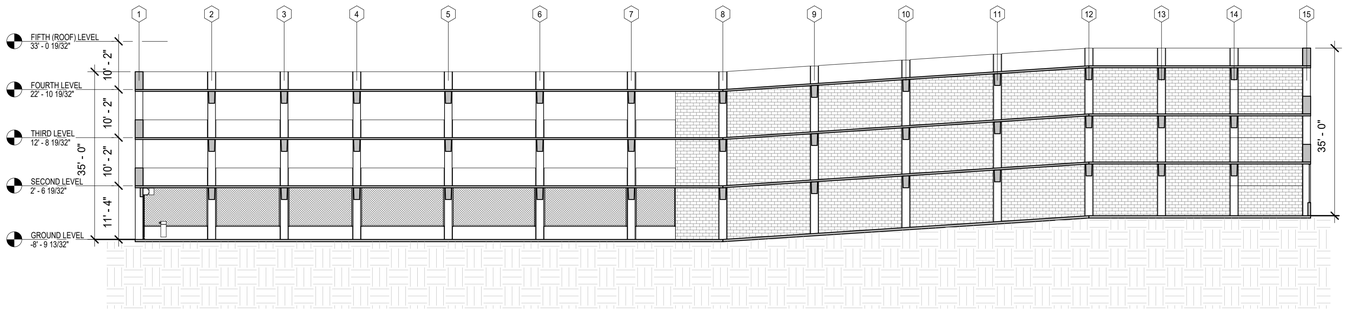
BUILDING SECTIONS | A108



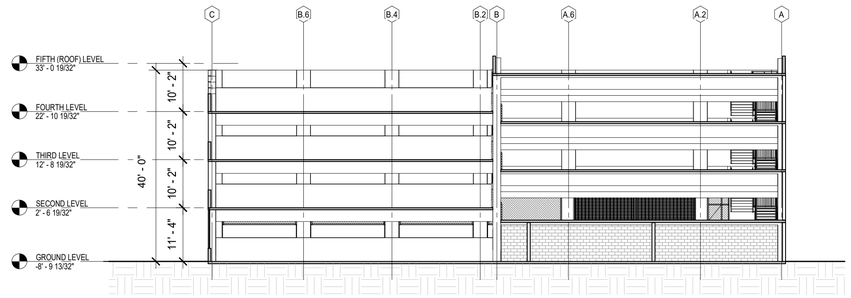
1 BUILDING SECTION 1
SCALE: 1/16" = 1'-0"



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



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



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

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

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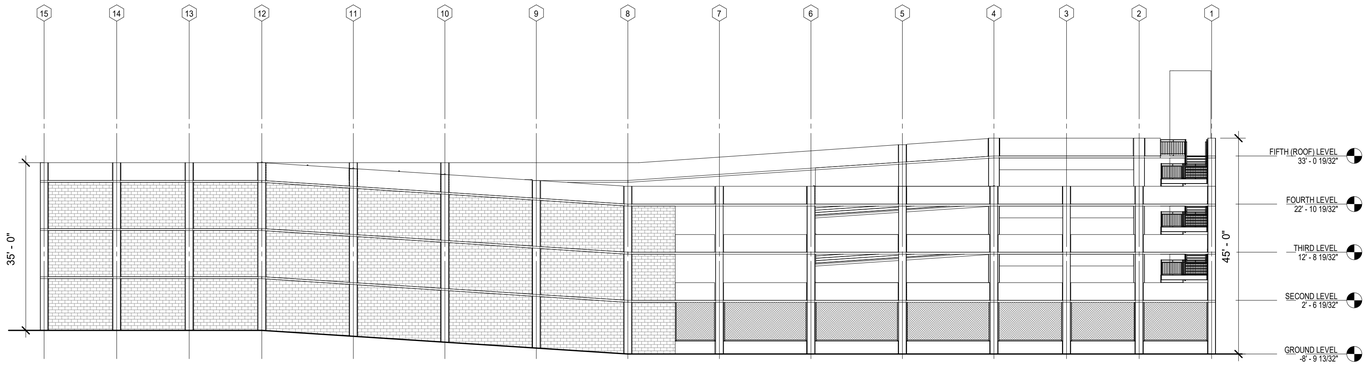
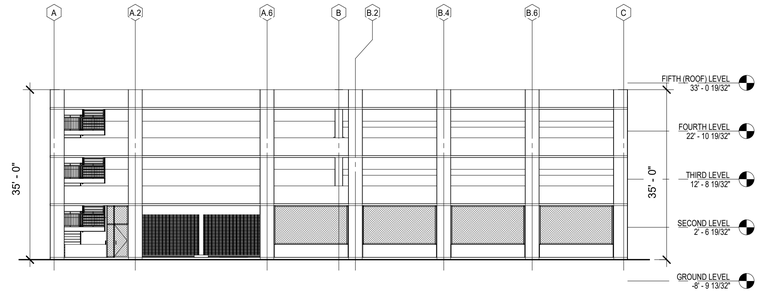
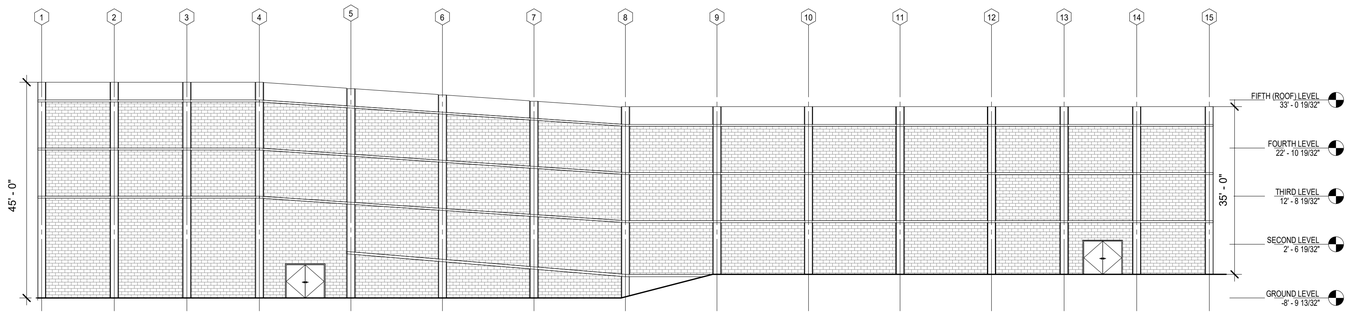
BUILDING ELEVATIONS | A109



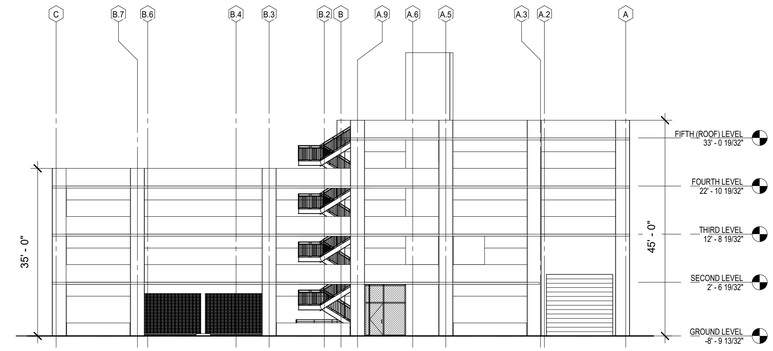
4 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



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



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



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

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

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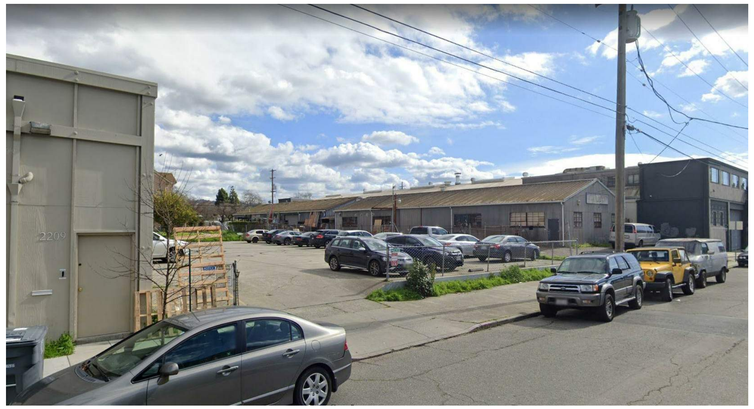
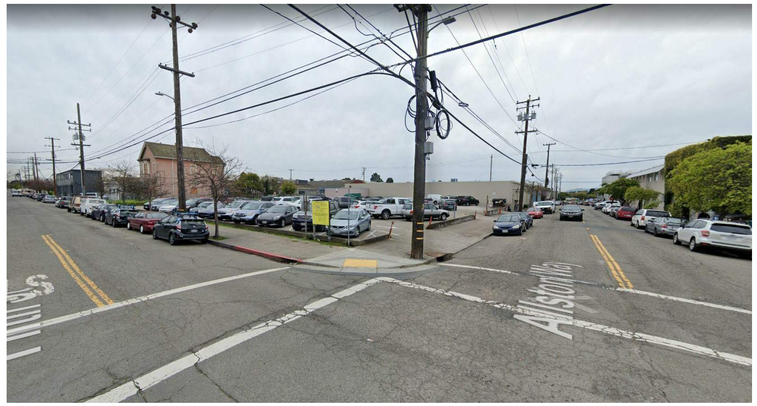


1



2

3

4

5

KEY PLAN

SCALE: N.T.S

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RAJU N. NANDWANA
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03/31/21
RENEWAL DATE
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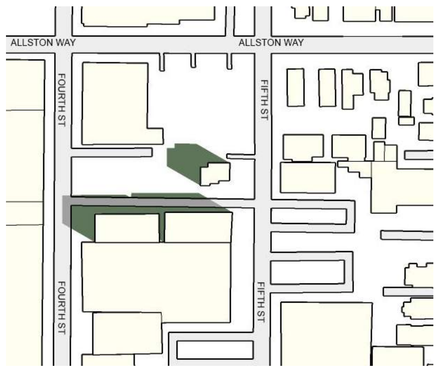
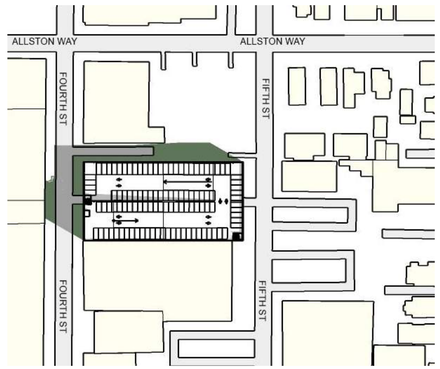
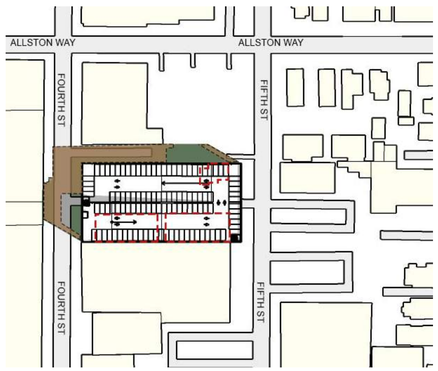
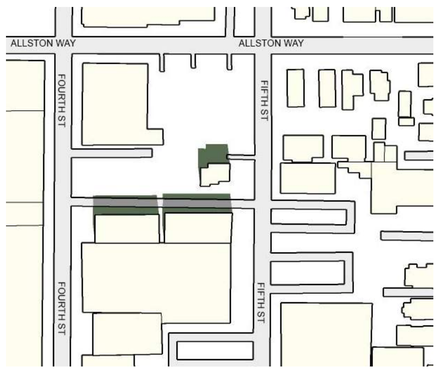
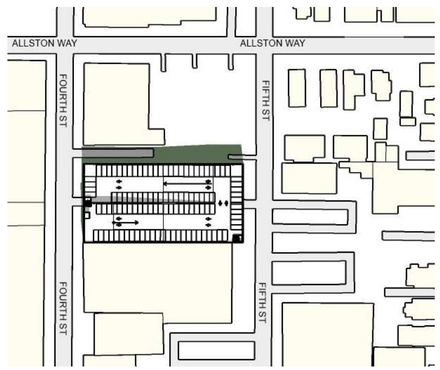
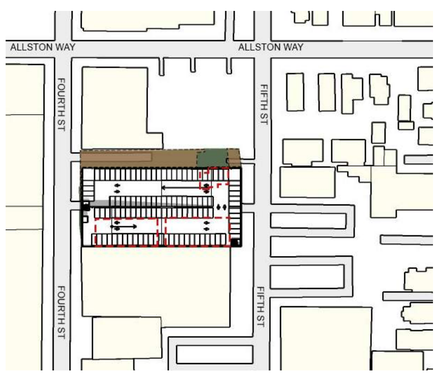
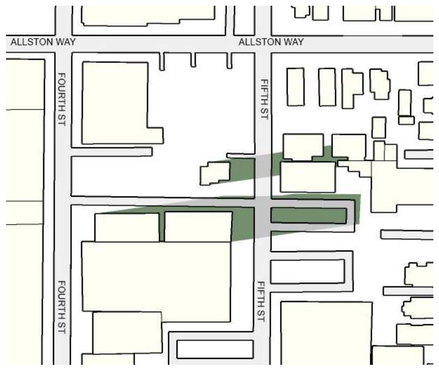
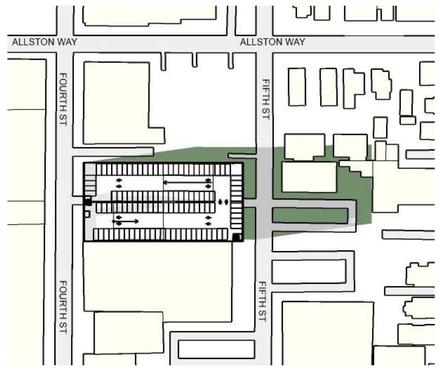
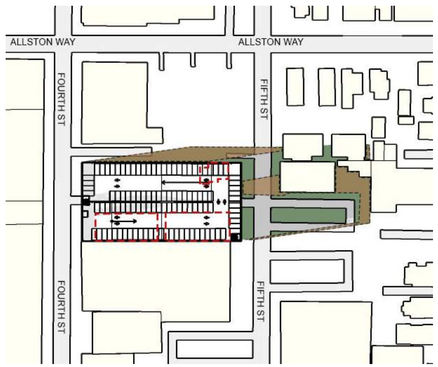
SUITE 300
OAKLAND CA 94612
T. 510.473.0300

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 ww21, 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

N

01/29/2021

TheLAB

TheLAB Parking Structure,
Berkeley, California

STEELWAVE

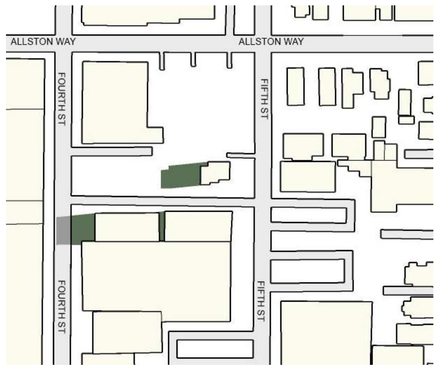
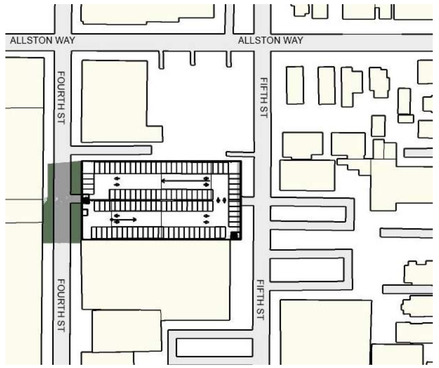
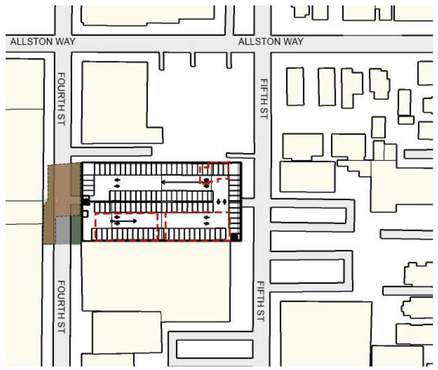
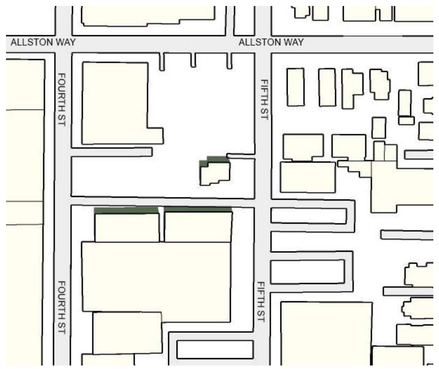
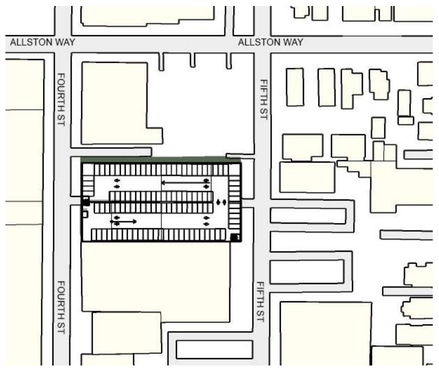
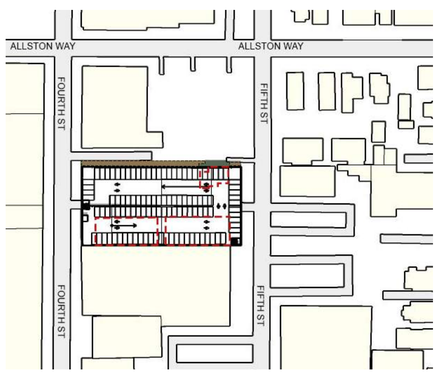
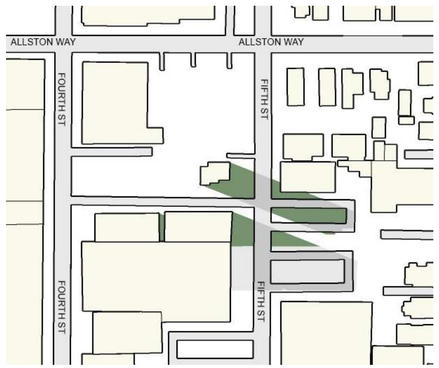
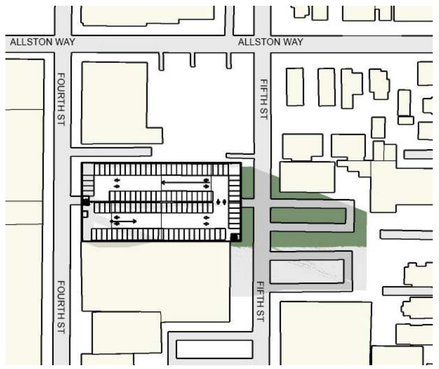
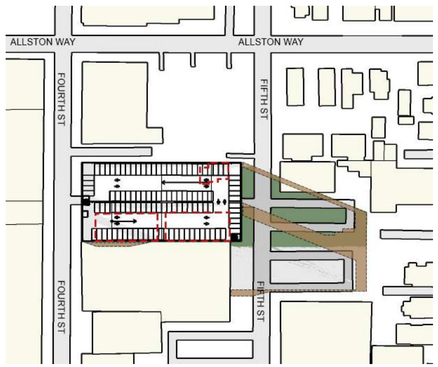
Overaa Construction

LICENSED ARCHITECT
RAJU N. NANDWANA
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

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:
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*Existing building is highlighted in

N

01/29/2021

TheLAB

TheLAB Parking Structure,
Berkeley, California

STEELWAVE

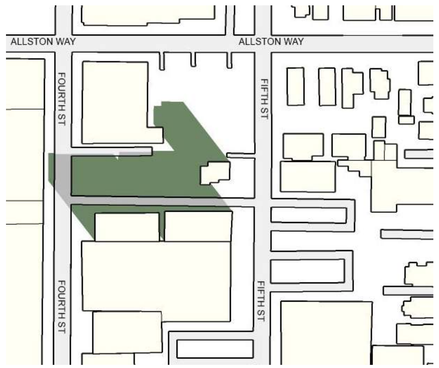
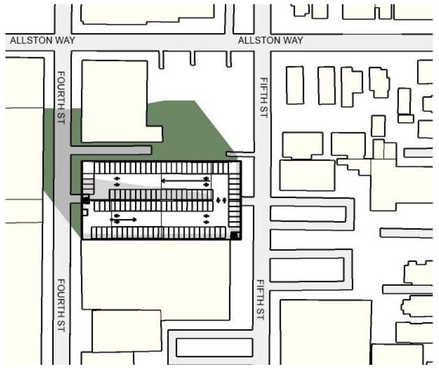
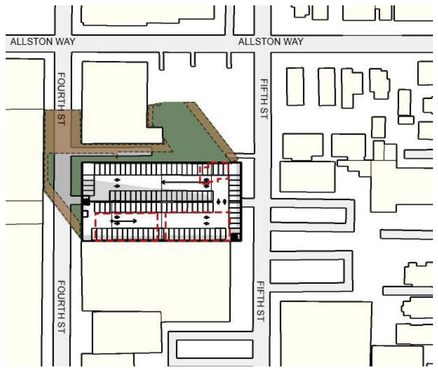
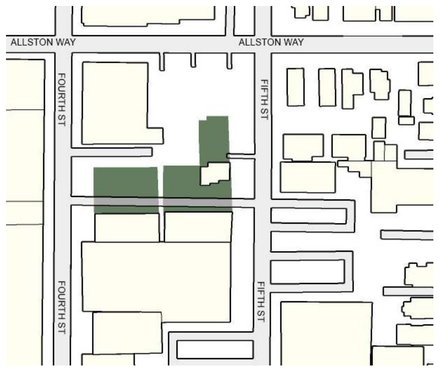
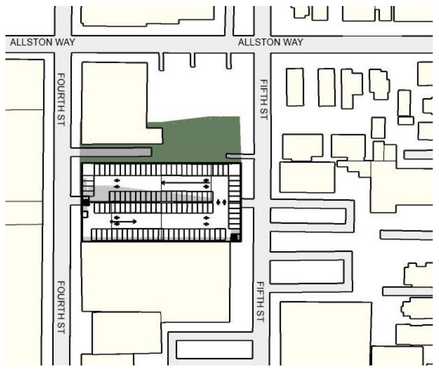
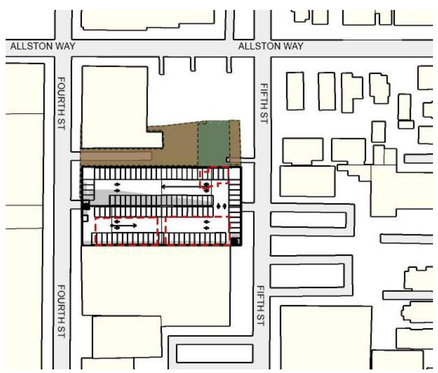
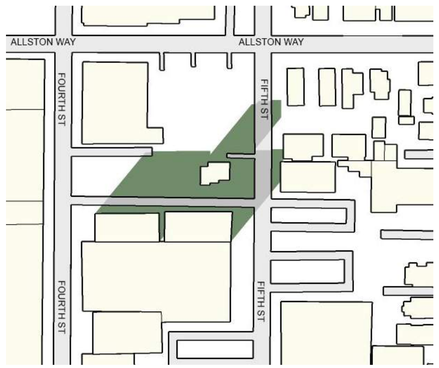
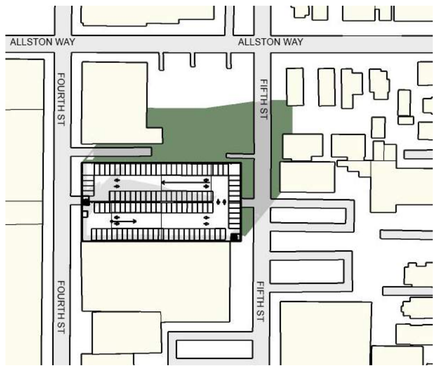
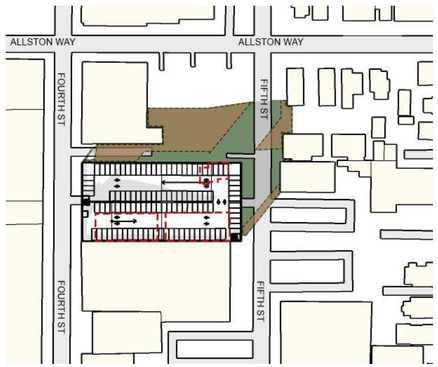
OVERAA Construction

LICENSED ARCHITECT RAJU N. NANDWANA 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

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

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01/29/2021

TheLAB

TheLAB Parking Structure,
Berkeley, California

STEELWAVE

OVERAA Construction

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

IPD

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

View along the fourth street

View along the fifth street

01/29/2021

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Berkeley, California

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STATE OF CALIFORNIA

IPD

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

Existing view along the fourth street

Existing view along the fifth street

Proposed view along the fourth street

Proposed view along the fifth street

01/29/2021

TheLAB

TheLAB Parking Structure,
Berkeley, California

STEELWAVE

OVERAA Construction

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

IPD

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