

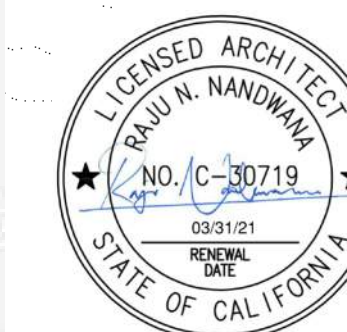
THE LAB PARKING STRUCTURE

USE PERMIT - REVISION 2
AUGUST 6, 2021



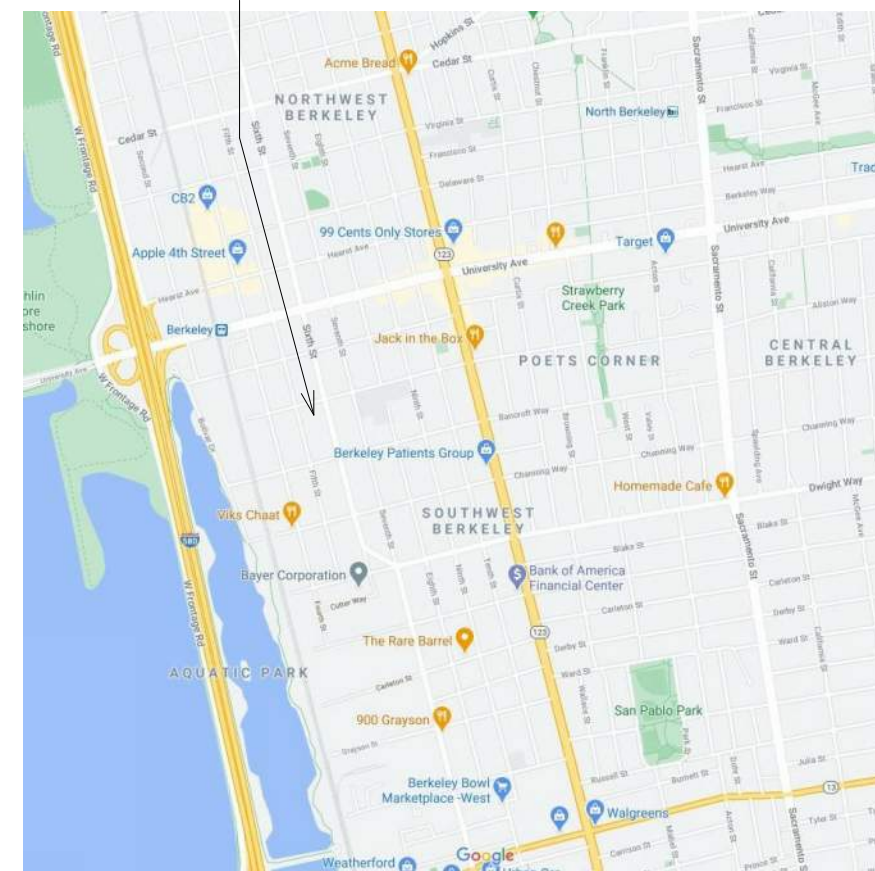
TheLAB Parking Structure

2212/2216 5TH ST &
2213/2221 4TH ST.
BERKELEY, CA 94510



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

PROJECT SITE



LOCATION MAP SCALE: N.T.S

PROJECT SITE



SITE CONTEXT SCALE: N.T.S

Project Description

The purpose of the following report is to identify and develop a 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 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 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 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 street in an effort to meet the art allocation. See the Public Art Declaration

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

| 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 | EV | CS | VS | | |
| 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 | 1 | 9 | 6 | 2 | 23 | 36 | 82 | 329.38 | |
| SECOND LEVEL | 570 | 28,156 | | | | | | | 10 | | | 48 | 40 | 100 | 287.26 | |
| THIRD LEVEL | | 29,965 | | | 2 | | | | 10 | | | 55 | 40 | 107 | 280.05 | |
| FOURTH LEVEL | | 29,965 | | | 2 | | | | 10 | | | 55 | 40 | 107 | 280.05 | |
| FIFTH (ROOF) LEVEL | | 5,771 | | | | | | | | | | 9 | 10 | 19 | 303.74 | |
| SUB TOTAL: | 27,579 | 93,857 | 0 | 0 | 9 | 1 | 1 | 1 | 39 | 6 | 2 | 0 | 190 | 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 | 10% (6% OF TOTAL PARKING REQUIRED) | | | | | | | | | | | | | | | |
| PERCENT OF DESIGNATED PARKING TO TOTAL: | 12% (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

08/06/2021

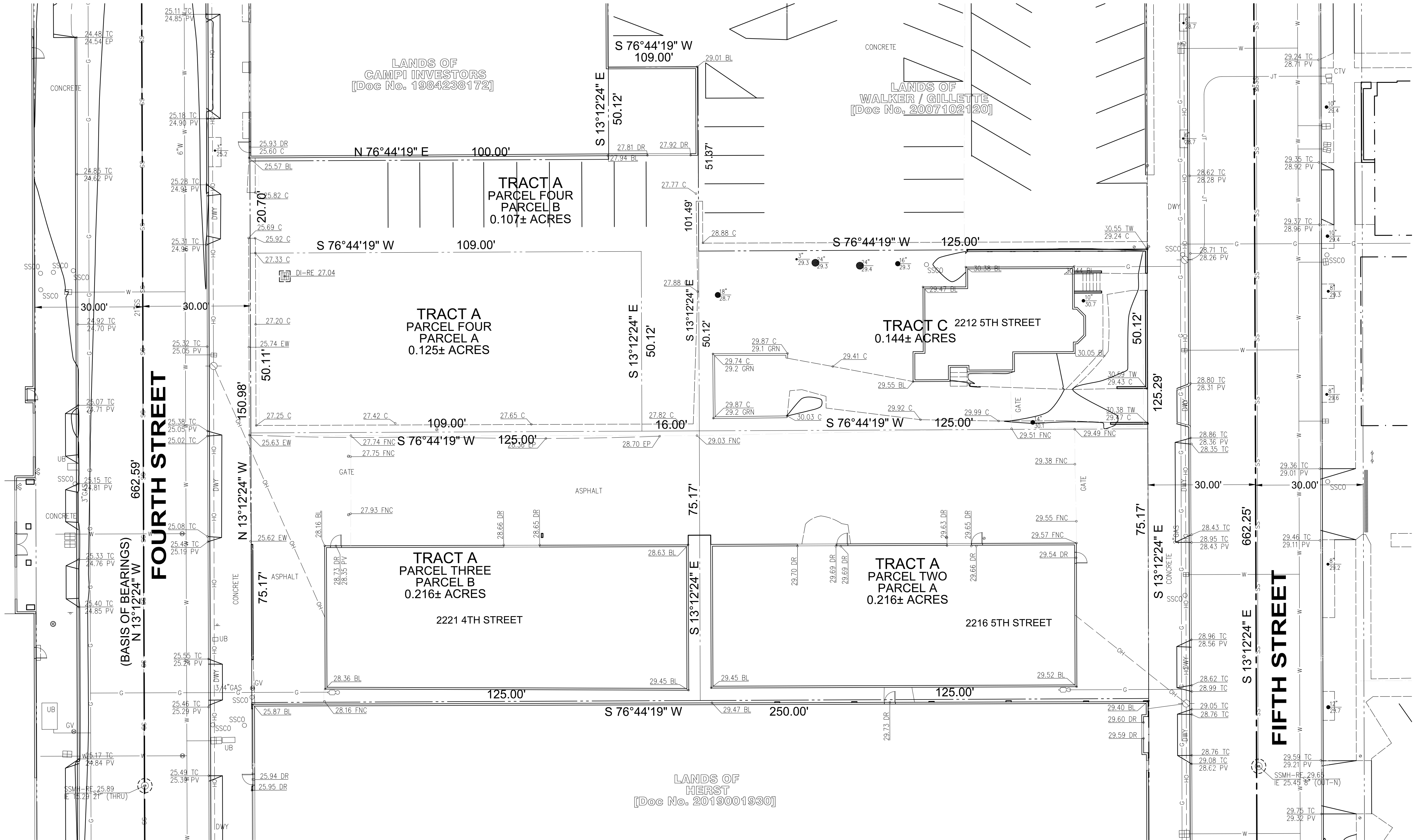
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TOPOGRAPHIC SURVEY C-1

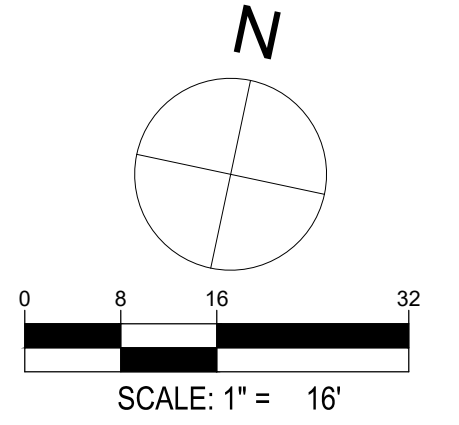


- NOTES**
- All distances shown hereon are in U.S. Survey feet and decimals thereof.
 - This survey was prepared from information furnished in a Preliminary Title Report, prepared by First American Title Insurance Company dated September 23, 2019, Order No. NCS-984188-SC. No liability is assumed for matters of record not stated in said Preliminary Title Report that may affect the boundary lines, exceptions, or easements affecting the property.
 - 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.
 - A.P.N.: 056-1958-014-01 and 056-1958-006-04
 - 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.
 - 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)
 - 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 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 |
| 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 |

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



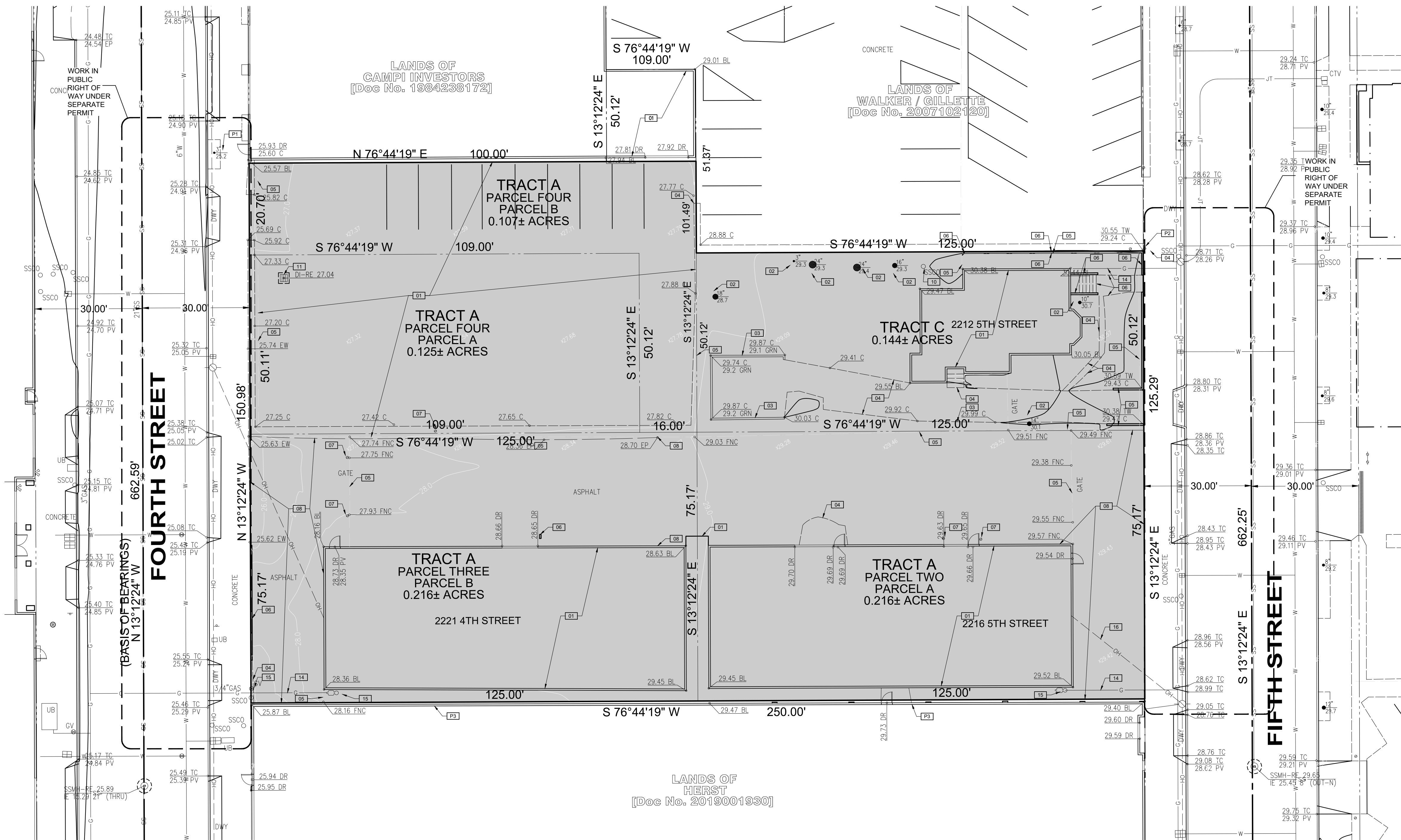
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DEMOLITION PLAN C-2



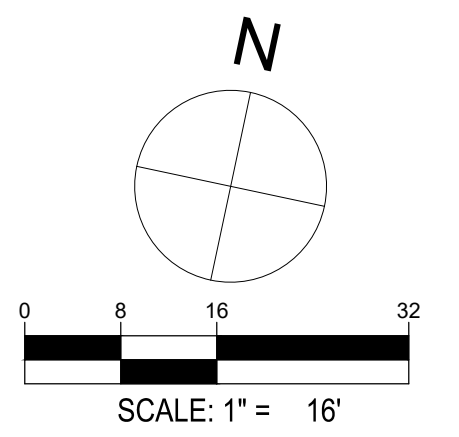
NOTES

| | | | |
|----|----------------------------------|----|-----------------------------------|
| 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 | | |

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 | |

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



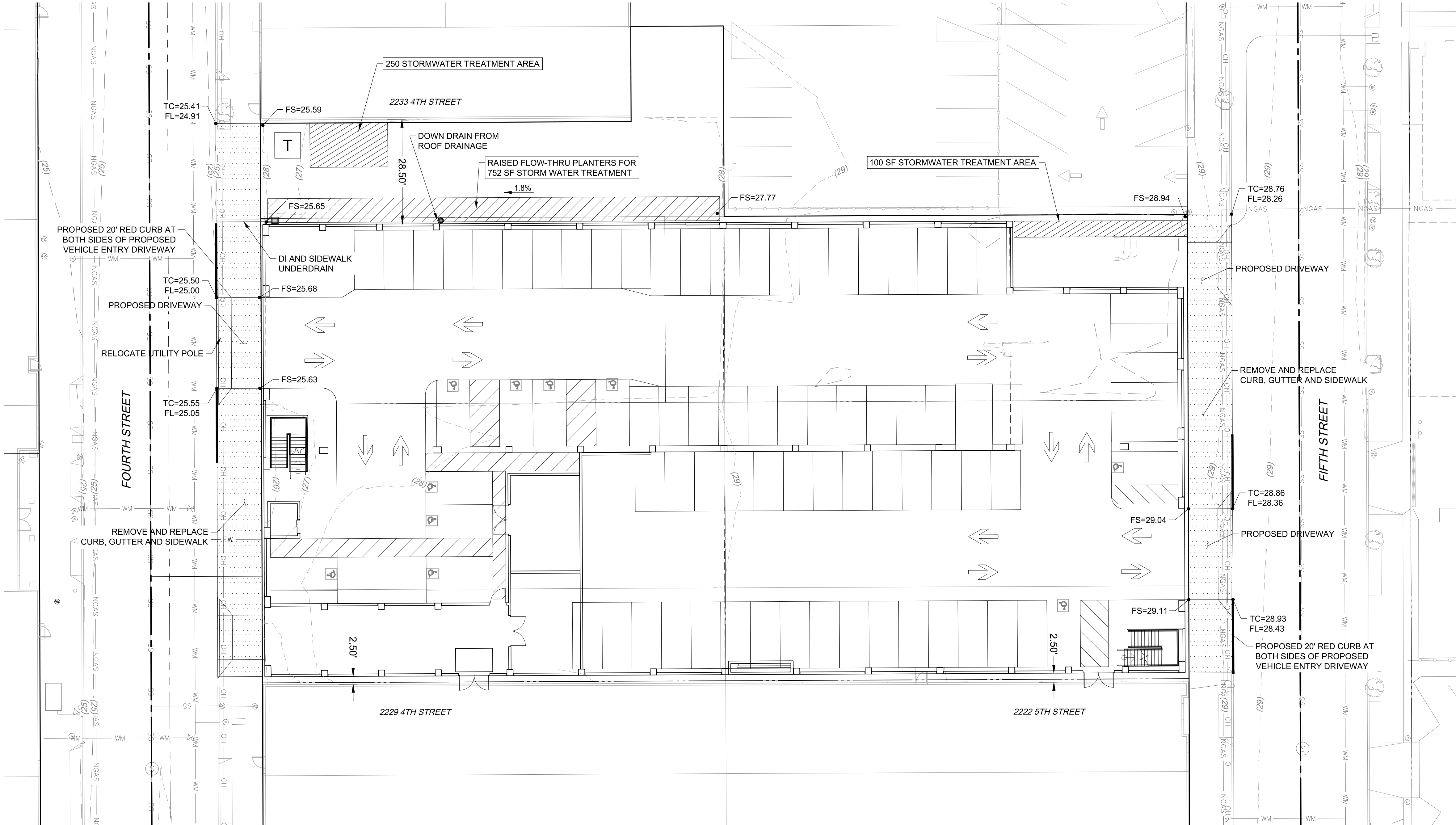
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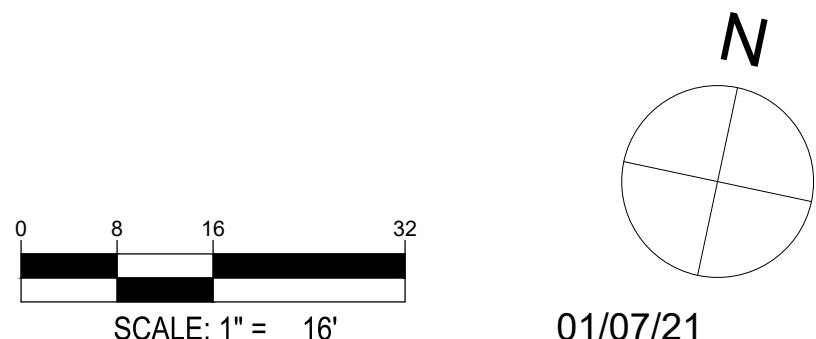
CONCEPTUAL GRADING PLAN C-3



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 GRADE BREAK |
| TOW | TOP OF WALL |
| FGW | FINISH GRADE AT WALL |

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



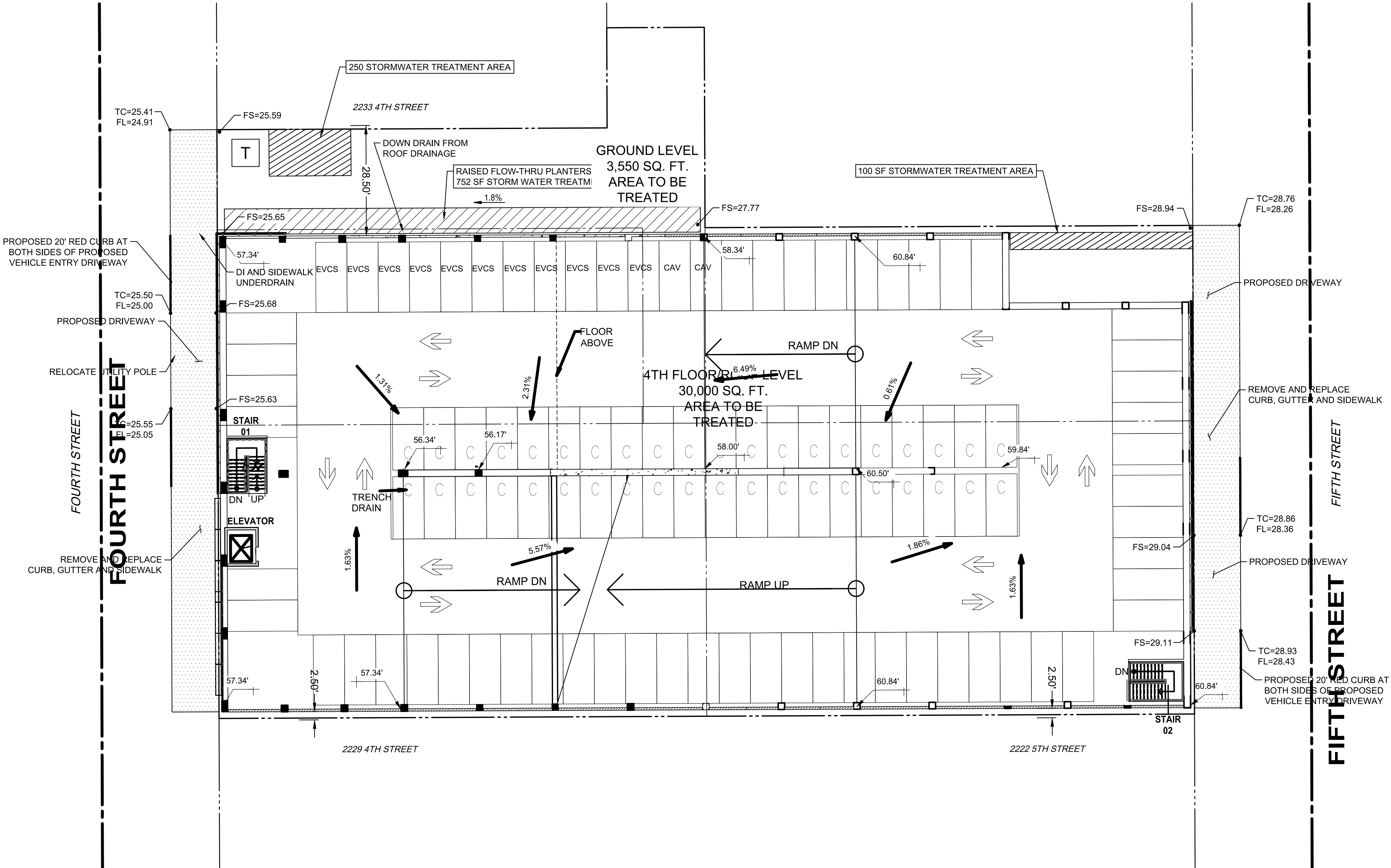
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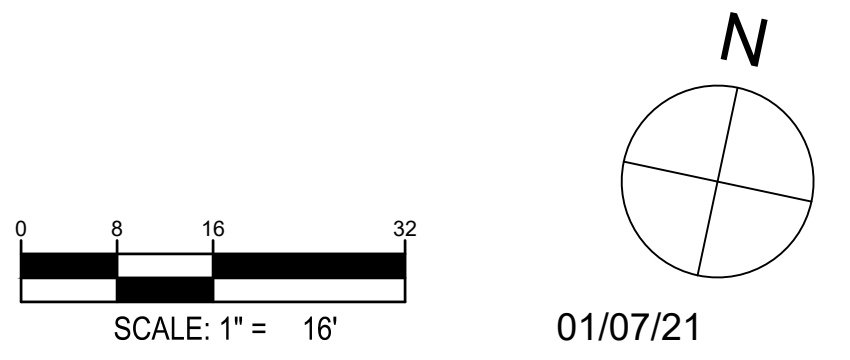
CONCEPTUAL STORM WATER MANAGEMENT PLAN | C-4



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 |

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



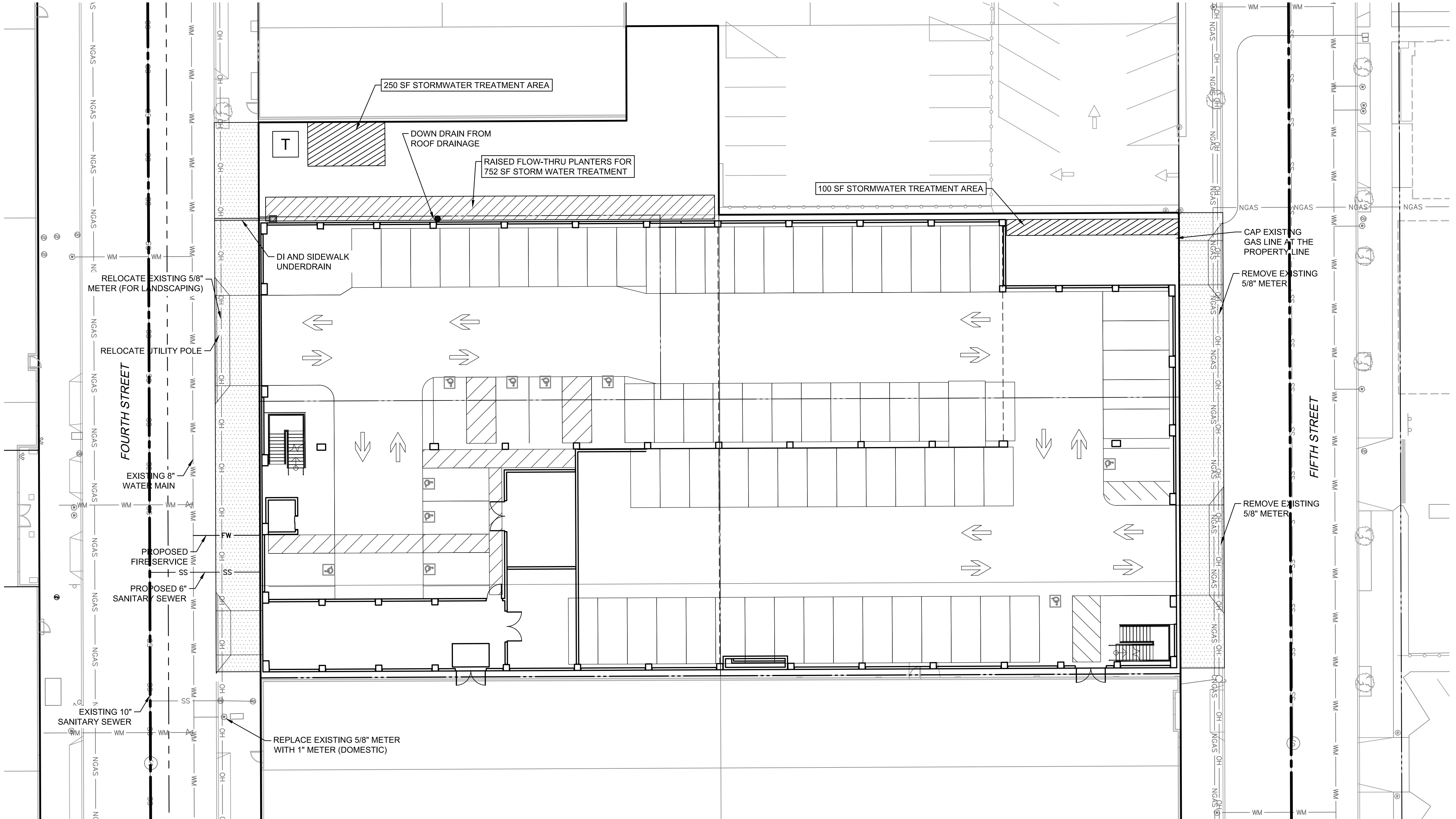
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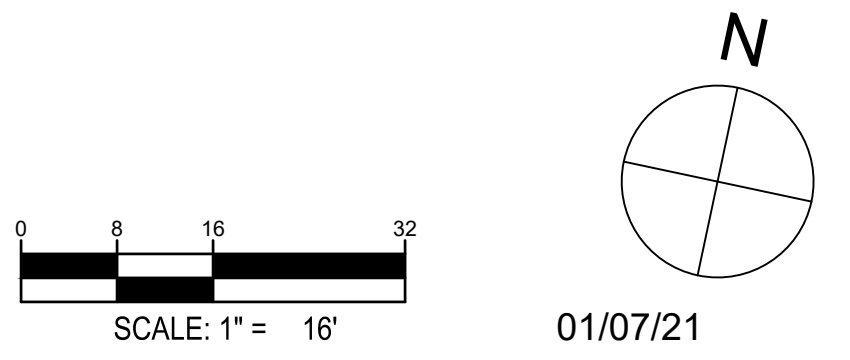
CONCEPTUAL UTILITY PLAN | C-5



LEGEND:

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

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



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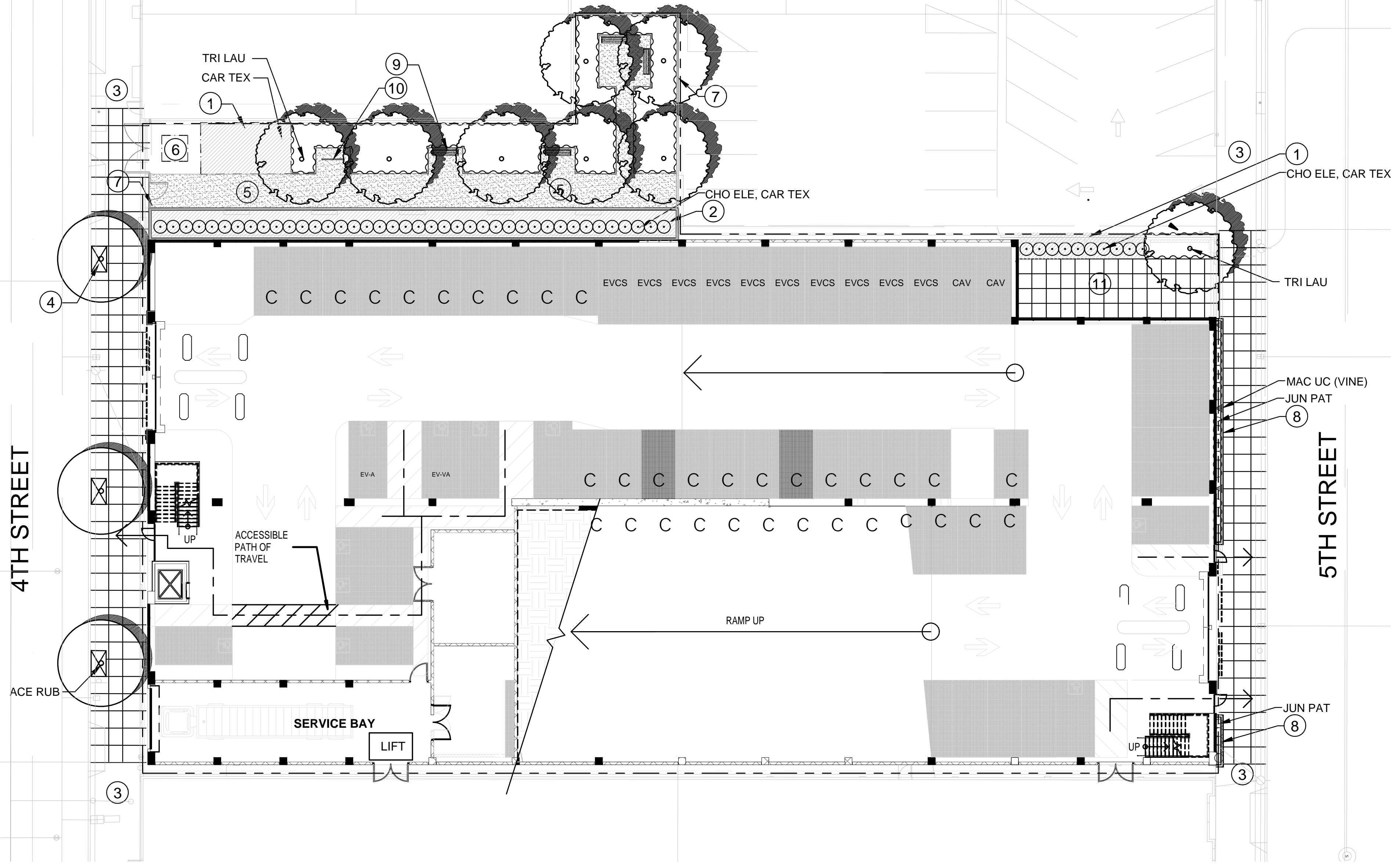
LANDSCAPE PLAN L1

KEY NOTES

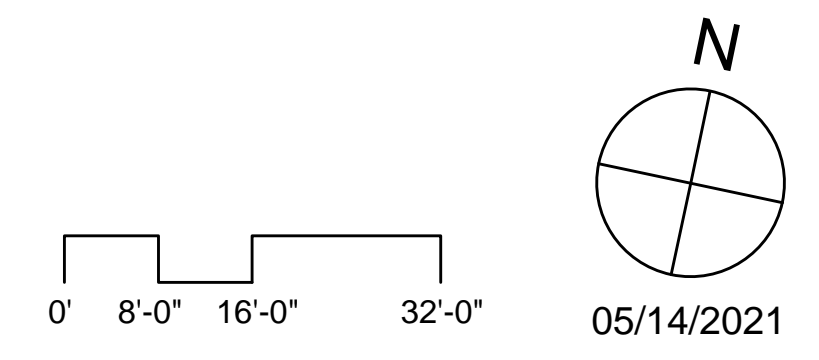
- ① STORMWATER TREATMENT AREA
- ② STORMWATER TREATMENT AREA--FLOW-THROUGH PLANTER
- ③ CITY SIDEWALK
- ④ TREE WELL: 3.5 FT X 6 FT
- ⑤ DG PAVING
- ⑥ TRANSFORMER PAD
- ⑦ FENCE/GATE
- ⑧ RAISED CONCRETE PLANTER AT FACE OF BUILDING
- ⑨ BENCH
- ⑩ BIKE RACK
- ⑪ MOTORCYCLE PARKING

PLANT LIST

| ABBREV. | BOTANICAL NAME | COMMON NAME | SIZE | MSC. NOTES & REQUIREMENTS |
|---|--|-----------------------|---------|--------------------------------------|
| TREES | | | | |
| ACE RUB | <i>Acer rubrum 'October Glory'</i> | Red Maple | 24" box | S.L.No. Whort. Br./N. Dip. Br./Match |
| TRI LAU | <i>Tristania laurina 'Elsgart'</i> | Tristania | 24" box | S.L.No. Whort. Br./N. Dip. Br./Match |
| SHRUBS/PERENNIALS | | | | |
| CAR TEX | <i>Carex texensis</i> | Catlin Sedge | 1 G.C. | Plant at 15' o.c. |
| CHO ELE | <i>Chondropetalum elephantinum</i> | Large Cape Rush | 1 G.C. | |
| JUN PAT | <i>Juruncus patens</i> | Callifolia Grey Rush | 1 G.C. | |
| NAN GS | <i>Nandina domestica 'Gulf Stream'</i> | Dwarf Heavenly Bamboo | 5 G.C. | F & B |
| VINES | | | | |
| MAC UC | <i>Macfadyena unguis-cati</i> | Cat's Claw Creeper | 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 | | | |
| Hl. 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. Whort. Br. | No closely spaced whorled branches. Select even symmetrical branch distribution | | | |
| Match | Matched size, form, caliper, branching and cultivar. Select from one lot, one grower, for guaranteed consistency through life of plants. | | | |
| | In general plants within a group or area are to be matched, unless noted otherwise. | | | |
| G.C. | On center | | | |
| N. Dip. Br. | No long heavy drooping branches | | | |

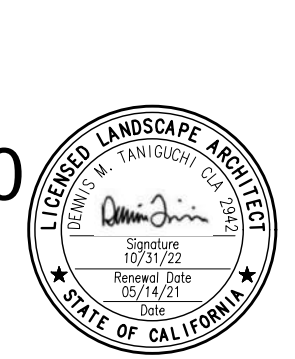


① LANDSCAPE PLAN
SCALE: 1/16" = 1'-0"

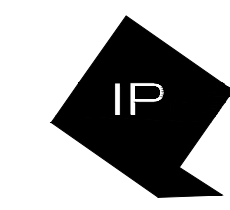


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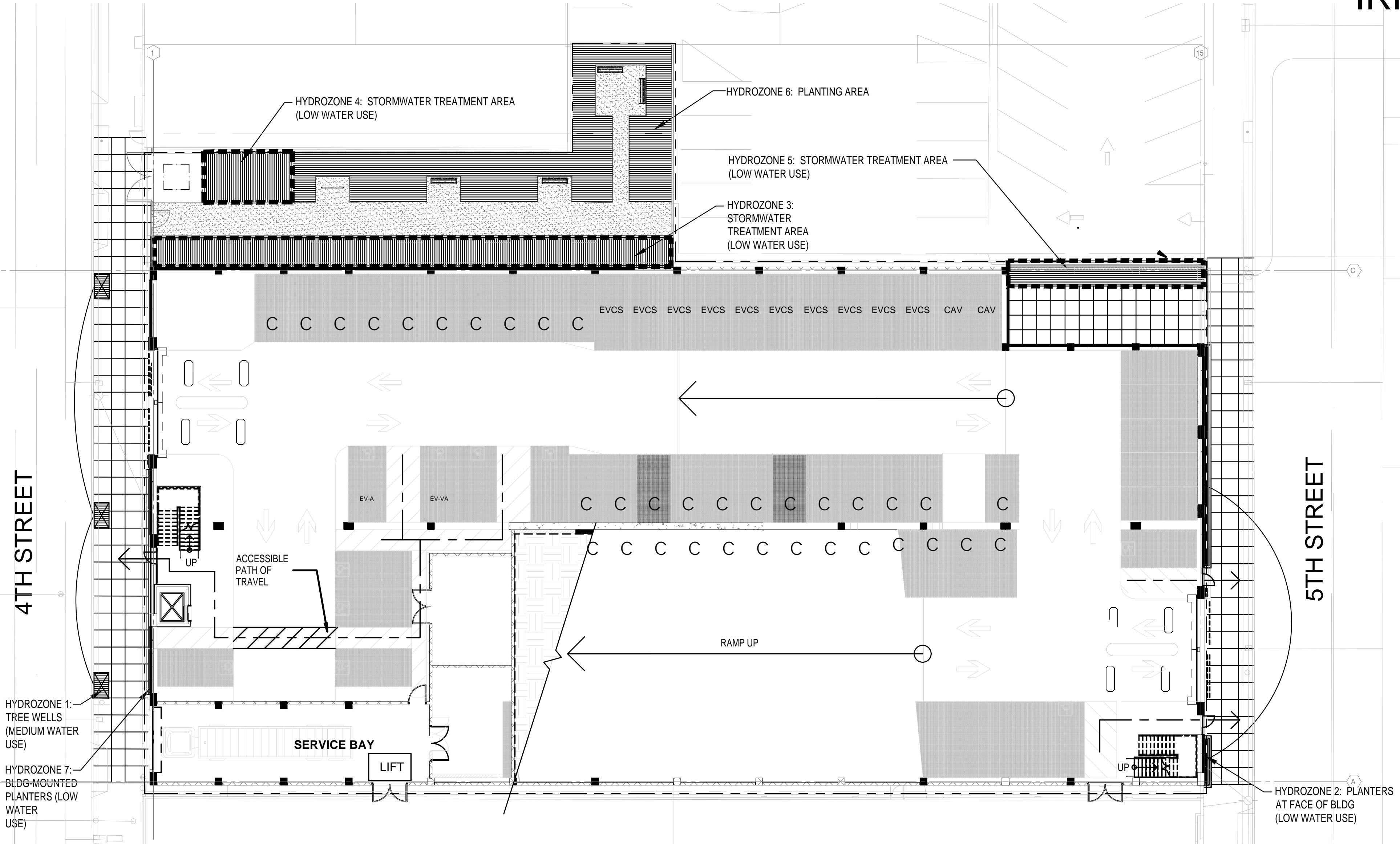


Taniguchi Landscape Architecture
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CLA 42842



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IRRIGATION HYDROZONE PLAN L2



HYDROZONE LEGEND

| | |
|--|--|
| | LOW WATER USE (1306 SF OR 45% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS) |
| | MEDIUM WATER USE (1615 SF OR 55% OF PLANTING AREA) (SUBSURFACE DRIP AND/OR DRIP EMITTERS) |
| | HIGH WATER USE (0 SF OR 0% OF PLANTING AREA) |

MWEL IRRIGATION CALCULATIONS

Water Efficient Landscape Worksheet: LAB Parking Structure (05/28/2021)

| Reference Evapotranspiration (Eto) | 41.8 (Oakland) | | | | | | Estimated Total Water Use (ETWU) |
|--|-------------------|-------------------|----------------------------|------------------|-------------------------------|------------------|----------------------------------|
| | ETWU requirement | ETWU requirement | ETWU requirement | ETWU requirement | MAWA requirement | ETWU requirement | |
| Hydrozone#/Planting Description | Plant Factor (PF) | Irrigation Method | Irrigation Efficiency (IE) | ETAF (PF/IE) | Landscape Area (LA) (sq. ft.) | ETAF x Area | |
| 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 | 91 | 22.47 | 582 |
| #3 Stormwater Planter | 0.2 | Drip | 0.81 | 0.247 | 793 | 195.80 | 5,074 |
| #4 Stormwater | 0.2 | Drip | 0.81 | 0.247 | 246 | 60.74 | 1,574 |
| #5 Stormwater | 0.4 | Drip | 0.81 | 0.494 | 277 | 136.79 | 3,545 |
| #6 Trees | 0.4 | Drip | 0.81 | 0.494 | 1,275 | 629.63 | 16,317 |
| #7 Building Planters | 0.2 | Drip | 0.81 | 0.247 | 176 | 43.46 | 1,126 |
| Totals | | | | | 2,921 | 1,127.78 | 29,227 |
| Special Landscape Areas (SLA) | | | | | | | |
| | | | | | | 0 | 0 |
| | | | | | | 0 | 0 |
| | | | | | | 0 | 0 |
| Totals | | | | | 0 | 0 | 0 |
| Estimated Total Water Use (ETWU) | | | | | | | 29,227 |
| Maximum Allowed Water Allowance (MAWA) | | | | | | | 41,635 |

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

MAWA (annual gallons allowed) = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF) x SLA)]

where 0.62 is a conversion factor that converts acre-inches per acre/year to gallons per sq. ft./year. LA is the total landscape area in sq. ft., SLA is the total special landscape area in sq. ft., and ETAF is .55 for residential areas and 0.45 for non residential areas.

1 IRRIGATION HYDROZONE PLAN

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

CONCEPTUAL IRRIGATION STATEMENT

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

STANDARDS FOR IRRIGATION EQUIPMENT

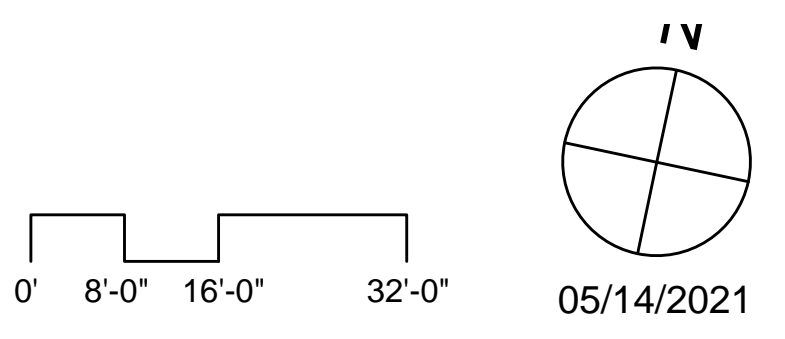
- Mainlines shall be 1120 pvc-schedule 40 for pipe size 1 1/2" and smaller, 1120 pvc-class 315 for pipe sizes 2" and 2 1/2", bell and ring pvc-class 160 for pipe sizes 3" and larger.
- Lateral lines shall be 1120 pvc-class 200.
- Depth of mainline: 24" of cover
Depth of lateral line: 18" of cover
Depth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

ETAF Calculations

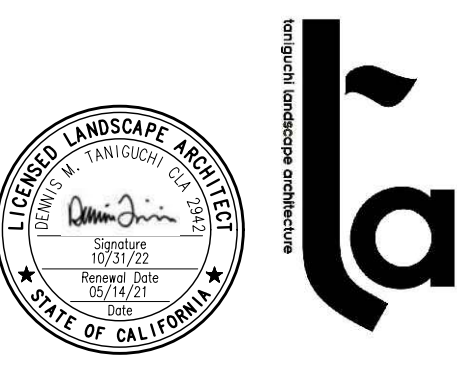
| Regular Landscape Areas | |
|-------------------------|-------|
| Total ETAF x Area | 1,128 |
| Total Area | 2,921 |
| Average ETAF | 0.39 |

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

| All Landscape Areas | |
|---------------------|-------|
| Total ETAF x Area | 1,128 |
| Total Area | 2,921 |
| Sitewide ETAF | 0.39 |



TheLAB Parking Structure 2212/2216 5TH ST & 2213/2221 4TH ST. BERKELEY, CA 94510



Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9885 | f 650.638.9886
CA 4242

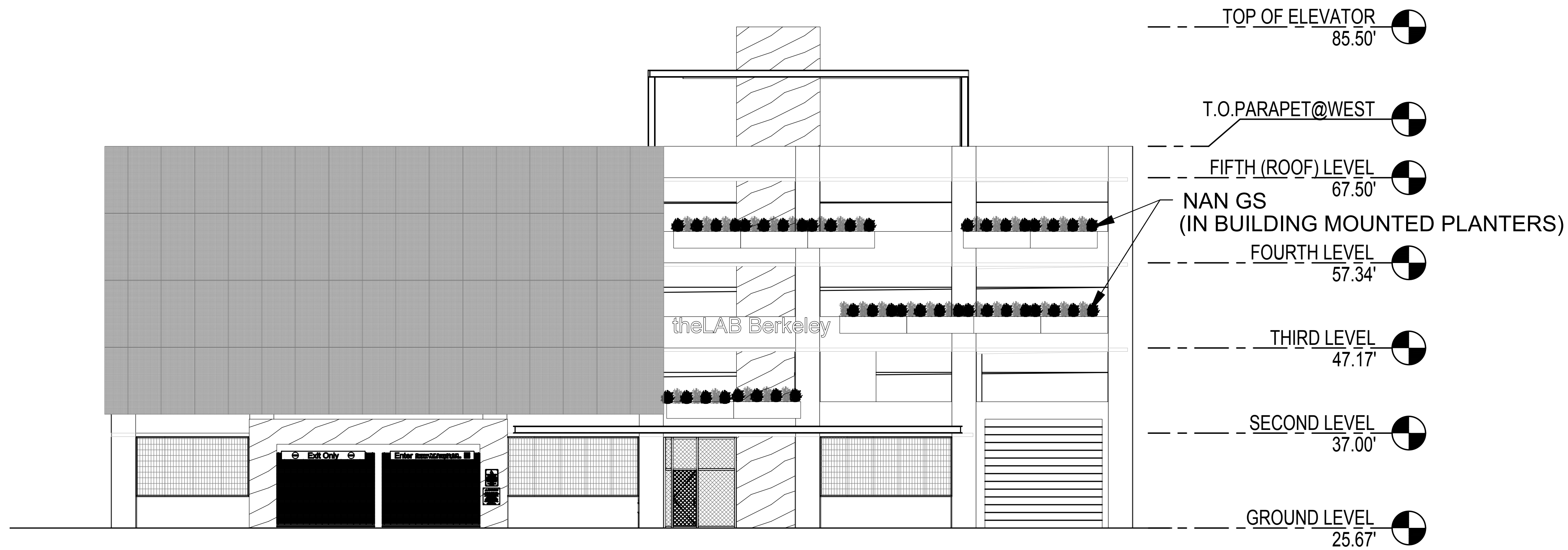


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IP 560 14TH STREET, SUITE 300 OAKLAND CA 94612 T. 510.473.0300

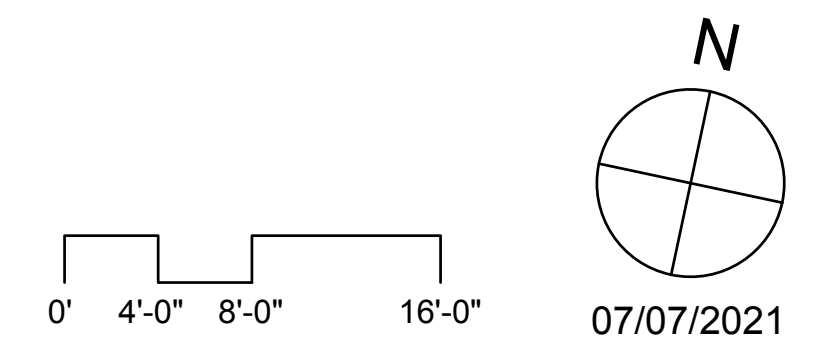
LANDSCAPE ELEVATION L3

NOTES

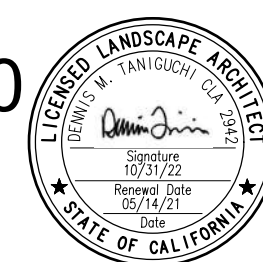
1. SEE PLANT LIST ON SHEET L1



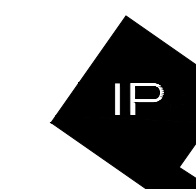
① LANDSCAPE ELEVATION: WEST ELEVATION (4TH STREET)
SCALE: 1/8" = 1'-0"



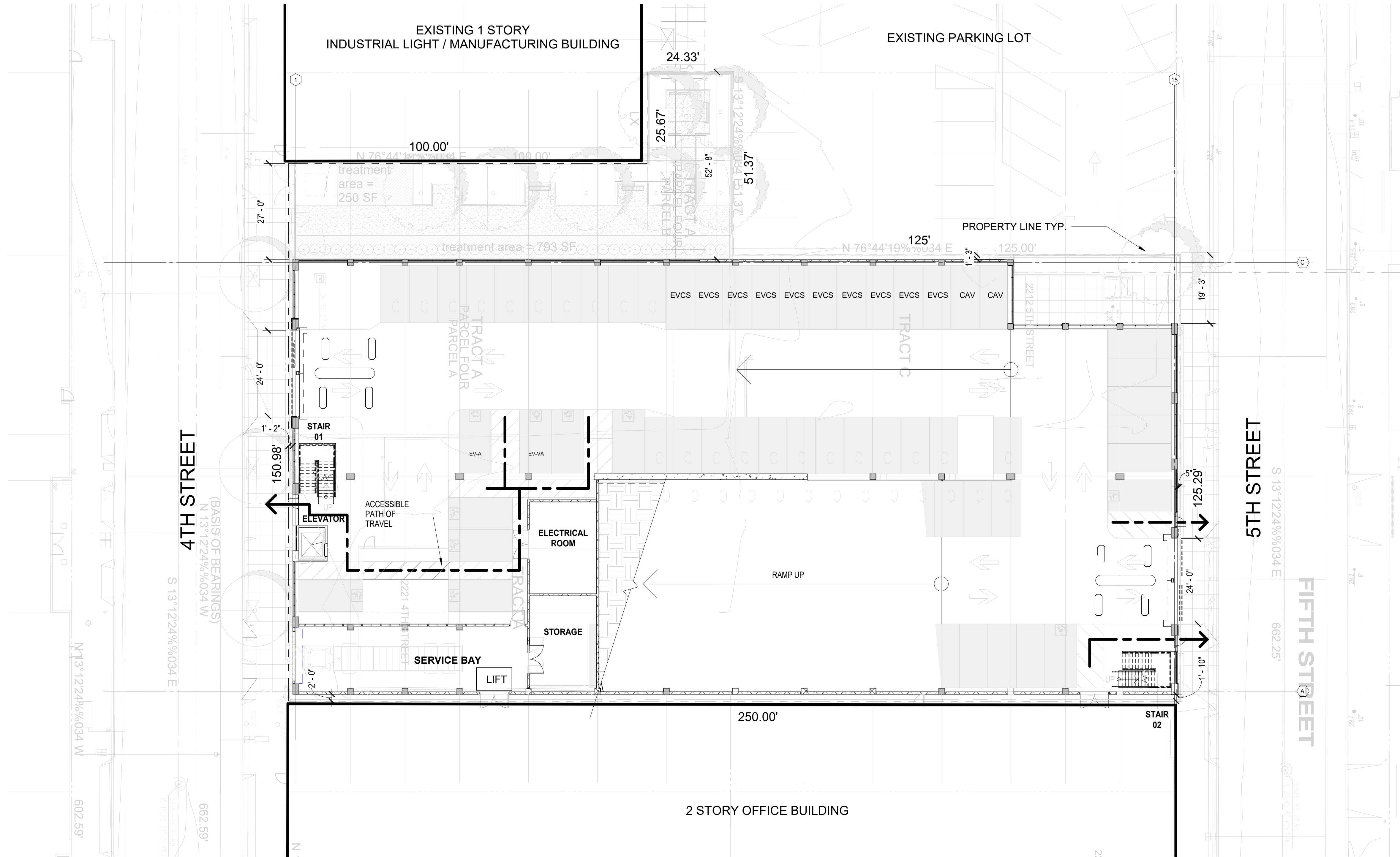
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2213/2221 4TH ST.
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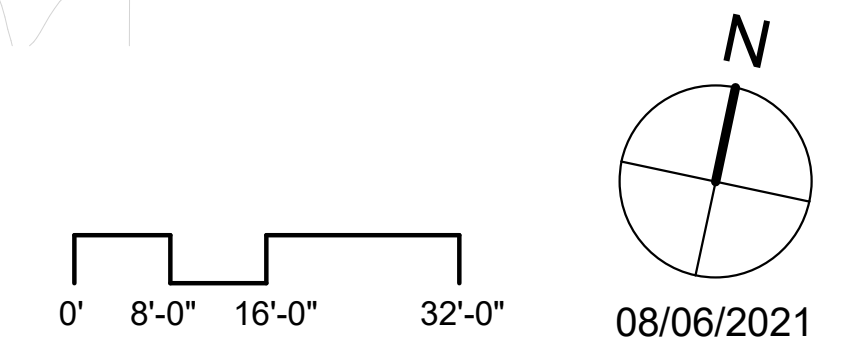
Taniguchi Landscape Architecture
1013 South Claremont St., Ste 1
San Mateo, CA 94402
v 650.638.9985 | f 650.638.9986
CA 4582



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

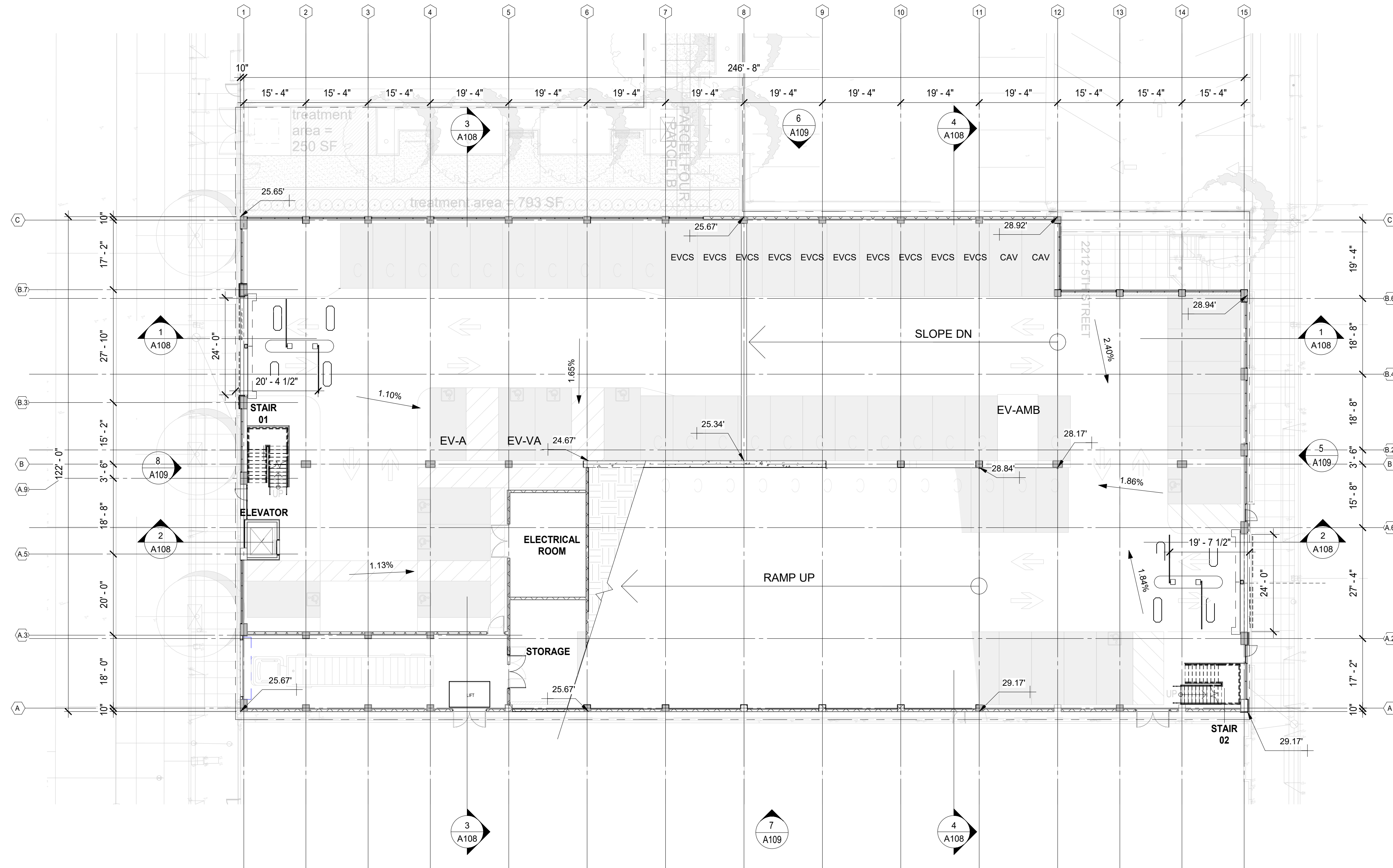


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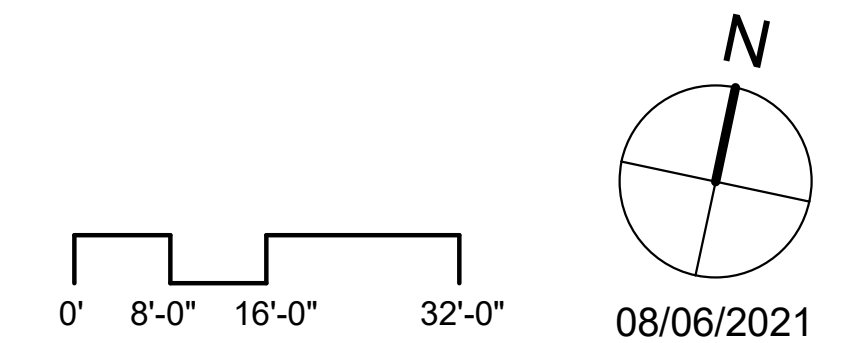


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GROUND LEVEL FLOOR PLAN | A103



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

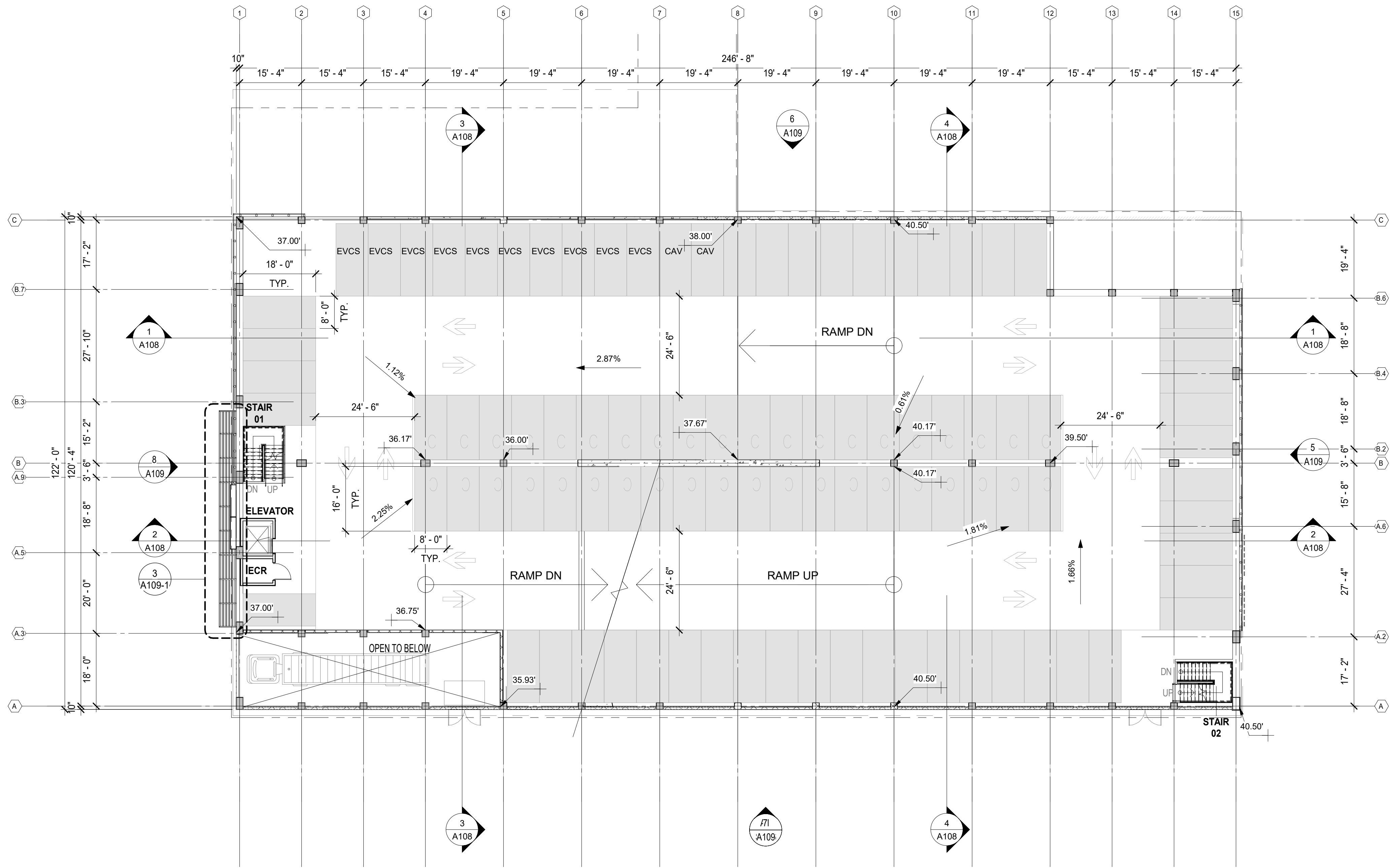


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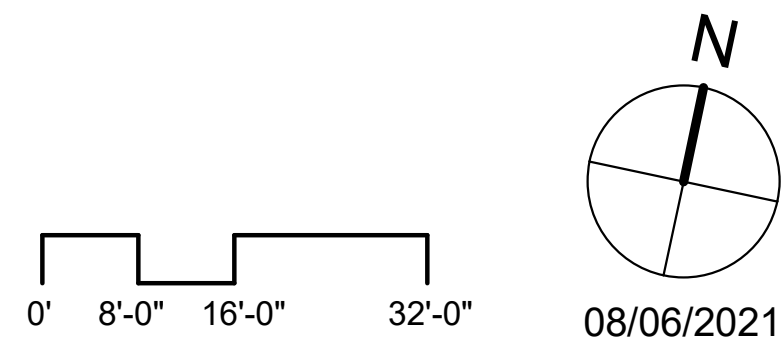


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SECOND LEVEL FLOOR PLAN | A104



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

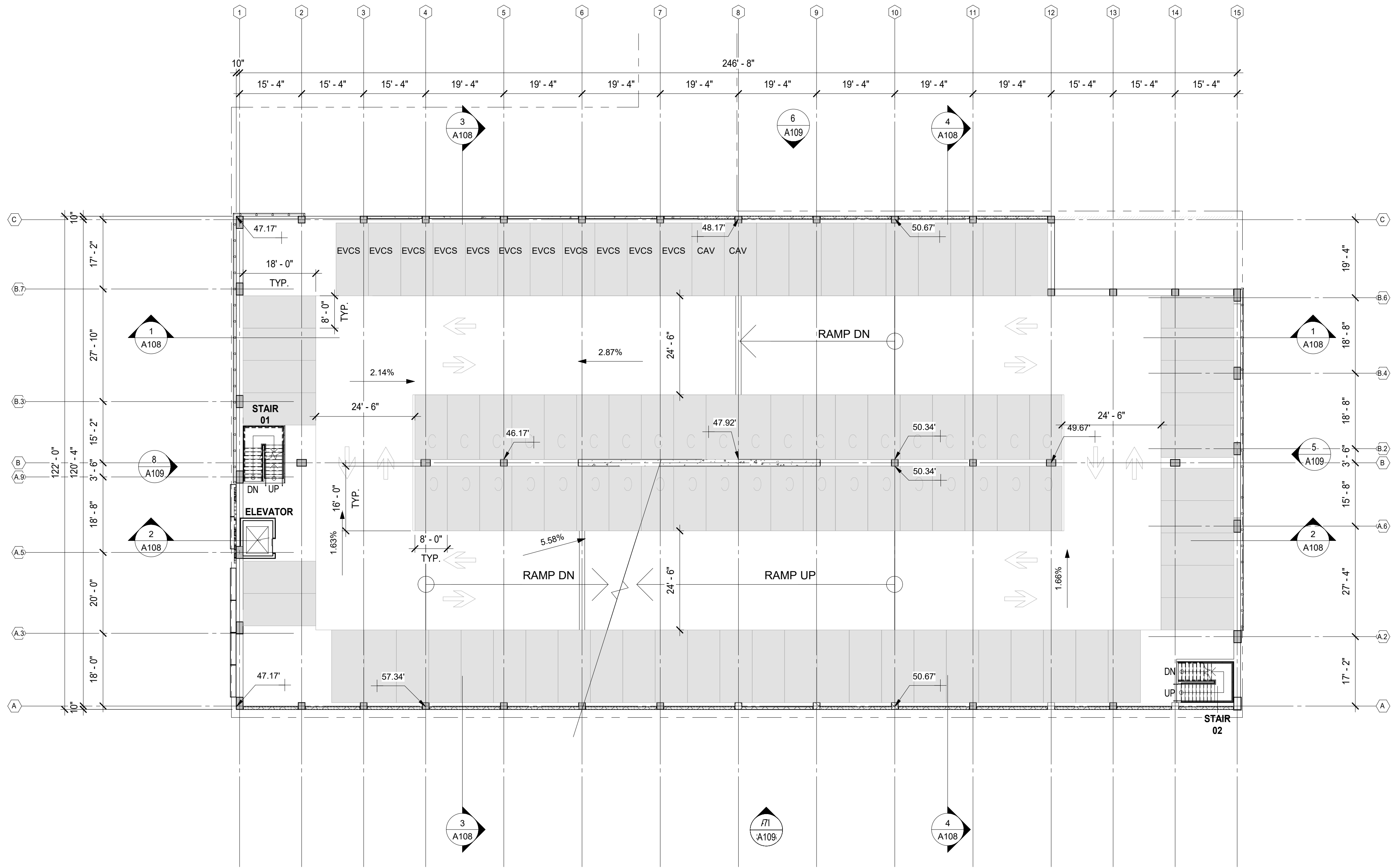


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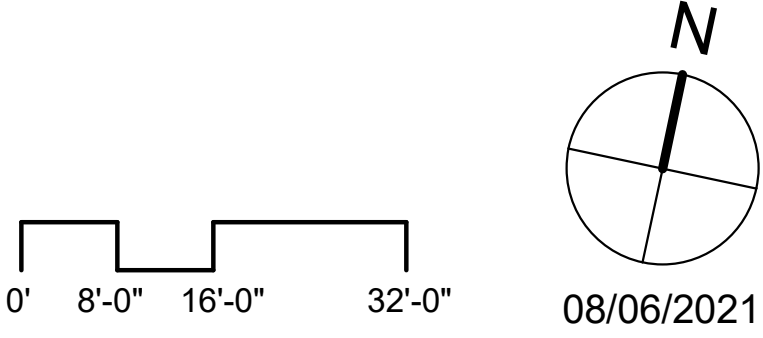


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THIRD LEVEL FLOOR PLAN | A105



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

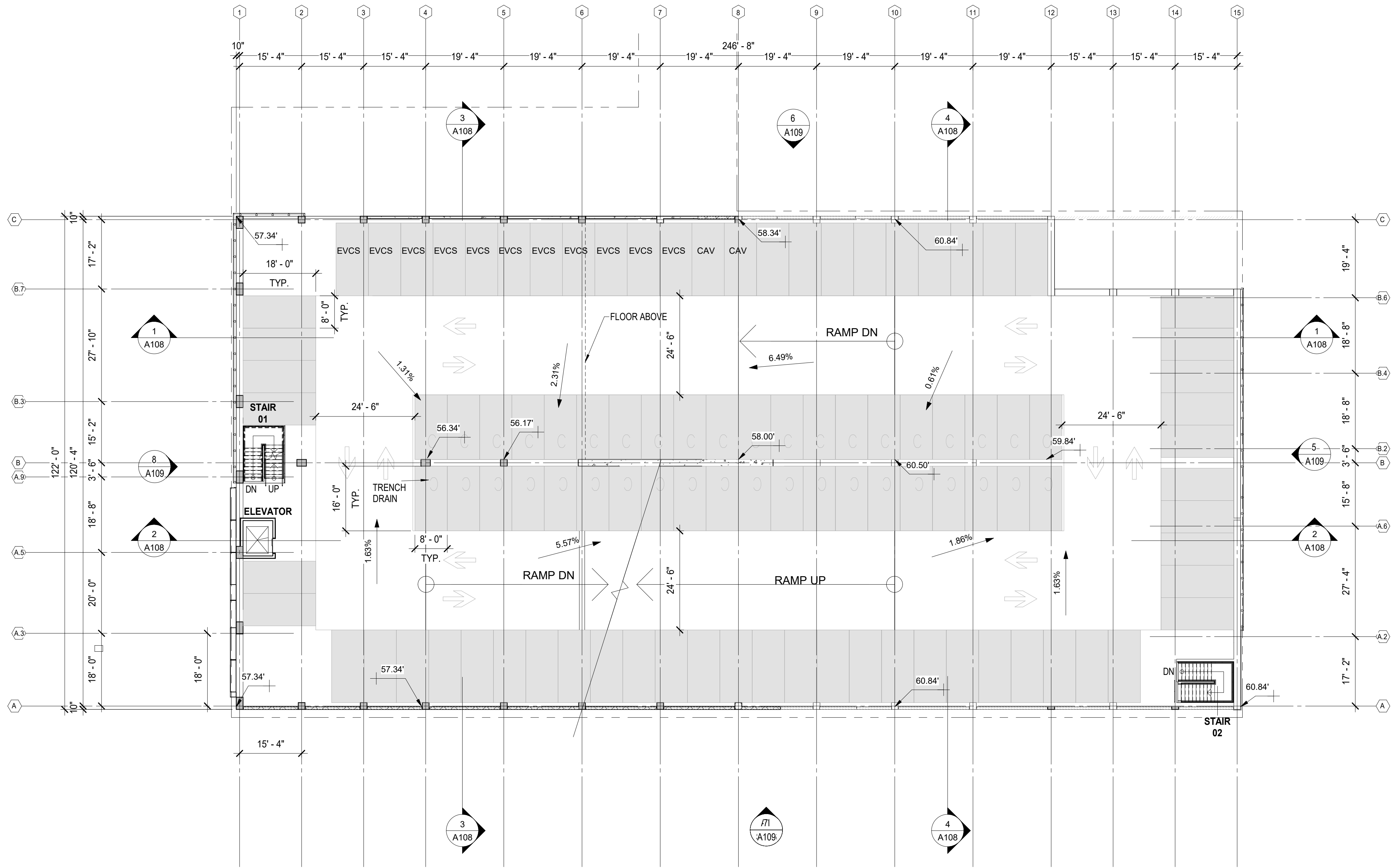


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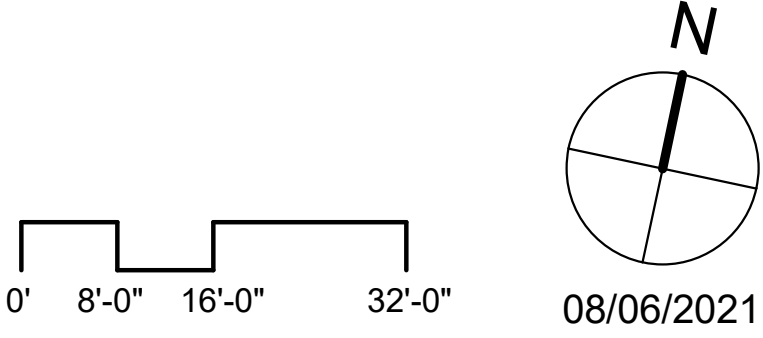


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FOURTH LEVEL FLOOR PLAN | A106



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

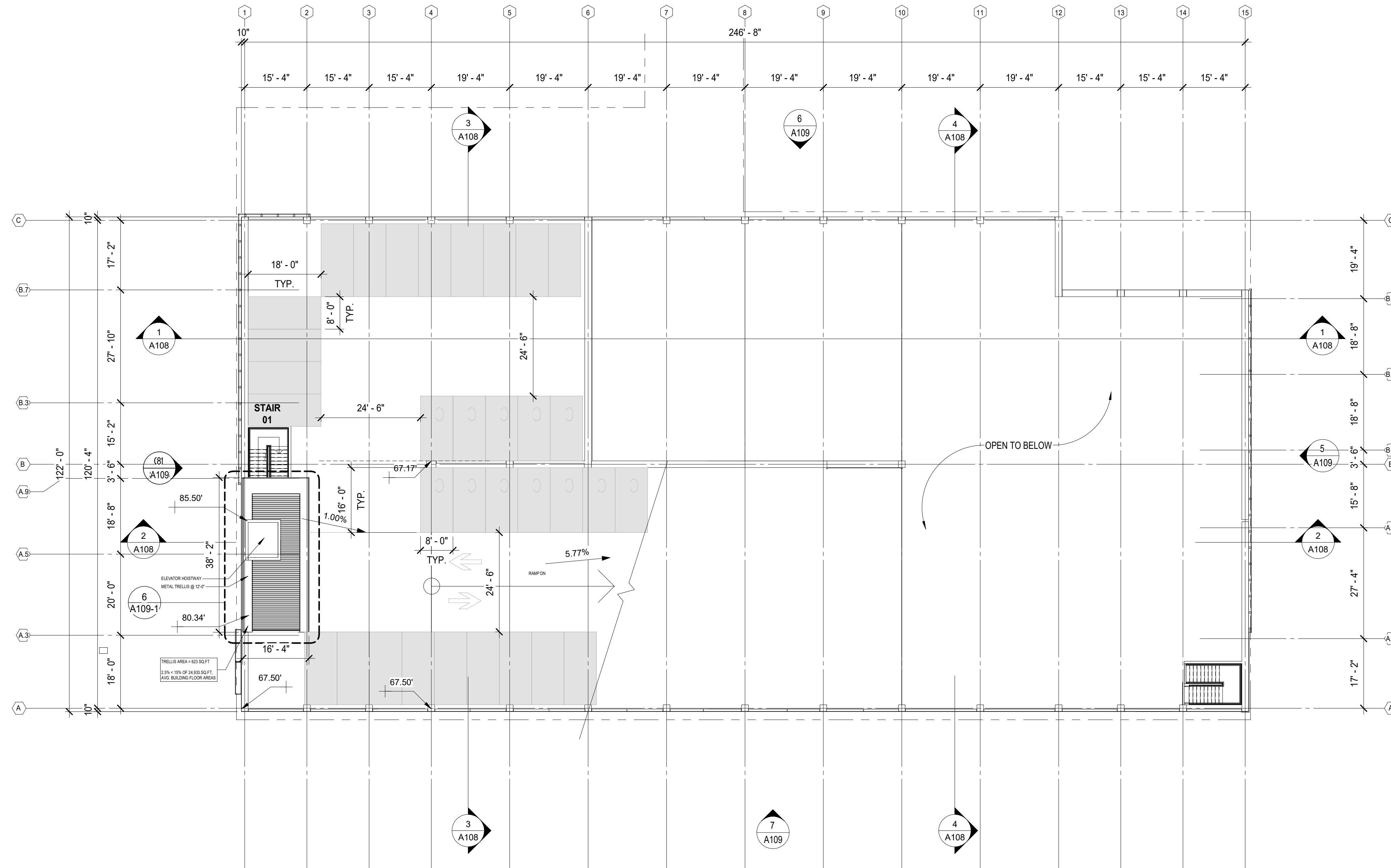


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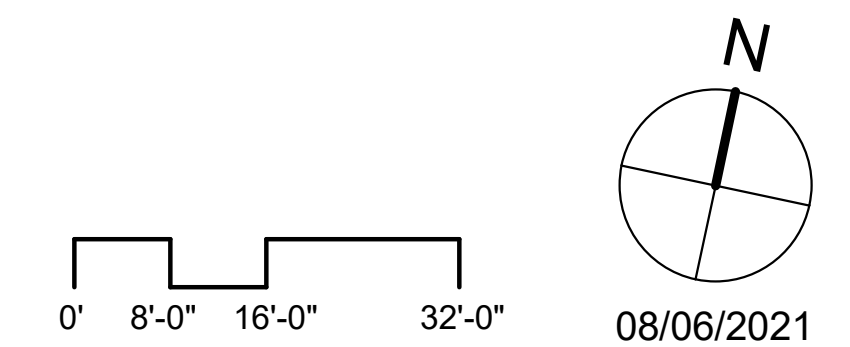


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FIFTH (ROOF) LEVEL FLOOR PLAN | A107



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

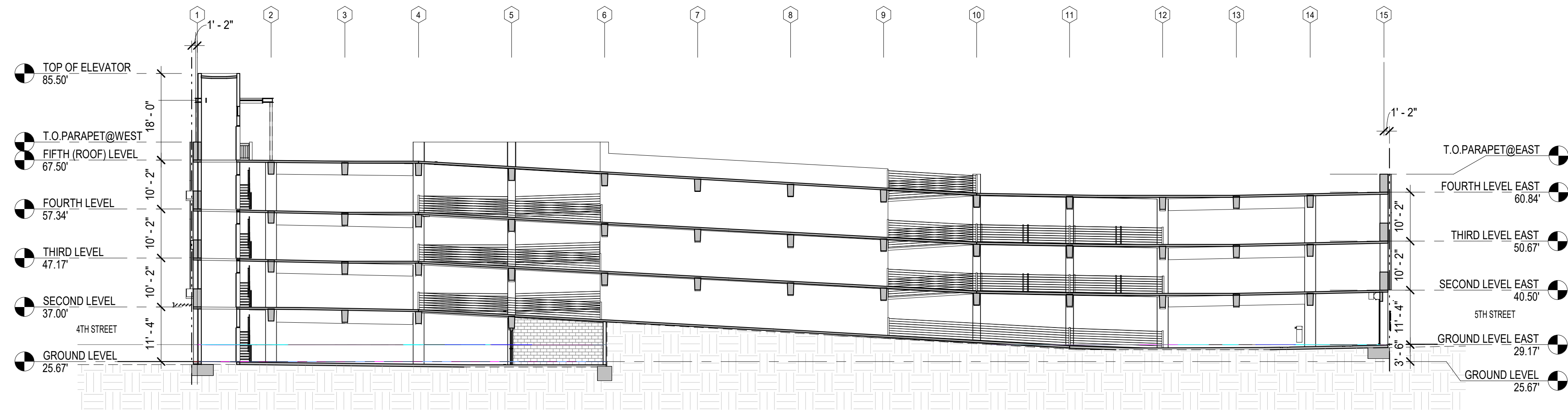


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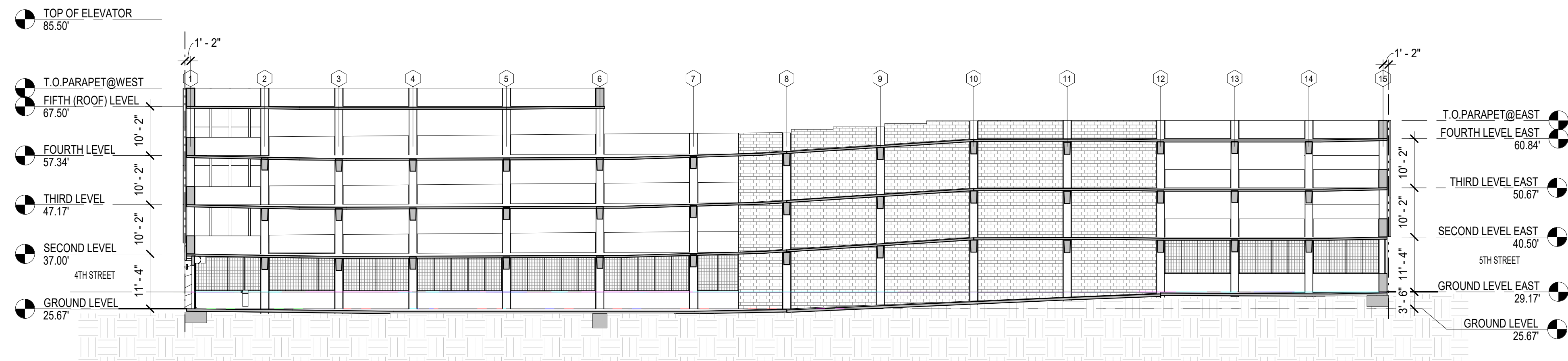
BUILDING SECTIONS | A108



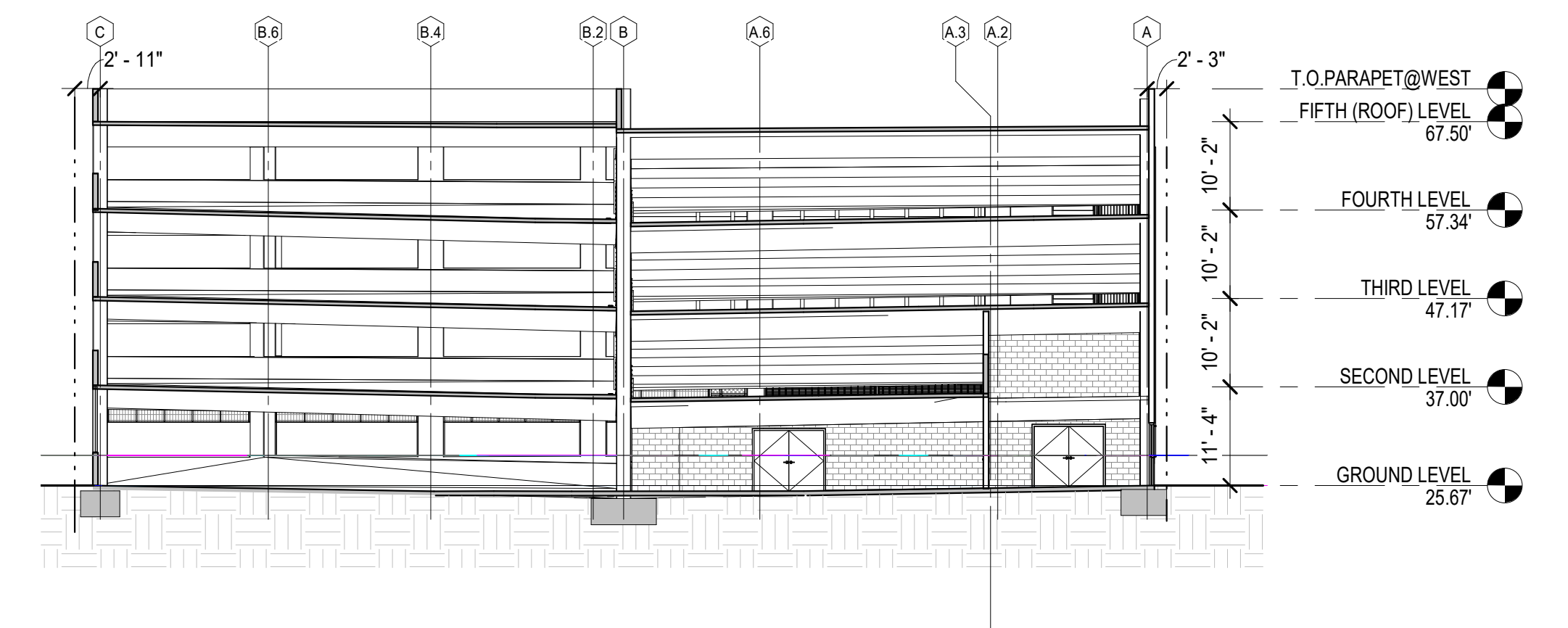
2 BUILDING SECTION 1
SCALE: 1/16" = 1'-0"



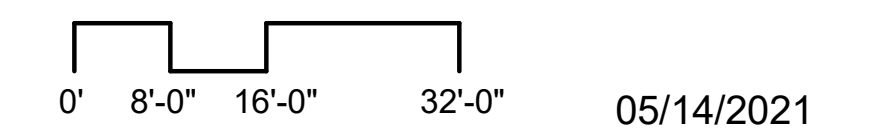
4 BUILDING SECTION 3
SCALE: 1/16" = 1'-0"



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



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



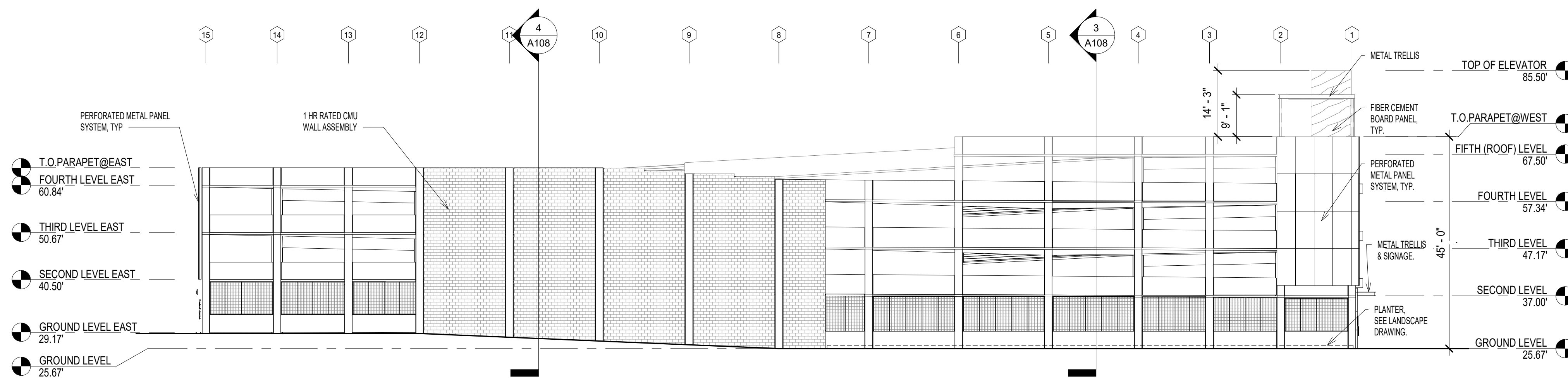
05/14/2021

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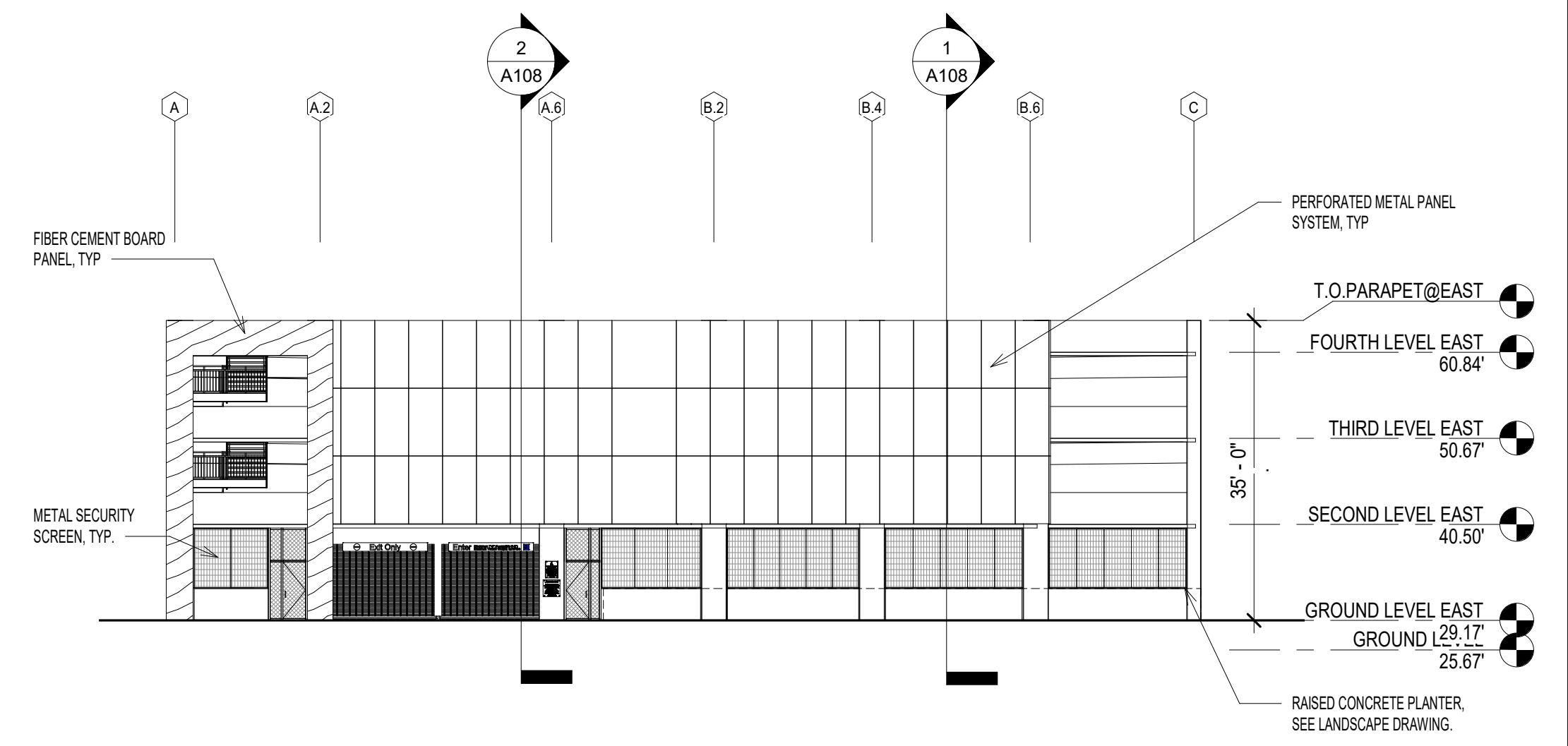


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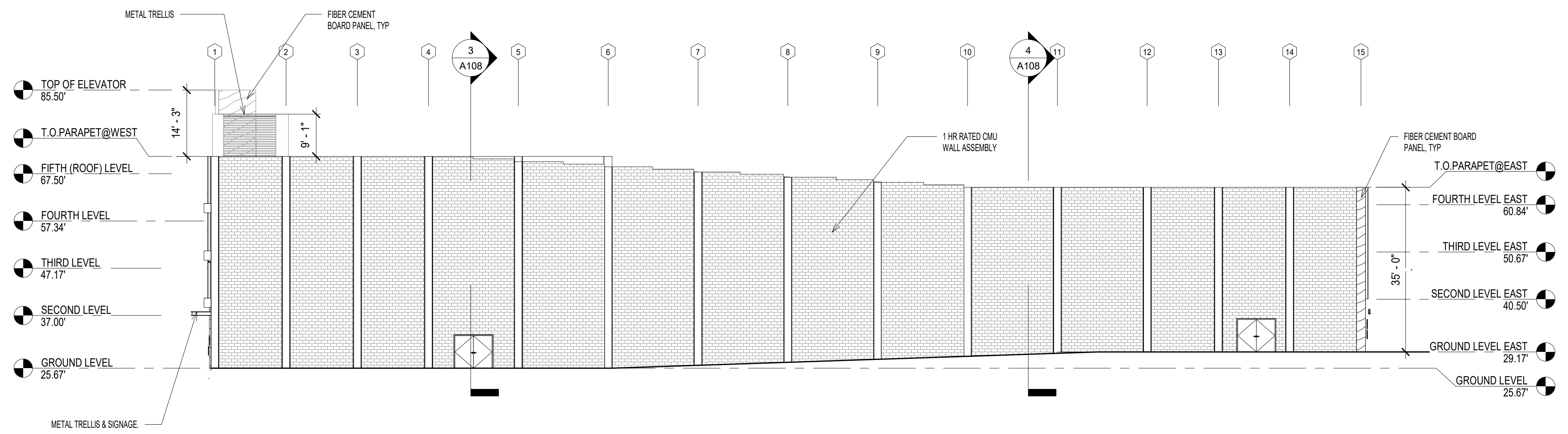
BUILDING ELEVATIONS | A109



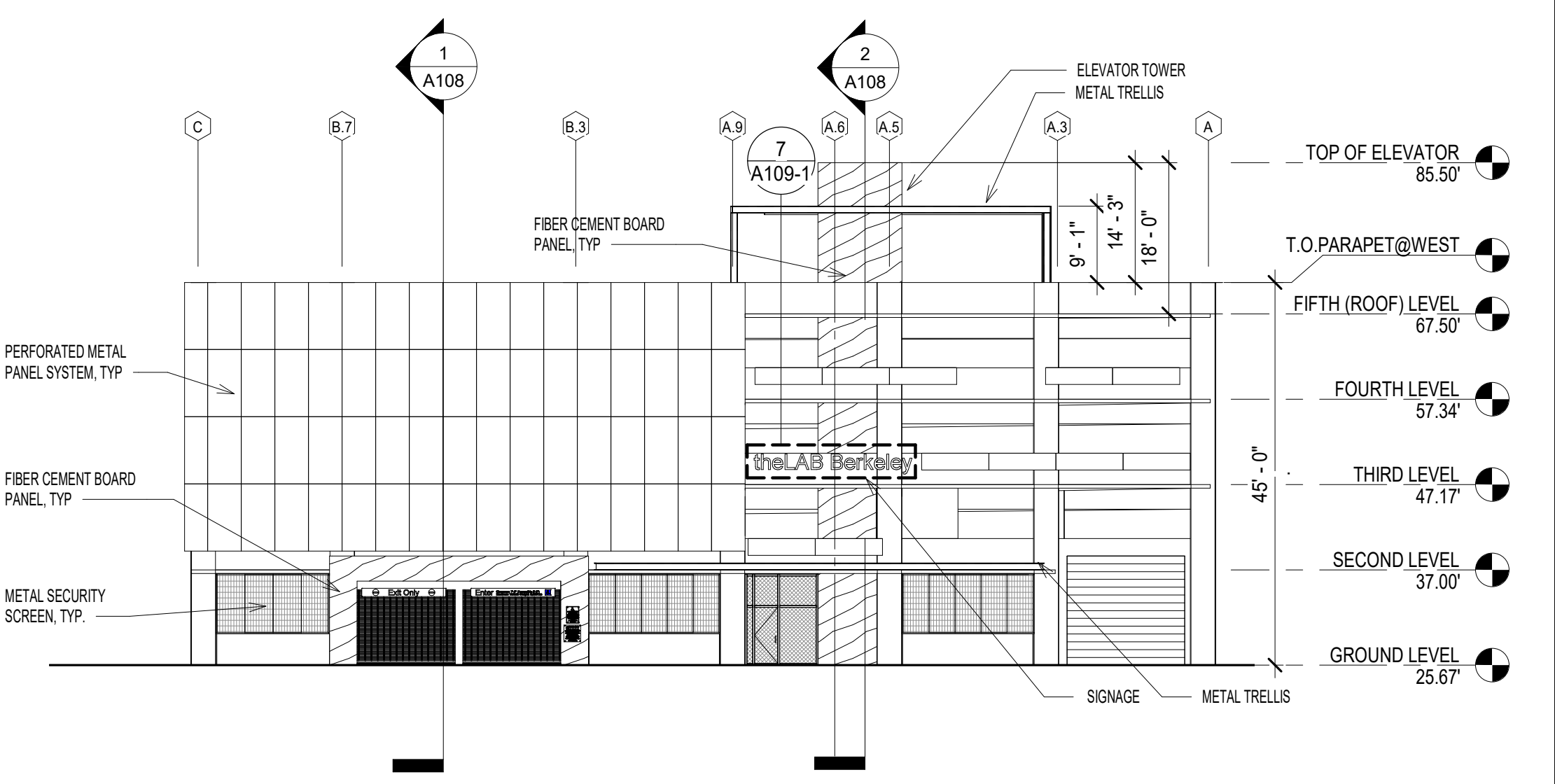
6 NORTH ELEVATION -
SCALE: 1/16" = 1'-0"



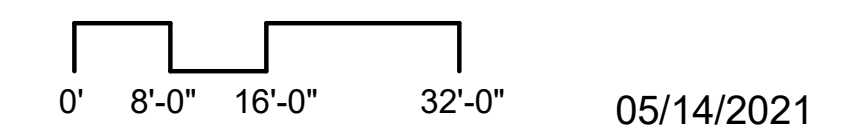
5 EAST ELEVATION -
SCALE: 1/16" = 1'-0"



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



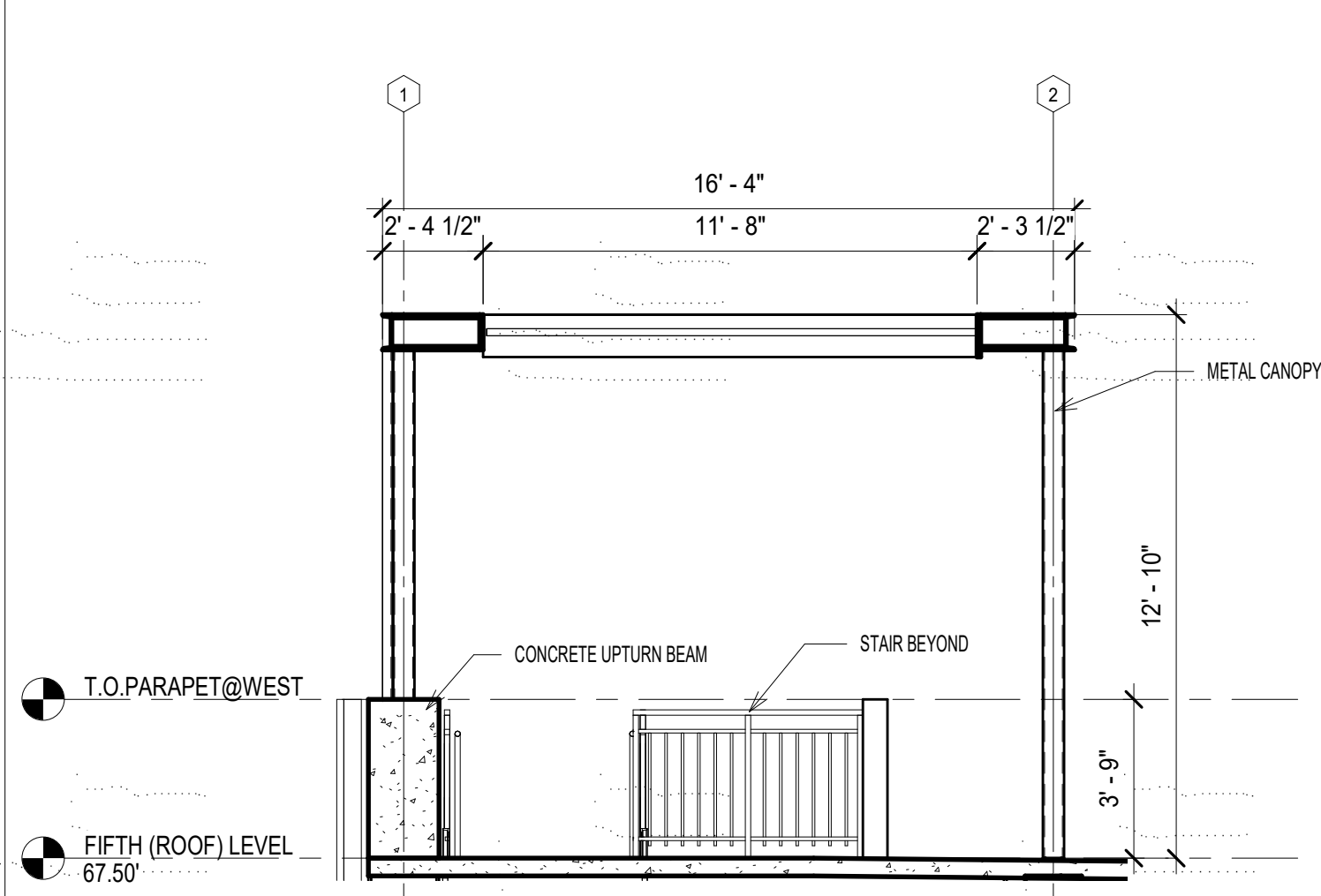
8 WEST ELEVATION -
SCALE: 1/16" = 1'-0"



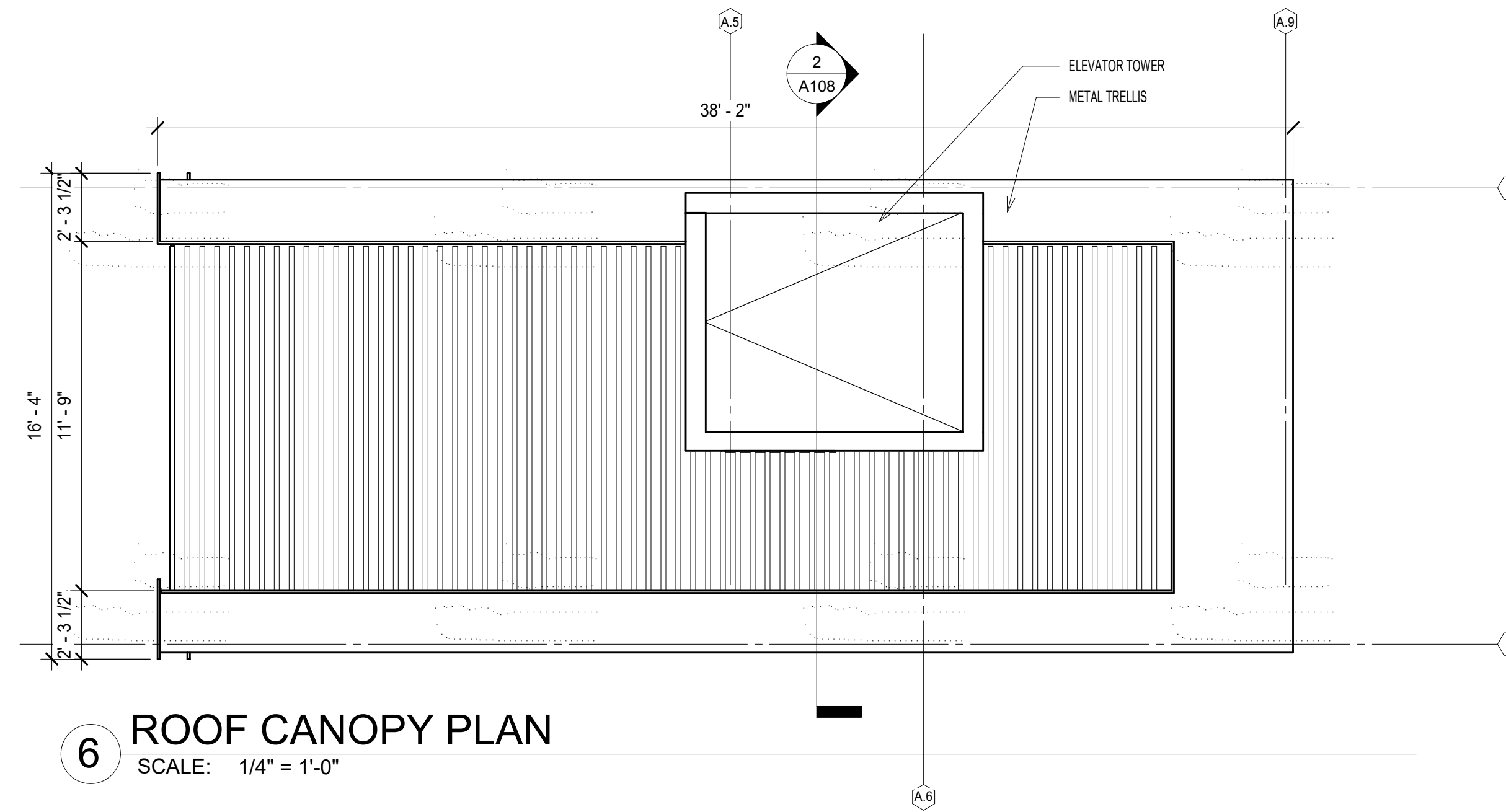
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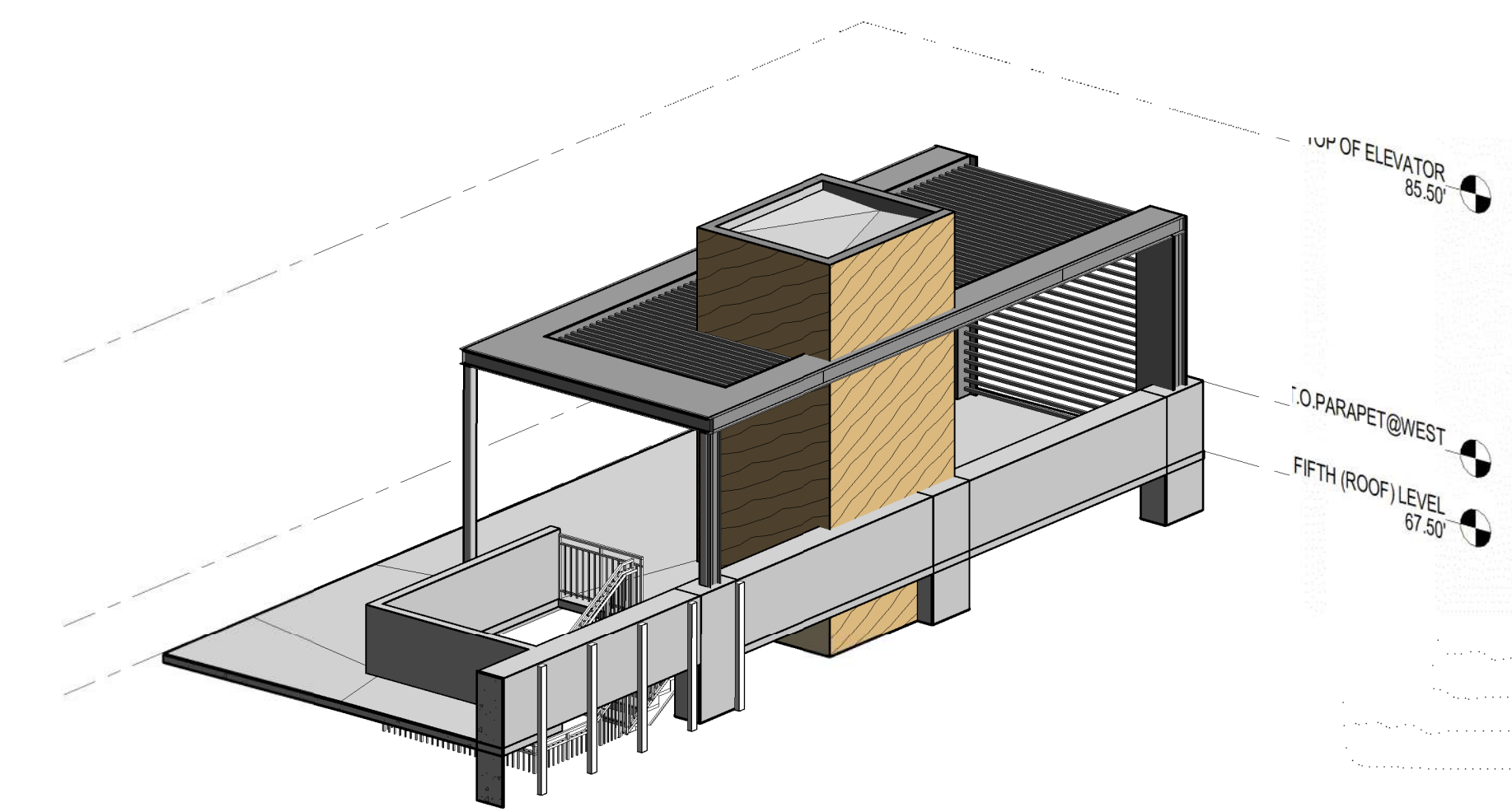
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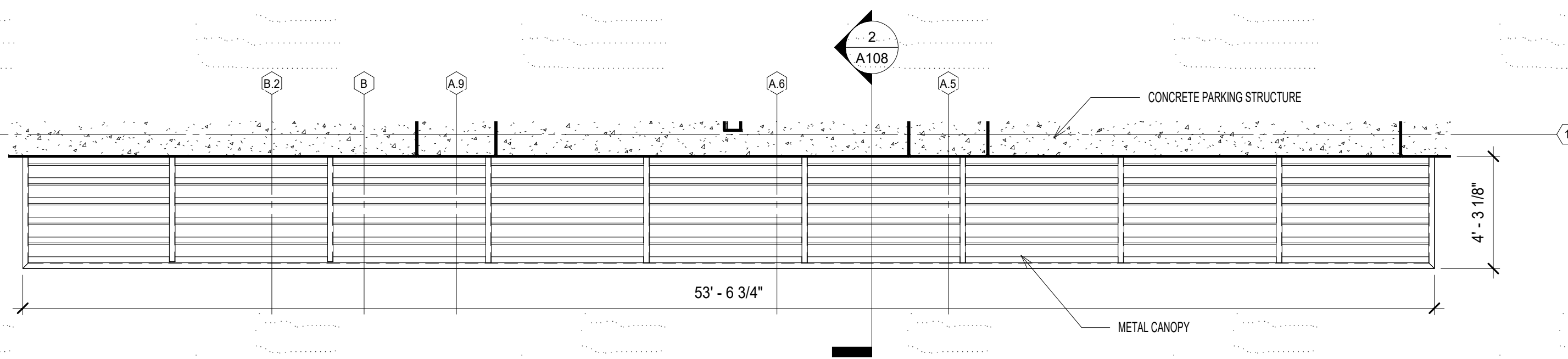
5 ROOF CANOPY SECTION
SCALE: 1/4" = 1'-0"



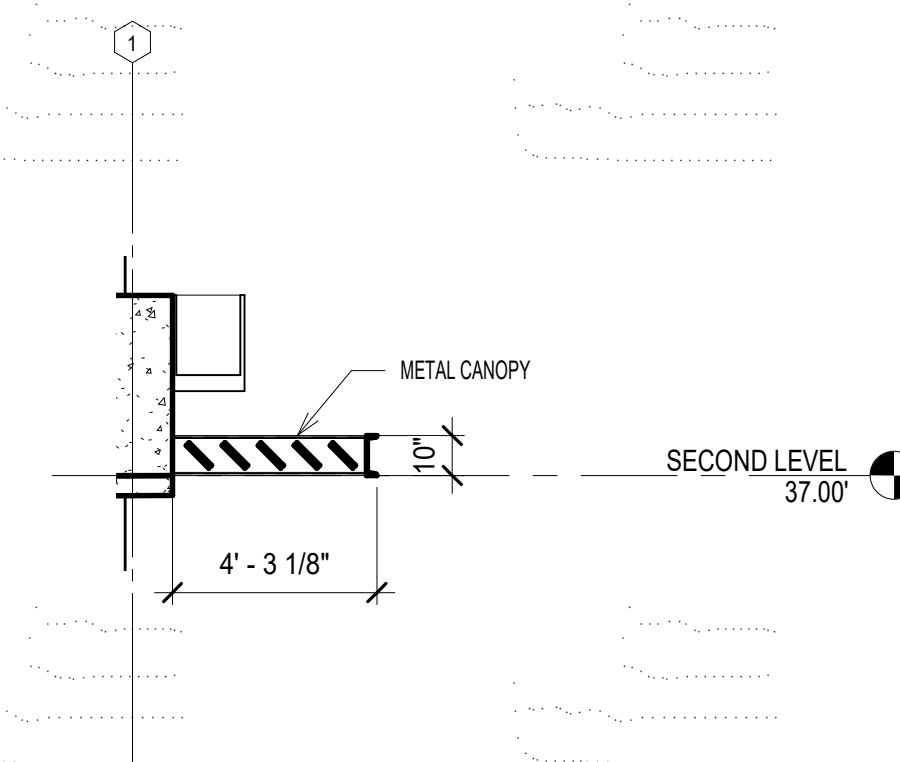
6 ROOF CANOPY PLAN
SCALE: 1/4" = 1'-0"



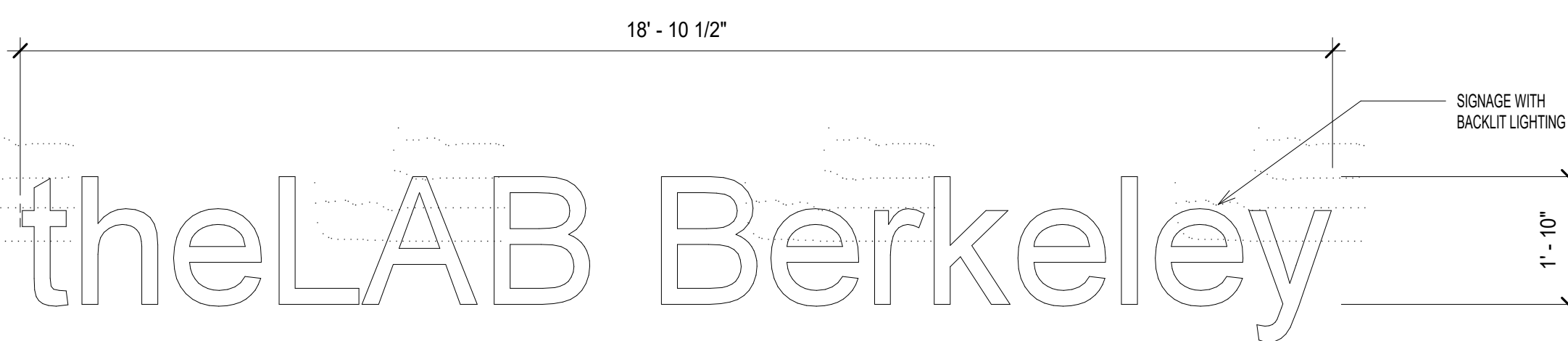
1 3D VIEW (ROOF TRELLIS)
SCALE:



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



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



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

08/06/2021

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SHADOW ANALYSIS @ VERNAL EQUINOX | A111

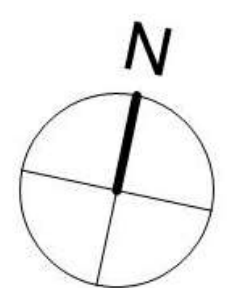
| | EXISTING | PROPOSED | DIFFERENCE (Existing & Proposed) | |
|---------------------------------|----------|----------|-------------------------------------|---------------------------------|
| March, 2 hours after sunrise | | | | March 21, 2 hours after sunrise |
| March 21, Noon | | | | March 21,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

Note:
 *Shadow study has been accurately completed by computer-generating shadow analysis based on UTC (GMT) -8 h.

*All buildings being shadowed are shown on the diagram.

*Incremental shadow due to the proposed project is highlighted in color of

*Existing building is highlighted in



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SHADOW ANALYSIS @ SUMMER SOLSTICE | A112

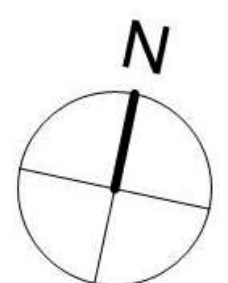
| | EXISTING | PROPOSED | DIFFERENCE (Existing & Proposed) | |
|--------------------------------|----------|----------|-------------------------------------|--------------------------------|
| June 21, 2 hours after sunrise | | | | June 21, 2 hours after sunrise |
| June 21, Noon | | | | June 21, Noon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

Note:
 *Shadow study has been accurately completed by computer-generating shadow analysis based on UTC (GMT) -8 h.

*All buildings being shadowed are shown on the diagram.

*Incremental shadow due to the proposed project is highlighted in color of

*Existing building is highlighted in



08/06/2021

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 2213/2221 4TH ST.
 BERKELEY, CA 94510

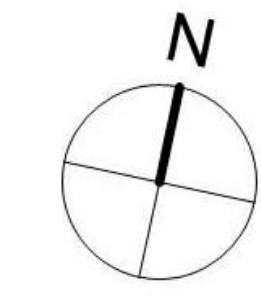


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SHADOW ANALYSIS @ WINTER SOLSTICE | A113

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

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



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VIEW ALONG THE FOURTH STREET



VIEW ALONG THE FIFTH STREET

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EXISTING AERIAL VIEW FROM NORTHWEST



EXISTING AERIAL VIEW FROM NORTHEAST



PROPOSED AERIAL VIEW FROM NORTHWEST



PROPOSED AERIAL VIEW FROM NORTHEAST

08/06/2021

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PHOTO SIMULATIONS - AERIAL VIEW | A116



EXISTING AERIAL VIEW FROM SOUTHWEST



EXISTING AERIAL VIEW FROM SOUTHEAST



PROPOSED AERIAL VIEW FROM SOUTHWEST



PROPOSED AERIAL VIEW FROM SOUTHEAST

08/06/2021

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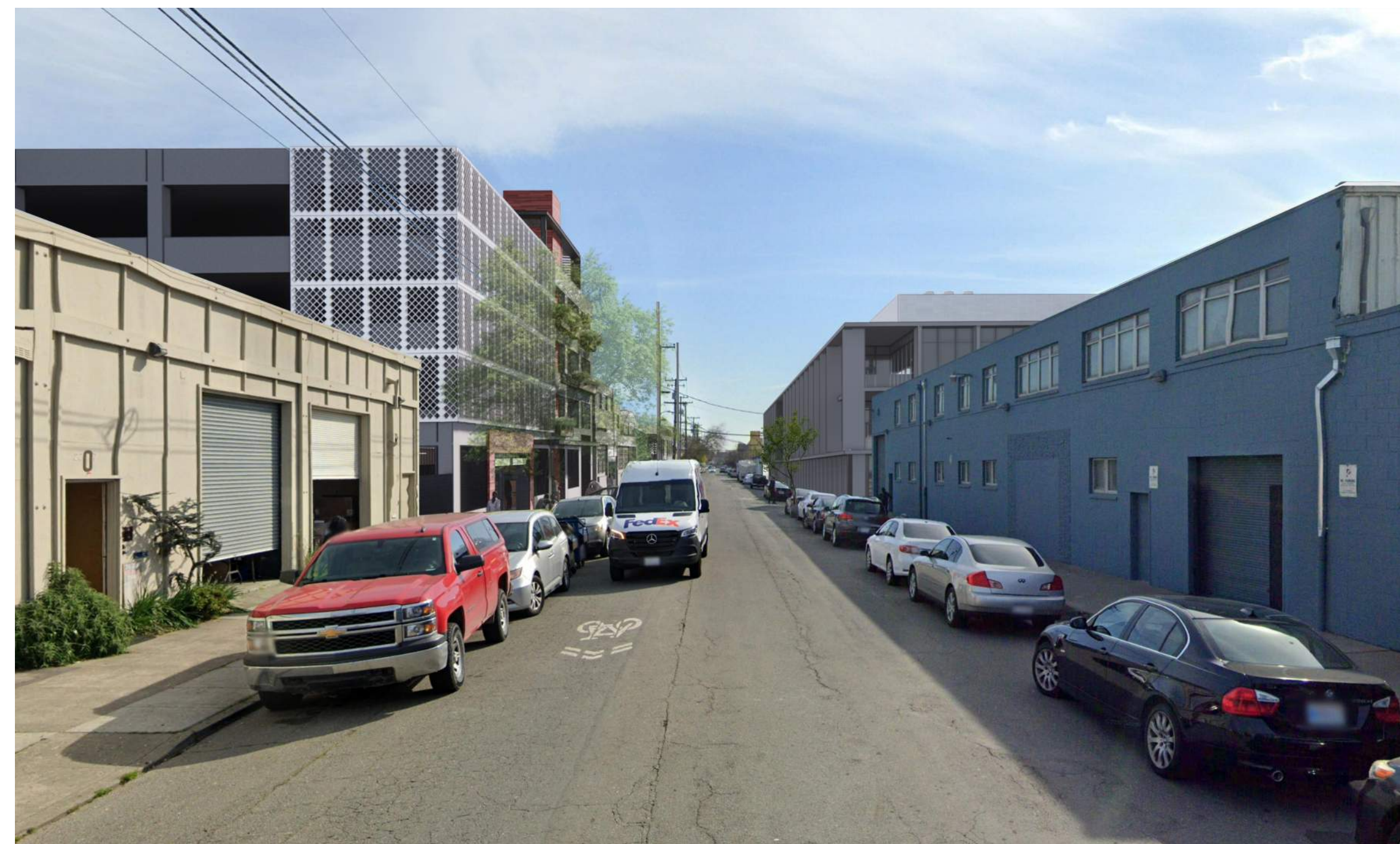
PHOTO SIMULATIONS - STREET VIEW | A117



EXISTING VIEW ALONG THE FOURTH STREET - FROM NORTH



EXISTING VIEW ALONG THE FOURTH STREET - FROM SOUTH



PROPOSED VIEW ALONG THE FOURTH STREET - FROM NORTH



PROPOSED VIEW ALONG THE FOURTH STREET - FROM SOUTH

08/06/2021

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PHOTO SIMULATIONS - STREET VIEW | A118



EXISTING VIEW ALONG THE FIFTH STREET - FROM NORTH



EXISTING VIEW ALONG THE FIFTH STREET - FROM SOUTH



PROPOSED VIEW ALONG THE FIFTH STREET - FROM NORTH



PROPOSED VIEW ALONG THE FIFTH STREET - FROM SOUTH

08/06/2021

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