

# 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  
 SAN FRANCISCO, CA 94111

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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GEOTECHNICAL ENGINEER  
 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
	USE PERMIT RESUBMITTAL	2021.09.13
	USE PERMIT RESUBMITTAL	2021.12.17

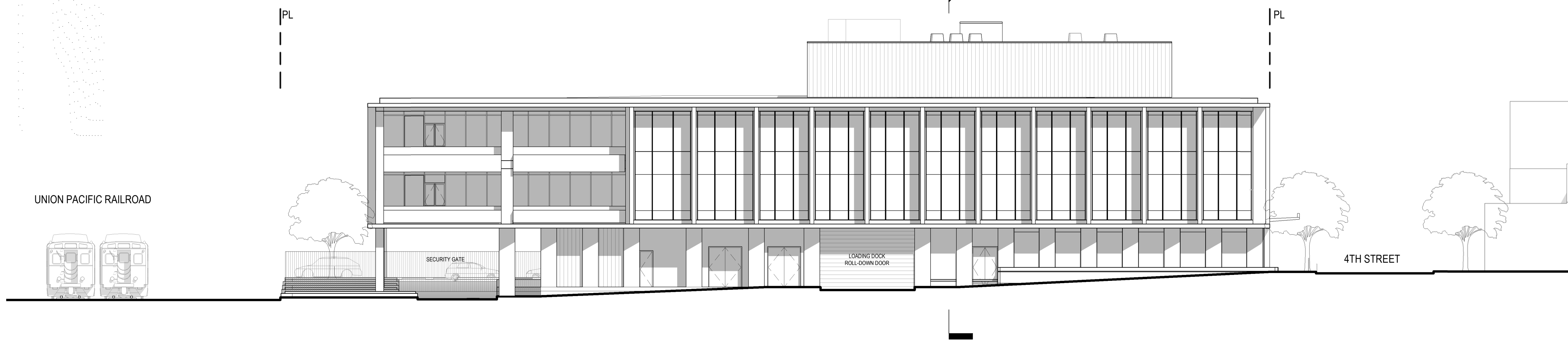
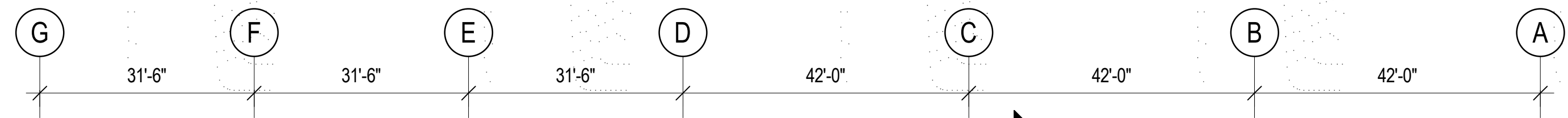
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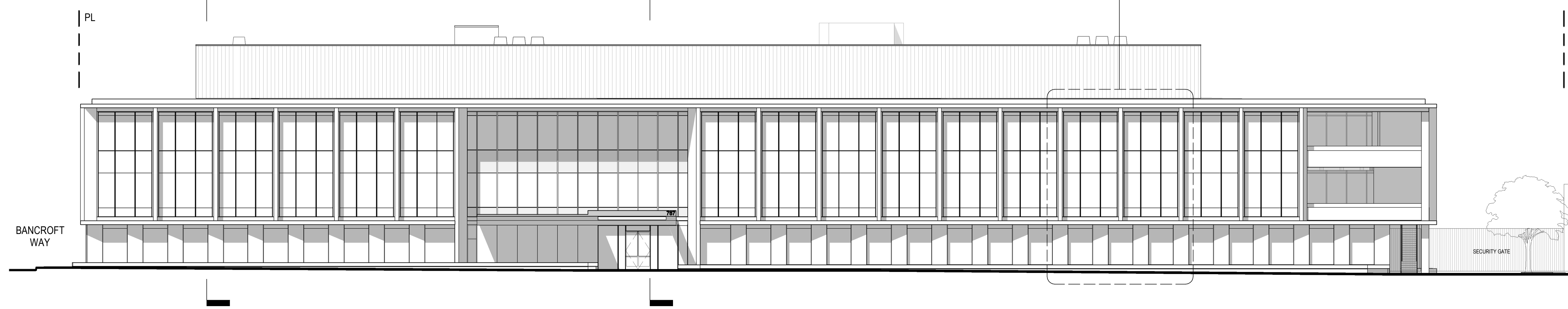
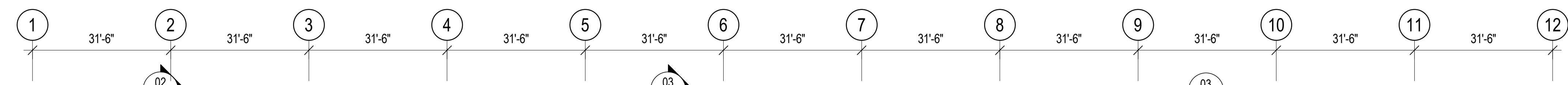
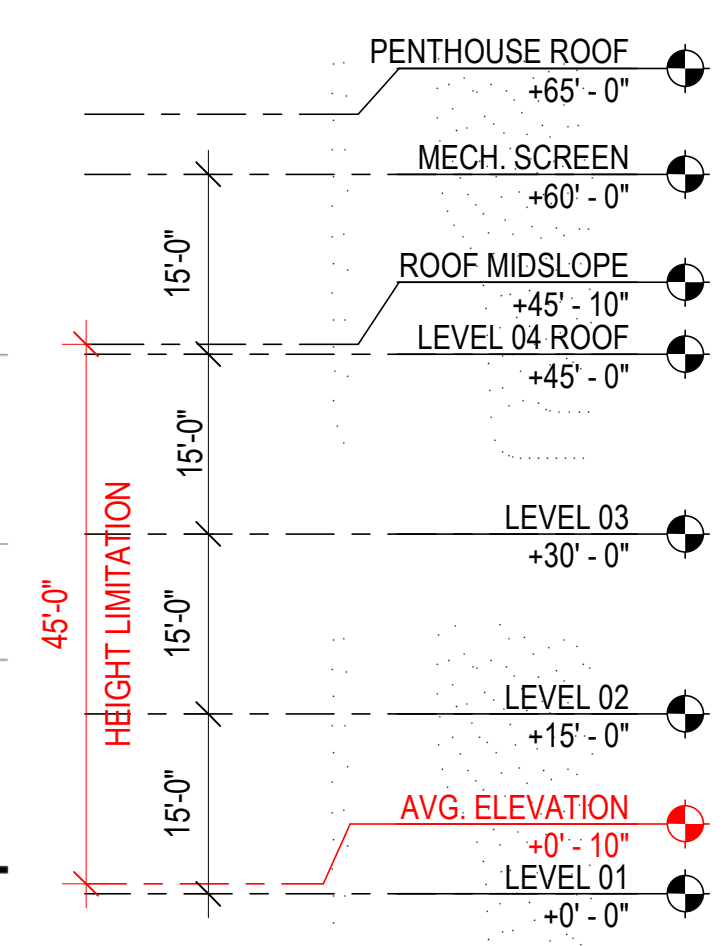
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Sheet Name:  
**EAST AND SOUTH ELEVATIONS**

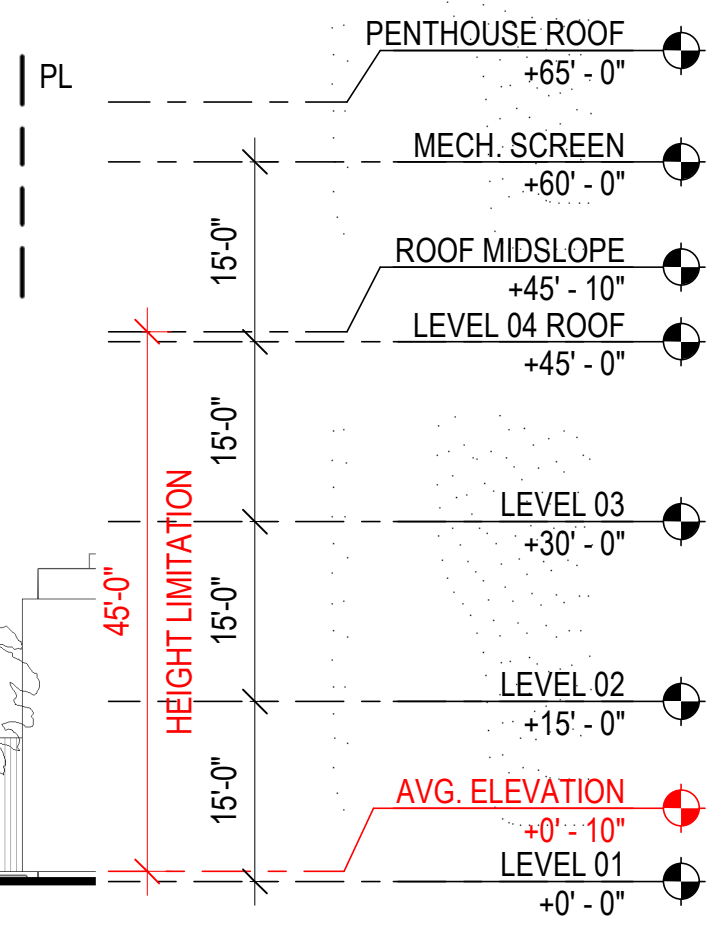
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Drawn By:	Author	Checked By:	Checker
Scale:	1/16" = 1'-0"		



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



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



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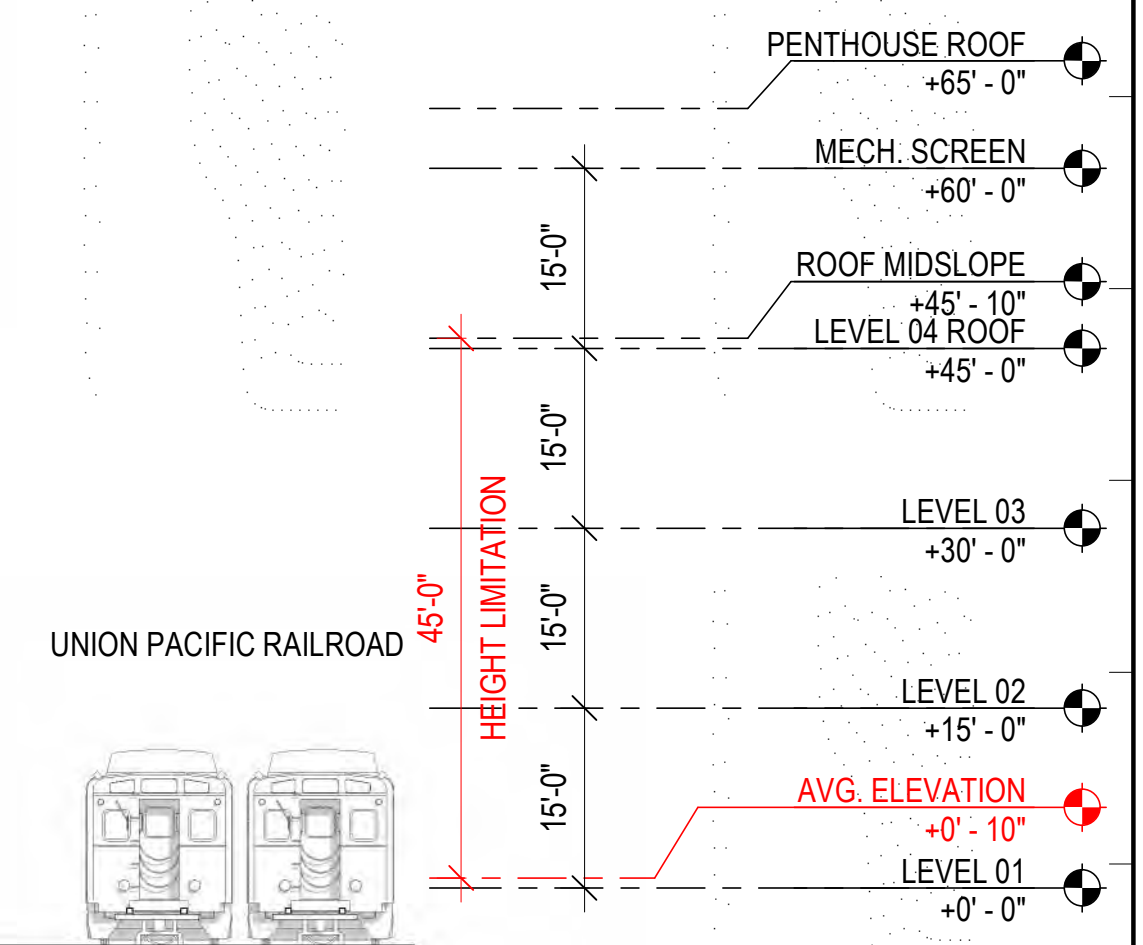
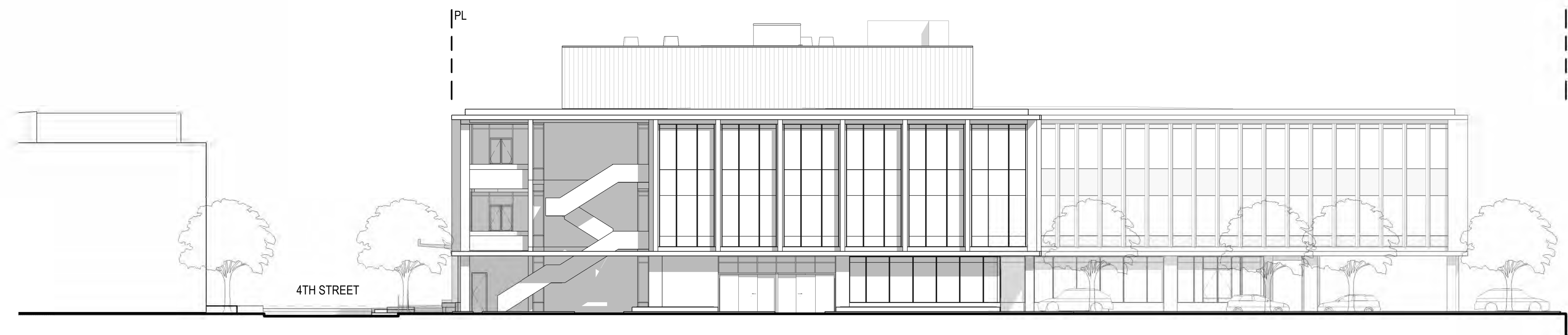
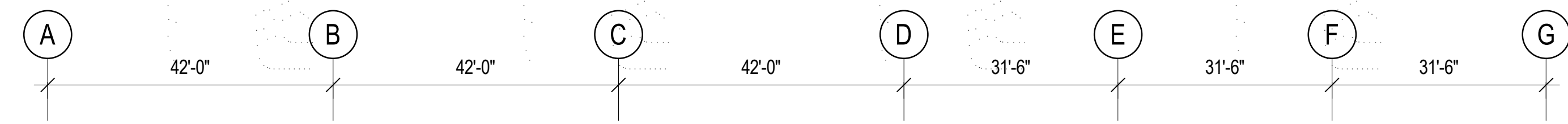
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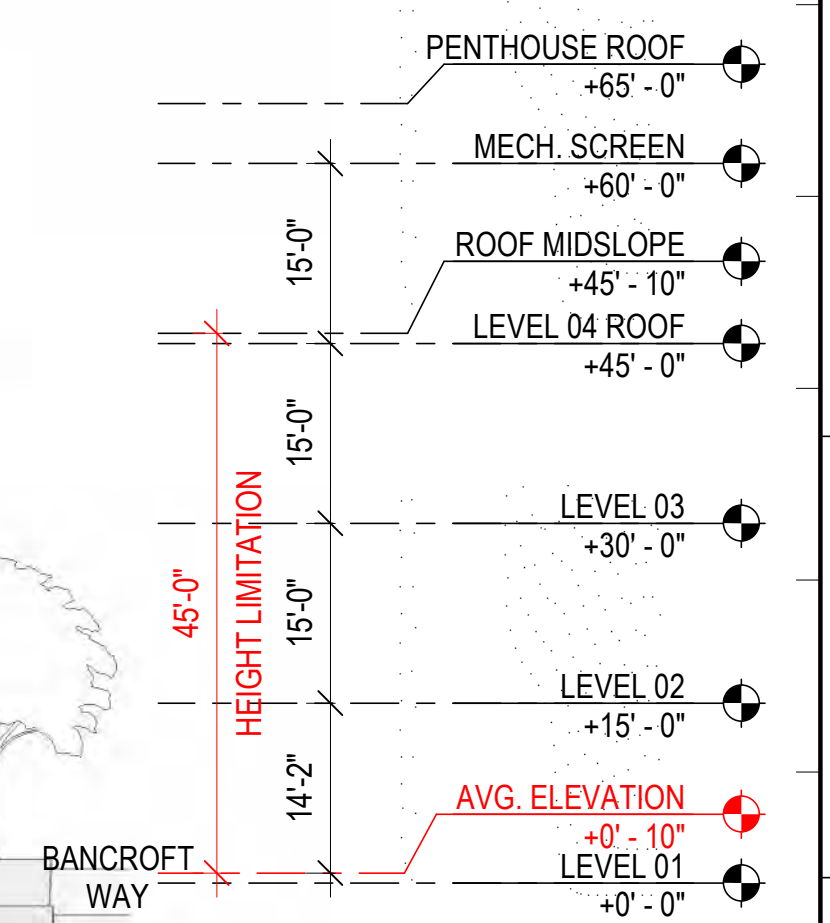
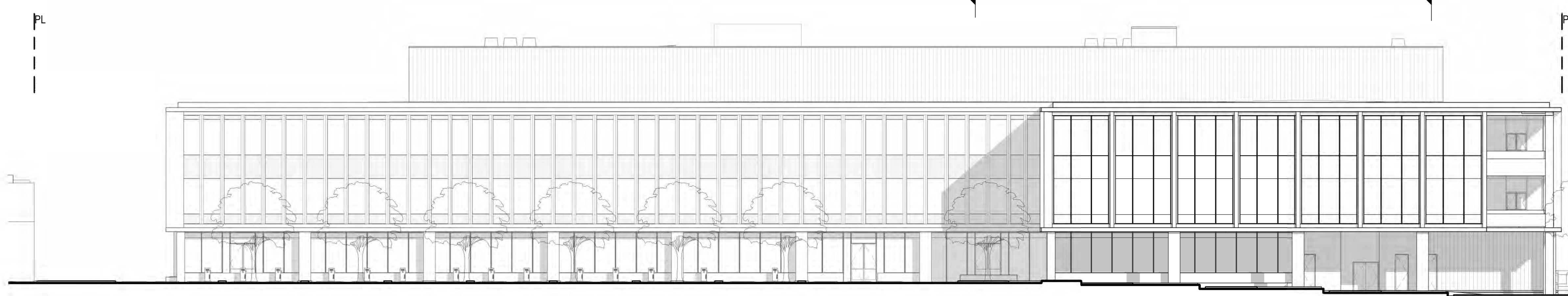
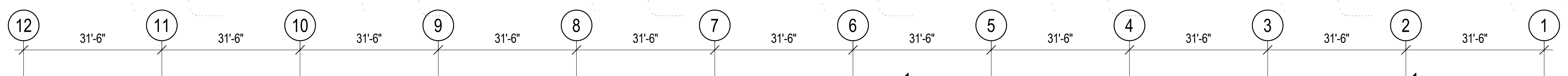
Sheet Name:

**WEST AND NORTH ELEVATIONS**

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



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



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

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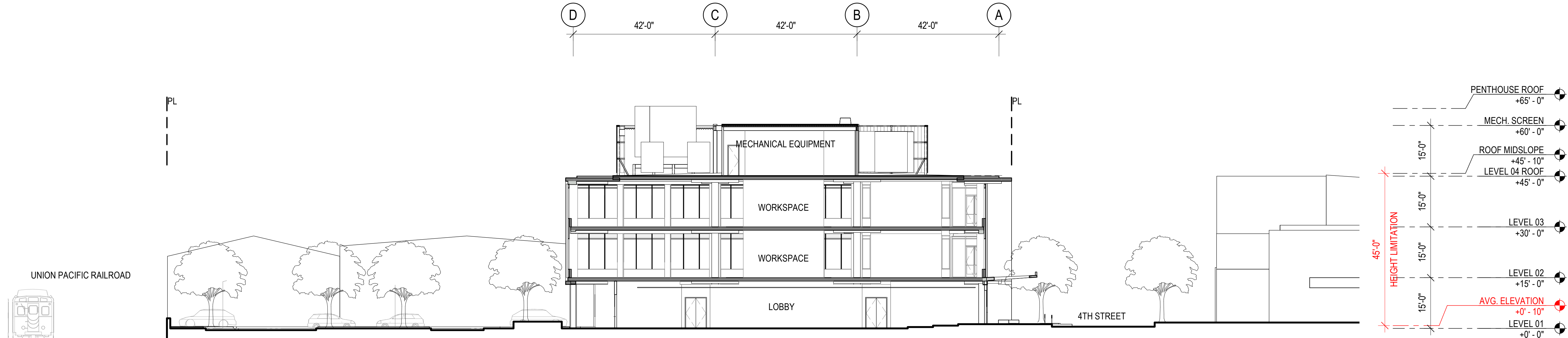
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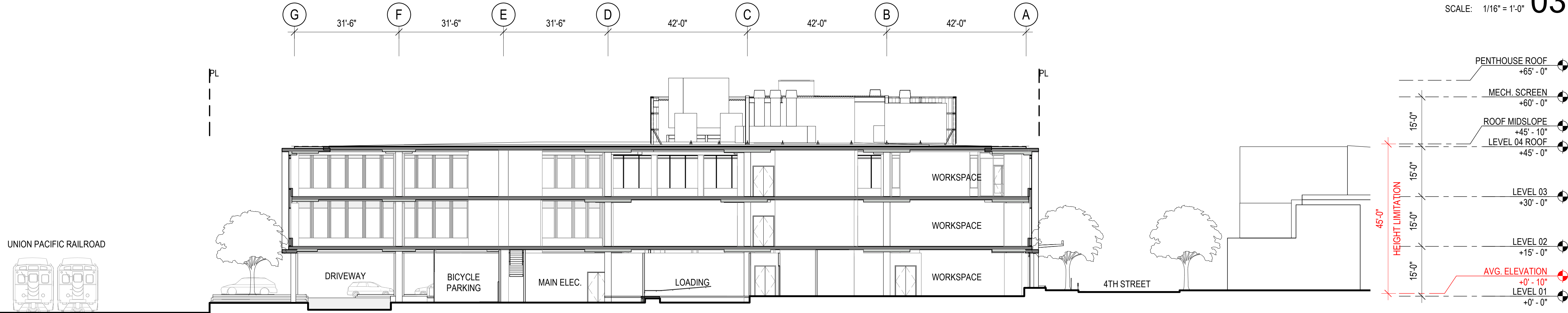
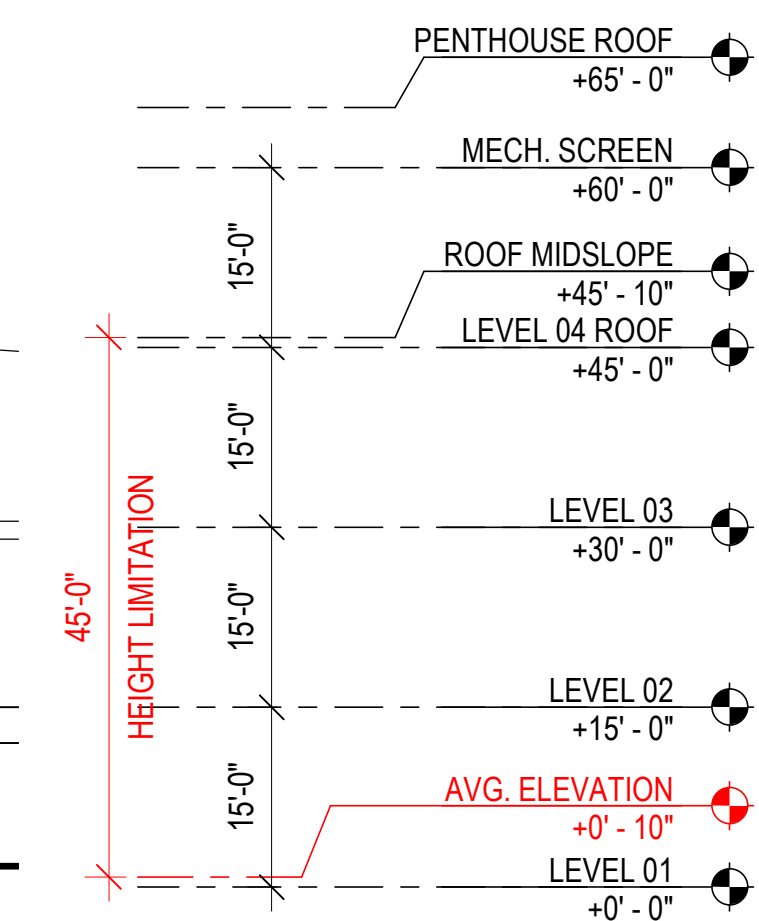
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**SECTIONS**

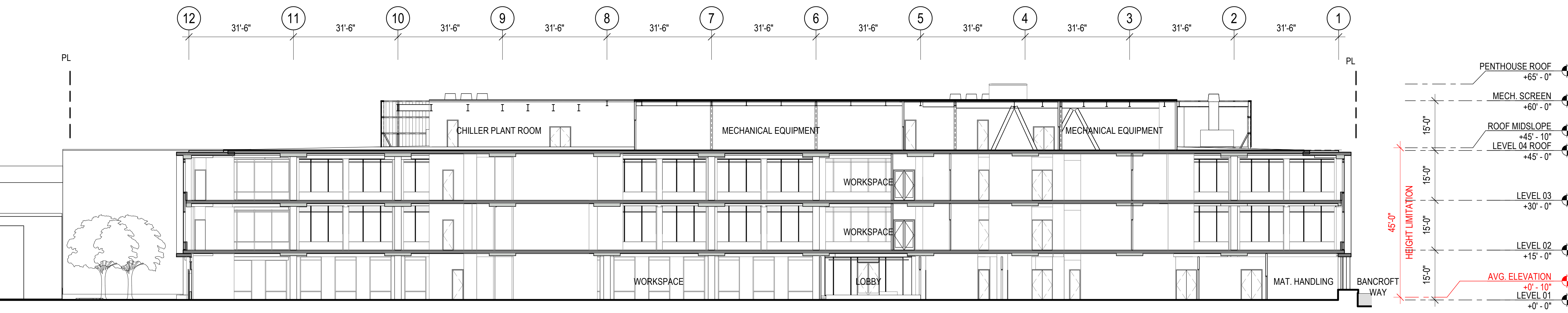
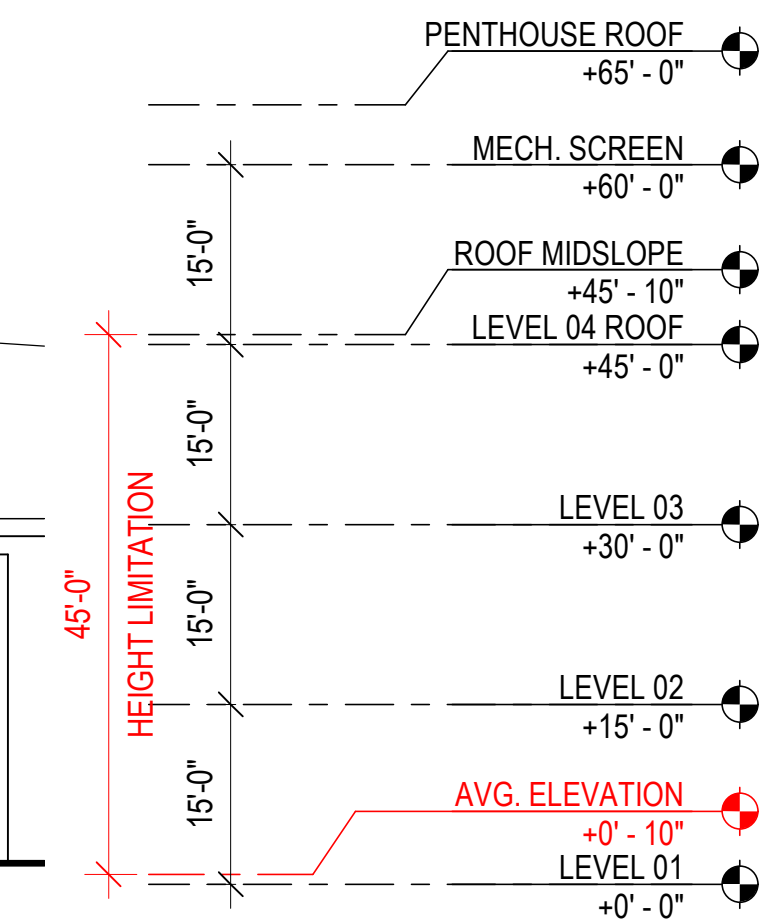
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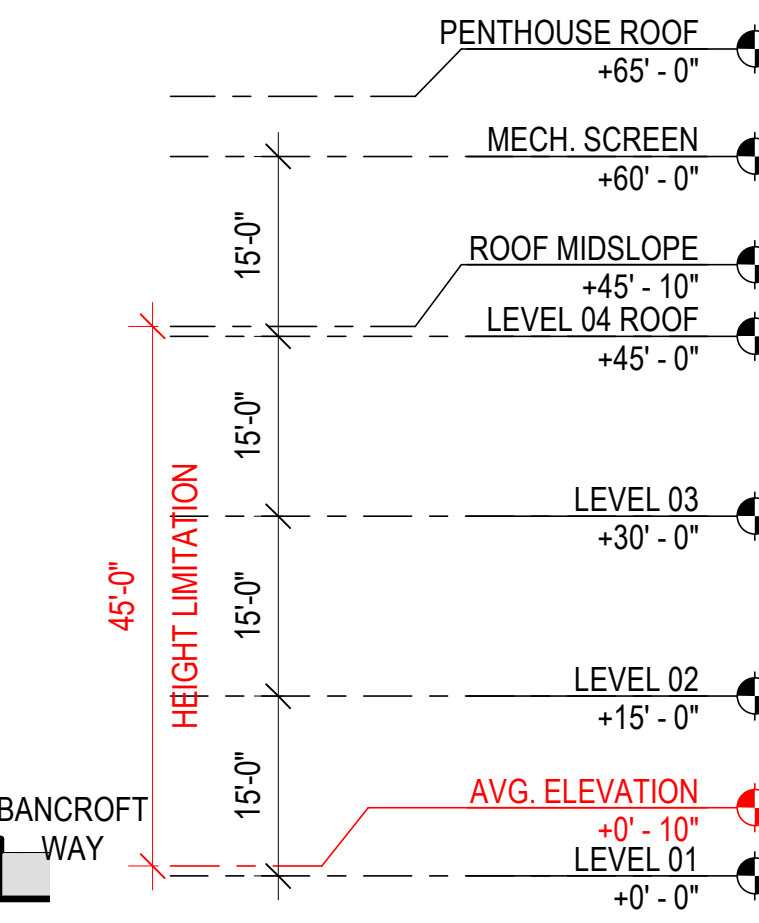
**EAST WEST SECTION THROUGH LOBBY 03**  
 SCALE: 1/16" = 1'-0"



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



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





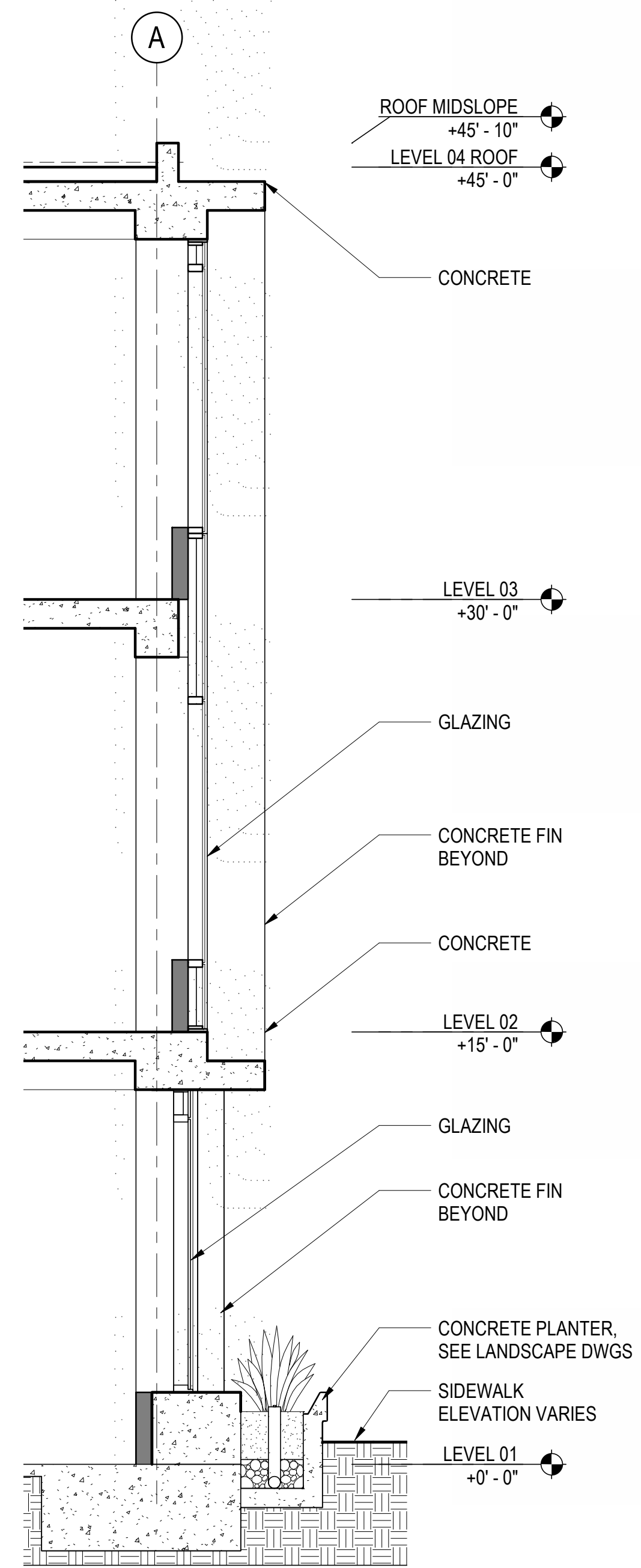
EXTERIOR VIEW AT TYPICAL FACADE (4TH STREET)



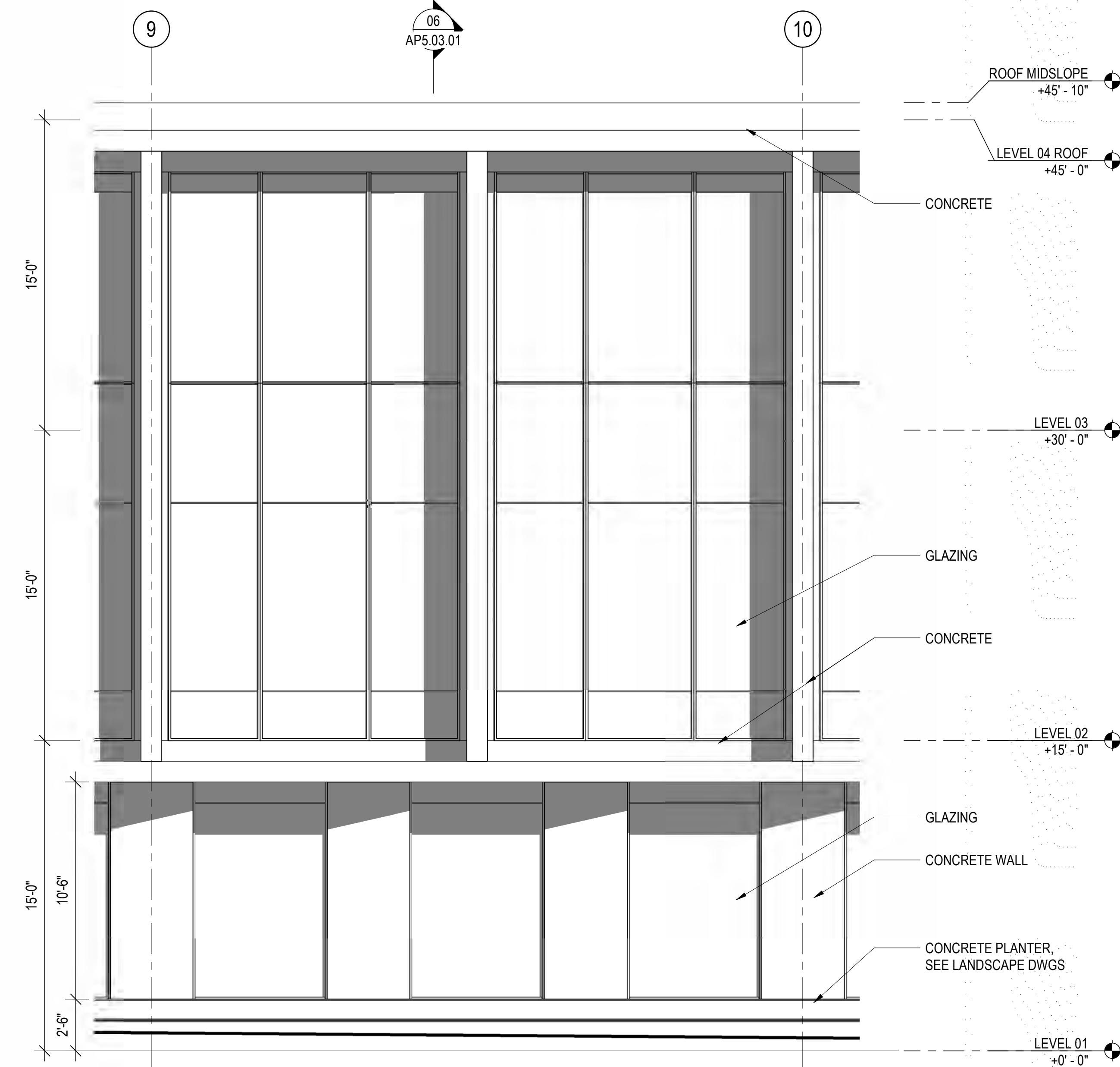
EXTERIOR VIEW AT EAST ENTRY



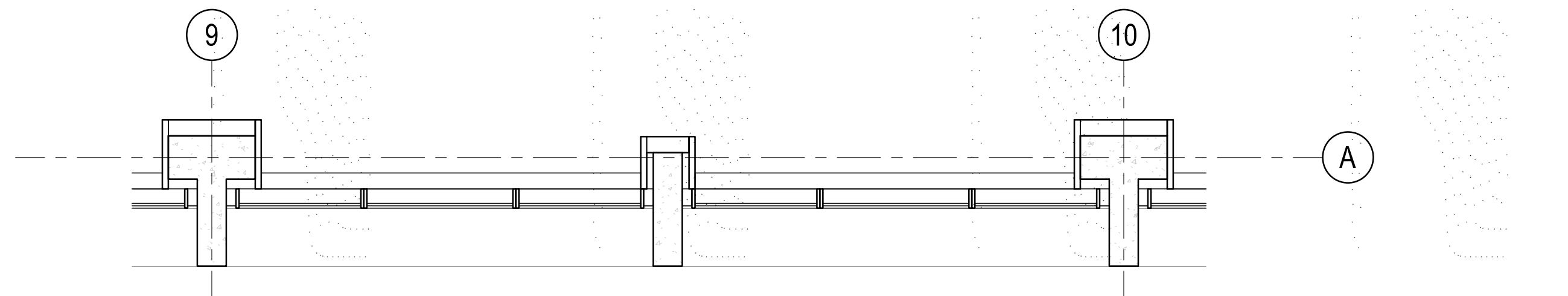
EXTERIOR VIEW AT SE CORNER



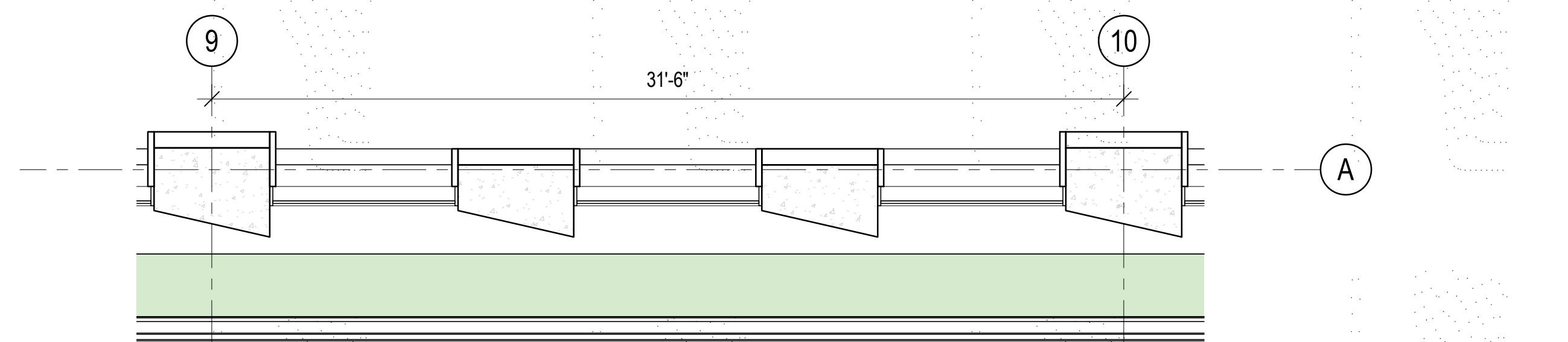
PARTIAL SECTION AT EAST 06  
SCALE: 1/4" = 1'-0"



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

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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 - MAINTAIN 3' - 6" OF HEDGE HEIGHT

**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 / FINISH		COMMENTS
P1	CONCRETE PAVING / INTEGRAL COLOR	-	NATURAL GRAY	MEDIUM / SANDBLAST	SEE DETAILS
P2A	CONCRETE UNIT PAVER A	HANOVER	NATURAL	TUDOR FINISH	SEE DETAILS
P2B	CONCRETE UNIT PAVER B	HANOVER	LIMESTONE GRAY	TUDOR FINISH	SEE DETAILS
P4	CONCRETE CURB	-	-	-	PER CIVIL
P5	SIDEWALK CONCRETE PAVING	-	-	-	PER CIVIL
P6	CRUSHED GRANITE	LYNGSO GARDEN MATERIALS	MIXED COLOR	-	SEE DETAILS
P7	PERMEABLE INTERLOCKING CONCRETE PAVER	HANOVER	LIME STONE GRAY	TUDOR FINISH	SEE DETAILS
P8	ASPHALT	-	-	-	PER CIVIL
PA	PLANTING AREA MULCH	LYNGSO GARDEN MATERIALS	MOCHA CHIP	NATURAL	3" THICK LAYER

**WALL LEGEND**

WALL LEGEND					
LEGEND	MATERIALS	MODEL / MANUFACTURER	COLOR / FINISH		COMMENTS
W1	CUSTOM FLOW THROUGH PLANTER WALL	-	-	-	PER ARCHITECTURE
W2	CAST IN PLACE CUSTOM BENCH WITH STONE TOP	COLDSRINGUSA	SIERRA WHITE	LIGHT BROOM HONED	-
W3	CAST IN PLACE CUSTOM PLANTER WALL	-	NATURAL GRAY	TOPCAST MICRO-ETCH	MATCH WITH W1
W3A	CAST IN PLACE CUSTOM BENCH	-	NATURAL GRAY	TOPCAST MICRO-ETCH	MATCH WITH W1
W4	PERIMETER RETAINING WALL	-	-	-	SEE DETAILS

**FURNITURE LEGEND**

FURNITURE LEGEND					
LEGEND	MATERIALS	MODEL / MANUFACTURER	COLOR / FINISH		COMMENTS
S1	TABLES & CHAIRS	FORMS+SURFACES VISTA CHAIRS	BRIGHT SILVER	GLOSS POWDERCOAT	-
S2	BIKE RACK	-	STAINLESS #4 BRUSH FINISH	-	PER CITY STANDARD
S3	TRASH RECEPTACLES	LANDSCAPEFORMS FGP LITTER	WOOD ALUMINUM	POWDERCOAT	-
TG1	METAL TREE PIT EDGE	-	STAINLESS STEEL	-	-
G1	GATE AT NORTH PLAZA	-	-	-	-
G2	GATE AT BANCROFT WAY	-	-	-	-
F1	WEST FENCE	-	-	-	-

**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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**LP1.00.00**

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**LAB LANDSCAPE MASTER PLAN**

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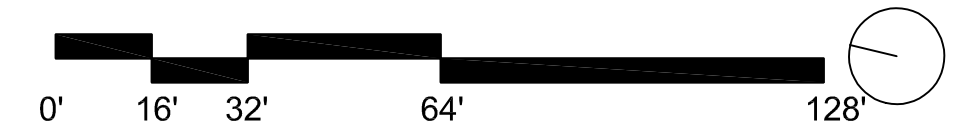
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**LP2.00.00**



**LAB LANDSCAPE MASTER PLAN 01**  
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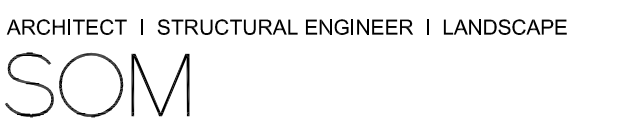
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**LANDSCAPE PLAN**

**Project No.:**

220175

**Drawn By:**

Checked By:

Scale:

**Sheet No.:**

LP2.00.01

**Scale:**

1/16" = 1'-0"



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

**LAB LANDSCAPE MASTER PLAN 01**  
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**IRRIGATION  
CONCEPT PLAN**

Project No.:

220175

Drawn By:

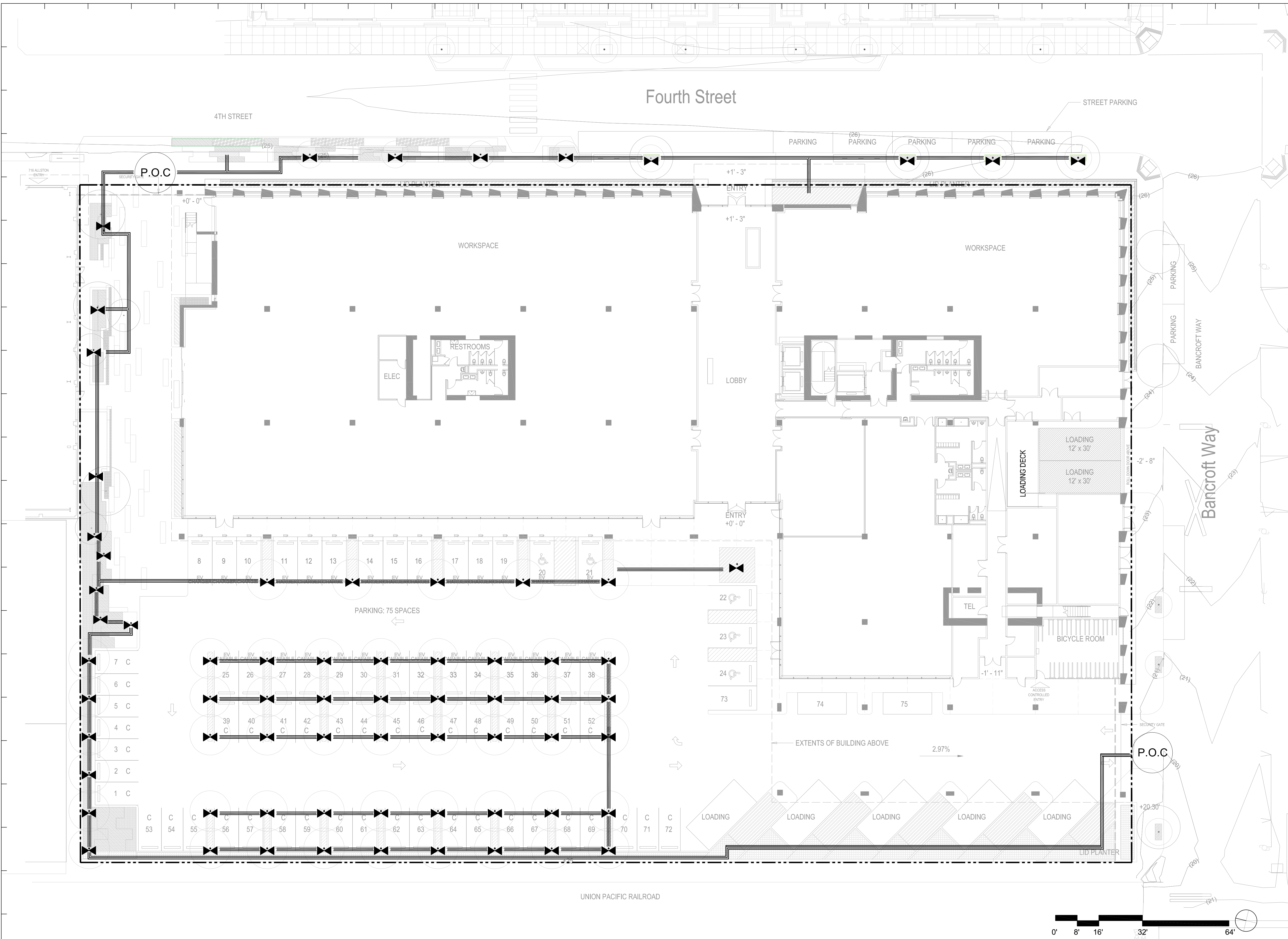
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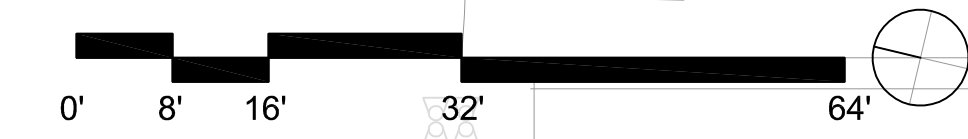
Sheet No.:

**L4.00.00**



NOTES:  
1. SEE LEGEND ON SHEET LP1.00.00-LEGEND SCHEDULE  
2. FINAL IRRIGATION PLAN WILL BE IN FUTURE SUBMITTALS AND WILL BE PREPARED BY A CERTIFIED IRRIGATION DESIGNER.

**IRRIGATION CONCEPT PLAN 01**  
SCALE: 1/16" = 1'-0"





PLATANUS HYBRIDA



ACER RUBRUM 'OCTOBER GLORY'



STREET TREE ALTERNATIVE  
ULMUS HYBRID 'FRONTIER'



ACER JAPONICUM



ACER RUBRUM 'OCTOBER GLORY'  
FALL COLOR



ULMUS HYBRID 'FRONTIER'  
FALL COLOR



CAREX PANSA



LOMANDRA LONGIFOLIA 'BREEZE'



MUHLENBERGIA RIGENS



PENNISETUM ALOPECUROIDES



ARCTOSTAPHYLOS 'EMERALD CARPET'



CAREX TUMULICOLA



IRIS PACIFIC COAST HYBRID



LIGUSTRUM OVALIFOLIUM

# 787 BANCROFT

787 BANCROFT, BERKELEY, CALIFORNIA

## OWNER



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

## PROJECT TEAM

ARCHITECT | STRUCTURAL ENGINEER | LANDSCAPE



SKIDMORE, OWINGS & MERRILL LLP  
ONE MARITIME PLAZA  
SAN FRANCISCO, CA 94111

## BUILDER

LUSARDI CONSTRUCTION COMPANY  
6376 CLARK AVE  
DUBLIN, CA 94568

## CIVIL ENGINEER

WARE MALCOMB  
4683 CHABOT DRIVE #300  
PLEASANTON, CA 94588

## MEP ENGINEER

MEYERS+ ENGINEERS  
98 BATTERY STREET, SUITE 500  
SAN FRANCISCO, CA 94111

## GEOTECHNICAL ENGINEER

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
	USE PERMIT RESUBMITTAL	2021.09.13
	USE PERMIT RESUBMITTAL	2021.12.17

## Key Plan:

## Seal & Signature:

NOT FOR CONSTRUCTION

## Sheet Name:

PRECEDENT  
IMAGES

## Project No.:

## Sheet No.:

220175

## Drawn By:

## Checked By:

## Scale:

LP5.00.00

NTS

# 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  
 SAN FRANCISCO, CA 94111

**BUILDER**  
 LUSARDI CONSTRUCTION COMPANY  
 6376 CLARK AVE  
 DUBLIN, CA 94568

**CIVIL ENGINEER**  
 WARE MALCOMB  
 4683 CHABOT DRIVE #300  
 PLEASANTON, CA 94588

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 MEYERS+ ENGINEERS  
 98 BATTERY STREET, SUITE 500  
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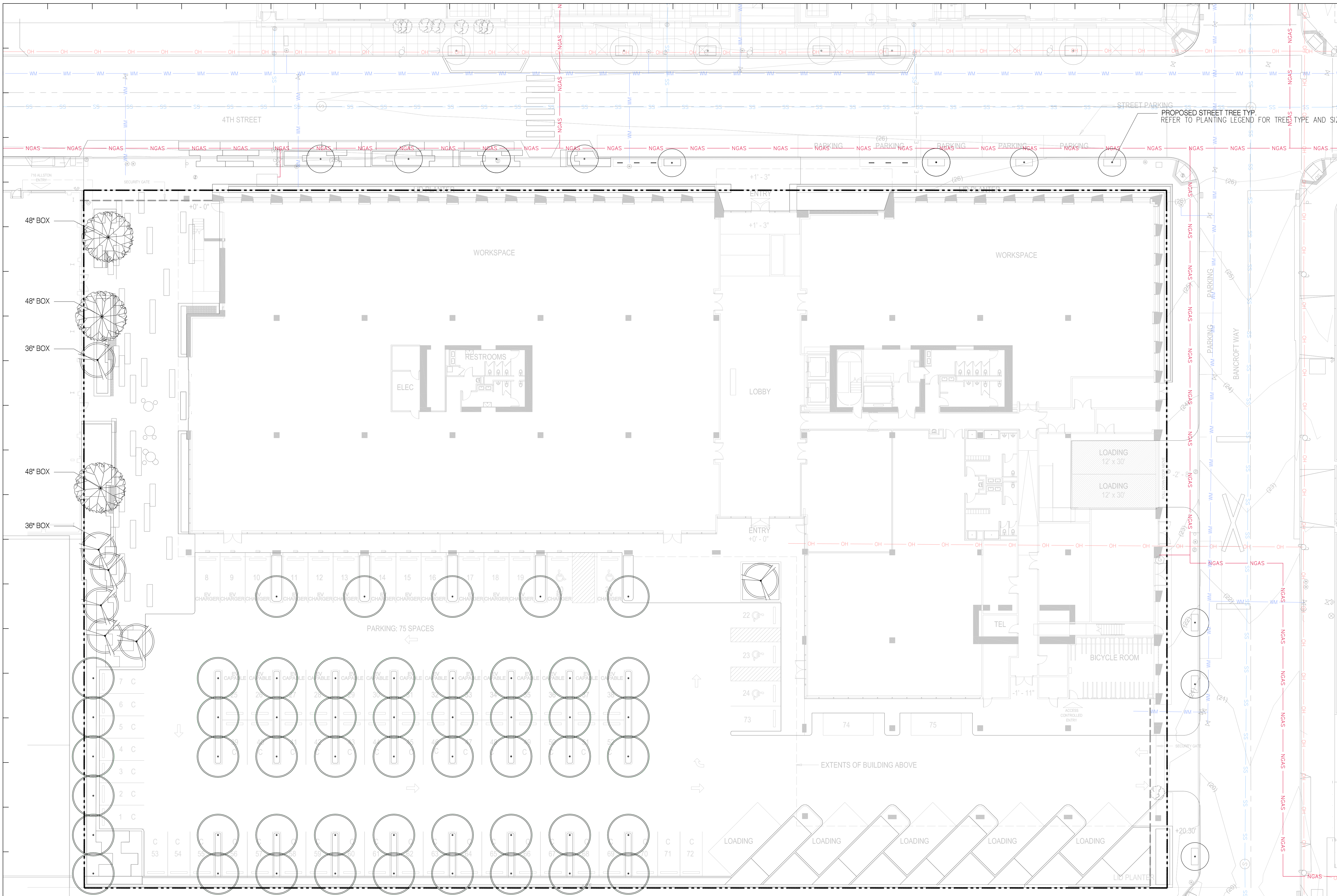
Key Plan:

Seal & Signature:

**NOT FOR CONSTRUCTION**

Sheet Name:  
**PLANTING PLAN -  
 GROUND LEVEL  
 TREE**

Project No.:	220175	Sheet No.:	LP5.01.00
Drawn By:		Checked By:	
Scale:	1/16" = 1'-0"		



**NOTES:**  
 1. SEE LEGEND ON SHEET LP1.00.00-LEGEND SCHEDULE  
 2. THERE IS EXISTING GASLINE UNDER PART OF THE BANCROFT WAY SIDEWALK. PRIOR TO CONSTRUCTION ON THE BANCROFT WAY, CONTRACTOR NEEDS TO VERIFY THE LOCATION AND DEPTH OF EXISTING GASLINE. MAKE SURE THERE IS NO CONFLICTS. OTHERWISE DO NOT PLANT STREET TREES OR CONSTRUCT PLANTING AREA.

**UTILITY LEGEND**

- NGAS — Existing Gasline
- SS — Existing Sewer Line
- WM — Existing Water Pipe
- OH — Existing Electric Line Overhead



**PLANTING PLAN - GROUND LEVEL - TREE 01**  
 SCALE: 1/16" = 1'-0"

# 787 BANCROFT

787 BANCROFT, BERKELEY, CALIFORNIA

**OWNER**

**STEELWAVE**

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

**PROJECT TEAM**

ARCHITECT | STRUCTURAL ENGINEER | LANDSCAPE

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SAN FRANCISCO, CA 94111

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3	USE PERMIT RESUBMITTAL	2021.12.17

**Key Plan:**

**Seal & Signature:**

**NOT FOR CONSTRUCTION**

**Sheet Name:**

**PLANTING PLAN -  
GROUND LEVEL  
SHRUB**

**Project No.:**

220175

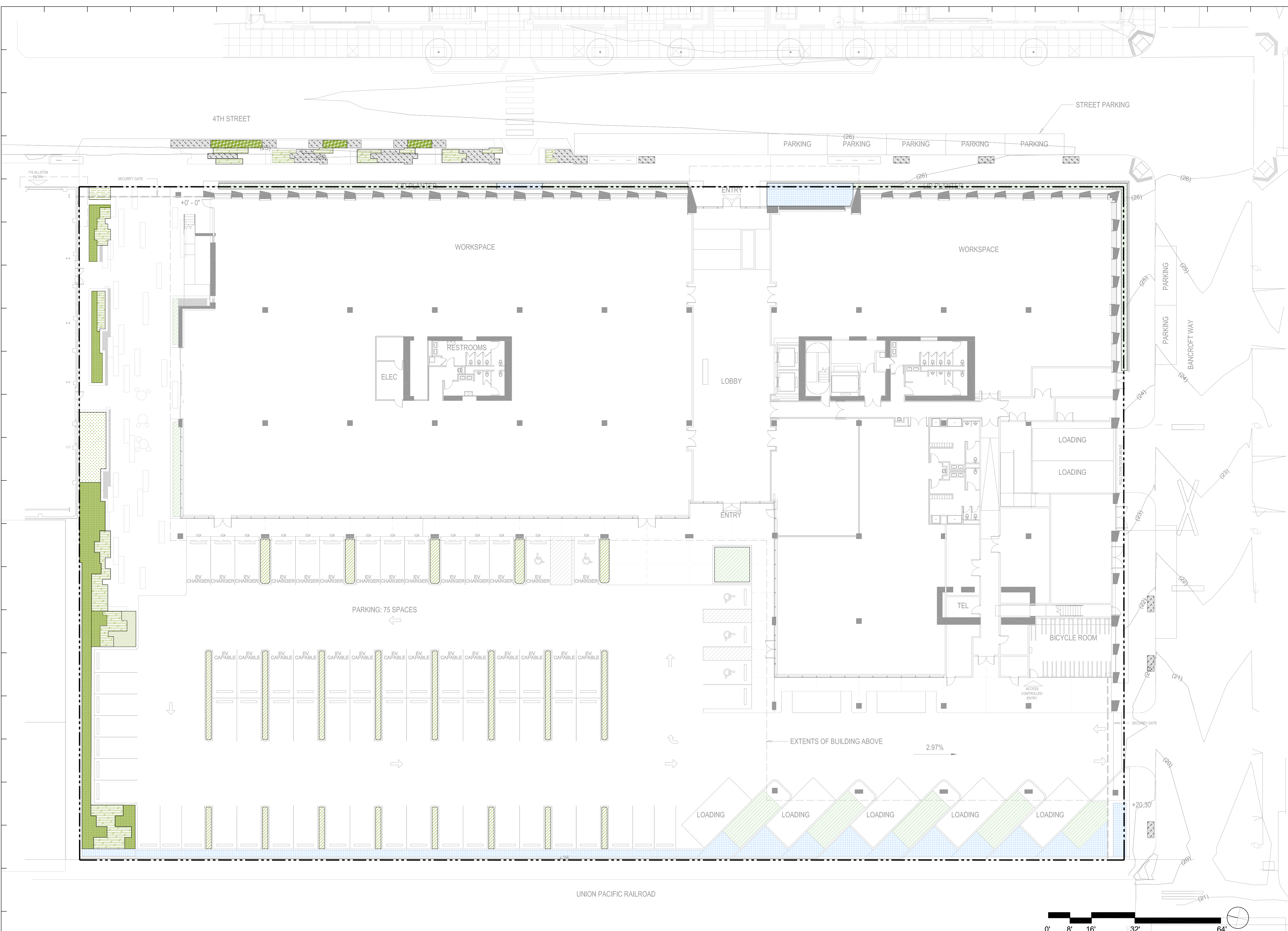
**Drawn By:**

Checked By:

Scale:

**Sheet No.:**

**LP5.01.01**



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

**PLANTING PLAN - GROUND LEVEL - SHRUB 01**  
SCALE: 1/16" = 1'-0"

# 787 BANCROFT

787 BANCROFT, BERKELEY, CALIFORNIA

OWNER



STEELWAVE  
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SAN FRANCISCO, CA 94111

PROJECT TEAM

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Key Plan:

Seal & Signature:

NOT FOR CONSTRUCTION

Sheet Name:

SHADED PARKING  
COVERAGE PLAN

Project No.:

220175

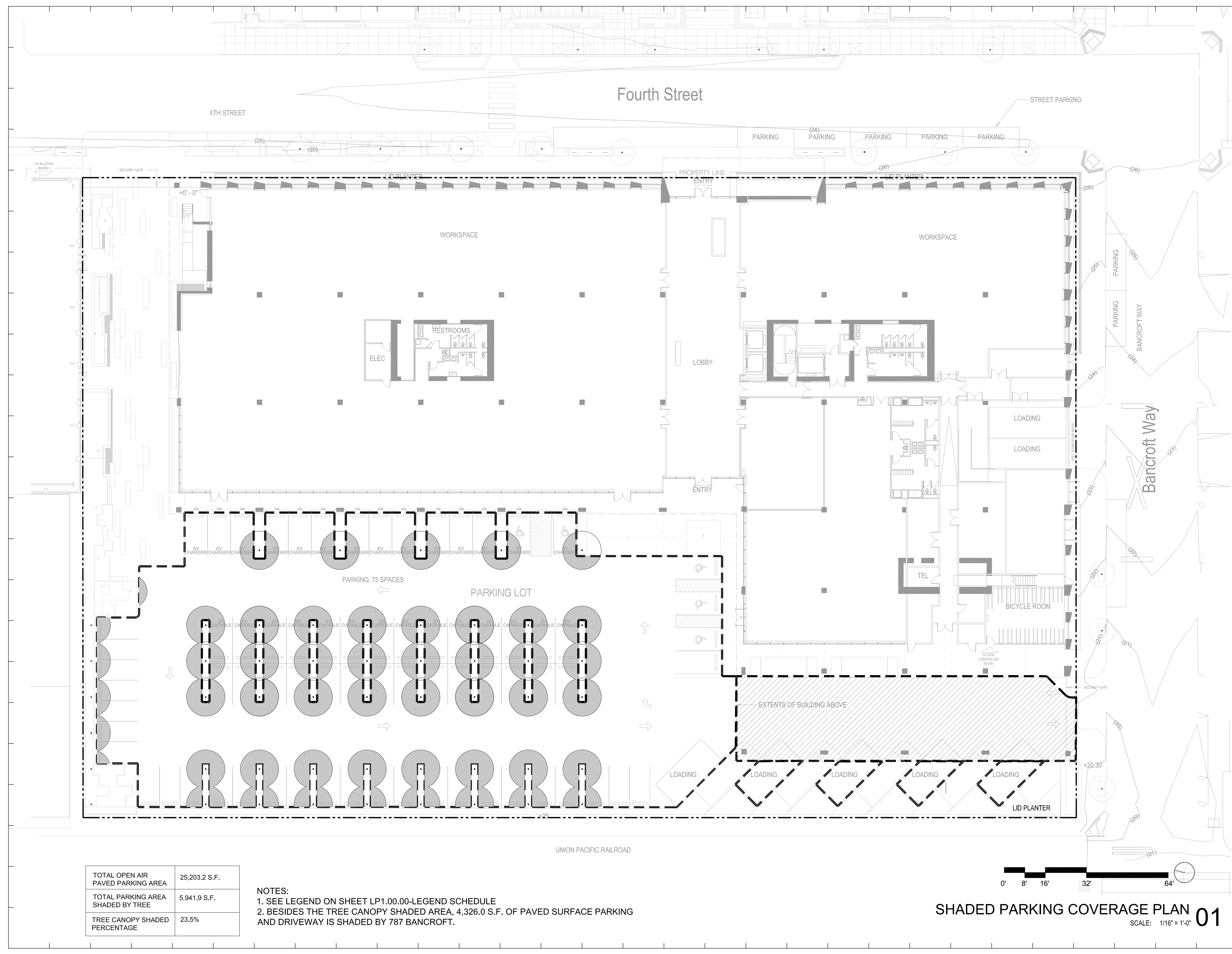
Drawn By:

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Scale:

Sheet No.:

LP5.03.00



TOTAL OPEN AIR PAVED PARKING AREA	25,203.2 S.F.
TOTAL PARKING AREA SHADED BY TREE	5,941.9 S.F.
TREE CANOPY SHADED PERCENTAGE	23.5%

NOTES:  
1. SEE LEGEND ON SHEET LP1.00.00-LEGEND SCHEDULE  
2. BESIDES THE TREE CANOPY SHADED AREA, 4,326.0 S.F. OF PAVED SURFACE PARKING AND DRIVEWAY IS SHADED BY 787 BANCROFT.

SHADED PARKING COVERAGE PLAN 01  
SCALE: 1/16" = 1'-0"

# 787 Bancroft Way: Design Narrative

theLAB Berkeley, Phase III  
Use Permit Resubmittal | December 17, 2021



Our goal is to introduce a new building which transforms and enriches the existing urban fabric through careful spatial interventions and a straightforward, humble materiality.



**Enrich the Urban Fabric**  
787 Bancroft



**Connect Office to Open Space**  
North Plaza



**Reflects the Neighborhood Character**  
theLAB Phase I & II

## Project Vision

The Lab is a multi-phase combination of adaptive reuse, increased open space, new construction, and enhancements to the public realm will improve the environment and support the development of businesses in the surrounding neighborhood.

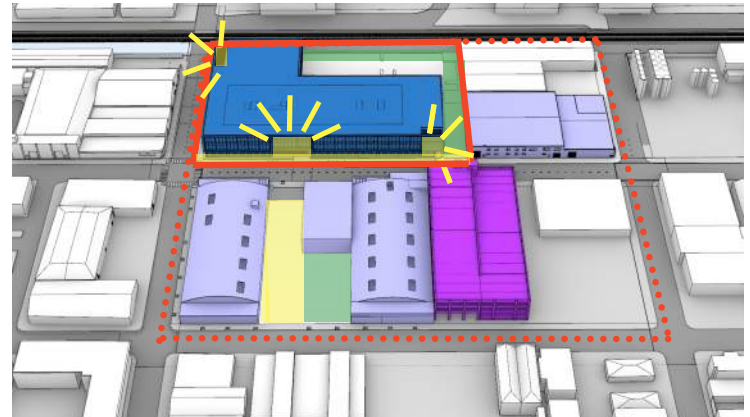
The building's L-shaped configuration and long horizontal proportions maintain the form and character of the surrounding blocks. With two major frontages, the building retains the street walls on both Fourth Street and Bancroft Way while allowing for a generous public open space to the north of the building and public improvements along Fourth Street.

The form and materiality of the building recall the simplicity and honesty of the industrial buildings in the neighborhood while making the block more welcoming and the pedestrian experience more enjoyable. A combination of exposed concrete structure, glass, metal trim, and integrated planters complement the industrial character of the district, while providing new open spaces to the evolving neighborhood and its more pedestrian and bicycle friendly orientation.

The ground floor is slightly recessed to increase the sidewalk width for pedestrian movement and additional planting and seating. The recessed ground level gives the building the same strong horizontal proportions as the previous building, despite being one story taller. The entry and address sign are near the midpoint of the Fourth Street façade, breaking up the long mass on the ground floor.

The entry is aligned with a new open space across the street that ties all of the buildings of TheLab into a singular campus-like work environment. Terraces at the Southwest and Northwest corners of the building break down the mass at the corners, provide tenants and outdoor amenities with views, and emphasize the connection between the workplace and neighborhood. The external stair on the Northeast corner provides vertical circulation and further connectivity between the workplace and Northern open space.

The pedestrian entrances to the site are located off Fourth Street. Vehicular access to the site is provided on Bancroft Way. This entry location reduces the curb cuts along Fourth Street to enhance the pedestrian experience and connectivity between buildings on either side of the street.



## WEST BERKELEY

The project is located in West Berkeley - a neighborhood with a diverse range of uses, building types, scales, and a rich industrial past. 787 Bancroft and the Lab will help the neighborhood evolve into the next chapter in the area's economic growth through a combination of new construction and adaptive reuse.



# theLAB Phases

787 Bancroft is the last phase of a multi-phase development that creates a light manufacturing and R&D campus in West Berkeley. The replacement of underutilized structures with a new building dedicated to R&D and light manufacturing uses serves the purpose of fostering growth of advanced technology services, while encouraging the availability of buildings for manufacturing uses and jobs. A series of public realm improvements and small scale parks stitch the project into the existing fabric of the neighborhood.

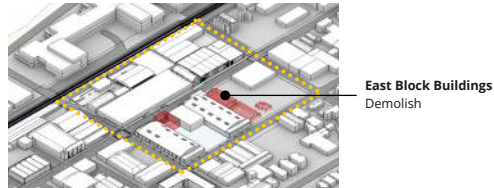
## PREVIOUS PHASES

### PHASE 0 - EXISTING CONDITION



### PHASE I

- Demolish 4 Structures on East Block



### PHASE II

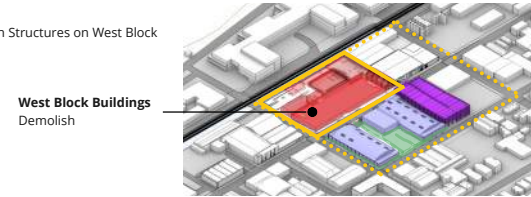
- The Lab Parking Structure - Build New
- East Block Buildings - Updates



## CURRENT SUBMITTAL PHASE

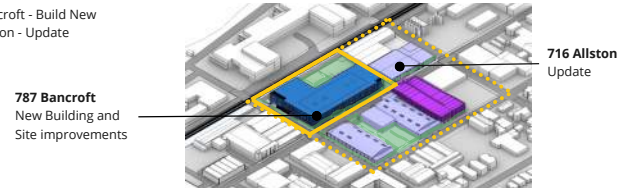
### PHASE III - A

- Demolish Structures on West Block



### PHASE III - B

- 787 Bancroft - Build New
- 716 Allston - Update



# BUILDING PLACEMENT

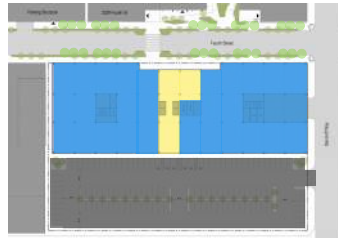
The L-shape configuration of 787 Bancroft maximizes the building frontage along Bancroft and 4th street, creates open space adjacent the public right of way, and discreetly places parking on the interior of the site. Our team explored a variety of building configurations and placement. The L-shape configuration created the best pedestrian experience along 4th street.



the square

compact plan

parking & additional curb cut along 4th



the rectangle

strong connection to 4th street & East development

no open space on the site

east west solar orientation

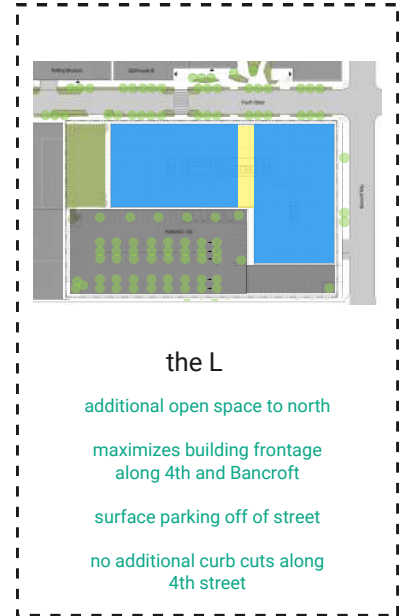


the U

good views

open space isolated

parking & additional curb cut along 4th



the L

additional open space to north

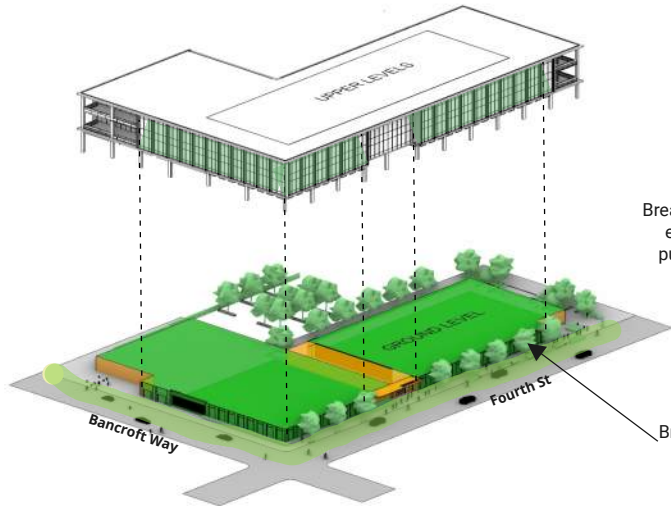
maximizes building frontage along 4th and Bancroft

surface parking off of street

no additional curb cuts along 4th street

## BUILDING MASSING AND ARTICULATION

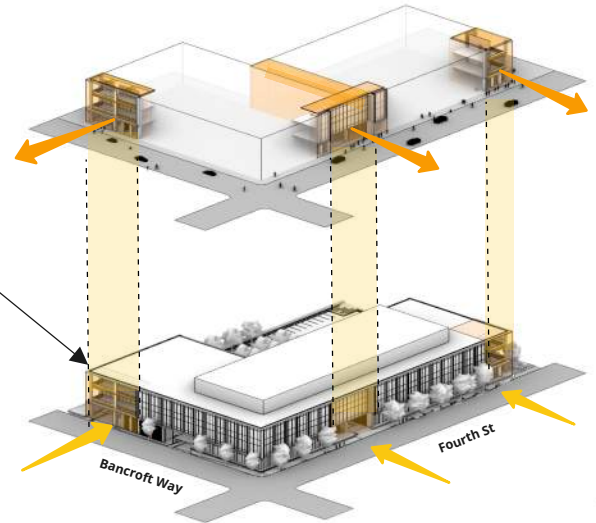
The form of 787 shares the long and low proportions of the other revitalized warehouses with the Lab to create a cohesive building language within the masterplan. The ground floor is recessed to allow for increased landscaping along the sidewalk and for the scale of the building to be broken down. A larger recess at the building entrance is near the center of the building to break down the long mass and align the building to a new open space across 4th street. Large outdoor terraces on both ends of the building break down the scale of the building next to its neighbors. An exterior stair on the Northeast corner creates an active circulation area adjacent to the public way and new Northern park.



**OVERALL MASSING**  
Long and low profile with open ground plane

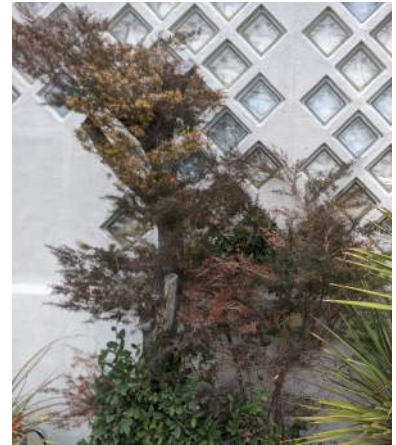
**ACTIVATED TERRACES AND ENTRY**  
Breaks down elevation length and engages workplace with the public realm at parcel's edges

**RECESSED GROUND LEVEL**  
Broken into two-building masses to activate the sidewalk and emphasize human scale



## MATERIALITY AND CHARACTER

The construction and materiality building is inspired by the functionality and playfulness of the industrial buildings in the neighborhood. There is a clear expression of the structural frame and a play in rhythm of the cast in place concrete that is also the primary building facade.



## OPEN SPACE AND LANDSCAPE

The landscape design strategy for 787 Bancroft and the Lab Masterplan is to transform the two blocks East and West of 4th Street into a singular campus consisting of a variety of open spaces and outdoor experiences. This is done through a series of interventions: Widening the sidewalk for better pedestrian experiences; creating pocket parklets along the street for light activities; adding a mid-block crossing to enhance the Lab campus connectivity; and finally, providing a shaded mixed-use plaza for the workers to extend their daily activities from indoor to outdoor.

The design of the 4th Street streetscape activates the public realm of the block with strategic planting and landscape features that are coordinated with major building elements. Red Maple is selected as the street tree marching along both sides of the street, unifying the campus. With their orange to brilliant scarlet fall color, the red maples contribute to the planting diversity of the neighborhood and create identity for the Lab campus. Sidewalk is widened to incorporate three sets of pocket parklets with gardens and seating benches. Hedges are designed to provide protection from the traffic and comfort to the parklets. Both the layouts of the street trees and pocket parklets are responding to the rhythm of the building façade design. Along the periphery of the main building, a continuous flow-through planter has been established to help with stormwater management as well as create a natural transition between the office environment and public sidewalk.

The North Plaza acts as a crossroads for pedestrian circulation between 787 Bancroft, 716 Allston, and 4th street. It is also the key outdoor area of the site. A variety of destinations are provided for both the occupants in the Lab and the public visitors. Seating under the shaded London Plane trees, hanging out next to the gardens with delicate Japanese Maples, and gathering on the open lawn enrich the ways of working, provide spaces for activities, outdoor meetings, and office events. Both the design of North Plaza and the improvements of 4th street are to establish a sense of place for collaboration in this new vibrant hub for the district.



# OPEN SPACE AND LANDSCAPE

The planting design of 787 Bancroft takes the neighborhood context, the relationship with the main building, and the seasonal plant characters into consideration.

Red Maple is selected as the street tree along 4th street to create a unified scene across the Lab campus. Its brilliant fall color and clean oval tree shape will give a distinct identity to the site within the neighborhood and marks the front entrances for the buildings along 4th Street.

In the North Plaza three London Plane trees are placed to provide great shade in summer and visual interests in winter. Japanese Maples are also designed into the plaza gardens. With its delicate leaves and outward spreading branches, these garden trees easily become the visual attraction on site.

In the surface parking area behind the building, medium sized Frontier Elms are used to provide shade for the cars while not blocking too much of the view towards the ocean.

All groundcovers and low plantings will be native or drought-tolerant plants that require low water and less maintenance once established. Plants vary from colors, heights, forms, and textures in different seasons and add year-round visual interest.



● **Acer rubrum "October Glory"**  
Red Maple



● **Acer Japonica**  
Japanese Maple



● **Platanus hybrida**  
London Plane Tree



● **Ulmus Hybrid "Frontier"**  
Frontier Elm

# SECURITY FENCE

The design of the West Block includes security gates on the NE plaza and the SW vehicular entry to the site. The gates will remain open during operating hours of the day in order to keep the Northeast plaza connected to the public realm. Signage will be integrated into the gates in harmony with the project landscape and architecture.

Security gate at the North Plaza

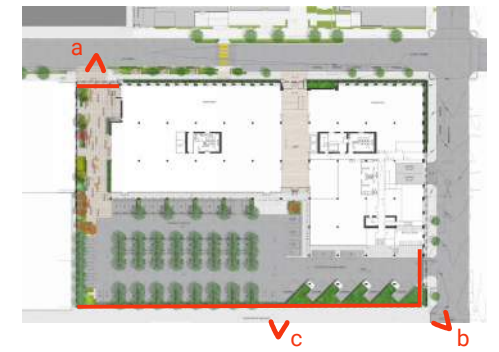


view a



view a

Steelwave | SOM



Fence and Retaining Wall at West



view b



view c

787 Bancroft | Berkeley, California | 11

# TREE COVERAGE



## 4TH STREET FRONTAGE



4TH STREET



BANCROFT WAY



## VIEW FROM TRAIN TRACKS



# NORTHEAST CORNER

