

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

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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
	50% SCHEMATIC DESIGN	2021.04.30
	90% SCHEMATIC DESIGN	2021.05.21
	USE PERMIT RESUBMITTAL	2021.09.13
	USE PERMIT RESUBMITTAL	2021.12.17
	DESIGN REVIEW COMMITTEE MEETING 1	2022.02.07

Key Plan:

Seal & Signature:

NOT FOR CONSTRUCTION

Sheet Name:

STREET STRIP
ELEVATIONS

Project No.:

Sheet No.:

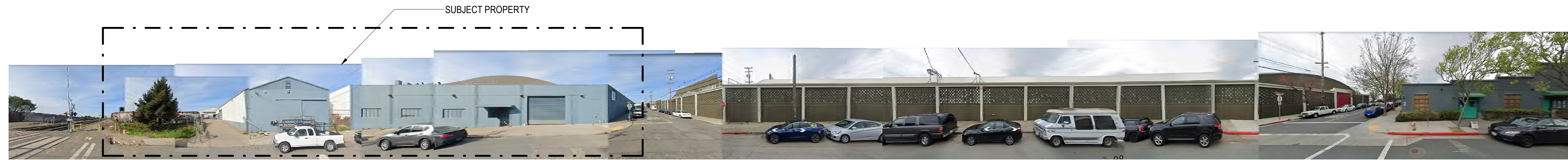
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Checked By: Checker

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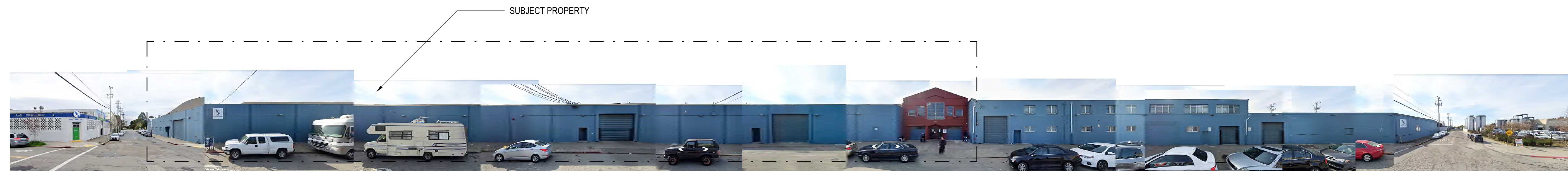
AP5.00.03



STREET STRIP, BANCROFT WAY, LOOKING NORTH - EXISTING



STREET STRIP, BANCROFT WAY, LOOKING NORTH - PROPOSED



STREET STRIP, 4TH STREET, LOOKING WEST - EXISTING



STREET STRIP, 4TH STREET, LOOKING WEST - PROPOSED

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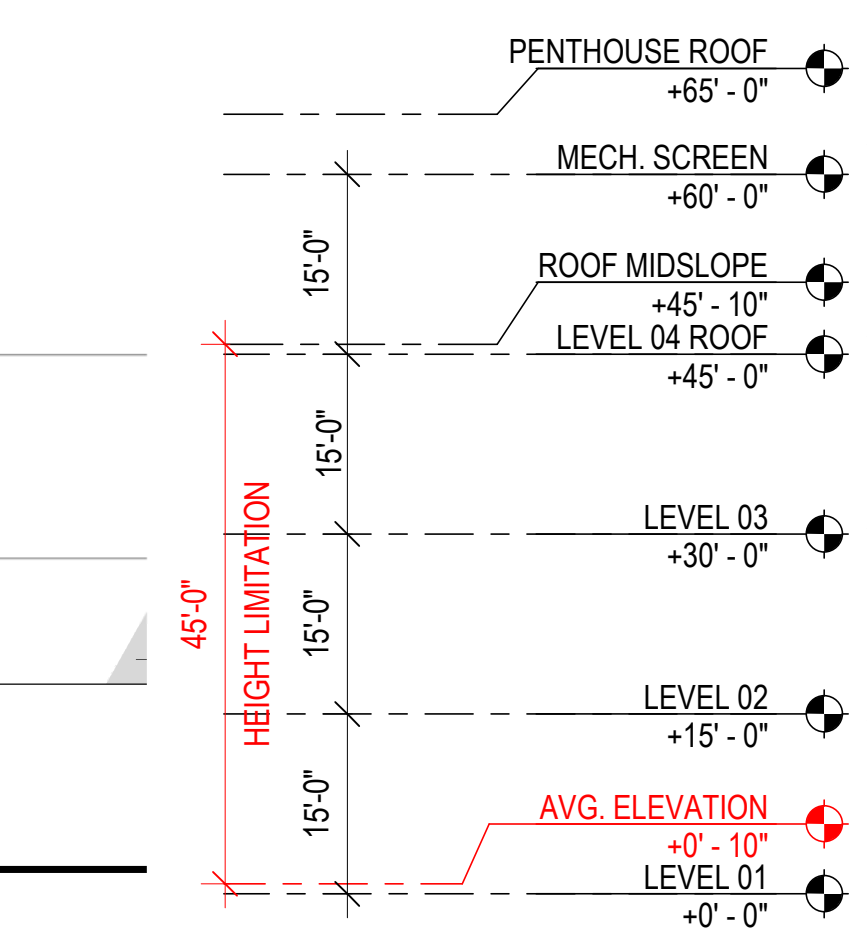
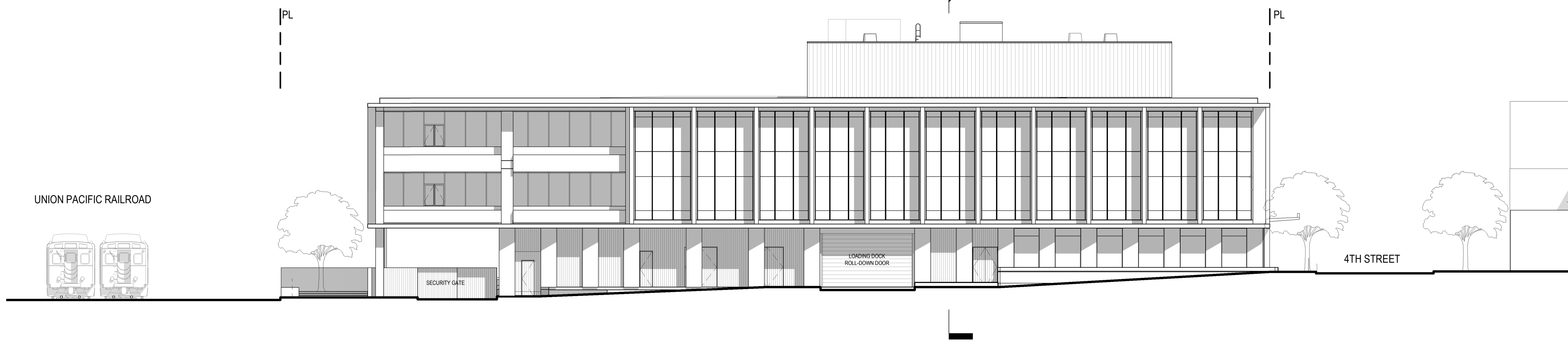
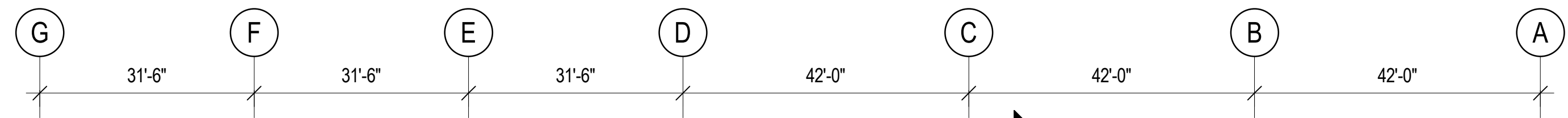
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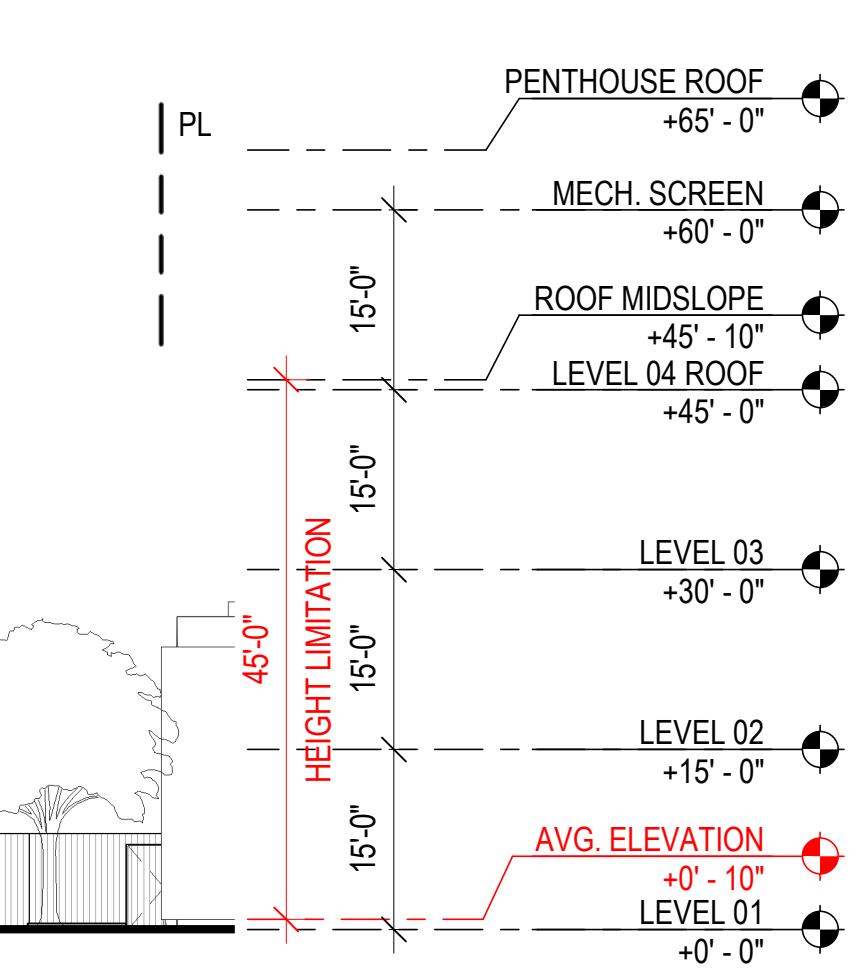
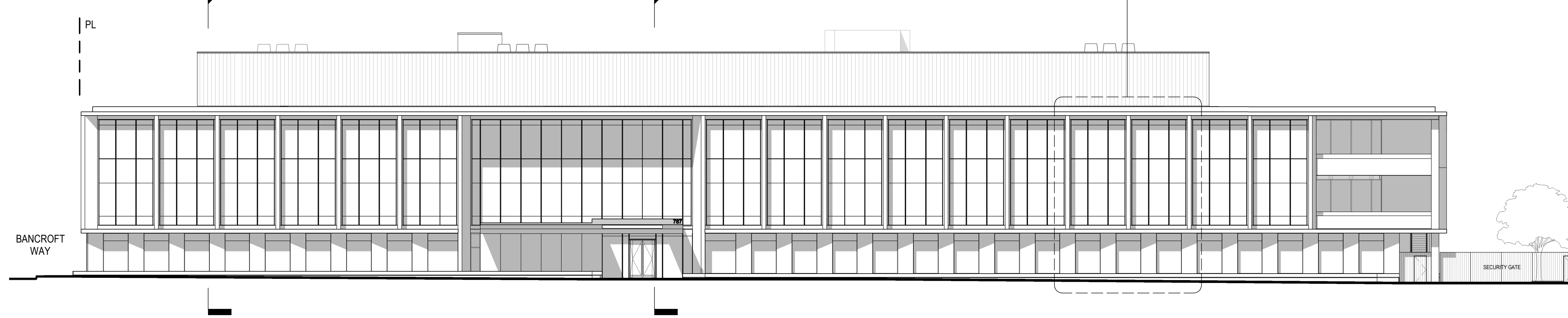
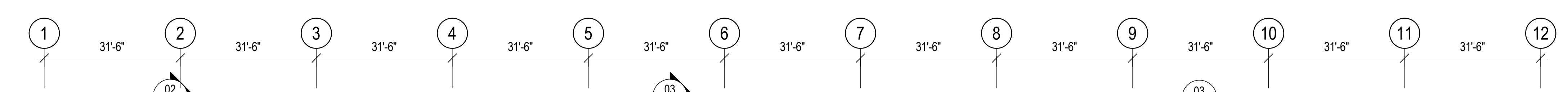
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Sheet Name:
EAST AND SOUTH ELEVATIONS

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



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



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

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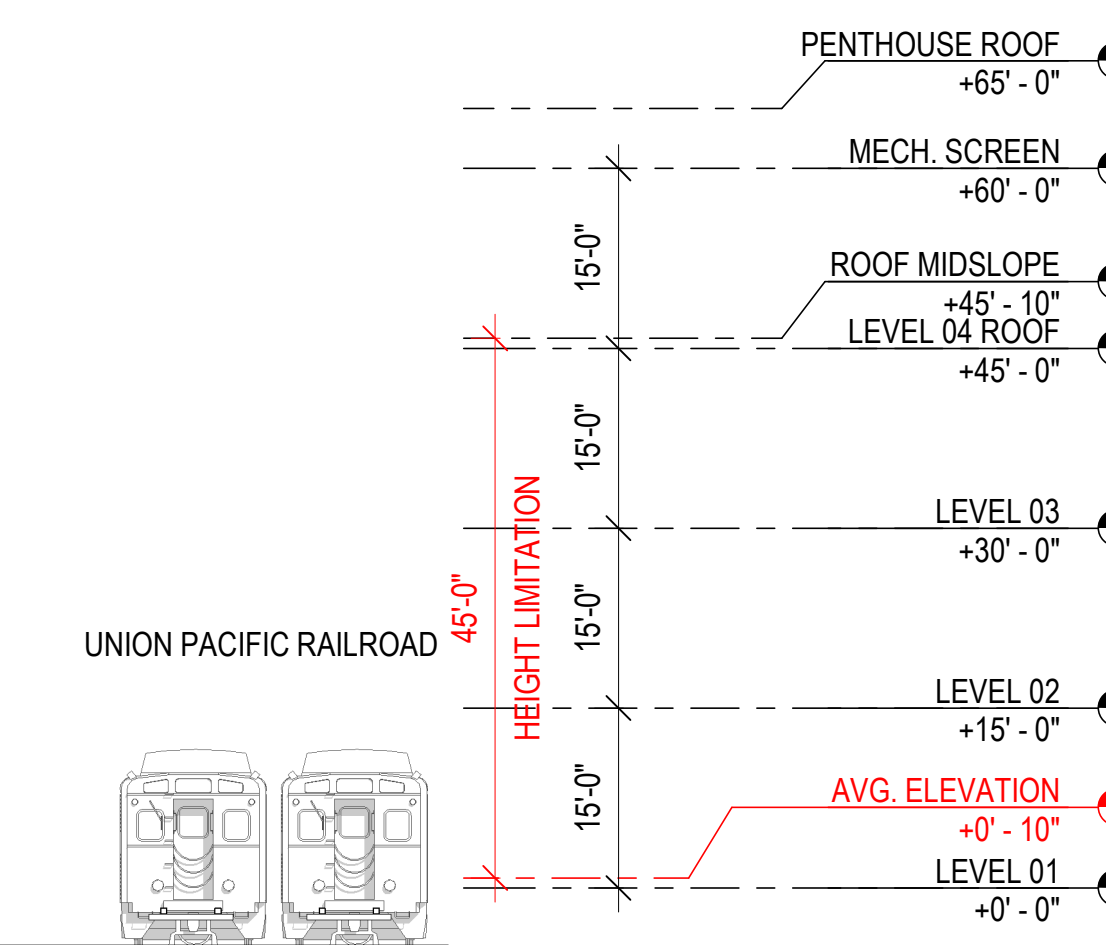
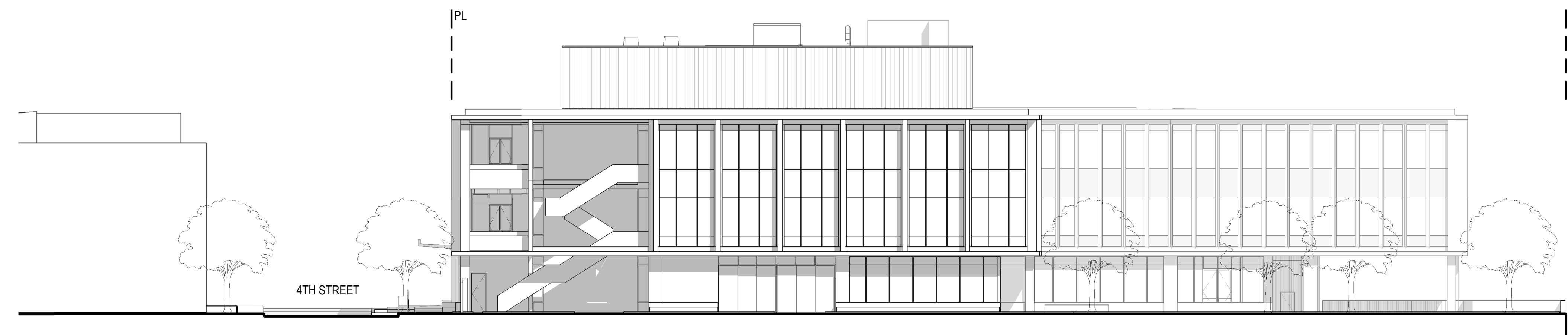
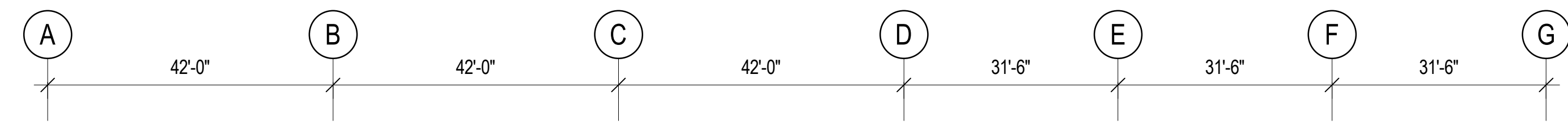
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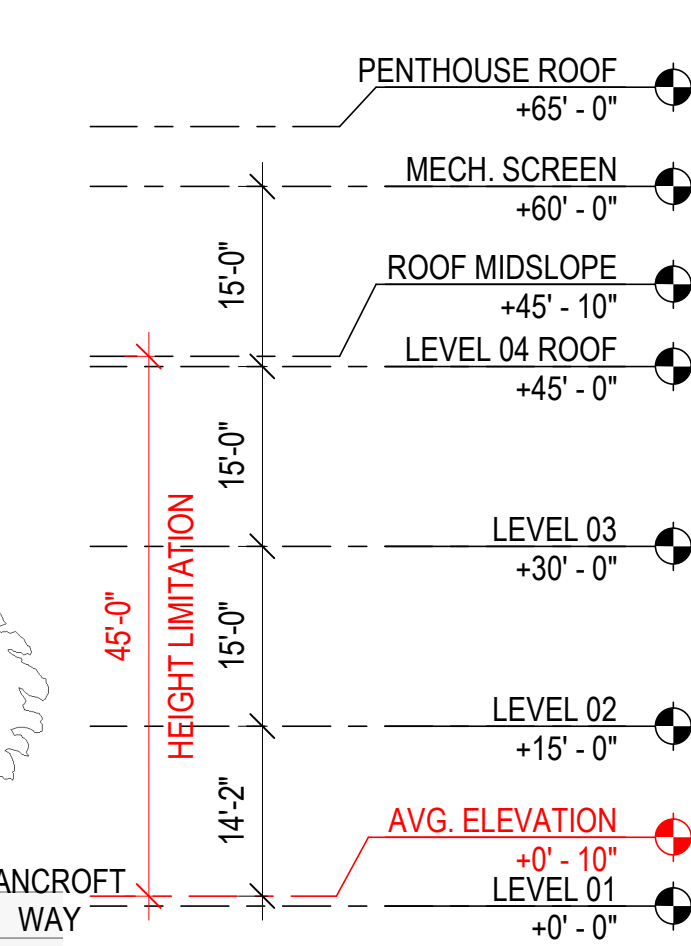
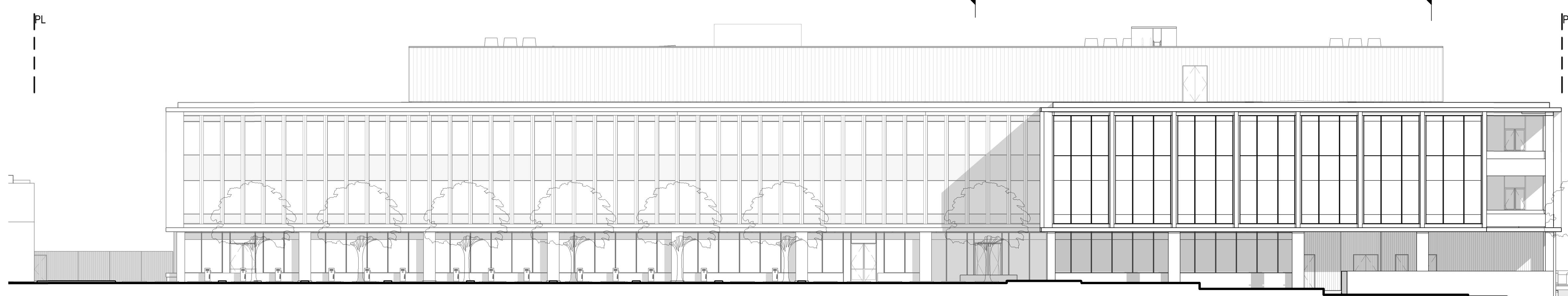
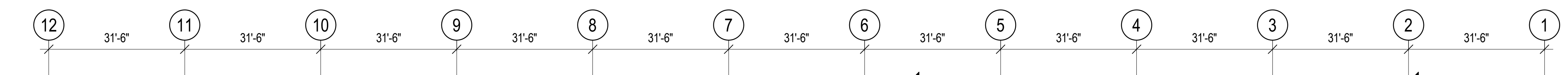
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WEST AND NORTH ELEVATIONS

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220175	AP5.01.02
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NORTH ELEVATION 02
 SCALE: 1/16" = 1'-0"



WEST ELEVATION 01
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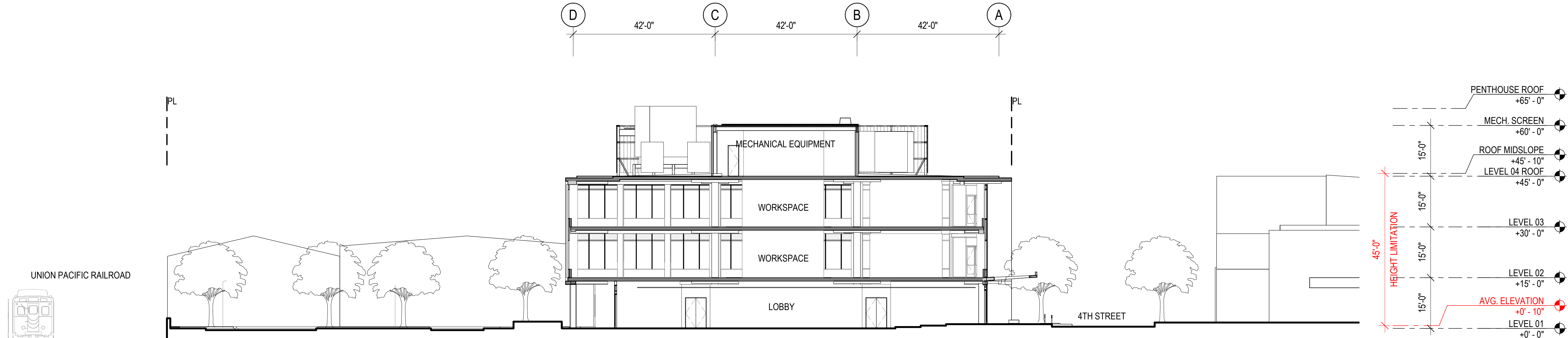
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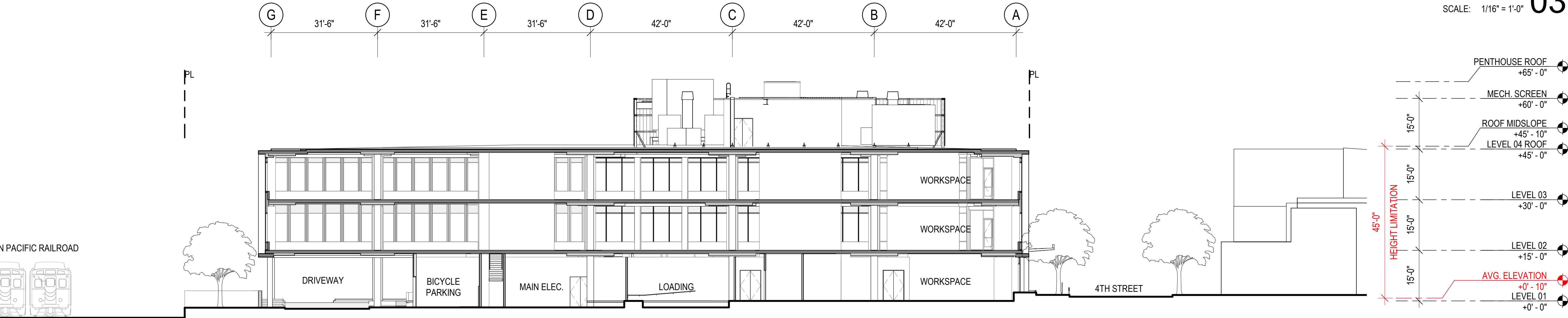
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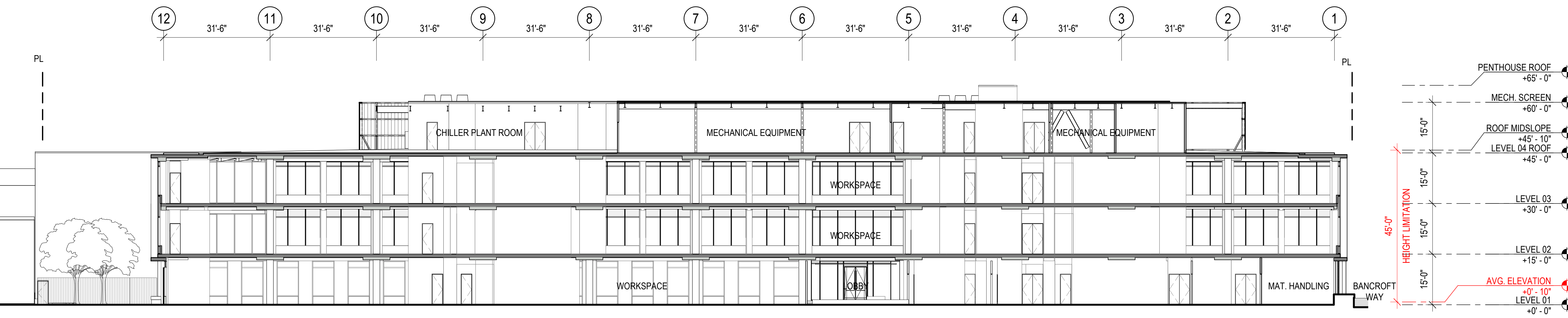
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EAST WEST SECTION THROUGH LOBBY 03
 SCALE: 1/16" = 1'-0"



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



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



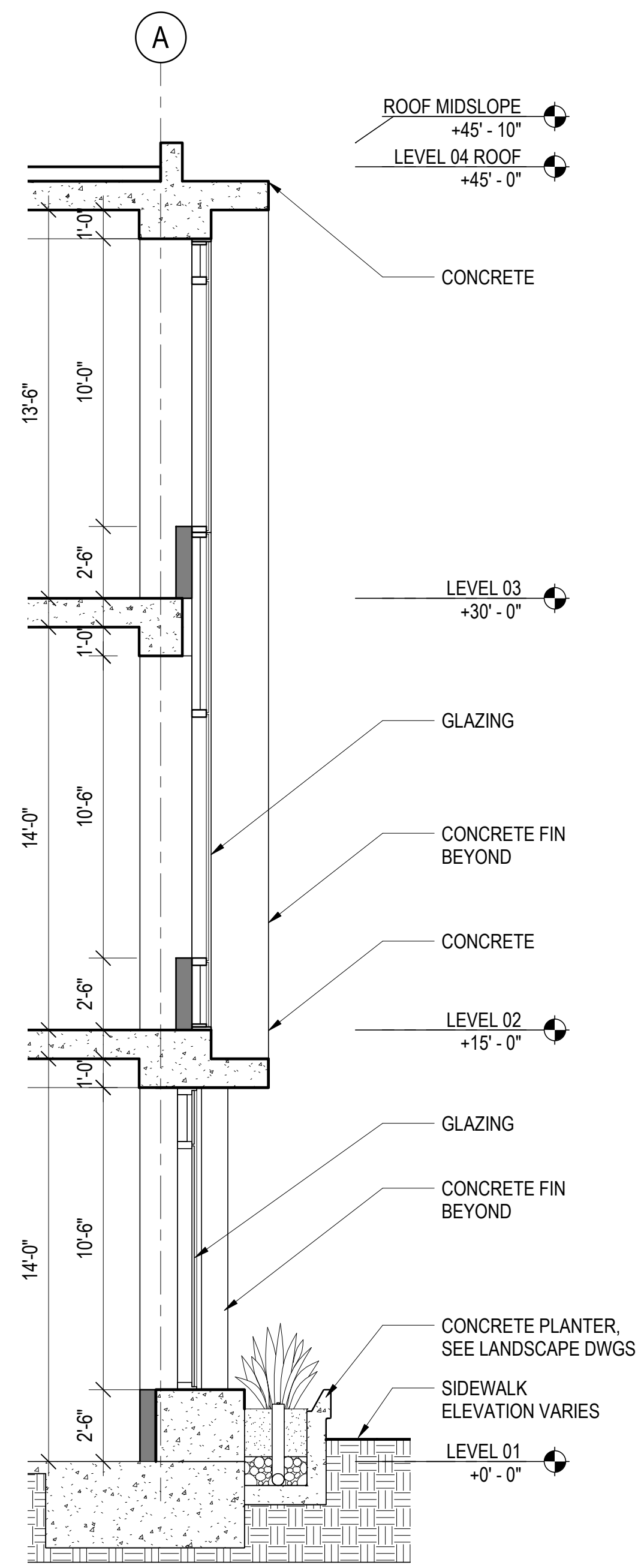
EXTERIOR VIEW AT TYPICAL FACADE (4TH STREET)



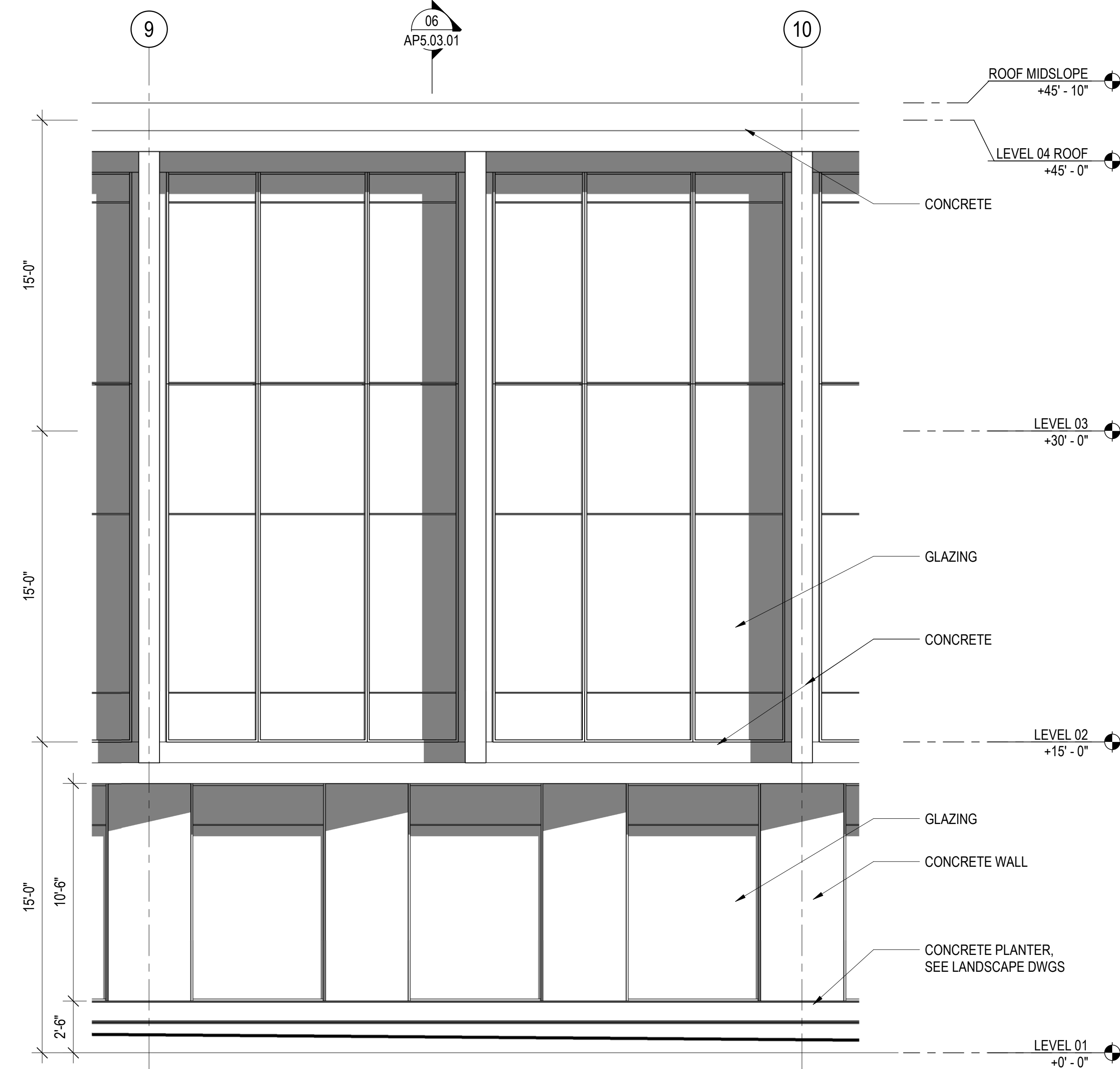
EXTERIOR VIEW AT EAST ENTRY



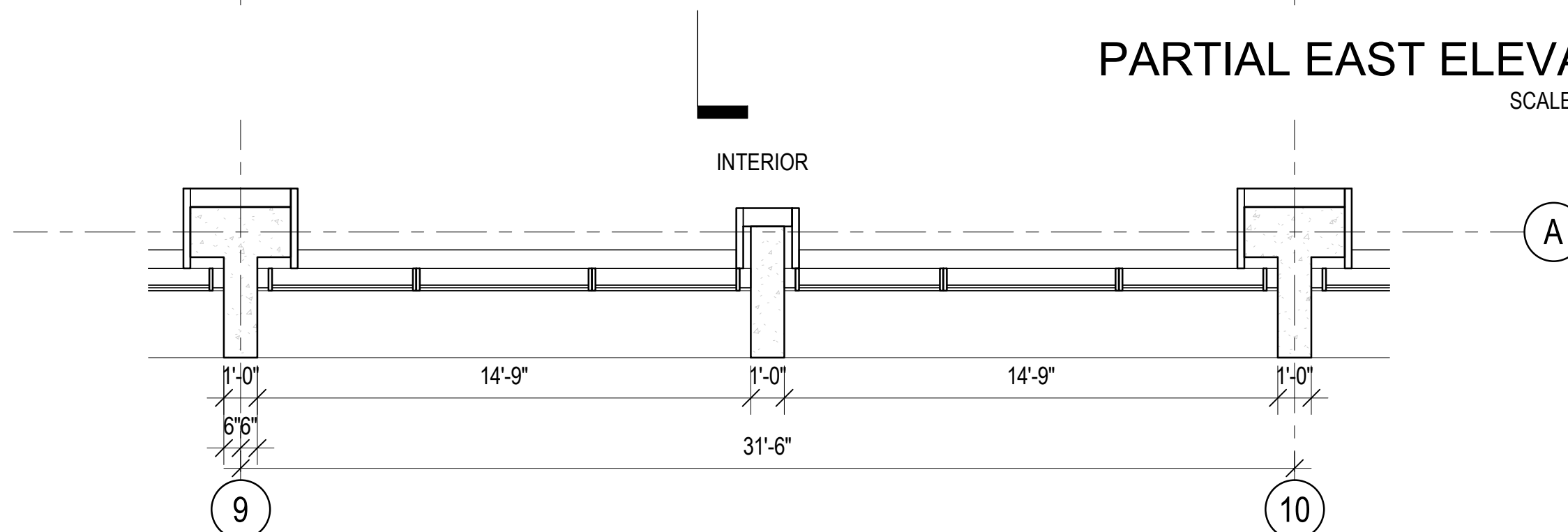
EXTERIOR VIEW AT SE CORNER



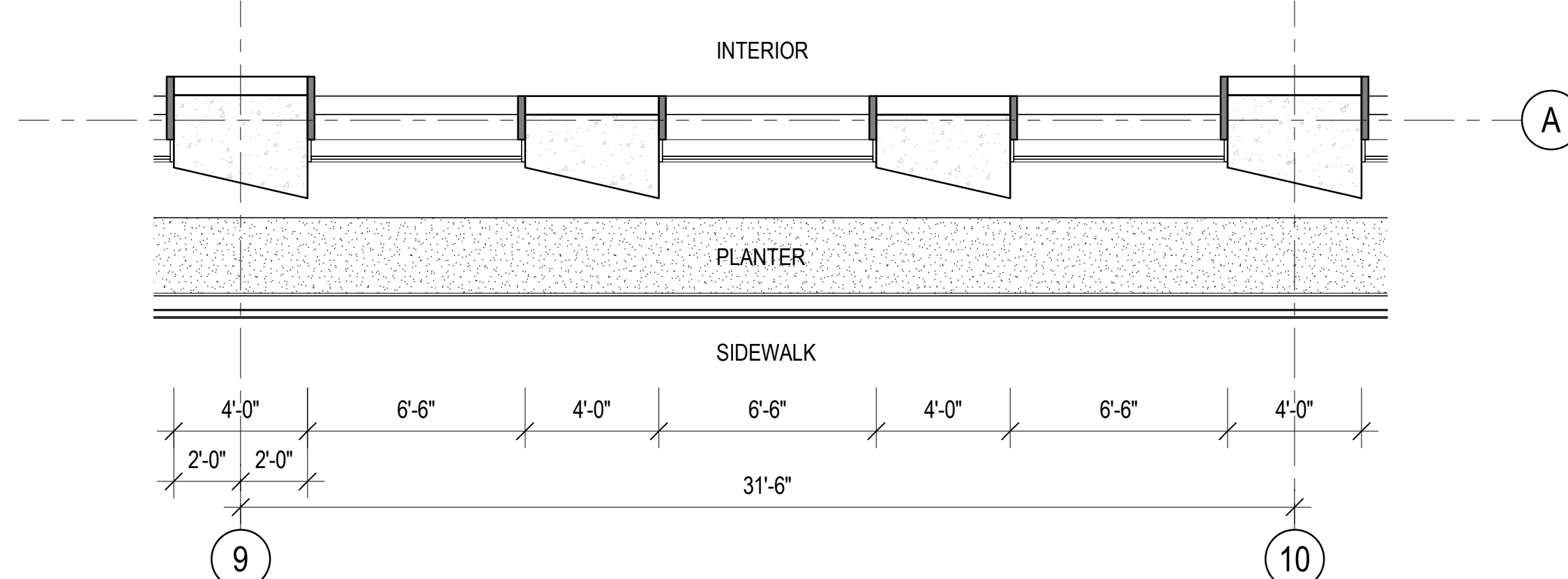
PARTIAL SECTION AT EAST 06
SCALE: 1/4" = 1'-0"



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.:

Sheet No.:

220175

Drawn By: Author

Checked By: Checker

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

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	M	N	AS SHOWN	STREET TREE
	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 CIVIL/ ARCHITECTURE DRAWINGS

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	-	-	-	SAD FOR DETAILS
G2	GATE AT BANCROFT WAY	-	-	-	SAD FOR DETAILS
F1	WEST FENCE	-	-	-	SAD FOR DETAILS

IRRIGATION LEGEND

IRRIGATION LEGEND				
LEGEND	NAME	MODEL / MANUFACTURER	COLOR	COMMENTS
	IRRIGATION POC COMPONENTS	TBD	TBD	-1" WATER METER, B.P.D., MASTER VALVE, FLOW SENSOR
	ELECTRIC CONTROLLER	-	-	-120 VOLT ELECTRICAL CONNECTION REQUIRED
	REMOTE CONTROL	TBD	TBD	-PROPOSED LOCATIONS
	IRRIGATION LATERAL LINE	-	-	-1120/SCHEDULE 40 PVC PIPE
	IRRIGATION SUPPLYLINE-1 1/2" & SMALLER	-	-	-1120/SCHEDULE 40 PVC PIPE
	SLEEVING-SIZE AS INDICATED	-	-	-1120/SCHEDULE 40 PVC PIPE
	L.V. ELECTRICAL CONDUIT-SIZE AS INDICATED	-	-	-1120/SCHEDULE 40 PVC PIPE
	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.: 220175

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Scale:

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LP1.00.00

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LAB LANDSCAPE MASTER PLAN

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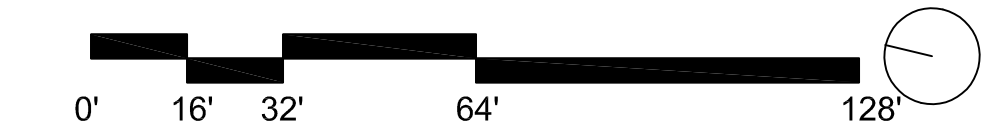
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VIEW A



VIEW B



LAB LANDSCAPE MASTER PLAN 01
SCALE: 1/32" = 1'-0"

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LANDSCAPE PLAN

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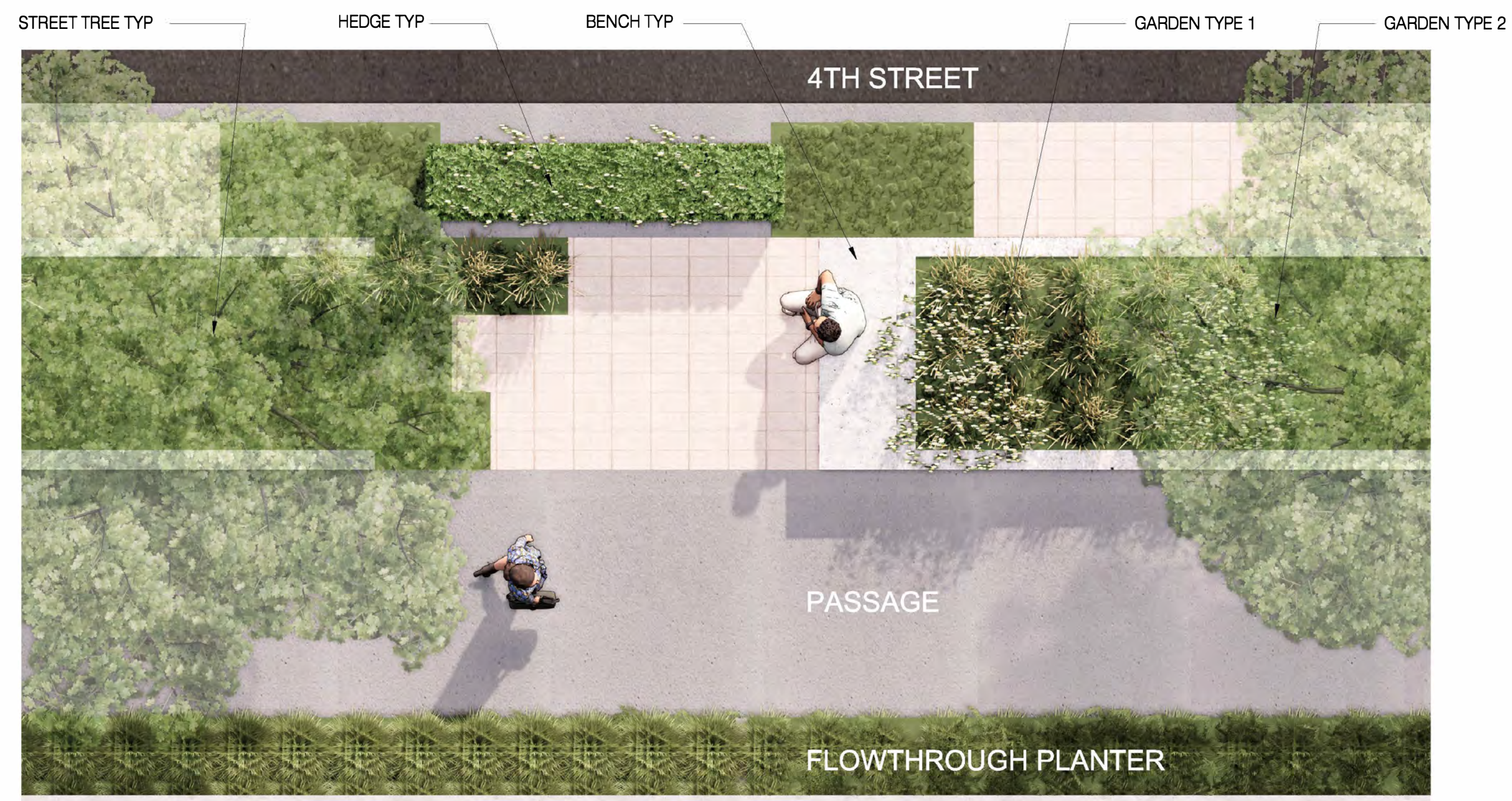
NOTES:
1. SEE LEGEND ON SHEET LP1.00.00-LEGEND SCHEDULE

LAB LANDSCAPE MASTER PLAN 01

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

NOTES:

1. SEE SHEET LP5.01.00 AND LP5.01.01 FOR PLANTING.



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
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BUILDER
LUSARDI CONSTRUCTION COMPANY
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DUBLIN, CA 94568

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

MEP ENGINEER
MEYERS+ ENGINEERS
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SAN FRANCISCO, CA 94111

GEOTECHNICAL ENGINEER
ROCKRIDGE GEOTECHNICAL
270 GRAND AVE
OAKLAND, CA 94610

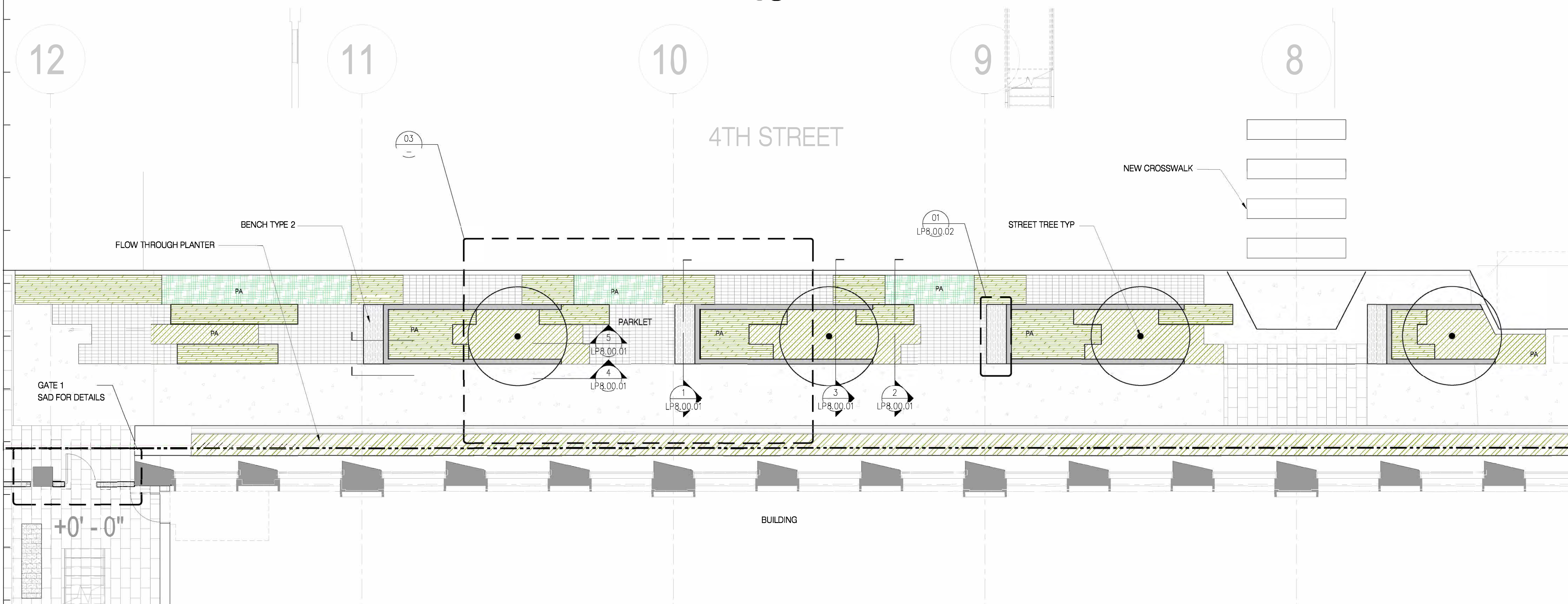
SUSTAINABILITY
ATELIER TEN
443 TEHAMA ST, 1ST FLOOR
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	1ST DESIGN REVIEW COMMITTEE MEETING	2022.02.04

STREET GARDEN RENDERED PLAN 03
SCALE: NTS

STREET GARDEN RENDERING 02
SCALE: NTS



Key Plan:

Seal & Signature:

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Sheet Name:
ENLARGEMENT PLAN

STREET GARDEN ENLARGED PLAN 01
SCALE: 1/4"=1'-0"

Project No.:	220175	Sheet No.:	LP2.00.11
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Checked By:			
Scale:	AS SHOWN		

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1	USE PERMIT APPLICATION	2021.03.25
2	USE PERMIT RESUBMITTAL	2021.09.13
3	USE PERMIT RESUBMITTAL	2021.12.17
4	1ST DESIGN REVIEW	2022.02.04
5	COMMITTEE MEETING	

Key Plan:

Seal & Signature:

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Sheet Name:

IRRIGATION
CONCEPT PLAN

Project No.:

220175

Drawn By:

Checked By:

Scale:

1/16" = 1'-0"

Sheet No.:

220175

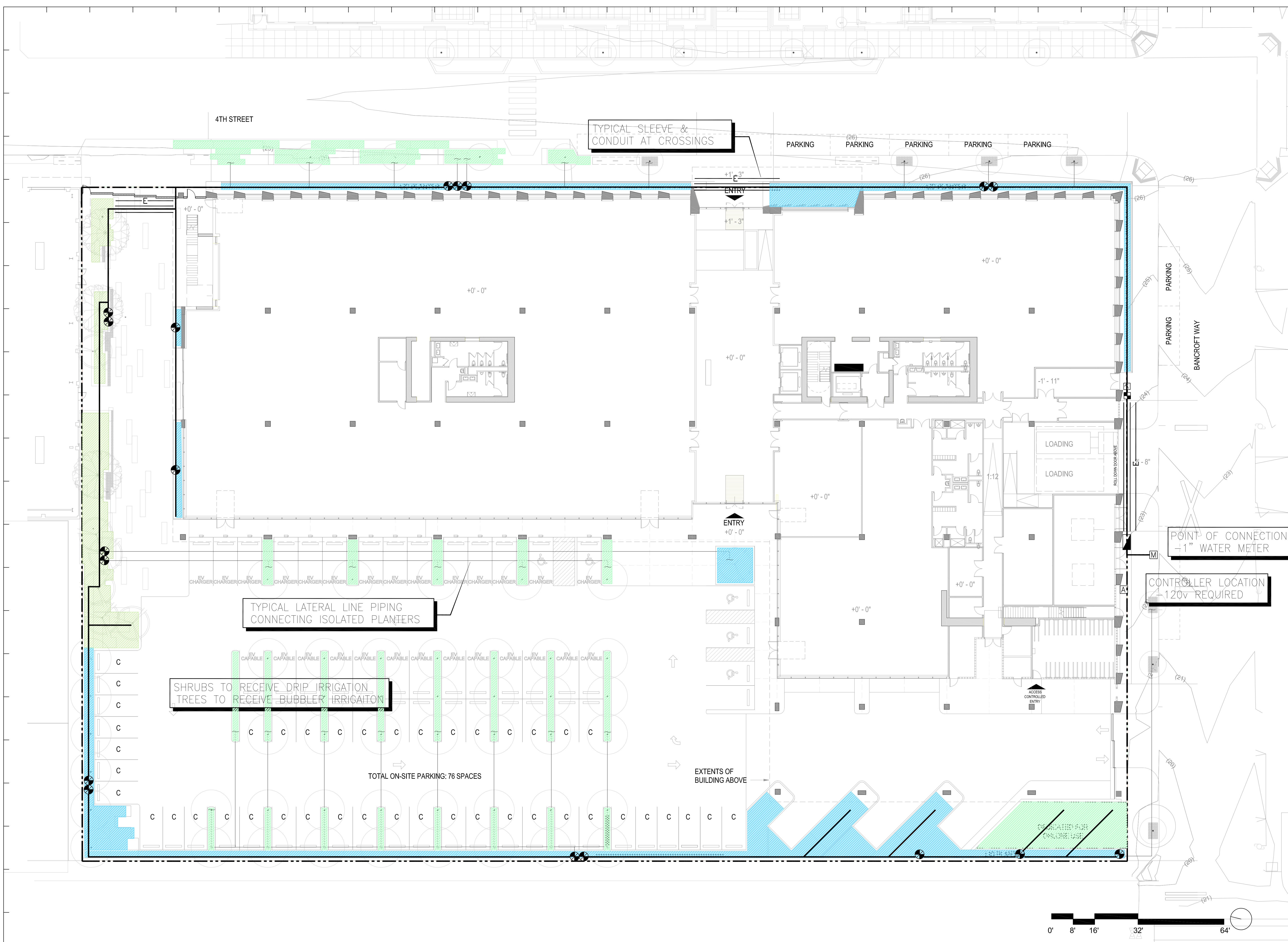
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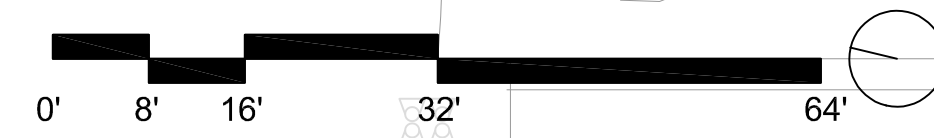
1/16" = 1'-0"

LP4.00.00



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



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Key Plan:

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Sheet Name:

PRECEDENT
IMAGES

Project No.:

220175

Drawn By:

Checked By:

Scale:

NTS

LP5.00.00



PLAZA TREE
LONDON PLANE TREE
PLATANUS HYBRIDA



STREET TREE
RED MAPLE
ACER RUBRUM 'OCTOBER GLORY'



PARKING LOT TREE
FRONTIER ELM
ULMUS HYBRID 'FRONTIER'



PLAZA TREE
JAPANESE MAPLE
ACER JAPONICUM



STREET TREE
RED MAPLE
ACER RUBRUM 'OCTOBER GLORY'
FALL COLOR



PARKING LOT TREE
FRONTIER ELM
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
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Key Plan:

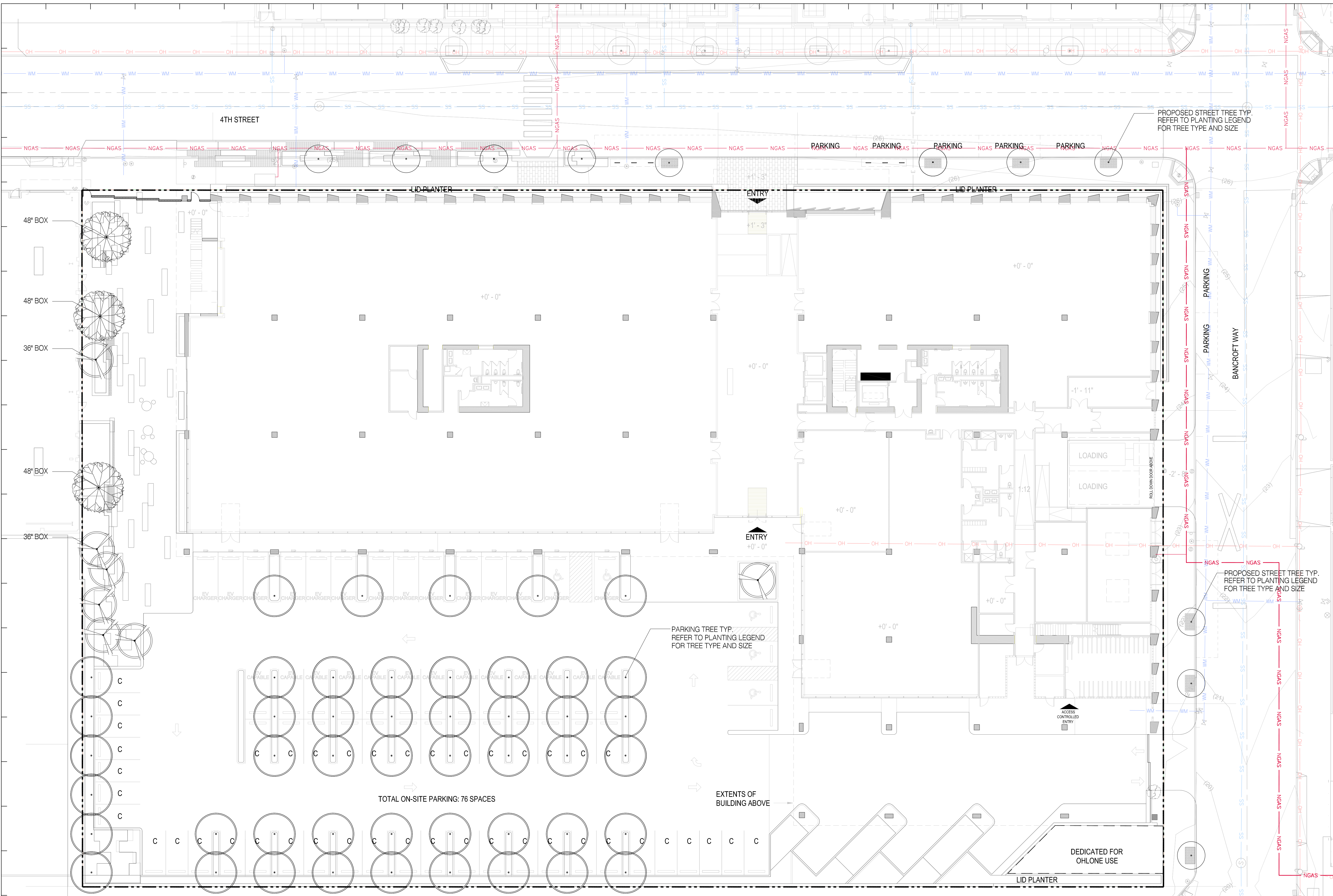
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Sheet Name:

PLANTING PLAN - GROUND LEVEL TREE

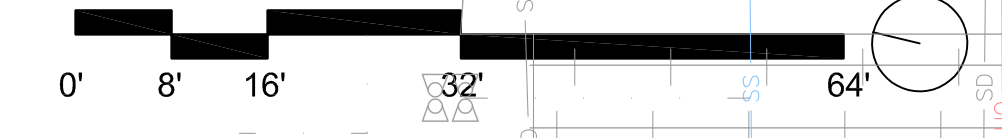
Project No.:	220175	Sheet No.:	LP5.01.00
Drawn By:		Checked By:	
Scale:	1/16" = 1'-0"		



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"

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Key Plan:

Seal & Signature:

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Sheet Name:

**PLANTING PLAN -
GROUND LEVEL
SHRUB**

Project No.:

220175

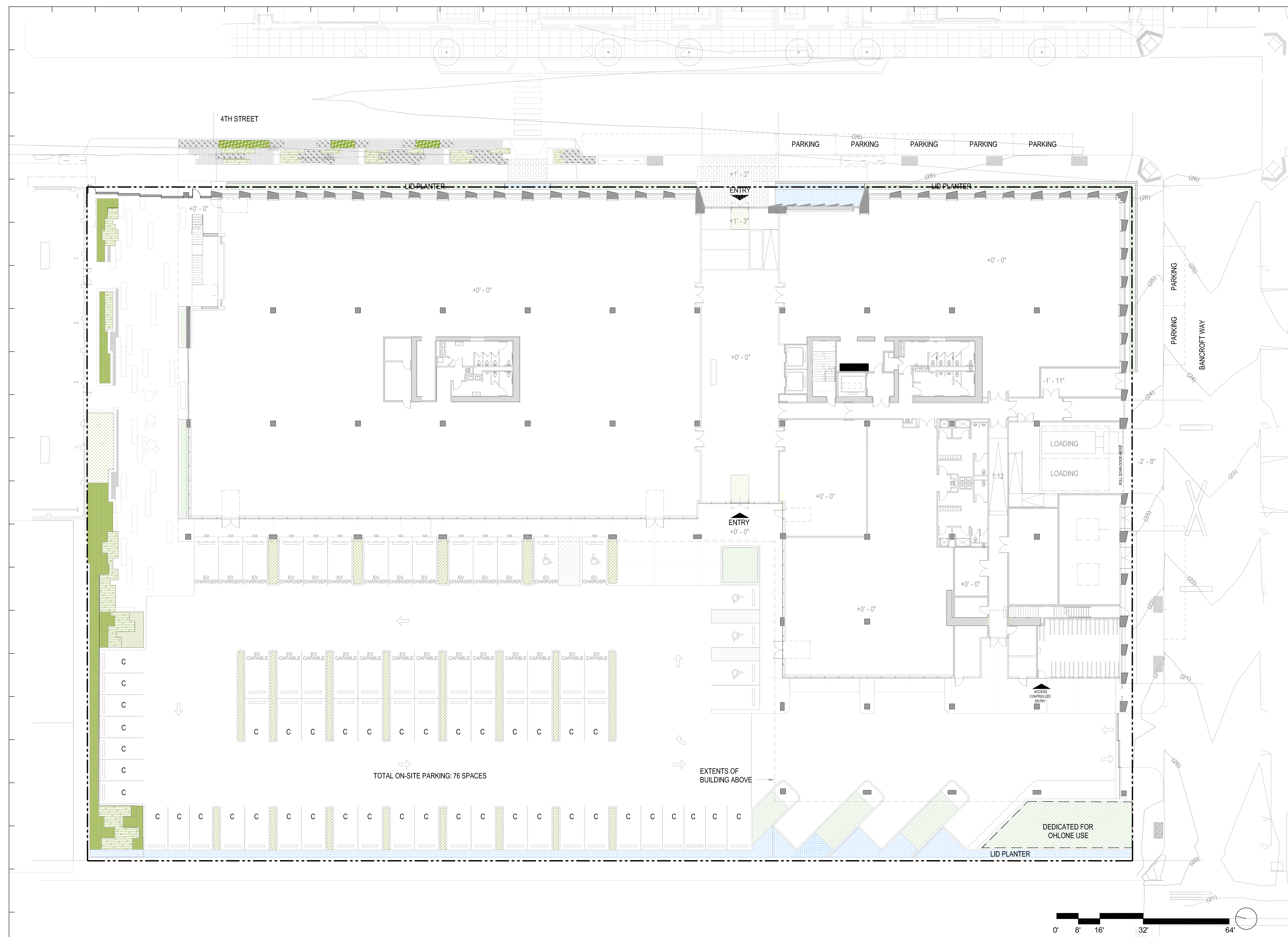
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Scale:

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"