

February 12, 2013

City of Berkeley Preliminary Design Review Recommendations List and Responses

To: Mr. Aaron Sage/ Ms. Anne Burns
City of Berkeley Associate Planner – Design Review
2120 Milvia Street,
Berkeley, CA 94704

From: David Delasantos / Project Architect
MBH Architects

Re: Use Permit #: 07-30000100
(ZAB Attachment 5, dated 12-11-08)
Project Name: 1200 Ashby
Project Address: 1200 Ashby Ave
MBH Project No. 48020.3PD

The following are responses to Preliminary Design Review Recommendations dated November 20, 2008.

<u>General Comments:</u>		
Item	Reference	Comment / Response
<u>Building Design/ Details:</u>		
1.	A3.1.1,A3.1.2	Recommendation: <i>There is some concern with the amount of ‘shelf’ profiles in the wall details – it may look dirty over time from the rain. Coating on stucco is recommended.</i> Response: Elastomeric coating will be applied on wall stucco to provide weatherproofing and long term durability. Building colors have been reviewed and the amount of white used has been reduced or replaced with brown tones to hide any dirt collected on the building face. See sheets A3.1.1 – A3.1.2.
2.	N/A	Recommendation: <i>Recommend pulling window out toward exterior wall surface more or looking at collecting rain so that dirt doesn’t wash down the façade.</i> Response: Per meeting with planning department on 12/18/2012, current articulation on the façade is acceptable.
3.	N/A	Recommendation: <i>There is concern that pigeons may sit on the projections /awnings – how would this be resolved?</i> Response: Nets will be used to prevent pigeons from perching on beams.
4.	N/A	Recommendation: <i>Not all the ins and outs on the façade may be needed, but look carefully at elevations and details so ‘fine-grained’ articulation is still present.</i> Response: Per meeting with planning department on 12/18/2012, current articulation

		on the façade is acceptable.
5.	A3.1.1, A3.1.2	<p>Recommendation: <i>There are a lot of stucco areas. Consider ways to differentiate the various stucco surfaces. This will help to further reduce the scale and add more articulation.</i></p> <p>Response: Per meeting with planning department on 12/18/2012, current articulation on the façade is acceptable and we have proposed a new color scheme.</p>
6.	A2.0.1	<p>Recommendation: <i>Continue to look for ways to enliven the courtyard area / walls – especially since amount of retail storefront in this area has been reduced.</i></p> <p>Response: Propose to relocate residential lobby from Carrison Street to San Pablo Ave to reinforce outdoor activity at community plaza on San Pablo Avenue. Such adjustment has also increased amount of retail storefront on corner of Carrison Street and San Pablo Avenue. See Sheets A1.0.1 – A2.0.1</p>
7.	N/A	<p>Recommendation: <i>Continue to refine the cornice/parapet detail at the top of the building. Still doesn't appear to be the right way to end of the building against the sky.</i></p> <p>Response: The current cornice line is used as a tool to reinforce the concept of two masses versus one, by wrapping the roof lines down the corner lines into the building base.</p>
8.	N/A	<p>Recommendation: <i>Provide more detailed design for garage doors at FDR.</i></p> <p>Response: Please see attached product brochure for proposed garage doors.</p>
9.	A2.0.1	<p>Recommendation: <i>Residential lobby appears to be well designed.</i></p> <p>Response: Residential lobby has been relocated from Carrison Street to San Pablo Ave and re-designed to provide better service and experience for residents.</p>
Building Materials and Colors:		
10.	A3.1.1, A3.1.2	<p>Recommendation: <i>Color of horizontal siding appears to be too light – consider richer color.</i></p> <p>Response: A new color scheme is proposed. See sheets A3.1.1 – A3.1.2 and material board.</p>
11.	N/A	<p>Recommendation: <i>Metal panel material needs to be matte finish. Check on reflectivity on product specifications.</i></p> <p>Response: Zinc panels in leui of reflective metal panels are proposed.</p>
12.	A3.1.1, A3.1.2	<p>Recommendation: <i>Stay away from 'yellow' tones in the final color palette. Warm colors are good. Watch accent colors that are too bold.</i></p> <p>Response: A new color scheme is proposed. See sheets A3.1.1 – A3.1.2 and material board.</p>
Lighting:		

13.	A5.1.1	<p>Recommendation: Show sign lighting accurately at FDR.</p> <p>Response: Reverse lite channel letters for sign lighting proposed see sheet A5.1.1 for possible locations. More accurate locations will be known post tenant selections.</p>
14.	A5.1.2	<p>Recommendation: Be careful with exterior lighting on the south and east portions of the building so that there is no glare toward residential structures.</p> <p>Response: Shielded light fixtures will be located at unit balconies, roof deck and access path; these will be down light fixtures only and photometrics will be reviewed to not disturb neighbors.</p>
15.	A5.1.2	<p>Recommendation: Show specific building lighting proposed at FDR. Up lighting is strongly discouraged.</p> <p>Response: Fixture replaced see sheet A5.1.2</p>
Landscape Plan / Common Open Spaces:		
16.	L2.0	<p>Recommendation: There appear to be privacy issues with the podium open space that are still unresolved.</p> <p>Response: A buffer is created between courtyard open space and unit balconies by placing trees and plantings in raised planters, see sheet L2.0</p>
Plant Palette:		
17.	L1.0	<p>Recommendation: Ligustrum gets large and may be too close to the driveways for sight line issue. It may also require too much maintenance.</p> <p>Landscape Architect's Response: Ligustrum removed and replaced with low Lomandra and dwarf Phormium.</p>
18.	N/A	<p>Recommendation: Lagerstromia in the planter in front of the courtyard may not be durable enough for foot traffic.</p> <p>Landscape Architect's Response: Lagerstroemia is a common sidewalk tree. A strong leader, single trunk specimen will be selected for final drawings.</p>
Sidewalk Design:		
19.	N/A	<p>Recommendation: Durable trashcans on sidewalk are recommended.</p> <p>Landscape Architect's Response: Yes, a City standard or architect preferred model will be selected.</p>
ZAB Issues:		
20.	A2.0.2-A2.0.6, A4.1.1	<p>Recommendation: The two second-floor units adjacent to the courtyard appear to be long and narrow. It may be better to have bigger units there than the small open space looking down into the courtyard.</p> <p>Response: Unit plans are updated. See sheets A2.0.2 – A2.0.6 and A4.1.1</p>

END OF DESIGN REVIEW RECOMMENDATIONS AND RESPONSES

MBH Architects: David Delasantos, Project Architect Date: 2/12/2013

Distribution: Brent Gaulke/ Gerding Edlen
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1 QUICK

FEATURE: Bi-fold and four-fold geometry allows faster opening and closing times than traditional roll-up curtains, swing or slide gates.

ADVANTAGES/BENEFIT: This helps reduce "tailgating" and also allows more efficient traffic flow both entering and exiting the system.

2 COMPACT

FEATURE: Bi-fold and four-fold technology allows systems to be installed in openings that had been previously been restricted to the use of older more conventional and less efficient systems.

ADVANTAGES/BENEFIT: Use of this technology makes it possible to stack more gate in less room, which allows for a much greater selection of operator types. This enables us to provide a system that is tailored to your specific need.

3 QUIET

FEATURE: Fewer moving parts than traditional systems. Quickfold Gates can be engineered so that they do not attach to building ceiling or walls.

ADVANTAGES/BENEFIT: This creates a much quieter system with significantly less vibration.

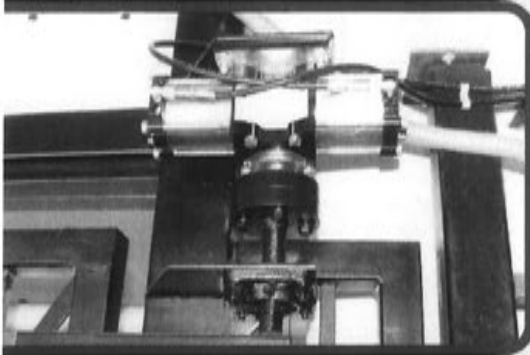
4 MAINTENANCE

FEATURE: No curtains to get tangled up, no springs to break and no wheels to wear out.

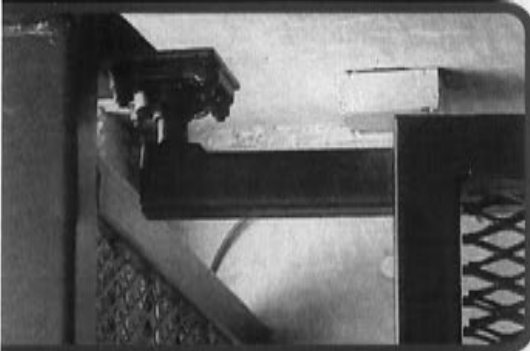
ADVANTAGES/BENEFIT: Greater reliability with reduced maintenance costs and fewer tenant complaints.

Why Architects Prefer the AGW **QUICKFOLD** GATE™

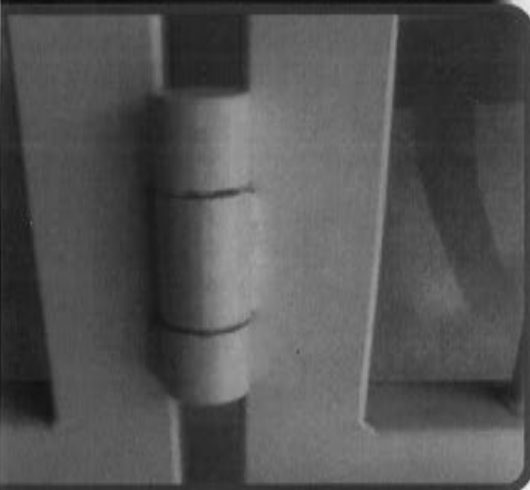
- The AGW **QUICKFOLD** GATE™ provides incredible freedom of design, which allows a broad spectrum of design elements to be incorporated into the system.
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Shown with overhead mounted unit



Heavy-duty hinge assemblies



AGW custom made hinge



Quickfold in action

COMPARISON CHARTS AMONG POSSIBLE SOLUTIONS

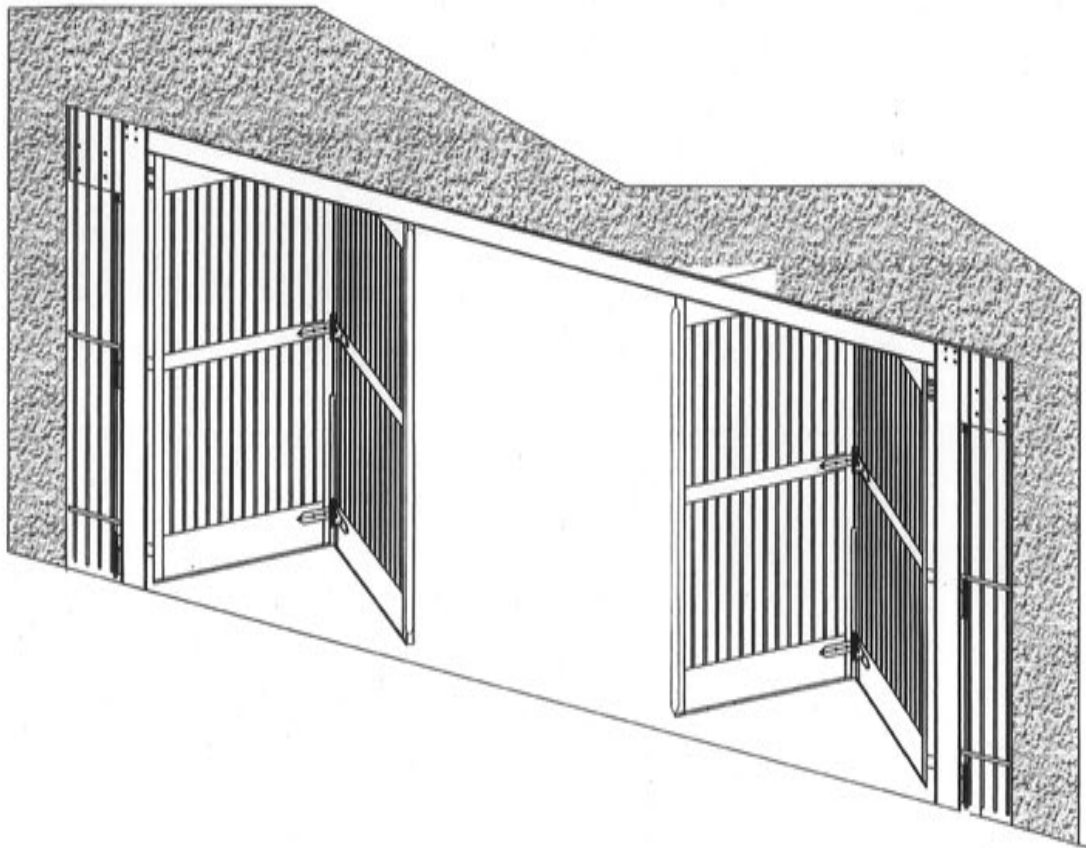
Attachment #2

PERC 02/2013

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	SPEED	NOISE	MAINTENANCE	DESIGN OPTIONS
AGW QUICKFOLD GATE™	FAST Faster than a conventional tilt-up/vertical lift gate	QUIET Fewer moving parts, some models don't need to attach to the walls or ceiling	LOW Fewer moving parts	MANY Hydraulic or electric motor, 4-fold or bi-fold, can accommodate larger opening, solid (sheet), open grill or window lighted pane, etc.
Tilt Up/ Vertical Lift Gate	MODERATE Twice as long as the QuickFold	MODERATE More moving parts	MODERATE More moving parts	FEW Because of the use of springs there are size and weight restrictions.
Roll Up Door (10' High Aluminum)	SLOW About 3 times slower than the QuickFold	LOUD Numerous moving parts	HIGH Numerous moving parts	FEW Panel construction minimizes design options, large openings are problematic, there are size and weight restrictions

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