



September 6, 2018

City of Berkeley
Land Use Planning
1947 Center Street, 2nd Floor
Berkeley, CA 94704
510.981.7400

LCA Job Number: 17108

Reference: Enclave Dormitory – Final Design Review Re-submittal

Attn: Anne Burns

Anne,

Attached is the Final Design Review Re-submittal package for the Enclave Dormitory Project. Included are:

- 10 Sets of 11x17 plans
- 10 Sets of 8.5x11 Green Point checklist.

Also see attached response letter to the DRC summary comments dated August 16, 2018.

Please let us know if you need anything else or if you have any questions or concerns.

Sincerely,

Marc Betinol
LCA Architects



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Reference: Enclave Dormitory – DRC summary comment response letter

Attn: Anne Burns

Anne:

See below attached response letter to the DRC summary comments dated August 16, 2018.

Colors and Materials

- *Provide a complete material sample board for review by the Committee, including: stone material with graffiti coating, wood door, tile, roof tile, gates, windows, and shutters, and FRP samples (wood, tile and roof).*

Response: Materials will be provided for next final design review meeting scheduled for 06/20/18. Photos of material samples to be brought to Final Design Review Meeting are located on sheet G0.08 – Colors & Materials.

- *Provide more information about the stone base: how is it applied? What is applied behind the surface to prevent mold and rodents? What does the color look like, especially once graffiti coating is applied? How is it maintained?*

Response: The KHSS rockwork process sheet and details (sheet S0.1) show the general application process/detailing. Additionally, the Senior Artist from KHSS will be present for the next Final Design Review meeting, and he can speak to and answer any questions about how the product is applied and maintained. We have added a note for rodent resistant mesh to be installed at the interior of the rock wall ground interface and at any void openings as a vector control measure. The sample board that will be brought to the meeting will show the color and appearance of the proposed rock work.

- *Strongly recommend an integral color for the stone base. Explore alternate color schemes that might work well with the project overall and would stand up better over time.*

Response: The rockwork will have an integral base color for the rock work, with additional theme painting applied over the rock to give it the visual range. KHSS stands by the quality of the applied painting, and attests that the rock work will hold up over time. Additionally, ownership will enter into an agreement with KHSS for as needed façade maintenance.

- *Consider more genuine materials, especially at the pedestrian level and for the tile at the upper levels.*

Response: We are providing tile samples for the base and upper level tile.

- *Provide more detailed information on the decorative light fixtures; Illumination in exterior fixtures should be warm. Harsh bulbs should be avoided or obscured.*

Response: The decorative light fixtures are still currently proposed as a public art element. After the previous design review board meeting, our art consultant met with the public art board and discussed the exterior lights and, we were assured as long as they were developed by an artist, then they could be acceptable. We do agree that the lens should be warm and not harsh, and will develop the lighting with the artist with that in mind.



- *Consider long term maintenance of the various materials.*
Response: Ownership will enter into a long term agreement with KHSS to do as needed façade maintenance.

Building Design

- *Detail railing at the corner to curve; possibly integrate lighting at this point.*
Response: Plans have been updated to show a curved railing at the 5th floor terrace. Reflected in updated rendering G0.04
- *Recommend curved railing at the top balconies for more interest and articulation.*
Response: Plans have been updated to show curved railing at top balconies. Reflected in updated rendering G0.03 and G0.04.
- *Storefront windows should have clear glazing. Clerestory windows should be designed to obscure any exposed mechanical ductwork in the retail spaces.*
Response: Material samples for clear glazing and translucent glazing will be provided at the final design review hearing. See sheet G0.08 for sample images.
- *Work to resolve any issues with habitable spaces in units that do not have natural light and air.*
- *Recommend adding a plaque at the corner of Haste and Telegraph to commemorate the rich history of the corner.*
Response: A plaque has been added at the corner on the Telegraph side, and this is proposed to be added to the public art scope. See G0.06 and G0.10.
- *Provide an updated Green Point Checklist.*
Response: See provided Green Point Checklist.

Open Space/ Landscape Design

- *Show that plant material in proposed planters have enough soil.*
Response: Note added on sheet L1.01 indicating that soil depths will vary, with 30” depth soil minimum for tree and bamboo planter locations.
- *Clearly show the back of the faux stone material and how it affects the open space areas.*
Response: See provided courtyard perspective on sheet G0.05

Please let us know if you need anything else or if you have any questions or concerns.

Sincerely,

Marc Betinol
LCA Architects