December 1, 2022

MEMORANDUM:

To: Rebecca Frestedt
From: Anton Dekom, Neiman Taber Architects
Re: DONH-COA-00278 / 701 S Jackson St

Below are the issues listed on the correction notice.
Review comments are in italics. **Responses are in bold type**.

Comments on the briefing packet:

1. *The porous paving material color is not consistently referenced throughout the submittals. For instance: sheet L101-R and rendering packet page 6 still list "Chestnut" while L101 and 90% SIP plans list "Pewter".*

   Thanks for catching this. Per our previous discussions on this, I understand the "Chestnut" color to be the preferred color for the district, and references to "Pewter" have been changed on sheets L101, L201, and sheet 7 of 10 in the SIP drawings.

2. *Sheet A210 lists Decorative frosted films on the north façade for screening. That was not presented to the ISRD Board. Confirmation is needed about specific location/dimensions, along with submission of a rendering and material sample and manufacturer specification. The notation says "Llumar Decorative frost film or approved equal"*

   We propose to use this film for the five north-facing units on level 3 (units 310 through 314). These are the only units on the project that have large, expansive storefront glazing rather than the smaller "punched opening" vinyl windows. The sill of the storefront glazing is quite low (basically right at the level 3 floor) and the units are not that high above the sidewalk on Jackson, so the intention is to use the film to provide some privacy for the tenants of those units. We are proposing that it be applied only to the lower portion of the storefront glazing below the canopy, ie, frames AS21, AS23, and AS25. Frames AS20, AS22, and AS24 will have normal vision glazing with no applied film. Sheets A206 and A602 have been updated to show the extents of the film; the Llumar product has been added to the cut sheets section (pages 65 through 74) and the materials board section (page 35) of the final application packet; and the renderings on pages 21 and 23 of that packet have been updated as well.

3. *Confirm lighting finish/color for light fixtures. Several cut sheets didn't specify which was proposed.*

   Thank you for catching this. The lighting cut sheets and the corresponding fixtures in the luminaire schedule on E001 have been updated.

4. *Please confirm how the site will be secured and protected during construction (for instance: construction walls and/or fencing), supported by scale elevations.*

   The site will be secured with chain link fencing, very similar to what has been approved for use on-site prior to construction activity under record DONH-COA-00494. No slats or privacy screen will be installed in order to avoid creating a surface for graffiti. This fencing will be reconfigured throughout the construction process to allow for lay down space,

deliveries, etc. Per our conversation, because this fencing was already approved for use on site, no additional documentation need be submitted here. We will address the site fencing in our final presentation.

5. *Will there be any bracing of the north facade of the Republic during construction? If so, submission of scale drawings will be required.*

The Republic Hotel will not be braced above grade (and no attachment of any kind will be made to the Republic Hotel's façade). However, the planned excavation will extend below the foundation elevations for the Republic Hotel, and the temporary shoring has been designed to support the adjacent building's foundation loads. The south shoring wall is elevated on sheet SH301.

6. *I noticed that the plans list 709 S. Jackson. Is that the final address that will be used for the new project?*

Yes. Per conversations with SDCI addressing, we will be using 709 S Jackson St for the apartment lobby on Jackson and 707 for the commercial entry on Jackson. The 7th Ave commercial lobby will be addressed 408 7th Ave and the various commercial tenant spaces that are accessed via that lobby will be assigned suite numbers by USPS. 709 S Jackson St is the official project address for the new development, however we have continued to use 701 Jackson somewhat colloquially for the sake of continuity.

7. *Regarding the sliding windows on the north and west facades. This style and location of slider windows was not discussed in detail during Board briefings. This style is not typical in the Asian Design Character District. Is the intention that the storefront could be open during business hours, say, if there was a restaurant tenant? Would they either be open all the way or closed? Or is there an in-between position? This changes the storefront proportions appearance, so I think it's important for the Board to understand their functionality. Please include a rendering showing the window in an open position, in relation to the floor plate. Is the rendering on p. 21 accurate, in terms of seating in relation to the window opening? Are there code requirements about seating configuration at the window when open?*

As a bit of a recap on how we got here:
At our first board meeting, Russ Williams suggested that we provide some kind of large openings in the storefronts to allow greater connectivity between the businesses at ground level and pedestrians as a means of activating the sidewalk. In briefing #2, we talked about incorporating glazed garage doors into the storefronts as a way to pay homage to the automobile uses on site and we included those sectional doors in the renderings. Upon further development of the design, we found that the sectional doors that meet the energy code were too bulky and not as transparent as we hoped, and they created a lot of head room issues inside the commercial spaces.

We switched to sliding doors at that point and presented them at briefing #3. While the rendered elevations in that packet showed the sliding doors, the perspectival renderings that we included didn't do a great job of illustrating the sliding doors, and I seem to recall that we got a comment on that. As a result, we updated the sliding doors in the renderings for the briefing #4 packet. I don't think the sliding doors came up in discussion at meeting #4, but I did mention them during the ARC meeting while looking at A601 and A602 to note that we were sizing the panels of the doors to align with the storefront mullions above (so that the sliding doors closely resemble the other, non-operable storefronts) and Adrian did comment approvingly on the fact that we were specifying Fleetwood doors, so I don't think they went unnoticed. Per our conversation, we will be sure to bring up the sliding doors at the final meeting and talk about how they meet the requirements of 23.66.336.

To answer some of the questions above:

a. The intent is for the sliding doors to be open all the way (whether that is a restaurant tenant wanting some fresh air in the summer or a retail tenant wanting to show off a display to passers-by) but the two operable doors can be opened independently of one another and can be slid only partially across the track if desired.
b. The rendering on page 22 shows the sliding doors fully open, and the renderings on pages 21 and 23 show the doors partially open. In the rendering on page 23, a person is shown operating one of the doors.
c. With regard to the rendering on page 21: while we won't have control over the seating location, the rendering is accurate in the sense that sliding door X2T1A has a sill at 16" above the floor. The other two doors, X1T2A and X1T1A, similarly have elevated sills at about 16" and 42" above finish floor respectively. The only code provision I can think of that might be relevant here is SBC 1015.2 which requires a 42" tall guard rail at the high side of any change in elevation greater than 30". None of the commercial floor plates are more than 30" above adjacent grade (or vice versa) at the sliding doors, so no guards are required. We don't know what the tenant fit-outs of these spaces will look like, but we assume that the designs for those spaces will take into account the sill height of the sliding doors when laying out seating, displays, and other furnishings.