



SCB

Solomon Cordwell Buenz & Associates Inc.

Architecture Planning Interior Design

625 North Michigan Avenue  
Suite 800  
Chicago, Illinois 60611  
tel 312 896 1100 fax 312 896 1200

DBI MEETING MINUTES & RELATED DOCUMENTS

Scale: N.T.S.  
Drawn By: SCB  
Project Number: 2006014

Sheet Number: A0.91

2006014

FEB 20 2008 5:58PM DBI PLANS APPROVAL (415)558-6686 p.1

PAGE 1 OF 4

Meeting Minutes

Participants: Raymond Lui, Tom Simms, DBI  
Gerald Zett, SFFD  
Sara Agnew, RJA  
Luan Tietrick, Jadin  
Chris Collins, Daryl Delera, PMA  
Dawn Yin, Chris Pemberton, SCB

Date: 12/17/07  
Project: One Rincon Hill Phase 2  
Project Number: 2006014  
Copy to: All Present

From: Chris Pemberton  
Purpose: Review 401 Harrison Street Site Permit  
Drawing Application number: 200412211855  
Location: DBI, 1550 Mission St.

Attachments: Agency Schedule, Permittee Unit Egress Plan

Item #: Discussion: Action by:

1. Information Items  
1.1. PMA identified attached agenda of questions. See corresponding notes below. Note  
1.2. SFFD noted that DBI Building will take over project from Michel Wong and provide SFFD plan check review for this project. Note  
1.3. DBI noted that Tom Simms will provide DBI plan check review. Note  
1.4. SCB introduced Phase 2 building scope/amenities, noting that the tower will be developed as a stand alone building from a smoke control perspective. Note

2. Schedules  
2.1. PMA noted that the Revised Site Permit Drawings would be resubmitted in the next 1-2 weeks. Jadin to collect previous submittal package ASAP. Jadin

3. Action Items  
3.1. Comments from Agenda items are noted below:  
1) Review fire hydrant located at grades R and 7. Fire truck access to this hydrant will only be via Caltrans off-ramp. Please confirm if this hydrant is acceptable. Note  
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Chris Collins, Daryl Delera, PMA  
Dawn Yin, Chris Pemberton, SCB

Date: April 1, 2008  
Project: One Rincon Hill, Phase 2  
Project Number: 2006014  
Copy to: All Present

From: Chris Pemberton  
Purpose: Review Site Permit Application  
Location: SFFD Office - 6" Floor 1550 Mission St.

Attachments: Part A0.09 Site Plan

Item #: Discussion: Action by:

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1.1. Meeting was held to review two unresolved issues raised in previous DBI/SFFD plan check comments of the Phase 2 Site Permit Drawing Submission. Note  
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b) Documentation that Fremont Street I-80 Caltrans off-ramp may be treated as a public way in regards to determining wall and opening protection requirements. Note

2. PMA also reviewed the proposed permit addenda schedule for information. Note

3. Action Items  
3.1. Let Mergers: PMA will provide documentation confirming Caltrans' intention to sell to the Developer the land between the off-ramp crash barrier and the eastern property line. SCB to include a copy of this letter with the site permit plan check responses and indicate the extent of the lot merger on the site plan drawing A0.09. It was noted that the sale and lot merger would need to be executed prior to project completion. Note  
3.2. Documentation of Off Ramp Designation as Public Way: Laurence Kornfield noted that this issue was reviewed by DBI and the City Attorney during the preliminary site planning work carried out for the entire One Rincon Hill Site Development during the project entitlement process, at which time it was agreed that because the off-ramp is at grade with structure, it could be treated as a permanent public way. Note  
3.3. SFFD requested that written documentation of this review by the City Attorney be provided, and that the site plan drawing be updated to indicate the distance from centerline of the off-ramp to the face of the building to demonstrate compliance with requirements for unprotected openings. (post meeting note: see attached part site plan revised to include dimension from face of building to centerline of off-ramp) Note  
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Attachments: Part A0.09 Site Plan

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Memorandum

To: File/2006014/04.08

Date: June 9, 2008  
Project: CRH Phase 2  
Project Number: 2006014  
Page: 2  
Copy to: Chris Collins, PMA  
Peter Hume, SCB

From: Chris Pemberton  
Re: Public Way

Attachments: None

Below is the email notification received from Steve Vettel indicating the City Attorney's Office agreement that the Fremont Street Off-Ramp may be treated as a public way under the Building Code.

From: SVettel@dbm.com [mailto:SVettel@dbm.com]  
Sent: Thursday, May 15, 2008 3:46 PM  
To: chris@scb.com; Pemberton, Chris; dkrizorec@yahoo.com; jef@dbm.com  
Subject: Public Way and Rincon Hill buildings

Here is the determination from the City Attorney affirming that the off-ramp is a public way for purposes of unprotected openings under the Building Code.

Original Message:  
From: Laurence M. Kornfield [mailto:Laurence.Kornfield@sfgov.org]  
Sent: Thursday, May 15, 2008 1:54 PM  
To: Vettel, Steven (DB) 4402; William Bigrani; Bill Mitchell  
Cc: Hanson W. Tom; Raymond R. Lui  
Subject: Public Way and Rincon Hill buildings

FYI - As requested  
Thank you  
Laurence Kornfield  
Chief Building Inspector  
Department of Building Inspection  
City and County of San Francisco  
415-558-6244 office  
415-558-6088 fax

Forwarded by Laurence M. Kornfield/DBI/SFGOV on 05/15/2008 01:55PM

John Malam@CTYATT@CTYATT

To: Laurence M. Kornfield/DBI/SFGOV/SFOV  
05/14/2008 05:03PM  
cc: Judy Boyajian/CTYATT@CTYATT

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Chief Building Inspector  
Department of Building Inspection  
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Forwarded by Laurence M. Kornfield/DBI/SFGOV on 05/15/2008 01:55PM

John Malam@CTYATT@CTYATT

To: Laurence M. Kornfield/DBI/SFGOV/SFOV  
05/14/2008 05:03PM  
cc: Judy Boyajian/CTYATT@CTYATT

Subject: Public Way and Rincon Hill buildings

You have asked me whether we can treat the I-80 highway adjacent to a building as a public way under the Building Code. We discussed this

Architecture Chicago 312.896.1100  
Planning San Francisco 415.212.2150  
Interior Design www.scb.com Page 4 of 4

ONE RINCON HILL PHASE 2 - UNIT SUMMARY

6.25 12

TOWER 2

Type	Unit #	Quantity	AREA (SQ. FT.)
Typical Upper Tower Plan: levels 44-49 (6 levels)			
IBR-Office	6	1	3,357
IBR-Den	7	1	1,650
IBR-Den	1	1	1,718
Sub-Totals	x 6 levels =	18	6,725
Typical Lower Tower Plan: levels 40 & 41 (2 levels)			
IBR-Den	1	1	1,917
IBR-Den	5	1	1,976
IBR-Den	7	1	2,008
IBR-Den	3	1	2,021
Sub-Totals	x 2 levels =	6	8,012
Typical Outer Tower Plan: levels 40 & 41 (2 levels)			
IBR-Den	1	1	1,917
IBR-Den	5	1	1,976
IBR-Den	7	1	2,008
IBR-Den	3	1	2,021
Sub-Totals	x 2 levels =	12	16,084
Typical Outer Tower Plan: levels 40 & 41 (2 levels)			
IBR	8	1	846
IBR	9	1	1,256
IBR	6	1	1,365
IBR	7	1	1,442
IBR	3	1	1,390
IBR	2	1	1,511
Sub-Totals	x 2 levels =	12	8,047
Typical Outer Tower Plan: levels 40 & 41 (2 levels)			
IBR	8	1	846
IBR	9	1	1,256
IBR	6	1	1,365
IBR	7	1	1,442
IBR	3	1	1,390
IBR	2	1	1,511
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IBR	9	1	1,256
IBR	6		