



# SAN FRANCISCO PLANNING DEPARTMENT

**MEMO**

**DATE:** September 29, 2010  
**HEARING DATE:** October 6, 2010  
**TO:** Historic Preservation Commission  
**FROM:** Don Lewis, MEA Planner  
**REVIEWED BY:** Tina Tam, Preservation Coordinator  
**RE:** Request for Review per Eastern Neighborhoods Interim Permit Review Procedures for Historic Resources  
Case No. 2010.0128E  
42-48 Harriet Street (Block 3731/Lots 101 and 102)

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

---

## PROPERTY DESCRIPTION

42-48 Harriet Street, located on the southwest side between Folsom Street and Howard Street, in Assessor's Block 3731, Lots 101 and 102, is zoned both MUG (Mixed General Use) and Residential Enclave District (RED), is in a 45-X Height and Bulk District, and is within the East SOMA Area Plan. The subject property is currently a vacant parking lot and there are no structures on the project site.

## PROJECT DESCRIPTION

The project sponsor proposes to construct a 45-foot-tall, four-story, residential building with 23 units.

## INTERIM PERMIT REVIEW PROCEDURES

The project is subject to the Eastern Neighborhoods Area Plan Interim Permit Review Procedures for Historic Resources that is in effect until the Historic Preservation Commission adopts the Historic Resource Survey. Under these procedures, there are two types or levels of review. The first is for projects that require California Environmental Quality Act (CEQA) review for properties constructed prior to 1963 that propose demolition or major alteration within the Plan Area. These projects are forwarded in the Commission packets to the Historic Preservation Commissioners for comment with information about the proposed project and a copy of the Environmental Evaluation application. No public hearing required for this type of project. The second type is for proposed new construction within the entire areas covered by the Area Plan that is over 55 feet or 10 feet taller than adjacent buildings, built before 1963. These projects will be forwarded to the Historic Preservation Commission for review and comment during a regularly scheduled hearing with any comments being forwarded to the Planning Department to be incorporated into the project's final environmental evaluation document. The proposed project qualifies as a type two project because it is 10 feet taller than the adjacent industrial building at 34-40 Harriet Street, which was constructed in 1925.

## SURVEY

The subject property is located in an area that has been identified as a potential historic district (Western SOMA Light Industrial and Residential Historic District). The subject property, improved as

Memo

a surface parking lot, does not qualify as an historical resource under applicable criteria. Although the subject property is located within an identified potential historic district, the property is not a contributor to the district. The adjacent buildings to the project site are 34-40 Harriet Street and 54-56 Harriet Street. These buildings were constructed in 1925 and 1999 respectively. The 34-40 Harriet Street building is a contributor to the potential historic district.

## **ENVIRONMENTAL REVIEW STATUS**

The Planning Department is in the process of reviewing the proposed Environmental Evaluation application. The proposal has been modified per Planning Department's recommendations to respect the nature of the mixed architecture expressions of the historic district and to serve as a transition between a residential building to the south and the contributing industrial building to the north by incorporating the following: (1) a clear separation of the residential architecture elements from the industrial elements; (2) a stronger and more visually defined cornice to cap the building; (3) a change in material and/or distinction between the ground floor and the upper three floors (all floors are residential); and (4) a stronger and identifiable building entrance. The revised plans are part of the Commission's packet.

The final environmental determination will be made upon completion of an evaluation of all applicable environmental topics.

## **ACTION**

The Department is requesting the comments of the Historic Preservation Commission as part of the Department's preparation of documentation pursuant to the CEQA. Pursuant to the Eastern Neighborhoods Interim Permit Review Procedures, which are intended as a precautionary measure against the loss of potential historical resources in the interim period between Plan adoption and Survey completion, the Department seeks comments on the following aspects of the proposed project:

- Whether the proposal is compatible and appropriate in terms of size, massing, scale, choice of material and detail (fenestration pattern, etc.) with the adjacent contributor and within the potential historic district.

## **ATTACHMENTS**

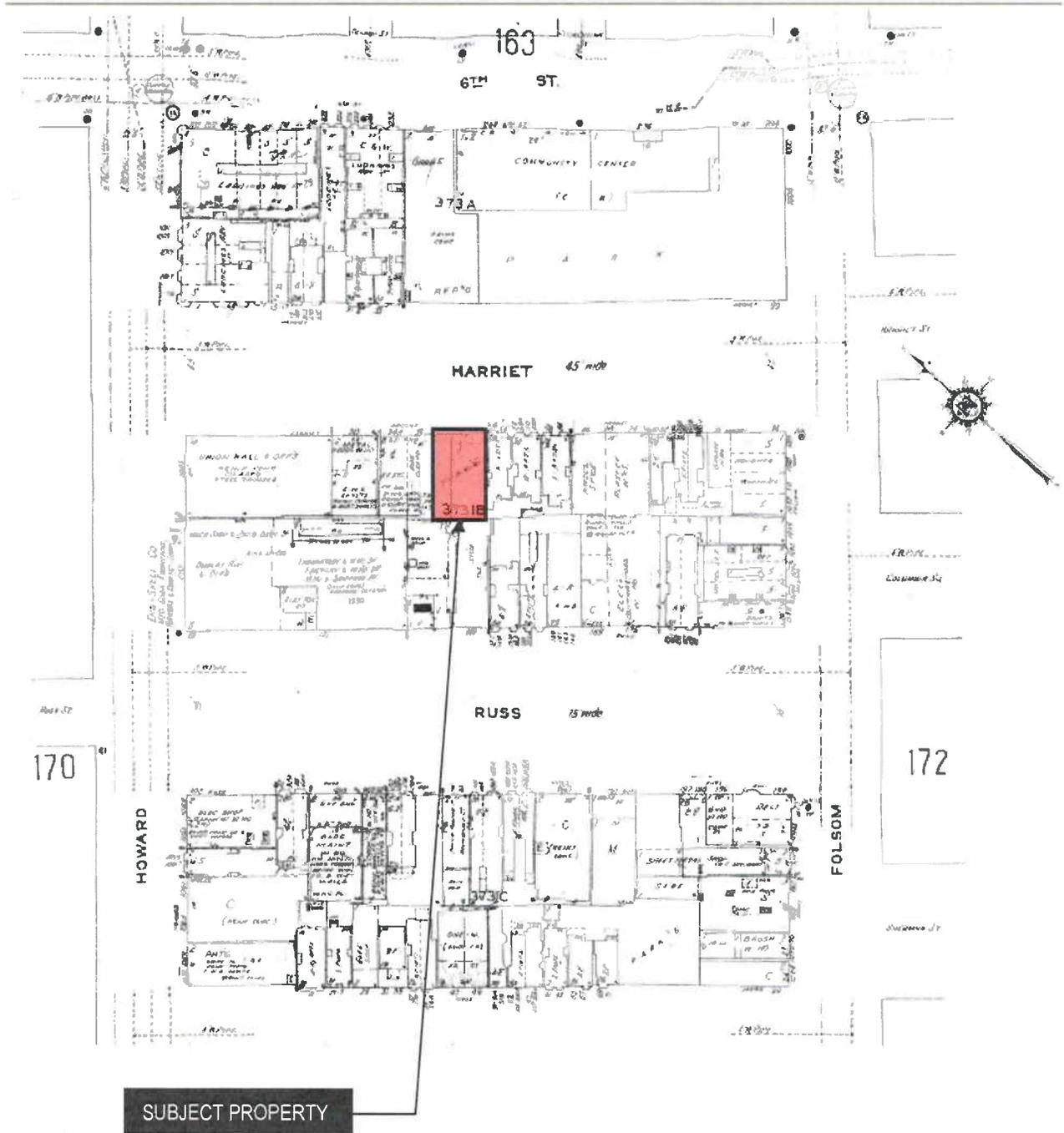
Sanborn Map

Aerial Photographs

Project Sponsor Environmental Evaluation Application

Project Sponsor Plans and Photographs

# Sanborn Map\*



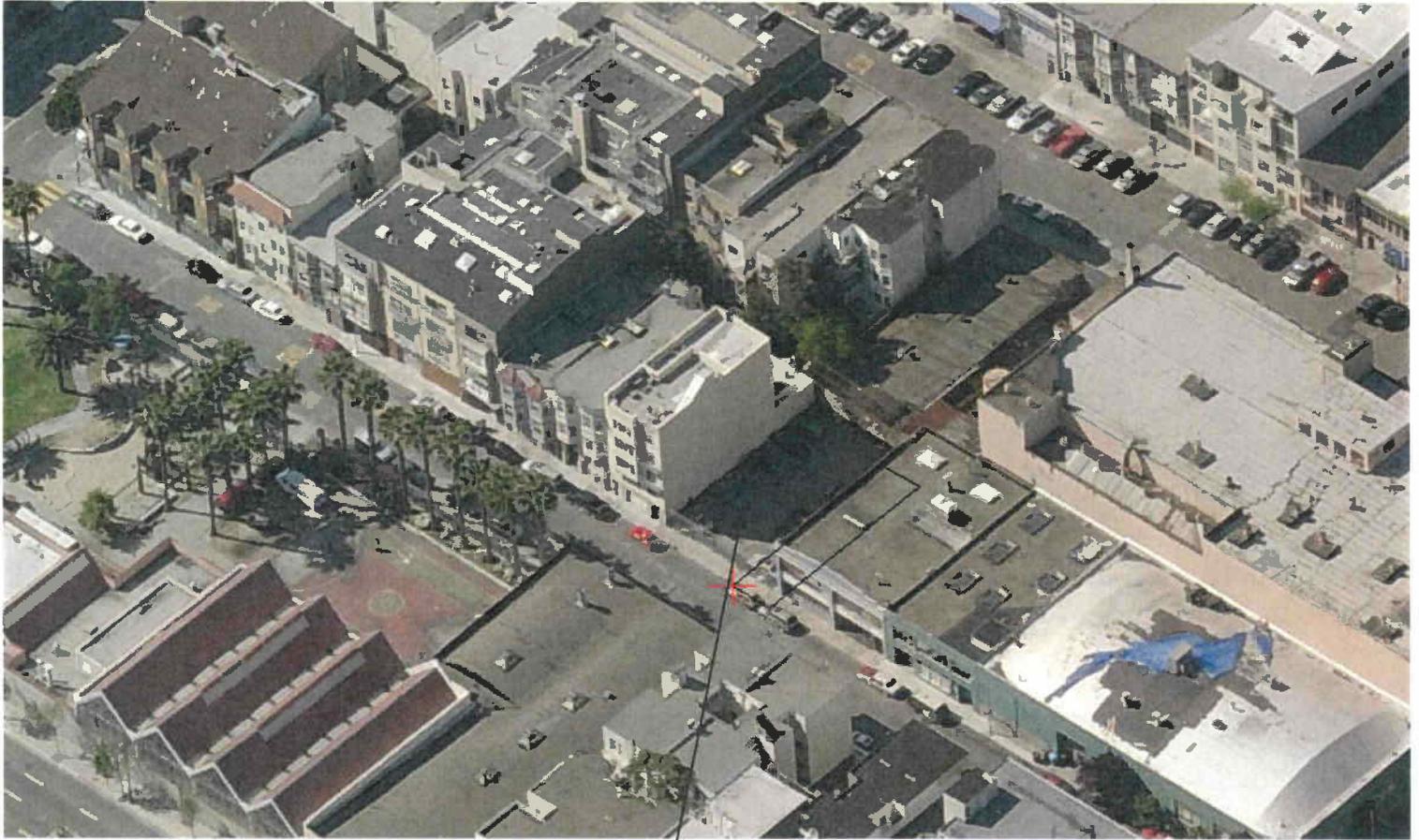
\*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



Historic Preservation Commission Hearing  
Case Number 2010.0128E  
42-48 Harriet Street



# Aerial Photo



SUBJECT PROPERTY



# Aerial Photo



SUBJECT PROPERTY



Historic Preservation Commission Hearing  
Case Number 2010.0128E  
42-48 Harriet Street





# SAN FRANCISCO PLANNING DEPARTMENT

## Environmental Evaluation Application

The California Environmental Quality Act (CEQA) requires public agencies to review the environmental impacts of proposed projects. In San Francisco, environmental review under CEQA is administered by the Major Environmental Analysis (MEA) division of the Planning Department. The environmental review process begins with the submittal of a completed Environmental Evaluation (EE) Application to the Planning Department. Only the current EE Application form will be accepted. No appointment is required but staff is available to meet with applicants upon request.

The EE Application will not be processed unless it is completely filled out and the appropriate fees are paid in full. Checks should be made payable to the San Francisco Planning Department. See the current *Schedule of Application Fees* and contact the staff person listed below for verification of the appropriate fees. Fees are generally non-refundable. Documents in italics are available online at [sfgov.org/planning](http://sfgov.org/planning).

The EE Application is comprised of four parts. Part 1 is a checklist to ensure that the EE Application is complete; Part 2 requests basic information about the site and the project; Part 3 is a series of questions to help determine if additional information is needed for the EE Application; and Part 4 is a project summary table.

The complete EE Application should be submitted to the Planning Department staff as follows: For projects greater than 10,000 square feet in size and where Part 3 Questions #3, #8, #10, or #11 are answered in the affirmative, or for projects that require mitigation measures, please send the application materials to the attention of Ms. Fordham or Ms. Pereira. For all other projects, please send the application materials to the attention of Mr. Bollinger.

Brett Bollinger  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9024, [brett.bollinger@sfgov.org](mailto:brett.bollinger@sfgov.org)

*infak* Chelsea Fordham, or Monica Pereira  
1650 Mission Street, Suite 400  
San Francisco, CA 94103  
(415) 575-9071, [chelsea.fordham@sfgov.org](mailto:chelsea.fordham@sfgov.org)  
(415) 575-9107, [monica.pereira@sfgov.org](mailto:monica.pereira@sfgov.org)

PART 1 – EE APPLICATION CHECKLIST	Provided	Not Applicable
Two copies of this application with all blanks filled in	<input checked="" type="checkbox"/>	
Two sets of project drawings (see "Additional Information" at the end of page 4,)	<input checked="" type="checkbox"/>	
Photos of the project site and its immediate vicinity, with viewpoints labeled	<input checked="" type="checkbox"/>	
Fee	<input checked="" type="checkbox"/>	
<i>Supplemental Information Form for Historical Resource Evaluation</i> and/or Historic Resource Evaluation Report, as indicated in Part 3 Questions 1 and 2	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Geotechnical Report, as indicated in Part 3 Questions 3a and 3b	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Tree Disclosure Statement</i> , as indicated in Part 3 Question 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Phase I Environmental Site Assessment, as indicated in Part 3 Question 8	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Additional studies (list)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Applicant's Affidavit.** I certify the accuracy of the following declarations:

- The undersigned is the owner or authorized agent of the owner(s) of this property.
- The information presented is true and correct to the best of my knowledge.
- I understand that other applications and information may be required.

Signed (owner or agent): *Carroll*  
(For Staff Use Only) Case No. \_\_\_\_\_

Date: 2/26/10  
Address: 36-39 Hamlet St.  
Block/Lot: 2731-101 & 3731-02

**PART 2 - PROJECT INFORMATION**

**Owner/Agent Information**

Property Owner Patrick Kennedy/Panoramic Interests Telephone No. 510.883.1000 x302  
 Address 2116 Allston Way, Ste. 1 Fax No. 510.883.9000  
Berkeley, CA 94704 Email Cara@panoramic.com  
 Project Contact Cara Houser Telephone No. 510.883.1000 x302  
 Company Panoramic Interests Fax No. 510.883.9000  
 Address 2116 Allston Way, Ste. 1 Email Cara@panoramic.com  
Berkeley, CA 94704

**Site Information**

Site Address(es): 36-38 Harker St.  
 Nearest Cross Street(s) Howard St. & Folsom St.  
 Block(s)/Lot(s) 3731-101 & 3731-102 Zoning District(s) MUG & RED  
 Site Square Footage 3,750 Height/Bulk District 45-X  
 Present or previous site use parking lot  
 Community Plan Area (if any) \_\_\_\_\_

**Project Description - please check all that apply**

- Addition     Change of use     Zoning change     New construction  
 Alteration     Demolition     Lot split/subdivision or lot line adjustment  
 Other (describe) \_\_\_\_\_ Estimated Cost \_\_\_\_\_

Describe proposed use multi-family dwelling units (SROs)

Narrative project description. Please summarize and describe the purpose of the project.

Panoramic Interests proposes to construct a new, green, 4 story residential building with 23 dwelling units. All units shall be SRO (single room occupancy) as defined under the planning code. The site is currently a 3,750 sf undeveloped parking lot.

PART 3 – ADDITIONAL PROJECT INFORMATION	Yes	No
1. Would the project involve a major alteration of a structure constructed 50 or more years ago or a structure in an historic district?  If yes, submit a <i>Supplemental Information Form for Historical Resource Evaluation</i> . Instructions on how to fill out the form are outlined in the <i>San Francisco Preservation Bulletin No. 16</i> (see pages 28-34 in Appendix B).	<input type="checkbox"/>	<input checked="" type="checkbox"/>
2. Would the project involve demolition of a structure constructed 50 or more years ago or a structure located in an historic district?  If yes, a Historic Resource Evaluation Report (HRER)* will be required. The scope of the HRER will be determined in consultation with the Department's Preservation Coordinator.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3a. Would the project result in excavation or soil disturbance/modification greater than 10 feet below grade?  If yes, how many feet below grade would be excavated? _____ What type of foundation would be used (if known)? _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3b. Is the project site located in an area of potential geotechnical hazard as identified in the San Francisco General Plan or on a steep slope or would the project be located on a site with an average slope of 20% or more?  If yes to either Question 3a or 3b, please submit a Geotechnical Report.*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Would the project involve expansion of an existing building envelope, or <u>new construction</u> , or grading, or new curb cuts, or demolition?  If yes, please submit a <i>Tree Disclosure Statement</i> .	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Would the project result in ground disturbance of 5,000 gross square feet or more?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Would the project result in any construction over 40 feet in height?  If yes, apply for a Section 295 (Proposition K) Shadow Study. This application is available on the Planning Department's website and <b>should be submitted at the Planning Information Center</b> , 1660 Mission Street, First Floor.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Would the project result in a construction of a structure 80 feet or higher?  If yes, an initial review by a wind expert, including a recommendation as to whether a wind analysis* is needed, may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
8. Would the project involve work on a site with an existing or former gas station, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?  If yes, please submit a Phase I Environmental Site Assessment (ESA).* A Phase II ESA (for example, soil testing) may be required, as determined by Department staff.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9. Would the project require any variances, special authorizations, or changes to the Planning Code or Zoning Maps?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
10. Is the project related to a larger project, series of projects, or program?  If yes, please describe.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is the project in Eastern Neighborhoods or Market & Octavia Community Plan Area?  If yes, and the project would be over 55 feet tall or 10 feet taller than an adjacent building built before 1963, please submit an elevation or renderings showing the project with the adjacent buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

\* Report or study to be prepared by a qualified consultant who is contracted directly by the project sponsor.

**PART 4 – PROJECT SUMMARY TABLE**

If you are not sure of the eventual size of the project, provide the **maximum** estimates.

Gross Square Footage (GSF)	Existing Uses	Existing Uses to be Retained	Net New Construction and/or Addition	Project Totals
Residential				11,775
Retail				
Office				
Industrial				
Parking	Vacant Surface Parking Lot			
Other (specify use)				
Total GSF				11,775
Dwelling units				23 (SRO)
Hotel rooms				
Parking spaces				
Loading spaces				
Number of buildings				1
Height of building(s)				45
Number of stories				4
Please describe any additional project features that are not included in this table:				
<p><b>Additional Information:</b> Project drawings in 11x17 format should include existing and proposed site plans, floor plans, elevations, and sections, as well as all applicable dimensions and calculations for existing and proposed floor area and height. The plans should clearly show existing and proposed off-street parking and loading spaces; driveways and trash loading areas; vehicular and pedestrian access to the site, including access to off-street parking and parking configuration; and bus stops and curbside loading zones within 150 feet of the site. A <b>transportation study</b> may be required, depending on existing traffic conditions in the project area and the potential traffic generation of the proposed project, as determined by the Department’s transportation planners. <b>Neighborhood notification</b> may also be required as part of the environmental review processes.</p>				



# SAN FRANCISCO PLANNING DEPARTMENT

## HISTORIC PRESERVATION COMMISSION Motion XXXXX

HEARING DATE: October 6, 2010

*Date:* October 6, 2010  
*Case No.:* 2010.0128E  
*Project Address:* 42-48 Harriet Street  
*Zoning:* MUG (Mixed Use General) and RED (Residential Enclave) Districts  
45-X Height and Bulk District  
*Block/Lot:* Block 3731; Lots 101 and 102  
*Project Sponsor:* Cara Houser, Panoramic Interests, (510) 883-1000  
*Staff Contact:* Don Lewis – (415) 575-9095, [don.lewis@sfgov.org](mailto:don.lewis@sfgov.org)  
*Reviewed By:* Tina Tam, Preservation Coordinator

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
415.558.6378

Fax:  
415.558.6409

Planning  
Information:  
415.558.6377

**ADOPTING FINDINGS RELATED TO THE INTERIM PROCEDURES FOR PERMIT REVIEW IN THE EASTERN NEIGHBORHOODS PLAN AREA FOR THE PROPOSED CONSTRUCTION OF A NEW 23-UNIT, FOUR-STORY, 45'-0" TALL, RESIDENTIAL BUILDING AT 42-48 HARRIET STREET (ASSESSOR'S BLOCK 3731, LOTS 101 AND 102), LOCATED WITHIN MUG (MIXED USE GENERAL), RED (RESIDENTIAL ENCLAVE DISTRICT) AND A 45-X HEIGHT AND BULK DISTRICT.**

### PREAMBLE

1. On August 7, 2008, the San Francisco Planning Commission Certified the Final Environmental Impact Report (FEIR) for the Eastern Neighborhoods Rezoning and Area Plans (Case No. 2004.0160E). The FEIR analyzed amendments to the Planning Code and Zoning Maps and to the Eastern Neighborhoods, an element of the San Francisco General Plan. The FEIR analysis was based upon an assumed development and activity that were anticipated to occur under the Eastern Neighborhoods Rezoning and Area Plans.
2. The FEIR provided Interim Permit Review Procedures for Historic Resources that would be in effect until the Historic Preservation Commission (HPC) adopts the Historic Resource Survey. These procedures were developed to provide additional protection for potential historic resources within the Plan Area while the historic resources survey is being completed. Once the historic resources survey is endorsed and the Plan is amended to incorporate the results of these policies would expire and the Preservation Policies in the Area Plan would become effective.

There are two types of review per the Interim Procedures. The first type is for projects that propose demolition or major alteration to a property constructed prior to 1963 within the Plan Area. These projects shall be forwarded to the Historic Preservation Commission for review and comment. Within 30 days of receiving the Environmental Evaluation and supporting Historic Resources

Evaluation (HRE) documents, the HPC members may forward comments directly to the Environmental Review Officer and Preservation Coordinator. No public hearing is required.

The second type of review is for projects that propose new construction within the Plan Area over 55 feet, or 10 feet taller than adjacent buildings, built before 1963. These projects shall be forwarded to the HPC for review and comment during a regularly scheduled hearing. After such hearing, the HPC's comment will be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

3. On February 26, 2010, pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, and Chapter 31 of the San Francisco Administrative Code, the Planning Department ("Department") received an Environmental Evaluation Application form for the Project, in order that it might conduct an initial evaluation to determine whether the Project might have a significant impact on the environment.
4. On October 6, 2010, the Department presented the proposed project to the Historic Preservation Commission. The Commission's comments would be forwarded to the Planning Department for incorporation into the project's final submittal and in advance of any required final hearing before the Planning Commission.

## COMMENTS

Having reviewed the materials identified in the recitals above, and having heard all testimony and arguments, this Commission has provided the following comments regarding the proposed project:

- 1.
- 2.
- 3.
- 4.

I hereby certify that the foregoing Motion was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on October 6 2010.

Linda D. Avery  
Commission Secretary

PRESENT:

ABSENT:

ADOPTED: October 6, 2010





42-48 Harriet St.

**GENERAL NOTES**

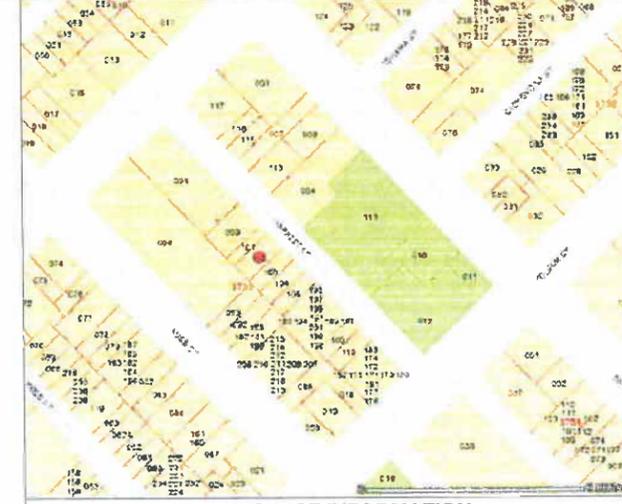
- ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE FOLLOWING CODES:
  - 2010 CALIFORNIA BUILDING CODE (CBC)
  - 2010 CALIFORNIA ELECTRICAL CODE (CEC)
  - 2010 CALIFORNIA MECHANICAL CODE (CMC)
  - 2010 CALIFORNIA PLUMBING CODE (CPC)
  - 2010 CALIFORNIA ENERGY CODE (CEC)
  - 2010 CALIFORNIA FIRE CODE (CFC)
  - 2013 CALIFORNIA GREEN BUILDING STANDARDS CODE (CAL Green Code)
- TITLE 19 CALIFORNIA ADMINISTRATIVE CODE  
TITLE 24 CALIFORNIA ADMINISTRATIVE CODE  
1891 AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES,  
AND ANY OTHER GOVERNING CODES AND ORDINANCES.  
IN THE EVENT OF CONFLICT, THE MOST STRINGENT REQUIREMENTS SHALL APPLY.
- THE CONTRACTOR SHALL REVIEW AND VERIFY ALL DIMENSIONS OF BUILDING AND SITE AND NOTIFY THE ARCHITECT OF ANY DISCREPANCIES BEFORE PROCEEDING WITH CONSTRUCTION.
- THE GENERAL CONTRACTOR SHALL VERIFY AND ASSUME RESPONSIBILITY FOR ALL DIMENSIONS AND SITE CONDITIONS. THE GENERAL CONTRACTOR SHALL INSPECT THE EXISTING PREMISES AND TAKE NOTE OF EXISTING CONDITIONS PRIOR TO SUBMITTING PRICES. NO CLAIM SHALL BE ALLOWED FOR DIFFICULTIES ENCOUNTERED WHICH COULD HAVE REASONABLY BEEN INFERRED FROM SUCH AN EXAMINATION.
- CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ARCHITECTURAL, STRUCTURAL, LANDSCAPE, CIVIL, MECHANICAL, PLUMBING, ELECTRICAL, AND FIRE PROTECTION. THIS INCLUDES REVIEWING REQUIREMENTS OF INDIVIDUAL SYSTEMS BEFORE ORDERING AND INSTALLATION OF ANY WORK. VERIFY ALL ARCHITECTURAL DETAILS AND ALL FINISH CONDITIONS (WHETHER DEPICTED IN DRAWINGS OR NOT) WITH SAME DISCIPLINES.
- ANY ERRORS, OMISSIONS, OR CONFLICTS FOUND IN THE VARIOUS PARTS OF THE CONSTRUCTION DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND THE OWNER BEFORE PROCEEDING WITH THE WORK.
- DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS GOVERN.
- ALL CLEAR DIMENSIONS ARE NOT TO BE ADJUSTED WITHOUT APPROVAL OF THE ARCHITECT.
- WHEN SHOWN IN PLAN, ALL DIMENSIONS ARE TO FACE OF STUD, CONCRETE, CENTERLINE OF COLUMNS, OR CENTERLINE OF WALL ASSEMBLIES, UNLESS OTHERWISE NOTED.
- WHEN SHOWN IN SECTION OR ELEVATION, ALL DIMENSIONS ARE TO TOP OF PLATE OR TOP OF CONCRETE UNLESS OTHERWISE NOTED.
- DETAILS SHOWN ARE TYPICAL. SIMILAR DETAILS APPLY IN SIMILAR CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR APPLYING AND OBTAINING ALL REQUIRED INSPECTIONS TO CONFORM WITH LOCAL BUILDING AND FIRE CODES.
- PROVIDE AND INSTALL 2x FLAT WOOD BLOCKING FOR ALL BATH ACCESSORIES, HANDRAILS, CABINETS, TOWEL BARS, WALL MOUNTED FIXTURES AND ANY OTHER ITEMS ATTACHED TO WALLS.
- ALL CHANGES IN FLOOR MATERIALS OCCUR AT CENTERLINE OF DOOR OR FRAMED OPENINGS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
- INSTALL ALL FIXTURES, EQUIPMENT, AND MATERIALS PER MANUFACTURER'S RECOMMENDATIONS AND THE REQUIREMENTS OF THE CODES. ALL APPLIANCES, FIXTURES, AND EQUIPMENT ASSOCIATED WITH PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS SHALL BE LISTED BY A NATIONALLY RECOGNIZED AND APPROVED AGENCY.
- VERIFY CLEARANCES FOR FLUES, VENTS, CHIMNEYS, SOFFITS, FIXTURES, FIREPLACES, ETC. BEFORE ANY CONSTRUCTION, ORDERING OF, OR INSTALLATION OF ANY ITEM OF WORK.
- PROVIDE FIRE-BLOCKING & DRAFTSTOPPING @ ALL CONCEALED DRAFT OPENINGS (VERTICAL & HORIZONTAL), AS PER 1994 UBC 108. FIRE-BLOCKING & DRAFTSTOPS SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
  - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING PURSED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
  - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
  - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTIBLE MATERIALS.
- WINDOW SIZES ON DRAWINGS ARE NOMINAL DIMENSIONS. REFER TO MANUFACTURER FOR ACTUAL ROUGH OPENING SIZES.
- MECHANICAL, PLUMBING, ELECTRICAL, AND OTHER PENETRATIONS OF FLOORS, WALLS, AND CEILINGS SHALL BE SEALED AIRTIGHT WITH ACOUSTICAL SEALANT AND PRESAPING AS REQUIRED.
- ALL EXTERIOR DOORS AND WINDOWS ARE TO BE WEATHERSTRIPPED PER TITLE 24 REQUIREMENTS.
- ALL WALL, FLOOR, ROOF, AND SHAFT CONSTRUCTION TO BE RATED MIN. 202 HOUR, U.O.N.

- DISCREPANCIES: WHERE A CONFLICT IN REQUIREMENTS OCCURS BETWEEN THE SPECIFICATIONS AND DRAWINGS, OR ON THE DRAWINGS, AND A RESOLUTION IS NOT OBTAINED FROM THE ARCHITECT BEFORE THE BIDDING DATE, THE MORE STRINGENT ALTERNATE WILL BECOME THE CONTRACTUAL REQUIREMENTS. CONTRACTOR SHALL NOTIFY GEOTECHNICAL ENGINEER FOR INSPECTION OF COMPRESSION GROUTING, BUILDING PAD, FOUNDATION EXCAVATION, DEPTH, BACK FILL MATERIALS, AND DRAINAGE AS APPLICABLE.
- CONTRACTOR SHALL INSURE THAT GUIDELINES SET FORTH ON SHT. NO. 6 ARE MAINTAINED DURING CONSTRUCTION, INSTALLATION, AND FINISHING OF ALL ASPECTS OF THIS PROJECT.
- PROVIDE I.C.B.O. EVALUATION SERVICES INC. REPORT ON TEST DATA FOR ALL SKYLIGHTS.
- PROVIDE SAFETY GLAZING AT ALL HAZARDOUS LOCATIONS, INCLUDING, BUT NOT LIMITED TO GLAZING WITHIN 18 INCHES OF A WALKING SURFACE. GLAZING IN DOORS AND WINDOWS ADJACENT TO DOORS IN ACCORDANCE WITH SECTION 2406.4.
- ALL TEMPERED GLASS SHALL BE AFFIXED WITH A PERMANENT LABEL PER UBC 2406.2
- ALL SMOKE DETECTORS TO BE HARD WIRED.
- OPENINGS IN 1, 2, OR 3-HOUR RATED ASSEMBLIES SHOULD BE PROTECTED WITH ONE(1), TWO(2) OR THREE(3) HOUR RATED ASSEMBLIES RESPECTIVELY.
- PROVIDE EXIT SIGNS, FLOOR-LEVEL EXIT SIGNS, CONNECTED TO A SOURCE OF EMERGENCY BACKUP POWER, AT THE EXIT STAIRWAYS AS PER SECTION 1013.
- PER UBC SEC. 804, THE MAXIMUM FLAME-SPREAD CLASS OF FINISH MATERIALS USED ON INTERIOR WALLS AND CEILINGS SHALL NOT EXCEED THAT IN TABLE 8-01 (1994 UBC)
- ALL BLOCKOUTS IN SLABS, WALLS, FOOTINGS & P.T. SLABS SHALL BE PROVIDED, EVEN IF NOT SPECIFICALLY SHOWN ON DRAWINGS.

**DRAWING INDEX**

- ARCHITECTURAL**
- 1 COVER SHEET
  - 2 PROJECT DIAGRAMS
  - A 1.1 SITE PLAN
  - A 2.1 FLOOR PLAN
  - A 2.2 FLOOR PLAN
  - A 2.3 FLOOR PLAN
  - A 2.4 FLOOR PLAN
  - A 2.5 ROOF PLAN
  - A 3.1 BUILDING ELEVATIONS
  - A 3.2 BUILDING ELEVATIONS
  - A 3.3 BUILDING ELEVATIONS
  - A 3.4 BUILDING ELEVATIONS
  - A 4.1 BUILDING SECTIONS
  - A 4.2 BUILDING SECTIONS
  - A 4.3 BUILDING SECTIONS
  - A 4.4 BUILDING SECTIONS
  - A 5.1 UNIT FLOOR PLAN
  - A 5.2 UNIT INTERIOR ELEVATION
  - A 5.3 UNIT INTERIOR ELEVATION
  - A 5.4 UNIT INTERIOR ELEVATION

**VICINITY MAP**



**PROJECT INFORMATION**

**42-48 HARRIET STREET  
SAN FRANCISCO, CALIFORNIA**

APN: 3731-101 & 3731-102

EXISTING USE: VACANT PARKING LOT

LOT DIMENSIONS:  
38 HARRIET: 16.5' FRONTAGE X 75' DEPTH = 1,237.5 SQ.FT.  
38 HARRIET: 33.5' FRONTAGE X 75' DEPTH = 2,512.5 SQ.FT.  
LOT AREA: 3,750 SF / 0.086 ACRES

DENSITY:  
ALLOWABLE = UNLIMITED IN E-SOMA, 100% SRO UNITS  
PROPOSED: 23 SRO UNITS  
DUA: 267

UNIT MIX - PER 207.6(b)(3), REQUIREMENTS DO NOT APPLY TO 100% SRO PROJECTS  
UNIT SIZE - SRO MAX: SEC 890.88(c) = 350 SF

HEIGHT:  
ALLOWABLE- 45 FT.  
PROPOSED- 45 FT.

F.A.R.:  
ALLOWABLE- 3.0  
PROPOSED- 2.95

SETBACKS:  
FRONT- 0 FEET  
SIDES- 0 FEET  
REAR- 15 FEET  
\*BASED ON REDUCTION FOR 100% SRO PROJECT AND AVERAGE OF ADJACENT REAR YARD SETBACKS, PER SECS 134.a.1, 134.C, 134.C.1

OPEN SPACE: SEC. 135.d.2 AND TABLE 135B  
REQUIRED: 23 UNITS X 80 SF/UNIT X 1/3 RATIO FOR 100% SRO PROJECT = 613 SF  
PROVIDED: 750 SF

**PROJECT DIRECTORY**

**DEVELOPER:**  
Panoramic Interests  
2116 Allston Way, Ste.1  
Berkeley, CA 94704  
Patrick Kennedy  
(510) 883-1000 x300

**BUILDER / FABRICATION:**  
ZETA Communities  
848 Folsom St, Suite 201  
San Francisco, CA 94107  
Andrew Silverman  
(415) 753-1810

**PROJECT MANAGER:**  
Panoramic Interests  
2116 Allston Way, Ste.1  
Berkeley, CA 94704  
Cara Houser  
(510) 883-1000 x302

**STRUCTURAL ENGINEER:**  
Tipping Mar and Associates  
1906 Shattuck Avenue  
Berkeley, CA 94704  
David Mar  
(510) 549-1908

**MEP ENGINEER:**  
Davis Energy Group  
123 C Street  
Davis, CA 95615  
(530) 753-1100

**PROJECT MANAGER/  
ARCHITECT:**  
ZETA Communities  
848 Folsom St, Suite 201  
San Francisco, CA 94107  
Taeko Takagi  
(415) 215-4395

**ASSOCIATE ARCHITECT:**  
Lowney Architects  
360 Seventeenth Street,  
Suite 100  
Oakland, CA 94612  
Ken Lowney  
510.838.5400

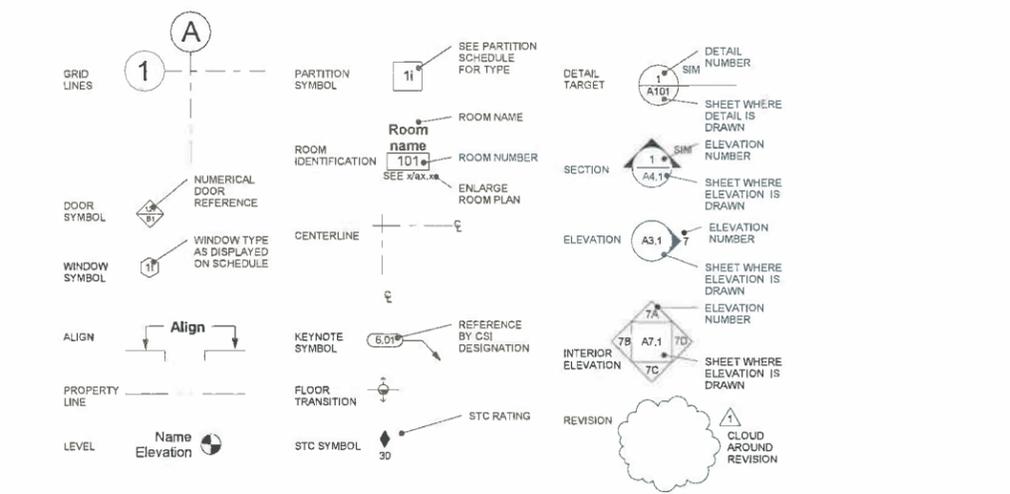
**GEOTECHNICAL ENGINEER:**  
Alan Kropp and Assoc.Inc.  
848 Folsom St, Suite 201  
San Francisco, CA 94107  
Wayne Magnusen  
(510) 841-5095

**PROJECT INFORMATION**

**SQUARE FOOTAGE:**

Level	Gross SF
1ST LEVEL	2886 SF
2ND LEVEL	2963 SF
3RD LEVEL	2963 SF
4TH LEVEL	2963 SF
	11775 SF

**LEGEND**



**42-48 Harriet Street  
San Francisco, CA 94103**  
COPYRIGHT © PANORAMIC INTERESTS 2020

CONSULTANTS

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
SHEET TITLE: Title Sheet

SHEET NUMBER: 1

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

11/26/2010 11:26:52 AM:V72\_Main\_2009172\_ZETAZ\_PROJECTS/0910/SSH/0910\_8.0 CAD/0910\_SSH\_Arch/3D/0109-SSH\_090810.dwg



PROJECT NAME



SMARTSPACE

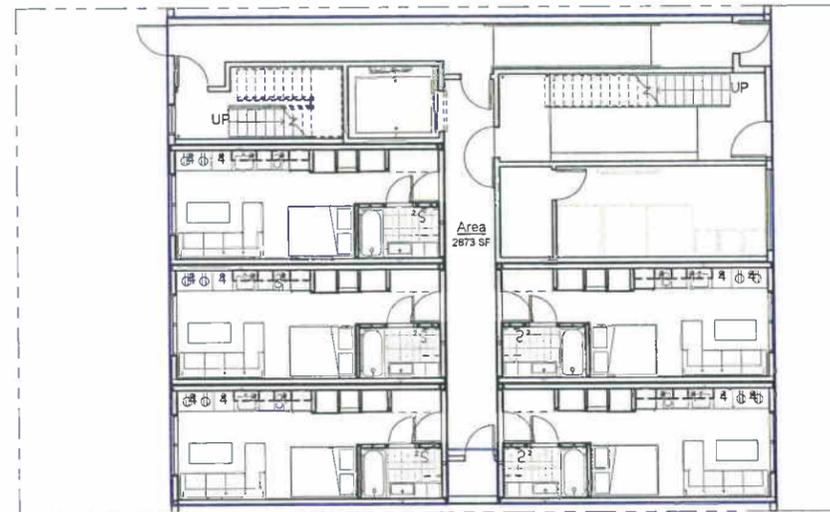
36-38 Harriet Street  
San Francisco, CA 94103

CONSULTANTS



1/8" = 1'-0"

4TH LEVEL 4

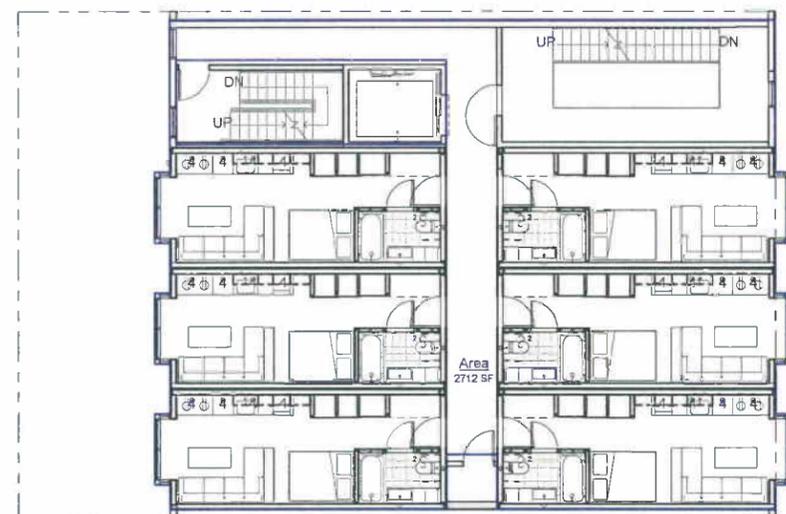


1/8" = 1'-0"

1ST LEVEL 1

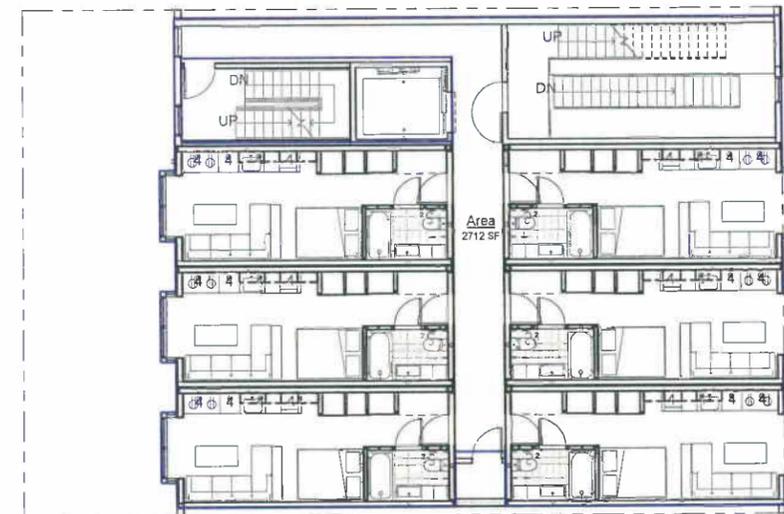
Building Area Legend

□ Gross Building Area



1/8" = 1'-0"

3RD LEVEL 3



1/8" = 1'-0"

2ND LEVEL 2

1ST LEVEL	2873 SF
2ND LEVEL	2712 SF
3RD LEVEL	2712 SF
4TH LEVEL	2712 SF
<b>TOTAL</b>	<b>11010 SF</b>



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	06.23.2010	Site Permit	TT

DATE: 06.23.2010  
DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
SHEET TITLE: Gross Building Area

SHEET NUMBER: 3

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

\\2022010-43615-PM-1\Users\arcon\Documents\7-MH\200702-ZETA-PROJECT\0810-SSH\0810-SSH-Area3D-1\109-SSH-0810.dwg

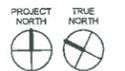






**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 T:415.753.1810  
 F:415.554.6911

PROJECT NAME  
  
**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANORAMIC INTERIORS 2009  
 CONSULTANTS



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

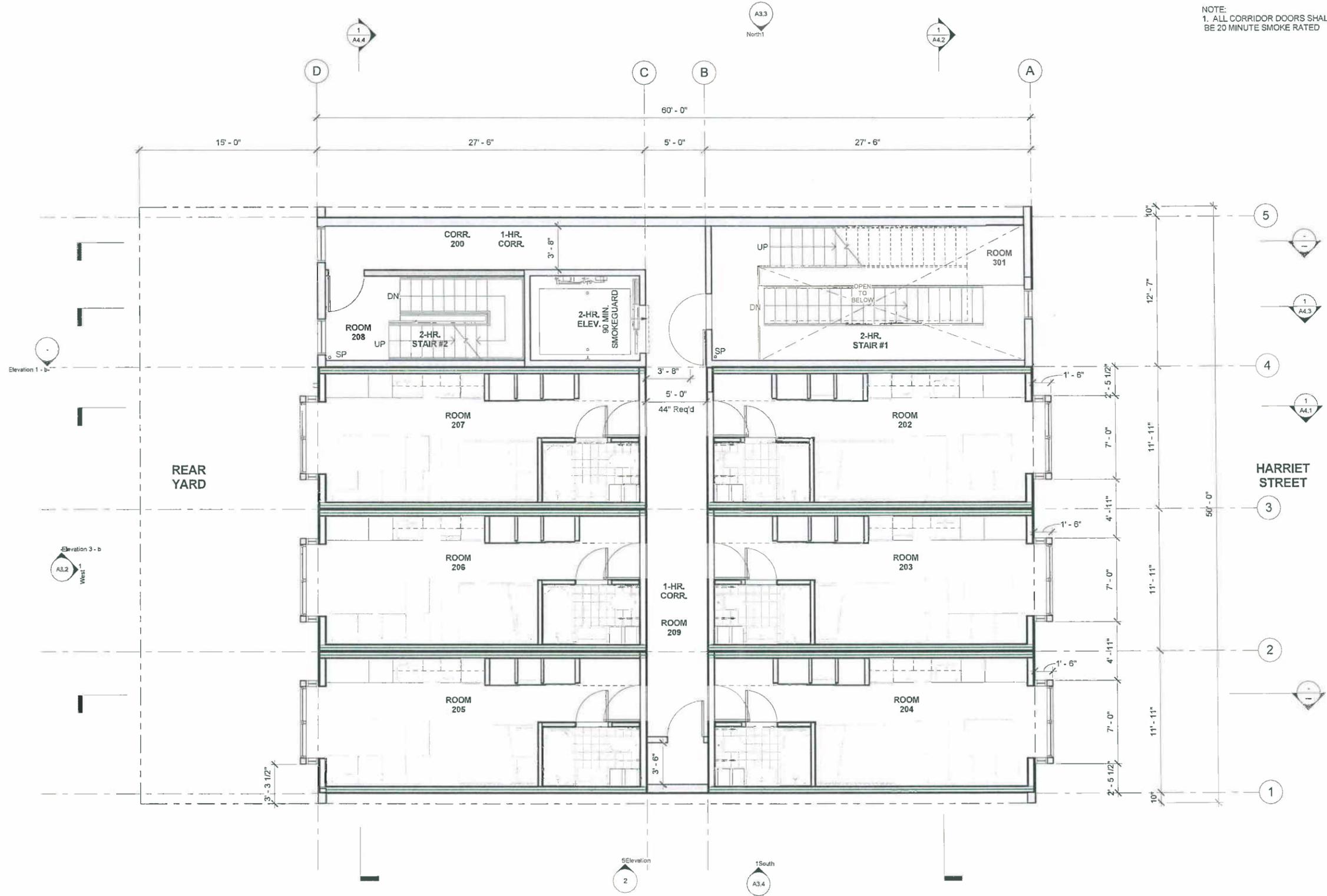
DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
 SHEET TITLE: SECOND FLOOR PLANS

SHEET NUMBER: **A2.2**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

NOTE:  
 1. ALL CORRIDOR DOORS SHALL BE 20 MINUTE SMOKE RATED



1 2ND - Level  
 1/4" = 1'-0"

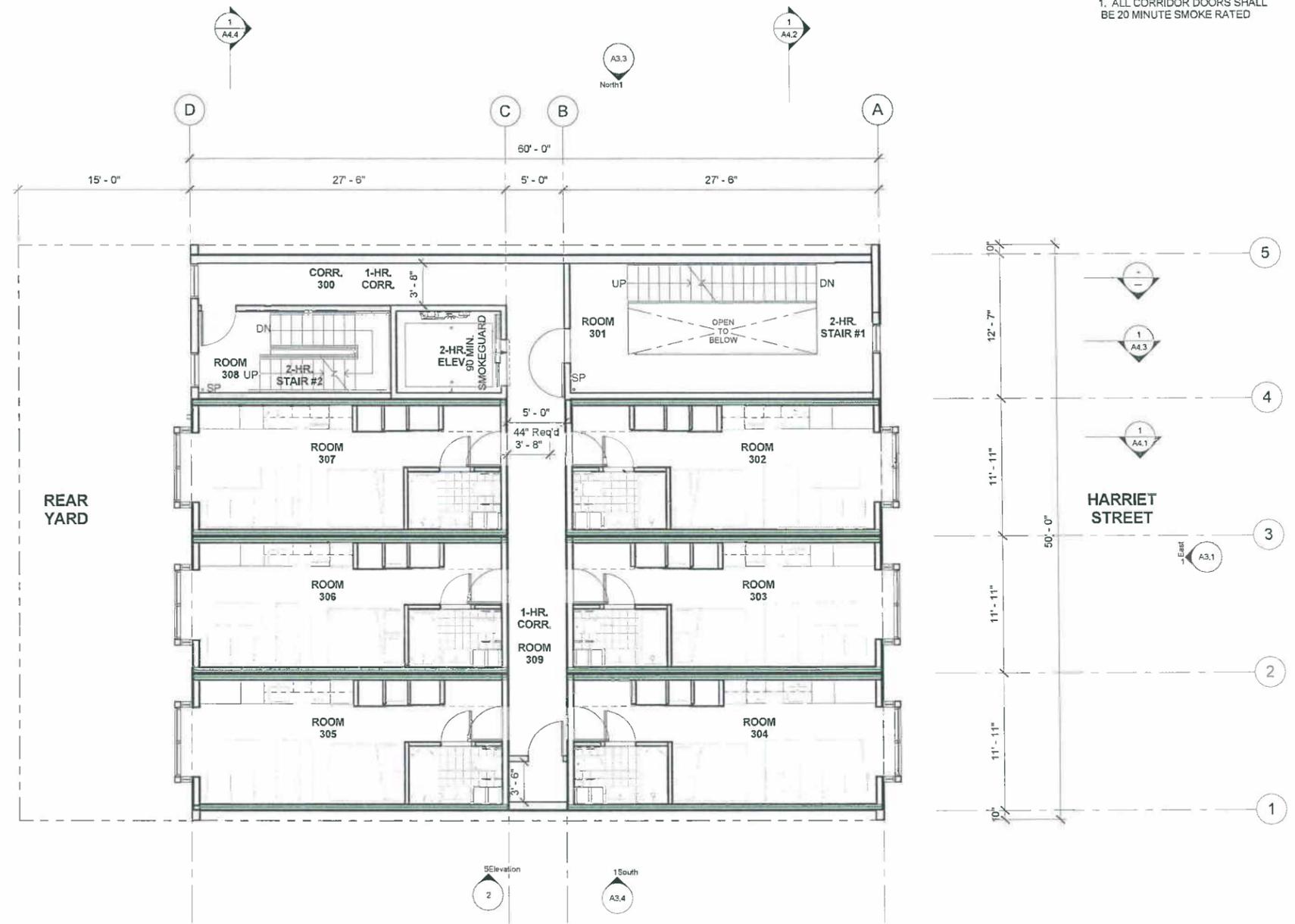
H:\2010\1254\33 PNC\Users\lucio\Documents\72\_MAIN\_2009\72\_ZETA\Z\_PROJECTS\0910-SSH\0910\_00\_CADD\0910\_SSH\_ARCH\03D\0910-SSH\_0910.rvt



**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 t.415.753.1810  
 f.415.561.6911

PROJECT NAME  
  
**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANORAMIC INTERESTS 2009  
 CONSULTANTS

NOTE:  
 1. ALL CORRIDOR DOORS SHALL  
 BE 20 MINUTE SMOKE RATED



① 3RD - Level  
 3/16" = 1'-0"

H:\2010\12-25-03 PM\1-User\lsc\Documents\72\_MAIN\_200972\_ZETAZ\_PROJECTS\0910-SSH\0910\_810 CAD\0910\_SSH\_Arch\3D\0910-SSH\_081910.rvt



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
 SHEET TITLE:

THIRD FLOOR PLAN

SHEET NUMBER  
**A2.3**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
 WORK OF THE ARCHITECT AND MAY NOT BE  
 DUPLICATED, USED OR DISCLOSED WITHOUT  
 WRITTEN CONSENT OF THE ARCHITECT





**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 t.415.753.1810  
 f.415.564.6911

PROJECT NAME  
  
**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANORAMIC INTERIORS TS 2009  
 CONSULTANTS



NOT FOR CONSTRUCTION

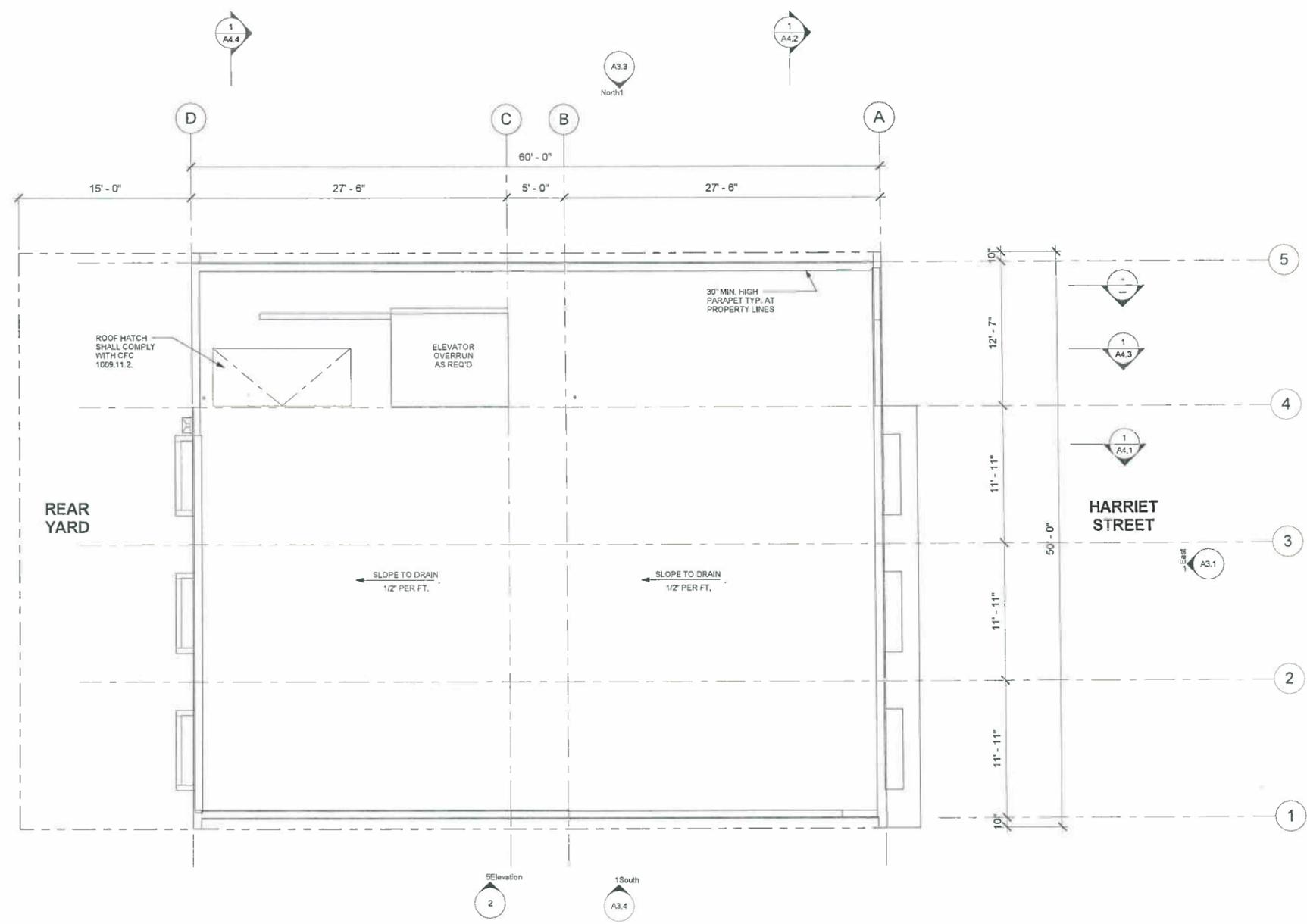
NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
 SHEET TITLE: ROOF PLAN

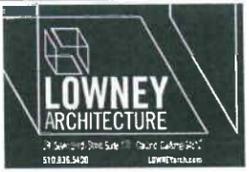
SHEET NUMBER  
**A2.5**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
 WORK OF THE ARCHITECT AND MAY NOT BE  
 DUPLICATED, USED OR DISCLOSED WITHOUT  
 WRITTEN CONSENT OF THE ARCHITECT



1 ROOF  
 3/16" = 1'-0"

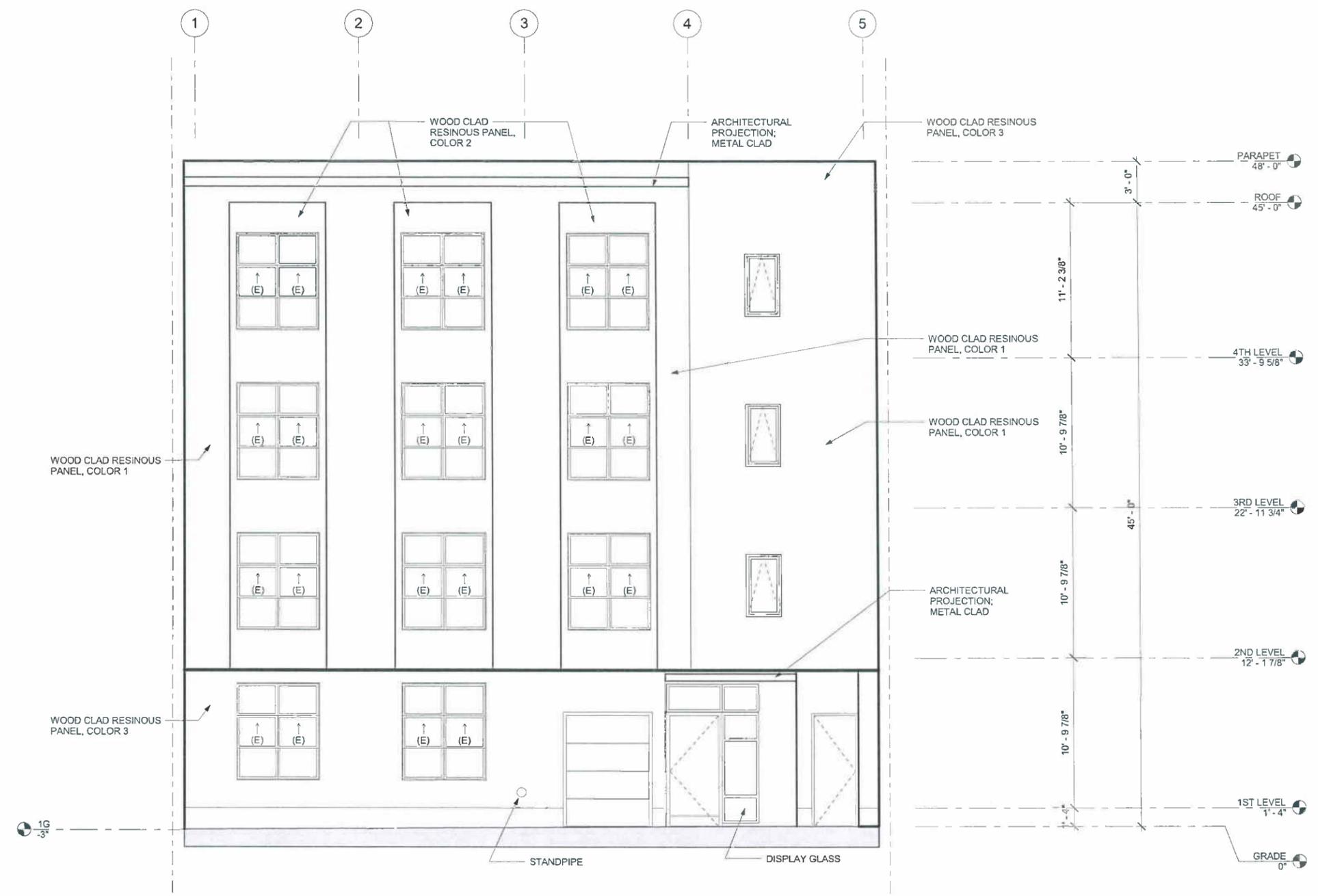
\\sfs01012\2621\PMC\Users\lisco\Documents\172\_MAIN\_200972\_ZETA\2\_PROJECTS\0910-SSH\0910\_8.0\0910\0910\_SSH\_Arch\03\0109-SSH\_081910.rvt



**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 t.415.753.1810  
 f.415.564.6911

PROJECT NAME  
  
**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANORAMIC INTERESTS 2009  
 CONSULTANTS

**NOTES:**  
 (E) = Egress Window



① East  
 1/4" = 1'-0"

10/20/2010 11:39:27 AM:172 MAIN\_2008172\_ZETA\_Z\_PROJECTS/9910-SSH/0910\_BLDG CAD/0910\_SSH\_ARCH/0910-SSH\_092110.rvt



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
 SHEET TITLE: BUILDING ELEVATIONS

SHEET NUMBER: **A3.1**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



**ZETA Communities**

847 Folsom Street, ste.201  
San Francisco, CA 94107  
t.415.753.1810  
f.415.564.6911



PROJECT NAME



**SMARTSPACE**  
42-48 Harriet Street  
San Francisco, CA 94103  
COPYRIGHT © PANDORIAN INTERESTS 2009

CONSULTANTS



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
DRAWN BY: TT

PROJECT NUMBER 0109-SSH

SHEET TITLE  
**BUILDING ELEVATIONS**

SHEET NUMBER  
**A3.2**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
WORK OF THE ARCHITECT AND MAY NOT BE  
DUPLICATED, USED OR DISCLOSED WITHOUT  
WRITTEN CONSENT OF THE ARCHITECT

X:\2010\12\26\43 P\MC\user\laco\Documents\72\_MNN\_200972\_ZETA\PROJECT\0910-SSH\0910\_00 CAD\0910-SSH\_081910.rvt



West  
1/4" = 1'-0"



**ZETA Communities**

847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 t.415.753.1810  
 f.415.564.6911



PROJECT NAME

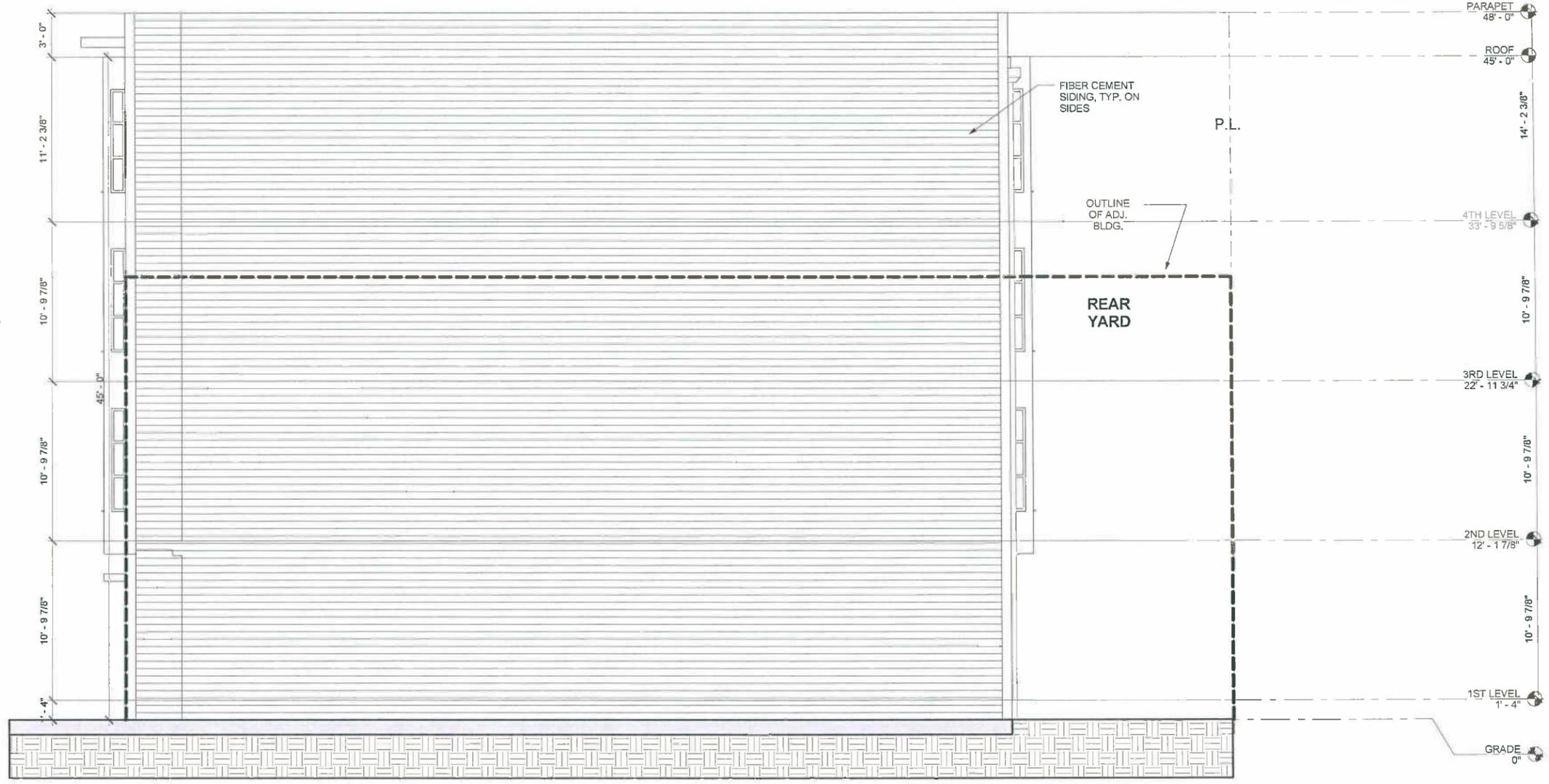


**SMARTSPACE**

42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANORAMIC INTERESTS 2009

CONSULTANTS

HARRIET STREET



North  
 1/4" = 1'-0"



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER 0109-SSH

SHEET TITLE  
 BUILDING ELEVATIONS

SHEET NUMBER  
**A3.3**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT

@RUC2010 12:55:47 PM C:\Users\raedoc\Documents\BIZ\_MAIN\_2009\72\_ZETA\PROJECTS\0910-SSH\0910\_8.0\CAUDO0910\_SSH\_Arch\3D\0109-SSH\_081910.rvt





**ZETA Communities**

847 Folsom Street, ste.201  
San Francisco, CA 94107  
t.415.753.1810  
f.415.564.6911



PROJECT NAME



**SMARTSPACE**  
42-48 Harriet Street  
San Francisco, CA 94103  
CORPORATE & FINANCIAL INTERESTS 2007

CONSULTANTS



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
DRAWN BY: TT

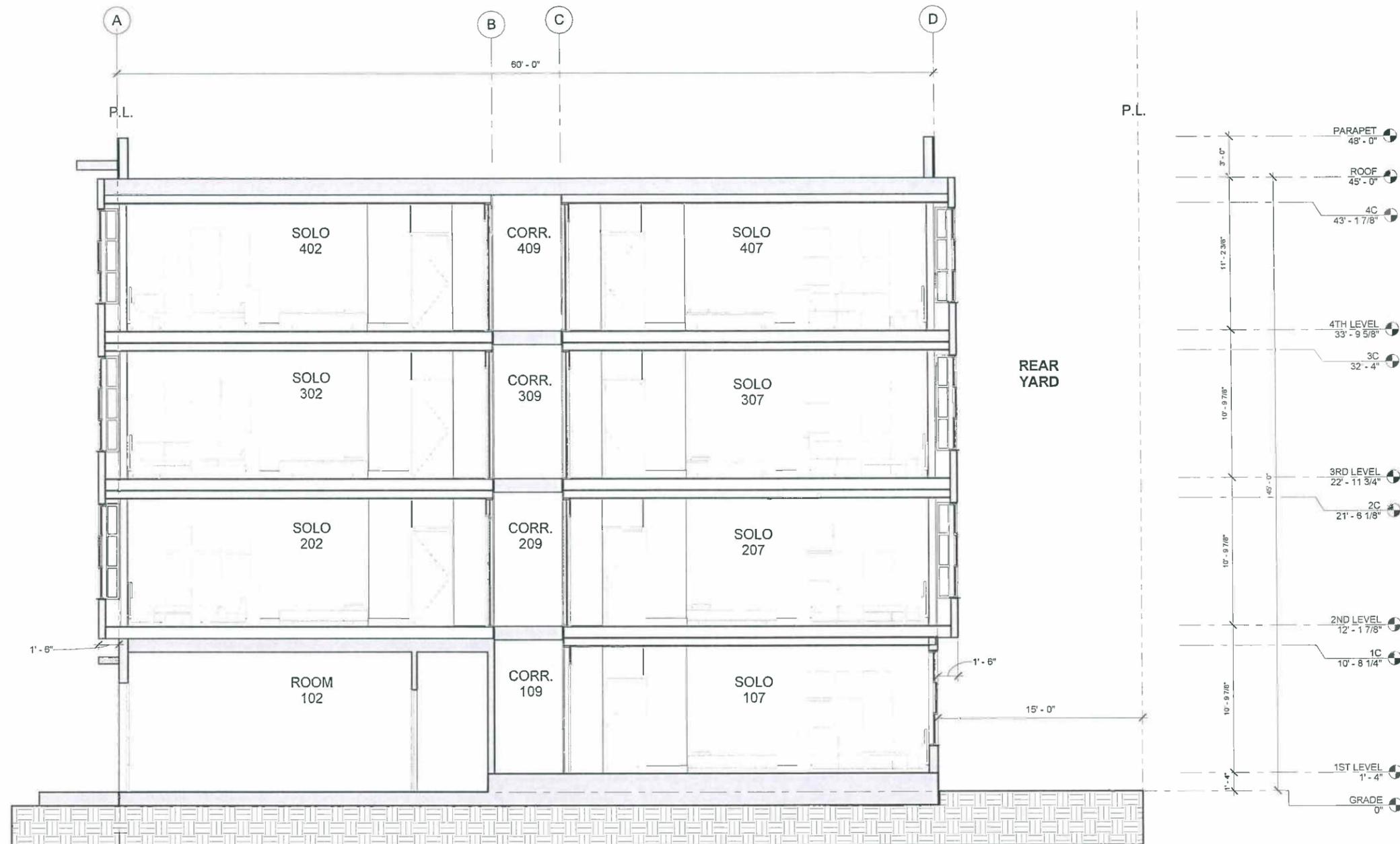
PROJECT NUMBER 0109-SSH  
SHEET TITLE

BUILDING SECTION

SHEET NUMBER

**A4.1**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT



Section 3  
1/4" = 1'-0"

\\s0101225577\PMC\Users\lance\Documents\A4\_1\MAIN\_200972\_ZETA\_ARCH\3D\0109-SSH\_081010.rvt





**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 t.415.753.1810  
 f.415.564.6911

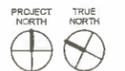


PROJECT NAME



**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PANAMERIC INTERIORS 2009

CONSULTANTS



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

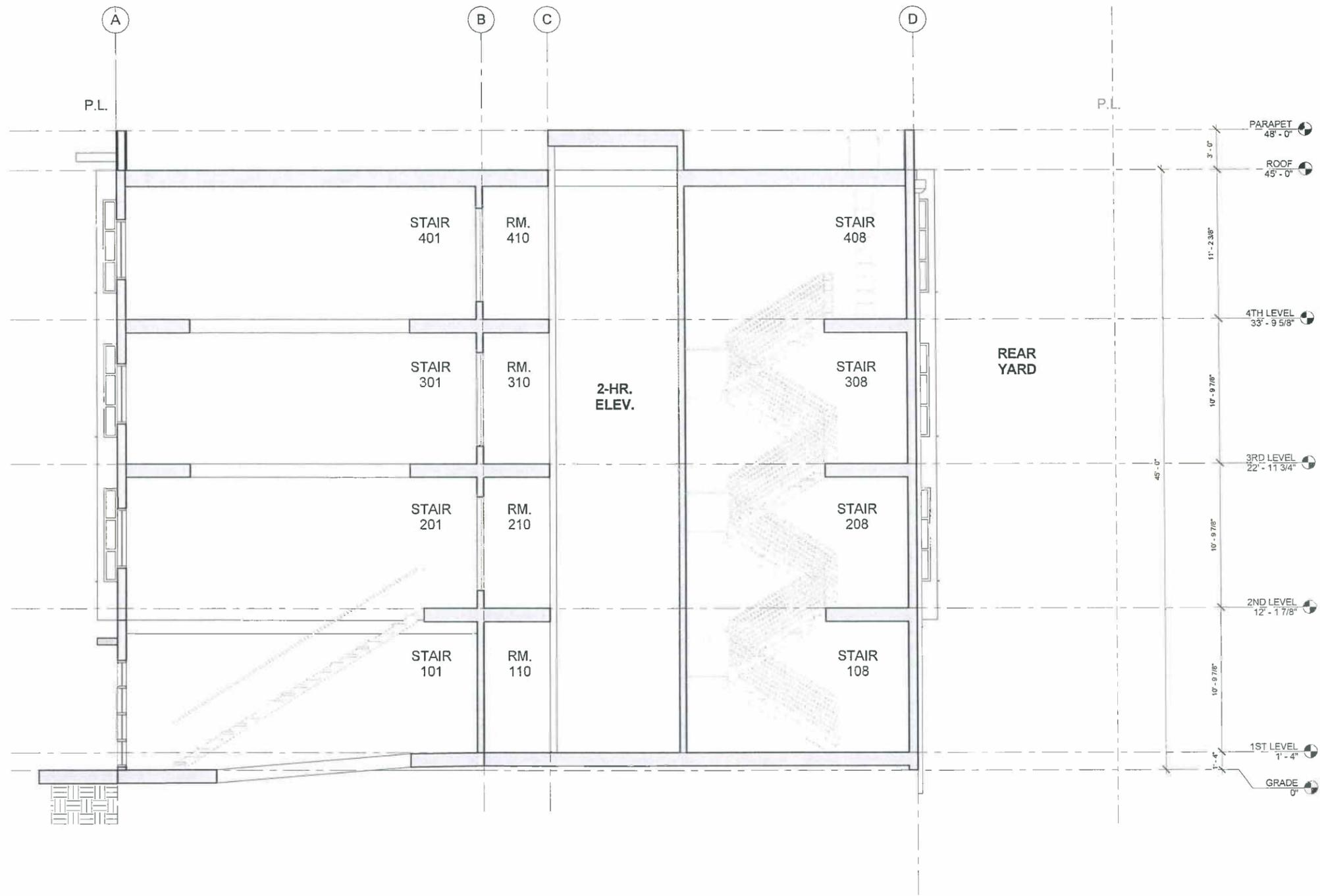
PROJECT NUMBER: 0109-SSH  
 SHEET TITLE:

BUILDING SECTION

SHEET NUMBER  
**A4.3**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING  
 HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED  
 WORK OF THE ARCHITECT AND MAY NOT BE  
 DUPLICATED, USED OR DISCLOSED WITHOUT  
 WRITTEN CONSENT OF THE ARCHITECT

HARRIET STREET



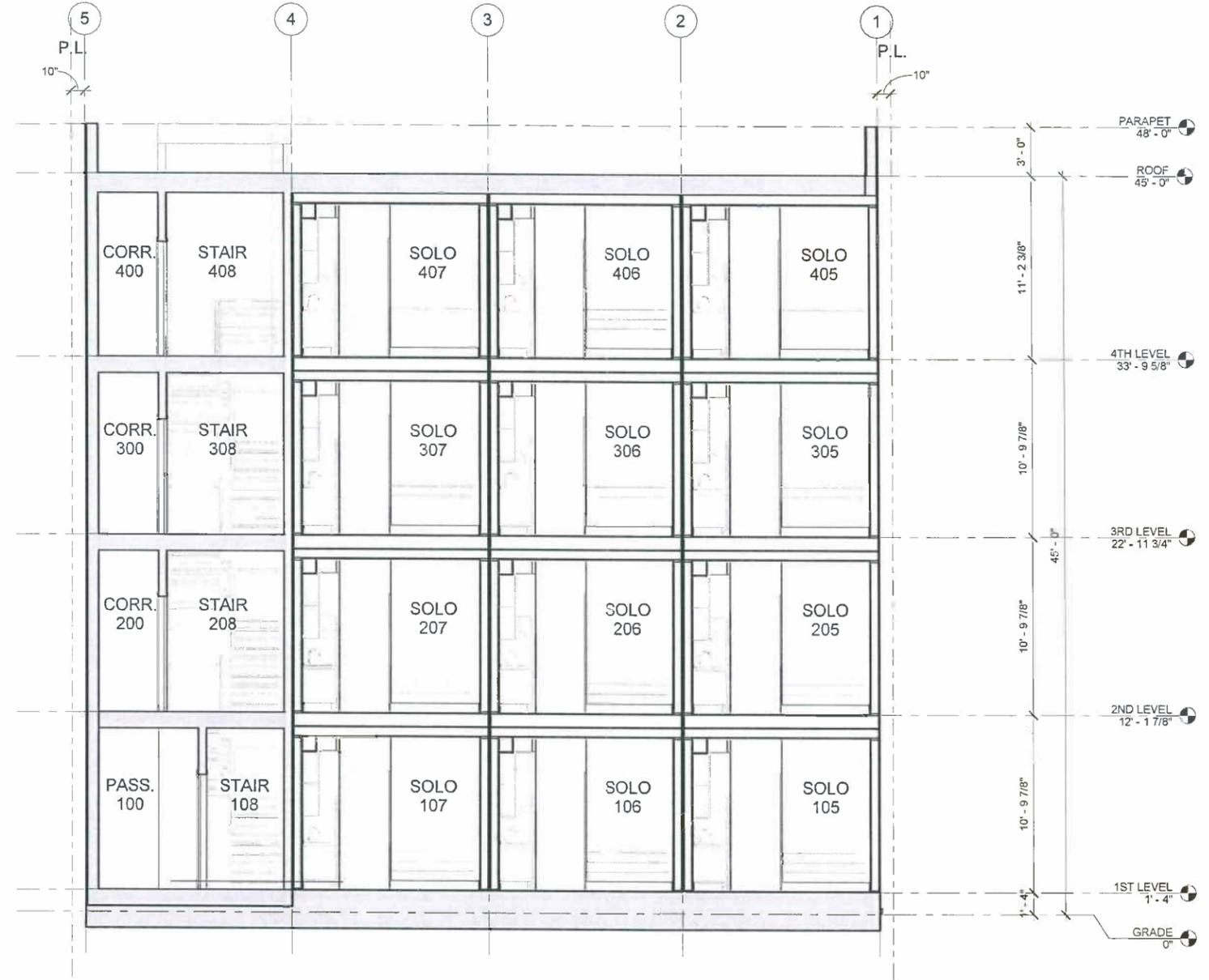
08/20/2010 12:56:04 PM C:\Users\pmc\Documents\7\_ZETAZ\_PROJECTS\0910-SSH\0910\_B.D CAD\0910\_SSH\_Arch\0910-SSH-081910.dwg



**ZETA Communities**  
 847 Folsom Street, ste.201  
 San Francisco, CA 94107  
 T: 415.753.1810  
 F: 415.564.6911



PROJECT NAME  
  
**SMARTSPACE**  
 42-48 Harriet Street  
 San Francisco, CA 94103  
 COPYRIGHT © PROGRAMS INTERESTS 2009  
 CONSULTANTS



Section 4  
 1/4" = 1'-0"

W:\2010\12-56508\PM\C:\user\lba\Documents\ZETA\PROJECTS\910-SSH\010-SSH\_081910.rvt



NOT FOR CONSTRUCTION

NO.	DATE	ISSUES AND REVISIONS	BY
1.	07.01.2010	Site Permit	TT
2.	08.20.2010	Revision 1	TT

DATE: 08.20.2010  
 DRAWN BY: TT

PROJECT NUMBER: 0109-SSH  
 SHEET TITLE: BUILDING SECTION

SHEET NUMBER: **A4.4**

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE ARCHITECT