



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 17, 2019

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

Reception:
415.558.6378

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Planning
Information:
415.558.6377

Filing Date: May 9, 2019
Case No.: 2019-005599COA
Project Address: 970 TENNESSEE STREET
Historic Landmark: Dogpatch Landmark District
Zoning: UMU (Urban Mixed Use) Zoning District
40-X Height and Bulk District
Block/Lot: 4107/022
Applicant: Harvey Hacker
344 Harriett Street, #101
San Francisco, CA 94103
Staff Contact: Jonathan Vimr – (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By: Rich Sucre – (415) 575-6822
rich.sucre@sfgov.org

PROPERTY DESCRIPTION

970 Tennessee Street is located on the west side between 20th and 22nd Streets on Assessor's Block 4107, Lot 022 (District 10). The subject property is developed with a one-story with mezzanine, reinforced concrete industrial structure completed approximately 1935 and exhibiting characteristics of the Streamline Modern style. No known architect or builder has been identified. 970 Tennessee Street is a contributory property located within the Dogpatch Landmark District, an UMU (Urban Mixed Use) Zoning District and a 40-X Height and Bulk District.

PROJECT DESCRIPTION

The proposed project would modify openings along the north facade of the subject building by inserting new window openings and installing painted steel windows. Work will occur on a facade that was only recently exposed due to demolition of the adjacent non-historic property at 950 Tennessee Street (See Planning Case No. 2014.1434).

Although plans submitted by the Project Sponsor depict interior alterations that would result in a change of use, the Project Sponsor has indicated that this work, which would require a Conditional Use Authorization from the Planning Commission, is no longer under consideration. The project is not currently seeking a change in use. Any potential interior alterations are not under the purview of the Historic Preservation Commission.

COMPLIANCE WITH PLANNING CODE PROVISIONS

As noted above, the Project Sponsor has stated that the interior work depicted in project plans is no longer under consideration. The Project Sponsor is not currently seeking a change in use.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix L – Dogpatch Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Dogpatch Landmark District as described in Appendix L of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The project is limited to building alterations and will retain the property's commercial use. Most recently, the former industrial building was used for office use.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The character of the property and the surrounding district would be retained. Proposed work is confined to an area of the building's north elevation. As a secondary elevation that was largely obscured by a neighboring structure for much of the subject building's history, the area of work is a mostly blank wall that lacks character-defining features. Two communicating openings between the subject property and the recently demolished 950 Tennessee Street would be reduced in size, with four new additional openings being created. All would measure 10' by 4' and would be infilled with painted steel windows. Given the industrial character of the property, steel is an appropriate window material as is specified within the district's designating ordinance. Overall the area of fenestration would have little change-increasing from a total of approximately 190 square feet to 240 square feet. Given this limited change in fenestration and the size of the north

elevation, it will continue to read as largely solid. Paired with the fact that the east and west facades will remain as they are, the overall character of the property will be preserved.

- Standard 3.** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

The project would not create a false sense of historical development. No conjectural features would be added, with modifications being limited to fenestration modifications and installation of compatible new windows.

- Standard 5.** Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property would be removed. Proposed work is confined to an area of the building's north facade. As a secondary elevation that was largely obscured by a neighboring structure for much of the subject building's history, the area of work is a mostly blank wall that lacks character-defining features. Paired with the fact that the east and west facades will remain as they are, the overall character of the property will be preserved.

- Standard 9.** New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

No features that characterize the property or district would be altered or destroyed. Proposed work is confined to an area of the building's north facade. As a secondary facade that was largely obscured by a neighboring structure for much of the subject building's history, the area of work is a mostly blank wall that lacks character-defining features.

- Standard 10.** New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The new windows could be easily removed with concrete infill of the openings without any impairment to the essential form and integrity of the property and surrounding district.

PUBLIC/NEIGHBORHOOD INPUT

At the date of publication, the Department has received one (1) letter in opposition to the project. The author expressed concerns that property line windows are not appropriate and will allow views into residential units being constructed at the neighboring property.

ISSUES & OTHER CONSIDERATIONS

The proposed work exterior work was initially proposed under Building Permit Application No. 201902223660, which was approved and issued by the Department of Building Inspection in error. This permit was not routed to the Planning Department for require review and approval. Both that permit application and others related to an interior change of use were subsequently suspended by DBI via the Zoning Administrator on April 11, 2019. The Project Sponsor's subsequent appeal of the Suspension Request was heard by the Board of Appeals at their regular hearing on May 15, 2019. The Board denied the appeal, finding that the Suspension Request was properly issued and that the Project Sponsor must obtain a Certificate of Appropriateness and Planning approval in order to execute the exterior alterations. The Project Sponsor has indicated that no change of use is being considered, and the subject property would retain its current use as office.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, Department Preservation staff has determined that the proposed work is compatible with the character-defining features of the subject property and the Dogpatch Landmark District. Planning Code Section 1006.6 outlines the standards for review of Certificates of Appropriateness, which state:

The HPC, the Department, and, in the case of multiple approvals under Section [1006.1\(f\)](#), the Planning Commission, and any other decision making body shall be guided by the standards in this Section in their review of applications for Certificates of Appropriateness for proposed work on a landmark site or in a historic district. In appraising the effects and relationships mentioned herein, the decision-making body shall in all cases consider the factors of architectural style, design, arrangement, texture, materials, color, and any other pertinent factors.

- (a) The proposed work shall be appropriate for and consistent with the effectuation of the purposes of this [Article 10](#).
- (b) The proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks and contributors within historic districts, as well as any applicable guidelines, local interpretations, bulletins, or other policies.
- (c) For applications pertaining to landmark sites, the proposed work shall preserve, enhance or restore, and shall not damage or destroy, the exterior architectural features of the landmark and, where specified in the designating ordinance pursuant to Section [1004\(c\)](#), its major interior architectural features. The proposed work shall not adversely affect the special character or special historical, architectural or aesthetic interest or value of the landmark and its site, as viewed both in themselves and in their setting, nor of the historic district in applicable cases.

Proposed work is confined to an area of the building's north elevation. As a secondary elevation that was largely obscured by a neighboring structure for much of the subject building's history, the area of work is a mostly blank wall that lacks character-defining features. Two communicating openings between the subject property and the recently demolished 950 Tennessee Street would be reduced in size, with four new openings being created. All would measure 10' by 4' and would be infilled with painted steel windows. Given the industrial character of the property, steel is an appropriate window material as is specified within the district's designating ordinance. Overall fenestration would have little change, increasing from a total of approximately 190 square feet to 240 square feet. Given this limited change in fenestration and the size of the north elevation, it will continue to read as largely solid. Paired with the fact that the east and west facades will remain as they are, the overall character of the property will be preserved.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration) because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation and is consistent with the character of the District as detailed in Appendix L to Article 10 of the Planning Code.

ATTACHMENTS

Draft Motion
Parcel Map
1998 Sanborn Map
Zoning Map
Aerial Photograph
Dogpatch Landmark District Map
Site Photographs
Public Correspondence
Project Sponsor Submittal
- Project Plans



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No.

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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 022 IN ASSESSOR'S BLOCK 4107, WITHIN AN UMU (URBAN MIXED USE) ZONING DISTRICT, A 40-X HEIGHT AND BULK DISTRICT, AND THE DOGPATCH LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on May 9, 2019 Harvey Hacker ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to modify openings along the north elevation of the subject building, including new window openings and installation of new steel windows.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on July 17, 2019 the Commission conducted a duly noticed public hearing on the current project, Case No. 2019-005599PTA ("Project") for its appropriateness.

WHEREAS, in reviewing the application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the

Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2019-005599COA based on the following findings:

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- Changes in fenestration are limited to the secondary north elevation, and are limited in area.
- Given the subject building's industrial character, steel is an appropriate material for the new window frames.
- The proposed project meets the requirements of Article 10, Appendix L of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property will be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Standard 9.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

Standard 10.

New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project does not include any change of use and will have no effect on existing neighborhood-serving retail uses. The subject property will maintain its current office use.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site and landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will have no effect on the supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any effect on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **APPROVES a Certificate of Appropriateness** for the property located at Lot 022 in Assessor's Block 4107 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2019-005599COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 17, 2019.

Jonas P. Ionin
Commission Secretary

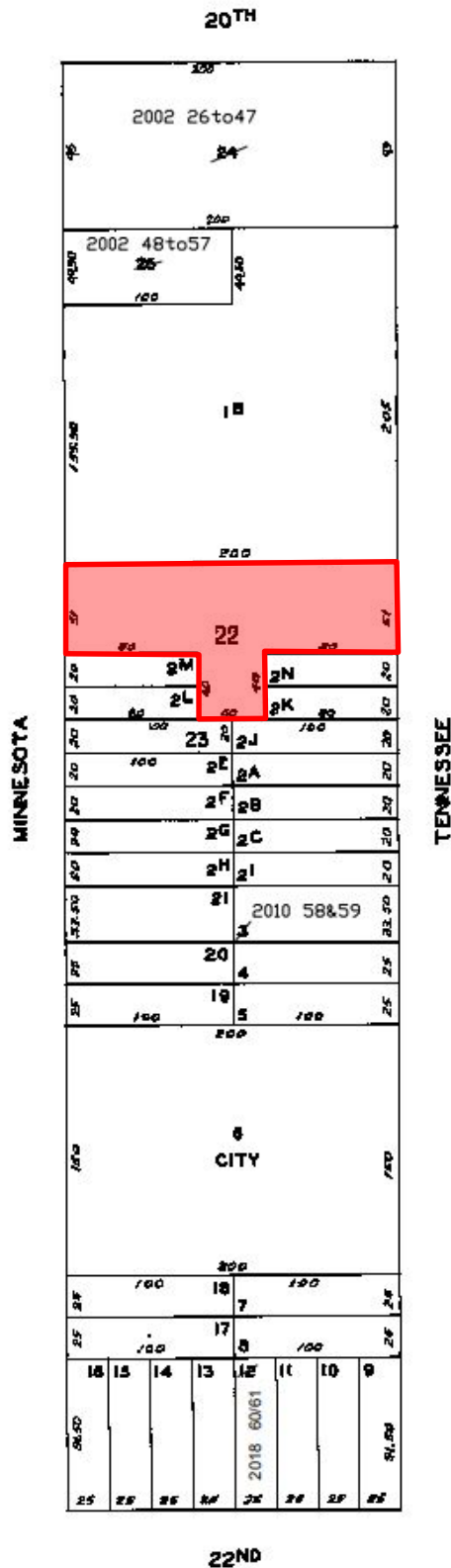
AYES:

NAYS:

ABSENT:

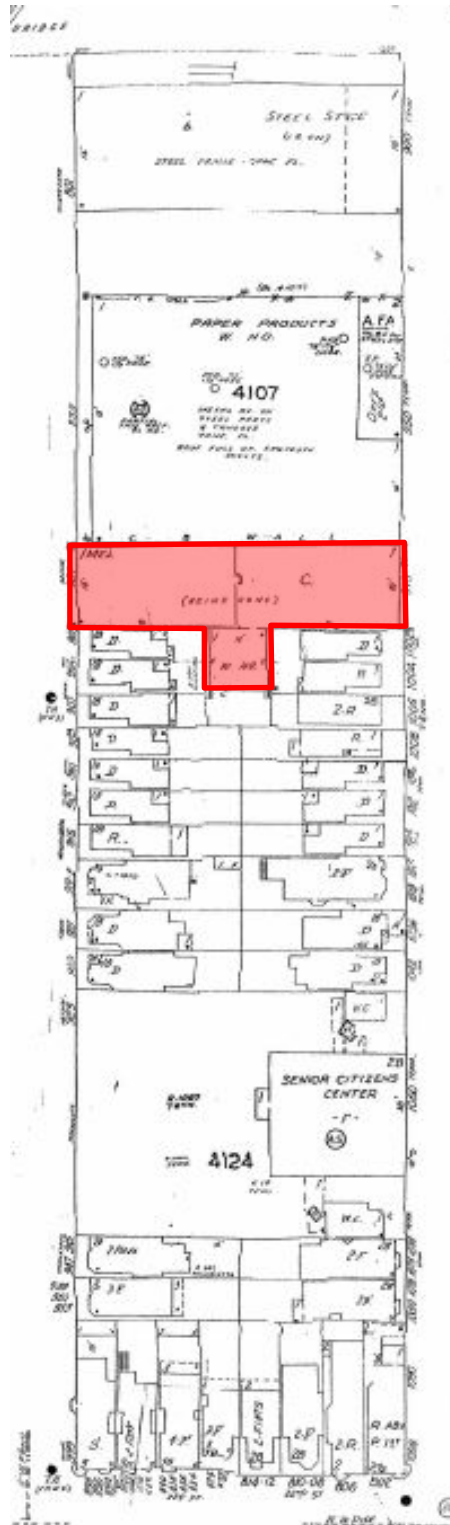
ADOPTED: July 17, 2019

Parcel Map



Certificate of Appropriateness
Case Number 2019-005599COA
970 Tennessee Street

Sanborn Map*



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



Certificate of Appropriateness
Case Number 2019-005599COA
970 Tennessee Street

Zoning Map



Certificate of Appropriateness
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970 Tennessee Street

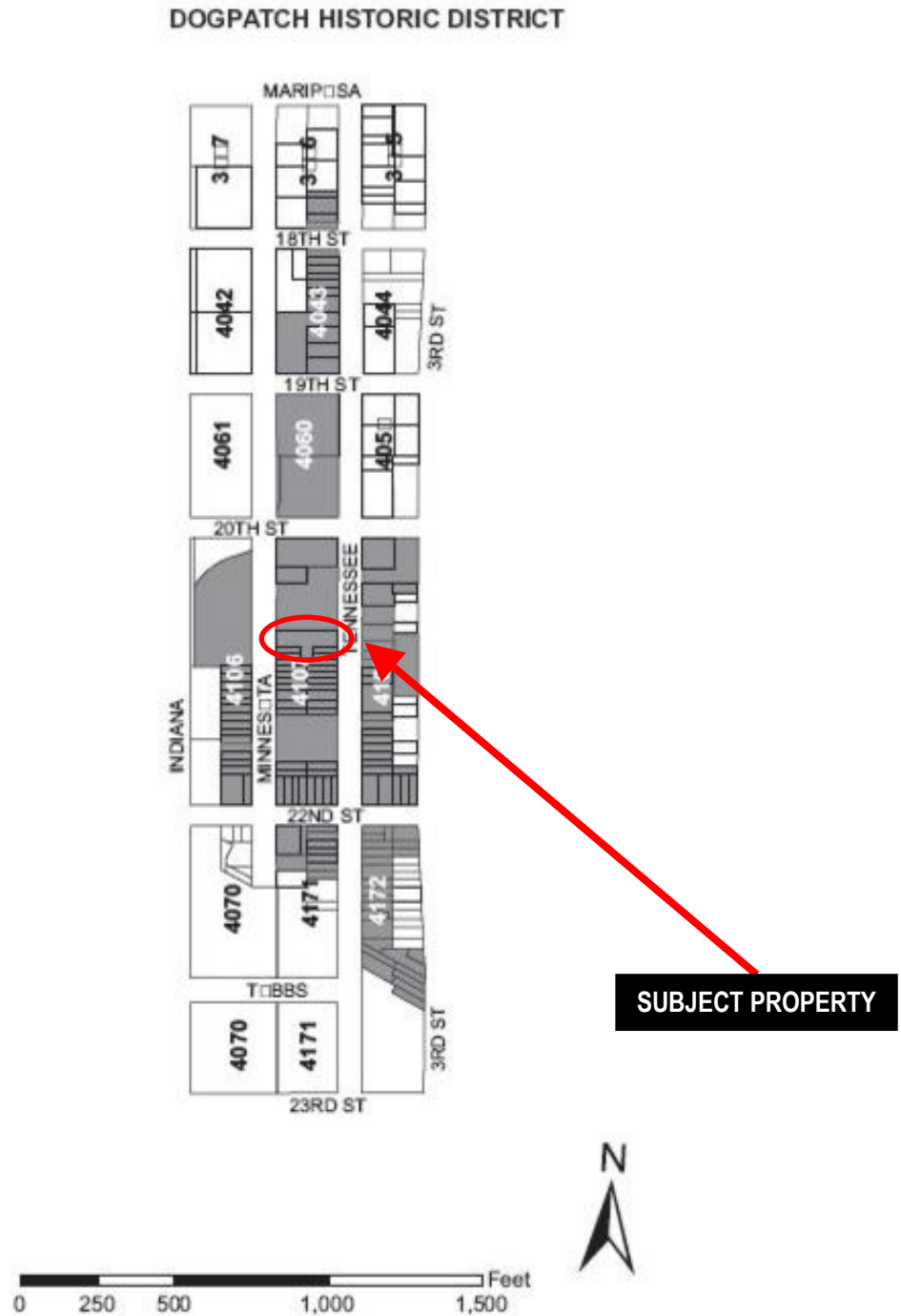
Aerial Photograph



SUBJECT PROPERTY



Dogpatch Landmark District



Site Photo*



**Tennessee Street (east) façade included for reference.*

Certificate of Appropriateness
Case Number 2019-005599COA
970 Tennessee Street

Site Photo*



**View of north elevation, where work is proposed.*

Certificate of Appropriateness
Case Number 2019-005599COA
970 Tennessee Street

Site Photo*



**Minnesota Street (west) façade included for reference.*

Certificate of Appropriateness
Case Number 2019-005599COA
970 Tennessee Street

Vimr, Jonathan (CPC)

From: pzingaro@comcast.net
Sent: Friday, June 28, 2019 2:53 PM
To: Vimr, Jonathan (CPC)
Subject: 970 Tennessee Street

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The neighbors just noticed the sign being posted yesterday regarding the upcoming hearing for the Certificate of appropriateness. The hearing is scheduled for July 17th . What are the rules regarding posting of these notices? It seems like short notice. I have received nothing in the mail.

I am very opposed to modifications to the outside of this property.

Not only is it a contributing historic property that should maintain its original facades, but the commercial windows will be looking directly into the new residential condos being constructed adjacent to the property.

The neighbors have spent time and effort designing the landscaping, lighting etc for the pass through between Tennessee St and Minnesota St adjacent to 970 Tennessee Street.

Property line windows are not appropriate, and are not original to the building.

I look forward to hearing from you.

Thank You,

Constance Channon

999 Tennessee Street

Apt A.

San Francisco, CA 94107

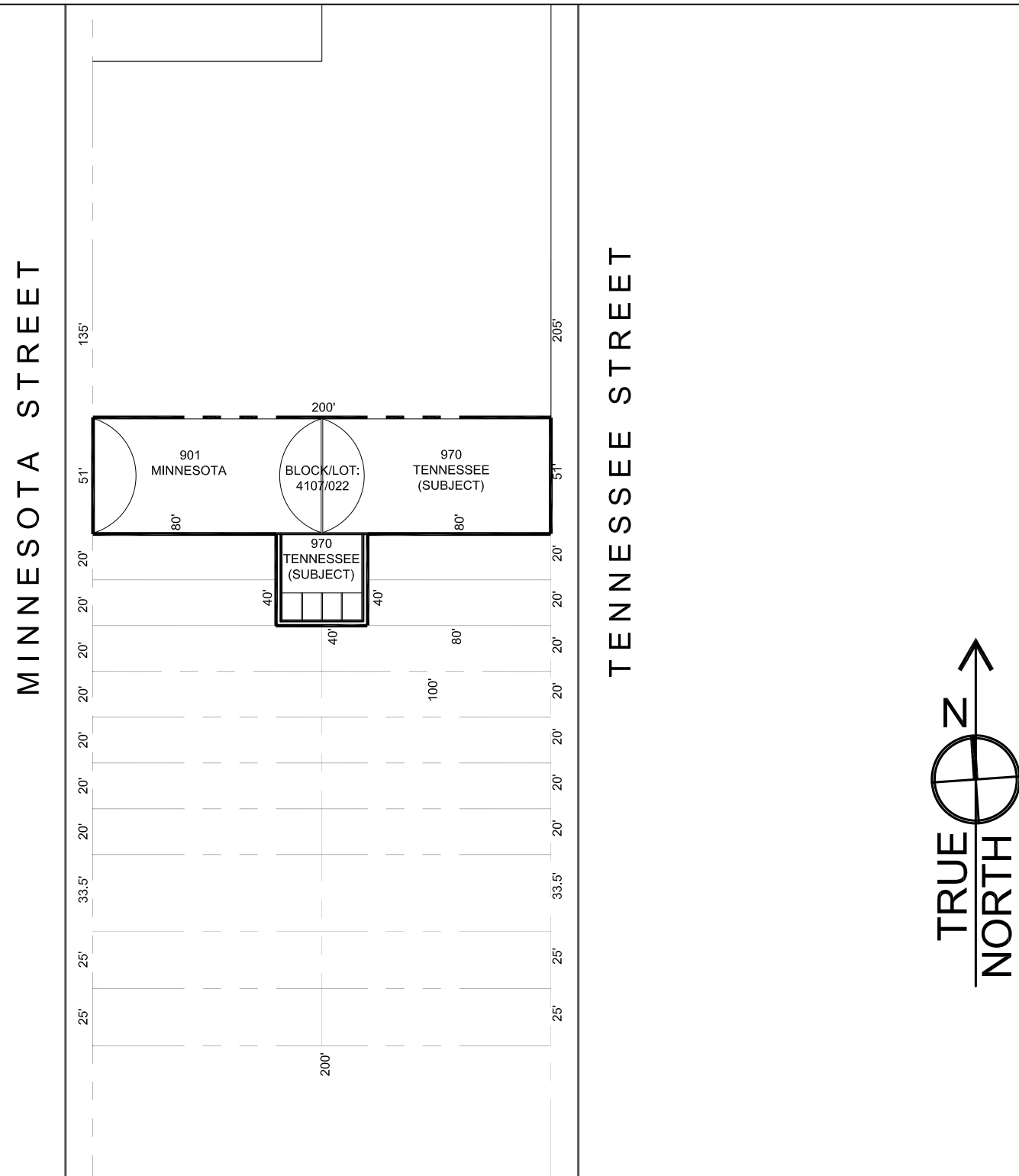
415 826 4469

TENANT IMPROVEMENTS FOR MAMMOTH BIOSCIENCES
970 Tennessee Street
San Francisco, California

GENERAL NOTES

- 1. THESE NOTES APPLY TO ALL DRAWINGS AND GOVERN UNLESS NOTED OR SPECIFIED FOR MORE SPECIFIC REQUIREMENTS APPLICABLE TO PARTICULAR DIVISIONS OF THE WORK. SEE NOTES CONTAINED IN SUBSECTIONS OF THESE DRAWINGS.
- 2. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION, (AIA DOCUMENT A201), LATEST EDITION, AND SPECIFICATIONS SUPPLEMENT THESE DRAWINGS AND OR ARE A PART OF THE CONTRACT DOCUMENTS.
- 3. ALL WORK SHALL CONFORM TO ALL APPLICABLE PERMITS, REGULATIONS, CODES, AND ORDINANCES OF PUBLIC AUTHORITIES, FEDERAL, STATE, AND LOCAL, HAVING JURISDICTION.
- 4. CONTRACTOR SHALL VISIT SITE AND BE FULLY COGNIZANT OF ALL FIELD CONDITIONS. ANY CONFLICTS OR DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE ARCHITECT.
- 5. DISCREPANCIES WITHIN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.
- 6. CONTRACTOR TO VERIFY ALL EXISTING DIMENSIONS IN FIELD . ON DRAWINGS, ONLY WRITTEN DIMENSIONS SHALL BE USED. DO NOT SCALE DRAWINGS. CONTRACTOR SHALL VERIFY AND BE MADE COMPLETELY RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB. ARCHITECT MUST BE NOTIFIED IN WRITING OF ANY PROPOSED OR REQUIRED VARIATIONS FROM THE DIMENSIONS AND CONDITIONS SHOWN, AND A WRITTEN CHANGE ORDER ISSUED BEFORE MAKING ANY CHANGES AT THE JOB SITE.
- 7. CONTRACTOR ACKNOWLEDGES THAT HE HAS THOROUGHLY FAMILIARIZED HIMSELF WITH THE BUILDING SITE CONDITIONS WITH THE DRAWINGS AND SPECIFICATIONS, WITH THE DELIVERY FACILITIES, AND ALL OTHER MATTERS AND CONDITIONS WHICH MAY AFFECT THE OPERATION OF THE WORK, AND ASSUMES ALL RISK THEREFROM.
- 8. ALL DIMENSIONS ARE TO FACE OF STUD, UNLESS OTHERWISE INDICATED: DIMENSIONS LOCATING DOORS AND WINDOWS ARE TO EDGE OF DOOR JAMB OR EDGE OF WINDOW, UNLESS OTHERWISE INDICATED.
- 9. THESE DRAWINGS AND ALL IDEAS, ARRANGEMENTS AND PLANS, EITHER INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND ARE THE PROPERTY OF HARVEY HACKER ARCHITECTS, AND WERE CREATED, EVOLVED AND DEVELOPED FOR USE ON, AND IN CONNECTION WITH THE PROJECT SO DESIGNATED IN THE TITLE BLOCK. NONE OF THESE IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY, OR DISCLOSED TO, ANY PERSON, FIRM OR CORPORATION FOR ANY PURPOSE WHATSOEVER, NOR SHALL ANY CHANGES WHATSOEVER BE MADE ON THIS DRAWING WITHOUT THE WRITTEN PERMISSION FROM HARVEY HACKER ARCHITECTS. THESE DRAWINGS ARE NOT VALID FOR ANY USE UNLESS THEY BEAR THE ORIGINAL SEAL AND SIGNATURE OF THE ARCHITECT. UPON COMPLETION OF THE PROJECT, ALL PLANS

LOCATION MAP

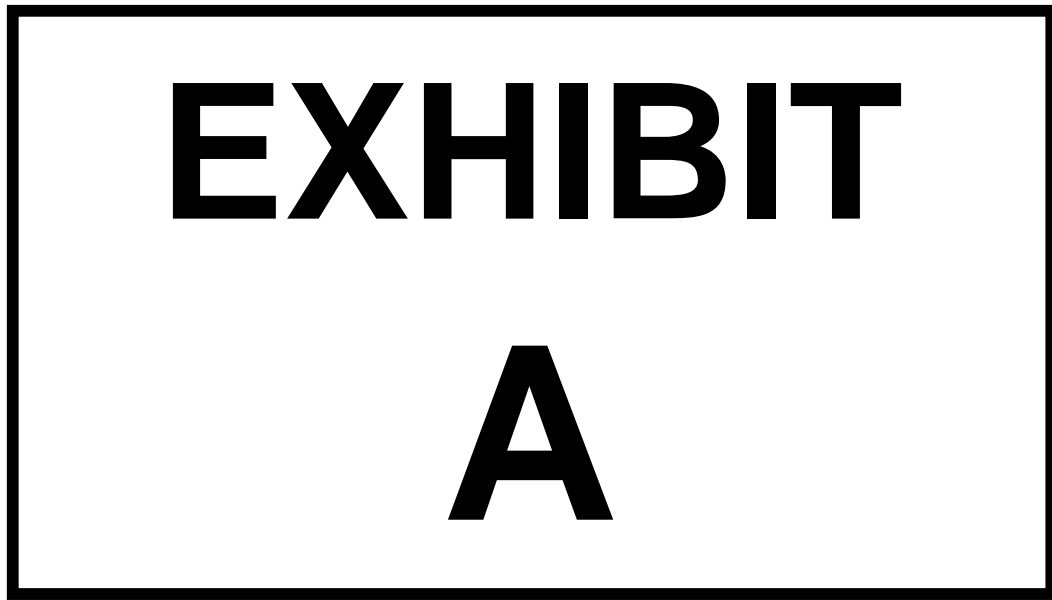


SCALE: N.T.S.

PROJECT DIRECTORY

OWNER:
TENNESSEE ROUNDHOUSE LLC
970 TENNESSEE ST
SAN FRANCISCO, CA 94107
TEL: (415) 748-1995
EMAIL: JENOLIVER@ME.COM
CONTACT: JENNIFER OLIVER

ARCHITECT:
HARVEY HACKER ARCHITECTS
344 HARRIET STREET, SUITE 101
SAN FRANCISCO, CA 94107
TEL: (415) 957 0579
FAX: (415) 957 5851
EMAIL: HARVEY@HARVEYHACKER.COM
CONTACT: HARVEY HACKER



WORK OF THIS PERMIT



SHEET INDEX

ARCHITECTURAL:

- A0.0 TITLE SHEET
- ~~A0.1 DISABLED ACCESS CHECKLIST~~
- ~~A0.2 LETTER OF LEGITIMIZATION~~
- ~~A0.3 ATTACHMENT OF LETTER OF LEGITIMIZATION PLANS~~
- ~~A0.4 APPROVED PRE-APPLICATION~~
- A1.0 EXISTING FLOOR PLAN
- ~~A1.1 EXISTING DETAIL PLAN~~
- A1.2 PROPOSED FLOOR PLAN
- ~~A1.4 OCCUPANT LOAD & EXIT DIAGRAM~~
- A2.0 EXISTING AND PROPOSED ELEVATIONS
- ~~A4.0 PROPOSED BATHROOM PLAN~~
- ~~A4.1 ACCESSIBLE DETAILS~~
- ~~A4.2 ACCESSIBLE DETAILS~~
- ~~A4.3 ACCESSIBLE DETAILS~~
- ~~A4.4 PARTITION & CEILING DETAILS~~

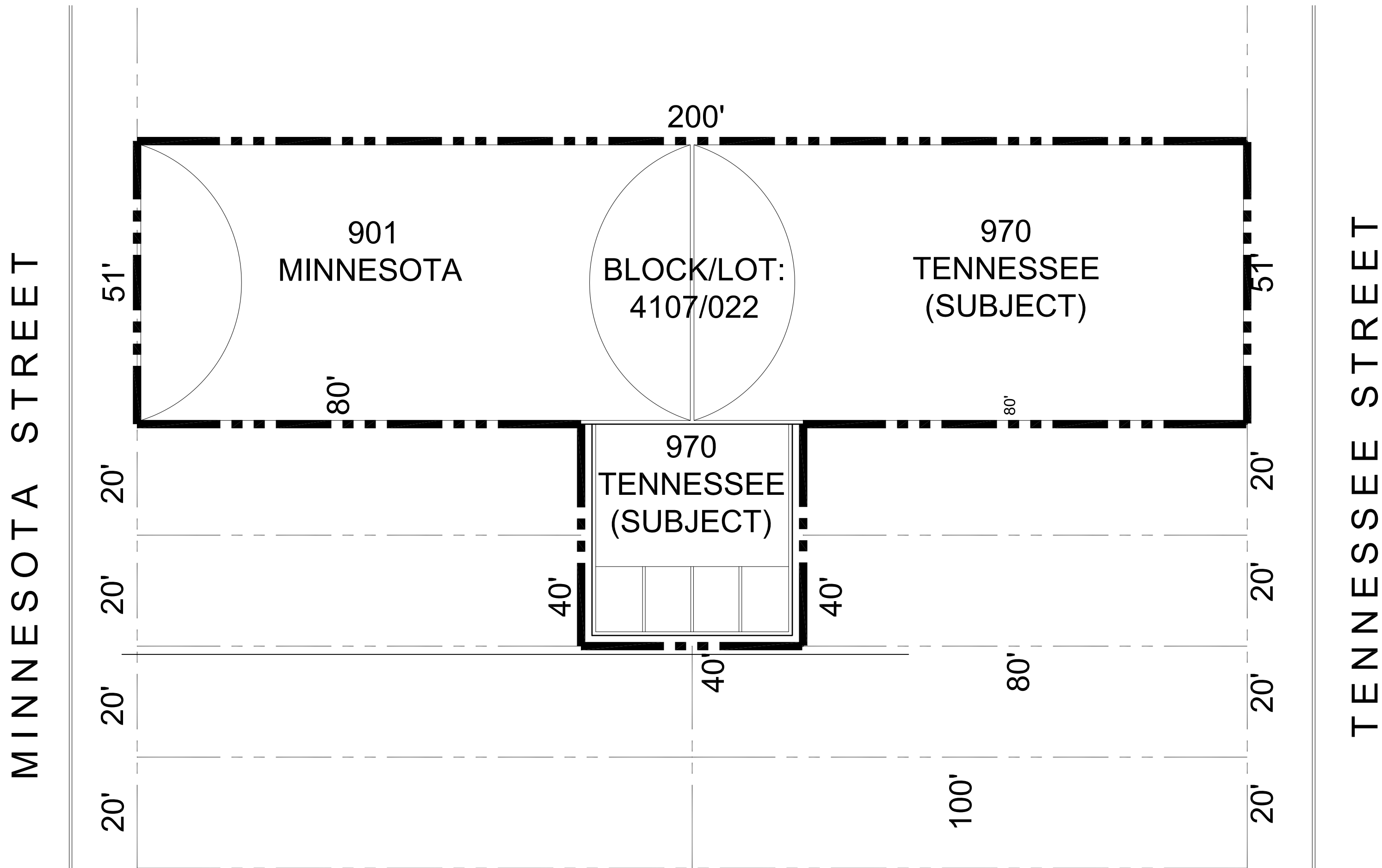
SCOPE OF WORK

- TENANT IMPROVEMENT FOR NEW ACCESSORY LAB, OFFICES AND ACCESSIBLE RESTROOM.
- EXISTING LIGHTING & HVAC TO REMAIN.
- NO EXTERIOR CHANGES.
- CONSTRUCTION PHASE CHANGE TO WORK APPROVED UNDER PA # 2018-0725-5461: **ADD PROPERTY LINE OPENINGS**
- RELOCATE 1 WINDOW OF PREVIOUSLY APPROVED PERMIT #2019-0222-3660

ABBREVIATIONS

A.B. ANCHOR BOLT	MISC. MISCELLANEOUS
ACCESS. ACCESSIBLE	MTL. METAL
A.F.F. ABOVE FINISH FLOOR	(N) NEW
ACOUS. ACOUSTIC	N NORTH
A.C.T. ACOUSTIC CEILING TILE	N.I.C. NOT IN CONTRACT
ADJ. ADJACENT	N.T.S. NOT TO SCALE
ALUM. ALUMINUM	NOM. NOMINAL
ANOD. ANODIZED	O.C. ON CENTER
B.O. BOTTOM OF	O.D. OUTSIDE DIAMETER
BD. BOARD	OPNG. OPENING
BLDG. BUILDING	OPP. OPPOSITE
CAB. CABINET	P. LAM. PLASTIC LAMINATE
CER. CERAMIC	PL. PLATE
CLG. CEILING	PLAS. PLASTER
CLR. CLEAR	PLYWD. PLYWOOD
CNTR. COUNTER	PTD. PAINTED
COL. COLUMN	R RISER
CONC. CONCRETE	R.O. ROUGH OPENING
CONT. CONTINUOUS	RAD. RADIUS
CPT. CARPET	RDWD. REDWOOD
CTR. CENTER	REFR. REFRIGERATOR
D.S. DOWNSPOUT	REQ'D. REQUIRED
DIM. DIMENSION	REQ. REQUIRED
DN. DOWN	RESIL. RESILIENT
DR. DOOR	RM. ROOM
(E) EXISTING	S.S.D. SEE STRUCTURAL DRAWINGS
EA. EACH	SHT. SHEET
EL. ELEVATION	SIM. SIMILAR
ELEC. ELECTRICAL	SPEC. SPECIFICATIONS
EQ. EQUAL	SQ. SQUARE
EXT. EXTERIOR	STD. STANDARD
F.E. FIRE EXTINGUISHER	STL. STEEL
F.F. FINISH FLOOR	SYM. SYMMETRICAL
F.O. FACE OF	T TREAD
FIN. FINISH	T&G TONGUE & GROOVE
FLASH. FLASHING	T.B. TOWEL BAR
FLR. FLOOR	T.O. TOP OF
FLUOR. FLUORESCENT	T.O.S. TOP OF SLAB
FND. FOUNDATION	T.O.W. TOP OF WALL
FT. FOOT OR FEET	T.P.D. TOILET PAPER DISPENSER
FTG. FOOTING	TYP. TYPICAL
G.S.M. GALVANIZED SHEET METAL	U.O.N. UNLESS OTHERWISE NOTED
GA. GAUGE	V.C.T. VINYL COMPOSITE TILE
GALV. GALVANIZED	V.I.F. VERIFY IN FIELD
GL. GLASS	VAR. VARIES
GW.B. GYPSUM WALL BOARD	VERT. VERTICAL
GYP. GYPSUM	W/ WITH
H.C. HOLLOW CORE	W/O WITHOUT
H.M. HOLLOW METAL	WD. WOOD
HDWD. HARDWOOD	WT. WEIGHT
HORZ. HORIZONTAL	
I.D. INSIDE DIMENSION	
INSUL. INSULATION	
INT. INTERIOR	
INT'L. INTERNATIONAL	
JT. JOINT	
MAX. MAXIMUM	
MECH. MECHANICAL	
MFR. MANUFACTURER	
MIN. MINIMUM	

SITE PLAN



0' 8" 16" 32" SCALE: 1/16"=1'-0"

CODE ANALYSIS

<u>PLANNING CODE:</u>	SAN FRANCISCO PLANNING CODE
<u>STREET ADDRESS:</u>	970 TENNESSEE STREET, SAN FRANCISCO, CA 94107
<u>BLOCK / LOT:</u>	BLOCK 4107 / LOT 022
<u>USE DISTRICT:</u>	UMU (URBAN MIXED USE)
<u>HEIGHT LIMIT:</u>	40-X
<u>EXISTING USE:</u>	OFFICE
<u>PROPOSED USE:</u>	OFFICE
<u>STORIES:</u>	1 STORY
<u>EXISTING LEASE AREA:</u>	5,975 SF TOTAL
<u>PROPOSED LEASE AREA:</u>	5,975 SF TOTAL, INCLUDING 1,990 SF ACCESSORY LAB (NOT LIFE SCIENCE)

BUILDING CODES
CALIFORNIA BUILDING CODE, 2016 EDITION
CALIFORNIA ELECTRICAL CODE, 2016 EDITION
CALIFORNIA FIRE CODE, 2016 EDITION
CALIFORNIA MECHANICAL CODE, 2016 EDITION
CALIFORNIA PLUMBING CODE, 2016 EDITION
CALIFORNIA GREEN BUILDING CODE, 2016 EDITION
SAN FRANCISCO CODE AMENDMENTS TO ALL OF THE ABOVE
CALIFORNIA ENERGY CODE, 2016 EDITION

CONSTRUCTION TYPE:
EXISTING: III-B, FULLY SPRINKLERED

REVISIONS

BY

1 REVISION
2018 AUG-24
HH

2 REVISION
2019 MAR-13
KY

3 REVISION
2019 APR-01
KY

Harvey Hacker Architects

344 Harriet Street, Suite 101
San Francisco, CA 94103
415 957 0579

ARCHITECT

HARVEY HACKER

08/20

RENEWED

10/10

STATE OF

TENANT IMPROVEMENTS
for MAMMOTH BIOSCIENCES
970 TENNESSEE STREET
SAN FRANCISCO, CA

TITLE SHEET

DATE 17 SEP 2018

SCALE AS NOTED

DRAWN KY

JOB 1805

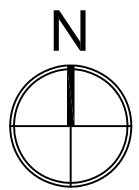
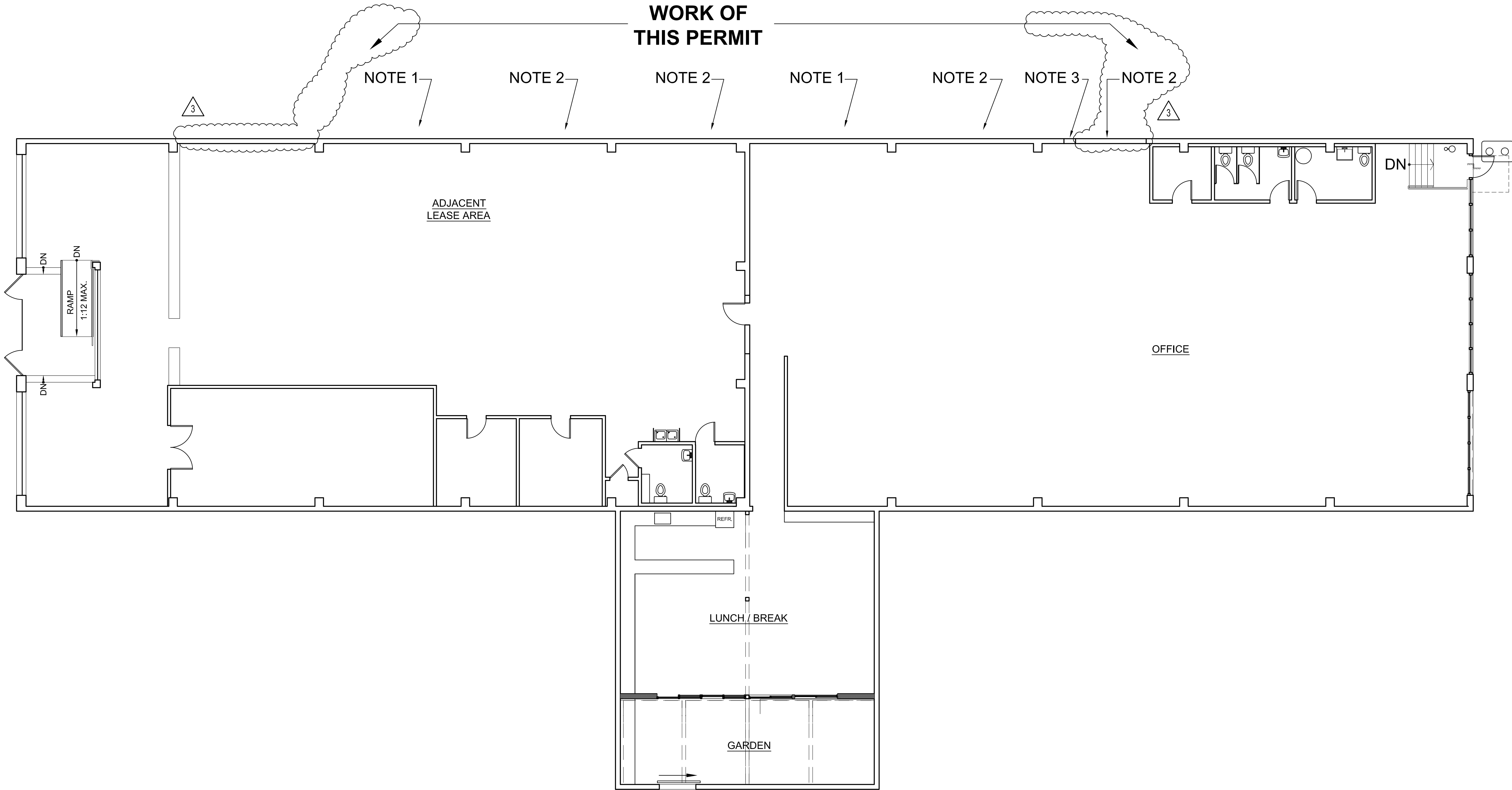
SHEET A0.0

NOTE 1 : REMOVE GLASS, FRAME, AND FIRE SHUTTER FROM (E) OPENING
& SAWCUT CONCRETE TO EXTEND OPENING *

NOTE 2 : SAWCUT OPENING IN CONCRETE FOR NEW WINDOW *

NOTE 3 : REMOVE (E) STUCCO PATCH *

MINNESOTA STREET



1

EXISTING FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4" 8" 16"

REVISIONS		BY
2	REVISION	
2019 MAR-13		KY
3	REVISION	
2019 APR-01		KY

Harvey Hacker Architects
344 Harriet Street, Suite 101
San Francisco, CA 94103
415 937 0379



TENANT IMPROVEMENTS
for MAMMOTH BIOSCIENCES
970 TENNESSEE STREET
SAN FRANCISCO, CA

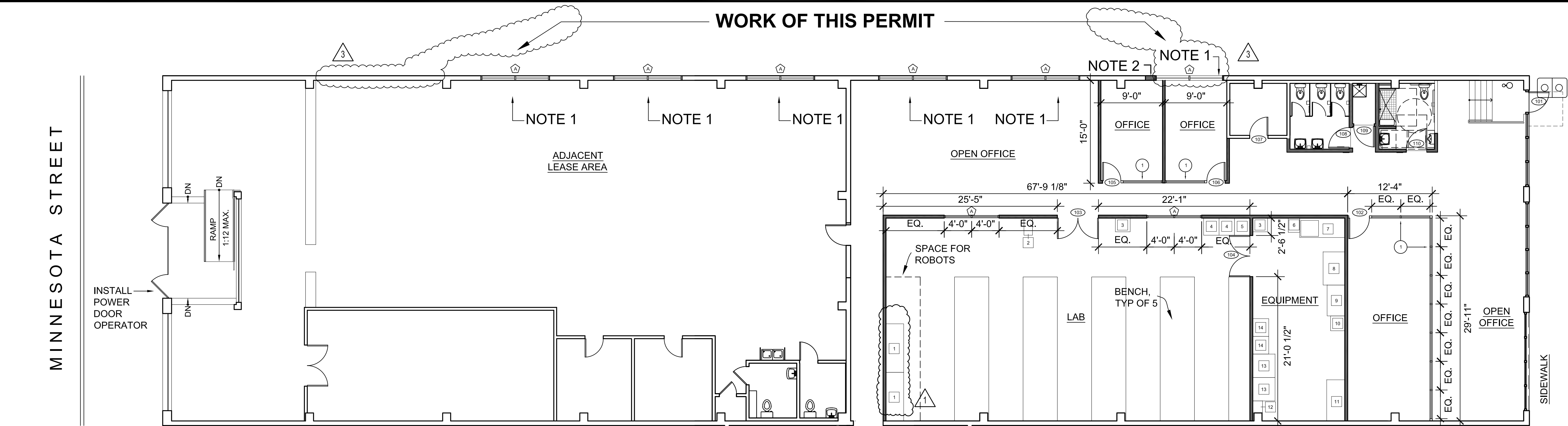
EXISTING
FIRST FLOOR PLAN

DATE	17 SEP 2018
SCALE	AS NOTED
DRAWN	KY
JOB	1805
SHEET	A1.0

MINNESOTA STREET

TENNESSEE STREET

WORK OF THIS PERMIT



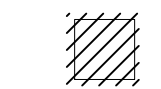
NOTE 1 : PROVIDE ORDINARY TEMPERATURE QUICK-RESPONSE TYPE SPRINKLER HEADS WITHIN 18" OF OPENING, SPACED 6 FEET ON CENTER MAXIMUM.*

NOTE 2 : PROVIDE (N) CONCRETE PATCH IN OPENING.*

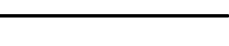
KEYNOTE LEGEND

1 STOREFRONT GLAZING SYSTEM

FLOOR PLAN LEGEND



TO BE DEMOLISHED / REMOVED



EXISTING WALL TO REMAIN



NEW WALL

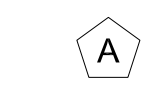
AREA TABULATION

OFFICE : 3,984 SF
ACCESSORY LAB : 1,991 SF

TOTAL LEASE AREA : 5,975 SF



DOOR SYMBOL, SEE DOOR SCHEDULE



WINDOW SYMBOL, SEE WINDOW SCHEDULE



EQUIPMENT SYMBOL, SEE EQUIPMENT SCHEDULE

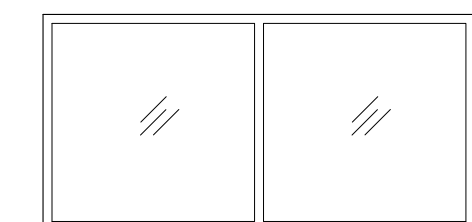
WINDOW SCHEDULE

NUMBER	TYPE	SIZE (W X H)	MATERIAL	FINISH	NOTES
1	A	8'-0" x 4'-0"	ALUM	FACTORY PRIMED	SIMULATED DIVIDED LITES (SDL); BUG SCREEN; STANDARD HARDWARE.

WINDOW NOTES

- MANUFACTURER: LOEWEN, STEINBACH, CANADA. WWW.LOEWEN.COM, 800-563-9367
- ALL HARDWARE: BRONZE
- BUG SCREEN: BRONZE FRAME, STANDARD FIBERGLAS CLOTH.
- CRANK LEVER HANDLES (U.N.O)
- GLASS COLOR: CLEAR (U, N, O)
- GLAZING ENERGY RATING: R-2.25 MIN.

WINDOW TYPES



A ALUMINUM FRAME WINDOW

PARTITION SCHEDULE

KEY	CONSTRUCTION	DESCRIPTION	FIRE RESISTANCE RATING
1		3 5/8" WIDE, 2X4 WOOD STEEL STUDS AT 16" O.C., 5/8" TYPE 'X' GYPSUM WALL BOARD BOTH SIDES	UNRATED

EQUIPMENT SCHEDULE

NUMBER	ITEM	QUANTITY	FOOTPRINT (W X D)	MODEL	NOTES
1	TECAN FLUENT	2	7'-1" x 2'-6"	TECAN FLUENT 1080	N/A
2	SAFETY SHOWER	1	1'-3" x 2'-6"	SPEAKMAN SE-697	Traditional Series Combination Emergency Eyewash Station
3	SINK	2	2'-0" x 2'-2"	STAINLESS	N/A
4	REFRIGERATOR	2	2'-3" x 2'-6"	VWR - 23 CU FT	VWR® Chromatography Refrigerators with Glass Doors and Natural Refrigerant, Basic
5	LN2	1	2'-0" x 2'-0"	VWR 23 CU FT	N/A
6	DRY FREEZER	1	1'-8" x 2'-1"	HARVEST RIGHT	BENCH/TABLE TOP
7	DELICASE FPLC	1	7'-1" x 2'-6"	VWR	3 DOORS, SLIDING GLASS DOORS
8	ICE MACHINE	1	3'-2" x 4'-10"	HOSHIZAKI AM-50BAE	N/A
9	TC HOOD	1	4'-6" x 2'-7"	BAKER STERILGARD E3	N/A
10	INCUBATOR STACKED	1	2'-2" x 2'-1"	THERMO FORMA 2	N/A
11	CHEM HOOD	1	6'-0" x 2'-8"	VWR 23 CU FT	N/A
12	AUTOClave	1	1'-5" x 1'-9"	VWR YAMATO SM 301	N/A
13	-80 FREEZER	2	3'-5" x 3'-3"	VWR 23 CU FT	N/A
14	-20 FREEZER	2	2'-7" x 2'-5"	VWR 20 CU FT	N/A



PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

0' 4" 8" 16"

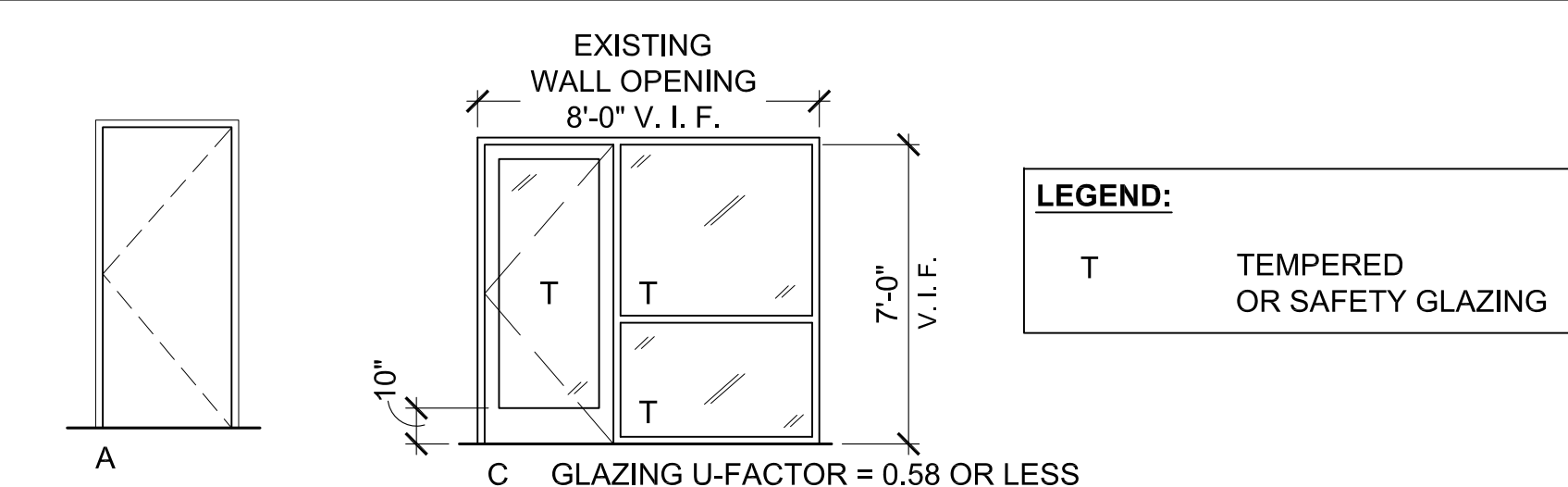
DOOR SCHEDULE

SYMBOL	DOOR TYPE	DR. SIZE W X H	DOOR MATERIAL	DOOR FINISH	FRAME MATERIAL	FRAME FINISH	FIRE RATING	NOTES
FIRST FLOOR								
101	A	3'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #1
102	A	3'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #1
103	A	6'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #1
104	A	6'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #1
105	C	3'-0" x 7'-0"	GLASS	-	ALUM	-	-	HARDWARE SET #3
106	C	3'-0" x 7'-0"	GLASS	-	ALUM	-	-	HARDWARE SET #3
107	A	3'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #3
108	A	3'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #3
109	A	3'-0" x 7'-0"	WOOD	PAINTED	H.M.	PAINTED	-	HARDWARE SET #3

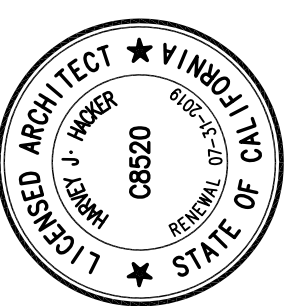
DOOR NOTES

- HARDWARE SETS: SET #1: PRIVACY LOCK ND40S; SET #2: PRIVACY LOCK ND40S, BOLTS FOR INACTIVE LEAF (AT FLR & HEADER); SET #3: PASSAGE SET
- HARDWARE MANUFACTURER: SCHLAGE OR APPROVED EQUAL, U.N.O; FINISH: BRUSH CHROME (US 26D).
- TYPE A DOOR LEAF: FLUSH-STYLE (NO PANELS), SOLID-CORE DOOR
- RHODES LEVER HANDLES (U.N.O).
- SEE FLOOR PLANS FOR DOOR SWINGS.
- ALL HARDWARE SHALL BE MOUNTED TO A CENTERED HEIGHT OF 36" A.F.F.
- DOOR OPERATING DEVICES FOR ALL DOORS SHALL MEET THE STATE OF CALIFORNIA ACCESSIBILITY STANDARDS.
- ALL DOORS TO OPERATE WITH MAX 5 lbs. OF EFFORT.

DOOR TYPES



REVISIONS	BY
1 REVISION 2018 AUG-24	HH
2 REVISION 2019 MAR-13	KY
3 REVISION 2019 APR-01	KY

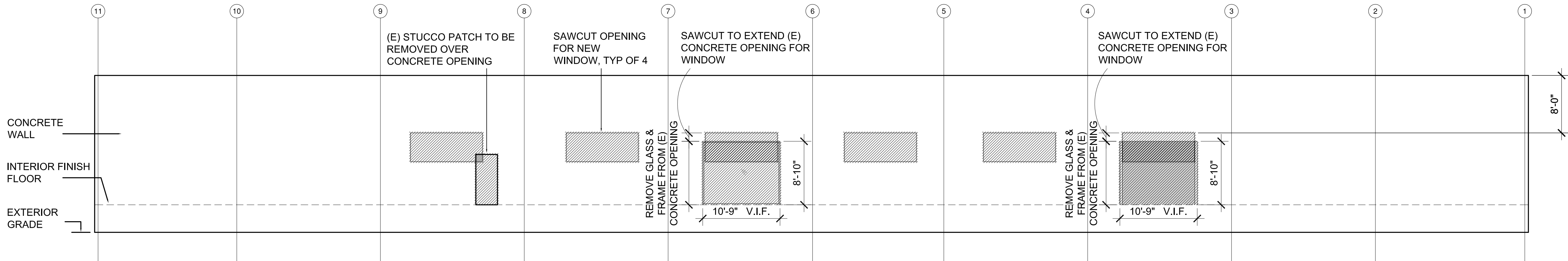


TENANT IMPROVEMENTS
for MAMMOTH BIOSCIENCES
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SAN FRANCISCO, CA

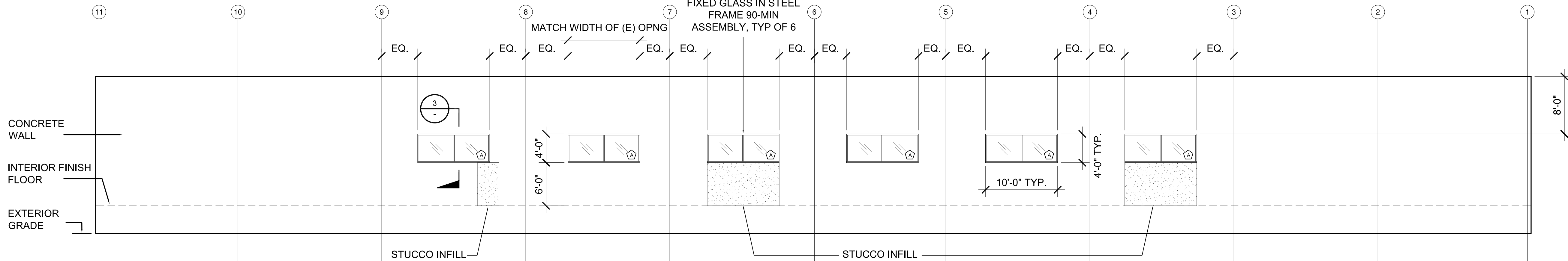
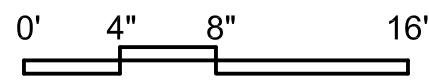
PROPOSED
FIRST FLOOR PLAN

DATE	17 SEP 2018
SCALE	AS NOTED
DRAWN	KY
JOB	1805
SHEET	

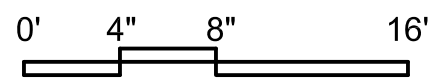
A1.2



1 EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



FENESTRATION AREA CALCULATION

TYPE	OPENING (WxH)	AREA	AMOUNT	TOTAL AREA
EXISTING :	10'-9" x 8'-10"	95 SQ.FT.	2	190 SQ.FT.
PROPOSED :	10'-0" x 4'-0"	40 SQ.FT.	6	240 SQ.FT.

* CAL GREEN 5.504.1.1-6 : USE PRODUCTS THAT COMPLY WITH THE EMISSION LIMIT REQUIREMENTS OF 5.504.4.1-6 FOR ADHESIVES, SEALANTS, PAINTS, COATINGS, CARPET SYSTEMS INCLUDING CUSHIONS AND ADHESIVES, RESILIENT FLOORING (80% OF AREA), AND COMPOSITE WOOD PRODUCTS.

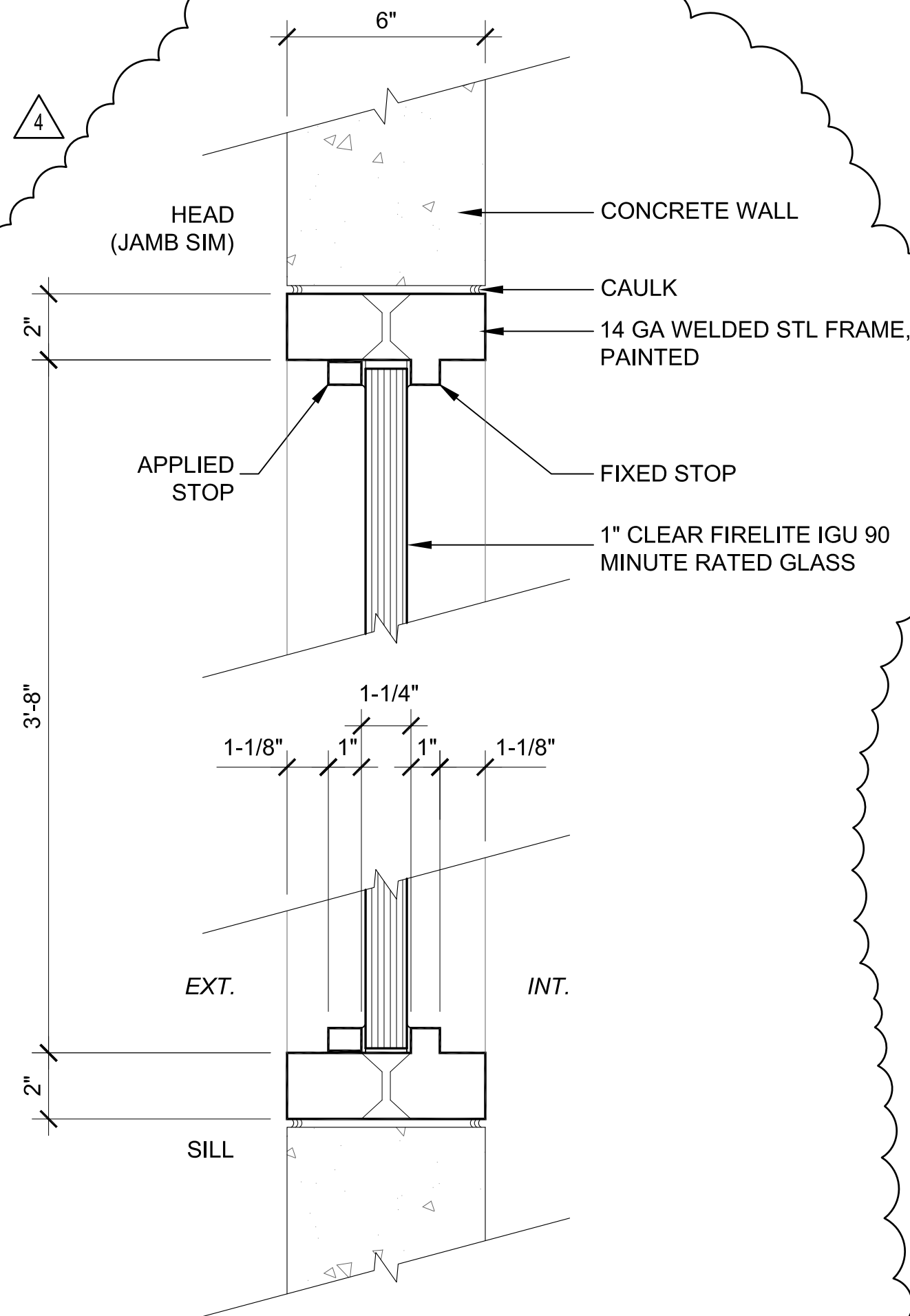
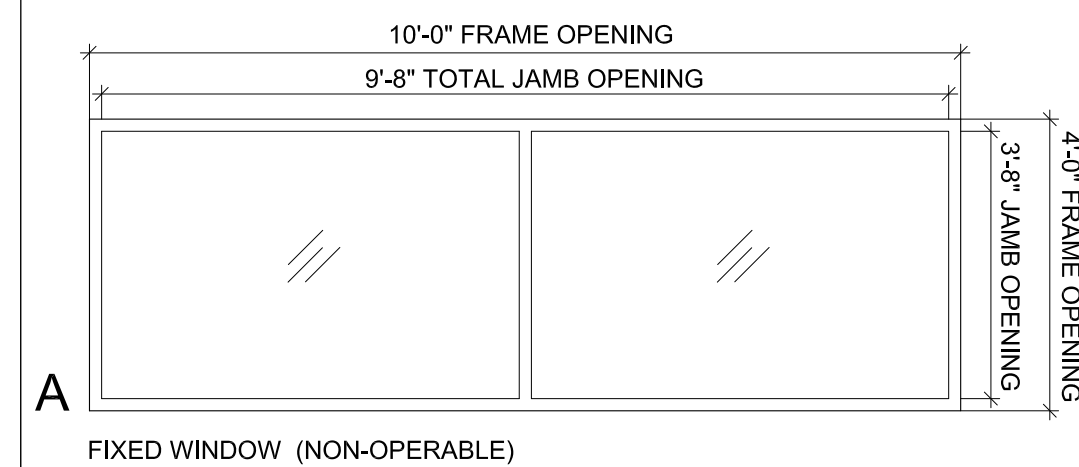
WINDOW SCHEDULE

NUMBER	TYPE	SIZE (W X H)	MATERIAL	FINISH	NOTES
1	A	10'-0" x 4'-0"	STEEL	FACTORY PRIMED	1" CLEAR FIRELITE IGU 90 MINUTE RATED GLASS

WINDOW NOTES

- MANUFACTURER: FORDERER DOORS, HAYWARD, CA. WWW.FORDERERDOORS.COM, 510-783-4200
- GLASS COLOR: CLEAR (U. N. O)
- GLAZING ENERGY RATING: R-2.25 MIN.

WINDOW TYPES



3 90-MINUTE GLASS WINDOW IN CONCRETE WALL
SCALE: 3"=1'-0"

REVISIONS	BY
2 REVISION 2019 MAR-13	KY
3 REVISION 2019 APR-01	KY
4 REVISION 2019 JUN-04	KY



344 Harriet Street, Suite 101
San Francisco, CA 94103
415 937 0379



TENANT IMPROVEMENTS
for MAMMOTH BIOSCIENCES
970 TENNESSEE STREET
SAN FRANCISCO, CA

EXISTING AND
PROPOSED NORTH
ELEVATIONS

DATE	17 SEP 2018
SCALE	AS NOTED
DRAWN	KY
JOB	1805
SHEET	A2.0