

BUILDING PERMIT APPLICATION

32 HERON STREET

SAN FRANCISCO, CA.

PROJECT DESCRIPTION

Project proposes variance from: Minimum usable open space requirements for dwelling units in the WSoMa Mixed-Use General (WMUG) District normally requiring 80 square feet of usable open space associated with a residential change of use. In lieu of traditional code requirements, a 499 square foot roof deck and green roof is proposed. A code compliant change in use for the creation of a new multifaceted arts space is also proposed at the ground floor.

PROJECT DATA

ADDRESS: 32 Heron Street, San Francisco, CA
 APN: 049
 ABN: 3755

STORIES: Three
 ZONED: WMUG Special Use District

HEIGHT LIMIT: 55'-0"

OCCUPANCY TYPE: R-3, B

CONTEXTUAL FRONT SETBACK: none req'd.
 FRONT SETBACK: none req'd.
 SIDE SETBACKS: none req'd.
 REAR SETBACK: none req'd.

NET LOT AREA: 1,380 SF
 TOTAL SITE COVERAGE: 1,380 SF

PROJECT DIRECTORY

Owner

Darling Ventures
 32 Heron Street
 San Francisco, CA 94103
 415.779.3069

Permit Expediter

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 201 Noe Street
 San Francisco, CA 94114
 415.377.0425
 Contact: Eric Jacobs

Designer

Tobias Partners
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 61 2 9361 4800
 Contact: Nick Tobias

Architect of Record

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 Contact: David Ramer

Structural Engineers

ZFA Structural Engineers
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 Contact: Jason Powers

GROSS SQUARE FOOTAGES:

	EXISTING	PROPOSED
FLOOR		
1ST FLOOR	1406 SF	1271 SF
2ND FLOOR	1418 SF	1283 SF
3RD FLOOR	0 SF	668 SF
TOTAL AREA	2824 SF	3222 SF

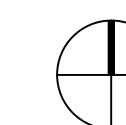
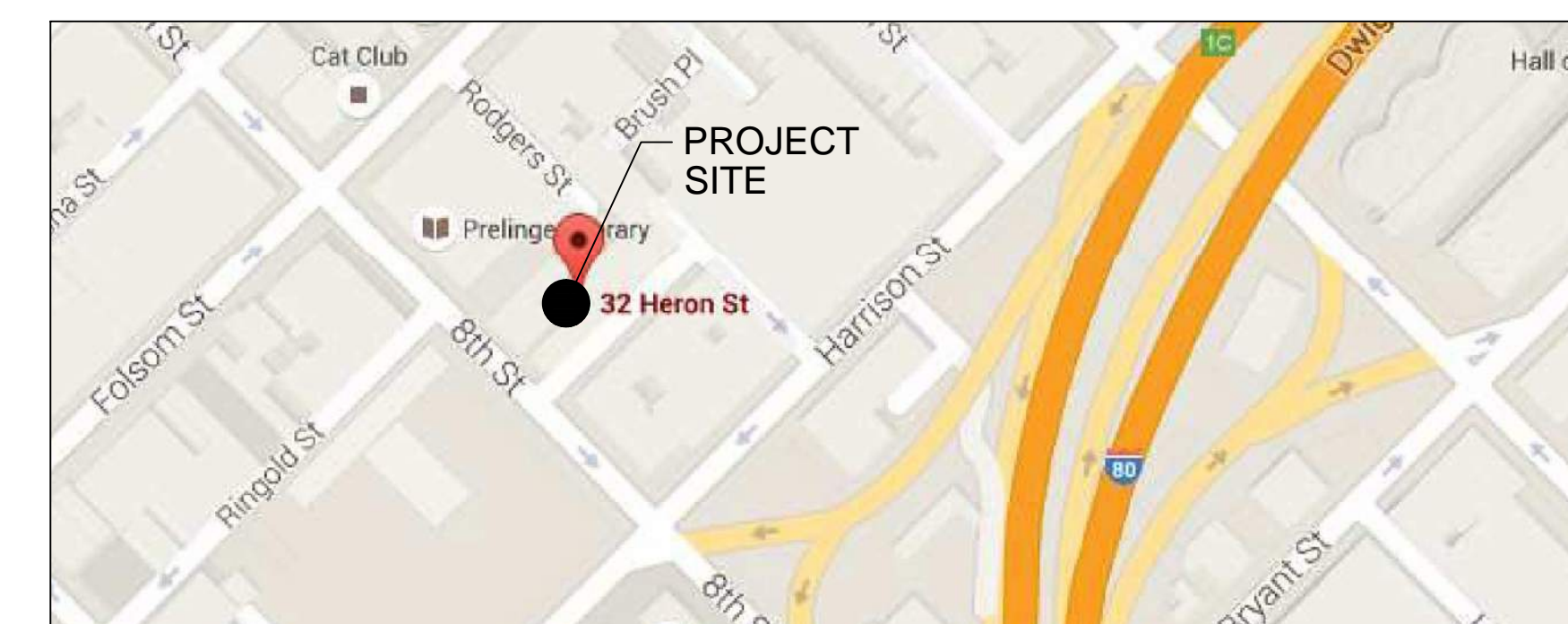
DEMOLITION AREA CALCULATIONS

HORIZONTAL ELEMENTS	(E) AREA	REMOVED	% REMOVED
2ND FLOOR	1418 SF	136 SF	9.5%
ROOF	1418 SF	186 SF	13.1%
HORIZONTAL TOTAL	2836 SF	322 SF	11.4%

<50% OK



VICINITY MAP



GOVERNING CODES

California Building Code - 2013 Edition
 California Mechanical Code - 2013 Edition
 California Plumbing Code - 2013 Edition
 California Electrical Code - 2013 Edition
 California Energy Code - 2013 Edition
 California Fire Code- 2010 Edition

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Architectural

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HERON STREET RENOVATION

32 Heron Street
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issues and revisions

DATE	DESCRIPTION
8 October 2015	Variance Application
9 November 2015	3-D Context Photos
26 January 2016	Building Permit Application

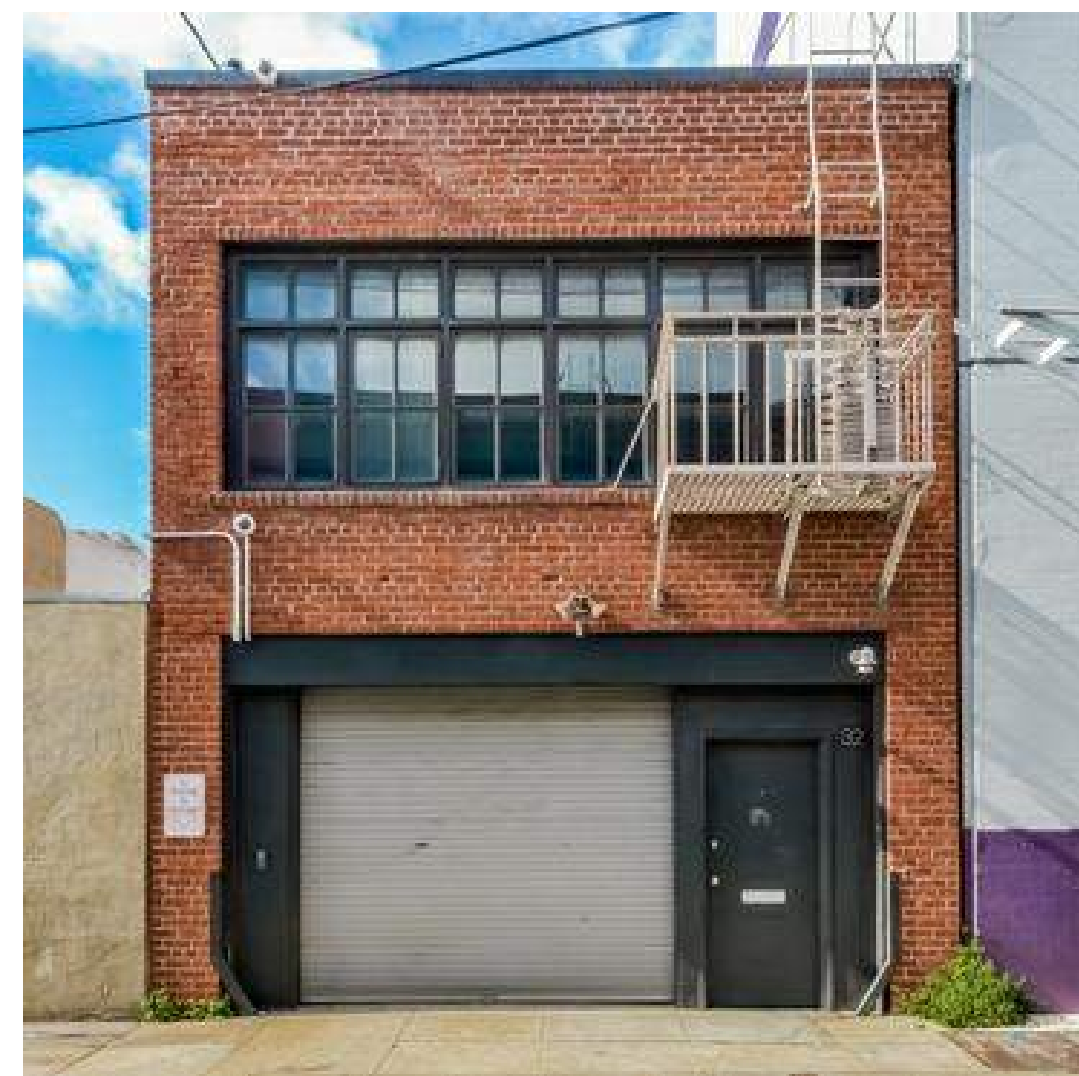
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sheet title
COVER SHEET

scale
1/8" = 1'-0"

sheet number

A0.0



FRONT VIEW 1



FRONT VIEW 2



KITCHEN



BEDROOM 1



BEDROOM 2



POWDER ROOM



GARAGE VIEW 1



GARAGE VIEW 2



STORAGE

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xxxxx

sheet title

**PHOTOS
OF EXISTING
CONDITIONS**

N/A

scale

sheet number

A0.1

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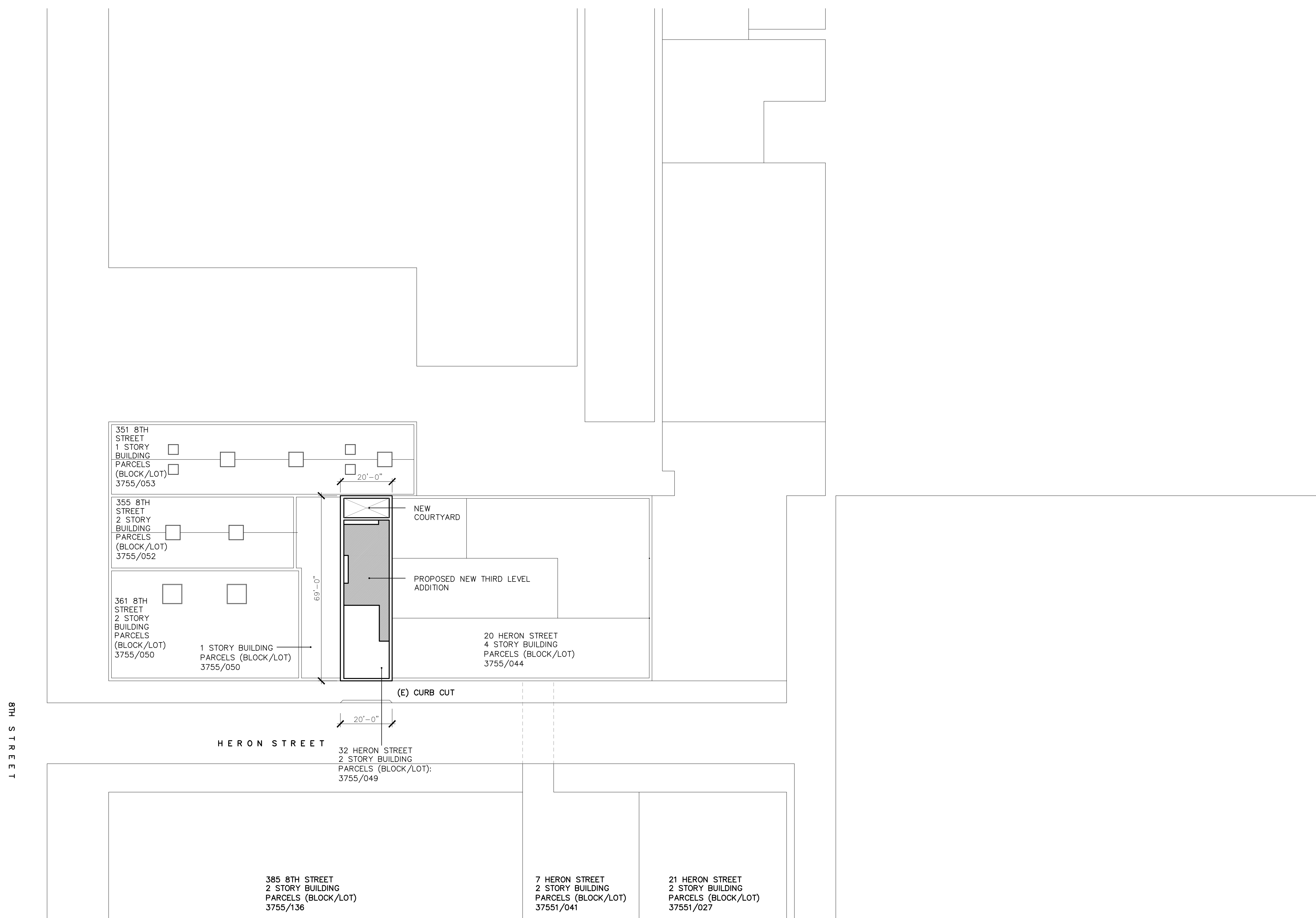
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sheet title
SITE PLAN

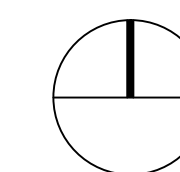
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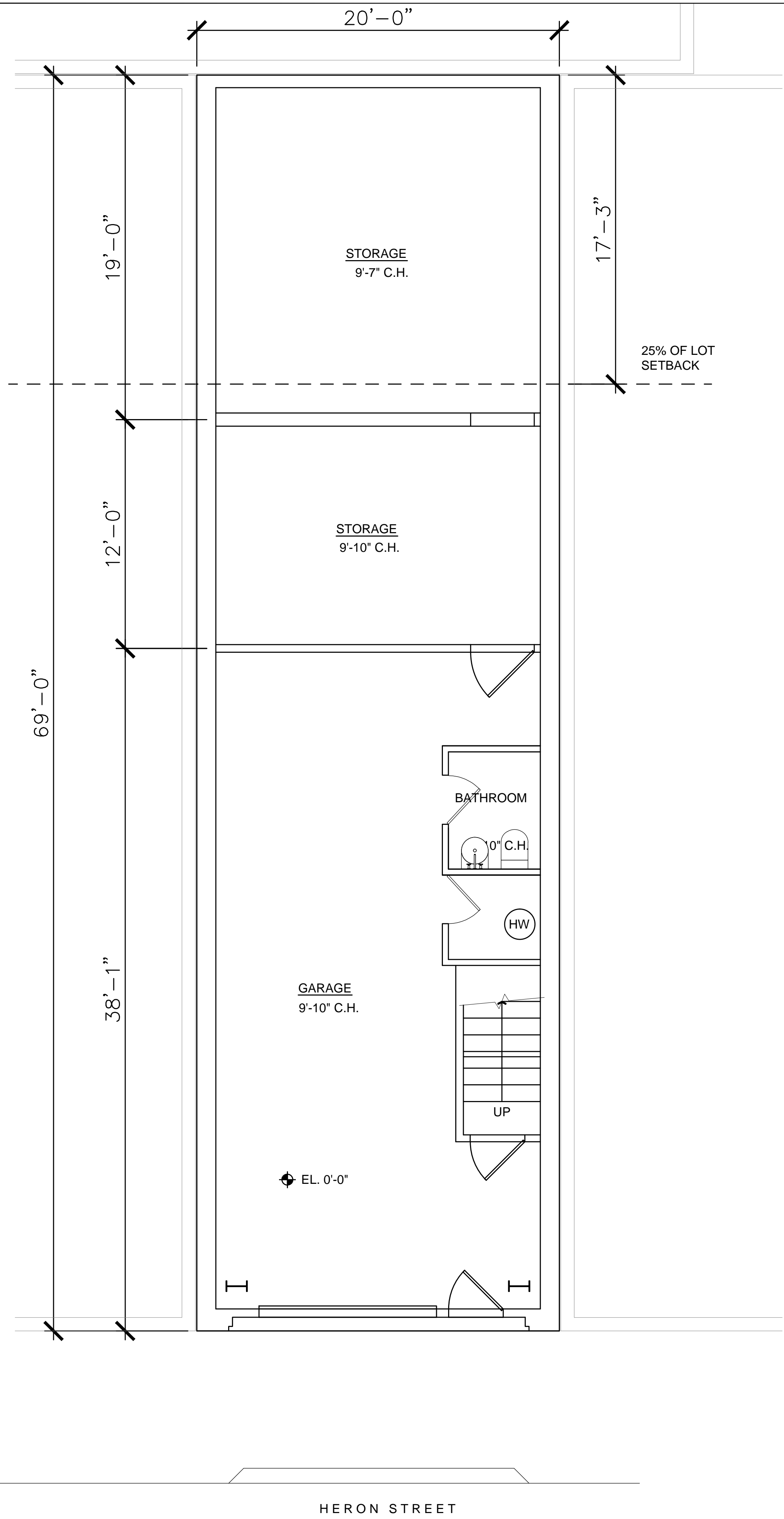
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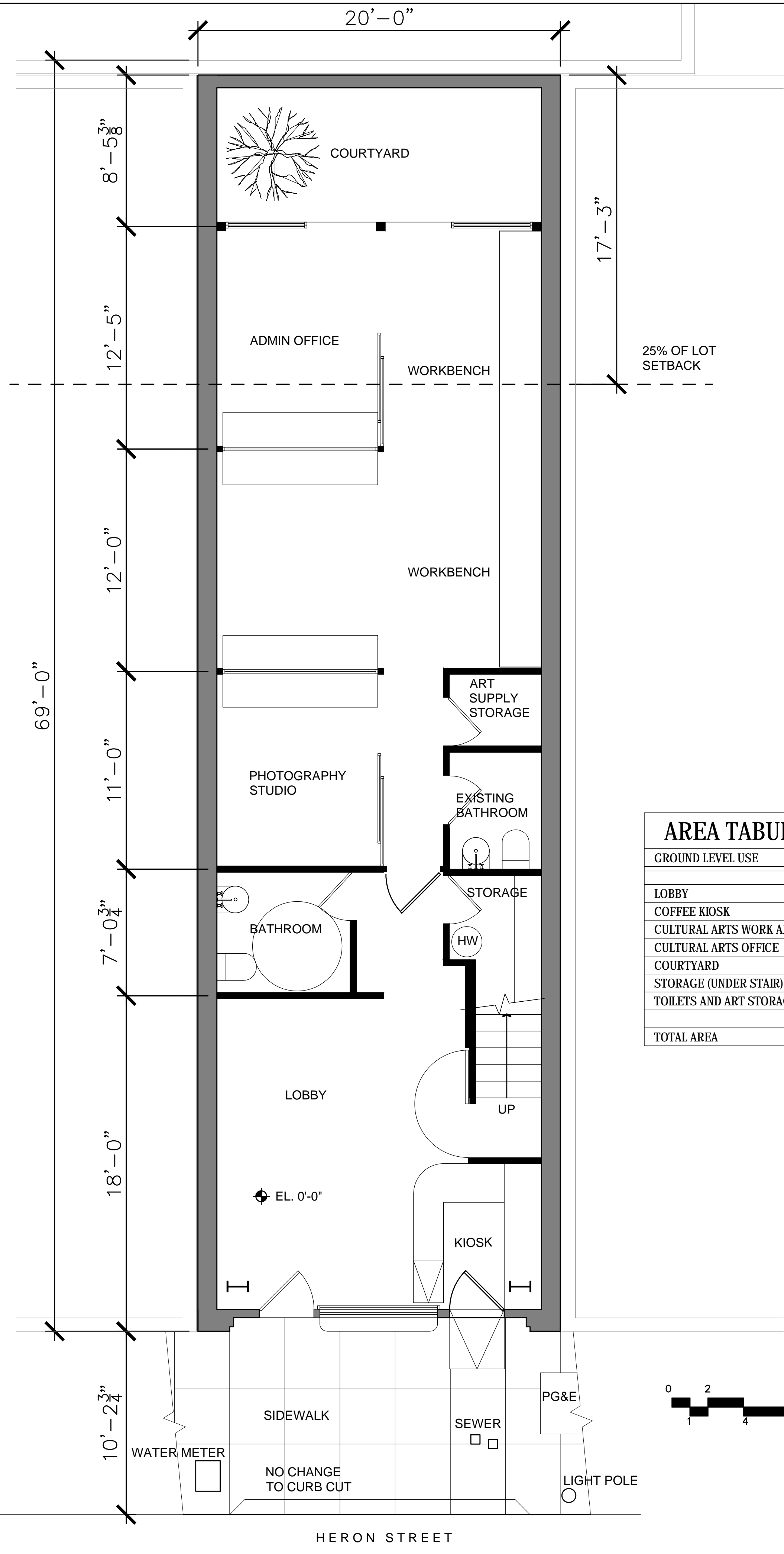


1 SITE PLAN
 SCALE: 1:20





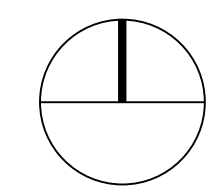
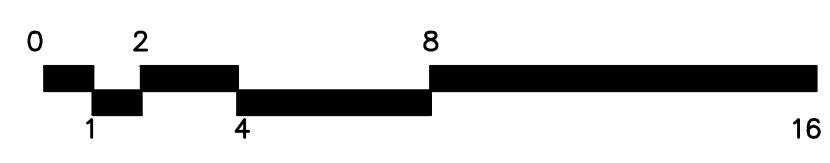
2 EXISTING FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA TABULATIONS

GROUND LEVEL USE	SQ FT
LOBBY	253 SF
COFFEE KIOSK	55 SF
CULTURAL ARTS WORK AREA	438 SF
CULTURAL ARTS OFFICE	107 SF
COURTYARD	136 SF
STORAGE (UNDER STAIR)	53 SF
TOILETS AND ART STORAGE	105 SF
TOTAL AREA	1147 SF



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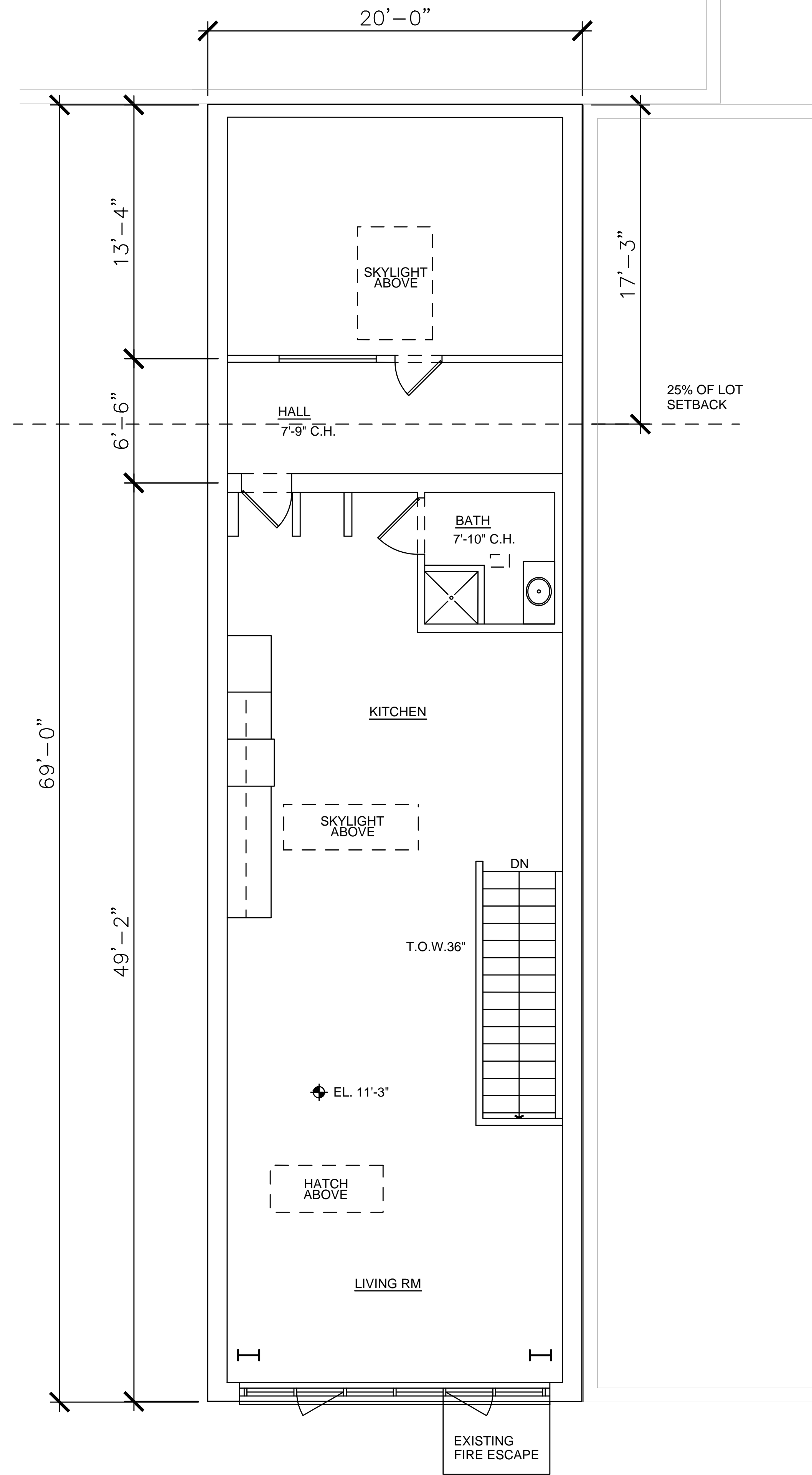
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EXISTING AND PROPOSED FIRST FLOOR PLANS

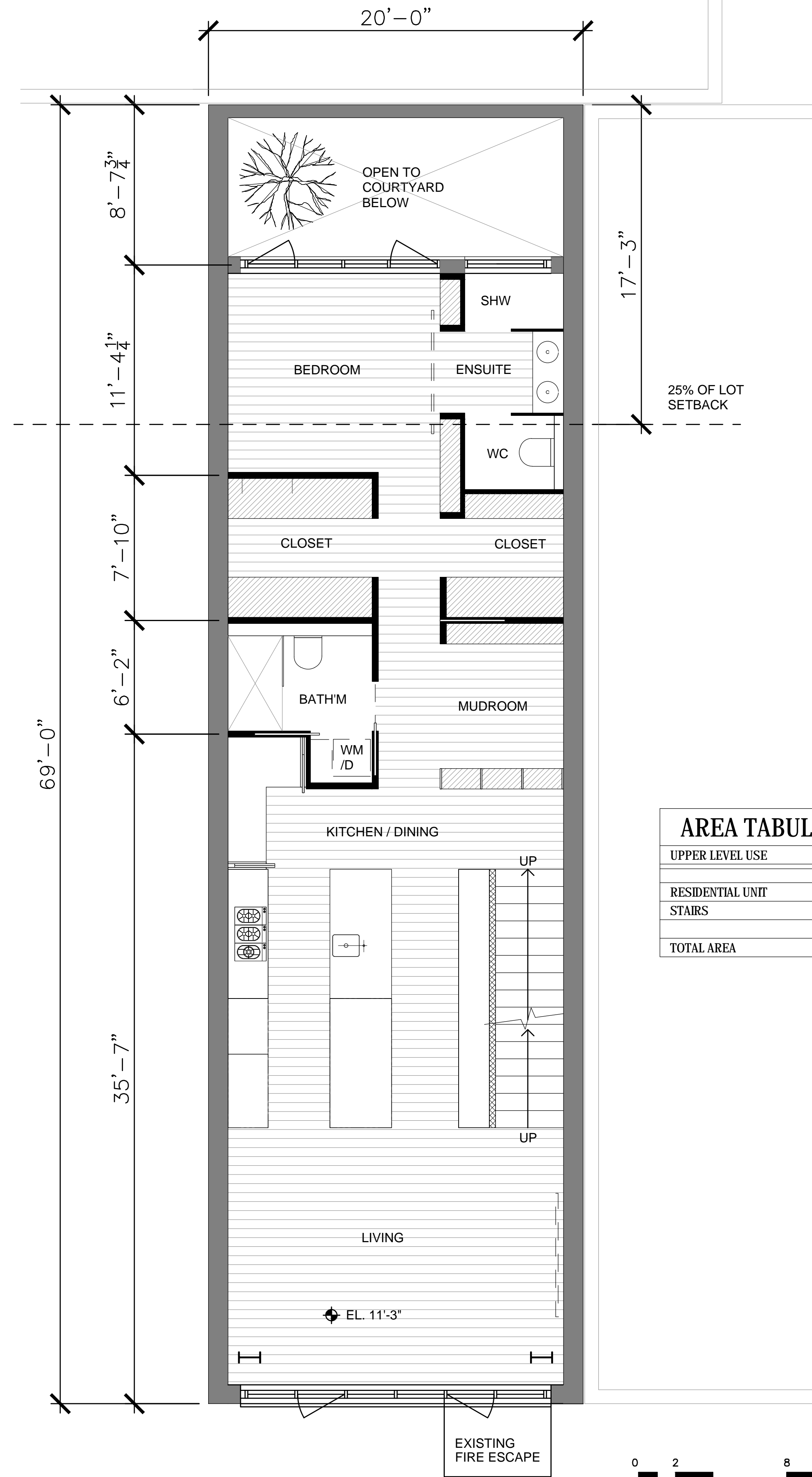
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sheet number

A2.1



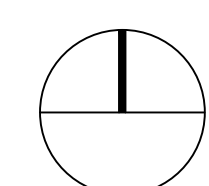
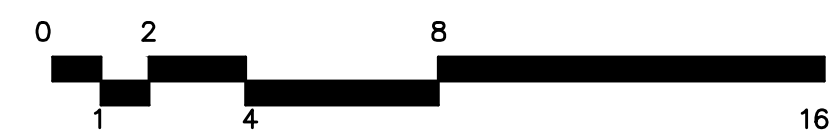
2 EXISTING SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



AREA TABULATIONS

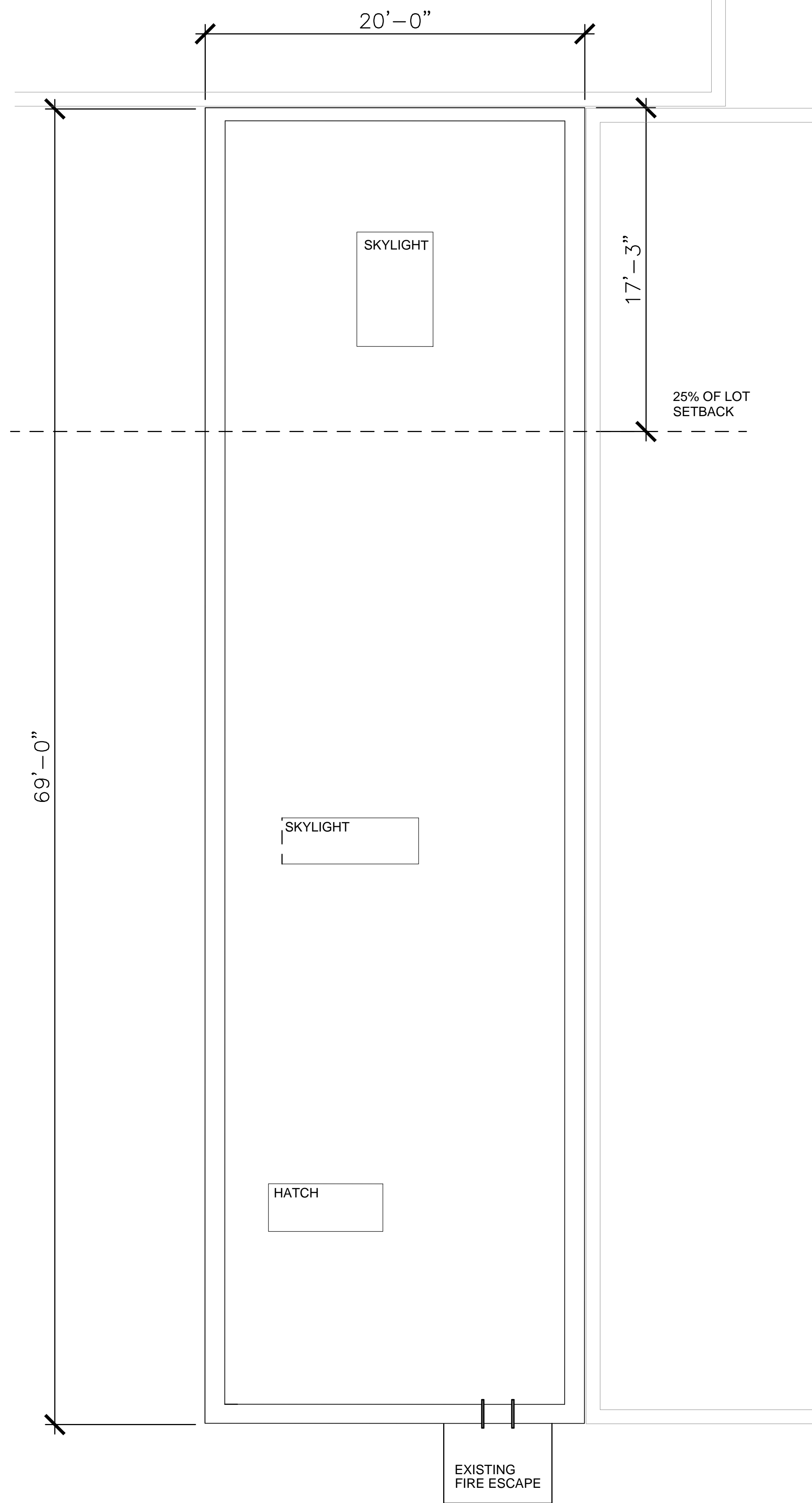
UPPER LEVEL USE	SQ FT
RESIDENTIAL UNIT	1035 SF
STAIRS	53 SF
TOTAL AREA	1088 SF

1 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

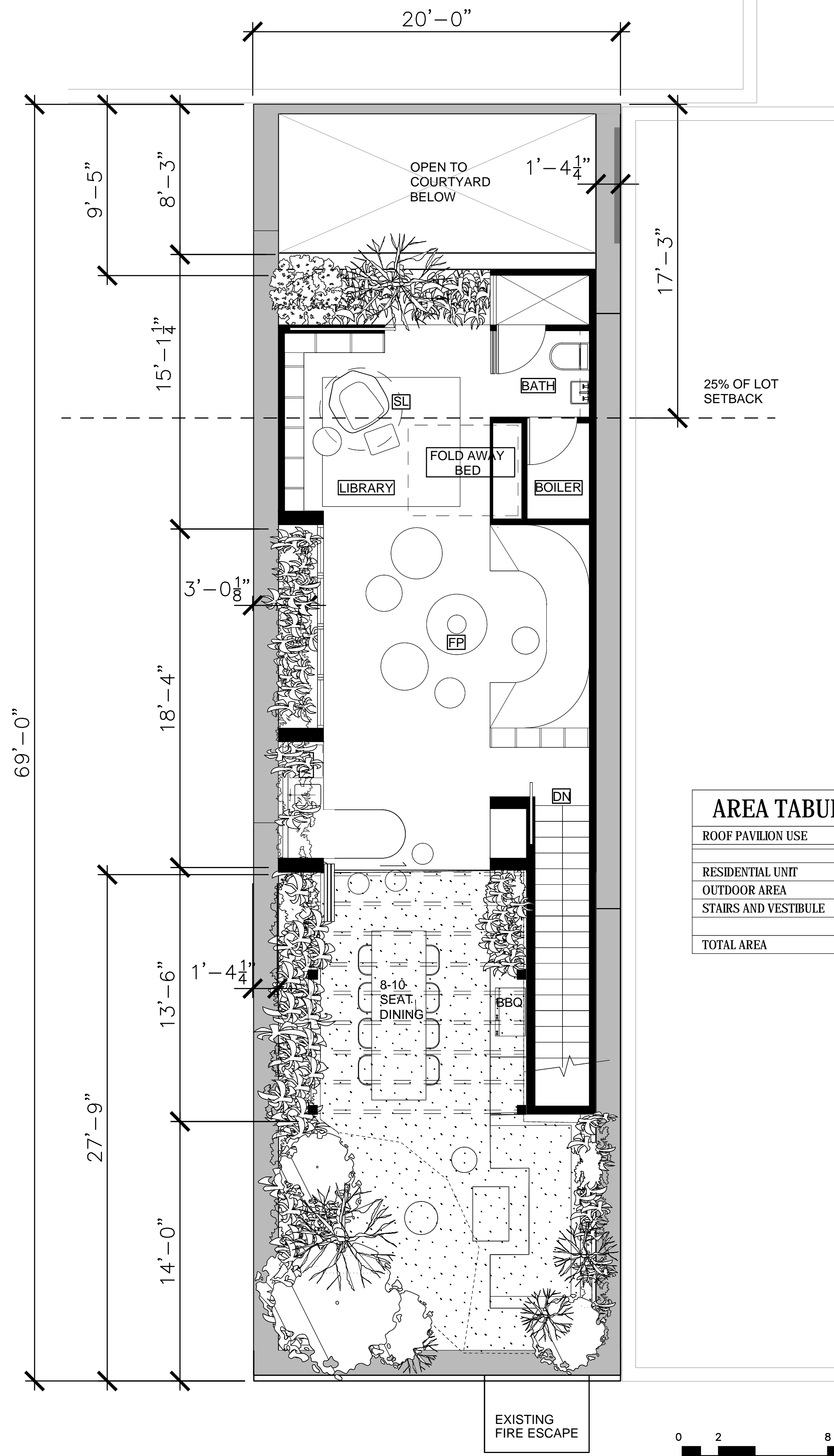


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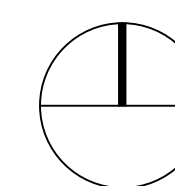
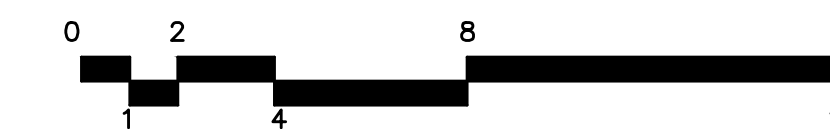


2 EXISTING ROOF PLAN
SCALE: 1/4"=1'-0"



1 PROPOSED ROOF PAVILLION FLOOR PLAN
SCALE: 1/4"=1'-0"

AREA TABULATIONS	
ROOF PAVILLION USE	SQ FT
RESIDENTIAL UNIT	495 SF
OUTDOOR AREA	416 SF
STAIRS AND VESTIBULE	59 SF
TOTAL AREA	1030 SF



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sheet title
EXISTING ROOF PLAN AND PROPOSED ROOF PAVILLION FLOOR PLAN

scale
1/8" = 1'-0"

sheet number

A2.3

project name

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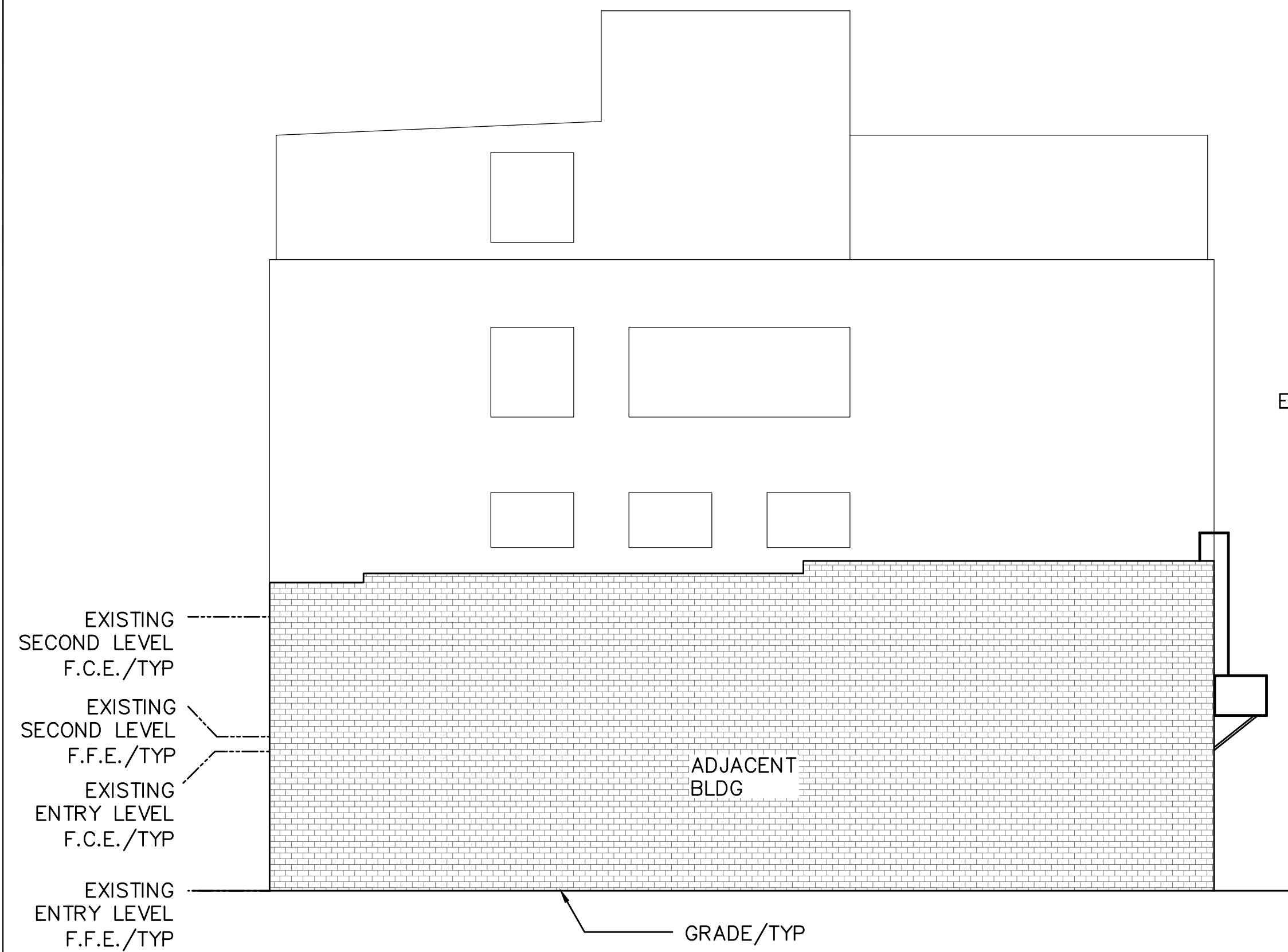
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EXISTING AND PROPOSED ELEVATIONS

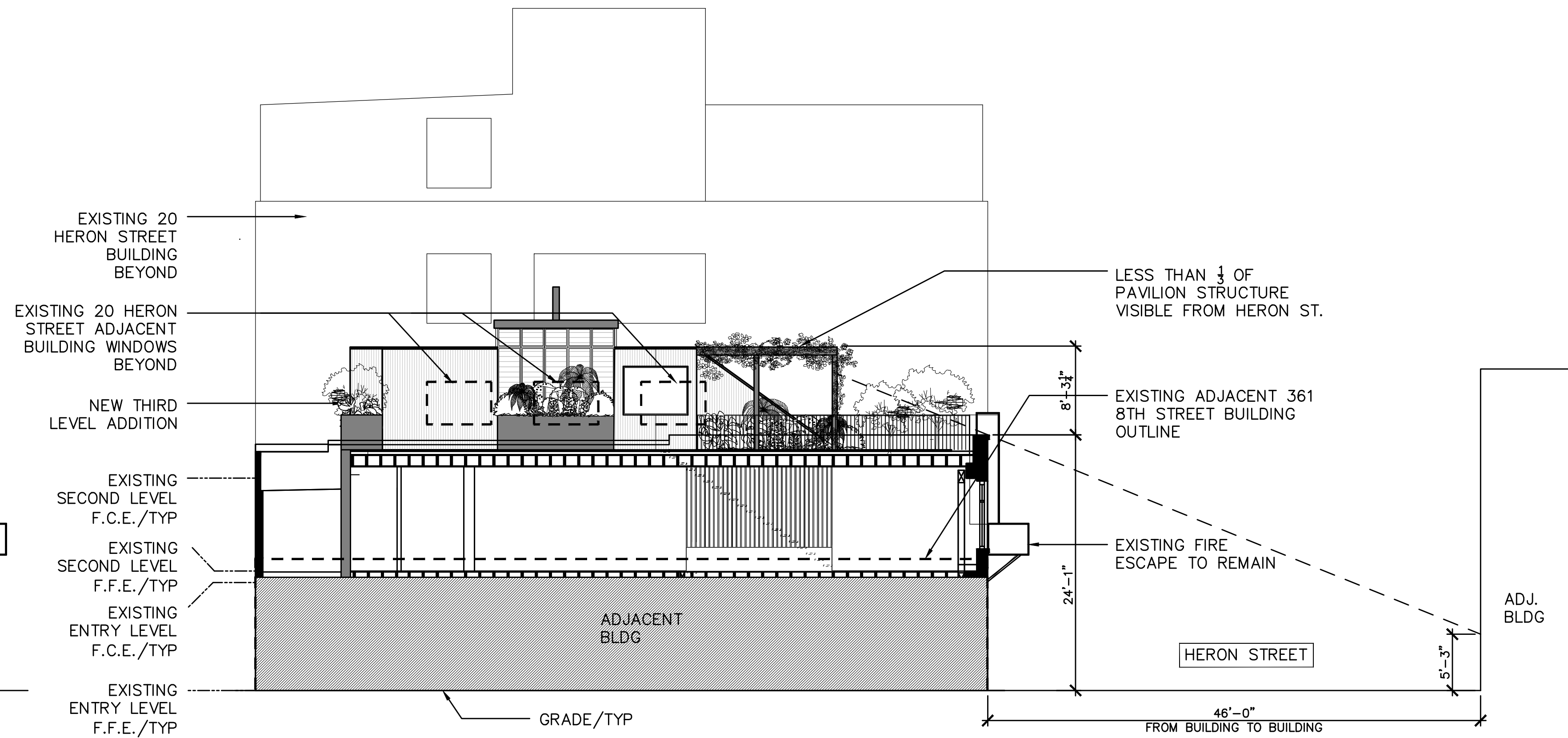
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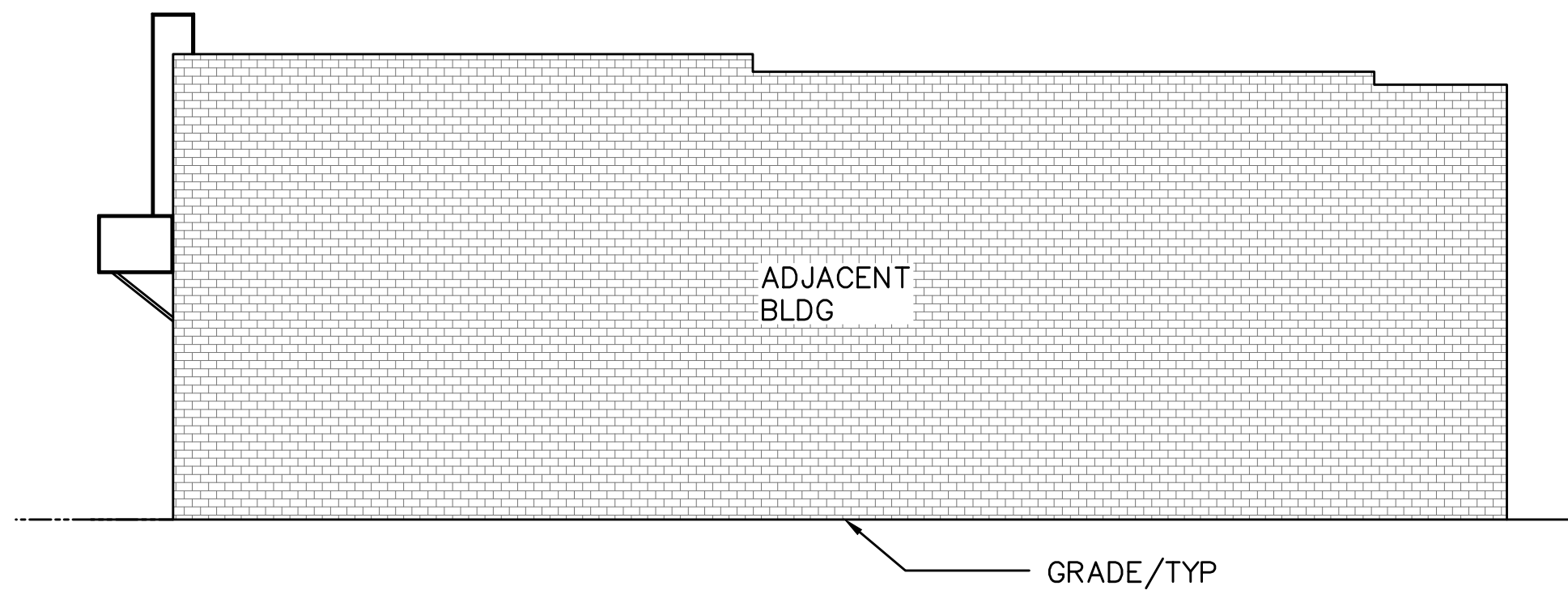
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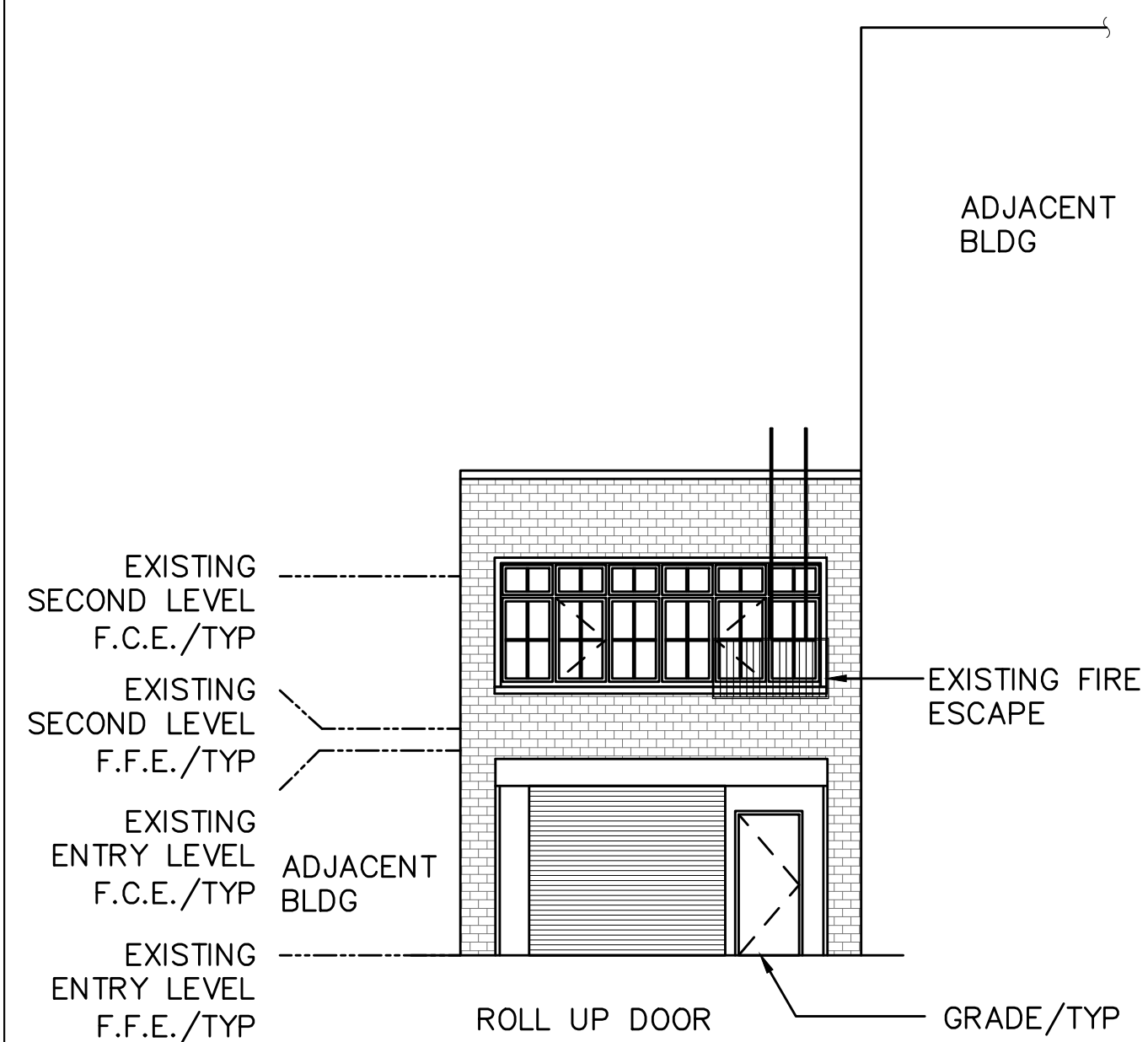
7 EXISTING WEST ELEVATION
SCALE: 1/8"=1'-0"



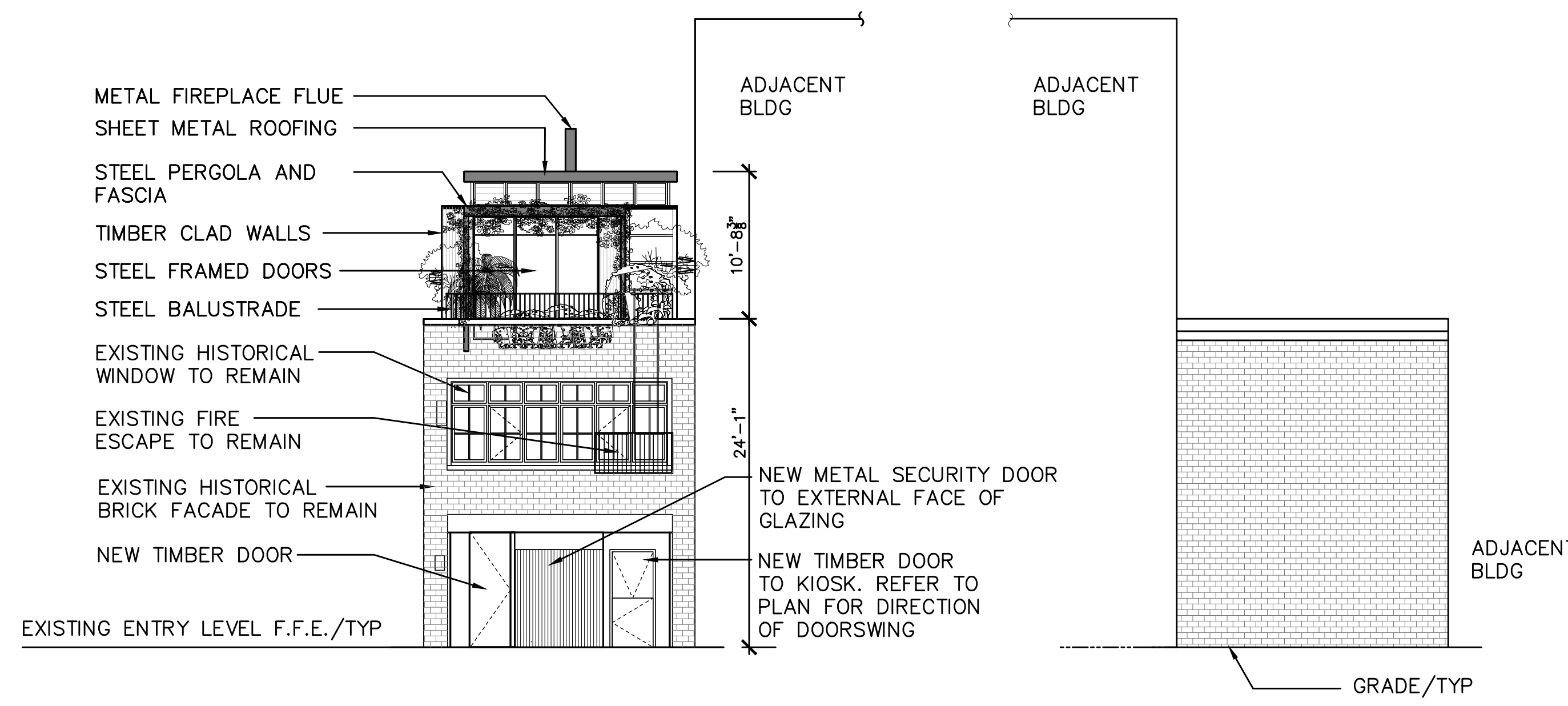
4 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



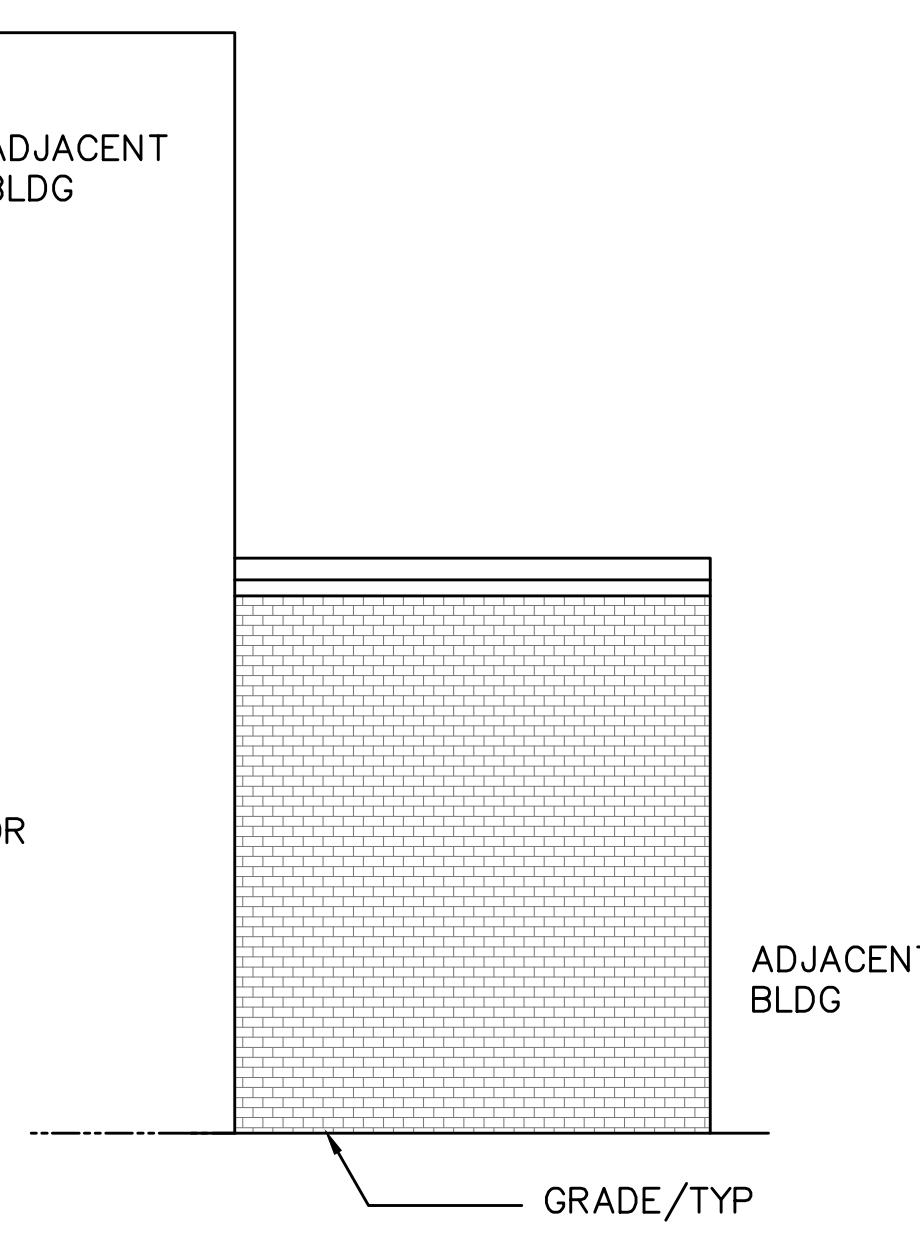
3 PROPOSED AND EXISTING EAST ELEVATION
SCALE: 1/8"=1'-0"



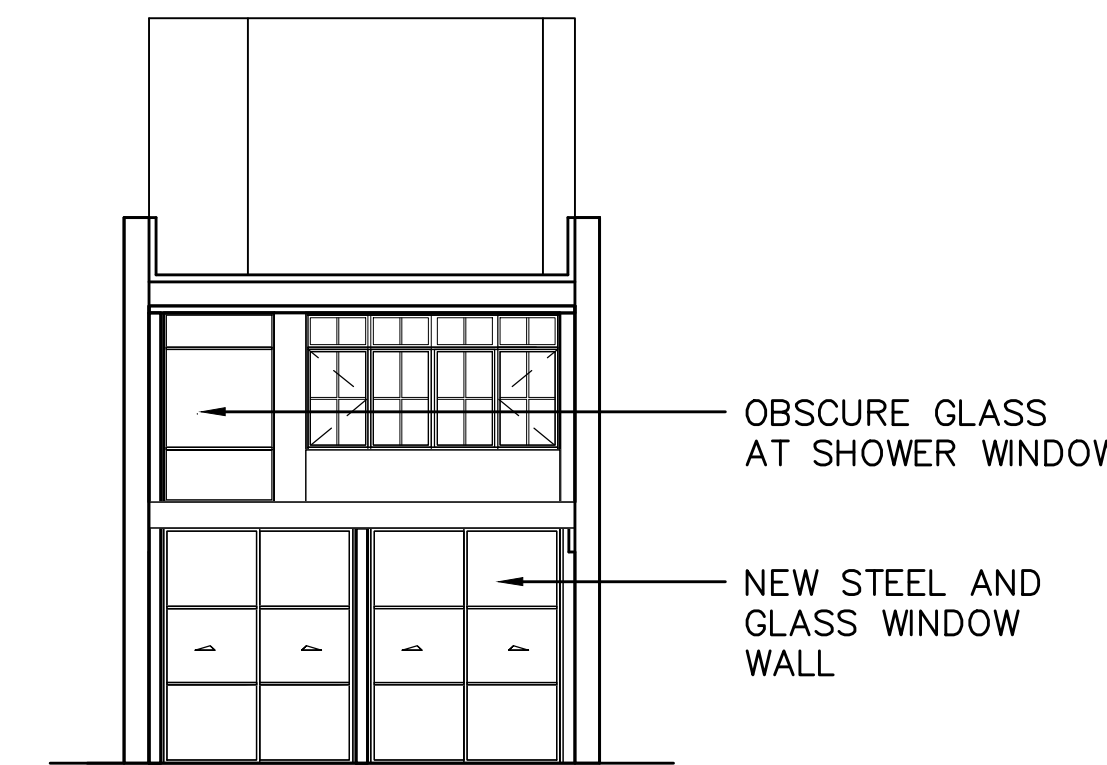
6 EXISTING SOUTH ELEVATION
SCALE: 1/8"=1'-0"



5 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



1 PROPOSED COURTYARD ELEVATION
SCALE: 1/8"=1'-0"

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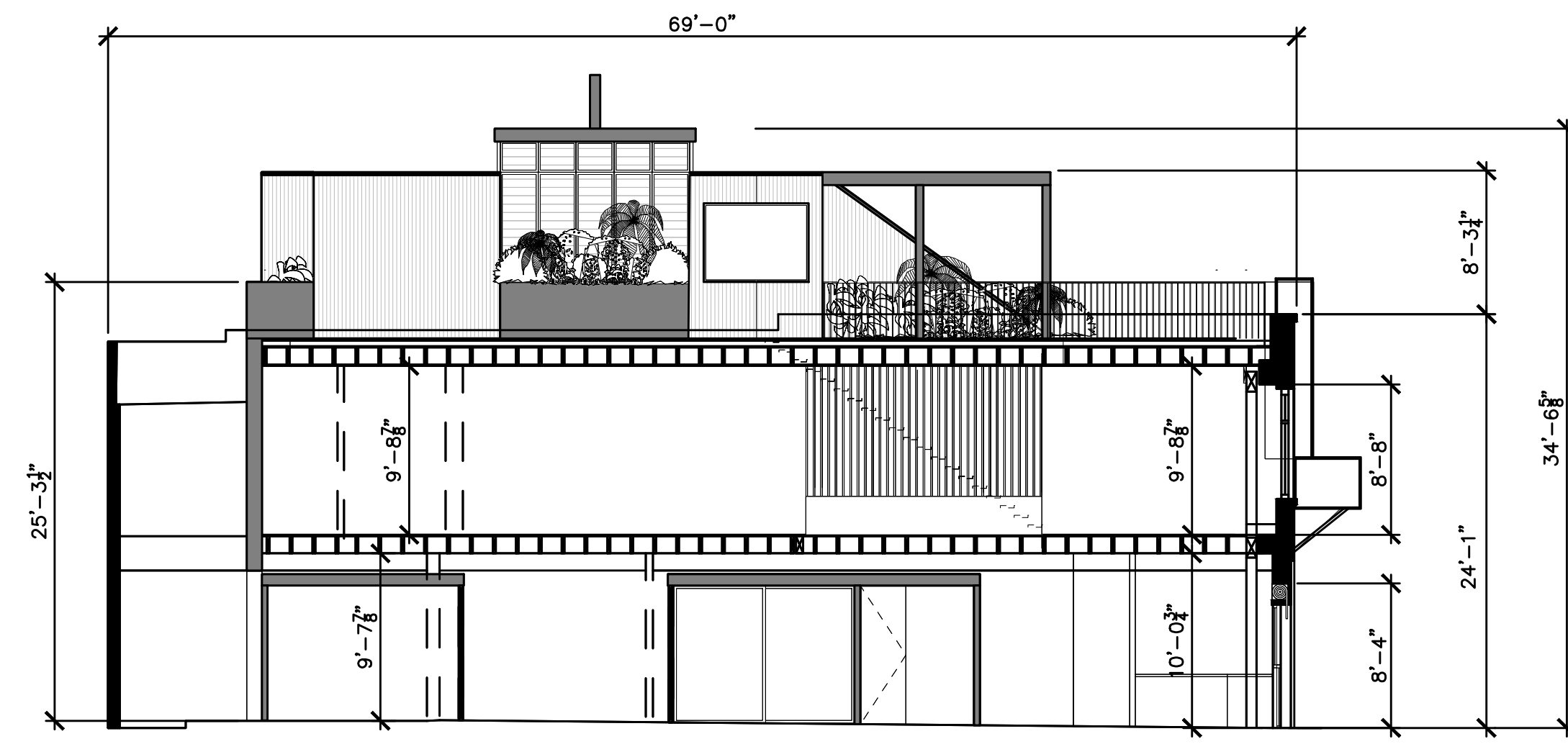
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EXISTING AND PROPOSED ELEVATIONS

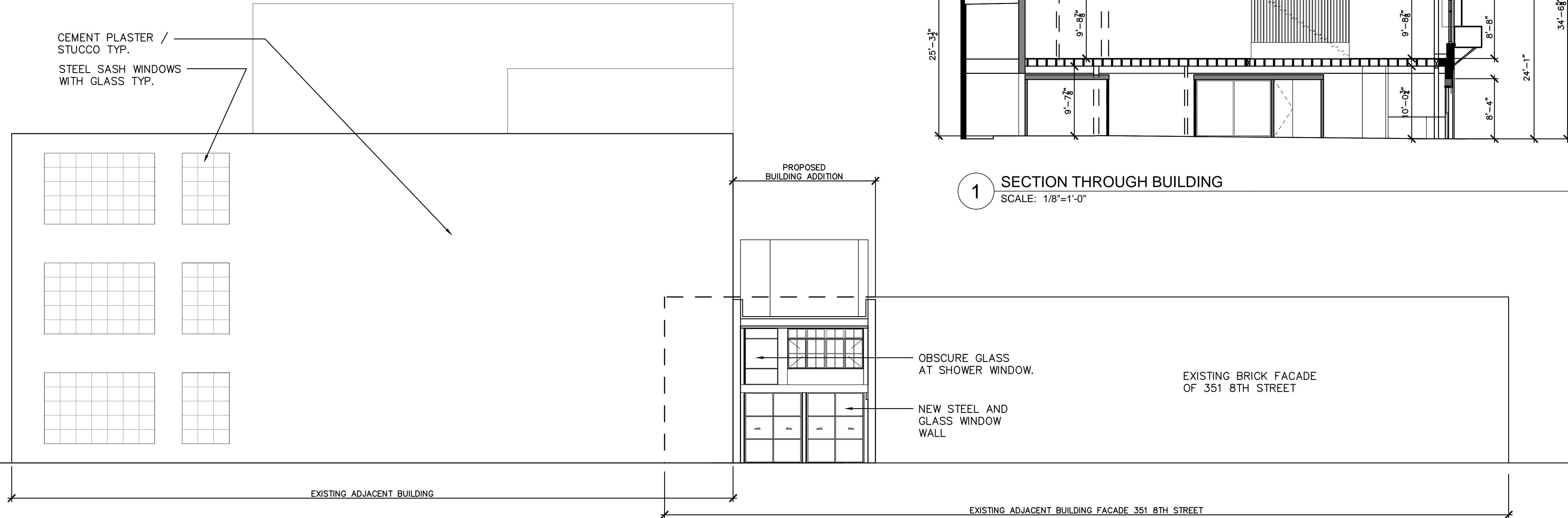
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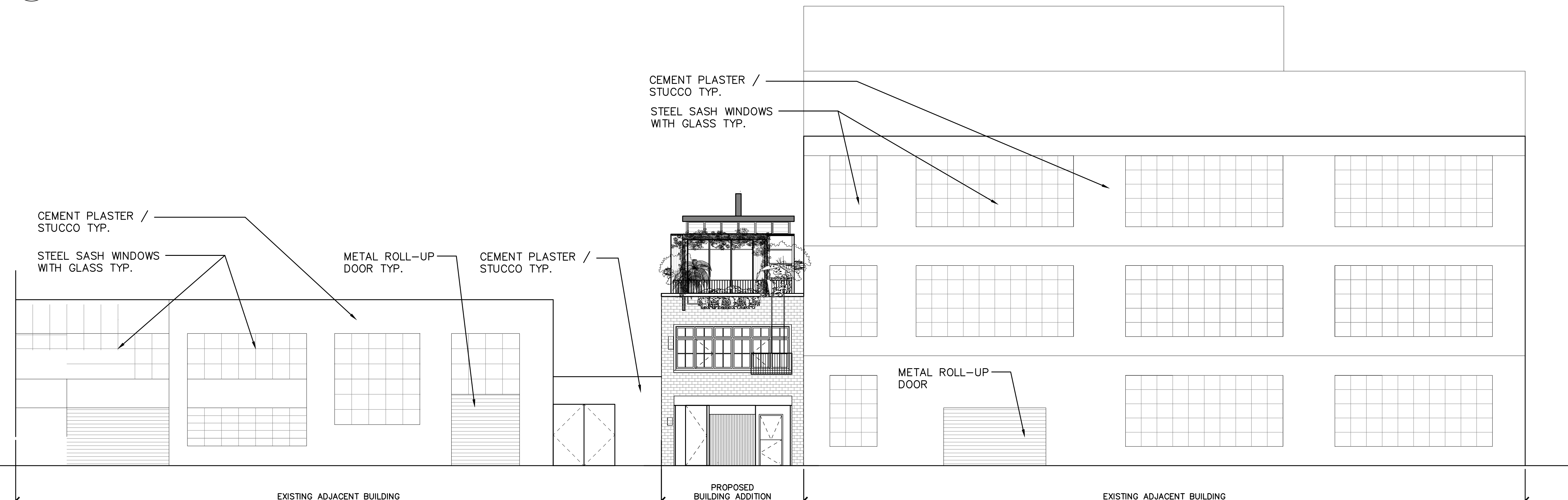
A3.2



1 SECTION THROUGH BUILDING
 SCALE: 1/8"=1'-0"



2 REAR ELEVATION SHOWING EXISTING AND PROPOSED
 SCALE: 1/8"=1'-0"



3 FRONT ELEVATION SHOWING EXISTING AND PROPOSED
 SCALE: 1/8"=1'-0"



AERIAL VIEW

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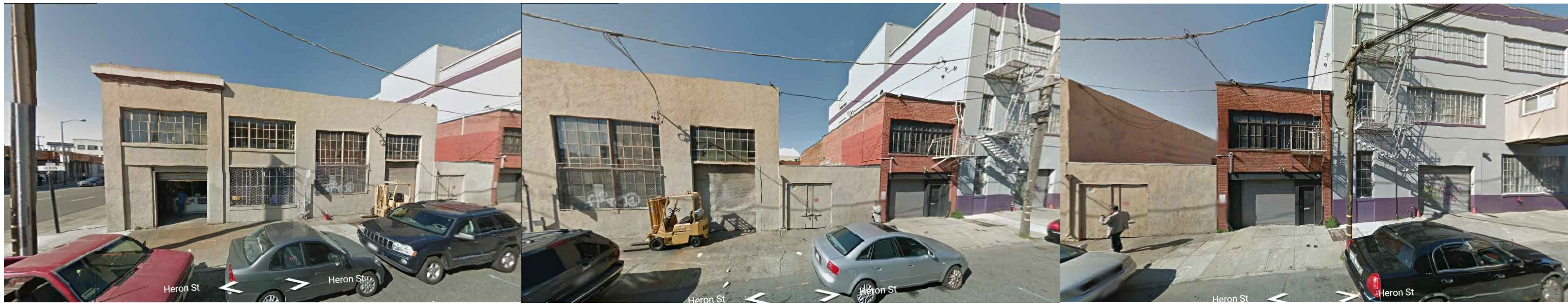
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 OF PROPOSED
 CONDITIONS**

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scale

sheet number

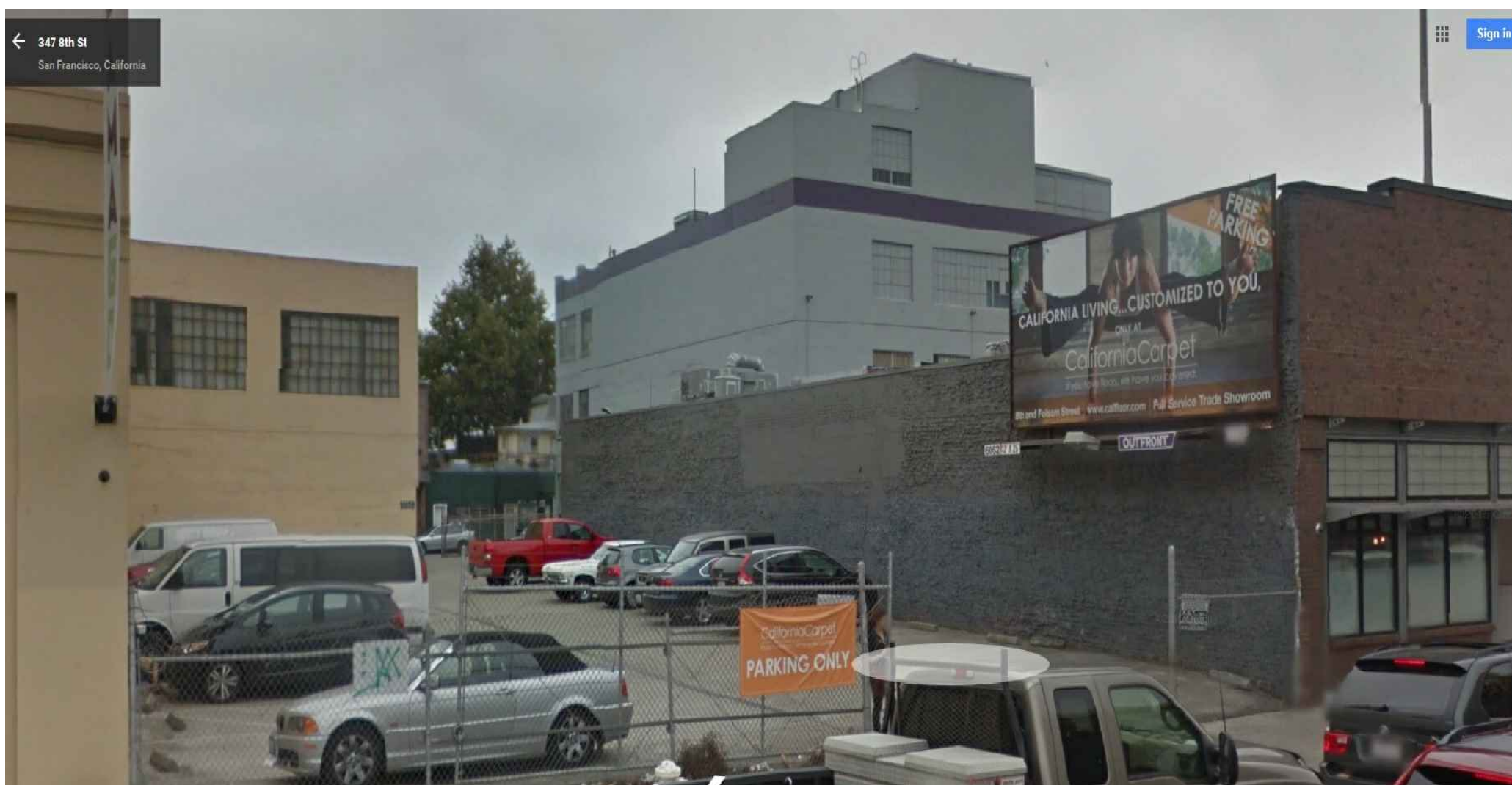
A3.3



1 FRONT FACADE OF THE SUBJECT BUILDING AND BUILDINGS ON THE SAME SIDE OF THE STREET
SCALE: NTS



2 BUILDINGS ON THE FACING SIDE OF THE STREET
SCALE: NTS



3 REAR FACADE OF THE SUBJECT BUILDING
SCALE: NTS



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CONTEXT PHOTOS OF EXISTING CONDITIONS

N/A

scale

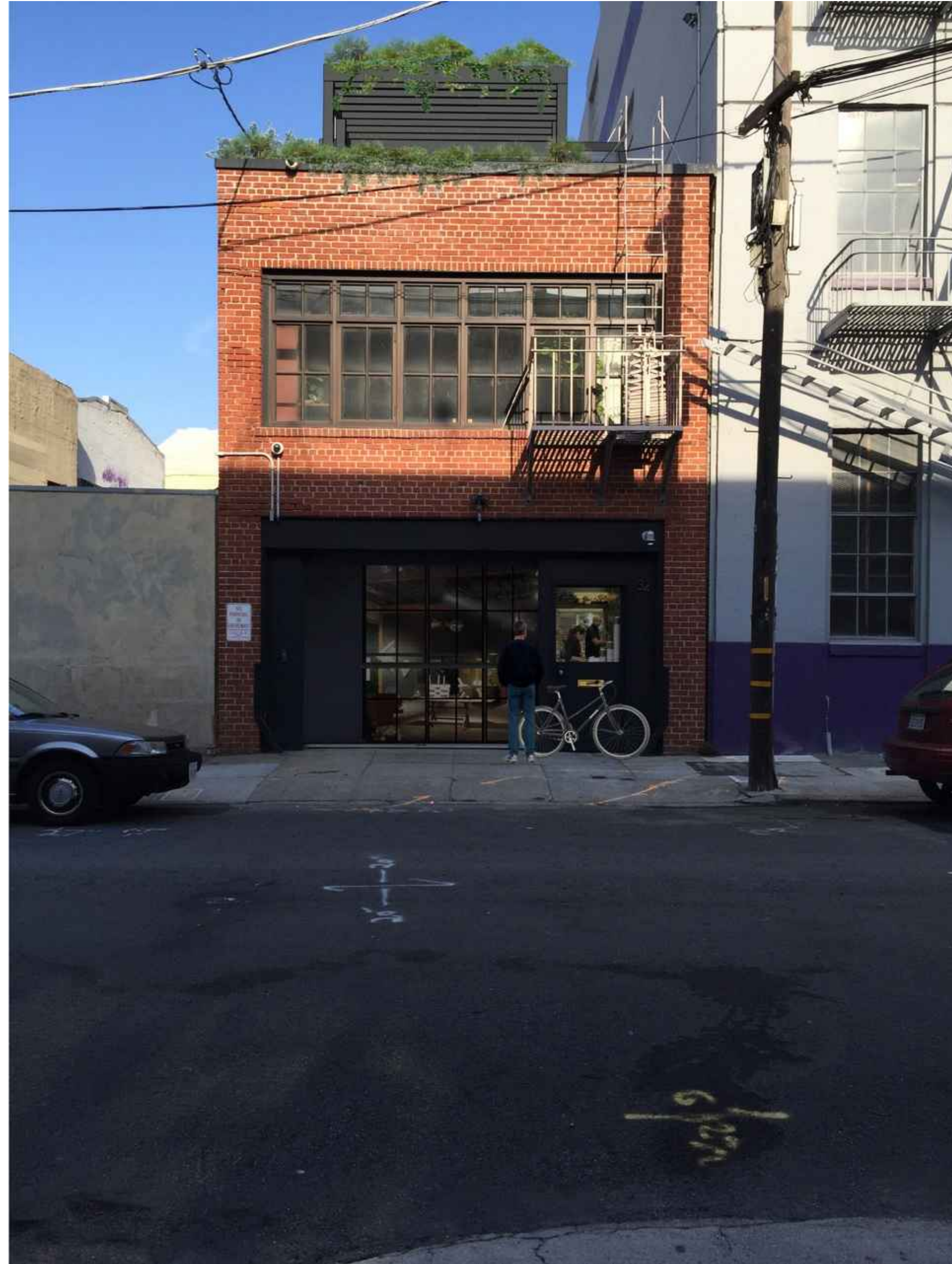
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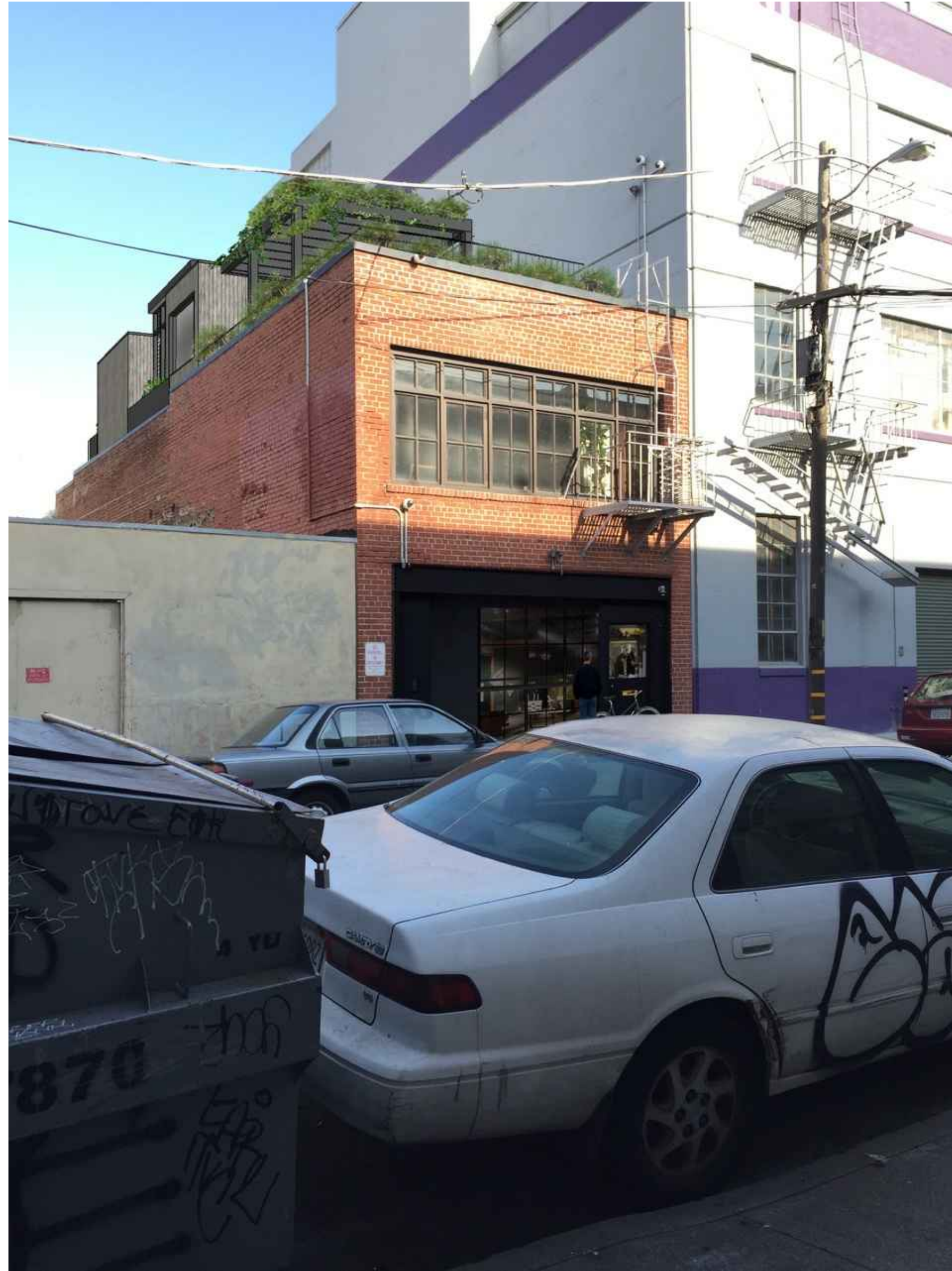
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HERON CAFE (OPEN VIEW)



HERON STREET VIEW



HERON STREET VIEW

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**CONTEXT PHOTOS
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N/A

scale

sheet number

A3.5



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sheet title

**3-D MODELS
 OF PROPOSED
 CONDITIONS**

N/A

scale

sheet number

A3.6