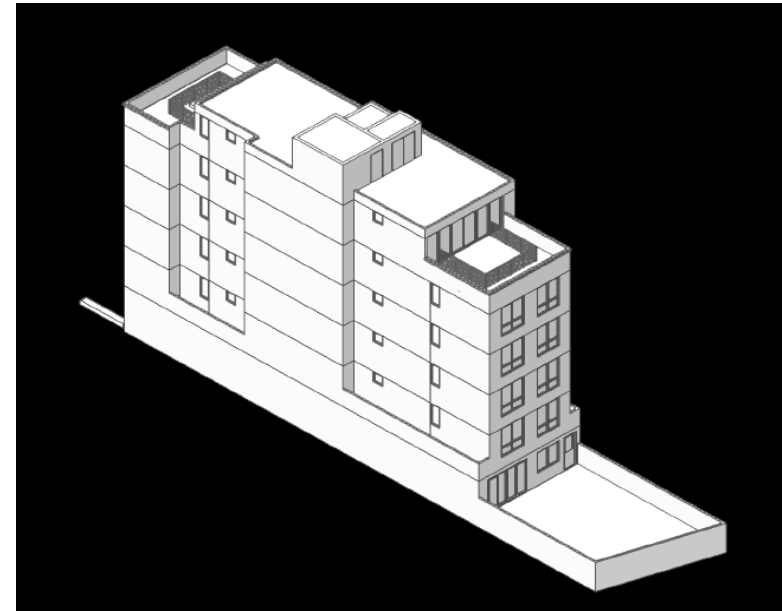
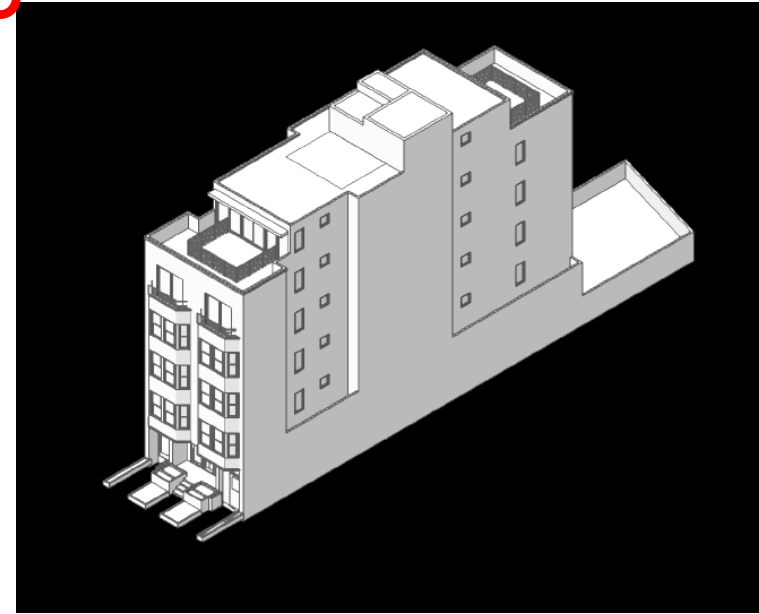


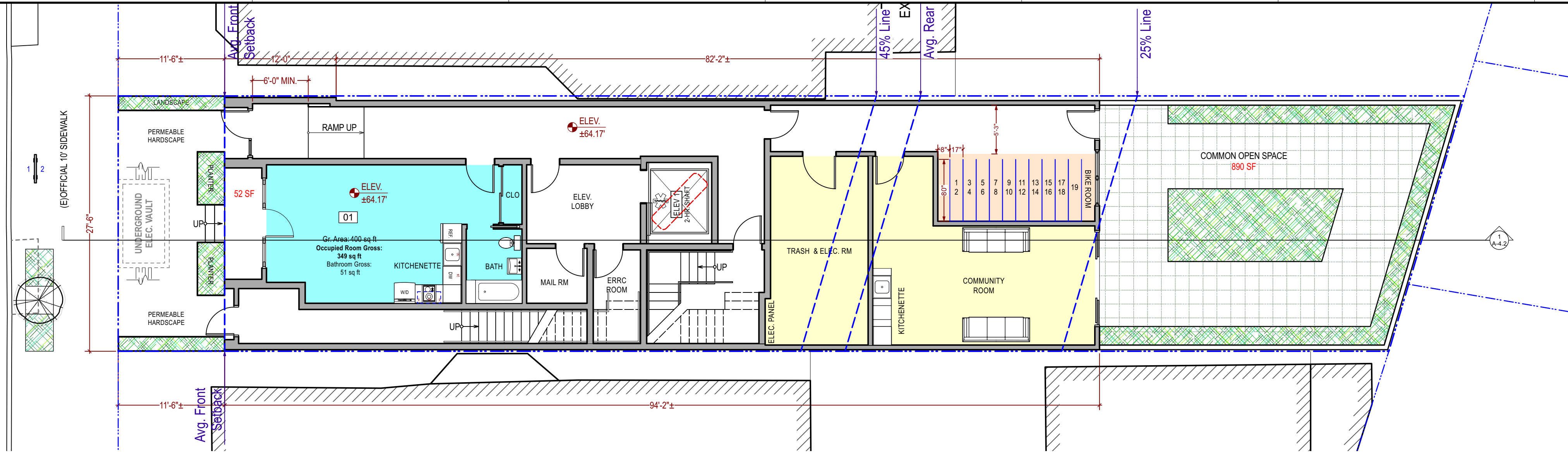
# 3832 18<sup>th</sup> Street – Planning Commission



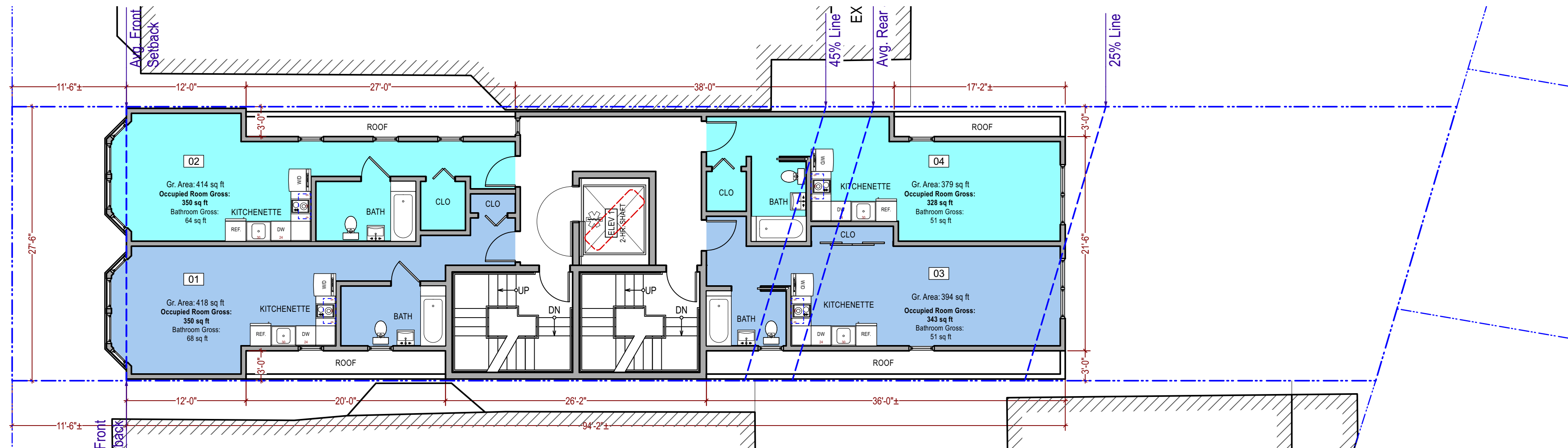


- 01 CLOSET / STORAGE
- 02 BATHROOM
- 03 KITCHEN
- 04 ENTERTAINMENT
- 05 SOFA / MURPHY BED

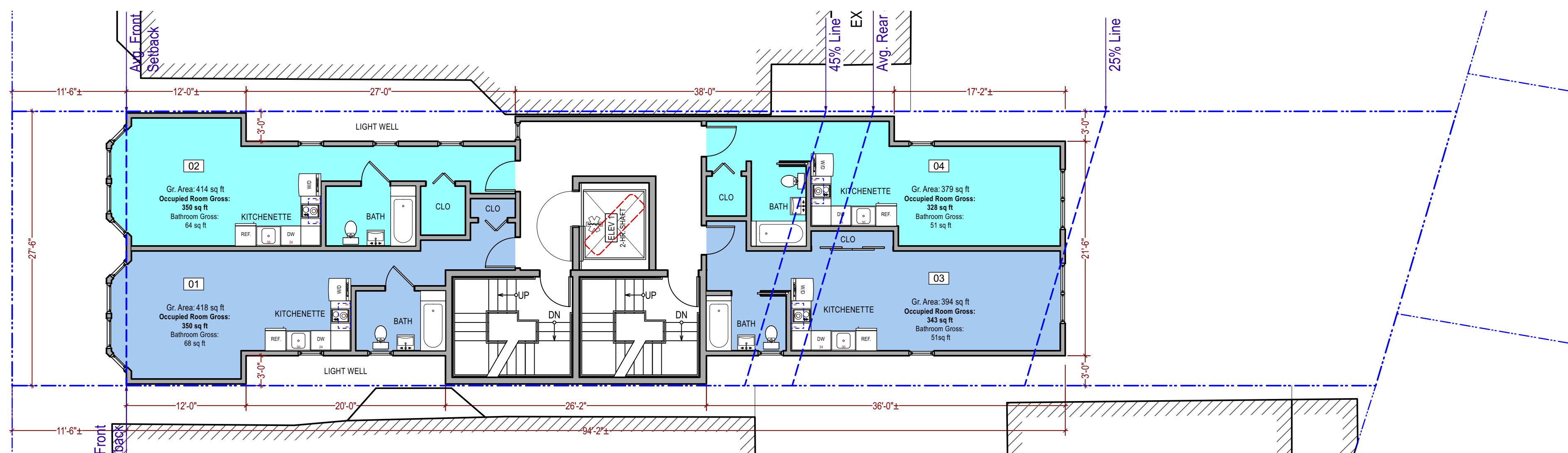
18TH SREET (64' WIDE)



1 Proposed First Floor  
Scale: 1/8" = 1'-0"



2 Proposed Second Floor  
Scale: 1/8" = 1'-0"



3 Proposed Third/Fourth Floor  
Scale: 1/8" = 1'-0"

Quantitative Summary of Shadow Findings on Mission Dolores Park		
Park Size: 14.20 acres (or 618,561 sf)		
	Square Foot Hours	Percentage (of TAAS)
Theoretical Annual Available Sunlight (TAAS)	2,301,914,692 sfh	100 %
Existing Shadow	91,997,866 sfh	3.997 %
New Shadow	12,327 sfh	+0.001 %
Total Shadow with Proposed Project	92,010,192 sfh	3.998 %

**Qualitative Summary of Shadow Findings on Mission Dolores Park**



Time Of Day	Evening (7:36 PM)	Amount, Date & Time Of Max New Shadow	860 sf on June 21
Time Of Year	Spring-Summer; April 20 – Aug 22	Location/Avg Area Of New Shadow	NW corner covering approximately 0.12% of park area (773 sf)
Avg Daily Duration	12.1 minutes		
Activities Affected By New Shadow	<ol style="list-style-type: none"> <li>Maintenance/utility area</li> <li>Pathway</li> <li>Muni stop</li> </ol>		





Thank you



**RENDERING**



**PROJECT DATA**

**PLANNING DATA**

LOT AREA: 3,868 ± S.F.  
 BLOCK / LOT: 3580/018  
 ZONING: RM-1

BUILDING HEIGHT:  
 ALLOWED: 40'-X  
 PROPOSED: 60'-0"

USABLE OPEN SPACE:  
 REQUIRED: 821 S.F.(133/3) X 17 UNITS + (100/3) X 2 UNITS  
 PROVIDED: (890 @ 1st FLR + 314 @ 6th FLR) = 1,204 S.F.

PARKING SUMMARY:  
 CLASS I BICYCLE : 19  
 CLASS II BICYCLE : 2

**BUILDING CODE SUMMARY**

# OF STORIES: 6  
 # OF UNITS: 19 RESIDENTIAL  
 CONSTRUCTION TYPE: TYPE "V-A" OVER "I-A"  
 OCCUPANCY GROUP: R-2  
 SPRINKLER SYSTEM: NFPA 13

**APPLICABLE CODES:**

2019 CALIFORNIA BUILDING CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ELECTRICAL CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA MECHANICAL CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA PLUMBING CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA FIRE CODE W/ SAN FRANCISCO AMENDMENTS  
 2019 CALIFORNIA ENERGY CODE  
 2019 SAN FRANCISCO HOUSING CODE  
 NFPA 13 SPRINKLERS  
 NFPA 14 STANDPIPES & FDC  
 NFPA 72 FIRE ALARM & ERRCS (CBC SEC. 510)  
 NFPA 110 EMERGENCY STANDBY POWER SYSTEM  
 NFPA 720 CARBON MONOXIDE SYSTEM (ALSO CBC 420.6)

**SCOPE OF WORK**

- PROPOSED NEW CONSTRUCTION OF 6-STORY RESIDENTIAL BUILDING, WITH 19 GROUP HOUSING UNITS UNDER STATE-DENSITY PROVISIONS.

- THIS IS A PRIVATELY FUNDED COVERED MULTIFAMILY DWELLING BUILDING & COMPLIES W/ CBC CH. 11A.

**DRAWING INDEX**

- A-0.1 COVER SHEET
- A-0.2 VICINITY MAP / SITE PHOTOS
- A-0.3 WAIVER & MASSING DIAGRAMS
- C-1 SURVEY
- A-1.1 (N) SITE PLAN
- A-1.2 AERIAL VIEWS (1)
- A-1.3 AERIAL VIEWS (2)
- A-2.0 EXISTING / DEMO FLOOR PLANS
- A-2.1 FLOOR PLANS
- A-2.2 FLOOR & ROOF PLANS
- A-3.1 BUILDING ELEVATIONS (EAST & WEST)
- A-3.2 BUILDING ELEVATION (NORTH)
- A-3.3 BUILDING ELEVATION (SOUTH)
- A-4.2 BUILDING SECTION
- A-5.1 INTERIOR RENDERING - TYPICAL FRONT UNIT
- A-5.2 INTERIOR RENDERING - TYPICAL REAR UNIT
- A-5.3 INTERIOR RENDERING - GROUND FLOOR UNIT
- A-5.4 INTERIOR RENDERING - COMMUNITY ROOM
- A-5.5 EXTERIOR RENDERING - REAR YARD
- G-1.0 GREEN BUILDING CHECKLIST

**NOTE:**  
 - AREA CALCULATION AS SHOWN IS INTENDED FOR PERMIT APPLICATION PURPOSES ONLY & SHALL NOT BE USED FOR SELLING OR LEASING PURPOSES. FINAL SQ.FT & FINISHED DIMENSIONS MAY VARY FROM THESE PLANS DUE TO CONSTRUCTION VARIABLES.

- PROJECT TO COMPLY WITH BIRD SAFE GLAZING REQ. PER PLANNING CODE SEC.139

PROJECT NAME

**3832 18th St.**  
 San Francisco, CA

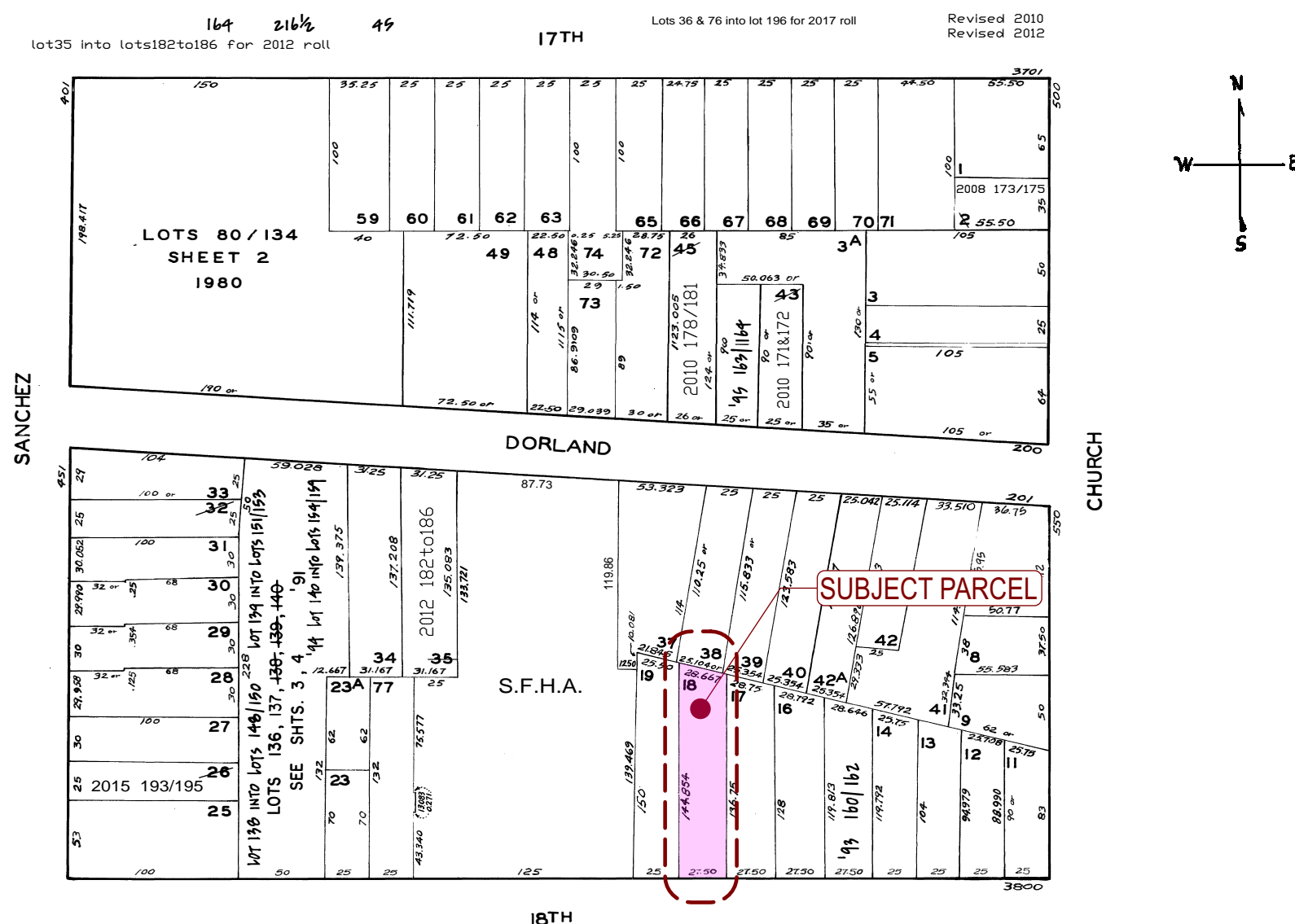


SHEET TITLE

**Cover Sheet**

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**ASSESSOR'S MAP**



**UNIT MATRIX**

**FLOOR AREA DATA BREAKDOWN (GSF)**

LEVEL	OPEN SPACE	RESIDENTIAL	CIRCULATION	GARBAGE / UTILITY/MAIL	COMMON ROOM	BIKE PARKING	TOTAL
1ST FLOOR	890 ± S.F. COMMON	400 ± S.F.	1,160 ± S.F.	370 ± S.F.	367 ± S.F.	128 ± S.F.	<b>2,425 ± S.F.</b>
2ND FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	<b>1,910 ± S.F.</b>
3RD FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	<b>1,910 ± S.F.</b>
4TH FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	<b>1,910 ± S.F.</b>
5TH FLOOR	-	1,563 ± S.F.	305 ± S.F.	-	-	-	<b>1,868 ± S.F.</b>
6TH FLOOR	314 ± S.F. (165+149) PRIVATE	819 ± S.F.	305 ± S.F.	-	-	-	<b>1,124 ± S.F.</b>
<b>TOTAL</b>	<b>1,204 ± S.F.</b>	<b>7,597 ± S.F.</b>	<b>2,685 ± S.F.</b>	<b>370 ± S.F.</b>	<b>367 ± S.F.</b>	<b>128 ± S.F.</b>	<b>11,147 ± S.F.</b>

**RESIDENTIAL UNIT COUNT**

UNIT TYPE	# OF UNITS
GROUP HOUSING	1
	4
	4
	4
	4
	2
<b>19</b>	

CHECK BY: R.L.  
 DESIGN BY: R.K.  
 REVISED DATE: 01/14/2020  
 DATE: 07/07/2021  
 JOB NO.: 20-1872  
 SHEET NO.:

**A-0.1**



PROJECT NAME

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San Francisco, CA



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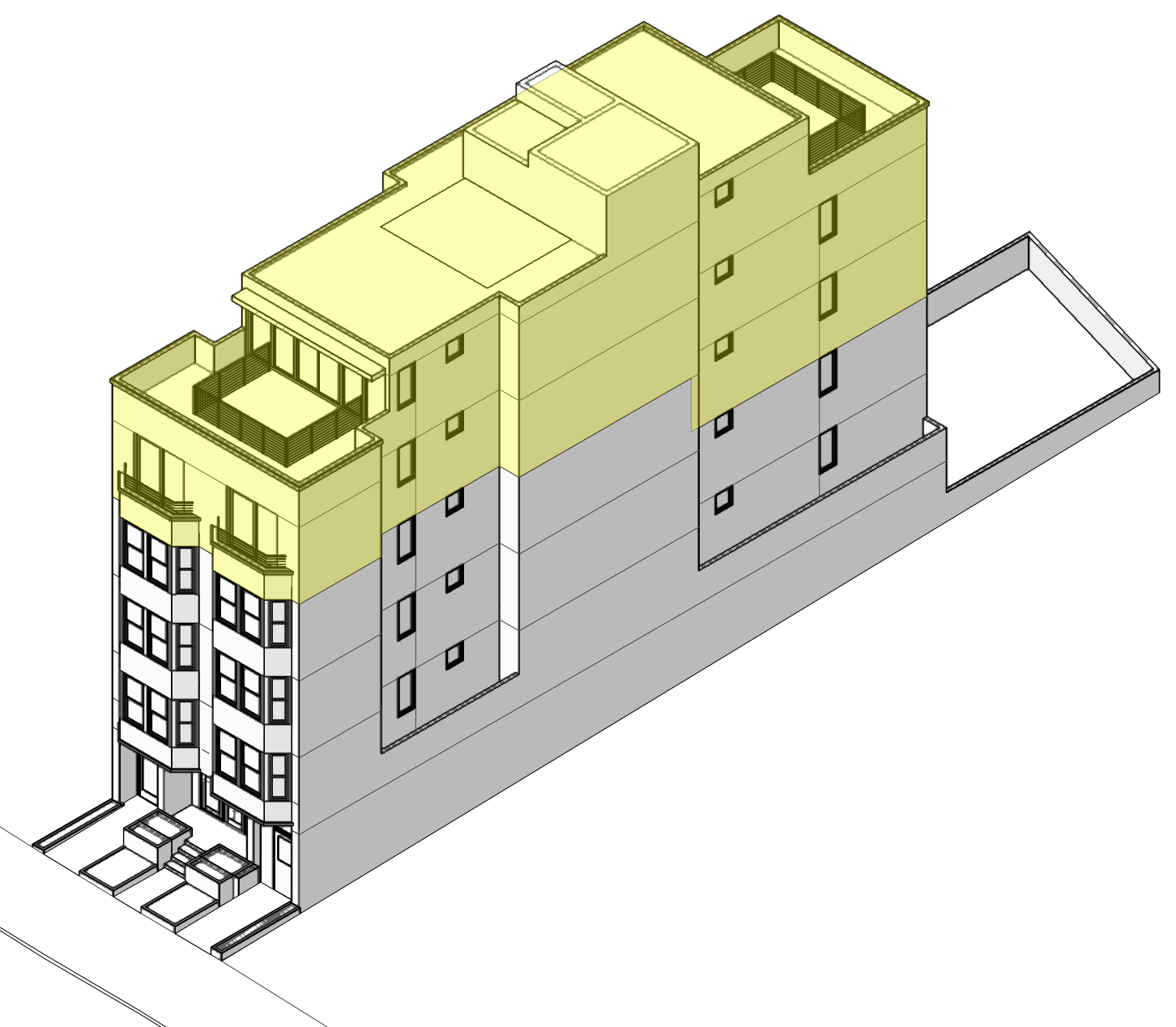
**Vicinity Map / Site Photos**

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SHEET NO.	

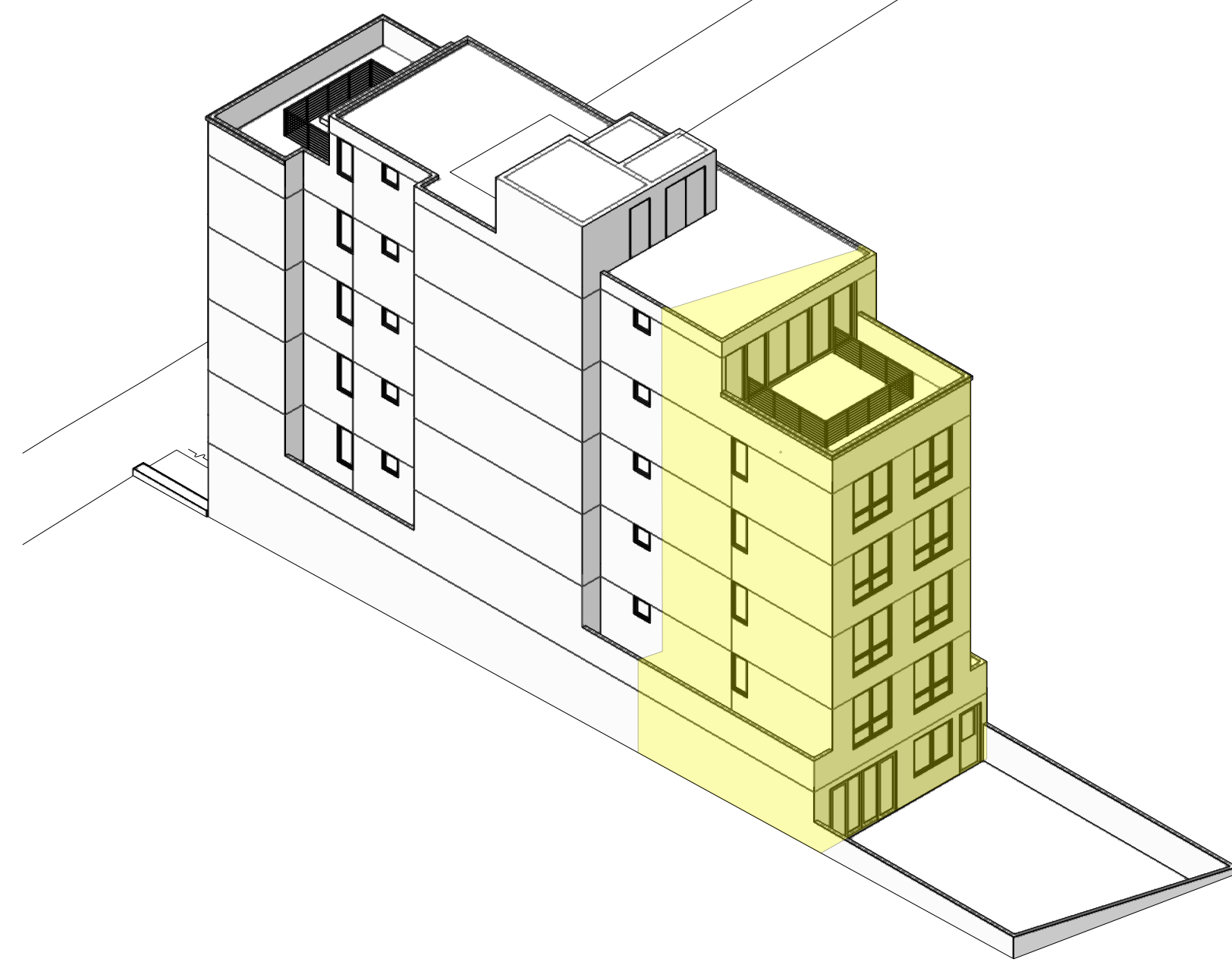
**A-0.2**





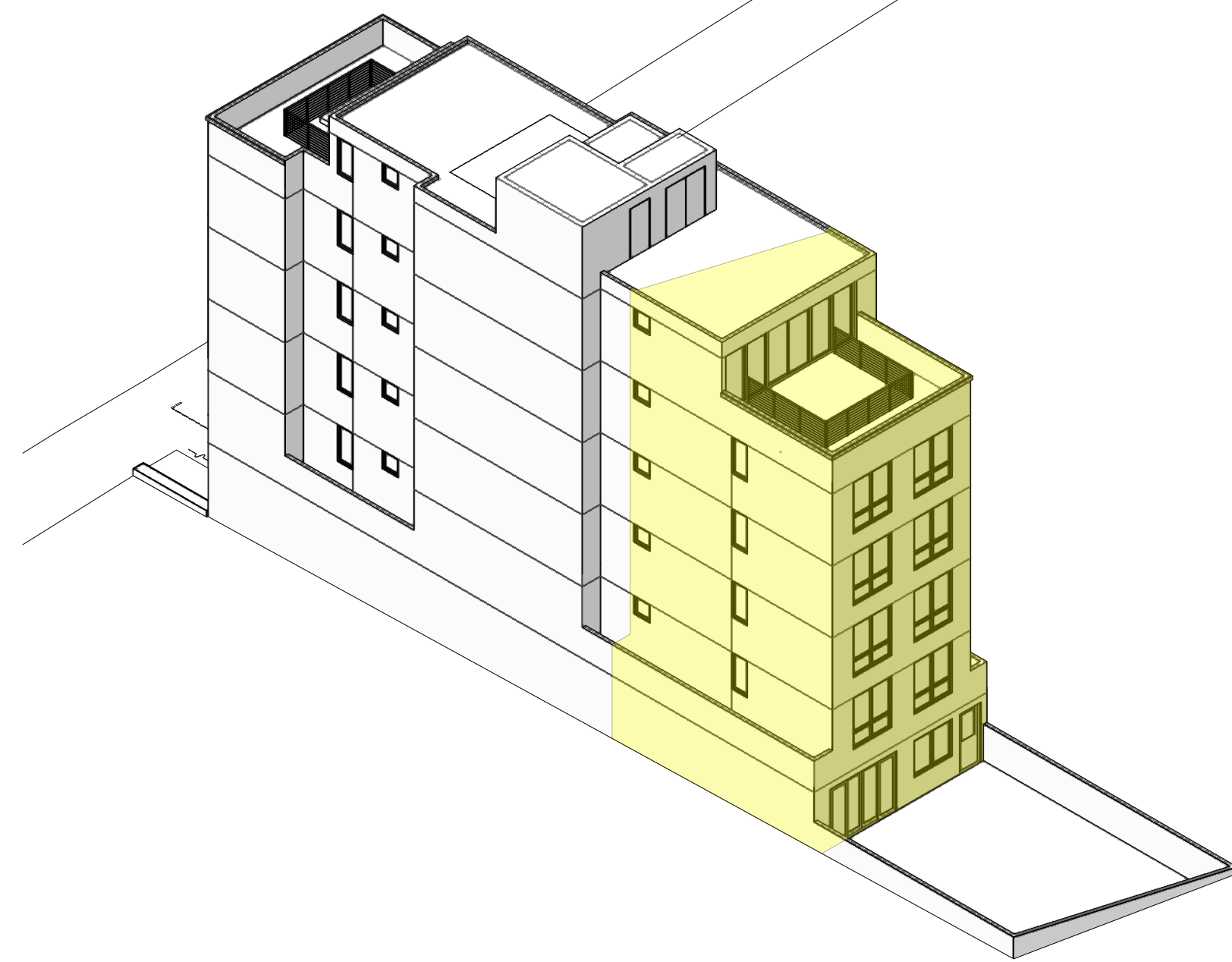
**WAIVER #1 BUILDING HEIGHT**

WAIVE BUILDING HEIGHT REQUIREMENT FROM 40' (30' AT REAR) TO APPROXIMATELY 60' BECAUSE A CODE-COMPLIANT BUILDING HEIGHT WOULD PRECLUDE THE DEVELOPMENT OF A 52% INCREASE IN RESIDENTIAL GROSS AREA  
 THE BUILDING HEIGHT REQUIREMENT WOULD ELIMINATE 3,928± GSF WHICH INCLUDES 10 UNITS TOTAL



**WAIVER #2 REAR YARD REQUIREMENT**

WAIVE REAR YARD REQUIREMENT PER SEC. 134(A)(1) BECAUSE CODE-COMPLIANT REAR YARD WOULD PRECLUDE THE DEVELOPMENT OF A 26% INCREASE IN RESIDENTIAL GROSS AREA  
 THE REAR YARD REQUIREMENT WOULD ELIMINATE 2,918± GSF WHICH INCLUDES 9 UNITS TOTAL



**WAIVER #3 UNIT EXPOSURE**

WAIVE DWELLING UNIT EXPOSURE REQUIREMENT & RESTRICTIONS PER SEC. 140 BECAUSE PROVIDING CODE-COMPLIANT DWELLING UNIT EXPOSURE WOULD PRECLUDE THE DEVELOPMENT OF A 28% INCREASE IN RESIDENTIAL GROSS AREA  
 THE UNIT EXPOSURE REQUIREMENT WOULD ELIMINATE 3,496± GSF WHICH INCLUDES 9 UNITS TOTAL

**DENSITY BONUS CALCULATIONS**

**STEP 1. Define the hypothetical base project**

Base Project Residential Units  
 1st Floor: 2 UNITS  
 2nd Floor Residential: 4 UNITS  
 3rd Floor Residential: 4 UNITS  
 4th Floor Residential: 4 UNITS

**TOTAL: 14 UNITS**

**STEP 2. Define the density bonus project**

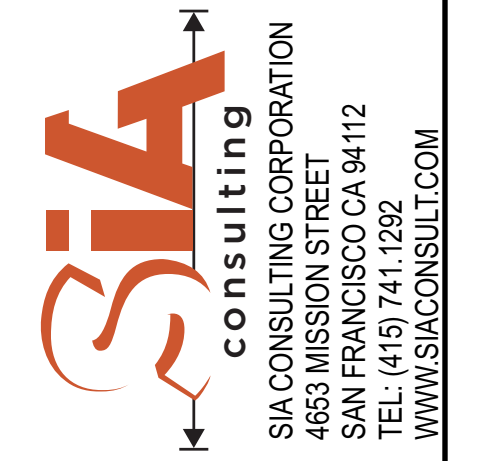
Bonus Unit density = 35% per total # of units  
 14 units X 35% = 5 units

Total allowable unit density = 14 units + 5 units = 19 units

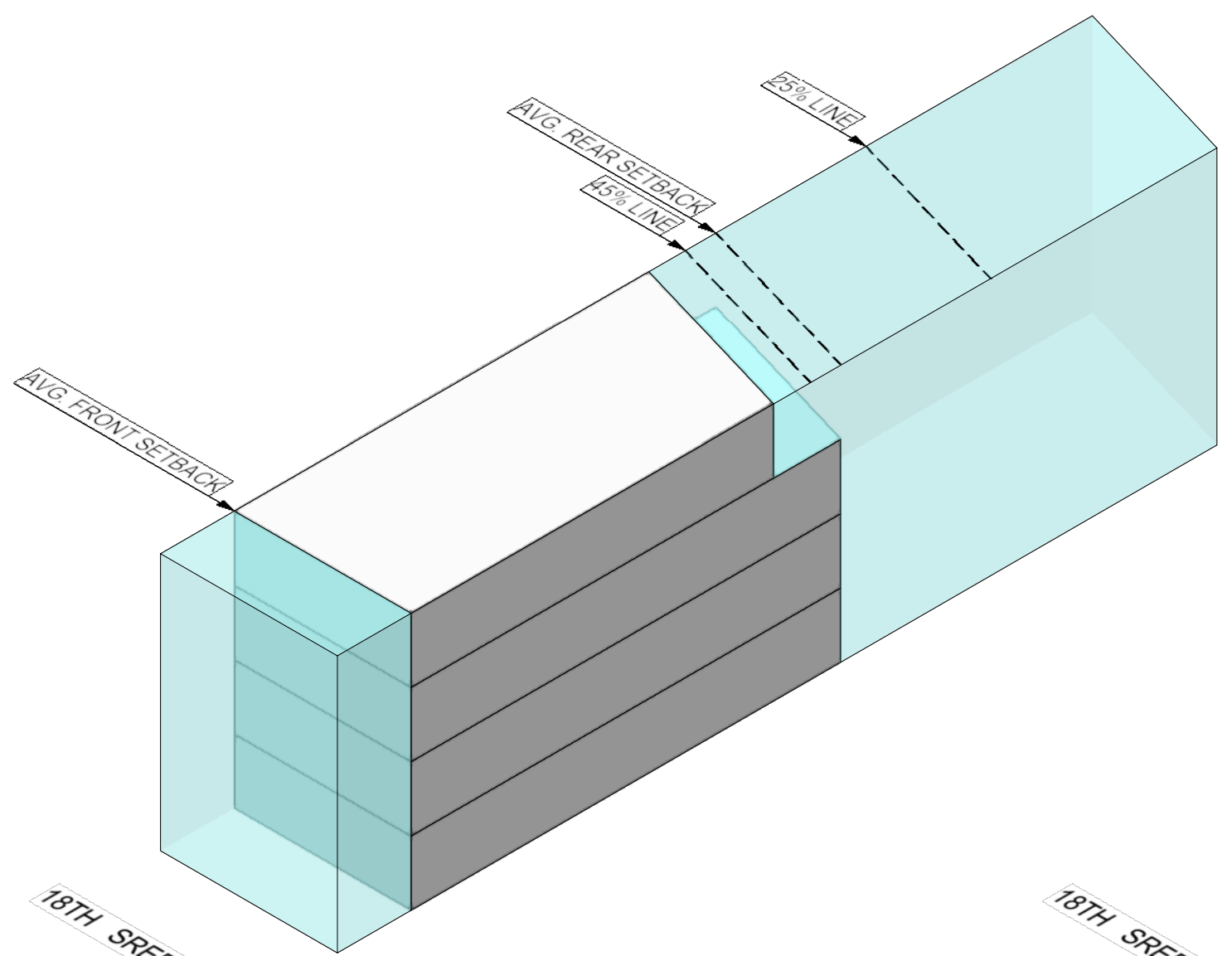
**STEP 3. Zoning Waivers and Concessions**

Waivers Required: Height  
 Rear Yard  
 Unit Exposure

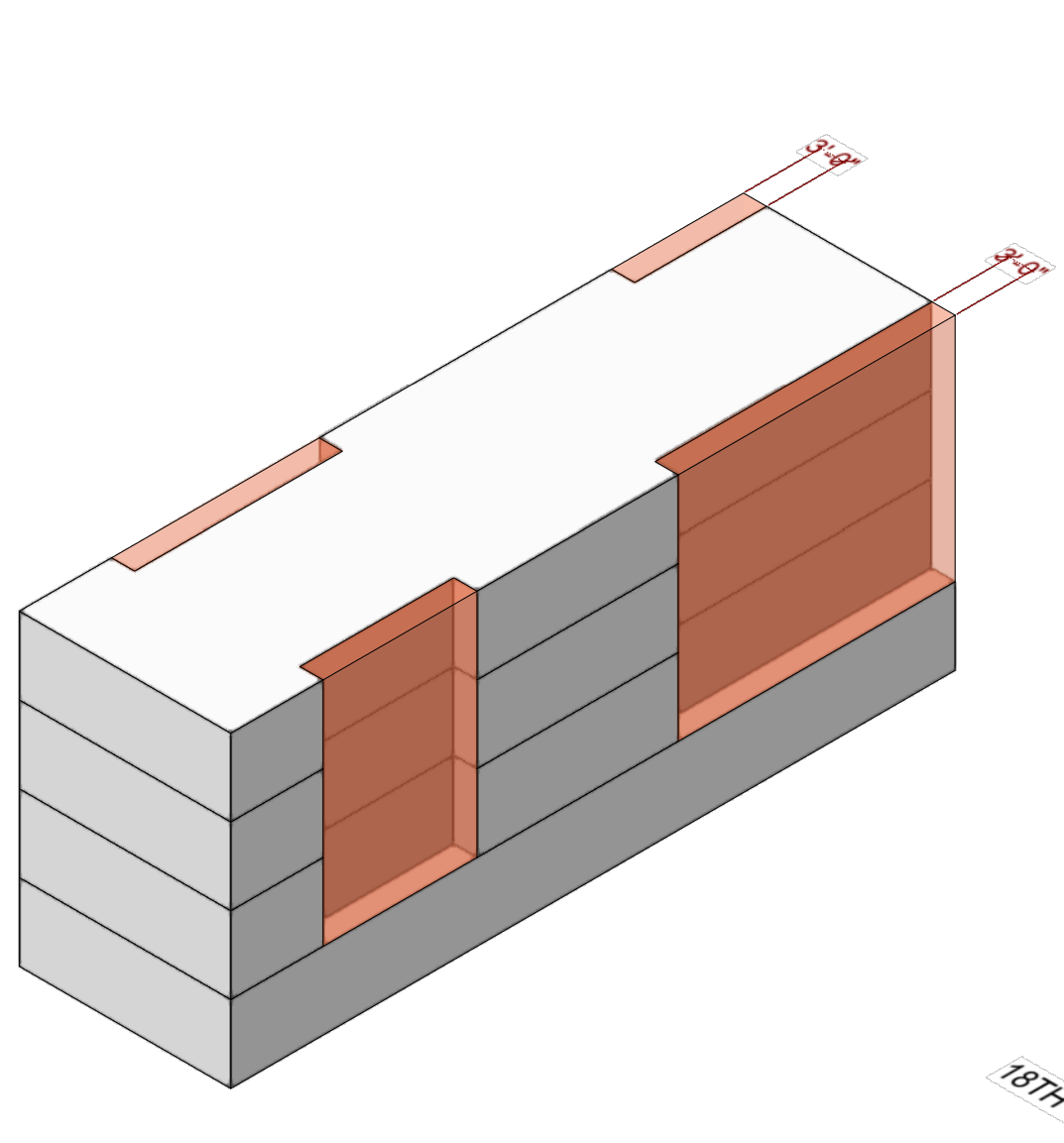
PROJECT NAME  
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 San Francisco, CA



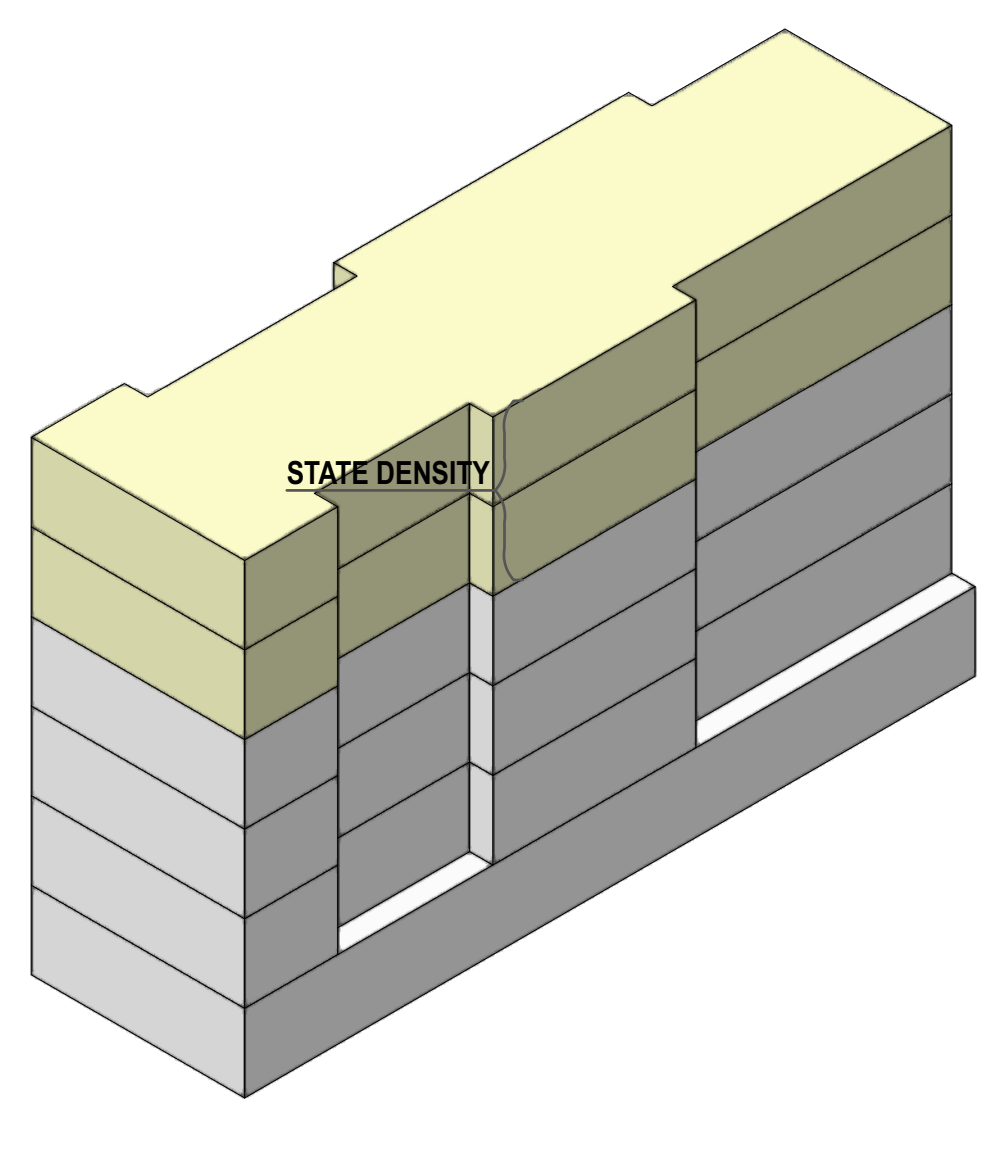
SHEET TITLE  
**Waiver & Massing Diagrams**



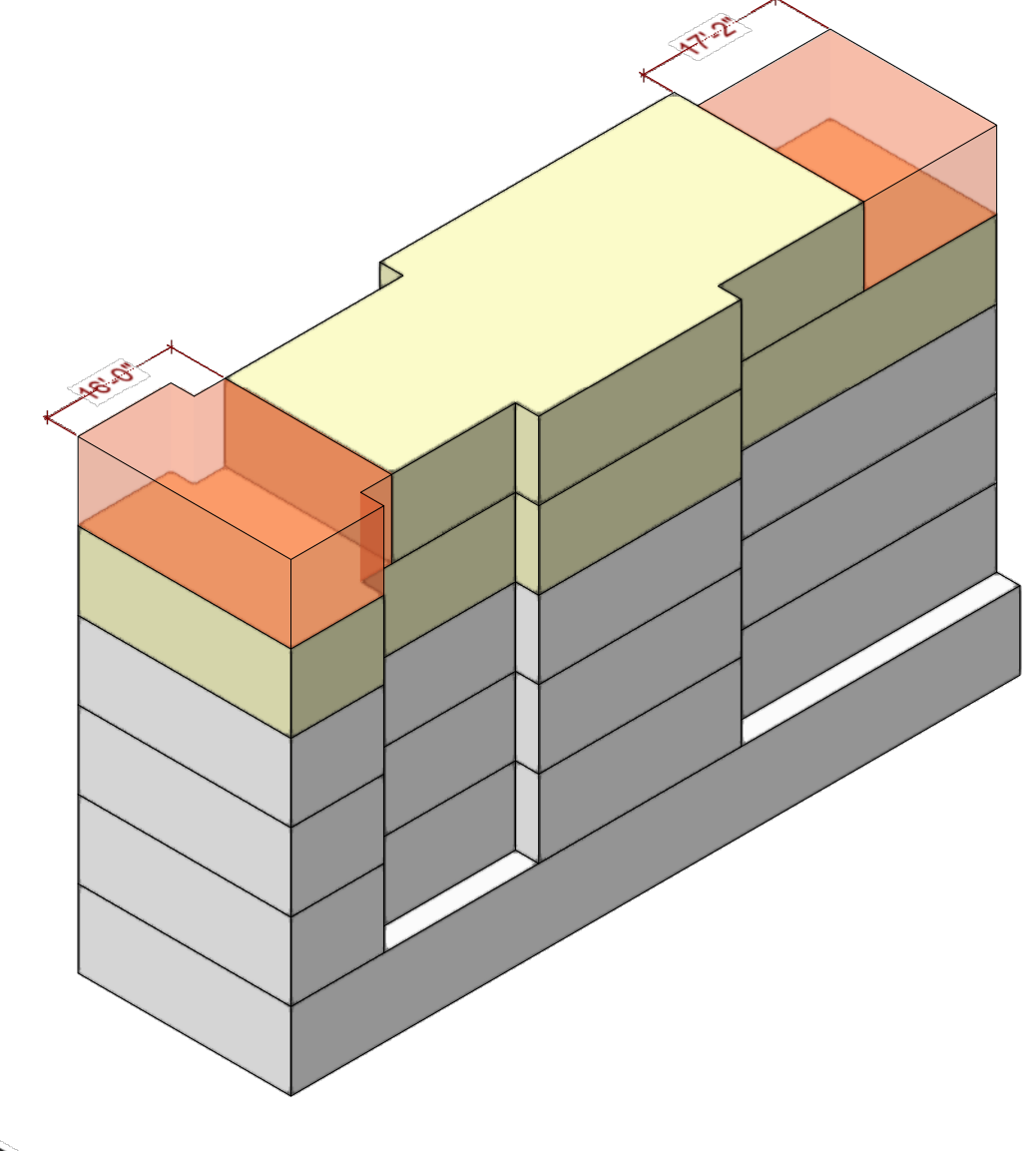
**BASELINE:** PROPOSED 4 STORIES OF RESIDENTIAL W/ 11.5' FRONT YARD & ±41.5% (AVG. REAR SETBACK) REAR YARD  
 RESIDENTIAL GROSS: ± 7,505 S.F.



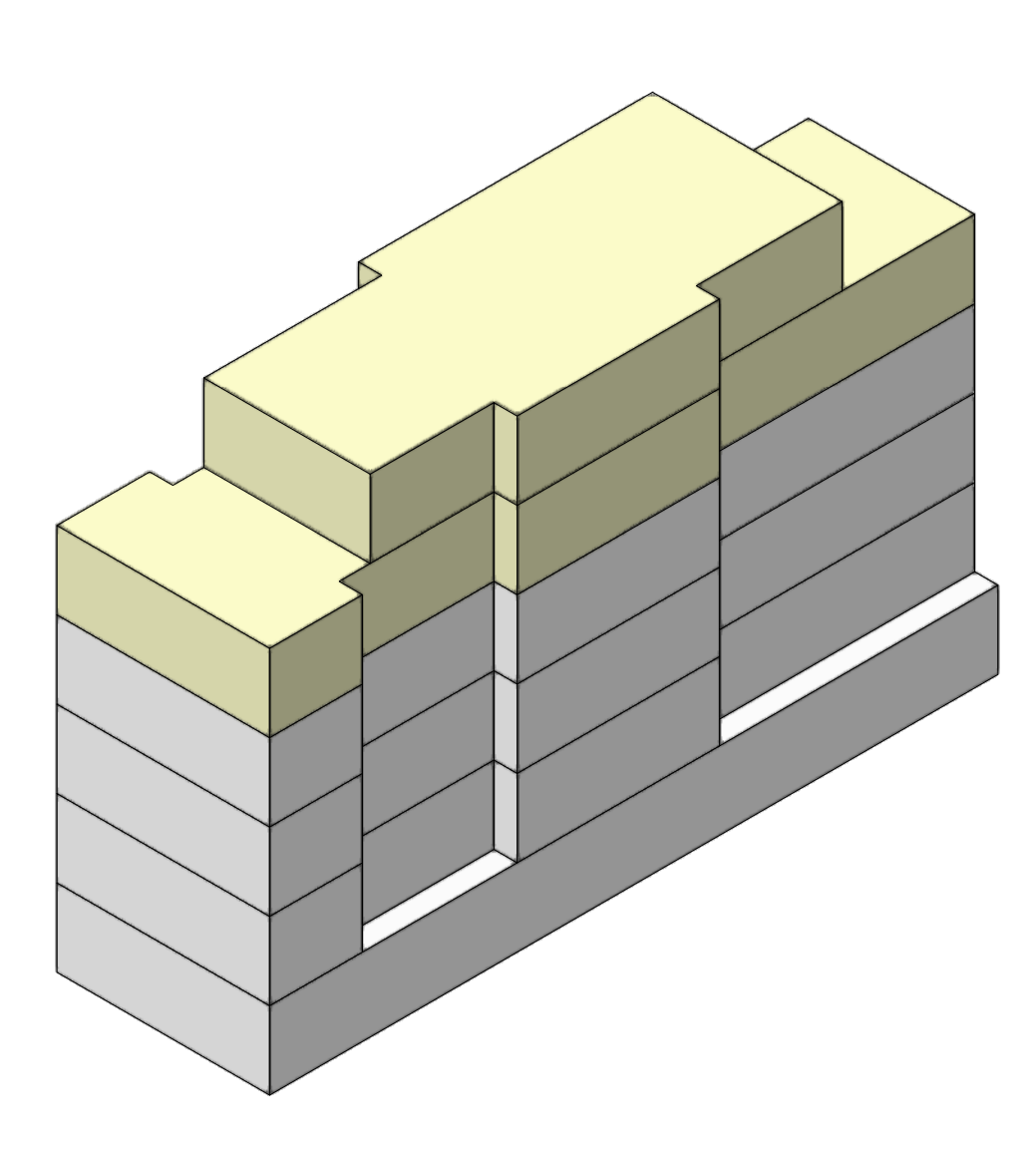
**SIDE SETBACK:** PROV. 3' LIGHTWELLS & 3' SIDE SETBACKS TO STAY AWAY FROM NEIGHBORS, AND ALSO TO PROV. EXTRA NATURAL LIGHT & VENTILATION TO THE UNITS



**STORY ADDITION:** ADD TWO ADDITION STORIES.



**TOP FLOOR SETBACK:** PROV. FRONT & REAR SETBACK AT TOP FLOOR.  
 GAIN 6 UNITS (± 3,742 S.F.) TOTAL



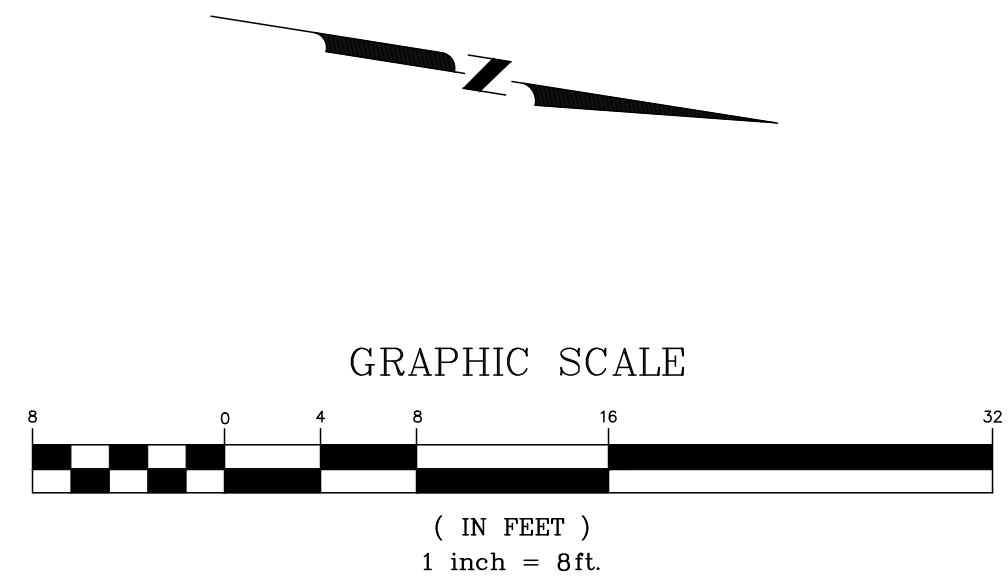
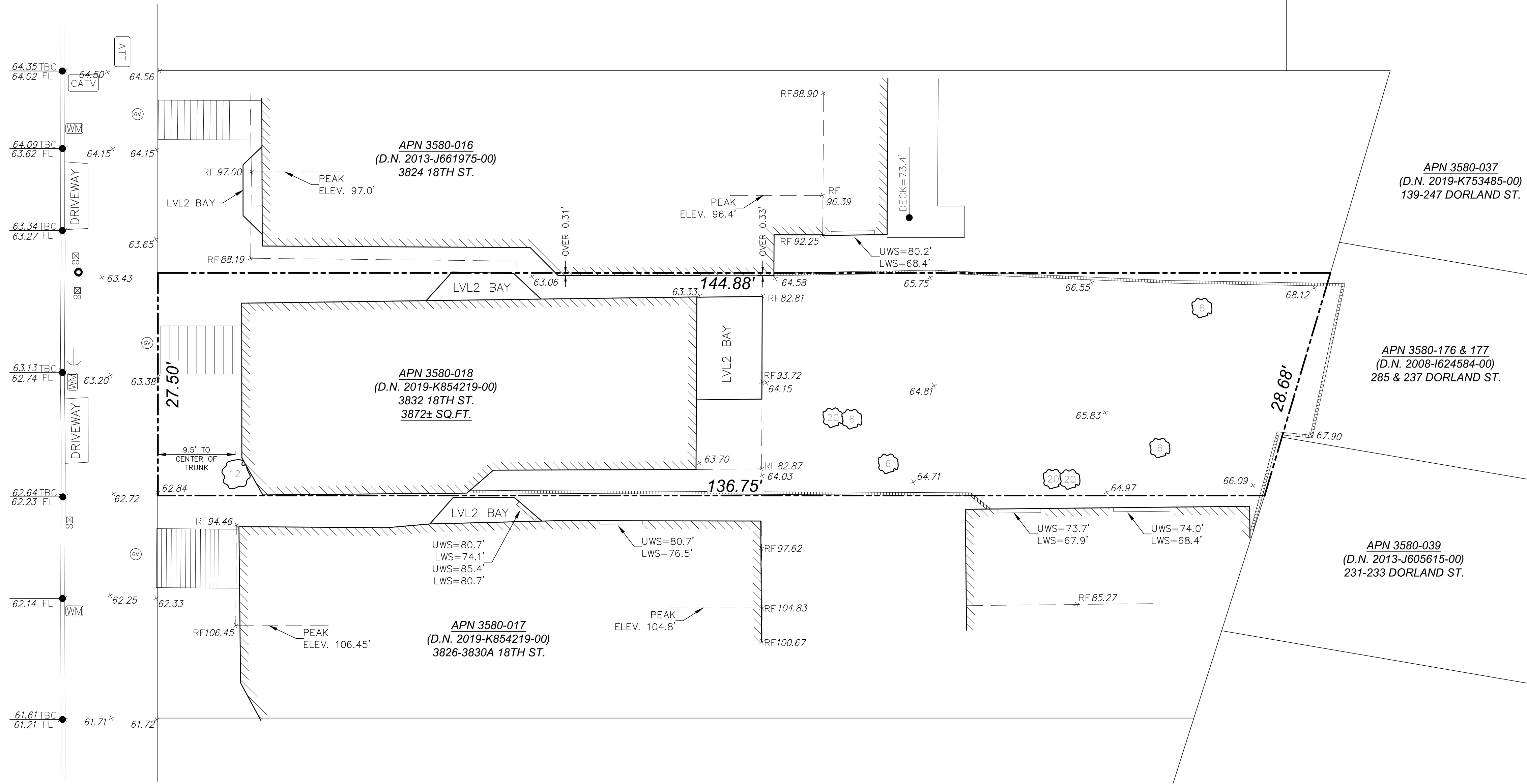
**FINAL MASSING:** 6 STORIES OF RESIDENTIAL BUILDING  
 RESIDENTIAL GROSS AREA: ± 12,307 S.F.

**NOTE:**  
 THESE MASSING DIAGRAMS ARE FOR INFORMATIONAL PURPOSES ONLY

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DATE	07/07/2021
JOB NO.	20-1872
SHEET NO.	

18TH STREET (64' WIDE)



**LEGEND**

- PROPERTY LINE
- ROOF LINE
- WOOD FENCE
- /// BUILDING FOOTPRINT
- ▒ CONCRETE WALL
- UTILITY POLE
- ⊗ SANITARY SEWER CLEANOUT
- ⊕ TREE WITH DIA. IN INCHES
- ⊕ WATER VALVE
- ⊕ WM WATER METER
- RF ROOF
- TBC TOP BACK OF CURB
- TF TOP OF FENCE
- LWS LOWER WINDOW SEAL
- UWS UPPER WINDOW SEAL
- × 62.84 SPOT ELEVATION
- ⊕ GAS VALVE
- GUY WIRE
- ATT AT&T BOX
- CATV CABLE TV BOX

**BOUNDARY NOTE:**

BOUNDARY INFORMATION SHOWN HEREON IS FOR PLANNING PURPOSES ONLY. PROPERTY AND RIGHT-OF-WAY LINES SHOWN HEREON ARE BASED ON RECORD DATA AND EXISTING IMPROVEMENTS AND ARE NOT INTENDED TO BE A FINAL BOUNDARY SURVEY OF THE PROPERTY WHICH REQUIRES FILING A RECORD OF SURVEY OR SUBDIVISION MAP WITH THE COUNTY RECORDER. NO PROPERTY LINES OR CORNERS WERE SET ON THIS SURVEY.

**GENERAL NOTES:**

1. ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
2. ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
3. THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. NOVEMBER 26, 2019.
4. ELEVATIONS ARE BASED UPON SAN FRANCISCO CITY DATUM (SFVD13). BENCHMARK NO. 11682. ELEVATION 88.636.

**SURVEYOR'S STATEMENT**

THIS MAP WAS PREPARED BY ME OR UNDER MY DIRECTION AND IS BASED UPON A FIELD SURVEY AT THE REQUEST OF M-J SF INVESTMENTS, LLC IN NOVEMBER 2019.

BY: *Daniel J. Westover*  
DANIEL J. WESTOVER, L.S. 7779

DATE: 6/14/2021

336 CLAREMONT BLVD, STE 1  
SAN FRANCISCO, CA 94127  
(415) 242-5400  
www.westoversurveying.com

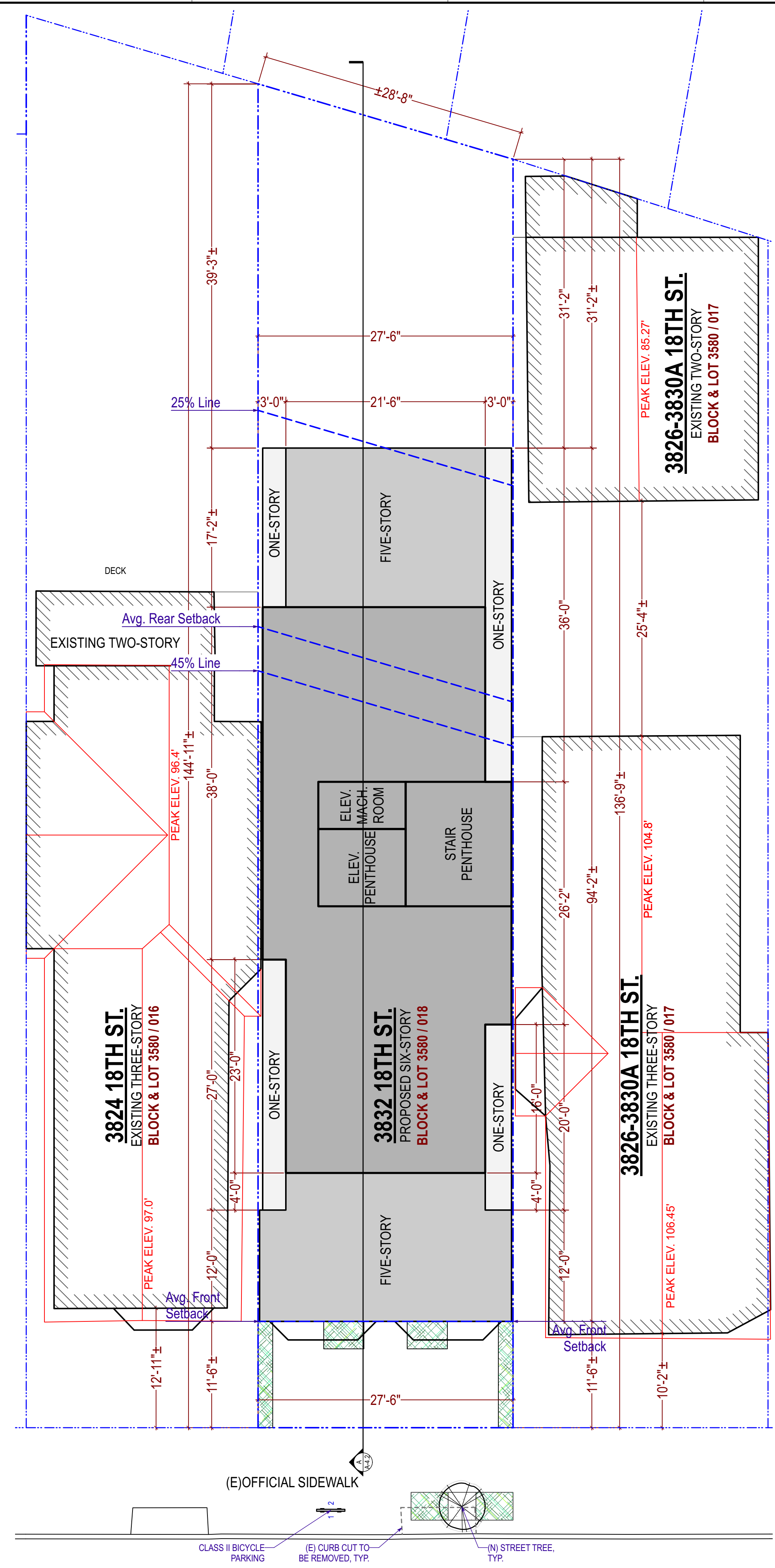
**WS**  
Westover  
Surveying

JOB NO.	19072
NO. DATE	1. 6/14/21
COMMENTS	added tree and steps at front, utilities on adjoining lot

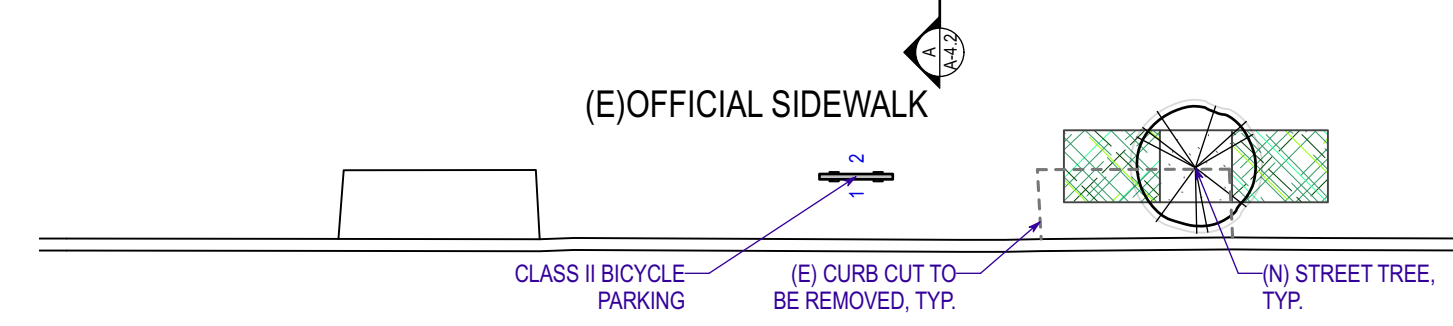
DRAWN BY:	CF'S
CHECKED BY:	DJW
DATE:	12/20/2019
SCALE:	1"=8'

<b>SITE SURVEY</b>
3832 18TH STREET LOT 018 CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

**SHEET**  
1 OF 1



<b>REQ FRONT SETBACK AREA: 315 Sq.Ft.</b>	
<b>20% LANDSCAPING:</b>	
20% of Front Setback Area: Landscaping Prov.	63 S.F. 67 S.F.
<b>50% PERMEABLE:</b>	
50% of Front Setback Area: Total Permeable Area Prov.:	158 S.F. 160 S.F.



1 Proposed Site Plan  
Scale: 1/8" = 1'-0"

18<sup>TH</sup> STREET  
(64' WID)

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

PROJECT NAME

**3832 18th St.**  
San Francisco, CA

**SIA** consulting  
SIA CONSULTING CORPORATION  
4653 MISSION STREET  
SAN FRANCISCO CA 94112  
TEL: (415) 741.1292  
WWW.SIACONSULT.COM

SHEET TITLE

**Aerial Views (1)**

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SHEET NO.	

**A-1.2**



**1** Front Aerial View  
Scale: 1:125



**2** Front Aerial View  
Scale: 1:125

1 2 3 4 5 6 7 8 9 10

1 2 3 4 5 6 7 8 9 10

A

B

C

D

E

F

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**3832 18th St.**  
San Francisco, CA

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SHEET TITLE

**Aerial Views (2)**

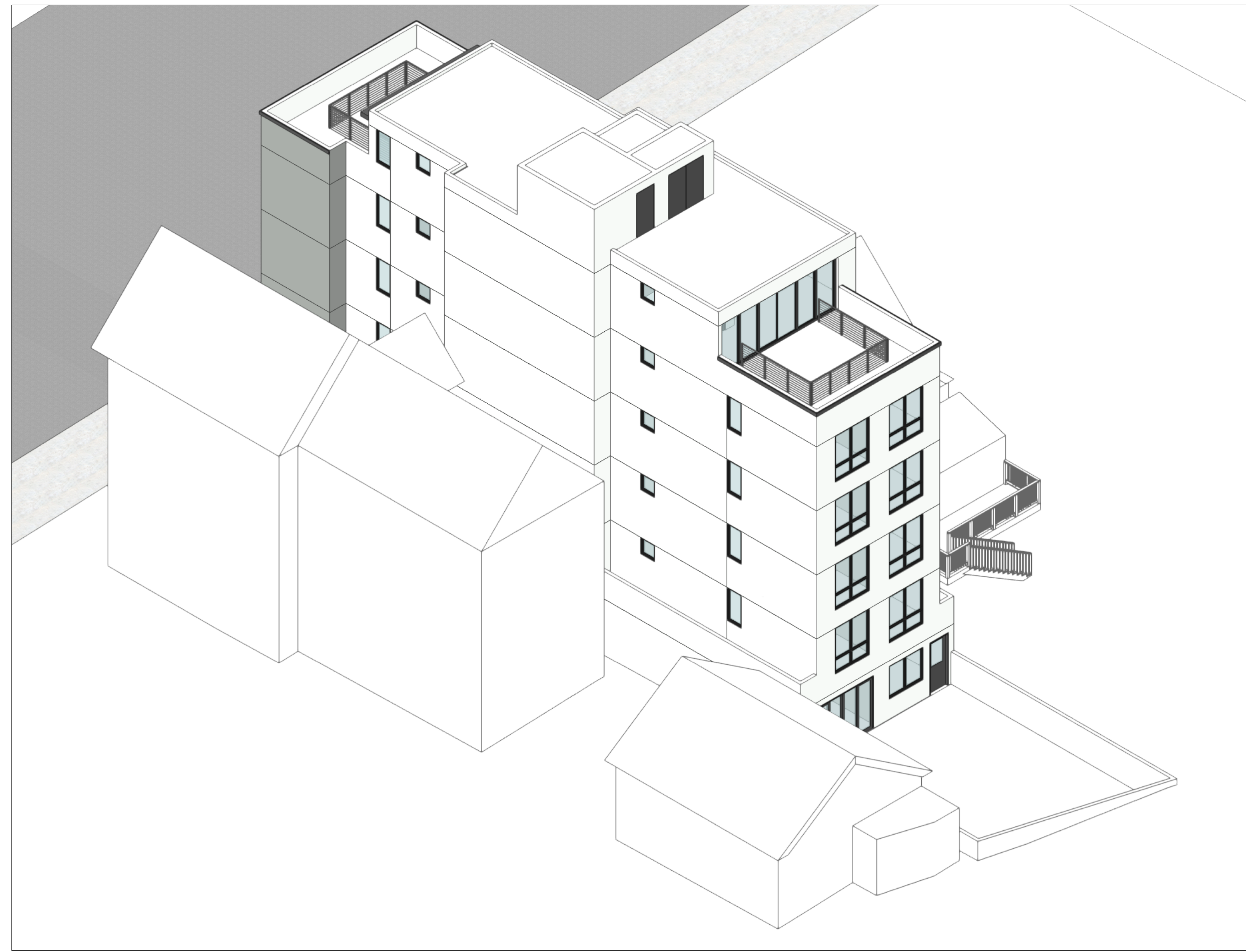
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**A-1.3**



**1** Rear Aerial View  
Scale: 1:125

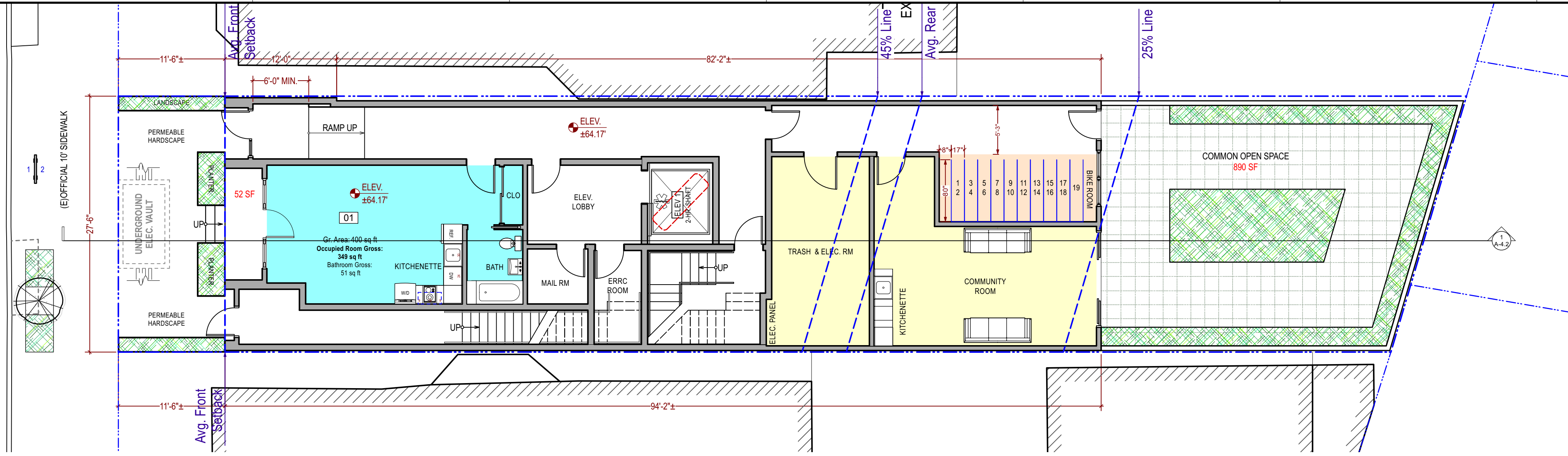


**2** Rear Aerial View  
Scale: 1:125

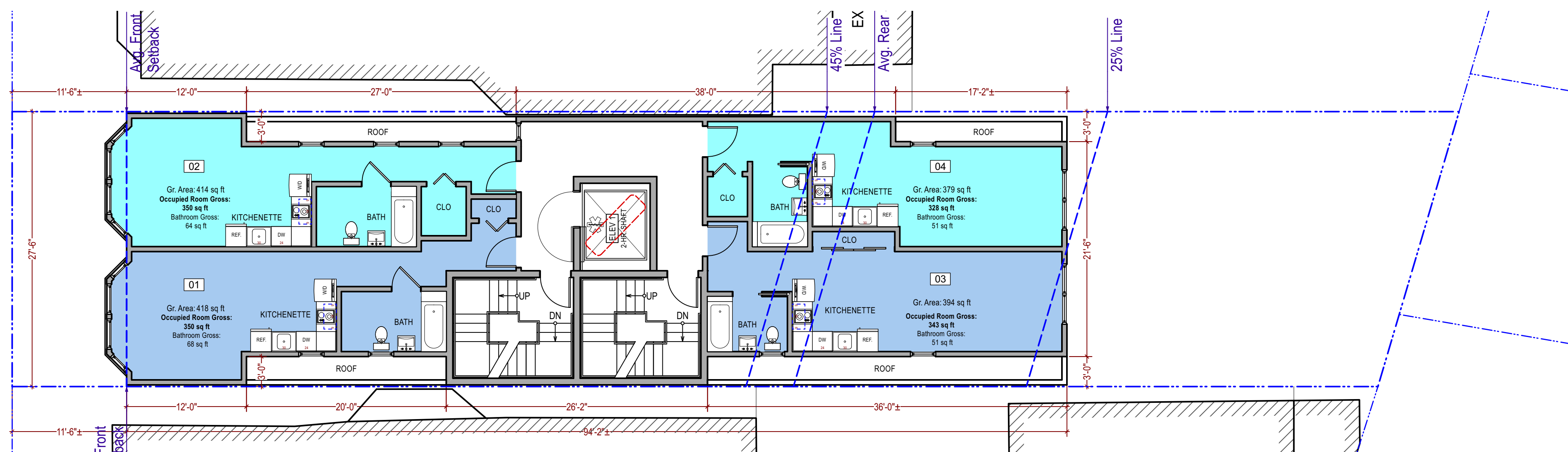
1 2 3 4 5 6 7 8 9 10

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DATE	07/07/2021
JOB NO.	20-1872
SHEET NO.	

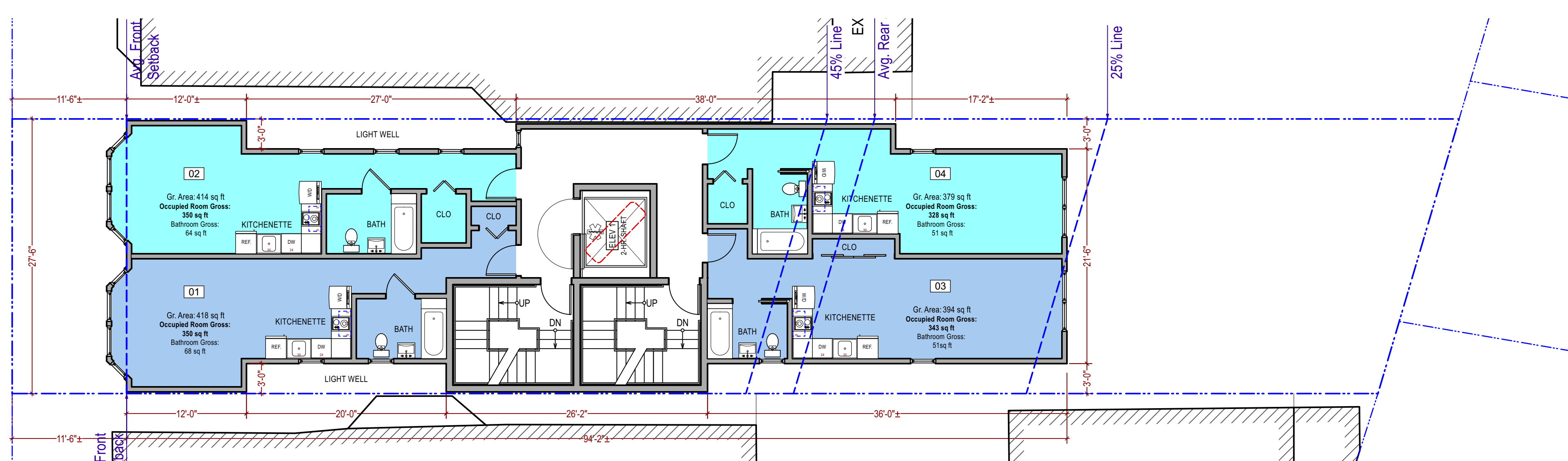
18TH SREET (64' WIDE)



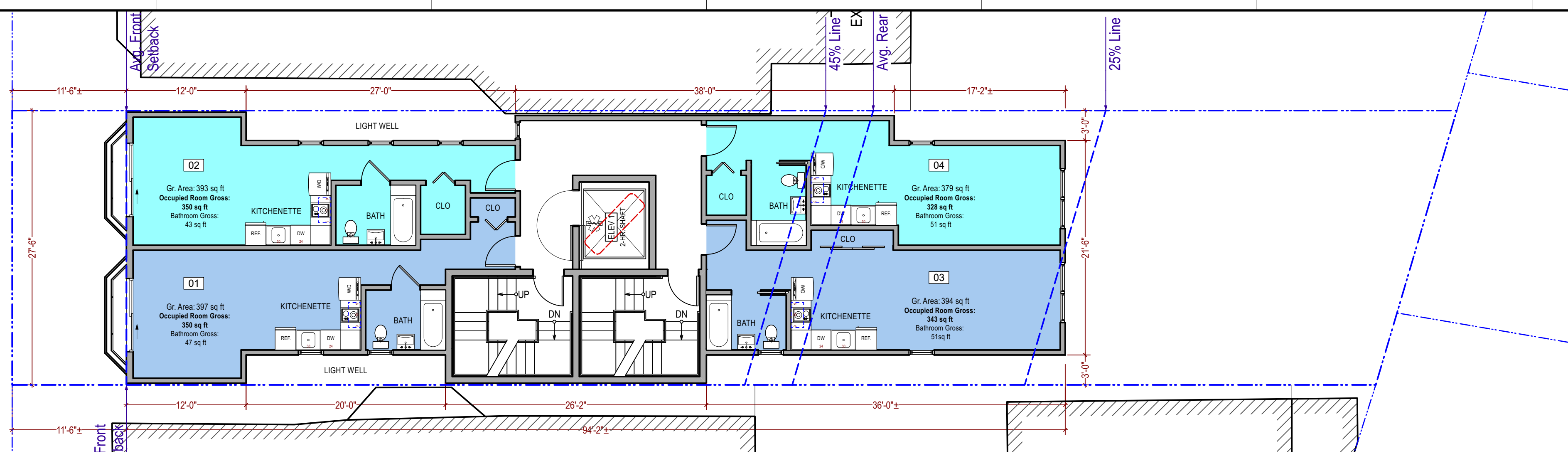
1 Proposed First Floor  
Scale: 1/8" = 1'-0"



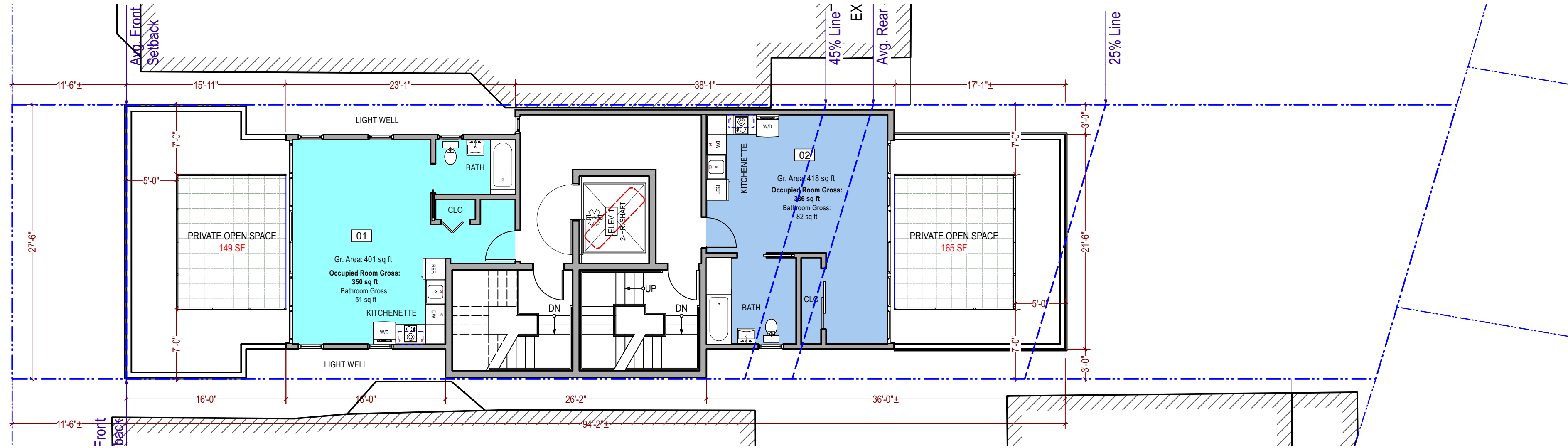
2 Proposed Second Floor  
Scale: 1/8" = 1'-0"



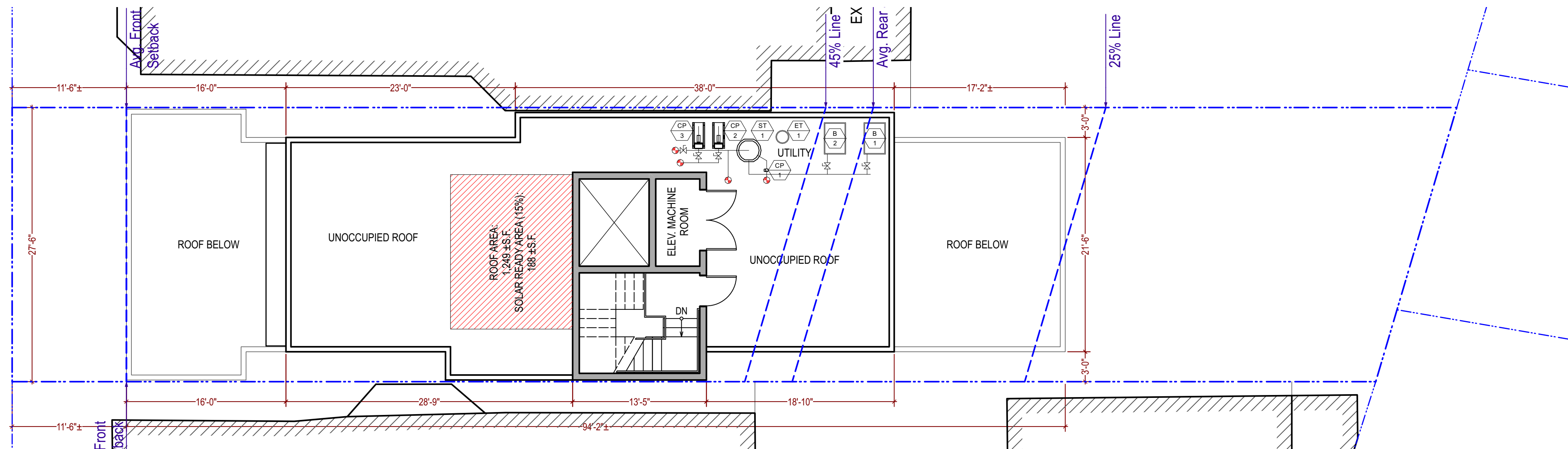
3 Proposed Third/Fourth Floor  
Scale: 1/8" = 1'-0"



**1 Proposed Fifth Floor**  
Scale: 1/8" = 1'-0"



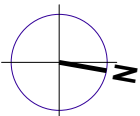
**2 Proposed Sixth Floor**  
Scale: 1/8" = 1'-0"

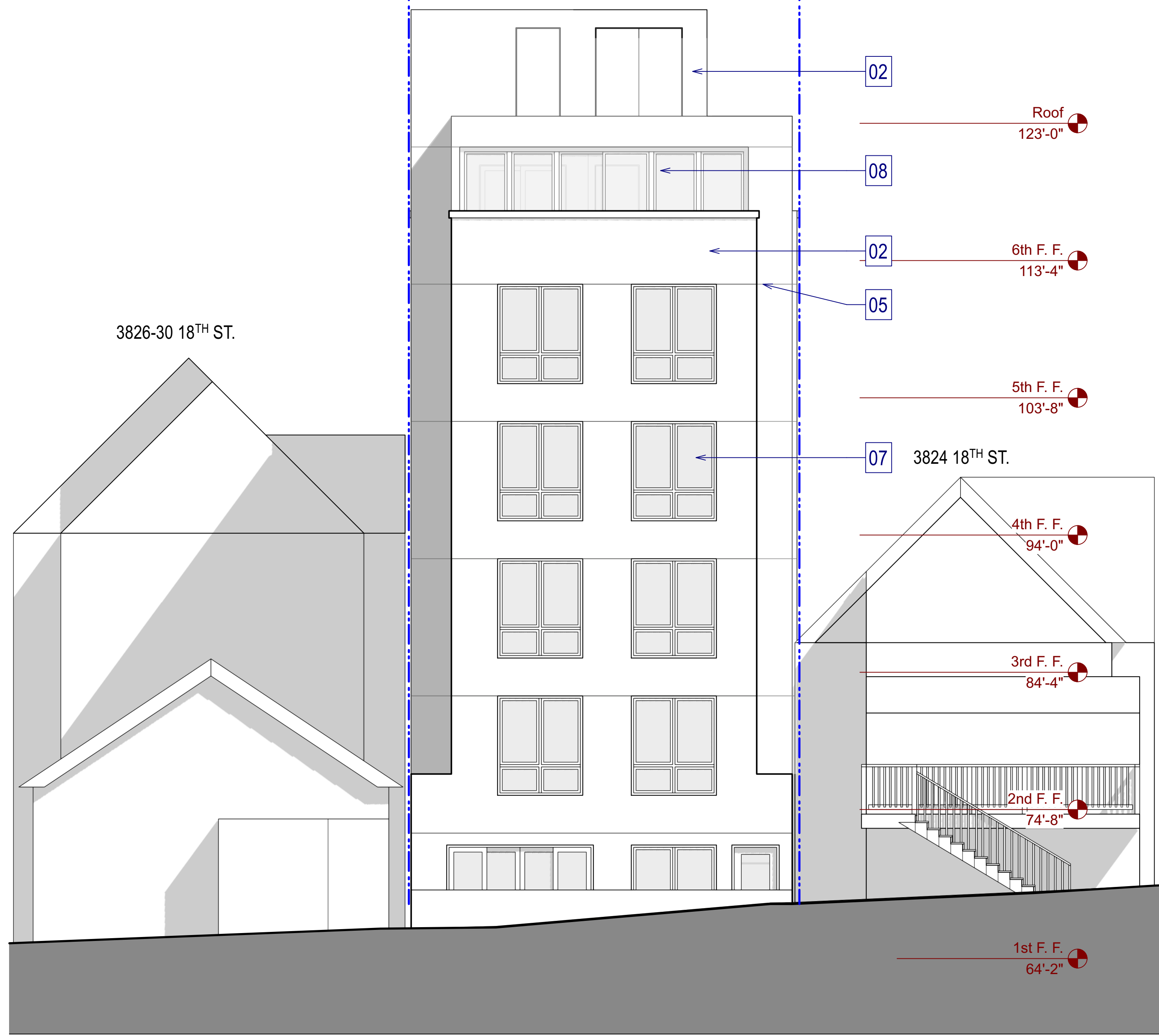


**3 Proposed Roof Plan**  
Scale: 1/8" = 1'-0"

PUMP & TANK SCHEDULE	
TAG.	DESCRIPTION
CP 1	DOMESTIC HOT WATER CIRCULATION PUMP IN-LINE PUMP, 120V/1 PH, 125W 5 GPM AT 15 FT. TDH, 15 LBS BELL & GOSSETT NBF-25 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
CP 2 3	SPACE HEATING HOT WATER PUMP IN-LINE PUMP, 208V/3 PH, 1.5 HP, ALL BRONZE CONSTRUCTION 90 GPM AT 33 FT. TDH, 100 LBS BELL & GOSSETT E-90 2AB PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
ST 1	HOT WATER STORAGE TANK UL TONIUM GLASS LINING STORAGE TANK, 125 PSI TEST PRESSURE 175 GAL VERTICAL TANK, 30" DIA x 63" HIGH, 1970 LBS WITH 2" THK R-16 TOPCOAT INSULATION NILES STEEL TANK BH-30-63 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE
ET 1	EXPANSION TANK TANK SIZE 22 GALLONS / ACCEPT : 16 GALLONS TANK TO BE CHARGED IN THE FIELD TO 40 PSIG. 16" DIA, 34" H, 300 LBS WESSELS MODEL TTA-42 PROVIDE AS PART OF FLOWTHERM UL LISTED FTDW SKID PACKAGE

BOILER SCHEDULE								
UNIT NO.	MANUFACTURER & MODEL NO.	NO. OF	SERVICE	HEATING BTUH		ELECTRICAL DATA		OPER. WT. (LBS.)
				INPUT	OUTPUT	HP/W	VOLTAGE	
B 1 2	LAARS NEOTHERM NTV 750	2	HOT WATER	750,000	705,000	1	120V/1PH	475





2 Proposed Rear Elevation (South)  
Scale: 3/16" = 1'-0"

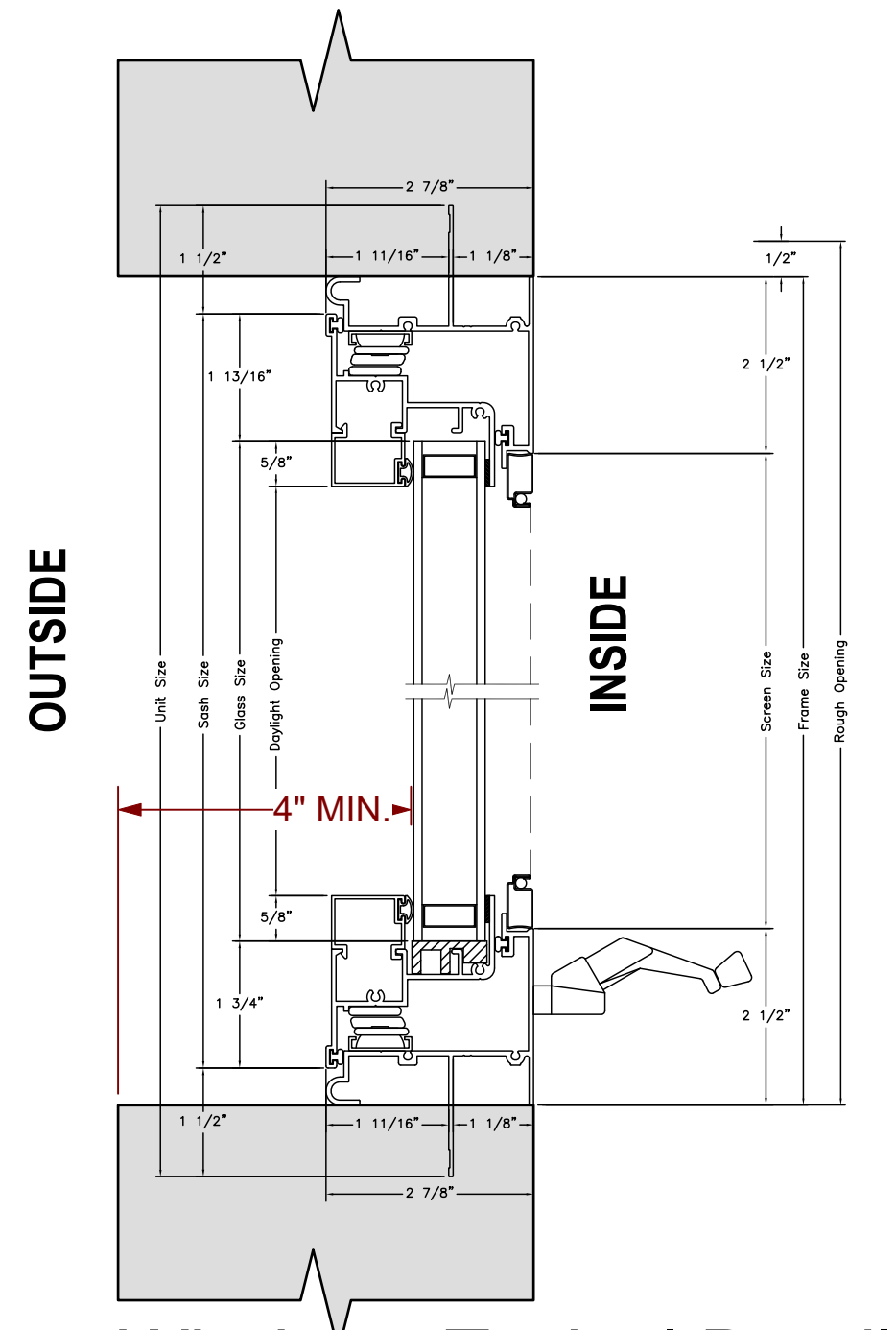


1 Proposed Front Elevation (North)  
Scale: 3/16" = 1'-0"

**FACADE MATERIALS KEY NOTES:**

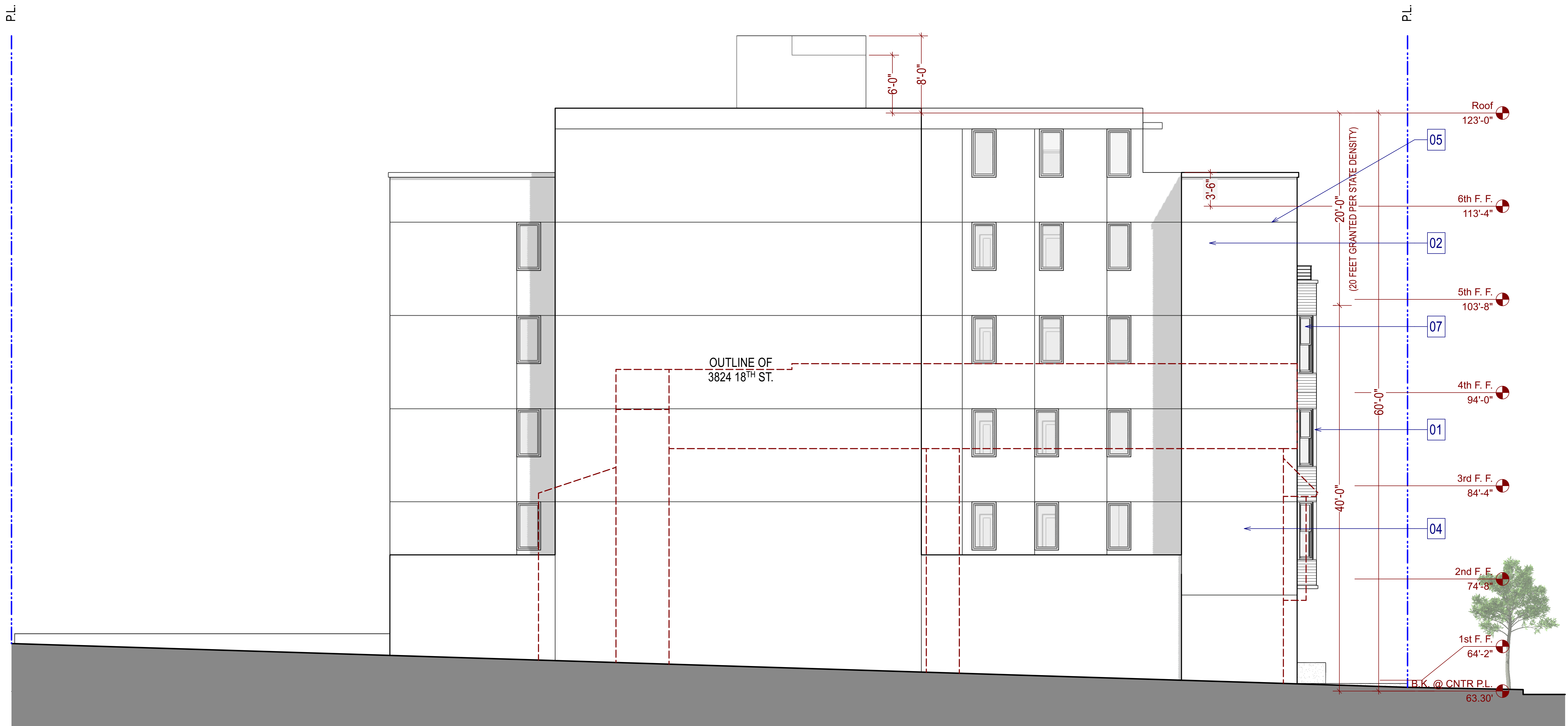
01	WOOD TRIM, TYP.
02	HIGH QUALITY SMOOTH STUCCO, TYP.
03	HORIZONTAL SIDING, TYP.
04	SMOOTH CONCRETE BLIND WALL, TYP.
05	CONTROL JOINTS, TYP.
06	PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
07	ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
08	ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
09	SOLID ENTRY DOOR

**NOTE:**  
PROJECT TO COMPLY WITH BIRD SAFE GLAZING REQ. PER PLANNING CODE SEC.139



Windows Typical Detail  
N.T.S.





1 Proposed Left Elevation (East)  
Scale: 3/16" = 1'-0"

**FACADE MATERIALS KEY NOTES:**

- 01 WOOD TRIM, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 HORIZONTAL SIDING, TYP.
- 04 SMOOTH CONCRETE BLIND WALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
- 07 ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
- 08 ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 SOLID ENTRY DOOR

**NOTE:**  
PROJECT TO COMPLY WITH BIRD SAFE  
GLAZING REQ. PER PLANNING CODE  
SEC.139



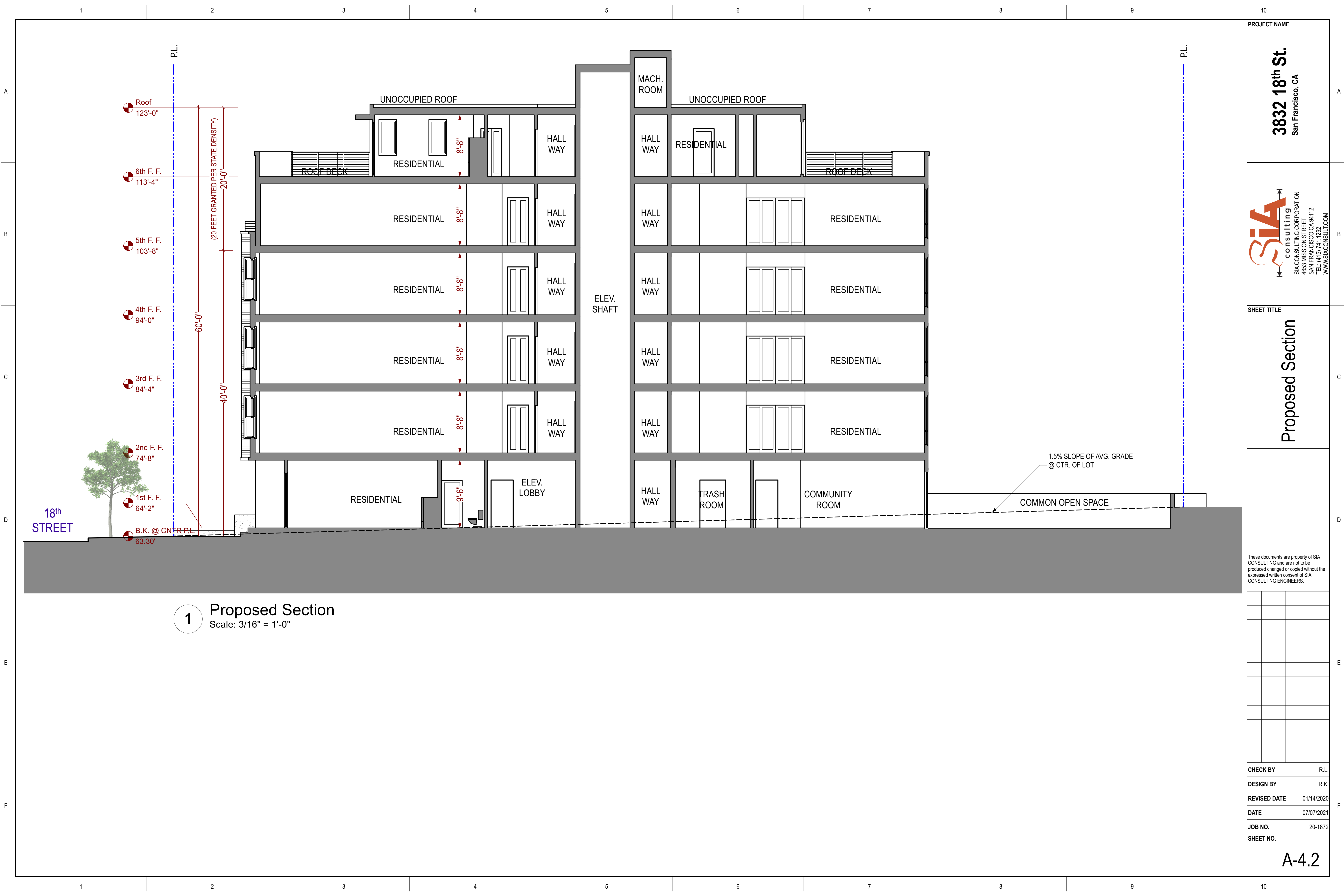
1 Proposed Right Elevation (West)  
Scale: 3/16" = 1'-0"

**FACADE MATERIALS KEY NOTES:**

- 01 WOOD TRIM, TYP.
- 02 HIGH QUALITY SMOOTH STUCCO, TYP.
- 03 HORIZONTAL SIDING, TYP.
- 04 SMOOTH CONCRETE BLIND WALL, TYP.
- 05 CONTROL JOINTS, TYP.
- 06 PAINTED METAL / GLASS GUARDRAILS, PROV. 42" HIGH BARRIER, TYP.
- 07 ALUMINUM CLAD WOOD WINDOW, W/ DARK ANODIZED FINISH, TYP.
- 08 ALUMINUM CLAD PATIO DOOR W/ CLR. GLASS, TYP.
- 09 SOLID ENTRY DOOR

**NOTE:**  
PROJECT TO COMPLY WITH BIRD SAFE  
GLAZING REQ. PER PLANNING CODE  
SEC.139

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DATE	07/07/2021
JOB NO.	20-1872
SHEET NO.	



**1** Proposed Section  
Scale: 3/16" = 1'-0"



PROJECT NAME

3832 18th St.  
 San Francisco, CA



SHEET TITLE

Interior Rendering  
 -Typical Front Unit

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A-5.1



- 01 CLOSET / STORAGE
- 02 BATHROOM
- 03 KITCHEN
- 04 ENTERTAINMENT
- 05 SOFA / MURPHY BED

PROJECT NAME

**3832 18th St.**  
San Francisco, CA

**SIA** consulting  
SIA CONSULTING CORPORATION  
4653 MISSION STREET  
SAN FRANCISCO CA 94112  
TEL: (415) 741.1292  
WWW.SIACONSULT.COM

SHEET TITLE

**Interior Rendering  
- Typical Rear Unit**

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**A-5.2**



- 01 CLOSET / STORAGE
- 02 BATHROOM
- 03 KITCHEN
- 04 ENTERTAINMENT
- 05 SOFA / MURPHY BED



3832 18th St.  
San Francisco, CA

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SHEET TITLE  
**Interior Rendering -  
Community Room**

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- 01 FOYER
- 02 KITCHEN
- 03 ENTERTAINMENT
- 04 SOFA

REAR YARD

A

B

C

D

E

F



01 LANDSCAPE  
02 SEATING  
03 COMMUNITY ROOM



A

B

C

D

E

F

A

B

C

D

E

F



# GS1: San Francisco Green Building Site Permit Submittal Form

Form version: February 1, 2018 (For permit applications January 2017 - December 2019)

<b>INSTRUCTIONS:</b> 1. Select one (1) column to identify requirements for the project. For addition and alteration projects, applicability of specific requirements may depend upon project scope. 2. Provide the Project Information in the box at the right. 3. A LEED or GreenPoint Rated Scorecard is not required with the site permit application, but using such tools as early as possible is recommended. 4. To ensure legibility of DBI archives, submittal must be a minimum of 24" x 36". <i>Attachment GS2, GS3, GS4, GS5 or GS6 will be due with the applicable addendum. A separate "FINAL COMPLIANCE VERIFICATION" form will be required prior to Certificate of Completion. For details, see Administrative Bulletin 93. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.</i>			CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →				<b>NEW CONSTRUCTION</b>					<b>ALTERATIONS + ADDITIONS</b>					<b>PROJECT INFO</b>	
TITLE SOURCE OF REQUIREMENT DESCRIPTION OF REQUIREMENT			<input type="checkbox"/> LOW-RISE RESIDENTIAL R 1-3 Floors	<input type="checkbox"/> HIGH-RISE RESIDENTIAL R 4+ Floors	<input type="checkbox"/> LARGE NON-RESIDENTIAL A,B,E,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	<input type="checkbox"/> RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS R 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER RESIDENTIAL ALTERATIONS + ADDITIONS R adds any amount of conditioned area	<input type="checkbox"/> NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS B,M 25,000 sq.ft. or greater	<input type="checkbox"/> FIRST-TIME NON-RESIDENTIAL INTERIORS A,B,I,M 25,000 sq.ft. or greater	<input type="checkbox"/> OTHER NON-RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	PROJECT NAME 3832 18th St. 3580/018 BLOCK/LOT		ADDRESS 3832 18th St. R-2 PRIMARY OCCUPANCY 11,147 ±S.F. GROSS BUILDING AREA				
LEED/GPR																		
		Project is required to achieve sustainability certification listed at right.	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED SILVER (50+) or GPR (75+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r	LEED GOLD (60+) or GPR (75+) CERTIFIED	n/r	LEED GOLD (60+) CERTIFIED	LEED GOLD (60+) CERTIFIED	n/r							
		Enter any applicable point adjustments in box at right.																
MATERIALS		LOW-EMITTING MATERIALS Use products that comply with the emission limit requirements of 4.504.2.1-5, 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. Major alterations to existing residential buildings must use low-emitting coatings, adhesives and sealants, and carpet systems that meet the requirements for GPR measures K2, K3 and L2 or LEED EQc2, as applicable. New large non-residential interiors and major alterations to existing residential and non-residential buildings must also use interior paints, coatings, sealants, and adhesives when applied on-site, flooring and composite wood that meet the requirements of LEED credit Low-Emitting Materials (EQc2).	4.504.2.1-5	4.504.2.1-5	LEED EQc2	5.504.4.1-6	LEED EQc2 or GPR K2, K3 & L2	4.504.2.1-5	LEED EQc2	LEED EQc2	5.504.4.1-6							
WATER		INDOOR WATER USE REDUCTION Meet flush/flow requirements for: toilets (1.28gpf); urinals (0.125gpf wall, 0.5gpf floor); showerheads (2.0gpm); lavatories (1.2gpm private, 0.5gpm public/common); kitchen faucets (1.8gpm); wash fountains (1.8gpm); metering faucets (0.2gpc); food waste disposers (1gpm/8gpm). Residential projects must upgrade all non-compliant fixtures per SF Housing Code sec.12A10. Large non-residential interiors, alterations & additions must upgrade all non-compliant fixtures per SF Building Code ch.13A. New large non-residential buildings must also achieve minimum 30% indoor potable water use reduction as calculated to meet LEED credit Indoor Water Use Reduction (WEC2).			LEED WEC2 (2 pts)													
		NON-POTABLE WATER REUSE Health Code art.12C	n/r				n/r	n/r	n/r	n/r	n/r							
		WATER-EFFICIENT IRRIGATION Administrative Code ch.63																
		WATER METERING CALGreen 5.303.1	n/r	n/r			n/r	n/r										
ENERGY		ENERGY EFFICIENCY Comply with all provisions of the CA Title 24 Part 6 Energy Standards.																
		BETTER ROOFS SFGBC 4.201.1 & 5.201.1.2		≤10 floors			n/r	n/r	n/r	n/r	n/r							
		RENEWABLE ENERGY SFGBC 5.201.1.3	n/r	n/r			n/r	n/r	n/r	n/r	n/r							
		COMMISSIONING (Cx) CALGreen 5.410.2 - 5.410.4.5.1	n/r	n/r	LEED EAc1 opt. 1		n/r	n/r										
PARKING		BICYCLE PARKING Provide short- and long-term bike parking equal to 5% of motorized vehicle parking, or meet SF Planning Code sec.155.1-2, whichever is greater.	SF Planning Code sec.155.1-2	SF Planning Code sec.155.1-2			if applicable SF Planning Code sec.155.1-2	if applicable SF Planning Code sec.155.1-2			if >10 stalls added							
		DESIGNATED PARKING CALGreen 5.106.5.2	n/r	n/r			n/r	n/r			if >10 stalls added							
		WIRING FOR EV CHARGERS SFGBC 4.106.4 & 5.106.5.3					applicable for permit application January 2018 or after	n/r	applicable for permit application January 2018 or after	n/r	n/r							
WASTE DIVERSION		RECYCLING BY OCCUPANTS Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.																
		CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT SF Building Code AB-088 & SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14, SF Building Code ch.13B		75% diversion	75% diversion						75% diversion							
HVAC		HVAC INSTALLER QUALS Installers must be trained and certified in best practices.			n/r	n/r			n/r	n/r	n/r							
		HVAC DESIGN CALGreen 4.507.2			n/r	n/r			n/r	n/r	n/r							
		REFRIGERANT MANAGEMENT CALGreen 5.508.1	n/r	n/r			n/r	n/r										
GOOD NEIGHBOR		LIGHT POLLUTION REDUCTION Comply with CA Energy Code for Lighting Zones 1-4. Comply with 5.106.8 for Backlight/Uplight/Glare.	n/r	n/r			n/r	n/r										
		BIRD-SAFE BUILDINGS Planning Code sec.139																
		TOBACCO SMOKE CONTROL CALGreen 5.504.7, Health Code art.19F																
POLLUTION PREVENTION		STORMWATER CONTROL PLAN Projects disturbing ≥5,000 sq.ft. in combined or separate sewer areas, or replacing ≥2,500 impervious sq.ft. in separate sewer area, must implement a Stormwater Control Plan meeting SFPUC Stormwater Management Requirements. See www.sfwater.org for details.					if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
		CONSTRUCTION SITE RUNOFF CONTROLS Public Works Code art.4.2 sec.146	if disturbing ≥5,000 sq.ft.		if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope	if project extends outside envelope							
INDOOR ENVIRONMENTAL QUALITY		ACOUSTICAL CONTROL Non-residential projects must comply with sound transmission limits (STC-50 exteriors near freeways/airports; STC-45 exteriors if 65db Leq at any time; STC-40 interior walls/floor-ceilings between tenants). New residential projects' interior noise due to exterior sources shall not exceed 45dB.					n/r	n/r										
		AIR FILTRATION (CONSTRUCTION) CALGreen 4.504.1-3 & 5.504.1-3																
		AIR FILTRATION (OPERATIONS) CALGreen 5.504.5.3, SF Health Code art.38	if applicable	if applicable			if applicable	n/r										
		CONSTRUCTION IAQ MANAGEMENT PLAN SFGBC 5.103.1.8	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r							
RESIDENTIAL		GRADING & PAVING Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.			n/r	n/r	if applicable	if applicable	n/r	n/r	n/r							
		RODENT PROOFING CALGreen 4.406.1			n/r	n/r			n/r	n/r	n/r							
		FIREPLACES & WOODSTOVES CALGreen 4.503.1			n/r	n/r			n/r	n/r	n/r							
		CAPILLARY BREAK, SLAB ON GRADE CALGreen 4.505.2			n/r	n/r			n/r	n/r	n/r							
		MOISTURE CONTENT CALGreen 4.505.3			n/r	n/r			n/r	n/r	n/r							
		BATHROOM EXHAUST CALGreen 4.506.1			n/r	n/r			n/r	n/r	n/r							

PROJECT NAME  
**3832 18th St.**  
San Francisco, CA



SHEET TITLE  
**Greenpoint Checklist**

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**G-1.0**