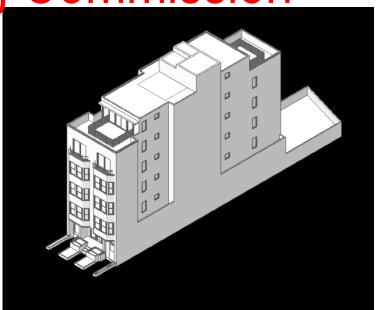
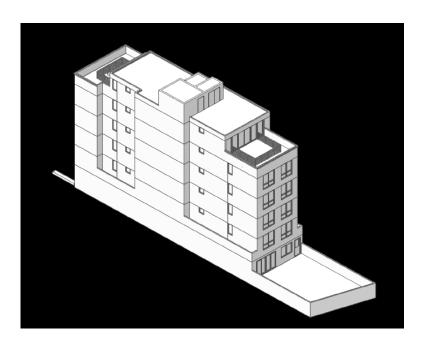
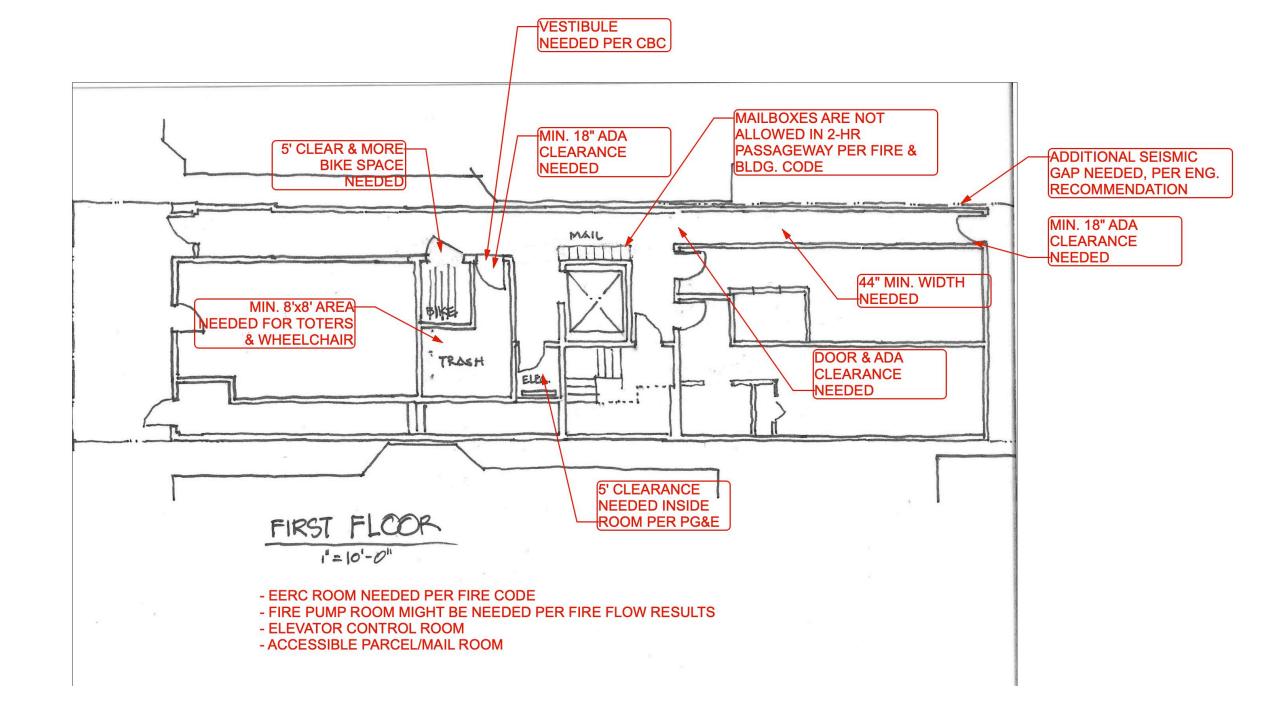
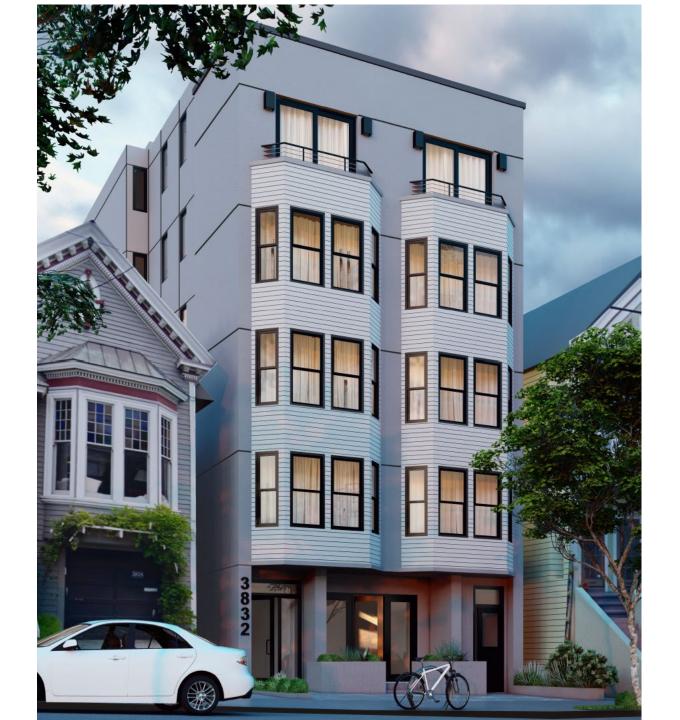
3832 18th Street – Planning Commission











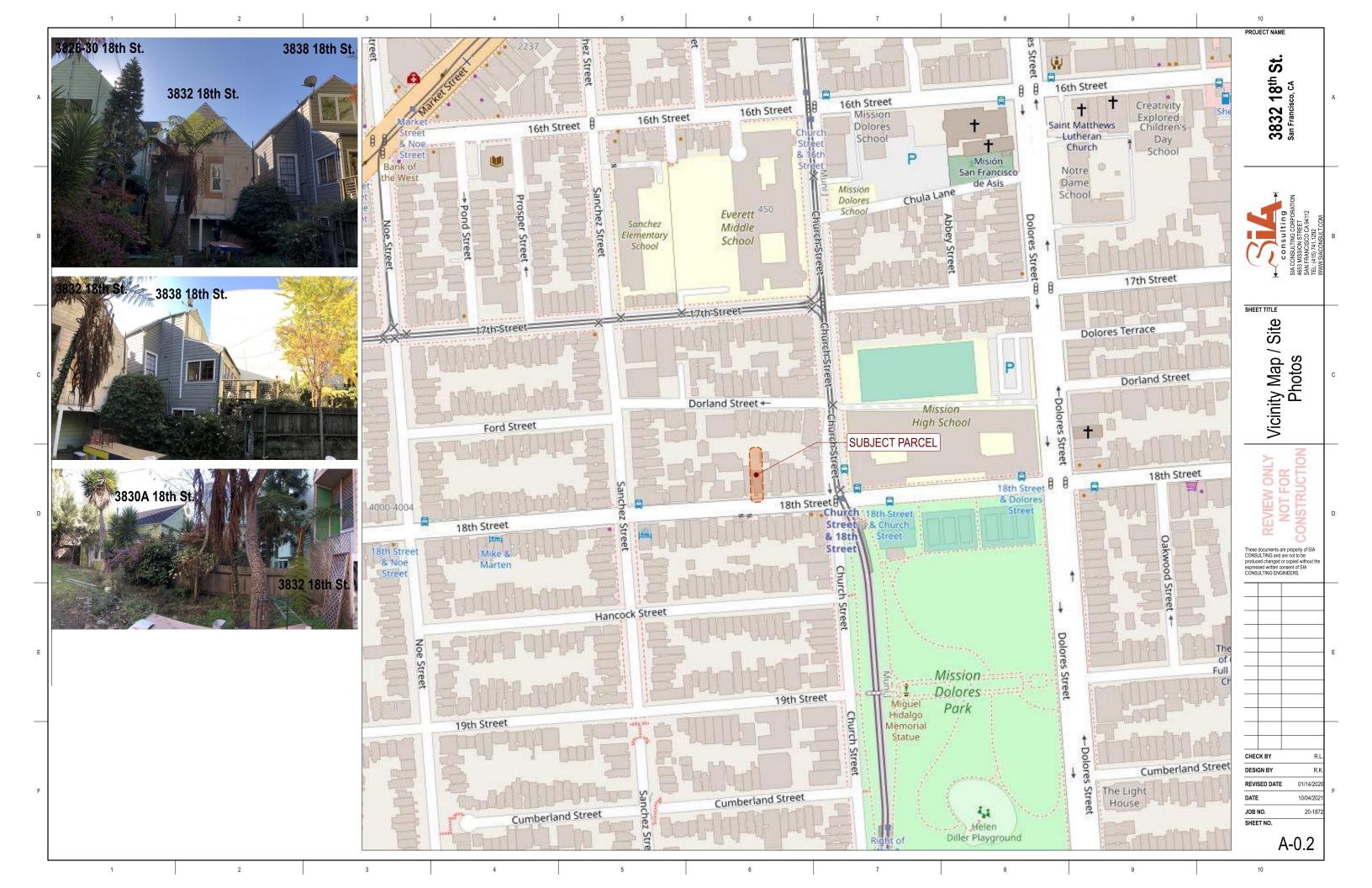
Thank you

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 A	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 Shado	w with Proposed Project	92,010,192 sfh	3.998 %]						
Qualitative Summary	y of Shadow Findings on N	Nission Dolores Park								
Proposed Project Existing (current) Shadow Net New Shadow from Proposed Project Parks and Open Spaces (Jurisdiction) Mission Dolcres Park (RPD)										
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	NW corner covering approximately 0.12%							
Avg Daily Duration	12.1 minutes	Of New Shadow	of park area (773 sf)							
Activities Affected	 Maintenance/uti 	ance/utility area								
By New Shadow	2. Pathway									
	3. Muni stop									
	2a.ii 200p			1						

Source: Recreation and Parks Commission Staff Report



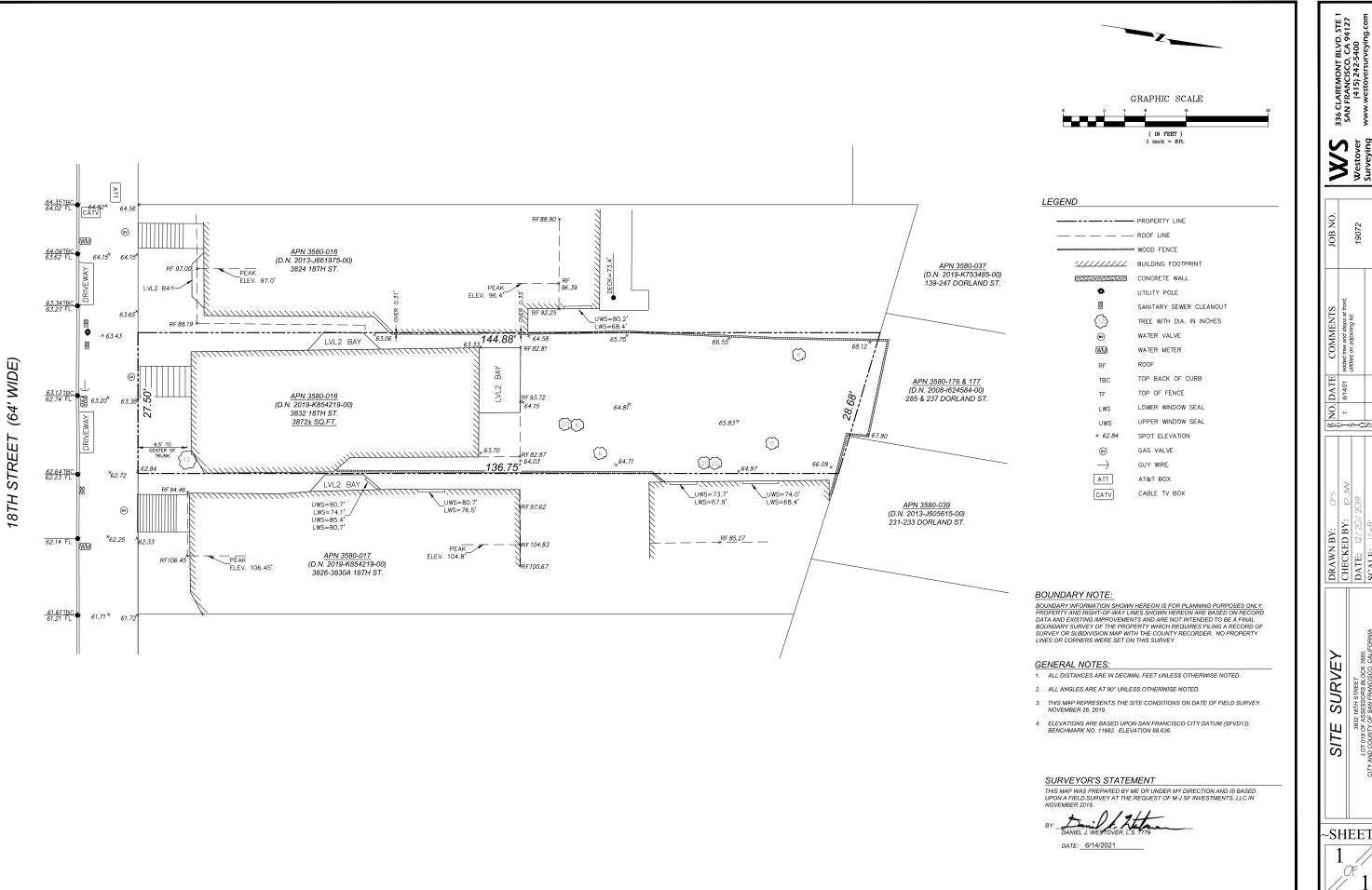




PROJECT NAME

DENSITY BONUS CALCULATIONS

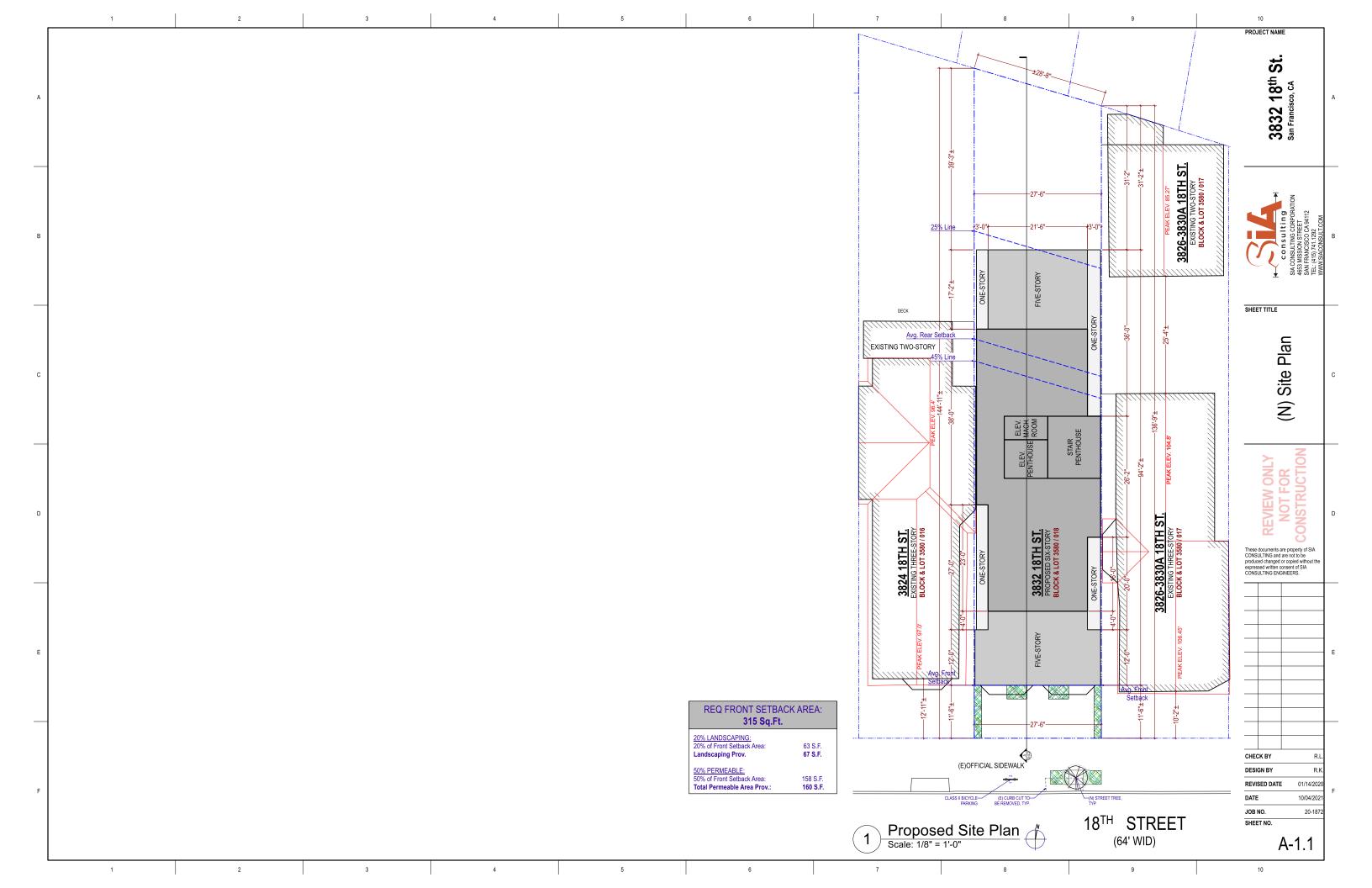
20-1872

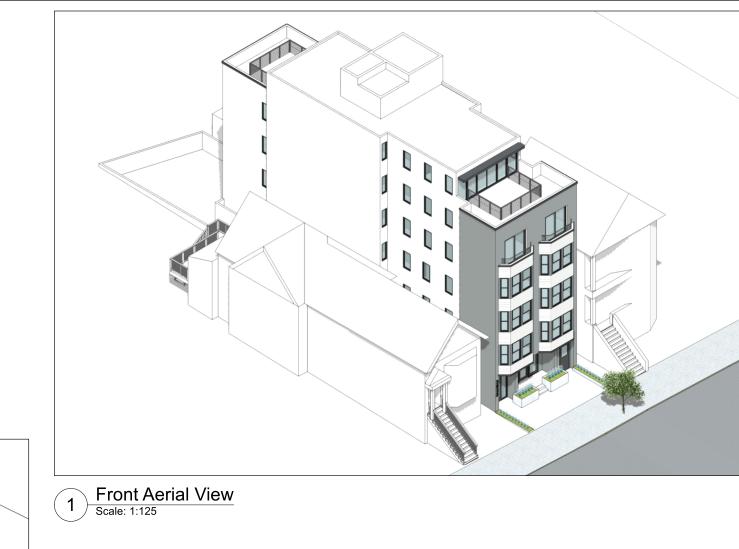


336 CLAREMONT BLVD. STE 1 SAN FRANCISCO, CA 94127 (415) 242-5400 www.westoversurveying.com

Westover Surveying

COMMENTS
added tree and steps at from 及耳びーろー〇区へ | DRAWN BY: | CHECKED BY: | DATE: |2/20/ | SCALE: |" ∈ 8| SURVEY







Front Aerial View
Scale: 1:125

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CHECK BY R.L.

DESIGN BY R.K.

REVISED DATE 01/14/2020

DATE 10/04/2021

JOB NO. 20-1872

SHEET NO.

A-1.2

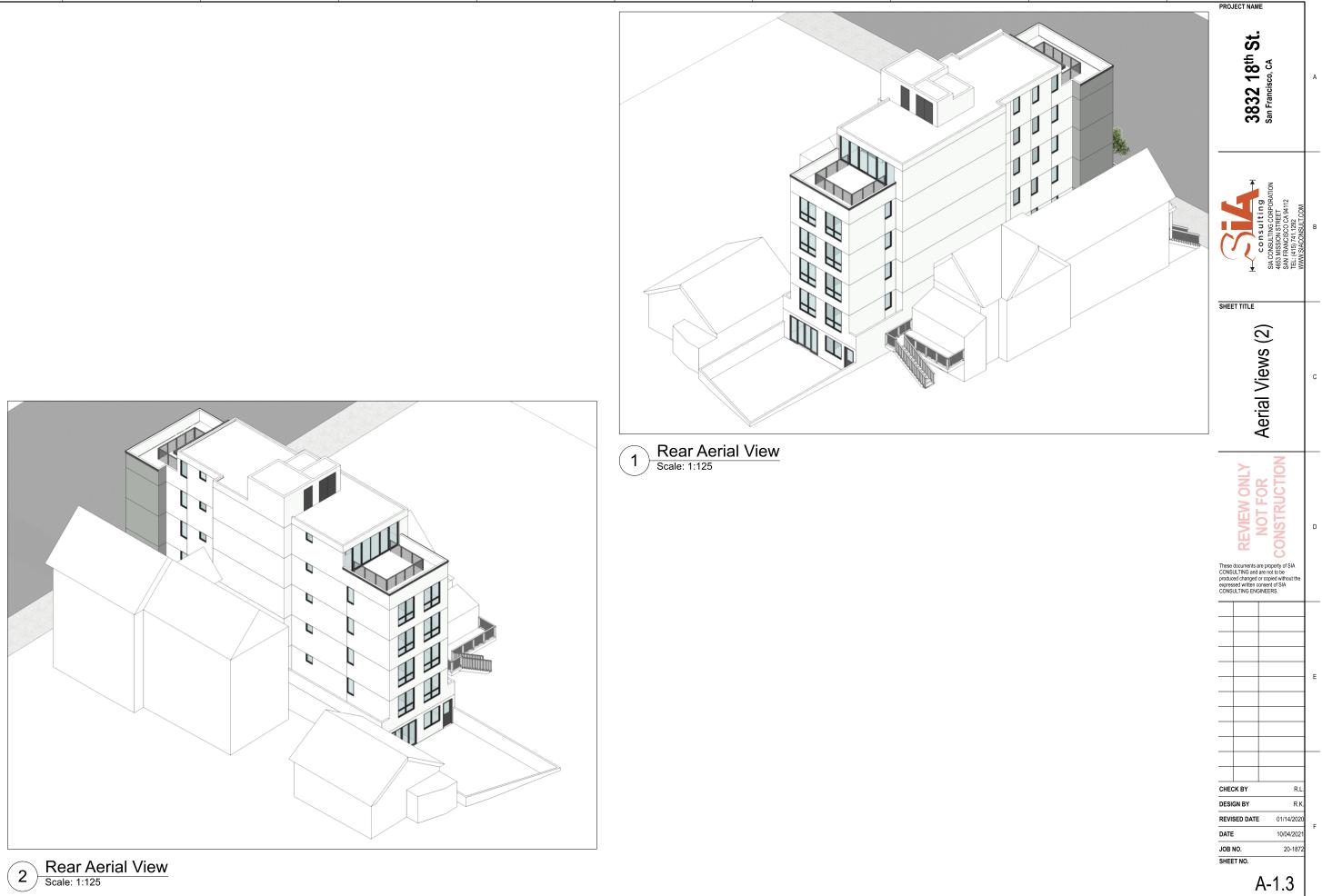
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SHEET TITLE

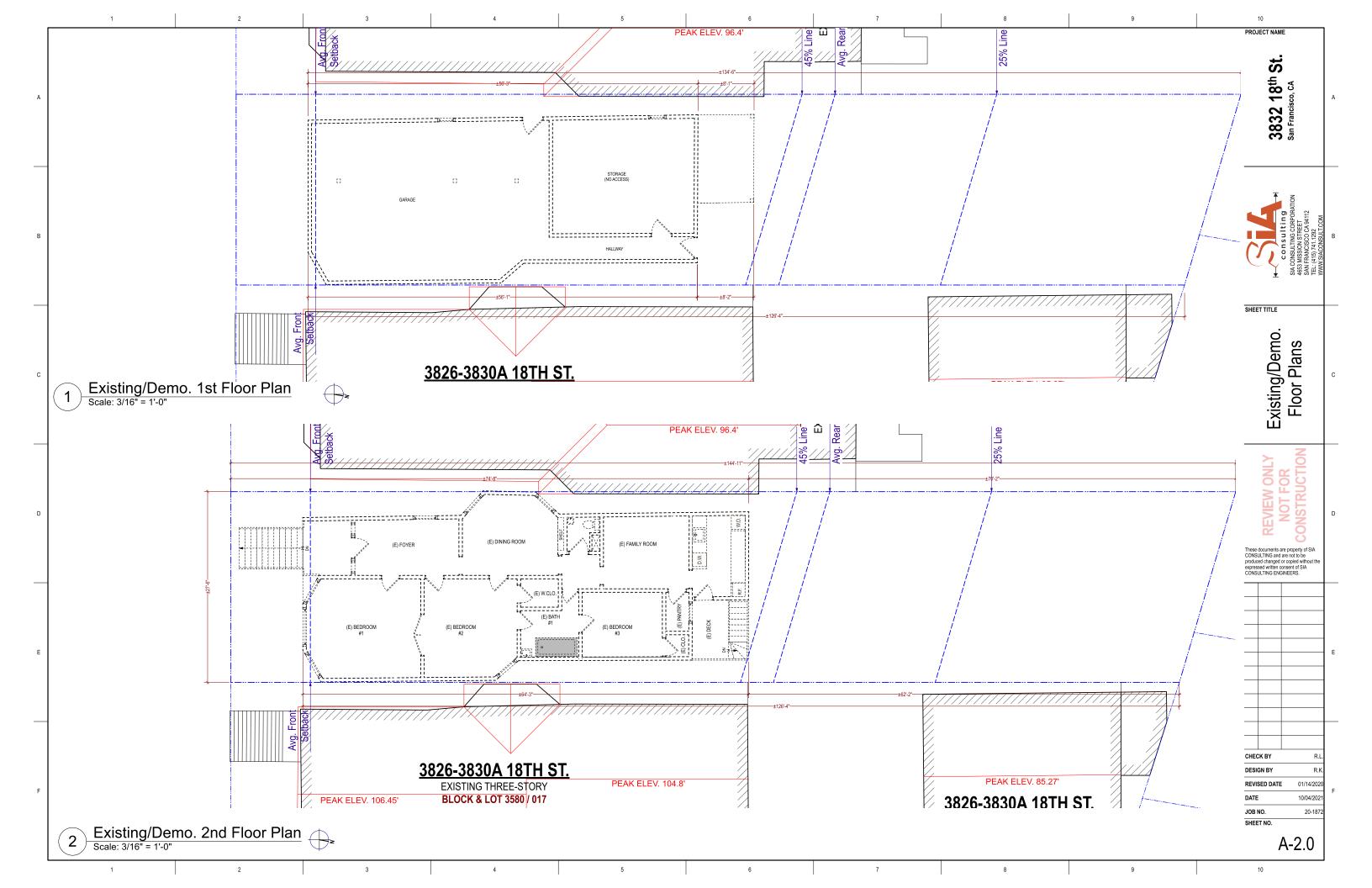
Aerial Views (1)

3832 18th St. San Francisco, CA

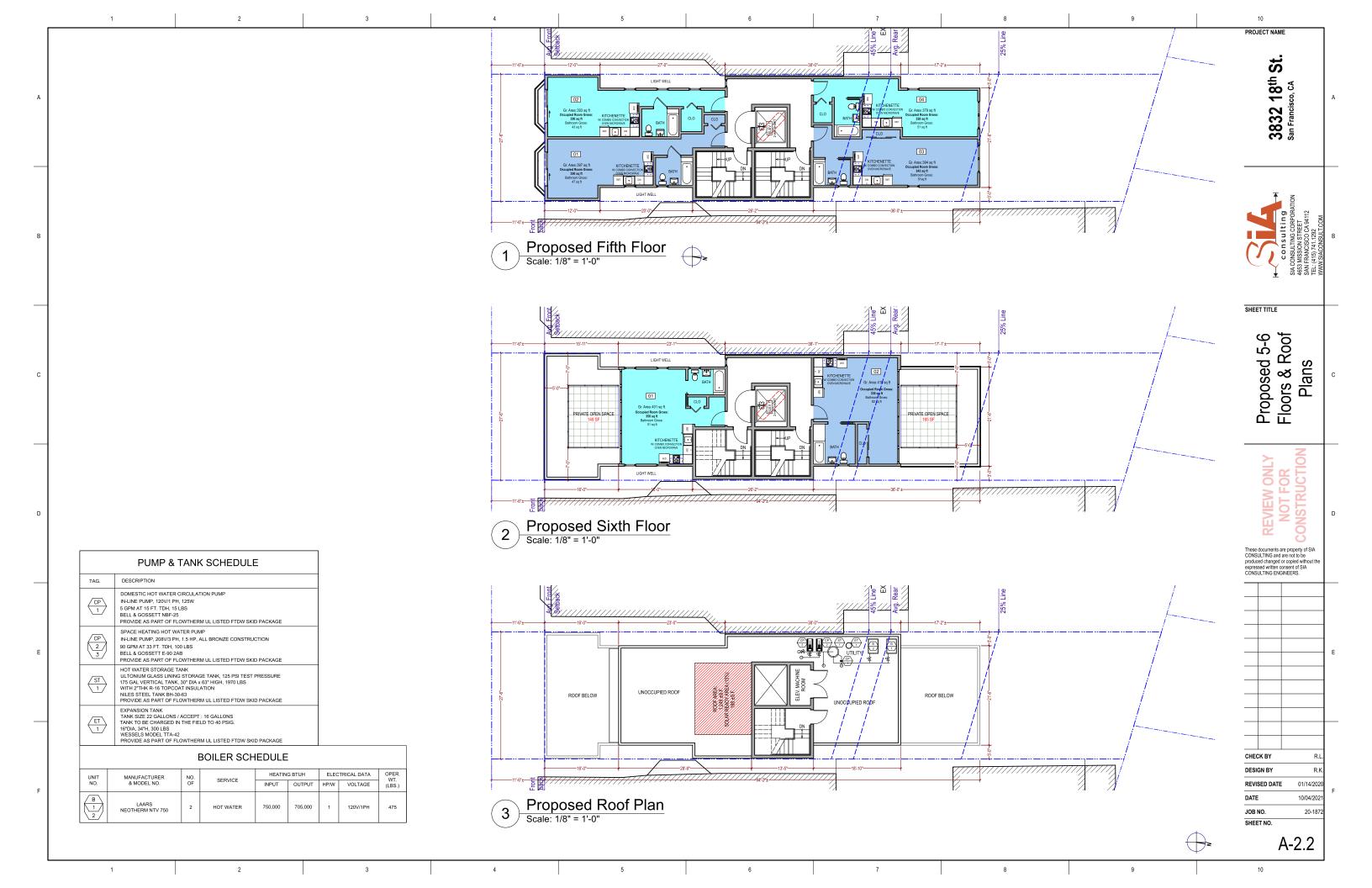
- 40

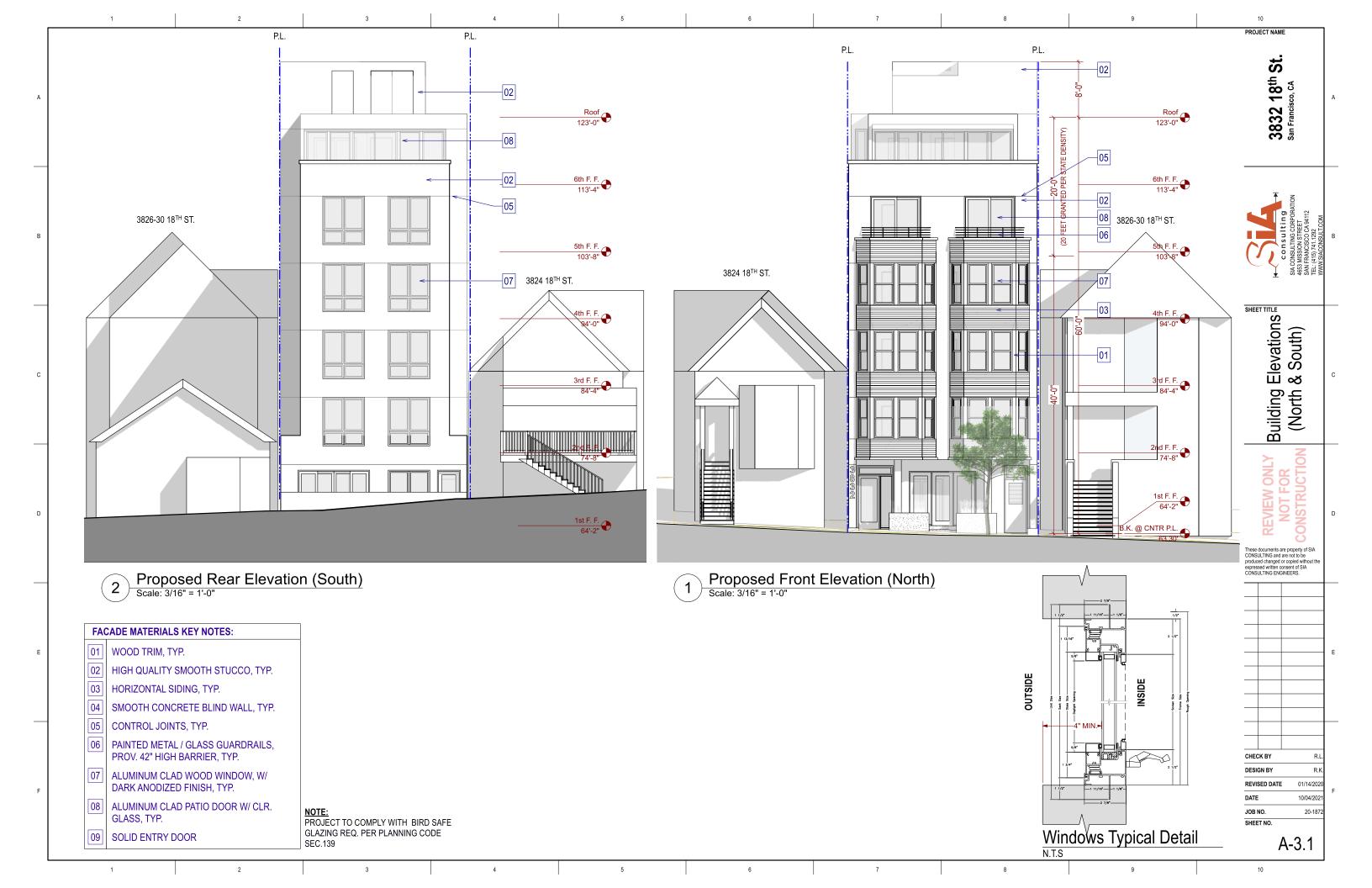


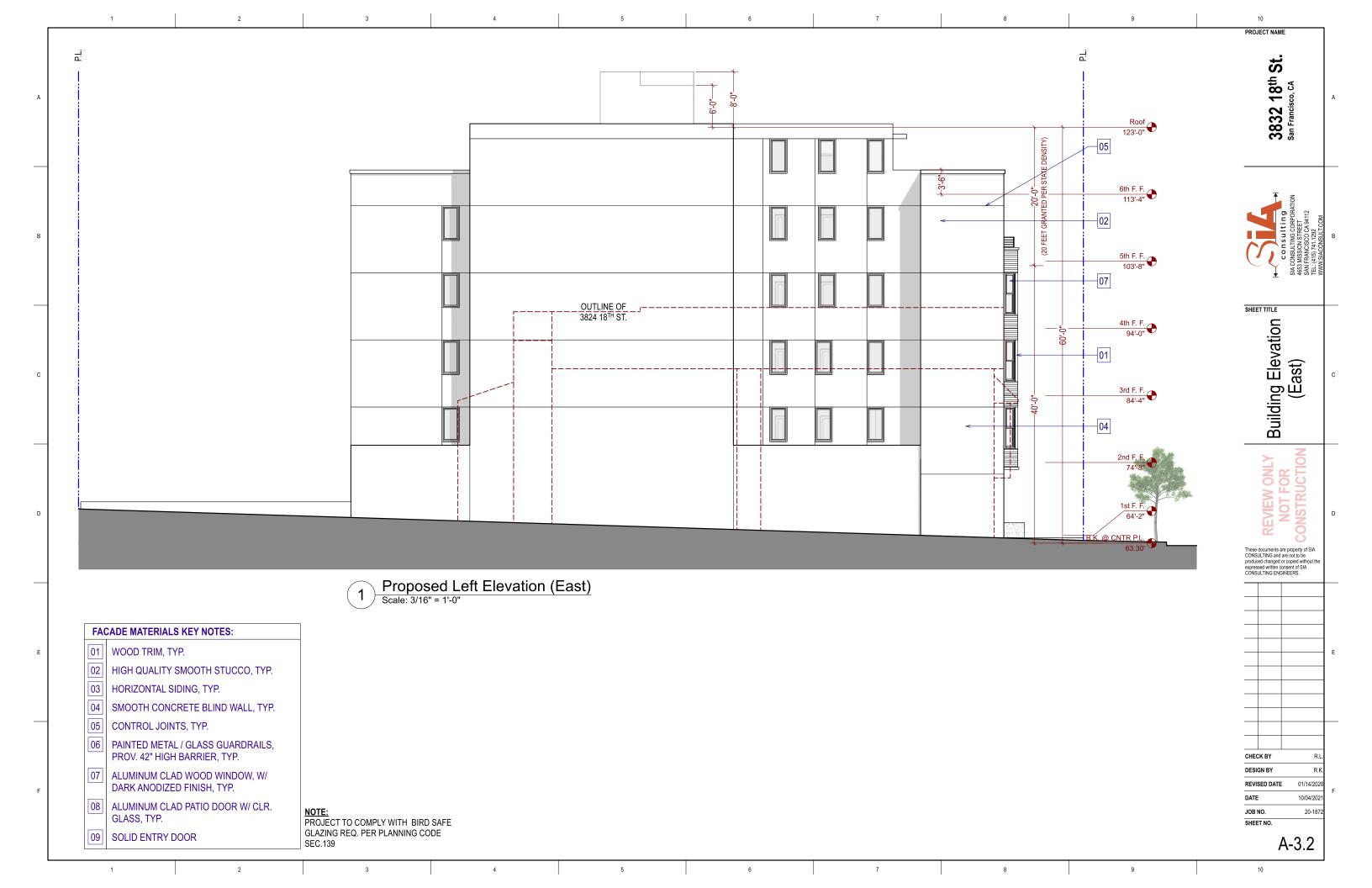
PROJECT NAME

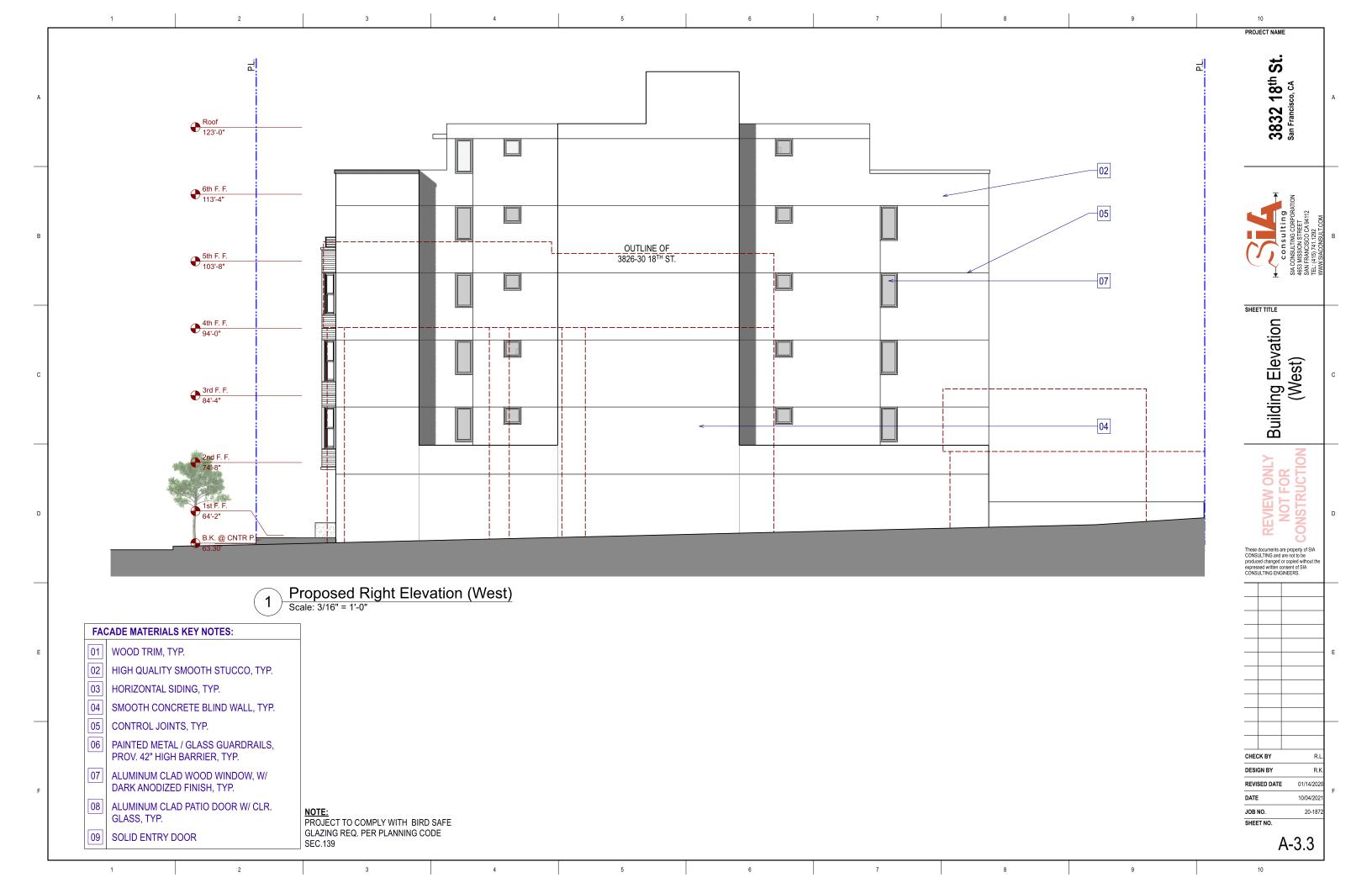


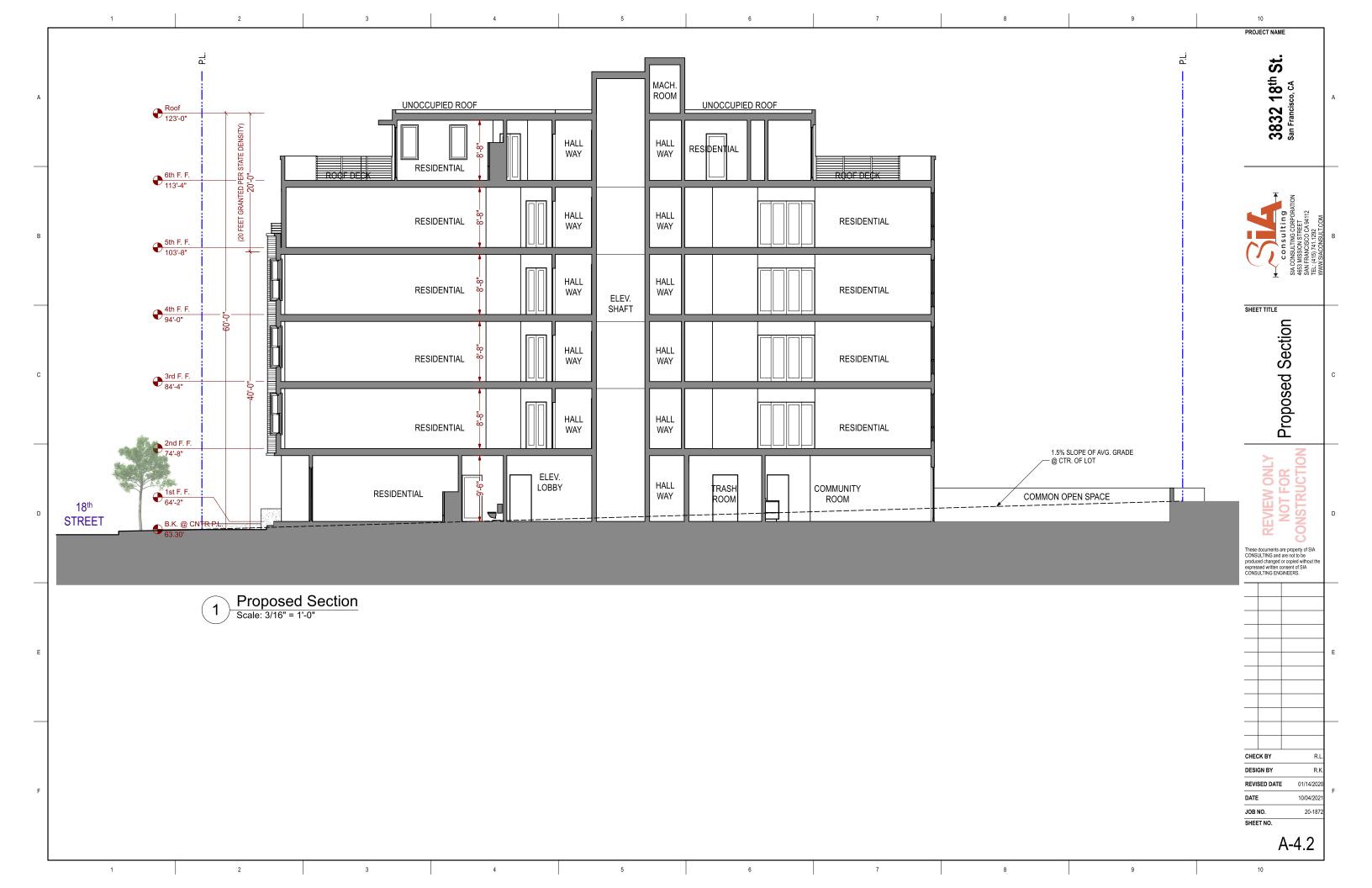












3832 18th St. San Francisco, CA 01 CLOSET / STORAGE 02 BATHROOM 01 03 KITCHEN 04 ENTERTAINMENT 05 SOFA/MURPHY BED Interior Rendering Typical Front Unit 02 03 These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS. 04 05 CHECK BY REVISED DATE DATE 10/04/202





JOB NO. 20-1872 SHEET NO.

A-5.1





A-5.2

PROJECT NAME

3832 18th St. San Francisco, CA 01 CLOSET/STORAGE 02 BATHROOM 03 KITCHEN 04 ENTERTAINMENT 05 SOFA/MURPHY BED 05 SHEET TITLE Interior Rendering [∄] -Ground Floor Unit 04 These documents are property of SIA CONSULTING and are not to be produced changed or copied without the expressed written consent of SIA CONSULTING ENGINEERS. 03 02 CHECK BY





01

A-5.3

06/25/202

20-1872

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SHEET NO.

PROJECT NAME

PROJECT NAME

3832 18th St. San Francisco, CA

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03 ENTERTAINMENT

04 SOFA

03

04

04

01 FOYER 02 KITCHEN

REAR YARD

CHECK BY REVISED DATE DATE 07/07/202 JOB NO. 20-1872 SHEET NO. A-5.4

03

3832 18th St. San Francisco, CA

Exterior Rendering - Rear Yard

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REVISED DATE DATE 06/25/202 JOB NO. 20-1872

SHEET NO.

A-5.5

01 LANDSCAPE

02 SEATING

03 COMMUNITY ROOM

01

02

			GST. Sall Francisco Green Building Si	ic i cii			ai i Oi	****		For	m version: February 1, 2	018 (For permit applicat	tions January 2017 - December
1. Se	TRUCTIONS: lect one (1) column to identify requ	uirements for the pro	eject. For addition and alteration projects,		NEW CONS	TRUCTION	ON ALTERATIONS + ADDITIONS						PROJECT INFO
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". 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.					HIGH-RISE RESIDENTIAL	LARGE NON- RESIDENTIAL	OTHER NON- RESIDENTIAL	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS	FIRST-TIME NON-RESIDENTIAL INTERIORS	OTHER NON- RESIDENTIAL INTERIORS, ALTERATIONS + ADDITIONS	3832 18 th St. PROJECT NAME 3580/018
For N	funicipal projects, additional Environn TITLE	nent Code Chapter 7. SOURCE OF REQUIREMENT	requirements may apply; see GS6. DESCRIPTION OF REQUIREMENT	R 1-3 Floors	R 4+ Floors	A,B,E,I,M 25,000 sq.ft. or greater	F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	R 25,000 sq.ft. or greater	R adds any amount of conditioned area	B,M 25,000 sq.ft. or greater	A,B,I,M 25,000 sq.ft. or greater	A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	вьоск/ьот - 3832 18 th St.
/GPR	Required LEED or GPR Certification Level	SFGBC 4.103.1.1, 4.103.2.1, 4.103.3.1, 5.103.1.1, 5.103.3.1 & 5.103.4.1	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	ADDRESS
LEED	LEED/GPR Point Adjustment for Retention/Demolition of Historic Features/Building	SFGBC 4.104, 4.105, 5.104 & 5.105	Enter any applicable point adjustments in box at right.				n/r	OLIVIII ILB	n/r			n/r	R-2 PRIMARY OCCUPANCY
MATERIALS	LOW-EMITTING MATERIALS	CALGreen 4.504.2.1-5 & 5.504.4.1-6, SFGBC 4.103.3.2, 5.103.1.9, 5.103.3.2 & 5.103.4.2	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	11,147 ±S.F. GROSS BUILDING AREA
ER	INDOOR WATER USE REDUCTION	CALGreen 4.303.1 & 5.303.3, SFGBC 5.103.1.2, SF Housing Code sec.12A10, SF Building Code ch.13A	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)	•	•	•	•	•	•	DESIGN PROFESSIONA or PERMIT APPLICANT (sign & date)
WAT	NON-POTABLE WATER REUSE	Health Code art.12C	New buildings ≥ 40,000 sq.ft. must calculate a water budget. New buildings ≥250,000 sq.ft. must treat and use available rainwater, graywater, and foundation drainage and use in toilet and urinal flushing and irrigation. See www.stwater.org for details.	n/r	•	•	n/r	n/r	n/r	n/r	n/r	n/r	_
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.6	New construction projects with aggregated landscape area ≥500 sq.ft., or existing projects with modified landscape area ≥1,000 sq.ft. shall use low water use plants or 3 climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated ETAF (.55 for residential, .45 for non-residential or less) or by prescriptive compliance for projects with ≤2,500 sq.ft. of landscape area. See www.sfwater.org for details.	•	•	•	•	•	•	•	•	•	
	WATER METERING	CALGreen 5.303.1	Provide submeters for spaces projected to consume >1,000gal/day (or >100gal/day in buildings >50,000 sq.ft.).	n/r	n/r	•	•	n/r	n/r	•	•	•	
	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.	•	•	•	•	•	•	•	•	•	_
VERGY	BETTER ROOFS	SFGBC 4.201.1 & 5.201.1.2	New non-residential buildings >2,000 sq.ft. and ≤10 occupied floors, and new residential buildings of any size and ≤10 occupied floors, must designate 15% of roof Solar Ready, per Title 24 rules. Install photovoltaics or solar hot water systems in this area. With Planning Department approval, projects subject to SFPUC Stormwater Requirements may substitute living roof for solar energy systems.	•	≤10 floors	•	•	n/r	n/r	n/r	n/r	n/r	
ũ	RENEWABLE ENERGY	SFGBC 5.201.1.3	Non-residential buildings with ≥11 floors must acquire at least 1% of energy from on-site renewable sources, purchase green energy credits, or achieve 5 points under LEED credit Optimize Energy Performance (EAc2).	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	For projects ≥10,000 sq.ft, include OPR, BOD, and commissioning plan in design & construction. Commission to comply. Alterations & additions with new HVAC equipment must test and adjust all equipment.	n/r	n/r	LEED EAc1 opt. 1	•	n/r	n/r	•	•	•	
	BICYCLE PARKING	CALGreen 5.106.4, Planning Code 155.1-2	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	
PARKING	DESIGNATED PARKING WIRING FOR EV CHARGERS	CALGreen 5.106.5.2 SFGBC 4.106.4	Permit application January 2018 or after: Construct all new off-street parking spaces for passenger vehicles and trucks with dimensions capable of installing EVSE. Install service capacity and panelboards sufficient to provide 240A 208 or 240V to EV chargers at 20% of spaces. Install 240A 208 or 240V branch circuits to >10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not require. Projects with zero off-street parking exempt. See SFGBC 4.106.4	n/r	n/r	•	•	n/r applicable for permit application	n/r	applicable for permit application	• n/r	if >10 stalls added	
	WININGTON EV CHANGERS	& 5.106.5.3	or SFGBC 5.106.5.3 for details. Permit applications prior to January 2018 only: Install infrastructure to provide electricity for EV chargers at 6% of spaces for non-residential (CalGreen 5.106.5.3), 3% of spaces for multifamily with >17 units (CalGreen 4.106.4.2), and each space in 1-2 unit dwellings (CalGreen 4.106.4.1). Installation of chargers is not required.			, and the second		January 2018 or after	101	January 2018 or after	101	101]
шŞ	RECYCLING BY OCCUPANTS	SF Building Code AB-088	Provide adequate space and equal access for storage, collection and loading of compostable, recyclable and landfill materials.	•	•	•	•	•	•	•	•	•]
DIVERS	CONSTRUCTION & DEMOLITION (C&D) WASTE MANAGEMENT	SFGBC 4.103.2.3 & 5.103.1.3.1, Environment Code ch.14 SF Building Code ch.13B	For 100% of mixed C&D debris use registered transporters and registered processing facilities with a minimum of 65% diversion rate. Divert a minimum of 75% of total C&D debris if noted.	•	75% diversion	75% diversion	•	•	•	•	75% diversion	•	
ပ	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	_
¥	HVAC DESIGN REFRIGERANT MANAGEMENT	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S. Use no halons or CFCs in HVAC.	• n/r	• n/r	n/r	n/r	• n/r	n/r	n/r	n/r	n/r	
	LIGHT POLLUTION	CALGreen 5.508.1 CA Energy Code, CALGreen 5.106.8	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 n/r	n/r		•	•	1
GHBOR	REDUCTION BIRD-SAFE BUILDINGS	CALGreen 5.106.8 Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.	•	•			•	•			•	1
NEG GO	TOBACCO SMOKE CONTROL	CALGreen 5.504.7,	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows.	•	•	•	•	•	•	•	•	•	1
N O	STORMWATER	Public Works Code	For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas. 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.stwater.org for details.		•	•		if project extends	if project extends	if project extends	if project extends	if project extends	1
POLLUTION PREVENTION	CONTROL PLAN CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Control Plan meeting SFPUC Stormwater Management Requirements. See www.stwater.org for details. Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.	if disturbing ≥5,000 sq.ft.	•	if disturbing ≥5,000 sq.ft.	if disturbing ≥5,000 sq.ft.	if project extends outside envelope	outside envelope if project extends outside envelope	if project extends outside envelope	outside envelope if project extends outside envelope	if project extends outside envelope	1
- d Jy	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code	walls/floor-ceilings between tenants).	•	•	•	•	n/r	n/r	•	•	•	1
MENT	AIR FILTRATION (CONSTRUCTION)	sec.1207 CALGreen 4.504.1-3 & 5.504.1-3	New residential projects' interior noise due to exterior sources shall not exceed 45dB. Seal permanent HVAC ducts/equipment stored onsite before installation.		•	•	•	•	•	•	•	•	
NVIRONME	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on HVAC for regularly occupied, actively ventilated spaces.	if applicable	if applicable	•	•	if applicable	n/r		•	•]
ш	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all HVAC.	n/r	n/r	LEED EQc3	n/r	n/r	n/r	n/r	n/r	n/r	
	GRADING & PAVING	CALGreen 4.106.3	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	1
IIAL	RODENT PROOFING FIREPLACES &	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	
IDENI	WOODSTOVES CAPILLARY BREAK,	CALGreen 4.503.1 CALGreen 4.505.2	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances. Slab on grade foundation requiring vapor retarder also requires a capillary break such as: 4 inches of base 1/2-inch aggregate under retarder; slab design specified by	.	•	n/r n/r	n/r	•	•	n/r n/r	n/r n/r	n/r n/r	1
RES	SLAB ON GRADE MOISTURE CONTENT	CALGreen 4.505.3	licensed professional. Wall and floor wood framing must have <19% moisture content before enclosure.	•	•	n/r	n/r	•	•	n/r	n/r	n/r	1
	BATHROOM EXHAUST	CALGreen 4.506.1	Must be ENERGY STAR compliant, ducted to building exterior, and its humidistat shall be capable of adjusting between <50% to >80% (humidistat may be separate component).	•	•	n/r	n/r	•	•	n/r	n/r	n/r]

3832 18th St. San Francisco, CA



Greenpoint Checklist

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ESI	GN BY	R.K.

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