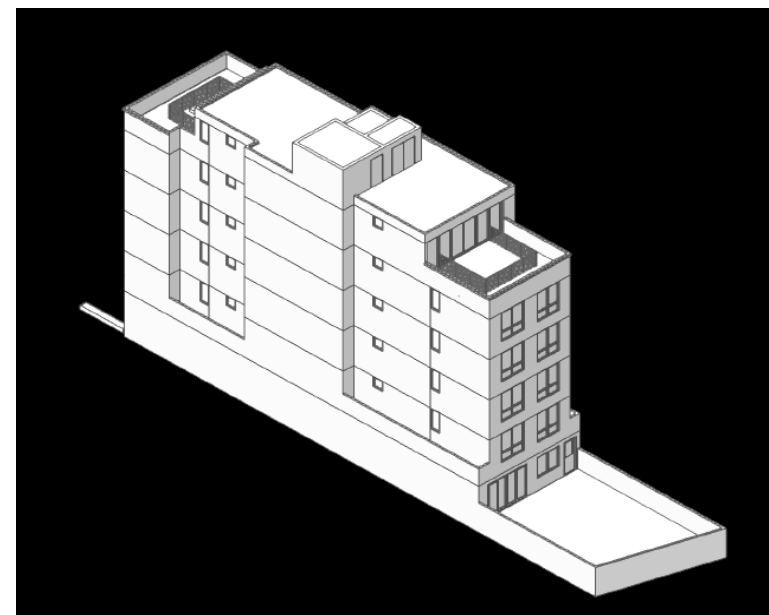
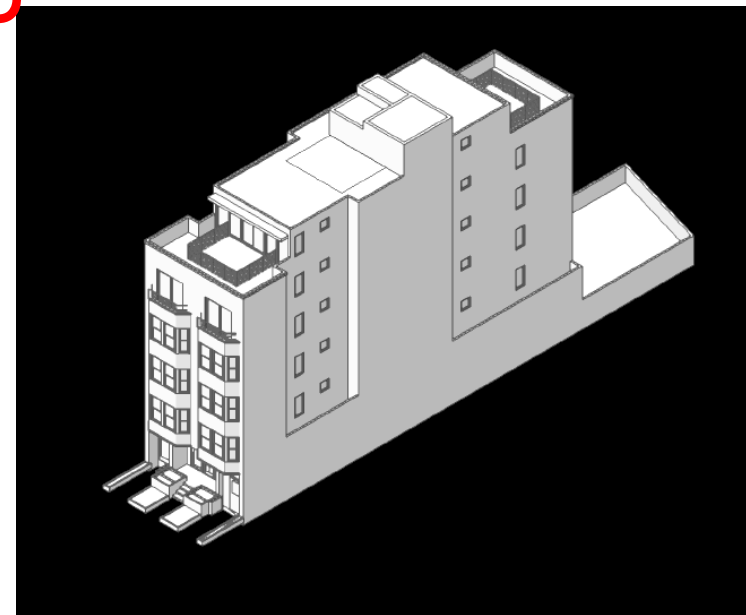
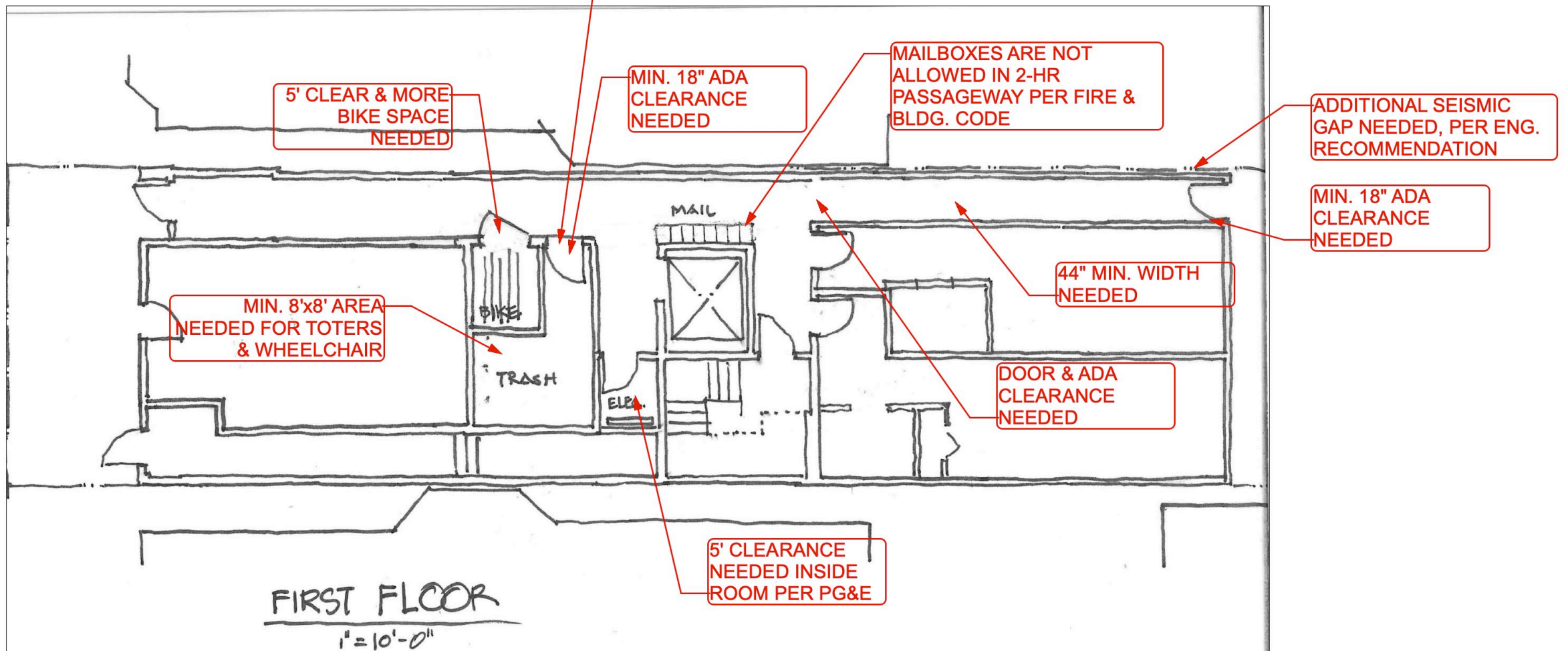


3832 18th Street – Planning Commission





- EERC ROOM NEEDED PER FIRE CODE
- FIRE PUMP ROOM MIGHT BE NEEDED PER FIRE FLOW RESULTS
- ELEVATOR CONTROL ROOM
- ACCESSIBLE PARCEL/MAIL ROOM



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 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

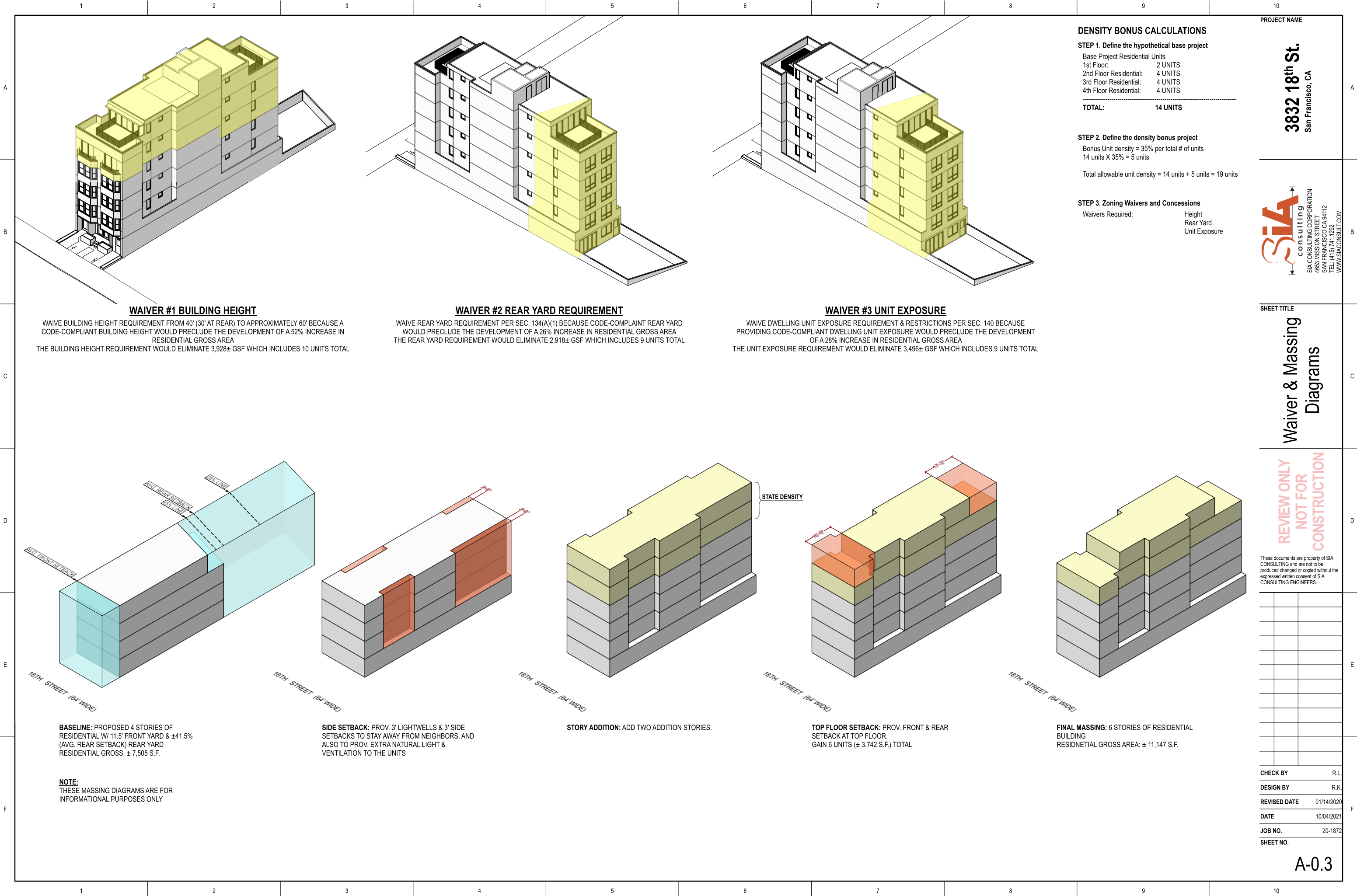


Time Of Day	Evening (7:36 PM)	Amount, Date & Time Of Max New Shadow	860 sf on June 21
Time Of Year	Spring-Summer; April 20 – Aug 22	Location/Avg Area Of New Shadow	NW corner covering approximately 0.12% of park area (773 sf)
Avg Daily Duration	12.1 minutes		
Activities Affected By New Shadow	1. Maintenance/utility area 2. Pathway 3. Muni stop		



Source: Recreation and Parks Commission Staff Report

1	2	3	4	5	6	7	8	9	10					
RENDERING				PROJECT DATA			SCOPE OF WORK		PROJECT NAME					
				<u>PLANNING DATA</u>			- PROPO ED NEW ON TRU T ON OF 6- TORY RE DENT AL BU LD NG, W TH 19 GROUP HOU NG ONDOM N UM UN T UNDER TATE-DEN TY PROV ON .		3832 18th St. San Francisco, CA					
				LOT AREA 3,868 ± .F. BLO K / LOT 3580/018 ZON NG RM-1			- TH A PR VATELY FUNDED COVERED MULT FAM LY DWELL NG BU LD NG & OMPL E W/ B H. 11A.							
				BU LD NG HE GHT ALLOWED 40-X PROPO ED 60'-0"			DRAWING INDEX							
				U ABLE OPEN PA E REQU RED 821 .F.(133/3) X 17 UN T + (100/3) X 2 UN TS PROV DED (890 @ 1st FLR + 314 @ 6th FLR) = 1,204 S.F.			A-0.1 OVER HEET A-0.2 V N TY MAP / TE PHOTO A-0.3 WA VER & MA NG D AGRAM -1 URVEY A-1.1 (N) TE PLAN A-1.2 AER AL V EW (1) A-1.3 AER AL V EW (2) A-2.0 EX T NG / DEMO FLOOR PLAN A-2.1 FLOOR PLAN A-2.2 FLOOR & ROOF PLAN A-3.1 BU LD NG ELEVAT ON (EA T & WE T) A-3.2 BU LD NG ELEVAT ON (NORTH) A-3.3 BU LD NG ELEVAT ON (OUTH) A-4.2 BU LD NG E T ON A-5.1 NTER OR RENDER NG - TYP AL FRONT UN T A-5.2 NTER OR RENDER NG - TYP AL REAR UN T A-5.3 NTER OR RENDER NG - GROUND FLOOR UN T A-5.4 NTER OR RENDER NG - OMMUN TY ROOM A-5.5 EXTER OR RENDER NG - REAR YARD G-1.0 GREEN BU LD NG HE KL T		SIA Consulting A CONSULTING CORPORATION 4653 MOUNTAIN VIEW AVENUE SAN FRANCISCO, CA 94112 TEL: (415) 741-1232 WWW.SIACONSULTING.COM					
PARK NG UMMARY LA B Y LE 19 LA B Y LE 2														
<u>BUILDING CODE SUMMARY</u>									SHEET TITLE					
# OF TOR E 6 # OF UN T 19 RE DENT AL ON TRU T ON TYPE TYPE "V-A" OVER "-A" O UPAN Y GROUP R-2 PR NKLER Y TEM NFPA 13									Cover Sheet					
APPL ABLE ODE														
2019 AL FORN A BU LD NG ODE W/ AN FRAN O AMENDMENT 2019 AL FORN A ELE TR AL ODE W/ AN FRAN O AMENDMENT 2019 AL FORN A ME HAN AL ODE W/ AN FRAN O AMENDMENT 2019 AL FORN A PLUMB NG ODE W/ AN FRAN O AMENDMENT 2019 AL FORN A F RE ODE W/ AN FRAN O AMENDMENT 2019 AL FORN A ENERGY ODE 2019 AN FRAN O HOU NG ODE NFPA 13 PR NKLER NFPA 14 TANDP PE & FD NFPA 72 F RE ALARM & ERR (B E .510) NFPA 110 EMERGEN Y TANDBY POWER Y TEM NFPA 720 ARBON MONOX DE Y TEM (AL O B 420.6)							NOTE: - AREA AL ULAT ON A HOWN NTENDED FOR PERM T APPL AT ON PURPOSES ONLY & HALL NOT BE U ED FOR ELL NG OR LEA NG PURPO E . F NAL Q.FT & FINI HED D MEN ON MAY VARY FROM THE E PLAN DUE TO ON TRU T ON VAR ABLES. - PROJE T TO OMPLY W TH B RD AFE GLAZ NG REQ. PER PLANN NG ODE SE .139		REVIEW ONLY NOT FOR CONSTRUCTION					
ASSESSOR's MAP				UNIT MATRIX										
				FLOOR AREA DATA BREAKDOWN (G F)								RESIDENTIAL UNIT COUNT		
				LEVEL	OPEN PA E	RE DENT AL	R ULAT ON	GARBAGE / UT L TY/MA L	OMMON ROOM	B KE PARK NG	TOTAL	UNIT TYPE	# OF UNITS	
				1ST FLOOR	890 ± .F. OMMON	400 ± .F.	1,160 ± .F.	370 ± .F.	367 ± S.F.	128 ± .F.	2,425 ± S.F.	GROUP HOU NG	1	
				2ND FLOOR	-	1,605 ± .F.	305 ± .F.	-	-	-	1,910 ±S.F.		4	
				3RD FLOOR	-	1,605 ± .F.	305 ± .F.	-	-	-	1,910 ±S.F.		4	
				4TH FLOOR	-	1,605 ± .F.	305 ± .F.	-	-	-	1,910 ±S.F.		4	
				5TH FLOOR	-	1,563 ± .F.	305 ± .F.	-	-	-	1,868 ±S.F.		4	
				6TH FLOOR	314 ± .F. (165+149) PR VATE	819 ± .F.	305 ± .F.	-	-	-	1,124 ±S.F.		2	
				TOTAL	1,204 ± S.F.	7,597 ± S.F.	2,685 ± S.F.	370 ± S.F.	367 ± S.F.	128 ± S.F.	11,147 ±S.F.		19	
				CHECK BY R.L.										
				DESIGN BY R.K.										
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				DATE 10/04/2021										
				JOB NO. 20-1872										
				SHEET NO.										
				A-0.1										
1	2	3	4	5	6	7	8	9	10					



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-COMPLAINT 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

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SHEET TITLE

**Waiver & Massing
Diagrams**

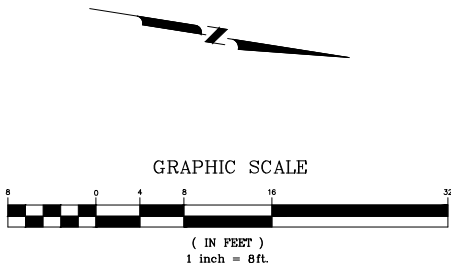
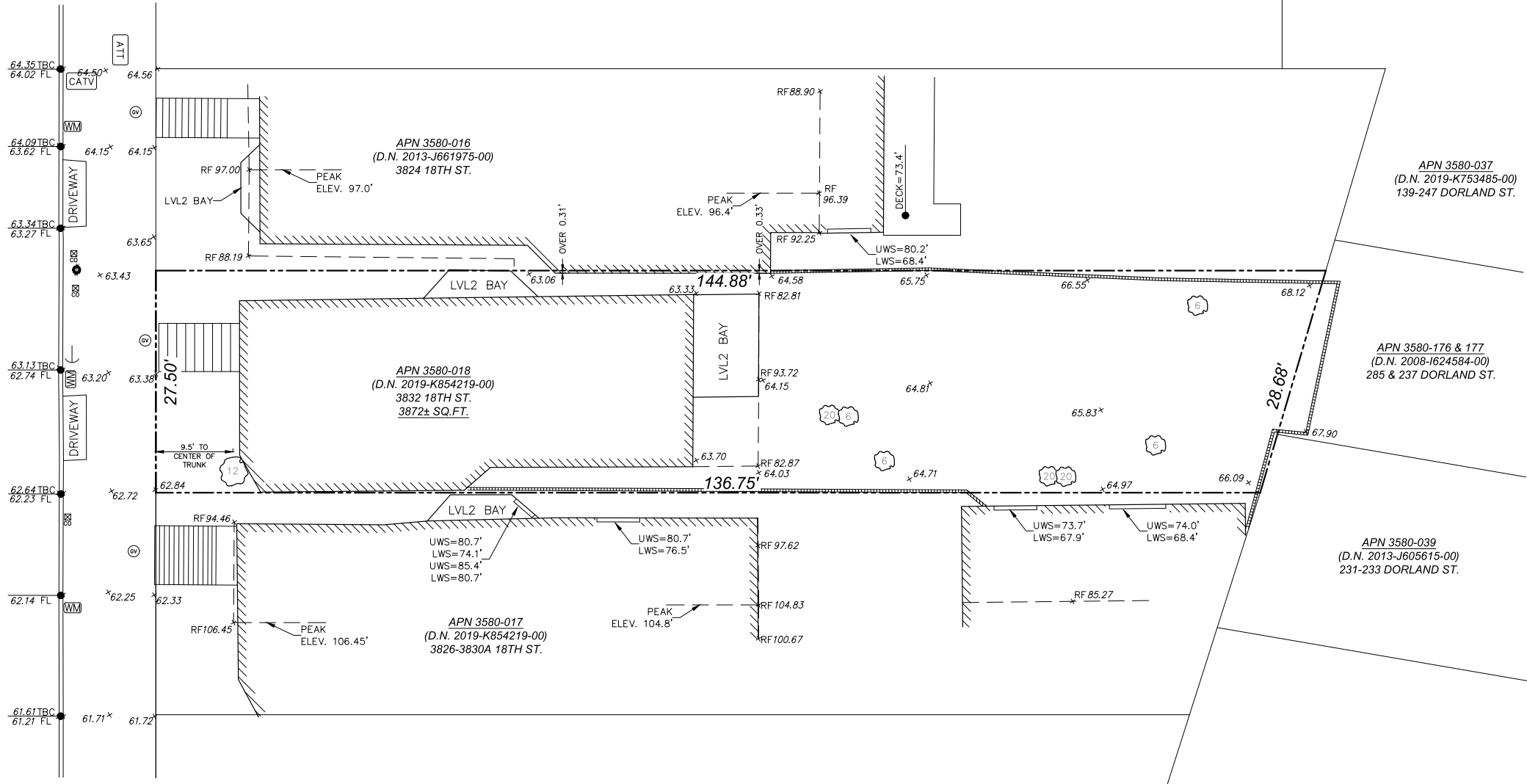
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A-0.3

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
- WATER METER
- ROOF
- TBC TOP BACK OF CURB
- TF TOP OF FENCE
- LWS LOWER WINDOW SEAL
- UWS UPPER WINDOW SEAL
- 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:

- ALL DISTANCES ARE IN DECIMAL FEET UNLESS OTHERWISE NOTED.
- ALL ANGLES ARE AT 90° UNLESS OTHERWISE NOTED.
- THIS MAP REPRESENTS THE SITE CONDITIONS ON DATE OF FIELD SURVEY. NOVEMBER 26, 2019.
- 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

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

SITE SURVEY
3832 18TH STREET LOT 018 OF ASSESSORS BLOCK 9580, CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

~SHEET~

1
OF
1



PROJECT NAME

3832 18th St.
San Francisco, CA



SHEET TITLE

Aerial Views (1)

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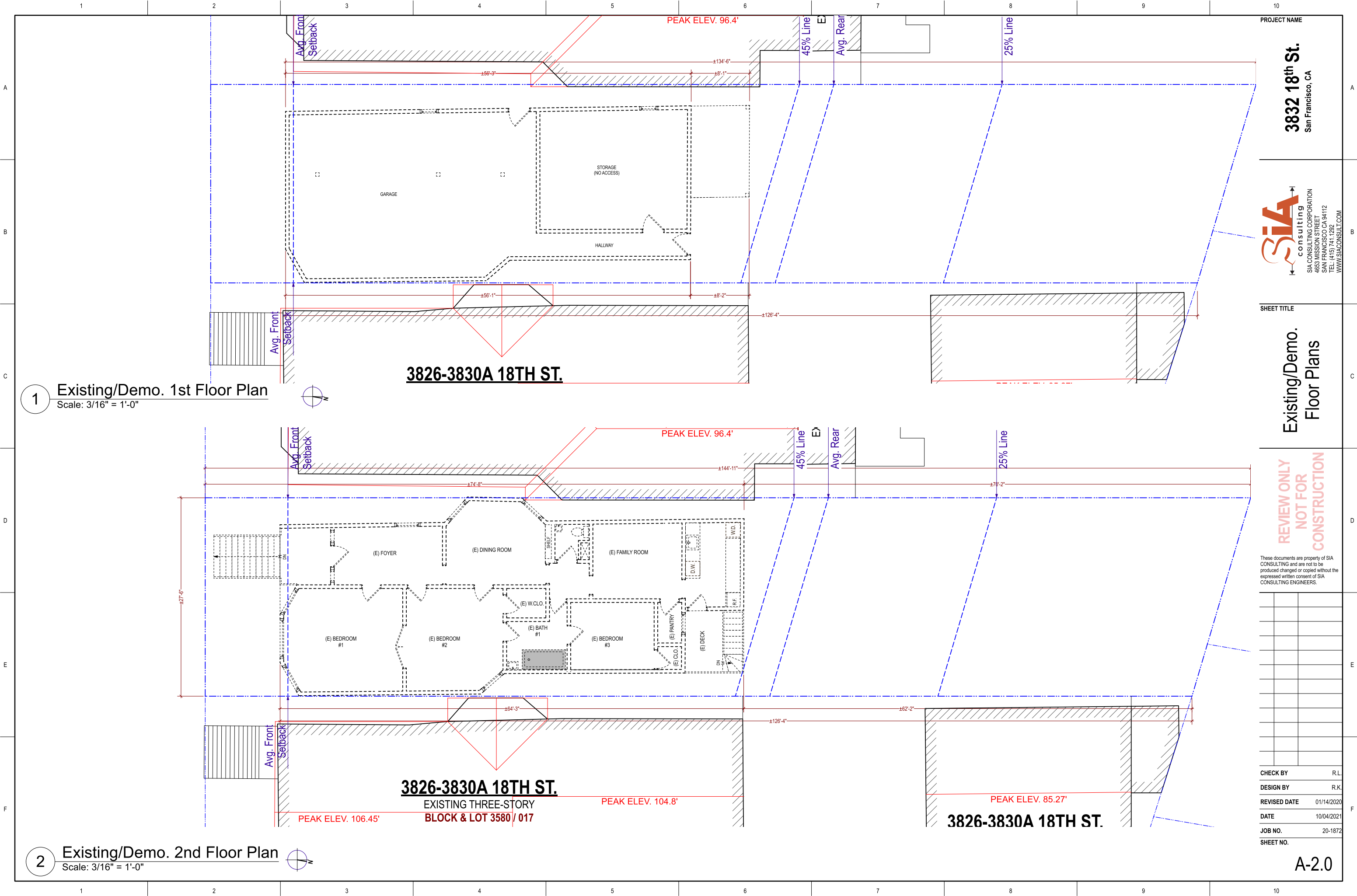
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DATE	10/04/2021
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SHEET NO.

A-1.2



1 Existing/Demo. 1st Floor Plan
Scale: 3/16" = 1'-0"

2 Existing/Demo. 2nd Floor Plan
Scale: 3/16" = 1'-0"

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**Existing/Demo.
Floor Plans**

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A-2.0



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"

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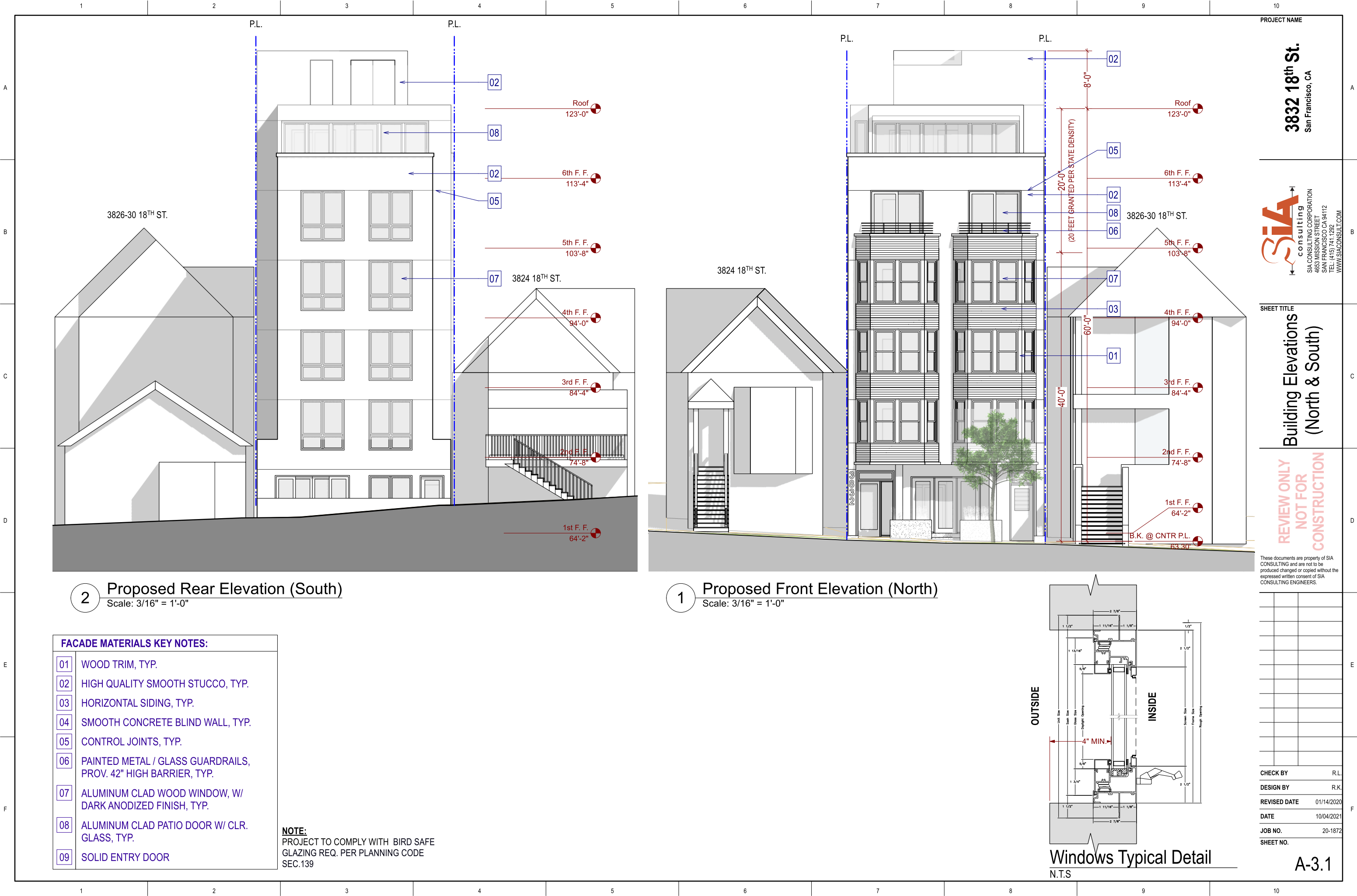
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**Proposed 1 - 4
Floor Plans**

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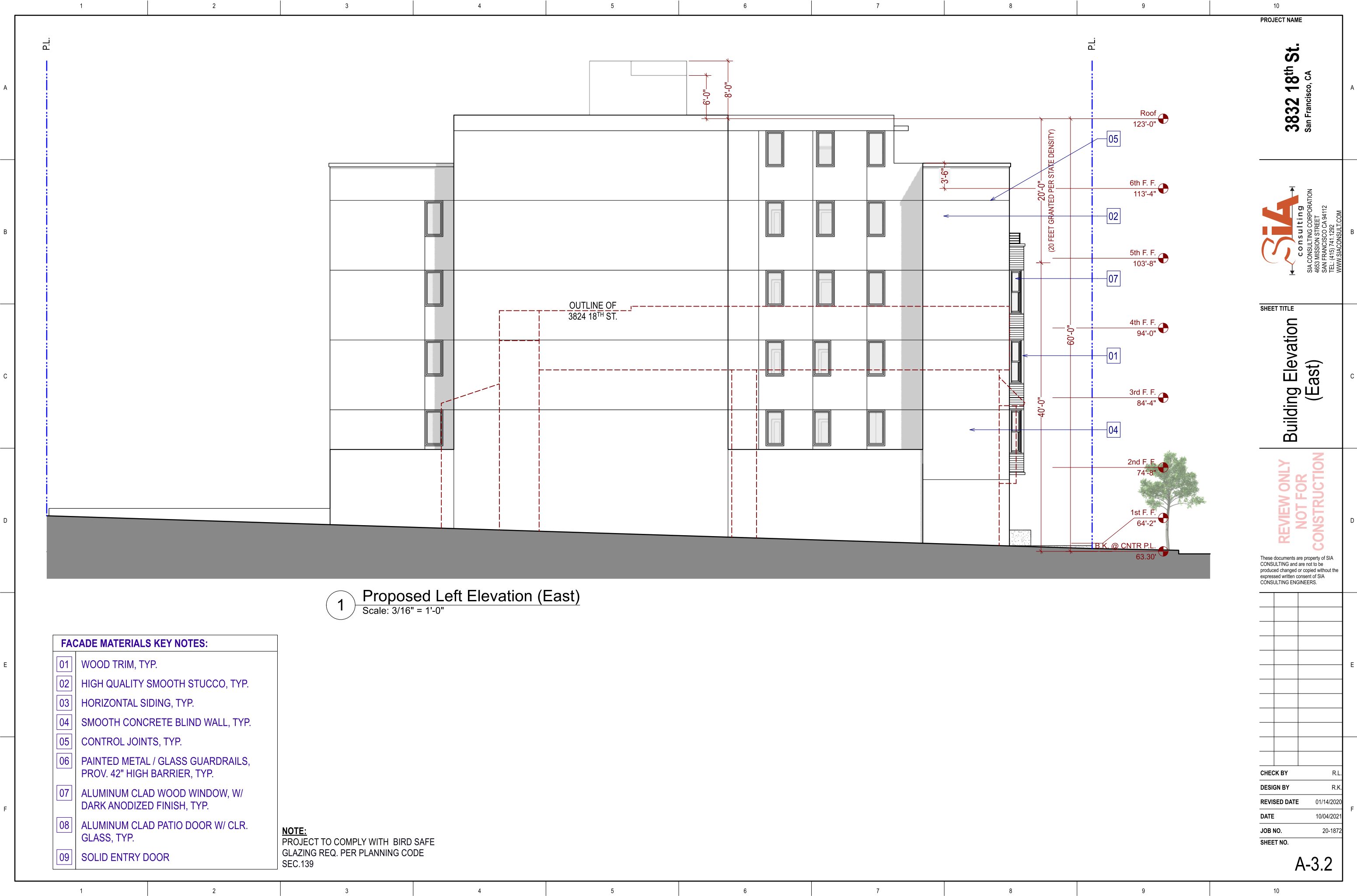
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**Building Elevations
(North & South)**

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A-3.1



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

PROJECT NAME

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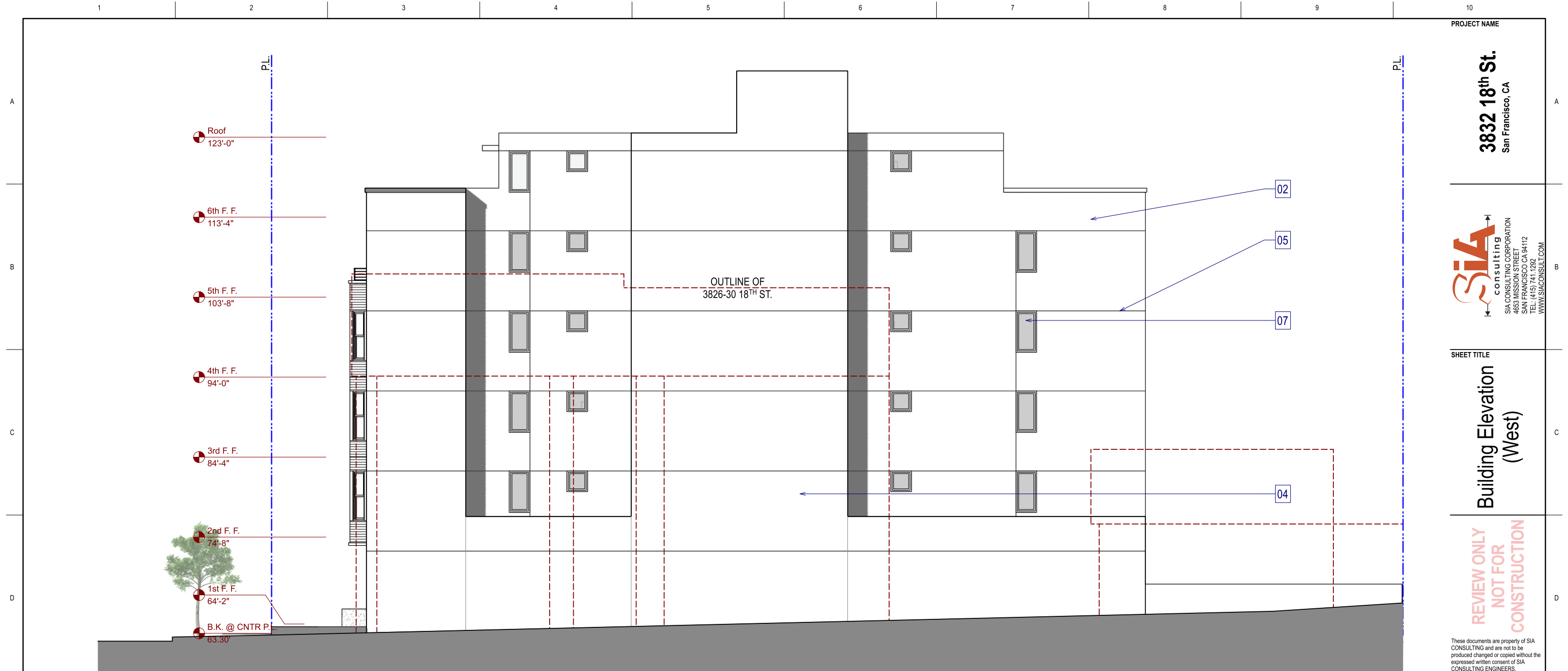
Building Elevation
(East)

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A-3.2



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

PROJECT NAME

3832 18th St.
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SHEET TITLE

Building Elevation
(West)

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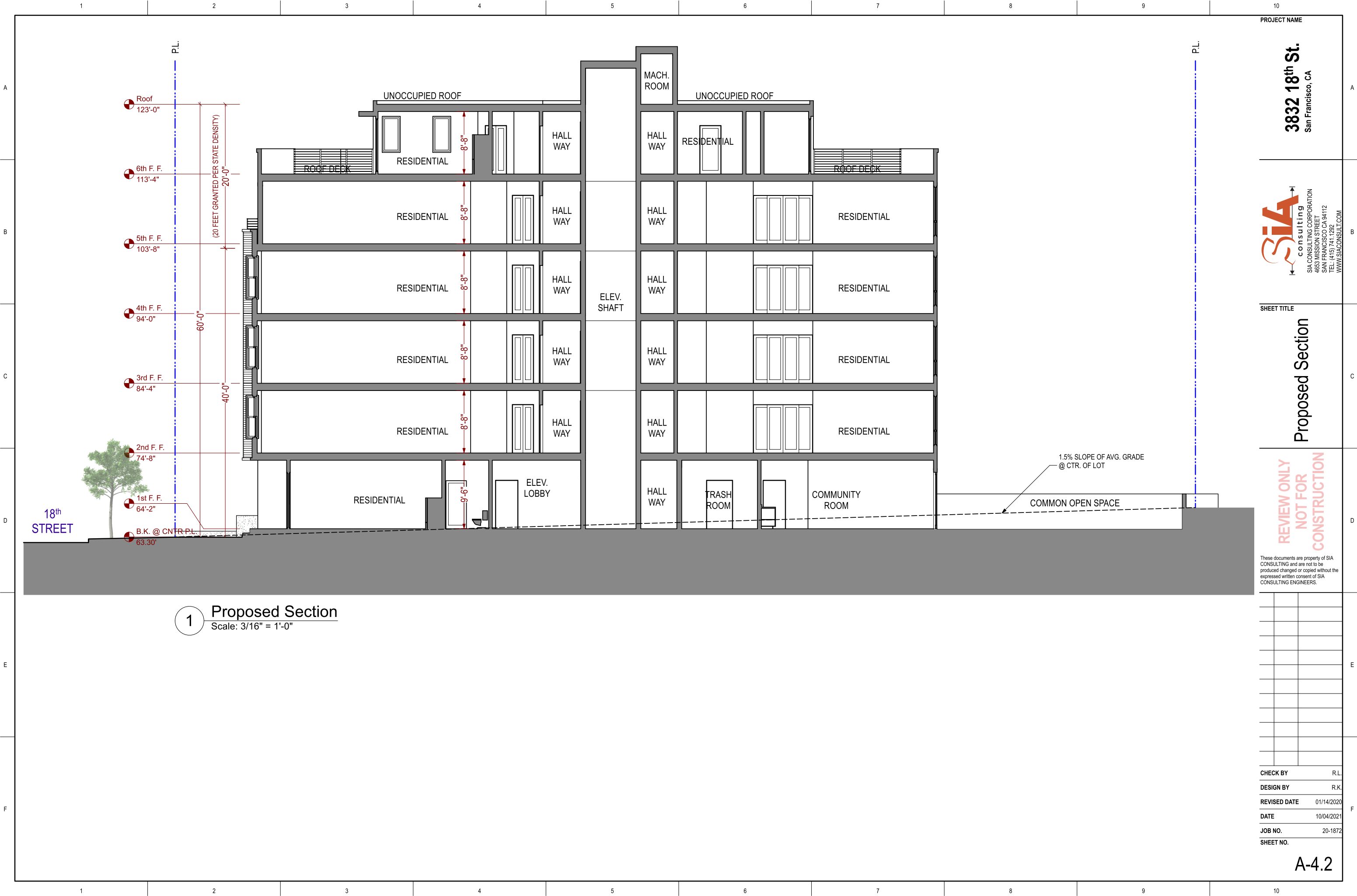
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A-3.3



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Proposed Section

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A-4.2



PROJECT NAME

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SHEET TITLE

Interior Rendering -Typical Front Unit

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A-5.1

