

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
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- A-1.2 AERIAL VIEWS (1)
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- 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

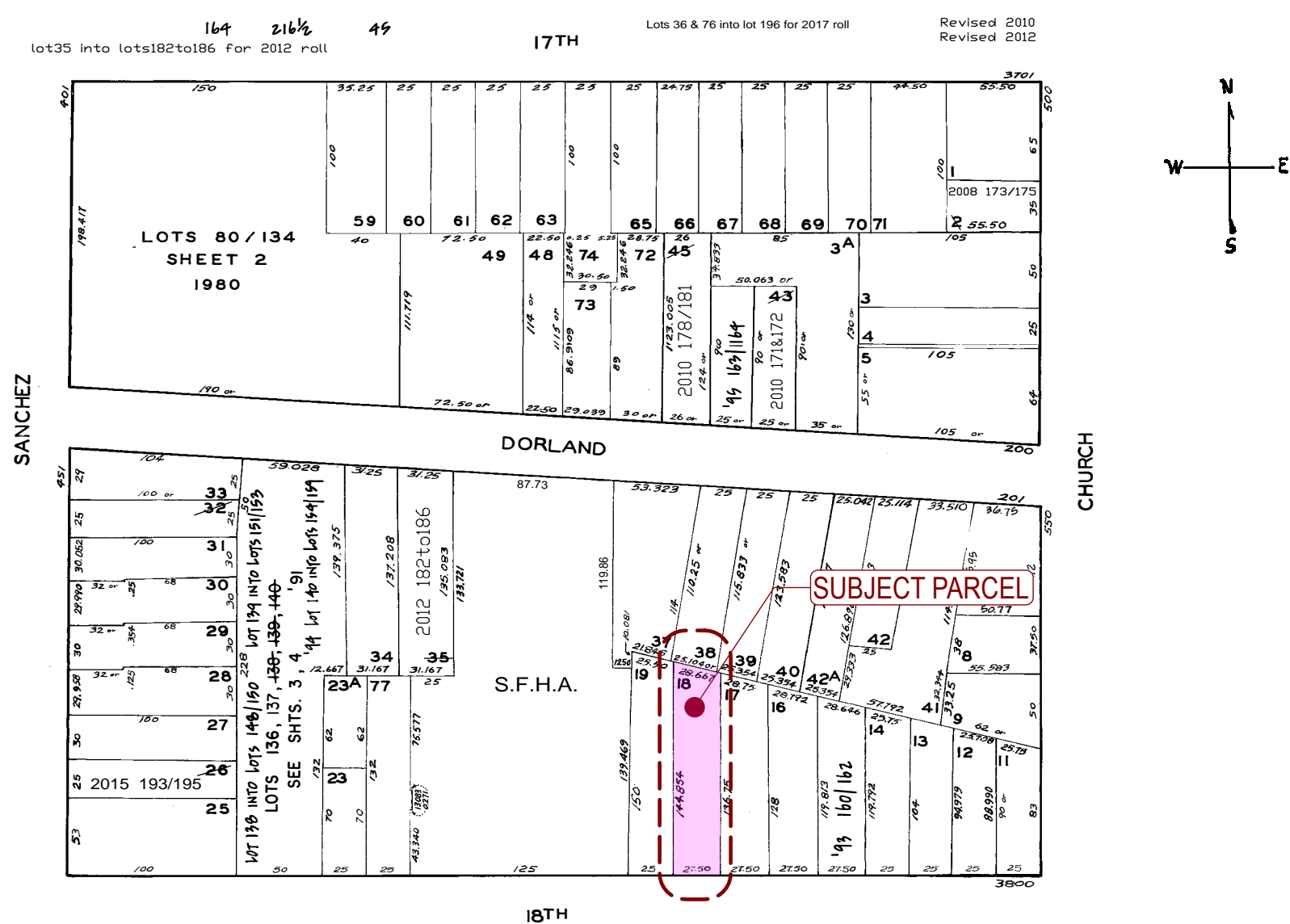
PROJECT NAME
3832 18th St.
 San Francisco, CA



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.	2,425 ± S.F.
2ND FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
3RD FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
4TH FLOOR	-	1,605 ± S.F.	305 ± S.F.	-	-	-	1,910 ± S.F.
5TH FLOOR	-	1,563 ± S.F.	305 ± S.F.	-	-	-	1,868 ± S.F.
6TH FLOOR	314 ± S.F. (165+149) PRIVATE	819 ± S.F.	305 ± S.F.	-	-	-	1,124 ± S.F.
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.

RESIDENTIAL UNIT COUNT

UNIT TYPE	# OF UNITS
GROUP HOUSING	1
	4
	4
	4
	4
	2
TOTAL	19

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

A-0.1



PROJECT NAME

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San Francisco, CA



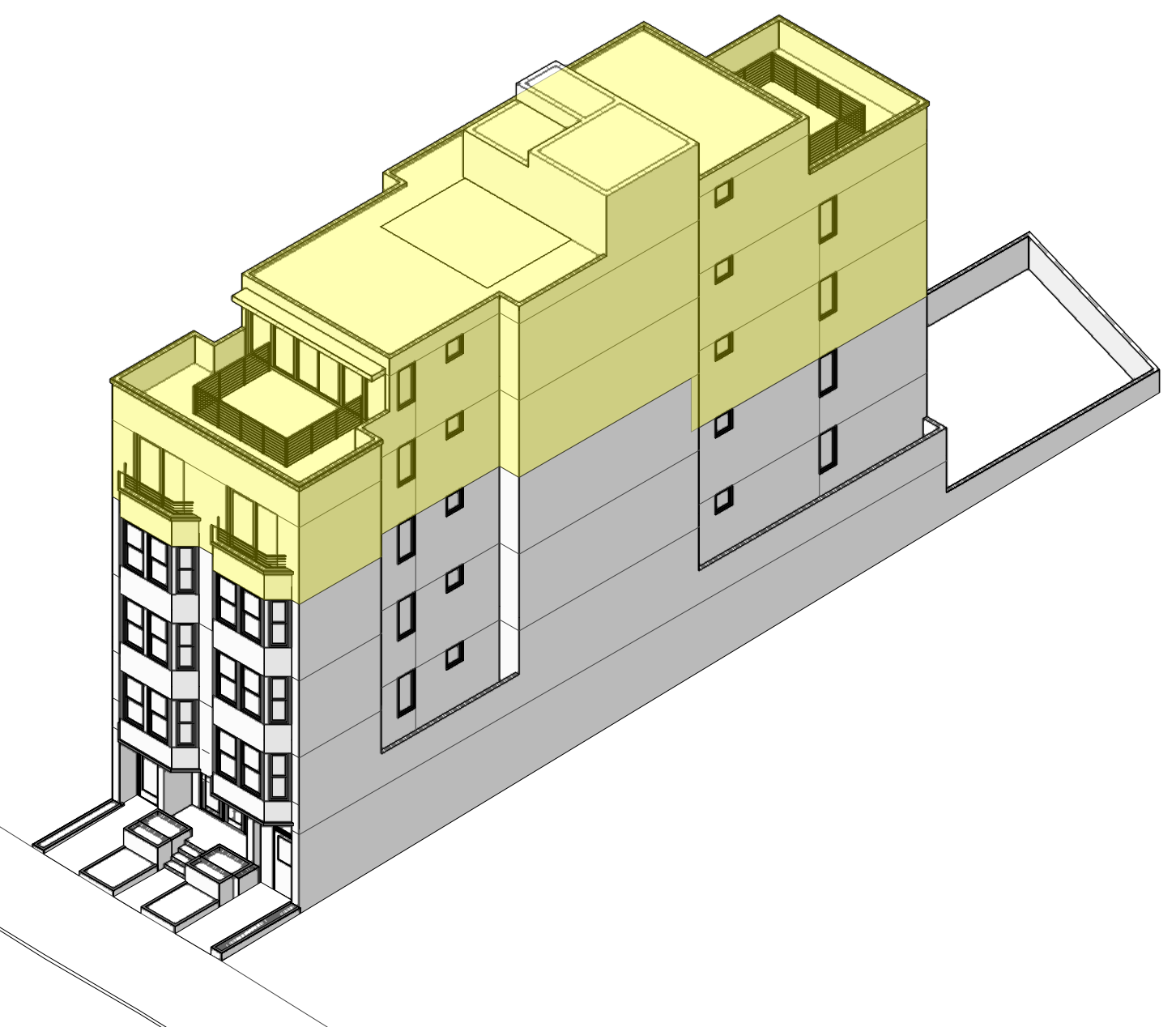
SHEET TITLE

Vicinity Map / Site Photos

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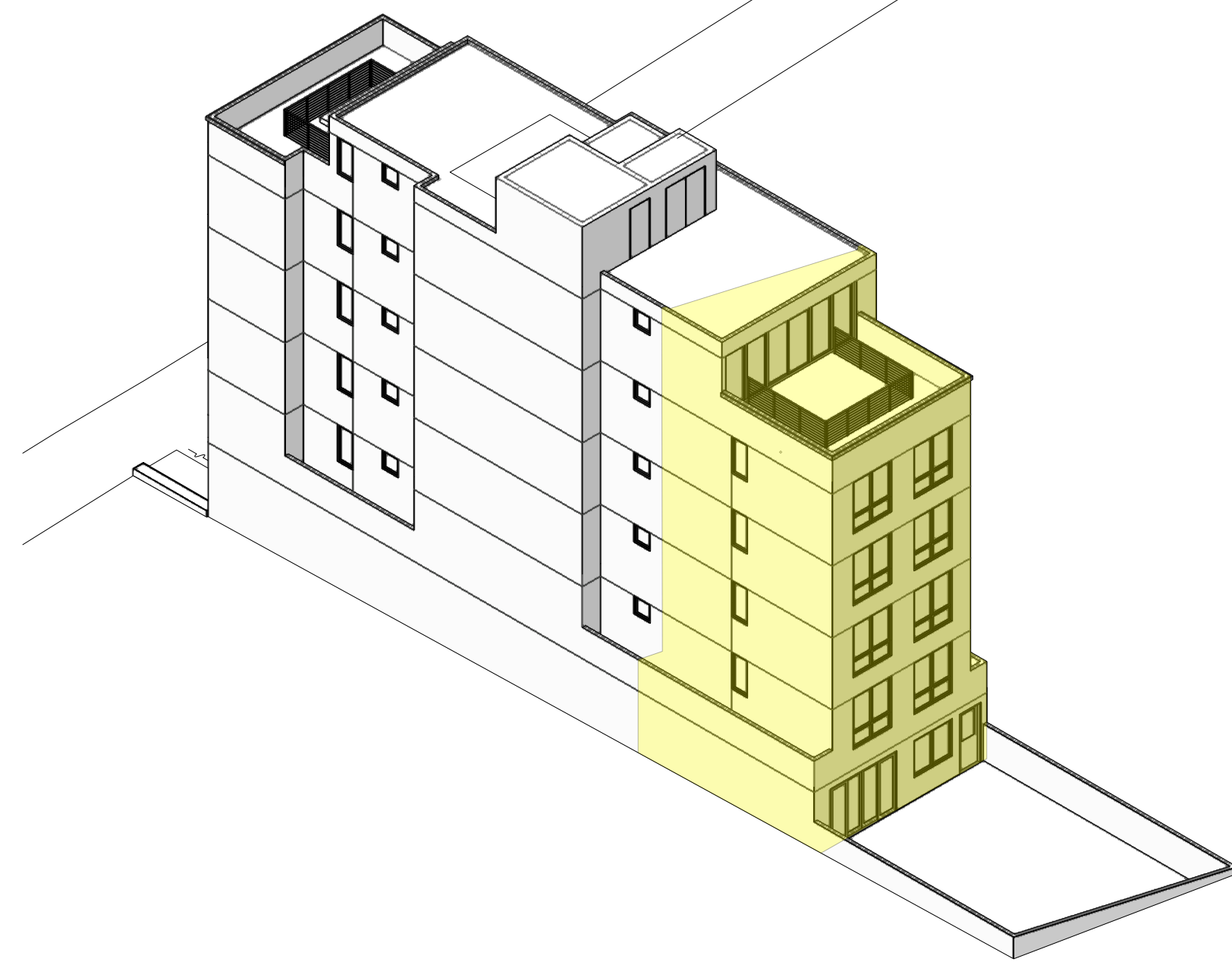
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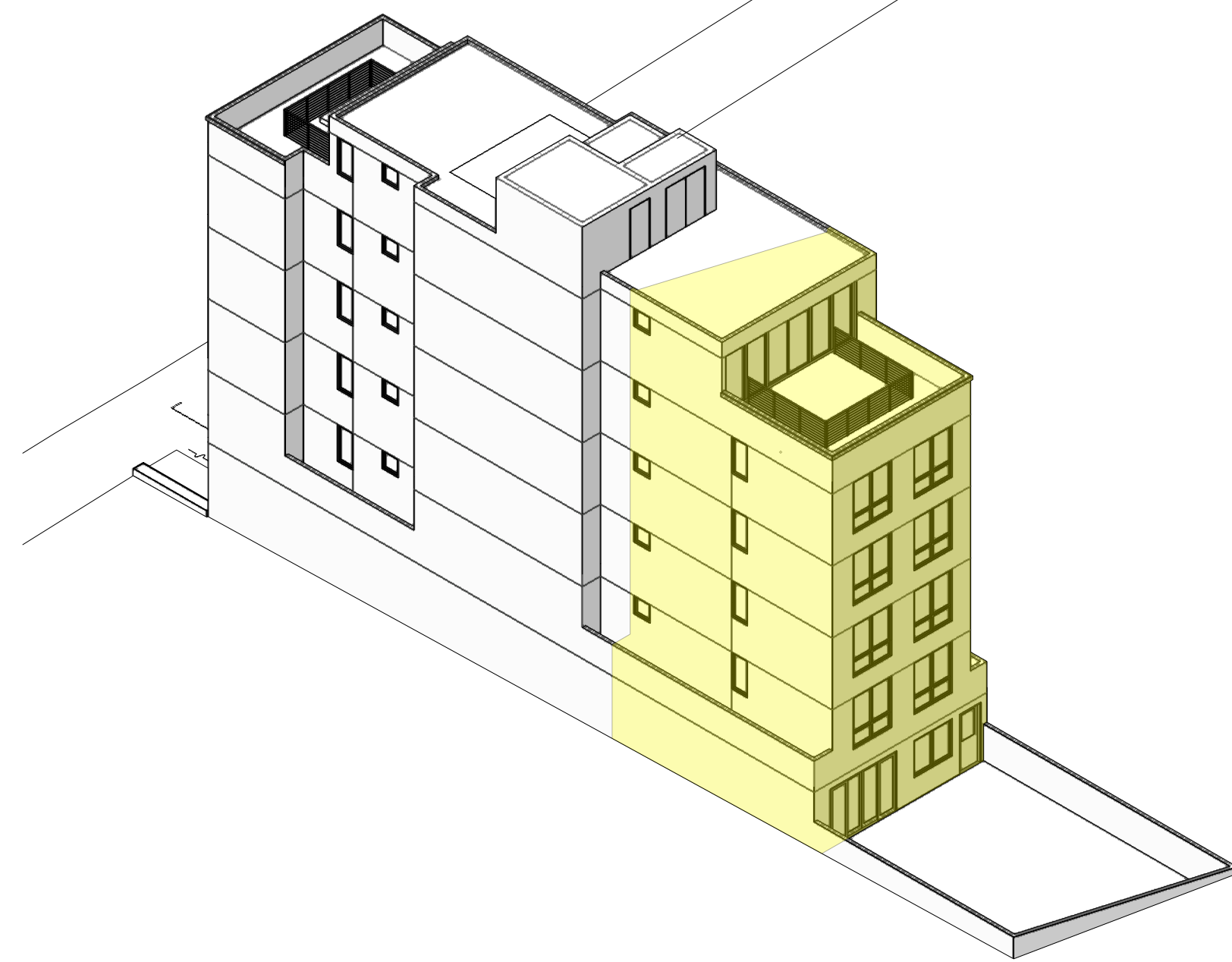
WAIVER #1 BUILDING HEIGHT

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

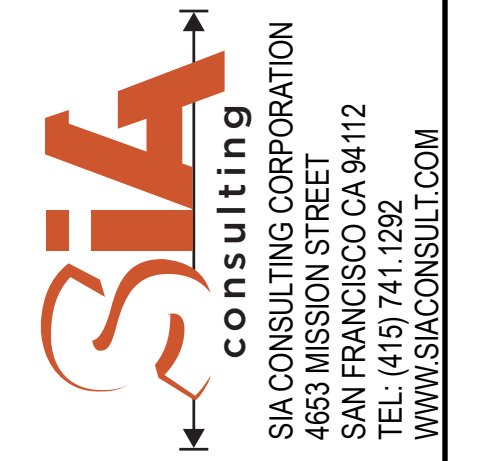
Bonus Unit density = 35% per total # of units
 14 units X 35% = 5 units

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

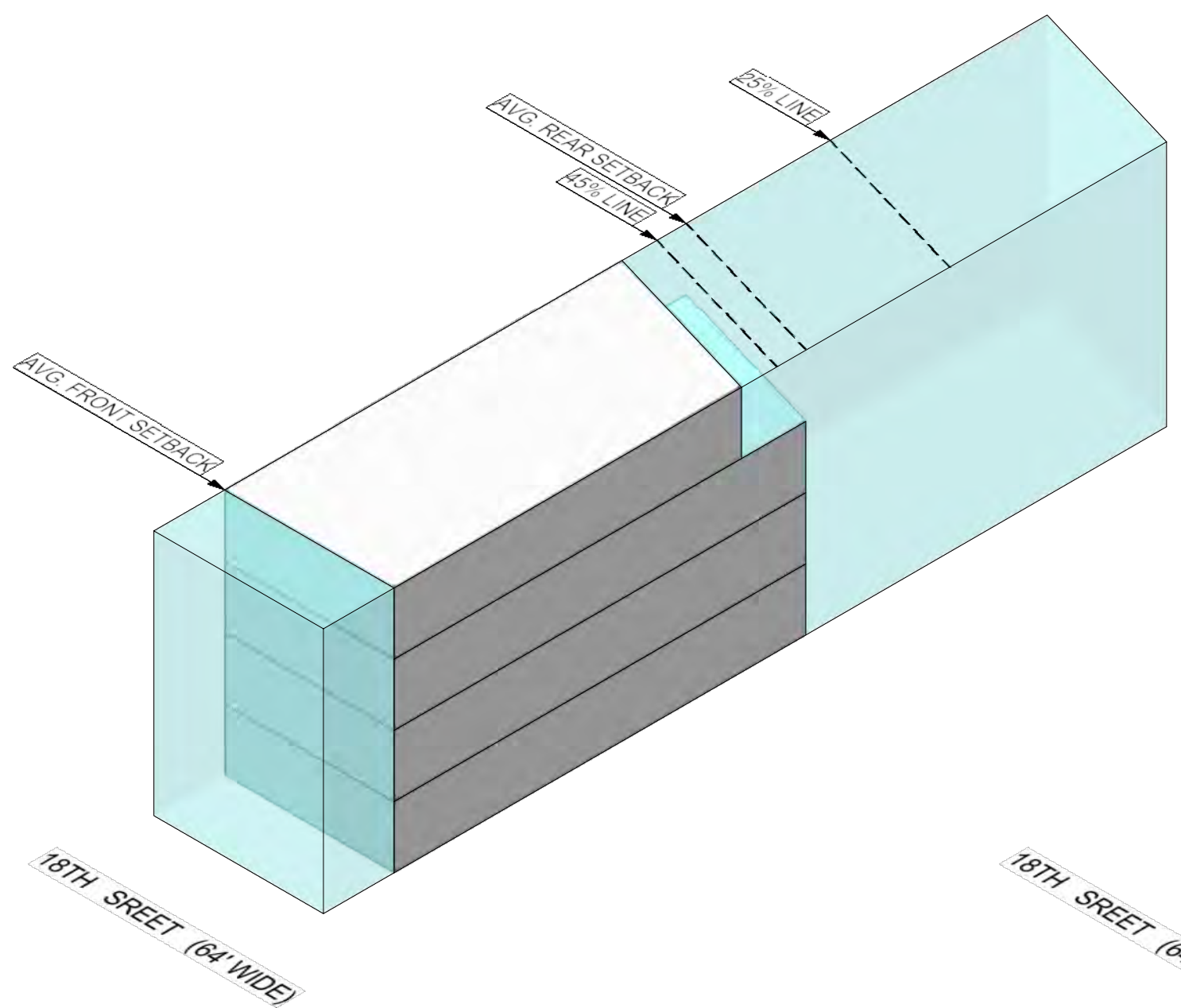
STEP 3. Zoning Waivers and Concessions

Waivers Required: Height
 Rear Yard
 Unit Exposure

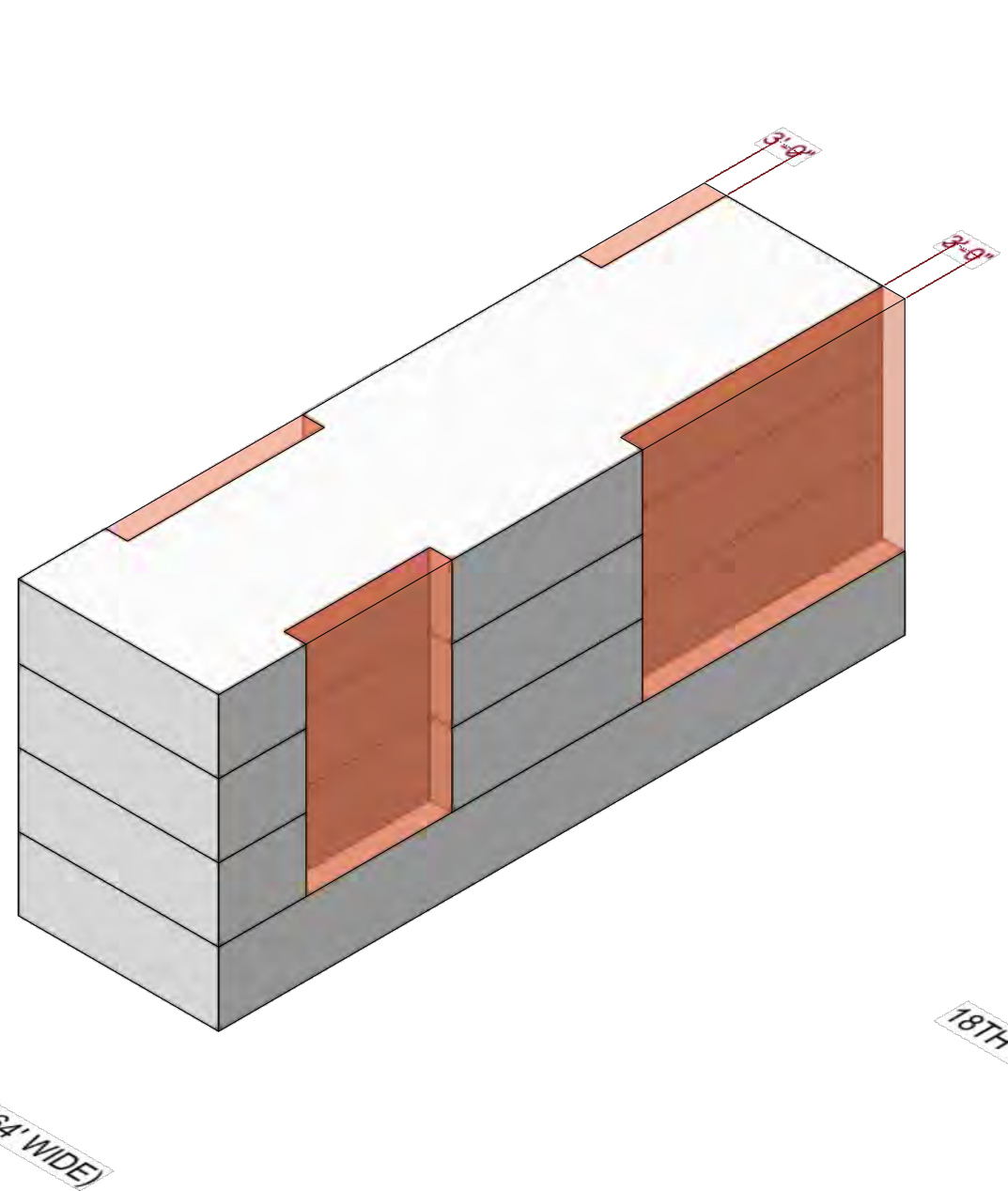
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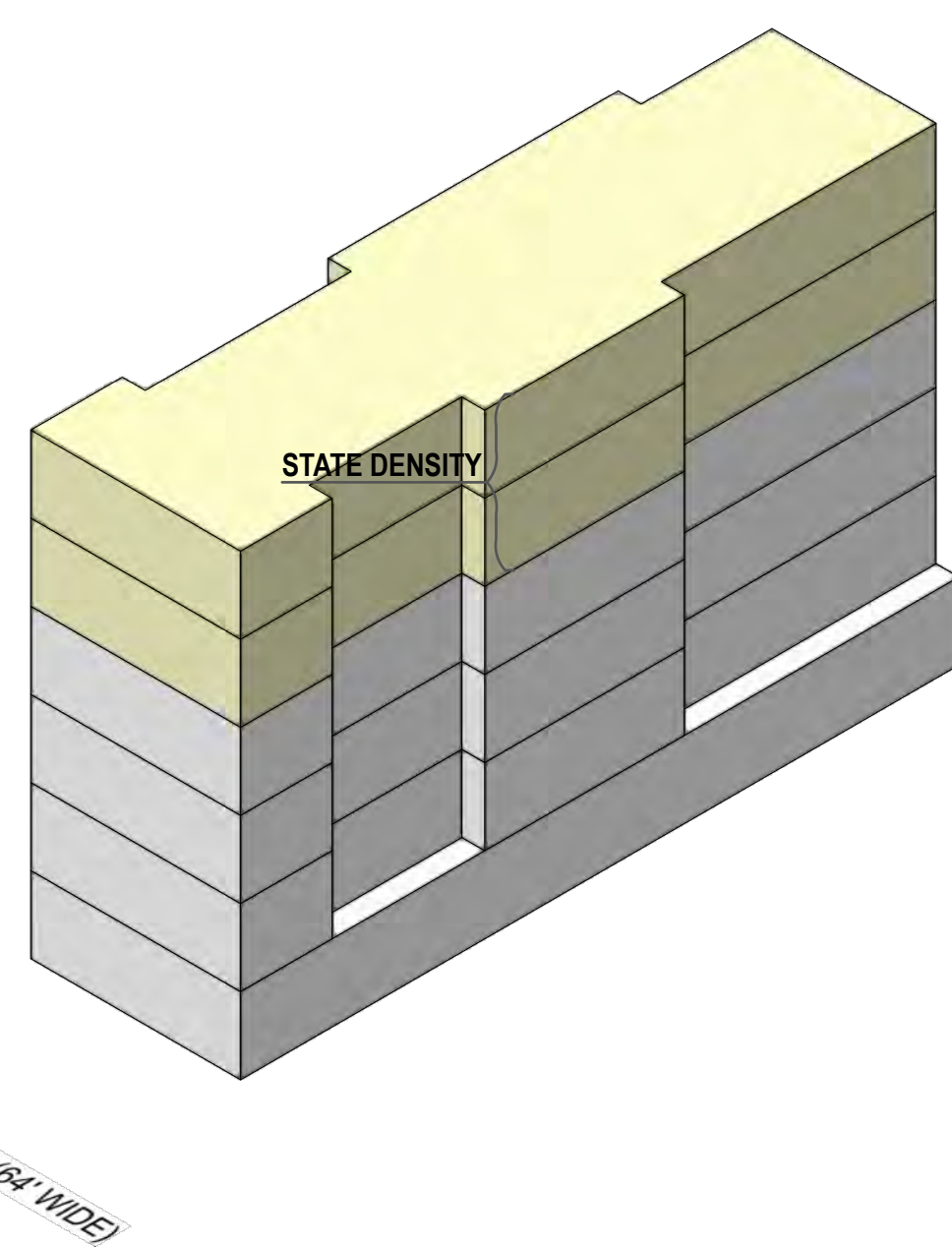
SHEET TITLE
Waiver & Massing Diagrams



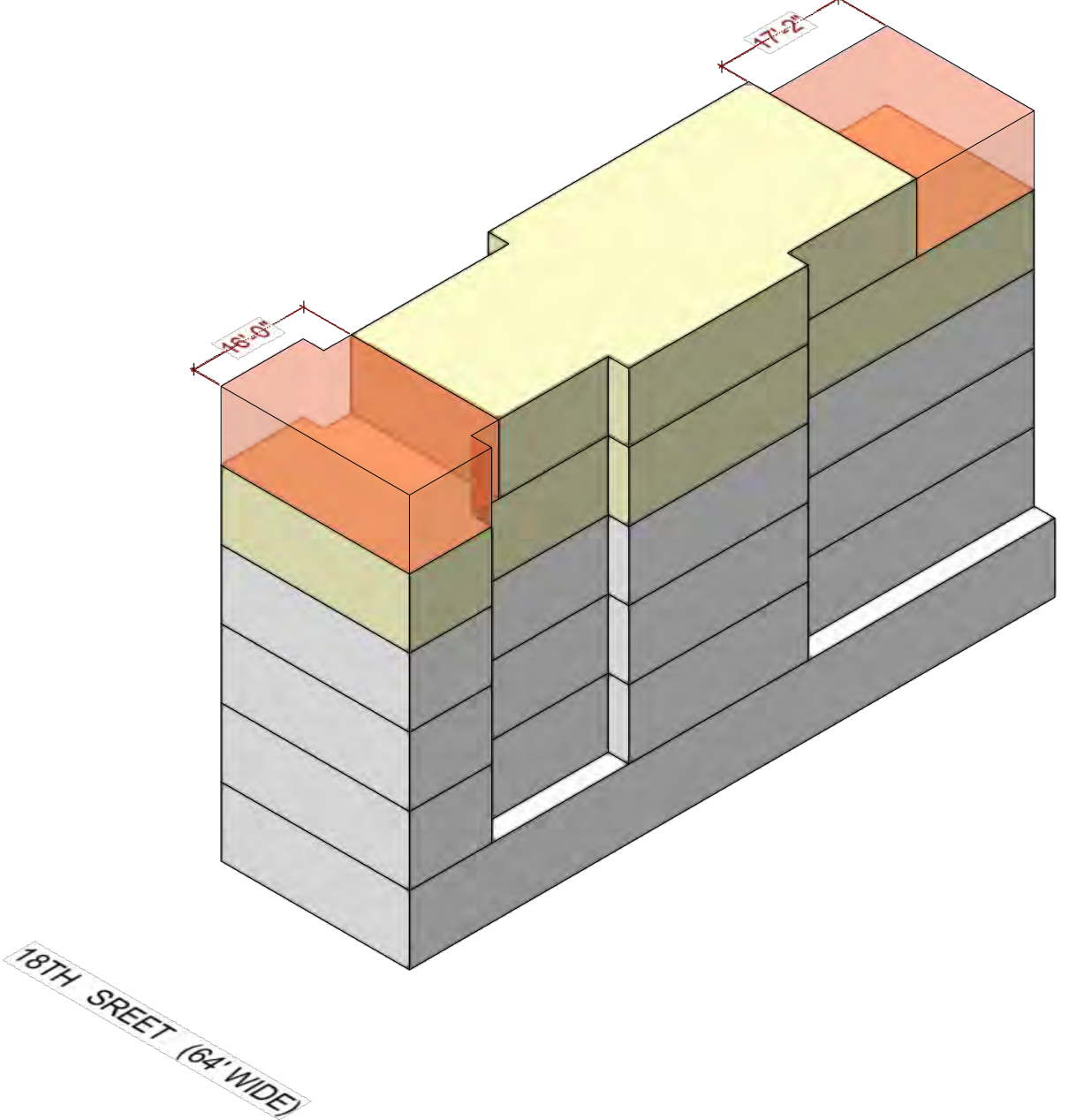
BASELINE: PROPOSED 4 STORIES OF RESIDENTIAL W/ 11.5' FRONT YARD & ±41.5% (AVG. REAR SETBACK) REAR YARD
 RESIDENTIAL GROSS: ± 7,505 S.F.



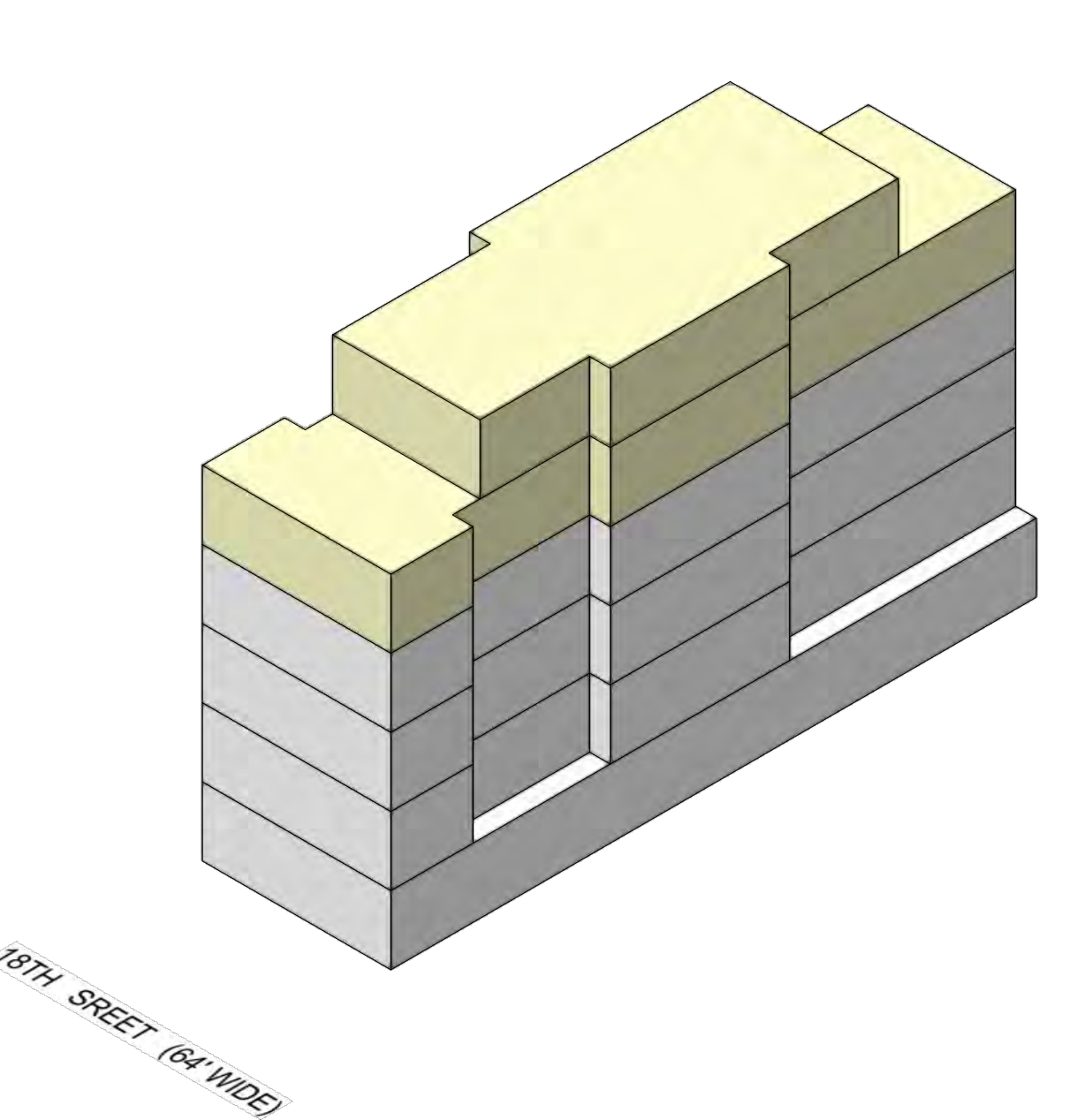
SIDE SETBACK: PROV. 3' LIGHTWELLS & 3' SIDE SETBACKS TO STAY AWAY FROM NEIGHBORS, AND ALSO TO PROV. EXTRA NATURAL LIGHT & VENTILATION TO THE UNITS



STORY ADDITION: ADD TWO ADDITION STORIES.



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



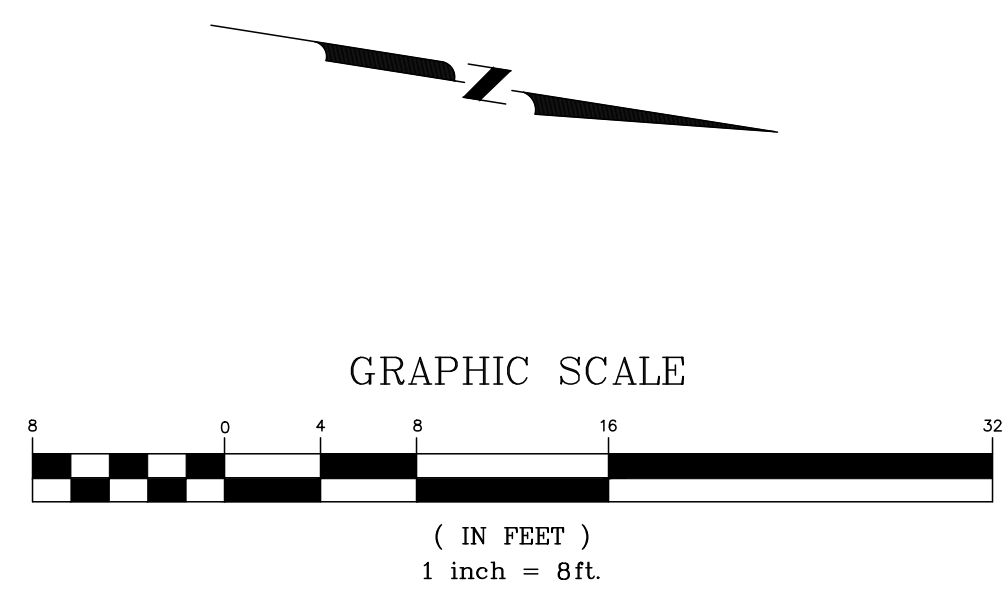
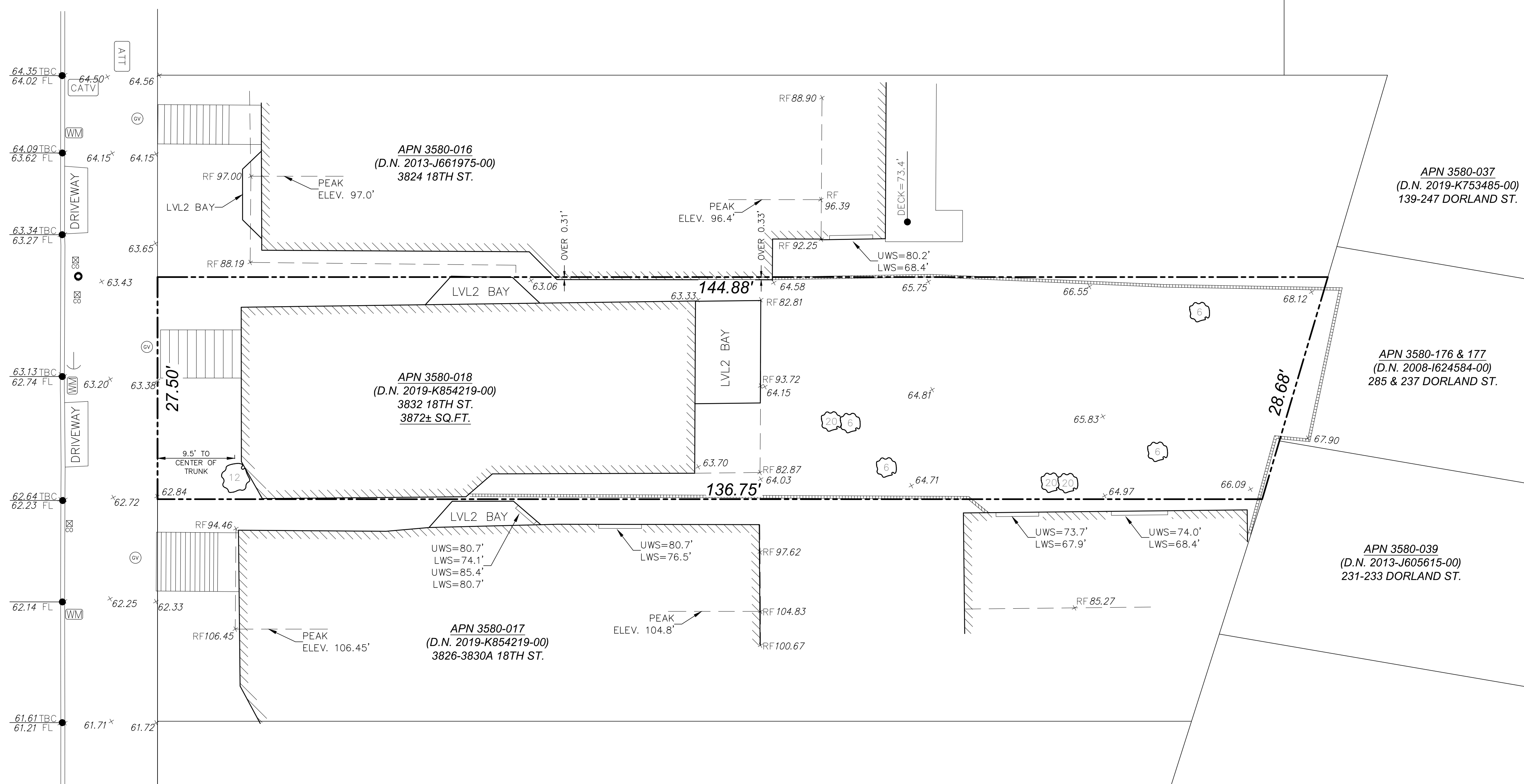
FINAL MASSING: 6 STORIES OF RESIDENTIAL BUILDING
 RESIDENTIAL GROSS AREA: ± 12,307 S.F.

NOTE:
 THESE MASSING DIAGRAMS ARE FOR INFORMATIONAL PURPOSES ONLY

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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
- 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

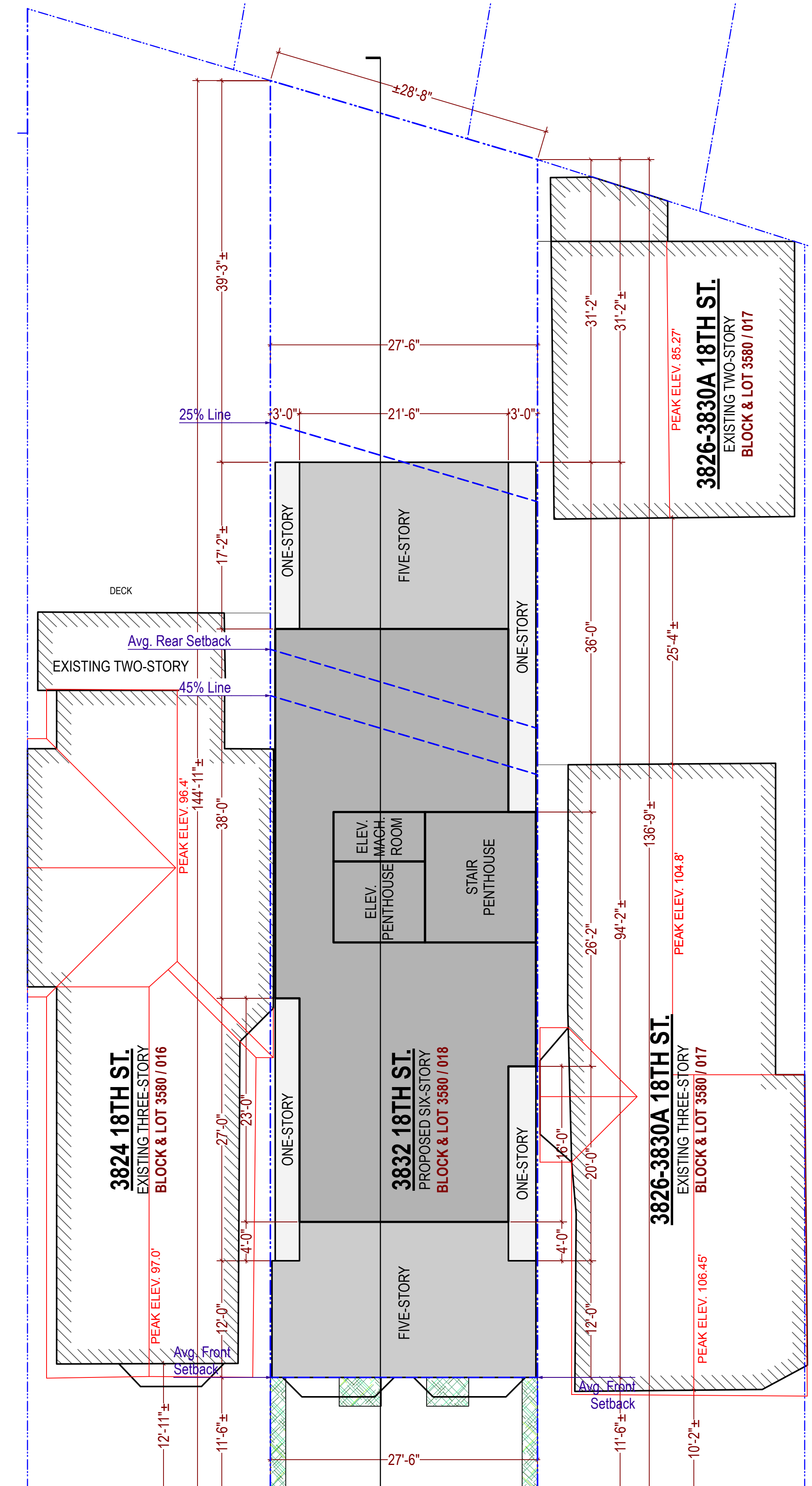


NO.	DATE	COMMENTS	JOB NO.
1.	6/14/21	added tree and steps at front, utilities on adjoining lot	19072

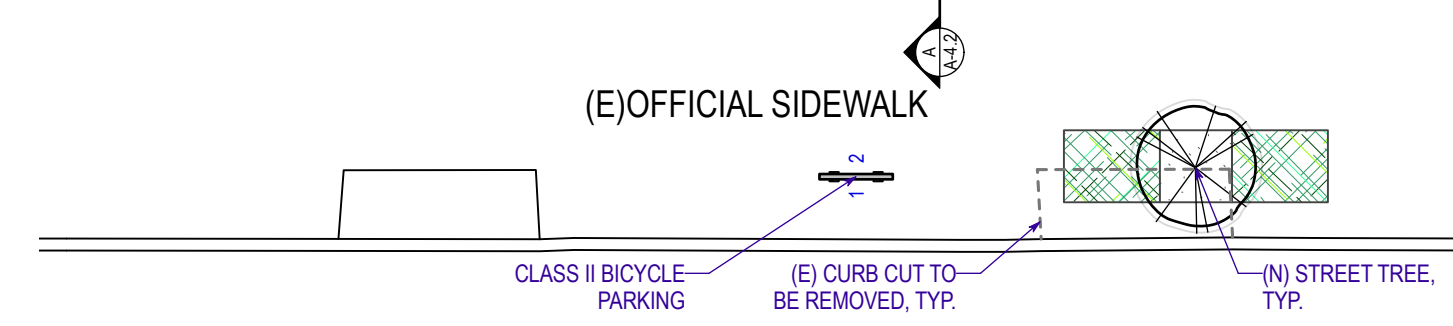
DRAWN BY: CFS
CHECKED BY: DJW
DATE: 12/20/2019
SCALE: 1"=8'

SITE SURVEY
3826 18TH STREET
LOT 018
CITY AND COUNTY OF SAN FRANCISCO, CALIFORNIA

SHEET
1 OF 1



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



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

18TH STREET
(64' WID)

1 2 3 4 5 6 7 8 9 10

A

B

C

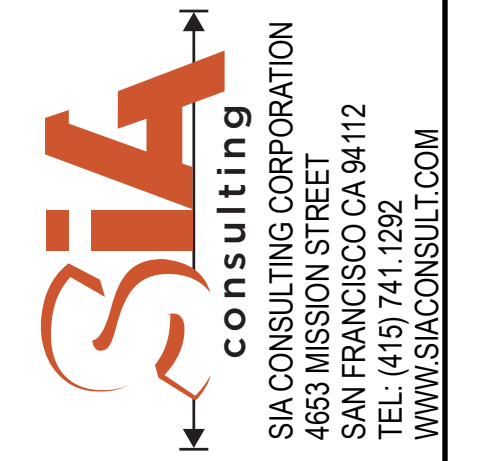
D

E

F

PROJECT NAME

3832 18th St.
San Francisco, CA



SHEET TITLE

Aerial Views (1)

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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

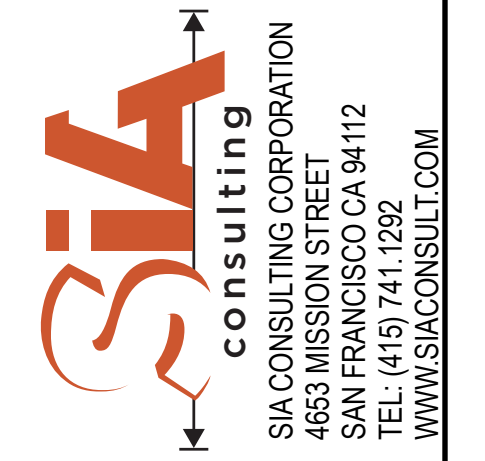
D

E

F

PROJECT NAME

3832 18th St.
San Francisco, CA



SHEET TITLE

Aerial Views (2)

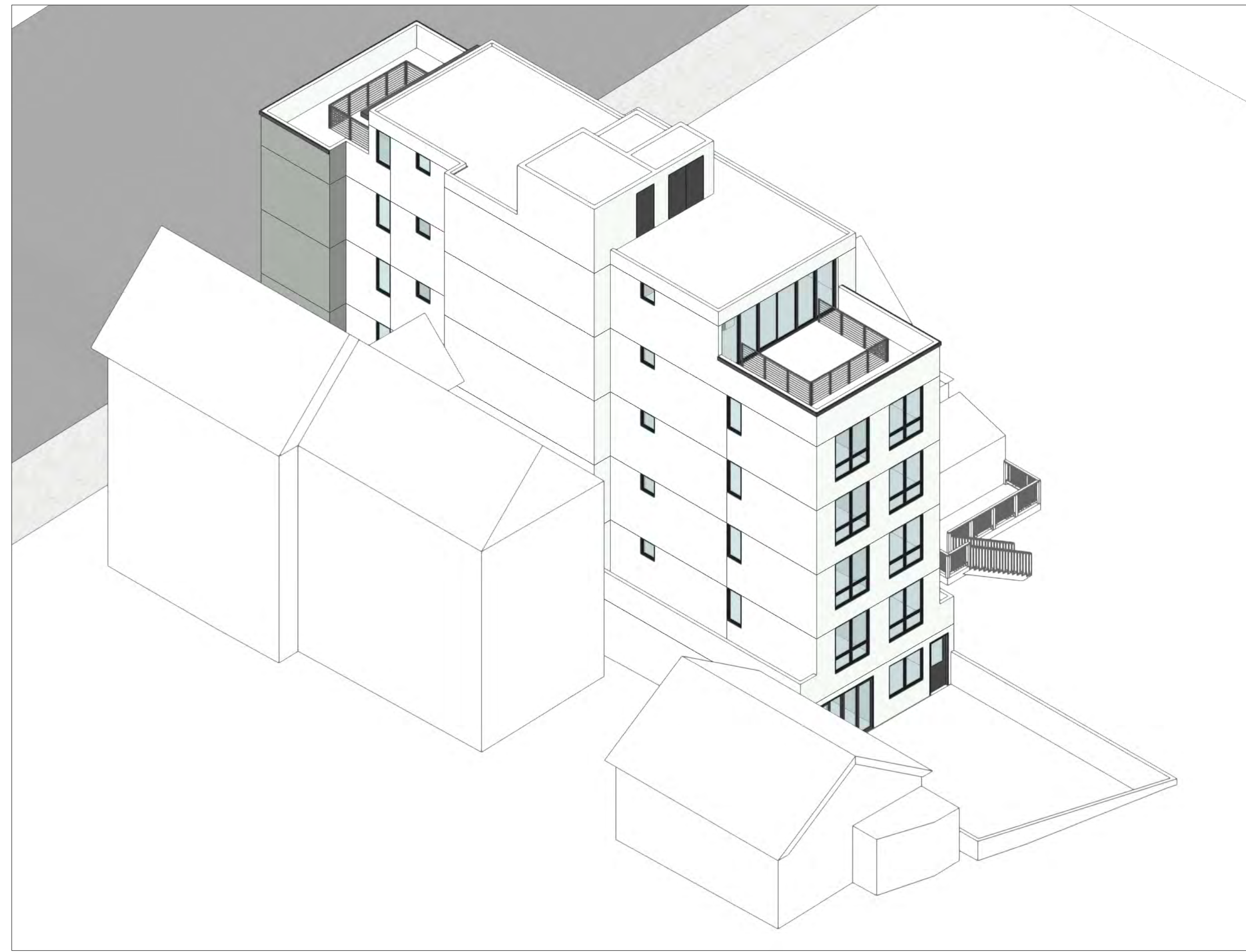
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A-1.3



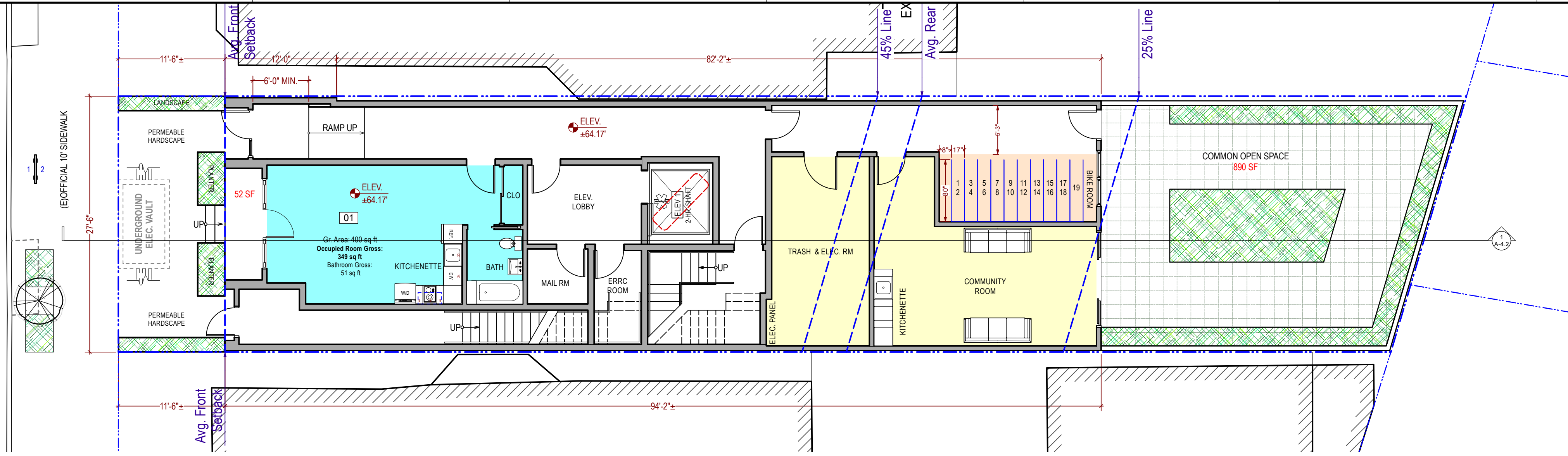
1 Rear Aerial View
Scale: 1:125



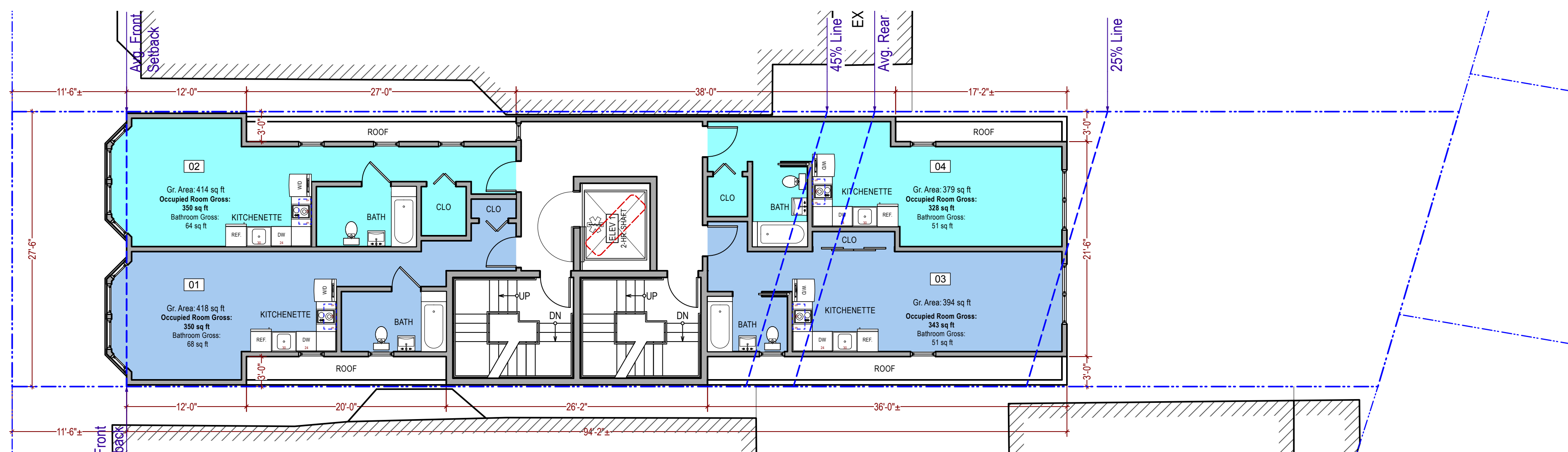
2 Rear Aerial View
Scale: 1:125

1 2 3 4 5 6 7 8 9 10

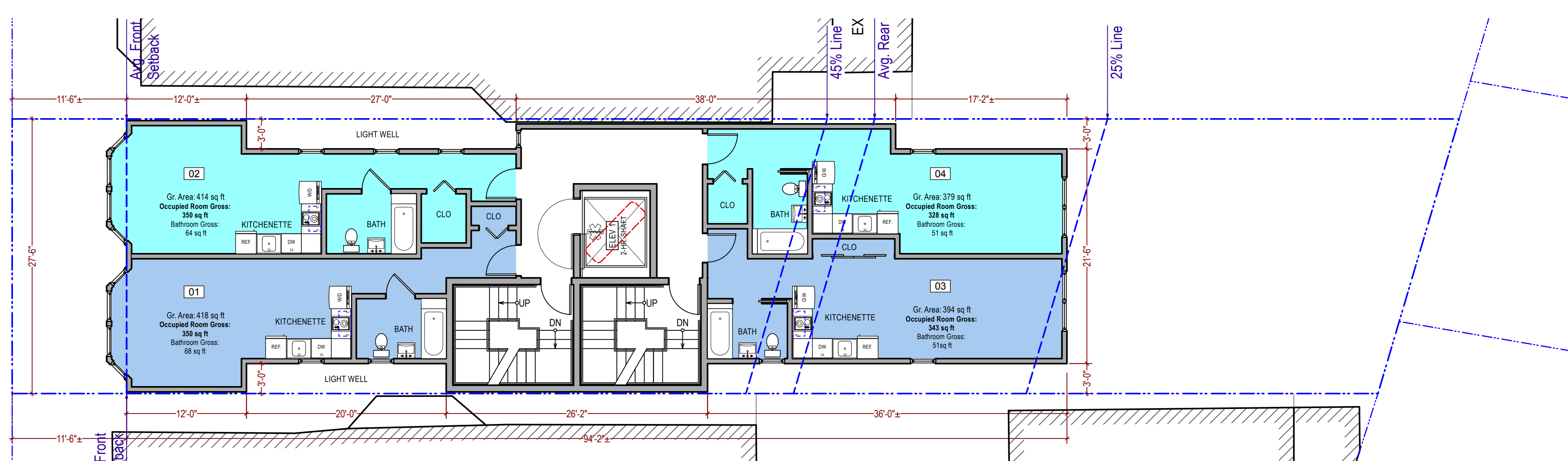
18TH SREET (64' WIDE)



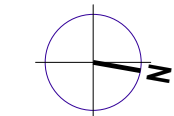
1 Proposed First Floor
Scale: 1/8" = 1'-0"



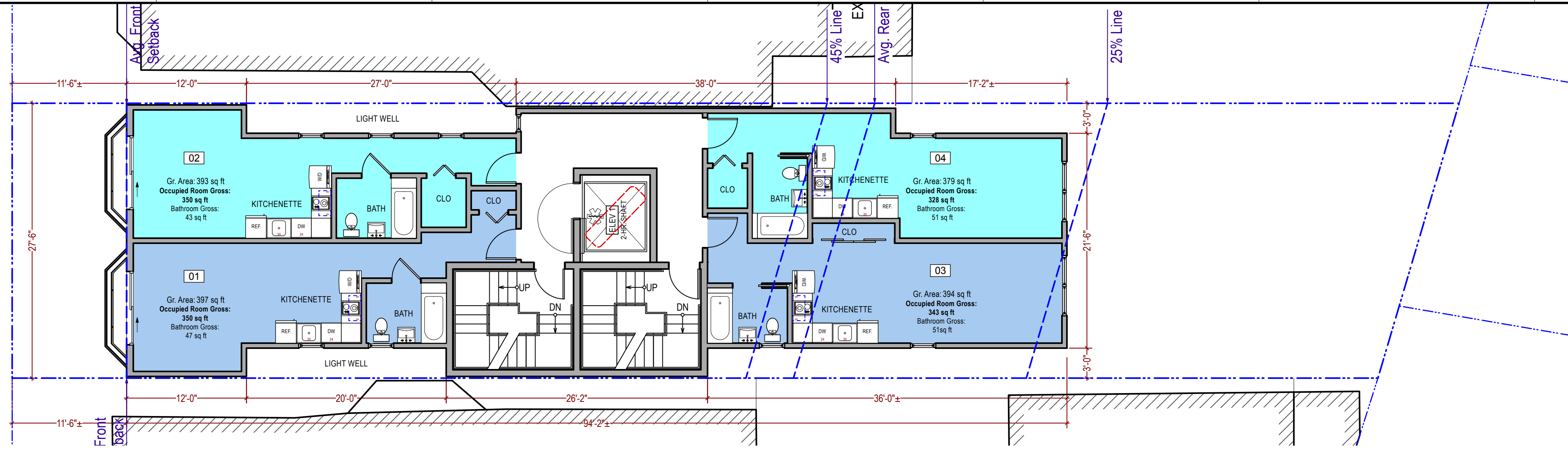
2 Proposed Second Floor
Scale: 1/8" = 1'-0"



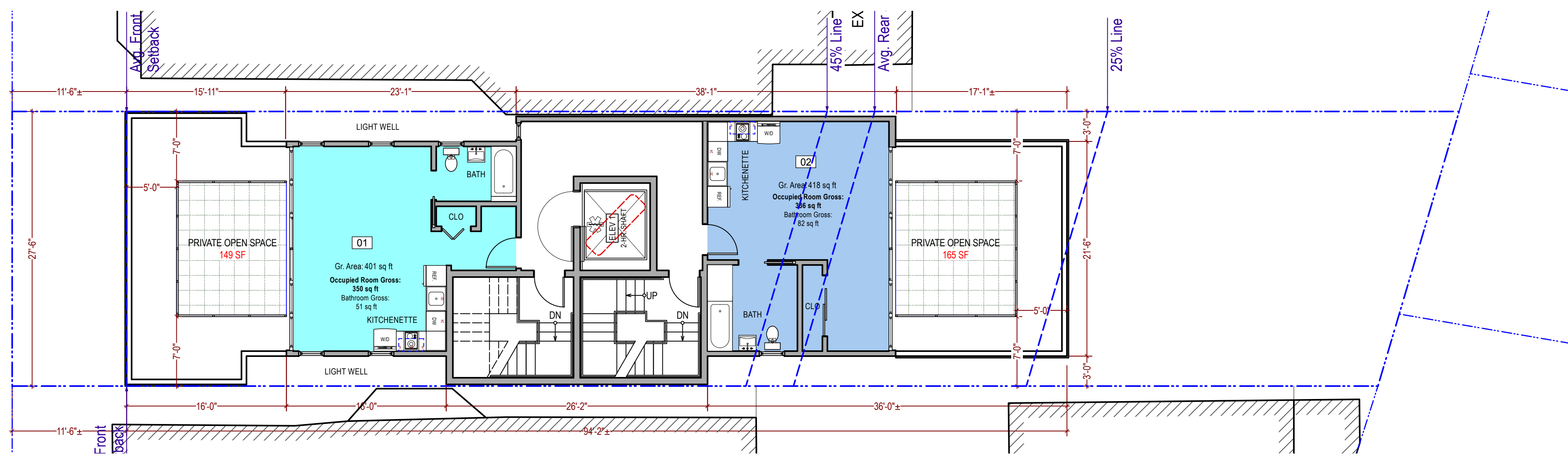
3 Proposed Third/Fourth Floor
Scale: 1/8" = 1'-0"



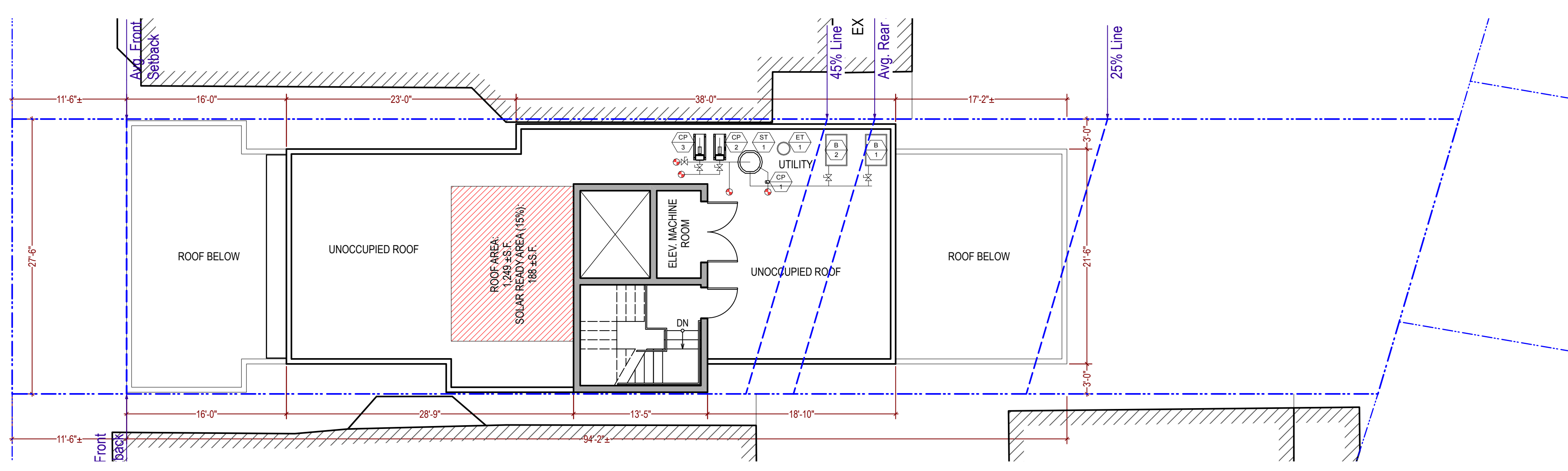
1 Proposed Fifth Floor
Scale: 1/8" = 1'-0"



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

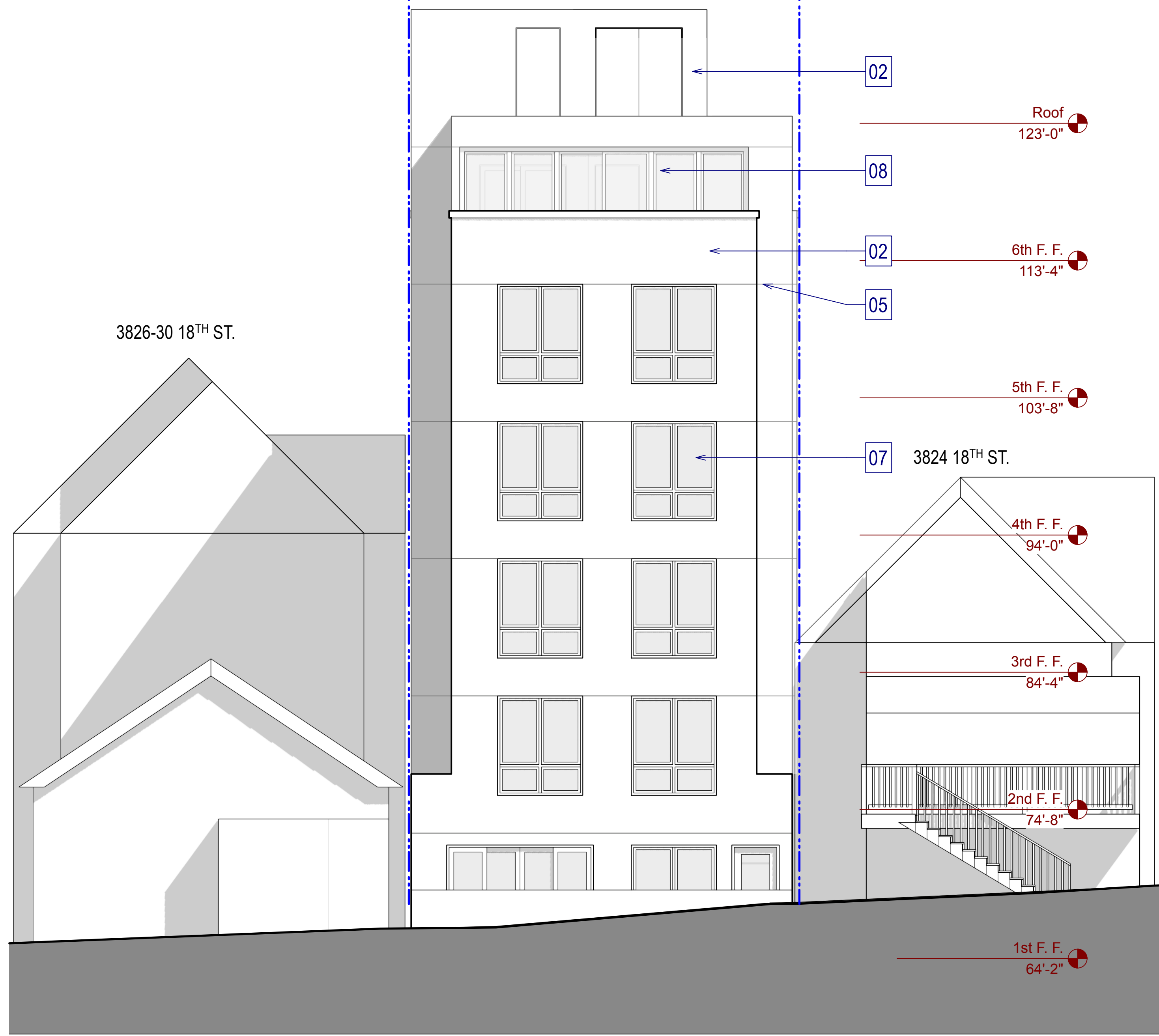


3 Proposed Roof Plan
Scale: 1/8" = 1'-0"



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		OPER. WT. (LBS.)
				INPUT	OUTPUT	
B 1 2	LAARS NEOTHERM NTV 750	2	HOT WATER	750,000	705,000	475



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

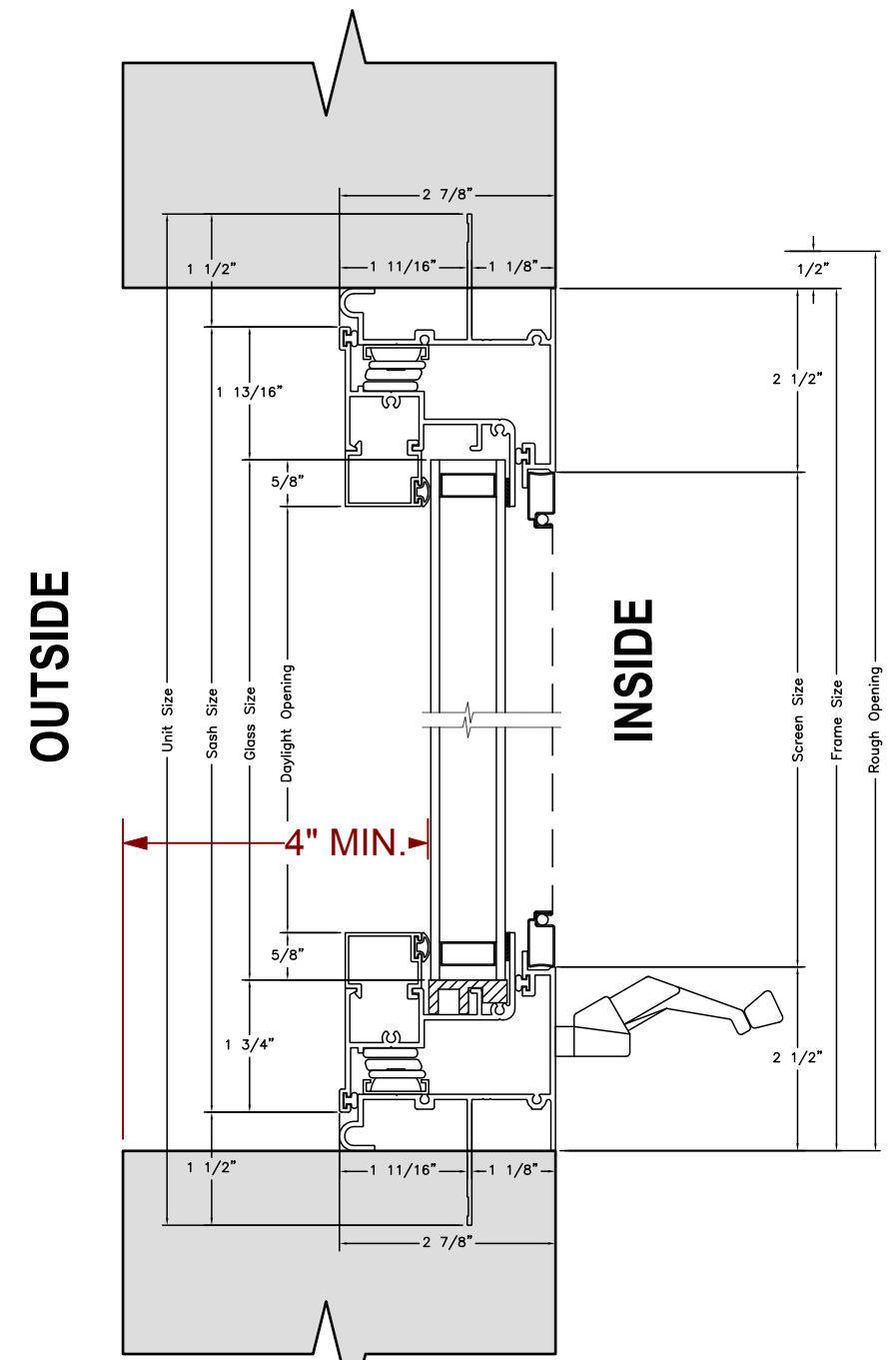


1 Proposed Front Elevation (North)
Scale: 3/16" = 1'-0"

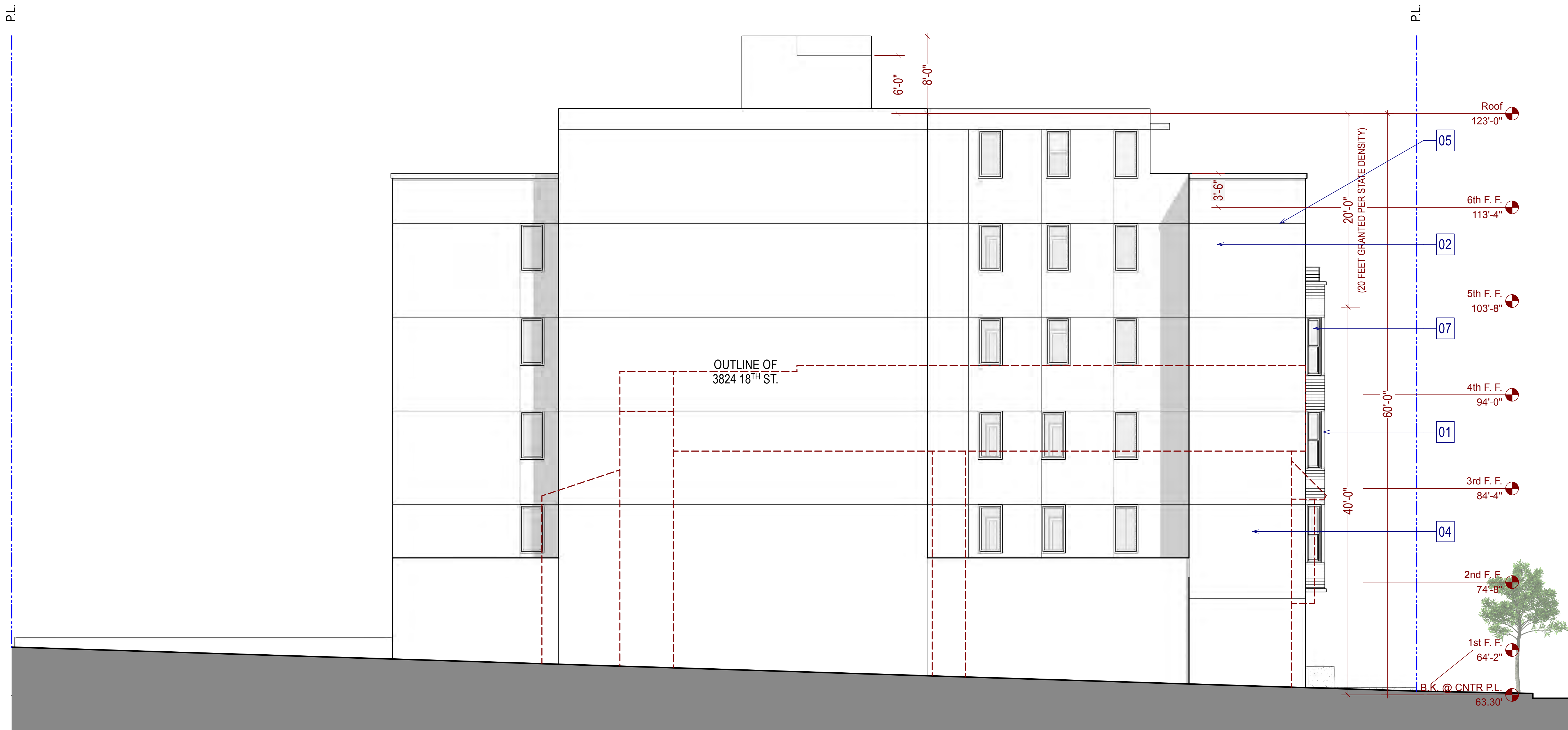
FACADE MATERIALS KEY NOTES:

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.

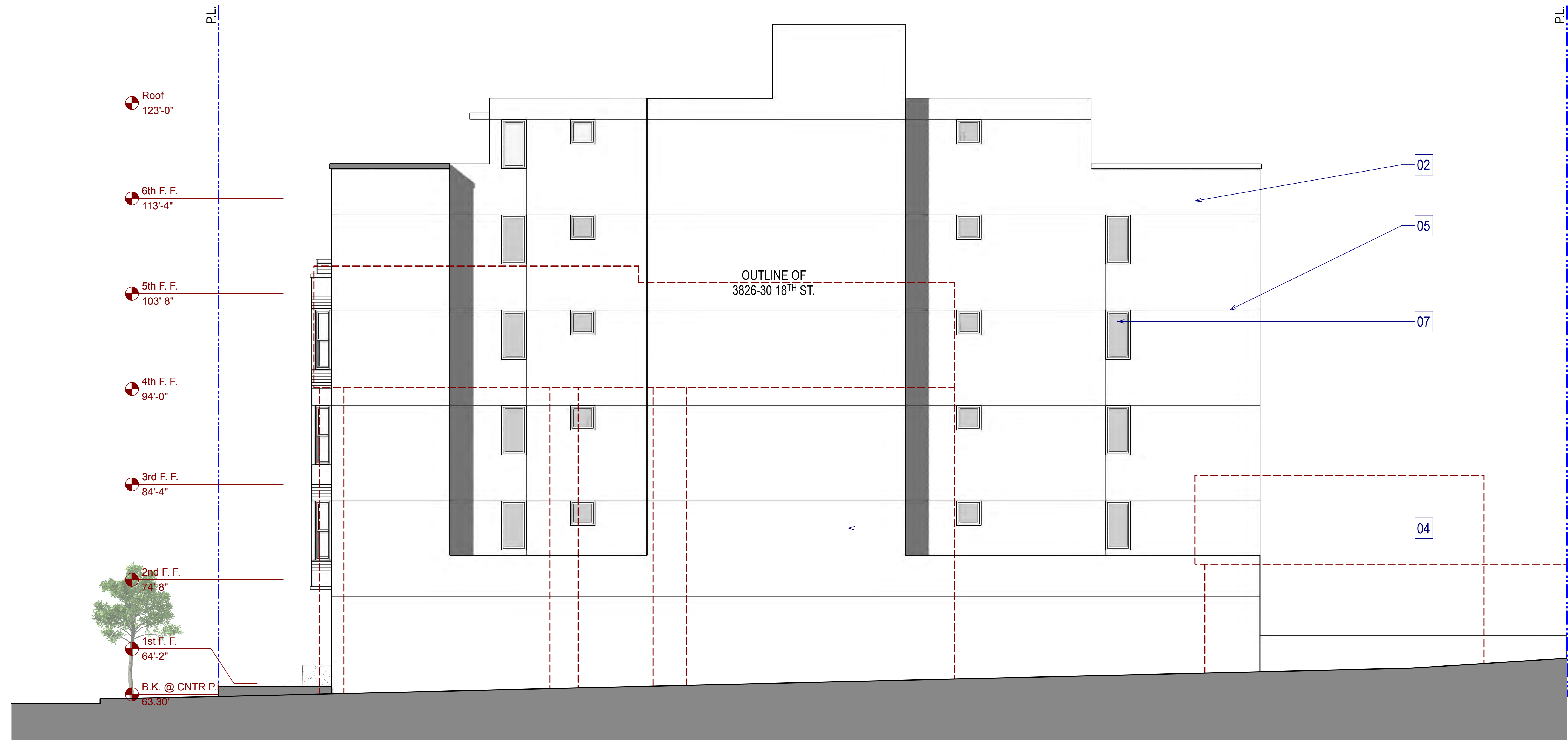


1 Proposed Left Elevation (East)
Scale: 3/16" = 1'-0"

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

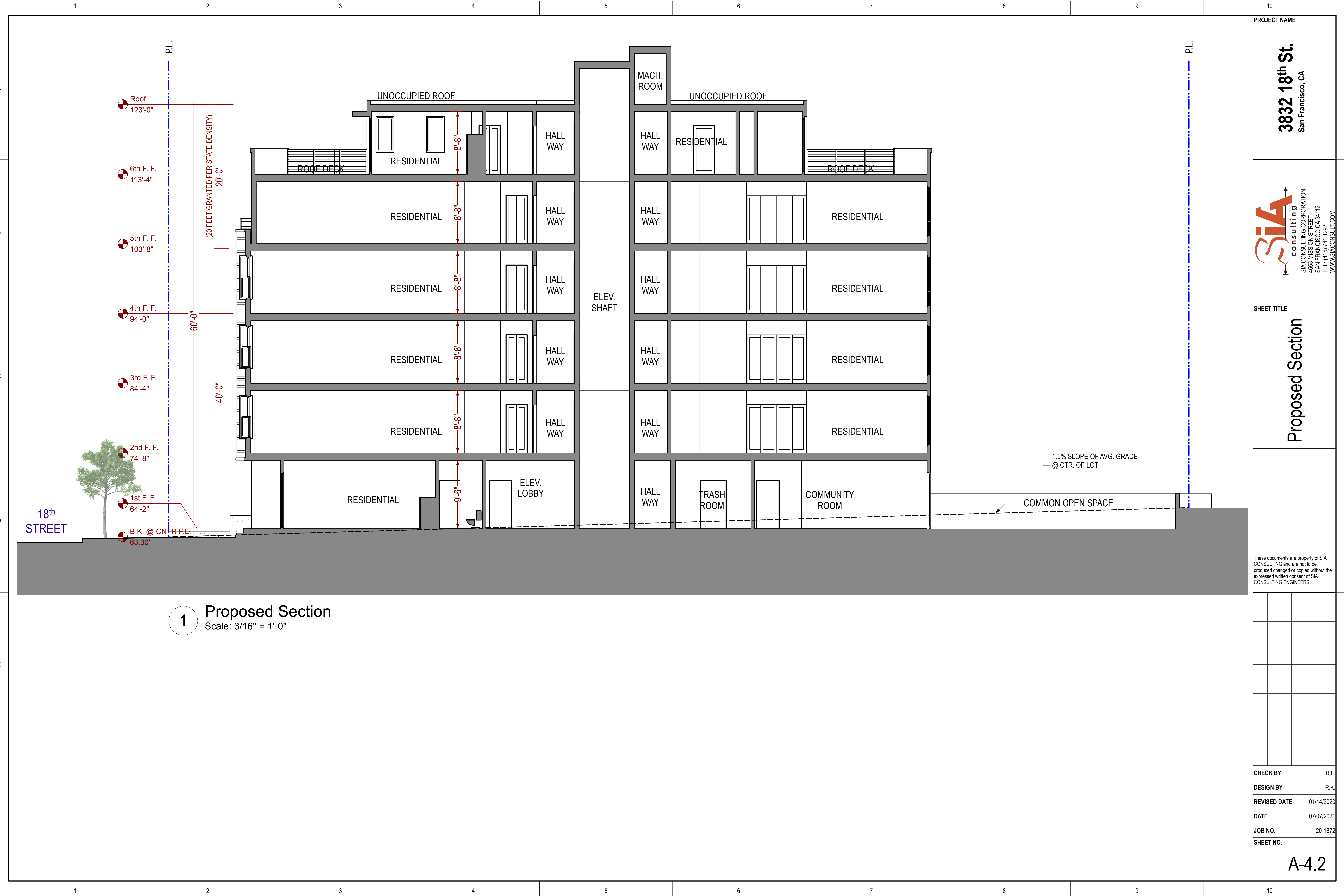


1 Proposed Right Elevation (West)
Scale: 3/16" = 1'-0"

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



PROJECT NAME

3832 18th St.
San Francisco, CA

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4653 MISSION STREET
SAN FRANCISCO CA 94112
TEL: (415) 741.1292
WWW.SIACONSULT.COM

SHEET TITLE

Proposed Section

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PROJECT NAME

3832 18th St.
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SHEET TITLE

Interior Rendering
-Typical Front Unit

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

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SHEET TITLE

Interior Rendering
-Typical Rear Unit

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CHECK BY	R.L.
DESIGN BY	R.K.
REVISED DATE	01/14/2020
DATE	06/25/2021
JOB NO.	20-1872
SHEET NO.	

A-5.2

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

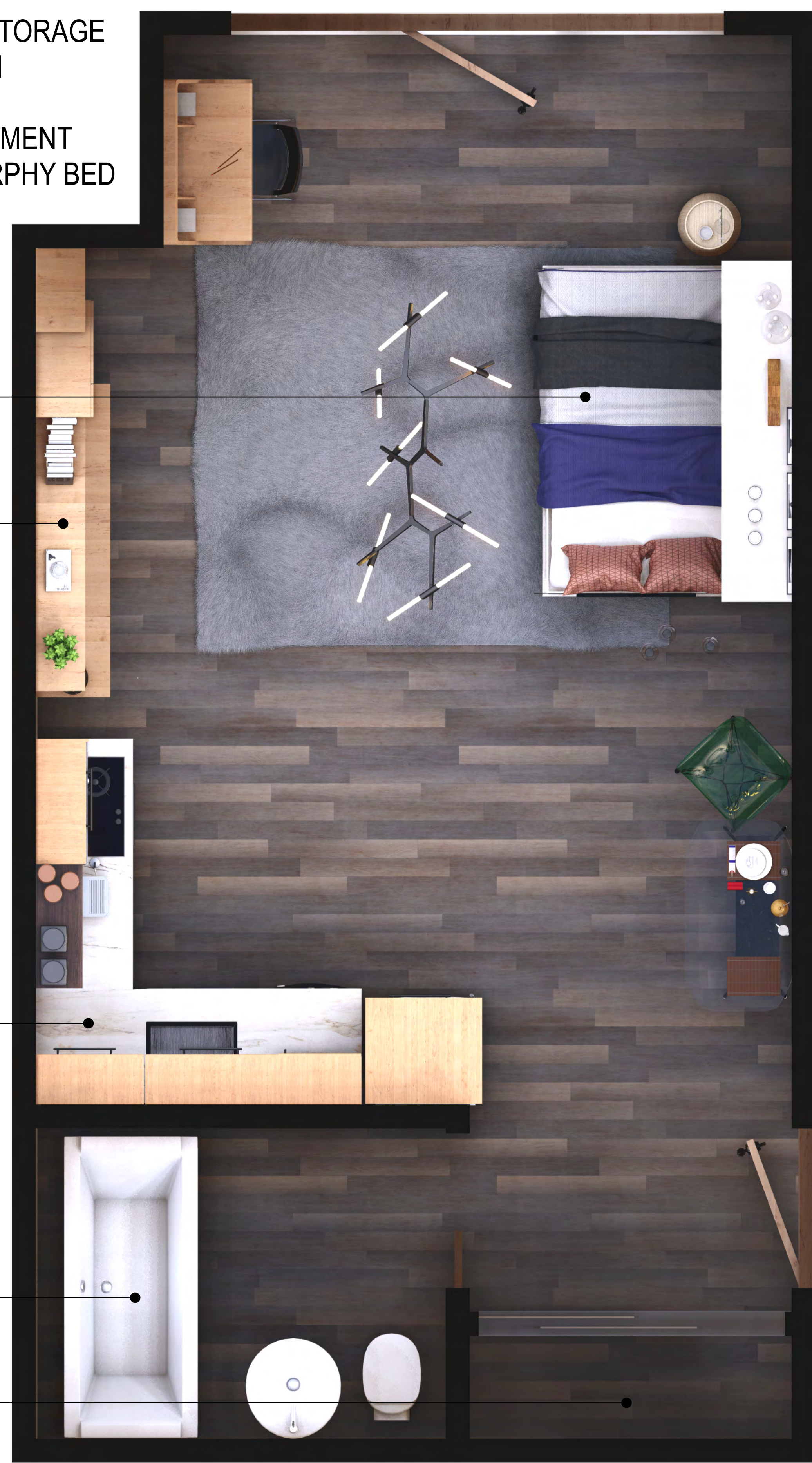
05

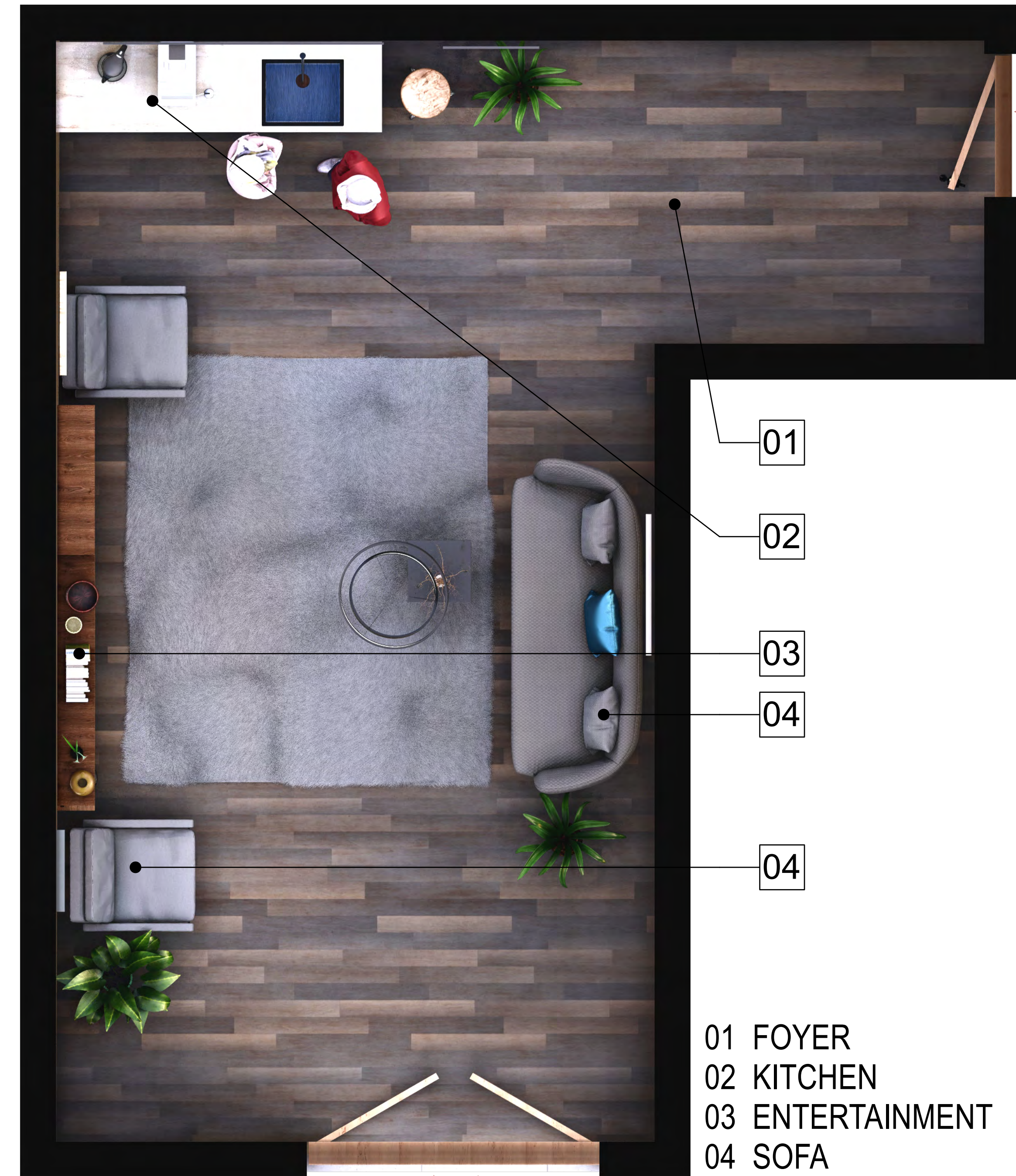
04

03

02

01





REAR YARD

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



01 LANDSCAPE
02 SEATING
03 COMMUNITY ROOM



01

02

03

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)

INSTRUCTIONS:
 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. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.

CHECK THE ONE COLUMN THAT BEST DESCRIBES YOUR PROJECT →

INSTRUCTIONS: 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. For Municipal projects, additional Environment Code Chapter 7 requirements may apply; see GS6.			NEW CONSTRUCTION				ALTERATIONS + ADDITIONS					PROJECT INFO	
			LOW-RISE RESIDENTIAL <input type="checkbox"/> R 1-3 Floors	HIGH-RISE RESIDENTIAL <input type="checkbox"/> R 4+ Floors	LARGE NON-RESIDENTIAL <input type="checkbox"/> A,B,E,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL <input type="checkbox"/> F,H,L,S,U or A,B,E,I,M less than 25,000 sq.ft.	RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <input type="checkbox"/> R 25,000 sq.ft. or greater	OTHER RESIDENTIAL ALTERATIONS + ADDITIONS <input type="checkbox"/> R adds any amount of conditioned area	NON-RESIDENTIAL MAJOR ALTERATIONS + ADDITIONS <input type="checkbox"/> B,M 25,000 sq.ft. or greater	FIRST-TIME NON-RESIDENTIAL INTERIORS <input type="checkbox"/> A,B,I,M 25,000 sq.ft. or greater	OTHER NON-RESIDENTIAL ALTERATIONS + ADDITIONS <input type="checkbox"/> A,B,E,F,H,L,I,M,S,U more than 1,000 sq.ft. or \$200,000	3832 18th St. PROJECT NAME	3580/018 BLOCK/LOT
LEED/GPR	TITLE	SOURCE OF REQUIREMENT	DESCRIPTION OF REQUIREMENT										
LEED/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/GPR	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.										
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).										
WATER	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).										
	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.sfwater.org for details.										
	WATER-EFFICIENT IRRIGATION	Administrative Code ch.63	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 climate appropriate plants, restrict turf areas and comply with Model Water Efficient Landscape Ordinance restrictions by calculated E AF (.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.).										
ENERGY	ENERGY EFFICIENCY	CA Energy Code	Comply with all provisions of the CA Title 24 Part 6 Energy Standards.										
	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.										
	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).										
	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.										
PARKING	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.										
	DESIGNATED PARKING	CALGreen 5.106.5.2	Mark 8% of total parking stalls for low-emitting, fuel efficient, and carpool/van pool vehicles										
	WIRING FOR EV CHARGERS	SFGBC 4.106.4 & 5.106.5.3	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 ≥40A 208 or 240V to EV chargers at 20% of spaces. Install ≥40A 208 or 240V branch circuits to ≥10% of spaces, terminating close to the proposed EV charger location. Installation of chargers is not required. Projects with zero off-street parking exempt. See SFGBC 4.106.4 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.										
WASTE DIVERSION	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										
	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.										
HVAC	HVAC INSTALLER QUALS	CALGreen 4.702.1	Installers must be trained and certified in best practices.										
	HVAC DESIGN	CALGreen 4.507.2	HVAC shall be designed to ACCA Manual J, D, and S.										
	REFRIGERANT MANAGEMENT	CALGreen 5.508.1	Use no halons or CFCs in HVAC.										
GOOD NEIGHBOR	LIGHT POLLUTION REDUCTION	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.										
	BIRD-SAFE BUILDINGS	Planning Code sec.139	Glass facades and bird hazards facing and/or near Urban Bird Refuges may need to treat their glass for opacity.										
	TOBACCO SMOKE CONTROL	CALGreen 5.504.7, Health Code art.19F	For non-residential projects, prohibit smoking within 25 feet of building entries, air intakes, and operable windows. For residential projects, prohibit smoking within 10 feet of building entries, air intakes, and operable windows and enclosed common areas.										
POLLUTION PREVENTION	STORMWATER CONTROL PLAN	Public Works Code art.4.2 sec.147	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.										
	CONSTRUCTION SITE RUNOFF CONTROLS	Public Works Code art.4.2 sec.146	Provide a construction site Stormwater Pollution Prevention Plan and implement SFPUC Best Management Practices. See www.sfwater.org for details.										
INDOOR ENVIRONMENTAL QUALITY	ACOUSTICAL CONTROL	CALGreen 5.507.4.1-3, SF Building Code sec.1207	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.										
	AIR FILTRATION (CONSTRUCTION)	CALGreen 4.504.1-3 & 5.504.1-3	Seal permanent HVAC ducts/equipment stored onsite before installation.										
	AIR FILTRATION (OPERATIONS)	CALGreen 5.504.5.3, SF Health Code art.38	Non-residential projects must provide MERV-8 filters on H AC for regularly occupied, actively ventilated spaces. Residential new construction and major alteration & addition projects in Air Pollutant Exposure Zones per SF Health Code art.38 must provide MERV-13 filters on H AC.										
	CONSTRUCTION IAQ MANAGEMENT PLAN	SFGBC 5.103.1.8	During construction, meet SMACNA IAQ guidelines; provide MERV-8 filters on all H AC.										
RESIDENTIAL	GRADING & PAVING	CALGreen 4.106.3	Show how surface drainage (grading, swales, drains, retention areas) will keep surface water from entering the building.										
	RODENT PROOFING	CALGreen 4.406.1	Seal around pipe, cable, conduit, and other openings in exterior walls with cement mortar or DBI-approved similar method.										
	FIREPLACES & WOODSTOVES	CALGreen 4.503.1	Install only direct-vent or sealed-combustion, EPA Phase II-compliant appliances.										
	CAPILLARY BREAK, SLAB ON GRADE	CALGreen 4.505.2	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 licensed professional.										
	MOISTURE CONTENT	CALGreen 4.505.3	Wall and floor wood framing must have <19% moisture content before enclosure.										
	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).										

PROJECT NAME
 3832 18th St.
 San Francisco, CA

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SHEET TITLE
 Greenpoint Checklist

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G-1.0