

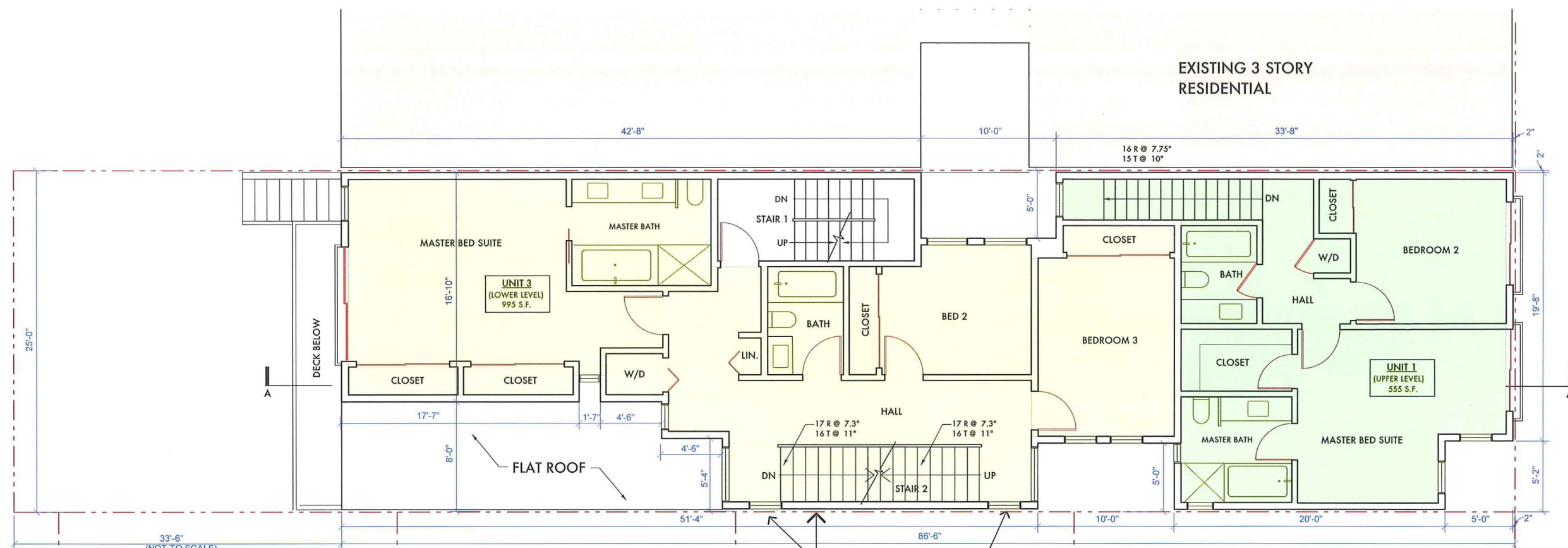


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EXISTING FOUR STORY  
BUILDINGS ON 27TH AVE. BLOCK

218 27TH AVENUE RESIDENCES  
BLOCK 1386 LOT 38  
SAN FRANCISCO, CA



EXISTING 3 STORY  
RESIDENTIAL

16 R @ 7.75"  
15 T @ 10"

MASTER BED SUITE

MASTER BATH

UNIT 3  
(LOWER LEVEL)  
995 S.F.

DN  
STAIR 1  
UP

BED 2

BEDROOM 3

BEDROOM 2

BATH

HALL

CLOSET

W/D

CLOSET

W/D

MASTER BATH

MASTER BED SUITE

HALL

DN

STAIR 2

UP

FLAT ROOF

FIXED, FROSTED  
GLASS WINDOW

APPELLANT'S  
PROPERTY

EXISTING 2 STORY  
RESIDENTIAL

EXISTING 3 STORY  
RESIDENTIAL

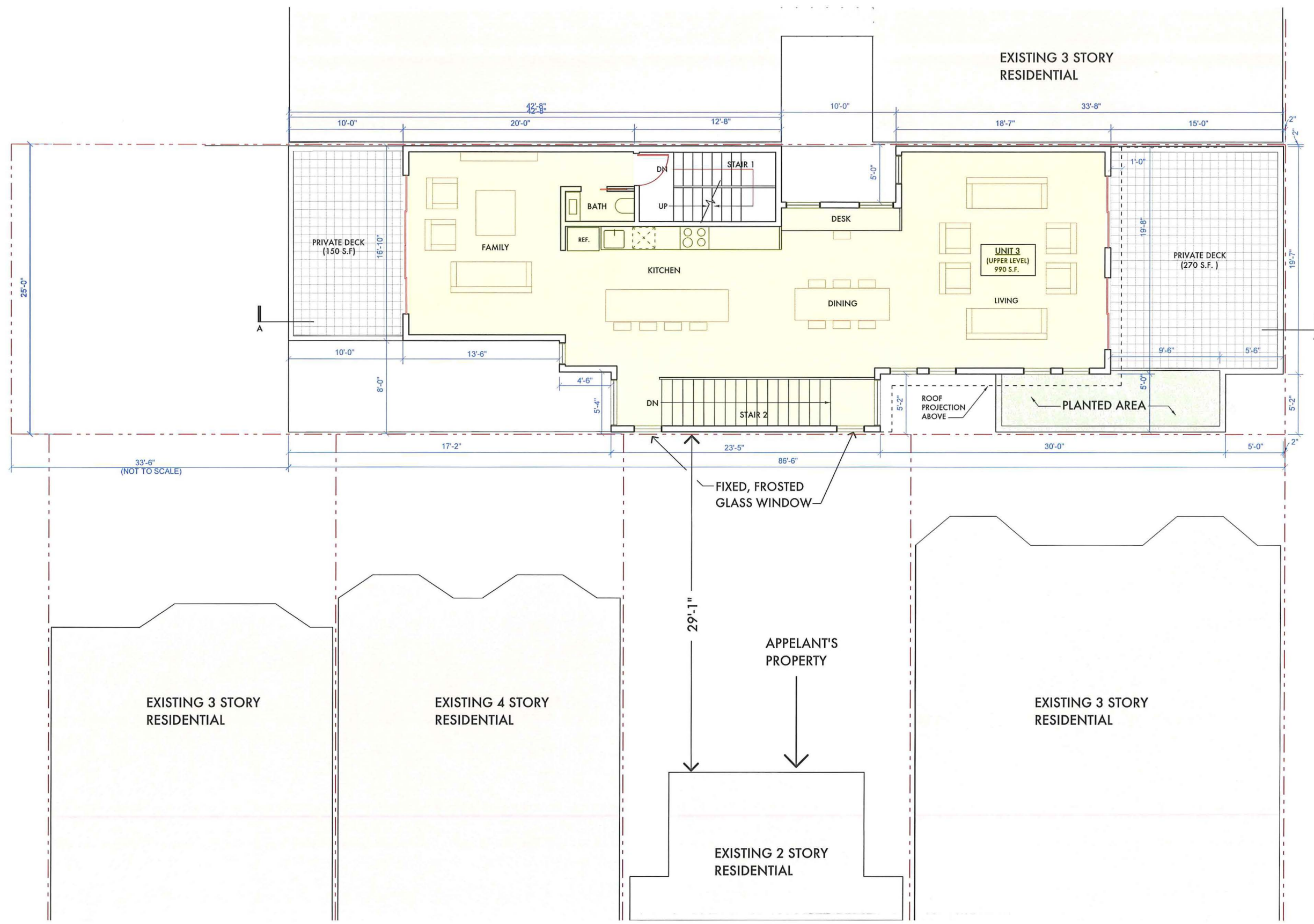
EXISTING 3 STORY  
RESIDENTIAL + PARTIAL  
4TH STORY

EXISTING 3 STORY  
RESIDENTIAL

27TH AVENUE

THIRD FLOOR PLAN





27TH AVENUE

**PROPOSED FOURTH  
FLOOR PLANS**

**218 27TH AVENUE RESIDENCES**  
BLOCK 1386 LOT 38  
SAN FRANCISCO, CA

FOURTH FLOOR PLAN 

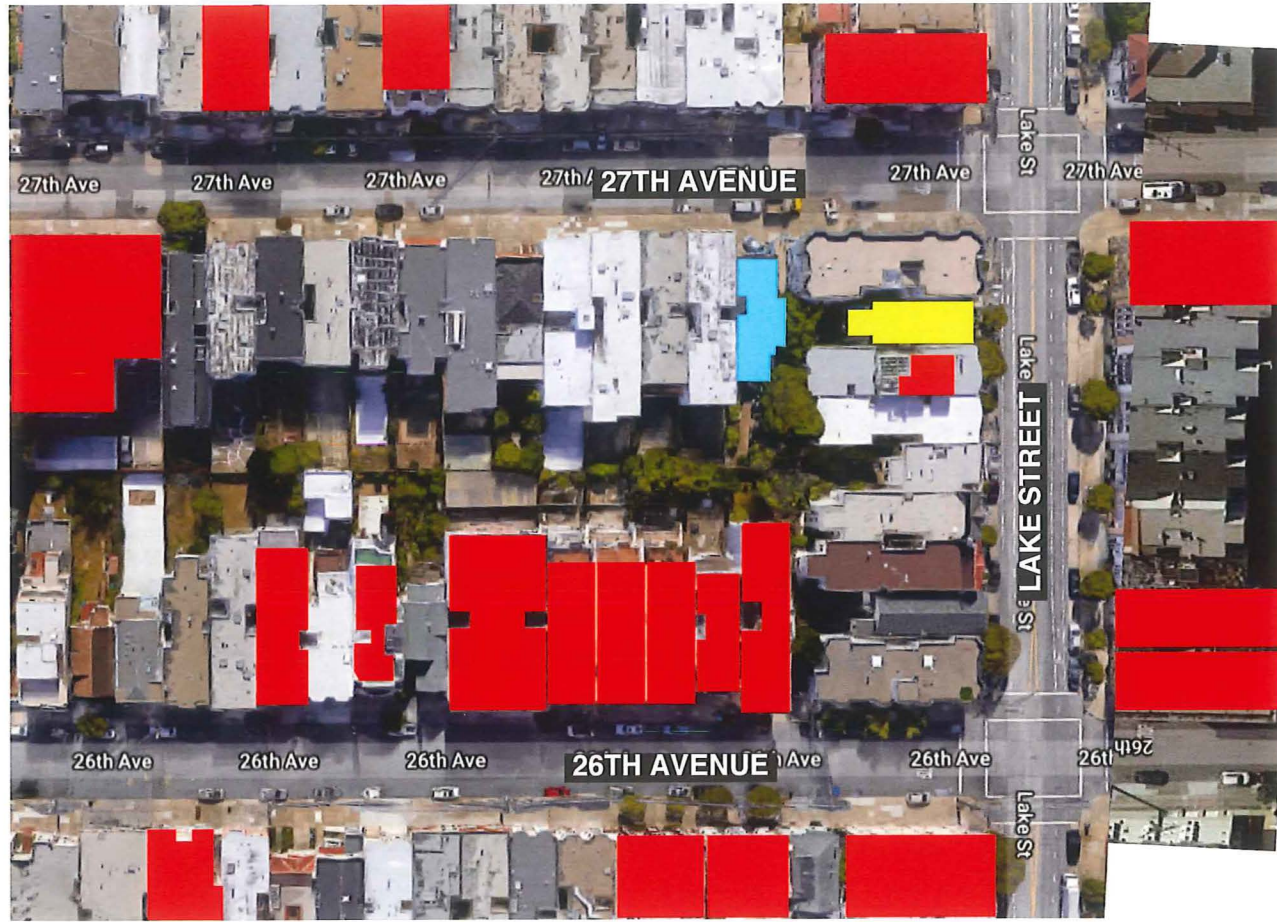


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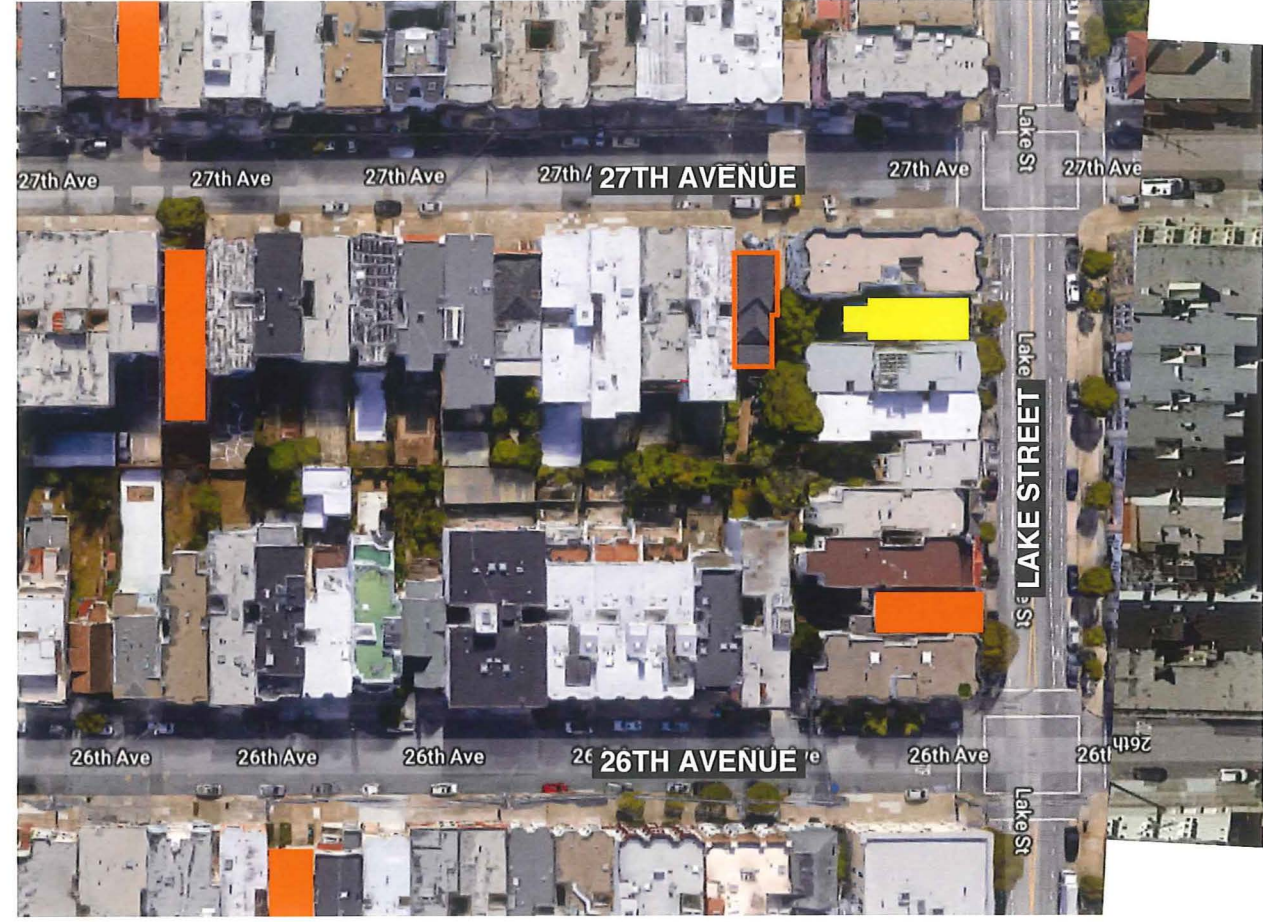
**PROPOSED BUILDING  
RENDERED IN CONTEXT**

**218 27TH AVENUE RESIDENCES**  
BLOCK 1386 LOT 38 SAN FRANCISCO, CA



**BLOCK HEIGHT ANALYSIS - 4 STORY STRUCTURES**

- KEY: ■ = EXSITING 4TH STORIES  
■ = 4TH STORY PORTION OF PROPOSED PROJECT  
■ = APPELLANT'S 2 STORY STURCTURE



**BLOCK HEIGHT ANALYSIS - 2 STORY STURCTURES**

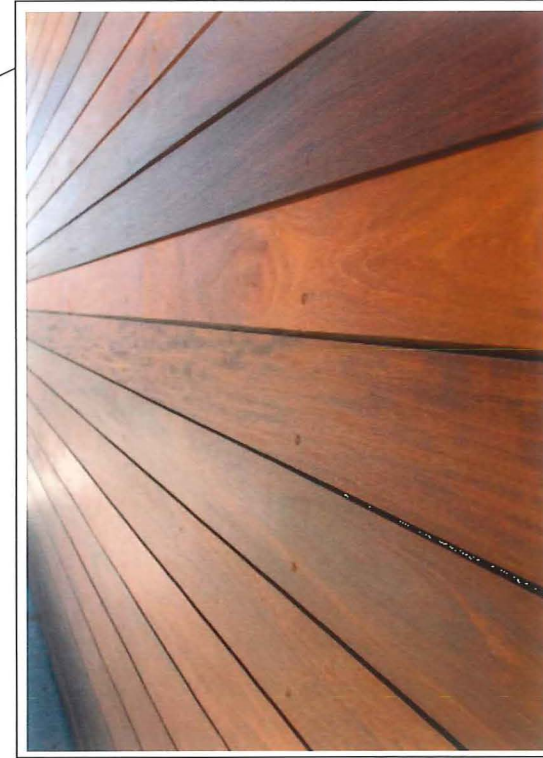
- KEY: ■ = 2 STORY STRUCTURES  
■ = APPELLANT'S 2 STORY STURCTURE



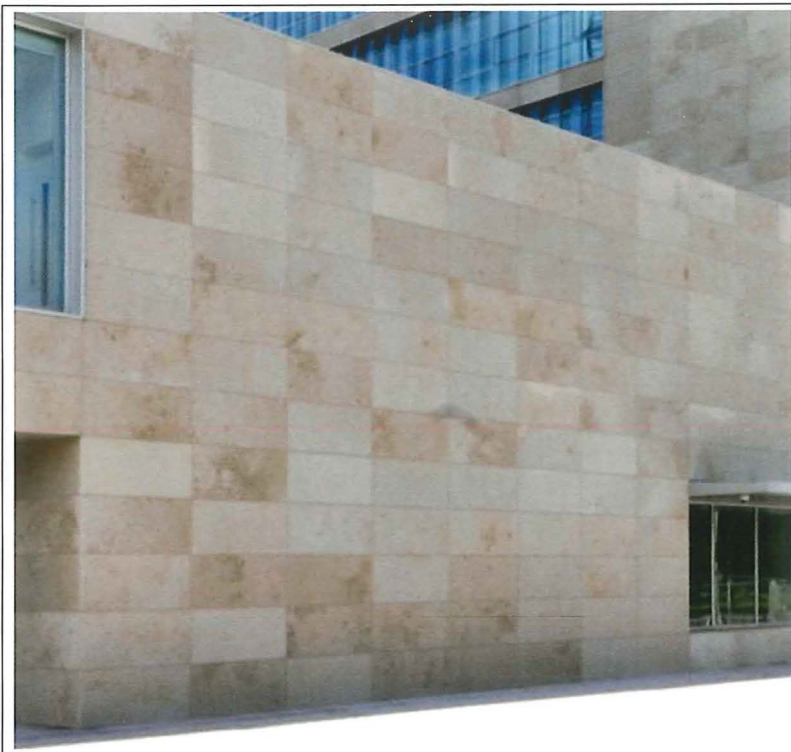
ORNAMENTAL IRON RAILINGS



PROPOSED 27TH AVENUE RENDERING



DARK STAINED WOOD SIDING



MULTI-SHADED LIMESTONE CLADDING



BRONZE COLORED METAL FRENCH DOORS





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PROPOSED BUILDING  
IN CONTEXT FROM THE NORTH

218 27TH AVENUE RESIDENCES  
BLOCK 1386 LOT 38  
SAN FRANCISCO, CA

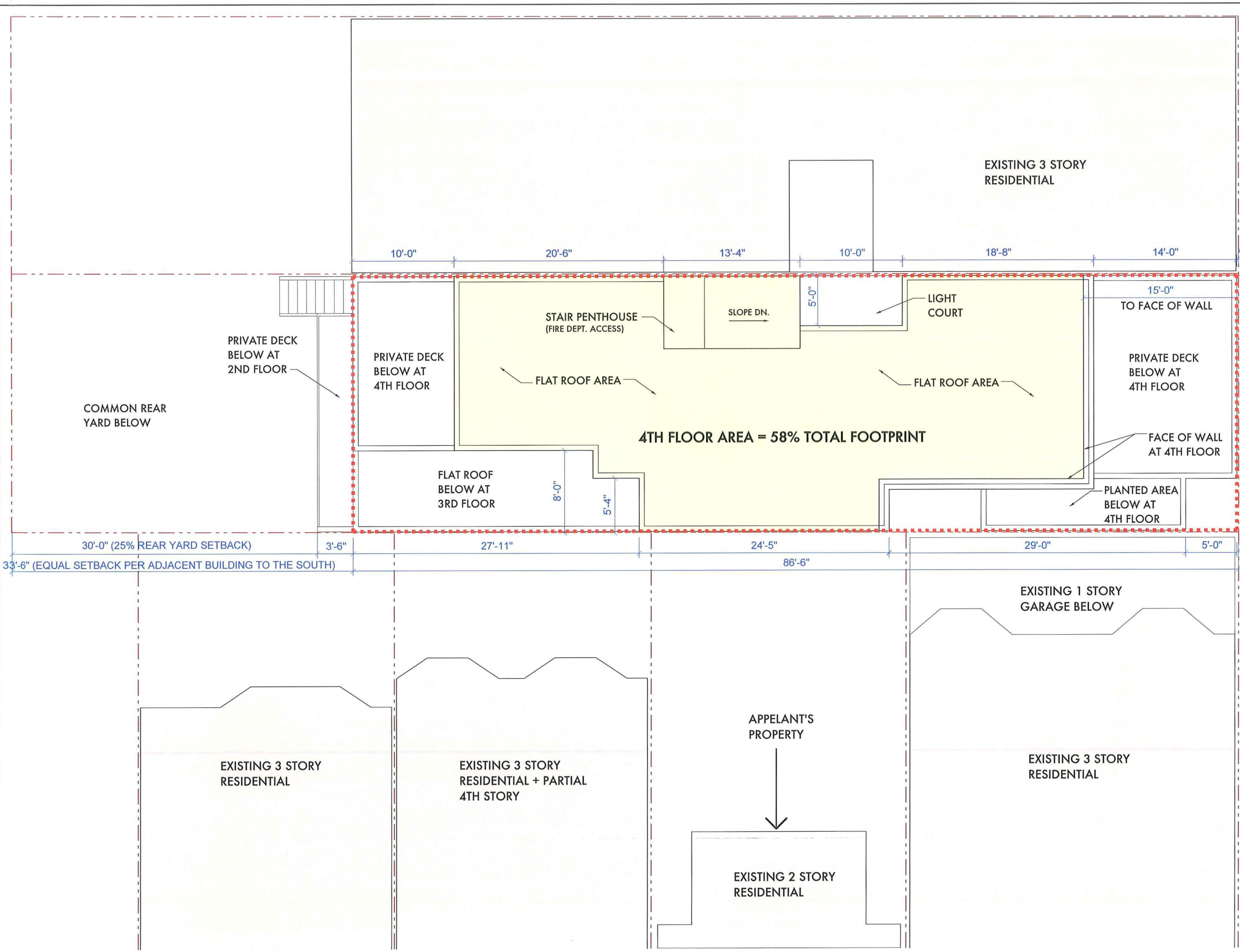


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PROPOSED BUILDING  
IN CONTEXT FROM THE SOUTH

218 27TH AVENUE RESIDENCES  
BLOCK 1386 LOT 38  
SAN FRANCISCO, CA



**PROPOSED SITE PLAN**

**218 27TH AVENUE RESIDENCES**  
BLOCK 1386 LOT 38  
SAN FRANCISCO, CA

27TH AVENUE (70' WIDE)

NEW 24" BOX STREET TREE

NEW 24" BOX STREET TREE

EXIST. 15' CURBCUT

NEW 10' CURBCUT

EXIST. 35' CURBCUT



EXISTING 3 STORY RESIDENTIAL

EXISTING 1 STORY GARAGE BELOW

EXISTING 3 STORY RESIDENTIAL

APPELLANT'S PROPERTY

EXISTING 2 STORY RESIDENTIAL

4TH FLOOR AREA = 58% TOTAL FOOTPRINT

STAIR PENTHOUSE (FIRE DEPT. ACCESS)

LIGHT COURT

FLAT ROOF AREA

FLAT ROOF AREA

15'-0" TO FACE OF WALL

PRIVATE DECK BELOW AT 4TH FLOOR

FACE OF WALL AT 4TH FLOOR

PLANTED AREA BELOW AT 4TH FLOOR

PRIVATE DECK BELOW AT 4TH FLOOR

PRIVATE DECK BELOW AT 2ND FLOOR

COMMON REAR YARD BELOW

FLAT ROOF BELOW AT 3RD FLOOR

EXISTING 3 STORY RESIDENTIAL

EXISTING 3 STORY RESIDENTIAL + PARTIAL 4TH STORY

30'-0" (25% REAR YARD SETBACK)

33'-6" (EQUAL SETBACK PER ADJACENT BUILDING TO THE SOUTH)

10'-0"

20'-6"

13'-4"

10'-0"

18'-8"

14'-0"

2'-2"

19'-8"

5'-2"

8'-0"

5'-4"

SLOPE DN.

5'-0"

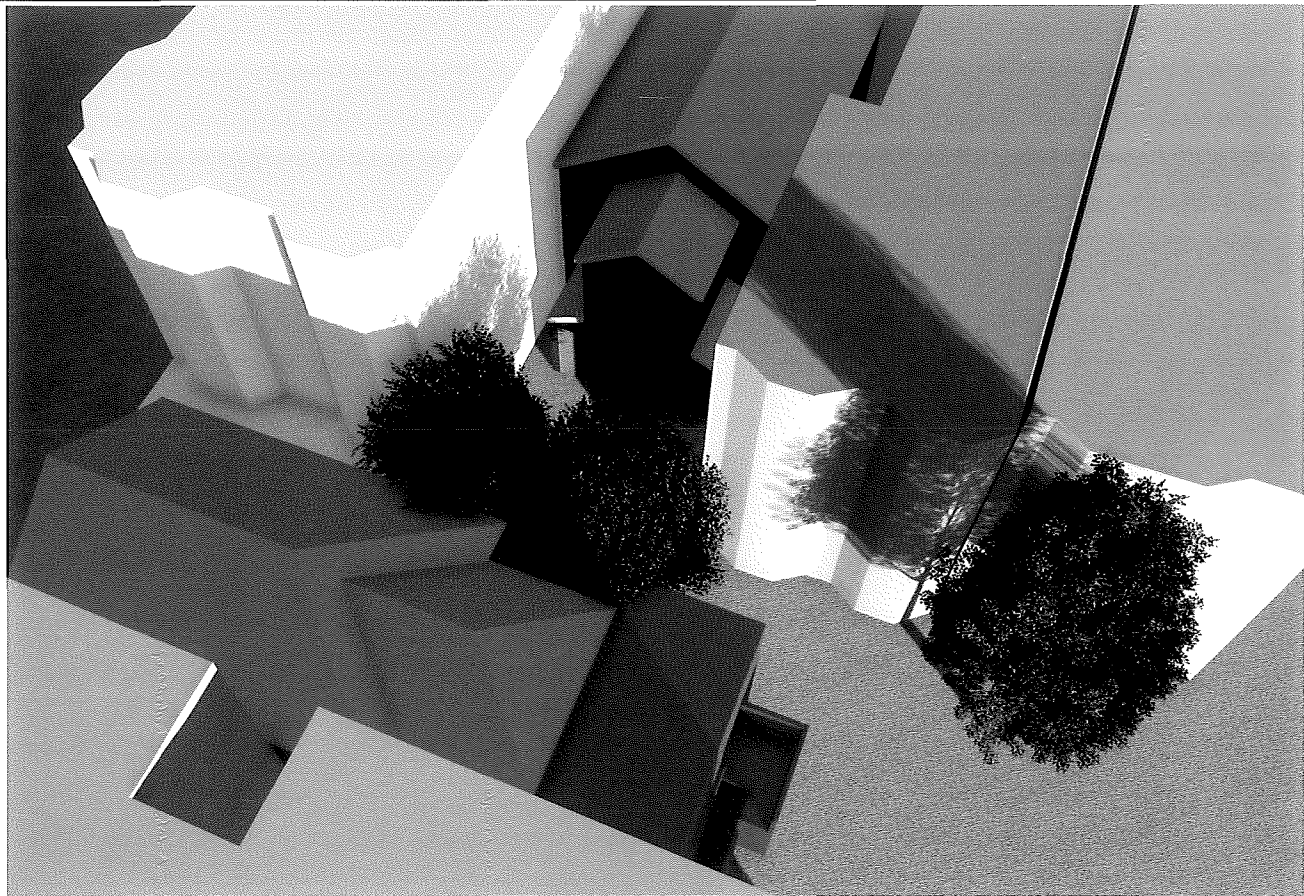
27'-11"

24'-5"

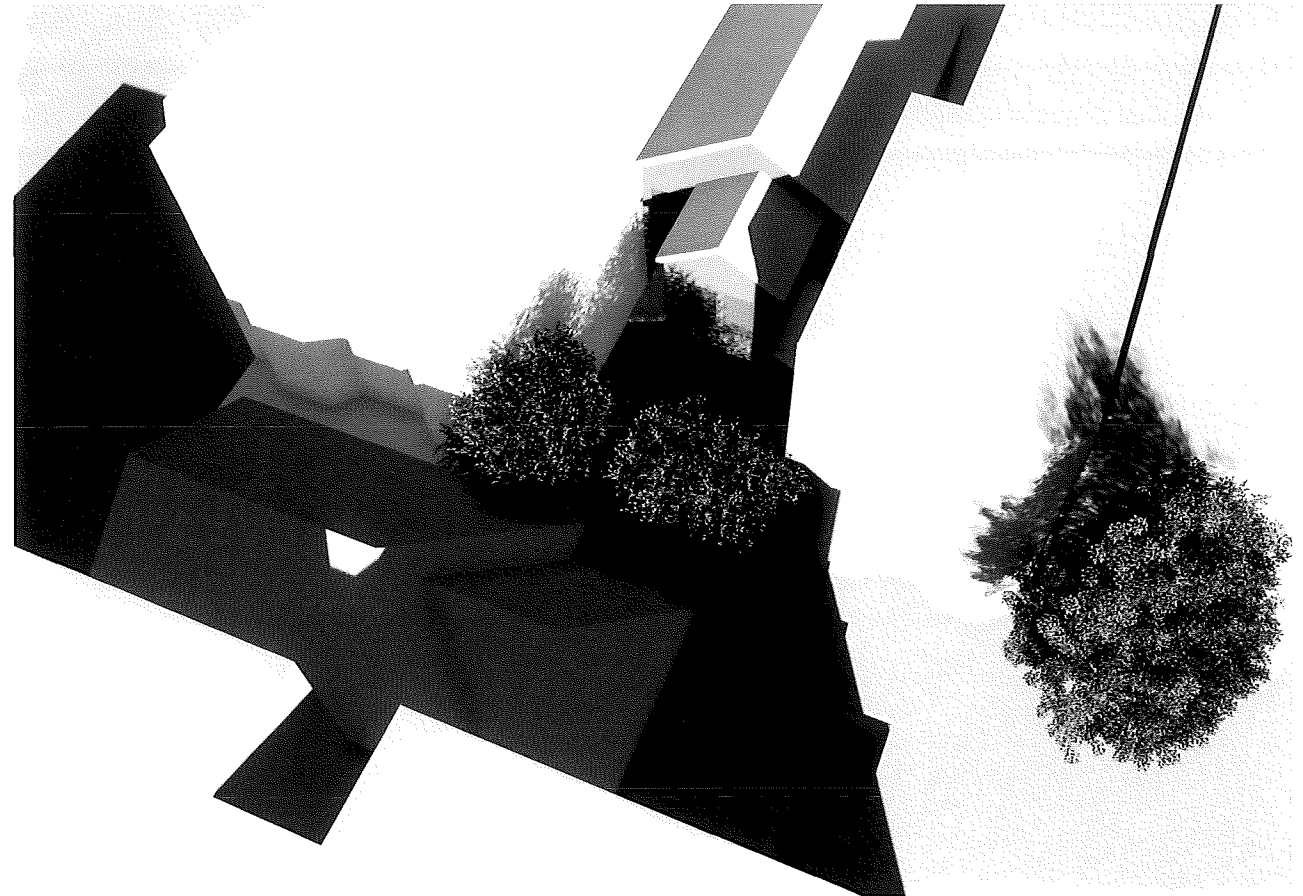
29'-0"

5'-0"

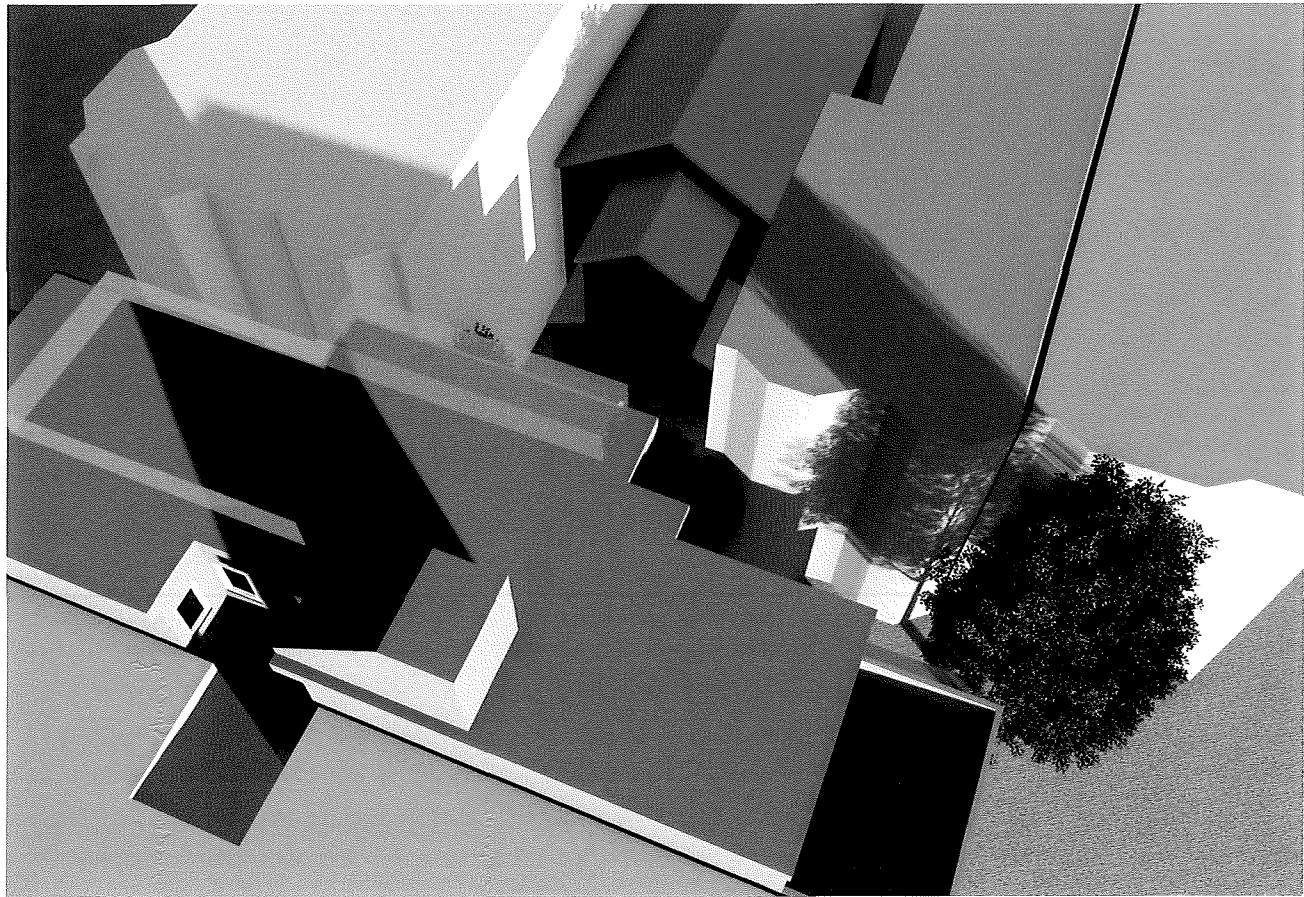
86'-6"



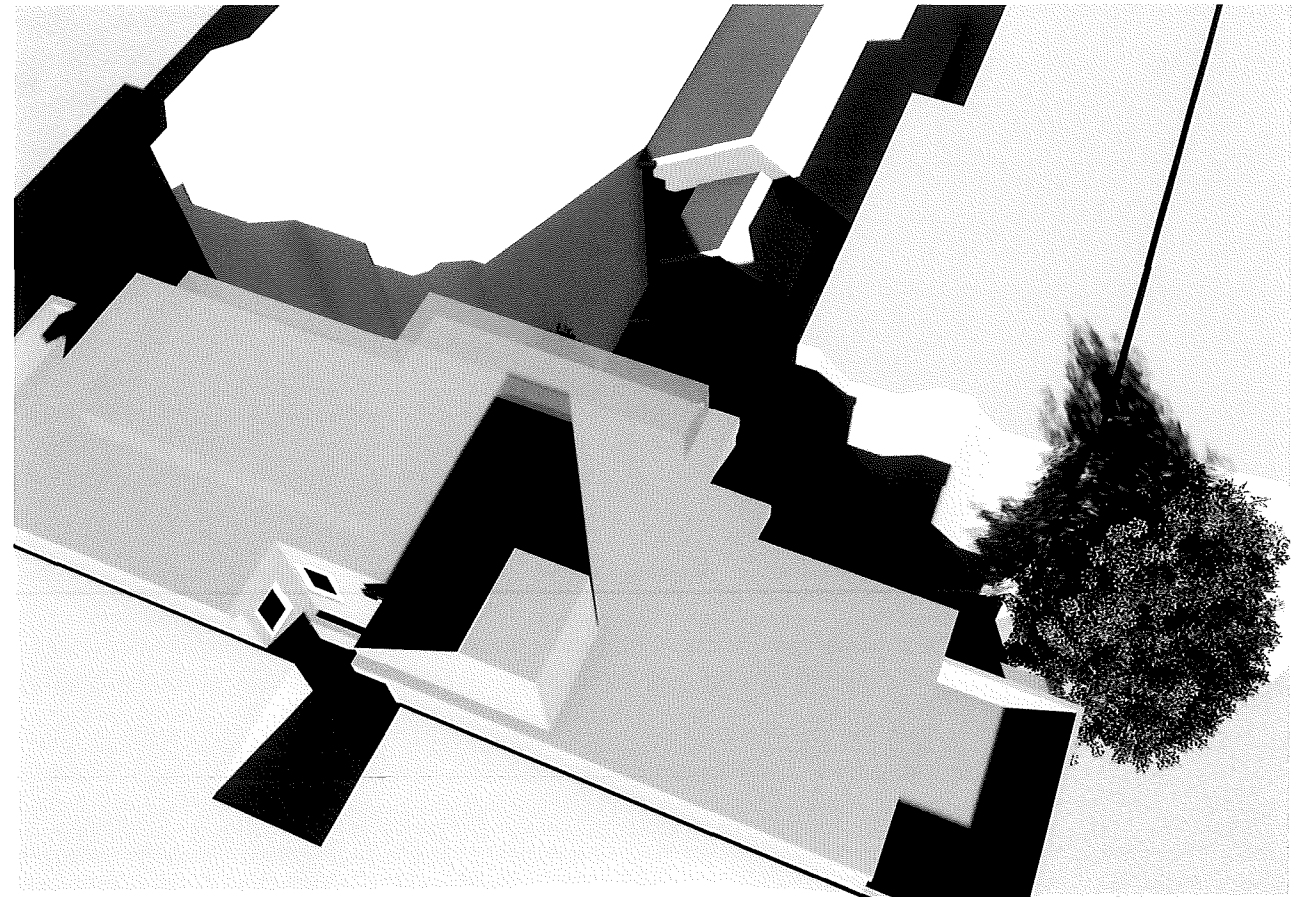
EXISTING CONDITION: DEC. 21 - 8 AM



EXISTING CONDITION: DEC. 21 - 10 AM



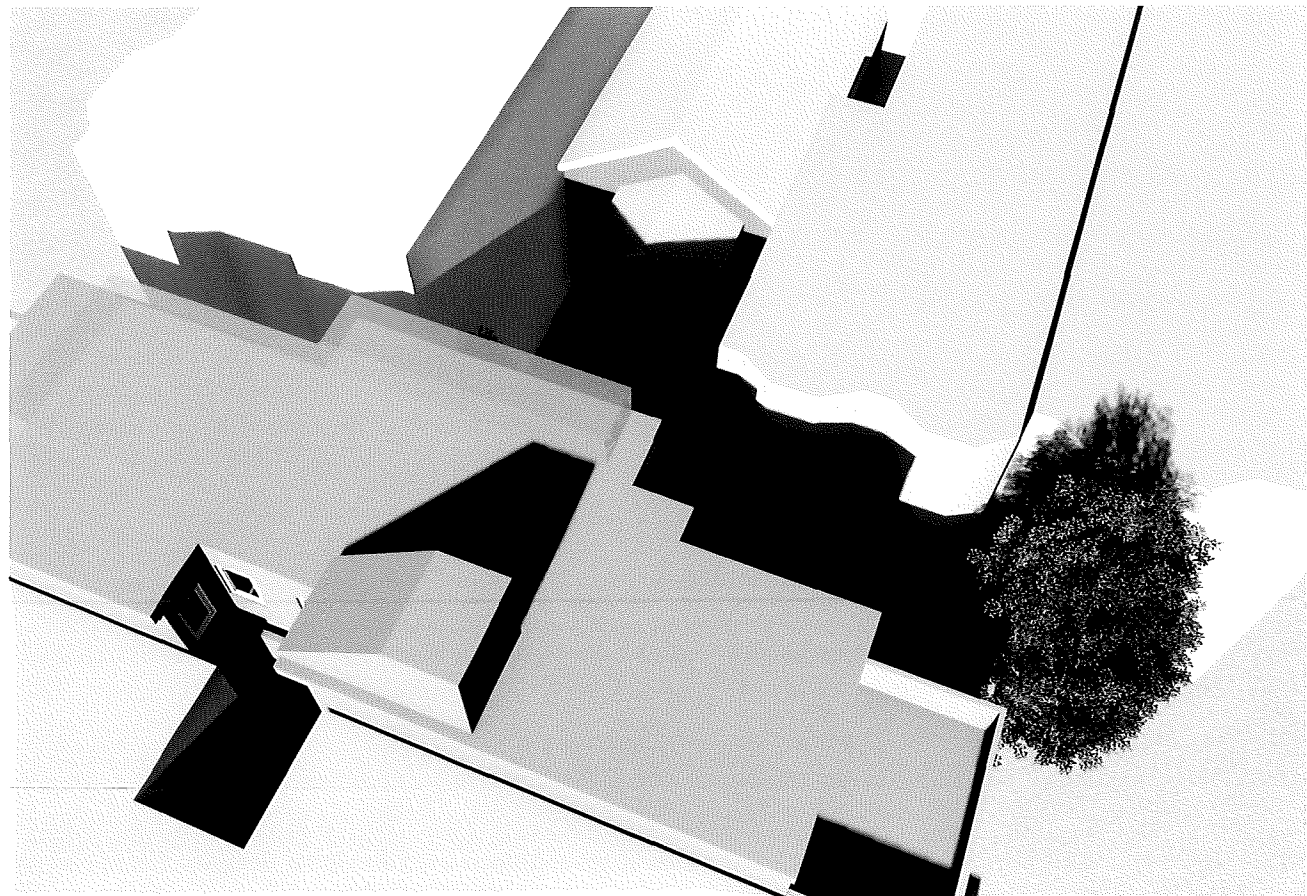
PROPOSED CONDITION: DEC. 21 - 8 AM



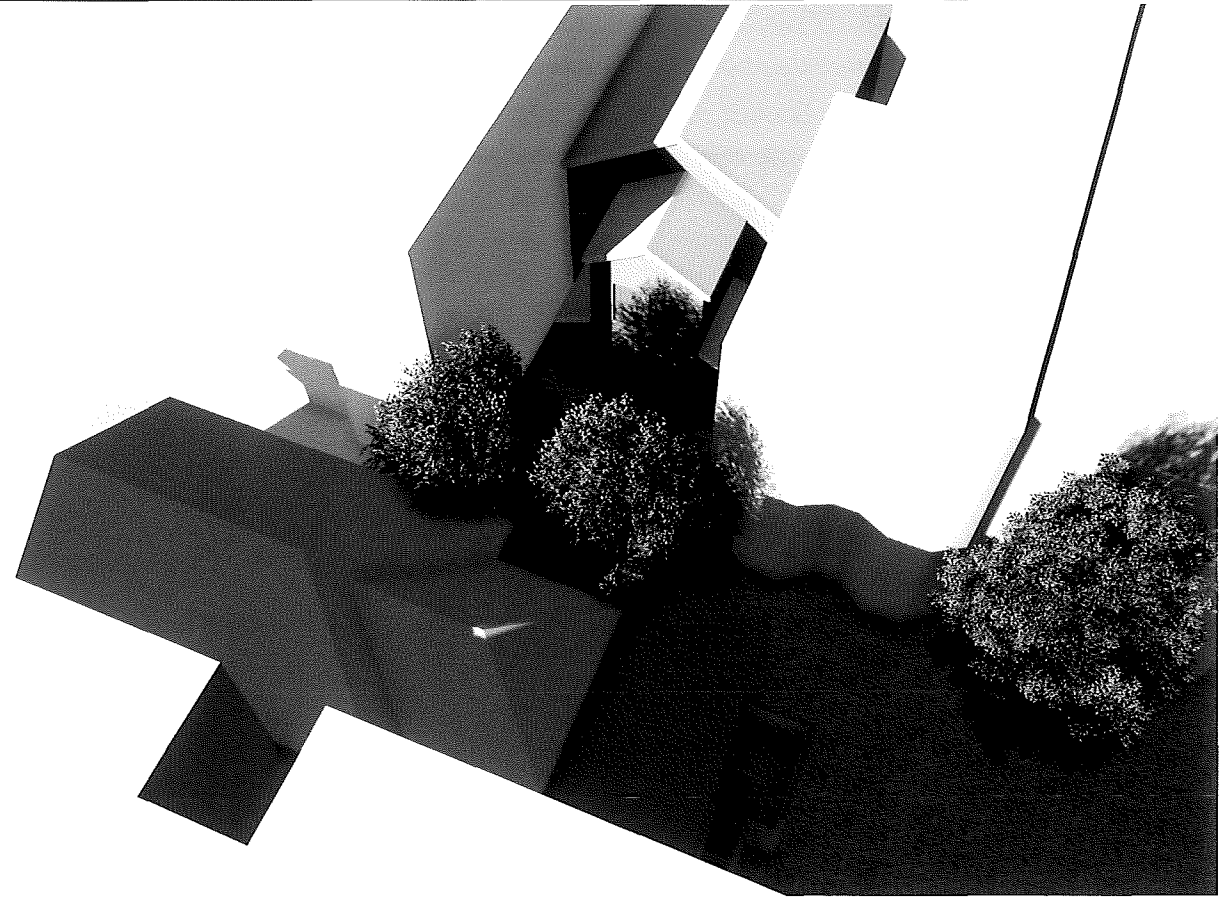
PROPOSED CONDITION: DEC. 21- 10 AM



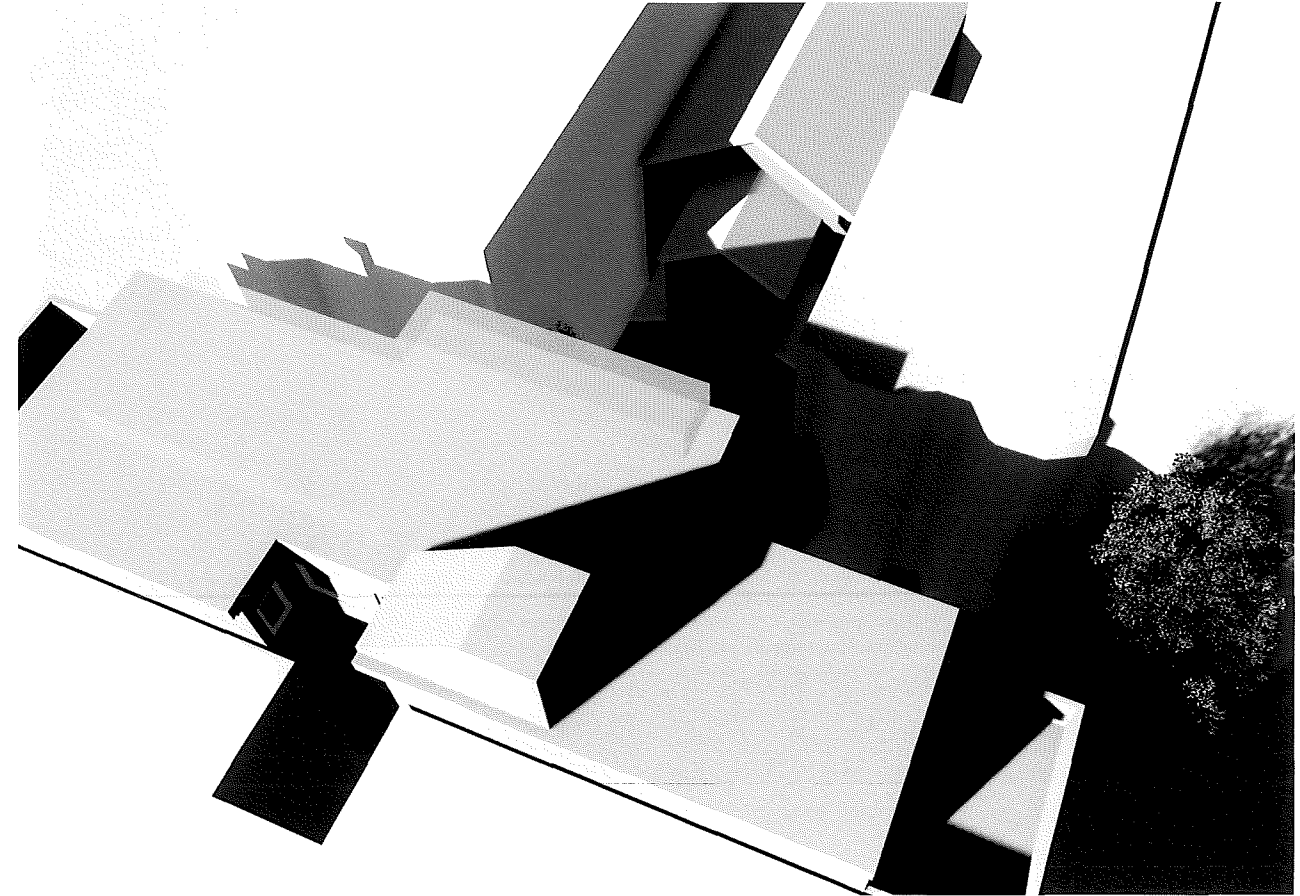
**EXISTING CONDITION: DEC. 21 - NOON**



**PROPOSED CONDITION: DEC. 21 - NOON**



**EXISTING CONDITION: DEC. 21 - 2 PM**



**PROPOSED CONDITION: DEC. 21 - 2 PM**

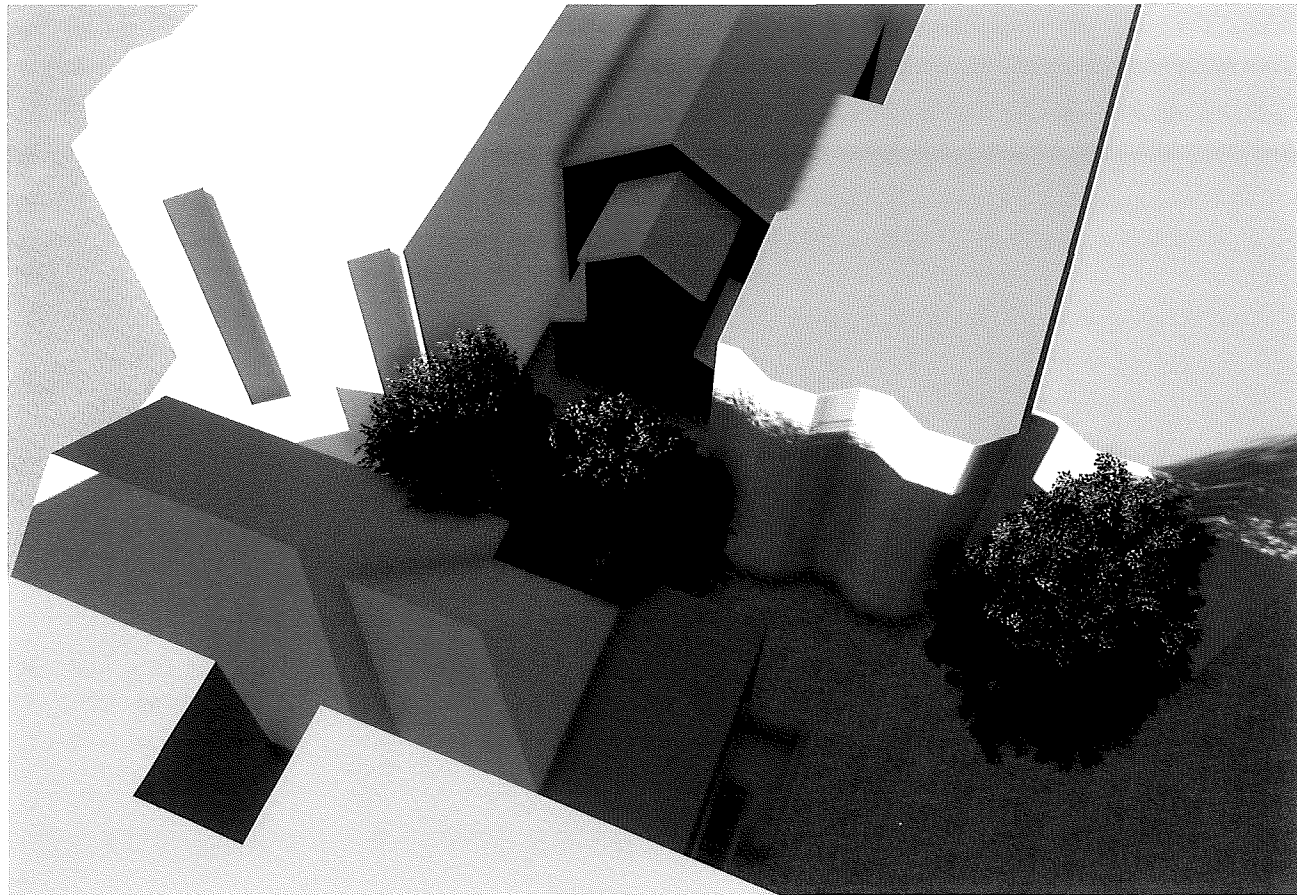
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**SHADOW IMPACT STUDY  
WINTER SOLTICE - MIDDAY**

**218 27TH AVENUE RESIDENCES**  
BLOCK 1386 LOT 38 SAN FRANCISCO, CA

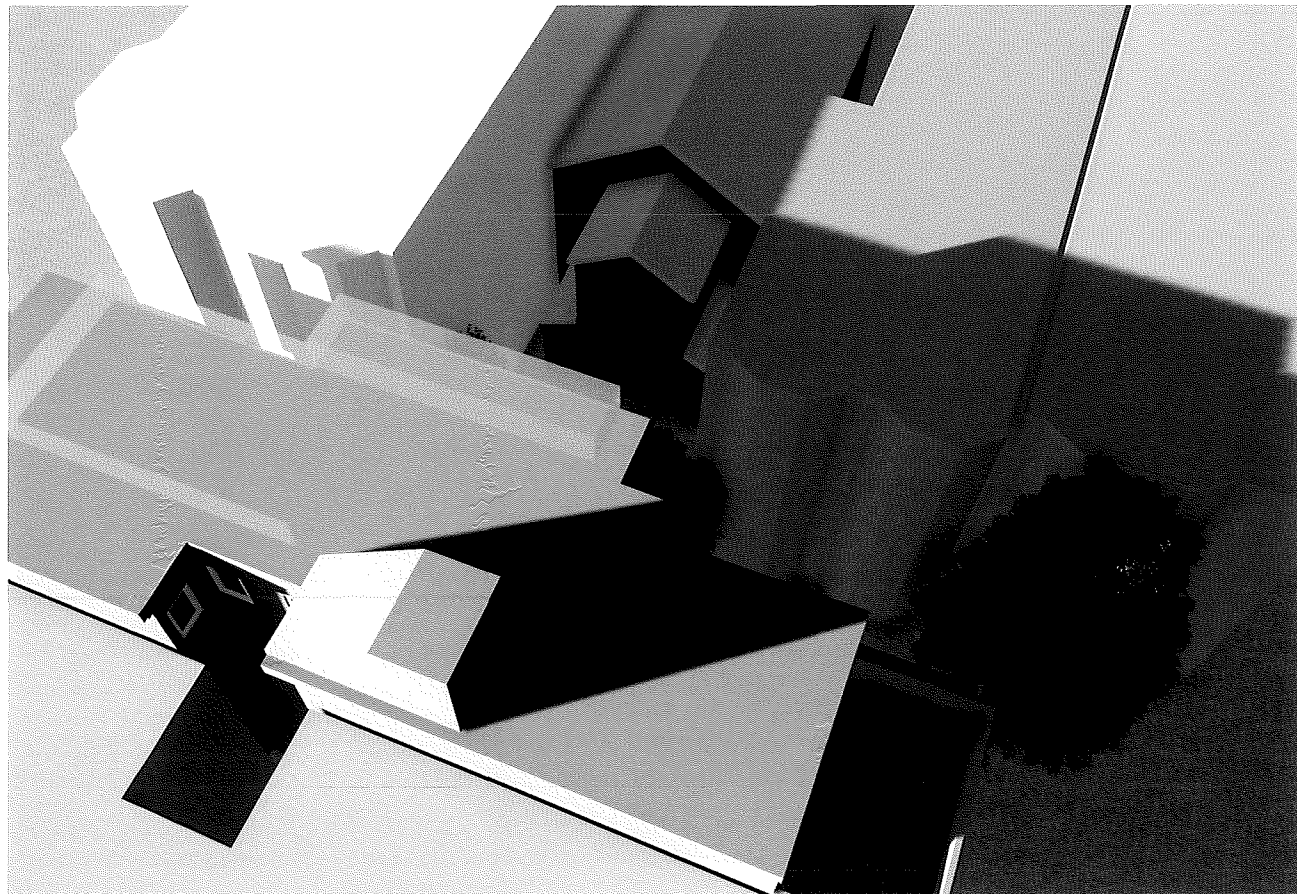
**A5.2**



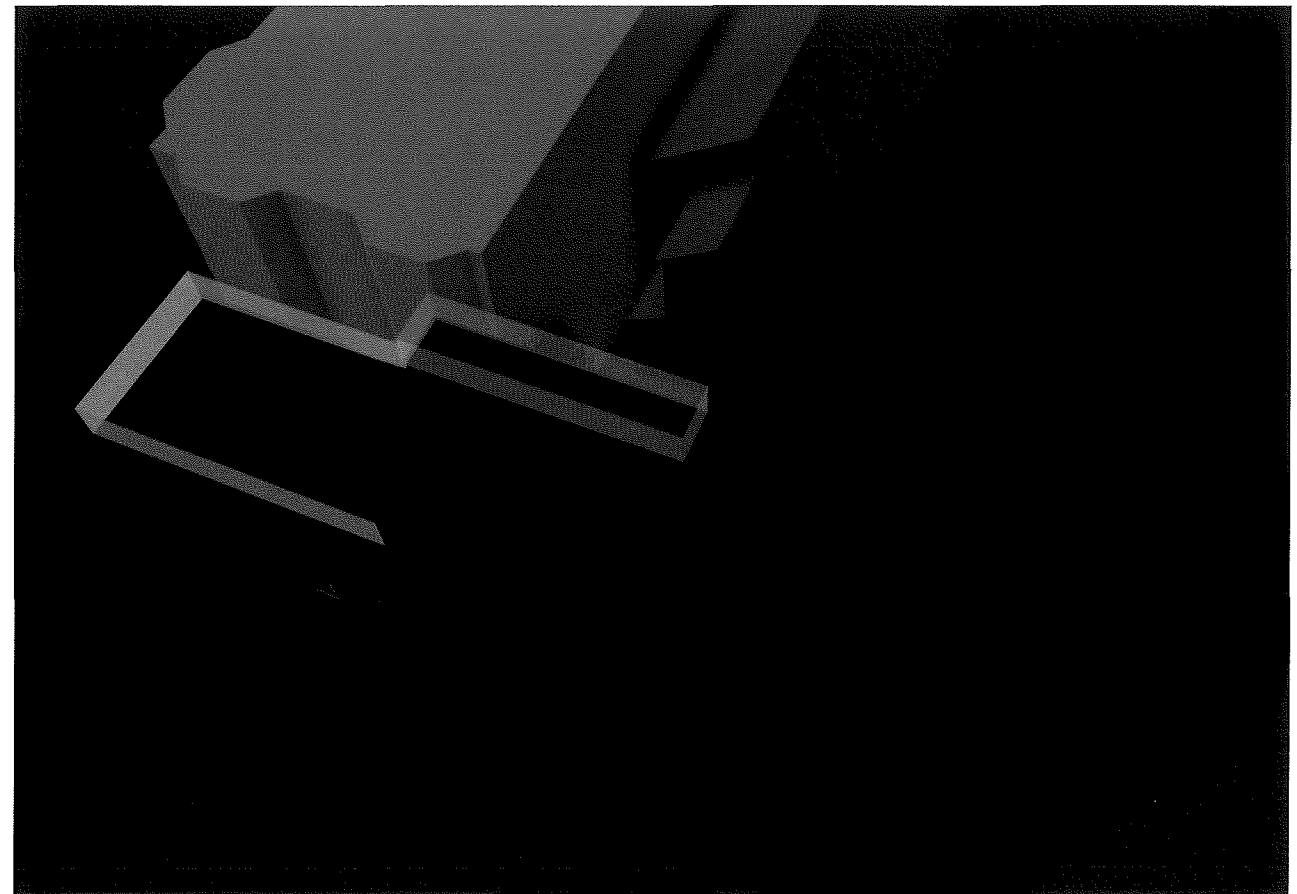
**EXISTING CONDITION: DEC. 21 - 4 PM**



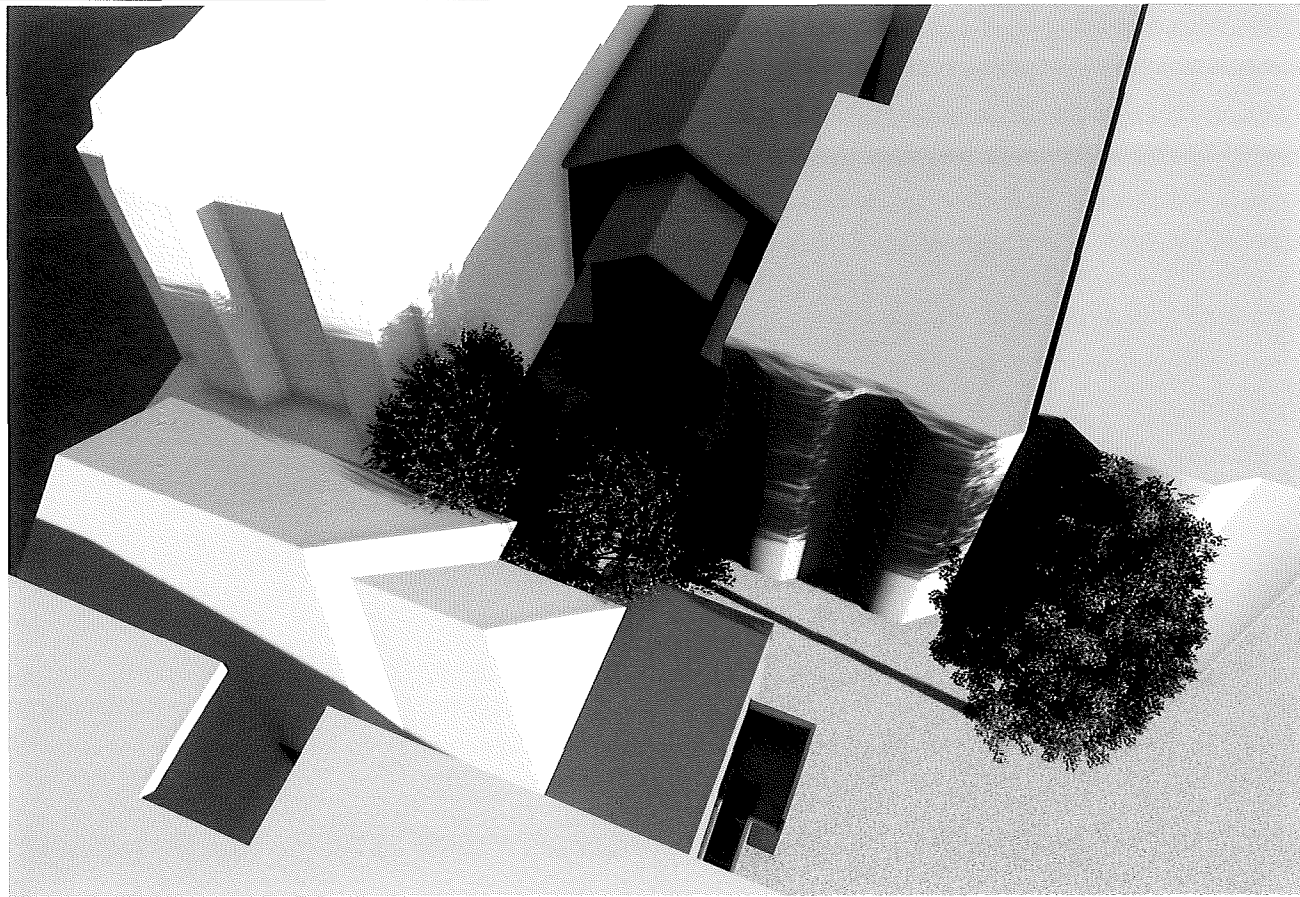
**EXISTING CONDITION: DEC. 21 - 6 PM**



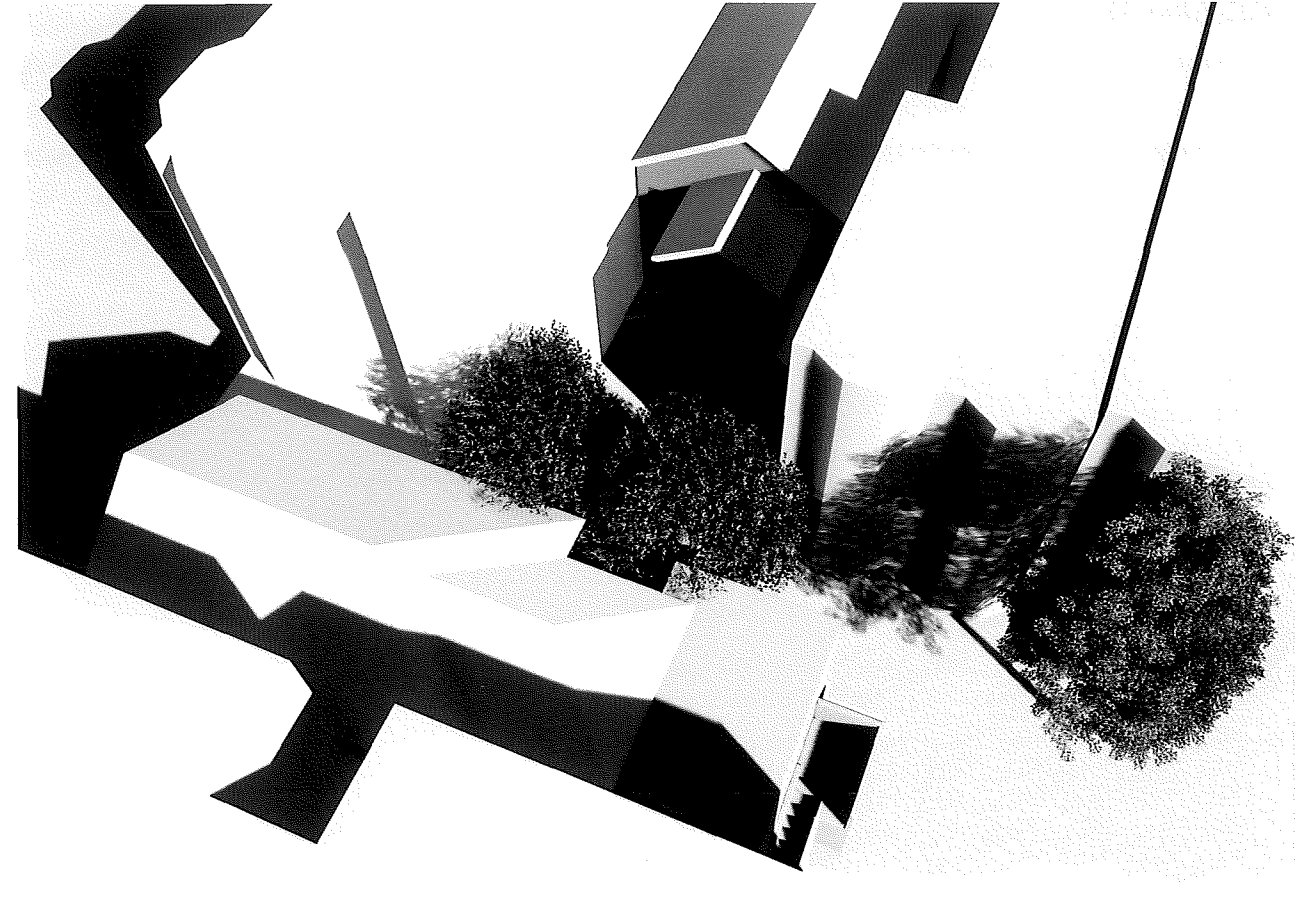
**PROPOSED CONDITION: DEC. 21 - 4 PM**



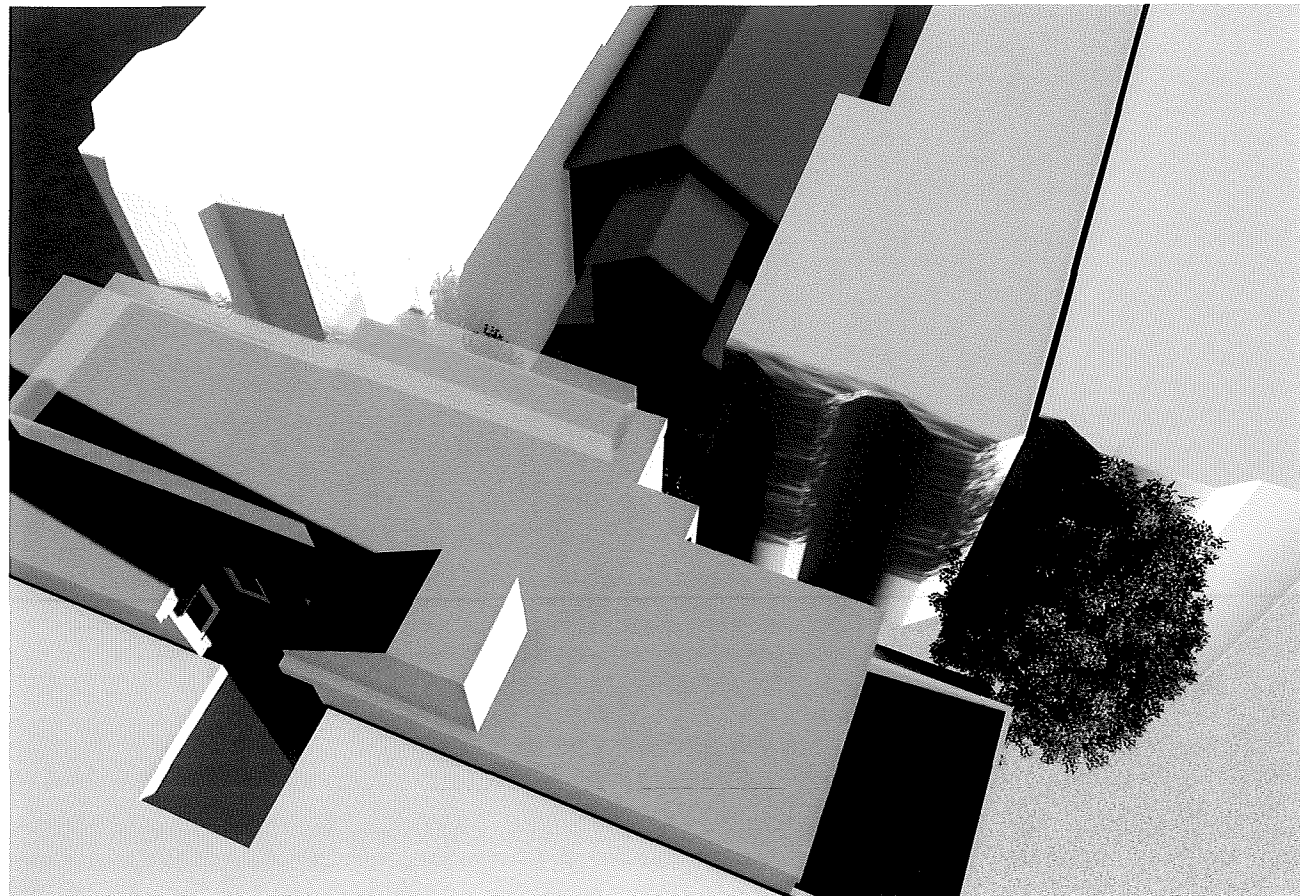
**PROPOSED CONDITION: DEC. 21 - 6 PM**



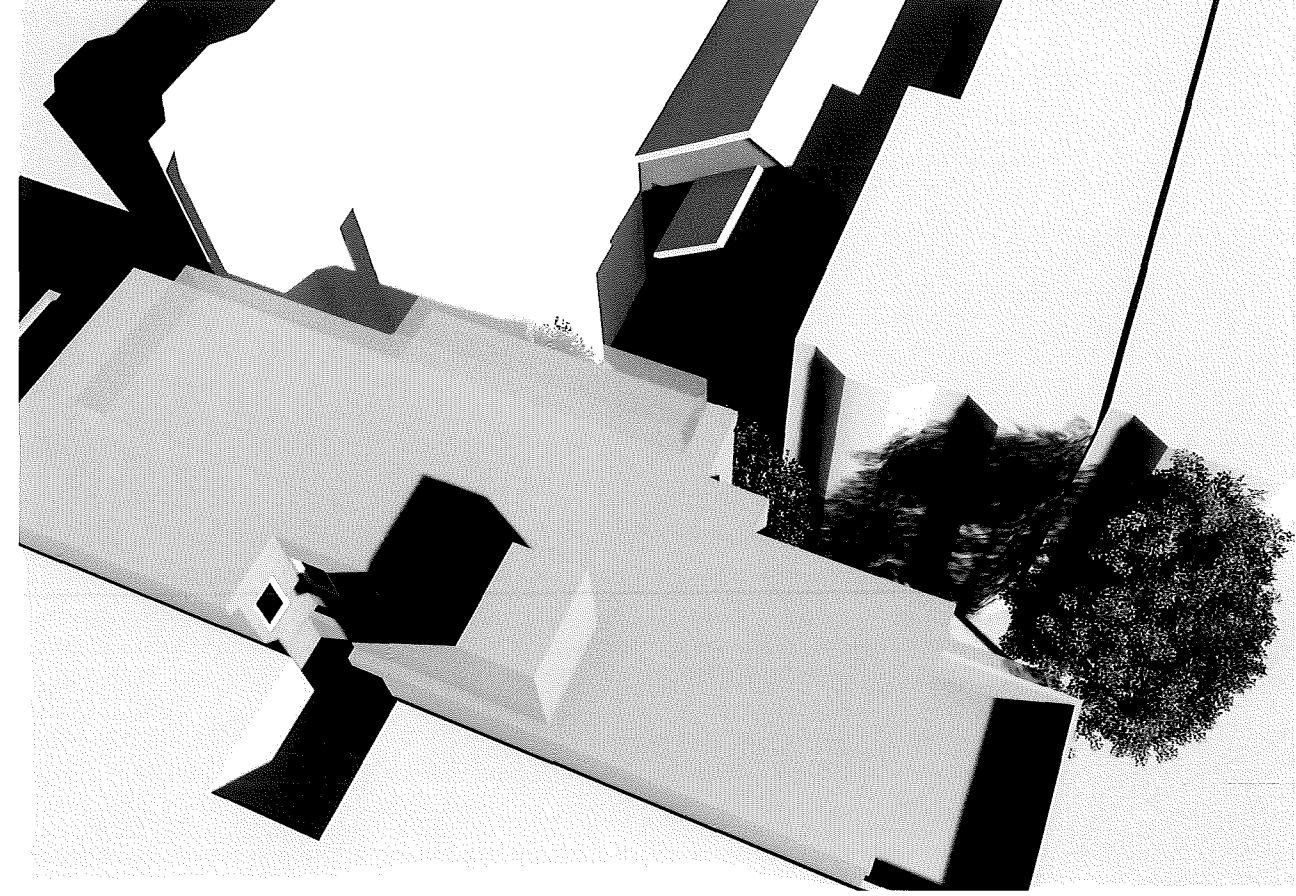
**EXISTING CONDITION: MAR. 21 & SEPT. 21 - 8 AM**



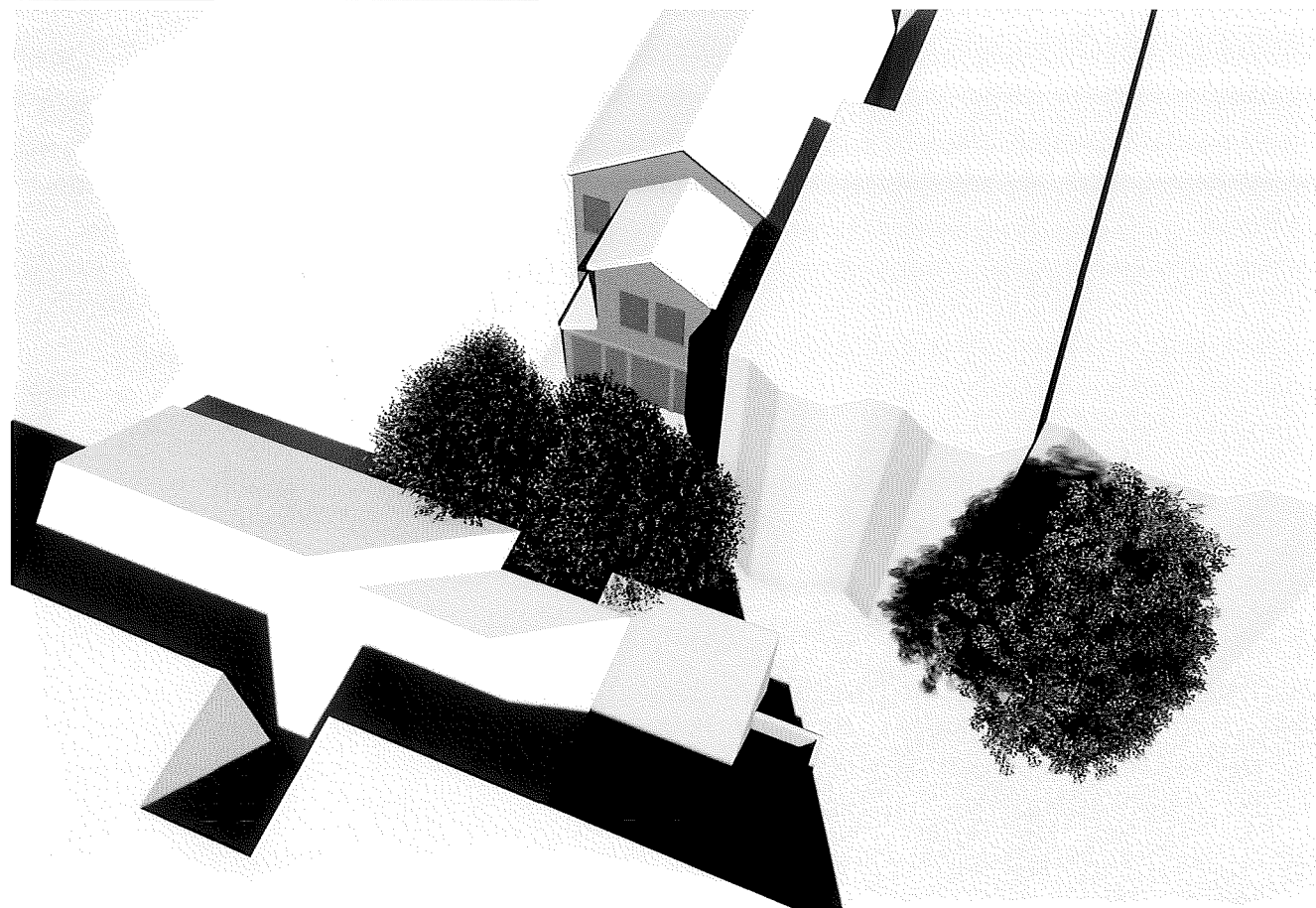
**EXISTING CONDITION: MAR. 21 & SEPT. 21 - 10 AM**



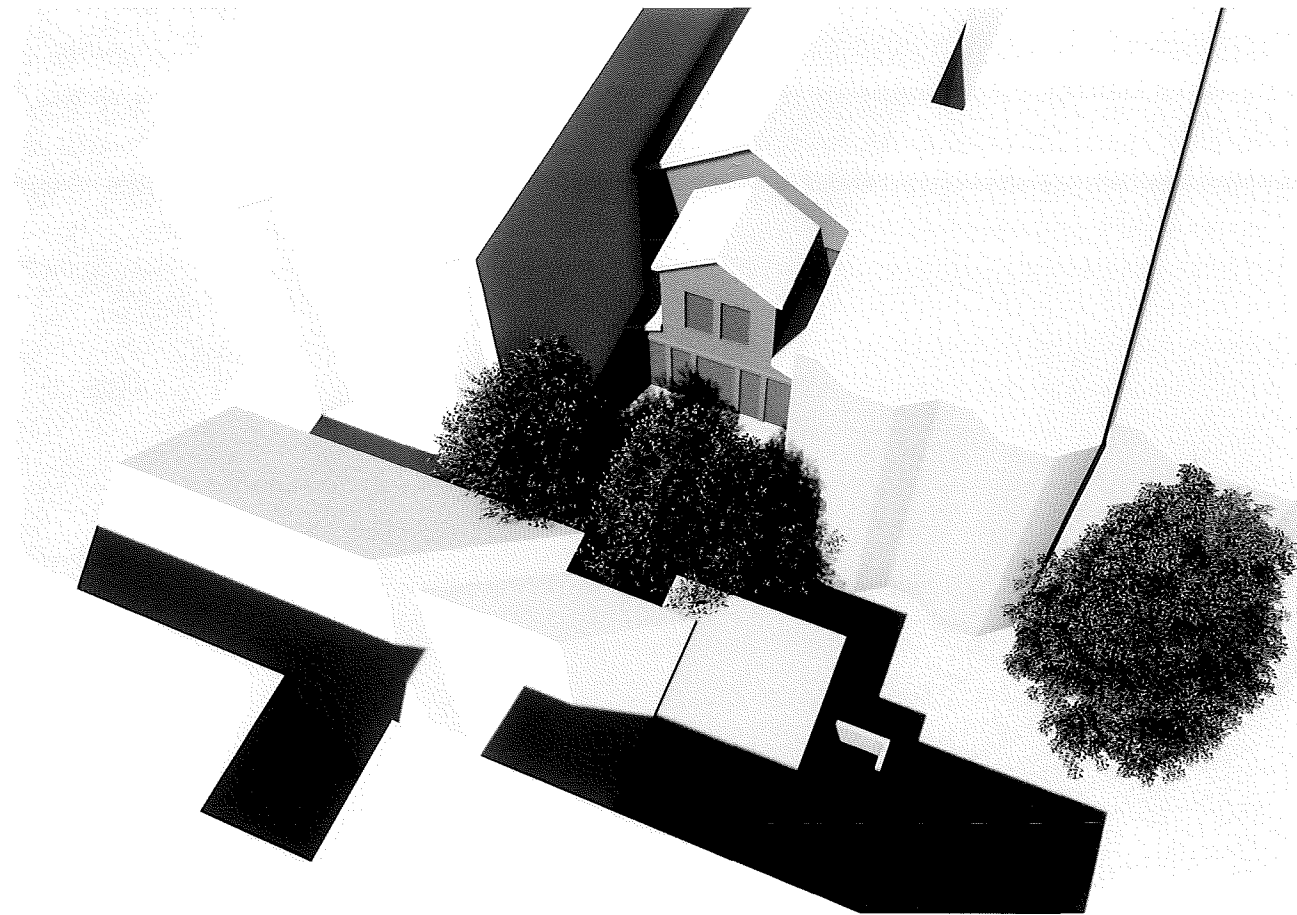
**PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 8 AM**



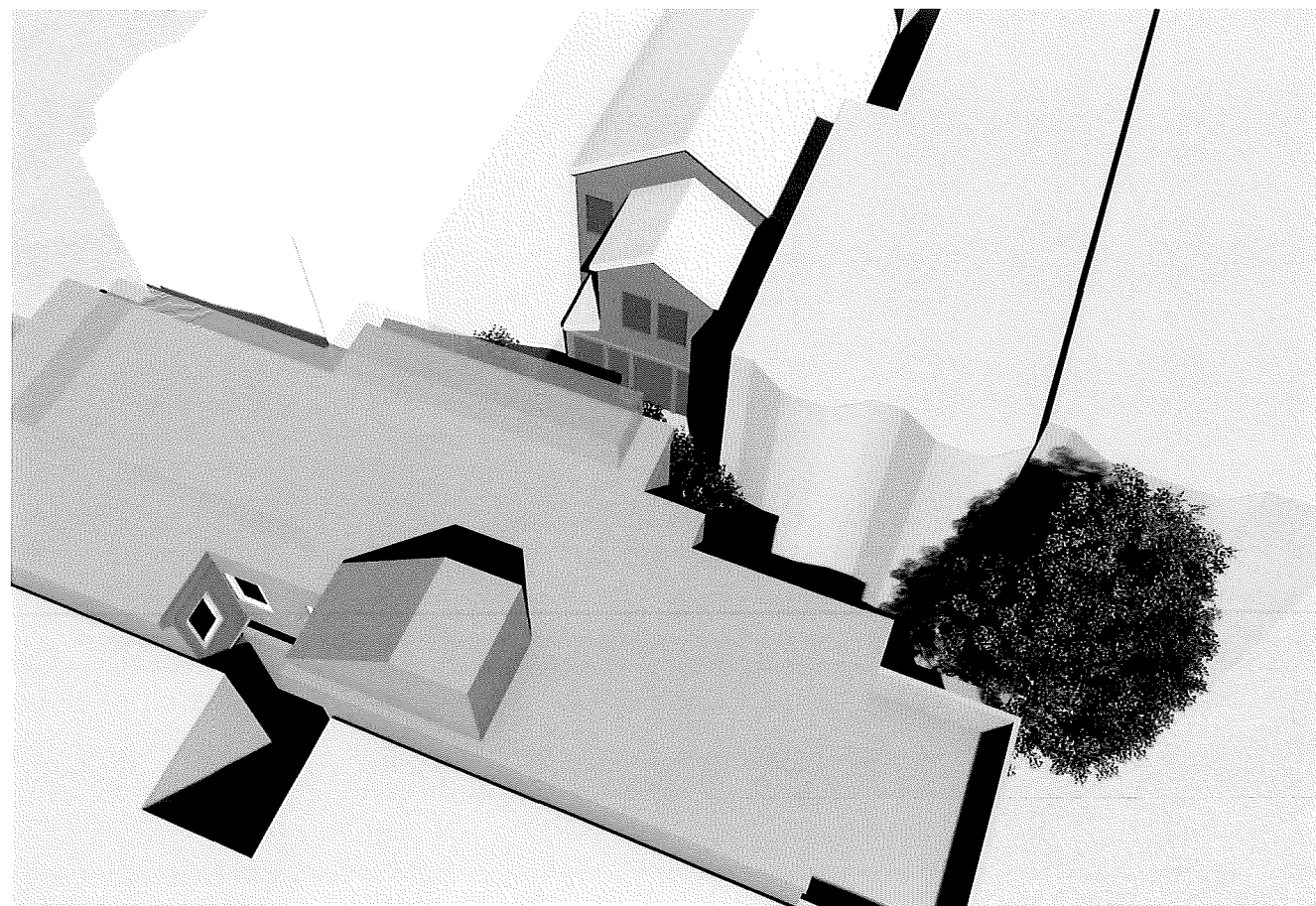
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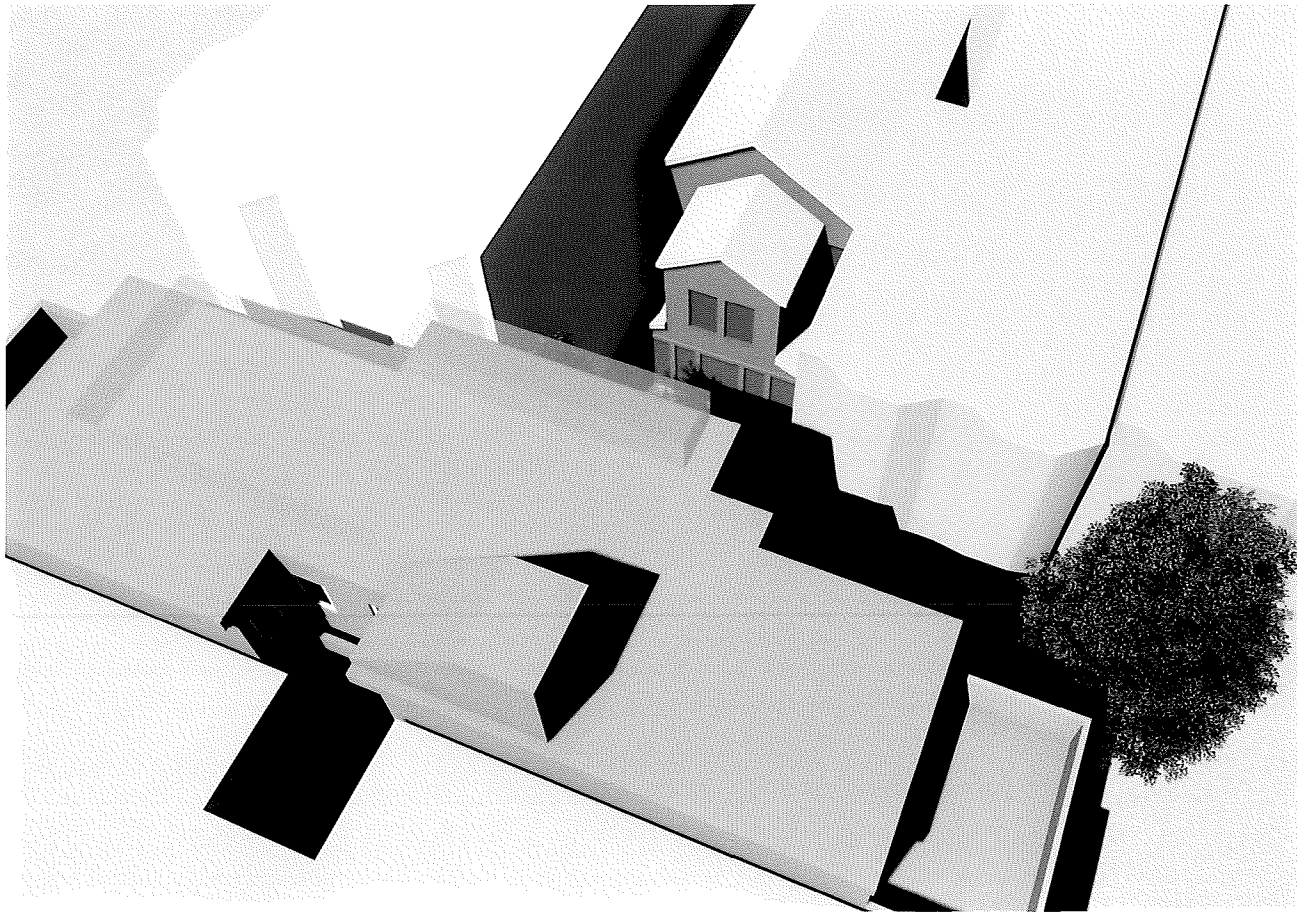
EXISTING CONDITION: MAR. 21 & SEPT. 21 - NOON



EXISTING CONDITION: MAR. 21 & SEPT. 21 - 2 PM

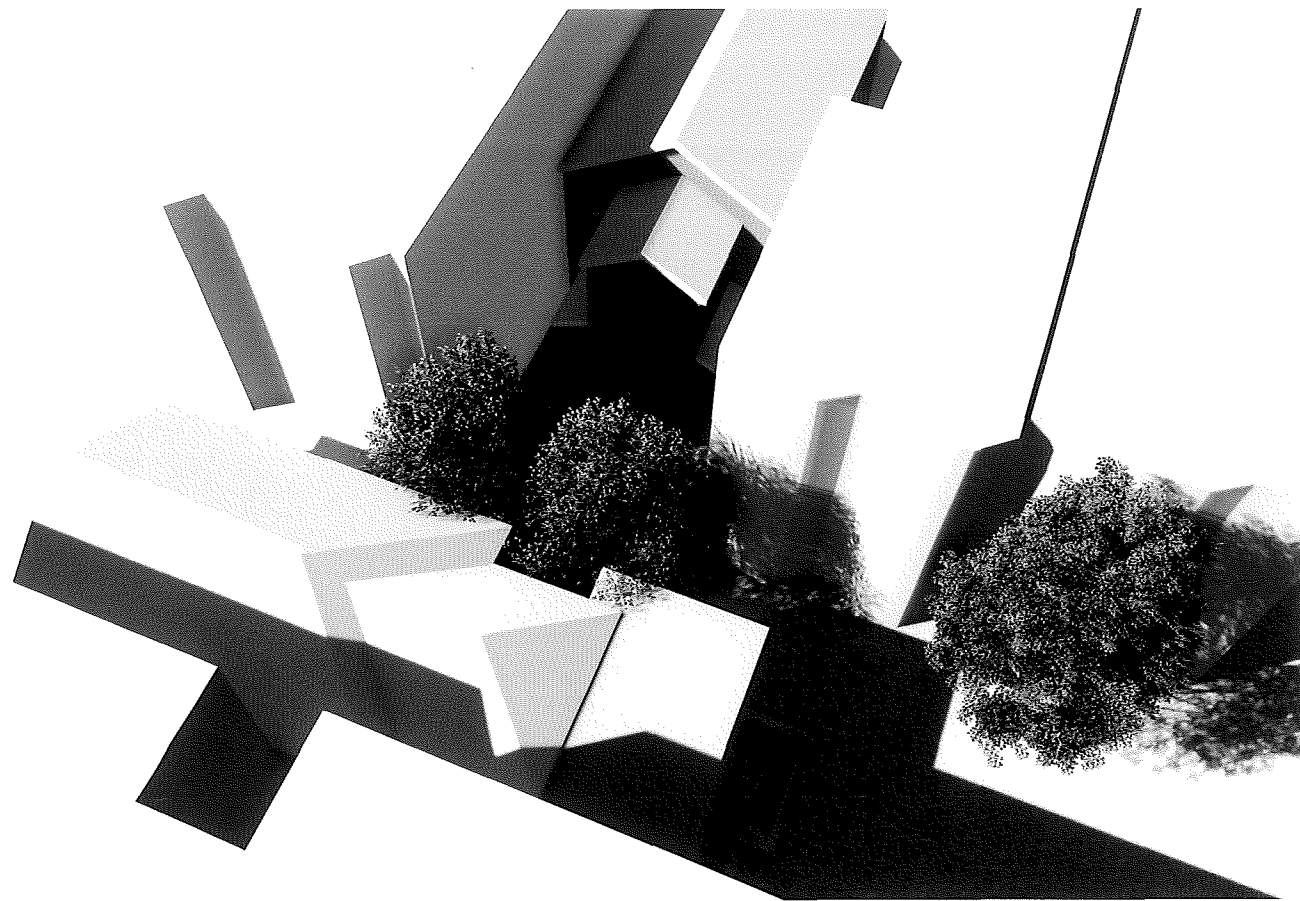


PROPOSED CONDITION: MAR. 21 & SEPT. 21 - NOON



PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 2 PM

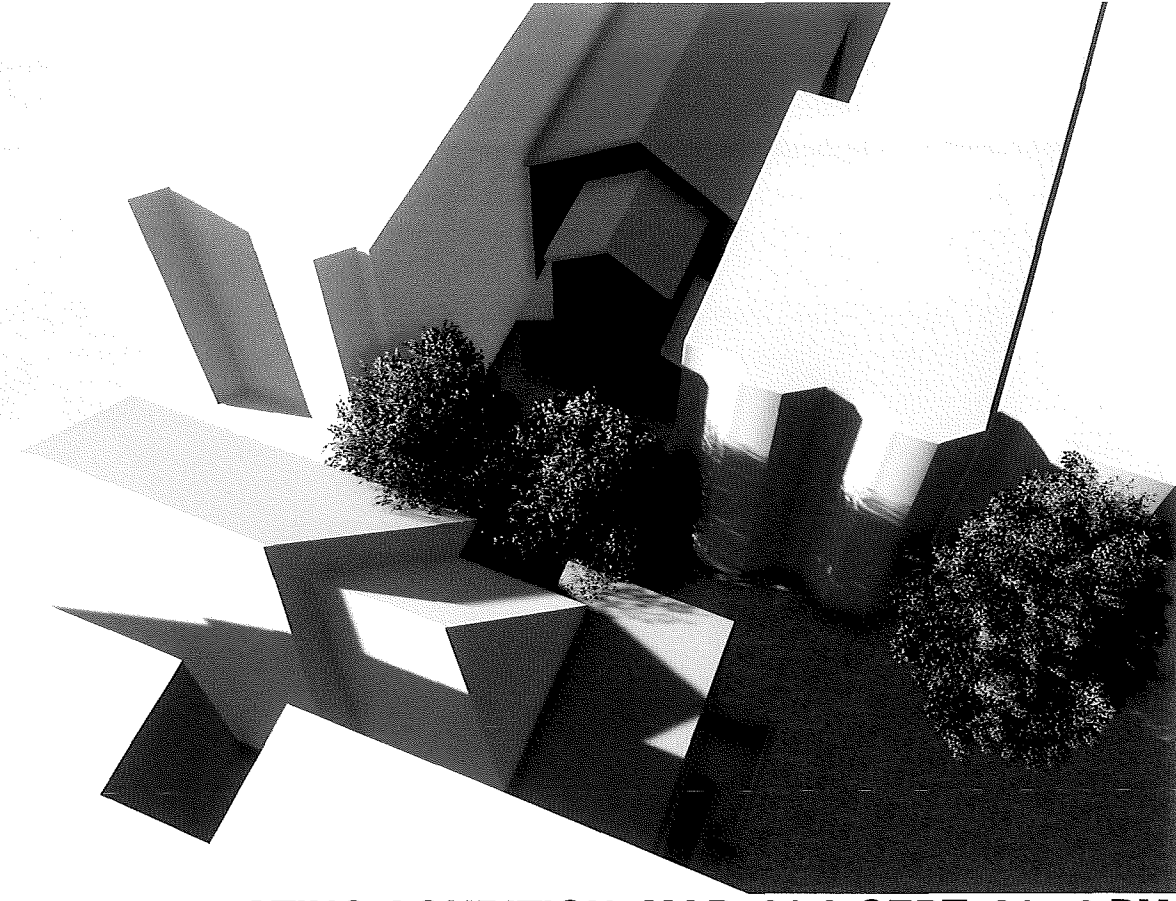




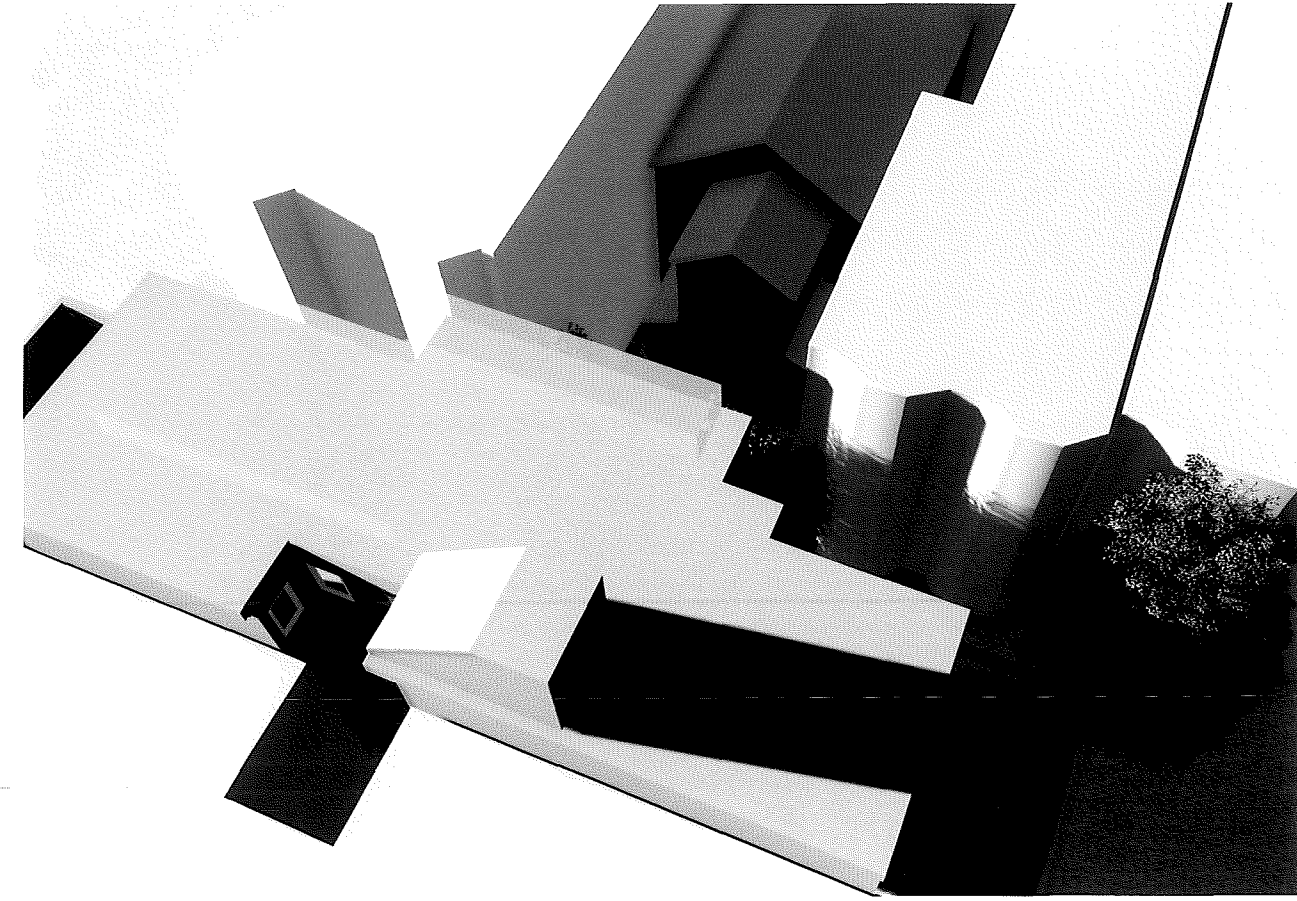
EXISTING CONDITION: MAR. 21 & SEPT. 21 - 4 PM



PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 4 PM



EXISTING CONDITION: MAR. 21 & SEPT. 21 - 6 PM



PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 6 PM

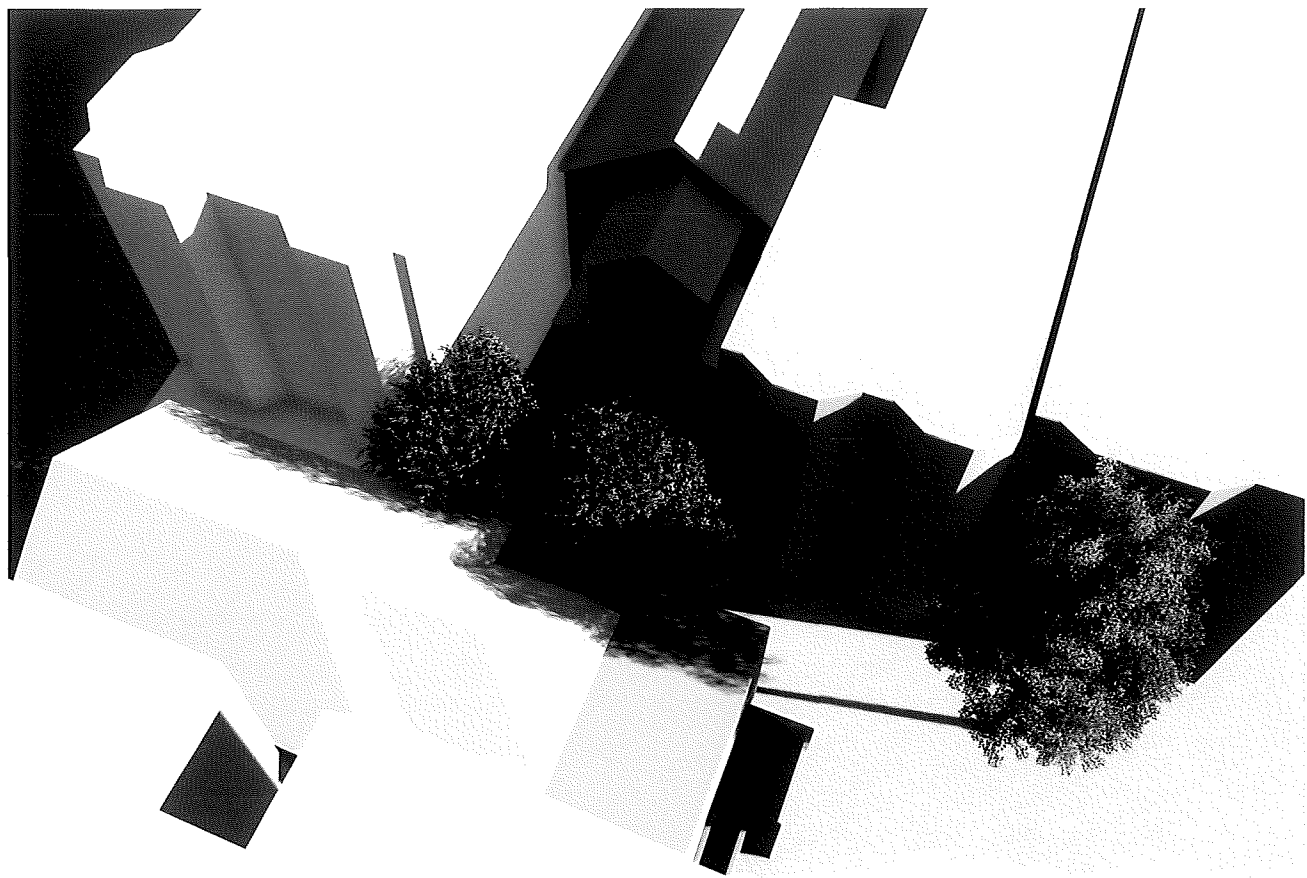
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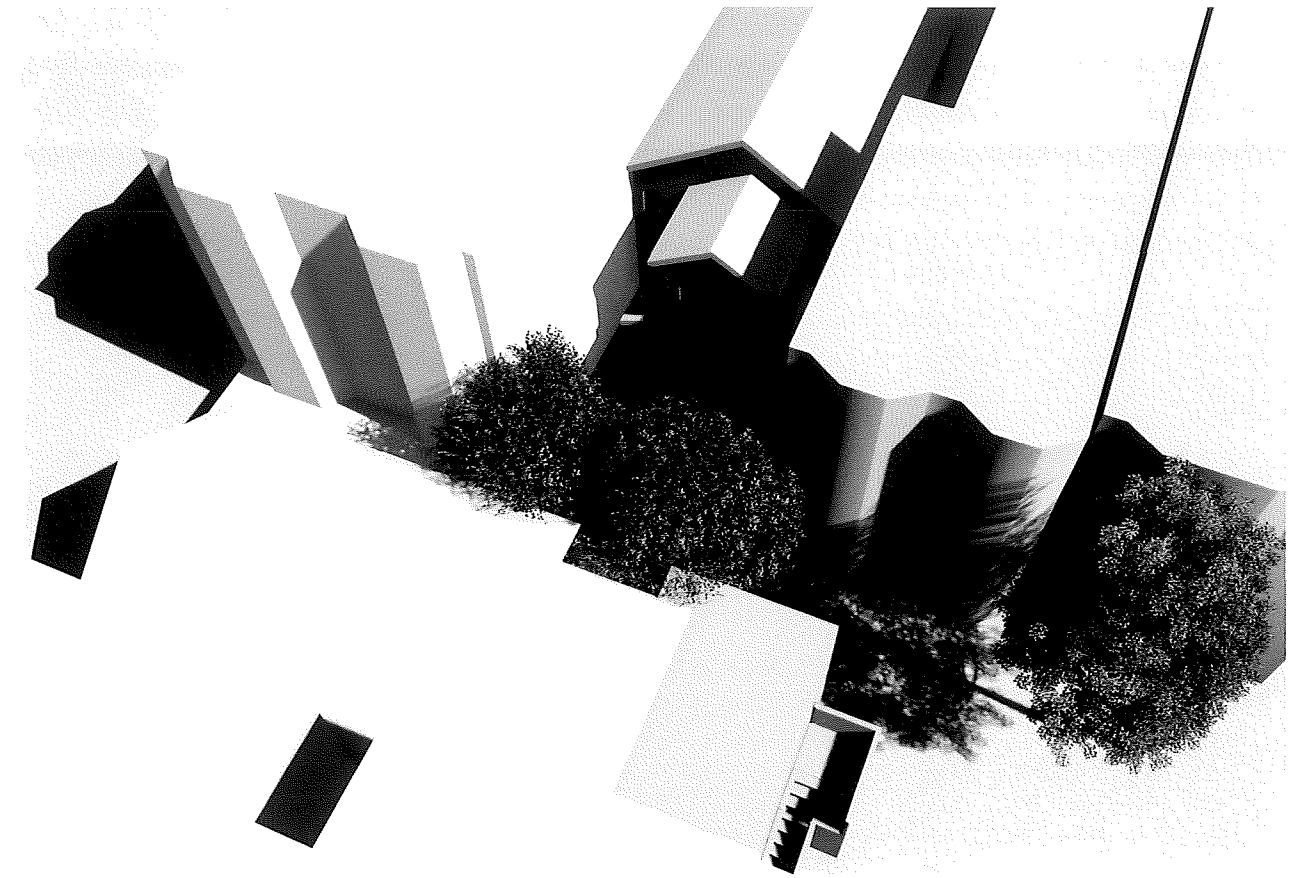
SHADOW IMPACT STUDY  
SPRING / FALL EQUINOX - AFTERNOON

218 27TH AVENUE RESIDENCES  
BLOCK 1386 LOT 38 SAN FRANCISCO, CA

A6.3



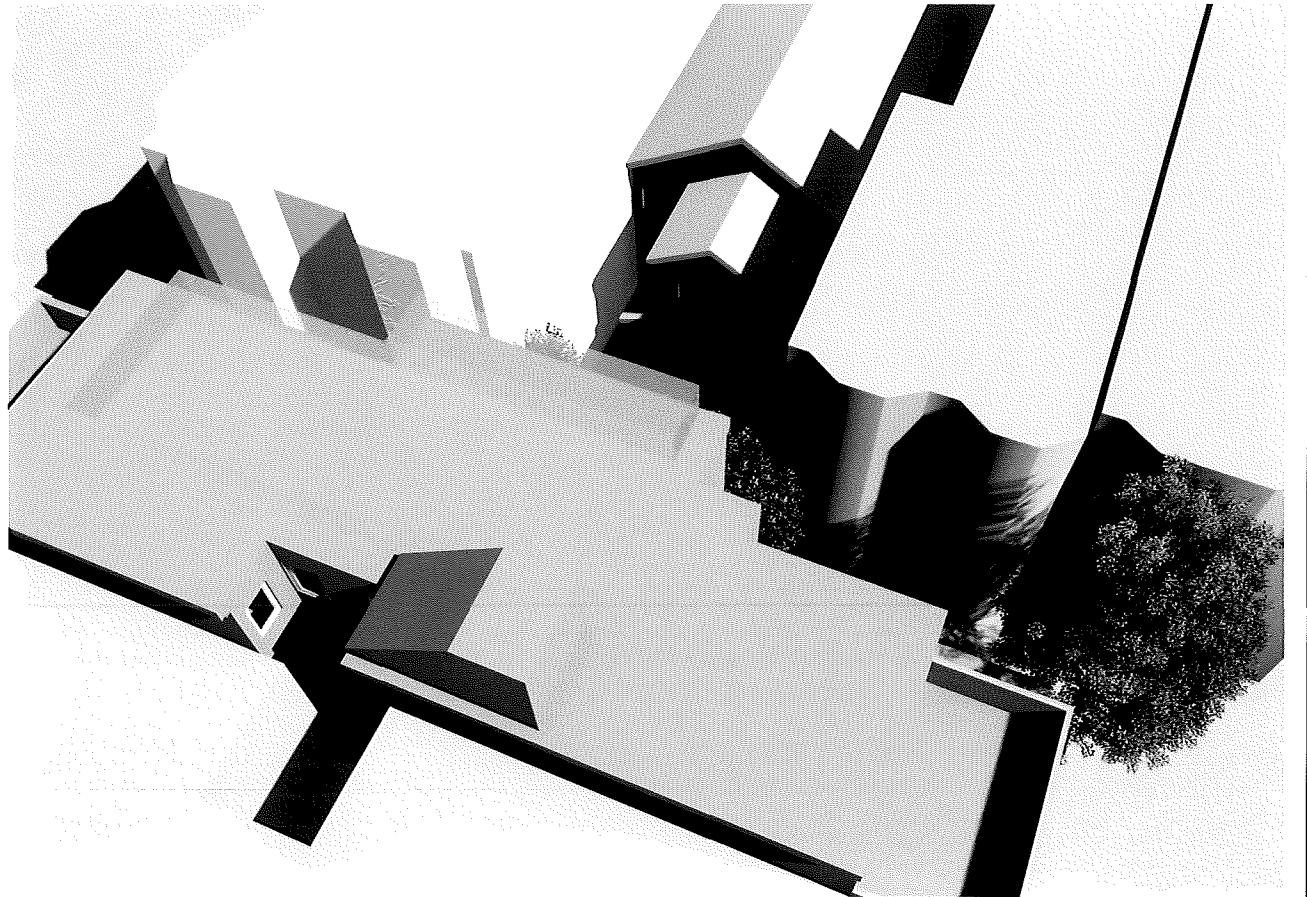
EXISTING CONDITION: JUNE 21 - 8 AM



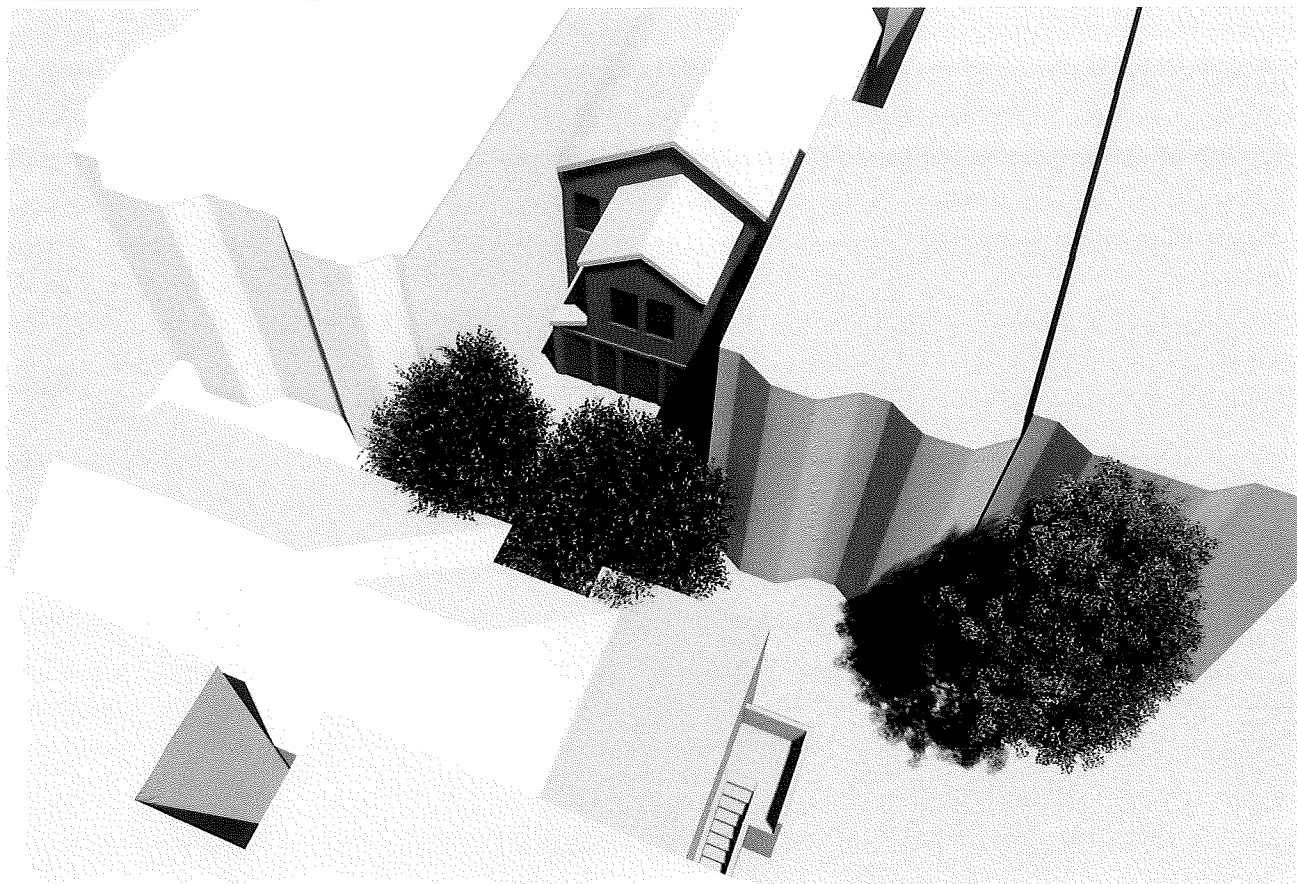
EXISTING CONDITION: JUNE 21 - 10 AM



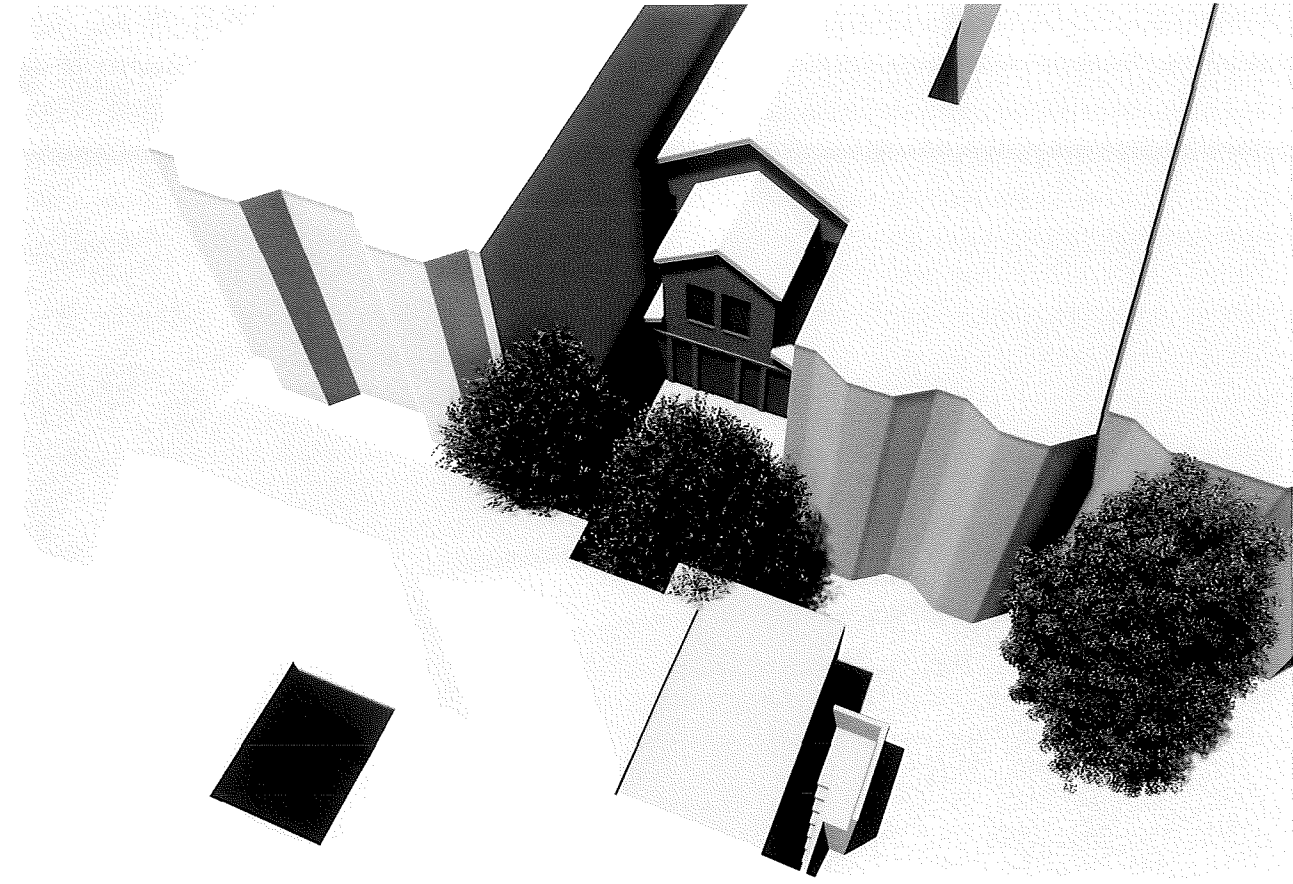
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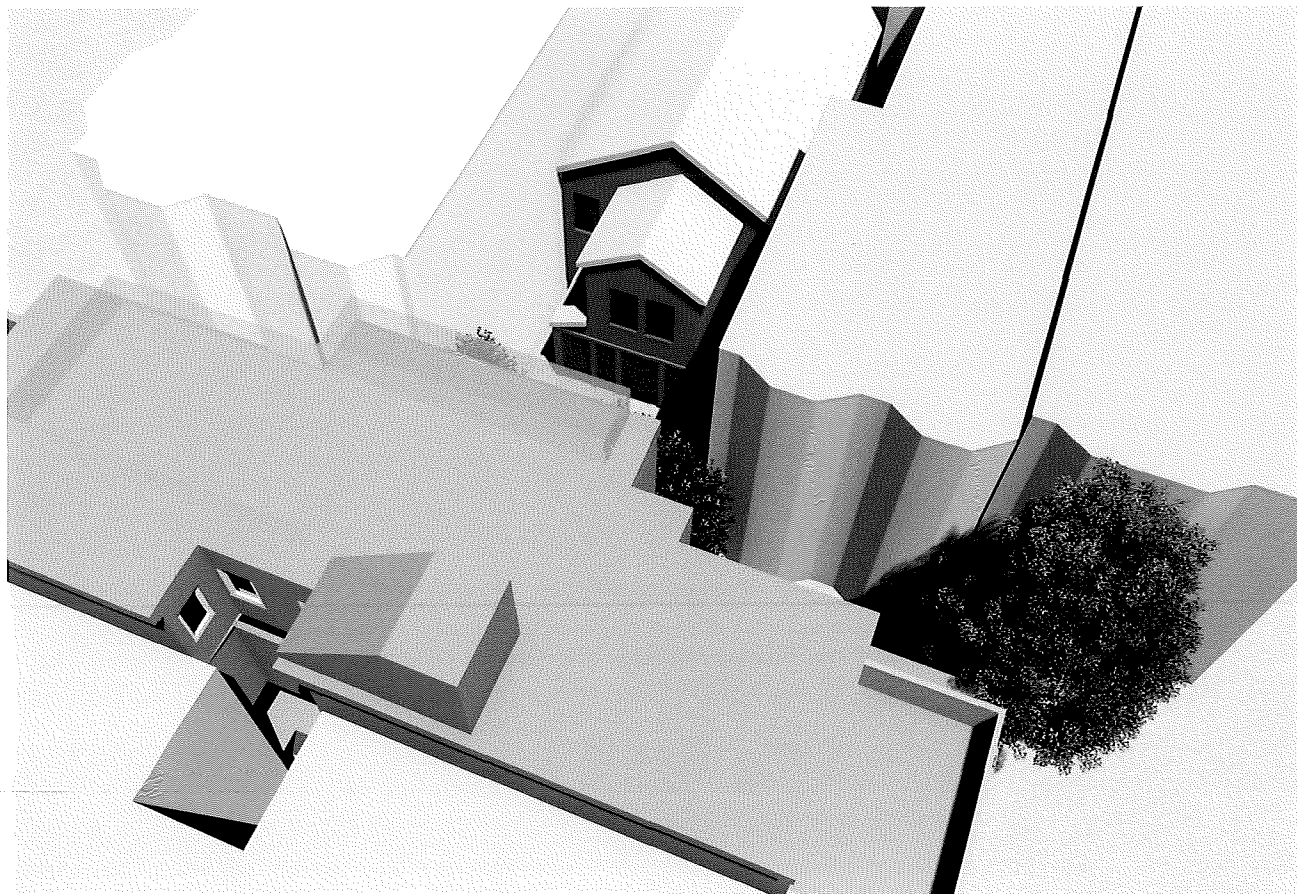
PROPOSED CONDITION: JUNE 21 - 10 AM



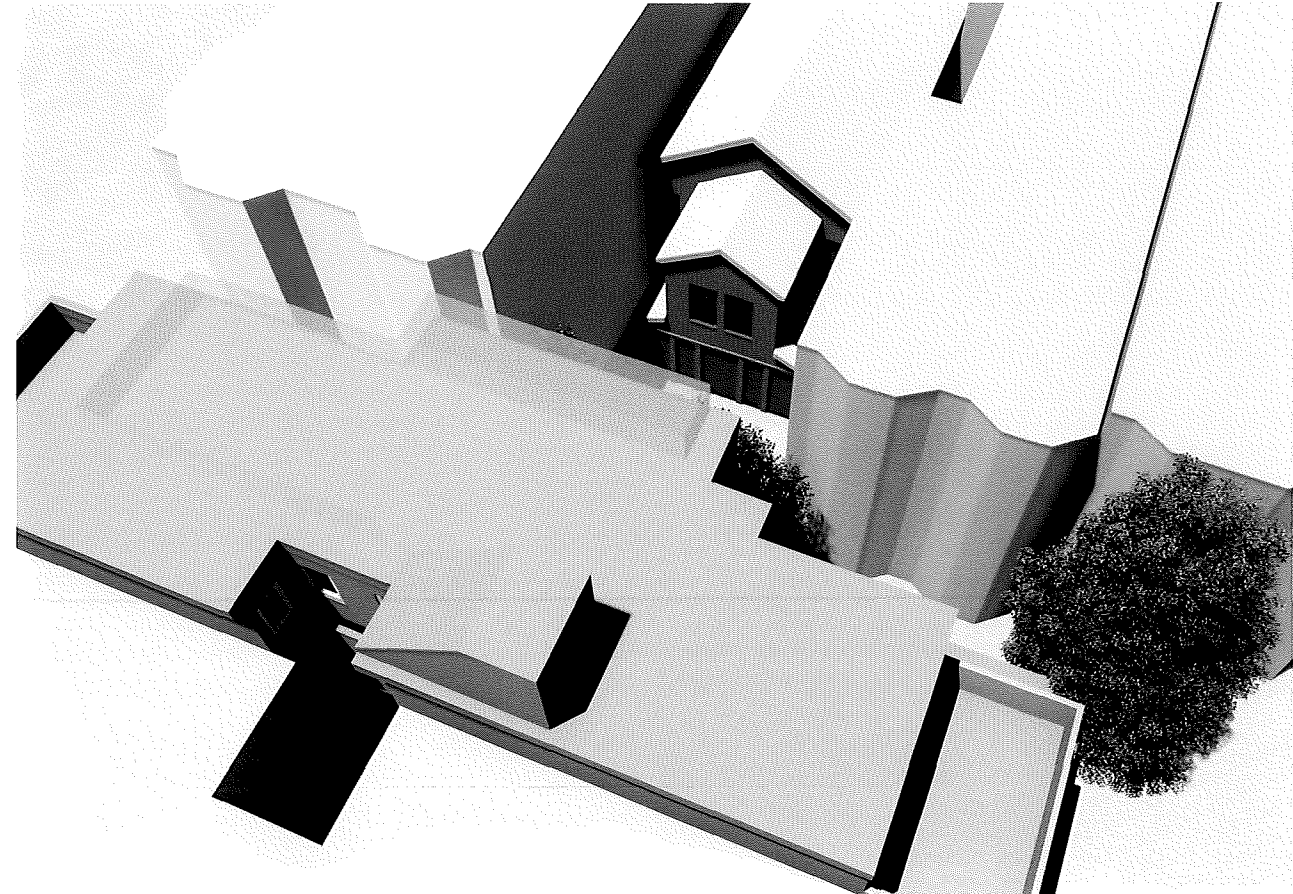
**EXISTING CONDITION: JUNE 21 - NOON**



**EXISTING CONDITION: JUNE 21 - 2 PM**



**PROPOSED CONDITION: JUNE 21 - NOON**



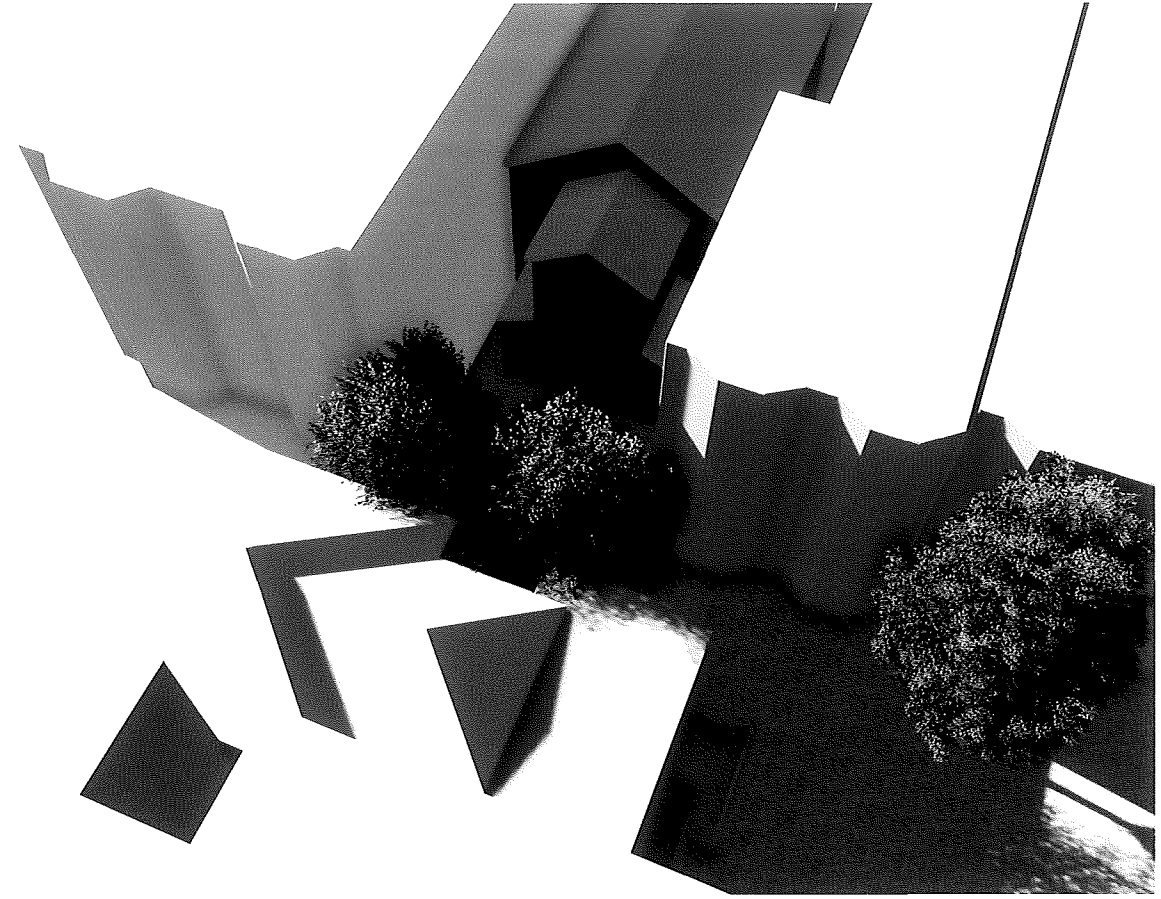
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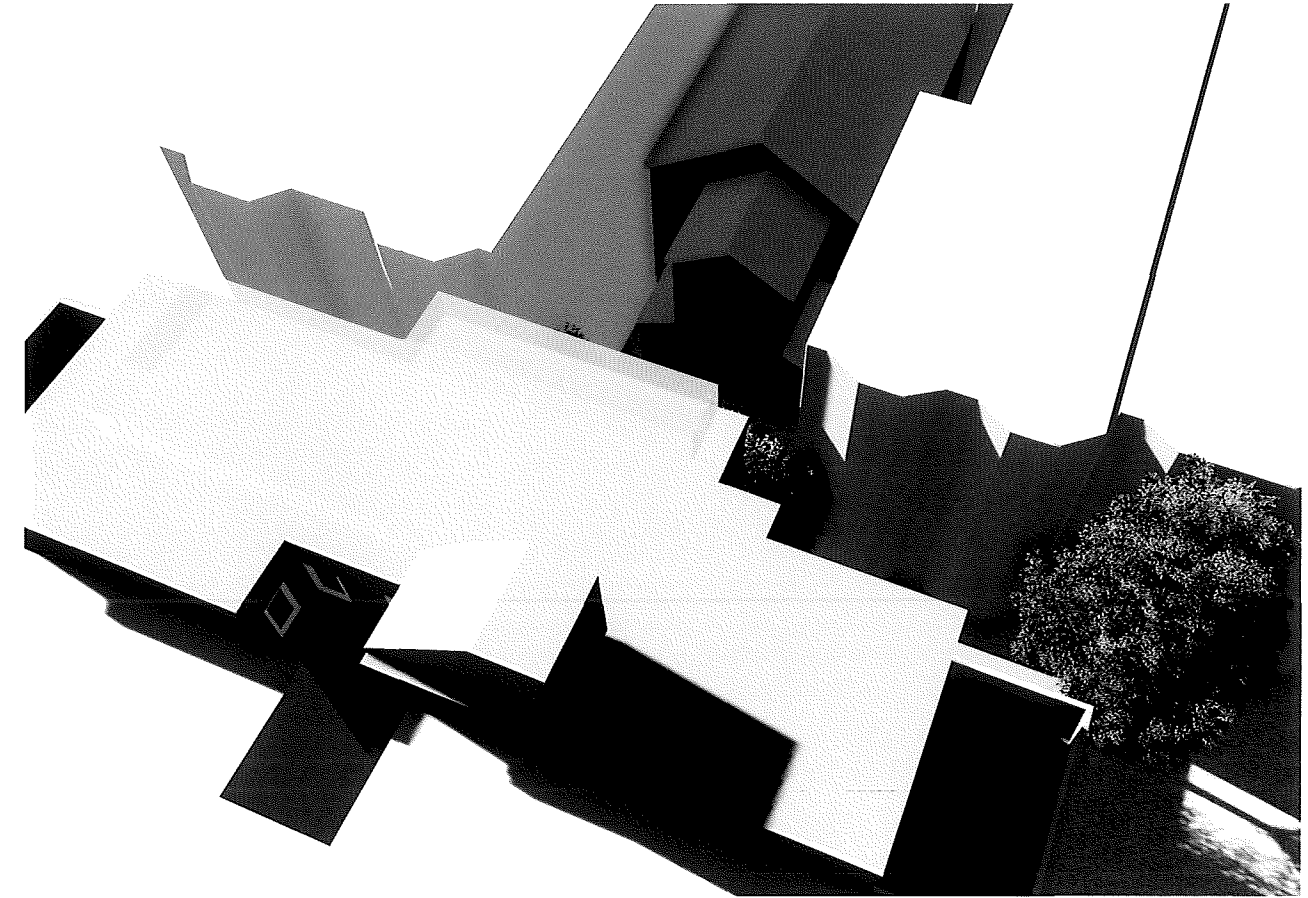
**EXISTING CONDITION: JUNE 21 - 4 PM**



**PROPOSED CONDITION: JUNE 21 - 4 PM**



**EXISTING CONDITION: JUNE 21 - 6 PM**



**PROPOSED CONDITION: JUNE 21 - 6 PM**

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**SHADOW IMPACT STUDY  
SUMMER SOLSTICE - AFTERNOON**

**218 27TH AVENUE RESIDENCES**  
BLOCK 1386 LOT 38 SAN FRANCISCO, CA

**A7.3**