

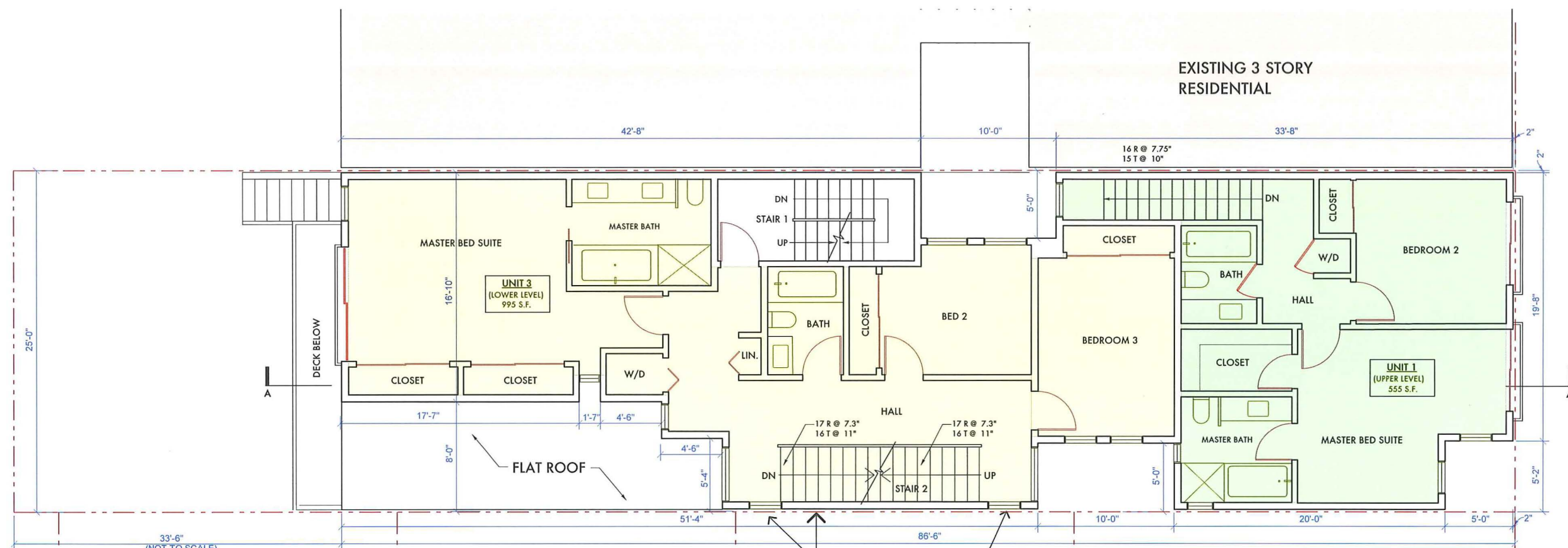


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EXISTING FOUR STORY
BUILDINGS ON 27TH AVE. BLOCK

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



EXISTING 3 STORY
RESIDENTIAL

EXISTING 3 STORY
RESIDENTIAL

EXISTING 3 STORY
RESIDENTIAL + PARTIAL
4TH STORY

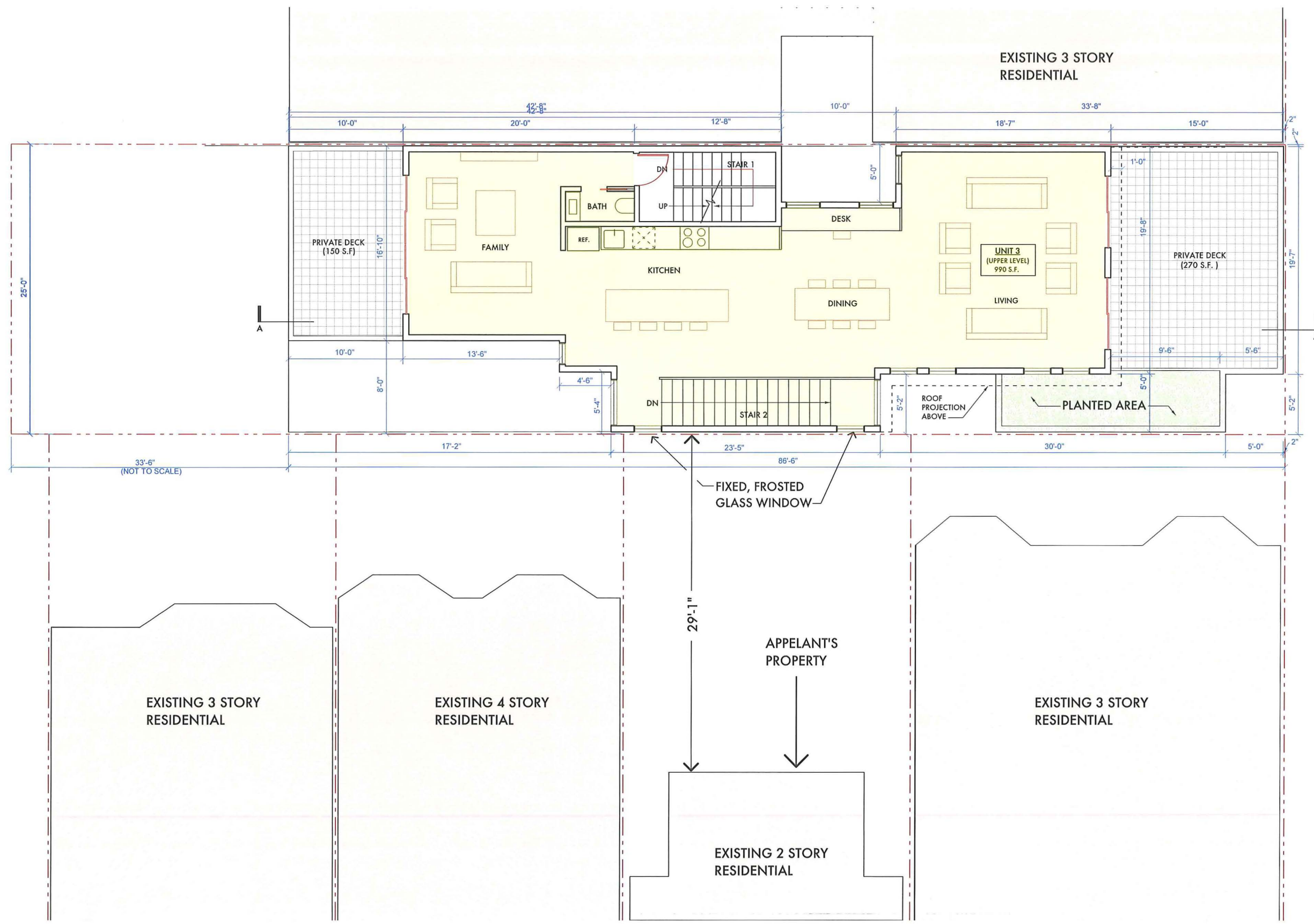
APPELLANT'S
PROPERTY

EXISTING 2 STORY
RESIDENTIAL

EXISTING 3 STORY
RESIDENTIAL

27TH AVENUE

THIRD FLOOR PLAN 



FOURTH FLOOR PLAN 

27TH AVENUE



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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

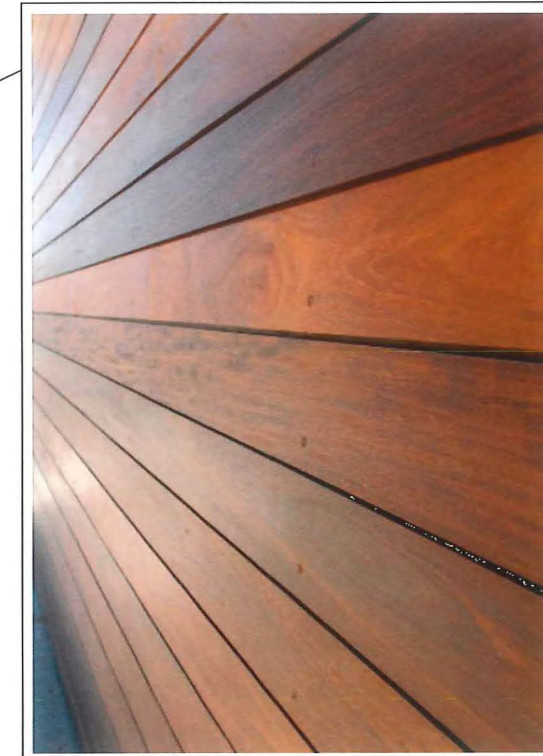
- KEY: ■ = 2 STORY STRUCTURES
■ = APPELLANT'S 2 STORY STURCTURE



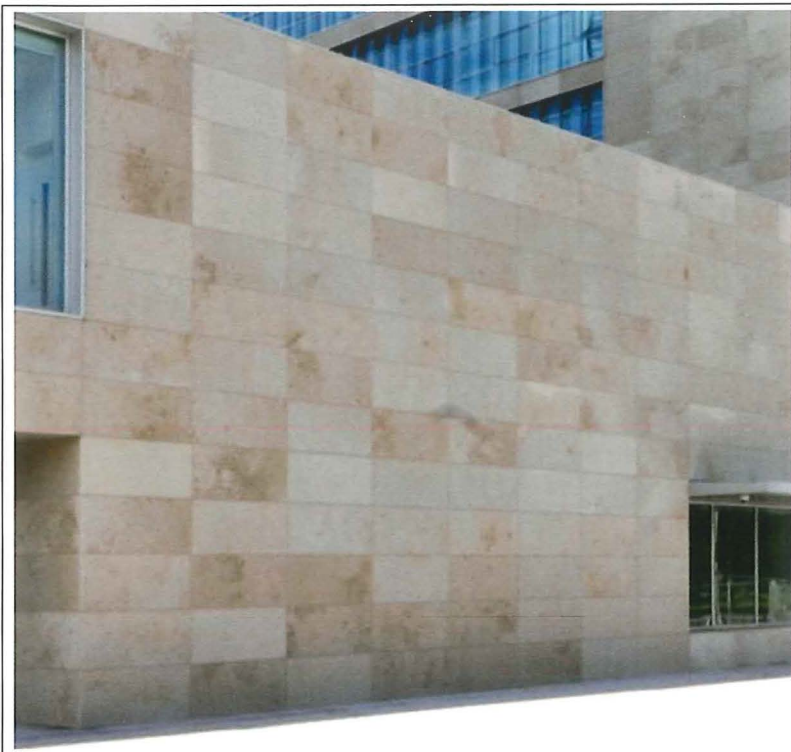
ORNAMENTAL IRON RAILINGS



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

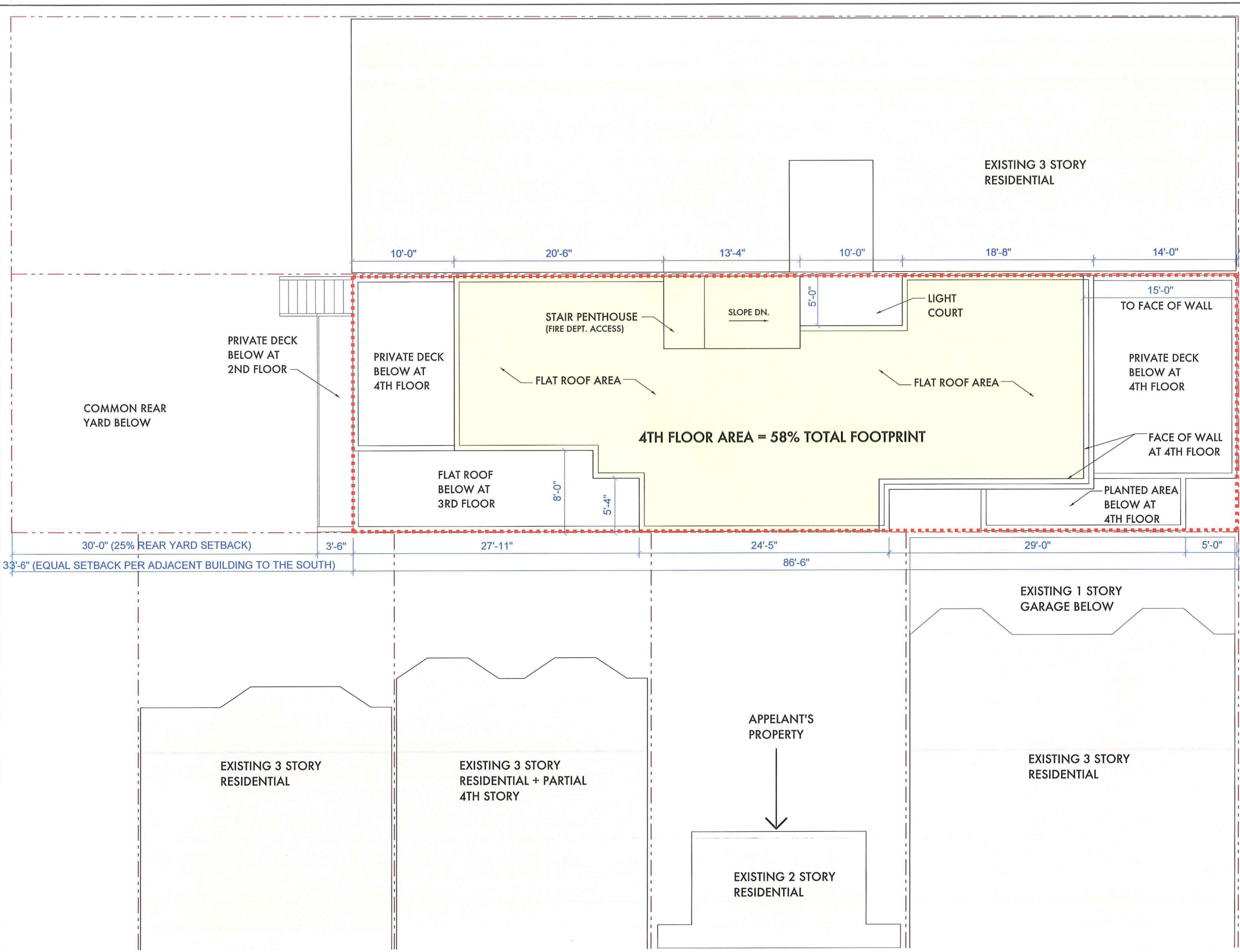


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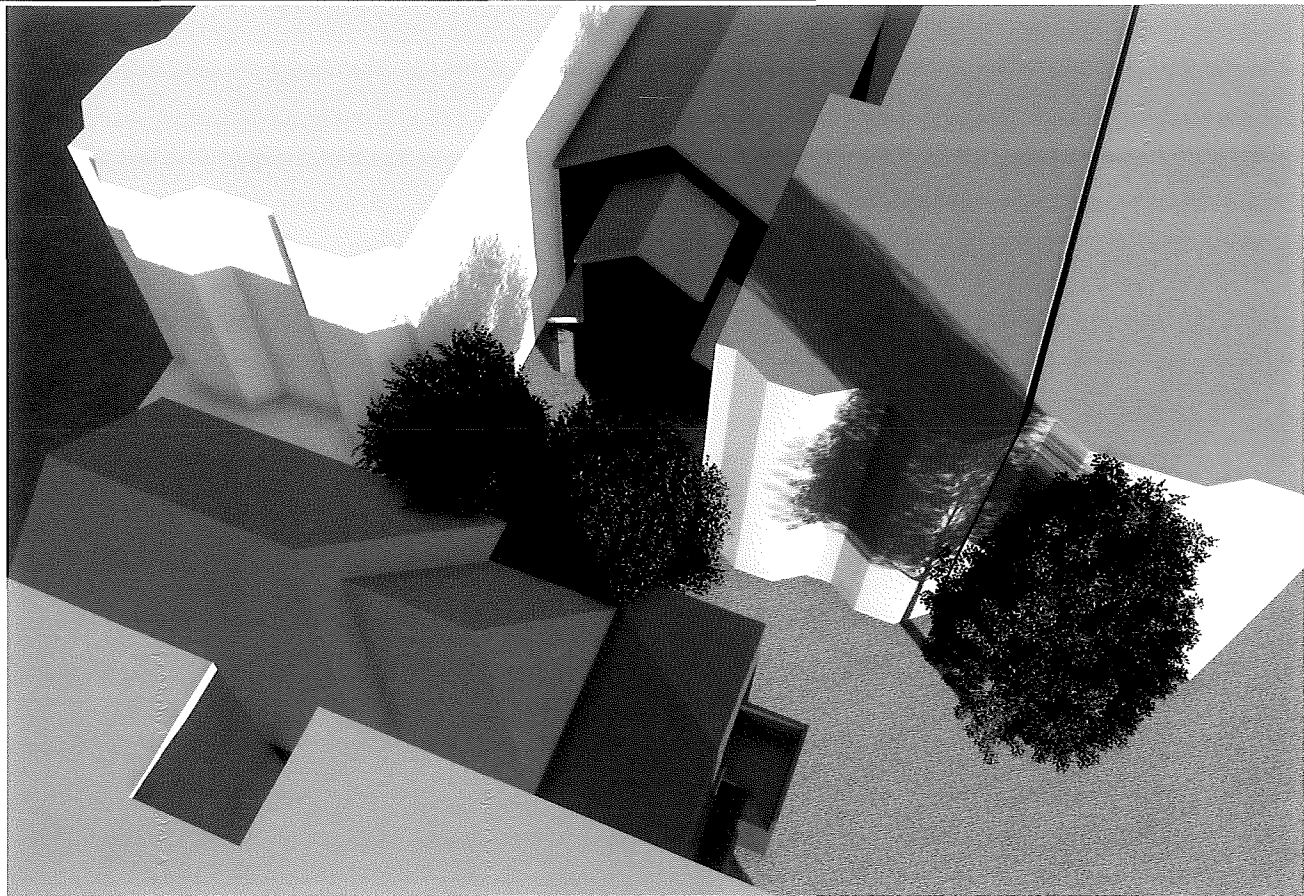
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PROPOSED BUILDING
IN CONTEXT FROM THE SOUTH

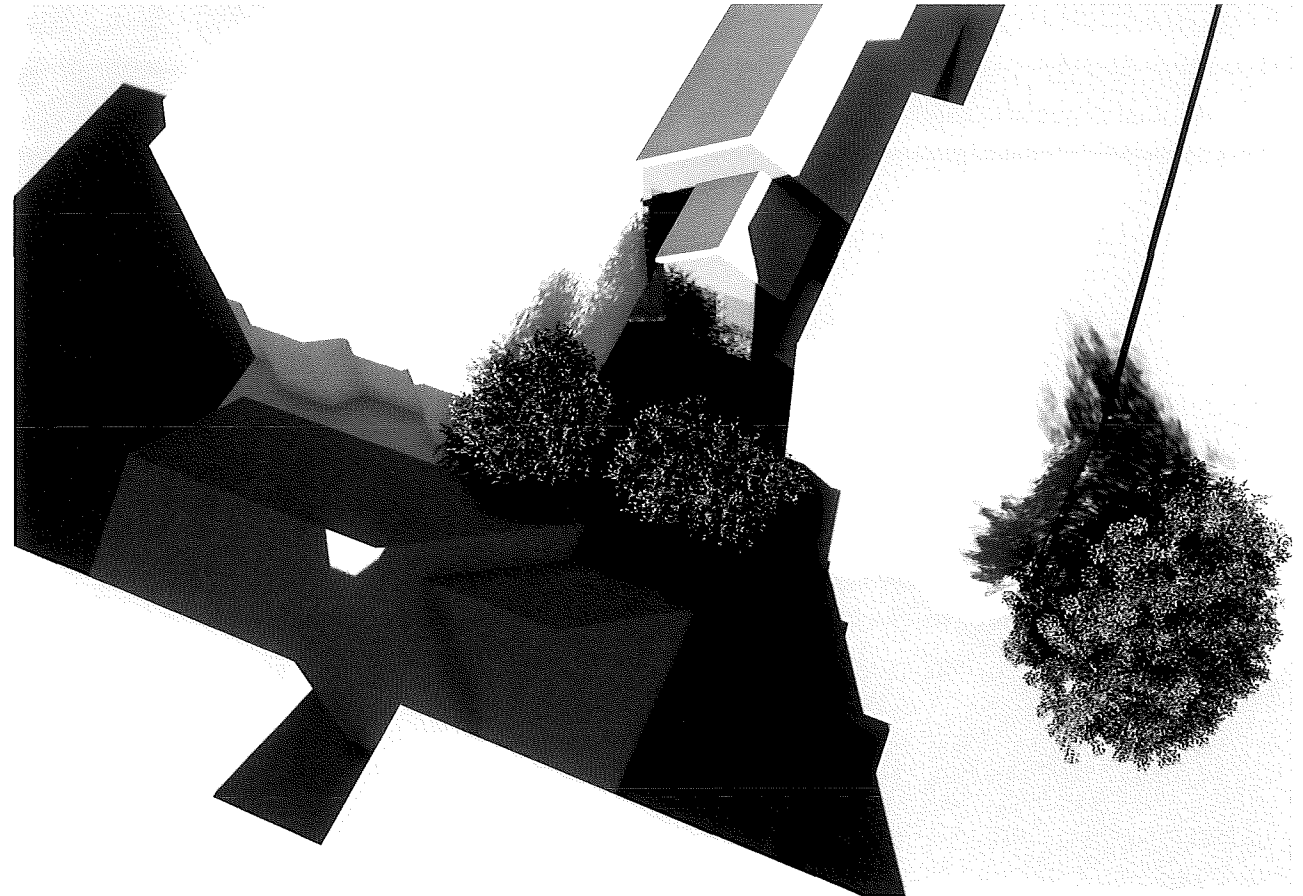
218 27TH AVENUE RESIDENCES
BLOCK 1386 LOT 38
SAN FRANCISCO, CA



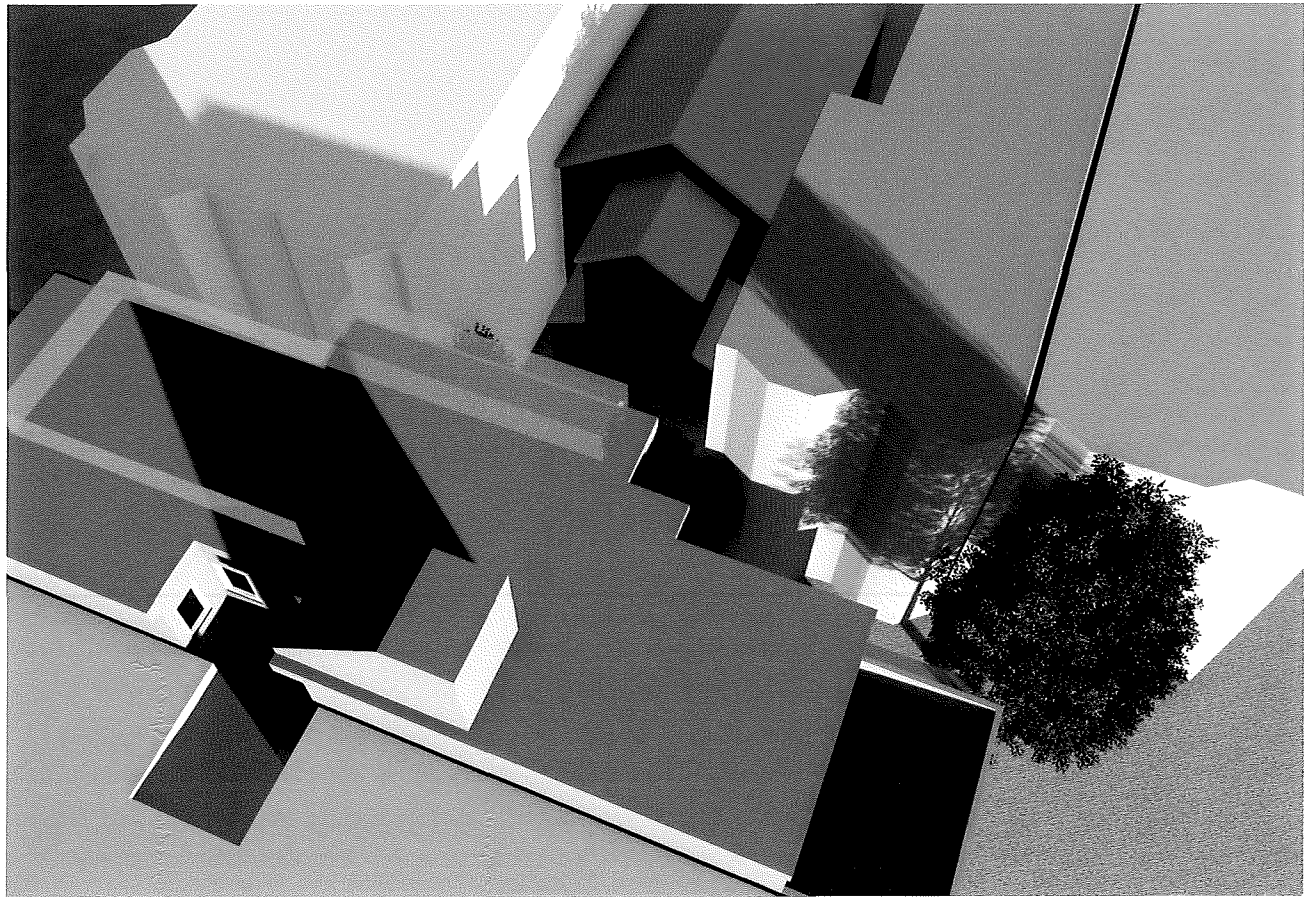
PROPOSED SITE PLAN



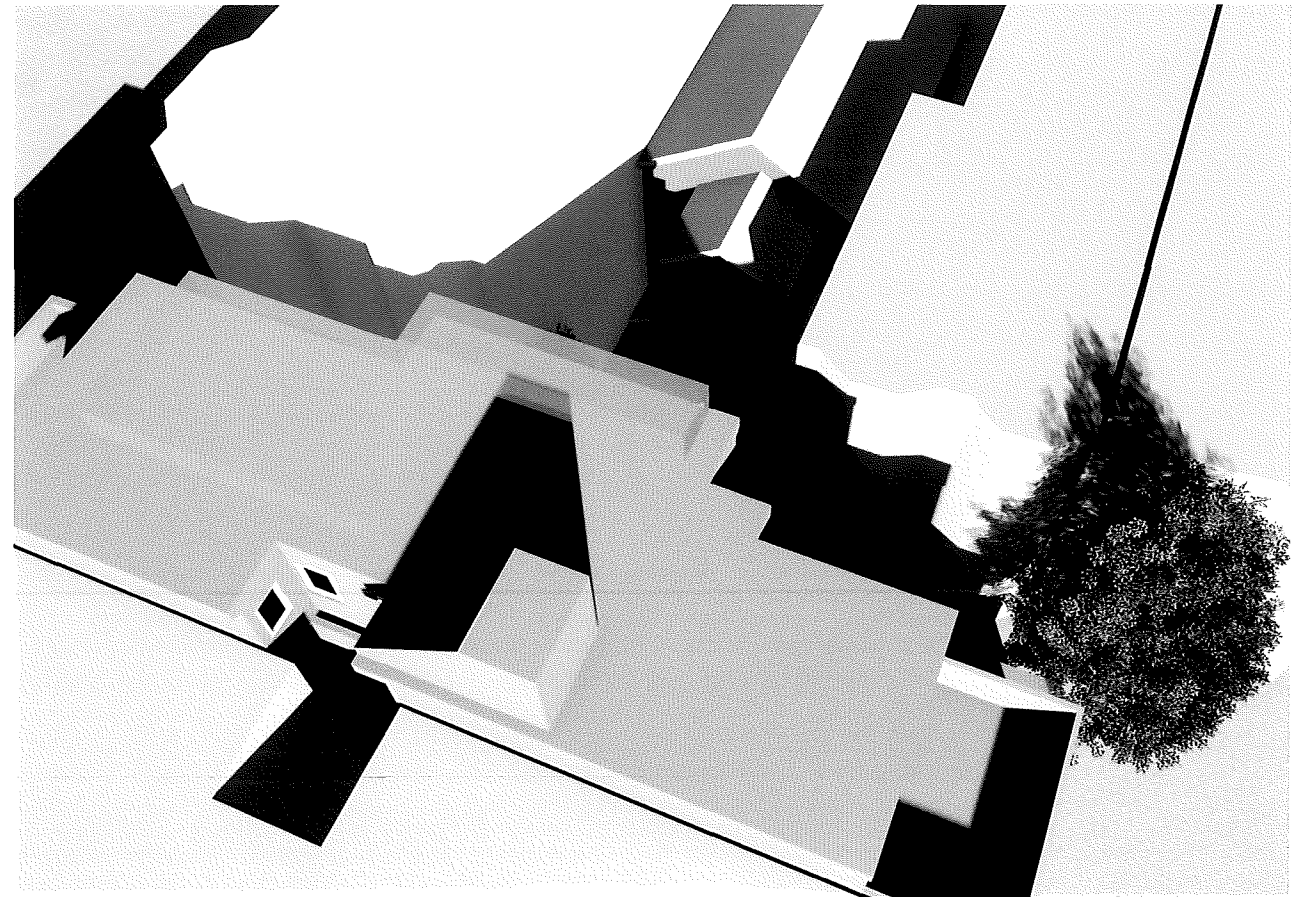
EXISTING CONDITION: DEC. 21 - 8 AM



EXISTING CONDITION: DEC. 21 - 10 AM



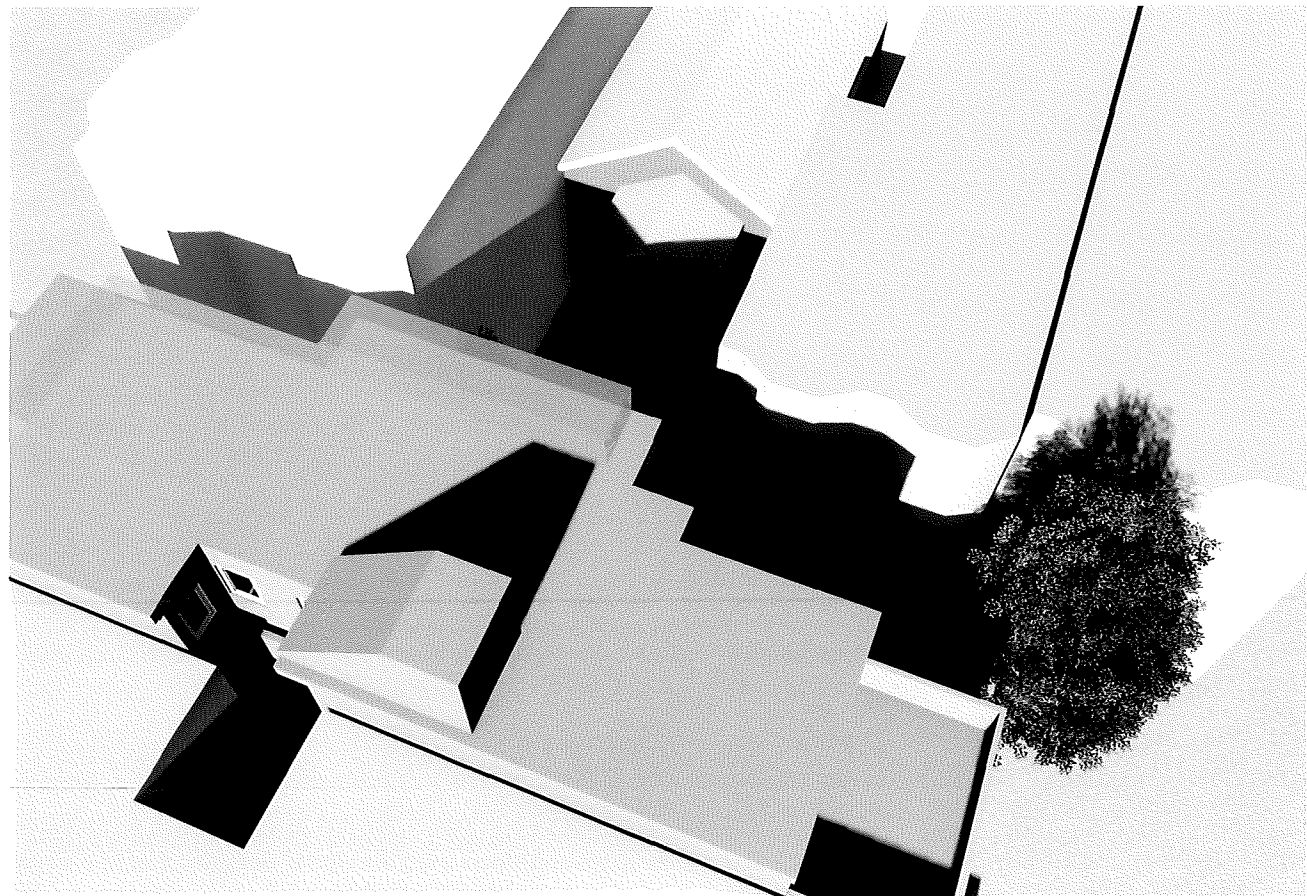
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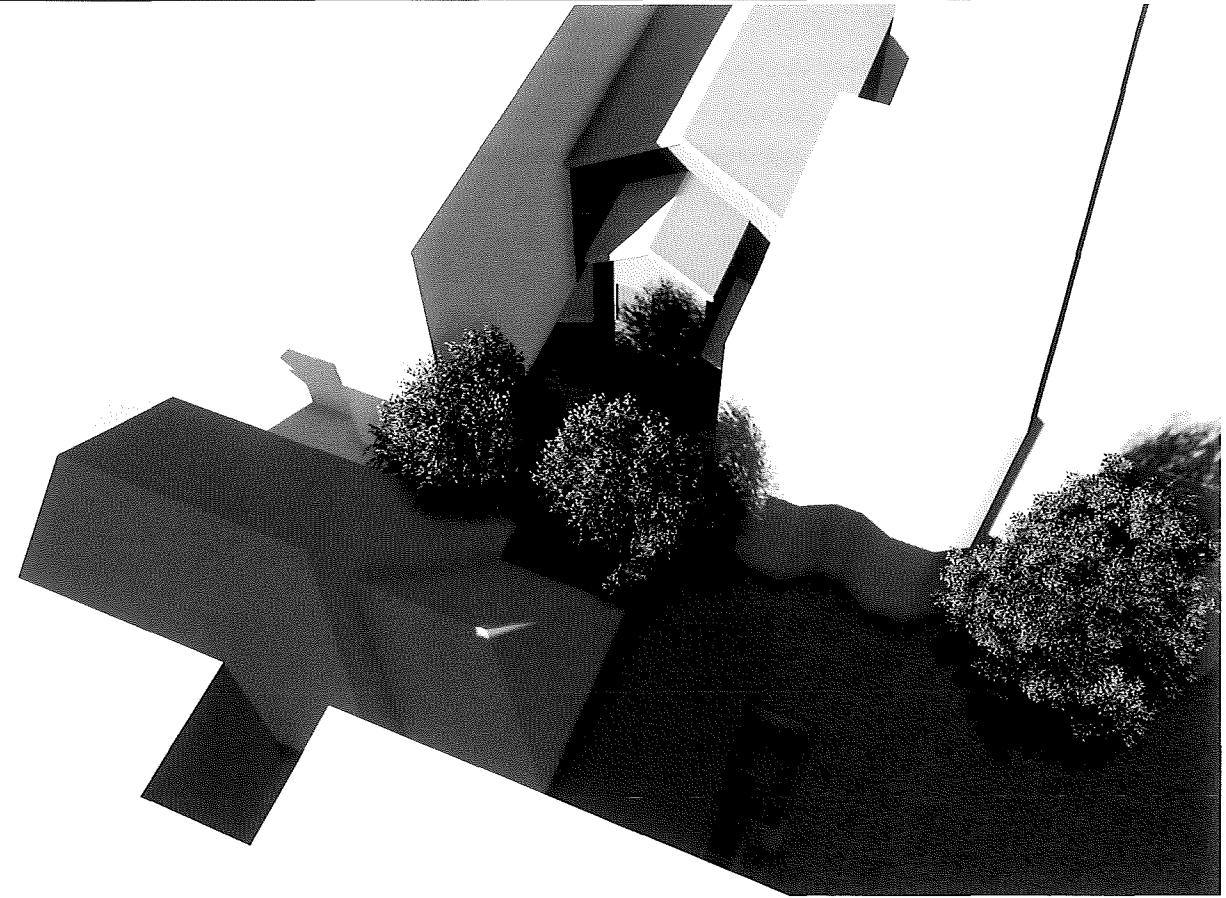
PROPOSED CONDITION: DEC. 21- 10 AM



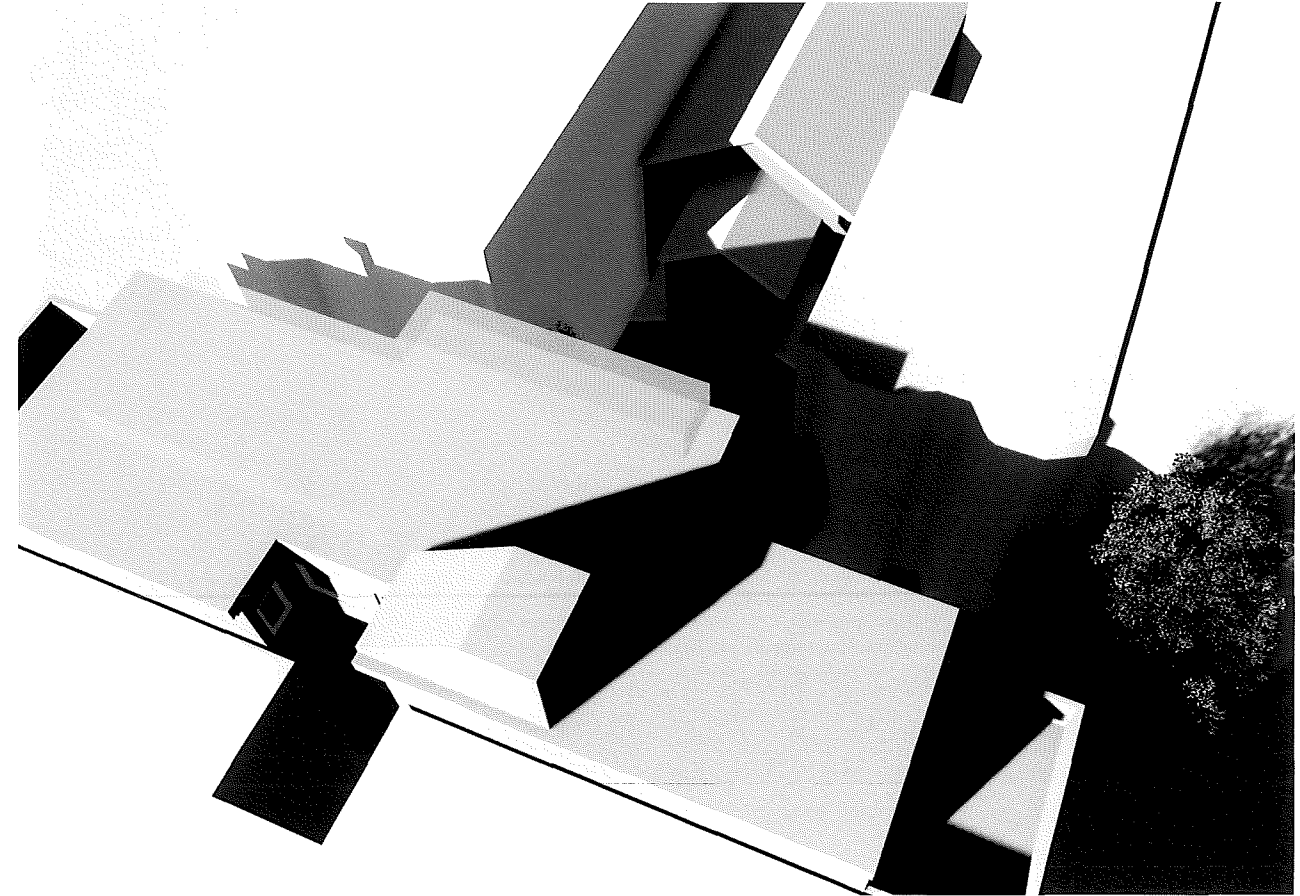
EXISTING CONDITION: DEC. 21 - NOON



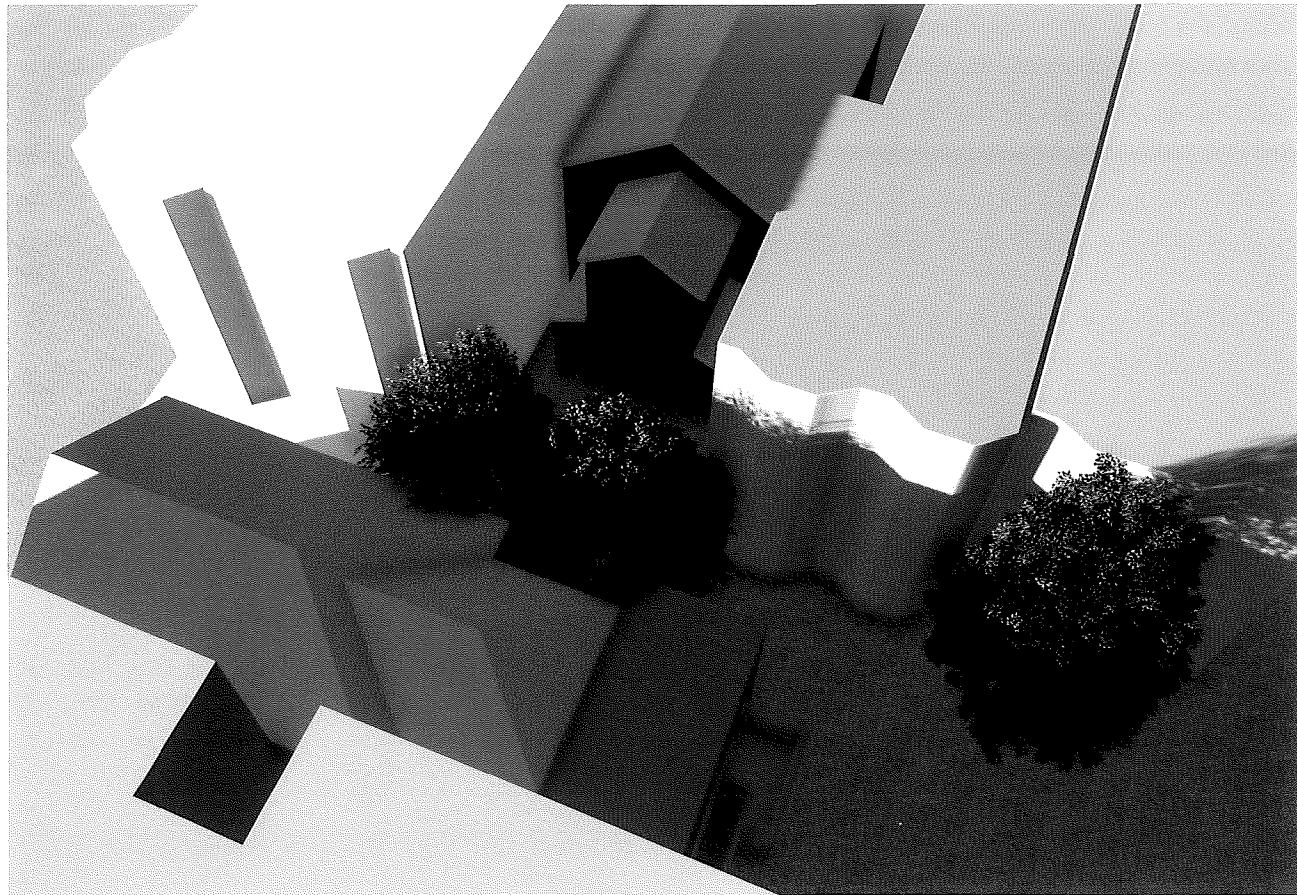
PROPOSED CONDITION: DEC. 21 - NOON



EXISTING CONDITION: DEC. 21 - 2 PM



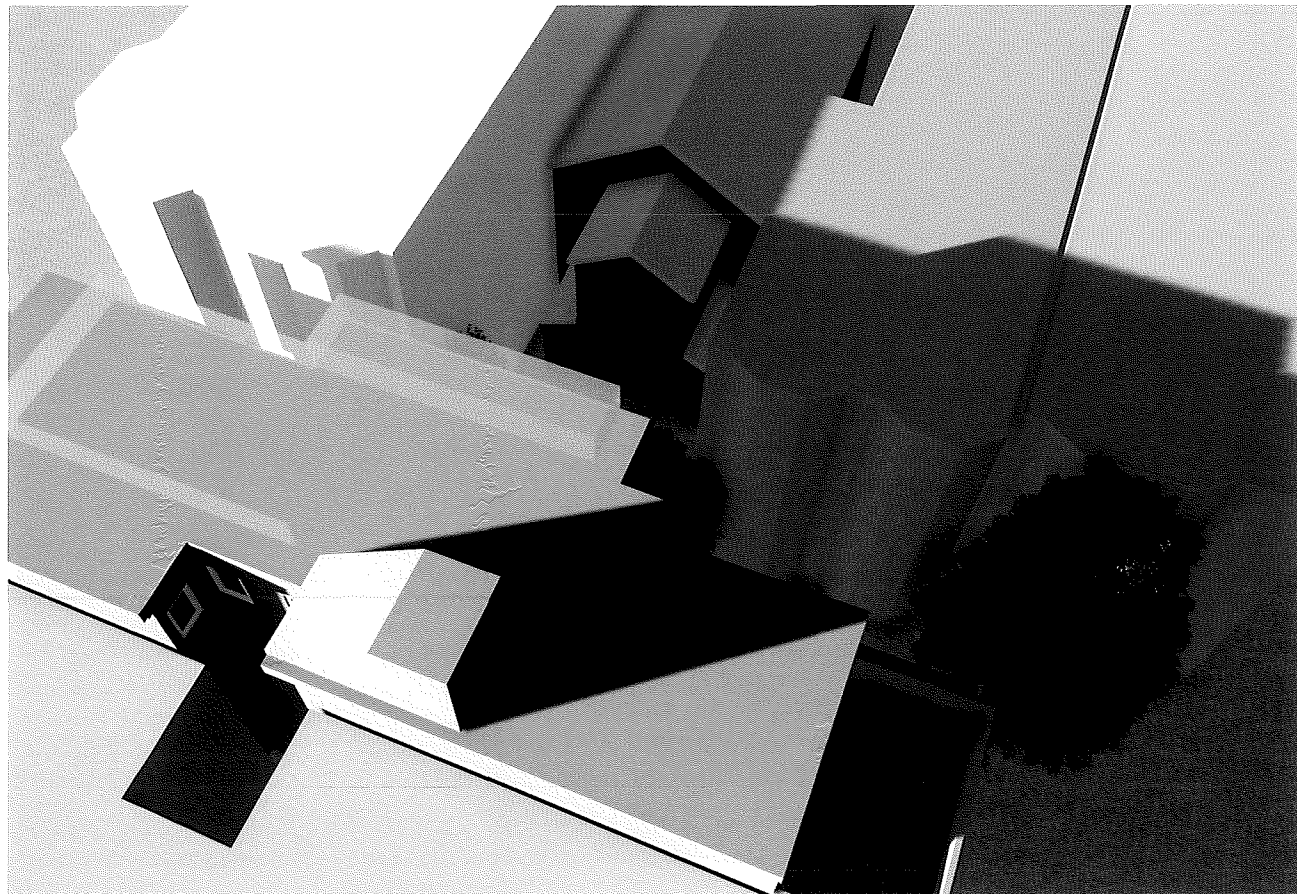
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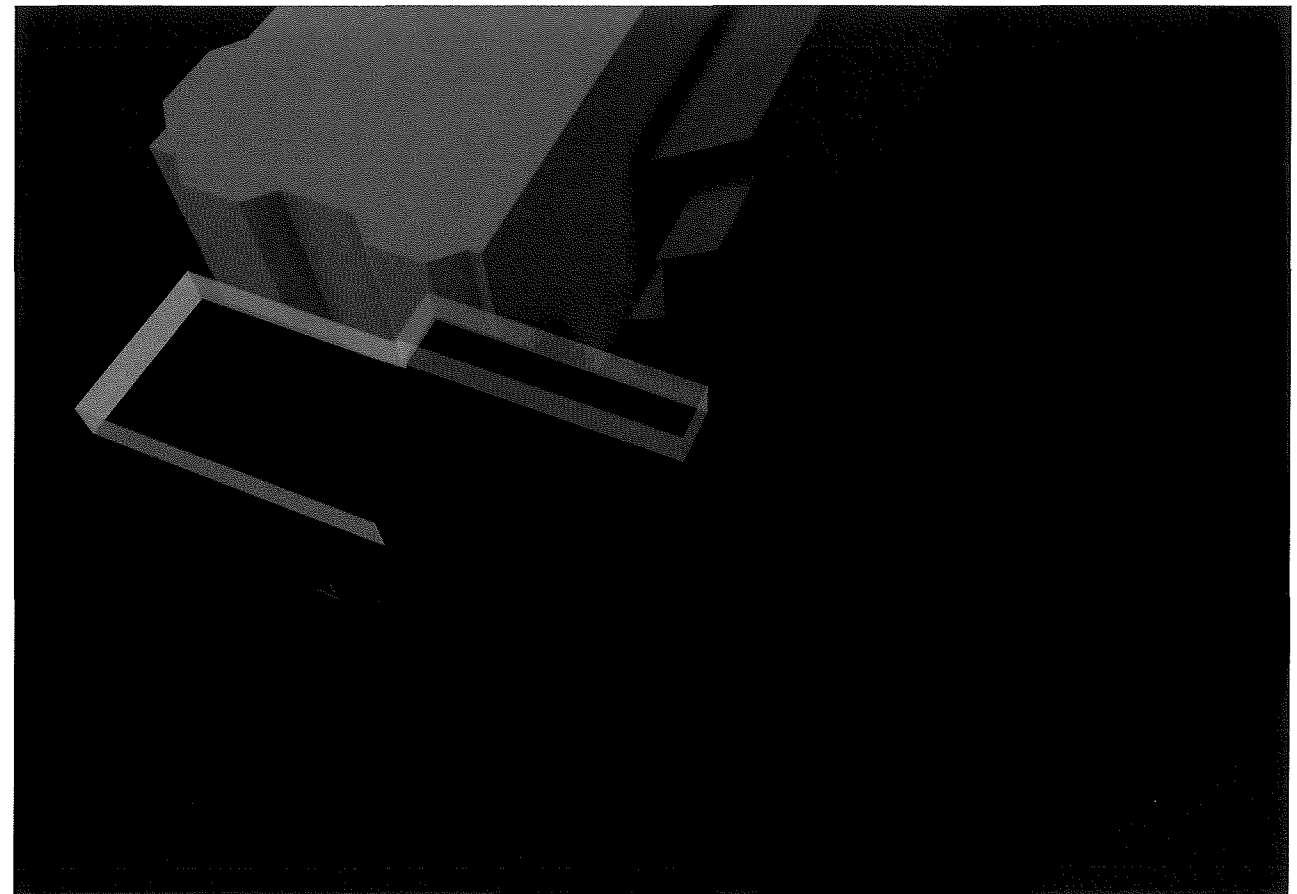
EXISTING CONDITION: DEC. 21 - 4 PM



EXISTING CONDITION: DEC. 21 - 6 PM



PROPOSED CONDITION: DEC. 21 - 4 PM



PROPOSED CONDITION: DEC. 21 - 6 PM

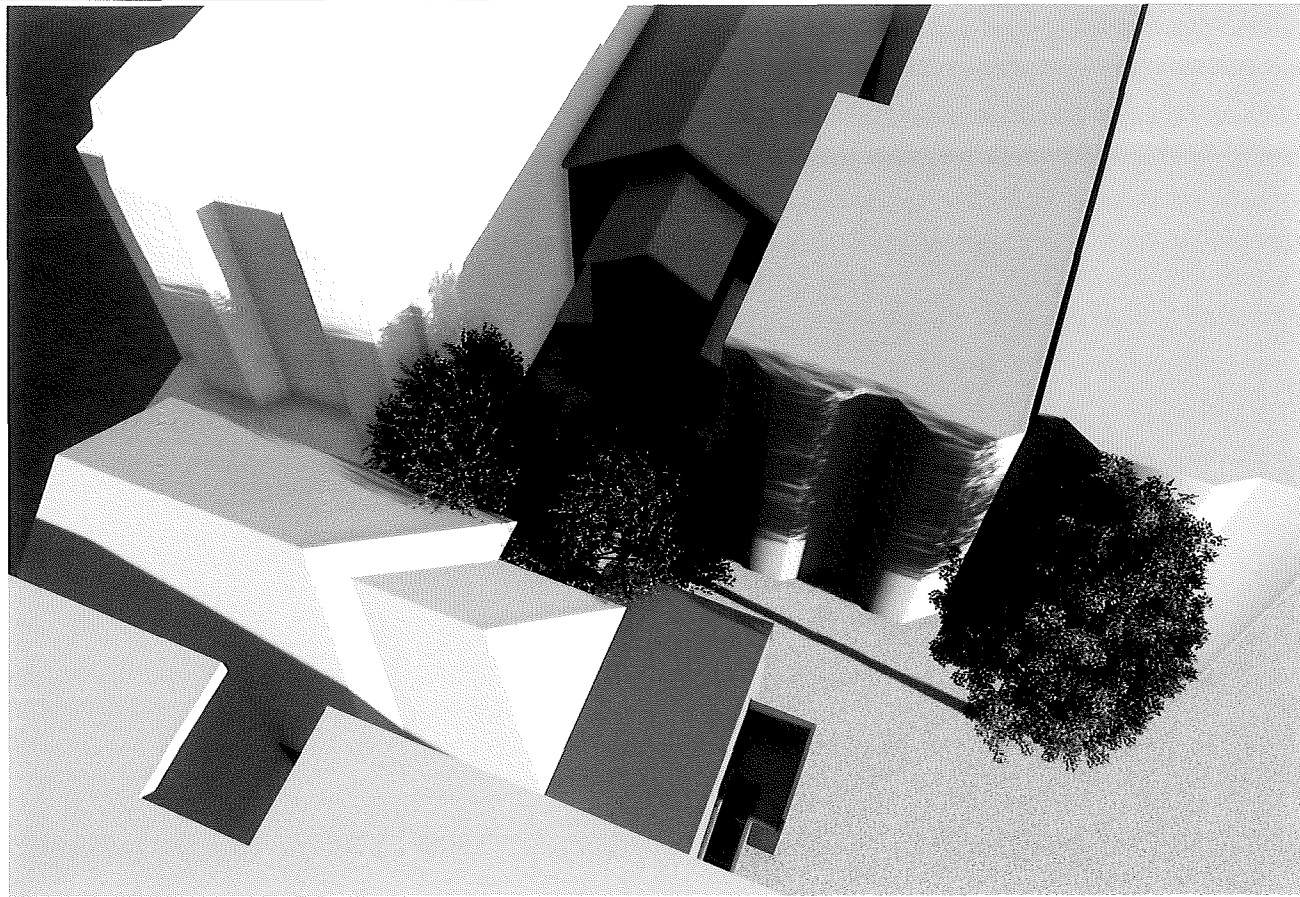
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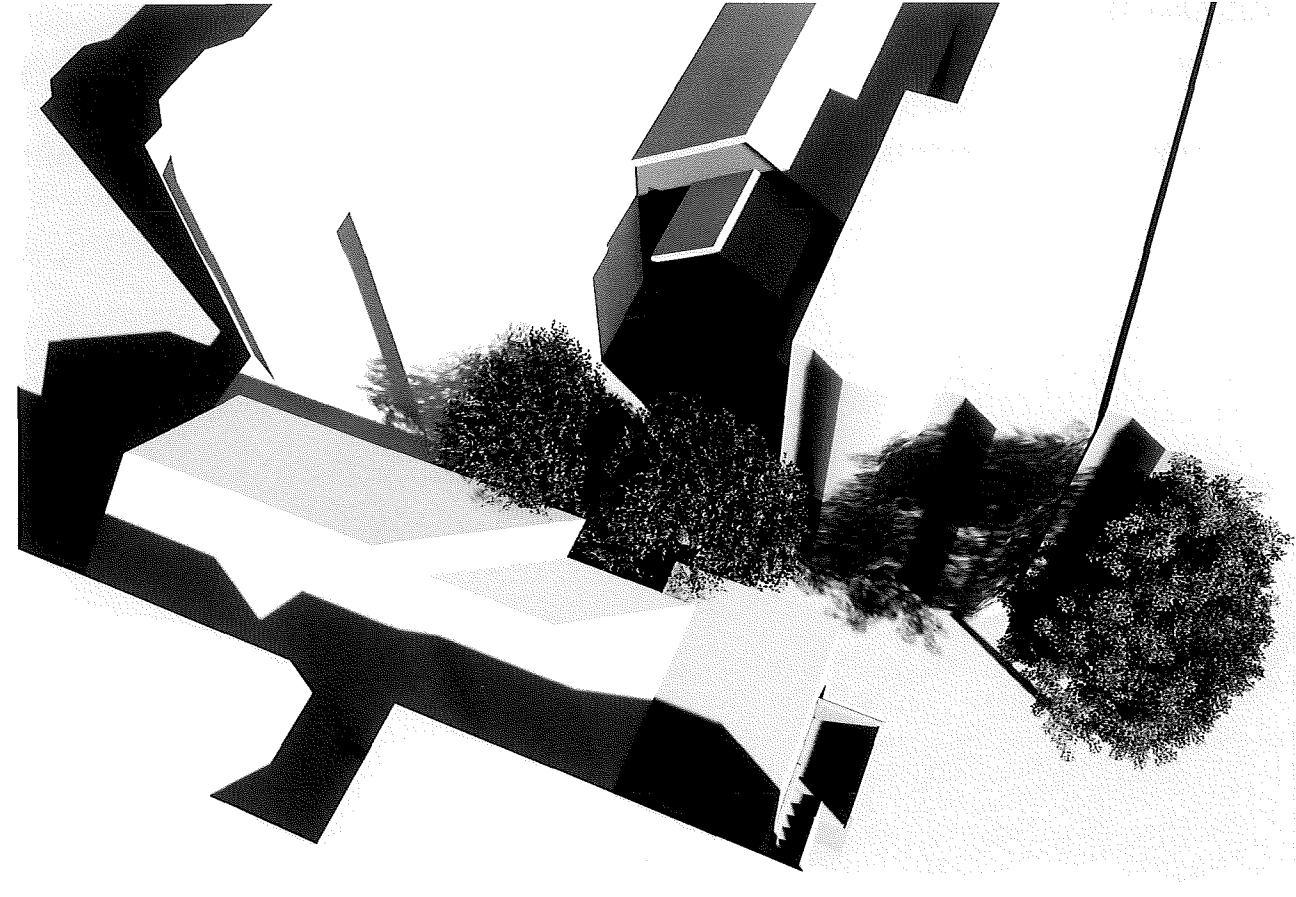
**SHADOW IMPACT STUDY
WINTER SOLTICE - AFTERNOON**

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

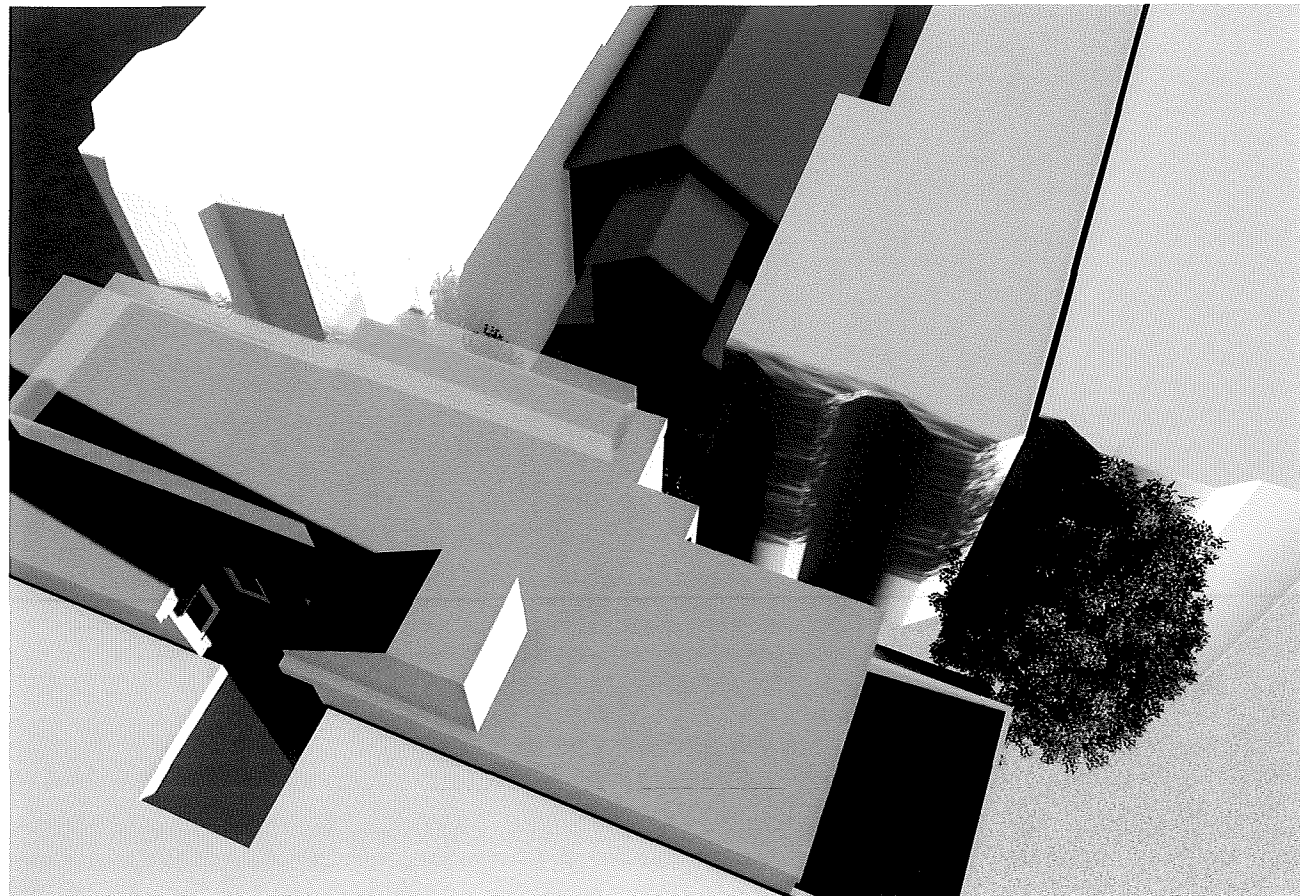
A5.3



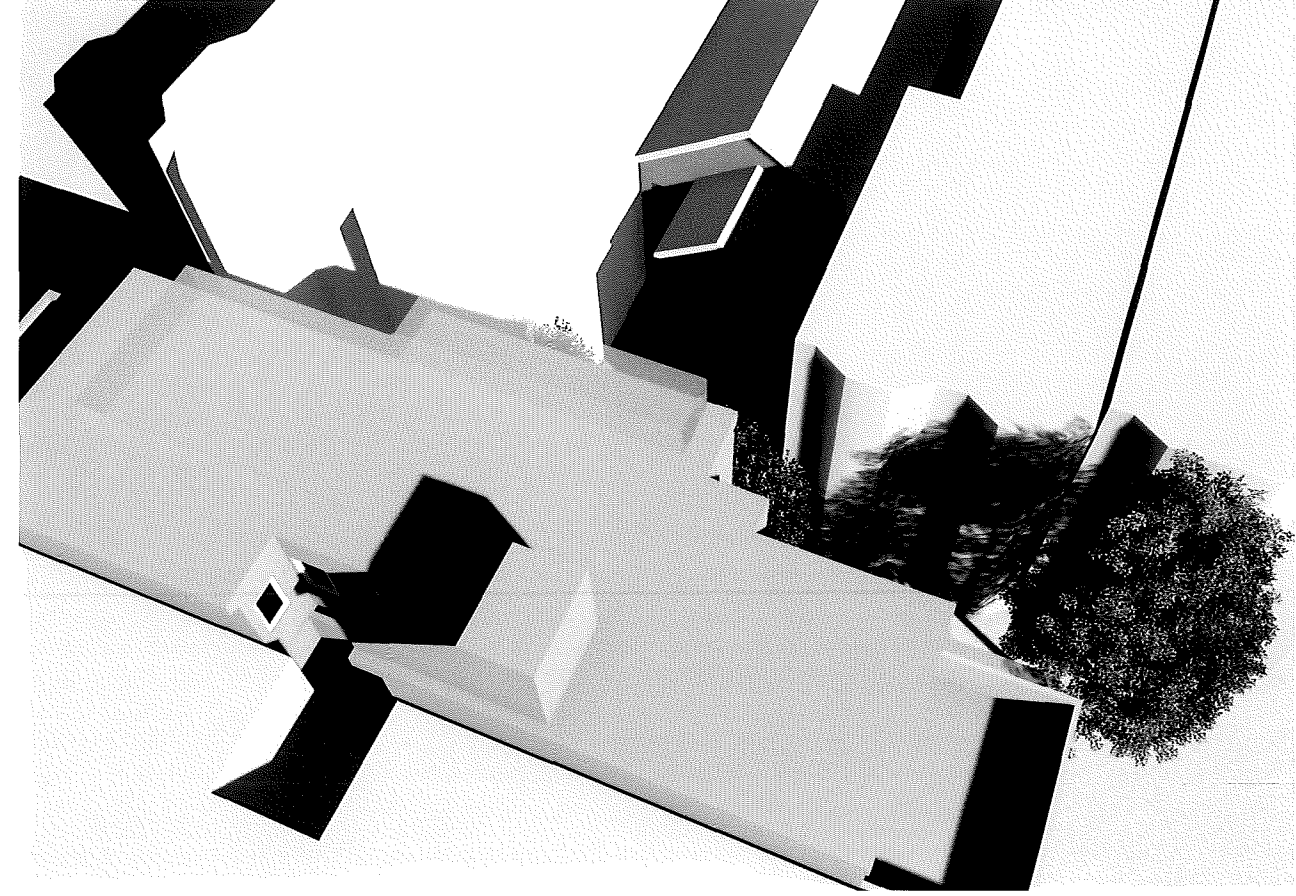
EXISTING CONDITION: MAR. 21 & SEPT. 21 - 8 AM



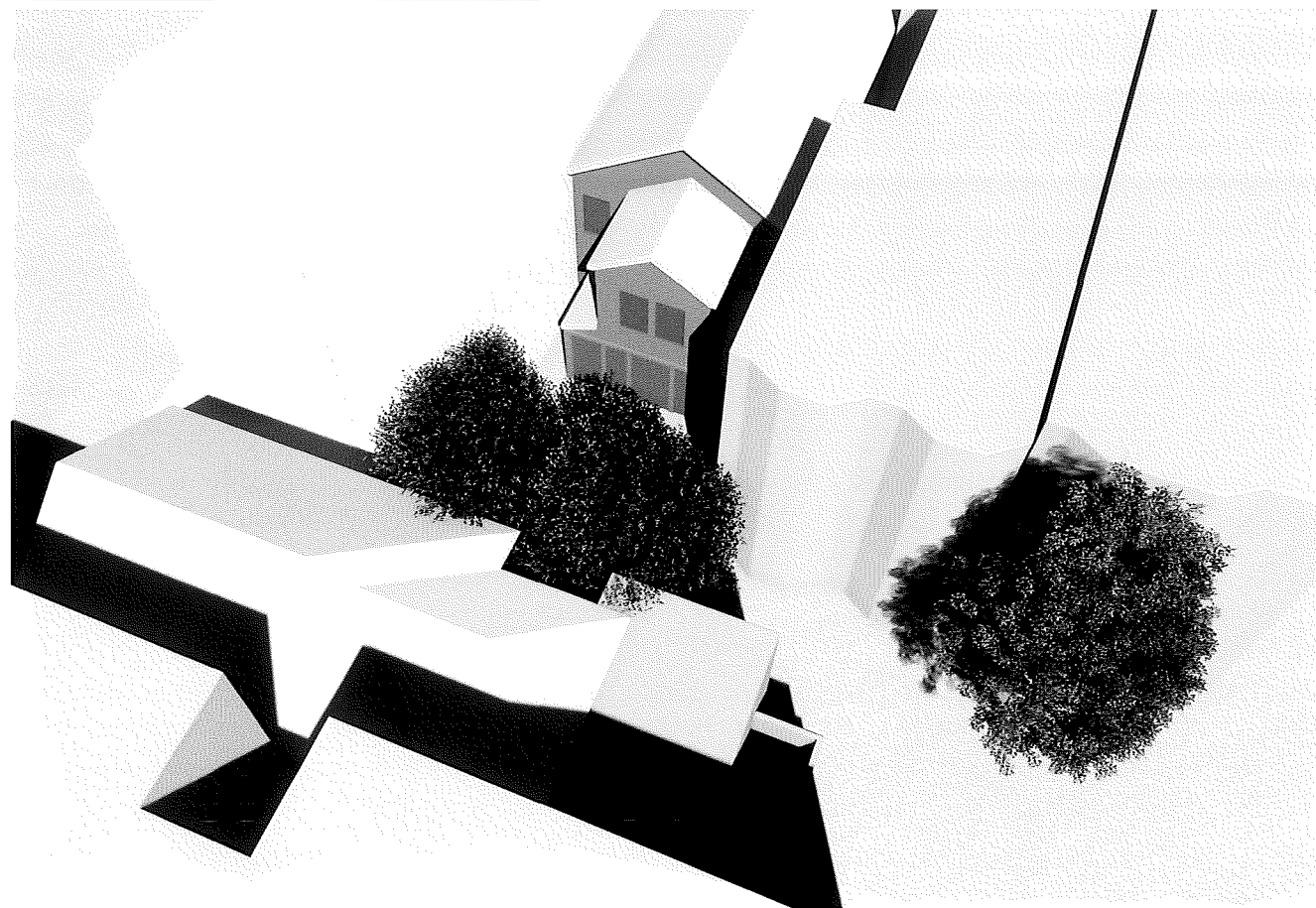
EXISTING CONDITION: MAR. 21 & SEPT. 21 - 10 AM



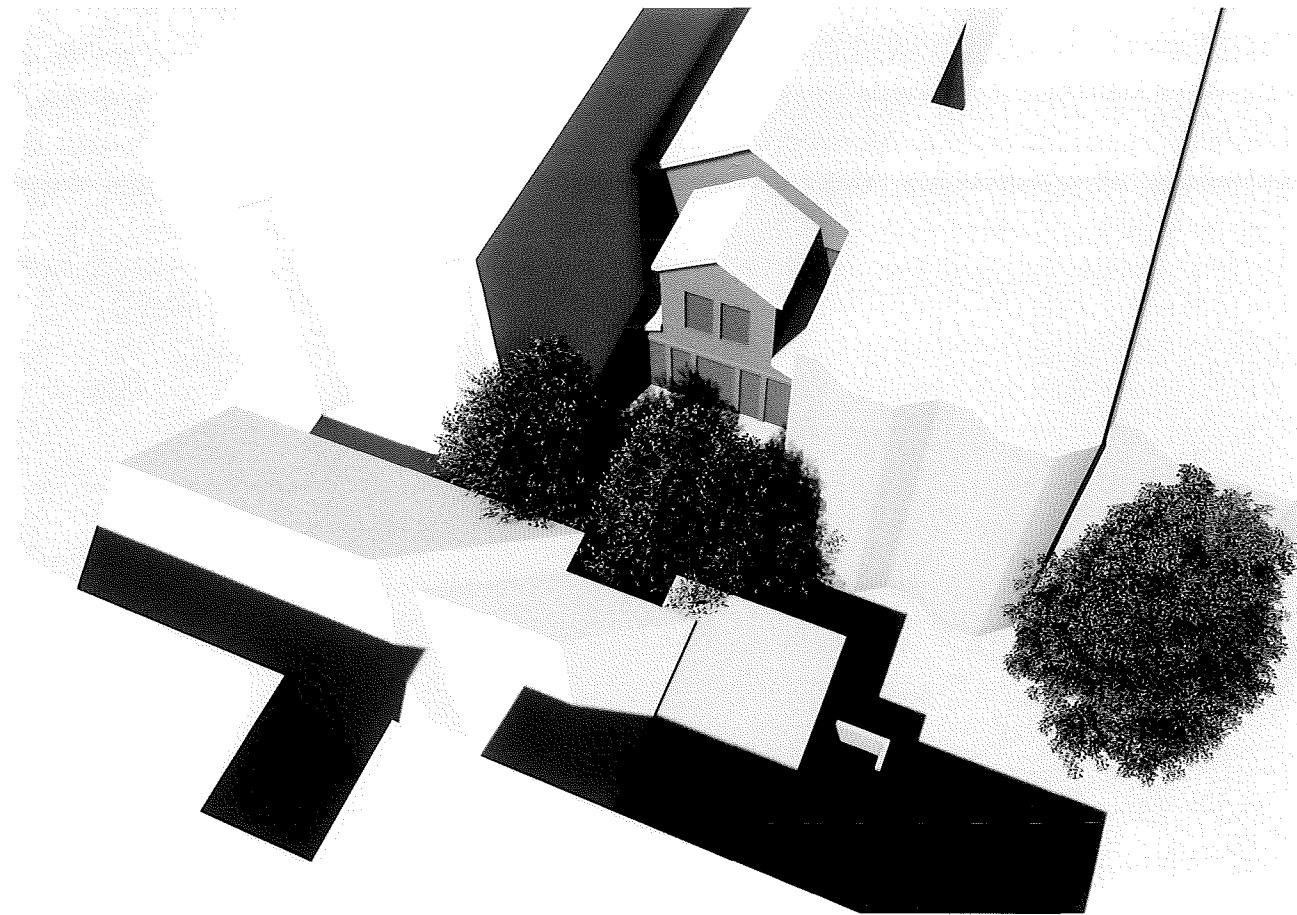
PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 8 AM



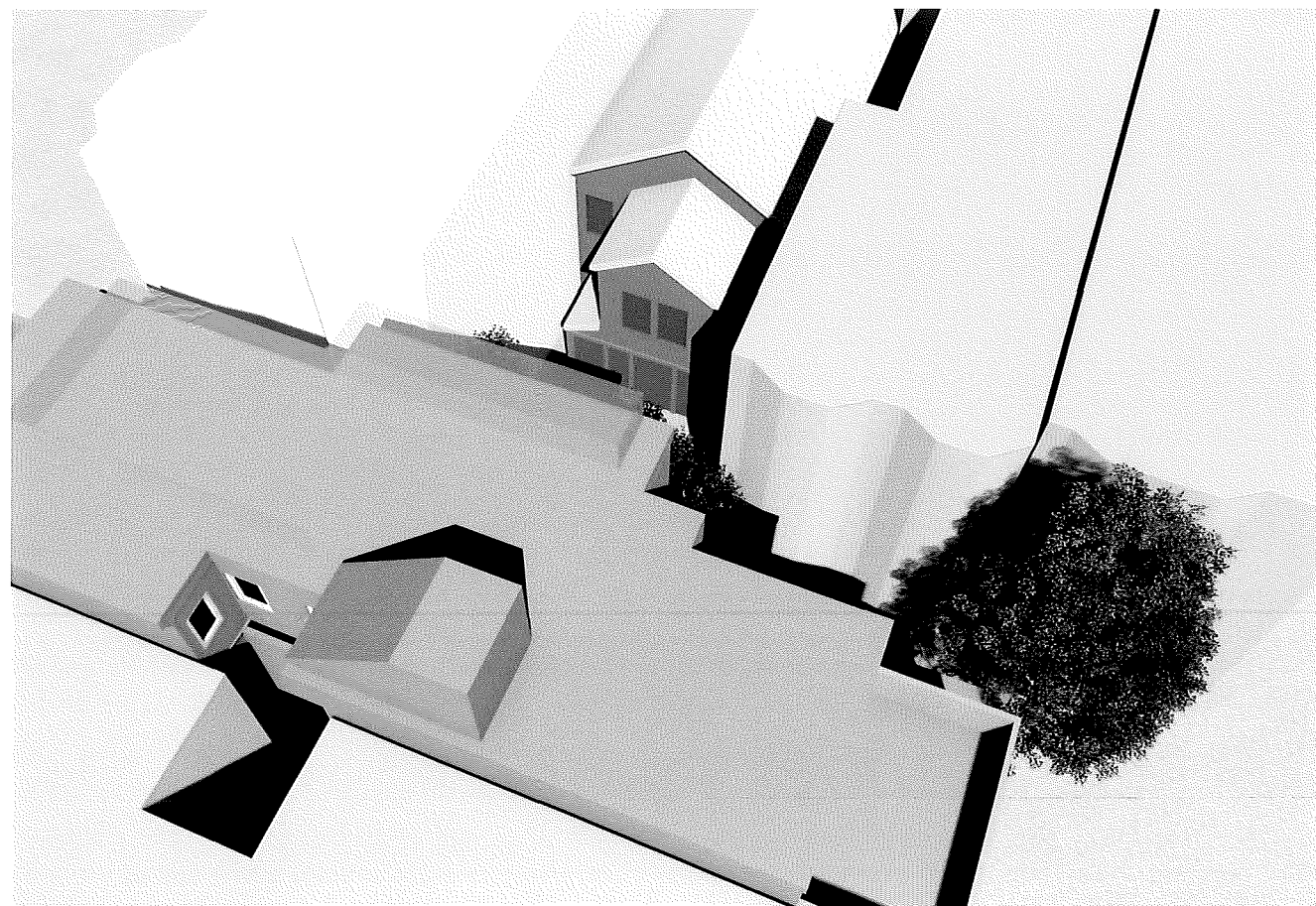
PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 10 AM



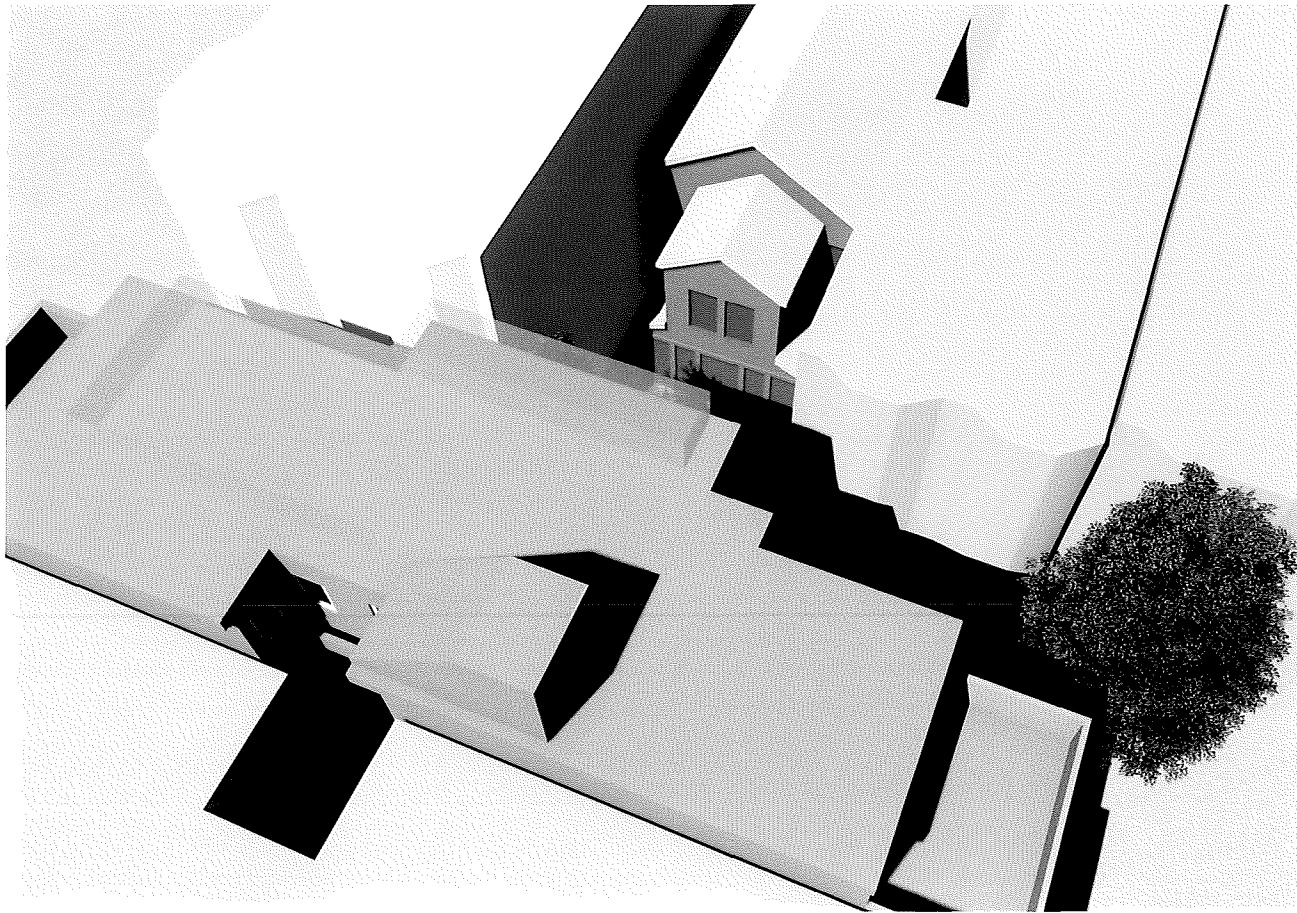
EXISTING CONDITION: MAR. 21 & SEPT. 21 - NOON



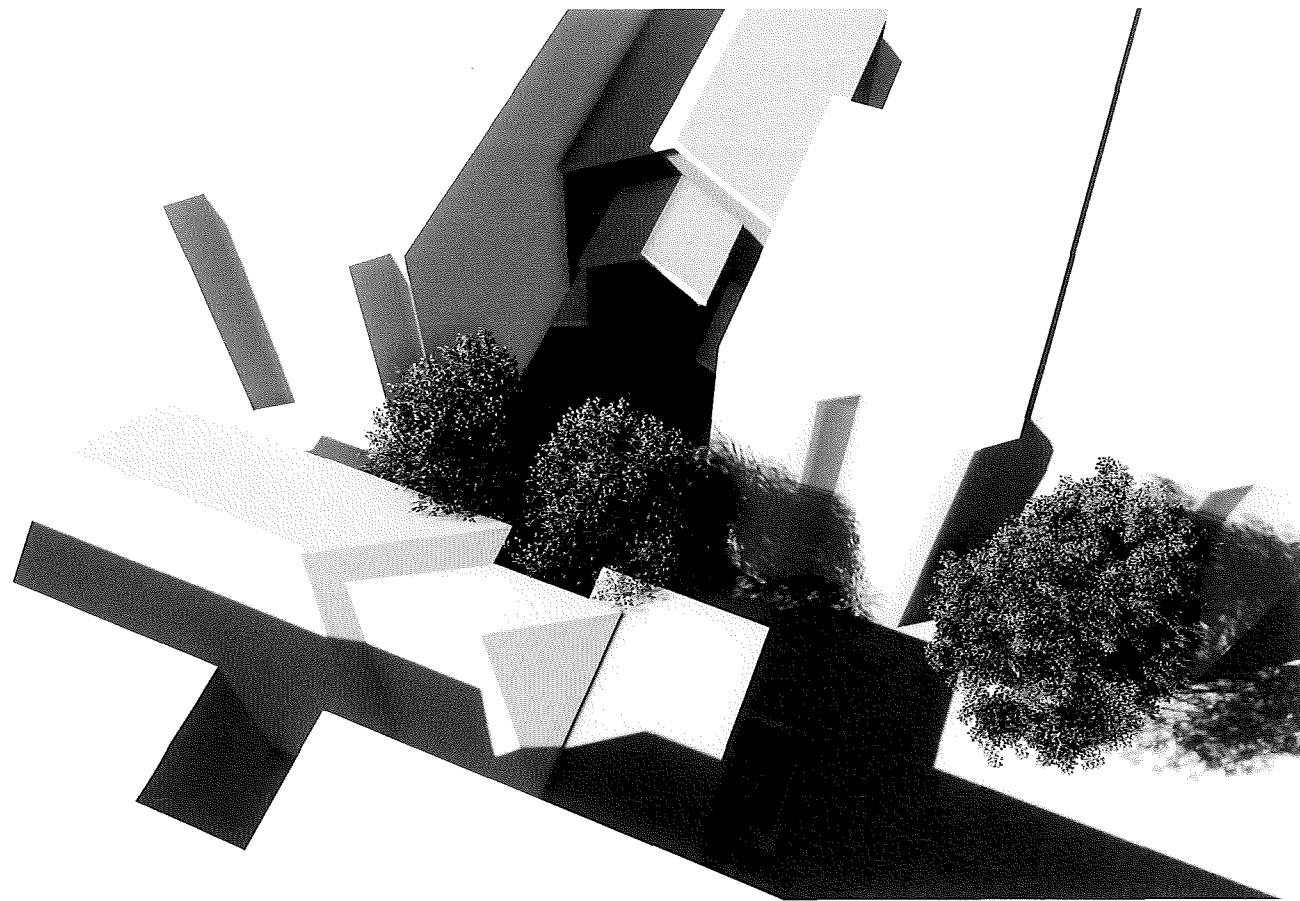
EXISTING CONDITION: MAR. 21 & SEPT. 21 - 2 PM



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



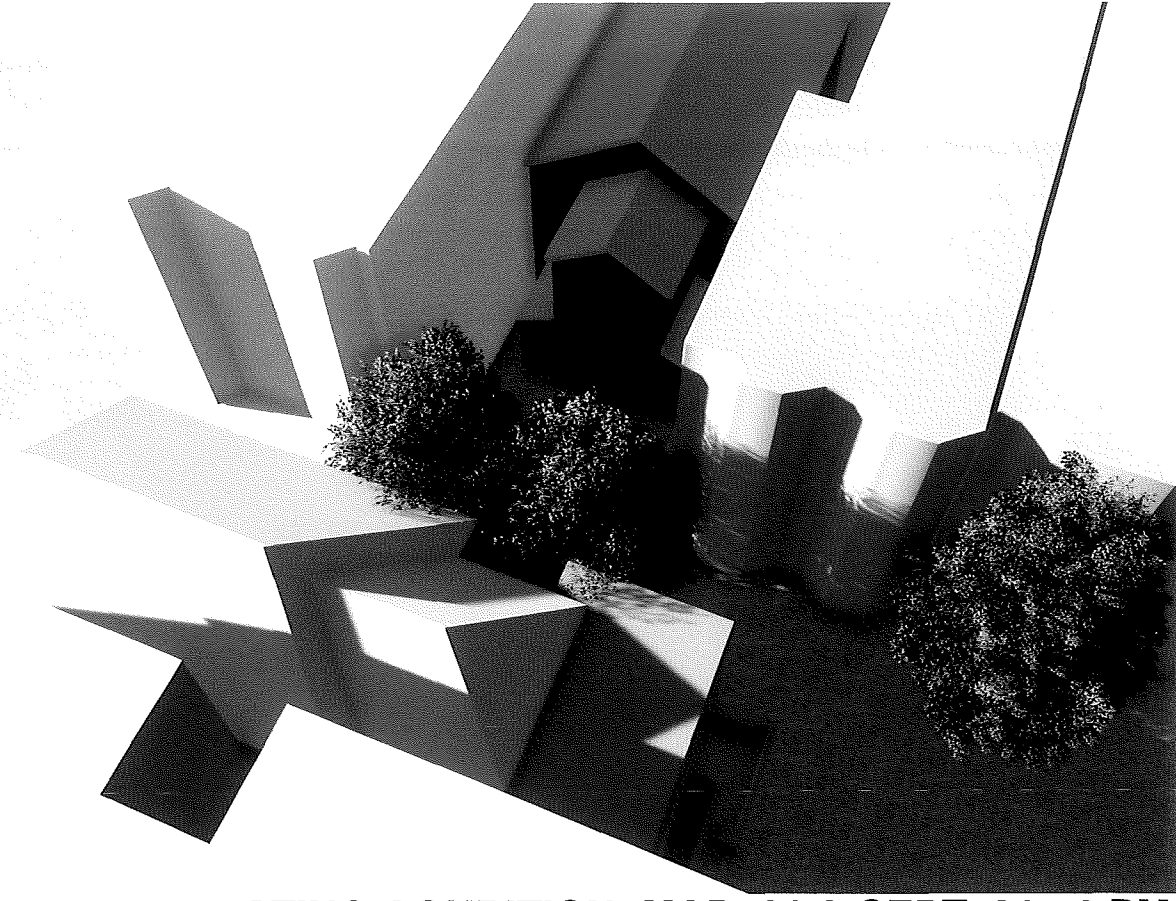
PROPOSED CONDITION: MAR. 21 & SEPT. 21 - 2 PM



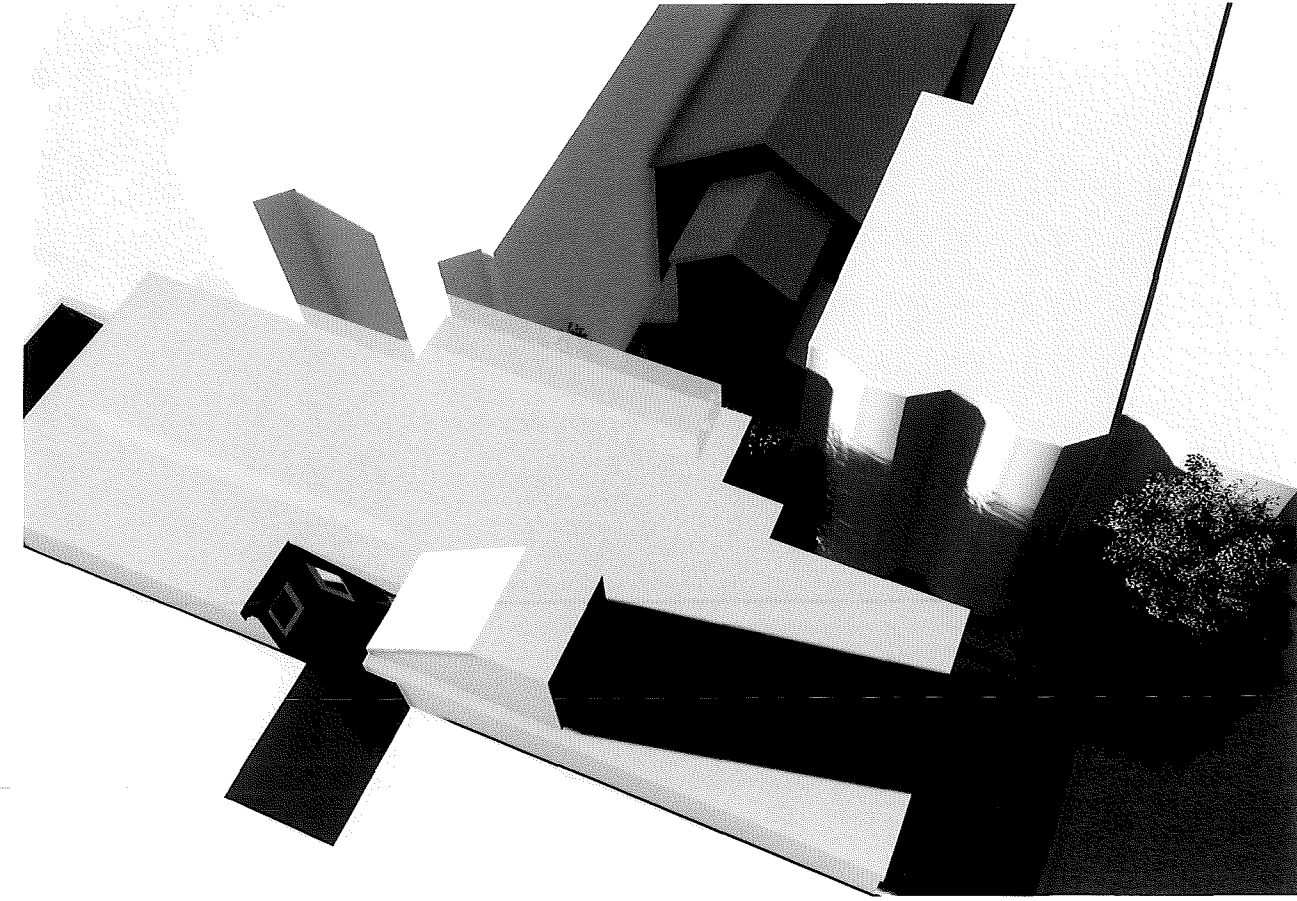
EXISTING CONDITION: MAR. 21 & SEPT. 21 - 4 PM



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



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



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

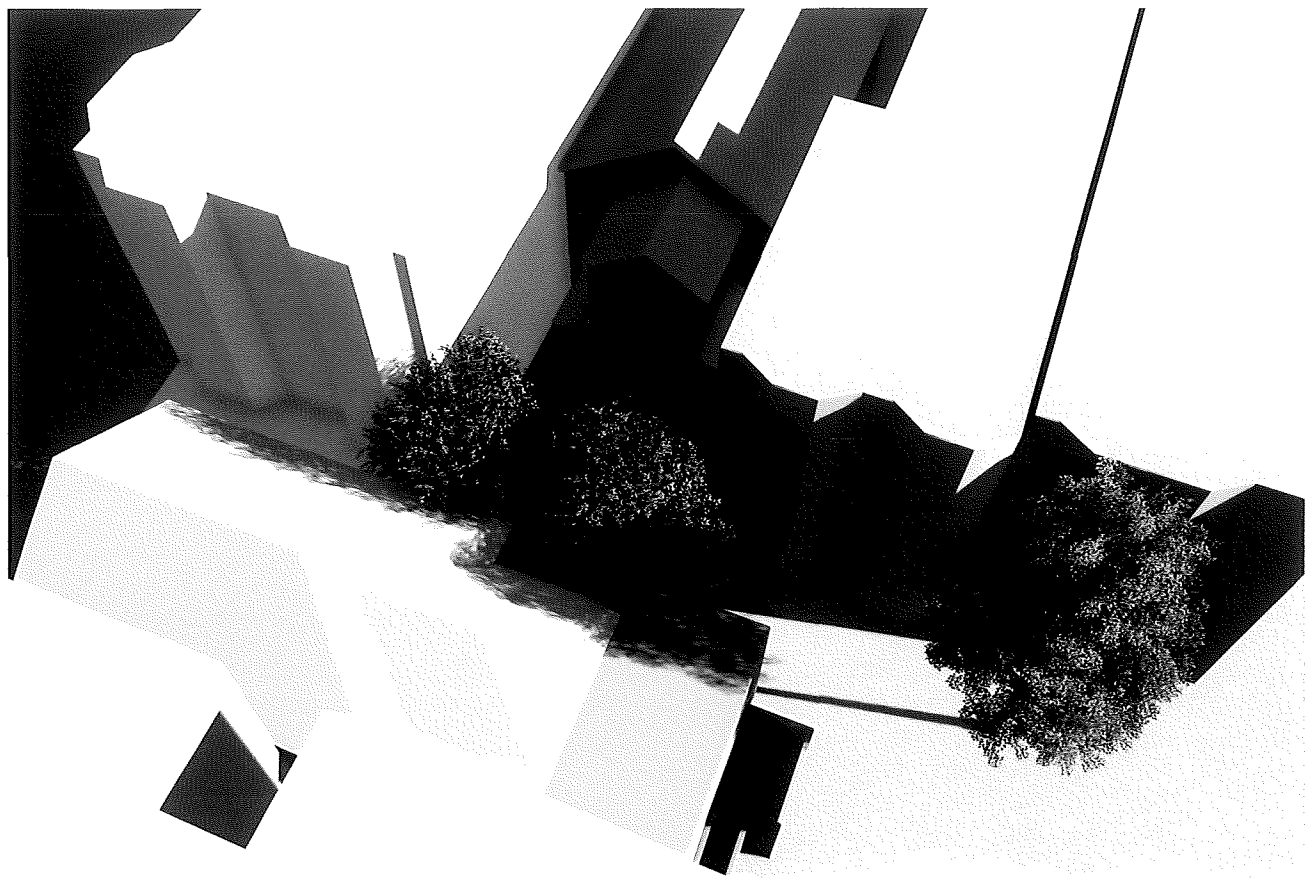
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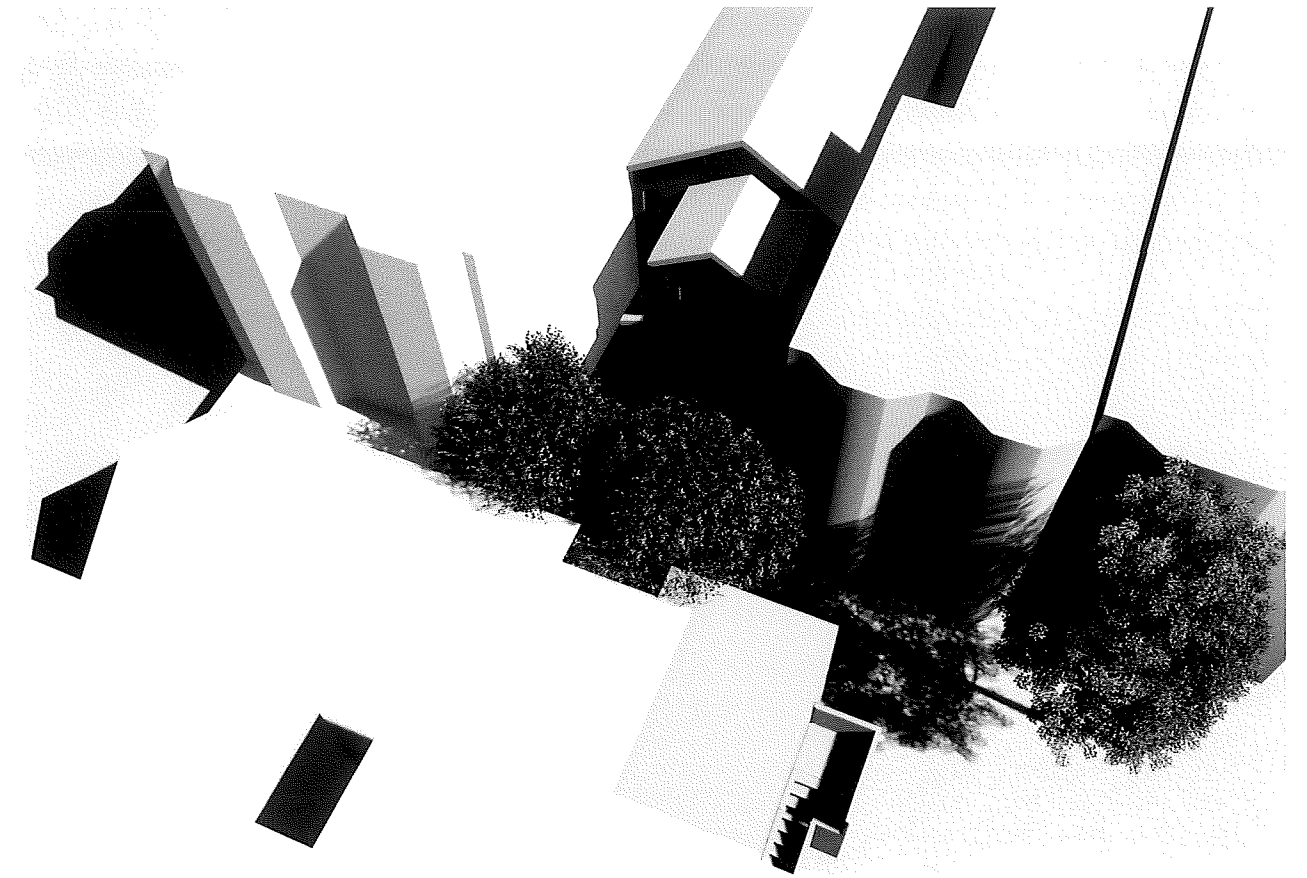
SHADOW IMPACT STUDY
SPRING / FALL EQUINOX - AFTERNOON

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

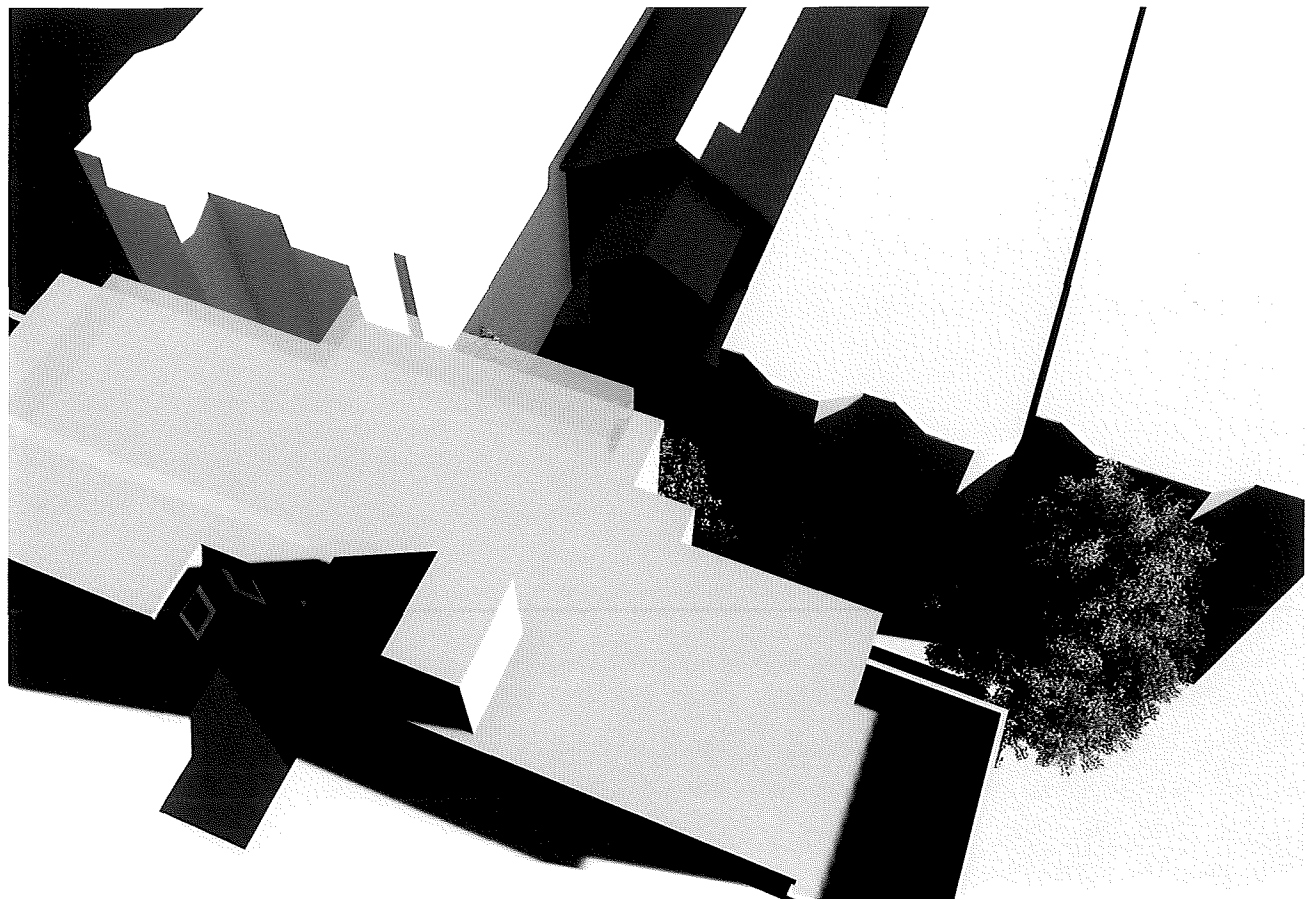
A6.3



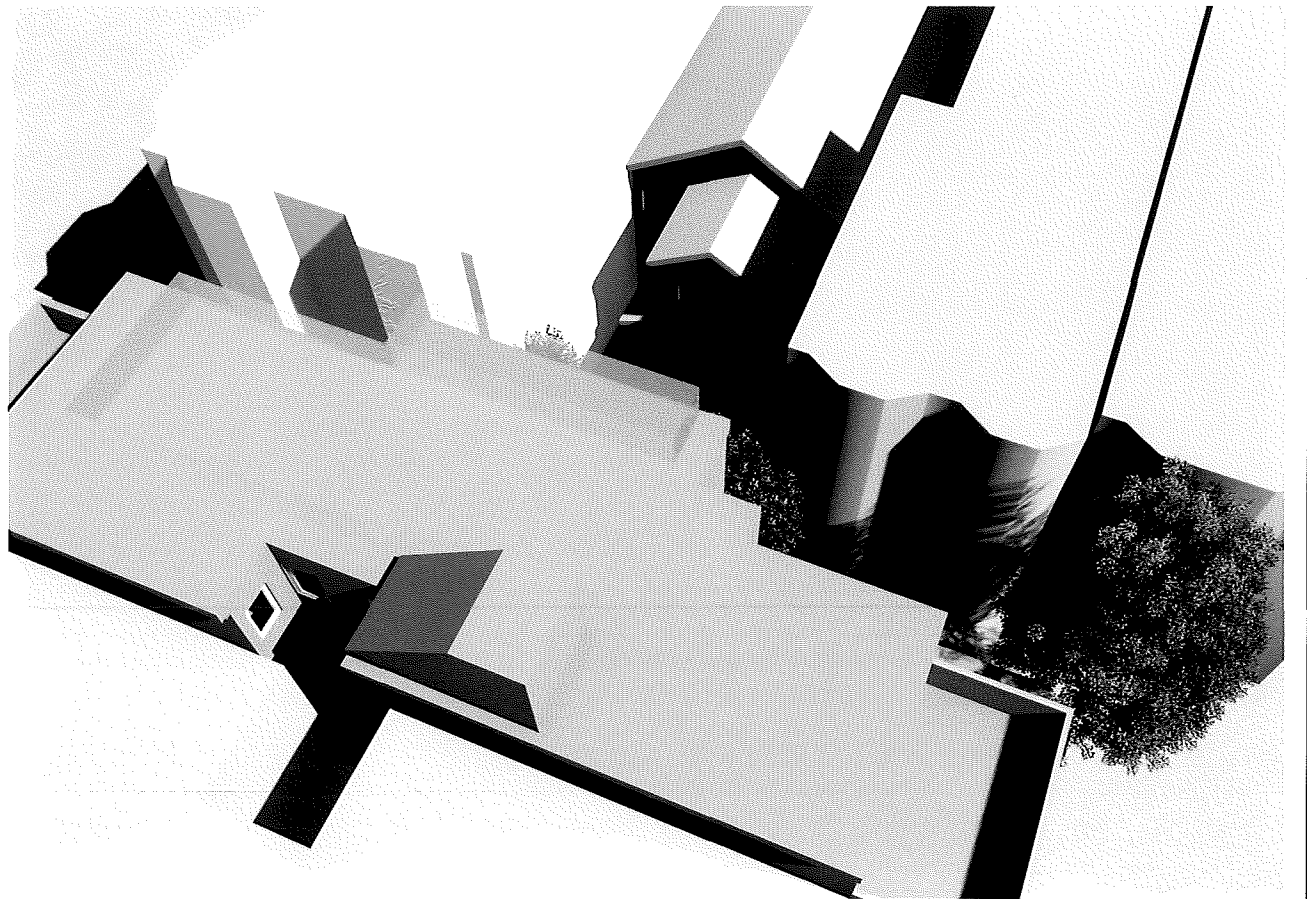
EXISTING CONDITION: JUNE 21 - 8 AM



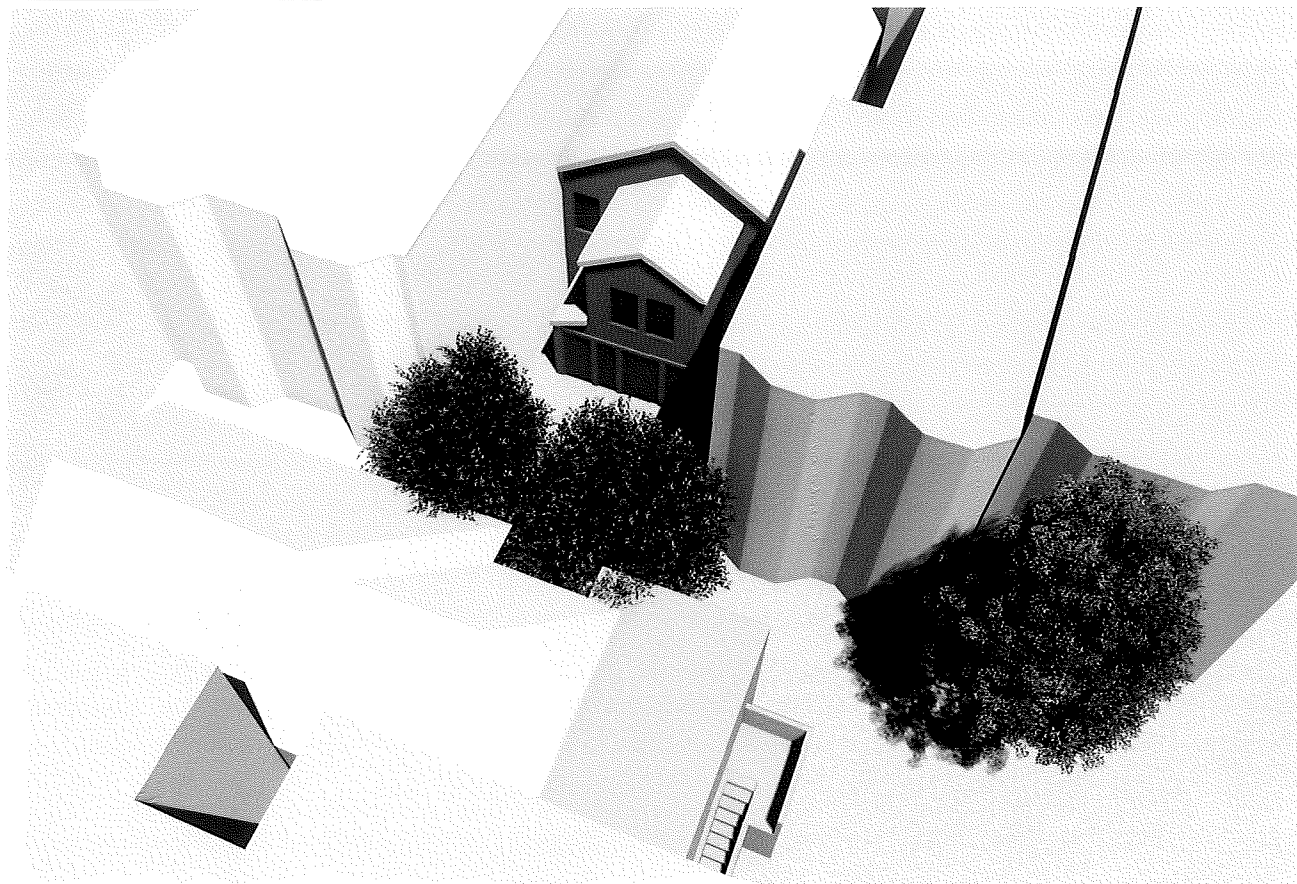
EXISTING CONDITION: JUNE 21 - 10 AM



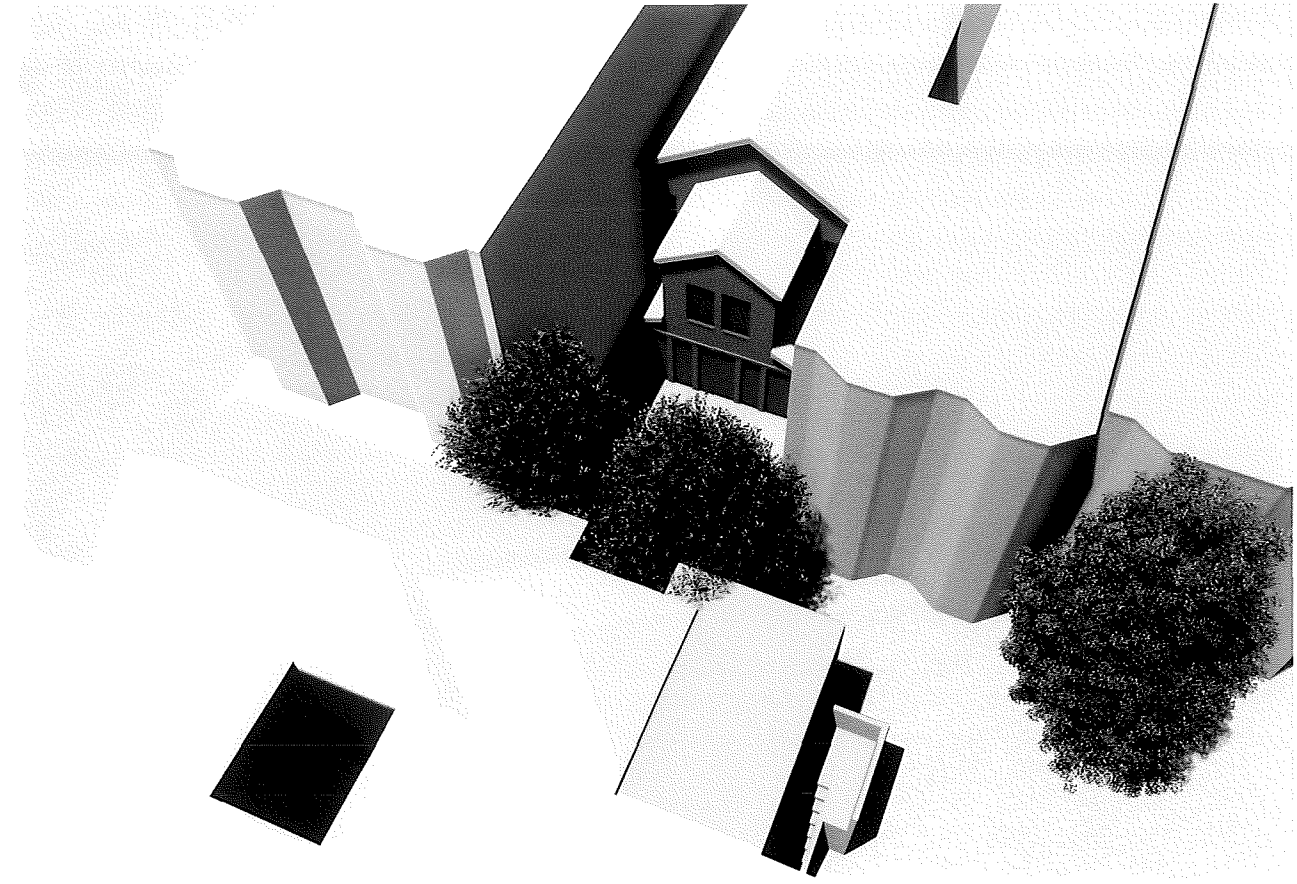
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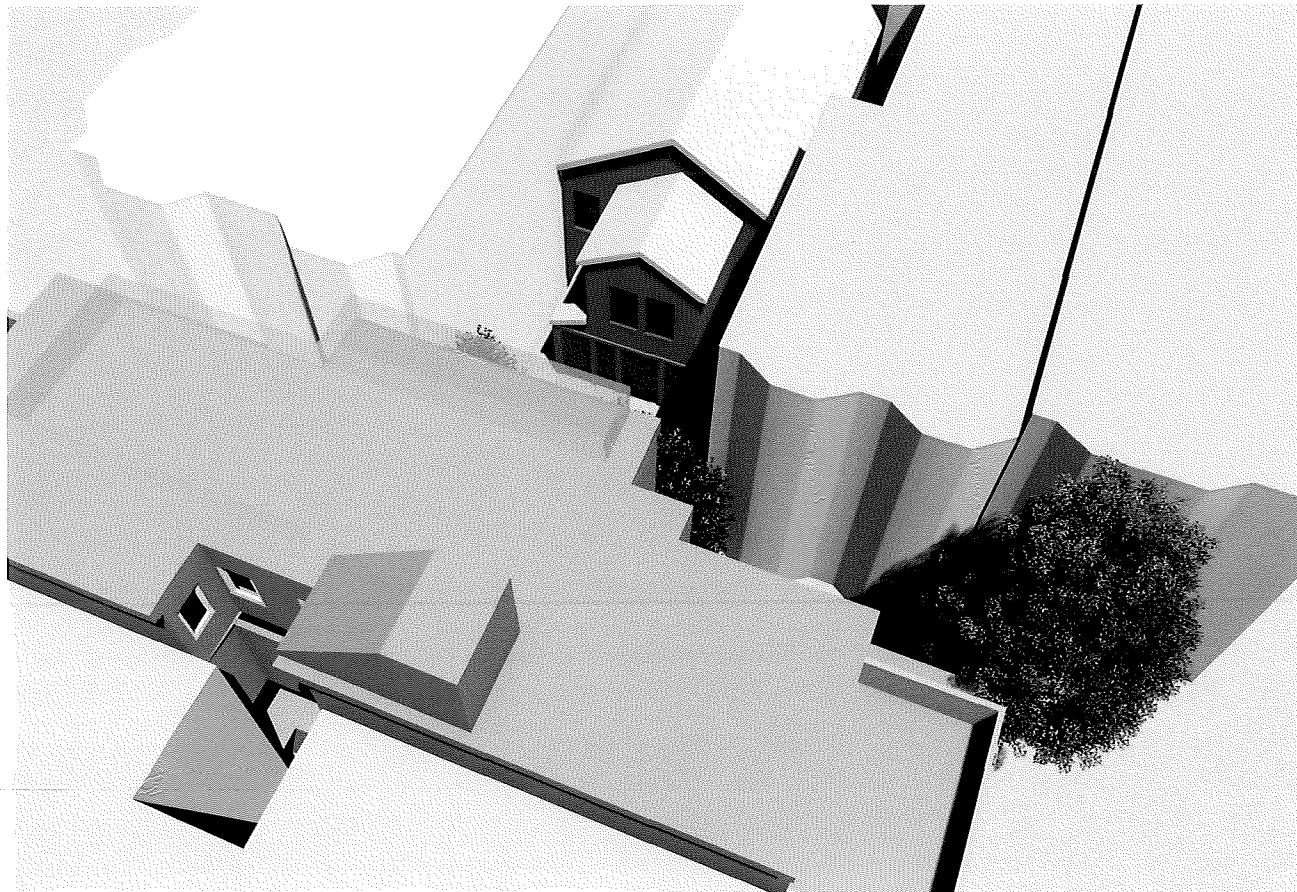
PROPOSED CONDITION: JUNE 21 - 10 AM



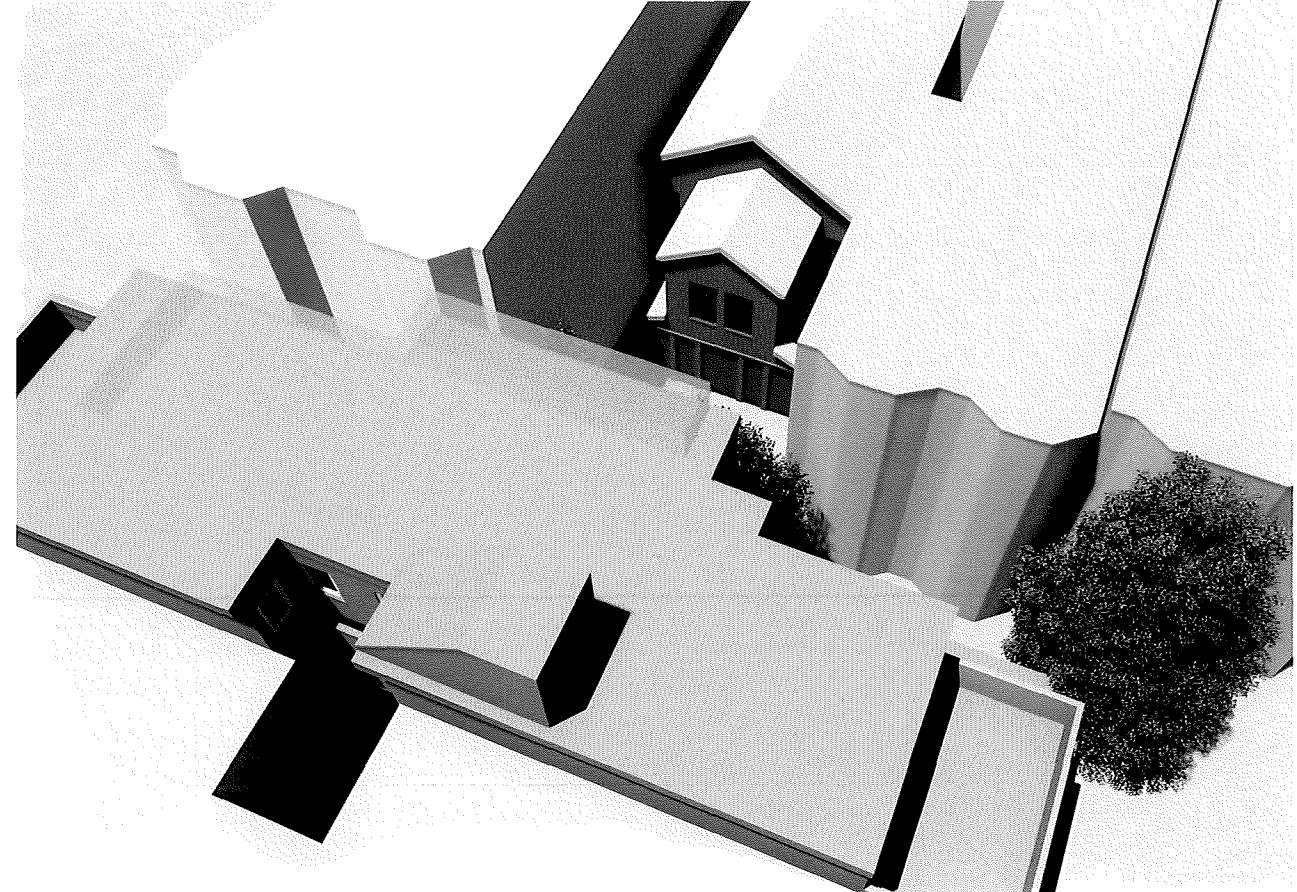
EXISTING CONDITION: JUNE 21 - NOON



EXISTING CONDITION: JUNE 21 - 2 PM



PROPOSED CONDITION: JUNE 21 - NOON



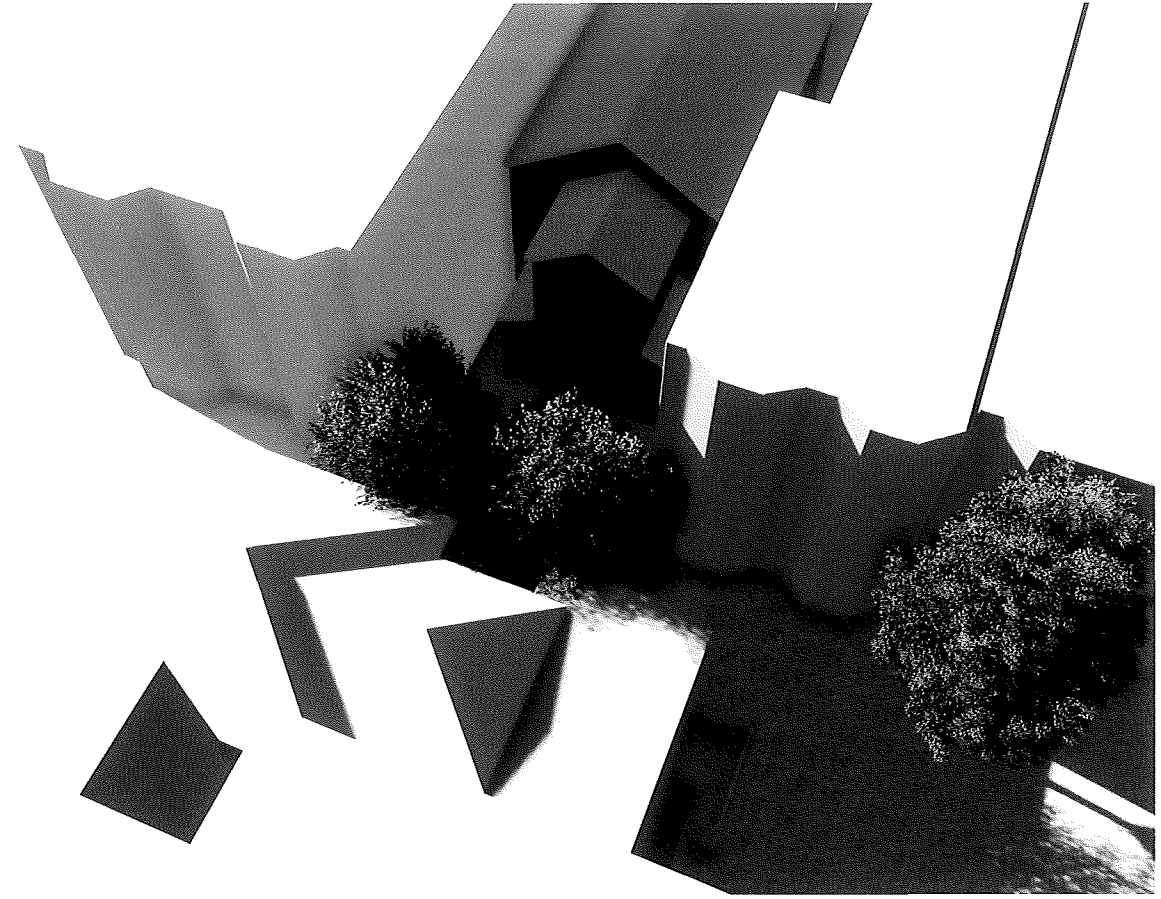
PROPOSED CONDITION: JUNE 21 - 2 PM



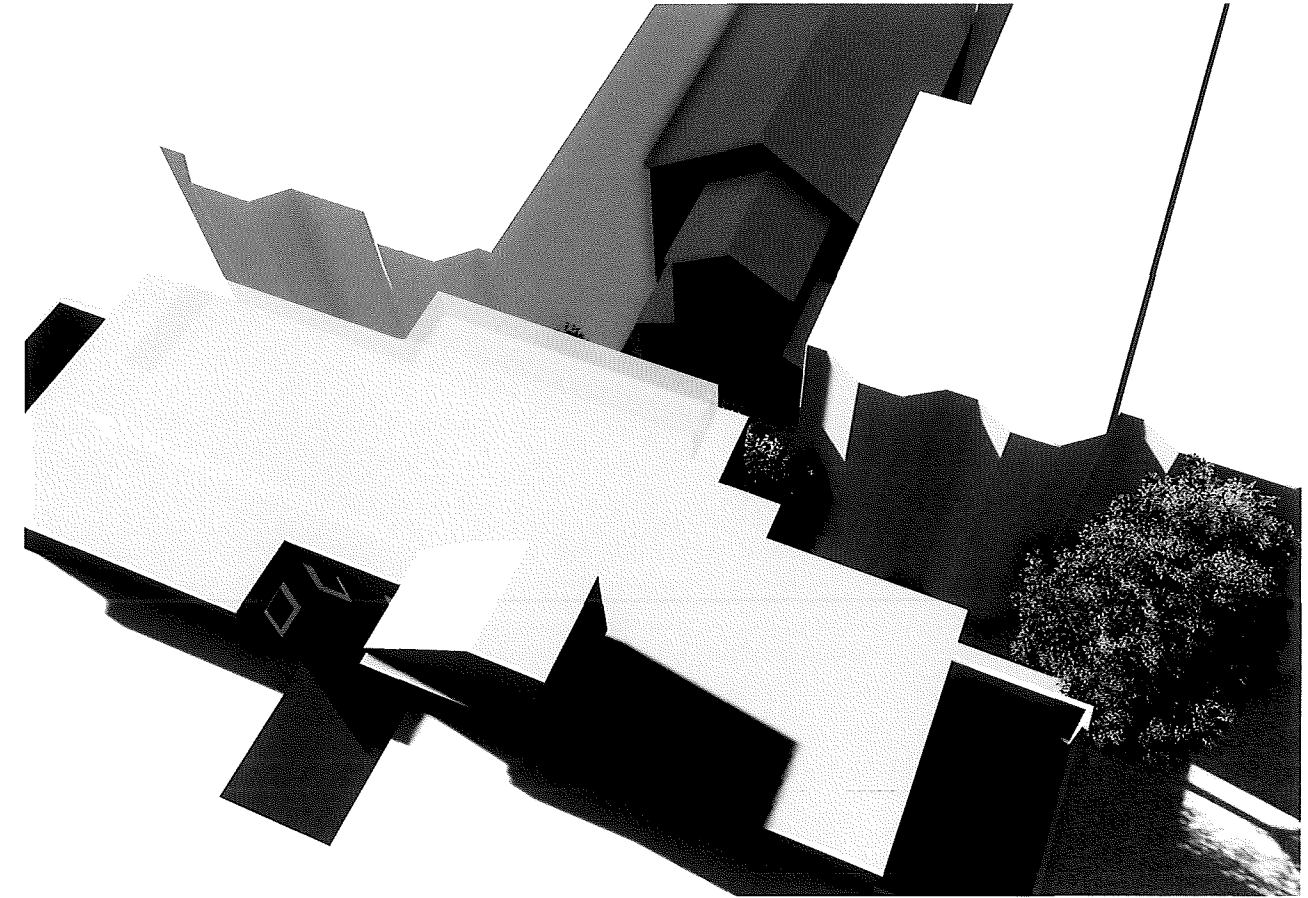
EXISTING CONDITION: JUNE 21 - 4 PM



PROPOSED CONDITION: JUNE 21 - 4 PM



EXISTING CONDITION: JUNE 21 - 6 PM



PROPOSED CONDITION: JUNE 21 - 6 PM