



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

Disclaimer for Review of Plans

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Additionally, plans provided on this website are limited to site plans, elevations and/or section details (floor plans and structural details may not be included). These are DRAFT PLANS being provided for public review PRIOR to the City's approval action on the project. Final plans may differ from those that are currently available for review.

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LAWSON-VINCENT RESIDENCE

1525 18th STREET
SAN FRANCISCO
CALIFORNIA

VARIANCE
APPLICATION
SUBMITTAL

Jackson Liles
ARCHITECTURE

+ 290 Division Street #311
San Francisco, CA 94103
Tel 415.621.1799
Fax 415.621.1798

www.jacksonliles.com

23 JULY 2009

ZONING SUMMARY:

PROJECT ADDRESS; 1525 18TH STREET

BLOCK/LOT: 4035/035

ZONING: RH-2

HEIGHT/BULK: 40-x

NOTE: PROJECT WAS CONSTRUCTED UTILIZING A REAR YARD VARIANCE TO LOCATE THE REQUIRED REAR YARD TO THE WEST SIDE OF THE EXISTING BUILDING. VARIANCE WAS GRANTED IN 1982 (CASE NO. 1982.178v)

SHEET INDEX:

- A.0 COVER SHEET + PROJECT SUMMARY
- A.1 PHOTO KEY
- A.2 PHOTOS - EXISTING CONDITIONS
- A.3 STREET ELEVATION - SOUTH SIDE OF 18TH STREET
- A.4 STREET ELEVATION - NORTH SIDE OF 18TH STREET
- A.5 AERIAL PHOTO & KEY - EXISTING NEIGHBORHOOD CONTEXT
- A.6 PHOTOS - NEIGHBORHOOD CONTEXT
- A.7 PHOTOS - NEIGHBORHOOD CONTEXT
- A.8 PHOTOS - NEIGHBORHOOD CONTEXT
- A.9 EXISTING CONDITIONS SITE PLAN
- A.10 EXISTING CONDITIONS BASEMENT FLOOR PLAN
- A.11 EXISTING CONDITIONS - FIRST FLOOR PLAN
- A.12 EXISTING CONDITIONS - FRONT ELEVATION
- A.13 EXISTING CONDITIONS BUILDING SECTION
- A.14 PROPOSED SITE PLAN
- A.15 PROPOSED BASEMENT FLOOR PLAN
- A.16 PROPOSED ROOF DECK FLOOR PLAN
- A.17 PROPOSED FIRST FLOOR PLAN
- A.18 PROPOSED FRONT ELEVATION
- A.19 BUILDING SECTIONS
- A.20 AXONOMETRIC



PROJECT SUMMARY:

THE PROJECT SPONSOR IS SEEKING A VARIANCE TO CONSTRUCT A ONE-STORY ADDITION AT THE SIDE YARD OF THE EXISTING BUILDING. THE SIDE YARD SERVES AS THE PROJECT'S REAR YARD PER VARIANCE CASE NO. 1982.178V. THE SINGLE STORY ADDITION WILL HOUSE TWO NEW ROOMS (ONE BEDROOM) AND WILL CONSIST OF APPROX. 375 S.F.

THE BUILDING CONSISTS OF TWO (2) EXISTING CONDOMINIUM UNITS. THE PROJECT SPONSOR OWNS THE LOWER CONDOMINIUM AND THE PROPOSED PROJECT HAS THE SUPPORT OF THE OWNER OF THE UPPER CONDOMINIUM.

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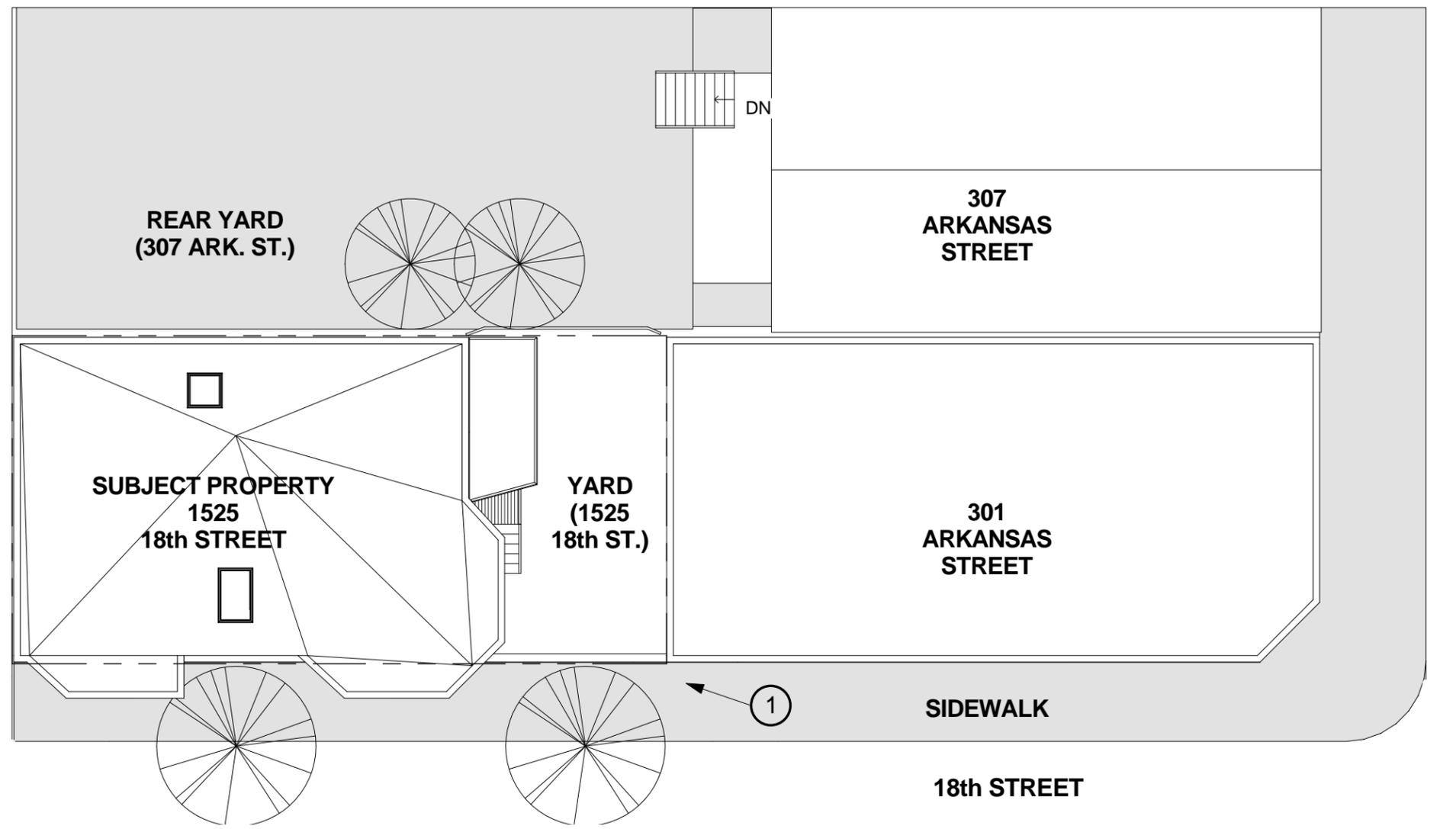
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FOR ELEVATIONS OF 18TH STREET SEE SHEETS A.2 & A.3

1 PHOTO KEY PLAN
3/32" = 1'-0"

SUBJECT PROPERTY



4 - VIEW ACROSS 18TH STREET

PROPOSED PROJECT LOC.
SUBJECT PROPERTY



3 - VIEW FROM CORNER @ 18th STREET/ ARKANSAS

PROPOSED PROJECT LOC.
SUBJECT PROPERTY



2 - VIEW FROM 18TH STREET

PROPOSED PROJECT LOC.
SUBJECT PROPERTY



1 - VIEW FROM SIDEWALK @ 18th STREET/ ARKANSAS

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PROPOSED PROJECT
LOCATION



4 - STREET VIEW



3 - STREET VIEW



2 - STREET VIEW



1 - STREET VIEW

1500 BLOCK OF 18TH STREET - SOUTH ELEVATION

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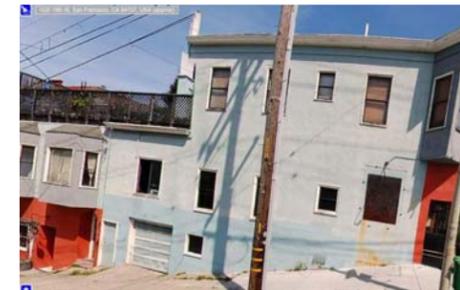
4 - STREET VIEW



3 - STREET VIEW



2 - STREET VIEW



1 - STREET VIEW

1500 BLOCK OF 18TH STREET - NORTH SIDE

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A - PROPOSED PROJECT SITE

F



LOCATION INDEX:

- A PROPOSED PROJECT: 1525 18TH STREET
- B EXISTING NEIGHBORHOOD CONDITIONS: 18TH ST./ SAN BRUNO & VERMONT
- C EXISTING NEIGHBORHOOD CONDITIONS: 18th ST./ VERMONT & KANSAS
- D EXISTING NEIGHBORHOOD CONDITIONS: 19th ST./ SAN BRUNO & VERMONT
- E EXISTING NEIGHBORHOOD CONDITIONS: 19th ST./ VERMONT & KANSAS
- F EXISTING NEIGHBORHOOD CONDITIONS: MARIPOSA ST./ TEXAS & MISSOURI

NOTE: SEE SHEET A.2, A.3 & A.4 FOR SITE PHOTOS OF PROPOSED PROJECT AT 1525 18TH STREET (SHOWN ABOVE AS "A").
SEE SHEETS A.6, A.7 & A.8 FOR PHOTOS OF SIMILAR EXISTING NEIGHBORHOOD CONDITIONS ((SHOWN ABOVE AS "B"~"F").



N.T.S



B - 19th STREET BETWEEN VERMONT/ SAN BRUNO



B - 18th STREET BETWEEN VERMONT & SAN BRUNO



C - 18th STREET BETWEEN VERMONT/ KANSAS



C - 18th STREET BETWEEN VERMONT/ KANSAS



C - 18th STREET BETWEEN VERMONT/ KANSAS

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D - 19th STREET BETWEEN SAN BRUNO & VERMONT



D - 19th STREET BETWEEN SAN BRUNO & VERMONT



E - 19th STREET BETWEEN VERMONT & KANSAS



E - 19th STREET BETWEEN VERMONT & KANSAS

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E - MARIPOSA STREET BETWEEN TEXAS & MISSOURI



E - MARIPOSA STREET BETWEEN TEXAS & MISSOURI

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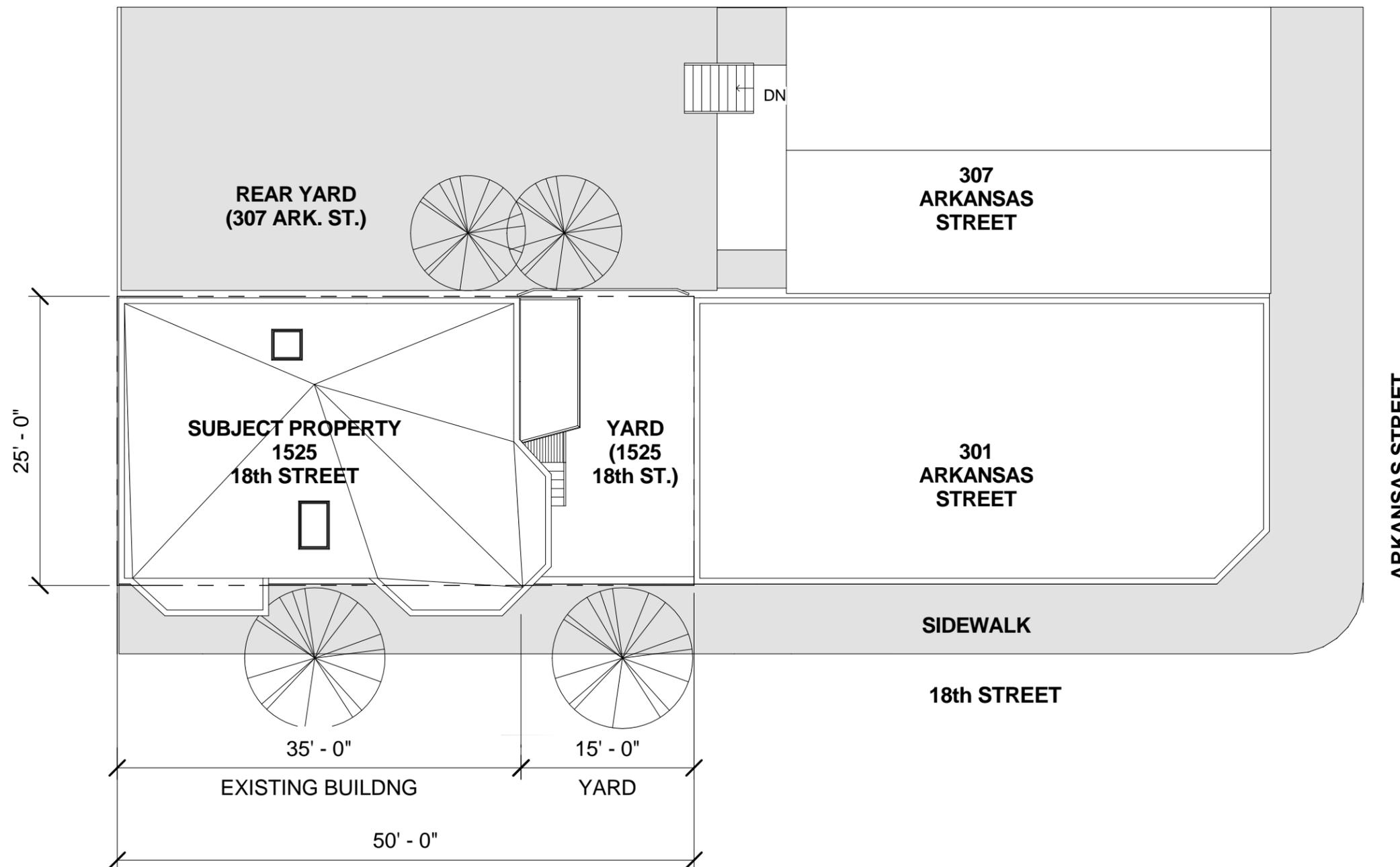
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① EXISTING CONDITIONS SITE PLAN
3/32" = 1'-0"

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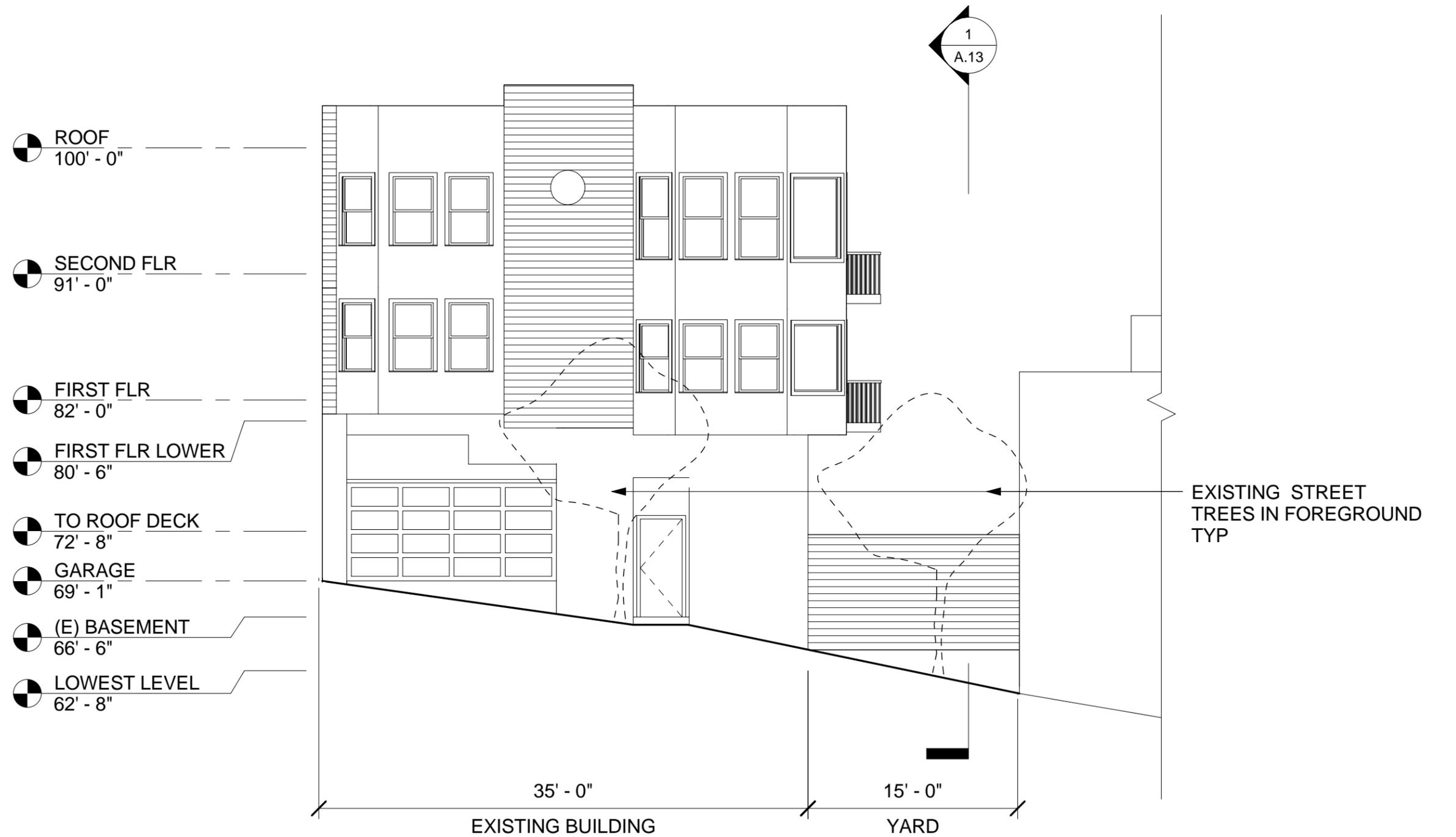
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① EXISTING NORTH ELEVATION
1/8" = 1'-0"

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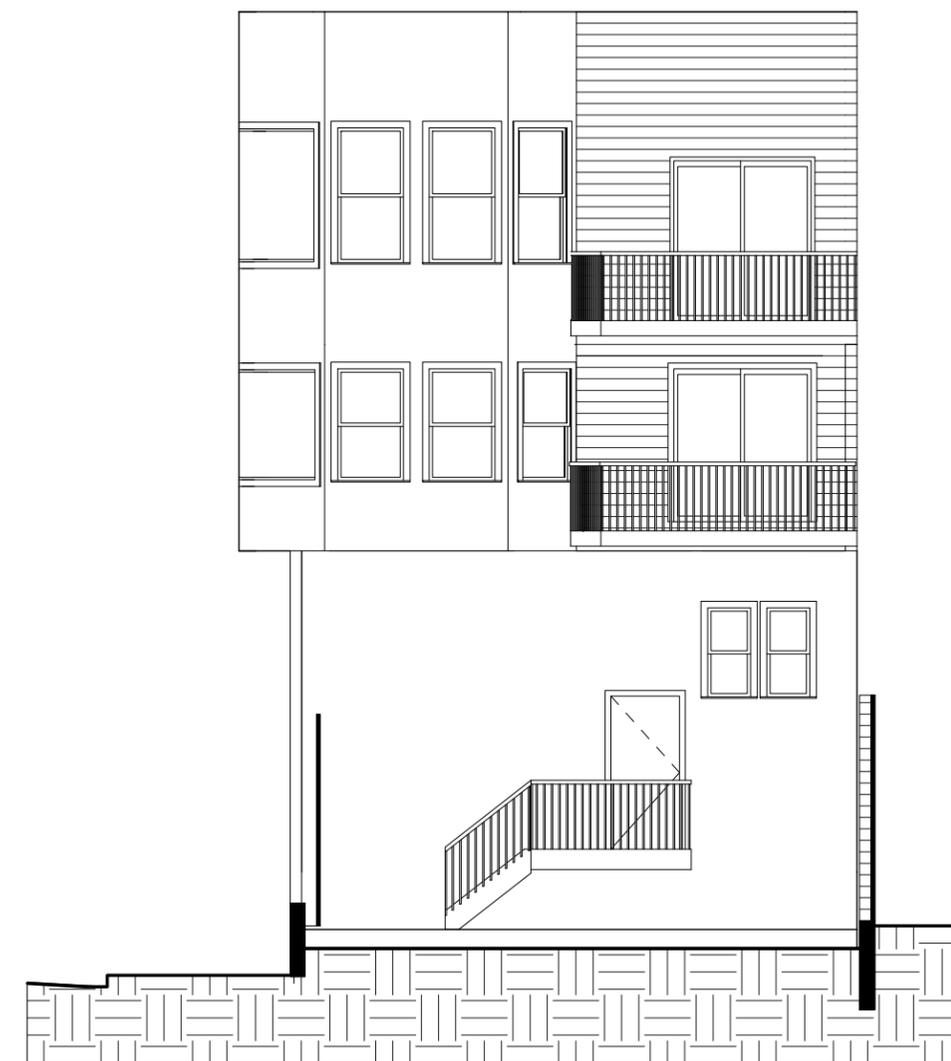
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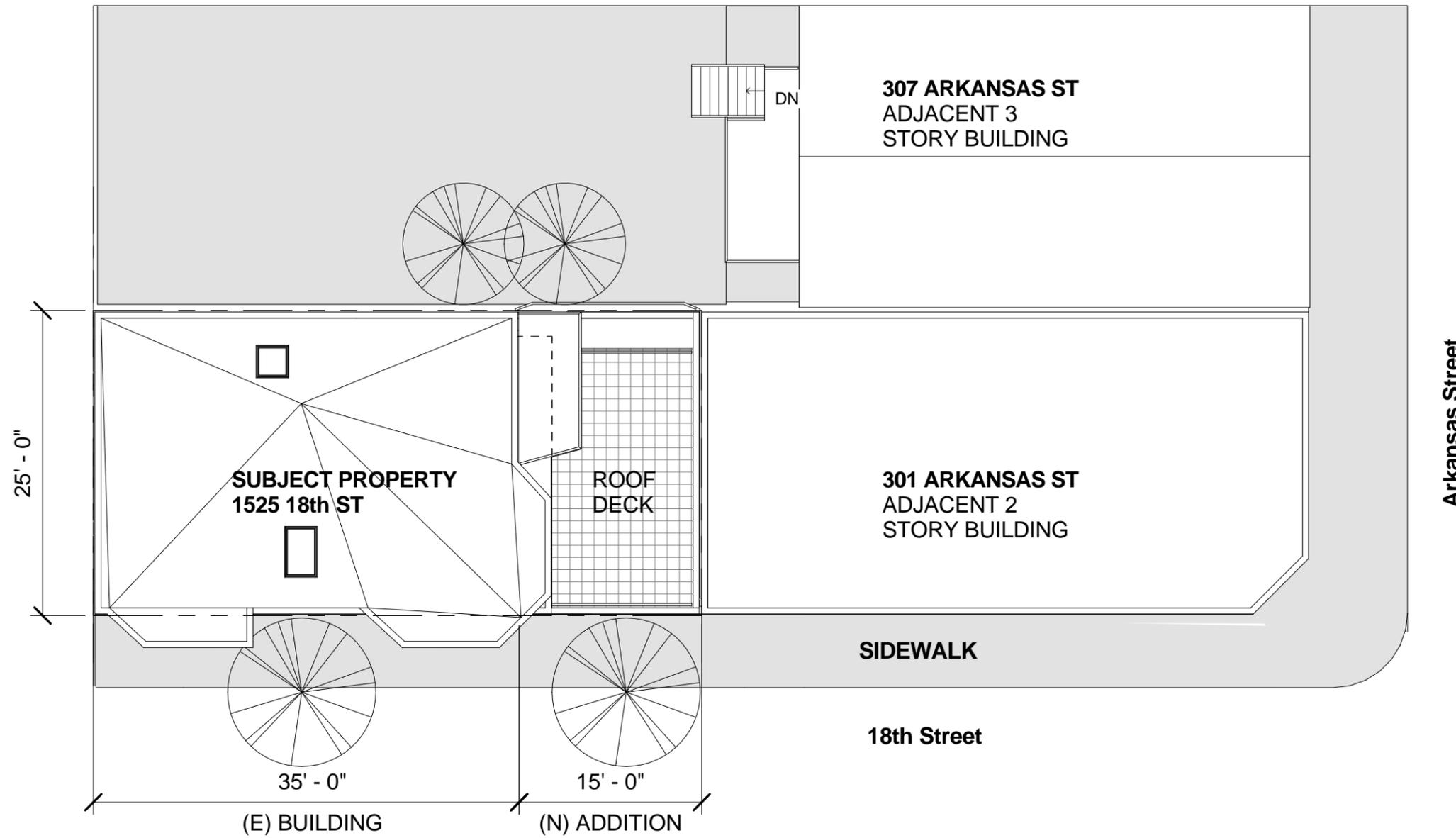
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① EXISTING BUILDING SECTION
1/8" = 1'-0"

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1 PROPOSED SITE PLAN
3/32" = 1'-0"

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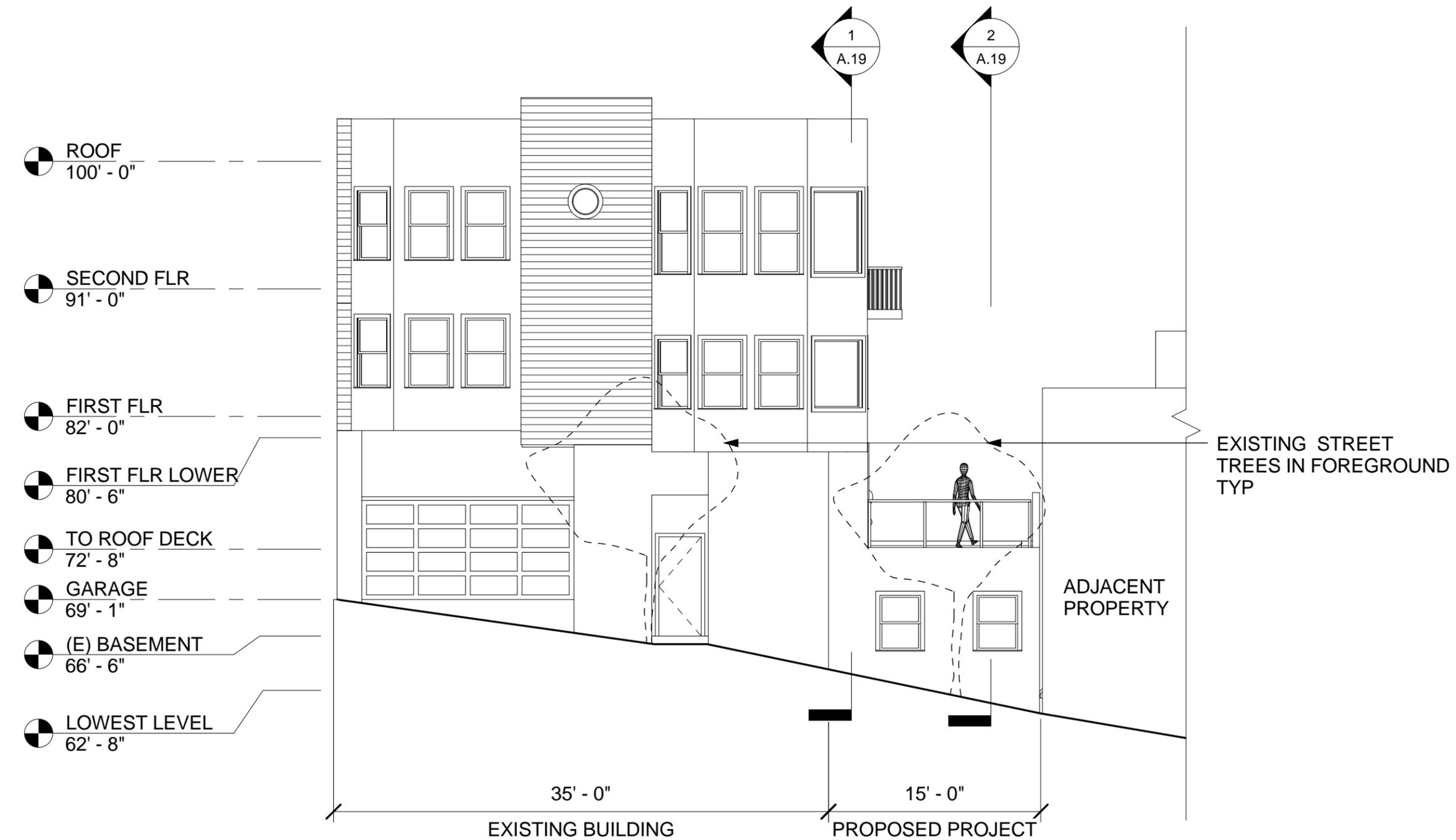
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A.18



1 PROPOSED NORTH ELEVATION
1/8" = 1'-0"

PROPOSED FRONT ELEVATION

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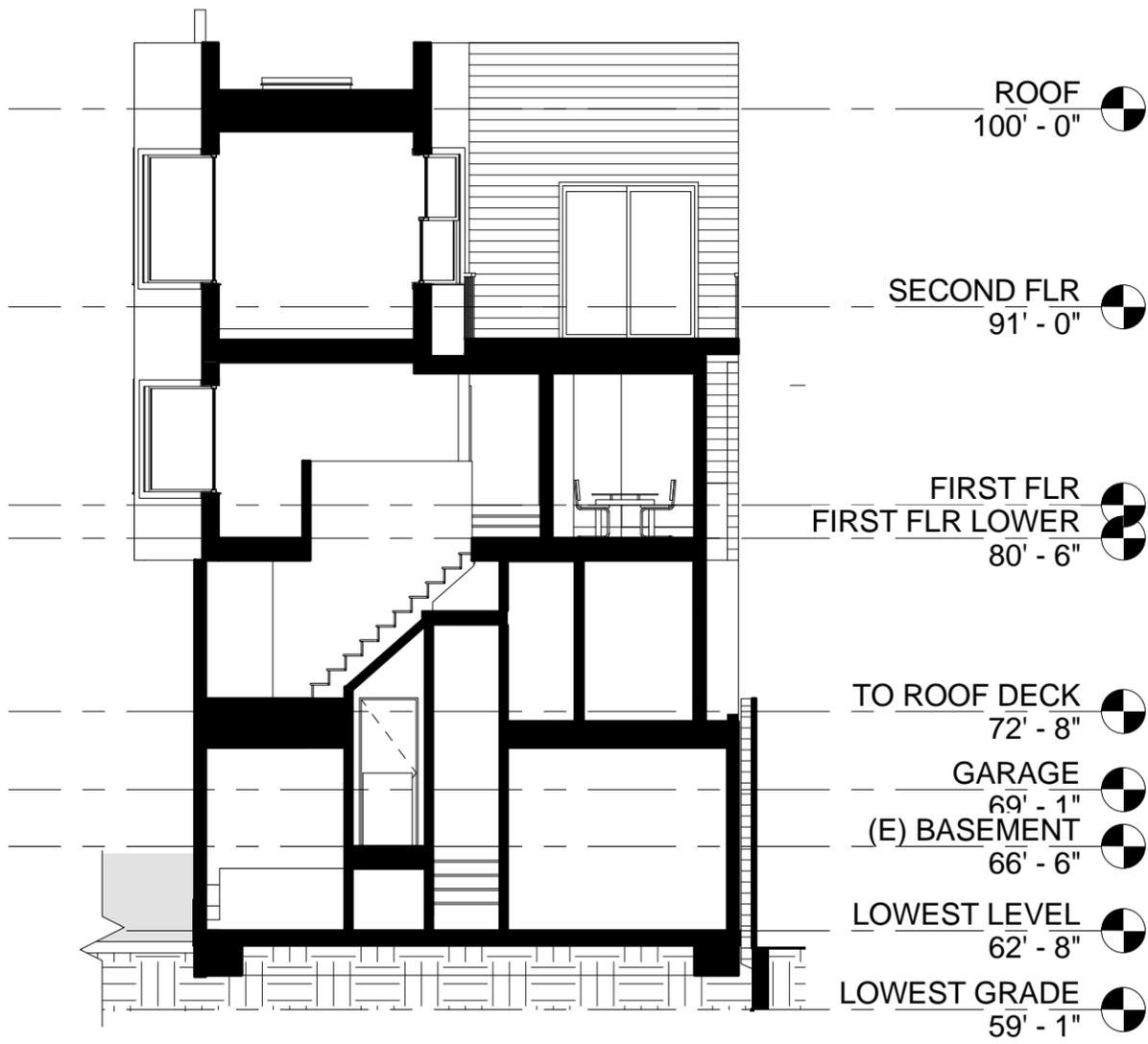
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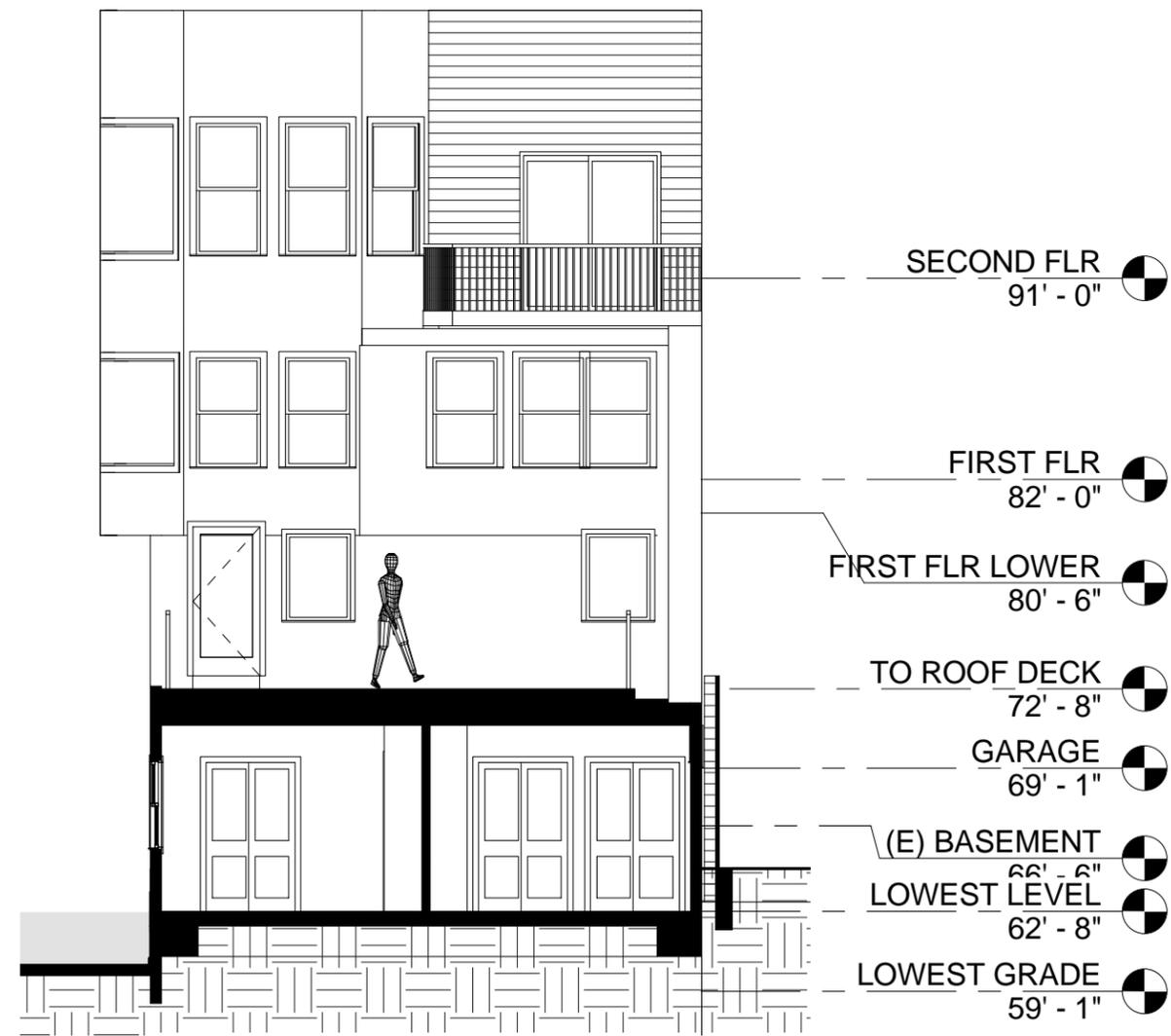
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① SECTION @ STAIR
1/8" = 1'-0"



② PROPOSED BUILDING SECTION
1/8" = 1'-0"

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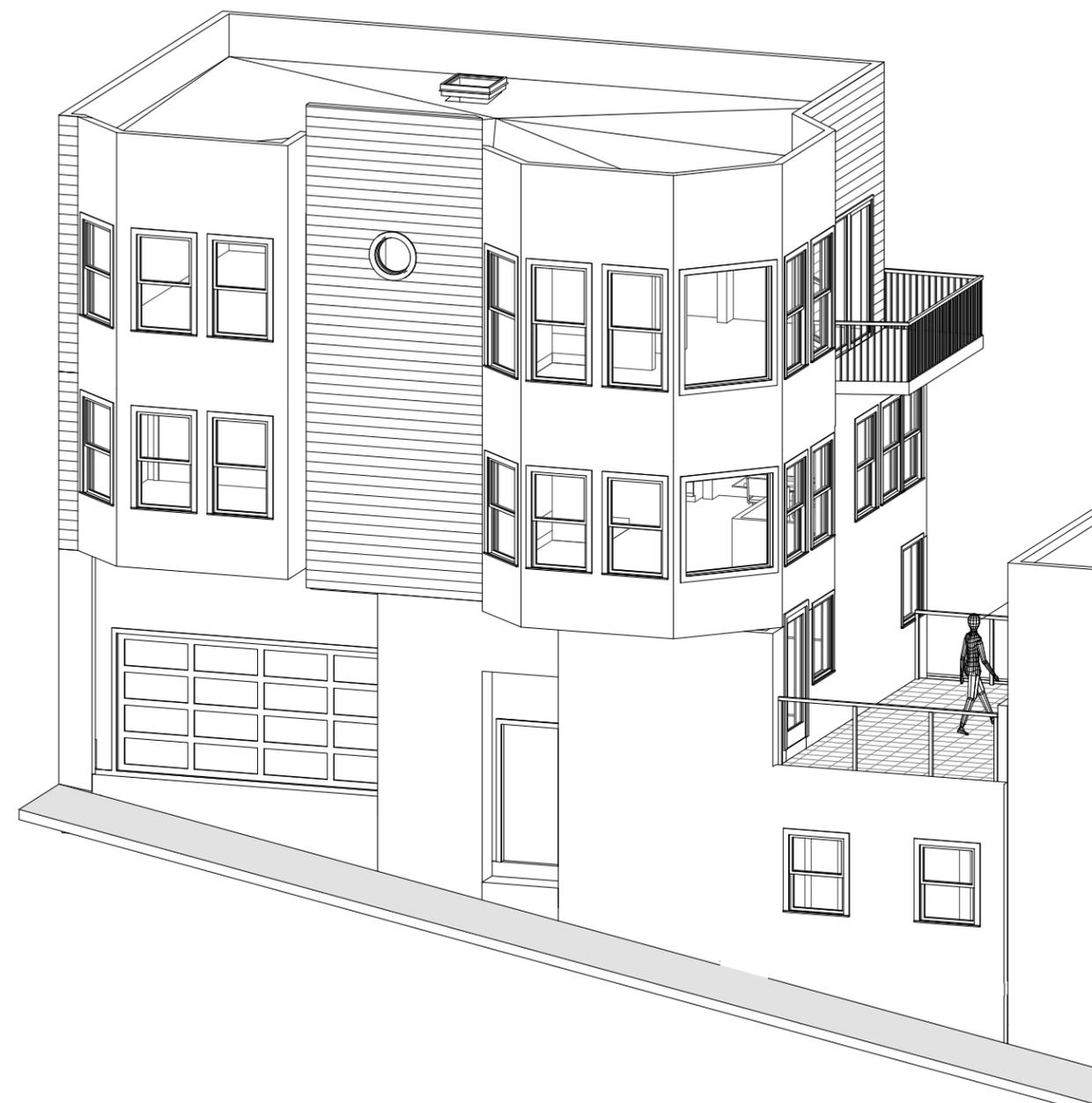
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① AXONOMETRIC A

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