



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Memo to the Planning Commission

HEARING DATE: FEBRUARY 3, 2011  
Continued from the January 20, 2011 Hearing

*Date:* January 27, 2011  
*Case No.:* **2010.0911D**  
*Project Address:* **2507 Pacific Avenue**  
*Zoning:* RH-1 (Residential, House, Single-Family)  
40-X Height and Bulk District  
*Block/Lot:* 0586/017  
*Project Sponsor:* Dan Phipps, Architect  
1031 Post Street  
San Francisco, CA 94109  
*Staff Contact:* Shelley Caltagirone – (415) 588-6625  
[Shelley.Caltagirone@sfgov.org](mailto:Shelley.Caltagirone@sfgov.org)  
*Recommendation:* **Do not take DR and approve as proposed**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

### BACKGROUND

The subject project was original scheduled to be heard at the January 20, 2011 regular meeting of the Planning Commission. The case was continued to allow for corrections to the project plans and for additional review time for the Discretionary Review Requestor.

### CURRENT PROPOSAL

The Project Sponsor has revised the plans to include additional information and to provide further clarification of the scope of work. The plans also reflect a revision in the placement of windows at the east elevation to address concerns for privacy at the neighboring property. The remainder of the scope of work, including the size and location of the proposed additions, has remained the same.

### PLANNING DEPARTMENT REVIEW

Please refer to the January 20, 2011 Commission Packet for the full case report and attachments or contact the case planner for a new copy of the materials.

<b>RECOMMENDATION:</b> <b>Do not take DR and approve project as proposed</b>
--

#### Attachments:

Revised Plans, dated January 25, 2011 (A-0 through E-1.9)  
Story-pole photographs and key (SP-1 and SP-2)  
3-D Massing Studies (Massing 1 and Massing 2)



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507 PACIFIC AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/8" = 1'-0"

Drawn: TK/KCK

Job: 1001

Revision:  
▲ JULY 16, 2010  
△ JANUARY 25, 2011



SHEET INDEX & PROPOSED ROOF/SITE PLAN

A - 0

# INDEX TO DRAWINGS

ARCHITECTURAL	
A-0	INDEX TO DWGS, PROJECT DESCRIPTION & PROPOSED SITE/ROOF PLAN
A-1.0	PROPOSED BASEMENT LEVEL FLOOR PLAN
A-1.1	PROPOSED SECOND LEVEL FLOOR PLAN
A-1.2	PROPOSED THIRD LEVEL FLOOR PLAN
A-1.3	PROPOSED FOURTH LEVEL FLOOR PLAN
A-2.0	PROPOSED NORTH EXTERIOR ELEVATION
A-2.1	PROPOSED WEST EXTERIOR ELEVATION WITH OUTLINE OF ADJACENT NEIGHBOR
A-2.2	PROPOSED EAST EXTERIOR ELEVATION WITH OUTLINE OF ADJACENT NEIGHBOR
A-2.3	PROPOSED SOUTH EXTERIOR ELEVATION
E-1.0	EXISTING BASEMENT LEVEL FLOOR PLAN
E-1.1	EXISTING SECOND LEVEL FLOOR PLAN
E-1.2	EXISTING THIRD LEVEL FLOOR PLAN
E-1.3	EXISTING FOURTH LEVEL FLOOR PLAN
E-1.4	EXISTING NORTH EXTERIOR ELEVATION
E-1.5	EXISTING SOUTH EXTERIOR ELEVATION
E-1.6	EXISTING WEST EXTERIOR ELEVATION
E-1.7	EXISTING WEST EXTERIOR ELEVATION WITH OUTLINE OF ADJACENT NEIGHBOR
E-1.8	EXISTING EAST EXTERIOR ELEVATION
E-1.9	EXISTING EAST EXTERIOR ELEVATION WITH OUTLINE OF ADJACENT NEIGHBOR

## PROJECT DESCRIPTION

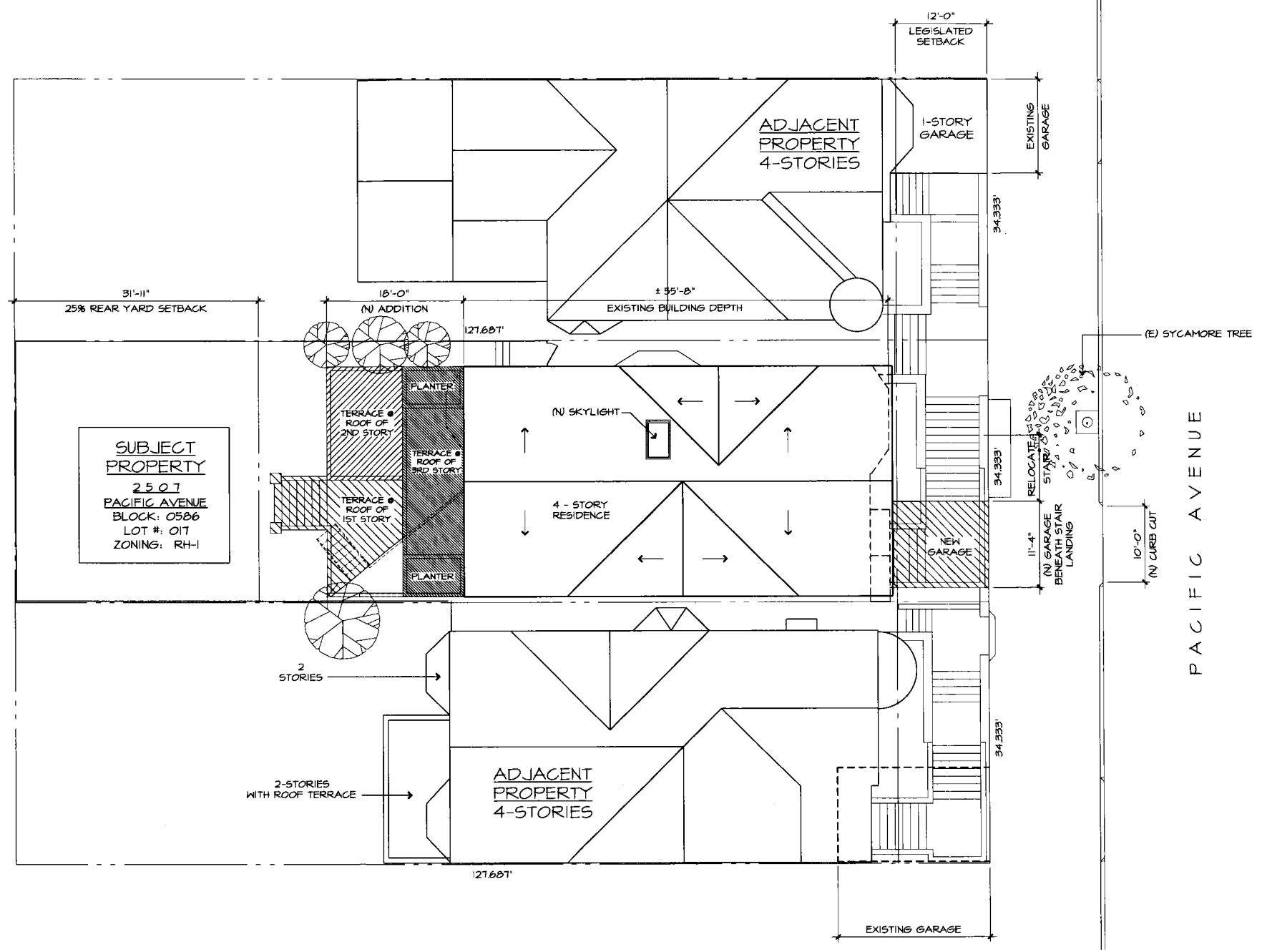
SCOPE OF WORK: ADD GARAGE, ADDITION AT REAR, REMODEL KITCHEN AND 4-1/2 BATHROOMS AND MISCELLANEOUS IMPROVEMENTS.

OCCUPANCY GROUP: RH-1

CONSTRUCTION TYPE: V- B

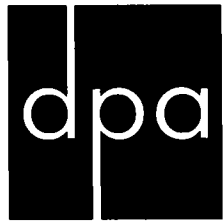
ALL WORK TO CONFORM WITH 2007 CBC STANDARDS AND REQUIREMENTS.

[ FILE NAME: 1001-AD-MASTER.DWG ] [ January 25 - Tuesday 2011 - 3:38pm ] [ Plotted by : mwanig ]  
[ REF FILE NAME: DPAS3824P.DWG ] [ 1001-SP ]



### SITE / ROOF PLAN - PROPOSED

- LEGEND**
- THREE-STORY ADDITION
  - SECOND STORY ADDITION
  - FIRST STORY ADDITION



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

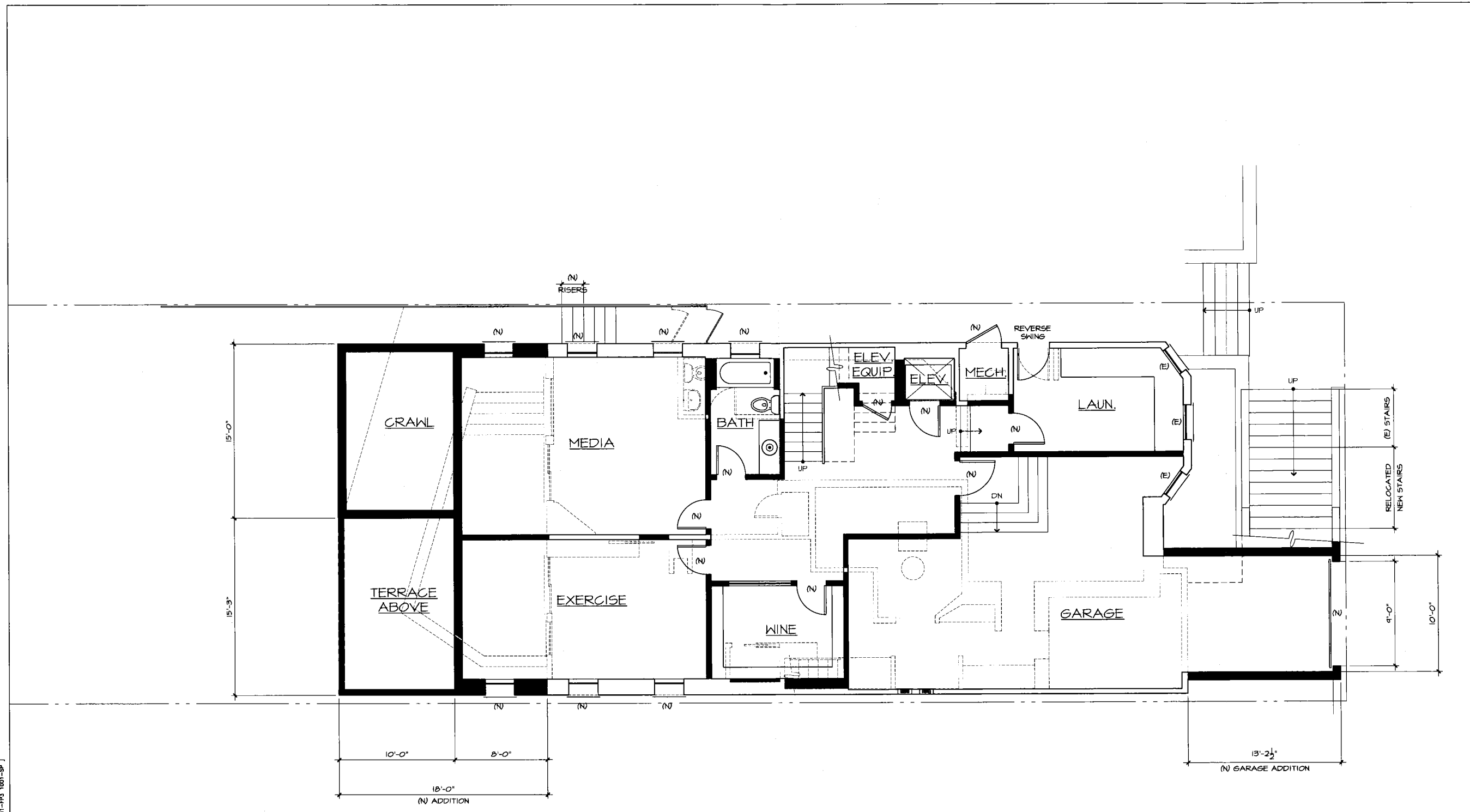
Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



PROPOSED  
BASEMENT LEVEL  
FLOORPLAN

A - 1.0



BASEMENT LEVEL PLAN - PROPOSED

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALLS & PARTITIONS

[ FILE NAME: 1001-A1.0-MASTER.DWG ] [ January 25 - Tuesday 2011 - 3:55pm ] [ Plotted by : hweong ]  
[ REF FILE NAME: DPA3824P DPA3824L 1001-PB 1001-PB 1001-PB 1001-PB 1001-PB 1001-PB 1001-PB 1001-PB ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507 PACIFIC AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

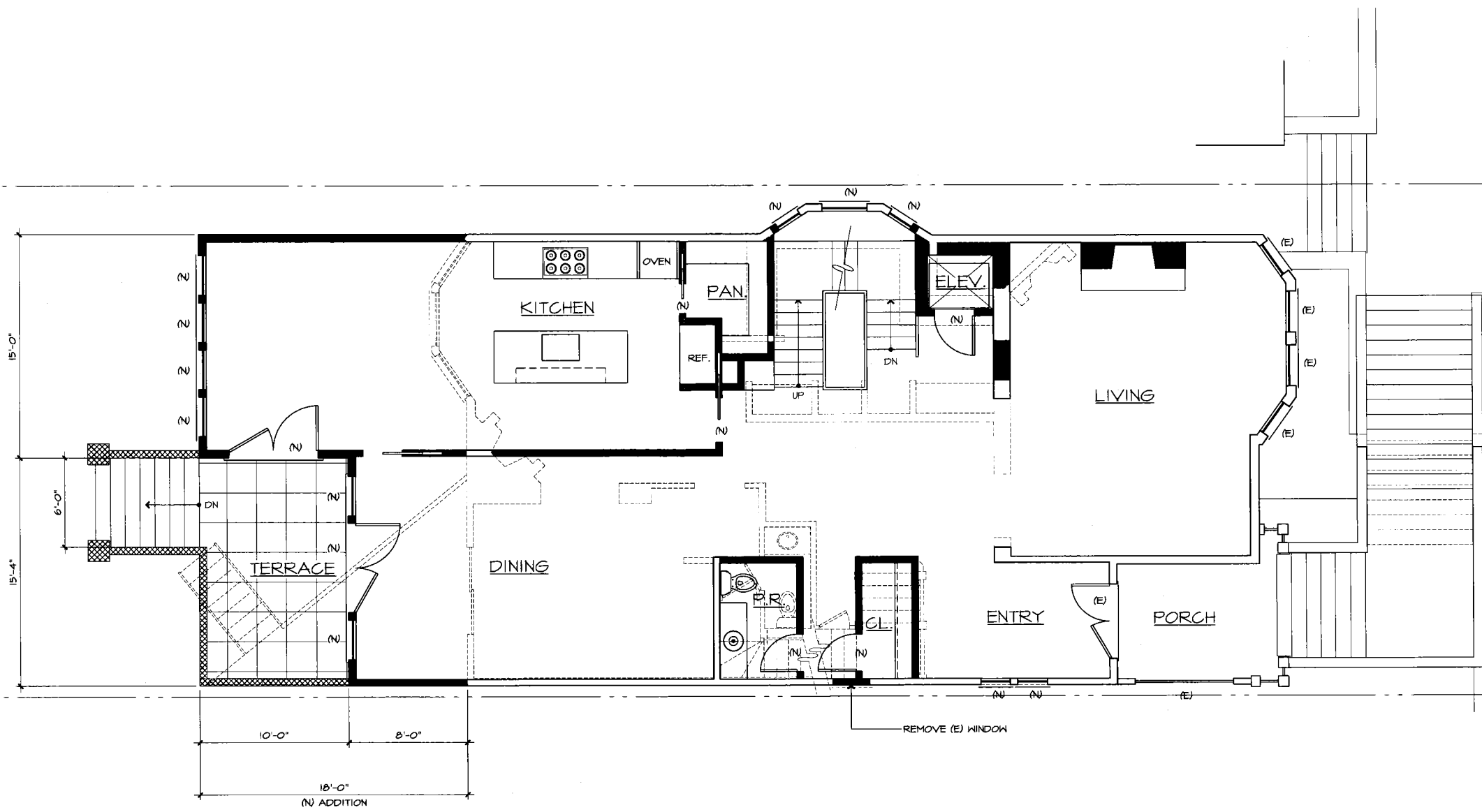
Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



PROPOSED  
SECOND LEVEL  
FLOORPLAN

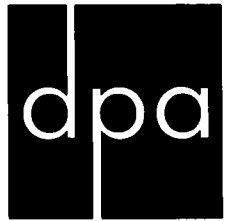
A - 1.1



SECOND LEVEL PLAN - PROPOSED

- LEGEND
- EXISTING TO REMAIN
  - - - EXISTING TO BE REMOVED
  - █ NEW WALLS & PARTITIONS
  - ▨ NEW RAILINGS

[ FILE NAME: 1001-A1.1-MASTER.DWG ] [ January 25 - Tuesday 2011 - 3:55pm ] [ Plotted by : Mwangi ]  
[ REF FILE NAME: DPAS2AP DPAS24L 1001-EP1 1001-ELEV 1001-FPB 1001-FP2 1001-FP3 1001-FP4 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

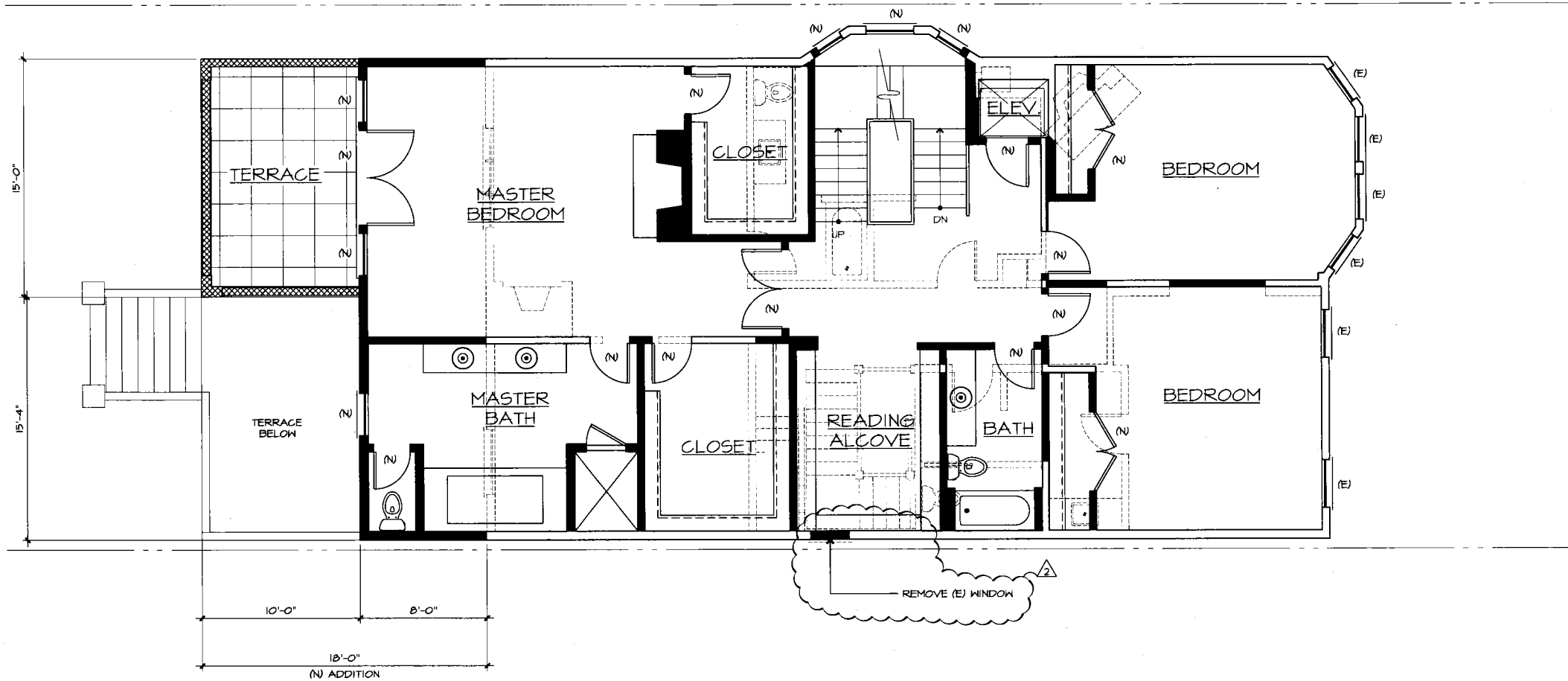
Revision:

- ▲ JULY 16, 2010
- △ JANUARY 25, 2011

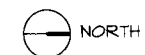


PROPOSED  
THIRD LEVEL  
FLOORPLAN

A - 1.2



○ THIRD LEVEL PLAN - PROPOSED



LEGEND

- EXISTING TO REMAIN
- - - - EXISTING TO BE REMOVED
- NEW WALLS & PARTITIONS
- ▨ NEW RAILINGS

[ FILE NAME: 1001-A1.2-MASTER.DWG ] [ January 25 - Tuesday 2011 - 3:50pm ] [ Plotted by : hewng ]  
[ REF FILE NAME: DPAS24P DPAS24L 1001-RP2 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

Revision:

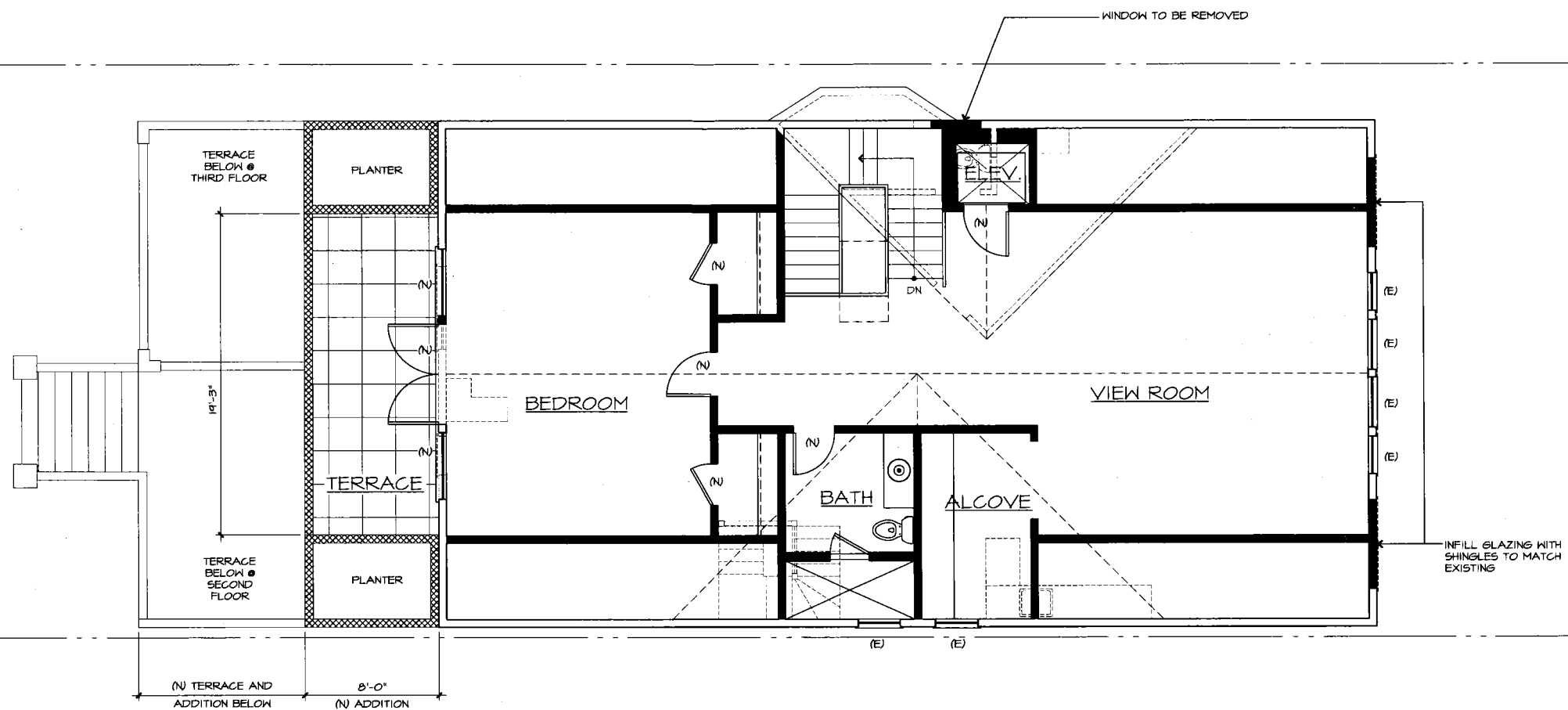
1 JULY 16, 2010

2 JANUARY 25, 2011



PROPOSED  
FOURTH LEVEL  
FLOORPLAN

A - 1.3

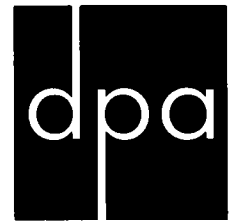


FOURTH LEVEL PLAN - PROPOSED

LEGEND

- EXISTING TO REMAIN
- EXISTING TO BE REMOVED
- NEW WALLS & PARTITIONS
- NEW RAILINGS

[ FILE NAME: 1001-A1.3-MASTER.DWG ] [ January 25 - Tuesday 2011 - 3:58pm ] [ Plotted by : Mwangi ]  
[ REF FILE NAME: DPA3824P DPA3824L 1001-1P3 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

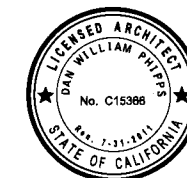
Scale: 1/4" = 1'-0"

Drawn: TK/KCK

Job: 1001

Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



PROPOSED  
NORTH  
ELEVATIONS

A - 2.0

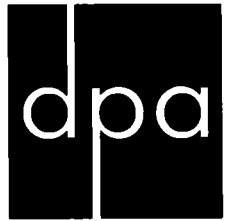


○ NORTH ELEVATION  
PROPOSED

### LEGEND

(E) = EXISTING WINDOWS TO REMAIN	① REMOVE (E) WINDOWS AND INFILL WITH SHINGLES TO MATCH ADJACENT SHINGLE FINISH	⑥ (E) 1x WOOD SIDING
(R) = EXISTING WINDOWS TO BE REMOVED	② (E) "FISH SCALE" TYPE SHINGLES	⑦ (N) SIDING TO MATCH EXISTING 1x WOOD SIDING
(N) = NEW WINDOWS TO BE WOOD, DUAL-GLAZED, TYP.	③ (E) SHINGLES	⑧ (N) SHINGLES TO MATCH (E) SHINGLES
	④ (E) "V-GROOVE" SIDING	⑨ (N) SIDING TO MATCH EXISTING "V-GROOVE" SIDING
	⑤ (E) RUSTICATED STUCCO WALL	⑩ OUTLINE OF ADJACENT BUILDING WITH WINDOWS (APPROXIMATE LOCATIONS & SIZES)
		⑪ (N) PAINTED WOOD BALUSTERS

[ FILE NAME: 1001-A2.0.DWG ] [ January 25 - Tuesday 2011 - 3:55pm ] [ Plotted by : kknow ]  
[ REF FILE NAME: DPA3824P DPA3824 1001-PPB 1001-FP1 1001-FP2 1001-FP3 1001-SP ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507 PACIFIC AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1'-0"

Drawn: TK/KCK

Job: 1001

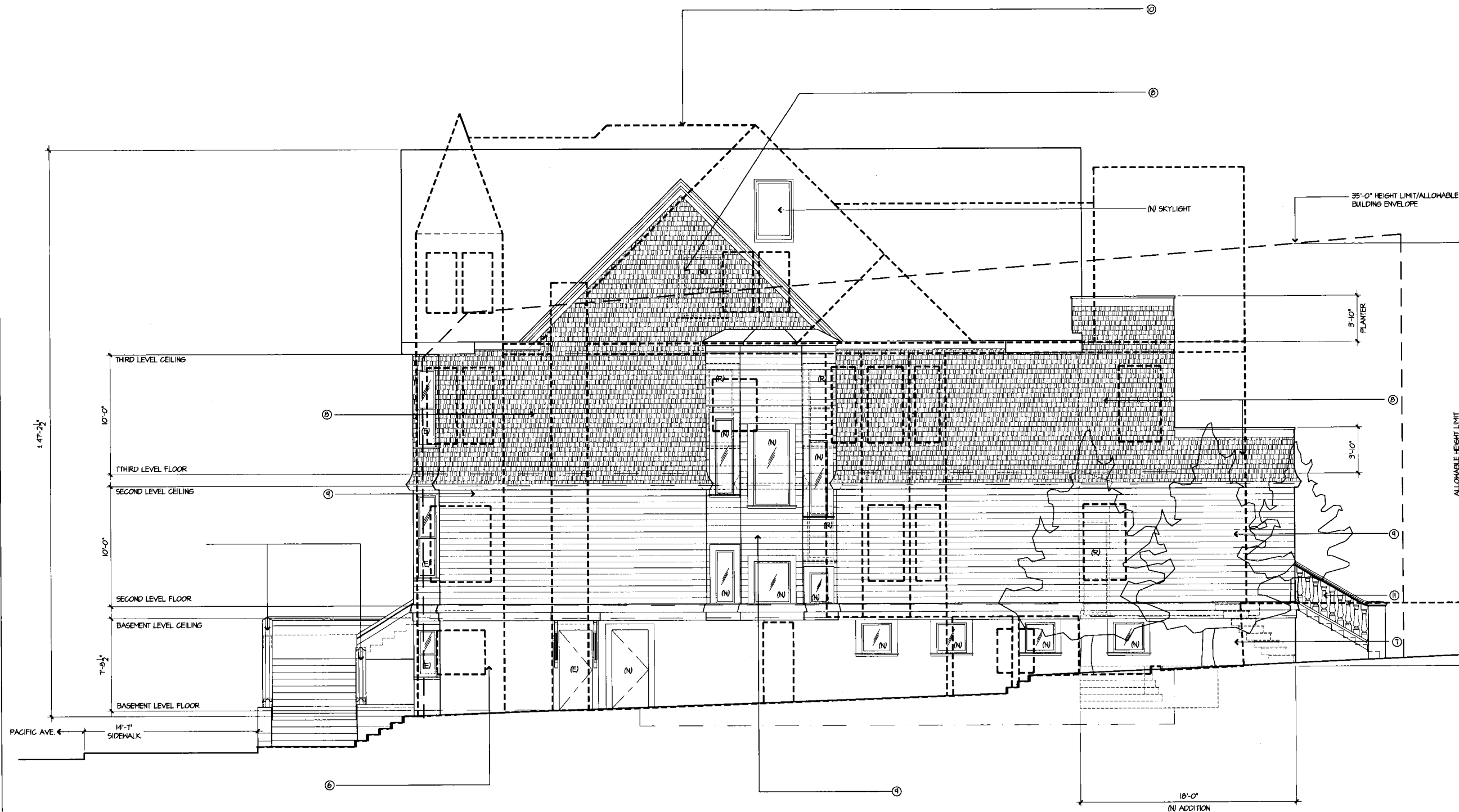
Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



PROPOSED  
WEST  
ELEVATION

A - 2.1



○ WEST ELEVATION  
PROPOSED

LEGEND

(E) = EXISTING WINDOWS TO REMAIN	1 REMOVE (E) WINDOWS AND INFILL WITH SHINGLES TO MATCH ADJACENT SHINGLE FINISH	6 (E) 1x WOOD SIDING
(R) = EXISTING WINDOWS TO BE REMOVED	2 (E) 'FISH SCALE' TYPE SHINGLES	7 (N) SIDING TO MATCH EXISTING 1x WOOD SIDING
(N) = NEW WINDOWS TO BE WOOD, DUAL-GLAZED, TYP.	3 (E) SHINGLES	8 (N) SHINGLES TO MATCH (E) SHINGLES
	4 (E) 'V-GROOVE' SIDING	9 (N) SIDING TO MATCH EXISTING 'V' GROOVE SIDING
	5 (E) RUSTICATED STUCCO WALL	10 OUTLINE OF ADJACENT BUILDING WITH WINDOWS (APPROXIMATE LOCATIONS & SIZES)
		11 (N) PAINTED WOOD BALUSTERS

[ FILE NAME: 1001-02.1.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Created by: Mwangi ]  
[ XREF FILE NAME: DPAS124.DWG; DPAS24.DWG; DPAS34.DWG; DPAS44.DWG; DPAS54.DWG; DPAS64.DWG; DPAS74.DWG; DPAS84.DWG; DPAS94.DWG; DPAS104.DWG; DPAS114.DWG; DPAS124.DWG ]





DAN PHIPPS  
ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1'-0"

Drawn: TK/KCK

Job: 1001

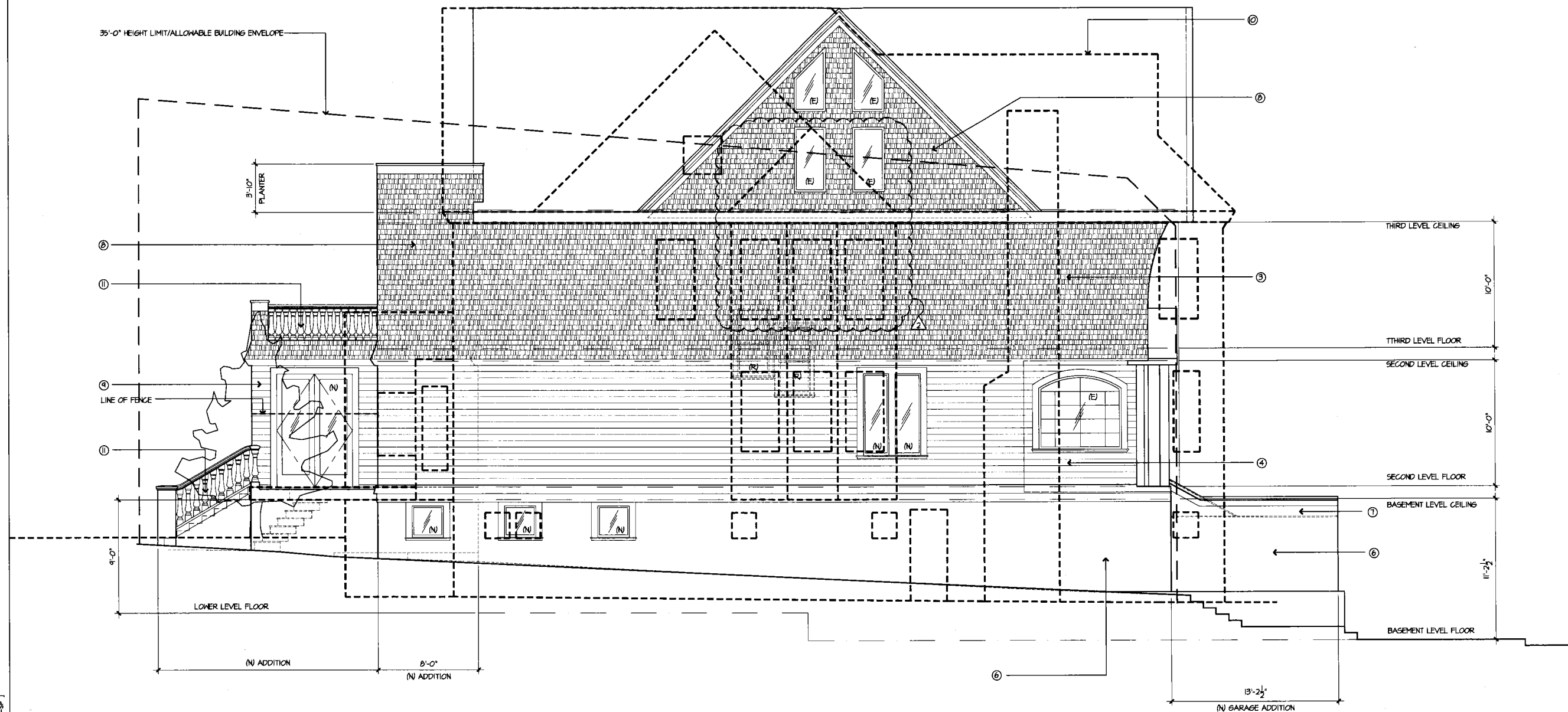
Revision:

- ① JULY 16, 2010
- ② JANUARY 25, 2011



PROPOSED  
EAST  
ELEVATION

A - 2.2



○ EAST ELEVATION  
PROPOSED

[ FILE NAME: 1001-A2.2.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : Mwangi ]  
[ REF FILE NAME: DPAS2AP DPAS24L 1001-ELEV 1001-PB 1001-P1 1001-P2 1001-P3 1001-P4 ]

LEGEND		
(E) = EXISTING WINDOWS TO REMAIN	① REMOVE (E) WINDOWS AND INFILL WITH SHINGLES TO MATCH ADJACENT SHINGLE FINISH	⑥ (E) 1x WOOD SIDING
(R) = EXISTING WINDOWS TO BE REMOVED	② (E) 'FISH SCALE' TYPE SHINGLES	⑦ (N) SIDING TO MATCH EXISTING 1x WOOD SIDING
(N) = NEW WINDOWS TO BE WOOD, DUAL-GLAZED, TYP.	③ (E) SHINGLES	⑧ (N) SHINGLES TO MATCH (E) SHINGLES
	④ (E) 'V-GROOVE' SIDING	⑨ (N) SIDING TO MATCH EXISTING 'V' GROOVE SIDING
	⑤ (E) RUSTICATED STUCCO WALL	⑩ OUTLINE OF ADJACENT BUILDING WITH WINDOWS (APPROXIMATE LOCATIONS & SIZES)
		⑪ (N) PAINTED WOOD BALUSTERS



○ SOUTH ELEVATION  
PROPOSED

LEGEND

(E) = EXISTING WINDOWS TO REMAIN	① REMOVE (E) WINDOWS AND INFILL WITH SHINGLES TO MATCH ADJACENT SHINGLE FINISH	⑥ (E) 1x WOOD SIDING
(R) = EXISTING WINDOWS TO BE REMOVED	② (E) 'FISH SCALE' TYPE SHINGLES	⑦ (N) SIDING TO MATCH EXISTING 1x WOOD SIDING
(N) = NEW WINDOWS TO BE WOOD, DUAL-GLAZED, TYP.	③ (E) SHINGLES	⑧ (N) SHINGLES TO MATCH (E) SHINGLES
	④ (E) 'V-GROOVE' SIDING	⑨ (N) SIDING TO MATCH EXISTING 'V' GROOVE SIDING
	⑤ (E) RUSTICATED STUCCO WALL	⑩ OUTLINE OF ADJACENT BUILDING WITH WINDOWS (APPROXIMATE LOCATIONS & SIZES)
		⑪ (N) PAINTED WOOD BALUSTERS



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

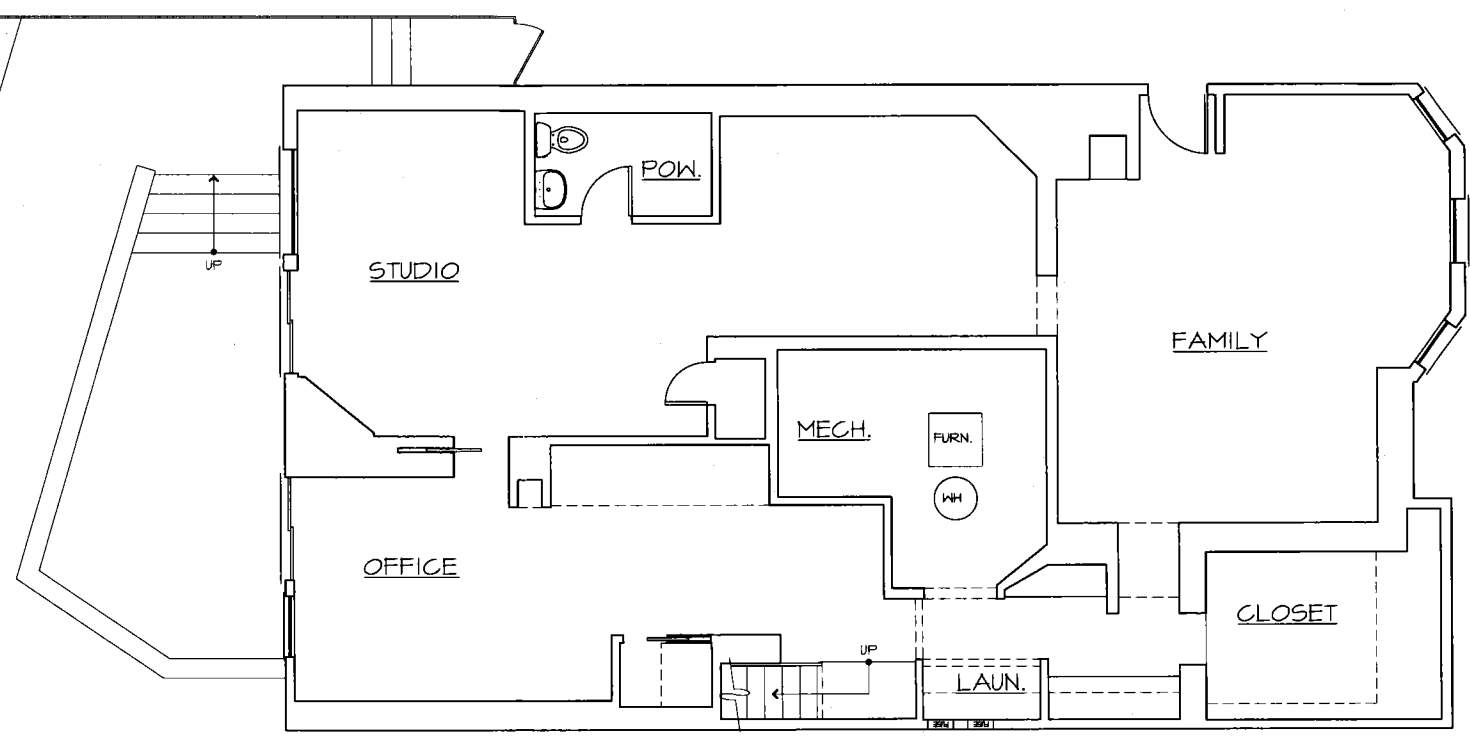
Revision:

- △ JULY 16, 2010
- △ JANUARY 25, 2011



EXISTING  
BASEMENT LEVEL  
FLOORPLAN

E - 1.0



BASEMENT LEVEL PLAN - EXISTING



[ FILE NAME: 1001-E1.0.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : Mwangi ]  
[ REF FILE NAME: DPASBZAP DPASBZAP E1001-FPB ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

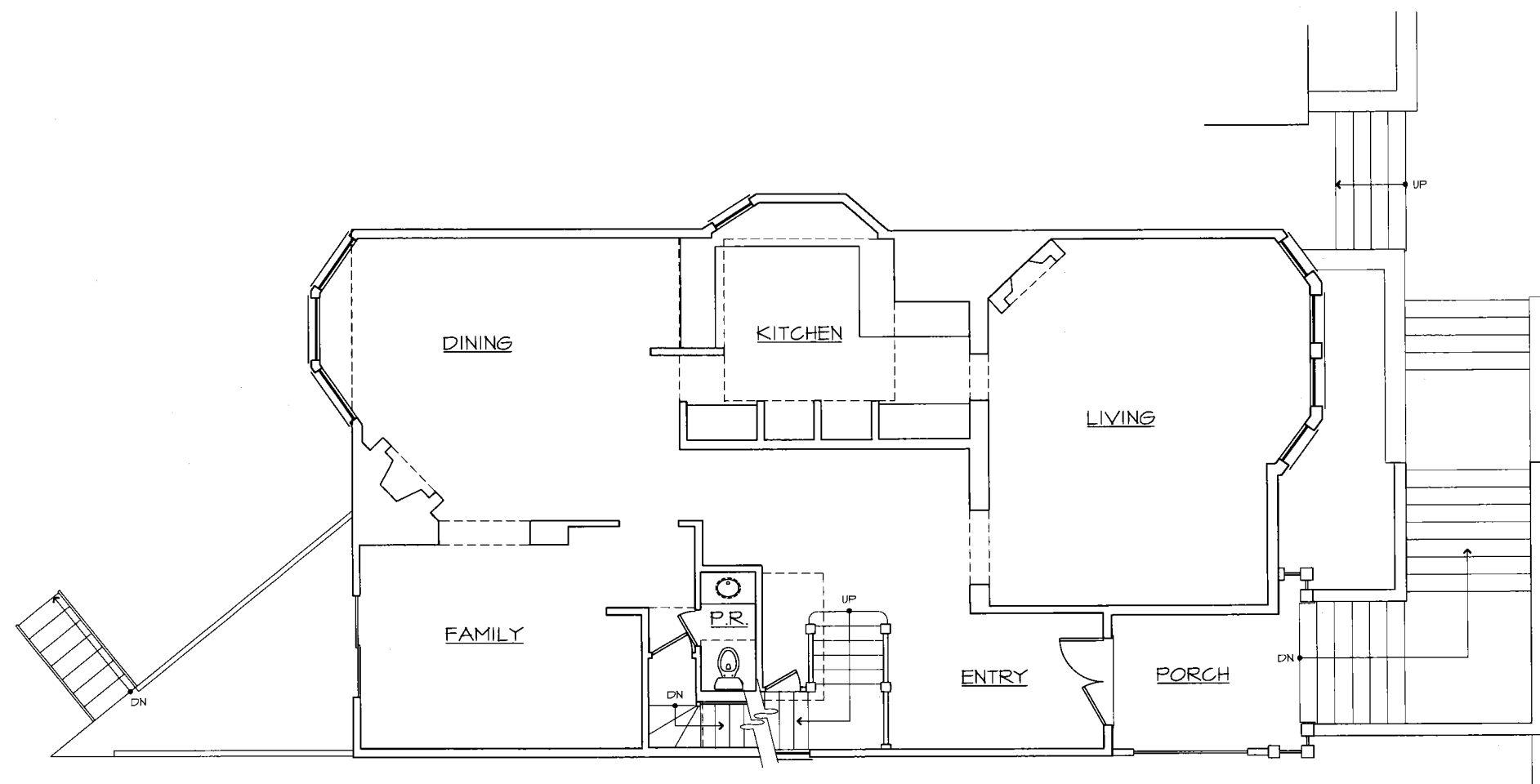
Drawn: TK/KCK

Job: 1001

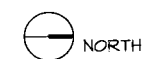
Revision:

▲ JULY 16, 2010

▲ JANUARY 25, 2011



○ SECOND LEVEL PLAN - EXISTING



[ FILE NAME: 1001-E1.1.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : Mawong ]  
[ XREF FILE NAME: DPA3024P.DWG ] [ E1001-FP1 ]

EXISTING  
SECOND LEVEL  
FLOORPLAN



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

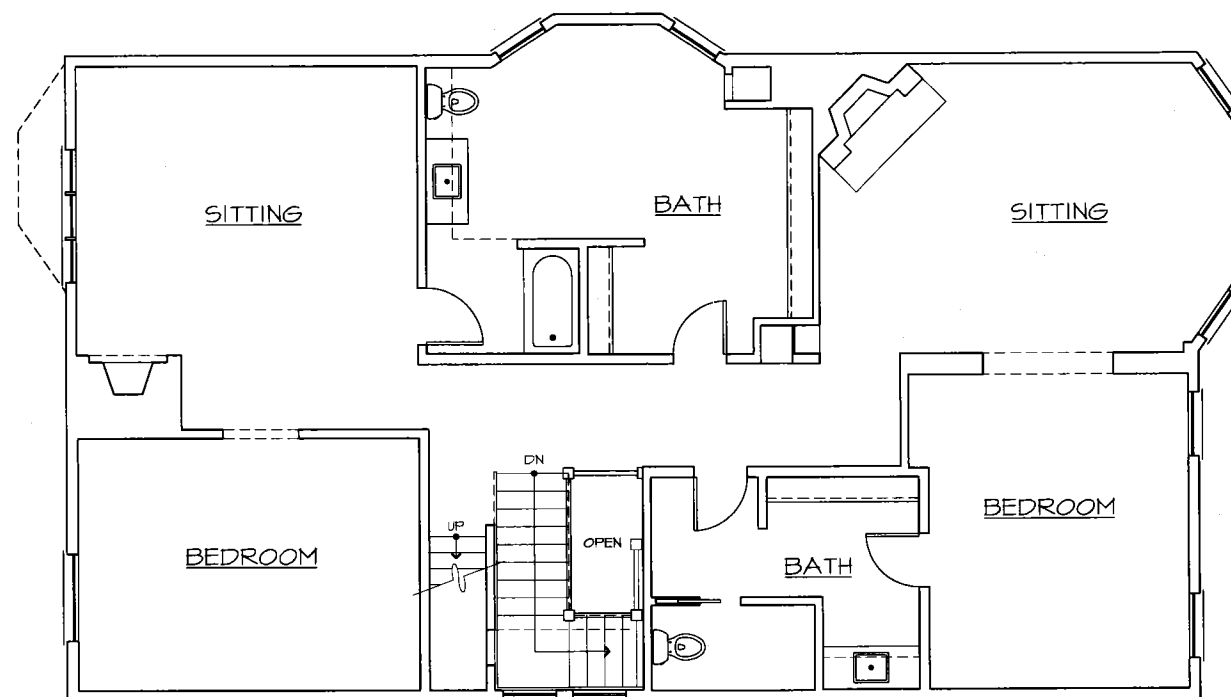
Revision:

▲ JULY 16, 2010

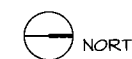
▲ JANUARY 25, 2011



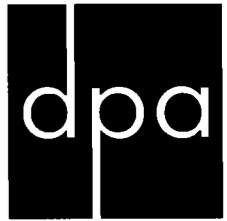
EXISTING  
THIRD LEVEL  
FLOORPLAN



○ THIRD LEVEL PLAN - EXISTING



[ FILE NAME: 1001-E1.2.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : Mawong ]  
[ XREF FILE NAME: DPA3824P DPA3824L E1001-PF2 ]



DAN PHIPPS  
ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

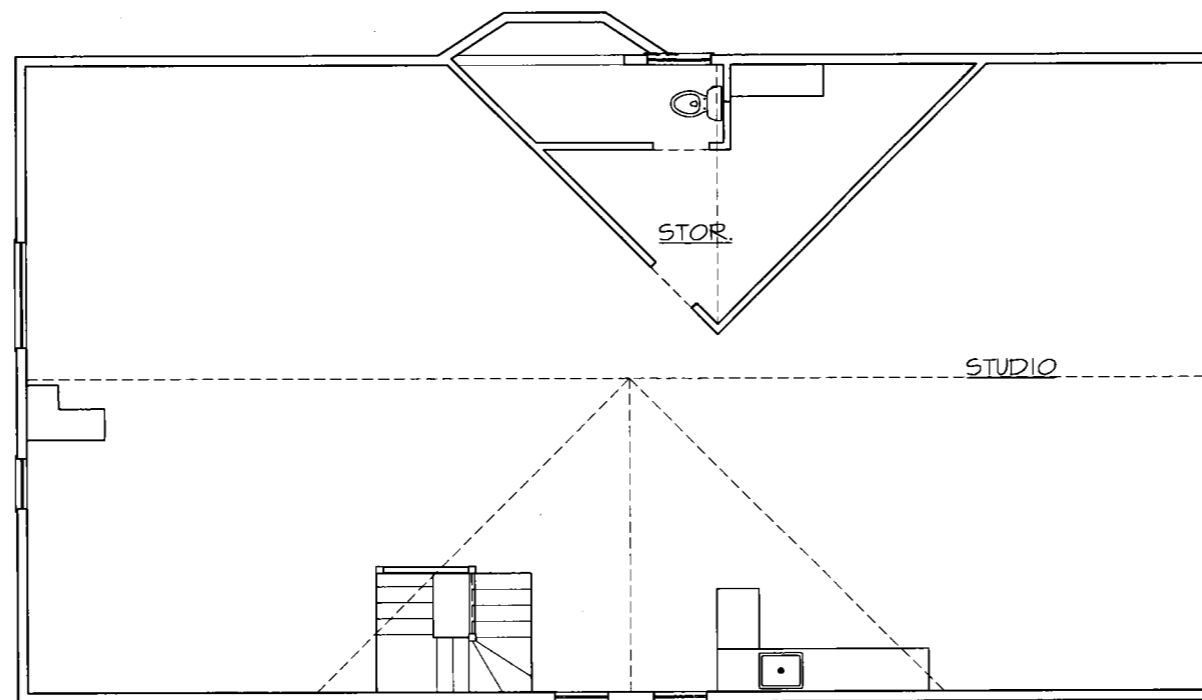
Job: 1001

Revision:

- △ JULY 16, 2010
- △ JANUARY 25, 2011



EXISTING  
FOURTH LEVEL  
FLOORPLAN



○ FOURTH LEVEL PLAN - EXISTING



[ FILE NAME: 1001-E1.3.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : lmering ]  
[ XREF FILE NAME: DPA1024P DPA1024L E1001-FPS ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



EXISTING  
NORTH  
ELEVATION



○ ADJACENT PROPERTY  
(2505 PACIFIC AVE)

○ NORTH ELEVATION  
EXISTING

○ ADJACENT PROPERTY  
(2509 PACIFIC AVE)

[ FILE NAME: 1001-E1.4.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : benny ]  
[ REF FILE NAME: DPASZAP DPASZAP E1001-PPS E1001-PPS E1001-PPS ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



EXISTING  
SOUTH  
ELEVATION

E - 1.5



○ ADJACENT PROPERTY  
(2509 PACIFIC AVE)

○ SOUTH ELEVATION  
EXISTING

○ ADJACENT PROPERTY  
(2505 PACIFIC AVE)

[ FILE NAME: 1001-E1.5.DWG ] [ January 24 - Monday 2011 - 12:03pm ] [ Plotted by : Mwangi ]  
[ XREF FILE NAME: DPA3024P.DWG ] [ 1001-ELEV E1001-FPS ] [ 1001-FPS ]





DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

Revision:

1 JULY 16, 2010

2 JANUARY 25, 2011



EXISTING  
WEST  
ELEVATION

E - 1.6



WEST ELEVATION  
EXISTING

[ FILE NAME: 1001-E1.6.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : kening ]  
[ XREF FILE NAME: DPA3024P.DWG ] [ E1001-ELEV E1001-FP1 1001-FP3 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

Revision:

▲ JULY 16, 2010

▲ JANUARY 25, 2011



EXISTING  
WEST  
ELEVATION  
WITH OUTLINE  
OF ADJACENT  
NEIGHBOR

E - 1.7



○ WEST ELEVATION (WITH OUTLINE OF ADJACENT NEIGHBOR)  
EXISTING

[ FILE NAME: 1001-E1.7.DWG ] [ January 25, Tuesday 2011 - 3:56pm ] [ Plotted by : kwanng ]  
[ XREF FILE NAME: DPA324P.DWG ] [ ELEVATION: E1001-PB E1001-FP1 1001-FP3 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

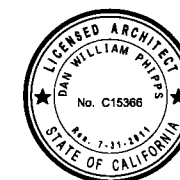
Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

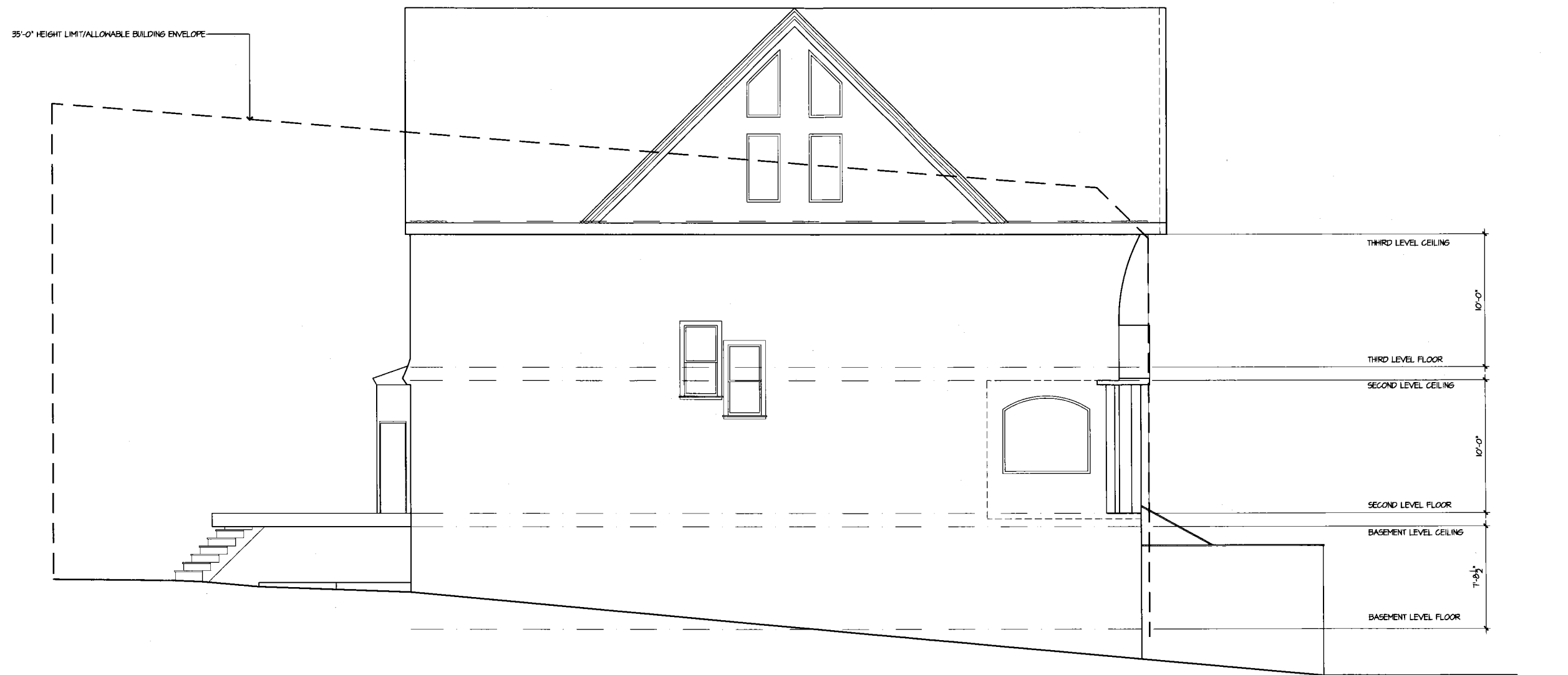
Revision:

- △ JULY 16, 2010
- △ JANUARY 25, 2011



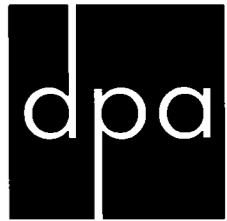
EXISTING  
EAST  
ELEVATION

E - 1.8



○ EAST ELEVATION  
EXISTING

[ FILE NAME: 1001-E1.8.DWG ] [ January 25 - Tuesday 2011 - 3:58pm ] [ Plotted by : Memo ]  
[ REF FILE NAME: DPASZAP DPASZAP E1001-CRLEY E1001-PB E1001-PP1 1001-PP3 ]



DAN PHIPPS ARCHITECTS PC

1031 Post Street  
San Francisco, CA  
94109-5602

t 415.776.1606  
f 415.776.3972  
www.dpaweb.com

2507  
PACIFIC  
AVENUE

SAN FRANCISCO, CA  
94115

Date: APRIL 12, 2010

Scale: 1/4" = 1' - 0"

Drawn: TK/KCK

Job: 1001

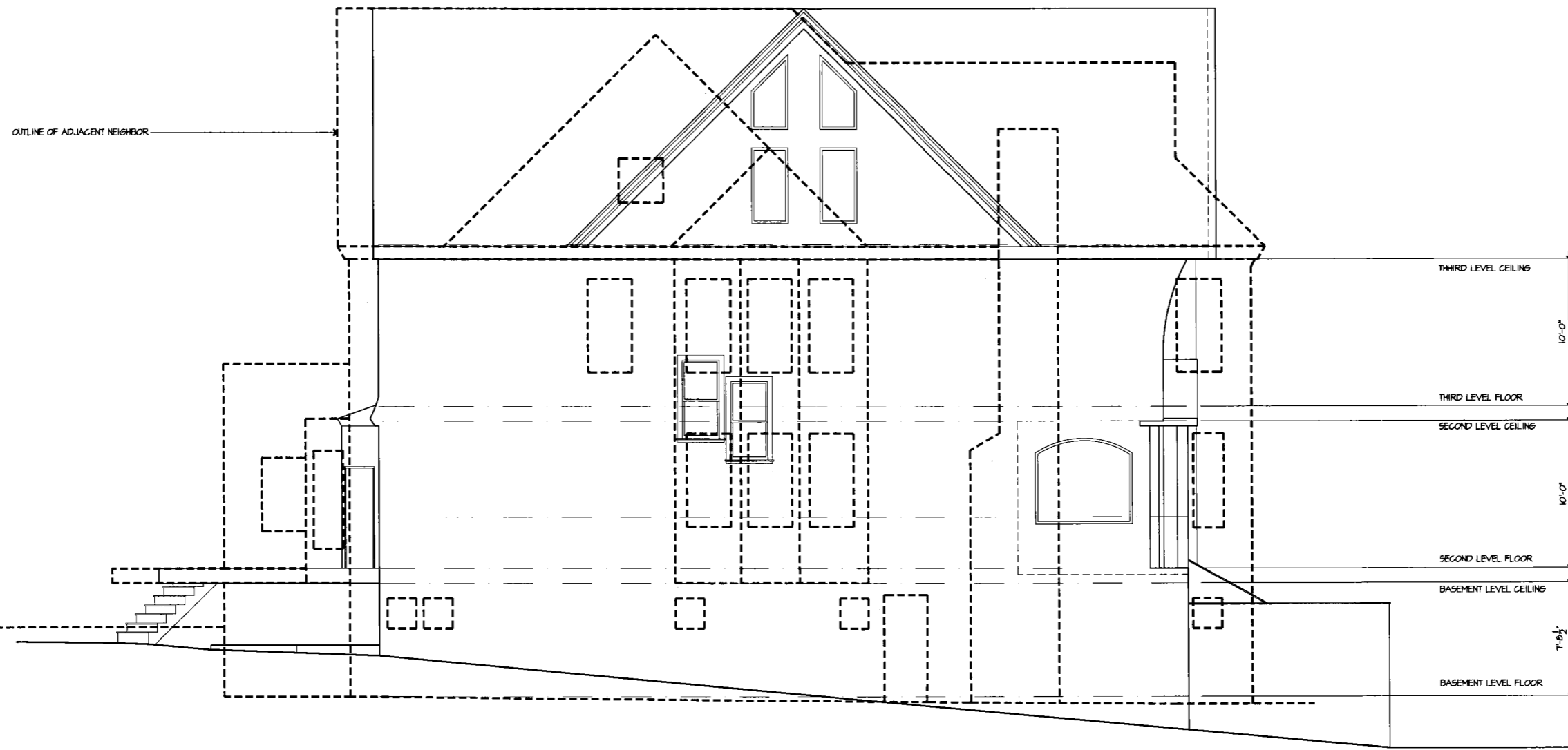
Revision:

- ▲ JULY 16, 2010
- ▲ JANUARY 25, 2011



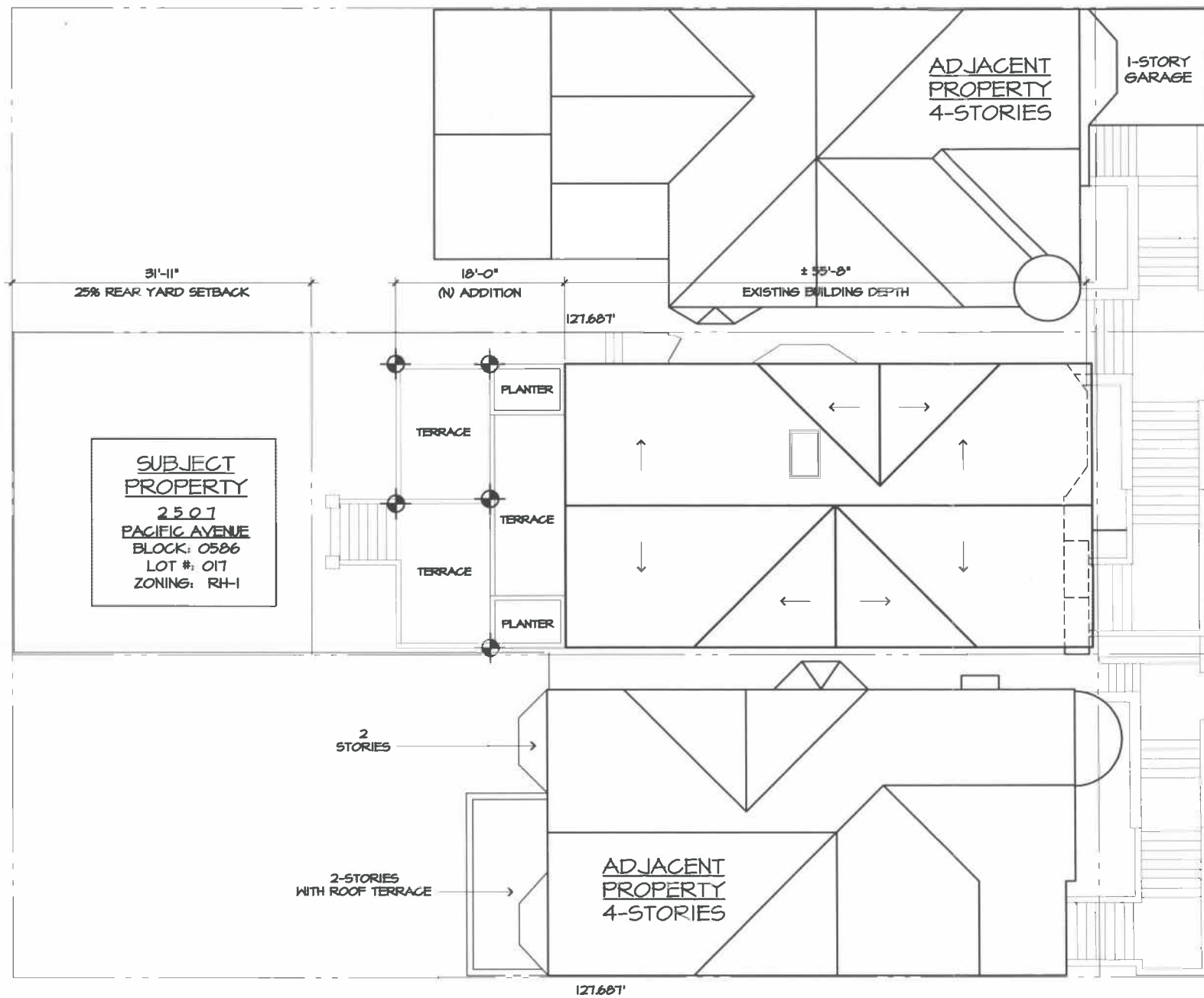
EXISTING  
EAST  
ELEVATION  
WITH OUTLINE  
OF ADJACENT  
NEIGHBOR

E - 1.9



○ EAST ELEVATION (WITH OUTLINE OF ADJACENT NEIGHBOR)  
EXISTING

[ FILE NAME: 1001-E1.9.DWG ] [ January 25 - Tuesday 2011 - 3:56pm ] [ Plotted by : Alamy ]  
[ REF FILE NAME: DPASZAP-DWGSETL E1001-CRLEY E1001-PB E1001-PP1 1001-PP3 ]



LEGEND

⊕ STORYPOLE LOCATION

STORYPOLES' HEIGHTS AT SURFACES OF TERRACES

PACIFIC AVENUE



○ STORYPOLE LOCATIONS PLAN



DAN PHIPPS ARCHITECTS PC  
 1031 POST STREET  
 SAN FRANCISCO, CA 94109  
 p. 415-776-1606 f. 415-776-3972  
 www.dpaweb.com

2507 PACIFIC AVENUE  
 SAN FRANCISCO, CA 94115  
 PERMIT #: 2010-0423-0985  
 DATE: JANUARY 25, 2011  
 SCALE: NA

SHEET NO.

SP - 1

STORYPOLES



STORYPOLE PHOTO



DAN PHIPPS ARCHITECTS PC

1031 POST STREET  
SAN FRANCISCO, CA 94109  
p. 415-776-1606 f. 415-776-3972  
www.dpaweb.com

2507 PACIFIC AVENUE

SAN FRANCISCO, CA 94115  
PERMIT #: 2010-0423 0985

DATE: JANUARY 25, 2011  
SCALE: NA

SHEET NO.

SP - 2

SUBJECT PROPERTY



MASSING STUDY VIEW #1: EXISTING CONDITIONS



MASSING STUDY VIEW #1: PROPOSED CONDITIONS

THIS MASSING DRAWING IS NOT INTENDED  
TO INDICATE ALL DETAILS AND DIMENSIONS,  
BUT IS A CLOSE FACSIMILE OF THE PROJECT.



DAN PHIPPS ARCHITECTS PC  
1031 POST STREET  
SAN FRANCISCO, CA 94109  
p. 415-776-1606 f. 415-776-3972  
www.dpaweb.com

2507 PACIFIC AVENUE  
SAN FRANCISCO, CA 94115  
PERMIT #: 2010-0423-0985  
DATE: JANUARY 25, 2011  
SCALE: NA

SHEET NO.  
MASSING  
1

SUBJECT PROPERTY



MASSING STUDY VIEW #2: EXISTING CONDITIONS



MASSING STUDY VIEW #2: PROPOSED CONDITIONS

THIS MASSING DRAWING IS NOT INTENDED  
TO INDICATE ALL DETAILS AND DIMENSIONS,  
BUT IS A CLOSE FACSIMILE OF THE PROJECT.



DAN PHIPPS ARCHITECTS PC  
1031 POST STREET  
SAN FRANCISCO, CA 94109  
p. 415-776-1606 f. 415-776-3972  
www.dpaweb.com

2507 PACIFIC AVENUE  
SAN FRANCISCO, CA 94115  
PERMIT #: 2010-0423-0985  
DATE: JANUARY 25, 2011  
SCALE: NA

SHEET NO.  
MASSING  
2