San Francisco Planning

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PLANNING APPROVAL LETTER

Date:	June 11, 2025
Planning Record No.	2025-004242PRJ
Project Address:	1035 VAN NESS AVE
Zoning:	RC-4 (RESIDENTIAL- COMMERCIAL, HIGH DENSITY) Zoning District Van Ness Special Use District 130-V Height and Bulk District
Block/Lot:	0714 / 028
Project Sponsor:	Mimi Sullivan 77 Van Ness Avenue, Suite 202 San Francisco, CA 94102 mimi@saidasullivan.com (4157770991
Staff Contact:	Carly Grob Carly.grob@sfgov.org

Project Description

This project would convert an existing residential care facility (institutional use) into 100% affordable permanent supportive housing rental units. The project will result in 124 dwelling units[1] from the conversion of 106 existing care facility rooms, recreation of 16 care facility rooms that were removed without a permit, and the creation of two (2) new rooms which were previously support spaces. All 124 units will include a bathroom, and will be furnished with refrigerators, stove tops, and sinks. The project will also make minor alterations to the existing amenity spaces on the fifth floor for use as resident services and property management offices, as well as alterations at the ground floor to construct a compliant mail room and to restore the demising wall between building storage and the retail spaces.

Project Approval

This project is approved pursuant to Government Code section 65650, commonly known as AB 2162. AB 2162 requires the ministerial approval of eligible supportive housing projects. For additional details on AB 2162, please see Government Code section 65650 et. seq., or Director's Bulletin 5.

The Department has determined that the project is eligible for AB 2162 and has concluded its design review of the project, including that it complies with the objective standards of the Planning Code. The Department therefore approves the project in accordance with the provisions of Government Code section 65650 et. seq.

[1] Pursuant to an interpretation of Planning Code Section 102, published 3/21, "Permanently Supportive Housing," may be determined to be Dwelling Units even when providing only limited cooking facilities due to the unique nature of such housing.

(AB 2162), as recorded in Planning Record No. 2025-004242PRJ. The project shall comply with the standard conditions of approval for an AB 2162 project, attached. The property owner shall record Notice of Special Restrictions prior to the issuance of a site or building permit for the project. The plans for the approved project are attached to this approval.

The Project Sponsor will record the Notice of Special Restrictions before issuance of the building permit.

Project Timeline

Action	Date
Applicant submitted a Development Application	May 14, 2025
Department staff issued Incomplete Application Notice (IAN)	May 16, 2025
Applicant responded to Incomplete Application Notice (IAN)	May 21, 2025
Department staff deemed Application Complete (CAN)	May 22, 2025
Department staff determined that the proposed project was eligible for AB 2162	May 22, 2025

Compliance with the State Density Bonus Law

The Project Sponsor seeks to proceed pursuant to Planning Code Section 206.6, Individually Requested State Density Bonus Law, Government Code Section 65915 et seq (the "State Law"). Under subsection 65915(b)(1)(G) of the State Law, a housing development that provides 100% of the total units for lower income households, except that up to 20% of the total units in the development may be for moderate-income households and exclusive of a manager's unit(s), is entitled to five concessions and incentives that result in identifiable and actual cost reductions to provide for affordable housing costs. Such project, when located within one-half mile of a major transit stop, shall be relieved of maximum density controls and shall also receive a height increase of up to three additional stories, or 33 feet, and unlimited waivers from development standards that might otherwise preclude the construction of the project are permitted under this subsection of the State Law.

The Project Sponsor is providing 124 units of housing affordable to low- and very low-income households, and the project is located within one-half mile of a major transit stop; therefore, the project is not subject to any maximum control on density, and is entitled to receive up to five concessions/incentives and an additional three stories, or 33 feet of height and unlimited waivers. The project sponsor is requesting a concession/incentive from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3), bicycle parking (Planning Code Section 155.1-2), and car share (Planning Code Section 166). The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), and dwelling unit exposure (Planning Code Section 140).

Planning Code Findings

Planning Code Section 206.6

The Department finds that the project is consistent with the findings set forth in 206.6 as further described below.

Before approving an application for a Density Bonus, Incentive, Concession, or waiver, for any Individually Requested Density Bonus Project, the Planning Commission or Director shall make the following findings as applicable.

A. The Housing Project is eligible for the Individually Requested Density Bonus Program.

The Project qualifies for the State Density Bonus Program by providing 100% of the units, excluding manager's units, as affordable to lower-income households.

B. The Housing Project has demonstrated that any Concessions or Incentives reduce actual housing costs, as defined in Section 50052.5 of the California Health and Safety Code, or for rents for the targeted units, based upon the financial analysis and documentation provided.

The project has requested concessions/incentives from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3), bicycle parking (Planning Code Section 155.1-2,) and car share (Planning Code Section 166).

***Ground Floor Active Uses**. Planning Code Section 145.1(c)(3) requires active uses for the first 25 feet of building depth on the ground floor. There are two vacant retail spaces at the ground floor of the existing building. The project would restore a demising wall between the retail space and residential building storage. The retail would be less than 25 feet in building depth along the Van Ness frontage, and the residential storage facing Myrtle would not be considered an active use. The requested incentive from the Planning Code requirement to provide active uses at the street frontage would result in actual and identifiable cost reductions. Without the requested incentive, the Project would be required to lease space currently slated for residential use for another non-residential, active use. The loss of units or other residential spaces would impact Project's funding availability and overall operating costs.*

***Bicycle Parking.** Planning Code Section 155.2 requires one Class 1 bicycle parking space for every dwelling unit, and for buildings with more than 100 units, one Class 1 space for every four dwelling units over 100. The Planning Code also requires One Class 2 space for every 20 units. The project would require 106 Class 1 spaces and 6 Class 2 spaces. The requested incentive from Class 1 and Class 2 bicycle parking requirements would result in cost reductions to construct bicycle parking, as well as the indirect costs incurred from the loss of other residential or supportive service uses in the building.*

***Car Share.** Planning Code Section 166 requires car-share spaces be provided in any building being converted to residential uses with existing off-street parking. Providing a public car share space in the*

secure garage would be a major security risk that could negatively impact the operations of the proposed permanent supportive housing. Providing a higher level of security would be prohibitively expensive, especially for a housing type with strict maintenance and operational demands. The requested incentive from car share allows the Project to avoid the initial expense and maintenance of increased security.

C. If a waiver or modification is requested, a finding that the Development Standards for which the waiver is requested would have the effect of physically precluding the construction of the Housing Project with the Density Bonus or Concessions and Incentives permitted.

The project has requested waivers from the development standards for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), and dwelling unit exposure (Planning Code Section 140).

Rear Yard. *The requested waiver from the rear yard requirements of Planning Code Section 134 result in increased residential density. In the RC-4 Zoning District, a 25% rear yard is required at the first floor containing a dwelling unit, and at each subsequent story. Per an interpretation of Planning Code Section 188(a), converting a noncomplying rear yard building to residential use would add a new discrepancy, and would not comply with Section 134. Establishing new residential uses in a building which does not Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 46 of the 124 proposed units.*

Usable Open Space. *Planning Code Section 135 requires that 48 square feet of common usable open space be provided for each dwelling unit within the RC-4 Zoning District, and that common usable open be 15' in every horizontal dimension with a minimum area of 300 square feet. The project requires 5,952 square feet of common usable open space. While the project provides approximately 1,679 square feet of existing open space within the rear yard, in the light well, and on a deck facing Van Ness, none of these spaces meet the 15'x15' minimum dimension. Furthermore, the rooftop is currently unavailable to be converted into usable open space due to cost and operational constraints. The requested waiver from the rear yard requirements of Planning Code Section 135 result in the residential density permitted under the State Density Bonus Law.*

Dwelling Unit Exposure. *In the RC-4, dwelling units may meet exposure by facing onto code-compliant a rear yard, a 25' x 25' open area, or a public street or alley that is at least 25 feet wide. Providing a code-compliant rear yard would substantially decrease the residential density of the project, resulting in the loss of approximately 51 of the 124 proposed units face onto a rear yard that is not code-compliant or onto a lightwell along the north property line. The requested waiver from the exposure requirements of Planning Code Section 140 result in increased residential density.*

D. If the Density Bonus is based all or in part on donation of land, a finding that all the requirements included in Government Code Section 65915(g) have been met.

The requested Density Bonus is not based on donation of land.

E. If the Density Bonus, Concession or Incentive is based all or in part on the inclusion of a Child Care Facility, a finding that all the requirements included in Government Code Section 65915(h) have been met.

The requested Density Bonus and concessions/incentives are not based on inclusion of a Child Care facility.

F. If the Concession or Incentive includes mixed-use development, a finding that all the requirements included in Government Code Section 65915(k)(2) have been met.

The requested concessions/incentives are for residential use only.

General Plan Compliance

As described below, the Project is consistent with the Eight Priority Policies of Planning Code Section 101.1 and is, on balance, in conformity with the Objectives and Policies of the General Plan.

Note: General Plan Objectives are shown in **BOLD UPPER CASE** font; Policies are in **Bold** font; staff comments are in *italic* font.

HOUSING ELEMENT

Policy 8
Expand permanently supportive housing and services for individuals and families experiencing homelessness as a primary part of a comprehensive strategy to eliminate homelessness.

Policy 15
Expand permanently affordable housing investments in priority equity geographies to better serve american indian, black, and other people of color within income ranges underserved, including extremely-, very low-, and moderate-income households.

OBJECTIVE 4.A
SUBSTANTIALLY EXPAND THE AMOUNT OF PERMANENTLY AFFORDABLE HOUSING FOR EXTREMELY LOW- TO MODERATE-INCOME HOUSEHOLDS.

Policy 26
Streamline and simplify permit processes to provide more equitable access to the application process, improve certainty of outcomes, and ensure meeting state- and local-required timelines, especially for 100% affordable housing and shelter projects.

Policy 32
Promote and facilitate aging in place for seniors and multi-generational living that supports extended families and communal households.

OBJECTIVE 4.C

DIVERSIFY HOUSING TYPES FOR ALL CULTURES, FAMILY STRUCTURES, AND ABILITIES.

The project will provide 124 permanent supportive housing (PSH) rental units within an existing building, which expands the City's supply of housing and supportive services for formerly homeless veterans. The units will remain affordable for the life of the project. The subject property is just outside of the Priority Equity Geography SUD across Van Ness Avenue, and will provide access housing and supportive services for formerly homeless veterans from various backgrounds. AB 2162 and the State Density Bonus Law have provided a simplified, streamlined approval path for the project. The project is consistent with the General Plan.

Planning Code Section 101.1(b) establishes eight priority-planning policies and requires review of permits for consistency with said policies. On balance, the project complies with said policies in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses be enhanced.

   The project site does not possess any neighborhood-serving retail uses. The Project provides 124 new supportive housing units, which will enhance the nearby retail uses by providing new residents, who may patron these businesses.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods.

   The project would not impact the neighborhood character, and would enhance the economic diversity of our neighborhoods. The project would convert an residential care facility, an institutional use, with 124 permanent supportive housing units, thus resulting in an overall increase in the affordable housing stock. The units will be affordable for the life of the project, which ensures that formerly homeless individuals will have access to housing opportunities within the neighbhorhood in perpetuity. The project scope not include any exterior alterations. For these reasons, the Project would protect and preserve economic diversity of the neighborhood.

3. That the City's supply of affordable housing be preserved and enhanced,

   The Project crates 124 permanent supportive housing units within an existing building, thereby increasing the stock of affordable housing units in the City.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking.

   The Project Site is served by nearby public transportation options. The Project is located along Van Ness Avenue, which is a bus rapid transit corridor (BRT) and is the north/south route for the MUNI 49 busline and on the same block as the east/west line for the MUNI 38 and 38 rapid bus lines along Geary Avenue. The project is also within ¼ mile of MUNI lines 2, 19 and 31. Future residents would be afforded proximity to a bus line.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced.

   The Project does not include commercial office development and will not displace any industrial uses. The project will replace a residential care facility that is mostly vacant with permanent supportive housing, which is a priority for the City.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

   The Project does not propose any exterior alterations. The proprosed interior alterations will be designed and constructed to conform to the structural and seismic safety requirements of the Building Code. As such, this Project will not impact the property's ability to withstand an earthquake.

7. That landmarks and historic buildings be preserved.

   Currently, the Project Site does not contain any City Landmarks or historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

   The Project does not propose any exterior alterations, and would therefore not have any impact to access to sunlight or vistas.

Attachments:
Conditions of Approval for 100% Affordable AB 2162 Projects
Approved Plans

CONDITIONS OF APPROVAL FOR A 100% AFFORDABLE AB 2162 PROJECTS

Authorization

This authorization to allow the conversion of an existing residential care facility into 124 permanent supportive housing units and supportive services, located at 1035 Van Ness Avenue, 0714/028 within the RC-4 (Residential-Commercial, High Density) Zoning District, a 130-V Height and Bulk District, and the Van Ness Special Use District; in general conformance with plans, dated May 12, 2025, included in the case file for Planning Record No. 2025-004242PRJ. This authorization and the conditions contained herein run with the property and not with a particular Project Sponsor, business, or operator.

Recordation of Conditions of Approval

Prior to the issuance of the building permit or commencement of use for the Project the Zoning Administrator shall approve and order the recordation of a Notice in the Official Records of the Recorder of the City and County of San Francisco for the subject property. This Notice shall state that the project is subject to the conditions of approval contained herein and reviewed and approved by the Planning Department on June 11, 2025 under Planning Record No. 2025-004242PRJ

Severability

The Project shall comply with all applicable City codes and requirements. If any clause, sentence, section or any part of these conditions of approval is for any reason held to be invalid, such invalidity shall not affect or impair other remaining clauses, sentences, or sections of these conditions. This decision conveys no right to construct, or to receive a building permit. “Project Sponsor” shall include any subsequent responsible party.

Changes and Modifications

Changes to the approved plans may be approved administratively by Planning Staff if the modifications to the Project are compliant with the objective provisions of the Planning Code in effect at the time of the original Planning approval.

State Law Provisions

1. **Expiration.** The authorization and right vested by virtue of this action does not expire.

2. **Affordable Housing.** 100% of the units, excluding managers’ units, within the development are restricted to lower income households, as defined in CA Health and Safety Code Section 50079.5, and are or will be receiving public funding to ensure affordability of the housing to lower income Californians. The rents in the development shall be set at an amount consistent with the rent limits

stipulated by the public program providing financing for the development. All units within the development are subject to a recorded affordability restriction for 55 years.

3. **Regulatory Agreement.** The Project was approved ministerially in accordance with the provisions of California Government Code Section 65650, since 100% of the units, excluding managers' units, within the project are restricted to lower income households for a period of at least fifty-five years, are or will be receiving public funding to ensure affordability of the housing to lower income Californians, and provides a minimum number of Supportive Housing units. In addition, the Project was approved in accordance with the provisions of California Government Code Section 65915 ("State Density Bonus Law"). The Project is eligible for decontrolled density, three stories above the zoned height limit, up to four incentives and concessions, and unlimited waivers from development standards. The Department has granted incentives/concessions from the development standards for active uses at the street frontage (Planning Code Section 145.1(c)(3) and car share (Planning Code Section 166, and waivers for rear yard (Planning Code Section 134), usable open space (Planning Code Section 135), dwelling unit exposure (Planning Code Section 140), and bicycle parking (Planning Code Section 155). Prior to the issuance of the first construction document for the Project, the property owner must enter into a regulatory agreement with the City pursuant to the provisions of Planning Code Section 206.6(f).

State Law Design Requirements

4. **Amenities**. Pursuant to California Government Code Section 65651(a)(7), units within the development, excluding managers' units, shall include at least at least one bathroom and a kitchen or other cooking facilities, including, at minimum, a stovetop, a sink, and a refrigerator.

5. **Supportive Services.** Pursuant to California Government Code Section 65651(a)(5), at least 3% of the total nonresidential floor area shall be provided for on-site supportive services as defined in California Government Code Section 65582, that are limited to tenant use, including, but not limited to, community rooms, case management offices, computer rooms, and community kitchens.

State Law Operational Requirements

6. **Supportive Housing.** Pursuant to California Government Code Section 65651(a)(3), at least 25% of the units in the development or 12 units, whichever is greater, are restricted to residents in supportive housing who meet criteria of the target population. If the development consists of fewer than 12 units, then 100% of the units, excluding managers' units, in the development shall be restricted to residents in supportive housing.

   Pursuant to California Government Code Section 65651(c), the local government shall, at the request of the project owner, may reduce the number of residents required to live in supportive housing if the project-based rental assistance or operating subsidy for a supportive housing project is terminated through no fault of the project owner, but only if all of the following conditions have been met:

(1) The owner demonstrates that it has made good faith efforts to find other sources of financial support.

(2) Any change in the number of supportive housing units is restricted to the minimum necessary to maintain the project's financial feasibility.

(3) Any change to the occupancy of the supportive housing units is made in a manner that minimizes tenant disruption and only upon the vacancy of any supportive housing units.

City Provisions

7. **Inclusionary Affordable Housing Program.** As currently proposed in the Project Sponsor's application and affidavit, the Project is intended to be a 100% affordable housing project with rents that will be regulated by a government unit, agency, or authority, except those unsubsidized or unassisted units insured by the US Department of Housing and Urban Development pursuant to Section 415.3(f)(4). As of the date of this approval, the Project does not satisfy the requirements under Section 415.3(f)(4) and is not exempt from the Inclusionary Affordable Housing Program. To comply with Section 415.3(f)(4), the Project Sponsor shall (i) execute an affordable housing regulatory agreement with the City or other government agency in form and substance acceptable to the Planning Department, MOHCD, and the City Attorney's Office, and (ii) record such regulatory agreement on title to the real property of the Project in the official records of the City and County of San Francisco. Project Sponsor shall deliver a copy of such recorded regulatory agreement to the Planning Department prior to issuance of the Site Permit or Building Permit for the Project.

   If the Project Sponsor no longer intends to develop a 100% affordable housing project, or does not execute and record an affordable housing regulatory agreement as described above, the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 *et seq*, the Project Sponsor shall: (i) obtain from the Planning Department a supplemental letter setting forth the applicable inclusionary housing requirements for the Project, and (ii) execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD prior to issuance of the Site Permit or Building Permit for the Project.

   If, at any point during the life of the Project, the Project no longer qualifies as a 100% affordable housing project under Section 415.3(f)(4), the Project Sponsor shall comply with the applicable inclusionary housing requirements set forth in Planning Code Section 415 *et seq*, or any successor provision, and the requirements of the then-applicable Inclusionary Affordable Housing Program Monitoring and Procedures Manual, as amended from time to time, published by MOHCD. To comply with Planning Code Section 415 *et seq*, the Project Sponsor shall execute and record a new notice of special restrictions or any amendment to this NSR, as well as any related regulatory agreement, in form and substance approved in writing by the Planning Department and MOHCD.

8. **Anti-Discriminatory Housing.** The Project shall adhere to the requirements of the Anti-Discriminatory Housing policy, pursuant to Administrative Code Section 1.61.

9. **First Source Hiring.** The Project shall adhere to the requirements of the First Source Hiring Construction and End-Use Employment Program approved by the First Source Hiring Administrator, pursuant to Section 83.4(m) of the Administrative Code. The Project Sponsor shall comply with the requirements of this Program regarding construction work and on-going employment required for the Project.

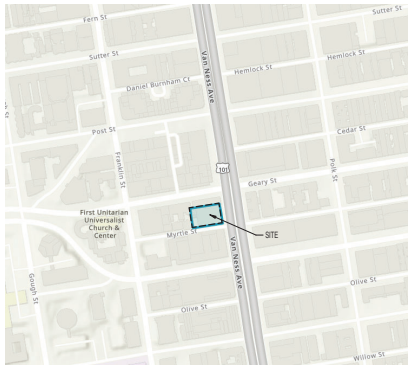
   For information about compliance, contact the First Source Hiring Manager at 415.581.2335, www.onestopSF.org.

1035 VAN NESS HOUSING
SF PLANNING APPLICATION
05.12.2025

BLOCK / LOT: 0714 / 028
1035 VAN NESS AVE
SAN FRANCISCO, CA 94109

PROJECT LOCATION

Project Name: 1035 VAN NESS HOUSING
Address: 1035 Van Ness Ave, San Francisco, 94133
Block / Lot: 0714 / 028



PROJECT TEAM

OWNER
Swords and Plowshares
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CODE & ACCESSIBILITY INFORMATION

APPLICABLE CODES	ABBREVIATIONS	SF AMENDED
2022 California Building Code	CBC	Amended
2022 California Existing Building Code	CEBC	Amended
2022 California Historical Building Code	CEC	
2022 California Electrical Code	CMC	Amended
2022 California Mechanical Code	CPC	Amended
2022 California Plumbing Code	CGBC	Amended
2022 California Green Building Code	CENC	Amended
2022 California Energy Code		

APPLICABLE ACCESSIBILITY REGULATIONS

MOD will review the projects for compliance to San Francisco Building Code Chapters 11A and 11B, UFAS 1998 Fair Housing Act and 2010 ADAS. The mobility, visual and hearing featured units will need to comply with the 2010 ADA Standards blended with UFAS and Chapter 11B. The remaining units will need to comply with Chapter 11A to the extent feasible. Where conflicts occur between UFAS and 2010 ADAS, refer to MOD's memo dated August 20, 2014 for clarification.

Applicable Accessibility Codes - new construction or alterations:
2010 ADA Standards for Accessible Design includes Title II 28 CFR part 35.151 and 2004 ADAAG 36 CFR part 1191, Appendices B and D published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
CCR Title 24 2019 CBC Chapters 11a and 11b

Applicable Accessibility Codes - existing conditions:
1991 ADA Standards for Accessible Design (excludes elevator exemptions Section 4.1.3(5) and Section 4.1.6(1)(k) published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
Uniform Federal Accessibility Standards (UFAS) 1988 Edition
CCR Title 24 1994 CBC Chapters 11a and 11b

Applicable Accessibility Codes - non-compliant existing conditions:
2010 ADA Standards for Accessible Design includes Title II 28 CFR part 35.151 and 2004 ADAAG 36 CFR part 1191, Appendices B and D published by DOJ
Fair Housing Accessibility Guidelines 1991 published by HUD
Uniform Federal Accessibility Standards (UFAS) 1988 Edition
CCR Title 24 1994 CBC Chapters 11a and 11b

2010 ADA Standards for Accessible Design 35.151(c)
Newly constructed or altered facilities or elements covered by §§ 35.151(a) or (b) that were constructed or altered before March 15, 2012 and that do not comply with the 1991 Standards or with UFAS shall, on or after March 15, 2012, be made accessible in accordance with the 2010 Standards.

PROJECT DESCRIPTION

Project Name: 1035 VAN NESS AVE HOUSING
Project Description: The 1035 Van Ness Housing Project is the proposed conversion of an existing residential building to 100% Affordable Permanent Supportive Housing (PSH) rental apartments. The proposed project will result in 124 residential units from the conversion of 106 existing units receiving targeted alterations, the recreation of 16 residential units that were removed without permit by the buildings previous owner and the subject of SF DBI Notice of Violations and the additional creation of 2 new residential units which were previously non-residential use spaces with residential furnishings. All 124 units will be furnished with bathrooms, refrigerator stovetop and sink. 66 of these units will become studio dwelling units with the addition of ducted hoods and built-in 2 burner stove tops while the remaining 58 units are planned to be SRO units furnished with plug-plug in burner cooking appliances and recirculating hoods. In addition to the residential units, the existing buildings amenity spaces will receive limited alterations to provide a code compliant mail room and alterations to some existing rooms to be used as resident services and property management offices.
Address: 1035 Van Ness Ave, San Francisco, CA 94109

Block Number: 0714
Lot Number: 028
Zoning District: RC-4 Residential-Commercial, High Density
Height & Bulk Districts: 130-V
Special Use Districts: Van Ness, Van Ness Automotive, Within 1/4 Mile of the Fringe Financial Services RUD, Within 1/4 Mile of an Existing Fringe Financial Service
SFPD Historic Resource: Category C - No Historic Resource Present
Maher Ordinance: Not Applicable
Better Roofs Ordinance: Not Applicable, the building is not new construction
Air Pollutant Exposure Zone: Yes
Year Built: 2004 (completed)
Construction Type: IB
Number Of Stories: 9 Stories over 1 basement level
Elevator: Yes, 2 existing to remain elevators
Covered Units: None
Parcel Area: 12,353.5 SF
Setbacks: Existing alterations not being proposed, current code requirements and existing massing setbacks noted below
Front and Side Yard Setback Current Code Requirement: Not required
Front and Side Yard Existing Setbacks: 10'-0" Existing front setback full building
Rear Yard Current Requirement: Required at first residential level and above, 25% of the lot depth, but in no case less than 15'
Rear Yard Existing Setback: 25-0" Existing rear setback above Level 02

Existing Building
Use: RC1, Retail
Occupancy:
Basement: S2 (Storage)
Level 01: B (Offices), M (Mercantile/Retail), R2 (Incidental and Accessory)
Levels 02-04: R2 (SROs)
Level 05: B (Offices), A (Assembly), R2 (Incidental and Accessory)
Levels 06-09: R2 (SROs)

Residential Unit Count/Mix: 106 Total - All SRO Units (Each has bathroom facilities with sink and toilet, 94 units have showers)
Affordable Res.Unit Count: 0 Total on-site, 0% of all residential units on-site
Mercantile/Retail Unit Count: 2 Total

Building Height: 85'-4" - SF Planning Definition for Building Height (no change from existing building height is proposed as part of this project)

Bike Parking Spaces: 0
Vehicle Parking Spaces: 34 (1 Accessible Van Space, All Existing, None Required)
Car Share Spaces: 0 (None Required)
Usable Open Space: 1,671SF

Proposed Building
Use: R2, Retail
Occupancy:
Basement: S2 (Storage)
Level 01: B (Offices), M (Mercantile/Retail), R2 (Incidental and Accessory)
Levels 02-04: R2 (Studios)
Level 05: B (Offices), A (Assembly), R2 (Incidental and Accessory)
Levels 06: R2 (SROs and Studios)
Levels 07-09: R2 (SROs)

Residential Unit Count/Mix: 124 Total - 58 SROs, 66 Studios (all units have bathrooms, sinks, refrigerators and cooking appliances)
Affordable Res.Unit Count: 124 Total on-site, 100% of all residential units on-site
Mercantile/Retail Unit Count: 2 Total

Building Height: 85'-4" - SF Planning Definition for Building Height (no change from existing building height is proposed as part of this project)

Bike Parking Spaces: 0
Vehicle Parking Spaces: 34 (1 Accessible Van Space, All Existing, None Required)
Car Share Spaces: 0 (None Required)
Usable Open Space: 1,671SF

GSF SUMMARY BY GENERAL LAND USE
NO CHANGE BETWEEN EXISTING AND PROPOSED PLANS

	PARKING (S.F.)	RESIDENTIAL (S.F.)	RETAIL (S.F.)	FLOOR TOTAL
BASEMENT	10,488	1,777		**12,265**
1ST FLOOR		4,094	1,395	**5,489**
2ND FLOOR	1,648	8,762		**10,410**
3RD FLOOR		9,822		**9,822**
4TH FLOOR		9,673		**9,673**
5TH FLOOR		8,786		**8,786**
6TH FLOOR		8,786		**8,786**
7TH FLOOR		8,786		**8,786**
8TH FLOOR		8,786		**8,786**
9TH FLOOR		9,026		**9,026**
TOTAL	**12,136**	**76,098**	**1,395**	**91,629**

DEVOTED SERVICE SPACE AREA SUMMARY

BUILDING TOTAL GSF: 78,098 S.F.
3% OF TOTAL GSF: 2,343 S.F.

PROVIDED SERVICE SPACE: 8,786 S.F. (> 2,343 S.F. 3% OF TOTAL GSF)

NOTE:
Entire 5th floor is dedicated to service spaces, such as, Case Management, Veterans Services, Food Services, etc.

AB2162 APPLICATION - ESTIMATED WAIVERS AND/OR INCENTIVES

Bike Parking - Class I Bike Parking Spaces: None Existing and None Provided, Class II Bike Parking Spaces: None Existing and None Provided
Open Space - 1,680SF Provided
Dwelling Unit Exposure - Units 430, 431, 624, 625

DRAWING INDEX

GENERAL
G001 PROJECT INFORMATION
G002 UNIT MIX SUMMARY
G003 SYMBOLS & ABBREVIATIONS

ARCHITECTURAL
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A110A BASEMENT FLOOR PLAN - EXISTING
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A111A LEVEL 01 FLOOR PLAN - EXISTING
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A117A LEVEL 07 FLOOR PLAN - EXISTING
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A200 BUILDING ELEVATIONS & SECTIONS

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Consultants:

Project & Owner:

1035 VAN NESS HOUSING
1035 VAN NESS,
SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

MAYOR ED 13-01 PRIORITY PERMIT
ISSUE INFORMATION

Issued For:
AB 2162 APPLICATION
05.12.2025

No. Description Date:

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: 12" = 1'-0"

Sheet Title:
PROJECT INFORMATION

Sheet No.:
G001

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ORIGINAL PERMIT RESIDENTIAL UNIT INFORMATION

LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
BASEMENT LEVEL					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 01					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 02	220	SRO	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	221	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	223	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	224	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	225	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	226	"	"		
LEVEL 02	227	"	"		
LEVEL 02	228	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	229	"	"		
LEVEL 02	230	"	"		
LEVEL 02	231	"	"		
LEVEL 02	232	"	"		
TOTAL UNITS 12		12 SRO	5 1/2 BATHROOM UNITS		
		0 STUDIO	7 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 03	309	QUIET ROOM	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	310	SRO	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	311	"	"		
LEVEL 03	312	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 03	313	"	"		
LEVEL 03	314	"	"		
LEVEL 03	315	"	"		
LEVEL 03	316	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	317	"	"		
LEVEL 03	318	"	"		
LEVEL 03	319	"	"		
LEVEL 03	320	"	"		
LEVEL 03	321	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 03	322	"	"		
LEVEL 03	323	"	"		
LEVEL 03	324	"	"		
LEVEL 03	325	"	"		
TOTAL UNITS 16		16 SRO	7 1/2 BATHROOM UNITS		
		0 STUDIO	9 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 04	412	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 04	413	"	"	"	
LEVEL 04	414	"	"	"	
LEVEL 04	415	"	"	"	
LEVEL 04	416	"	"	"	
LEVEL 04	417	"	"	"	
LEVEL 04	418	"	"	"	
LEVEL 04	419	"	"	"	
LEVEL 04	420	"	"	"	
LEVEL 04	421	"	"	"	
LEVEL 04	422	"	"	"	
LEVEL 04	423	"	"	"	
LEVEL 04	424	"	"	"	
LEVEL 04	425	"	"	"	
LEVEL 04	426	"	"	"	
LEVEL 04	427	"	"	"	
LEVEL 04	428	"	"	"	
LEVEL 04	429	"	"	"	
LEVEL 04	430	"	"	"	
LEVEL 04	431	"	"	"	
TOTAL UNITS 20		20 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	20 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 5					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 06	608	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 06	609	"	"	"	
LEVEL 06	610	"	"	"	
LEVEL 06	611	"	"	"	
LEVEL 06	612	"	"	"	
LEVEL 06	613	"	"	"	
LEVEL 06	614	"	"	"	
LEVEL 06	615	"	"	"	
LEVEL 06	616	"	"	"	
LEVEL 06	617	"	"	"	
LEVEL 06	618	"	"	"	
LEVEL 06	619	"	"	"	
LEVEL 06	620	"	"	"	
LEVEL 06	621	"	"	"	
LEVEL 06	622	"	"	"	
LEVEL 06	623	"	"	"	
LEVEL 06	624	"	"	"	
LEVEL 06	625	"	"	"	
TOTAL UNITS 18		18 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	18 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 07	708	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 07	709	"	"	"	
LEVEL 07	710	"	"	"	
LEVEL 07	711	"	"	"	
LEVEL 07	712	"	"	"	
LEVEL 07	713	"	"	"	
LEVEL 07	714	"	"	"	
LEVEL 07	715	"	"	"	
LEVEL 07	716	"	"	"	
LEVEL 07	717	"	"	"	
LEVEL 07	718	"	"	"	
LEVEL 07	719	"	"	"	
LEVEL 07	720	"	"	"	
LEVEL 07	721	"	"	"	
LEVEL 07	722	"	"	"	
LEVEL 07	723	"	"	"	
LEVEL 07	724	"	"	"	
LEVEL 07	725	"	"	"	
LEVEL 07	726	"	"	"	
TOTAL UNITS 19		19 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	19 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 08	808	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 08	809	"	"	"	
LEVEL 08	810	"	"	"	
LEVEL 08	811	"	"	"	
LEVEL 08	812	"	"	"	
LEVEL 08	813	"	"	"	
LEVEL 08	814	"	"	"	
LEVEL 08	815	"	"	"	
LEVEL 08	816	"	"	"	
LEVEL 08	817	"	"	"	
LEVEL 08	818	"	"	"	
LEVEL 08	819	"	"	"	
LEVEL 08	820	"	"	"	
LEVEL 08	821	"	"	"	
LEVEL 08	822	"	"	"	
LEVEL 08	823	"	"	"	
LEVEL 08	824	"	"	"	
LEVEL 08	825	"	"	"	
LEVEL 08	826	"	"	"	
TOTAL UNITS 19		19 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	19 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 09	907	OFFICE	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 09	908	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 09	910	"	"	"	
LEVEL 09	911	"	"	"	
LEVEL 09	912	"	"	"	
LEVEL 09	913	"	"	"	
LEVEL 09	914	"	"	"	
LEVEL 09	915	"	"	"	
LEVEL 09	916	"	"	"	
LEVEL 09	917	"	"	"	
LEVEL 09	918	"	"	"	
LEVEL 09	919	"	"	"	
LEVEL 09	920	"	"	"	
LEVEL 09	921	"	"	"	
LEVEL 09	922	"	"	"	
LEVEL 09	923	"	"	"	
LEVEL 09	924	"	"	"	
LEVEL 09	925	"	"	"	
LEVEL 09	926	"	"	"	
TOTAL UNITS 18		18 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	18 FULL BATHROOM UNITS		

ORIGINAL PERMIT BUILDING STATISTICS

TOTAL UNITS	**122**	**(TOTAL EXCLUDES QUIET ROOM #309 AND OFFICE UNIT #907 FROM ORIGINAL PERMIT UNIT COUNT, THESE UNITS WERE NOT PERMITTED AS RESIDENTIAL UNITS AT THAT TIME)**
SRO UNITS	**122**	
STUDIO UNITS	**0**	

EXISTING CONDITIONS RESIDENTIAL UNIT INFORMATION

LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
BASEMENT LEVEL					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 01					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 02	220	SRO	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	221	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	223	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	224	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	225	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 02	226	"	"		
LEVEL 02	227	"	"		
LEVEL 02	228	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 02	229	"	"		
LEVEL 02	230	"	"		
LEVEL 02	231	"	"		
LEVEL 02	232	"	"		
TOTAL UNITS 12		12 SRO	5 1/2 BATHROOM UNITS		
		0 STUDIO	7 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 03	309	QUIET ROOM	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	310	SRO	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	311	"	"		
LEVEL 03	312	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 03	313	"	"		
LEVEL 03	314	"	"		
LEVEL 03	315	"	"		
LEVEL 03	316	"	1/2 BATHROOM IN-UNIT (SINK AND TOILET)		
LEVEL 03	317	"	"		
LEVEL 03	318	"	"		
LEVEL 03	319	"	"		
LEVEL 03	320	"	"		
LEVEL 03	321	"	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 03	322	N/A	UNPERMITED REMOVAL, OPEN COMMON AREA		
LEVEL 03	323	SRO	"		
LEVEL 03	324	"	"		
LEVEL 03	325	"	"		
TOTAL UNITS 15		15 SRO	7 1/2 BATHROOM UNITS		
		0 STUDIO	8 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 04	412	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 04	413	"	"	"	
LEVEL 04	414	"	"	"	
LEVEL 04	415	"	"	"	
LEVEL 04	416	"	"	"	
LEVEL 04	417	"	"	"	
LEVEL 04	418	"	"	"	
LEVEL 04	419	"	"	"	
LEVEL 04	420	"	"	"	
LEVEL 04	421	N/A	UNPERMITED REMOVAL, OPEN COMMON AREA	UNPERMITED REMOVAL	
LEVEL 04	422	N/A	UNPERMITED REMOVAL, OPEN COMMON AREA	UNPERMITED REMOVAL	
LEVEL 04	423	N/A	UNPERMITED REMOVAL, OPEN COMMON AREA	UNPERMITED REMOVAL	
LEVEL 04	424	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 04	425	"	"	"	
LEVEL 04	426	"	"	"	
LEVEL 04	427	"	"	"	
LEVEL 04	428	"	"	"	
LEVEL 04	429	"	"	"	
LEVEL 04	430	"	"	"	
LEVEL 04	431	"	"	"	
TOTAL UNITS 17		17 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	17 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 5					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 06	608	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 06	609	"	"	"	
LEVEL 06	610	"	"	"	
LEVEL 06	611	"	"	"	
LEVEL 06	612	"	"	"	
LEVEL 06	613	"	"	"	
LEVEL 06	614	"	"	"	
LEVEL 06	615	"	"	"	
LEVEL 06	616	"	"	"	
LEVEL 06	617	"	"	"	
LEVEL 06	618	"	"	"	
LEVEL 06	619	"	"	"	
LEVEL 06	620	"	"	"	
LEVEL 06	621	"	"	"	
LEVEL 06	622	"	"	"	
LEVEL 06	623	"	"	"	
LEVEL 06	624	"	"	"	
LEVEL 06	625	"	"	"	
TOTAL UNITS 18		18 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	18 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 07	708	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 07	709	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 708	UNPERMITED REMOVAL	
LEVEL 07	710	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 07	711	"	"	"	
LEVEL 07	712	"	"	"	
LEVEL 07	713	"	"	"	
LEVEL 07	714	"	"	"	
LEVEL 07	715	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 07	716	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 715	UNPERMITED REMOVAL	
LEVEL 07	717	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 07	718	"	"	"	
LEVEL 07	719	"	"	"	
LEVEL 07	720	"	"	"	
LEVEL 07	721	"	"	"	
LEVEL 07	722	"	"	"	
LEVEL 07	723	"	"	"	
LEVEL 07	724	"	"	"	
LEVEL 07	725	"	"	"	
LEVEL 07	726	"	"	"	
TOTAL UNITS 17		17 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	17 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 08	808	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 08	809	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 808	UNPERMITED REMOVAL	
LEVEL 08	810	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 08	811	"	"	"	
LEVEL 08	812	"	"	"	
LEVEL 08	813	"	"	"	
LEVEL 08	814	"	"	"	
LEVEL 08	815	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 08	816	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 815	UNPERMITED REMOVAL	
LEVEL 08	817	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 08	818	"	"	"	
LEVEL 08	819	"	"	"	
LEVEL 08	820	"	"	"	
LEVEL 08	821	"	"	"	
LEVEL 08	822	"	"	"	
LEVEL 08	823	"	"	"	
LEVEL 08	824	"	"	"	
LEVEL 08	825	"	"	"	
LEVEL 08	826	"	"	"	
TOTAL UNITS 17		17 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	17 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 09	907	OFFICE	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)		
LEVEL 09	909	MODIFIED	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	FULL KITCHEN	
LEVEL 09	910	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 909	UNPERMITED REMOVAL	
LEVEL 09	911	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 909	UNPERMITED REMOVAL	
LEVEL 09	912	N/A	UNPERMITED REMOVAL, OPEN SPACE ADDED TO UNIT 909	UNPERMITED REMOVAL	
LEVEL 09	913	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	WET BAR (SINK W/ COUNTER & REFRIGERATOR)	
LEVEL 09	914	N/A	UNPERMITED REMOVAL, UNIT BECAME OPEN STORAGE	UNPERMITED REMOVAL	
LEVEL 09	915	N/A	UNPERMITED REMOVAL, UNIT BECAME OPEN STORAGE	UNPERMITED REMOVAL	
LEVEL 09	916	N/A	UNPERMITED REMOVAL, UNIT BECAME OPEN STORAGE	UNPERMITED REMOVAL	
LEVEL 09	917	N/A	UNPERMITED REMOVAL, UNIT BECAME OPEN STORAGE	UNPERMITED REMOVAL	
LEVEL 09	918	N/A	UNPERMITED REMOVAL, UNIT BECAME OPEN STORAGE	UNPERMITED REMOVAL	
LEVEL 09	919	SRO	"		
LEVEL 09	920	"	"		
LEVEL 09	921	"	"		
LEVEL 09	922	"	"		
LEVEL 09	923	"	"		
LEVEL 09	924	"	"		
LEVEL 09	925	"	"		
LEVEL 09	926	"	"		
TOTAL UNITS 10		10 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	10 FULL BATHROOM UNITS		

EXISTING CONDITIONS BUILDING STATISTICS

TOTAL UNITS	**106**	**(TOTAL EXCLUDES QUIET ROOM #309 AND OFFICE UNIT #907 FROM ORIGINAL PERMIT UNIT COUNT, THESE UNITS WERE NOT PERMITTED AS RESIDENTIAL UNITS AT THAT TIME)**
SRO UNITS	**106**	
STUDIO UNITS	**0**	

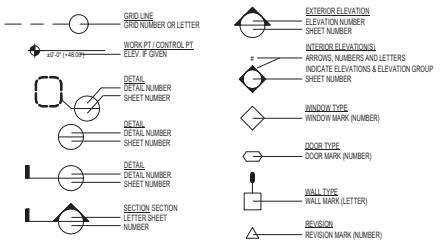
PROPOSED CONDITIONS RESIDENTIAL UNIT INFORMATION

LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
BASEMENT LEVEL					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 01					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 02	220	STUDIO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, 2-BURNER STOVE TOP W/ DUCTED HOOD, REFRIGERATOR, COUNTER AND STORAGE	MOBILITY, VHI
LEVEL 02	221	STUDIO	"	"	VHI
LEVEL 02	222	STUDIO	"	"	MOBILITY
LEVEL 02	224	STUDIO	"	"	
LEVEL 02	225	STUDIO	"	"	MOBILITY
LEVEL 02	226	STUDIO	"	"	MOBILITY
LEVEL 02	227	STUDIO	"	"	MOBILITY, VHI
LEVEL 02	228	STUDIO	"	"	
LEVEL 02	229	STUDIO	"	"	
LEVEL 02	230	STUDIO	"	"	
LEVEL 02	231	STUDIO	"	"	
LEVEL 02	232	STUDIO	"	"	
TOTAL UNITS 12		0 SRO	0 1/2 BATHROOM UNITS		
		12 STUDIO	12 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 03	309	STUDIO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, 2-BURNER STOVE TOP W/ DUCTED HOOD, REFRIGERATOR, COUNTER AND STORAGE	MOBILITY
LEVEL 03	310	STUDIO	"	"	MOBILITY
LEVEL 03	311	STUDIO	"	"	MOBILITY, VHI
LEVEL 03	312	STUDIO	"	"	VHI
LEVEL 03	313	STUDIO	"	"	
LEVEL 03	314	STUDIO	"	"	
LEVEL 03	315	STUDIO	"	"	
LEVEL 03	316	STUDIO	"	"	MOBILITY
LEVEL 03	317	STUDIO	"	"	MOBILITY
LEVEL 03	318	STUDIO	"	"	MOBILITY
LEVEL 03	319	STUDIO	"	"	MOBILITY
LEVEL 03	320	STUDIO	"	"	MOBILITY, VHI
LEVEL 03	321	STUDIO	"	"	VHI
LEVEL 03	322	STUDIO	"	"	MOBILITY
LEVEL 03	323	STUDIO	"	"	
LEVEL 03	324	STUDIO	"	"	
LEVEL 03	325	STUDIO	"	"	
TOTAL UNITS 17		0 SRO	0 1/2 BATHROOM UNITS		
		17 STUDIO	17 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 04	412	STUDIO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, 2-BURNER STOVE TOP W/ DUCTED HOOD, REFRIGERATOR, COUNTER AND STORAGE	VHI
LEVEL 04	413	STUDIO	"	"	VHI
LEVEL 04	414	STUDIO	"	"	
LEVEL 04	415	STUDIO	"	"	
LEVEL 04	416	STUDIO	"	"	
LEVEL 04	417	STUDIO	"	"	
LEVEL 04	418	STUDIO	"	"	
LEVEL 04	419	STUDIO	"	"	
LEVEL 04	420	STUDIO	"	"	
LEVEL 04	421	STUDIO	"	"	MOBILITY
LEVEL 04	422	STUDIO	"	"	MOBILITY
LEVEL 04	423	STUDIO	"	"	MOBILITY, VHI
LEVEL 04	424	STUDIO	"	"	
LEVEL 04	425	STUDIO	"	"	
LEVEL 04	426	STUDIO	"	"	
LEVEL 04	427	STUDIO	"	"	
LEVEL 04	428	STUDIO	"	"	
LEVEL 04	429	STUDIO	"	"	
LEVEL 04	430	STUDIO	"	"	
LEVEL 04	431	STUDIO	"	"	
TOTAL UNITS 20		0 SRO	0 1/2 BATHROOM UNITS		
		20 STUDIO	20 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 5					
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 06	608	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, PLUG IN COOKTOP WITH RECIRCULATION HOOD, REFRIGERATOR, COUNTER AND STORAGE	VHI
LEVEL 06	609	STUDIO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, 2-BURNER STOVE TOP W/ DUCTED HOOD, REFRIGERATOR, COUNTER AND STORAGE	VHI
LEVEL 06	610	STUDIO	"	"	
LEVEL 06	611	STUDIO	"	"	
LEVEL 06	612	STUDIO	"	"	
LEVEL 06	613	STUDIO	"	"	
LEVEL 06	614	STUDIO	"	"	
LEVEL 06	615	STUDIO	"	"	
LEVEL 06	616	STUDIO	"	"	
LEVEL 06	617	STUDIO	"	"	
LEVEL 06	618	STUDIO	"	"	
LEVEL 06	619	STUDIO	"	"	
LEVEL 06	620	STUDIO	"	"	
LEVEL 06	621	STUDIO	"	"	
LEVEL 06	622	STUDIO	"	"	
LEVEL 06	623	STUDIO	"	"	
LEVEL 06	624	STUDIO	"	"	
LEVEL 06	625	STUDIO	"	"	
TOTAL UNITS 18		1 SRO	0 1/2 BATHROOM UNITS		
		17 STUDIO	18 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 07	708	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, PLUG IN COOKTOP WITH RECIRCULATION HOOD, REFRIGERATOR, COUNTER AND STORAGE	
LEVEL 07	709	"	"	"	
LEVEL 07	710	"	"	"	
LEVEL 07	711	"	"	"	
LEVEL 07	712	"	"	"	
LEVEL 07	713	"	"	"	
LEVEL 07	714	"	"	"	
LEVEL 07	715	"	"	"	
LEVEL 07	716	"	"	"	
LEVEL 07	717	"	"	"	
LEVEL 07	718	"	"	"	
LEVEL 07	719	"	"	"	
LEVEL 07	720	"	"	"	
LEVEL 07	721	"	"	"	
LEVEL 07	722	"	"	"	
LEVEL 07	723	"	"	"	
LEVEL 07	724	"	"	"	
LEVEL 07	725	"	"	"	
LEVEL 07	726	"	"	"	
TOTAL UNITS 19		19 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	19 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 08	808	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, PLUG IN COOKTOP WITH RECIRCULATION HOOD, REFRIGERATOR, COUNTER AND STORAGE	
LEVEL 08	809	"	"	"	
LEVEL 08	810	"	"	"	
LEVEL 08	811	"	"	"	
LEVEL 08	812	"	"	"	
LEVEL 08	813	"	"	"	
LEVEL 08	814	"	"	"	
LEVEL 08	815	"	"	"	
LEVEL 08	816	"	"	"	
LEVEL 08	817	"	"	"	
LEVEL 08	818	"	"	"	
LEVEL 08	819	"	"	"	
LEVEL 08	820	"	"	"	
LEVEL 08	821	"	"	"	
LEVEL 08	822	"	"	"	
LEVEL 08	823	"	"	"	
LEVEL 08	824	"	"	"	
LEVEL 08	825	"	"	"	
LEVEL 08	826	"	"	"	
TOTAL UNITS 19		19 SRO	0 1/2 BATHROOM UNITS		
		0 STUDIO	19 FULL BATHROOM UNITS		
LEVEL	UNIT NUMBER	UNIT TYPE	BATHROOM TYPE	UNIT KITCHEN FACILITIES	MOBILITY AND/OR VHI
LEVEL 09	907	SRO	FULL BATHROOM IN-UNIT (SINK, TOILET AND SHOWER)	KITCHENETTE (SINK, PLUG IN COOKTOP WITH RECIRCULATION HOOD, REFRIGERATOR, COUNTER AND STORAGE	
LEVEL 09	909	"	"	"	ADAPTABLE, VHI
LEVEL 09	910	"	"	"	MOBILITY, VHI
LEVEL 09	911	"	"	"	MOBILITY
LEVEL 09	912	"	"	"	ADAPTABLE
LEVEL 09	913	"	"	"	
LEVEL 09	914	"	"	"	ADAPTABLE
LEVEL 09	915	"	"	"	ADAPTABLE
LEVEL 09	916	"	"	"	ADAPTABLE
LEVEL 09	917

ABBREVIATIONS

&	AND
<	ANGLE
@	AT
A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	ASPHALTIC CONC
ACC.	ACCESSIBLE
ACOUS.	ACOUSTICAL
A.D.	AREA DRAIN
ADJ.	ADJACENT
ALUM.	ALUMINIUM
APL.	ASSUMED PROPERTY LINE
AUTO.	AUTOMATIC
BALC.	BALCONY
BD.	BOARD
BLDG.	BUILDING
BLKG.	BLOCKING
BM.	BEAM
B.O.C.	BOTTOM OF CURB
BTM.	BOTTOM
B.S.W.	BACK OF SIDEWALK
BTWN.	BETWEEN
CABT.	CABINET
CEM.PLAS.	CEMENT PLASTER
C.J.	CONTROL JOINT
C.L.	CENTERLINE
CLG.	CEILING
CLKG.	CAULKING
CL.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONN.	CONNECTION
CONT.	CONTINUOUS
CONST.	CONSTRUCTION
CNTR.	COUNTER
CSMT.	CASEMENT
D	DRYER
DBL.	DOUBLE
DET.	DETAIL
DIA.	DIAMETER
DIM.	DIMENSION
DR.	DOOR
D.S.	DOWNSPOUT
DWG.	DRAWING
EA.	EACH
E.J.	EXPANSION JOINT
ELEV.	ELEVATION
ELEC.	ELECTRIC
ENCL.	ENCLOSURE
E.P.	ELECTRIC PANEL
EQ.	EQUAL
EQPT.	EQUIPMENT
EXT.	EXTERIOR
F.A.I.	FRESH AIR INTAKE
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.F.	FINISHED FLOOR
FIN.	FINISH OR FINISHED
FLASH'G	FLASHING
FLEX	FLEXIBLE
FLR.	FLOOR
F.O.B.	FACE OF BEAM
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.S.	FACE OF STUD
F.O.W.	FACE OF WALL
FT. , '	FOOT
FTG.	FOOTING
GA.	GAUGE
GAR.	GARAGE
G.B.	GRAB BAR
GL.	GLASS
GLAZ.	GLAZING
G.S.M.	GALVINIZED SHEET METAL
G.W.B.	GYPSUM WALL BOARD
GYP.	GYPSUM
H.B.	HOSE BIB
HDWR.	HARDWARE
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HPR.	HOPPER
HR.	HOUR
H.R.	HANDRAIL
HT.	HEIGHT
IN. , "	INCHES
INSUL.	INSULATION
INT.	INTERIOR
INTERM.	INTERMEDIATE
JT.	JOINT
KIT.	KITCHEN
LAU.	LAUNDRY
LAND'G	LANDING
LAV.	LAVATORY
LT.	LIGHT
MAX.	MAXIMUM
M.C.	MEDICINE CABINET
MECH.	MECHANICAL
MTL.	METAL
MFR.	MANUFACTURER
MIN.	MINIMUM
MTD.	MOUNTED
MULL.	MULLION
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O/	OVER
O.C.	ON CENTER
OFF.	OFFICE
O.H.	OVERHANG
OPNG.	OPENING
OPP.	OPPOSITE
PERF.	PERFORATED
PL.	PLATE
	PROPERTY LINE
PLAS. LAM.	PLASTIC LAMINATE
P.O.	PARTIALLY OPERABLE
P.T.	PRESSURE TREATED
	OR POST TENSIONED
PTD.	PAINTED
PLYWD.	PLYWOOD
R	RISER
REC.	RECESSED
REF.	REFRIGERATOR
REINF.	REINFORCED
REQ'D	REQUIRED
RM.	ROOM
R.O.	ROUGH OPENING
R.W.L.	RAINWATER LEADER
S.A.D.	SEE ARCHITECTURAL DRAWINGS
S.C.	SOLID CORE
S.C.D	SEE CIVIL DRAWINGS
S.S.D	SEE STRUCTURAL DRAWINGS
SCH.	SCHEDULE
SEC.	SECTION
S.E.D.	SEE ELECTRICAL DRAWINGS
S.F.	SUBFLOOR
S.G.	SAFETY GLAZING
SH.	SHELF
SHLVS.	SHELVES
SHT.	SHEET
SIM.	SIMILAR
S.L.D.	SEE LANDSCAPE DRAWINGS
S.M.	SHEET METAL
S.M.D.	SEE MECHANICAL DRAWINGS
S.P.	STANDPIPE
S.P.D.	SEE PLUMBING DRAWINGS
SPECS.	SPECIFICATIONS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STOR.	STORAGE
STRUCT.	STRUCTURAL
SV	SHEET VINYL
T.B.	TOWEL BAR
T&G	TONGUE AND GROOVE
TEL.	TELEPHONE
TEMP.GL.	TEMPERED GLASS
THRESH.	THRESHOLD
T.O.	TOP OF
T.O.C.	TOP OF CURB
T.O.PL.	TOP OF PLATE
T.O.S.	TOP OF SLAB
T.O.W.	TOP OF WALL
TPH	TOILET PAPER HOLDER
T	TREAD (OR TEMPERED)
T.S.	TUBE STEEL
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT.	VERTICAL
VEST.	VESTIBULE
V.G.D.F.	VERTICAL GRAIN DOUG. FIR
V.I.F.	VERIFY IN FIELD
W	WASHER
W/	WITH
W.C.	WATER CLOSET
WD.	WOOD
WDW.	WINDOW
W.H.	WATER HEATER
W/O	WITHOUT
W.O.	WHERE OCCURS
W.P.	WATERPROOF
W.S.	WHEELSTOP

SYMBOLS



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AB 2162 APPLICATION
05.12.2025

No.	Description	Date:

PLOT DATE:	05/12/25
PROJECT NO:	2506
PHASE:	SD
SCALE:	12" = 1'-0"

Sheet Title:

SYMBOLS &
ABBREVIATIONS

Sheet No.:

G003

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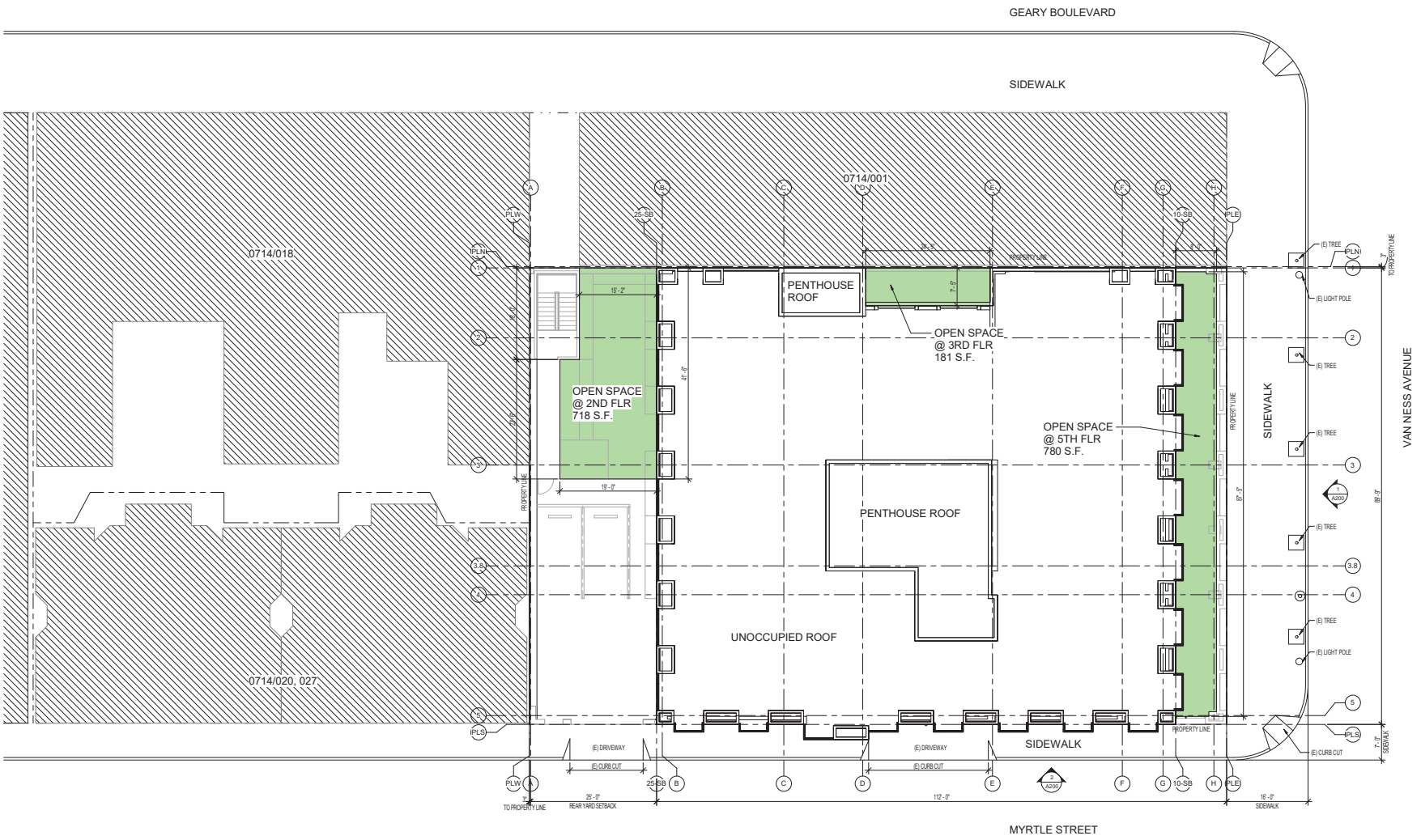

1 SITE PLAN - EXISTING
A100A SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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No. Description Date:

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: 1/8" = 1'-0"

Sheet Title:
SITE PLAN - EXISTING

Sheet No.:
A100A

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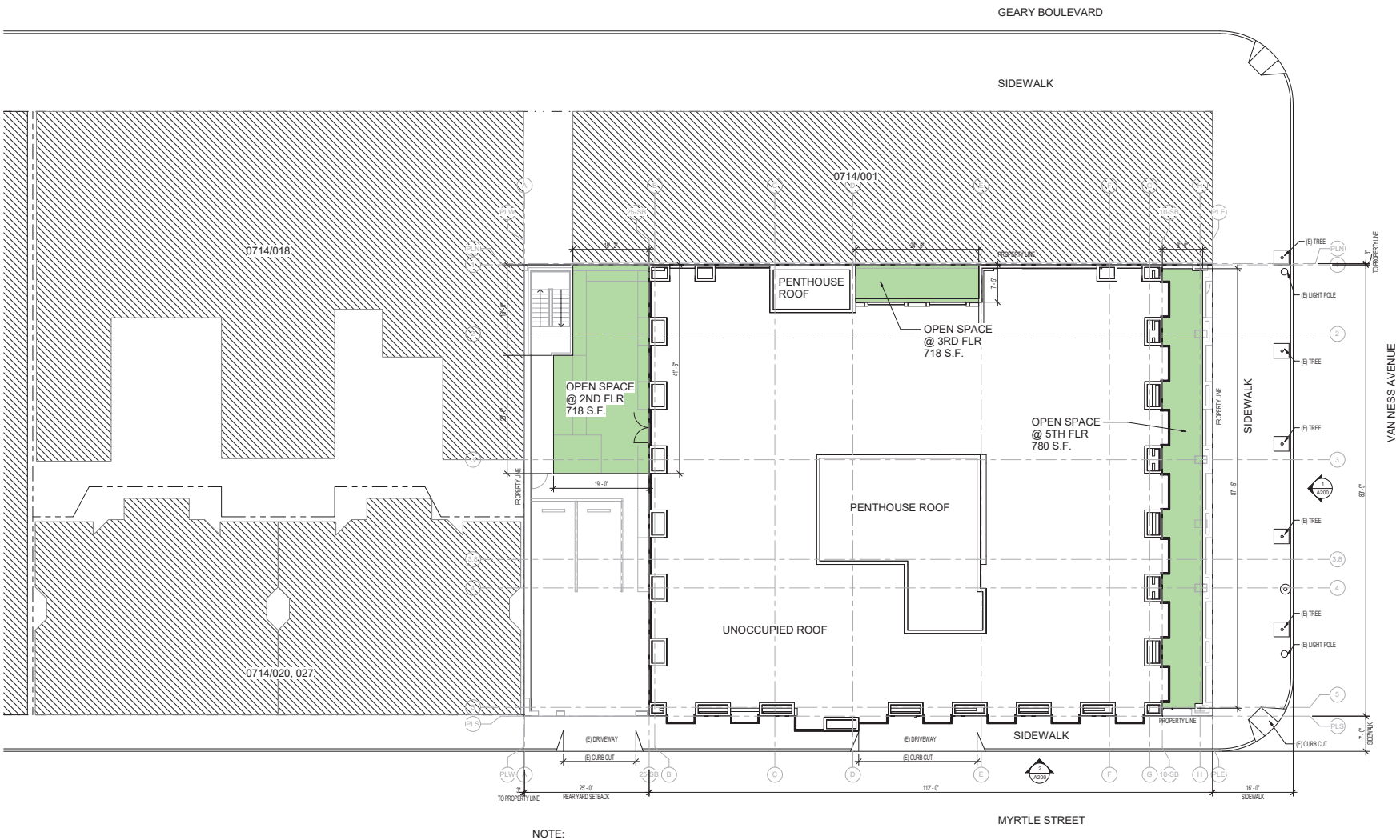

NOTE:
NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING

1 A100B SITE PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

Architect:
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PHASE: SD
SCALE: 1/8" = 1'-0"

Sheet Title:
SITE PLAN - PROPOSED

Sheet No.:
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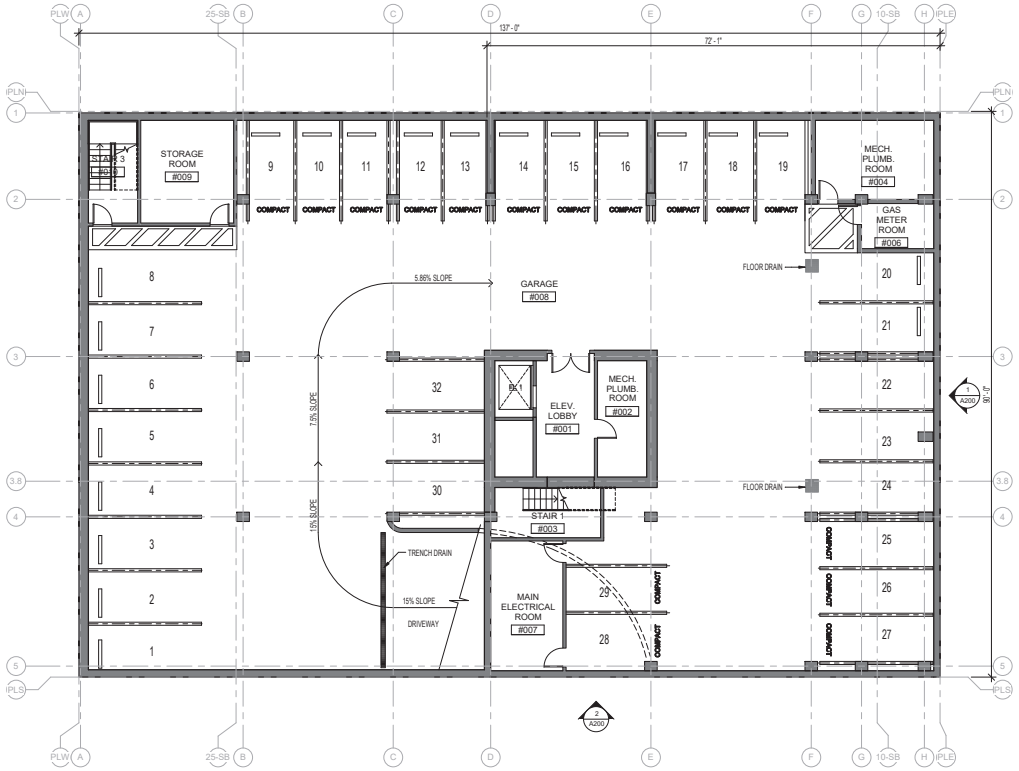

1 A110A BASEMENT - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

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PHASE: SD
SCALE: As indicated

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BASEMENT FLOOR PLAN - EXISTING

Sheet No.:
A110A

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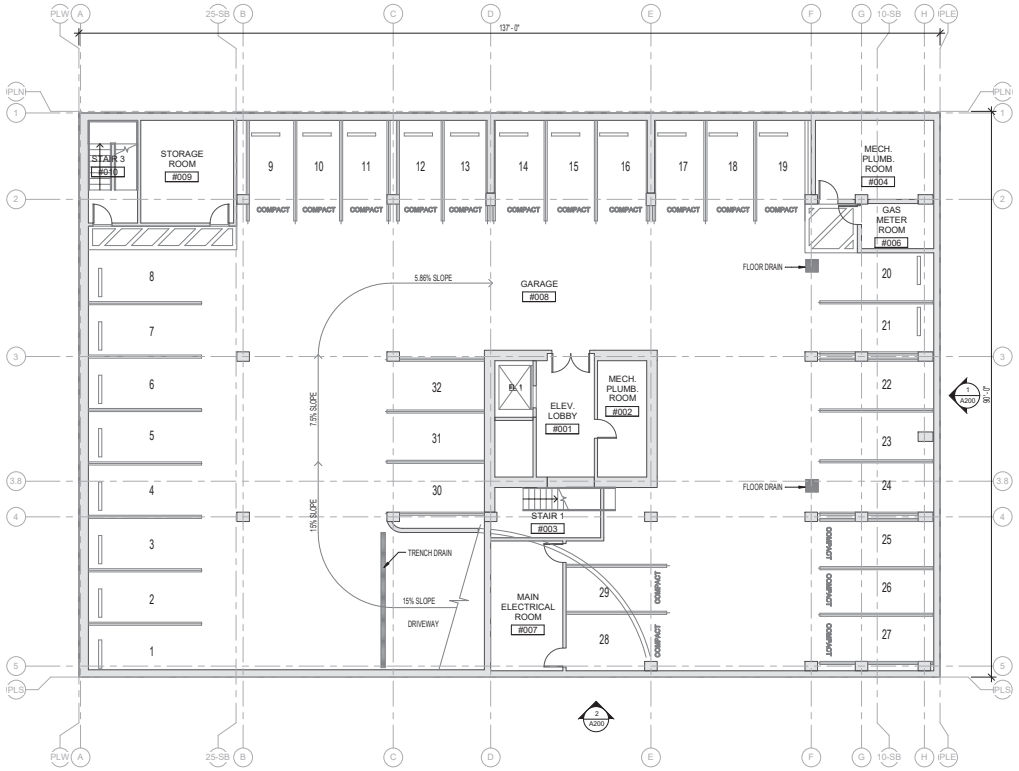

1 A110B BASEMENT - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

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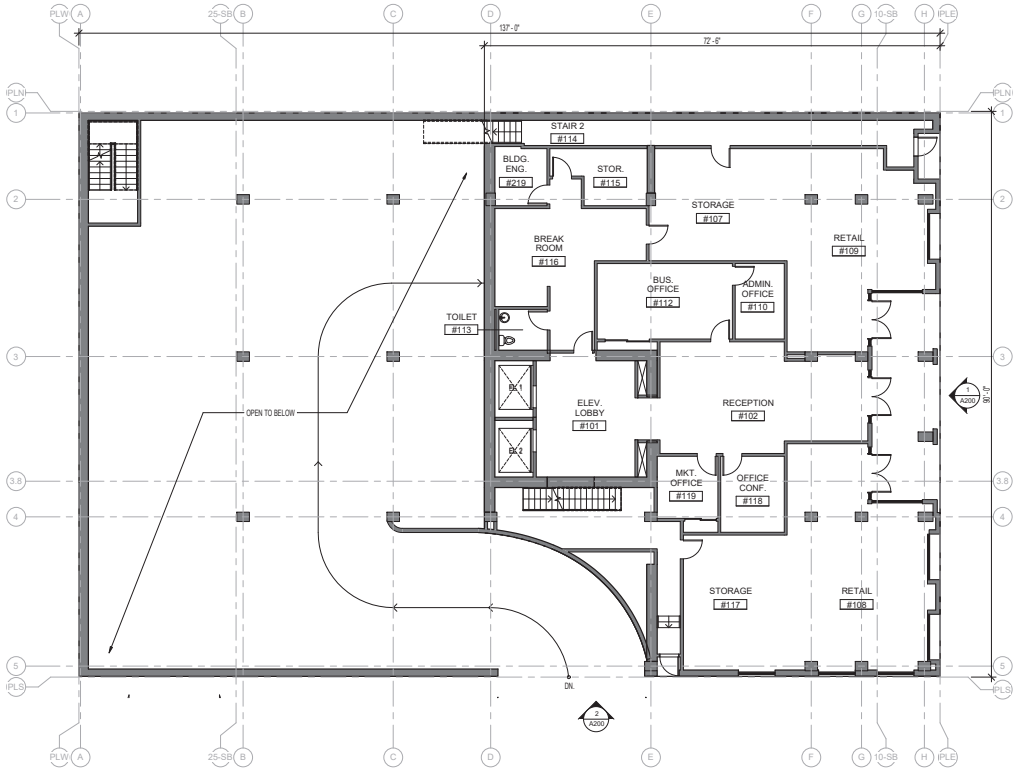

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

1 A111A LEVEL 01 - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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PLOT DATE:	05/12/25
PROJECT NO:	2506
PHASE:	SD
SCALE:	As indicated

Sheet Title:
LEVEL 01 FLOOR PLAN - EXISTING

Sheet No.:
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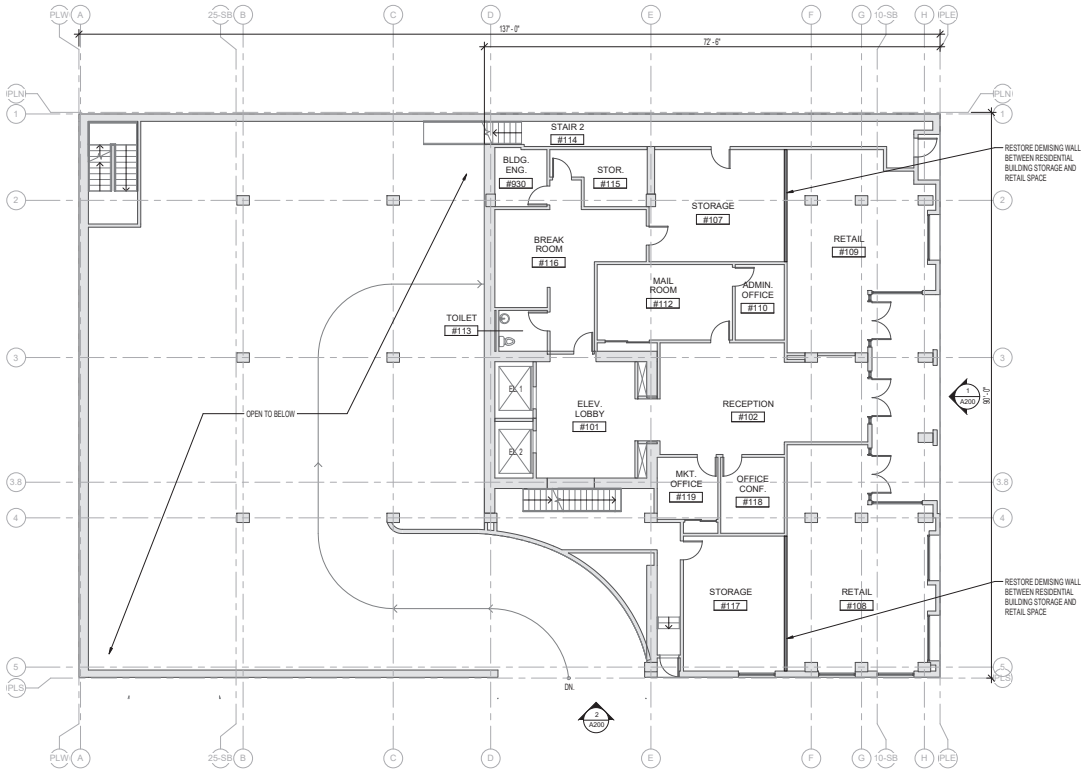

1 / A111B LEVEL 01 - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

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PLOT DATE:	05/12/25
PROJECT NO:	2506
PHASE:	SD
SCALE:	As indicated

Sheet Title:
LEVEL 01 FLOOR PLAN - PROPOSED

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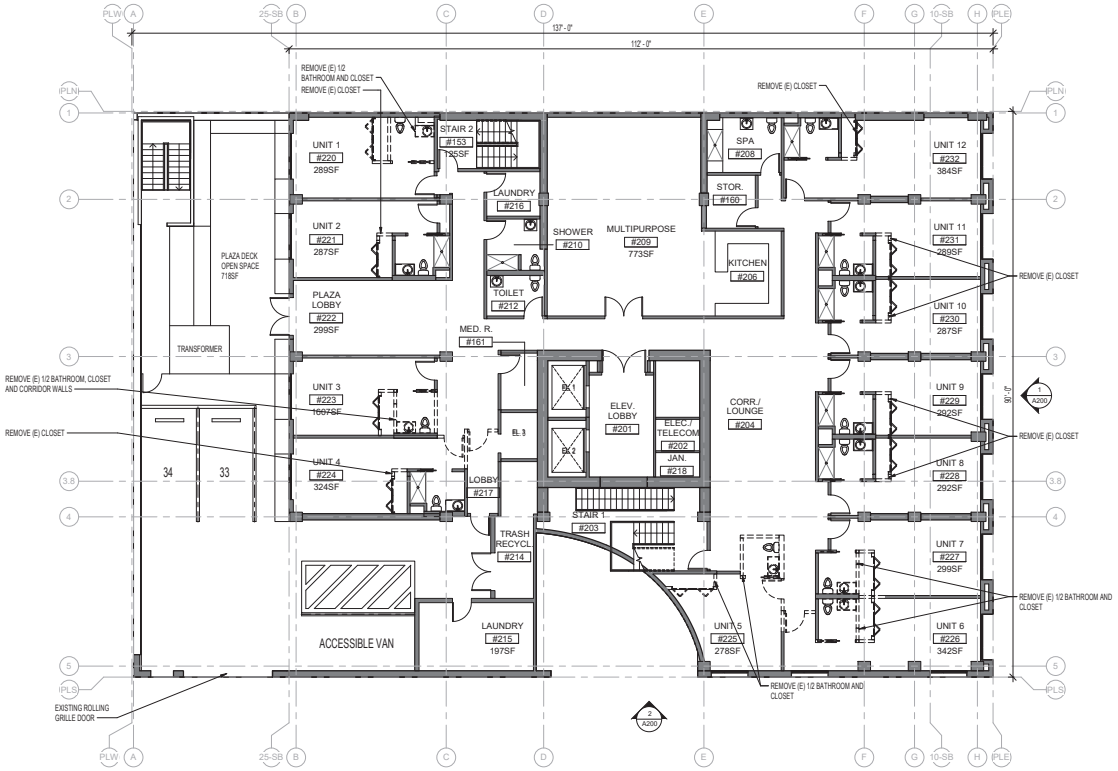

1 LEVEL 02 - EXISTING
A112A SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

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Project & Owner:

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No. Description Date:

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 02 FLOOR PLAN
- EXISTING

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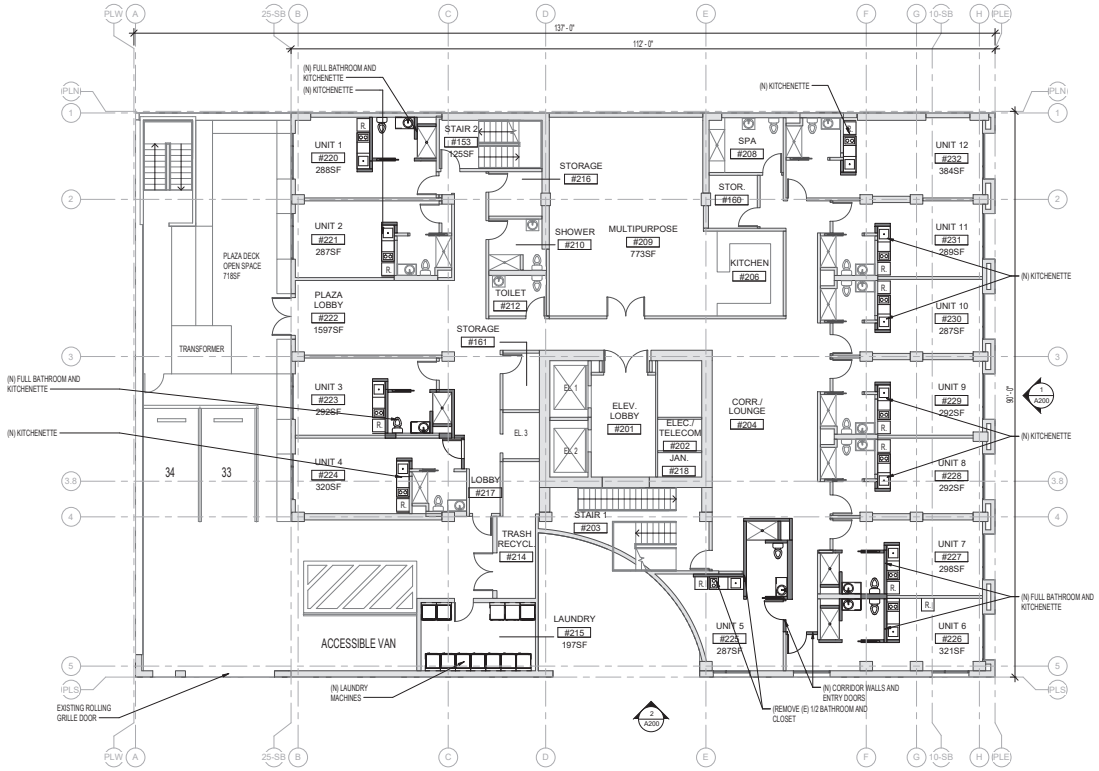

1 A112B LEVEL 02 - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

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No. Description Date:

PLOT DATE: 05/12/25
PROJECT NO: 2506
PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 02 FLOOR PLAN - PROPOSED

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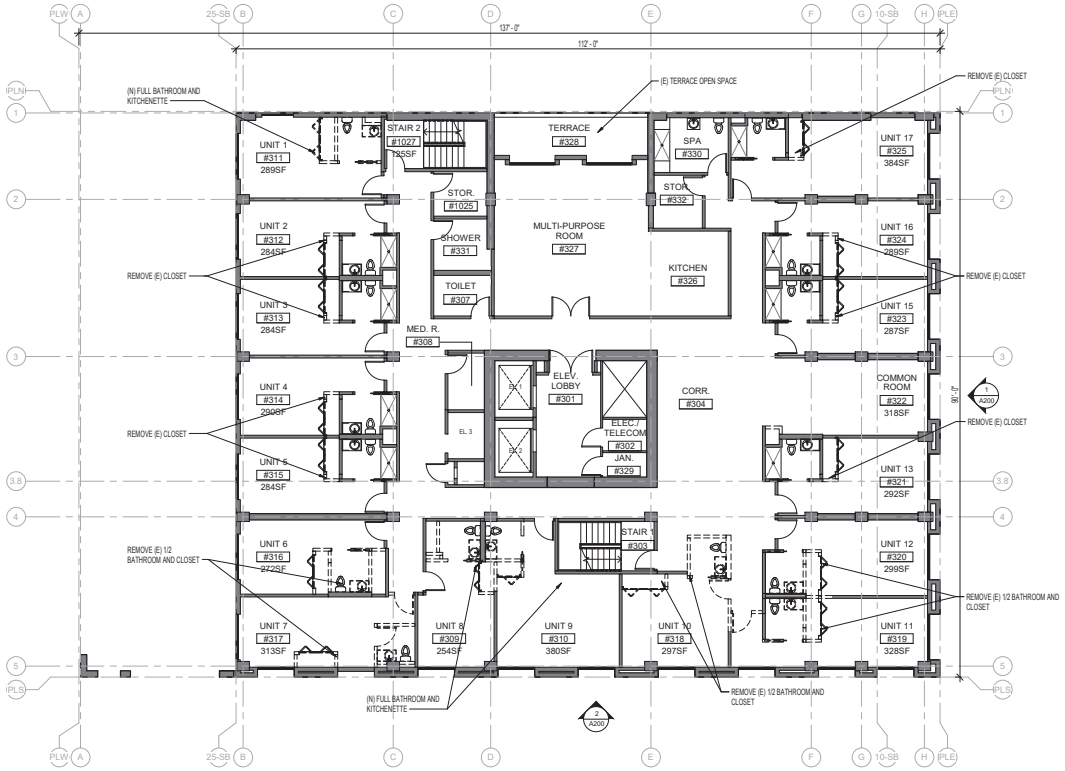

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

Architect:

SSDP
Saida + Sullivan Design Partners
12 GOUGH ST. SUITE 100
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F: 415.777.0992
www.saidasullivan.com

Seal & Signature:

MICHELLE ANNE SULLIVAN
C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

1035 VAN NESS HOUSING

1035 VAN NESS,
SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

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AB 2162 APPLICATION
05.12.2025

No. Description Date:

PLOT DATE:	05/12/25
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SCALE:	As indicated

Sheet Title:

LEVEL 03 FLOOR PLAN - EXISTING

Sheet No.:

A113A

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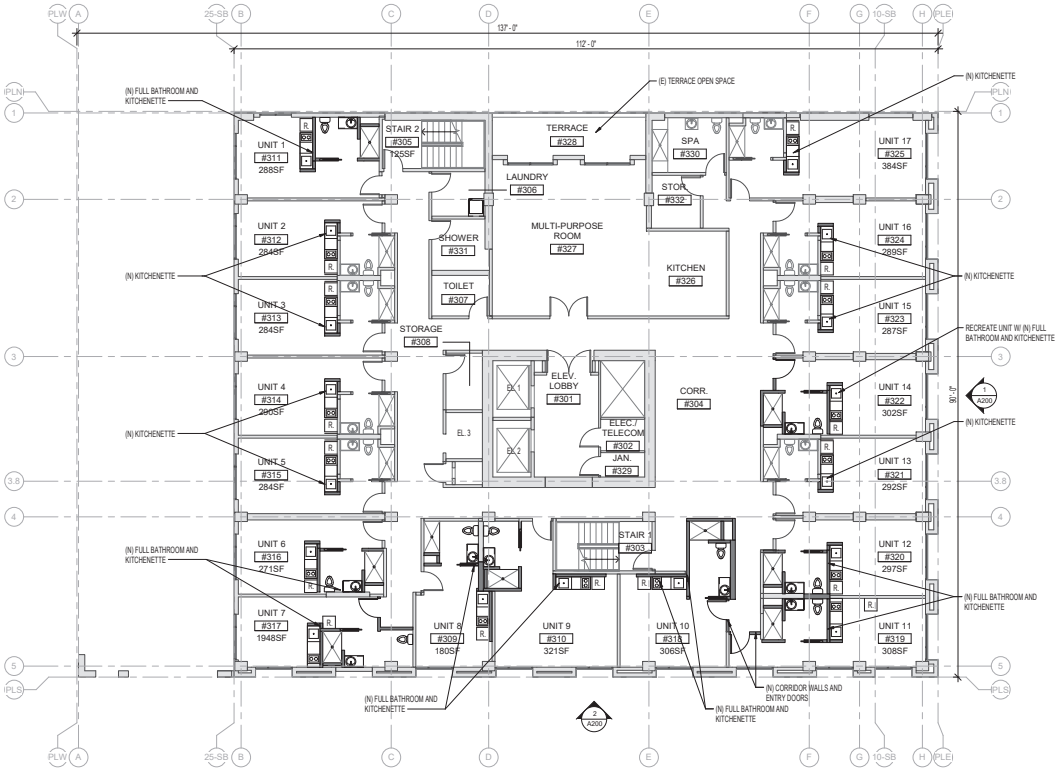
1 A113A LEVEL 03 - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

Architect:

SSDP
Saida + Sullivan Design Partners
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Seal & Signature:

MICHELLE ANNE SULLIVAN
C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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1035 VAN NESS,
SAN FRANCISCO, CA

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PROJECT NO:	2506
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LEVEL 03 FLOOR PLAN - PROPOSED

Sheet No.:

A113B

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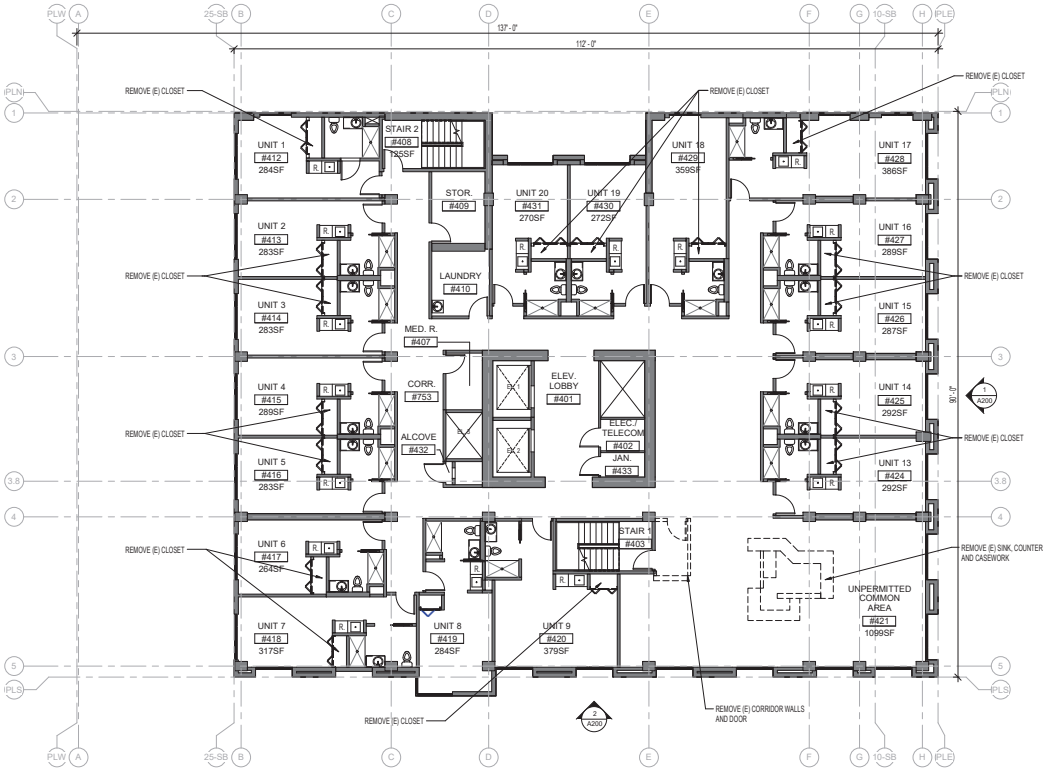
1 / A113B LEVEL 03 - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'



FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

1 A114A LEVEL 04 - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

Architect:
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08.31.2027

Consultants:

Project & Owner:

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PHASE: SD
SCALE: As indicated

Sheet Title:
LEVEL 04 FLOOR PLAN - EXISTING

Sheet No.:
A114A

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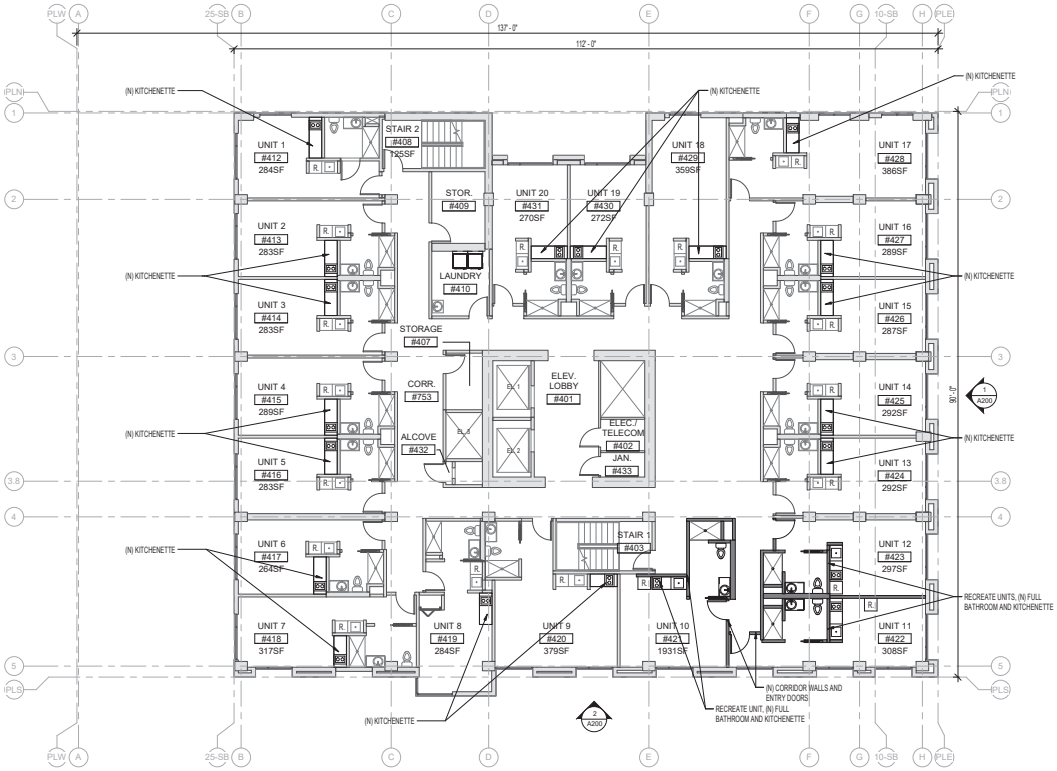

1 LEVEL 04 - PROPOSED
A114B SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

Architect:
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08.31.2027

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Project & Owner:

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LEVEL 04 FLOOR PLAN - PROPOSED

Sheet No.:

A114B

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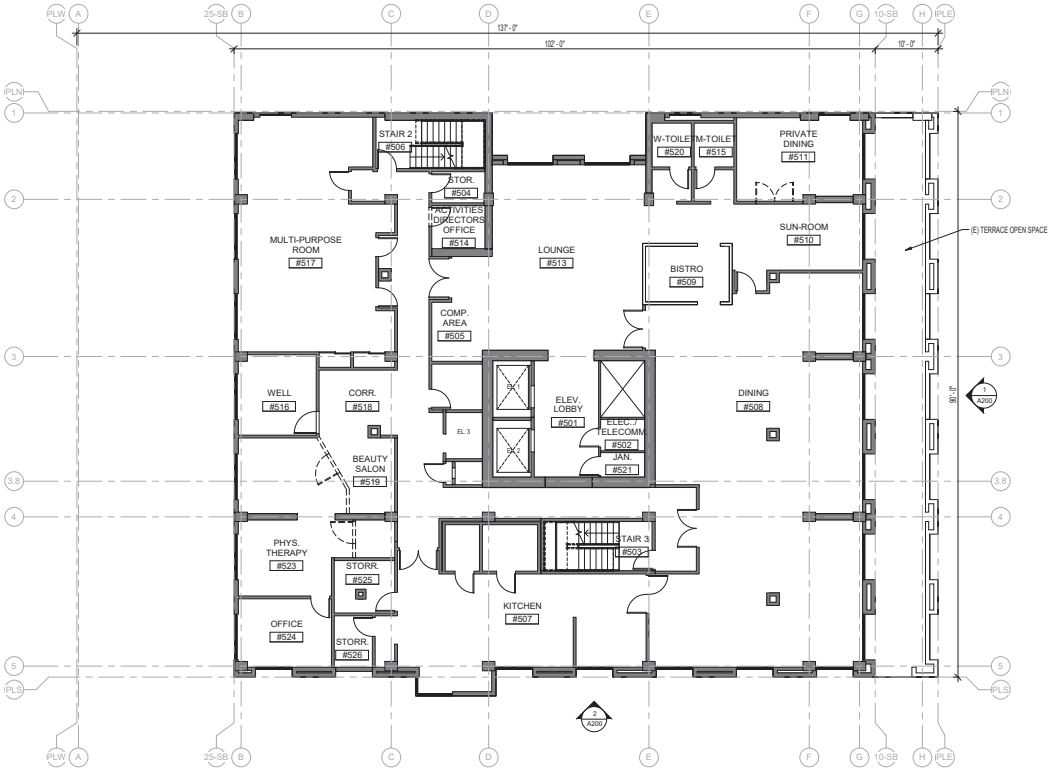

1 LEVEL 05 - EXISTING
A115A SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

Architect:
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Project & Owner:

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SCALE: As indicated

Sheet Title:
LEVEL 05 FLOOR PLAN - EXISTING

Sheet No.:
A115A

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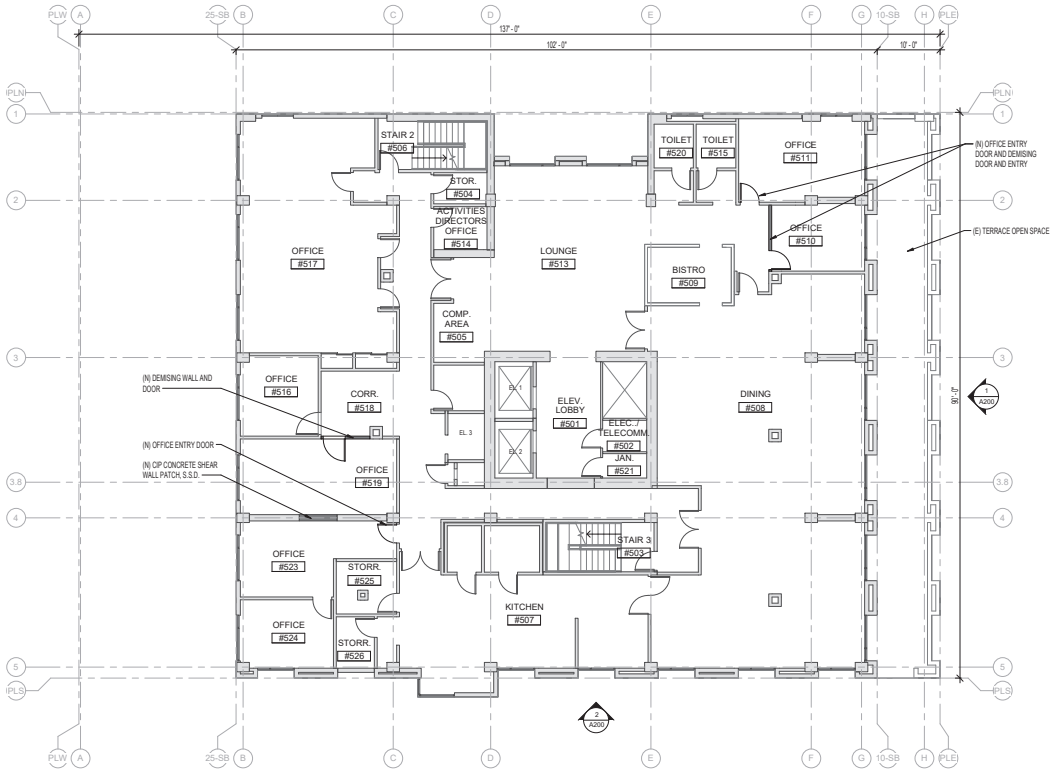
0' 4' 8' 16'



1 / A115B LEVEL 05 - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

SHEET NOTE

ENTIRE 5TH FLOOR IS DEVOTED TO SUPPORTIVE SERVICES

Architect:
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LEVEL 05 FLOOR PLAN - PROPOSED

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A115B

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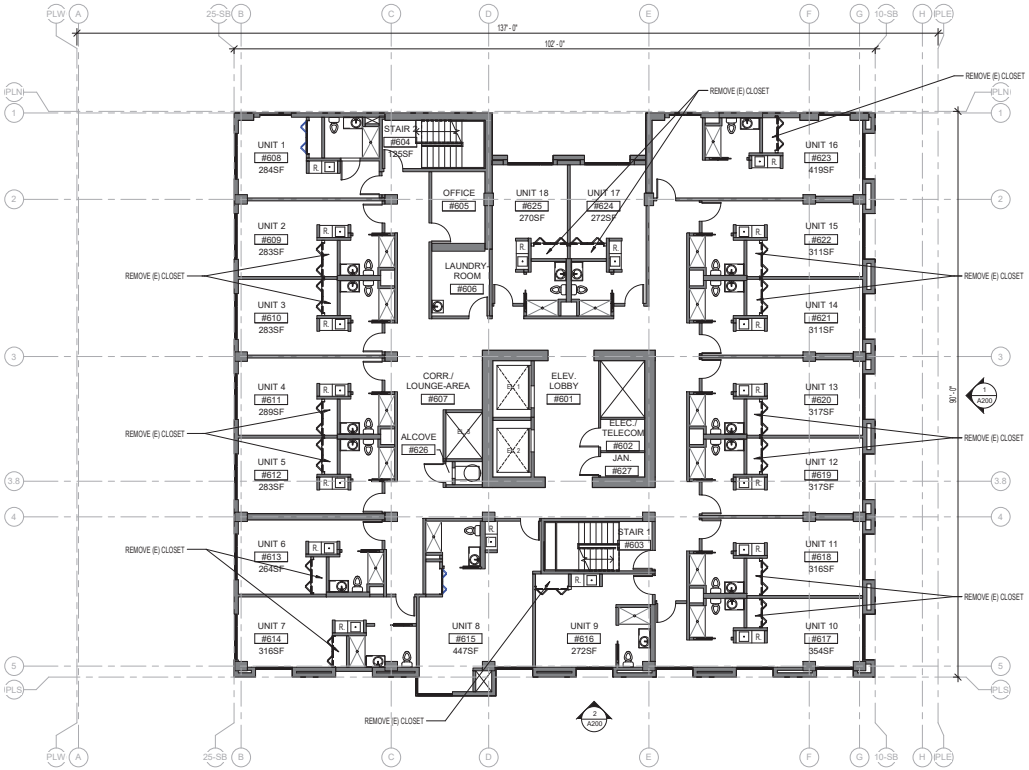

1 / A116A LEVEL 06 - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

Architect:
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Consultants:

Project & Owner:

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PHASE:	SD
SCALE:	As indicated

Sheet Title:
LEVEL 06 FLOOR PLAN
- EXISTING

Sheet No.:
A116A

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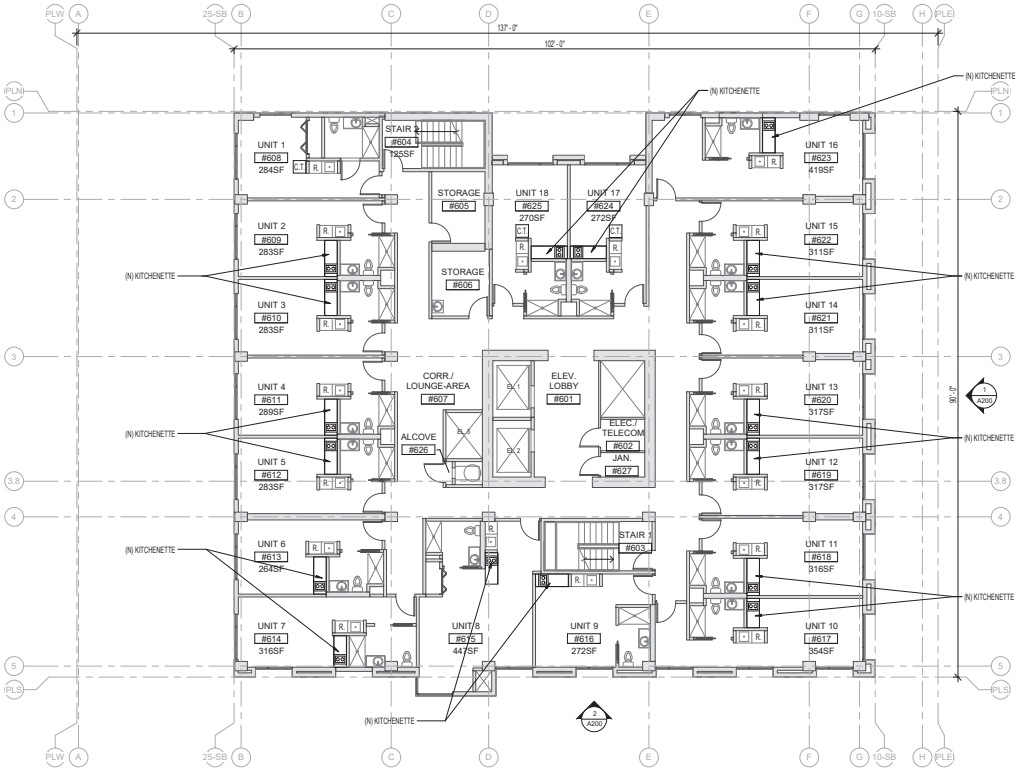

1 LEVEL 06 - PROPOSED
A116B SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- C.T. (N) PLUG-IN COOKTOP

Architect:
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Saida + Sullivan Design Partners
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Seal & Signature:

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RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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SCALE:	As indicated

Sheet Title:
LEVEL 06 FLOOR PLAN
- PROPOSED

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A116B

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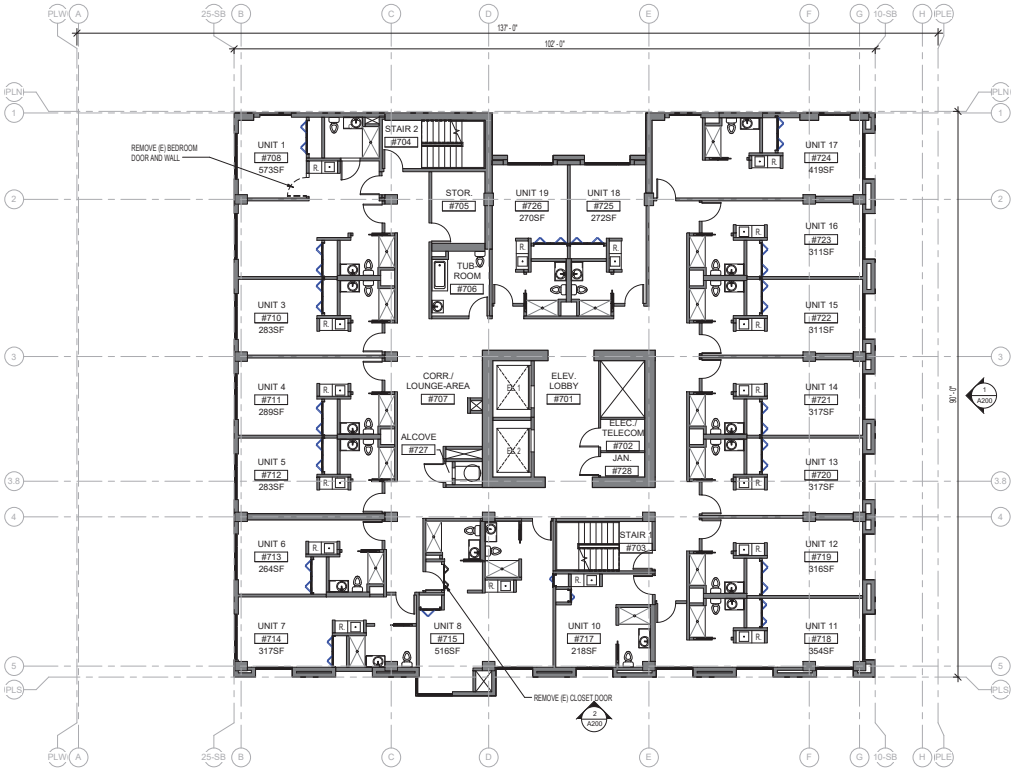

1 A117A LEVEL 07 - EXISTING
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

0' 4' 8' 16'

Architect:
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Saida + Sullivan Design Partners
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F: 415.777.0992
www.saidasullivan.com

Seal & Signature:

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C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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Sheet Title:

LEVEL 07 FLOOR PLAN - EXISTING

Sheet No.:

A117A

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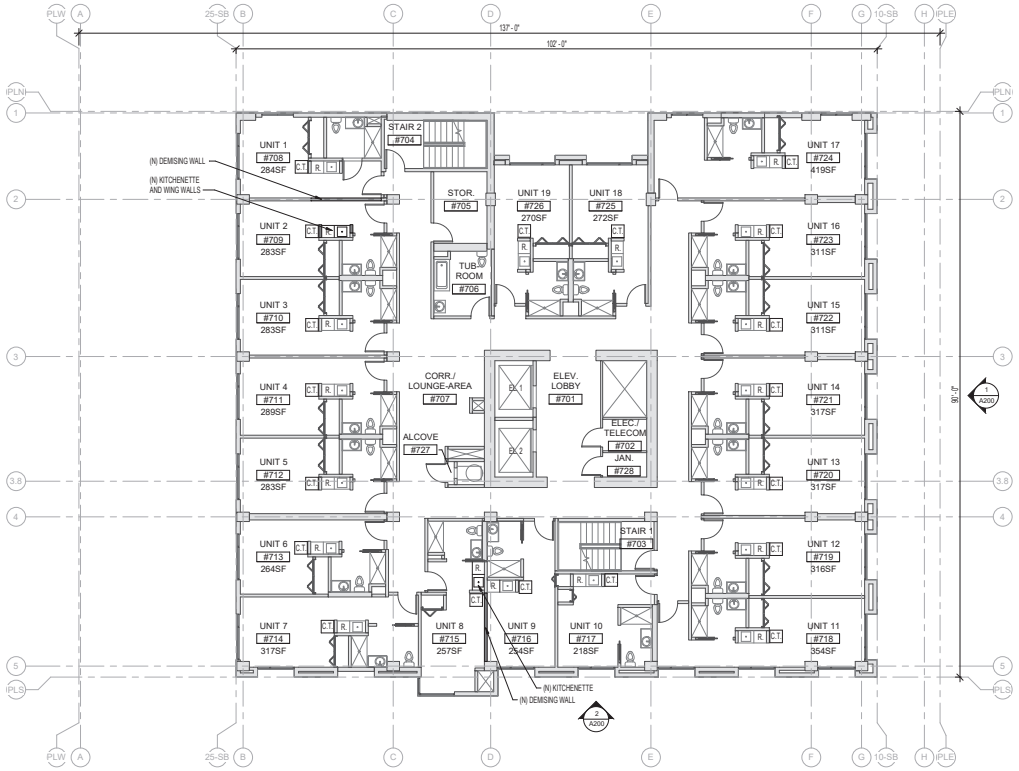

1 LEVEL 07 - PROPOSED
A117B SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- C.T. (N) PLUG-IN COOKTOP

Architect:
SSDP
Saida + Sullivan Design Partners
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SAN FRANCISCO, CA 94103
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F: 415.777.0992
www.saidasullivan.com

Seal & Signature:

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C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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LEVEL 07 FLOOR PLAN
- PROPOSED

Sheet No.:
A117B

0' 4' 8' 16'

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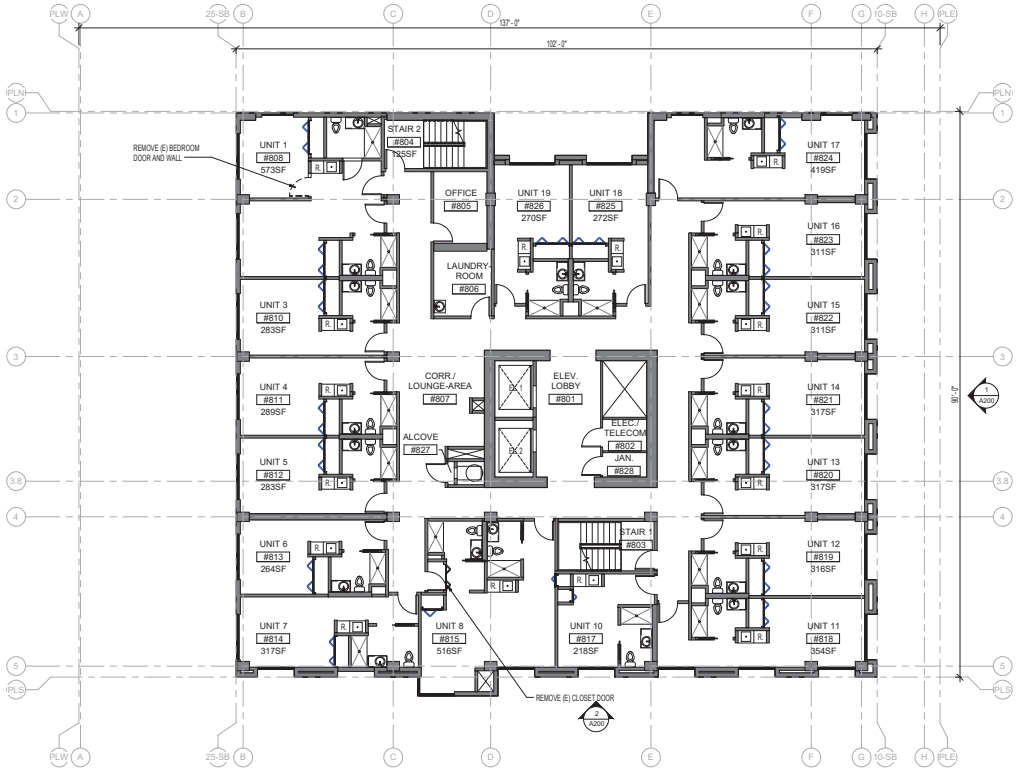

1 / A118A LEVEL 08 - EXISTING
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION

0' 4' 8' 16'

Architect:
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Saida + Sullivan Design Partners
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Seal & Signature:

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RENEWAL DATE
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Consultants:

Project & Owner:

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1035 VAN NESS,
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LEVEL 08 FLOOR PLAN - EXISTING

Sheet No.:
A118A

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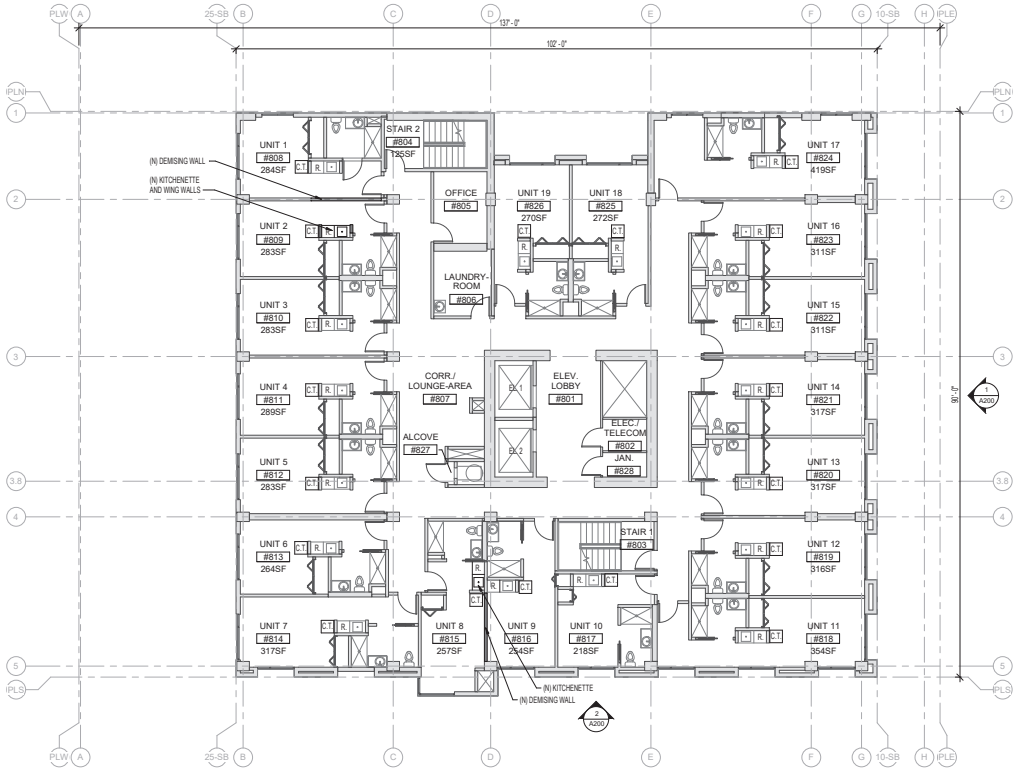

1 LEVEL 08 - PROPOSED
A118B SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- C.T. (N) PLUG-IN COOKTOP

Architect:
SSDP
Saida + Sullivan Design Partners
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www.saidasullivan.com

Seal & Signature:

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C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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SAN FRANCISCO, CA

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PHASE: SD
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Sheet Title:
LEVEL 08 FLOOR PLAN
- PROPOSED

Sheet No.:
A118B

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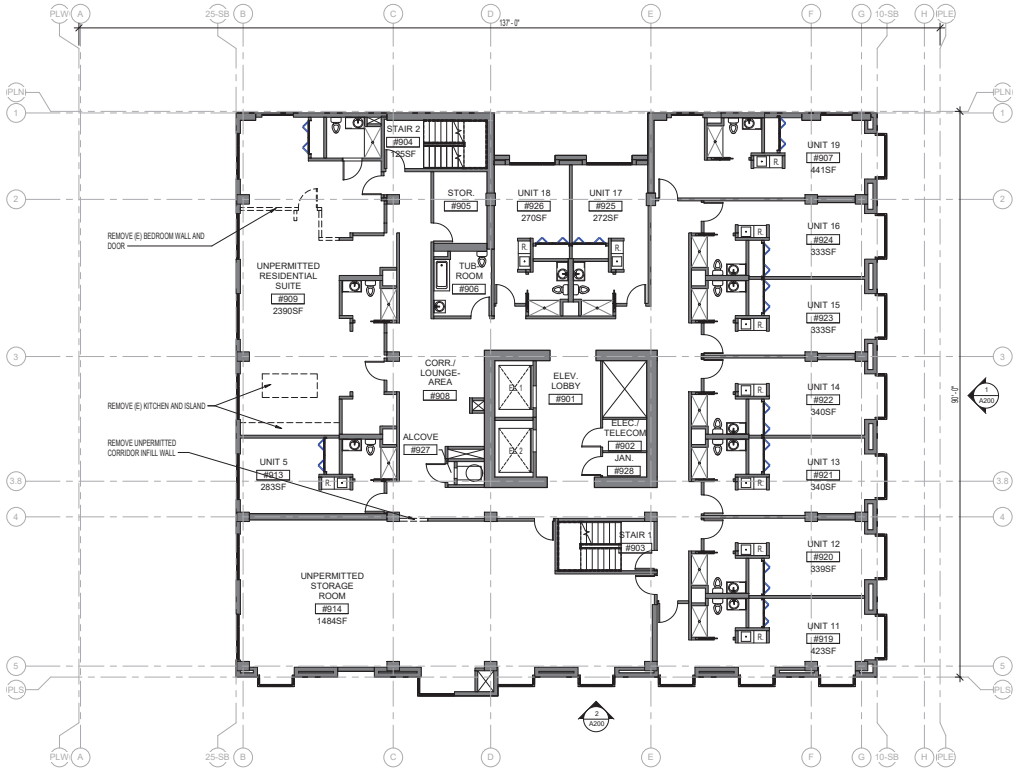
0' 4' 8' 16'



1 A119A LEVEL 09 - EXISTING
SCALE: 1/8" = 1'-0"

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

0' 4' 8' 16'

Architect:
SSDP
Saida + Sullivan Design Partners
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C-29393
RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

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1035 VAN NESS,
SAN FRANCISCO, CA

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SCALE: As indicated

Sheet Title:
LEVEL 09 FLOOR PLAN - EXISTING

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A119A

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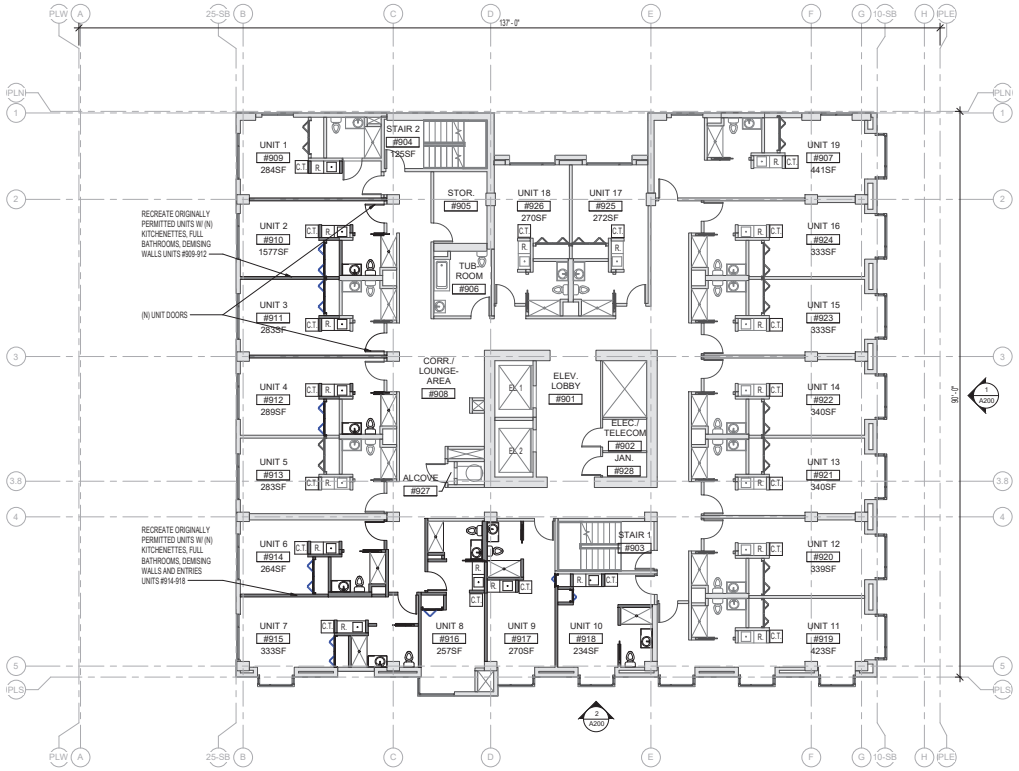

1 LEVEL 09 - PROPOSED
A119B SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION
- C.T. (N) PLUG-IN COOKTOP

Architect:
SSDP
Saida + Sullivan Design Partners
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www.saidasullivan.com

Seal & Signature:
MICHELLE ANNE SULLIVAN
C-29393
RENEWAL DATE
08.31.2027
REGISTERED ARCHITECT
STATE OF CALIFORNIA

Consultants:

Project & Owner:

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1035 VAN NESS,
SAN FRANCISCO, CA

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Sheet Title:
LEVEL 09 FLOOR PLAN - PROPOSED

Sheet No.:
A119B

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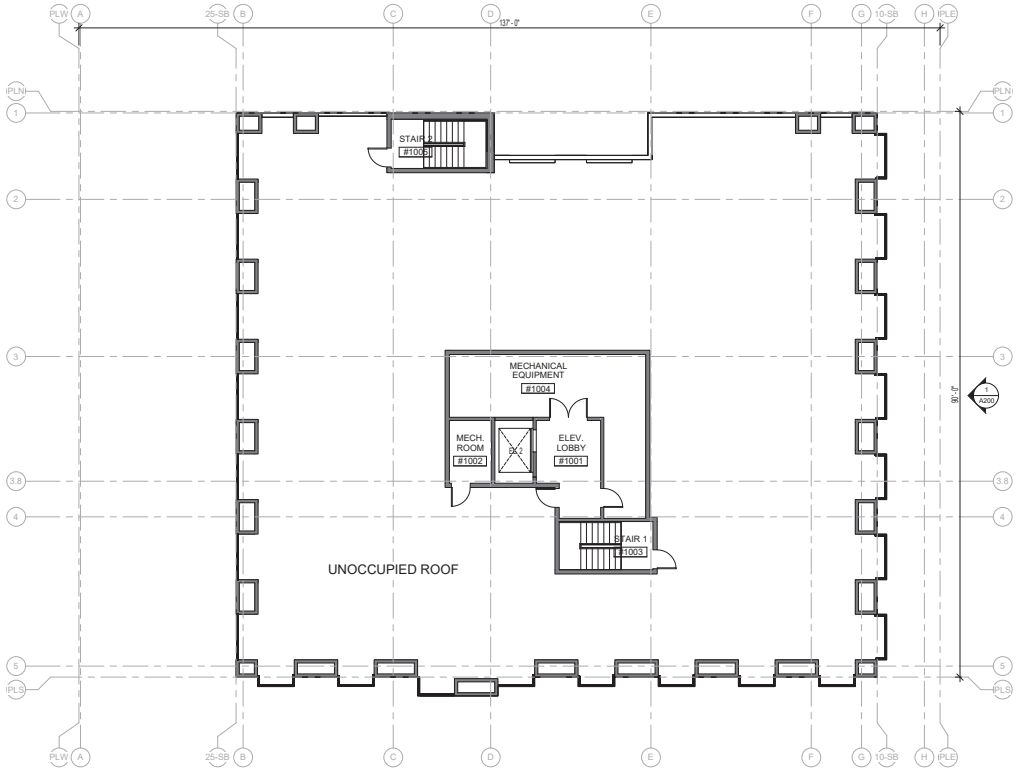
FLOOR PLAN LEGEND:

- (E) PARTITION OR OTHER ELEMENT TO BE REMOVED
- (E) PARTITION TO REMAIN
- (N) PARTITION



1 A120A ROOF PLAN - EXISTING
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

Architect:
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Saida + Sullivan Design Partners
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Seal & Signature:

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Sheet Title:
ROOF PLAN - EXISTING

Sheet No.:
A120A

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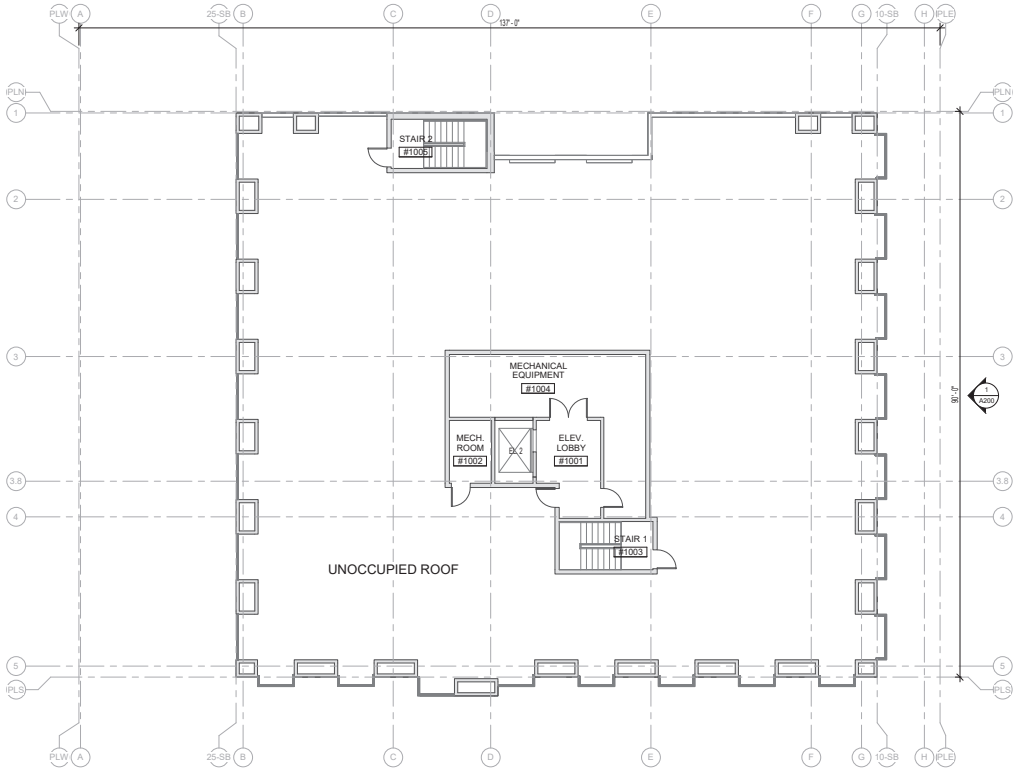

FLOOR PLAN LEGEND:

(E) PARTITION OR OTHER ELEMENT TO BE REMOVED

(E) PARTITION TO REMAIN

(N) PARTITION

Architect:

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Project & Owner:

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ROOF PLAN - PROPOSED

Sheet No.:

A120B

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1 A120B ROOF PLAN - PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NOTE:
NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING

2 A200 MYRTLE ST. ELEVATION (SOUTH) - EXISTING AND PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

NOTE:
NO MODIFICATION IS PROPOSED ON EXTERIOR OF BUILDING

1 A200 VAN NESS AVE. ELEVATION (EAST) - EXISTING AND PROPOSED
SCALE: 1/8" = 1'-0"

0' 4' 8' 16'

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RENEWAL DATE
08.31.2027

Consultants:

Project & Owner:

1035 VAN NESS HOUSING

1035 VAN NESS,
SAN FRANCISCO, CA

NOT FOR CONSTRUCTION

MAYOR ED 13-01
PRIORITY PERMIT

ISSUE INFORMATION

Issued For:
AB 2162 APPLICATION
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No. Description Date:

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PROJECT NO: 2506
PHASE: SD
SCALE: 1/8" = 1'-0"

Sheet Title:
BUILDING ELEVATIONS & SECTIONS

Sheet No.:
A200

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