



MANDATORY DISCRETIONARY REVIEW ANALYSIS

HEARING DATE: July 29, 2021

Record No.: 2019-023466DRM
Project Address: 3150 18th Street
Permit Application: 201912068904
Zoning: PDR-1-G [Production, Distribution & Repair-General] Zoning District
58-X Height and Bulk District
Block/Lot: 3573 / 106
Project Sponsor: Steve Vettel, Farella, Braun + Martel, LLP on behalf of ActivSpace
235 Montgomery Street, 17th Floor
San Francisco, CA 94104
Staff Contact: Richard Sucre – (628) 652-7364
richard.sucre@sfgov.org

Recommendation: Take DR and Approve

Project Description

The Project includes legitimization of a change in use of approximately 2,516 square feet (or 16 suites) of office use at 3150 18th Street (dba. ActivSpace).

Site Description and Present Use

3150 18th Street is a five-story mixed-use building with ground floor off-street parking, and small commercial and PDR (production, distribution and repair) suites from the first through fifth floors. Currently the building has a range of uses, including: Arts Activity, Business Service, Light Manufacturing, Social Service, Trade Office, Personal Service, Health Service, Massage and accessory uses.

Surrounding Properties and Neighborhood

The surrounding neighborhood is mixed-use in character with commercial and industrial properties ranging in size from two-stories to five-stories in height. Across Treat Avenue from the subject properties is an accessory parking lot.

Building Permit Notification

Type	Required Period	Notification Dates	DR File Date	DR Hearing Date	Filing to Hearing Date
None Required	n/a	n/a	06/30/2021	07/29/2021	29 days

Hearing Notification

Type	Required Period	Required Notice Date	Actual Notice Date	Actual Period
Posted Notice	20 days	July 9, 2021	July 9, 2021	20 days
Mailed Notice	20 days	July 9, 2021	July 9, 2021	20 days
Online Notice	20 days	July 9, 2021	July 9, 2021	20 days

Public Comment

	Support	Opposed	No Position
Adjacent neighbor(s)	1	0	0
Other neighbors on the block or directly across the street	0	0	0
Neighborhood groups	0	0	0

Environmental Review

The Department has determined that the Project is not a project for the purposes of the California Environmental Quality Act (CEQA).

Department Review

Since the Project does not involve exterior alterations, the Project was not reviewed by the Department's Design Review Team.

Per Planning Code Section 192, Mandatory Discretionary Review by the Planning Commission is required to legitimize any office use at 3150 18th Street.

On July 22, 2019, the Board of Supervisors passed a Planning Code Text Amendment to legitimization non-residential uses at 3150 18th Street, as codified in Planning Code Section 192. This program established a time-limited program whereby existing land uses at 3150 18th Street, which were operating without required permits, may be permitted notwithstanding the zoning controls imposed by Planning Code Section 210.3.

For office use, this legislation established an abandonment clause, whereby any legitimized office use shall lose non-conforming status and be considered abandoned after July 22, 2022.

To date, the Project Sponsor has filed all of the necessary permits to legalize and document all of the uses at 3150 18th Street, per Planning Code Sections 192 and 210.3. These permits and uses include:

- Building Permit Application (BPA) No. 201906123222 – to legalize interior partitions and changes; no change in use.
- BPA No. 201912068884 – to legitimize approximately 2,144 square feet (or 14 suites) for massage use (expires on September 9, 2029).
- BPA No. 201912068891 – to approve approximately 5,000 square feet (or 38 suites) for health service use (principally permitted; no expiration on use).
- BPA No. 201912068899 – to legitimize approximately 3,360 square feet (or 25 suites) for health service use (expires on September 9, 2029).
- BPA No. 201912068906 – to legitimize approximately 2,710 square feet (or 32 suites) for personal service use (expires on September 9, 2029).

Otherwise, the remaining suites within the building are all designated for PDR use (such as Arts Activity, Business Service, Light Manufacturing, Social Service or Trade Office), which are principally permitted uses in the PDR-1-G Zoning District.

Department staff have found that the Project Sponsor has filed all of the necessary permits and has moved forward with legalizing and legitimizing the uses at 3150 18th Street. As such, the Department recommends that the Commission not take discretionary review, and approve BPA No. 201912068904 as proposed.

Recommendation: Do Not Take DR and Approve

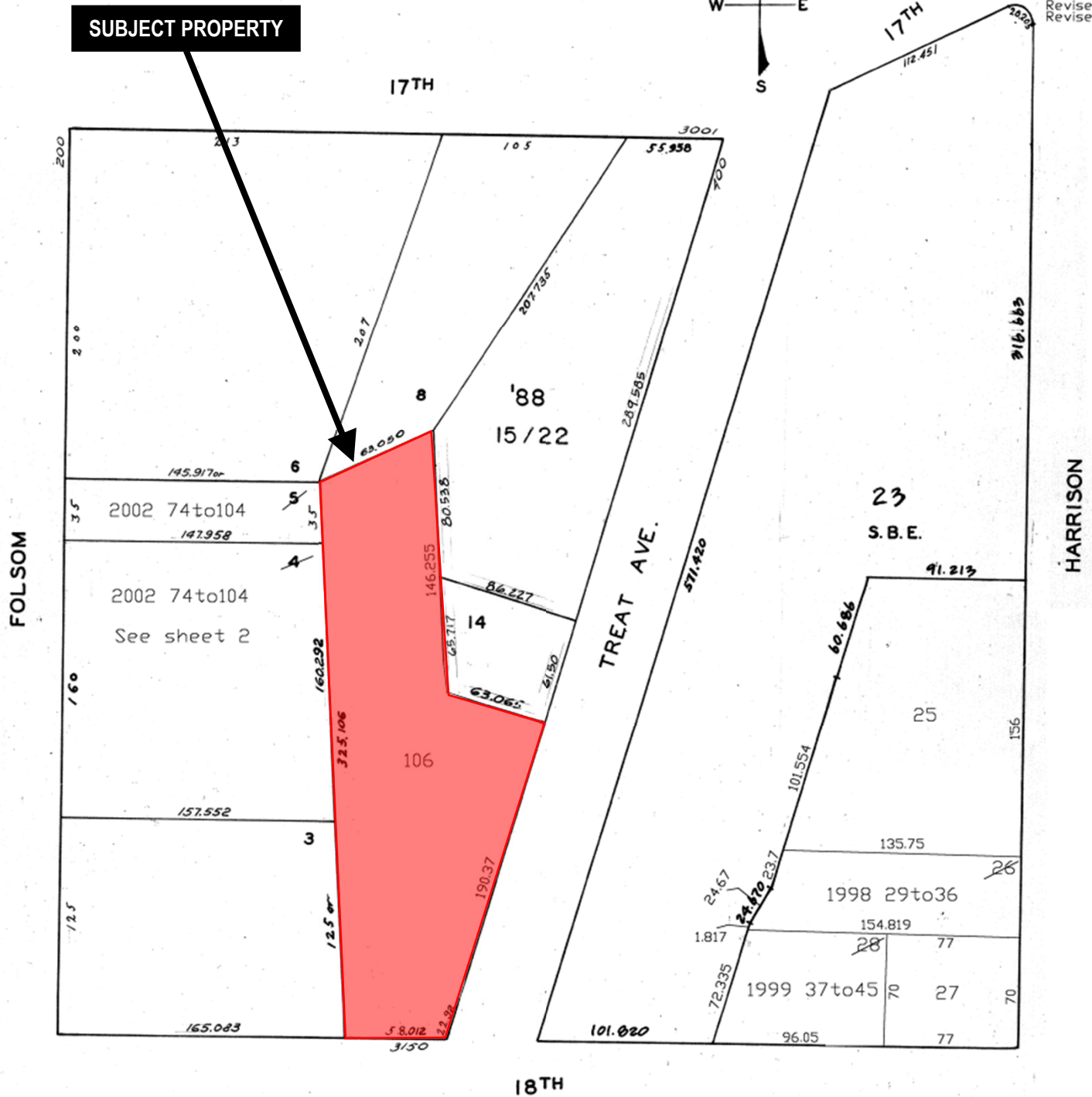
Attachments:

Block Book Map
Sanborn Map
Zoning Map
Aerial Photographs
Context Photographs
Mandatory DR Application
Project Application
Reduced Plans

Parcel Map

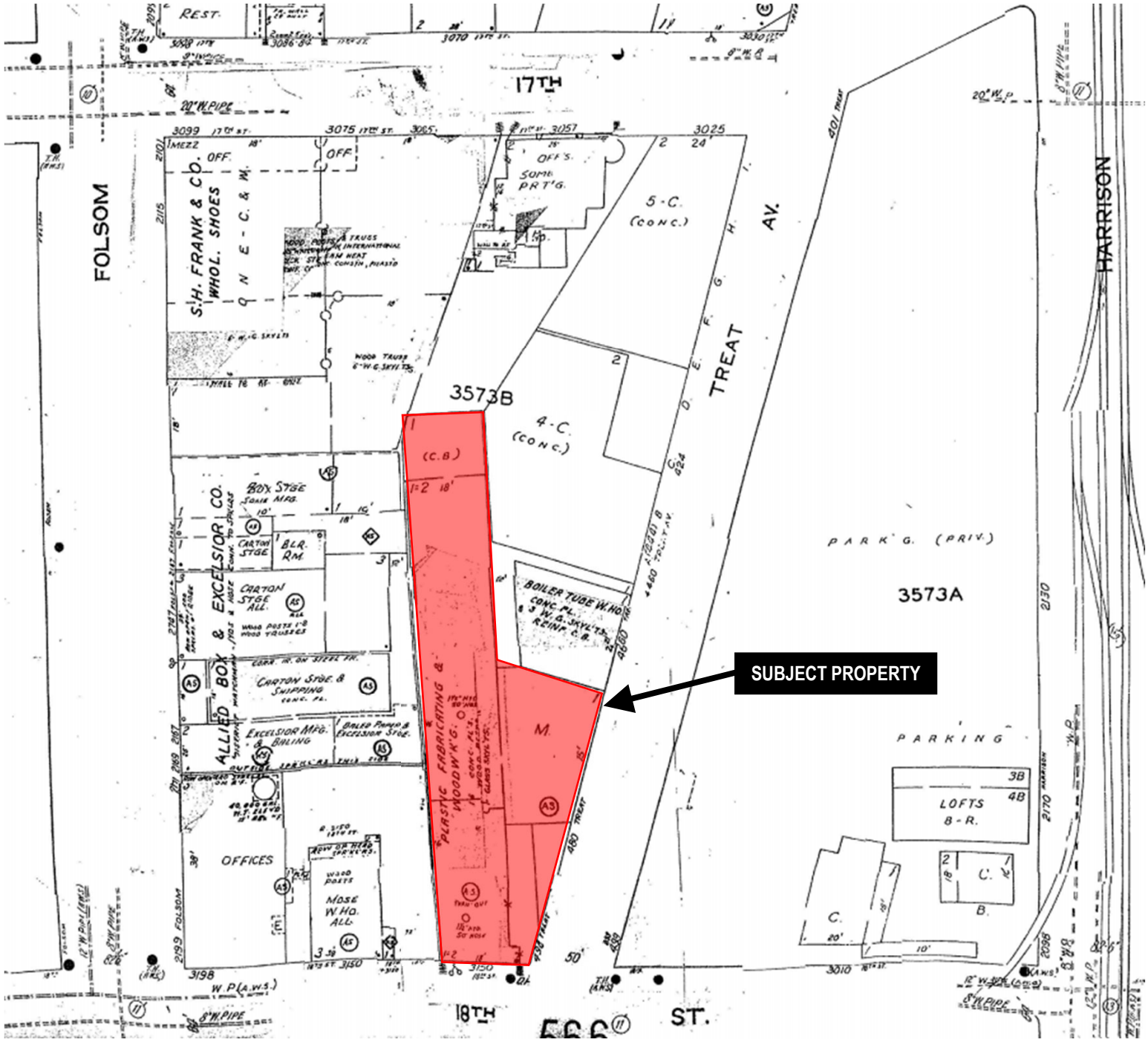
lot28 into lots37to45 for 1999 roll
lots4&5 into lots74to104 for 2002 roll
lots2&12 into lot106 for 2006 roll

Revised 1997
Revised 1998
Revised 1999
Revised 2002
Revised 2006



Mandatory Discretionary Review Hearing
Record No. 2019-023466DRM
ActivSpace
3150 18th Street

Sanborn Map*

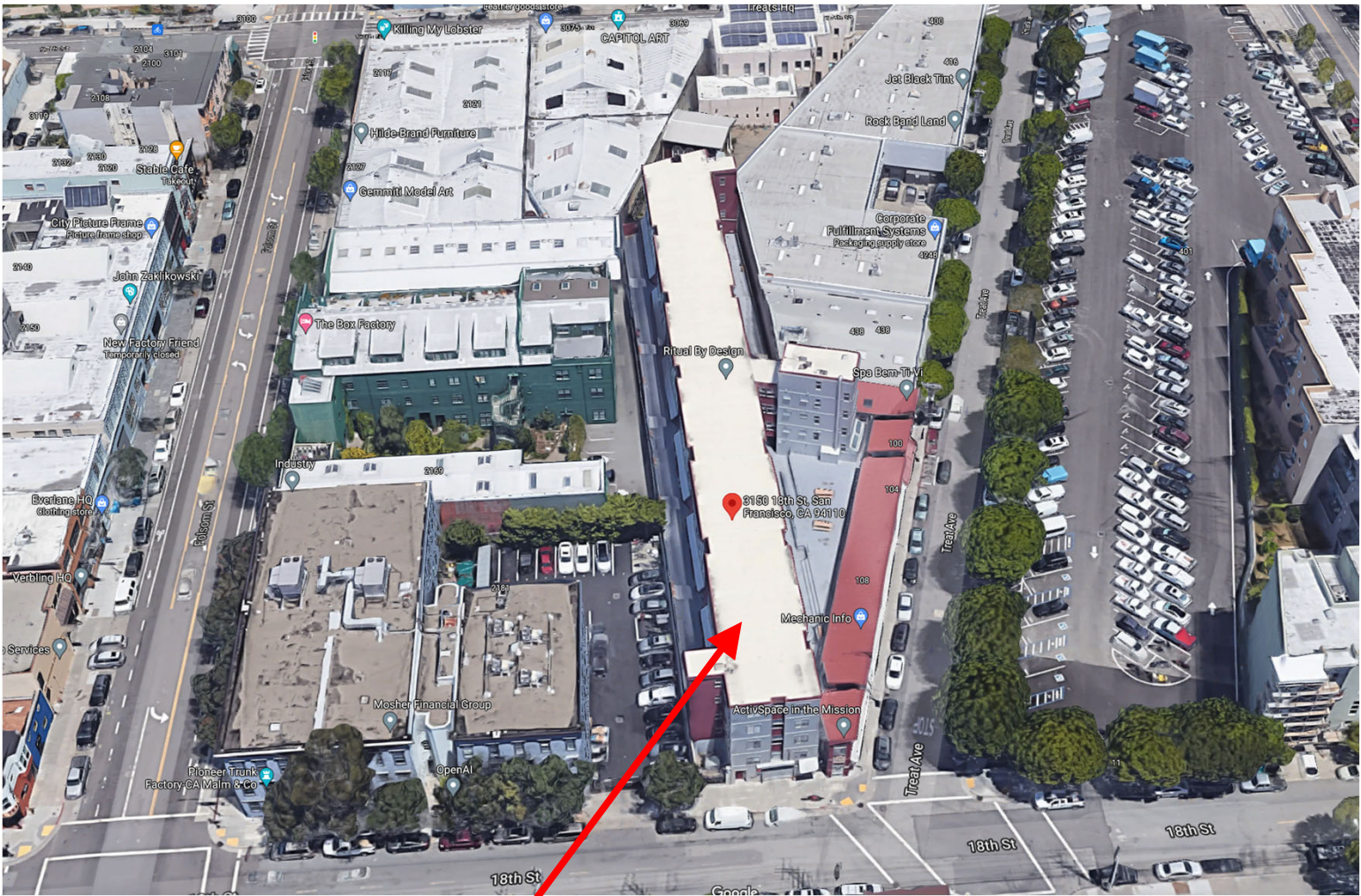


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Mandatory Discretionary Review Hearing
Record No. 2019-023466DRM
ActivSpace
3150 18th Street

Aerial Photo – View 1



SUBJECT PROPERTY



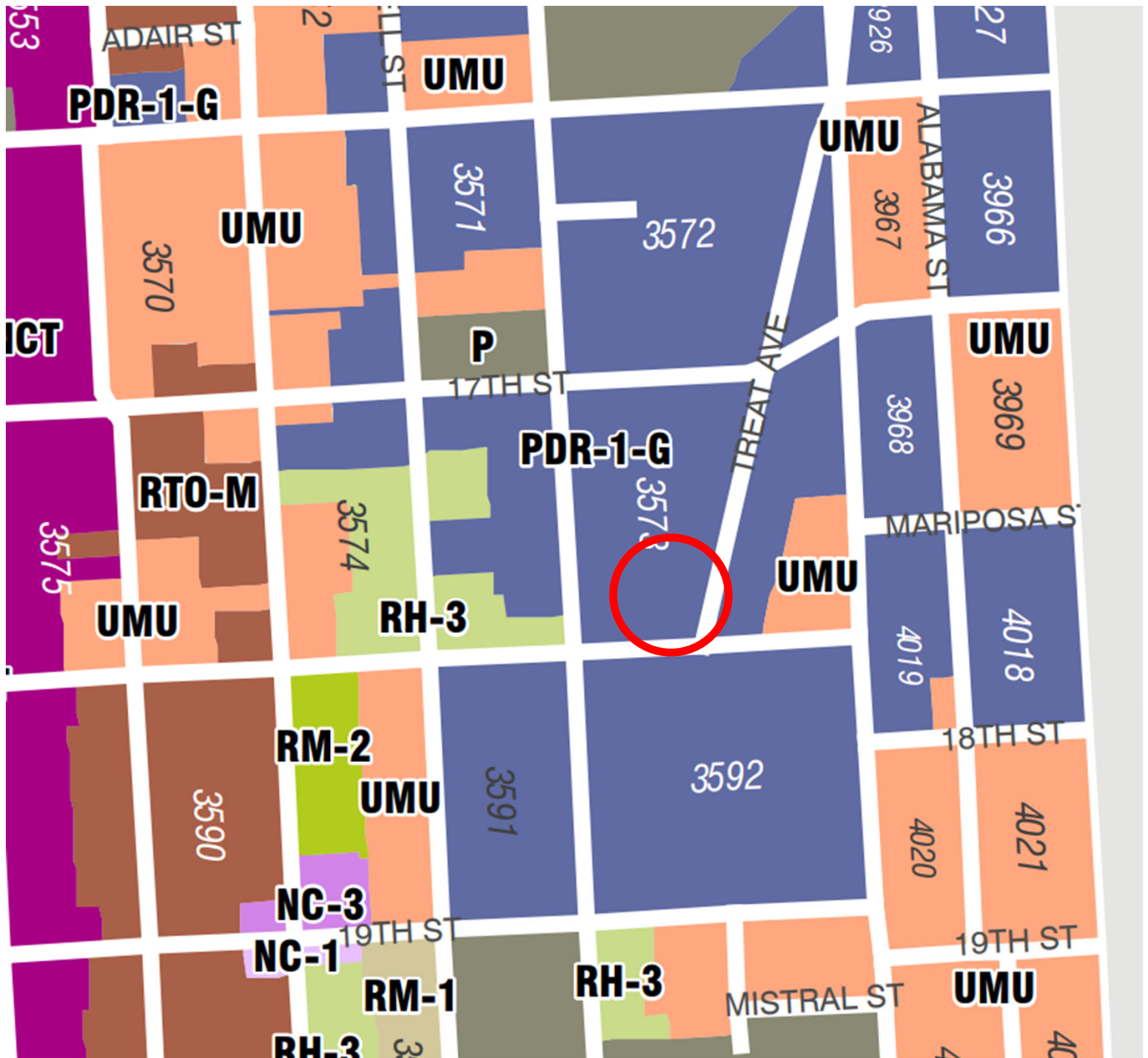
Aerial Photo – View 2



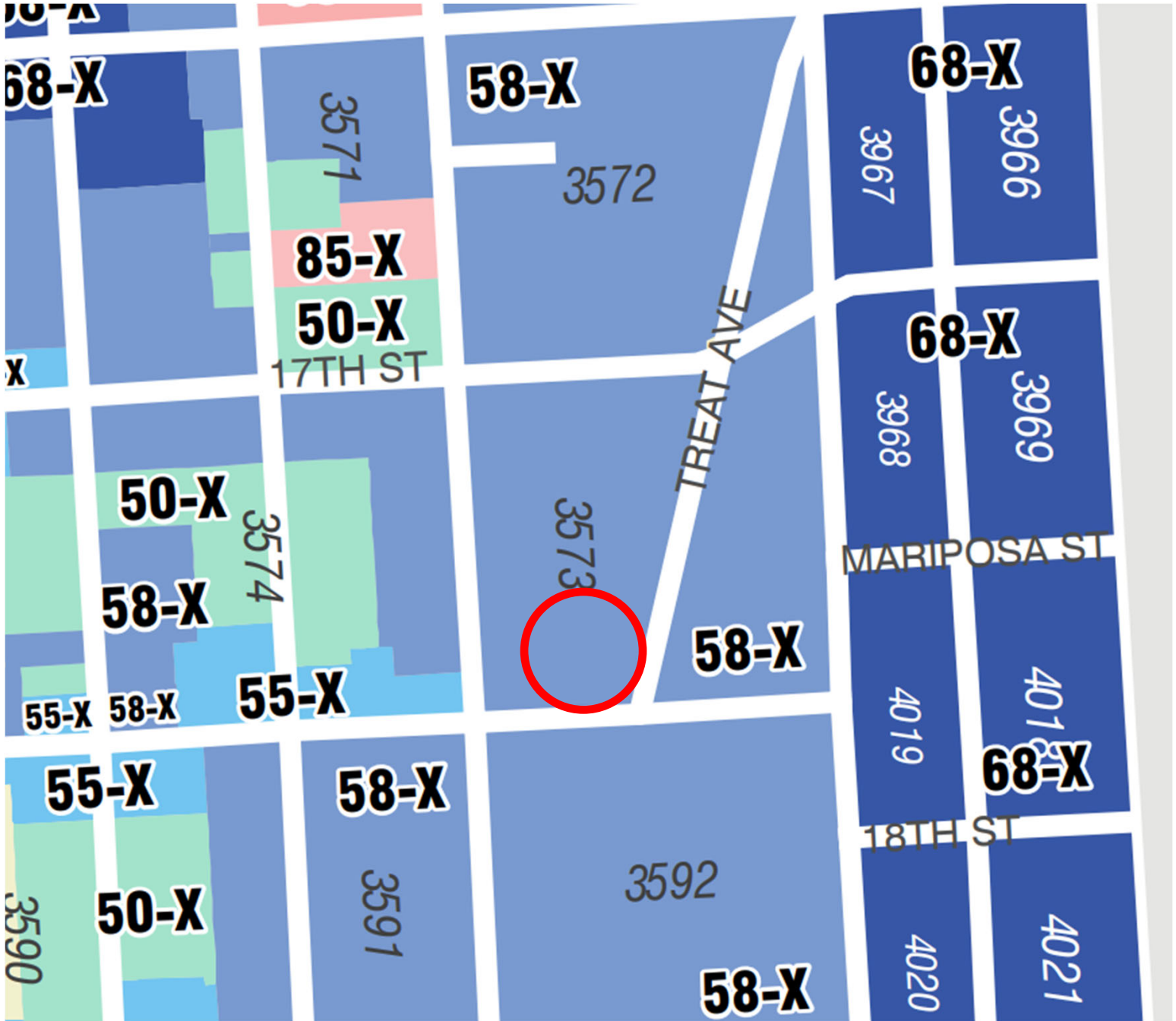
SUBJECT PROPERTY



Zoning Map



Height & Bulk Map



Site Photo



View at 18th Street & Treat Avenue (Source: Google Maps, January 2021)

Mandatory Discretionary Review Hearing
Record No. 2019-023466DRM
ActivSpace
3150 18th Street



DISCRETIONARY REVIEW STAFF - INITIATED (DRM)

APPLICATION

Property Information

Project Address:

Block/Lot(s):

Related Building Permit Applications

Related Permit Application No(s):

Discretionary Review Staff Initiated Request For Additional Information

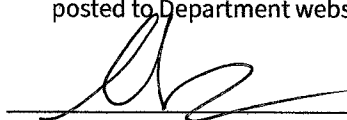
In the space below, please provide a narrative that summarizes the changes that have been requested by the Department and why you believe such changes are not warranted or necessary to your project.

In the space below, please describe how you believe your project complies with the Residential Design Guidelines. Please be specific and site specific sections or pages of the Residential Design Guidelines.

APPLICANT'S AFFIDAVIT

Under penalty of perjury the following declarations are made:

- a) The undersigned is the owner or authorized agent of the owner of this property.
- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.



Signature

Gary Romain

Name (Printed)

6/7/21

Date

Managing Member/Owner

206-241-3596

gromain@activspace.com

Relationship to Project

Phone

Email

(i.e. Owner, Architect, etc.)

For Department Use Only

Application received by Planning Department:

By: _____

Date: _____



PROJECT APPLICATION (PRJ)

GENERAL INFORMATION

Property Information

Project Address:

Block/Lot(s):

Property Owner's Information

Name:

Address:

Email Address:

Telephone:

Applicant Information

Same as above

Name:

Company/Organization:

Address:

Email Address:

Telephone:

Please Select Billing Contact:

Owner

Applicant

Other (see below for details)

Name: _____ Email: _____ Phone: _____

Please Select Primary Project Contact:

Owner

Applicant

Billing

RELATED APPLICATIONS

Related Building Permit Applications (any active building permits associated with the project)

N/A

Building Permit Application No(s):

Related Preliminary Project Assessments (PPA)

N/A

PPA Application No:

PPA Letter Date:

PROJECT INFORMATION

Project Description:

Please provide a narrative project description that summarizes the project and its purpose. Please list any required approvals (e.g. Variance) or changes to the Planning Code or Zoning Maps if applicable.

Project Details:

Change of Use	New Construction	Demolition	Facade Alterations	ROW Improvements
Additions	Legislative/Zoning Changes	Lot Line Adjustment-Subdivision	Other _____	

Residential:	Senior Housing	100% Affordable	Student Housing	Dwelling Unit Legalization
	Inclusionary Housing Required	State Density Bonus	Accessory Dwelling Unit	

Indicate whether the project proposes rental or ownership units: Rental Units Ownership Units Don't Know

Non-Residential:	Formula Retail	Medical Cannabis Dispensary	Tobacco Paraphernalia Establishment
	Financial Service	Massage Establishment	Other: _____

Estimated Construction Cost: _____

PROJECT AND LAND USE TABLES

All fields relevant to the project **must be completed** in order for this application to be accepted.

General Land Use		Existing	Proposed
	Parking GSF		
	Residential GSF		
	Retail/Commercial GSF		
	Office GSF		
	Industrial-PDR		
	Medical GSF		
	Visitor GSF		
	CIE (Cultural, Institutional, Educational)		
	Useable Open Space GSF		
	Public Open Space GSF		

Project Features	Dwelling Units - Affordable		
	Dwelling Units - Market Rate		
	Dwelling Units - Total		
	Hotel Rooms		
	Number of Building(s)		
	Number of Stories		
	Parking Spaces		
	Loading Spaces		
	Bicycle Spaces		
	Car Share Spaces		
	Other: _____		

Land Use - Residential	Studio Units		
	One Bedroom Units		
	Two Bedroom Units		
	Three Bedroom (or +) Units		
	Group Housing - Rooms		
	Group Housing - Beds		
	SRO Units		
	Micro Units		
	Accessory Dwelling Units For ADUs, list all ADUs and include unit type (e.g. studio, 1 bedroom, 2 bedroom, etc.) and the square footage area for each unit.		

ENVIRONMENTAL EVALUATION SCREENING FORM

This form will determine if further environmental review is required.

If you are submitting a Building Permit Application only, please respond to the below questions to the best of your knowledge. You do not need to submit any additional materials at this time, and an environmental planner will contact you with further instructions.

If you are submitting an application for entitlement, please submit the required supplemental applications, technical studies, or other information indicated below along with this Project Application.

Environmental Topic	Information	Applicable to Proposed Project?	Notes/Requirements
1a. General	Estimated construction duration (months):	N/A	
1b. General	Does the project involve replacement or repair of a building foundation? If yes, please provide the foundation design type (e.g., mat foundation, spread footings, drilled piers, etc.)	Yes No	
1c. General	Does the project involve a change of use of 10,000 square feet or greater?	Yes No	
2. Transportation	Does the project involve a child care facility or school with 30 or more students, or a location 1,500 square feet or greater?	Yes No	If yes, submit an Environmental Supplemental- School and Child Care Drop-Off & Pick-Up Management Plan .
3. Shadow	Would the project result in any construction over 40 feet in height?	Yes No	If yes, an initial review by a shadow expert, including a recommendation as to whether a shadow analysis is needed, may be required, as determined by Planning staff. (If the project already underwent Preliminary Project Assessment, refer to the shadow discussion in the PPA letter.) An additional fee for a shadow review may be required.
4a. Historic Preservation 	Would the project involve changes to the front façade or an addition visible from the public right-of-way of a structure built 45 or more years ago or located in a historic district?	Yes No	If yes, submit a complete Historic Resource Determination Supplemental Application. Include all materials required in the application, including a complete record (with copies) of all building permits.
4b. Historic Preservation	Would the project involve demolition of a structure constructed 45 or more years ago, or a structure located within a historic district?	Yes No	If yes, a historic resource evaluation (HRE) report will be required. The scope of the HRE will be determined in consultation with CPC-HRE@sfgov.org .

 Please see the [Property Information Map](#) or speak with Planning Information Center (PIC) staff to determine if this applies.

Environmental Topic	Information	Applicable to Proposed Project?		Notes/Requirements
5. Archeology 	Would the project result in soil disturbance/modification greater than two (2) feet below grade in an archeologically sensitive area or eight (8) feet below grade in a non-archeologically sensitive area?	Yes	No	If Yes, provide depth of excavation/disturbance below grade (in feet*): <i>*Note this includes foundation work</i>
6a. Geology and Soils 	Is the project located within a Landslide Hazard Zone, Liquefaction Zone or on a lot with an average slope of 25% or greater? ----- Area of excavation/disturbance (in square feet): _____ Amount of excavation (in cubic yards): _____	Yes	No	A geotechnical report prepared by a qualified professional must be submitted if one of the following thresholds apply to the project: ● The project involves: ○ excavation of 50 or more cubic yards of soil, or ○ building expansion greater than 500 square feet outside of the existing building footprint. <i>A geotechnical report may also be required for other circumstances as determined by Environmental Planning staff.</i>
6b. Geology and Soils	Does the project involve a lot split located on a slope equal to or greater than 20 percent?	Yes	No	A categorical exemption cannot be issued. Please contact CPC.EPIIntake@sfgov.org, once a Project Application has been submitted.
7. Air Quality 	Would the project add new sensitive receptors (residences, schools, child care facilities, hospitals or senior-care facilities) within an Air Pollutant Exposure Zone?	Yes	No	If yes, submit an Article 38 Compliance application with the Department of Public Health.
8a. Hazardous Materials 	Is the project site located within the Maher area and would it involve ground disturbance of at least 50 cubic yards or a change of use from an industrial use to a residential or institutional use?	Yes	No	If yes, submit a Maher Application Form to the Department of Public Health and submit documentation of Maher enrollment with this Project Application. Certain projects may be eligible for a waiver from the Maher program. For more information, refer to the Department of Public Health's Environmental Health Division. <i>Maher enrollment may also be required for other circumstances as determined by Environmental Planning staff.</i>
8b. Hazardous Materials	Would the project involve work on a site with an existing or former gas station, parking lot, auto repair, dry cleaners, or heavy manufacturing use, or a site with underground storage tanks?	Yes	No	If yes, submit documentation of enrollment in the Maher Program (per above), or a Phase I Environmental Site Assessment prepared by a qualified consultant.

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- b) The information presented is true and correct to the best of my knowledge.
- c) Other information or applications may be required.
- d) I hereby authorize City and County of San Francisco Planning staff to conduct a site visit of this property as part of the City's review of this application, making all portions of the interior and exterior accessible through completion of construction and in response to the monitoring of any condition of approval.
- e) I attest that personally identifiable information (PII) - i.e. social security numbers, driver's license numbers, bank accounts - have not been provided as part of this application. Furthermore, where supplemental information is required by this application, PII has been redacted prior to submittal to the Planning Department. I understand that any information provided to the Planning Department becomes part of the public record and can be made available to the public for review and/or posted to Department websites.

Signature

Name (Printed)

Date

Relationship to Project
(i.e. Owner, Architect, etc.)

Phone

Email

For Department Use Only

Application received by Planning Department:

By: _____

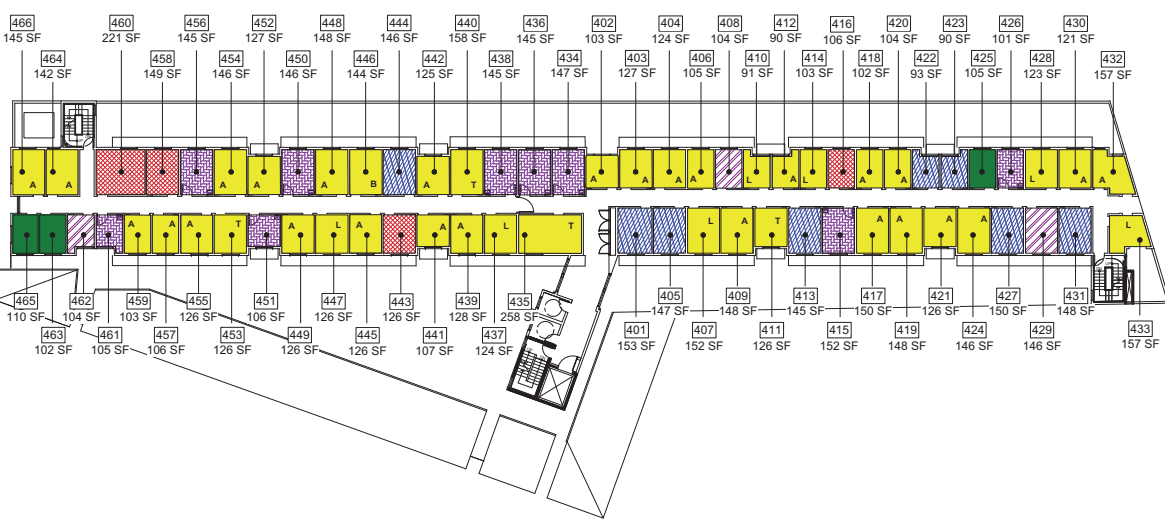
Date: _____

5TH FLOOR	ROOM NO	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	
	AREA (SF)	150	103	127	124	147	105	151	106	161	90	126	92	145	103	151	105	150	102	147	105	124	92	92	146	104	101	149	122	146	112	148	157	157	148	280	144	122	145	128	143	106	127	127	146	127	145	127	149	127	
	SPACE USE	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	ROOM NO	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566																																	
4TH FLOOR	ROOM NO	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	
	AREA (SF)	153	103	127	124	147	105	152	104	148	91	126	90	145	103	152	106	150	100	148	104	126	93	90	146	105	100	147	124	148	122	146	157	157	147	258	145	124	145	128	144	108	127	126	145	126	144	126	148	126	
	SPACE USE	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	ROOM NO	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466																																	
3RD FLOOR	ROOM NO	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	
	AREA (SF)	156	103	126	124	147	105	150	103	151	91	124	90	145	103	153	106	150	100	148	103	124	93	91	146	105	100	147	124	148	122	146	157	157	147	258	145	124	145	128	144	108	127	126	145	126	144	126	148	126	
	SPACE USE	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	ROOM NO	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366																																	
2ND FLOOR	ROOM NO	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	
	AREA (SF)	208	166	166	166	236	262	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147	147		
	SPACE USE	L	T	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A
	ROOM NO	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277																						
1ST FLOOR	ROOM NO	101	102	103	104	105	106	107	108	109	110	111	112	113	114																																				
	AREA (SF)	500	210	123	150	150	215	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150		
	SPACE USE	L	A	B	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
	TOTAL BUILDING SF																								TOTAL 1ST FLOOR SF																										
42,649 SF																								3,651																											
SPACE USE LEGEND		A PDR - ARTS ACTIVITY		B PDR - BUSINESS SERVICE		S PDR - SOCIAL SERVICE		T PDR - TRADE OFFICE		AA ACCESSORY SPACE: ACTIVSPACE OFFICE		3 YR OFFICE		10 YR HEALTH SERVICES		PERM. HEALTH SERVICES		10 YR PERSONAL SERVICES		PERM. PERSONAL SERVICES		MESSAGE																													



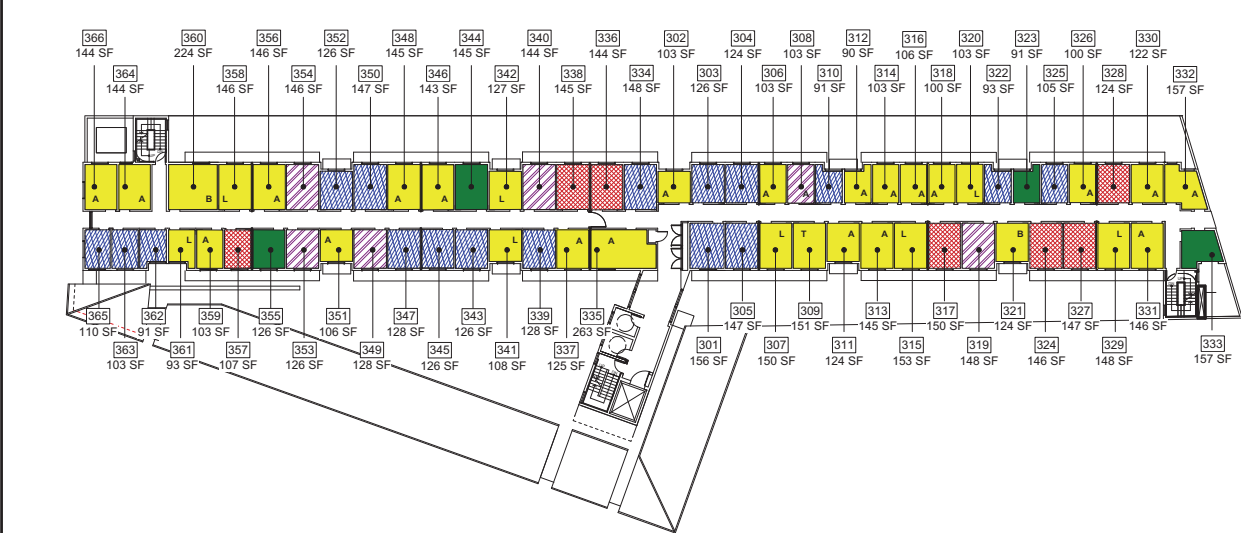
5 FIFTH FLOOR PLAN
NTS

ALL USES



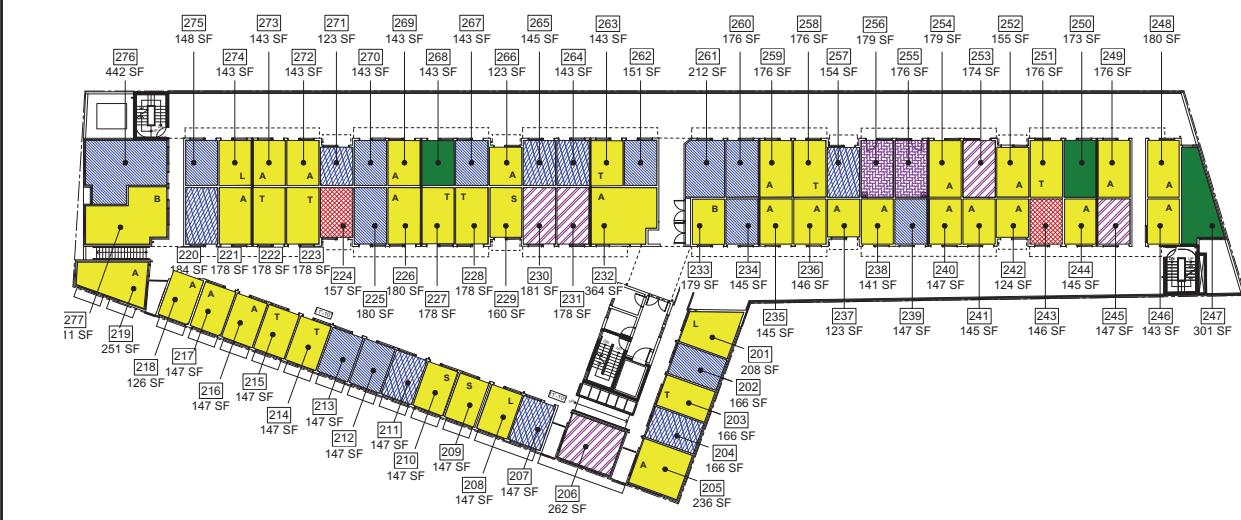
4 FOURTH FLOOR PLAN
NTS

ALL USES



3 THIRD FLOOR PLAN
NTS

ALL USES



2 SECOND FLOOR PLAN
NTS

ALL USES



1 FIRST FLOOR PLAN
NTS

ALL USES

ActivSpace
3150 18th STREET
SAN FRANCISCO, CA
94110

mha
Michael Harris Architecture
135 South Park
San Francisco CA 94107
voice: 415.243.8272
9

ACTIVSPACE
3150 18TH STREET

No. / Date Issue And Revision By
10.3.19
02.27.20 USE SPACE DIAGRAM JK

Prepared By:

Project Name
ACTIVE SPACE - MISSION

Project Number
0506

Sheet Description
USE SPACE
DIAGRAMS
Sheet Number

A 2.1A
ALL USES

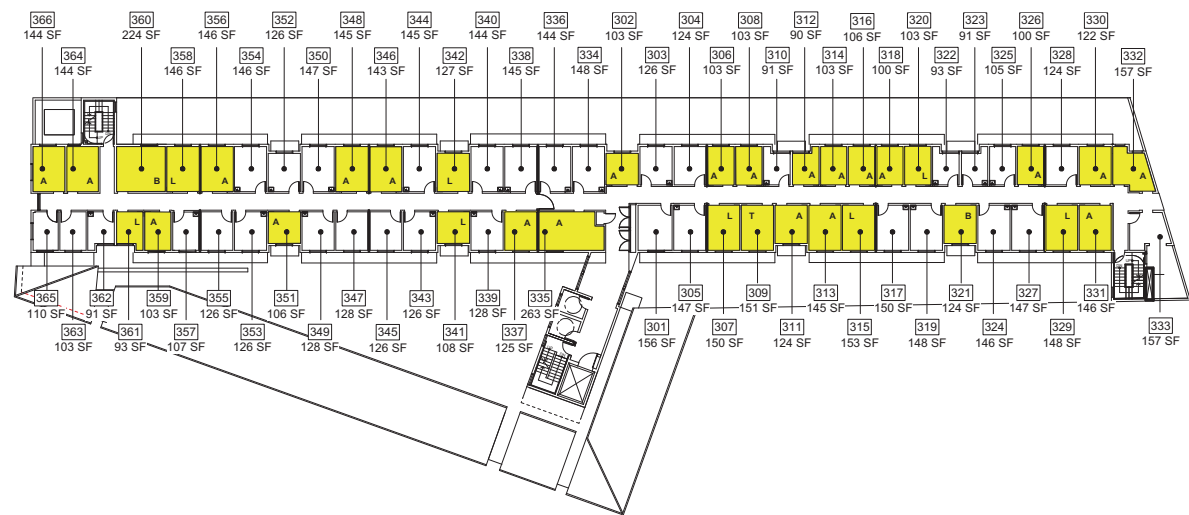
All drawings and written material appearing herein constitute original and unpublished work of the designer and may not be duplicated, used or disclosed without written consent of the designer.

The second floor plan shows a central corridor running horizontally. To the left of the corridor are several rooms, including a large room (564, 144 SF) and a series of smaller rooms (565, 562, 559, 555, 551, 547, 543, 539, 535, 501, 507, 511, 515, 519, 524, 529, 533). To the right of the corridor are more rooms, including a large room (505, 147 SF) and a series of smaller rooms (509, 513, 517, 521, 527, 531, 503, 504, 508, 512, 516, 520, 523, 528, 530, 532). The plan also includes a large open area on the right side, which is divided into several sections by walls and doors. The rooms are color-coded: yellow for rooms with a single 'A' or 'T' label, and light blue for rooms with a single 'L' label. The plan also shows a staircase and a large open area on the right side.

PDR-1-G USES



PDR-1-G USES



PDR-1-G USES



PDR-1-G USES



PDR-1-G USES

No. / Date	Issue And Revision	By
10.3.19		
02.27.20	USE SPACE DIAGRAM	JK

Prepared By:

Project Name

ACTIVE SPACE - MISSION

Project Number

0506

Sheet Description

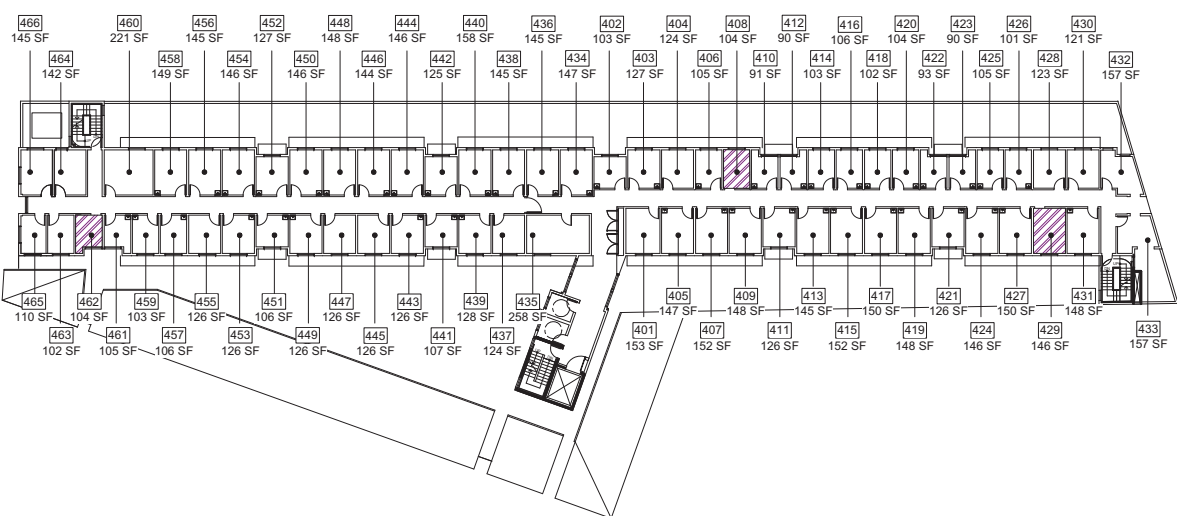
USE SPACE
DIAGRAMS
Sheet Number

A 2.1B
PDR-1-G

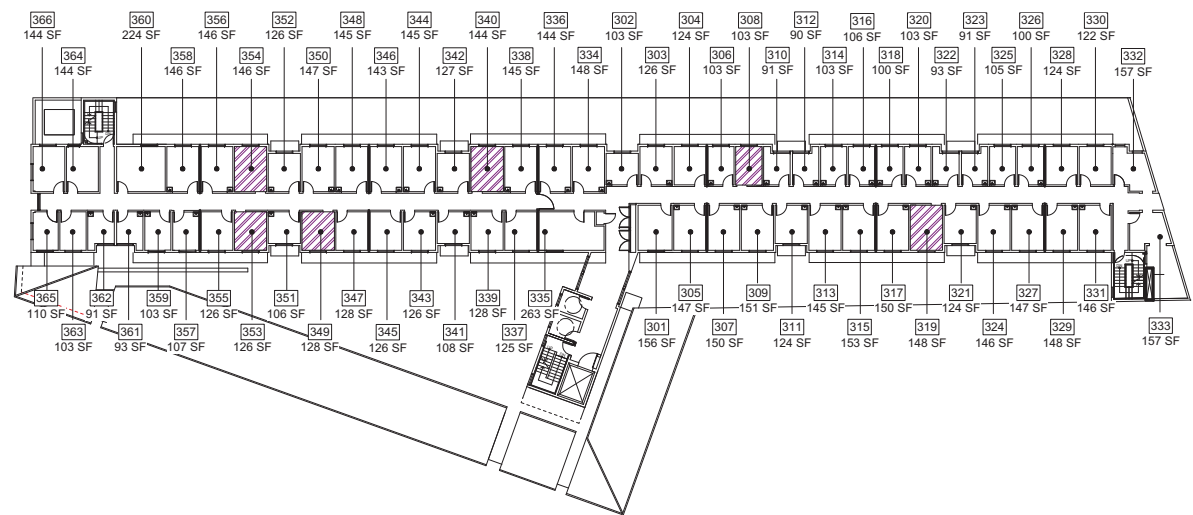
The floor plan shows the second floor of the building. The layout includes a central corridor and various rooms. The rooms are numbered and their square footages are provided. The rooms are arranged in a grid-like pattern, with some rooms having diagonal hatching. The rooms are numbered as follows:

- Top row: 566 (147 SF), 564 (144 SF), 558 (147 SF), 554 (147 SF), 550 (147 SF), 546 (145 SF), 542 (127 SF), 538 (145 SF), 534 (148 SF), 503 (127 SF), 504 (124 SF), 508 (106 SF), 510 (90 SF), 514 (103 SF), 518 (102 SF), 522 (92 SF), 525 (104 SF), 528 (122 SF), 532 (157 SF).
- Second row: 560 (222 SF), 556 (146 SF), 552 (126 SF), 548 (149 SF), 544 (146 SF), 540 (143 SF), 536 (144 SF), 502 (103 SF), 506 (105 SF), 512 (92 SF), 516 (105 SF), 520 (105 SF), 523 (92 SF), 526 (101 SF), 530 (112 SF).
- Third row: 565 (111 SF), 562 (93 SF), 559 (103 SF), 555 (126 SF), 551 (105 SF), 547 (127 SF), 543 (127 SF), 539 (128 SF), 535 (260 SF), 505 (147 SF), 509 (161 SF), 513 (145 SF), 517 (150 SF), 521 (124 SF), 527 (149 SF), 531 (148 SF), 533 (157 SF).
- Bottom row: 563 (103 SF), 561 (93 SF), 557 (105 SF), 553 (126 SF), 549 (127 SF), 545 (127 SF), 541 (106 SF), 537 (122 SF), 501 (150 SF), 507 (151 SF), 511 (126 SF), 515 (151 SF), 519 (147 SF), 524 (146 SF), 529 (146 SF).

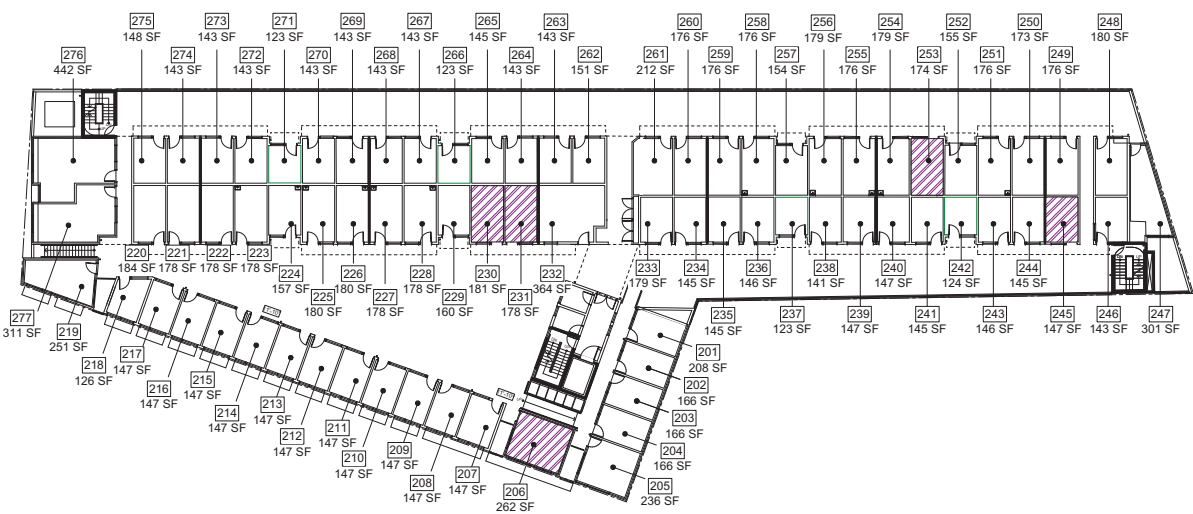
3 YEAR OFFICE



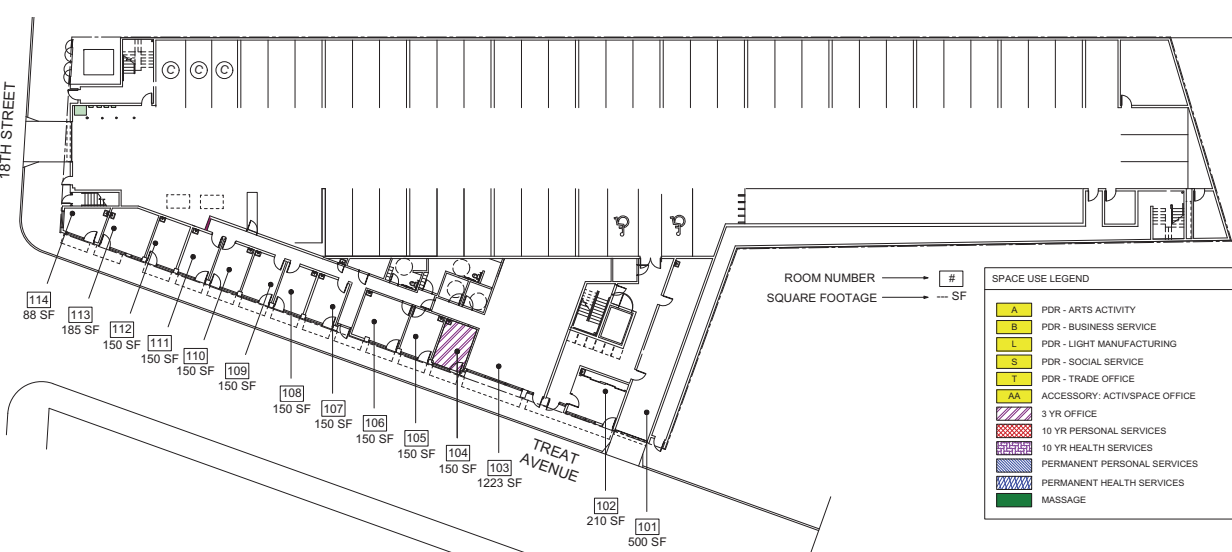
3 YEAR OFFICE



3 YEAR OFFICE



3 YEAR OFFICE

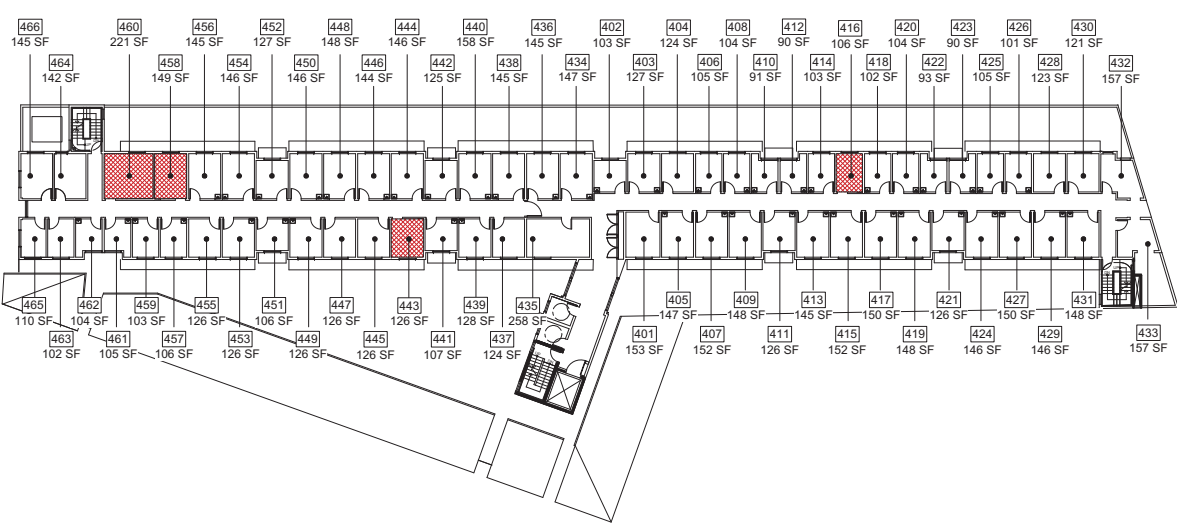


3 YEAR OFFICE

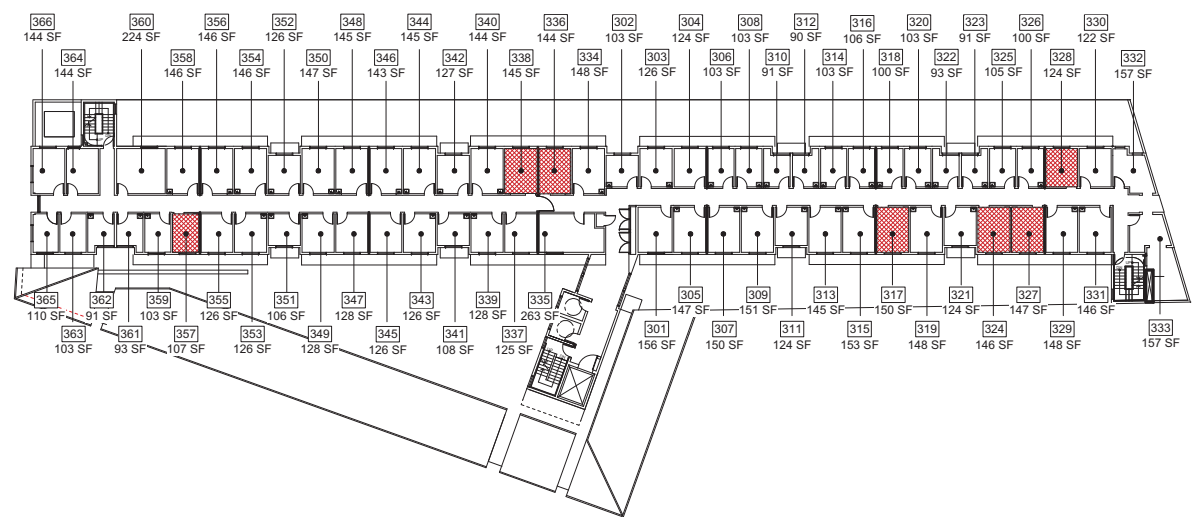
The floor plan shows a symmetrical layout with a central corridor. Rooms are numbered and their square footages are listed. The rooms are arranged in two main wings, with a central corridor connecting them. The rooms are numbered and their square footages are provided for each.

Room Number	Square Footage
566	147 SF
222	222 SF
556	146 SF
552	126 SF
548	149 SF
544	146 SF
540	143 SF
536	144 SF
502	103 SF
504	124 SF
508	106 SF
512	92 SF
516	105 SF
520	105 SF
523	92 SF
526	101 SF
530	112 SF
532	157 SF
564	144 SF
558	147 SF
554	147 SF
550	147 SF
546	145 SF
542	127 SF
538	145 SF
534	148 SF
503	127 SF
506	105 SF
510	90 SF
514	103 SF
518	102 SF
522	92 SF
525	104 SF
528	122 SF
565	111 SF
562	93 SF
559	103 SF
555	126 SF
551	105 SF
547	127 SF
543	127 SF
539	128 SF
535	260 SF
537	122 SF
505	147 SF
509	161 SF
513	145 SF
517	150 SF
521	124 SF
527	149 SF
531	148 SF
533	157 SF
563	103 SF
561	93 SF
557	105 SF
553	126 SF
549	127 SF
545	127 SF
541	106 SF
501	150 SF
507	151 SF
511	126 SF
515	151 SF
519	147 SF
524	146 SF
529	146 SF

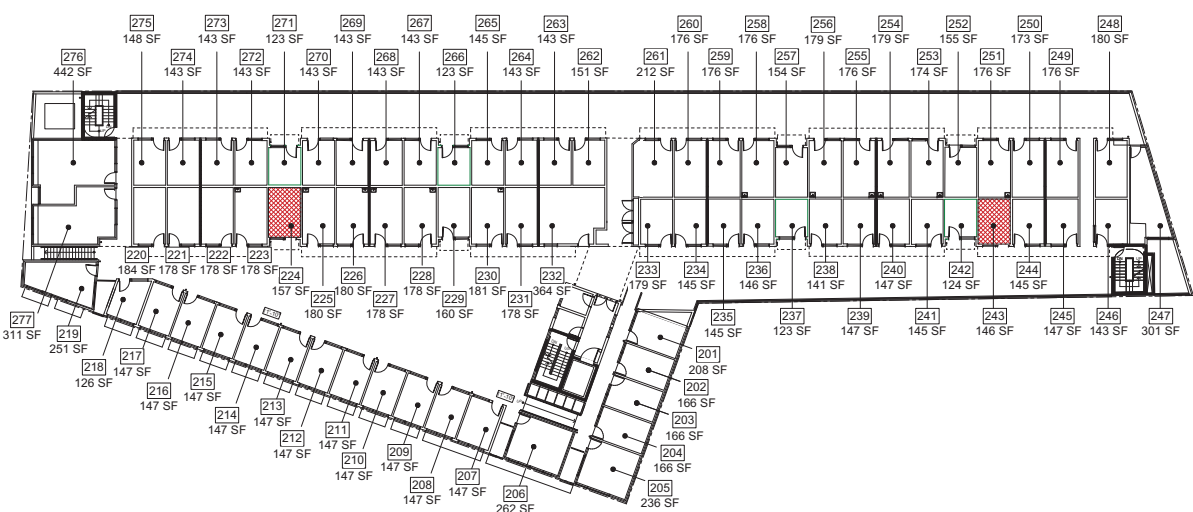
10 YEAR PERSONAL SERVICES



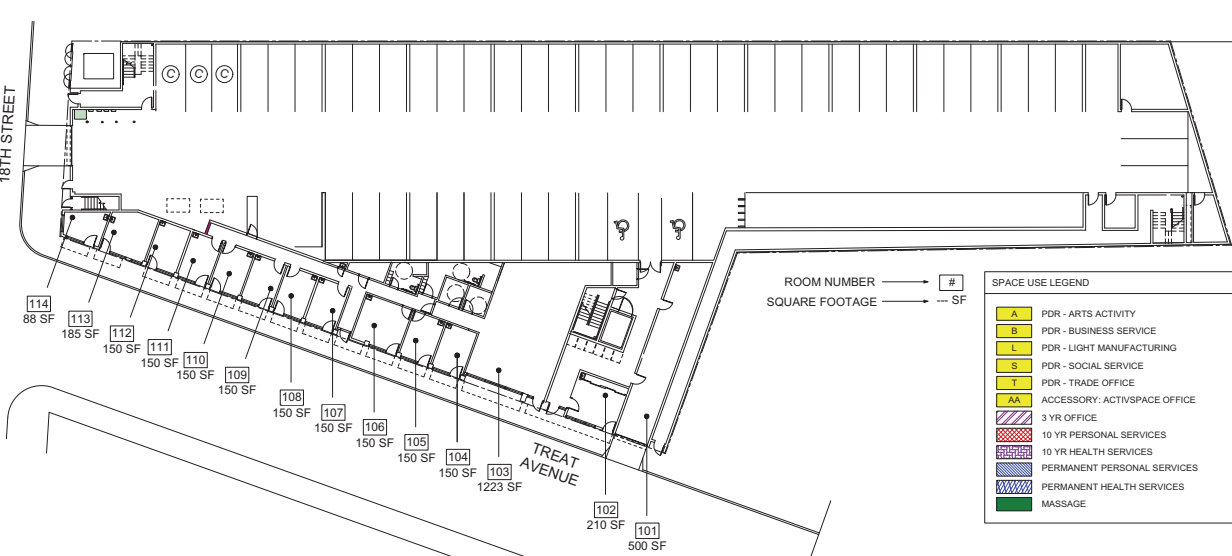
10 YEAR PERSONAL SERVICES



10 YEAR PERSONAL SERVICES



10 YEAR PERSONAL SERVICES



10 YEAR PERSONAL SERVICES

No. / Date	Issue And Revision	By
10.3.19		
02.27.20	USE SPACE DIAGRAM	JK

Prepared By:

Project Name
ACTIVE SPACE - MISSION

Project Number

Sheet Description

USE SPACE
DIAGRAMS

A 2.1D
10 YEAR
PERSONAL

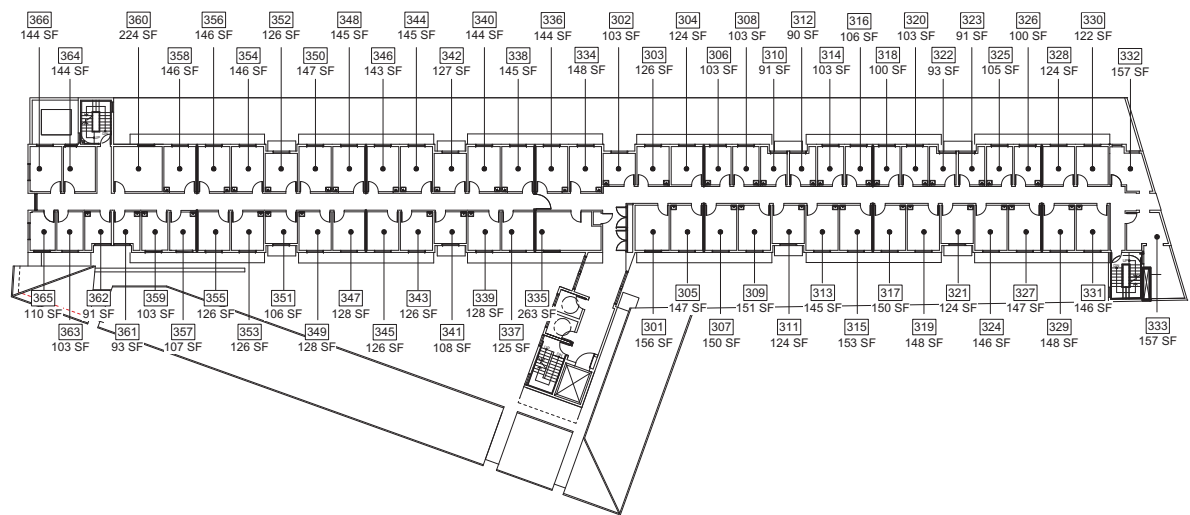
The second floor plan shows a symmetrical layout with a central corridor. Rooms are numbered and their square footages are provided. The plan includes a large open area at the bottom, likely a common area or entrance. The rooms are arranged in a grid-like fashion, with some rooms having multiple entrances or exits. The overall layout is designed for efficient use of space and easy navigation.

Room Number	Square Footage
566	147 SF
222	222 SF
556	146 SF
552	126 SF
548	149 SF
544	146 SF
540	143 SF
536	144 SF
502	103 SF
504	124 SF
508	106 SF
512	92 SF
516	105 SF
520	105 SF
523	92 SF
526	101 SF
530	112 SF
532	157 SF
564	144 SF
558	147 SF
554	147 SF
550	147 SF
546	145 SF
542	127 SF
538	145 SF
534	148 SF
503	127 SF
506	105 SF
510	90 SF
514	103 SF
518	102 SF
522	92 SF
525	104 SF
528	122 SF
565	111 SF
562	93 SF
559	103 SF
555	126 SF
551	105 SF
547	127 SF
543	127 SF
539	128 SF
535	260 SF
505	147 SF
509	161 SF
513	145 SF
517	150 SF
521	124 SF
527	149 SF
531	148 SF
501	150 SF
507	151 SF
511	126 SF
515	151 SF
519	147 SF
524	146 SF
529	146 SF
533	157 SF
563	103 SF
561	93 SF
557	105 SF
553	126 SF
549	127 SF
545	127 SF
541	106 SF
537	122 SF

10 YEAR HEALTH SERVICES



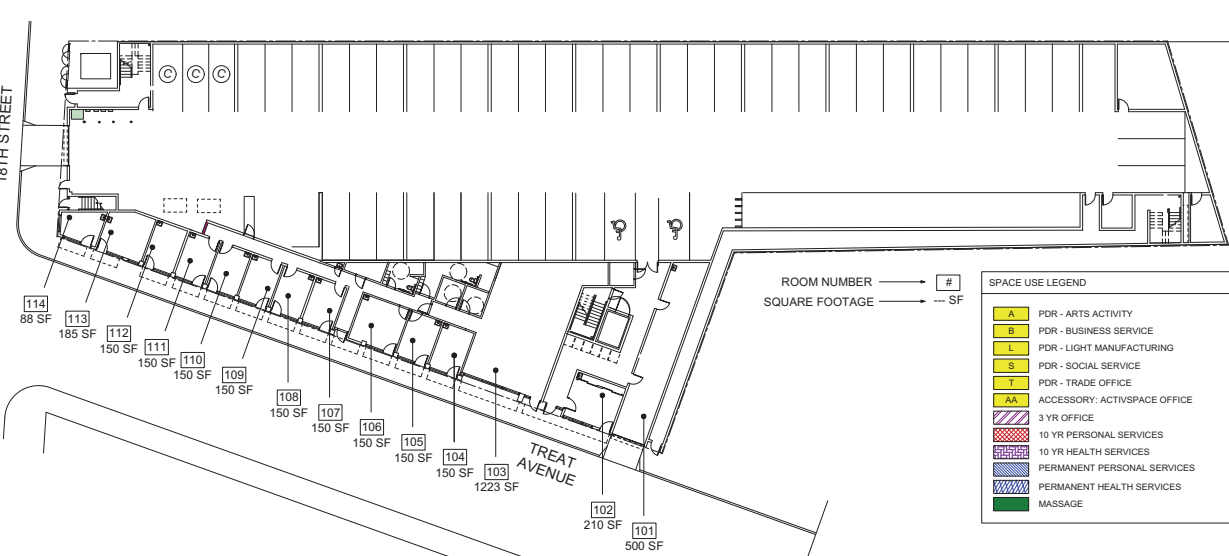
10 YEAR HEALTH SERVICES



10 YEAR HEALTH SERVICES



10 YEAR HEALTH SERVICES

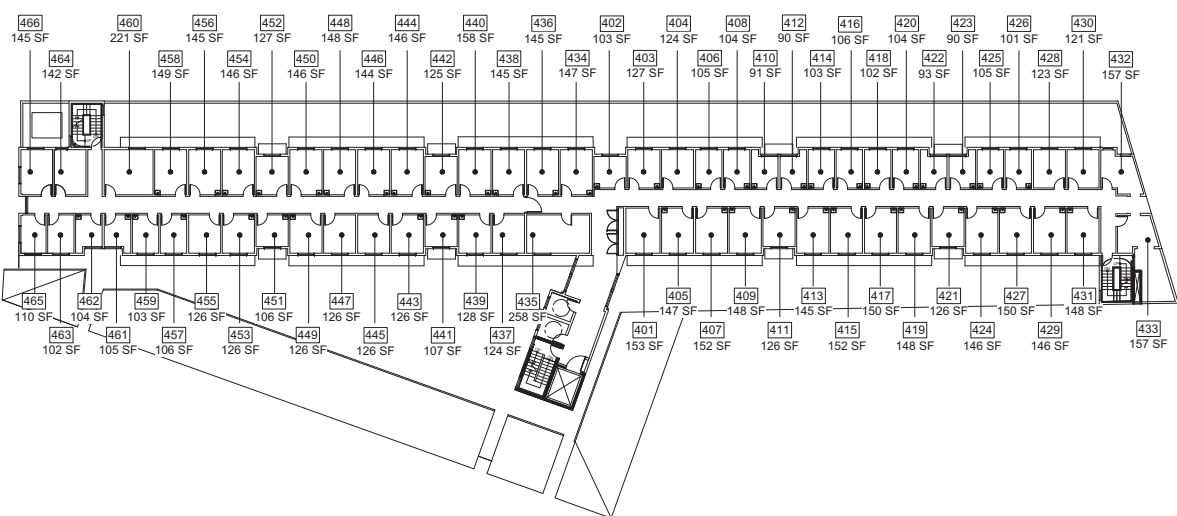


10 YEAR HEALTH SERVICES

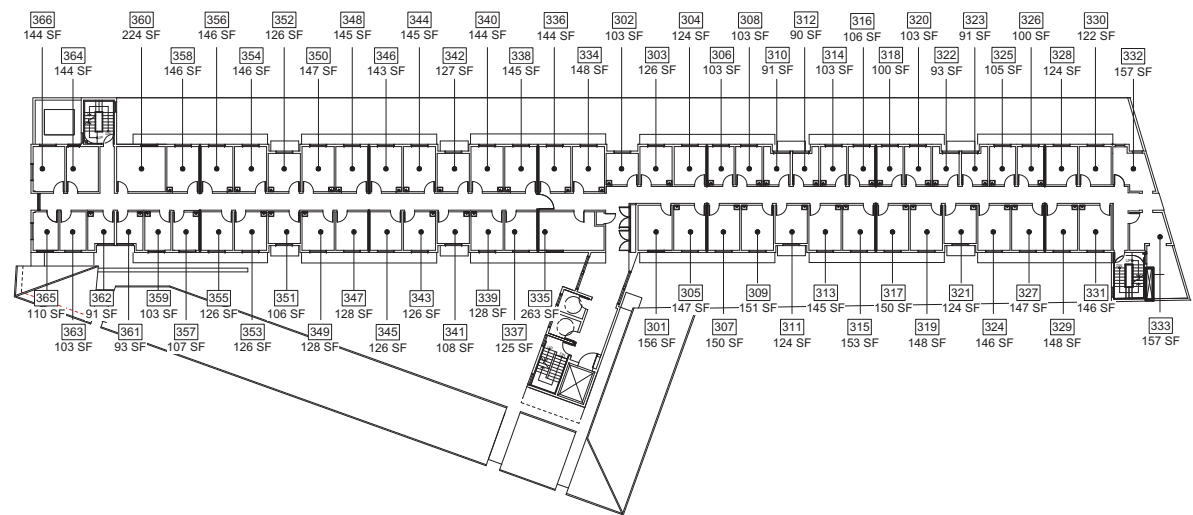
10 YEAR
HEALTH

The second floor plan shows a symmetrical layout with a central corridor. Rooms are numbered and labeled with their square footages. The top row of rooms includes 566 (147 SF), 560 (222 SF), 556 (146 SF), 552 (126 SF), 548 (149 SF), 544 (146 SF), 540 (143 SF), 536 (144 SF), 502 (103 SF), 504 (124 SF), 508 (106 SF), 512 (92 SF), 516 (105 SF), 520 (105 SF), 523 (92 SF), 526 (101 SF), and 530 (112 SF). The bottom row of rooms includes 564 (144 SF), 558 (147 SF), 554 (147 SF), 550 (147 SF), 546 (145 SF), 542 (127 SF), 538 (145 SF), 534 (148 SF), 503 (127 SF), 506 (105 SF), 510 (90 SF), 514 (103 SF), 518 (102 SF), 522 (92 SF), 525 (104 SF), 528 (122 SF), and 532 (157 SF). The central corridor system includes rooms 565 (111 SF), 562 (93 SF), 559 (103 SF), 555 (126 SF), 551 (105 SF), 547 (127 SF), 543 (127 SF), 539 (128 SF), 535 (260 SF), 505 (147 SF), 509 (161 SF), 513 (145 SF), 517 (150 SF), 521 (124 SF), 527 (149 SF), 531 (148 SF), 563 (103 SF), 561 (93 SF), 557 (105 SF), 553 (126 SF), 549 (127 SF), 545 (127 SF), 541 (106 SF), 537 (122 SF), 501 (150 SF), 507 (151 SF), 511 (126 SF), 515 (151 SF), 519 (147 SF), 524 (146 SF), 529 (146 SF), and 533 (157 SF). The plan also shows a central staircase and a large central area.

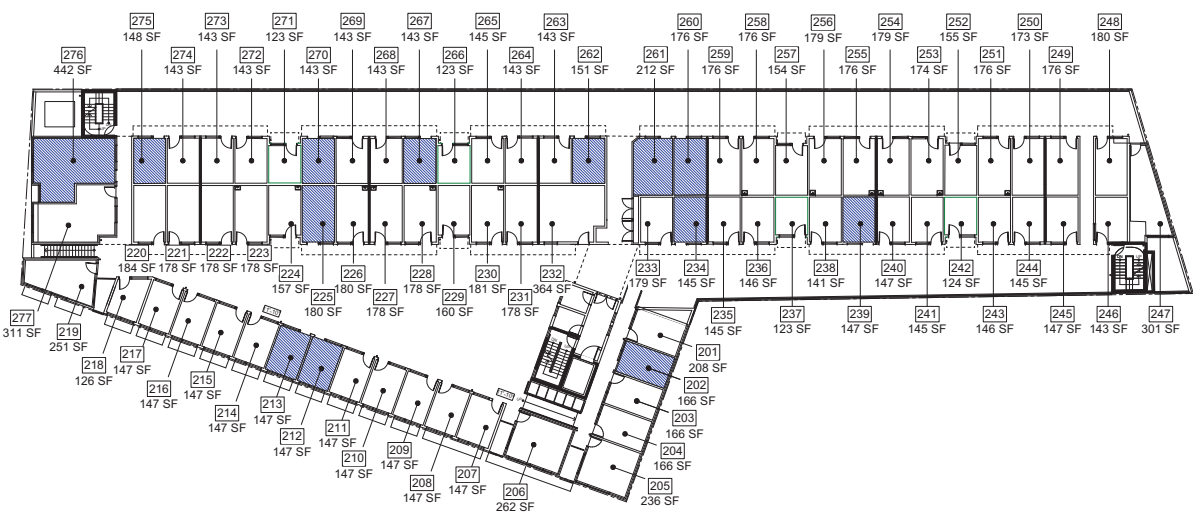
PERMANENT PERSONAL SERVICES



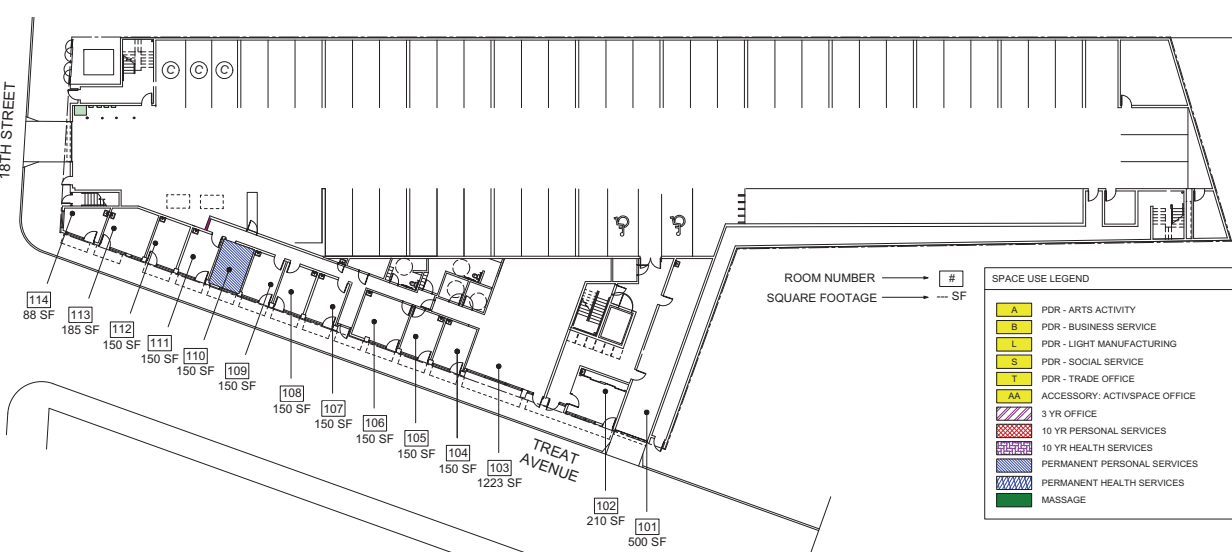
PERMANENT PERSONAL SERVICES



PERMANENT PERSONAL SERVICES



PERMANENT PERSONAL SERVICES



PERMANENT PERSONAL SERVICES

No. / Date	Issue And Revision	By
10.3.19		
02.27.20	USE SPACE DIAGRAM	JK

Prepared By:

Project Name
ACTIVE SPACE - MISSION

Project Number

0506

Sheet Description

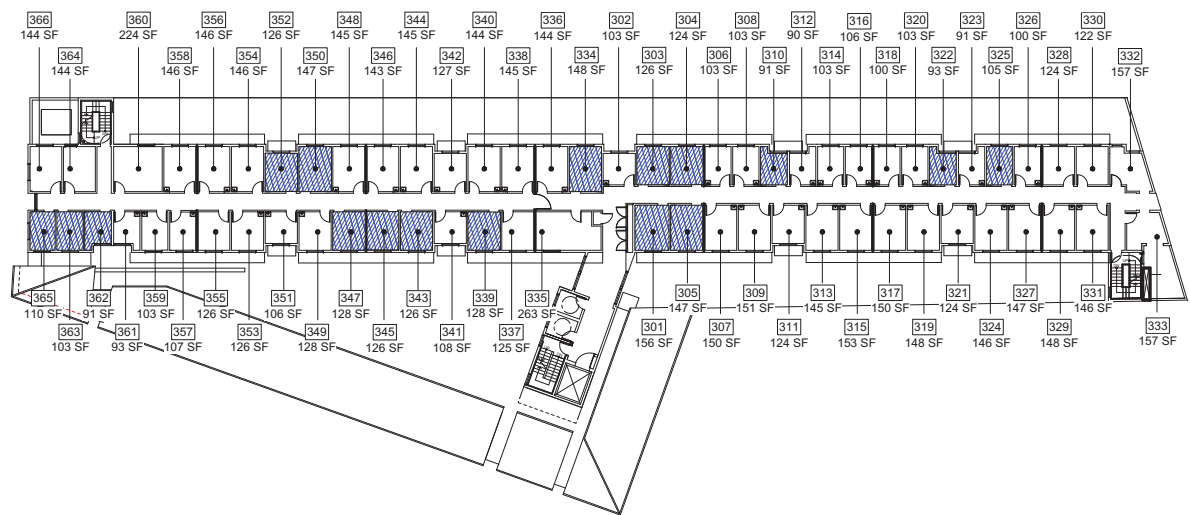
USE SPACE
DIAGRAMS
Sheet Number

A 2.1F
PERMANENT
PERSONAL

PERMANENT HEALTH SERVICES



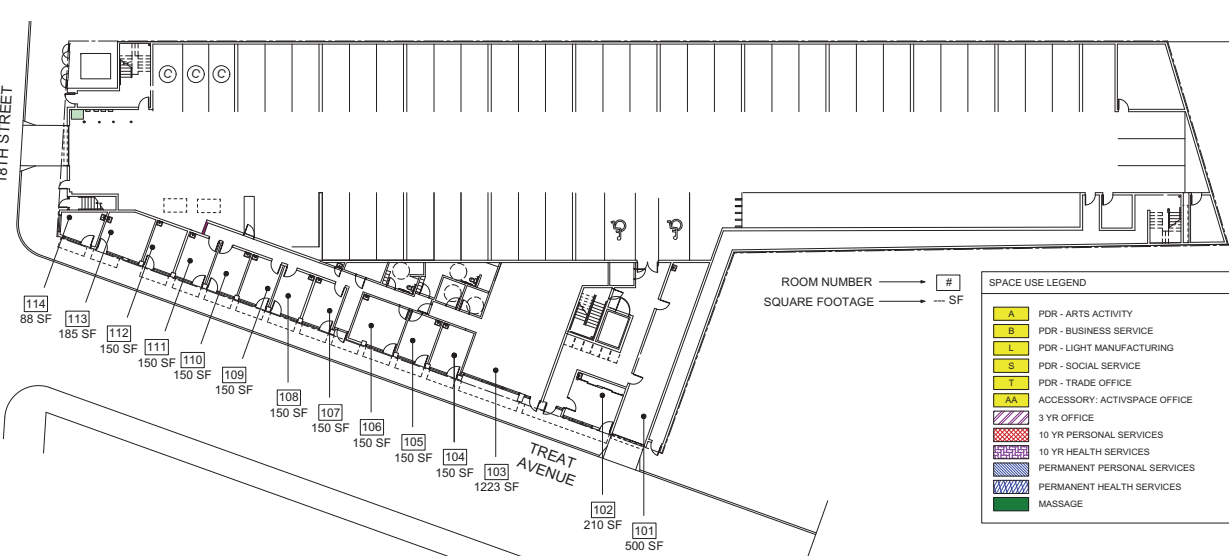
PERMANENT HEALTH SERVICES



PERMANENT HEALTH SERVICES



PERMANENT HEALTH SERVICES



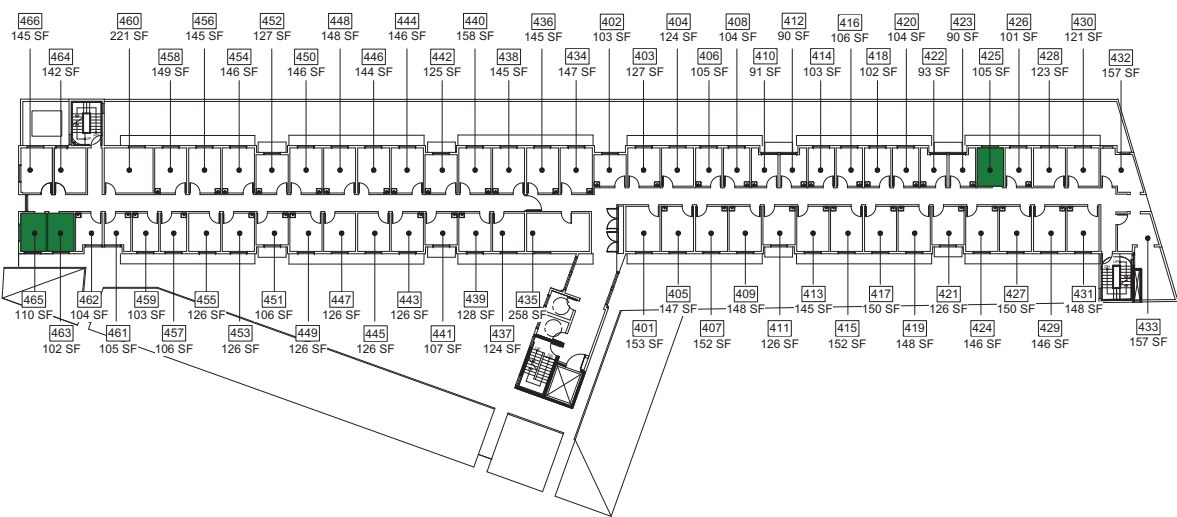
PERMANENT HEALTH SERVICES

Prepared By: _____	
Project Name ACTIVE SPACE - MISSION	
Project Number 0506	
Sheet Description	USE SPACE DIAGRAMS
Sheet Number	

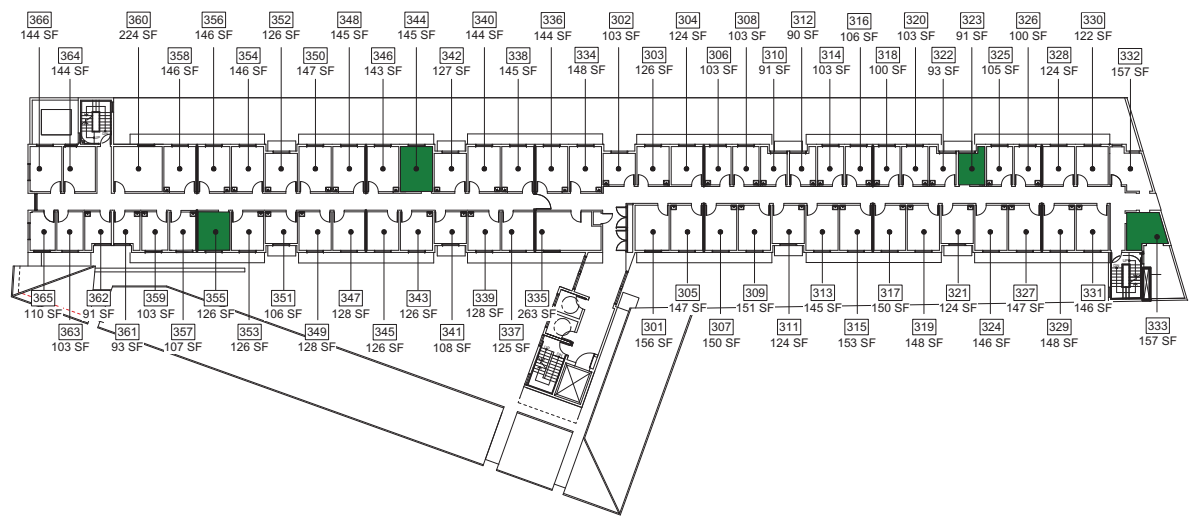
The floor plan shows the second floor of the building, with rooms and their square footages as follows:

- Top row (left to right):
 - 566 (147 SF)
 - 560 (222 SF)
 - 556 (146 SF)
 - 552 (126 SF)
 - 548 (149 SF)
 - 544 (146 SF)
 - 540 (143 SF)
 - 536 (144 SF)
 - 502 (103 SF)
 - 504 (124 SF)
 - 508 (106 SF)
 - 512 (92 SF)
 - 516 (105 SF)
 - 520 (105 SF)
 - 523 (92 SF)
 - 526 (101 SF)
 - 530 (112 SF)
- Second row (left to right):
 - 564 (144 SF)
 - 558 (147 SF)
 - 554 (147 SF)
 - 550 (147 SF)
 - 546 (145 SF)
 - 542 (127 SF)
 - 538 (145 SF)
 - 534 (148 SF)
 - 503 (127 SF)
 - 506 (105 SF)
 - 510 (90 SF)
 - 514 (103 SF)
 - 518 (102 SF)
 - 522 (92 SF)
 - 525 (104 SF)
 - 528 (122 SF)
 - 532 (157 SF)
- Third row (left to right):
 - 565 (111 SF)
 - 562 (93 SF)
 - 559 (103 SF)
 - 555 (126 SF)
 - 551 (105 SF)
 - 547 (127 SF)
 - 543 (127 SF)
 - 539 (128 SF)
 - 535 (260 SF)
 - 505 (147 SF)
 - 509 (161 SF)
 - 513 (145 SF)
 - 517 (150 SF)
 - 521 (124 SF)
 - 527 (149 SF)
 - 531 (148 SF)
- Bottom row (left to right):
 - 563 (103 SF)
 - 561 (93 SF)
 - 557 (105 SF)
 - 553 (126 SF)
 - 549 (127 SF)
 - 545 (127 SF)
 - 541 (106 SF)
 - 537 (122 SF)
 - 501 (150 SF)
 - 507 (151 SF)
 - 511 (126 SF)
 - 515 (151 SF)
 - 519 (147 SF)
 - 524 (146 SF)
 - 529 (146 SF)
 - 533 (157 SF)

MESSAGE



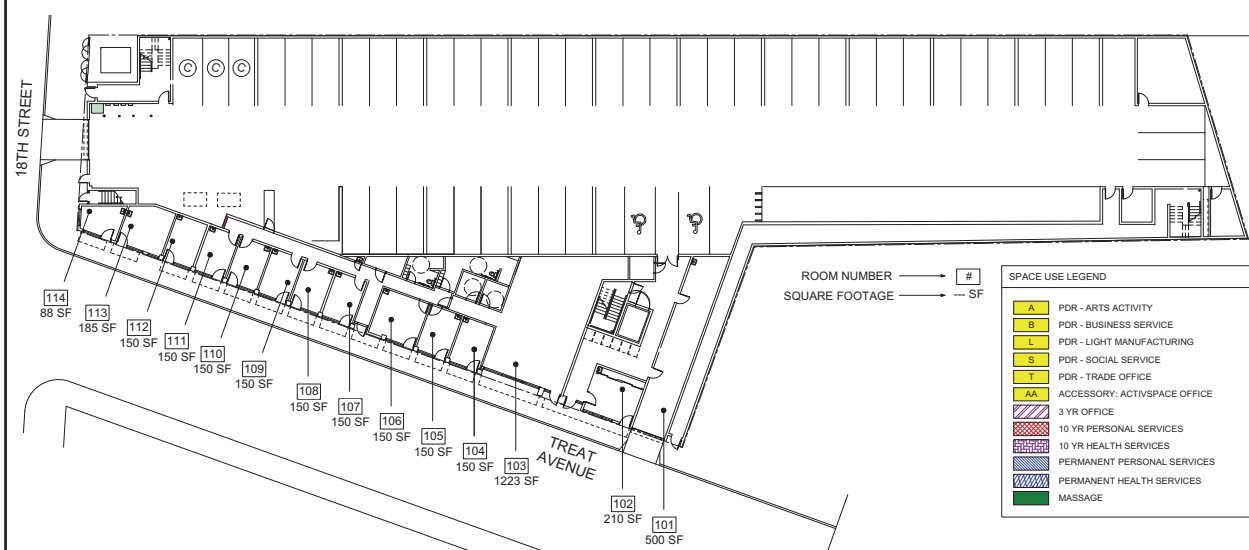
MESSAGE



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