

DSF5 - CUP PACKAGE

250 UTAH AVENUE
SOUTH SAN FRANCISCO, CALIFORNIA 94080
22.0001795.000

PROJECT DIRECTORY

CLIENT

COMPANY: **AMAZON CORPORATE, LLC**
NAME - Zach Marchitto
EMAIL - marchiz@amazon.com
PHONE - (253) 278-2538

ARCHITECTURE

COMPANY - **NELSON**
ADDRESS - 1416 NW 46th St. Suite 105-138
Seattle, WA 98107

REPRESENTATIVE:

NAME - **KIRSTEN JONES**
EMAIL - KJONES@NELSONWWW.COM
PHONE - (206) 408-8515

CIVIL ENGINEERING

COMPANY - **KIMLEY-HORN**
ADDRESS - 401 B St. Suite 600
San Diego, CA 92101

REPRESENTATIVE:

NAME - **BARBARA PEREZ**
EMAIL - BARBARA.PEREZ@KIMLEY-HORN.COM
PHONE - (619) 744-0192

OWNER

COMPANY - **PROLOGIS**
ADDRESS - 3353 GATEWAY BLVD
FREMONT, CA

REPRESENTATIVE:

NAME - **TRAVIS DURFEE**
EMAIL - N/A
PHONE - (775) 229-5470

PROJECT INFORMATION

SITE ADDRESS:

250 UTAH AVENUE, SOUTH SAN FRANCISCO, CALIFORNIA 94080

ZONING CLASSIFICATION:

INDUSTRIAL COMERCIAL

SCOPE OF WORK:

- NO WORK IS PROPOSED, ALL IS TO REMAIN

PROJECT / CODE INFORMATION

APPLICABLE CODES

BUILDING CODE: 2022 CALIFORNIA BUILDING CODE
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE
FIRE CODE: 2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE: 2022 CALIFORNIA BUILDING CODE: SECTION 11B
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE
CONSERVATION CODE: 2022 CALGREEN CODE
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE

BUILDING CODE ANALYSIS

EXISTING USE: WAREHOUSE STORAGE (NO CHANGE IN USE)

MIXED OCCUPANCIES

PRIMARY OCCUPANCY GROUP:
S-1 MODERATE-HAZARD STORAGE
S-2 LOW-HAZARD STORAGE
B BUSINESS

ACCESSORY OCCUPANCY GROUP:
A-2 ASSEMBLY

BUILDING AREA

TOTAL BUILDING GROSS SQUARE FOOTAGE: 301,900 SF
TENANT SPACE GROSS SQUARE FOOTAGE: 118,125 SF
NUMBER OF LEVELS: 1

CONSTRUCTION TYPE

CONSTRUCTION TYPE: II-B
FIRE SPRINKLERED: YES

ZONING INFO

ZONING: AE
LAND USE CODE: WAREHOUSE
LAND USE DESCRIPTION: BUSINESS PARK - INDUSTRIAL COMMERCIAL
PARCEL ID: 015155050 & 015155060

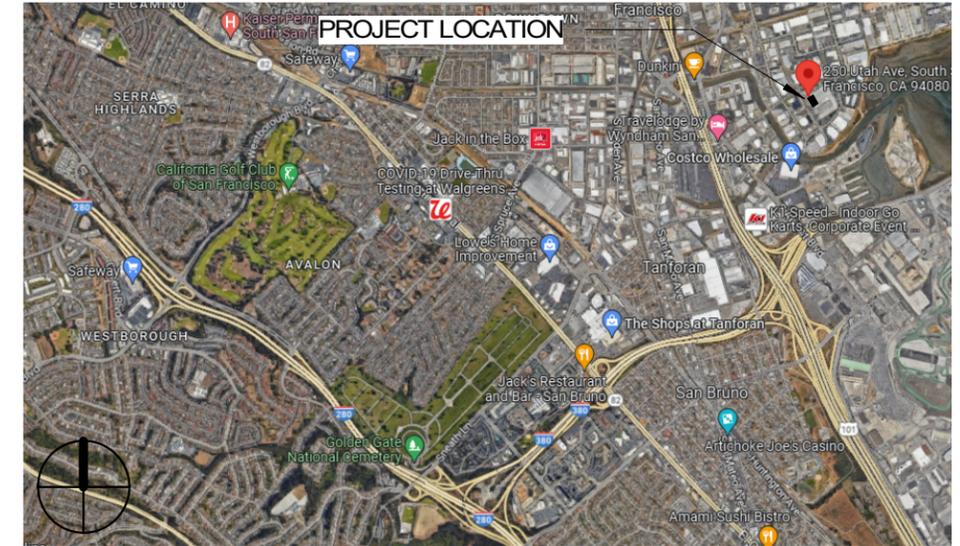
TRAVEL DISTANCE

MAXIMUM TRAVEL DISTANCE: B 300' MAX
MAXIMUM TRAVEL DISTANCE: S-1 400' MAX
MAXIMUM TRAVEL DISTANCE: S-2 400' MAX

DEFERRED SUBMITTALS

FIRE SPRINKLER SYSTEM MODIFICATIONS

VICINITY MAP



MAP FROM: GOOGLE MAPS

| SHEET INDEX. | |
|----------------|---------------------|
| NUM | TITLE |
| G0.1 | COVER SHEET. |
| 01- GENERAL: 1 | |
| 1 OF 2 | SITE PLAN |
| 2 OF 2 | LANDSCAPE |
| 02 - CIVIL: 2 | |
| A0.1 | FLOOR PLAN |
| A0.2 | BUILDING ELEVATIONS |
| A0.3 | SITE PHOTOS |

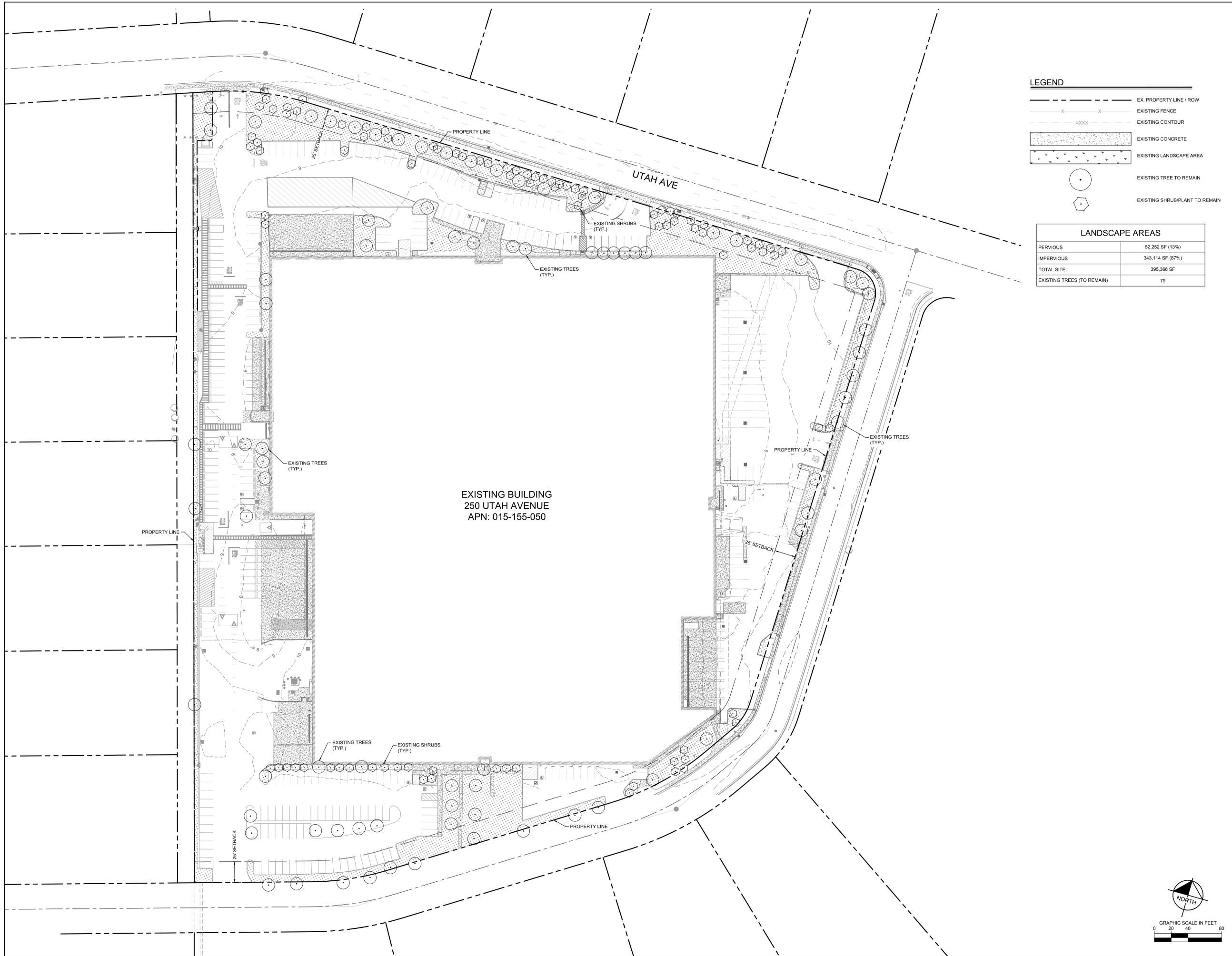
03 - ARCHITECTURAL: 3

Grand total: 6

G0.1
1 SHEET OF 6

COVER SHEET.
250 UTAH AVE. SOUTH SAN FRANCISCO,
CALIFORNIA 94080

NELSON



LEGEND

- EX. PROPERTY LINE / ROW
- EXISTING FENCE
- EXISTING CONTOUR
- EXISTING CONCRETE
- EXISTING LANDSCAPE AREA
- EXISTING TREE TO REMAIN
- EXISTING SHRUB/PLANT TO REMAIN

| LANDSCAPE AREAS | |
|----------------------------|------------------|
| PERVIOUS | 52,252 SF (13%) |
| IMPERVIOUS | 343,114 SF (87%) |
| TOTAL SITE: | 395,366 SF |
| EXISTING TREES (TO REMAIN) | 79 |

ARCHITECT
NELSON
 Nelco Architecture, Inc.
 1200 5TH AVE. #1300
 SEATTLE, WA 98101
 Phone: (206) 408-8500
 WWW.NELSONWORLDWIDE.COM

CONSULTANT
Kimley»Horn
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 401 B STREET, STE 600
 SAN DIEGO, CA 92101
 619-234-9411
 www.kimley-horn.com

CLIENT

PROJECT NAME

ISSUES & REVISION LIST

COVID-19 NOTICE
 SOME GUIDANCE PROVIDED BY OWNER/OCCUPANT, HAS BEEN INCORPORATED INTO THESE PLANS. NOT ALL SPACES WITHIN THE BUILDING OR SITE HAVE BEEN REDESIGNED WITH THE WORLD HEALTH ORGANIZATION AND CENTERS FOR DISEASE CONTROL GUIDELINES IN MIND. WITHOUT LIMITATION, THESE PLANS DO NOT CONSIDER ALL PROTECTED FEATURES WHICH TO COVID-19, INCLUDING BUT NOT LIMITED TO SOCIAL DISTANCE, INDOOR AIR QUALITY, AIR VENT LOCATION, AND USE AND QUALITY OF PERSONAL PROTECTION EQUIPMENT. NELSON MAKES NO GUARANTEES OR WARRANTIES, EXPRESS OR IMPLIED, REGARDING THE EFFECTIVE ABILITY OF THESE PLANS TO PREVENT ONSET OF COVID-19.

STAMP

9/6/2023
 ENGINEER DATE

TEAM
 Project Manager: BP Reviewed By: BP
 Drawn By: JC Approved By: BP

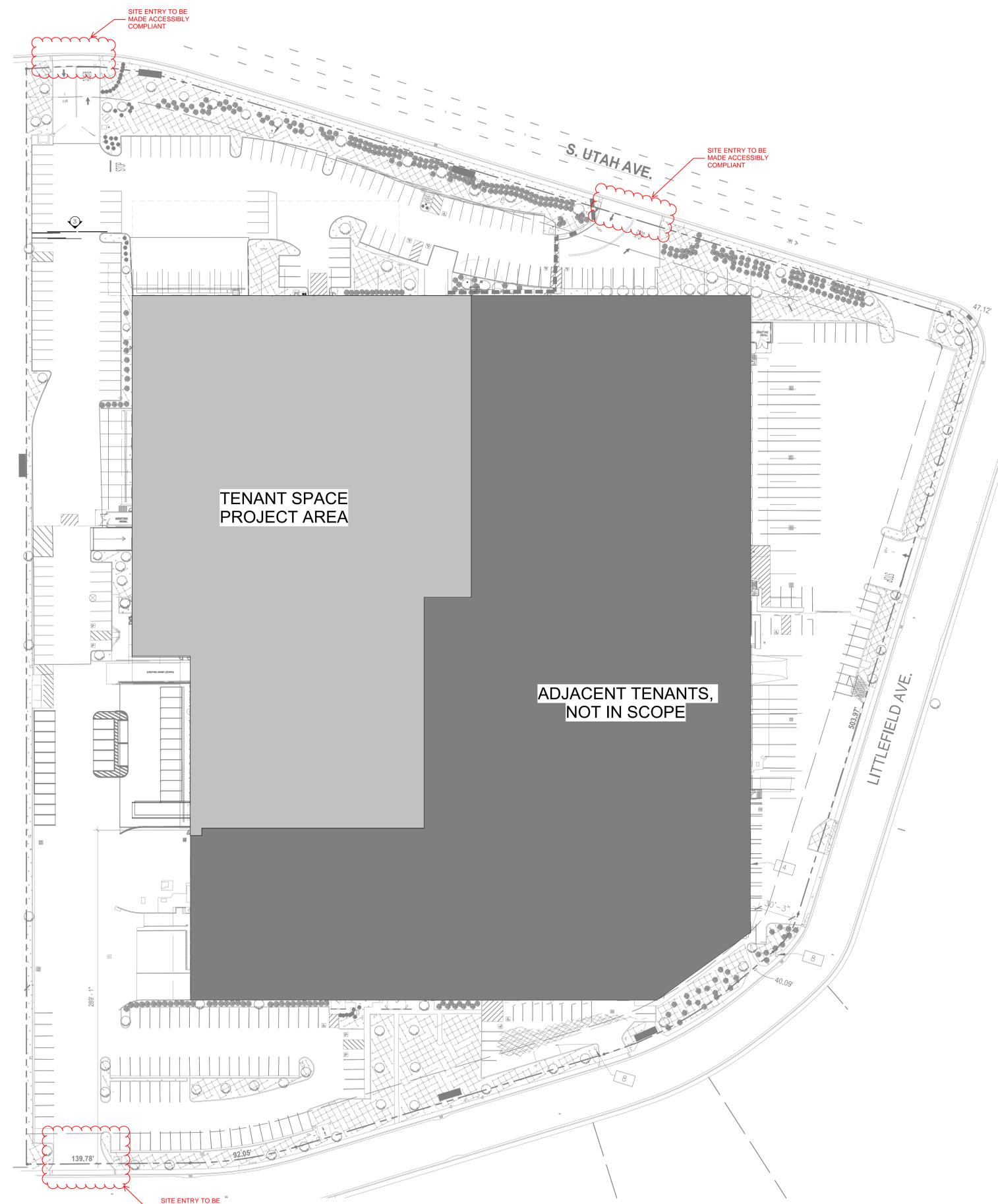
PROJECT INFO
 Project No:
 Project Name:
 Project Status:

LANDSCAPE PLAN

SHEET NUMBER
L1.0

PLANSET DATE: 9/6/2023

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EXISTING SITE PLAN (FOR REFERENCE ONLY)
 1" = 40'-0"

LEGENDS - EXISTING & PROPOSED

- (E) CONSTRUCTION TO REMAIN
- (N) CONTRUCTION
- NOTES:
1. NO DEMOLITION PROPOSED

LEGENDS - EXISTING & DEMOLITION

- (E) CONSTRUCTION TO REMAIN
- (E) CONTRUCTION TO BE REMOVED
- DOOR TYPE TAG

ARCHITECT
NELSON
 Nelco Architecture, Inc.
 1200 Fifth Ave., Suite 1300
 Seattle, WA. 98101
 Phone: (206) 408-8500
 WWW.NELSONWORLDWIDE.COM

CONSULTANT
 [Blank space for consultant information]

PROJECT NAME
DSF5 - TENANT IMPROVEMENTS
 250 UTAH AVE. SOUTH SAN FRANCISCO, CALIFORNIA 94080

ISSUES & REVISION LIST

| DESCRIPTION | Δ | DATE |
|-------------|---|------|
| | | |

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STAMP
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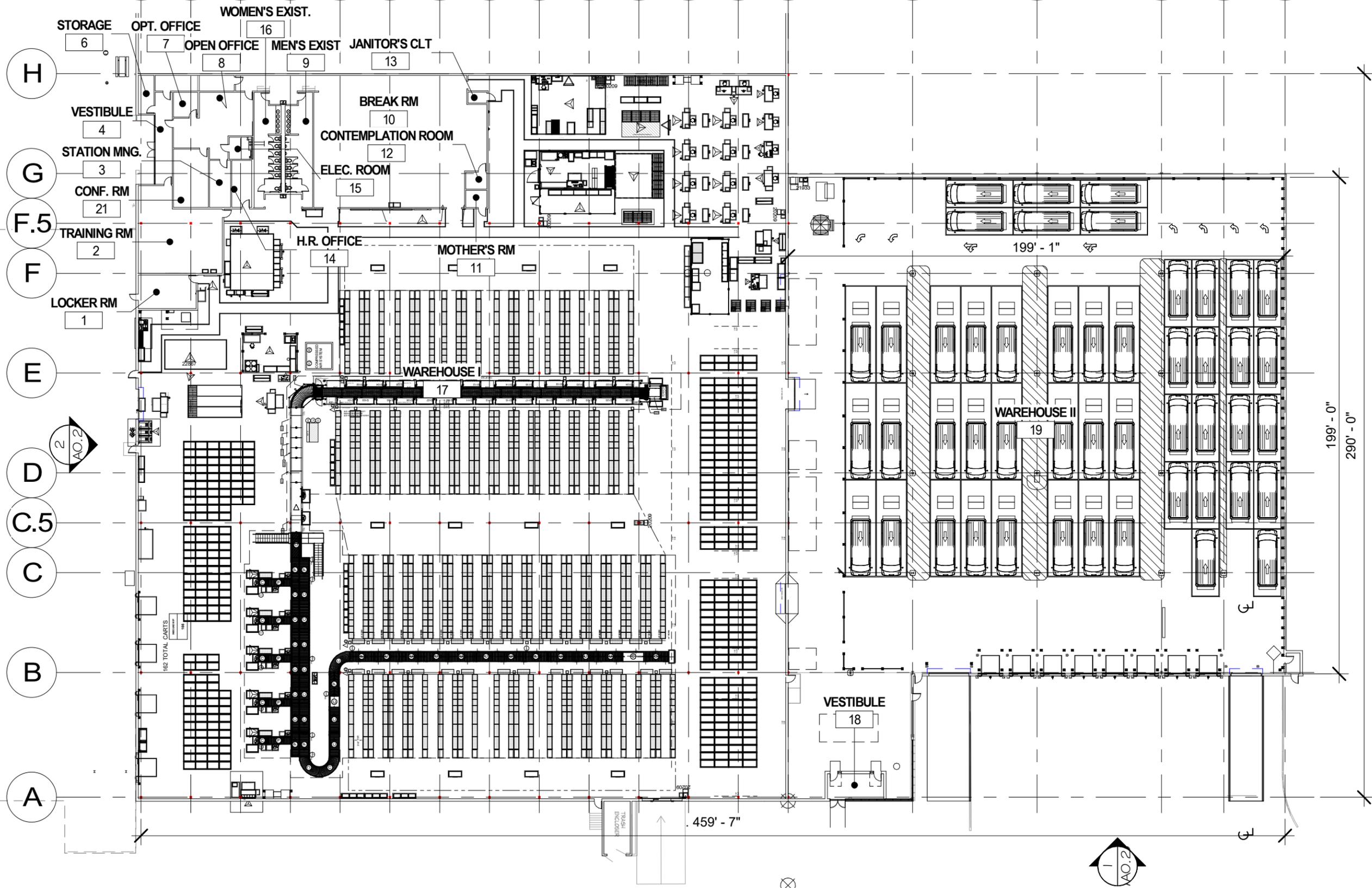
TEAM
 Project Manager: [Blank] / Checked By: [Blank]
 Drawn By: Author / Approved By: Approver

PROJECT INFO
 Project No: 22.0001795.000
 Project Name: DSF5 - TENANT IMPROVEMENTS
 Project Status: I.F.P.

SHEET NAME
SITE PLAN

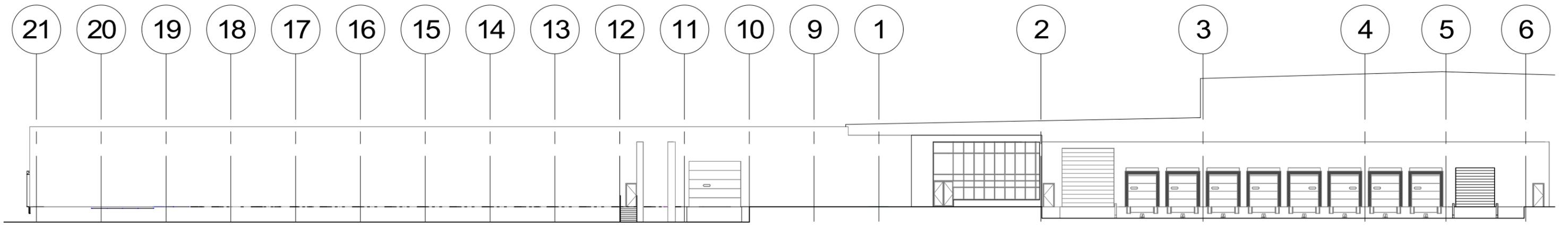
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A0.00

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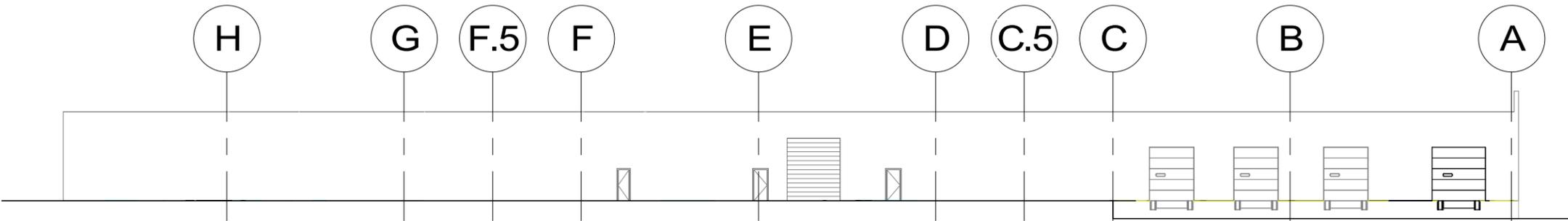



FLOOR PLAN
 1" = 40'-0"

A0.1
 3 SHEET OF 6



① EXT. WEST SIDE ELEVATION
1" = 30'-0"



② EXT. NORTH SIDE ELEVATION
1" = 30'-0"



PHOTO: WEST ELEVATION



PHOTO: NORTH ELEVATION



PHOTO: SOUTH ELEVATION



PHOTO: EAST ELEVATION

DFA5 - CUP PERMIT

400 LITTLEFIELD AVENUE
SOUTH SAN FRANCISCO, CA 94080
09/28/23

PROJECT DIRECTORY:

PROJECT ADDRESS:

DFA5 AMAZON S. SAN FRANCISCO
400 - 438 LITTLEFIELD AVE.
SOUTH SAN FRANCISCO CA. 94080

CLIENT:

AMAZON CORPORATE, LLC
CONTACT: ZACH MARCHITTO
MARCHIZ@AMAZON.COM
(253) 278-2538

LANDLORD:

STARK INVESTMENT COMPANY LP
CHARLES KLINE MGT. INC.
151 CALLAN AVE. STE 213
SAN LEANDRO CA. 94577
CONTACT: CHARLES KLINE
510-895-8110

ARCHITECT:

NELSON WORLDWIDE
1416 NW 46TH ST. SUITE 105-138
SEATTLE, WA 98107
CONTACT: KIRSTEN JONES
(206) 408-8515

CIVIL ENGINEER:

KIMLEY-HORN
401 B St. SUITE 600
SAN DIEGO, CA 92101
CONTACT: BARBARA PEREZ
BARBARA.PEREZ@KIMLEY-HORN.COM
619-744-0192

PROJECT INFORMATION:

PROJECT ADDRESS:

400 - 438 LITTLEFIELD AVE. SOUTH SAN FRANCISCO CA. 94080

ZONING CLASSIFICATION:

MIX INDUSTRIAL (MI) ZONE

SCOPE OF WORK:

NO WORK IS PROPOSED, ALL IS TO REMAIN

PROJECT / CODE INFORMATION

BUILDING INFORMATION:

APPLICABLE CODES:

BUILDING CODE: 2022 CALIFORNIA BUILDING CODE & JURISDICTIONAL AMENDMENTS
MECHANICAL CODE: 2022 CALIFORNIA MECHANICAL CODE & JURISDICTIONAL AMENDMENTS
PLUMBING CODE: 2022 CALIFORNIA PLUMBING CODE & JURISDICTIONAL AMENDMENTS
FIRE CODE: 2022 CALIFORNIA FIRE CODE & JURISDICTIONAL AMENDMENTS
ACCESSIBILITY CODE: 2022 CALIFORNIA BUILDING CODE: SECTION 11B & JURISDICTIONAL AMENDMENTS
ENERGY CODE: 2022 CALIFORNIA ENERGY CODE & JURISDICTIONAL AMENDMENTS
CONSERVATION CODE: 2022 CALGREEN CODE & JURISDICTIONAL AMENDMENTS
ELECTRICAL CODE: 2022 CALIFORNIA ELECTRICAL CODE & JURISDICTIONAL AMENDMENTS
SOUTH SAN FRANCISCO MUNICIPAL CODE

BUILDING CODE ANALYSIS:

TENANT OCCUPANCY: S-1, MODERATE-HAZARD STORAGE (PRIMARY) SECTION 311.2
B, BUSINESS (ACCESSORY) SECTION 304.1
A-3, ASSEMBLY (ACCESSORY) SECTION 303.1
NUMBER OF LEVELS: 1
PROPOSED USE: FREIGHT / TRUCK TERMINALS AND WAREHOUSE STORAGE (NO CHANGE IN USE)

TOTAL LOT AREA: APPROX. 226,960 SQ. FT.
LEASE AREA: 166,640 SQ. FT.
OCCUPANT LOAD: 429 OCCUPANTS
OFFICE (B) 700 SQ. FT. / 100 = 7
RESTROOMS/JANITORS (ACCESSORY TO B) 438 SQ. FT. / 0 = 0
WAREHOUSE (S-1) 163,910 SQ. FT. / 500 = 328
BREAK ROOM (A-3) 1,170 SQ. FT. / 15 = 78
LOCKER RM (ACCESSORY TO B) 166 SQ. FT. / 50 = 3
OPEN WORKROOM (ACCESSORY TO B) 256 SQ. FT. / 20 = 13

EGRESS REQUIREMENTS:

OFFICE (B) 2 REQUIRED, 2 PROVIDED
WAREHOUSE (S-1) 7 REQUIRED, 7 PROVIDED
BREAK ROOM (A-3) 2 REQUIRED, 2 PROVIDED

REQUIRED EXIT WIDTH:

OFFICE 0.2 X 23 = 5" (72" PROVIDED)
WAREHOUSE 0.2 X 328 = 66" (252" PROVIDED)
BREAK ROOM 0.2 X 78 = 16" (72" PROVIDED)

SPRINKLED: YES, FULLY SPRINKLED ESFR SYSTEM

FIRE ALARM: YES

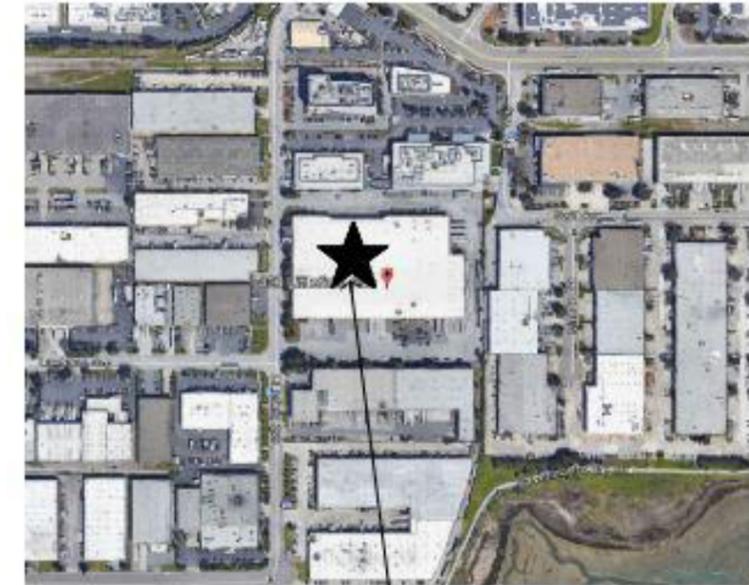
CONSTRUCTION TYPE: III-B

ALLOWABLE TRAVEL DISTANCE - TABLE 1017.2

WAREHOUSE: 250'-0" : 400'-0" WITH ESFR SPRINKLER SYSTEM

BUSINESS: 300'-0"

VICINITY MAP:



DFA5
SOUTH SAN FRANCISCO, CA.

SHEET INDEX

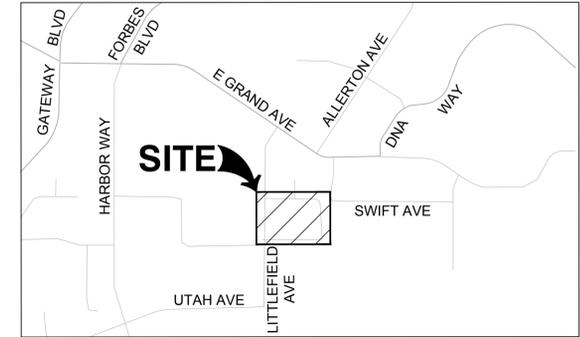
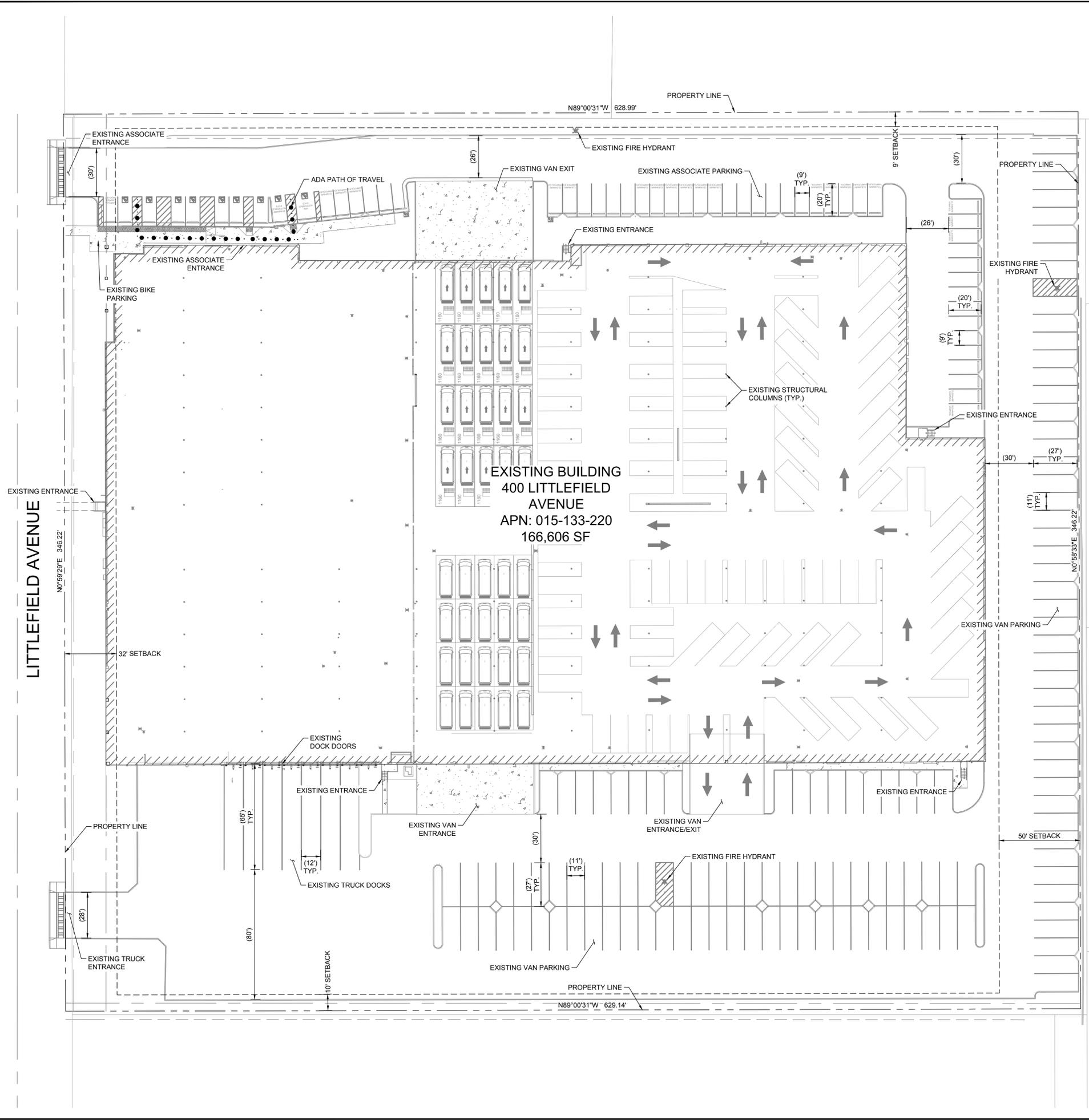
| NUMBER | NAME |
|--------------------|---------------------|
| 01 - GENERAL | |
| G-00 | COVER SHEET |
| 02 - CIVIL | |
| 1 OF 2 | SITE CONCEPT |
| 2 OF 2 | LANDSCAPE PLANS |
| 03 - ARCHITECTURAL | |
| A-01 | CUP FLOOR PLAN |
| A-02 | BUILDING ELEVATIONS |
| A-03 | PHOTO SURVEY |
| Grand total: 6 | |

G-00
SHEET 1 OF 6

COVER SHEET

NELSON

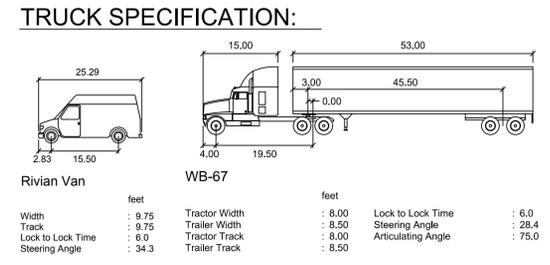
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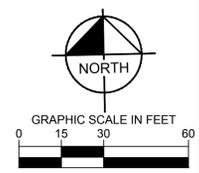
VICINITY MAP
NOT TO SCALE

PROJECT SCOPE:
NO PROPOSED SITE IMPROVEMENTS. EXISTING IMPROVEMENT PLAN SHOWN FOR REFERENCE ONLY AS PART OF CONDITIONAL USE PERMIT FOR THE APPROVAL OF AN OFF-SITE PARKING LOT.

LOT COVERAGE:
SITE AREA: 348,483 SF
BUILDING AREA: 166,891 SF (48% OF SITE AREA)



- NOTES:**
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.
 - THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
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NOT FOR CONSTRUCTION

| No. | REVISIONS | DATE | BY |
|-----|-----------|------|----|
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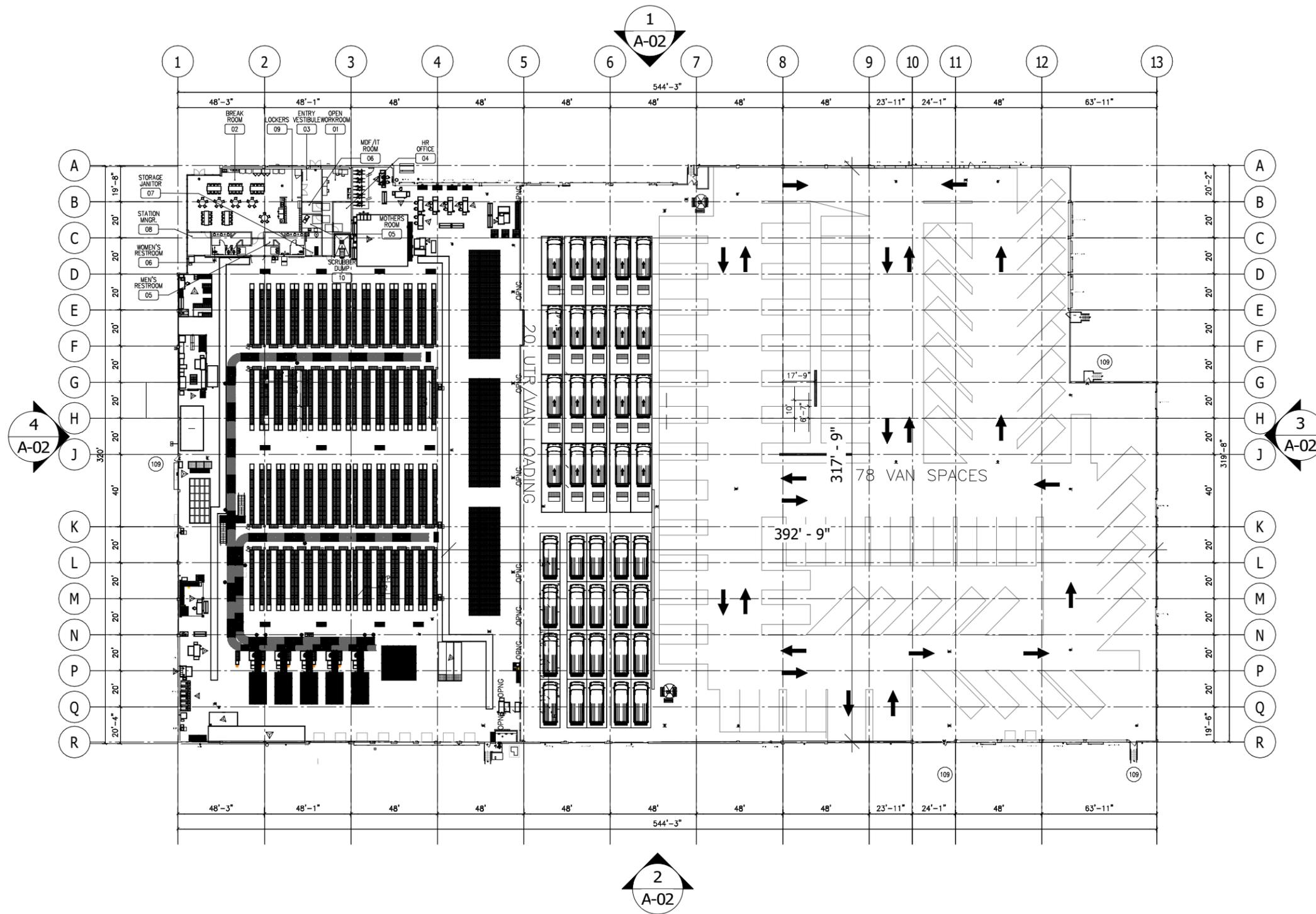
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 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

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| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
|-------------|------------|----------|-------------|----------|------------|
| DFAS | 10/31/2023 | AS SHOWN | N/A | N/A | BP |

DFAS

SOUTH SAN FRANCISCO CA
SITE CONCEPT
400 LITTLEFIELD AVE
 SHEET NUMBER
1 OF 2

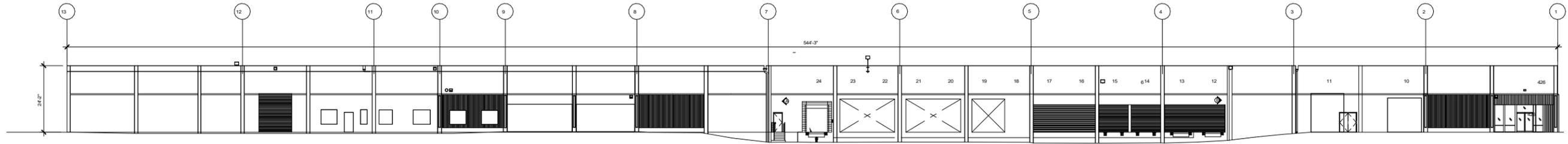


CUP FLOOR PLAN

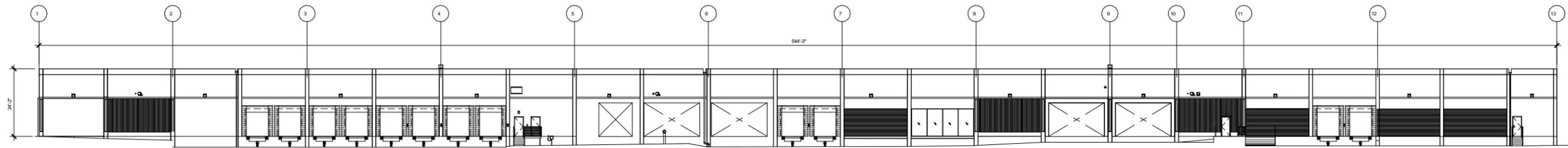
SCALE: 1/64" = 1'-0"

A-01
SHEET 4 OF 6

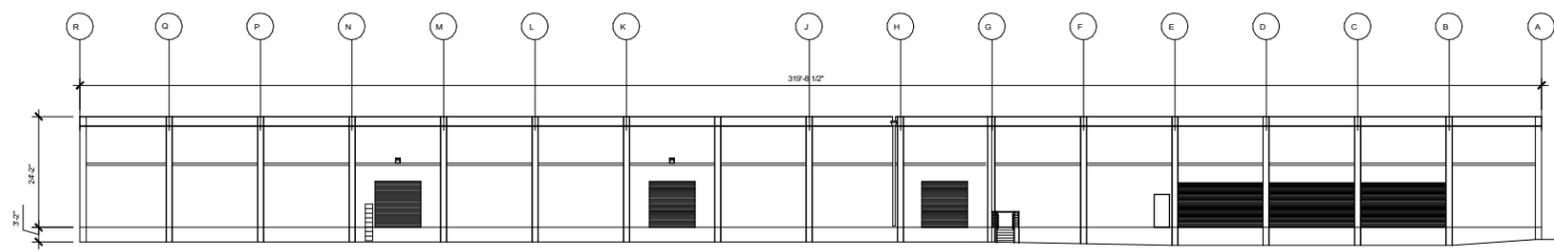




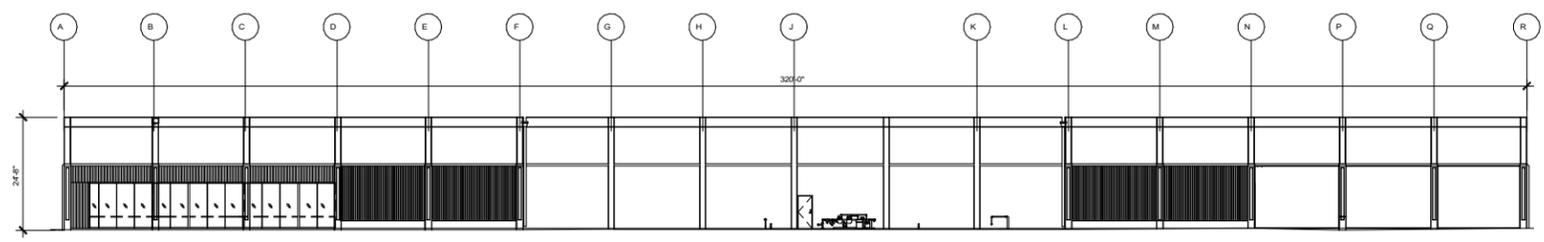
1 NORTH ELEVATION (RIGHT SIDE)
A-02 NOT TO SCALE



2 SOUTH ELEVATION (LEFT SIDE)
A-02 NOT TO SCALE



3 EAST ELEVATION (REAR)
A-02 NOT TO SCALE



4 WEST ELEVATION (FRONT)
A-02 NOT TO SCALE



PHOTO: 1



PHOTO: 2



PHOTO: 3



PHOTO: 4



PHOTO: NORTH ELEVATION



PHOTO: EAST ELEVATION

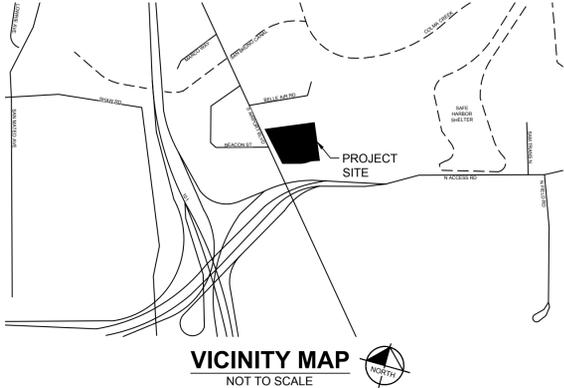


PHOTO: SOUTH ELEVATION



PHOTO: WEST ELEVATION

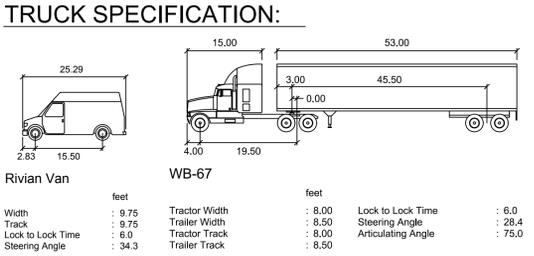
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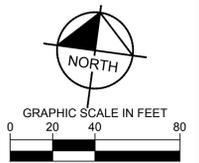
PROJECT SCOPE:
 NO PROPOSED SITE IMPROVEMENTS. EXISTING PLAN SHOWN FOR REFERENCE ONLY AS PART OF CONDITIONAL USE PERMIT FOR THE APPROVAL OF AN OFF-SITE PARKING LOT.

SITE INFORMATION:

| | |
|---------------|-----------------|
| SITE AREA | 207,845 SF |
| BUILDING AREA | 27,754 SF (13%) |



- NOTES:**
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NOT FOR CONSTRUCTION

| | | | |
|-----|-----------|------|----|
| No. | REVISIONS | DATE | BY |
| | | | |

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 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

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| | | | | | |
|-------------|-----------|----------|-------------|----------|------------|
| KHA PROJECT | DATE | AS SHOWN | DESIGNED BY | DRAWN BY | CHECKED BY |
| | 11/1/2023 | JC | JC | JC | BP |

EXISTING
 DSF5/DFA5 - OSP

SITE CONCEPT
 501 S AIRPORT BLVD
 SOUTH SAN FRANCISCO CA



LEGEND

- EX. PROPERTY LINE / ROW
- - - EXISTING SETBACK
- x-x- EXISTING FENCE
- [Pattern] EXISTING CONCRETE TO REMAIN
- [Pattern] EXISTING LANDSCAPE AREA TO REMAIN
- (Circle) EXISTING TREE TO REMAIN
- (Polygon) EXISTING SHRUB/PLANT TO REMAIN

LANDSCAPE AREAS

| | |
|----------------------------|------------------|
| PERVIOUS | 16,814 SF (8%) |
| IMPERVIOUS | 191,031 SF (92%) |
| TOTAL SITE: | 207,845 SF |
| EXISTING TREES (TO REMAIN) | 24 |

ARCHITECT
NELSON
 Nelco Architecture, Inc.
 1200 5TH AVE. #1300
 SEATTLE, WA 98101
 Phone: (206) 408-8500
 WWW.NELSONWORLDWIDE.COM

CONSULTANT
Kimley»Horn
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 401 B STREET, STE 600
 SAN DIEGO, CA 92101
 619-234-9411
 www.kimley-horn.com

CLIENT

PROJECT NAME:

ISSUES & REVISION LIST

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STAMP

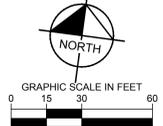
11/1/2023
 ENGINEER DATE

TEAM
 Project Manager: BP Reviewed By: BP
 Drawn By: JC Approved By: BP

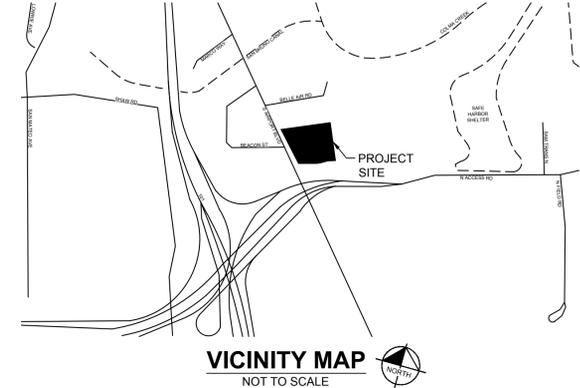
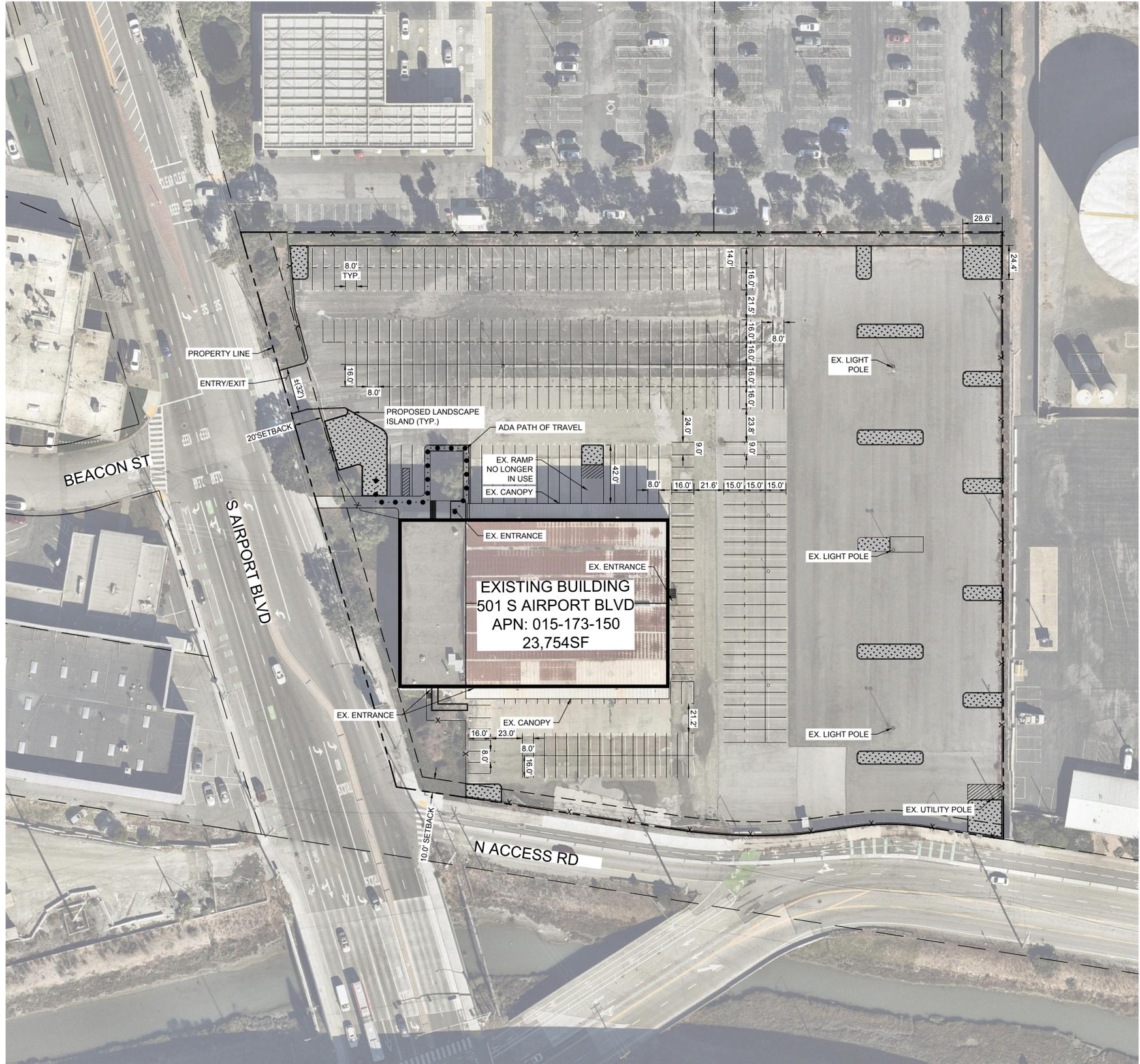
PROJECT INFO
 Project No:
 Project Name:

LANDSCAPE INVENTORY PLAN

SHEET NUMBER
 L1.0
 SHEET 2 OF 3



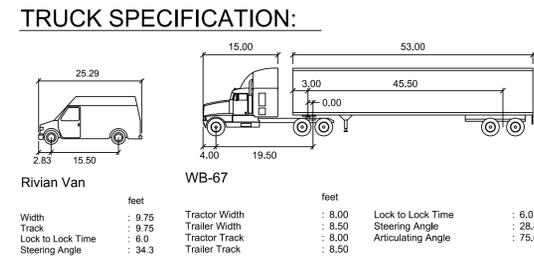
Plotted By: Perez, Barbara - Sheet Set: KHA - Layout: Layout12 - November 03, 2023 - 02:20:21pm - K:\SND_DEVELOPING\DFAS_DFA5_OSP\Design\Exhibits\OSR_SITELAN.dwg
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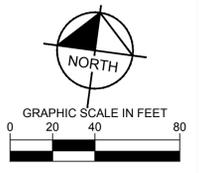
PROJECT SCOPE:
 NO PROPOSED SITE IMPROVEMENTS. EXISTING PLAN SHOWN FOR REFERENCE ONLY AS PART OF CONDITIONAL USE PERMIT FOR THE APPROVAL OF AN OFF-SITE PARKING LOT.

SITE INFORMATION:

| | |
|-------------------------|-----------------|
| SITE AREA | 207,845 SF |
| BUILDING AREA | 27,754 SF (13%) |
| EXISTING PARKING SPACES | 424 |
| REQUIRED LANDSCAPE | 20,785 SF (10%) |
| PROPOSED LANDSCAPE | 23,917 |



- NOTES:**
- THIS SITE PLAN, BEING PRELIMINARY IN NATURE, DOES NOT GUARANTEE THAT ALL REQUIREMENTS FOR ZONING ISSUES, NOR STORM DRAINAGE, GRADING, UTILITY EASEMENTS, AND THE LIKE ARE PROPERLY ADDRESSED AT THIS TIME.
 - THIS CONCEPT WAS PREPARED STRICTLY BASED UPON THE INFORMATION REFERENCED ABOVE AND A PRELIMINARY REVIEW OF THE MUNICIPAL ZONING AND LAND DEVELOPMENT REQUIREMENTS. THIS SITE PLAN IS NOT INTENDED FOR CONSTRUCTION AND SHOULD NOT BE USED FOR THAT PURPOSE.
 - THE FEASIBILITY OF SECURING THE REQUISITE LOCAL, COUNTY AND STATE AGENCY APPROVALS NECESSARY TO PERMIT THE PROPOSED DEVELOPMENT PROGRAM CANNOT BE ASSESSED AT THIS TIME DUE TO THE PRELIMINARY NATURE OF THE AVAILABLE INFORMATION. THIS PLAN IS NOT INTENDED TO BE USED FOR DETAILED ZONING ANALYSIS AND THE INFORMATION CONTAINED HEREIN IS SUBJECT TO CHANGE UPON THE COMPLETION OF ADDITIONAL DUE DILIGENCE EFFORTS, WHICH MAY INCLUDE MEETING WITH THE JURISDICTIONAL AGENCIES.



NOT FOR CONSTRUCTION

| | | | |
|-----|-----------|------|----|
| No. | REVISIONS | DATE | BY |
| | | | |

Kimley»Horn
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 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

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| | | | | | |
|-------------|-----------|----------|-------------|----------|------------|
| KHA PROJECT | DATE | SCALE | DESIGNED BY | DRAWN BY | CHECKED BY |
| | 11/3/2023 | AS SHOWN | JC | JC | BP |

PROPOSED
 DSF5/DFA5 - OSP

SITE CONCEPT
 501 S AIRPORT BLVD
 SOUTH SAN FRANCISCO CA

PROJECT NAME

DFS5_OSP
 501 S AIRPORT BLDV
 SOUTH SAN FRANCISCO, CA 94080

ISSUES & REVISION LIST

| DESCRIPTION | DATE |
|-------------|------|
| | |

STAMP

TEAM
 Project Manager: TP Reviewed By: Checker
 Drawn By: Author Approved By: Approver

PROJECT INFO
 Project No: 20XXXXXX
 Project Name: DFA4_OSP

Project Status: PROGRESS

SHEET NAME
ARCHITECTURAL SITE PLAN

SHEET NUMBER

AS-101

