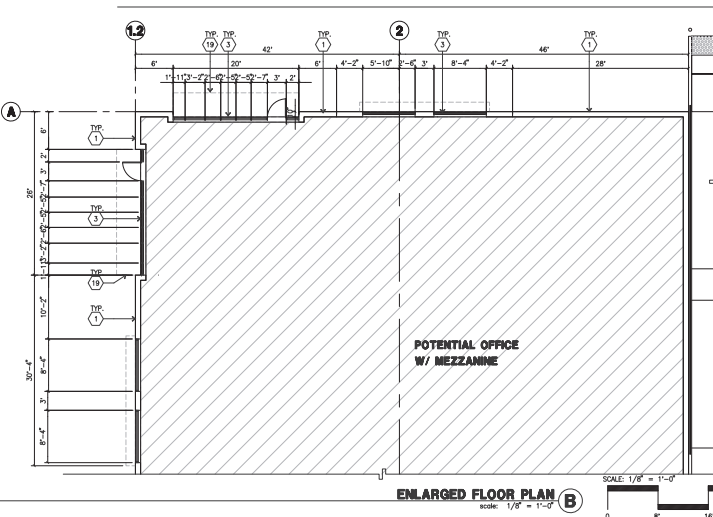
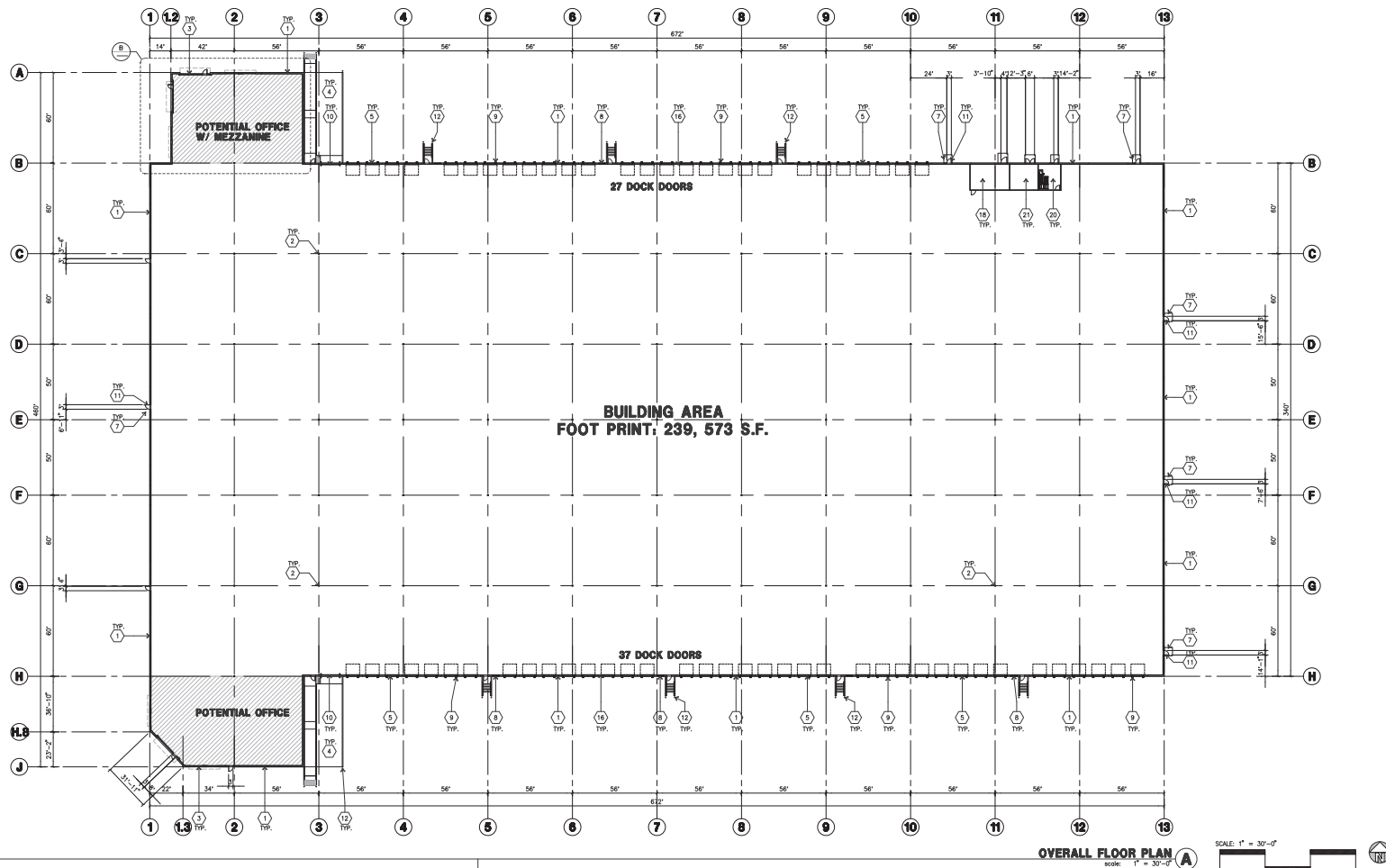


DAB-A1.1



#### KEYNOTES - FLOOR PLAN

- CONCRETE TILT-UP PANEL.
- STRUCTURAL STEEL COLUMN.
- TYPICAL STOPS/STOPS SYSTEM WITH GLAZING. SEE ENLARGED PLANS AND ELEVATIONS FOR SIZE, COLOR AND LOCATION.
- CONCRETE RAMP W/ 42" HIGH CONC. TILT-UP GUARD WALL OR BUILDING WALL ON BOTH SIDES OF RAMP.
- CONCRETE ROCK DOOR SECTIONAL W/ 24" STANDARD GRADE.
- EXTERIOR CONCRETE STAR AND GUARDRAIL. PAINTED METAL HANDRAIL.
- 24" X 14" DRIVE THRU SECTIONAL D.H. STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- 4200' METAL LOUVER.
- DOOR DOOR BUMPER.
- 12" X 14" DRIVE THRU SECTIONAL D.H. STANDARD GRADE. DESIGNED TO RESIST CITY REQUIRED WIND SPEED.
- CONC. FILLED GUARD POST. 6" DIA. U.N.O. 48".
- EXTERIOR DOWNSPOUT WITH OVERFLOW SCUPPER.
- INTERIOR ROOF DRAIN & OVERFLOW SCUPPERS.
- INTERIOR ROOF DRAIN WITH PIPED OVERFLOW.
- Z GUARD.
- LONG TERM BFE RACK. SEE TABULATION FOR CALCULATION. SEE DAB-A2.1 FOR ENLARGED PLAN AND DETAILS.
- ELECTRICAL ROOM.
- METAL CHIMNEY ABOVE.
- ROOF ACCESS LADDER.
- FIRE PUMP ROOM.

#### GENERAL NOTES - FLOOR PLAN

- THIS BUILDING IS DESIGNED FOR HIGH PILE STORAGE WITH FIRE ACCESS MAIN DOORS AT 12' O.C. MAX. A SEPARATE PERMIT WILL BE REQUIRED FOR ANY RACKING/CONVEYER SYSTEMS. INSURE HEAT AND EXHAUST VENTS AS REQUIRED COMPLY WITH TABLE 511.3 CBC.
- FIRE HOSE LOCATIONS SHALL BE APPROVED PER FIRE DEPARTMENT.
- SEE "C" DRAWINGS FOR FINISH SURFACE ELEVATIONS.
- WAREHOUSE INTERIOR CONCRETE WALLS ARE PAINTED WHITE. EXTERIOR CONCRETE WALLS ARE PAINTED WHITE. EXTERIOR CONCRETE WALLS ARE PAINTED WHITE. EXTERIOR CONCRETE WALLS ARE PAINTED WHITE.
- WAREHOUSE TO RECEIVE 1 COAT OF WHITE TO COVER.
- THE BUILDING FLOOR SLAB IS FLAT/SLOPED. SEE CIVIL.
- SLOPE POUR STRIP 1/2" TO EXTERIOR AT ALL MAJOR DOOR EXITS. SEE "C" DRAWINGS FOR POUR STRIP LOCATION.
- PROVIDE 6" DIA. CONCRETE BOLLARD AT ALL FIRE RISER AND PROTECTED INTERIOR ROOF DRAIN.
- ALL DIMENSIONS ARE TO THE FACE OF CONCRETE PANEL WALL. GROUND OR FACE OF U.N.O.
- SEE CIVIL DRAWINGS FOR POINT OF CONNECTIONS TO OFF-SITE UTILITIES. CONTRACTOR TO VERIFY ACTUAL UTILITY LOCATIONS. PLUMBING/ELECTRICAL COORDINATION.
- FOR DOOR TYPES AND SIZES SEE DETAIL SHEET AS-1. NOTE: ALL DOORS PER DOOR SCHEDULE ARE FINISH OPENINGS.
- CONTRACTOR TO PROTECT AND KEEP THE FLOOR SLAB CLEAN. ALL EQUIPMENT TO BE CARRIED INCLUDING CARS AND TRUCKS.
- ALL EXIT MAIN DOORS IN WAREHOUSE TO HAVE ILLUMINATED EXIT SIGN HANDWARE.
- HIGHLY FLAMMABLE AND COMBUSTIBLE MATERIAL SHALL NOT BE USED OR STORED IN THIS BUILDING.
- PREVISE FIRE EXTINGUISHERS AT LOCATIONS DETERMINED BY FIRE DEPARTMENT.
- EACH EXTERIOR EXIT DOOR SHALL BE IDENTIFIED BY A TACTILE EXIT SIGN WITH THE WORDS "EXIT". THE MOUNTING HEIGHT FOR SUCH SIGNAGE SHALL BE 50" FROM FINISH FLOOR LEVEL TO THE CENTER OF THE SIGN.
- APPLY AN INTERNATIONAL ACCESSIBILITY SYMBOL ON ALL ACCESSIBLE ENTRANCES PER CBC 11B-216.6.
- ALL INTERIOR AND EXTERIOR WALKING SURFACES TO BE NON-SLIP TYPE.

#### FLOOR SLAB AND POUR STRIPS REQ.

- THESE NOTES ARE FOR INFORMATION ONLY. SEE "C" DWGS FOR ADDITIONAL REQUIREMENTS.
- FLOOR COMPACTION - SEE.
  - TRENCH COMPACTION - SEE.
  - BUILDING FLOOR SLAB: SEE STRUCTURAL DRAWINGS FOR DETAILS.
  - CONTRACTOR TO BUILD FOR CLASS V FLOOR PER A.C.I. 308.4R-96.
  - CONCRETE SLAB TO HAVE STEEL FLOOR HARD TROWEL BURNISHED FINISH.
  - CONTRACTOR TO CURE SLAB TO BE SET CURING UNDER BURNING FOR 7 DAYS MIN.
  - ALL EQUIPMENT & MOVING VEHICLES SHALL BE DAMPED.
  - NO ONES. CONCRETE TRUCKS OR ANYTHING HEAVY WILL BE PLACED ON THE SLAB.
  - SLAB TO BE FFFD FLDS MEASURED WITHIN 24 HOURS.
  - NO FLY ASH IN THE CONCRETE.
  - WHERE (HATCHED) INDICATED, PROVIDE VAPOR BARRIER (15 MIL STEEL OR EQUAL) CONFORMING TO ASTM E 1745 UNDER THE CONCRETE SLAB. PROVIDE SAND FILL FOR SOILS ENGINEER OR MANUFACTURER'S RECOMMENDATION. CONCRETE SLAB IN OFFICE AREAS, WHERE SAND FILL VENTILATION IS REQUIRED, SHALL BE NATURALLY VENTILATED WITHOUT USE OF BURNING, CURING COMPOUND, OR THERMAL AGENTS.
  - SEAL CONCRETE SLAB W/ "APOLLO" SEALER.
  - REINFORCEMENT OR APPROVED EQUAL FLOOR SEALER APPLIED ONE COAT AT END OF JOINT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATION.
  - NO PERMANENT JOINTS FOR PANEL JOINTS ON FLOOR SLAB. JOINTS TO BE MADE BEFORE SEALING.
  - 10' POUR STRIP AT TRUCK DOOR. 4" MAX. ELEVATION.
  - ALL FLOOR SLAB WALL OR BRIDGE FRAME WALLS FILL WITH APPROVED 2 PART EPOXY COMPOUND TO MATCH CONCRETE COLOR. FESA BRAND LV 2000/UREA EPOXY INJECTION BESS OR EQUAL.
  - PROVIDE FIRE EXTINGUISHERS PER FIRE DEPARTMENT REQUIREMENT.
  - MAX. 60' AT SPEED. MAX. ONLY. PRICE AS ADDITIONAL. ALTERNATE.

#### PAINT NOTES

- INTERIOR GYP. BD. WALLS - SINGLE COAT OF ACRYLIC PAINT. FRAMES WHITE ON INTERIOR WALLS.
- ALL STRUCTURAL STEEL MEMBER INC. COLUMNS, LEDGERS, JOISTS, & GIRDERS SHALL HAVE LIGHT GRAY SHOP PRIMER.
- INTERIOR STEEL COLUMNS - PAINT OSHA YELLOW 10" A.F.F. ABOVE 12' APPLY ONE COAT OF WHITE PAINT.
- PIPE BOLLARDS SHALL HAVE TWO COATS OF ENAMEL "OSHA YELLOW".
- EXTERIOR CONCRETE WALLS WILL HAVE ONE COAT OF PRIMER AND ONE FINISH COAT OF PAINT.
- ALL EXTERIOR HOLLOW METAL DOORS AND DOCK DOORS TO HAVE ONE COAT OF EXTERIOR PRIMER AND TWO COATS OF ACRYLIC PAINT TO MATCH ADJACENT SURFACE COLOR. PIPE STEEL HANDRAILS SHALL HAVE TWO COATS OF LATE PAINT.



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PLUMBING  
ELECTRICAL  
LANDSCAPE  
FIRE PROTECTION  
SOILS ENGINEER

HPA  
HSA  
VANDER  
FRANCIS  
CRABTREE  
GREEN DESIGN  
HARRINGTON  
ENGAGE

Title: OVERALL FLOOR PLAN

Project Number: 22493

Drawn by: AH

Date: 07/21/2021

Revised:

Sheet:

DAB-A2.1



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FIRE PROTECTION  
SOILS/ENGINEER

KIMLEY-HORN  
GREEN DESIGN

Title:  
PRELIMINARY  
LANDSCAPE  
PLAN

Project Number: 18339  
Drawn by: BH  
Date: 3-15-21

Revision:  
REVISED 1-27-22  
REVISED 9-23-22

Sheet:

LC1

SCREEN PLANTING  
TYP.

HESTER STREET

ACCENT PLANTING  
AT PROJECT  
ENTRIES TYP.

BIO-SWALE PER  
CIVIL DWGS - TYP.

LARGE SHADE  
TREE TYP.

BUILDING FOOTPRINT  
239,573 S.F.

BUILDING

LARGE SHADE  
TREE TYP.

ACCENT PLANTING  
AT PROJECT  
ENTRIES TYP.

PARKING LOT  
SCREEN PLANTING  
TYP.

AUTO PARKING

AUTO PARKING

### LANDSCAPE LEGEND

- SMALL FLW. ACCENT  
TREE STANDARD TRUNK
- COLUMNAR  
EVERGREEN TREE
- LARGE DECIDUOUS  
SHADE TREE
- LARGE BROAD LEAF  
EVERGREEN TREE
- PLANTING LOT PLANTING: LOW TO MEDIUM  
SHRUBS, PERENNIAL ACCENTS
- PROJECT ACCENT PLANTING: FLOWERING  
ACCENT SHRUBS, ORNAMENTAL GRASSES.  
HIGH DENSITY PLANTING
- FOUNDATION / SCREEN PLANTING: MEDIUM  
TO TALL SHRUBS, MEDIUM SPACING. SOLID  
SPACING WHERE PLANTED AS A SCREEN
- BIO-SWALE - NATIVE GRASS SOD LOW  
SHRUBS AND SEEDED GRASSES PER C3  
GUIDELINES (PRESERVATION SOD MEETS  
GUIDELINE)
- TEMP-IRRIGATED AREAS TO BE DETERMINED
- ROCK MULCH

### PLANT LIST

CA NATIVE	BOTANICAL NAME	COMMON NAME	SIZE	WATER REGIME ZONE	MATURE HABIT H X W
LARGE TREES					
	ULMUS P. 'TRUE GREEN'	EVERGREEN ELM	15 GAL	or BAB	L
	PISTACHIA CHINENSIS	CHINESE PISTACHE	15 GAL	or BAB	L
	LAGERSTROEMIA 'SILKOW'	CHINA MYRTLE	15 GAL	or BAB	L
N	PLATANUS A. 'COLUMBIA'	SYCAMORE	15 GAL	or BAB	50' X 40'
N	QUERCUS LAEVE	VALLEY OAK	15 GAL	or BAB	80' X 50'
N	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL	or BAB	20' X 20'
N	NYSSA SP. 'VICTORIA'	SOUR OAK	15 GAL	or BAB	35' X 20'
TALL SCREENING/FOUNDATION SHRUBS					
	ODONDA VISCOSA	HOPBEG	5 GAL	L	10' X 10'
N	ARCTOSTAPHYLOS D. 'HARMONY'	HARMONY MANZANITA	5 GAL	L	7' X 5'
N	RHAMNUS C. 'EVE CASE'	COFFEESBERRY	5 GAL	L	5' X 5'
N	SALVIA APARNA	WHITE SAGE	5 GAL	L	3' X 5'
LOW SHRUBS AND GROUNDCOVER					
	CISTUS SALVIFOLIUS	ROCK ROSE	5 GAL	L	2' X 4'
N	ARCTOSTAPHYLOS U. 'GREEN SUPREME'	MANZANITA	5 GAL	L	1' X 3'
N	RHAMNUS C. 'EVE CASE'	INDIA HAWTHORNE	5 GAL	L	1' X 2'
N	PHACELIA BPP.	NEW ZEALAND FLAX	5 GAL	L	3' X 4'
N	CELANOTHUS SPECIES	CELANOTHUS	5 GAL	L	VARIES
N	SALVIA MICROPHYLLA 'BEEZLEY'	BEEZLEY'S SALVIA	5 GAL	L	2' X 3'
N	RHAMNUS C. 'SEA VIEW'	COFFEESBERRY	5 GAL	L	2' X 4'
N	LAGERSTROEMIA DAZLE ME PINK	DW. INDIA HAWTHORNE	5 GAL	L	3' X 3'
N	LANTANA 'DWARF YELLOW'	DWARF YELLOW LANTANA	5 GAL	L	2' X 5'
N	WESTRINGIA 'MORNING LIGHT'	CONST. ROSEMARY	5 GAL	L	3' X 3'
GRASS OR GRASS LIKE					
N	MULLENBERGIA RIENSIS	DEER GRASS	1 GAL	L	1' X 4'
N	FEUTICA CALIFORNICA	CALIFORNIA FESCUE	1 GAL	L	1' X 2'
N	CALAMAGROSTIS X ACUTIFLORA	FEATHERED GRASS	1 GAL	L	2' X 3'
N	LOMONDIA L. 'BREEZE'	BREEZE MAY RUSH	1 GAL	L	3' X 3'
N	CAREX DIVALBA	BERKELEY SEDGE	1 GAL	L	2' X 2'
N	DESCHAMPSIA CAESPITOSA	TUFTED HANGGRASS	1 GAL	L	2' X 2'
PERENNIALS					
N	ACHILLEA 'MOONSHINE'	YARROW	1 GAL	L	1' X 3'
N	NEPETA 'WALKERS LOW'	CATMINT	1 GAL	L	1' X 2'
N	EPILOBUM CALIFORNICUM	CALIFORNIA FUSCHIA	1 GAL	L	1' X 3'

### IRRIGATION

ALL IRRIGATION IS TO BE POINT SOURCE DRIP OR DEEP ROOT  
BUBBLER IRRIGATION PROVIDED PER PLAN. IRRIGATION WILL MEET  
THE MWELD AND ARTICLE 19 OF THE ZONING CODE. IRRIGATION  
PLANS AND DETAILS TO BE SUBMITTED WITH PERMIT DRAWINGS.

### LANDSCAPE CALCULATIONS

TOTAL SITE AREA: 616,401 S.F. (14.15 ACRES)  
LANDSCAPE AREA REQUIRED (8% OF SITE): 30,820 S.F.  
LANDSCAPE AREA PROVIDED (7%): 41,592 S.F.  
TOTAL AUTO PARKING SPACES PROVIDED: 205  
PARKING AREA TREES REQUIRED 16 SPACES: 34  
PARKING AREA TREES PROVIDED: 45

### WATER EFFICIENT LANDSCAPE REQUIREMENTS

ALL IRRIGATION EITHER PERMANENT OR TEMPORARY  
SHALL BE AUTOMATIC TIMER CONTROLLED. PERMANENTLY  
IRRIGATED SHRUBS AND TREES SHALL BE DRIP IRRIGATED.  
AUTOMATIC CONTROLLER w/ ET DATA. REPEAT CYCLING  
IRRIGATION ZONES PER PLANT WATER REQUIREMENTS  
RAIN SENSOR SENSOR TO BE SPECIFIED  
SOIL AMENDMENTS TO BE INCORPORATED  
PLANTER SURFACE AREAS TO BE MULCHED  
WATER USAGE TO MEET STATE WATER EFFICIENT LANDSCAPE STANDARD

I HAVE COMPLIED WITH THE CRITERIA OF THE MODEL WATER  
EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM FOR THE  
EFFICIENT USE OF WATER IN THE LANDSCAPE AND IRRIGATION  
DESIGN PLANS.

BARBARA M. HATCH RLA ASLA



1" = 40'  
0 40 80 120





Conceptual Colored Elevations - 40ft clear  
**880 DOOLITTLE DR.**  
 San Leandro, CA #22493 | 06.11.2024

