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12/19/2017 02:55 PM

OFFICIAL RECORDS OF ALAMEDA COUNTY  
STEVE MANNING  
RECORDING FEE: 0.00

**RECORDING REQUESTED BY:**

City of San Leandro  
Planning Services Division  
835 East 14th Street  
San Leandro, California 94577



16 PGS

**WHEN RECORDED MAIL TO:**

Tamika Greenwood, City Clerk  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

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AC

**THIS SPACE FOR RECORDER'S USE ONLY**

*(No fee pursuant to Government Code Section 27383)*

**AGREEMENT TO CONDITIONS**

**PLN17-0012**

**3089 Teagarden Street**

**Alameda County Assessor's Parcel Numbers 77B-1201-027-15, -16**

**Davis Street Wellness Center Inc. (applicant) and**

**The Davis Street Community Center Inc. (property owner)**

THIS AGREEMENT is entered into by and between the CITY OF SAN LEANDRO, a municipal corporation, hereinafter referred to as "City", and Davis Street Wellness Center, Inc., hereinafter referred to as "Applicant", and The Davis Street Community Center, Inc, hereinafter referred to as "Property Owner".

Applicant applied for and received a Conditional Use Permit to establish an approximate 7,704 square foot medical cannabis dispensary within an existing commercial and industrial building at 3089 Teagarden Street; Assessor's Parcel Numbers 77B-1201-027-15, -16. The Conditional Use Permit authorizes the medical cannabis dispensary to package and dispense medical cannabis to patients, including flowers, infused products, concentrates, clones (small rooted plants without flowers), and accessories.

NOW, THEREFORE, pursuant to the applicable provisions of the Zoning Code, it is mutually agreed as follows:

1. Applicant\Property Owner agrees to comply with the Conditions of Approval adopted by the City of San Leandro Board of Zoning Adjustments, more specifically described in the list of Conditions of Approval, attached hereto, and as described in the exhibits on file in the Community Development Department, all of which are incorporated herein by this reference.

2. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.

3. City is authorized to record this agreement and any amendments thereto with the Alameda County Recorder, California. All amendments hereto must be in writing and signed by the appropriate authorities of the City and Applicant. The Applicant\Property Owner will be charged the costs of recordation and agrees to pay same. Conditions run with the land and are binding to future owners of the property.


4. Applicant/Property Owner has read and fully understands all of the foregoing terms and conditions, and hereby agrees that all said terms and conditions are as approved by the San Leandro Board of Zoning Adjustments in accordance with law, and hereby agree to comply with all of said terms and conditions.

**IN WITNESS WHEREOF**, duly executed by the parties as of the day and year below written.

This **CONDITIONAL USE PERMIT** must be exercised within **ONE YEAR** or it expires.

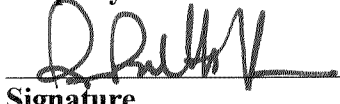
(Acknowledgment)

**Davis Street Wellness Center Inc, as Applicant.**

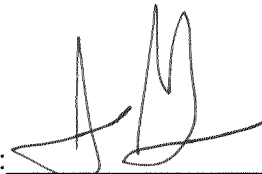
  
Signature \_\_\_\_\_ Date 12/6/17  
John Oram  
Print Name AKA John Joseph Oram

(Acknowledgment)

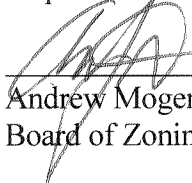
**The Davis Street Community Center Inc., as Property Owner.**

  
Signature \_\_\_\_\_ Date 12.6.17  
Rose Padilla Johnson  
Print Name AKA Rosa Padilla Johnson

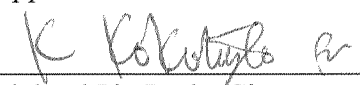
Receipt of Executed Approval: I hereby certify that I am the Secretary to the Board of Zoning Adjustments of the City of San Leandro and in that capacity did receive this copy of **PLN17-0012** Agreement to Conditions fully executed by all parties thereto, and that the effective date of this zoning approval granted herein is **November 2, 2017**.

Attest:   
\_\_\_\_\_  
Tamika Greenwood, City Clerk

CITY OF SAN LEANDRO, a municipal corporation

  
\_\_\_\_\_  
Andrew Mogensen, AICP, Secretary  
Board of Zoning Adjustments

Approved as to Form:

  
\_\_\_\_\_  
Richard Pio Roda, City Attorney

# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Alameda S.S.

On 12/6/2017 before me, Karina Angulo, Notary Public

personally appeared Rosa Padilla Johnson

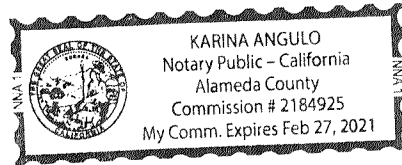
John Joseph Oram

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Karina Angulo  
Notary Public



### OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this certificate to an unauthorized document and may prove useful to persons relying on the attached document.

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

Agreement to Conditions

containing 14 pages, and dated Nov. 2, 2017

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification  credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer  Signer(s) Thumbprints(s)

\_\_\_\_\_

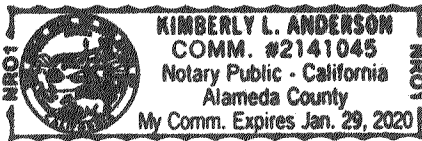
**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
 ) ss.  
County of Alameda )

On December 7, 2017 before me, KIMBERLY L. ANDERSON, NOTARY PUBLIC,  
personally appeared Andrew Mogensen,

My commission number is 2141045.



who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

My commission expires on January 29, 2020.

WITNESS my hand and official seal.

*Kimberly L. Anderson, Notary Public*  
Signature of Notary Public

OPTIONAL

*Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.*

**Description of Attached Document**

Title or Type of Document: Agreement to Conditions, PLN17-0012; 3089 Teagarden Street

Document Date: November 2, 2017

Number of Pages: 14

Signer(s) Other Than Named Above:

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

Signer's Name: \_\_\_\_\_

- Individual
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

RIGHT THUMBPRINT OF SIGNER

Top of thumb here

## CONDITIONS OF APPROVAL

PLN17-0012

3089 Teagarden Street

Alameda County Assessor's Parcel Numbers 77B-1201-027-15, -16

Davis Street Wellness Center Inc. (applicant) and

The Davis Street Community Center Inc. (property owner)

### I. COMPLIANCE WITH APPROVED PLANS

- A. The project shall comply with Exhibits A through H, attached to the staff report dated November 2, 2017, except as hereinafter modified. (Exhibits are on file at the City of San Leandro, Community Development Department, 835 East 14th Street, San Leandro, California, 94577).

Exhibit A – Vicinity Map, Site Map, Project Data (CUP-1)

Exhibit B – Parking Plan (CUP-3)

Exhibit C – Landscape Plan (CUP-4)

Exhibit D – Building Elevations & Signage (CUP-5)

Exhibit E – Proposed Rendering, Existing Photos, Deferred Items (CUP-6)

Exhibit F – Security Plan (CUP-7)

Exhibit G – Suite 3079 & 3077 Floor Plans (CUP-8)

Exhibit H – Photometric Plan

- B. The applicant and property owner shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.

### II. PERMITTED USES

- A. The Conditional Use Permit is an approval to establish an approximate 7,704 square foot medical cannabis dispensary within an existing commercial and industrial building at 3089 Teagarden Street; Assessor's Parcel Numbers 77B-1201-027-15, -16. The Conditional Use Permit authorizes the medical cannabis dispensary to package and dispense medical cannabis to patients, including flowers, infused products, concentrates, clones (small rooted plants without flowers), and accessories.
- B. The medical cannabis dispensary may operate from 9:00 a.m. to 8:00 p.m., Monday through Sunday. The hours of operation shall not exceed those specified in the Medical Cannabis Dispensary Performance Standards identified in San Leandro Municipal Code Section 4-33-500.
- C. Pursuant to Zoning Code Section 5-2218, this approval shall lapse on November 2, 2018, unless all of the following occur:

- a) a license or temporary license from the State of California for operation of a medical cannabis dispensary has been issued,
  - b) a building permit has been issued, coupled with diligent progress evidencing a good faith intent to commence the intended use, or
  - c) a written request for a one-year extension of the use permit is approved by the Zoning Enforcement Official.
- D. The City shall be notified in writing within 10 days of any change in licensure status with the State Bureau of Cannabis Control.
  - E. Upon issuance, failure to hold a valid license from the State of California for a medical cannabis dispensary shall constitute discontinuance of the Conditional Use Permit.
  - F. These conditions of approval shall be prominently posted at the business, shall be distributed to all employees and neighboring tenants, and made available to patients and vendors upon request.
  - G. No application for amendment or modification to this Conditional Use Permit or the Conditions of Approval may be accepted or submitted for processing by the City unless (i) there is full compliance with all terms of the application and Conditions of Approval; or (ii) the Zoning Enforcement Official waives compliance with minor terms of the application and Conditions of Approval pending application for amendment or modification.

### **III. ON-SITE IMPROVEMENTS/ADDITIONAL PERMITS**

- A. The interior use of the building and construction of the project shall remain in substantial compliance with the approved plans and exhibits. Any change to the project design shall be subject to the review and approval of the Zoning Enforcement Official who may administratively approve or at his or her sole discretion require review by the Board of Zoning Adjustments as a modification to the Conditional Use Permit.
- B. Any change or additional occupancy deemed minor in nature may be approved by the Zoning Enforcement Official. A change or additional occupancy deemed major shall be referred to the Board of Zoning Adjustments for its consideration as a modification to the Conditional Use Permit.
- C. Prior to issuance of building permits, a final color and materials board shall be submitted for the exterior of the building for review and approval as part of the building permit to ensure the quality of the exterior design. Any changes to the approved building specifications must be made in writing to the Zoning Enforcement Official, who may either administratively approve the modification or bring it back to the Board of Zoning Adjustments for review.

- D. Prior to issuance of building permits a final landscape and irrigation plan, prepared by a qualified professional in accord with California Code of Regulations Title 23, Division 2, Chapter 2.7, Model Water Efficient Landscape Ordinance, Bay-Friendly Landscape Guidelines, and San Leandro Zoning Code Article 19, shall be submitted for review and approval as part of the building permit. The minimum size for the shrubs shall be five gallons and the ground cover shall be one gallon or shall be from flats with the necessary spacing to cover the planting areas in one growing season. To reduce on-site water consumption and reduce the energy required for the pumping and distribution of water, drought tolerant and native species shall be used for site landscaping where possible. Said landscape and irrigation plans shall be subject to the review and approval of the Zoning Enforcement Official.
- E. Prior to issuance of building permits for the medical cannabis dispensary use, the applicant shall submit details for any proposed new lighting and photometric plan for the site. Outdoor lighting fixtures shall shine below the horizontal plane and existing fixtures shall be retrofitted with cut-offs or shields, if necessary, to eliminate light spillover in accordance with "dark sky" protocols. Said lighting shall be subject to the review and approval of the Zoning Enforcement Official.
- F. Construction shall commence within one (1) year following Board of Zoning Adjustments approval of the Conditional Use Permit and shall be substantially completed one year after commencement of construction. For the purpose of compliance with this condition, commencement of construction shall be defined as the construction or reconfiguration of a substantial portion of the interior building.
- G. Applicant shall obtain the necessary permits to operate the medical cannabis dispensary in the City of San Leandro, including a San Leandro Business License and any necessary permits required under State law or regulations.
- H. Prior to issuance of a business license for the medical cannabis dispensary use, the applicant shall submit precise details for the proposed signage for the review of the Zoning Enforcement Official. Said details shall include but are not limited to location, color or copy.

#### **IV. CONSTRUCTION PROVISIONS**

- A. Construction activity shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. Monday through Friday, and construction activity shall not commence prior to 8:00 a.m. and shall cease by 7:00 p.m. on Sunday and Saturday. No such construction is permitted on Federal holidays. As provided in the City of San Leandro's Noise Ordinance (ORDINANCE NO. 2003-005), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public right-of-way, streets, structures, utilities, facilities or similar property. Construction activities carried on in violation of this Article may be enforced as provided in Zoning Code Section 4-1-1130, and may also be enforced by

issuance of a stop work order and/or revocation of any or all permits issued for such construction activity.

- B. Construction activity shall not create dust, noise, or safety hazards for adjacent residents, businesses and properties. Dirt and mud shall not be tracked onto Teagarden Street and/or Alvarado Street or surrounding streets from the project site.
- C. Upon demolition or removal of existing structures, improvements, and construction the site shall be enclosed with a security fence and shall be well maintained in a neat manner, free of weeds, litter and debris.
- D. Procedures with the highest noise potential shall be scheduled for daylight hours, when ambient noise levels are highest.
- E. The contractor(s) shall be required to employ the quietest among alternative equipment or to muffle/control noise from available equipment.
- F. Construction workers on the project shall be provided clean drinking water and access to toilets and handwashing stations as sanitary facilities for use during all phases of construction. Portable toilets shall be screened from view from the public right-of-way or located to the interior or rear of the site.

## **V. FENCING AND SCREENING REQUIREMENTS**

- A. All fencing and walls on the project site shall be structurally sound, graffiti-free and well-maintained at all times.
- B. Barbed or razor wire shall not be installed on any fence or buildings on the project site.
- C. Any new or abandoned roof top or exterior mechanical equipment for the building such as air conditioning/heating units, venting, or radio/television antennas shall be screened from view so as not to be visible from adjacent properties or surrounding streets to the satisfaction of the Zoning Enforcement Official. Screening, if needed, shall be installed prior to occupancy of the building.
- D. New security fencing shall be provided along the side and rear property lines adjacent to the parking lot. Existing fencing along the perimeter shall be removed and replaced with wrought iron, tubular steel or aluminum, or a similar fencing material approved by the Zoning Enforcement Official, constructed a minimum 6 feet in height. The applicant and property owner shall work with adjacent businesses and property owners to close fencing gaps along the side and rear of the shared parking lot.



## VI. ENGINEERING AND TRANSPORTATION REQUIREMENTS

### General Conditions:

- A. Pursuant to Government Code Section 66020, including Section 66020 (d) (1), the City HEREBY NOTIFIES the applicant for this Project that the 90-day approval period (in which the applicant may protest the imposition of any fees, dedications, reservations, or other exactions imposed on this Project by these Conditions of Approval) will begin on the date of the conditional approval of this Project. If the applicant fails to file a protest within this 90-day period, complying with all of the requirements of Government Code Section 66020, the applicant will be legally barred from later challenging any such fees, dedications, reservations or other exactions.
- B. The proposed development shall comply with City ordinances, policies and regulations. All improvements shall be in accordance with the City's Design Standards, Specifications and Standard Plans unless otherwise specifically approved by the Principal Engineer.

### Municipal Regional Stormwater Permit Provision C.3 (Clean Water Program) Conditions:

- C. The applicant shall reduce storm water pollution by implementing the following pollution source control measures:
  - a. Structures shall be designed to discourage the occurrence and entry of pests into buildings, thus minimizing the need for pesticides. The trash area shall be separated from the rest of the building by concrete or masonry walls so that pests that gain access to the area are less likely to access the rest of the building.
  - b. Sidewalks and parking lots shall be swept regularly to minimize the accumulation of litter and debris. Steam cleaning or low volume pressure washing may be performed only after pre-cleaning using dry methods, spot cleaning and recovery in stained areas and removal of all mobile pollutants. Debris resulting from pressure washing shall be trapped and collected to prevent entry into the storm drain system. Wash water containing any soap, cleaning agent or degreaser shall not be discharged to the storm drain.
  - c. Interior floor drains (if any) shall not be connected to the storm drain system.
  - d. Air conditioning condensate shall be directed to landscaped areas. Any air conditioning condensate that discharges to land without flowing to a storm

drain may be subject to the requirements of the State Water Resources Control Board's (SWRCB) Statewide General Waste Discharge Requirements (WDRs) for Discharges to Land with a Low Threat to Water Quality.

- e. Boiler or water heater drain lines shall be directly or indirectly connected to the sanitary sewer system and may not discharge to the storm drain system.
  - f. Landscaping shall be designed to minimize irrigation and runoff, promote surface infiltration where appropriate, and minimize the use of fertilizers and pesticides that can contribute to storm water pollution.
  - g. Where feasible, landscaping shall be designed and operated to treat storm water runoff by incorporating elements that collect, detain, and infiltrate runoff. In areas that provide detention of water, plans that are tolerant of saturated soil conditions and prolonged exposure to water shall be specified.
  - h. Plant materials selected shall be appropriate to site specific characteristics such as soil type, topography, climate, amount and timing of sunlight, prevailing winds, rainfall, air movement, patterns of land use, ecological consistency and plant interactions to ensure successful establishment.
  - i. Selection of the plants that will require minimal pesticide use.
  - j. Irrigation shall be appropriate to the water requirements of the selected plants.
  - k. The applicant shall select pest and disease resistant plants.
  - l. The applicant shall plant a diversity of species to prevent a potential pest infestation from affecting the entire landscaping plan.
  - m. The applicant shall plant insectary plants in the landscaping to attract and keep beneficial insects.
  - n. All proposed storm drain onsite and offsite inlets shall be marked "NO DUMPING, DRAINS TO BAY" as per the City of San Leandro Standard Plan Dwg. No. 204.
- D. During construction the following high standards for sanitation are required: Garbage cans, construction dumpsters, and debris piles shall be removed on a minimum weekly basis. All food related trash items such as wrappers, cans, bottles, and food scraps shall be disposed of in closed containers only and shall be regularly removed from the site. The improvement shall construct a stabilized construction entrance per City Standard Detail Dwg. No. 606 or similar to prevent

the tracking of sediment onto the public right-of-way. Inspections, conducted as part of the regular construction compliance, will be conducted to ensure compliance of the Applicant and contractors with this requirement.

Off-Site Improvement Conditions:

- E. The Applicant shall obtain an Encroachment Permit from the Engineering and Transportation Department for any work within the Public Right-of-Way.

Site Conditions:

- F. The Applicant shall place all utilities serving the site underground.

**VII. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS**

The following conditions shall be met prior the issuance of a building permit and fire clearance for occupancy:

- A. A Deferred Submittal is required for the Fire Protection System. A deferred approval is required for the fire sprinkler system. Any changes to the existing fire sprinkler system requires a separate submittal, permit, plan review, inspections and fees.
- B. A Deferred Submittal is required if there is a Fire Alarm System.
- C. No delayed egress is allowed in the building without the installation of a Fire Detection system throughout the entire building and notification.
- D. Emergency lighting and Exit signs will be needed.
- E. Exit door hardware shall comply with Sections 1010.1.9 and 1010.1.9.3 of the 2016 California Building Code. All hardware on the doors shall be lever, panic, or paddle.
- F. Fire extinguishers are to be shown on the plans submitted for approval. Minimum rating of fire extinguishers is 2A10B:C. Fire extinguishers are to be located near exits in the normal path of egress. Travel distance to fire extinguishers shall not exceed 75 feet.
- G. A fire department key box is to be shown on the plans submitted for approval.
- H. Address with a contrasting background.
- I. A Knox Box.

- J. Plans shall conform to the currently adopted codes and standards at time of building permit submittal.

### **VIII. BUILDING AND SAFETY DIVISION REQUIREMENTS**

- A. The project shall comply with all applicable Building and Fire codes. Site and Building plans shall be provided for review and approval prior to issuance of building permits.
- B. Compliance required with the City's green building programs and Build It Green's protocols.
- C. Dead end hallways or corridors are not permitted. Building permit plans shall address this issue.

### **IX. ENVIRONMENTAL SERVICES REQUIREMENTS**

- A. The storage of hazardous materials in quantities equal to or greater than 55 gallons, 200 cubic feet or 500 pounds and generation of any amount of hazardous waste requires submittal of a Hazardous Materials Business Plan (HMBP). HMBP submittal shall be completed via the California Environmental Reporting System (CERS) online database at <http://cers.calepa.ca.gov/>. An HMBP shall be submitted prior to issuance of a certificate of occupancy or placement of the material onto the site, whichever occurs first. The plan is subject to review and approval of Environmental Services.
- B. Discharge of anything other than rainwater to the storm water collection system, which includes area drains, sidewalks, parking areas, street curb and gutter, is prohibited.
- C. The generation or discharge of wastewaters, other than domestic sewage, may require a pretreatment permit for discharge to the sanitary sewer. If a permit is required, submittal of an application to the City's Environmental Services office is required prior to a final building permit or commencing the discharge, whichever occurs first.
- D. Hazardous waste generated on site shall be handled and disposed pursuant to applicable local, state, and federal law. Generators of hazardous waste must register with the City's Environmental Services, which is the Certified Unified Program Agency (CUPA), through CERS.

### **X. POLICE DEPARTMENT REQUIREMENTS**

- A. High Resolution Cameras shall be placed on the exterior to monitor the entire

building and Security Systems shall cover the entire building.

- B. Employees shall wear panic alarm remotes on necklaces or concealed on their person.

## **XI. PUBLIC WORKS REQUIREMENTS**

- A. Trash area(s) should be easily accessible to collection vehicles. Driveways shall provide unobstructed access for collection vehicles. Applicant must ensure that there is adequate space for a collection vehicle to enter and exit the property in order to service containers.
- B. Debris box/bin storage should be located to be the least obtrusive/visible from a public roadway. If bin(s) cannot be stored without being visible from public roadway, construction of a trash enclosure is required.
- C. Project must comply with all City and State construction and demolition debris recycling requirements. Permit applicants must demonstrate compliance by completing and submitting an online Waste Management Plan using Green Halo Systems ([www.GreenHaloSystems.com](http://www.GreenHaloSystems.com)) prior to permit issuance. Applicants must submit recycling and disposal receipts online and submit the waste management report before scheduling the final inspection. Note: Project will not be finalized until all recycling and disposal tags have been registered into Green Halo Systems.
- D. Applicant is subject to Alameda County Mandatory Recycling Ordinance # 2012-01.
- E. The property owner, occupant and tenants shall maintain enclosure/trash area free of litter and other debris in accordance with San Leandro Municipal Code Section 3-15-215.

## **XII. MAINTENANCE**

- A. The site shall be well-maintained and shall be kept free of litter, debris, and weeds. All litter and debris associated with the medical cannabis dispensary within the property boundaries and perimeter of the property shall be picked up daily.
- B. All landscaping shall be maintained in a healthy, growing condition at all times. Any damaged or dead plant material shall be promptly replaced with a plant material similar in type and comparable in size to the plant(s) being removed. Any landscaping shall be maintained so as to not interfere or obstruct the public right-of-way for pedestrians and vehicles. The landscaping adjacent to the driveway shall be maintained so it does not exceed three feet in height above the top of the nearest adjacent curb and gutter to allow for adequate sight distance, or unless

otherwise approved by the City's Transportation Engineer.

- C. Any graffiti on the property occupied by the applicant shall be promptly removed.
- D. All uses and activities shall comply with the provisions of the San Leandro Noise Regulations (Title IV, Chapter 1 of the Municipal Code).
- E. The signs on the property shall be well maintained at all times. Any damage to the signs shall be promptly repaired or replaced.
- F. Unauthorized and temporary signage shall not be permitted on the property, except as approved for a specified amount of time in a Temporary Sign Permit granted by the Community Development Department.
- G. Garbage service shall be arranged through Alameda County Industries and shall include trash, recycling, and green/food waste service. Rendered cannabis waste shall be removed in accord with State law.
- H. Upon any type of notification from any City Official, any type of overflow from the trash enclosure shall be cleaned up within 4 hours. The City reserves the right to have its Public Works Division or subcontractor clean up the condition and the applicant shall be responsible for all associated costs with the cleanup.
- I. Dumpsters shall remain inside the trash enclosure at all times with the exception of emptying by the disposal company. Gates to the refuse area shall be closed except when necessary to move out the dumpsters or deposit trash from garbage receptacles. The applicant shall maintain an adequate number of trash/recycle containers. Individual trash receptacles placed near the building entrances shall be emptied on at least a daily basis and shall not be allowed to overflow.

### **XIII. GENERAL CONDITIONS**

- A. The medical cannabis dispensary shall comply with Title 4, Chapter 4-33 of the San Leandro Municipal Code pertaining to Medical Cannabis Dispensary Permits, including but not limited to the Performance Standards in San Leandro Municipal Code Section 4-33-500.
- B. Applicant shall comply with the security measures identified in Section 5 of the Applicant Statement and in the dispensary application submitted to the San Leandro City Council.
- C. Additional Parking Lot Monitors and/or Security Guards shall be provided to assist and ensure that pedestrians and patients have a safe path of travel during delivery and loading activities, and before and after medical consultations in the shared driveway and parking lot.
- D. All employees, patients, and visitors of the businesses on the site and in the

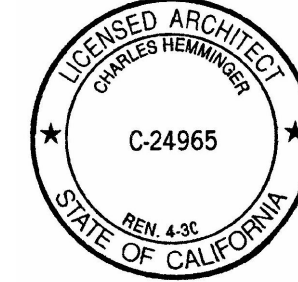
medical cannabis dispensary shall be encouraged to park in the onsite parking stalls in a neat and orderly manner at all times.

- E. Property owner shall not allow businesses to store products, pallets, and containers in the shared parking lot and in the required off-street parking spaces. Large delivery vehicles shall be prohibited from parking in marked spaces.
- F. Medical cannabis waste and unsold material shall be rendered unusable and unrecognizable prior to disposal by grinding and incorporating the cannabis waste with other non-hazardous ground materials so the resulting mixture is at least fifty percent non-cannabis waste by volume. No on-site composting of cannabis waste shall be permitted. All waste material shall be disposed of in accord with State law.
- G. Monitors and/or Security Guards shall be provided to walk the surrounding area and neighborhood during operating hours to provide community based security to prevent misuse of medical cannabis products in the immediate and neighboring areas.
- H. Applicant's Membership Agreement shall include a provision that prohibits medical cannabis use in the shared parking lot and in the public right-of-way in the immediate and surrounding neighborhoods.
- I. Davis Street Family Resource Center shall use the driveway at 3073 Teagarden Street for deliveries related to its operations.
- J. Davis Street Family Resource Center shall renew expired leases for 3077 and 3079 Teagarden Street and obtain all required permits for the proposed tenant improvement work, which is required for the off-street parking requirement to be met and to remain in compliance.
- K. The outstanding balance and all related payments of the \$500,000 Community Development Block Grant loan agreement and promissory note from the City of San Leandro to the Davis Street Family Resource Center, dated July 1, 2009, shall be repaid in full by either January 31, 2018 or issuance of the Davis Street Wellness Center medical cannabis dispensary building permit or certificate of occupancy, whichever comes first. The total amount due will be calculated with interest and will be based on the date of the Conditional Use Permit approval.
- L. Applicant shall pay its City development, permitting, and plan check fees in accordance with the fee schedules in effect at the time.
- M. Any outstanding Planning Services deposit fees or balance shall be paid prior to issuance of a building permit.
- N. The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the office of the County Recorder of Alameda County.

- O. Applicant must comply with the San Leandro Municipal Code to engage in other cannabis operations at the site.

2878235.1





# BLOOM INNOVATIONS PRESENTS

# DAVIS STREET WELLNESS CENTER

## 3089 TEAGARDEN STREET

PROJECT DATA	
SITE ADDRESS	3073-3089 TEAGARDEN
APN 1	77B 1201 2715
APN 1 OWNER	DAVIS COMMUNITY CENTER INC
APN 1 LOT SIZE	48,352 SF
APN 1 BUILDING SIZE	22,512 SF
APN 2	77B 1201 2716
APN 2 OWNER	RBT INVESTMENT COMPANY
APN 2 LOT SIZE	52,163 SF
APN 2 BUILDING SIZE	22,512 SF
ZONING DESIGNATION	IG
COMBINED LOT AREA	100,515 SF
COMBINED (E) BUILDING AREA	45,024 SF
PROPOSED BUILDING AREA	45,024 SF
MAXIMUM LOT COVERAGE	75% OR 75,386 SF
MAXIMUM FLOOR AREA RATIO	1.0 OR 100,515 SF
EXISTING CONSTRUCTION TYPE	IIIB
TENANT AREA	7,704 SF
EXISTING TENANT PRIMARY USE	MEDICAL OFFICE & ADMIN (B OCC.)
PROPOSED TENANT PRIMARY USE	MEDICINAL CANNABIS DISPENSARY
SECONDARY TENANT USES	OFFICE & STORAGE
PROPOSED OCCUPANCY	M
EXISTING FIRE SUPPRESSION	AUTOMATIC SPRINKLER SYSTEM

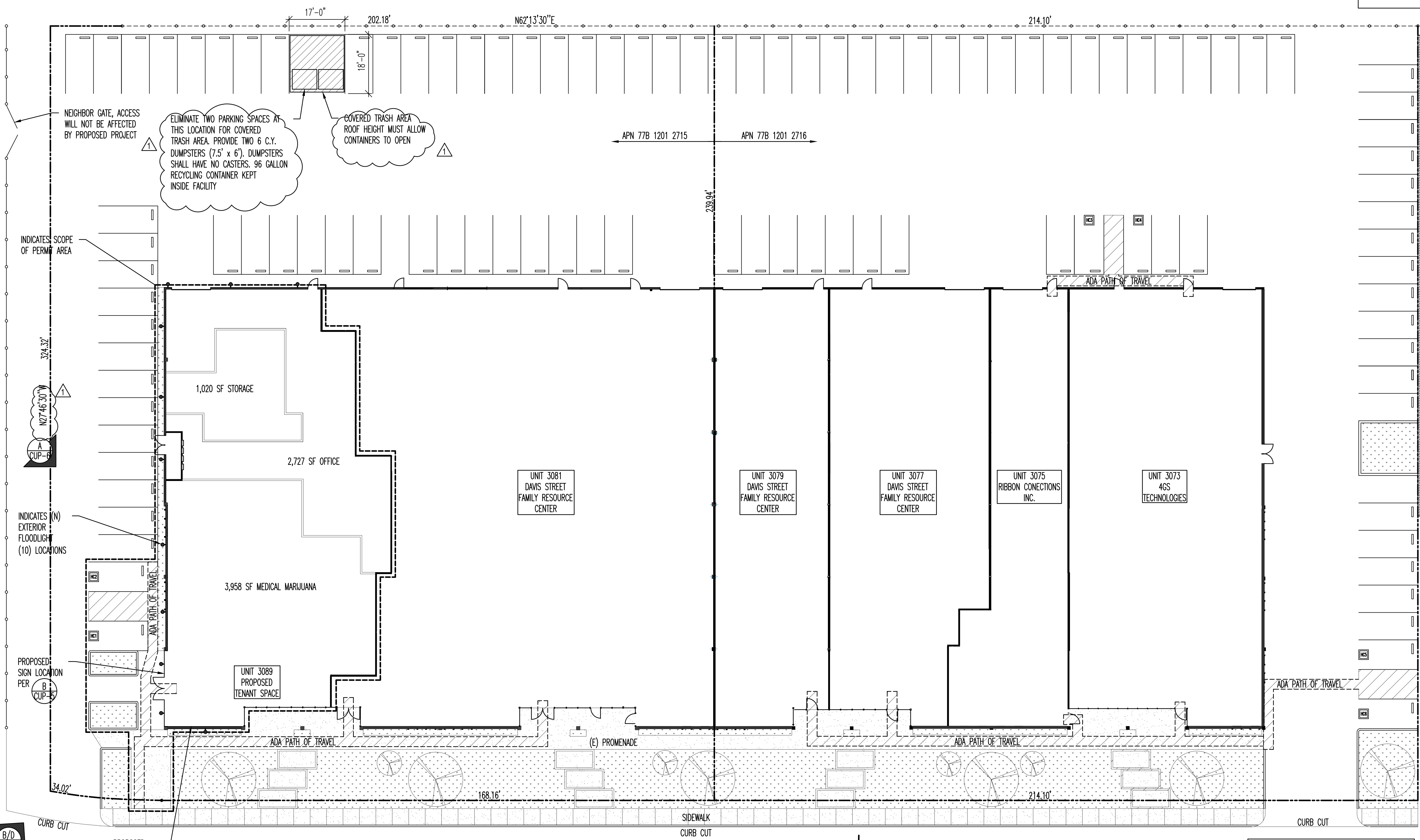
**BSG ENGINEERING**

222 Broadway St, Apt 803  
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**DAVIS STREET WELLNESS CENTER OF SAN LEANDRO**  
 Bloom Innovations  
 3089 TEAGARDEN STREET  
 SAN LEANDRO, CALIFORNIA



VICINITY MAP  
N.T.S.



FLOOR AREA CALC
TYPE IIIB MAX AREA = 19,000 SF
AUTOMATIC SPRINKLER SYSTEM = ADD 200%
ADJUSTED MAX AREA = 57,000 SF
57,000 SF > 22,512 SF

- SITE MAP NOTES**
- IMPROVEMENTS TO PARKING LOT WILL INCLUDE PATCHING OF ALL POTHOLES, LEVELING OF UNEVEN AREAS, AND A NEW TOPPING SURFACE. THESE IMPROVEMENTS WILL BE LIMITED TO THE EAST PARKING LOT WITHIN THE PUBLIC VIEW.
  - ROOFTOP HVAC WILL BE DESIGN BUILD BY CONTRACTOR. ROOFTOP HVAC UNITS WILL BE SHIELDED FROM PUBLIC VIEW WITH CITY APPROVED SCREENING.
  - THE BUILDING ADDRESS WILL BE CLEARLY MARKED OVER A CONTRASTING BACKGROUND
  - A KNOX BOX WILL BE PROVIDED FOR FIRE DEPARTMENT ACCESS.

**PUBLIC WORKS & SOLID WASTE NOTE**

PUBLIC WORKS HAS GIVEN A PRELIMINARY VERBAL RECOMMENDATION THAT A GARBAGE ENCLOSURE MAY NOT BE REQUIRED. THIS APPLICATION PROPOSES TO ELIMINATE TWO PARKING SPACES AT THE REAR OF THE BUILDING AND DESIGNATE THAT AREA AS A COVERED TRASH AREA. WE WILL KEEP A 96 GALLON RECYCLING CONTAINER IN OUR FACILITY. PLEASE CONSIDER THE FOLLOWING CALCULATION FOR WEEKLY SOLID WASTE:

19 EMPLOYEES x 95 LBS / 150 = 12 YARDS/WEEK  
PROVIDE TWO 6 C.Y. DUMPSTERS FOR WEEKLY PICKUP.

**SITE PLAN LEGEND**

PROPERTY LINE	---
EXISTING CHAIN LINK FENCE 6'	○—○
EXISTING SLACK CHAIN FENCE 3'	○—○
EXTERIOR PHOTO	
NEIGHBORING EXTERIOR WALL 18'	
(N) EXTERIOR FLOODLIGHT	

**PROJECT SCOPE OF WORK**

THIS SET OF PLANS IS SUBMITTED TO THE CITY OF SAN LEANDRO FOR THE PURPOSE OF OBTAINING A CONDITIONAL USE PERMIT AT 3089 TEAGARDEN STREET. THE EXISTING PERMITTED USE OF THE PROPOSED TENANT SPACE IS BUSINESS (B), THE PROPOSED TENANT USE IS MEDICINAL CANNABIS DISPENSARY (M). THE CITY COUNCIL HAS ALREADY ISSUED THE APPLICANT A PERMIT FOR THE PROPOSED USE.

**SHEET INDEX**

CUP-1	VICINITY MAP, SITE MAP, PROJECT INFO
CUP-2	EXISTING FLOOR PLAN, PROPOSED FLOOR PLAN, EXITING/OCCUPANCY
CUP-3	PARKING PLAN
CUP-4	LANDSCAPE PLAN
CUP-5	BUILDING ELEVATIONS & SIGNAGE
CUP-6	PROPOSED BUILDING RENDERING EXISTING BUILDING PHOTOS
CUP-7	SECURITY PLAN
CUP-8	SITE-SPECIFIC FLOOR PLANS
CUP-9	PHOTOMETRIC STUDY

**DATE ISSUED:**

DATE	DESCRIPTION
4/19/17	PLAN CHECK 1

**REVISIONS:**

No.	DATE	DESCRIPTION
1	4/19/17	PLAN CHECK 1

**VICINITY MAP**  
**SITE MAP**  
**PROJECT DATA**

SCALE:

DRAWN: \_\_\_\_\_ CHECKED: BSG

SHEET NO.: **CUP-1**

PROJECT NO.: 159

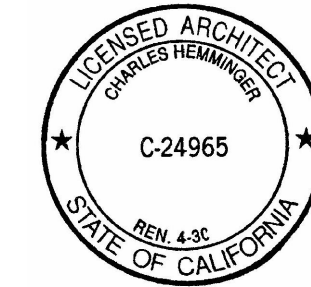
DATE: Teagarden CUP 11/10/2016

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**SITE MAP**  
Scale 1/16" = 1'-0"

**PROJECT ARCHITECT**  
HEMMINGER ARCHITECTS  
2601 MISSION STREET - SUITE 215  
SAN FRANCISCO, CA 94110  
415-378-7045





**BSG ENGINEERING**

222 Broadway St. Apt 803  
Oakland, California 94607  
Ph: 415-521-0655  
burchgreene@gmail.com

PROJECT NAME:

**DAVIS STREET WELLNESS  
CENTER OF SAN LEANDRO**  
Bloom Innovations

3089 TEAGARDEN STREET  
SAN LEANDRO, CALIFORNIA

STAMP:

DATE ISSUED:

DATE	DESCRIPTION

REVISIONS:

No.	DATE	DESCRIPTION
1	4/19/17	PLAN CHECK 1

DRAWING TITLE:

**PARKING PLAN**

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.:

**CUP-3**

PROJECT No.:

159

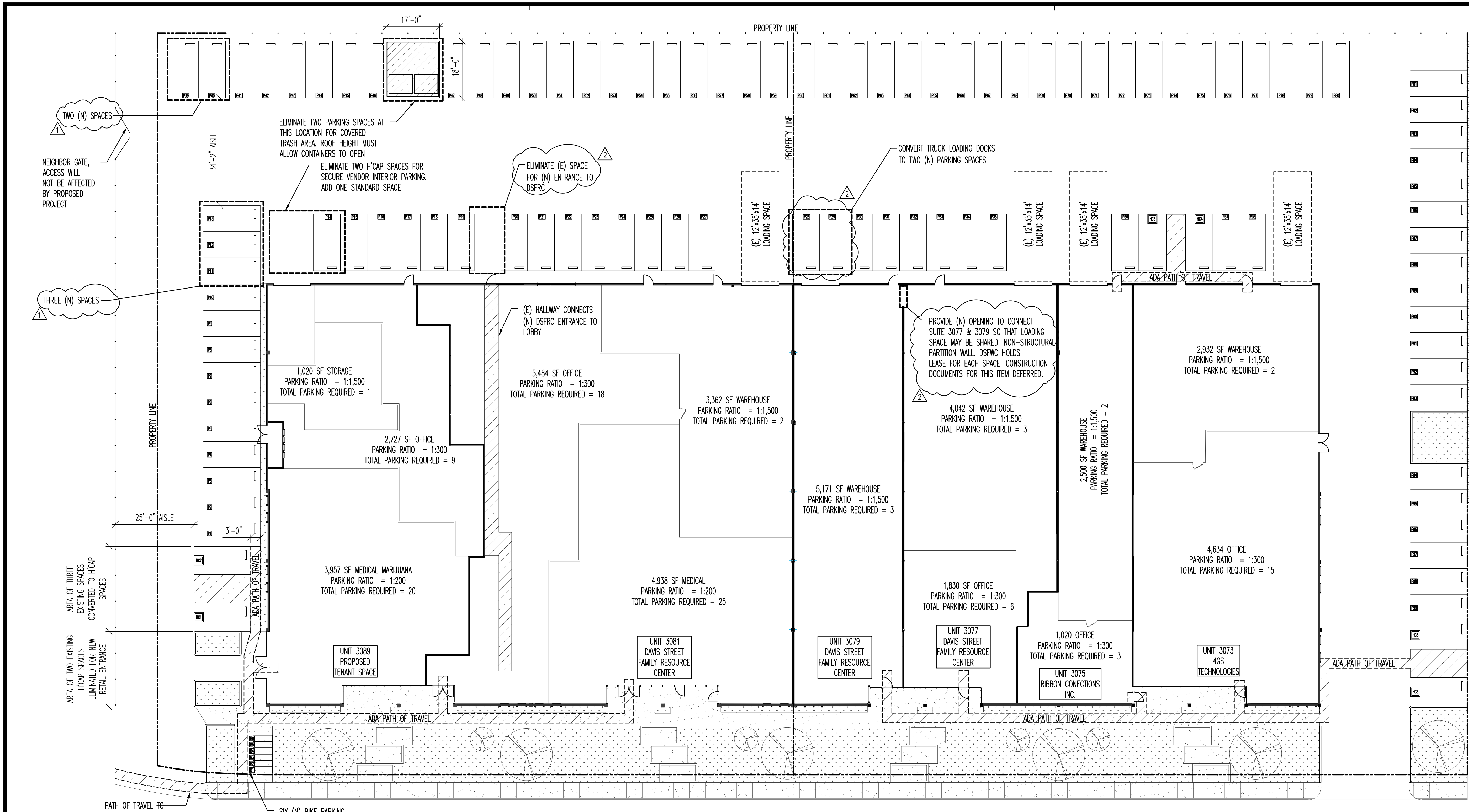
CAD FILE:

Teagarden CUP

PLOT DATE:

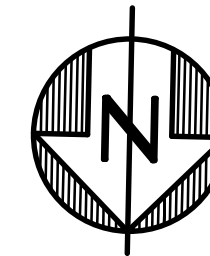
11/10/2016

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**PARKING PLAN**

Scale 1/16" = 1'-0"



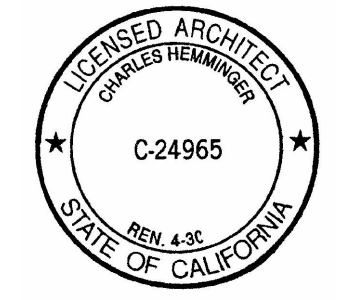
TENANT PARKING SUMMARY	
RETAIL	20 SPACES
OFFICE	9 SPACES
STORAGE	1 SPACE
<b>TOTAL</b>	<b>30 SPACES</b>

ONSITE PARKING SUMMARY	
TENANT	30 SPACES REQ
UNIT 3081	45 SPACES REQ
UNIT 3079	3 SPACES REQ
UNIT 3077	9 SPACES REQ
UNIT 3075	5 SPACES REQ
UNIT 3073	17 SPACES REQ
<b>TOTAL REQUIRED = 109</b>	
H'CAP REQUIRED = 1/2" = 5	
H'CAP PROPOSED = 6	
STANDARD PROPOSED = 99	
BIKE SPACES ALLOWANCE = 5	
<b>TOTAL SPACES PROPOSED = 110</b>	

BIKE PARKING	
DSWC PROPOSES TO SATISFY 5% OF THE ONSITE PARKING REQUIREMENT WITH BIKE PARKING SPACES, A TOTAL SIX BIKE PARKING SPACES WILL BE PROVIDED, EQUIVALENT TO 5 CAR PARKING SPACES.	

**PARKING NOTES**

- THREE PARKING SPACES AT THE NORTH-EAST CORNER OF THE BUILDING WILL BE ELIMINATED FOR A NEW RETAIL ENTRANCE.
- TWO PARKING SPACES ALONG THE SOUTH PROPERTY LINE WILL BE ELIMINATED FOR A COVERED GARBAGE AREA.
- TWO H'CAP SPACES AT THE SOUTH-EAST CORNER OF THE BUILDING WILL BE ELIMINATED FOR A SECURE VENDOR ENTRANCE. ONE OF THESE SPACES WILL BE CONVERTED TO A STANDARD PARKING SPACE.
- SEVEN NEW PARKING SPACES WILL BE PROVIDED AT THE SOUTH-EAST CORNER OF THE PROPERTY.
- THE TRUCK LOADING SPACE BEHIND SUITE 3079 WILL BE CONVERTED TO CAR PARKING SPACES. NO GRADING REQUIRED.
- ONE PARKING SPACE BEHIND DAVIS STREET FAMILY RESOURCE CENTER HAS BEEN ELIMINATED TO SERVE AS AN NEW ENTRANCE.



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Bloom Innovations

3089 TEAGARDEN STREET  
SAN LEANDRO, CALIFORNIA

STAMP:

DATES ISSUED:

DATE	DESCRIPTION

REVISIONS:

No.	DATE	DESCRIPTION
△		
△	4/19/17	PLAN CHECK 1 (CUP-4 NO CHANGES)
△		
△		
△		

DRAWING TITLE:

**LANDSCAPE PLAN**

SCALE:



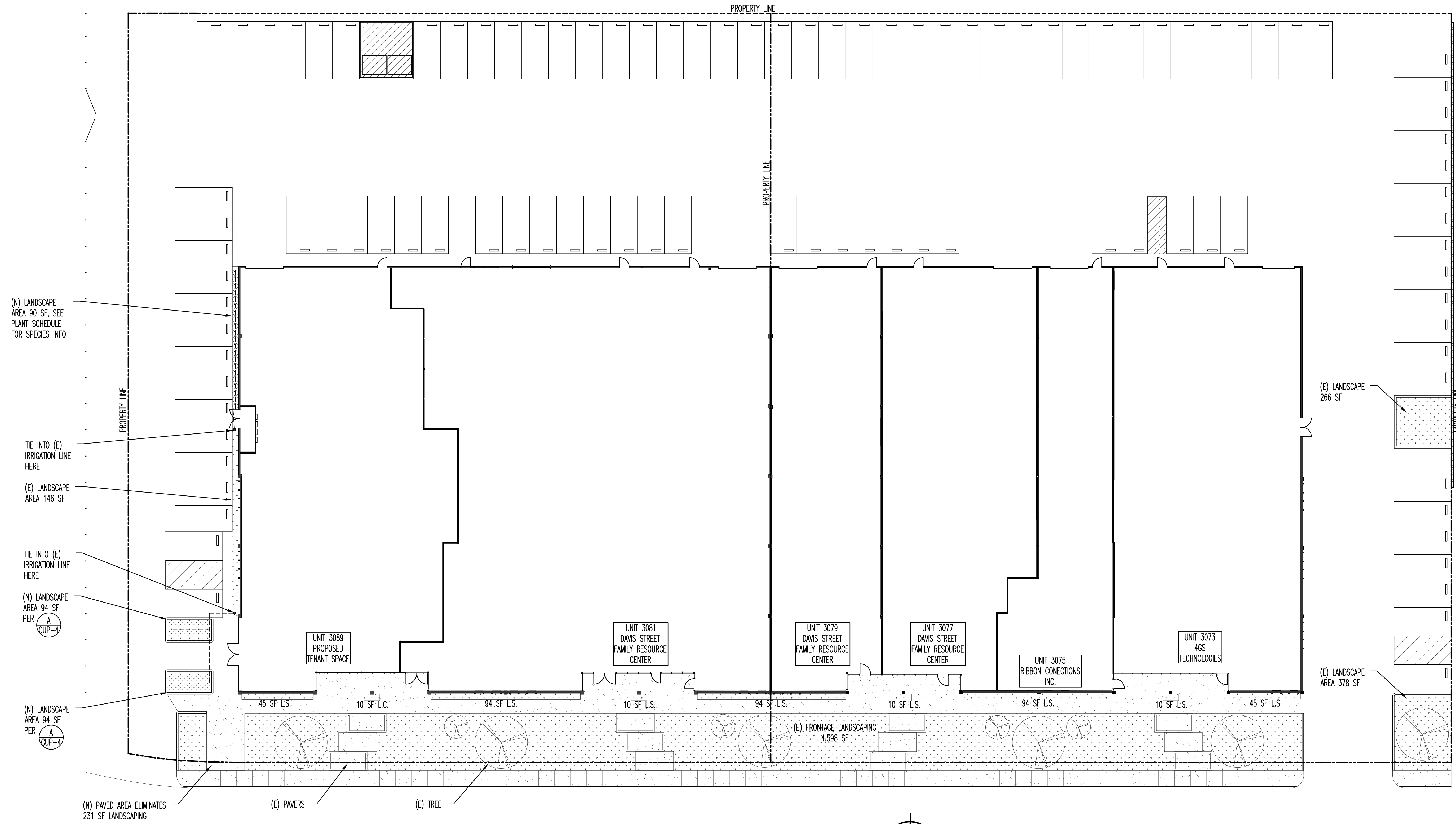
DRAWN: \_\_\_\_\_ CHECKED: BSG

SHEET NO.: **CUP-4**

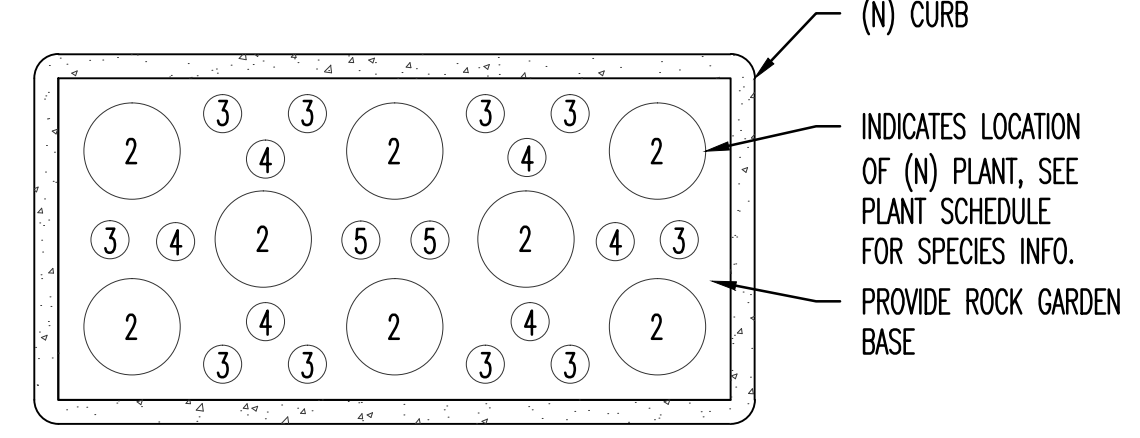
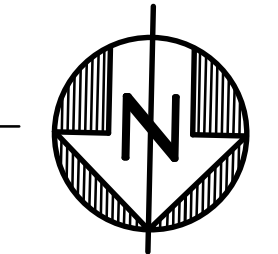
PROJECT NO.: 159

CAD FILE: \_\_\_\_\_ PLOT DATE: 11/10/2016  
Teagarden CUP

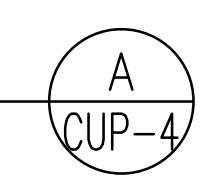
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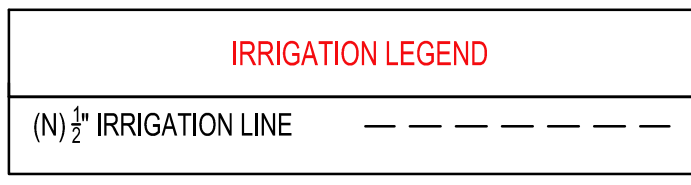
**LANDSCAPE PLAN**  
Scale 1/16" = 1'-0"



**PLANT LAYOUT**  
Scale 1/4" = 1'-0"

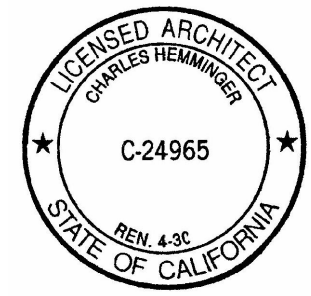


PLANT SCHEDULE			
#	SPECIES	H2O	TOTAL # PLANTS
1	BOXUS	MED WATER NEEDS	21
2	HELICTOTRICHON SEMPERVIRENS	LOW WATER NEEDS	16
3	SEDUM SPATHULIFOLIUM CAPE BLANCO	LOW WATER NEEDS	18
4	SEMPERVIVUMS	LOW WATER NEEDS	12
5	SEDUM SPURIUM	LOW WATER NEEDS	4



LANDSCAPING SUMMARY	
TOTAL LOT AREA	100,515 SF
REQUIRED COVERAGE	5% OR 5,026 SF
EXISTING COVERAGE	6,023 SF
PROPOSED REMOVAL	231 SF
PROPOSED NEW	278 SF
PROPOSED NEW COVERAGE	6,070 SF
NO LANDSCAPE WORK IS REQUIRED TO SATISFY COVERAGE REQUIREMENTS. THE PROPOSED 278 SF OF NEW LANDSCAPING IS LESS THAN 500 SF THEREFORE IS NOT SUBJECT TO THE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO).	





PROJECT NAME:

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CENTER OF SAN LEANDRO**  
Bloom Innovations

3089 TEAGARDEN STREET  
SAN LEANDRO, CALIFORNIA

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DATE ISSUED:

DATE	DESCRIPTION

REVISIONS:

No.	DATE	DESCRIPTION
1	4/19/17	PLAN CHECK 1

DRAWING TITLE:

**BUILDING  
ELEVATIONS  
& SIGNAGE**

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.:

**CUP-5**

PROJECT No.:

159

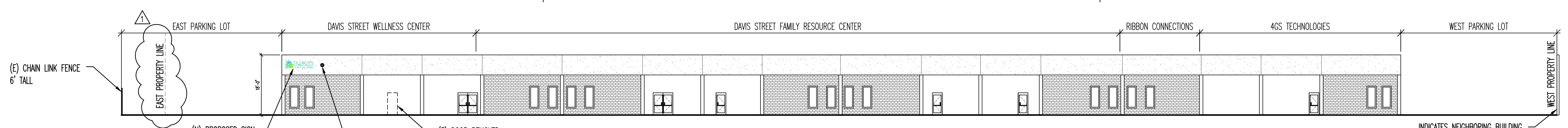
CAD FILE:

Teagarden CUP

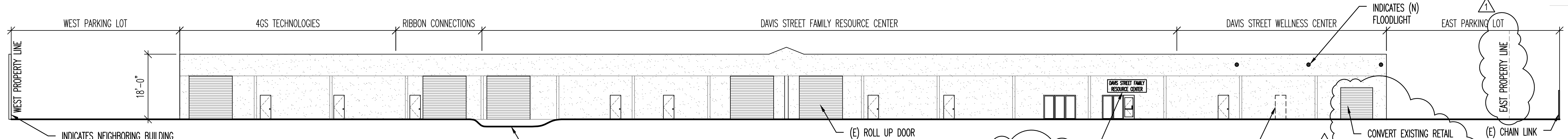
PLOT DATE:

11/10/2016

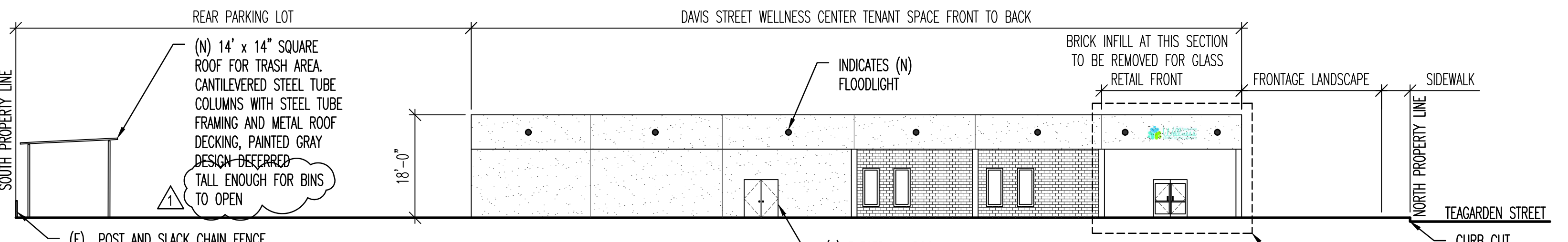
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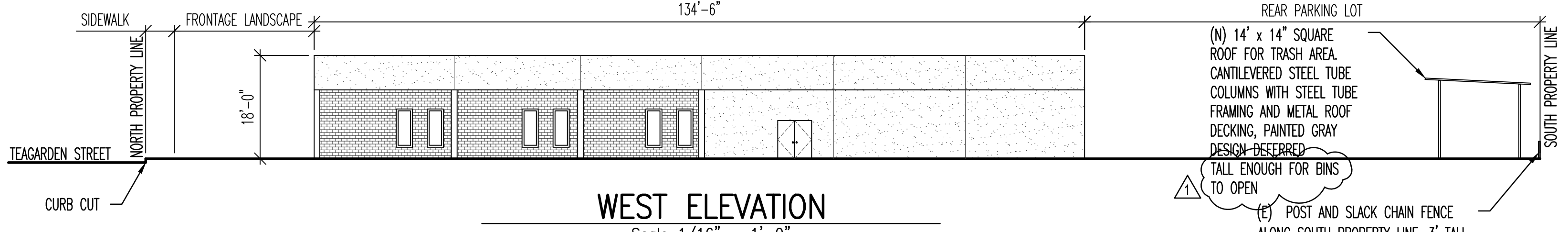
**NORTH ELEVATION**  
Scale 1/16" = 1'-0"



**SOUTH ELEVATION**  
Scale 1/16" = 1'-0"



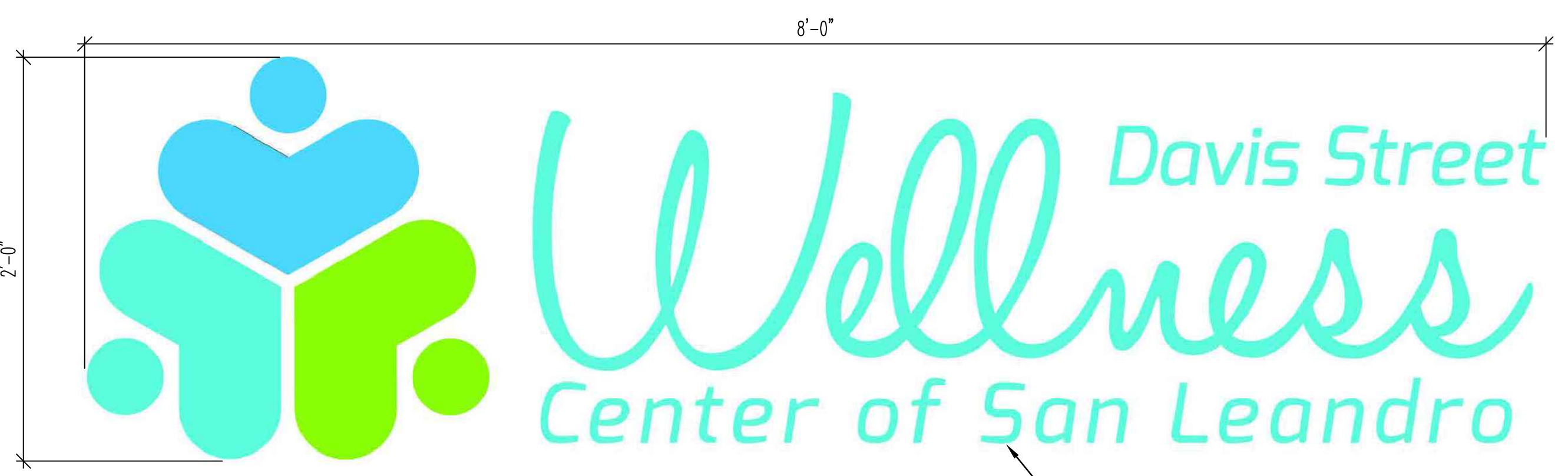
**EAST ELEVATION**  
Scale 1/16" = 1'-0"



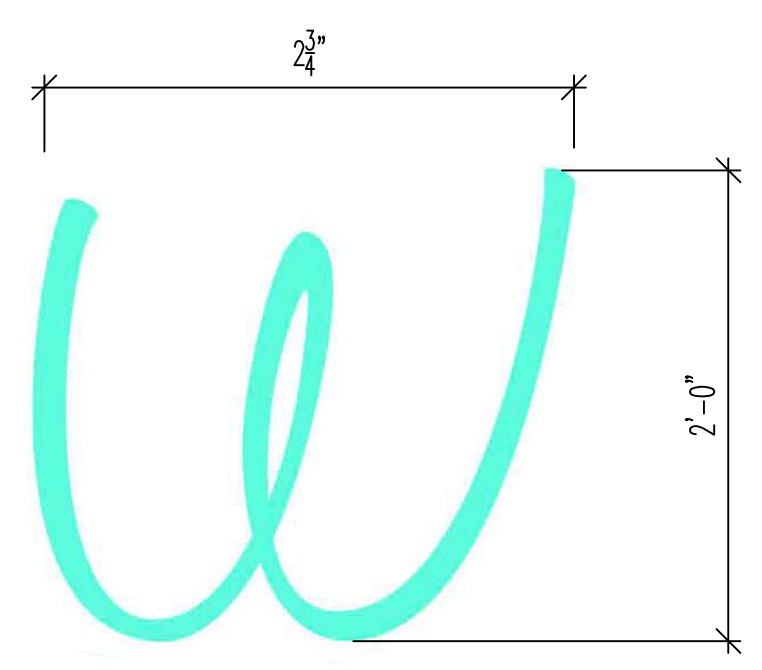
**WEST ELEVATION**  
Scale 1/16" = 1'-0"



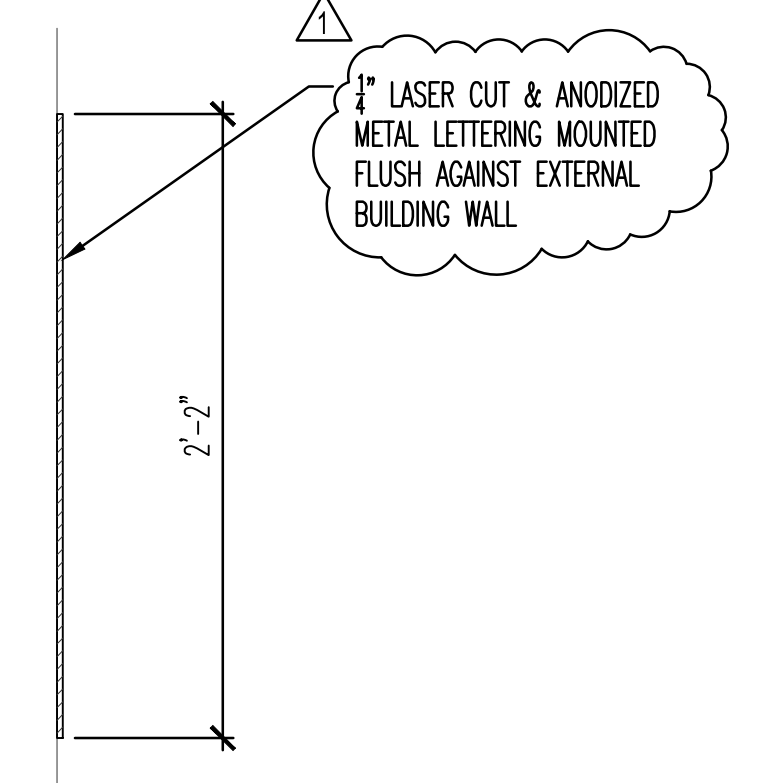
**SECTION**  
Scale 1/4" = 1'-0"



**FRONTAGE WALL SIGN**  
Scale 1 1/2" = 1'-0"



**INDIVIDUAL LETTER**



**SIDE**

- SIGN NOTES**
- 50 FEET OF FRONTAGE ALLOWS FOR 100 SF OF SIGN AREA TOTAL. THE TWO SIGNS TOTAL 32 SF.
  - EACH SIGN WILL HAVE EXTERNAL LIGHTING MOUNTED TO ILLUMINATE SIGN DURING EVENING HOURS





EXISTING PHOTO  
LOOKING NORTH-WEST

A  
CUP-6



EXISTING PHOTO  
LOOKING SOUTH-WEST

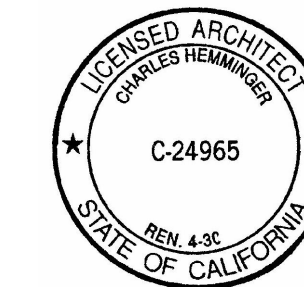
B  
CUP-6



EXISTING PHOTO  
LOOKING SOUTH-EAST

C  
CUP-6

PROJECT NAME:  
**DAVIS STREET WELLNESS  
CENTER OF SAN LEANDRO**  
Bloom Innovations  
3089 TEAGARDEN STREET  
SAN LEANDRO, CALIFORNIA



PROPOSED RENDERING  
LOOKING SOUTH-WEST

D  
CUP-6

ITEMS DEFERRED TO CONSTRUCTION PERMIT APPLICATION

1. FIRE RESISTIVITY BETWEEN OCCUPANCIES
2. SEPARATE PLAN SET AND PERMIT FOR FIRE SPRINKLER SYSTEM, INCLUDING A FIRE DEPARTMENT KEY BOX SPECIFIED ON PLANS. FIRE EXTINGUISHER LOCATIONS MUST BE SPECIFIED ON PLANS TOO.
3. EXIT DOOR HARDWARE MUST COMPLY WITH SECTION 1010 OF THE CALIFORNIA BUILDING CODE.
4. GATE AT MERCHANTILE AREA WILL COMPLY WITH ACCESSIBILITY REQUIREMENTS AND WILL INCLUDE A KICKER PLATE.
5. FLOOR DRAINS WITH PRIMER WILL BE ADDED TO BATHROOMS. FLOOR DRAINS MUST NOT CONNECT TO STORM WATER SYSTEM.
6. CONTACT HEALTH DEPARTMENT FOR APPROVAL OF PROJECT.
7. ENERGY CALCULATIONS, CAL GREEN CODE COMPLIANCE.
8. ELECTRICAL DESIGN
9. MECHANICAL DESIGN. SHOW THAT AIR CONDITIONING CONDENSATE DRAINS TO LANDSCAPE AREAS.
10. STRUCTURAL REVIEW OF CONCRETE WALL THAT WILL BE REMOVED FOR NEW RETAIL ENTRANCE. CONFIRM COMPLIANCE WITH CHAPTER 34 OF THE CBC FOR BOTH SEISMIC AND GRAVITY.
11. DESIGN OF TRASH AREA ROOF STRUCTURE, WITH ROOF HEIGHT SUFFICIENT TO OPEN CONTAINERS.
12. DURING CONSTRUCTION GARBAGE CANS, CONSTRUCTION DUMPSTERS, AND DEBRIS PILES WILL BE COLLECTED AT LEAST WEEKLY. ALL FOOD RELATED TRASH ITEMS WILL BE DISPOSED OF IN SEALED CONTAINERS. A CONSTRUCTION ENTRANCE WILL BE CONSTRUCTED PER CITY DETAIL NO. 606 TO PREVENT TRACKING OF SEDIMENT ONTO THE PUBLIC WAY.
13. CONSTRUCTION PLANS TO CONNECT SUITE 3077 AND 3079 FOR THE PURPOSE OF THE TWO SPACES SHARING A LOADING DOCK ARE DEFERRED.
14. SIGN DESIGN FOR NEW DSFRS ENTRANCE AT REAR OF BUILDING IS DEFERRED.

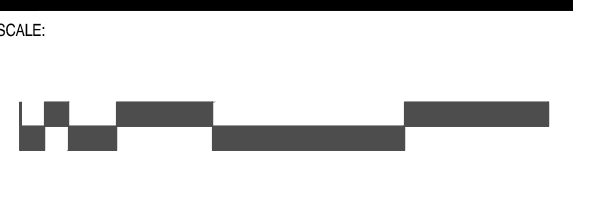
DATE ISSUED:

DATE	DESCRIPTION

REVISIONS:

No.	DATE	DESCRIPTION
△		
△	4/19/17	PLAN CHECK 1
△		
△		
△		

DRAWING TITLE:  
**PROPOSED  
RENDERING  
EXISTING PHOTOS  
DEFERRED ITEMS**



DRAWN: \_\_\_\_\_ CHECKED: BSG

SHEET No.:  
**CUP-6**

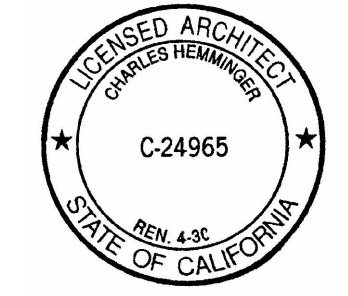
PROJECT No.: 159

CAD FILE: \_\_\_\_\_ PLOT DATE: 11/10/2016

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Bloom Innovations

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REVISIONS:

No.	DATE	DESCRIPTION
1	4/19/17	PLAN CHECK 1
2		
3		
4		
5		

DRAWING TITLE:

**SECURITY PLAN**

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.:

**CUP-7**

PROJECT No.:

159

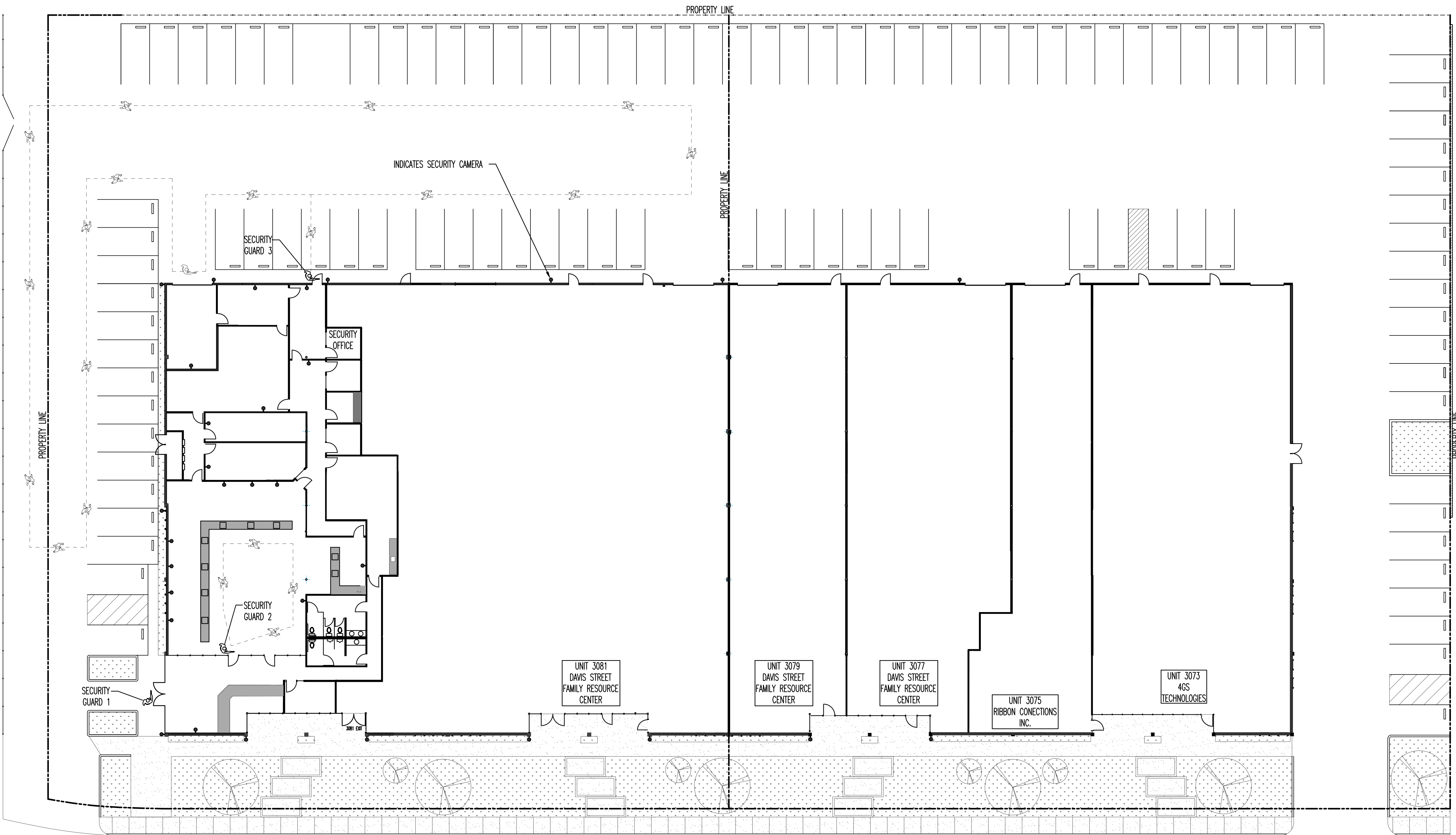
CAD FILE:

Teagarden CUP

PLOT DATE:

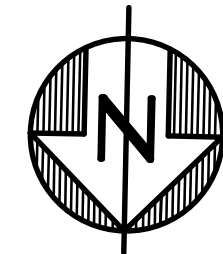
11/10/2016

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**SECURITY PLAN**

Scale 1/16" = 1'-0"



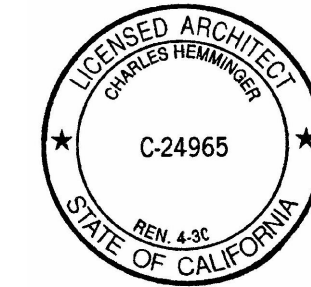
**SECURITY NOTES**

SECURITY GUARD 1: THIS GUARD IS STATIONED AT THE FRONT DOOR AND IS RESPONSIBLE FOR CHECKING PATIENT IDENTIFICATION CARDS BEFORE ALLOWING ENTRANCE. THIS GUARD WILL ENSURE DSWC IS NOT MISTAKEN FOR DSFWC.

SECURITY GUARD 2: THIS GUARD IS STATIONED AT THE RETAIL FLOOR ENTRANCE/EXIT. THIS GUARD WILL OCCASIONALLY PATROL THE RETAIL FLOOR PER THE PATH INDICATED ON THE SECURITY PLAN.

SECURITY GUARD 3: THIS GUARD IS STATIONED AT THE REAR EMPLOYEE DOOR. THIS GUARD WILL PATROL THE PARKING LOT PER THE PATH INDICATED ON THE SECURITY PLAN. THIS GUARD WILL ESCORT EMPLOYEES FROM THEIR CAR TO THE REAR DOOR, AND THIS GUARD WILL DIRECT VENDORS TO THE SECURE VENDOR EXCHANGE PARKING AREA AND GUARD THE ROLL UP DOOR WHEN IT IS BEING USED.

SECURITY ROOM: THERE WILL BE AN ONSITE SECURITY ROOM THAT HOUSES HARDWARE NECESSARY FOR 60 DAYS OF VIDEO STORAGE. THIS ROOM WILL ALSO HAVE SCREENS SO THAT VIDEO FOOTAGE CAN BE IMMEDIATELY REVIEWED. ACLARITY SYSTEMS WILL MONITOR FOOTAGE REMOTELY 24 HOURS A DAY.



**BSG ENGINEERING**

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Bloom Innovations

3089 TEAGARDEN STREET  
SAN LEANDRO, CALIFORNIA

STAMP:

DATE ISSUED:

DATE	DESCRIPTION

REVISIONS:

No.	DATE	DESCRIPTION
▲	4/19/17	PLAN CHECK 1
▲		
▲		
▲		
▲		

DRAWING TITLE:

**SUITE 3079 & 3077  
FLOOR PLANS**

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.

**CUP-8**

PROJECT No.

159

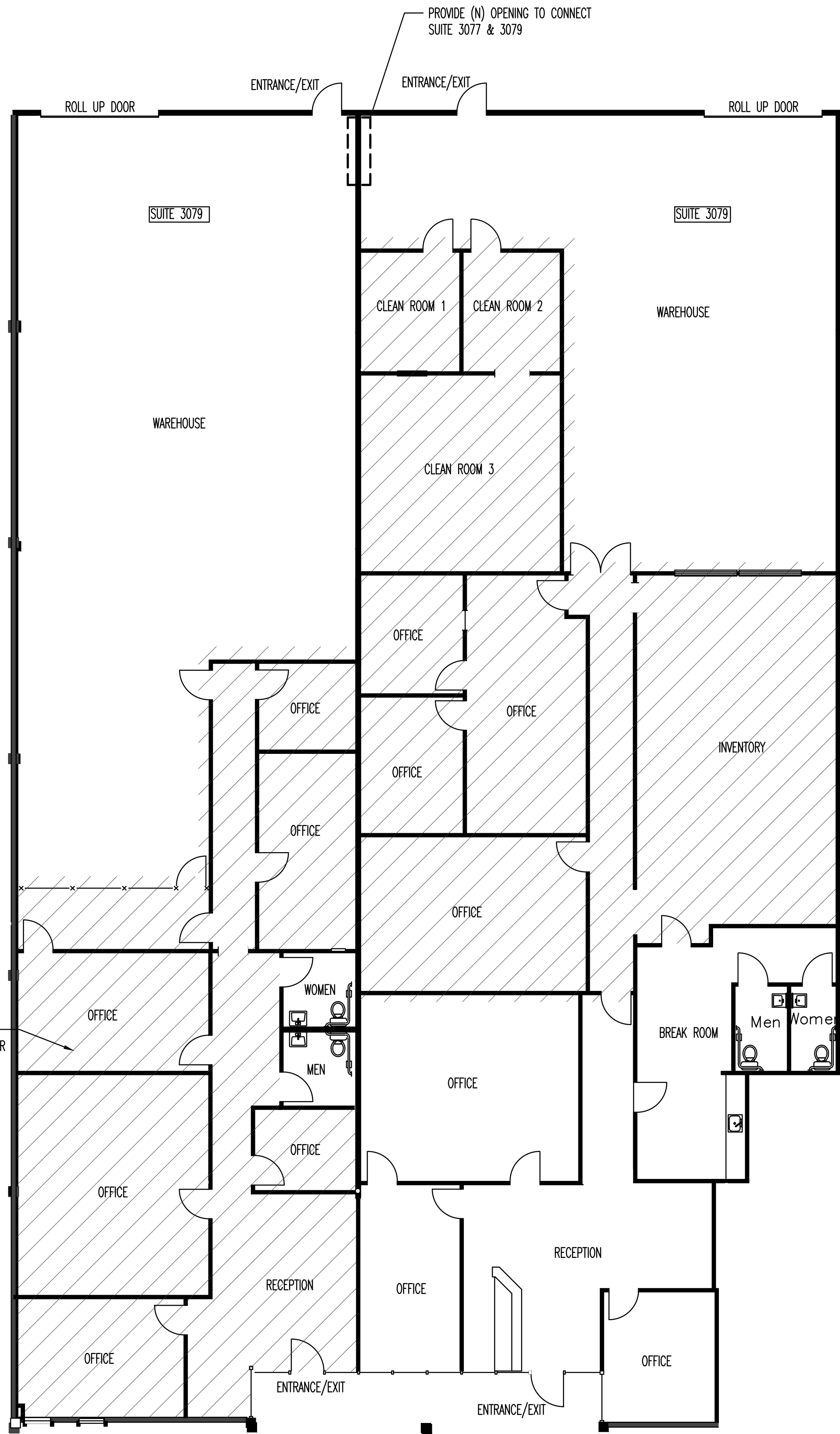
CAD FILE:

Teagarden CUP

PLOT DATE:

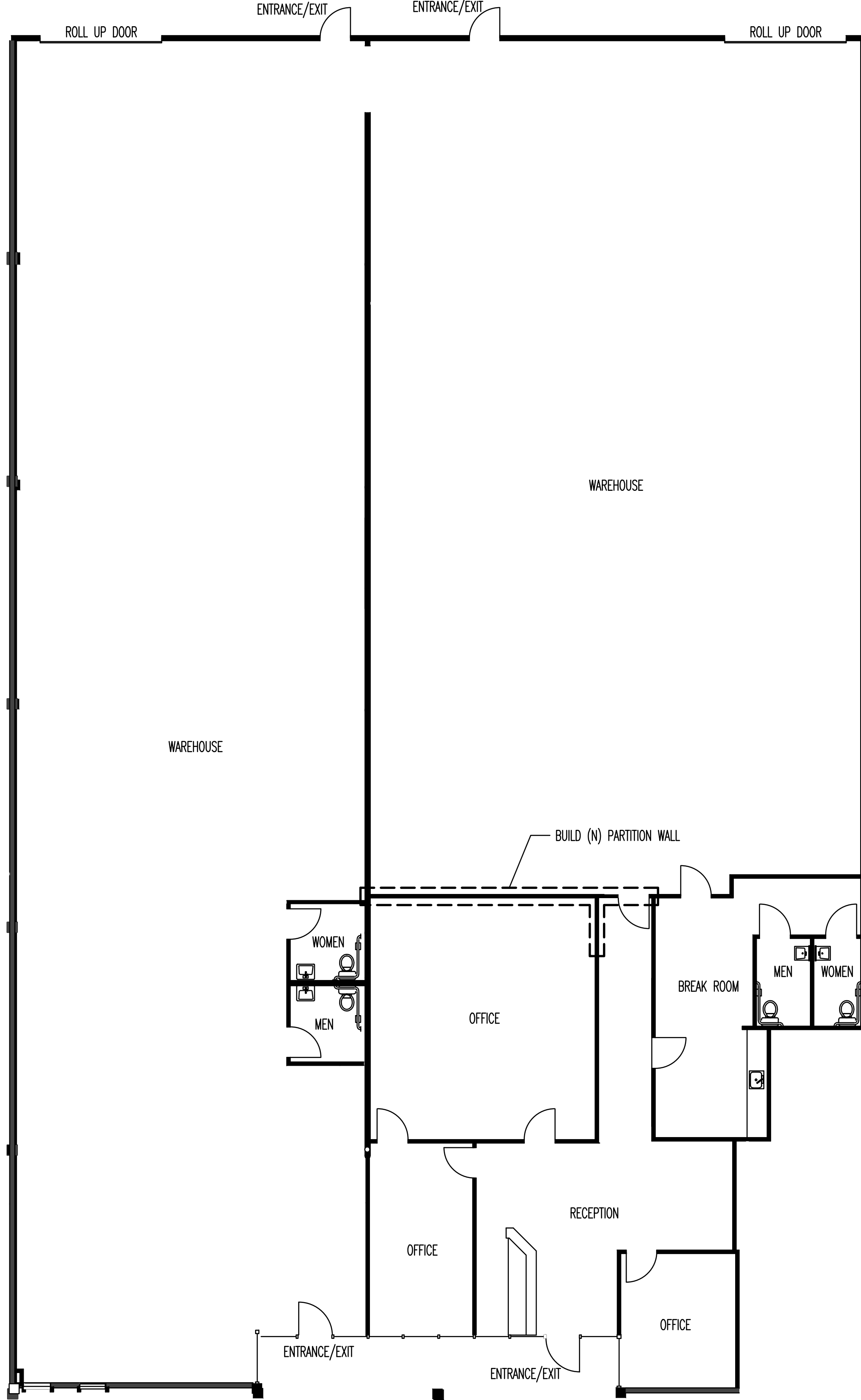
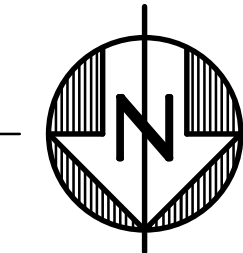
11/10/2016

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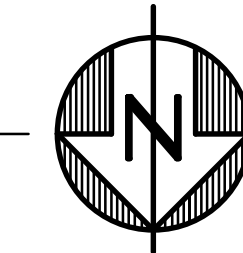
**EXISTING FLOOR PLAN**

Scale 1/8" = 1'-0"



**PROPOSED FLOOR PLAN**

Scale 1/8" = 1'-0"



**SQUARE FOOTAGE NOTES**

SUITE 3077	
AREA	5,872 SF
EXISTING WAREHOUSE	1,572 SF
EXISTING OFFICE	4,300
PROPOSED WAREHOUSE	4,042 SF
PROPOSED OFFICE	1,830 SF
SUITE 3079	
AREA	5,171 SF
EXISTING WAREHOUSE	2,840 SF
EXISTING OFFICE	2,331 SF
PROPOSED WAREHOUSE	5,171 SF
PROPOSED OFFICE	0 SF

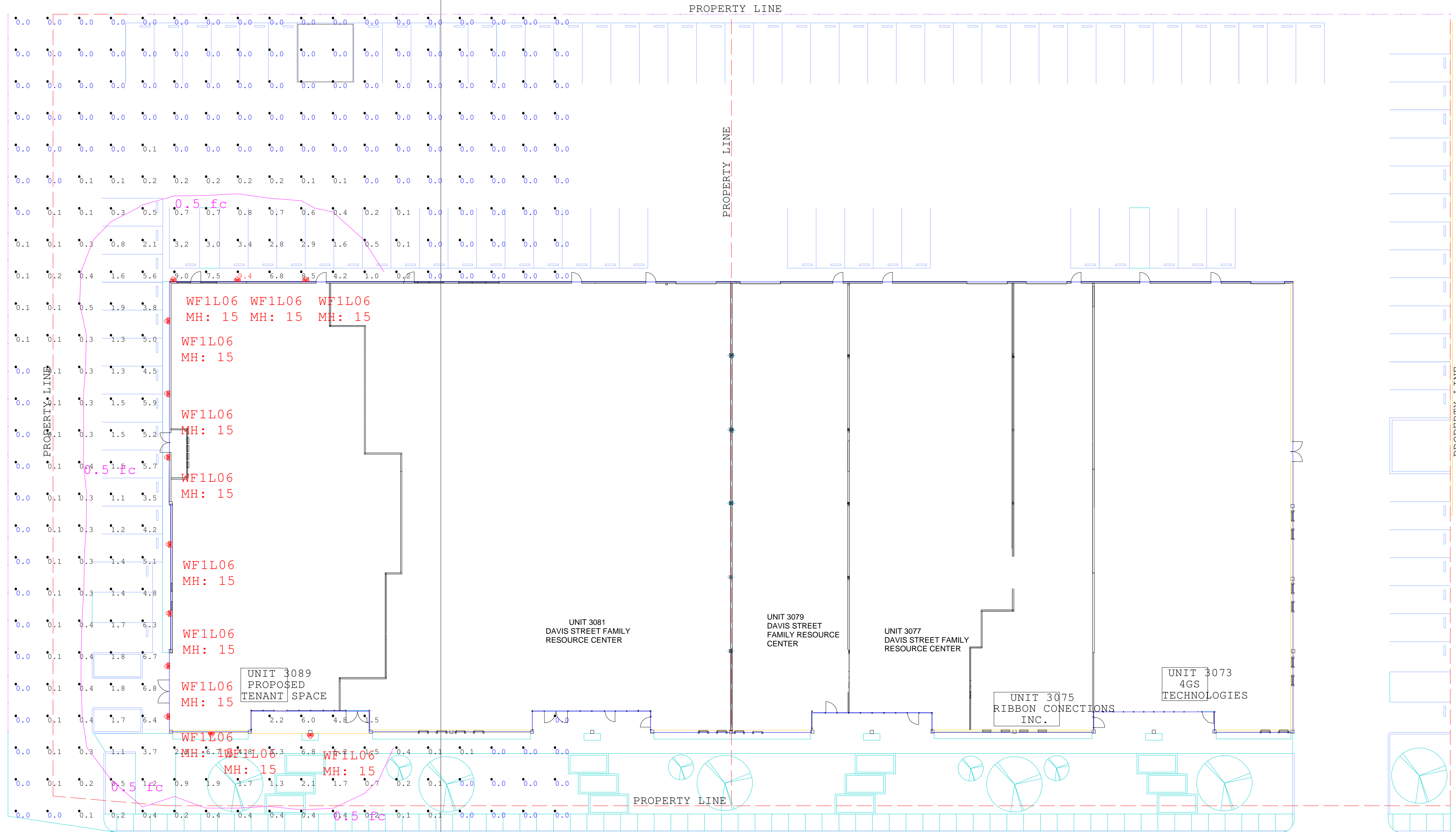
**OCCUPANT LOADS**

SUITE 3077	
4,042 SF WAREHOUSE / 300	= 13 OCCUPANTS
1,830 SF OFFICE / 100	= 18 OCCUPANTS
TOTAL	= 31 OCCUPANTS
SUITE 3079	
5,171 SF WAREHOUSE / 300	= 17 OCCUPANTS

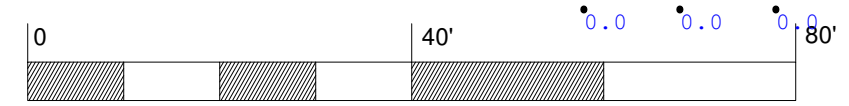
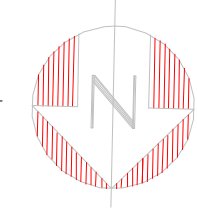
Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp/ LLF	Total Watts	Description
WF1L06	12	WF1L06	SINGLE	N.A.	1,000	720
						E-WF1L06NZ

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPis_1	0.30	9.4	0.0	N.A.	N.A.

Contractor to verify mounting and voltage prior to placing order.



Scale 1/16" = 1'-0"



Customer responsible to verify ordering information/  
catalogue number prior to placing order.



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Date: 4/26/2017	Scale: 1"=20'	Layout by: Ben Foster
Project Name: 182311 - EXTERIOR FLOOD LIGHTS	Salesforce: 22926	
Filename: 170421BG1BAFR1.AGI		
Footcandles calculated at grade using mean lumen values		

Illumination results shown on this lighting design are based on project parameters provided to E-conolight used in conjunction with luminaire test procedures conducted under laboratory conditions. Actual project conditions differing from these design parameters may affect field results. The customer is responsible for verifying dimensional accuracy along with compliance with any applicable electrical, lighting, or energy code.