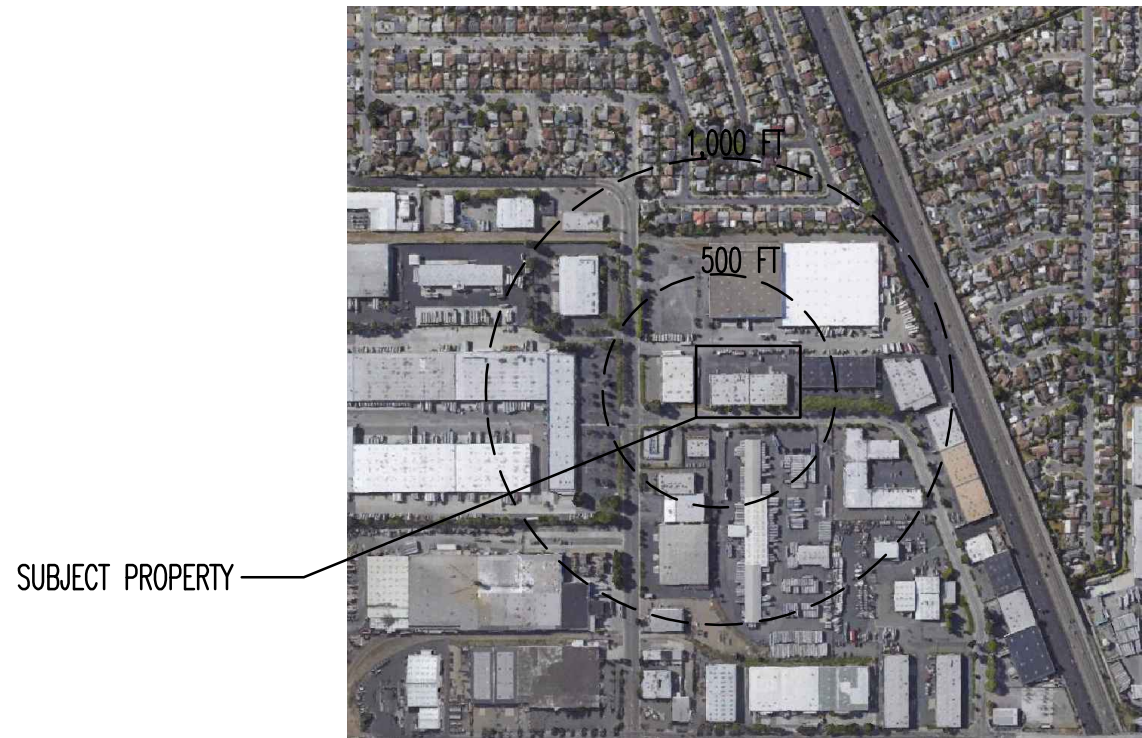
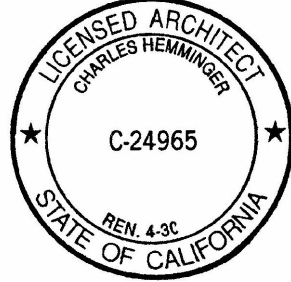




VICINITY MAP
N.T.S.

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

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

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CENTER OF SAN LEANDRO
Bloom Innovations

3089 TEAGARDEN STREET
SAN LEANDRO, CALIFORNIA

STAMP:

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
1. 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.
2. ROOFTOP HVAC WILL BE DESIGN BUILD BY CONTRACTOR. ROOFTOP HVAC UNITS WILL BE SHIELDED FROM PUBLIC VIEW WITH CITY APPROVED SCREENING.
3. THE BUILDING ADDRESS WILL BE CLEARLY MARKED OVER A CONTRASTING BACKGROUND
4. A KNOX BOX WILL BE PROVIDED FOR FIRE DEPARTMENT ACCESS.

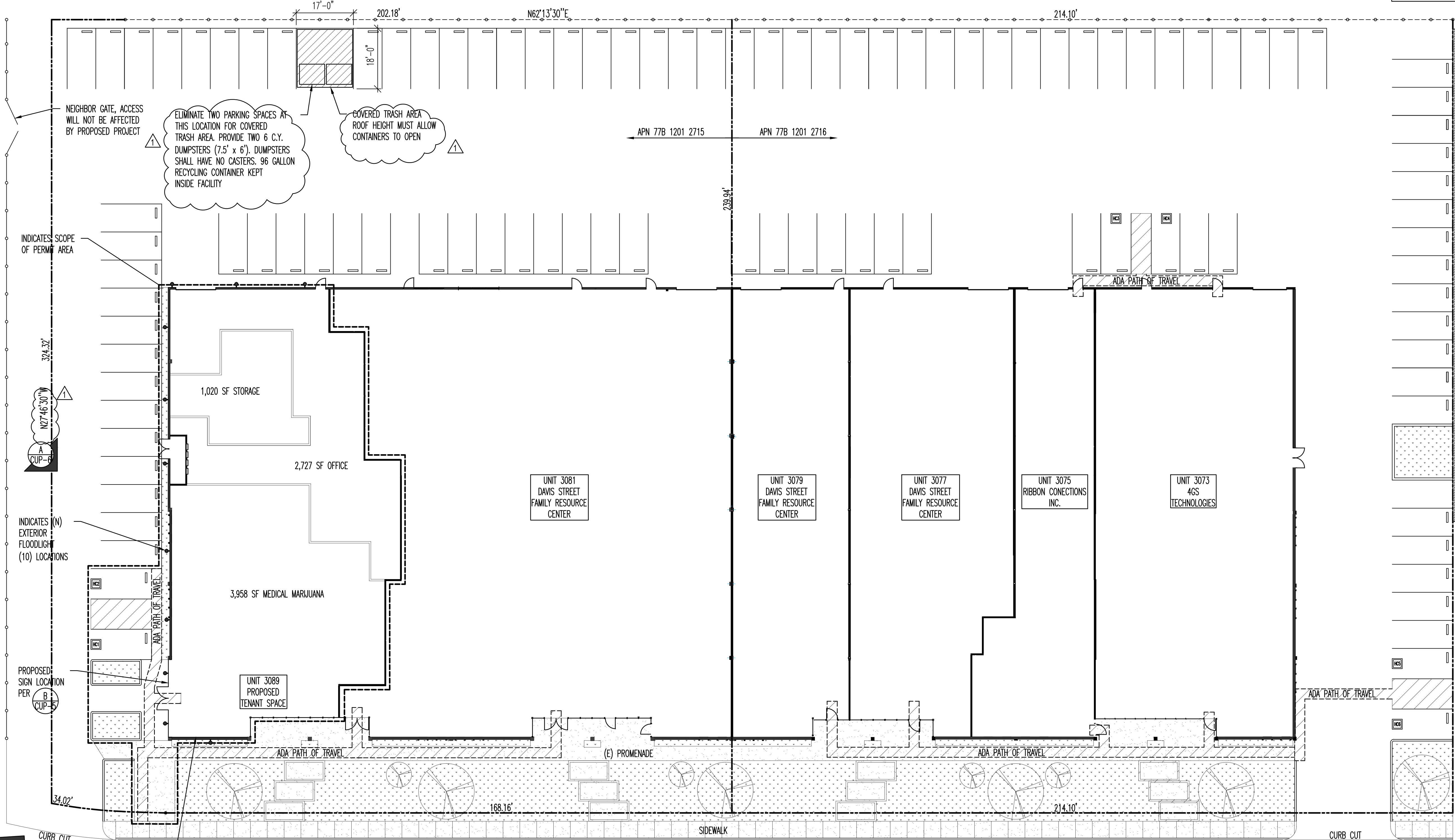
PUBLIC WORKS & SOLID WASTE NOTE
PUBLIC WORKS HAS GIVEN A PRELIMINARY VERBAL RECOMMENDATION THAT A GARBAGE ENCLOSURE MAY NOT BE REQUIRED. THIS APPLICATION PROPOSES TO ELIMINATE TWO PARKING SPACES AT THE REAR OF THE BUILDING AND DESIGNATE THAT AREA AS A COVERED TRASH AREA. WE WILL KEEP A 96 GALLON RECYCLING 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 SUITE 3073 & 3077 FLOOR PLANS
CUP-9 PHOTOMETRIC STUDY

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



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

DATES ISSUED:	
DATE	DESCRIPTION

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

DRAWING TITLE:

VICINITY MAP
SITE MAP
PROJECT DATA

SCALE:



DRAWN:

CHECKED:

BSG

SHEET NO.:

CUP-1

PROJECT NO.:

159

CAD FILE:

Teagarden CUP

PLOT DATE:

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

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1		
2		
3	4/19/17	PLAN CHECK 1
4		
5		

DRAWING TITLE:

PARKING PLAN

SCALE:



DRAWN:

CHECKED:

BSG

SHEET No.:

CUP-3

PROJECT No.:

159

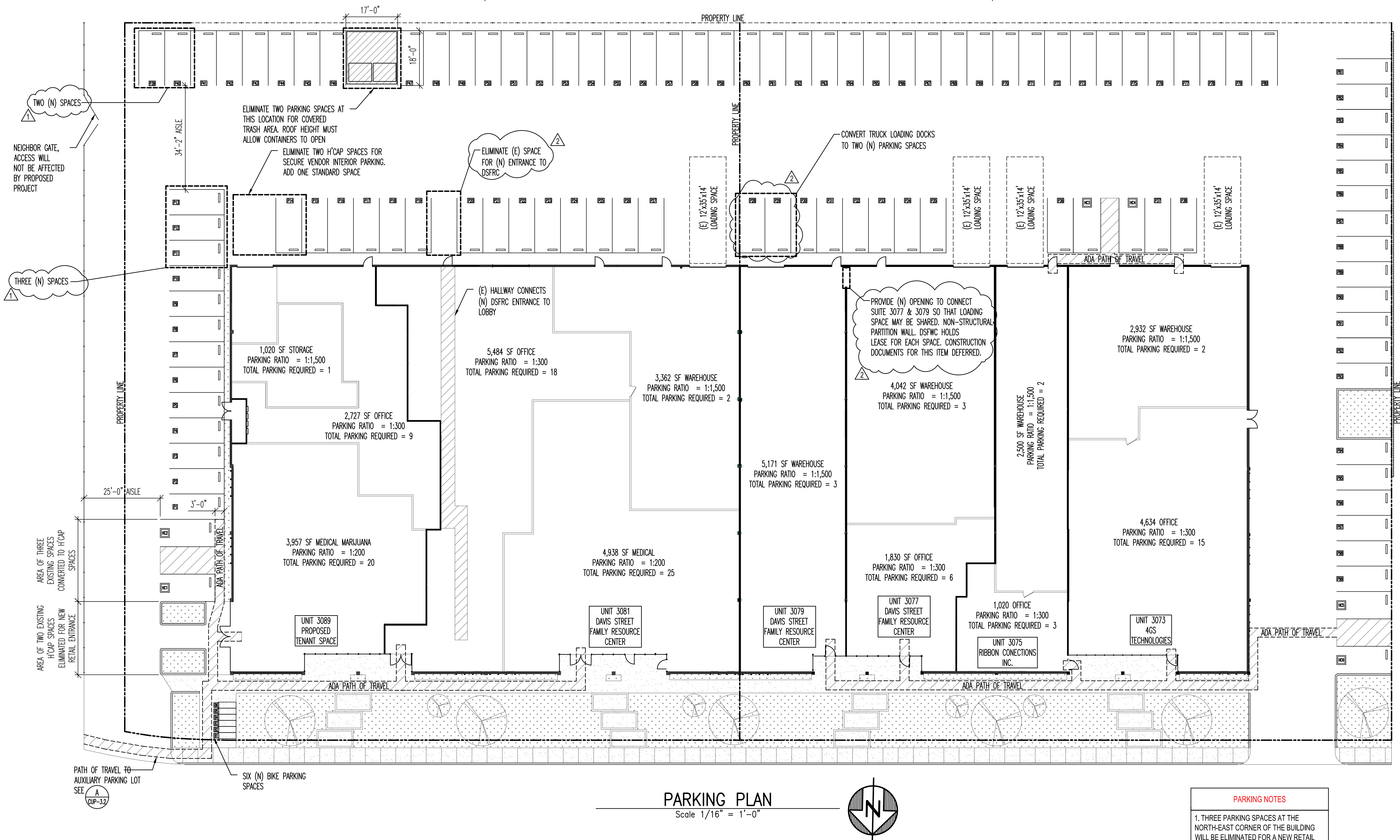
CAD FILE:

Teagarden CUP

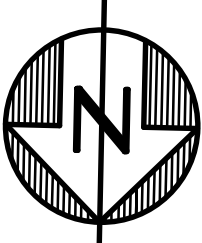
PLOT DATE:

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PARKING PLAN
Scale 1/16" = 1'-0"

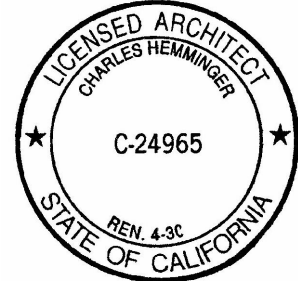


TENANT PARKING SUMMARY	
RETAIL	20 SPACES
OFFICE	9 SPACES
STORAGE	1 SPACE
TOTAL	30 SPACES

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
TOTAL REQUIRED	= 109
H'CAP REQUIRED	= 109/5 = 21.8
H'CAP PROPOSED	= 6
STANDARD PROPOSED	= 99
BIKE SPACES ALLOWANCE	= 5
TOTAL SPACES PROPOSED	= 110

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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Oakland, California 94607
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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

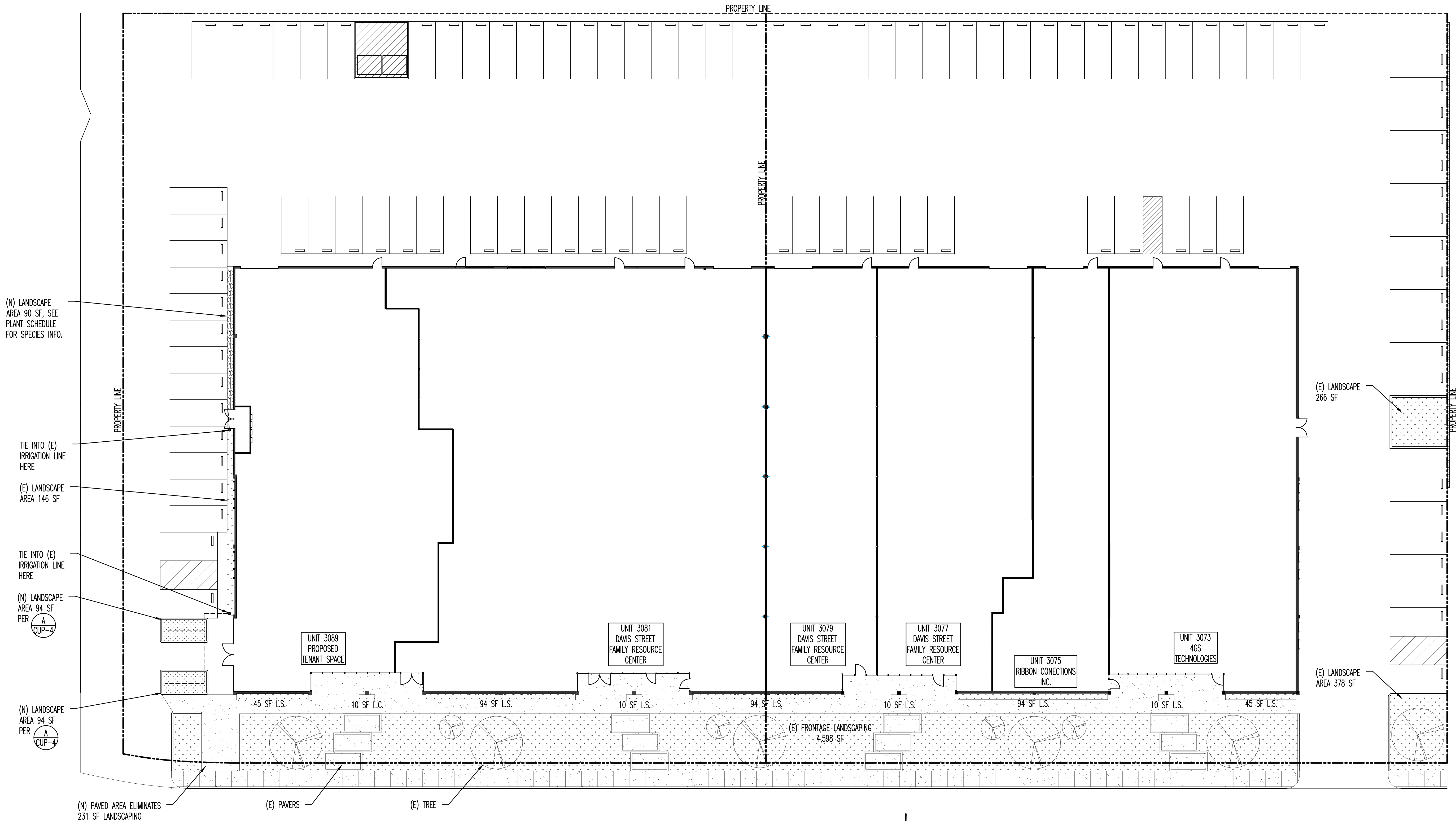
CAD FILE:

Teagarden CUP

PLOT DATE:

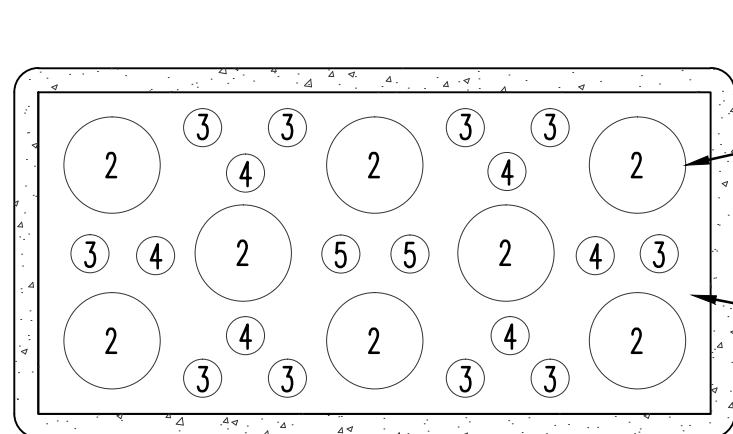
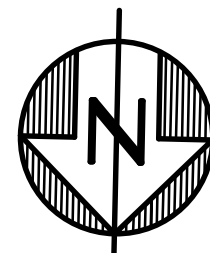
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LANDSCAPE PLAN

Scale 1/16" = 1'-0"



PLANT LAYOUT

Scale 1/4" = 1'-0"

A
CUP-4

PLANT SCHEDULE

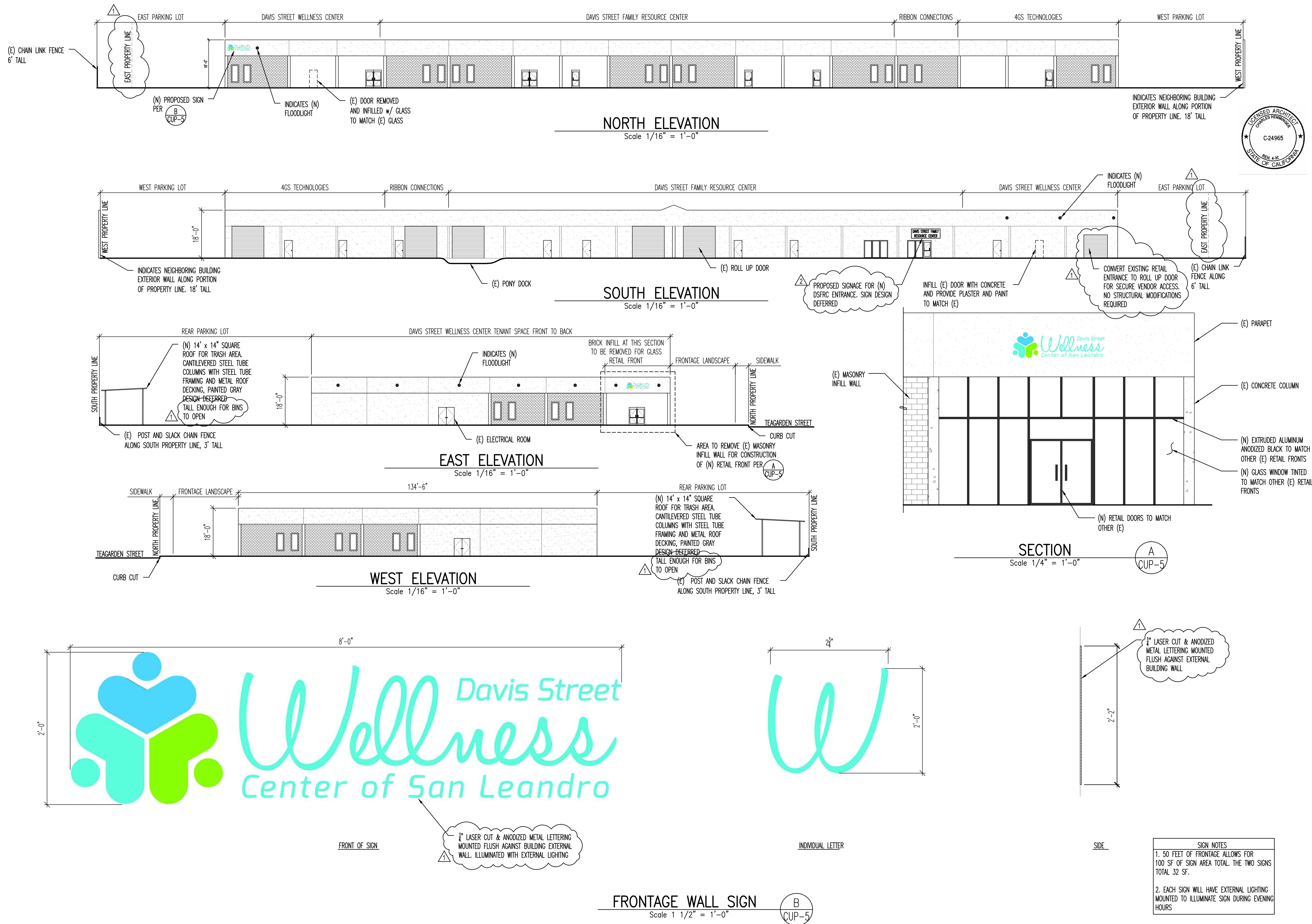
#	SPECIES	H2O	TOTAL # PLANTS
1	BOXUS	MED WATER NEEDS	21
2	HELIOTRICHON SEMPERVIRENS	LOW WATER NEEDS	16
3	SEDUM SPATHULIFOLIUM CAPE BLANCO	LOW WATER NEEDS	18
4	SEMPERVIVUMS	LOW WATER NEEDS	12
5	SEDUM SPURIUM	LOW WATER NEEDS	4

IRRIGATION LEGEND

(N) 1/2" IRRIGATION LINE

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 (MWELI).	



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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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EXISTING PHOTO
LOOKING NORTH-WEST

A
CUP-6



EXISTING PHOTO
LOOKING SOUTH-WEST

B
CUP-6



EXISTING PHOTO
LOOKING SOUTH-EAST

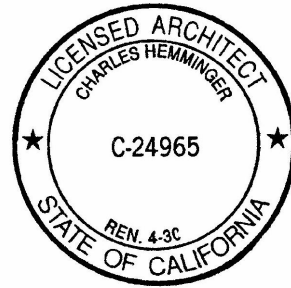
C
CUP-6



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 COMPLAINE 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 DSFRC ENTRANCE AT REAR OF BUILDING IS DEFERRED.



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

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CENTER OF SAN LEANDRO
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No.	DATE	DESCRIPTION
1	4/19/17	PLAN CHECK 1

DRAWING TITLE:

PROPOSED
RENDERING
EXISTING PHTOTOS
DEFERRED ITEMS

SCALE:



DRAWN: _____ CHECKED: _____
BSG

SHEET No.:

CUP-6

PROJECT No.: 159

CAD FILE: _____ PLOT DATE: 11/10/2016
Teagarden CUP

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DRAWING TITLE:
SECURITY PLAN



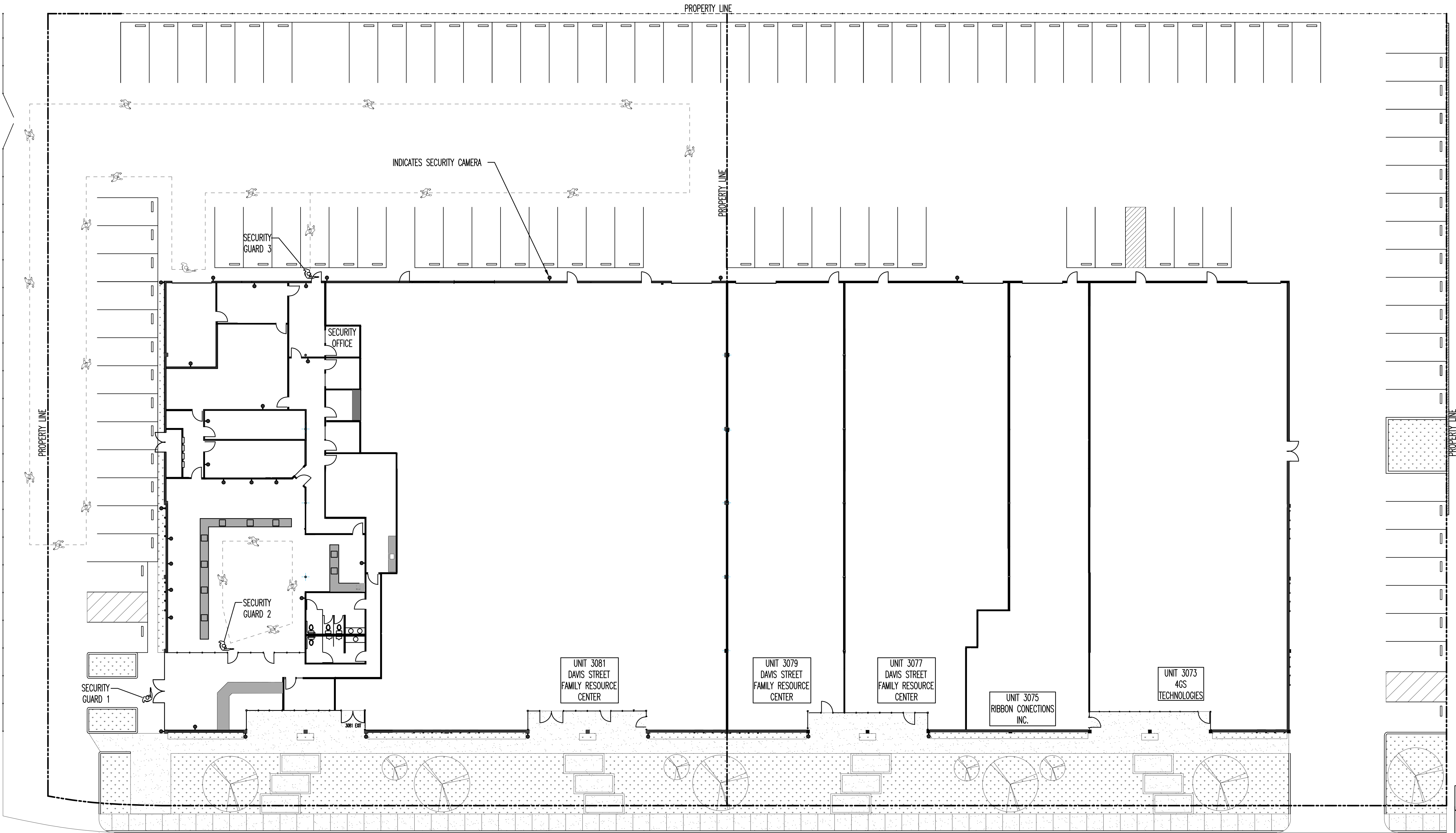
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SHEET No:
CUP-7

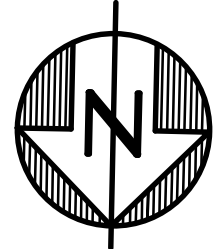
PROJECT No.: 159

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.



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No.	DATE	DESCRIPTION
△		
△	4/19/17	PLAN CHECK 1
△		
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DRAWING TITLE:
SUITE 3079 & 3077
FLOOR PLANS



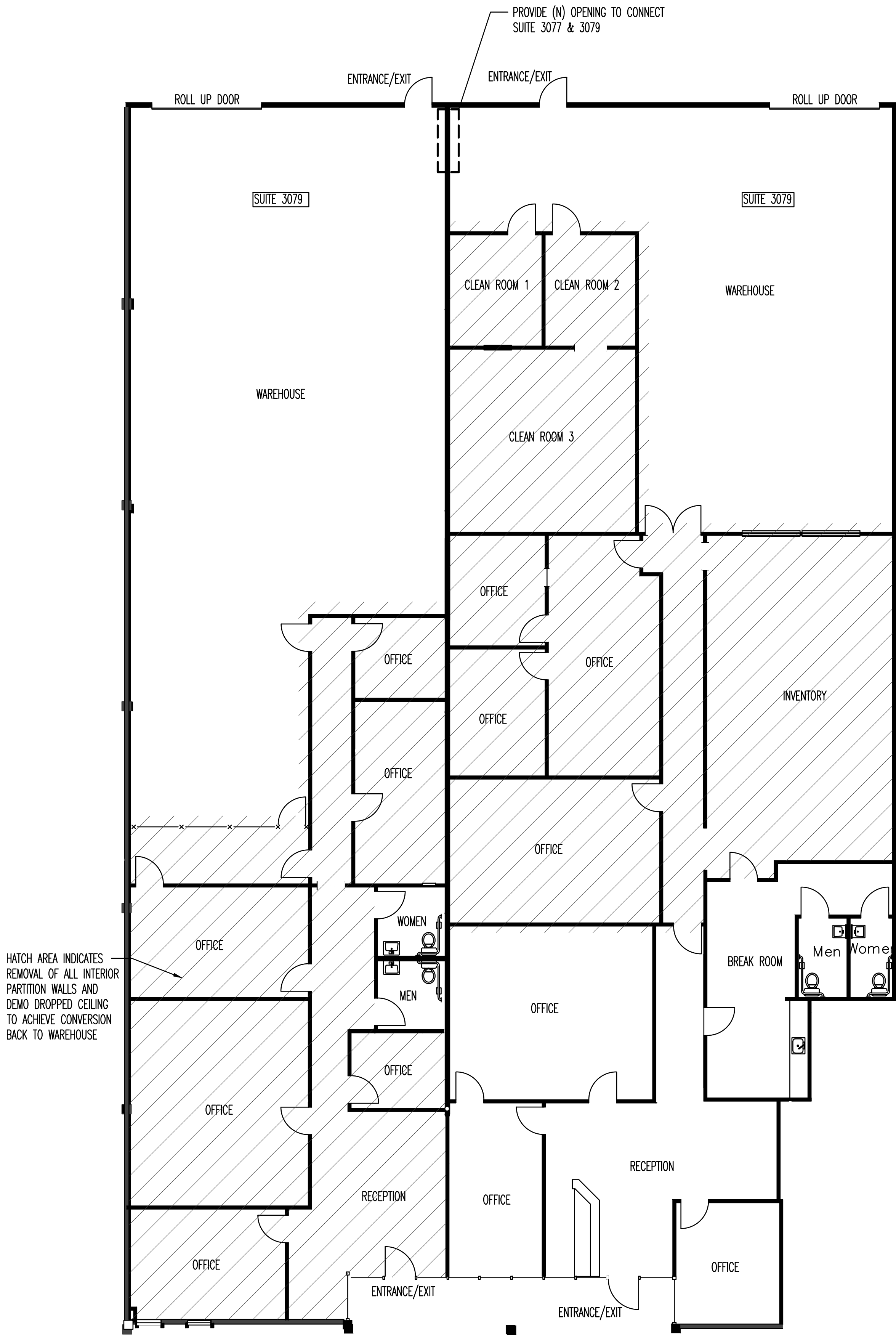
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SHEET No:
CUP-8

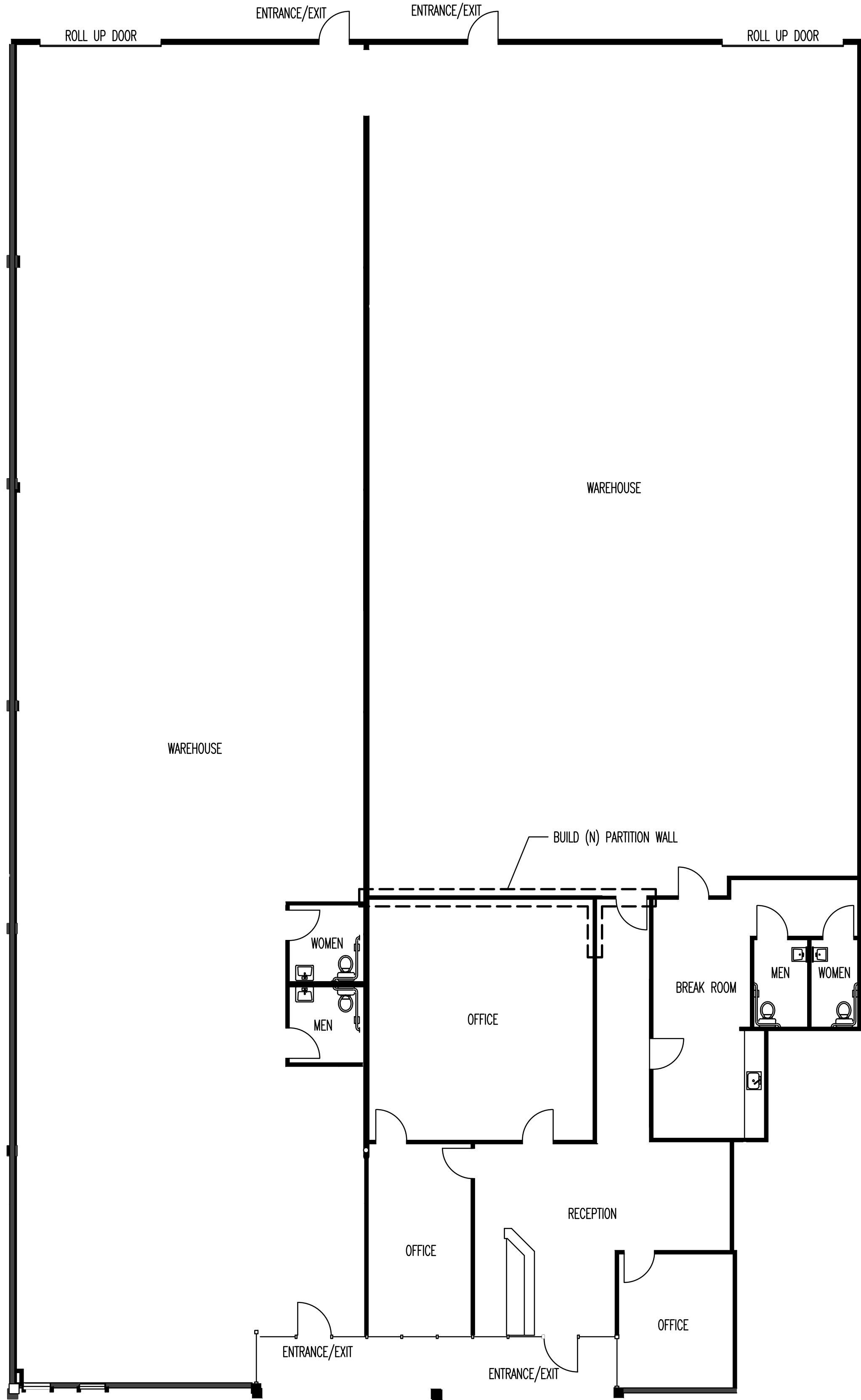
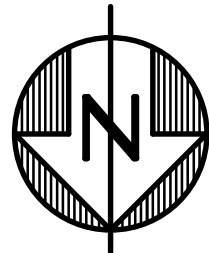
PROJECT No.: 159

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

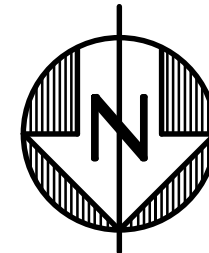
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EXISTING FLOOR PLAN
Scale 1/8" = 1'-0"



PROPOSED FLOOR PLAN
Scale 1/8" = 1'-0"



SQUARE FOOTAGE NOTES	
<u>SUITE 3077</u>	
AREA	5,872 SF
EXISTING WAREHOUSE	1,572 SF
EXISTING OFFICE	4,300
PROPOSED WAREHOUSE	4,042 SF
PROPOSED OFFICE	1,830 SF
<u>SUITE 3079</u>	
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	
<u>SUITE 3077</u>	
4,042 SF WAREHOUSE / 300	= 13 OCCUPANTS
1,830 SF OFFICE / 100	= 18 OCCUPANTS
TOTAL	= 31 OCCUPANTS
<u>SUITE 3079</u>	
5,171 SF WAREHOUSE / 300	= 17 OCCUPANTS

Calculation Summary					
Label	Avg	Max	Min	Avg/Min	Max/Min
CalcPts_1	0.30	9.4	0.0	N.A.	N.A.

Contractor to verify mounting and voltage prior to placing order.

