

BLUM

1915 Fairway Dr., San Leandro, California

PLANNING DEPARTMENT APPLICATION SUBMITTAL 2017.09.05

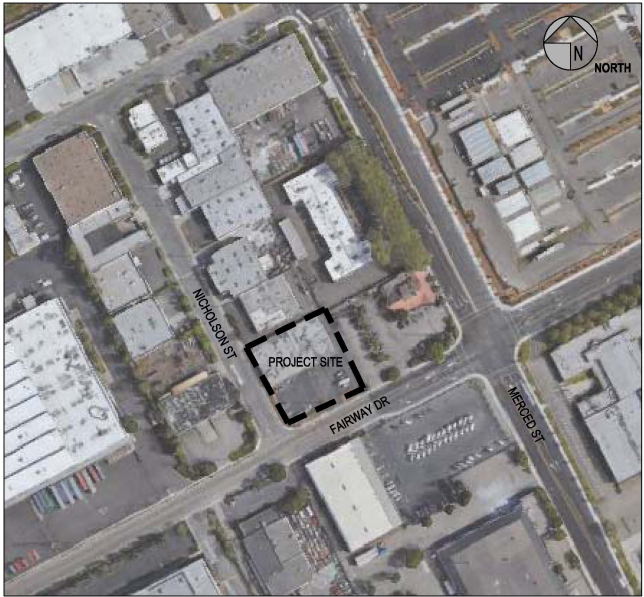
PROJECT DIRECTORY

OWNER / DEVELOPER	ARCHITECT	LANDSCAPE
TERRA TECH CORP. (JAMES NEMECHECK) 4700 VON KARMAN, SUITE 110 NEWPORT BEACH, CA 92660 TEL: 510.912.4801	YHLA ARCHITECTS (ANDY CARPENTIER) 1617 CLAY STREET OAKLAND, CA 94612 TEL : 510.836.6688	JETT LANDSCAPE ARCHITECTURE + DESIGN (JESSE MARKMAN) 2 THEATRE SQUARE, SUITE 218 ORINDA, CA 94563 TEL: 925.254.5422 X. 106

SHEET INDEX

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GENERAL VICINITY PLAN



PROJECT INFORMATION

BUILDING AND SITE			
BUILDING - GROSS FLOOR AREA:		(EXISTING) 13,015 SF	
NET SITE AREA :		PARCEL 1 & PARCEL 2: ±33,504 SF	
FLOOR AREA RATIO :	GFA	13,015 SF	= 0.39
	NET SITE AREA	33,504 SF	
BUILDING COVERAGE :	BLDG. OUTLINE	13,015 SF	= 0.39
	NET SITE AREA	33,504 SF	
BUILDING CODE			
SEISMIC ZONE :		4	
CONSTRUCTION TYPE :		TYPE VB	
OCCUPANCY GROUP :		B / M / F-1	
BUILDING HEIGHT / NUMBER OF STOREYS:		12'-0" / 1 STORY	
USE :		COMMERCIAL/MANUFACTURING	
ZONING DESIGNATION:		IG	
CODE EDITION :		2016 CALIFORNIA BUILDING STANDARDS CODE	

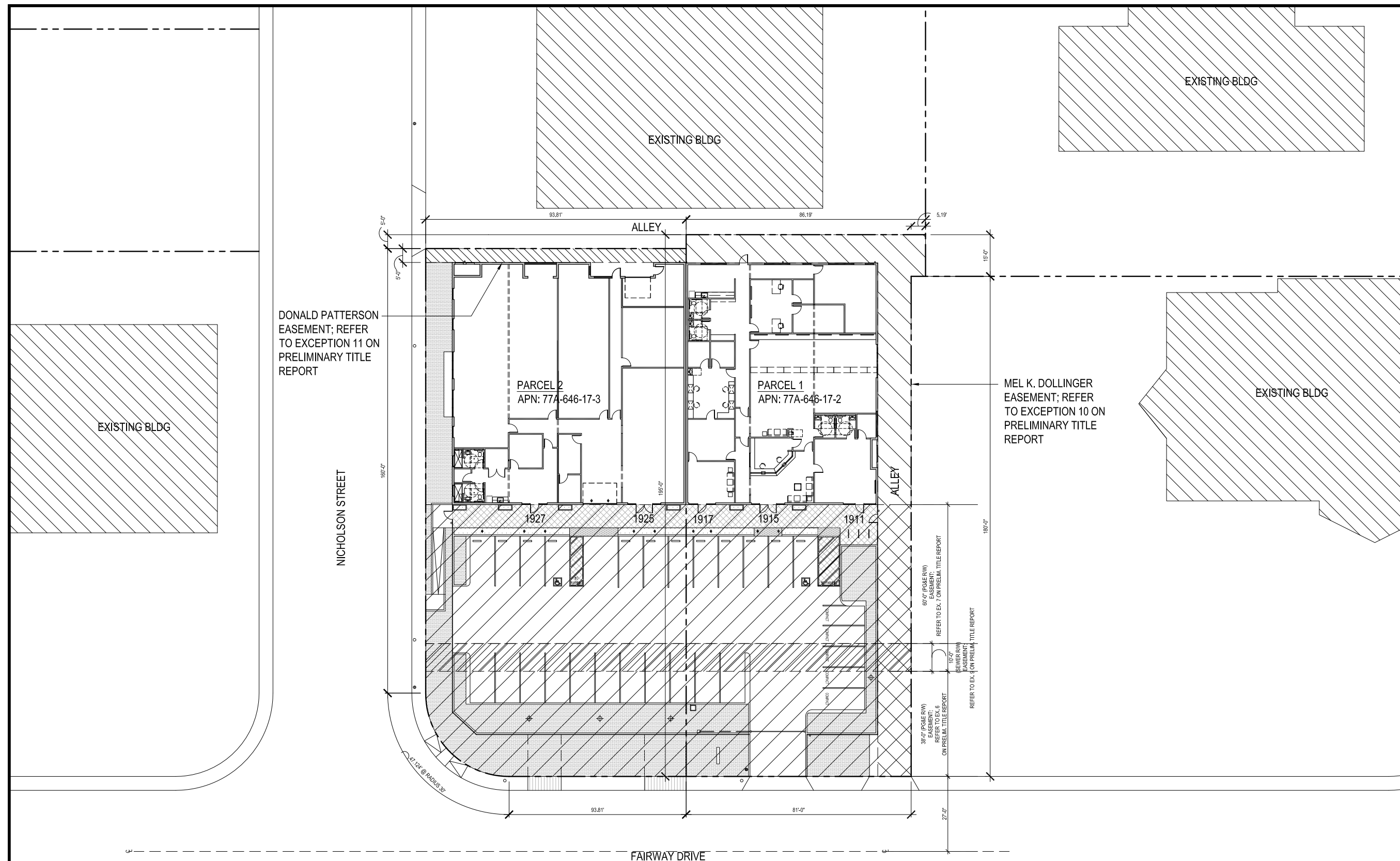
PROJECT DESCRIPTION

1915 FAIRWAY DR. IS A REHABILITATION OF THE EXISTING COMMERCIAL AND LIGHT INDUSTRIAL BUILDINGS ON TWO ADJACENT LOTS IN SAN LEANDRO, CA. THE PROJECT ENCOMPASSES TWO ONE-STORY, TYPE VB, BUILDINGS - ONE OF WHICH IS A PROGRAMMED DISPENSARY, OTHER IS A F-1 MANUFACTURING. THERE IS NO CHANGE TO THE FOOTPRINT OF THE EXISTING BUILDINGS AND THE WORK ON ROOF WILL BE REPAIRS ONLY. PARKING LOT WILL HAVE NEW PAVING, RE-STRIPING, AND MINOR GRADE WORK FOR ACCESSIBILITY PATH OF TRAVEL.

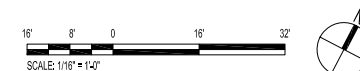
RENDERING







SOUTHEAST LINE OF PARCEL OF LAND  
DESCRIBED IN DEED TO MEL K.  
DOLLINGER AND OTHERS...THENCE  
NORTH 62' 30" EAST ALONG SAID  
SOUTHEAST LINE 93.81 FT TO  
SOUTHWEST LINE OF SAID CUSTON  
BUILT PARCEL; THENCE SOUTH 27' 30"  
EAST ALONG SAID SOUTHWEST LINE  
190 FT TO POINT BEGINNING."







NOT FOR  
CONSTRUCTION

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SAN LEANDRO, CA

[illegible]

DRAWING TITLE

EXISTING  
FLOOR PLAN

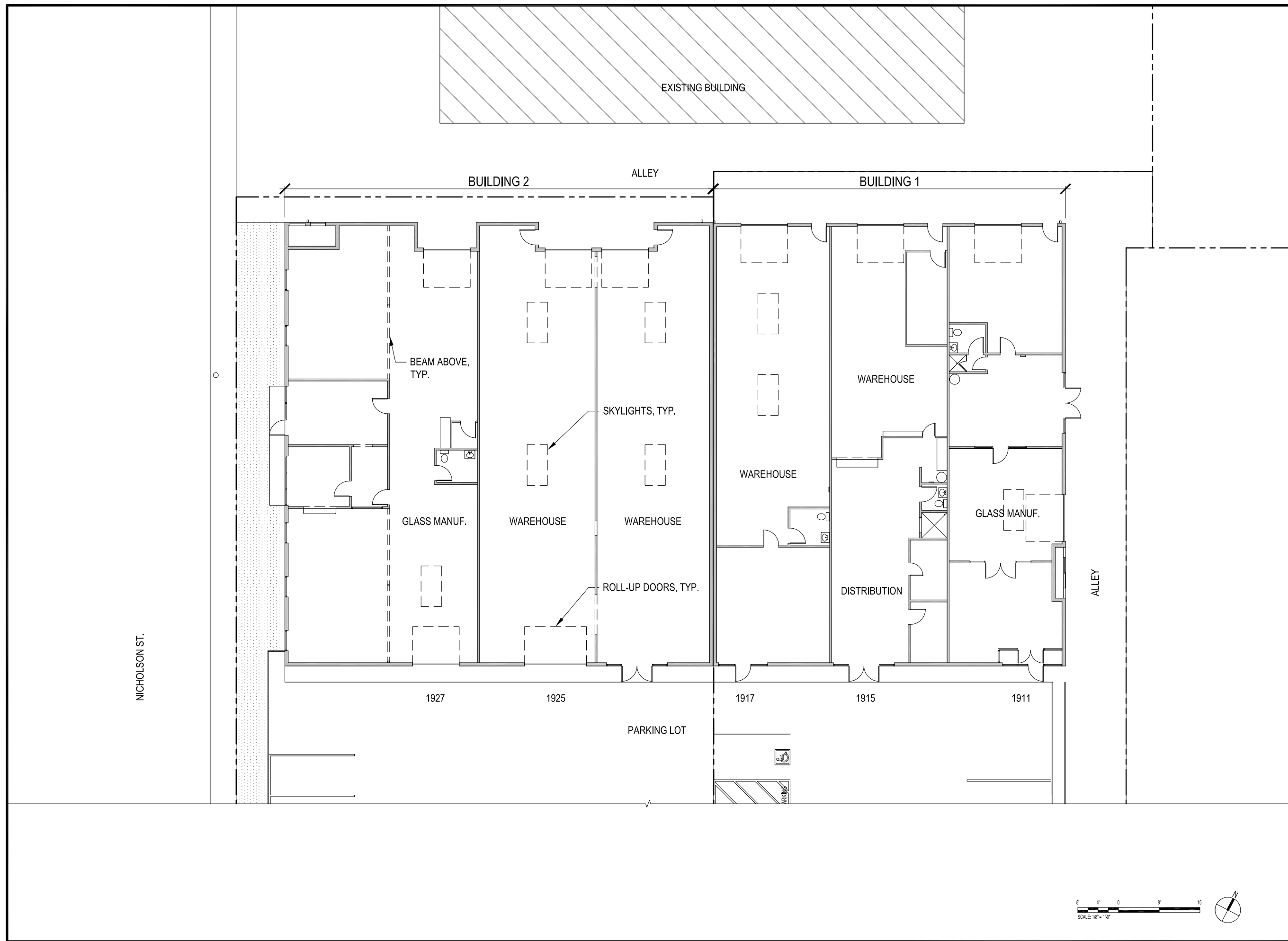
DRAWN BY  
JW  
SCALE  
AS NOTED

ISSUANCE  
CUP APPLICATION

ISSUANCE DATE  
2017.09.05

SHEET NUMBER

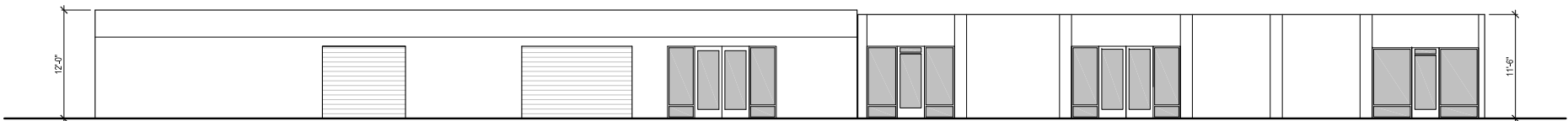
## A2



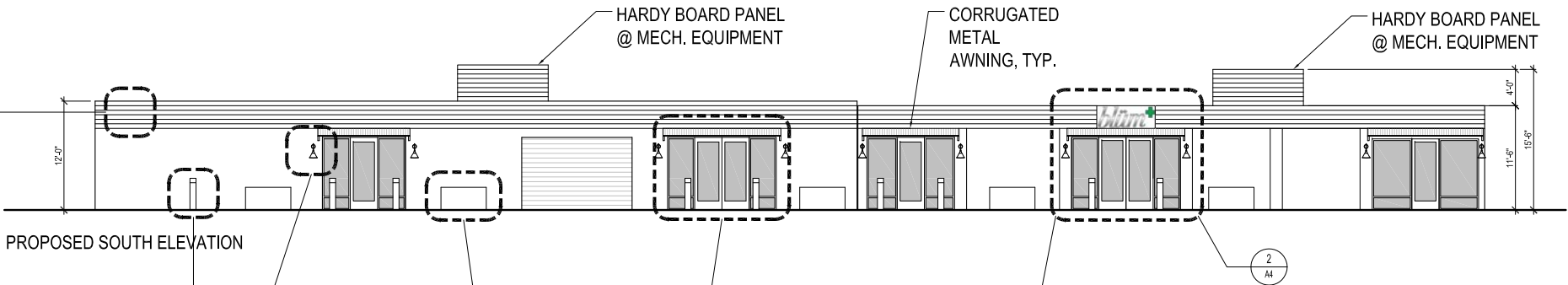
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EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

1 ELEVATIONS  
SCALE: 1/8" = 1'-0"



HARDIE BOARD PANEL



LIGHT FIXTURE



CONCRETE PLANTER



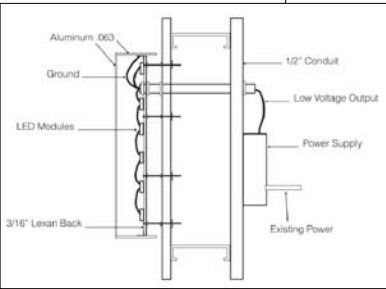
BOLLARD



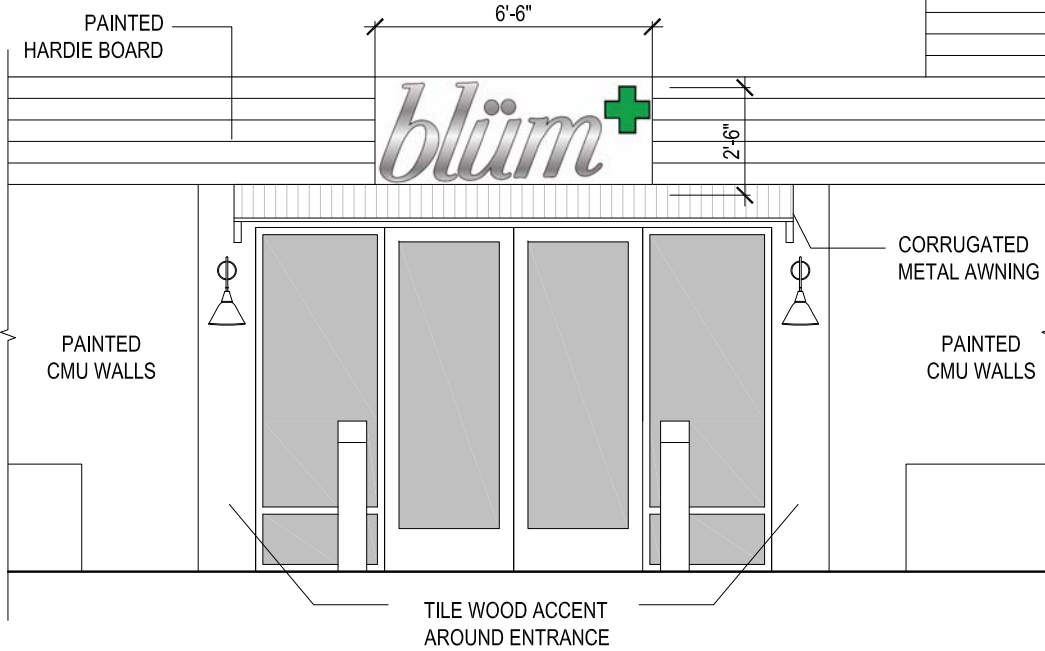
ANODIZED ALUMINUM  
STOREFRONTS



SIGNAGE



SIGNAGE SECTIONAL DETAIL



2 SIGNAGE CLOSEUP  
SCALE: 1/2" = 1'-0"

No.	Date	Description

DRAWING TITLE  
ELEVATIONS  
AND SIGNAGE

DRAWN BY  
JW  
SCALE  
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1617 Clay Street	2307 POPPY LANE
Oakland, CA 94612	Davis, CA 95616
Phone (510) 836-6666	Phone (530) 758-4286
Fax (510) 836-6669	Fax (530) 758-4389

POPPY LANE  
LA, CA 90616  
e (530) 758-4288  
(530) 758-4388

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EXISTING ENTRY FACADE



PROPOSED ENTRY FACADE

[illegible]

## TRAINING TITLE

# FACADE RENDER

MAN BY  
JW  
CALE  
AS NOTED

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ISSUANCE DATE  
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A6





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2017 YHLA ARCHITECTS



NICHOLSON STREET & FAIRWAY DRIVE TOWARD PARKING LOT



NICHOLSON STREET & FAIRWAY DRIVE



ENTRANCE FACADE ON FAIRWAY DRIVE



ENTRY FACADE ON PARKING LOT



ALLEYWAY ENTRANCE ON NICHOLSON STREET



REAR ALLEYWAY TOWARD NICHOLSON STREET

[illegible]

DRAWING TITLE

SITE PHOTOS

DRAWN BY  
JW  
SCALE  
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A7



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[illegible]

### WORKING TITLE

AS SHOWN

C.U.P.

2017.09.05

SET NUMBER

## L-1.0

- ① LOW HEIGHT LANDSCAPE BUFFER PLANTING (<24")
- ② BIKE PARKING
- ③ ENHANCED PAVING
- ④ RAISED PLANTERS
- ⑤ DECIDUOUS TREES
- ⑥ BROAD CANOPY TREES
- ⑦ 8' METAL FENCE WITH LOW PLANTING
- ⑧ 8' SLIDING METAL GATE W/ LOCK AND KNOX BOX
- ⑨ PARKING LOT LIGHTING
- ⑩ DECORATIVE GRAVEL
- ⑪ TREE WELL SET IN DECORATIVE GRAVEL
- ⑫ EXISTING DAMAGED SIDEWALK TO BE REPLACED AS
- ⑬ ADA ACCESSIBLE DRIVEWAY
- ⑭ TRUNCATED DOME PAVERS

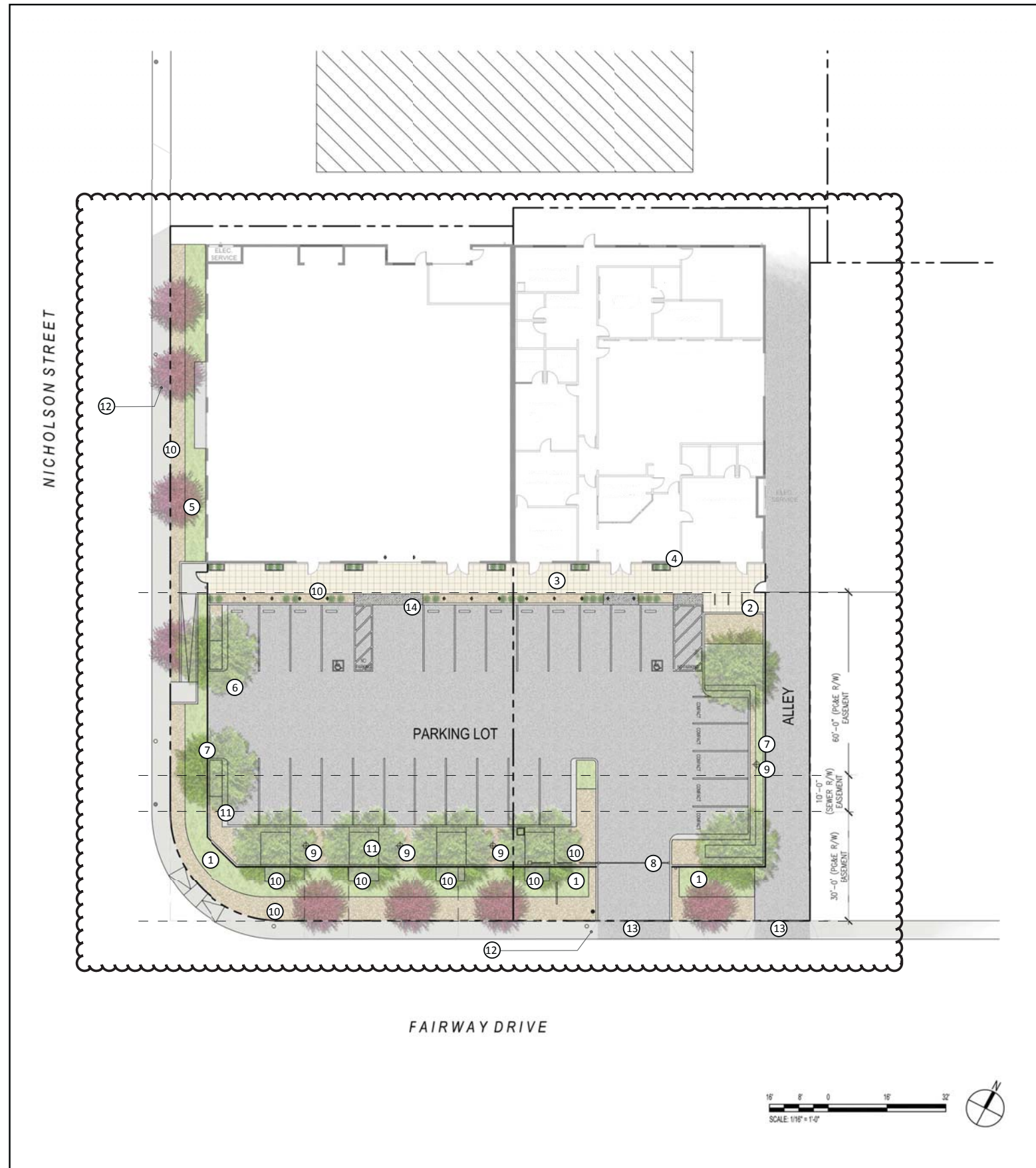
## PRELIMINARY PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	WTR USE	EVERGREEN DECIDUOUS
<b>TREES</b>				
AGONIS FLEXUOSA	PEPPERMINT TREE	24" BOX	L	E
ARBUTUS UNEDO 'MARINA'	STRAWBERRY TREE	24" BOX	L	E
CERCIS OCCIDENTALIS	WESTERN REDBUD	24" BOX	VL	D
KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	24" BOX	M	D
LAGERSTROEMIA INDICA	CREPE MYRTLE	24" BOX	L	D
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	M	E
<b>LOW SHRUBS</b>				
DIETES IRIDIOIDES 'JOHN'S RUNNER'	DWARF AFRICAN IRIS	5 GAL	L	
HESPERALOE PARVIFLORA 'YELLOW'	YELLOW HESPERALOE	5 GAL	L	
LIMONIUM PEREZII	SEA LAVENDER	5 GAL	L	
SALVIA GREGGII	AUTUMN SAGE	5 GAL	L	
WESTRINGIA FRUTICOSA 'WES06'	LOW HORIZON WESTRINGIA	1 GAL	L	
<b>RAISED PLANTER SHRUBS</b>				
PHORMIUM 'DUET'	DWARF VARIEGATED NEW ZEALAND FLAX	1 GAL	L	
<b>GROUNDCOVER</b>				
ACACIA REDOLENS 'DESERT CARPET'	PROSTRATE ACACIA	1 GAL	VL	
ACHILLEA MILLEFOLIUM	COMMON YARROW	1 GAL	L	
BACCHARIS PILULARIS 'PIGEON POINT'	DWARF COYOTE BRUSH	1 GAL	L	
SENECIO CYLINDRICUS	NARROW LEAF CHALKSTICKS	1 GAL	L	
SENECIO MANDRALISCAE	KLEINIA	1 GAL	L	

1. ALL TREES SHALL BE PRUNED TO MAINTAIN VISUAL SIGHT OF BUILDING.
2. SHRUBS / GROUND COVER NOT TO EXCEED 24" IN HEIGHT, INCLUDING PLANTING AROUND METAL FENCE.

1. ALL PLANTING AREAS TO BE IRRIGATED BY AN AUTOMATIC IRRIGATION SYSTEM UTILIZING A WEATHER-BASED CONTROLLER, FLOW SENSOR, AND LOW-FLOW BUBBLERS OR DRIP SYSTEM.
2. ALL PLANTING AND IRRIGATION WILL BE IN FULL COMPLIANCE WITH CITY OF SAN LEANDRO WATER EFFICIENT LANDSCAPING ORDINANCE, "BAY FRIENDLY" LANDSCAPE GUIDELINES, STATE MODEL WATER EFFICIENT LANDSCAPE ORDINANCE AS REQUIRED, AND OTHER APPLICABLE CODES AND ORDINANCES.
3. IRRIGATION SYSTEM SHALL BE DESIGNED TO ACCOMMODATE RECYCLED WATER WHERE AVAILABLE CURRENTLY OR IN THE FUTURE AS DIRECTED BY THE LOCAL WATER PURVEYOR. RECYCLED WATER SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH LOCAL AND STATE CODES.

1. FOOTINGS FOR LIGHT POSTS OR FENCE POSTS, ETC. TO BE PLACED OUTSIDE OF THE SANITARY SEWER EASEMENT.



# PRELIMINARY LANDSCAPE PLAN



**YHLA**  
ARCHITECTS

1617 Clay Street  
Oakland, CA 94612  
Phone (510) 836-6688  
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2307 POPPY LANE  
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A large, mature tree with dense green foliage and numerous white flowers, likely a flowering tree species, standing in a landscaped area with a low white wall in the foreground.

A photograph showing a desert environment. In the foreground, there are dense, low-growing green shrubs. Behind them, a sandy area with some scattered rocks and smaller plants leads to a paved road. In the far background, there are more desert plants and a clear sky.

A close-up photograph of a dense patch of succulent plants, likely Sedum spectabile. The plants are characterized by their thick, fleshy, green leaves, which are arranged in dense, upright clusters. The foliage is a mix of vibrant green and a slightly bluish-green hue, suggesting a healthy, well-maintained specimen. The plants are growing in a garden bed, with some small, dark-colored flowers visible in the upper left corner. The overall appearance is that of a low-growing, spreading ground cover.

A large, dense bush of white flowers, likely a flowering shrub, growing in a garden setting. The flowers are small and numerous, creating a thick white canopy. The foliage is green and appears to be a mix of small, rounded leaves. The bush is situated in a garden bed with mulch and other plants visible in the background.

A 3D rendering of a dark, rectangular wooden planter box filled with green foliage, set against a plain white background. The planter box is made of dark, weathered wood planks and is filled with a dense arrangement of green, leafy plants. The scene is lit from the top left, casting soft shadows on the white surface.

A black double-arm lamp with two green glass shades. The lamp has a central black pole with two curved arms extending outwards, each holding a green glass shade. The shades are illuminated from within, casting a warm glow.

A pile of smooth, rounded river stones in various shades of grey, tan, and brown. The stones are of different sizes and are clustered together on a plain white background.

NOT FOR  
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[illegible]

DRAWING TITLE

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SCALE AS SHOWN

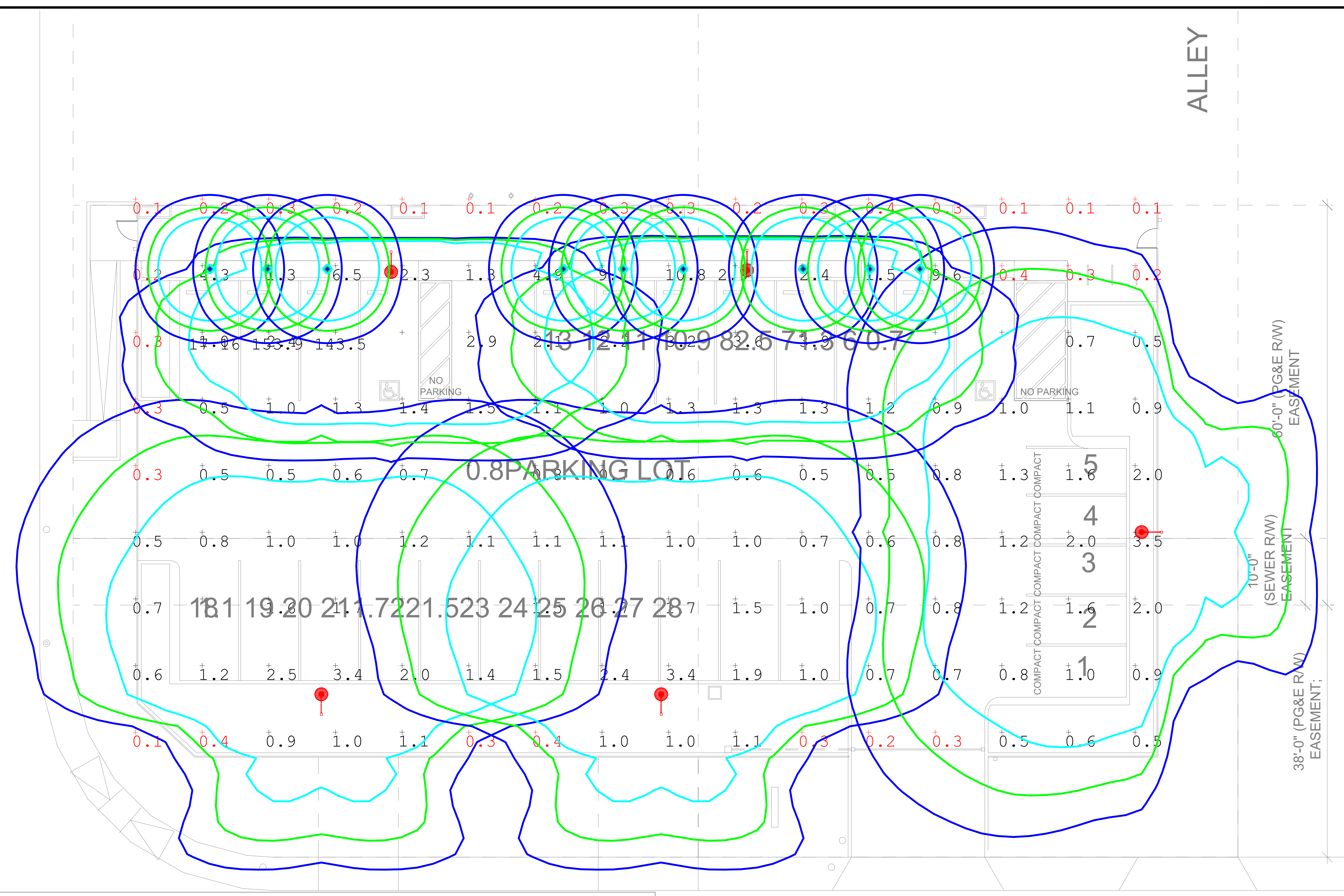
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C.U.P.

ISSUANCE DATE  
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SHEET NUMBER

## L-1.1





PARKING LOT PHOTOMETRY		BLUM		1915 FAIRWAY DR SAN LEANDRO, CA	
date: 09/05/17		by: EPS			
scale: N/A		chk: CP/YS			
job#:					
drawing no: E-17.5.3					