



3 PETERS CANYON RD.
IRVINE, CA. 92606



PROJECT INFORMATION

ADDRESS: 1748 W. FREMONT ST., STOCKTON, CA. 95203
 APN: 135-085-01
 ZONING: LIGHT/LIMITED INDUSTRIAL (LI)
 CONSTRUCTION TYPE: TYPE V-4B
 BUILDING SF: TOTAL: 5,925 SF
 CULTURE CANNABIS: 5,925 SF

TOTAL LOT SF: 17,619 SF
 BUILDING COVERAGE: 34% EXISTING COVERAGE
 OCCUPANCY GROUP: (M) MERCANTILE

PARKING ANALYSIS
 REQUIRED PARKING: 11 STALLS REQUIRED, INCLUDES 1 ACCESSIBLE STALL
 (2,234 RETAIL SF / 250 SF = 8.9 = 9 STALLS)
 (3,691 BOM SF / 2,000 SF = 1.8 = 2 STALLS)
 PROVIDED PARKING: 14 STALLS TOTAL, INCLUDES 1 ACCESSIBLE STALL

KEYNOTES

- 1 EXISTING PROPERTY LINE TO REMAIN
- 2 EXISTING PARKING TO REMAIN
- 3 NEW ADA PARKING STALL
- 4 NEW ADA LOADING ZONE
- 5 NEW DRIVEWAY PER CITY STANDARD DETAIL R59
- 6 EXISTING ELECTRICAL SERVICE BOX TO REMAIN
- 7 NEW SIDEWALK PER CITY STANDARD DETAIL R50
- 8 NEW WHEEL STOP
- 9 PROPOSED ACCESSIBLE PATH OF TRAVEL
- 10 EXISTING TRASH ENCLOSURE
- 11 NEW TRUNCATED DOMES
- 12 NEW ADA SIGNAGE
- 13 EXISTING LANDSCAPE TO REMAIN
- 14 NEW PARKING
- 15 EXISTING CANOPY TO REMAIN
- 16 EXISTING OVERHEAD DOOR TO BE INFILLED TO MATCH EXISTING
- 17 EXISTING FENCE TO REMAIN, G.C. TO PATCH AND REPAIR AS NEEDED
- 18 EXISTING SLIDING GATE TO BE ADJUSTED FOR THE GATE OPENING
- 19 NEW SWING GATE
- 20 EXISTING TRANSFORMER TO REMAIN
- 21 EXISTING PYLON SIGN TO REMAIN
- 22 EXISTING ELECTRICAL PANEL TO REMAIN
- 23 EXISTING BOLLARD TO REMAIN
- 24 NEW BOLLARD
- 25 EXISTING FLAG POLE TO REMAIN
- 26 EXISTING PARKING TO BE RESTRIPTED
- 27 EXISTING DRAINAGE BOX TO REMAIN
- 28 NEW SIGNAGE WITH BUILDING ADDRESS TO BE INSTALLED
- 29 NEW SIGNAGE CONTAINING 24-HR CALL INFORMATION TO BE INSTALLED
- 30 KNOX BOX TO BE INSTALLED PER FIRE DEPARTMENT
- 31 NEW ADA ELECTRICAL VEHICLE CHARGING VAN PARKING STALL
- 32 EXISTING 12-INCH BUILDING ADDRESS SIGN TO REMAIN

CULTURE CANNABIS
CLUB
1748 W FREMONT STREET
STOCKTON, CA. 95203

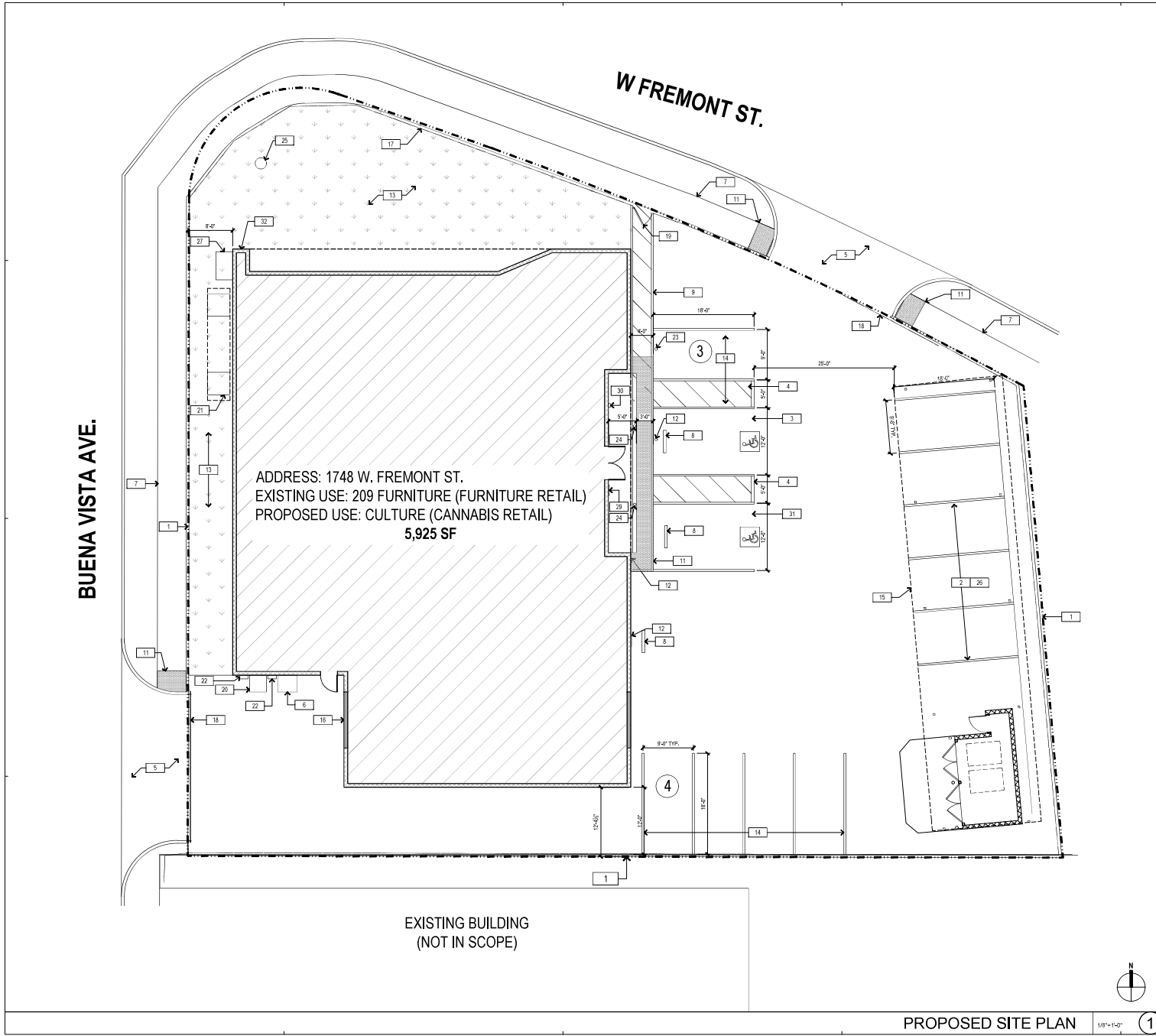
PROPOSED SITE PLAN

CIP NUMBER: #P23-0048
 Plan Check Number:
 CIP PLAN REVIEW: 07-23-2023
 CIP PLAN REVIEW: 02-28-2024



SHEET

SP 1.1



ADDRESS: 1748 W. FREMONT ST.
 EXISTING USE: 209 FURNITURE (FURNITURE RETAIL)
 PROPOSED USE: CULTURE (CANNABIS RETAIL)
 5,925 SF

EXISTING BUILDING
(NOT IN SCOPE)

PROPOSED SITE PLAN

1/8" = 1'-0" 1

Any Bar notes: MAP/52024.4.8.57M for Issue
 mwp@hcd.com
 12/20/24
 12/20/24
 12/20/24