



KM Architecture, Inc.
A Full Service Architectural Practice
3420 COACH LANE
SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073



EMBARC STOCKTON
4895 CA-99, SUITE "C"
STOCKTON, CA 95215

CONDITIONAL USE
PERMIT

APN:
17926052

Drawn By
A. ICMAT
Project Architect
KIRK MILLER
Scale
AS NOTED
Date
08/06/2025
Project Number
20112.35

This drawing is not final or to be used for construction until the Architect or Engineer's seal and signature appear above.

SHEET TITLE

SITE PLAN

MARK	DESCRIPTION	DATE
	CUP SUBMISSION	

SHEET NO.

AS-101

INDEX OF DRAWINGS

ARCHITECTURAL	
AS-101	SITE PLAN
A-101	FLOOR PLAN

SITE ACCESSIBILITY NOTES

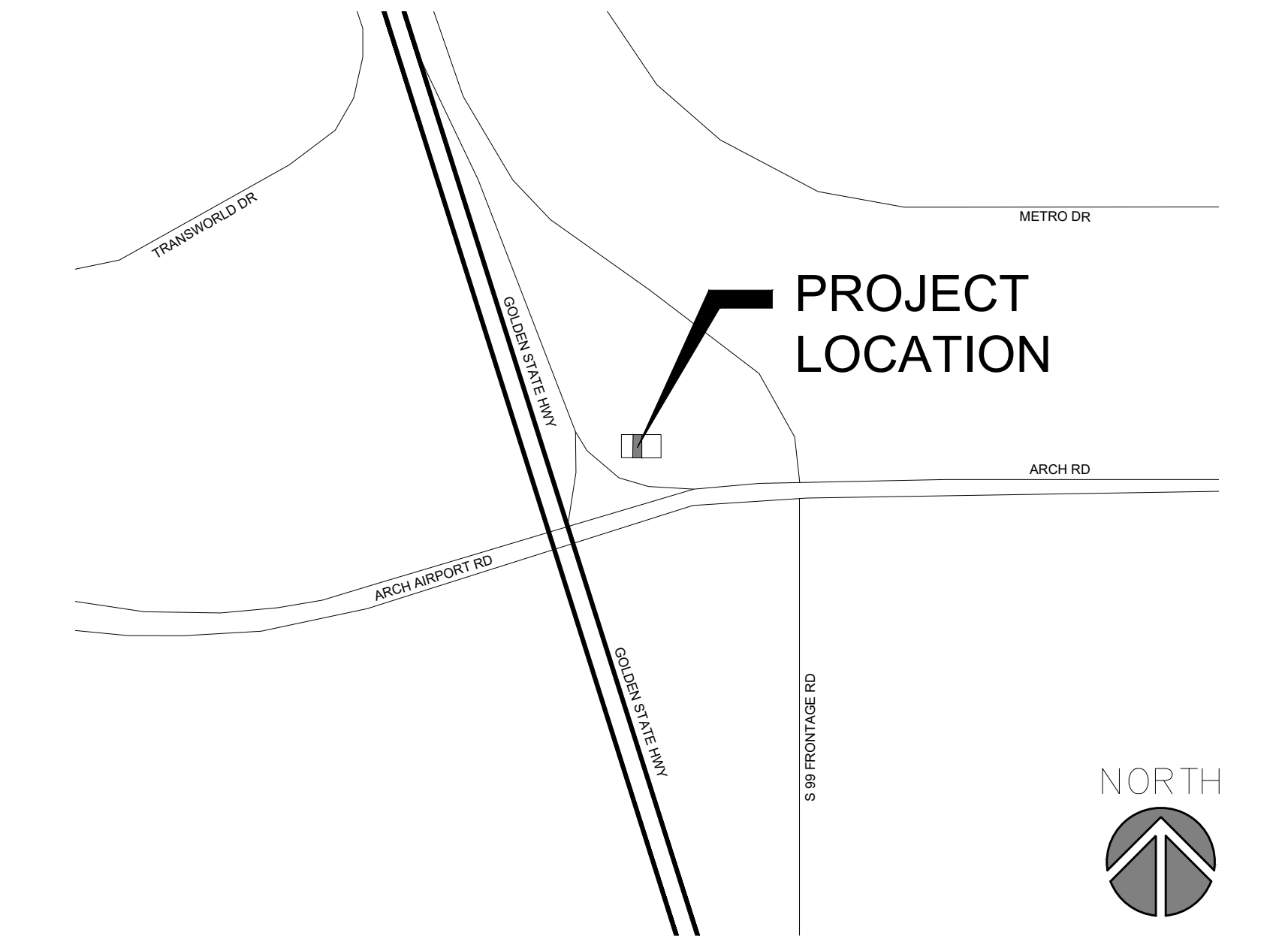
- ACCESSIBLE PATH OF TRAVEL (POT), AS INDICATED SHALL COMPLY WITH 11B-402 OF THE CALIFORNIA BUILDING CODE. POT SHALL BE AN IDENTIFIABLE ACCESSIBLE ROUTE WITHIN AN EXISTING SITE, BUILDING OR FACILITY BY MEANS OF WHICH A PARTICULAR AREA MAY BE APPROACHED, ENTERED AND EXITED, AND WHICH CONNECTS A PARTICULAR AREA WITH AN EXTERIOR APPROACH (INCLUDING SIDEWALKS, STREETS AND PARKING AREAS), AN ENTRANCE TO THE FACILITY, AND OTHER PARTS OF THE FACILITY. ACCESSIBLE PATH SHALL BE:
 - THE RUNNING SLOPE OF WALKING SURFACES SHALL NOT EXCEED 1:20 EXCEPT FOR SIDEWALKS, WHICH SHALL NOT EXCEED THE GENERAL GRADE ESTABLISHED FOR THE ADJACENT STREET OR HIGHWAY)
 - CROSS SLOPE SHALL NOT EXCEED 1:48 (PER 11B-403.3).
 - CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
 - VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED 1" MAXIMUM.
 - BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED 1/2" MAXIMUM, TO INCLUDE A 1" VERTICAL AND 1" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
- DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 11B-404, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
- PER 11B-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 11B OF THE CALIFORNIA BUILDING CODE.

PROJECT SUMMARY

PARKING SUMMARY	
REQUIRED PARKING FOR SUITE C @1/300	4 (1,160 TOTAL SF)
PROVIDED PARKING	50 (SHARED), 6 (RESERVED FOR TENANT)
EXISTING AVAILABLE ACCESSIBLE PARKING	4 (1 VAN ACCESSIBLE)

BUILDING DATA	
APN	17926052
JURISDICTION	CITY OF STOCKTON
ZONING	GENERAL COMMERCIAL
CLIMATE ZONE	12
SITE AREA	49,367 SF (1.13 ACRES)
OCCUPANCY CLASSIFICATION	M (1,020 FT²), S-1 (140 FT²)
PREVIOUS OCCUPANCY CLASSIFICATION	M
TYPE OF CONSTRUCTION	VB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NO, NON-SEPARATED OCCUPANCIES
TOTAL EXISTING BUILDING AREA	6,707 FT²
TENANT IMPROVEMENT AREA OF WORK	1,160 FT² ±
EXISTING TENANT AREA	1,160 FT² ±
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS ONLY

VICINITY MAP



CANNABIS BUSINESS ACTIVITY NOTE:

- NO CANNABIS CULTIVATION WILL BE CONDUCTED
- ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
- ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
- NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

NOTE:

SITE FULLY COMPLIES WITH T-24, ACCESSIBILITY STANDARDS AND SUBJECT TO FIELD VERIFICATION.

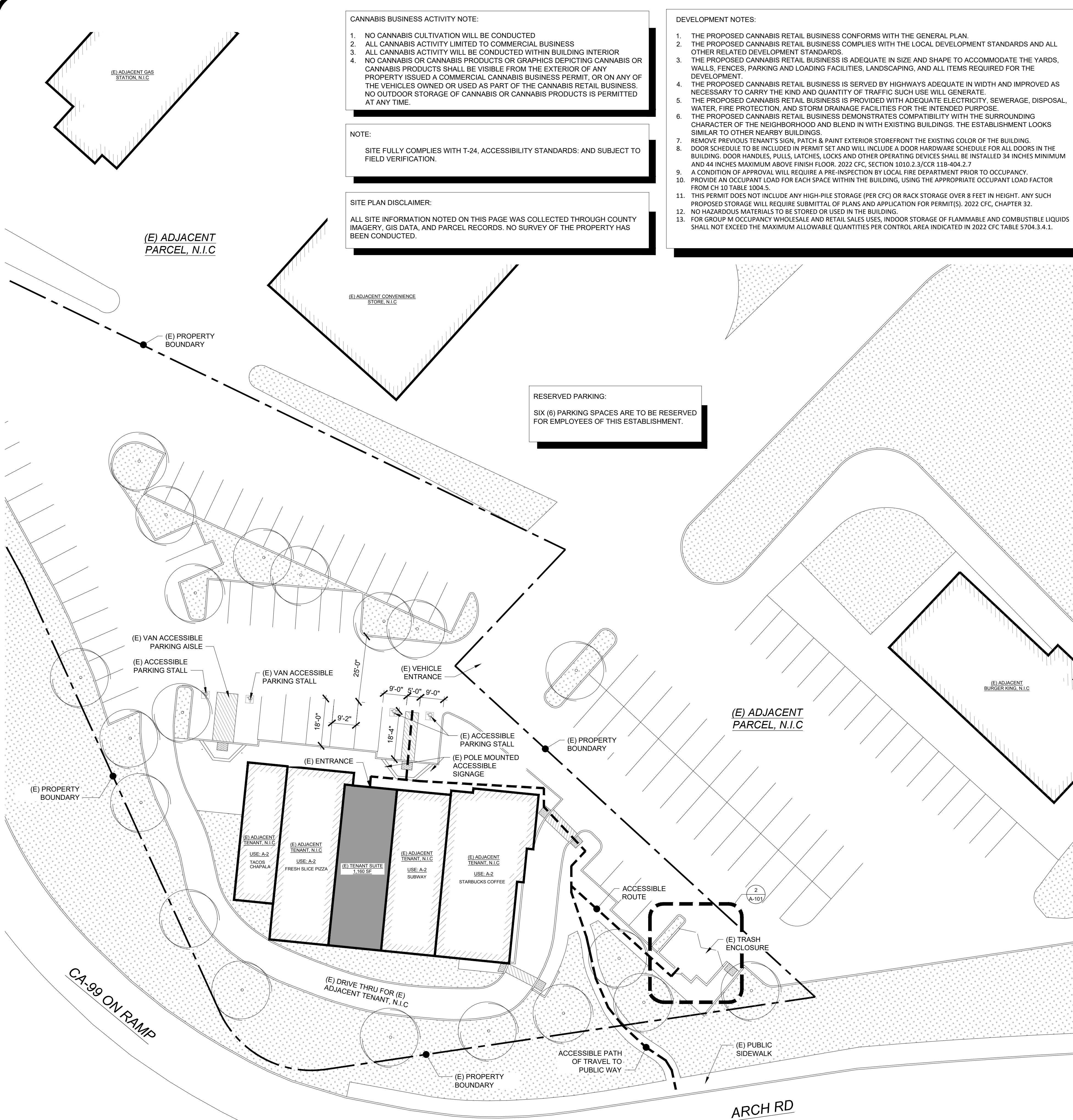
SITE PLAN DISCLAIMER:

ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

- DEVELOPMENT NOTES:
- THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN.
 - THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE LOCAL DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
 - THE PROPOSED CANNABIS RETAIL BUSINESS IS ADEQUATE IN SIZE AND SHAPE TO ACCOMMODATE THE YARDS, WALLS, FENCES, PARKING AND LOADING FACILITIES, LANDSCAPING, AND ALL ITEMS REQUIRED FOR THE DEVELOPMENT.
 - THE PROPOSED CANNABIS RETAIL BUSINESS IS SERVED BY HIGHWAYS ADEQUATE IN WIDTH AND IMPROVED AS NECESSARY TO CARRY THE KIND AND QUANTITY OF TRAFFIC SUCH USE WILL GENERATE.
 - THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
 - THE PROPOSED CANNABIS RETAIL BUSINESS DEMONSTRATES COMPATIBILITY WITH THE SURROUNDING CHARACTER OF THE NEIGHBORHOOD AND BLEND IN WITH EXISTING BUILDINGS. THE ESTABLISHMENT LOOKS SIMILAR TO OTHER NEARBY BUILDINGS.
 - REMOVE PREVIOUS TENANT'S SIGN, PATCH & PAINT EXTERIOR STOREFRONT THE EXISTING COLOR OF THE BUILDING.
 - DOOR SCHEDULE TO BE INCLUDED IN PERMIT SET AND WILL INCLUDE A DOOR HARDWARE SCHEDULE FOR ALL DOORS IN THE BUILDING. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34 INCHES MINIMUM AND 44 INCHES MAXIMUM ABOVE FINISH FLOOR. 2022 CFC, SECTION 1010.2.3/CCR 11B-404.2.7
 - A CONDITION OF APPROVAL WILL REQUIRE A PRE-INSPECTION BY LOCAL FIRE DEPARTMENT PRIOR TO OCCUPANCY.
 - PROVIDE AN OCCUPANT LOAD FOR EACH SPACE WITHIN THE BUILDING, USING THE APPROPRIATE OCCUPANT LOAD FACTOR FROM CH 10 TABLE 1004.5.
 - THIS PERMIT DOES NOT INCLUDE ANY HIGH-PILE STORAGE (PER CFC) OR RACK STORAGE OVER 8 FEET IN HEIGHT. ANY SUCH PROPOSED STORAGE WILL REQUIRE SUBMITTAL OF PLANS AND APPLICATION FOR PERMIT(S). 2022 CFC, CHAPTER 32.
 - NO HAZARDOUS MATERIALS TO BE STORED OR USED IN THE BUILDING.
 - FOR GROUP M OCCUPANCY WHOLESALE AND RETAIL SALES USES, INDOOR STORAGE OF FLAMMABLE AND COMBUSTIBLE LIQUIDS SHALL NOT EXCEED THE MAXIMUM ALLOWABLE QUANTITIES PER CONTROL AREA INDICATED IN 2022 CFC TABLE 5704.3.4.1.

RESERVED PARKING:

SIX (6) PARKING SPACES ARE TO BE RESERVED FOR EMPLOYEES OF THIS ESTABLISHMENT.



1 SITE PLAN
1:20

SCALE
1 INCH = 20 FEET
20 0 20 40





KM Architecture, Inc.
A Full Service Architectural Practice

3420 COACH LANE
SUITE 9
CAMERON PARK, CA 95682
(530) 344-4073



EMBARC STOCKTON

4895 CA-99, SUITE "C"
STOCKTON, CA 95215

CONDITIONAL USE
PERMIT

APN:
17926052

Drawn By
A. ICMAT
Project Architect
KIRK MILLER
Scale
AS NOTED
Date
08/06/2025
Project Number
20112.35

This drawing is not final, or to be used for construction
until the Architect's seal and signature
appear above.

SHEET TITLE

FLOOR PLAN

MARK	DESCRIPTION	DATE
CUP	SUBMISSION	
SHEET NO.		

A-101

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF KM ARCHITECTURE, INC. AND MAY NOT BE DUPLICATED WITHOUT WRITTEN CONSENT OF KM ARCHITECTURE, INC.

KEYED NOTES

- 01 CASEWORK PER OWNER
- 02 PROVIDE (N) WALL INFILL TO EXTEND TOP OF (E) WALL TO ROOF DECK, SEE NOTED PARTITION TYP.
- 03 REVIEW (E) THRESHOLD AND CLOSER FOR COMPLIANCE WITH OPERABLE PARTS NOTES SHEET G-002, ADJUST OR PROVIDE (N) AS REQUIRED
- 04 PROVIDE FIELD APPLIED PRIVACY FILM AT ALL EXTERIOR SALES AREA WINDOWS. BASIS OF DESIGN: ASWF SAFETY REFLECTION 20 8MIL ON GLASS, WHITE FROSTED ON TOP TO COMPLETELY OBSCURE SALES FLOOR FROM EXTERIOR VIEW, COORDINATE WITH OWNER
- 05 (N) 3'-0" X 7'-0" CASSED OPENING
- 06 (E) WINDOW/DOOR TO REMAIN
- 07 PROVIDE (N) RESTROOM IDENTIFICATION SIGNAGE PER 'RESTROOM SIGNAGE' DETAILS, SHEET G-002
- 08 REVIEW AND ADJUST WHERE REQUIRED (E) TOILET ROOM ACCESSORIES, REFER TO MOUNTING HEIGHTS AND CLEARANCES, SHEET G-004
- 09 PROVIDE (N) RESTROOM FINISHES PER FINISH NOTES, THIS SHEET
- 10 ENTRY DOOR ELECTRONIC ACCESS "BUZZ-IN" CONTROL LOCATED IN RECEPTION 101, COORDINATE WITH OWNER ON FINAL LOCATION OF BUTTON
- 11 REFER TO EGRESS DOOR NOTES, THIS SHEET FOR EGRESS DOOR REQUIREMENTS.
- 12 PROVIDE (N) SURFACE MOUNTED KNOX BOX MOUNTED 60" AFF. KNOX BOX SHALL BE LISTED IN ACCORDANCE WITH UL1037 *ANTI-THEFT ALARMS AND DEVICES*. OWNER SHALL PROVIDE (4) SETS OF KEYS WITH EACH SET CONTAINING KEYS TO: BUILDING ACCESS, UTILITY ROOM, AND OTHER KEYS ESSENTIAL FOR EMERGENCY OPERATIONS; COORDINATE FINAL INSTALLATION LOCATION WITH THE LOCAL JURISDICTION
- 13 (E) ELECTRICAL EQUIPMENT
- 14 RENDER DOOR INOPERABLE, PROVIDE PERMANENT, ALL-WEATHER SIGNAGE W/ CONTRASTING LETTERING AT EXTERIOR, MIN. 4" IN HEIGHT. SIGN TO READ: "NOT A DOOR". COORDINATE W/ LOCAL JURISDICTION.

FINISH SCHEDULE

NOTE: INTERIOR FINISH MATERIALS APPLIED TO WALL AND CEILINGS SHALL BE TESTED AS SPECIFIED IN SECTION 803.1.1., CLASS A

- OFFICE, IT, RECEPTION, & AREAS NOT INDICATED BELOW:
1. GWB WALLS TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
 2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
 3. 4" BLACK RUBBER BASE
 4. OPTION 1: PROVIDE OPTION AT VENDOR ENTRANCE, PROCESSING, & CORRIDORS TO POLISH (E) CONCRETE FLOORING
 5. OPTION 2: PROVIDE OPTION AT OFFICE FOR LOW MAINTENANCE COMMERCIAL CARPET TILE BY ARMSTRONG FLOORING, OR EQUAL

- SECURE STORAGE ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE.
 2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
 3. 4" BLACK RUBBER BASE

- BREAK ROOM:
1. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
 2. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES
 3. 4" BLACK RUBBER BASE
 7. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

- RETAIL AREA, LOBBY, AND INTAKE.
1. PROVIDE LEVEL 4 FINISH AT ALL NEW SALES FLOOR WALLS, PATCH AND PAINT (E) WALLS WHERE REQUIRED
 2. GWB WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
 3. COORDINATE WITH OWNER ON THE USE OF WALL DECALS/ MURALS/ WALLPAPER - WHERE REQUIRED, PROVIDE SUITABLE SUBSTRATE FOR MOUNTING
 4. EXISTING CEILING GRID TO REMAIN, REPLACE MISSING OR DAMAGED CEILING TILES. PRIME & PAINT FULL CEILING (GRID AND TILES) TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE
 5. 4" BLACK VINYL COVE BASE
 6. OPTION 1: PROVIDE OPTION TO POLISH (E) CONCRETE FLOORING

- RESTROOM / JANITOR:
1. WALLS TO BE PRIMED AND PAINTED TO BE PRIMED AND PAINTED SEE PAINT SCHEDULE, THIS NOTE. PROVIDE SMOOTH FINISH FRP TO 48" AFF ON WALLS, COLOR AS SELECTED BY OWNER
 2. EXISTING RESILIENT FLOOR AND COVE BASE TO REMAIN

- GENERAL:
1. PRIME & PAINT ALL SIDES OF EXPOSED WOOD FINISHES
 2. UNLESS OTHERWISE NOTED, PROVIDE 4" BLACK VINYL COVE BASE AT ALL WALLS TO RECEIVE GWB FINISH
 3. ALL HW DOOR TRIM TO BE PAINTED BLACK SEMI-GLOSS
 4. PROVIDE SCHLUTER SCHIENE TRANSITION STRIPS, 304 STAINLESS STEEL FINISH, AT ALL SAME-HEIGHT MATERIAL TRANSITIONS AND TERMINATIONS. PROVIDE SLOPED TRANSITIONS, 304 STAINLESS STEEL FINISH, WHERE CHANGE IN LEVEL IS REQUIRED (REFER TO SHEET T02 FOR THRESHOLD & CHANGE IN LEVEL REQUIREMENTS).

- PAINT SCHEDULE:
1. DOORS AND FRAMES: CHANTILLY LACE DOORS, EBONY KING FRAMES
 2. ALL INTERIOR WALLS: BENJAMIN MOORE CHANTILY LACE OC-65 EGGSHELL
 3. RESTROOM / JANITOR: BENJAMIN MOORE CHANTILY LACE OC-65 SEMI GLOSS
 4. EXTERIOR TRIM: BENJAMIN MOORE EBONY KING
 5. EXTERIOR BUILDING: BENJAMIN MOORE ICE MIST

- NOTES:
1. SALES AREA COUNTERS TO BE A DEFERRED SUBMITTAL BY OWNER/CONTRACTOR
 2. SALES AREA COUNTERS (SERVICE COUNTERS) SHALL COMPLY WITH CBC 11B-904 AND SHALL BE LOCATED ADJACENT A WALKING SURFACE COMPLYING WITH 11B-403
 3. SALES AREA COUNTERS SHALL BE PROVIDED WITH AN ACCESSIBLE COUNTER WITH A 30"x48" CLEAR FLOOR AREA ARRANGED FOR PARALLEL APPROACH PER CBC 11B-305.5(B)
 4. MAXIMUM HEIGHT OF THE ACCESSIBLE COUNTER IS 34" AFF
 5. THE ACCESSIBLE COUNTER SHALL EXTEND THE FULL DEPTH OF THE SERVICE COUNTER AND SHALL BE A MINIMUM LENGTH OF 36" WITH 30"x48" CLEAR FLOOR AREA PER CBC 11B-305.5(B)
 6. THE MEANS OF EGRESS SERVING A ROOM OR SPACE, SHALL BE ILLUMINATED AT ALL TIMES THAT THE ROOM OR SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED. THIS APPLIES TO LIGHTING OTHER THAN THE EXIT SIGNS. 2022 CFC, SECTION 1008.2.
 7. PROVIDE EMERGENCY LIGHTING ON EXTERIOR LANDINGS AS REQUIRED BY 2022 CFC, SECTION 1010.1.6 FOR EXIT DOORWAYS THAT LEAD DIRECTLY TO THE EXIT DISCHARGE. 2022 CFC, SECTION 1008.3.2
 8. PROVIDE ILLUMINATED EMERGENCY POWER PER CFC, SECTION 1008.3.2
 9. A SMOKE DETECTOR SHALL BE PROVIDED IN THE MAIN SUPPLY AIR DUCT OF EACH HVAC UNIT TO SHUT OFF THE POWER SOURCE OF THE UNIT UPON THE DETECTION OF SMOKE WHEN THE TOTAL CFM IN EXCESS OF 2000. 2022 CMC 608, 608.1.
 10. INCLUDE NOTE ON STORE FRONT WITH EMPLOYEE NAME AND 24 HOUR PHONE NUMBER

- CANNABIS BUSINESS ACTIVITY NOTE:
1. NO CANNABIS CULTIVATION WILL BE CONDUCTED
 2. ALL CANNABIS ACTIVITY LIMITED TO COMMERCIAL BUSINESS
 3. ALL CANNABIS ACTIVITY WILL BE CONDUCTED WITHIN BUILDING INTERIOR
 4. NO CANNABIS OR CANNABIS PRODUCTS OR GRAPHICS DEPICTING CANNABIS OR CANNABIS PRODUCTS SHALL BE VISIBLE FROM THE EXTERIOR OF ANY PROPERTY ISSUED A COMMERCIAL CANNABIS BUSINESS PERMIT, OR ON ANY OF THE VEHICLES OWNED OR USED AS PART OF THE CANNABIS RETAIL BUSINESS. NO OUTDOOR STORAGE OF CANNABIS OR CANNABIS PRODUCTS IS PERMITTED AT ANY TIME.

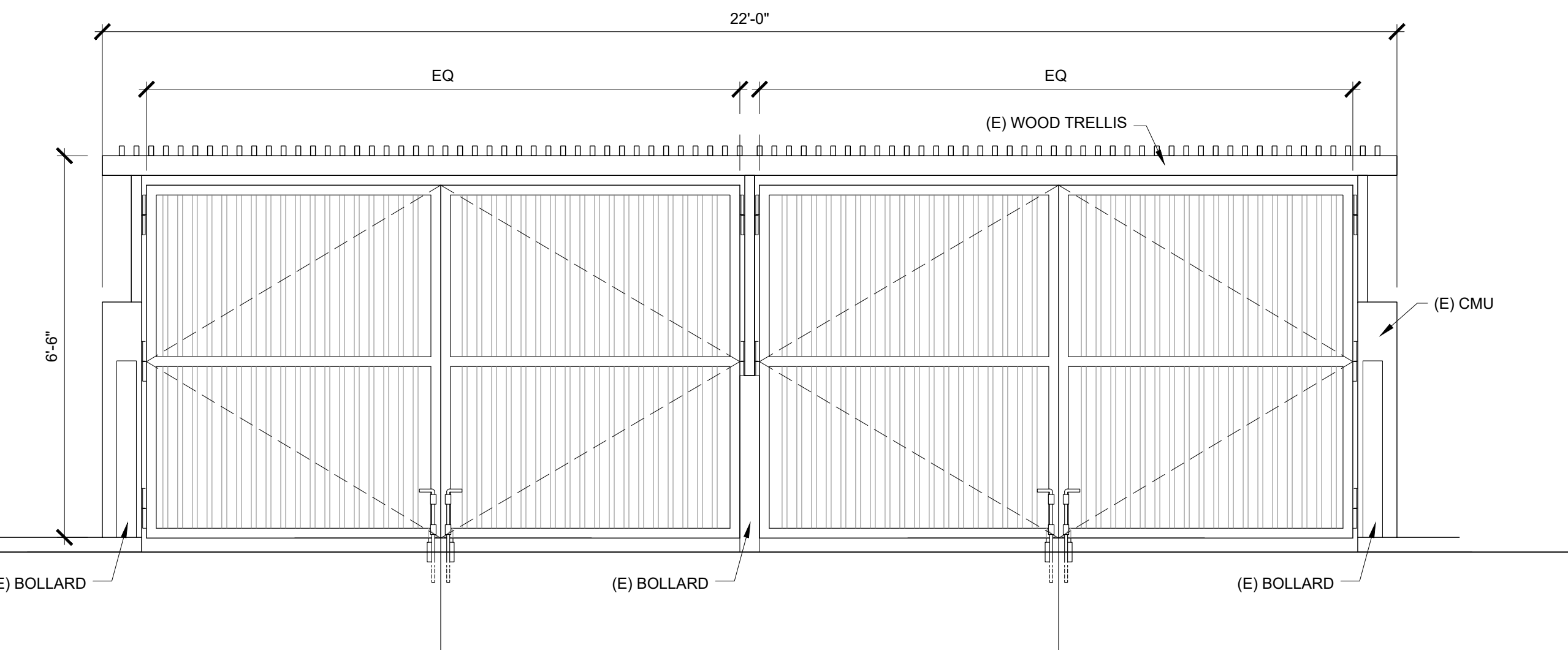
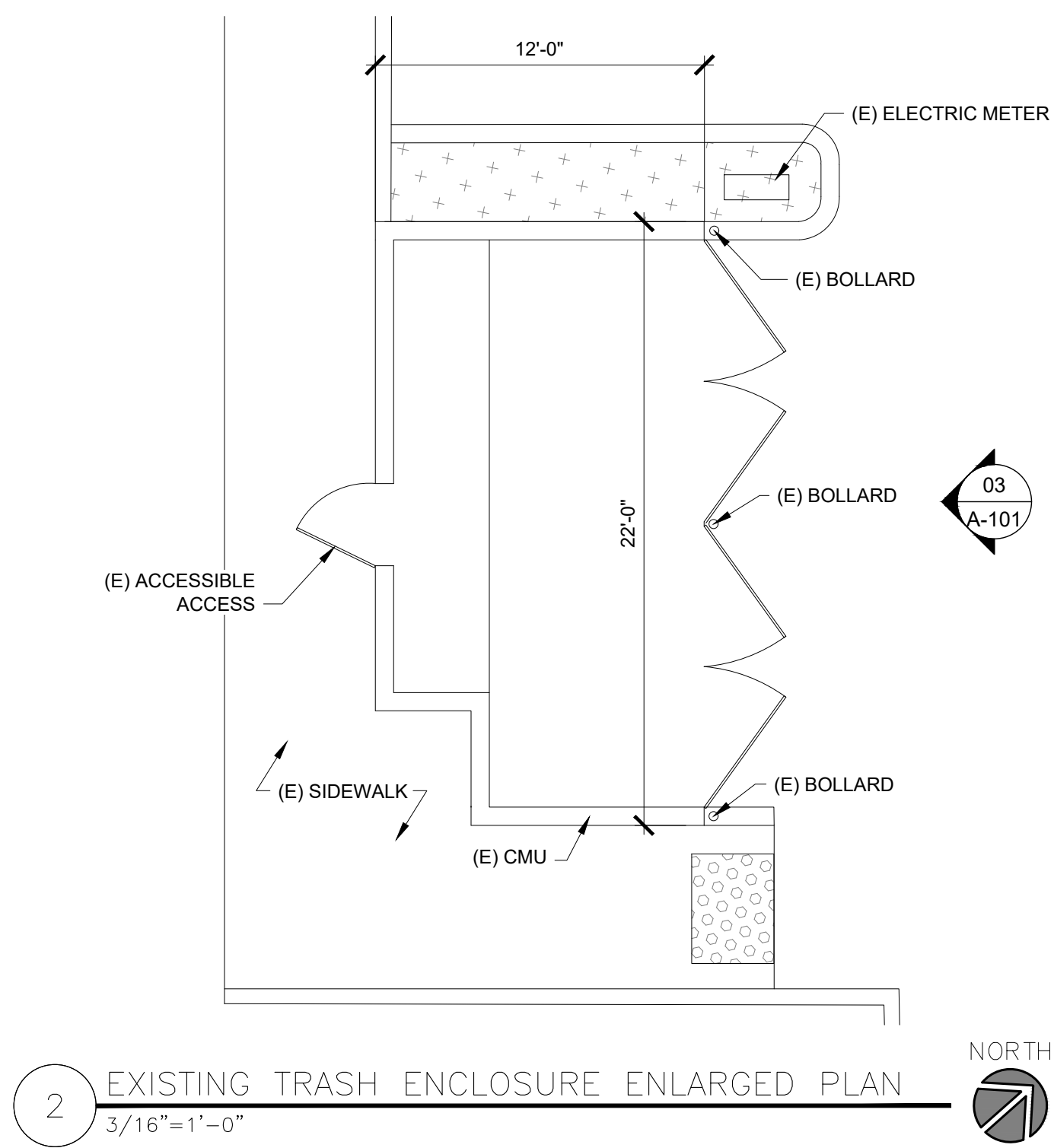
FIRE EXTINGUISHER NOTE:
CONTRACTOR SHALL PROVIDE & LOCATE FIRE EXTINGUISHERS PER EXIT PLAN, SHEET LS-101.

EGRESS DOOR NOTE:
REFER TO NOTES 6-8 ON THIS SHEET FOR EGRESS DOOR REQUIREMENTS.

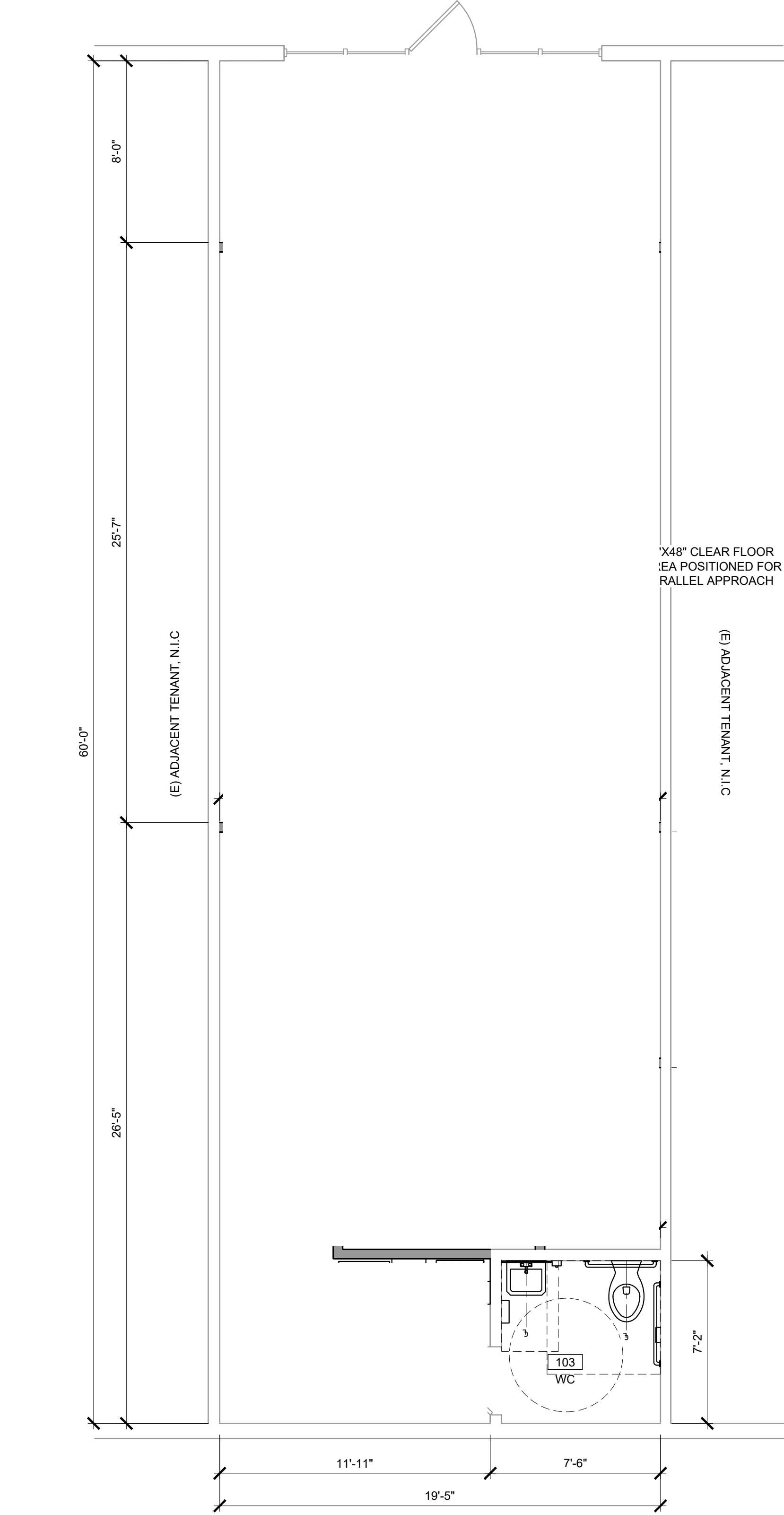
LEGEND

(E) WALL

(N) WALL



3 EXISTING TRASH ENCLOSURE ELEVATION
1/2"=1'-0"



1 FLOOR PLAN
1/4"=1'-0"