

# INDEX OF DRAWINGS

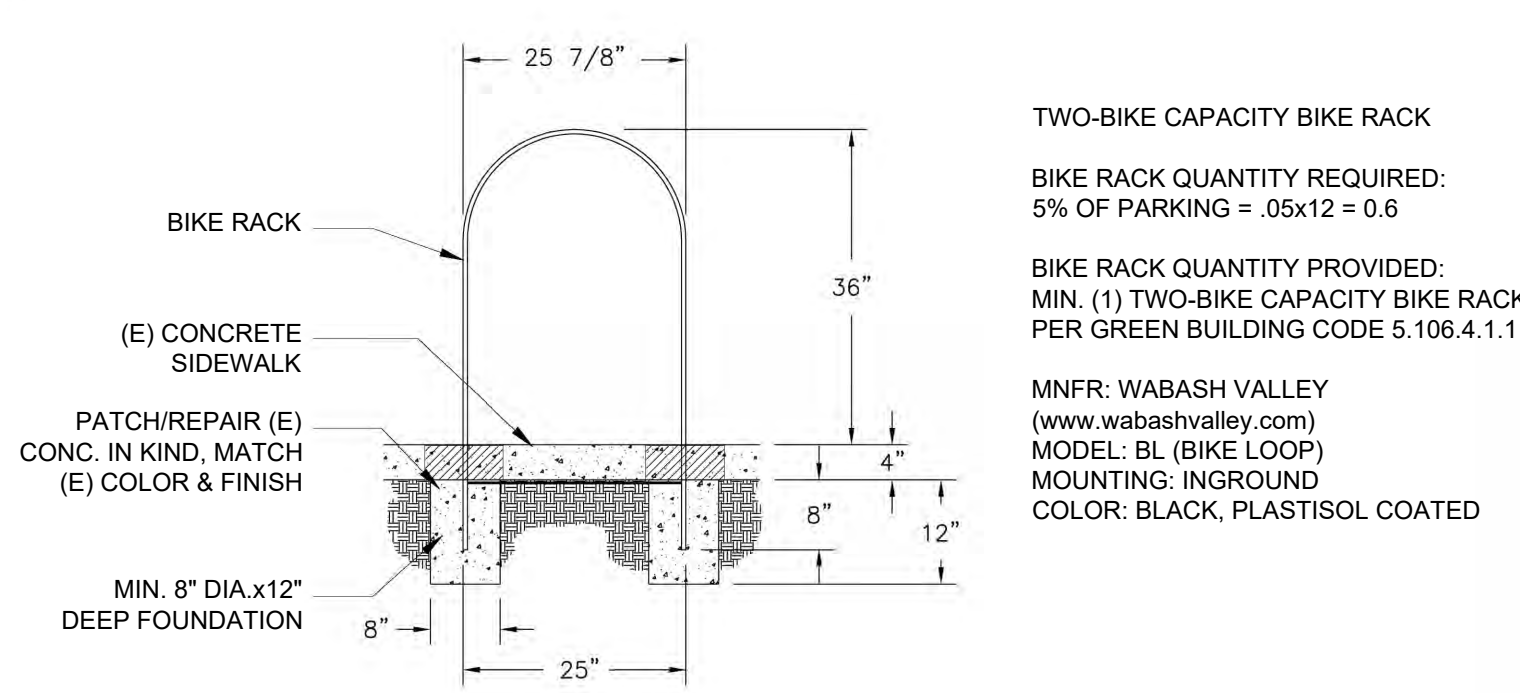
ARCHITECTURAL	
A00	PROPOSED SITE PLAN
A01	PROPOSED FLOOR PLAN
A02	EXTERIOR ELEVATIONS
A03	TRASH ENCLOSURE DETAILS
AL01	PRELIMINARY LANDSCAPE PLAN

# PARKING SUMMARY

BUILDING DATA	
APN	16326045
JURISDICTION	CITY OF STOCKTON
LAND USE DESIGNATION	RETAIL COMMERCIAL
ZONING	IL
CLIMATE ZONE	12
SITE AREA	1.24 ACRE
OCCUPANCY CLASSIFICATION	M (3,299 FT <sup>2</sup> ), S-1 (451 FT <sup>2</sup> )
TYPE OF CONSTRUCTION	IIB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NONE
TOTAL EXISTING BUILDING AREA	3,750 FT <sup>2</sup> ±
EXISTING TENANT AREA	3,750 FT <sup>2</sup>
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS ONLY
TENANT IMPROVEMENT AREA OF WORK	3,750 FT <sup>2</sup>
REQUIRED PARKING FOR BUILDING	8 (1,455/250 = 6) (2,295/2000 = 2)
PROVIDED PARKING	17
REQUIRED ACCESSIBLE PARKING	1
REQUIRED BICYCLE SPACE(S)	(1) CLASS II (SHORT-TERM)
PROVIDED BICYCLE SPACE(S)	(2) CLASS II (SHORT-TERM)

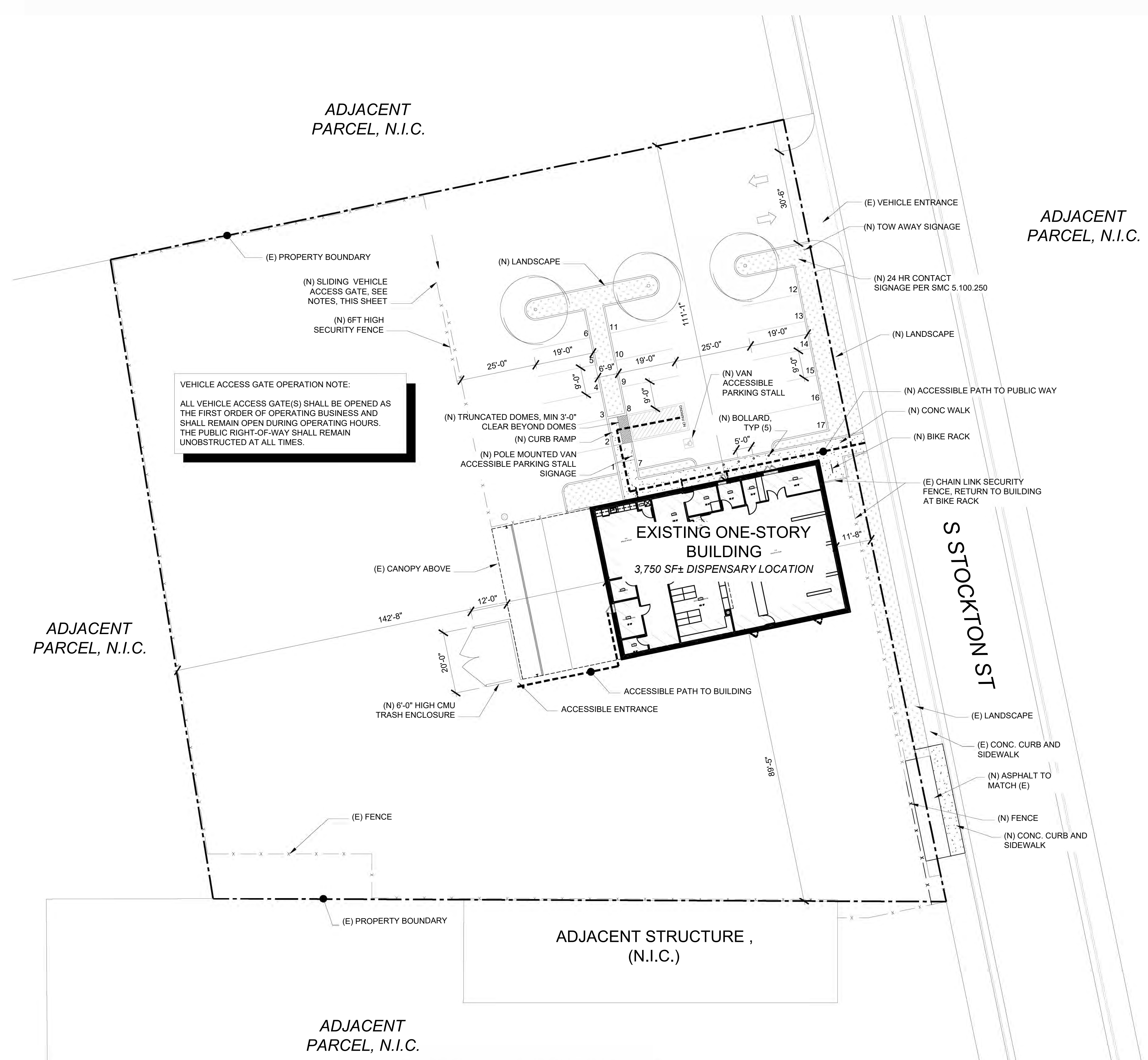
# SITE ACCESSIBILITY NOTES

- 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 1/4" MAXIMUM.
  - BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED 1/2" MAXIMUM, TO INCLUDE A 1/2" VERTICAL AND 1/2" 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-203.3 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.



2 BIKE RACK MOUNTING DETAIL N.T.S.

- 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.



**VEHICLE ACCESS GATE OPERATION NOTE:**  
 ALL VEHICLE ACCESS GATE(S) SHALL BE OPENED AS THE FIRST ORDER OF OPERATING BUSINESS AND SHALL REMAIN OPEN DURING OPERATING HOURS. THE PUBLIC RIGHT-OF-WAY SHALL REMAIN UNOBSTRUCTED AT ALL TIMES.

**FLOOD CONTROL MEASURES:**

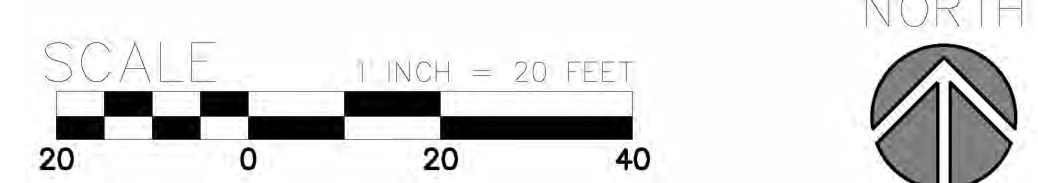
- A FULL PERIMETER CMU STEM WALL WILL BE ERRECTED AROUND THE BUILDING. THIS WALL WILL BE CONSTRUCTED INLINE WITH THE (E) PEMB WALL.
- ALL GROUND LEVEL DOORS/OPENINGS WILL BE PROTECTED BY A DOORWAY FLOOR BARRIER, BASIS OF DESIGN: EZDAM BY PS FLOOD BARRIERS, www.psfloodbarriers.com/

**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.

**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.

1 PROPOSED SITE PLAN 1:20



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



EMBARC, STOCKTON  
 TENANT IMPROVEMENTS  
 1137 SOUTH STOCKTON ST,  
 STOCKTON, CA 95206

# CONDITIONAL USE PERMIT

APN:  
 16326045  
 APPLICATION #:  
 P23-0255

Project Manager	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	03/04/2024
Project Number	20112.21

# PROPOSED SITE PLAN

CUP PC2	02/26/2024
CUP PC1	12/19/2023
CUP SUBMISSION	08/31/2023
MARK DESCRIPTION	DATE

# A00

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.



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



EMBARC, STOCKTON  
TENANT IMPROVEMENTS  
1137 SOUTH STOCKTON ST,  
STOCKTON, CA 95206

**CONDITIONAL USE PERMIT**

APN:  
16326045  
APPLICATION #:  
P23-0255

Project Manager	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	03/04/2024
Project Number	20112.21

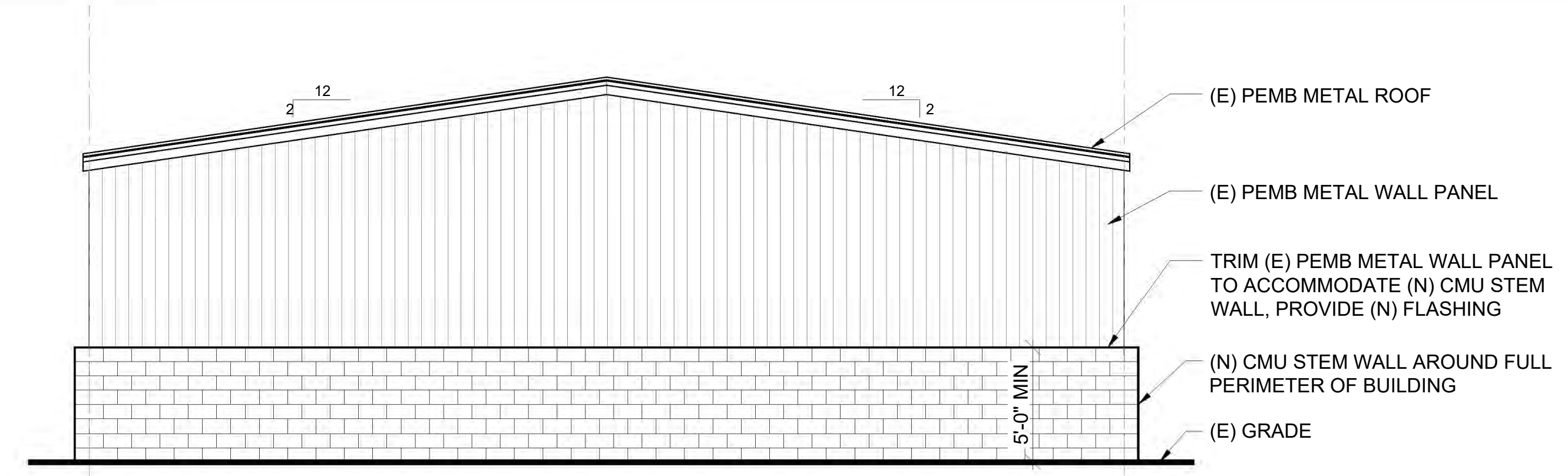
This drawing is not final, or to be used for construction until the Architect's seal and signature appear above.

**EXTERIOR ELEVATIONS**

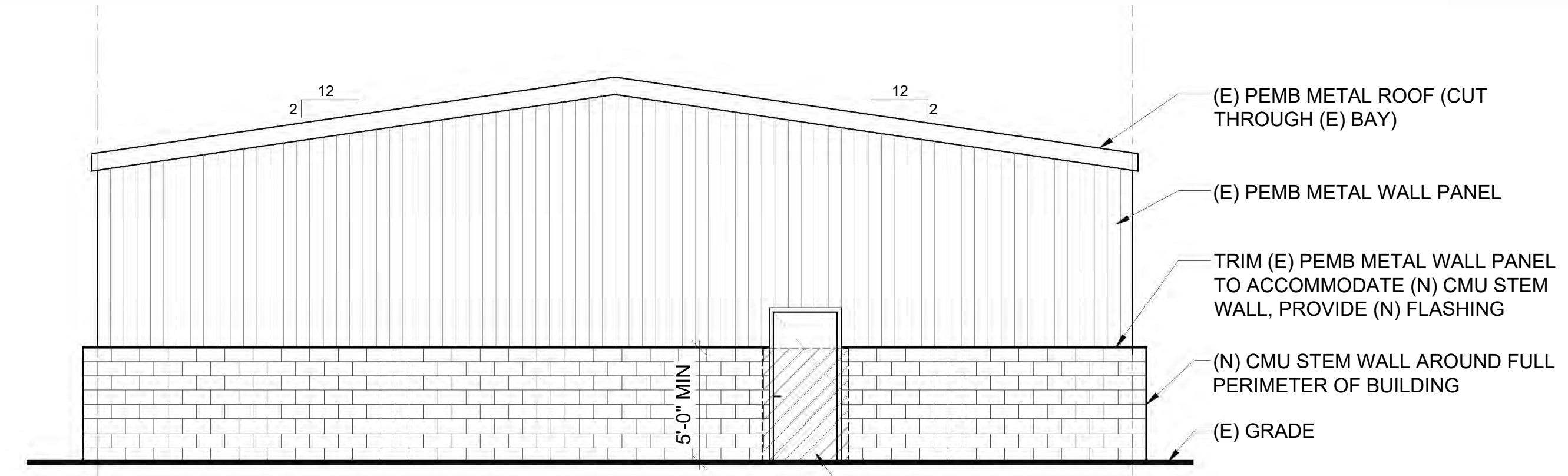
MARK	DESCRIPTION	DATE
CUP PC2		02/26/2024
CUP PC1		12/19/2023
CUP SUBMISSION		08/31/2023

SHEET NO.  
**A02**

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.

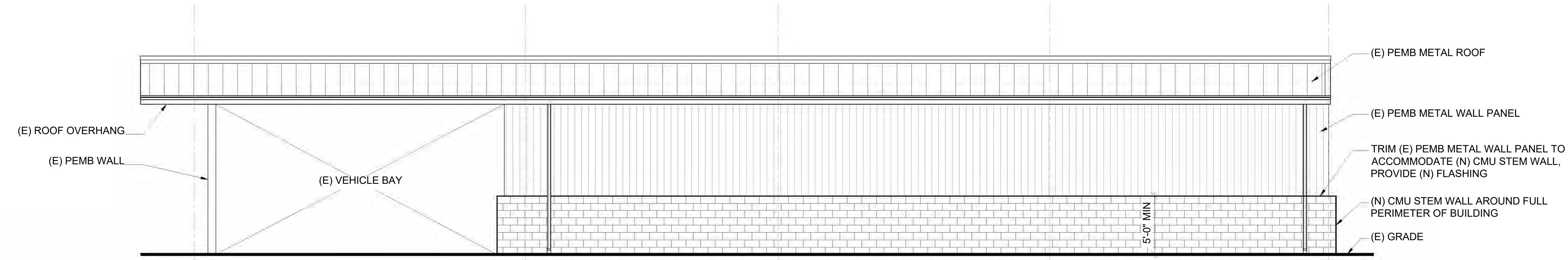


1 FIRST FLOOR PLAN = NORTH  
3/16" = 1'-0"

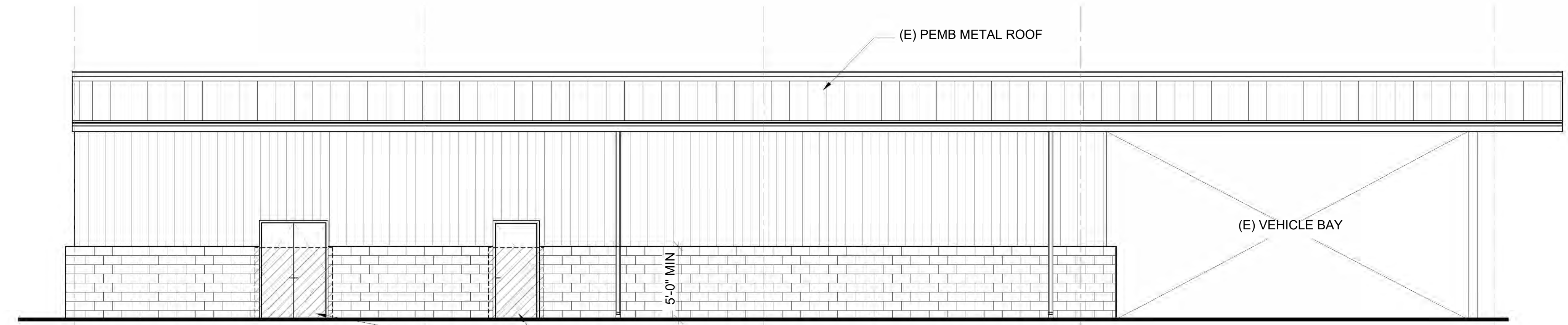


2 FIRST FLOOR PLAN = NORTH  
3/16" = 1'-0"

DOORWAY FLOOD BARRIER, TYP EA WALK DOOR. BASIS OF DESIGN: EZDAM BY PS FLOOD BARRIERS www.psfoodbarriers.com/



3 FIRST FLOOR PLAN = NORTH  
3/16" = 1'-0"



4 FIRST FLOOR PLAN = NORTH  
3/16" = 1'-0"

DOORWAY FLOOD BARRIER, TYP EA WALK DOOR. BASIS OF DESIGN: EZDAM BY PS FLOOD BARRIERS www.psfoodbarriers.com/



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



EMBARC, STOCKTON  
 TENANT IMPROVEMENTS

1137 SOUTH STOCKTON ST,  
 STOCKTON, CA 95206

**CONDITIONAL USE  
 PERMIT**

APN:  
 16326045  
 APPLICATION #:  
 P23-0255

Project Manager	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	03/04/2024
Project Number	20112.21

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

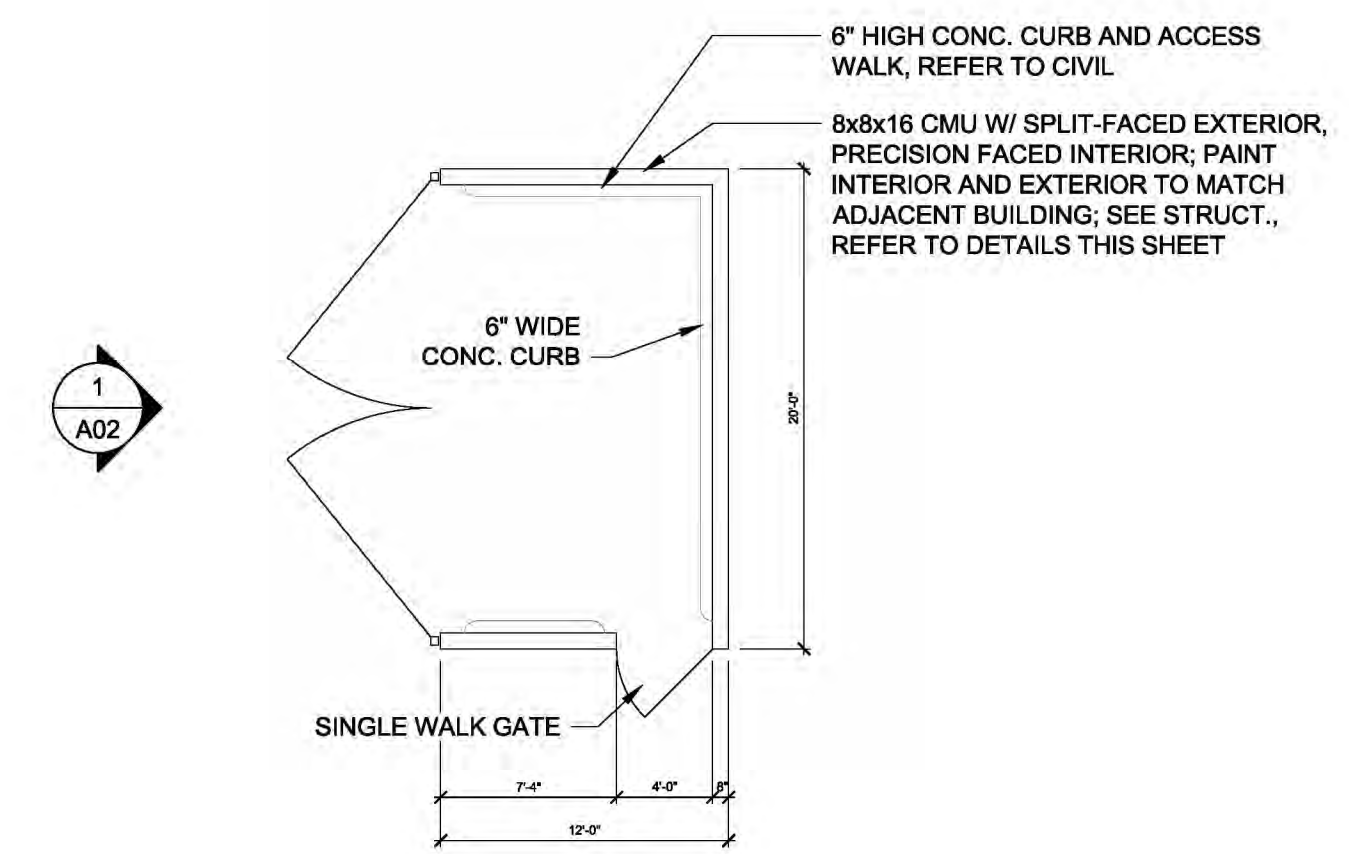
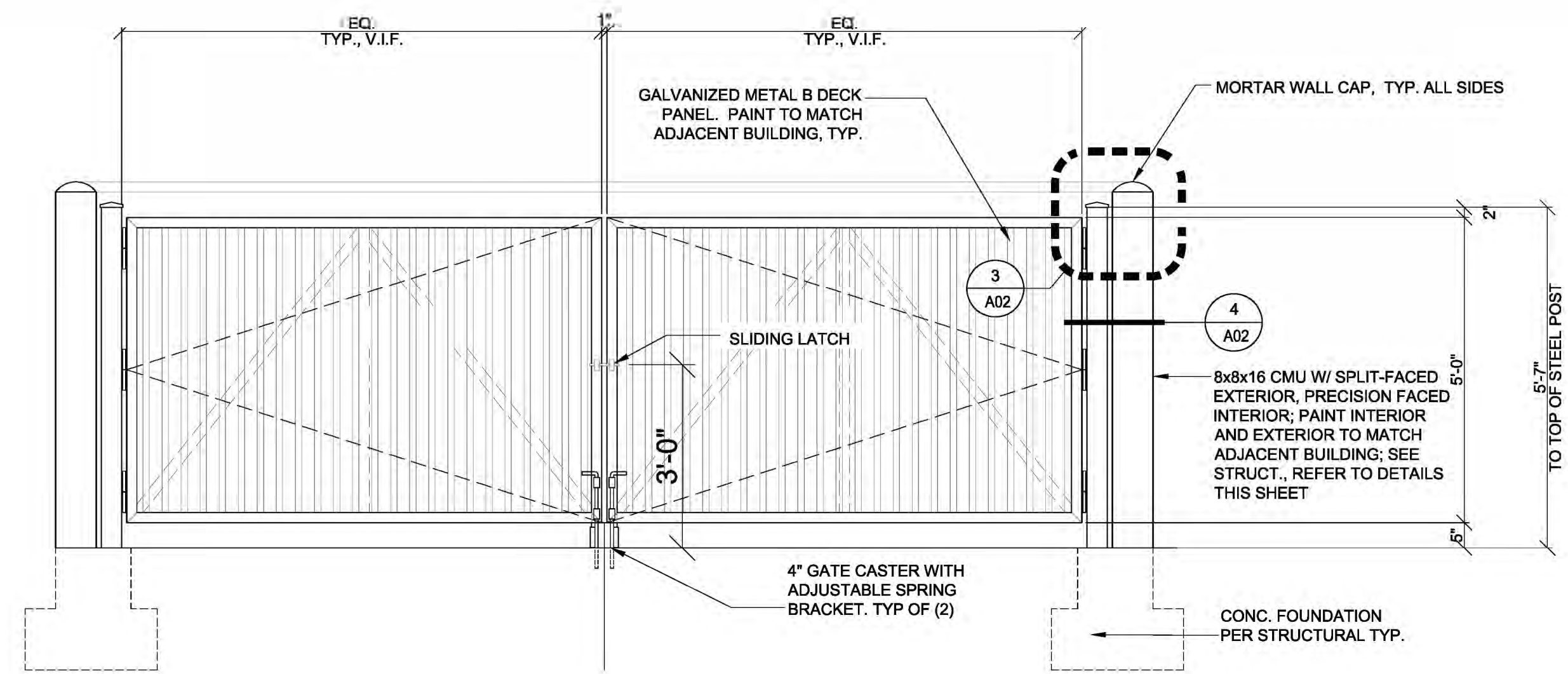
SHEET TITLE  
**TRASH ENCLOSURE  
 DETAILS**

CUP PC2		02/26/2024
CUP PC1		12/19/2023
CUP SUBMISSION		08/31/2023
MARK	DESCRIPTION	DATE

SHEET NO.

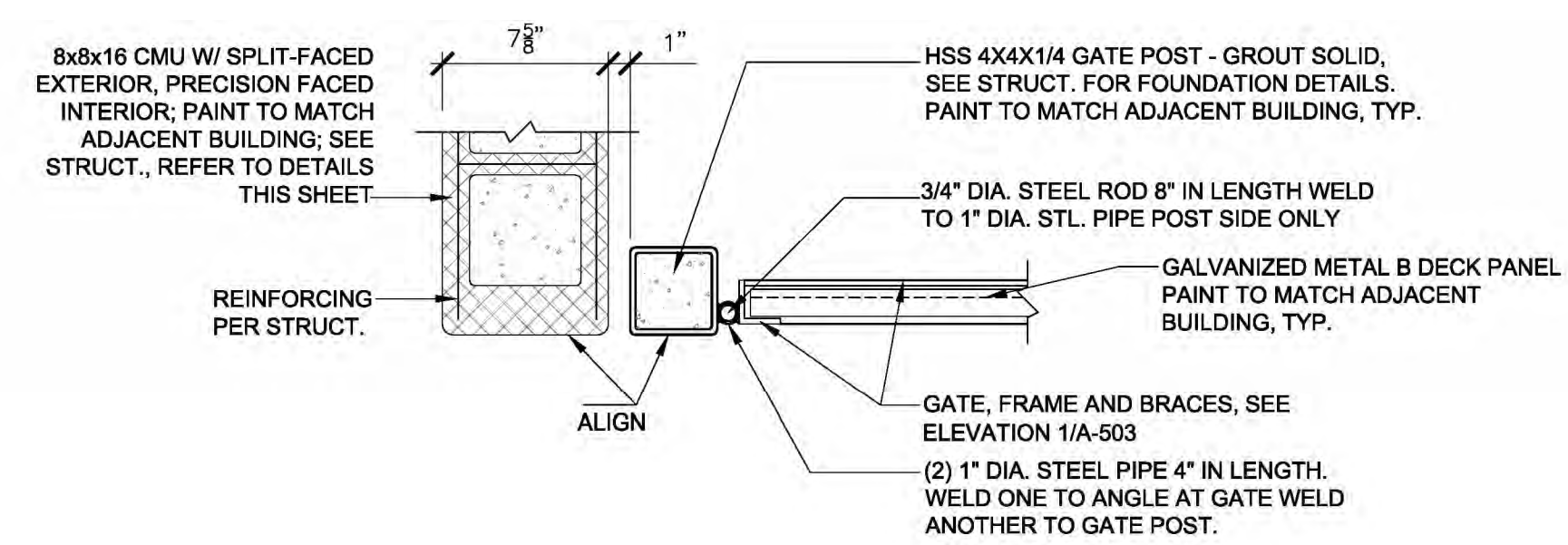
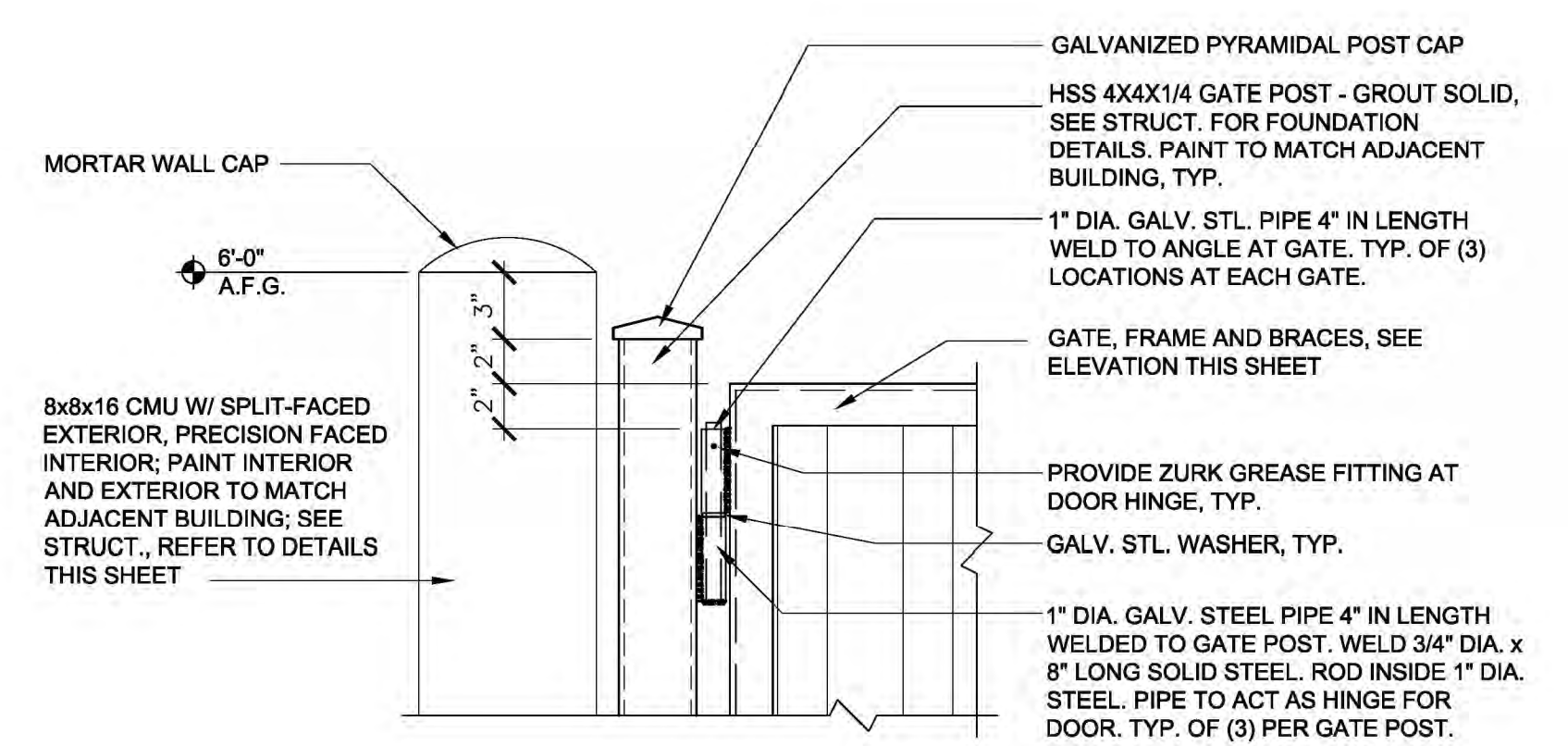
**A03**

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.



**1 TRASH ENCLOSURE ELEVATION**  
 1/2" = 1'-0"

**2 TRASH ENCLOSURE PLAN**  
 1/8" = 1'-0"



**3 TRASH ENCLOSURE DETAIL**  
 1-1/2" = 1'-0"

**4 TRASH ENCLOSURE DETAIL**  
 1-1/2" = 1'-0"

SHEET ADDED



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



EMBARC, STOCKTON  
 TENANT IMPROVEMENTS  
 1137 SOUTH STOCKTON ST,  
 STOCKTON, CA 95206

**CONDITIONAL USE PERMIT**

APN:  
 16326045  
 APPLICATION #:  
 P23-0255

Project Manager	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	12/11/2023
Project Number	20112.21

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

**PRELIMINARY LANDSCAPE PLAN**

CUP PC2	02/26/2024
CUP PC1	12/19/2023
CUP SUBMISSION	08/31/2023
MARK DESCRIPTION	DATE

SHEET NO.  
**AL01**

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.

S STOCKTON ST



ADJACENT PARCEL, (N.I.C.)

ADJACENT STRUCTURE, (N.I.C.)

**LANDSCAPE DESIGN STATEMENT:**

1. THE PROPOSED LANDSCAPE HAS BEEN DESIGNED TO MEET THE CITY OF STOCKTON ZONING REQUIREMENTS.
2. THE PROJECT PROPOSES NEW LANDSCAPE TO MEET FRONTAGE AND PARKING LOT LANDSCAPE/SHADE REQUIREMENTS. REFRESH/ REPLACE EXISTING LANDSCAPE ALONG ROAD FRONTAGE.
3. WATER CONSERVATION GOALS SHALL BE MET THROUGH THE USE OF LOW AND MEDIUM WATER USE PLANT SECTIONS GROUPED TOGETHER IN IRRIGATION HYDROZONES OF SIMILAR WATER USE PLANTS. A WEATHER-BASED IRRIGATION CONTROLLER SHALL BE USED TO OPERATE THE IRRIGATION SYSTEM TO ACHIEVE AUTOMATIC SEASONAL WATER REQUIREMENT ADJUSTMENTS.
4. A FINAL IRRIGATION DESIGN PLAN SHALL BE INCLUDED WITH THE PERMIT DRAWINGS COMPLETED FOR THE SITE DURING IMPROVEMENT PLAN PREPARATION.

**NOTE:**

1. ALL PLANTER AREAS (AND/OR AREAS NOTED) SHALL RECEIVE A 3" LAYER OF BARK MULCH

**PLANT LEGEND**

SYMBOL	BOTANICAL / COMMON NAME	QTY
	TREE	
	PISTACIA CHINENSIS 'KEITH DAVEY' / CHINESE PISTACHE	8
	SHRUBS/GROUND COVER	
	NANDINA DOMESTICA / HEAVENLY BAMBOO	12
	HELICOTRICHON SEMPERVIRENS / BLUE OAT GRASS	46

1 PRELIMINARY LANDSCAPE PLAN  
 1:10

