

DEVELOPMENT NOTES:

1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND THE LOCAL COMMUNITY PLAN.
2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLETES WITH THE ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
3. 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.
4. 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.
5. THE PROPOSED CANNABIS RETAIL BUSINESS IS PROVIDED WITH ADEQUATE ELECTRICITY, SEWERAGE, DISPOSAL, WATER, FIRE PROTECTION, AND STORM DRAINAGE FACILITIES FOR THE INTENDED PURPOSE.
6. 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.

SITE PLAN DISCLAIMER:

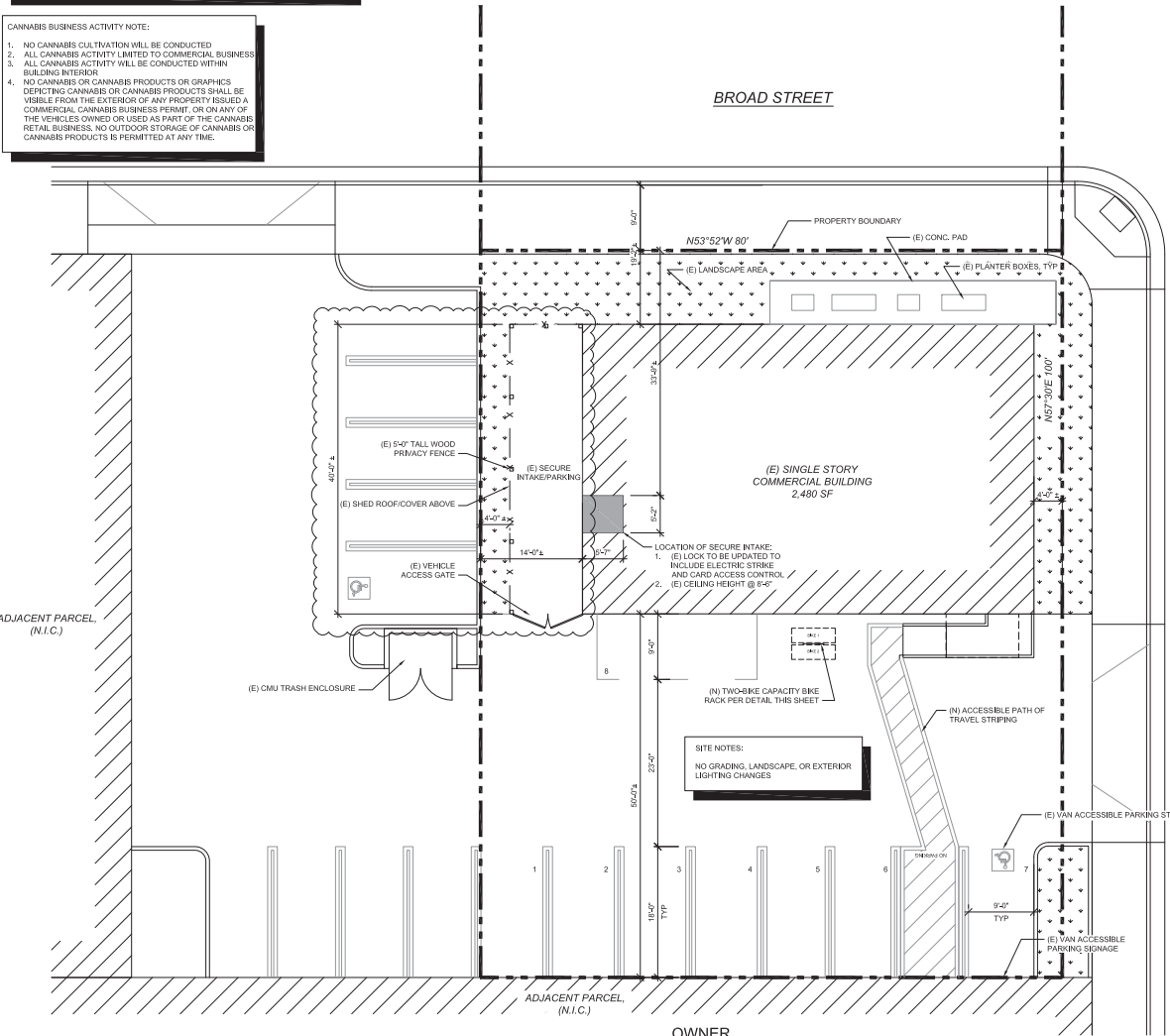
ALL SITE INFORMATION NOTED ON THIS PAGE WAS COLLECTED THROUGH COUNTY IMAGERY, GIS DATA, AND PARCEL RECORDS. NO SURVEY OF THE PROPERTY HAS BEEN CONDUCTED.

NIGHT SKY PRESERVATION:

ALL EXTERIOR LIGHTING FIXTURES ARE TO BE DESIGNED, INSTALLED, AND OPERATED IN CONFORMANCE WITH THE CITY OF SAN LUIS OBISPO NIGHT SKY PRESERVATION REGULATIONS, REFER TO ZONING REGULATIONS, SECTION 17.70.100.

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.



1 ARCHITECTURAL SITE PLAN
1/8" = 1'-0"

OWNER
3503 ALHAMBRA HOLDINGS LLC
1201 K Street
Suite 920
Sacramento, CA 95814

INDEX OF DRAWINGS

AS01	PROPOSED ARCHITECTURAL SITE PLAN
AS01	PROPOSED FLOOR PLAN

PROJECT DATA SUMMARY

BUILDING DATA	
APN	09-021-024
JURISDICTION	SAN LUIS OBISPO COUNTY
ZONING	C-R
CLIMATE ZONE	5
PREVIOUS OCCUPANCY CLASSIFICATION	B
PROPOSED OCCUPANCY CLASSIFICATION	M (2,110 FT ²), S-1 (370 FT ²)
TYPE OF CONSTRUCTION	VB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NO
TOTAL EXISTING BUILDING AREA	2,480 FT ²
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS
TENANT IMPROVEMENT AREA OF WORK	2,480FT ²

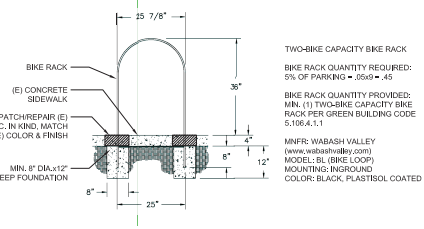
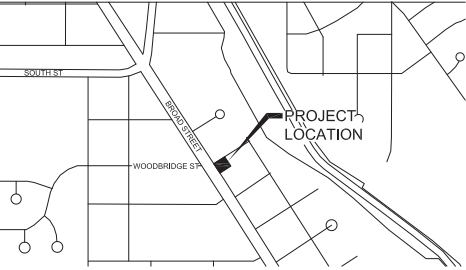
REQUIRED PARKING FOR BUILDING @ 1/100	
REQUIRED PARKING FOR ADJACENT BUILDING @ 1/100	8
EXISTING COMBINED AVAILABLE PARKING	17 (SHARED ACCESS LOT)
% DEVIATION	0
PROVIDED ACCESSIBLE PARKING	2
PROVIDED BICYCLE SPACE(S)	(2) CLASS II (SHORT-TERM)

SITE DATA	
SITE AREA	0.10 ACRE (8,000SF)
ALLOWABLE LOT COVERAGE	100%
EXISTING	31%
PROPOSED	UNCHANGED
EXISTING LANDSCAPE	UNCHANGED @ 1.174FT ² (15%)
IMPERVIOUS SURFACES	UNCHANGED @ 6,829FT ² (85%)

SITE ACCESSIBILITY NOTES

1. ACCESSIBLE PATH OF TRAVEL (POT) AS INDICATED SHALL COMPLY WITH 118-002 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:
 - 1.1. 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.)
 - 1.2. CROSS SLOPE SHALL NOT EXCEED 1/48 (PER 118-003.3).
 - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 4'-0" WIDE MINIMUM (PER 118-403.5.1).
 - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 118-003.2 AND SHALL NOT EXCEED 2" MAXIMUM.
 - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 118-003.3 AND SHALL NOT EXCEED 2" MAXIMUM, TO INCLUDE A 2" VERTICAL AND 2" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
2. DOORS, DOORWAYS, AND GATES THAT ARE PART OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH SECTION 118-004, INCLUDING ALL GROUND LEVEL ENTRANCES AND EXITS.
3. PER 118-203.5 MACHINERY SPACES, SPACES FREQUENTED ONLY BY SERVICE PERSONNEL FOR MAINTENANCE, REPAIR OR OCCASIONAL MONITORING OF EQUIPMENT SHALL NOT BE REQUIRED TO COMPLY WITH CHAPTER 118 OF THE CALIFORNIA BUILDING CODE.

VICINITY MAP



2 BIKE RACK MOUNTING DETAIL
N.T.S.



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



**EMBARC, SAN LUIS OBISPO
TENANT IMPROVEMENTS**
2400 BROAD STREET
SAN LUIS OBISPO, CA 93401

CONSTRUCTION DOCUMENTS

APN:
004-091-024

Drawn By	JOSH MINKEL
Project Architect	KIRK MILLER
Scale	AS NOTED
Date	04/10/2024
Project Number	20112.17

PRELIMINARY

SHEET TITLE	
PROPOSED ARCHITECTURAL SITE PLAN	

1	PLANNING COMMENTS-1	06/13/2024
MAX.	DESCRIPTION	DATE

AS01

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