

INDEX OF DRAWINGS

ARCHITECTURAL	
AS-101	SITE PLAN
A-101	FLOOR PLAN

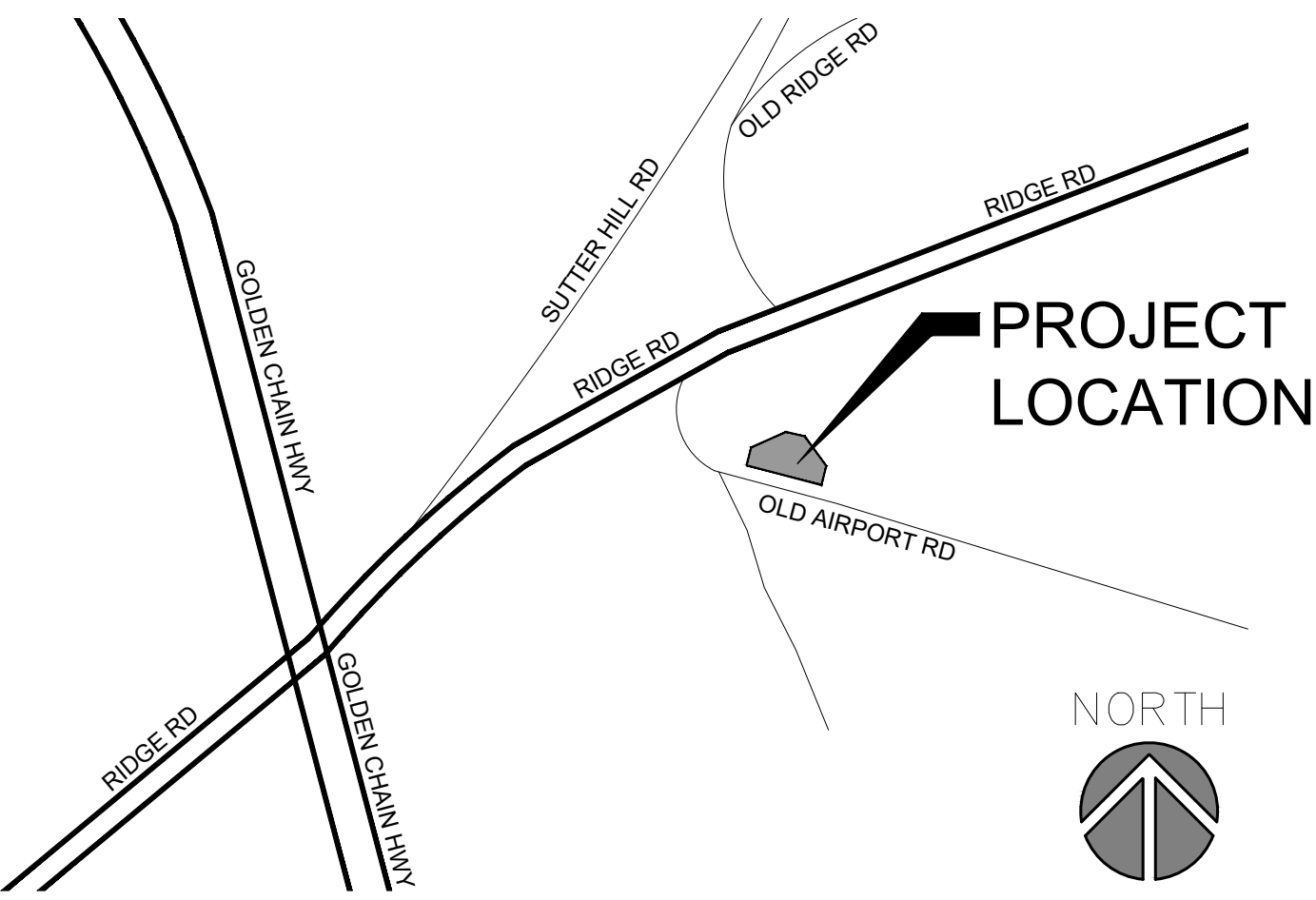
SITE ACCESSIBILITY NOTES

1. 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:
 - 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 11B-403.3).
 - 1.3. CLEAR WIDTH OF SIDEWALKS AND WALKS SHALL BE 48" WIDE MINIMUM (PER 11B-403.5.1).
 - 1.4. VERTICAL CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.2 AND SHALL NOT EXCEED 1/4" MAXIMUM.
 - 1.5. BEVELED CHANGES IN LEVEL SHALL COMPLY WITH 11B-303.3 AND SHALL NOT EXCEED 1/2" MAXIMUM, TO INCLUDE A 1/4" VERTICAL AND 1/4" BEVELED WITH A SLOPE NOT EXCEEDING 1:2.
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.
3. 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

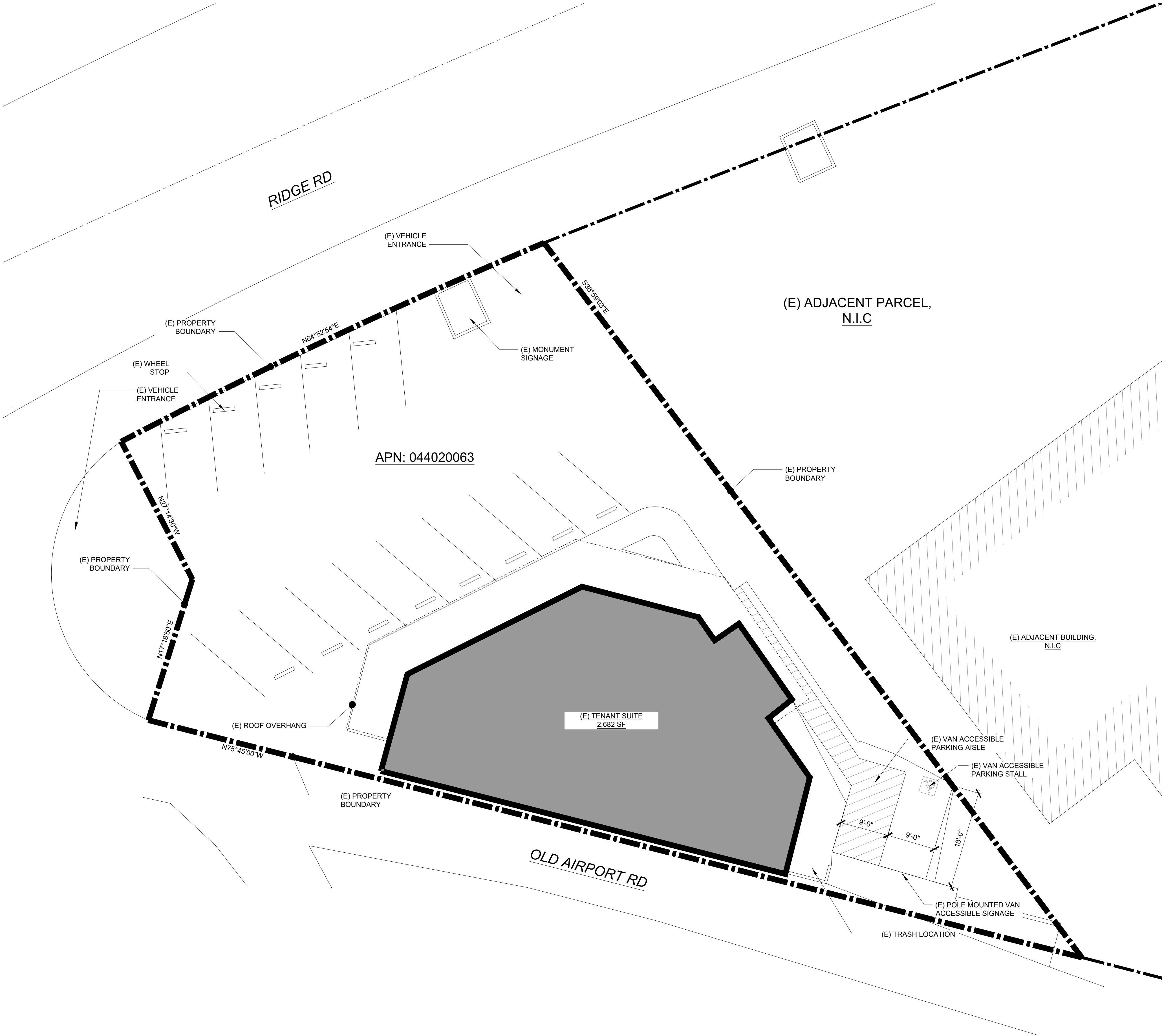
BUILDING DATA	
APN	044020063
JURISDICTION	CITY OF SUTTER CREEK
ZONING	COMMERCIAL
CLIMATE ZONE	12
SITE AREA	10,890 SF/0.25 ACRES
OCCUPANCY CLASSIFICATION	M, S-1
TYPE OF CONSTRUCTION	VB
SPRINKLERED	NO
OCCUPANCY SEPARATIONS	NO
TOTAL EXISTING BUILDING AREA	2,682 SF
EXISTING TENANT AREA	2,682 SF
TENANT IMPROVEMENT AREA OF WORK	2,682 SF
PROPOSED NEW AREA	NO ADDED AREA - TENANT IMPROVEMENTS ONLY

VICINITY MAP

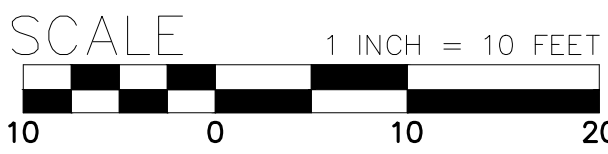


- DEVELOPMENT NOTES:
1. THE PROPOSED CANNABIS RETAIL BUSINESS CONFORMS WITH THE GENERAL PLAN, AND THE LOCAL COMMUNITY PLAN.
 2. THE PROPOSED CANNABIS RETAIL BUSINESS COMPLIES WITH THE ZONE DISTRICT DEVELOPMENT STANDARDS AND ALL OTHER RELATED DEVELOPMENT STANDARDS.
 3. THE PROPOSED CANNABIS RETAIL BUSINESS 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.

- 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 SITE PLAN
1:10



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.



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EMBARC SUTTER
CREEK
11 RIDGE RD
SUTTER CREEK, CA
95685

CONDITIONAL USE
PERMIT

APN:
044020063

Drawn By A. ICMAT	This drawing is not final or to be used for construction until the Architect's seal and signature appear above.
Project Architect KIRK MILLER	
Scale AS NOTED	
Date 04/29/2026	
Project Number 20112.42	

SHEET TITLE

OVERALL
SITE PLAN

MARK	DESCRIPTION	DATE
CUP	SUBMISSION	
SHEET NO.		

AS-101

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. EXISTING FLOOR FINISH TO REMAIN @ OWNERS DISCRETION, REMOVE (E) FLOOR FINISH AND BROOM CLEAN (E) SLAB
- 5. OPTION 1: 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
- 4. EXISTING FLOOR FINISH TO REMAIN @ OWNERS DISCRETION, REMOVE (E) FLOOR FINISH AND BROOM CLEAN (E) SLAB

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
- 4. EXISTING FLOOR FINISH TO REMAIN @ OWNERS DISCRETION, REMOVE (E) FLOOR FINISH AND BROOM CLEAN (E) SLAB
- 7. OPTION 1: PROVIDE OPTION TO EPOXY FINISH (E) CONCRETE FLOORING

RETAIL AREA, LOBBY, INTAKE AND RECEPTION.

- 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. EXISTING FLOOR FINISH TO REMAIN @ OWNERS DISCRETION, REMOVE (E) FLOOR FINISH AND BROOM CLEAN (E) SLAB
- 7. OPTION 1: PROVIDE OPTION TO EPOXY FINISH (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, BROOM CLEAN (E) EXPOSED CONCRETE SLAB
- 3. UNLESS OTHERWISE NOTED, PROVIDE 4" BLACK VINYL COVE BASE AT ALL WALLS TO RECEIVE GWB FINISH
- 4. ALL HM DOOR TRIM TO BE PAINTED BLACK SEMI-GLOSS
- 5. 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 G-003 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

LEGEND

- (E) WALL
- (N) WALL
- PARTITION TYPE, SEE SHEET A-501

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:

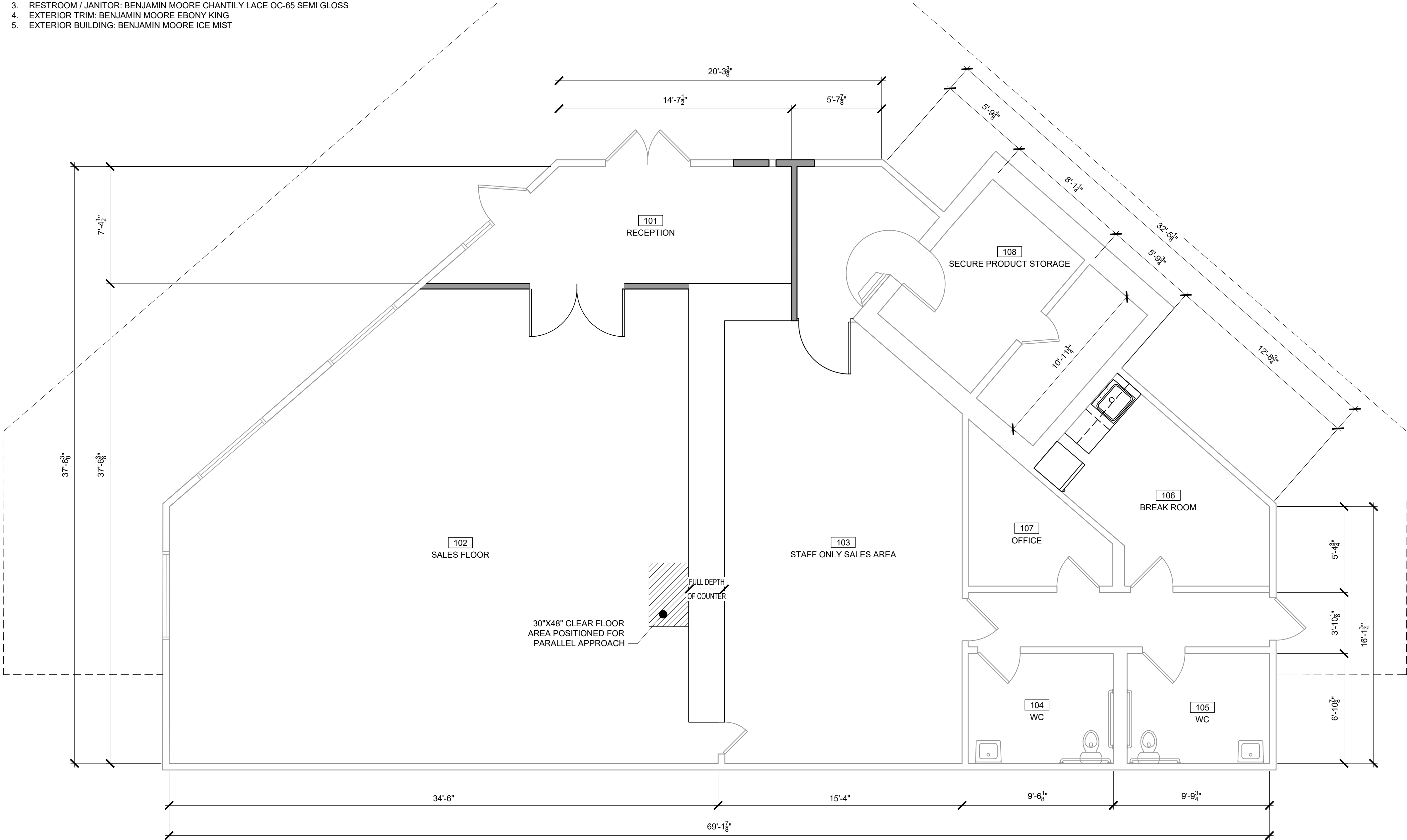
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FIRE EXTINGUISHER NOTE:

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.



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



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A-101

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