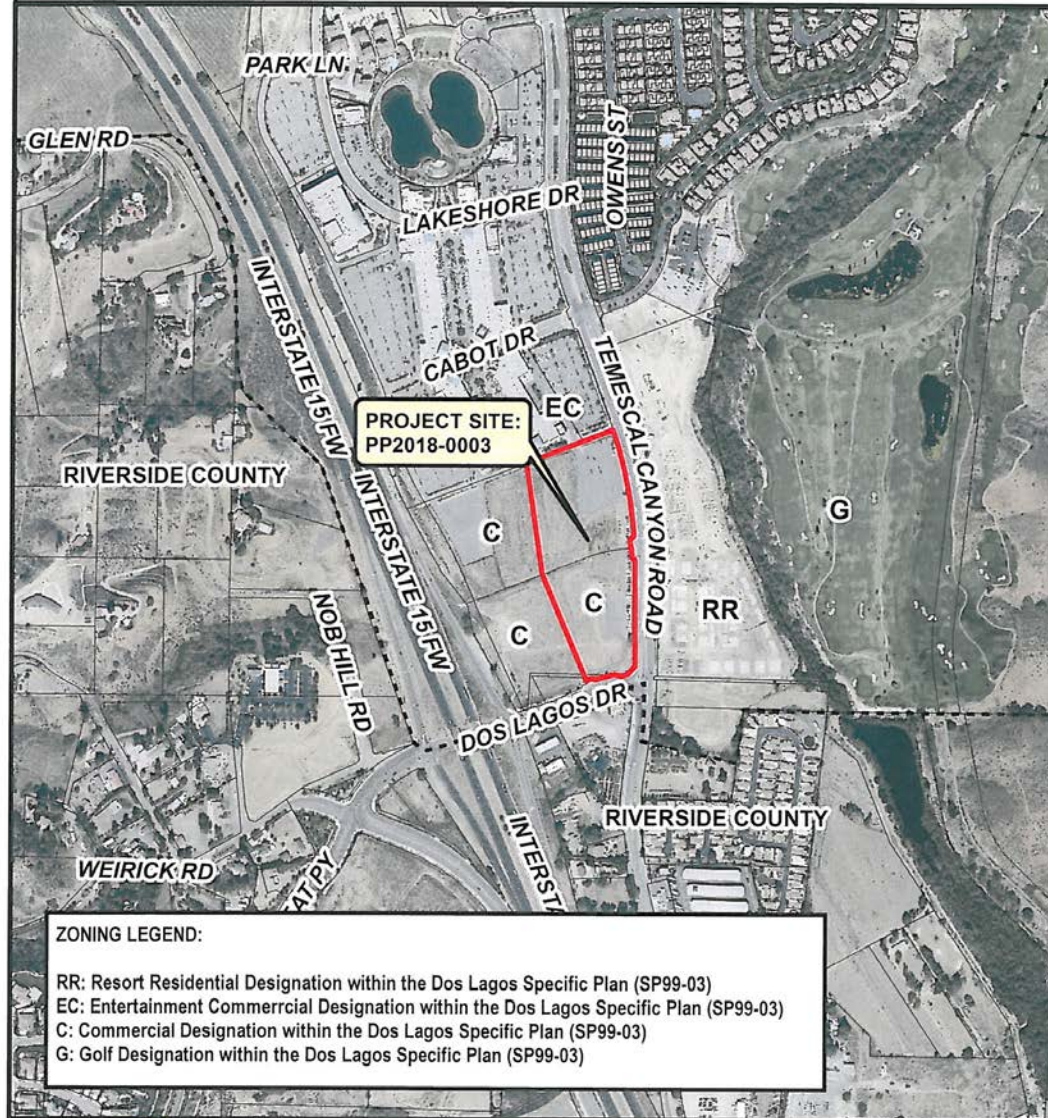


AERIAL & ZONING MAP



ZONING LEGEND:

- RR: Resort Residential Designation within the Dos Lagos Specific Plan (SP99-03)
- EC: Entertainment Commercial Designation within the Dos Lagos Specific Plan (SP99-03)
- C: Commercial Designation within the Dos Lagos Specific Plan (SP99-03)
- G: Golf Designation within the Dos Lagos Specific Plan (SP99-03)



Date: 08/09/2018

PP2018-0003



SITE PLAN NOTES

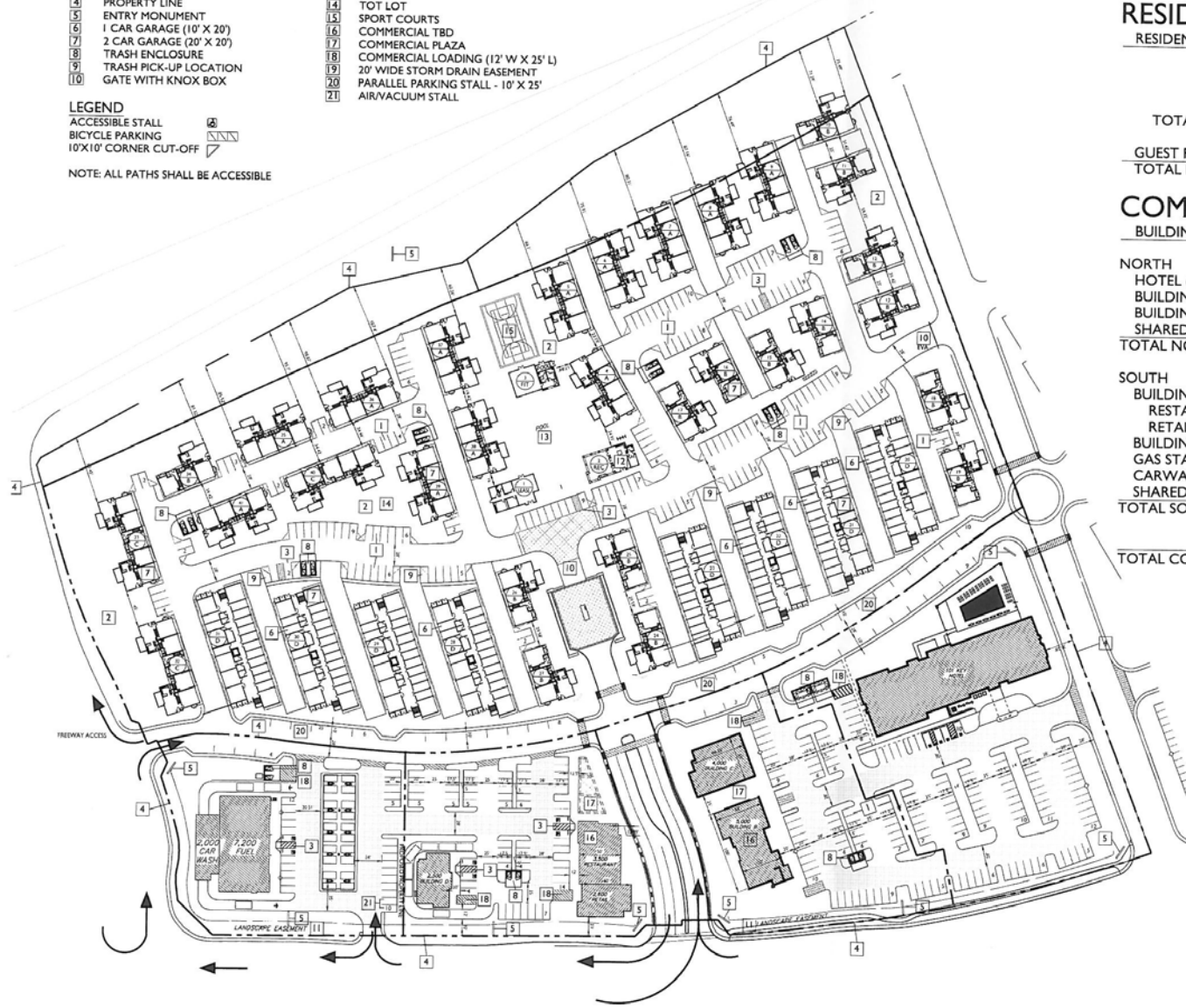
- 1 OPEN PARKING STALL - 9' X 20' TYPICAL
- 2 OPEN SPACE
- 3 ACCESSIBLE PARKING
- 4 PROPERTY LINE
- 5 ENTRY MONUMENT
- 6 1 CAR GARAGE (10' X 20')
- 7 2 CAR GARAGE (20' X 20')
- 8 TRASH ENCLOSURE
- 9 TRASH PICK-UP LOCATION
- 10 GATE WITH KNOX BOX

- 11 EASEMENT
- 12 REC AND LEASING AREA
- 13 POOL
- 14 TOT LOT
- 15 SPORT COURTS
- 16 COMMERCIAL TBD
- 17 COMMERCIAL PLAZA
- 18 COMMERCIAL LOADING (12' W X 25' L)
- 19 20' WIDE STORM DRAIN EASEMENT
- 20 PARALLEL PARKING STALL - 10' X 25'
- 21 AIR/VACUUM STALL

LEGEND

- ACCESSIBLE STALL 
- BICYCLE PARKING 
- 10'X10' CORNER CUT-OFF 

NOTE: ALL PATHS SHALL BE ACCESSIBLE



PARKING SUMMARY:

RESIDENTIAL

RESIDENT PARKING	RATIO	REQUIRED	PROVIDED
BEDROOMS:			
1B - 120 DU	1.5 SP/DU	= 180 SP	
2B - 138 DU	2.0 SP/DU	= 276 SP	
3B - 18 DU	2.5 SP/DU	= 45 SP	
TOTAL RESIDENT PARKING		= 501 SP	= 432 SP GARAGE = 69 SP OPEN
GUEST PARKING	.2 SP/DU	= 56 SP	= 90 SP
TOTAL RESIDENTIAL		= 557 SP	= 591 SP

COMMERCIAL

BUILDING (USE)	AREA	RATIO	REQUIRED	PROVIDED
NORTH				
HOTEL (101 KEY)	64,065 SF	101 KEYS (1:1+2 MGR)	= 103 SP	= 103 SP
BUILDING B (RESTAURANT)	5,000 SF	(.01)	= 50 SP	= 50 SP
BUILDING C (RETAIL)	4,000 SF	(.005)	= 20 SP	= 20 SP
SHARED STREET SPACES NORTH				= 15 SP
TOTAL NORTH COMMERCIAL	73,065 SF		= 173 SP	= 188 SP
SOUTH				
BUILDING A				
RESTAURANT	3,500 SF	(.01)	= 35 SP	= 30 SP
RETAIL	2,600 SF	(.005)	= 13 SP	= 11 SP
BUILDING D (RESTAURANT)	2,500 SF	(.01)	= 25 SP	= 19 SP
GAS STATION	7,200 SF	(.004)	= 29 SP	= 29 SP
CARWASH	2,000 SF	(.01)	= 2 SP	= 2 SP
SHARED STREET SPACES SOUTH				= 14 SP
TOTAL SOUTH COMMERCIAL	17,800 SF		= 104 SP	= 105 SP
TOTAL COMMERCIAL	90,865 SF		= 277 SP	= 293 SP

TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

PA-I

JULY 20, 2018

SCALE: 0 40 80 120



CONCE

SUMMA
ARCHITECTURE

5256 S.
Bonsall,
760.724

PARKING SUMMARY

BUILDING (USE)	AREA	RATIO	REQUIRED	PROVIDED
NORTH				
HOTEL	64,065 SF - 101 KEYS (1:1+2 MGR)		= 103 SP	= 103 SP
BUILDING B (RESTAURANT)	5,000 SF (.01)		= 50 SP	= 50 SP
BUILDING C (RETAIL)	4,000 SF (.005)		= 20 SP	= 20 SP
SHARED STREET SPACES NORTH			= 15 SP	
TOTAL NORTH COMMERCIAL	73,065 SF		= 173 SP	= 188 SP
SOUTH				
BUILDING A				
RESTAURANT	3,500 SF (.01)		= 35 SP	= 30 SP
RETAIL	2,600 SF (.005)		= 13 SP	= 11 SP
BUILDING D (RESTAURANT)	2,500 SF (.01)		= 25 SP	= 19 SP
GAS STATION	7,200 SF (.004)		= 29 SP	= 29 SP
CARWASH	2,000 SF (.01)		= 2 SP	= 2 SP
SHARED STREET SPACES SOUTH			= 14 SP	
TOTAL SOUTH COMMERCIAL	17,800 SF		= 104 SP	= 105 SP
TOTAL COMMERCIAL	90,865 SF		= 277 SP	= 293 SP

COMMERCIAL TRASH SUMMARY

COMMERCIAL ZONE	AREA	RATIO	REQUIRED	PROVIDED
NORTH	73,065 SF	60 SF : 10,000 SF	439 SF	690 SF
SOUTH	17,800 SF	60 SF : 10,000 SF	107 SF	340 SF

PROJECT SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
APN# 279-450-015, 016, 017, 018, 019, 023, 024.	
ZONING	C-COMMERCIAL
GENERAL PLAN	MU

COMMERCIAL SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
FLOOR AREA RATIO	73,065 SF = .39 FAR
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
FLOOR AREA RATIO	17,800 SF = .14 FAR
TOTAL SITE AREA	7.31 ACRES (318,973 SF)
TOTAL FLOOR AREA	90,865 SF = .28 FAR

SITE PLAN NOTES

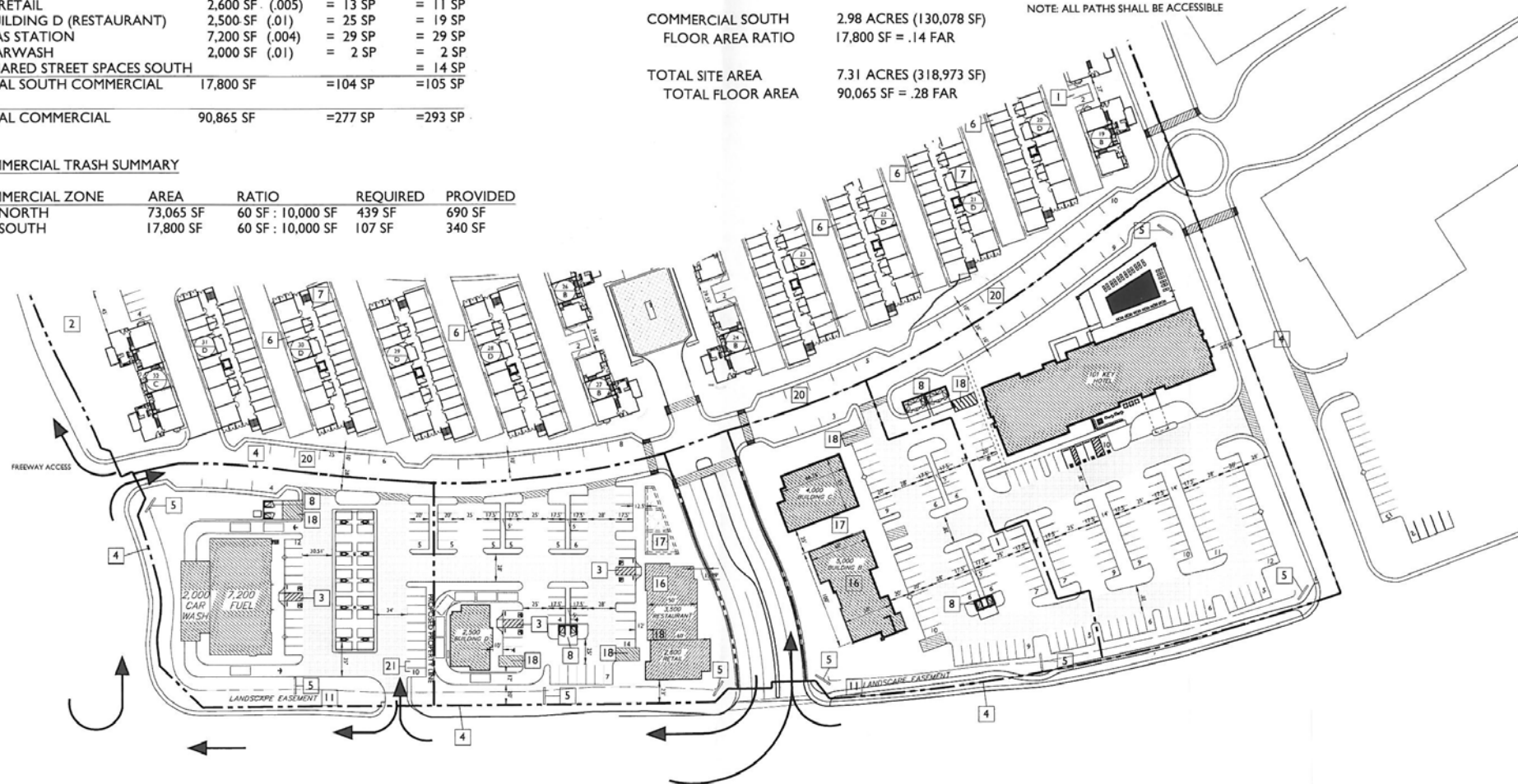
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- 9 TRASH PICK-UP LOCATION
- 10 GATE WITH KNOX BOX

- 11 EASEMENT
- 12 REC AND LEASING AREA
- 13 POOL
- 14 TOT LOT
- 15 SPORT COURTS
- 16 COMMERCIAL TBD
- 17 COMMERCIAL PLAZA
- 18 COMMERCIAL LOADING (12' W X 25' L)
- 19 20' WIDE STORM DRAIN EASEMENT
- 20 PARALLEL PARKING STALL - 10' X 25'
- 21 AIR/VACUUM STALL

LEGEND

- ACCESSIBLE STALL
BICYCLE PARKING
10'X10' CORNER CUT-OFF

NOTE: ALL PATHS SHALL BE ACCESSIBLE



TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92667
951.898.1502

PA-1

JULY 20, 2018
SCALE: 0 40 80 120

CO

SUMMA
ARCHITECTURE

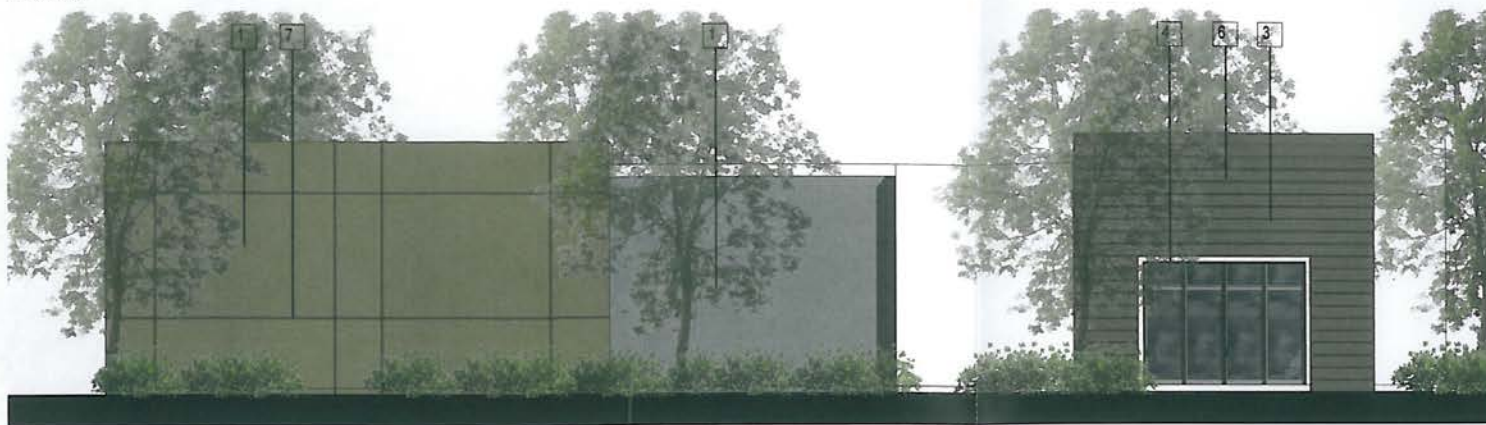


3 SOUTH ELEVATION
392' x 1'-0"

EXTERIOR FINISH LEGEND		
SYMBOL	ID	DESCRIPTION
	PTS	EPS - SW-1401 COLONADE GRAY
	PTD	EPS - SW-600 POLYSTONE
	PFL	EPS - SW-7014 PEPPER CORN
	PFL	EPS - SW-7020 BLACK FOX
	PTS	EPS - BENJAMIN MOORE FLOWER POWER
	PCT	FIBER CEMENT BOARD - NICHOL VINTAGE WOOD BARK EPIC/35F
	ST1	CULTURED STONE - ELDOFADO STONE ZONE
	MTL1	ALUMINUM STOREFRONT WINDOW FRAMES DARK BRONZE ANODIZED ALUMINUM
	MTL	PAINTED METAL DOORS AND FRAMES SW-1022 BLACK FOX



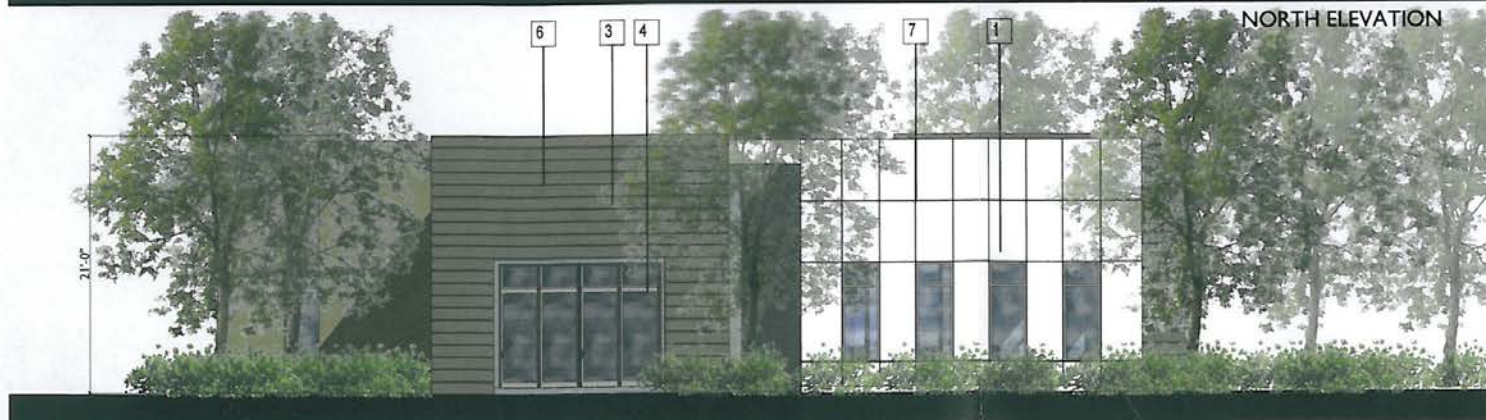
1 EAST ELEVATION
392' x 1'-0"



SOUTH ELEVATION



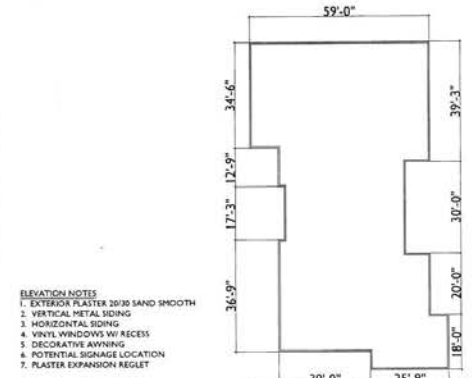
NORTH ELEVATION



EAST ELEVATION



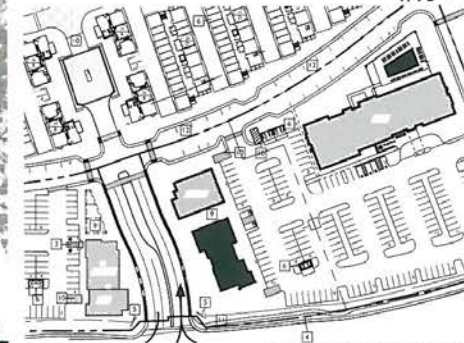
PERSPECTIVES



- ELEVATION NOTES
1. EXTERIOR PLASTER 20/30 SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE AWNING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION REGLET

BUILDING FOOTPRINT

1/16" = 1'



BUILDING LOCATOR

TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92667
951.898.1502

PA-1

JULY 02, 2018

SCALE: 0 4 8 12

SUMMIT
ARCHITECTURE

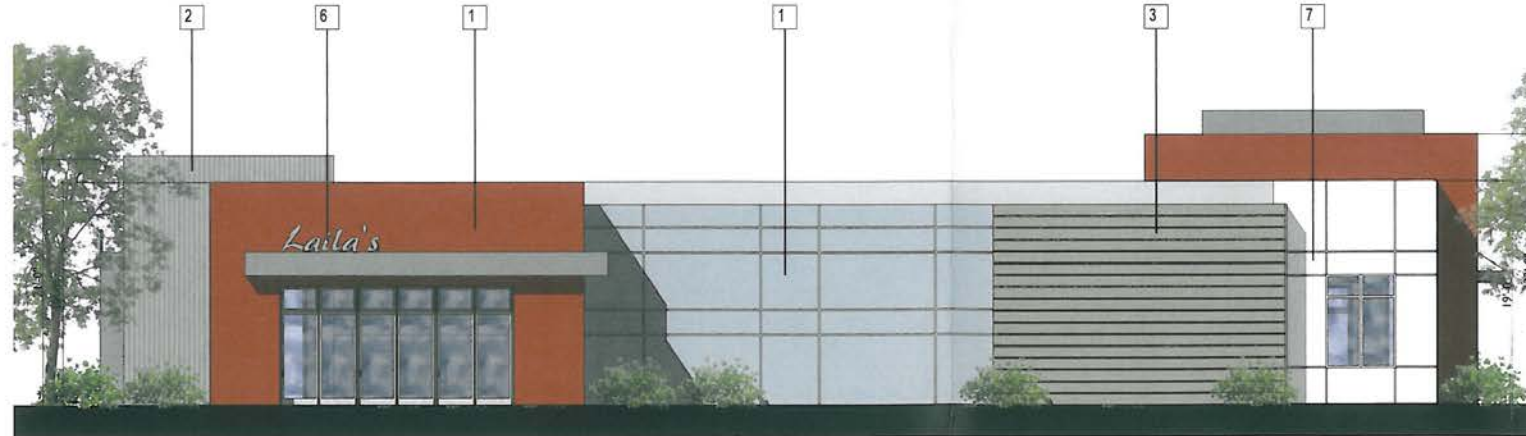
BUILDING B ELEVATIONS



EAST ELEVATION



SOUTH PERSPECTIVE



REAR ELEVATION

- ELEVATION NOTES
1. EXTERIOR PLASTER 20/30 SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE AWNING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION REGLET



BUILDING LOCATOR

TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

PA-1

JULY 02, 2018
SCALE: 0 4 8 12

BUILDING A ELEVATIONS

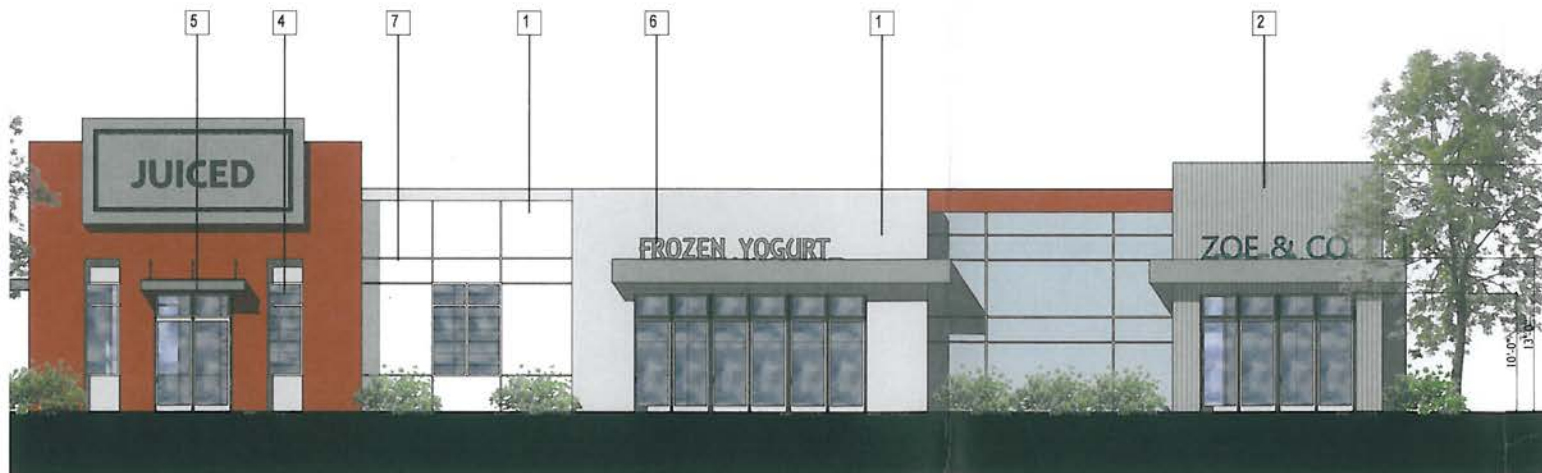




WEST ELEVATION

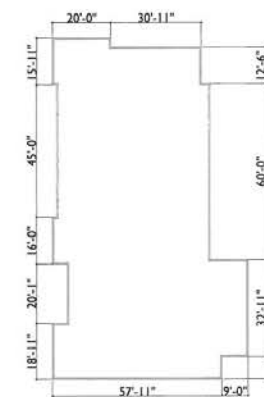


EAST PERSPECTIVE



SOUTH ELEVATION

- ELEVATION NOTES
1. EXTERIOR PLASTER 5/8" SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE AWNING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION JOINT



BUILDING FOOTPRINT - 6300 SF
1/16" = 1'

TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92867
951.898.1502

PA-1

JULY 02, 2018
SCALE: 0 4 8 12

BUILDING A ELEVATIONS

SUMMA
ARCHITECTURE



WEST ELEVATION



SOUTH ELEVATION

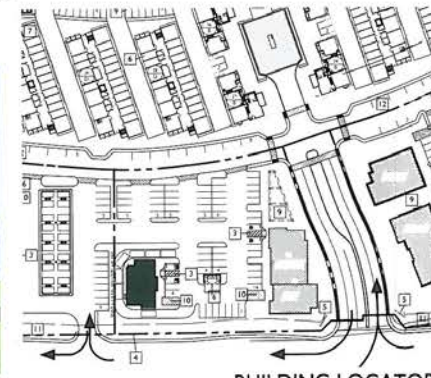


EAST ELEVATION

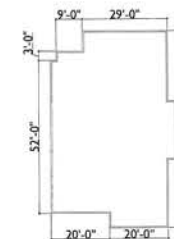


NORTH ELEVATION

- ELEVATION NOTES
1. EXTERIOR PLASTER 2039 SAND SMOOTH
 2. VERTICAL METAL SIDING
 3. HORIZONTAL SIDING
 4. VINYL WINDOWS W/ RECESS
 5. DECORATIVE AWNING
 6. POTENTIAL SIGNAGE LOCATION
 7. PLASTER EXPANSION REGLET



BUILDING LOCATOR

BUILDING FOOTPRINT
1/16" = 1'**TERRANO**

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA. 92867
951.898.1502

PA-1

JULY 02, 2018
SCALE: 0 4 8 12

DRIVE THRU ELEVATIONS

SUMMIT
ARCHITECTURE





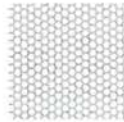
CEMENT SIDING BOARD
NICHHA OR EQUAL
COLOR: SHADOW



SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1



SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2

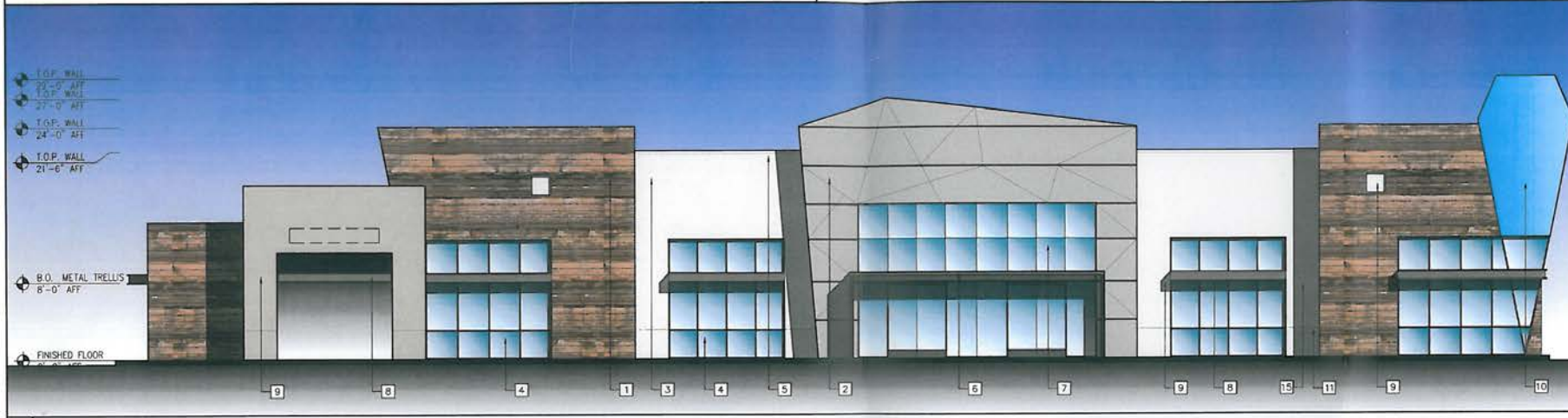


GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2

Reference Notes

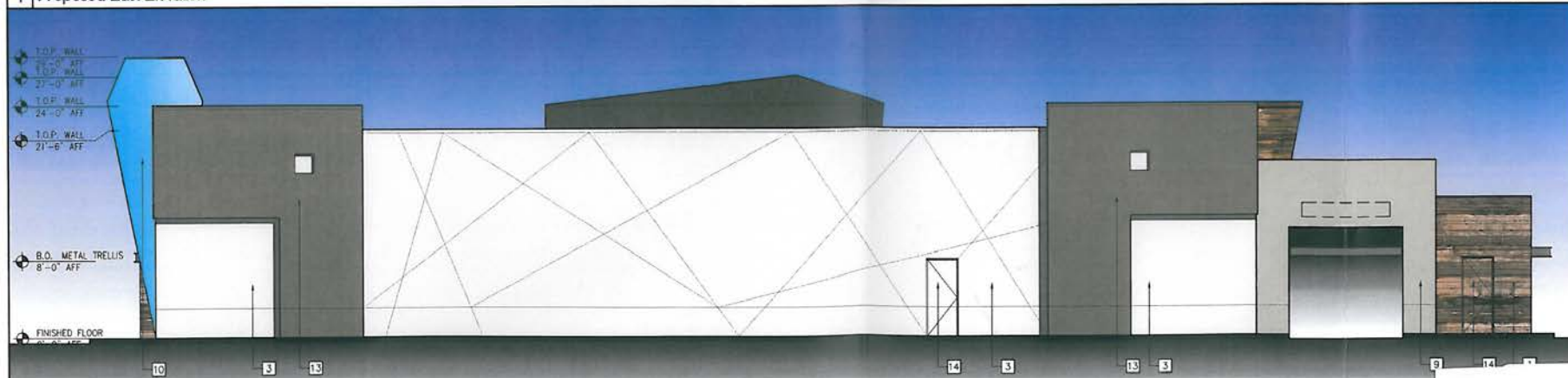
- 1 CEMENT BOARD SIDING
VINTAGE WOOD, NICHHA OR EQUAL
COLOR: ESPRESSO
- 2 ALUMINUM PERFORATED
METAL PANEL
GRAINGER OR EQUAL
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2
- 3 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1
- 4 GLASS/ALUM STOREFRONT
CLEAR ANODOZED
- 5 METAL COPING
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1
- 6 ALUMINUM PERFORATED
METAL PANEL
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6
- 7 GLASS CURTAIN WALL
CLEAR GLASS
- 8 STEEL CHANNEL
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6

- 9 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2
- 10 GLASS CURTAIN WALL
FROSTED GLASS
- 11 3/4" FRY REVEAL
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1
- 12 GLASS/ALUM WINDOW
CLEAR GLASS/CLEAR ANODOZED
- 13 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6
- 14 METAL DOOR AND FRAME
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 (METALLIC)
- 15 WALL PLANTERS
WOLLYPOCKET OR EQUAL
WALLY THREE AND WALLY FIVE
COLOR: CHOCOLATE



1 Proposed East Elevation

SCALE: 3/16" = 1'-0"



2 Proposed West Elevation

4300 EDISON AVE., CHINO, CA 91710
PHONE: (909) 465-4101 FAX: (909) 465-4632

PROJECT: SERVICE STATION
BEYOND FOOD MART (C-STORE)
& CAR WASH

ADDRESS: NWC OF TEMESCAL CANYON RD.
LOS ANGELES OR
CORONA, CA

CLIENT: SATER BROS.
4300 EDISON AVE.
CHINO, CA 91710

SHEET TITLE:

BUILDING ELEVATIONS (EAST & WEST)

JOB NO. _____
DRAWN BY: _____
SUPERVISED BY: _____
CHECKED BY: _____
PLAN CHECK _____
PERMIT SET _____
BIG SET _____

REVISIONS
△
△
△
△
△

SHEET NO.:

Colors & Materials

- | | | | |
|--------------------------------------|---|-------------------------|--|
| 1 CEMENT BOARD SIDING | VINTAGE WOOD, NICHHA OR EQUAL
COLOR: ESPRESSO | 9 STUCCO FINISH | COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2 |
| 2 ALUMINUM PERFORATED
METAL PANEL | GRAINGER OR EQUAL
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2 | 10 GLASS CURTAIN WALL | FROSTED GLASS |
| 3 STUCCO FINISH | COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 | 11 3/4" FRY REVEAL | COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 |
| 4 GLASS/ALUM STOREFRONT | CLEAR ANODIZED | 12 GLASS/ALUM WINDOW | CLEAR GLASS/CLEAR ANODIZED |
| 5 METAL COPING | COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 | 13 STUCCO FINISH | COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 |
| 6 ALUMINUM PERFORATED
METAL PANEL | COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 | 14 METAL DOOR AND FRAME | COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 (METALLIC) |
| 7 GLASS CURTAIN WALL | CLEAR GLASS | 15 WALL PLANTERS | HARDIE PLANK
SHERWIN WILLIAMS
COLOR: SW7586 STOLEN KISS-275-C1 |
| 8 STEEL CHANNEL | COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 | 16 WALL PLANTERS | SHERWIN WILLIAMS
COLOR: SW7586 STOLEN KISS-275-C1 |
| | | 17 LAP SIDING | HARDIE PLANK
SHERWIN WILLIAMS
COLOR: SW7040 SMOKEHOUSE 249-C6 |



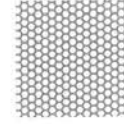
CEMENT SIDING BOARD
NICHHA OR EQUAL
COLOR: SHADOW



SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1

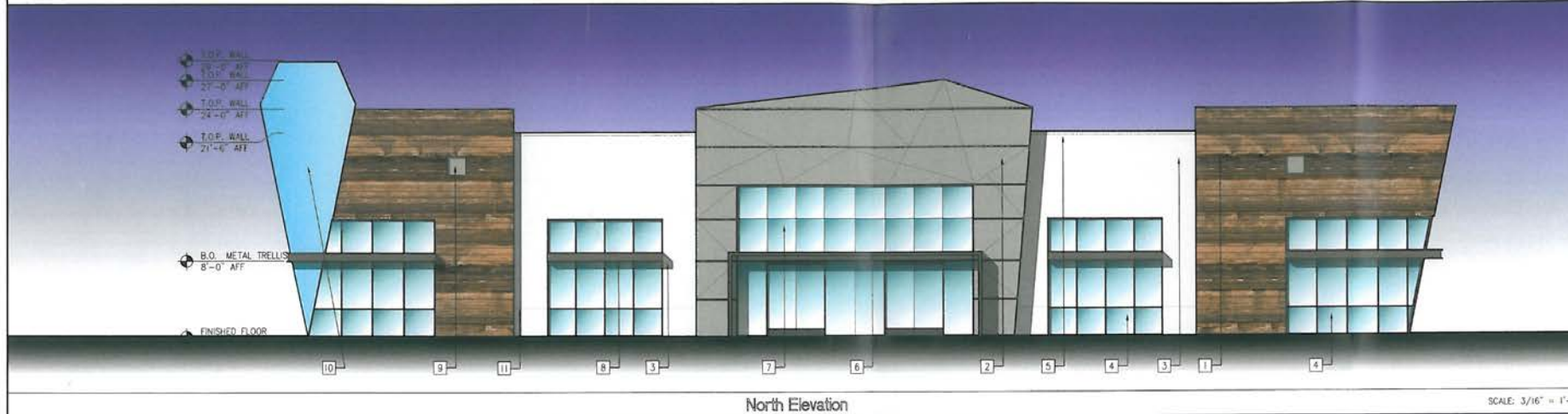


SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2



SHERWIN-WILLIAMS
COLOR: SW 7040
SMOKEHOUSE
249-C6

GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2



WAW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR

2333 N. Foothill Blvd., Ste. 1, Upland, CA 91786
PHONE: (909) 608-7118 FAX: (909) 940-1137

**NEW GAS STATION, C-STORE
& CARWASH TUNNEL**

PROJECT
ADDRESS: TEMESCAL CANYON RD.
CORONA, CA 92683
CLIENT: SATER BROS
4300 EDISON AVE.
CHINO, CA 91710

**PROPOSED ELEVATIONS
(C-STORE AND CAR WASH)**

SHEET TITLE

KEY MAP

SEAL/STAMP

DESIGNED BY: _____
CHECKED BY: _____
PLANNED BY: _____
REVISIONS: _____

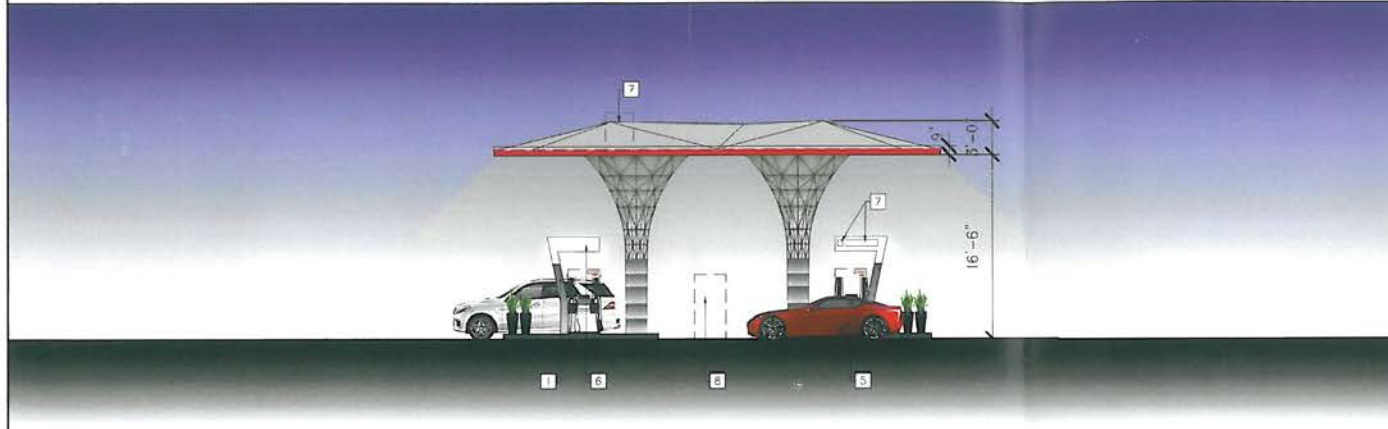
REVISIONS

NO.	DATE	DESCRIPTION

SHEET NO.

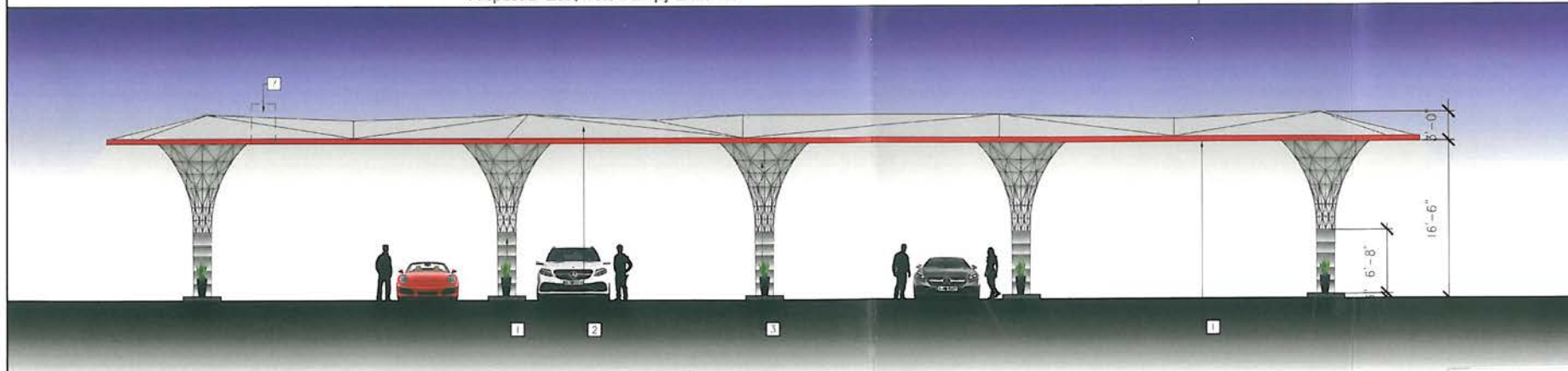
Colors & Materials

- | | |
|--|---|
| <ol style="list-style-type: none"> 1 PERFORATED METAL PANELS 2 ALUM SHEET METAL 3 ACRYLIC WITH METAL FRAME - BACK LIT 4 LED LIGHT STRIP 5 MPD UNITS 6 PUMP MARKER WITH LED LIGHT 7 SIGNAGE BY OTHERS 8 PIC UNITS | <p>GRANITE OR EQUAL,
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHOWN WILLIAMS
7000 PURE WHITE (250-G)</p> <p>NO.2 DESIGN OR EQUAL,
HANDPAINTED GRAYS
PATTERN: NLP</p> |
|--|---|



Proposed East/West Canopy Elevation

SCALE: 3/16" = 1'-0"



Proposed North/South Canopy Elevation



WAW LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR

2110 N. FOOTBALL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 508-7115 FAX: (909) 549-1137

PROJECT: NEW GAS STATION, C-STORE
& CARWASH TUNNEL

ADDRESS: TEMESCAL CANYON RD.,
CORONA, CA 92683

CLIENT: SATER BROS.
4300 EDISON AVE.,
CHINO, CA 91710

PROPOSED CANOPY
ELEVATIONS
(GAS STATION)

SHEET TITLE

KEY MAP

SEALED/STAMP

JOB NO. _____
DRAWN BY: _____
SUPERVISED BY: _____
CHECKED BY: _____
PLAN CHECK: _____
PERM. NO. _____

REVISIONS

NO.	DATE	DESCRIPTION

SHEET / NO



WATER EFFICIENT LANDSCAPE WORKSHEET DATE: 6/15/2016

PROJECT: Terrano
The worksheet shall be the largest sheet and shall be a separate sheet of the landscape design presentation package.

Reference Evapotranspiration (ET₀) 56.38
Conversion Factor 0.62

Reference Planting Description	Plant Factor (PF)	Planting Density (PD)	Planting Efficiency (PE)	ET ₀ (inches)	Landscaping Area (sq. ft.)	ET ₀ (inches)	Estimated Water Use (ET ₀ x Area)
Regular Landscaping Areas							
Low water use shrubs	0.5	50	0.8	0.5	20,000	0.5	10,000
Medium water use shrubs	0.5	50	0.8	0.5	20,000	0.5	10,000
High water use turf	0.5	50	0.8	0.5	20,000	0.5	10,000
Low water use shrubs	0.5	50	0.8	0.5	20,000	0.5	10,000
Medium water use shrubs	0.5	50	0.8	0.5	20,000	0.5	10,000
High water use turf	0.5	50	0.8	0.5	20,000	0.5	10,000
Special Landscaping Areas							
High water use shrubs	0.5	50	0.8	0.5	20,000	0.5	10,000
High water use turf	0.5	50	0.8	0.5	20,000	0.5	10,000
TOTALS							

ET₀ Calculations

ET₀ = (ET₀ x Factor) / PE
ET₀ = (56.38 x 0.62) / 0.8 = 43.14

ET₀ Calculations

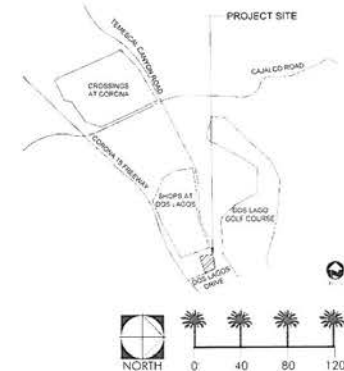
ET₀ = (ET₀ x Factor) / PE
ET₀ = (56.38 x 0.62) / 0.8 = 43.14

CONCEPT STATEMENT

LANDSCAPE CONCEPT
This landscape will consist of California-friendly, low and medium water use plant material. All plants have been chosen from the low or medium water use category according to WUCOLS. Plants have been chosen to create a uniform theme across the site consisting of formal plantings of attractive and textural sub-tropical, lush plantings backed by evergreen clipped and maintained hedges against the building and screening the parking lots. Shade trees will be used to provide shade coverage for much of the site. Large evergreen accent trees are located at major project entries and where enhanced planting areas are located to better welcome the visitor. Maintenance and longevity of plant material has been taken into consideration. Root panels and bales will be utilized on all trees necessary, consistent with all standards and specifications. A 3" layer of bark mulch will be used in all landscape areas. All landscape areas will conform to the current City of Corona Landscape Guidelines.

IRRIGATION CONCEPT
The irrigation design will incorporate the latest in smart irrigation technologies. All new planter areas will include drip line. All planters will use drip line with an irrigation efficiency of 0.8. A smart irrigation controller with a rain shut off device will also be incorporated. Bark mulch will be used to retain moisture and reduce evaporation and an irrigation schedule will be provided to program the controller. Two irrigation schedules shall be prepared, one for plant establishment and one for after plant establishment. All new irrigation systems will comply with all current City of Corona Landscape Guidelines.

VICINITY MAP



PLANT SCHEDULE			
TREES	BOTANICAL NAME	SIZE	QTY
	ARBUTUS UNEDO STRAWBERRY TREE SHRUB	36"BOX	16
	LAGERSTROEMIA INDICA TUSCANY ORANGE MYRTLE	36"BOX	25
	LOPHOSTEMON CONFERTUS BRISBANE BOX	24"BOX	24
	OLEA EUROPAEA OLIVE MULTI-TRUNK	16 X 16 FIELD GROWN	15
	PARKINSONIA X DESERT MUSEUM DESERT MUSEUM PALO VERDE	48"BOX	17
	PHOENIX DACTYLIFERA DATE PALM	16 BTH	37
	PLATANUS X ACERIFOLIA YARROW LONDON PLANE TREE	24"BOX	60
	RHUS LANCEA AFRICAN SUMAC	36"BOX	30
	STREUTZIA NICOLAI GIANT BIRD OF PARADISE	24"BOX	14

SHRUB PALETTE	
SYMBOL	BOTANICAL NAME / COMMON NAME
	AGAVE DESMETIANA / VAREGATA / VAREGATED AGAVE
	AGAVE WEBERI / WEBER'S AGAVE
	AGAVE X BLUE FLAME / BLUE FLAME AGAVE
	ALOE VERA / MEDICINAL ALOE
	ALOE X BLUE ELF / ALOE
	BOUGAINVILLEA X DO-LALA TM / DO-LALA BOUGAINVILLEA
	BUXUS MICROPHYLLA JAPONICA / JAPANESE BOXWOOD
	CALLISTEMON X LITTLE JOHN / DWARF CALLISTEMON
	CORDYLINE AUSTRALIS / RED STAR / RED STAR DRACAENA
	DIANELLA TASMANICA / SILVER STREAK / FLAX LILY
	HESPERALOE PARVIFLORA / BRAKELIGHTS / RED YUCCA
	LANTANA X NEW GOLD / NEW GOLD LANTANA
	LIGUSTRUM JAPONICUM / TEXANUM / WAX LEAF PRIVET
	LONICERA JAPONICA / HALL'S HONEYSUCKLE / FLOWERING VINE
	MYOPORUM PARVIFOLIUM / PUTAH CREEK / PUTAH CREEK MYOPORUM
	PITTOSPORUM TOBIRA / MOCK ORANGE
	RHAMPHOLIPIS INDICA / CLARA / INDIAN HAWTHORN
	ROSA FLORIBUNDA / ICEBERG / ICEBERG ROSE
	ROSA X RED FLOWER CARPET / RED CARPET ROSE
	ROSMARINUS OFFICINALIS / PROSTRATUS / DWARF ROSEMARY
	SENECIO MANDRALISCAE / BLUE FINGER
	STREUTZIA REGINAE / BIRD OF PARADISE

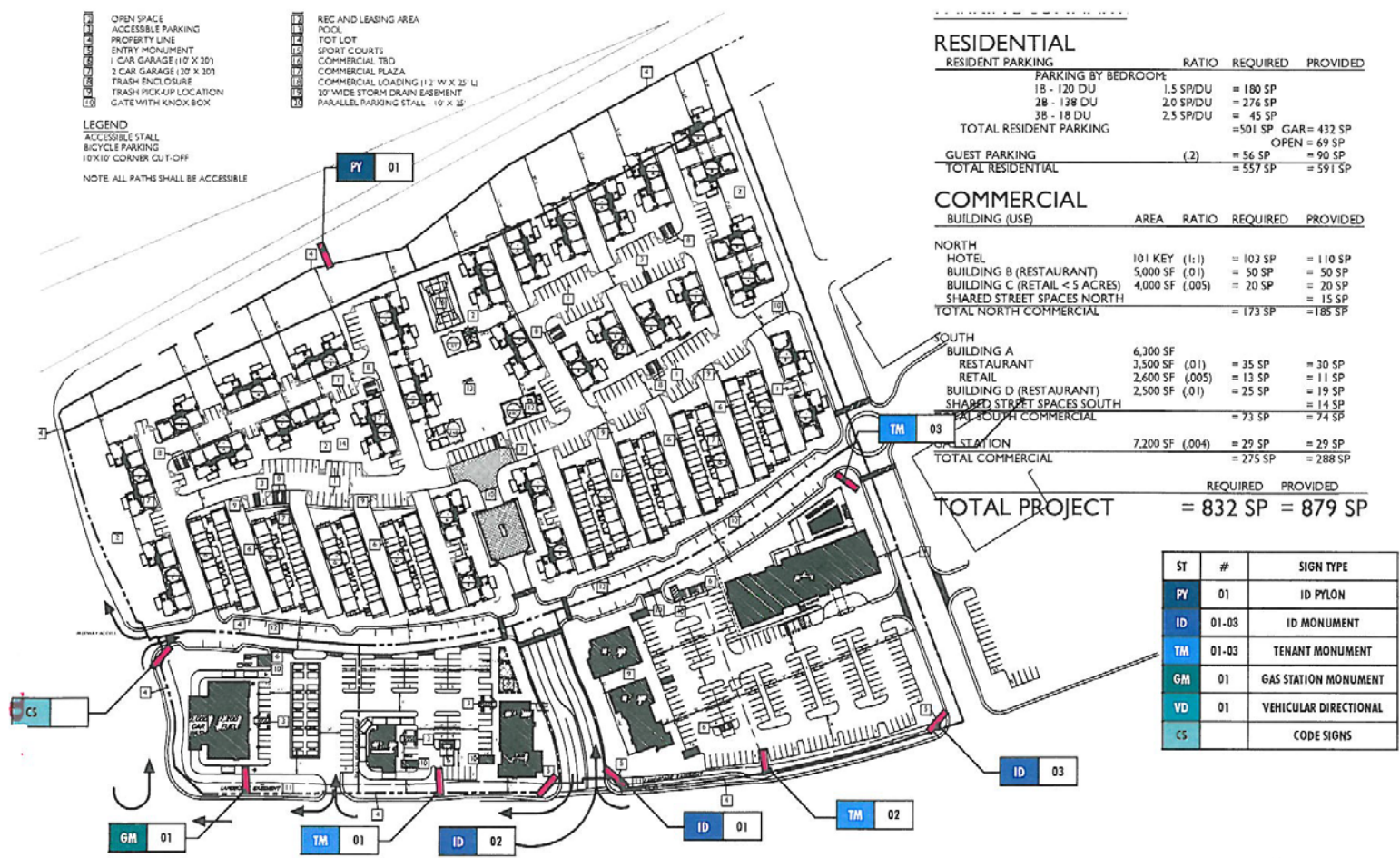
TERRANO PA-1



310 NORTH JOY STREET | CORONA, CA 92839
T: 951.737.1124 | F: 951.737.6551

CONCEPTUAL LANDSCAPE
PREPARED
2518 1-CRTH

SITE PLAN



ID MONUMENT

FREESTANDING FABRICATED SIGN
WITH LIGHT TEX COAT PAINTED
PROJECT COLORS.

LETTERS TO BE 1/2" ACRYLIC
WITH WHITE POLYURETHANE,
LETTERS STUD MOUNTED OFF OF
FACE 1/2"

SIGN IS UPLIT FROM LED
LANDSCAPE LIGHTBAR

ALTERNATE IS SIGN IS INTERNALLY
ILLUMINATED WITH PUSH THRU
LETTERING

FLAT CUT OUT METAL DETAIL

PER DEVELOPMENT STANDARDS
MONUMENT SIGN - ADVERTISING
SIGNAGE LOCATED WITHIN THE DOS
LAGOS COMMUNITY IS PERMITTED
SIGN SHALL NOT EXCEED HEIGHT OF
5' AND COPY FACE AREA OF 40 SQFT.
AND SHALL NOT BE LOCATED WITHIN
20' VISIBILITY TRIANGLE OF STREET



1" = 1'-0"

1" = 1'-0"

TERRANO PLAZA AT DOS LAGOS
CORONA, CA

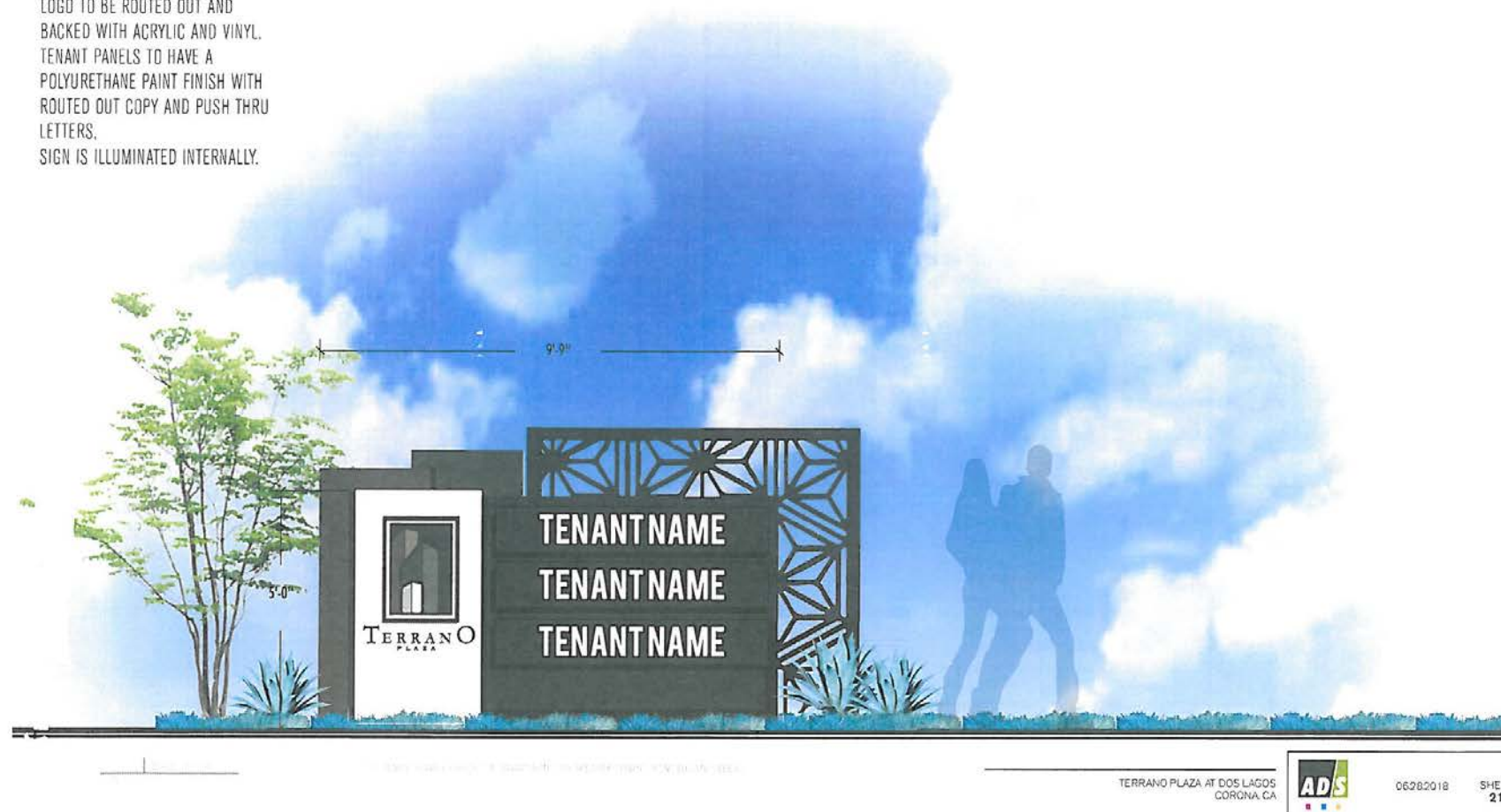


06/20/2018

SHEET
20

MULTI-TENANT MONUMENT

FREESTANDING FABRICATED SIGN
WITH LIGHT TEX COAT PAINTED
PROJECT COLORS.
LOGO TO BE ROUTED OUT AND
BACKED WITH ACRYLIC AND VINYL.
TENANT PANELS TO HAVE A
POLYURETHANE PAINT FINISH WITH
ROUTED OUT COPY AND PUSH THRU
LETTERS.
SIGN IS ILLUMINATED INTERNALLY.



TERRANO PLAZA AT DOS LAGOS
CORGONA, CA



06282018

SHEET
21

New Development of Beyond Food Mart with 10 MPD and Carwash

NWC OR TEMESCAL CANYON DR. & DOS LAGO DR. CORONA, CA

Sheet Index

A1.01 SITE PLAN
A2.01 FLOOR PLAN
A2.02 CANOPY PLAN & ELEVATIONS
A3.01 ELEVATIONS (EAST & WEST)
A3.02 ELEVATIONS (NORTH & SOUTH)

Project Directory

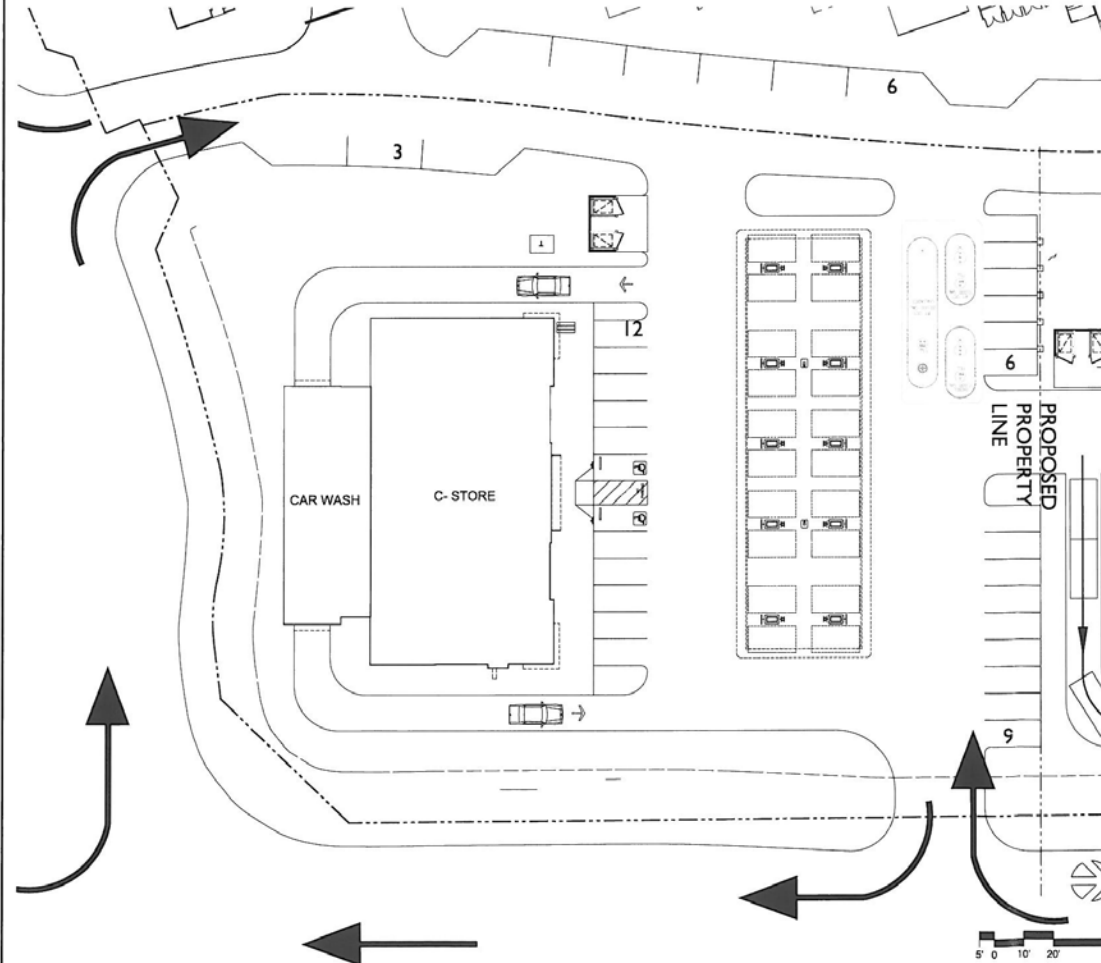
OWNER:
SATER BROS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465-4101
FAX: (909) 606-6839

ARCHITECT & CIVIL ENGINEER:
WINSTON LIU, P.E.
TOM LAU, A.I.A.
W&W LAND DESIGN CONSULTANTS
2335 W. FOOTHILL BLVD., SUITE 1,
UPLAND, CA 91786
TEL: (909) 608-7118
FAX: (909) 948-1137

Legal Description

Reference Notes

- 1 PROPERTY LINES
- 2 (E) RIGHT OF WAY
- 3 (N) RIGHT OF WAY
- 4 (E) SEWER EASEMENT
- 5 (N) CURB AND GUTTER
- 6 (E) CONCRETE CURB & GUTTER
- 7 (E) CONC. SIDEWALK
- 8 (N) 38'X140' CANOPY
- 9 (N) UNDER GROUND STORAGE TANKS
- 10 (N) LANDSCAPE
- 11 (N) HEAVY TANK
- 12 (N) TRANSFORMER PAD
- 13 (N) TRASH ENCLOSURE
- 14 (N) LOADING/UNLOADING
- 15 (N) MONU. SIGN
- 16 (N) HCP PARKING
- 17 (N) HCP RAMP
- 18 (N) VACUUM • 8 LOCS.
- 19 (N) HCP PATH OF TRAVEL PER CODE STD.
- 20 (N) CONC. SIDEWALK
- 21 (E) ADJ. FENCE/RETAINING WALLS
- 22 (N) SPLITFACE CMU FENCE WALL
(SEE PLAN FOR WALL HEIGHT)
- 23 NOT USED
- 24 (N) BIKE RACK PER CITY'S STD.
- 25 (N) ZERO EMISSION VEHICLE PARKING PER CITY'S STD.



Colors & Materials

- | | |
|---|---|
| 1 CEMENT BOARD SIDING
VINTAGE WOOD, NICHHA OR EQUAL
COLOR: ESPRESSO | 9 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2 |
| 2 ALUMINUM PERFORATED
METAL PANEL
GRAINGER OR EQUAL
16-GAUGE, ROUND HOLE SHAPE,
STAGGERED HOLE PATTERN
COLOR: SHERWIN WILLIAMS
7037 BALANCED BEIGE-249-C2 | 10 GLASS CURTAIN WALL
FROSTED GLASS |
| 3 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 | 11 3/4" FRY REVEAL
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 |
| 4 GLASS/ALUM STOREFRONT
CLEAR ANODOZED | 12 GLASS/ALUM WINDOW
CLEAR GLASS/CLEAR ANODOZED |
| 5 METAL COPING
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 | 13 STUCCO FINISH
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 |
| 6 ALUMINUM PERFORATED
METAL PANEL
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 | 14 METAL DOOR AND FRAME
COLOR: SHERWIN WILLIAMS
7005 PURE WHITE-255-C1 (METALLIC) |
| 7 GLASS CURTAIN WALL
CLEAR GLASS | 15 WALL PLANTERS
HARDIE PLANK
SHERWIN WILLIAMS,
COLOR: SW7586 STOLEN KISS-275-C1 |
| 8 STEEL CHANNEL
COLOR: SHERWIN WILLIAMS
7040 SMOKEHOUSE-249-C6 | 16 WALL PLANTERS
SHERWIN WILLIAMS,
COLOR: SW7586 STOLEN KISS-275-C1 |
| | 17 LAP SIDING
HARDIE PLANK
SHERWIN WILLIAMS,
COLOR: SW7040 SMOKEHOUSE 249-C6 |



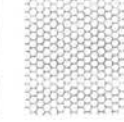
CEMENT SIDING BOARD
NICHHA OR EQUAL
COLOR: SHADOW



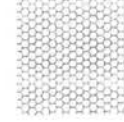
SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1



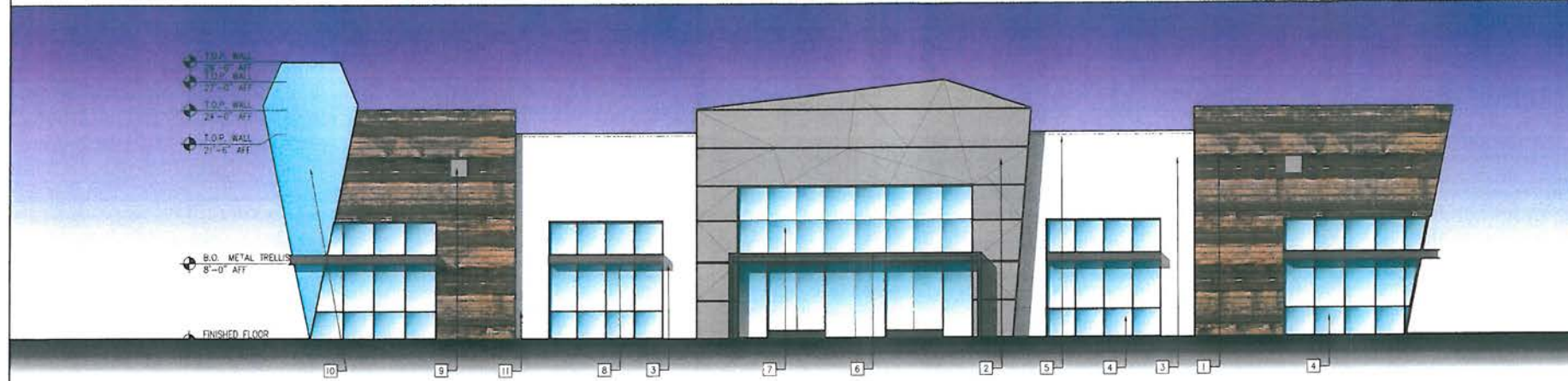
SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2



SHERWIN-WILLIAMS
COLOR: SW 7040
SMOKEHOUSE
249-C6



GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2



North Elevation

SCALE: 3/16" = 1'-0"



South Elevation

SCALE: 3/16" = 1'-0"



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR
3335 W. FOOTHILL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (909) 826-7113 FAX: (909) 845-1137

PROJECT: NEW GAS STATION, C-STORE
& CARWASH TUNNEL
ADDRESS: TEMESCAL CANYON RD.,
CORONA, CA 92883
CLIENT: SATER BROS.
4800 ESCOBAR AVE.
CHANDLER, AZ 85226

PROPOSED ELEVATIONS
(C-STORE AND CAR WASH)

SHEET TITLE:

KEY MAP SEAL/STAMP

JOB NO. _____
DRAWN BY: TL
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK: _____
PERM: STJ

REVISIONS

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SHEET NO:

A 3.01

OF SHEETS
S H E E T

Colors & Materials

1 CEMENT BOARD SIDING	VINTAGE WOOD, NICHHA OR EQUAL COLOR: ESPRESSO	9 STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2
2 ALUMINUM PERFORATED METAL PANEL	GRAINGER OR EQUAL 16-GAUGE, ROUND HOLE SHAPE, STAGGERED HOLE PATTERN COLOR: SHERWIN WILLIAMS 7037 BALANCED BEIGE-249-C2	10 GLASS CURTAIN WALL	FROSTED GLASS
3 STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	11 3/4" FRY REVEAL	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1
4 GLASS/ALUM STOREFRONT	CLEAR ANDOZIED	12 GLASS/ALUM WINDOW	CLEAR GLASS/CLEAR ANDOZIED
5 METAL COPING	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1	13 STUCCO FINISH	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6
6 ALUMINUM PERFORATED METAL PANEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	14 METAL DOOR AND FRAME	COLOR: SHERWIN WILLIAMS 7005 PURE WHITE-255-C1 (METALLIC)
7 GLASS CURTAIN WALL	CLEAR GLASS	15 WALL PLANTERS	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
8 STEEL CHANNEL	COLOR: SHERWIN WILLIAMS 7040 SMOKEHOUSE-249-C6	16 WALL PLANTERS	SHERWIN WILLIAMS, COLOR: SW7586 STOLEN KISS-275-C1
		17 LAP SIDING	HARDIE PLANK SHERWIN WILLIAMS, COLOR: SW7040 SMOKEHOUSE 249-C6



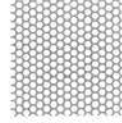
CEMENT SIDING BOARD
NICHHA OR EQUAL
COLOR: SHADOW



SHERWIN-WILLIAMS
COLOR: SW 7005
PURE WHITE
255-C1



SHERWIN-WILLIAMS
COLOR: SW 7037
BALANCED BEIGE
249-C2



GRAINGER
ALUMINUM PERFORATED
METAL PANEL
COLOR: SW 7037
BALANCED BEIGE
249-C2

T.O.P. WALL
26'-0" AFF
T.O.P. WALL
27'-0" AFF
T.O.P. WALL
24'-0" AFF
T.O.P. WALL
21'-6" AFF

B.O. METAL TRELLIS
8'-0" AFF

FINISHED FLOOR

West Elevation

SCALE: 3/16" = 1'-0"

T.O.P. WALL
27'-0" AFF
T.O.P. WALL
24'-0" AFF
T.O.P. WALL
22'-0" AFF

T.O.P. WALL
17'-0" AFF

B.O. METAL TRELLIS
8'-0" AFF

FINISHED FLOOR

East Elevation

SCALE: 3/16" = 1'-0"



W&W LAND DESIGN CONSULTANTS INC.
ARCHITECTURE, CIVIL, ENGINEERING & INTERIOR

3125 N. FIDELL BLVD., STE. 1, UPLAND, CA 91786
PHONE: (951) 506-1119 FAX: (951) 546-1137

PROJECT: NEW GAS STATION, C-STORE
& CARWASH TUNNEL

ADDRESS: TEMESCAL CANYON RD.,
CORONA, CA 92883

CLIENT: SATER BROS.
4300 EDISON AVE.,
CHINO, CA 91716

PROPOSED ELEVATIONS
(C-STORE AND CAR WASH)

SHEET TITLE

KEY MAP

SEALED/STAMP

JOB NO.

DRAWN BY

SUPERVISED BY

CHECKED BY

PLAN CHECK

FORM SET

BY SET

REVISIONS

NO.

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

BY

DATE

DESCRIPTION

BY

DATE

A 3.02

OF SHEETS

SHEET

PARKING SUMMARY

BUILDING (USE)	AREA	RATIO	REQUIRED	PROVIDED
NORTH				
HOTEL	64,065 SF - 101 KEYS (1:1+2 MGR)		= 103 SP	= 103 SP
BUILDING B (RESTAURANT)	5,000 SF (.01)		= 50 SP	= 50 SP
BUILDING C (RETAIL)	4,000 SF (.005)		= 20 SP	= 20 SP
SHARED STREET SPACES NORTH			= 15 SP	
TOTAL NORTH COMMERCIAL	73,065 SF		= 173 SP	= 188 SP
SOUTH				
BUILDING A				
RESTAURANT	3,500 SF (.01)		= 35 SP	= 30 SP
RETAIL	2,600 SF (.005)		= 13 SP	= 11 SP
BUILDING D (RESTAURANT)	2,500 SF (.01)		= 25 SP	= 19 SP
GAS STATION	7,200 SF (.004)		= 29 SP	= 29 SP
CARWASH	2,000 SF (.01)		= 2 SP	= 2 SP
SHARED STREET SPACES SOUTH			= 14 SP	
TOTAL SOUTH COMMERCIAL	17,800 SF		= 104 SP	= 105 SP
TOTAL COMMERCIAL	90,865 SF		= 277 SP	= 293 SP

COMMERCIAL TRASH SUMMARY

COMMERCIAL ZONE	AREA	RATIO	REQUIRED	PROVIDED
NORTH	73,065 SF	60 SF : 10,000 SF	439 SF	690 SF
SOUTH	17,800 SF	60 SF : 10,000 SF	107 SF	340 SF

PROJECT SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)

APN# 279-450-015, 016, 017, 018, 019, 023, 024.
ZONING C-COMMERCIAL
GENERAL PLAN MU

COMMERCIAL SUMMARY

COMMERCIAL NORTH	4.33 ACRES (188,895 SF)
FLOOR AREA RATIO	73,065 SF = .39 FAR
COMMERCIAL SOUTH	2.98 ACRES (130,078 SF)
FLOOR AREA RATIO	17,800 SF = .14 FAR

TOTAL SITE AREA 7.31 ACRES (318,973 SF)
TOTAL FLOOR AREA 90,065 SF = .28 FAR

SITE PLAN NOTES

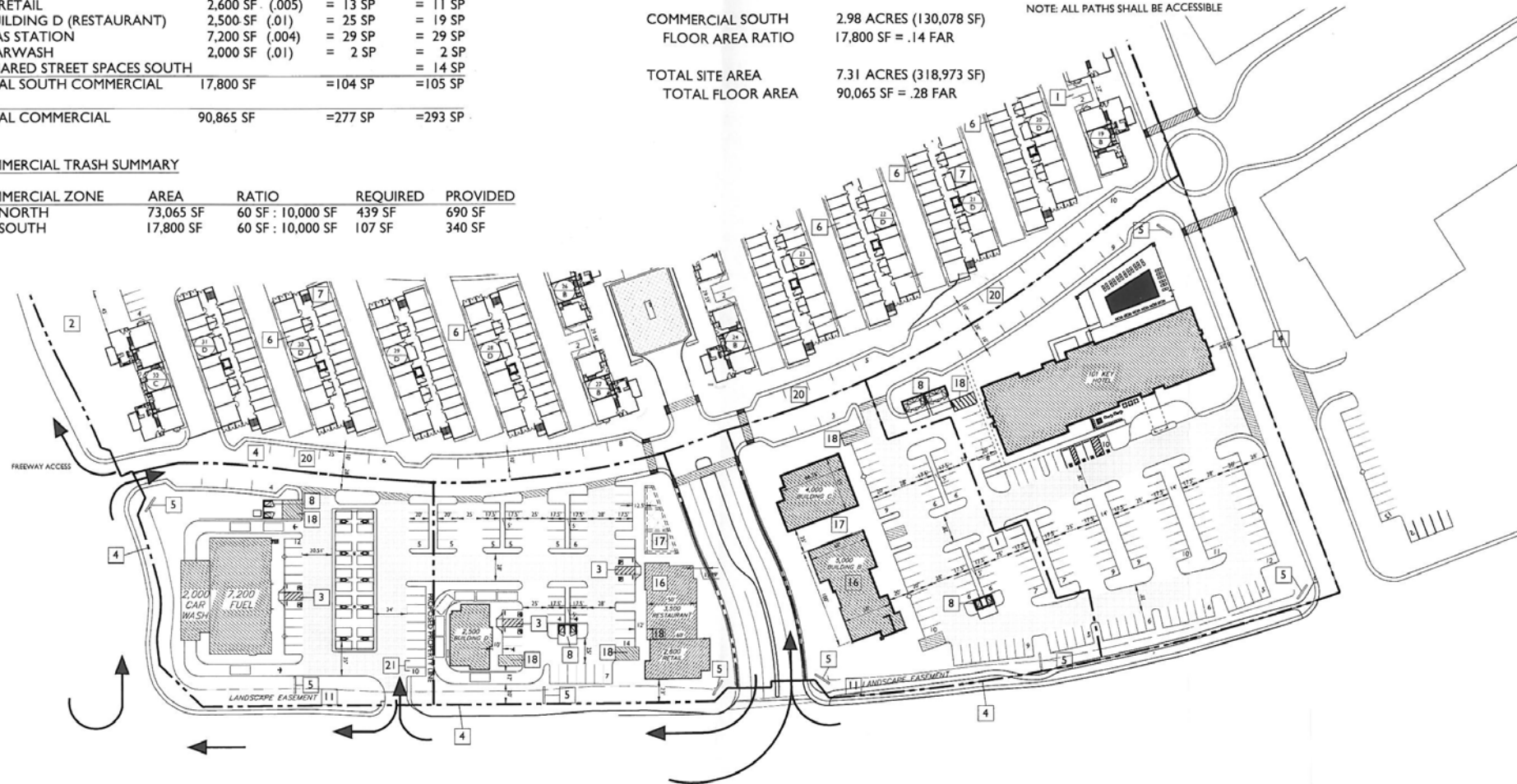
- 1 OPEN PARKING STALL - 9' X 20' TYPICAL
- 2 OPEN SPACE
- 3 ACCESSIBLE PARKING
- 4 PROPERTY LINE
- 5 ENTRY MONUMENT
- 6 1 CAR GARAGE (10' X 20')
- 7 2 CAR GARAGE (20' X 20')
- 8 TRASH ENCLOSURE
- 9 TRASH PICK-UP LOCATION
- 10 GATE WITH KNOX BOX

- 11 EASEMENT
- 12 REC AND LEASING AREA
- 13 POOL
- 14 TOT LOT
- 15 SPORT COURTS
- 16 COMMERCIAL TBD
- 17 COMMERCIAL PLAZA
- 18 COMMERCIAL LOADING (12' W X 25' L)
- 19 20' WIDE STORM DRAIN EASEMENT
- 20 PARALLEL PARKING STALL - 10' X 25'
- 21 AIR/VACUUM STALL

LEGEND

- ACCESSIBLE STALL
BICYCLE PARKING
10'X10' CORNER CUT-OFF

NOTE: ALL PATHS SHALL BE ACCESSIBLE



TERRANO

REXCO DEVELOPMENT
2518 NORTH SANTIAGO BLVD.
ORANGE, CA 92667
951.898.1502

PA-I

JULY 20, 2018
SCALE: 0 40 80 120

CO

SUMMA
ARCHITECTURE