

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

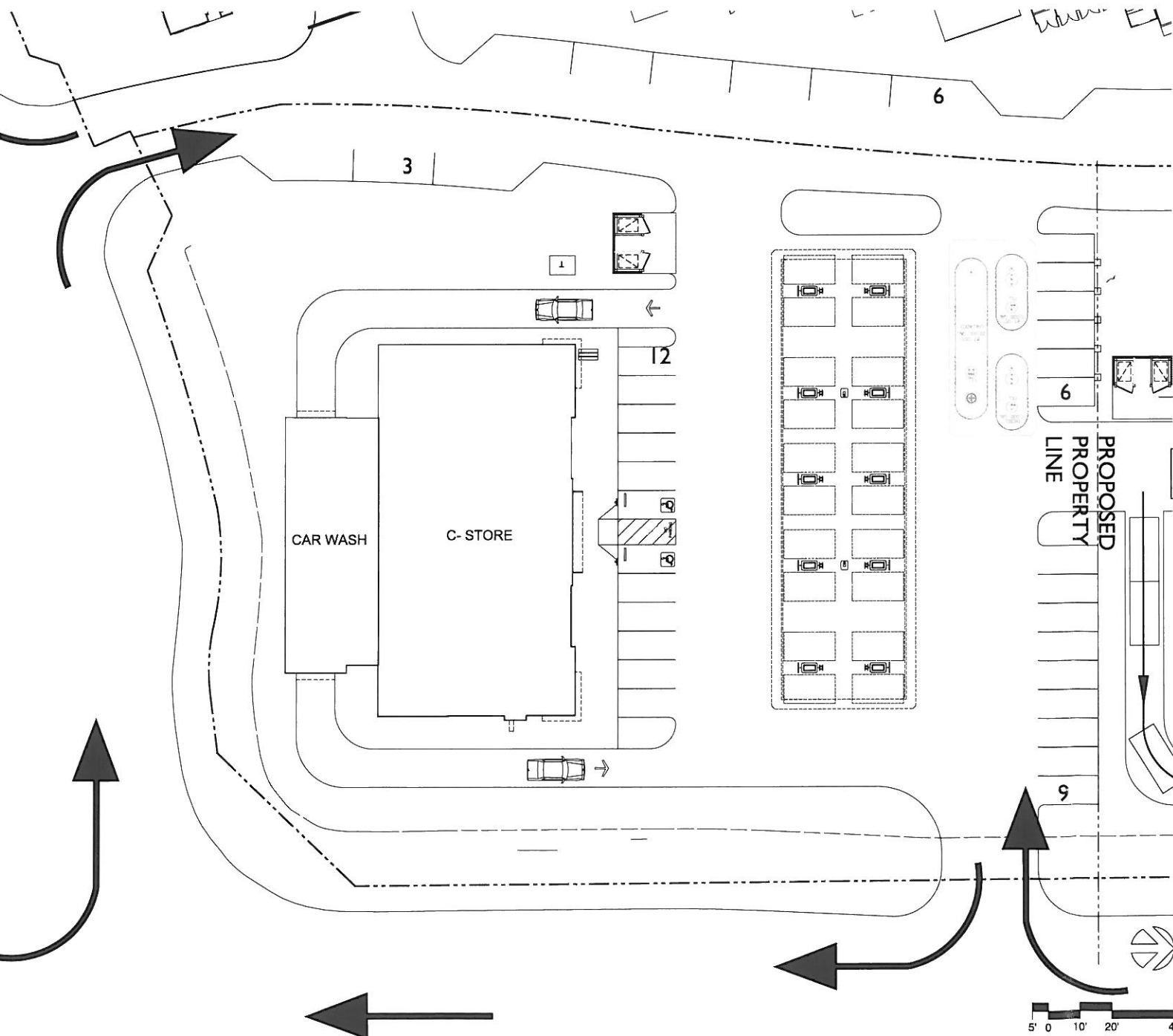
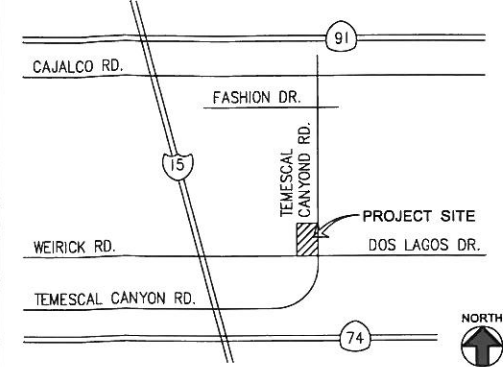
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Legal Description

Vicinity Map

NOT TO SCALE



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) HEALY 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.

Scope Of Work

NEW CONSTRUCTION OF A SERVICE STATION WITH CANOPY (5,325 S.F.), UNDERGROUND STORAGE TANKS, A C-STORE (7,256 S.F.) AND A CARWASH TUNNEL (1,324 S.F.)

Project Data

PROJECT ADDRESS	NWC OR TEMESCAL CANYON DR. & DOS LAGO DR. CORONA, CA
APN#	
ZONING	C-2 GENERAL COMMERCIAL
BUILDING TYPE	V-A
OCCUPANCY	A2, B & M
LOT SIZE (GROSS)	51,476 SF ± (1.18 ACRES)
BUILDING AREA:	
C-STORE	7,256 SF
CARWASH TUNNEL (INCL.ELEC/EQUIP ROOM)	1,324 SF
TOTAL AREA:	8,580 SF
CANOPY	5,325 SF
HEIGHT OF BUILDING	29'-0" (APPROX.)
SETBACK REQUIREMENTS	
FRONT YARD	10'-0"
INTERIOR SIDE	NONE
FROM ALLEY OR STREET	10'-0"
SETBACK FROM RESIDENTIAL	30'-0"
PARKING REQUIRED:	
MARKET 1/200	
7256/200=36.28	36
CARWASH TUNNEL 1/300	
1324/300=4.41	05
TOTAL REQUIRED:	41
PARKING PROVIDED:	43 (INCL. 2 HCP PARKING) (PLUS 20 UNDER THE CANOPY) +1 LOADING/UNLOADING
COVERAGE:	
(7,256+1,324)/51,476 =	16.67%
LANDSCAPE AREA:	7,075 SF (±13.74%)



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

ADDRESS: TEMESCAL CANYON DR., CORONA, CA 92883

CLIENT: SATER BROS
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PROJECT DIRECTORY & DATA, LEGAL DESCRIPTION, SHEET INDEX, VICINITY MAP, NOTES & SCOPE OF WORK

KEY MAP SEAL/STAMP

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

REVISIONS	
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A 1.01

OF SHEETS
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