



SITE PLAN
3/32" = 1'-0"

1



VICINITY MAP

SITE DATA

APN:	118-171-050	OCCUPANCY:	MERCANTILE
ZONING:	C-3 (GENERAL COMMUNITY COMMERCIAL)	CONSTRUCTION:	V-B
GENERAL PLAN:	GC (GENERAL COMMERCIAL)	BUILDING HEIGHT:	25'-0" (C-STORE)

SCOPE OF WORK: DEMOLITION OF EXISTING CONVENIENCE STORE; GROUND-UP CONSTRUCTION OF NEW CONVENIENCE STORE WITH TWO FLOORS. EXISTING FUEL SYSTEM TO REMAIN.

	SQ. FT.	RATIO
LOT AREA	21,780	100%
BUILDING AREA	3,501	16%
1st FLOOR	2,400	
2nd FLOOR	1,228	
ELECTRICAL ROOM	(35)	
STAIRWELL	(92)	
CANOPY AREA (4 MPD)	1,600	7%
LANDSCAPING	2,205	10%

TYPE	STALL SIZE		STALL QTY. (AREA/250)	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
REGULAR	9'-0" x 20'-0"	9'-0" x 20'-0"	14	13
ACCESSIBLE	9'-0" x 20'-0"	9'-0" x 20'-0"		1
TOTAL				14

KEYNOTES

NO.	DESCRIPTION
1	(E) PYLON SIGN, REFER TO DETAIL 2 / SHEET A2.1
2	(N) ACCESSIBLE PATH FROM PUBLIC RIGHT-OF-WAY
3	(N) PARKING STALL (9'-0" x 20'-0")
4	(N) ACCESSIBLE PARKING STALL (9'-0" x 20'-0")
5	(N) ACCESS AISLE
6	(N) LOADING ZONE (12' x 25')
7	(N) CONCRETE WALK, ACCESSIBLE
8	(E) YARDLIGHT TO BE REMOVED
9	(N) STRIPING
10	(E) AIR/VAC UNIT TO BE RELOCATED
11	(N) LOCKED TRASH ENCLOSURE (14'-0" x 9'-0") PER CITY STANDARD, REFER TO SHEET A0.2
12	(N) LANDSCAPE AREA, REFER TO SHEET L1.0
13	(E) PROPANE TANK
14	(N) CO2 TANK ENCLOSURE
15	(N) LONG-TERM BICYCLE LOCKER
16	(N) SHORT-TERM BICYCLE RACK
17	(E) FUEL CANOPY
18	(E) UNDERGROUND STORAGE TANKS
19	(E) FUEL DISPENSER (TYP.)
20	(E) ASPHALT PAVEMENT
21	(E) DRIVEWAY TO REMAIN & IMPROVE PER CITY STANDARDS AND ACCESSIBILITY REQUIREMENTS
22	(E) DRIVEWAY TO BE CLOSED
23	(N) 3'-0"(h) DECORATIVE BLOCK WALL UNDER SEPARATE PERMIT
24	(N) 6'-0"(h) DECORATIVE BLOCK WALL UNDER SEPARATE PERMIT
25	(E) WATER METER; (N) 1-1/2" ABS DOMESTIC WATER LINE
26	(E) (2) - 4" BLOW-OFFS
27	(E) TRAFFIC SIGNAL
28	(E) POWER POLE
29	(N) 8' x 10' TRANSFORMER PAD
30	(N) AIR / WATER UNIT
31	(N) YARDLIGHTS
32	(E) SEWER MAIN CONNECTION; (N) 4" PVC SEWER LINE
33	(N) POWER POLE W/ UNDERGROUND CONDUITS TO (N) TRANSFORMER
34	(N) PARALLEL PARKING STALL 10'-0" X 25'-0"

SHEET INDEX

SHEET	DRAWING TITLE
A0.0	SITE PLAN, PROJECT INFO
A0.1	AREA PLAN, SIGN DETAILS
A0.2	TRASH ENCLOSURE DETAILS
A1.0	FLOOR PLAN - 1st FLOOR, SHELVEING DATA
A1.1	FLOOR PLAN - 2nd FLOOR
A2.0	EXTERIOR ELEVATIONS
A2.1	EXTERIOR ELEVATIONS (COLOR)
A2.2	STOREFRONT ELEVATION, SCHEDULE
A3.0	ROOF PLAN
A4.0	RENDERINGS
L1.0	CONCEPTUAL LANDSCAPE PLAN
C-1	PRELIMINARY GRADING AND DRAINAGE NOTES
C-2	PRELIMINARY GRADING PLAN

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4/16/21

PROTO 10-23-2019

PROJECT

**230 SOUTH LINCOLN AVENUE
@ D STREET
CORONA, CA 92882**

DPR2019-0016 | GROUND-UP 2,400 S

#	DATE	REVISION
-	09/14/20	PLANNING REV.

DP # **DPR2019-0016**
PROJECT # **39435**
SCALE 3/32" = 1'-0"
DRAWN JB
DRAWING TITLE
SITE PLAN
SHEET
A0.0
EXHIBIT 2