

Reference Notes

- 42 (N) LOCATION FOR BUS STOP, SEE CIVIL PLAN.
43 (N) BUS SHELTER BY OTHERS.
44 (N) CLARIFIER TANK TRAFFIC RATED.
45 (N) GREASE INTERCEPTOR 1500 GAL. TRAFFIC RATED.
46 12'-0"H. WALL MOUNTED LIGHT FIXTURE.
47 20'-0"H. POLE MOUNTED LIGHT FIXTURE.
48 4'-0" W. PEDESTRIAN WALKWAY.

- 32 RELOCATE (E) WATER METER, SEE CIVIL PLAN.
33 RELOCATE (E) WATER ASSEMBLY.
34 RELOCATE (E) SIGN.
35 REMOVE & DISPOSE (E) SITE LIGHT POLE.
36 STREET DEDICATION AREA.
37 PROPOSED PROPERTY LINE.
38 (N) 6'-0" HT. SPLIT FACE CMU FENCE WALL.
39 (N) AIR/WATER TOWER.
40 (N) TRASH RECEPTACLE.
41 REMOVE & DISPOSE (E) CURB & GUTTER.

- 22 (N) 26 FT WIDE FIRE LANE
23 (N) 25 FT WIDE COLOR CONC PAVING.
24 (N) MENU BD
25 RELOCATE (E) BUS STOP & SIGN.
26 RELOCATE (E) SCE EASEMENT.
27 RELOCATE (E) UTILITY EQUIPMENT.
28 REMOVE & DISPOSE (E) DRIVEWAY APPROACH.
29 (E) TRAFFIC SIGNAL BOX.
30 (N) EXIT DOOR.
31 RELOCATE (E) POWER POLE & GUY WIRE, SEE CIVIL PLAN.

- 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 @ 3 LOCS.
19 (N) 4 FT WIDE HCP PATH OF TRAVEL PER CODE STD.
20 (N) CONC. SIDEWALK
21 (N) BIKE RACK PER CITY'S STANDARD

- 1 (E) 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 W/SPLITFACE CMU ENCLOSURE

Project Directory

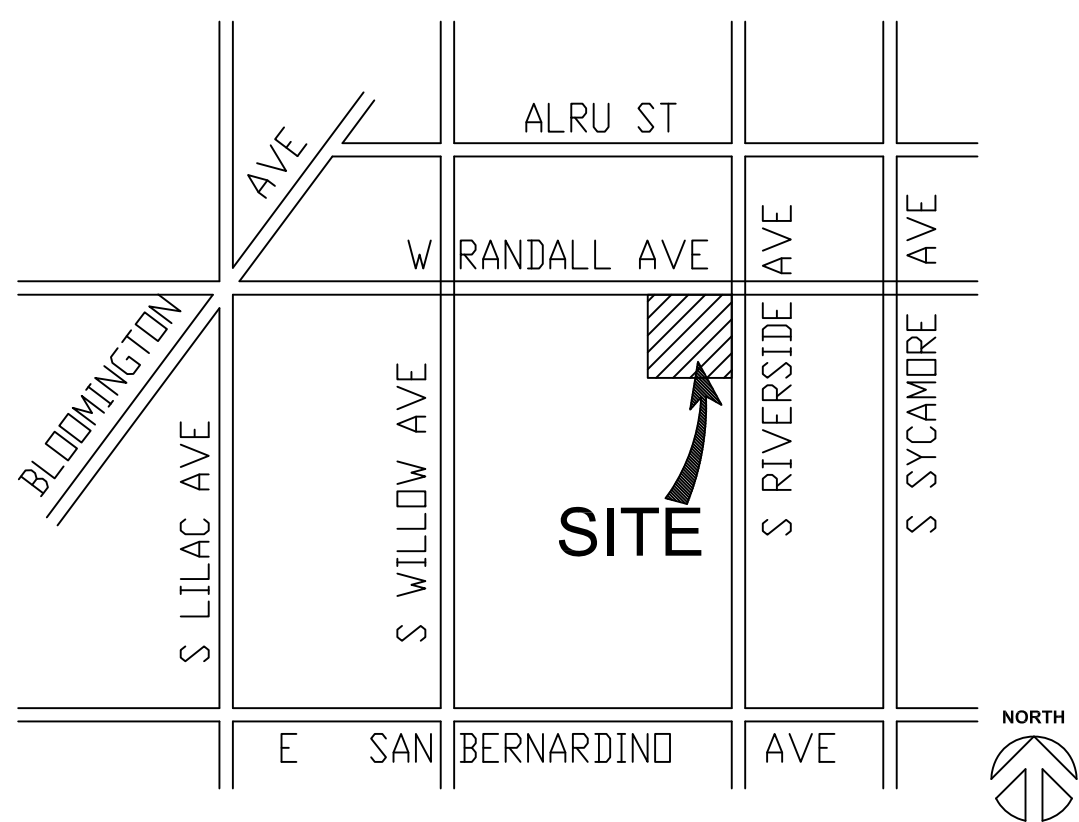
OWNER:
SATER BROS
4300 EDISON AVE.,
CHINO, CA 91710
TEL: (909) 465-4101
FAX: (909) 606-6839

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

APN#:
PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)
PARCEL 2: 0132-031-03-0000 (0.25±AC. GROSS)

Vicinity Map



Project Data

PROJECT ADDRESS: SW CORNER OF RANDALL AVENUE & RIVERSIDE AVENUE, RIALTO, CA

APN#:
PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)
PARCEL 3: 0132-031-03-0000 (0.25±AC. GROSS)

ZONING: COMMERCIAL

BUILDING TYPE: V-A
OCCUPANCY: A2, B & M
FIRE SPRINKLER: FULLY SPRINKLER (NFPA 13)
FIRE ALARM: YES, (NFPA 72)
LOT SIZE (GROSS): 90,030 SF
DEDICATED AREA: 5,851 SF
LOT SIZE (NET) AFTER DEDICATION: 84,179 SF
BUILDING AREA: 8,920 SF

PARCEL - 1:
A) GAS STATION WITH C-STORE, DRIVE THRU AND CAR WASH:
C-STORE 7,250 SF
CARWASH TUNNEL 1,750 SF
(INCL.ELEC/EQUIP. ROOM)
TOTAL AREA 9,000 SF

PARCEL - 2:
B) QSR-A: 1,800 SF
QSR

HEIGHT OF BUILDING: 29'-0" (APPROX.)

SETBACK REQUIREMENTS:
FRONT YARD 15'-0"
INTERIOR SIDE NONE

PARKING REQUIRED:	PARKING REQUIRED
A) C-STORE 1/250 7250/250=27.2	29.0 29 (INCL. 2 HCP)
B) QSR-A 1/75 1800/75=24	24.0 24 (INCL. 1 HCP)
TOTAL REQUIRED:	53.0 53

PARKING PROVIDED: 53 (INCL. 3 HCP PARKING, PLUS 6 DRIVE-THRU CREDIT
59 CARS - 3(VAC.)= 56 OK

PLUS 20 UNDER CANOPY,
PLUS 1 LOADING/UNLOADING

LOADING/UNLOADING PROVIDED: 1

COVERAGE: 10,800 SF/83,650 SF = 12.91%

LANDSCAPE AREA: 17,709 SF

Scope Of Work

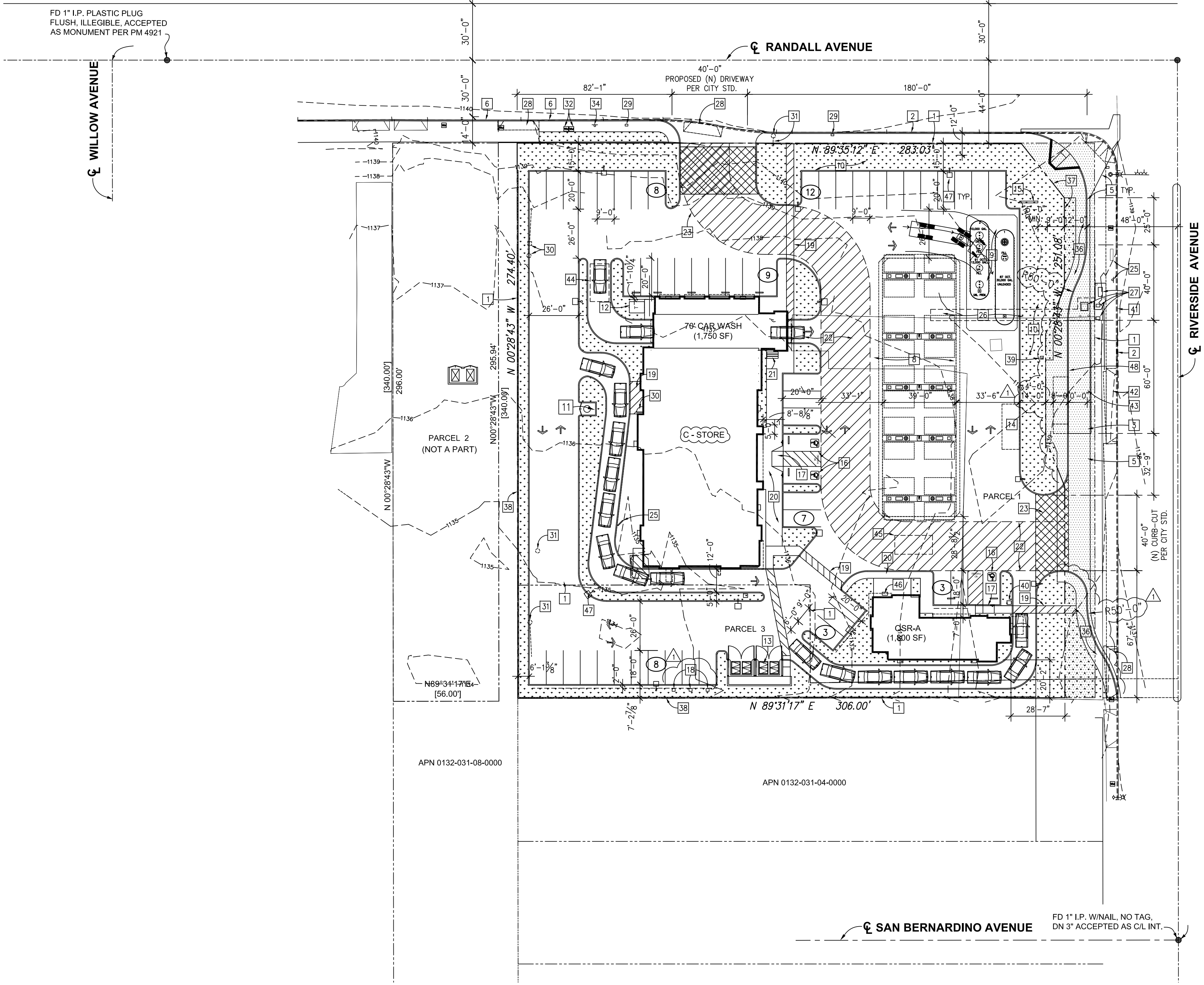
NEW CONSTRUCTION OF A SERVICE STATION WITH C-STORE, CANOPY, UNDERGROUND STORAGE TANKS, A GAS STATION WITH THRU DRIVE AND CARWASH; PLUS A QSR.

Legal Description

APN#:
PARCEL 1: 0132-031-21-0000 (1.82±AC. GROSS)
PARCEL 3: 0132-031-03-0000 (0.25±AC. GROSS)

Legend

STREET DEDICATION AREA
26'-0" WIDE FIRE LANE

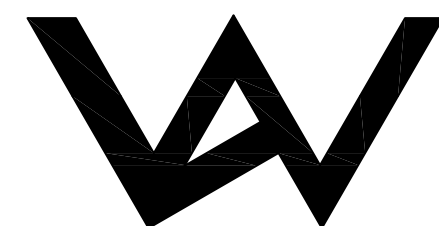


ARCHITECTURE DESIGN PATENTED, TRADE ADDRESSED,
AND OWNED BY BEYOND FOOD MART.



Proposed Site Plan

SCALE: 1" = 30'-0"



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

2335 W. FOOTHILL BLVD., STE 1, UPLAND, CA 91786
PHONE: (909) 608-7118 FAX: (909) 948-1137

PROJECT: SERVICE STATION WITH C-STORE AND DRIVE THRU & CAR WASH, AND 1-QSR

ADDRESS: SWC OF RANDALL AVE., & RIVERSIDE AVE., RIALTO, CA

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

PROJECT DIRECTORY & DATA
LEGAL DESCRIPTION, SHEET
INDEX, VICINITY MAP, NOTES
& SCOPE OF WORK

SHEET TITLE:

KEY MAP SEAL/STAMP

JOB NO. 1810 AR
DRAWN BY: TL
SUPERVISED BY: TL
CHECKED BY: TL
PLAN CHECK: /
PERMIT SET: /
BID SET: /

REVISIONS
PLANNING SUBMITTAL 07/23/2018
OWNER REVIEW 05/08/2019

SHEET NO:

A1.01

OF SHEETS

S H E E T