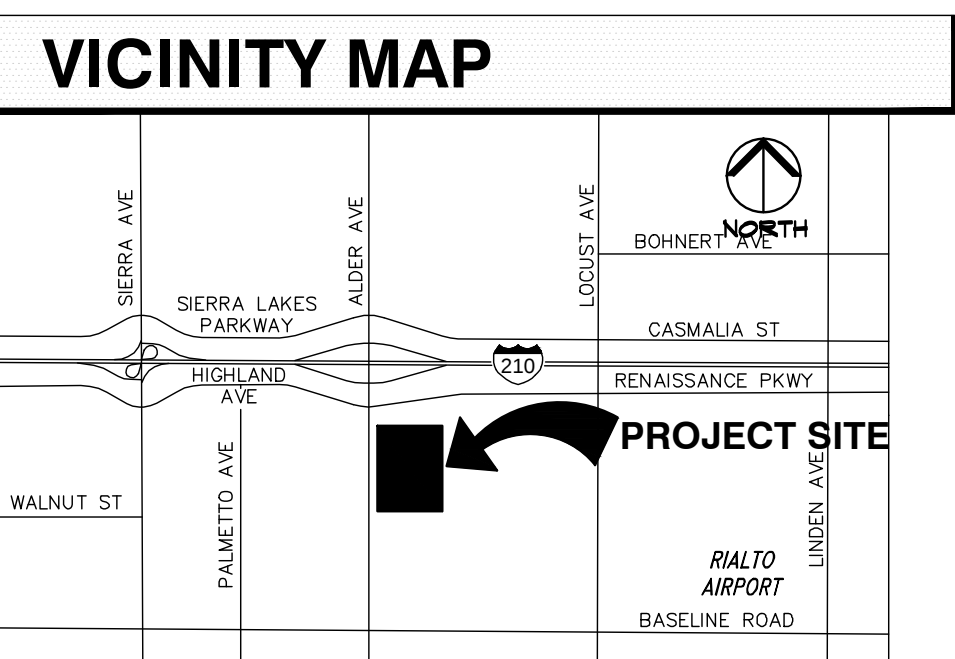
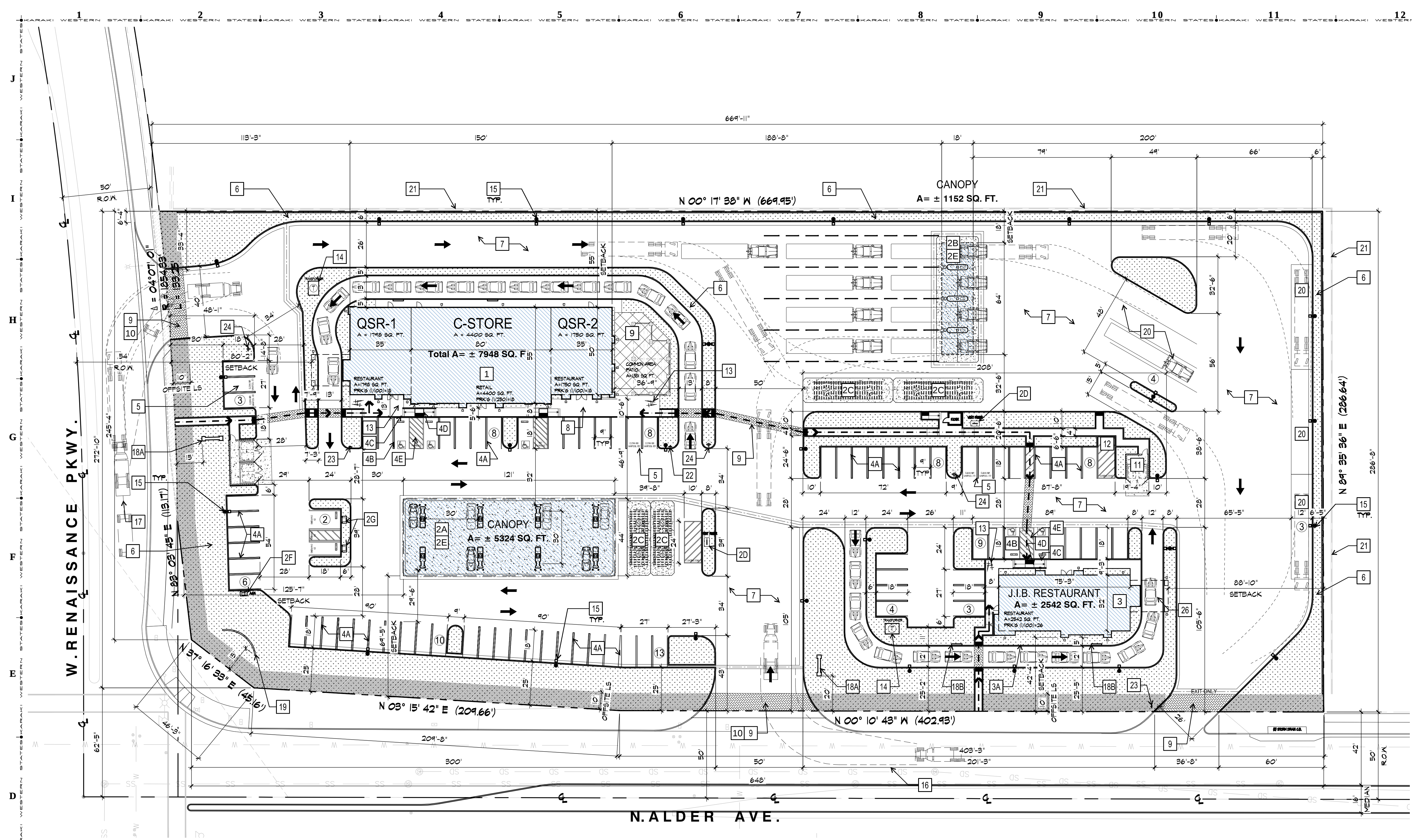




- LEGEND**
- 1 NO. OF PARKING SPACES
 - 2 ACCESSIBLE PARKING
 - 3 PROPERTY LINE
 - 4 PROPOSED PARCEL SUBDIVISION
 - 5 ADA PATH OF TRAVEL
 - 6 CONCRETE PAVING AREA
 - 7 DECORATIVE PAVING AREA
 - 8 LANDSCAPED AREA
 - 9 DIRECTIONAL ARROW
 - 10 AREA LIGHTS
 - 11 WALL MOUNTED DECORATIVE AREA LIGHTS
 - 12 FIRE HYDRANT
 - 13 (E) SEWER MANHOLE
 - 14 (E) SEWER CLEANOUT
 - 15 (E) POWER POLE
 - 16 WM (E) WATER METER
 - 17 (E) WATER POINT
 - 18 (E) SIGN

PROJECT DATA

ZONING	RSP - RENAISSANCE SPECIFIC PLAN (FC-FREWAY COMMERCIAL)
LAND USE	COMMERCIAL
AREA OF SITE	± 185,327 S.F. (± 4.27 ACRE)
BLDG SETBACKS	REQUIRED PROPOSED
FRONT (WEST)	20'-0" avg 42'-4" (J.I.B. RESTAURANT)
REAR (EAST)	10'-0" avg 18'-0" (CANOPY-TRUCKS)
SIDE YD (SOUTH)	0'-0" 88'-10" (J.I.B. RESTAURANT)
SIDE ST (NORTH)	20'-0" avg 80'-2" (C-STORE/QSR)
LANDSCAPE AREA	- 38,999 S.F. (21%)
FLOOR AREA RATIO	0.25 ± 0.093
MAXIMUM HEIGHT	60'-0" 26'-0"
PARKING	80 91
(SEE PARKING COMPUTATION BELOW)	

BUILDING DATA

C-STORE / Q.S.R. 1 & 2	
AREA	7,948 SF
OCCUPANCY	M / A2
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	26'-0"
SPRINKLERS	YES
CANOPY (AUTOS)	
AREA	5,324 SF
OCCUPANCY	M
TYPE OF CONST	II-B
NUMBER OF STORY	1
BLDG HEIGHT	19'-6"
SPRINKLERS	YES
J.I.B. RESTAURANT-DRIVE THRU	
AREA	2,542 SF
OCCUPANCY	A2
TYPE OF CONST	V-B
NUMBER OF STORY	1
BLDG HEIGHT	24'-0"
SPRINKLERS	--
CANOPY (TRUCKS)	
AREA	1,152 SF
OCCUPANCY	M
TYPE OF CONST	II-B
NUMBER OF STORY	1
BLDG HEIGHT	19'-6"
SPRINKLERS	NONE
TOTAL BUILDINGS AREA (GFA)	
	± 16,966 SF

1 PROPOSED SITE PLAN
SCALE: 1" = 30'-0"

- SITE KEY NOTES**
- 1 C-STORE / QSR BUILDING
 - 2A GAS STATION CANOPY AND FUEL DISPENSERS (FOR AUTOS)
 - 2B GAS STATION CANOPY AND FUEL DISPENSERS (FOR TRUCKS)
 - 2C UNDERGROUND STORAGE TANKS
 - 2D VENT RISER WITH CARBON VAPOR CANISTER
 - 2E CANOPY SLAB CONCRETE PAVING
 - 2F AIR & WATER UNIT
 - 2G EV CHARGING STATION
 - 3 FASTFOOD RESTAURANT WITH DRIVE-THRU
 - 3A FASTFOOD MENU-BOARD
 - 4A PARKING STRIPING AS PER CITY STANDARDS (WITH WHEELSTOP WHERE REQUIRED)
 - 4B ACCESSIBLE PARKING STRIPING (WITH WHEELSTOP WHERE REQUIRED)
 - 4C ACCESSIBLE PARKING SIGN
 - 4D ADA ACCESSIBLE RAMP AND TRUNCATED DOME PAYER
 - 4E ADA ACCESSIBLE PATH STRIPING (5% MAX SLOPE / 2% MAX CROSS SLOPE)
 - 5 DESIGNATED CLEAN AIR VEHICLE PARKING
 - 6 LANDSCAPE WITH 6" CONCRETE CURB
 - 7 ASPHALT PAVING
 - 8 CONCRETE SIDEWALK AND CURB
 - 9 DECORATIVE PAVING
 - 10 DRIVEWAY (PER CITY STANDARDS)
 - 11 TRASH ENCLOSURE (PER CITY STANDARDS)
 - 12 LOADING SPACE
 - 13 BIKE PARKING RACK
 - 14 PROPOSED TRANSFORMER PAD LOCATION
 - 15 AREA LIGHTS
 - 16 FIRE TRUCK PATH OF TRAVEL
 - 17 FUEL TANKER/TRASH TRUCK PATH OF TRAVEL
 - 18A MONUMENT SIGN (UNDER SEPARATE PERMIT)
 - 18B DRIVE THRU MENU SIGN (UNDER SEPARATE PERMIT)
 - 19 RENAISSANCE GATEWAY SIGN -PER SPECIFIC PLAN (UNDER SEPARATE PERMIT)
 - 20 TRUCK PARKING SPACE
 - 21 (E) 6' CMU FENCE (ADJACENT PROPERTY)
 - 22 'DRIVE-THRU ENTRY ONLY' SIGNAGE
 - 23 'EXIT ONLY' SIGNAGE
 - 24 (N) FIRE HYDRANT
 - 25 (N) LOW PERIMETER WALL
 - 26 (N) TRELLIS COVER OVER THE DRIVE-THRU WINDOW THAT SHALL INCLUDE COLUMNS WITH THE SIMILAR DECORATIVE MATERIALS USE IN THE BUILDING

ASSESSOR'S PARCEL NUMBER
0240-211-14

PARKING COMPUTATION

PARKING STANDARDS			
TYPE	SIZE		
REGULAR	9'-0" X 18'-0"		
PARALLEL	9'-0" X 24'-0"		
HANDICAP	17'-0" X 18'-0" (VAN ACCESSIBLE)		
PARKING REQUIREMENTS			
USE	FORMULA	REQUIRED	PROVIDED
C-STORE	(1/250 S.F.)	18	16
QSR-I	(1/100S.F.)	18	17
QSR-II	(1/100S.F.)	18	17
DRIVE THRU R.	(1/100 S.F.)	26	32
TRUCK PARKING		-	7
TOTAL PARKING		80	89
HANDICAP PARKING REQUIREMENTS			
FORMULA	REQUIRED	PROVIDED	
T6-100 PARKING SPACES	(4)	(5)	
CLEAN AIR VEHICLE PARKING			
FORMULA	REQUIRED	PROVIDED	
T6-100 PARKING SPACES	(8)	(8)	

KARAKI WSe
WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 707
ANAHEIM, CA 92807
TEL: (714) 959-9300 FAX: (714) 959-1002
www.westernseg.com

CONSULTANT/ SEALS

SUBMITTAL
NO. DESCRIPTION BY DATE
1
2
3
4

REVISIONS
NO. DESCRIPTION BY DATE
1
2
3
4

OWNER NAME & ADDRESS
PRESTIGE DEVELOPMENT GROUP LLC
BENI & ALI MIRSHAFIEE
595 S. ANDOVER DR.
ANAHEIM CA 92807

PROJECT NAME & ADDRESS
Gas Station w/ C-Store & QSR
Truck Fueling Station
Fastfood Restaurant w/ Drive-Thru

S.E.C. OF RENAISSANCE PKWY & ALDER AVE
RIALTO CA 92376

NOTE TO CONTRACTOR
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON-SITE AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

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DESIGNED BY: WS
DRAWN BY: WS
CHECKED BY: JK
PLOT DATE: 5.27.2020
SCALE: 1" = 30'-0"
SHEET TITLE
PROPOSED SITE PLAN
SHEET NUMBER
AS-1.0
JOB No **CUP No**
E99519