



SITE KEY NOTES

<u>BUILDING DATA</u>		<u>J.I.B. RESTAURANT-DRIVE THRU</u>	
<u>C-STORE</u>			
AREA	4,138 SF	AREA	2,542 SF
OCCUPANCY	M	OCCUPANCY	A2
TYPE OF CONST	V-B	TYPE OF CONST	V-B
NUMBER OF STORY	1	NUMBER OF STORY	1
BLDG HEIGHT	26'-0"	BLDG HEIGHT	24'-0"
SPRINKLERS	NONE	SPRINKLERS	NONE
CARWASH		CANOPY (TRUCKS)	
<u>AREA</u>		<u>AREA</u>	
AREA	1,430 SF	AREA	1,336 SF
OCCUPANCY	B	OCCUPANCY	M
TYPE OF CONST	V-B	TYPE OF CONST	II-B
NUMBER OF STORY	1	NUMBER OF STORY	1
BLDG HEIGHT	22'-0"	BLDG HEIGHT	19'-6"
SPRINKLERS	NONE	SPRINKLERS	NONE
<u>CANOPY (AUTOS)</u>		<u>TOTAL BUILDINGS AREA (GFA) ± 14,970 SF</u>	
AREA	5,324 SF		
OCCUPANCY	M		
TYPE OF CONST	II-B		
NUMBER OF STORY	1		
BLDG HEIGHT	19'-6"		
SPRINKLERS	NONE		

PARKING COMPUTATION			
PARKING STANDARDS			
<u>TYPE</u>	<u>SIZE</u>		
REGULAR	9'-0" X 18'-0"		
PARALLEL	9'-0" X 24'-0"		
HANDICAP	17'-0" X 18'-0" (VAN ACCESSIBLE)		
PARKING REQUIREMENTS			
<u>USE</u>	<u>FORMULA</u>	<u>REQUIRED</u>	<u>PROVIDED</u>
C-STORE	(1/250 S.F.)	16	46
CARWASH	(-)	-	4
DRIVE THRU R. (1/100 S.F.)		26	32
TRUCK PARKING		-	7
TOTAL PARKING		42	89
HANDICAP PARKING REQUIREMENTS			
<u>FORMULA</u>	<u>REQUIRED</u>	<u>PROVIDED</u>	
76-100 PARKING SPACES	(4)	(4)	
CLEAN AIR VEHICLE PARKING			
<u>FORMULA</u>			
76-100 PARKING SPACES	(8)	(8)	

VICINITY MAP

LEGEND

PROJECT DATA

ASSESSOR'S PARCEL NUMBER

KARAKI
WSe

WESTERN STATES ENGINEERING
A DESIGN-BUILD COMPANY

4887 E. LA PALMA STE. 70
ANAHEIM, CA 92806
TEL: (714)695-9300 FAX: (714)693-1010
WWW.WESTSTATESINC.COM

■ CONSULTANT/ SEALS

■ OWNER NAME & ADDRESS
J & T MANAGEMENT

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

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

■ DESIGNED BY: WS
 ■ DRAWN BY: WS
 ■ CHECKED BY: JK
 ■ PLOT DATE: 3.17.2021
 ■ SCALE: 1" = 30'-0"
 ■ SHEET TITLE

■ SHEET NUMBER

AS-1.0

■ JOB No
E101720

■ CUP No
CDP # 2021-00
PPD # 2021-00