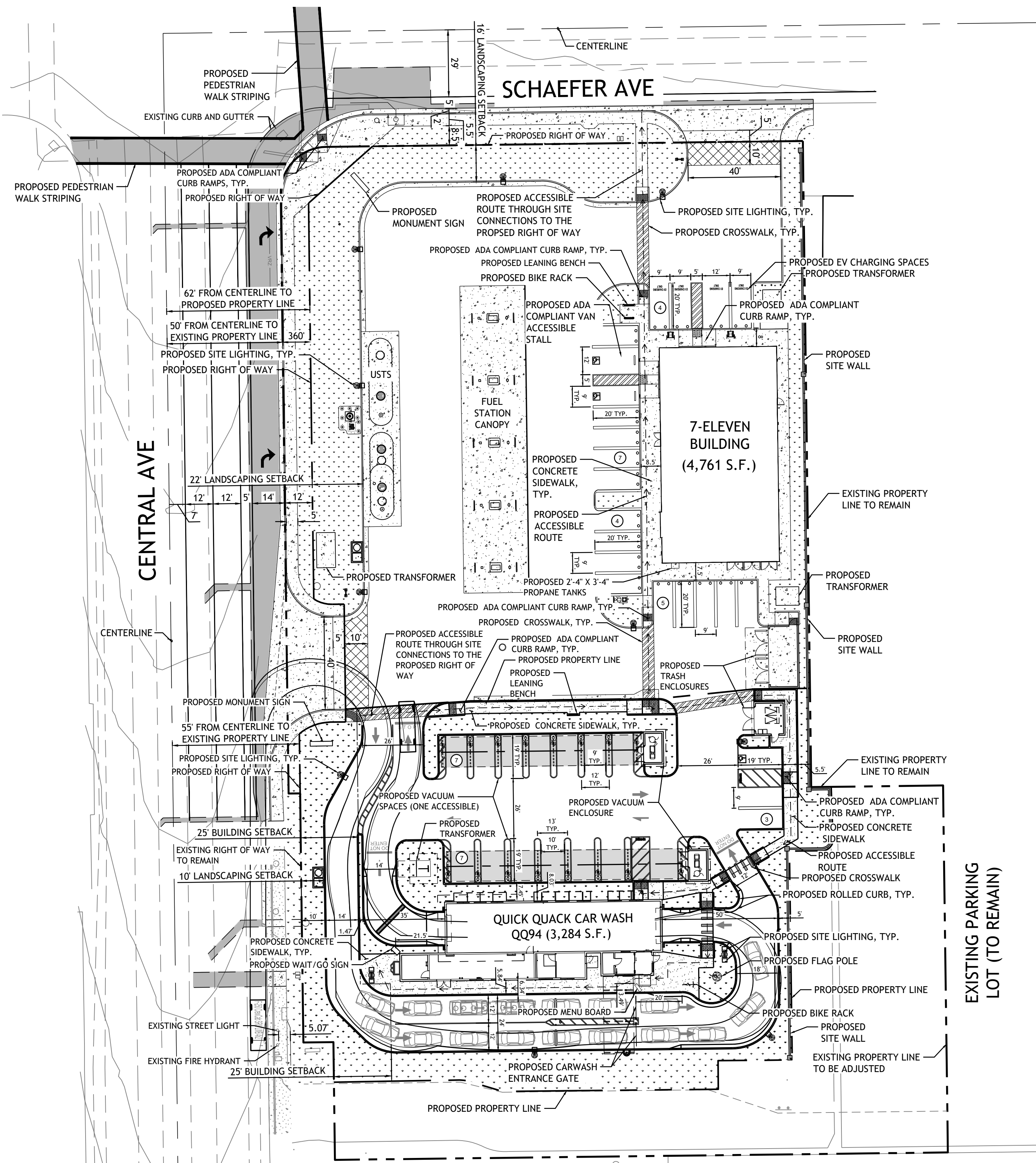
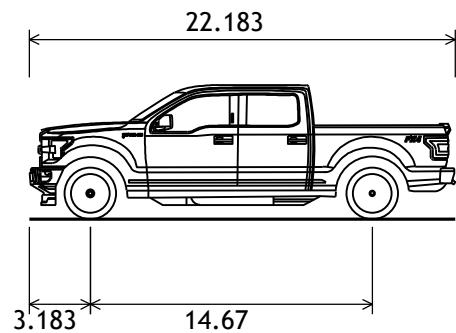




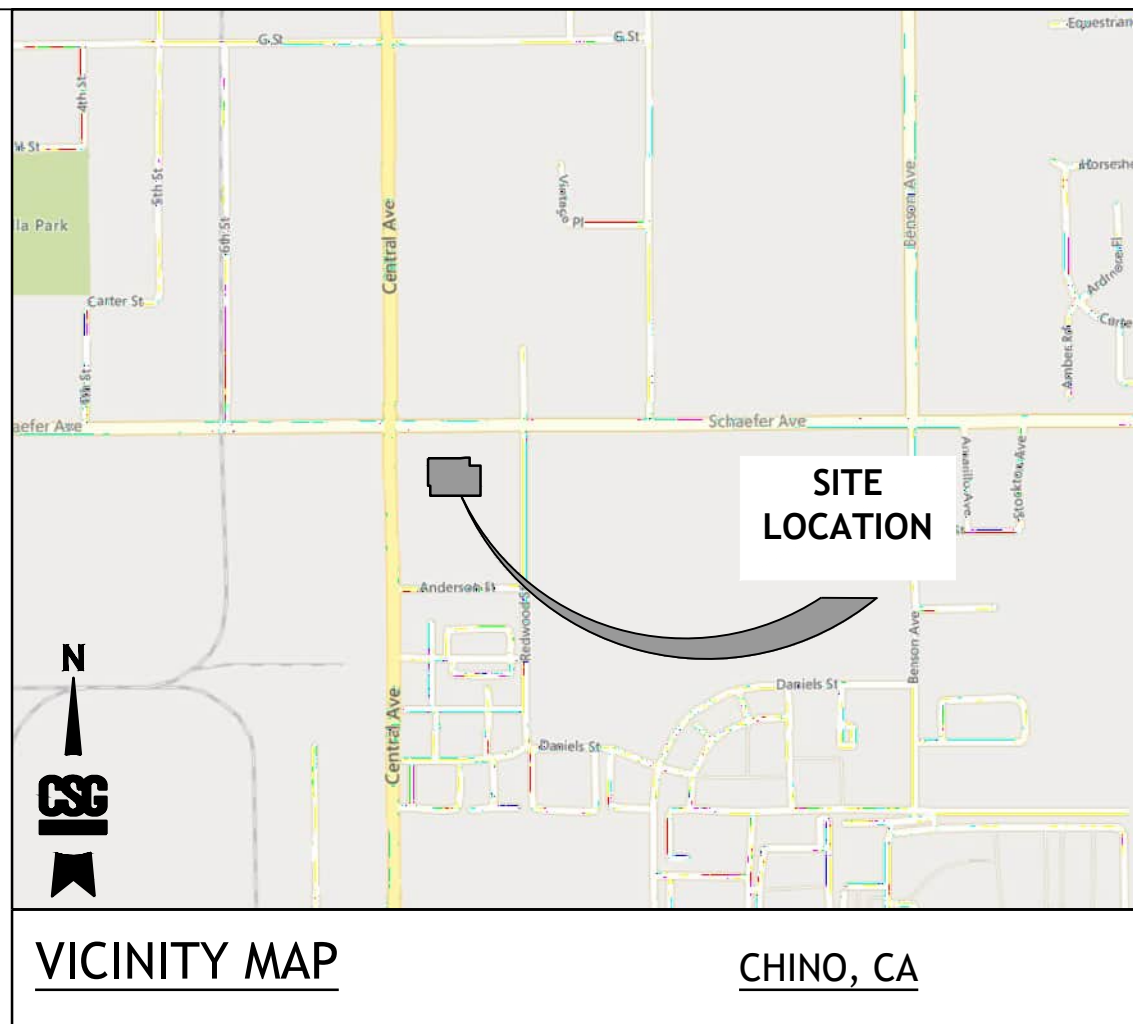
LEGEND	
EXISTING CURB TO REMAIN	=====
PROPOSED CURB	=====
PROPOSED LANDSCAPING	



2021 F-250 Crew Cab

Overall Length	22.183ft
Overall Width	6.667ft
Overall Body Height	6.998ft
Min Body Ground Clearance	0.734ft
Max Track Width	5.683ft
Lock-to-lock time	6.00s
Max Steering Angle (Virtual)	38.90°

ARCHITECT:
CORE STATES GROUP
3300 DOUGLAS BOULEVARD, SUITE 100
ROSEVILLE, CA 95661
TEL: (425) 251-6222
EMAIL: MUEHLING@CORE-STATES.COM
CONTACT: MONIKA UEHLIN



PROJECT DATA

ADDRESS:	5319 SCHAEFER AVENUE, CHINO, CALIFORNIA 91710
PARCEL NUMBER:	1021031160000
MUNICIPALITY:	CITY OF CHINO
COUNTY:	SAN BERNARDINO COUNTY
SITE AREA A (7-ELEVEN):	PRIOR TO DEDICATION: 1.45 ACRES (63,222 ± S.F.) AFTER DEDICATION: 1.16 ACRES (50,580 ± S.F.) DISTURBED AREA: 1.16 ACRES (50,580 ± S.F.)
SITE AREA B (QUICK QUACK CARWASH):	PRIOR TO LOT LINE ADJUSTMENT: 1 ACRE (43,560 ± S.F.) AFTER LOT LINE ADJUSTMENT: 0.82 ACRE (35,570 ± S.F.) DISTURBED AREA: 0.82 ACRE (35,570 ± S.F.)
EXISTING ZONING:	COMMERCIAL SERVICE (CS)
PROPOSED ZONING:	COMMERCIAL SERVICE (CS)
SURROUNDING USES:	NORTH: COMMERCIAL SERVICES, 7-ELEVEN SOUTH: COMMERCIAL SERVICES, VETERAN ORGANIZATION EAST: COMMERCIAL SERVICES, VACANT LOT WEST: COMMERCIAL SERVICES, COMMERCIAL HARDWARE DISTRIBUTORS
BUILDING SETBACKS:	FRONT: 25 FT SIDE: 25 FT REAR: 0 FT MAXIMUM BUILDING HEIGHT: 35 FT
PARKING:	STANDARD STALL SIZE: 9 FT X 19 FT
PARKING REQUIRED:	GAS AND SERVICE STATIONS: 19 SPACES (1 FOR EACH 250 SQ. FT. OF FLOOR AREA OR 5 SPACES, WHICHEVER IS GREATER), PER CITY OF CHINO MUNICODE 20.18.030 AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 17 SPACES (1 SPACE FOR EVERY 3 EMPLOYEES DURING THE LARGEST SHIFT, PLUS VEHICLE QUEUING CAPACITY EQUAL TO 2 TIMES THE CAPACITY OF THE WASHING OPERATION OR 15 SPACES, WHICHEVER IS GREATER), PER CITY OF CHINO MUNICODE 20.18.030
PARKING PROVIDED:	GAS AND SERVICE STATIONS: 20 SPACES (INCLUDES 1 VAN ACCESSIBLE STALL) AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 3 STANDARD PARKING STALLS (INCLUDES 1 VAN ACCESSIBLE STALL) 14 VACUUM STALLS (INCLUDES 1 ADA VACUUM STALL)
BICYCLE PARKING REQUIRED:	GAS AND SERVICE STATIONS: 1 SPACE (5% OF TOTAL REQUIRED PARKING SPACES, RACKS OR LOCKERS), PER CITY OF CHINO MUNICODE 20.18.030 AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 1 SPACE (5% OF TOTAL REQUIRED PARKING SPACES, RACKS OR LOCKERS), PER CITY OF CHINO MUNICODE 20.18.030
BICYCLE PARKING PROVIDED:	GAS AND SERVICE STATIONS: 3 SPACES AUTOMOBILE, LIGHT TRUCK AND VAN CLEANING: 1 SPACE
# NUMBER OF PARKING SPACES AVAILABLE	
COVERAGE REQUIREMENTS:	LOT COVERAGE MAXIMUM: 45%, PER CITY OF CHINO MUNICODE 20.06.040 F.A.R MAXIMUM: 0.6, PER CITY OF CHINO MUNICODE 20.06.040
COVERAGE PROVIDED:	QUICK QUACK CARWASH: 17% LOT COVERAGE, 0.09 F.A.R 7-ELEVEN: 17% LOT COVERAGE, 0.09 F.A.R
LANDSCAPING:	PERIMETER LANDSCAPING REQUIRED (WEST): 10 FT LANDSCAPING PROVIDED (WEST): 10 FT LANDSCAPING REQUIRED: 17,230 SF (20%) OVERALL LANDSCAPING PROVIDED: 17,364 SF (20.2%) OFF-SITE LANDSCAPING PROVIDED: 3,323 SF
ON-SITE GROUND COVER SUMMARY:	PROPOSED QUICK QUACK BUILDING: 3,284 SF (3.8%) PROPOSED 7-ELEVEN BUILDING: 4,761 SF (5.5%) PROPOSED PAVEMENT: 60,741 SF (70.5%) PROPOSED LANDSCAPE: 17,364 SF (20.2%) 86,150 SF

18215 72nd Avenue South
Kent, WA 98032
855.CSG.1999

www.core-states.com

COACOMPANYNAME
COASTATE COADIPLINE
CERTIFICATE OF AUTHORIZATION
NO. COANUM

PROGRESS PRINT
NOT FOR
CONSTRUCTION

8/5/2026 9:47 AM



Know what's below.

Call before you dig.
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. CORESTATES, INC. DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES.

Project:
5319 SCHAEFER AVENUE CHINO,
CALIFORNIA 91710

Client:
EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206

CONTACT: CHRIS BERGREN
TEL.: (818) 240-8727

Revision/Issue:			
REV	DATE	COMMENT	BY

Drawn: NC
Reviewed: JR
Sheet Date: 04/14/2026
Proj. Number: 23697

Sheet Title:
CONCEPTUAL SITE PLAN

Sheet Number:
C1.0



7-ELEVEN

NEW STORE

STORE NO. TBD

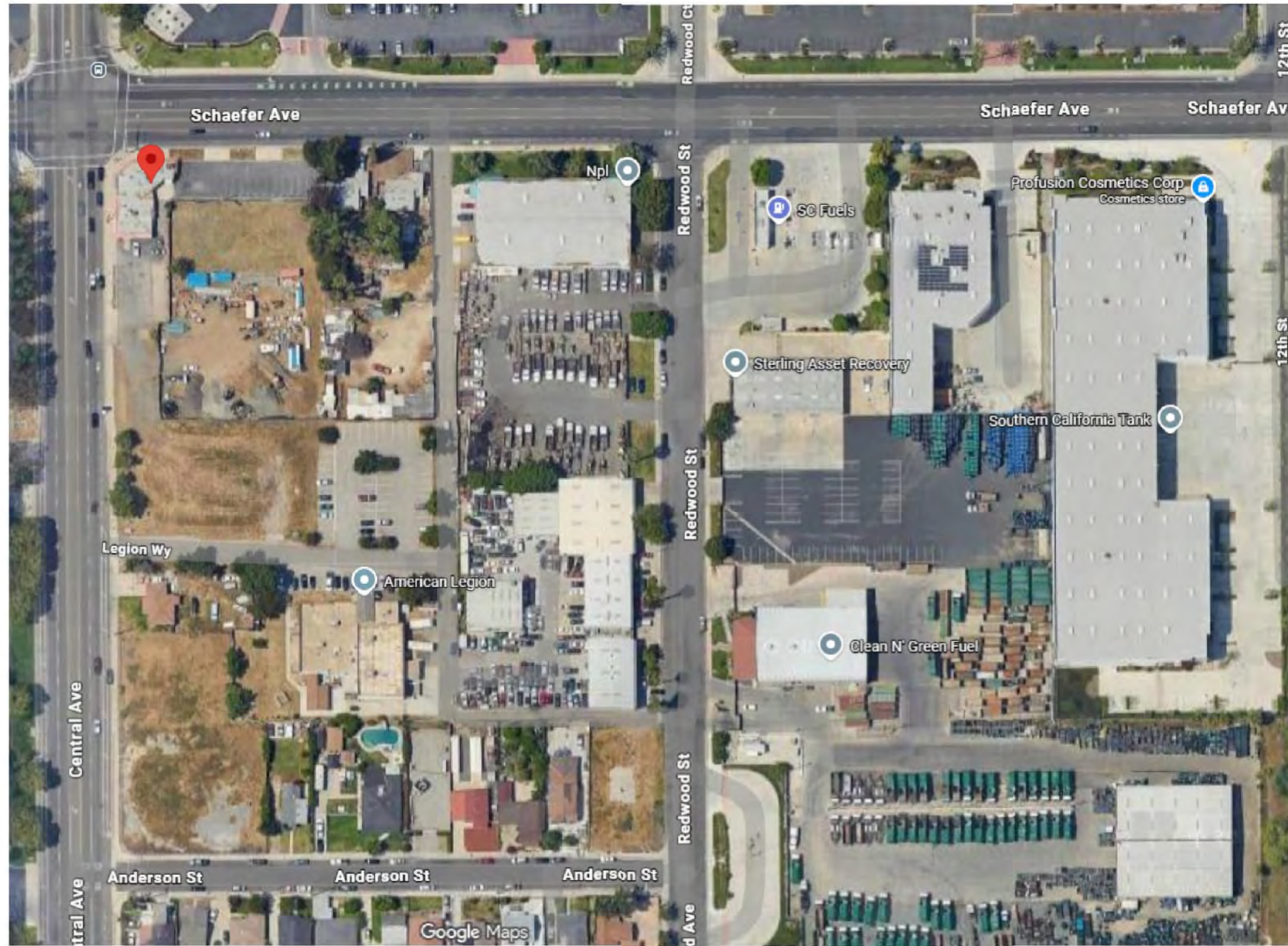
13711 CENTRAL AVE,

CHINO CA 91710

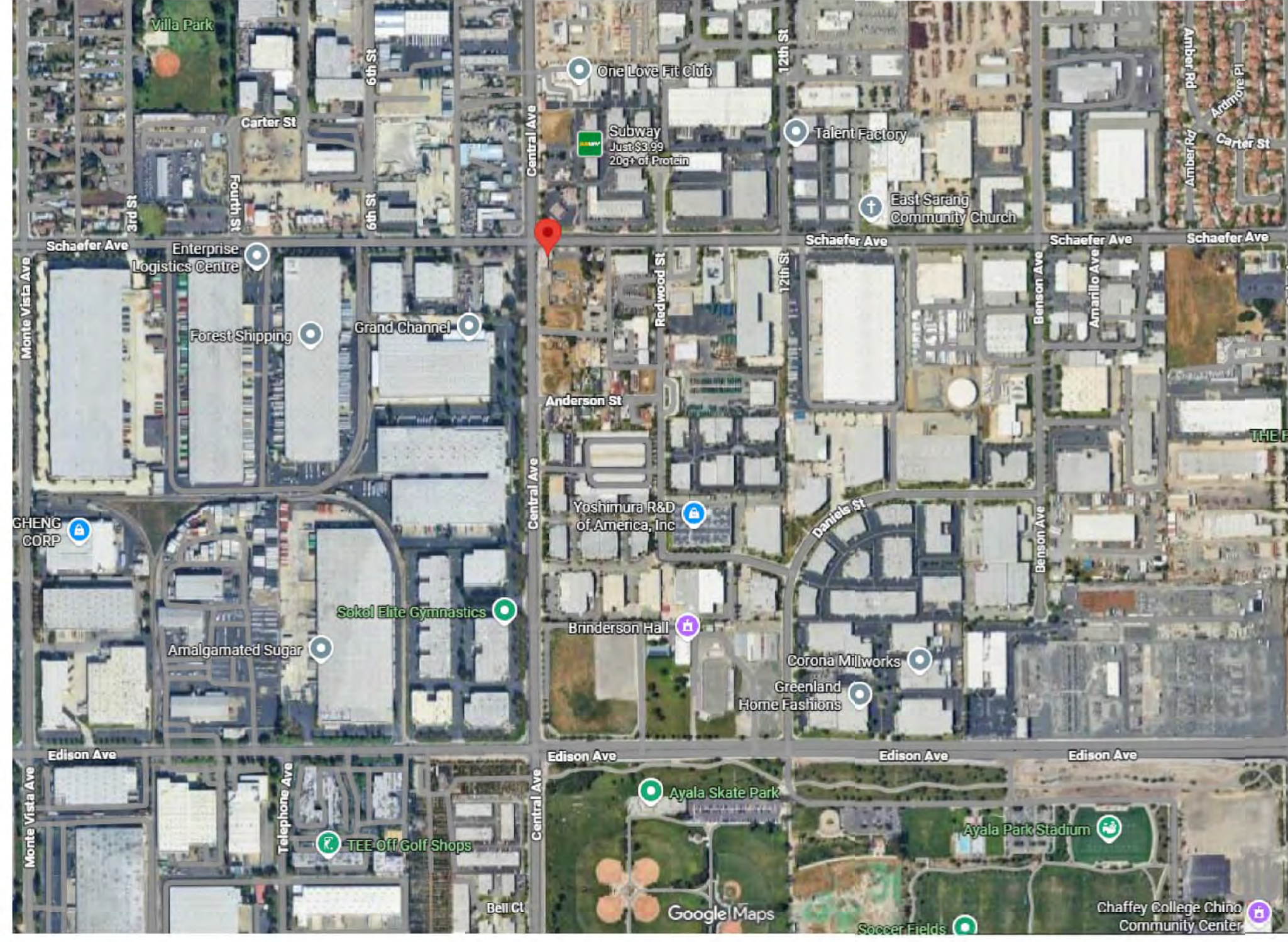
7-ELEVEN C-STORE:

9350-CST 2026-01

VICINITY MAP



SITE LOCATION MAP



PROJECT DATA

PROJECT SIZE & TYPE

93'-2" WIDE X 50'-9" DEEP FREE STANDING, 1 STORY MERCANTILE SPACE	
GROSS AREA	4,761 SF
ALLOWABLE AREA	9,000 SF

DESCRIPTION

MERCANTILE, NEW CONSTRUCTION (CFS)

OCCUPANCY USE GROUP

MERCANTILE, GROUP M
TYPE: VB - NOT SPRINKLERED
TOTAL OCCUPANCY: REFERENCE SHEET A1.4 FOR MORE INFORMATION

RESTROOM PLUMBING FIXTURES

REQUIRED	PROVIDED
W.C. (1:500)	1
URINAL	0
LAVATORY (1:750)	1
URINAL SUBSTITUTION PER IPC 424.2 - UP TO 50% OF REQUIRED FIXTURES	3

BUILDING HEIGHT AND AREA MODIFICATIONS

1 STORY BUILDING
HEIGHT = 24'-8"
AREA = (GROSS) 4,761 SF

BUILDING CODES

BUILDING CODE	2022 CALIFORNIA BUILDING CODE
ELECTRICAL CODE	2022 CALIFORNIA ELECTRICAL CODE
MECHANICAL CODE	2022 CALIFORNIA MECHANICAL CODE
PLUMBING CODE	2022 CALIFORNIA PLUMBING CODE
FIRE CODE	2022 CALIFORNIA FIRE CODE
ACCESSIBILITY CODE	2017 ANSI A117.1 ACCESSIBILITY CODE
ENERGY CODE	2022 BUILDING ENERGY EFFICIENCY STANDARDS
HEALTH DEPARTMENT	CALIFORNIA DEPARTMENT OF PUBLIC HEALTH

SUMMARY OF WORK

- GRADING & SITEWORK (SHALL BE SUBMITTED SEPARATELY)
- CONSTRUCTION OF A ONE STORY, CONVENIENCE STORE BUILDING.
- EXTERIOR SIGNAGE (SHALL BE SUBMITTED SEPARATELY FOR PERMIT BY SIGN VENDOR).
- SEE DRAWINGS FOR FULL SCOPE OF WORK FOR ENTIRE PROJECT. THIS SUMMARY DOES NOT CHANGE OR SUPERSEDE WHAT IS SHOWN IN DRAWINGS.

PROJECT DIRECTORY

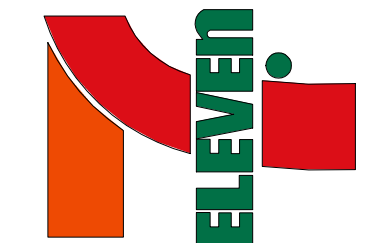
OWNER: LUKE CAPEN 219 CALIFORNIA ST ELSEGUNDO, CA 90245 PHONE (602) 567-7110 EMAIL lcapen@evgre.com	MEP ENGINEER: CORE STATES GROUP 212 SOUTHEAST 34TH STREET SUITE 2, BENTONVILLE, AR 72712 EMAIL jeaton@core-states.com bmeyers@core-states.com
ARCHITECT: CORE STATES GROUP 18215 72ND AVENUE SOUTH KENT, WA 98032 PHONE (425) 251-6222 EMAIL lpiburn@core-states.com	STRUCTURAL ENGINEER: CORE STATES GROUP 4240 JURUPA STREET, SUITE 402 ONTARIO, CA 91761 EMAIL cstevenson@core-states.com

SHEET INDEX

SHEET	DESCRIPTION	COMMENTS
COVER SHEET	COVER SHEET	
ARCHITECTURAL		
A1.3	TRASH ENCLOSURE & DETAILS	
A2.0	DIMENSION PLAN	
A2.1	REFERENCE PLAN	
A2.8	ROOF PLAN	
A3.0	EXTERIOR ELEVATIONS	
A3.1	EXTERIOR ELEVATIONS	
A3.4	EXTERIOR ELEVATIONS - FUEL CANOPY	
A4.0	BUILDING SECTIONS	
A9.0	MATERIALS BOARD	
A9.1	SITE VIEW SECTIONS	
ELECTRICAL		
E1.4	LOW VOLTAGE FLOOR PLAN	

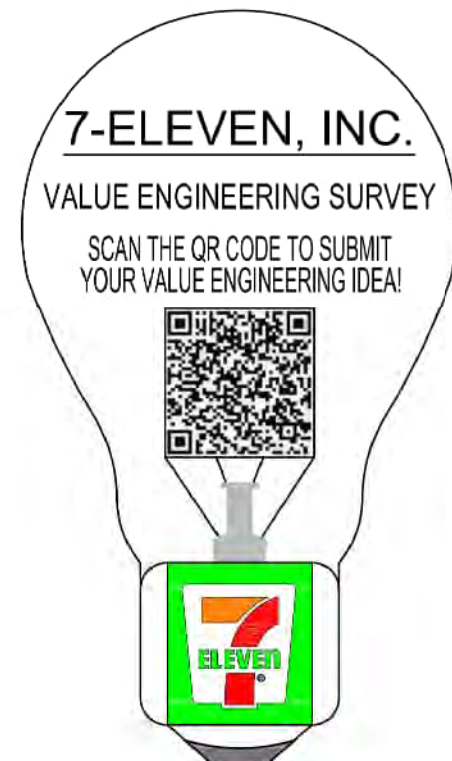
Date	Description	No.
06/15/2026	Entitlements: Residential	0
06/25/26	Entitlements: 2nd Residential	1
07/15/26	Entitlements: 3rd Residential	2

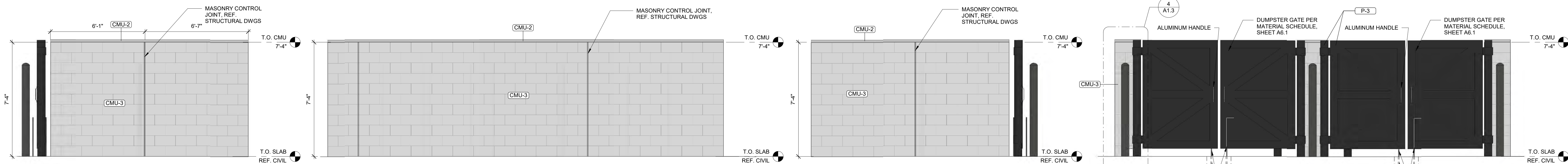
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7-ELEVEN 9350 CST 13711 CENTRAL AVE, CHINO CA 91710 COVER SHEET



JOB #:	Project Number	SCALE:	Issue Date	DRAWN BY:	Author	CHECKED BY:	Checker
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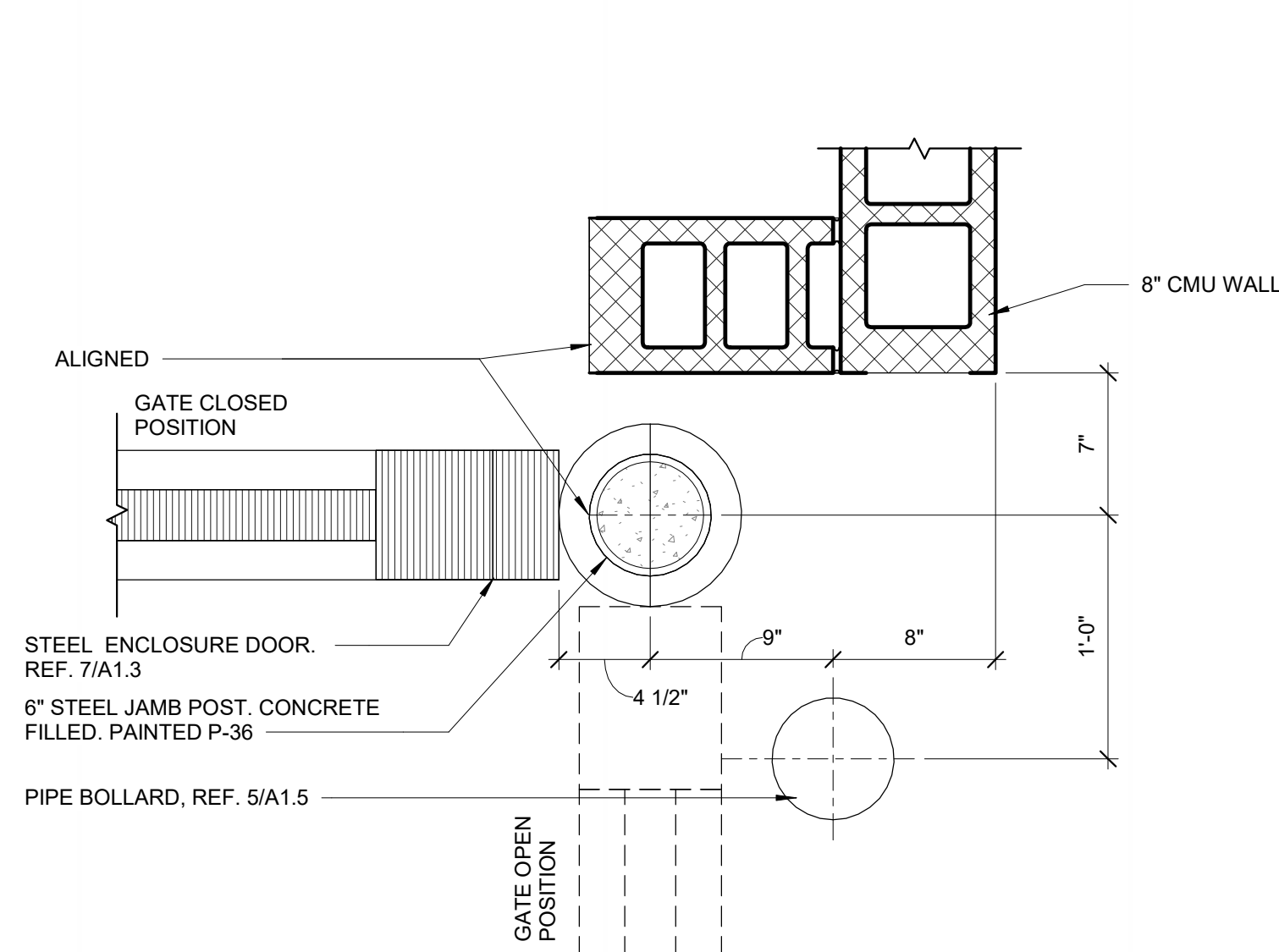


10 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

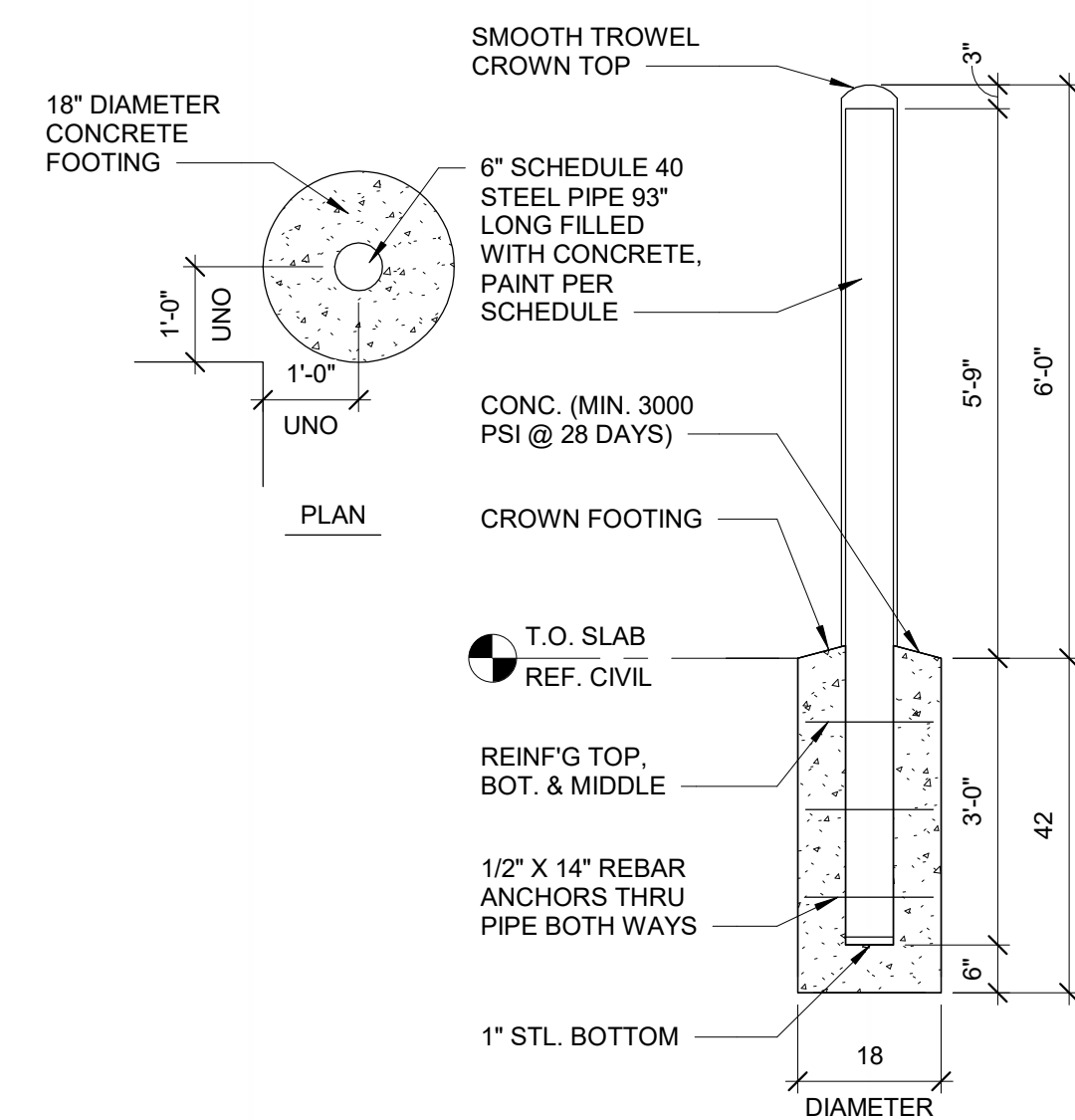
9 REAR DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

8 SIDE DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE

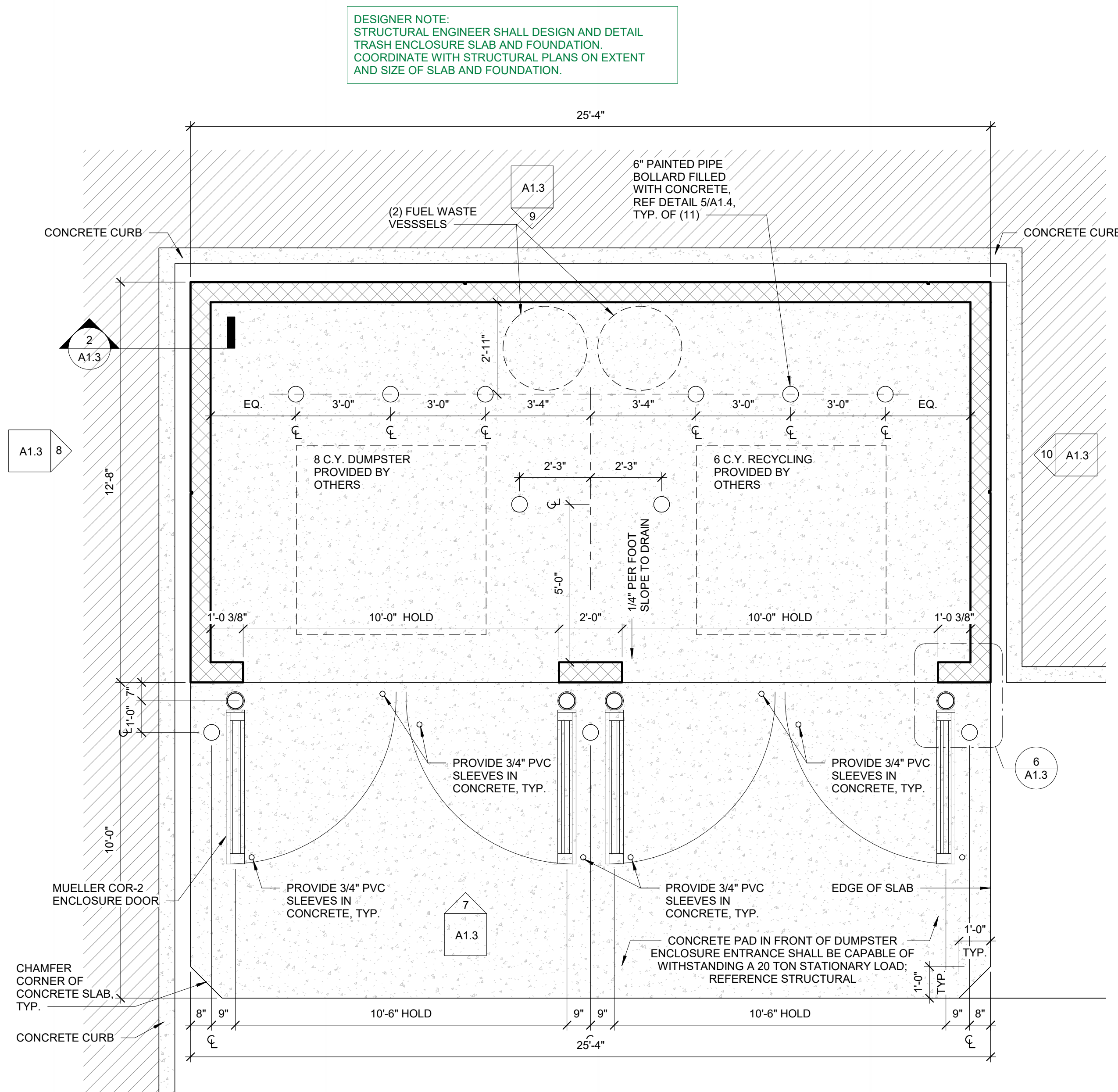
7 FRONT DUMPSTER ENCL. ELEVATION
3/8" = 1'-0"
REF. A6.1 FOR EXT. FINISH SCHEDULE



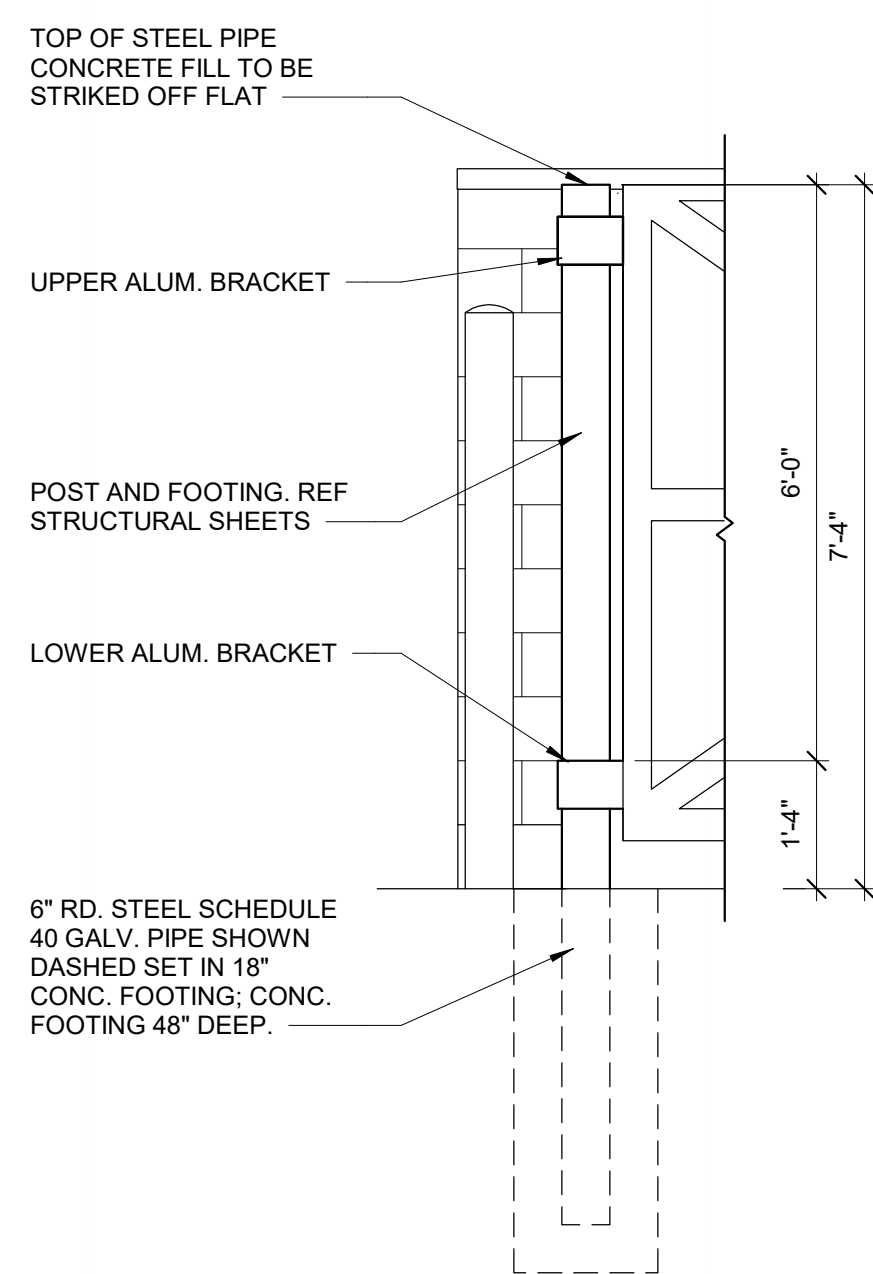
6 DETAIL - GATE
1 1/2" = 1'-0"



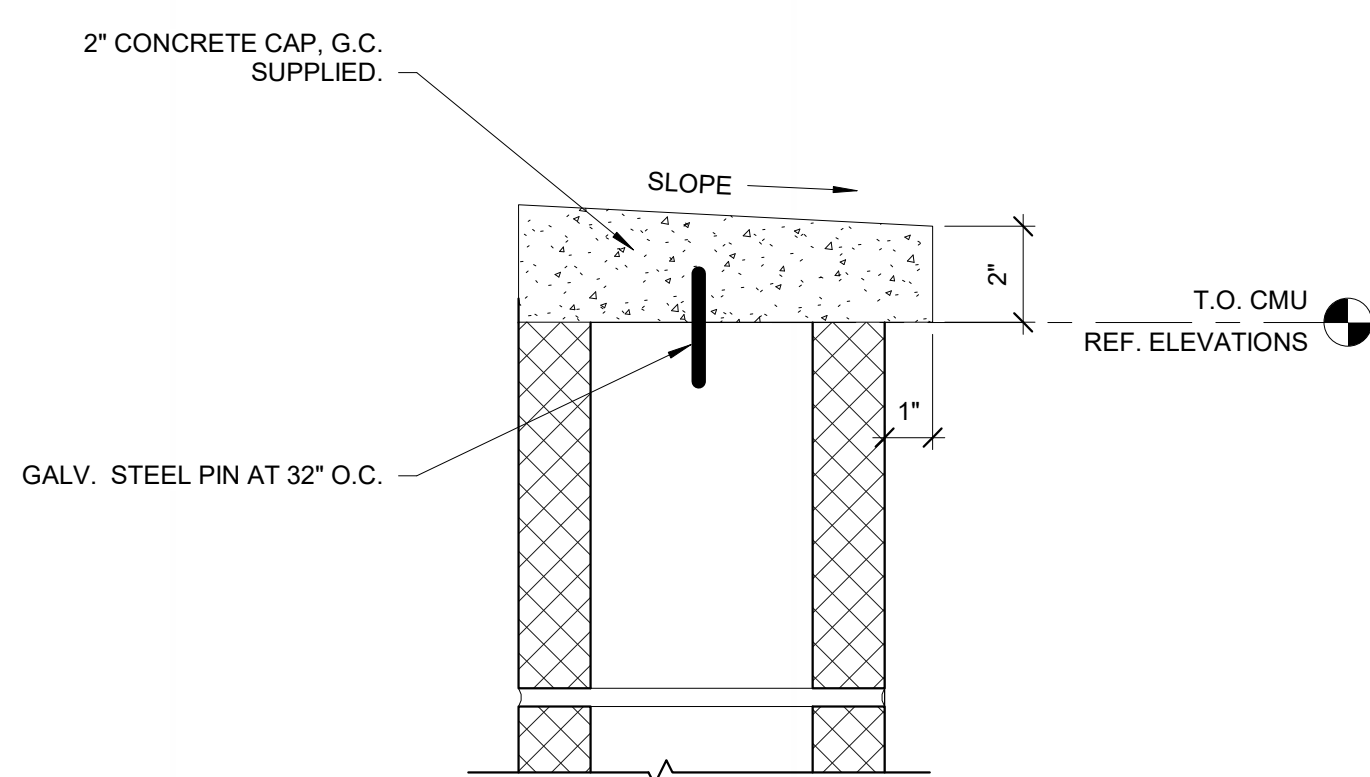
5 BOLLARD SECTION @ DUMPSTER
1/2" = 1'-0"



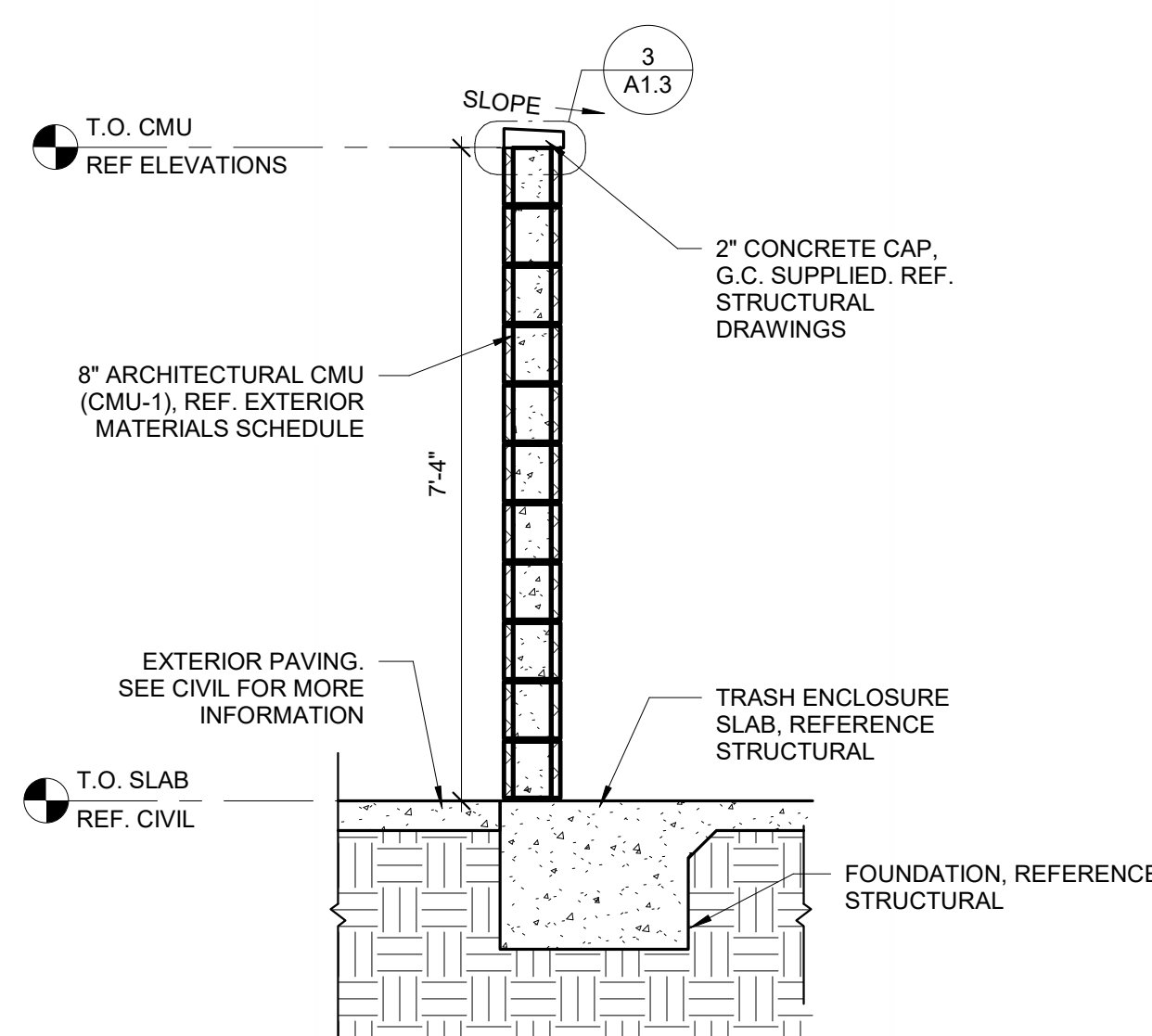
1 TRASH ENCLOSURE & DETAILS
3/8" = 1'-0"



4 GATE BOLLARD DETAIL
1/2" = 1'-0"



3 DETAIL - COPING
3" = 1'-0"



2 DUMPSTER ENCL. WALL SECTION
1/2" = 1'-0"

SITE ADAPT ARCHITECT
TO UPDATE.

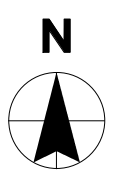
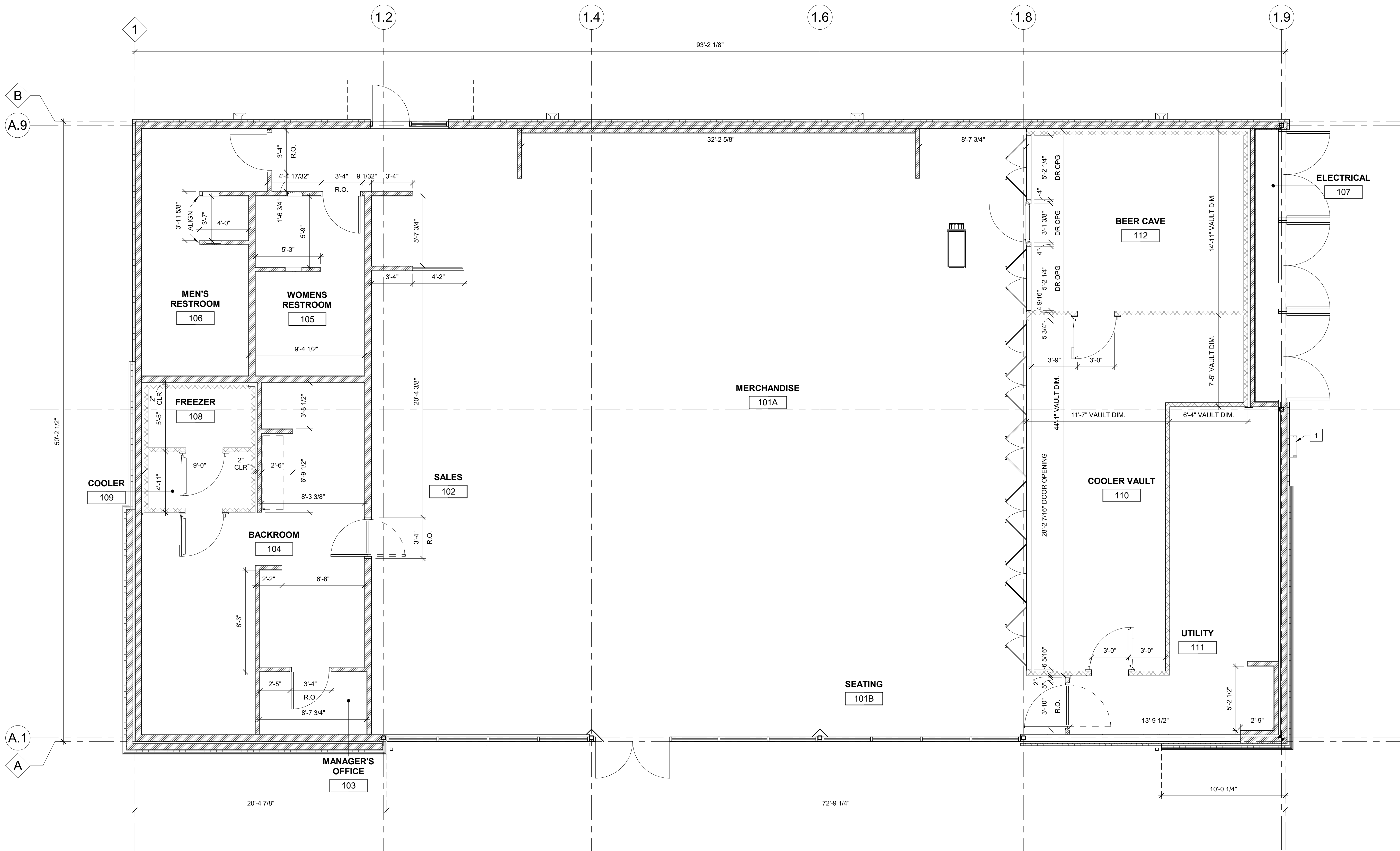


DESIGNER NOTE: UPDATE POST
FOUNDATION PER STRUCTURAL PLANS.

DESIGNER NOTE: UPDATE POST
FOUNDATION PER STRUCTURAL PLANS.

DESIGNER NOTE:
STRUCTURAL ENGINEER SHALL DESIGN AND DETAIL
TRASH ENCLOSURE SLAB AND FOUNDATION.
COORDINATE WITH STRUCTURAL PLANS ON EXTENT
AND SIZE OF SLAB AND FOUNDATION.

No.	Description	Entirety Resubmit	Date
0			04/12/26
7-ELEVEN: 9350-CST 2026-01			
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7-ELEVEN 9350 CST 13711 CENTRAL AVE, CHINO CA 91710			
TRASH ENCLOSURE & DETAILS			
JOB #: Project Number SCALE: As indicated DATE: Issue Date DRAWN BY: Author CHECKED BY: Checker			
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PRELIMINARY DRAWINGS DESIGN INTENTIONAL CONSTRUCTION			
SHEET: A1.3			



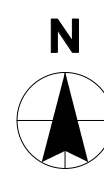
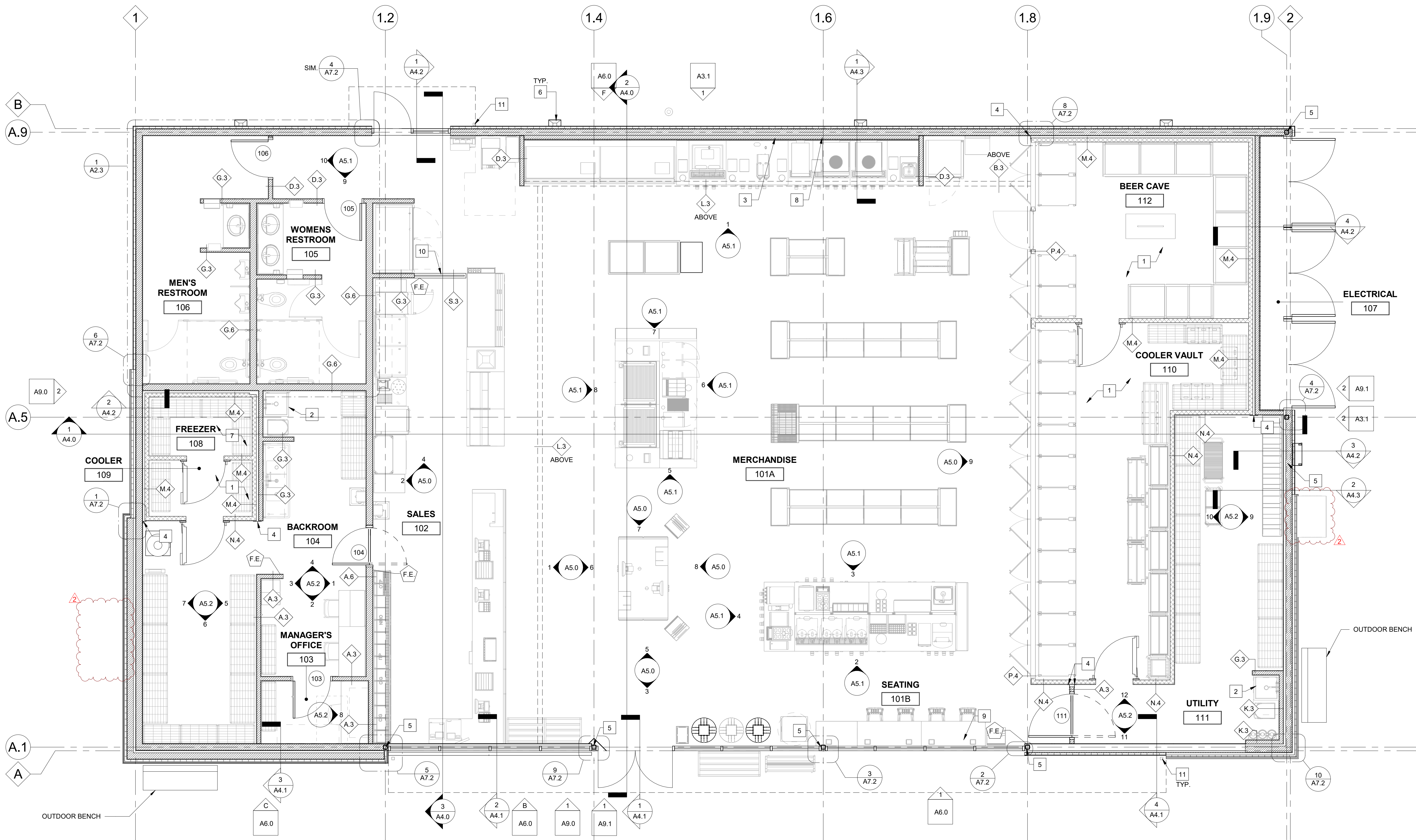
1 DIMENSIONED FLOOR PLAN
1/4" = 1'-0"

GENERAL NOTES	
A.	CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
B.	GENERAL CONTRACTOR SHALL VERIFY ALL BUILDING DIMENSIONS, AND SITE GRADES PRIOR TO START OF WORK.
C.	VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
D.	EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FACE OF STRUCTURAL SHEATHING OR CMU BLOCK UNLESS NOTED OTHERWISE.
E.	ALL INTERIOR WALL DIMENSIONS ON THE PLANS UNLESS OTHERWISE NOTED ARE TO FINISH FACE OF SUBSTRATE.
F.	CONTRACTOR TO PROVIDE AND INSTALL WOOD BLOCKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES.
G.	ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
H.	REFER TO SHEET A2.2 FOR INTERIOR PARTITION TYPES AND DETAILS.

KEYNOTES	
1	ROOF ACCESS LADDER. REFER TO DETAILS ON A7.1 FOR ATTACHMENT AND ASSOCIATED BLOCKING REQUIREMENTS

WALL LEGEND	
	METAL STUD WALL
	COOLER WALL

--	--



1 REFERENCE PLAN
1/4" = 1'-0"

GENERAL NOTES

- CONTRACTORS SHALL NOT SCALE THESE DRAWINGS. IN THE EVENT OF OMISSION OF NECESSARY DIMENSIONS THE CONTRACTORS SHALL NOTIFY THE CONSTRUCTION PROJECT MANAGER.
- VERIFY SIZE, LOCATION, AND CHARACTERISTICS, OF ALL WORK AND EQUIPMENT TO BE FURNISHED BY OWNER OR OTHERS, WITH THE MANUFACTURER OR SUPPLIER BEFORE ANY CONSTRUCTION PERTAINING TO SAME IS BEGUN.
- CONTRACTOR TO PROVIDE AND INSTALL WOOD BLOCKING FOR WALL HUNG FIXTURES AND TOILET ACCESSORIES
- ALL DOORS SHALL BE KEYLESS IN DIRECTION OF EGRESS.
- FIRE EXTINGUISHER, # 10 CLASS ABC WITH UL RATING 4A-60BC. SURFACE MOUNTED ON WALL MAX. 5'-0" A.F.F. WITH MANUFACTURERS ALL STEEL WALL BRACKET. JL INDUSTRIES INC. (COSMIC 10E) OR APPROVED EQUAL WITH INSPECTION TAG AS REQUIRED BY LOCAL CODES.
- CONTRACTOR TO INSTALL COAT HOOKS FOR EMPLOYEES. REFERENCE SHEET EQ-1 ITEM 220. INSTALL 2 IN OFFICE AND 3 IN BACKROOM. LOCATION TO BE DETERMINED BY CONSTRUCTION PROJECT MANAGER. SEE DOOR HARDWARE SCHEDULES.
- G.C. TO FURNISH AND INSTALL RIS BACKBOARD AT ISP DESK. REFERENCE 1/A5.2 FOR ADDITIONAL INFORMATION.
- REFER TO SHEET A2.2 FOR INTERIOR PARTITION TYPES AND DETAILS.

KEYNOTES

- PRE-FABRICATED COOLER WALLS, CEILING, FLOOR, DOORS AND RACKS. MAINTAIN 2" AIR SPACE BETWEEN COOLER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
- MOP SINK; REFERENCE PLUMBING.
- PROVIDE SPACE IN WALL FOR EQUIPMENT REFRIGERANT LINES TO RECESSED WALL CHASE, REF. INTERIOR ELEVATIONS FOR LOCATIONS.
- SST VERTICAL CLOSURE STRIP. REF. DETAIL ON SHEET A7.2
- STEEL COLUMN; REFERENCE STRUCTURAL SHEETS.
- DOWNSPOUT; REFERENCE ELEVATIONS SHEET A3.1.
- PRE-FABRICATED FREEZER WALLS, CEILING, FLOOR, DOORS AND RACKS. RECESS IN SLAB PER STRUCTURAL DRAWINGS AND MAINTAIN 2" AIR SPACE BETWEEN FREEZER AND ADJACENT WALLS PER MANUFACTURERS SPECIFICATIONS. CONTRACTOR TO FIELD VERIFY DIMENSIONS WITH PROJECT MANAGER.
- PROVIDE SPACE IN WALL FOR SYRUP LINE BUNDLES TO (2) RECESSED STAINLESS STEEL WALL CHASES FOR HOUSING CO2, SWEETENER AND SYRUP LINES FOR POST MIX, FUS, TEA AND SLURPEE MACHINES. REF. A5.1 AND M2.0 FOR ADDITIONAL INFORMATION.
- PAINT ALL CONDUIT TO LEAN BAR PANTONE 4000C; TYP.
- 3/8" TEMPERED GLAZING TO BE ATTACHED TO TOP OF PARTIAL HEIGHT WALL AND SIDE WALL WITH 5/8" STAINLESS U-CHANNEL. REF. INTERIOR ELEVATIONS FOR HEIGHT A.F.F. AND DETAIL ON A7.3 FOR ATTACHMENT.
- AWNING DOWNSPOUT; REFERENCE ELEVATIONS SHEET A3.1

No.	Description	Date
1	7-ELEVEN, INC	04/12/20
2	7-ELEVEN 9350 CST	07/15/20
3	13711 CENTRAL AVE. CHINO CA 91710	
4	REFERENCE PLAN	

7-ELEVEN, INC
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13711 CENTRAL AVE. CHINO CA 91710
REFERENCE PLAN



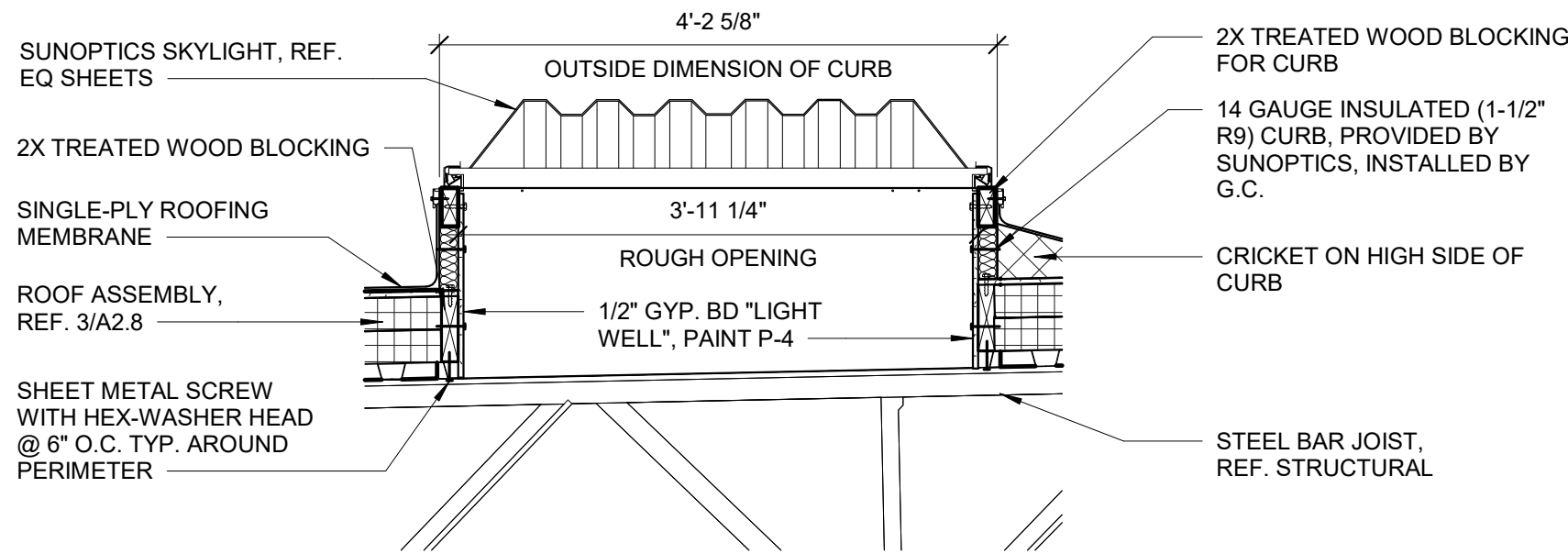
JOB #: Project Number
SCALE: 1/4" = 1'-0"
DATE: Issue Date
DRAWN BY: Author
CHECKED BY: Checker

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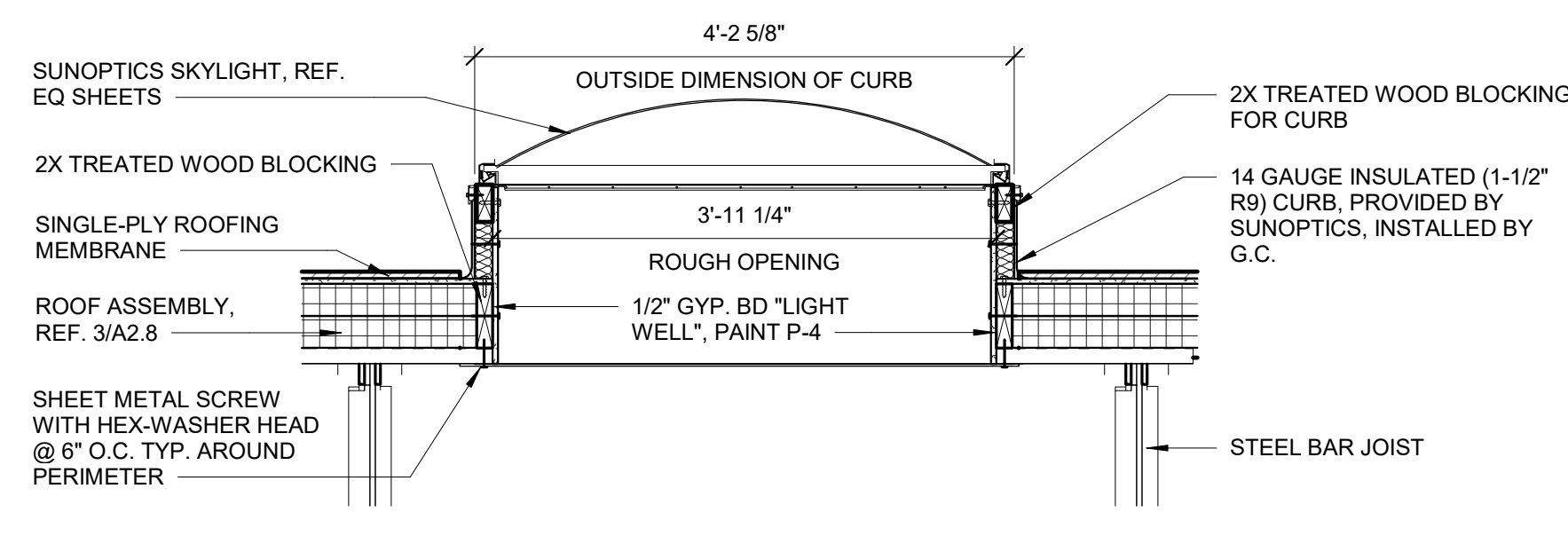


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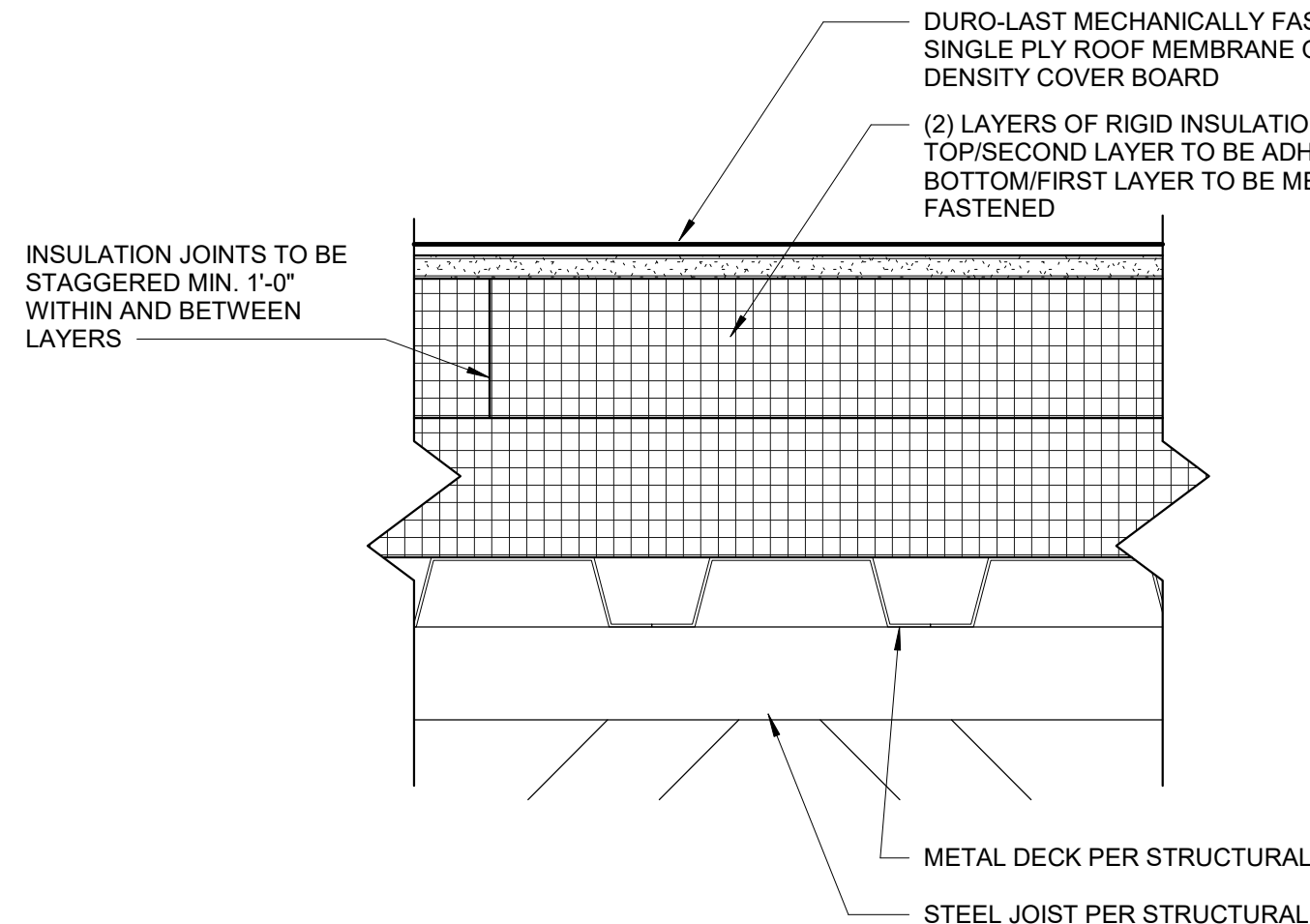
A2.1



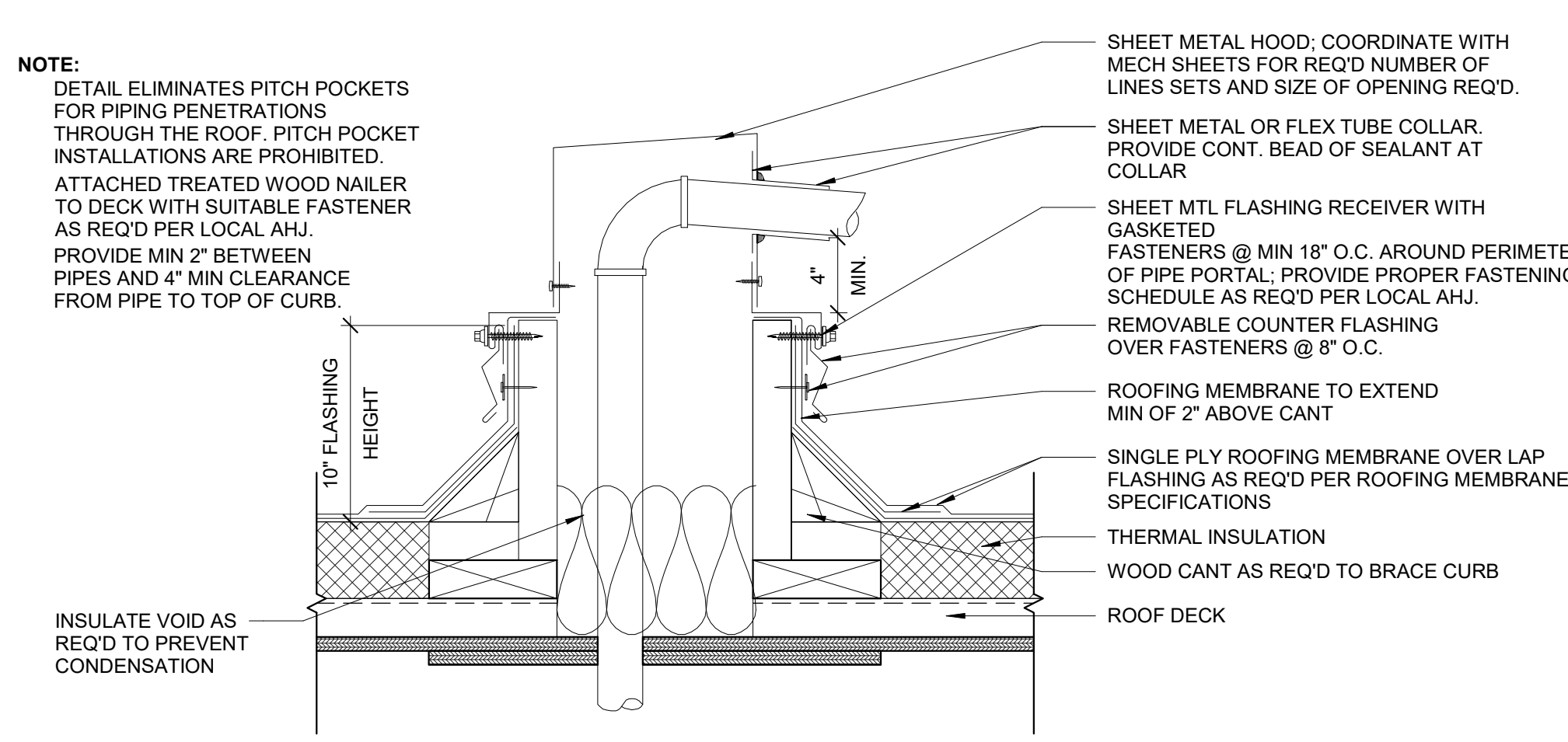
5 SKYLIGHT CROSS SECTION
3/4" = 1'-0"



4 SKYLIGHT SECTION
3/4" = 1'-0"



3 ROOF SYSTEM ASSEMBLY
3" = 1'-0"

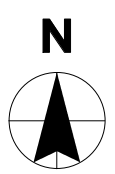
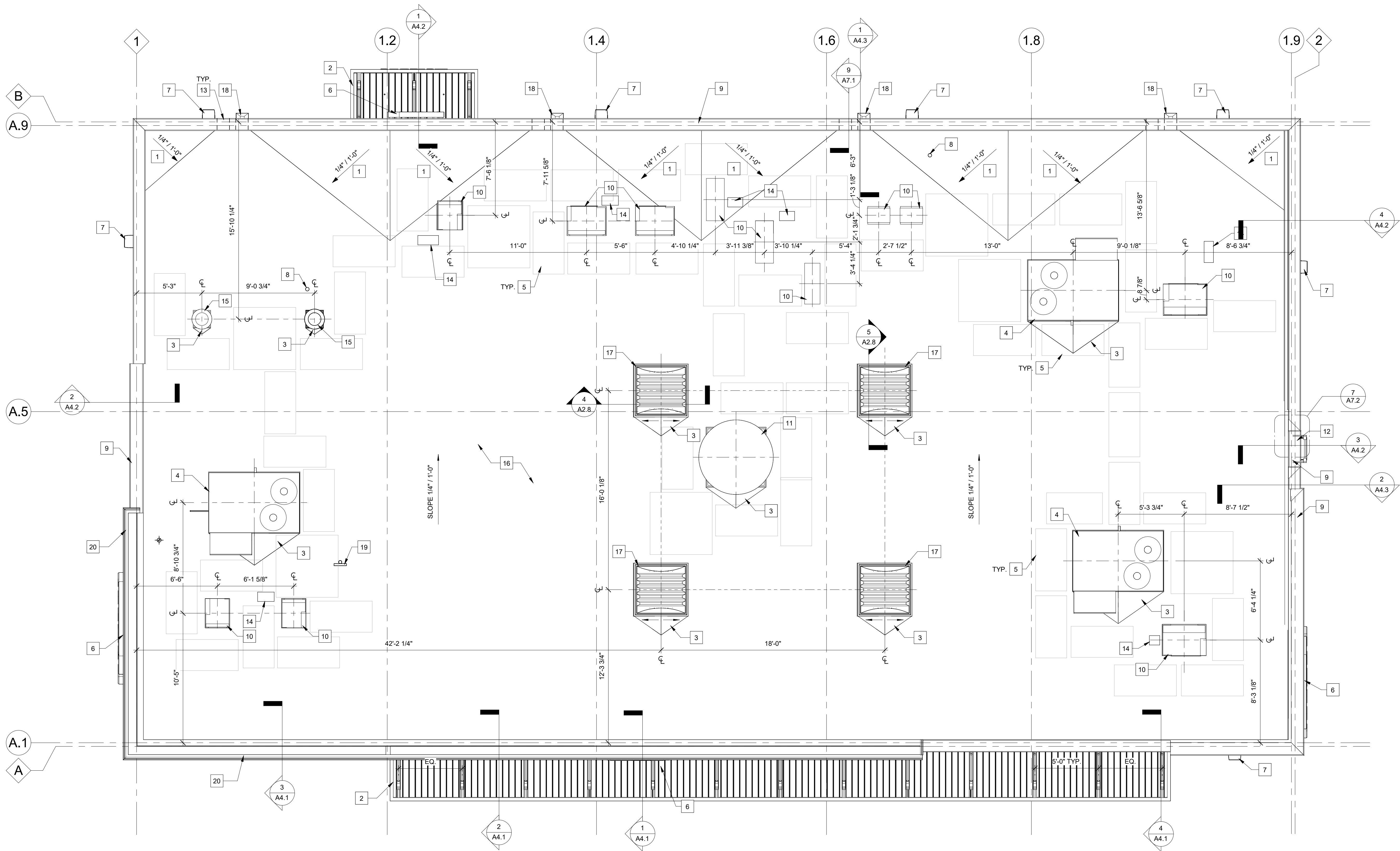


2 DETAIL - REFRIGERANT PIPE PORTAL
1 1/2" = 1'-0"

ROOF DRAIN VERTICAL REQUIREMENT	
LOCATION: CHINO, CA 3" PRECIPITATION ON WETTEST MONTHS	
MAIN ROOF = 4,451 SF WITH 4" PIPE SIZE, (1) DOWNSPOUTS WOULD BE REQUIRED. (4) DOWNSPOUTS ARE BEING PROVIDED FOR THE MAIN ROOF.	
CANOPY ROOF AT MAIN ENTRY = 199 SF WITH 4" PIPE SIZE, (1) DOWNSPOUT WOULD BE REQUIRED. (1) INTERNAL DOWNSPOUT IS BEING PROVIDED FOR THE CANOPY ROOF.	
CANOPY ROOF AT REAR ENTRY = 34 SF WITH 4" PIPE SIZE, (1) DOWNSPOUT WOULD BE REQUIRED. (1) INTERNAL DOWNSPOUT IS BEING PROVIDED FOR THE CANOPY ROOF.	

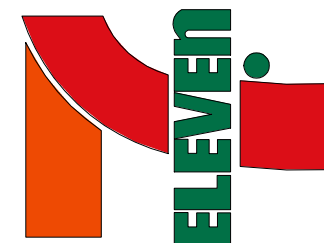
CALCULATE AREA DRAINAGE BY ROOF DRAIN SIZE AT VARIOUS RAINFALL RATES											
DRAIN OUTLET SIZE		HOURLY RAINFALL (in inches)									
PIPE SIZE (inches)	OPEN AREA (sq. inches)	1	1.5	2	2.5	3	4	5	6	7	8
ROOF AREA SQUARE FOOTAGE											
2	3.14	2,880	1,920	1,440	1,150	960	720	575	480	410	360
3	7.06	8,880	5,860	4,440	3,520	2,930	2,200	1,760	1,470	1,260	1,100
4	12.56	18,400	12,700	9,200	7,360	6,130	4,600	3,680	3,070	2,630	2,300
5	19.60	34,600	23,050	17,300	13,840	11,530	8,650	6,920	5,765	4,945	4,325
6	28.30	54,000	36,000	27,000	21,600	18,000	13,500	10,800	9,000	7,715	6,750
8	50.25	116,000	77,400	58,000	46,400	38,660	29,000	23,200	19,315	16,570	14,500

GENERAL NOTES	
A.	CONTRACTOR TO RESERVE SPECIFIED MAPES CANOPY UPON BEING AWARDED THE BID TO ENSURE AVAILABILITY AND TIMELY INSTALLATION. SUBSTITUTIONS ARE NOT PERMITTED.
KEYNOTES	
1	CRICKET W/ TAPERED INSULATION TYP
2	PRE-FAB METAL CANOPY WITH TIE-BACKS BY CANOPY VENDOR. COORDINATE LOCATION OF TIE-BACKS AND REED BLOCKING WITH CANOPY VENDOR.
3	PROVIDE TAPERED INSULATION CRICKET AT ALL ROOFTOP EQUIPMENT AS INDICATED. SLOPE 1/4" MINIMUM FOR POSITIVE DRAINAGE.
4	RTU REF MECHANICAL SHEETS.
5	WALKING PAD TO BE A MINIMUM 30" AROUND MECHANICAL UNIT.
6	INTERNALLY ILLUMINATED BUILDING SIGN BY SIGNAGE VENDOR. REF. SHEET A3.2 FOR ADDITIONAL INFORMATION
7	EXTERIOR WALL MOUNT LED FIXTURE.
8	PLUMBING VENT; REF PLUMBING SHEETS.
9	PRE-FINISHED METAL COPING. REF. SHEET A6.1.
10	REMOTE CONDENSER. REF. MECHANICAL.
11	GRAVITY VENTILATOR. REF. MECHANICAL.
12	ROOF ACCESS REF. MATERIAL SCHEDULE.
13	OVERFLOW SCUPPER; TO BE 2" ABOVE PRIMARY DRAIN SYSTEM.
14	REFRIGERANT PIPE PORTAL. RE: 2/A2.8.
15	EXHAUST FAN; REF PLUMBING SHEETS.
16	SINGLE PLY ROOFING OVER 1/2" COVER BOARD OVER R-30 MIN. RIGID INSULATION; REF. SHEET A6.1 (MR-1).
17	SUNOPTICS PRISMATIC SKYLIGHT, 4040 SIGNATURE SERIES. TYP.
18	PRE-FINISHED METAL SCUPPER AND DOWNSPOUT. REF. PAINT SCHEDULE.
19	CELL ANTENNA MAST. REF. STRUCTURAL SHEETS AND E1.3 FOR ADDITIONAL INFORMATION AND DETAILING.
20	PRE-FINISHED METAL COMPRESSION EDGE. REF. SHEET A6.1.



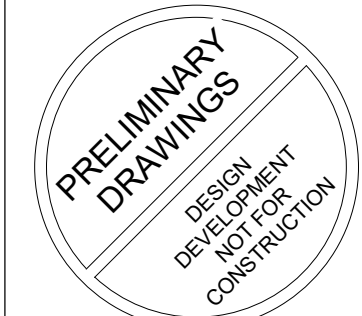
1 ROOF PLAN
1/4" = 1'-0"

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3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13111 CENTRAL AVE, CHINO CA 91710



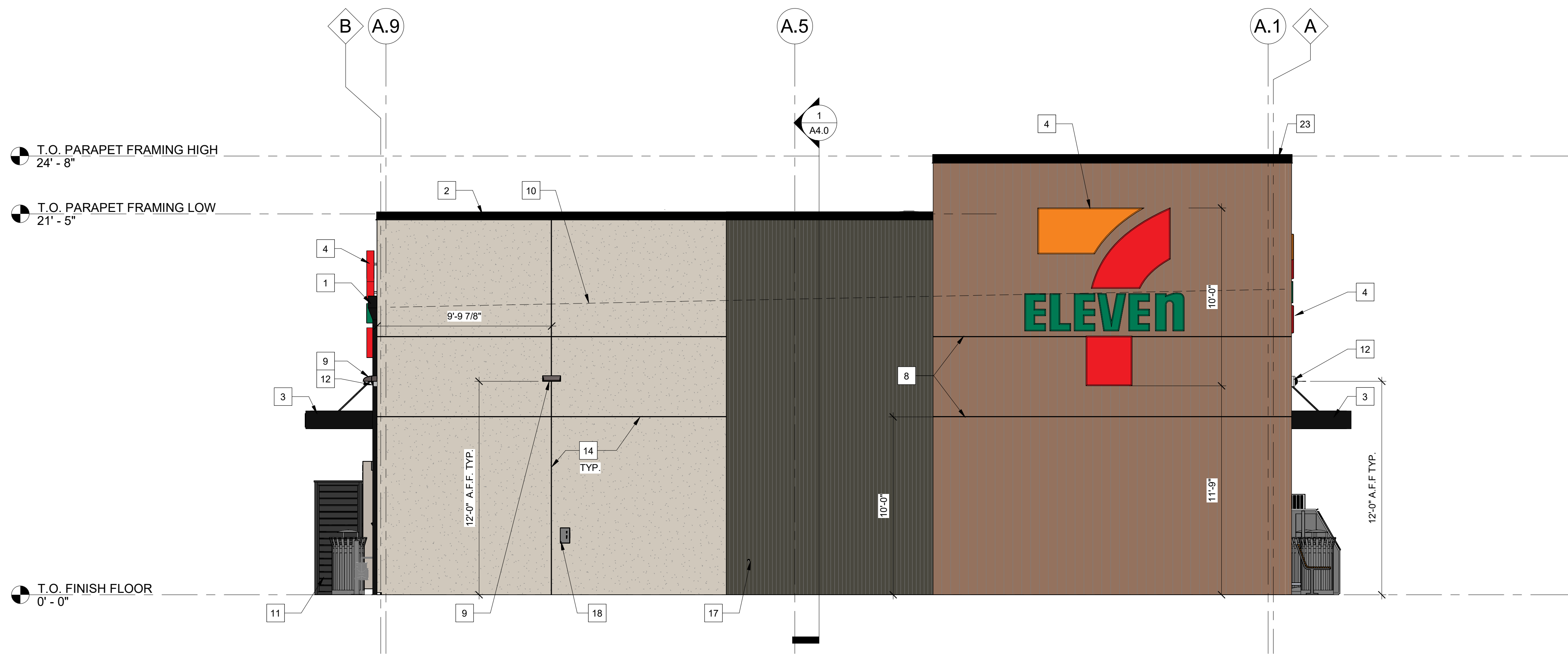
JOB #: Project Number
SCALE: As indicated
DATE: Issue Date
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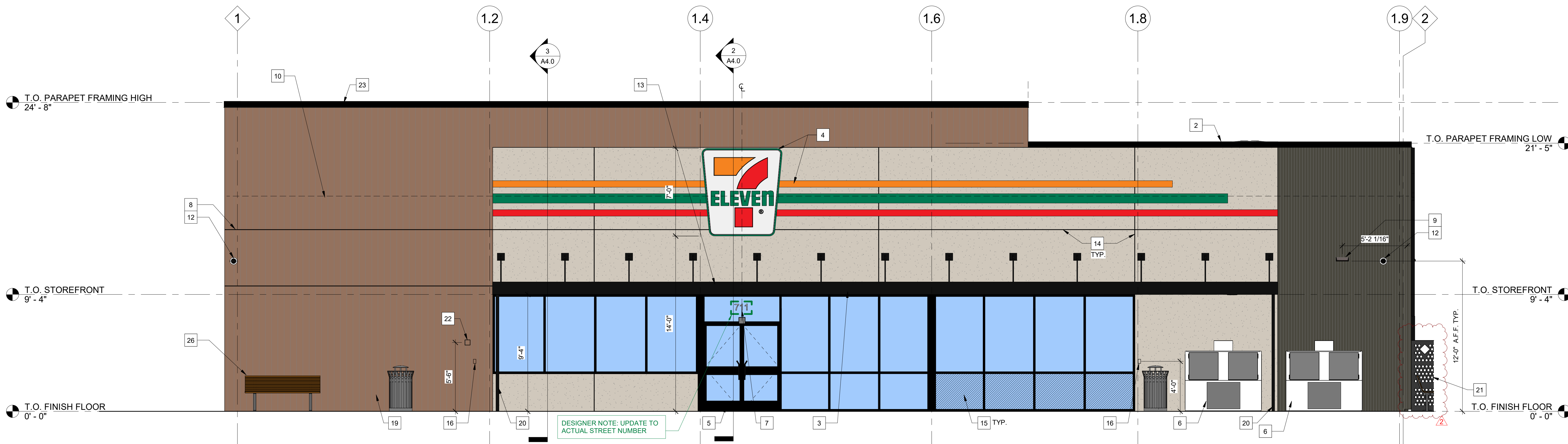


SHEET:

A2.8



2 EXTERIOR BUILDING - NORTH
1/4" = 1'-0"



1 EXTERIOR BUILDING - WEST
1/4" = 1'-0"

GENERAL NOTES	
A.	SIGNAGE UNDER SEPARATE PERMIT AND SHOWN FOR GENERAL REFERENCE AND COORDINATION PURPOSES ONLY. REFER TO APPROVED SIGNAGE DRAWINGS BY SIGNAGE COMPANY.
B.	CONTRACTOR TO SUPPLY REQUIRED POWER AND CONNECTION TO ALL SIGNAGE. COORDINATE WITH SIGNAGE COMPANY.
C.	REFER TO EXTERIOR FINISH SCHEDULE ON SHEET A6.1 FOR ALL EXTERIOR FINISHES AND COLORS.
D.	REFER TO SHEET A6.0 FOR ALL ALUMINUM STOREFRONT FRAMING AND GLAZING INFORMATION AND DETAILS.

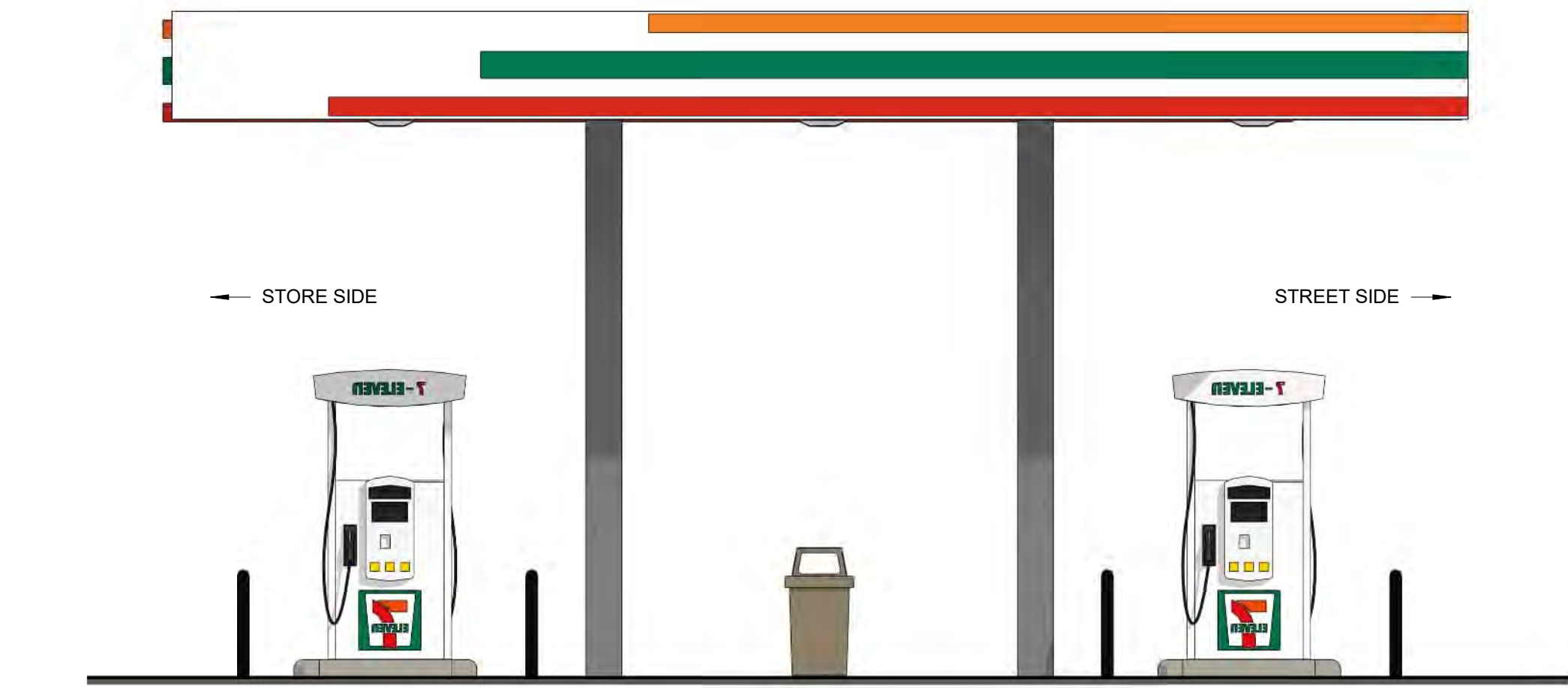
KEYNOTES	
1	PRE-FINISHED COMMERCIAL GRADE METAL SCUPPER, COLLECTION BOX AND DOWNSPOUT - REF. TO EXTERIOR FINISH SCHEDULE. REF. CIVIL FOR CONNECTION TO STORM SYSTEM.
2	20 GA. PRE-FINISHED METAL COPING, REF. TO EXTERIOR FINISH SCHEDULE.
3	PRE-FAB METAL CANOPY, REF. TO EXTERIOR FINISH SCHEDULE.
4	INTERNALLY ILLUMINATED SIGNAGE BY SIGNAGE VENDOR, PROVIDE BLOCKING AS REQUIRED FOR THRU-BOLT CONNECTIONS, REF. ELECTRICAL FOR POWER REQUIREMENTS. PROTOTYPICAL SIGNAGE SHOWN ON ELEVATIONS. REFER TO SITE SPECIFIC BRAND BOOK FOR SIGN LOCATION AND SIZE.
5	EXTERIOR ALUMINUM STOREFRONT DOOR AND FRAME, TYP., REF. SHEET A6.0.
6	ICE MERCHANTISER (3RD PARTY VENDOR), UNIT SHALL NOT BLOCK STOREFRONT. UNIT PLACED AGAINST WALL.
7	6" WHITE VINYL STREET ADDRESS, REF. SHEET EQ-1.0
8	NICHIHA HORIZONTAL COMPRESSION JOINT
9	WALL PACK, SEE ELECTRICAL
10	ROOF LINE BEYOND, TYP.
11	CO2 TANK/CAGE
12	SECURITY CAMERA, REF. ELECTRICAL LOW VOLTAGE PLAN FOR ADDITIONAL INFORMATION.
13	VINYL SIGNAGE BY SIGNAGE VENDOR.
14	EIFS AESTHETIC REVEAL, LOCATE AS INDICATED ON ELEVATIONS.
15	3M WINDOW FILM AT LEAN BAR, REF. EQ SHEETS.
16	EMERGENCY SHUT-OFF FOR FUEL DISPENSERS MOUNTED AT 48" A.F.F.
17	HOSE BIB, REF. PLUMBING.
18	ELECTRICAL OUTLET MOUNTED AT 40" A.F.F. FOR FUTURE AMAZON LOCKERS, REF. ELECTRICAL.
19	EXTERIOR ELECTRICAL OUTLET MOUNTED AT 24" A.F.F., REF. ELECTRICAL.
20	PRE-FINISHED CANOPY DOWNSPOUT TO MATCH CANOPY FINISH (MATTE BLACK) AND TIE INTO STORM SYSTEM, TYP. REF. CIVIL DRAWINGS FOR STORM CONNECTION.
21	PROPANE (3RD PARTY VENDOR)
22	KNOX BOX, FINAL LOCATION TO BE DETERMINED BY FIRE CODE OFFICIAL.
23	PRE-FINISHED METAL COMPRESSION EDGE, REF. SHEET A6.1.
26	OUTDOOR BENCH

Date	06/14/26	07/15/26
Exhibits	Revised	Initial
No.	0	2
7-ELEVEN: 9350-CST 2026-01		
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063		
7-ELEVEN 9350 CST 13111 CENTRAL AVE, CHINO CA 91710		
EXTERIOR ELEVATIONS		
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JOB #:	Project Number	1/4" = 1'-0"
SCALE:	Issue Date	Author
DATE:	DRAWN BY:	Checker
PRELIMINARY DRAWINGS FOR INFORMATION CONSTRUCTION		
SHEET: A3.0		

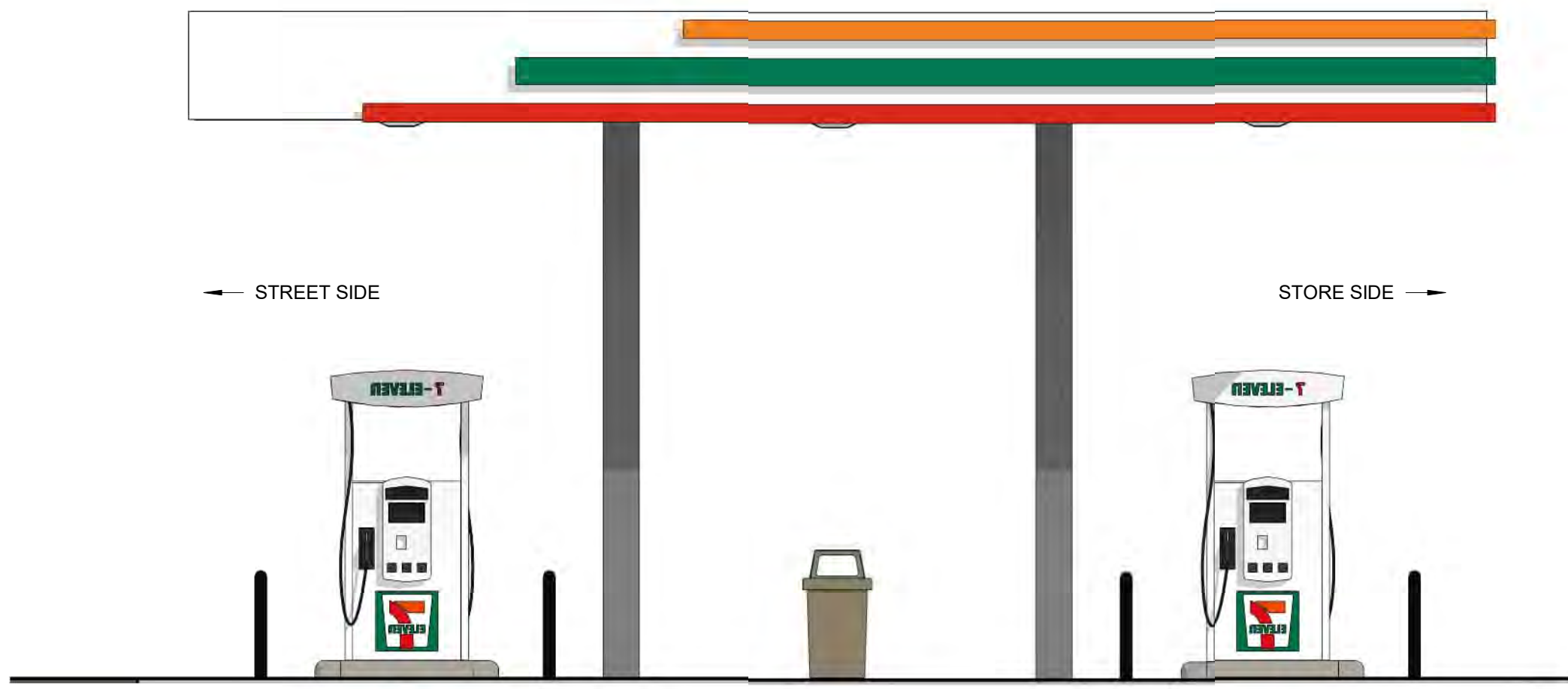


KEYNOTES		X
1	PRE-FINISHED COMMERCIAL GRADE METAL SCUPPER, COLLECTION BOX AND DOWNSPOUT - REF. TO EXTERIOR FINISH SCHEDULE. REF. CIVIL FOR CONNECTION TO STORM SYSTEM.	
2	20 GA. PRE-FINISHED METAL COPING, REF. TO EXTERIOR FINISH SCHEDULE	
3	PRE-FAB METAL CANOPY; REF TO EXTERIOR FINISH SCHEDULE.	
4	INTERNALLY ILLUMINATED SIGNAGE BY SIGNAGE VENDOR. PROVIDE BLOCKING AS REQUIRED FOR THRU-BOLT CONNECTIONS. REF. ELECTRICAL FOR POWER REQUIREMENTS. PROTOTYPICAL SIGNAGE SHOWN ON ELEVATIONS. REF TO SITE SPECIFIC BRAND BOOK FOR SIGN LOCATION AND SIZE.	
5	EXTERIOR ALUMINUM STOREFRONT DOOR AND FRAME, TYP., REF. SHEET A6.0.	
6	RTU, REF. MECHANICAL.	
7	PAINt ALL EXPOSED UTILITIES P-1.	
8	EXTERIOR HM DOOR AND FRAME, TYP. REF. SHEET A6.0.	
9	ROOF ACCESS LADDER WITH OPTIONAL MOUNTING BASE, BLACK POWDER COAT FINISH. REF. DETAILS FOR ADDITIONAL INFORMATION.	
10	NICHHA FINISH TO WRAP END OF PARAPET WALL	
11	WALL PACK, SEE ELECTRICAL	
12	ROOF LINE BEYOND, TYP.	
13	CO2 TANK/CAGE	
14	EIFS AESTHETIC REVEAL. LOCATE AS INDICATED ON ELEVATIONS.	
15	SECURITY CAMERA. REF. ELECTRICAL LOW VOLTAGE PLAN FOR ADDITIONAL INFORMATION.	
16	OVERFLOW SCUPPER, TO BE 2" ABOVE PRIMARY DRAIN SYSTEM, TYP.	
17	GAS METER	
18	LOCKING SECURITY DOOR. REFER MANUF. SPECS.	
19	6" WHITE VINYL STREET ADDRESS, REF. SHEET EQ1.0	
20	HOSE BIB, REF. PLUMBING.	
21	PRE-FINISHED CANOPY DOWNSPOUT TO MATCH CANOPY FINISH (MATTE BLACK) AND TIE INTO STORM SYSTEM, TYP. REF. CIVIL DRAWINGS FOR STORM CONNECTION.	
22	VINYL SIGNAGE BY SIGNAGE VENDOR.	
23	PRE-FINISHED METAL COMPRESSION EDGE, REF. SHEET A6.1.	
24	PROPANE (3RD PARTY VENDOR)	
25	WROPE EDGES OF PARAPET WALL IN BRAKE METAL, REF. DETAILS ON A7.2.	
26	OUTDOOR BENCH	

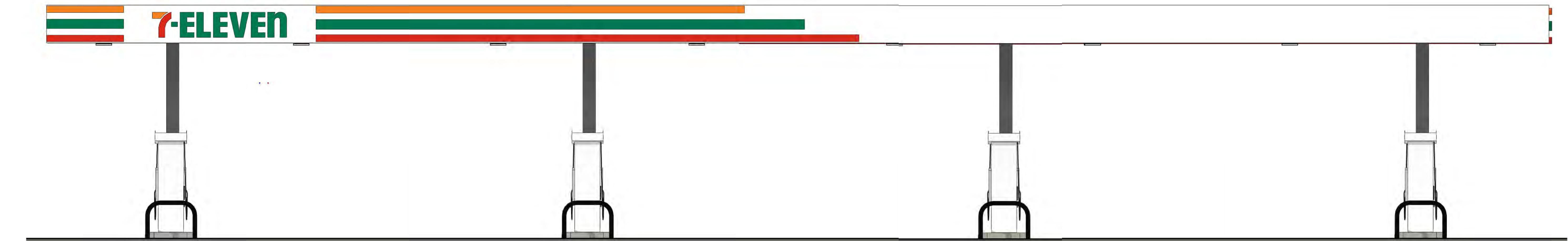
PRELIMINARY DRAWINGS DESIGN NOT FOR CONSTRUCTION	Documents prepared by A/E Firm are to be used only for the specific project and specific use only. No other use, reproduction, extension of use to other party, without the expressed, written consent of A/E Firm done at the request of A/E Firm is prohibited. If used in a way other than that intended, the user will hold A/E Firm harmless from all	JOB #: Project Number SCALE: 1/4" = 1'-0" DATE: Issue Date DRAWN BY: Author CHECKED BY: Checker	ELEVEN	7-ELEVEN, INC 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7- ELEVEN 9350 CST 15711 GREENVIEW, CHINA, GA 30170 EXTERIOR ELEVATIONS	No. 7-ELEVEN: 9350-CST 2026-01	Description Exteriors, Residential Exteriors, 3rd Residential	Date 04/14/2026 07/15/2026
					2		



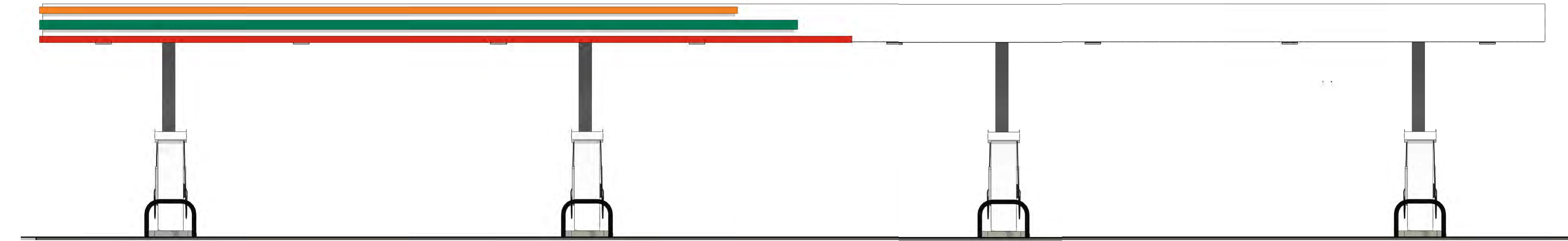
4 WINGED FUEL CANOPY - SOUTH
1/4" = 1'-0"



2 WINGED FUEL CANOPY - NORTH
1/4" = 1'-0"



3 WINGED FUEL CANOPY - EAST
1/4" = 1'-0"



1 WINGED FUEL CANOPY - WEST
1/4" = 1'-0"

EXTERIOR MATERIALS SCHEDULE					
CODE	DESCRIPTION	COLOR	MANUFACTURER	MODEL	COMMENTS
EIFS	EIFS	104 DOVER SKY	DRYVIT	OUTSULATION PLUS MD, SANDPEBBLE FINE TEXTURE, 7ELE 01 1022 ST	
FC-1	FIBER CEMENT PANELS - VINTAGEWOOD	CEDAR	NICHIHA	AWP 3030	VERTICAL INSTALLATION
CMU-1 ALTER NATE	8" INTEGRALLY-COLORED ARCHITECTURAL CMU	GF-125	WESTBROOK CONCRETE BLOCK	GROUND FACE CONCRETE MASONRY UNITS	EXPOSED CMU ONLY. MORTAR: SPEC MIX, PORTLAND CEMENT, "ANTIQUE WHITE" SM250. CAULK SEALANT: TREMCO, VULKEM 116, "STONE". NOTE: GC IS APPROVED TO SELECT CMU-1 OR CMU-1 ALTERNATE WITHOUT THE NEED FOR AN EXCEPTION REQUEST. BOTH ARE DEEMED EQUIVALENT. GC TO PROVIDES THE LOWEST COST, LEAD TIME AND SHIPPING COSTS AND BEST MEETS THE PROJECT REQUIREMENTS.
CMU-2	PRE-CAST CONCRETE CAP ALTERNATE		WESTBROOK CONCRETE BLOCK	2 1/2"H X 8 5/8"W	TRASH ENCLOSURE CONCRETE CAP
CMU-3	8" STANDARD ARCHITECTURAL CMU	NATURAL / GREY	TEXAS BUILDING PRODUCTS	8" CONCRETE MASONRY UNITS	ALL CONCEALED CMU LOCATIONS ONLY. NOTE: GC IS APPROVED TO SELECT CMU-3 OR CMU-3 ALTERNATE WITHOUT THE NEED FOR AN EXCEPTION REQUEST. BOTH ARE DEEMED EQUIVALENT. GC TO PROVIDES THE LOWEST COST, LEAD TIME AND SHIPPING COSTS AND BEST MEETS THE PROJECT REQUIREMENTS.
MT-1	EXPOSED FASTENER CORRUGATED METAL PANEL	BURNISHED SLATE	PAC-CLAD	7/8" 24 GAUGE CORRUGATED METAL PANEL	INSTALL VERTICALLY
MT-2	PRE-FINISHED METAL COPING & COMPRESSION EDGE	COAL BLACK	DURO-LAST	DURO-LAST #6052 & #3110	20 GA. PREFINISHED METAL PARAPET CAP
MT-3	PRE-FINISHED ALUMINUM CANOPY	MATTE BLACK	MAPES ARCHITECTURAL CANOPIES	MAPES SUPER LUMIDECK FLAT SOFT FIT CANOPY	MATTE BLACK BAKED ENAMEL WITH REAR GUTTER CONNECTIONS
MT-4	PRE-FINISHED ALUMINUM DOWNSPOUTS, SCUPPER & COLLECTION BOX	MATTE BLACK (32)	ATAS	COMMERCIAL GRADE WATER CONTROL	
MT-5	PRE-FINISHED LADDER	BLACK	ALACO LADDER CO.	FIXED WALL LADDER, MODEL 561 AND H300 SECURITY DOOR WITH POWDER COAT FINISH	
P-1	EXTERIOR UTILITIES, EXTERIOR HM DOORS & FRAMES	VERSATILE GRAY	SHERWIN WILLIAMS	SW6072	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
P-3	TRASH ENCLOSURE GATE, TRASH ENCLOSURE BOLLARDS & PIPING	TRICORN BLACK	SHERWIN WILLIAMS	SW6258	SEE PAINT SCHEDULE FOR ADDITIONAL INFORMATION
MR-1	MEMBRANE ROOFING SYSTEM	WHITE	DURO-LAST	WHITE 40MIL SINGLE-PLY PVC ROOFING MEMBRANE	
S-1	ALUMINUM STOREFRONT FRAMING	#29 BLACK	KAWNEER	451T VG	

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EXTERIOR ELEVATIONS - FUEL CANOPY

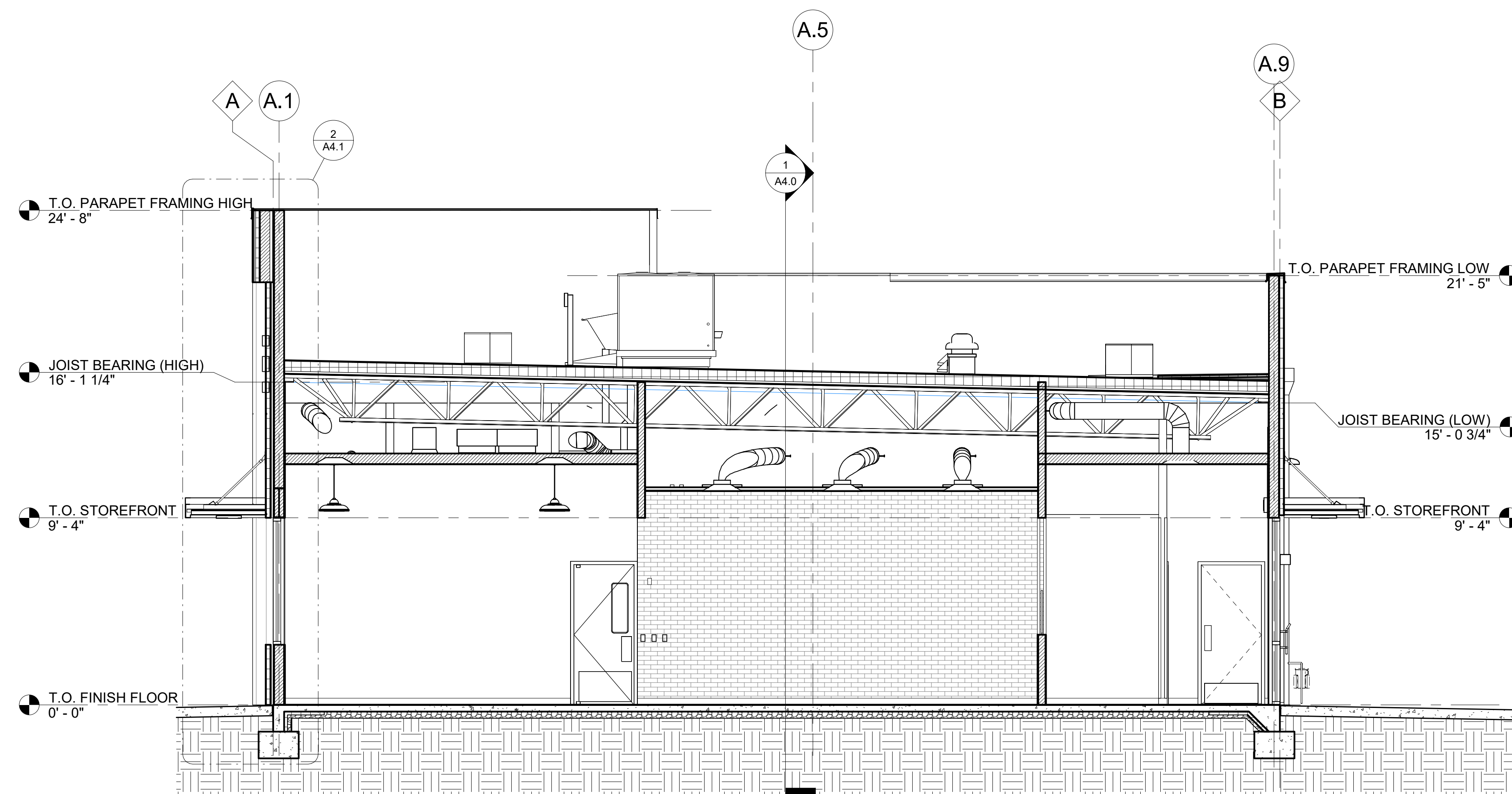
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JOB #: Project Number
SCALE: 1/4" = 1'-0"
DATE:
DRAWN BY:
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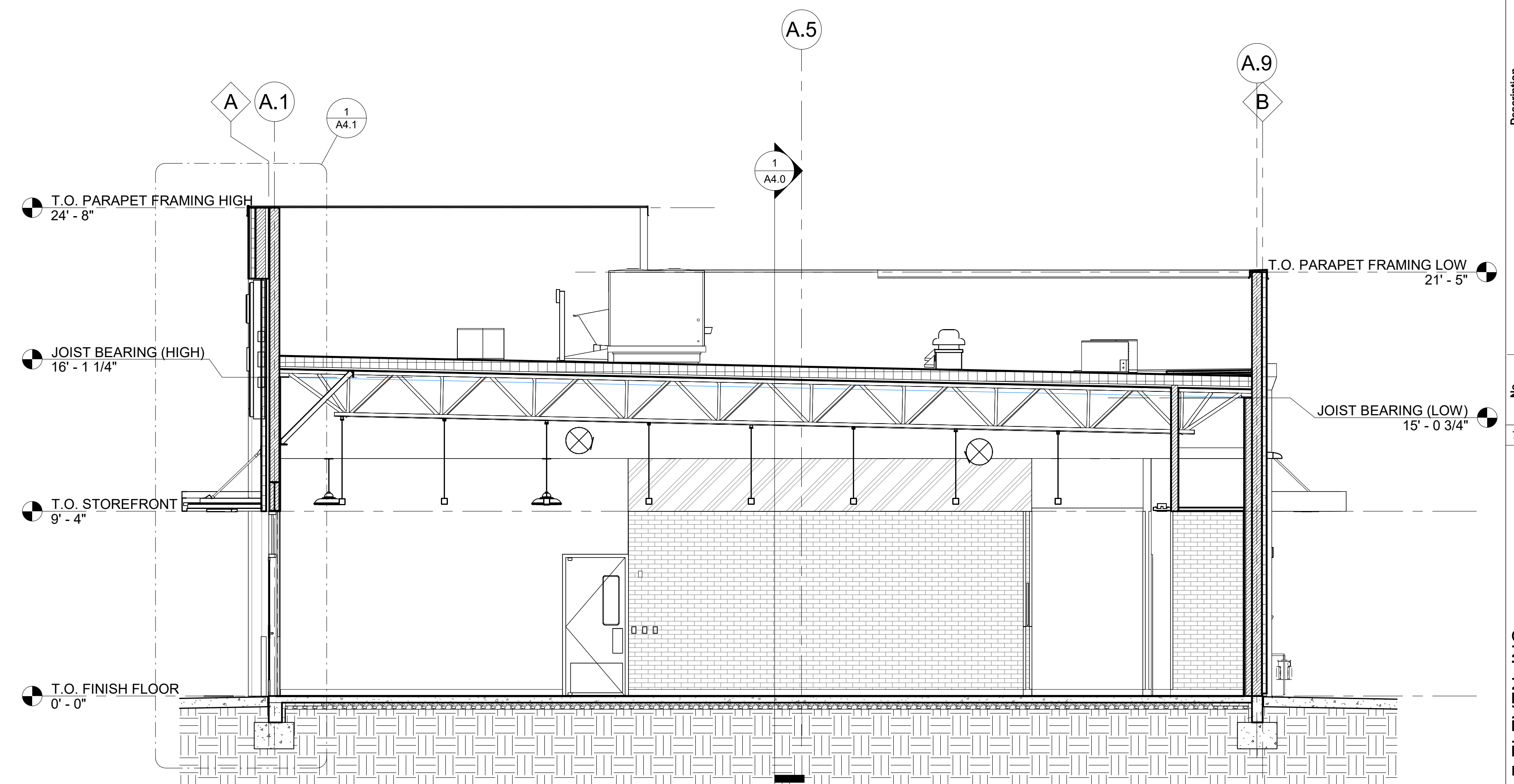
Issue Date
Author

PRELIMINARY
DRAWINGS
DESIGN
FOR
CONSTRUCTION

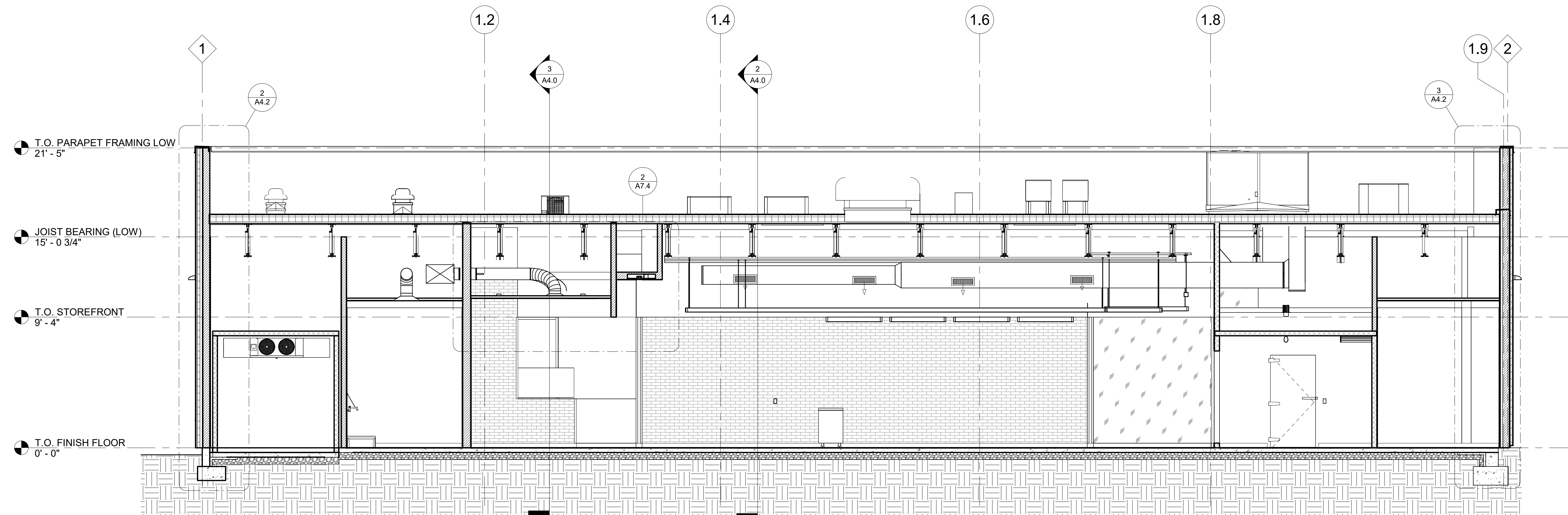
SHEET:
A3.4



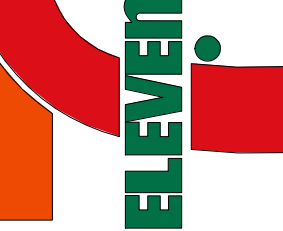
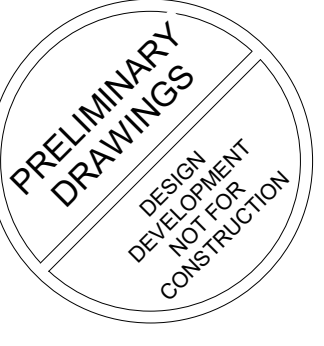
3 TRANSVERSE BUILDING SECTION
1/4" = 1'-0"



2 TRANSVERSE BUILDING SECTION
1/4" = 1'-0"



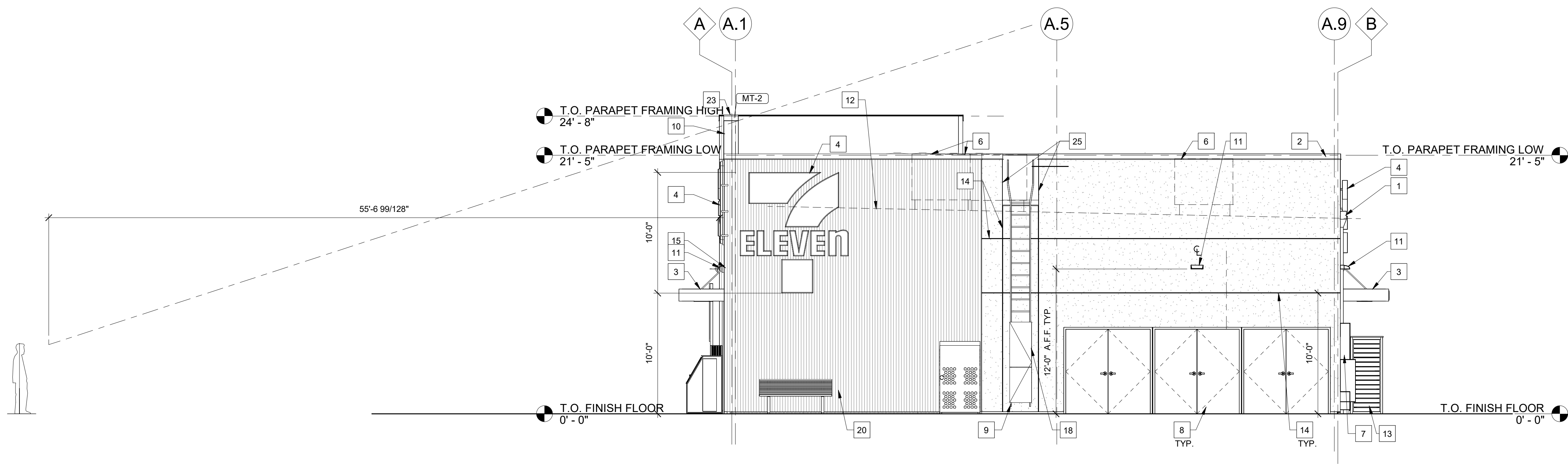
1 LONGITUDINAL BUILDING SECTION
1/4" = 1'-0"

Date	06/22/25
Description	Entertainment 2nd Residential
No.	1
7-ELEVEN: 9350-CST 2026-01	
7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063	
7-ELEVEN 9350 CST 13111 CENTRAL AVE, CHINO CA 91710	
BUILDING SECTIONS	
	
JOB #: Project Number	1/4" = 1'-0"
SCALE:	DATE:
DRAWN BY:	Issue Date
CHECKED BY:	Author
Checker	
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SHEET:	
A4.0	

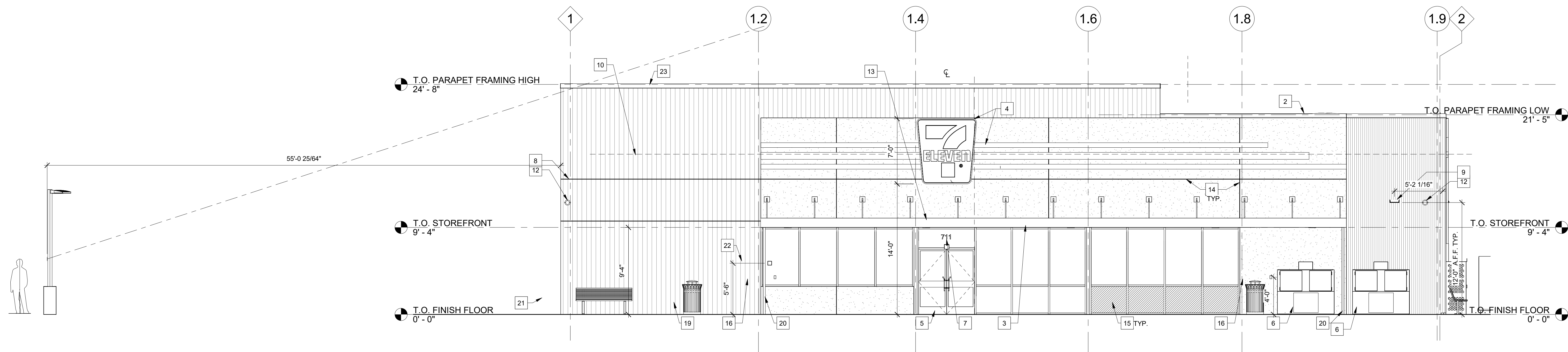


HEET:

A9.0



2 EXTERIOR BUILDING - SOUTH SITE VIEW
3/16" = 1'-0"



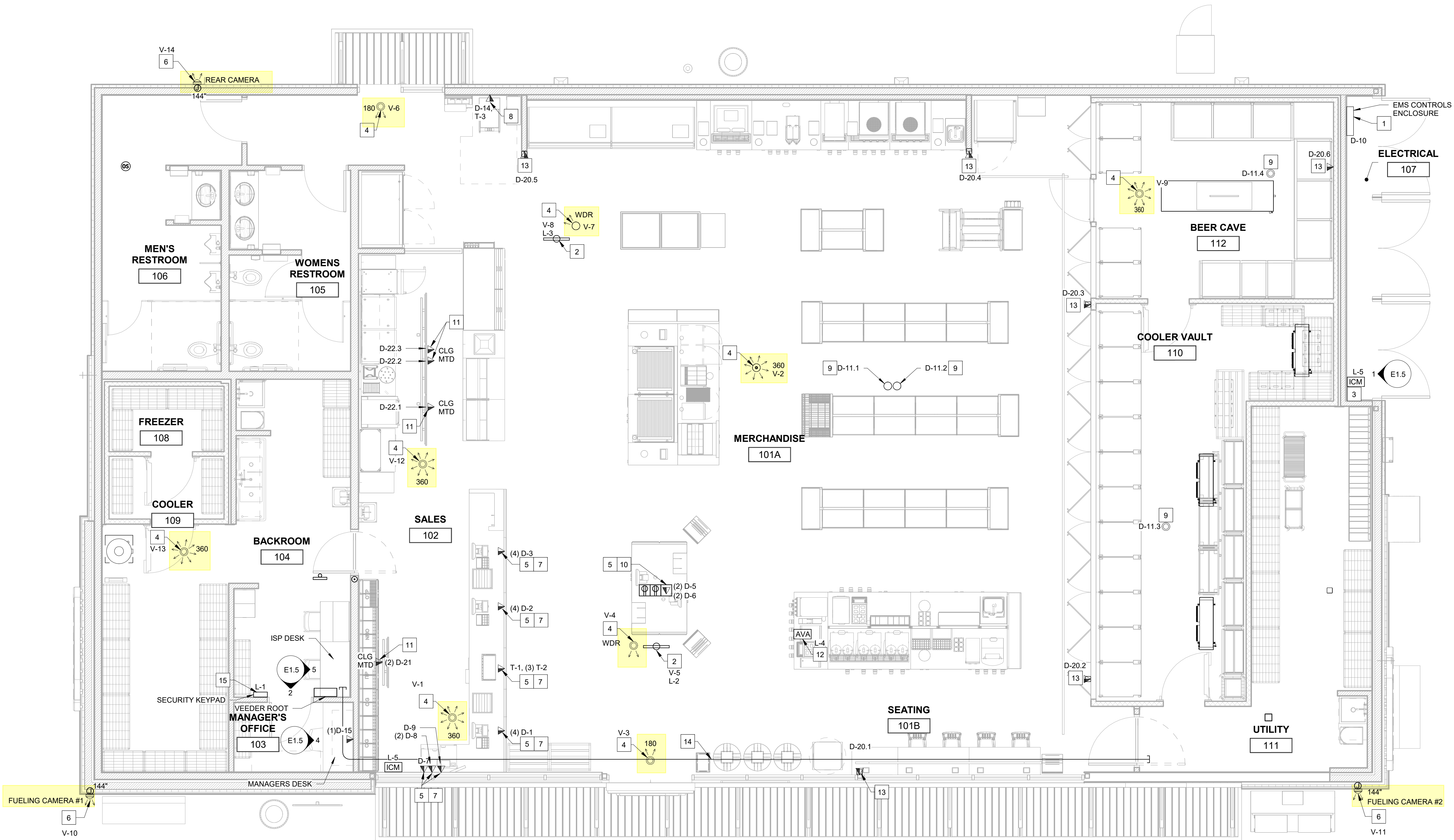
1 EXTERIOR BUILDING - WEST SITE VIEW
3/16" = 1'-0"

No.	Description	Date
1	Entitlement 2nd Resubmittal	06/22/25
7-ELEVEN: 9350-CST 2026-01		
7-ELEVEN, INC 3200 HACKBERRY ROAD, IRVING, TEXAS 75063		
7-ELEVEN 9350 CST 13711 CENTRAL AVE, CHINO CA 91710		
SITE VIEW SECTIONS		
JOB #: Project Number SCALE: 3/16" = 1'-0" DATE: Issue Date DRAWN BY: Author CHECKED BY: Checker		
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SHEET:		
A9.1		

LOW VOLTAGE PACKAGE SCHEDULE					
Oracle Number	MANUFACTURER	MODEL	DESCRIPTION	FURNISH BY	INSTALL BY
01111031	QSI	LARGE STORE PACKAGE	QSI 2.0 C-STORE MUSIC PLATFORM (In Store Audio System: includes 6 speakers, brackets, media control, AVA, cabling, hardware/mounts & switch)	OWNER	LVC
03144271	Tyco Integrated Security Llc.	711-GKIT-IP	DT QUEUE CAMERA, 1 Set of 19 Cameras	OWNER	SECURITY SYSTEM INSTALLER

KEYNOTES		X
1	ROUTE DATA CABLE TO EMS ENCLOSURE (REF. LOW VOLTAGE WIRING TABLE). ENCLOSURE AND EMS CONTROLS BY EMS VENDOR.	
2	ROUTE DATA CABLE(S) TO PVM LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). EXACT PLACEMENT OF PVM TO BE DETERMINED BY SECURITY CONTRACTOR AT TIME OF INSTALL.	
3	TELECOM DEMARC WITH (1) #6 CU. GROUND PER TELE. CO. REQUIREMENTS. REF. 1E1.3.	
4	ROUTE DATA CABLE(S) TO CAMERA LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). EXACT PLACEMENT OF CAMERA TO BE DETERMINED BY SECURITY CONTRACTOR AT TIME OF INSTALL.	
5	ROUTE DATA CABLES UNDERSLAB TO DATA / COM OUTLET (REF. E1.2).	
6	ROUTE DATA CABLE(S) TO EXTERIOR CAMERA LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). GC TO COORDINATE EXACT CAMERA LOCATIONS WITH ANDREW MORRIS AT OWL SERVICES (ANDREW.MORRIS@OWL-SERVICES.COM)	
7	SURFACE MOUNT DATA OUTLETS IN CABINETRY BELOW COUNTER.	
8	INSTALL 1-GANG BOX, FLUSH IN WALL WITH 1/2" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE FOR ATM. FLUSH MOUNT DATA / COM OUTLET AND PROVIDE / INSTALL FACEPLATE.	
9	ROUTE DATA CABLE TO ACCESS POINT LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). TERMINATE IN BOX WITH CAT6 FEMALE RJ45 JACK. LEAVE 10' EXCESS COILED AT JACK LOCATION.	
10	PULL DATA WIRING TO LOW VOLTAGE SECTION OF FLOOR BOX AND INSTALL DATA/COM JACK. REF LOW VOLTAGE TABLE.	
11	ROUTE DATA CABLE(S) TO DIGITAL MENU BOARD (DMB) LOCATION SHOWN (REF. LOW VOLTAGE WIRING TABLE). COORDINATE EXACT LOCATION WITH ARCHITECTURAL RCP.	
12	ROUTE CABLE TO AVA SENSOR (REF. LOW VOLTAGE WIRING TABLE) AND TERMINATE ON REAR OF DEVICE.	
13	ROUTE DATA CABLE TO QSI MUSIC SPEAKER LOCATION (REF. LOW VOLTAGE WIRING TABLE). INSTALL FEMALE RJ45 JACK, FLUSH IN WALL. COORDINATE EXACT SPEAKER MOUNTING HEIGHT WITH ARCHITECTURAL DRAWINGS. INSTALL SPEAKER TO CONCEAL JACK. MINIMIZE AND NEATLY ARRANGE EXCESS CABLE.	
14	INSTALL (2) 1-1/2" CONDUITS FOR EMS AND LOW VOLTAGE CABLES. SUPPORT CONDUITS FROM TOP FLANGE OF BAR JOIST AND ROUTE WITHIN WEBBING. STUB CONDUITS INTO ACCESSIBLE CEILING SPACE. CAP ENDS WITH NYLON BUSHING.	
15	INSTALL 1-GANG BOX, FLUSH IN WALL, CENTERED AT 45" AFF WITH 1/2" CONDUIT STUBBED UP TO ACCESSIBLE CEILING SPACE FOR ALARM KEYPAD.	

LOW VOLTAGE NOTES	
A.	LOW-VOLTAGE WIRING, TERMINATIONS AND FACEPLATES PROVIDED AND INSTALLED BY LOW-VOLTAGE CONTRACTOR.
B.	WHERE REQUIRED, RACEWAYS (CONDUIT, BOXES, FITTINGS, ETC.) PROVIDED AND INSTALLED BY ELECTRICAL CONTRACTOR.
C.	ALL CONDUIT INSTALLED AS STUB-UPS TO ACCESSIBLE CEILING SPACE, SLEEVES, ETC. SHALL BE EMT. FLEXIBLE CONDUIT SHALL NOT BE USED.
D.	ALL CONDUIT PROVIDED AS STUB-UPS TO ACCESSIBLE CEILING SPACE, SLEEVES, ETC. SHALL HAVE NYLON BUSHINGS INSTALLED FOR PROTECTION OF WIRING INSTALLED IN THEM.
E.	CONDUIT AND WIRING IN AREAS WHERE EXPOSED SHALL BE ROUTED AT 90 DEGREE ANGLES PERPENDICULAR OR PARALLEL TO JOISTS.
F.	EXPOSED CONDUIT SHALL BE PAINTED TO MATCH ARCHITECTURAL FINISHES.
G.	ALL LOW-VOLTAGE WIRING INSTALLED WITHIN RETURN AIR PLENUMS OR AS REQUIRED BY APPLICABLE CODES, AHJ, ETC. SHALL BE PLENUM-RATED.
H.	LOW VOLTAGE WIRING IN EXPOSED CEILING AREAS SHALL BE INSTALLED IN RACEWAY (LEGRAND 400 SERIES) AND/OR ROUTED IN SUCH A WAY TO CONCEAL FROM VIEW FROM THE FLOOR BELOW. COORDINATE CABLE AND/OR RACEWAY COLOR WITH FINISH PLAN OR PAINT-TO-MATCH AFTER INSTALLATION.
I.	CONDUITS EXPOSED TO WIDELY DIFFERENT TEMPERATURES, SUCH AS COOLERS AND FREEZERS, SHALL BE SEALED TO PREVENT CIRCULATION OF AIR / MOISTURE.
J.	ALL CABLING SHALL BE CAT6 WIRED TO TIA/EIA 568B EXCEPT FOR POS REGISTERS WHICH SHALL BE WIRED TO TIA/EIA 568A.
K.	CAT-6 KEYSTONE JACKS WIRED TIA/EIA 568B SHALL BE WHITE IN COLOR. CAT-6 KEYSTONE JACKS WIRED TIA/EIA 568A SHALL BE BLUE IN COLOR.



1 LOW VOLTAGE FLOOR PLAN
1/4" = 1'-0"

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063
7-ELEVEN 9350 CST
13711 CENTRAL AVE, CHINO CA 91710
LOW VOLTAGE FLOOR PLAN

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PRELIMINARY DRAWINGS
FOR DESIGN DEVELOPMENT
CONSTRUCTION

SHEET:
E1.4

JOB #: Project Number
SCALE: As indicated
DATE: Issue Date
DRAWN BY: Author
CHECKED BY: Checker

07/15/26
Description
Entitlements 3rd Residential
No.
2
7-ELEVEN: 9350-CST 2026-01

NEW FACILITY FOR QUICK QUACK CAR WASH

PROJECT #: 23697
QQ PROJECT #: 44-345
5319 SCHAEFER AVENUE
CHINO, CALIFORNIA



ABBREVIATIONS			
Ø	DIAMETER	GA.	- G -
@	AT	GALV.	(R)
¢	CENTER LINE	G.C.V.	GAUGE
#	POUND OR NUMBER		GENERAL
<	ANGLE		CONTRACTOR
		G.I.	GALVANIZED IRON
A.B.	ANCHOR BOLT	GND.	GROUND
A/C	AIR CONDITIONING	GR.	GRADE
A.C.	ASPHALTIC CONCRETE	GYP. BD.	GYPSUM BOARD
A.C.T.	ACOUSTICAL CEILING		
		H.B.	HOSE BIBB
A.F.F.	TILE	H.C.	HOLLOW CORE
A.F.G.	ABOVE FINISH GRADE	HDR.	HEADER
ALT.	ALTERNATE	HDW.	HARDWARE
A.S.T.M.	AMERICAN SOCIETY FOR TESTING & MATERIALS	HR.	HOUR
		HT.	HEIGHT
		H.M.	HOLLOW METAL
BLDG.	BUILDING	HOR.	HORIZONTAL
BOT.	BOTTOM	HTG.	HEATING
B.O.	BOTTOM OF	HVAC	HEATING VENTILATION & AIR CONDITIONING
B.O.H.	BACK OF HOUSE	H.W.	HOT WATER
		I.D.	INSIDE
C.B.	CATCH BASIN	I.E.	INVERT ELEVATION
C.J.	CONTROL JOINT	INSUL.	INSULATION
CLG.	CEILING	INT.	INTERIOR
CLR.	CLEAR		
CMU	CONCRETE MASONRY UNIT	LAM.	LAMINATED
C/O	CLEANOUT	LAV.	LAVATORY
COL.	COLUMN	LBS.	POUNDS
COMM.	COMMUNICATION	L.L.	LANDLORD
CONC.	CONCRETE	L.I.	LANDSCAPE
CONT.	CONTINUOUS	MAX.	MAXIMUM
CONTR.	CONTRACTOR	MCJ.	MASONRY CONSTRUCT.
C.W.	COLD WATER	MDF.	MEDIUM DENSITY FIBERBOARD
		M.T.L.	METAL
DEPT.	DEPARTMENT	MFR.	MANUFACTURER
DTL.	DETAIL	M.H.	MAN HOLE
D.F.	DRINKING FOUNTAIN	MIN.	MINIMUM
DIA.	DIAMETER	MISC.	MISCELLANEOUS
DIM.	DIMENSION	MTD.	MOUNTED
DN.	DOWN	M.O.	MASONRY OPENING
D.S.	DOWN SPOUT	MUL.	MULLION
DWG.	DRAWING		
		(N)	NEW
(E)	EXISTING	N.I.A.	NOT IN CONTRACT
EA.	EACH	NO.	NUMBER
EIFS	EXTERIOR INSULATION FINISH SYSTEM	N.R.	NON RATED
		N.T.S.	NOT TO SCALE
ELEC.	ELECTRICAL	O/	OVER
ENCL.	ENCLOSURE	O.C.	ON CENTER
E.J.	EXPANSION JOINT	O.D.	OUTSIDE
EQ.	EQUAL	OPP.	OPPOSITE
EQUIP.	EQUIPMENT		
EXST.	EXISTING	P.L.	PROPERTY LINE
EXT.	EXTERIOR	PLBG.	PLUMBING
		PLWD.	PLYWOOD
F.	FLOOR DRAIN	P.O.C.	POINT OF CURVATURE
F.D.	FIN. FLR.	P.S.I.	POUNDS PER SQUARE INCH
FIN.	FINISH	P.T.	PRESSURE TREATED
F.F.	FACE OF		
F.R.P.	FIBERGLASS REINFORCED PANEL		
F.S.	FLOOR SINK		
FT.	FOOT/FEET		
FTG.	FOOTING		
FURR.	FURRING		

ANNOTATION SYMBOL LEGEND			
PLAN DETAIL REFERENCE		DOOR NUMBER	
SHEET NUMBER		WINDOW TYPE	
THIS SIGNIFIES		WALL TYPE	
DETAIL		KEYNOTE	
IS ON SAME SHEET		EQUIPMENT CALLOUT	
ELEVATION REFERENCE		REVISION NUMBER	
SHEET NUMBER		ROOM NAME	
		ROOM NUMBER	
SUB-ELEVATION LETTER		COLUMN GRID LINE NUMBER	
ELEVATION REFERENCE		FINISH CALLOUT	
SHEET NUMBER		CEILING HEIGHT	
		CEILING FINISH CALLOUT	
PLAN DETAIL REFERENCE			
SHEET NUMBER			
SECTION REFERENCE			
SHEET NUMBER			
DETAIL SECTION REFERENCE			
SHEET NUMBER			
ELEVATION HEIGHT			
ELEVATION LOCATION			
LAYOUT STARTPOINT			

CODE ANALYSIS			
BUILDING CODES			
2025 CALIFORNIA BUILDING CODE (CBC); ARTICLE WITH AMENDMENTS			
2025 CALIFORNIA ELECTRICAL CODE (CEC); ARTICLE WITH AMENDMENTS			
2025 CALIFORNIA PLUMBING CODE (CPC); ARTICLE WITH AMENDMENTS			
2025 CALIFORNIA MECHANICAL CODE (CMC); ARTICLE WITH AMENDMENTS			
2015 CALIFORNIA FIRE CODE (CFC); AS ADOPTED BY JURISDICTION FIRE DEPARTMENT			
2025 CALIFORNIA ENERGY CODE (CEC); ARTICLE WITH AMENDMENTS			
2025 CALIFORNIA GREEN BUILDING STANDARDS CODE; ARTICLE WITH AMENDMENTS			
2025 GREEN BUILDING STANDARDS; ARTICLE WITH AMENDMENTS			
BUILDING SUMMARY			
CONSTRUCTION TYPES: V-B			
SPRINKLERED STANDPIPES: ■ NO □ YES			
USE/OCCUPANCY GROUP: B OCCUPANCY (PER SECTION 304.1) FOR CAR WASH			
U OCCUPANCY (PER SECTION 312) FOR TRASH ENCLOSURE			
ALLOWABLE BUILDING LIMITS			
ALLOWABLE BUILDING HEIGHT: 40'-0" (PER CBC TABLE 504.3)			
PROVIDED HEIGHT: 20'-8" (BUILDING); 29'-0" (TOWER)			
ALLOWABLE NUMBER OF STORIES: 2 (PER CBC TABLE 504.4)			
PROVIDED NUMBER OF STORIES: 1			
ALLOWABLE BUILDING AREA: NO ALLOWABLE INCREASE REQUIREMENT. PROPOSED BUILDING AREA IS UNDER ALLOWABLE AREA FACTOR			
At = 9,000 S.F.			
PROVIDED BUILDING AREA:			
EXPRESS CAR WASH 3,284 SQ. FT.			
TRASH ENCLOSURE 196 SQ. FT.			
VACUUM ENCLOSURE 121 SQ. FT.			
BUILDING AREA TOTAL 3,722 SQ. FT.			
EXTERIOR CANOPIES (UNCONDITIONED AREA):			
PAY STATION CANOPY 462 SQ. FT.			
CANOPY 'A' AT VACUUM PARKING 1,107 SQ. FT. (7 STALLS)			
CANOPY 'B' AT VACUUM PARKING 1,328 SQ. FT. (7 STALLS)			
CANOPY AREA TOTAL 2,897 SQ. FT.			
LIFE SAFETY SYSTEM REQUIREMENT:			
• TABLE 601: 0 FIRE RESISTANCE			
• TABLE 602: +30 FEET TO PROPERTY LINES, THEREFORE, NO FIRE RESISTANCE REQUIREMENTS			
• PROTECTED OPENINGS TABLE 705.8: NOT LIMITED +30 FEET			
LIFE SAFETY SYSTEM REQUIREMENTS:			
EMERGENCY LIGHTING: □ NO ■ YES			
EXIT SIGNS: □ NO ■ YES			
FIRE ALARM: □ NO ■ YES			
SMOKE DETECTION SYSTEMS: □ NO ■ YES			
PANIC HARDWARE: □ NO ■ YES			

MATERIAL SYMBOL LEGEND			
	EARTH		WOOD, FRAMING THROUGH MEMBER
	ROCK FILL		WOOD, FRAMING INTERRUPTED MEMBER
	SAND/MORTAR/PLASTER		WOOD, FINISH
	CONCRETE CAST IN PLACE		PLYWOOD
	MASONRY, CONCRETE BLOCK, PRECAST CONCRETE OR CERAMIC TILE		GLASS
	METAL		ACOUSTICAL TILE OR BOARD
	LATH		GYPSON BOARD
			INSULATION, BATT
			INSULATION, RIGID
			EXTERIOR INSULATION SYSTEM

PROJECT INFORMATION			
CLIENT:	QUICK QUACK CAR WASH 6020 WEST OAKS BLVD., STE 300 ROCKLIN, CA 95765		
PROJECT:	QUICK QUACK CAR WASH		
ADDRESS:	5319 SCHAEFER AVENUE CHINO, CALIFORNIA		
JURISDICTION:	CITY OF CHINO		
A.P.N No.:	1021031160000		
ZONING:	CS		
SETBACKS:	FRONT SIDE (INTERIOR) REAR	25 FEET 0 FEET 0 FEET	SIDE (STREET) 25 FEET
CLIMATE ZONE:			

SITE DATA			
BLDG. LOT COVERAGE:	17%	PER CITY OF CHINO MUNICODE 20.06.040	
LOT COVERAGE MAX:	45%	PER CITY OF CHINO MUNICODE 20.06.040	
F.A.R.:	0.09		
F.A.R MAX:	0.6,	PER CITY OF CHINO MUNICODE 20.06.040	

PARKING ANALYSIS

GENERAL REQUIREMENTS

EACH LOT PLAN FOR COMMERCIAL USE (B) SHALL HAVE OFF-STREET PARKING AT A RATIO OF NOT LESS THAN 1 PARKING SPACE FOR EACH 250 SQUARE FEET OF GROSS BUILDING AREA.

RULES FOR COMPUTING NUMBER OF PARKING SPACES

(1) USABLE SPACE SHALL MEAN THE NET FLOOR AREA OF THE SPECIFIC USE, INCLUDING OUTSIDE DISPLAY OR SELLING AREA.

EMPLOYEE PARKING STALLS

STANDARD STALL (9' W X 19' D)	(2) STALLS PROVIDED
ADA STALL (9' W X 19' D)	(11) STALLS PROVIDED
TOTAL STALLS	(3) STALLS PROVIDED

VACUUM STALLS

STANDARD STALL (9' W X 19' D)	(7) STALLS PROVIDED
STANDARD STALL (10' W X 19' D)	(6) STALLS PROVIDED
ADA STALL (12' W X 19' D)	(1) STALLS PROVIDED
TOTAL STALLS	(14) STALLS PROVIDED

BICYCLE PARKING

SHORT-TERM BIKE PARKING	(1) SPACES PROVIDED
LONG-TERM BIKE PARKING	(1) SPACES PROVIDED

VICINITY MAP			

SCOPE OF WORK			
THE PROPOSED PROJECT IS A NEW GROUND UP , ONE STORY 3,284 S.F. EXPRESS CAR WASH BUILDING WITH SITE IMPROVEMENTS. THIS PROJECT WILL CONSIST OF A CMU CAR WASH BUILDING THAT INCLUDES WASH BAY WITH SOLID ROOF STRUCTURE. THE INTERIOR SPACES WILL INCLUDE AN OFFICE, BREAK ROOM, EQUIPMENT ROOM, ELECTRICAL ROOM AND RESTROOM.			
THE SITE IMPROVEMENTS INCLUDE MODERATE FINE GRADING OF PAD, LANDSCAPING WITH IRRIGATION, CONCRETE PAVEMENT PARKING FIELD, TWO FREESTANDING VACUUM STALL CANOPIES, AUTOMATED PAY STATIONS WITH CANOPIES, SITE LIGHT FIXTURES & POLES WITH BASES, A 196 S.F. CMU TRASH ENCLOSURE, TWO 121 S.F. VACUUM EQUIPMENT ENCLOSURES, AND A HARDSCAPE WALKWAY ALONG BUILDING LEADING TO PUBLIC WAY. UNDERGROUND UTILITIES WILL ALSO BE INCLUDED TO SERVICE THIS SITE.			

PROJECT DIRECTORY			
OWNER			
QUICK QUACK CAR WASH 6020 WEST OAKS BLVD., STE 300 ROCKLIN, CA 95765			
CONTACT: CAMERON DRENNAN			
PHONE: 916.472.8689			
EMAIL: camerond@dontdrivedirty.com			
ARCHITECT			
CORE STATES GROUP 18215 72ND AVENUE SOUTH KENT, WA 98032			
CONTACT: MONIKA UEHLIN			
PHONE: 425.656.7491			
EMAIL: muehlin@core-states.com			

CIVIL			
CORE STATES GROUP 18215 72ND AVENUE SOUTH KENT, WA 98032			
CONTACT: KACEY HELD			
PHONE: 425.656.7458			
EMAIL: kheld@core-states.com			

JURISDICTION CONTACTS	
<u>BUILDING DIVISION</u>	<u>FIRE DEPARTMENT</u>
CITY OF CHINO, CALIFORNIA · BUILDING DIVISION	CHINO VALLEY FIRE DISTRICT
13220 CENTRAL AVENUE	14011 CITY CENTER DRIVE
CHINO, CA 91710	CHINO HILLS, CA 91709
CONTACT: GENERAL	CONTACT: GENERAL
PHONE: 909.334.3251	PHONE: 909.902.5199
EMAIL: DEVELOPMENTS@CITYOFCHINO.ORG	
<u>PLANNING</u>	
CITY OF CHINO, CALIFORNIA · BUILDING DIVISION	
13220 CENTRAL AVENUE	
CHINO, CA 91710	
CONTACT: GENERAL	
PHONE: 909.334.3253	
EMAIL: PLANNING@CITYOFCHINO.ORG	

DEFERRED SUBMITTALS			
THIS PROJECT HAS BEEN PERMITTED WITHOUT REVIEW AND/OR APPROVAL OF THE FOLLOWING DEFERRED SUBMITTALS. PLANS APPROVED BY THE LOCAL JURISDICTION SHALL BE OBTAINED FOR EACH DEFERRED ITEM LISTED BELOW PRIOR TO COMMENCING ANY WORK WITHIN THE SCOPE OF SUCH DEFERRAL. DEFERRALS MUST BE REVIEWED AND ACCEPTED BY THE ARCHITECT OR ENGINEER OF RECORD PRIOR TO SUBMITTING FOR REVIEW WITH THE LOCAL JURISDICTION.			
A. CONCRETE HOLLOW CORE PLANKS TO BE SUBMITTED AND PERMITTED BY OTHERS			

SEPARATE PERMITS			
• SIGNAGE			

VICINITY MAP			

SHEET INDEX			
SHEET	SHEET NAME	REVISION	
		△	△
GENERAL			
A0.00	COVER SHEET		
CIVIL			
1 OF 1	PRELIMINARY SITE PLAN		
ARCHITECTURAL			
A1.10	SITE PLAN		
A1.12	LICENSE PLATE RECOGNITION (LPR) DETAILS		
A1.22	VACUUM CANOPY		
A1.23	VACUUM CANOPY		
A1.24	TRASH ENCLOSURE		
A1.25	VACUUM ENCLOSURE		
A2.11	FLOOR PLAN		
A2.14	EQUIPMENT PLAN		
A2.14b	EQUIPMENT SCHEDULE		
A3.10	EXTERIOR ELEVATIONS		
A3.11	EXTERIOR ELEVATIONS		
A4.12	SITE VIEW SECTIONS		
A9.01	RENDERINGS		
A9.02	RENDERINGS		

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CORE STATES			
GROUP			
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SEAL:			
CONSULTANT:			
Consultant:			



QUICK QUACK CAR WASH 44-345

[illegible]

DRAWN BY: MB/GM
CHECKED BY: MB

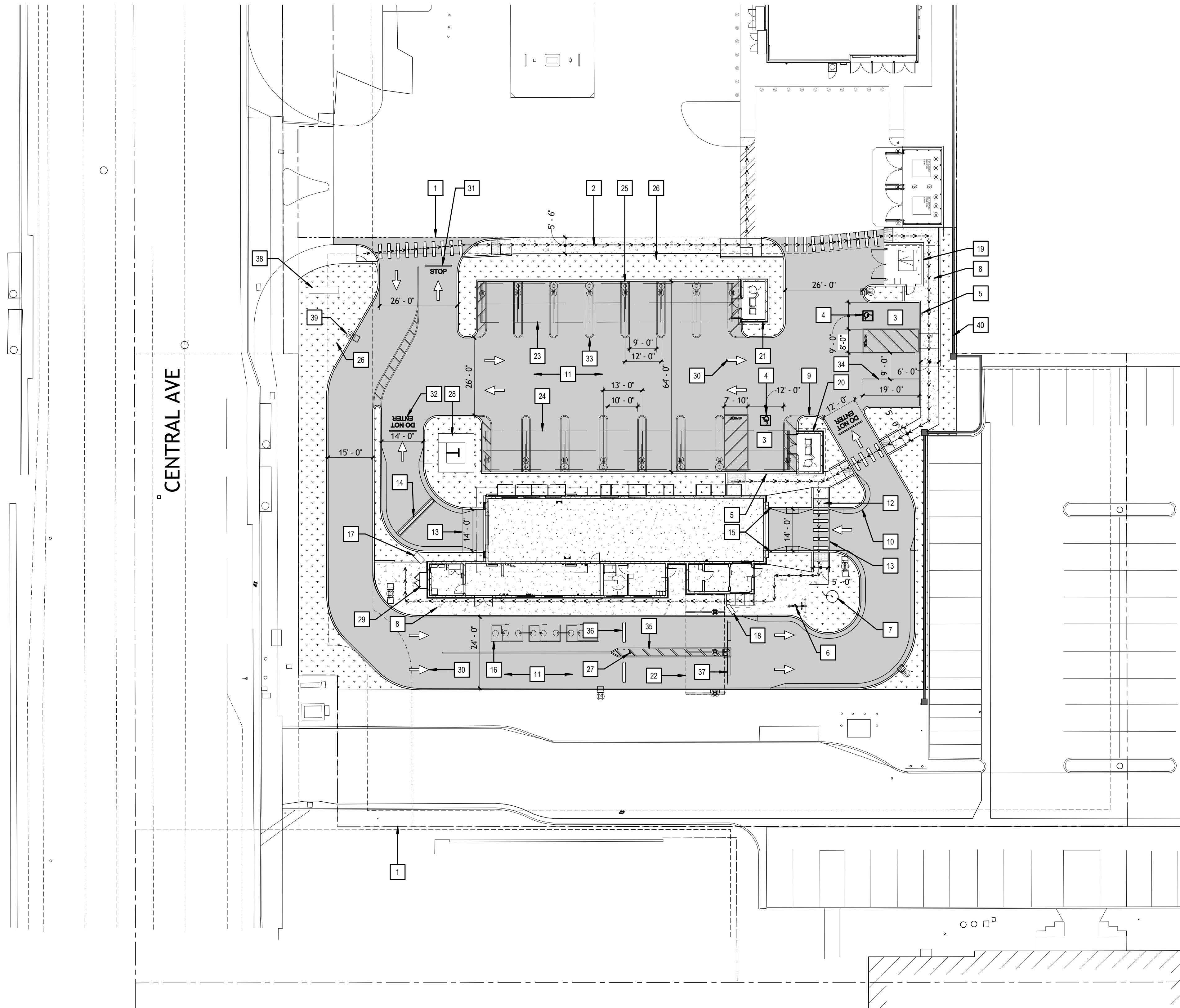
ARCH. PROJECT NO.: 23697

SHEET NAME:

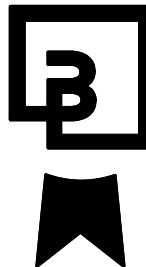
SITE PLAN

SHEET NUMBER:

A1.10



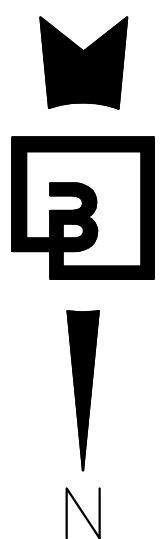
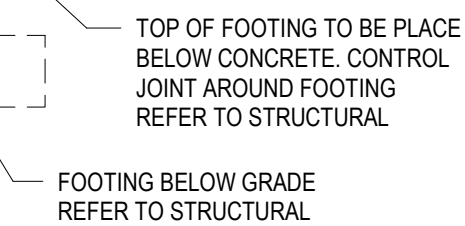
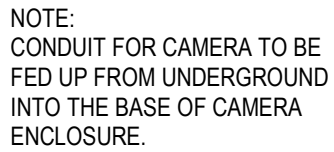
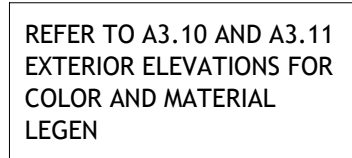
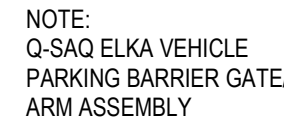
N



1" = 20'-0"

1 | KEY NOTES

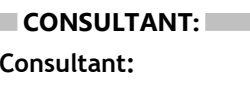
	KEYNOTES DESCRIPTION
1	PROPERTY LINE. SEE CIVIL DRAWINGS.
2	ACCESSIBLE PATH OF TRAVEL SHOWN DASHED PER CBC CHAPTER 11B DIVISION 4.
3	VAN ACCESSIBILITY PARKING STALL. PAINT ACCESSIBLE LOADING ZONE WITH 4" WIDE STRIPING WITH TWO COATS OF HIGHWAY BLUE PAVEMENT MARKING PAINT. PAINT WORDS "NO PARKING" IN 12" HIGH LETTERS WITHIN THE LOADING ZONE.
4	INTERNATIONAL SYMBOL AT PARKING STALL. (TYPICAL)
5	ACCESSIBLE PARKING SIGN (TYPICAL).
6	BICYCLE RACK.
7	FLAG POLE PROVIDED AND INSTALLED BY VENDOR. GC TO INSTALL FOOTING. SEE STRUCTURAL DRAWINGS.
8	4" THICK CONCRETE WALK WITH MEDIUM BROOM FINISH, PERPENDICULAR TO PATH OF TRAVEL. SLOPE NOT TO EXCEED .5% IN DIRECTION OF TRAVEL. CROSS SLOPE NOT TO EXCEED .2%.
9	6" CONCRETE CURB OR CURB AND GUTTER (TYPICAL). SEE CIVIL DRAWINGS (TYPICAL)
10	24" ROLLED CONCRETE CURB (TYPICAL). SEE CIVIL DRAWINGS (TYPICAL)
11	CONCRETE DRIVE. SEE CIVIL DRAWINGS (TYPICAL)
12	TRUNCATED DOWNS. (TYPICAL)
13	GRADE BREAK LINE. SEE CIVIL DRAWINGS.
14	HEAVY DUTY 12" WIDE NEEHAN FOUNDRY TRENCH DRAIN, OR OWNER APPROVED EQUIVALENT. SEE CIVIL DRAWINGS.
15	4" CONCRETE FILLED PIPE BOLLARD AT ENTRANCE (TYPICAL).
16	UNDERGROUND RECLAIM TANKS. SEE CIVIL AND PLUMBING DRAWINGS.
17	WAIT/GO SIGN.
18	MENU BOARD.
19	TRASH ENCLOSURE. SEE SHEET A.124
20	VACUUM EQUIPMENT ENCLOSURE. SEE SHEET A.125
21	VACUUM EQUIPMENT ENCLOSURE OPPOSITE, SEE SHEET A.125.
22	PAY CANOPY. SEE SHEET A.12
23	VACUUM CANOPY. SEE SHEET A.122
24	VACUUM CANOPY 2. SEE SHEET A.123
25	TRASH RECEPTACLES (TYPICAL).
26	LANDSCAPING. SEE LANDSCAPE DRAWINGS
27	LICENSE PLATE RECOGNITION, CAMERAS,
28	ELECTRICAL TRANSFORMER. VERIFY EXACT LOCATION WITH ELECTRICAL COMPANY.
29	SWITCHGEAR LOCATION.
30	DIRECTIONAL ARROW PAVEMENT MARKING. (TYPICAL)
31	"STOP" PAVEMENT MARKING. S(TYPICAL)
32	"DO NOT ENTER" PAVEMENT MARKING. (TYPICAL)
33	VACUUM STALL STRIPING. (TYPICAL)
34	PARKING STRIPING PER CITY STANDARDS (TYP).
35	DRIVEWAY LANE STRIPING. (TYPICAL)
36	RUBBER SPEED BUMP (TYPICAL)
37	STACKING LANE PAY GATES (TYPICAL).
38	MONUMENT SIGN. CONTRACTOR TO COORDINATE INSTALLATION OF MONUMENT SIGN FOOTING PRIOR TO LANDSCAPE WORK. MONUMENT SIGN AND BUILDING SIGNS UNDER A SEPARATE PERMIT. REFER TO ELEC. DRGS FOR POWER TO SIGN.
39	LED SITE LIGHTS. (TYPICAL)
40	PROPOSED SITE WALL. REFER TO CIVIL DRAWINGS.



GROUP

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SEAL:



Consultant:

Quick Quack
CAR WASH

5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

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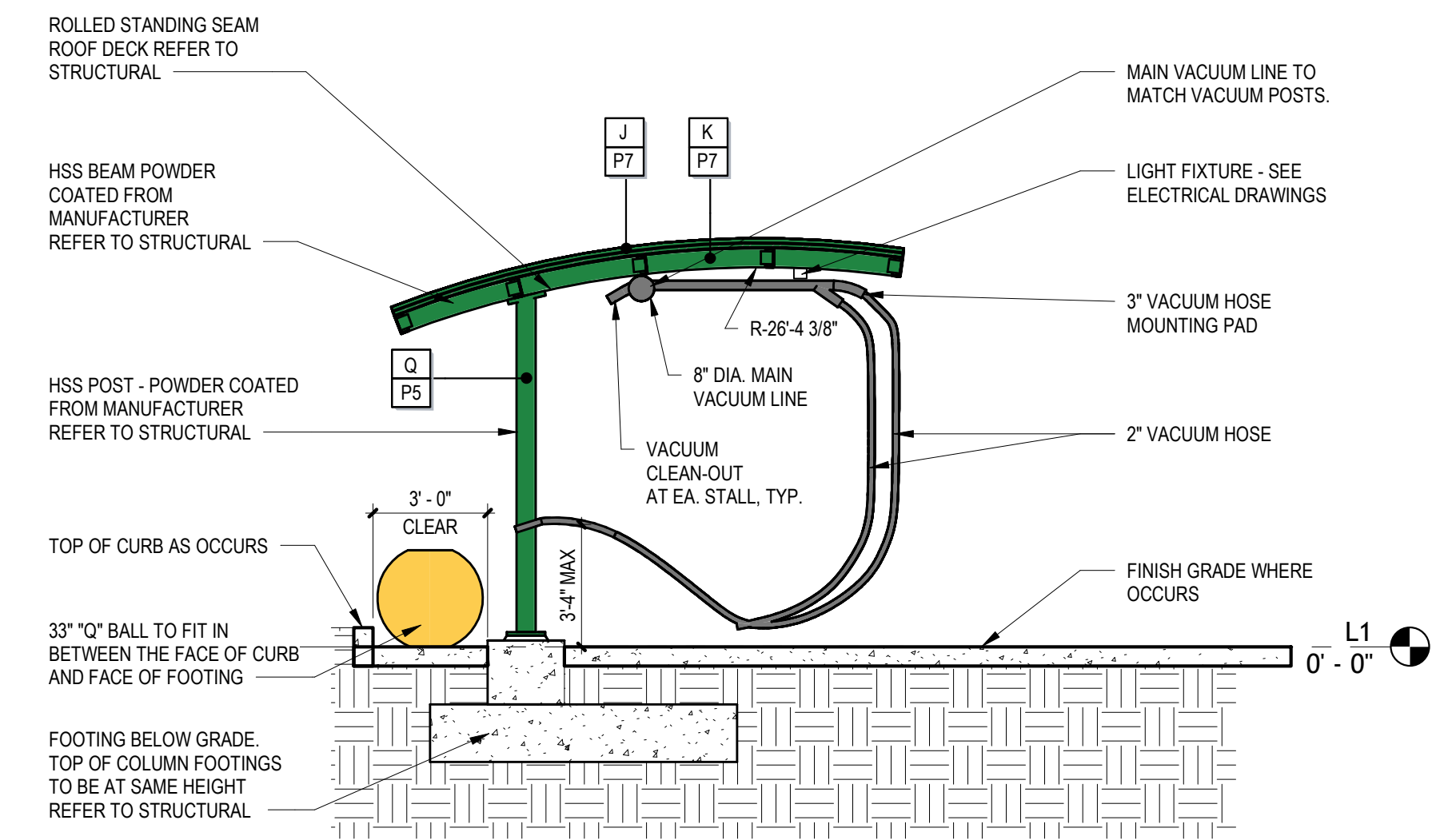
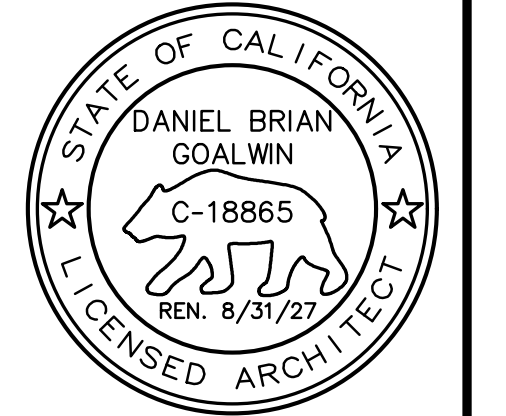
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ARCH. PROJECT NO.: 23697

SHEET NAME: LICENSE PLATE
RECOGNITION
(LPR) DETAILS

SHEET NUMBER:

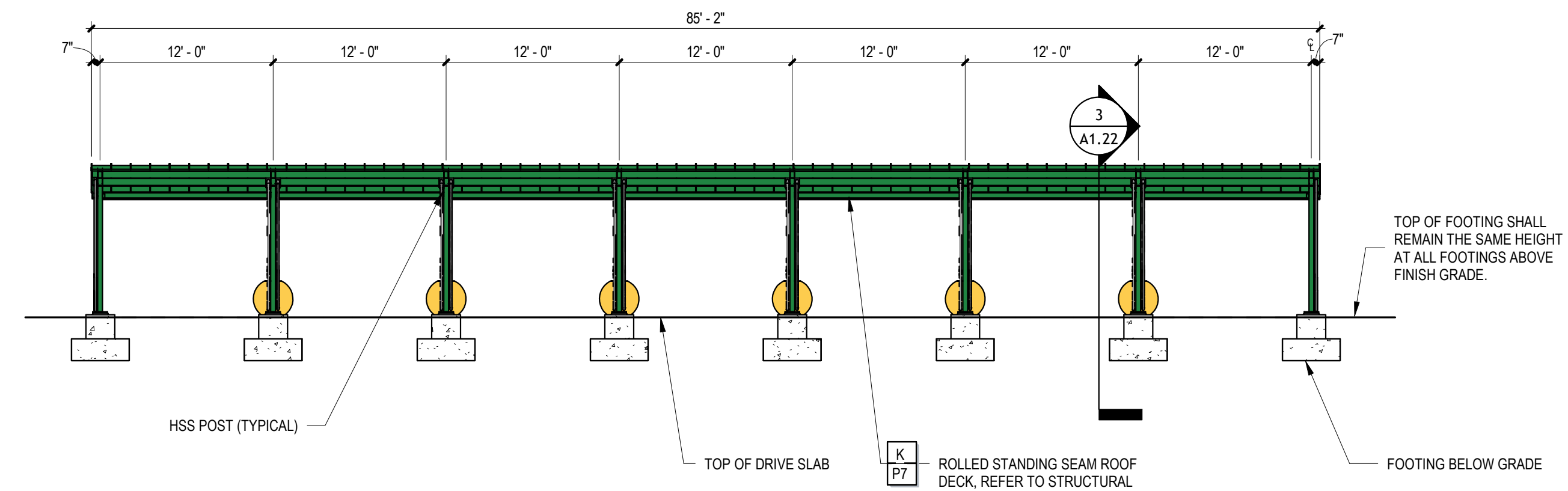
A1.12



VACUUM CANOPY SECTION

$$1/4'' = 1'-0''$$

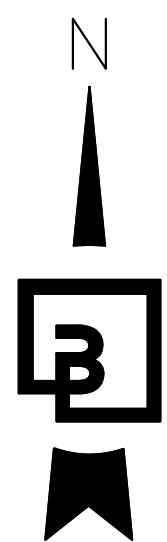
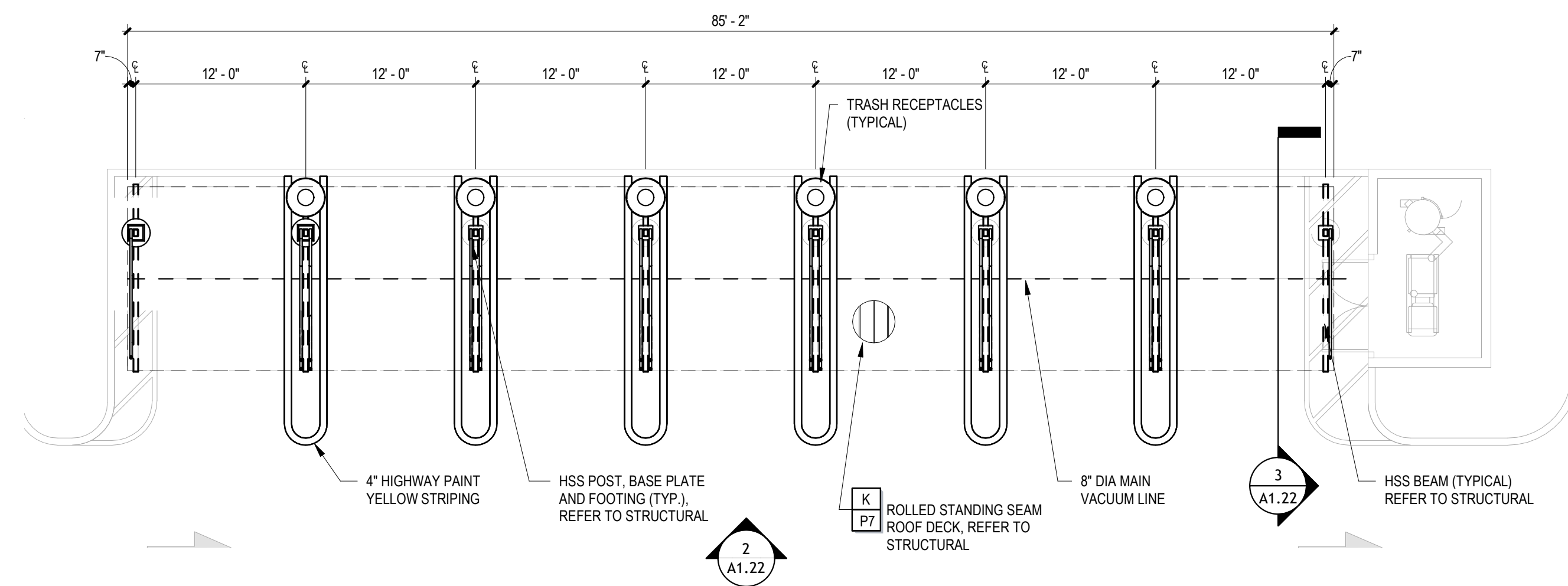
3 |



ELEVATION

$$1/8'' = 1'-0''$$

2 |



FLOOR PLAN

$$1/8'' = 1'-0''$$

1 |

QUICK QUACK CAR WASH 44-345



5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

[illegible]

DRAWN BY: MB

CHECKED BY: MU

ARCH. PROJECT NO.: 23697

SHEET NAME:

VACUUM CANOPY

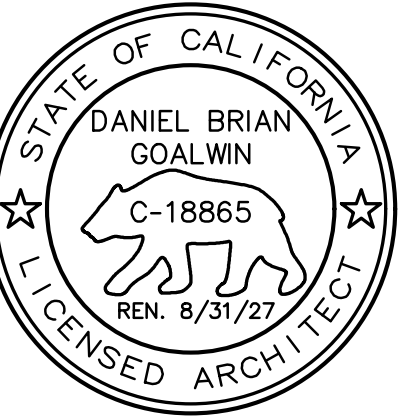
SHEET NUMBER: 1

A1.22

This is a detailed architectural floor plan of a building. The plan includes the following rooms and features:

- SHOWROOM 101:** A large rectangular room at the top of the plan.
- ELECTRICAL ROOM 105:** Located on the left side, below the showroom.
- EQUIPMENT ROOM 104:** Adjacent to the electrical room.
- RESTROOM 103:** A small room located between the equipment room and the lounge.
- EMPLOYEE LOUNGE 102:** A room located to the right of the restrooms.
- OFFICE 107:** Located to the right of the lounge.
- STOR/CLOSET 108:** A storage area adjacent to the office.
- QB STATION 106:** Located on the far right side of the plan.

The plan is annotated with numerous dimensions (e.g., 12'-8", 7'-0", 5'-4") and callouts (e.g., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30). It also features a north arrow pointing upwards and a scale bar indicating 3/16" = 1'-0". The plan is framed by a grid system with letters A, B, C, D along the vertical axis and numbers 1 through 9 along the horizontal axis.



QUICK QUACK CAR WASH 44-345



5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

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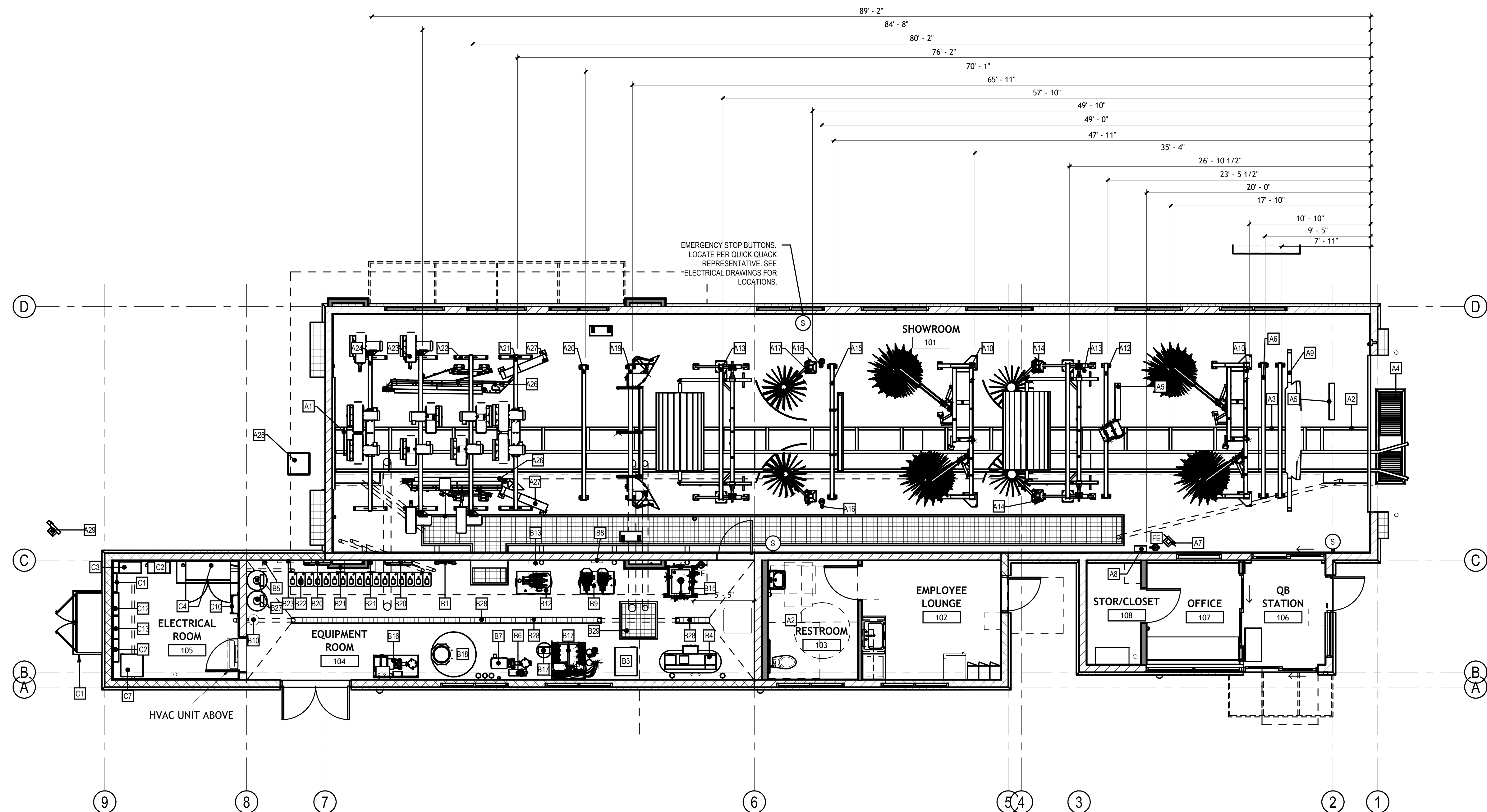
ARCH. PROJECT NO.: 23697

SHEET NAME:

EQUIPMENT PLAN

EQUIPMENT PLAN

A2.14



EQUIPMENT SCHEDULE

EQUIPMENT		FURNISHED	MANUFACTURER	MODEL	QTY	LENGTH (in)	WIDTH (in)	HEIGHT (in)	WEIGHT (lbs)	MOUNTING	MOUNTING METHOD
SHOWROOM											
A1	CONVEYOR HEAD SECTION	OFOI	QUICK QUACK	QQQ:CONV-HEAD-SECTION-COMPLETE	1	60	18	27	698	CONVEYOR TRENCH	WELDED IN PLACE
A2	CONVEYOR MID SECTION	OFOI	QUICK QUACK	PPC:CONVEYOR-SECTION	1	180 (15')	18	24	1261	CONVEYOR TRENCH	WELDED IN PLACE
A3	CONVEYOR TAIL SECTION	OFOI	QUICK QUACK	QQQ:CONV-TAIL-COMPLETE	1	120	18	24	1165	CONVEYOR TRENCH	WELDED IN PLACE
A4	CONVEYOR CORRELATOR	OFOI	QUICK QUACK	QQQ:CORRL-COMPLETE	1	31	102	3	440	FLOOR	WELDED IN PLACE
A5	TIRE SWITCH	OFOI	LONDON MAT INDUSTRIES	6260	2	34	5	2	2	FLOOR	5/8" HOLES (4) 3/16" THICK STEEL BASE PLATE
A6	MUDDY DUCK ARCH	OFOI	QUICK QUACK	QQQ:MUDDY-DUCK-ARCH	1	144	4	96	250	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A7	BUG JUICE STATION	OFOI	SONNY'S ENTERPRISE, LLC	10014060	1	31	5	87	5	FLOOR	(4) 1/2" X 4-1/4" WEDGE ANCHORS
A8	PUSH BUTTON STATION (PBS)	OFOI	LAGUNA INDUSTRIES	PBS4000	1	13	8	10	10	WALL	(4) 1/4" X 3" TAPCONS
A9	WELCOME ARCH	OFOI	SONNY'S ENTERPRISE, LLC	10014231	1	173	5	154	450	FLOOR	(4) 1/2" X 7" WEDGE ANCHORS
A10	FLEX WRAPS	OFOI	QUICK QUACK	QQQ:110459	2	182	126	115	765	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS (6) 5/8 X 6" WEDGE ANCHORS
A12	TRIPLE FOAM ARCH	OFOI	QUICK QUACK	QQQ:TRIPLE-FOAM-ARCH	1	144	4	96	160	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A13	TOP WASHER	OFOI	QUICK QUACK	QQQ:111100	2	108	52	52	482	FLOOR	(24) 5/8" X 6" WEDGE ANCHORS
A14	LOW-SIDE WASHER	OFOI	QUICK QUACK	QQQ:SIDE-WASHER-COMPLETE, QQQ 110459	1	60	60	36	285	FLOOR	(4) 5/8" X 6" WEDGE ANCHORS
A15	HIGH VOLUME RINSE ARCH	OFOI	QUICK QUACK	QQQ:HIGH-VOLUME-ARCH	1	144	4	120	160	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A16	WHEEL BLASTER	OFOI	QUICK QUACK	QQQ:110875	2	D6	8	29	14	FLOOR	(2) 1/2" X 7" WEDGE ANCHORS
A17	HIGH-SIDE WASHER	OFOI	QUICK QUACK	QQQ:110683, QQQ 110699	1	60	60	66	491	FLOOR	(4) 5/8" X 6" WEDGE ANCHORS
A19	CERAMIC ARCH	OFOI	QUICK QUACK	QQQ:CERAMIC-ARCH	1	168	36	96	250	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A20	RO RINSE ARCH	OFOI	QUICK QUACK	QQQ:RO-RINSE-ARCH	1	144	4	120	200	FLOOR	(8) 1/2" X 7" WEDGE ANCHORS
A21	BLOWER ARCH 1	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH1-COMPLETE	1	166	43	128	766	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A22	BLOWER ARCH 2	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH2-COMPLETE	1	189	45	133	1,146	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A23	BLOWER ARCH 3	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH3-COMPLETE	1	210	45	133	1,384	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A24	BLOWER ARCH 4	OFOI	QUICK QUACK	QQQ:BLOWER-ARCH4-COMPLETE	1	189	43	133	1,012	FLOOR	(12) 5/8" X 5" WEDGE ANCHORS
A26	TIRE SHINE	OFOI	QUICK QUACK	QQQ:TIRE-SHINE-COMPLETE	1	144	20	12	1,536	FLOOR	(7) 5/8" X 6" WEDGE ANCHORS
A27	TIRE SHINE SIGN	OFOI	SONNY'S ENTERPRISE, LLC	10014057/10014058	2	48	5	18	25	FLOOR	(8) 3/8" X 3-3/4" WEDGE ANCHOR

EQUIPMENT ROOM

B1	AIR TREE	OFOI	QUICK QUACK	QQQ:AIR-TREE	1	25	5	63	55	WALL	(2) 1-5/8" UNI-STRUT SLOTTED SS - DEEP (4) 3/8" X 3-3/4" WEDGE ANCHOR
B3	AIR DRYER	OFOI	MIKROPOR	MK-US-60, SDE-US 65	1	18	19	33	122	FLOOR	STANDING
B4	RECIPROCATING AIR COMPRESSOR	OFOI	QUINCY	QP-7.5	1	67	30	49	720	FLOOR	(4) 1/2" X 7" WEDGE ANCHORS
B5	DOSATRON BUG JUICE APPLICATOR	OFOI	DOSATRON INTERNATIONAL, INC.	D14MZ2VFDIII	1	19	7		6	WALL	PROVIDED MOUNTING BRACKET
B6	CITY WATER BOOSTER PUMP	CFCI	GOULDS WATER TECHNOLOGY	GT203	1	21	9	14	70	WALL	(4) 1-5/8" UNI-STRUT SLOTTED SS - DEEP (4) 13/16" UNI-STRUT SLOTTED SS - SHALLOW
B7	MUDDY DUCK PUMP	OFOI	PENTAIR WATER / BERKELEY PUMPS	B2ZPLS-25HP	1	25	15	13	400	FLOOR	(2) 1-5/8" UNI-STRUT SLOTTED SS - DEEP
B9	CONVEYOR HYDRAULIC UNIT	OFOI	QUICK QUACK	QQQ:CONV-TWIN10-HYD-COMPLETE	1	36	36	36	650	FLOOR	(4) 1/2" X 4-1/2" WEDGE ANCHORS
B10	EYE WASH STATION	CFCI	GUARDIAN	G1814P	1	16		10	5	WALL	(4) 3/8" X 3" TAPCONS
B12	MAIN HYDRAULICS UNIT	OFOI	QUICK QUACK	QQQ:HYDRAULIC-COMPLETE-01	1	44	36	45	650	FLOOR	(4) 1/2" X 4-1/2" WEDGE ANCHORS
B15	DOUBLE STACK BLASTER SYSTEM	OFOI	QUICK QUACK	QQQ:111242	1	40	37	78	1,200	FLOOR	(4) 1/2" X 4-1/4" WEDGE ANCHORS
B16	RECLAIM SYSTEM	OFOI	QUICK QUACK	QQQ:RECLAIM-COMPLETE	1	48	24	74	350	FLOOR	STANDING
B17	REVERSE-OSMOSIS RO SYSTEM	OFOI	QUICK QUACK	QQQ:110368	1	36	40	73	500	FLOOR	STANDING
B18	RO WATER TANK	OFOI	PEABODY ENGINEERING - PROCHEM TANKS	01-31270, 01-31330	1	D48		82	150	FLOOR	STANDING
B20	HYDRAFLEX SOAP BOARD	OFOI	SONNY'S ENTERPRISE, LLC	1003173-HFI	2	32	12	42	40	WALL	(4) 1/4" X 3" TAPCONS
B21	HYDRAFLEX WATER PUMP	OFOI	GRUNDFOS	20019880	2	14	24	48	579	WALL	(4) 3/8" X 3" TAPCONS
B22	SOAP TANK	OFOI	NATIONAL CARWASH SOLUTIONS (NCS)	NCS-SOAP-TANK	17	9	20	27	5	FLOOR	STANDING
B23	TIRE SHINE CHEM BOARD	OFOI	QUICK QUACK	QQQ:TS-CHEM-DISTB-TIRE SHINE	1	18	6	26	33	WALL	(4) 3/8" X 3" TAPCONS
B25	TOWEL DRYING MACHINE	OFOI	LG	GD1329	1	29	31.9	40.2	150	FLOOR	STANDING
B27	WATER CONDITIONING SYSTEM	OFOI	CRYSTAL QUEST	CQE-CO-02103	1	D24		72	500	FLOOR	STANDING

ELECTRICAL ROOM

C1	CERAMIC DUCK LIGHTING PANEL	OFOI	QUICK QUACK	QQQ:110747	1	14	6	16	25	WALL	(4) 3/8" X 3" TAPCONS
C2	FACILITY LIGHTING CONTROL PANEL	OFOI	LIGHTING CONTROLS	CX162S162NM	1	20	4	24	40	WALL	(4) 3/8" X 3" TAPCONS
C3	SHOWROOM LIGHTING PANEL	OFOI	ELECTRICAL EQUIPMENT CO. (ECC)	EEC:CUSTOM-LED-PANEL-COMPLETE	1	24	12	36	138	WALL	(4) 3/8" X 3" TAPCONS
C4	SHOWROOM SIGNAGE LIGHTING PANEL	OFCI	ELECTRICAL EQUIPMENT CO. (ECC)	EEC:CUSTOM-SIGN-PANEL	1	24	8	24	79	WALL	(4) 3/8" X 3" TAPCONS
C5	MOTOR CONTROL CENTER (MCC)	OFOI	ELECTRICAL EQUIPMENT CO. (EEC)	EEC: MCC-MUDDY-DUCK	1	48	20	72	400	FLOOR	STANDING
C6	WASH CONTROLLER R-TC	OFOI	LAGUNA INDUSTRIES	RTC-80	1	24	10	48	214	WALL	(4) 3/8" X 3" TAPCONS
C7	TRANSFORMER	OFOI	EATON OR OTHER		1	27	28.5	36	710	FLOOR	
C8	MAIN DISTRIBUTION PANEL	OFOI	BY OTHERS		1					WALL	
C9	TELEPHONE BACKBOARD	CFCI	BY OTHERS		1					WALL	
C10	ROOF ACCESS LADDER	OFCI	BY OTHERS		1					WALL	
C12	ELECTRICAL PANEL L1	OFOI	BY OTHERS		1					WALL	
C13	ELECTRICAL PANEL L2	OFOI	BY OTHERS		1					WALL	

GENERAL NOTES

- TERMS
- | | |
|-------|----------------------|
| N/A = | NOT APPLICABLE |
| OI = | OWNER INSTALLED |
| OF = | OWNER FURNISHED |
| CI = | CONTRACTOR INSTALLED |
| CF = | CONTRACTOR FURNISHED |
2. THE INFORMATION CONTAINED ON THIS SHEET IS FOR EQUIPMENT LOCATION REFERENCE. VERIFY LOCATION OF ALL ELECTRICAL CONDUIT, & PIPING REPRESENTED IN THESE DOCUMENTS W/ OWNER PRIOR TO INSTALLATION. PERFORM AN ON-SITE MEETING W/ THE OWNER'S REPRESENTATIVE, GC, AND SUBCONTRACTORS TO REVIEW THE EXTENT OF THE EQUIPMENT MATRIX & FINALIZE MATERIALS NECESSARY TO INSTALL ALL INFRASTRUCTURE FOR A COMPLETE OPERATION OF THE EQUIPMENT. SEE ELECTRICAL AND PLUMBING SHEETS.
3. ALL NECESSARY COORDINATION SINGLE LINE DRAWING OR DIAGRAMS FOR THE SYSTEM OPERATION SHALL BE PROVIDED BY THE VENDOR OR SUBCONTRACTOR & FULLY VETTED BY THE GENERAL CONTRACTOR AND OWNER.
4. THE TUNNEL FLOOR SLOPES FROM ONE END TO THE OTHER AT 1" PER 15 FEET.
5. REFER TO SHEET A2.00 FOR ADDITIONAL INFORMATION SUCH AS DIMENSIONS, WALL TYPES, SECTION CUTS, ETC.
6. TRENCH GRATES, UNLESS OTHERWISE NOTED, WILL BE PROVIDED BY THE OWNER.
7. ELECTRICAL CONTRACTOR TO SUPPLY & INSTALL CONDUITS AND WIRE FROM MCC AND MAIN DISTRIBUTION PANEL TO EQUIPMENT IN SHOWROOM REQUIRING ELECTRICAL SERVICE, INCLUSIVE OF ALL DISCONNECTS.
8. ALL ELECTRICAL CONDUIT TO BE RUN IN CMU WALLS OR UNDER SLAB.
9. GENERAL CONTRACTOR AND ELECTRICAL CONTRACTOR TO PROVIDE CONDUITS, WIRES AND MAKE ALL FINAL CONNECTIONS.
10. GENERAL CONTRACTOR TO INCORPORATE 5 WEEK INSTALL SCHEDULE INTO OVERALL SCHEDULE.
11. ELECTRICAL CONTRACTOR TO INSTALL DISCONNECTS THE WEEK AFTER QUICK QUACK STANDUP CREW.
12. ALL DISCONNECTS, BOXES AND SWITCHES TO BE NEMA 4X RATED.
13. ABSOLUTELY NO WIRE NUTS ON ANY CONNECTIONS TO MOTORS OVER 5HP. SPLIT BOLTS ARE REQUIRED.
14. NO 90 DEGREE ELBOWS ON ANY CHASES, MUST USE 90 SWEEPS.
15. THE WATER SOUTHERER IS AN OWNER FURNISHED CONTRACTOR INSTALLED ITEM. AT GROUND BREAK, GC SHALL TEST THE LOCAL WATER SOURCE FOR HARDNESS AND TDS AND REPORT THAT INFORMATION BACK TO QUICK QUACK FOR ORDERING. THE CONTRACTOR WILL BE RESPONSIBLE FOR COORDINATING THE DELIVERY AND INSTALLATION OF THE WATER SOUTHERER AT EACH LOCATION AS NEEDED.

ELECTRICAL ROOM NOTES

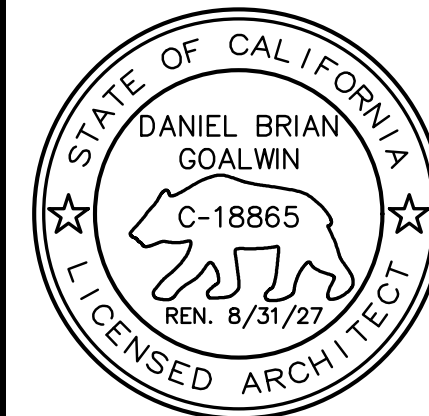
1. CONTRACTOR TO PROVIDE DISCONNECT FROM MCC PANEL.
2. CONTRACTOR TO PROVIDE DISCONNECT FROM MDP.
3. CONTRACTOR TO VERIFY COMPLETE EQUIPMENT LIST WITH QUICK QUACK REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.

CORE STATES

GROUP

www.core-states.com

■ **SEAL:**



■ **CONSULTANT:**

Consultant:

QUICK QUACK CAR WASH 44-345



5319 SCHAEFER AVENUE
CHINO, CALIFORNIA

[illegible]

DRAWN BY: MB
CHECKED BY: MU

ARCH. PROJECT NO.: 23697

SHEET NAME:

EQUIPMENT SCHEDULE

SHEET NUMBER:

A2.14b



- ## KEYNOTES

- ## GENERAL NOTES - ROOF

ROOF SYMBOL LEGEND

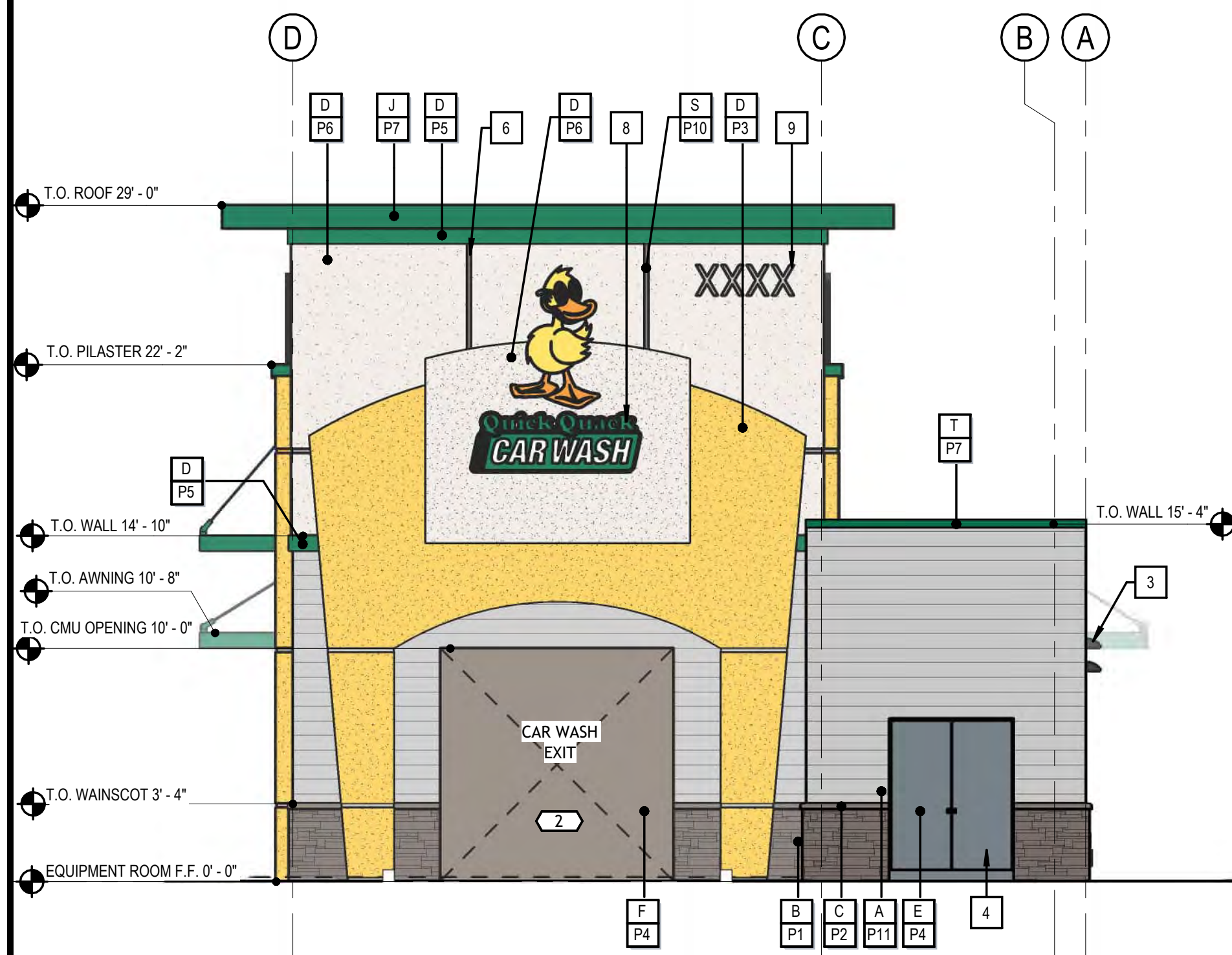
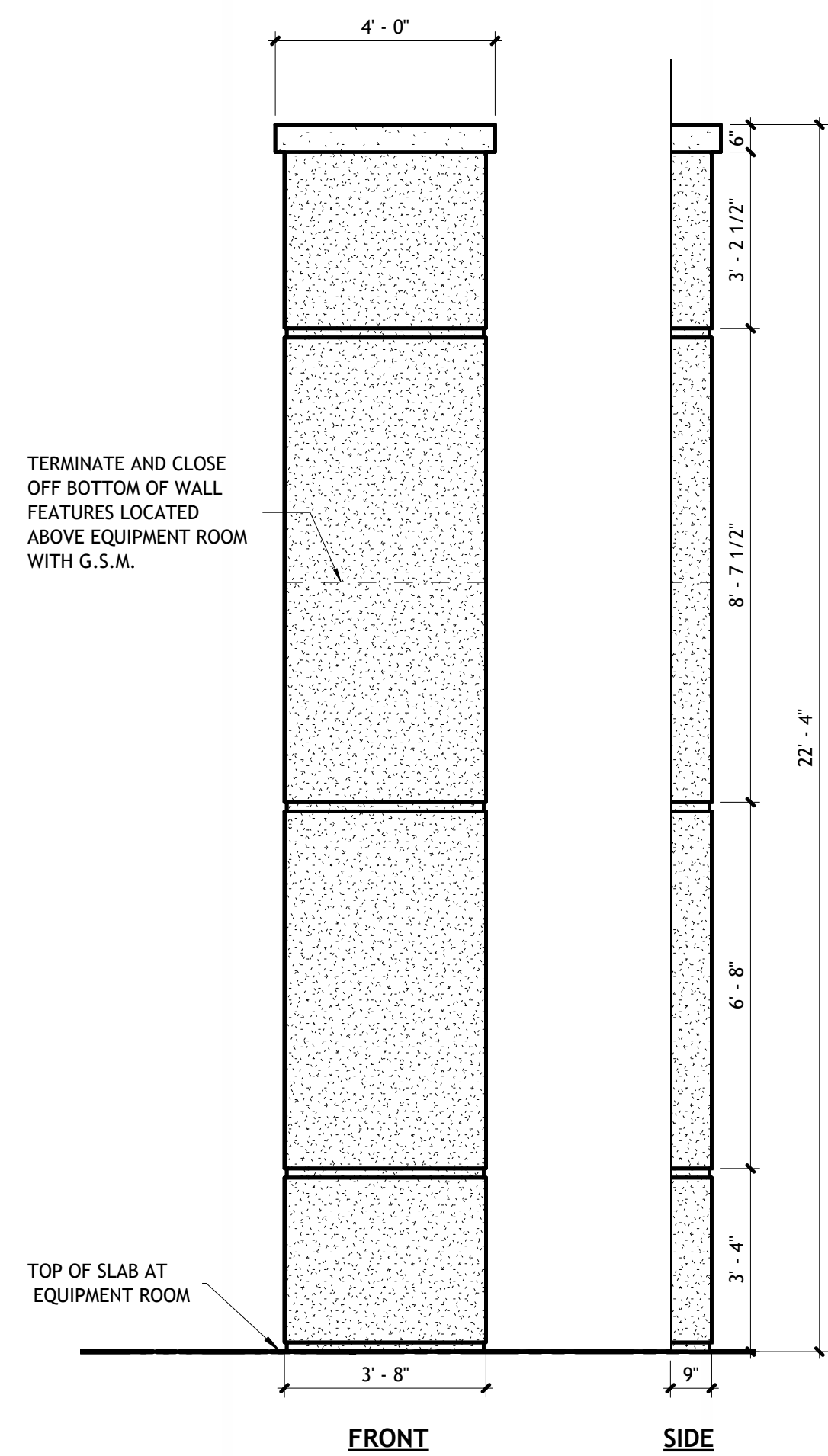


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CHECKED BY: MI
ARCH. PROJECT NO.: 23697
SHEET NAME:

ROOF PLAN

SHEET NUMBER:

A2.30



#	KEYNOTE DESCRIPTION
1	ELECTRICAL SERVICE SWITCHGEAR. SEE ELECTRICAL DRAWINGS.
2	4" PIPE BOLLARD FILLED WITH CONCRETE.
3	WALL PACK LIGHT FIXTURE (DOWN ONLY). REFER TO ELEC. DWG'S
4	ELECTRICAL SWITCHGEAR.
5	LIGHT FIXTURE CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S.
6	2" WIDE X 1/4" DEEP PILASTER REVEAL.
7	LIGHT FIXTURE AT PILASTER CONCEALED IN PARAPET TRIM. REFER TO ELEC. DWG'S
8	SIGNAGE BY OTHERS SHOWN DASHED - FOR REFERENCE ONLY UNDER SEPARATE PERMIT. GENERAL CONTRACTOR TO COORDINATE WITH SIGN COMPANY.
9	ADDRESS NUMBERS SHALL BE VISIBLE FROM THE STREET, SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED BY A DEDICATED LIGHT SOURCE.

KEYNOTES - ELEVATIONS

MATERIAL		COLOR / FINISH	
A	FIBERGLASS SIDING	P1	CORONADO STONE - QUICK STACK "CATHEDRAL GREY"
B	CORONADO STONE VENEER		
C	CHISELED STONE SILL	P2	CORONADO STONE - CHISELED STONE SILL "CHARCOAL"
D	ACRYLIC PLASTER COLOR COAT W / SAND FINISH	P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
E	HOLLOW METAL DOOR	P4	SHERWIN WILLIAMS #7025 "BACKDROP"
F	OVERHEAD METAL DOOR	P5	PANTONE 348 C CONCORD "QUACKAMOLE GREEN"
G	ALUMINUM STOREFRONT GLASS DOOR	P6	SHERWIN WILLIAMS #7004 "SNOWBOUND WHITE"
H	PILASTER CAP	P7	PREFINISHED METAL - TO MATCH "QUACKAMOLE GREEN"
J	METAL ROOF	P8	TEMPERED GLASS CLEAR ANODIZED FRAME
K	ROLLED STANDING SEAM DECK		
L	ALUMINUM STOREFRONT	P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
M	WALL MOUNTED AWNING	P10	CLEAR ANODIZED
N	METAL GATE		
P	STEEL BEAM	P11	SHERWIN WILLIAMS 9557 "AUTONOMOUS"
Q	STEEL COLUMN		
R	STEEL TUBE AND WIRE MESH		
S	PLASTER REVEAL. 2" WIDE X 1/4" DEEP		
T	PARAPET CAP		

	COLOR / FINISH
P1	CORONADO STONE - QUICK STACK "CATHEDRAL GREY"
P2	CORONADO STONE - CHISELED STONE SILL "CHARCOAL"
P3	SHERWIN WILLIAMS #6902 "DECISIVE YELLOW"
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P7	PREFINISHED METAL - TO MATCH "QUACKAMOLE GREEN"
P8	TEMPERED GLASS CLEAR ANODIZED FRAME
P9	BLACK CERAMIC FRIT TEMPERED SPANDREL GLASS CLEAR ANODIZED FRAME
P10	CLEAR ANODIZED
P11	SHERWIN WILLIAMS 9557 "AUTONOMOUS"

GENERAL NOTES

1. REFER TO WALL LEGEND FOR PARTITION TYPES.
2. THE APPROVED AND STAMPED CONSTRUCTION DOCUMENTS SHALL REMAIN ON SITE AT ALL TIMES.
3. - NOT USED -
4. IT IS THE INTENT THAT THIS PROJECT IS IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY UPON THE DISCOVERY OF ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DOCUMENTS. ANY WORK IN QUESTION SHALL NOT COMMENCE UNTIL WRITTEN CLARIFICATION IS ISSUED BY THE ARCHITECT.
5. REFER TO A2.14 FOR EQUIPMENT PLAN.
6. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO STRUCTURAL DWGS.
7. REFER TO A2.40 FOR INTERIOR FINISH SCHEDULE.
8. EXIT DOORS SHALL BE OPERABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE.
9. GC TO COORDINATE ALL REQUIRED BLOCKING FOR WALL HUNG EQUIPMENT, SHELVES, LIGHTING, ETC. FOR PROPER INSTALLATION HEIGHTS.
10. TACTILE EXIT SIGNS SHALL BE REQUIRED AT THE FOLLOWING LOCATIONS:
 - A. WHEREVER BASIC CBC PROVISIONS REQUIRE EXIT SIGNS FROM A ROOM OR AREA TO A CORRIDOR OR HALLWAY. THE TACTILE EXIT SIGN SHALL HAVE THE WORDS, "EXIT ROUTE."
 - B. EACH GRADE-LEVEL EXIT DOOR. THE TACTILE EXIT SIGN SHALL HAVE THE WORD, "EXIT."
11. OVERHEAD METAL DOORS TO BE SUPPLIED WITH A FACTORY FINISH FROM OVERHEAD DOOR MANUFACTURER IN EITHER STANDARD GRAY OR TAN TO MATCH ADJACENT WALL COLOR.
12. EXTERIOR SIGNAGE IS TO BE SUBMITTED, REVIEWED, AND APPROVED UNDER A SEPARATE PERMIT.

PILASTER DETAIL

$$\frac{3}{8}'' = 1'-0''$$

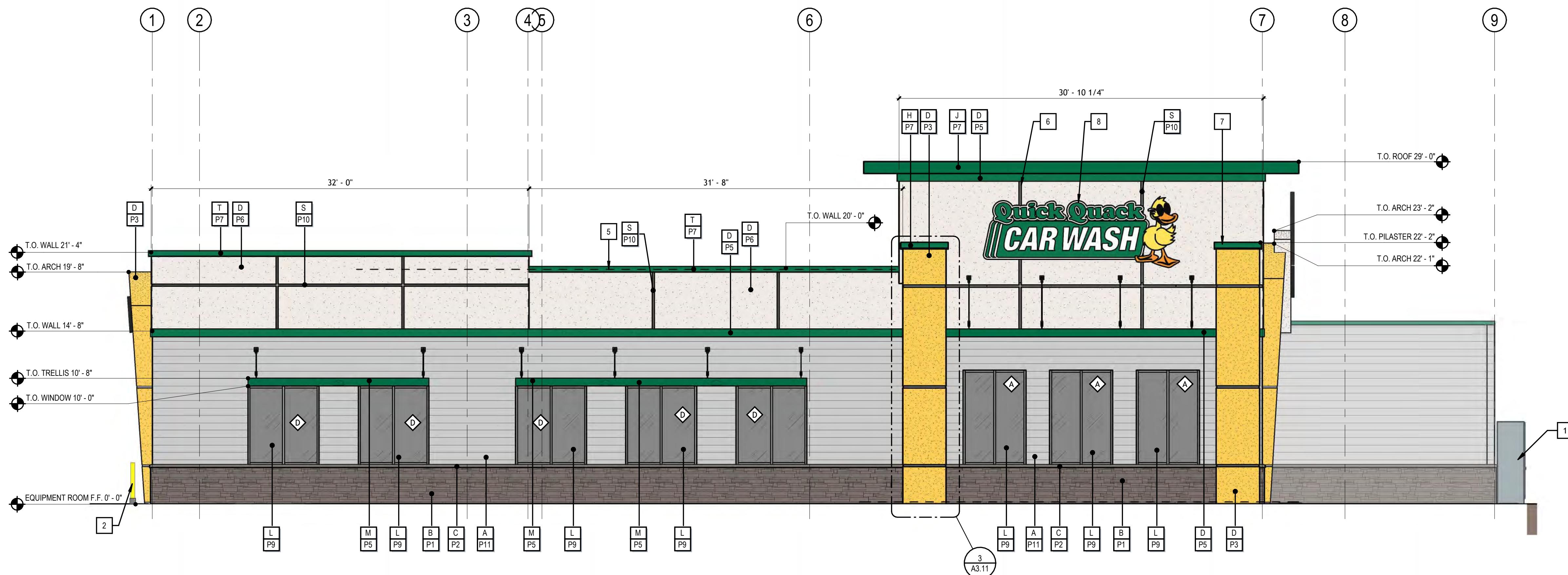
3

WEST

$$3/16'' = 1'-0''$$

2

GENERAL NOTES - ELEVATIONS



NORTH

$$3/16'' = 1'-0''$$

1

[illegible]

DRAWN BY: M

CHECKED BY: _____

ARCH. PROJECT NO.: _____

23697

SHEET NAME:

EXTERIOR ELEVATIONS

SHEET NUMBER: _____

LANDSCAPE & IRRIGATION NOTES

1. A 3" DEEP LAYER OF ORGANIC PLANTING MULCH SHALL BE INSTALLED IN ALL LANDSCAPE AREAS (EXCLUDING TURF AREAS).

2. ROOT BARRIERS SHALL BE INSTALLED AT ALL TREES AS SHOWN ON PLANTING PLANS AND/OR WHEN INSTALLED WITHIN 5'-0" OF UTILITIES. CONCRETE PAVING, CURB OR OTHER FLATWORK. ROOT BARRIERS SHALL BE A MINIMUM OF 10'-0" IN LENGTH AND CENTERED ON THE TREE TRUNK.

3. ALL IRRIGATION SYSTEMS SHALL BE OPERATED BY AN AUTOMATIC CONTROLLER UTILIZING EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA AND WILL HAVE MANUAL SHUT OFF VALVES.

4. ALL IRRIGATION COMPONENTS MUST COMPLY WITH ALL LOCAL, STATE AND FEDERAL LAWS AND REGULATIONS.

5. NEW TREES SHALL CONFORM TO THE MINIMUM MEASUREMENTS SPECIFIED IN THE CITY OF CHINO ZONING CODE - SECTION 20.19.040.D.

6. ALL PLANTED LANDSCAPE AREAS SHALL UNDERGO SOIL PREPARATION TO ACHIEVE FRIABLE SOIL IN ORDER TO MAXIMIZE WATER RETENTION AND INFILTRATION AS SPECIFIED IN THE CITY OF CHINO ZONING CODE - SECTION 20.19.040.B.3

7. A SOILS REPORT SHALL BE PREPARED AND SUBMITTED WITH THE CERTIFICATE OF COMPLETION. SOIL SAMPLES SHALL BE COLLECTED AFTER GRADING OPERATIONS ARE CONDUCTED AND PRIOR TO THE INSTALLATION OF ALL PLANT MATERIAL.

8. A 3 FEET (MINIMUM) CLEAR SPACE SHALL BE PROVIDED AROUND ALL FIRE PROTECTION EQUIPMENT SUCH AS FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS (FDC), POST-INDICATOR VALVES (PIV), AND BACK FLOW PREVENTER FOR THE FIRE SPRINKLER SYSTEM (OS&Y). (CFC §507.5.5 & §509.2)

9. TREES SHALL BE MAINTAINED TO PROVIDE AN UNOBSTRUCTED VERTICAL CLEARANCE OF 13 FEET 6 INCHES (MINIMUM) FROM ALL FIRE LANES. (CFC §503.2.1)

10. ALL LANDSCAPE INSTALLED WITHIN THE LINE OF SIGHT TRIANGLE / LIMITED USE AREA SHALL CONFORM TO CITY OF CHINO ENGINEERING DIVISION STANDARD DRAWING NO 865 A & B:

10.1. PLANTS AND SHRUBS SHALL BE OF THE TYPE THAT WILL GROW NO HIGHER THAN 30 INCHES ABOVE THE GROUND WITHIN THE LIMITED USE AREA.

10.2. TREES SHALL BE OF THE TYPE WITH TRUNKS THAT GROW NO LARGER THAN 6 INCHES IN DIAMETER AND TREE LIMBS SHALL BE A MINIMUM OF 6 FEET ABOVE THE GROUND WITHIN THE LIMITED USE AREA.

11. LANDSCAPE CONTRACTOR SHALL PROVIDE A 1 YEAR WARRANTY ON ALL PLANT MATERIAL.

SITE DATA & ZONING CONFORMANCE INFO

• SITE AREA (ON-SITE COMBINED BOTH PARCELS): 86,160 SF (1.98 ACRES)

• TOTAL ON-SITE LANDSCAPE AREA REQUIRED: 20% (17,232 SF)

•• LANDSCAPE AREA PROVIDED: 20% (17,329 SF)

• TOTAL OFF-SITE LANDSCAPE PROVIDED: 3,251 SF

• MINIMUM OF 20 ON-SITE TREES PER GROSS ACRE (*20.19.040.C.3.a):

•• 20 x 1.98 (ACRES) = (39.8) 40 TREES (40 TREES SHOWN ON PLANS)

•• 4 DIFFERENT TREE SPECIES REQUIRED WITH:

••• 10% (4 TREES) - 36" BOX OR LARGER

••• 40% (16 TREES) - 24" BOX

••• 50% (20 TREES) - 15 GALLON

• TREE REPLACEMENT (*20.19.040.F)

•• (1) 24" DBH TREE TO BE REMOVED: (3) 48" BOX REPLACEMENT TREES

•• (1) 12" DBH TREE TO BE REMOVED: (2) 36" BOX REPLACEMENT TREES

••• FEE TO BE PAID IN-LIEU OF INSTALLING MITIGATION TREES (*20.19.040.F.6)

• INTERIOR PARKING LOT LANDSCAPE REQUIREMENTS: 10% MIN. (1,810 SF) (*20.19.050.A.4)

•• INTERIOR PARKING LOT (PARKING STALLS & DRIVE ISLES): 18,104 SF

•• LANDSCAPE AREAS (SURROUNDED ON AT LEAST 2 SIDES BY PARKING SPACES OR DRIVE ISLES): 2,182 SF (12.1%)

• STREET TREES AT ±30' ON CENTER (*20.19.040.B.1.e)

•• 168 LF ALONG CENTRAL AVE. (5 TREES SHOWN)

•• 126 LF ALONG SCHAEFER AVE. (4 TREES SHOWN)

*CITY OF CHINO ZONING CODE: CHAPTER 20.19 - LANDSCAPING

HYDROZONE INFORMATION TABLE (COMBINED PARCELS)

REFERENCE ETO: 54.6

ETAF: NON-RESIDENTIAL: 0.45

HYDROZONE # / PLANTING DESCRIPTION	PLANT FACTOR (PF)	IRRIGATION METHOD	IRRIGATION EFFICIENCY (IE)	ETAF (PF / IE)	LANDSCAPE AREA (LA) (SQ. FT.)	ESTIMATED WATER USE (EWU) = ETAF x LA x ETO x 0.62
REGULAR LANDSCAPE AREAS (RLA)						
TREES / SHRUBS - LOW	0.3	DRIP	0.81	0.37	16,129	202,222
TREES - MED	0.5	DRIP	0.81	0.62	1,200	25,076
SHRUBS - LOW (W/IN PUBLIC ROW)	0.3	DRIP	0.81	0.37	2,981	37,375
TREES - MED (W/IN PUBLIC ROW)	0.5	DRIP	0.81	0.62	270	5,642
TOTALS					20,580	270,314
SPECIAL LANDSCAPE AREAS (SLA)						
	NA	NA	NA	1.0		
	NA	NA	NA	1.0		
SLA TOTALS					0	0
ESTIMATED WATER USE (EWU) TOTAL						270,314
MAXIMUM ALLOWED WATER ALLOWANCE (MAWA)						313,503

ETWU (ANNUAL GALLONS REQUIRED = ETO X 0.62 X ETAF X AREA WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR

MAXIMUM APPLIED WATER ALLOWANCE (MAWA) CALCULATIONS

MAWA (ANNUAL GALLONS ALLOWED) = (ETO) x (0.62) x (ETAF x RLA + 1.0 x SLA)

WHERE 0.62 IS A CONVERSION FACTOR THAT CONVERTS ACRE-INCHES PER ACRE PER YEAR TO GALLONS PER ACRE PER SQUARE FOOT PER YEAR; LA IS THE TOTAL LANDSCAPE AREA IN SQUARE FEET; SLA IS THE TOTAL SPECIAL LANDSCAPE AREA IN SQUARE FEET, AND ETAF IS 0.55 FOR RESIDENTIAL AREAS AND 0.45 FOR NON-RESIDENTIAL AREAS

MAWA =

(54.6) x (0.62) x (0.45 x 20,580 + 1.0 x 0)

(33,852) x (9,261 + 0)

(33,852) x (9,261)

313,503 (GALLONS PER YEAR)

MWELO COMPLIANCE STATEMENT

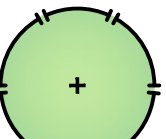
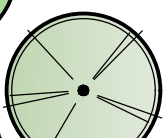
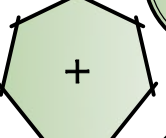
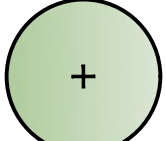
I AGREE TO COMPLY WITH THE REQUIREMENTS FOR THE PERFORMANCE COMPLIANCE OPTION OF THE MWELO AND SUBMIT A COMPLETE LANDSCAPE DOCUMENTATION PACKAGE.

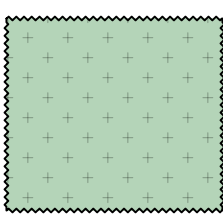
Brandon Hanna

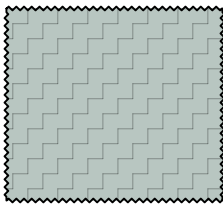
MAY 28, 2026

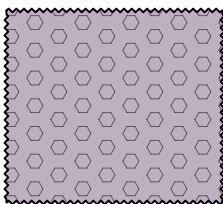
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PLANT LEGEND

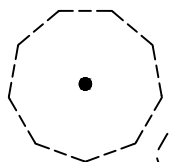
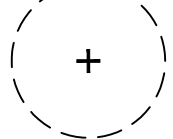
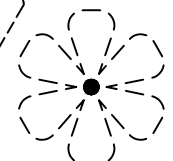
TREES	QTY.	BOTANICAL / COMMON NAME	SIZE	FORM / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
	9 0 0	CERCIS OCCIDENTALIS WESTERN REDBUD	15 GAL. 24" BOX 36" BOX	STANDARD	LOW		H: 10' - 18' W: 10' - 18'
	8 1 4	LAGERSTROEMIA INDICA x FAURIEI 'NATCHEZ' NATCHEZ CRAPE MYRTLE	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 20' - 25' W: 15' - 20'
	3 11 0	GEUERA PARVIFLORA AUSTRALIAN WILLOW	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 25' - 35' W: ±20'
	9 4 0	PLATANUS RACEMOSA CALIFORNIA SYCAMORE	15 GAL. 24" BOX 36" BOX	STANDARD	MEDIUM		H: 30' - 50' W: 20' - 50'

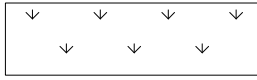
LOW SCREENING HEDGES	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
		CALLISTEMON VIMINALIS 'LITTLE JOHN' LITTLE JOHN DWARF BOTTLEBRUSH	5 GAL.	4'-0" O.C.	LOW		H: 3' - 5' W: 4' - 6'
		LANTANA CAMARA 'RADIATION' ORANGE-RED BUSH LANTANA	5 GAL.	4'-0" O.C.	LOW		H: 3' - 5' W: 3' - 5'
		WESTRINGIA FRUTICOSA 'MORNING LIGHT' MORNING LIGHT COAST ROSEMARY	5 GAL.	4'-0" O.C.	LOW		H: 3' - 4' W: 4' - 5'
		LEUCOPHYLLUM LANGMANIAE 'RIO BRAVO' RIO BRAVO TEXAS SAGE	5 GAL.	4'-0" O.C.	LOW		H: 4' - 5' W: 4' - 5'

ACCENT SHRUBS	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
		DIANELLA REVOLUTA 'LITTLE REV' LITTLE REV FLAX LILY	1 GAL.	3'-0" O.C.	LOW		H: 2' - 3' W: ±2'
		HESPERALOE PARVIFLORA RED YUCCA	1 GAL.	4'-0" O.C.	LOW		H: 3' - 4' W: 3' - 4'
		MUHLENBERGIA RIGENS DEER GRASS	1 GAL.	3'-6" O.C.	LOW		H: 4' - 5' W: 3' - 4'

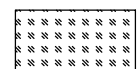
GROUND COVER	QTY.	BOTANICAL / COMMON NAME	SIZE	SPACING / COMMENTS	WATER USE	DETAIL REF.	SIZE (HxW)
		CARISSA MACROCARPA 'GREEN CARPET' GREEN CARPET NATAL PLUM	1 GAL.	4'-0" O.C.	LOW		H: 1' - 2' W: 4' - 5'
		LANTANA X 'NEW GOLD' NEW GOLD LANTANA	1 GAL.	4'-0" O.C.	LOW		H: 2' - 3' W: 3' - 5'
		MYOPORUM PARVIFOLIUM PROSTRATE MYOPORUM	1 GAL.	4'-0" O.C.	LOW		H: 6" - 1' W: 3' - 5'

EXISTING PLANT LEGEND

EX. TREES & PALMS	BOTANICAL / COMMON NAME	EX. TREES & PALMS	BOTANICAL / COMMON NAME
	CUPANIOPSIS ANA. CARROTWOOD		PLATANUS SP. SYCAMORE
	WASHINGTONIA ROBUSTA MEXICAN FAN PALM		

EX. SHRUBS	BOTANICAL / COMMON NAME
	VARIOUS SPECIES: DIETES SP., LIGUSTRUM, WESTRINGIA SP.

LANDSCAPE LEGEND

SYMBOL	KEY	COMMENTS
	A	NEW ON-SITE LANDSCAPE AREA WITH AMENDED SOIL & DRIP IRRIGATION
	B	NEW OFF-SITE LANDSCAPE AREA IN PUBLIC RIGHT OF WAY WITH AMENDED SOIL & DRIP IRRIGATION. IRRIGATION TO BE TIED INTO ON-SITE IRRIGATION SYSTEM.
	C	NEW IRRIGATION CONTROLLER - WALL MOUNTED IN STAINLESS STEEL ENCLOSURE
	D	SURFACE PARKING AREA & INTERIOR PARKING LOT LANDSCAPE LIMITS - REFER TO REQUIRED LANDSCAPE CALCULATIONS
	E	MULCH ONLY WITHIN CLEARANCE AREA OF TRANSFORMER (3' AT SIDES, 8' AT FRONT)

CONSULTANT REFERENCE LEGEND

R#

R1

NEW CONCRETE CURB / CURB & GUTTER - REFER TO CIVIL PLANS

R2

NEW PEDESTRIAN CONCRETE PAVING - REFER TO CIVIL PLANS

R3

NEW VEHICULAR PAVING - REFER TO CIVIL PLANS

R4

NEW TRANSFORMER - REFER TO ELECTRICAL PLANS

R5

NEW BUILDING - REFER TO ARCHITECTURE PLANS

R6

NEW TRASH ENCLOSURE - REFER TO ARCHITECTURE PLANS

R7

NEW GAS STATION EQUIPMENT - REFER TO ARCHITECTURE PLANS

R8

NEW CAR WASH EQUIPMENT ROOM AND OVERHEAD CANOPY - REFER TO ARCHITECTURE PLANS

R9

NEW SIGNAGE - REFER TO ARCHITECTURE PLANS

R10

NEW UNDERGROUND UTILITY - REFER TO CIVIL PLANS
SD = STORM DRAIN
SS = SANITARY SEWER
W = DOMESTIC WATER
FW = FIRE WATER
E = ELECTRIC

R11

NEW CATCH BASIN OR DRAIN INLET - REFER TO CIVIL PLANS

R12

NEW SECURITY BOLLARD - REFER TO CIVIL PLANS

R13

NEW FIRE DEPARTMENT EQUIPMENT & BACKFLOW PREVENTER - REFER TO CIVIL PLANS

R14

NEW IRRIGATION WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS

R15

NEW DOMESTIC WATER METER & BACKFLOW PREVENTER - REFER TO CIVIL PLANS

R16

NEW SIDEWALK IN PUBLIC RIGHT OF WAY - REFER TO CIVIL PLANS

R17

NEW VEHICULAR PAVING IN PUBLIC STREET - REFER TO CIVIL PLANS

R18

NEW MODULAR WETLAND SYSTEM - REFER TO CIVIL PLANS

R19

NEW PERIMETER WALL - REFER TO CIVIL PLANS

R20

NEW SITE LIGHTING - REFER TO ARCHITECTURE PLANS

R21

NEW MANHOLE - REFER TO CIVIL PLANS

R22

NEW FLAGPOLE - REFER TO ARCHITECTURE PLANS

R23

NEW BIKE RACK - REFER TO ARCHITECTURE PLANS

R24

NEW VENT RISER EQUIPMENT - REFER TO CIVIL PLANS

R40

EXISTING SIGNAGE FOR ADJACENT PROPERTY

R41

EXISTING FIRE HYDRANT - REFER TO CIVIL PLANS

R42

EXISTING TRANSFORMER & SECURITY BOLLARDS - REFER TO CIVIL PLANS

R43

EXISTING FIRE DEPARTMENT SERVICES - REFER TO CIVIL PLANS

R44

EXISTING UNDERGROUND UTILITY - REFER TO CIVIL PLANS
SD = STORM DRAIN
WTR = DOMESTIC WATER
E = ELECTRIC
F = FIBER OPTICS
GAS = GAS
COM = COMMUNICATIONS

REVISIONS

NUMBER	DATE	APP'VD.

DRAWN BY: BH

CHECKED BY: BH

DATE: JUNE 9, 2026

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88
REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CNPPI".
ELEVATION = 687.23' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 88° 17' 35" EAST ALONG THE CENTERLINE OF
SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 94 TO 96 OF
PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

CONTACT 811 BEFORE YOU DIG
SAFE DIGGING PARTNER

UNDERGROUND SERVICE ALERT
OF SOUTHERN CALIFORNIA

LANDSCAPE ARCHITECTURE ENTITLEMENT PLANS PREPARED BY:

LICENCED LANDSCAPE ARCHITECT
6136
Brandon Hanna
Exp. 30, 2027
Renewal Date

JUNE 9, 2026

Today's Ideas. Tomorrow's Reality
695 Town Center Dr. #110 Costa Mesa, CA 92626
T 949-610-8997 www.CDRwest.com

LANDSCAPE LEGENDS

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

L-1

s:\Projects\2025\25021_Levergreen_sec central avenue & schaefer avenue_chino_co\04 - Entitlement & Concept - Sheets\25021_L-1 Landscape Plan.dwg



VICINITY MAP
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. DEDICATION
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED SWALE
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED ENHANCED PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED ADA PATH OF TRAVEL

DEVELOPER/OWNER

EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206
CONTACT: CHRIS BERGREN
TEL.: 818.240.8727

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

SURVEY

RIGHTIG INC.
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

LANDSCAPE ARCHITECT

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: BRANDON HANNA, RLA
TEL.: 949.826.1220

SOIL ENGINEER

SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
RANCHO CUCAMONGA, CA 91730
CONTACT: CLARENCE JIANG, G.E.
TEL.: 909.980.6455

APN

1021-031-16-0-000
1021-031-22-0-000

SHEET INDEX

SHEET NO.	SHEET TITLE
01	SHEET REMOVED
02	CONCEPTUAL GRADING PLAN
03	CONCEPTUAL CROSS-SECTIONS
04	CONCEPTUAL UTILITY PLAN
05	FIRE MASTER PLAN
06	SITE UTILIZATION MAP

EASEMENT NOTES:

AN EASEMENT SHOWN OR DEDICATED ON THE MAP OF PARCEL MAP NO. 14889 RECORDED JUNE 24, 1996 ON FILE IN BOOK 180, PAGE 64, OF PARCEL MAPS FOR PRIVATE BLANKET EASEMENT FOR DRAINAGE, RECIPROCAL INGRESS AND EGRESS, PRIVATE BLANKET SEWER AND WATER LINE AND INCIDENTAL PURPOSES. THIS ITEM AFFECTS THE SUBJECT PROPERTY AND IS PLOTTED HEREON.

FORM VERIFICATION NOTE

CONTRACTOR TO VERIFY SLOPES OF FORMS PRIOR TO POURING CONCRETE TO ENSURE SLOPES MATCH PLANS. CONTRACTOR TO VERIFY DIMENSIONS OF ADA PATH OF TRAVEL PRIOR TO POURING OF CONCRETE. CONTRACTOR TO CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND PLANS PRIOR TO POURING CONCRETE.

EARTHWORK QUANTITIES

CUT: 4,709 CY
FILL: 3,202 CY
NET: 1,507 CY (EXPORT)

NOTE: THESE ARE ENGINEER'S ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

SITE LIGHT NOTE:

SITE LIGHTS TO BE INSTALLED PER SEPARATE PLAN AND PERMIT. TO BE PREPARED DURING CONSTRUCTION DOCUMENTS PHASE.

FLOOD NOTE:

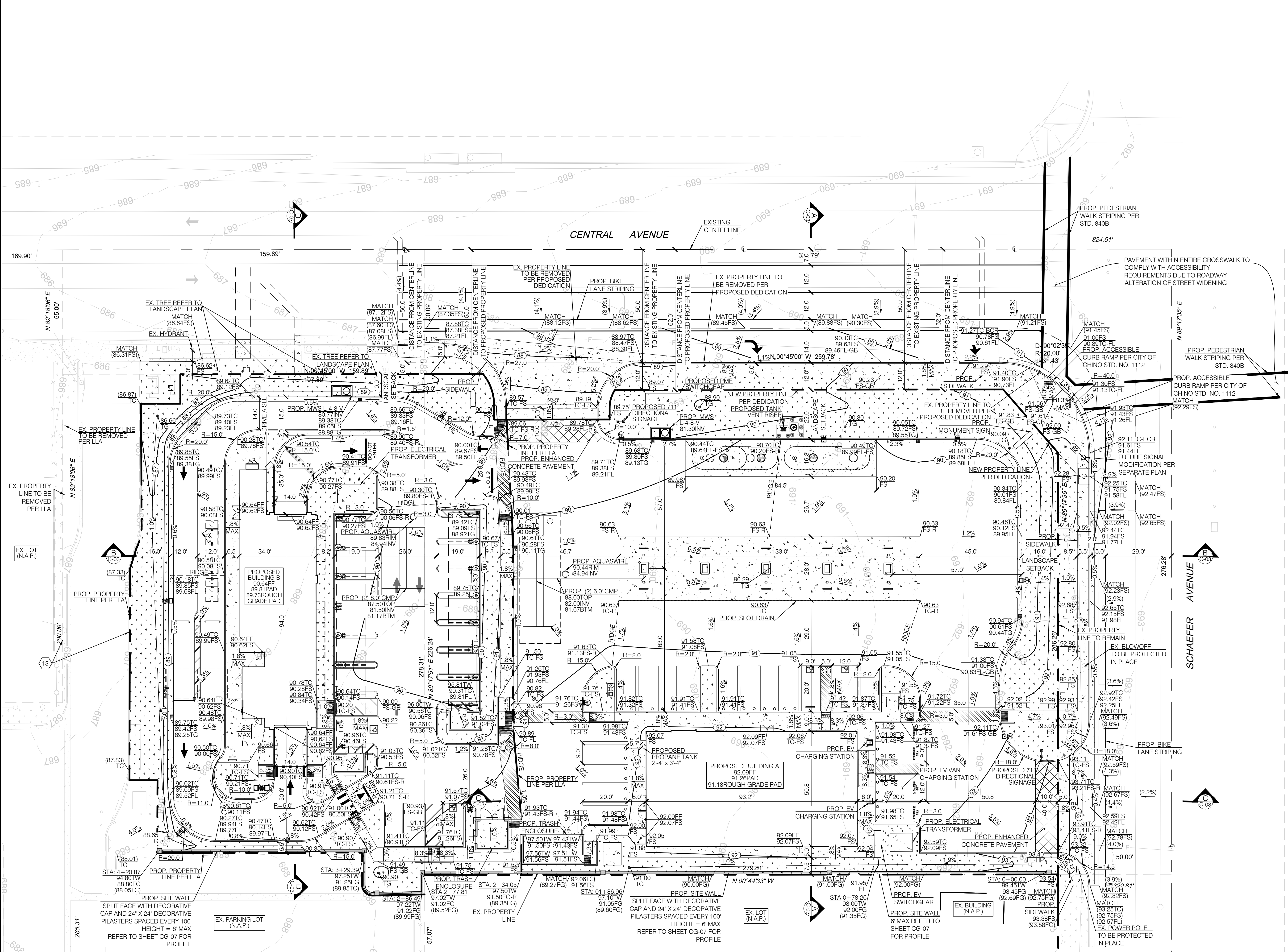
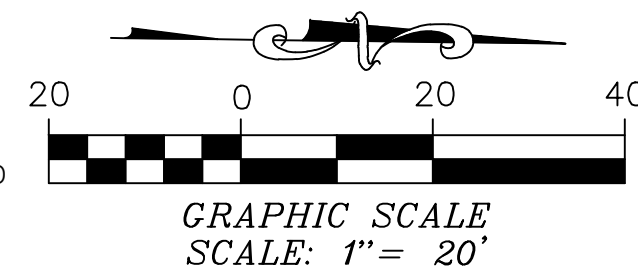
PER FEMA MAP NO. 06071C8615H, EFFECTIVE DATE: AUGUST 8, 2008 THE PROPERTY IS DETERMINED TO NOT BE WITHIN THE FLOOD HAZARD ZONE.

SITE AREA

TOTAL SITE AREA: 106,783 SF (2.45 ACRE)
EX. IMPERVIOUS: 32,156 SF (0.74 ACRE)
EX. PERVIOUS: 74,627 SF (1.71 ACRE)

SITE AREA A:
(PRIOR TO DEDICATION): 63,222 SF (1.45 ACRE)
(AFTER DEDICATION): 50,580 SF (1.16 ACRE)
DISTURBED AREA: 50,580 SF (1.16 ACRE)
PROP. IMPERVIOUS: 41,622 SF (0.96 ACRE)
PROP. PERVIOUS: 8,958 SF (0.21 ACRE)

SITE AREA B:
(PRIOR TO LLA): 43,560 SF (1.00 ACRE)
(AFTER LLA): 35,570 SF (0.82 ACRE)
DISTURBED AREA: 35,570 SF (0.82 ACRE)
PROP. IMPERVIOUS: 26,228 SF (0.60 ACRE)
PROP. PERVIOUS: 9,342 SF (0.22 ACRE)



REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS
DATE: 7/16/2026
CHECKED BY: AM, AMA

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK CNP#
ELEVATION = 687.23' (NAVD88)

BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27

7/16/2026
DATE

REGISTERED PROFESSIONAL ENGINEER
AARON M. ALBERTSON
NO. 65513
EXP. 9/30/27
CIVIL
STATE OF CALIFORNIA

CD Commercial Development Resources
Today's Ideas. Tomorrow's Reality.
4121 Wenden Place #112, Newport Beach CA 92660
TEL: 949-610-8997 www.CDRest.com

DIGALERT
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

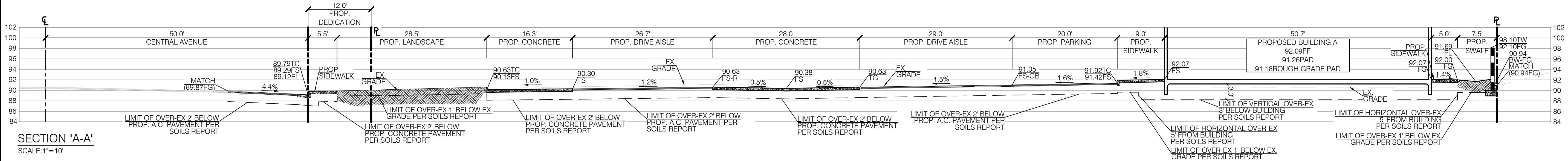
DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS BEFORE YOU DIG

CONCEPTUAL GRADING PLAN

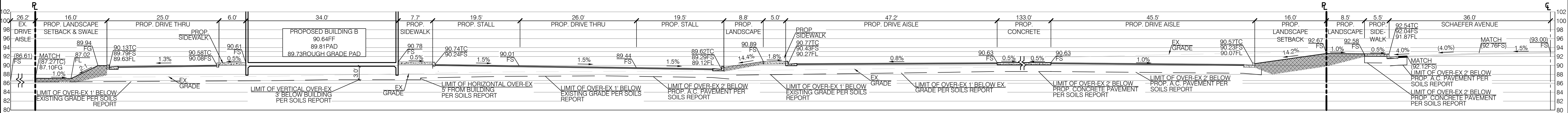
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

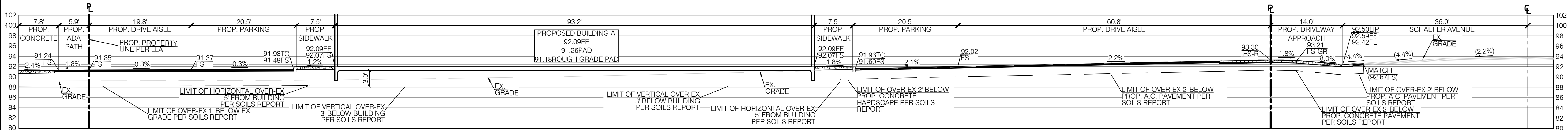
CG-02
02 OF 06



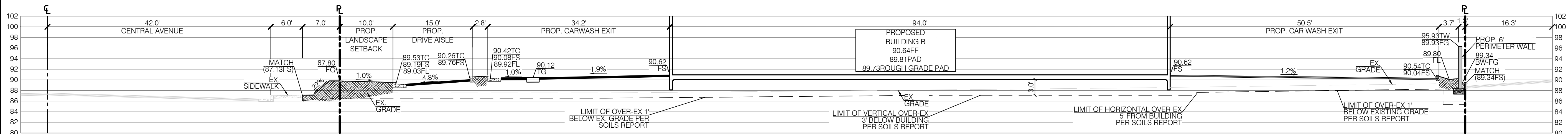
SECTION "A-A"
SCALE:1"=10'



SECTION "B-B"
SCALE:1"=10'



SECTION "C-C"
SCALE:1"=10'



SECTION "D-D"
SCALE:1"=10'

REVISIONS			
NUMBER	DATE	DESCRIPTION	APP'VD

DRAWN BY: GS
DATE: 7/16/2026
CHECKED BY: AM, AMA

BENCHMARK:
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PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27

7/16/2026
DATE



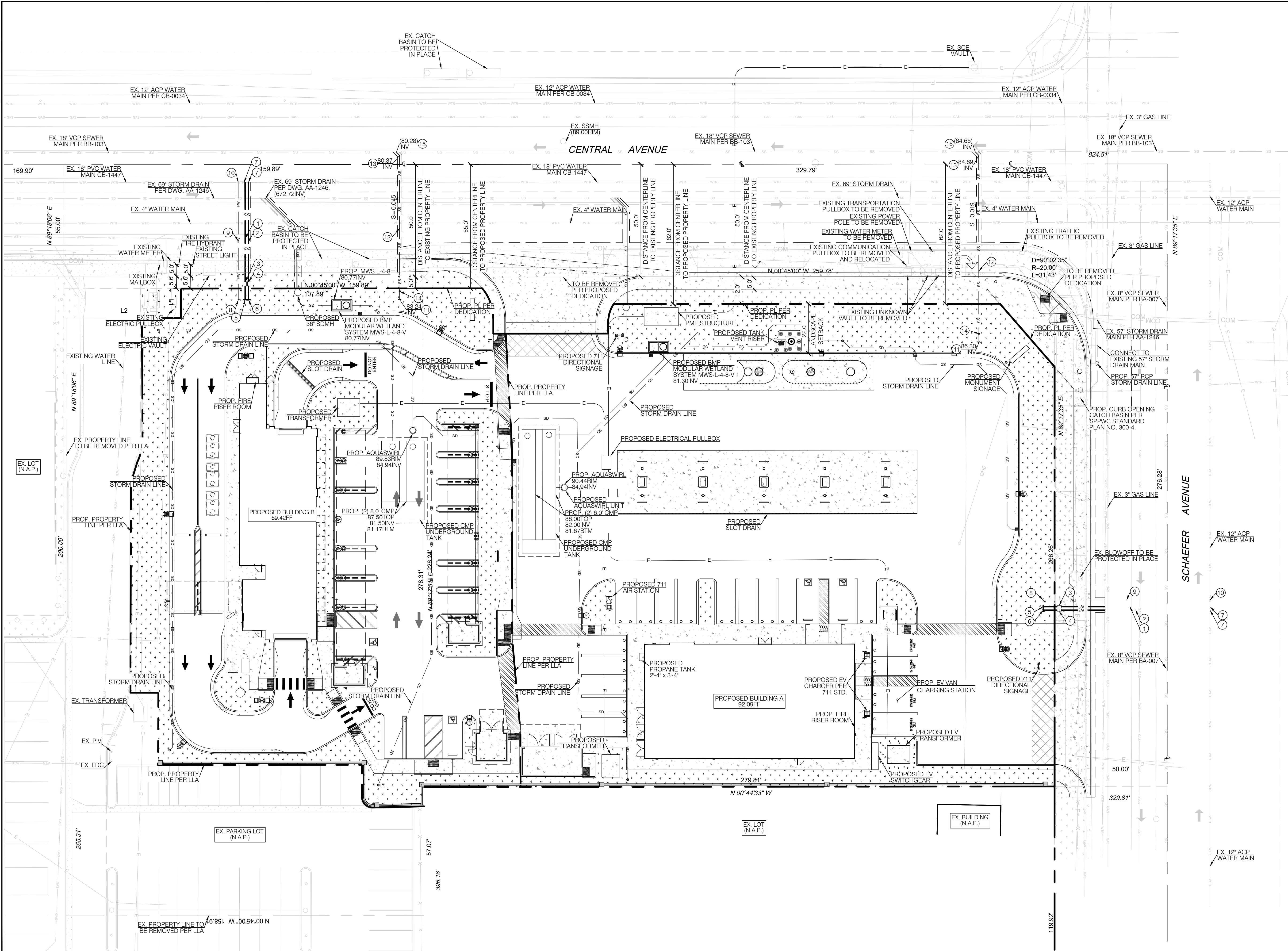
CROSS SECTIONS

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

CG-03

03 OF 06



LEGEND

- PROP. CONCRETE
- PROP. LANDSCAPE
- PROP. SAWCUT LINE
- SD PROP. STORM DRAIN LINE
- PROPERTY LINE
- CENTERLINE
- EASEMENT
- SS PROP. SEWER LINE
- W PROP. WATER LINE
- FW PROP. FIRE WATER LINE
- W EX. WATER LINE
- SS EX. SEWER LINE
- SD EX. STORM DRAIN LINE
- PROP. SITE LIGHT

WATER CONSTRUCTION NOTES:

- INSTALL 2" SCH 40 PVC DOMESTIC WATER LINE 4" MIN. BELOW FINISH SURFACE.
- INSTALL 1" SCH 40 PVC IRRIGATION WATER LINE 4" MIN. BELOW FINISH SURFACE.
- INSTALL 2" DOMESTIC WATER METER PER CITY OF CHINO STANDARD DRAWING NO. 410A.
- INSTALL 1" IRRIGATION WATER METER PER CITY OF CHINO STANDARD DRAWING NO. 405A.
- PROPOSED 2" DOMESTIC WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- PROPOSED 1" IRRIGATION WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS

CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE EXISTING WATER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

FIRE WATER CONSTRUCTION NOTES:

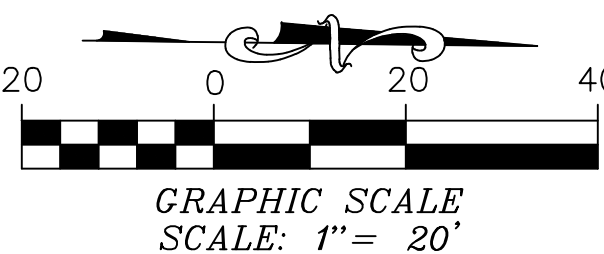
- PROPOSED 6" FIRE WATER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- INSTALL 6" PVC C900 FIRE WATER LINE, 3" MIN. BELOW FINISH SURFACE.
- CONNECT TO EXISTING WATER MAIN. CONTRACTOR TO POTHOLE EXISTING WATER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

SEWER CONSTRUCTION NOTES:

- PROPOSED 6" SEWER STUB 5' FROM PROPERTY LINE FOR ONSITE IMPROVEMENTS
- INSTALL 6" SDR-35 SEWER LINE WITH PIPE BEDDING AND BACKFILL PER CITY OF CHINO STANDARD DRAWING NO. 500.
- INSTALL 6" SDR-35 45° BEND.
- INSTALL SEWER STANDARD CLEANOUT TO GRADE PER CITY OF CHINO STANDARD DRAWING NO. 527.
- CONNECT TO EXISTING 10" SEWER MAIN. CONTRACTOR TO POTHOLE EXISTING SEWER LINE TO VERIFY LOCATION, DEPTH, AND MATERIAL PRIOR TO CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.

EXISTING UTILITY NOTE

CONTRACTOR TO VERIFY LOCATION, DEPTH, SIZE AND MATERIAL OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ANY DISCREPANCIES BETWEEN FIELD EXPLORATIONS AND PLANS, THE CIVIL ENGINEER MUST BE CONTACTED IMMEDIATELY.



REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS
DATE: 7/16/2026
CHECKED BY: AM, AMA
BENCHMARK:
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BENCHMARK "CNBP"
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PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27
DATE: 7/16/2026



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

CONCEPTUAL UTILITY PLAN

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

CG-04
04 OF 06



PROJECT SITE DATA:

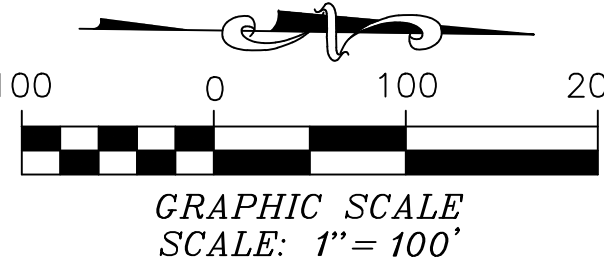
APN: 1021-031-16-0000
1021-031-22-0000

SITE A
SITE AREA: 50,580 SF (1.16 ACRE)
ZONING: CS - COMMERCIAL SERVICE
LAND USE: COMMERCIAL

SITE B
SITE AREA: 35,579 SF (0.82 ACRE)
ZONING: CO - COMMERCIAL OFFICE
LAND USE: COMMERCIAL

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. DEDICATION
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED SWALE
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED AC PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED ADA PATH OF TRAVEL



REVISIONS				DRAWN BY: GS DATE: 7/16/2026		CHECKED BY: AM, AMA	PLANS PREPARED BY:		 Commercial Development Resources 4121 Winkley Place #112 Newport Beach CA 92660 T 949-610-6967 www.CDRest.com		 DIAL TOLL FREE 1-800-422-4133 AT LEAST TWO DAYS BEFORE YOU DIG UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA		SITE UTILIZATION MAP		SHEET	
NUMBER	DATE	DESCRIPTION	APP'D	BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CHRP" ELEVATION = 687.23' (NAVD88) BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA		 AARON M. ALBERTSON R.C.E. 65513, EXP. 9/30/27		7/16/2026 DATE					5319 SCHAEFER AVENUE CHINO, CA 91710 APN: 1021-031-16-0-000 1021-031-22-0-000		CG-06 06 OF 06	

PEDESTRIAN ACCESS PLAN

FOR
5319 SCHAEFER AVENUE
CHINO, CA 91710



VICINITY MAP

NOT TO SCALE

LEGEND:

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- PROP. DEDICATION
- EXISTING EASEMENT
- CENTERLINE
- PROPOSED SWALE
- EXISTING CONCRETE
- EXISTING LANDSCAPE
- PROPOSED CONCRETE
- PROPOSED LANDSCAPE
- PROPOSED AC PAVEMENT
- PROP. ENHANCED PAVEMENT
- EXISTING RETAINING WALL
- PROPOSED SITE WALL
- PROPOSED ADA PATH OF TRAVEL

SITE ADDRESS

5319 SCHAEFER AVENUE
CHINO, CA 91710

APN

1021-031-16-0-000
1021-031-22-0-000

DEVELOPER/OWNER

EVERGREEN
200 N. MARYLAND AVENUE, SUITE 201
GLENDALE, CALIFORNIA 91206
CONTACT: CHRIS BERGREN
TEL.: 818.240.8727

CIVIL ENGINEER

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

SURVEY

RIGHTIG INC.
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: AARON ALBERTSON, P.E.
TEL.: 949.610.8997

LANDSCAPE ARCHITECT

COMMERCIAL DEVELOPMENT RESOURCES
695 TOWN CENTER DRIVE #110
COSTA MESA, CA 92626
CONTACT: BRANDON HANNA, RLA
TEL.: 949.826.1220

SOIL ENGINEER

SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
RANCHO CUCAMONGA, CA 91730
CONTACT: CLARENCE JIANG, G.E.
TEL.: 909.980.6455

FORM VERIFICATION NOTE

CONTRACTOR TO VERIFY SLOPES OF FORMS PRIOR TO POURING CONCRETE TO ENSURE SLOPES MATCH PLANS. CONTRACTOR TO VERIFY DIMENSIONS OF ADA PATH OF TRAVEL PRIOR TO POURING OF CONCRETE. CONTRACTOR TO CONTACT CIVIL ENGINEER WITH ANY DISCREPANCIES BETWEEN FIELD MEASUREMENTS AND PLANS PRIOR TO POURING CONCRETE.

EARTHWORK QUANTITIES

CUT: 4.709 CY
FILL: 3.202 CY
NET: 1.507 CY (EXPORT)

NOTE: THESE ARE ENGINEER'S ESTIMATES ONLY. THESE QUANTITIES ARE MEANT FOR BONDING AND PERMITTING PURPOSES ONLY. CONTRACTOR TO PERFORM THEIR OWN TAKE-OFFS FOR BIDDING AND CONSTRUCTION PURPOSES. REFERENCE SOIL REPORT.

SITE LIGHT NOTE:

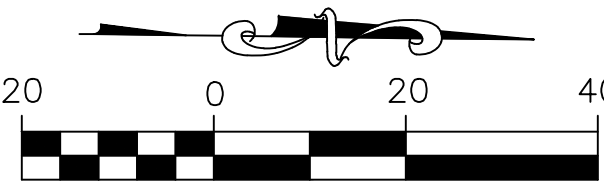
SITE LIGHTS TO BE INSTALLED PER SEPARATE PLAN AND PERMIT. TO BE PREPARED DURING CONSTRUCTION DOCUMENTS PHASE.

FLOOD NOTE:

PER FEMA MAP NO. 06071C0615H, EFFECTIVE DATE: AUGUST 8, 2008 THE PROPERTY IS DETERMINED TO NOT BE WITHIN THE FLOOD HAZARD ZONE.

SHEET INDEX

SHEET NO.	SHEET TITLE
01	PEDESTRIAN ACCESS PLAN



GRAPHIC SCALE
SCALE: 1" = 20'

REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

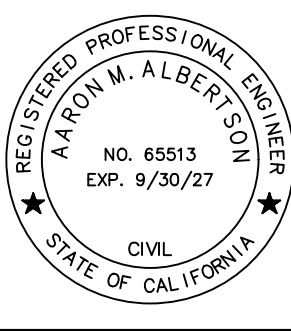
DRAWN BY: GS
DATE: 7/16/2026

CHECKED BY: AM, AMA
DATE: 7/16/2026

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CNPB"
ELEVATION = 687.23' (NAVD88)
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27
DATE: 7/16/2026



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

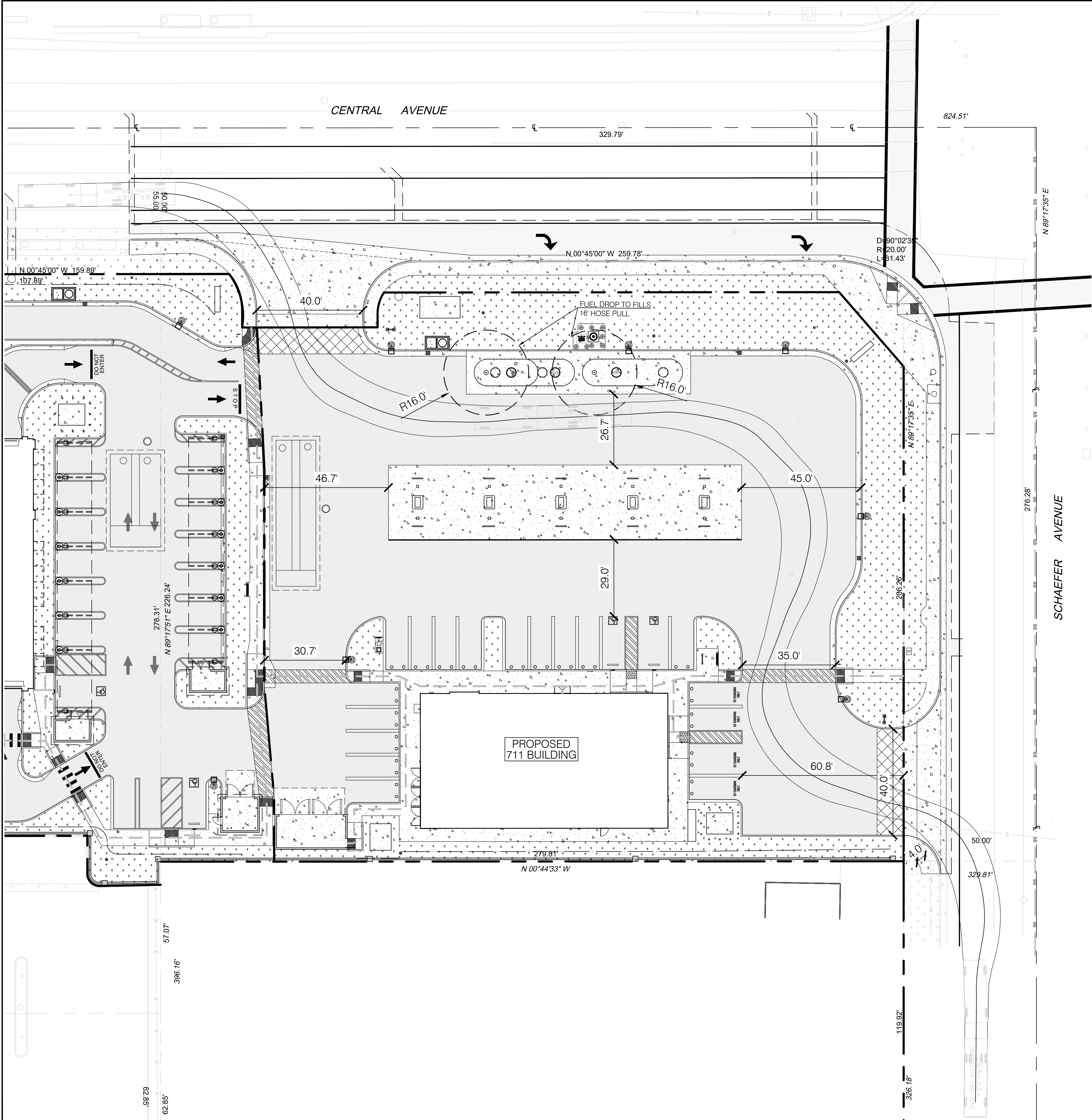
PEDESTRIAN ACCESS PLAN

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

EH-01

01 OF 01



SITE ADDRESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN
1021-031-16-0-000
1021-031-22-0-000

Select Current Vehicle

Filters

LWA

Country: All

Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

SN640271A 1991 (CH)

9 vehicles shown

Units: feet

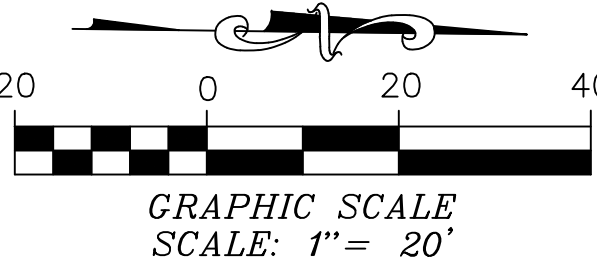
Library	Vehicle Name	Class	Region	Lock	# Parts	Length	Wheelbase	Trailer Len.
SN640271A 1991 (CH)	LWA-A4+	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A4	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A6+	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A6	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2+	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A8	Transport Truck	Europe	43.2	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A8+	Transport Truck	Europe	43.2	2	59.06	20.34	22.31

OK

Cancel

Help

DETAIL A: LWA-A4 + TRUCK SPECIFICATION



REVISIONS			
NUMBER	DATE	DESCRIPTION	APP'D

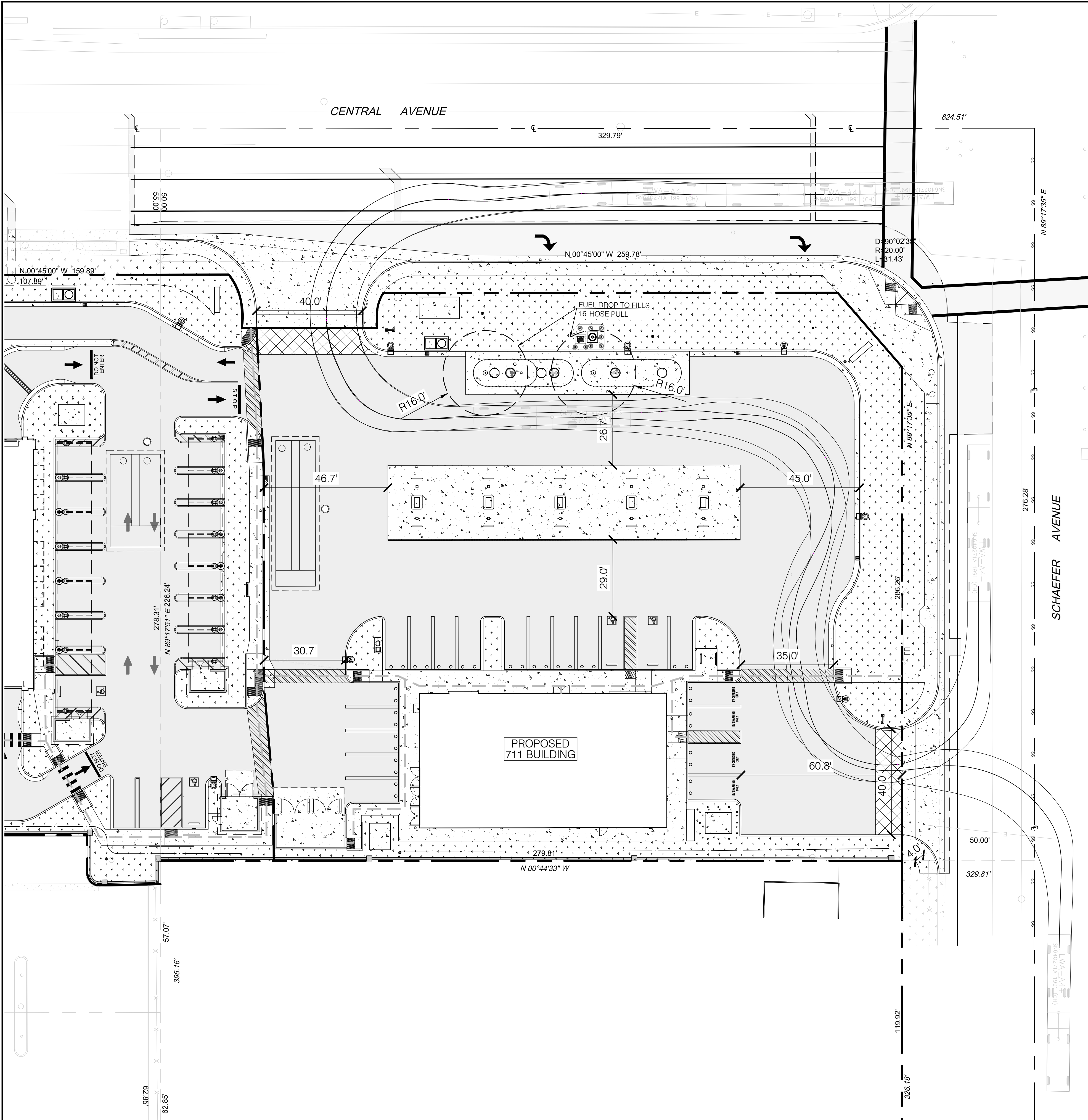
DRAWN BY: GS	CHECKED BY: AM, AMA
DATE: 7/15/2026	
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CHNP" ELEVATION = 687.23' (NAVD88)	
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DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

711 TRUCK TURN EXHIBIT
CENTRAL AVENUE ACCESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET
EH-01
01 OF 02



VICINITY MAP
NOT TO SCALE

SITE ADDRESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN
1021-031-16-0-000
1021-031-22-0-000

Select Current Vehicle

Filters

LWA

Country: All

Add: New Filter...

Select All...

Clear All...

SN640198A 1999 (CH)

SN640271A 1991 (CH)

9 vehicles shown

Units: feet

29.53

23.62

3.94

5.58

16.40

7.55

9.84

15.75

Library	Vehicle Name	Class	Region	Lock	# Parts	Length	Wheelbase	Trailer Len.
SN640271A 1991 (CH)	LWA-A4+	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A4	Transport Truck	Europe	30.0	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A6+	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A6	Transport Truck	Europe	38.3	2	59.06	20.34	22.31
SN640198A 1999 (CH)	LWA	Tanker - Trailer	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A2+	Transport Truck	Europe	41.8	2	59.06	16.40	23.62
SN640271A 1991 (CH)	LWA-A8	Transport Truck	Europe	43.2	2	59.06	20.34	22.31
SN640271A 1991 (CH)	LWA-A8+	Transport Truck	Europe	43.2	2	59.06	20.34	22.31

OK

Cancel

Help

DETAIL A: LWA-A4 + TRUCK SPECIFICATION

REVISIONS			
NUMBER	DATE	DESCRIPTION	APP'D.

DRAWN BY: GS	CHECKED BY: AM, AMA
DATE: 7/16/2026	
BENCHMARK: ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY BENCHMARK "CNBP" ELEVATION = 687.23' (NAVD88)	
BASIS OF BEARINGS: THE BASIS OF BEARINGS FOR THIS SURVEY IS NORTH 89° 17' 35" EAST ALONG THE CENTERLINE OF SCHAEFER AVENUE AS SHOWN ON PARCEL MAP NO. 14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA	

DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

711 TRUCK TURN EXHIBIT
SCHAEFER AVENUE ACCESS
5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET
EH-02
02 OF 02

LOT LINE ADJUSTMENT EXHIBIT
FOR
5319 SCHAEFER AVENUE
CHINO, CA 91710



VICINITY MAP

NOT TO SCALE

LEGEND:

- — — — — PROP. PROPERTY LINE
— — — — — PROPERTY LINE TO BE REMOVED
— — — — — PROPERTY LINE TO REMAIN

SITE AREA

TOTAL SITE AREA: 106,783 SF (2.45 ACRE)
EX. IMPERVIOUS: 32,156 SF (0.74 ACRE)
EX. PERVIOUS: 74,627 SF (1.71 ACRE)

SITE AREA A:
(PRIOR TO DEDICATION): 63,222SF (1.45 ACRE)
(AFTER TO DEDICATION): 50,580SF (1.16 ACRE)
ZONING: CS - COMMERCIAL SERVICE
BUILDING AREA: 4,738 SF
LOT COVERAGE: 9 %
F.A.R.: 0.09
DISTURBED AREA: 50,580 SF (1.16 ACRE)
PROP. IMPERVIOUS: 41,622 SF (0.96 ACRE)
PROP. PERVIOUS: 8,958 SF (0.21 ACRE)

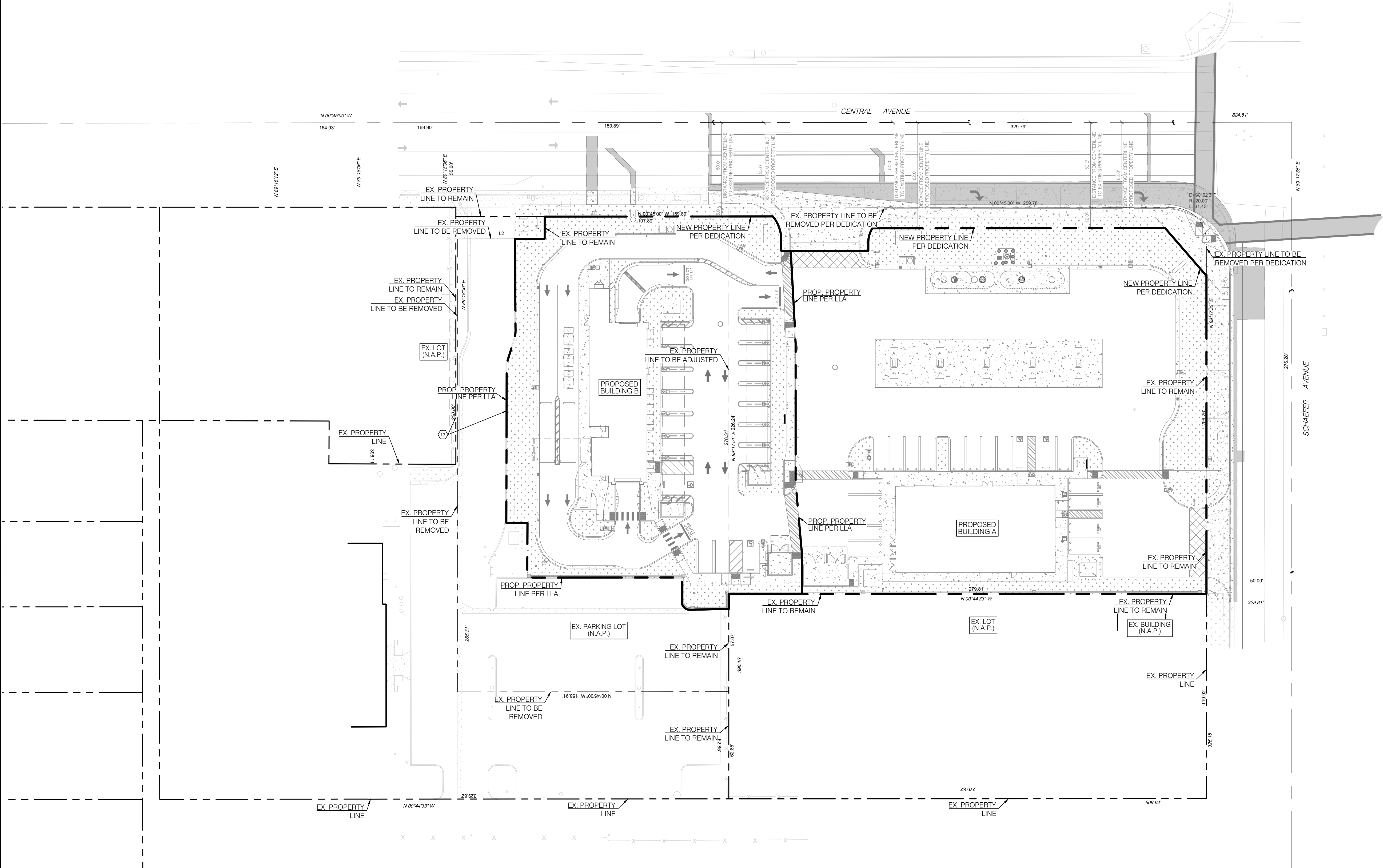
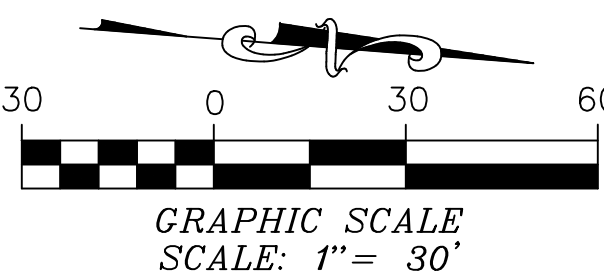
SITE AREA B:
(PRIOR TO LLA): 43,560 SF (1.00 ACRE)
(AFTER TO LLA): 35,570SF (0.82 ACRE)
ZONING: CO - COMMERCIAL OFFICE
BUILDING AREA: 3,297 SF
LOT COVERAGE: 6 %
F.A.R.: 0.06
DISTURBED AREA: 35,570 SF (0.82 ACRE)
IMPERVIOUS: 26,228 SF (0.60 ACRE)
PROP. PERVIOUS: 9,342 SF (0.22 ACRE)

SITE ADDRESS

5319 SCHAEFER AVENUE
CHINO, CA 91710

APN

1021-031-16-0-000
1021-031-22-0-000



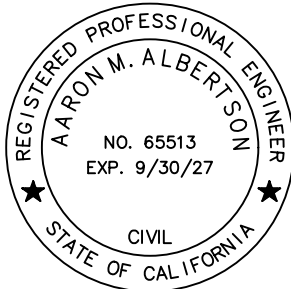
REVISIONS

NUMBER	DATE	DESCRIPTION	APP'D

DRAWN BY: GS
DATE: 7/15/2026
CHECKED BY: AM, AMA
BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN
VERTICAL DATUM NAVD88 REFERENCED BY A NATIONAL GEODETIC SURVEY
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14889, FILED IN BOOK 180, PAGES 64 TO 66 OF PARCEL MAPS, IN THE OFFICE
OF SAN BERNARDINO COUNTY RECORDER, STATE OF CALIFORNIA

PLANS PREPARED BY:

AARON M. ALBERTSON
R.C.E. 65513, EXP. 9/30/27
7/15/2026
DATE



DIAL TOLL FREE
1-800-422-4133
AT LEAST TWO DAYS
BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LOT LINE ADJUSTMENT EXHIBIT

5319 SCHAEFER AVENUE
CHINO, CA 91710
APN: 1021-031-16-0-000
1021-031-22-0-000

SHEET

EH-01
01 OF 01