

JOB ADDRESS:
LUGONIA AVE,
REDLANDS, CA

SHEET INDEX		
SHEET NO.	DRAWING NO.	DESCRIPTION
1	T1	TITLE SHEET
2	PS-1	PROPOSED SITE PLAN
3	A1.1	PROPOSED FIRST FLOOR PLAN
4	A2.1	PROPOSED ELEVATION
5	PL-1	PRELIMINARY LANDSCAPE
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DATE
10/23/2024

SHT. TITLE
PROPOSED FLOOR PLAN

JOB NO.
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SHEET

A1.1

INDEPENDENT STATION

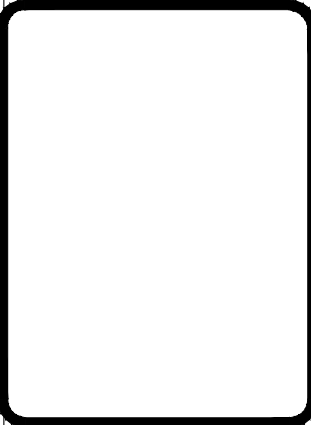
ADDRESS
STORE #
ADDRESS: LUGONIA AVE
REDLANDS, CA

PLANS PREPARED BY:

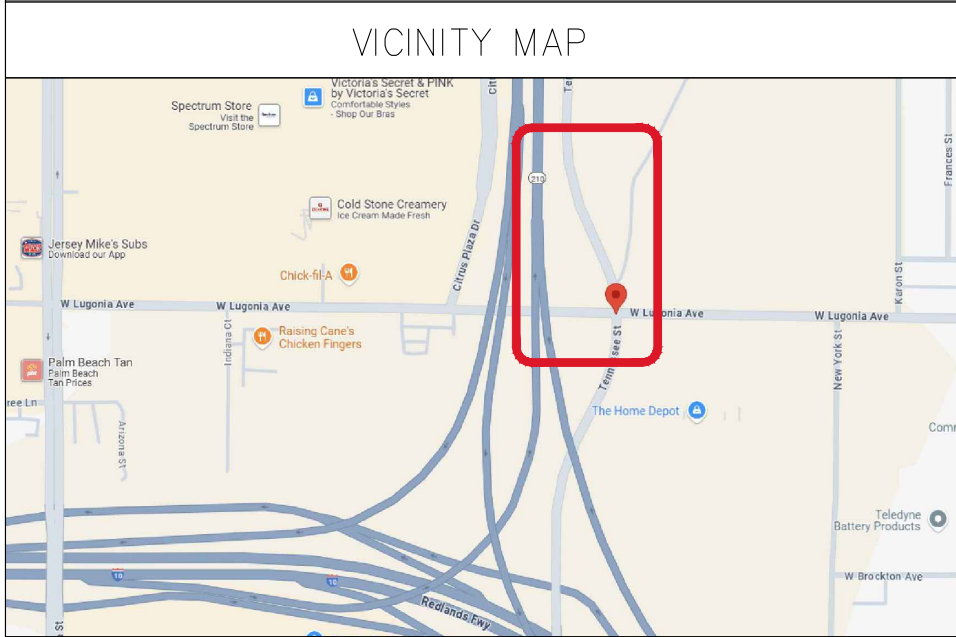
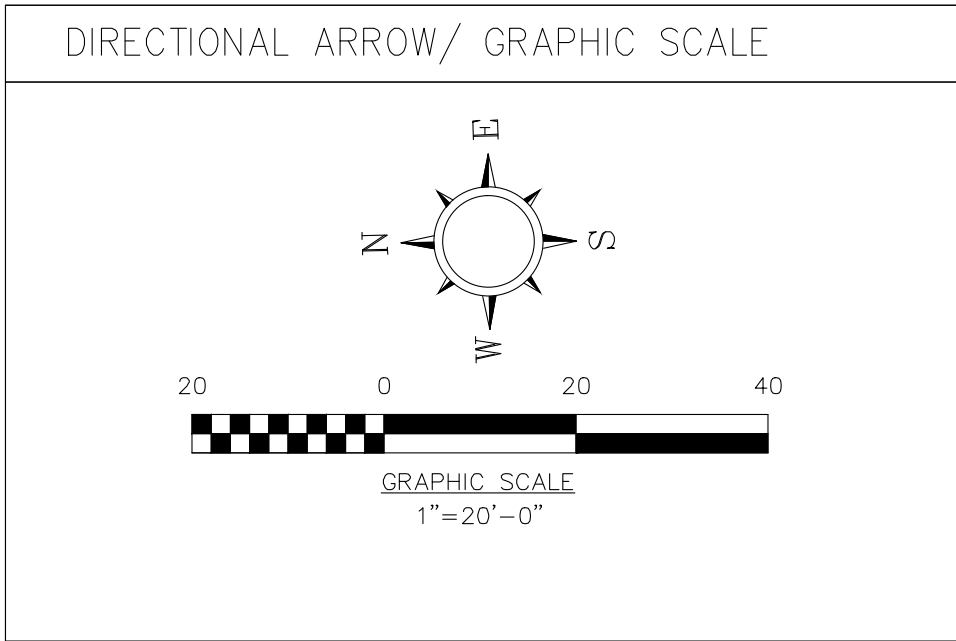
A & S ENGINEERING INC.

PLANNING - ENGINEERING - CONSTRUCTION MANAGEMENT
28405 SAND CANYON RD., SUITE "B"
CANYON COUNTRY, CA 91387
PHONE # (661)250-9300 FAX # (661) 250-9333





REVISIONS	BY
1 04/29/2025	IJ
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SITE INFORMATION

PROJECT ADDRESS: W LUGONIA AVENUE TENNESSEE ST
REDLANDS, CA 92374

APN: 488-330-037 & -038

STRUCTURE	OCCUPANCY GROUP	TYPE OF CONSTRUCTION
CANOPY	M	II-B
STORE	M	V-B
CARWASH	B	V-B

ITEM	SIZE	LOT%	AREA SQ.FT.
TOTAL LOT AREA	N/A	N/A	64,421.23
(P)STORE	SHEET-S1	5.5	3,864.00
(P)CANOPY(GAS)	56'-2"x72'-5"	6.7	4,323.00
(P)CARWASH	100'-0"x38'-0"	8.4	5,584.00

PARKING REQUIREMENTS:

STORE = 1:250 SQ.FT. = 3,864 / 250 = 15.4 OR 16
PARKING PROVIDED:

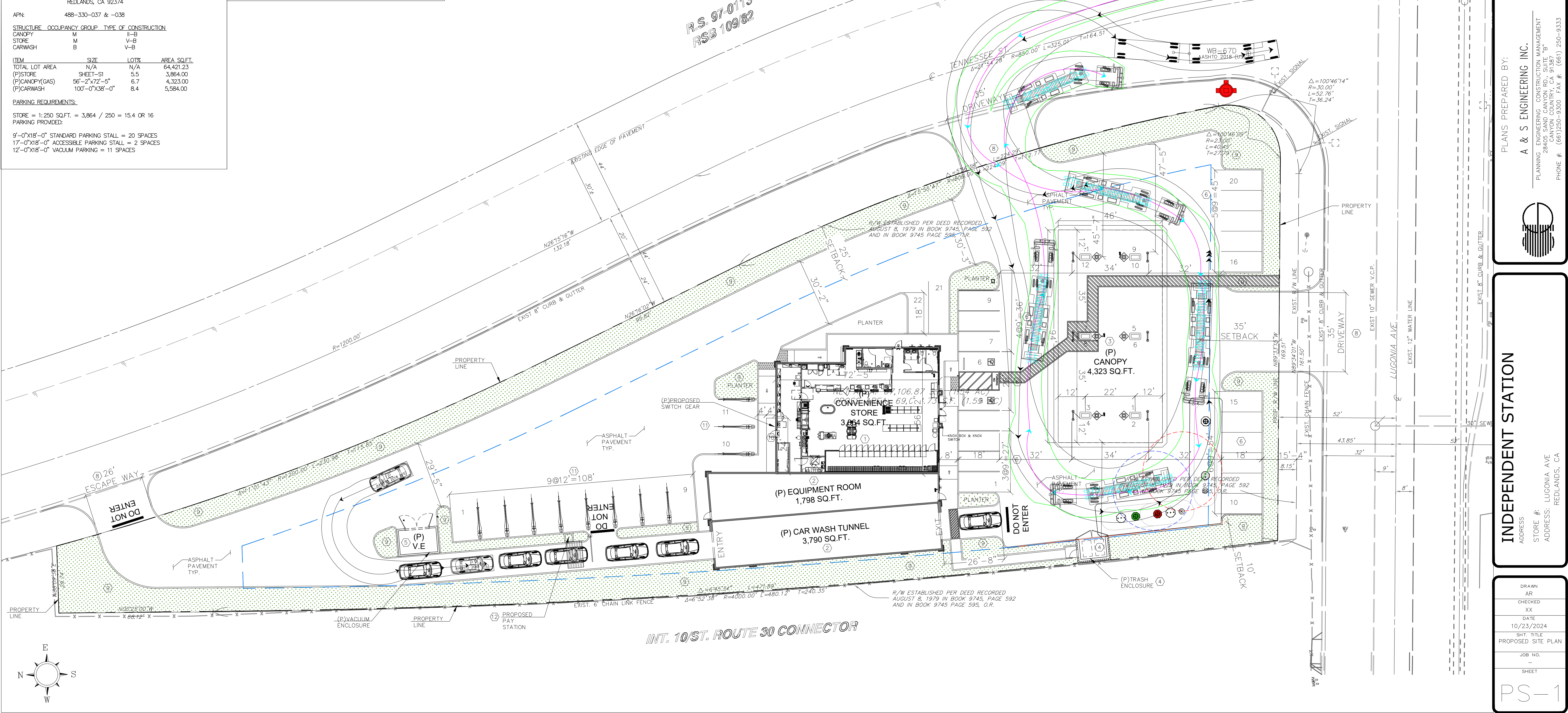
9'-0"x18'-0" STANDARD PARKING STALL = 20 SPACES
17'-0"x18'-0" ACCESSIBLE PARKING STALL = 2 SPACES
12'-0"x18'-0" VACUUM PARKING = 11 SPACES

SCOPE OF WORK

- 1) CONSTRUCT 3864 SQ.FT. CONVENIENCE STORE BUILDING
- 2) CONSTRUCT 5,584 SQ.FT. CARWASH PER PLAN
- 3) CONSTRUCT 4,323 SQ.FT. GAS STATION CANOPY WITH 6 DISPENSERS PER PLAN
- 4) INSTALL TRASH ENCLOSURE REINFORCED CONCRETE PAD PER PLAN
- 5) INSTALL VACUUM ENCLOSURE REINFORCED CONCRETE PAD PER PLAN
- 6) CONSTRUCT AUTO PARKING SPACES.
- 7) CONSTRUCT NEW UNDERGROUND STORAGE TANKS.
- 8) NEW DRIVEWAY PER PLAN. SEE CIVIL DRAWINGS FOR MORE INFORMATION.
- 9) PROPOSED PLANTER AREA
- 10) PROPOSED ELECTRICAL SWITCH GEAR PER PLAN.
- 11) CONSTRUCT VACUUM PARKING SPACES.
- 12) PROPOSED PAY STATION

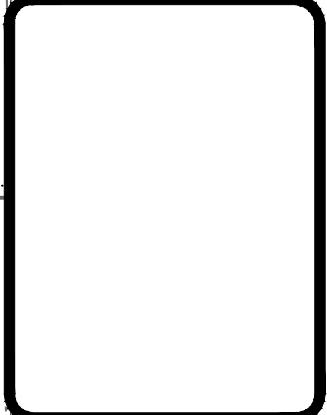
LEGEND

- VALVE
- WT FH
- ICV HH
- UTILITY MH
- SIGN
- POST
- POWER POLE
- STREET LIGHT
- HANDICAP STALL DECAL
- GUY WIRE



REVISIONS

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PHONE #: (661)250-9300 FAX #: (661) 250-9333

INDEPENDENT STATION

ADDRESS
STORE #:
ADDRESS: LUGONIA AVE
REDLANDS, CA

DRAWN

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CHECKED

XX

DATE

10/23/2024

SHT. TITLE

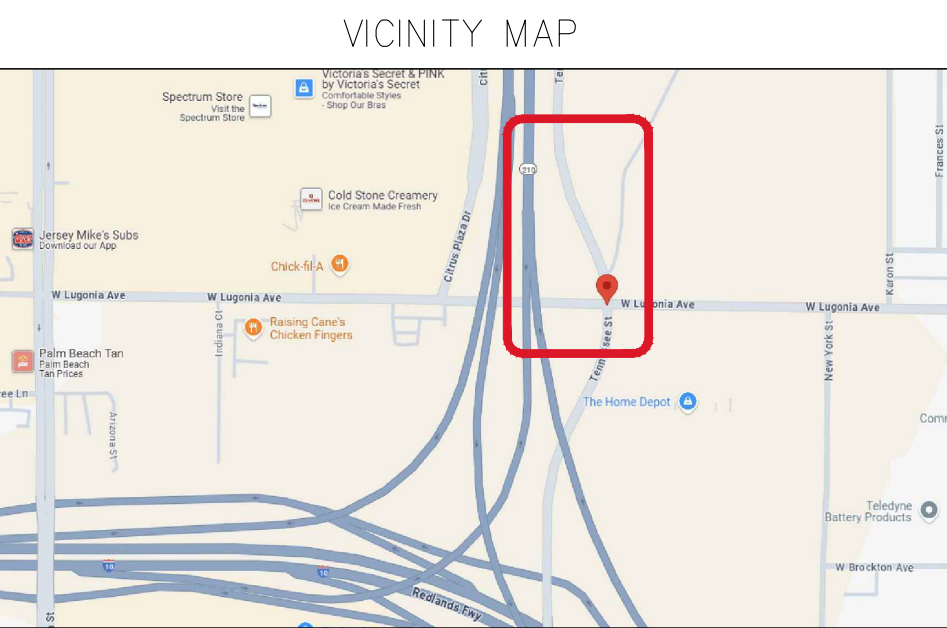
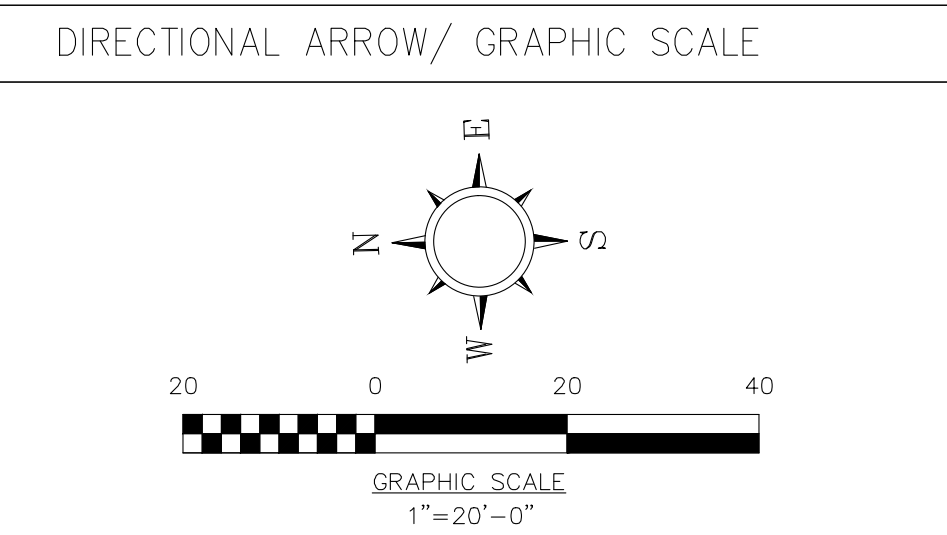
PROPOSED SITE PLAN

JOB NO.

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SHEET

PS-1



PROJECT ADDRESS: W LUCANIA AVENUE TENNESSEE ST
REDLANDS, CA 92374

APN: 488-330-037 & -038

STRUCTURE	OCCUPANCY GROUP	TYPE OF CONSTRUCTION
CANOPY	M	II-B
STORE	M	V-B
CARWASH	B	V-B

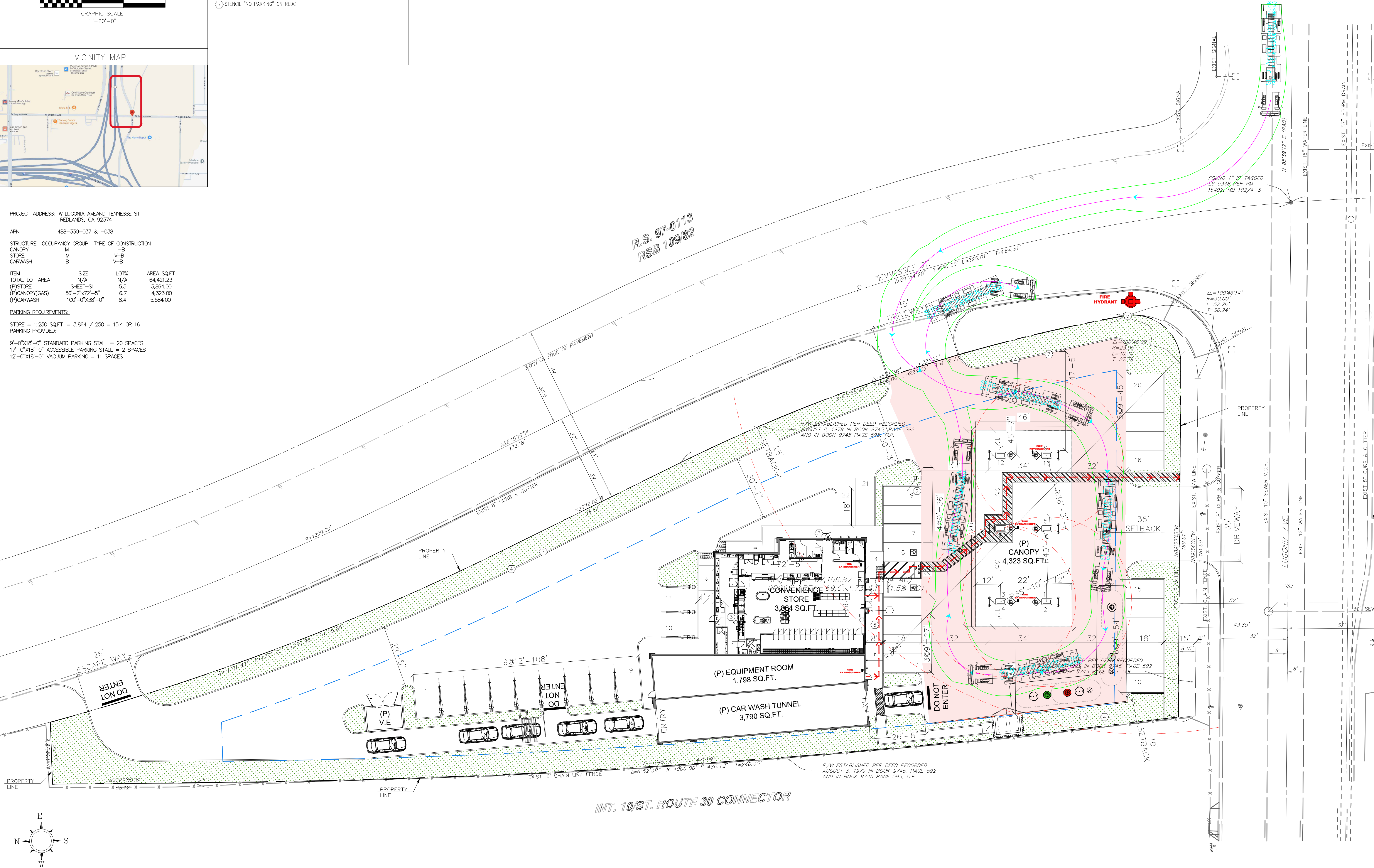
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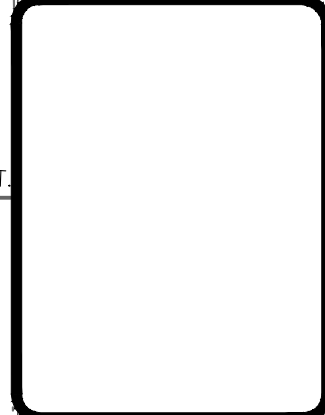
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12'-0"x18'-0" VACUUM PARKING = 11 SPACES

- KEYNOTES
- 1 KNOX BOX & KNOX SWITCH
 - 2 DOUBLE CHECK DETECTOR ASSEMBLY(DCDA).
 - 3 FIRE ALARM CONTROL PANEL
 - 4 FIRE LANE
 - 5 PROPOSED FIRE HYDRANT
 - 6 PATH OF TRAVEL
 - 7 STENCIL "NO PARKING" ON REDC



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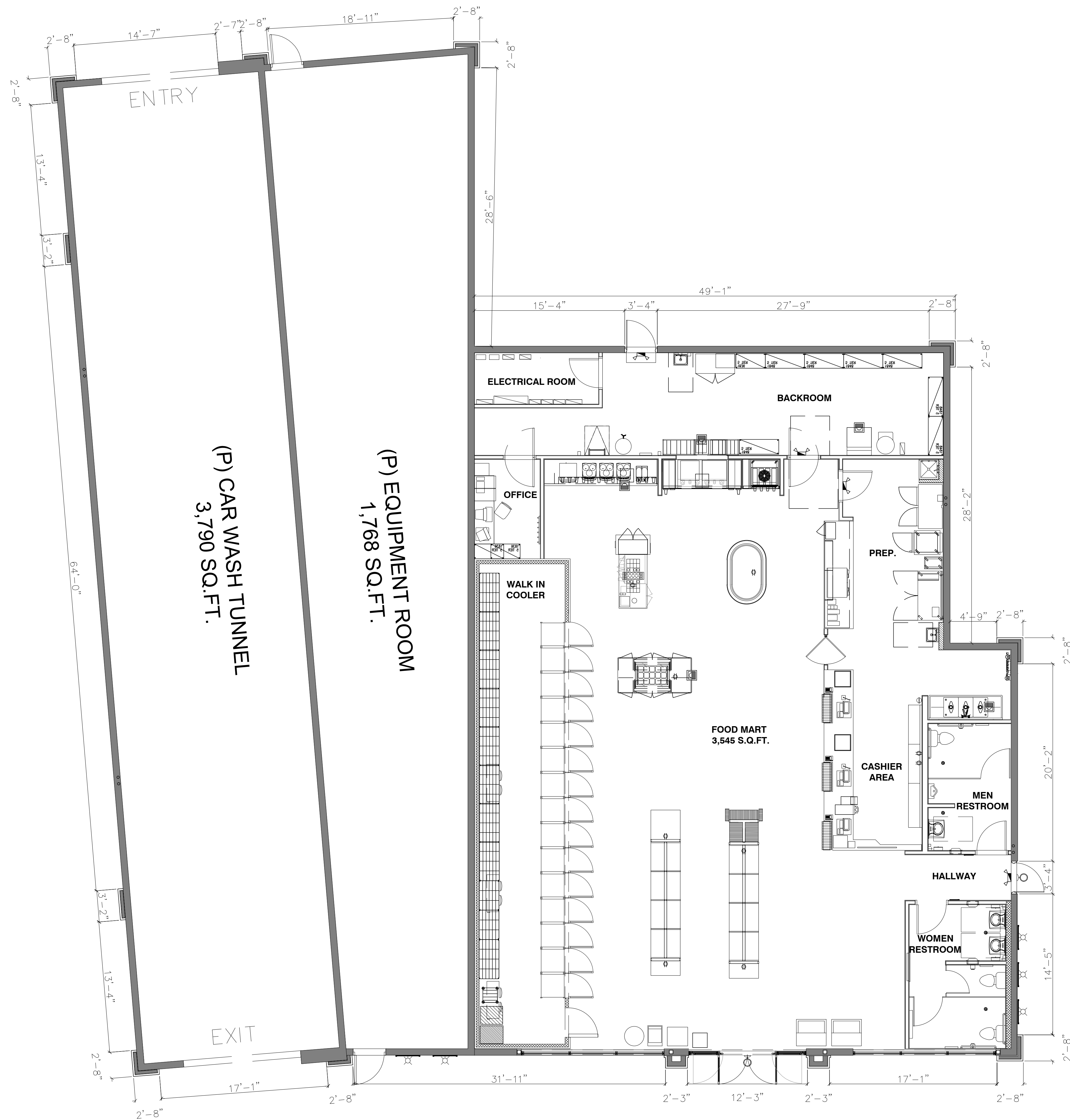
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PHONE #: (661)250-9300 FAX #: (661) 250-9333

INDEPENDENT STATION

ADDRESS
STORE #:
ADDRESS: LUCANIA AVE
REDLANDS, CA

DRAWN	AR
CHECKED	XX
DATE	10/23/2024
SHT. TITLE	PROPOSED FIRE ACCESS
SITE PLAN	
JOB NO.	1
SHEET	FA.1



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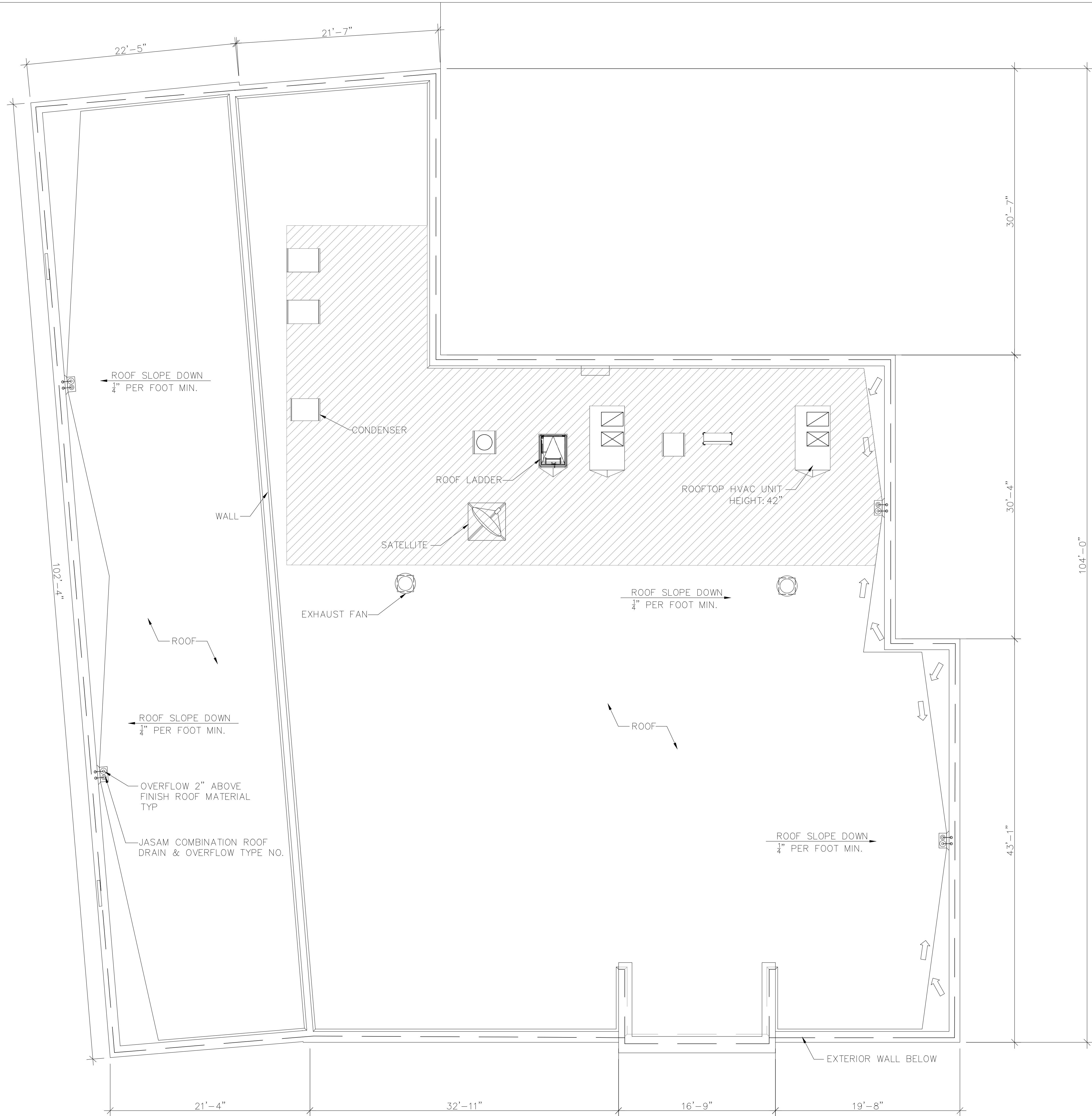


INDEPENDENT STATION

ADDRESS:
STORE #:
ADDRESS: LUCONIA AVE
REDLANDS, CA

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CHECKED
XX
DATE
10/23/2024
SHT. TITLE
PROPOSED FLOOR PLAN
JOB NO.
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SHEET

A1.1



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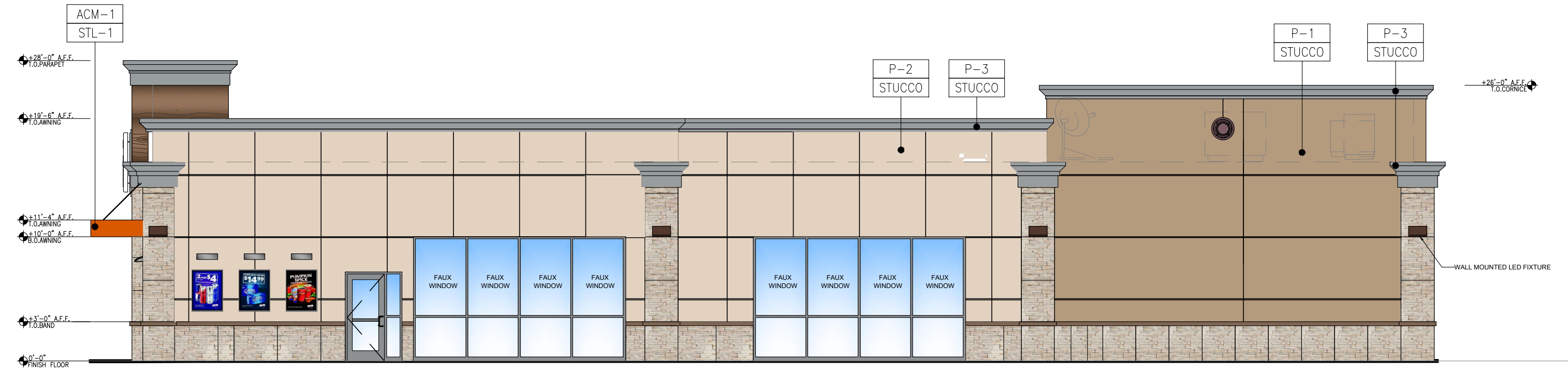
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XX
DATE
10/23/2024
SHT. TITLE
PROPOSED ROOF PLAN
JOB NO.
-
SHEET



01 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



02 NORTH ELEVATION
SCALE: 1/8"=1'-0"



03 EAST ELEVATION
SCALE: 1/8"=1'-0"

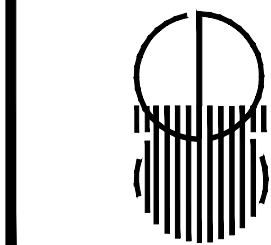


04 WEST ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND	
	P-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
	P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
	P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
MATERIAL LEGEND	
	STONE PRO-FIT®LEDGESTONE "SOUTHWEST BLEND" BY CULTURED STONE (4"H X 8"L, 4"H X 12"L, AND 4"H X 20"L)CULTURED STONE MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING .
	ACM-1 ALUMINUM COMPOSITE MATERIAL, PANTONE PMS 166c, "ORANGE"
	ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, "RUSTIC WALNUT"
	STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
	ALUM CLEAR ANODIZED ALUMINUM
	STL-1 STEEL AWNING

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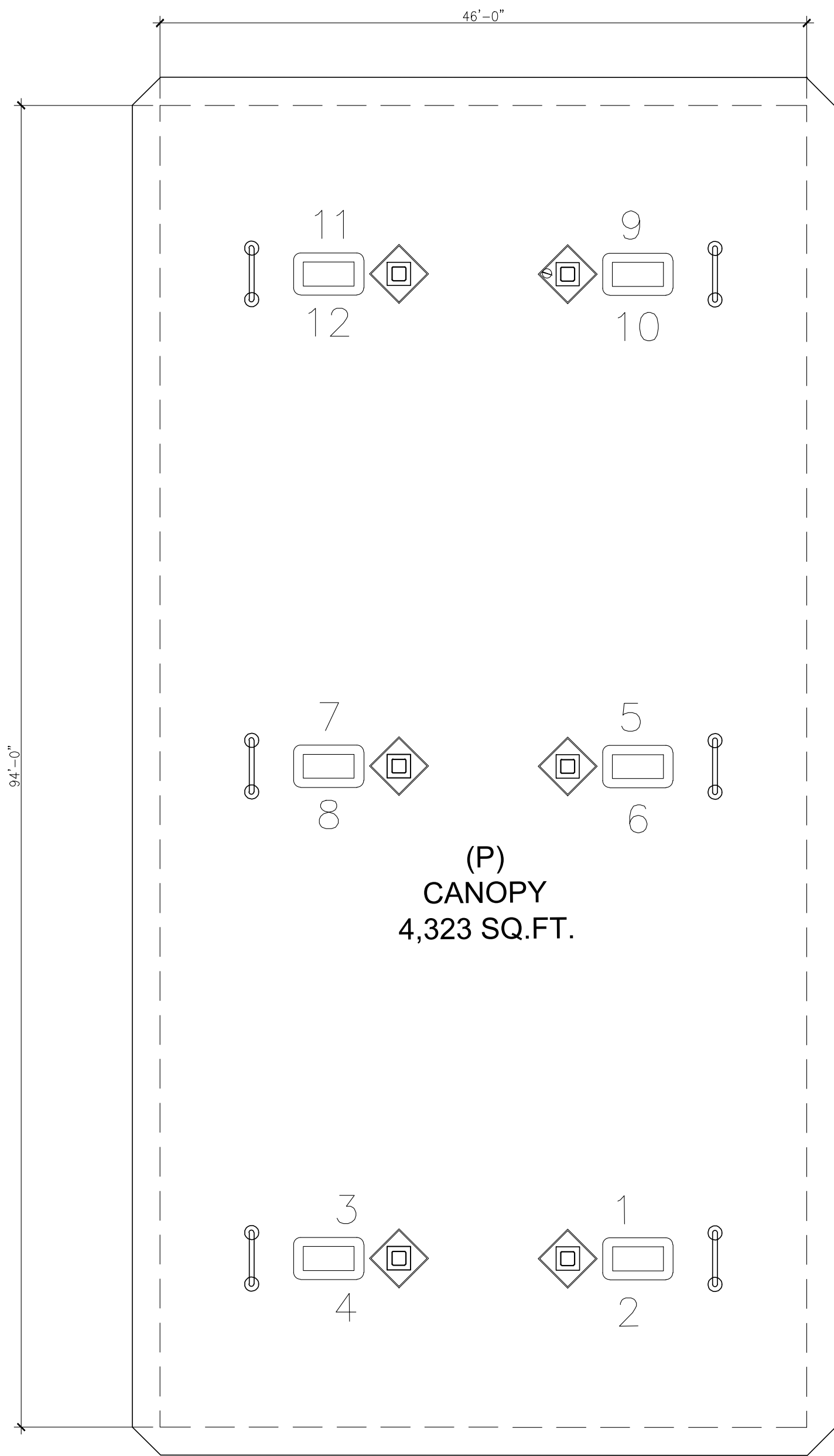
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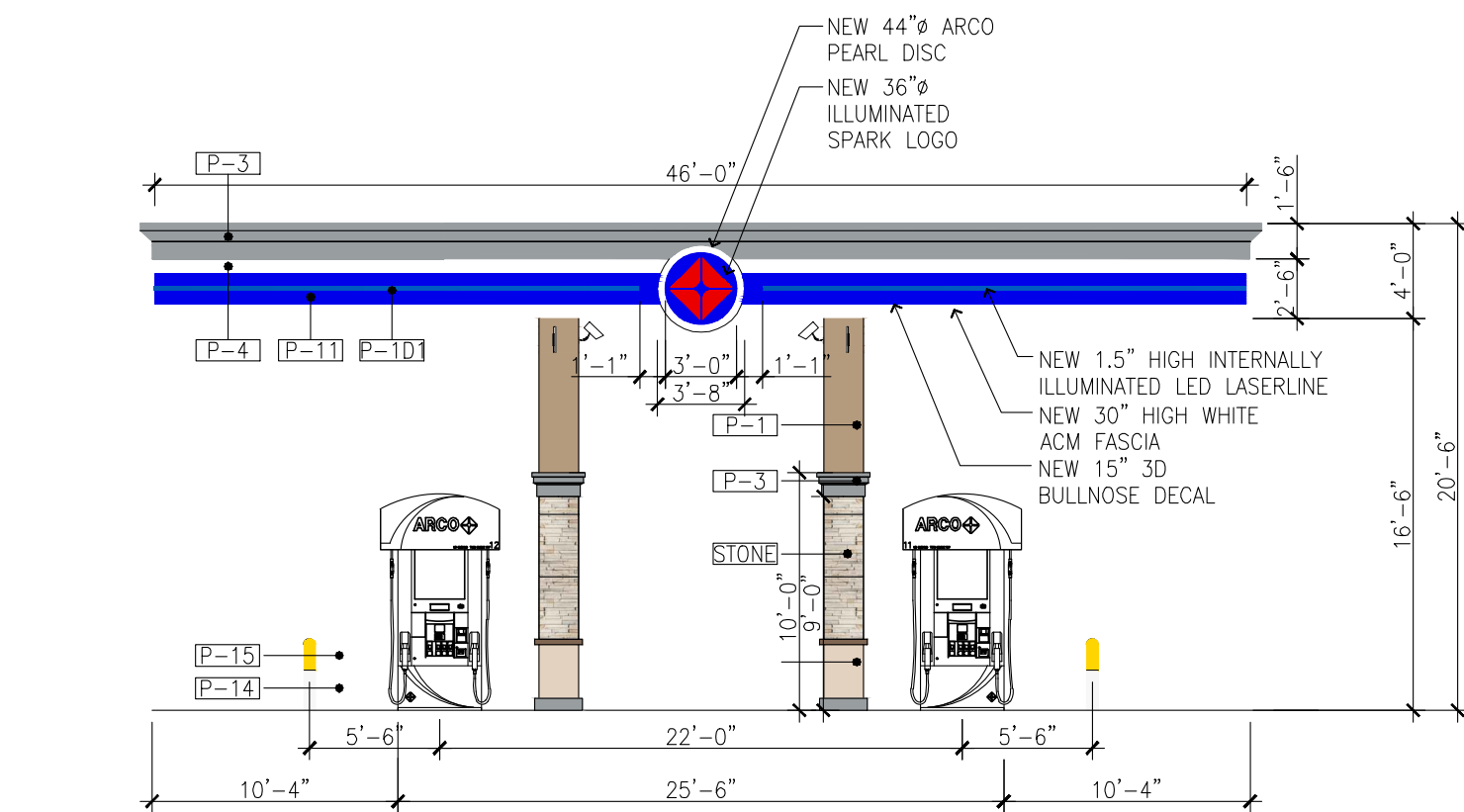
INDEPENDENT STATION
ADDRESS
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SHT. TITLE	EXTERIOR ELEVATIONS
JOB NO.	-
SHEET	-

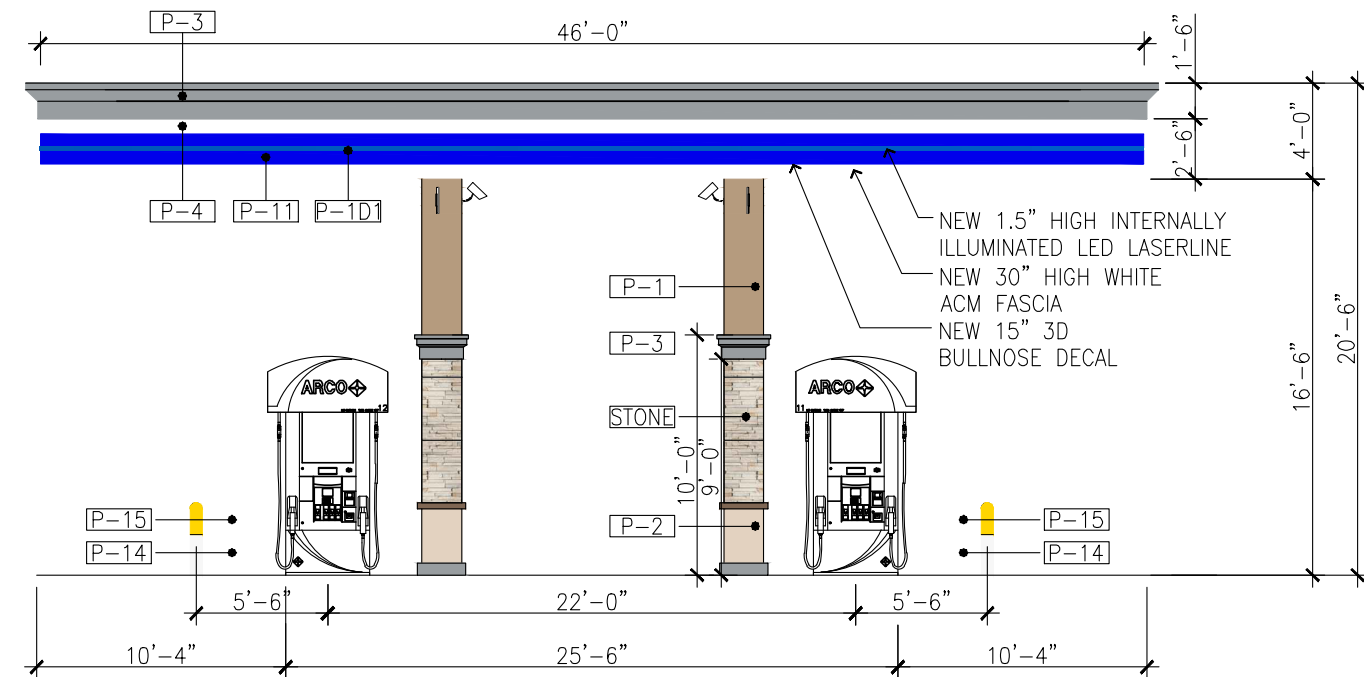
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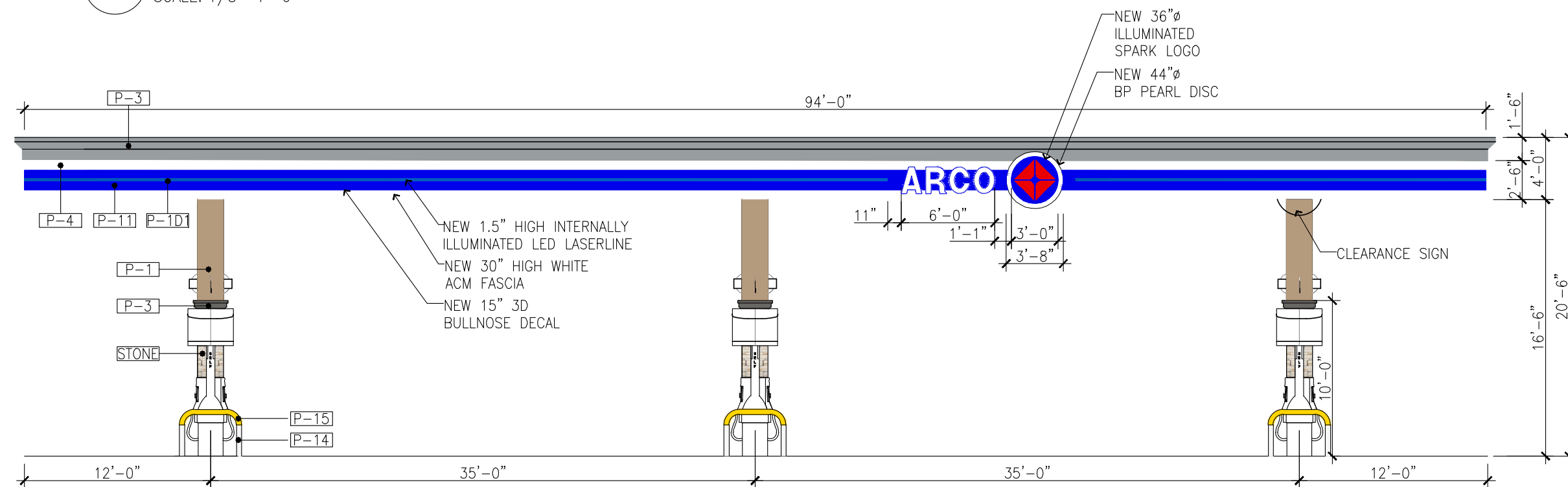
PROPOSED CANOPY PLAN
SCALE: 1/8"=1'-0"



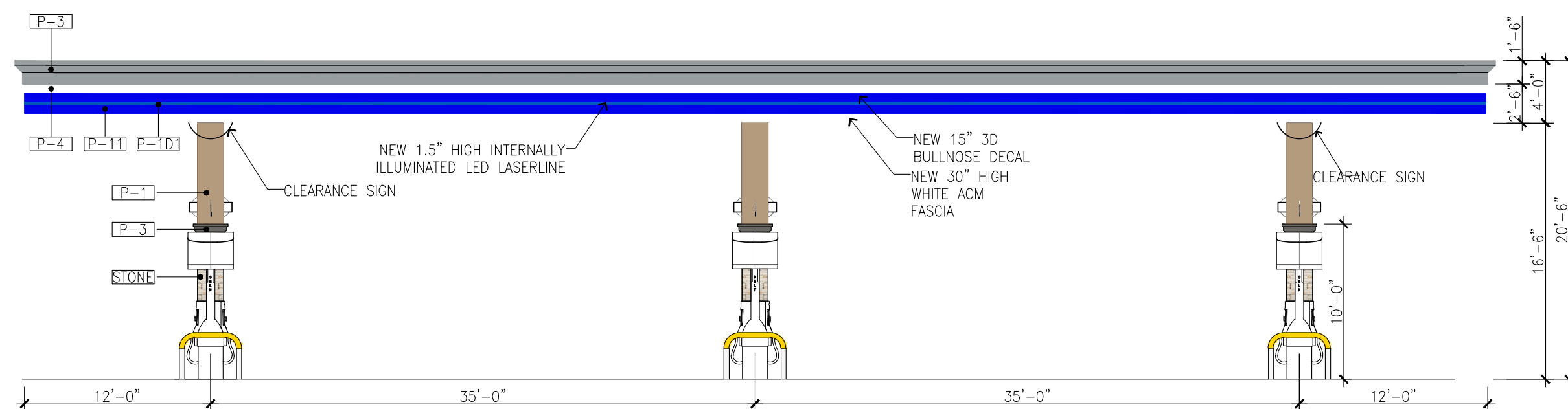
01 PROPOSED EAST ELEVATION
SCALE: 1/8"=1'-0"



02 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



03 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



04 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

COLOR LEGEND

	P-1 BENJAMIN MOORE, 1077 "GREAT PLAINS GOLD", SATIN FINISH
	P-2 BENJAMIN MOORE, 1030 "BRANDY CREAM", SATIN FINISH
	P-3 BENJAMIN MOORE, 2121-30 "PEWTER", HIGH GLOSS FINISH
	HIGH HIDING WHITE -GLIDDEN PROFESSIONAL, ORDER #A0128, SPEC #50GY 83/010, "WHITE WING" -SHERWIN WILLIAMS, SW7006, "EXTRA WHITE" -BENJAMIN MOORE, OC-67, "ICE MIST" - P28 4B DTM (GALLON)
	ARCO BLUE -ICI PAINTS, IN DEVELOPMENT -SHERWIN WILLIAMS, HYDROGLOSS B65T184, CUSTOM COLOR -BENJAMIN MOORE, ARCO BLUE - PMS 288C, CUSTOM COLOR P28 4B DTM ACRYLIC GLOSS ENAMEL (GALLON) MA 24, WH 16, BB 4X
	ARCO LIGHT BLUE (APPLIED VINYL FILM) -AVERY, UC 900-682-O (A9582-O) "PANTONE PROCESS BLUE" -3M, 3560-57 "OLYMPIC BLUE"
	BP PEARL -GLIDDEN PROFESSIONAL, ORDER #A0083, SPEC #38YY 72/117, "INDIAN LEGEND" -SHERWIN WILLIAMS, SW6119, "ANTIQUE WHITE" -BENJAMIN MOORE, OC-8, "ELEPHANT TUSK" - P28 4B DTM (GALLON)
	P-15 YELLOW - BENJAMIN MOORE, 2022-10, "YELLOW"

MATERIAL LEGEND

	STONE PRO FIT LEDGESTONE (4"HX8"L, 4"HX12"L & 4"HX20"L) MFR: CULTURED STONE, SERIES: PRO-FIT COLOR: "SOUTHWEST BLEND" MANUFACTURED STONE VENEER OVER 1" MORTAR OVER 2-GRADE "D" PAPER OVER PLYWOOD SHEATHING .
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