

APPENDIX 1

RETAIL / COMMERCIAL CENTER

W/ HARIKRISHNA GAS INC.

OWNER / APPLICANT

VIRAJ PATEL
HARIKRISHNA GAS INC.
8202 BELLA VISTA DRIVE
RANCHO CUCAMONGA, CA 91701
PHONE: 909-996-3861
E-MAIL: viraj4321@gmail.com

OWNER

ONLY FOR APN: 1201-301-19
ALFRED TONY HODGES, TRUSTEE
GAYLNN NIGHSWONGER HODGES, TRUSTEE
*ANTICIPATED DEED TRANSFER TO APPLICANT ON 8/2022

ARCHITECT / EXHIBIT PREPARER

EMPIRE DESIGN GROUP, INC.
511 N MAIN STREET
LAKE ELSINORE, CA 92530
PHONE: (951) 696-1490
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

PROJECT TEAM

ARCHITECT: EMPIRE DESIGN GROUP, INC.
PO BOX 944
MURRIETA, CA 92564
PHONE: 951-696-1490
FAX: 951-696-1443
CELL PHONE: 951-809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

CIVIL / WQMP: VENTURA ENGINEERING INLAND, INC.
27393 YNEZ RD., SUITE 159
TEMECULA, CA 92591
PHONE: 877-723-4224
CELL PHONE: 951-252-7632
E-MAIL: wilfredo@venturaengineeringinland.com
CONTACT: WILFREDO VENTURA

LANDSCAPE: EGLA LANDSCAPE ARCHITECTURE, INC.
1221 LOOKOUT AVENUE
OCEANSIDE, CA 92009
PHONE: 760-529-0241
E-MAIL: eglo01@sbcglobal.net
CONTACT: ERIC GRIPP

GEOTECHNICAL / INFILTRATION: EARTH STRATA GEOTECHNICAL SERVICES, INC.
4218 REMINGTON AVENUE
TEMECULA, CA 92590
CELL PHONE: 951-536-5081
E-MAIL: gadalla@earth-strata.com
CONTACT: GADALLA GADALLA "GUGU"

PHOTOMETRIC PLAN: CREE LIGHTING
9201 WASHINGTON AVE.
RACINE, WI 53406
PHONE: 714-812-8182
E-MAIL: joy@bostonmcdermott.com
CONTACT: JAY BOSTON

DRAWING INDEX

ARCHITECTURAL
G1.0 TITLE SHEET
AS 1.0 ARCHITECTURAL SITE PLAN
A 1.0 C-STORE FLOOR
A 1.1 C-STORE ROOF PLAN
A 2.0 C-STORE ELEVATIONS
CA 1.0 6 MPD CANOPY FLOOR PLAN
CA 2.0 6 MPD CANOPY ELEVATIONS
DCA 1.0 HIGH SPEED DIESEL CANOPY FLOOR PLAN
DCA 2.0 HIGH SPEED DIESEL CANOPY ELEVATIONS
TE 1.0 TRASH ENCLOSURE PLAN

ALTA/TOPO
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LANDSCAPE
LT LANDSCAPE CONCEPT PLAN

PHOTOMETRIC
SHEET 1 SITE LIGHTING PHOTOMETRIC PLAN

SITE DATA

ADDRESS: NEC PALM AVE. & W. 5TH STREET
HIGHLAND, CA 92346

APN: 1201-311-02, 1201-311-03, 1201-311-04, 1201-311-05,
1201-301-14, 1201-301-15, & 1201-301-19

LEGAL DESCRIPTION: TRACT 3202 LOT 8 TRACT NO 3202 ROYAL PALMS
TRACT NO 1 LOT 8 TOGETHER WITH THE VAC ALLEY
TO THE EAST EX ST.

COUNTY: SAN BERNARDINO

LOT SIZE: EXISTING: 82,161 S.F. (1.89 ACRES)
PROPOSED: 79,748 S.F. (1.83 ACRES)

BUILDING AREAS: C-STORE: 4,620 S.F.
CAR WASH: 1,387 S.F.
6 MPD CANOPY: 4,042 S.F.
HIGH SPEED DIESEL CANOPY: 2,520 S.F.
TRASH ENCLOSURE: 176 S.F.

BUILDING HEIGHT: MAX HEIGHT: 45'-0"

SITE COVERAGE: MAX FAR: 30%

CONSTRUCTION TYPE: V-B/NON-SPRINKLERED

OCCUPANCYS: M

SPECIFIC PLAN: N/A

EXISTING LAND USE: VACANT LAND

PROPOSED LAND USE: RETAIL / COMMERCIAL

EXISTING ZONE: I - INDUSTRIAL

PROPOSED ZONE: BP - BUSINESS PARK

SURROUNDING LAND USE AND ZONING: NORTH: I - INDUSTRIAL
SOUTH: I - INDUSTRIAL
EAST: I - INDUSTRIAL
WEST: BP - BUSINESS PARK

AIRPORT OVERLAY ZONE: D - TRAFFIC PATTERN ZONE - LOW RISK LEVEL

PARKING REQUIREMENTS: C-STORE STALLS: 4 SPACES / 1,000 S.F.
(4,620 S.F. / 1,000 S.F.) X 4 = 19
TOTAL REQUIRED: 19 SPACES
TOTAL PARKING PROVIDED: 22
(INCLUDED 1 ADA, 2 EVCS, AND 2 VACUUM)

LOT COVERAGE: BUILDING: 12,745 S.F. (14%)
LANDSCAPING: 23,271 S.F. (29%)
IMPERVIOUS: 43,732 S.F. (55%)
TOTAL: 79,748 S.F. (100%)

TREES: NO TREES EXIST

UTILITIES

- WATER**
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
909 889-9501
- SEWER**
EAST VALLEY WATER DISTRICT
31111 GREENSPOT ROAD
HIGHLAND, CA 92346
909 889-9501
- GAS**
SOUTHERN CALIFORNIA GAS CO.
PO BOX 3303
REDLANDS, CA 92374-9796
909 335-7772
- ELECTRIC**
SOUTHERN CALIFORNIA EDISON
287 TENNESSEE STREET
REDLANDS, CA 92373
909 307-6749
- TRASH/WASTE**
BURTEC WASTE INDUSTRIES, INC.
27215 BASE LINE STREET
HIGHLAND, CA 92346
909 864-8732 (EXT. 271)

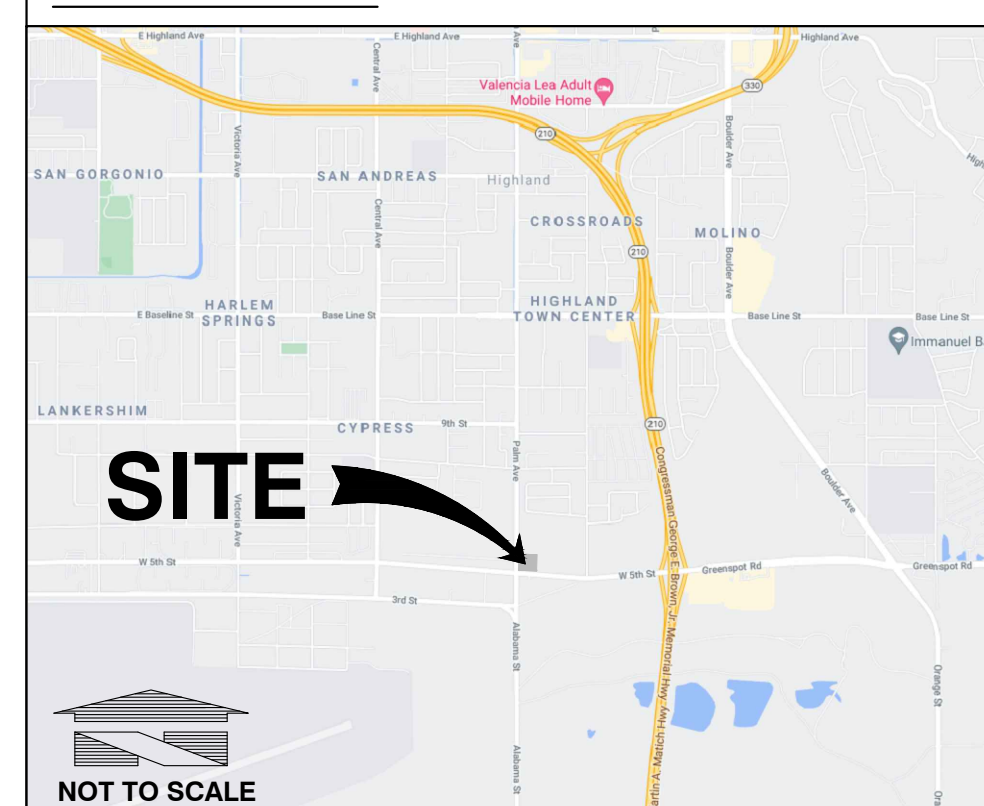
CODE INFORMATION

ALL CONSTRUCTION TO COMPLY WITH:
BUILDING CODE: 2019 CALIFORNIA BUILDING CODE
PLUMBING CODE: 2019 CALIFORNIA PLUMBING CODE
ELECTRICAL CODE: 2019 CALIFORNIA ELECTRIC CODE
MECHANICAL CODE: 2019 CALIFORNIA MECHANICAL CODE
ENERGY CODE: 2019 CALIFORNIA ENERGY CODE
GREEN BUILDING: 2019 CALIFORNIA GREEN BUILDING CODE
FIRE CODE: 2019 CALIFORNIA FIRE CODE (2015 IFC)

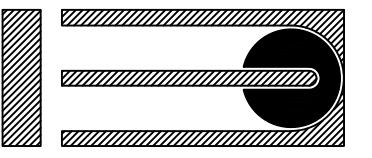
SCOPE OF WORK

- THE PROJECT INVOLVES (7) SEVEN PARCELS TOTALING APPROXIMATELY 1.88 NET ACRES.
- PROPOSED C-STORE, WITH AN ATTACHED ROLL OVER CAR WASH.
- PROPOSED SIX MPD FUELING CANOPY.
- PROPOSED HIGH SPEED DIESEL CANOPY.
- PROPOSED 22 PARKING STALLS INCLUDING: 2 VACUUM, 1 ADA, AND 2 EVCS.
- ONSITE IMPROVEMENTS CONSIST OF ON-SITE PARKING, WQMP AREAS, SITE CIRCULATION, LANDSCAPING AND SITE LIGHTING.
- OFFSITE IMPROVEMENTS CONSIST OF RIGHT OF WAY DEDICATION, NEW UTILITY CONNECTIONS, UPDATED SIGNALIZED INTERSECTION, SIDEWALK / CURB AND GUTTERS, AND DRIVEWAY APPROACHES.
- PROPOSED ZONE CHANGE TO BUSINESS PARK.
- PROPOSED ALCOHOL SALES.

VICINITY MAP



EMPIRE DESIGN GROUP Inc.



511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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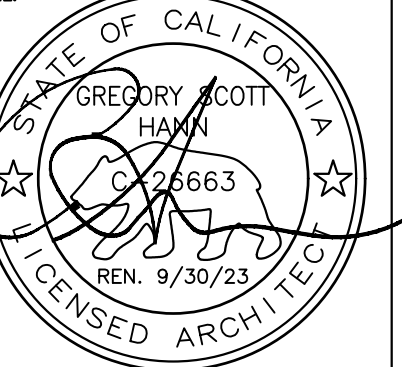
CLIENT:

HARIKRISHNA GAS INC.

COMMERCIAL / RETAIL
NEC PALM AVE. & W 5TH ST.
HIGHLAND, CA 92346

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: JUNE 13, 2022

Project Number: EDG#4774

NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

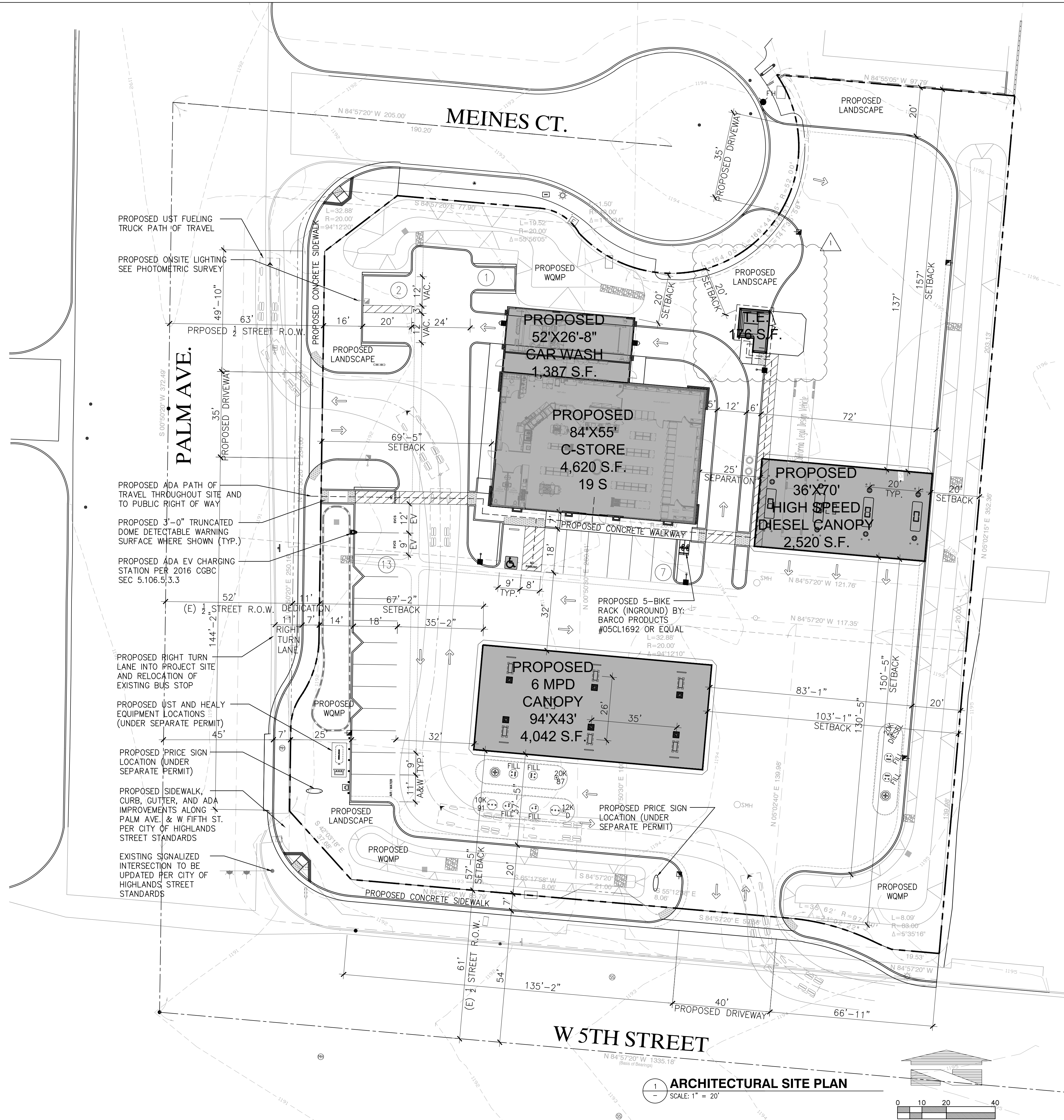
DRAWN BY: AH

DRAWING TITLE:

TITLE SHEET

SHEET NO:

G 1.0



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SITE COVERAGE: MAX FAR: 30%

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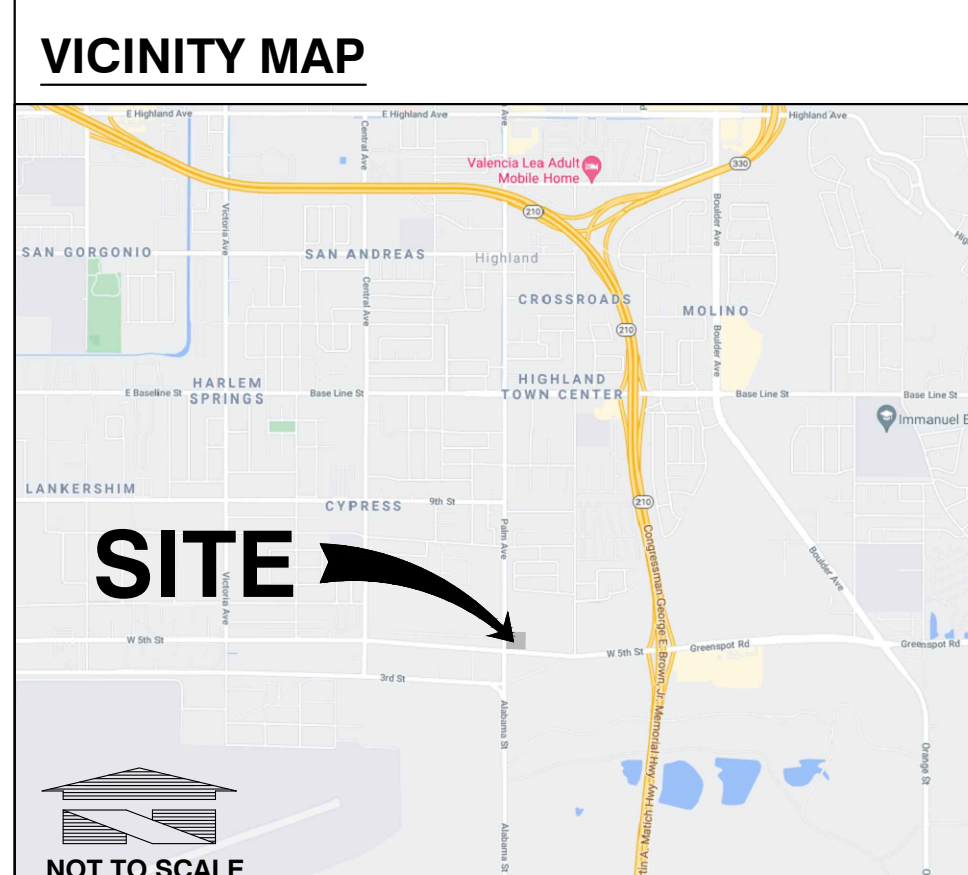
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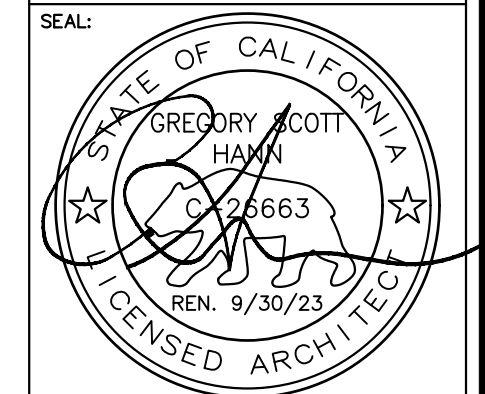
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Project Number: EDG#04774

NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

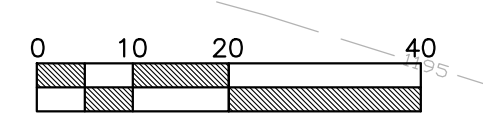
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH
DRAWING TITLE:

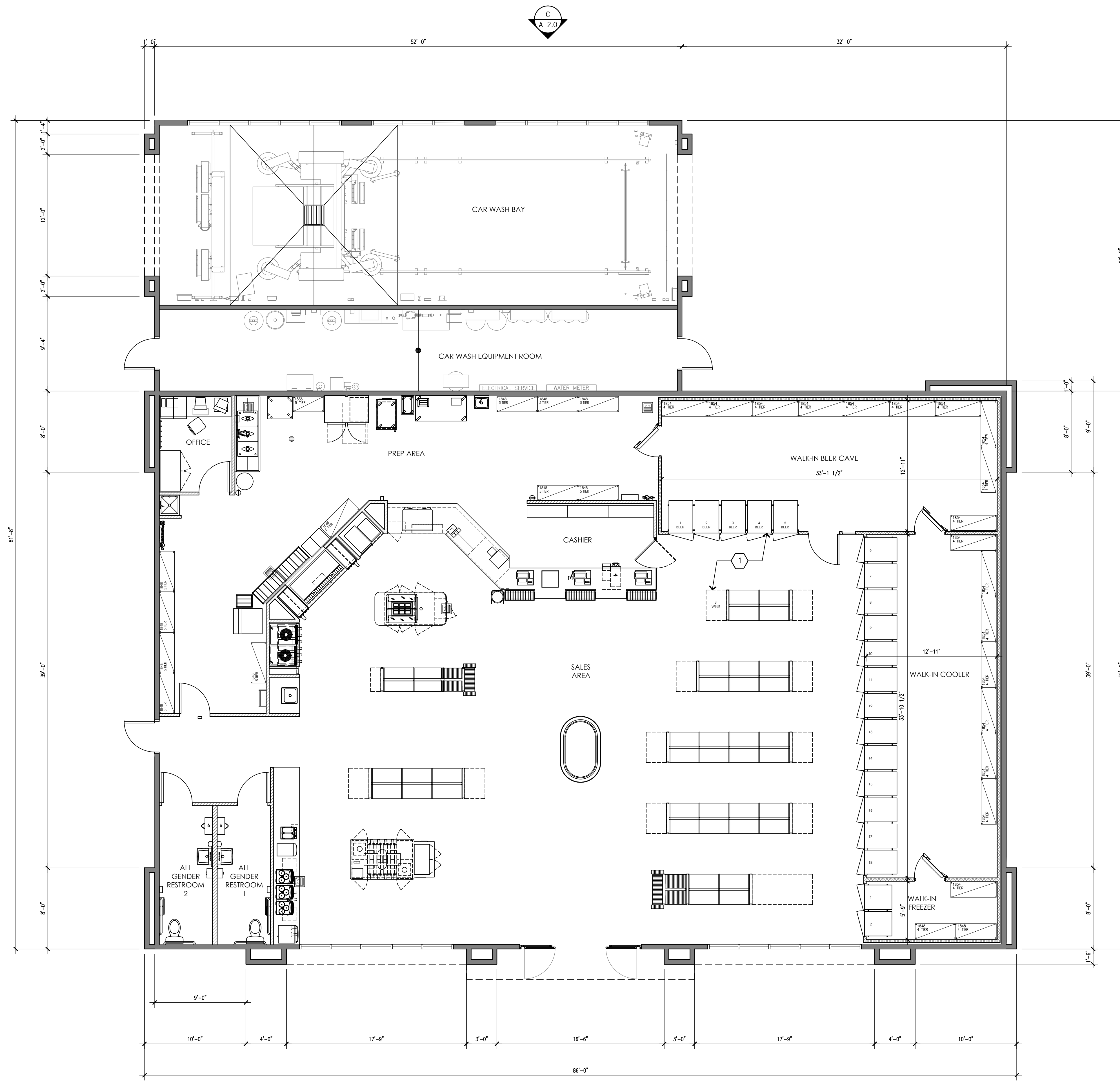
ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1.0

ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'

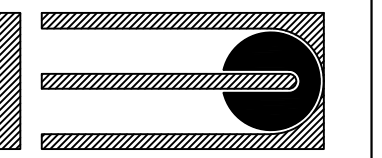




KEYED NOTES

- 1 BEER AND WINE SALES AREA = 434 SF
- 2 ROOF ACCESS LADDER

EMPIRE DESIGN GROUP Inc.



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951-696-1490
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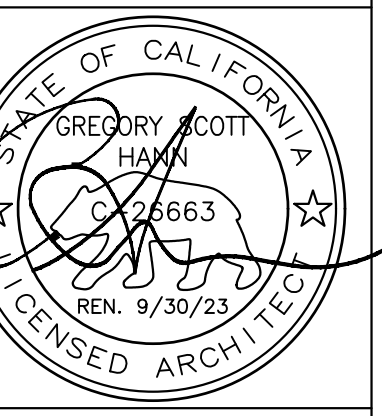
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CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

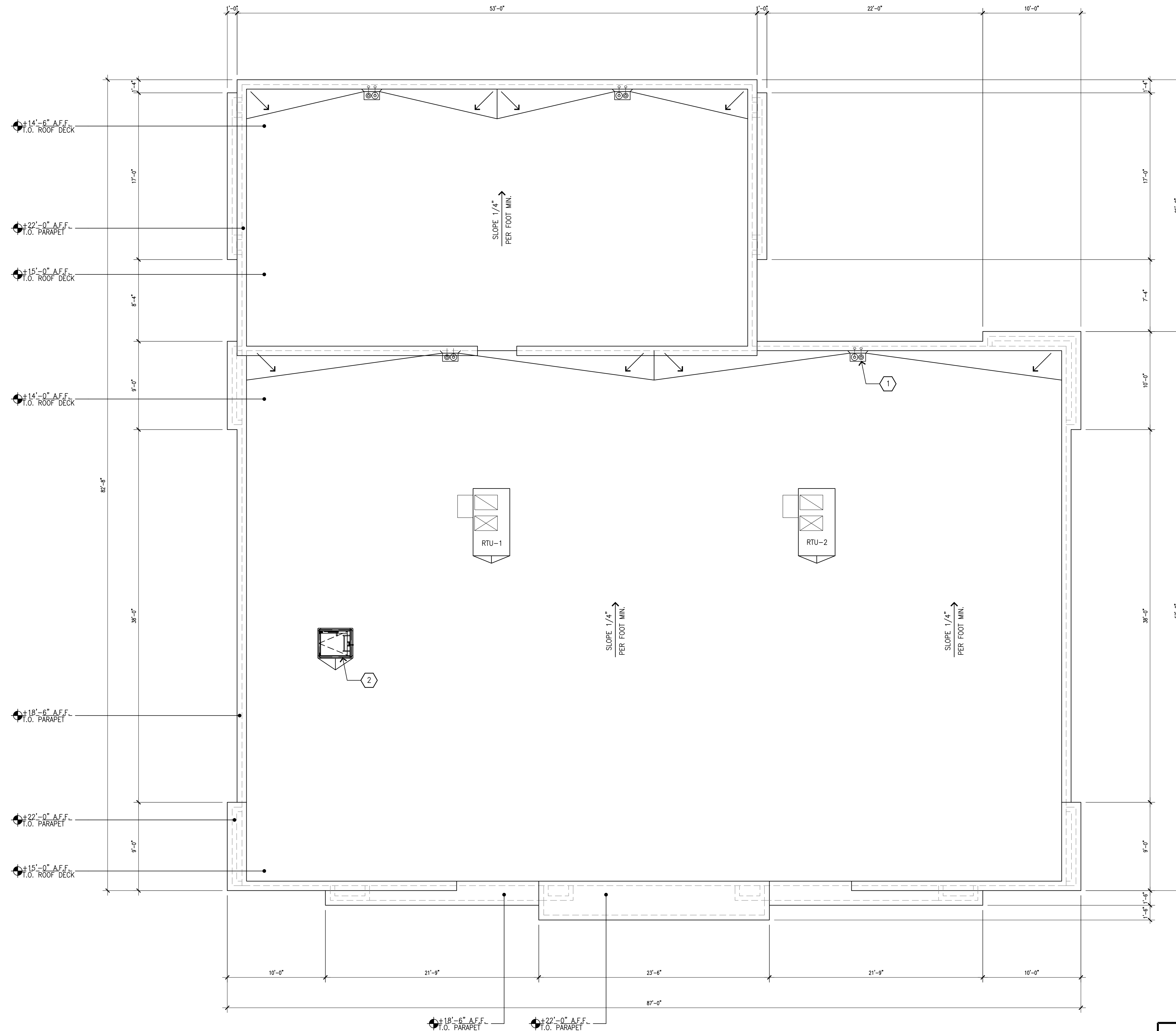
C-STORE FLOOR PLAN

SHEET NO:

A 1.0

1 C-STORE FLOOR PLAN
SCALE: 3/16" = 1'-0"

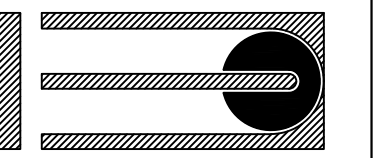
12.25.2022 10:53:42 AM



KEYED NOTES

- 1 ROOF DRAIN AND OVERFLOW
- 2 ROOF ACCESS LADDER

EMPIRE DESIGN GROUP Inc.



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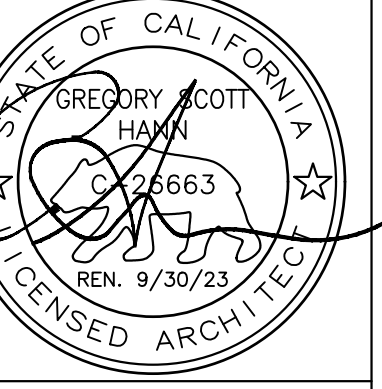
HARIKRISHNA GAS INC.

**COMMERCIAL / RETAIL
NEC PALM AVE. & W 5TH ST.
HIGHLAND, CA 92346**

ARCHITECT OF RECORD:

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511 N MAIN STREET
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TEL: 951-696-1490
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz

SEAL:



Date: JUNE 13, 2022

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NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

C-STORE ROOF PLAN

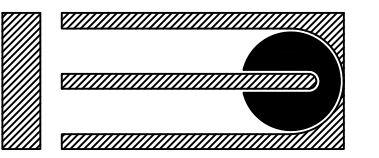
SHEET NO:

A 1.1

C-STORE ROOF PLAN
SCALE: 3/16" = 1'-0"

MARK	MANUFACTURER/MODEL #	SERVICE
RTU 1	"YORK" ZH061N07	STORE
RTU 2	"YORK" ZH061N07	STORE

****VERIFY IF GAS SERVICE IS AVAILABLE AT THE PROPERTY



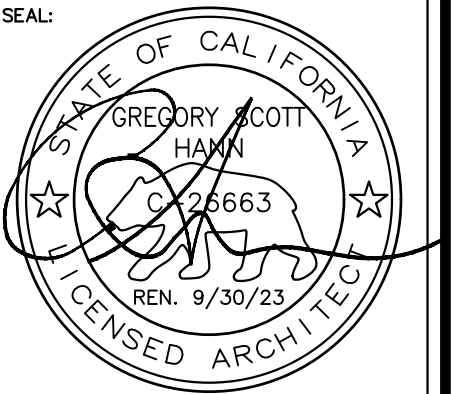
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1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

C-STORE ELEVATIONS

SHEET NO:

A 2.0

KEYED NOTES

- 1 SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL
- 2 ALUMINUM ENTRANCE AND STOREFRONT SYSTEM
- 3 CAR WASH TUNNEL, CONTINUOUS THROUGH OTHER SIDE

COLOR LEGEND

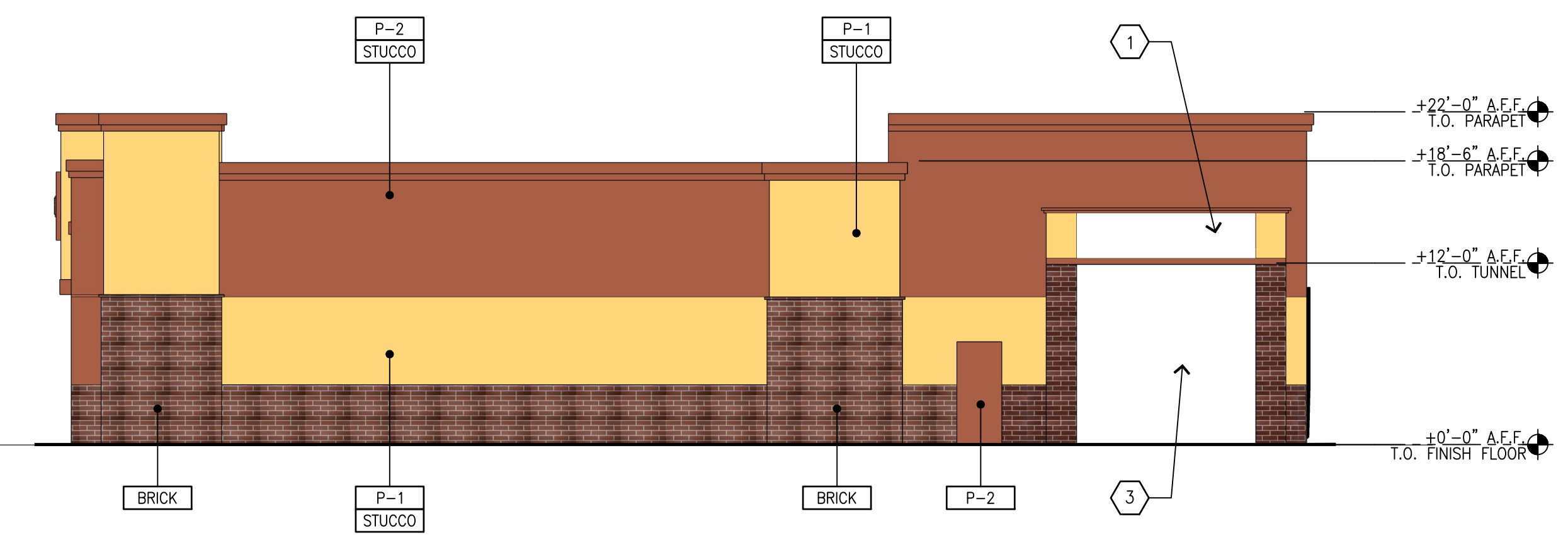
- P-1 BENJAMIN MOORE, "SUNNY DAYS - 172", LRV 64.03
- P-2 BENJAMIN MOORE, "WARM SIENNA - 0203", LRV 15.00

MATERIAL LEGEND

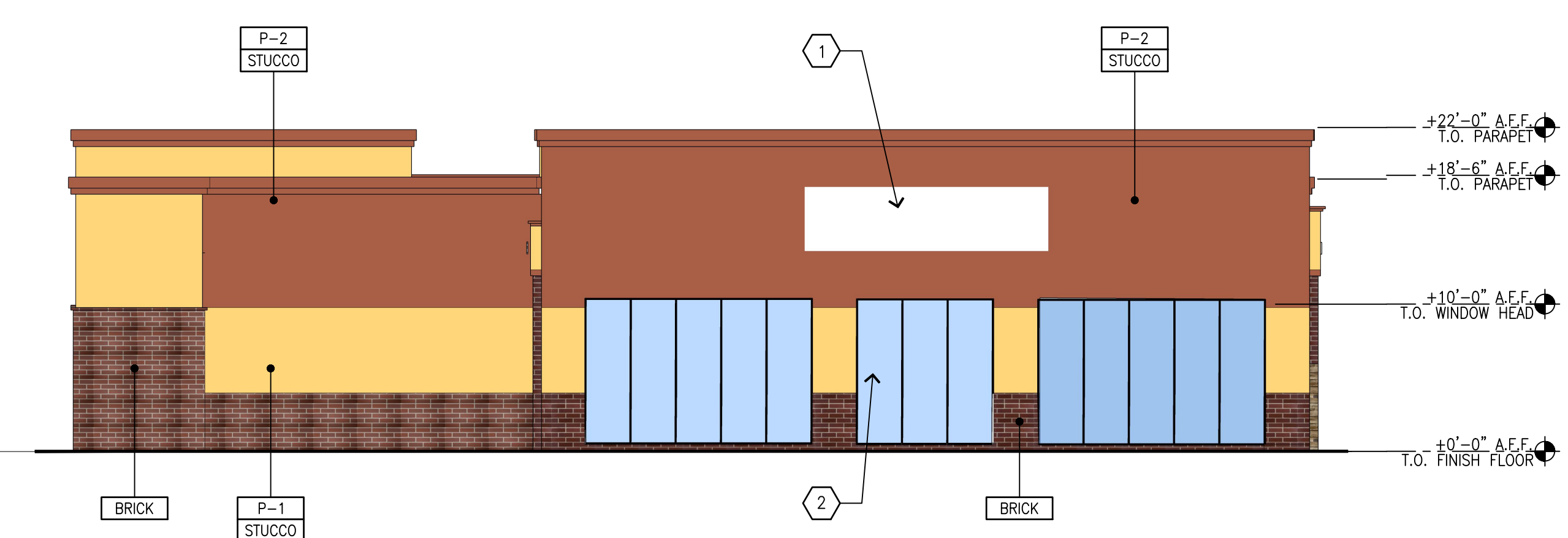
- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- BRICK ELDORADO STONE - TUNDRABRICK "HARTFORD"



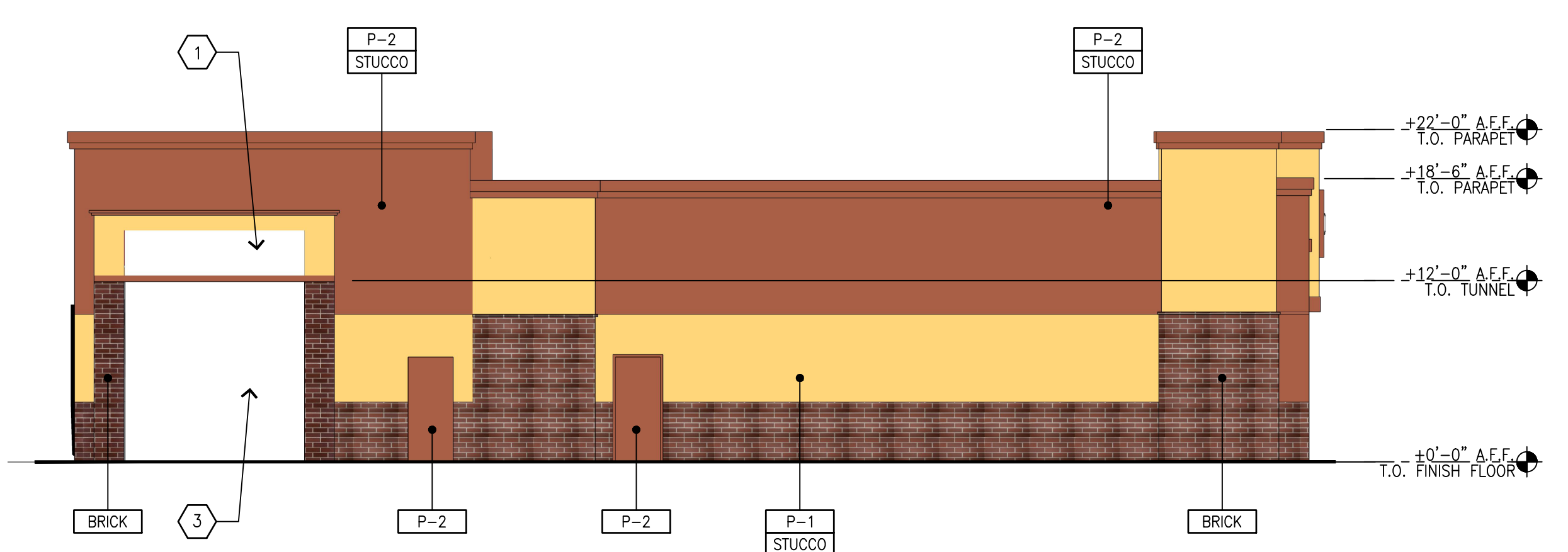
A SOUTH C-STORE ELEVATION
SCALE: 1/8"=1'-0"



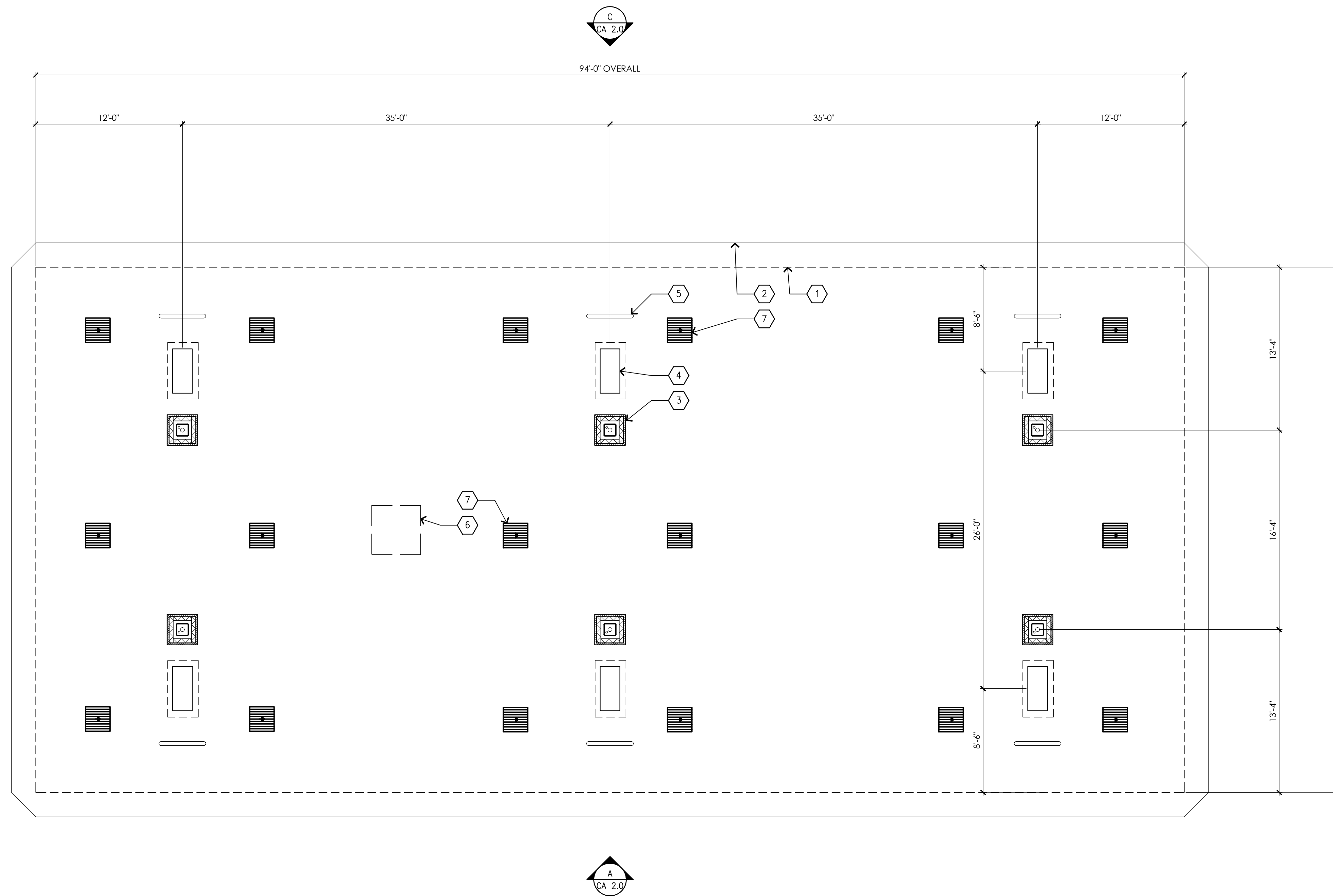
B EAST C-STORE ELEVATION
SCALE: 1/8"=1'-0"



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



D WEST C-STORE ELEVATION
SCALE: 1/8"=1'-0"

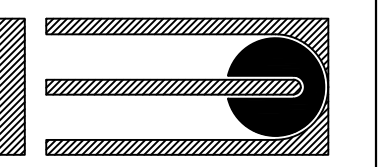


1 6 MPD CANOPY FLOOR PLAN
SCALE: 3/16"=1'-0"

KEYED NOTES

- 1 DASHED LINE OF CANOPY ROOF OVERHANG
- 2 LINE OF CONCRETE SLAB
- 3 CANOPY COLUMNS, TYP. OF 6
- 4 FUELING DISPENSERS, TYP. OF 6
- 5 BUMPER POSTS, TYP. OF 6
- 6 CANOPY ROOF HATCH
- 7 RECESSED CANOPY LIGHTING, TYP. OF 18

**EMPIRE
DESIGN
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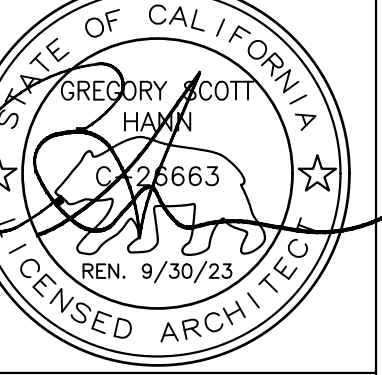
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DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**6 MPD
CANOPY FLOOR PLAN**

SHEET NO:

CA 1.0

12.25.2022 11:00:07 AM

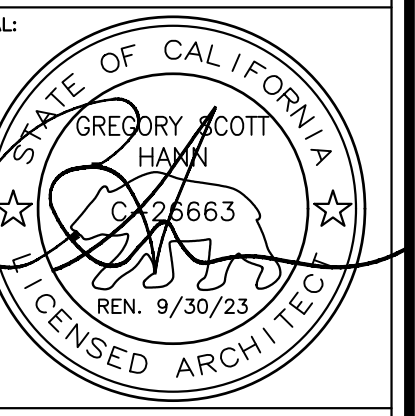
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CLIENT:

**HARIKRISHNA
GAS INC.**

**COMMERCIAL / RETAIL
NEC PALM AVE. & W 5TH ST.
HIGHLAND, CA 92346**

ARCHITECT OF RECORD:
GREGORY S. HANN, AIA
511 N MAIN STREET
LAKE ELSINORE, CA 92530
CELL: 951-809-7601
E-MAIL: ghann@empiregr.biz



Date: JUNE 13, 2022

Project Number: EDG#04774

NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**6 MPD
CANOPY ELEVATIONS**

SHEET NO:

CA 2.0

KEYED NOTES

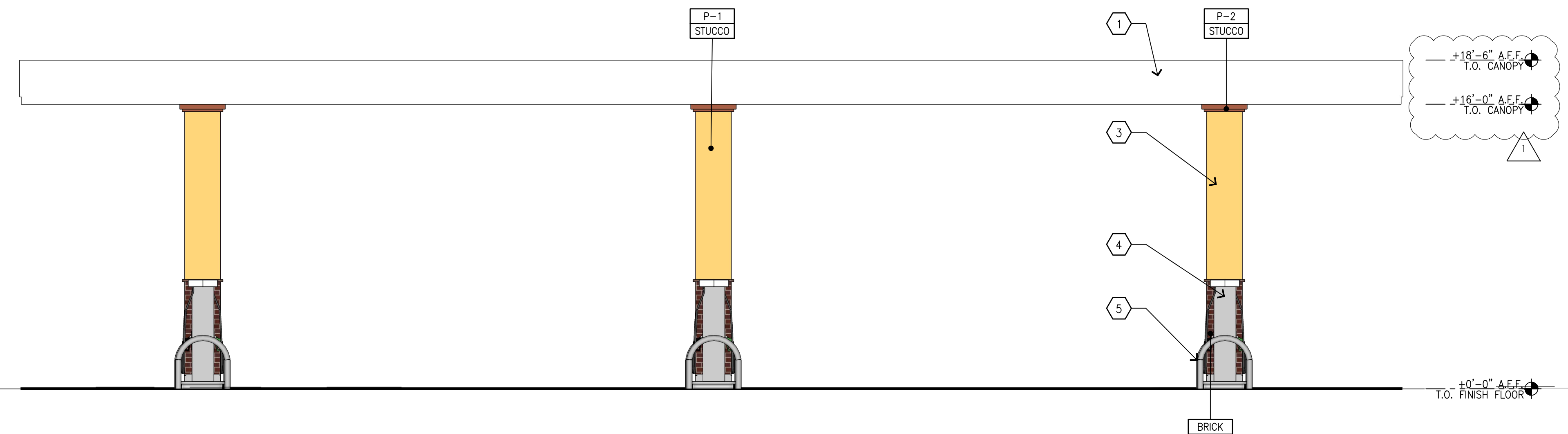
- 1 SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL
- 2 NOT USED
- 3 CANOPY COLUMNS TYP. OF 6
- 4 FUELING DISPENSERS TYP. OF 6
- 5 BUMPER POSTS TYP. OF 6

COLOR LEGEND

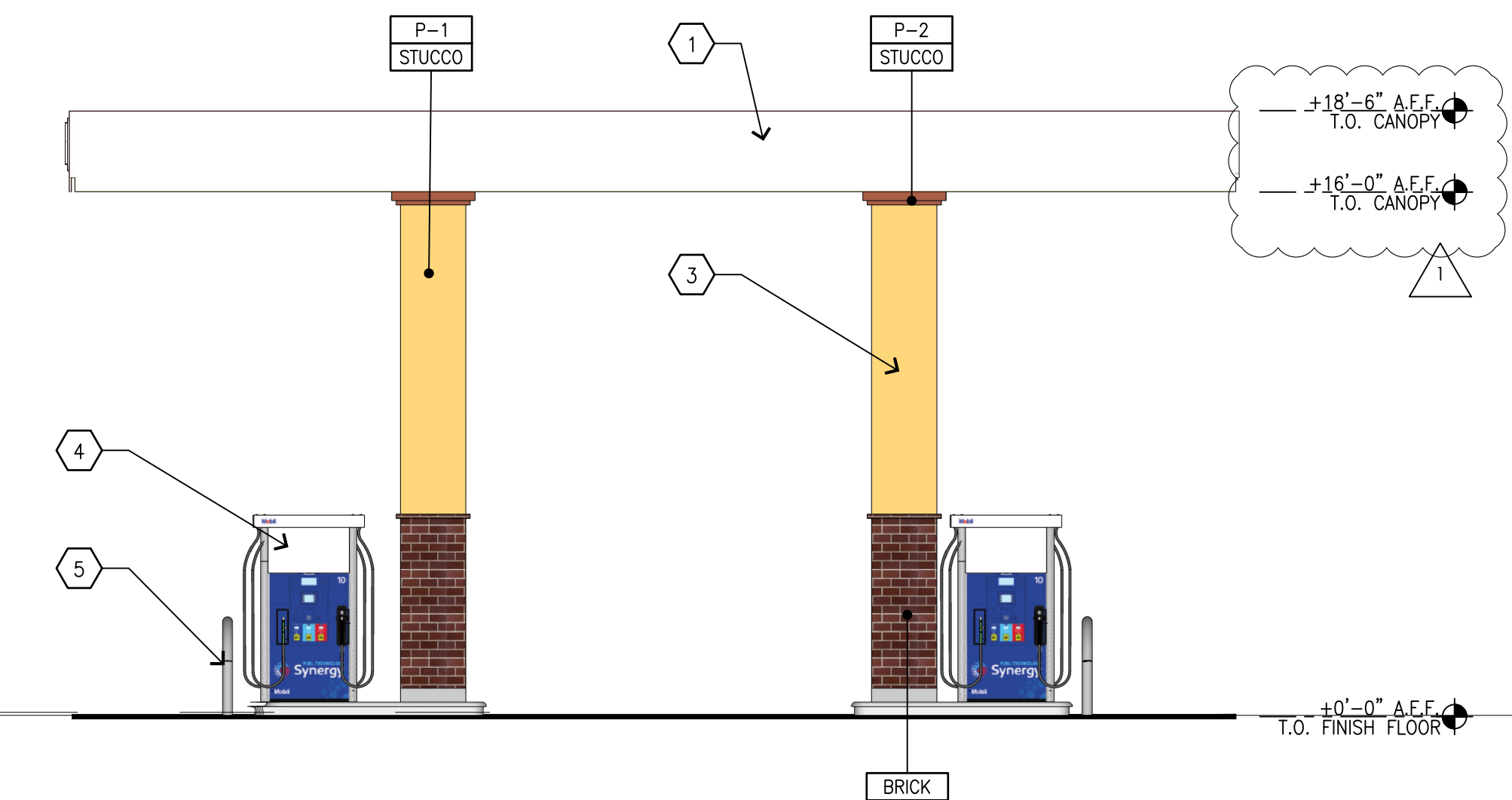
- P-1 BENJAMIN MOORE, "SUNNY DAYS - 172", LRV 64.03
- P-2 BENJAMIN MOORE, "WARM SIENNA - 0203", LRV 15.00

MATERIAL LEGEND

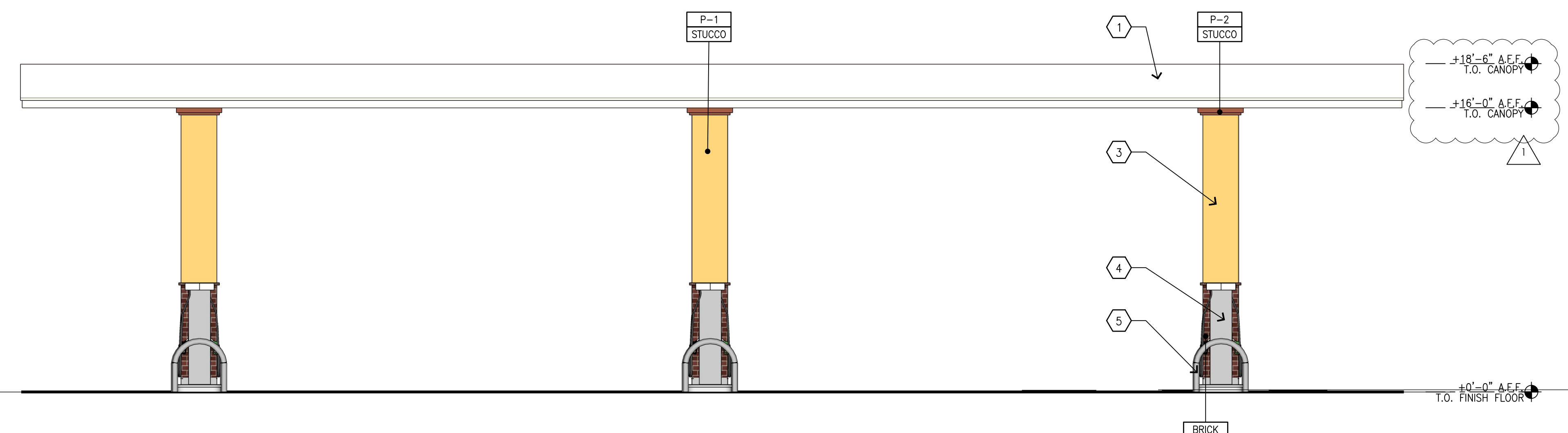
- STUCCO 7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- BRICK ELDERADO STONE - TUNDRABRICK "HARTFORD"



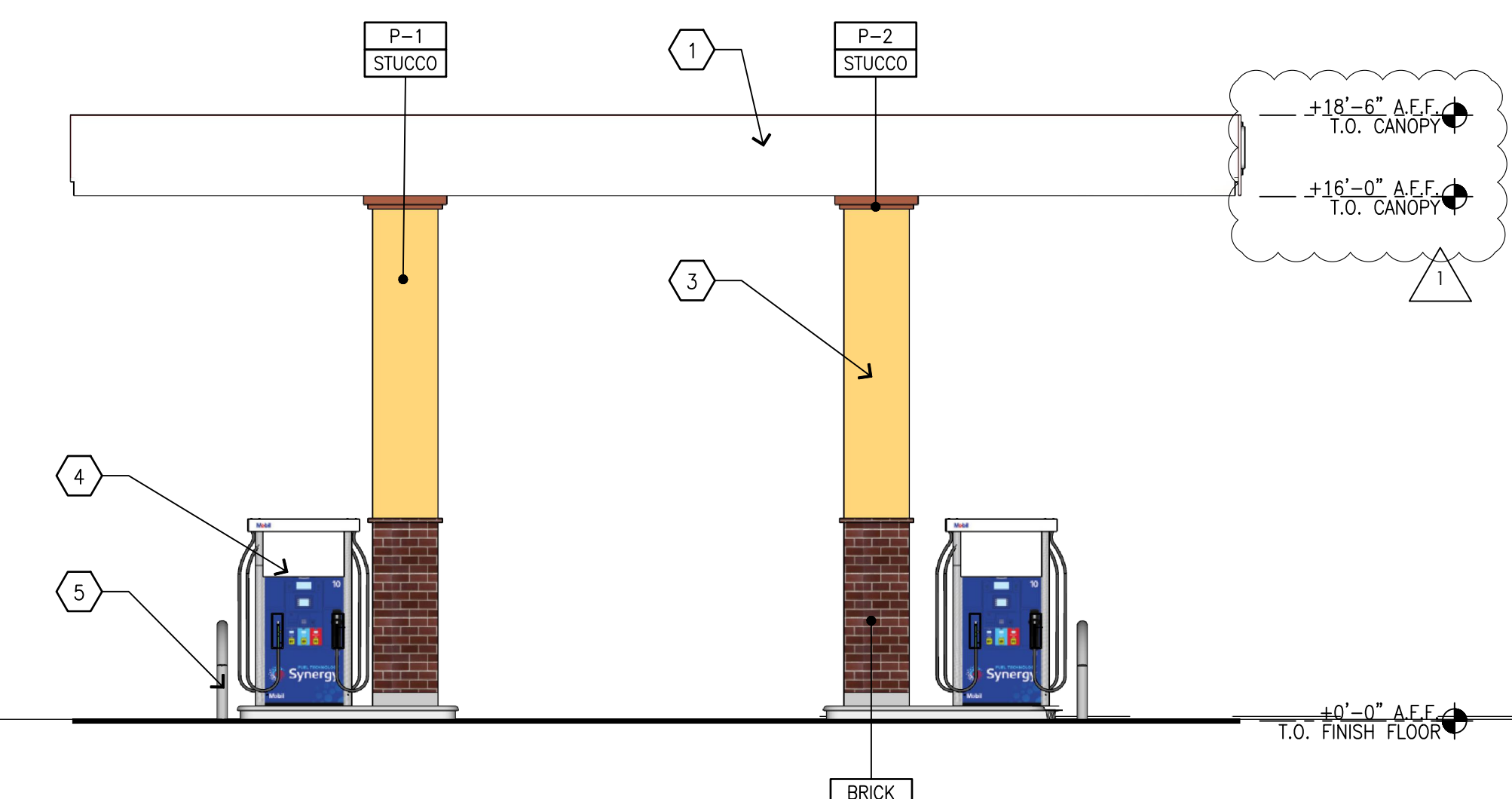
A SOUTH 6 MPD CANOPY ELEVATION
SCALE: 3/16"=1'-0"



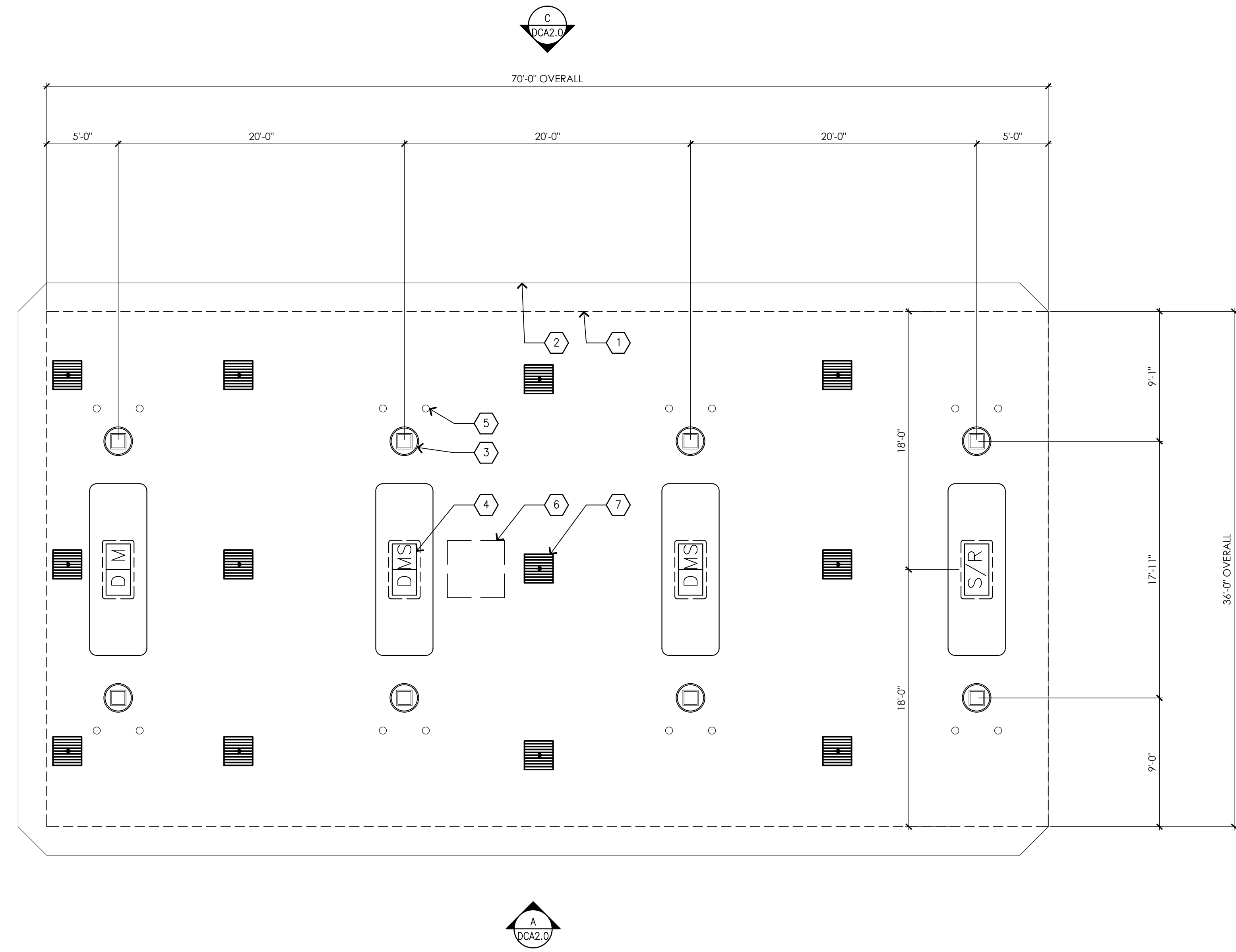
B EAST 6 MPD CANOPY ELEVATION
SCALE: 3/16"=1'-0"



C NORTH 6 MPD CANOPY ELEVATION
SCALE: 3/16"=1'-0"



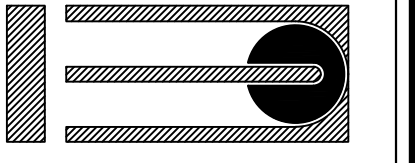
D WEST 6 MPD CANOPY ELEVATION
SCALE: 3/16"=1'-0"



KEYED NOTES

- 1 DASHED LINE OF CANOPY ROOF OVERHANG
- 2 LINE OF CONCRETE SLAB
- 3 CANOPY COLUMNS, TYP. OF 8
- 4 FUELING DISPENSERS, TYP. OF 4
- 5 BUMPER POSTS, TYP. OF 16
- 6 CANOPY ROOF HATCH
- 7 RECESSED CANOPY LIGHTING, TYP. OF 12

EMPIRE DESIGN GROUP Inc.



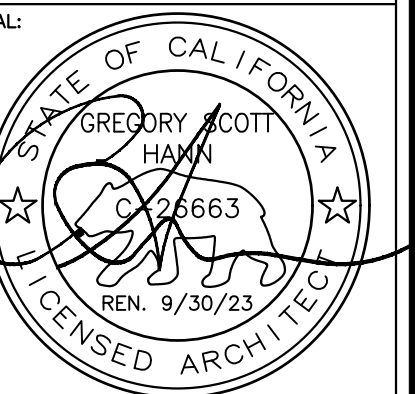
511 N Main St.
Lake Elsinore, CA 92530
951-696-1490
EmpireDesignGroup.biz

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LAKE ELSINORE, CA 92530
TEL: 951-696-1490
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E-MAIL: ghann@empiregr.biz



Date: JUNE 13, 2022
Project Number: EDG#04774

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1	10-25-22	1ST CUP CORRECTIONS

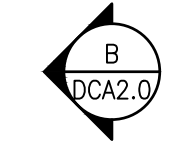
DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

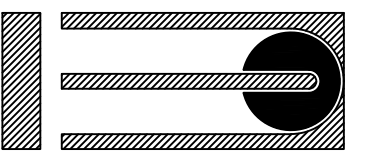
DRAWING TITLE:
HIGH SPEED DIESEL CANOPY FLOOR PLAN

SHEET NO:

DCA 1.0

1 HIGH SPEED DIESEL CANOPY FLOOR PLAN
SCALE: 3/16"=1'-0"





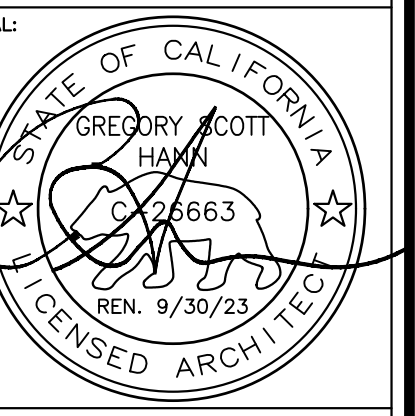
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Date: JUNE 13, 2022

Project Number: EDG#04774

NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH

CHECKED BY: GH

DRAWN BY: AH

DRAWING TITLE:

**HIGH SPEED DIESEL
CANOPY ELEVATIONS**

SHEET NO:

DCA 2.0

KEYED NOTES

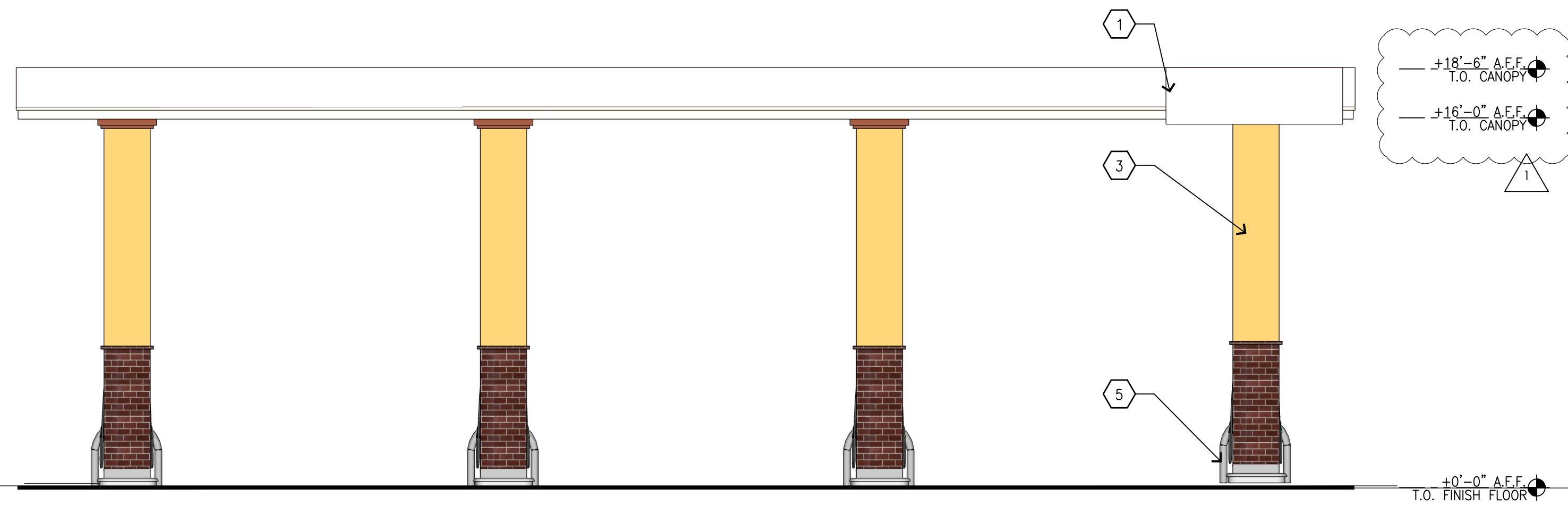
- 1 SIGNAGE NOT A PART, UNDER SEPARATE SUBMITTAL
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- 4 FUELING DISPENSERS TYP. OF 6
- 5 BUMPER POSTS TYP. OF 6

COLOR LEGEND

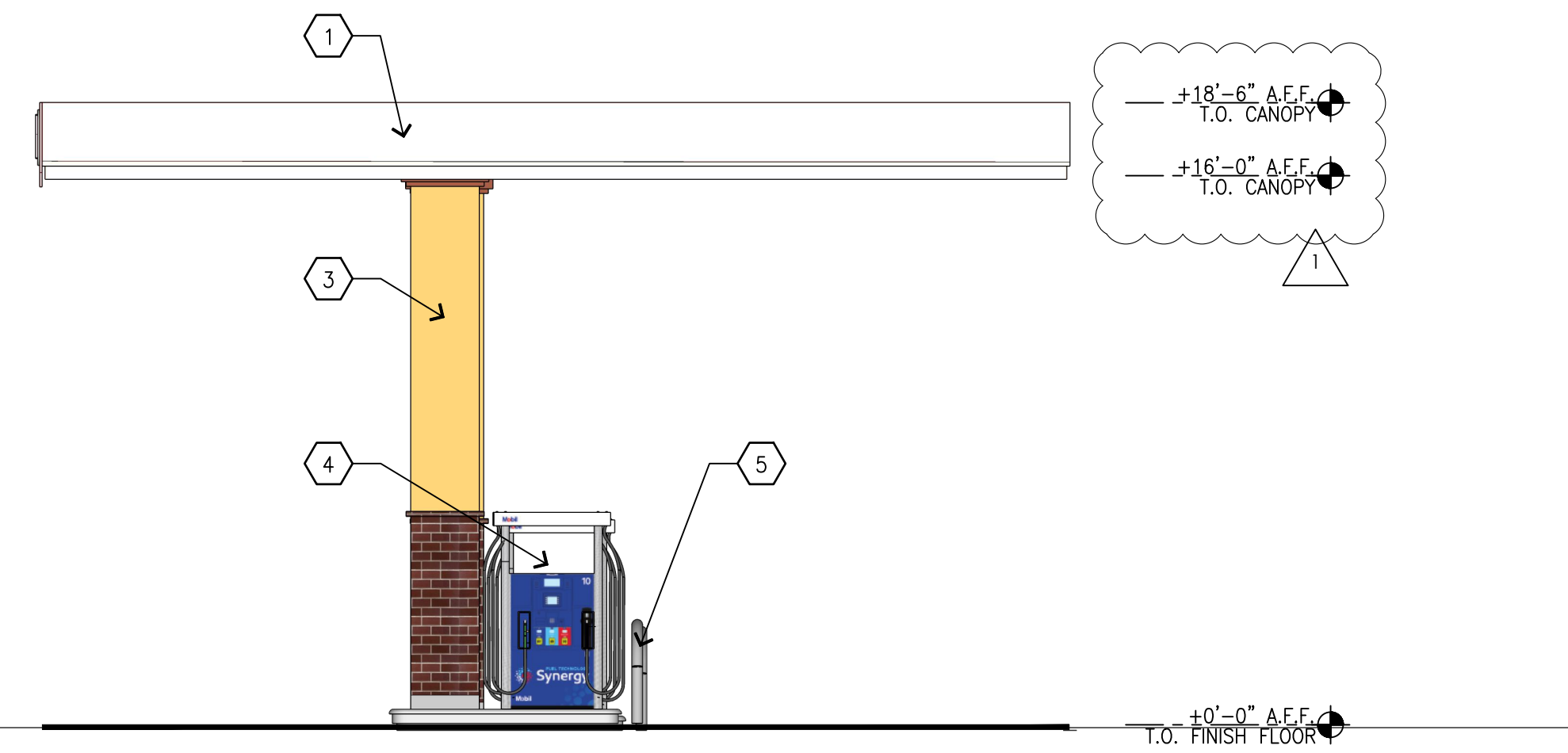
- P-1 BENJAMIN MOORE, "SUNNY DAYS - 172", LRV 64.03
- P-2 BENJAMIN MOORE, "WARM SIENNA - 0203", LRV 15.00

MATERIAL LEGEND

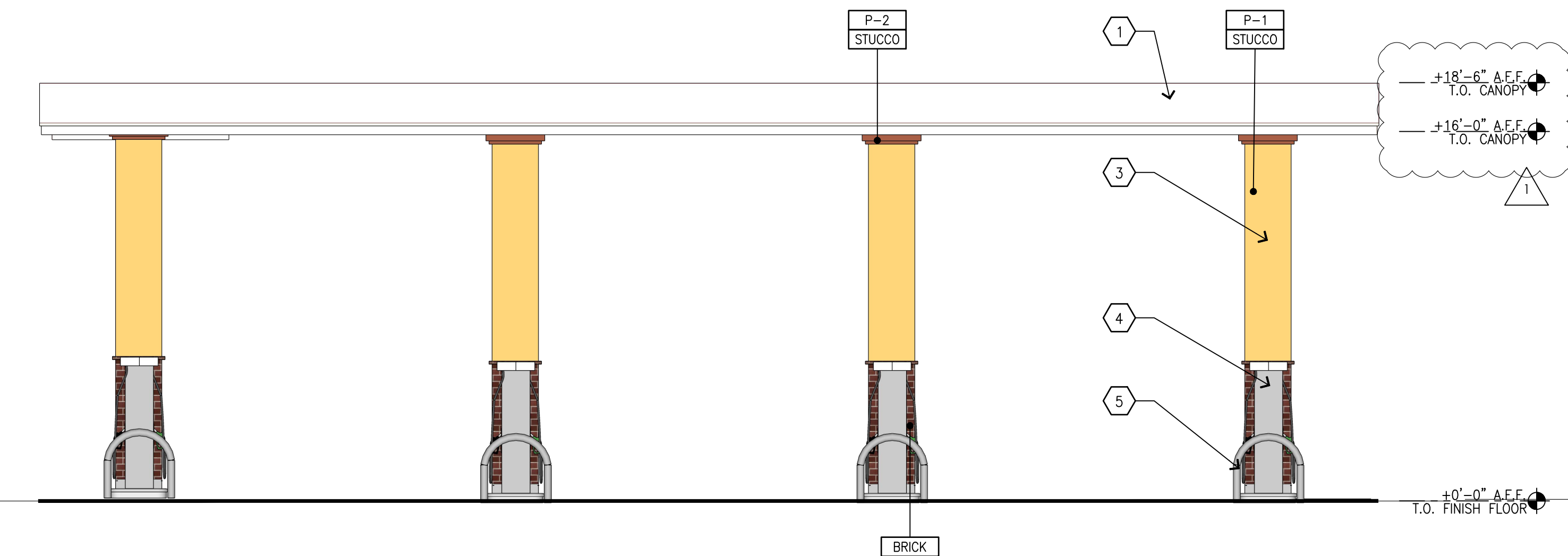
- STUCCO 3/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- BRICK ELDORADO STONE - TUNDRABRICK "HARTFORD"



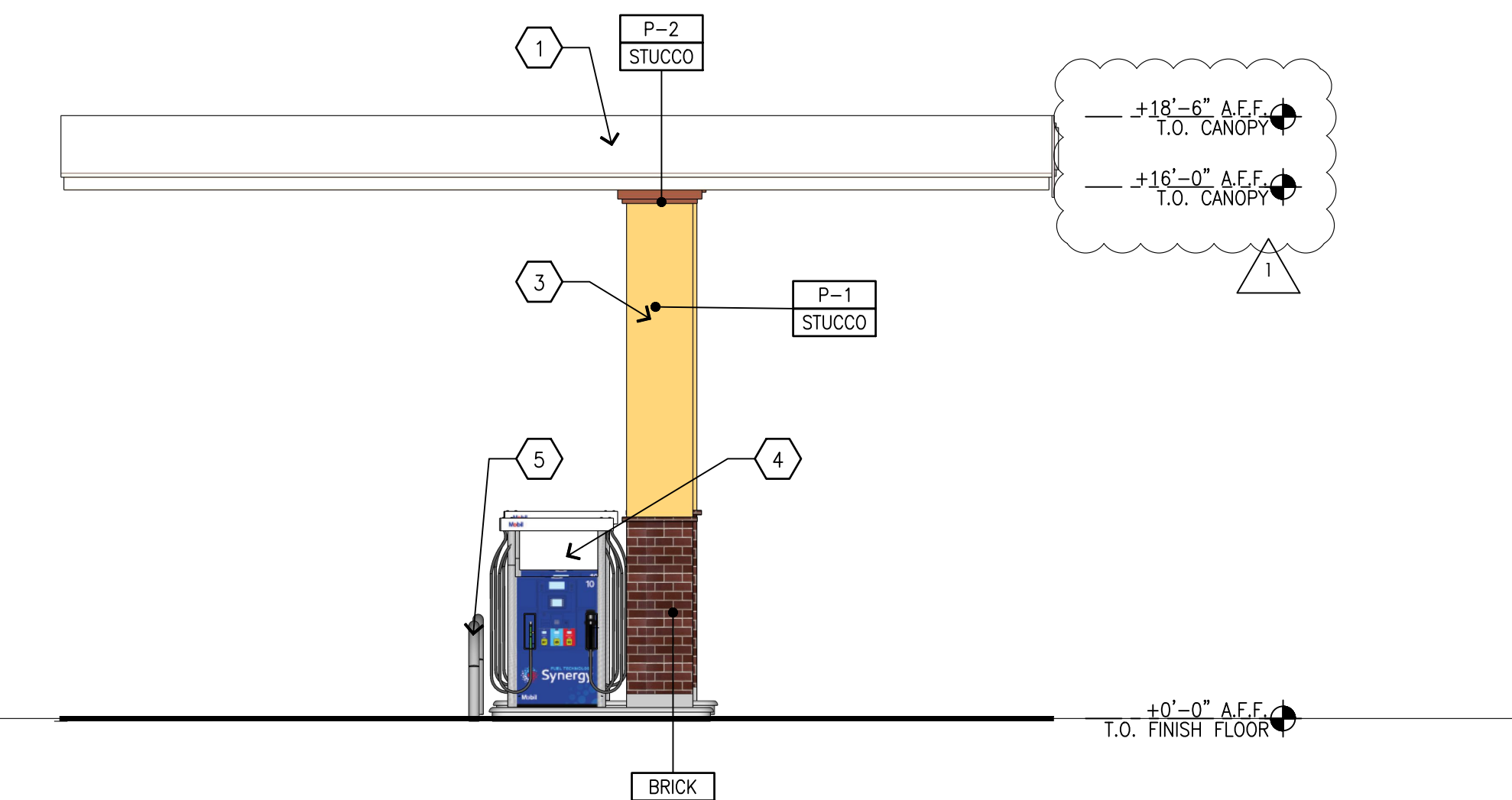
A SOUTH HIGH SPEED DIESEL CANOPY ELEVATION
SCALE: 3/16"=1'-0"



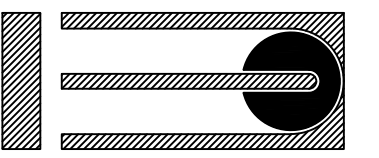
B EAST HIGH SPEED DIESEL CANOPY ELEVATION
SCALE: 3/16"=1'-0"



C NORTH HIGH SPEED DIESEL CANOPY ELEVATION
SCALE: 3/16"=1'-0"



D WEST HIGH SPEED DIESEL CANOPY ELEVATION
SCALE: 3/16"=1'-0"



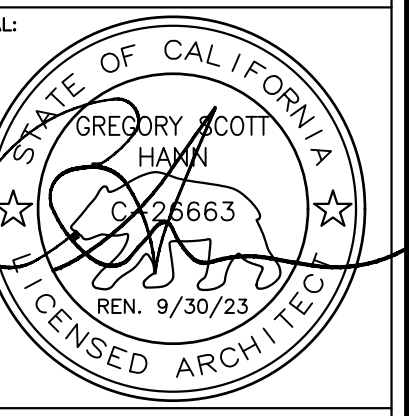
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Date: JUNE 13, 2022

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NO.	DATE	REVISION DESCRIPTION
1	10-25-22	1ST CUP CORRECTIONS

DESIGNED BY: GH
CHECKED BY: GH
DRAWN BY: AH

DRAWING TITLE:

**TRASH
ENCLOSURE PLAN**

SHEET NO:

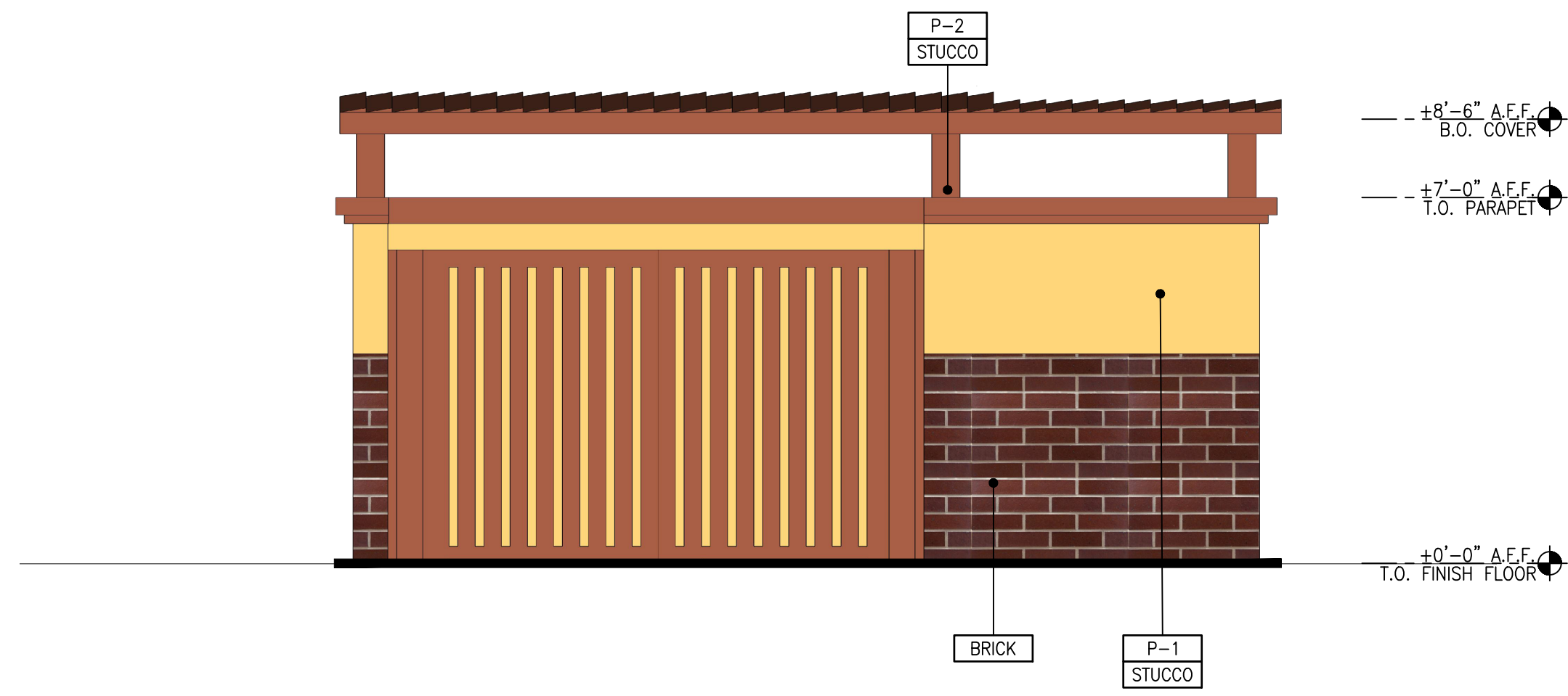
TE 1.0

COLOR LEGEND

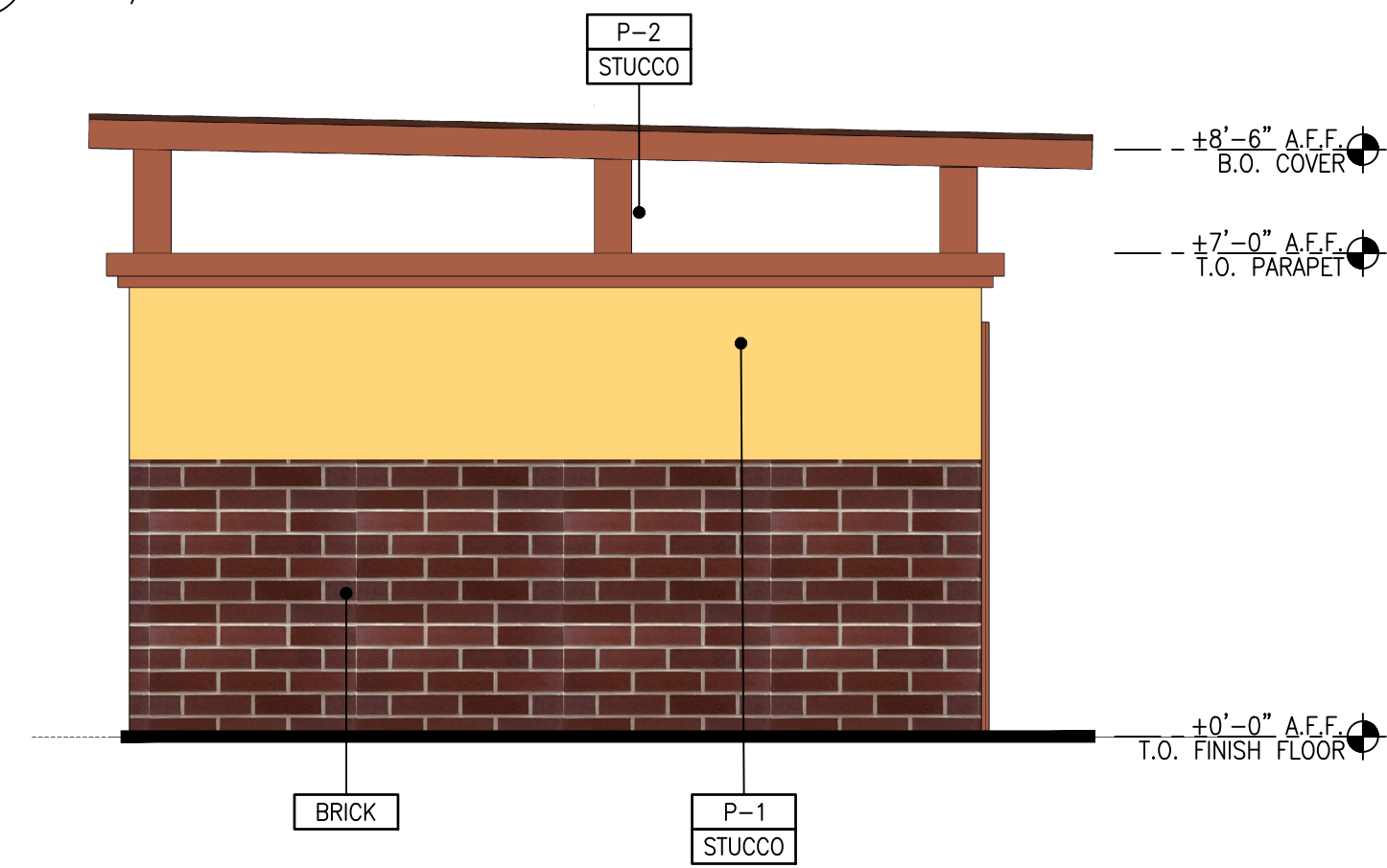
- P-1 BENJAMIN MOORE, "SUNNY DAYS - 172", LRV 64.03
- P-2 BENJAMIN MOORE, "WARM SIENNA - 0203", LRV 15.00

MATERIAL LEGEND

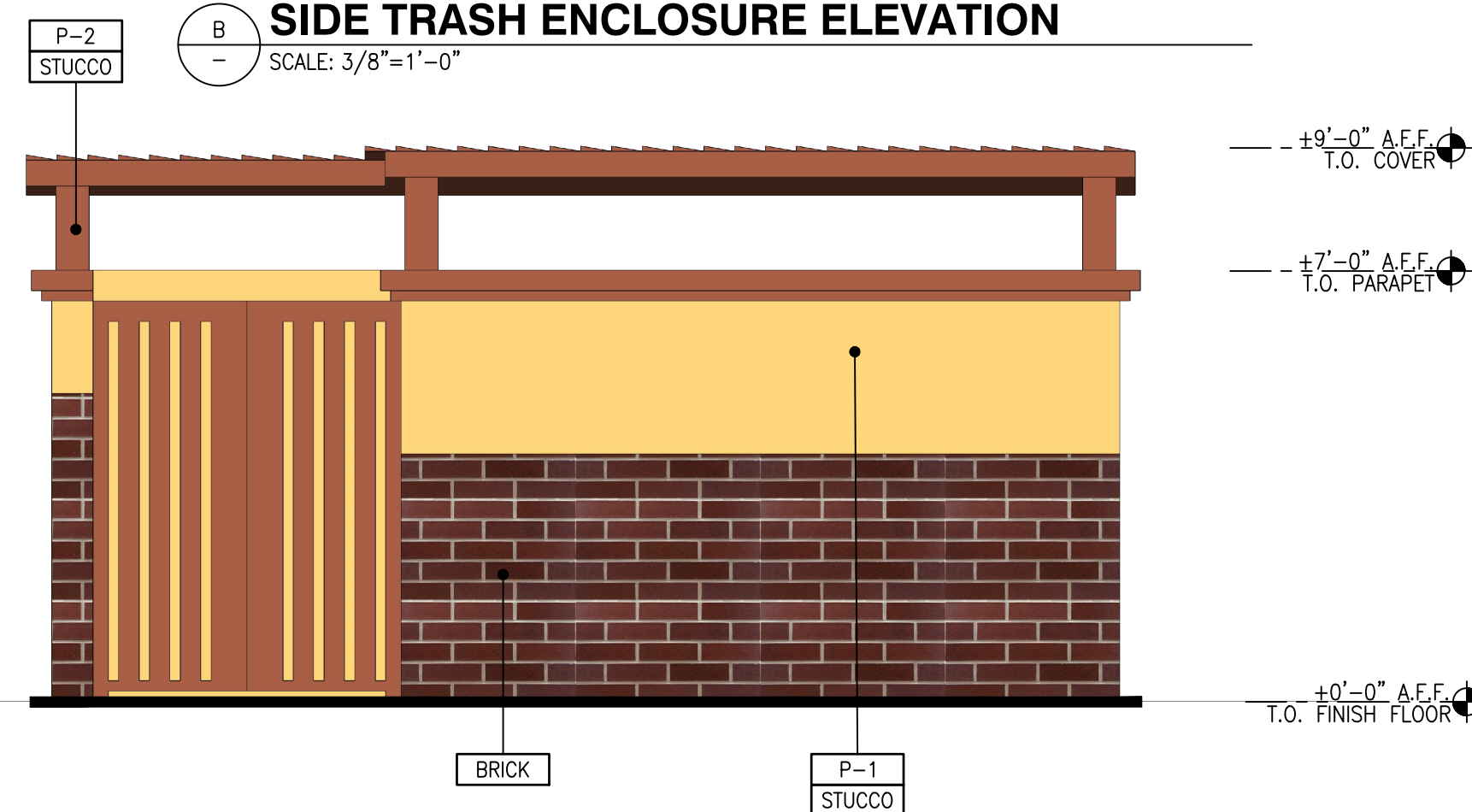
- STUCCO 3/4" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS; TEXTURE: FINE SAND FINISH
- BRICK ELDORADO STONE - TUNDRABRICK "HARTFORD"



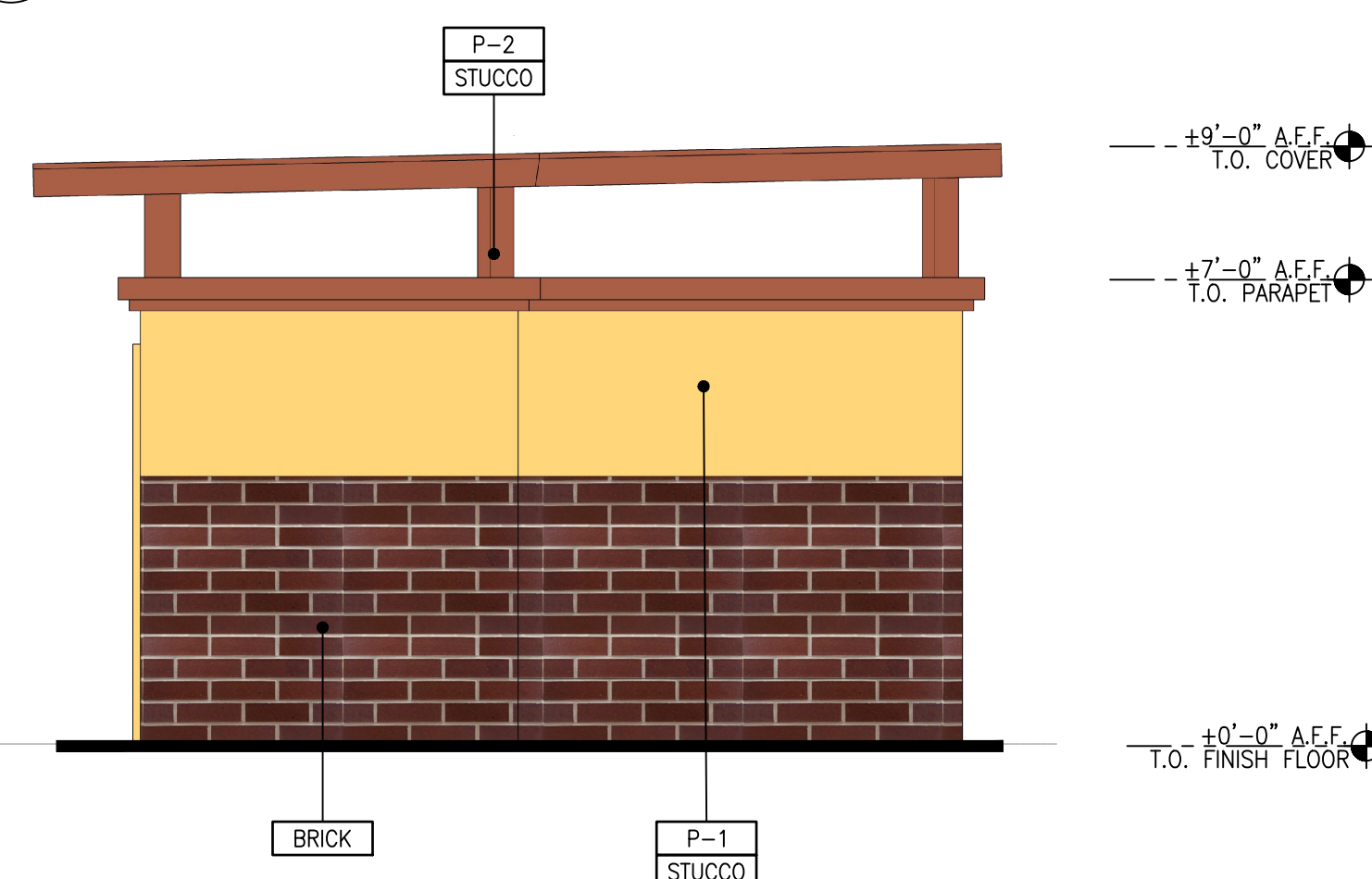
A FRONT TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



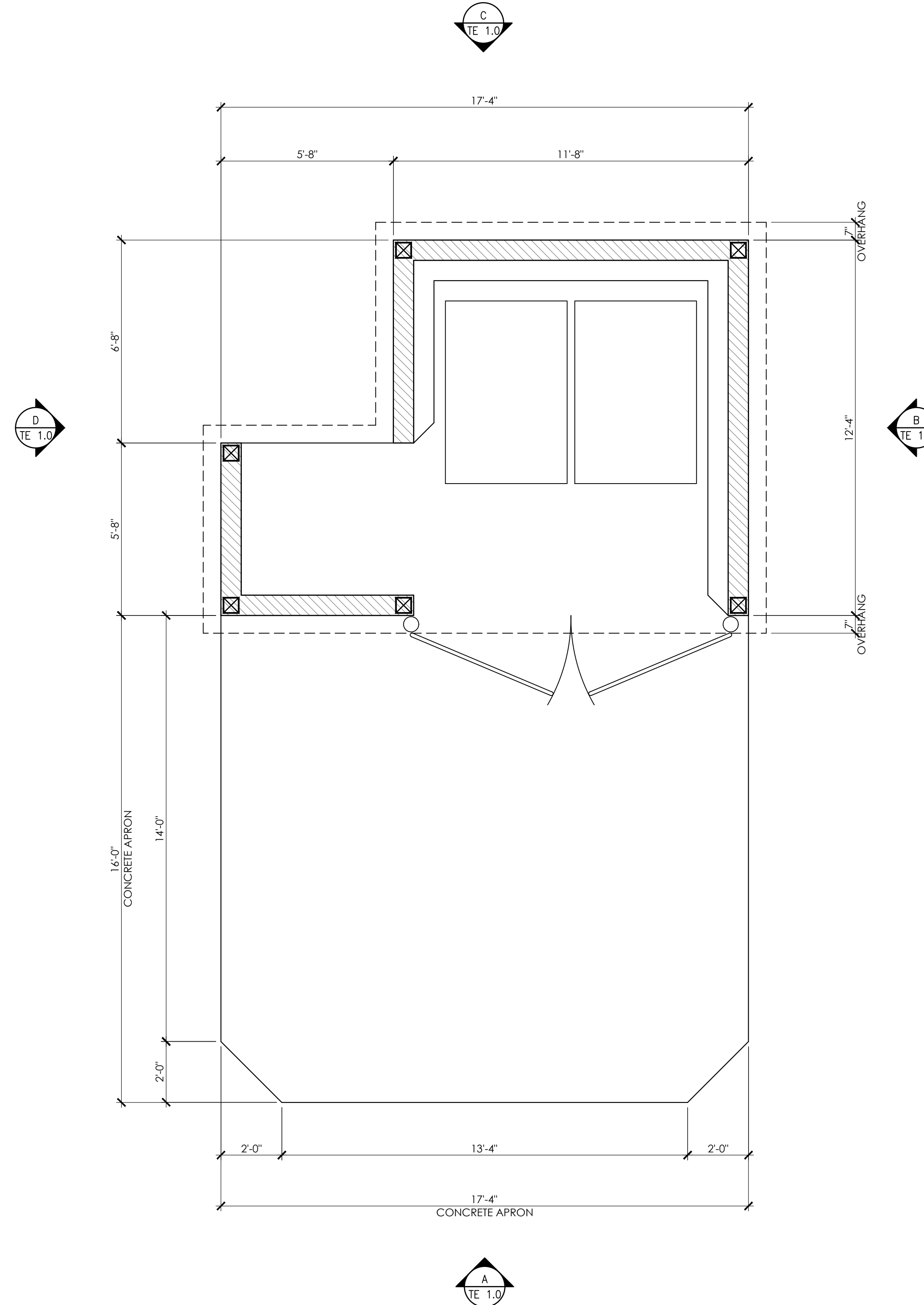
B SIDE TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



C REAR TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



D SIDE TRASH ENCLOSURE ELEVATION
SCALE: 3/8"=1'-0"



1 TRASH ENCLOSURE FLOOR PLAN
SCALE: 3/8"=1'-0"

12/25/2022 11:00:45 AM