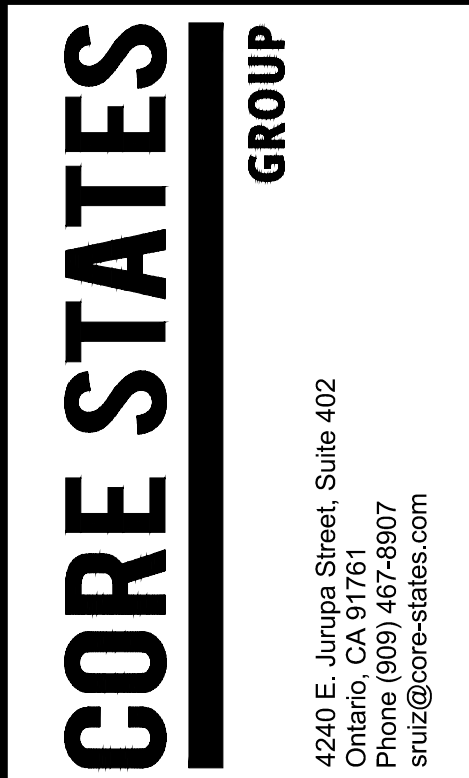
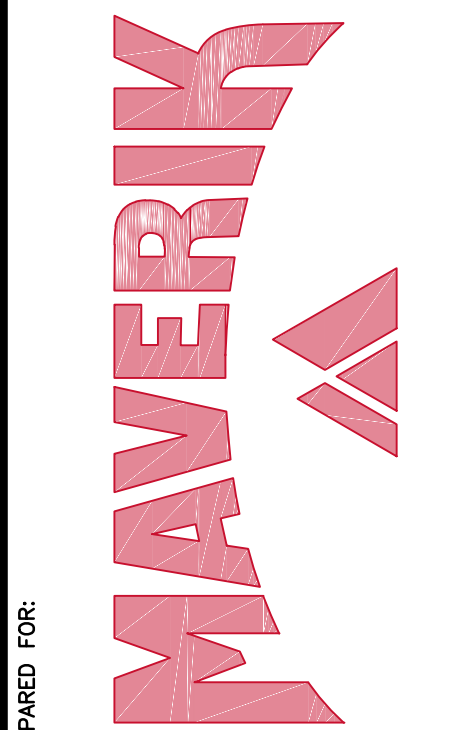


APPROVED FIRE SITE PLAN



DOCUMENTS PREPARED BY CORESTATES, INC., INCLUDING THIS DOCUMENT, ARE TO BE USED ONLY FOR THE SPECIFIC PROJECT AND SPECIFIC USE FOR WHICH THEY WERE INTENDED. ANY EXTENSION OF USE TO ANY OTHER PROJECTS, BY OWNER OR BY ANY OTHER PARTY, WITHOUT THE EXPRESSED WRITTEN CONSENT OF CORESTATES, INC. IS DONE UNLAWFULLY AND AT THE USERS OWN RISK. IF USED IN A WAY OTHER THAN THAT SPECIFICALLY INTENDED, USER WILL HOLD CORESTATES, INC. HARMLESS FROM ALL CLAIMS AND LOSSES.



PREPARED FOR:



Know what side you're on. 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 SURVEYS, RECORDS OF THE UNDERGROUND UTILITY MAPS, AND/OR FIELD MEASUREMENTS TAKEN IN THE FIELD. CORRE STATES, 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

DOCUMENT
CONCEPTUAL SITE PLAN
FOR MAVERIK
PROGRAM

SITE LOCATION

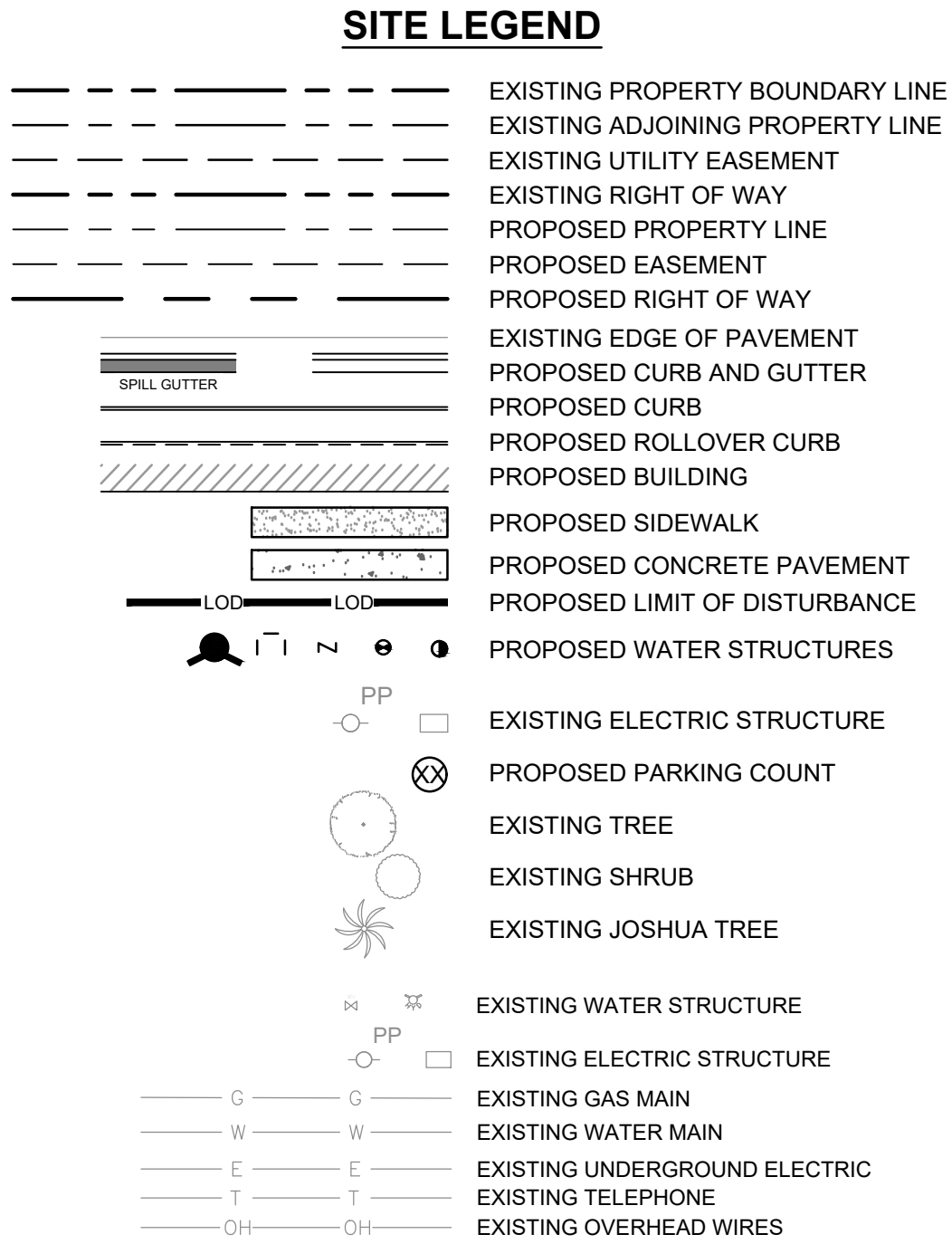
10450 OASIS ROAD
PINON HILLS, CA 92372

ENGINEER SEAL

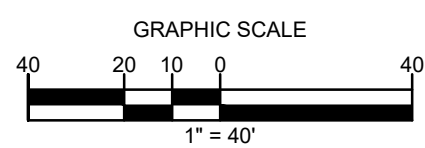
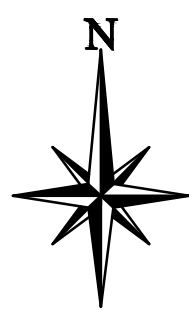
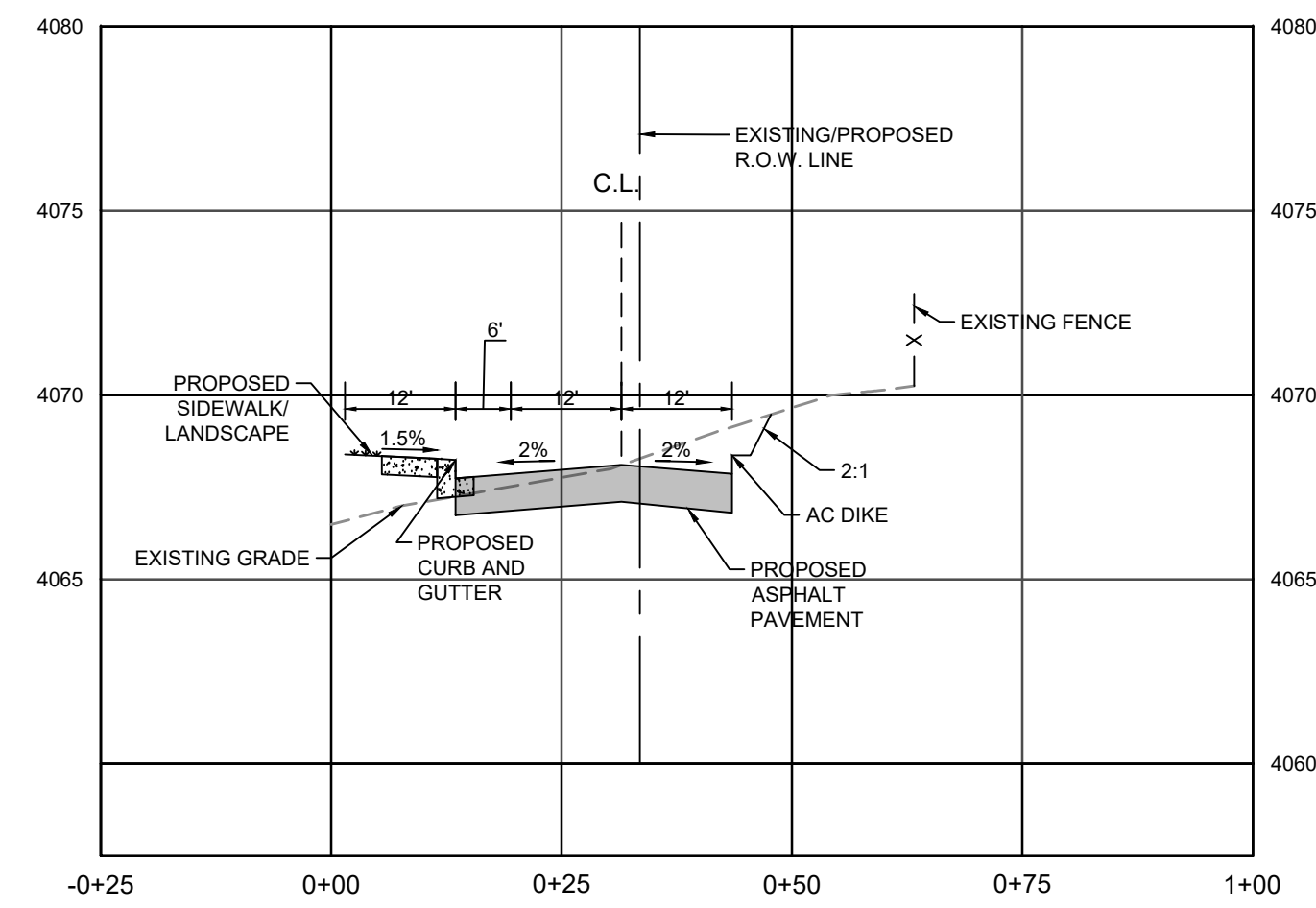
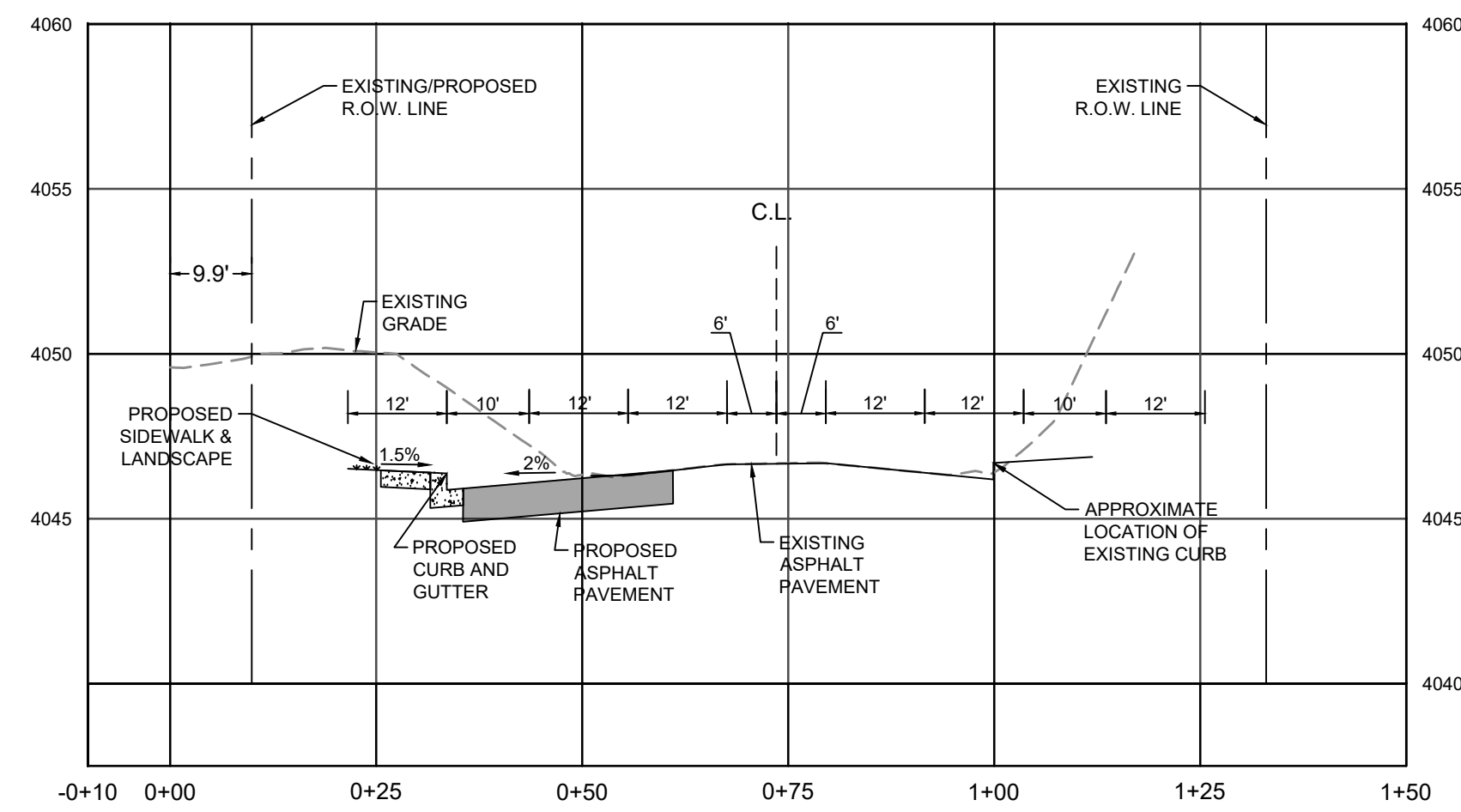
**NOT FOR
CONSTRUCTION**

SHEET TITLE
CONCEPTUAL SITE PLAN

JOB #:	MAV.36727.CIVIL
DATE:	9/20/2024
SCALE:	
DRAWN BY:	JAO
CHECKED BY:	JH
SHEET NO.	



ZONING DATA		
ZONED "CG" GENERAL COMMERCIAL		
ITEM	EXISTING / REQUIRED	PROPOSED
PARCEL ID	APN 3067-051-29-0000	APN 3067-051-29-0000
LAND USE	GENERAL COMERCIAL	GENERAL COMMERCIAL
BUILDING HEIGHT (FT)	ALLOWED 35 FT	10 FT (1 STORY)
BUILDING AREA (SF)	VACANT	5,637
FLOOR AREA RATIO (FAR)	25% MAXIMUM	1.5%
FRONT YARD (FT)	25	120
SIDE YARD (FT)	25	25
REAR YARD (FT)	10	70
PARKING SPACES	23 STALLS	42 STALLS
ADA PARKING SPACES	2 STALLS	2 STALLS
TOTAL PARCEL AREA	8.78 AC ±	8.78 AC ±
LANDSCAPING (SF)	0	222,06 ±
PERCENTAGE OF NET SITE AREA	0	58%
TRASH ENCLOSURE SIZING	N/A	12'-8"W x 34'-8"L



CORE STATES

GROUP

Ontario, CA 91761
Phone (909) 467-8907
sruiz@core-states.com

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MAVERIK

PREPARED FOR:



Call before you dig.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN RECORDS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, SURVEYMENTS TAKEN IN THE FIELD. CORE STATES, 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 OBTAIN EXACT FIELD LOCATIONS OF UTILITIES.

REVISIONS

[illegible]

DOCUMENT
CONCEPTUAL SITE PLAN
FOR MAVERIK
PROGRAM

SITE LOCATION

10450 OASIS ROAD
PINON HILLS, CA 92372

ENGINEER SEAL

**NOT FOR
CONSTRUCTION**

SHEET TITLE

CONCEPTUAL CROSS SECTION

OB #:	MAV.36727.CIVIL
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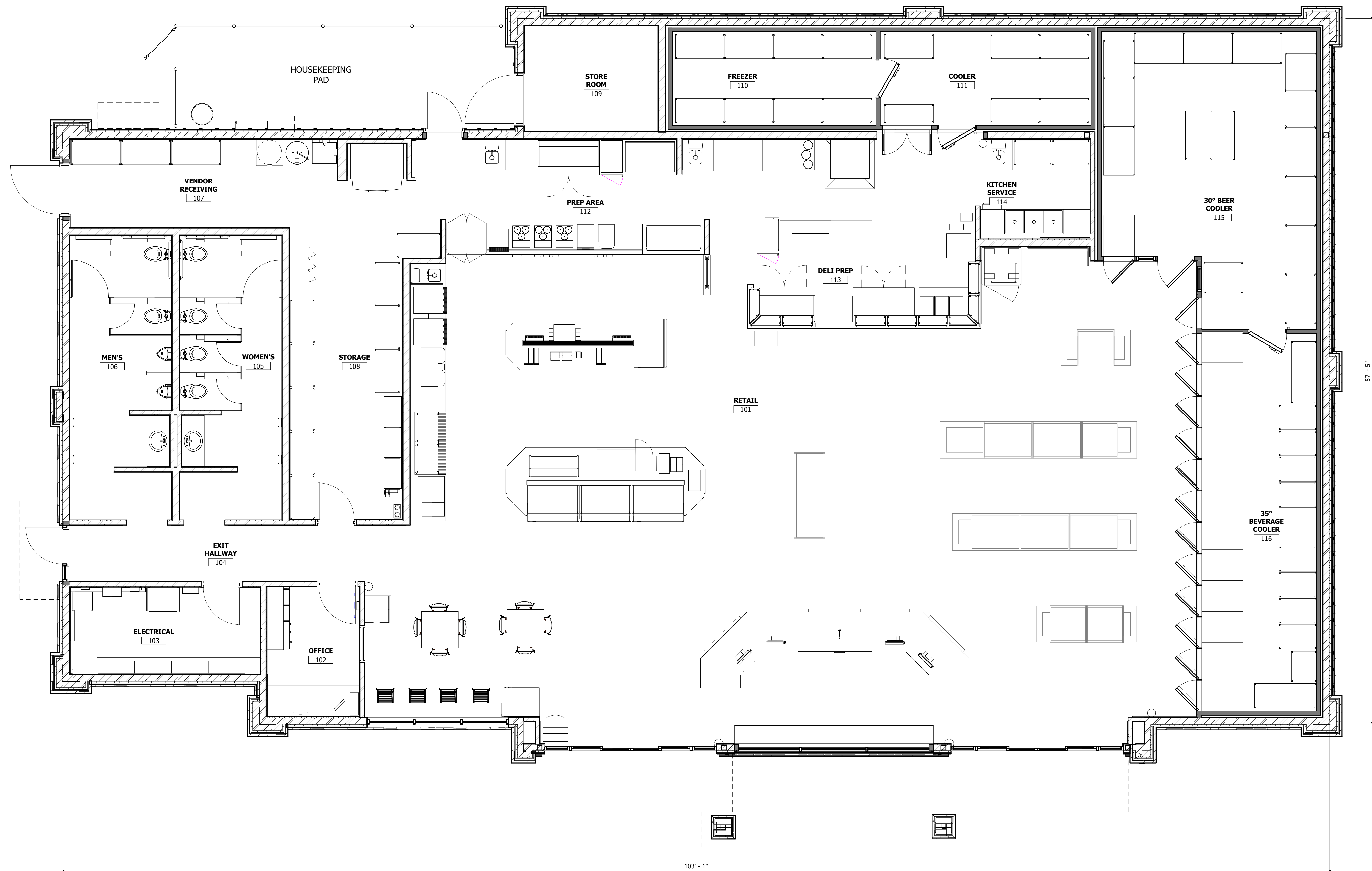
DATE: 9/20/2024

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DRAWN BY: JAO

CHECKED BY: JH

HEET NO.

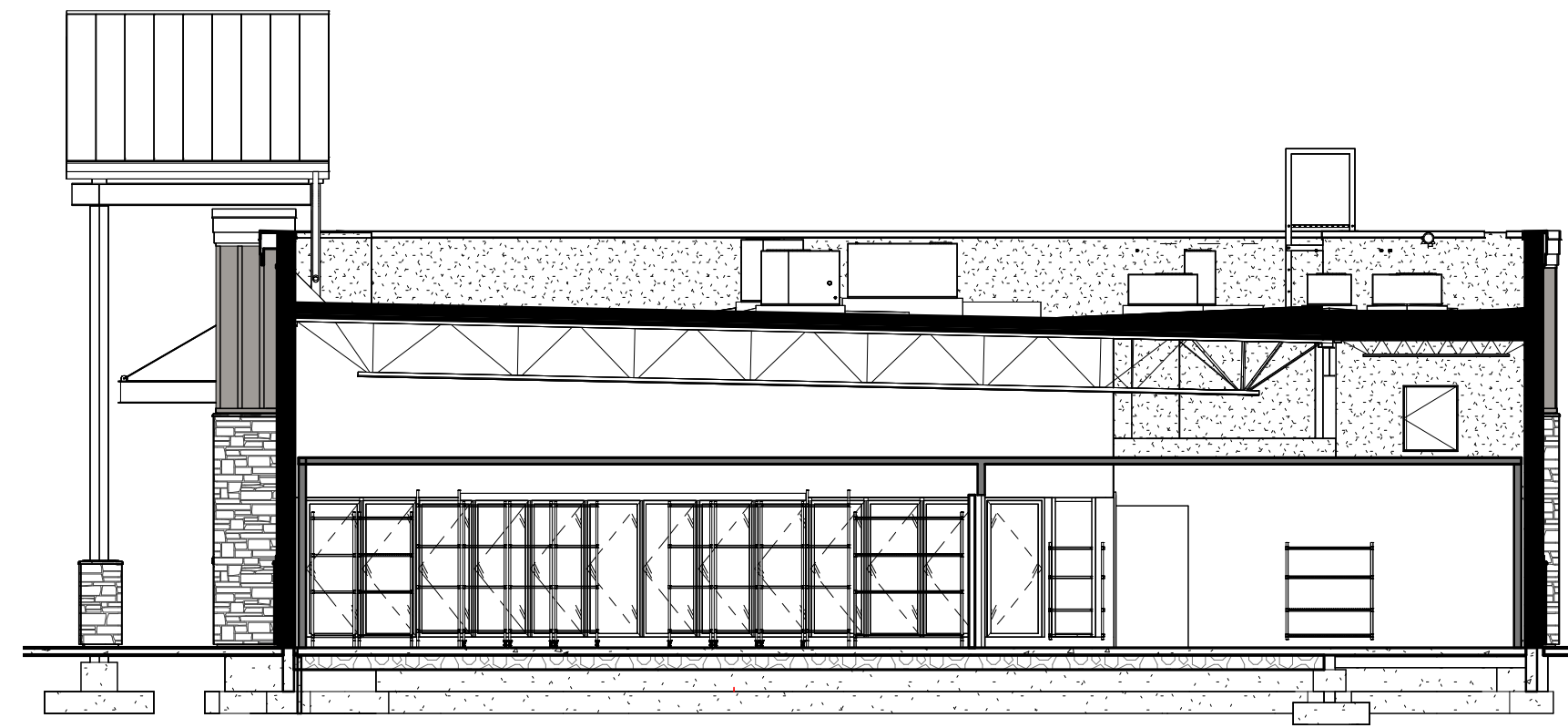


1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

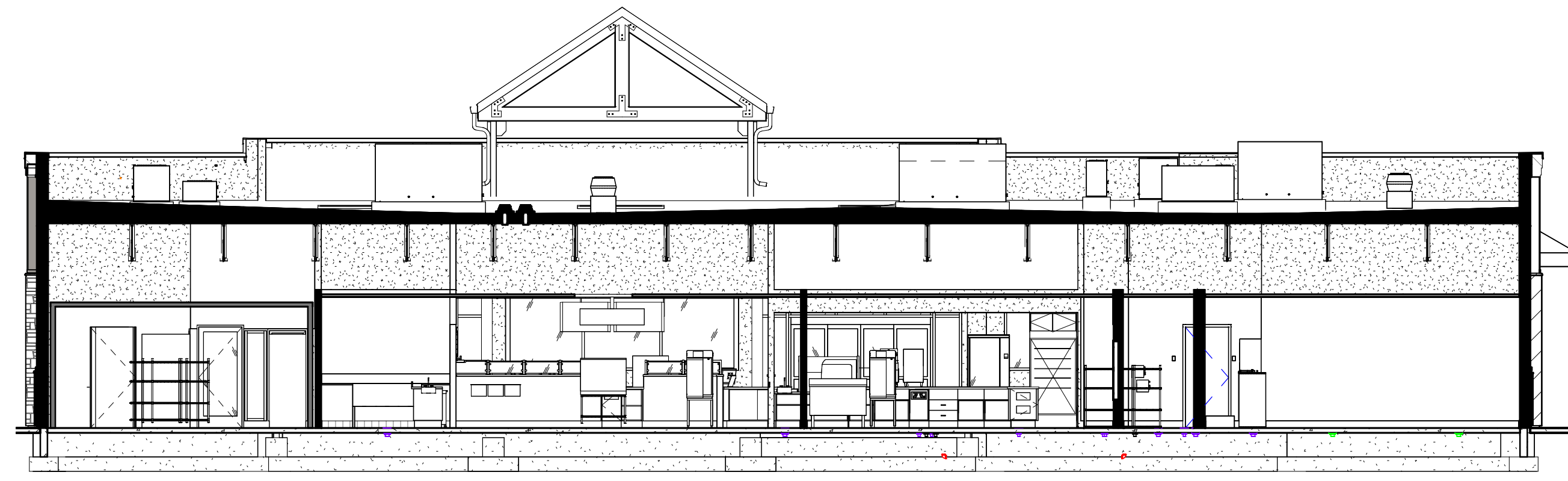
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_RR_2202
 Building Square Footage: 5,637 SF
 Construction Type/Occupancy Classification: V-B / M
 A-1 | FLOOR PLAN

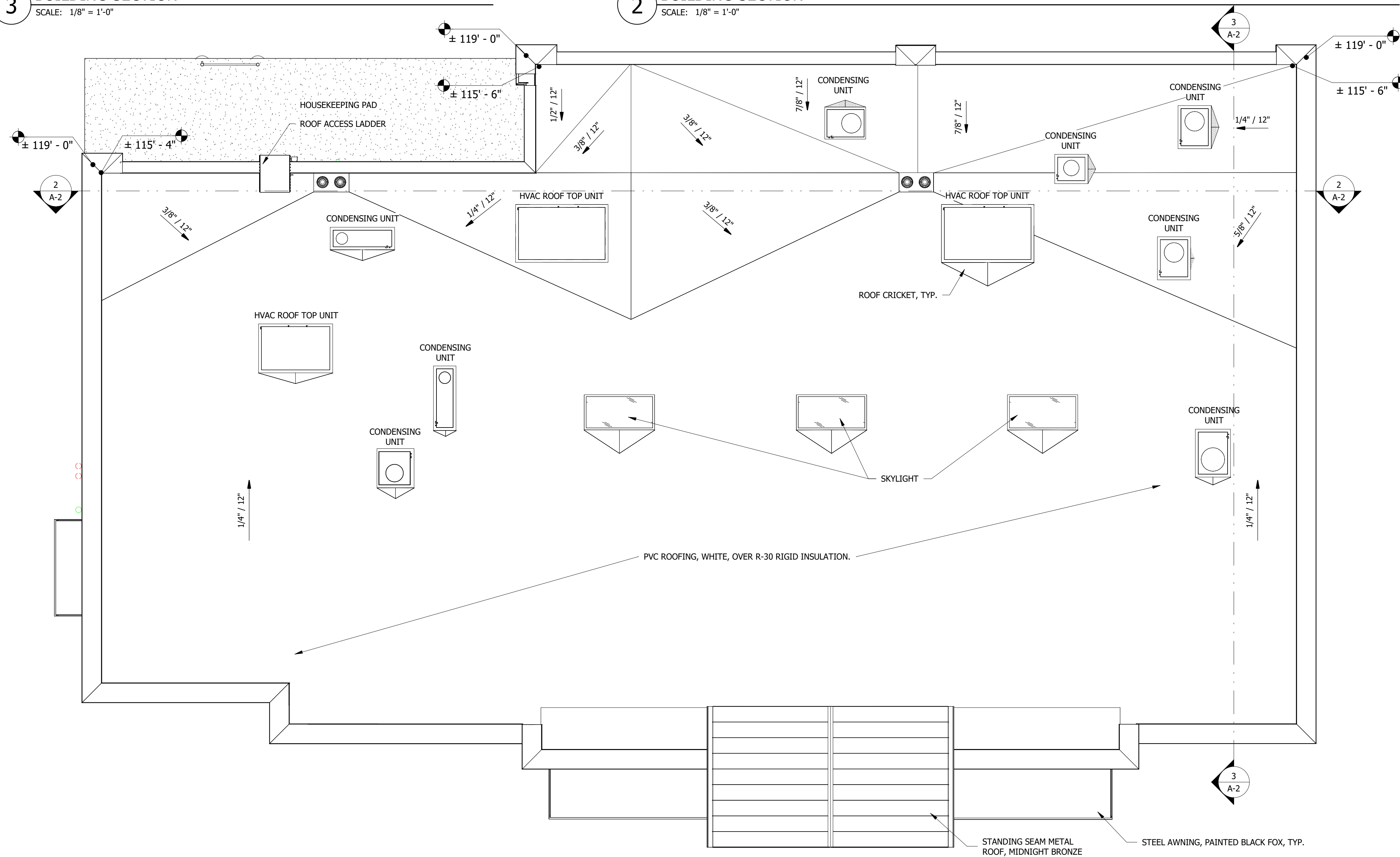




3 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



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

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_RR_2202

Building Square Footage: 5,637 SF

Construction Type/Occupancy Classification: V-B / M

A-2 | ROOF PLAN



2 BUILDING PERSPECTIVE - FRONT RIGHT
SCALE:



1 BUILDING PERSPECTIVE - FRONT LEFT
SCALE:

PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_RR_2202
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 08.04 HOLLOW METAL DOOR AND FRAME, PAINT TO MATCH SIDING
- 08.05 WINDOW, SEE SCHEDULE
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

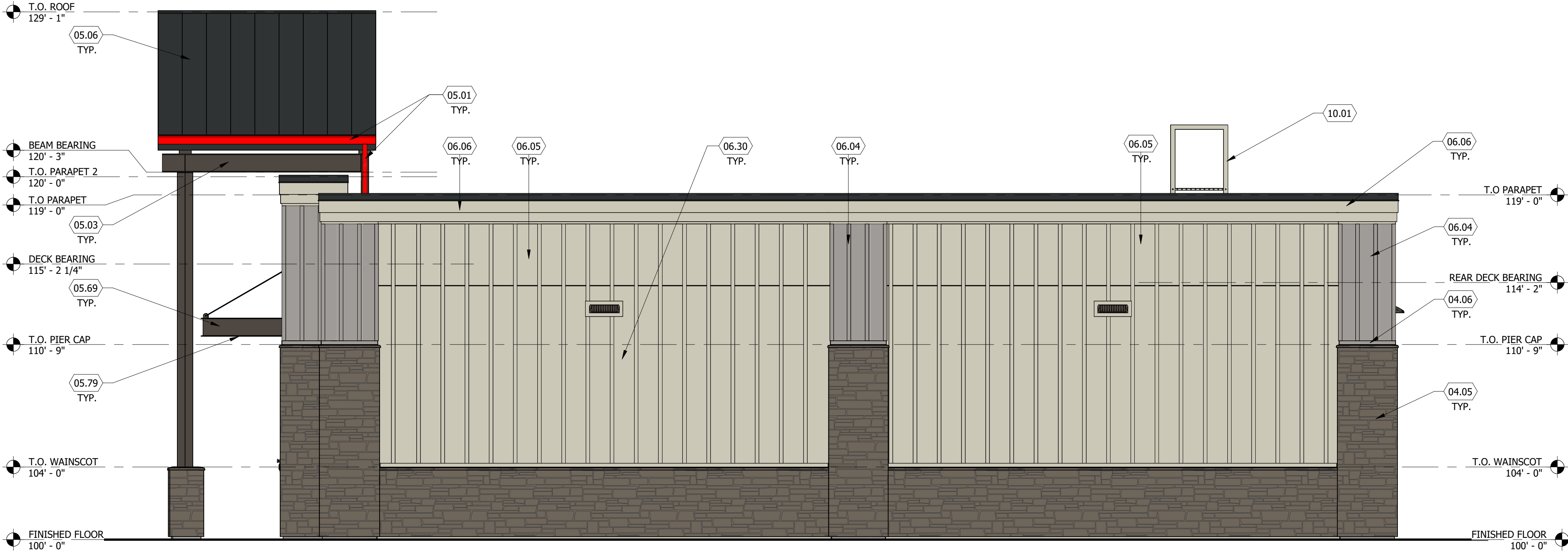
PROPOSED MAVERIK C-STORE

Prototype Version: 50_L_RR_2202
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M
A-4 | EXTERIOR ELEVATIONS

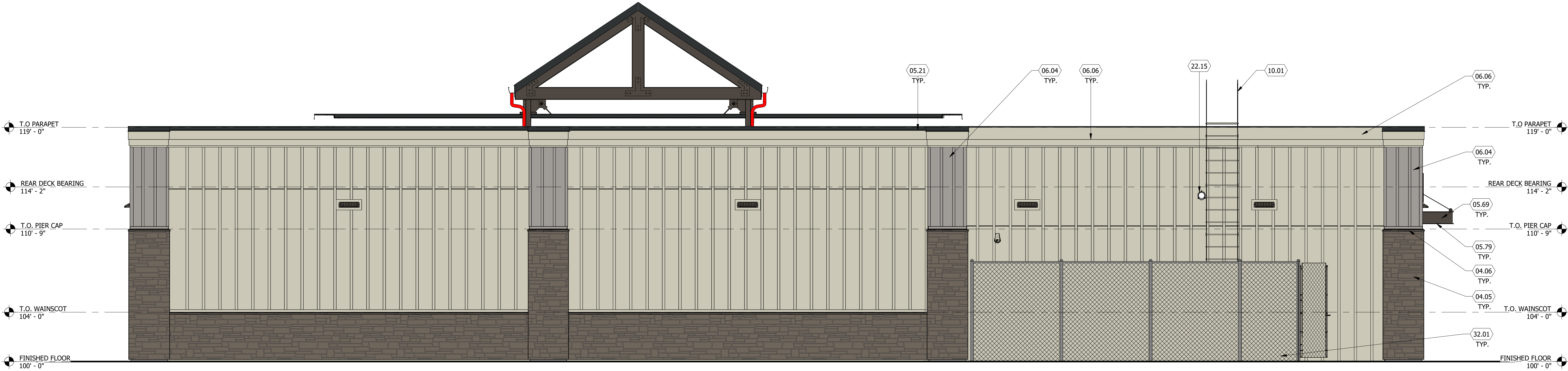


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER AND DOWNSPOUT, BRITE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBCI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 05.21 PRE-FINISHED METAL COPING, COLOR MIDNIGHT BRONZE
- 05.69 STEEL AWNING, COLOR P-9
- 05.79 3/4" METAL SOFFIT, COMMERCIAL GRADE. COLOR: PAINTED BLACK FOX SW 7020
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.06 FIBER CEMENT TRIM BB-3
- 06.30 HORIZONTAL JOINT IN SIDING
- 10.01 ROOF ACCESS LADDER W/ SECURITY GATE, SEE DETAIL 1/A5.11. POWDER COATED COLOR TO MATCH SIDING BB-1
- 22.15 ROOF OVERFLOW DRAIN SCUPPER, SEE PLUMBING DRAWINGS
- 32.01 CHAIN LINK FENCE WITH PRIVACY SLATS. COLOR TO MATCH BUILDING FIELD COLOR



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

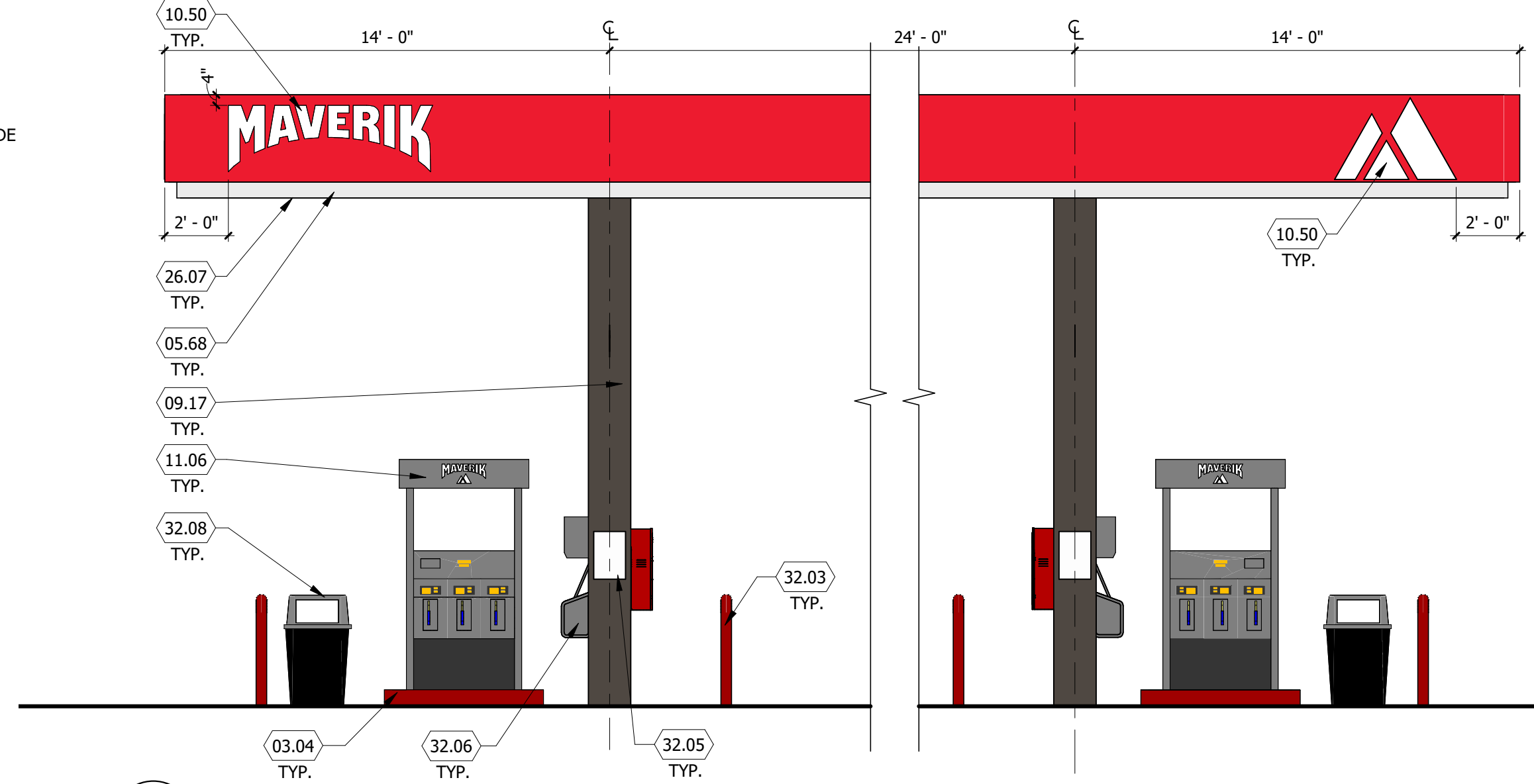
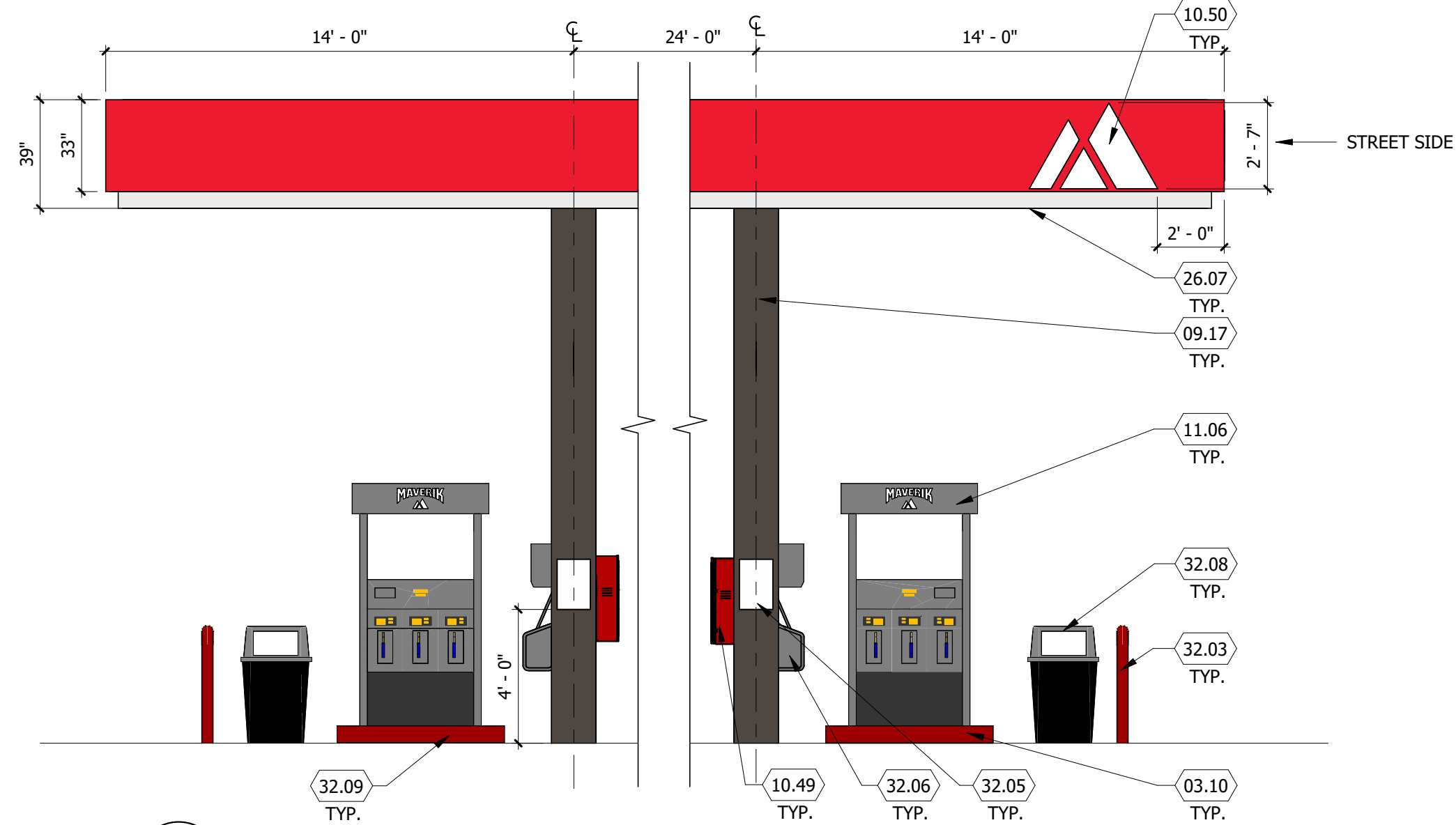


1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE

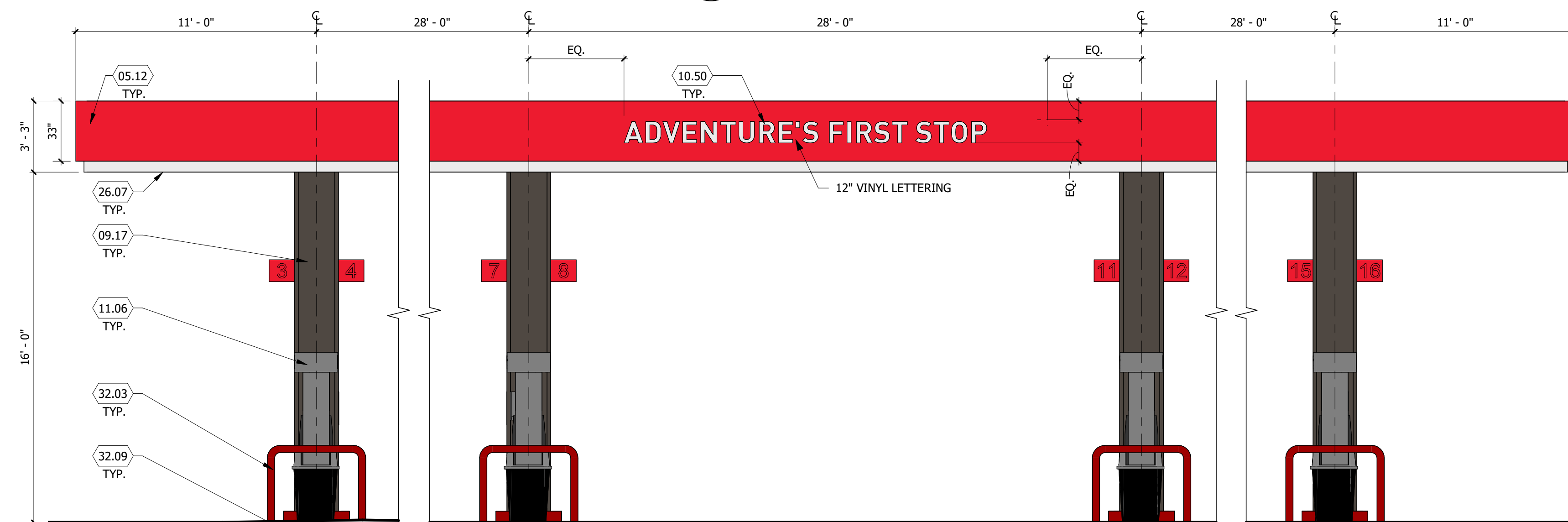
Prototype Version: 50_L_RR_2202
Building Square Footage: 5,637 SF
Construction Type/Occupancy Classification: V-B / M
A-5 | EXTERIOR ELEVATIONS



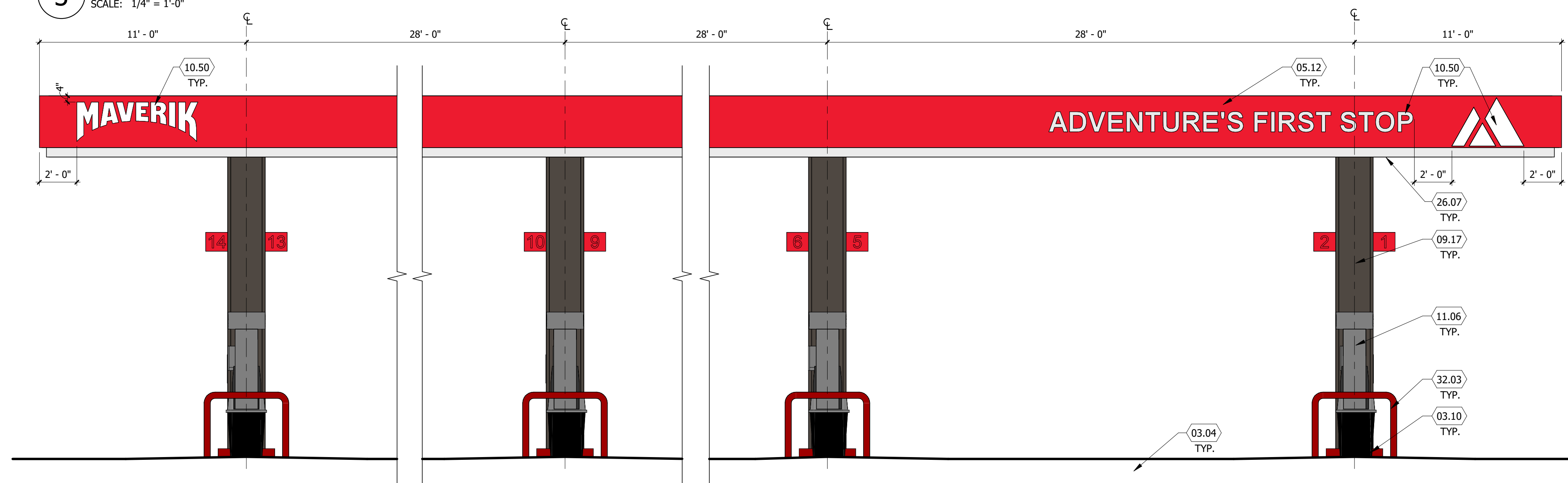


KEYED NOTES

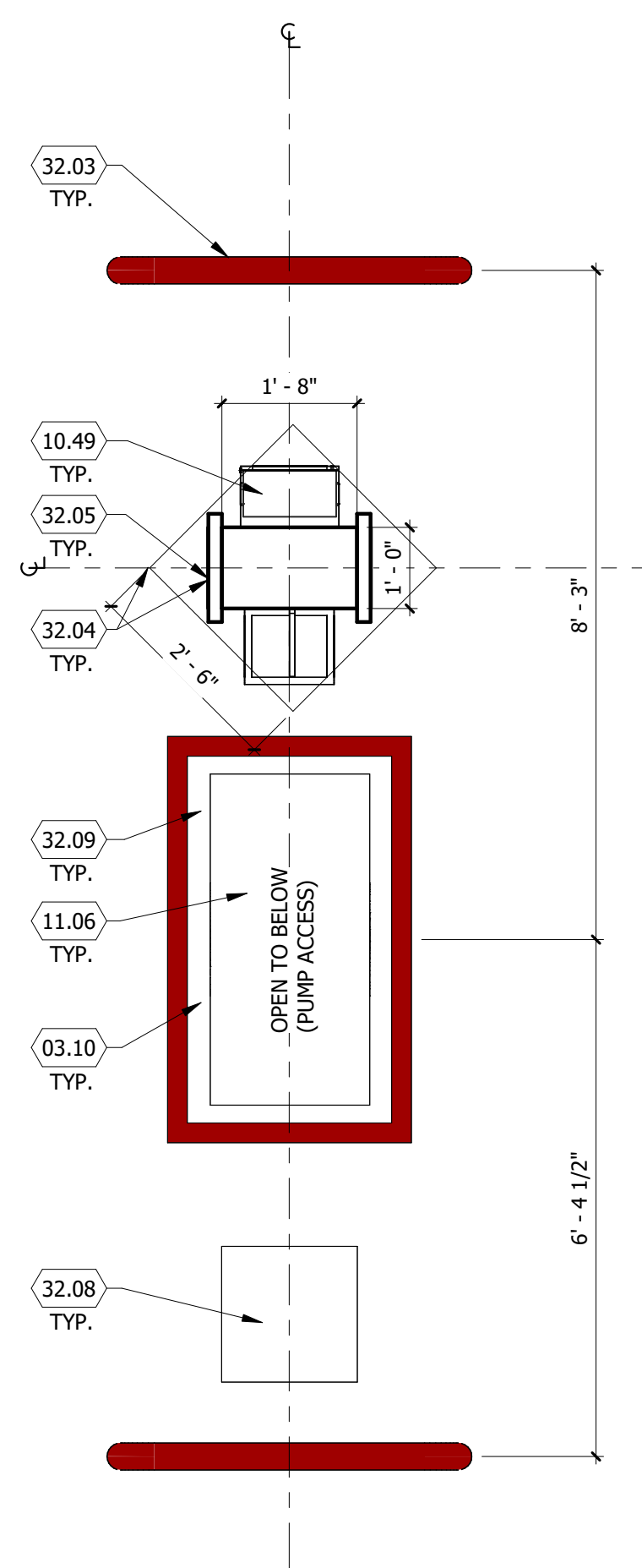
- 03.04 REINFORCED CONCRETE PAD
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +/-5'-0" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 6"; SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4A-40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER DISPENSING STATION (BY OTHERS)
- 11.06 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER "U" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS. PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"

PROPOSED MAVERIK C-STORE

NOTE:
FUEL CANOPY DRAWINGS PROVIDED ARE
CONCEPTUAL, AND MAY VARY FROM SITE TO SITE.

Prototype Version: 50_L_RR_2202

Building Square Footage: 5,637 SF

Construction Type/Occupancy Classification: V-B / M

A-6

CANOPY ELEVATIONS

