

Proposed Gas Station, Convenience Store, Restaurant,

Kentwood Avenue, Devore CA 92407



OWNER:	
PROJECT ADDRESS: KENWOOD AVENUE DEVORE, CA 92407	
ARCHITECT: ANDRESEN ARCHITECTURE INC. 17087 ORANGE WAY FONTANA, CA 92335 (909) 355-6688 doug.andresen@aafirm.com	
APN: 0248407127, 0248407128 0248407117 & 0248407129	
ZONING: NEIGHBORHOOD COMMERCIAL (NC)	
OCCUPANCY: VALLEY REGION	
CONSTRUCTION: GROUP A / B	
FIRE SPRINKLERS: REQUIRED	
PROJECT DESCRIPTION: PROPOSED 8 PUMP GAS STATION, 3 PUMP TRUCK FUELING, FAST FOOD RESTAURANT, CONVENIENCE STORE, 1 TRUCK REPAIR BAYS AND DRIVE-THRU STARBUCKS	
LOT AREA:	322,700 SF
UNDEVELOPED AREA:	136,126 SF
BUILDING FOOTPRINT:	11,180 SF
NET LOT AREA:	311,520 SF
LANDSCAPE AREA:	18,118 SF
HARDSCAPE AREA:	263,402 SF
LOT COVERAGE:	3.4%
BUILDING DATA:	
STORE:	4,200 SF
FAST FOOD RESTAURANT:	1,900 SF
TOTAL BUILDING DATA:	6,100 SF
GAS CANOPY:	3,740 SF
REPAIR BAYS:	3,200 SF
STARBUCKS:	2,200 SF
PARKING ANALYSIS:	
8'S X 10'S (1000 SF):	17 SPACES
FAST FOOD RESTAURANT (1000 SF):	15 SPACES
TOTAL PARKING SPACES REQUIRED:	32 SPACES
REPAIR BAYS (3 PER SERVICE BAY):	6 SPACES
STARBUCKS (1000 SF):	22 SPACES
TOTAL SPACES PROVIDED:	63 SPACES
	(INCLUDING 3 ADA SPACES) 19 TRUCK TRAILER SPACES



Site Plan
1" = 30'-0"

11 July 2024		
24-5217		
Cover Sheet		PL1