

MAP LEGEND

Legal Description
LOT 1, P.M. 3-46

A.P.N. 8488-019-030

Parcel Net Acreage = 0.44

Total Site Area = 19,035 Sq.Ft.

Total Floor Area = 2,250 Sq.Ft.

Percentage of Land Covered by Structures
(Including Canopies) = 20.4 %

Floor Area Ratio = 11.8 %

Parking Provided (Existing = Provided)

Standard Spaces = 8 Spaces

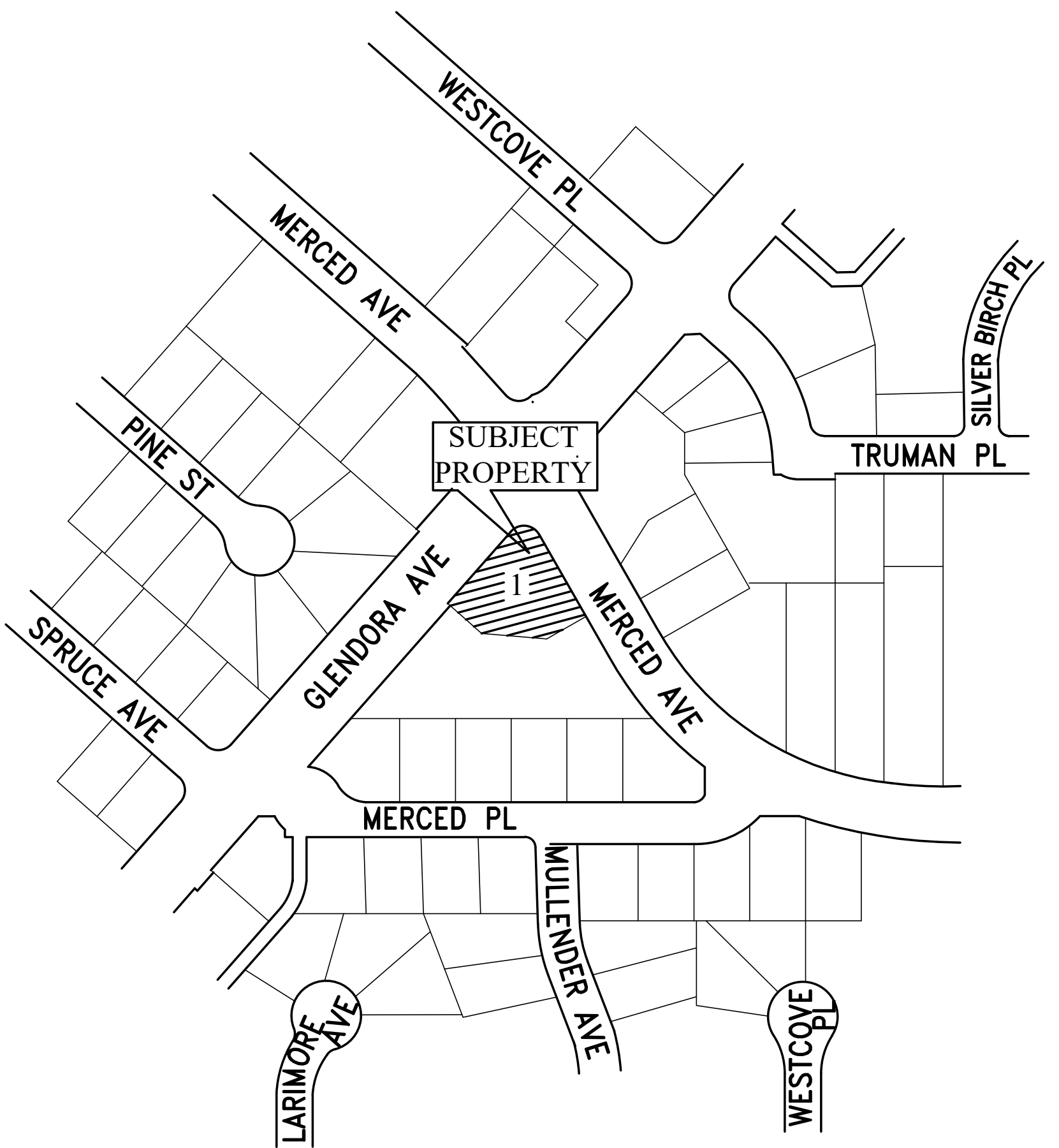
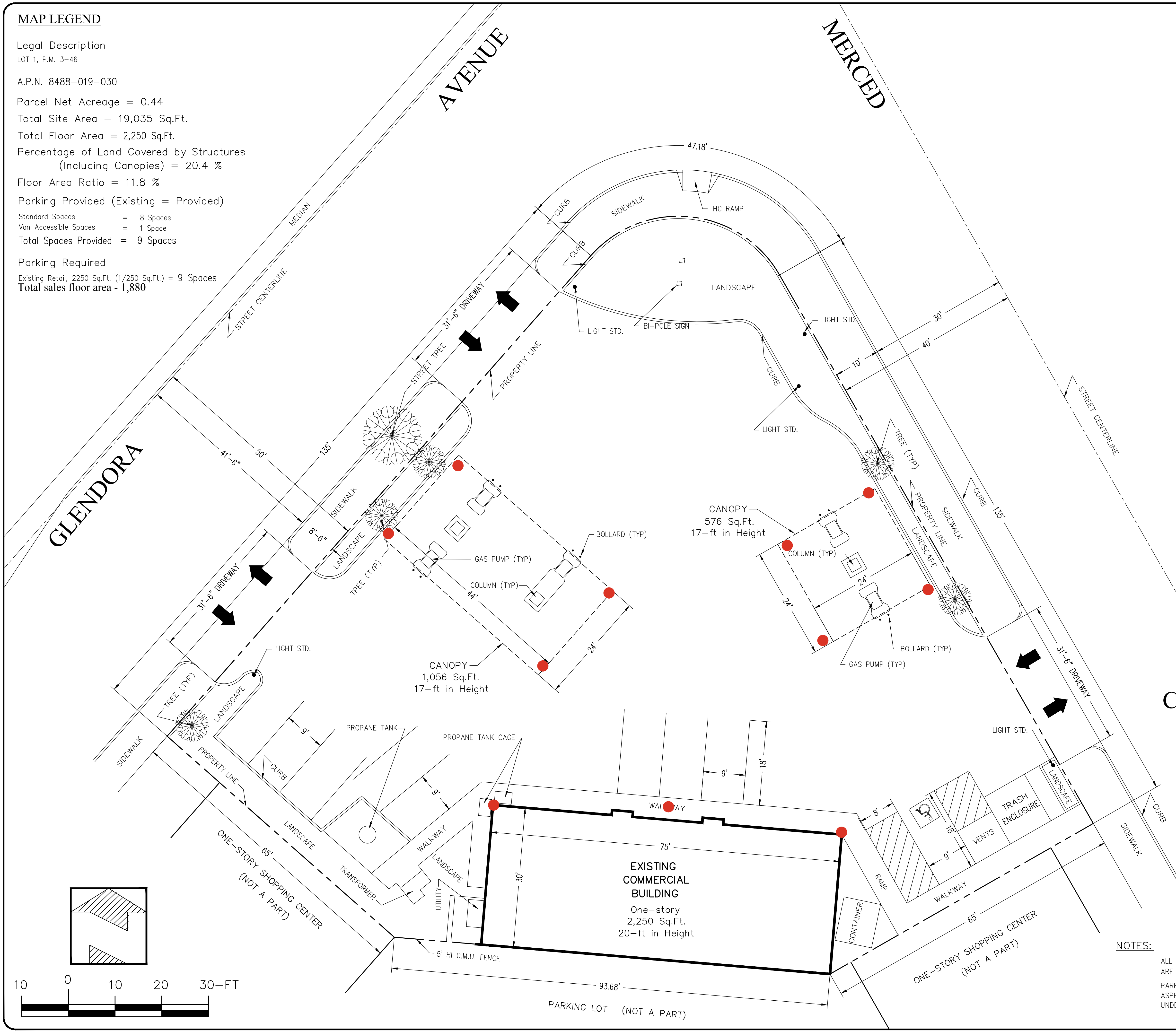
Van Accessible Spaces = 1 Space

Total Spaces Provided = 9 Spaces

Parking Required

Existing Retail, 2250 Sq.Ft. (1/250 Sq.Ft.) = 9 Spaces

Total sales floor area - 1,880



VICINITY MAP

SCALE: N.T.S.

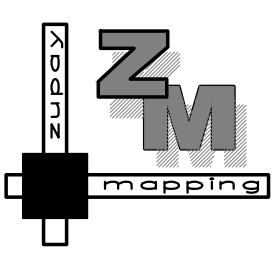
Security Plan

4 exist and 7 to be added
two on each end of building and three on
Merced canopy and two on Glendora
canopy

Cameras expand out 150 feet in 3 directions

SITE PLAN

SCALE: 1" = 10'



ZUPAY MAPPING SERVICE
13645 SHABLOW AVE.
SYLMAR, CA 91342
818-833-9059
RADIUSMAP@AOL.COM

SITUS:

1200 S. GLENDORA AVENUE
WEST COVINA, CA 91790

REPRESENTATIVE:

SHERRIE OLSON
1030 N MOUNTAIN AVE., #190
ONTARIO, CA 91762
909-513-1816

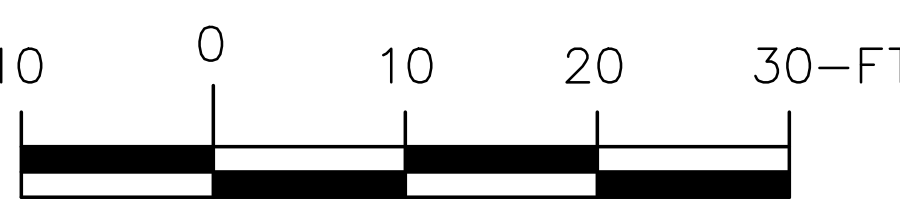
CASE No:

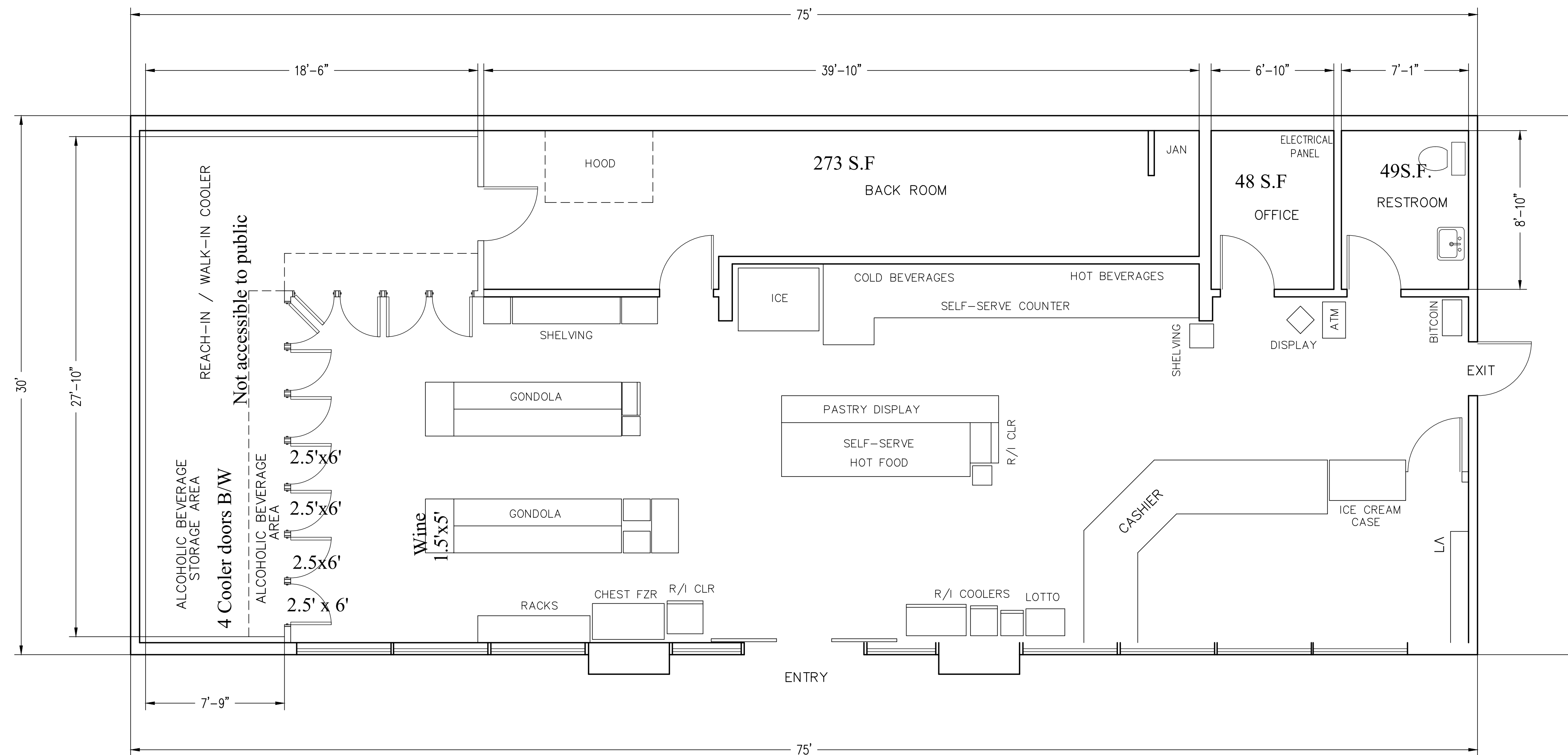
DATE: MARCH 25, 2026

REVISION:

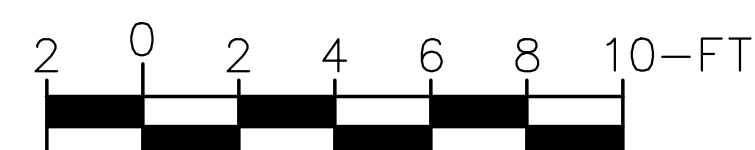
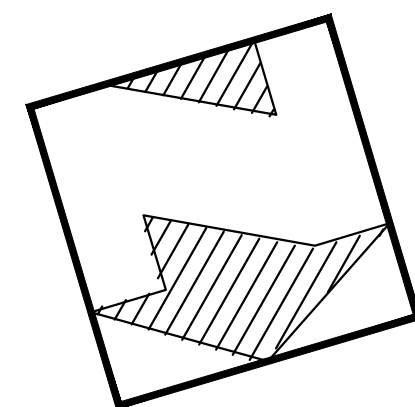
NOTES:

ALL STRUCTURES AND LANDSCAPING
ARE EXISTING TO REMAIN.
PARKING AREA AND ACCESS SURFACE IS
ASPHALT PAVEMENT OR CONCRETE OVER
UNDERGROUND FUEL TANKS





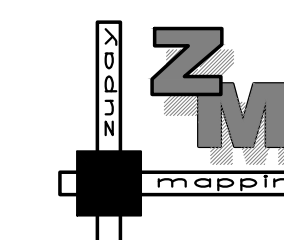
NOTE: Total Sales floor area 1,880 S.F includes all alcohol area, dairy, etc. with storage
WALK-IN COOLER / REACH-IN COOLER DOORS ARE 30" X 78" EACH
4 cooler doors B/W and 1 end cap of wine - walk-in cooler is not accessible to public



ZM 26-890
CADFILE: WEST COV- GLENDORA-SP-FP

FLOOR PLAN

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



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DATE: MARCH 25, 2026
REVISION: JUNE 3, 2026