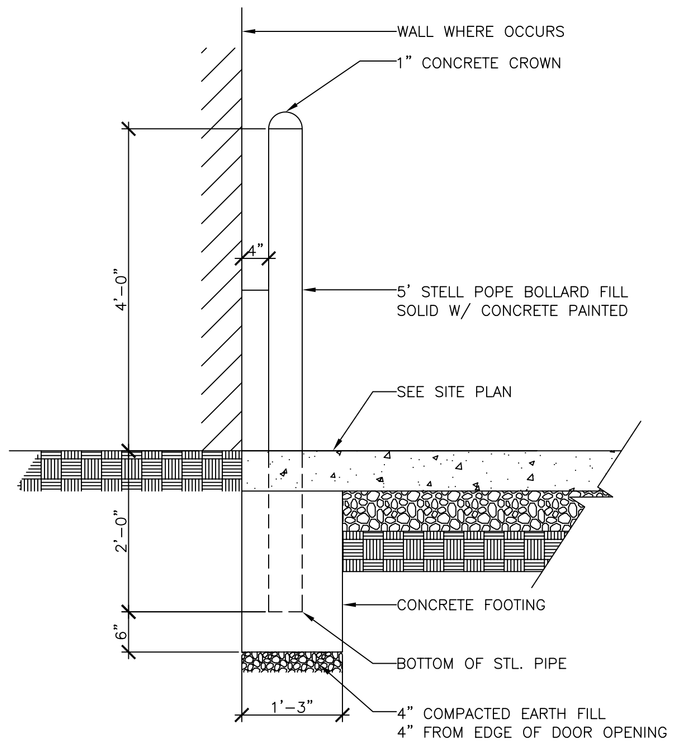
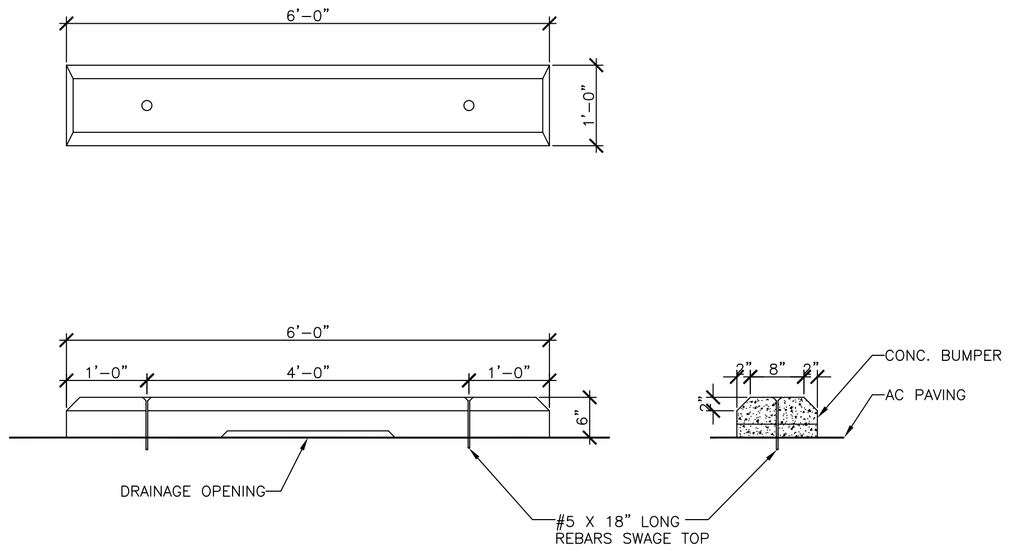


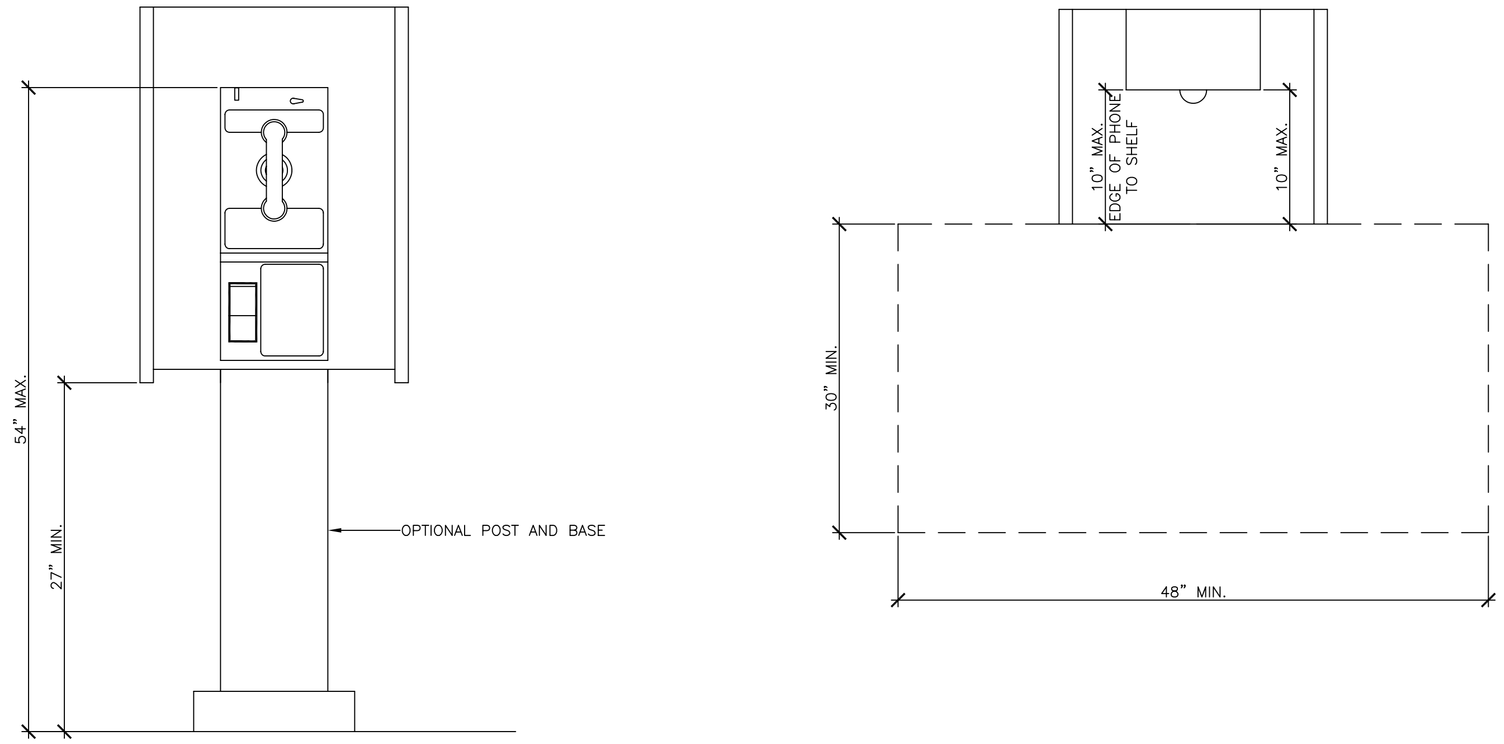
1 (TYP.) BOLLARD DETAIL

SCALE: 3/4"=1'-0"

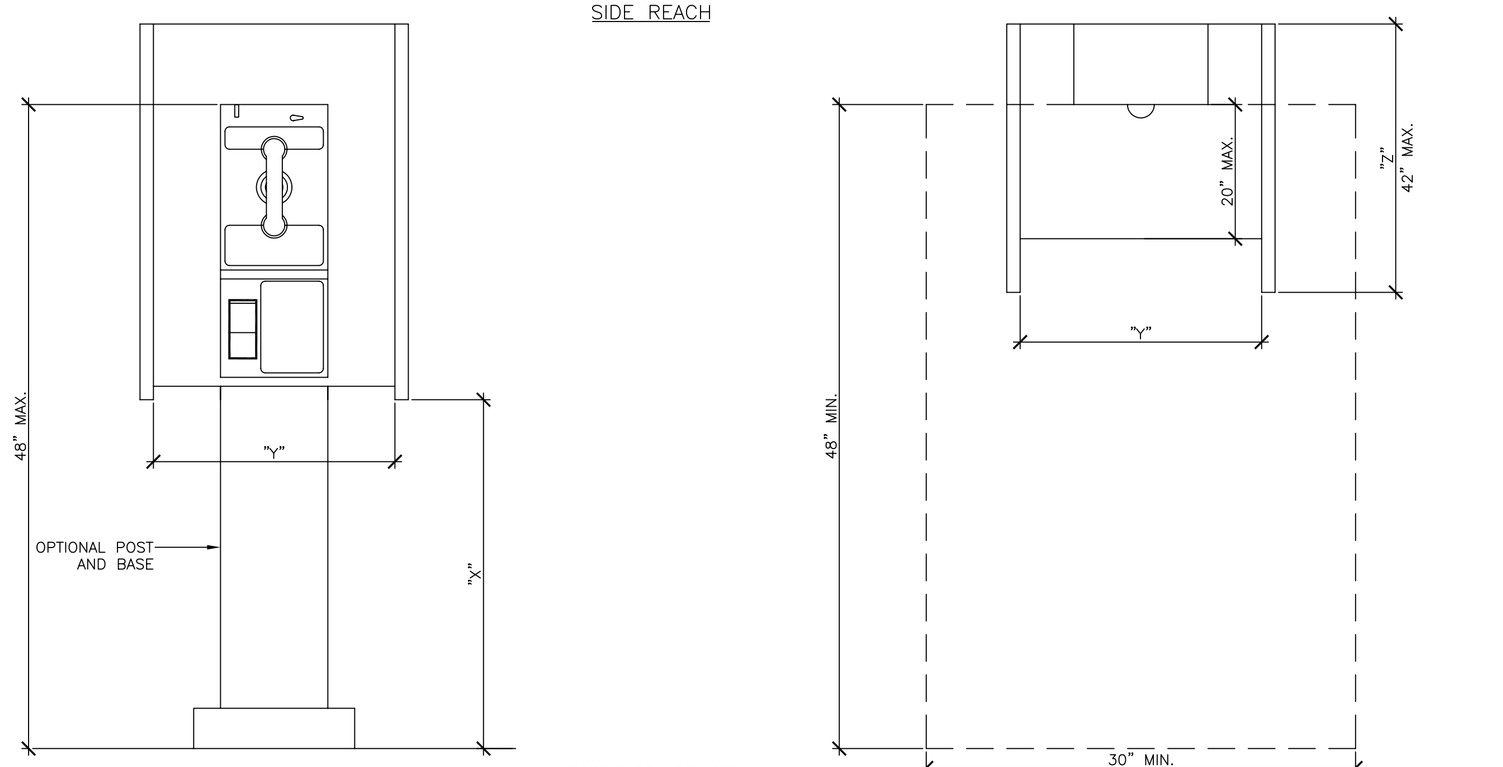


2 WHEEL STOP

SCALE: 3/4"=1'-0"



SIDE REACH



NOTE: IF 'Y' IS LESS THAN 30" THEN 'X' SHALL BE GREATER THAN 27"

NOTE: IF 'Z' IS GREATER THAN 12" THEN 'Y' SHALL BE GREATER THAN 30"

FORWARD REACH

3 TELEPHONE REQUIREMENTS

SCALE: 1/2"=1'-0"

GENERAL REQUIREMENTS

I. DRIVEWAY WIDTHS AND LOCATIONS
- A. 9' MINIMUM IN THE A, RE, RS, R2, R1 AND RW ZONES.
- B. 10' MINIMUM IN ALL OTHER ZONES AND WHEN SERVING AN APARTMENT HOUSE IN THE R2 ZONE.
- C. 19' MINIMUM WHEN SERVING MORE THAN 25 CARS IR IN LIEU THEREOF THERE SHALL BE TWO 10' MINIMUM WIDE DRIVEWAYS.
- D. TRAFFIC DEPARTMENT APPROVAL FOR THE LOCATION OF DRIVEWAYS SHALL BE OBTAINED ON LOTS LOCATED IN A P (INCLUDING ANY COMBINATION WITH AN A OR R ZONE) OR PB ZONE AND FOR EVERY PARKING AREA OR GARAGE HAVING A CAPACITY OR MORE THAN 25 CARS OR TRUCKS.

II. TANDEM PARKING STALLS
- A. TANDEM PARKING STALLS ARE PERMITTED IN PUBLIC GARAGES AND PUBLIC PARKING AREAS PROVIDING AND ATTENDANT. AN ATTENDED PARKING AFFIDAVIT WILL BE REQUIRED.
- B. TANDEM STALLS ARE PERMITTED IN PRIVATE PARKING GARAGES AND PRIVATE PARKING AREAS SERVING.
  1. APARTMENT HOUSES, APARTMENT HOTELS, MOTELS, MULTIPLE OR DWELLINGS.
  2. TWO-FAMILY DWELLINGS IN THE RW ZONE.
  3. TWO-FAMILY DWELLINGS IN THE RD, R3, R4, AND R5 ZONES AND ON A LOT WITH THE FRONTAGE OF LESS THAN 40'.

III. DRIVEWAY SLOPES AND RAMPS
- A. 20% MAXIMUM SLOPE ON DRIVEWAY OR RAMP.
- B. 10% MAXIMUM CROSS SLOPE OF A DRIVEWAY OR RAMP.
- C. 5% MAXIMUM SLOPE IN ANY DIRECTION IN A PARKING STALL.
- D. TRANSITION SLOPES ARE REQUIRED WHEN THE SLOPE OF THE DRIVEWAY OR RAMP EXCEEDS 12%.

IV. PARKING STALL LOCATION
- A. NO PARKING STALL IS TO BE LOCATED SO THAT AN AUTOMOBILE IS REQUIRED TO BACK ONTO A STREET WHICH IS A MAJOR OR SECONDARY HIGHWAY.
- B. NO AUTOMOBILE IS ALLOWED TO BACK FROM ANY LOT ONTO A STREET UNLESS THE PARKING AREA OR GARAGE AND THE DRIVEWAY LEADING TO HIS PARKING SERVES NO MORE THAN TWO DWELLING UNITS.

V. REQUIRED FRONT YARD

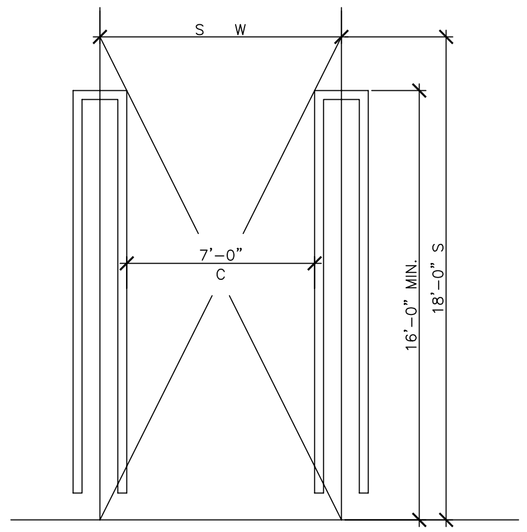
NO MORE THAN 1/2 OF THE REQUIRED FRONT YARD MAY BE A DRIVEWAY. PROVIDE WHEEL STOPS TO PREVENT MANEUVERS IN THE FRONT YARD WHERE DRIVEWAYS ARE PROHIBITED, PARKING IS PROHIBITED IN THE REQUIRED FRONT YARD.

VI. COMPACT PARKING SPACES PERMITTED

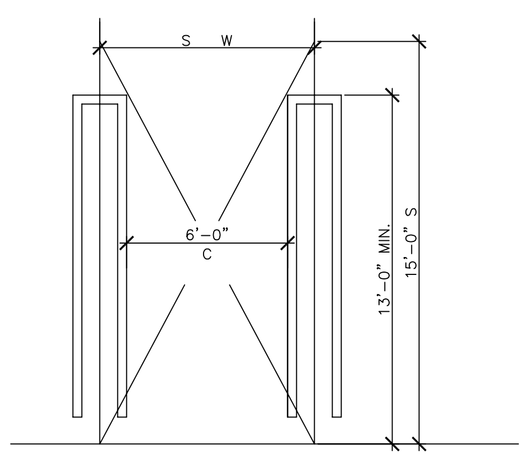
IN PARKING AREAS OR GARAGES CONTAINING 10 OR MORE SPACES FOR OTHER THAN DWELLING USES, 40% OF THE TOTAL REQUIRED PARKING SPACES AND 100% OF THE NON-REQUIRED PARKING SPACES MAY BE COMPACT. FOR SWELLING USES, ALL PARKING STALLS IN EXCESS OF ONE STALL PER UNIT MAY BE COMPACT.

VII. SEE PAGE 6 FOR MINIMUM STALL WIDTHS

STRIPPING FOR PARKING STALLS



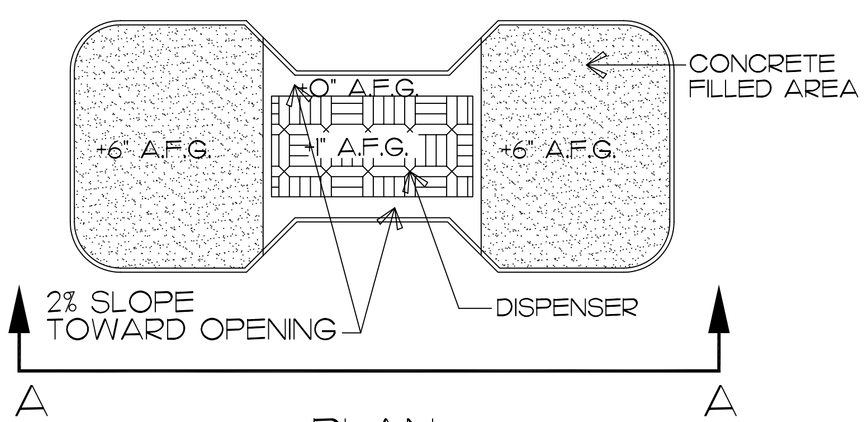
STANDARD PARKING STALLS



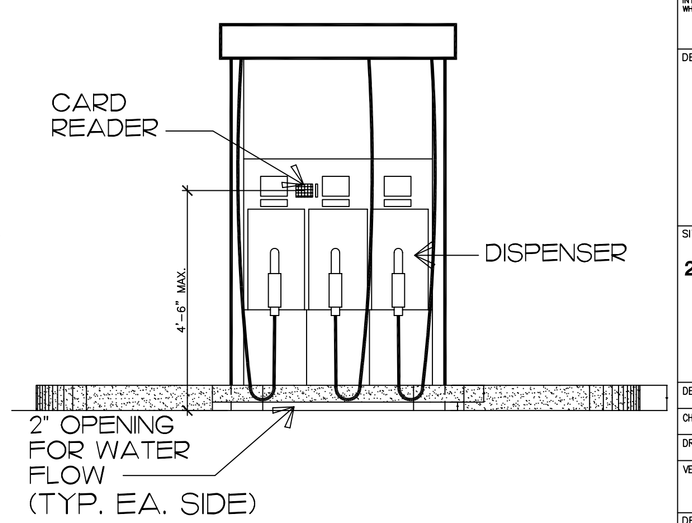
COMPACT PARKING STALLS

4 PARKING LOT DESIGN

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



PLAN



ELEVATION A-A

5 HANDICAP ISLAND DETAIL

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

3

CLIENT:

PINNACLE REAL ESTATE HOLDINGS, INC.
RIVERSIDE COUNTY TRAVEL ZONE LLC
COO & CO-FOUNDER

BRAND:

ARCO

BP WEST COAST PRODUCTS, LLC

CONSULTANT:

WESTERN STATES
Engineering & Construction, Inc.
730 N. MAIN ST.
ORANGE, CA 92868
714/ 769-2000
714/ 769-2002 Fax
www.wsesinc.com
A 'Design Build' Co.

NO.	DATE	REVISION DESCRIPTION
1	11-17-03	BUILDING SUBMITTAL
2	4-19-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
3	6-01-04	BUILDING SUBMITTAL
4	8-10-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS
5	9-27-04	REVISED PER PLAN CHECK & IN-HOUSE CORRECTIONS

SEAL:

REGISTERED PROFESSIONAL ENGINEER
KAMAL B. MOUCHANTAF
NO. C051050
Exp. 9/30/05
CIVIL
STATE OF CALIFORNIA

CONFIDENTIALITY STATEMENT:
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DEVELOPMENT INFORMATION:

NEW BUILD (STICK)
3600 SERIES AM/PM CENTER CASHIER TO GO DELI

SITE ADDRESS:

23261 CAJALCO EXWY.
@ HARVILL AVENUE
PERRIS, California 92571

-

DESIGNED BY:	-	ALLIANCE Z&DM:	-
CHECKED BY:	-	BP REPM:	-
DRAWN BY:	-	ALLIANCE PM:	-

VERSION: V01 11.17.03
PROJECT NO: E75403

DRAWING TITLE:

DISABLED ACESS REQUI. DETAILS

SHEET NO:

DAR 3