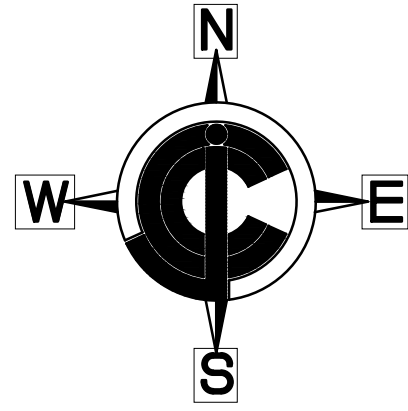


SITE DATA INFORMATION			
DEVELOPER'S INFORMATION:		ACCESSOR'S	
PACIFIC OIL COMPANY		PARCEL NUMBER	
886 OAK VALLEY PARKWAY		1133-521-04	
BEAUMONT, CA		ZONING:	
CONTACT:		FREEWAY INCUBATOR (FI)	
TONY DEHBOZORG		# OF EMPLOYEES:	
		5 EMPLOYEES/SHIFT	
	SQ. FT.	ACRE	RATIO
NET LOT AREA	125,749.0	2.9	=
C-STORE/QSR BUILDING AREA	4,500.0	=	3.6%
OCCUPANCY: M			
CONSTRUCTION: V-B			
CANOPY AREA	4,226.0	=	3.3%
OCCUPANCY: M			
CONSTRUCTION: V-B			
CAR WASH	2,600.0	=	2.0%
OCCUPANCY: B			
CONSTRUCTION: V-B			
FASTFOOD BUILDING AREA	3,000.0	=	4.8%
OCCUPANCY: A			
CONSTRUCTION: V-B			
RETAIL MIXED BUILDING AREA	9,000.0	=	7.2%
OCCUPANCY: M/A/B			
CONSTRUCTION: V-B			
LANDSCAPING AREA	22,560.0	=	18%

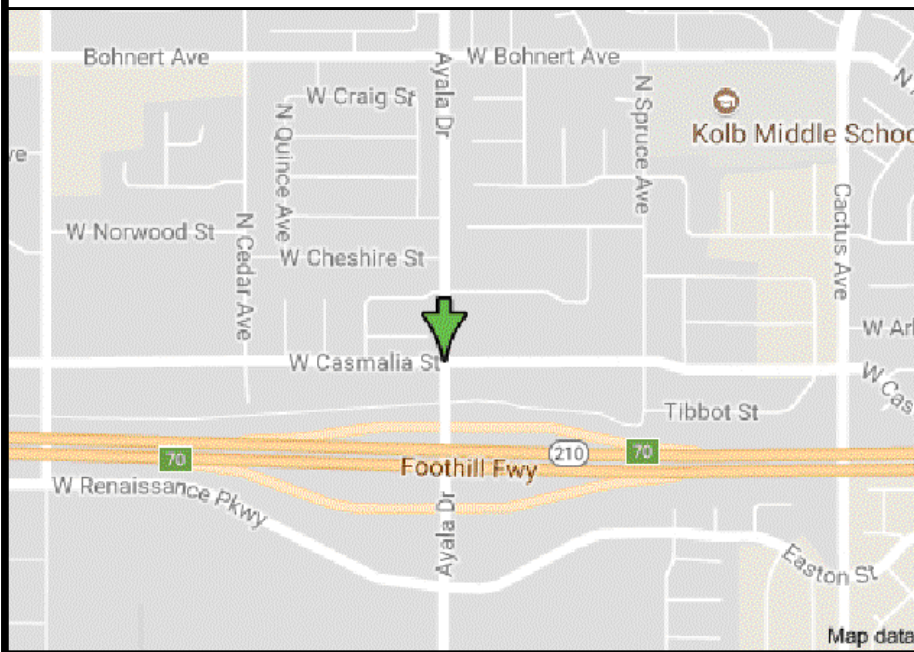
BUILDING INFORMATION / ANALYSIS

CONVENIENCE STORE		
MERCHANTILE AREA:	4,500.0sf (M)	
ALLOWABLE AREA:	9,000.0sf	
ALLOWABLE HEIGHT:	40'-0"	
FIRE SPRINKLERED:	YES	
OCCUPANCY TYPE:	M	
CONSTRUCTION TYPE:	V-B	
OCCUPANT LOAD:		
MERCHANTILE AREA:	2,500.0sf/30 = 83	
STORAGE/OFFICE/RESTROOM:	1,500.0sf/300 = 5	
FUELING CANOPY		
AREA:	4,226.0sf (M)	
ALLOWABLE AREA:	9,000.0sf	
ALLOWABLE HEIGHT:	40'-0"	
FIRE SPRINKLERED:	NO	
OCCUPANCY TYPE:	M	
CONSTRUCTION TYPE:	II-B	
OCCUPANT LOAD:	16 FUELING POSITIONS	
CAR WASH		
QSR AREA:	2,600.0sf (B)	
ALLOWABLE AREA:	9,000.0sf	
ALLOWABLE HEIGHT:	40'-0"	
FIRE SPRINKLERED:	YES	
OCCUPANCY TYPE:	B	
CONSTRUCTION TYPE:	V-B	
OCCUPANT LOAD:	N/A	

SITE PLAN & PARKING SUMMARY					
BUILDING NO.	SIZE	USE	PARKING EQUATION	REQ. NO. SPACES	PROVIDED
C-STORE BUILDING	3,500 S.F.	RETAIL	1/250	14	14
Q.S.R. (QUICK SERV. REST)	1,000 S.F.	FAST FOOD	1/75	14	14
CAR WASH	2,600 S.F.	SERVICE	2/BAY	2	10
RETAIL (MIXED USE)	6,800 S.F.	RETAIL	1/250	27	27
FOOD (MIXED USE)	2,200 S.F.	FOOD	1/75	30	30
FASTFOOD BUILDING	3,000 S.F.	FAST FOOD	1/75	40	40
			DRIVE-THRU CREDIT	-6	-6
TOTAL BUILDING S.F.	19,100 S.F.			121	129
TOTAL PARKING PROVIDED:			129 PARKING SPACES		

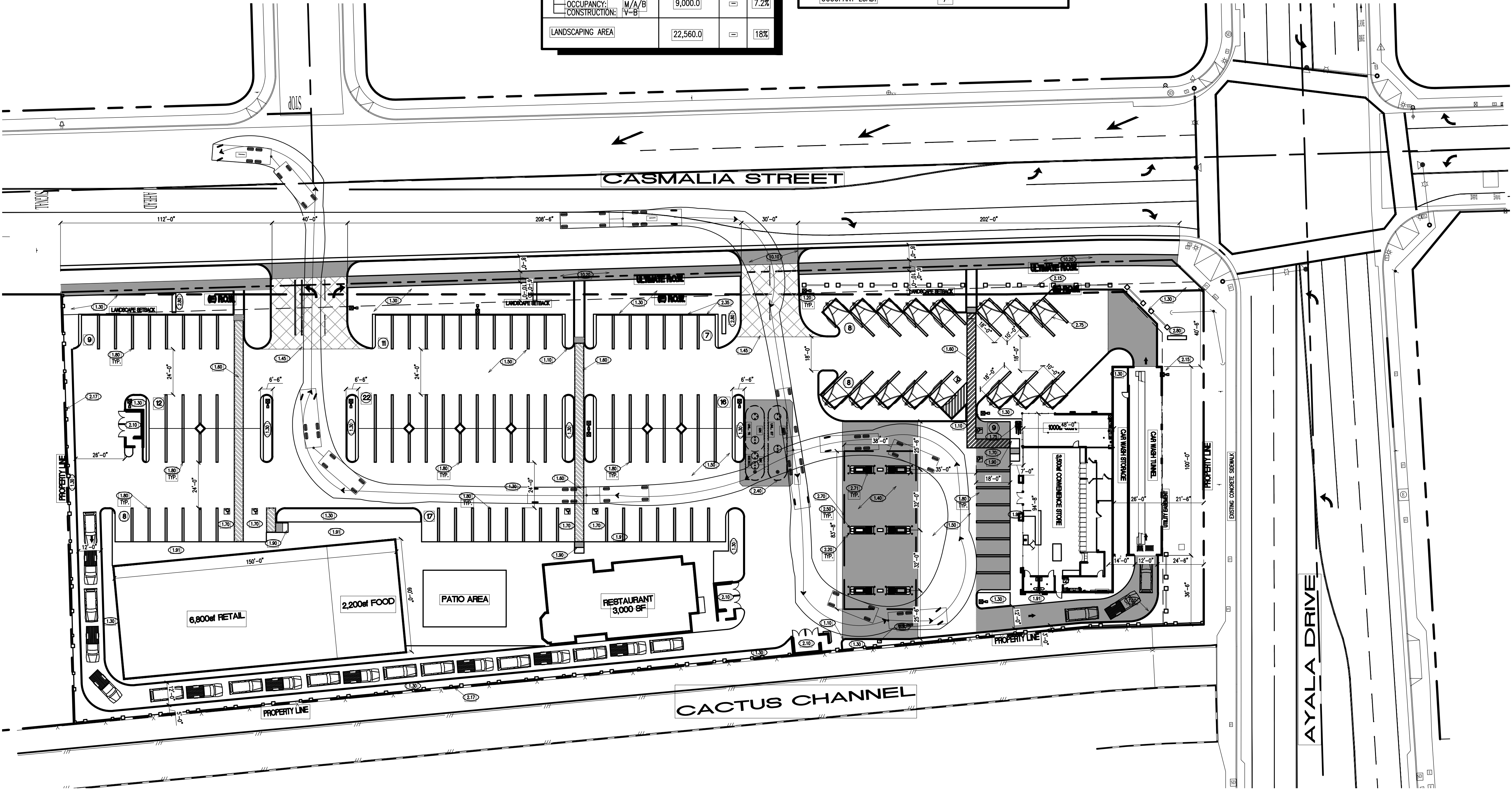


VICINITY MAP



CONSTRUCTION NOTES

- 1.10 6" CONCRETE CURB
- 1.20 20'H LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED DSHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.45 COLORED CONCRETE WITH 8X8 SCORE LINES
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.75 BICYCLE PARKING (MIN. 3) PER CAL GREEN CODE
- 1.80 9'X18" STANDARD PARKING SPACES
- 1.85 LOADING ZONE STRIPE
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE PUBLIC WORKS STANDARD
- 2.15 2'X2'X6"H PILASTER AT 12' O.C. WITH METAL PLANT TRELLIS TO BE PLACED @ 18" O.C. AS UNIT. INSTALL CLINGING VINES ON PLANT TRELLIS
- 2.17 2'X2'X6"H PILASTER AT 20' O.C. WITH WROUGHT IRON FENCE ALONG REAR AND SIDE PROPERTY LINE
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.30 AIR/WATER UNIT
- 2.35 ELECTRIC CHARGING STATION
- 2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON UNDER REINFORCED CONCRETE SLAB
- 2.41 TANK VENT RISERS CARBON CANISTER
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.75 VACUUM UNITS WITH ARCH FABRIC CANOPY
- 2.80 ID SIGNAGE
- 2.90 ELECTRICAL PANELS
- 3.10 ADA PARKING LOT ENTY SIGN PER CHAPTER 11B OF CBC
- 10.10 CONCRETE DRIVEWAY PER CITY OF RIALTO PUBLIC WORKS STANDARD
- 10.20 CONCRETE SIDEWALK PER CITY OF RIALTO PUBLIC WORKS STANDARD



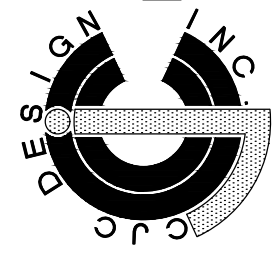
SITE PLAN

SCALE: 1"=30'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	03/05/18	REVISED PER CED AND ADDED CAR WASH
2	06/19/18	REVISED 1 QSR TO RETAIL
3	7/9/18	REVISED FASTFOOD AND RETAIL LAYOUT
4	7/10/18	ADDED WE SPOTS = 6 SPOTS

CJC Design, Inc.
Design
Planning
Permitting



Rialto Center

PROJECT:
SWC CASMALIA ST @ AYALA DR.
RIALTO, CA. 92377

DATE ISSUED:	11/23/17
SCALE:	
DRAWN BY:	F. COHEN
CHECKED BY:	
PROJECT NUMBER:	17116
STORE NUMBER:	RIALTO
SHEET:	

C.10