OFF-STREET PARKING STANDARDS

1. PARKING SPACES PARALLEL TO A PROPERTY LINE SHALL BE NOT LESS THAN 8'-0" BY 22'-0" PER VEHICLE.

2. SPACES SHALL BE MARKED WITH APPROVED TRAFFIC MARKERS OR PAINTED WHITE LINES NOT LESS THAN 4" WIDE.

3. AISLES AND ENTRANCES INTENDED FOR TWO-DIRECTIONAL TRAVEL SHALL NOT BE LESS THAN 24' WIDE. ONE-WAY TRAVEL AISLES SHALL BE A MINIMUM OF 14' UNLESS IT ALIGNS WITH A NARROWER PARKING AISLE.

4. PARKING LOTS AND AREAS SHALL BE PAVED WITH ASPHALT, CONCRETE OR OTHER STREET SURFACING MATERIAL OF A PERMANENT NATURE.

5. PARKING LOTS AND AREAS SHALL BE GRADED AND IMPROVED SO THAT SURFACE WATER DRAINS DIRECTLY FROM THE PARKING LOT OR AREA INTO A STREET, ALLEY OR APPROVED DRAINAGE STRUCTURE.

6. PARKING LOTS SHALL BE SO DESIGNED THAT CARS LEAVING THE LOT WILL NOT BE PERMITTED TO BACK OUT ON THE PORTION OF STREET RIGHT-OF-WAY (EXCEPTING ALLEYS) USED FOR VEHICULAR TRAVEL.

7. DIRECT ACCESS TO PARKING SPACES WILL BE PERMITTED FROM ALLEYS PROVIDING NOT OVER 10 FEET OF THE ALLEY RIGHT-OF-WAY IS USED FOR THE REAR PORTION OF THE REQUIRED AISLE WIDTH, AND PROVIDED THE SPACES ARE SET BACK FROM THE ALLEY THE MINIMUM DISTANCES SHOWN IN THE FOLLOWING TABLE:

<table>
<thead>
<tr>
<th>ALLEY WIDTH</th>
<th>MINIMUM SET-BACK</th>
</tr>
</thead>
<tbody>
<tr>
<td>15'-0&quot; OR LESS</td>
<td>5'-0&quot;</td>
</tr>
<tr>
<td>15'-1&quot; TO 19'-11&quot;</td>
<td>3'-9&quot;</td>
</tr>
<tr>
<td>20'-0&quot; OR MORE</td>
<td>2'-6&quot;</td>
</tr>
</tbody>
</table>

8. DIRECT ACCESS TO PARKING SPACES WILL BE PERMITTED FROM LOCAL STREETS PROVIDING THE ALLOWABLE CURB OPENING IS NOT EXCEEDED AND PROVIDED THE SPACE IS SET-BACK A MINIMUM OF 2'-0" FROM THE RIGHT-OF-WAY LINE.

9. PARKING WILL NOT BE PERMITTED ON SLOPES GREATER THAN 5%.

10. THE MAXIMUM RAMP SLOPE SHALL NOT EXCEED 15%.

11. CHANGES IN RAMP SLOPE SHALL NOT EXCEED 11% AND MAY OCCUR AT FIVE FOOT INTERVALS.

12. THE WIDTH OF SPACES NEXT TO WALLS OR SIMILAR OBSTRUCTIONS SHALL BE 9'-0".

13. STRUCTURAL ELEMENTS SHALL NOT ENCROACH INTO THE REQUIRED STALL, WITH THE EXCEPTION THAT THEY WILL BE ALLOWED IN AN ONE FOOT SQUARE AREA AT THE FRONT CORNERS.

REV 10/93

CITY OF NEWPORT BEACH
PUBLIC WORKS DEPARTMENT

PARKING LOT STANDARDS

APPROVED

DIRECTOR OF PUBLIC WORKS
R.C.E. NO. 36106

DATE 13 Oct 1993 SCALE N.T.S.

DRAWN LEON STD-805-L-B