

SITE PLAN KEYNOTES

- (E) TRANSFORMER
- (E) CONCRETE CURB
- (E) SIDEWALK
- (E) FENCE TO BE REMOVED
- (E) TRASH ENCLOSURE TO BE REMOVED
- (E) WATER UTILITIES
- (E) RAISED WALKWAY WITH RAMP
- PROPOSED GUTTER, SEE CIVIL
- PROPOSED 6' CMU WALL, SEE CIVIL
- PROPOSED WQMP FACILITIES
- PROPOSED STRIPING/ARROWS,
SEE CIVIL
- PROPOSED VACUUM EQUIP. ENCLOSURE
- PROPOSED VENDING ENCLOSURE
- PROPOSED CONCRETE PAVING, SEE CIVIL
- PROPOSED LANDSCAPING, SEE LANDSCAPE PLANS
- PROPOSED SIDEWALK, SEE CIVIL
- PROPOSED TRASH ENCLOSURE
- 4' WIDE (MIN.) PATH OF TRAVEL, SHALL COMPLY WITH 2016 CBC 11B-403.5
5% MAX. SLOPE IN DIRECTION OF TRAVEL W/ 2% MAX. CROSS SLOPE - SEE CIVIL DWGS
- INSTALL TRUNCATED DOMES PER CBC
- PROPOSED 12" WIDE CONCRETE CURB AT SPACES ADJACENT TO LANDSCAPING
- PROPOSED 6" CONCRETE CURB, SEE CIVIL
- PROPOSED CONCRETE WALKWAY, SEE CIVIL
- PROPOSED VACUUM FABRIC CANOPY ABOVE
- (E) CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN.
- DG. LANDSCAPED AREA, SEE LANDSCAPE PLANS
- BUS STOP, SEE CIVIL FOR MORE INFO.
- MONUMENT SIGN, SEE LANDSCAPE DWG'S

HIGHLAND SPRINGS REMODEL AND DEVELOPMENT

3695 HIGHLAND SPRINGS AVE, BEAUMONT, CA

PROJECT INFORMATION

STREET ADDRESS: 695 HIGHLAND SPRINGS AVE,
BEAUMONT, CA

951-288-0220

ARCHITECT: BROESKE ARCHITECTS & ASSOCIATES, INC.
4344 LATHAM ST, #100
RIVERSIDE, CA 92501
JAMES BROESKE

SITE DATA

TOTAL SITE AREA: NET AFTER RIGHT-OF-WAY DEDICATION: 100,585.50 SQ. FT. (2.3 AC.)

GENERAL PLAN LAND USE: GC - GENERAL COMMERCIAL
ZONING: C-G - COMMERCIAL GENERAL

TYPE OF CONSTRUCTION: V-B SPRINKLERED

LDING AREA	OCC.		
LDING "A".	B	4,230 S.F.	EXIST.:3,801 S.F. ADDITION: 429 S.F.
LDING "B":	S1	2,924 S.F.	1ST: 1,284 S.F. BASEMENT: 1,540 S.F.
LDING "C":	B	6,400 S.F.	
LDING "D":	B	3,320 S.F.	

TOTAL AREA: 16,874 S.F.

INSURED AREA: 10,700 S.F. COVERAGE: 100%

"1+2" OFF-STREET PARKING TABULATION

PHASE "1+2" OFF-STREET PARKING TABULATION

USE	TOTAL AREA	PARKING RATIO	TOTAL REQUIRED
B (EXIST. BLDG "A" CAR WASH, W/ ADDITION)	2,846 S.F.	5 SP 0-3,000 S.F.	5
S1 (EXIST. BLDG. "B" AUTO SERVICE CENTER)	3,073 S.F.	1/BAY	4
B (EXIST. BLDG. "A" CAR WASH WAITING AREA) B (EXIST. BLDG "B" AUTO SERVICE RETAIL AREA)	1,384 S.F. 1,540 S.F.	1:200	15
B (PROPOSED BLDG. "C" OFFICE)	6,400 S.F.	1:200	32
B (PROPOSED BLDG. "D" RESTAURANT,)	3,320 S.F.	1/100	34
TOTAL REQUIRED PARKING SPACES			90
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (PER 2016 C.B.C. TABLE 11B-208.2)			4
TOTAL STANDARD PARKING SPACES PROVIDED			75
TOTAL PROVIDED STANDARD ACCESSIBLE PARKING SPACES			1
TOTAL PROVIDED VAN ACCESSIBLE PARKING SPACES - EV VAN SPACES			5
TOTAL PROVIDED PARKING (VARIANCE APPLIED)			81

PHASE "1" OFF-STREET PARKING TABULATION

USE	TOTAL AREA	PARKING RATIO	TOTAL REQUIRE
3 (EXIST. BLDG "A" CAR WASH, W/ ADDITION)	2,846 S.F.	5 SP 0-3,000 S.F.	5
1 (EXIST. BLDG. "B" AUTO SERVICE CENTER)	3,073 S.F.	1/BAY	4
(EXIST. BLDG. "A" CAR WASH WAITING AREA) EXIST. BLDG "B" AUTO SERVICE RETAIL AREA)	1,384 S.F. 1,540 S.F.	1:200	15
TOTAL REQUIRED PARKING SPACES			24
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (PER 2016 C.B.C. TABLE 11B-208.2)			1
TOTAL STANDARD PARKING SPACES PROVIDED			27
TOTAL PROVIDED STANDARD ACCESSIBLE PARKING SPACES			1
TOTAL PROVIDED VAN ACCESSIBLE PARKING SPACES - EV VAN SPACES			1
TOTAL PROVIDED PARKING			29

NOTE: FOR INFORMATION NOT SHOWN, SEE CIVIL DRAWINGS

A LOT LINE ADJUSTMENT SHALL BE COMPLETED.

PROPOSED SITE - SCHEME "B"

1"=20'-0"

A1.1

685 HIGHLAND SPRINGS AVE, BEAUMONT, CA

**HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT**

685 HIGHLAND SPRINGS AVE, BEAUMONT, CA

**BUILDING "A"
FLOOR PLANS**

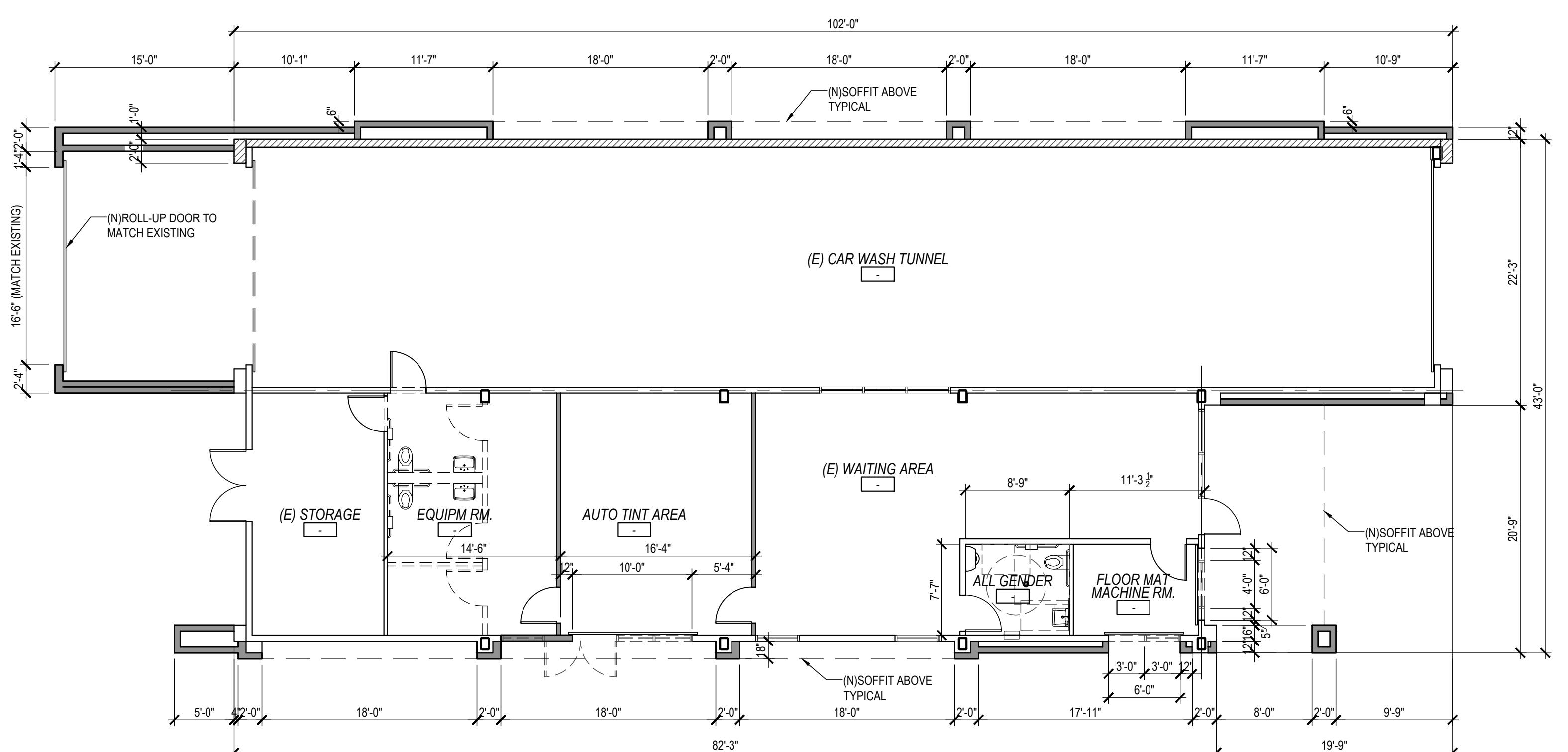
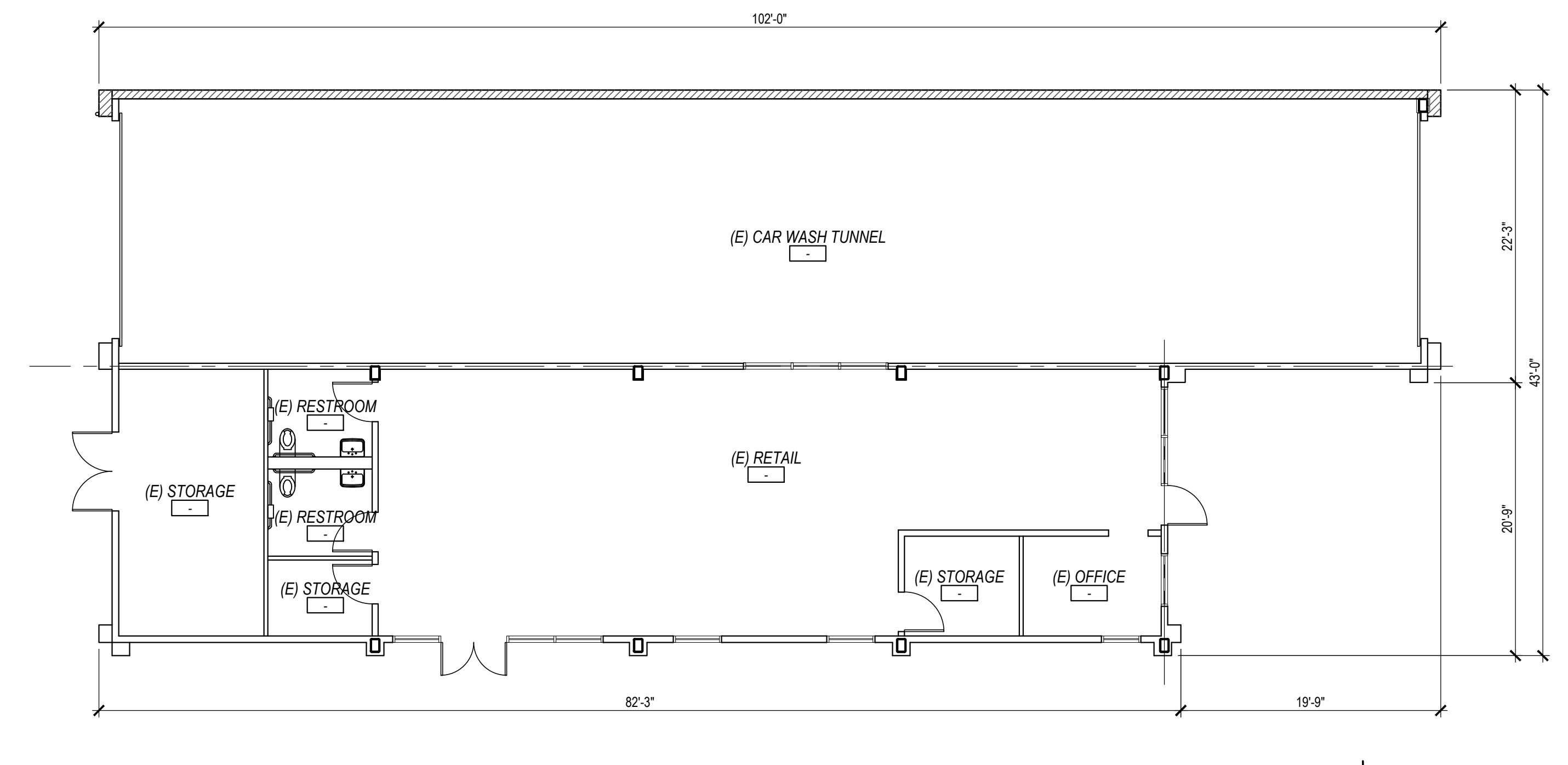
SHEET NO.

AA2.1

SHEET TITLE

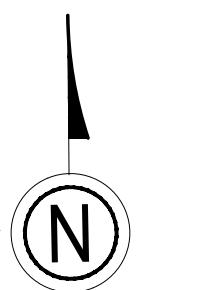
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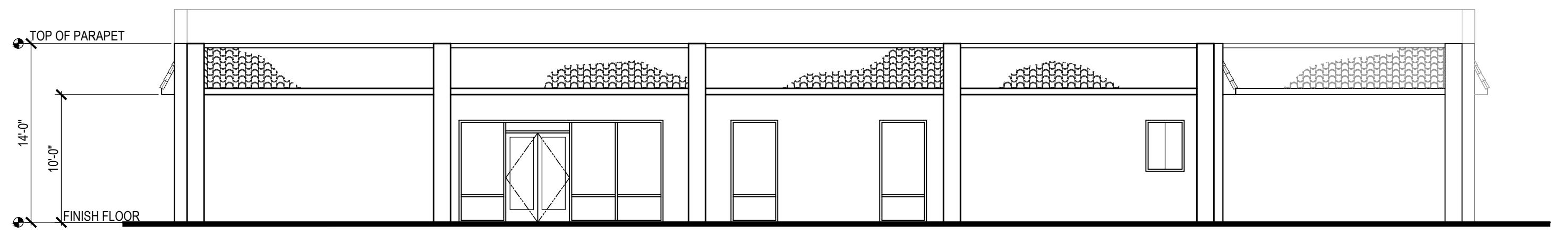
BUILDING "A" PROPOSED FLOOR PLAN

1/8"=1'-0"



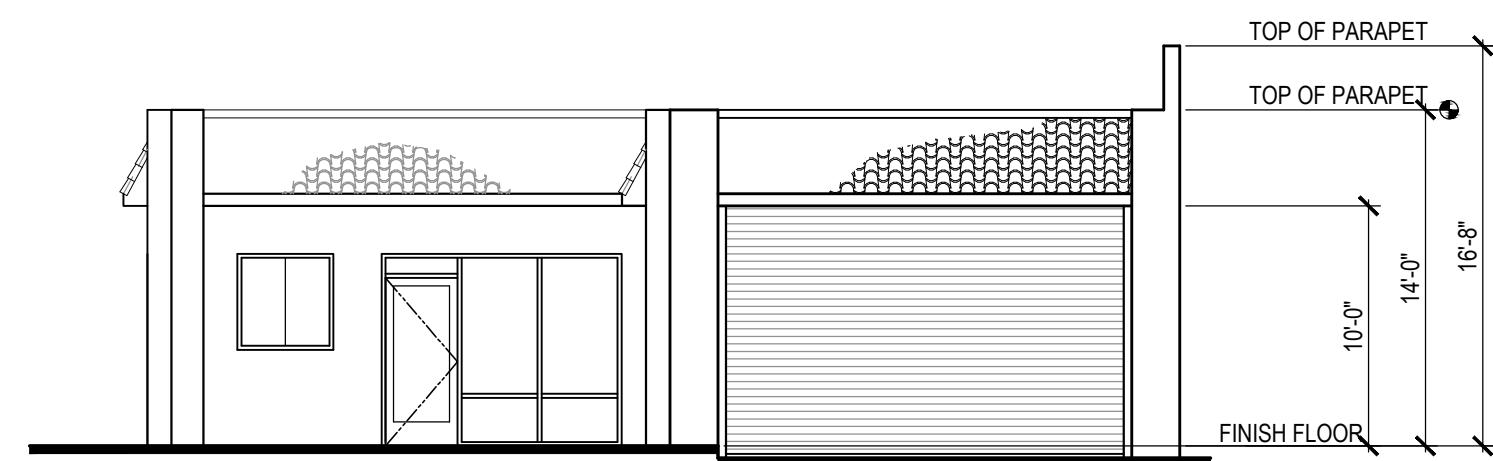
CONSULTANTS

44 latham street, suite 100
verside, ca 92501-1773
. (951) 300 1866
(951) 300 1868



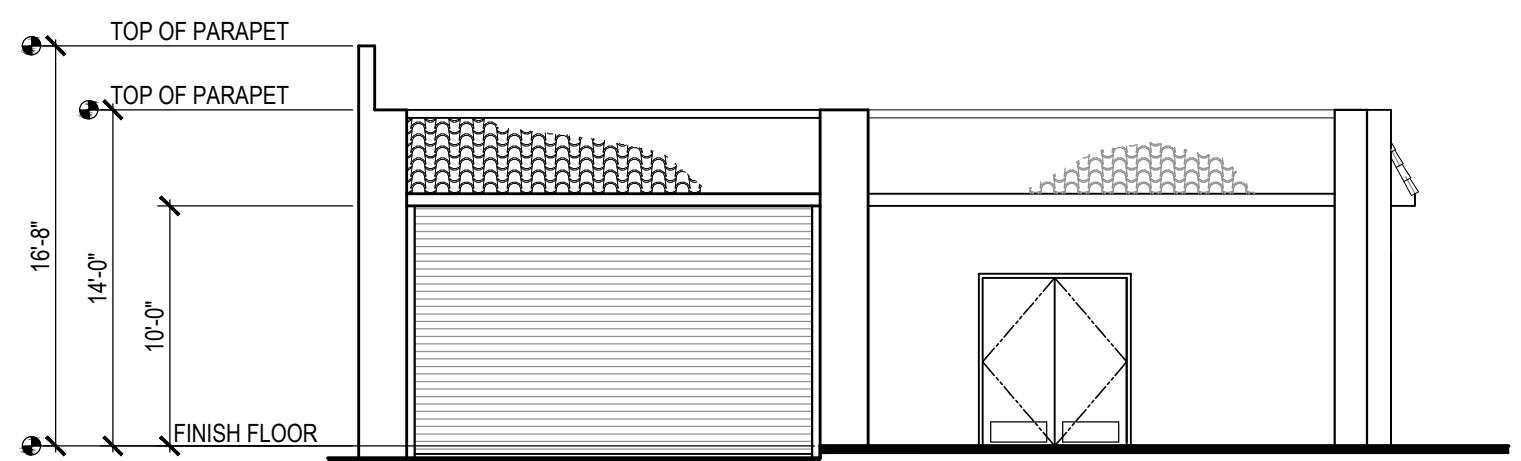
BUILDING "A" EXISTING SOUTH ELEVATION

1/8"=1'-0"



BUILDING "A" EXISTING WEST ELEVATION

1/8"=1'-0"



BUILDING "A" EXISTING EAST ELEVATION

1/8"=1'-0"



BUILDING "A" EXISTING NORTH ELEVATION

1/8"-1' 0"

HIGHLAND SPRINGS REMODEL AND DEVELOPMENT

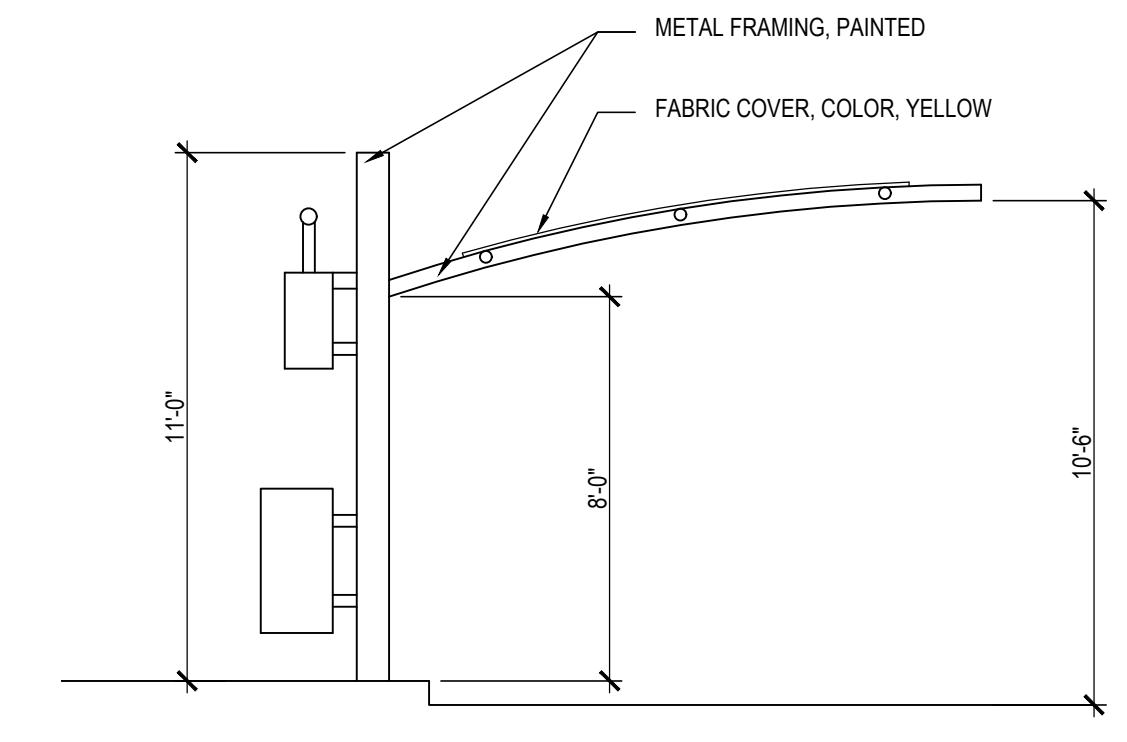
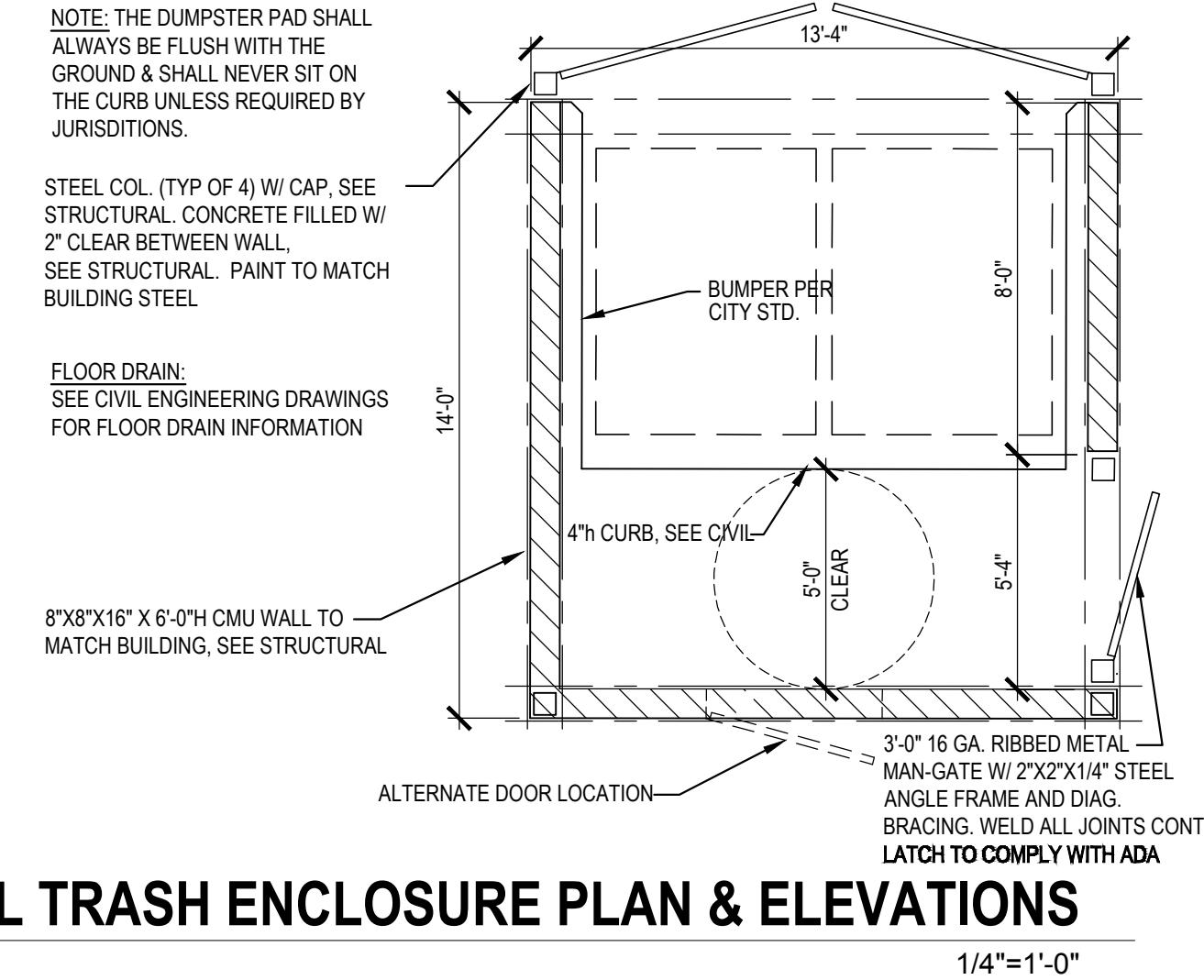
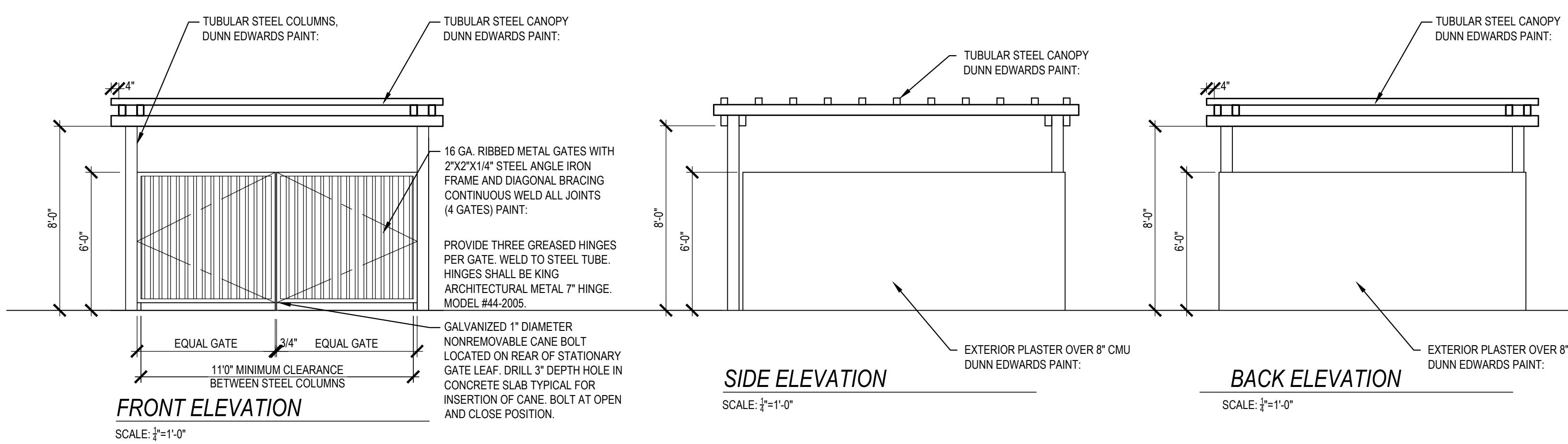
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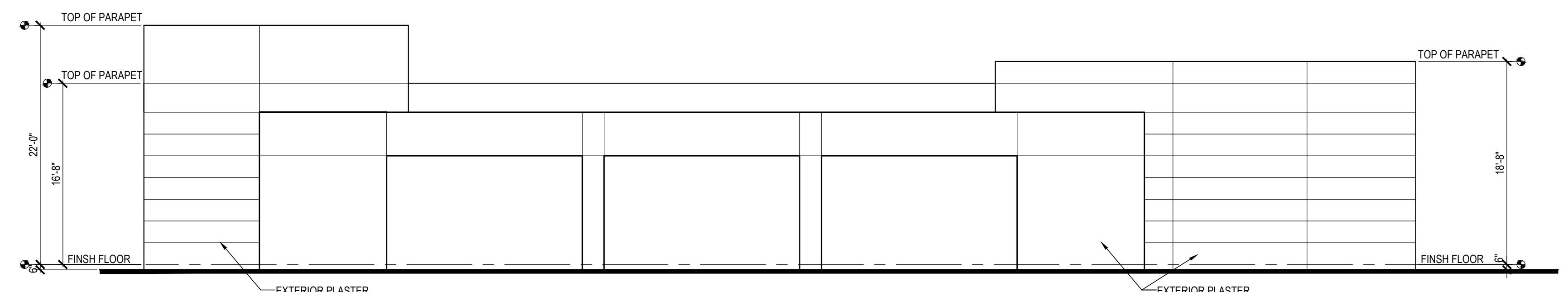
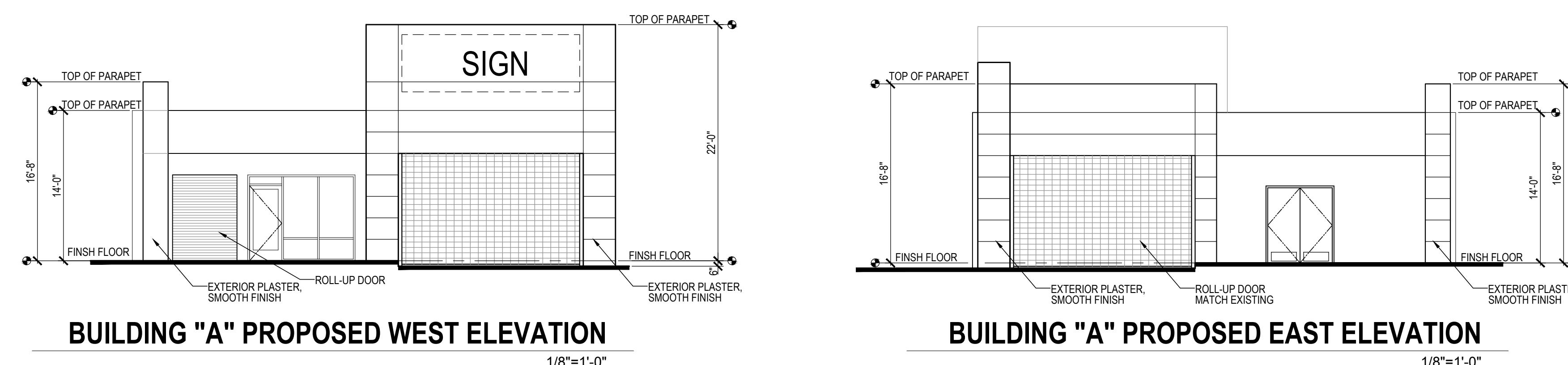
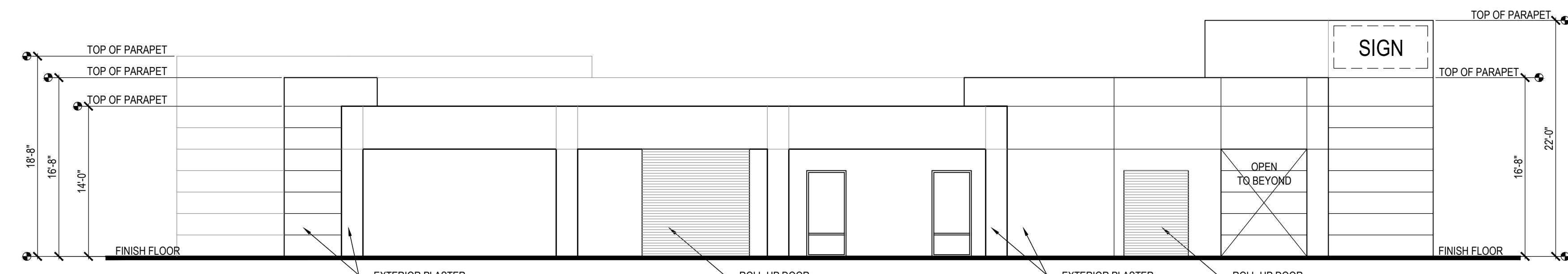
TITLE
BUILDING "A"
EXISTING
EXTERIOR ELEVATIONS

10.

AABO



broeske architects & associates, inc.
4344 latham street, suite 100
riverton, ca 92501-1773
ph. (951) 300 1866
fx. (951) 300 1868



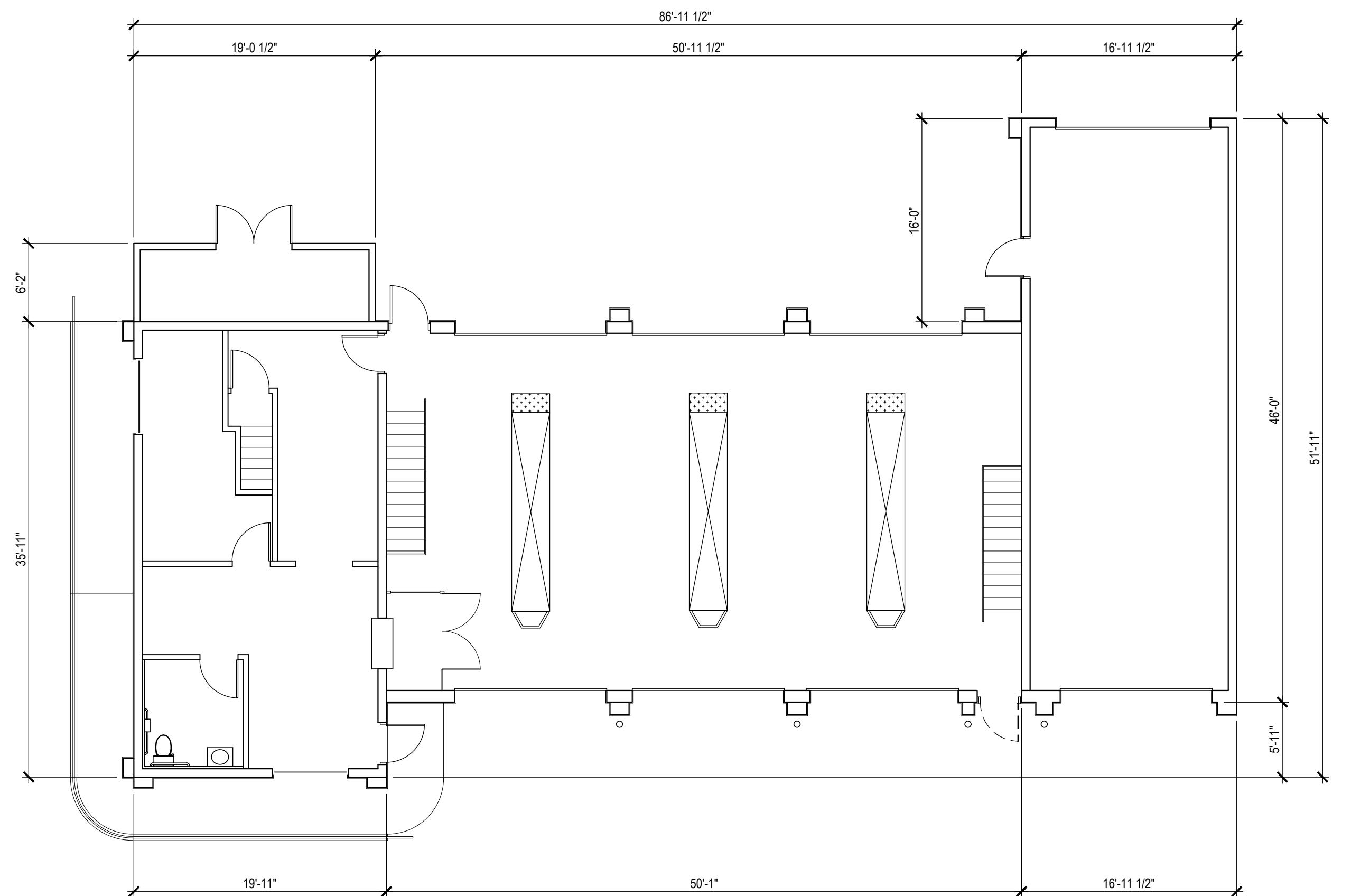
HIGHLAND SPRINGS REMODEL AND DEVELOPMENT

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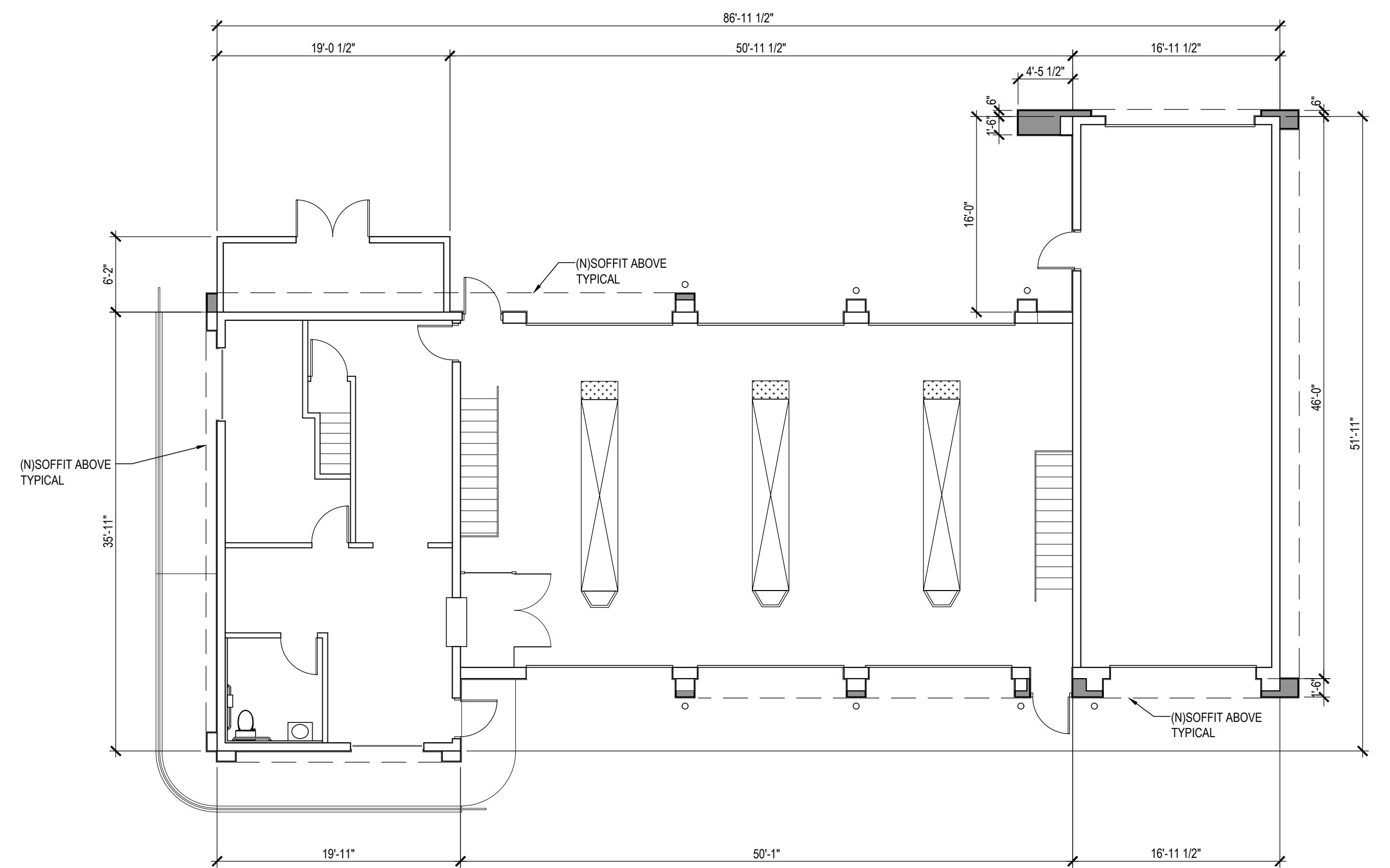
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BUILDING "A" PROPOSED EXTERIOR ELEVATIONS
SHEET NO. AA3.1



BUILDING "B" EXISTING FLOOR PLAN
(N) 1/8"=1'-0"



BUILDING "B" PROPOSED FLOOR PLAN
(N) 1/8"=1'-0"

HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT

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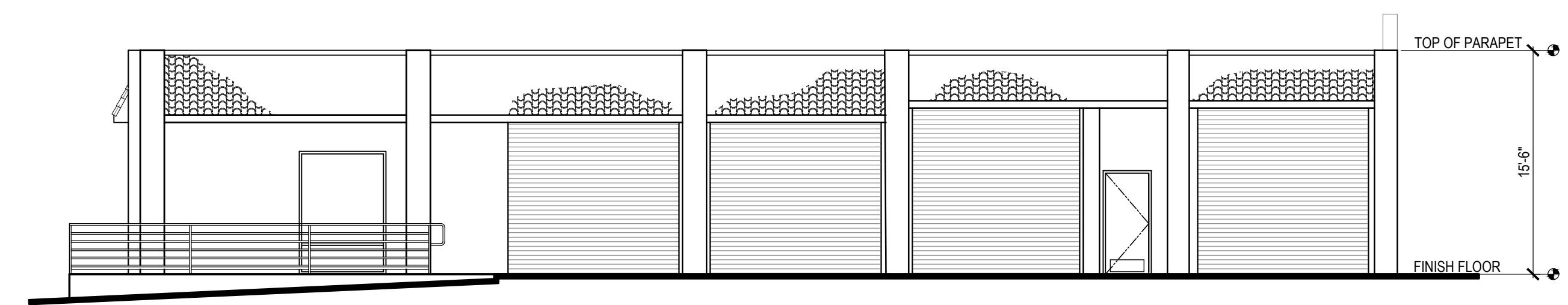
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BUILDING "B"
FLOOR PLAN

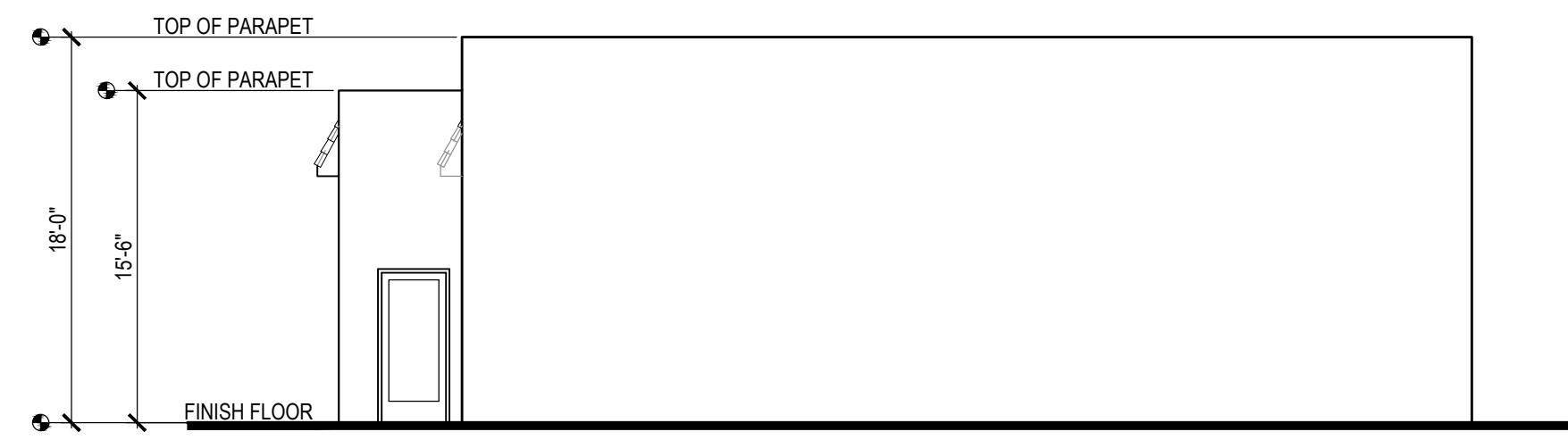
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AB2.1



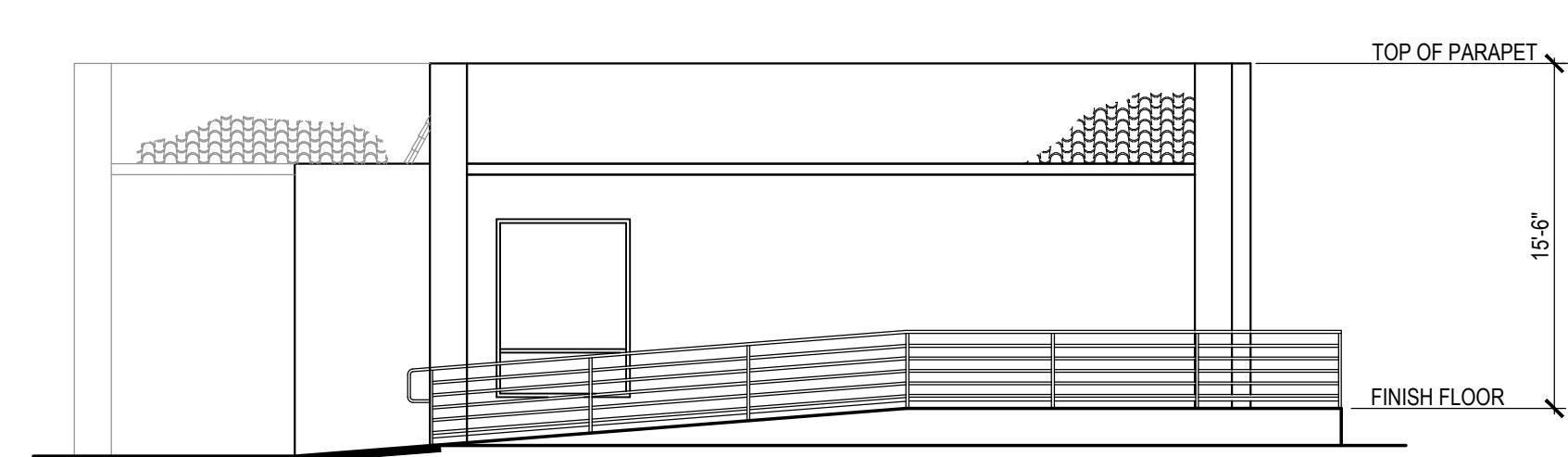
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1/8"=1'-0"



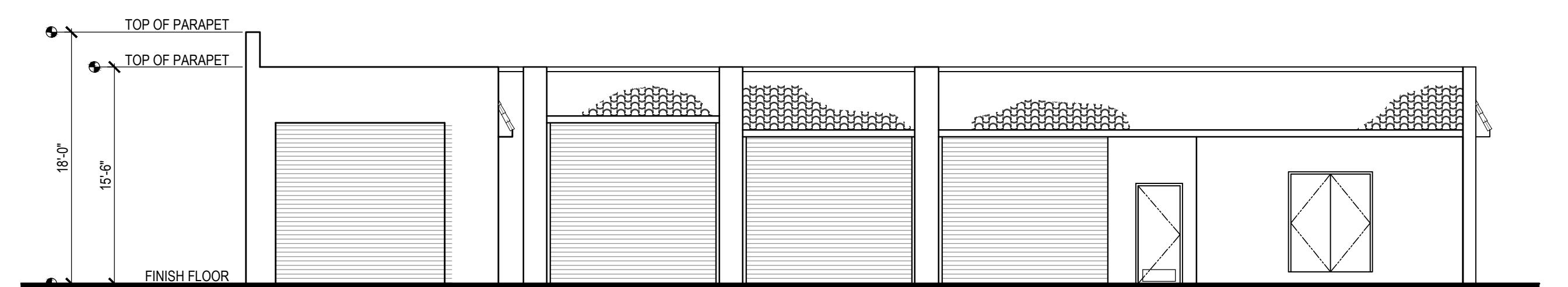
BUILDING "B" EXISTING NORTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING SOUTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING WEST ELEVATION

1/8"=1'-0"

**HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT**

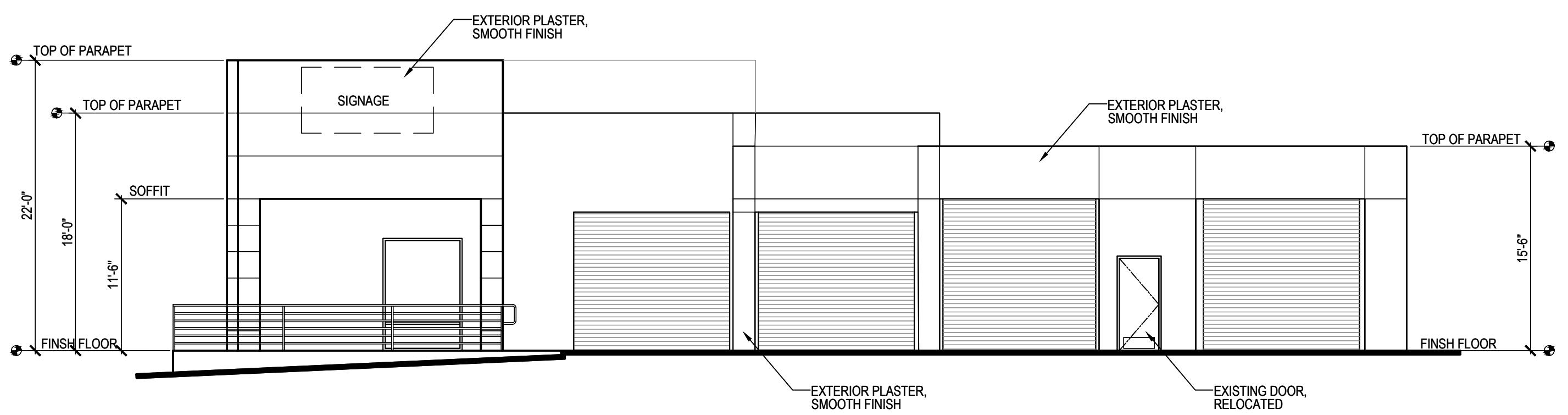
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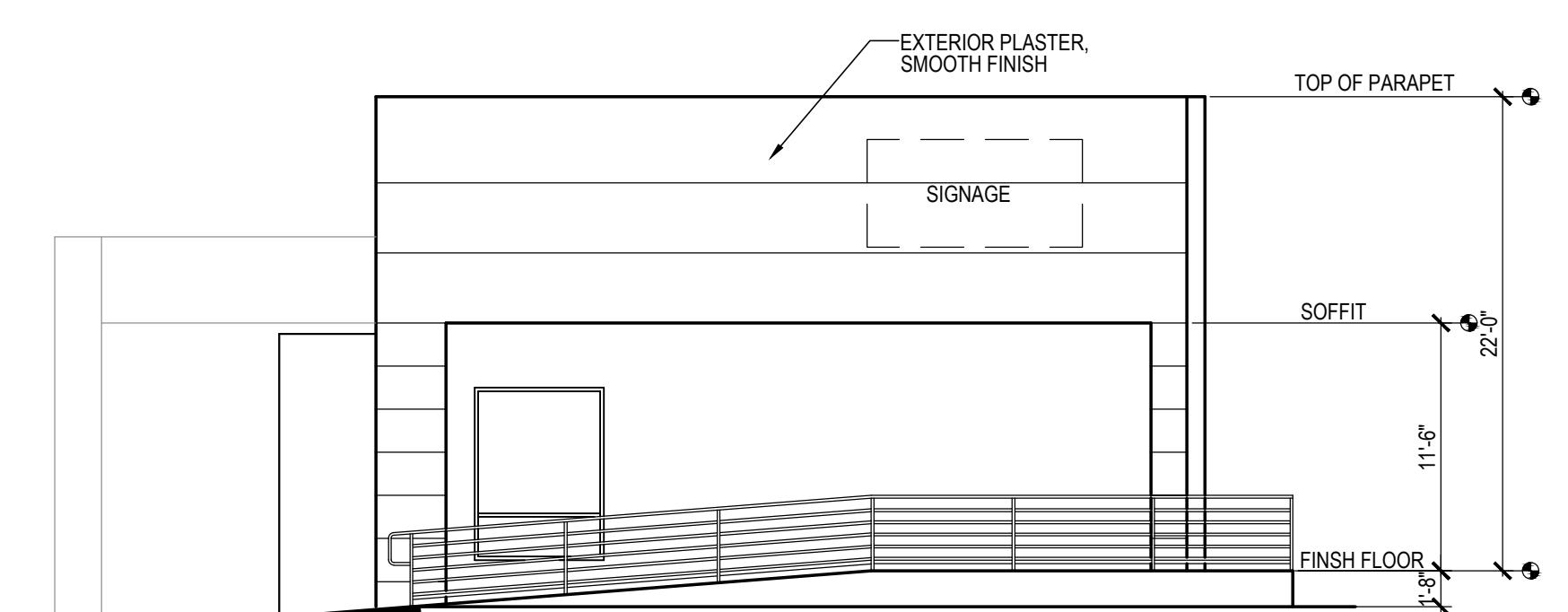
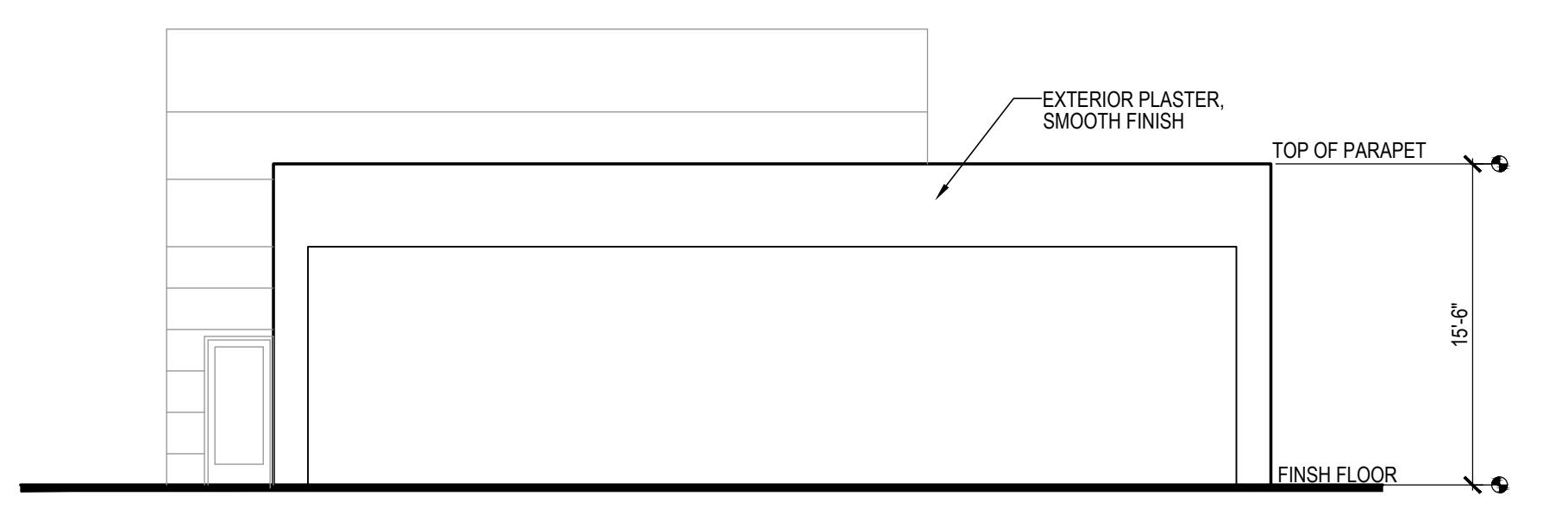
SHEET TITLE **BUILDING "B"
EXISTING
EXTERIOR ELEVATIONS**
SHEET NO.

AB3.0



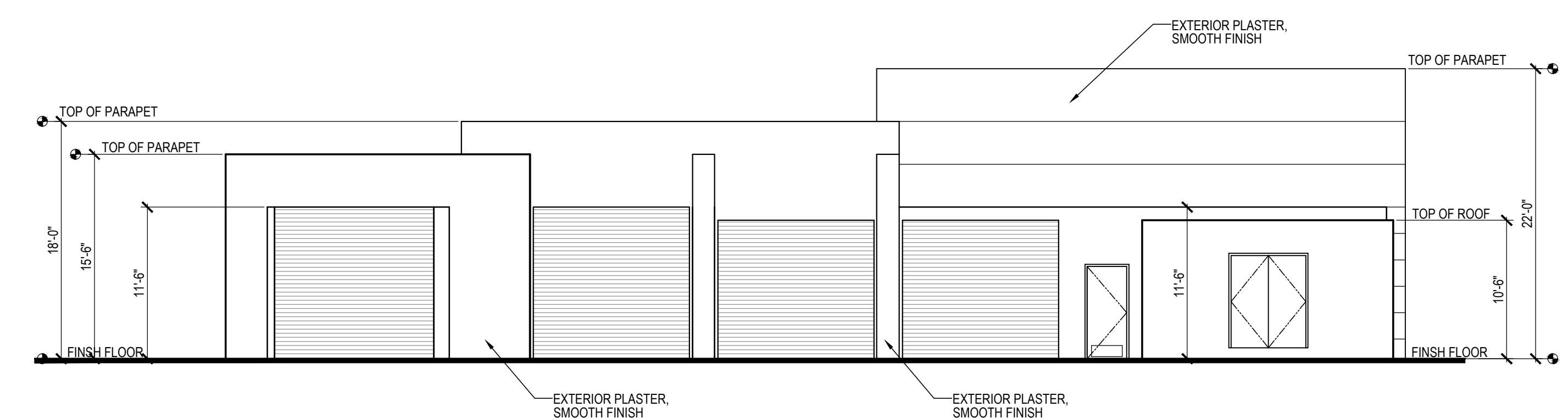
BUILDING "B" PROPOSED EAST ELEVATION

1/8"=1'-0"



BUILDING "B" PROPOSED SOUTH ELEVATION

1/8"=1'-0"



1/8"=1'-0"

HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT

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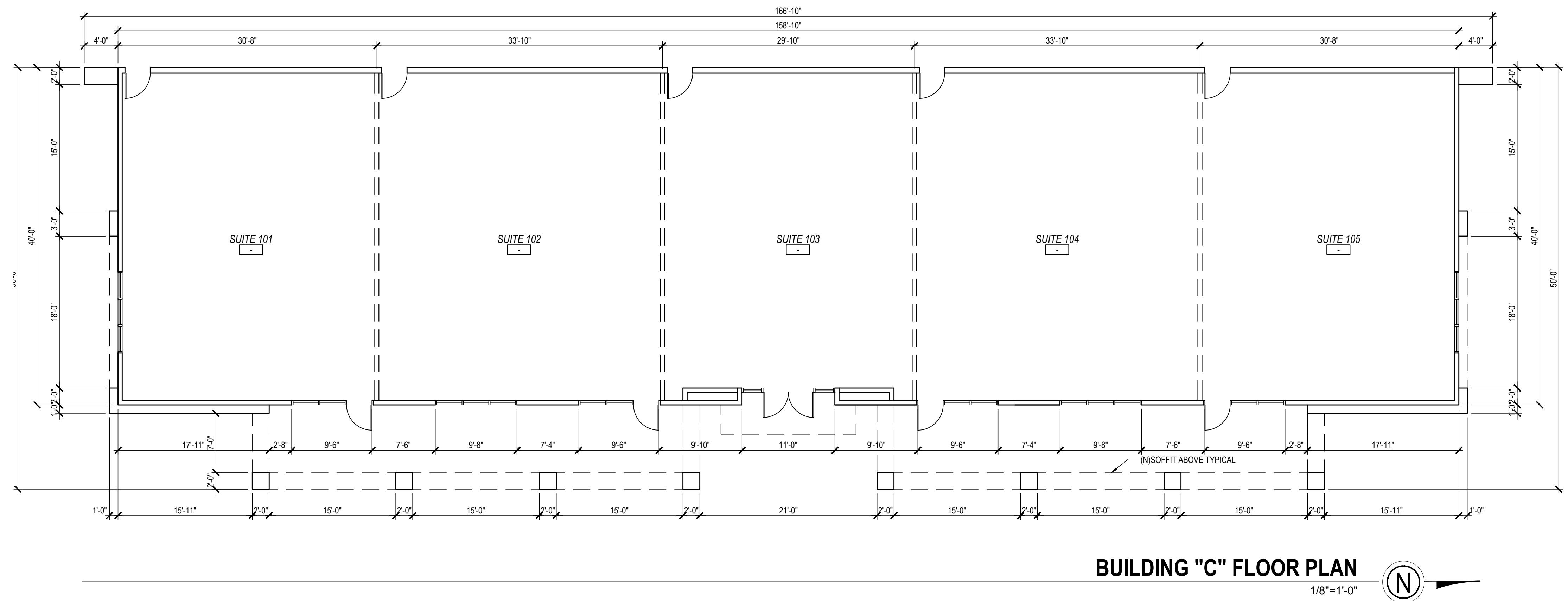
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EXTERIOR ELEVATIONS
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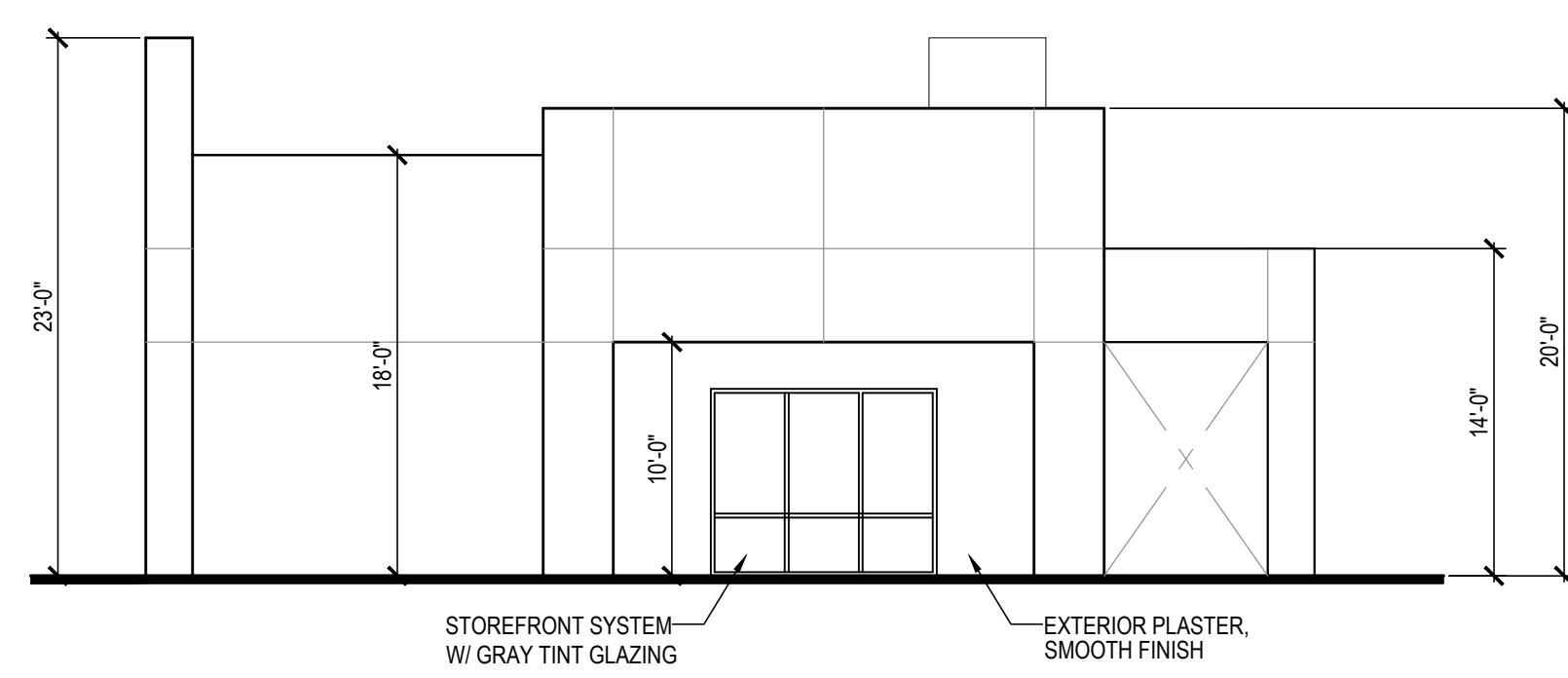
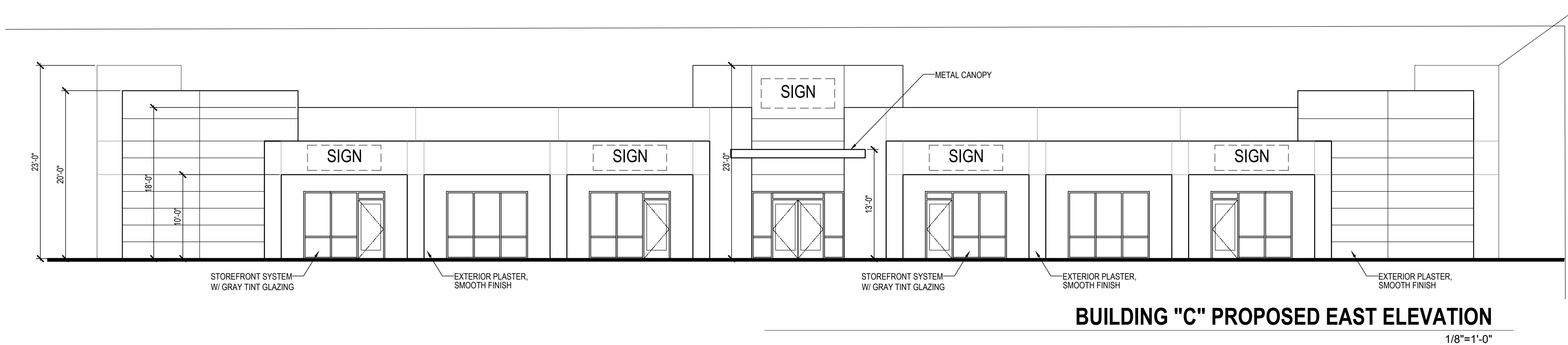
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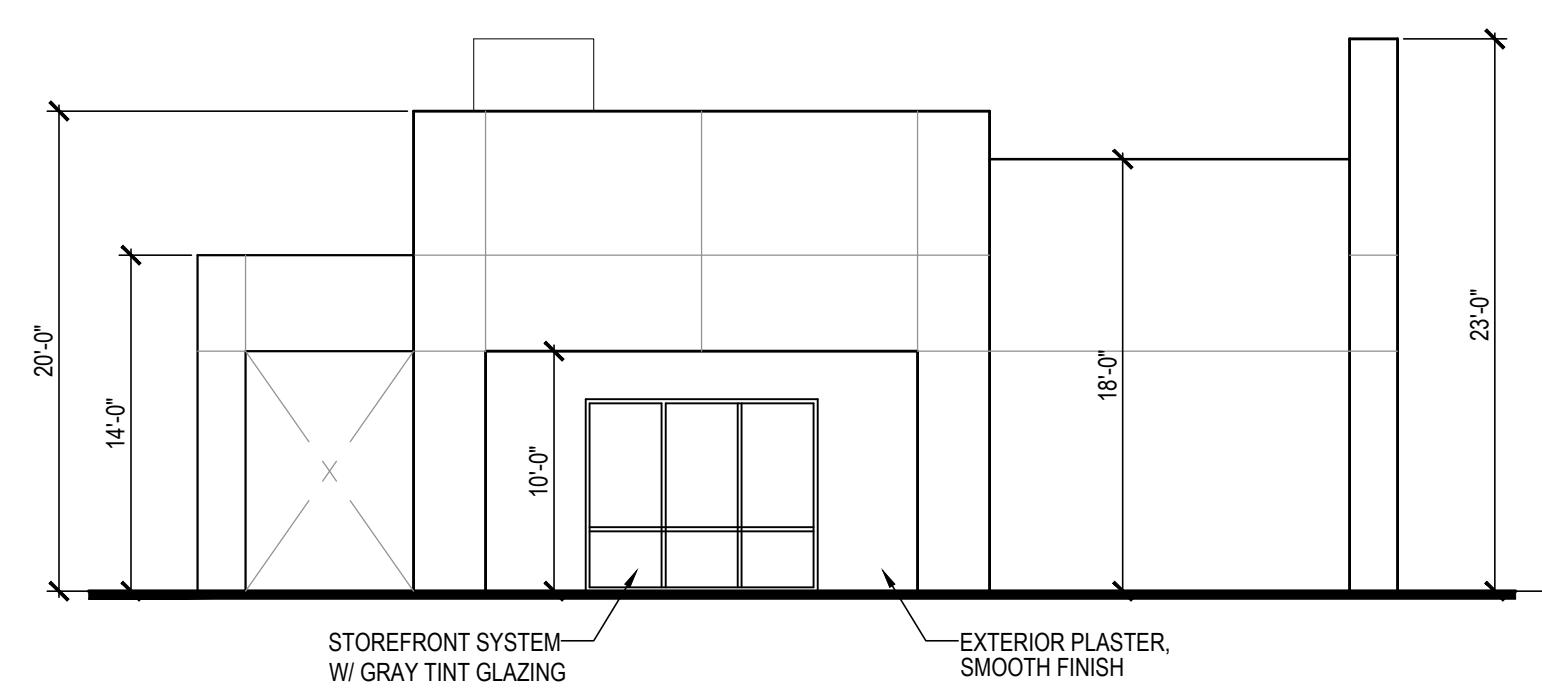
SHEET TITLE
**BUILDING "C"
FLOOR PLAN**

SHEET NO.

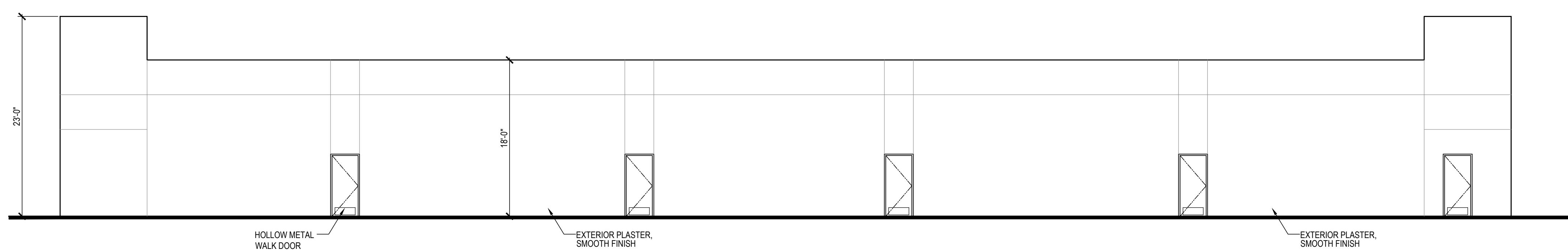
AC2.1



BUILDING "C" PROPOSED SOUTH ELEVATION



BUILDING "C" PROPOSED NORTH ELEVATION



BUILDING "C" PROPOSED WEST ELEVATION

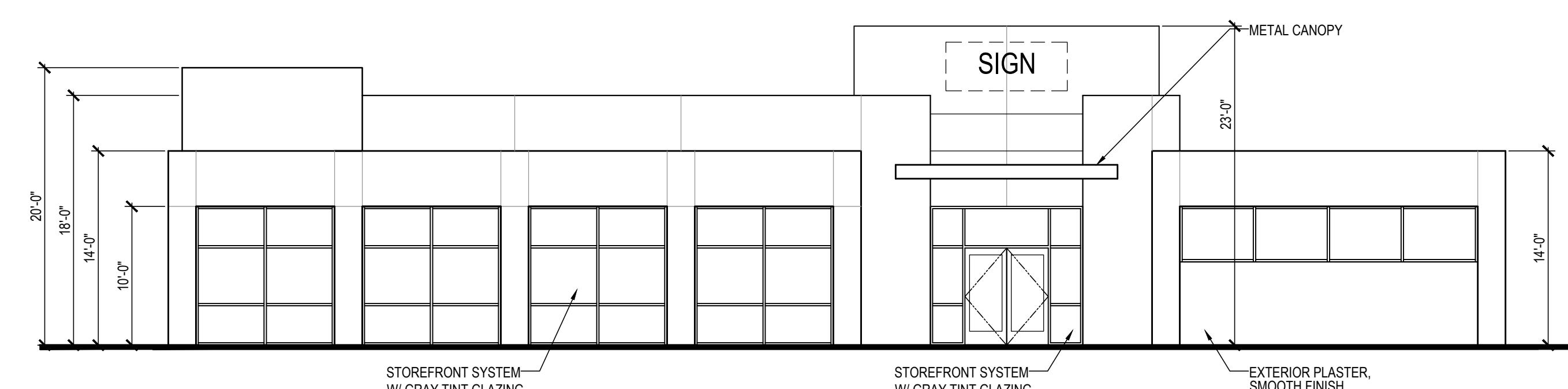
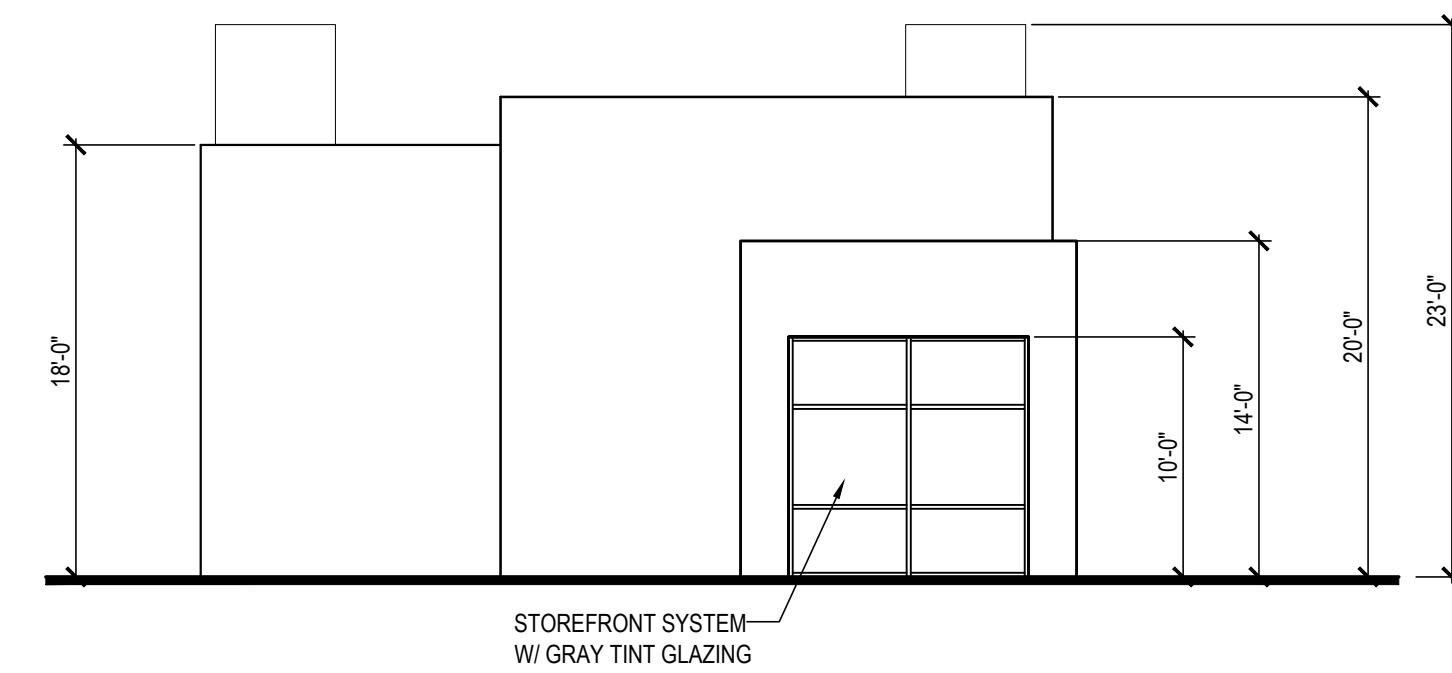
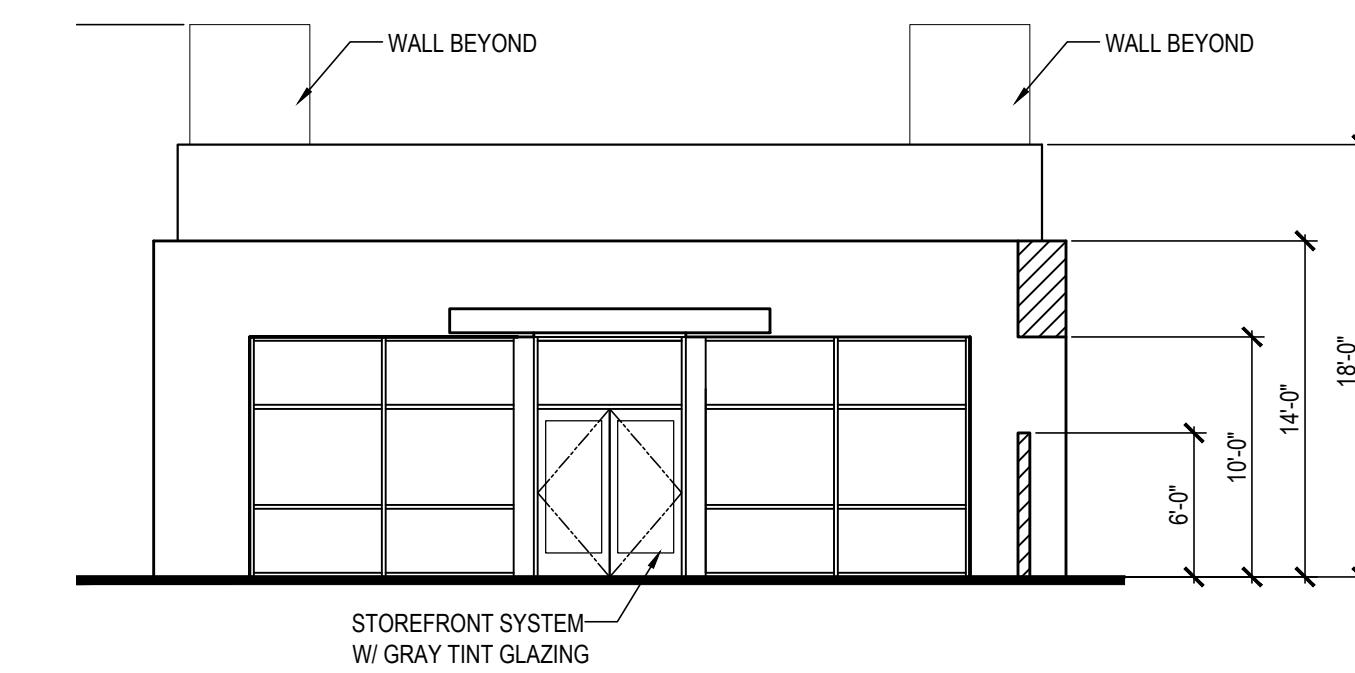
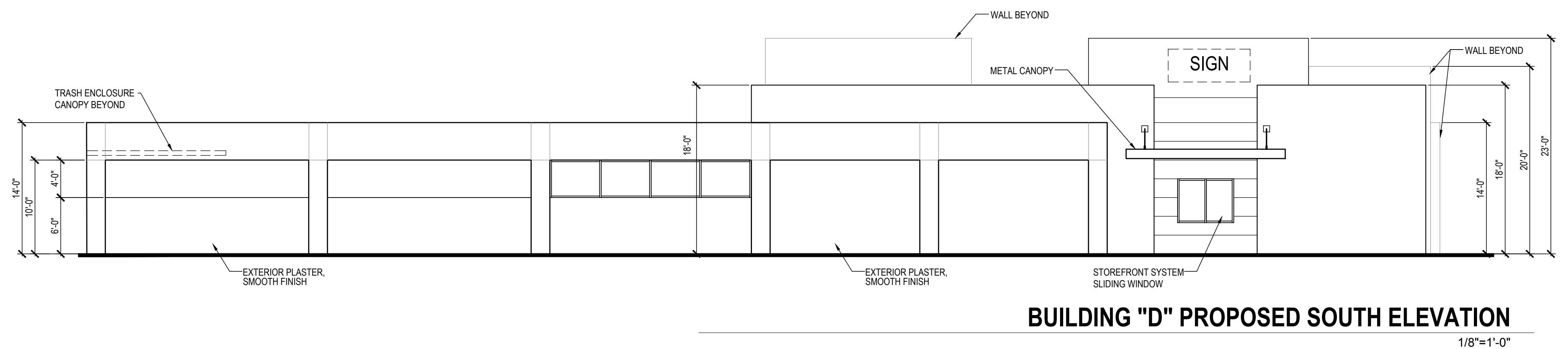
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SHEET TITLE **BUILDING "C"
PROPOSED
EXTERIOR ELEVATIONS**
 SHEET NO.



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AND DEVELOPMENT**

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PROPOSED
EXTERIOR ELEVATIONS
SHEET NO. AD3.1