

PROPOSED SITE - SCHEME "B"

1'=20'-0"

NOTE: FOR INFORMATION NOT SHOWN, SEE CIVIL DRAWINGS  
A LOT LINE ADJUSTMENT SHALL BE COMPLETED.

PHASE "1" 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)	1,384 S.F.	1:200	15
B (EXIST. BLDG. "B" AUTO SERVICE RETAIL AREA)	1,540 S.F.		
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

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)	1,384 S.F.	1:200	15
B (EXIST. BLDG. "B" AUTO SERVICE RETAIL AREA)	1,540 S.F.		
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)			1
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

SITE PLAN KEYNOTES

- 1 (E) TRANSFORMER
- 2 (E) CONCRETE CURB
- 3 (E) SIDEWALK
- 4 (E) FENCE TO BE REMOVED
- 5 (E) TRASH ENCLOSURE TO BE REMOVED
- 6 (E) WATER UTILITIES
- 7 (E) RAISED WALKWAY WITH RAMP
- 8 PROPOSED GUTTER, SEE CIVIL
- 9 PROPOSED 6' CMU WALL, SEE CIVIL
- 10 PROPOSED WQMP FACILITIES
- 11 PROPOSED STRIPING/ARROWS, SEE CIVIL
- 12 PROPOSED VACUUM EQUIP. ENCLOSURE
- 13 PROPOSED VENDING ENCLOSURE
- 14 PROPOSED CONCRETE PAVING, SEE CIVIL
- 15 PROPOSED LANDSCAPING, SEE LANDSCAPE PLANS
- 16 PROPOSED SIDEWALK, SEE CIVIL
- 17 PROPOSED TRASH ENCLOSURE
- 18 4' WIDE (MIN) PATH OF TRAVEL SHALL COMPLY WITH 2016 CBC 11B-403.5
- 19 5% MAX. SLOPE IN DIRECTION OF TRAVEL W/ 2% MAX. CROSS SLOPE - SEE CIVIL DWGS
- 20 INSTALL TRUNCATED DOMES PER CBC
- 21 PROPOSED 12' WIDE CONCRETE CURB AT SPACES ADJACENT TO LANDSCAPING
- 22 PROPOSED 6' CONCRETE CURB, SEE CIVIL
- 23 PROPOSED CONCRETE WALKWAY, SEE CIVIL
- 24 PROPOSED VACUUM FABRIC CANOPY ABOVE
- 25 (E) CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN
- 26 DG LANDSCAPED AREA, SEE LANDSCAPE PLANS
- 27 BUS STOP, SEE CIVIL FOR MORE INFO.
- 27 MONUMENT SIGN, SEE LANDSCAPE DWG'S

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

HIGHLAND SPRINGS REMODEL AND DEVELOPMENT

685 HIGHLAND SPRINGS AVE, BEAUMONT, CA

SITE PLAN SCHEME "B"

SHEET TITLE

SCHEM

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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

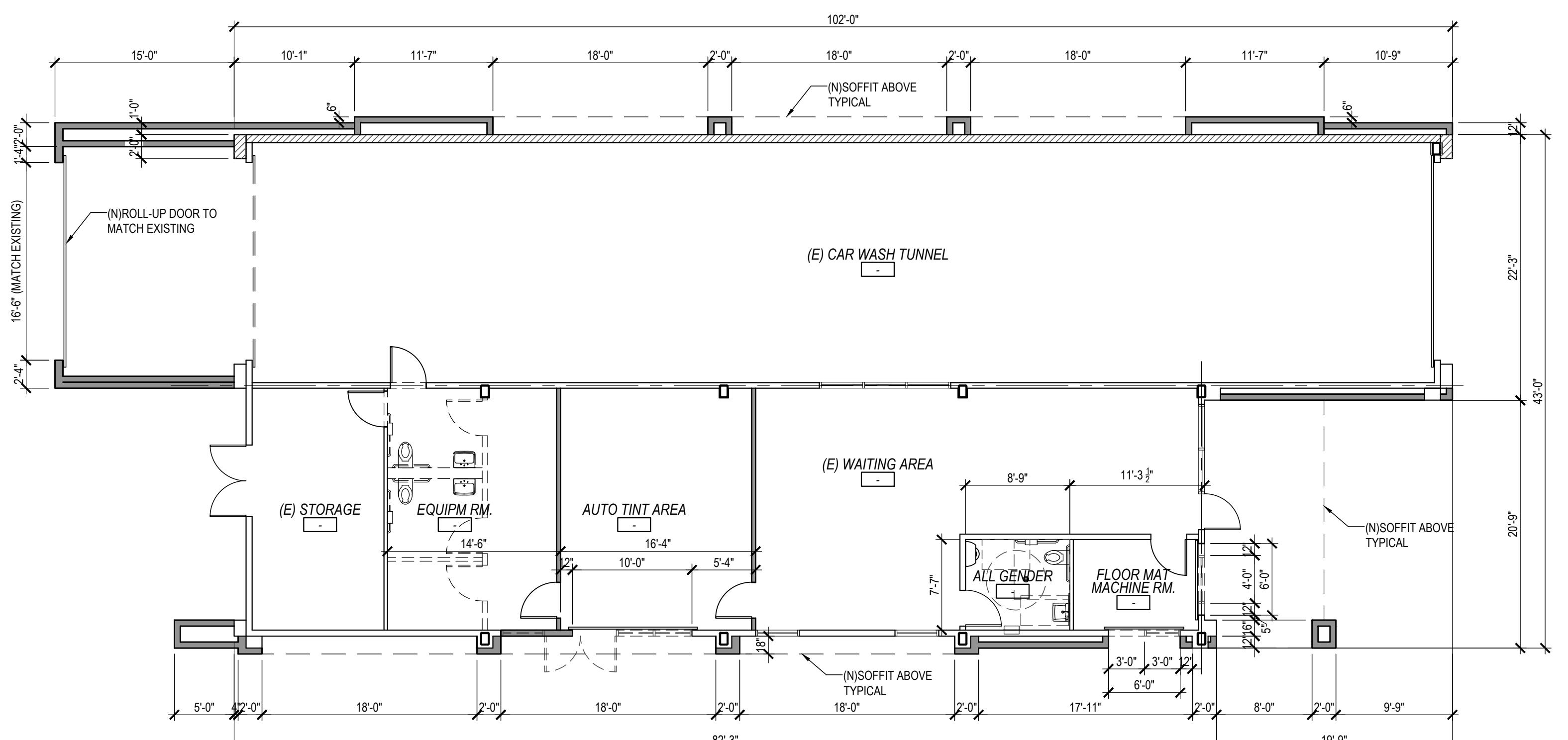
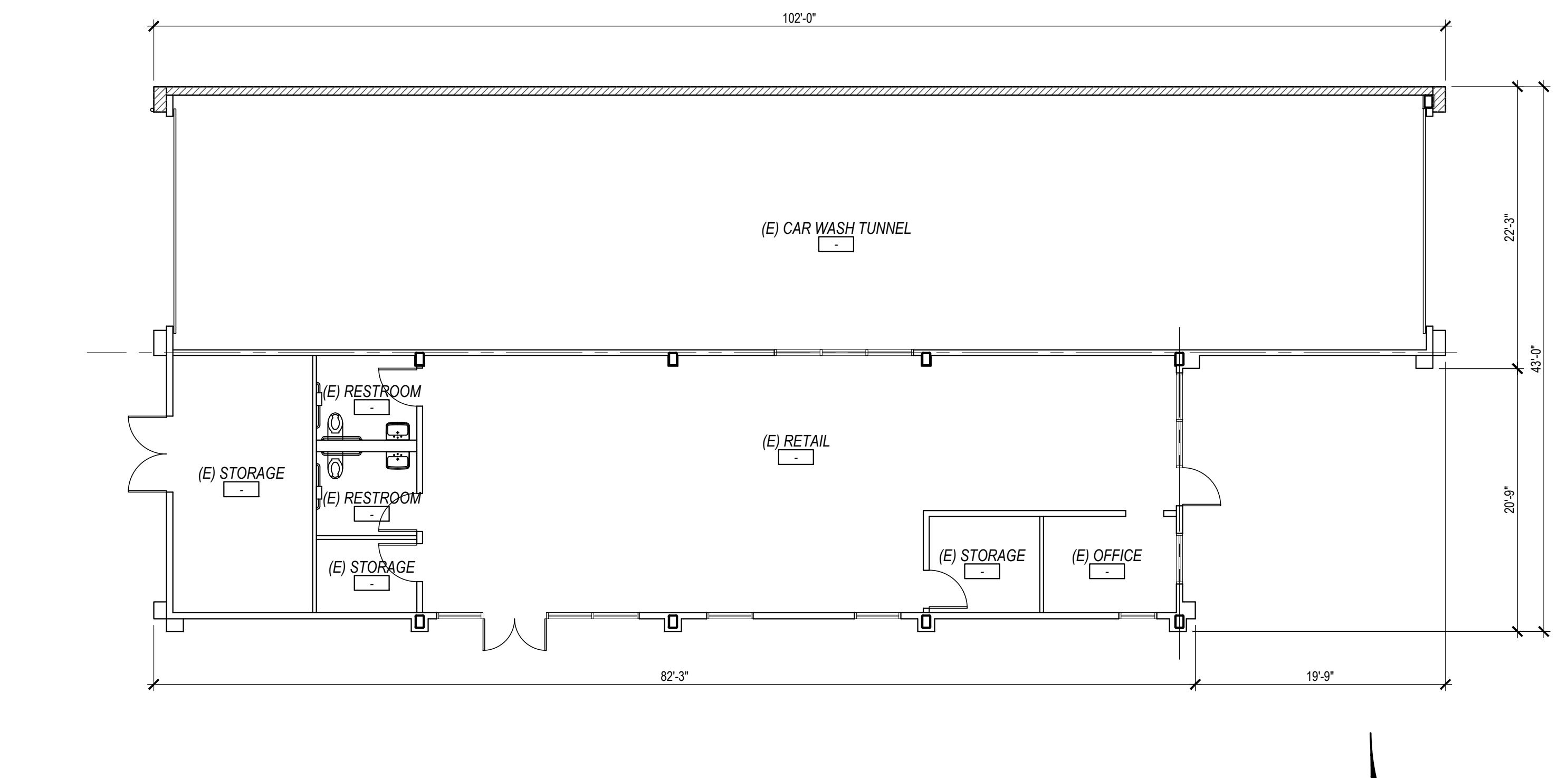
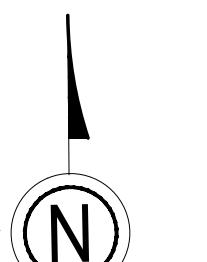
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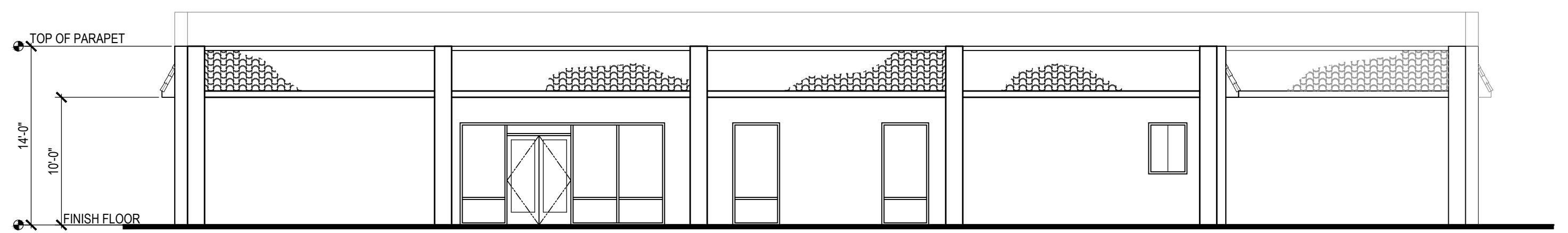
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DATE • 8-24-2020  
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**BUILDING "A" PROPOSED FLOOR PLAN**

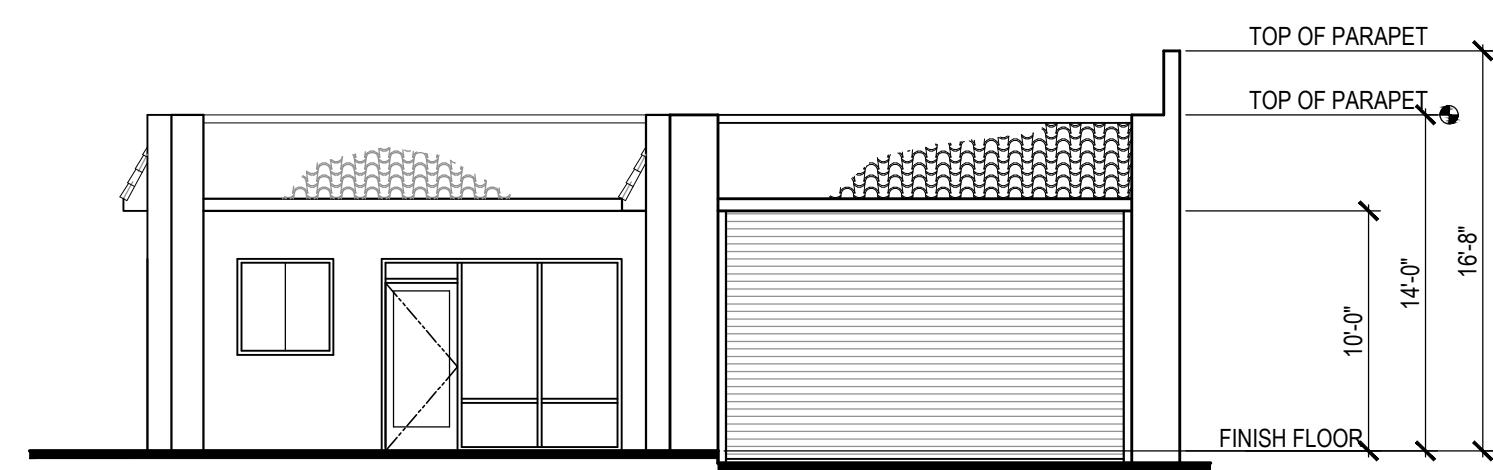
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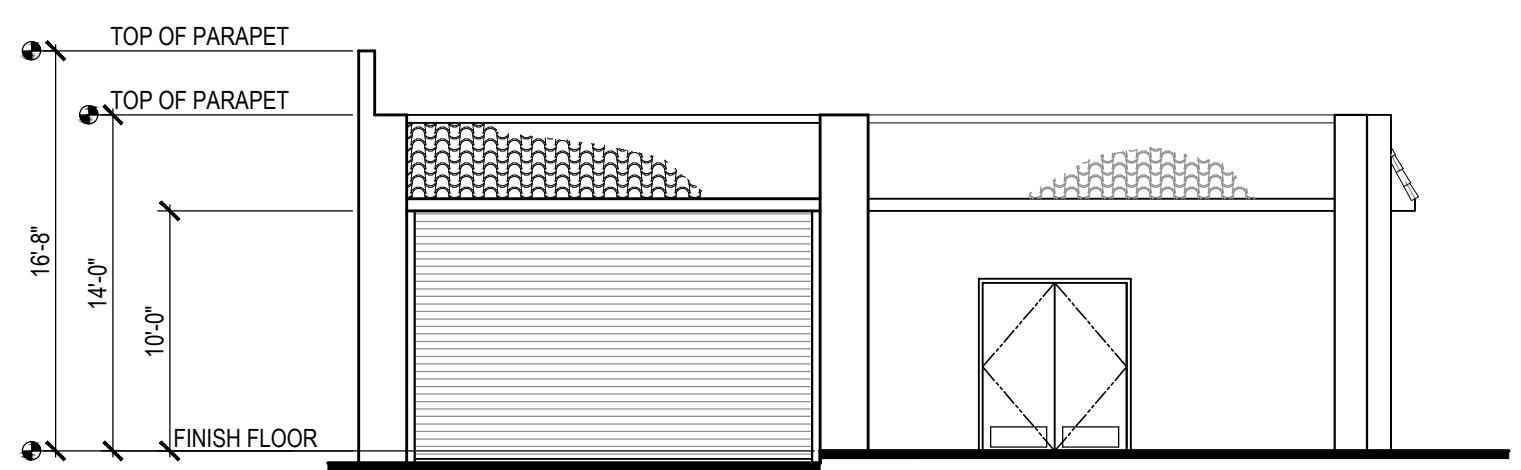
BUILDING "A" EXISTING SOUTH ELEVATION

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"

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AND DEVELOPMENT**

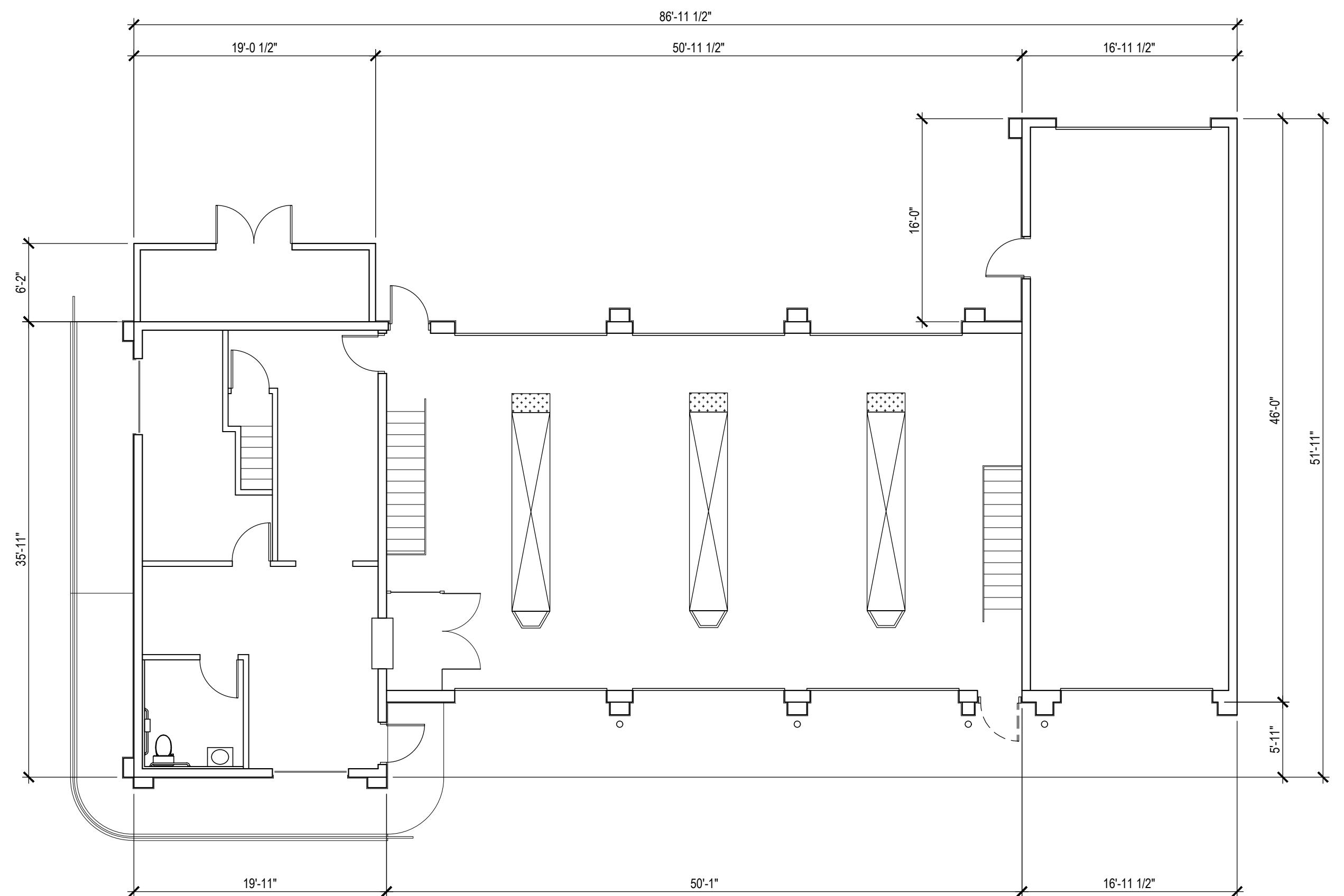
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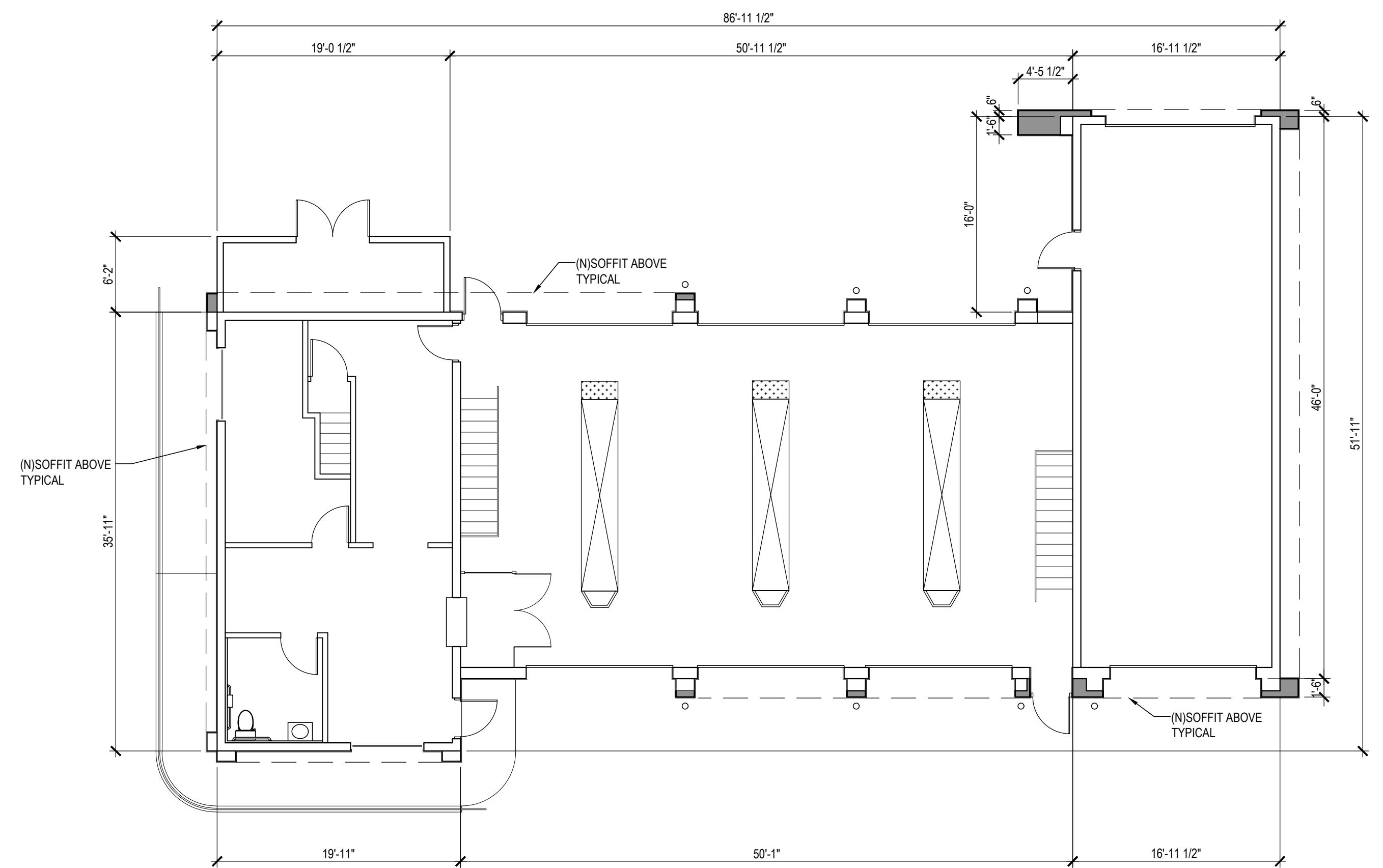
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SHEET TITLE: **BUILDING "A"  
EXISTING  
EXTERIOR ELEVATIONS**  
SHEET NO.: AA3.0





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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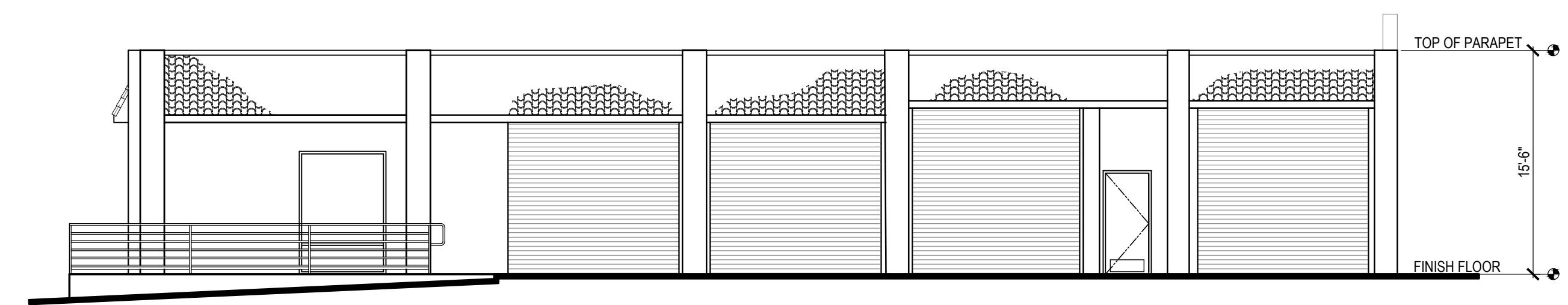
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FLOOR PLAN

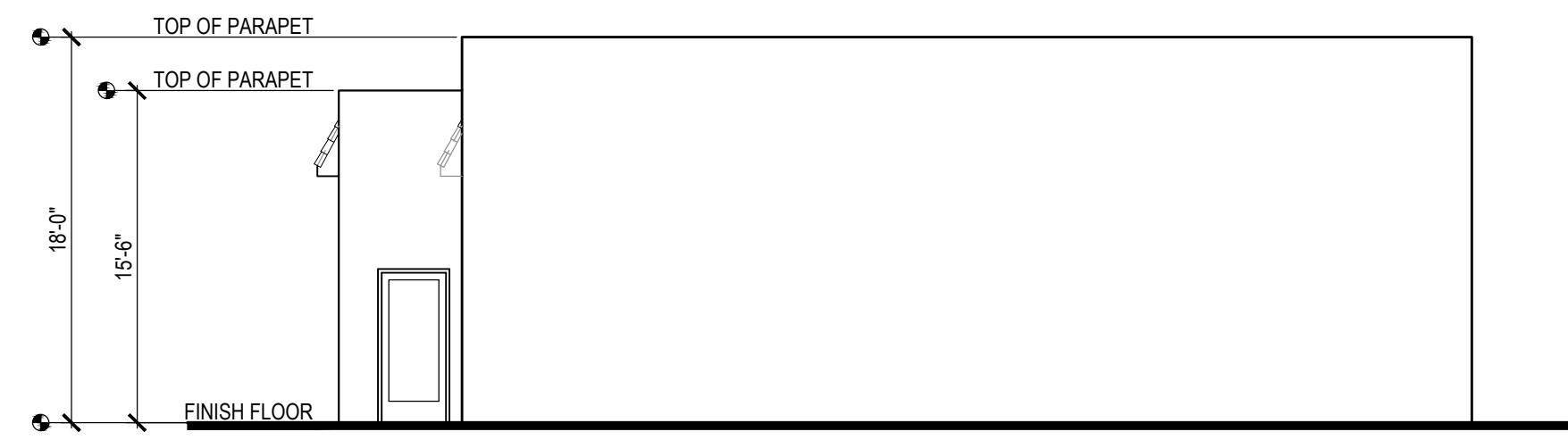
SHEET NO.

AB2.1



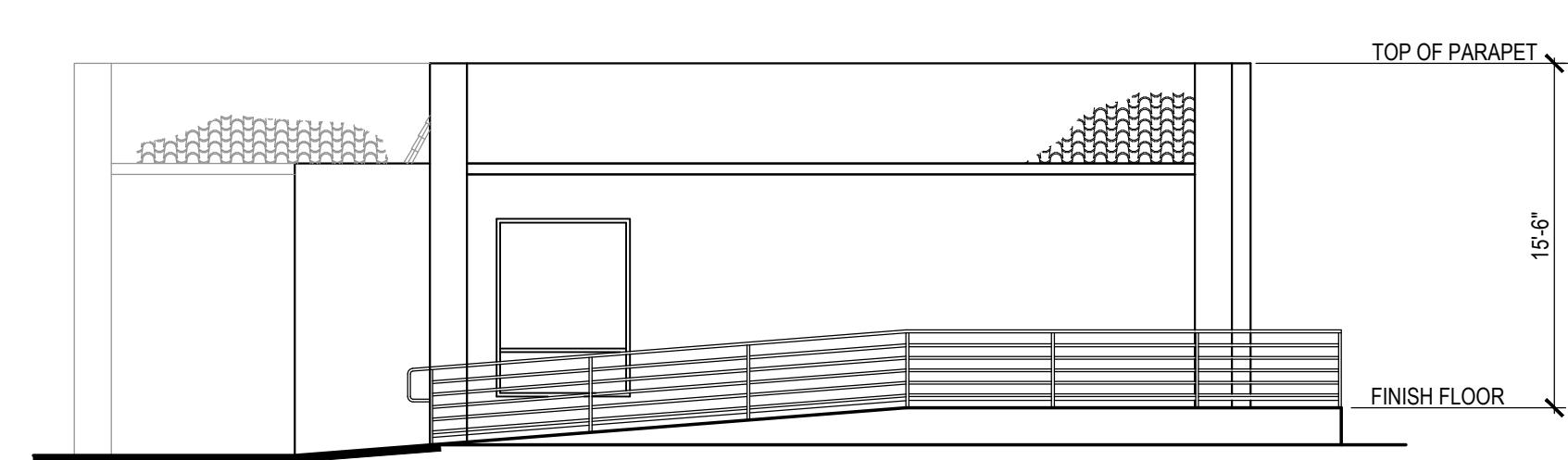
**BUILDING "B" EXISTING EAST ELEVATION**

1/8"=1'-0"



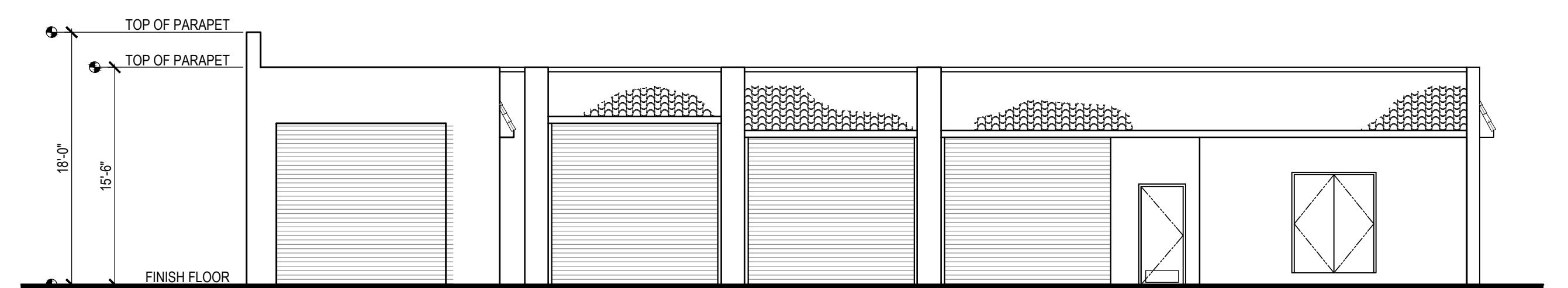
**BUILDING "B" EXISTING NORTH ELEVATION**

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**

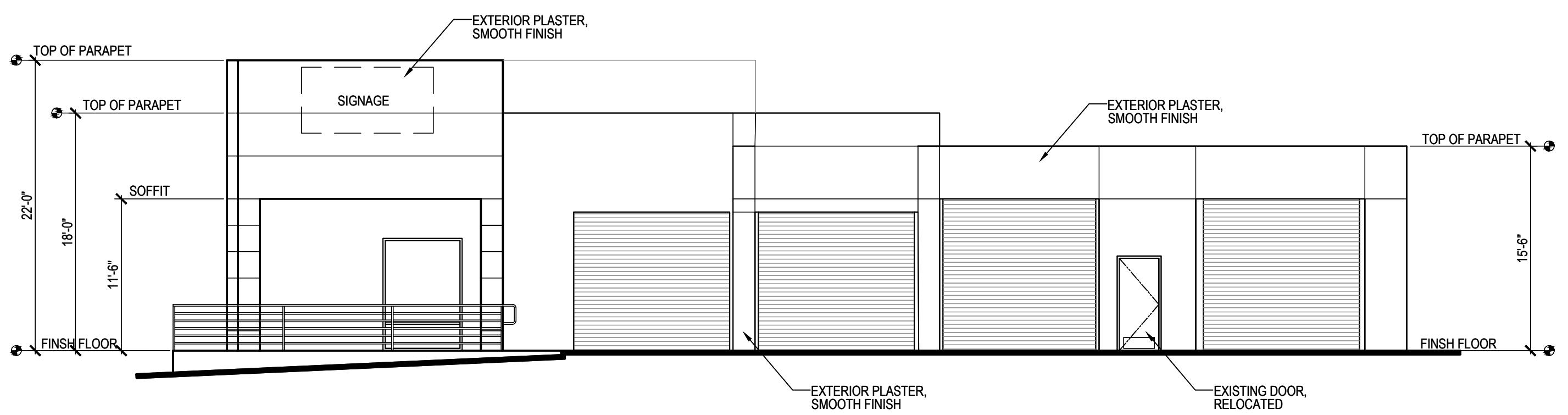
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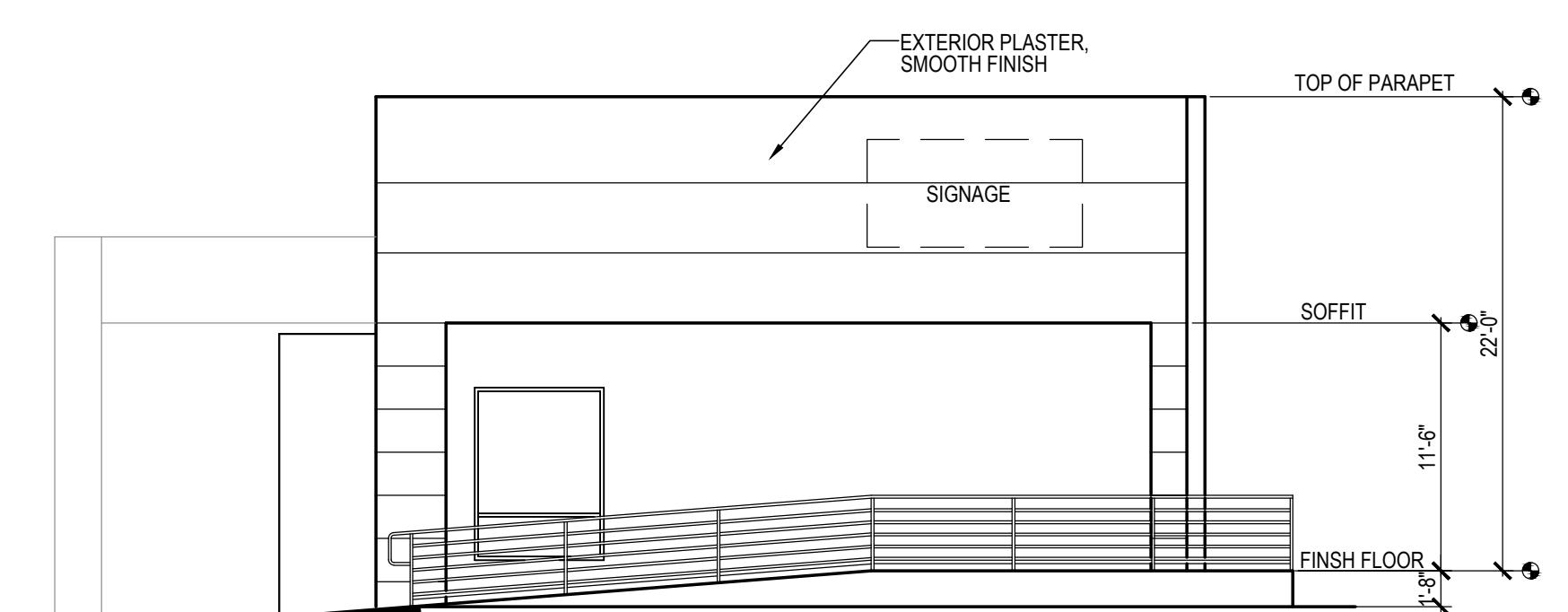
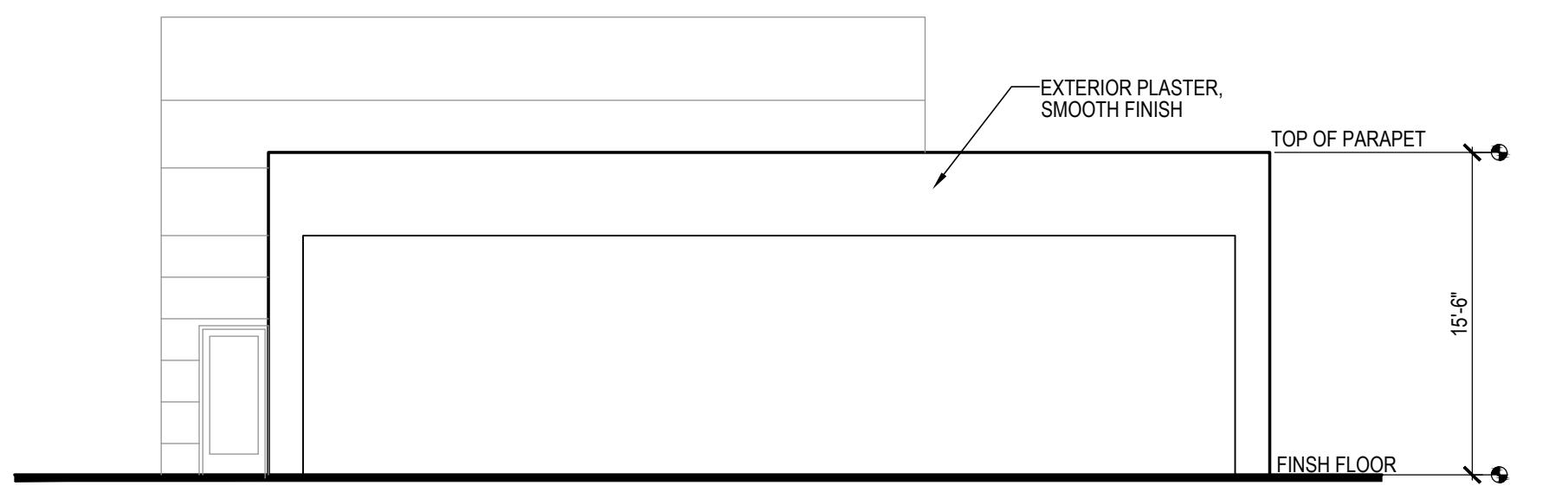
SHEET TITLE **BUILDING "B"  
EXISTING  
EXTERIOR ELEVATIONS**  
SHEET NO.

**AB3.0**



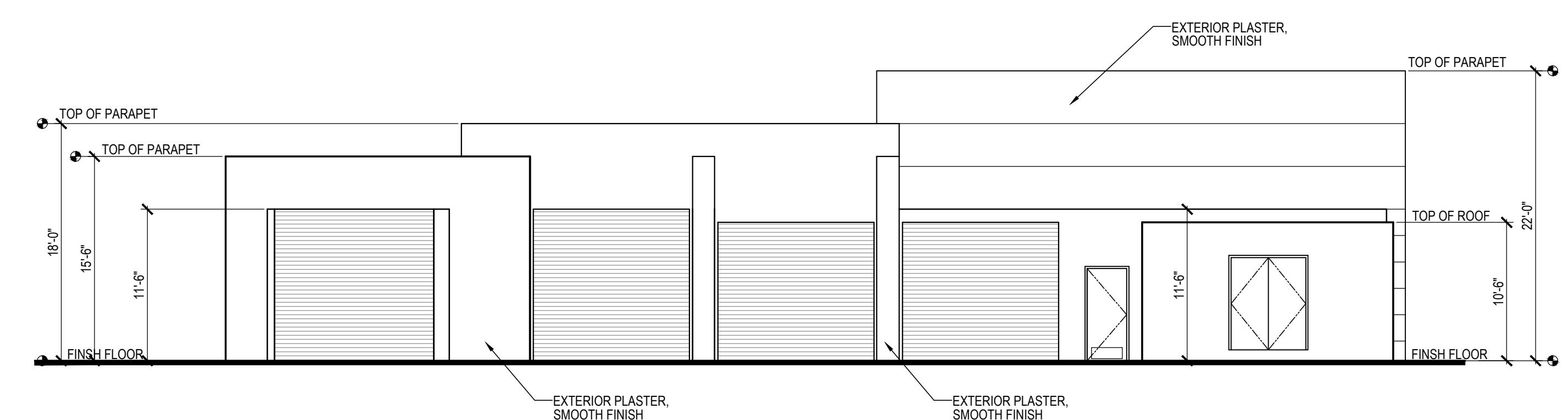
BUILDING "B" PROPOSED EAST ELEVATION

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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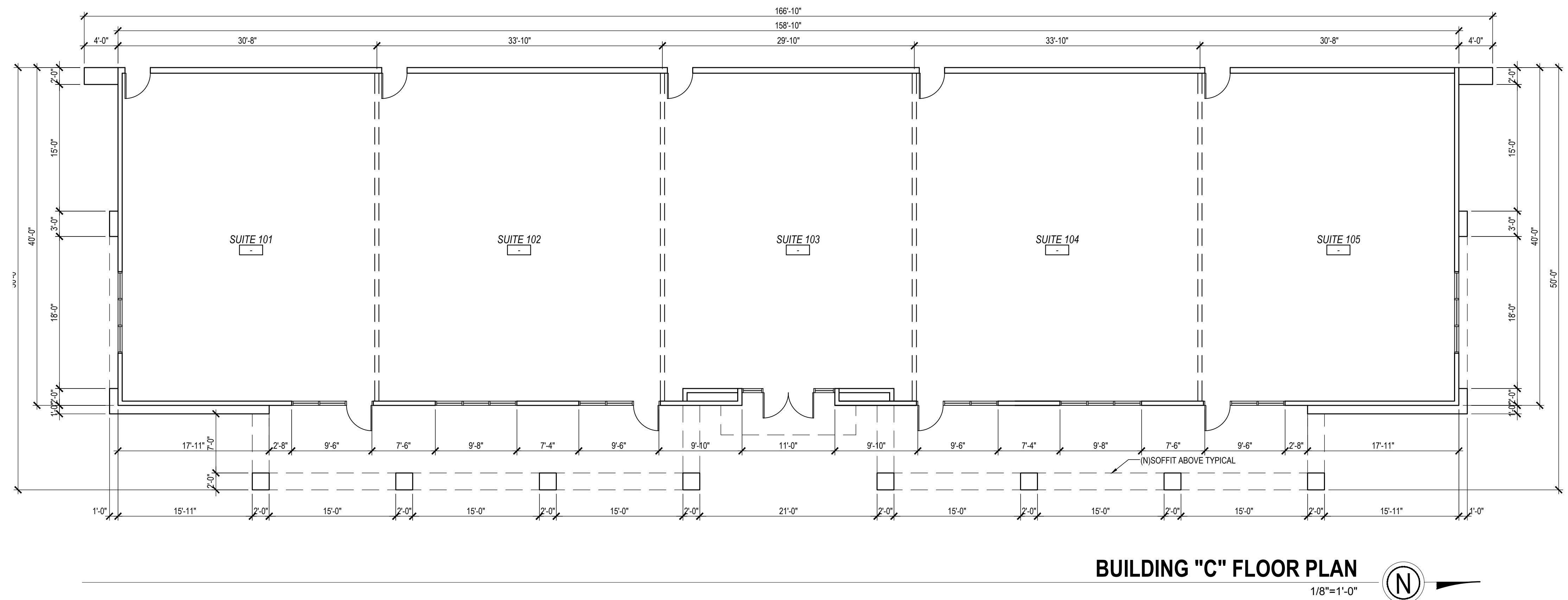
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**BUILDING "B"  
EXTERIOR ELEVATIONS**

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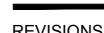
**AB3.1**



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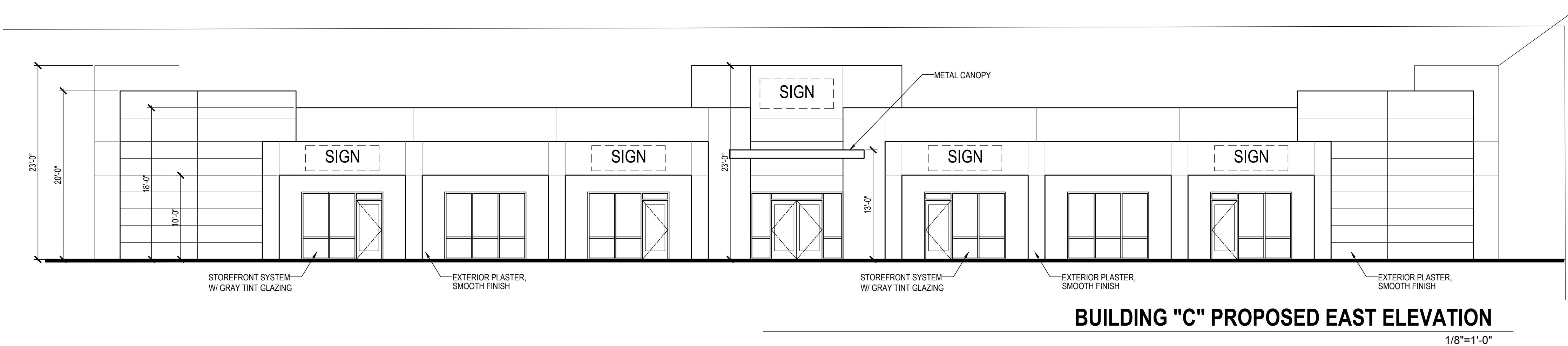
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SHEET TITLE  
**BUILDING "C"  
FLOOR PLAN**

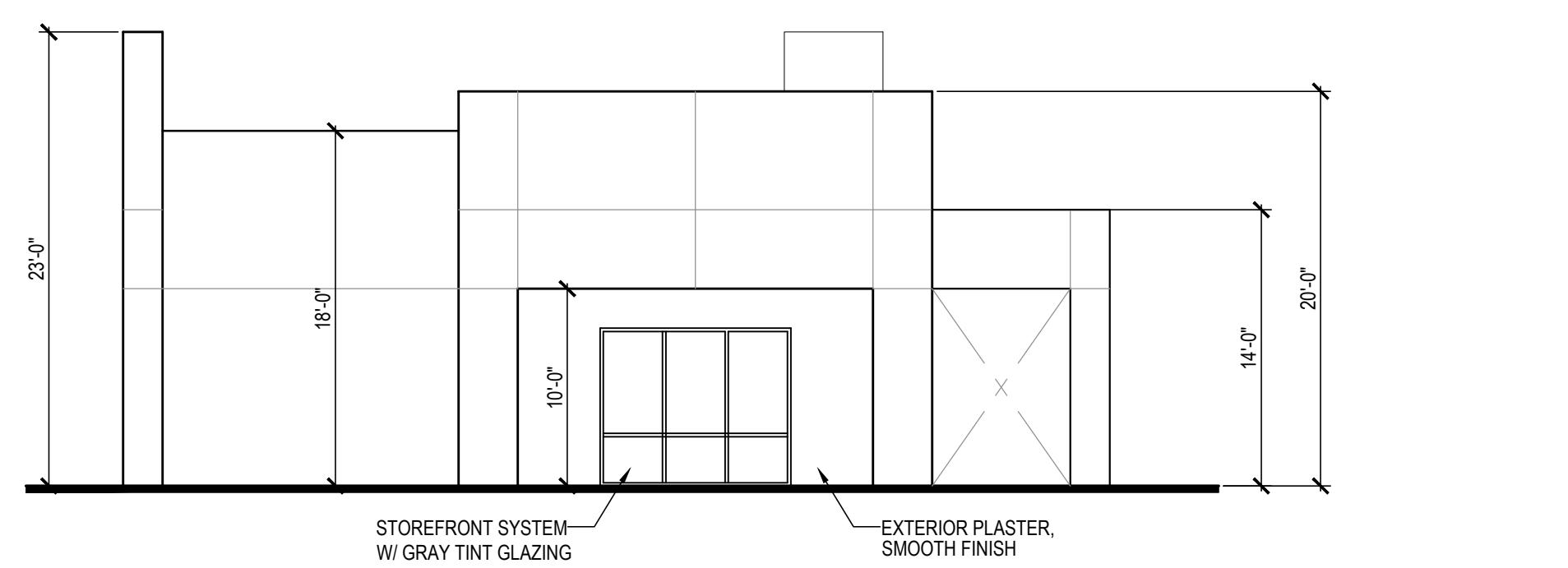
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**AC2.1**



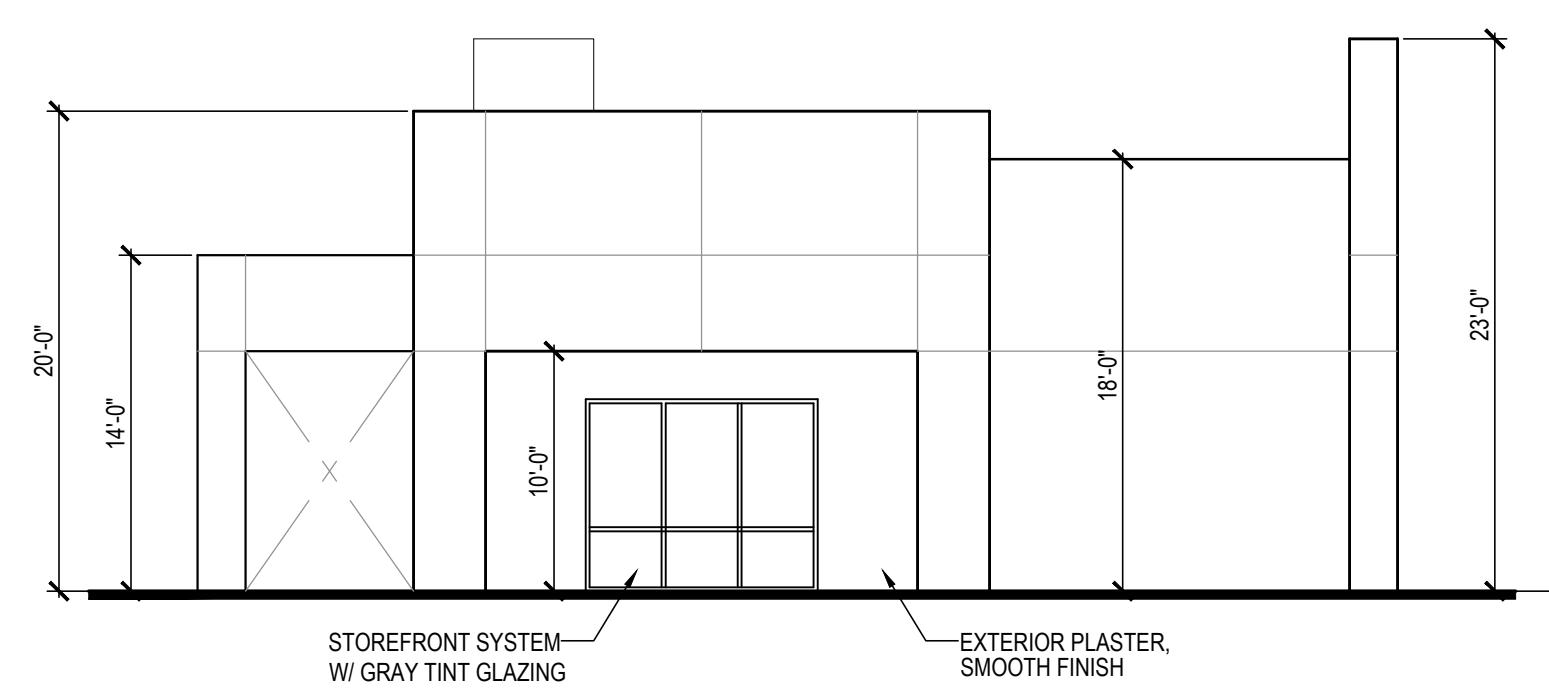
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1/8"=1'-0"



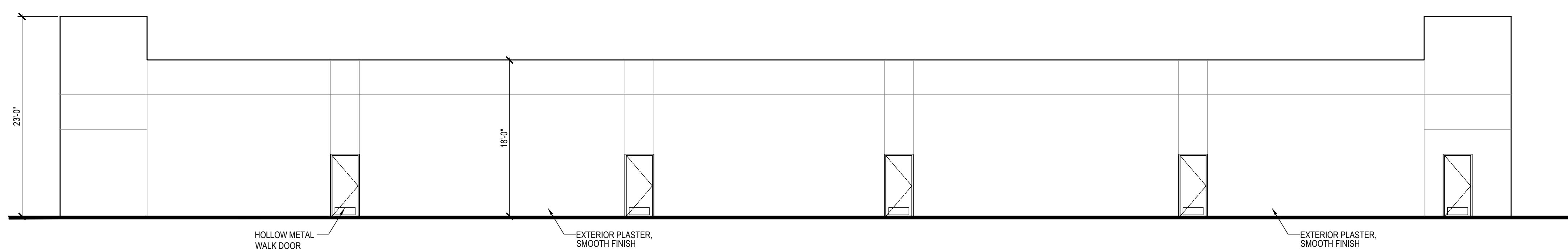
# **BUILDING "C" PROPOSED SOUTH ELEVATION**

1/8"=1'-0"



# **BUILDING "C" PROPOSED NORTH ELEVATION**

1/8"=1'-0"



# **BUILDING "C" PROPOSED WEST ELEVATION**

1/8"=1'-0"

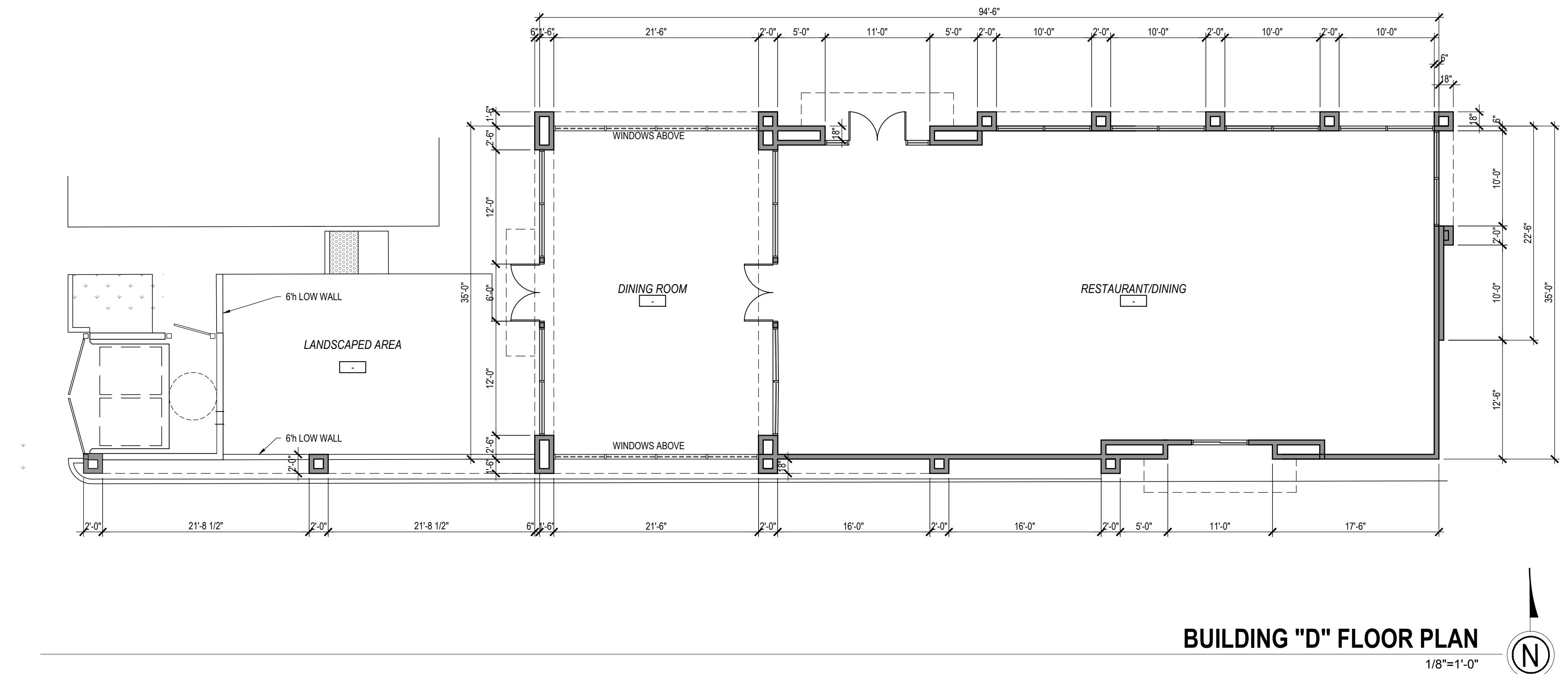
# HIGHLAND SPRINGS REMODEL AND DEVELOPMENT

695 HIGHLAND SPRINGS AVE, BEAUMONT, CA

ET TITLE  
**BUILDING "C"  
PROPOSED  
EXTERIOR ELEVATIONS**

SET NO.

# AC3 1



**HIGHLAND SPRINGS REMODEL  
AND DEVELOPMENT**

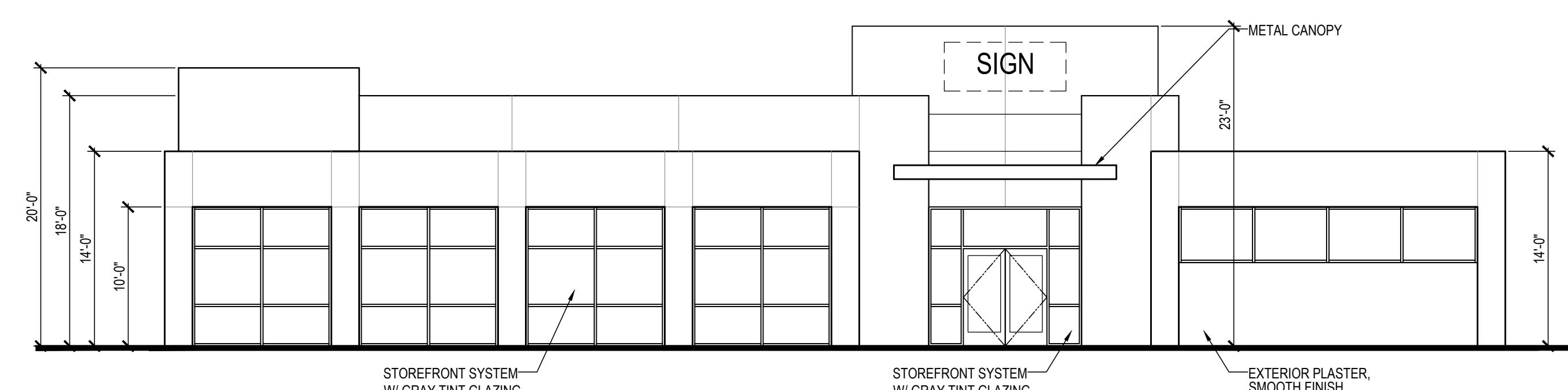
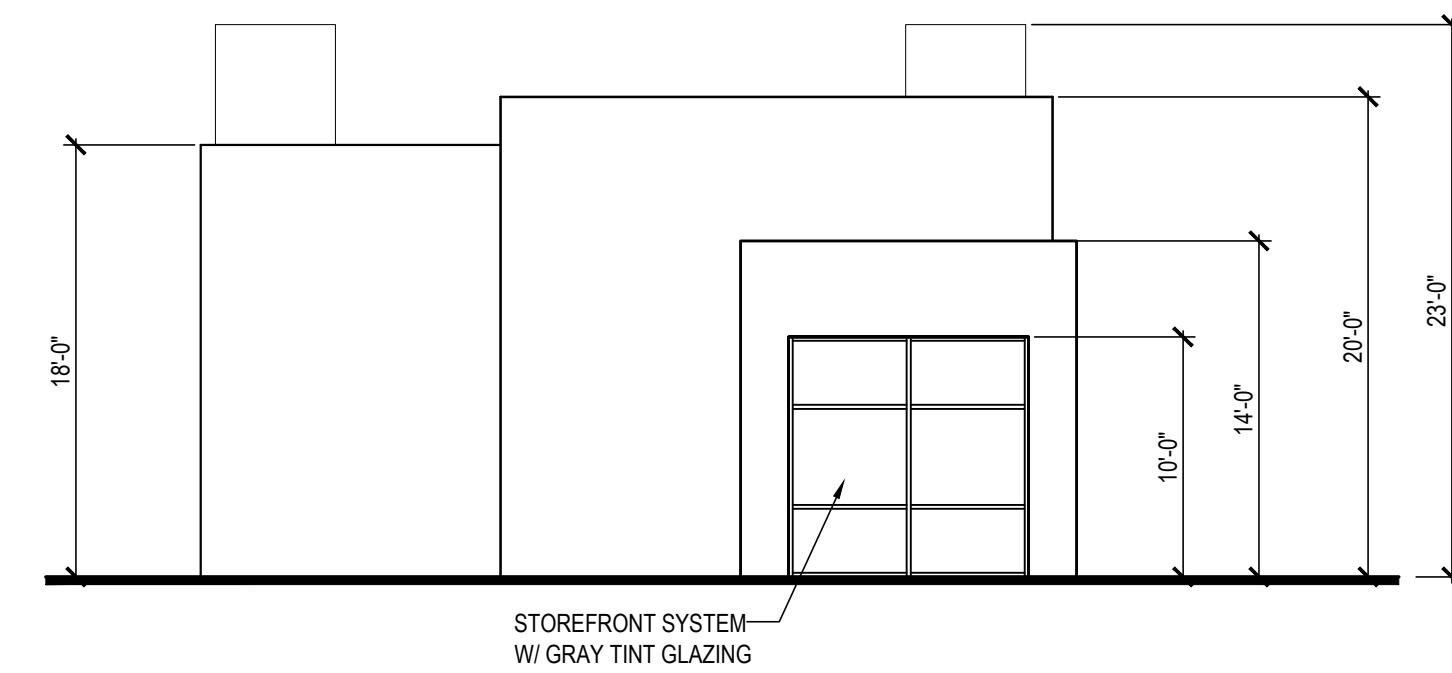
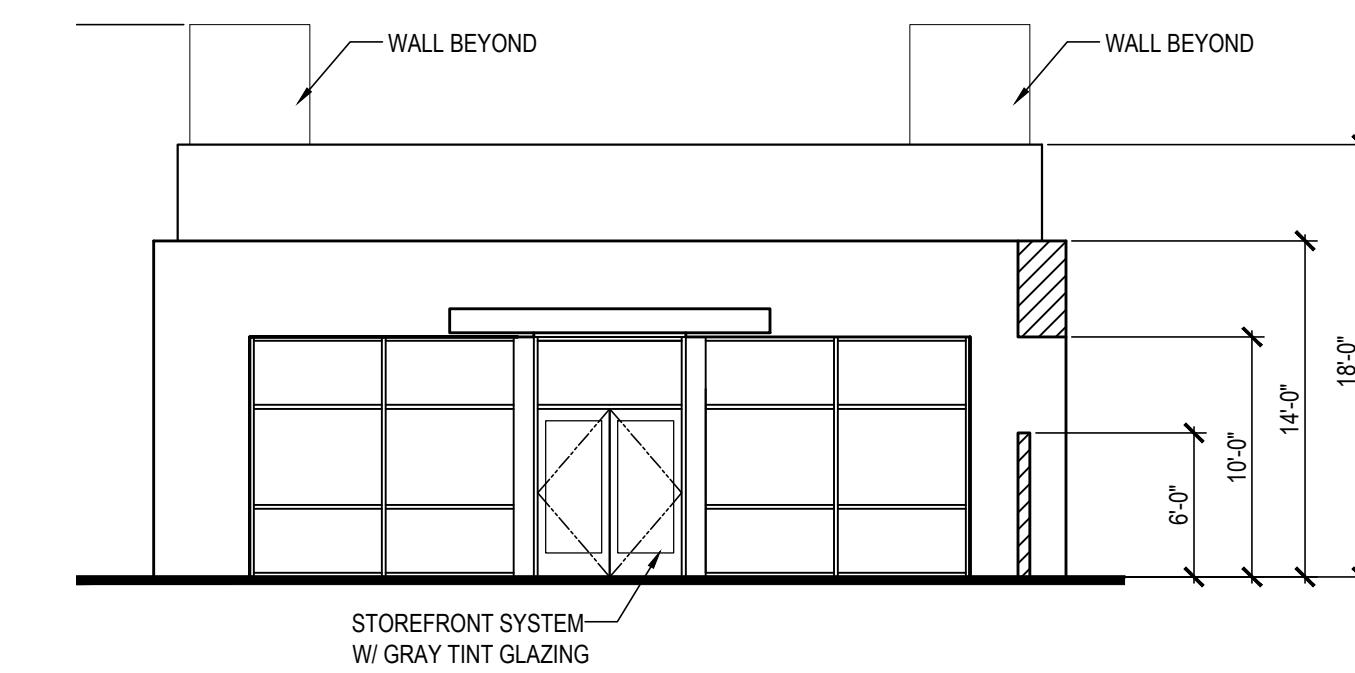
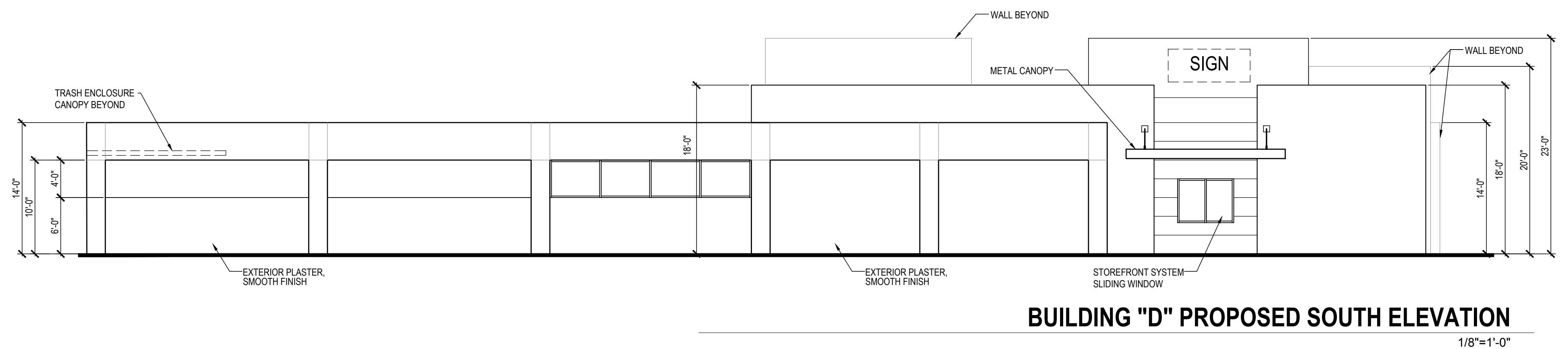
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SCALE • AS NOTED  
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SHEET TITLE  
BUILDING "D"  
FLOOR PLAN  
SHEET NO.

AD2.1



**HIGHLAND SPRINGS REMODEL  
AND DEVELOPMENT**

685 HIGHLAND SPRINGS AVE, BEAUMONT, CA

CONSULTANTS

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EXTERIOR ELEVATIONS  
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