

- 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 WOMP 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
8% 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

695 HIGHLAND SPRINGS AVE, BEAUMONT, CA

PROJECT INFORMATION

SITE ADDRESS: 695 HIGHLAND SPRINGS AVE, BEAUMONT, CA

OWNER/APPLICANT: HIGH SAND, INC.
ABE HARB
18095 GREEN ORCHARD
RIVERSIDE, CA. 92508
951-288-0220

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

SITE DATA

PROJECT DESCRIPTION: EXISTING CAR WASH AND LUBE BUILDINGS REMODEL, DRIVEWAY, PARKING SPACES, VACUUMS/FABRIC COVER, TRASH ENCLOSURE AND LIGHT POLES. PHASE 2 WILL INCLUDE AN OFFICE AND RESTAURANT.

ASSESSOR'S PARCEL NUMBER: 419-150-026 : 419-150-027 : 419-150-046

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

BUILDING AREA	OCC.	
BUILDING "A".	B	4,230 S.F. EXIST.:3,801 S.F. ADDITION: 429 S.F.
BUILDING "B".	S1	2,924 S.F. 1ST: 1,284 S.F. BASEMENT: 1,540 S.F.
BUILDING "C".	B	6,400 S.F.
BUILDING "D".	B	3,320 S.F.
TOTAL AREA:		16,874 S.F.
TOTAL BUILDING FAR:	0.17	
TOTAL BUILDING FOOTPRINT:	14,394 S.F.	LOT COVERAGE: 16%
LANDSCAPED AREA:	12,722 S.F.	COVERAGE=12.6%

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

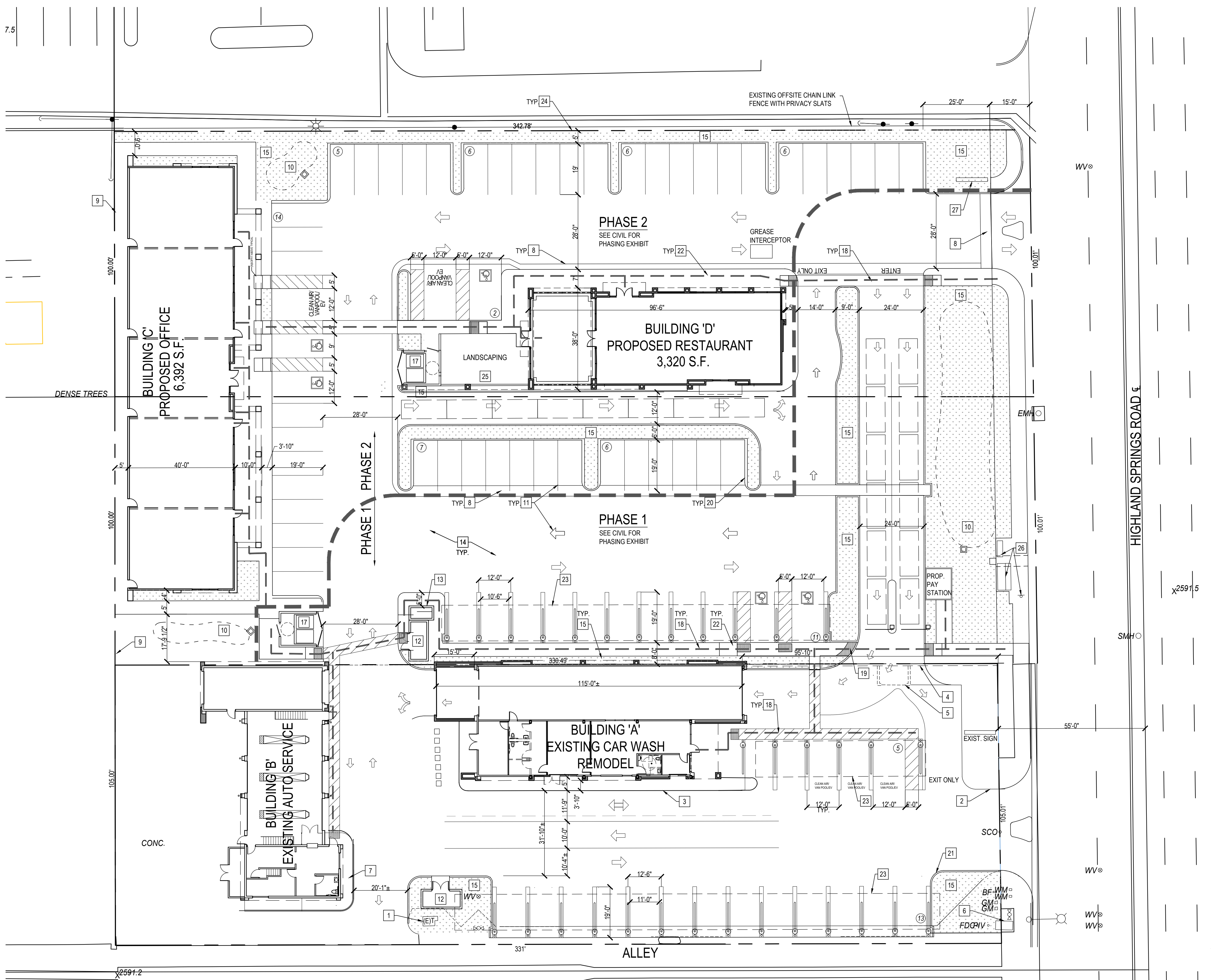
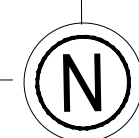
PHASE "1" OFF-STREET PARKING TABULATION

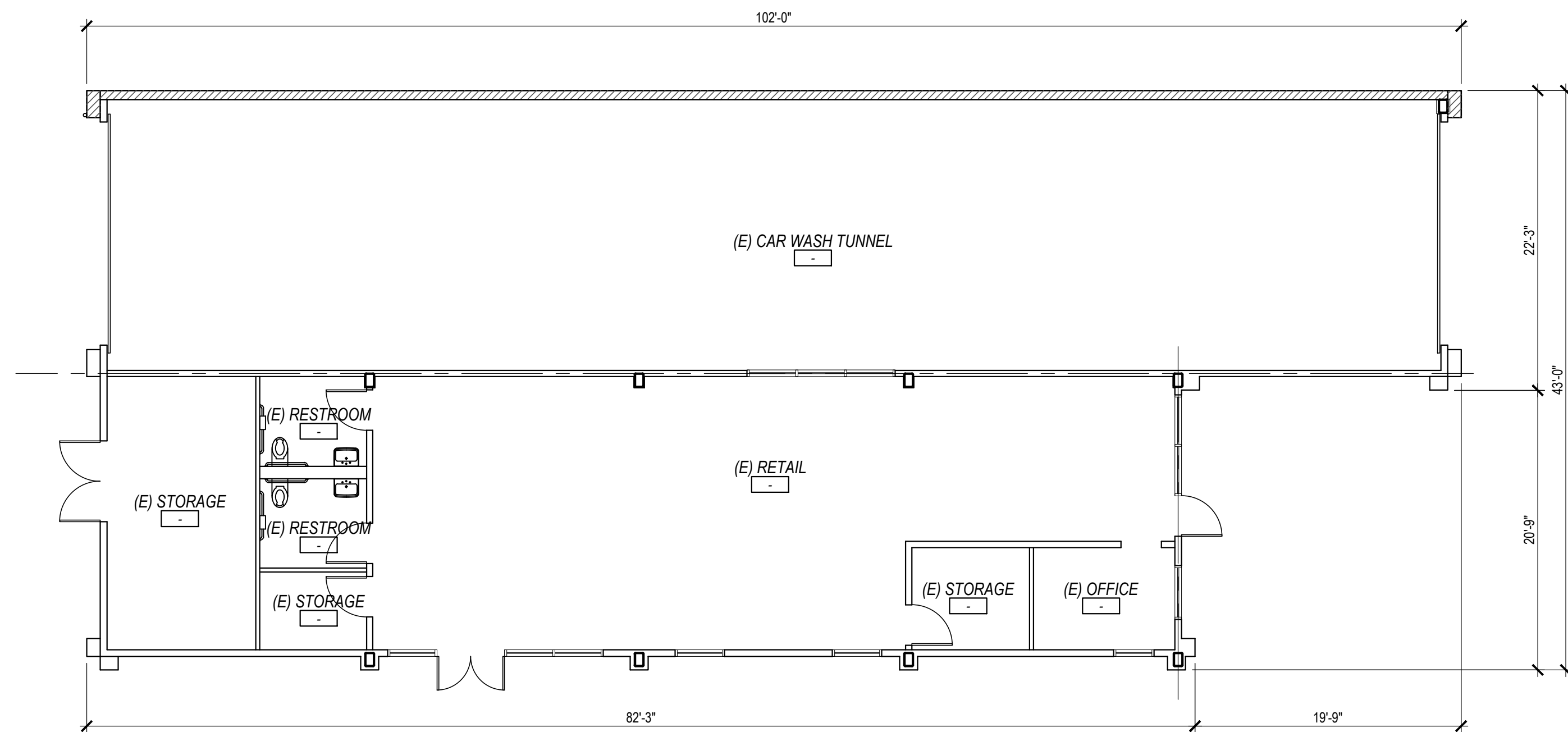
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B (EXIST. BLDG. "A" CAR WASH WAITING AREA) B (EXIST. BLDG "B" AUTO SERVICE RETAIL AREA)	1,384 S.F. 1,540 S.F.	1:200	15
TOTAL REQUIRED PARKING SPACES			24
TOTAL REQUIRED ACCESSIBLE PARKING SPACES (PER 2016 C.B.C. TABLE 11B-208.2)			1
TOTAL STANDARD 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"

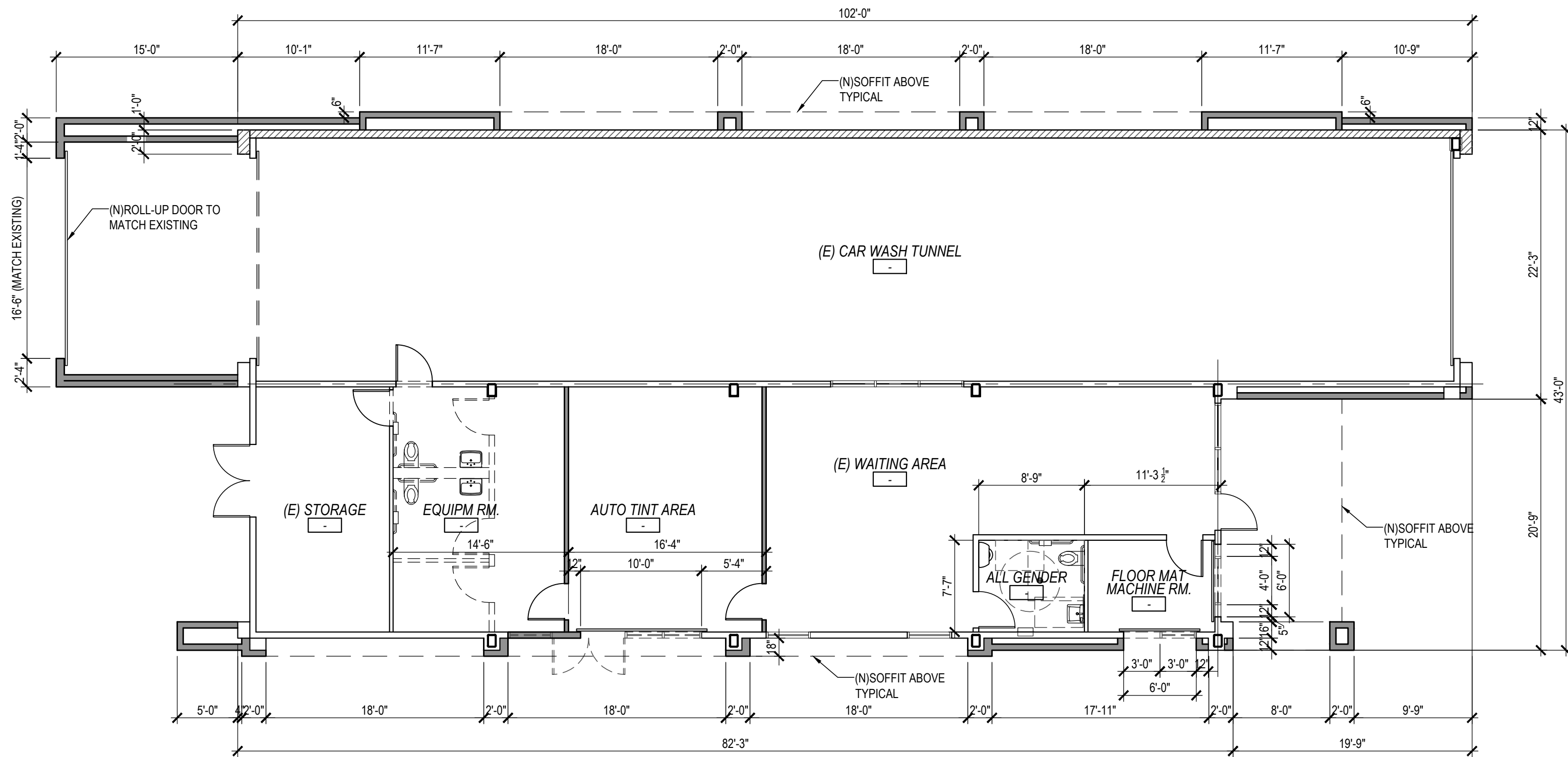
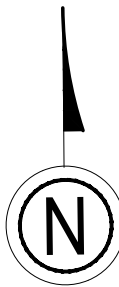
1"=20'-0"





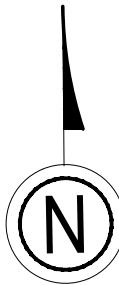
BUILDING "A" EXISTING FLOOR PLAN

1/8"=1'-0"



BUILDING "A" PROPOSED FLOOR PLAN

1/8"=1'-0"



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AND DEVELOPMENT

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SCALE	• AS NOTED

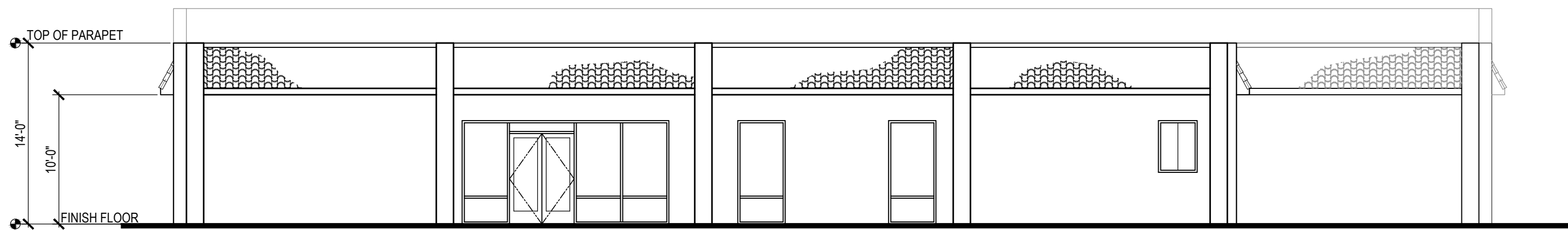
REVISIONS △

SHEET TITLE

BUILDING "A"
FLOOR PLANS

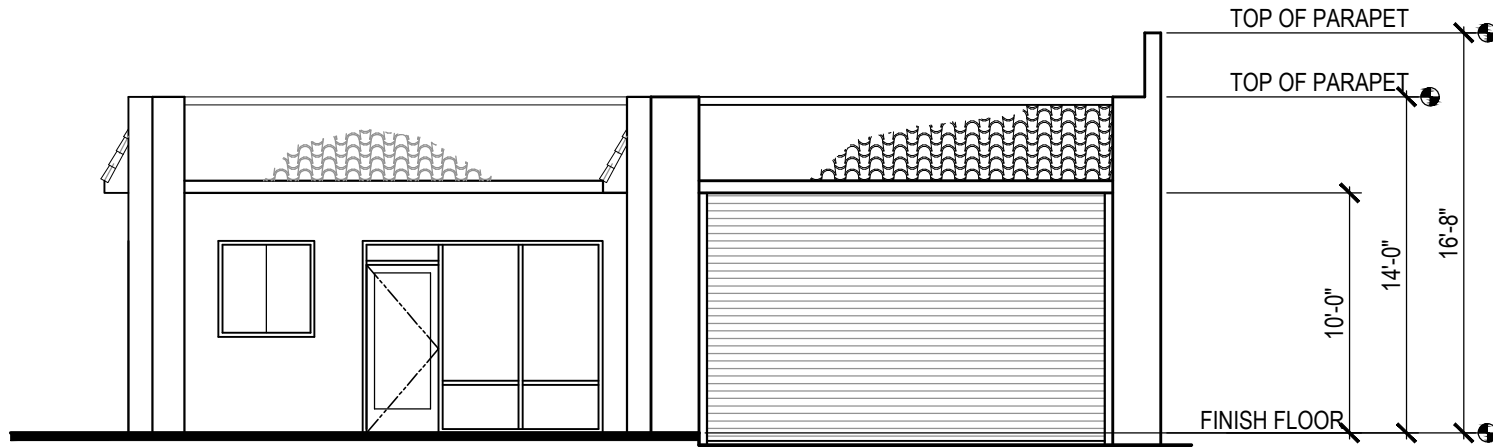
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AA2.1



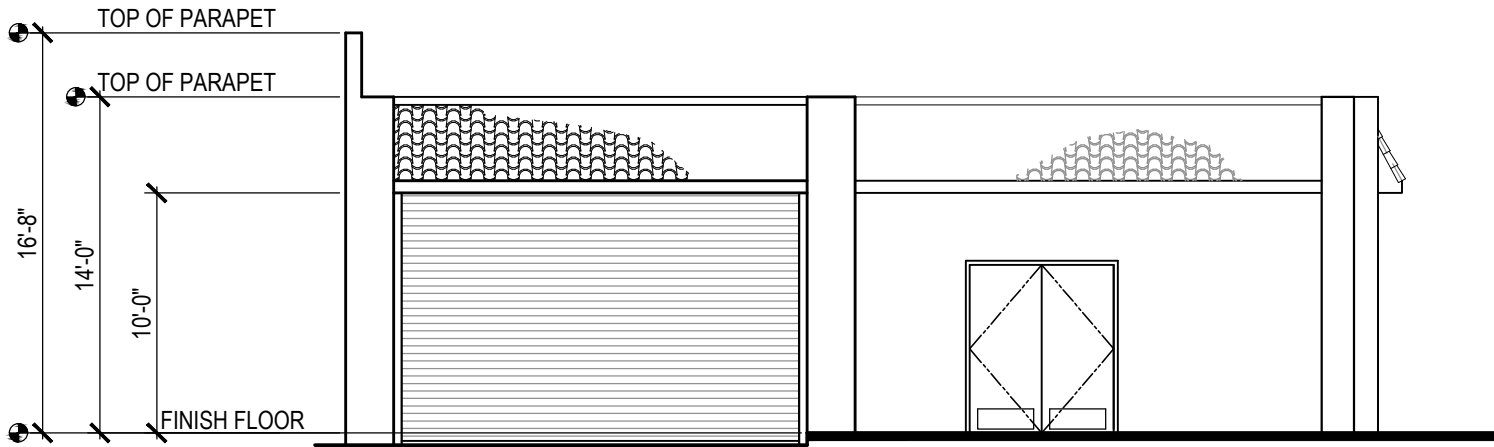
BUILDING "A" EXISTING SOUTH ELEVATION

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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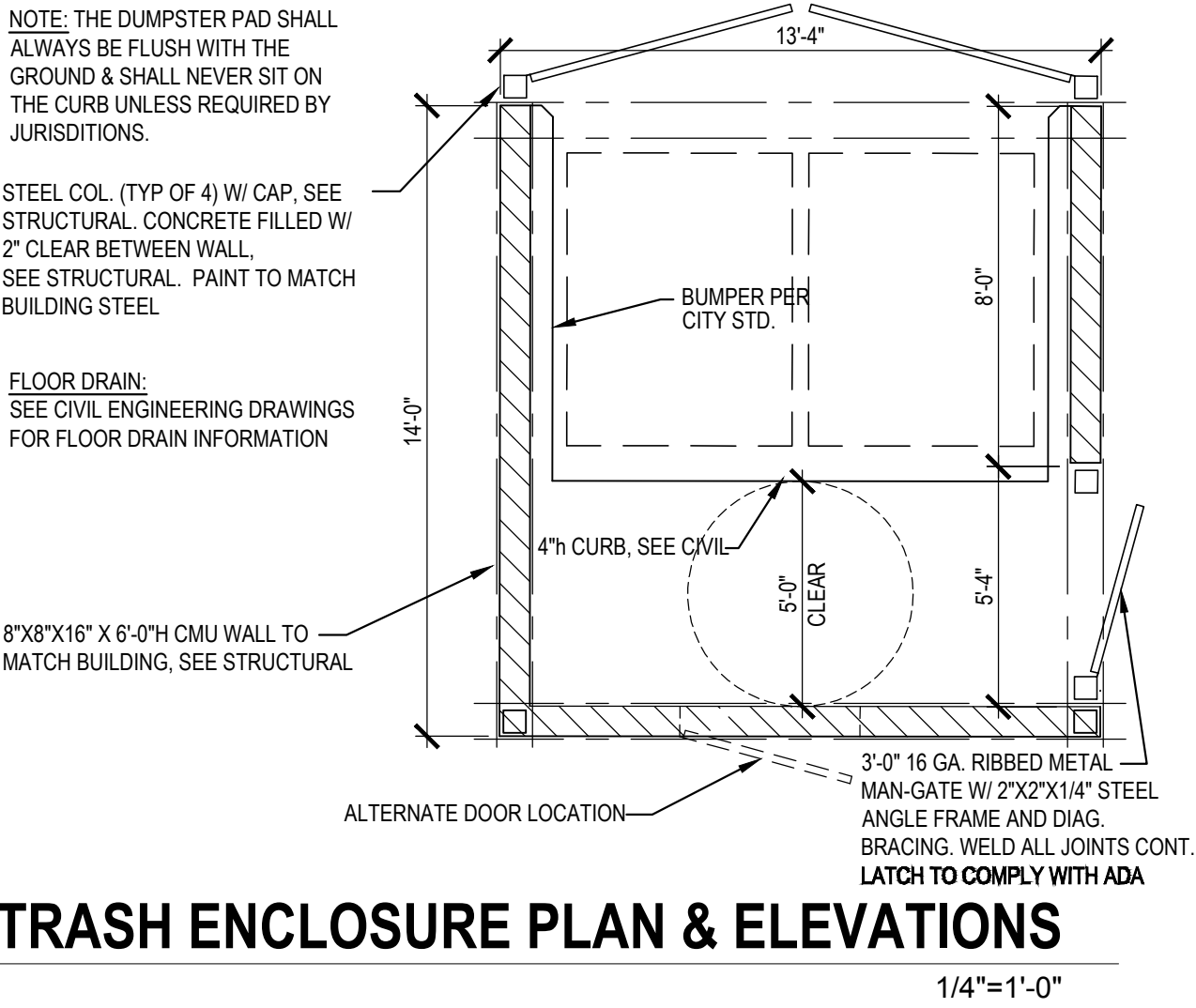
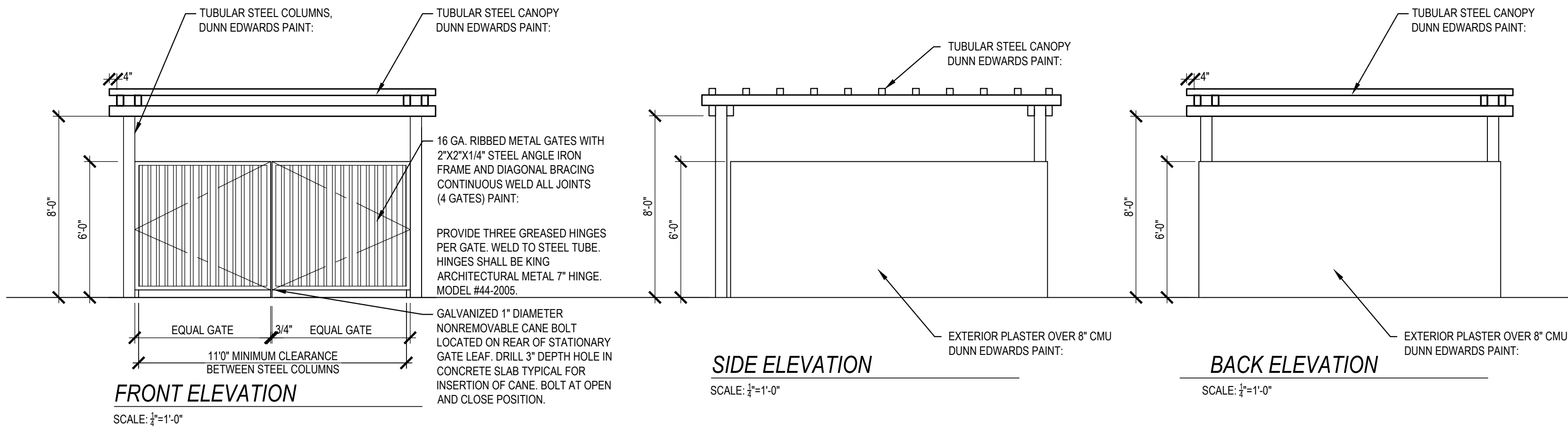
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EXTERIOR ELEVATIONS

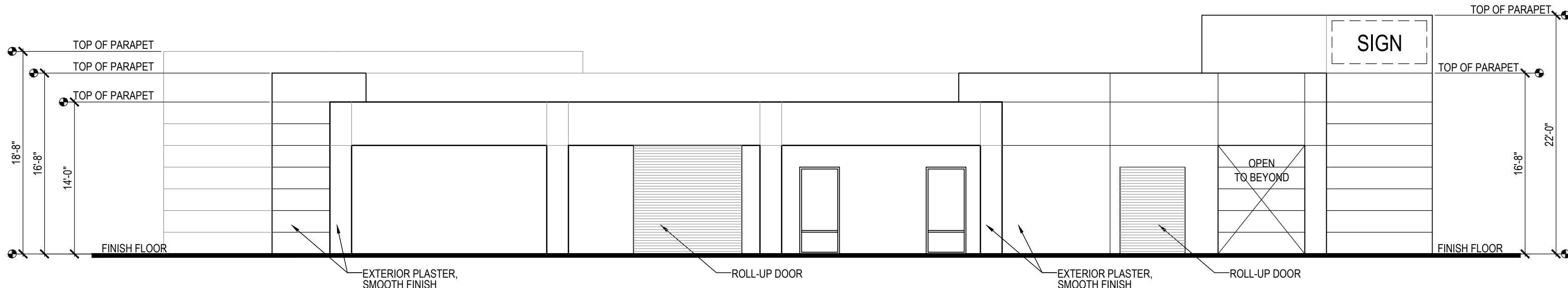
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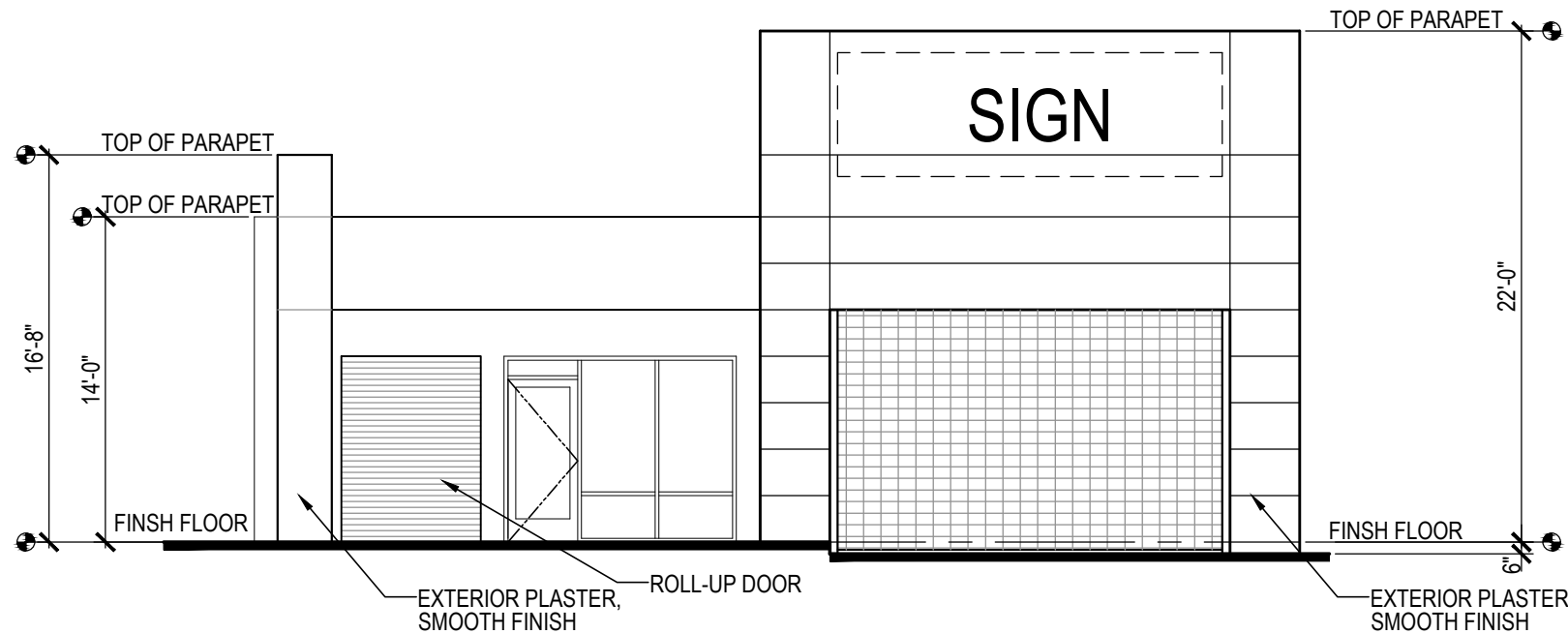


TYPICAL TRASH ENCLOSURE PLAN & ELEVATIONS

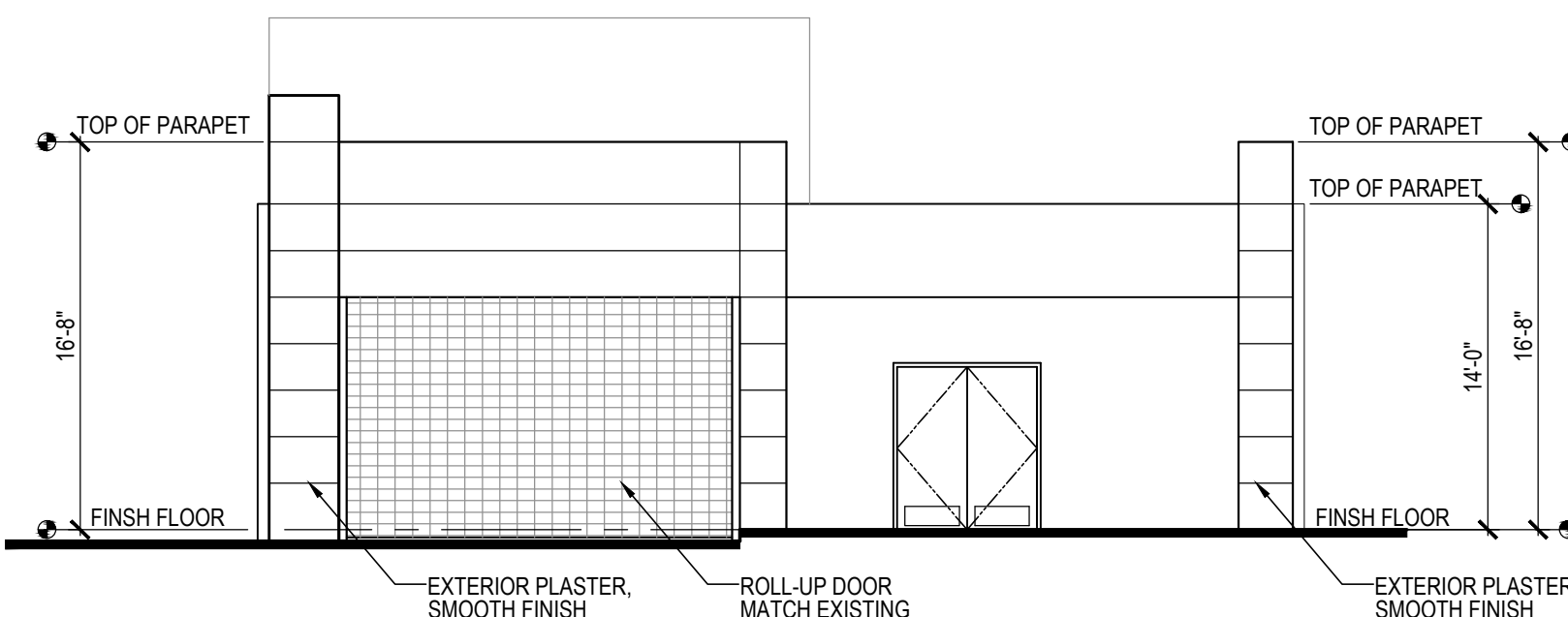
TYPICAL VACUUM CANOPY



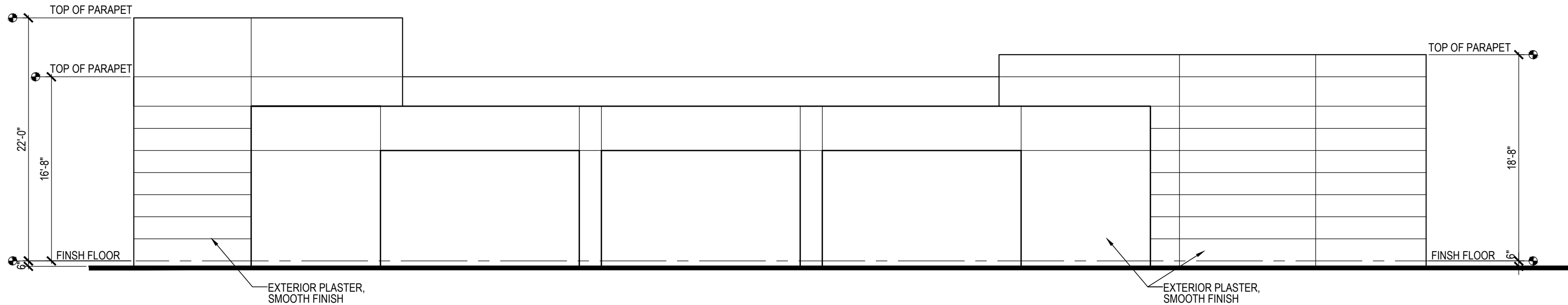
BUILDING "A" PROPOSED SOUTH ELEVATION



BUILDING "A" PROPOSED WEST ELEVATION



BUILDING "A" PROPOSED EAST ELEVATION



BUILDING "A" PROPOSED NORTH ELEVATION

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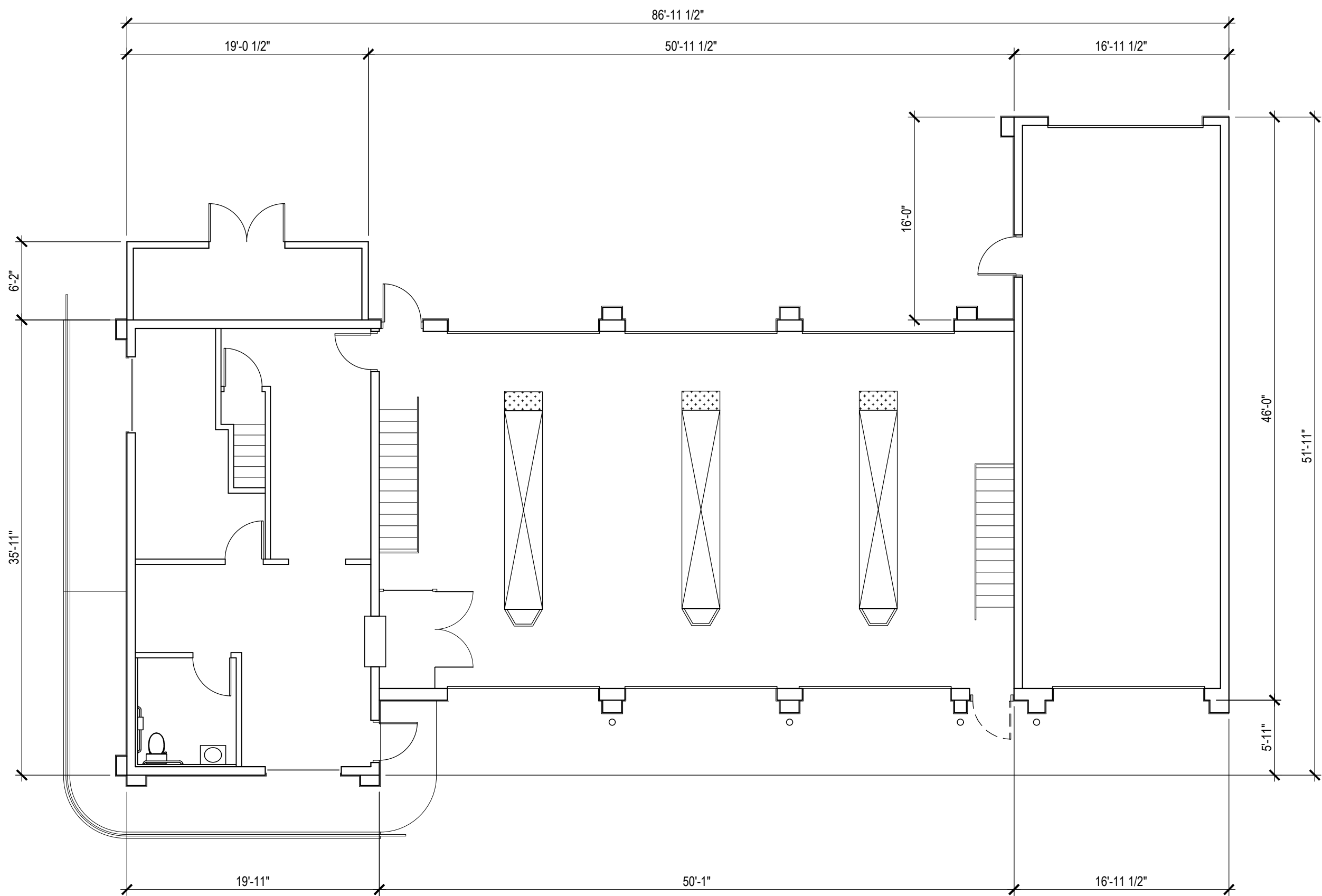
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BUILDING "A"
PROPOSED
EXTERIOR ELEVATIONS

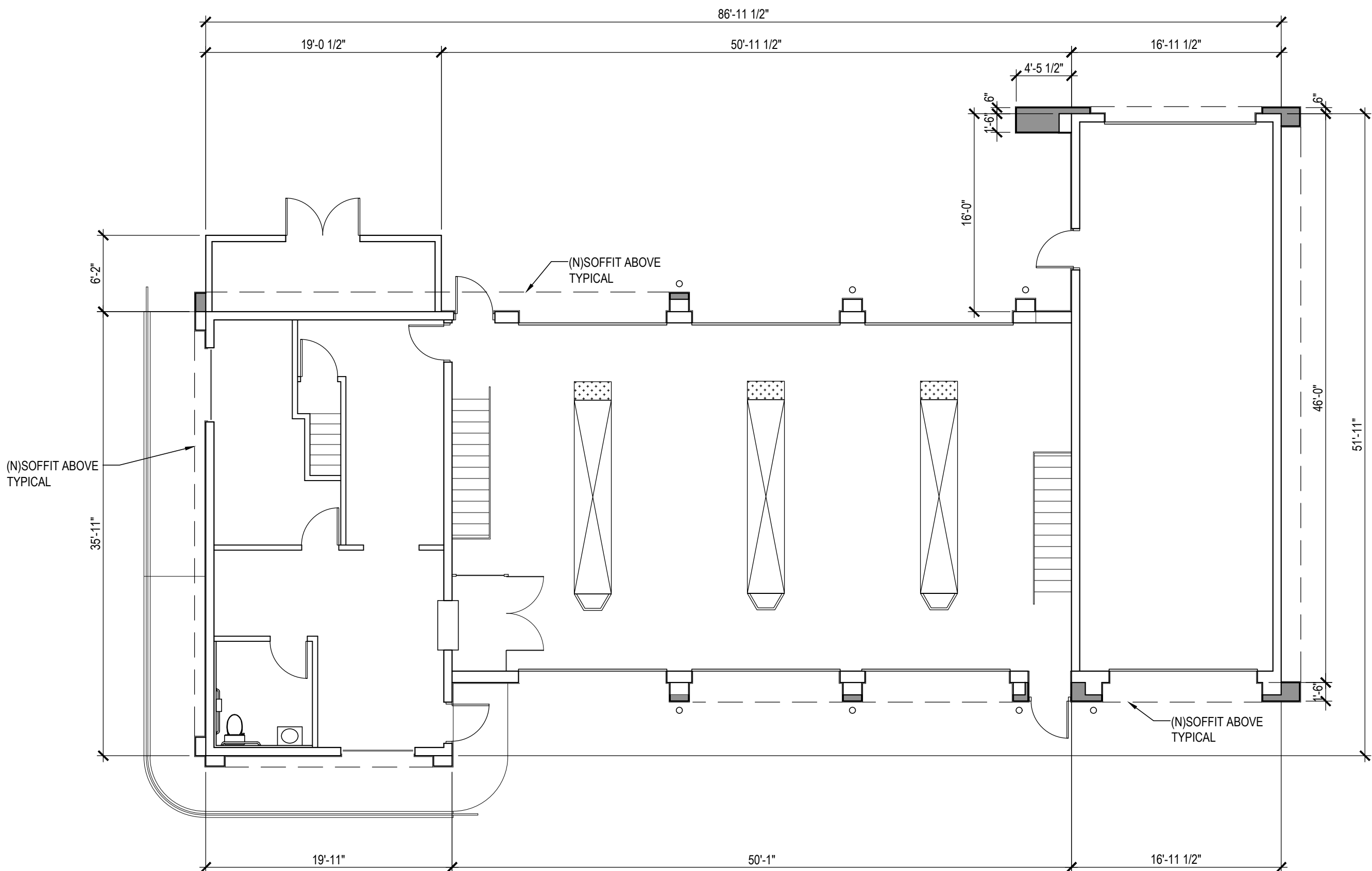
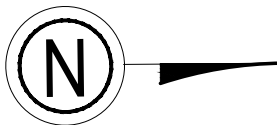
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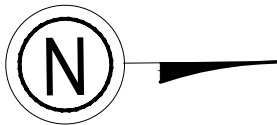
BUILDING "B" EXISTING FLOOR PLAN

1/8"=1'-0"



BUILDING "B" PROPOSED FLOOR PLAN

1/8"=1'-0"



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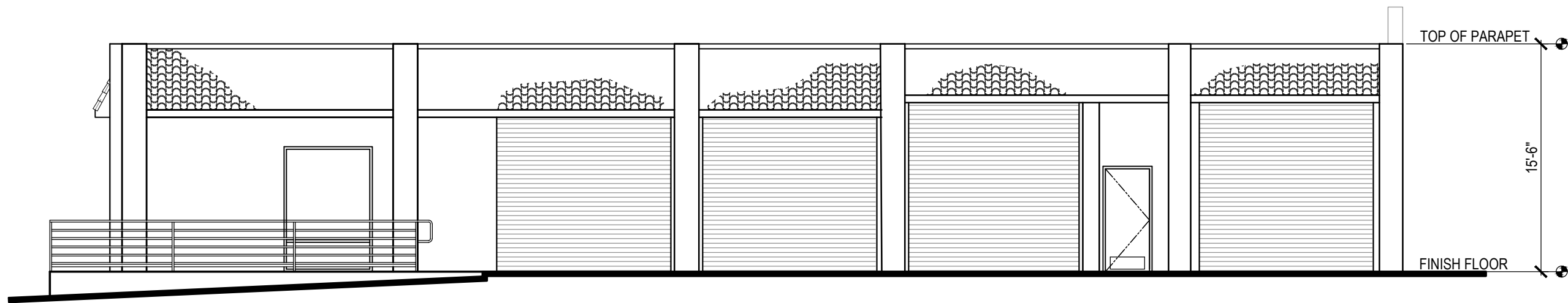
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SHEET TITLE

BUILDING "B"
FLOOR PLAN

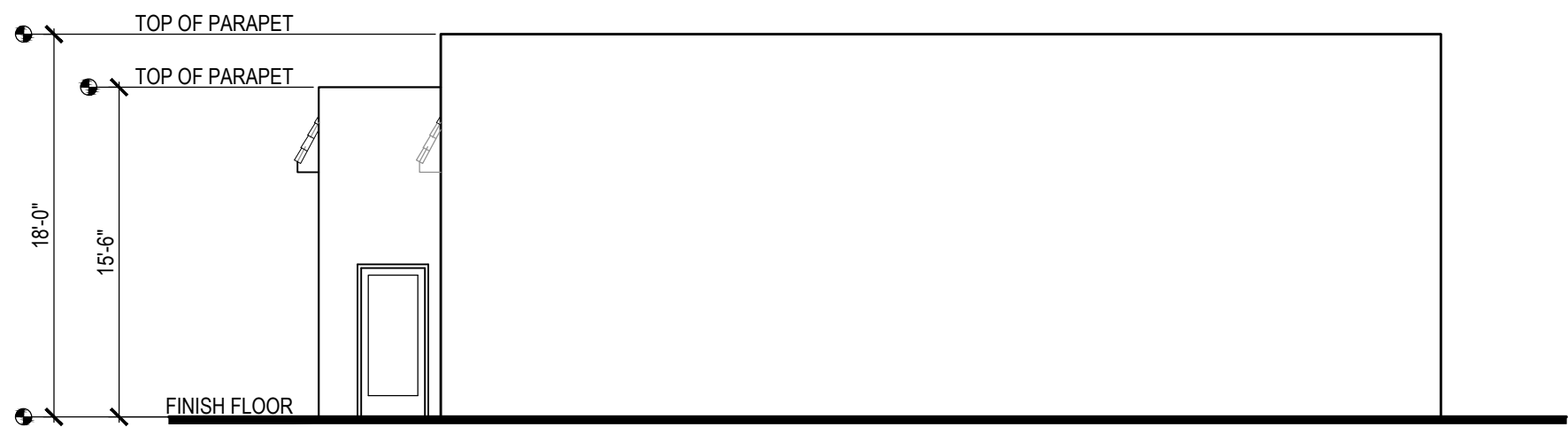
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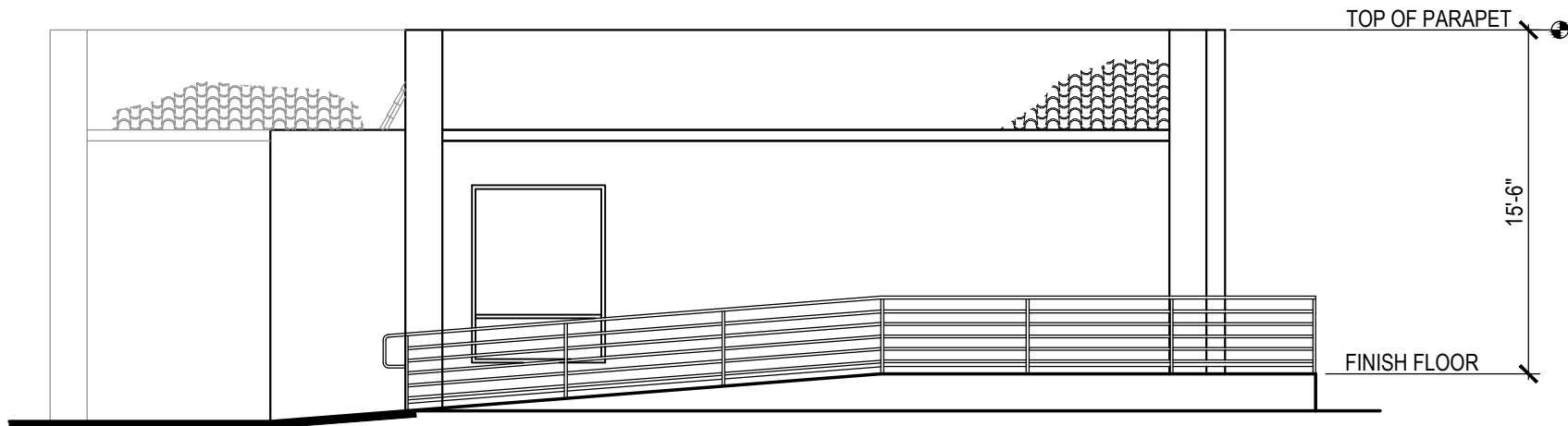
BUILDING "B" EXISTING EAST ELEVATION

1/8"=1'-0"



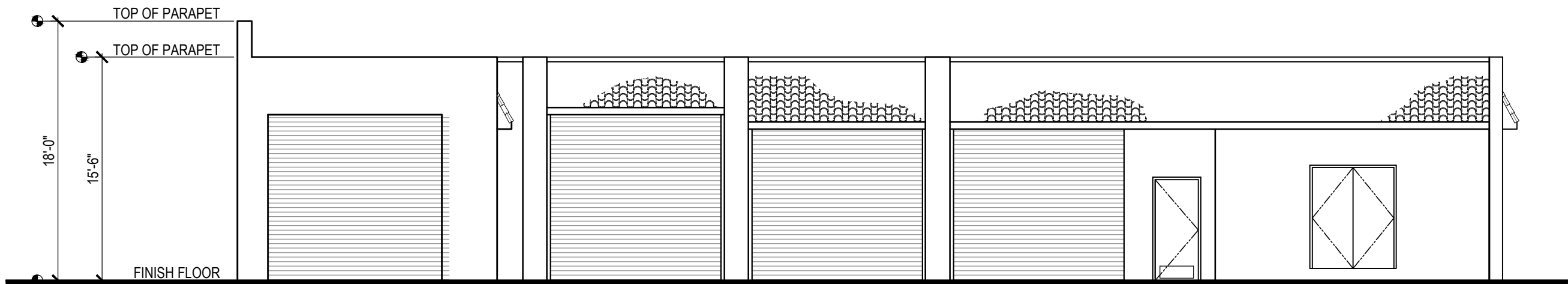
BUILDING "B" EXISTING NORTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING SOUTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING WEST ELEVATION

1/8"=1'-0"

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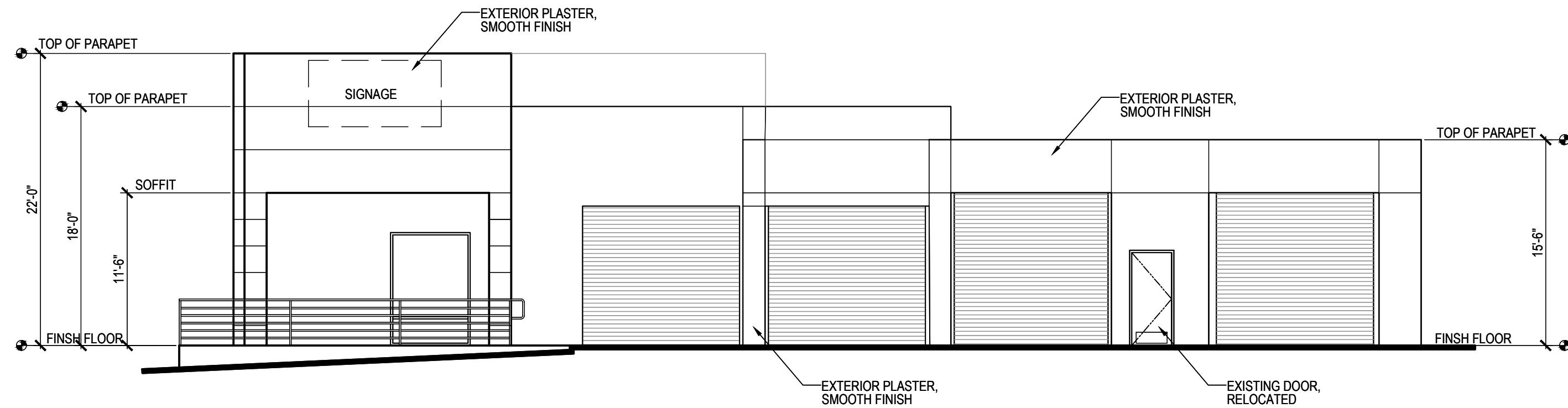
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BUILDING "B"
EXISTING
EXTERIOR ELEVATIONS

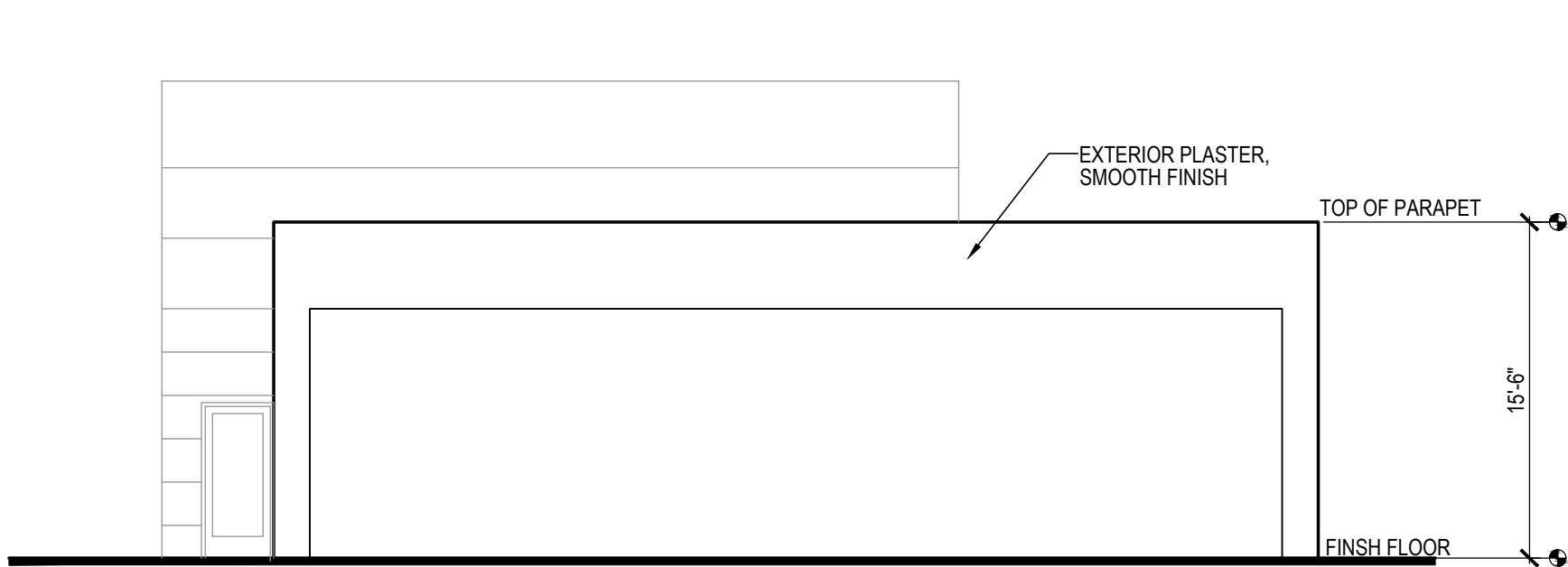
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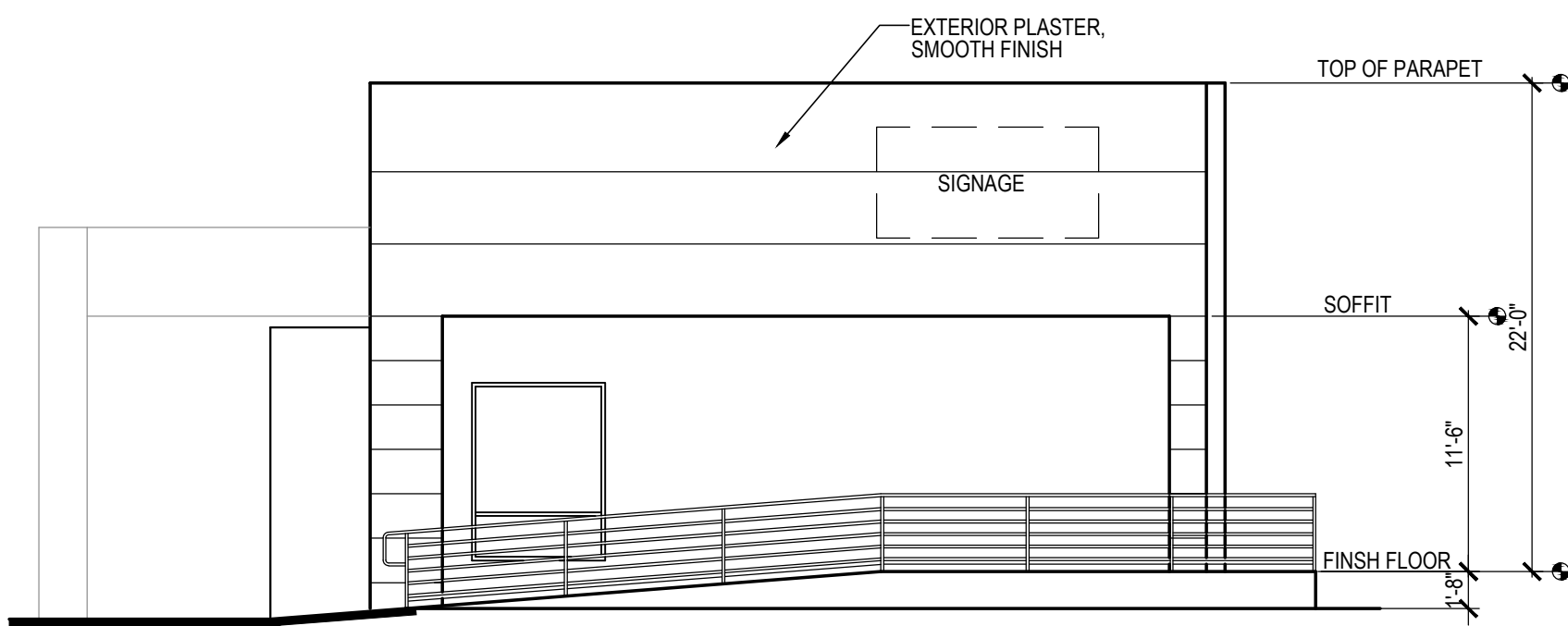
BUILDING "B" PROPOSED EAST ELEVATION

1/8"=1'-0"



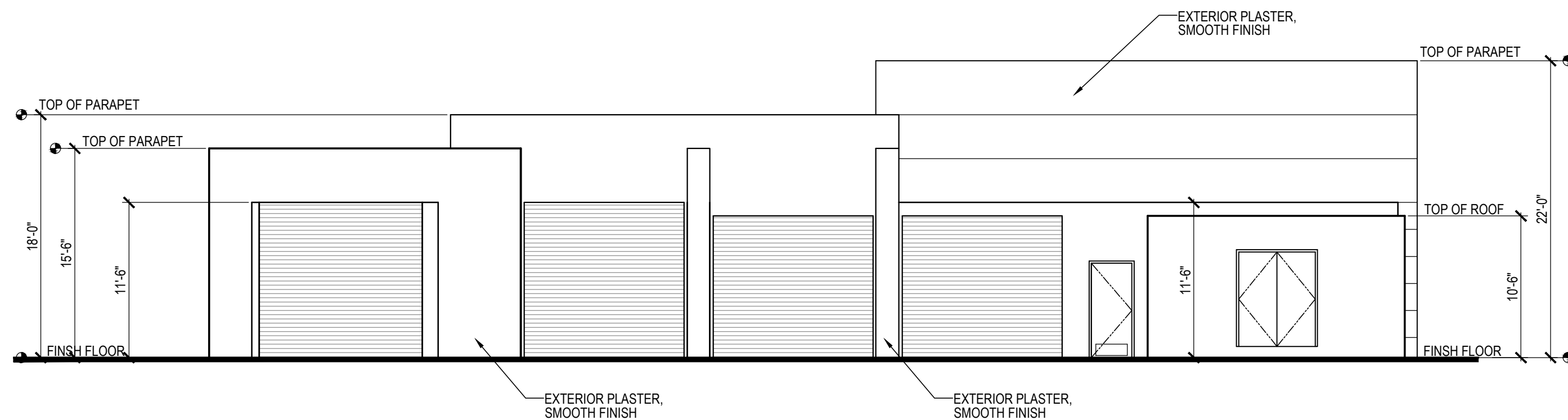
BUILDING "B" PROPOSED NORTH ELEVATION

1/8"=1'-0"



BUILDING "B" PROPOSED SOUTH ELEVATION

1/8"=1'-0"



BUILDING "B" PROPOSED WEST ELEVATION

1/8"=1'-0"

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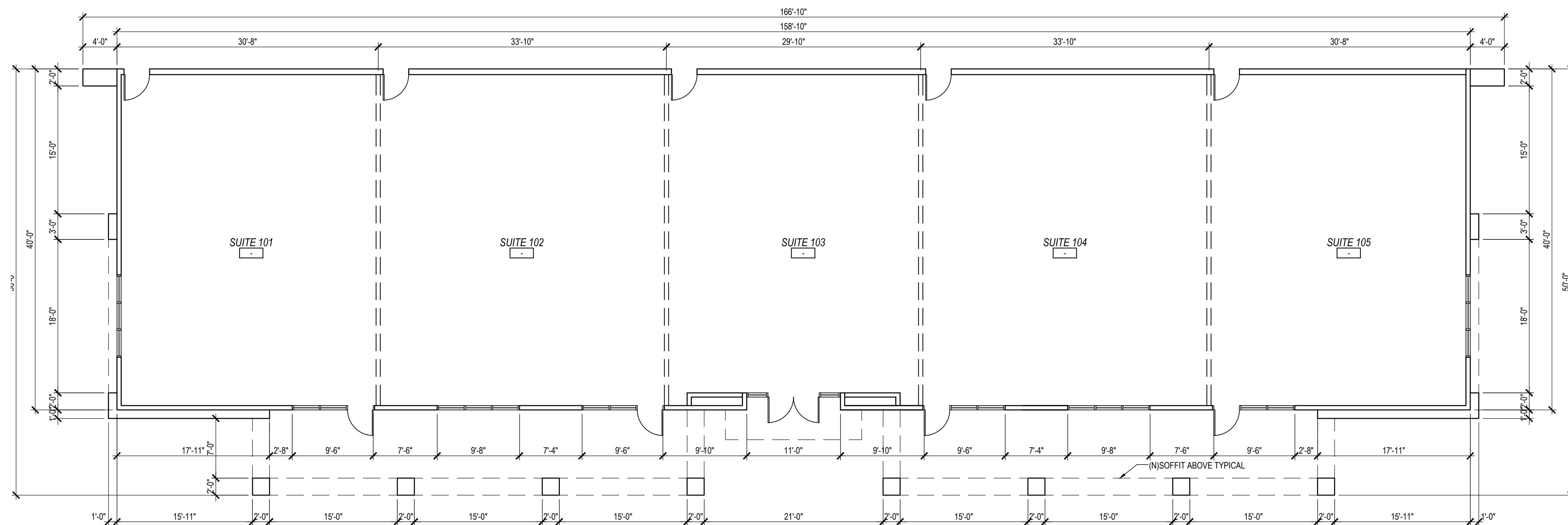
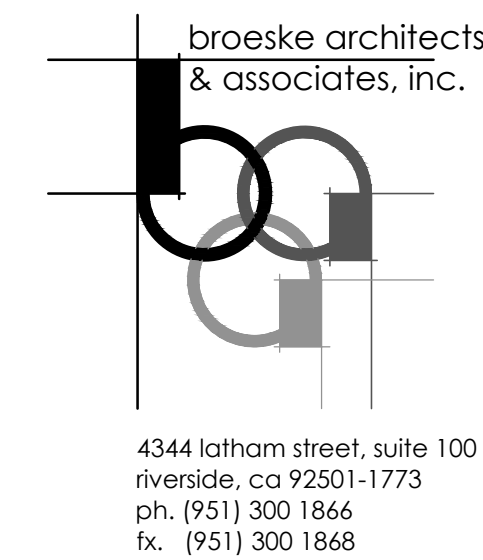
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BUILDING "B"
EXTERIOR ELEVATIONS

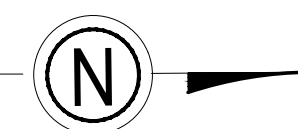
SHEET NO.

AB3.1



BUILDING "C" FLOOR PLAN

1/8"=1'-0"



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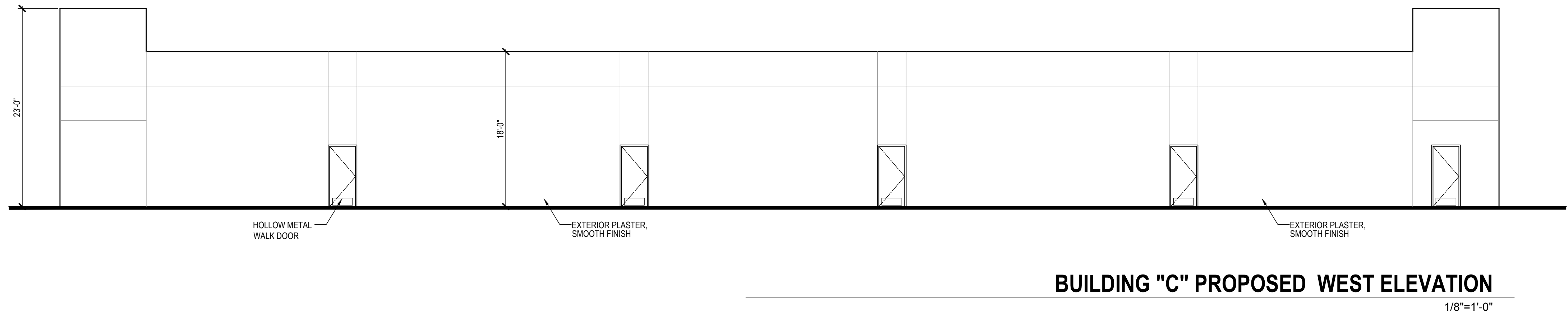
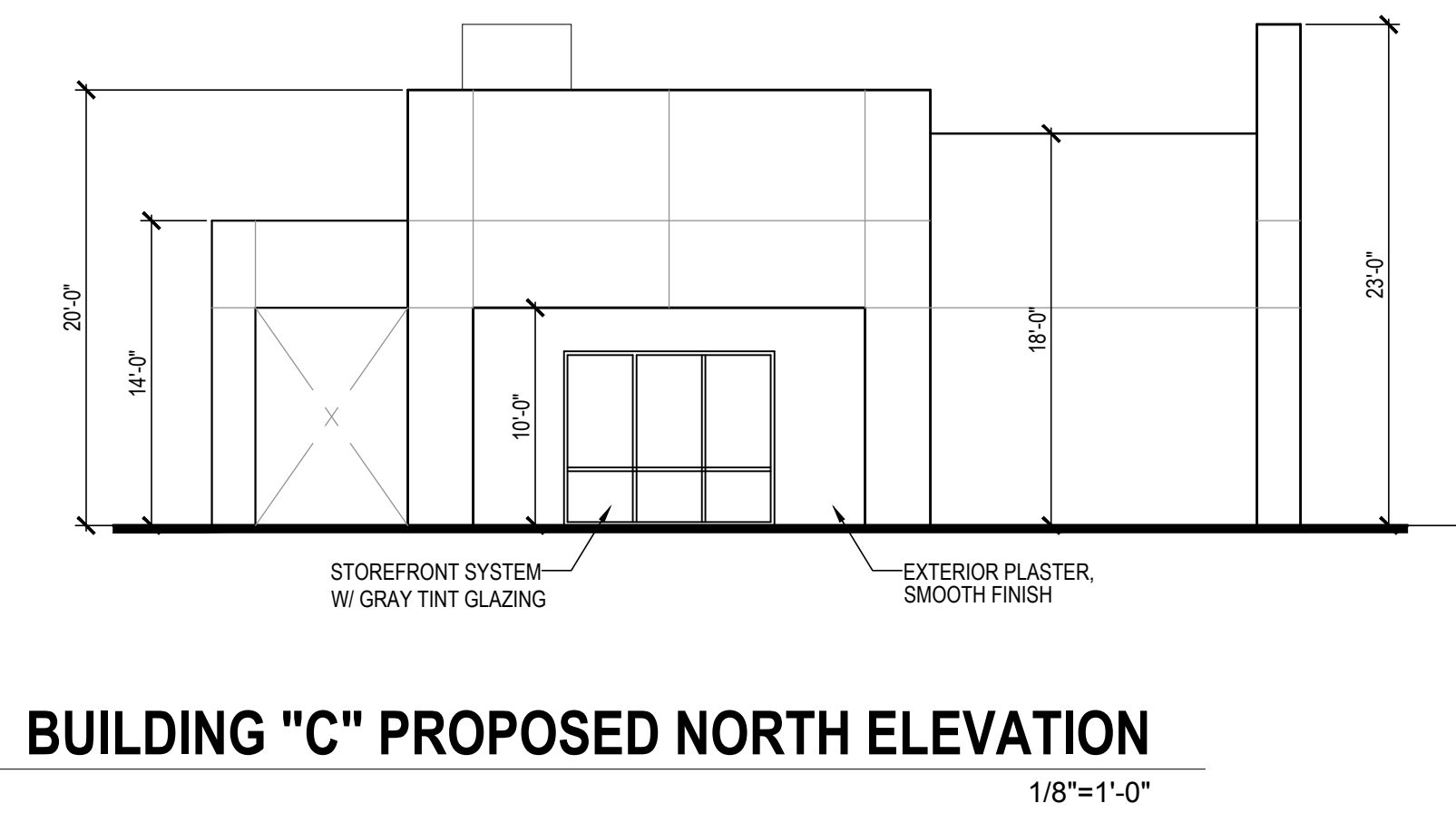
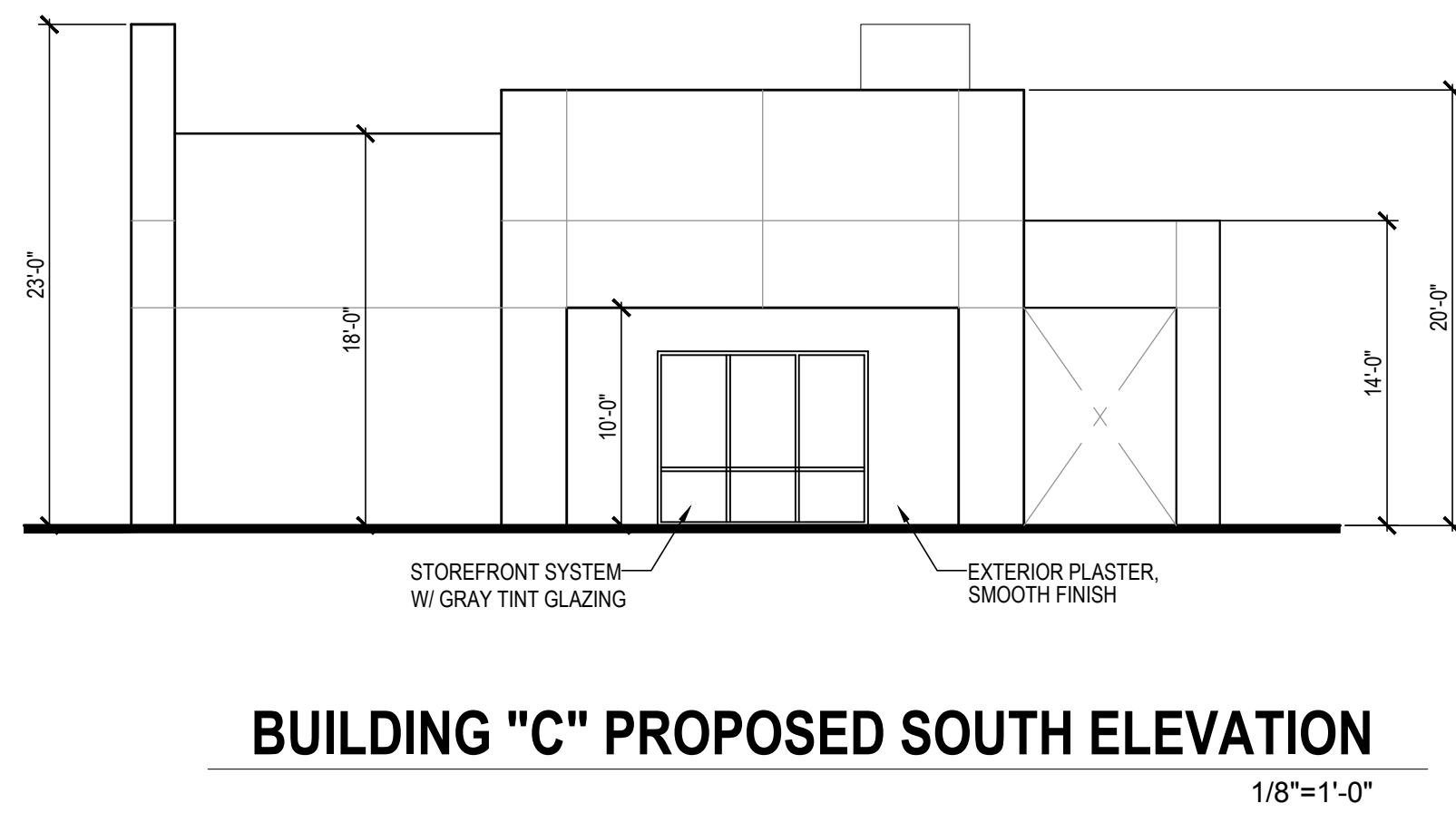
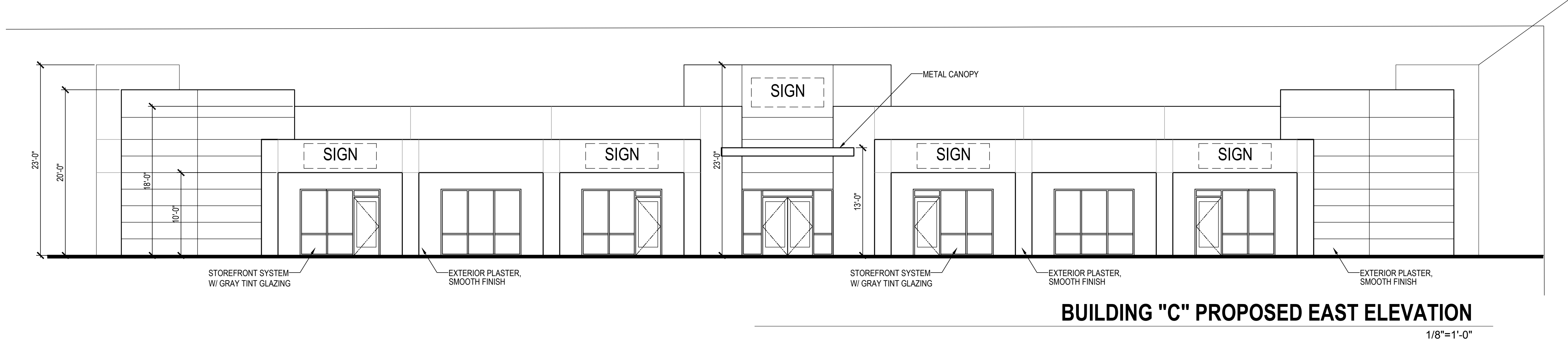
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SHEET TITLE

BUILDING "C"
FLOOR PLAN

SHEET NO.

AC2.1



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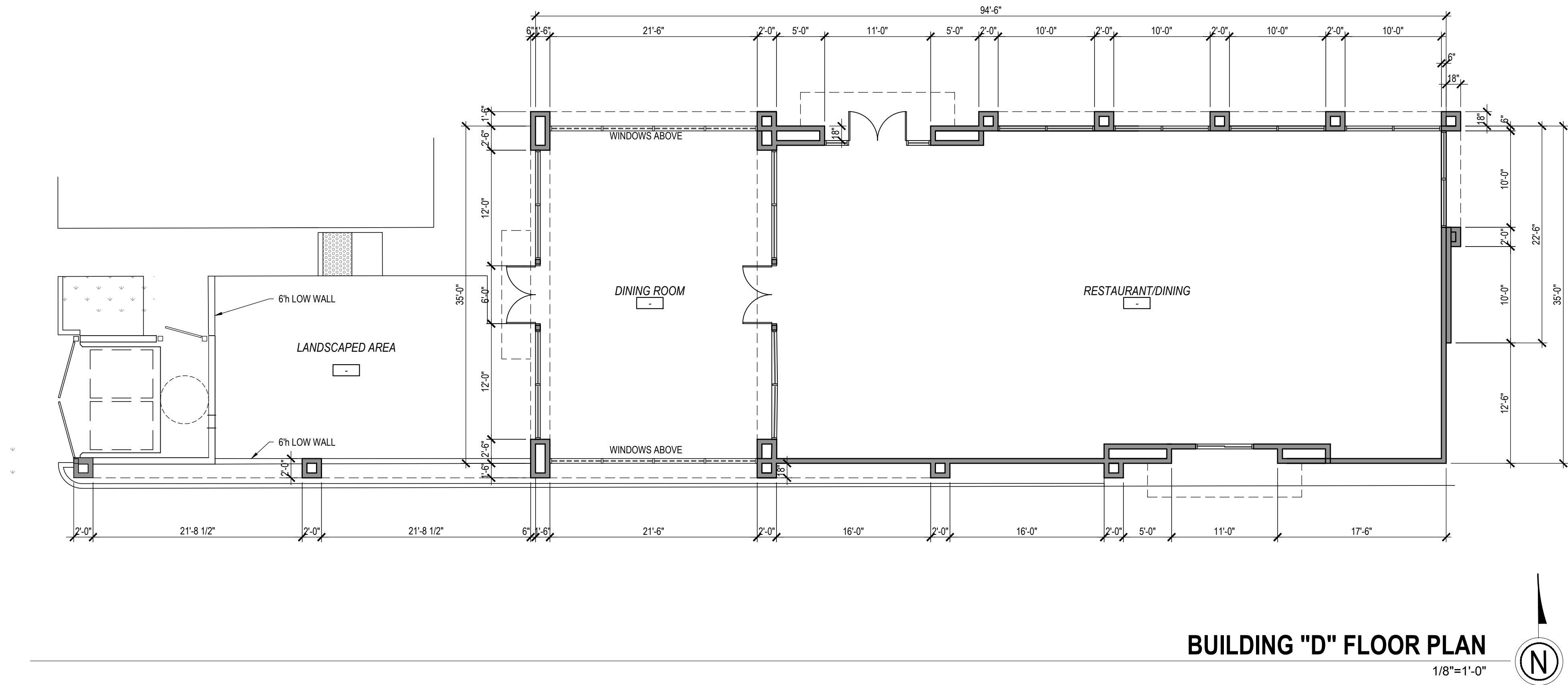
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SHEET TITLE
BUILDING "C"
PROPOSED
EXTERIOR ELEVATIONS

SHEET NO.

AC3.1



CONSULTANTS

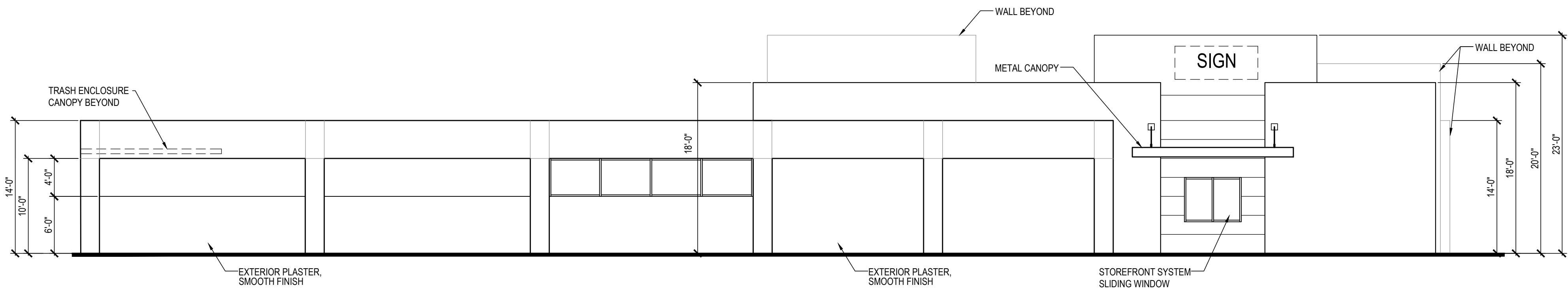
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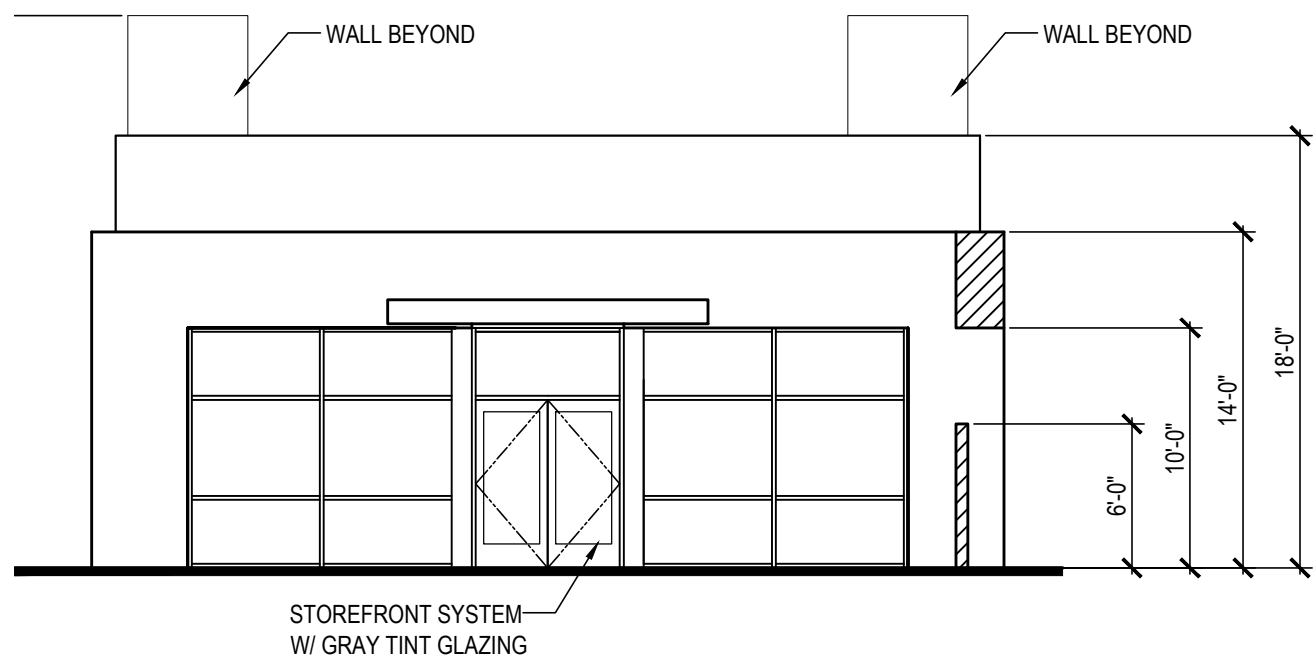
APN	•
JOB NO.	• 19-015
DATE	• 11-20-2020
DRAWN BY	• M. PRICE
CHECKED BY	• --
SCALE	• AS NOTED

REVISIONS ▲



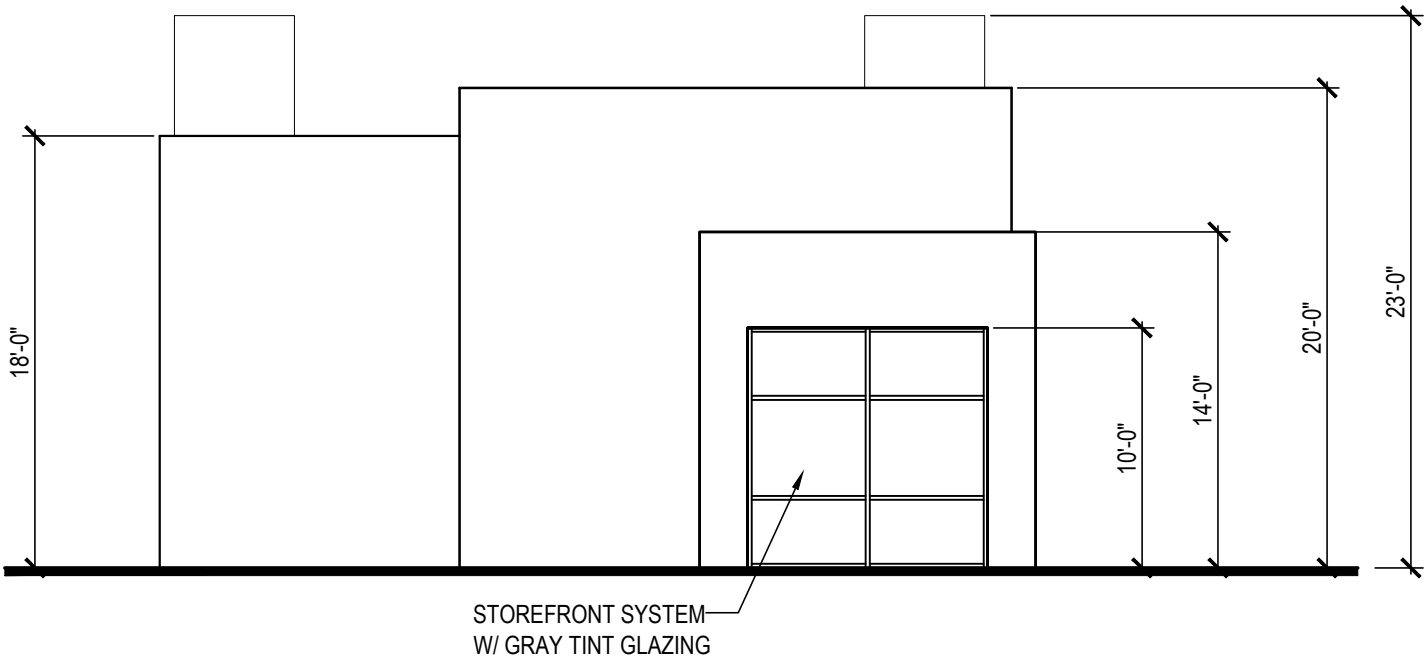
BUILDING "D" PROPOSED SOUTH ELEVATION

1/8"=1'-0"



BUILDING "D" PROPOSED WEST ELEVATION

1/8"=1'-0"



BUILDING "D" PROPOSED EAST ELEVATION

1/8"=1'-0"



BUILDING "D" PROPOSED NORTH ELEVATION

1/8"=1'-0"

CONSULTANTS

**HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT**

695 HIGHLAND SPRINGS AVE., BEAUMONT, CA

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CHECKED BY	• --
SCALE	• AS NOTED

REVISIONS △

SHEET TITLE
**BUILDING "D"
PROPOSED
EXTERIOR ELEVATIONS**

SHEET NO.

AD3.1