

EXISTING SITE PLAN  
1" = 100'

**SITE SUMMARY**

ZONING:	CG - COMMERCIAL GENERAL
PARCEL NUMBER:	417-056-002
LOT AREA:	16,001 SQ. FT. / 0.37 ACRES
FRONT SETBACK:	25'-0"
SIDEYARD SETBACK:	0'-0" (20'-0" IF ABUTTING RESIDENTIAL)
REAR SETBACK:	0'-0" (20'-0" IF ABUTTING RESIDENTIAL)
MAX. HGT.:	50'-0"
LOT COVERAGE:	50%
PARKING:	MOTELS/BOARDING HOUSES, 1 SPACE PER SLEEPING UNIT @ 19 UNITS = 19 SPACES REQ'D
	PROFESSIONAL OFFICE, 1 SPACE PER 200 SF @ 3,917 SF CLINIC SPACE = 20 SPACES REQ'D
	TOTAL SPACES REQ'D = 39
	TOTAL SPACES PROVIDED = 12
JUSTIFICATION: CLIENTELE WILL BE DROPPED OFF AT THE FACILITY AND ARE NOT PERMITTED TO RETAIN PERSONAL VEHICLES ON SITE. THE FACILITY ONLY SERVICES CLIENTELE THAT ARE HOUSED ON SITE. COMPANY STAFFING RATIOS WILL REQUIRE A MAXIMUM OF 10 EMPLOYEES ON SITE AT ANY GIVEN TIME.	

**BUILDING DATA**

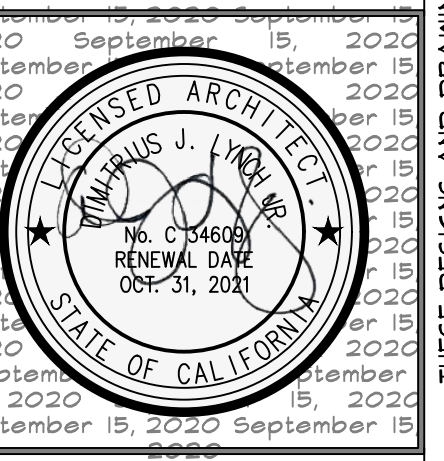
SLEEPING UNIT & BED COUNT		
FLOOR	NO. OF UNITS	NO. OF BEDS
FIRST FLOOR	2	2
SECOND FLOOR	17	24
TOTAL	19	26

**SQUARE FOOTAGE**

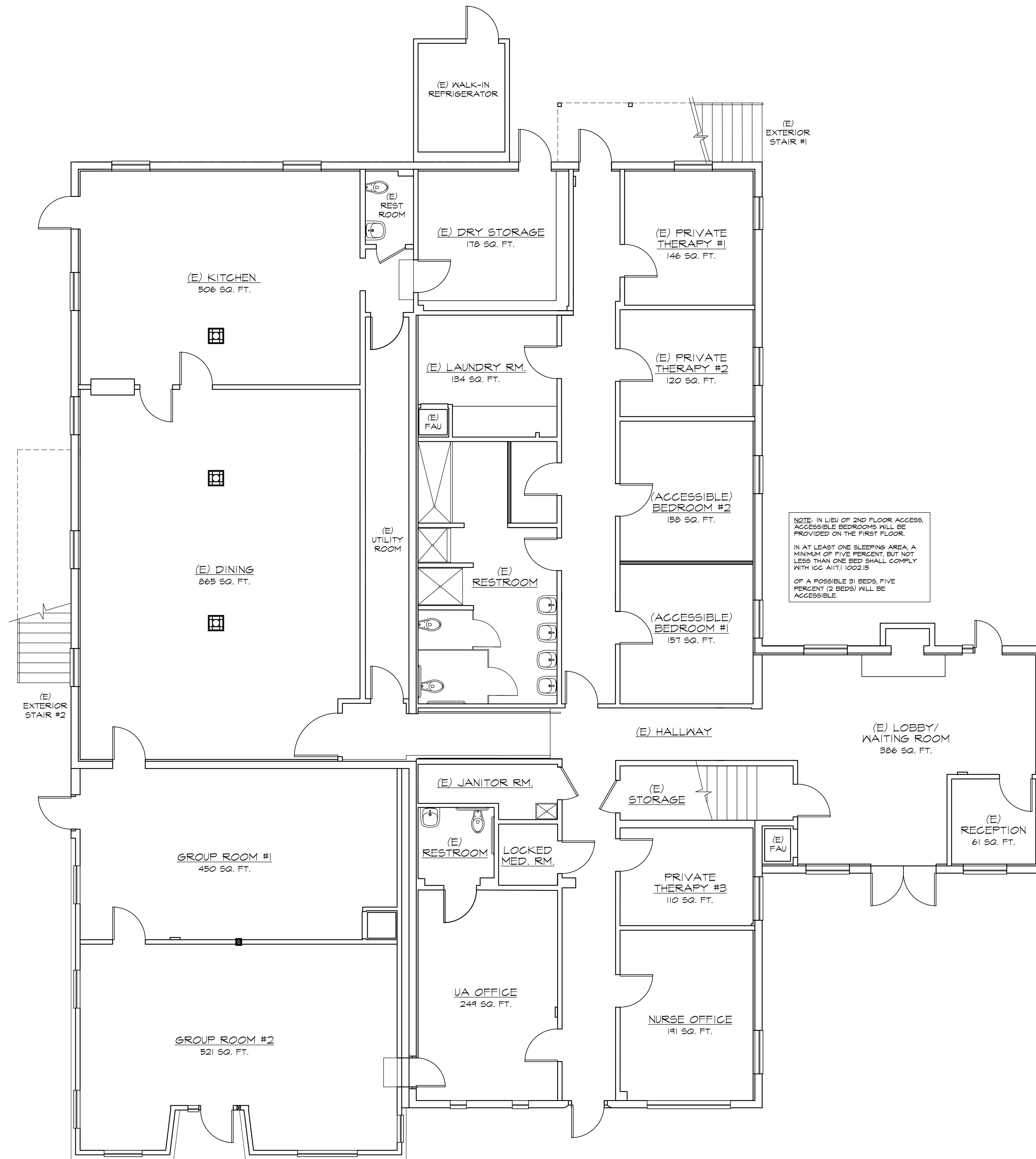
EXISTING FIRST FLOOR	6,491 SQ. FT.
EXISTING SECOND FLOOR	5,309 SQ. FT.
TOTAL	11,790 SQ. FT.

**SITE PLAN NOTES**

- THIS DRAWING IS AN ARCHITECTURAL SITE PLAN FOR BUILDING TO SITE REFERENCE ONLY.
- NO PARKING SHALL BE LOCATED WITHIN 20 FEET OF THE ACCESS DRIVE PER BEAUMONT MUNICIPAL CODE, SECTION 17.05.060.A.1.
- STANDARD PARKING SPACES REQUIRE A MINIMUM DEPTH OF 19 FEET PER BEAUMONT MUNICIPAL CODE TABLE 17.05-2.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.050.A, PARKING LOT DIVIDERS, ISLANDS, PLANTERS, AND PLANTING AREAS SHALL BE A MINIMUM OF FIVE (5) FEET WIDE AND TEN (10) FEET LONG EXCEPT THAT ALL NEW OR RETROFITTED TREE PLANTERS SHALL BE A MINIMUM OF NINE (9) FEET BY SEVEN (7) FEET, MEASURED TO THE INSIDE PERIMETER OF THE PLANTER, AND SHALL HAVE NO LESS THAN 48 SQUARE FEET OF PERMEABLE SOIL PLANTING AREA.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.040.E.1:
  - A MINIMUM OF 15 PERCENT OF THE TOTAL OFF-STREET OPEN PARKING AREA SHALL BE LANDSCAPED WITH A MIXTURE OF TREES, SHRUBS, VINES, GROUND COVER, HERBES, FLOWERS, BARK, CHIPS, DECORATING CINDERS, GRAVEL AND SIMILAR MATERIAL. A MINIMUM OF ONE-THIRD OF THE REQUIRED LANDSCAPING SHALL BE DISTRIBUTED WITHIN THE INTERIOR OF THE PARKING FACILITY AND THE REMAINING TWO-THIRDS OF THE REQUIRED LANDSCAPING SHALL BE PROVIDED AS PERIPHERAL PLANTING ON THE EXTERIOR EDGES OF THE PARKING AREA.
  - ALL PLANTER BEDS AND TREE PLANTERS SHALL BE BORDERED BY A CONCRETE CURB NOT LESS THAN 6 INCHES IN HEIGHT ADJACENT TO THE PARKING SURFACE.
  - ALL APPLICANTS CREATING NEW OR REHABILITATING PARKING LOTS SHALL PROVIDE A LANDSCAPE PLAN FOR REVIEW AND APPROVAL BY THE CITY OF BEAUMONT FOR SAID PARKING LOTS. THE LANDSCAPE PLAN SHALL INCORPORATE WATER-CONSERVING PLANT MATERIAL AND IRRIGATION TECHNOLOGY.
- PER BEAUMONT MUNICIPAL CODE, SECTION 17.06.040.F:
  - THE INTENT OF THIS CODE IS TO IMPROVE AND MAXIMIZE THE LANDSCAPING WITHIN THE OFF-STREET OPEN PARKING AREAS TO PROVIDE 30 PERCENT OR MORE OF SHADE COVERAGE IN TEN YEARS. IN ORDER TO ACHIEVE THIS COVERAGE, THE APPLICANT SHALL PLANT SINGLE TRUNK, LOW BRANCHING TREES IN WINDY AREAS, AND DESIGN, WHERE POSSIBLE, NORTH/SOUTH ORIENTED PARKING AREAS TO PROVIDE MAXIMUM SHADE. LANDSCAPING SHALL BE PROVIDED AND MAINTAINED TO THE EXTENT THAT AT LEAST ONE MEDIUM OR LARGE-SCALE TREE IS PLANTED FOR EVERY SIX (6) PARKING STALLS. A DIVERSITY OF TREE SPECIES IS REQUIRED.
- KNOX BOX AND GATE ACCESS: BUILDINGS SHALL BE PROVIDED WITH A KNOX BOX. THE KNOX BOX SHALL BE INSTALLED IN AN ACCESSIBLE LOCATION APPROVED BY THE OFFICE OF THE FIRE MARSHAL. ALL ELECTRONICALLY OPERATED GATES SHALL BE PROVIDED WITH KNOX KEY SWITCHES AND AUTOMATIC SENSORS FOR ACCESS. REF. CFC 506.1







NOTE: IN LIEU OF 2ND FLOOR ACCESS, ACCESSIBLE BEDROOMS WILL BE PROVIDED ON THE FIRST FLOOR.

IN AT LEAST ONE SLEEPING AREA, A MINIMUM OF FIVE PERCENT, BUT NOT LESS THAN ONE BED SHALL COMPLY WITH ICC A117.1 1002.15

OF A POSSIBLE 31 BEDS, FIVE PERCENT (2 BEDS) WILL BE ACCESSIBLE.

FIRST FLOOR PLAN  
1/4" = 1'-0"

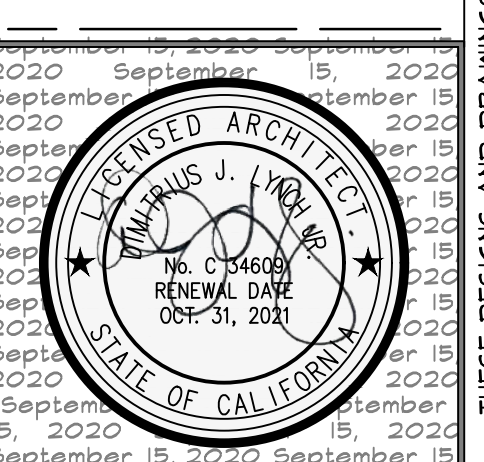
FLOOR PLAN LEGEND		
	FLAT SOFFIT W/ TOP @ 9'-0" A.F.F. @ 10'-0" PL. @ 8'-0" A.F.F. @ 9'-0" PL. OR 7'-6" A.F.F. @ 8'-0" PL. UNLESS OTHERWISE NOTED	
	2X4 WALL	2X LOW WALL - HEIGHT PER FLOOR PLAN
	2X6 WALL	

SLEEPING UNIT & BED COUNT		
FLOOR	NO. OF UNITS	NO. OF BEDS
FIRST FLOOR	= 2	2
SECOND FLOOR	= 17	24
TOTAL	19	26

SQUARE FOOTAGE		
EXISTING FIRST FLOOR	=	6,481 SQ. FT.
EXISTING SECOND FLOOR	=	5,304 SQ. FT.
TOTAL		11,785 SQ. FT.



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**SECOND FLOOR PLAN**  
1/4" = 1'-0"

**FLOOR PLAN LEGEND**

	FLAT SOFFIT W TOP @ 4'-0" A.F.F. @ 10'-0" P.L. @ 8'-0" A.F.F. @ 4'-0" P.L. OR 7'-6" A.F.F. @ 8'-0" P.L. UNLESS OTHERWISE NOTED
	2X WALL
	2X6 WALL
	2X LOW WALL - HEIGHT PER FLOOR PLAN

**SLEEPING UNIT & BED COUNT**

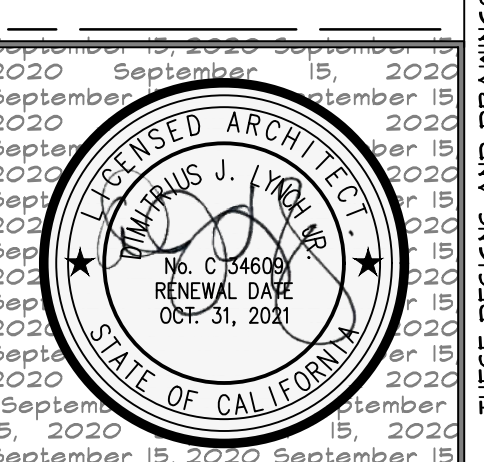
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FIRST FLOOR	= 2	2
SECOND FLOOR	= 17	24
<b>TOTAL</b>	<b>19</b>	<b>26</b>

**SQUARE FOOTAGE**

EXISTING FIRST FLOOR	=	6,491 SQ. FT.
EXISTING SECOND FLOOR	=	5,304 SQ. FT.
<b>TOTAL</b>		<b>11,795 SQ. FT.</b>

CONDITIONAL USE PERMIT  
URP CALIFORNIA, LLC  
210 W. 6TH STREET,  
BEAUMONT, CALIFORNIA 92223

PROJECT NO.: 20-06  
DRAWN BY: DL  
DATE: 4/18/2020  
1ST SUBMITTAL:



SHEET NUMBER  
**A2-2**

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