

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 WOMP 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
 5% MAX. SLOPE IN DIRECTION OF TRAVEL
 W/ 2% MAX. CROSS SLOPE - SEE CIVIL DWGS
- 19 INSTALL TRUNCATED DOMES PER CBC
- 20 PROPOSED 12" WIDE CONCRETE CURB AT SPACES ADJACENT TO LANDSCAPING
- 21 PROPOSED 6" CONCRETE CURB, SEE CIVIL
- 22 PROPOSED CONCRETE WALKWAY, SEE CIVIL
- 23 PROPOSED VACUUM FABRIC CANOPY ABOVE (E) CHAIN LINK FENCE WITH PRIVACY SLATS TO REMAIN
- 24 DG. LANDSCAPED AREA, SEE LANDSCAPE PLANS
- 25 BUS STOP, SEE CIVIL FOR MORE INFO.
- 27 MONUMENT SIGN, SEE LANDSCAPE DWGS

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, VACUUM/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. B 4,230 S.F. EXIST.: 3,801 S.F. ADDITION: 429 S.F.
 BUILDING "A": B 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

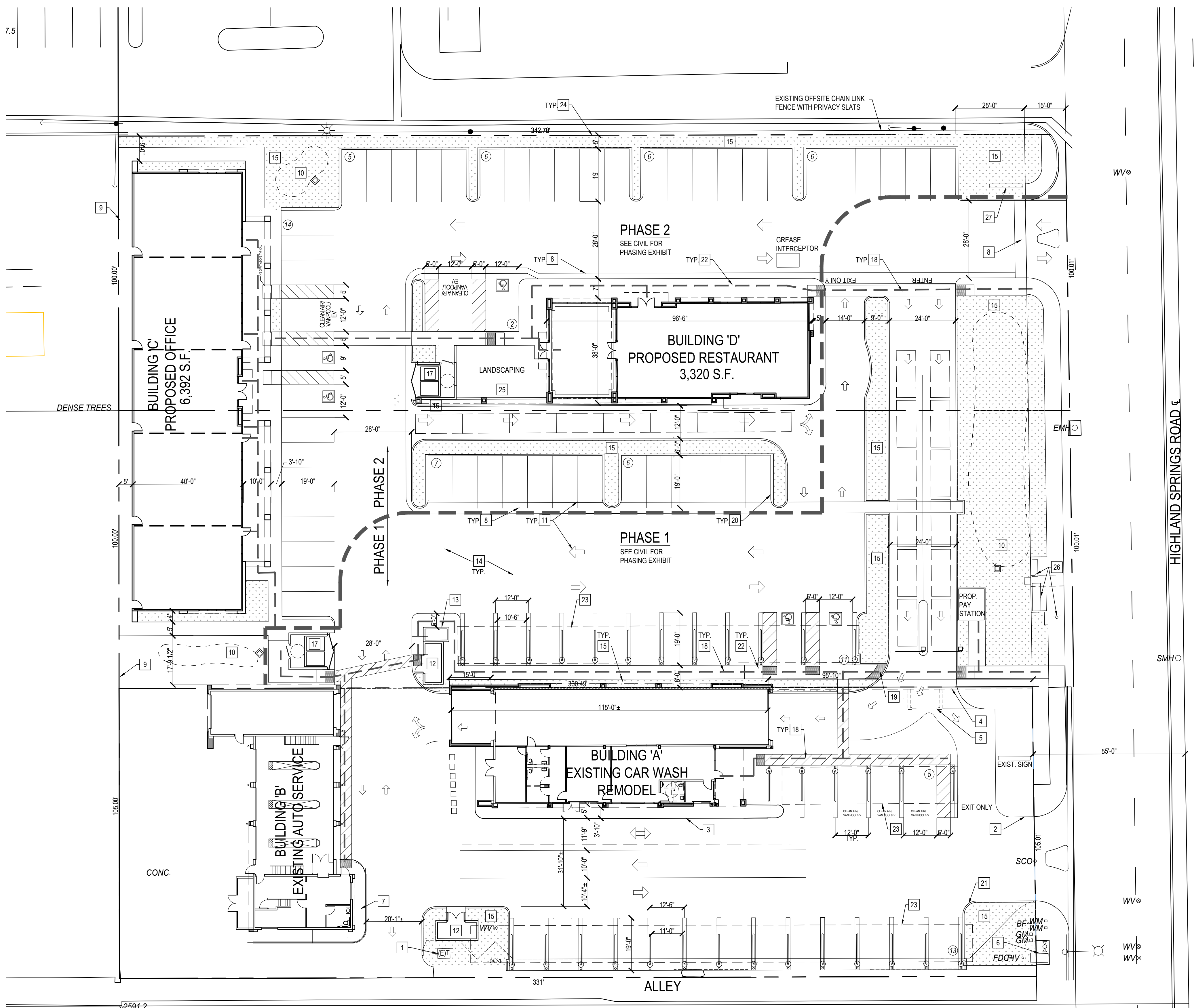
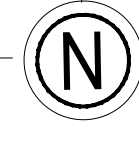
PHASE "1" OFF-STREET PARKING TABULATION

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
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"



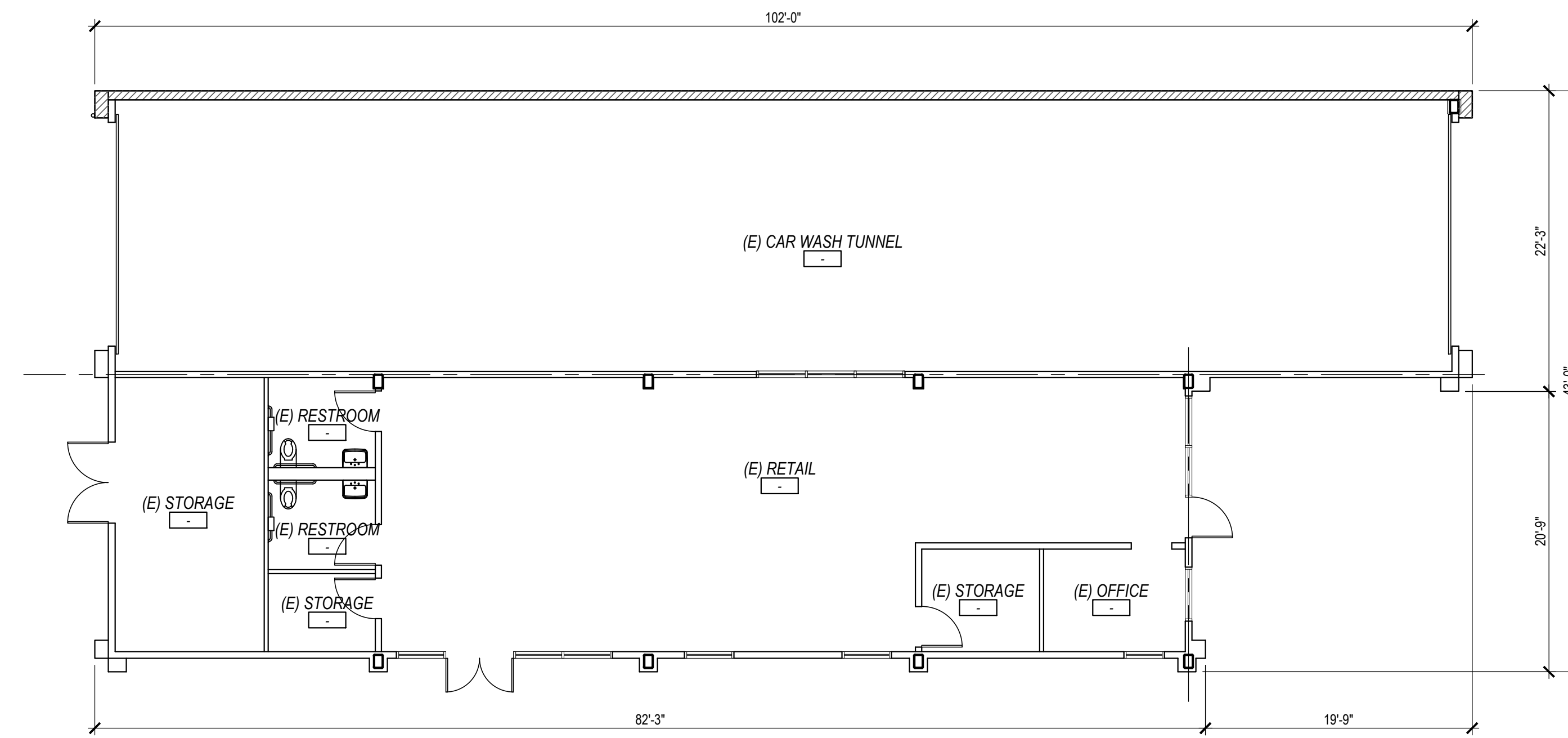
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	19-015	3-08-2021	M. PRICE		AS NOTED

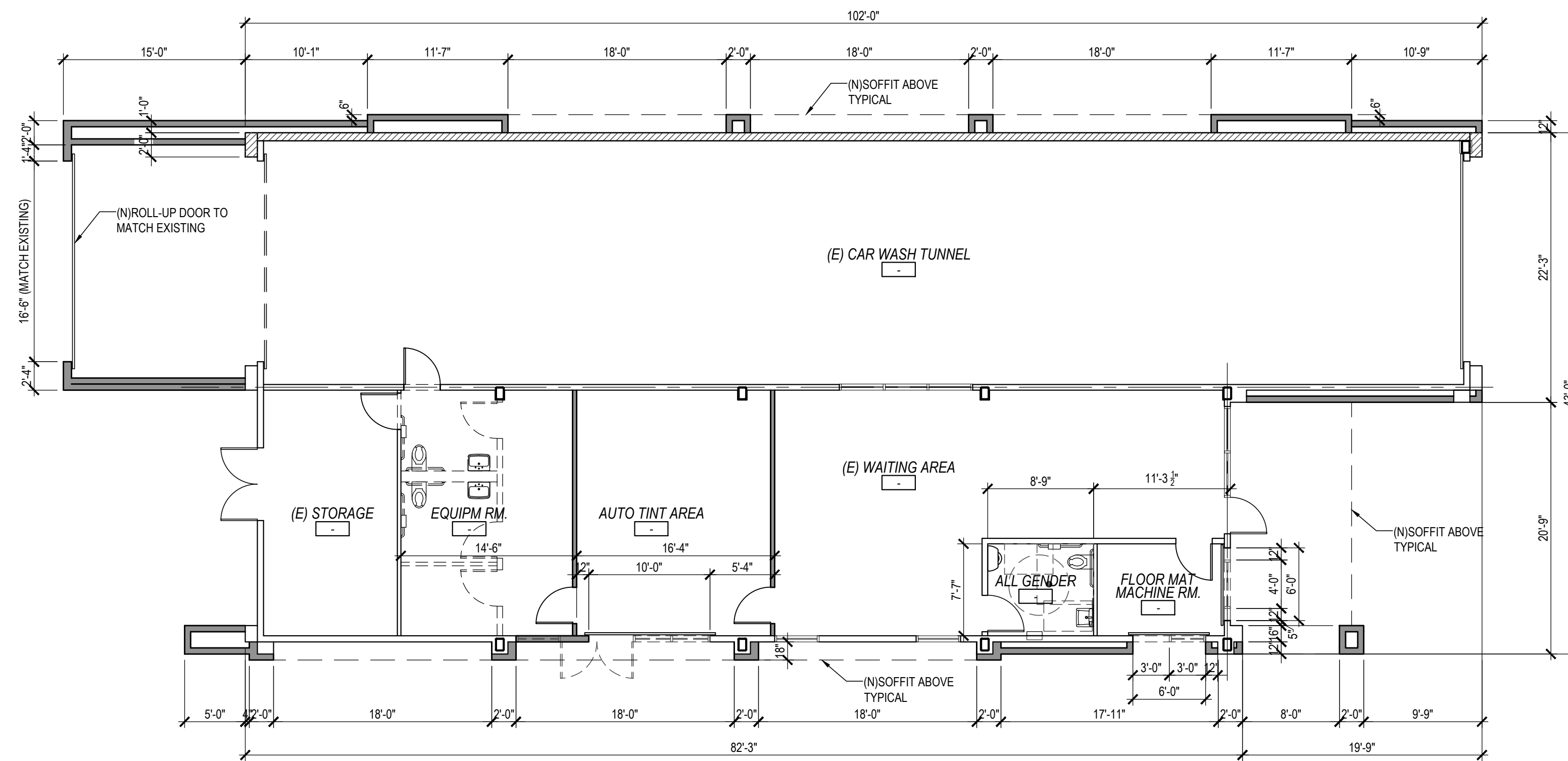
SITE PLAN SCHEME "B"

SHEET NO.

A1.1



BUILDING "A" EXISTING FLOOR PLAN
1/8"=1'-0"



BUILDING "A" PROPOSED FLOOR PLAN
1/8"=1'-0"

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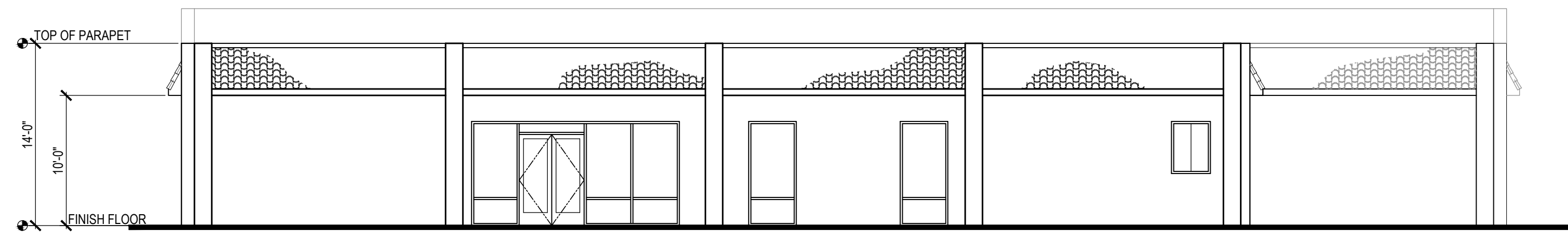
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SHEET TITLE

**BUILDING "A"
FLOOR PLANS**

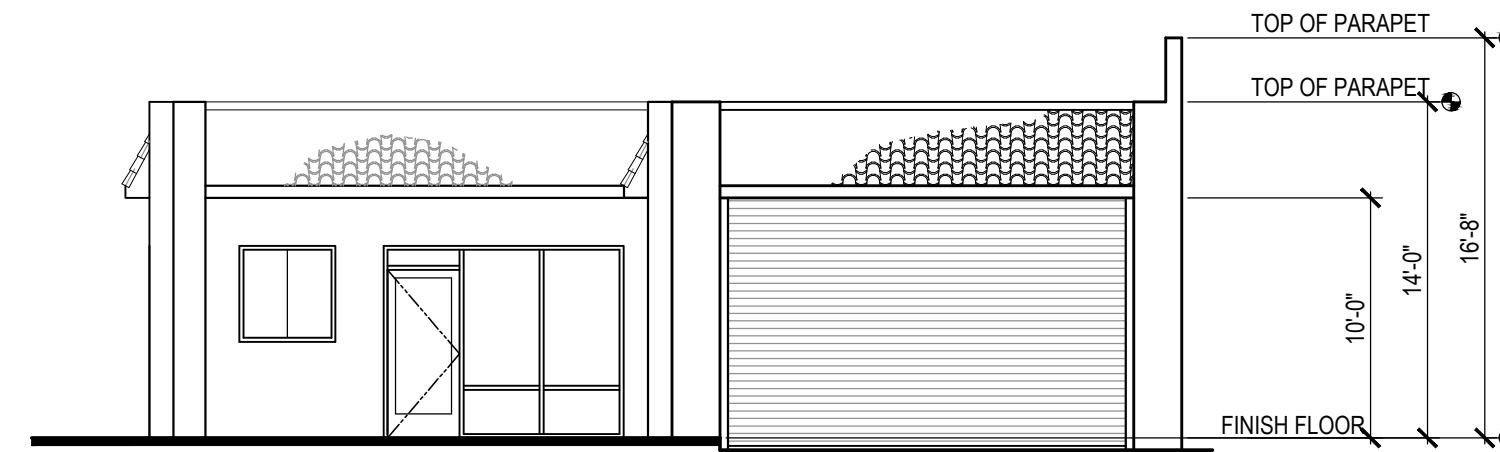
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AA2.1



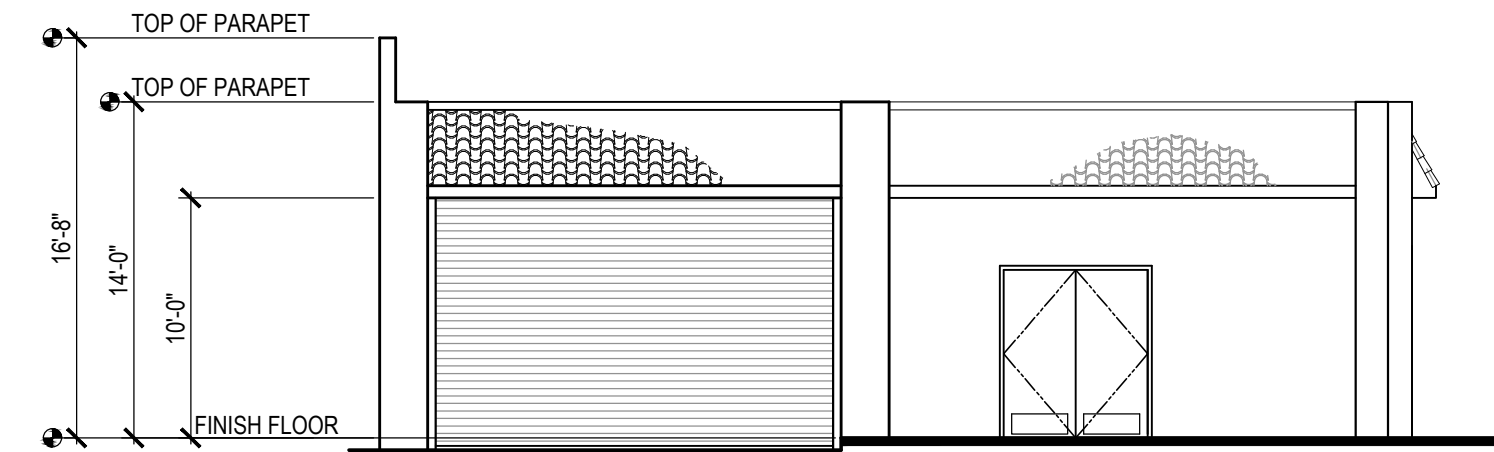
BUILDING "A" EXISTING SOUTH ELEVATION

1/8"=1'-0"



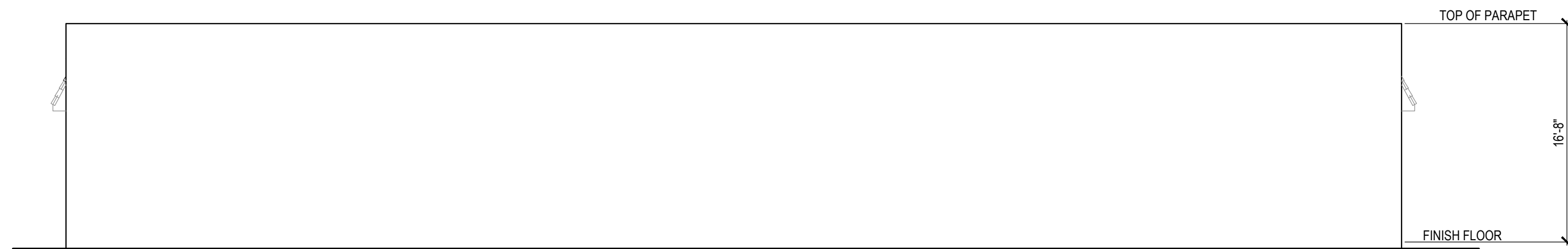
BUILDING "A" EXISTING WEST ELEVATION

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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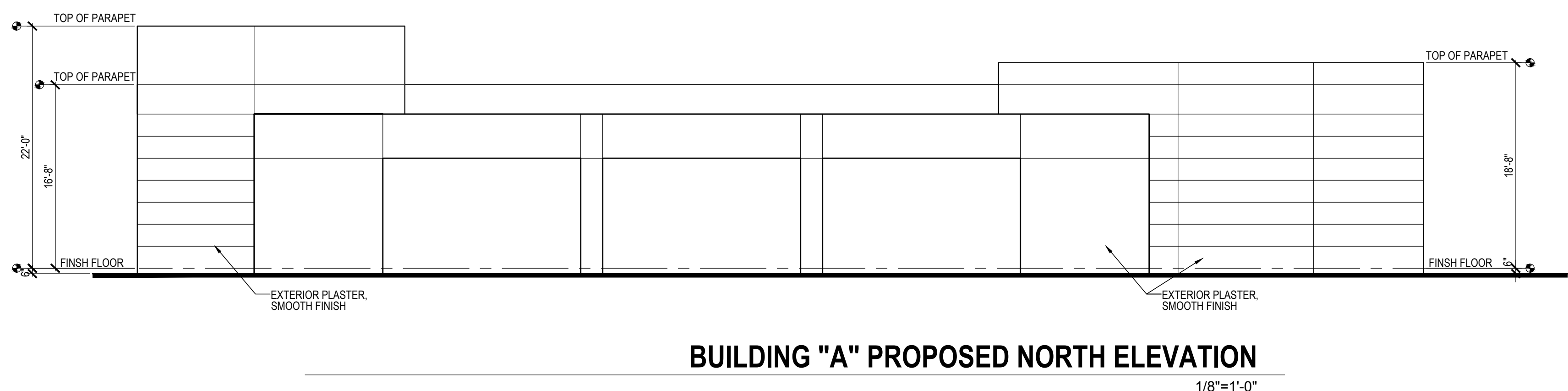
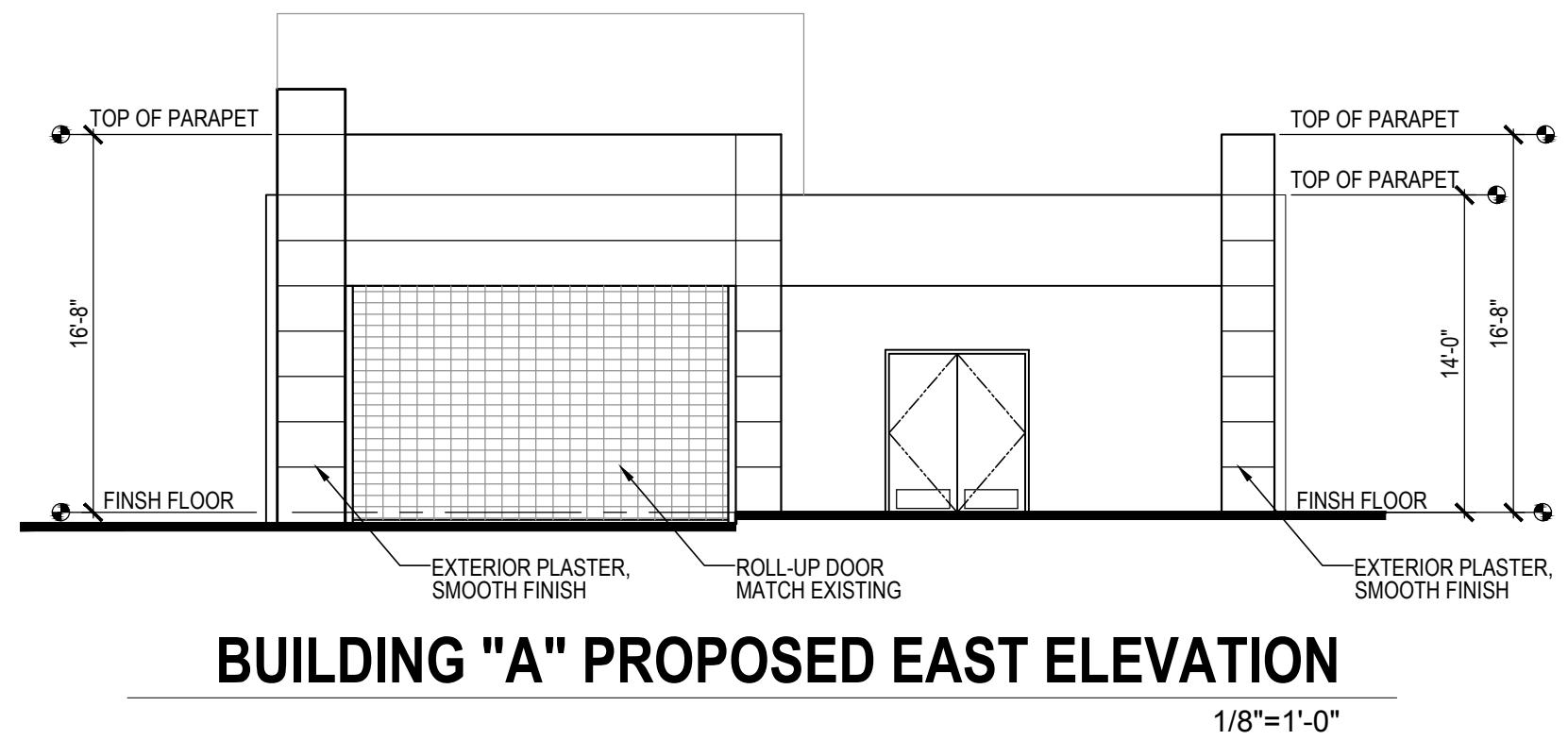
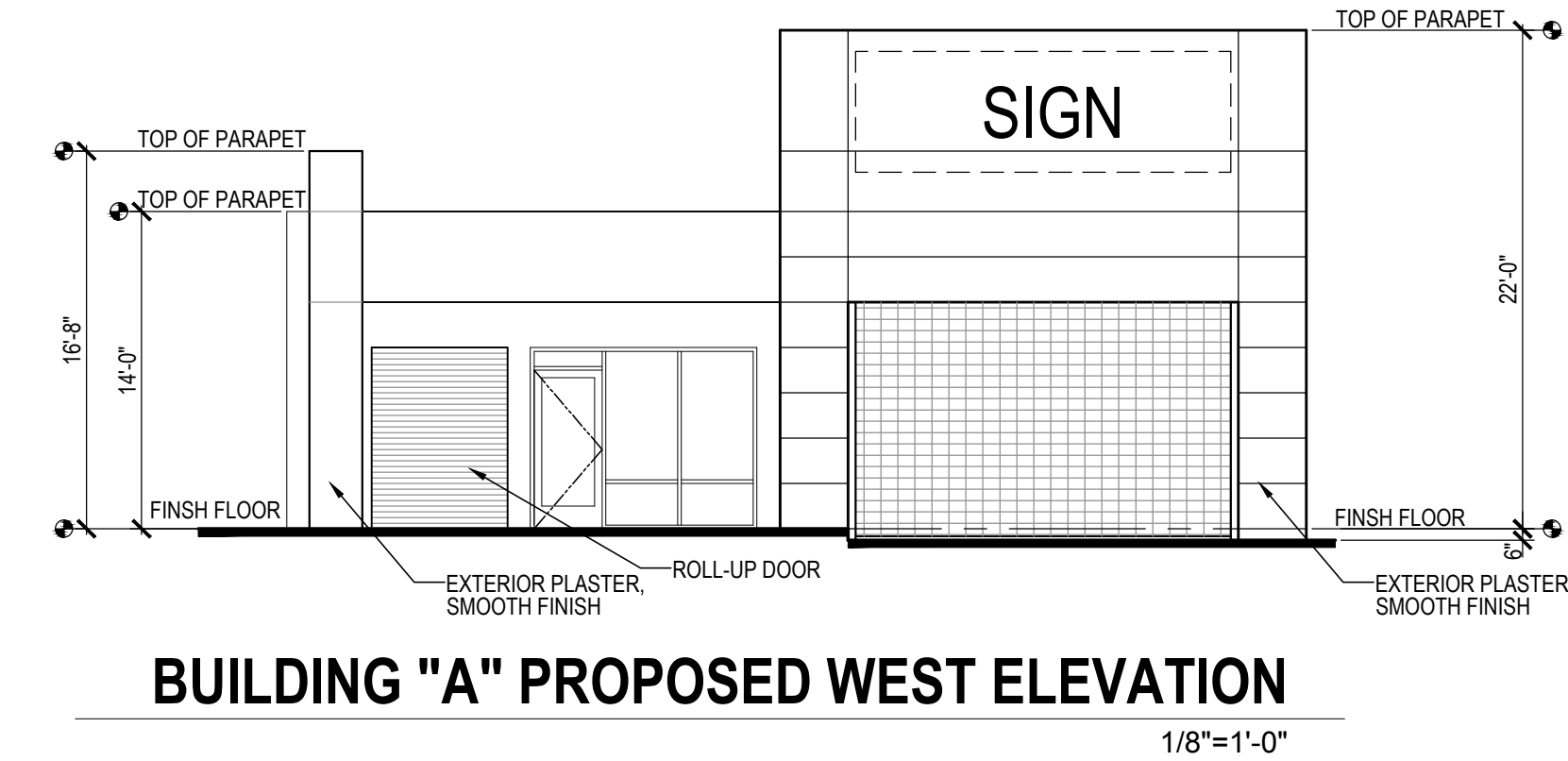
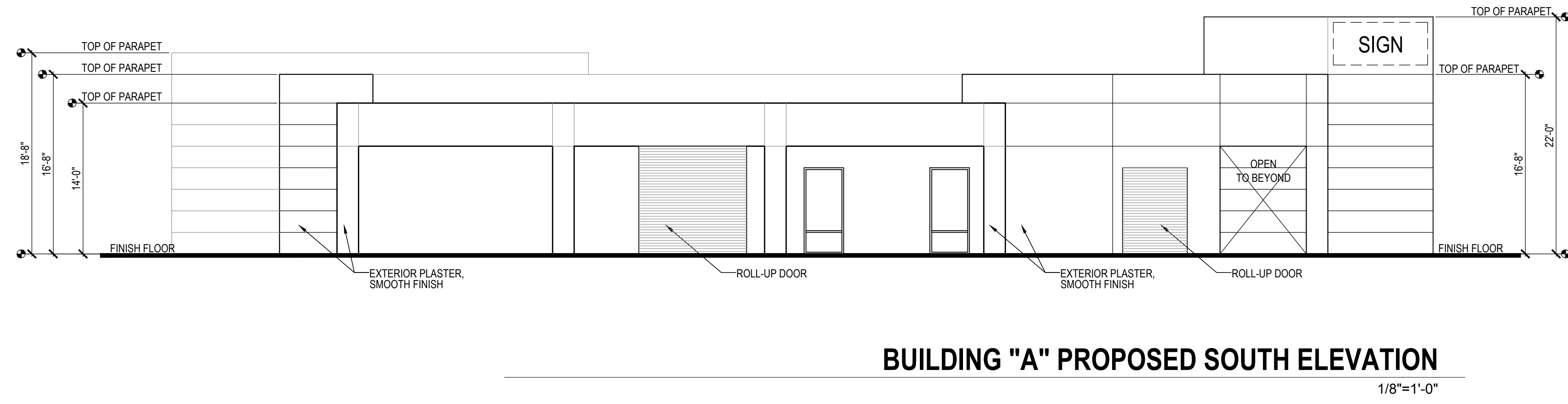
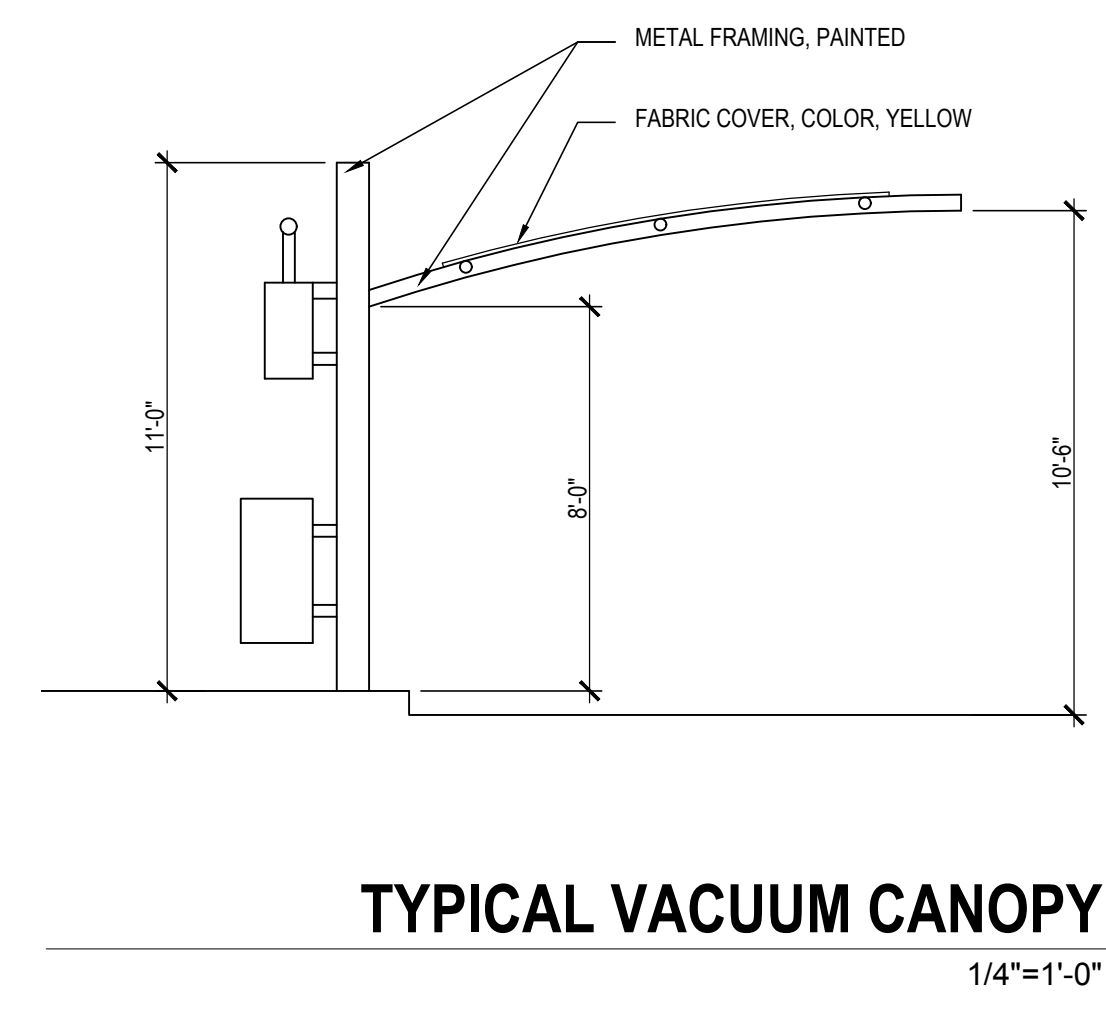
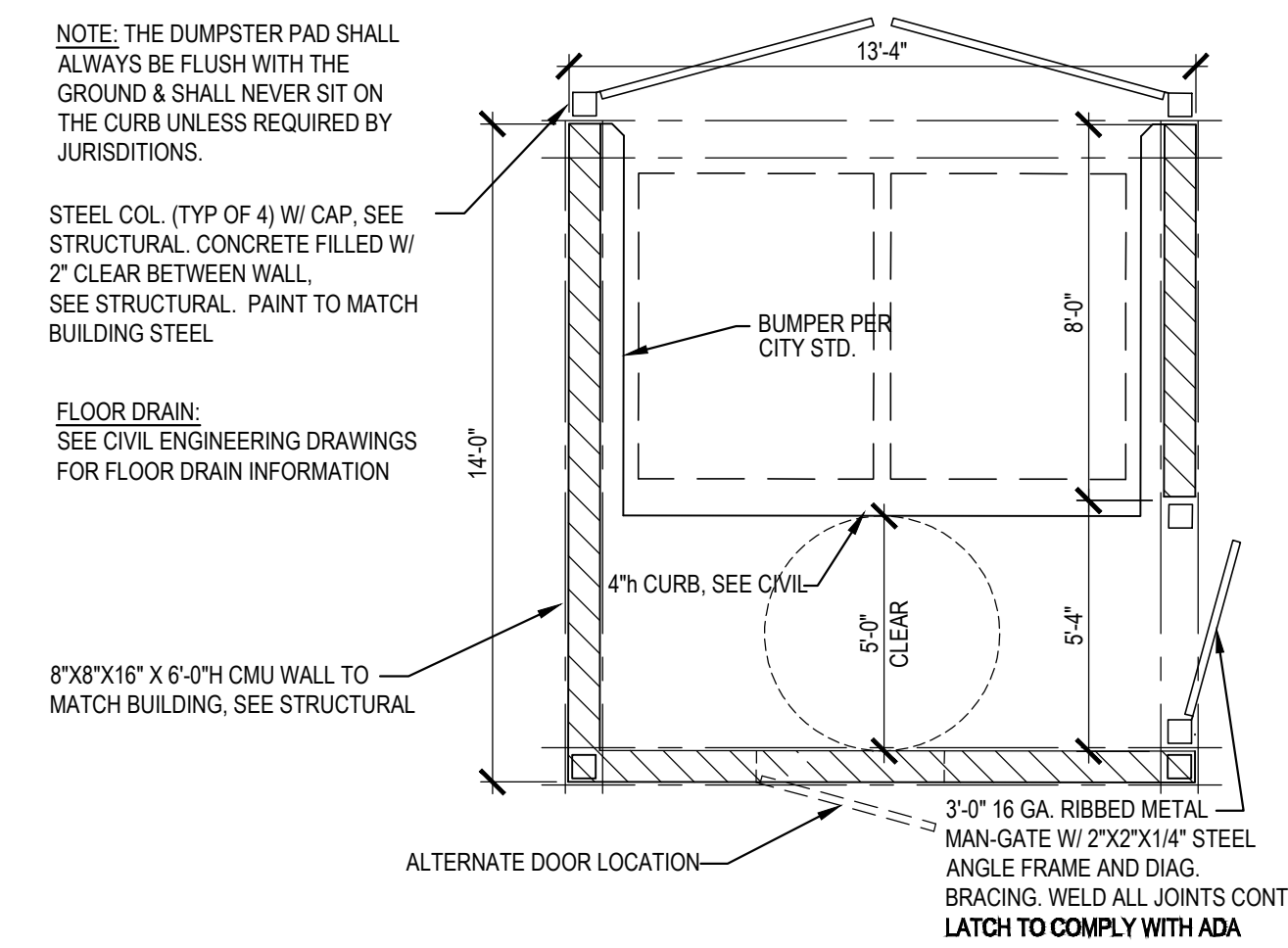
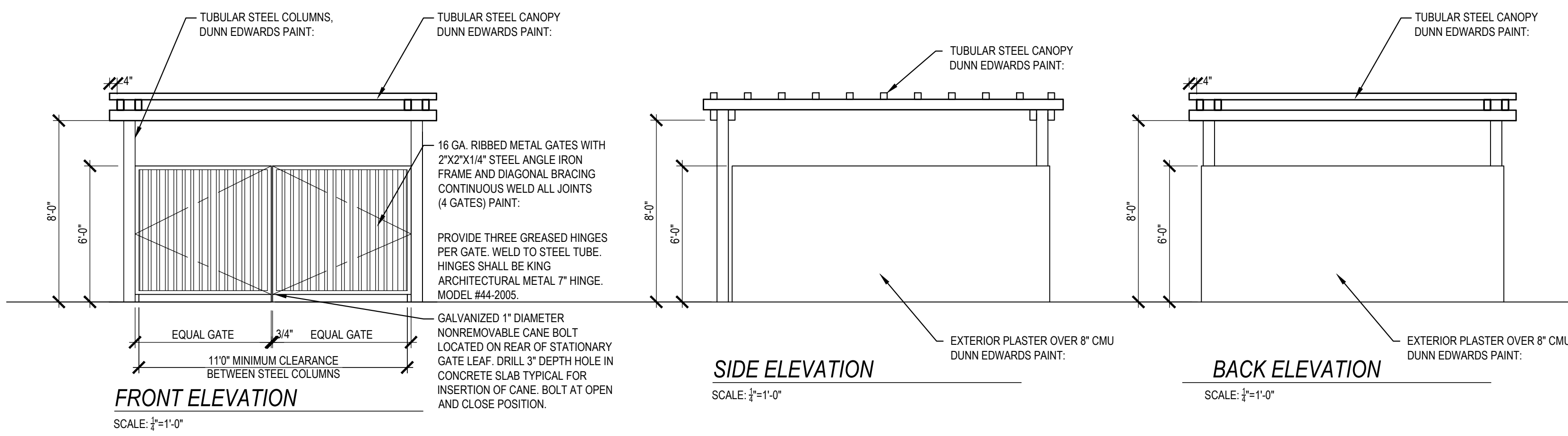
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SHEET TITLE **BUILDING "A"
EXISTING
EXTERIOR ELEVATIONS**

SHEET NO.

AA3.0



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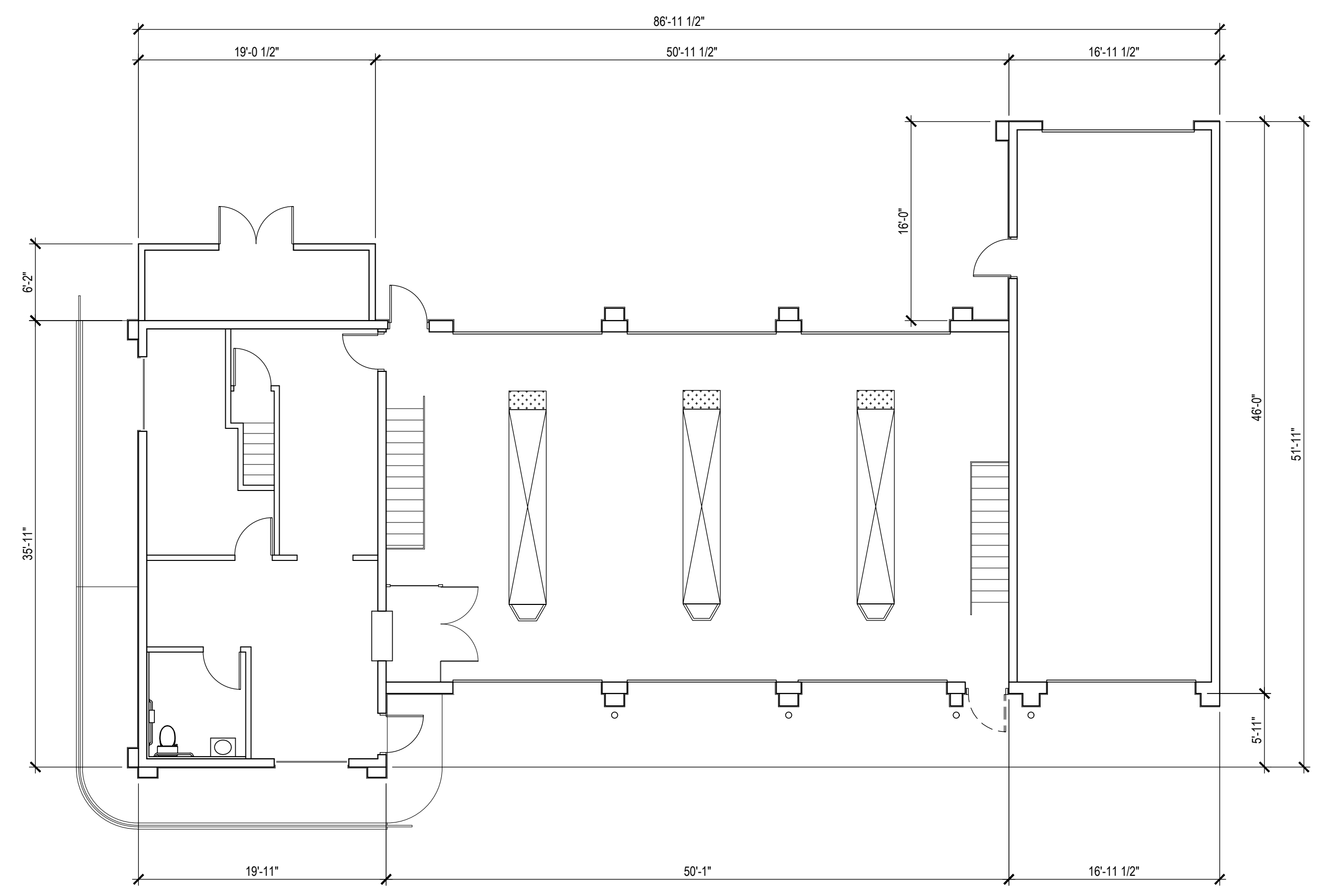
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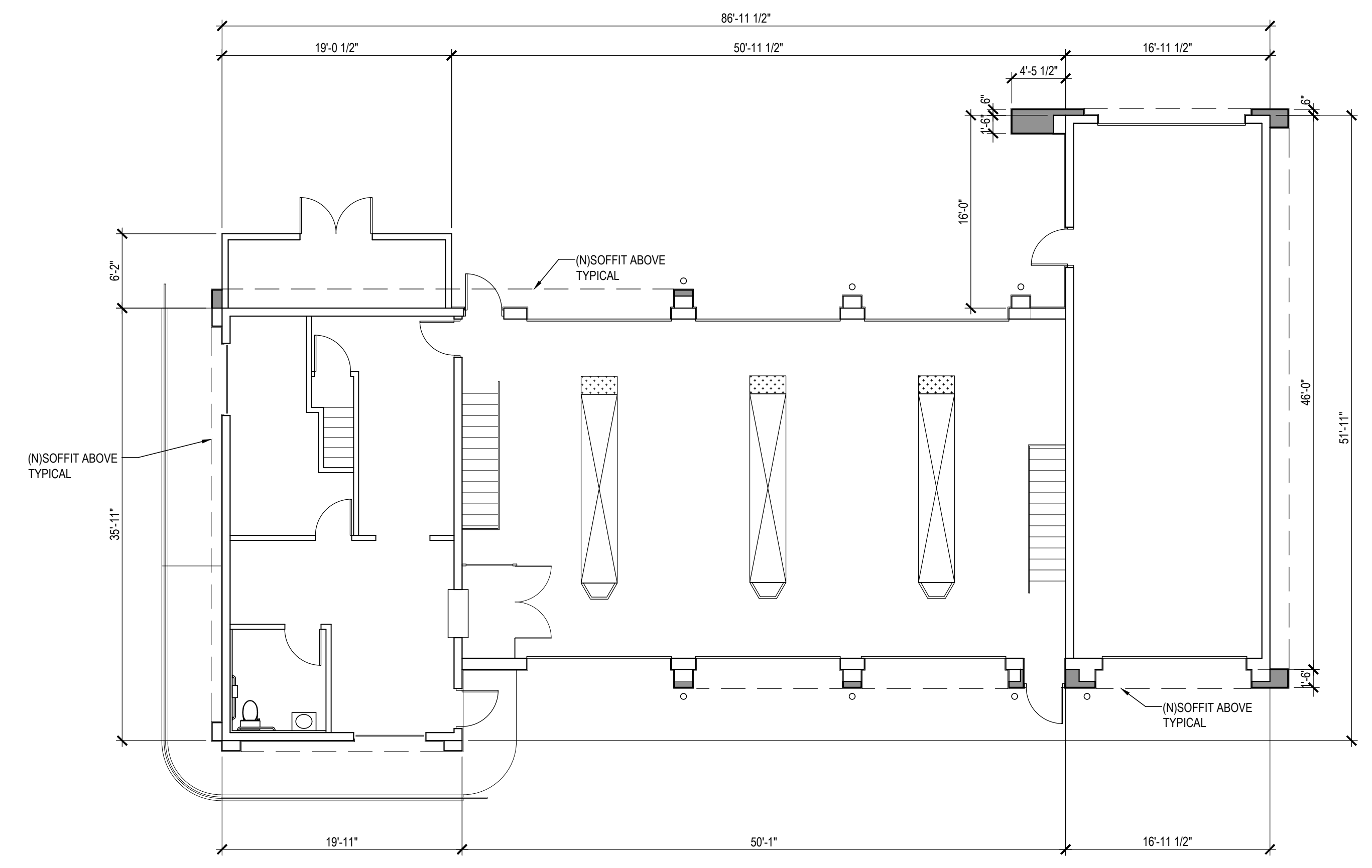
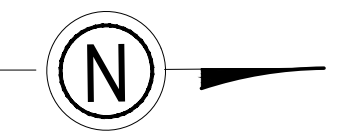
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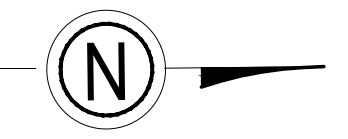
SHEET NO. **AA3.1**



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



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



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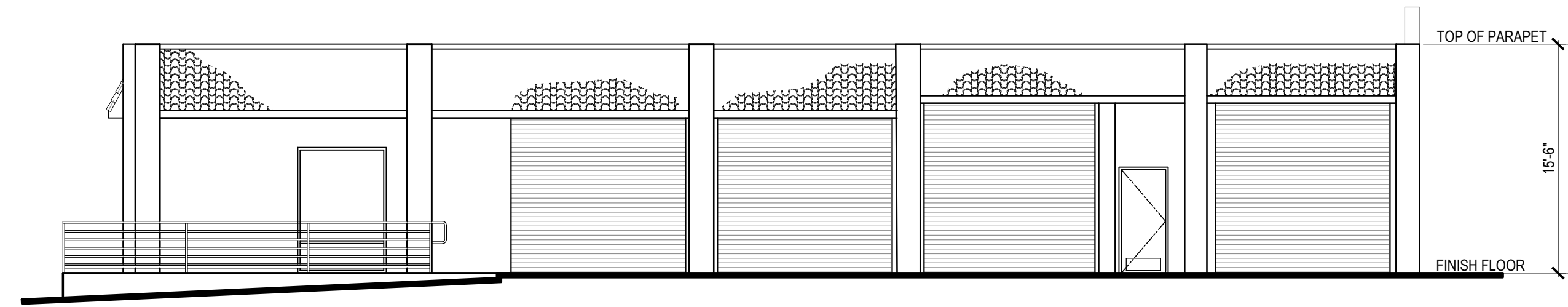
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SHEET TITLE

**BUILDING "B"
FLOOR PLAN**

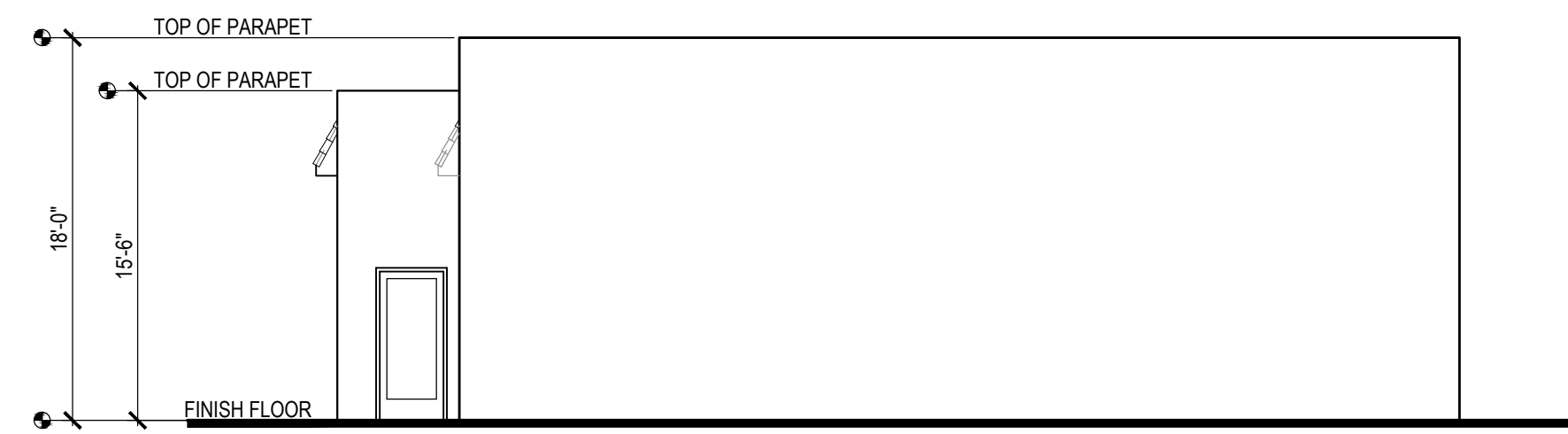
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AB2.1



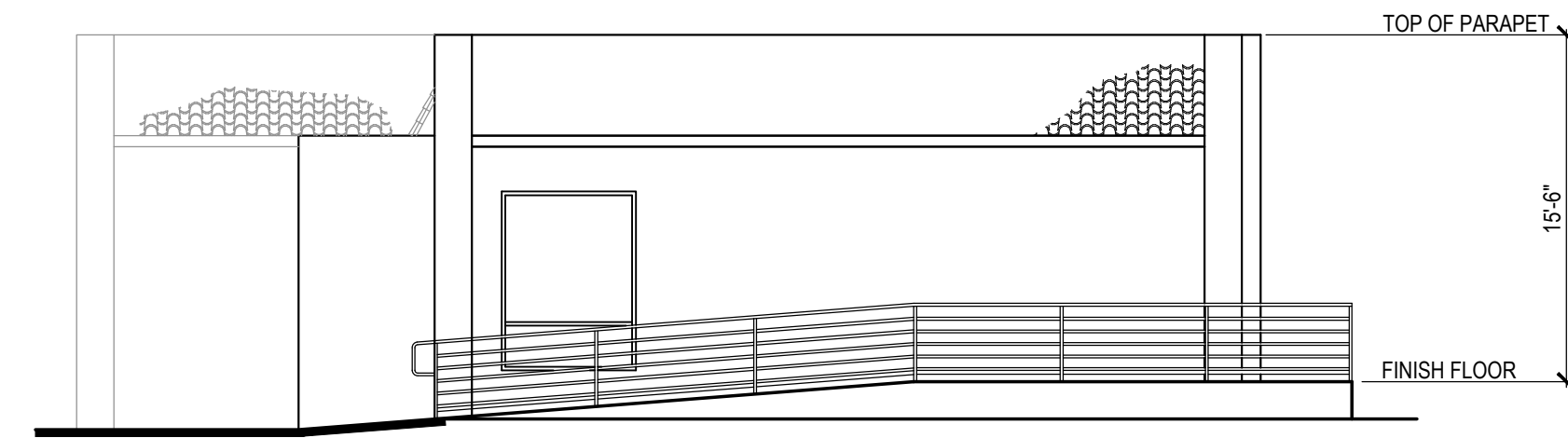
BUILDING "B" EXISTING EAST ELEVATION

1/8"=1'-0"



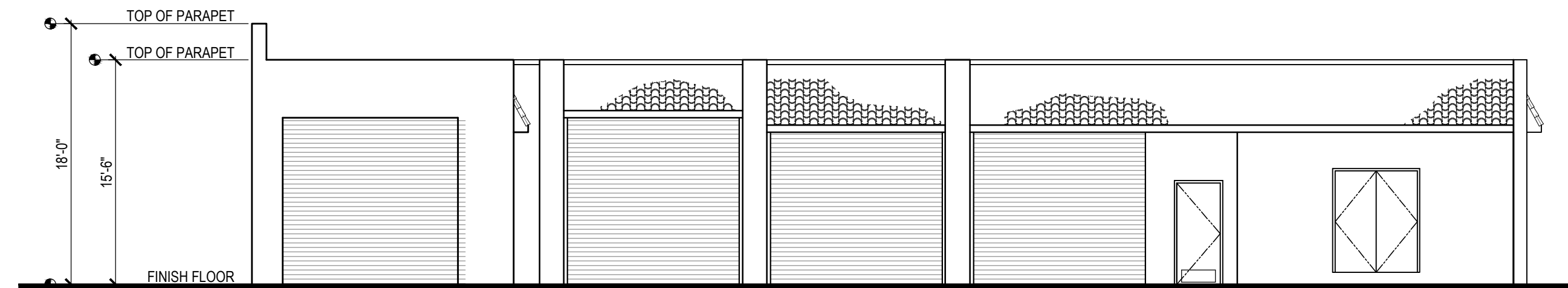
BUILDING "B" EXISTING NORTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING SOUTH ELEVATION

1/8"=1'-0"



BUILDING "B" EXISTING WEST ELEVATION

1/8"=1'-0"

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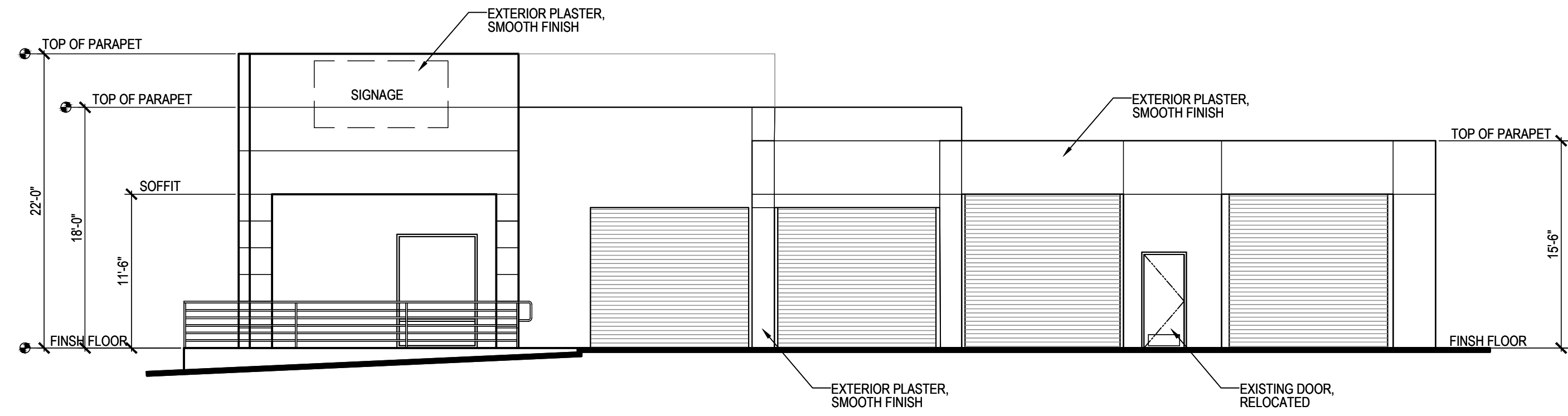
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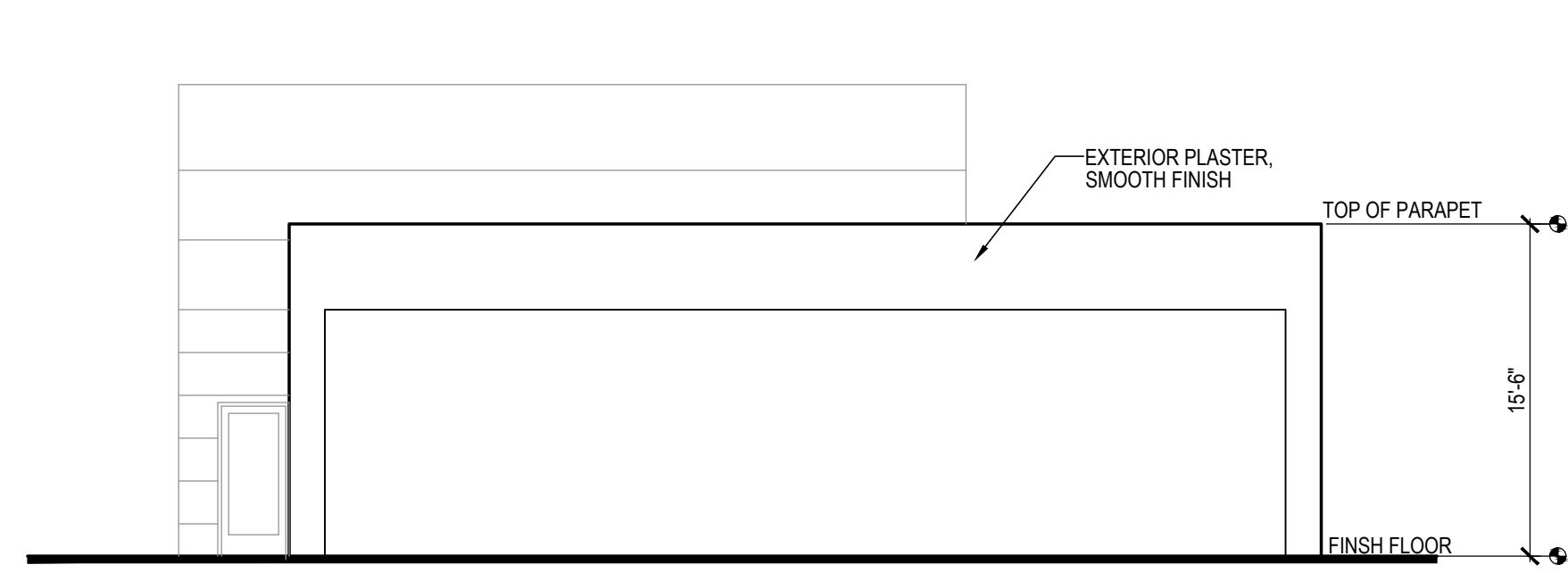
SHEET TITLE **BUILDING "B"
EXISTING
EXTERIOR ELEVATIONS**

SHEET NO. **AB3.0**



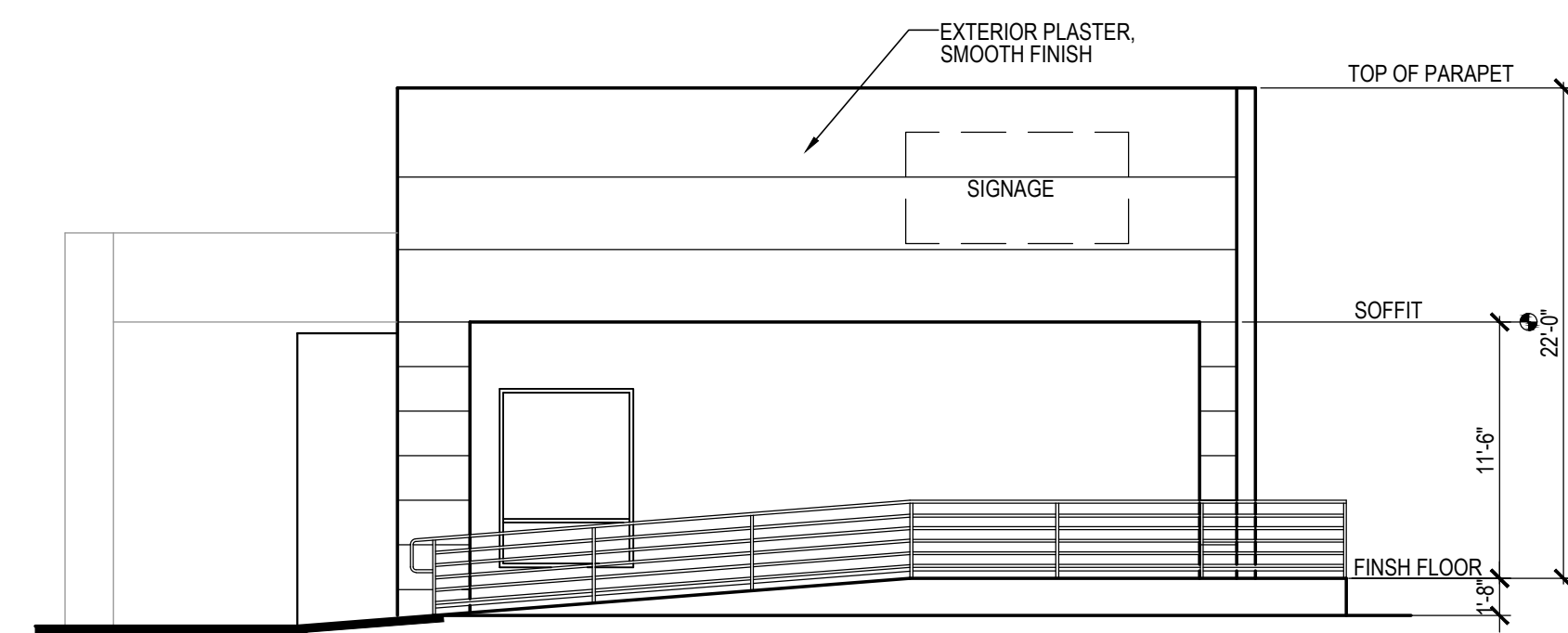
BUILDING "B" PROPOSED EAST ELEVATION

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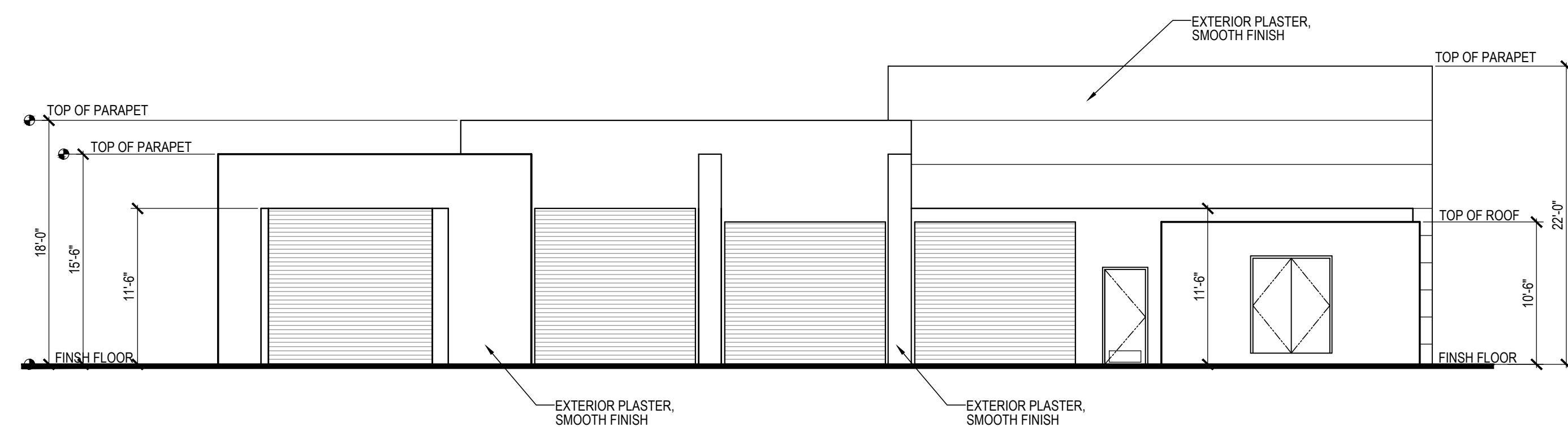
BUILDING "B" PROPOSED NORTH ELEVATION

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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SHEET TITLE
**BUILDING "B"
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AB3.1

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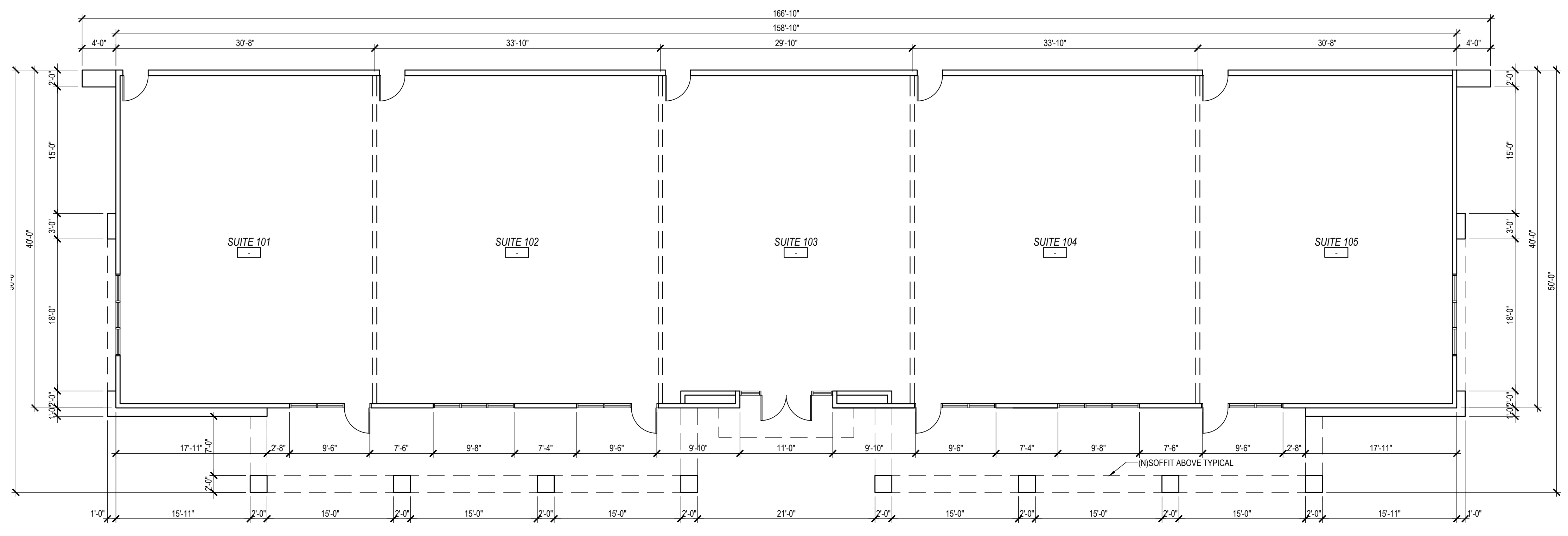
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SHEET TITLE

**BUILDING "C"
FLOOR PLAN**

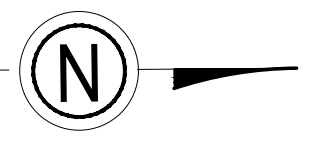
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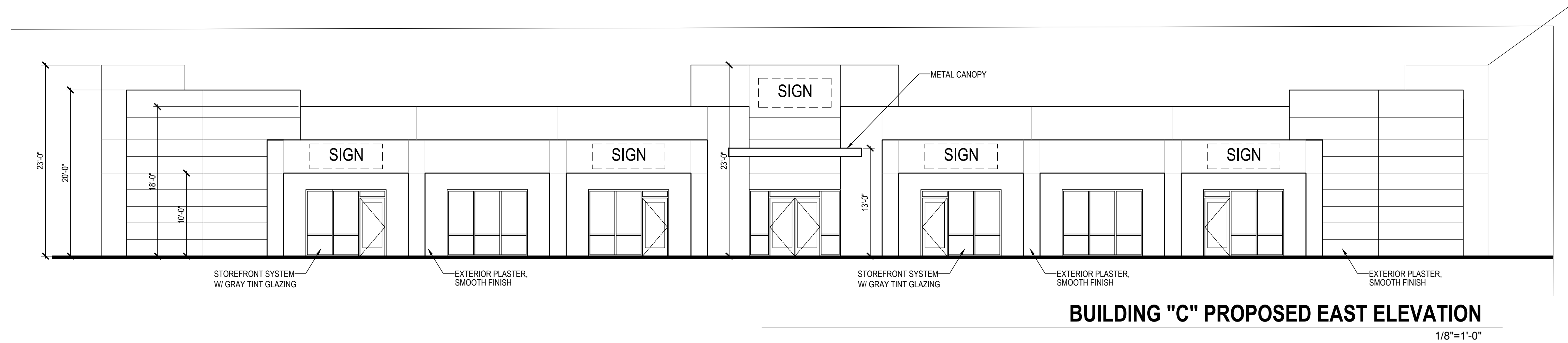
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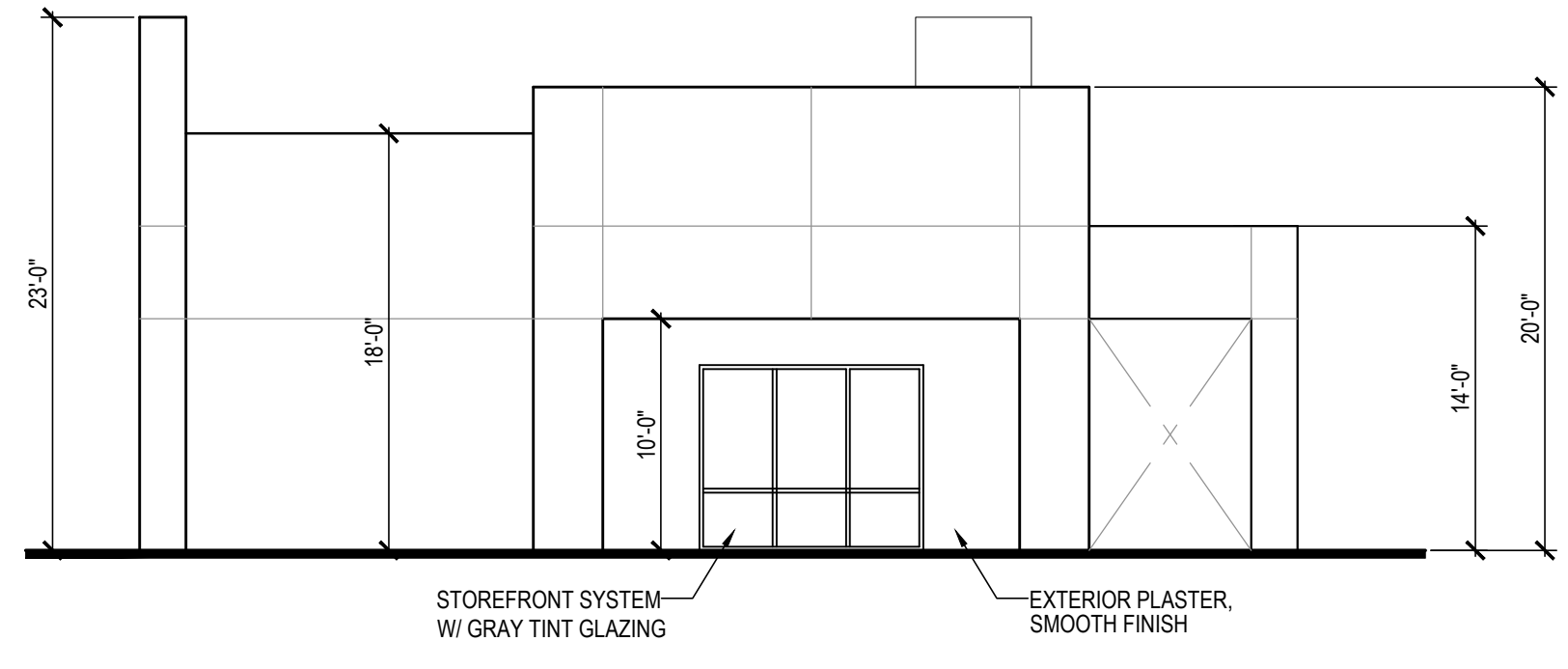
BUILDING "C" FLOOR PLAN

1/8"=1'-0"

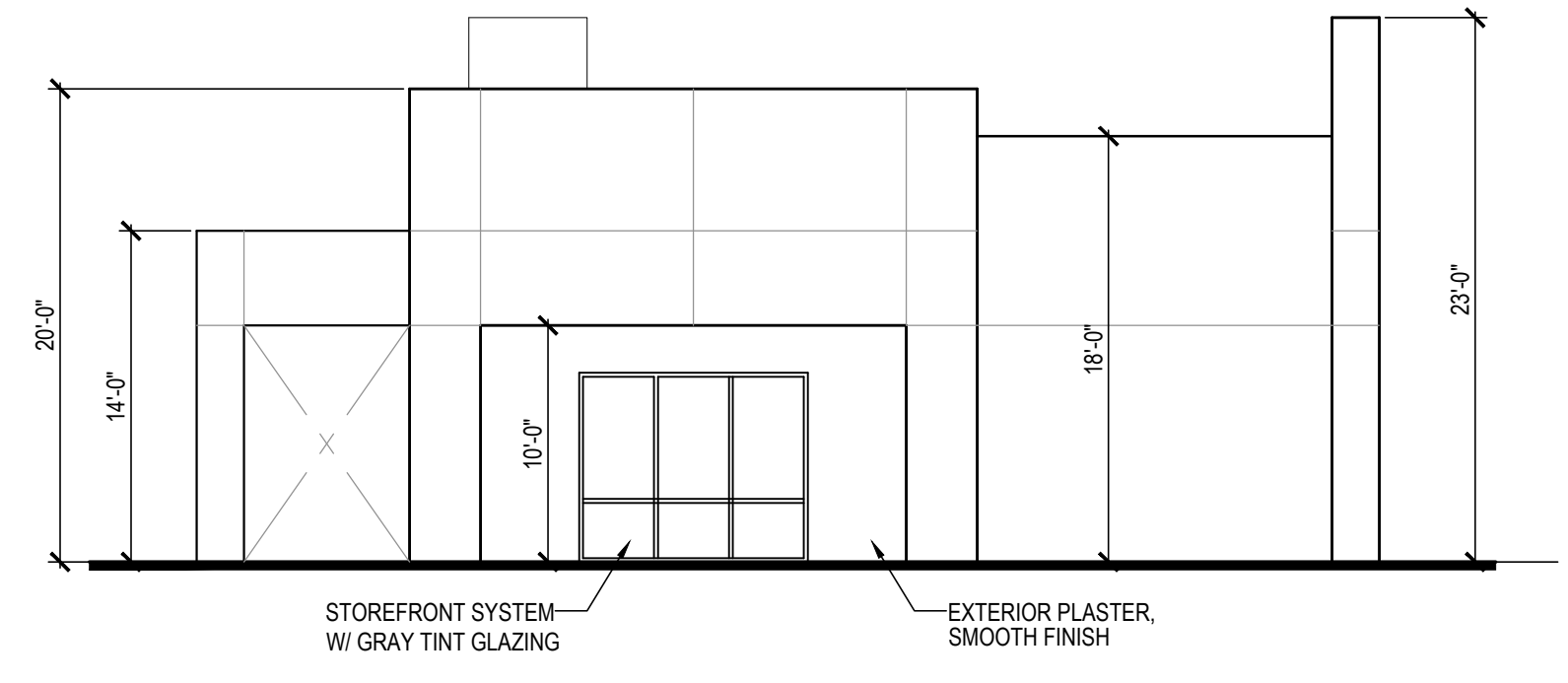




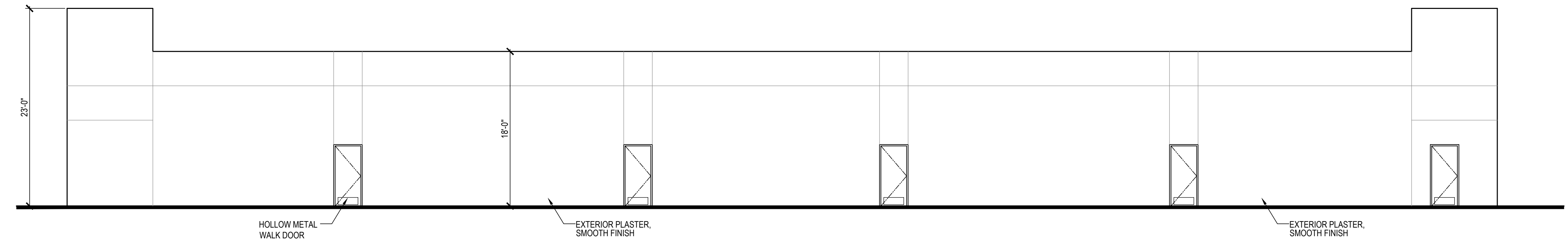
BUILDING "C" PROPOSED EAST ELEVATION
1/8"=1'-0"



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"

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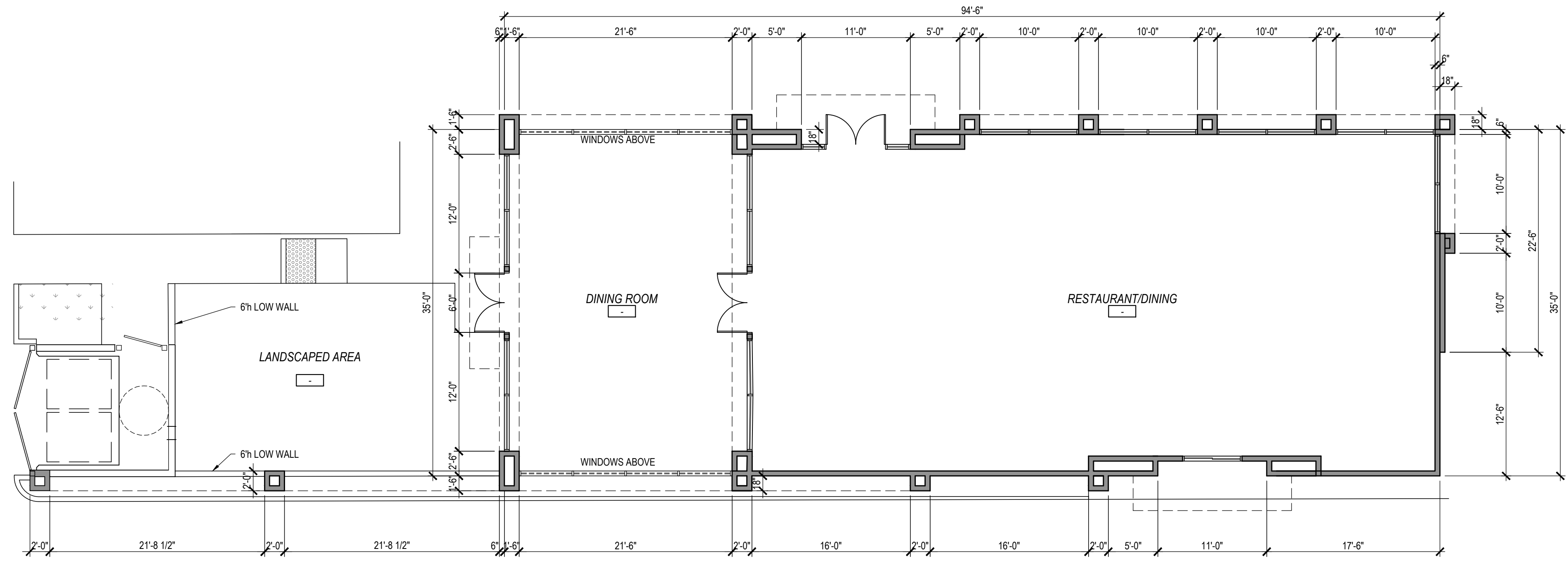
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CHECKED BY	• -
SCALE	• AS NOTED

REVISIONS Δ

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

SHEET NO. **AC3.1**



BUILDING "D" FLOOR PLAN

1/8"=1'-0"



CONSULTANTS

**HIGHLAND SPRINGS REMODEL
AND DEVELOPMENT**

695 HIGHLAND SPRINGS AVE, BEAUMONT, CA

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

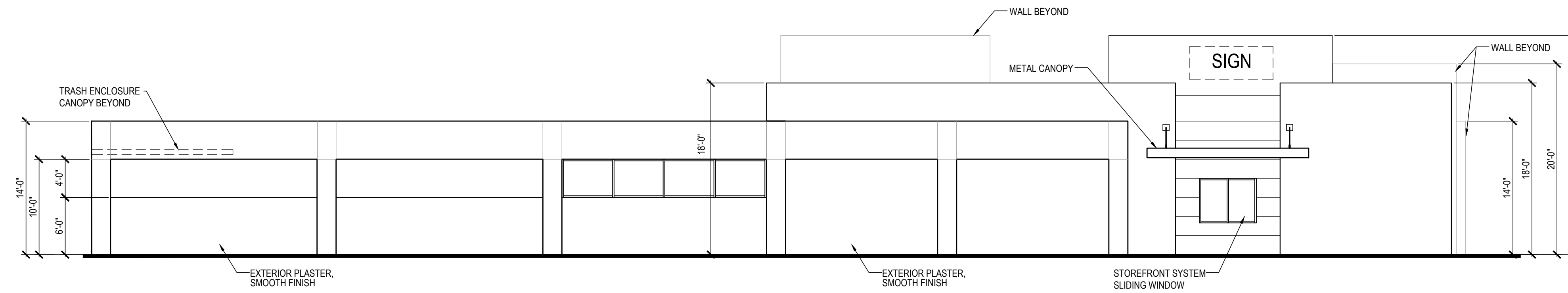
REVISIONS

SHEET TITLE

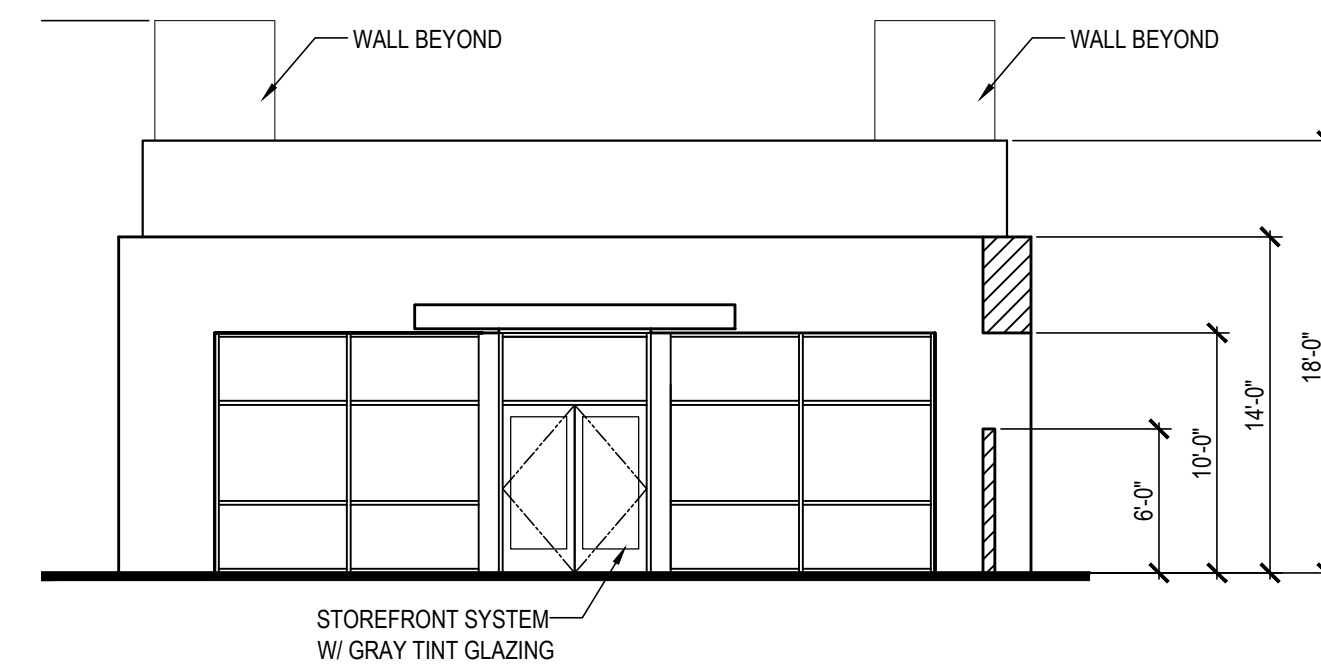
**BUILDING "D"
FLOOR PLAN**

SHEET NO.

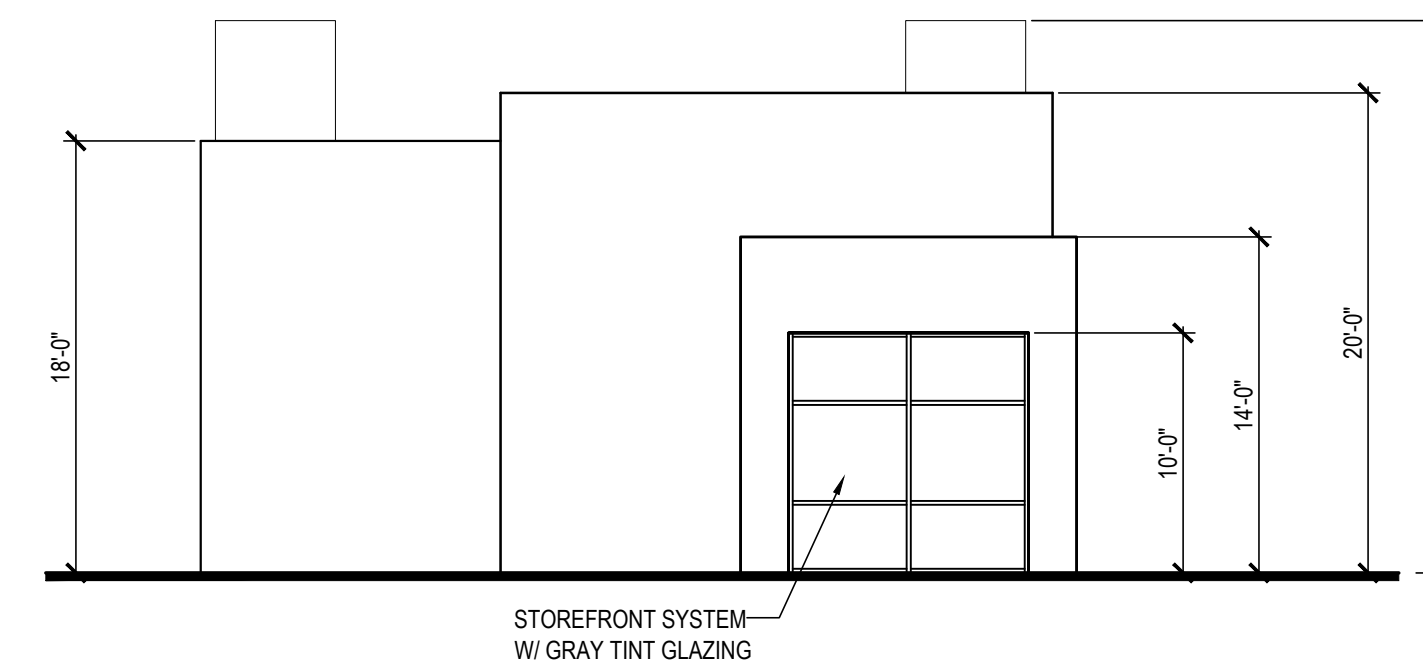
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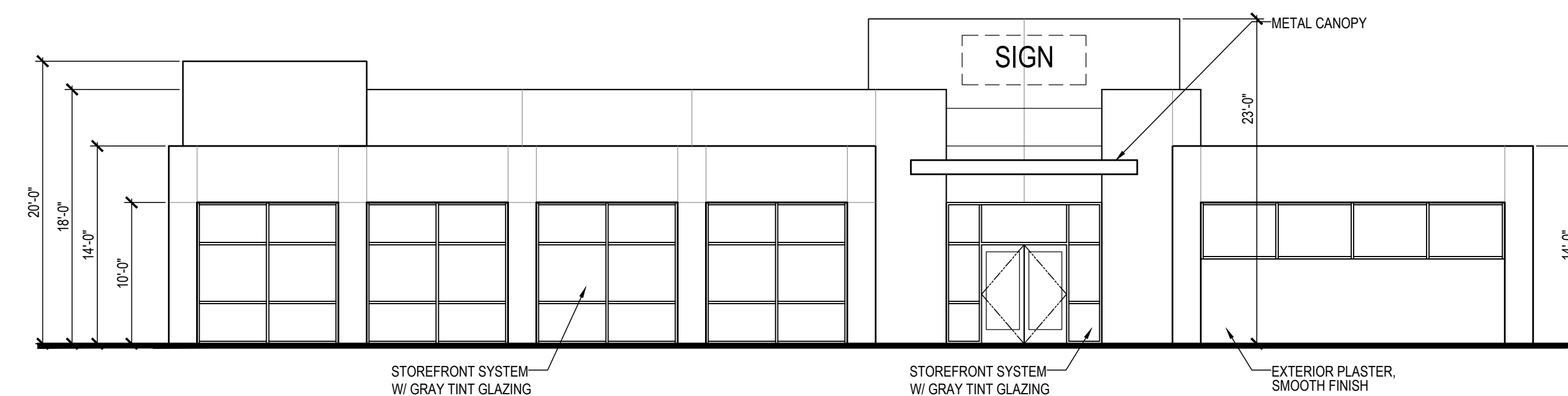
BUILDING "D" PROPOSED SOUTH ELEVATION
1/8"=1'-0"



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
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695 HIGHLAND SPRINGS AVE., BEAUMONT, CA

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

REVISIONS Δ

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

SHEET NO.

AD3.1

IN THE CITY OF BEAUMONT, CALIFORNIA
PRELIMINARY GRADING AND DRAINAGE PLAN
 HIGHLAND SPRINGS REMODEL AND DEVELOPMENT
 HIGH SAND, INC.

ABBREVIATIONS

ASSESSOR'S PARCEL NUMBER	APN
FINISHED FLOOR ELEVATION	FFE
FINISHED GRADE	FG
FLOW LINE	FL
FINISHED SURFACE	FS
GRADE BREAK	GB
HEIGHT	HT
PAD ELEVATION	PE
TOP OF CURB	TC
TOP OF WALL	TW
TOP OF WALL RETAINING	TWR
TYPICAL	TYP

LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING LOT LINE	---
EXISTING INDEX CONTOUR800.....
EXISTING INTERMEDIATE CONTOUR799.....
EXISTING STRUCTURE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING ELECTRIC	E
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING WATER	W
EXISTING FIRE HYDRANT	FW
EXISTING SEWER MANHOLE	SMH
EXISTING TELEPHONE MANHOLE	TMH
EXISTING TELEPHONE RISER	TR
EXISTING TRAFFIC SIGNAL VAULT	TS
EXISTING TRAFFIC SIGNAL POLE	TSP
EXISTING ELECTRIC VAULT VENT	VE
EXISTING LIGHT POLE	LP
EXISTING POWER POLE	PP
PROPOSED ADA PATH OF TRAVEL	---
PROPOSED CURB	---
PROPOSED GUTTER	---
PROPOSED AC BERM	---
PROPOSED BUILDING	---
PROPOSED GRADED SWALE	---
PROPOSED STORM DRAIN	SD
PROPOSED GRADIENT AND DIRECTION	2.00%
EXISTING ELEVATION	(27.50)
PROPOSED ELEVATION	27.50

PROPOSED BIO-RETENTION BASIN

PROPOSED AC PAVEMENT

PROPOSED GRIND AND OVERLAY

PROPOSED CONCRETE PAVEMENT

OWNER/APPLICANT/DEVELOPER
 HIGH SAND, INC.
 655 HIGHLAND SPRINGS AVENUE
 BEAUMONT, CA 92223
 CONTACT: ALI HARB
 (951) 214-3333

ENGINEER/CONTACT PERSON
 THIS PLAN WAS PREPARED UNDER THE DIRECTION OF MARTEN L. ANDERSON, A REGISTERED CIVIL ENGINEER IN THE STATE OF CALIFORNIA.

MARTEN L. ANDERSON
 RCE 51313 EXPIRES 6-30-20
 MTH2 ENGINEERING, INC.
 639 LAKEWOOD DRIVE
 RIVERSIDE, CA 92506
 (951) 850-2190

DATE: 05-MAR-2021



LEGAL DESCRIPTION
 LOTS 25 THRU 27 INCLUSIVE OF SCENIC VIEW SUBDIVISION, UNIT NO. 1, IN THE CITY OF BEAUMONT, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE IN BOOK 19, PAGE 41 OF MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

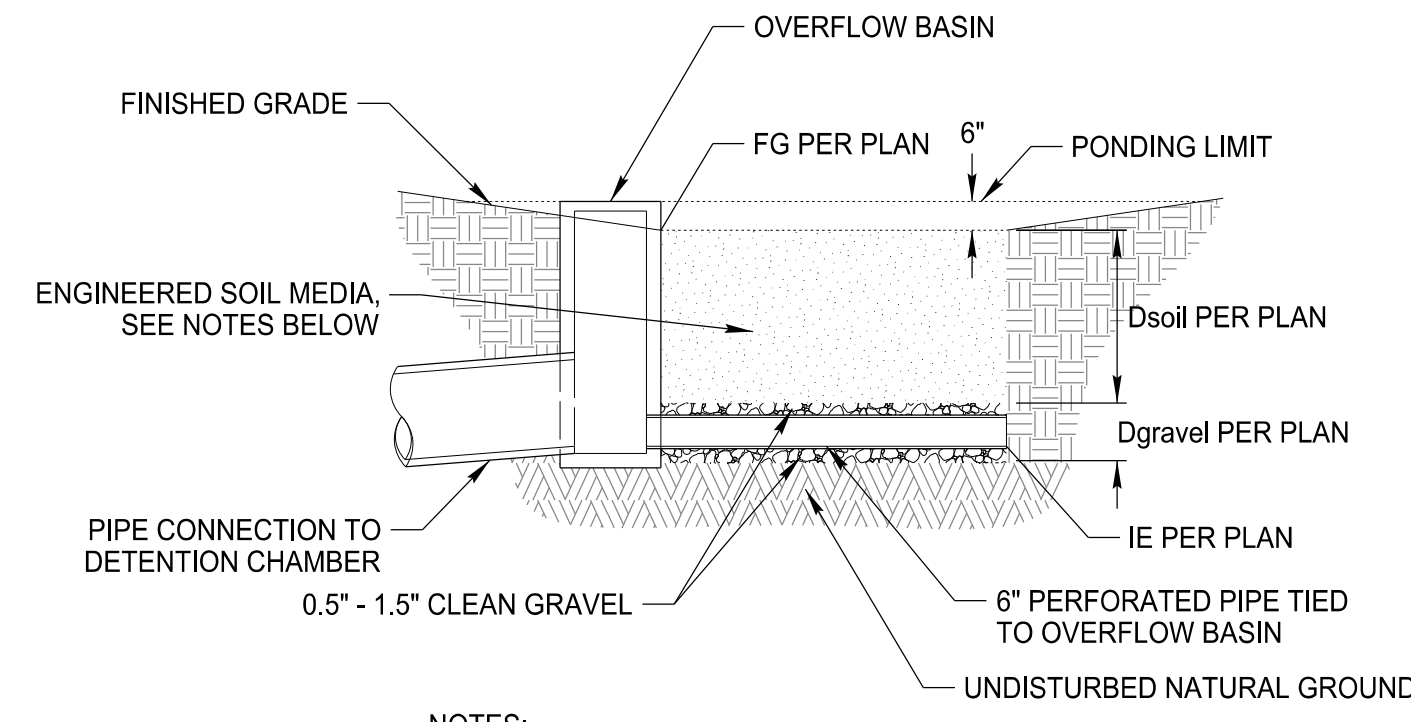
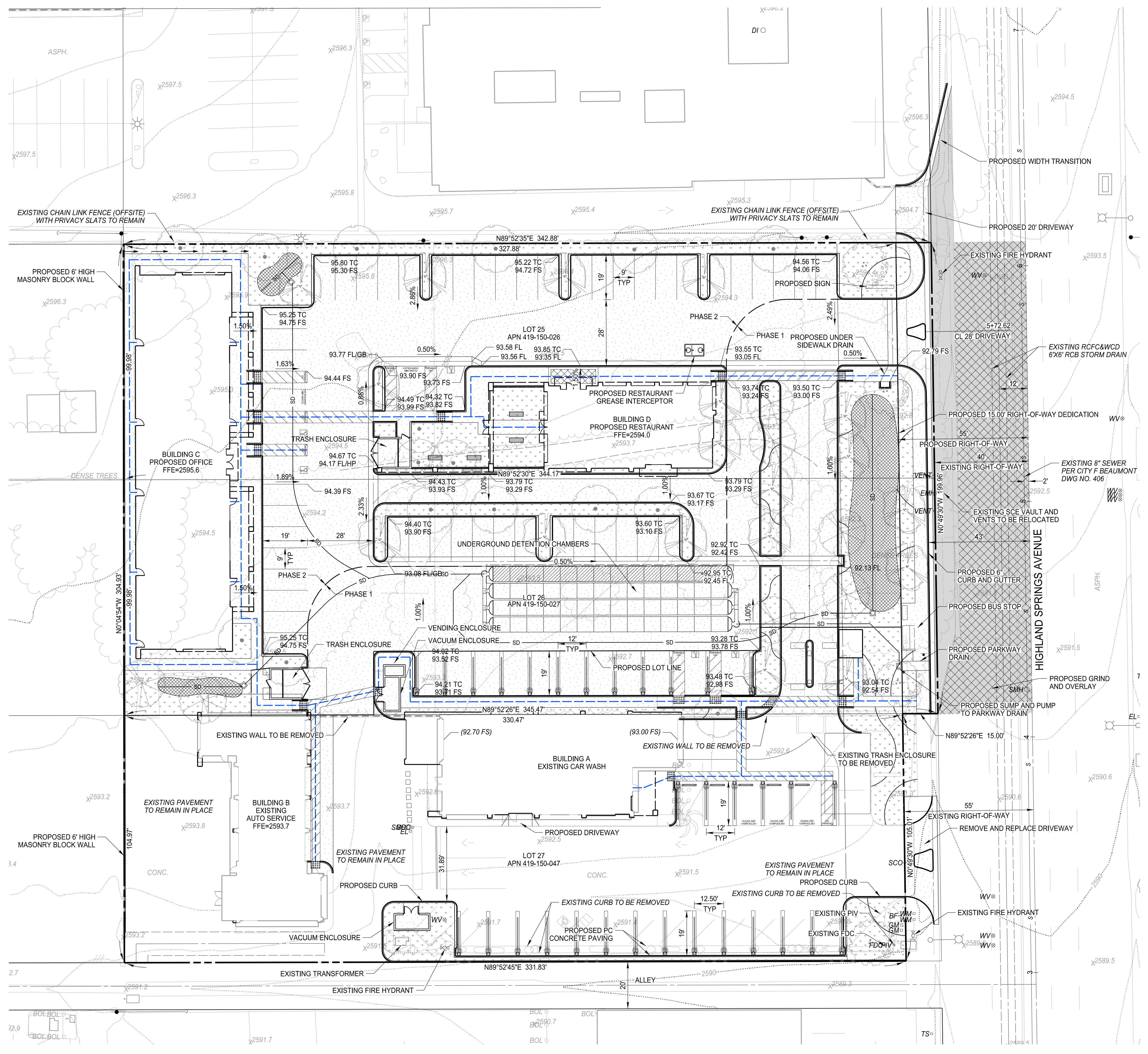
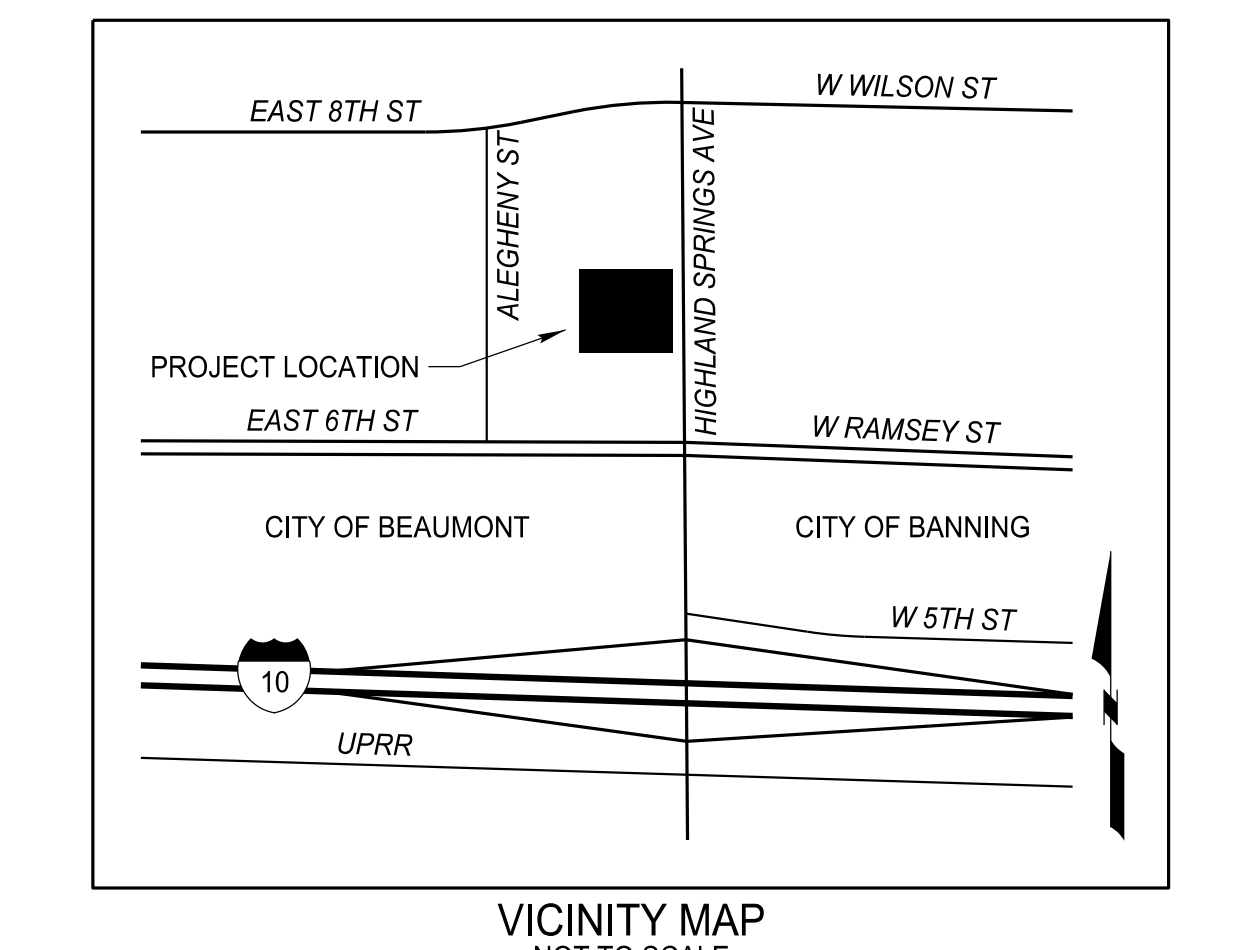
BENCHMARK
 NGS BENCHMARK DESIGNATION 400 PID DX5401 IN BANNING, AT THE NORTHWEST BRIDGE ABUTMENT FOR SOUTHERN PACIFIC RAILROAD OVER HIGHLAND SPRINGS AVE., 60 FEET (18.3 M) WEST OF THE CENTERLINE OF HIGHLAND SPRINGS AVE., 20 FEET (6.1 M) NORTH OF THE NORTH RAIL OF RAILROAD. FOUND 3/14 INCH MWD STANDARD ALUMINUM DISK SET FLUSH IN CONCRETE BRIDGE ABUTMENT.

ELEVATION = 2573.37 FEET NAVD 88 DATUM
 JANUARY 1993 ADJUSTMENT

ASSESSOR'S PARCEL NUMBERS
 419-150-026, -027 AND -046

FEMA FLOODZONE
 ZONE X PER FIRM MAP NO. 06065C0812G, EFFECTIVE DATE AUG 28, 2008

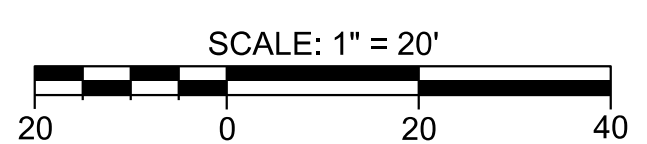
- CONSTRUCTION PHASING NOTES**
- HIGHLAND SPRINGS AVE IMPROVEMENTS TO BE A PART OF PHASE 1 CONSTRUCTION.
 - PRIVATE ON-SITE IMPROVEMENTS TO BE PHASED CONSTRUCTION AS INDICATED. FUTURE PHASE 2 CONSTRUCTION AREA TO BE STABILIZED AND MAINTAINED.
 - PHASE 1 CONSTRUCTION WILL PROVIDE FOR TEMPORARY GRADING AND DRAINAGE CONTROL OF FUTURE PHASE 2 CONSTRUCTION AREA.



NOTES:

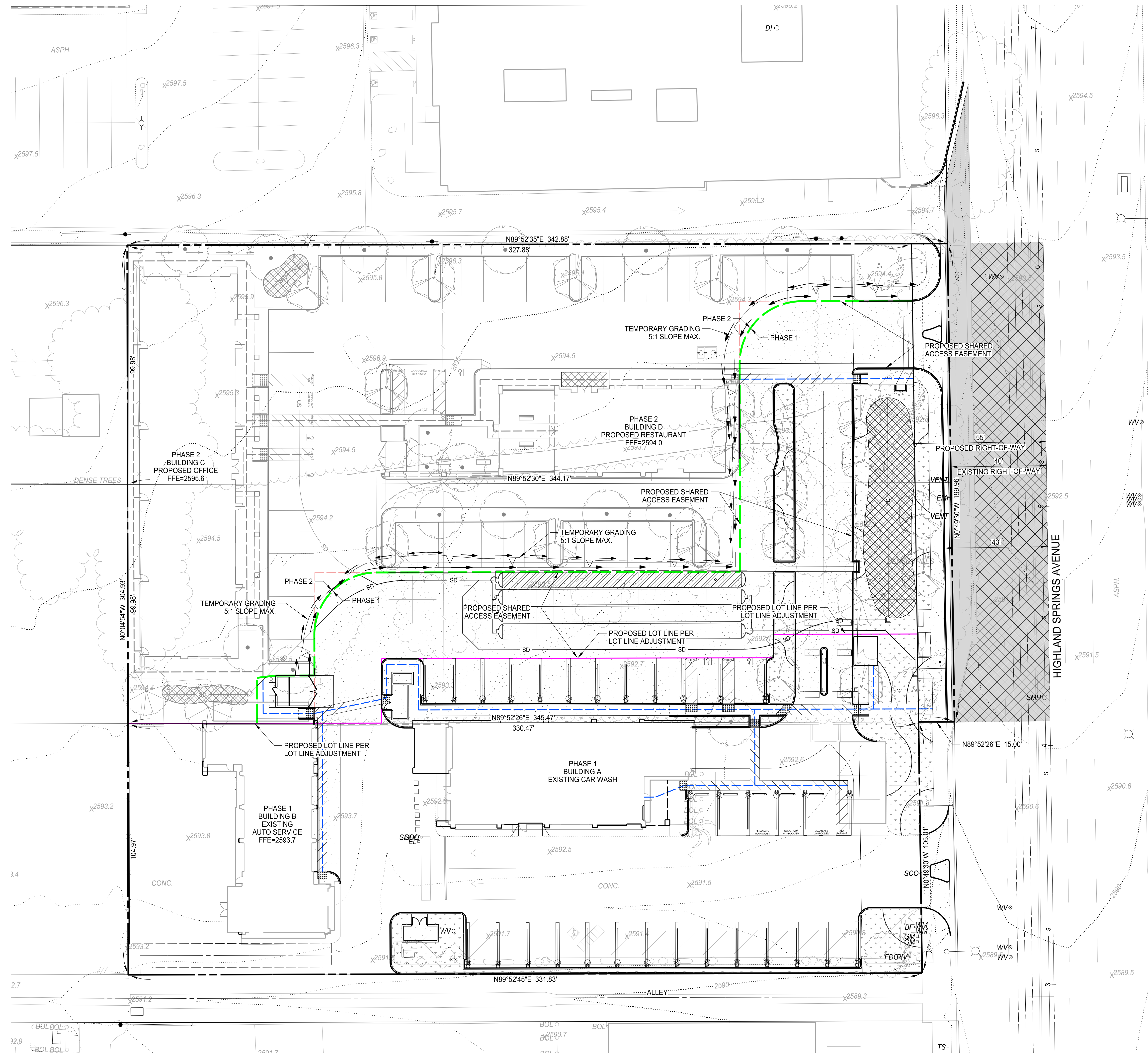
- ENGINEERED SOIL MEDIA SHALL BE COMPRISED OF 85% MINERAL AND 15% ORGANIC COMPONENTS BY VOLUME, DRUM MIXED PRIOR TO PLACEMENT.
- THE MINERAL COMPONENT SHALL BE CLASS A SANDY LOAM TOPSOIL MEETING THE RANGES BELOW:
 70%-80% SAND
 15%-20% SILT
 5%-10% CLAY
- THE ORGANIC COMPONENT SHALL BE NITROGEN STABILIZED COMPOST, SUCH THAT THE NITROGEN DOES NOT LEACH FROM THE MEDIA.

BIO-RETENTION TRENCH



MTH2 engineering inc.
 639 Lakewood Drive
 Riverside, CA 92506
 (951) 850-2190
 www.mth2engineering.com
 civil • water resources • storm water
 urban design and planning

IN THE CITY OF BEAUMONT, CALIFORNIA
PHASED CONSTRUCTION EXHIBIT
 HIGHLAND SPRINGS REMODEL AND DEVELOPMENT
 HIGH SAND, INC.



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LEGEND

EXISTING PROPERTY BOUNDARY	---
EXISTING LOT LINE	---
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EXISTING INTERMEDIATE CONTOUR799.....
EXISTING STRUCTURE	---
EXISTING CONCRETE	---
EXISTING CURB	---
EXISTING ELECTRIC	E
EXISTING SEWER	S
EXISTING STORM DRAIN	SD
EXISTING WATER	W
EXISTING FIRE HYDRANT	---o---
EXISTING SEWER MANHOLE	SMH
EXISTING TELEPHONE MANHOLE	TMH
EXISTING TELEPHONE RISER	TR
EXISTING TRAFFIC SIGNAL VAULT	TS
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EXISTING ELECTRIC VAULT VENT	VENT
EXISTING LIGHT POLE	---
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PROPOSED ADA PATH OF TRAVEL	---
PROPOSED CURB	---
PROPOSED GUTTER	---
PROPOSED AC BERM	---
PROPOSED BUILDING	---
PROPOSED GRADED SWALE	---
PROPOSED STORM DRAIN	SD
PROPOSED GRADIENT AND DIRECTION	2.00% (27.50)
EXISTING ELEVATION	27.50
PROPOSED ELEVATION	27.50

PROPOSED BIO-RETENTION BASIN	---
PROPOSED AC PAVEMENT	---
PROPOSED GRIND AND OVERLAY	---
PROPOSED CONCRETE PAVEMENT	---
PROPOSED LANDSCAPE AREA	---

OWNER/APPLICANT/DEVELOPER

HIGH SAND, INC.
 655 HIGHLAND SPRINGS AVENUE
 BEAUMONT, CA 92223
 CONTACT: ALI HARB
 (951) 214-3333

ENGINEER/CONTACT PERSON

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 RCE 51513, EXPIRES 6-30-20
 MTH2 ENGINEERING, INC.
 639 LAKEWOOD DRIVE
 RIVERSIDE, CA 92506
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ELEVATION = 2573.37 FEET NAVD 88 DATUM
 JANUARY 1993 ADJUSTMENT

ASSESSOR'S PARCEL NUMBERS

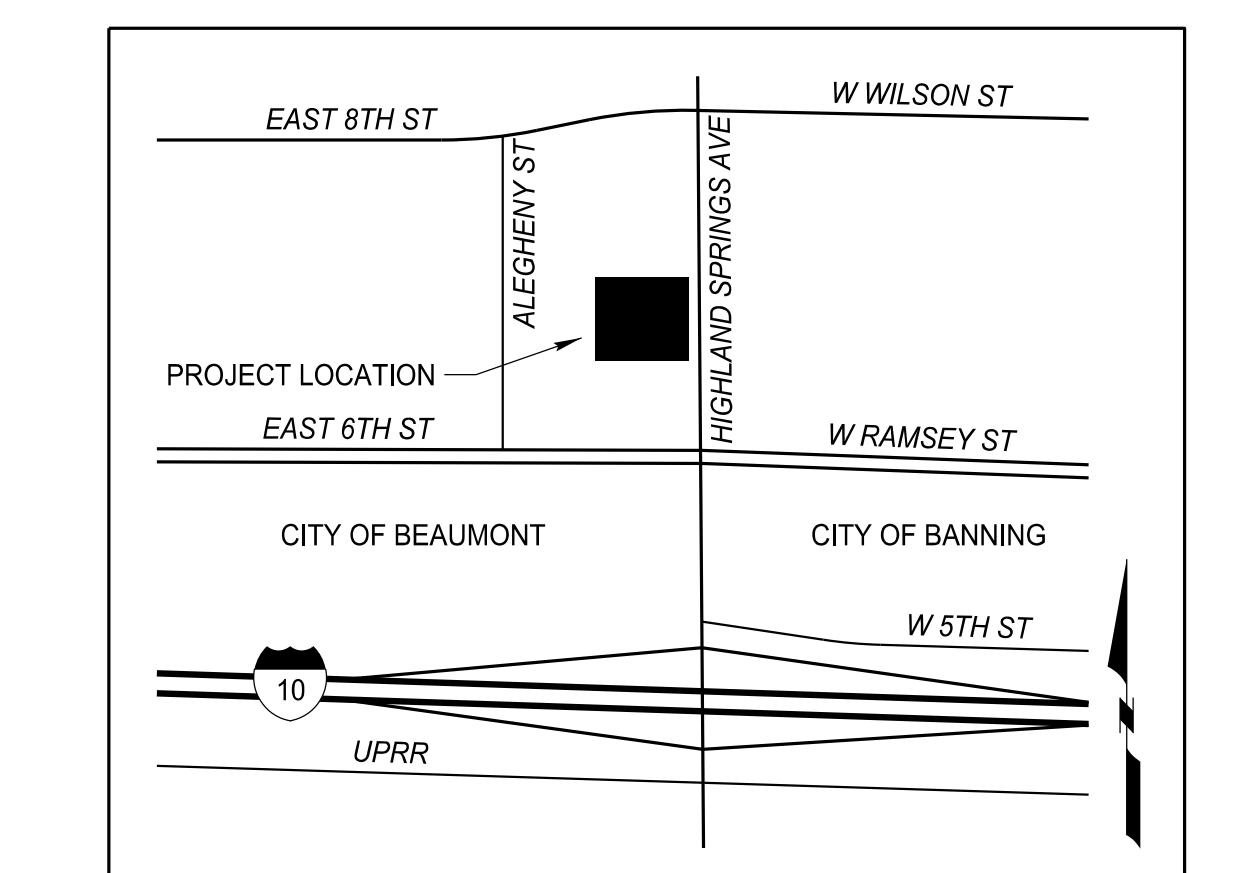
419-150-026, -027 AND -046

FEMA FLOODZONE

ZONE X PER FIRM MAP NO. 06065C0812G, EFFECTIVE DATE AUG 28, 2008

CONSTRUCTION PHASING NOTES

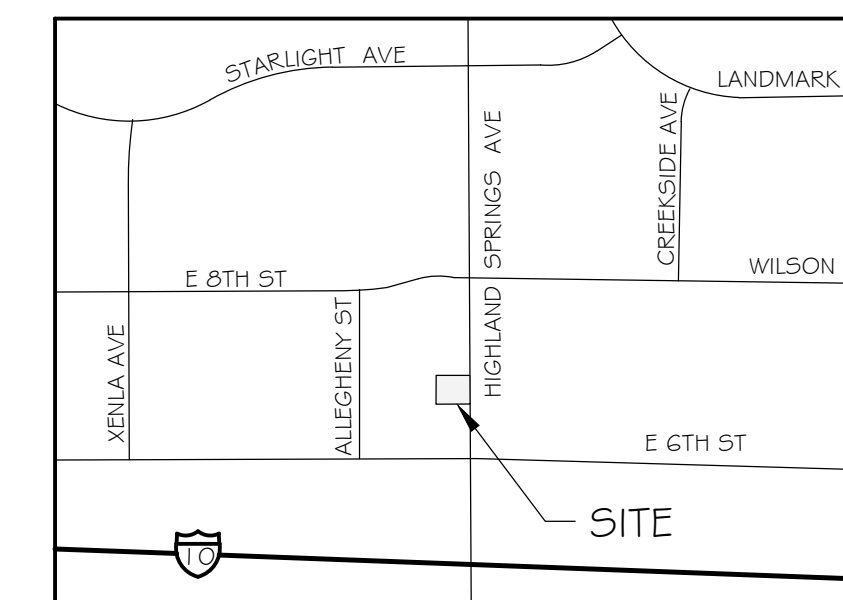
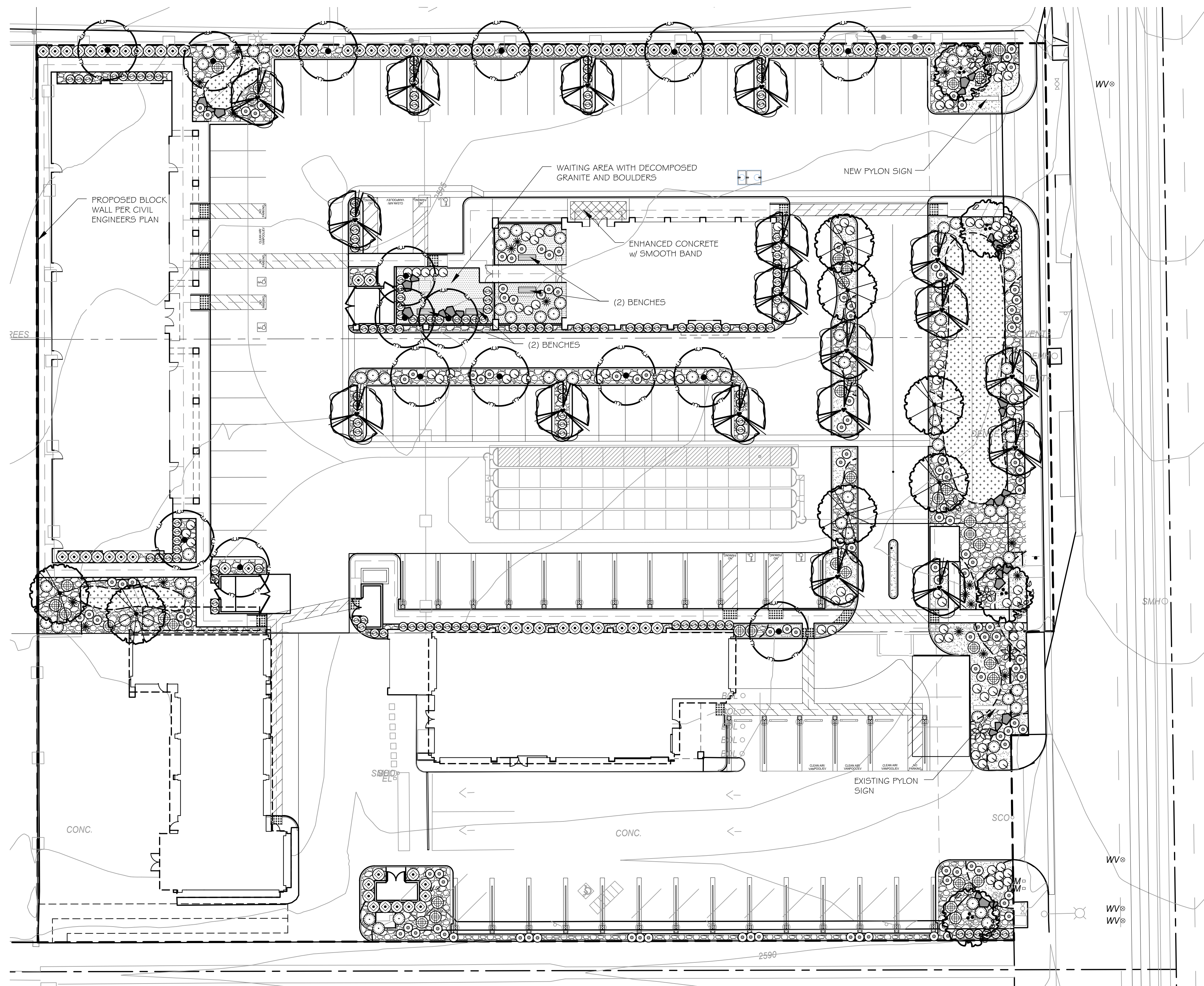
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VICINITY MAP
 NOT TO SCALE

SCALE: 1" = 20'

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 civil • water resources • storm water
 urban design and planning



VICINITY MAP
N.T.S.

PROJECT DIRECTORY

OWNER:
High Sand, Inc
655 Highland Springs Ave
Beaumont, CA 92223
Contact: Ali B. Harb
(909) 214-3333

LANDSCAPE ARCHITECT:
KDLA, inc
7426 Cherry Ave, #210-G41
Fontana, CA 92336
Contact Michael Salazar
(909) 744-4376

CIVIL ENGINEER:
MTH2 Engineering, Inc
639 Lakewood Drive
Riverside, CA 92506
Contact: Marten Anderson
(951) 850-2190

ARCHITECT:
Broske Architects and Associates
4344 Latham Street, Suite 100
Riverside, CA 92501
Contact: James Broske
(951) 300-1866

PLANT PALETTE

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	<i>Arbutus unedo</i> 'Manna'	Manna Strawberry Tree	24" Box	Mod
	<i>Cercidium</i> 'Desert Museum'	Desert Museum Palo Verde	24" Box	Low
	<i>Chitalpa tashkentensis</i>	Chitalpa	24" Box	Low
	<i>Olea europaea</i> 'Fruiteless'	Fruiteless Olive	24" Box	Low
	SHRUBS / GROUNDCOVER			
	<i>Agave americana</i> 'Variegata'	Variegated Agave	15 Gal	Low
	<i>Aloe striata</i>	Coral Aloe	5 Gal	Low
	<i>Bougainvillea</i> 'Monika'	Oo-la-la Bougainvillea	5 Gal	Low
	<i>Callistemon</i> 'Little John'	Dwarf Callistemon	15 Gal	Low
	<i>Dasylinon wheeleri</i>	Desert Spoon	5 Gal	Low
	<i>Lantana</i> x 'New Gold'	New Gold Lantana	5 Gal	Low
	<i>Lavandula</i> 'Munstead'	Munstead Lavender	5 Gal	Low
	<i>Leucophyllum</i> f. 'Compacta'	Compact Texas Ranger	15 Gal	Low
	<i>Pennisetum setaceum</i>	Fountain Grass	5 Gal	Low
	BIO-RETENTION BASIN			
	<i>Carex spissa</i>	San Diego Sedge	1 Gal	Low
	<i>Juncus patens</i>	California Gray Rush	1 Gal	Low
	<i>Muhlenbergia rigens</i>	Deer Grass	1 Gal	Mod
	Decomposed Granite			
	3/4" Crushed Gravel			
	Landscape Boulder			

PROJECT NOTES

Irrigation design shall comply with AB1881 and Estimated Annual Water Use (EAWU) will not exceed Maximum Annual Water Use (MAWA) calculations.

Landscape work shall be in accordance with City of Beaumont Landscape Standards and Codes for Landscape Improvements.

Trees within 6 feet of hardscape shall be installed with approved root control barrier (16 feet length min. each tree)

WATER BUDGET CALCULATIONS (PRELIMINARY)

MAWA
MAWA (in gallons) = (ETo) (0.62) [(0.45 x LA) + (0.3 x SLA)]
MAWA (in gallons) = (55.1) (0.62) [(0.45 x 13,829) + (0.3 x 0)]
MAWA (in gallons) = (55.1) (0.62) [6,223]
MAWA (in gallons) = 212,590

EAWU (Drip / Low)
EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA
EAWU (in gallons) = (55.1) (0.62) [(0.3 x 11,523) / 0.9] + 0
EAWU (in gallons) = (55.1) (0.62) [3,457 / 0.9] + 0
EAWU (in gallons) = (55.1) (0.62) [3,841]
EAWU (in gallons) = 131,216

EAWU (Spray / Mod)
EAWU (in gallons) = (ETo) (0.62) [(PF x HA) / IE] + SLA
EAWU (in gallons) = (55.1) (0.62) [(0.5 x 2,306) / 0.7] + 0
EAWU (in gallons) = (55.1) (0.62) [(1,153 / 0.7) + 0]
EAWU (in gallons) = (55.1) (0.62) [1,647]
EAWU (in gallons) = 56,265

TOTAL EAWU = 187,481

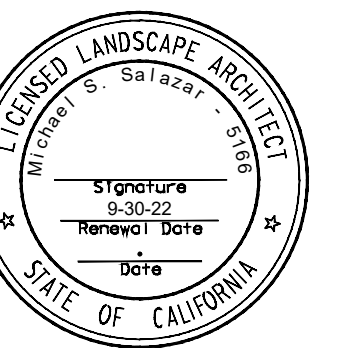
CLIENT / OWNER

High Sand, Inc
Mr. Ali B. Harb
655 Highland Springs Ave
Beaumont, CA 92223
(909) 214-3333

LANDSCAPE ARCHITECT

KDLA, inc
Koriander Design
Landscape Architecture
7426 Cherry Avenue
#210-641
Fontana, Ca 92336
909.744.4376

SEAL



PROJECT INFORMATION

PROJECT NAME:
**HIGHLAND SPRINGS
REMODEL AND DEVELOPMENT**
655 Highland Springs Ave
Beaumont, CA
PROJECT DESCRIPTION:
Preliminary Landscape Plan

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER

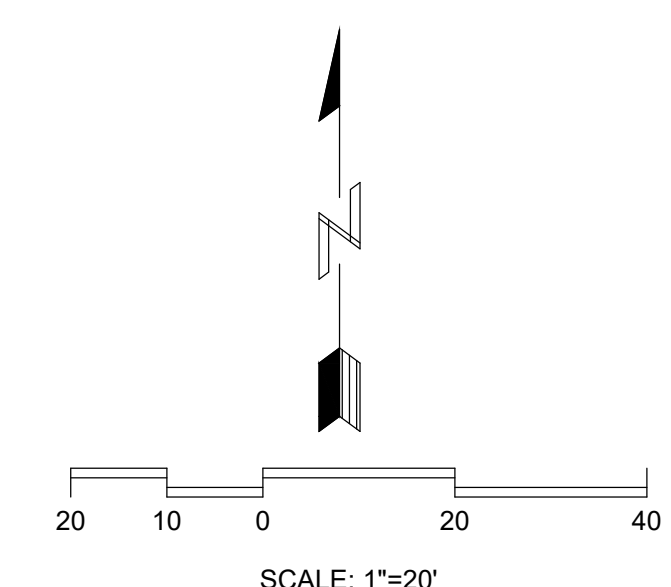
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MS	11.16.20
MS	AS SHOWN

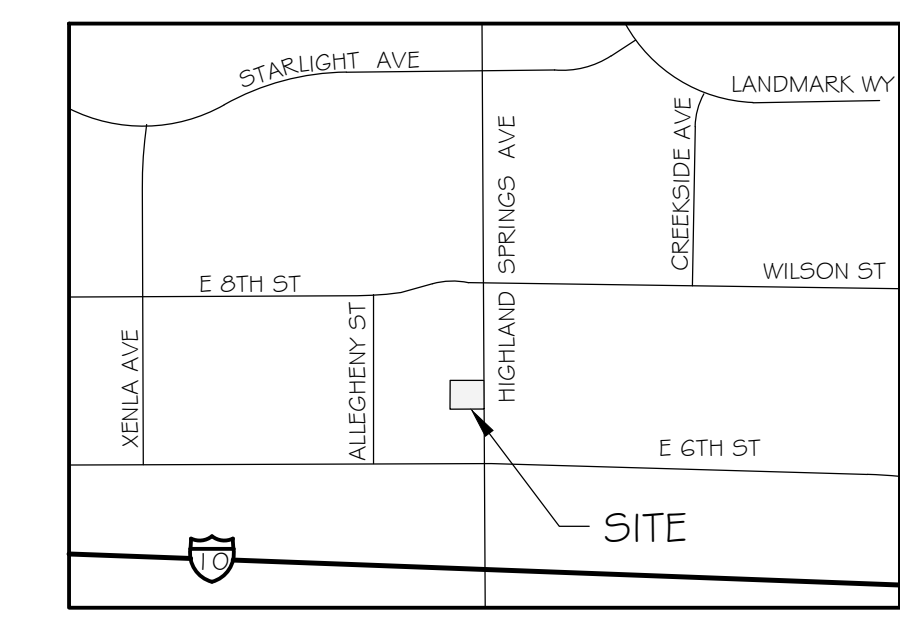
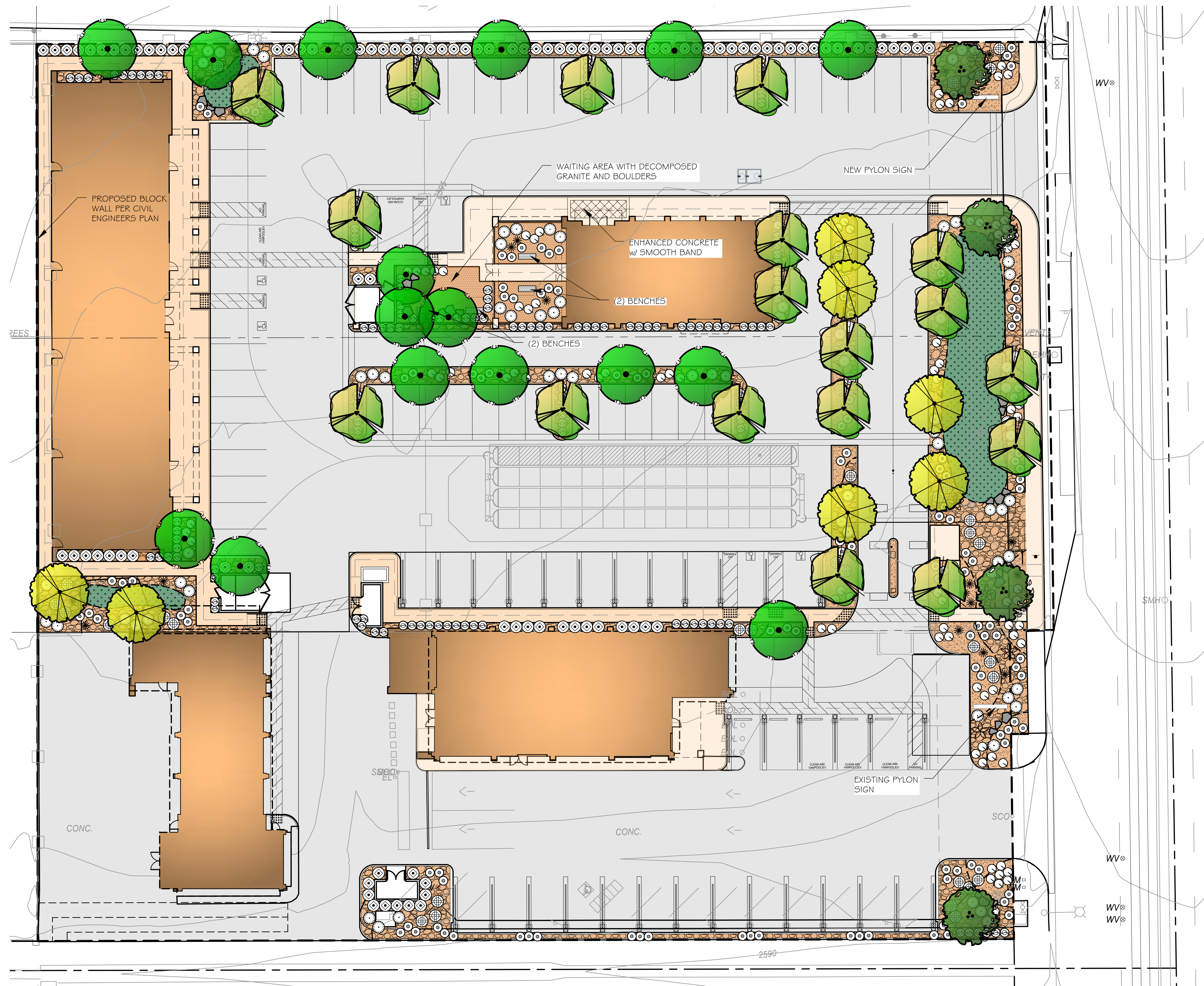
SHEET TITLE

**LANDSCAPE
CONCEPT
PLAN**

SHEET NUMBER

L-1
SHT. 1 OF 1





VICINITY MAP
N.T.S.

PROJECT DIRECTORY

OWNER:
High Sand, Inc
655 Highland Springs Ave
Beaumont, CA 92223
Contact: Ali B. Harb
(909) 214-3333

LANDSCAPE ARCHITECT:
KDLA, inc
7426 Cherry Ave, #210-G41
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Contact Michael Salazar
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CIVIL ENGINEER:
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639 Lakewood Drive
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ARCHITECT:
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PLANT PALETTE

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PROJECT NOTES

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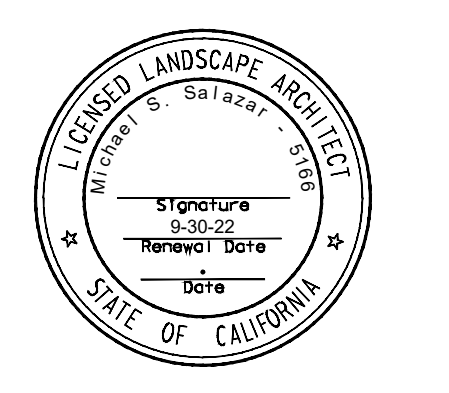
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SEAL



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Preliminary Landscape Plan

REVISIONS

NO.	DATE	DESCRIPTION

DESIGNER

MS
Date: 2010
MS
Date: 11.16.20
MS
Date: AS SHOWN

SHEET TITLE

LANDSCAPE
CONCEPT
PLAN

SHEET NUMBER

L-1
SHT. 1 OF 1

