

**PROJECT DATA:**

DEVELOPER: ED HADDAD  
 APPLICANT/ ACAA LIMITED PARTNERSHIP  
 29848 LIVE OAK CANYON ROAD  
 REDLANDS, CA 92373

REPRESENTATIVE: ARCHIMETRICS  
 JAY NELSON  
 1177 IDAHO STREET, SUITE 200  
 REDLANDS, CA 92374  
 PHONE (909) 322-7582

PREPARATION DATE: SEPTEMBER 11, 2017

PROJECT DESCRIPTION: CONSTRUCT NEW CARWASH FACILITY AND SITE IMPROVEMENTS

ASSESSOR'S PARCEL NO.: 1201-091-45-0000

LEGAL DESCRIPTION: District: 12 Abbreviated Description: DIST:12 CITY:SAN BERNARDINO PARCEL MAP 14475 PARCEL 1 EX ST City/Muni/Twp: SAN BERNARDINO

PROJECT ADDRESS: 27727 BASELINE STREET  
 HIGHLAND, CA 92346

GENERAL PLAN: GENERAL COMMERCIAL (CG)

SPECIFIC PLAN: N/A

BUILDING HEIGHT: 15'-0"

SITE AREA: 1.21 AC (52,713 SQ.FT.)

COVERAGE AREAS:

AREA OF USE	S.F.	REQUIRED%	PROVIDED%
BUILDINGS	5,224	---	5,224 SF (9.9%)
PARKING/PAVED	33,124	---	33,124 SF(62.8%)
LANDSCAPING	14,365	10,542 SF(20%)	14,365 SF(27.3%)

**PARKING SUMMARY**

DESCRIPTION	BLDG. S.F.	RATIO	REQUIRED	PROVIDED
CONVENIENCE STORE	3,144 SF	1 SP/200 SF	18	19
CAR WASH STATION	2,080 SF	3 SPACES	3	4
GAS PUMP CANOPY	- SF	N/A	-	-
TOTAL STALLS PROVIDED			21	23

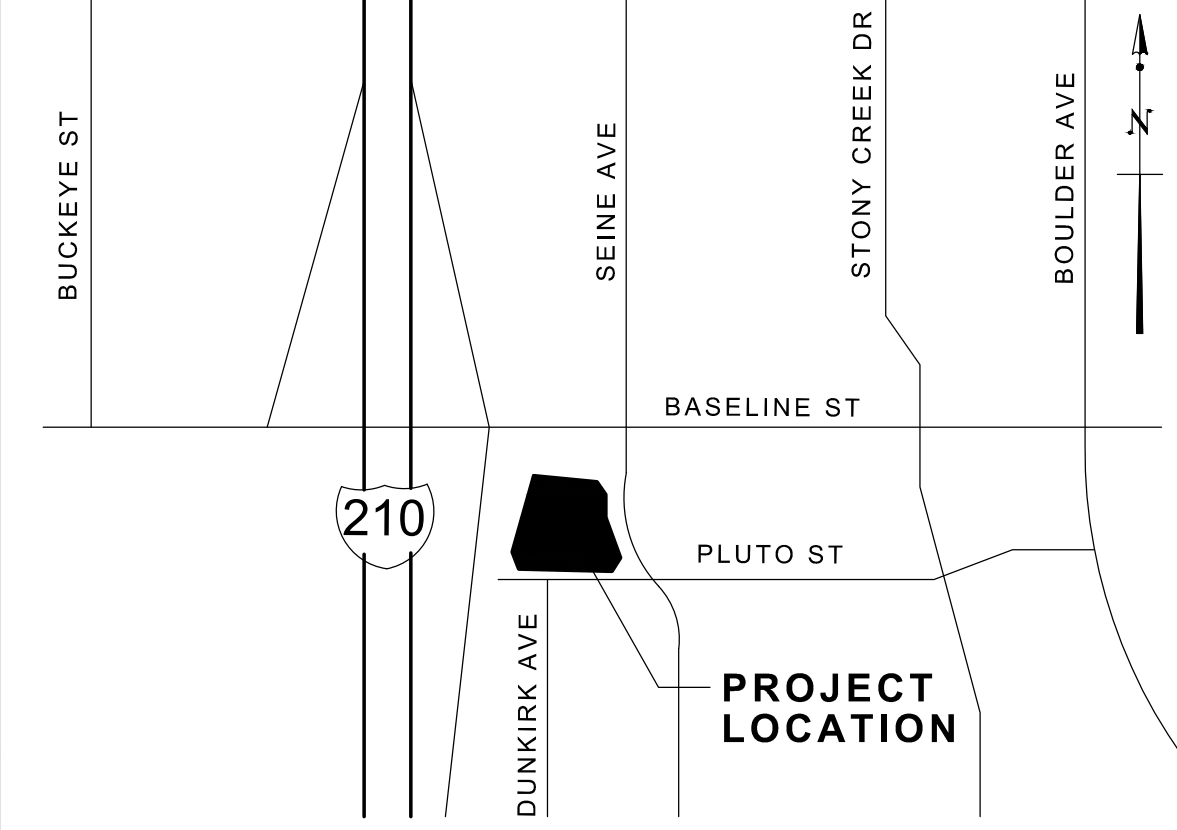
  

REGULAR STALL	9X19	22 STALLS
ACCESSIBLE STALL	9X19	1 STALLS
LOADING STALL	9X19	1 STALLS

**KEYNOTES**

- 1 ACCESSIBLE PATH OF TRAVEL FROM PUBLIC WAY - 5% MAX. SLOPE
- 2 ACCESSIBLE PATH OF TRAVEL - 5% MAX. SLOPE
- 3 "UNAUTHORIZED PARKING IN ACCESSIBLE SPACES..." SIGNAGE
- 4 YELLOW TRUNCATED DOMES
- 5 ACCESSIBLE PARKING SIGNAGE WITH "VAN ACCESSIBLE" SIGNAGE AND MINIMUM FINE SIGNAGE
- 6 -
- 7 ACCESSIBLE VAN PARKING STALL
- 8 -
- 9 ACCESSIBLE ACCESS AISLE
- 10 BUILDING ACCESSIBLE ENTRY SIGNAGE
- 11 LOADING STALL
- 12 TRASH ENCLOSURE
- 13 -

**VICINITY MAP**



FOR

**CARWASH FACILITY**  
 Ed Haddad  
 27727 BASELINE STREET  
 HIGHLAND, CA 92346

REVISIONS

CONSTR.	BID
PLAN CHECK	2017-09-11
DRAWN	VM
JOB NO.	17-012
SHEET NAME	PROPOSED ARCHITECTURAL SITE PLAN
SHEET NO.	A1.0
SHEET	OF