

PROJECT DATA

SCOPE OF WORK	12 - TOWNHOUSE UNITS (2 - STORY) EACH CONSIST OF: 3 BEDROOM, 2 BATH, 1 POWDER ROOM, A DECK AND 2-CAR GARAGE
PROJECT ADDRESS	1360 E. 6TH ST., BEAUMONT, CA
APN #	419-232-039
LAND USE	VACANT
PROPERTY BOUNDARY DESCRIPTION	-
LOT SIZE	0.68 AC ± 29,620.80 SF, ±
ZONE	-
OCCUPANCY GROUP	R2 / U
CONSTRUCTION TYPE	V (B)
FIRE SPRINKLER	YES

FLOOR AREAS : BUILDING 1						
3 - BEDROOM UNITS (UNIT 1 ADA ADAPTABLE)						
	GARAGE (SQ. FT.)	FIRST FLOOR (SQ. FT.)	SECOND FLOOR (SQ. FT.)	DECK (SQ. FT.)	PVT. YARD (SQ. FT.)	TOTAL (SQ. FT.)
	427					427
FLOOR AREA (SQ. FT.)		627	875			1,502
PVT. YARD AND DECK				44	203	
TOTAL AREA (SQ. FT.)						1,929

FLOOR AREAS : BUILDING 2						
3 - BEDROOM UNITS (UNITS 2,3,4,5 AND 6)						
	GARAGE (SQ. FT.)	FIRST FLOOR (SQ. FT.)	SECOND FLOOR (SQ. FT.)	DECK (SQ. FT.)	PVT. YARD (SQ. FT.)	TOTAL (SQ. FT.)
	430					430
FLOOR AREA (SQ. FT.)		577	919			1,496
PVT. YARD AND DECK				44	203	
TOTAL AREA (SQ. FT.)						1,929

FLOOR AREAS : BUILDING 2						
3 - BEDROOM UNITS (UNIT 7 ADA ADAPTABLE)						
	GARAGE (SQ. FT.)	FIRST FLOOR (SQ. FT.)	SECOND FLOOR (SQ. FT.)	DECK (SQ. FT.)	PVT. YARD (SQ. FT.)	TOTAL (SQ. FT.)
	427					427
FLOOR AREA (SQ. FT.)		627	875			1,502
PVT. YARD AND DECK				44	203	
TOTAL AREA (SQ. FT.)						1,929

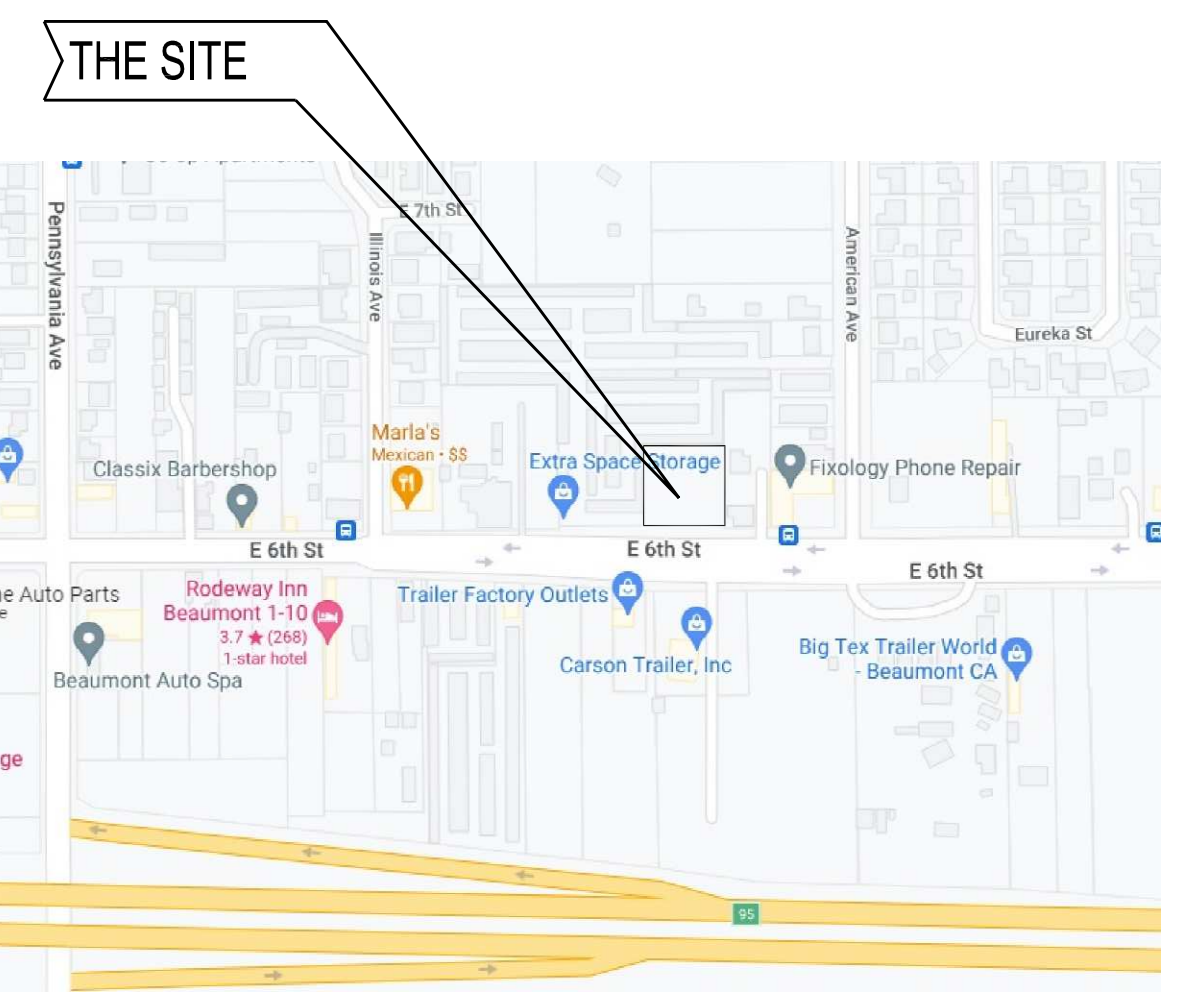
FLOOR AREAS : BUILDING 2						
3 - BEDROOM UNITS (UNITS 8,9,10,11 AND 12)						
	GARAGE (SQ. FT.)	FIRST FLOOR (SQ. FT.)	SECOND FLOOR (SQ. FT.)	DECK (SQ. FT.)	PVT. YARD (SQ. FT.)	TOTAL (SQ. FT.)
	430					430
FLOOR AREA (SQ. FT.)		577	919			1,496
PVT. YARD AND DECK				44	203	
TOTAL AREA (SQ. FT.)						1,929

PARKING :	
COVERED PARKING:	24 SPACES
UNCOVERED PARKING:	24 SPACES
TOTAL LIVEABLE AREA :	
23, 118 SF	
TOTAL GARAGE AREA :	
5,154 SF	
TOTAL IMPERVIOUS AREA :	
11, 439 SF / 29,620.80 SF ± = 38.61 %	
LOT COVERAGE :	
12, 178 SF / 29,620.80 SF ± = 41.11 %	
LANDSCAPE :	
5, 853 SF / 29,620.80 SF ± = 19.75 %	

CURRENT CODES

- 2019 CALIFORNIA BUILDING CODE
- 2019 CALIFORNIA MECHANICAL CODE
- 2019 CALIFORNIA ELECTRICAL CODE
- 2019 CALIFORNIA PLUMBING CODE
- 2019 CALIFORNIA ENERGY CODE
- 2019 CALIFORNIA GREEN BUILDING CODE

VICINITY MAP



A CONDOMINIUM MAP MAY BE REQUIRED

PP WILL NEED TO BE REMOVED AND OH UTILITIES RELOCATED UNDERGROUND

SHOW CATCH BASIN AND STORM DRAIN LINE. THE DRIVE APPROACH MAY BE IN CONFLICT WITH THE CB.

6TH STREET IS CLASSIFIED AS A DOWNTOWN STREET AND SHOULD BE DESIGNED TO THE GENERAL PLAN AND REFERENCED BY THE EMBEDDED IMAGE

PROJECT WILL NEED TO INCORPORATE AND SHOW W/COMP LID BNIPS. A W/OMP WILL BE REQUIRED PRIOR TO CONDITIONS.

PUBLIC WORK DEPARTMENT
PLAN CHECK No. 1

☐ READY FOR APPROVAL

☒ REJECT

BY: R. Vestal DATE: 4/14/2022

SITE PLAN

SCALE: 1"=10'-0"

158 WEST ORANGE STREET, COVINA, CA 91723 - 2011

STEVE SEIDE DESIGN GROUP

DRAWN BY

CONTRACTOR/DEVELOPER:

KEN CATANZARITE / DARRYL MOORE

2331 WEST LINCOLN AVENUE
BEAUMONT, CA 92201
(951) 827-1495

PROJECT:

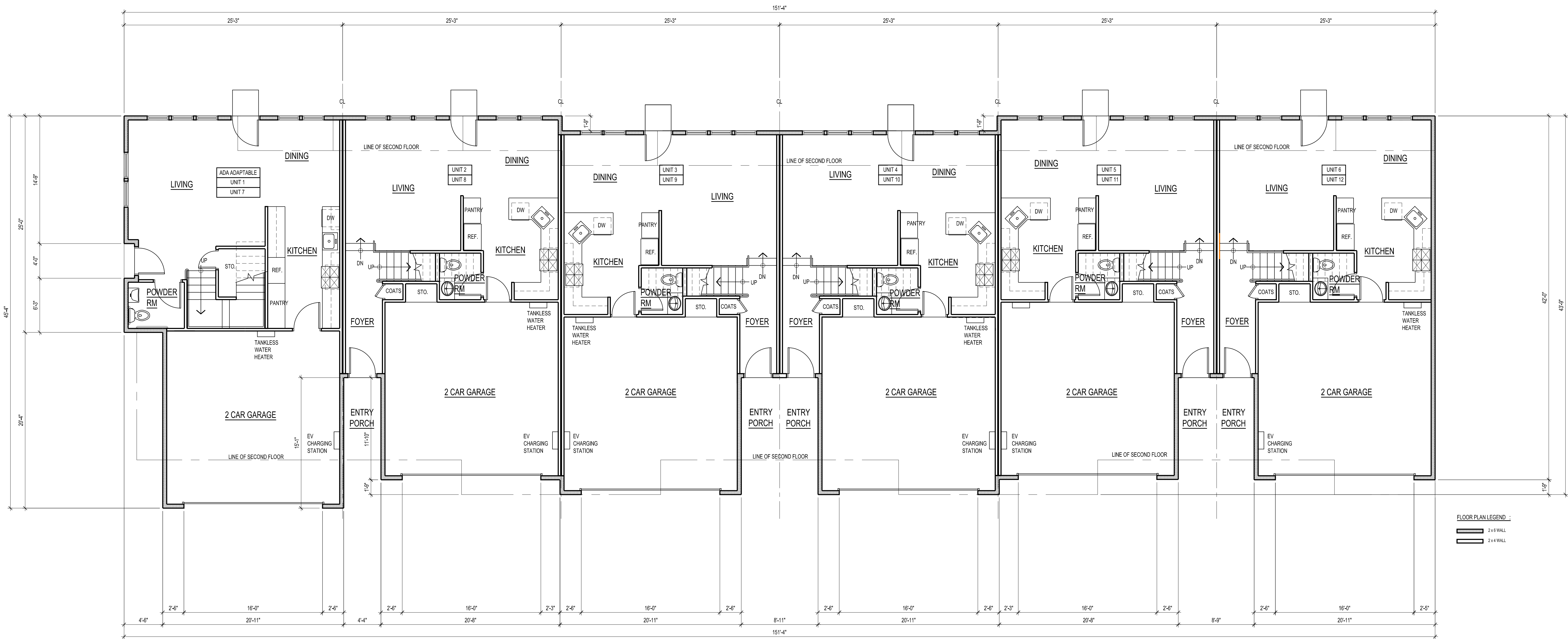
12 UNIT TOWNHOUSE

1360 E. 6TH ST.
BEAUMONT, CA 92223

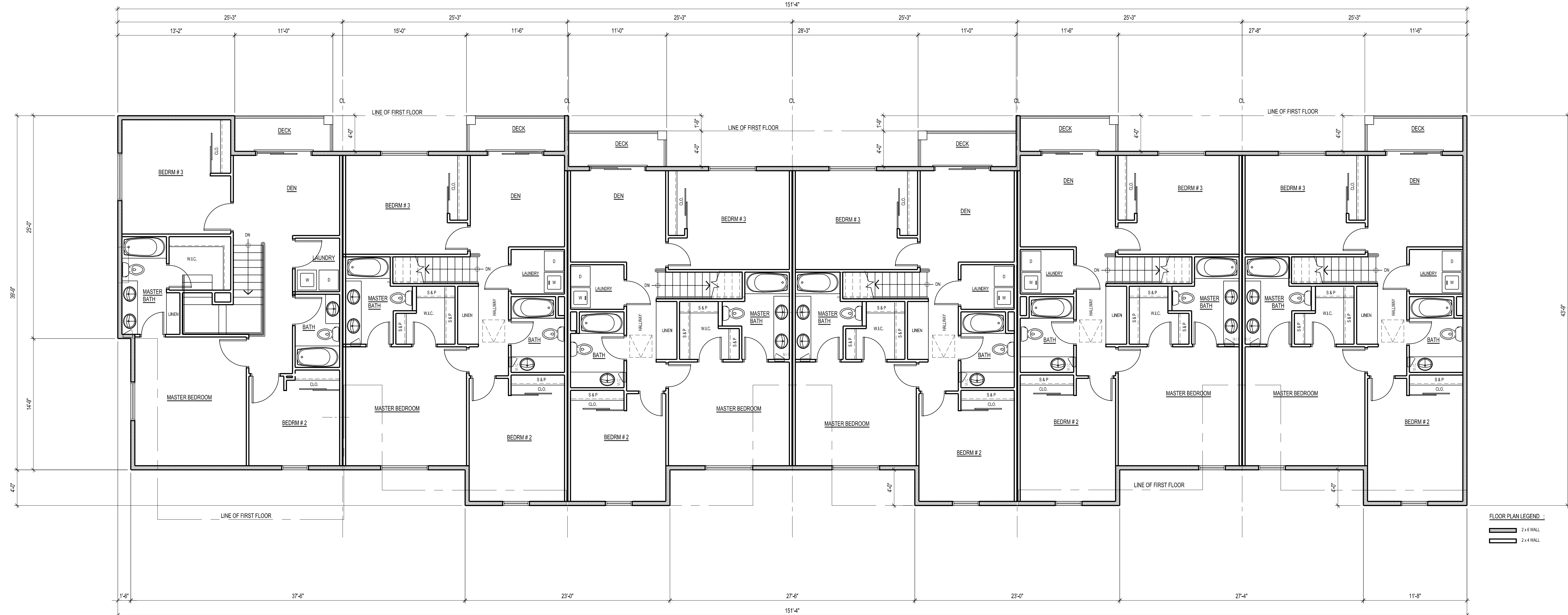
03 - 08 - 22

PN 3725-G

SHEET NO.



FIRST FLOOR PLAN



SECOND FLOOR PLAN

FLOOR PLANS

SCALE:
3/16"=1'-0"

These drawings are the sole property of
Drafting & Design, Inc. Reproduction,
publication or reuse in part or in whole is
prohibited without the written consent and
approval of Drafting & Design, Inc.

158 WEST ORANGE STREET, COVINA, CA
91723 - 2011
E-MAIL : DRAFT_DESIGN@EARTHINK.NET
WEBSITE : WWW.DRAFTINGANDDESIGN.LTD.COM

STEVE
SEIDE
DESIGN
GROUP

DRAWN BY
.

CONTRACTOR/DEVELOPER:
KEN CATANZARITE / DARRYL MOORE
2331 WEST LINCOLN AVENUE
SUITE 100
BEAUMONT, CA 92223
(925) 827-1406

PROJECT:
12 UNIT TOWNHOUSE
1360 E. 6TH ST.
BEAUMONT, CA 92223

03 - 08 - 22

PN 3725-G

SHEET NO.