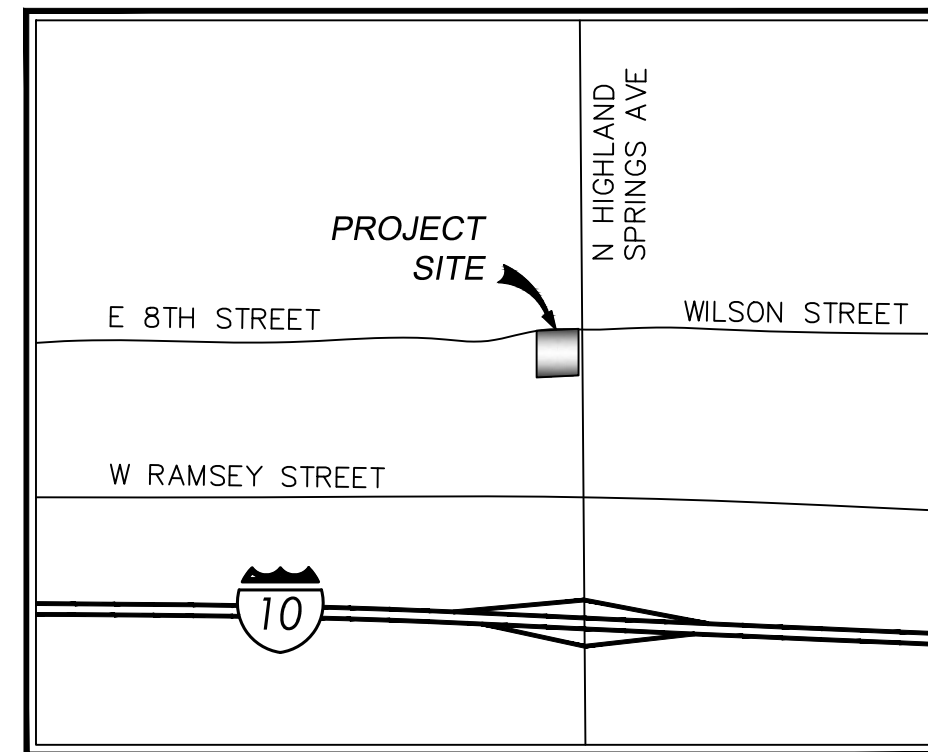


PLOT PLAN PP2020-0276, CONDITIONAL USE PERMIT CUP2020-0046 & CUP2020-0047, TENTATIVE PARCEL MAP PM2020-0007 SWC 8TH STREET AND HIGHLAND SPRINGS AVE CITY OF BEAUMONT, CA 92223



VICINITY MAP
N.T.S.

PROJECT ADDRESS

PARCEL 1 (7-11):
1687 E EIGHTH STREET, BEAUMONT, CA 92223

PARCEL 2 (OSR):
1675 E EIGHTH STREET, BEAUMONT, CA 92223

ASSESSOR'S PARCEL NUMBER:

419-150-034

LEGAL DESCRIPTION:

PARCEL 1 OF PARCEL MAP NO. 5570, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS SHOWN HEREON ARE BASED ON THE CENTER LINE OF 8TH STREET, BEING SOUTH 89°10'30" WEST, AS SHOWN ON PARCEL MAP NO.5570 RECORDED OCTOBER 9, 1973 AS NO. 131938 IN THE OFFICE OF THE COUNTY RECORDER OF RIVERSIDE COUNTY.

BENCHMARK:

CITY OF BEAUMONT BENCHMARK NO 07.A.82

LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF OAK VALLEY PARKWAY AND PENNSYLVANIA AVENUE, 59.0 FEET SOUTHERLY AND 22.0 FEET EASTERLY OF THE CENTERLINE INTERSECTION. 1-3/8" BRASS CAP MONUMENT MARKED "CITY B.M. 7".

ELEVATION = 2678.277 U.S. SURVEY FEET (1982)

PROJECT TEAM:

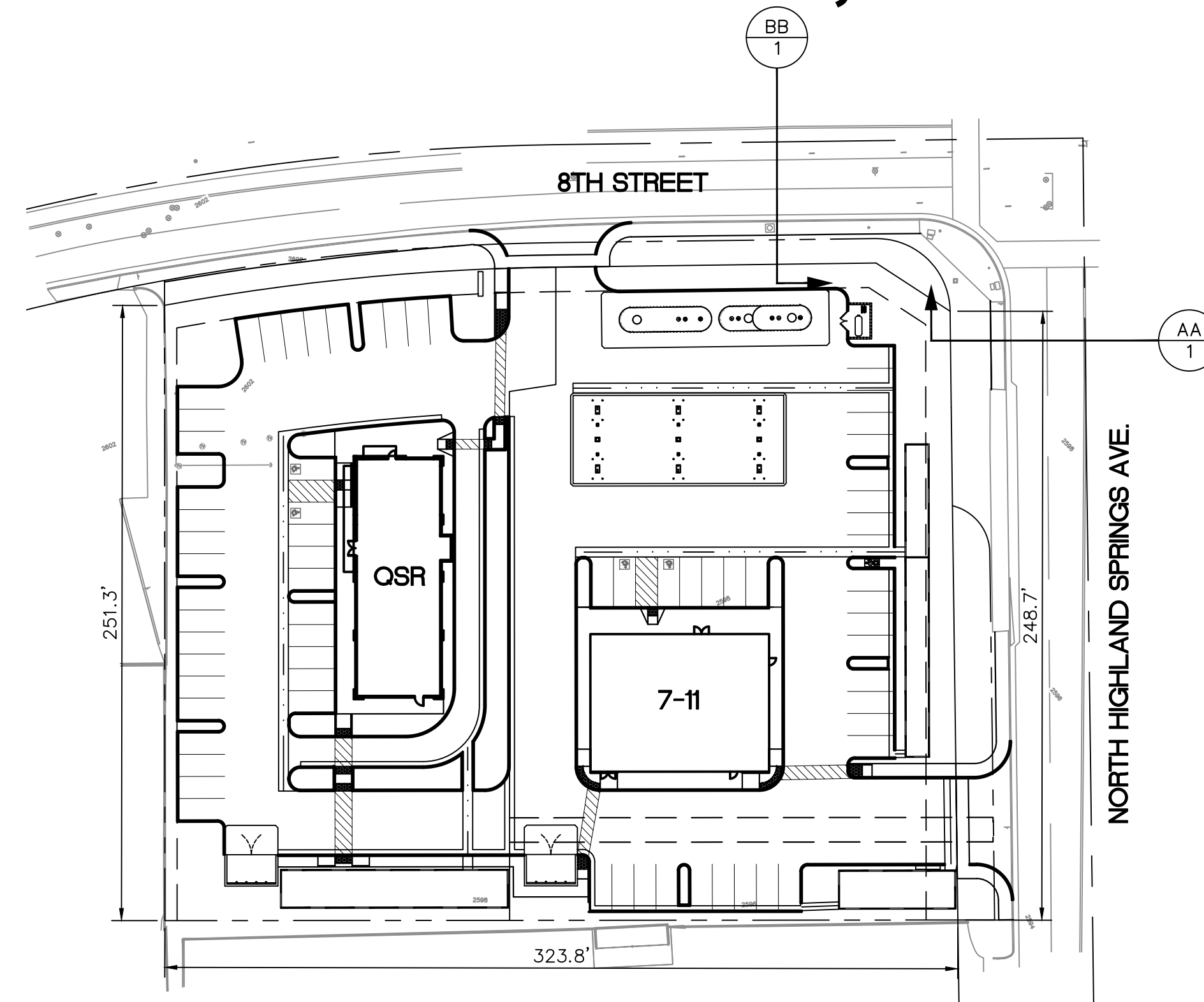
APPLICANT
EVERGREEN DEVCO, INC.
KAYTLIN FOX
2390 EAST CANEKBACJ RD, 410
PHEONIX, AZ 85016
KFOX@EVGRE.COM
602-808-8600

SURVEYOR
KARN ENGINEERING
SCOTT HARRY
SCOTT.HARRY@KARNENGINEERING.COM
760-728-1134

OWNER
KY NGOC NGUYEN
15521 SUNBURST LANE
HUNTINGTON BEACH, CA 92647

GEOTECHNICAL ENGINEER
SALEM ENGINEERING GROUP, INC.
8711 MONROE COURT, SUITE A
RANCHO CUCAMONGA CA 91730
909-980-6455

CIVIL ENGINEER:
KIMLEY-HORN
401 B STREET, SUITE 600
SAN DIEGO, CA 92101
STEVEN.POLLOCK@KIMLEY-HORN.COM
619-272-7112



SITE MAP
N.T.S.

SHEET INDEX:

- 1 COVER SHEET
- 2 PRELIMINARY SITE PLAN
- 3 PRELIMINARY GRADING AND DRAINAGE PLAN
- 4 PRELIMINARY UTILITY PLAN
- 5 PRELIMINARY LANDSCAPE PLAN
- 6 7-ELEVEN FLOOR PLAN
- 7 7-ELEVEN ELEVATIONS
- 8 7-ELEVEN ELEVATIONS
- 9 OSR ELEVATIONS

LEGEND:

- PROPERTY LINE/PROJECT BOUNDARY
- RIGHT OF WAY
- EX. LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- EX. EASEMENT
- PROPOSED EASEMENT
- ROAD FLOW LINE
- SETBACK
- EX. CHAINLINK FENCE
- WATER LINE
- FIRE LINE
- SEWER LINE
- STORM LINE
- EDGE OF PAVEMENT
- EXISTING CURB AND GUTTER
- EXISTING WATER METER
- EXISTING ELECTRIC VAULT
- EXISTING SEWER MANHOLE
- EXISTING WATER VALVE
- EXISTING STORM DRAIN MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING SIGN
- EXISTING POWER POLE

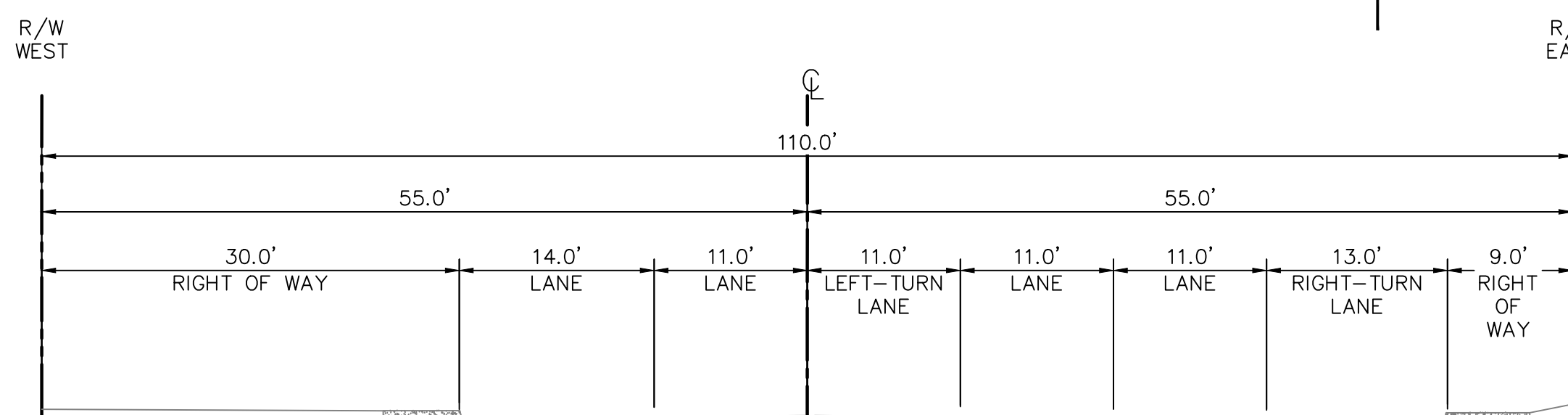
PROJECT SUMMARY:

THE PROJECT PROPOSES THE DEVELOPMENT OF A CONVENIENCE STORE OPERATING AN OFF-SALE ALCOHOLIC BEVERAGE LICENSE, GASOLINE SERVICE STATION, AND QUICK SERVICE/DRIVE THRU RESTAURANT.

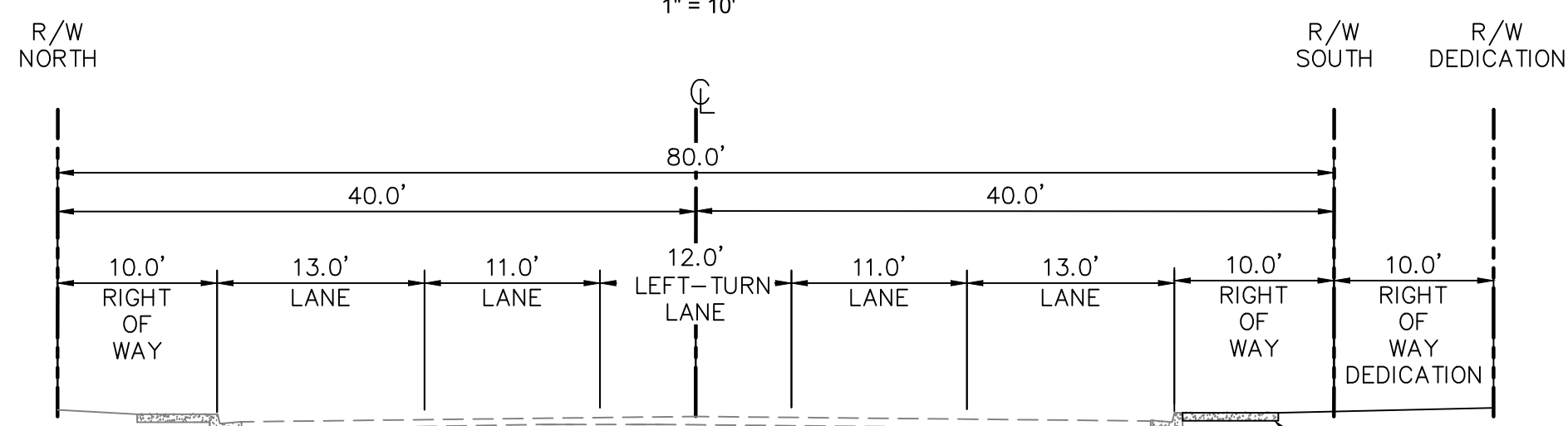
ZONING: CC - COMMUNITY COMMERCIAL

SETBACKS: 15' STREET FRONTAGE
15' ABUTTING RESIDENTIAL

LANDSCAPE: 10' ALONG STREET FRONTAGES



SECTION AA
NORTH HIGHLAND SPRINGS AVE.
1" = 10'



SECTION BB
8TH STREET
1" = 10'

\\SDP\FR\CA_SNO\SDNO_106V4-7-ELEV\A_2_RIVERSIDE\PP2020-0276\COVER SHEET.DWG 1/28/2020 PLOTTED BY: SCOTT HOFFMAN
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No.	REVISIONS	DATE	BY

401 B STREET, SUITE 600, SAN DIEGO, CA 92101
PHONE: 619-234-9411
WWW.KIMLEY-HORN.COM

KHA PROJECT

DATE
7/17/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: FH

CHECKED BY: MB

Evergreen

Development | Services | Investments

LICENSED PROFESSIONAL
REGISTERED PROFESSIONAL ENGINEER
STATE OF CALIFORNIA
DATE:

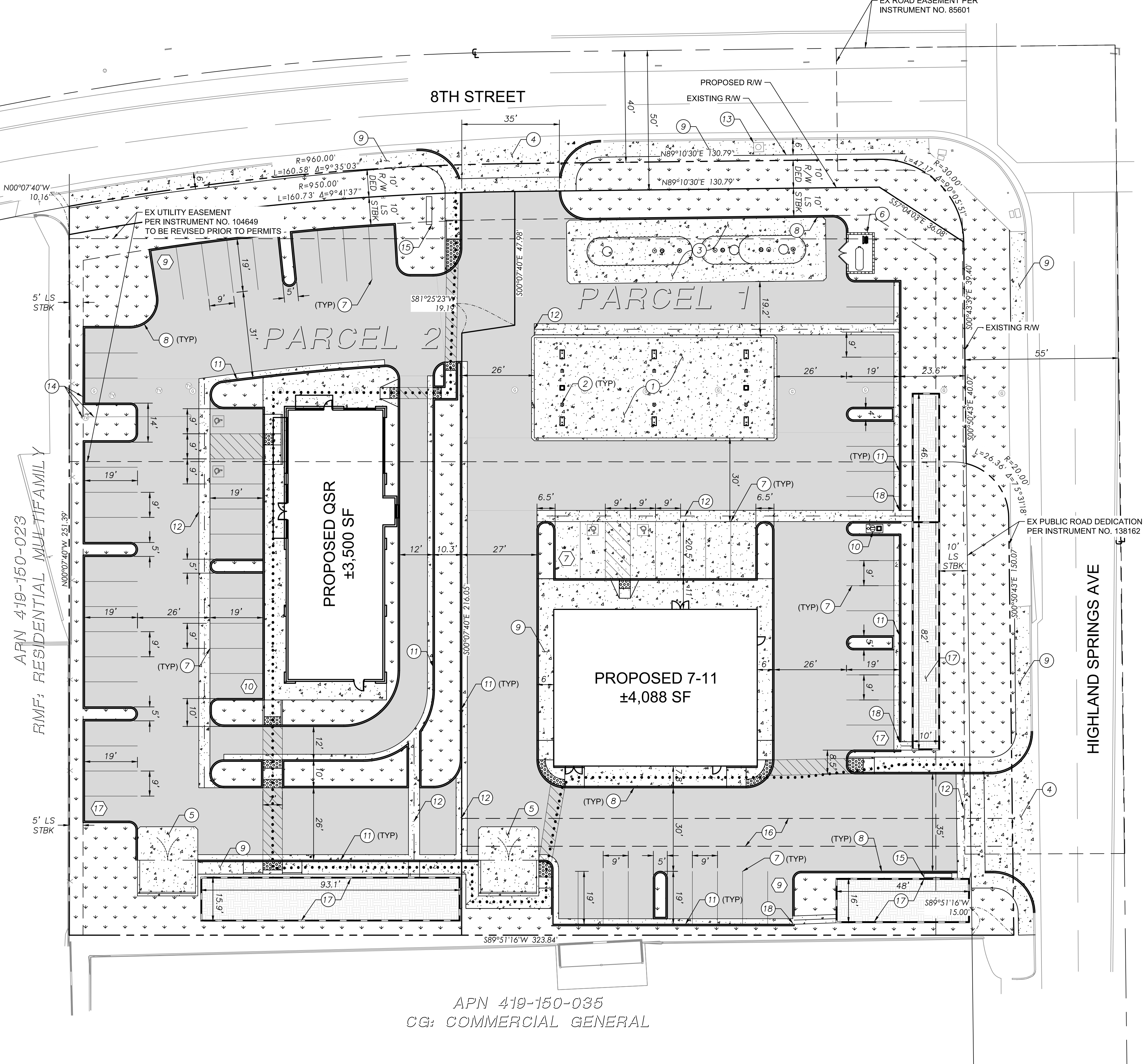
PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

COVER SHEET

SHEET NUMBER

1 OF 9

\SNDP\CA_SND\150-150-023\150-150-023_PLOT_1.DWG PLOTTED BY: SCOTT HOFFMAN
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SITE INFORMATION

ASSESSORS PARCEL NUMBER	419-150-034
SITE LOCATION	SWC OF 8TH & HIGHLAND SPRINGS
CITY JURISDICTION	CITY OF BEAUMONT, CALIFORNIA
TOTAL SITE AREA	2.08 AC (90,742 SF)
TOTAL PROPOSED LANDSCAPING	23,531 SF / 26%
R/W DEDICATION	0.08 AC (3,322 SF)
GENERAL PLAN DESIGNATION	COMMUNITY COMMERCIAL
ZONING DESIGNATION	(CC) - COMMUNITY COMMERCIAL
PROPOSED ZONING	NO CHANGE
EXISTING USE	VACANT LOT
BUILDING SETBACK	15' STREET FRONTAGES, 15' ABUTTING RESIDENTIAL
LANDSCAPE SETBACK	10' ALONG STREET FRONTAGES
TOTAL PARKING STALLS REQUIRED	56
TOTAL PARKING STALLS PROVIDED	69

LEGEND

	PROPERTY LINE
	LOT LINE
	CENTERLINE
	SETBACK LINE
	ACCESSIBLE PATH OF TRAVEL
	CONCRETE PAVEMENT
	LANDSCAPE/PLANTER AREA
	ASPHALT PAVEMENT
	PROPOSED BIO-RETENTION BASIN
	TRUNCATED DOMES
	PARKING COUNT

PARCEL 1

TOTAL SITE AREA	1.14 AC (49,565 SF)
PROPOSED USE	GAS/SERVICE STATION
PROPOSED BUILDING AREA	4,088 SF
PARKING REQUIREMENTS	1/200 SF OF C-STORE + 1/FUELING STATION
PARKING STALLS REQUIRED	21
PARKING STALLS PROVIDED	33
LANDSCAPING	12,748 SF / 26%

PARCEL 2

TOTAL LOT AREA	0.87 AC (37,855 SF)
PROPOSED USE	DRIVE THRU RESTAURANT
PROPOSED BUILDING AREA	3,500 SF
PARKING REQUIREMENTS	1/100 SF OF QSR
PARKING STALLS REQUIRED	35
PARKING STALLS PROVIDED	36
LANDSCAPING	10,783 SF / 28%

LEGAL DESCRIPTION

PARCEL 1 OF PARCEL MAP NO. 5570, AS SHOWN BY MAP ON FILE IN BOOK 10, PAGE 34 OF PARCEL MAPS, RIVERSIDE COUNTY RECORDS

UTILITY PURVEYORS

STORM:	CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL
WATER:	BEAUMONT-CHERRY VALLEY WATER DISTRICT
SEWER:	CITY OF BEAUMONT
GAS:	SOCAL GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON

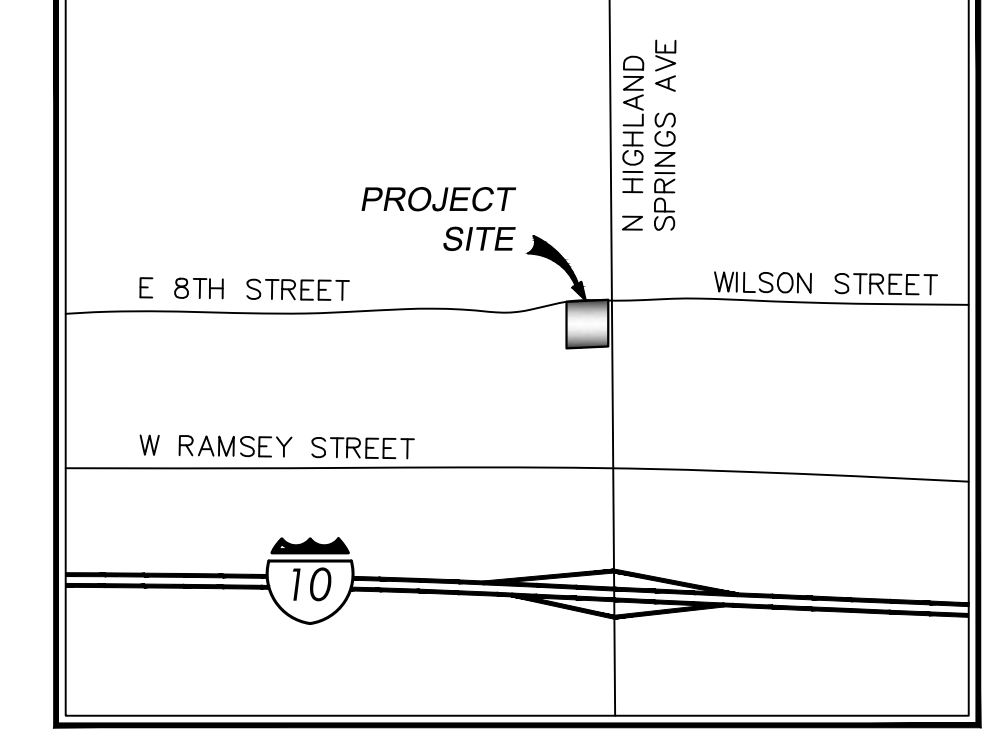
CONSTRUCTION NOTES

- 1 CONCRETE FUELING PAD
- 2 FUEL PUMP
- 3 UNDERGROUND STORAGE TANK
- 4 COMMERCIAL CONCRETE DRIVEWAY
- 5 TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- 6 HEALY CLEAN AIR SEPARATOR
- 7 4" WIDE WHITE PARKING STRIPING
- 8 6" CONCRETE CURB
- 9 CONCRETE SIDEWALK
- 10 AIR/WATER MACHINE
- 11 6" CURB AND GUTTER
- 12 CONCRETE RIBBON GUTTER, WIDTH PER PLANS
- 13 EXISTING AIR VAC AND BLOW OFF VALVE TO BE RELOCATED OUT OF SIDEWALK
- 14 EXISTING POWER POLE AND OVERHEAD LINES SERVICING ADJACENT SITE TO REMAIN. EXISTING GUY WIRES TO BE RELOCATED TO ADJACENT PLANTER AREAS
- 15 SITE MONUMENT SIGNS
- 16 PROPOSED 10" SEWER EASEMENT FOR BENEFIT OF PARCEL 2 TO BE RECORDED IN CC&R'S
- 17 WATER-QUALITY/RETENTION BASIN. SEE PRELIMINARY GRADING PLANS FOR DETAIL
- 18 CURB CUT PER RCFCO LID DESIGN HANDBOOK

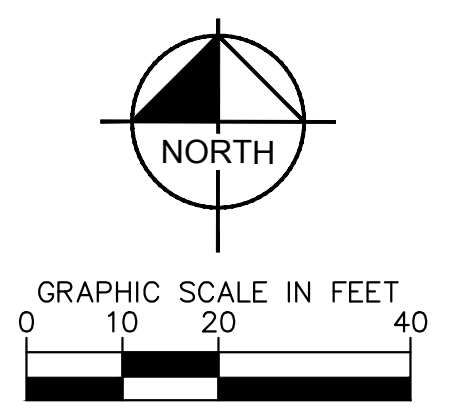
FLOOD ZONE

SUBJECT PROPERTY APPEARS TO BE CLASSIFIED AS ZONE X, WITH THE EASTERN PORTION OF THE SITE CLASSIFIED AS ZONE X WITH 0.2% ANNUAL CHANCE FLOOD HAZARD PER MAP NUMBER 06065C0812G EFFECTIVE AUGUST 28, 2008

VICINITY MAP

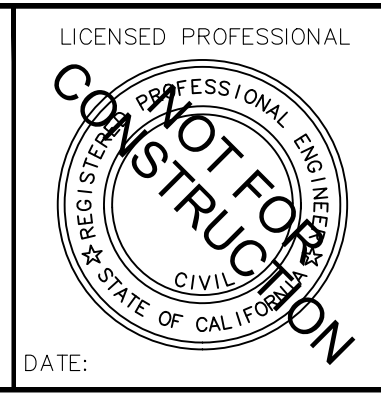


APN 419-150-035
CG: COMMERCIAL GENERAL



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WWW.KIMLEY-HORN.COM

KHA PROJECT
DATE
7/17/2020
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: FH
CHECKED BY: MB



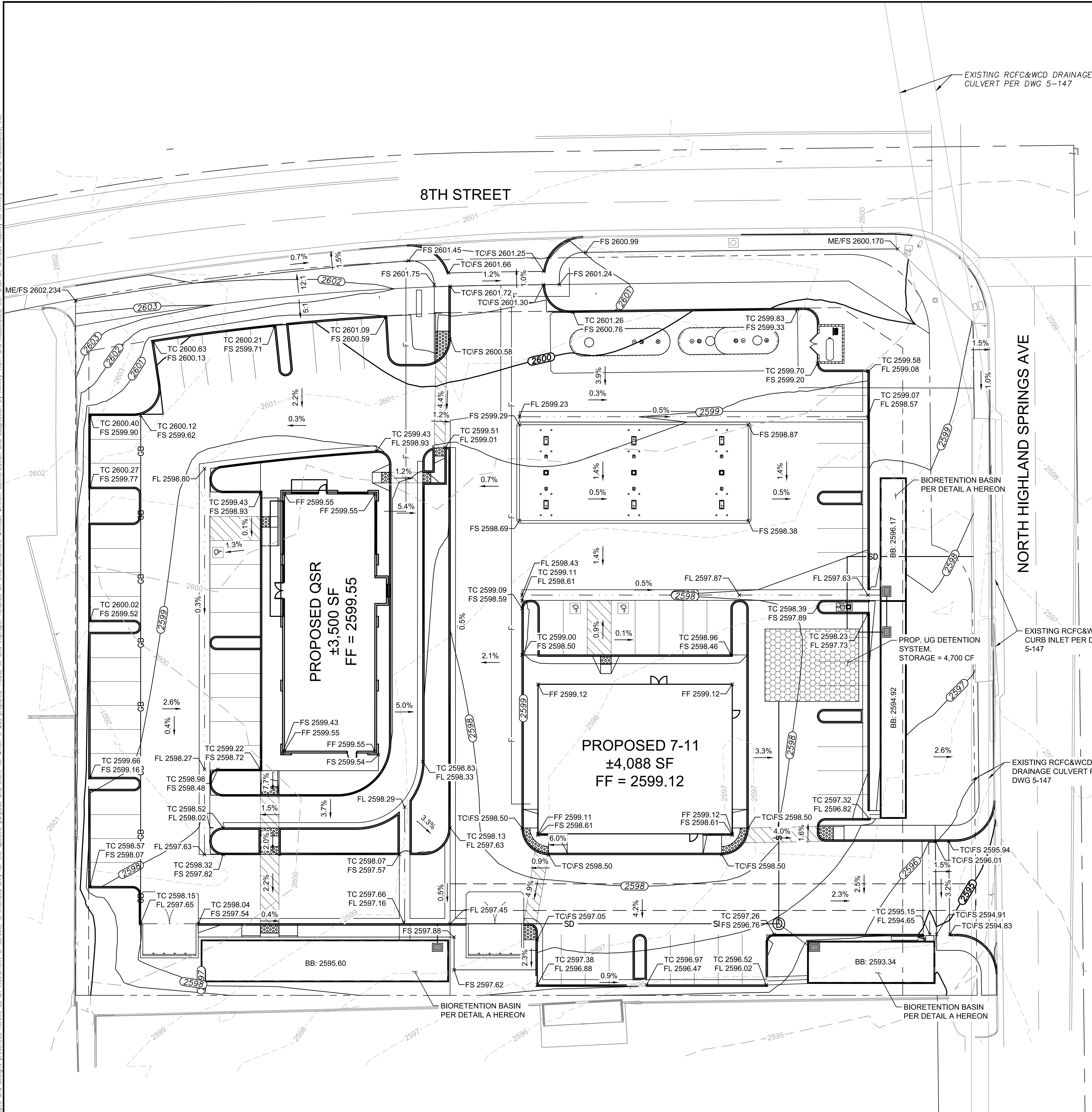
PLOT PLAN / CONDITIONAL USE PERMIT
SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

PRELIMINARY SITE PLAN

SHEET NUMBER
2
OF
9

No.	REVISIONS	DATE	BY

\\SDP\FRICA_SNOYNSO_LBVA7-EEVEN_2_RIVERSIDE\BIM & HIGHLAND - 104693\DESIGN\ELEMENTS\3 GRADING AND DRAINAGE.DWG 1/28/2020 PLOTTED BY: STEVEN POLLOCK
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ABBREVIATIONS

(X.XX)	EXISTING ELEVATION
X.XX	PROPOSED ELEVATION
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
FF	FINISHED FLOOR ELEVATION
FL	FLOW LINE
FS	FINISHED SURFACE
GB	GRADE BREAK
HP	HIGH POINT
LP	LOW POINT
TC	TOP OF CURB
TG	TOP OF GRATE
TYP	TYPICAL
UST	UNDERGROUND STORAGE TANK

NOTES

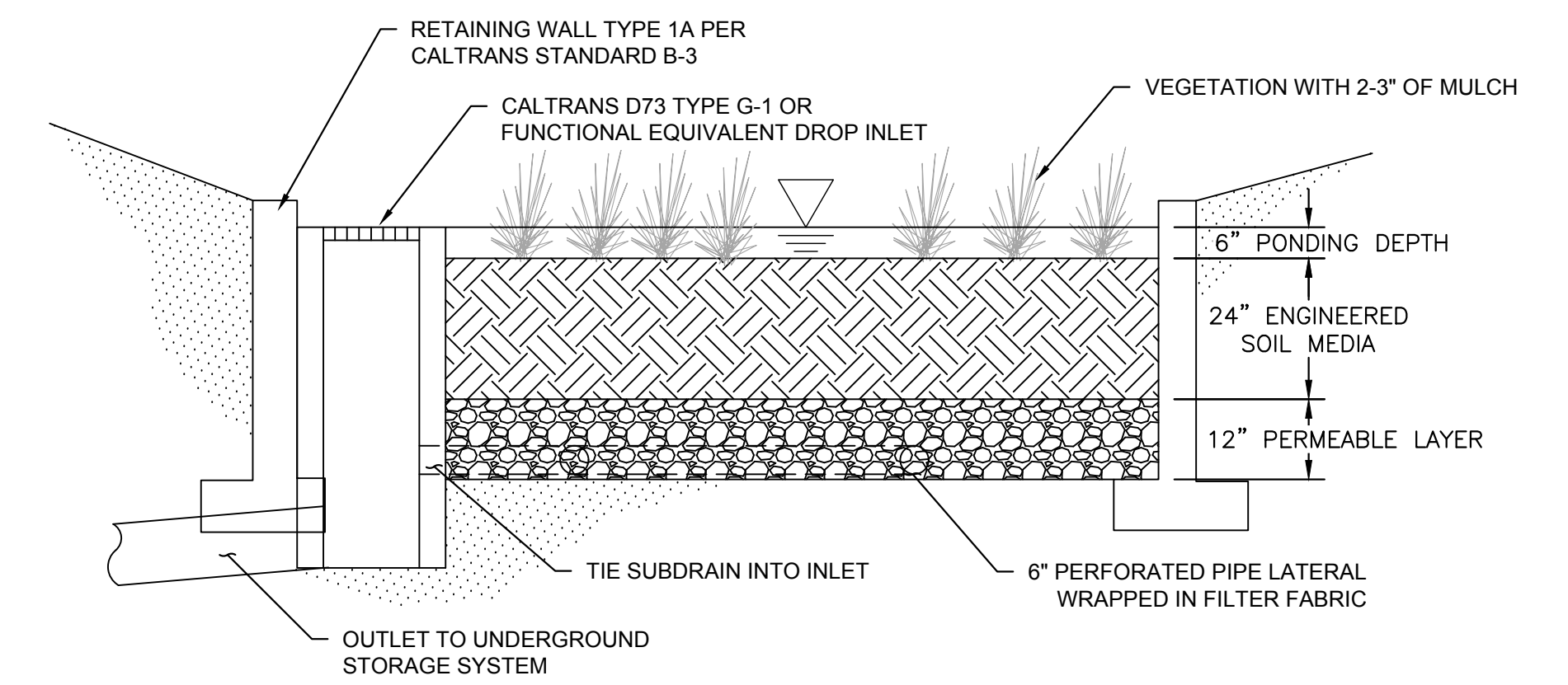
- CONTRACTOR TO VERIFY ALL EXISTING TOPOGRAPHY AND STRUCTURES ON THE SITE AND IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.
- EARTHWORK AND PAVING SPECIFICATION BASED ON GEOTECHNICAL REPORT.
- EARTHWORK QUANTITIES SHOWN HEREON ARE APPROXIMATE. QUANTITIES HAVE BEEN CALCULATED FROM EXISTING FINISHED GRADES TO PROPOSED SUBGRADE. QUANTITIES FOR PROPOSED UTILITIES OR REMOVAL OF EXISTING UTILITIES/SUBSTRUCTURES HAVE NOT BEEN INCLUDED.
- THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT RIVERSIDE COUNTY STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
- THE SANTA ANA REGIONAL WATER QUALITY CONTROL BOARD ADOPTED ORDER NO. R8-2010-0033, NPDES NO. CAS618033, NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES PERMIT AND WASTE DISCHARGE REQUIREMENTS FOR THE RIVERSIDE COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, THE COUNTY OF RIVERSIDE, AND THE INCORPORATED CITIES OF RIVERSIDE COUNTY WITHIN THE SANTA ANA REGION). THIS PROJECT WILL BE REQUIRED TO ADHERE TO THE RIVERSIDE COUNTY FLOOD CONTROL STORMWATER STANDARDS IN EFFECT AT THE TIME OF APPROVAL OF MINISTERIAL PERMIT. THE CURRENT STORM WATER DEVELOPMENT REGULATIONS BECAME EFFECTIVE ON JANUARY 29, 2010 AND THIS PROJECT WILL BE SUBJECT TO THOSE REGULATIONS.

LEGEND

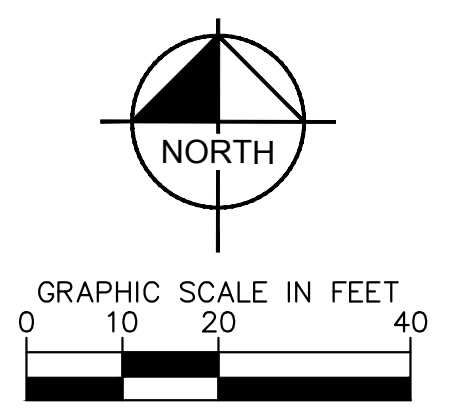
	PROPERTY LINE
	PROPOSED STORM DRAIN
	EXISTING CONTOUR
	PROPOSED CONTOUR
	GRADE BREAK
	RIDGE LINE
	GRADED INLET
	PROPOSED SPOT ELEVATION
	EXISTING SPOT ELEVATION
	PROPOSED SLOPE
	EXISTING SLOPE

EARTHWORK RESULTS

GRADED AREA (ACRES):	2.22
CUT (CU. YD.):	2809
FILL (CU. YD.):	574
NET CUT (CU. YD.):	2035
MAX CUT DEPTH (FT):	3.6
MAX FILL DEPTH (FT):	2.2
UST EXCAVATION (CU. YD.):	1177
UST MAX CUT DEPTH (FT):	15
SITE TOTAL CUT (CU. YD.):	3212

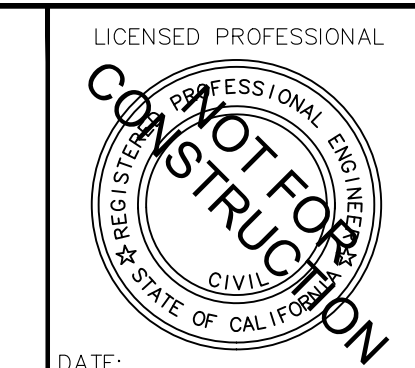


TYPICAL BIORETENTION/ DETENTION BASIN PER RCFC D LID DESIGN HANDBOOK



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KHA PROJECT
DATE
7/17/2020
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: FH
CHECKED BY: MB

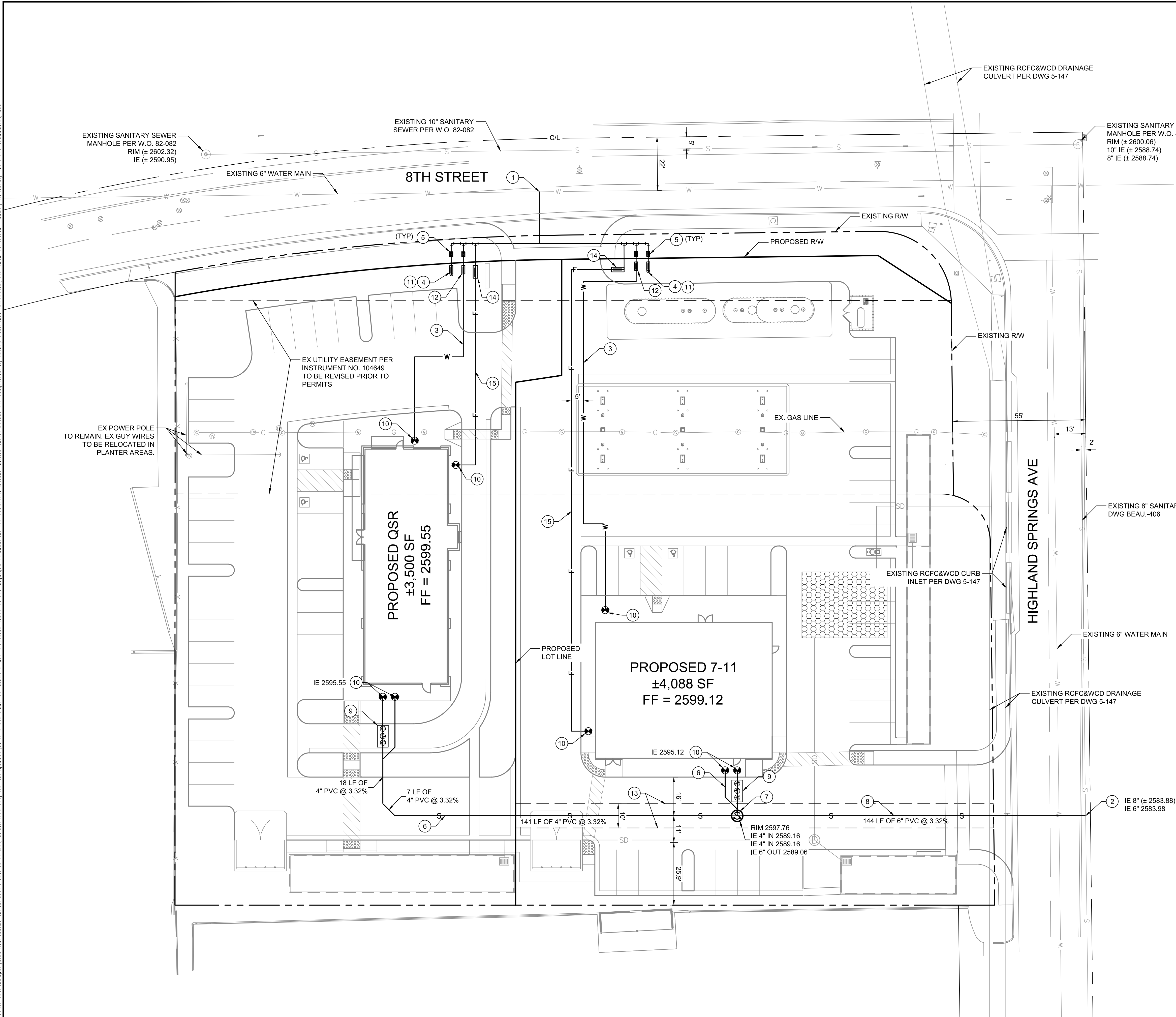


PLOT PLAN / CONDITIONAL USE PERMIT
 SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE
PRELIMINARY GRADING AND DRAINAGE PLAN

SHEET NUMBER
3 OF 9

No.	REVISIONS	DATE	BY

\\SDP\FR\CA_SNO\SDNO_10649_2_RIVERSIDE\10649_2_RIVERSIDE\10649_2_PRELIMINARY UTILITY PLAN.DWG 1/28/2020 PLOTTED BY: STEVEN POLLOCK
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LEGEND

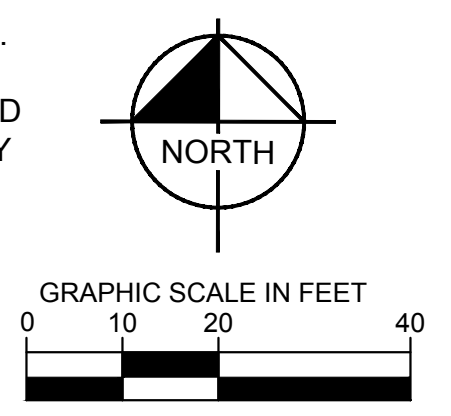
	PROPERTY LINE
	LOT LINE
	CENTERLINE
	SETBACK LINE
	PROPOSED STORM DRAIN
	PROPOSED SEWER
	EXISTING SEWER
	PROPOSED WATER
	EXISTING WATER
	PROPOSED FIRE WATER
	EXISTING GAS
	WATER METER
	STORM DRAIN MANHOLE
	GRATE INLET
	SANITARY SEWER MANHOLE
	GREASE INTERCEPTOR
	BUILDING POINT OF CONNECTION
	BACKFLOW PREVENTER
	PERMAVOID 150 UNDERGROUND DETENTION FACILITY

UTILITY PURVEYORS

STORM:	CITY OF BEAUMONT/RIVERSIDE COUNTY FLOOD CONTROL
WATER:	BEAUMONT-CHERRY VALLEY WATER DISTRICT
SEWER:	CITY OF BEAUMONT
GAS:	SOCAL GAS COMPANY
ELECTRICITY:	SOUTHERN CALIFORNIA EDISON

- ### CONSTRUCTION NOTES
- 1 CONNECT TO EXISTING 6" WATER MAIN
 - 2 CONNECT TO EXISTING 8" SEWER MAIN
 - 3 PROPOSED 1" DOMESTIC WATER SERVICE
 - 4 PROPOSED 1" IRRIGATION SERVICE
 - 5 PROPOSED 3/4" WATER METER
 - 6 PROPOSED 4" PVC SANITARY SEWER PIPE
 - 7 PROPOSED SANITARY SEWER MANHOLE
 - 8 PROPOSED 6" PVC SANITARY SEWER PIPE
 - 9 GREASE INTERCEPTOR PER SEPARATE PLANS
 - 10 BUILDING POINT OF CONNECTION
 - 11 REFER TO SEPARATE LANDSCAPE PLANS FOR CONTINUATION
 - 12 PROPOSED 1" BACKFLOW PREVENTER
 - 13 PROPOSED 10' PRIVATE SEWER EASEMENT FOR THE BENEFIT OF PARCEL 2 TO BE COVERED IN THE CC&R'S
 - 14 PROPOSED FIRE SPRINKLER CONNECTION BACKFLOW PREVENTER
 - 15 PROPOSED FIRE SERVICE FOR BUILDING FIRE SPRINKLER SYSTEM

- ### NOTES
1. UTILITY SIZES SHOWN ARE PRELIMINARY AND WILL BE CONFIRMED DURING FINAL DESIGN.
 2. STORM DRAIN SHOWN FOR REFERENCE. REFER TO SHEET 3 - PRELIMINARY GRADING AND DRAINAGE PLAN FOR INFORMATION.
 3. EXISTING UTILITY INFORMATION WAS OBTAINED FROM RECORD DRAWINGS AND AS-BUILT DOCUMENTS. CONTRACTOR TO VERIFY EXISTENCE, LOCATION, SIZE, AND MATERIAL PRIOR TO CONSTRUCTION.



No.	REVISIONS	DATE	BY

Kimley»Horn

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KHA PROJECT

DATE
7/17/2020

SCALE AS SHOWN

DESIGNED BY: SP

DRAWN BY: FH

CHECKED BY: MB

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DATE:

PLOT PLAN / CONDITIONAL USE PERMIT

SWC 8TH STREET & NORTH HIGHLAND SPRINGS AVE

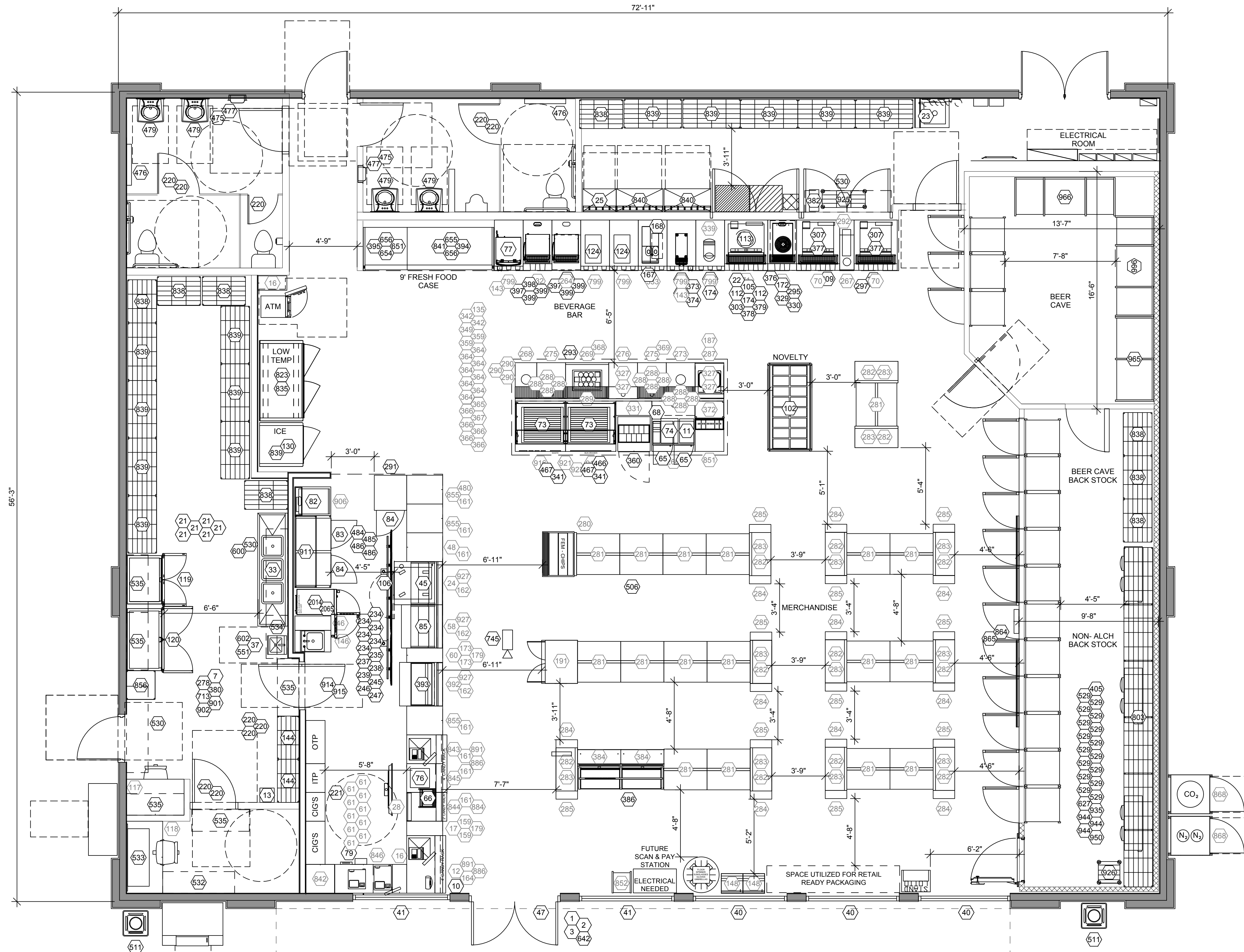
PRELIMINARY UTILITY PLAN

SHEET NUMBER

4

OF

9



LAYOUT INFORMATION

- ROLLER GRILLS 2 (SELF SERVE)
- SANDWICH CASE 9'
- ALC. VAULT DOORS 3
- NON ALC. VAULT DRS 11
- LOW TEMP DOORS 2
- ICE MERCH. DOORS 1
- NOVELTY CASE 1
- BAKERY CASE 1 (LG)
- SLURPEE BARRELS 8

- GONDOLA UNITS (60"H) 38
- END CAPS (60"H) 13
- POWER WINGS (20) - NOT IN TOTAL
- LOW WALLS (36"H) 00
- HIGH WALLS (72"H) 00
- TOTAL 51

TOTAL SQ FT = 4,100 SF
 SALES FLOOR AREA = 2,382 SF

GAS: YES LIQUOR: NO
 BEER: YES WINE: YES

OCCUPANCY LOAD (>49) = 43
 TRAVEL DISTANCE (<200) = 108'
 COMMON PATH OF TRAVEL (<75) = 48'
 RESTROOMS REQUIRED = 2
 EXITS REQUIRED = 2

OVERHEAD SHELVES = 50 FT
 FLOOR SHELVES = 71 FT

WALL TYPE LEGEND

- EXISTING WALL
- EXISTING COLUMN
- NEW WALL
- NEW PARTIAL HEIGHT WALL
- NEW COOLER WALL

OCCUPANCY CALCULATION

MERCHANDISE	2084 SF	/	60	=	35 PEOPLE
KITCHEN / SALES	298 SF	/	200	=	2 PEOPLE
STORAGE/ BACK ROOM	1299 SF	/	300	=	5 PEOPLE
OFFICE	81 SF	/	100	=	1 PERSON
RESTROOM	338 SF	/	N/A	=	0 PEOPLE

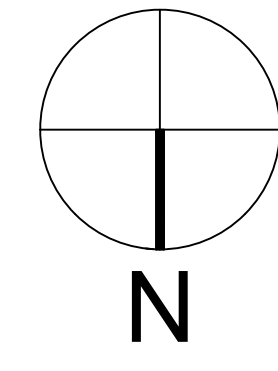
1045933 - BEAUMONT, CA - LAYOUT 2

SWC 8TH STREET & HIGHLAND SPRINGS RD
 BEAUMONT, CA

SCALE: 1/4" = 1'-0"

APPROVED: YES NO
 00/00/19

12/17/19

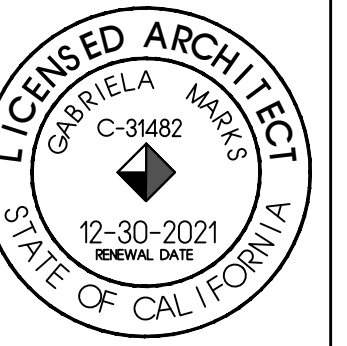


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 interior design
 retail
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 san diego ca 92103
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DATE ISSUED: 5.8.20

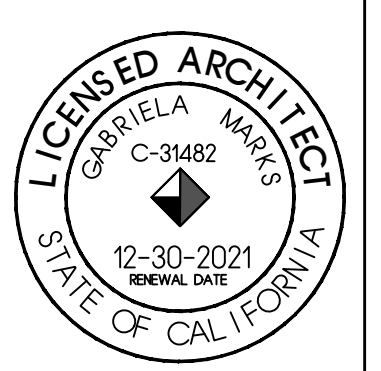


SWC 8TH STREET &
 HIGHLAND SPRING RD
 BEAUMONT, CA

STORE #1045933

SHEET #

6
 OF
 9



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DATE ISSUED	5.8.20



SWC 8TH STREET &
HIGHLAND SPRING RD
BEAUMONT, CA

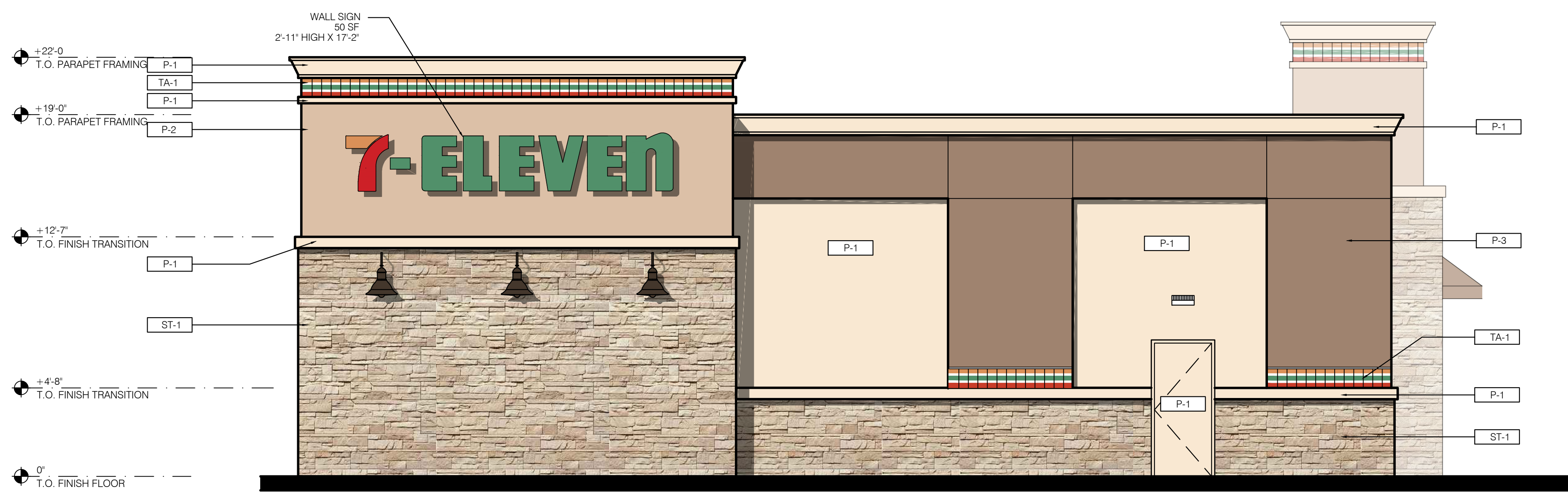
STORE #1045933

SHEET #



NORTH ELEVATION

1/4" = 1'-0"



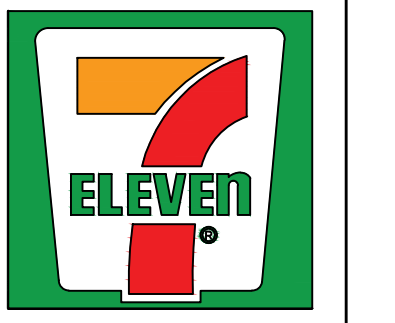
EAST ELEVATION

1/4" = 1'-0"

FINISH NOTES

- P-1 ICI #2010, "SHELL WHITE"
- P-2 ICI #431, "ANTIQUE BISQUE"
- P-3 ICI #327, "NUTRIA"
- ST-1 EL DORADO STONE VENEER
CUT COARSE STONE
COLOR: OYSTER
- TA-1 TILE ACCENT 1
DAL TILE
NATURAL HUES - GLAZED CERAMIC
QH93 CANDY APPLE 3X6
PEARL WHITE QH63 2X4
QH94 SUNSET 3X6
QH29 SPRING GREEN 3X6
- AL-1 STOREFRONT COLOR DARK BRONZE
- AW-1 SUNBRELLA FABRIC: CANVAS TEAK

DATE ISSUED	5.8.20

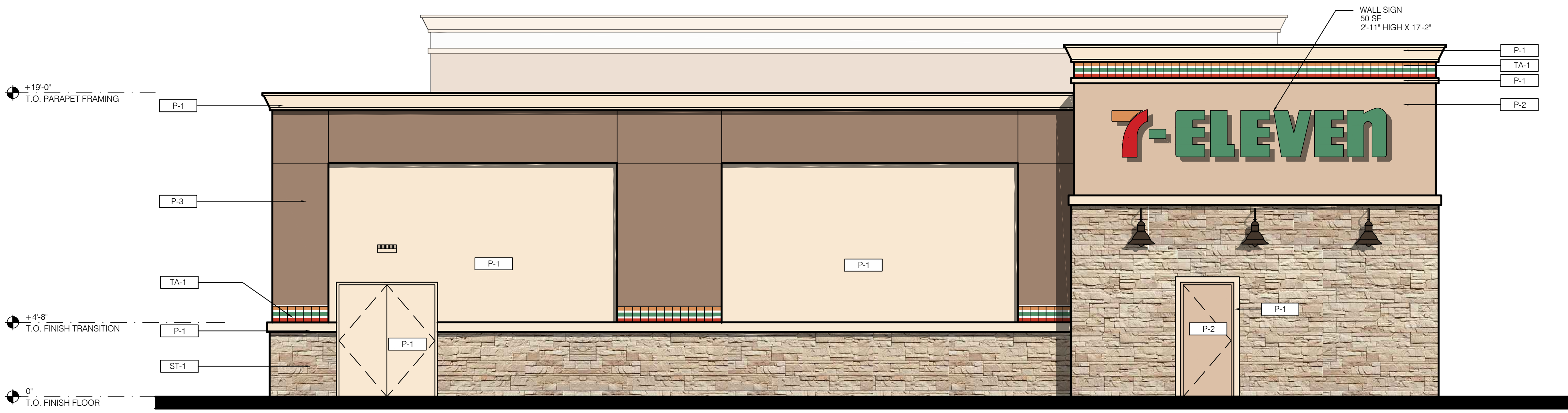


SWC 8TH STREET &
HIGHLAND SPRING RD
BEAUMONT, CA

STORE #1045933

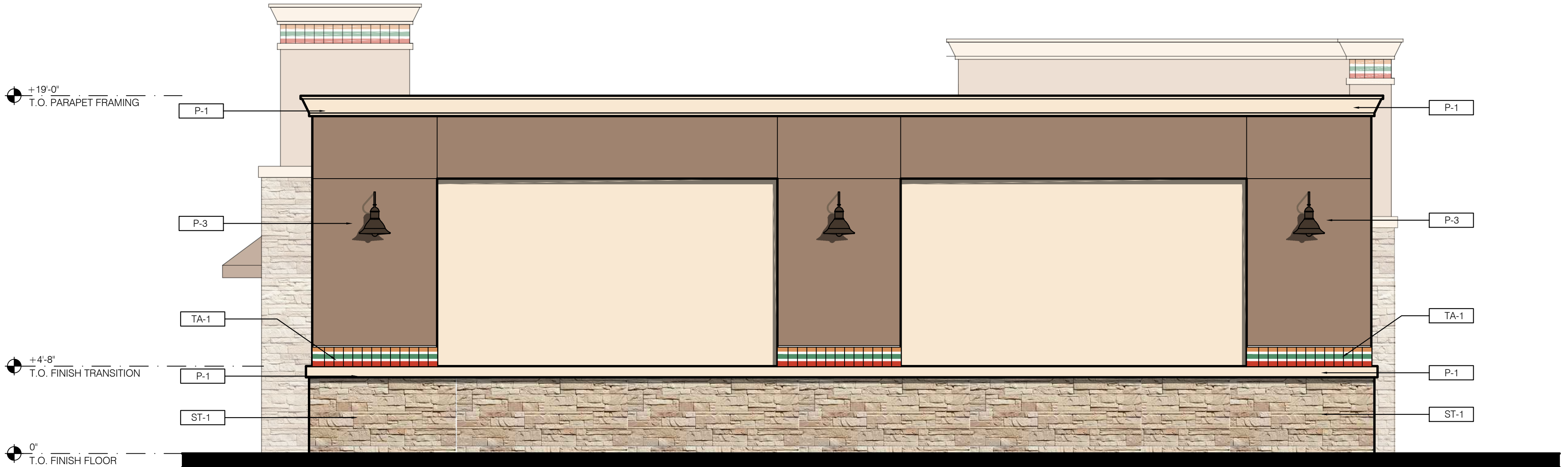
SHEET #

8
OF
9



SOUTH ELEVATION

1/4" = 1'-0"



WEST ELEVATION

1/4" = 1'-0"

FINISH NOTES

- P-1 ICI #2010. 'SHELL WHITE'
- P-2 ICI #431. 'ANTIQUE BISQUE'
- P-3 ICI #327. 'NUTRIA'
- ST1 EL DORADO STONE VENEER
CUT COARSE STONE
COLOR: OYSTER
- TA1 TILE ACCENT 1
DAL TILE
NATURAL HUES - GLAZED CERAMIC
QH93 CANDY APPLE 3X6
PEARL WHITE QH63 2X4
QH94 SUNSET 3X6
QH29 SPRING GREEN 3X6
- AL1 STOREFRONT COLOR DARK BRONZE
- AW-1 SUNBRELLA FABRIC- CANVAS TEAK

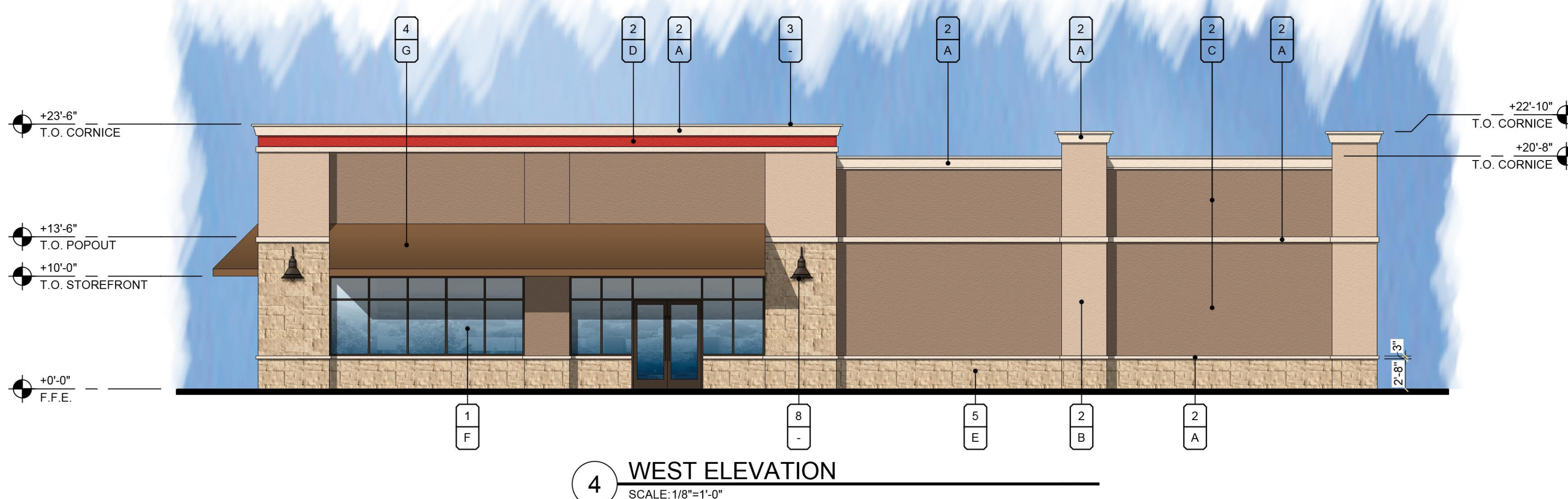
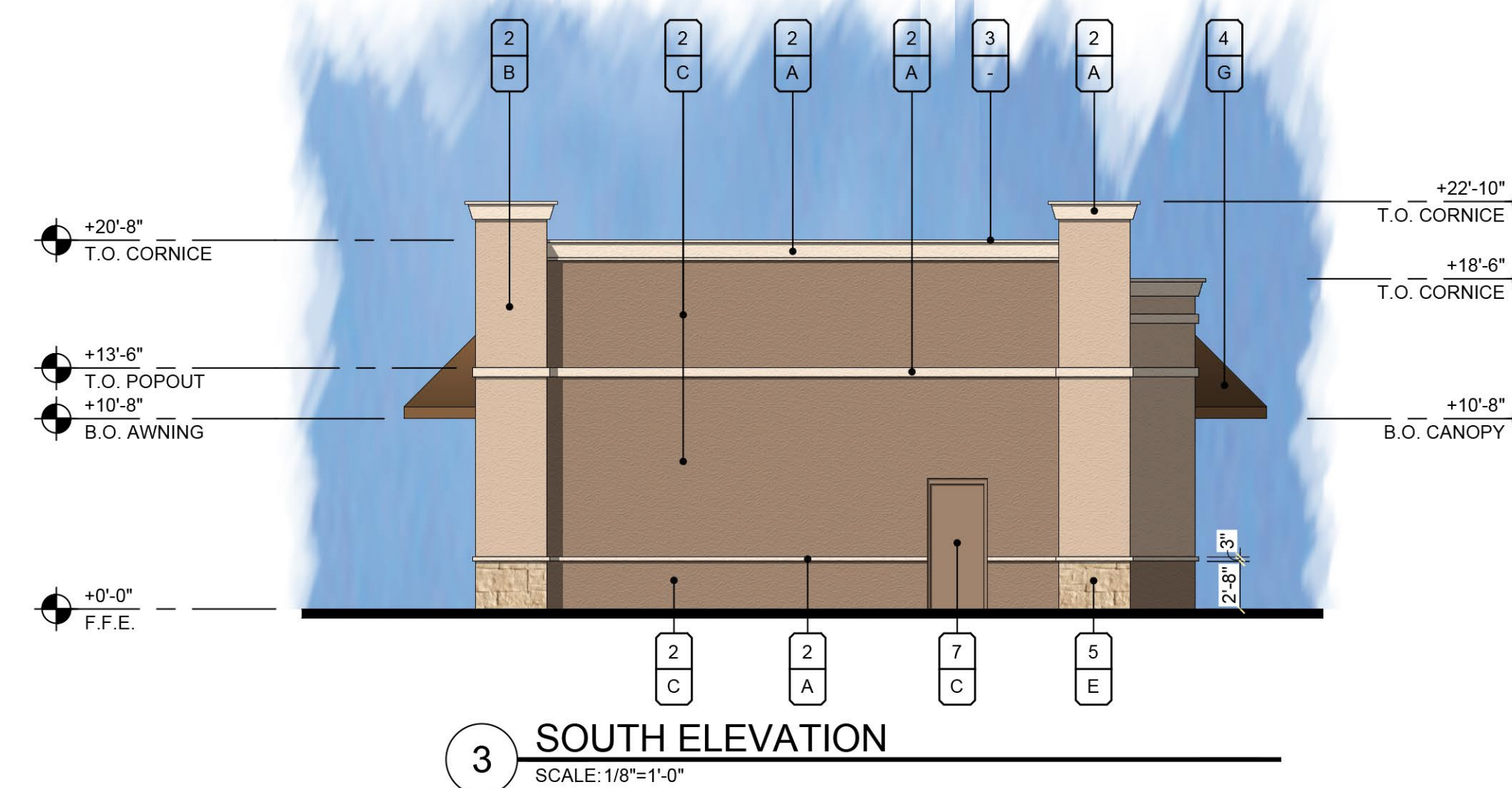
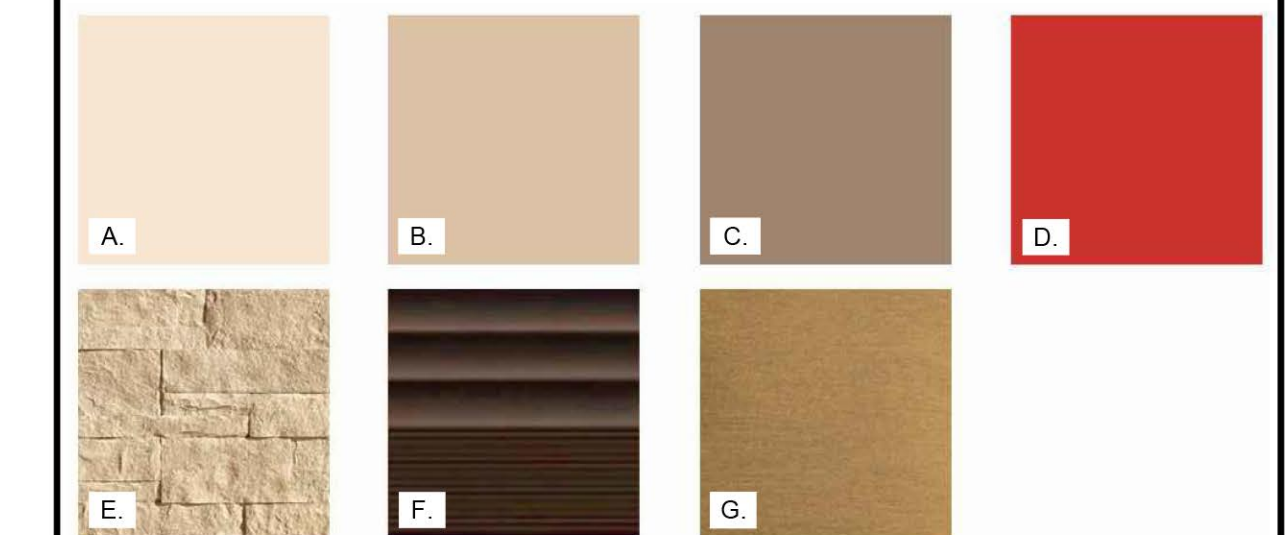
MATERIAL/COLOR SCHEDULE

- MATERIALS**
1. DARK BRONZE ALUMINUM FRAME WITH 1" CLEAR LOW-E INSULATED GLAZING
 2. INTEGRAL COLOR E.I.F.S. FINISH
 3. 22 GA. METAL COPING
 4. FABRIC AWNING
 5. PRE-MANUFACTURED STONE VENEER
 6. DRIVE THRU WINDOW
 7. HOLLOW METAL DOOR AND FRAME - PAINTED
 8. WALL SCONCE

COLORS

- | | |
|-------------------------|--|
| by ICI (or Equal): | by Oldcastle Storefront System (or Equal): |
| A. 2010 "Shell White" | F. DARK BRONZE ANODIZED |
| B. 431 "Antique Bisque" | by Sunbrella (or Equal): |
| C. 327 "Nutris" | G. "Canvas Teak" |
| D. 170 "Skyrocket Red" | |

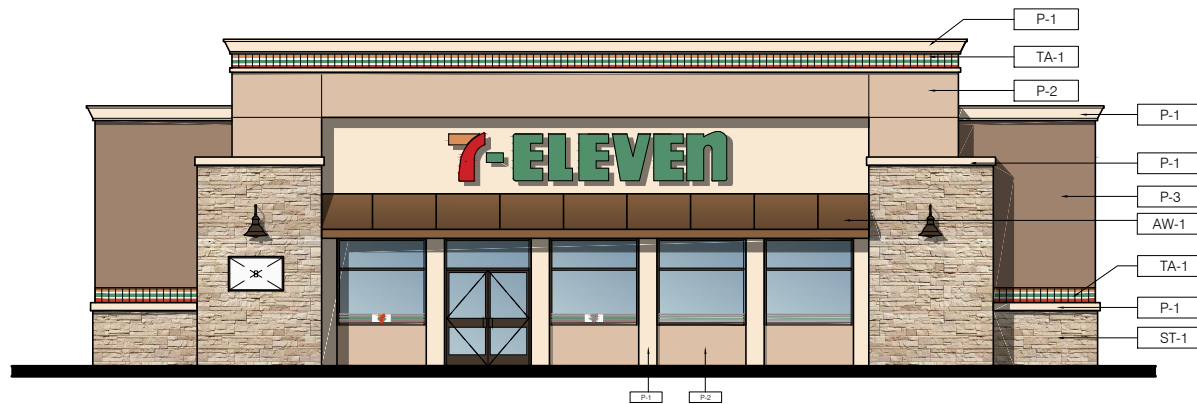
- | | |
|--------------------------------|------------|
| by El Dorado Stone (or Equal): | MATERIAL # |
| E. Cut Course Stone "Oyster" | FINISH X |



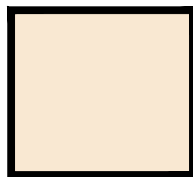
CONCEPTUAL ELEVATIONS

SWC 8th Street & Highland Springs Ave
Beaumont, California

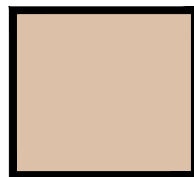
06.08.2020
Project No.: 19148



NORTH ELEVATION



P-1
ICI #2010. "SHELL WHITE"



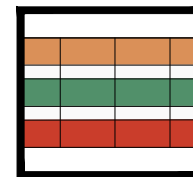
P-2
ICI #431. "ANTIQUÉ BISQUE"



P-3
ICI #327. "NUTRIA"



ST-1
EL DORADO STONE VENEER
CUT COARSE STONE
COLOR: OYSTER



TA1
TILE ACCENT 1
DALTILE
NATURAL HUES - GLAZED CERAMIC
QH93 CANDY APPLE
PEARL WHITE QH63
QH94 SUNSET
QH29 SPRING GREEN

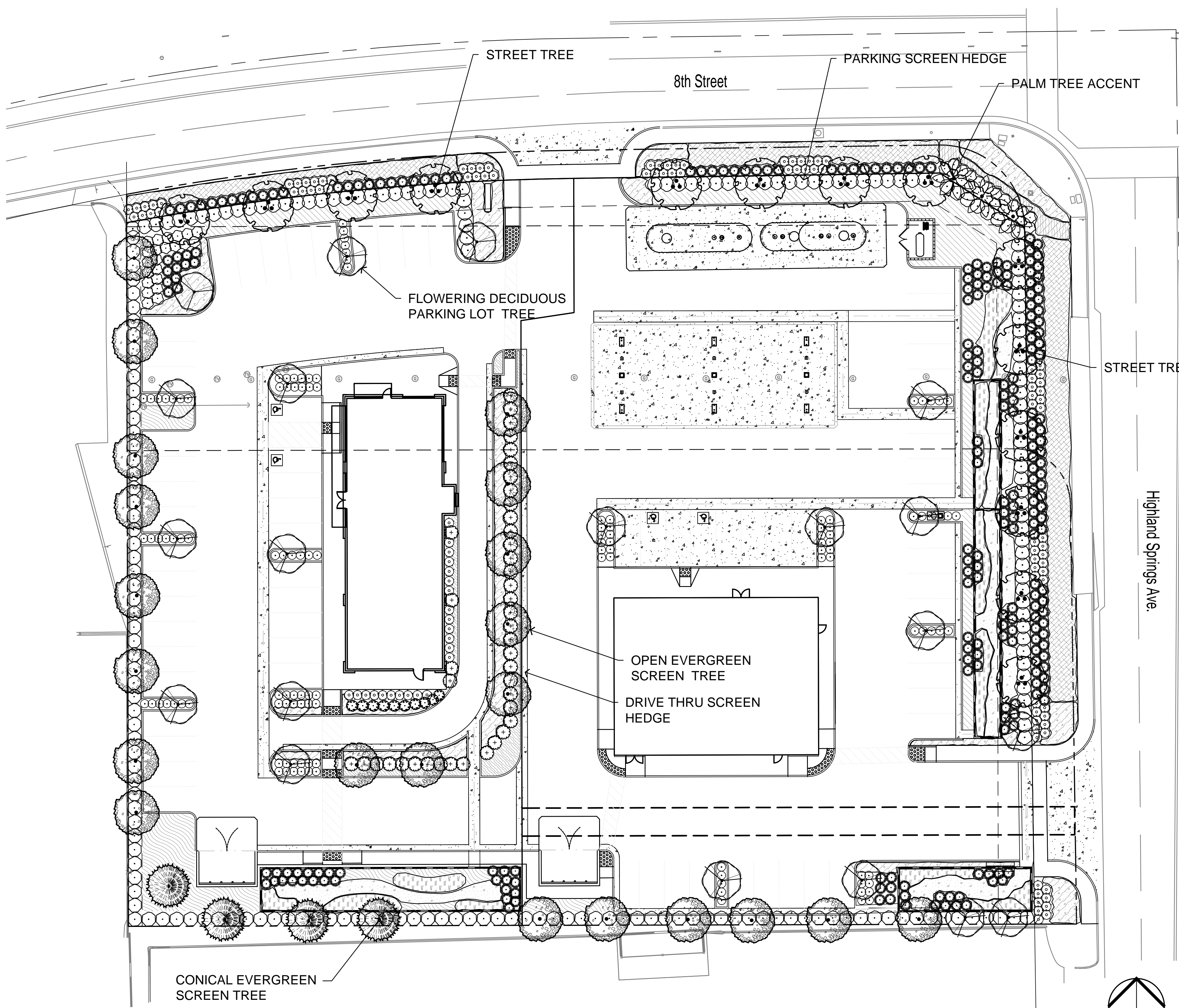


STORE #1042071
CLINTON KEITH AND
MITCHELL DR MURRIETA CA



6.1.20

C:\Users\kim.wal\Documents\Projects\2020\0825\08250003\DWG\SWC8TH\08250003_PLOTTER_B1.dwg
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PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	PF	QTY
	Acacia stenophylla / Shoestring Acacia	15 Gal.		L	21
	Cercidium x 'Desert Museum' / Thornless Palo Verde	24" Box		L	14
	Cercis occidentalis / Western Redbud	24" Box		L	20
	Cupressus arizonica glabra 'Blue Ice' / Arizona Cypress	24" Box		L	4
	Phoenix dactylifera 'Medjool' / Date Palm	12 BTF		L	3
SHRUBS	BOTANICAL / COMMON NAME	CONT	PF	QTY	
	Berberis thunbergii 'Cherry Bomb' / Cherry Bomb Barberry	5 Gal.	L		43
	Callistemon viminalis 'Little John' / Dwarf Weeping Bottlebrush	5 Gal.	L		121
	Elaeagnus pungens 'Marginata' / Silver-Edge Eleagnus	5 Gal.	L		113
	Grevillea x 'Noellii' / Grevillea	5 Gal.	L		10
	Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 Gal.	L		42
	Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	1 Gal.	L		240
	Russelia x 'St. Elmo's Fire' TM / St. Elmo's Fire Russelia	1 Gal.	L		112
	Westringia fruticosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 Gal.	L		108
SHRUB AREAS	BOTANICAL / COMMON NAME	CONT	PF	QTY	
	Achillea millefolium 'Moonshine' / Yarrow	1 gal	L		615
	Carex pansa / Sanddune Sedge	1 Gal.	M		330
	Cotoneaster horizontalis / Rock Cotoneaster	1 gal	L		113
	Gaura lindheimeri 'Siskiyou Pink' / Siskiyou Pink Gaura	1 gal	M		56
	Juncus patens / California Gray Rush	1 Gal.	L		205
GROUND COVERS	BOTANICAL / COMMON NAME	CONT	PF	QTY	
	Lonicera japonica 'Halliana' / Halls Honeysuckle	1 gal	L		365
	Myoporum parvifolium 'Pink' / Trailing Myoporum	1 gal	L		229
	Senecio mandraliscae 'Blue Chalk Sticks' / Blue Chalk Sticks	FLATS	L		234

PLANTING NOTES:

SOIL TEST
 AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
 THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

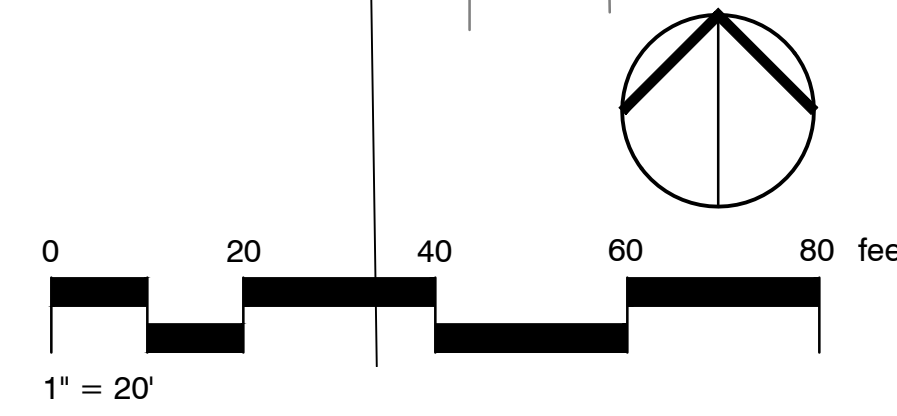
TOP DRESSING
 ALL SHRUBS AND GROUNDCOVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF DECOMPOSED GRANITE AND/OR 3/4" DECORATIVE ROCK UNLESS OTHERWISE SPECIFIED.

- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
 INCORPORATE TRI-C HUMATE @ 5-6 LBS/CU.YD OF BACKFILL MIX
- PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:
 (22-48) TRI-C MYCO TABS FOR ALL BOX SIZED TREES 24" BOX OR LARGER
 (2) TRI-C MYCO TABS PER 1 GALLON STOCK
 (8) TRI-C MYCO TABS TABLETS PER 5 GALLON STOCK
 (16) TRI-C MYCO TABS PER 15 GALLON STOCK
 (1) TRI-C MYCO TABS FOR EACH GROUNDCOVER HOLE

INSTALL TRI-C MYCO TABLETS PER MFG. RECOMMENDATIONS
 AVAILABLE THROUGH:
 TRI-C ORGANICS 1-800-927-3311

ALL PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE DRIP IRRIGATION, WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

"Landscaping for the project shall be designed to comply with the City of Beaumont's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."



CONCEPTUAL LANDSCAPE PLAN

Kimley»Horn
 401 B STREET, SUITE 600, SAN DIEGO, CA 92101
 PHONE: 619-234-9411
 WWW.KIMLEY-HORN.COM

KHA PROJECT
DATE
SCALE AS SHOWN
DESIGNED BY: SP
DRAWN BY: FH
CHECKED BY: MB

Evergreen
 Development | Services | Investments



SWC 8TH STREET & HIGHLAND SPRINGS AVE
 CONCEPTUAL LANDSCAPE PLAN

SHEET NUMBER
L1.0
 OF
 1

Wda! Wilson Davis Associates
 Landscape Architecture
 2825 Litchfield Dr.
 Riverside, CA 92503
 Ph.(951) 353-2436

Wda! Job No. 20003 8/25/2020



Approved By: _____

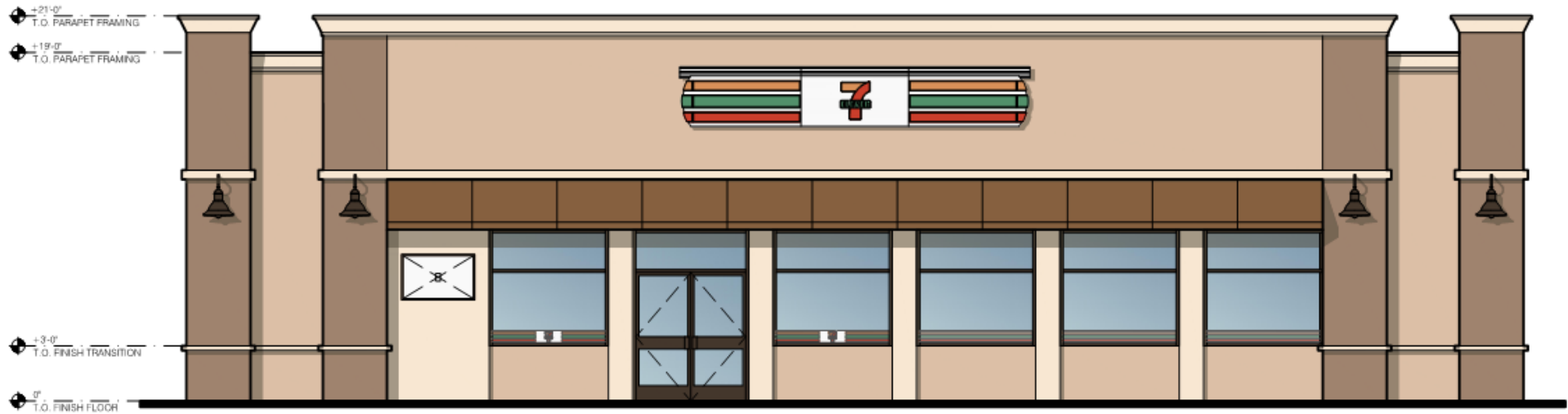
Signed: _____

Date: _____

Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223
Date: January 20, 2020

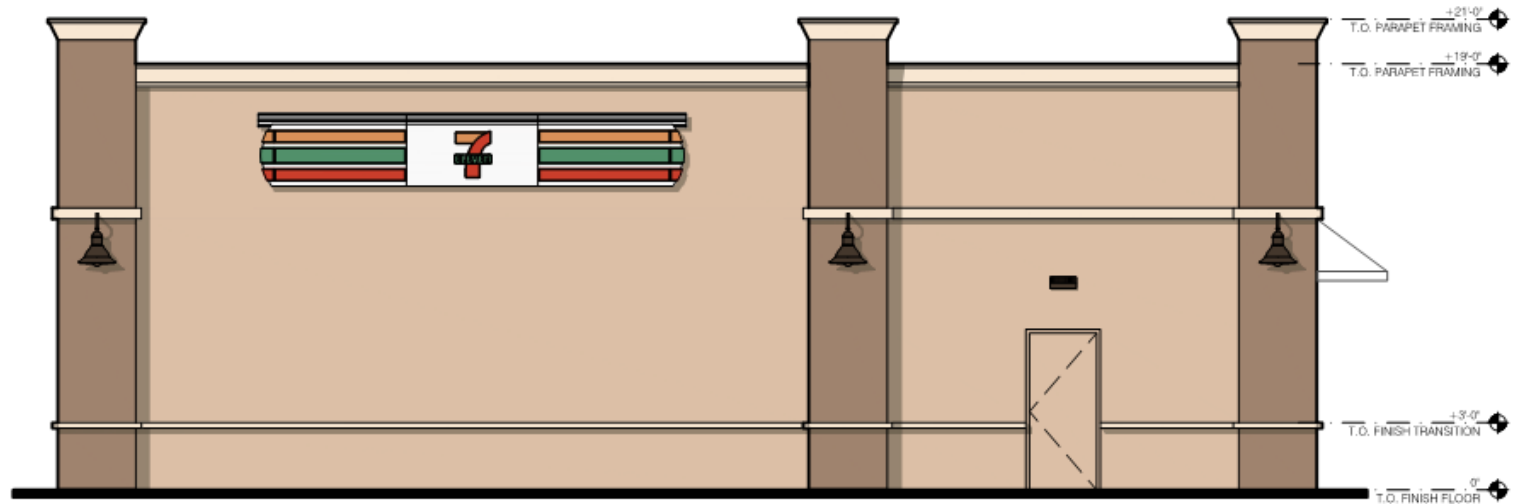


D-ORDER# 100643.03 TDP
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
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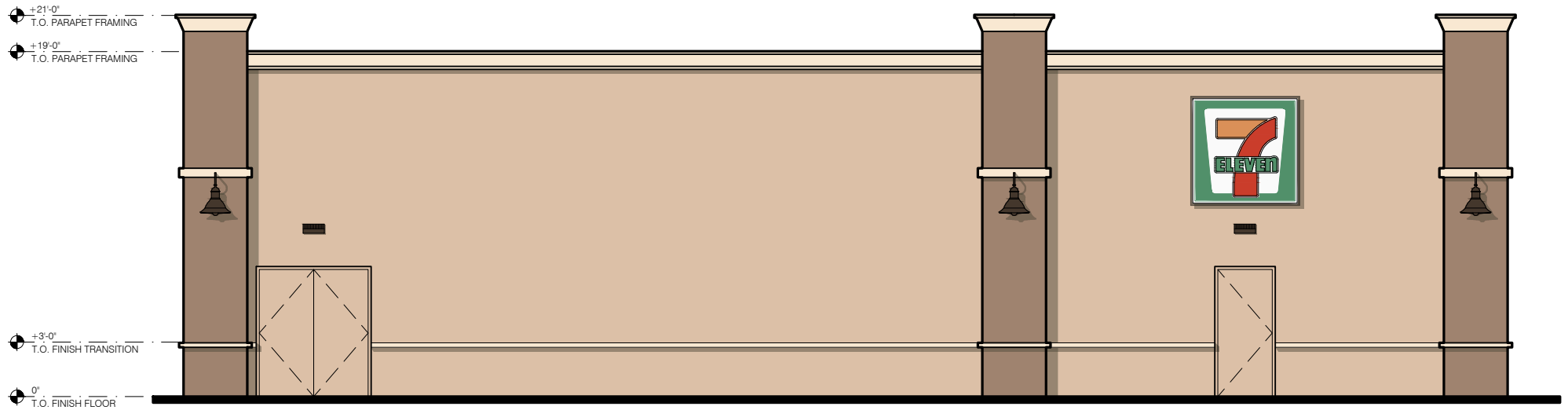
PROPOSED: 52.5 SQ. FT.
ALLOWED: 73 SQ. FT.

NORTH ELEVATION 1/4" = 1'-0"



PROPOSED: 52.5 SQ. FT.
ALLOWED: 56 SQ. FT.

EAST ELEVATION 1/4" = 1'-0"

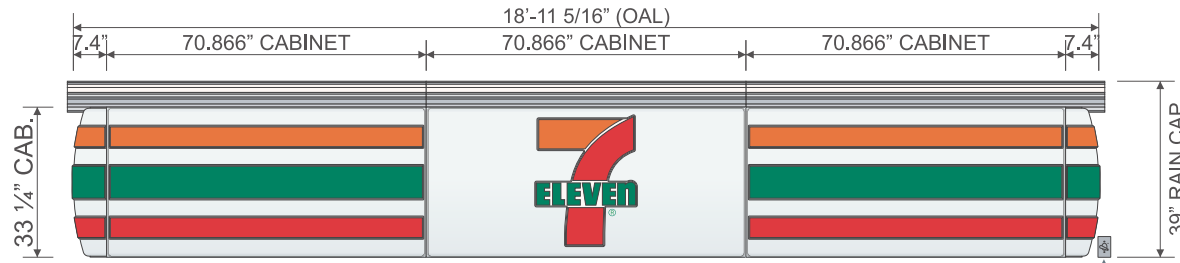


PROPOSED: 36 SQ. FT.

SOUTH ELEVATION 1/4" = 1'-0"

A

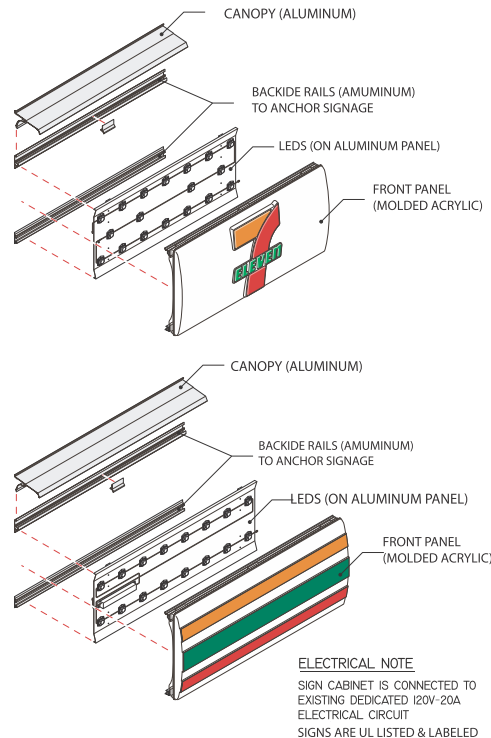
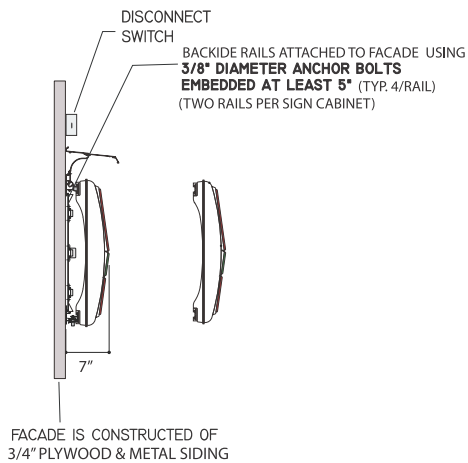
FASCIA SIGNAGE MANUFACTURED BY TATEYAMA.
THIS ARTWORK NOT TO BE USED FOR PRODUCTION.



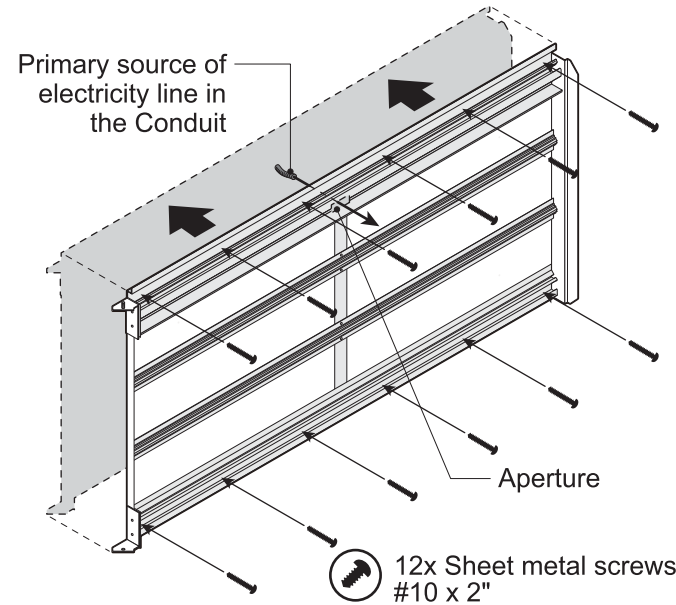
Display Square Footage (Cabinet): 52.5

ELECTRICAL NOTE: EXPOSED EXTERIOR 20 AMP WEATHERPROOF ELECTRICAL DISCONNECT REQUIRED WITHIN VISUAL RANGE OF SIGN REQUIRED FOR EVERY 16 AMPS OF SIGNAGE. ACTUAL NUMBER OF CIRCUITS TO BE DETERMINED BY A LICENSED ELECTRICAL CONTRACTOR. ACTUAL LOCATION OF BOX MAY VARY. CIRCUITS AND SWITCH TO BE PROVIDED BY OTHERS. INPUT VOLTAGE - 120V ALL SIGNAGE WILL BE (U.L.) 48STD COMPLIANT.

SIGN CABINET & WALL MOUNT DETAIL



ELECTRICAL NOTE
SIGN CABINET IS CONNECTED TO EXISTING DEDICATED 120V-20A ELECTRICAL CIRCUIT
SIGNS ARE UL LISTED & LABELED

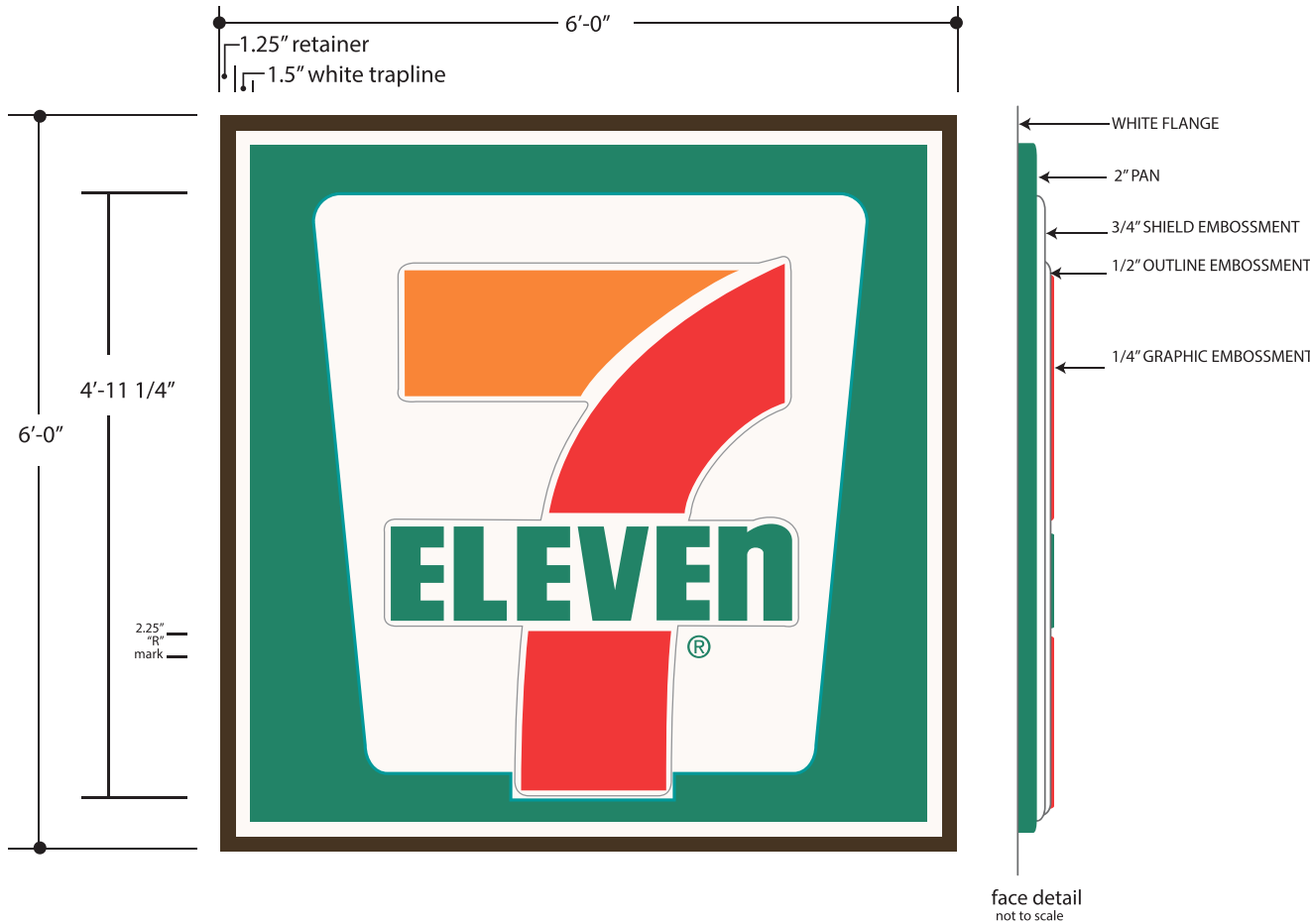


Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223
Date: January 20, 2020



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Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
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B



- SINGLE FACE INTERNALLY ILLUMINATED WALL SIGNS.
- LED ILLUMINATION.
- 5 1/2" EXTRUDED ALUMINUM CABINET & RETAINERS PAINTED BRONZE.
- FORMED POLYCARBONATE FACES WITH EMBOSSED GRAPHICS.
- TRAPLINE PROPORTIONAL TO LOGO FIELD.
- WALL SIGNS TO UTILIZE SAME TOOLING AS PYLON FAMILY.

- 3M 3630-26
- 3M 3630-33
- 3M 3630-44
- WHITE
- BRONZE

Job Location: 1045933
 8th & Highland Spring,
 Beaumont, CA 9223
Date: January 20, 2020



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Project Mgr.: Jenny Hodges
 jenny.hodges@cummingsigns.com
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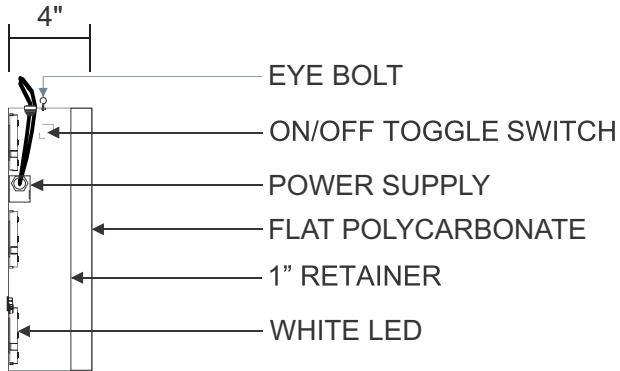
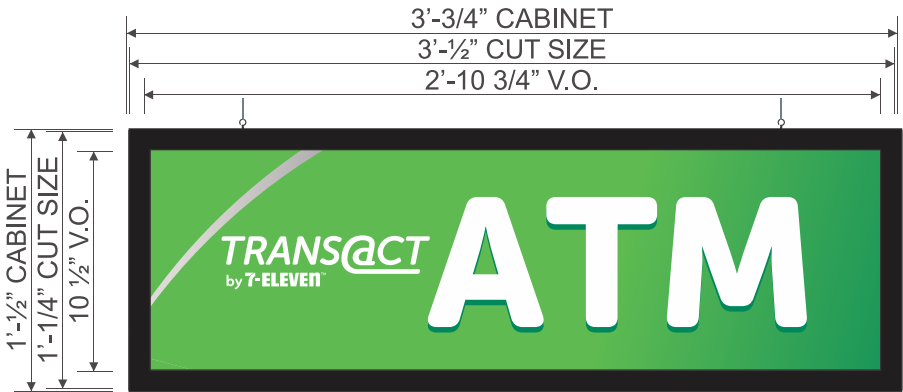


SPECIFICATIONS
 SF INTERNALLY ILLUMINATED HANGING SIGN (INTERIOR)

CABINET:
 EXTRUDED ALUMINUM PAINTED DURANODIC BRONZE 313E

FACE:
 3/16" THICK FLAT WHITE POLYCARBONATE WITH 1ST SURFACE DIGITAL PRINT IMAGE.

ILLUMINATION:
 GE WHITE LED



SHOWN FOR PERMITTING PURPOSES ONLY. SIGN PROVIDED BY FCTI.

Display Square Footage (Cabinet): 3.2

Job Location: 1045933
 8th & Highland Spring,
 Beaumont, CA 9223
 Date: January 20, 2020



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 Project Mgr.: Jenny Hodges
 jenny.hodges@cummingsigns.com
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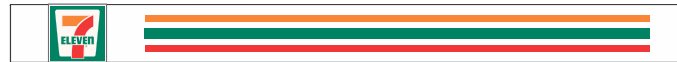
WINDOW VINYL GRAPHICS.
VINYL GRAPHICS TO BE APPLIED SECOND SURFACE ONTO DESIGNATED STORE WINDOWS.

NOTE: WINDOW GRAPHICS KITS TO BE PROVIDED AND INSTALLED BY OTHERS. NOT PART OF CUMMINGS RESOURCES SCOPE OF WORK.
NOTE : FOR FULL INSTALLATION INSTRUCTIONS, REFER TO 7-ELEVEN SIGNAGE MANUAL.

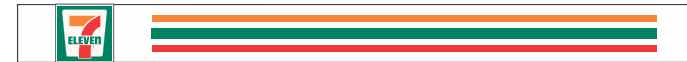
Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223
Date: January 20, 2020



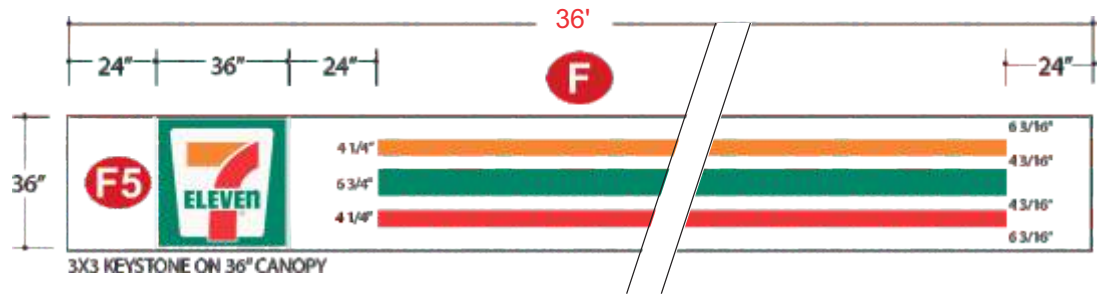
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EAST (FACING N. HIGHLAND SPRINGS RD.)



WEST

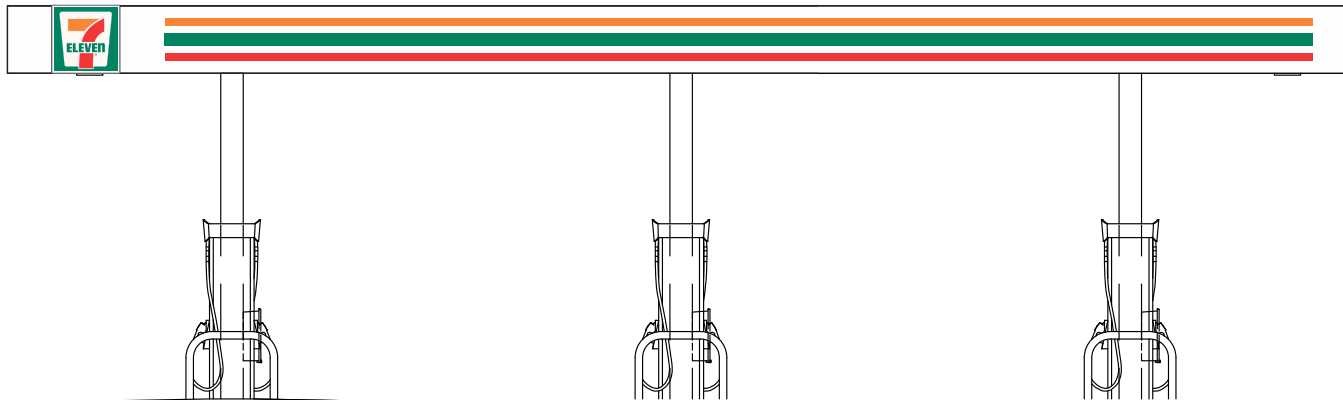


- PMS 341C
- PMS 485C
- PMS 165C
- WHITE

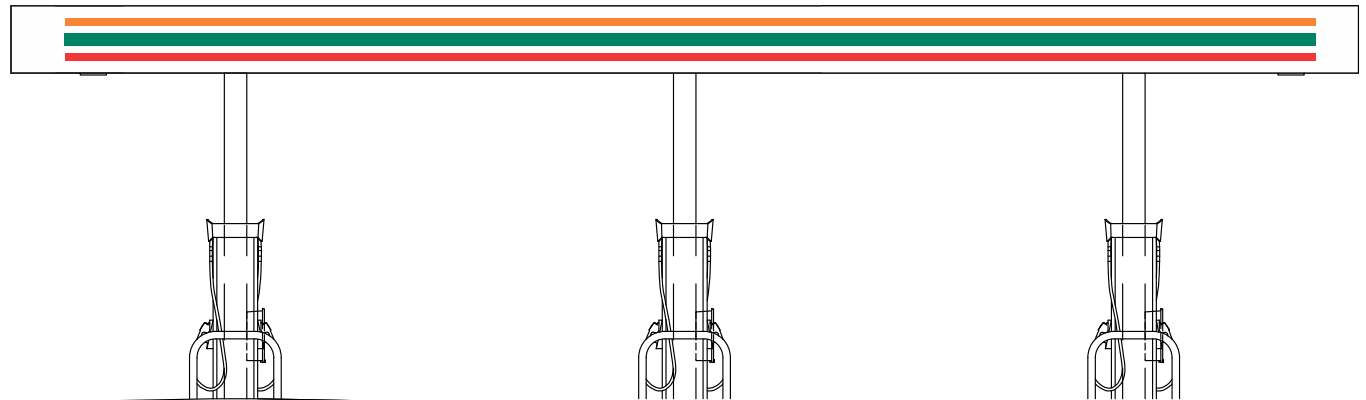
Job Location: 1045933
 8th & Highland Spring,
 Beaumont, CA 9223
Date: January 20, 2020



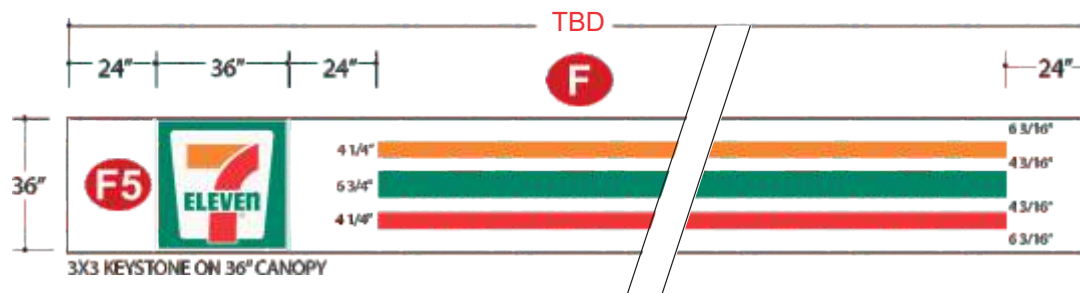
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Project Mgr.: Jenny Hodges
 jenny.hodges@cummingsigns.com
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NORTH (FACING E 8TH ST.)



SOUTH (FACING STORE)



- PMS 341C
- PMS 485C
- PMS 165C
- WHITE

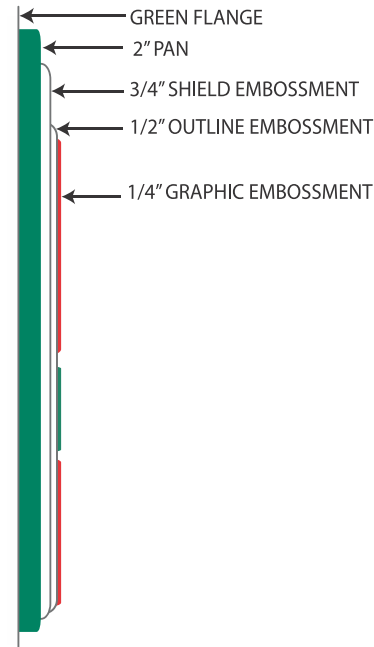
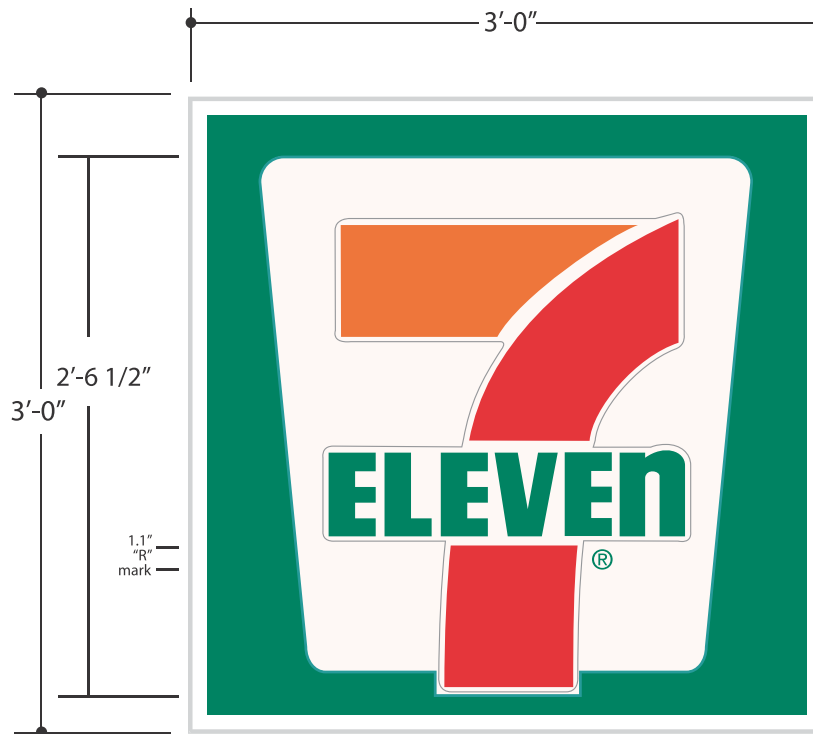
Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223

Date: January 20, 2020







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Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
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F5



face detail
not to scale

- SINGLE FACE INTERNALLY ILLUMINATED CANOPY SIGNS.
- LED ILLUMINATION.
- ALUMINUM CABINET PAINTED WHITE.
- 1" ALUMINUM RETAINERS PAINTED WHITE.
- FORMED ACRYLIC FACES WITH EMBOSSED GRAPHICS.

-  PMS 341C
-  PMS 485C
-  PMS 165C
-  WHITE

Display Square Footage (Cabinet): 9

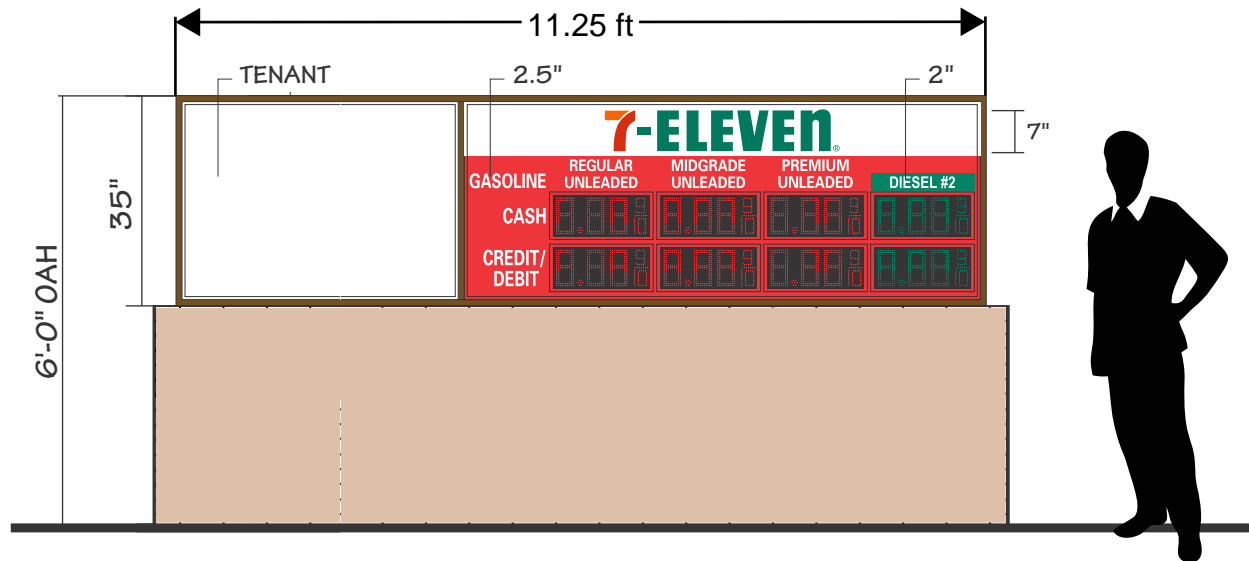
Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223
Date: January 20, 2020



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Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
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M1

ENGINEERING REQUIRED

SF INTERNALLY ILLUMINATED MONUMENT SIGN:CABINET: 8" DEEP EXTRUDED ALUMINUM PAINTED DURANODIC BRONZERETAINERS & DIVIDER BARS: FAB. ALUM. PAINTED DURANOIC BRONZE

TENANT FACES: PAN-FORMED POLYCARBONATE

7-ELEVEN / FUEL PRICE FACE COMBO: PAN-FORMED POLYCARBONATE WITH WHITE TOP SECTION WITH 1ST SURFACE 7-ELEVEN VINYLs AND RED BOTTOM SECTION WITH CLEAR WINDOWS FOR FUEL PRICE DIGITS. WHITE COPY. 6" RED & N GREEN DIGITAL PRICERS

ILLUMINATION: LED

BASE: STUCCO TO MATCH BUILDING

Display Square Footage (Cabinet): 32

Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223

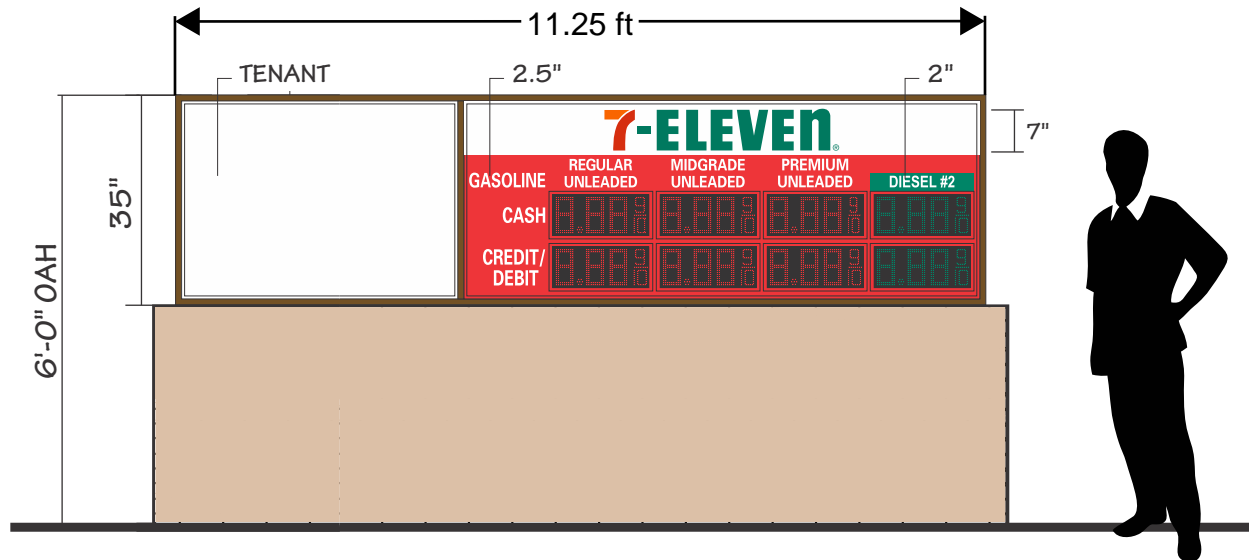
Date: January 20, 2020



D-ORDER# 100643.03 TDP
Project Mgr.: Jenny Hodges
jenny.hodges@cummingsigns.com
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M2

ENGINEERING REQUIRED

SF INTERNALLY ILLUMINATED MONUMENT SIGN:CABINET: 8" DEEP EXTRUDED ALUMINUM PAINTED DURANODIC BRONZERETAINERS & DIVIDER BARS: FAB. ALUM. PAINTED DURANOIC BRONZETENANT FACES: PAN-FORMED POLYCARBONATE

7-ELEVEN / FUEL PRICE FACE COMBO: PAN-FORMED POLYCARBONATE WITH WHITE TOP SECTION WITH 1ST SURFACE 7-ELEVEN VINYL AND RED BOTTOM SECTION WITH CLEAR WINDOWS FOR FUEL PRICE DIGITS. WHITE COPY. 6" RED & N GREEN DIGITAL PRICERS

ILLUMINATION: LEDBASE: STUCCO TO MATCH BUILDING

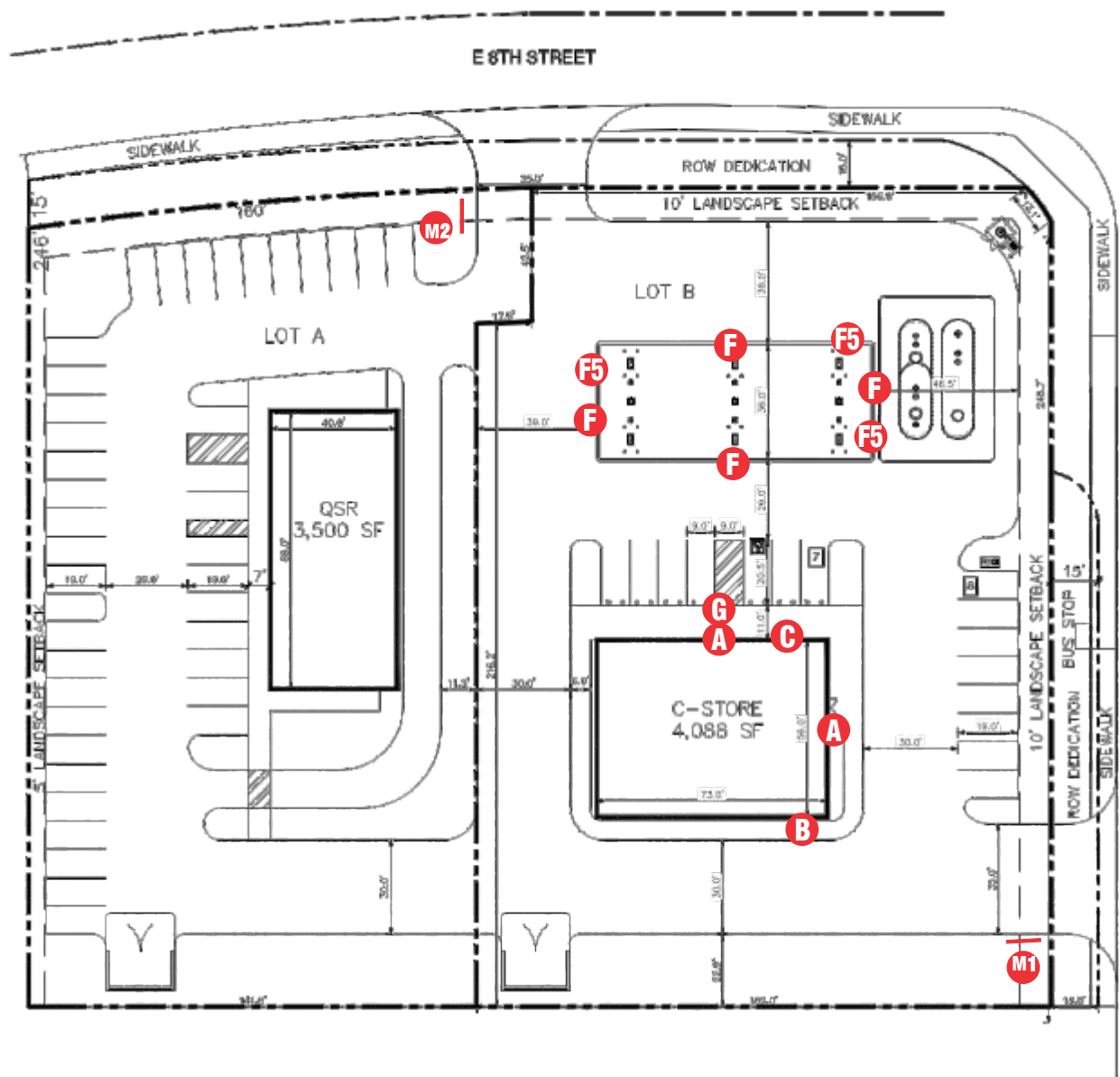
Display Square Footage (Cabinet): 32

Job Location: 1045933
8th & Highland Spring,
Beaumont, CA 9223

Date: January 20, 2020



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jenny.hodges@cummingsigns.com
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PRODUCT LIST		
SQ. FT.	QTY	ITEM
EXTERIOR BUILDING SIGNS		
A	52.5	2 TATEYAMAS
B	36	1 W37 WALL SIGN
INTERIOR SIGNS AND WINDOW VINYL		
C	3.2	1 ATM HANGING SIGN (INTERIOR)
G	N/A	TBD WINDOW VINYL
EXTERIOR GROUND SIGNS		
M	30	2 DF MONUMENT SIGNS
FUEL CANOPY SIGNS		
F5	9	3 SF CANOPY SIGN (MAIN ID KEYSTONE)
F	N/A	4 TRI-STRIPE VINYL SETS



Job Location: 1045933
 8th & Highland Spring,
 Beaumont, CA 9223
Date: January 20, 2020



D-ORDER# 100643.03 TDP
Project Mgr.: Jenny Hodges
 jenny.hodges@cummingsigns.com
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