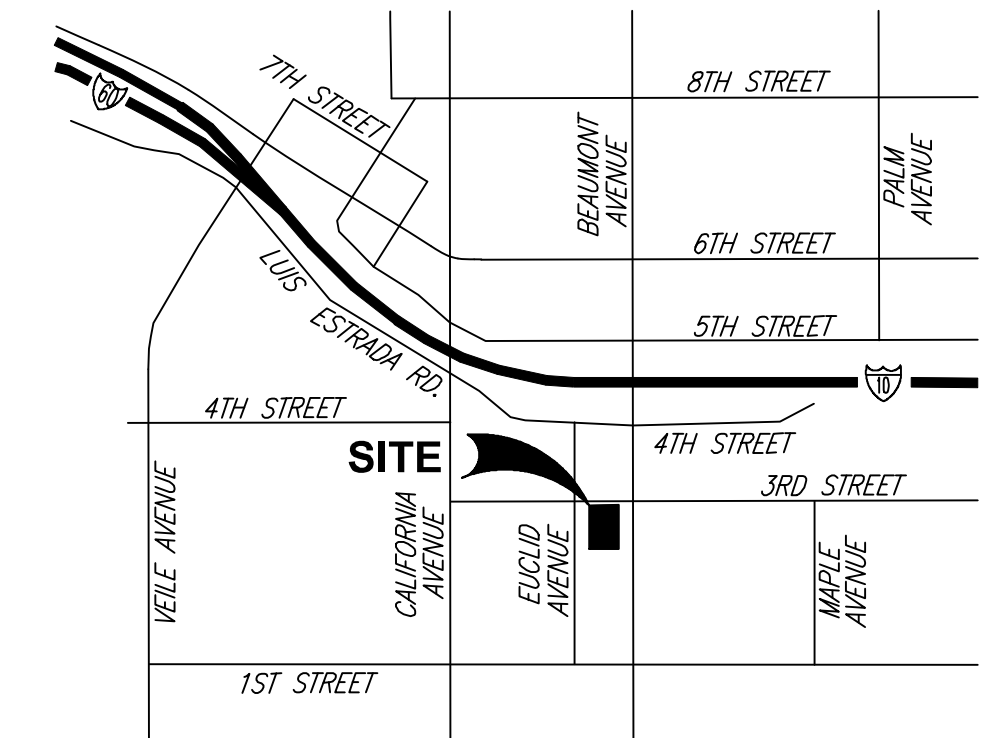


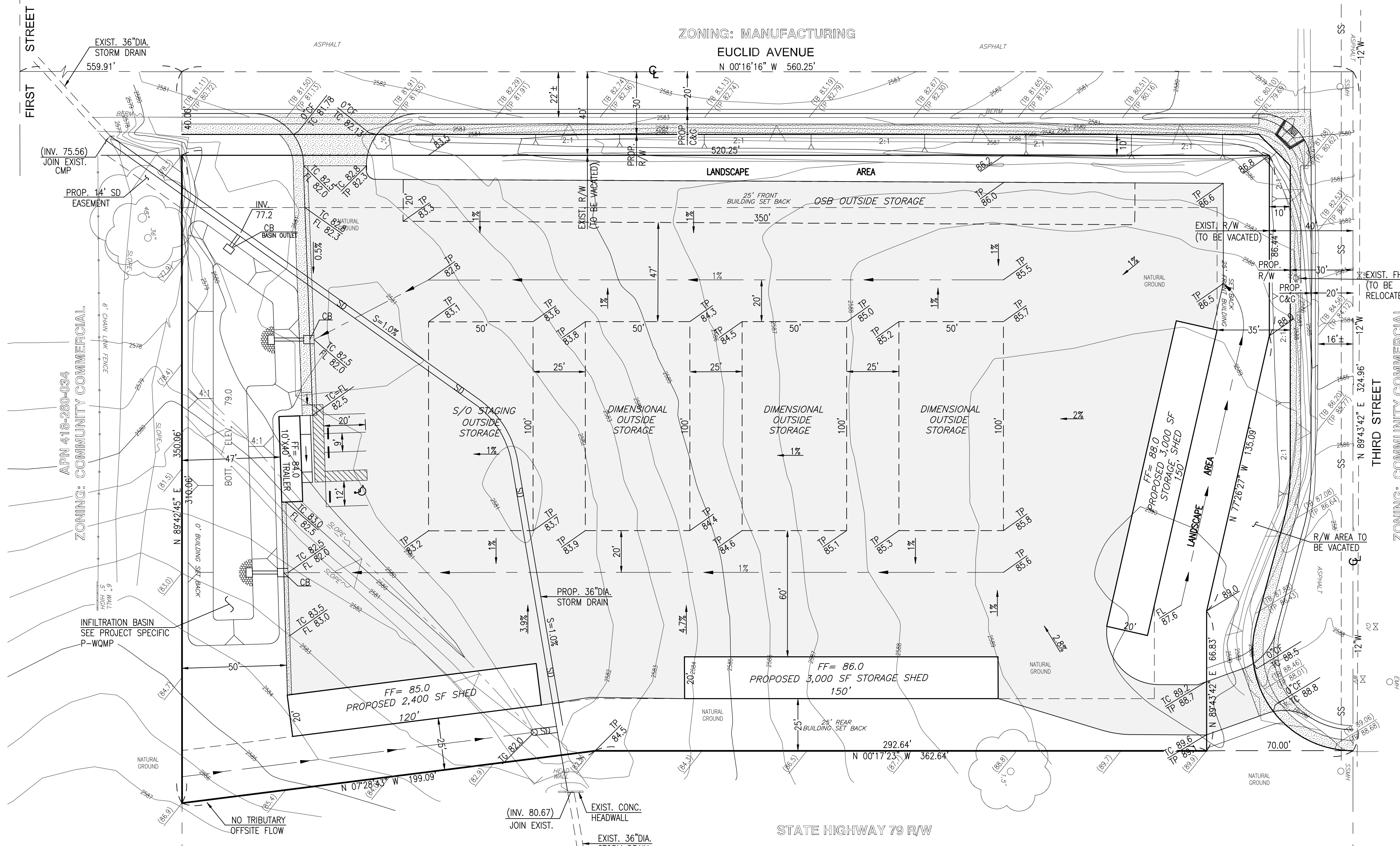
NORTH



1" = 30'



VICINITY MAP  
NTS



**OWNER / APPLICANT**  
PIERCE HARDY LIMITED PARTNERSHIP  
1019 ROUTE 519, BUILDING #4  
EIGHTY FOUR, PA. 15330  
(724) 228-8820

**ASSESSOR'S PARCEL NO.**  
418-210-019

**PROPERTY DESCRIPTION**  
LOT 1-16 INCLUSIVE, OF BLOCK 144  
OF THE AMENDED MAP OF THE  
TOWN OF BEAUMONT AS SHOWN BY  
MAP ON FILE IN BOOK 6, PAGES 16 & 17,  
RIVERSIDE COUNTY RECORDS.

**EXISTING / PROPOSED ZONING**  
COMMUNITY COMMERCIAL

**PROJECT SUMMARY**

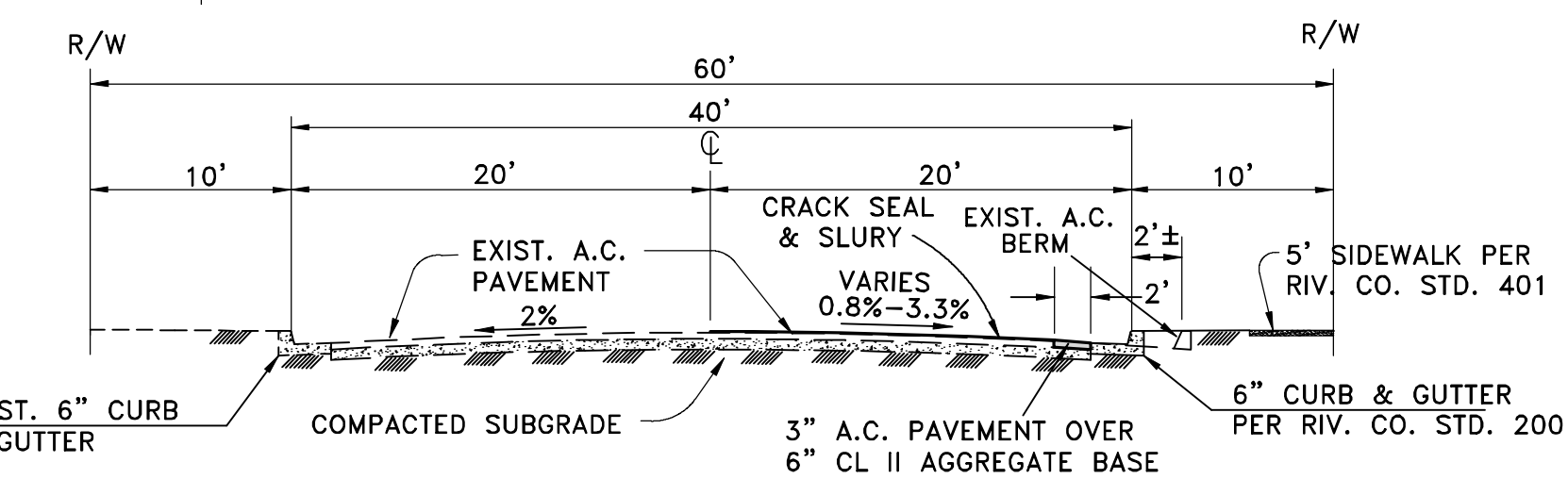
1. PROPOSED STORAGE SHED ..... 8,400 SF
2. S/O STAGING OUTSIDE STORAGE ..... 5,000 SF
3. DIMENSIONAL OUTSIDE STORAGE ..... 15,000 SF
4. OFFICE MODULAR ..... 400 SF
5. AC PAVEMENT ..... 100,279 SF
6. OSB OUTSIDE STORAGE ..... 7,000 SF

**SOURCE OF TOPOGRAPHY**  
AN FIELD SURVEY PERFORMED BY ON POINT  
LAND SURVEYING DATED OCTOBER, 2021.

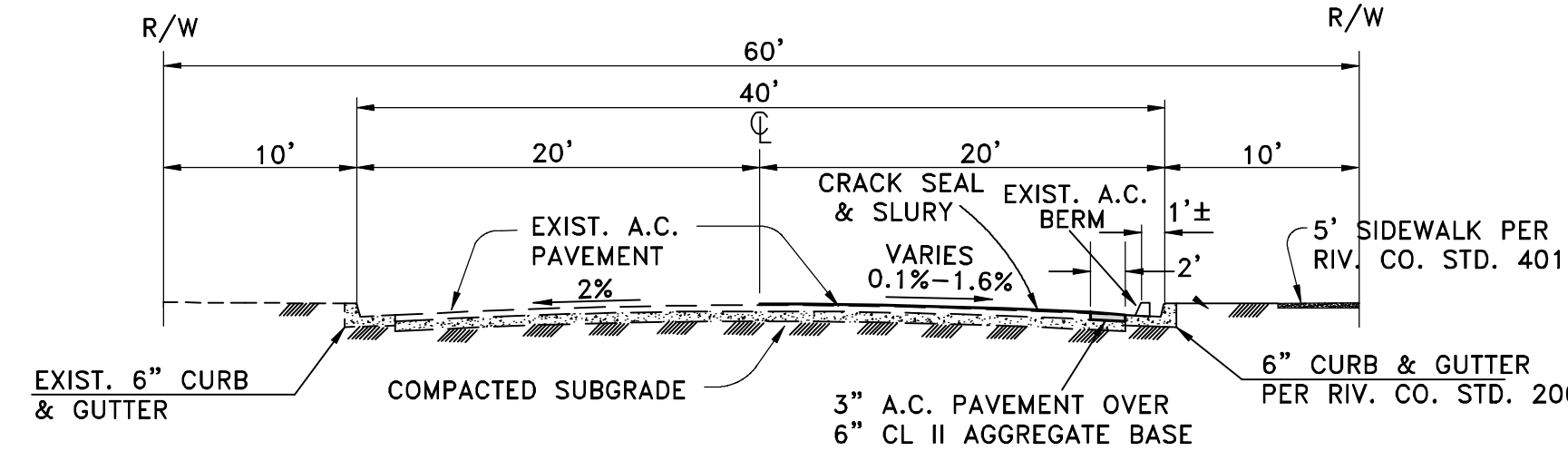
**BENCHMARK**  
NGS DX3473  
AT THE INTERSECTION OF CALIFORNIA AVE.  
AND FIFTH PLACE, 94.8' W/O/E, 25.3'  
S/O POWER POLE, 0.6' E/O A WITNESS POST.  
  
ELEV. = 2579.30

**LEGEND**

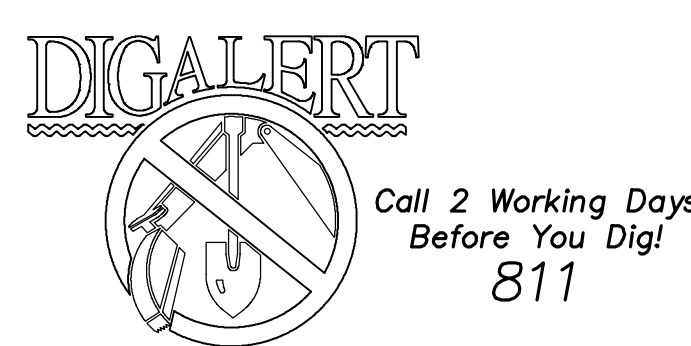
- TB - BERM TOP
- TC - CURB TOP
- FL - FLOW LINE
- FH - FIRE HYDRANT
- FS - FINISH SURFACE
- GL - GUTTER LIP
- WV - WATER VALVE
- SSMH - SEWER MANHOLE
- EMH - ELECTRIC MANHOLE
- GS - GROUND SHOT
- TW - TOP OF WALL
- TP - TOP OF PAVEMENT
- TG - TOP OF GRATE
- SD - STORM DRAIN
- CB - CATCH BASIN
- PROPOSED AC PAVEMENT
- EXISTING GROUND CONTOUR



TYPICAL STREET SECTION  
EUCLID AVENUE



TYPICAL STREET SECTION  
THIRD STREET



BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

**BLAINE A. WOMER CIVIL ENGINEERING**

PLANNING  
SURVEYING  
ENGINEERING  
PUBLIC WORKS

BLAINE A. WOMER  
R.C.E. 46354



DESIGN BY: SEB  
DRAWN BY: BSW  
CHECKED BY: BAW  
SCALE: 1"=30'  
DATE: 4/5/22  
JOB NUMBER: E11-22-001



Reviewed By: \_\_\_\_\_ Date: \_\_\_\_\_  
Staff Engineer

Recommended for Approval By: \_\_\_\_\_ Date: \_\_\_\_\_  
Administrative Engineer

Approved By: \_\_\_\_\_ Date: \_\_\_\_\_  
City Engineer/Director of Public Works

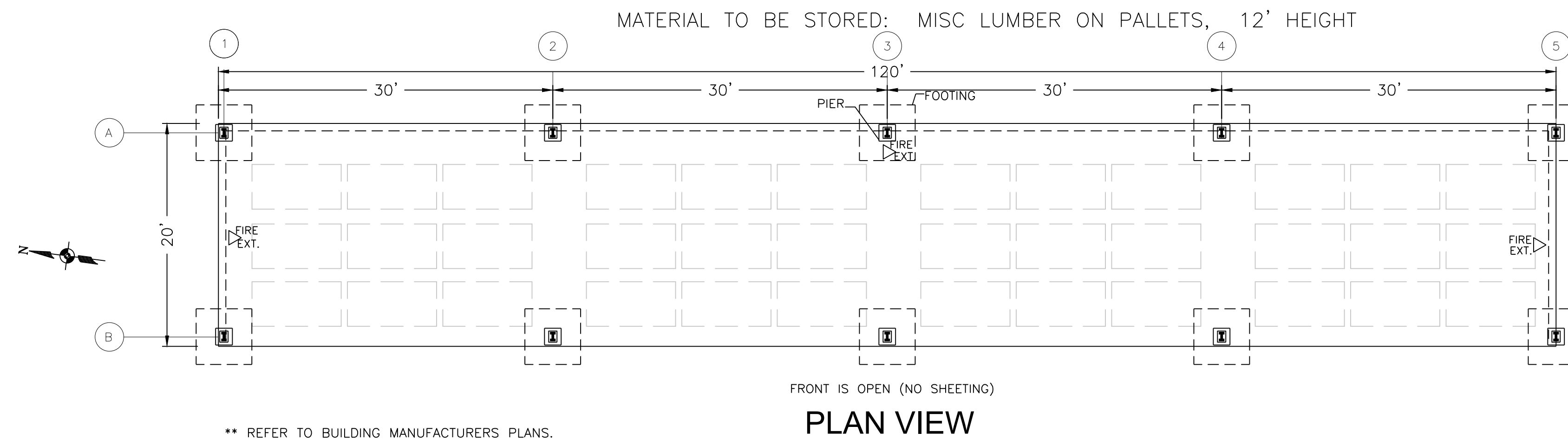
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT  
ENGINEERING DIVISION

SSUE: 6th St  
Beaumont, CA 92223  
TEL: (951) 769-4520 FAX: (951) 769-4520

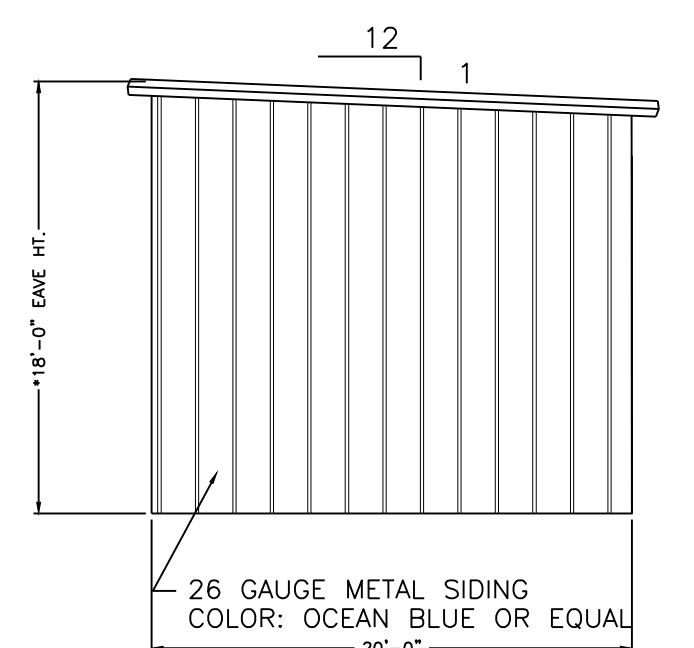
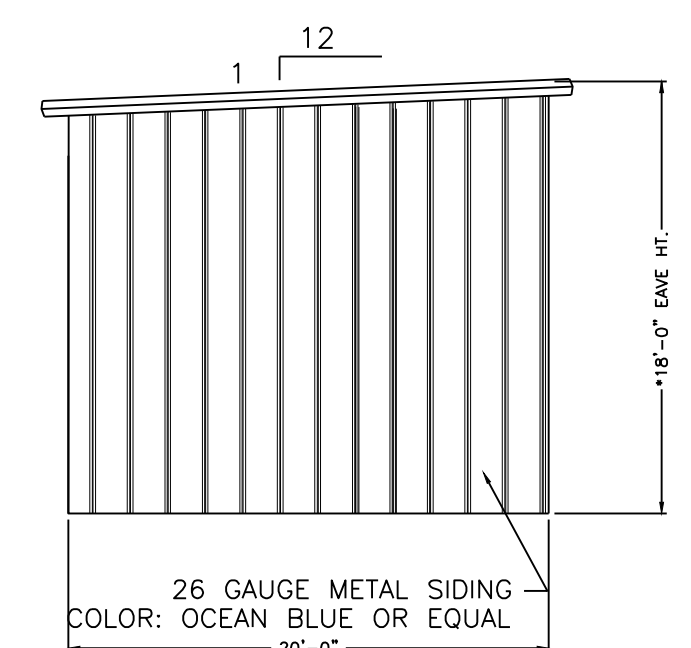
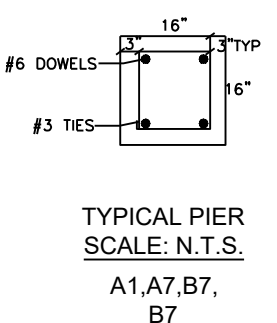
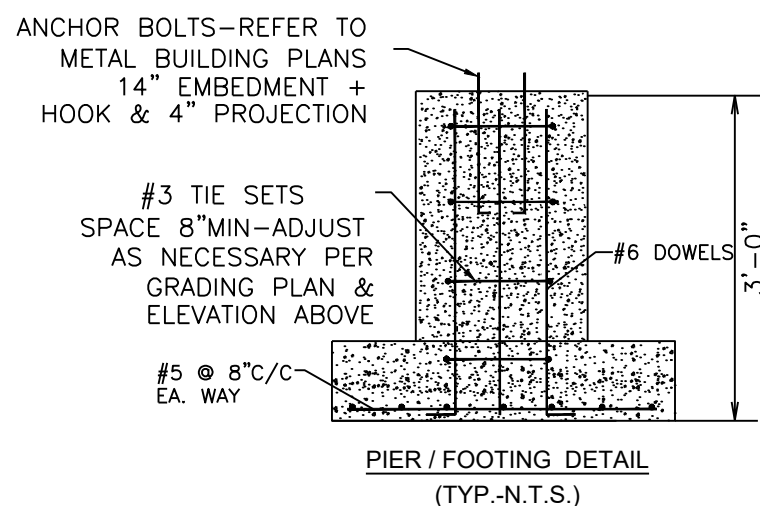
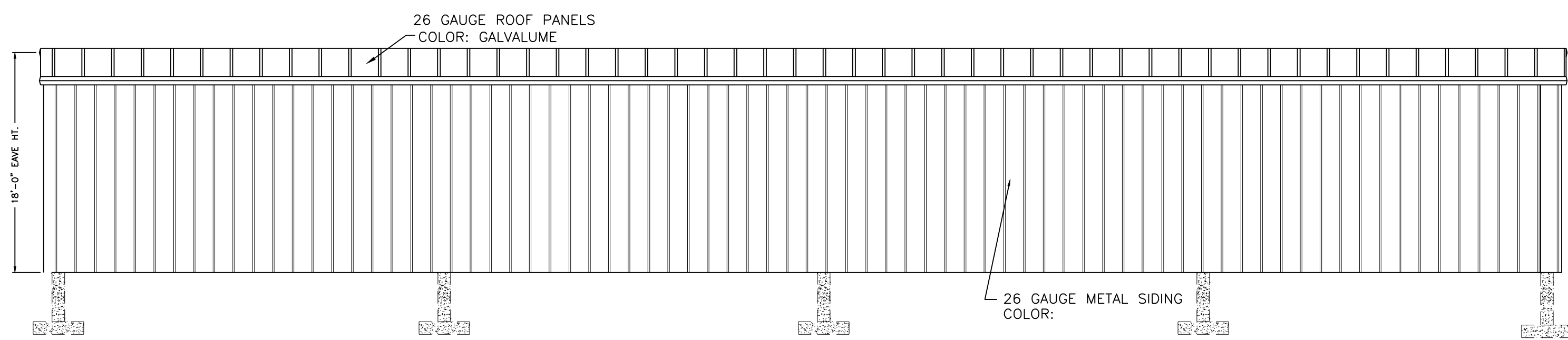
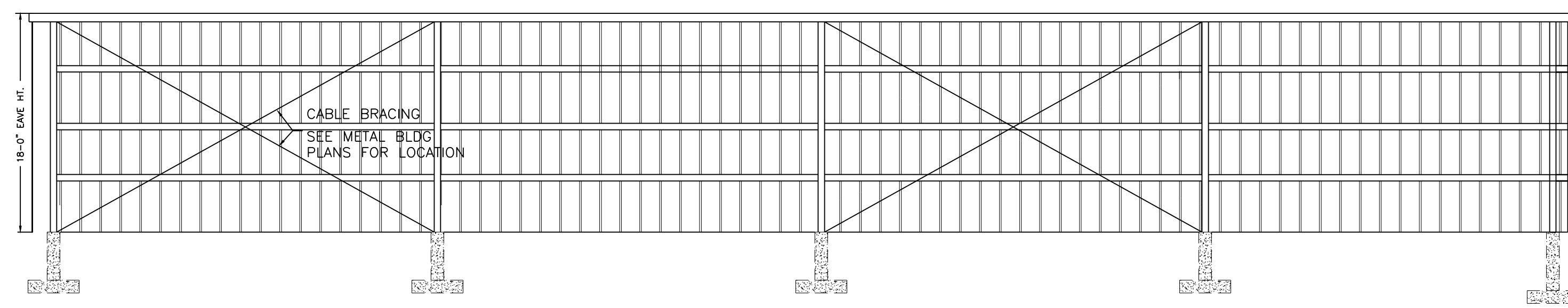
CITY OF BEAUMONT, CALIFORNIA

**SITE / CONCEPTUAL GRADING PLAN**  
84 LUMBER STORAGE YARD

SHEET  
**1**  
OF 1 SHEETS  
FILE NO:



\*\* REFER TO BUILDING MANUFACTURERS PLANS.



- NOTES:**
- SEE BUILDING MANUFACTURERS PLANS FOR BASE PLATE DETAILS. ALL DIMENSIONS TO BE CHECKED AND ANY DIFFERENCES REPORTED TO THE OWNER.
  - FOOTING DEPTHS SHALL BE ACCORDING TO LOCAL REQUIREMENTS, BUILDING CODES OR SOIL TESTING RESULTS WITH MOST STRINGENT GOVERNING.
  - ALL CONCRETE FOOTERS, PIERS, GRADE BEAMS TO BE 3500 PSI MIN.
  - ALL CONCRETE SLABS ON GRADE TO BE 4000 PSI MIN.
  - BUILDING MANUFACTURERS DIMENSIONS AND DETAILS SHALL GOVERN ON ALL CASES. CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.
  - CONCRETE QUALITY, MIXING, PLACING PER ACI 318.
  - STEEL CONSTRUCTION, INSPECTIONS PER AISC AND ASTM REQUIREMENTS.

**FIRE EXTINGUISHER INFORMATION**

AREA	HAZARD TYPE	MIN. RATED EXTINGUISHER	MAX. FLOOR AREA PER EXTINGUISHER	# EXTINGUISHERS NEEDED	# EXTINGUISHERS PROVIDED	MAX. TRAVEL DISTANCE TO EXTINGUISHER	MAX. DISTANCE PROVIDED
2,400 SF SHED	LOW	2A	6000 SF	2	3	75'	60'

NEPA 10  
\*TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LB, SHALL BE NOT MORE THAN 5' ABOVE THE FLOOR;  
3-1/2' IF GROSS WEIGHT 40 LBS OR GREATER  
△=FIRE EXTINGUISHER

**FOUNDATION SCHEDULE**

MARK	PIER	FOOTING
A1-A5, B1-B5	16"Wx16"D W/#6 DWLS & #3 TIES	4'-6"x4'-6"x12" W/ #5 REBAR EA. WAY

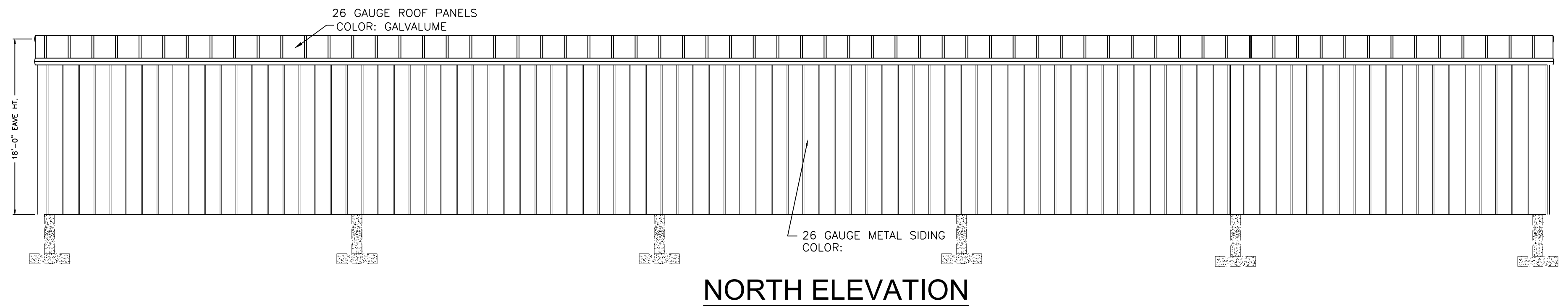
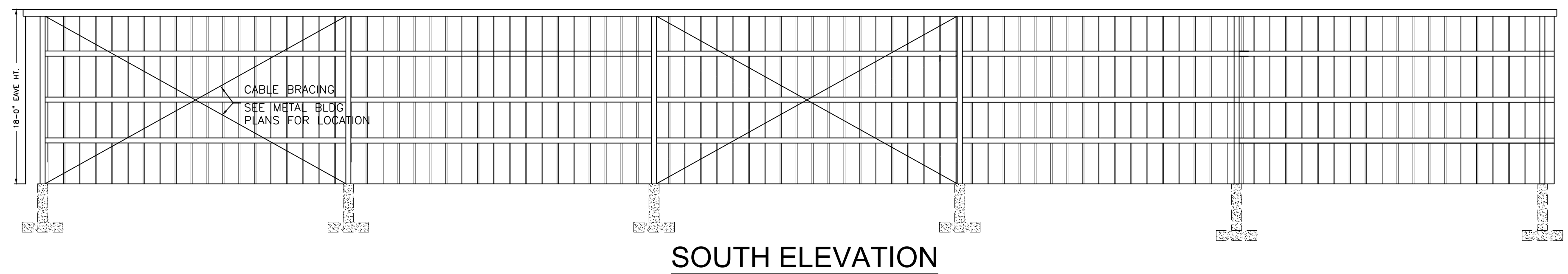
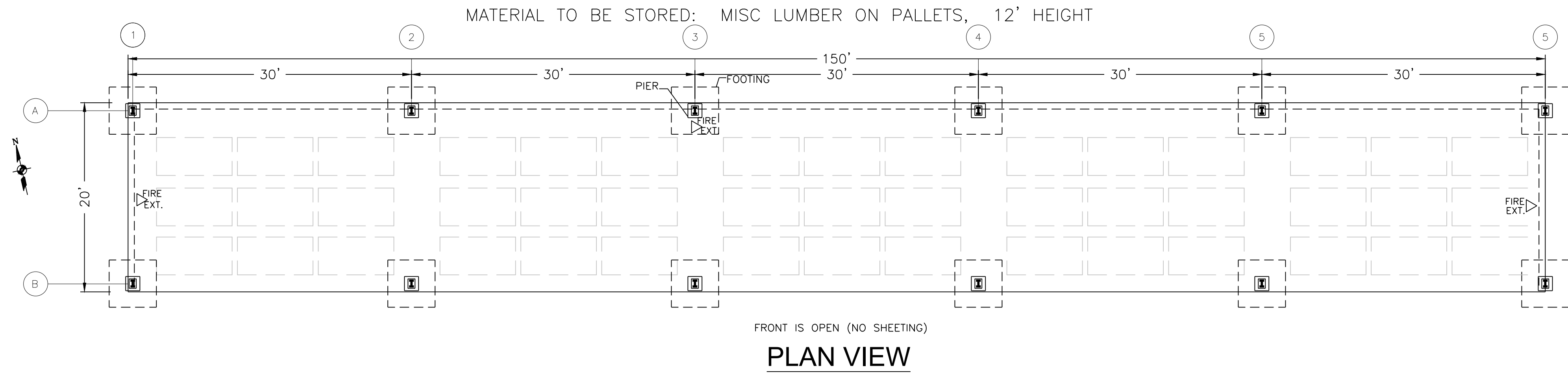
**84 LUMBER**

1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 228-3636

REVISIONS	
NO	DESCRIPTION

**YARD EXPANSION**  
BLDG #1 20x120 SHED  
FOUNDATION/FLOOR/ELEVATION PLAN  
350 EAST 1ST STREET  
**CITY OF BEAUMONT**  
RIVERSIDE COUNTY, CA

PROJECT INFORMATION	
SCALE:	1/8"=1'-0"
JOB NO.	30-2131-01
STORE NO.	2131
SHEET NO.	A1
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	04/06/22



**FIRE EXTINGUISHER INFORMATION**

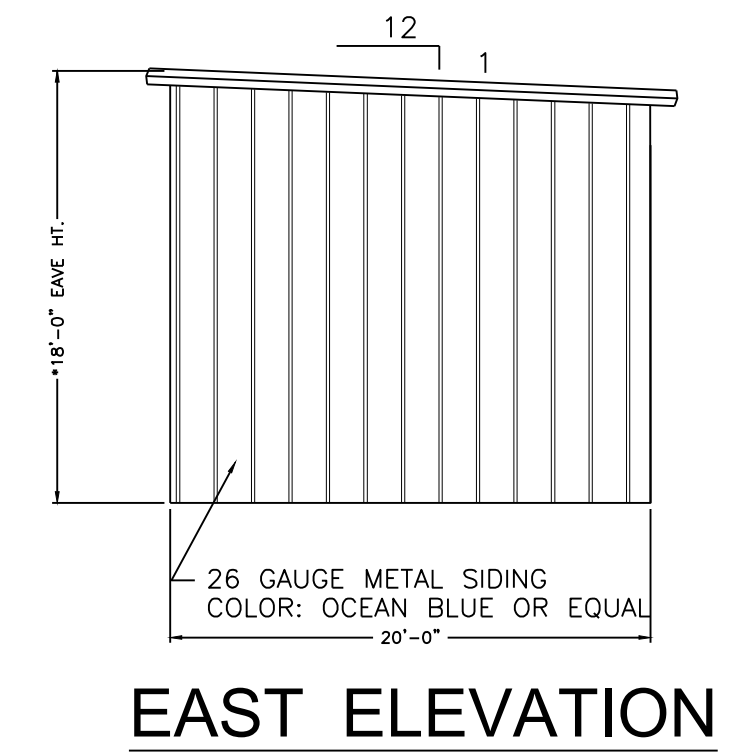
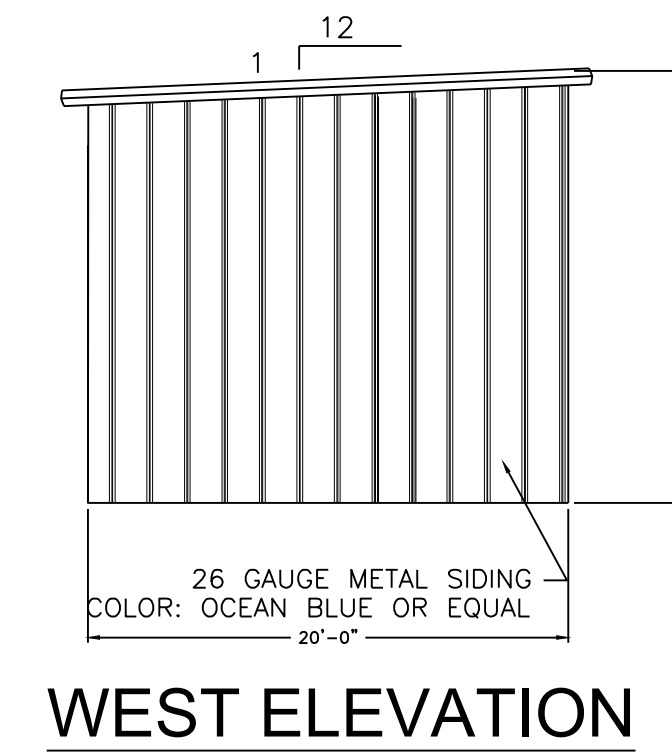
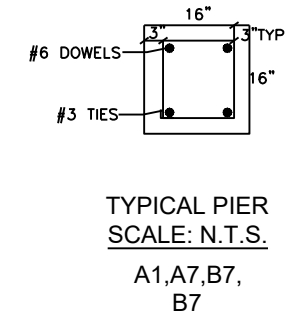
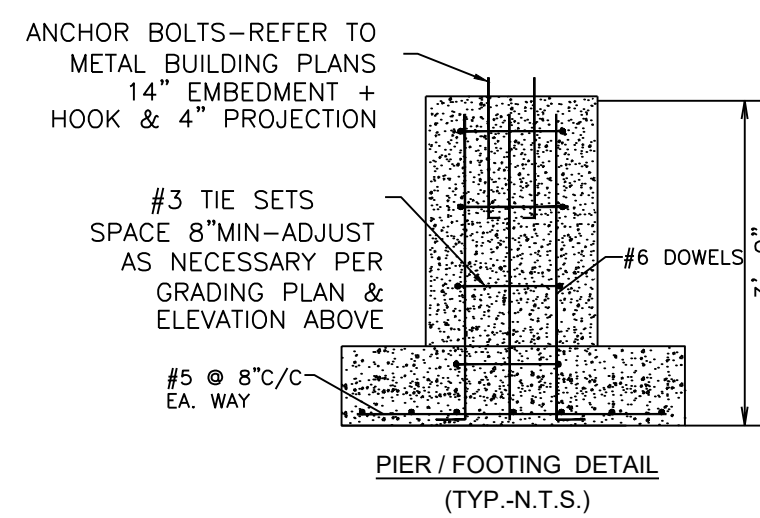
AREA	HAZARD TYPE	MIN. RATED EXTINGUISHER	MAX. FLOOR AREA PER EXTINGUISHER	# EXTINGUISHERS NEEDED	# EXTINGUISHERS PROVIDED	MAX. TRAVEL DISTANCE TO EXTINGUISHER	MAX. DISTANCE PROVIDED
2,400 SF SHED	LOW	2A	6000 SF	1	3	75'	60'

NFPA 10  
\*TOP OF FIRE EXTINGUISHER, HAVING A GROSS WEIGHT LESS THAN 40 LB, SHALL BE NOT MORE THAN 5' ABOVE THE FLOOR;  
3-1/2' IF GROSS WEIGHT 40 LBS OR GREATER  
△=FIRE EXTINGUISHER

**FOUNDATION SCHEDULE**

MARK	PIER	FOOTING
A1-A6, B1-B5	16"Wx16"D W/#6 DWLS & #3 TIES	4'-6"x4'-6"x12" W/ #5 REBAR EA. WAY

- NOTES:**
- SEE BUILDING MANUFACTURERS PLANS FOR BASE PLATE DETAILS. ALL DIMENSIONS TO BE CHECKED AND ANY DIFFERENCES REPORTED TO THE OWNER.
  - FOOTING DEPTHS SHALL BE ACCORDING TO LOCAL REQUIREMENTS, BUILDING CODES OR SOIL TESTING RESULTS WITH MOST STRINGENT GOVERNING.
  - ALL CONCRETE FOOTERS, PIERS, GRADE BEAMS TO BE 3500 PSI MIN.
  - ALL CONCRETE SLABS ON GRADE TO BE 4000 PSI MIN.
  - BUILDING MANUFACTURERS DIMENSIONS AND DETAILS SHALL GOVERN ON ALL CASES. CONSULT THE ENGINEER FOR ANY CHANGES TO THE PLAN.
  - CONCRETE QUALITY, MIXING, PLACING PER ACI 318.
  - STEEL CONSTRUCTION, INSPECTIONS PER AISC AND ASTM REQUIREMENTS.



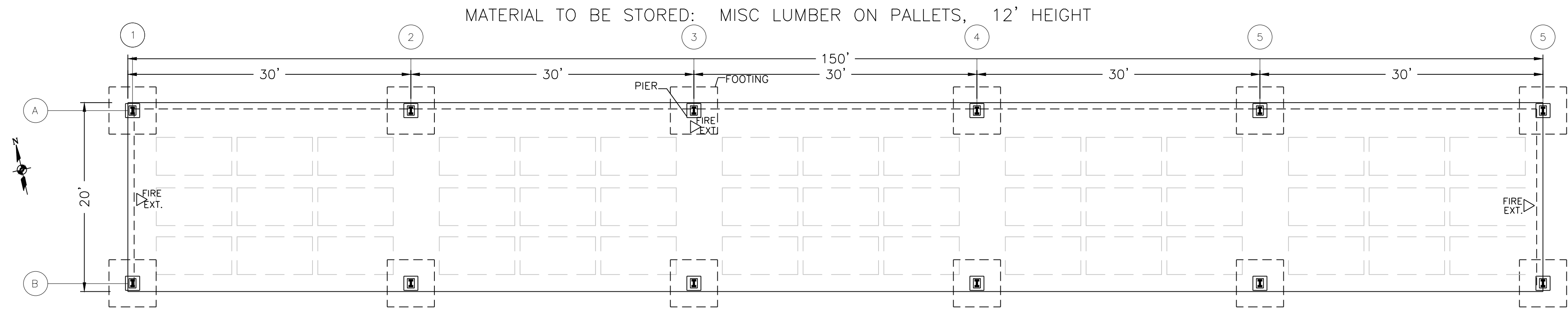
**84 LUMBER**

1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 228-3636

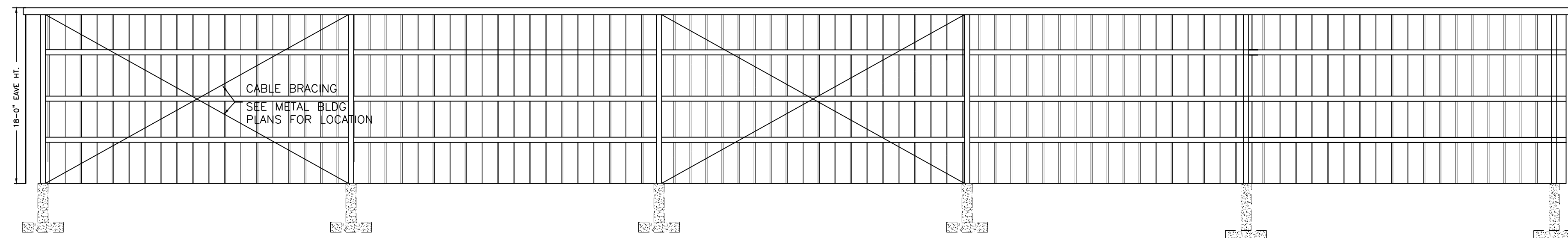
REVISIONS	
NO.	DESCRIPTION

**YARD EXPANSION**  
BLDG #2 20x150 SHED  
FOUNDATION/FLOOR/ELEVATION PLAN  
350 EAST 1ST STREET  
**CITY OF BEAUMONT**  
RIVERSIDE COUNTY, CA

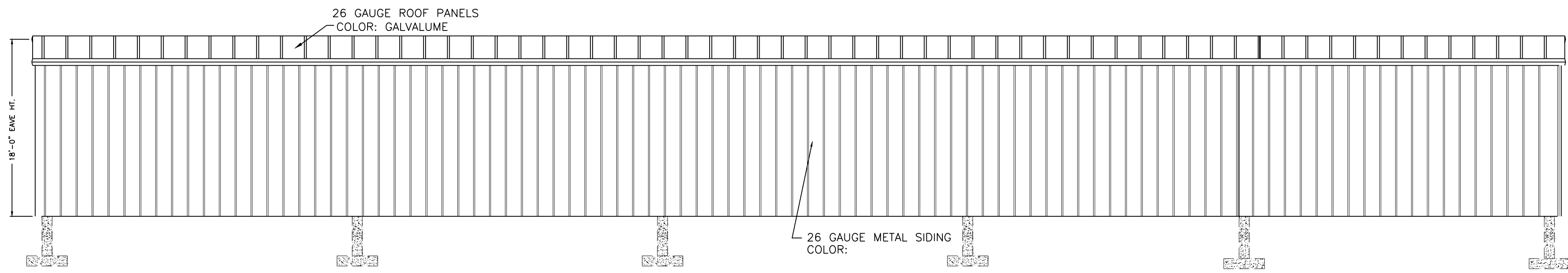
PROJECT INFORMATION	
SCALE:	1/8"=1'-0"
JOB NO.	30-2131-01
STORE NO.	2131
SHEET NO.	A2
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	04/06/22



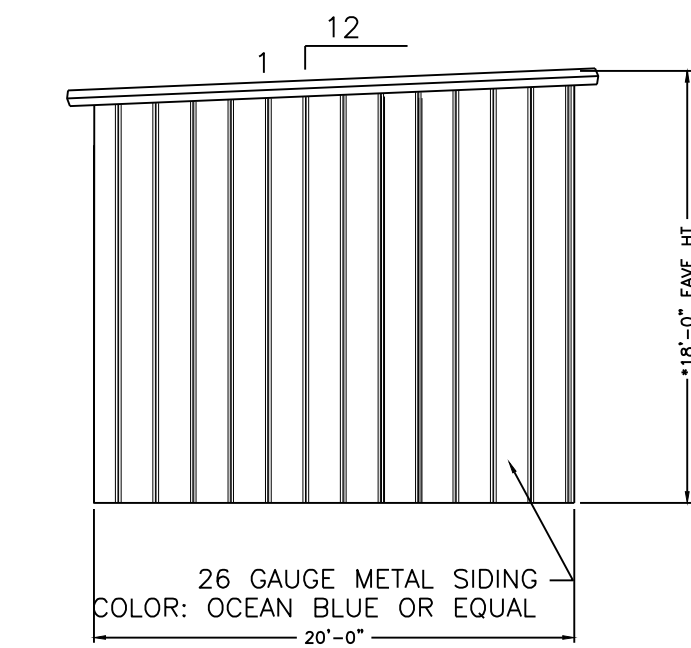
FRONT IS OPEN (NO SHEETING)  
**PLAN VIEW**



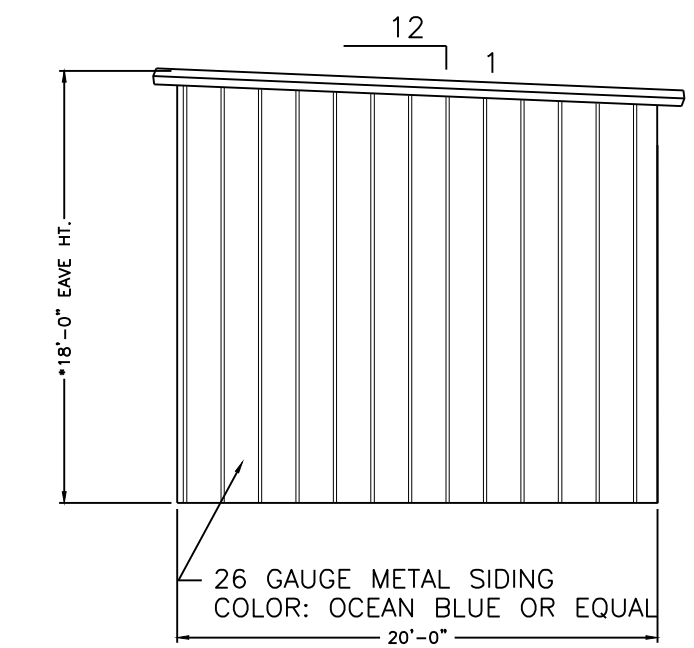
**SOUTH ELEVATION**



**NORTH ELEVATION**



**WEST ELEVATION**



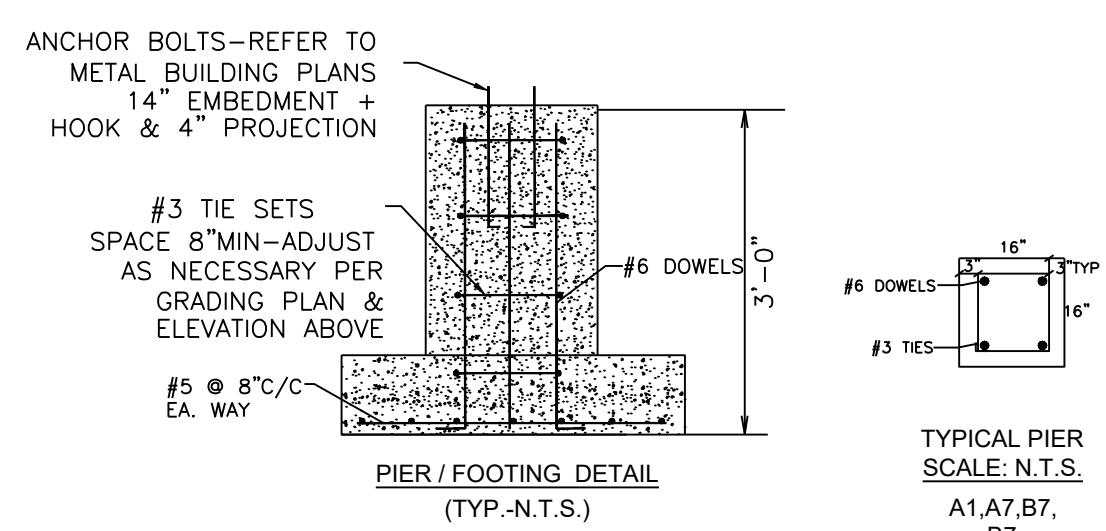
**EAST ELEVATION**

FIRE EXTINGUISHER INFORMATION							
AREA	HAZARD TYPE	MIN. RATED EXTINGUISHER	MAX. FLOOR AREA PER EXTINGUISHER	# EXTINGUISHERS NEEDED	# EXTINGUISHERS PROVIDED	MAX. TRAVEL DISTANCE TO EXTINGUISHER	MAX. DISTANCE PROVIDED
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NFPA 10  
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3-1/2' IF GROSS WEIGHT 40 LBS OR GREATER  
△=FIRE EXTINGUISHER

FOUNDATION SCHEDULE		
DIMENSION/REINFORCING SIZES		
MARK	PIER	FOOTING
A1-A6, B1-B5	16"Wx16"D W/#6 DWLS & #3 TIES	4'-6"x4'-6"x12" W/ #5 REBAR EA. WAY

- NOTES:**
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  - STEEL CONSTRUCTION, INSPECTIONS PER AISC AND ASTM REQUIREMENTS.



TYPICAL PIER  
SCALE: N.T.S.  
A1,A7,B7,  
B7



1019 ROUTE 519  
EIGHTY FOUR, PA 15330  
(724) 228-3636

REVISIONS	
NO	DESCRIPTION

**YARD EXPANSION**  
BLDG #3 20x150 SHED  
FOUNDATION/FLOOR/ELEVATION PLAN  
350 EAST 1ST STREET  
**CITY OF BEAUMONT**  
RIVERSIDE COUNTY, CA

PROJECT INFORMATION	
SCALE:	1/8=1'-0"
JOB NO.	30-2131-01
STORE NO.	2131
SHEET NO.	A3
DESIGN BY:	JAZ
DRAWN BY:	JAZ
DATE:	04/06/22