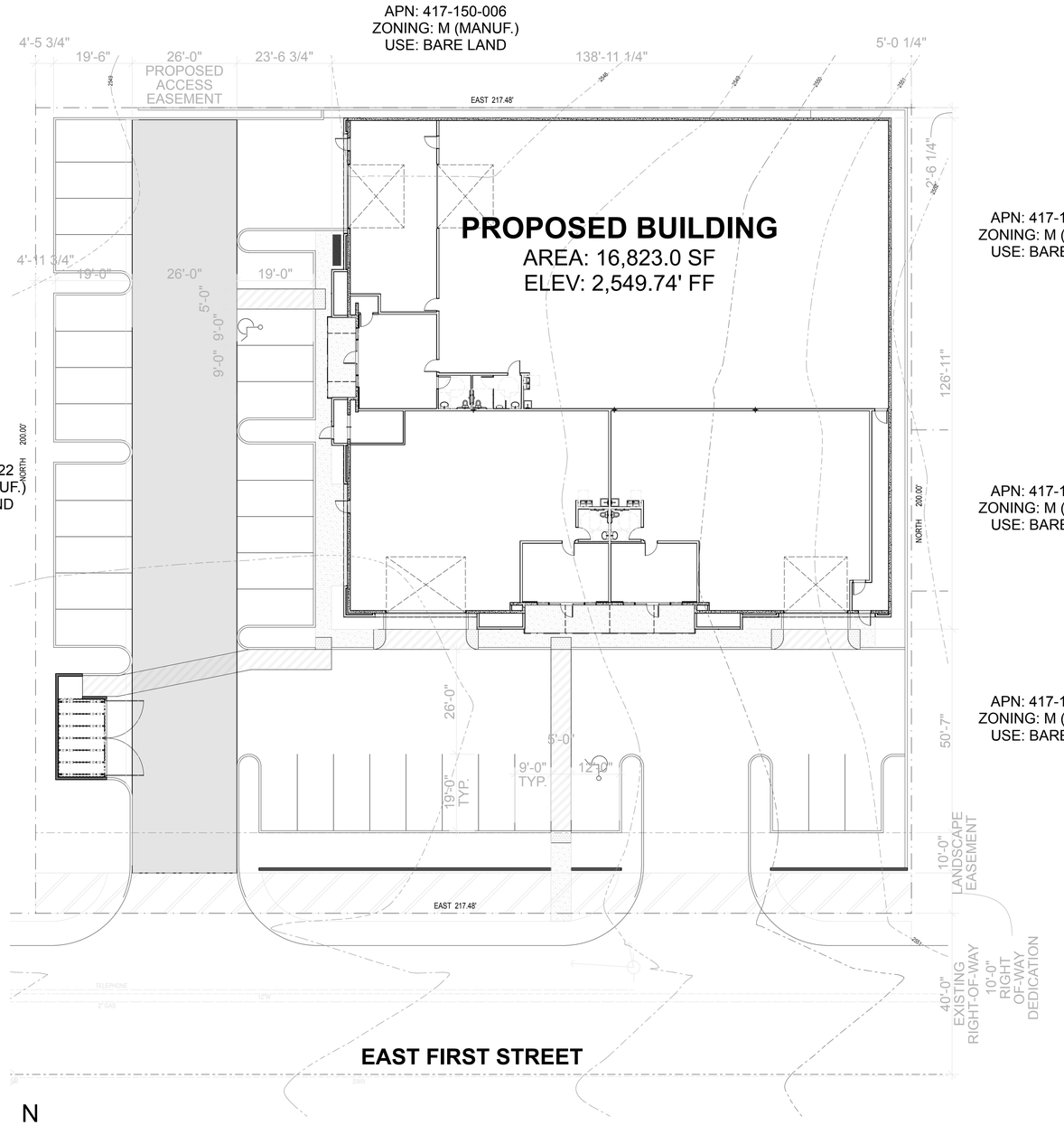
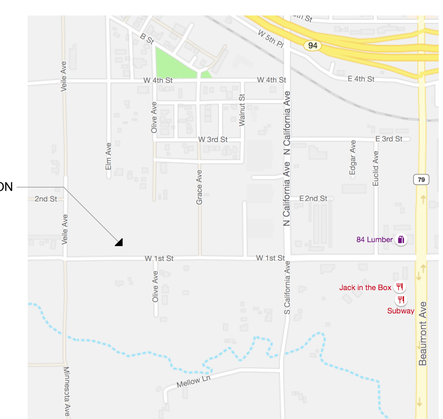


SCHEMATIC SITE PLAN
SCALE: 1/16" = 1'-0"

PROJECT DATA:

DESCRIPTION:	CONSTRUCTION OF SINGLE STORY CONCRETE TILT-UP INDUSTRIAL BUILDING WITH ONE OWNER SUITE AND TWO TENANT SUITES.
APPLICANT/ PREPARER:	JOHN DYKES, ARCHITECT FDC COMMERCIAL 27420 JEFFERSON AVE., STE 201 TEMECULA, CA 92590 (951) 587-8010 JOHN@FDC.BZ
OWNER:	JOHN C. AND LARISSA J. MCCLURE 102 MESA CT. CALIMESA, CA 92320 (951) 743-8334 JOHN@HI-TECHMACHININGINC.COM
CIVIL ENGINEER:	BLAINE WOMER, CIVIL ENGINEER 41555 E. FLORIDA AVE., SUITE G HEMET, CA 92544 (951) 658-1727 BLAINE@BAWCE.COM
SOILS ENGINEER:	JOHN FREY, ENGINEER SOUTH SHORE TESTING 23811 WASHINGTON AVE., STE C110 MURRIETA, CA 92562 (951) 239-3008 SS.TESTING@AOL.COM
LANDSCAPE ARCHITECT:	DAVID NEAULT ASSOCIATES, INC. 41877 ENTERPRISE CIRCLE NORTH, STE 140 TEMECULA, CA 92590 (951) 296-3430 DAVID@DNASSOCIATES.COM
APN/LEGAL DESCRIPTION:	417-150-015 (1.02 ACRES) - LOTS 20, 21, 22, 23, & 24 OF MCCLAIN TRACT, BOOK 10, PAGE 57, BEAUMONT, RIVERSIDE COUNTY, CALIFORNIA
LOT SIZE:	1.02 ACRES (44,431.2 SF)
ZONING:	M (MANUFACTURING)
FLOODPLAIN	
DESIGNATION:	ZONE X
PANEL NUMBER:	06065C0811G
EFFECTIVE DATE:	08/28/2008
SCHOOL DISTRICT:	BEAUMONT UNIFIED SCHOOL DISTRICT
UTILITIES:	
POWER	SOUTHERN CALIFORNIA EDISON - (800) 655-4555
GAS	SOCAL GAS - (800) 427-2200
WATER	BEAUMONT-CHERRY VALLEY WATER DISTRICT - (951) 845-9581
SEWER	CITY OF BEAUMONT - (951) 922-3310
TRASH	WASTE MANAGEMENT - (800) 423-9986

PROJECT LOCATION



N

VICINITY MAP
NOT TO SCALE

FDC
COMMERCIAL CONSTRUCTION

461 E. MENLO AVENUE
HEMET, 92543

CONSULTANTS

LICENSED ARCHITECT
JOHN C. DYKES
STATE OF CALIFORNIA

PRELIMINARY
Not for Construction or Recording

MCCLURE INDUSTRIAL BUILDING

BEAUMONT,

MARK	DATE	DESCRIPTION

PROJECT NO: #Project Code
MODEL FILE: site plan.rev 1.pln
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SHEET TITLE
SITE PLAN

A-101
SHEET 2 OF 6

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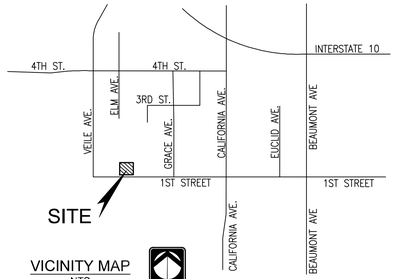
NORTH

0 20 40 60

1" = 20'

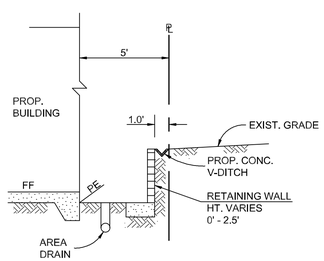


VICINITY MAP
NTS

NORTH

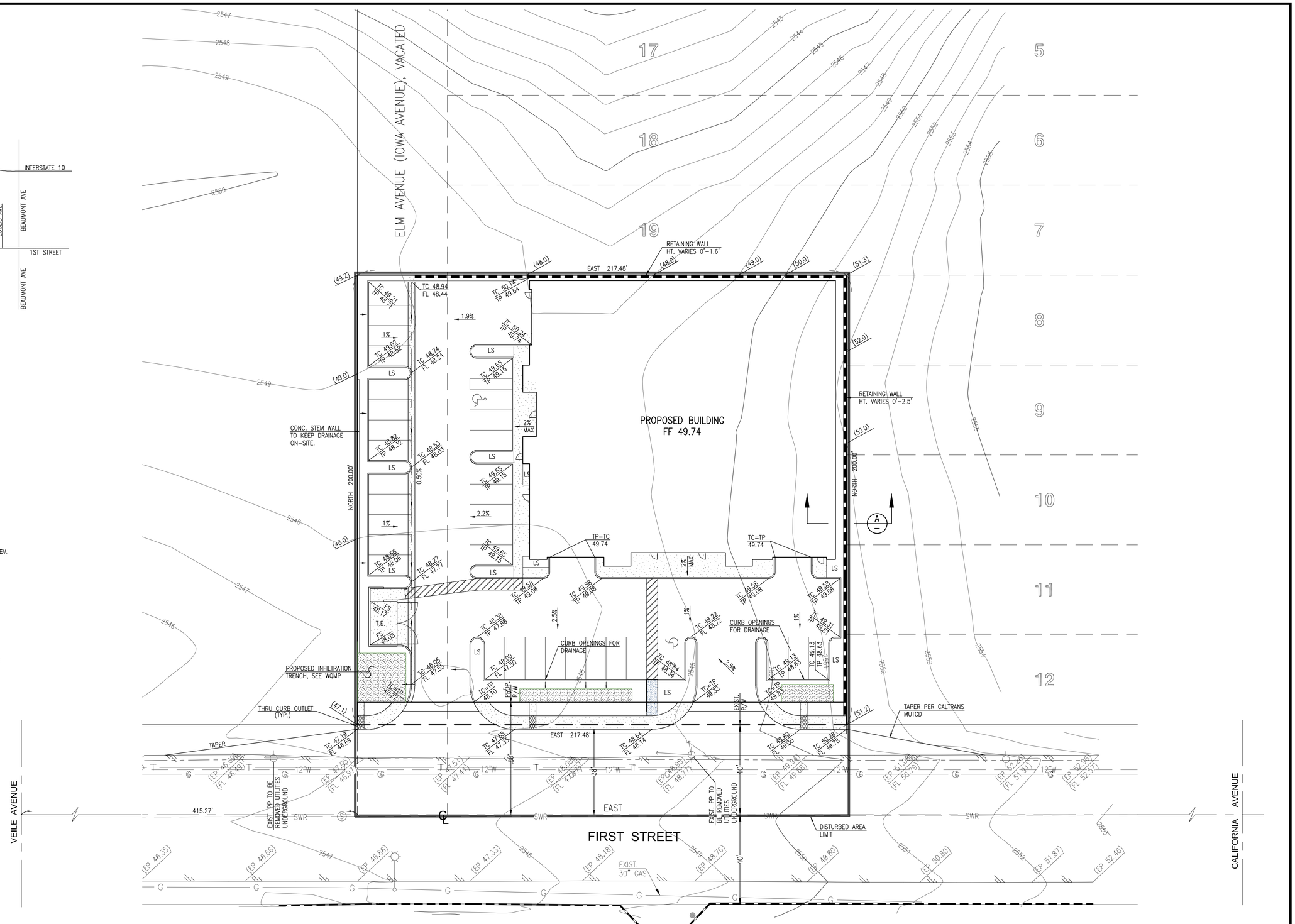
LEGEND

- ~ EXISTING POWER POLE
- ~ EXISTING POWER POLE ANCHOR
- ~ EXISTING BLOCK WALL
- ~ EXISTING EDGE OF PAVEMENT
- ~ EXISTING STREET LIGHT POLE
- ~ EXISTING SEWER MANHOLE
- ~ EXISTING SERVICE POLE
- SWR ~ EXISTING SEWER LINE
- G ~ EXISTING GAS LINE
- 12"W ~ EXISTING 12" WATERLINE
- ~ EXISTING BARBED WIRE FENCE
- ~ EXISTING VERTICAL SLOPE
- FF ~ FINISHED FLOOR ELEV.
- PE ~ PAD ELEV.
- TC ~ TOP OF CURB ELEV.
- TP ~ TOP OF PAVEMENT ELEV.
- FL ~ FLOW LINE ELEV.
- TE ~ TRASH ENCLOSURE.
- EP ~ EXISTING EDGE OF PAVEMENT ELEV.
- LS ~ LANDSCAPE AREA



SECTION A
NTS

NOTE: SEE ARCHITECT PLANS FOR BUILDING DETAILS \ DIMENSIONS.



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DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL: REGISTERED PROFESSIONAL ENGINEER BLAINE A. WOMER No. 46354 CIVIL STATE OF CALIFORNIA

APPROVED BY: DATE
CITY ENGINEER

PREPARED BY: DATE

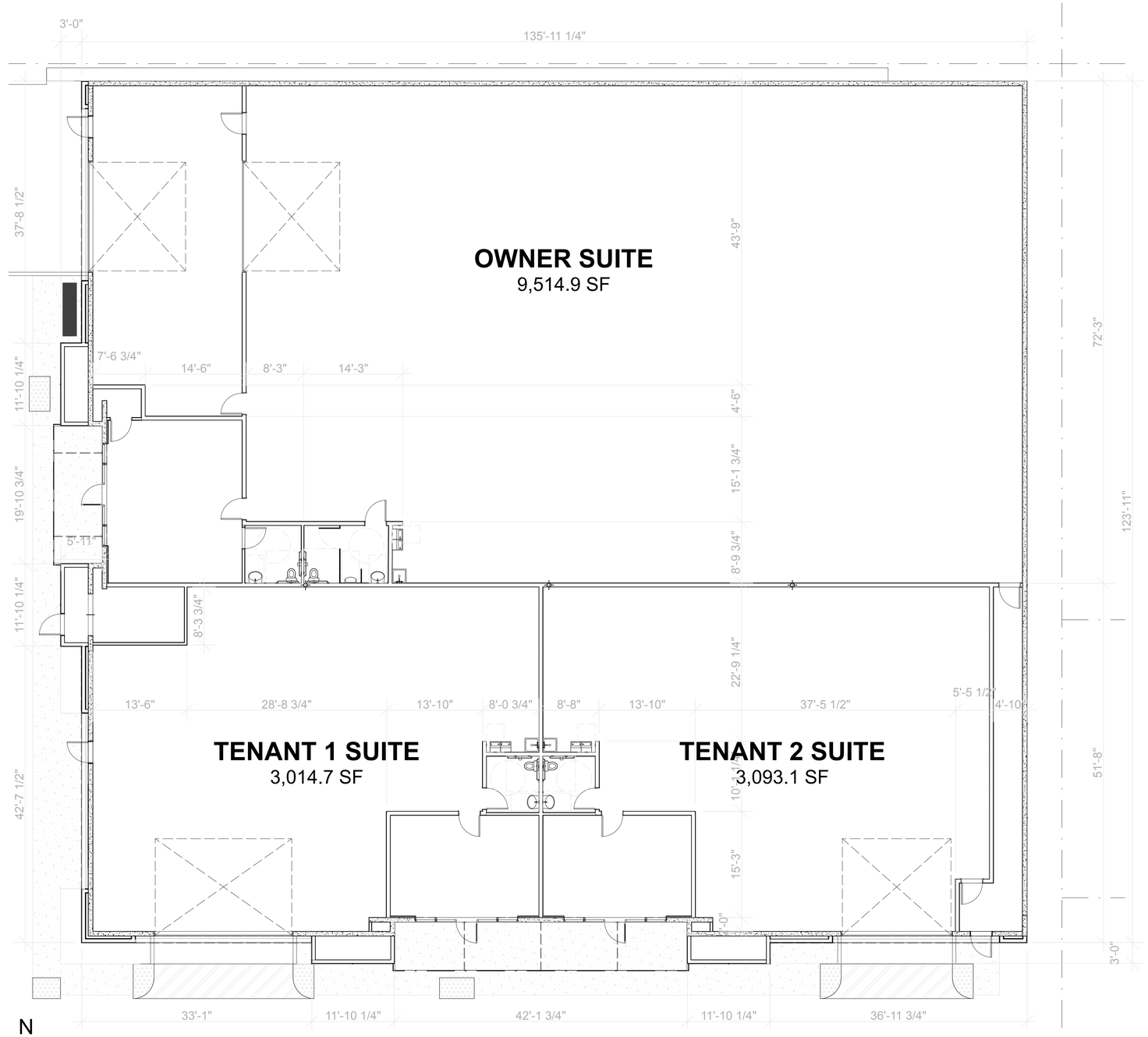
R.C.E. NO.

BLAINE A. WOMER
CIVIL ENGINEERING
•PLANNING •SURVEYING •CIVIL ENGINEERING •PUBLIC WORKS
Hemet, CA, 92544, 41005 E Florida Ave., Suite G, Phone (951)658-1727 Fax (951)658-0347
Park City, UT 84098, 5133 Cove Canyon Dr. #302, Phone/Fax (435)615-1489

SCALE 1" = 30'
DATE JUNE, 2020
BENCHMARK:

CITY OF BEAUMONT
McCLURE INDUSTRIAL BUILDING
CONCEPTUAL GRADING PLAN
FOR FDC W.O.

SHEET NO. 1 OF 1 SHEETS
FILE NO.



FLOOR PLAN
SCALE: 1/8" = 1'-0"

PROJECT DATA:

APPLICANT/ PREPARER:	JOHN DYKES, ARCHITECT FDC COMMERCIAL 27420 JEFFERSON AVE., STE 201 TEMECULA, CA 92590 (951) 587-8010 JOHN@FDC.BZ
OWNER:	JOHN C. AND LARISSA J. MCCLURE 102 MESA CT. CALIMESA, CA 92320 (951) 743-8334 JOHN@HI-TECHMACHININGINC.COM
APN:	417-150-015
LOT SIZE:	1.02 CRES (44,431.2 SF)
ZONING:	M (MANUFACTURING)

BUILDING DATA:

SQUARE FOOTAGE PER SUITE:	
OWNER	9,514.9 SF
TENANT 1	3,014.7 SF
TENANT 2	3,093.1SF
FIRE RISER/ROOF ACCESS	150.5 SF
EXIT CORRIDOR	242.0 SF
TOTAL SQUARE FOOTAGE FOR BUILDING:	16,015.2 SF

CONSTRUCTION DATA:

OCCUPANCY GROUP:	F-1, B
CONSTRUCTION TYPE:	II-B
SPRINLERED:	YES
ALLOWABLE AREA (S1):	F-1 = 62,000 SF B = 92,000 SF
ALLOWABLE STORIES:	F-1 = 3 STORIES B = 4 STORIES
BUILDING AREA:	= 16,823.0 SF < 62,000 SF OK

FDC
COMMERCIAL CONSTRUCTION

461 E. MENLO AVENUE
HEMET, 92543

CONSULTANTS

LICENSED ARCHITECT
JOHN C. DYKES
C-15 #93143
EXP. 10/31/24
STATE OF CALIFORNIA

PRELIMINARY
Not for Construction
or Recording

MCCLURE INDUSTRIAL BUILDING

BEAUMONT,

MARK	DATE	DESCRIPTION

PROJECT NO: #Project Code
MODEL FILE:
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DRAWN BY: J.C.D.
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SHEET TITLE
FLOOR PLAN

A-102
SHEET 3 OF 6

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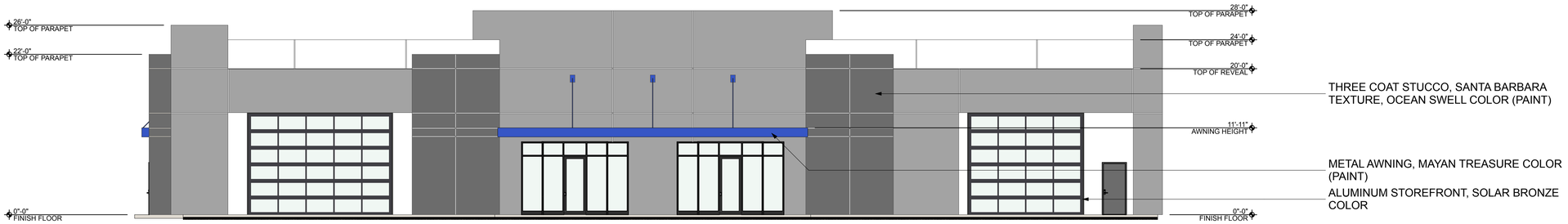
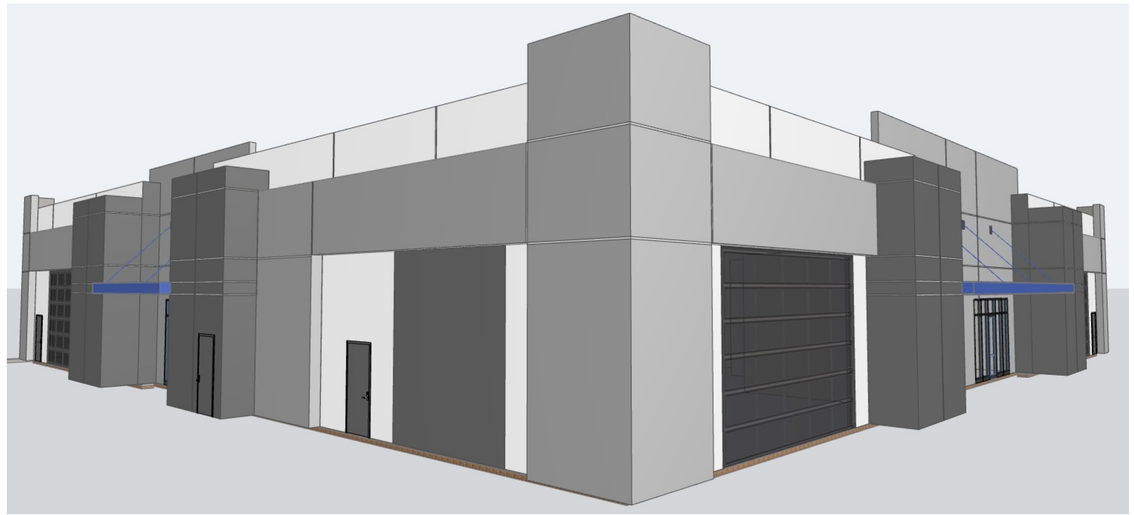


SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



SOUTHWEST PERSPECTIVE

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

PROJECT DATA:

APPLICANT/ PREPARER:	JOHN DYKES, ARCHITECT FDC COMMERCIAL 27420 JEFFERSON AVE., STE 201 TEMECULA, CA 92590 (951) 587-8010 JOHN@FDC.BZ
OWNER:	JOHN C. AND LARISSA J. MCCLURE 102 MESA CT. CALIMESA, CA 92320 (951) 743-8334 JOHN@HI-TECHMACHININGINC.COM
APN:	417-150-015
LOT SIZE:	1.02 CRES (44,431.2 SF)
ZONING:	M (MANUFACTURING)

WEST ELEVATION

SCALE: 1/8" = 1'-0"

FDC
COMMERCIAL CONSTRUCTION

461 E. MENLO AVENUE
HEMET, 92543

CONSULTANTS

LICENSED ARCHITECT
JOHN C. DYKES
C-18 93143
STATE OF CALIFORNIA

PRELIMINARY
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MCCLURE INDUSTRIAL BUILDING

BEAUMONT,

MARK	DATE	DESCRIPTION

PROJECT NO: #Project Code
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SHEET TITLE
EXTERIOR ELEVATIONS

A-201

SHEET 4 OF 6

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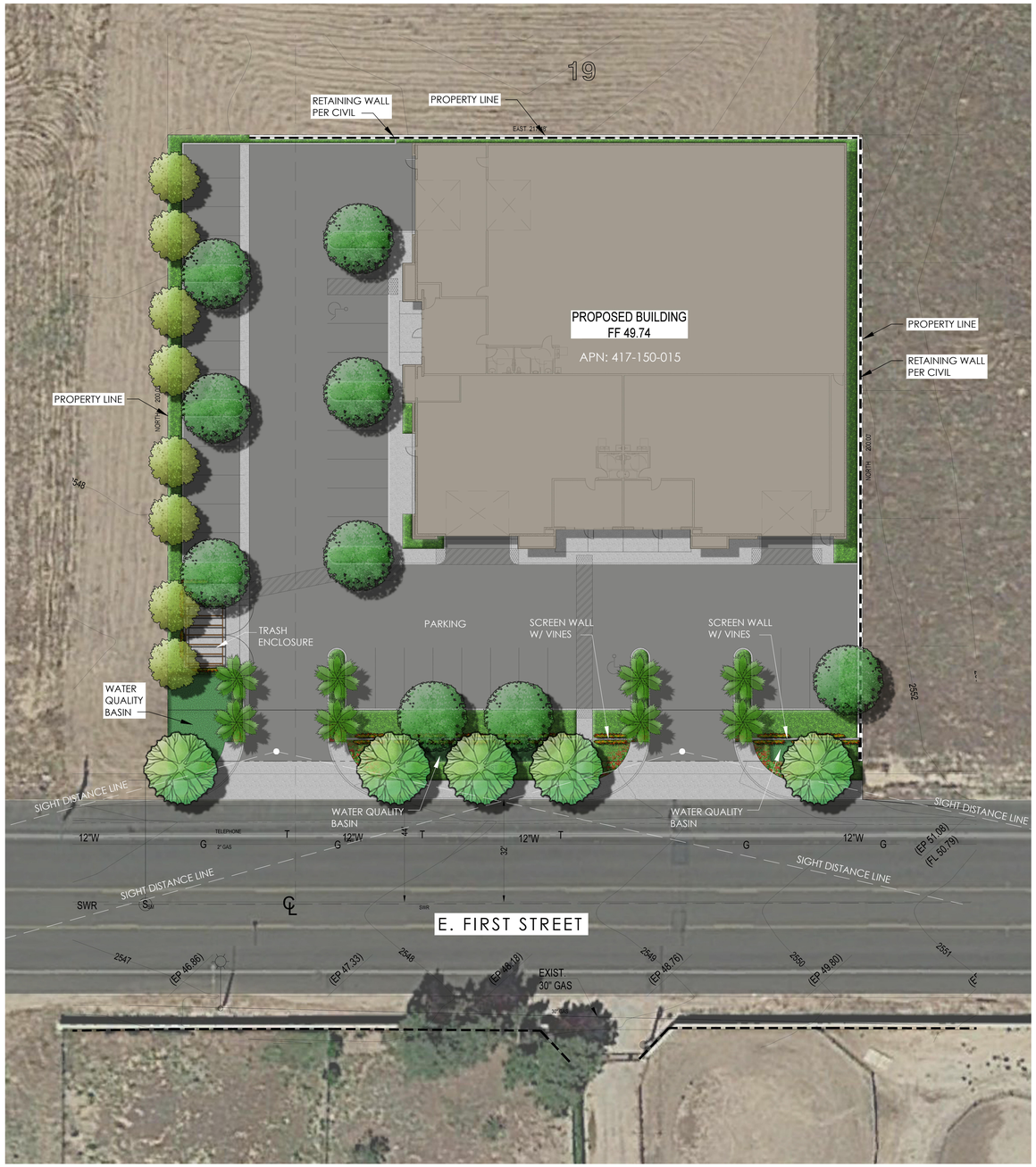


CONCEPTUAL PLANT LEGEND

	BOTANICAL NAME	COMMON NAME	MIN. SIZE	SPACING	WUCOLS ZONE 4
	STREET TREES - E. FIRST STREET				
	PLATANUS A. "COLUMBIA"	LONDON PLANE TREE	24" BOX	AVG. 40' O.C.	MOD
	PARKING SHADE TREES				
	PYRUS "BRADFORD"	BRADFORD PEAR	24" BOX	AS SHOWN	MOD
	ACCENT PALMS				
	WASHINGTONIA FILIFERA	CALIFORNIA FAN PALM	12' B.T.H.	AS SHOWN	LOW
	SCREEN TREES				
	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	AS SHOWN	MOD
	SHRUBS / PERENNIALS				
	AGAVE SPECIES	AGAVE	5 GALLON	3' O.C.	LOW
	ANIGOZANTHOS FLAVIDUM	KANGAROO PAW	5 GALLON	3' O.C.	LOW
	CALLISTEMON "LITTLE JOHN"	DWARF BOTTLEBRUSH	5 GALLON	4' O.C.	LOW
	CISTUS PURPUREUS	ROCKROSE	5 GALLON	4' O.C.	LOW
	ELAEGNUS PUNGENS	SILVERBERRY	5 GALLON	4' O.C.	LOW
	FEIJOA SELLOWIANA	PINEAPPLE GUAVA	5 GALLON	4' O.C.	LOW
	HEMEROCALLIS HYBRID	DAYLILY	1 GALLON	2' O.C.	MOD
	ILEX VOMITORIA	DWARF YAUPON	5 GALLON	3' O.C.	LOW
	KNIPHOFIA UVARIA	RED HOT POKER	5 GALLON	3' O.C.	LOW
	LAVANDULA SPECIES	LAVENDER	1 GALLON	2' O.C.	LOW
	LAURUS NOBILIS	SWEET BAY	15 GALLON	4' O.C.	LOW
	PRUNUS "BRIGHT N' TIGHT"	CAROLINA LAUREL CHERRY	15 GALLON	4' O.C.	MOD
	RHAPHIOLEPIS SPECIES	INDIA HAWTHORN	5 GALLON	3' O.C.	MOD
	ROSA SPECIES	ROSE	5 GALLON	3' O.C.	MOD
	ROSMARINUS SPECIES	ROSEMARY	5 GALLON	3' O.C.	LOW
	SALVIA SPECIES	SAGE	5 GALLON	4' O.C.	LOW
	WESTRINGIA FRUTICOSA	COAST ROSEMARY	5 GALLON	4' O.C.	LOW
	ORNAMENTAL GRASSES				
	HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GALLON	2' O.C.	MOD
	MUHLENBERGIA CAPILLARIS	HAIRY AWN MUHLY	1 GALLON	3' O.C.	MOD
	MUHLENBERGIA RIGENS	DEER GRASS	1 GALLON	3' O.C.	MOD
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GALLON	3' O.C.	MOD
	PENNISETUM "EATON CANYON"	RED FOUNTAIN GRASS	1 GALLON	3' O.C.	MOD
	VINES				
	PARTHENOCISSUS TRICUSPIDATA	BOSTON IVY	5 GALLON	10' O.C.	MOD
	CLYTOSTOMA CALLESTIGIODES	LAVENDER TRUMPET VINE	5 GALLON	10' O.C.	MOD
	DISTICTUS BUCCINATORIA	BLOOD RED TRUMPET VINE	5 GALLON	10' O.C.	MOD
	JASMINUM POLYANTHEMUM	JASMINE VINE	5 GALLON	10' O.C.	MOD
	GROUNDCOVERS				
	BACCHARIS P. 'TWIN PEAKS'	DWARF COYOTE BRUSH	1 GALLON	3' O.C.	LOW
	LONICERA JAPONICA	HONEYSUCKLE	1 GALLON	2' O.C.	LOW
	MYOPORUM PARVIFOLIUM	MYOPORUM	FLATS	12" O.C.	LOW
	ROSA "FLOWER CARPET VARIETIES"	GROUNDCOVER ROSE	1 GALLON	2' O.C.	MOD
	ROSMARINUS O. 'PROSTRATUS'	PROSTRATE ROSEMARY	FLATS	12" O.C.	LOW
	WATER QUALITY BASIN PLANTING				
	CAREX PANSA	CALIFORNIA MEADOW SEDGE	LINERS	12" O.C.	MOD

NOTES:

1) PERMANENT AUTOMATIC IRRIGATION SYSTEMS SHALL BE INSTALLED ON ALL LANDSCAPED AREAS REQUIRING IRRIGATION. LOW WATER USE SYSTEMS SHALL BE IMPLEMENTED. IRRIGATION SYSTEM SHALL BE DESIGNED TO PREVENT OVER SPRAY ONTO WALKWAYS, PARKING AREAS, BUILDINGS AND FENCES.

2) ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.

3) SLOPE BANKS FIVE FEET OR GREATER IN VERTICAL HEIGHT WITH SLOPES GREATER THAN OR EQUAL TO 3:1 TO BE LANDSCAPED AT A MINIMUM WITH AN APPROPRIATE GROUND COVER, ONE 15-GALLON OR LARGER SIZE TREE PER 600 SQUARE FEET OF SLOPE AREA, AND ONE 1-GALLON OR LARGER SHRUB FOR EACH 100 SQUARE FEET OF SLOPE AREA. SLOPE BANKS IN EXCESS OF EIGHT FEET IN VERTICAL HEIGHT WITH SLOPES GREATER OR EQUAL TO 2:1 SHALL ALSO BE PROVIDED WITH ONE 5-GALLON OR LARGER TREE PER 1,000 SQUARE FEET OF SLOPE AREA IN ADDITION TO THE ABOVE REQUIREMENTS.

4) ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH

5) ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL

6) ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.

7) ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.

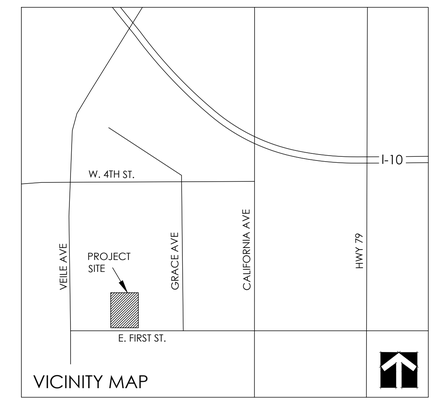
8) A COMBINATION OF TREES, SHRUBS, AND GROUND COVER SHALL BE INCORPORATED INTO LANDSCAPING PLANS. MINIMUM SIZES ARE AS FOLLOWS:
   - TREES: 15 GALLON
   - STREET TREES: 24" BOX
   - SHRUBS: 5-GALLON, AND
   - SHRUBS: 1-GALLON (PLANTED DENSELY TO ACHIEVE 100 PERCENT COVERAGE IN ONE YEAR).

9) NATIVE AND/OR DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.

10) THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.

11) NO EXISTING TREES ARE TO BE PRESERVED OR REMOVED FROM THE SITE.

NOTE:
TREES AND SHRUBS SHALL BE PLACED A MINIMUM OF 5' AWAY FROM WATER METER, GAS METER, OR SEWER LATERALS; PROVIDE CLEARANCE PER SCE VEGETATION MANAGEMENT GUIDELINES; AND A MINIMUM OF 8' AWAY FROM FIRE HYDRANTS AND FIRE DEPARTMENT SPRINKLER AND STANDPIPE CONNECTIONS. 10' FROM LIGHT FIXTURES/POLES



0 20' 40' 80'
Scale: 1"=20'

NORTH

David NEAULT ASSOCIATES Inc.
951 | 296 | 3430
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FDC Commercial Construction
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DATE	BY	MARK	REVISIONS	APPR.	DATE

ENGINEER | CITY
DESIGNED BY: DRAWN BY: CHECKED BY:

SEAL
LICENSED LANDSCAPE ARCHITECT
DAVID S. NEAULT LA-2894
Signature
06-30-2022
Renewal Date
12-03-20
Date
STATE OF CALIFORNIA

APPROVED BY: DATE
CITY ENGINEER
PREPARED BY: DATE
R.C.E. NO.

SCALE 1" = 20'
DATE DEC. 03, 2020
BENCHMARK:

CITY OF BEAUMONT
APN: 417-150-015
McCLURE INDUSTRIAL BUILDING
CONCEPTUAL LANDSCAPE PLAN
FOR W.O.

SHEET NO. L-1 OF 1 SHEETS
FILE NO.