

CONSTRUCTION NOTES

- 1.10 6" CONCRETE CURB
- 1.20 20" LED AREA LIGHT WITH PHOTO-CELL AND TIME CLOCK SWITCHING PER "CALGREEN" AND TITLE 24 REQUIREMENTS. HOOD AND ARRANGE SO AS NOT TO CAUSE A NUISANCE TO ADJACENT STREET TRAFFIC OR TO LIVING ENVIRONMENT. THE AMOUNT OF LIGHT THAT SHALL BE PROVIDED SHALL BE PER THE PUBLIC WORKS STANDARDS AND CALGREEN
- 1.30 LANDSCAPING WITH AUTOMATIC IRRIGATION
- 1.40 6" CONCRETE DRIVE SLAB WITH #3 BARS @ 18" O.C. OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.50 6" OVER 4" A.B. ASPHALT PAVING OR AS SPECIFIED IN SOILS REPORT IF AVAILABLE.
- 1.60 HANDICAP PATH OF TRAVEL (MIN. 48" WIDE AND SLOPE NOT TO EXCEED 2% EACH WAY)
- 1.70 HANDICAP PARKING SPACE WITH ALL RELATED SIGNAGE (SLOPE NOT TO EXCEED 2% E.W.)
- 1.75 BICYCLE PARKING (MIN. 3) PER CAL GREEN CODE
- 1.80 9'X18' STANDARD PARKING SPACES
- 1.90 CONCRETE HANDICAP RAMP (SLOPE 8.33%)
- 1.91 CONCRETE SIDEWALK (MIN. 48" WIDE WITH 2% CROSS SLOPE WHERE HANDICAP PATH OF TRAVEL OCCURS)
- 2.10 TRASH ENCLOSURE PER CITY OF BEAUMONT PUBLIC WORKS STANDARD
- 2.20 6" CONCRETE FILLED STEEL GUARD POSTS
- 2.21 U-SHAPE STEEL GUARD POSTS
- 2.30 AIR/WATER UNIT
- 2.35 ELECTRIC CHARGING STATION
- 2.40 UNDER GROUND STORAGE TANKS (2) 20,000 GALLON AND (1) 30,000 GALLON UNDER REINFORCED CONCRETE SLAB
- 2.41 TANK VENT RISERS CARBON CANISTER
- 2.45 750 GALLON GREASE INTERCEPTOR
- 2.50 CONCRETE ISLAND W/ (1) MULTI PRODUCT DISPENSER (6" MIN. & 8" MAX. HEIGHT)
- 2.70 FUELING CANOPY
- 2.71 FUELING CANOPY COLUMNS
- 2.80 ID SIGNAGE
- 2.90 ELECTRICAL PANELS
- 3.10 ADA PARKING LOT ENTRY SIGN PER CHAPTER 11B OF CBC
- 10.10 CONCRETE DRIVEWAY PER CITY OF BEAUMONT PUBLIC WORKS STANDARD

SITE DATA INFORMATION			
DEVELOPER'S INFORMATION: PACIFIC OIL 886 OAK VALLEY PARKWAY BEAUMONT, CA.		ACCESSOR'S PARCEL NUMBER 400-530-007	
CONTACT: TONY DEHBOZORGI		ZONING: COMMERCIAL	
LOT AREA	SQ. FT.	ACRE	RATIO
C-STORE/QSR BUILDING	5,200.0	-	5%
CANOPY AREA	4,463.0	-	4%
RESTAURANT BUILDING	2,000.0	-	3%
RETAIL BUILDING	6,250.0	-	3%
LANDSCAPING AREA	21,132	-	21%
RETAIL: 1/200	TYPE	SIZE	REQUIRED
RESTRNT: 1/100	HANDICAP	17'X18'	4
	REGULAR	9'X18'	82
	FUELING	9'X18'	0
	TOTAL:		102

SITE PLAN & PARKING SUMMARY					
BUILDING NO.	SIZE	USE	PARKING EQUATION	REQ. NO. SPACES	PROVIDED
C-STORE BUILDING	3,500 S.F.	RETAIL	1/200	17.5	18
Q.S.R. INSIDE C-STORE	1,700 S.F.	FAST FOOD	1/100	17	17
RETAIL (MIXED USE)	6,500 S.F.	RETAIL	1/200	31.25	31
FASTFOOD BUILDING	2,000 S.F.	FAST FOOD	(1/100)	20	20
TOTAL BUILDING S.F.	18,400 S.F.			85.75-86	86
TOTAL PARKING PROVIDED:			86 PARKING SPACES		
HANDICAPPED PARKING SPACES REQUIRED:			86 SPACES-4 REQUIRED PER CODE. PROVIDED 5 SPACES		

SITE PLAN

SCALE 1"=20'-0"

REVISIONS

NO.	DATE	DESCRIPTION
1	04/19/18	REVISION PER CLIENT
2	06/09/18	REVISION PER CLIENT (SEE LOG)
3	07/09/18	REVISION PER SHAWY AND CLIENT'S COMMENTS
4	11/07/18	REVISION UPDATE PER CLIENT
5	12/12/18	ADD LOT LINE - MAINTAIN PARKING

CJC Design, Inc.
Planning Permitting
Design

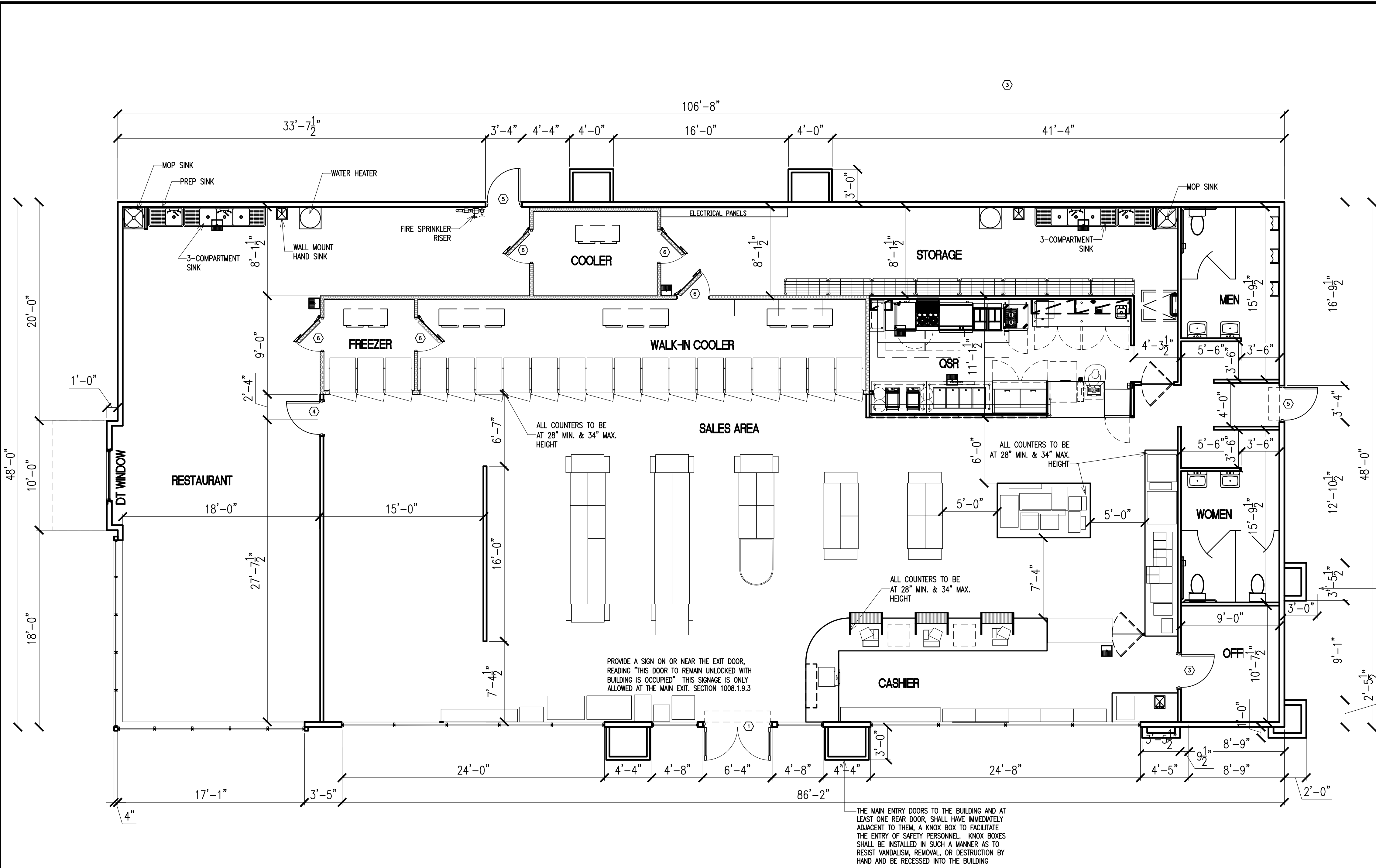
22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
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Beaumont station

PROJECT:
N.W. COR. OAKVALLEY PKWY @ CLUB DR.
BEAUMONT, CA. 92223

SITE PLAN

DATE ISSUED: 04/19/18
SCALE:
DRAWN BY: F. COHEN
CHECKED BY:
PROJECT NUMBER: 18038
STORE NUMBER: BEAUMONT
SHEET: C.11



FLOOR PLAN

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

DOOR SCHEDULE							
MARK	QTY.	TYPE	MTL. CA.	SIZE	MFR	HDW GROUP	REMARKS
1	1	ASTRO-SLIDE 9 AUTOMATIC SLIDING	GL/AL	14'-0" x 7'-8"	DOR-O-MATIC	A	VERIFY MSLCLOCK WITH CLIENT CORP SECURITY
2	1	HM INTERIOR	1B	1 3/4" x 3'-0" x 6'-8"	UNIVERSAL	B	
3	1	HM INTERIOR	1B	1 3/4" x 3'-0" x 6'-8"	UNIVERSAL	C	
4	2	HM INTERIOR	1B	1 3/4" x 3'-0" x 6'-8"	UNIVERSAL	D	
5	1	HM EXTERIOR	1B	1 3/4" x 3'-0" x 7'-0"	UNIVERSAL	E	EMERGENCY EXIT ONLY SET DOOR FRAME IN SEALANT
6	1	INSULATED COOLER ACCESS	-	3'-0" x 6'-6"	HUSSMANN	-	SEE COOLER SHEET FOR SPECIFICATIONS
7	1	HM EXTERIOR	1B	1 3/4" x 3'-0" x 7'-0"	UNIVERSAL	F	

DOOR HARDWARE			
GROUP	EQUIPMENT	UNIVERSAL PART NO.	SPECIFICATION
A	LOCKSET:	PP1070	ALL ASSOCIATED HARDWARE SUPPLIED AND INSTALLED BY DOR-O-MATIC. INCLUDE ASTRO-SCAN MOTION SENSOR W/ LIGHT GRAY GY-450. PAINTED FINISH. SEE MERCHANDISING/PURCHASING LIST FOR CONTACT. FALCON DB41K-IC SINGLE CYLINDER DEADBOLT W/ INTERCHANGEABLE CORE POWER WITH EMERGENCY LOCK OUT CONNECTED TO THE CASHIER CONTROL PANEL. EXTERIOR KEVED OVERRIDE SWITCH MOUNTED IN DOOR FRAME. 1" H SIGNAGE THIS DOOR TO REMAIN UNLOCKED DURING BUSINESS HOURS. (CHEV DCL 222)
	OTHER:	PP1075	
B	LOCKSET:	PP1070	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305 4" x 16" (US32D FINISH)
	OTHER:	PP1075	HAGER "ACCENT" PULL PLATE, MODEL NO. H33E 4" x 16" ACCESSIBLE (US32D FINISH)
	HINGES:	LK4515	FALCON DB41K-IC SINGLE CYLINDER DEADBOLT WITH INTERCHANGEABLE CORE
	CLOSER:	TH3200	1 1/2" PAIR HAGER HINGES BB1279 4 1/2" x 4 1/2" (US26D FINISH)
	THRESHOLD:	CL4130	LOW CLOSER MODEL NO. 1521 ACCESSIBLE
	OTHER:	DR2005	NATIONAL GUARD PRODUCTS, INC. THRESHOLD MODEL NO. 327 36"
		SP4000	1 PAIR HAGER "ACCENT" STAINLESS STEEL KICKPLATES, 10" x 34" (US32D FINISH)
		DS1090	HAGER CONCAVE WALL STOP MODEL NO. 236W (US32D WITH RUBBER BUMPER)
		HM6002	HAGER DOOR SILENCER MODEL NO. 307D
C	LOCKSET:	PP1070	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305 4" x 16" (US32D FINISH)
	OTHER:	PP1075	HAGER "ACCENT" PULL PLATE, MODEL NO. H33E 4" x 16" ACCESSIBLE (US32D FINISH)
	HINGES:	LK4515	FALCON DB41K-IC SINGLE CYLINDER DEADBOLT WITH INTERCHANGEABLE CORE
	CLOSER:	TH3200	1 1/2" PAIR HAGER HINGES BB1279 4 1/2" x 4 1/2" (US26D FINISH)
	THRESHOLD:	CL4130	LOW CLOSER MODEL NO. 1521 ACCESSIBLE
	OTHER:	DR2005	TACO 180 DEGREE DOOR VIEWER MODEL NO. TA3310 (CHROME)
		SP4000	1 PAIR HAGER "ACCENT" STAINLESS STEEL KICKPLATES, 10" x 34" (US32D FINISH)
		DS1090	HAGER CONCAVE WALL STOP MODEL NO. 236W (US32D WITH RUBBER BUMPER)
D	LOCKSET:	PP1070	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305 4" x 16" (US32D FINISH)
	OTHER:	PP1075	HAGER "ACCENT" PULL PLATE, MODEL NO. H33E 4" x 16" ACCESSIBLE (US32D FINISH)
	HINGES:	LK4301	FALCON DB71K INDICATOR DEADLOCK (ACCESSIBLE) WITH EMERGENCY KEY
	CLOSER:	TH4126	1 1/2" PAIR HAGER HINGES BB1279 4 1/2" x 4 1/2" (US26D FINISH)
	THRESHOLD:	CL4130	LOW CLOSER MODEL NO. 1521 ACCESSIBLE
	OTHER:	DR2005	NATIONAL GUARD PRODUCTS, INC. THRESHOLD MODEL NO. 350 36"
		SP4000	1 PAIR HAGER "ACCENT" STAINLESS STEEL KICKPLATES, 10" x 34" (US32D FINISH)
		DS1090	HAGER CONCAVE WALL STOP MODEL NO. 236W (US32D WITH RUBBER BUMPER)
		HM6002	HAGER DOOR SILENCER MODEL NO. 307D
E	LOCKSET:	PN2300	DCI TOUCHBAR RIM EXIT ALARM #1210A, BATTERY-POWERED, FINISH 628 ALUMINUM
	OTHER:	LK9207	FALCON CYLINDER FOR DCI 1201A PANIC DEVICE
	HINGES:	HN1043	1 1/2" PAIR HAGER HINGES BB1191 4 1/2" x 4 1/2" (US26D FINISH)
	CLOSER:	CL4135	LOW CLOSER MODEL NO. 1521-SPRING/CUSH (ACCESSIBLE)
	THRESHOLD:	TH3200	NATIONAL GUARD PRODUCTS, INC. THRESHOLD MODEL NO. 350 36"
	OTHER:	SW4000	NATIONAL GUARD PRODUCTS, INC. DOOR SWEEP MODEL NO. 18V 36"
		WS1001	NATIONAL GUARD PRODUCTS, INC. PERIMETER SEAL MODEL NO. 160A 36" x 84"
F	LOCKSET:	PP1070	HAGER "ACCENT" PUSH PLATE, MODEL NO. 305 4" x 16" (US32D FINISH)
	OTHER:	PP1075	HAGER "ACCENT" PULL PLATE, MODEL NO. H33E 4" x 16" ACCESSIBLE (US32D FINISH)
	HINGES:	LK4301	FALCON DB41K-IC SINGLE CYLINDER DEADBOLT (ACCESSIBLE) WITH INTERCHANGEABLE CORE
	CLOSER:	TH4126	1 1/2" PAIR HAGER HINGES BB1191 4 1/2" x 4 1/2" (US26D FINISH)
	THRESHOLD:	CL4135	LOW CLOSER MODEL NO. 1521-SPRING/CUSH (ACCESSIBLE)
	OTHER:	TH4126	NATIONAL GUARD PRODUCTS, INC. THRESHOLD MODEL NO. 425E 36"
		SW4000	NATIONAL GUARD PRODUCTS, INC. DOOR SWEEP MODEL NO. 18V 36"
		WS1001	NATIONAL GUARD PRODUCTS, INC. PERIMETER SEAL MODEL NO. 160A 36" x 84"
		DR9025	2 - ANEMOSTAT HEAVY DUTY 18"x24" LOUVERS W/ BUG SCREEN

- ### FLOOR PLAN NOTES
- ALL CABINETS SHOWN ARE OF METAL CONSTRUCTION, N.S.F. APPROVED, W/ REMOVABLE ACCESS TO FLOOR
 - 3 1/2" MIN. ACOUSTIC BATT INSULATION REQUIRED IN ALL RESTROOM WALLS AND CEILING.
 - WALL DIMENSIONS ARE TO FACE OF STUD, OR CMU. FLOOR SINK DIMENSIONS ARE FROM FACE OF SLAB U.O.N.O.
 - ACCESSIBILITY DESIGN STANDARD: A.D.A. TITLE 24 CBC 2014
 - FOR EQUIPMENT SCHEDULE AND MERCHANDISING LAYOUT SEE "Y" SHEETS.
 - ALL SEALANT TO BE PAINTABLE.
 - ALIGN EXTERIOR FACE OF PLYWOOD AND FOUNDATION FACE OF CONCRETE (TYP.).
 - ALIGN DOWEL JOINTS W/ TILE LAYOUT. FOR TILE LAYOUT AND SPECIFICATIONS, SEE SHEET A07.
 - FOR WALK-IN COOLER SPECIFICATIONS, SEE SHEET Y03.
 - ALL DOORS, DOOR FRAMES AND HARDWARE ARE AVAILABLE FROM UNIVERSAL MANUFACTURING CO.
 - ALL WOOD FRAMING MEMBERS IN CONTACT WITH CONCRETE OR CMU SHALL BE PRESSURE TREATED DOUGLAS FIR U.O.N. TYP.
 - PROVIDE 1 HOUR CONSTRUCTION AND 20 MIN. LABEL DOORS AT CORRIDOR WHERE REQ'D BY LOCAL JURISDICTION.
 - COORDINATE OPTIONAL TRANSACTION DRAWER INSTALLATION WITH MULLION LOCATION: 4 1/2" MAX. FROM TRANSACTION DRAWER OUTSIDE FACE TO INSIDE FACE OF MULLION.
 - OVERHEAD MERCHANDISER APPROXIMATE WEIGHT 420 LBS, VERIFY LOCATION, INSTALLED BY OTHERS SEE Y02.
 - CARWASH EQUIPMENT IS SITE SPECIFIC. GC TO INSTALL SYSTEM COMPONENTS PER CLIENT REPRESENTATIVE.
 - PPG CONTACT FOR 3-PART EPOXY & BLOCK SEALER IS DAVE LANDRY (713) 944-8550.

- ### STOREFRONT NOTES
- STOREFRONT: AL. FRAME AS MANUFACTURED BY VISTAWALL OR EQ., SERIES PER GLAZING REQMTS., 2" x 4 1/2", FRONT LOADED GLAZING, W/ CLEAR ANODIZED ALUMINUM FINISH, ALTERNATE AND EQUIVALENT STOREFRONT FRAME AS MANUFACTURED BY U.S. ALUMINUM OR OTHER AS APPROVED BY CLIENT REPRESENTATIVE.
 - STANDARD STOREFRONT GLAZING SHALL BE 1/4" CLEAR TEMPERED GLASS. (TYP.)
 - VERIFY ALL WINDOW SIZES IN FIELD PRIOR TO FABRICATION.
 - GLAZING AND STOREFRONTS SHALL CONFORM TO LOCAL WIND LOAD REQUIREMENTS. GLAZING MATERIAL THICKNESS, AND LAMINATION AND/OR MULLION DESIGN IS SUBJECT TO CHANGE.

ROOM FINISH SCHEDULE	
INTERIOR FINISHES	MERCHANDISING/CASHIER AREA/QSR
FLOOR	CONCRETE SCORFIELD, CHROMIX - #5234, "SUMMER BEIGE", WITH A-29 "TERRA COTTA" (FLASHED LITHOCHROME HARDENER), AND WITH AWAX SEALER THAT HAS A MINIMAL WET COF OF +/-<.60 AND A DRY COF OF +/-<.70 WHEN TOP COATED ON THE FINISHED CONCRETE
BASE	DAL TILE S-3619 TN1P2 TOP SET COVE BASE (CERAMIC TILE) - SLIM FOOT COLOR: ALMOND 0135 SIZE: 6" x 6" x 3/8"R GROUT: 1/4" GRAY (09) BY MAPEI OR EQUAL
WALLS	PAINTED SMOOTH FINISH 5/8" GYP BOARD MIN. 4" MAX. 8" FRP BEHIND ALL SINKS I.E. (3-CO SINK, HAND SINK, PREP SINK, ETC.)
CEILING	PART OPEN CEILING AND PART ARMSTRONG "STONEBROOK" 2927, VINYL FACED, NONPERFORATED FOIL-BACKED, 24"x48"x1". SUSPENSION SYSTEM: ARMSTRONG "PRELUDE", 15/16". ALT: US GYPSUM DX 15/16"
CEILING HEIGHT	OPEN TO STRUCTURE T-BAR @ 9'-6"
NOTES	1. 3-PART EPOXY BY PPG. PRIMER: APPLY PPG 97-685/686 AQUAPON TWO COMPONENT POLYAMIDE EPOXY BLOCK FILLER AT THE RECOMMENDED WET FILM THICKNESS OF 20-40 MILS (MAXIMUM 24 MILS DFT) PER COAT, UNREDUCED.; INTERMEDIATE FINISH: APPLY PPG 97-130/139 AQUAPON HI-BUILD POLYAMIDE EPOXY AT THE RECOMMENDED WET FILM THICKNESS OF 7-10 MILS (4-5 MILS DFT) PER COAT, UNREDUCED.; FINISH: APPLY PPG PITHANE 97-850 LOW VOC TWO COMPONENT ALIPHATIC ACRYLIC URETHANE AT THE RECOMMENDED WET FILM THICKNESS OF 4-5 MILS (2 MILS DFT) PER COAT, UNREDUCED. 2. NEW CONCRETE/ MASONRY SUBSTRATES TO RECEIVE 3-PART EPOXY, MUST BE EVALUATED PRIOR TO COATING TO INSURE THE PH AND MOISTURE CONTENT IS WITHIN ACCEPTABLE PARAMETERS (PH BELOW 9.0 AND MOISTURE BELOW 12%). 3. ALTERNATE MATERIAL FOR CARWASH, UPON APPROVAL OF THE CLIENT REPRESENTATIVE: SPECTRA-GLAZE II 8x8x16 GLAZED CMU BLOCK.

WALL LEGEND	
	2X6 SOUNDWALL W/ STAGGERED 2X4 STUDS @ 16" O.C. W/ 3 1/2" ACOUSTIC BATT INSULATION AND 5/8" GYP. BD. ON EACH FACE.
	2X4 WALLS W/ 5/8" GYP. BD. ON EACH FACE U.O.N.
	3 1/2" INSULATED COOLER WALLS W/ 5/8" GYP. BD. @ MERCH. AREA

REVISIONS

NO.	DATE	DESCRIPTION

DESIGN: CJC Design, Inc.
 DRAWING: Design
 PERMITS: Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
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Beaumont station

PROJECT: N.W. COR. OAKVALLEY PKWY @ CLUB DR. BEAUMONT, CA. 92223

FLOOR PLAN

DATE ISSUED: 04/19/18

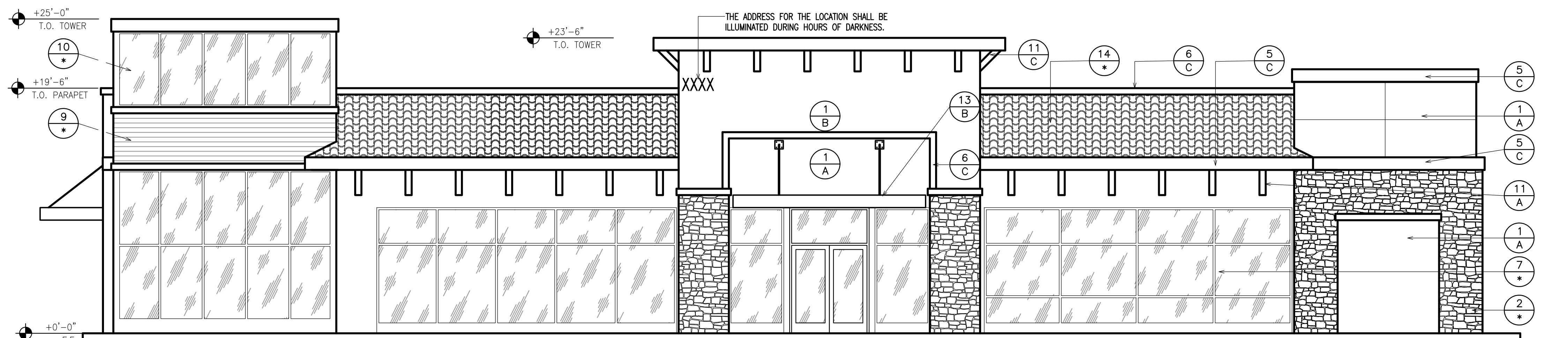
SCALE:

DRAWN BY: F. COHEN
 CHECKED BY:

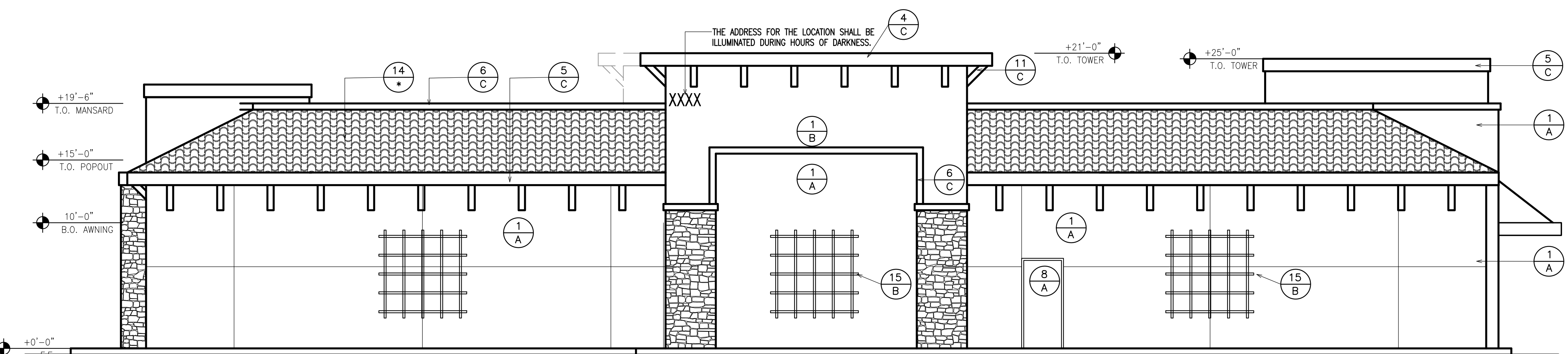
PROJECT NUMBER: 18038

STORE NUMBER: BEAUMONT

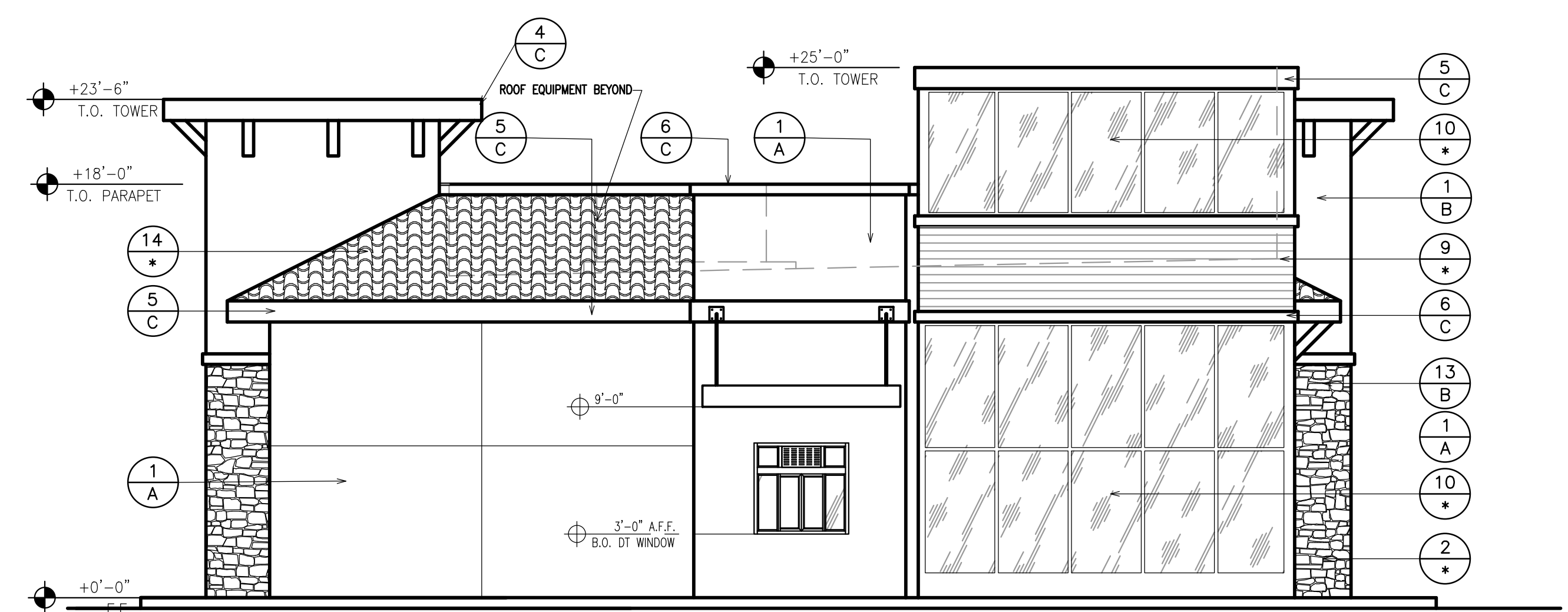
SHEET: A.11



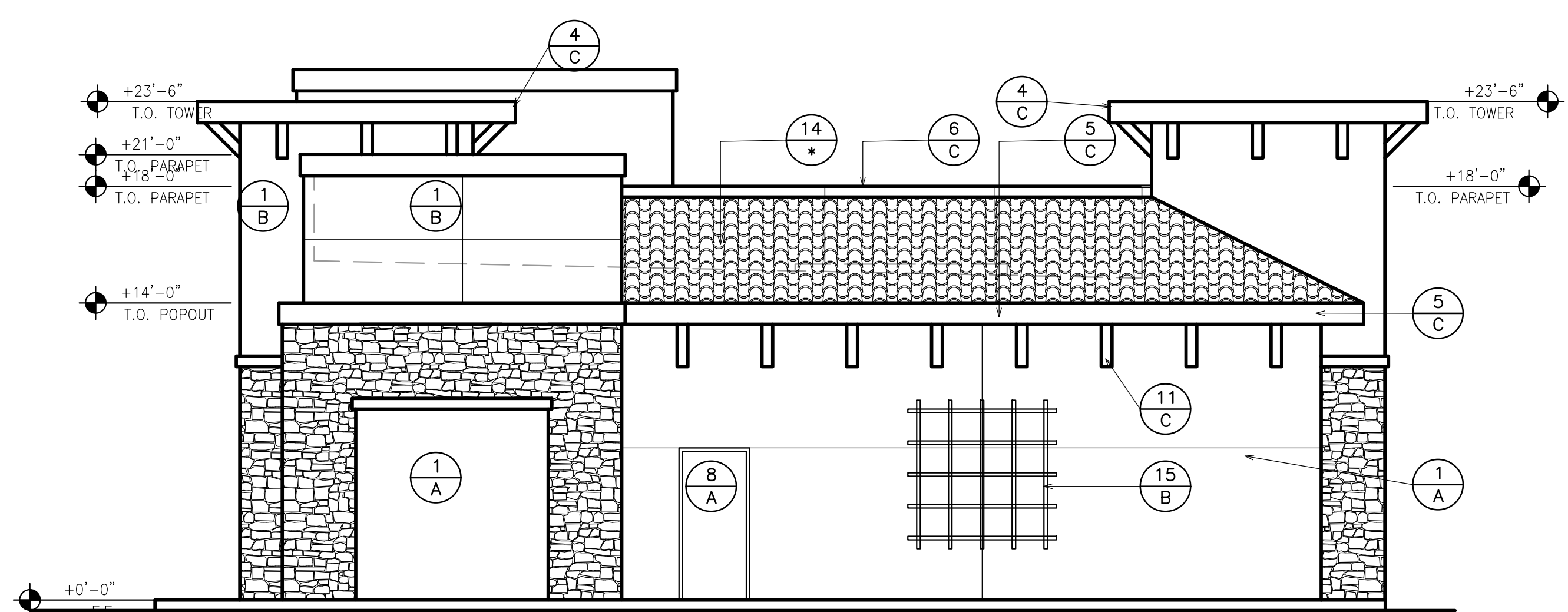
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



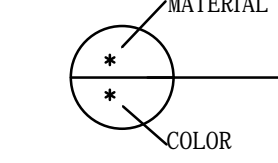
WEST ELEVATION

COLOR

- A SHERWIN WILLIAMS SW6094 SENSATIONAL SAND (MAIN WALLS)
- B SHERWIN WILLIAMS SW6067 MOCHA (TOWERS/COLUMNS)
- C SHERWIN WILLIAMS 6091 RELIABLE WHITE (TRIMS AND CORNICE)

MATERIAL

- 1 SAND FINISH STUCCO
- 2 STACKING STONE BY COLORADO STONE (OLD COUNTRY LEDGE)
- 3 EXPANSION JOINTS
- 4 PREFAB FOAM STUCCO FINISH TOP CORNICE
- 5 2X12 STUCCO FINISH TRIM
- 6 2X6 STUCCO FINISH TRIM
- 7 TEMPERED GLASS STORE FRONT DOORS & GLAZING
- 8 3X7 SOLID METAL DOOR
- 9 MS METAL METALIC SILVER VERTICAL SIDING
ICC#: ER-5912
- 10 TEMPERED ONEWAY STORE FRONT GLAZING
- 11 6X BRACING
- 12 ROOF TOP EQUIPMENT BEYOND
- 13 12"H METAL AWNING WITH SUSPENDED CABLE RODS
- 14 2 PIECE MISSION TILE ROOF (EL CAMINO REAL BLEND)
- 15 2X2 TS PLANT TRELLIS



REVISIONS	
NO.	DESCRIPTION

CJC Design, Inc.
 Design Planning Permitting
 22485 La Palma Avenue, Suite 202, Yorba Linda, CA 92887
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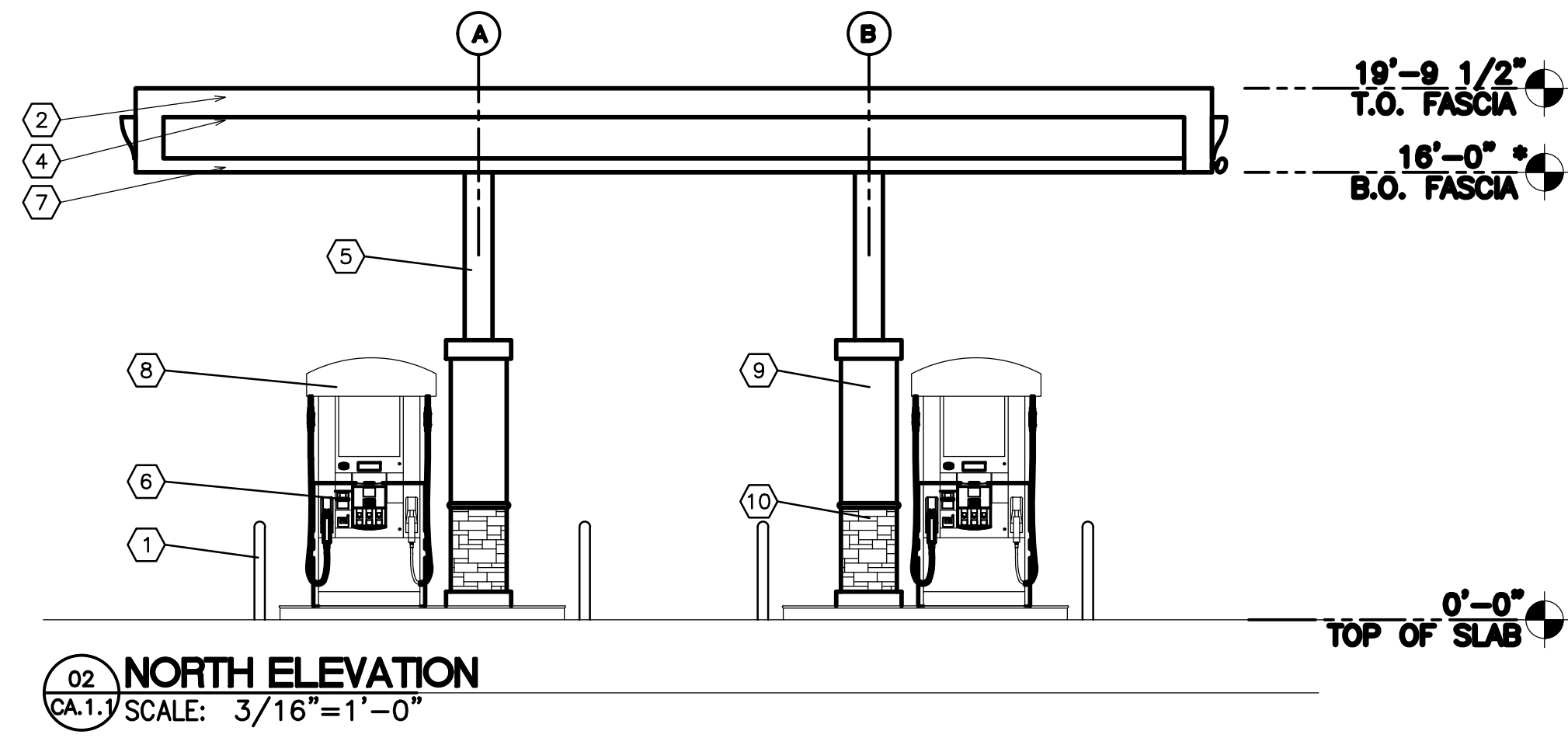
Beaumont station

PROJECT:
 N.W. COR. OAKVALLEY PKWY @ CLUB DR.
 BEAUMONT, CA. 92223
 BUILDING ELEVATION

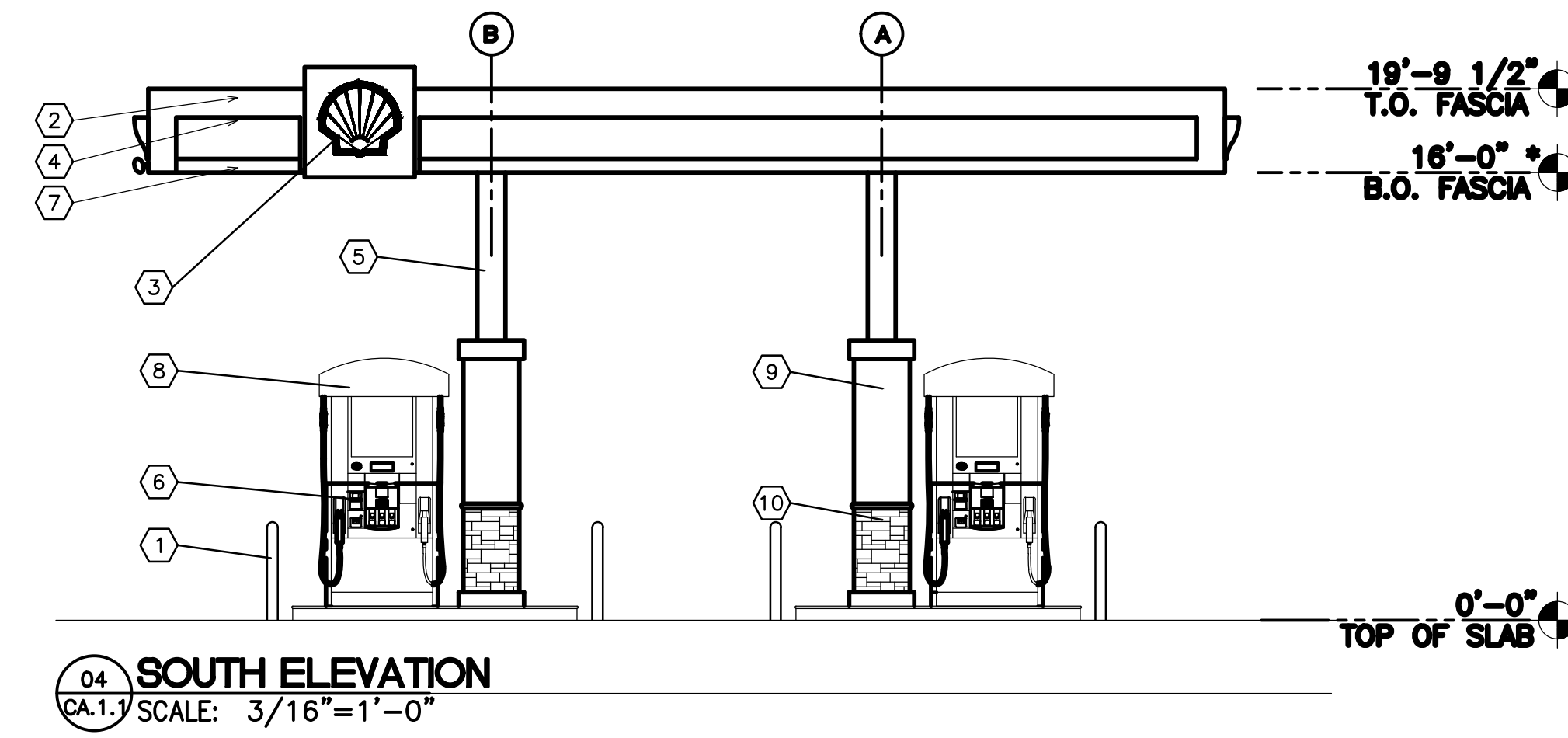
DATE ISSUED:	04/19/18
SCALE:	
DRAWN BY:	CHECKED BY:
F. COHEN	
PROJECT NUMBER:	18038
STORE NUMBER:	BEAUMONT

KEYED NOTES

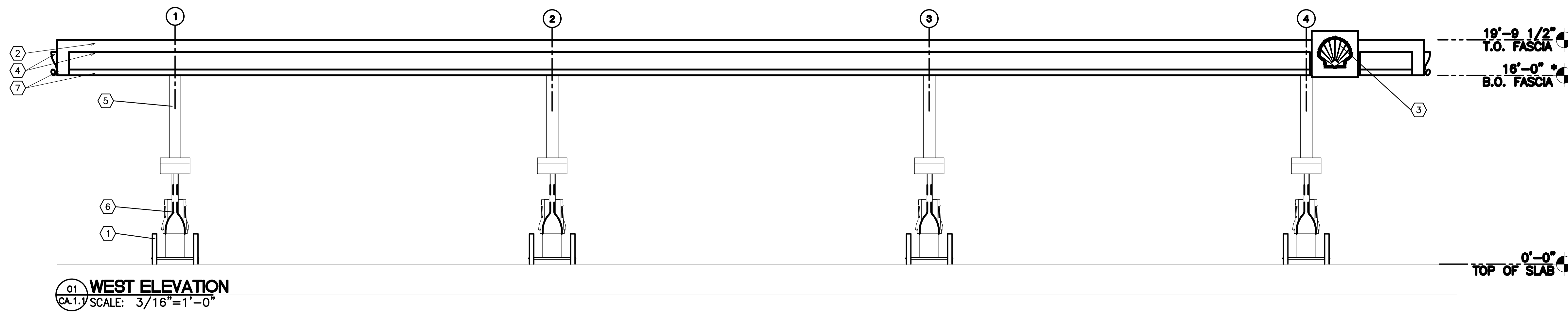
- 1 BOLLARD
- 2 WHITE ACM PANEL
- 3 ILLUMINATED SHELL PECTEN SIGN BOX
- 4 CURVED YELLOW ACM FASCIA PANELS
- 5 STEEL COLUMN (PAINT SW6094)
- 6 FUEL DISPENSER AND CURB
- 7 6" RED LED ILLUMINATED RED BAR
- 8 METAL DISPENSER TOPPER
- 9 24"SQ STUCCO COLUMN CLADDING (SW6094)
- 10 STACKING STONE VENEER BASE



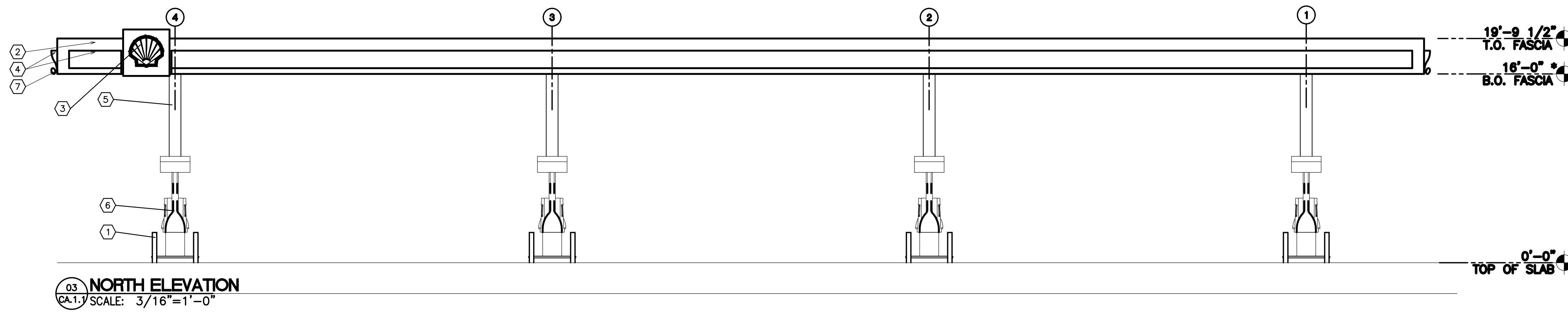
02 NORTH ELEVATION
CA.1 SCALE: 3/16"=1'-0"



04 SOUTH ELEVATION
CA.1 SCALE: 3/16"=1'-0"



01 WEST ELEVATION
CA.1 SCALE: 3/16"=1'-0"



03 NORTH ELEVATION
CA.1 SCALE: 3/16"=1'-0"

NO.	DATE	DESCRIPTION

CJC Design, Inc.
Design Planning Permitting

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Beaumont station

PROJECT:
N.W. COR. OAKVALLEY PKWY @ CLUB DR.
BEAUMONT, CA. 92223
CANOPY ELEVATIONS

DATE ISSUED:	04/19/18
SCALE:	
DRAWN BY:	CHECKED BY:
F. COHEN	
PROJECT NUMBER:	18038
STORE NUMBER:	BEAUMONT

SHEET:
CA.1

OWNER

OAK VALLEY EXPRESS
 102 HEATHER MIST
 IRVINE, CA 92618
 CONTACT: TONY DEHBOZORGI
 P 714.719.8100
 EMAIL: odebhorgi58@yahoo.com

A.P.N.:

RIVERSIDE COUNTY A.P.N.:
 400-530-006 & 400-530-007

LEGAL DESCRIPTION:

PARCELS 6 AND 7 OF PARCEL MAP NO. 29008, AS SHOWN BY MAP ON FILE IN BOOK 201, PAGES 92 THROUGH 95, INCLUSIVE, OF PARCEL MAPS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF OAK VALLEY VILLAGE CIRCLE, BEING N 50°17'52" E AS SHOWN ON P.M. NO. 29008, AS PER MAP RECORDED IN BOOK 201, PAGES 92 THROUGH 95.

AREA:

TOTAL AREA: 99,355 SF (2.28 AC)
 TOTAL DISTURBED AREA: 99,355 SF (2.28 AC)

PRELIMINARY EARTHWORK:

CUT: 4,765 CY
 FILL: 110 CY
 EXPORT: 4,655 CY

SHEET INDEX:

SHEET 1 - TITLE SHEET & CROSS-SECTIONS
 SHEET 2 - EXISTING TOPOGRAPHIC BOUNDARY SURVEY
 SHEET 3 - PRELIMINARY GRADING PLAN

ABBREVIATIONS

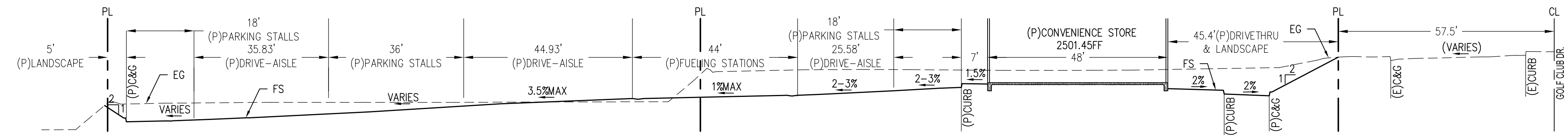
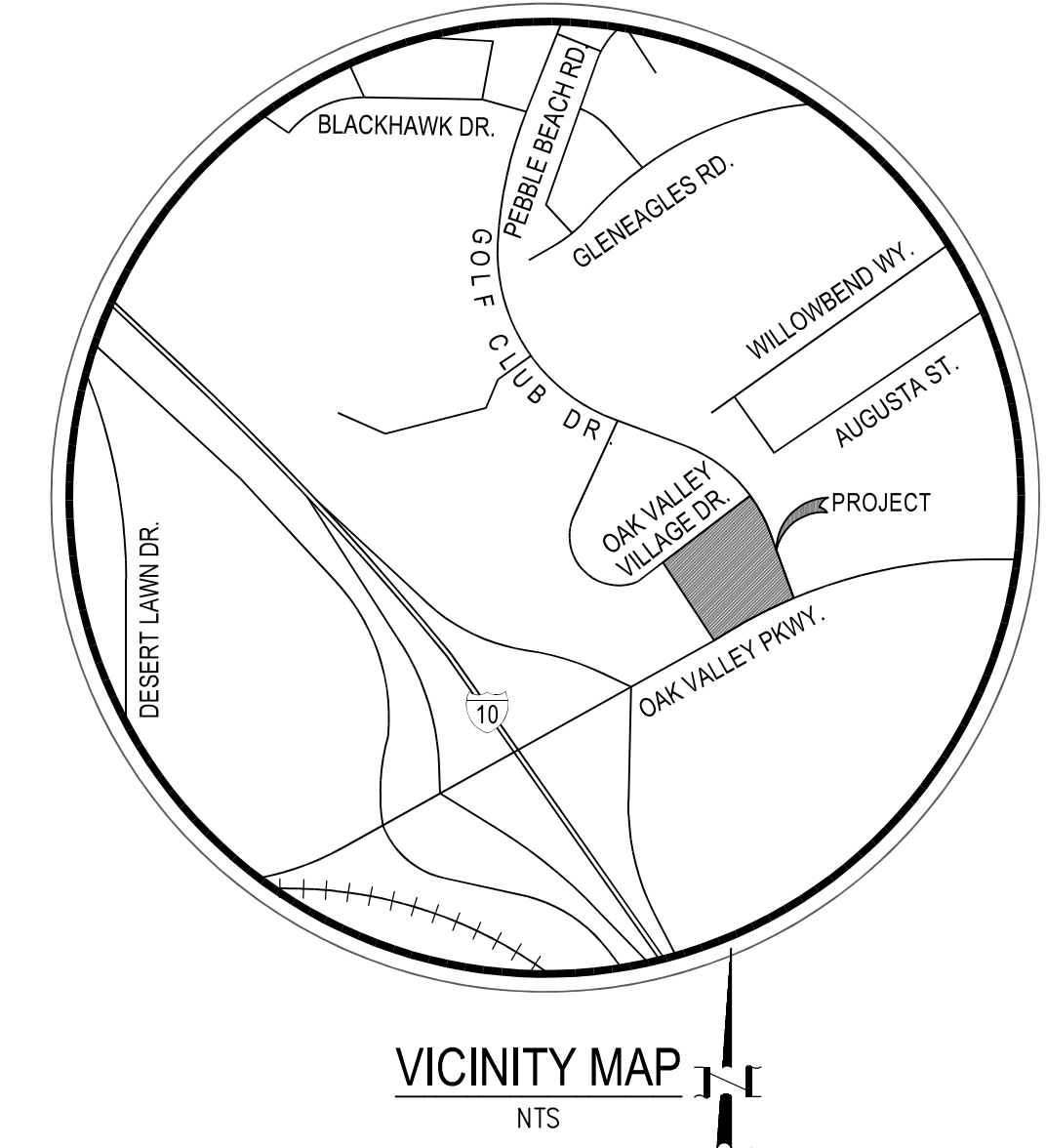
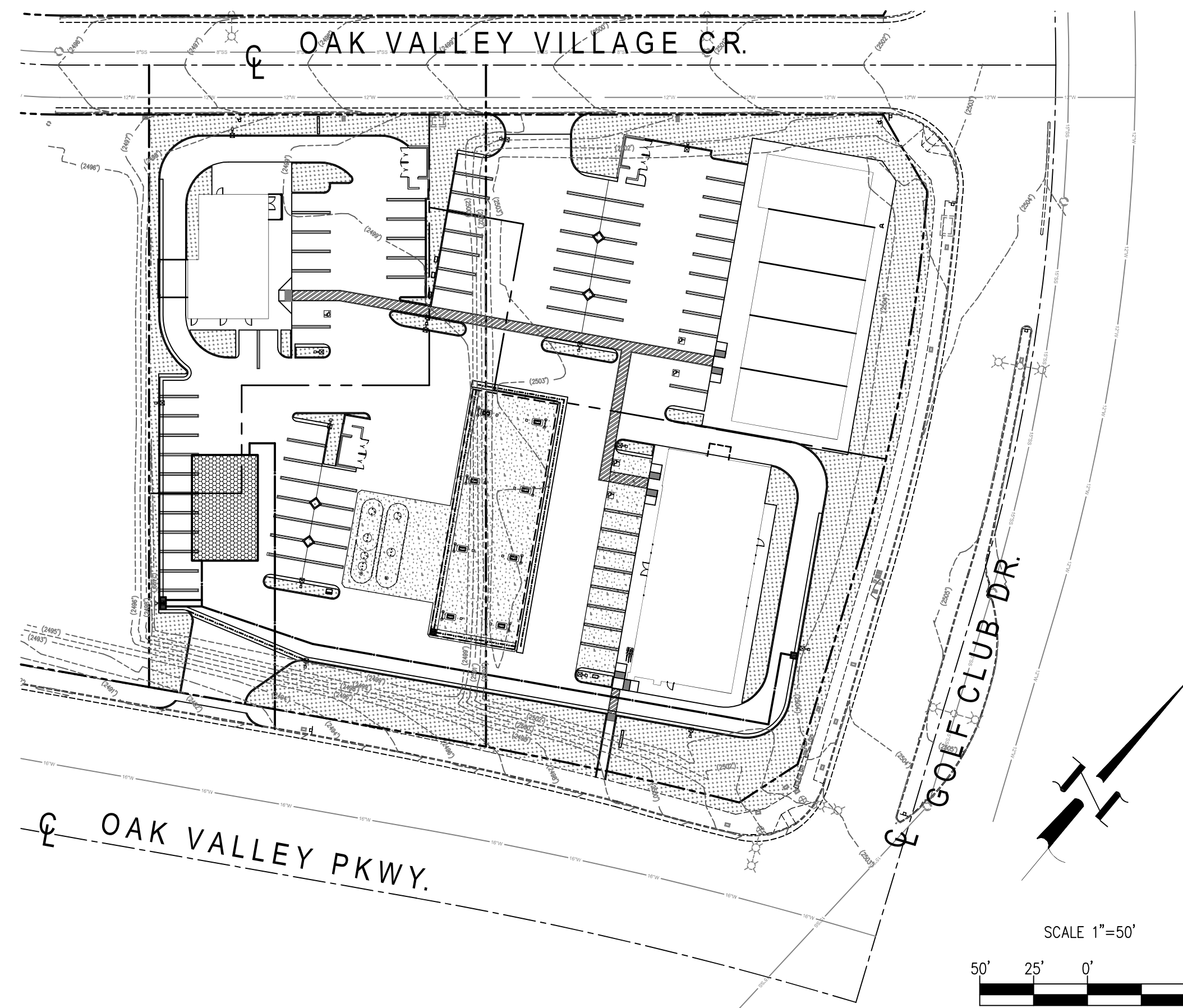
- CL CENTER LINE
- CMU CONCRETE MASONRY UNIT
- DF DEEPEDED FOOTING
- DWY DRIVEWAY
- (E) EXISTING
- FL FLOW LINE
- FF FINISH FLOOR
- FG FINISH GRADE
- FS FINISH SURFACE
- GB GRADE BREAK
- GFF GARAGE FINISH FLOOR
- HP HIGH POINT
- INV INVERT
- EG EXISTING GROUND
- (P) PROPOSED
- PAD PAD ELEVATION
- PCC PORTLAND CONCRETE CEMENT
- PL PROPERTY LINE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TB TOP OF BERM
- TW TOP OF WALL
- IF TOP OF FOOTING
- TG TOP OF GRATE
- DS DOWNSPOUT

LEGEND

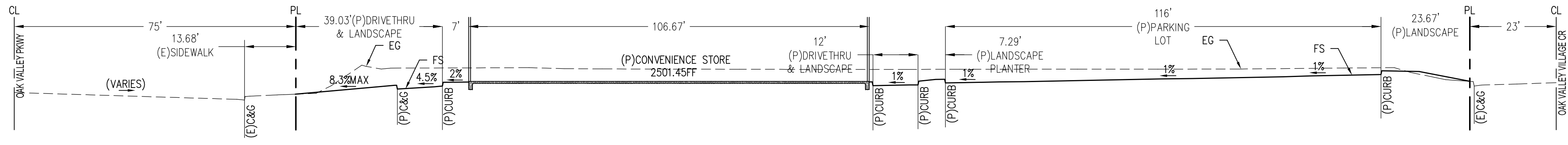
- 9.35 (P) CONTOUR
- 9.35 (E) CONTOUR
- FLOWLINE
- DRAIN LINE
- ROOF LIMITS
- PROPERTY SETBACK
- EOP EDGE OF PAVEMENT
- (E) BUILDING
- (E) FENCE
- (E) FIRE HYDRANT
- (E) GAS LINE
- (E) SEWER LINE
- (E) STORM DRAIN
- (E) WATER MAIN
- (E) CMU WALL
- (P) CMU WALL
- CENTER LINE
- PROPERTY LINE
- 990.10 SPOT ELEVATION
- WM WATER METER
- WV WATER VALVE
- DS DOWNSPOUT
- ACCESS RELINQUISHED

UTILITY PROVIDERS:

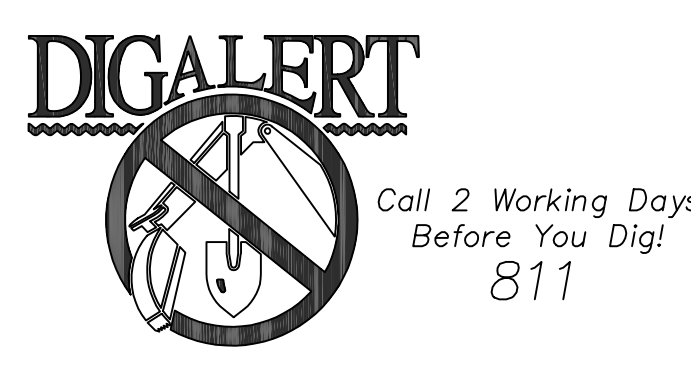
- CHERRY VALLEY WATER DISTRICT. CONTACT: DAN JAGGERS
 560 MAGNOLIA AVE. P 951.845.9581
 BEAUMONT, CA 92223 EMAIL: dan.jaggers@bcvwd.org
- CITY OF BEAUMONT CONTACT: JOHN WILDER
 550 E. 6TH ST. P 951.769.8520
 BEAUMONT, CA 92223 EMAIL: ulcjohn1@aol.com
- SPRINT. CONTACT: TIBOR LAKY
 2592 DUPONT DR. P 800.659.9698
 IRVINE, CA EMAIL: tibor.x.laky@sprint.com
- SOUTHERN CALIFORNIA GAS. CONTACT: SOCALGAS TRANSMISSION
 9400 OAKDALE AVE. P 818.701.4546
 CHATSWORTH, CA 91311 socialgastransmissionutilityrequest@semprautilities.com
- SOUTHERN CALIFORNIA EDISON CONTACT: GILBERT ACEVES
 14005 S BENSON AVE. P 909.329.9445
 CHINO, CA 91710 EMAIL: maprequests@sce.com
- CHARTER CONTACT: COSETTE MILES
 1500 AUTO CENTER DR. P 909.721.8502
 ONTARIO, CA 91761 EMAIL: cozette.miles@charter.com
- FRONTIER CONTACT: BILL KEARNS
 P 800.921.8101
 EMAIL: william.kearns@fr.com



CROSS-SECTION A
 H: 1"=20'
 V: 1"=10'



CROSS-SECTION B
 H: 1"=20'
 V: 1"=10'



BENCHMARK:
 BENCHMARK ESTABLISHED BY THE COUNTY OF RIVERSIDE,
 500 FEET NORTHWEST ALONG THE INTERSTATE HIGHWAY
 NO. 10 ON-RAMP, FROM THE SAN TIMOTEO CANYON
 ROAD OVERPASS, 20 FEET SOUTHWEST OF A BARBWARE
 FENCE, 17 FEET NORTHEAST OF HIGHWAY NO. 10
 ON-RAMP, ON TOP OF AND AT THE SOUTHEAST END OF
 AN 8 INCH BY 8 FOOT CONCRETE HEADWALL, A BRASS
 DISK STAMPED C-41-2-65.
 ELEV. 2461.499'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS	CITY	

Gil Zulueta Mendoza Associates, Inc.
 6185 MAGNOLIA AVE., #129
 RIVERSIDE, CA 92506
 Ph 951.286.9520 Fax 815.425.8582
 E-MAIL: gil@gzmassociates.com



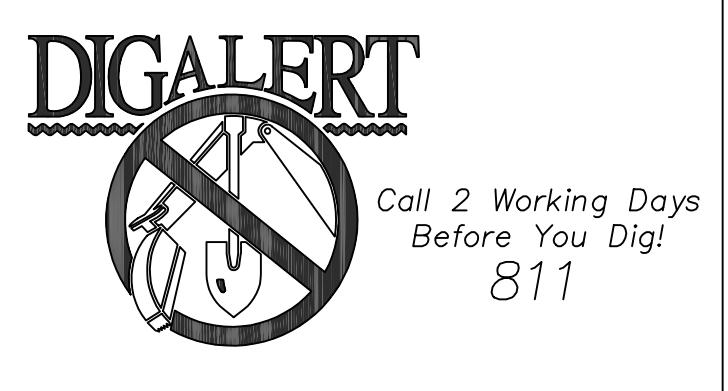
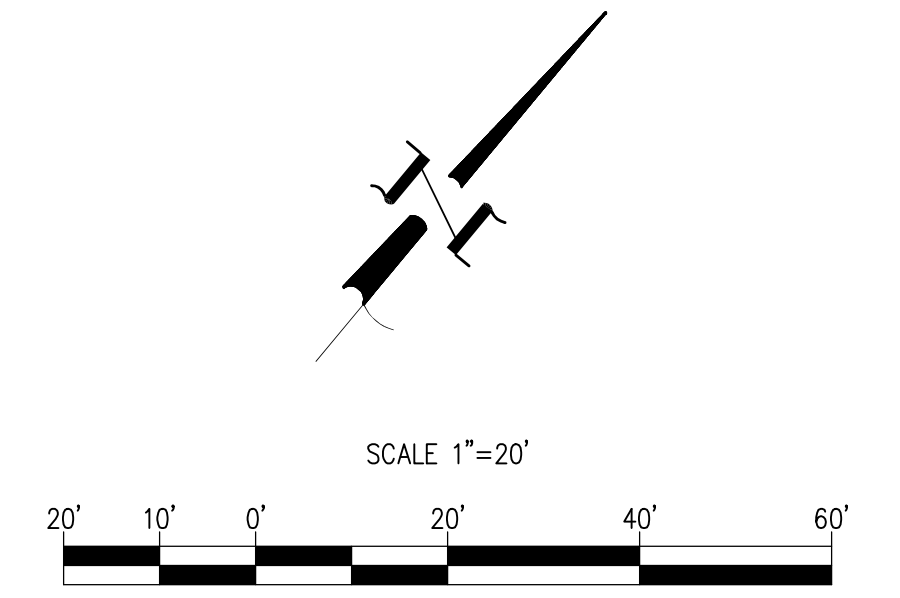
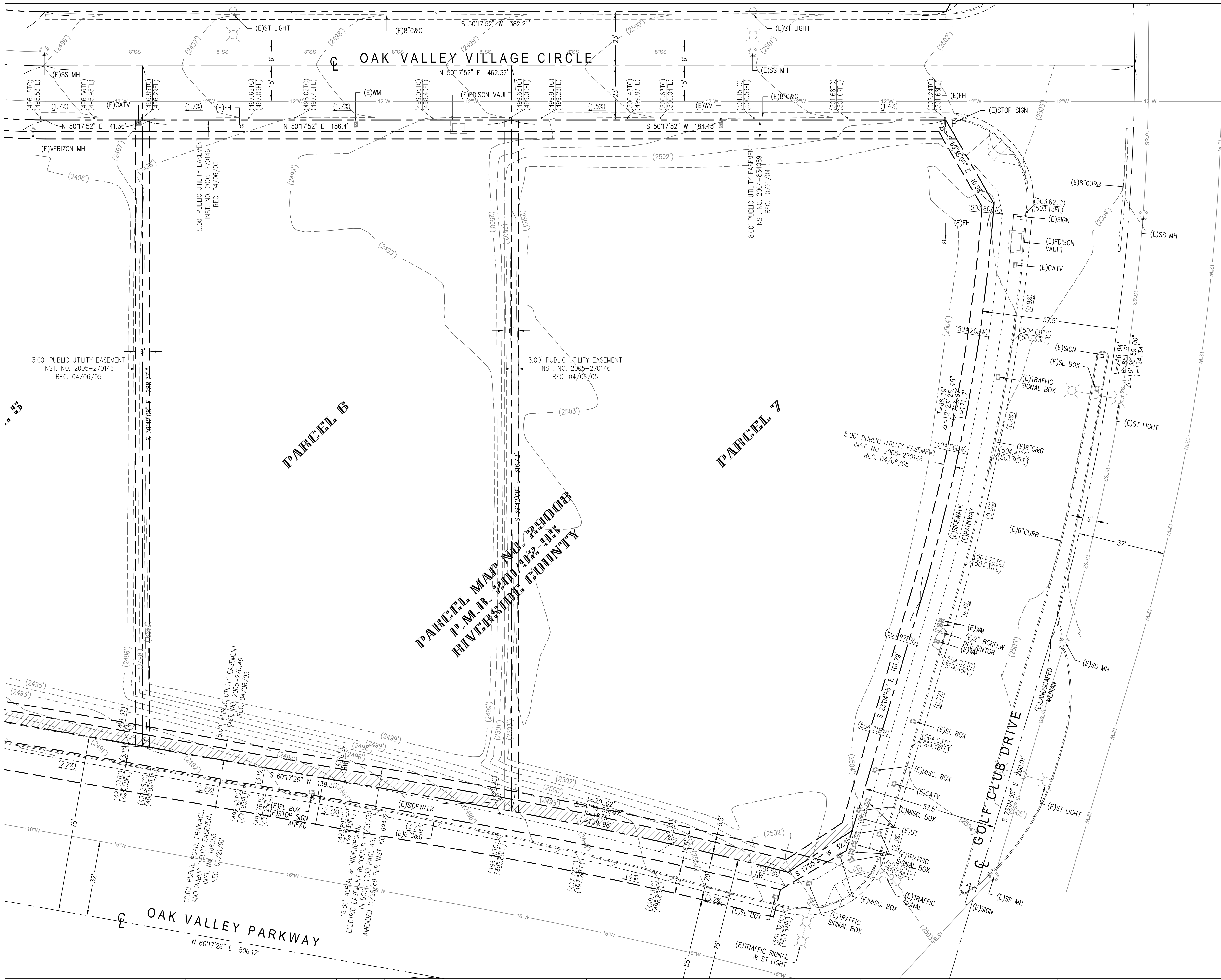
DESIGN BY: ARA
 DRAWN BY: ARA
 CHECKED BY: GZM
 SCALE: AS NOTED
 DATE: 12/21/2018
 JOB NUMBER: 2299-0200



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
 550E. 6th St. Beaumont, CA 92223
 TEL: (951) 769-8520 FAX: (951) 769-8528

CITY OF BEAUMONT, CALIFORNIA
 PRELIMINARY GRADING PLANS FOR:
BEAUMONT STATION
 AT THE INTERSECTION OF OAK VALLEY VILLAGE PKWY. & GOLF CLUB DR.
 IN THE CITY OF BEAUMONT, CALIFORNIA
 TITLE SHEET

SHEET
1
 OF 3 SHEETS
 FILE NO:



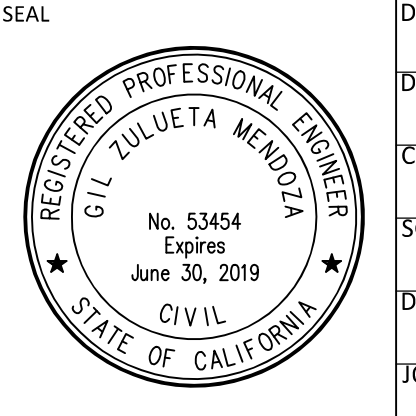
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DISK STAMPED C-41-2-65.

ELEV. 2481.499'

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER		REVISIONS		CITY

Gil Zulueta Mendoza Associates, Inc.
6185 MAGNOLIA AVE., #129
RIVERSIDE, CA 92506
Ph 951.286.9520 Fax 815.425.8582
E-MAIL: gil@gzmassociates.com

GIL Z. MENDOZA, R.C.E. C53454 DATE



DESIGN BY: ARA
DRAWN BY: ARA
CHECKED BY: G2M
SCALE: AS NOTED
DATE: 12/21/2018
JOB NUMBER: 2299-0200



Reviewed By: _____ Date: _____
Staff Engineer

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Administrative Engineer

Approved By: _____ Date: _____
City Engineer/Director of Public Works

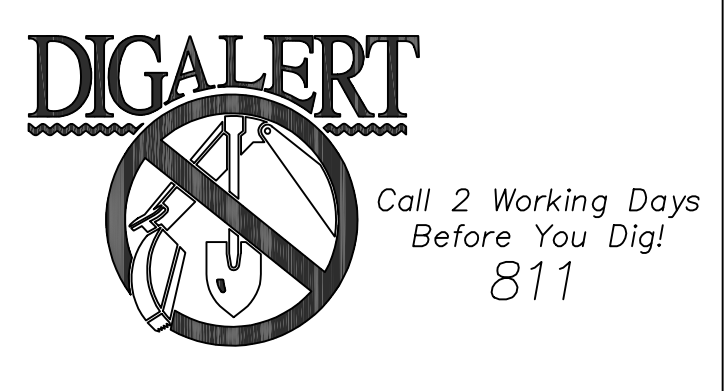
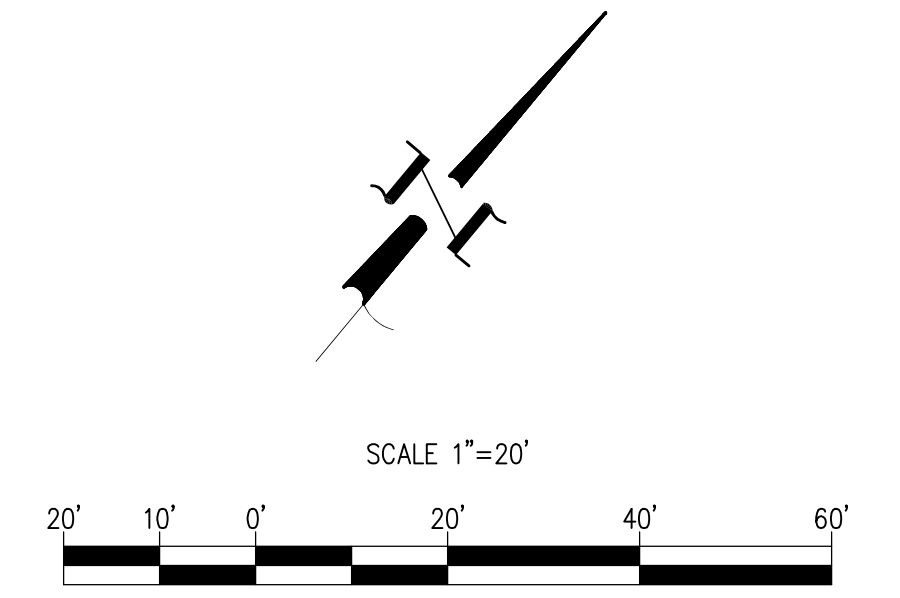
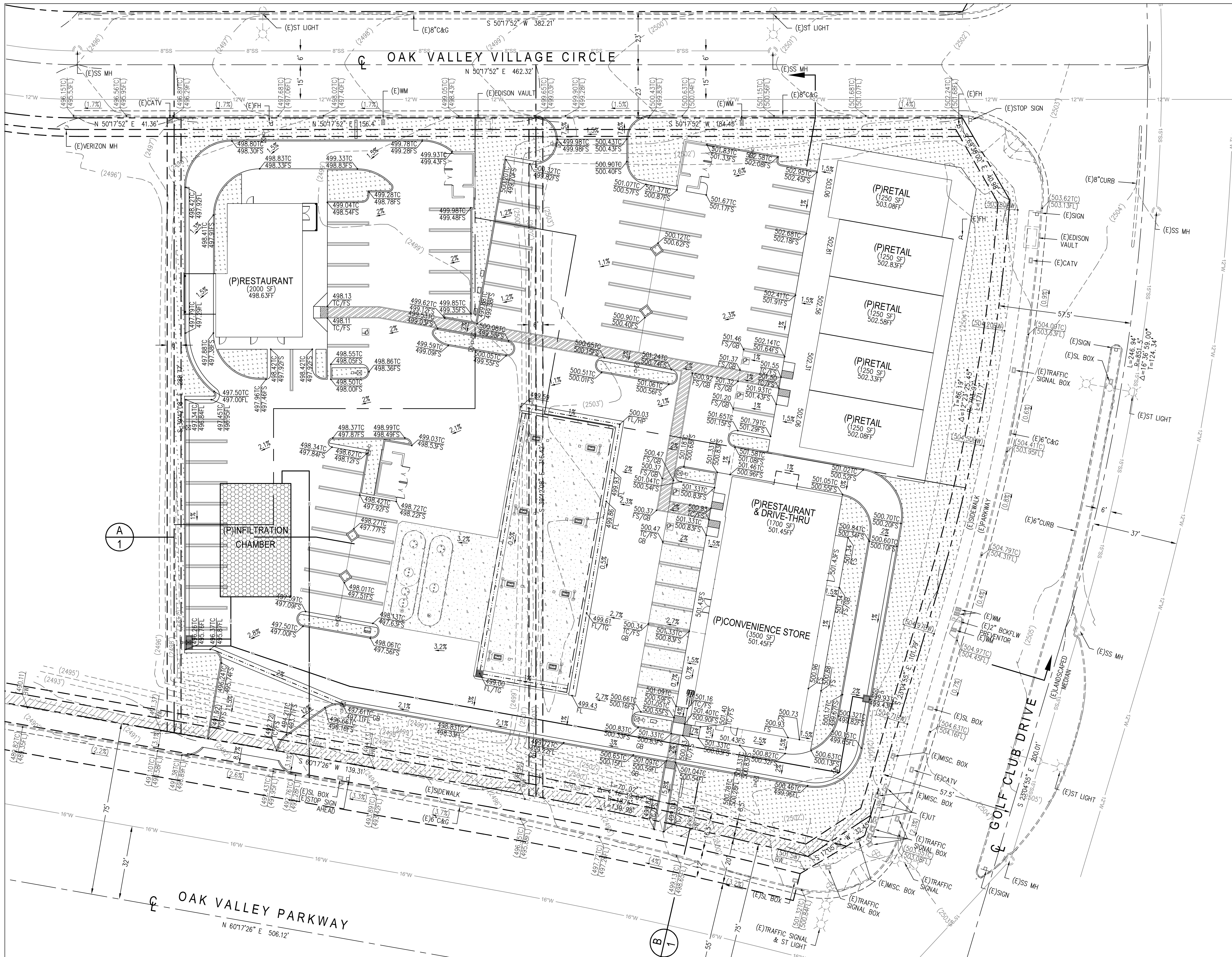
CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

550E. 6th St.
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRELIMINARY GRADING PLANS FOR:
BEAUMONT STATION
AT THE INTERSECTION OF OAK VALLEY VILLAGE PKWY. & GOLF CLUB DR.
IN THE CITY OF BEAUMONT, CALIFORNIA

EXISTING TOPOGRAPHIC BOUNDARY SURVEY

S H E E T
2
OF 3 SHEETS
FILE NO:

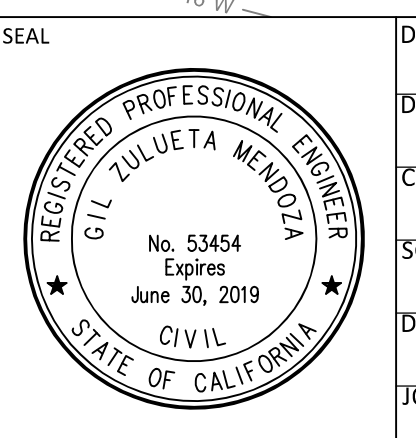


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ENGINEER		REVISIONS		CITY

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Ph 951.286.9520 Fax 815.425.8582
E-MAIL: gil@mzassociates.com

GIL Z. MENDOZA, R.C.E. C53454 DATE



DESIGN BY: ARA
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ENGINEERING DIVISION

5506 6th St
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TEL: (951) 769-8520 FAX: (951) 769-8528

CITY OF BEAUMONT, CALIFORNIA
PRELIMINARY GRADING PLANS FOR:
BEAUMONT STATION
AT THE INTERSECTION OF OAK VALLEY VILLAGE PKWY. & GOLF CLUB DR.
IN THE CITY OF BEAUMONT, CALIFORNIA

PRELIMINARY GRADING PLAN

S H E E T
3
OF 3 SHEETS
FILE NO: