

PLOT PLAN

PP2019-0222 / CUP 2017-0010 - BEAUMONT VILLAGE
 PROPOSED COMMERCIAL RETAIL CENTER
 APN 404-190-001 & 003
 NORTHWEST CORNER OF BEAUMONT AVENUE &
 OAK VALLEY PARKWAY
 CITY OF BEAUMONT

LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, 1ST TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, PM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, PM 173/21;

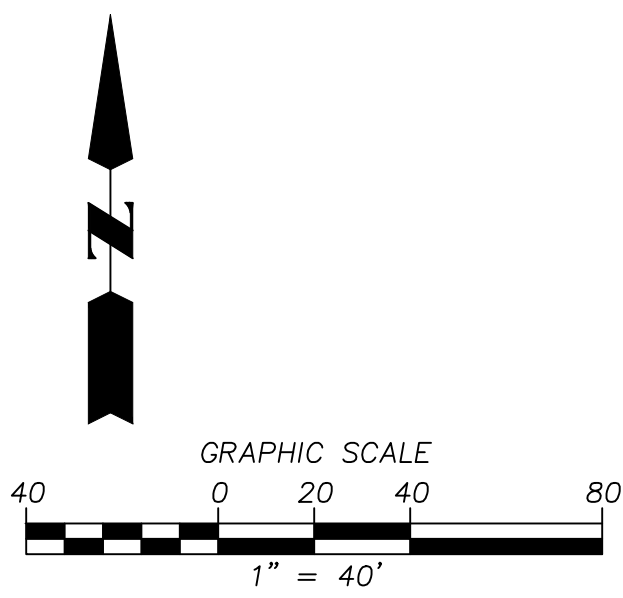
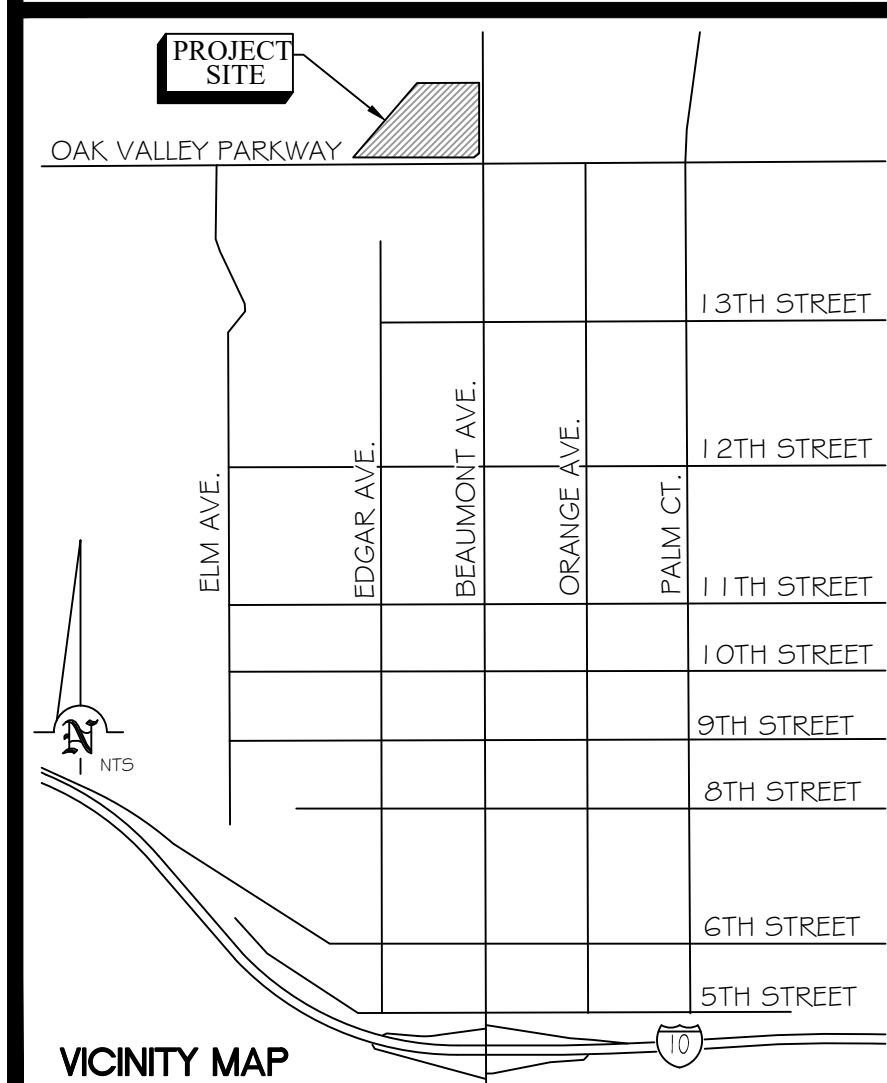
THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 786.17 FEET TO THE TRUE POINT OF BEGINNING.

EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 08/29/2019 BY NORTH AMERICAN TITLE COMPANY.

PROJECT NOTES

- ASSESSOR'S PARCEL NUMBER: 404-190-001 AND 003
- EXISTING GROSS AREA: 539,773 SF = 12.39 AC
- EXISTING NET AREA: 452,388 SF = 10.38 AC
- PROPOSED DEDICATION: 2,820 SF = 0.06 AC
- PROPOSED NET AREA: 449,578 SF = 10.32 AC
- EXISTING / PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
- AREA SUMMARY:
 PROPOSED NET AREA: 449,312 SF = 100%
 ACCESS/PARKING: 177,101 SF = 39.42% OF NET AREA
 LANDSCAPING: 67,187 SF = 14.95% OF NET AREA
 BUILDING FOOTPRINT (INCLUDING FUEL CANOPY): 42,897 SF = 9.55% OF NET AREA
 AREA TO REMAIN NATURAL: 162,127 SF = 36.08% OF NET AREA
- PROPOSED PARKING AREA: 175,288 SF
 PARKING AREA TO BE LANDSCAPED: 46,753 SF = 26.67% 15% REQUIRED
- PARKING SUMMARY:
 REQUIRED PARKING:
 PARCEL 1: 2,600 SF @ 1/100 SF (RESTAURANT) = 26 SPACES
 PARCEL 2: 3,800 SF @ 1/100 SF (RESTAURANT) = 38 SPACES
 + 3,562 SF @ 1/200 SF (RETAIL) = 18 SPACES
 PARCEL 3: 3,130 SF @ 1/200 SF (CONVENIENCE STORE) = 16 SPACES
 PARCEL 4: 2,800 SF @ 1/100 SF (RESTAURANT) = 28 SPACES
 PARCEL 5: 600 SF @ 1/200 SF (OFFICE) = 3 SPACES
 PARCEL 6: 2,304 SF @ 1/100 SF (RESTAURANT) = 24 SPACES
 PARCEL 7: 18,000 SF @ 1/200 SF (RETAIL) = 90 SPACES
 TOTAL REQUIRED PARKING: 243 SPACES
 TOTAL REQUIRED ACCESSIBLE SPACES: 11 SPACES (2 VAN ACCESSIBLE)
 TOTAL PROVIDED PARKING: 258 SPACES
 TOTAL PROVIDED ACCESSIBLE SPACES: 17 SPACES (2 VAN ACCESSIBLE)
- PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)
- EXISTING FEATURES ARE TO REMAIN UNLESS OTHERWISE NOTED.
- SEE TENTATIVE PARCEL MAP FOR PROPOSED PARCEL DIMENSIONS AND AREAS.
- SEE TENTATIVE PARCEL MAP FOR PROPOSED STREET SECTIONS.



SOURCE OF FLOOD LIMITS
 REPORT DATED JANUARY 7, 2020
 PROJECT NO. R31806.01
 AS CONDUCTED BY
HUITZ-ZOLLARS, INC.
 2603 MAIN STREET, SUITE 400
 IRVINE, CA 92614
 PHONE: (949) 988-5815
 FAX: (949) 988-5820

SOURCE OF NO BUILD ZONE
 REPORT DATED NOVEMBER 23, 2016
 FILE NO. 00547-01, DOC. NO. 16-11-710
 AS CONDUCTED BY
EARTH SYSTEMS SOUTHWEST
 1680 ILLINOIS AVE., SUITE 20
 PERRIS, CA 92571
 PHONE: (951) 928-9799
 FAX: (951) 928-9948

SOURCE OF SURVEY
 TOPOGRAPHIC SURVEY
 DATED NOVEMBER 2017
 AS CONDUCTED BY
INLAND AERIAL SURVEYS, INC.
 7117 ARLINGTON AVE., SUITE A
 RIVERSIDE, CA 92503
 PHONE: (951) 687-4252

SOIL ENGINEER
 REPORT DATED APRIL 7, 2020
 PROJECT NO. 13627-1
 AS CONDUCTED BY
LOR GEOTECHNICAL GROUP, INC.
 6121 QUAIL VALLEY COURT
 RIVERSIDE, CA 92507
 PHONE: (951) 653-1760
 FAX: (951) 653-1741

UTILITIES:
ELECTRIC:
 SOUTHERN CALIFORNIA
 EDISON COMPANY
 287 TENNESSEE STREET
 REDLANDS, CA 92373
 (909) 307-6788

TELEPHONE:
 VERIZON
 9 S. 4TH STREET
 REDLANDS, CA 92373
 (909) 748-6640

WATER:
 BEAUMONT-CHERRY VALLEY
 WATER DISTRICT
 560 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 (951) 845-9581

GAS:
 SOUTHERN CALIFORNIA
 GAS COMPANY
 1981 WEST LUGONIA AVENUE
 REDLANDS, CA 92373
 (909) 335-7836

CABLE:
 CHARTER COMMUNICATIONS
 1500 AUTO CENTER DRIVE
 ONTARIO, CA 91761
 (909) 634-3224

SEWER:
 CITY OF BEAUMONT
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 (951) 769-8518

LEGEND

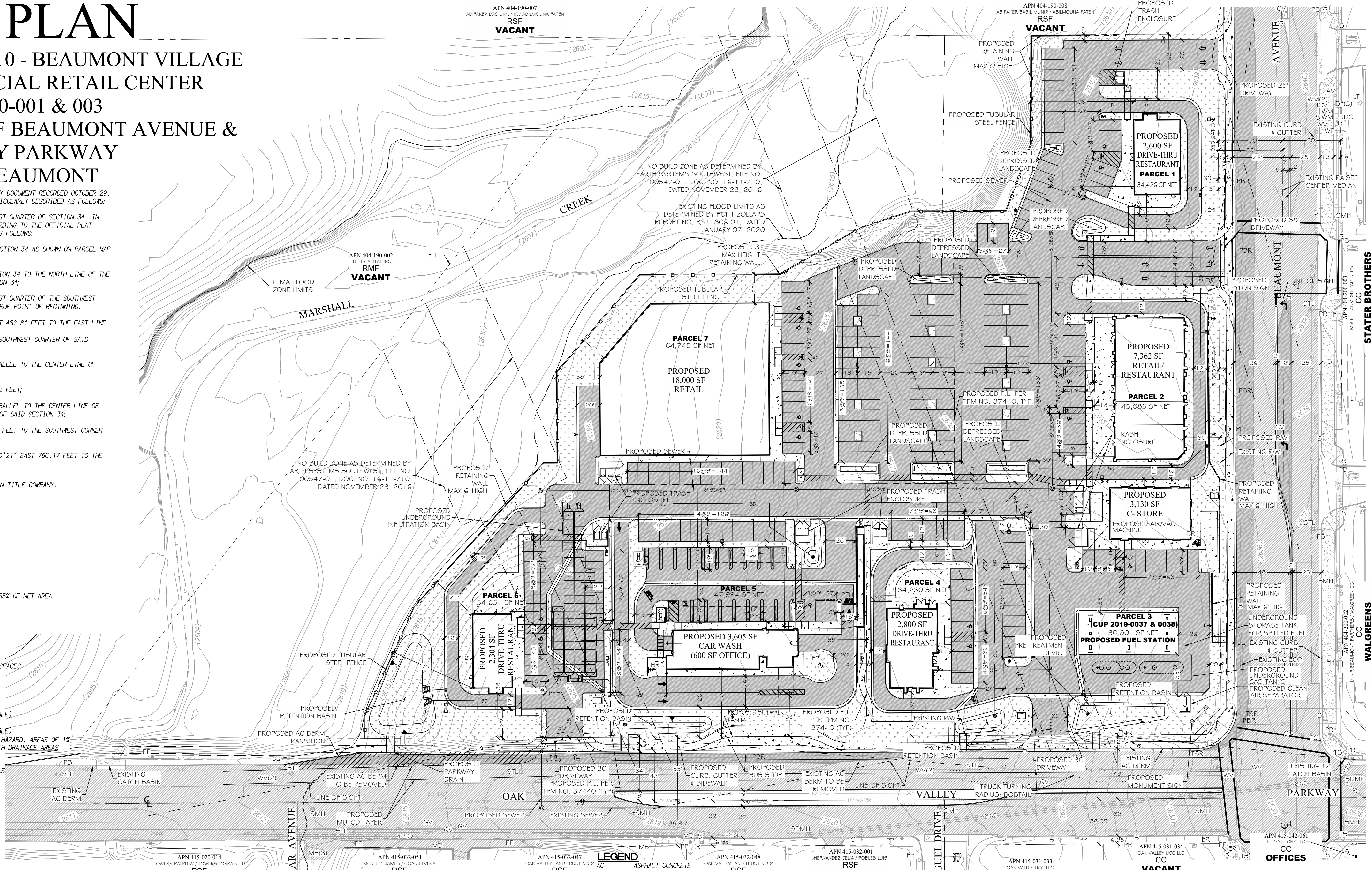
- ASPHALT CONCRETE
- EXISTING AIR VALVE
- PROPOSED BIKE RACK/LOCKER
- EXISTING ELECTRIC RISER
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- PROPOSED FLAG POLE
- EXISTING IRRIGATION CONTROL VALVE
- EXISTING LIGHT
- EXISTING PULL BOX
- EXISTING SUMP MANHOLE
- EXISTING SEWER MANHOLE
- EXISTING STREET LIGHT
- PROPOSED TRANSFORMER
- EXISTING TRAFFIC SIGNAL
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED
- TYPICAL
- EXISTING WATER VALVE
- EXISTING WATER METER
- EXISTING WATER METER TO BE REMOVED
- EXISTING WATER RISER
- PROPOSED LANDSCAPING
- PROPOSED PCC SIDEWALK
- PROPOSED AC / PCC DRIVE AISLE / PARKING LOT
- EXISTING PCC PAVING
- EXISTING AC PAVING TO REMAIN
- CC COMMERCIAL COMMUNITY
- RMF RESIDENTIAL MULTI-FAMILY
- RSF RESIDENTIAL SINGLE-FAMILY
- SFR SINGLE FAMILY RESIDENCE
- PROPOSED LIGHT

PROPERTY OWNER/APPLICANT:
SANTIAGO HOLDINGS, LLC
C/O CAMDEN HOLDINGS, LLC
 ATTN: MR. ARI MILLER
 9454 WILSHIRE BLVD., 6TH FLOOR
 BEVERLY HILLS, CA 90212
 (310) 553-1031

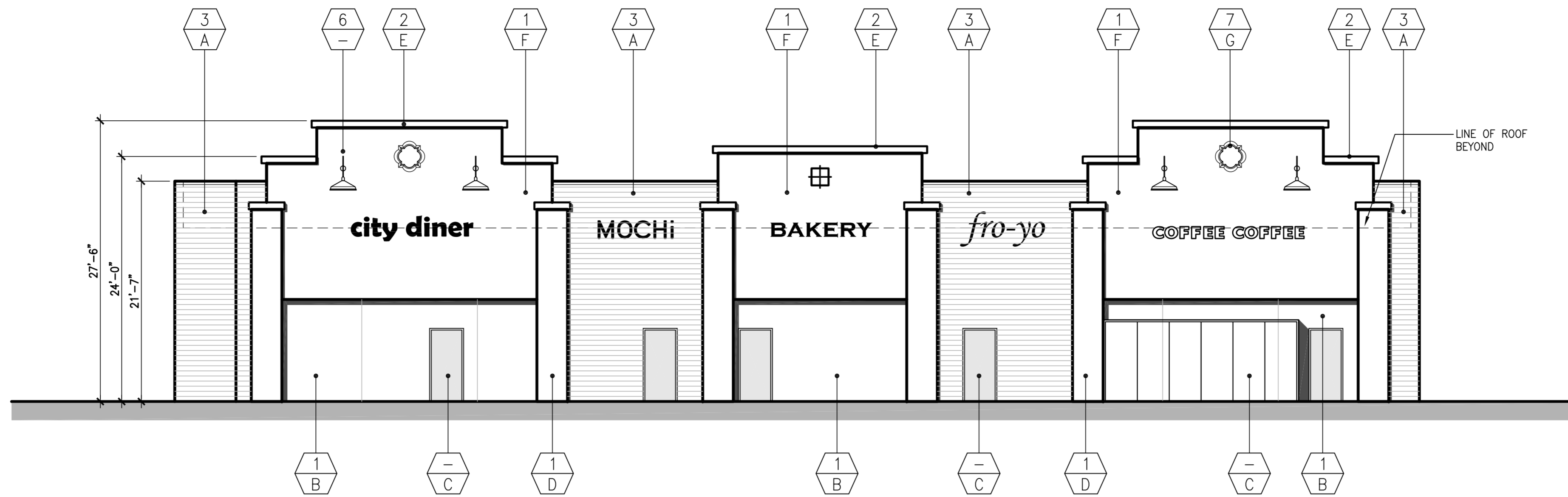
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 APN 404-190-001 & 003
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 AVENUE & OAK VALLEY PARKWAY
 CITY OF BEAUMONT

CASC
 Engineering and Consulting
 1470 EAST COOLEY DRIVE
 COLTON, CA 92324
 PH. (909) 783-0101 FAX (909) 783-0108

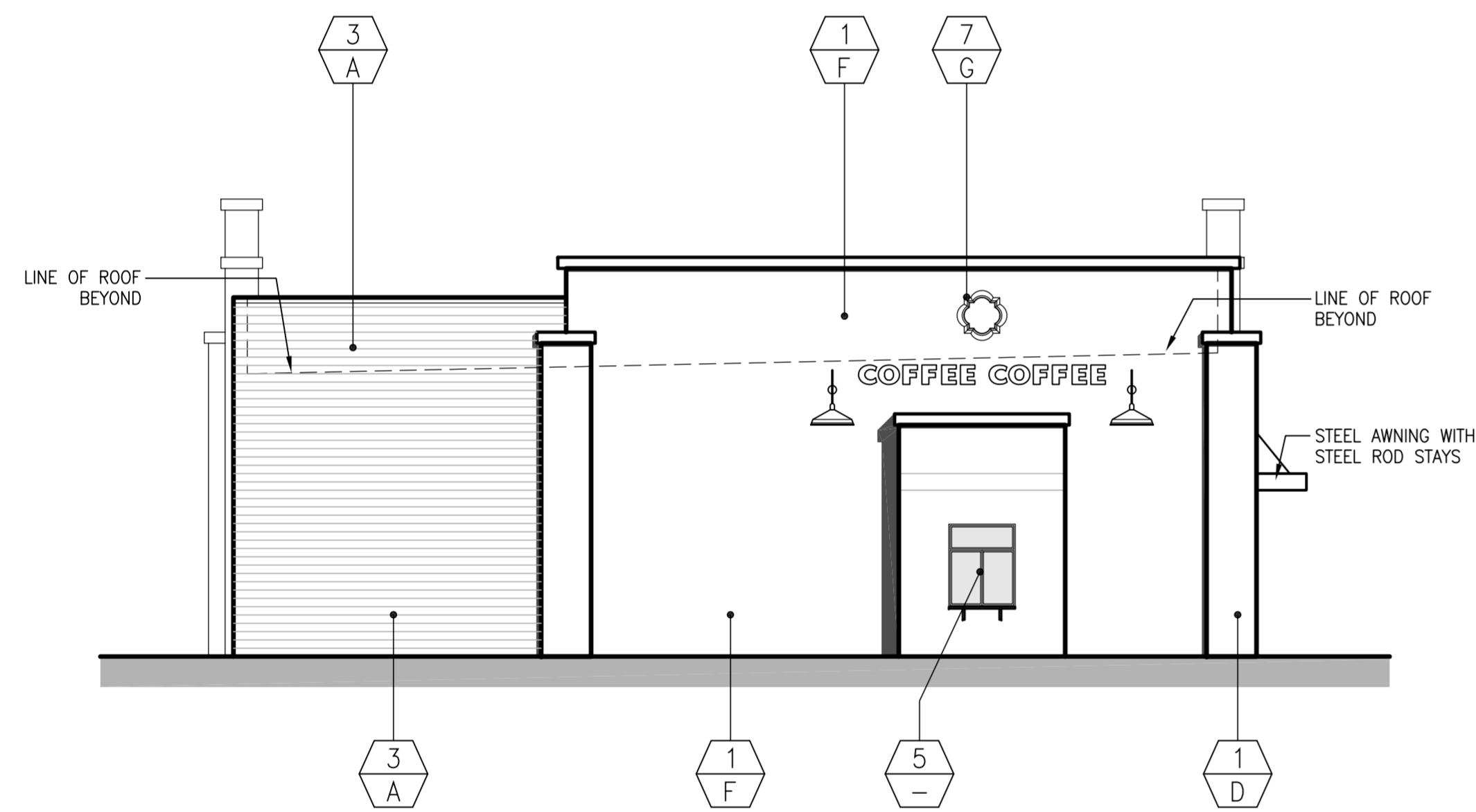
Patrick C. Flanagan, Jr. R.C.E. 86046 Exp. Sep 30, 2024
 Job Number: 1512-0001 Date Prepared: 9/1/23 Drawn By: RL Reference Number: 1512-0001 Plot Plan



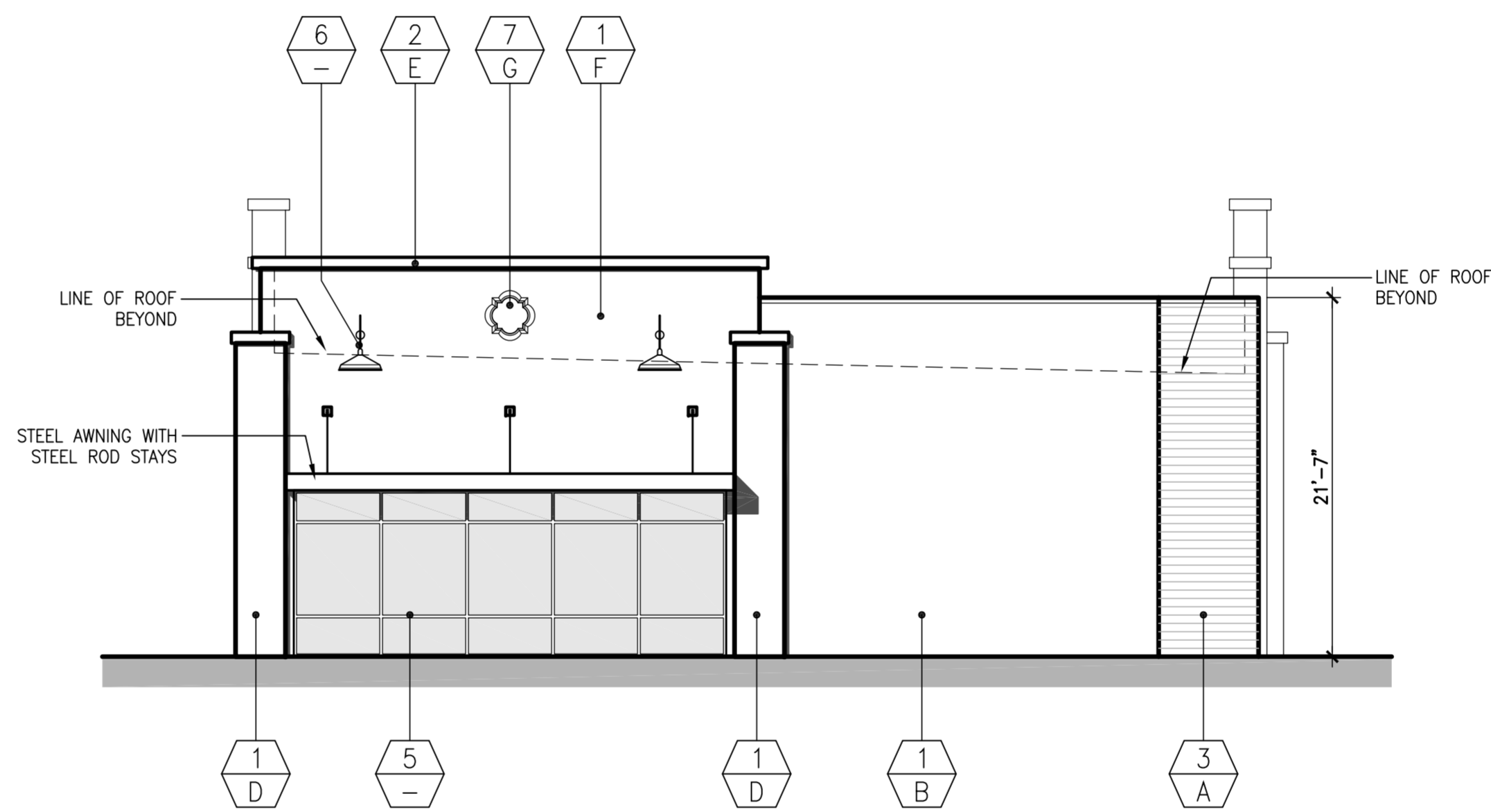
STATER BROTHERS
 WALGREENS



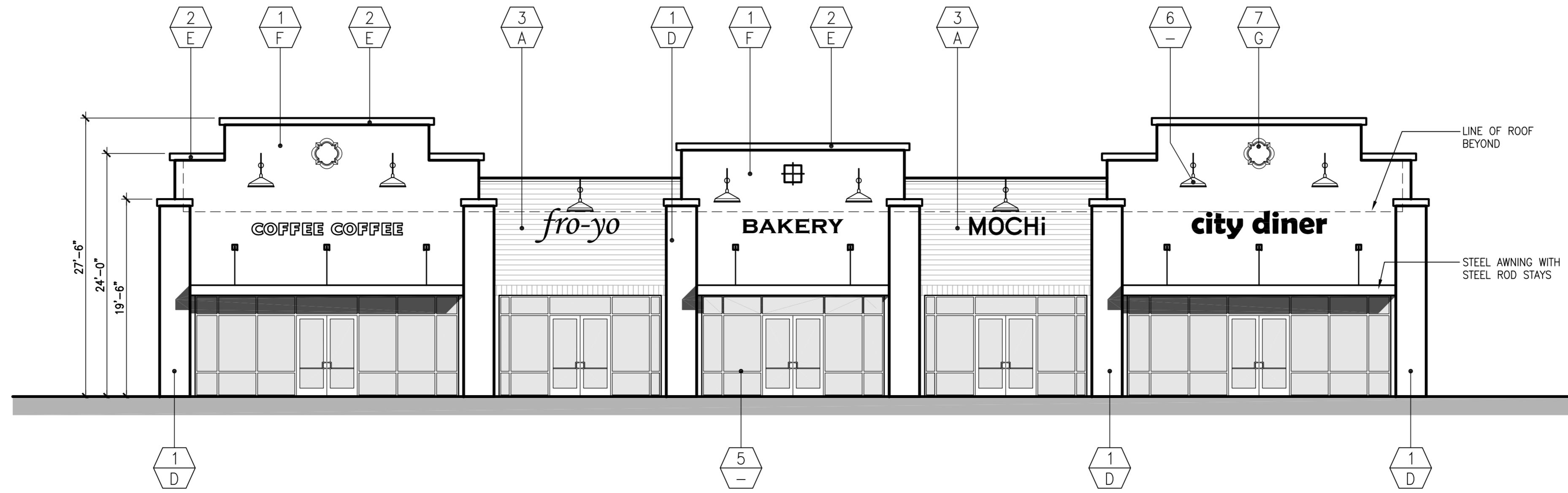
EAST ELEVATION 1/8" = 1'-0" 3



NORTH ELEVATION 1/8" = 1'-0" 4



SOUTH ELEVATION 1/8" = 1'-0" 2



WEST ELEVATION 1/8" = 1'-0" 1

EXTERIOR FINISHES

- 1 7/8" EXTERIOR CEMENT PLASTER OVER 3.4 EXPANDED DIAMOND METAL LATH MESH OVER 15# BUILDING FELT. SMOOTH TROWEL FINISH.
- 2 1/8" EXTERIOR CEMENT PLASTER OVER EFIS BASE FINISH ON FOAM SHAPED CORNICE. SMOOTH TROWEL STUCCO FINISH.
- 3 APPLIED BRICK VENEER FINISH
- 4 FACTORY FINISHED SHEET METAL COPING
- 5 ALUMINUM STOREFRONT KAWNEER TRIFAB 451 DARK BRONZE FINISH
- 6 DECORATIVE LIGHTING
- 7 ARCHITECTURAL MEDALLION
- 8 STEEL CANOPY

COLOR & MATERIAL

- A CORONADO SPECIAL USED BRICK "RED USED"
- B DUNN EDWARDS FIELD OF WHEAT DE5262
- C DUNN EDWARDS FOXTAIL DEC707
- D DUNN EDWARDS ROSEWOOD DEC706
- E DUNN EDWARDS WEATHERED BROWN DEC756
- F DUNN EDWARDS WHITE DEW380
- G DUNN EDWARDS MEADOWOOD DEC777

PERUZZI
ARCHITECTS

8800 VENICE BLVD #317
LOS ANGELES, CA 90034
TEL 310 . 838 . 9766
WWW.PERUZZIARCHITECTS.COM

PROJECT OWNER
SANTIAGO HOLDINGS
9454 WILSHIRE BLVD, STE 650
BEVERLY HILLS, CA 90212
310-553-1031

ARCHITECTS SEAL

DATE OF SEAL

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NO.	DATE	REVISIONS

RETAIL & RESTAURANTS AT
BEAUMONT VILLAGE
NWC BEAUMONT & OAK VALLEY
BEAUMONT, CA . 92223

PROJECT NUMBER:
195-001-20
DRAWING DATE:
DEC . 12 . 2023
DRAWING SCALE:
AS NOTED
DRAWN BY:
TL

PROJECT OWNER

SANTIAGO HOLDINGS
9454 WILSHIRE BLVD, STE 650
BEVERLY HILLS, CA 90212
310-553-1031

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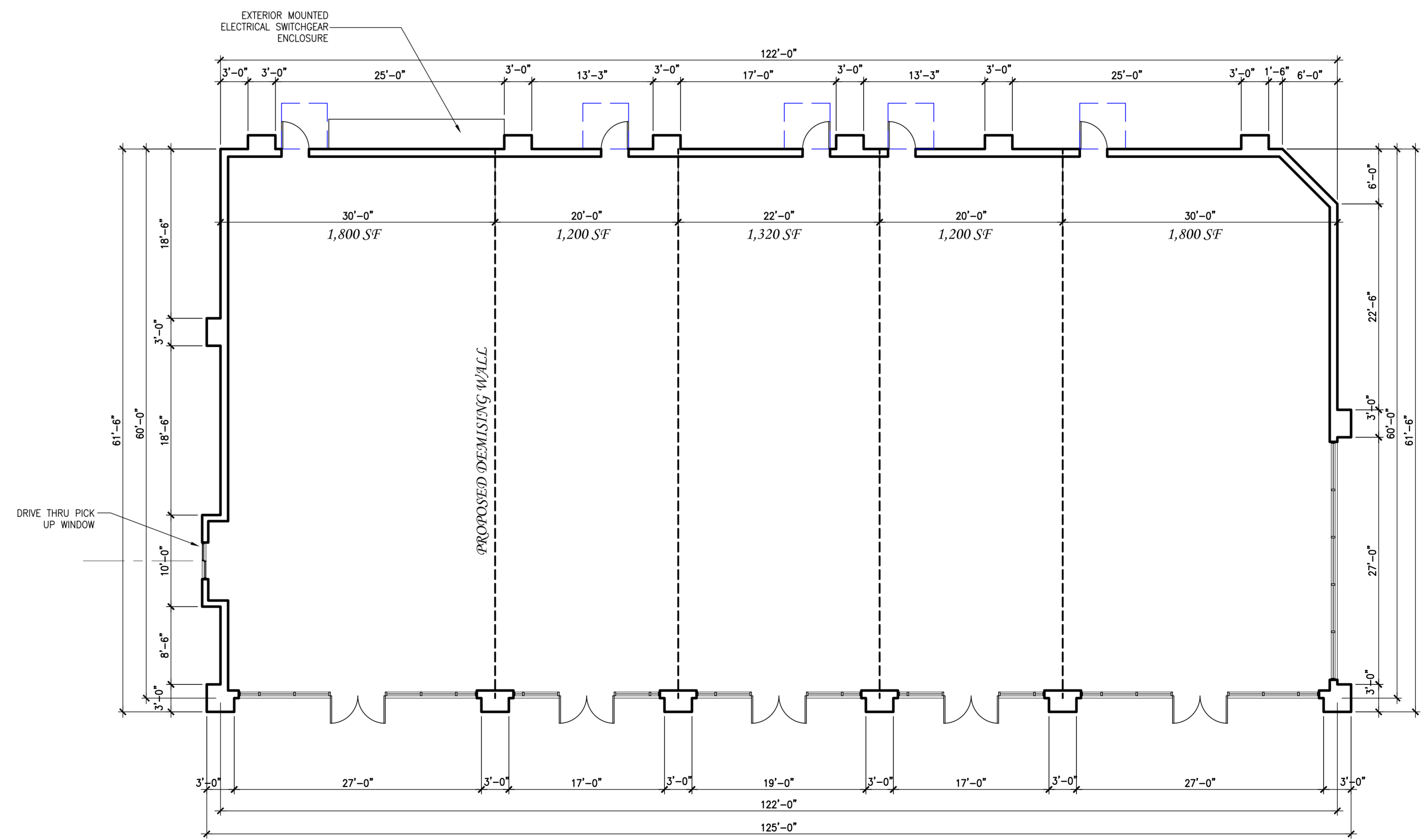
NO. DATE REVISIONS

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BEAUMONT, CA . 92223

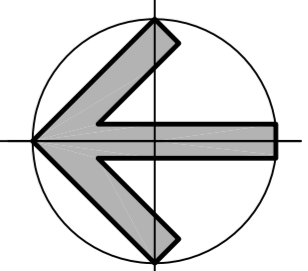
PROJECT NUMBER:
195-001-20
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DRAWING SCALE:
AS NOTED
DRAWN BY:
TL

FLOOR PLAN - BUILDING 2

A-202



PROJECT
NORTH



1 BUILDING 2 PLAN
SCALE: 1/8" = 1'-0"

PROJECT OWNER

SANTIAGO HOLDINGS
9454 WILSHIRE BLVD, STE 650
BEVERLY HILLS, CA 90212
310-553-1031

ARCHITECTS SEAL

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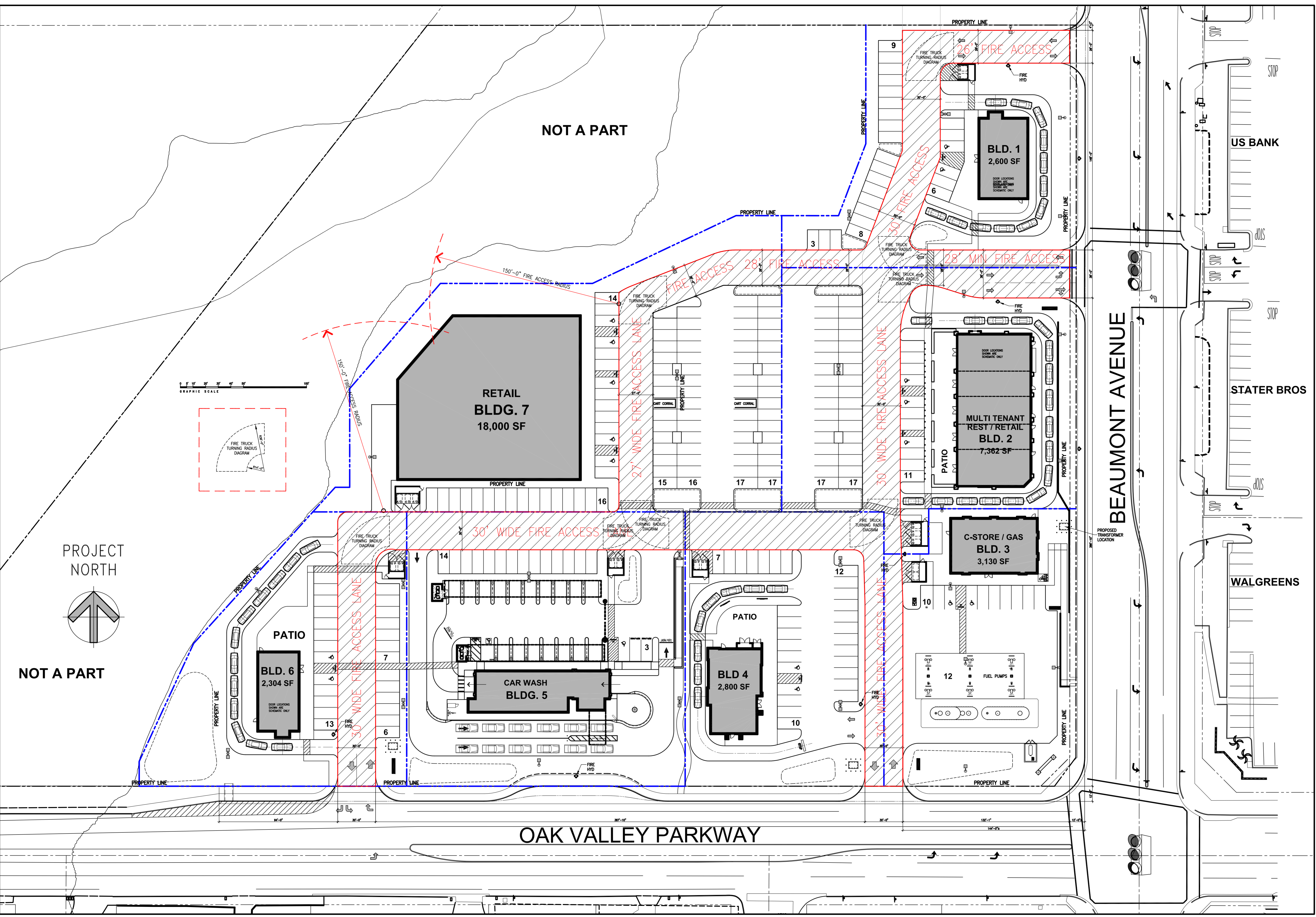
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NWC BEAUMONT & OAK VALLEY
BEAUMONT, CA . 92223

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DEC . 12 . 2023
DRAWING SCALE:
AS NOTED
DRAWN BY:
TL

FIRE ACCESS PLAN - SCHEME N2 E



NOT A PART

OAK VALLEY PARKWAY

BEAUMONT AVENUE

GRAPHIC SCALE

NOT A PART

PROJECT
NORTH

PROJECT SUMMARY

LOT AREA: APPROX. 312,150 S.F. - 7.16 ACRES

BUILDING AREAS

BUILDING 1:	2,600 S.F.
BUILDING 2:	7,362 S.F.
BUILDING 3:	3,130 S.F.
BUILDING 4:	2,800 S.F.
BUILDING 5:	3,605 S.F.
BUILDING 6:	2,304 S.F.
BUILDING 7:	18,000 S.F.

TOTAL BUILDING AREA: 39,801 S.F.

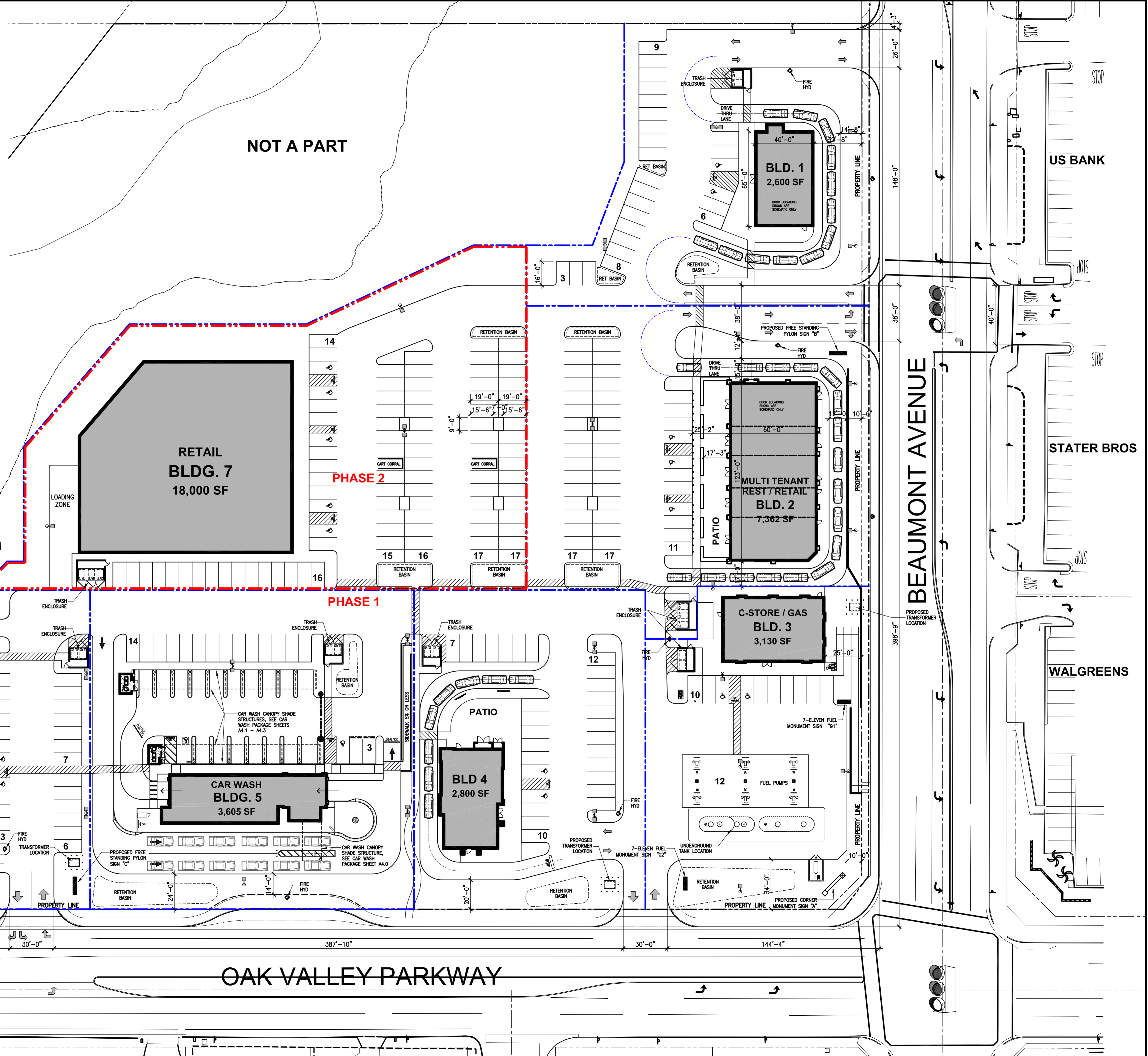
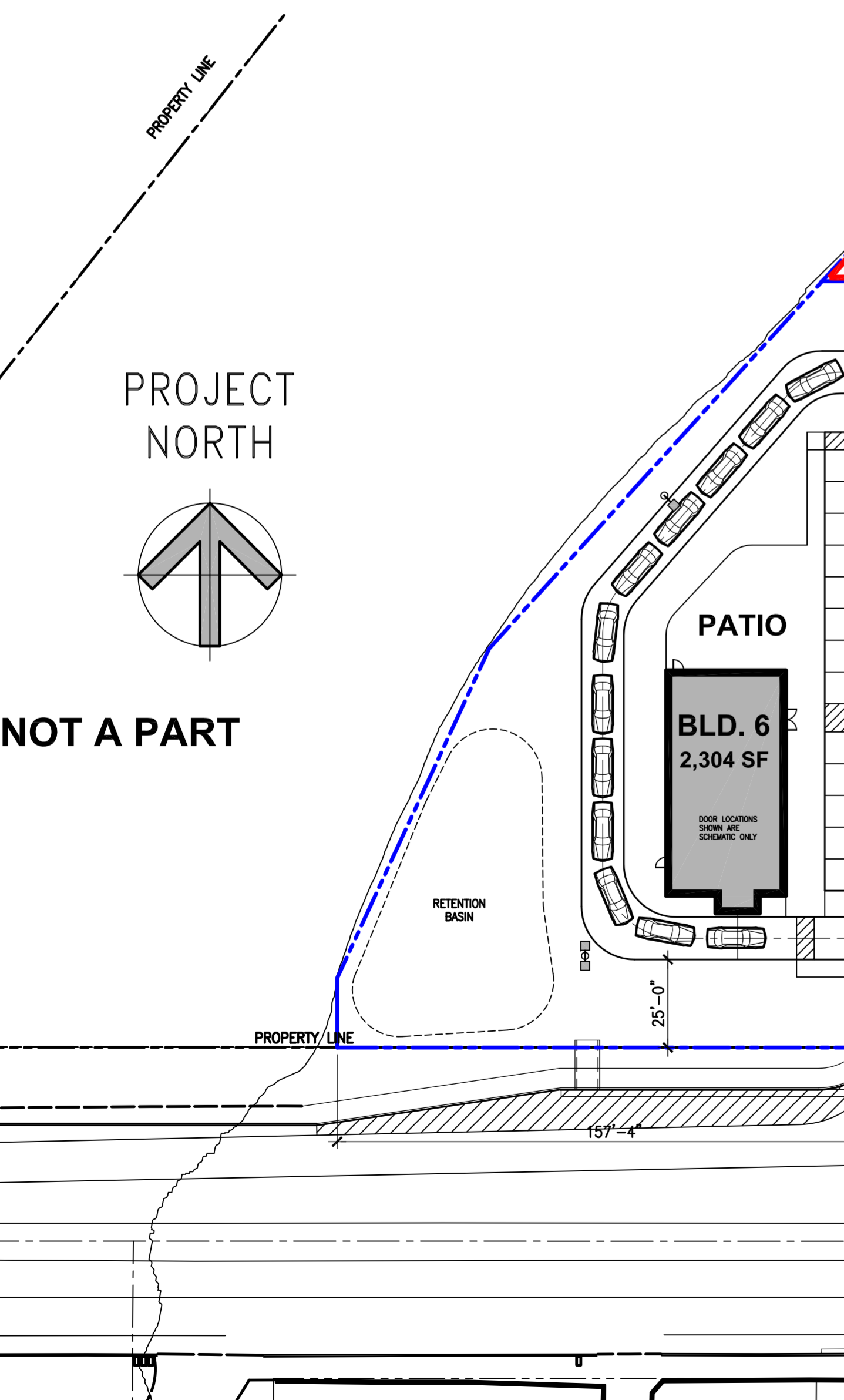
PARKING REQUIREMENTS

BUILDING 1 @ 1 PER 100SF:	26 SPACES RQD
BUILDING 2 @ 1 PER 100SF FOR 3,800:	38 SPACES RQD
BUILDING 2 @ 1 PER 200SF FOR 3,562:	18 SPACES RQD
BUILDING 3 @ 1 PER 200SF:	16 SPACES RQD
BUILDING 4 @ 1 PER 100SF:	28 SPACES RQD
BUILDING 5 @ 1 PER 200SF FOR 600:	03 SPACES RQD
BUILDING 5 @ 0 PER 000SF FOR 3,005:	00 SPACES RQD
BUILDING 6 @ 1 PER 100SF:	24 SPACES RQD
BUILDING 7 @ 1 PER 200SF:	90 SPACES RQD

TOTAL PARKING REQUIRED: 243 SPACES RQD

TOTAL PARKING PROVIDED: 258 SPACES

PARKING RATIO PROVIDED: 6.58 SPACES PER 1,000 S.F.



NOT A PART

RETAIL
BLDG. 7
18,000 SF

PHASE 2

PHASE 1

PATIO

BLD. 6
2,304 SF

CAR WASH
BLDG. 5
3,605 SF

BLD 4
2,800 SF

C-STORE / GAS
BLD. 3
3,130 SF

MULTI TENANT
REST/RETAIL
BLD. 2
7,362 SF

BLD. 1
2,600 SF

OAK VALLEY PARKWAY

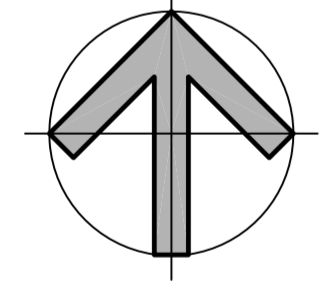
BEAUMONT AVENUE

US BANK

STATER BROS

WALGREENS

PROJECT
NORTH



NOT A PART

PERUZZI
ARCHITECTS

8800 VENICE BLVD #317

LOS ANGELES, CA 90034

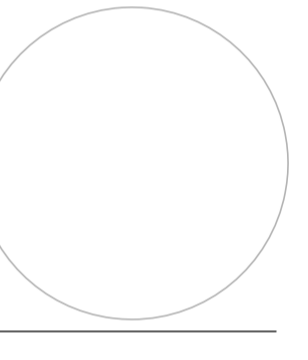
TEL 310 . 838 . 9766

WWW.PERUZZIARCHITECTS.COM

PROJECT OWNER

SANTIAGO HOLDINGS
9454 WILSHIRE BLVD, STE 650
BEVERLY HILLS, CA 90212
310-553-1031

ARCHITECTS SEAL



DATE OF SEAL

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RETAIL & RESTAURANTS AT
BEAUMONT VILLAGE
NWC BEAUMONT & OAK VALLEY
BEAUMONT, CA . 92223

PROJECT NUMBER:
195-001-20
DRAWING DATE:
DEC . 12 . 2023
DRAWING SCALE:
AS NOTED
DRAWN BY:
TL

A-100

SITE PLAN - SCHEME N2 - Option E

PROJECT SUMMARY

LOT AREA: APPROX. 312,150 S.F. - 7.16 ACRES

BUILDING AREAS

BUILDING 1:	2,600 S.F.
BUILDING 2:	7,362 S.F.
BUILDING 3:	3,130 S.F.
BUILDING 4:	2,800 S.F.
BUILDING 5:	3,605 S.F.
BUILDING 6:	2,304 S.F.
BUILDING 7:	18,000 S.F.

TOTAL BUILDING AREA: 39,801 S.F.

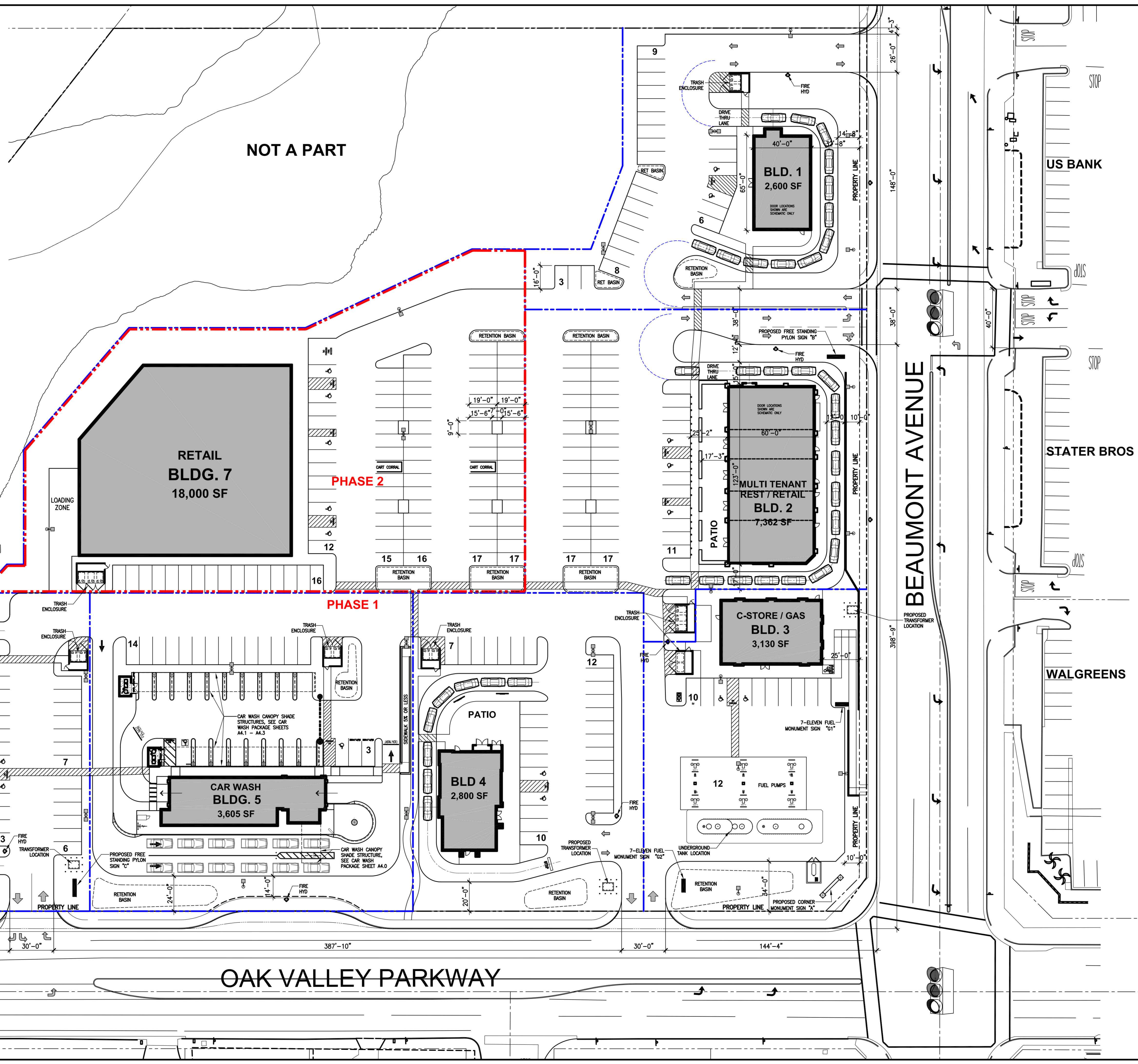
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BUILDING 2 @ 1 PER 200SF FOR 3,562:	18 SPACES RQD
BUILDING 3 @ 1 PER 200SF:	16 SPACES RQD
BUILDING 4 @ 1 PER 100SF:	28 SPACES RQD
BUILDING 5 @ 1 PER 200SF FOR 600:	03 SPACES RQD
BUILDING 5 @ 0 PER 000SF FOR 3,005:	00 SPACES RQD
BUILDING 6 @ 1 PER 100SF:	24 SPACES RQD
BUILDING 7 @ 1 PER 200SF:	90 SPACES RQD

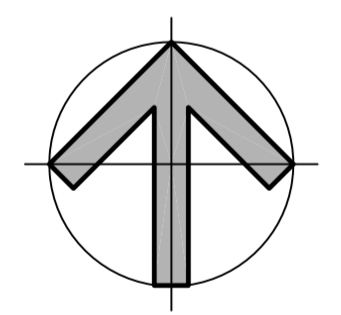
TOTAL PARKING REQUIRED: 243 SPACES RQD

TOTAL PARKING PROVIDED: 256 SPACES

PARKING RATIO PROVIDED: 6.43 SPACES PER 1,000 S.F.



PROJECT NORTH



NOT A PART

PERUZZI
ARCHITECTS

8800 VENICE BLVD #317

LOS ANGELES, CA 90034

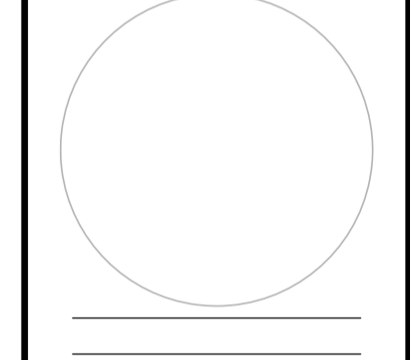
TEL 310 . 838 . 9766

WWW.PERUZZIARCHITECTS.COM

PROJECT OWNER

SANTIAGO HOLDINGS
9454 WILSHIRE BLVD, STE 650
BEVERLY HILLS, CA 90212
310-553-1031

ARCHITECTS SEAL



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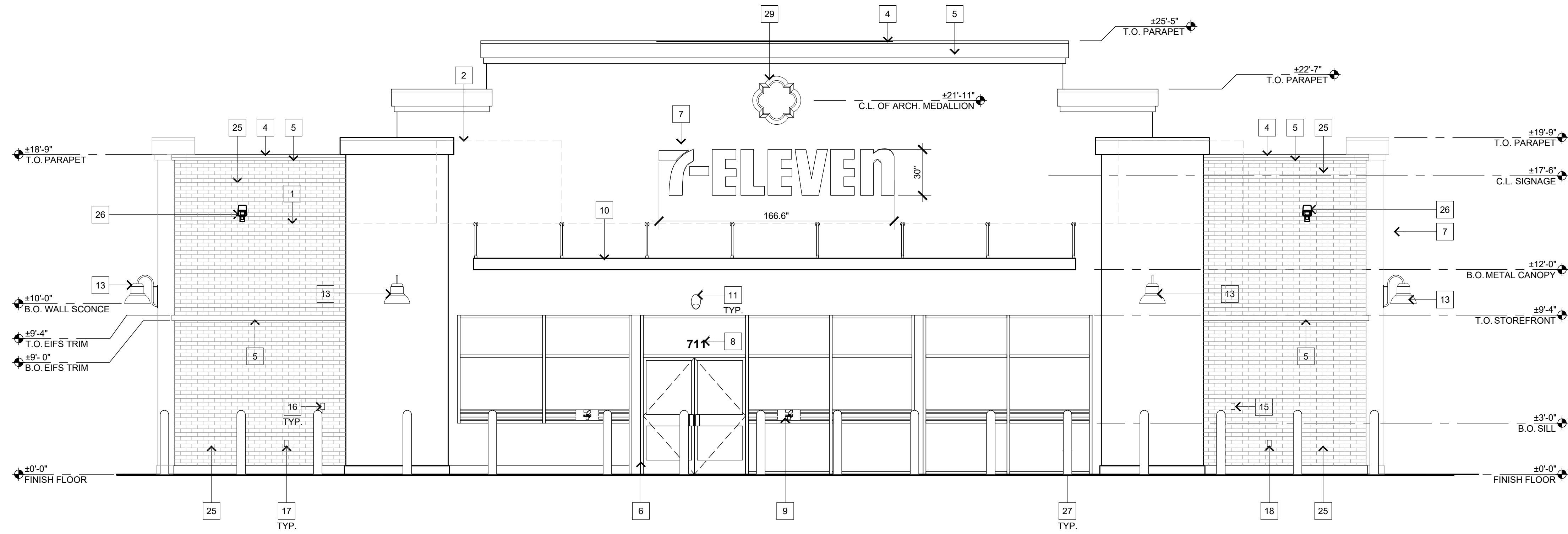
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MAR . 15 . 2024
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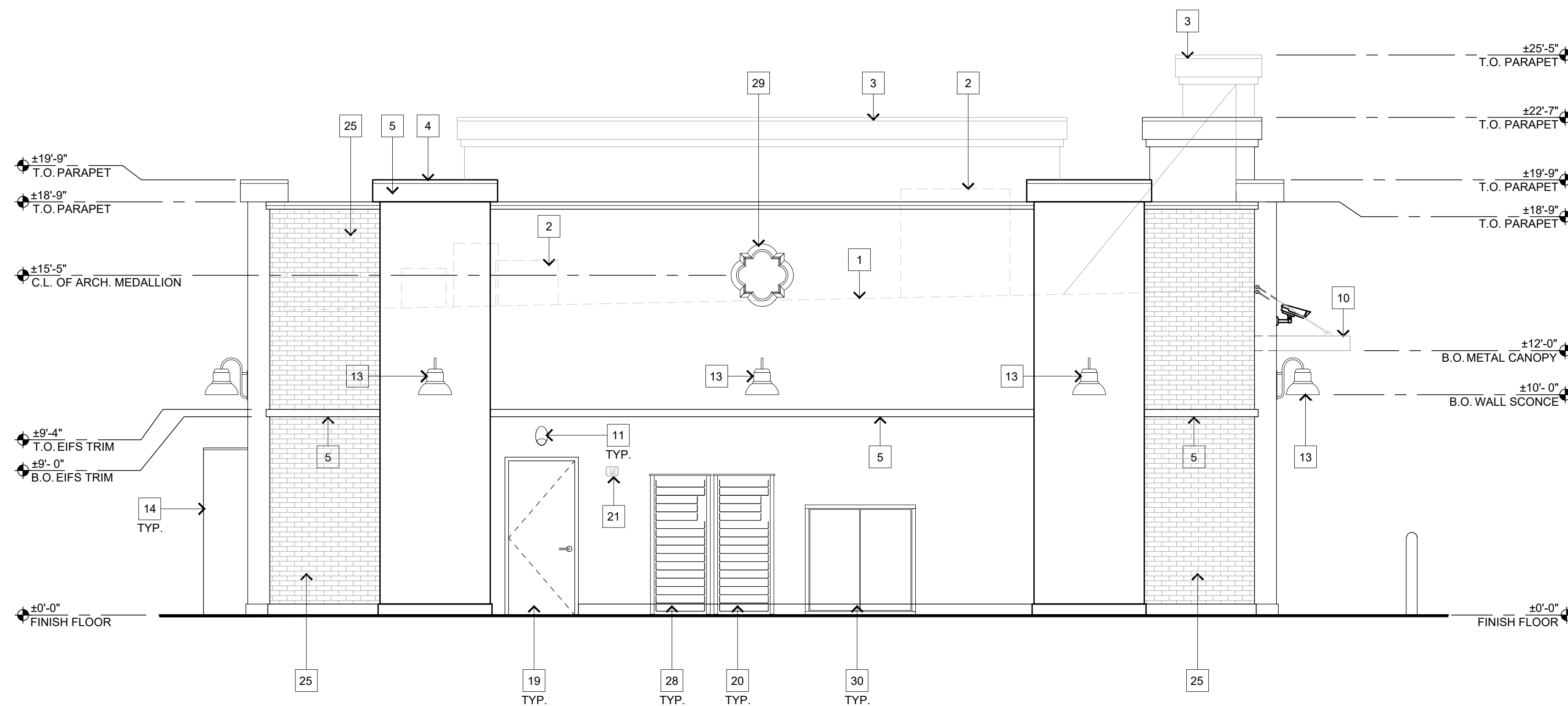
A-100

SITE PLAN - SCHEME N2 - Option F



EXTERIOR ELEVATION - SOUTH (STOREFRONT FACING OAK VALLEY PKWY.)

SCALE:
 1/4" = 1'-0" 2



EXTERIOR ELEVATION - WEST

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

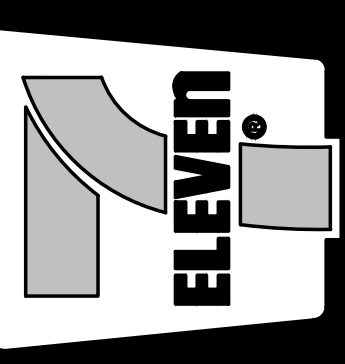
KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 EIFS DECORATIVE TRIM WITH FLASHING
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 8 6" WHITE VINYL STREET ADDRESS
- 9 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 10 PREFABRICATED METAL CANOPY
- 11 EMERGENCY EGRESS LIGHT FIXTURE
- 12 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 13 WALL SCONCE EMERGENCY LIGHT FIXTURE
- 14 ELECTRICAL SERVICE METER CABINET
- 15 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 16 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
- 17 EXTERIOR OUTLET MTD AT 24-INCHES AFF
- 18 EXTERIOR OUTLET AT 24-INCHES AFF
- 19 EMERGENCY EXIT DOOR
- 20 CO2 TANK CAGE
- 21 KNOX BOX
- 22 PREFINISHED DARK BRONZE LOUVER
- 23 WALL HYDRANT AT 24-INCHES AFF
- 24 ELECTRICAL ROOM DOOR
- 25 THIN BRICK PANEL
- 26 SECURITY CAMERA
- 27 PARKING BOLLARD
- 28 N2 TANK
- 29 ARCHITECTURAL MEDALLION TO MATCH CENTER
- 30 PROPANE EXCHANGE

Rev. #	Date	Description
5	06/03/20	DEVELOPER SITE PLAN UPDATE
6	10/21/20	DEVELOPER SITE PLAN UPDATE
7	02/17/21	CLIENT REVISIONS
8	02/23/21	CLIENT REVISIONS
9	12/14/22	CLIENT REVISIONS

PROTO 1-26-2017

7-ELEVEN, INC.
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063
 7-ELEVEN #1037793
 BEAUMONT AVE. & OAK VALLEY PKWY.
 BEAUMONT, CA 92223



701 N. ParkCenter Drive
 Santa Ana, CA 92705
 P: 714/560/8200
 F: 714/560/8211
 www.7-eleven.com

TAIT
 Since 1964

701 N. ParkCenter Drive
 Sacramento, CA 95833
 P: 916/441-1111
 F: 916/441-1112
 www.tait.com

Job#:	SE10720
Scale:	AS NOTED
Date:	12/14/2022
Drawn By:	KJ
Checked By:	LR

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SHEET:
A3.0

KEYNOTES

- 1 ROOF LINE
- 2 MECHANICAL UNIT BEYOND
- 3 ELEVATION BEYOND
- 4 20 GA. PREFINISHED METAL PARAPET CAP
- 5 EIFS DECORATIVE TRIM WITH FLASHING
- 6 ALUMINUM STOREFRONT SYSTEM
- 7 INTERNALLY ILLUMINATED FASCIA SIGN (UNDER SEPARATE PERMIT)
- 8 6" WHITE VINYL STREET ADDRESS
- 9 7-ELEVEN FILM STRIPING. APPLY PER SIGNAGE DRAWINGS (UNDER SEPARATE PERMIT)
- 10 PREFABRICATED METAL CANOPY
- 11 EMERGENCY EGRESS LIGHT FIXTURE
- 12 OVERFLOW ROOF DRAIN SPOUT; SET BOTTOM AT 6-INCHES AFS
- 13 WALL SCONCE LIGHT FIXTURE
- 14 ELECTRICAL SERVICE METER CABINET
- 15 EMERGENCY SHUT OFF FOR FUEL DISPS MTD AT 48-INCHES AFF
- 16 ALTERNATE LOCATION FOR EMERGENCY SHUT OFF FOR FUEL
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- 19 EMERGENCY EXIT DOOR
- 20 CO2 TANK CAGE
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Rev. #	Date	Description
5	06/03/20	DEVELOPER SITE PLAN UPDATE
6	10/21/20	DEVELOPER SITE PLAN UPDATE
7	02/17/21	CLIENT REVISIONS
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9	12/14/22	CLIENT REVISIONS

PROTO 1-26-2017

7-ELEVEN, INC.
3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1037793
BEAUMONT AVE. & OAK VALLEY PKWY.
BEAUMONT, CA 92223

EXTERIOR ELEVATIONS



701 N. Parkcenter Drive
Santa Ana, CA 92705
p: 714/560/8200
f: 714/560/8211
www.7-eleven.com

Los Angeles
Ontario
Sacramento
Seattle
Spokane

Since 1946

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Job#: SE10720

Scale: AS NOTED

Date: 12/14/2022

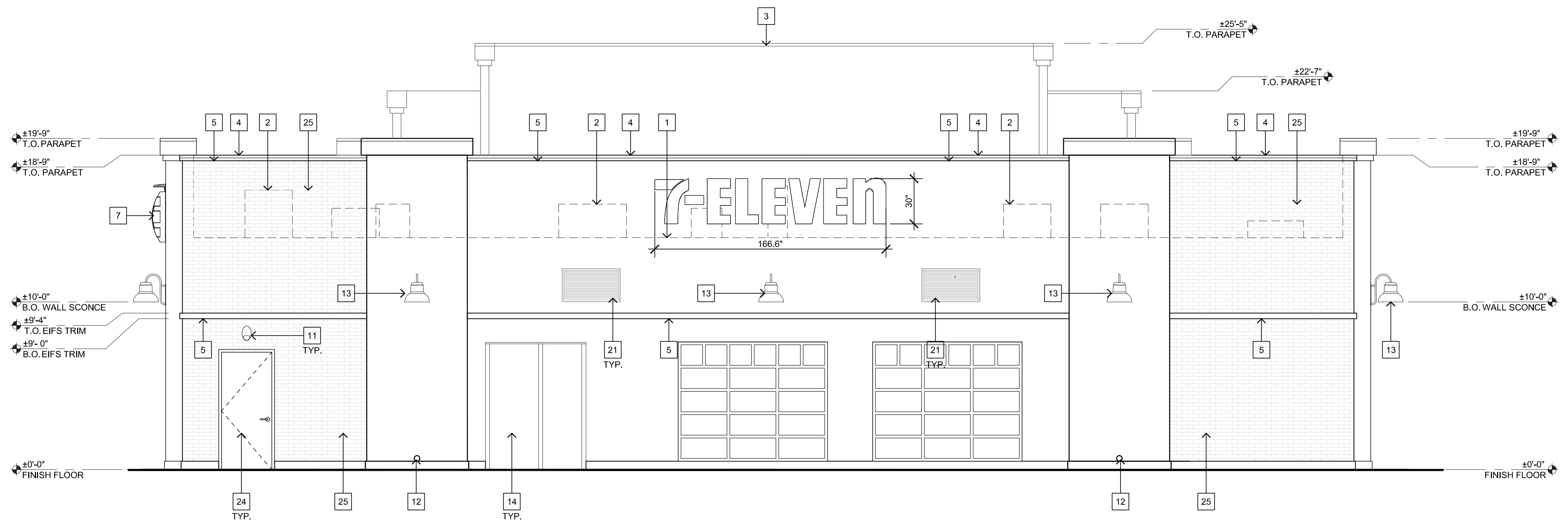
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Checked By: LR

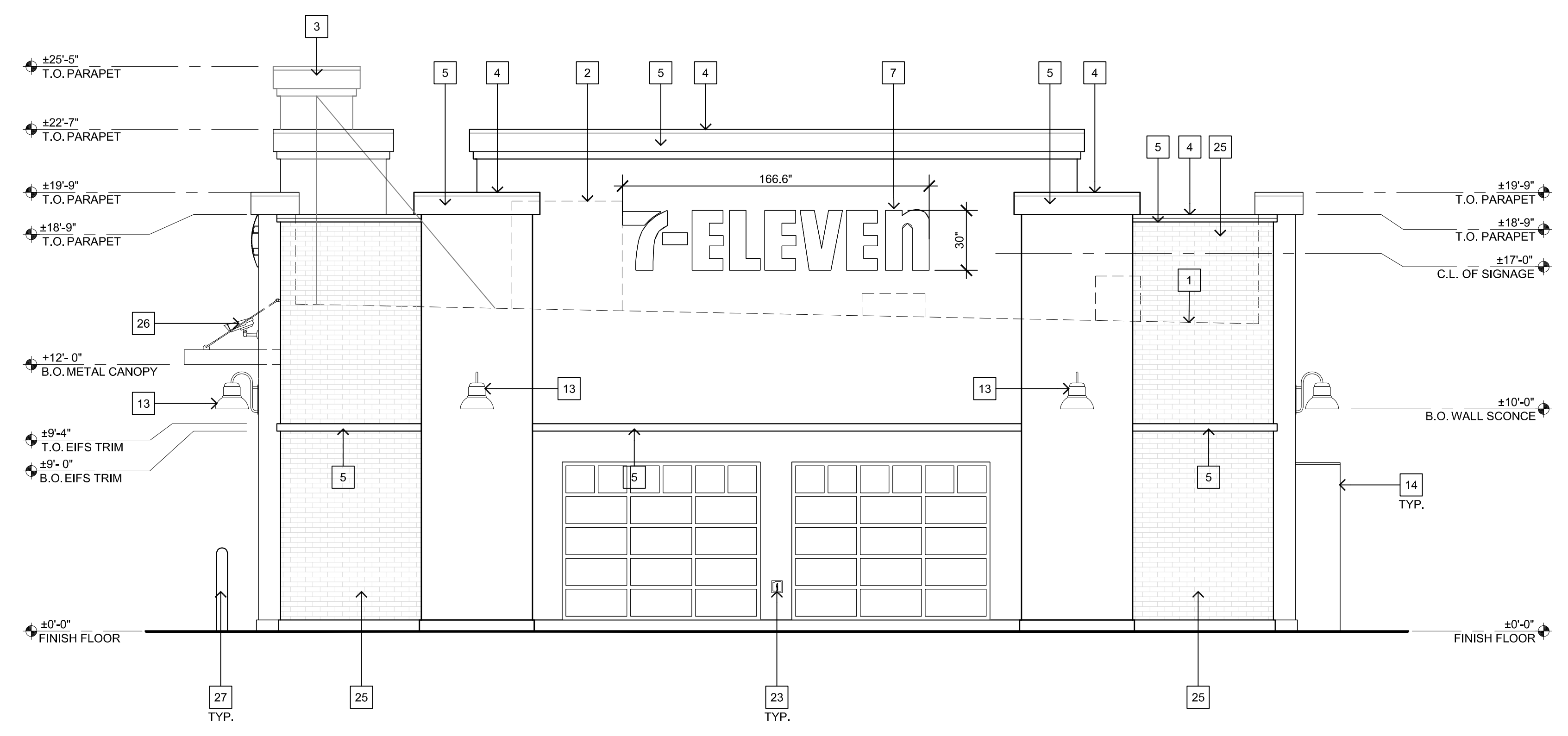
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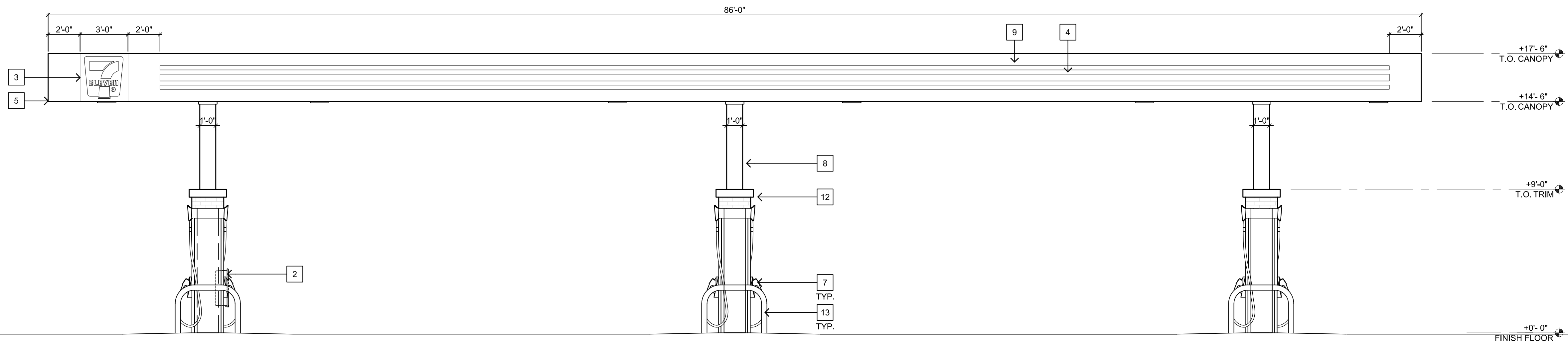
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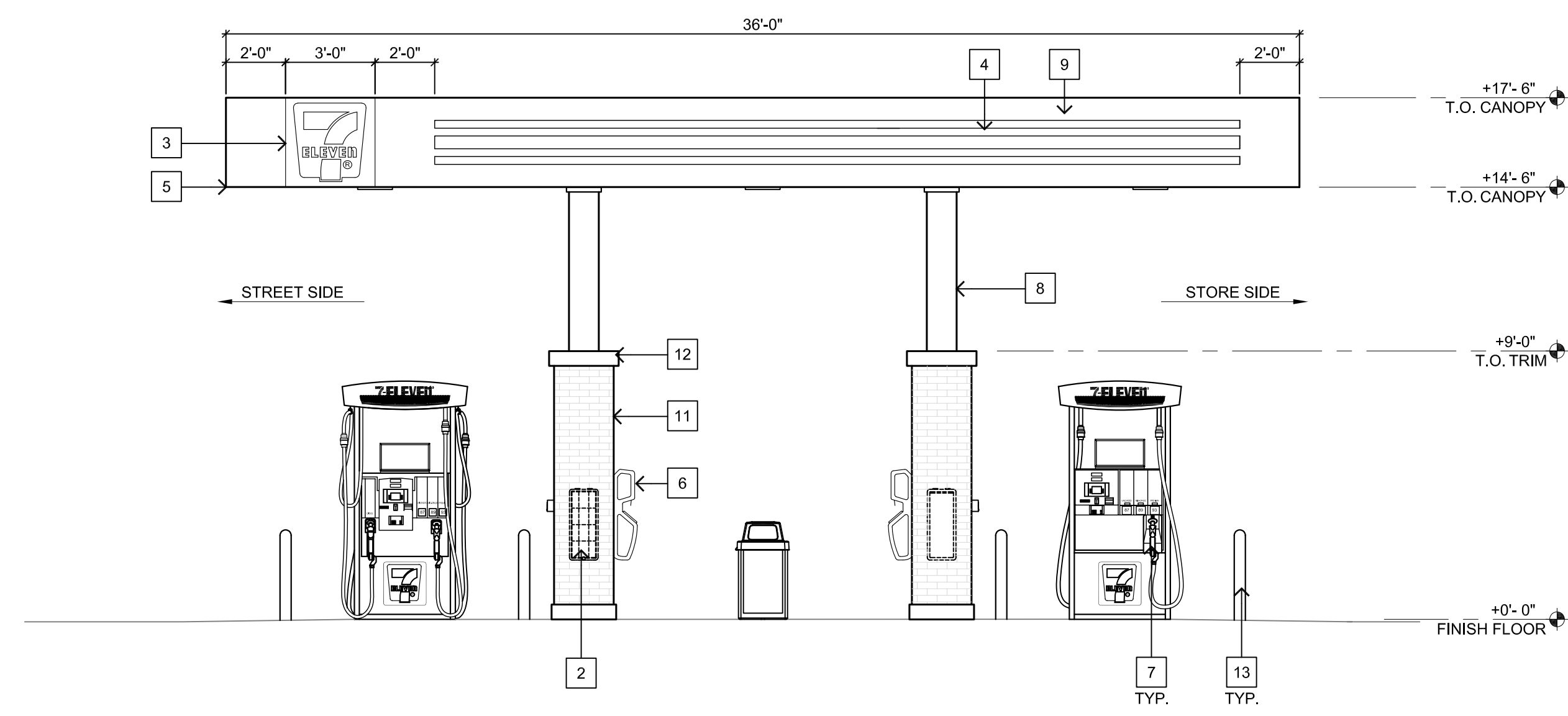
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EXTERIOR ELEVATION - EAST (FACING BEAUMONT AVE.) SCALE: 1/4" = 1'-0" 1



EXTERIOR ELEVATION - SOUTH SCALE: 1/4" = 1'-0" 2



EXTERIOR ELEVATION - EAST SCALE: 1/4" = 1'-0" 1

KEYNOTES

- 1 INTERCOM CALL BOX. MECHANICALLY FASTENED TO COLUMN. MOUNT AT 48-INCHES MAX. ABOVE SLAB TO BUTTON
- 2 FIRE EXTINGUISHER - ADA MOUNTING HEIGHT TO BE MAX. 48-INCHES FROM GRADE TO PAPER TOWEL OPENING
- 3 3-FEET X 3-FEET ILLUMINATED LOGO SIGN (UNDER SEPARATE PERMIT)
- 4 TATEYAMA IMAGE TRI-STRIPE (NON-ILLUMINATED)
- 5 OVERFLOW PROTECTION AS REQUIRED. SEE CANOPY DRAWINGS AND SPECIFICATIONS
- 6 WASH BUCKET - ADA MOUNTING HEIGHT TO BE MAX. 48-INCHES FROM GRADE TO PAPER TOWEL OPENING
- 7 GAS DISPENSER
- 8 CANOPY COLUMN
- 9 ACM CANOPY FASCIA
- 10 CANOPY CORNICE
- 11 THIN BRICK PANEL
- 12 EIFS DECORATIVE TRIM WITH FLASHING
- 13 PARKING BOLLARD

Rev. #	Date	Description
5	06/03/20	DEVELOPER SITE PLAN UPDATE
6	10/21/20	DEVELOPER SITE PLAN UPDATE
7	02/17/21	CLIENT REVISIONS
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PROTO 1-26-2017

7-ELEVEN, INC.
 3200 HACKBERRY ROAD, IRVING, TEXAS 75063

7-ELEVEN #1037793
 BEAUMONT AVE. & OAK VALLEY PKWY.
 BEAUMONT, CA 92223

EXTERIOR ELEVATIONS - FUEL



701 N. Parkcenter Drive
 Santa Ana, CA 92705
 P: 714.650.0900
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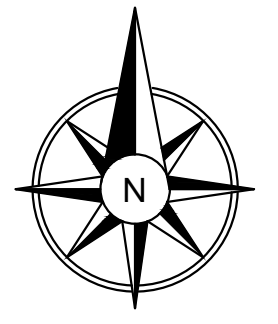
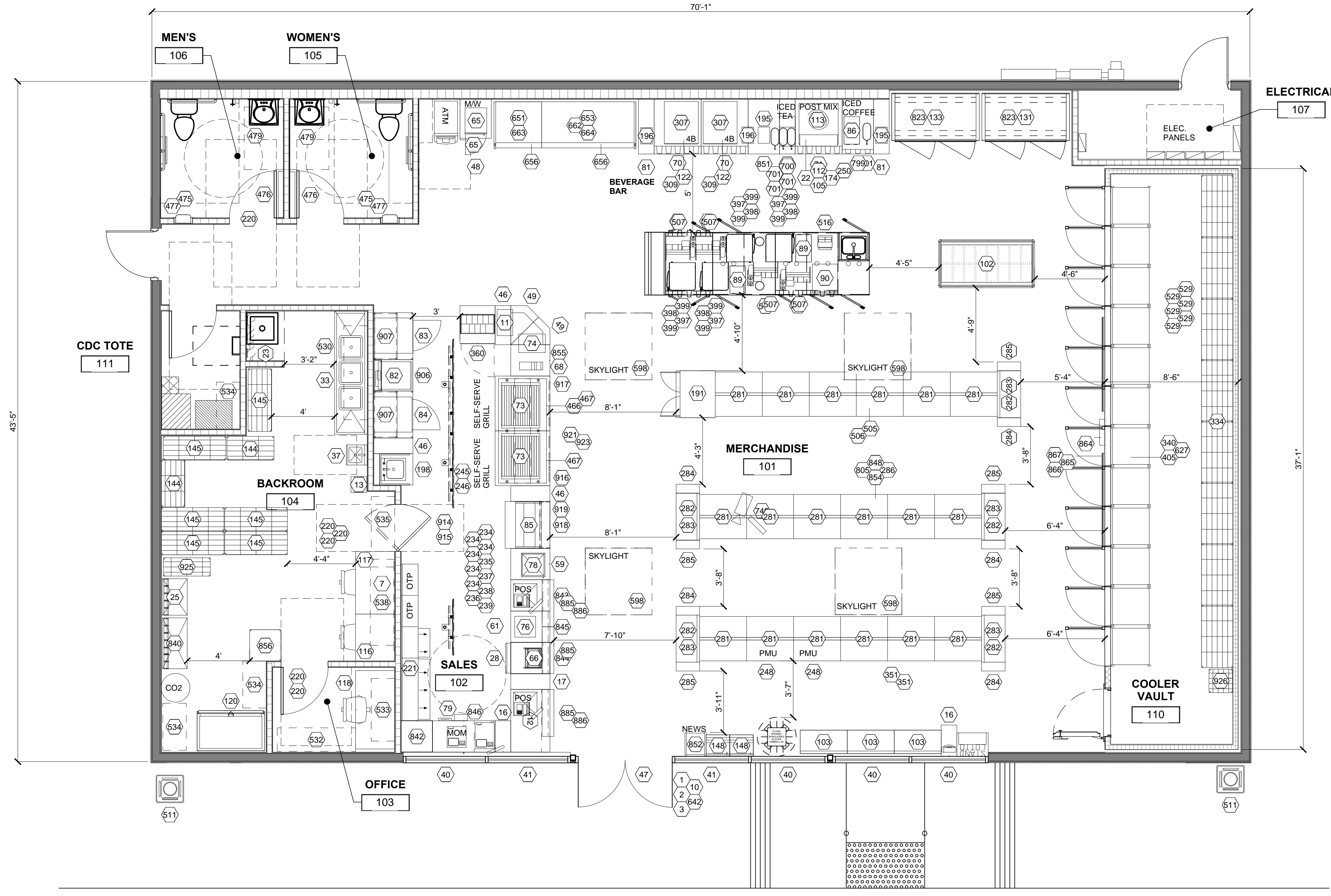
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Scale:	AS NOTED
Date:	02/23/2021
Drawn By:	KJ
Checked By:	LR

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LAYOUT INFORMATION		
GENERAL		
• ROLLER GRILLS	02	
• SANDWICH CASE	WALL	
• VAULT DOORS	12	
• LOW TEMP DOORS	02	
• ICE MERCH DOORS	02	
• NOVELTY CASE	01	
• BAKERY CASE	01	
• SLURP/FEE BARRELS	08	
• FUELING	Y	
• BEER	Y	
• WINE	Y	
• LIQUOR	N	
BACKROOM		
• OVERHEAD SHELVING	16'	
• FLOOR SHELVING	32'	
BUILDING		
• TOTAL SQ FT	3,043	
• SALES FLOOR SQ FT	2,032	
• BACKROOM SQ FT	353	
• OCCUPANCY LOAD	41	
• TRAVEL DISTANCE	69'-6"	
• RESTROOMS REQ'D	02	
• EXITS REQ'D	02	
DEVIATIONS		
• STAND ALONE LOW TEMP AND FREEZER		
• BREWERS ON COFFEE ISLAND		
MERCHANDISE		
• GONDOLA UNITS	36	
• END CAPS	05	
• LOW WALLS	04	
• TOTAL	45	
• POWER WINGS	10	

WALL LEGEND		
	NEW STUD WALL	
	EXISTING WALL	

DISCLAIMER
 THIS FLOOR PLAN HAS BEEN PREPARED WITH THE ASSUMPTION THAT ALL REFRIGERATED EQUIPMENT IS REMOTE-COOLED PER 7-ELEVEN PROTO. THE AOR "ARCHITECT OF RECORD" / EOR "ENGINEER OF RECORD" IS RESPONSIBLE FOR NOTIFYING THE CONCEPT PLAN COMPANY (CORE STATES GROUP) IF REFRIGERATION DESIGN WILL BE NON-PROTYPICAL SO THAT FLOOR PLAN MAY BE REVISED ACCORDINGLY.



Job#:	SEI.24513	Scale:	1/4" = 1'-0"	Date:	04/20/2018	Drawn By:	J. Smith	Checked By:	J. Tooke
Documents prepared by Core States Group are to be used only for the specific project and specific use for which they are intended. Any use by owner or any other party, without the expressed, written consent of Core States Group is done at the user's risk. Core States Group, its user will hold Core States Group harmless from all claims and losses.									
LAYOUT #	2								
APPROVED	04/20/2018								
Rev. #	Date	Description							
PROTO	AUGUST 2017	7-ELEVEN, INC. 3200 HACKBERRY ROAD, IRVING, TEXAS 75063 7-11 #1037793 BEAUMONT AVE & Oak Valley PKWY BEAUMONT, CA 92223	FLOOR PLAN LAYOUT						

CONCEPTUAL GRADING PLAN

PP2019-0222 / CUP 2017-0010 - BEAUMONT VILLAGE
 PROPOSED COMMERCIAL RETAIL CENTER
 APN 404-190-001 & 003
 NORTHWEST CORNER OF BEAUMONT AVENUE &
 OAK VALLEY PARKWAY
 CITY OF BEAUMONT

LEGAL DESCRIPTION

PARCEL C AS SHOWN ON LOT LINE ADJUSTMENT NO. 07-LLA-02 AS EVIDENCED BY DOCUMENT RECORDED OCTOBER 29, 2007 AS INSTRUMENT NO. 07-663184 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, IN TOWNSHIP 2 SOUTH, RANGE 1 WEST, SAN BERNARDINO BASE AND MERIDIAN ACCORDING TO THE OFFICIAL PLAT THEREOF, IN THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 34 AS SHOWN ON PARCEL MAP NO. 26229, FM 173/21, RECORDS OF RIVERSIDE COUNTY;

THENCE NORTH 00°49'05" EAST 657 FEET ALONG THE WEST LINE OF SAID SECTION 34 TO THE NORTH LINE OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34;

THENCE EASTERLY ALONG THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, NORTH 89°42'10" EAST 840.87 FEET TO THE TRUE POINT OF BEGINNING.

THENCE CONTINUING EASTERLY ALONG SAID NORTH LINE, NORTH 89°42'10" EAST 482.81 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34;

THENCE SOUTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 34, SOUTH 00°46'11" WEST 208.71 FEET;

THENCE NORTH 89°42'10" EAST 35.34 FEET TO A LINE 50 FEET WEST AND PARALLEL TO THE CENTER LINE OF BEAUMONT AVENUE AS SHOWN ON PARCEL MAP NO. 26229, FM 173/21;

THENCE SOUTHERLY ALONG SAID PARALLEL LINE, SOUTH 00°14'51" EAST 371.32 FEET;

THENCE SOUTH 36°12'03" WEST 28.49 FEET TO A LINE 55 FEET NORTH AND PARALLEL TO THE CENTER LINE OF FOURTEENTH STREET, FOURTEENTH STREET CENTERLINE BEING THE SOUTH LINE OF SAID SECTION 34;

THENCE WESTERLY ALONG SAID PARALLEL LINE, SOUTH 89°43'07" WEST 970.14 FEET TO THE SOUTHWEST CORNER OF PARCEL 1 OF PARCEL MAP NO. 26229, FM 173/21;

THENCE NORTHEASTERLY ALONG THE WEST LINE OF SAID PARCEL 1, NORTH 37°50'21" EAST 766.17 FEET TO THE TRUE POINT OF BEGINNING.

EXISTING EASEMENTS

NO KNOWN EASEMENTS PER TITLE REPORT DATED 05/17/2022 BY NORTH AMERICAN TITLE COMPANY.

UTILITIES:

ELECTRIC:
 SOUTHERN CALIFORNIA
 EDISON COMPANY
 287 TENNESSEE STREET
 REDLANDS, CA 92373
 (909) 307-6788

TELEPHONE:
 VERIZON
 9 S. 4TH STREET
 REDLANDS, CA 92373
 (909) 748-6640

WATER:
 BEAUMONT-CHERRY VALLEY
 WATER DISTRICT
 560 MAGNOLIA AVENUE
 BEAUMONT, CA 92223
 (951) 845-9581

GAS:
 SOUTHERN CALIFORNIA
 GAS COMPANY
 1981 WEST LUGONIA AVENUE
 REDLANDS, CA 92373
 (909) 335-7836

CABLE:
 CHARTER COMMUNICATIONS
 1500 AUTO CENTER DRIVE
 ONTARIO, CA 91761
 (909) 634-3224

SEWER:
 CITY OF BEAUMONT
 550 E. 6TH STREET
 BEAUMONT, CA 92223
 (951) 769-8518

SOURCE OF SURVEY

TOPOGRAPHIC SURVEY
 DATED NOVEMBER 2017
 PROJECT NO. R311806.01
 AS CONDUCTED BY
INLAND AERIAL SURVEYS, INC.
 7117 ARLINGTON AVE., SUITE A
 RIVERSIDE, CA 92503
 PHONE: (951) 687-4252
 FAX: (949) 988-5820

SOIL ENGINEER

REPORT DATED APRIL 7, 2020
 PROJECT NO. 13627-1
 AS CONDUCTED BY
LOH GEOTECHNICAL GROUP, INC.
 6121 QUAIL VALLEY COURT
 RIVERSIDE, CA 92507
 PHONE: (951) 653-1760
 FAX: (951) 653-1741

SOURCE OF FLOOD LIMITS

REPORT DATED JANUARY 7, 2020
 PROJECT NO. R311806.01
 AS CONDUCTED BY
HUITT-ZOLLARS, INC.
 2603 MAIN STREET, SUITE 400
 IRVINE, CA 92614
 PHONE: (949) 988-5815
 FAX: (949) 988-5820

SOURCE OF NO BUILD ZONE

REPORT DATED NOVEMBER 23, 2016
 FILE NO. 00547-01, DOC. NO. 16-11-710
 AS CONDUCTED BY
EARTH SYSTEMS SOUTHWEST
 1680 ILLINOIS AVE., SUITE 20
 PERRIS, CA 92571
 PHONE: (951) 928-9799
 FAX: (951) 928-9948

PROJECT NOTES

- ASSESSOR'S PARCEL NUMBER: 404-190-001 & 003
- EXISTING GROSS AREA: 539,773 SF = 12.39 AC
- EXISTING NET AREA: 452,398 SF = 10.38 AC
- PROPOSED DEDICATION: 2,820 SF = 0.06 AC
- PROPOSED NET AREA: 449,578 SF = 10.32 AC
- EXISTING / PROPOSED ZONE DESIGNATION: COMMERCIAL NEIGHBORHOOD
- EXISTING LAND USE: VACANT
- PROPOSED LAND USE: COMMERCIAL RETAIL CENTER
- PROJECT SITE IS LOCATED WITHIN ZONE X (0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILES) & ZONE AE (REGULATORY FLOODWAY)

KEY NOTES

- PROPOSED 6" CURB
- PROPOSED 6" CURB + GUTTER
- PROPOSED RIBBON GUTTER
- PROPOSED SIDEWALK/PCC
- PROPOSED 8" CURB + GUTTER
- PROPOSED STORM DRAIN PIPE
- PROPOSED STORMTECH SYSTEM
- PROPOSED DROP INLET WITH 'NO DUMPING' SIGNAGE
- PROPOSED TRASH ENCLOSURE
- PROPOSED RETAINING WALL
- PROPOSED ADA RAMP
- EXISTING AC BERM TO BE REMOVED
- PROPOSED AIRVAC MACHINE
- PROPOSED CLEAN AIR SEPARATOR
- PROPOSED FIRE HYDRANT
- EXISTING TRAFFIC SIGNAL TO BE RELOCATED
- EXISTING PULL BOX TO BE RELOCATED
- EXISTING WATER METER TO BE REMOVED
- PROPOSED PARKWAY DRAIN
- EXISTING AC WALKWAY TO BE REMOVED
- PROPOSED RAISED CENTER MEDIAN
- PROPOSED TRANSFORMER
- PROPOSED CURB OPENING
- PROPOSED MONUMENT SIGN
- PROPOSED DRIVEWAY
- PROPOSED RETENTION BASIN
- PROPOSED DEPRESSED LANDSCAPE
- PROPOSED PRE-TREATMENT DEVICE

LEGEND

- AC ASPHALT CONCRETE
- AV EXISTING AIR VALVE
- BR PROPOSED BIKE RACK
- CF CURB FACE
- DDC EXISTING DOUBLE DETECTOR CHECK
- EDP EDGE OF PAVEMENT
- EP EXISTING ELECTRIC RISER
- FH EXISTING FIRE HYDRANT
- FP PROPOSED FLAG POLE
- FS FINISHED SURFACE
- GB GRADE BREAK
- GV EXISTING GAS VALVE
- ICV EXISTING IRRIGATION CONTROL VALVE
- LT EXISTING LIGHT
- LP PROPOSED LIGHT
- PB EXISTING PULL BOX
- PCC PORTLAND CEMENT CONCRETE
- P.L. PROPERTY LINE
- R/W RIGHT-OF-WAY
- S EXISTING SIGN
- SDMH EXISTING STORM DRAIN MANHOLE
- SMH EXISTING SEWER MANHOLE
- STL EXISTING STREET LIGHT
- TG TOP OF GRATE
- TS EXISTING TRAFFIC SIGNAL

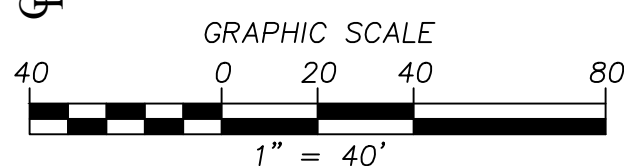
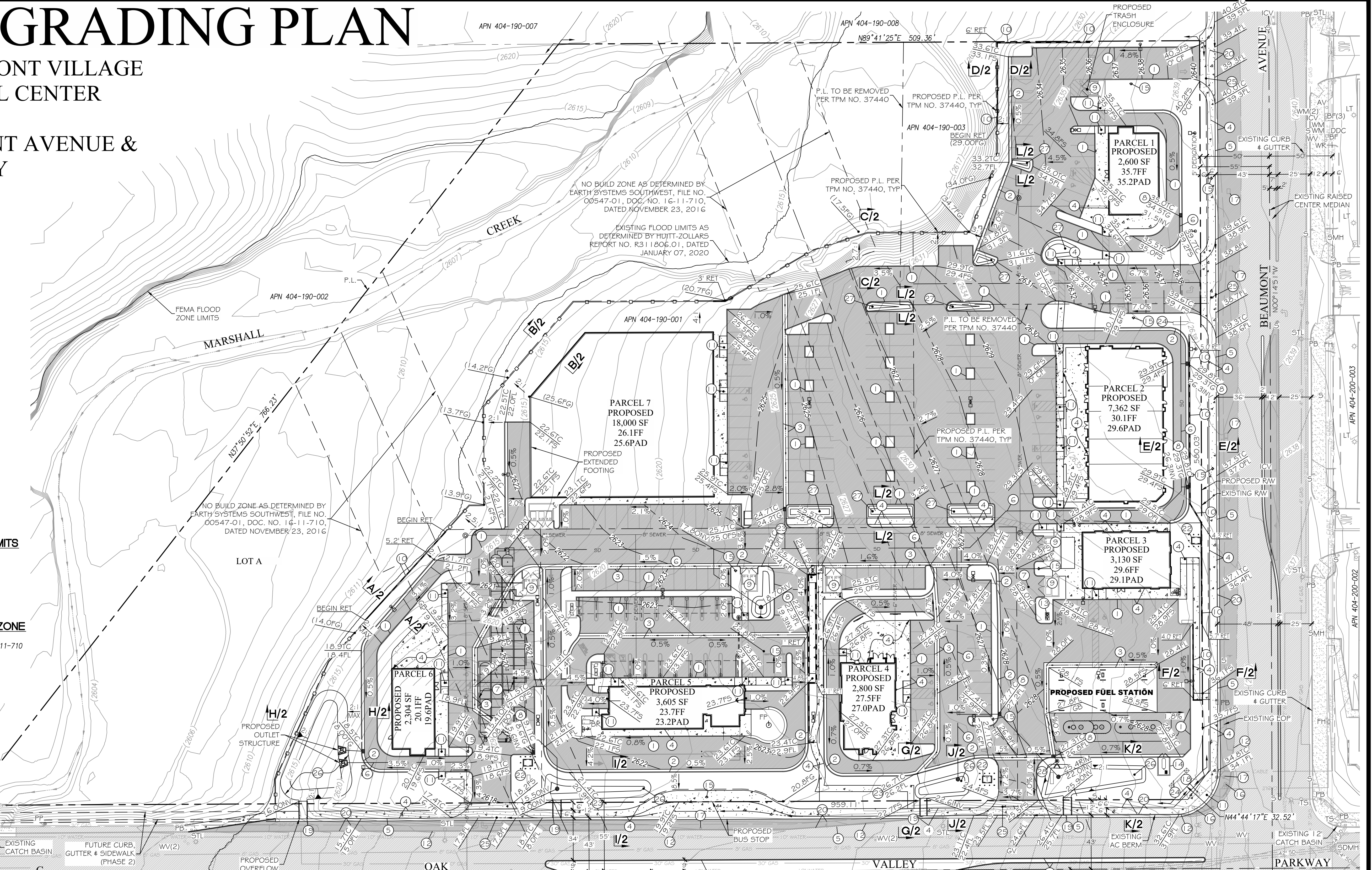
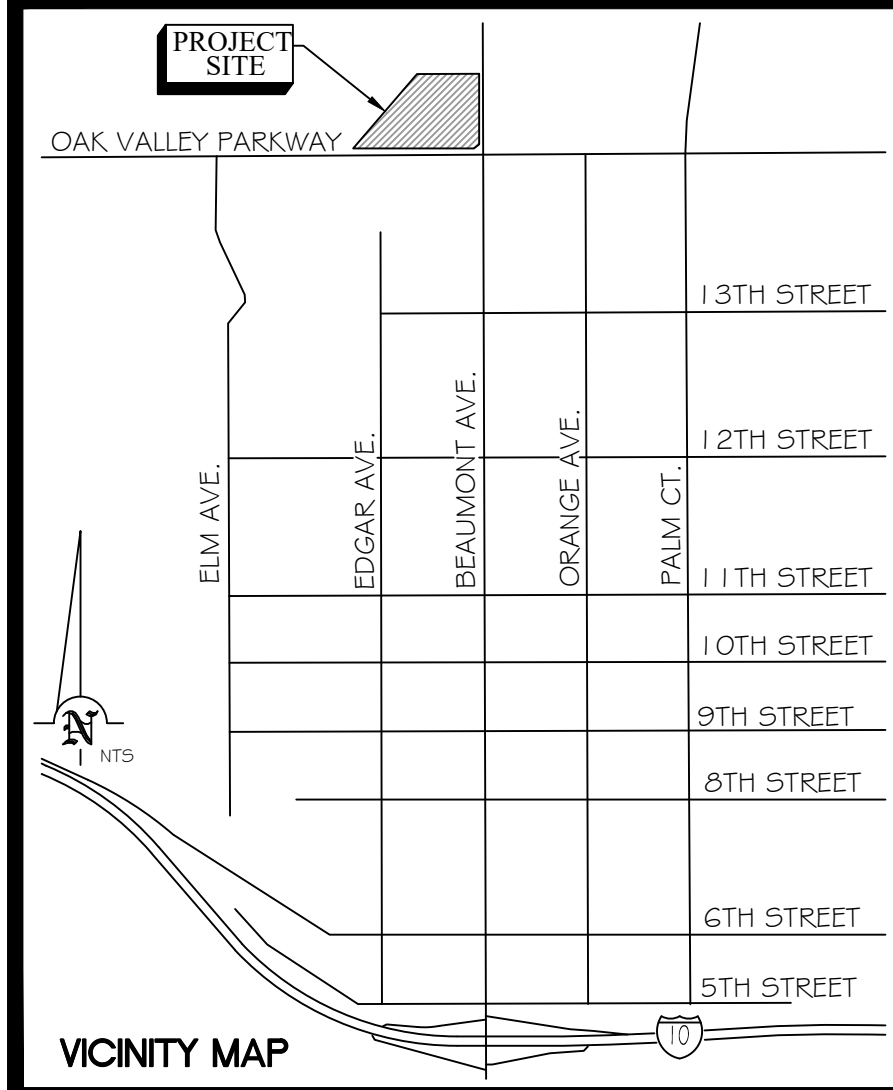
HATCH LEGEND

- PROPOSED AC / PCC DRIVE AISLE / PARKING LOT
- EXISTING AC PAVING TO REMAIN
- EXISTING PCC PAVING
- PROPOSED PCC SIDEWALK

PRELIMINARY EARTHWORK QUANTITIES

CUT 19,000 CY (RAW/UNADJUSTED)
 FILL 11,200 CY (SITE ANTICIPATED TO BALANCE AFTER LOSSES)

NOTE: THE PROPOSED GRADING ON THIS PLAN IS STRICTLY CONCEPTUAL AND SHOULD ONLY BE USED FOR PLANNING PURPOSES.



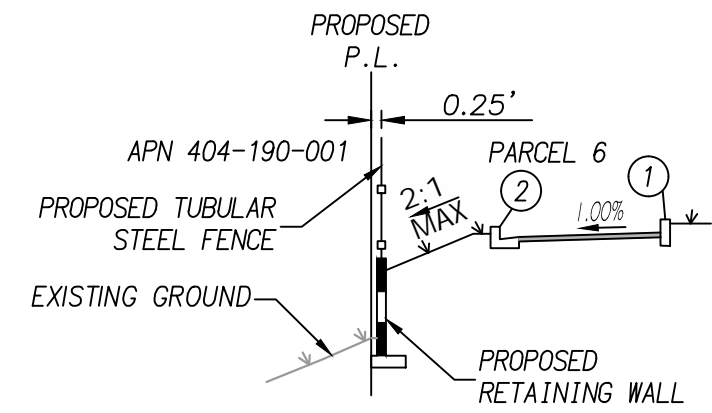
PROPERTY OWNER/APPLICANT:
SANTIAGO HOLDINGS, LLC
C/O CAMDEN HOLDINGS, LLC
 ATTN: MR. ARI MILLER
 9454 WILSHIRE BLVD., 6TH FLOOR
 BEVERLY HILLS, CA 90212
 (310) 553-1031

CONCEPTUAL GRADING PLAN
 PP2019-0222/CUP2017-0010
 PROPOSED COMMERCIAL RETAIL CENTER
 APN 404-190-001 & 003
 NORTHWEST CORNER OF BEAUMONT
 AVENUE & OAK VALLEY PARKWAY
 CITY OF BEAUMONT

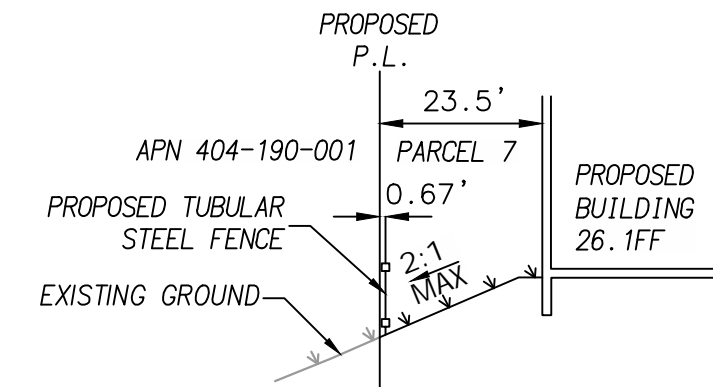
CASC
 Engineering and Consulting
 1470 EAST COOLEY DRIVE
 COLTON, CA 92324
 PH. (909) 783-0101 FAX (909) 783-0108



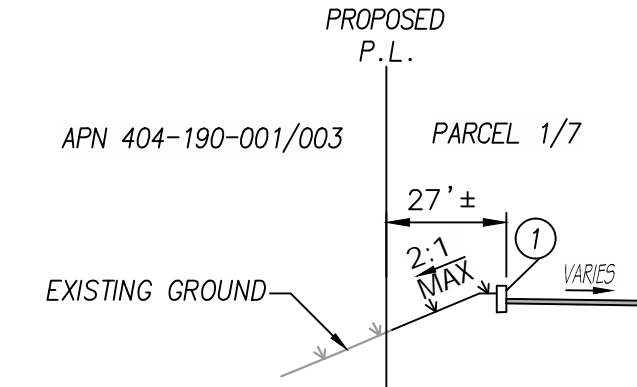
Patrick C. Flanagan, Jr. R.C.E. 866046 Exp. Sep 30, 2024
 Job Number: 1512-0001 Date Prepared: 12/14/23 Drawn By: RL Reference Number: 1512-0001 OGP SHEET 1 OF 2



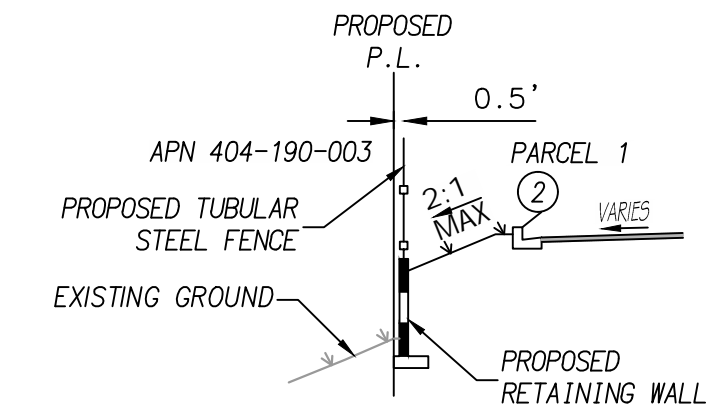
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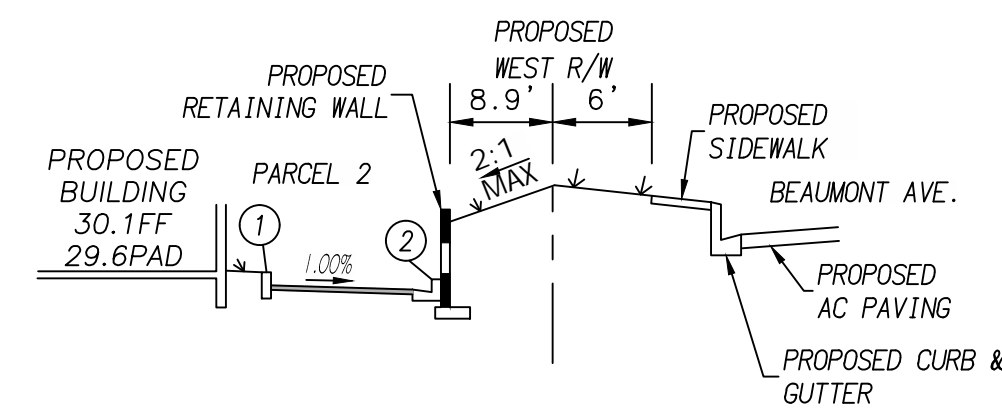
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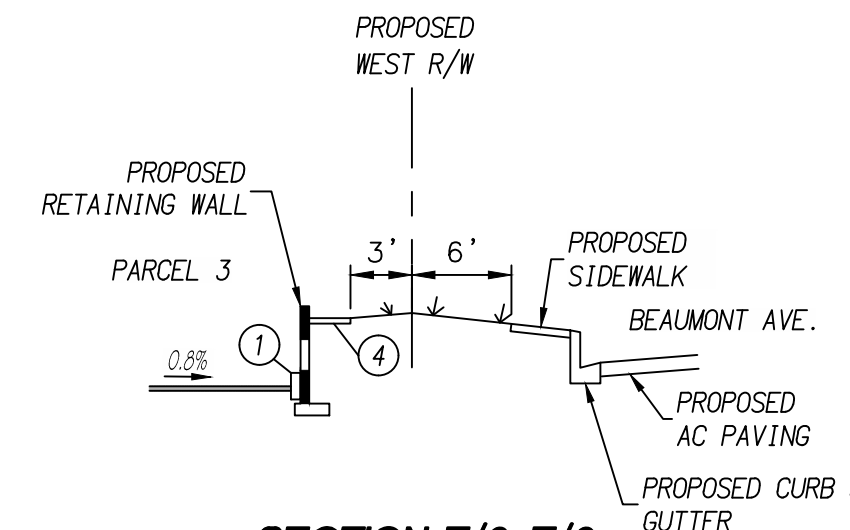
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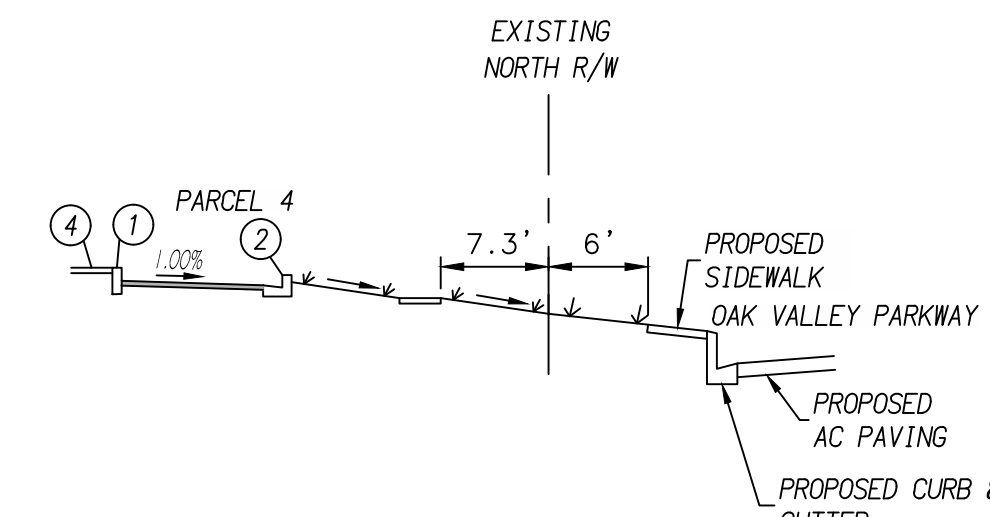
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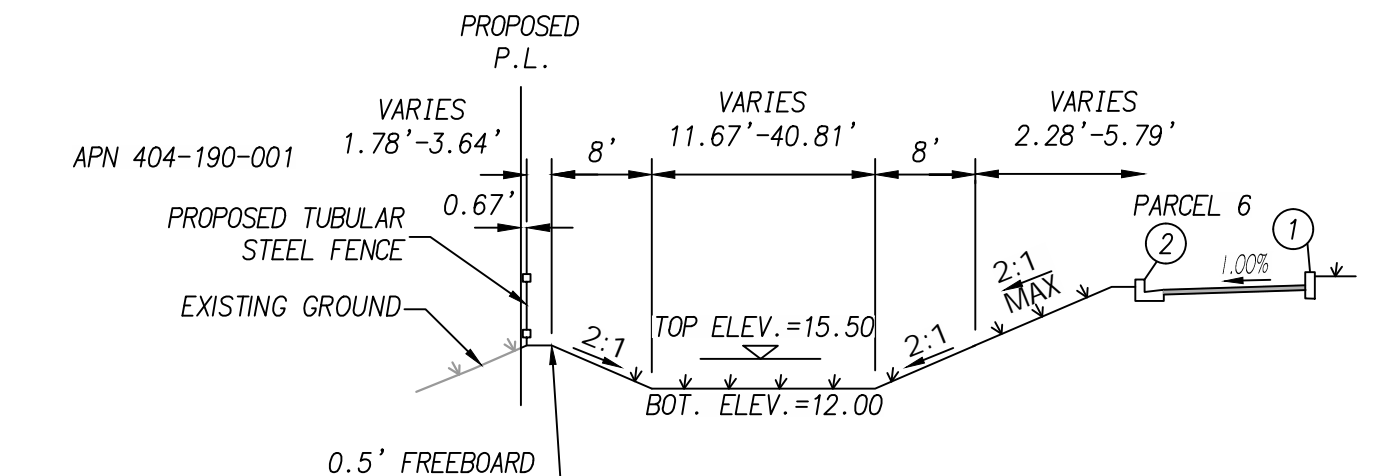
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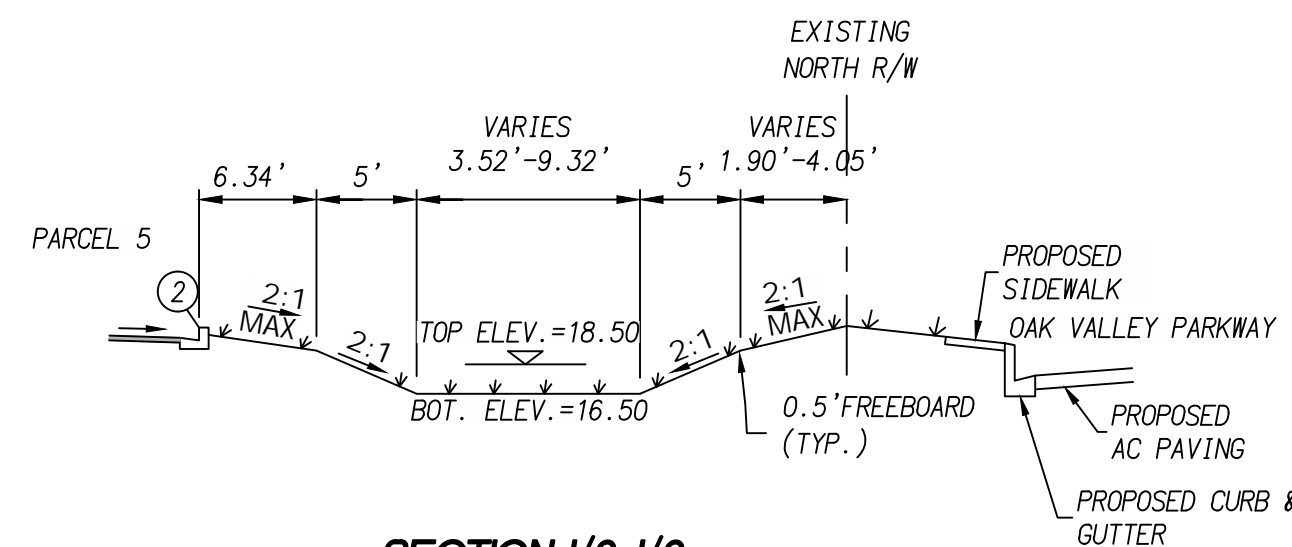
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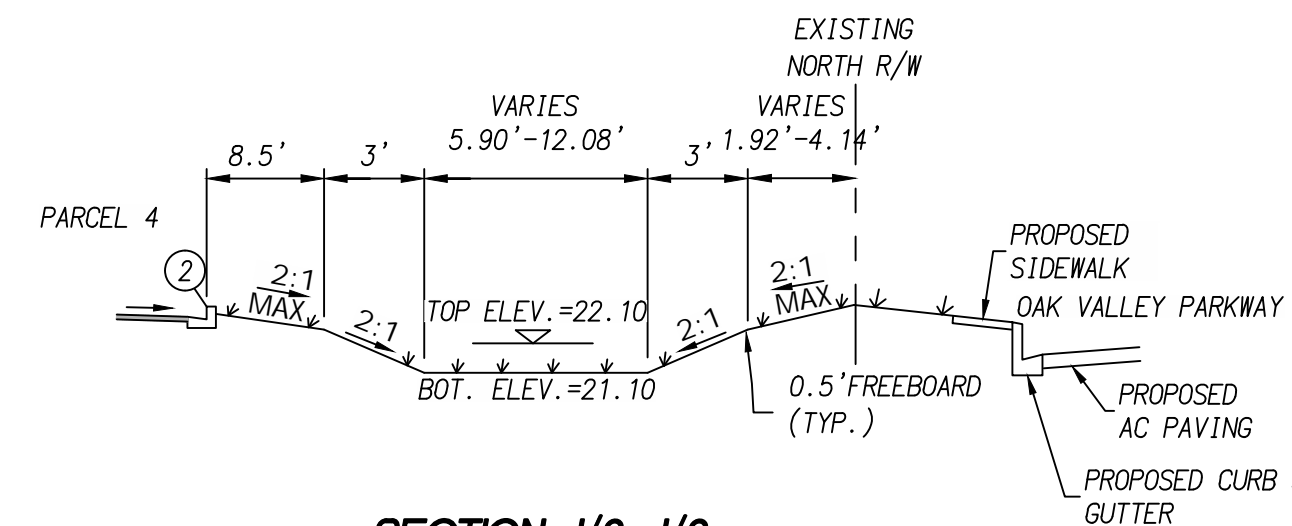
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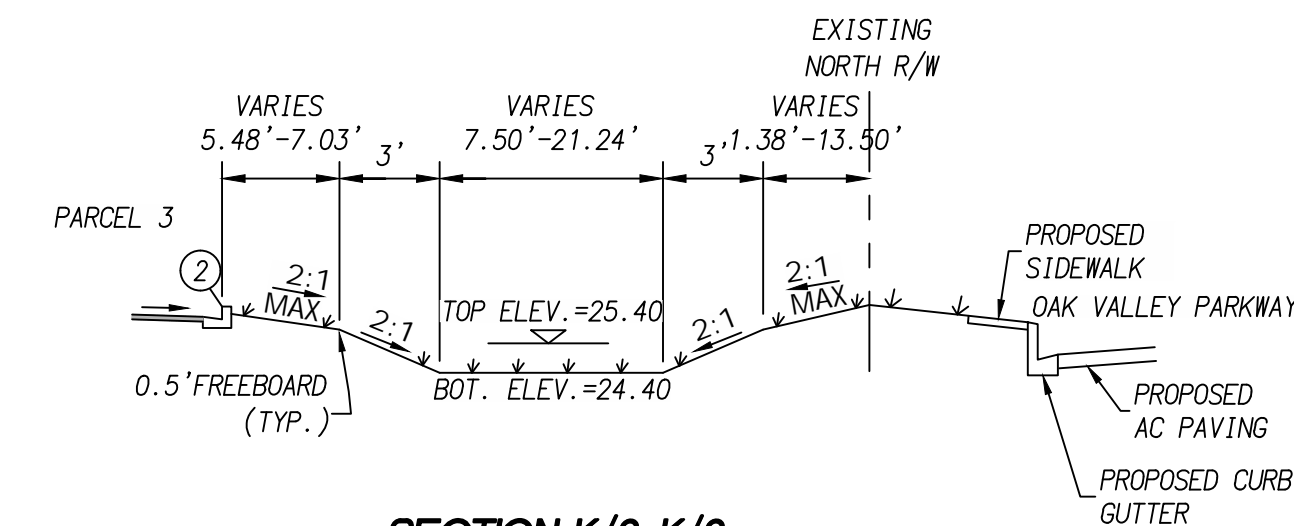
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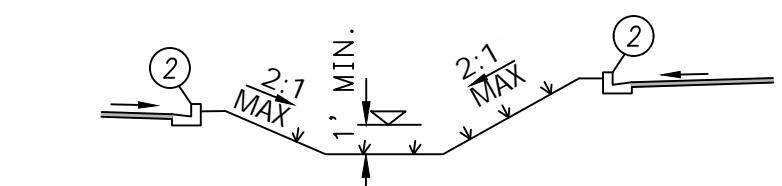
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NTS



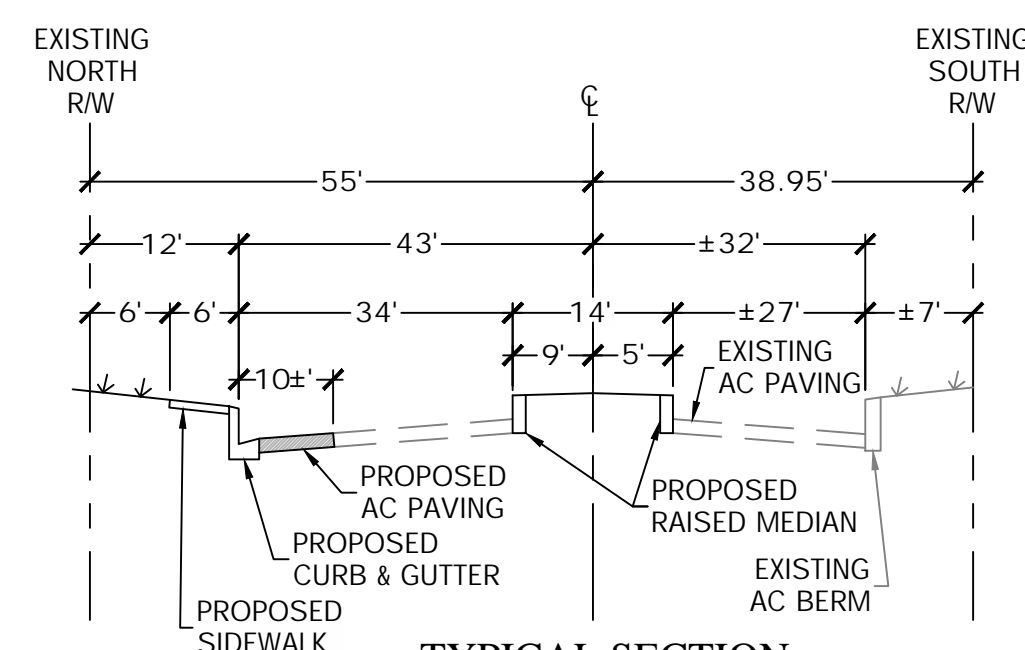
SECTION J/2-J/2
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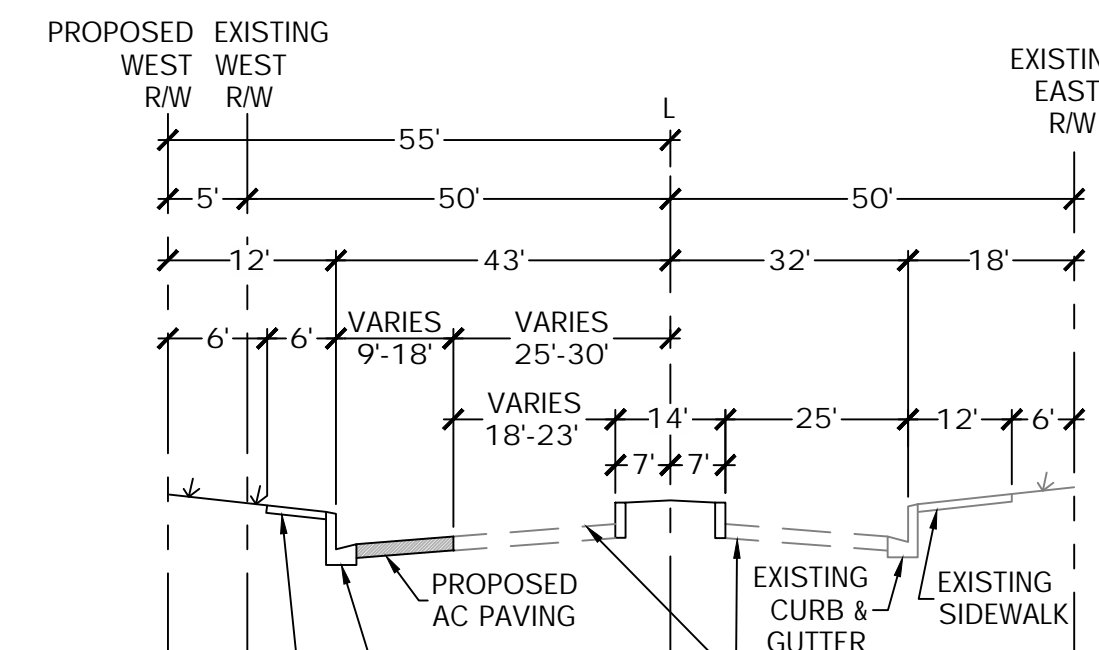
SECTION K/2-K/2
NTS



SECTION L/2-L/2
(TYPICAL LANDSCAPE DEPRESSION)
NTS



TYPICAL SECTION
ARTERIAL (MODIFIED)
OAK VALLEY PARKWAY - FACING EAST
NTS



TYPICAL SECTION
ARTERIAL (MODIFIED)
BEAUMONT AVE. - FACING NORTH
NTS

CONCEPTUAL GRADING PLAN
PP2019-0222/CUP2017-0010
PROPOSED COMMERCIAL RETAIL CENTER
APN 404-190-001 & 003
NORTHWEST CORNER OF BEAUMONT
AVENUE & OAK VALLEY PARKWAY
CITY OF BEAUMONT

PROPERTY OWNER/APPLICANT:
SANTIAGO HOLDINGS, LLC
C/O CAMDEN HOLDINGS, LLC
ATTN: MR. ARI MILLER
9454 WILSHIRE BLVD., 6TH FLOOR
BEVERLY HILLS, CA 90212
(310) 553-1031

CASC
Engineering and Consulting
1470 EAST COOLEY DRIVE
COLTON, CA 92324
PH. (909) 783-0101 FAX (909) 783-0108



Patrick C. Flanagan, Jr. R.C.E. 86046 Exp. Sep 30, 2024
Job Number: 1512-0001 Date Prepared: 12/13/23 Drawn By: RL Reference Number: 1512-0001 OGP SHEET 2 OF 2



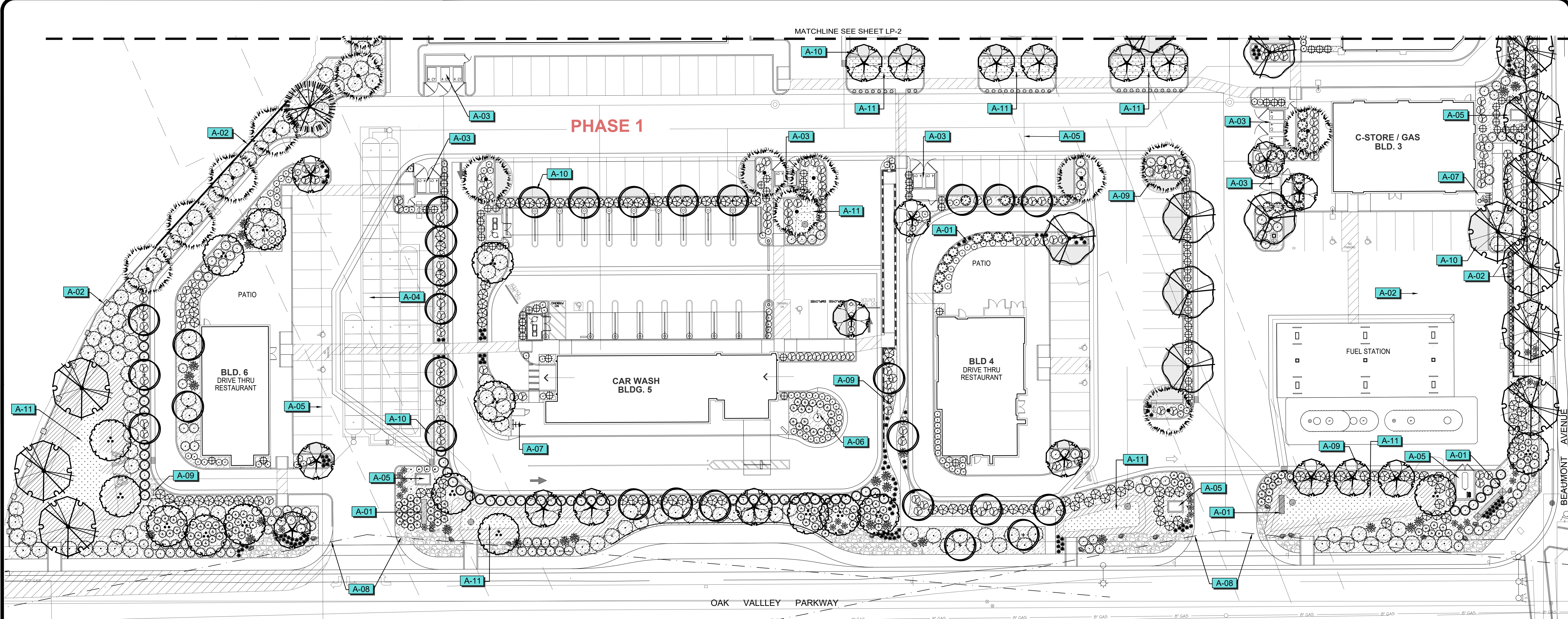
CONCEPTUAL LANDSCAPE PLAN

BEAUMONT VILLAGE
PP2019-0222 / CJP2017-0010
COMMERCIAL RETAIL CENTER
BEAUMONT, CALIFORNIA
SANTIAGO HOLDINGS, LLC

NO.	REVISIONS

DRAWN BY	CAD
DESIGNED BY	STB
CHECKED BY	CR
DATE	9/20/23
JOB NO.	19-09
SCALE	1"=20'
SHEET	

LP-1
OF 2 SHEETS



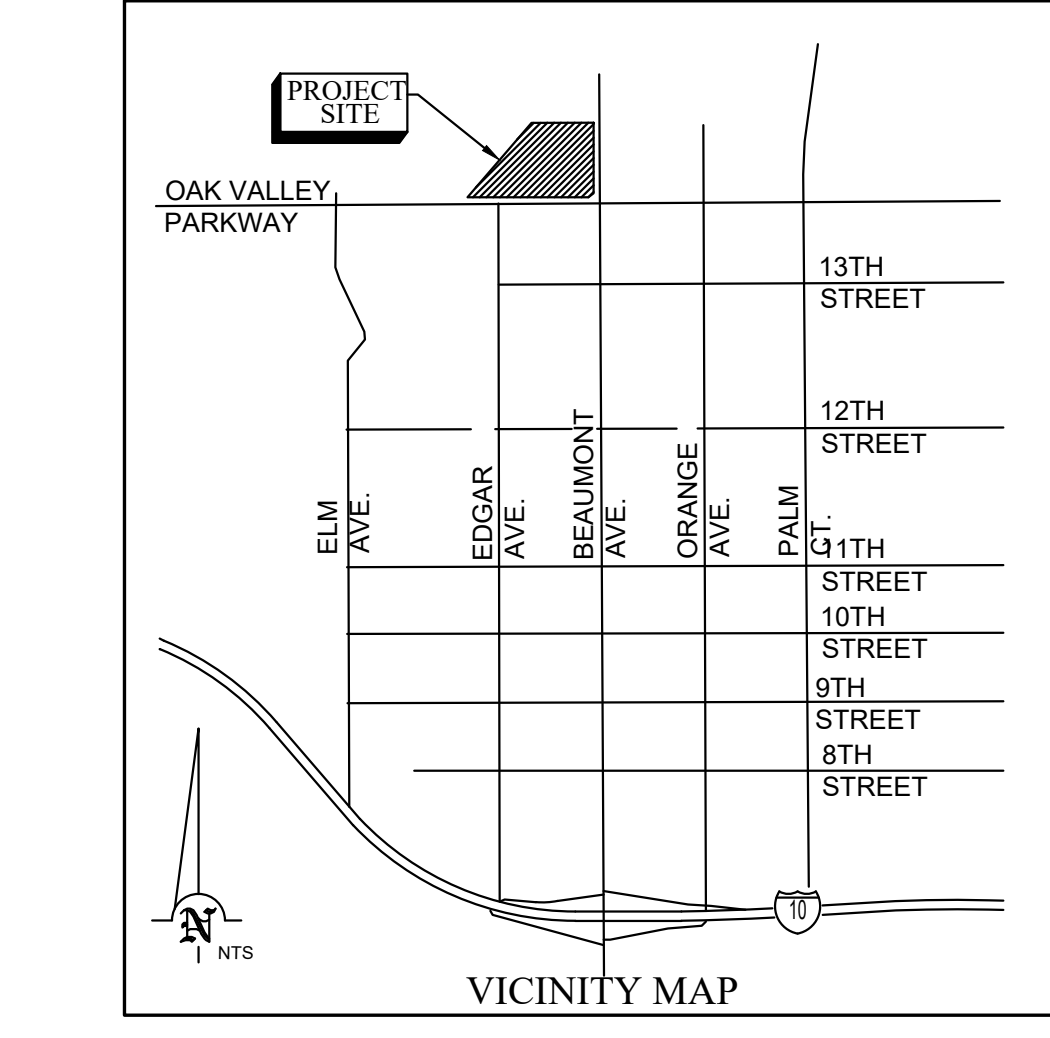
WATER CONSERVATION STATEMENT:
FINAL LANDSCAPE PLANS MEET ALL WATER CONSERVATION REQUIREMENTS SET FORTH IN BOTH THE CITY AND STATE ORDINANCES. THE FINAL PLANS WILL ACHIEVE THESE GOALS THROUGH THE USE OF HIGHLY EFFICIENT DRIP LINES AND/OR EMITTERS AND TREE BUBBLERS TO ALL PLANTED AREAS, COMBINED WITH A "SMART" E.T. BASED CONTROLLER AND RAIN SHUT-OFF DEVICE. THE CONTROLLER WILL RECEIVE E.T. INFORMATION THAT WILL ALLOW THE CONTROLLER TO UP-DATE R.C.V. RUN TIMES ON A DAILY BASIS THEREBY REDUCING THE NEED FOR MANUALLY ADJUSTING THE CONTROLLER FOR WEEKLY OR SEASONAL WEATHER CHANGES.

MAWA AND ETWU CALCULATIONS

Reference Evapotranspiration (E _o)	55.0	Project Type	Non-Residential	ETAF x	Estimated Total Water Use (ETWU)
Regular Landscape Areas					
TREES	0.4 Drip	0.91	0.49	2,512	1240
SHRUBS	0.3 Drip	0.81	0.37	50,735	18781
BASINS	0.4 Overhead	0.75	0.53	8,630	5139
BASINS	0.4 Drip	0.75	0.53	0	0
COBBLE	0.81	0.00	2328	0	0
Totals			65209	25170	887675
Special Landscape Areas			1	0	0
Totals			0	0	0
ETWU Total					887675
Maximum Allowed Water Allowance (MAWA)					1011548

ETAF Calculations

Regular Landscape Areas	Average ETAF for Regular Landscape Areas must be 0.55 or below for residential areas, and 0.45 or below for non-residential areas.
Total ETAF x Area	25170
Total Area	65209
Average ETAF	0.39



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	9	CEDRUS DEODARA LOW BRANCHED	DEODAR CEDAR	36" BOX	MODERATE
	28	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MODERATE
	20	CHITALPA T.S 'PINK DAWN' NATURAL MULTI-STEM	PINK DAWN CHITALPA	24" BOX	LOW
	37	GINKGO BILOBA 'FAIRMOUNT' LOW BRANCHED	FAIRMOUNT GINKGO	24" BOX	MODERATE
	24	PINUS ELDARICA LOW BRANCHED	AFGHAN PINE	24" BOX	MODERATE
	16	PLATANUS X ACERIFOLIA 'COLUMBIA'	LONDON PLANE TREE	24" BOX	MODERATE
	32	ULMUS PARVIFOLIA 'DRAKE'	DRAKE CHINESE ELM	24" BOX	MODERATE

REFERENCE NOTES SCHEDULE

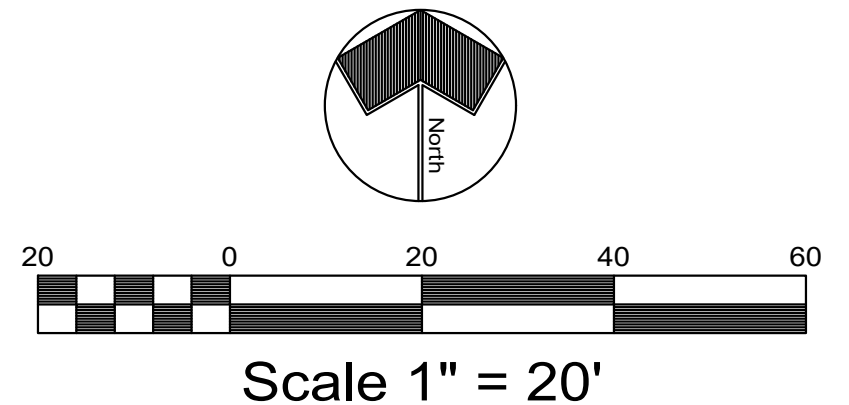
SYMBOL	DESCRIPTION
	SIGNAGE BY OTHERS
	WALLS AND FENCING PER CIVIL/ARCHITECT'S PLANS-TYPICAL
	TRASH ENCLOSURE PER CIVIL PLANS-TYPICAL
	UNDERGROUND INFILTRATION CHAMBER PER CIVIL PLANS-TYPICAL
	PROPOSED UTILITY PER CIVIL PLANS-TYPICAL
	FLAGPOLE BY OTHERS
	BIKE RACK PER ARCHITECT'S PLANS
	LINE-OF-SIGHT-TYPICAL
	LIGHT STANDARD PER ENGINEER-TYPICAL
	HATCHING UNDER TREE CANOPIES INDICATED 30% SHADING REQ.-TYPICAL 248 PARKING STALLS= 12,723 S.F. SHADING REQUIRED 12,789 S.F. PROVIDED
	WQMP BASIN PER CIVIL
	LOCALLY SOURCED BOULDER-40% 3'X3', 60% 2.5'X2.5'
	STONE COBBLES-FULL LAYER-LOCALLY SOURCED-40% 4"-8" & 60% 2"-4" SIZED
	REDWOOD GORILLA HAIR MULCH-3" THICK IN ALL SHRUB BEDS

PLANT SCHEDULE

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	4,533 SF	CAREX TEXENSIS PLANT @ 18" O.C.	TEXAS SEDGE	4"	MOD
	5,103 SF	LONICERA JAPONICA 'HALLIANA' PLANT @ 24" O.C.	HALLS HONEYSUCKLE FLOWERING VINE	FLAT	LOW

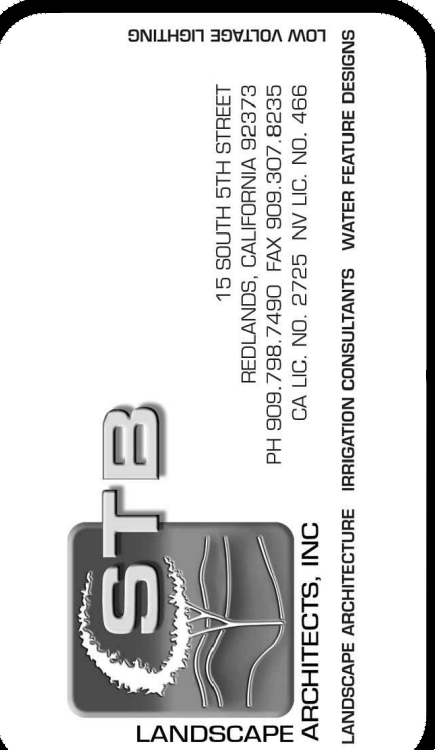
PLANT SCHEDULE

SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
	259	CALLISTEMON V. 'BETTER JOHN'	DWARF BOTTLEBRUSH	5 GAL.	LOW
	81	JUNIPERUS S. 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	LOW
	69	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
	108	NANDINA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL.	LOW
	167	SENNA NEMOPHILA	SENNA	5 GAL.	LOW
	223	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	1 GAL.	LOW
	250	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	1 GAL.	LOW
	205	JUNIPERUS H. 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL.	LOW
	170	ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	LOW
	67	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW
	35	AGAVE M. P. ALBA	DWF. VARIEGATED AGAVE	5 GAL.	LOW
	212	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW



PRELIMINARY-NOT FOR CONSTRUCTION





CONCEPTUAL
LANDSCAPE PLAN

BEAUMONT VILLAGE
PP2019-0222 / CUP2017-0010
COMMERCIAL RETAIL CENTER
BEAUMONT, CALIFORNIA
SANTIAGO HOLDINGS, LLC

REVISIONS

NO.	DATE	DESCRIPTION

DRAWN BY

CAD

DESIGNED BY

STB

CHECKED BY

CR

DATE

9/20/23

JOB NO.

19-09

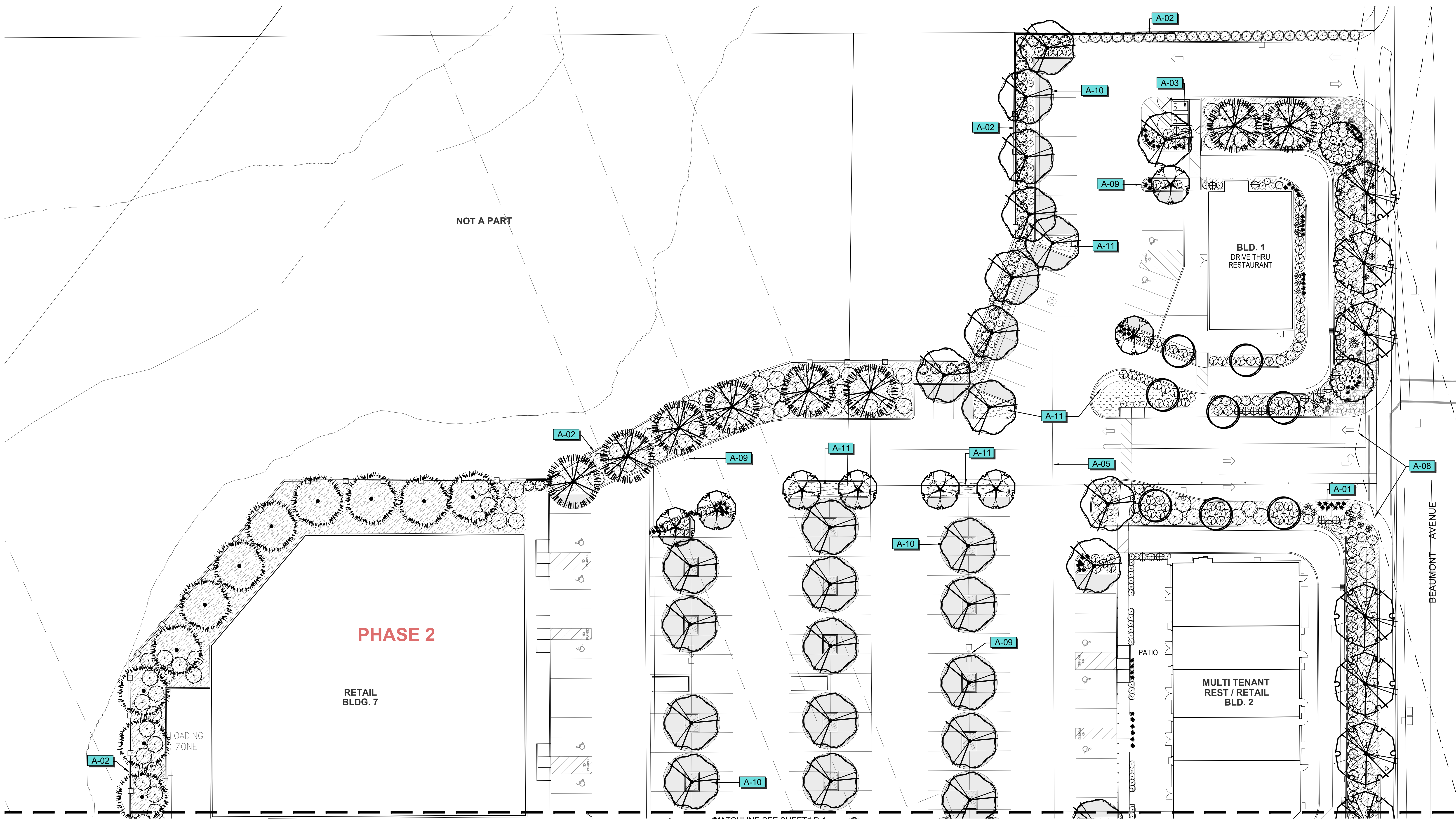
SCALE

1"=20'

SHEET

LP-2

OF 2 SHEETS



PLANT SCHEDULE

TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS
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	28	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MODERATE
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	24	PINUS ELDIRICA LOW BRANCHED	AFGHAN PINE	24" BOX	MODERATE
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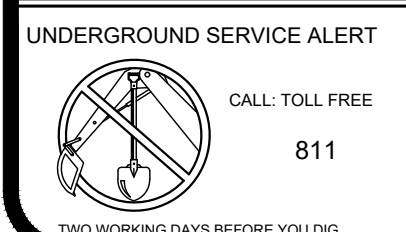
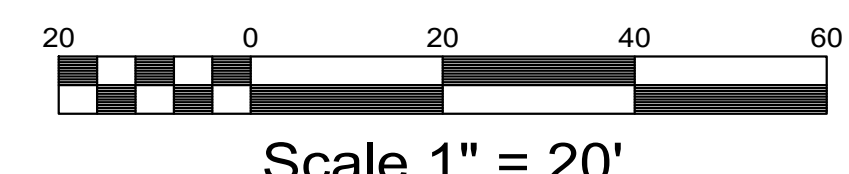
PLANT SCHEDULE

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	81	JUNIPERUS S. 'WICHITA BLUE'	WICHITA BLUE JUNIPER	5 GAL.	LOW
	69	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	5 GAL.	LOW
	108	NANDINA D. 'MOYERS RED'	MOYERS RED HEAVENLY BAMBOO	5 GAL.	LOW
	167	SENNA NEMOPHILA	SENNA	5 GAL.	LOW
GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS
	223	LOMANDRA LONGIFOLIA 'BREEZE'™	BREEZE MAT RUSH	1 GAL.	LOW
SHRUB COVER	QTY	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS
	250	ACACIA REDOLENS 'LOW BOY'	LOW BOY BANK CATCLAW	1 GAL.	LOW
	205	JUNIPERUS H. 'BLUE RUG'	BLUE RUG JUNIPER	1 GAL.	LOW
	170	ROSA X 'FLOWER CARPET RED'	ROSE	5 GAL.	LOW
	67	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW
SUCCULENTS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	W/COLS
	35	AGAVE M. P. ALBA	DWF. VARIEGATED AGAVE	5 GAL.	LOW
	212	ALOE RUDIKOPPE 'LITTLE GEM'	LITTLE GEM ALOE	1 GAL.	LOW
	60	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW

REFERENCE NOTES SCHEDULE

SYMBOL	CONSTRUCTION NOTES DESCRIPTION
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	TRASH ENCLOSURE PER CIVIL PLANS-TYPICAL
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	PROPOSED UTILITY PER CIVIL PLANS-TYPICAL
	FLAGPOLE BY OTHERS
	BIKE RACK PER ARCHITECT'S PLANS
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	WQMP BASIN PER CIVIL
SYMBOL	DESCRIPTION
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SYMBOL	CONSTRUCTION NOTES DESCRIPTION
	STONE COBBLES-FULL LAYER-LOCALLY SOURCED-40% 4"-8" & 60% 2"-4" SIZED
	REDWOOD GORILLA HAIR MULCH-3" THICK IN ALL SHRUB BEDS

PRELIMINARY-NOT FOR CONSTRUCTION



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