

960/966/968 BEAUMONT AVE.
SCOPE OF FAÇADE IMPROVEMENT WORK
NOVEMBER 4TH, 2024





March 17, 2023

Dave Corey
15 Sierra Vista
Laguna Niguel, CA 92677
213-505-2098

RE: Downtown Beaumont Façade Improvement Program

Dear Mr. Corey:

The City has received and reviewed your application for the Façade Improvement Program for the property located at 960 Beaumont Avenue. Upon review, your conceptual scope of work has been determined to be **eligible**. Please be aware this does not guarantee funding under this program.

The City will contact you to conduct a Rehabilitation Feasibility Determination walkthrough with you and/or the property owner to determine the extent of any code violations, as well as health and safety issues, that need to be corrected as part of the program scope of work.

Upon receiving feedback from the Rehabilitation Feasibility Determination, please submit the following documents for review pursuant to the program guidelines.

- Pictures of existing building and site conditions.
- Detailed Scope of Work.
- Architectural Design Elevations with dimensions and renderings with colors and materials.
- Detailed site plan showing proposed exterior seating or lot improvements. (if any)
- Proposed sign details showing dimensions, colors, and location map. (if any)
- Conceptual Landscape plans (if any)
- A minimum of three (3) proposals from a licensed contractor that covers the scope of improvements detailed in the application. NOTE: These proposals must demonstrate California Labor Code prevailing wage compliance.

Upon receipt and review of these items, your application may be deemed complete and if so, your position for funding availability will be established. Staff will review for program compliance and if deemed acceptable, a program agreement will be drafted and presented to City Council for a formal decision. Funding for this program is limited and may run out, therefore timely submittal of the necessary documents is encouraged.

Sincerely,

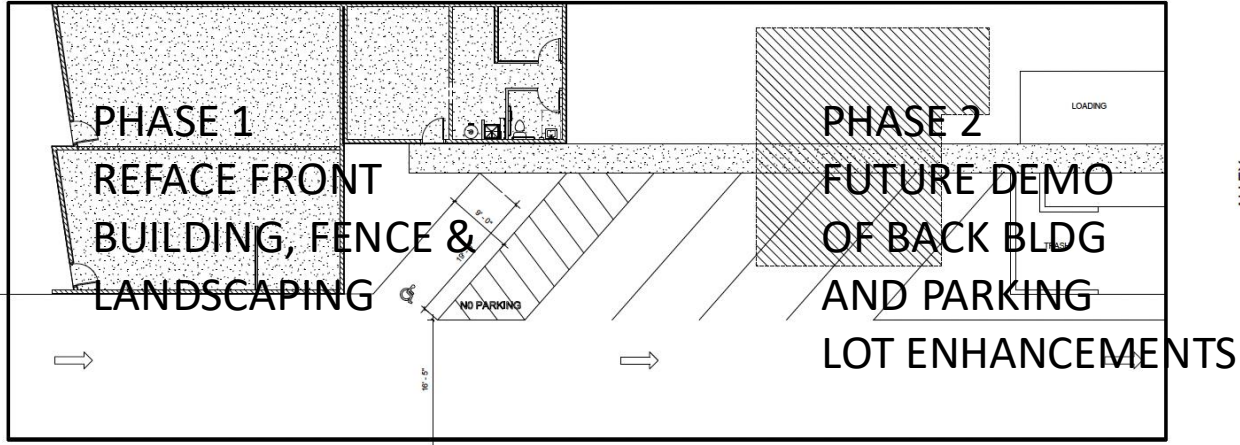
Kyle Warsinski
Economic Development Manager
City of Beaumont



960 BEAUMONT AVE.

FRONT BUILDING

REAR BUILDING



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



2 EXISTING AERIAL VIEW
SCALE: 1" = 30'-0"



Architects
J. Gary Stegemann and
Keith A. Suchow
 5 1/2 East State Street
 Redlands, California 92373
 T: 909-798-1123
 C: 909-851-5974
 E: jgsrchb0@gmail.com

Consultant:

SITE PLAN

BERKSHIRE HATHAWAY OFFICE TENANT
 IMPROVEMENT
 BEAUMONT, CALIFORNIA 92323

REVISIONS
 NO. DESCRIPTION DATE

DATE: 8-20-21
 SCALE: As indicated
 DRAWN: JGS
 JOB:
 FILE: 31-18
 UPDATED: 08/27/21

SHEET

A2.1

960/966/968 BEAUMONT AVE.
SCOPE OF FAÇADE IMPROVEMENT WORK
NOVEMBER 2024

PHASE 1

NEW SIGN
CHANNEL LETTERS

NEW PAINT



NEW
SYNTHETIC
WOOD
SLATS AT
TOP

TRIM
WINDOWS
IN SAME
WOOD



NEW LEDGESTONE

PHASE 1


The way to grow your business.
41945 BOARDWALK, SUITE L
PALM DESERT, CA 92211
PH 760.776.9907 / FX 760.776.9844

Date: 03-09-23
Job#: 114403
Salesperson: Benn
Graphic Artist: LH

YOUR SIGNATURE ACKNOWLEDGES FULL APPROVAL OF DESIGN CONTENT AND LAYOUT, RELEASING SIGN-A-RAMA FROM RESPONSIBILITY IN REGARD TO INCORRECT DESIGN AND INFORMATION. THE COLORS SHOWN ARE ONLY REPRESENTATIVE OF ACTUAL PMS COLOR CALL OUTS. FINAL COLOR WILL BE MATCHED AS CLOSE AS POSSIBLE, COMMENSURATE WITH MATERIALS USED. THIS DESIGN IS PROPRIETARY PROPERTY AND MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF SIGN-A-RAMA.

APPROVAL SIGNATURE
DATE _____

SIZE
Per Proof



 ACTUAL LOCATION OF NEW SIGN

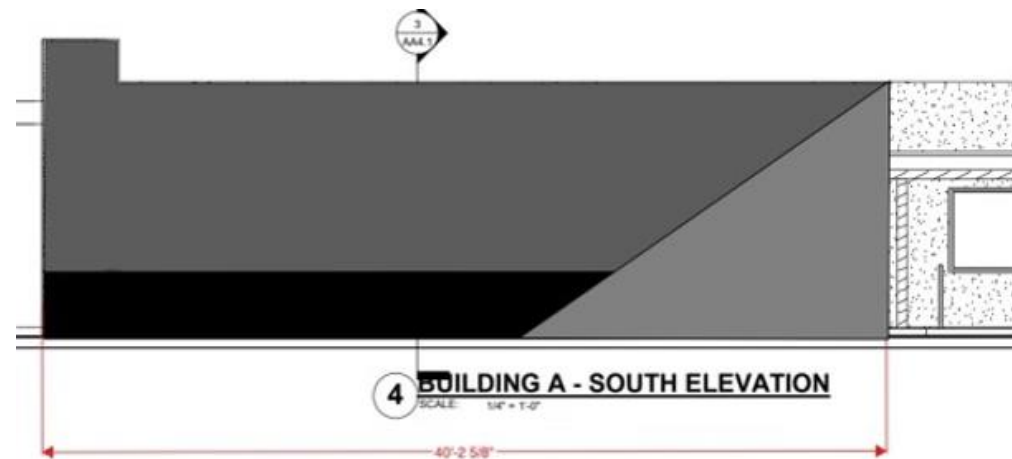
PHASE 1

1) FRONT BUILDING PAINT & TRIM

- Paint entire exterior. 3 COLORS + Black Trim
- Add Synthetic Wood Slats to upper front façade and window trim.

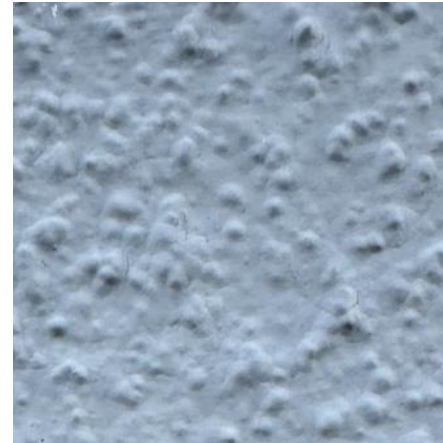
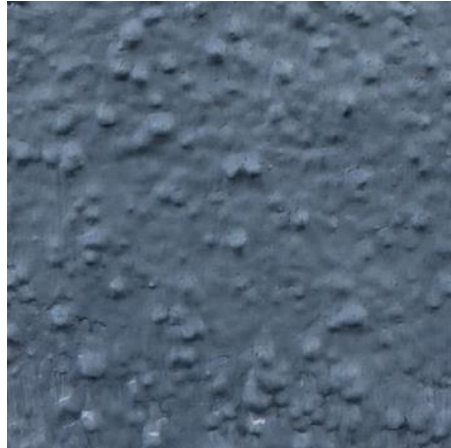
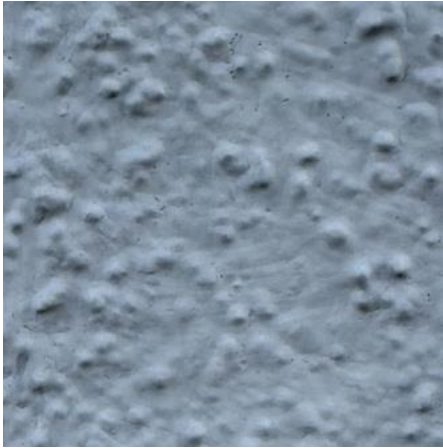


SYNTHETIC WOOD DETAILS

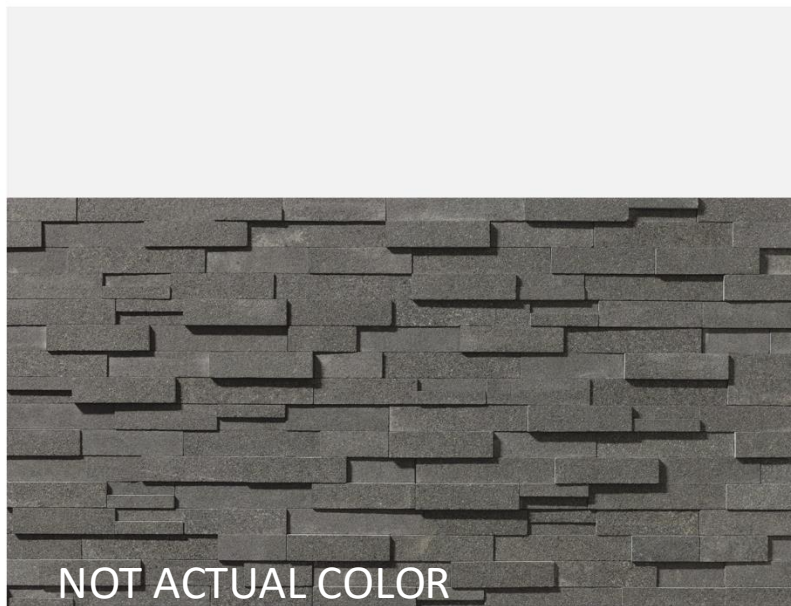


PAINT DESIGN FOR SOUTH WALL

EXTERIOR PAINT COLORS:



LEDGESTONE FOR FRONT FAÇADE – TO BE WRAPPED 6' AROUND THE SW CORNER



Absolute Black 6" x 24" Flamed Granite Ledger

GRNABSBLKLED

\$17.49 / sq. ft. or \$17.49 / piece

Choose finish

Polished

Honed

Flamed

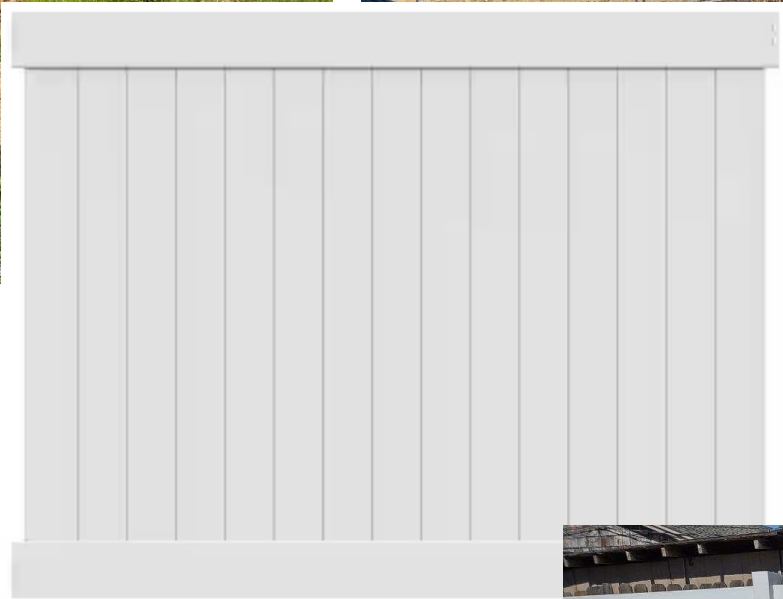
Choose size and shape

18" x 18" Square
Tile

12" x 24" Rectangle
Tile

6" x 23.75"
Ledger

PHASE 1



1) REPLACE +-80' FEET OF NORTH FENCE

2) ADD DROUGHT TOLERANT PLANTS TO COURTYARD PLANTER BOX



LANDSCAPING PLAN

PHASE 1



SAGO PALM



ORNAMENTAL GRASS



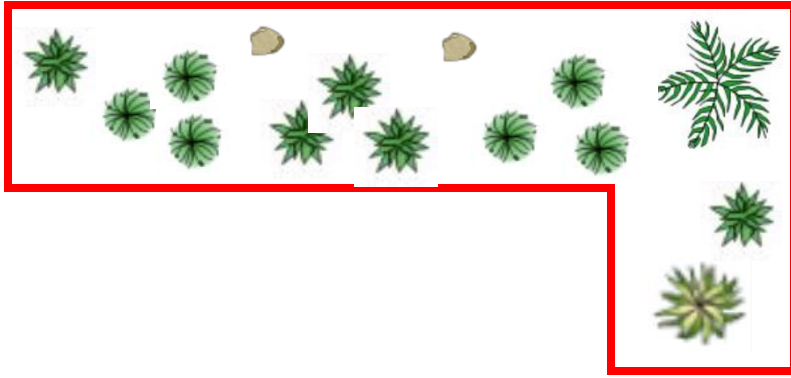
CACTUS



SUCCELENT



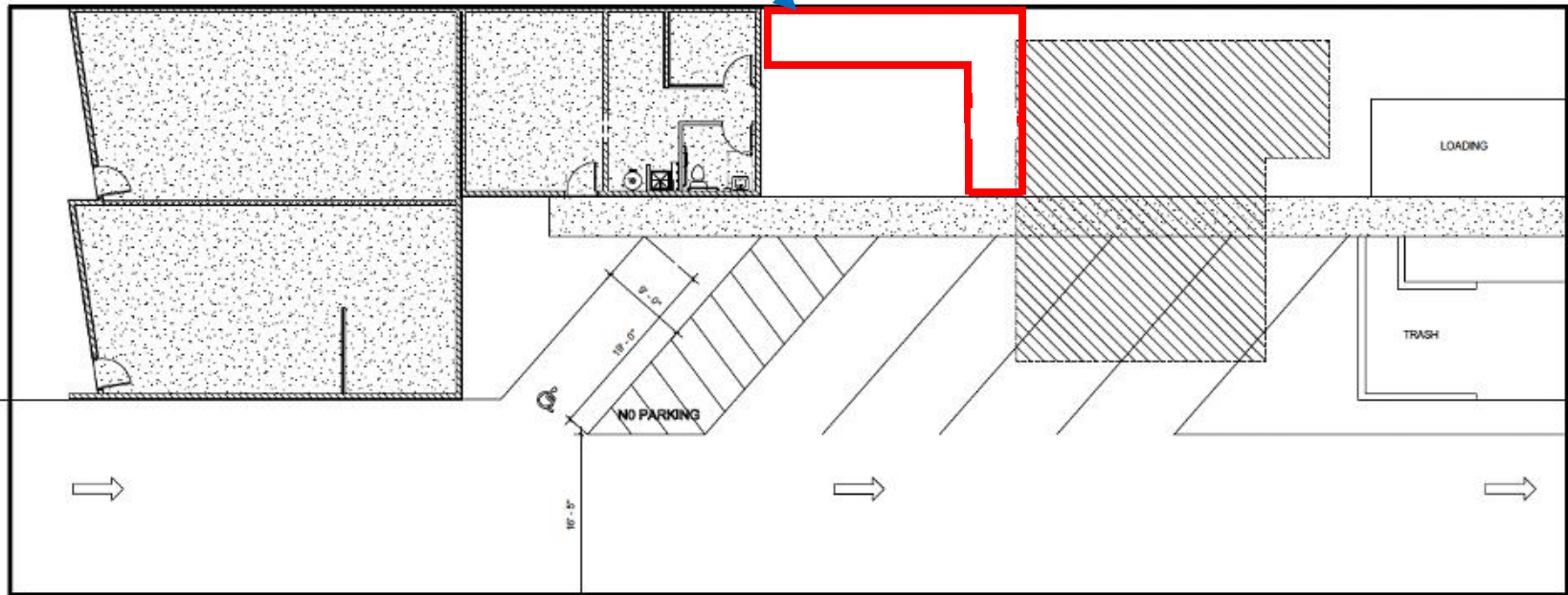
3/8" TAN PEA GRAVEL



FRONT BUILDING

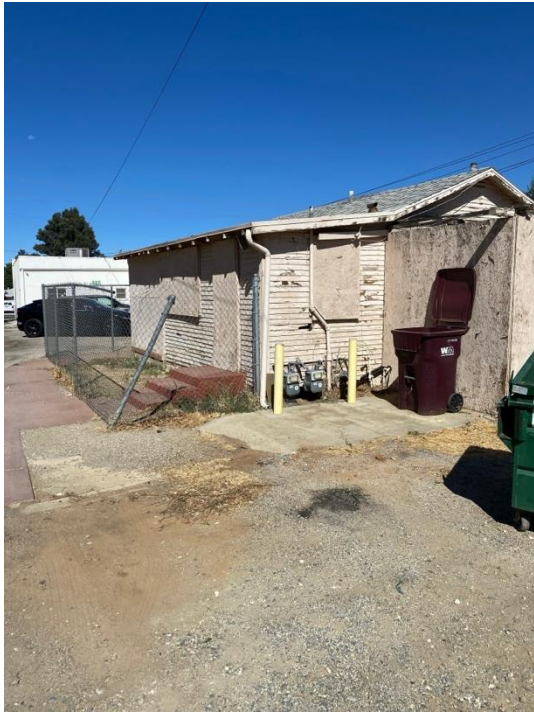
REAR BUILDING

960 BEAUMONT AVE.



1 SITE PLAN
SCALE 1/8" = 1'-0"

PHASE 2



REAR BUILDING:

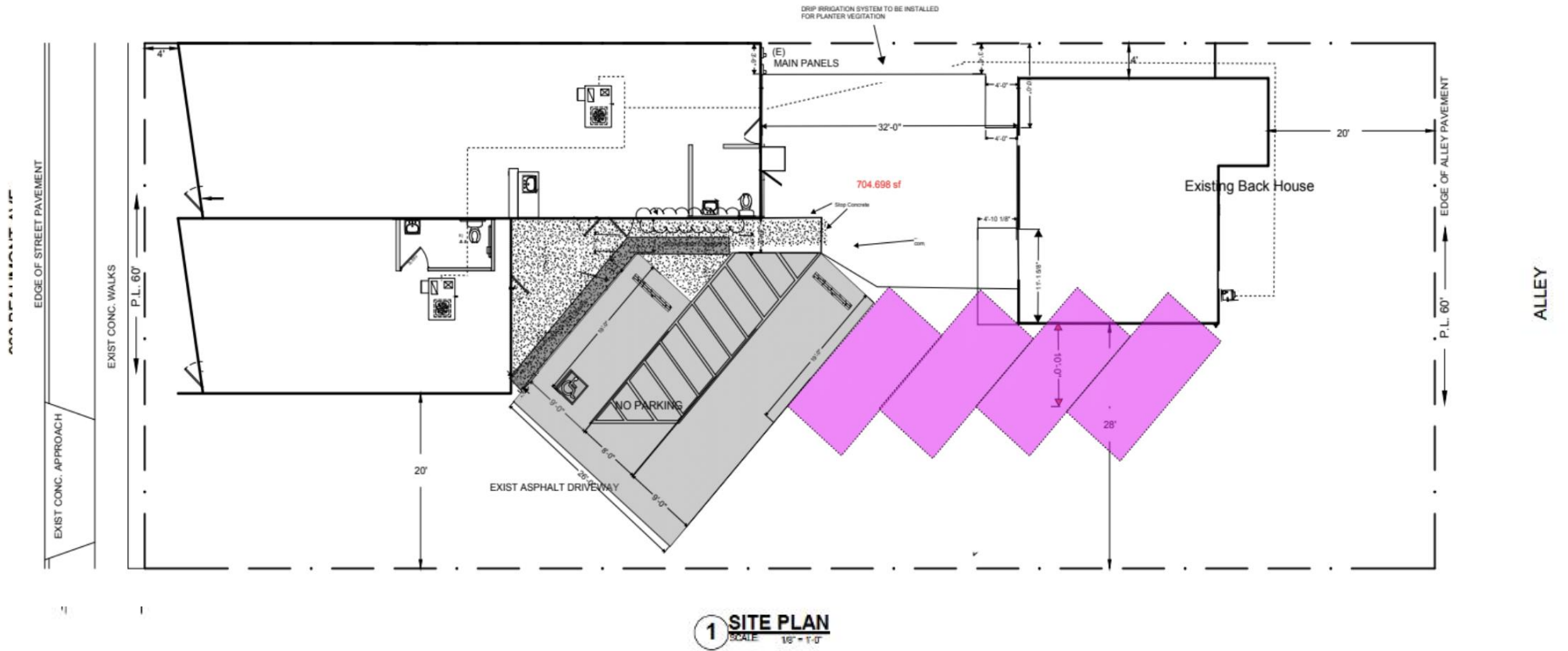
- 1) REMOVE ASBESTOS
- 2) DEMOLISH BUILDING
- 3) CAP UTILITIES
- 4) PLACE GRAVEL AND HOLD FOR FUTURE COMMERCIAL ADU



- 1) REPAIR DRIVEWAY AND RESLURRY
- 2) ADD 4 ADDITIONAL PARKING SPACES

NEW PARKING PLAN

PHASE 2



ADD 4 NEW PARKING SPACES
RESLURRY DRIVEWAY