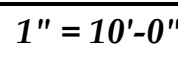


C:\Users\MicaelaCruz\Andreson Architecture Inc\AAI - Access Projects\4 Projects 2020-2029\2022\22-4558 Aegis Beaumont\Revit\22-4558 Aegis Beaumont Apartments R25.reif

CITY OF BEAUMONT POLICE DEPARTMENT CONDITIONS OF APPROVAL PLANNING APPLICATION NO# PF2023-0591 SUBJECT: AEGIS BEAUMONT APARTMENTS DATE: 8/23/23 SITE ADDRESS: 1360 E. 6TH STREET (APARTMENTS)		<b>Sequence of Drawings - DR</b>	
		<b>Number</b>	<b>Description</b>
1. THE APPLICANT SHALL COMPLY WITH ALL APPLICABLE LOCAL, COUNTY, STATE AND FEDERAL REGULATIONS.		PL1	Site Plan
2. ALL EXTERIOR LIGHTING ON THE SITE SHALL REMAIN FULLY FUNCTIONAL AND BE KEPT ON DURING ALL HOURS OF DARKNESS. EXTERIOR LIGHTING SHALL BE SUFFICIENT TO ILLUMINATE THE PROPERTY DURING HOURS OF DARKNESS. ANY PROPOSED OUTSIDE LIGHTING SHALL BE IN COMPLIANCE WITH THE CITY'S LIGHTING ORDINANCE, CHAPTER 8.50, OF THE CITY OF BEAUMONT MUNICIPAL CODE.		PL2	Floor Plans
3. THERE SHALL BE NO LOITERING PERMITTED ON THE PREMISES. IT IS THE RESPONSIBILITY OF THE APPLICANT TO ENFORCE NO LOITERING.		PL3	Overall Floor Plans
4. THE APPLICANT SHALL MAINTAIN SECURE LOCKS AT ALL TIMES. SECURITY		PL4	3D Views & Ext. Elevations
		1 of 1	Plot Plan
		1 of 1	Preliminary Landscaping Plan



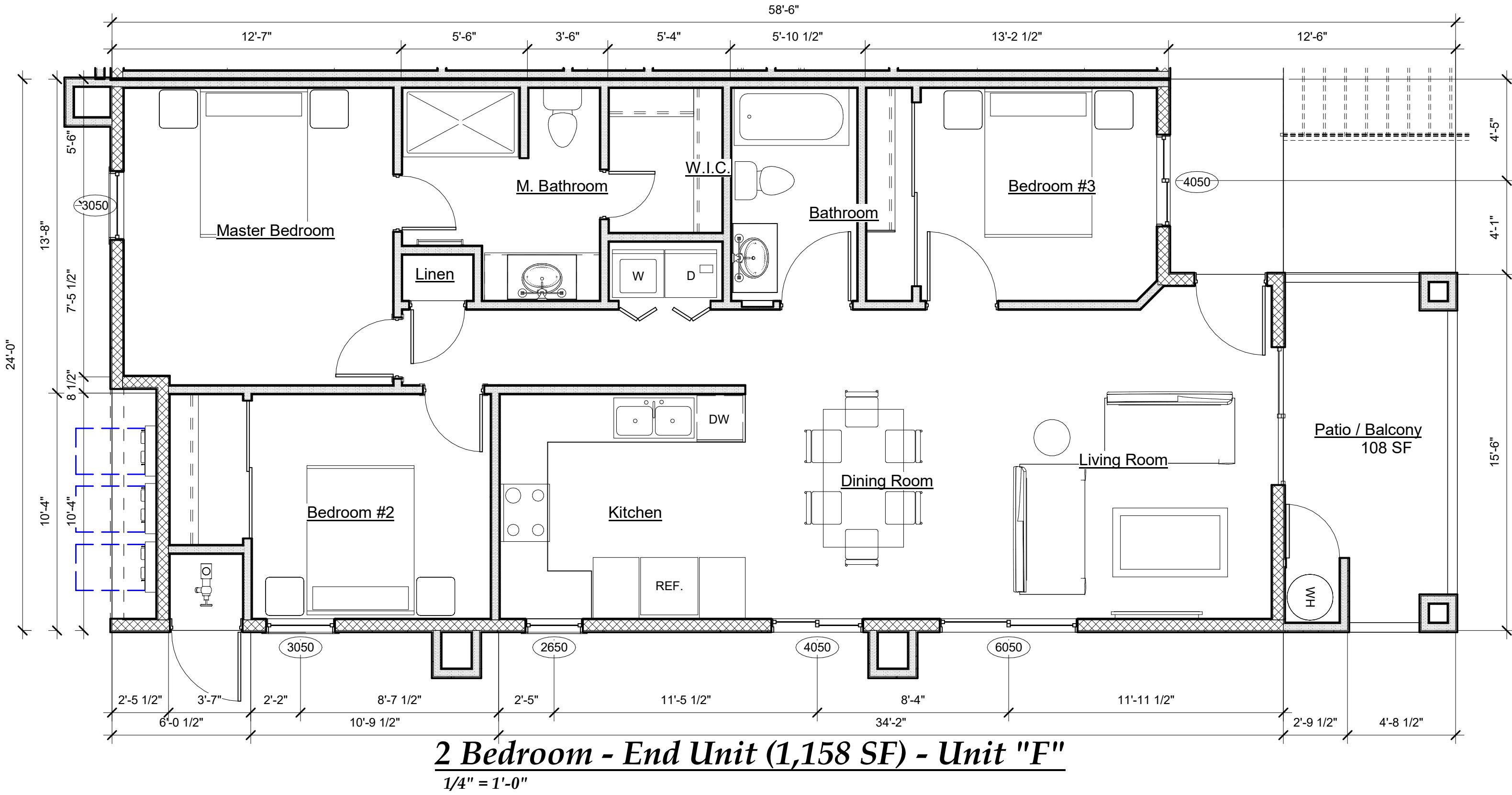
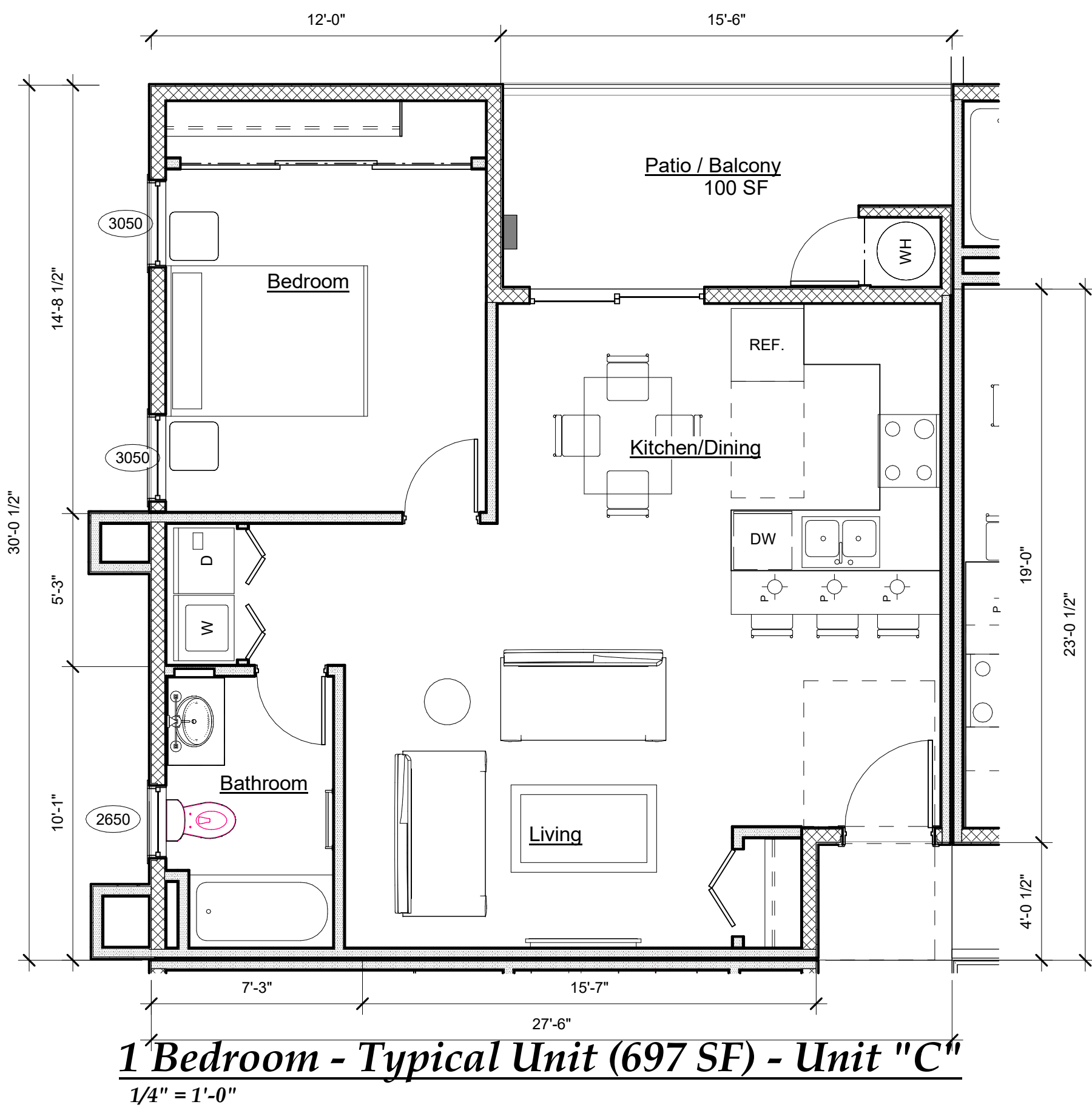
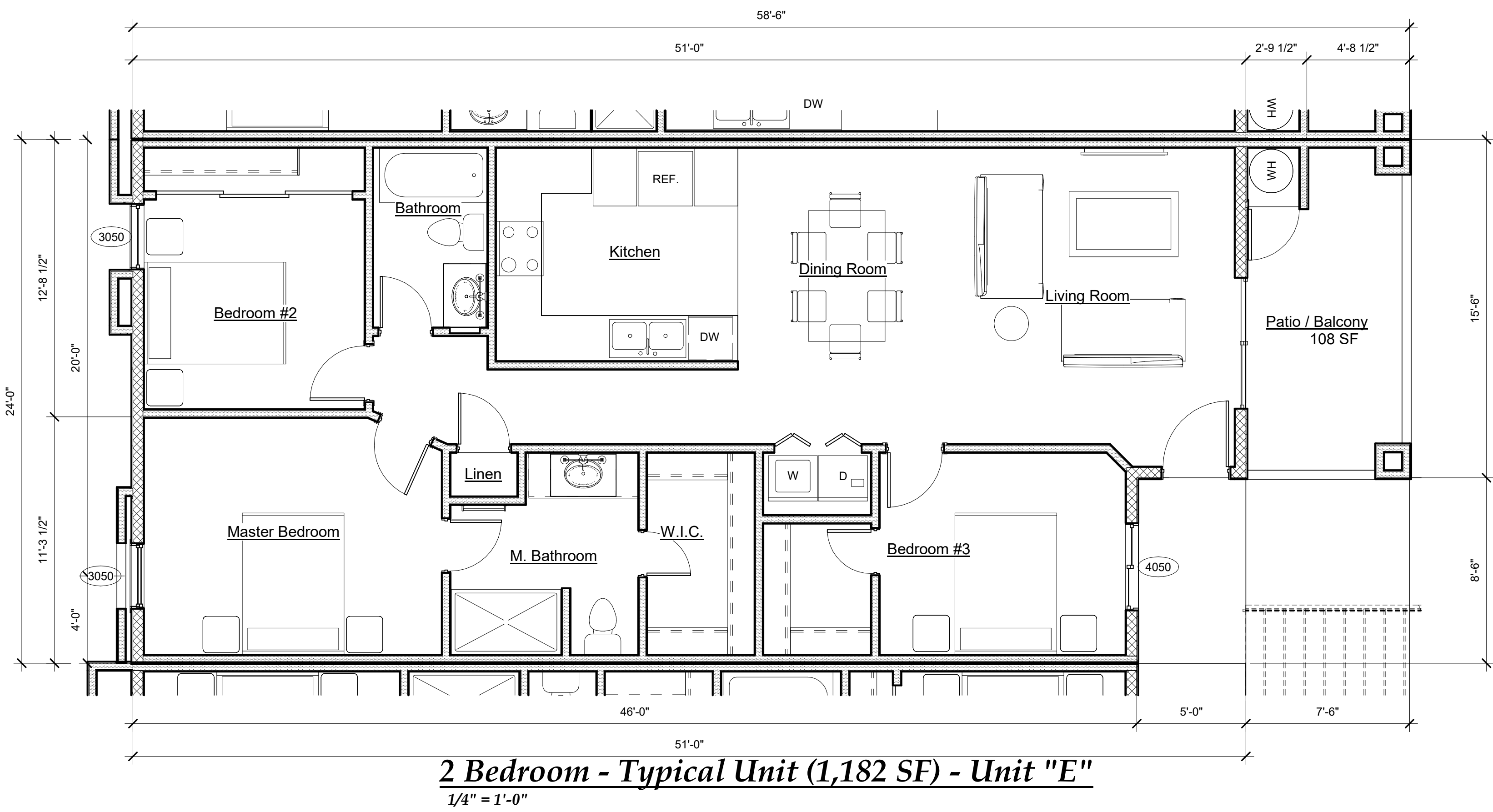
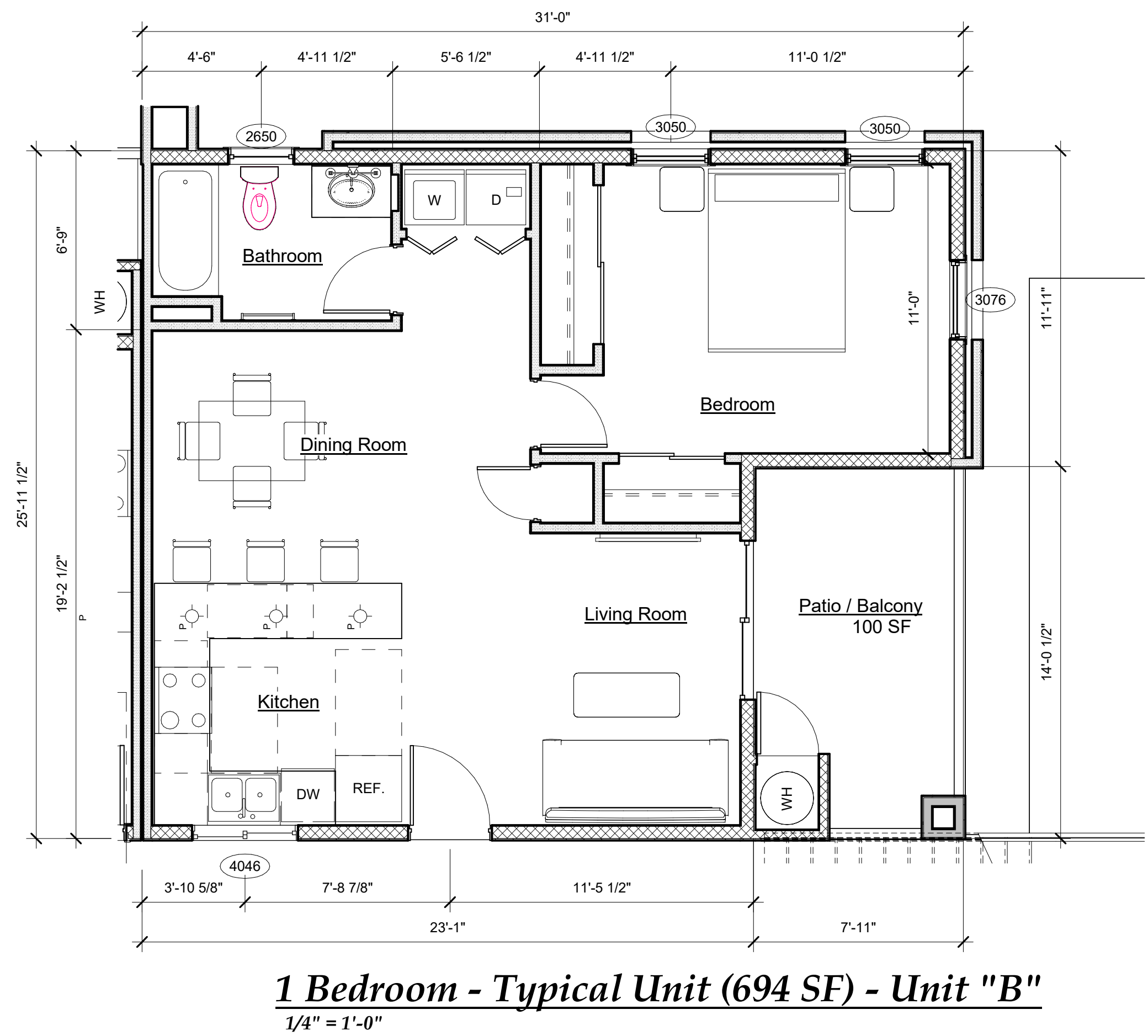
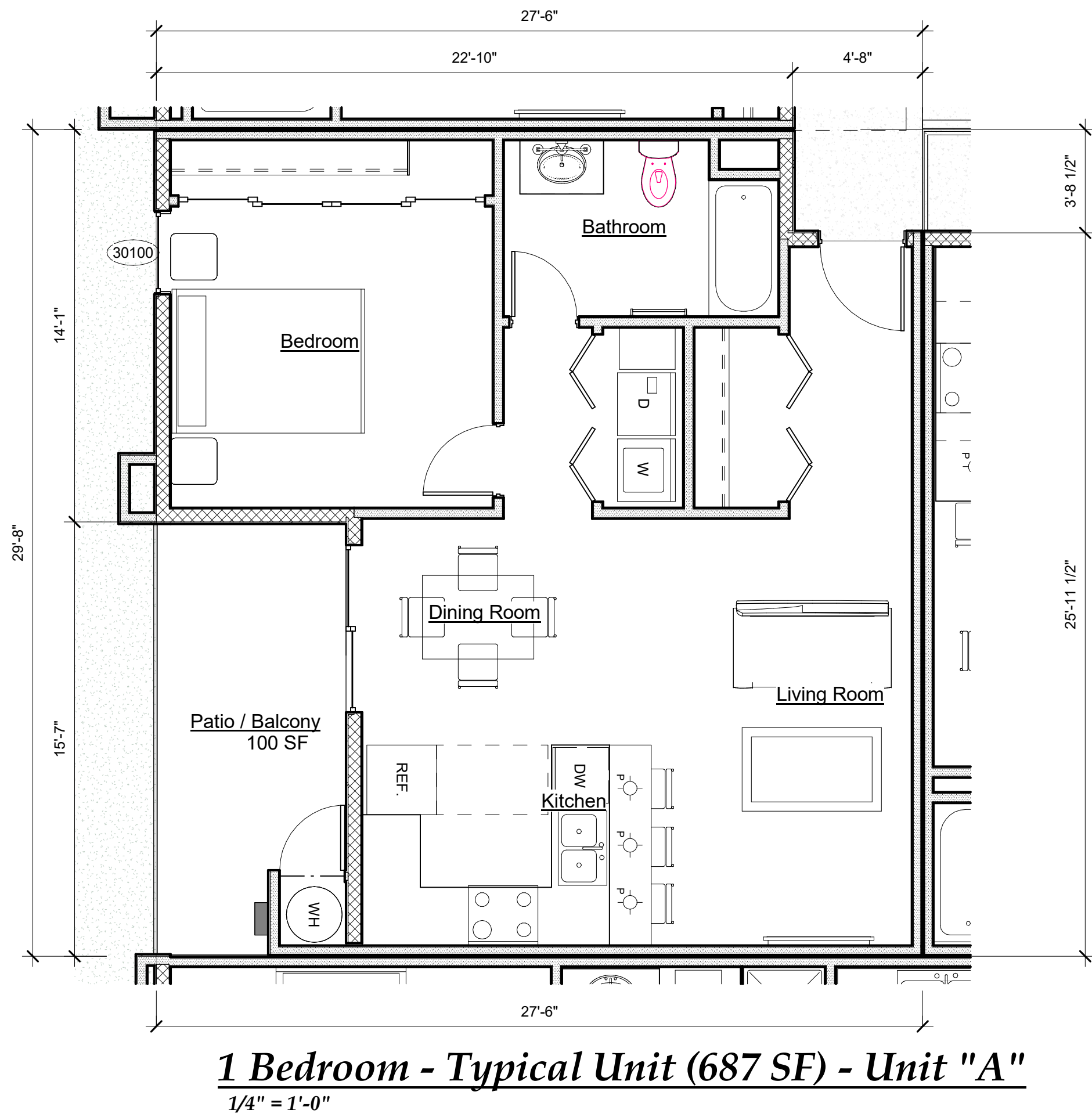
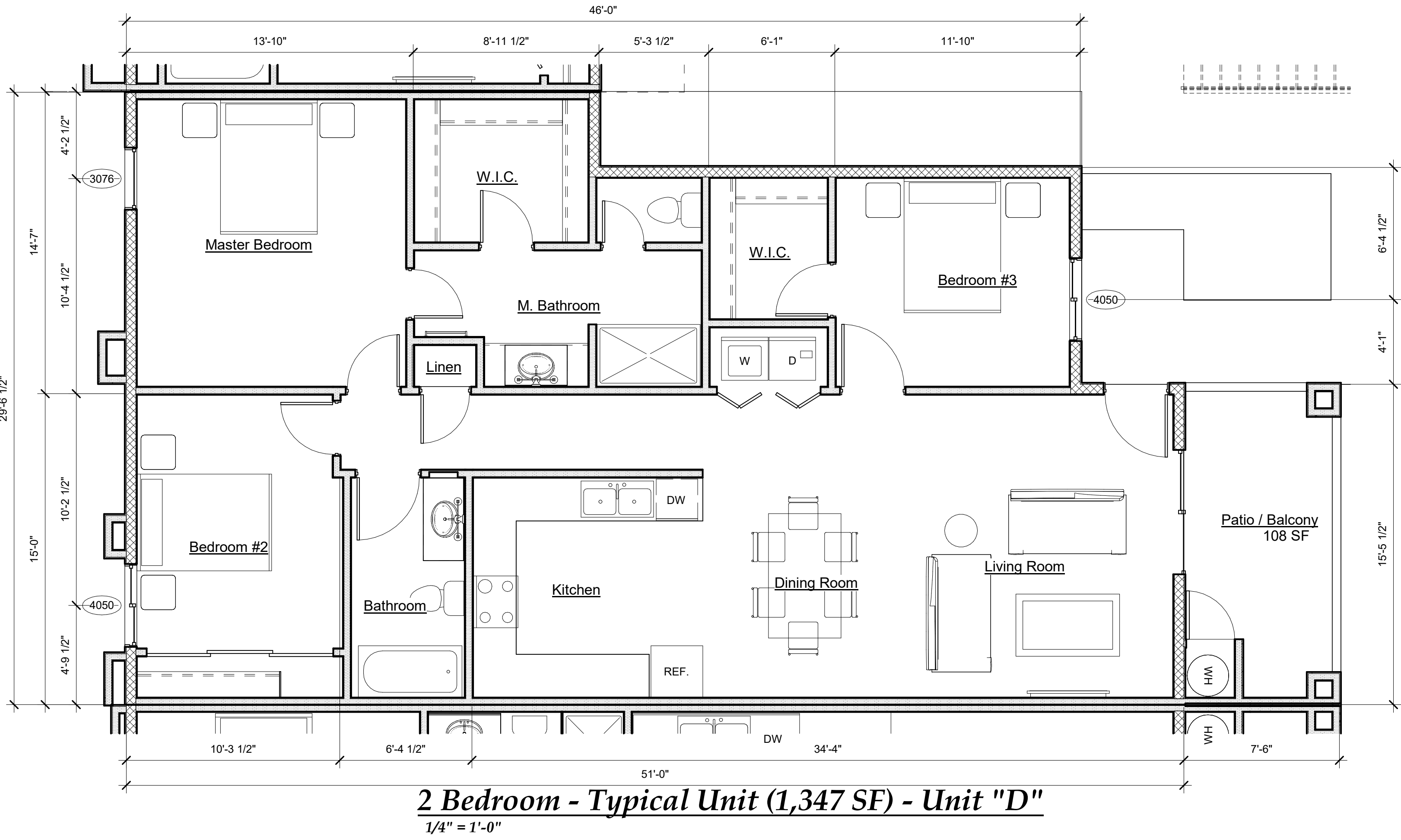
<b><u>OPEN SPACE:</u></b>	
COMMON OPEN SPACE REQ. 100 SF FOR / UNIT (15 x 100)	1,500 SQ. FT.
COMMON OPEN SPACE PROVIDED	1,825 SQ. FT.
<b>AMENITIES PROVIDED:</b>	BBQ WITH TRELLIS, TOT LOT, OPEN COMMON AREA

COVERED HALLWAY:	218 SF
TOTAL CONDITION SPACE:	14,942 SF
TOTAL NON-CONDITIONED SPACE:	1,790 SF
UNIT COUNT	
3-BED ROOM UNITS:	9
1-BED ROOM UNITS:	6
TOTAL UNITS:	15

*PL1*



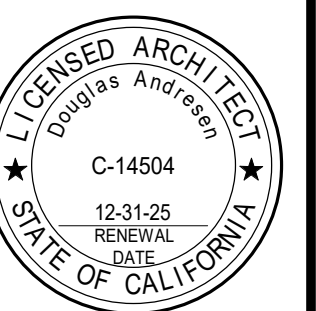
C:\Users\MicaelaCruz\Andresen Architecture Inc\AAI - Access\Projects\4 - Access\Projects\22-4558 Aegis Beaumont Apartments R25.rvt 1/23/2025 10:23:44 AM



Proposed 15-Unit Apartment Building For:  
**Aegis Builders**  
1360 East 6th Street, Beaumont, CA

23 Jan. 2024

22-4558

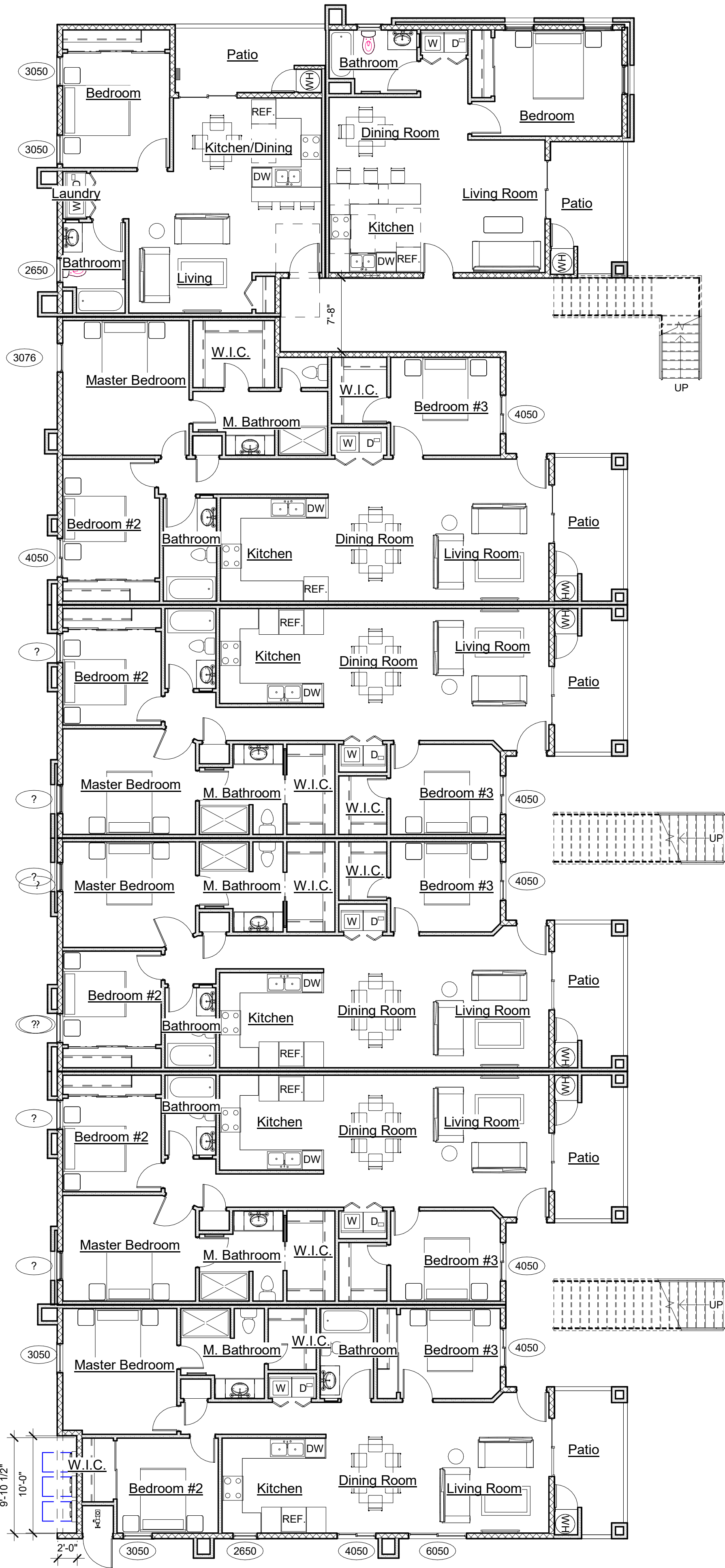


**Floor Plans**

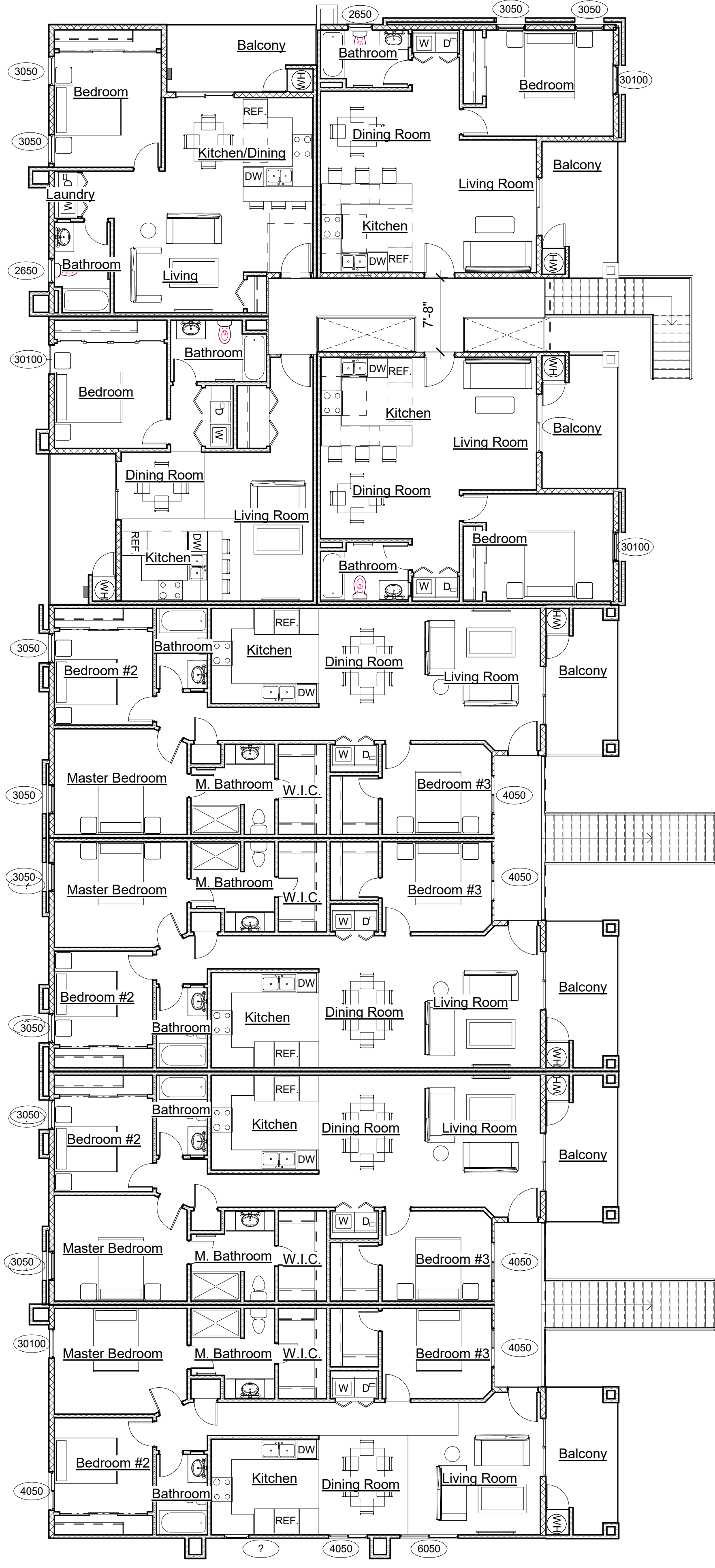
**PL2**



C:\Users\MicaelaCruz\Andresen Architecture Inc\AAI - Access\Projects\4 - Projects\2020-2029\2021\22-4558 Aegis Beaumont Apartments R25.rvt 1/23/2025 10:23:46 AM



First Floor Plan - Overall Plans  
1/8" = 1'-0"



Second Floor Plan - Overall Plan  
1/8" = 1'-0"



Board of Directors

Andy Ramirez  
Division 1  
Lona Williams  
Division 2  
Daniel Slawson  
Division 3  
John Covington  
Division 4  
David Hoffman  
Division 5

Beaumont-Cherry Valley Water District  
560 Magnolia Avenue, Beaumont, CA 92223  
[www.bcwvd.org](http://www.bcwvd.org)

January 30, 2024

Isabella Andresen  
17087 Orange Way  
Fontana, CA 92335

Subject: Will-Serve Letter  
1360 E 6<sup>th</sup> Street (APN 419-232-039)  
Beaumont, CA

Mrs. Andresen:

At the Regular Meeting of the Beaumont-Cherry Valley Water District Board of Directors held on January 25, 2024, your request for a water service Will-Serve Letter for the proposed Project located on APN 419-232-039 within the City of Beaumont, was approved for domestic service per the conditions stated in the January 25, 2024 Staff Report as identified in Attachment 1.

Beaumont-Cherry Valley Water District will provide water service to the Project for development and associated water demand conditions per the requirements of the Staff Report. This Project is subject to the District Rules and Regulations Governing Water Service as published, inclusive of any future amendments as approved by the Board of Directors from time to time.

We look forward to working with you in the coming months and please feel free to contact the office should you have any questions.

This letter expires on January 25, 2025.

Sincerely,



Daniel K. Jaggers  
BCVWD  
General Manager  
DKJ/mr

Attachments

1. Request for Will-Serve Letter and Approval of Annexation for Lilaic Logistic Center Building for Riverside County Assessor's Parcel No. (APN) 419-232-039, located in the City of Beaumont.

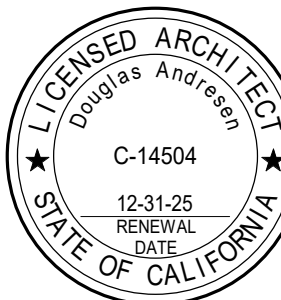
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Will Serve Letter

Proposed 15-Unit Apartment Building For:  
**Aegis Builders**  
1360 East 6th Street, Beaumont, CA

23 Jan. 2024

22-4558



Overall Floor  
Plans

PL3





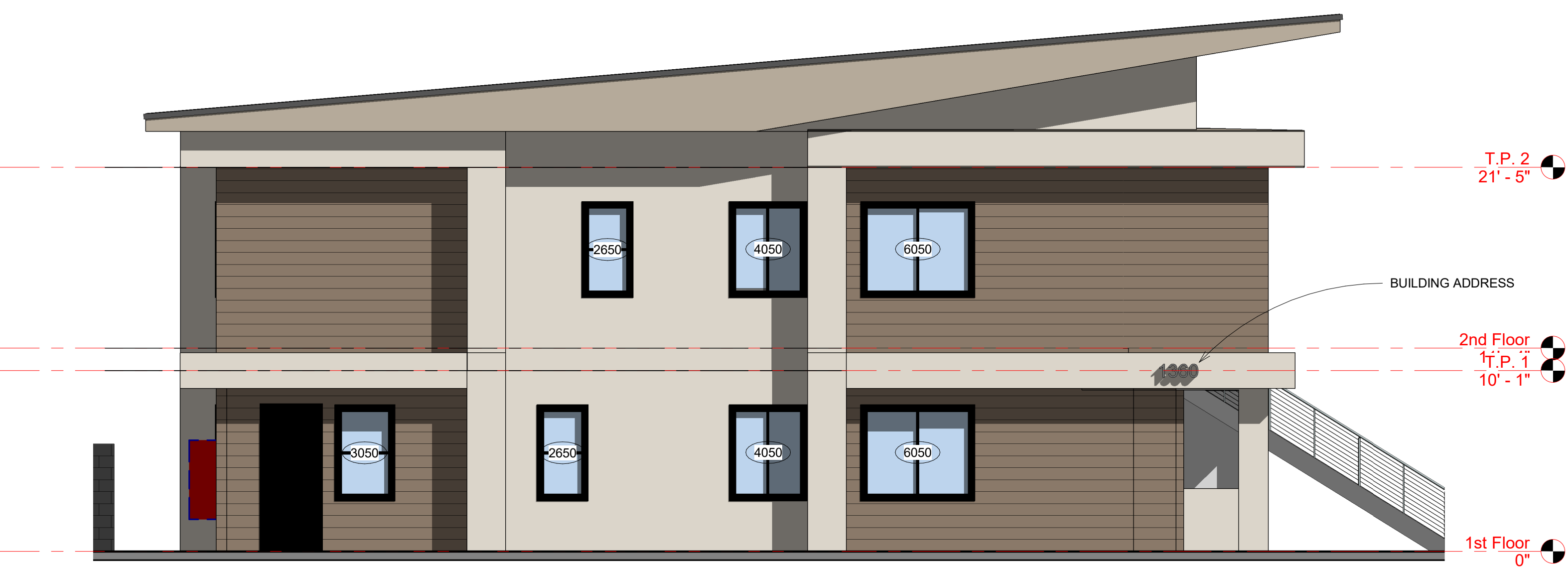
**3D View From E. 6th Street**



**3D View From Rear Yard**



**Right Side Elevation - (East)**  
3/16" = 1'-0"



**Front Elevation - (View From E. 6th Street - South)**  
3/16" = 1'-0"



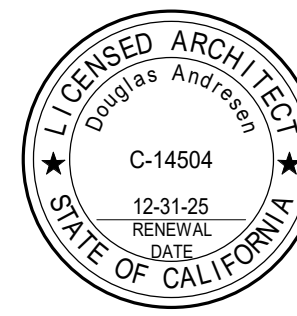
**Right Elevation**  
3/16" = 1'-0"



**Rear Elevation**  
3/16" = 1'-0"



Proposed 15-Unit Apartment Building For:	
<b>Aegis Builders</b>	
1360 East 6th Street, Beaumont, CA	
23 Jan. 2024	
22-4558	



**3D Views & Ext.  
Elevations**

**PL4**

1/23/2025 10:24:15 AM C:\Users\MicahCruz\Andresen Architecture Inc\AAI - Access\Projects\4 - Projects\2020-2029\2022\22-4558 Aegis Beaumont Apartments R25.rvt



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View From E. 6th Street



ANDRESEN  
ARCHITECTURE  
INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

Proposed 15-Unit Apartment Building For:

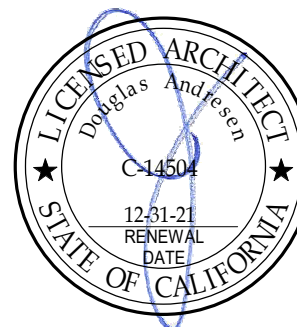
**Aegis Builders**

1360 East 6th Street, Beaumont, CA

27 Feb. 2025

22-4558

*Rendering*



**PL5**



## DESERT SUEDE

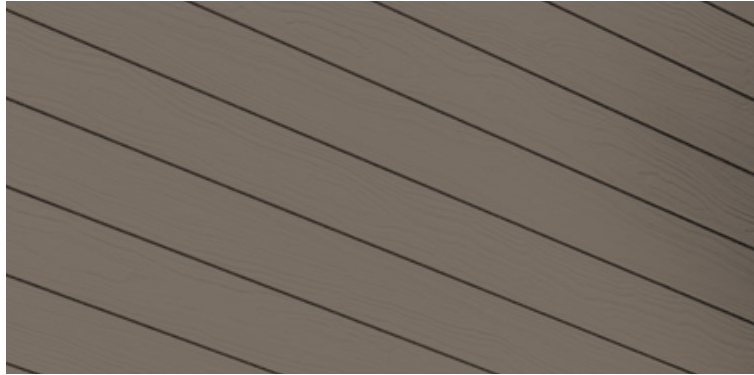
Desert Suede | DE6206



ANDRESEN  
ARCHITECTURE  
INC.

17087 ORANGE WAY, FONTANA, CA 92335 (909) 355-6688

M1



M2

## TRITE WHITE

Trite White | DE6204



M3



M4

### Aegis Builders

#### 15-Unit Apartment Building

1360 East 6<sup>th</sup> Street, Beaumont, CA 92223

- M1. Main: Dunn Edwards Paint “Desert Suede” DE6206**
- M2. Paneling: Hardie Plank “Timber Bark” Select Cedarmill Profile**
- M3. Light Accent: Dunn Edwards Paint “Trite White” DE6204**
- M4. Metal Trim: AEP Span “Dark Bronze”**



OWNER/DEVELOPER:

AGIS BUILDERS, INC.  
2331 W. LINCOLN AVE.  
ANAHEIM, CA 92801  
DARRYL MOORE  
626-927-4496 PH.

ENGINEER:

SAKE ENGINEERS INC.  
400 S. RAMONA AVE. STE. 202  
CORONA, CA 92879  
(951) 279-4041 PH.  
(951) 279-2830 FAX

SOIL ENGINEER:

FDC & ASSOCIATES CORPORATION  
322 W. ORANGE SHOW LANE  
SAN BERNARDINO, CA 92408  
909-388-7200 PH.

ASSESSORS PARCEL NO.:

419-232-039

TOTAL ACREAGE:

TOTAL ACREAGE (GROSS) 0.68 AC. (29,415 S.F.)  
DISTURBED AREA 0.68 AC. (29,415 S.F.)  
IMPERVIOUS AREA 0.50 AC. (21,639 S.F.)  
PERVIOUS AREA 0.18 AC. (7,776 S.F.)

UTILITIES:

ELECTRIC SO. CAL. EDISON COMPANY  
GAS SO. CAL. GAS COMPANY  
WATER BEAUMONT-CHERRY VALLEY WATER DISTRICT  
SEWER BEAUMONT-CHERRY VALLEY WATER DISTRICT  
TELEPHONE VERIZON  
CABLE TV AT&T  
SCHOOL DISTRICT BEAUMONT SCHOOL DISTRICT

TOPOGRAPHY:

DAWSON SURVEYING, INC.  
575 E. CARREON DR.  
COLTON, CA 92324  
909-430-0016 PH.

ZONING AND LAND USE:

EXIST. ZONING SIXTH ST. MIXED USE RESIDENTIAL  
PROP. ZONING SIXTH ST. MIXED USE RESIDENTIAL  
EXIST. LAND USE S.S.M.U.R.  
PROP. LAND USE S.S.M.U.R.

BASIS OF ELEVATION:

THE CENTERLINE BEARING OF 6TH ST. BEING  
N89°59'02"W PER PARCEL MAP NO. 22793,  
M.B. 169 PAGE 14-15

BASIS OF BEARING:

FD. 1-3/8" DIA BRASS CAP MONUMENT  
MARKED "CITY B.M. 12" AT NE COR. 6TH ST.  
AND ILLINOIS AVE. 65 FT. N'LY AND 20 FT.  
E'LY OF CENTERLINE INTERSECTION 3 FT.  
N'LY OF B.C.R.  
ELEV.=2602.03 YR. 1982

FLOOD\_ZONE:

FLOOD\_ZONE = X  
COMMUNITY PANEL NO. 06065C-0812G  
08/28/2008

LEGAL DESCRIPTION:

BEING A PORTION OF PARCEL 2 OF P.M. 22793  
BOOK 169 PAGES 14 & 15 OF PARCEL MAPS, RECORDS  
OF RIVERSIDE COUNTY, CALIFORNIA, CITY OF BEAUMONT.

EARTHWORK:

CUT 600± C.Y.  
FILL 320± C.Y.  
SUBSIDENCE 120± C.Y.  
SHRINKAGE 160± C.Y.

NOTE:

EARTH QUANTITIES SHOWN HERE ARE FOR RAW  
ESTIMATING PLAN CHECK FEES ONLY. GRADING  
CONTRACTOR IS RESPONSIBLE TO PERFORM  
THEIR OWN CALCULATIONS FOR EARTH VOLUME  
WITH THE SOILS ENGINEER'S RECOMMENDATION.

LEGEND:

FLOW LINE  
PROPERTY LINE  
CENTER LINE  
EXISTING WATER LINE  
SANITARY SEWER LINE  
PROPOSED SLOPE  
EXISTING CONTOUR  
PROPOSED CONTOUR  
RET. WALL  
NEW ASPHALT CONCRETE  
EXISTING ELEVATION

C.O. = CLEAN OUT  
P. = PROPERTY LINE  
S.F. = SQUARE FEET  
G.B. = GRADE BREAK  
H.P. = HIGH POINT  
FS = FINISHED SURFACE  
SD = STORM DRAIN  
FL = FLOW LINE  
TC = TOP OF CURB  
W.I. = WROUGHT IRON  
C.L. = CHAIN LINK  
P.I.P. = PROTECT IN PLACE  
TW = TOP OF WALL  
TF = TOP OF FOOTING  
CL = CENTERLINE  
CF = CUBIC FEET  
WL = WATER LINE  
PROP. = PROPOSED  
APN = ASSESSOR'S PARCEL NUMBER  
PM = PARCEL MAP  
D.O. = DECOMPOSED GRANITE  
S = SEWER  
NTS = NOT TO SCALE  
S/W = SIDEWALK  
R/W = RIGHT OF WAY  
PCC = PORTLAND CEMENT CONCRETE  
EXIST. = EXISTING  
LU = LAND USE  
AC = ASPHALT CONCRETE  
CWP = CONSTRUCTION WITHOUT PERMIT

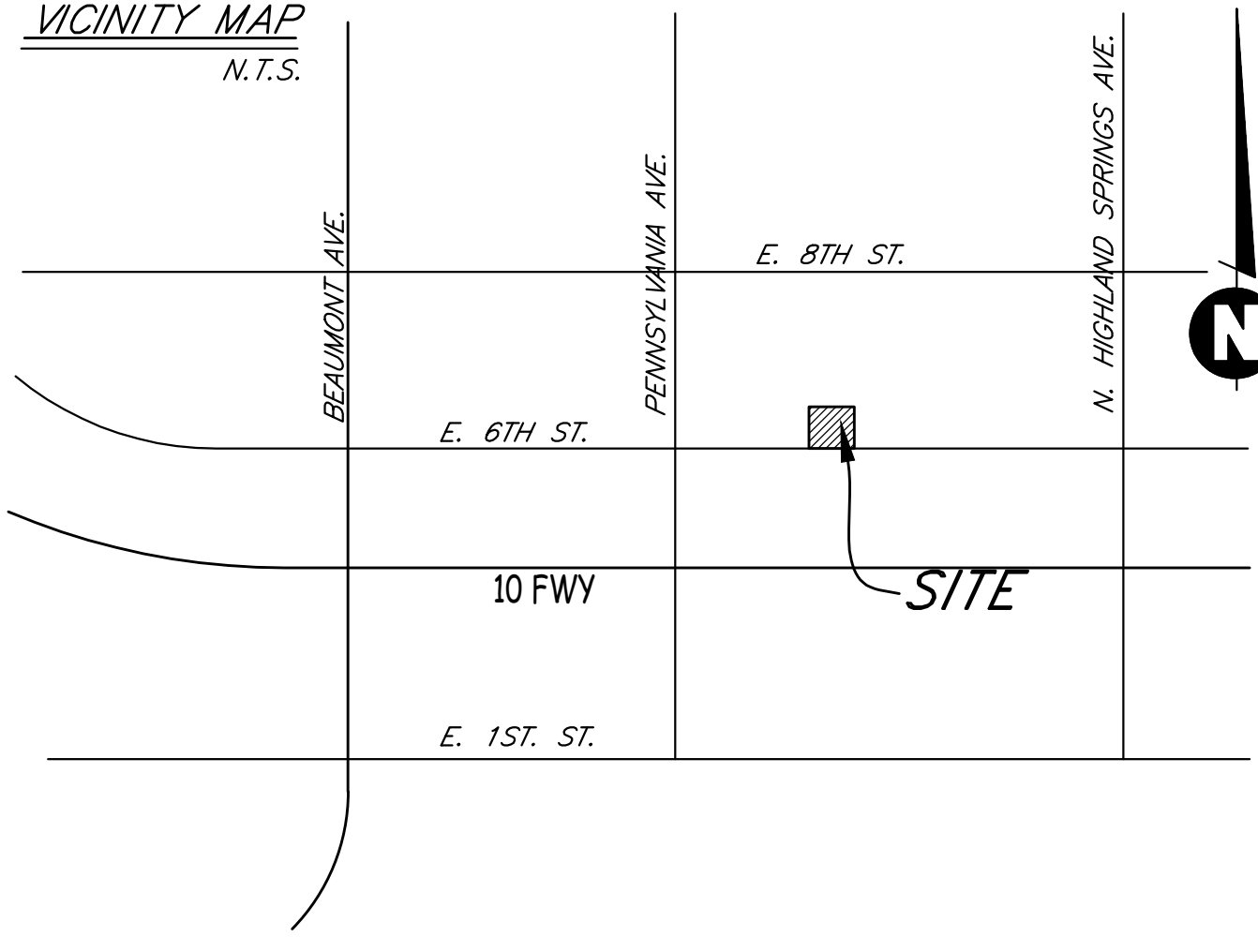
# CITY OF BEAUMONT CONCEPTUAL GRADING PLAN/PLOT PLAN

BEING A PORTION OF PARCEL 2 P.M.B. 169/14-15 RECORDS OF RIVERSIDE COUNTY

SAKE ENGINEERS, INC.

MARCH, 2025

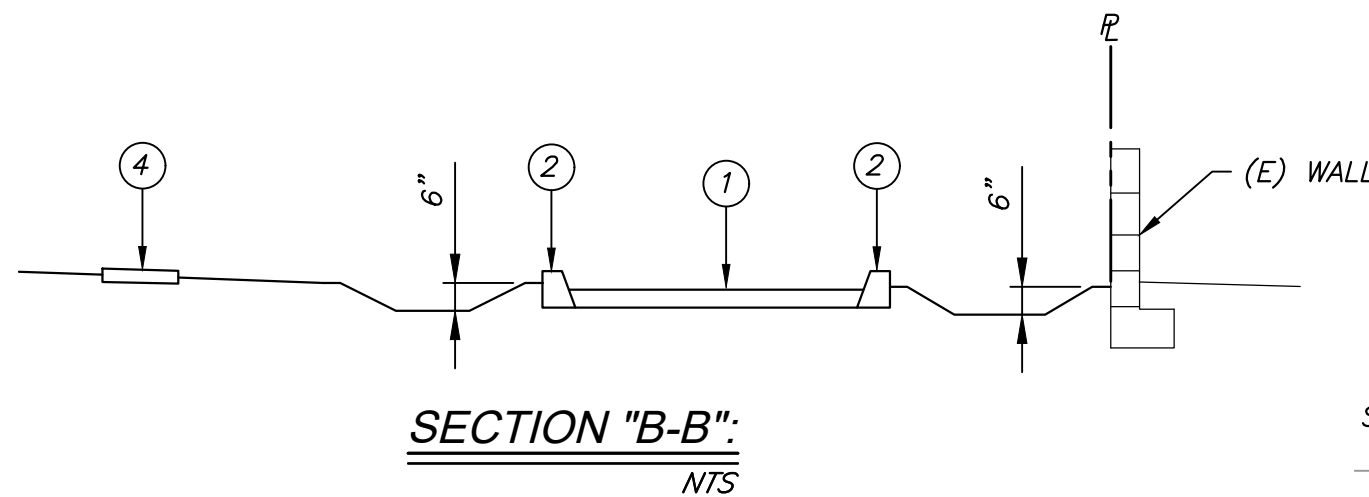
VICINITY MAP  
N.T.S.



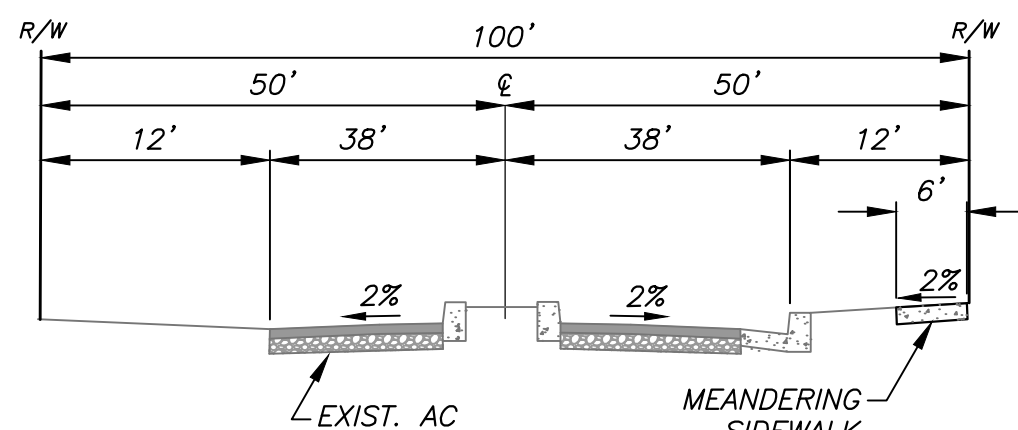
THOMAS BROTHERS MAP PAGE/GRID:

PAGE 721, GRID A-3

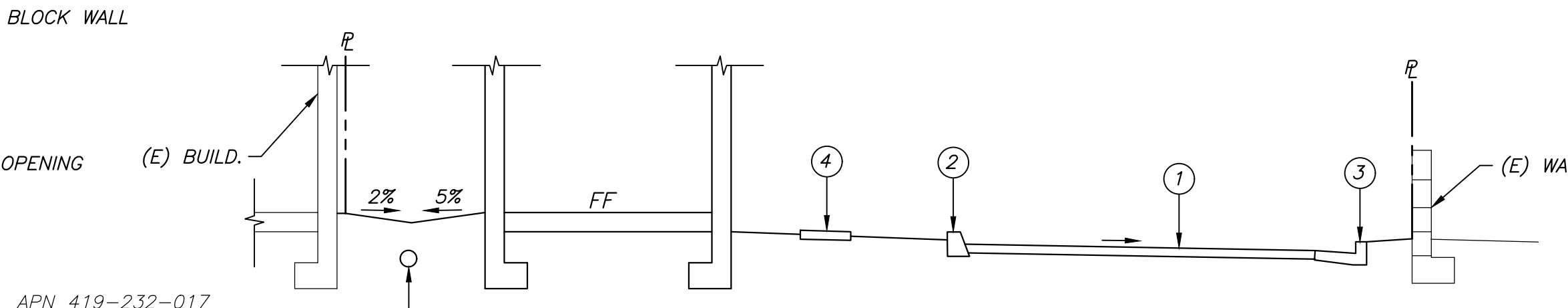
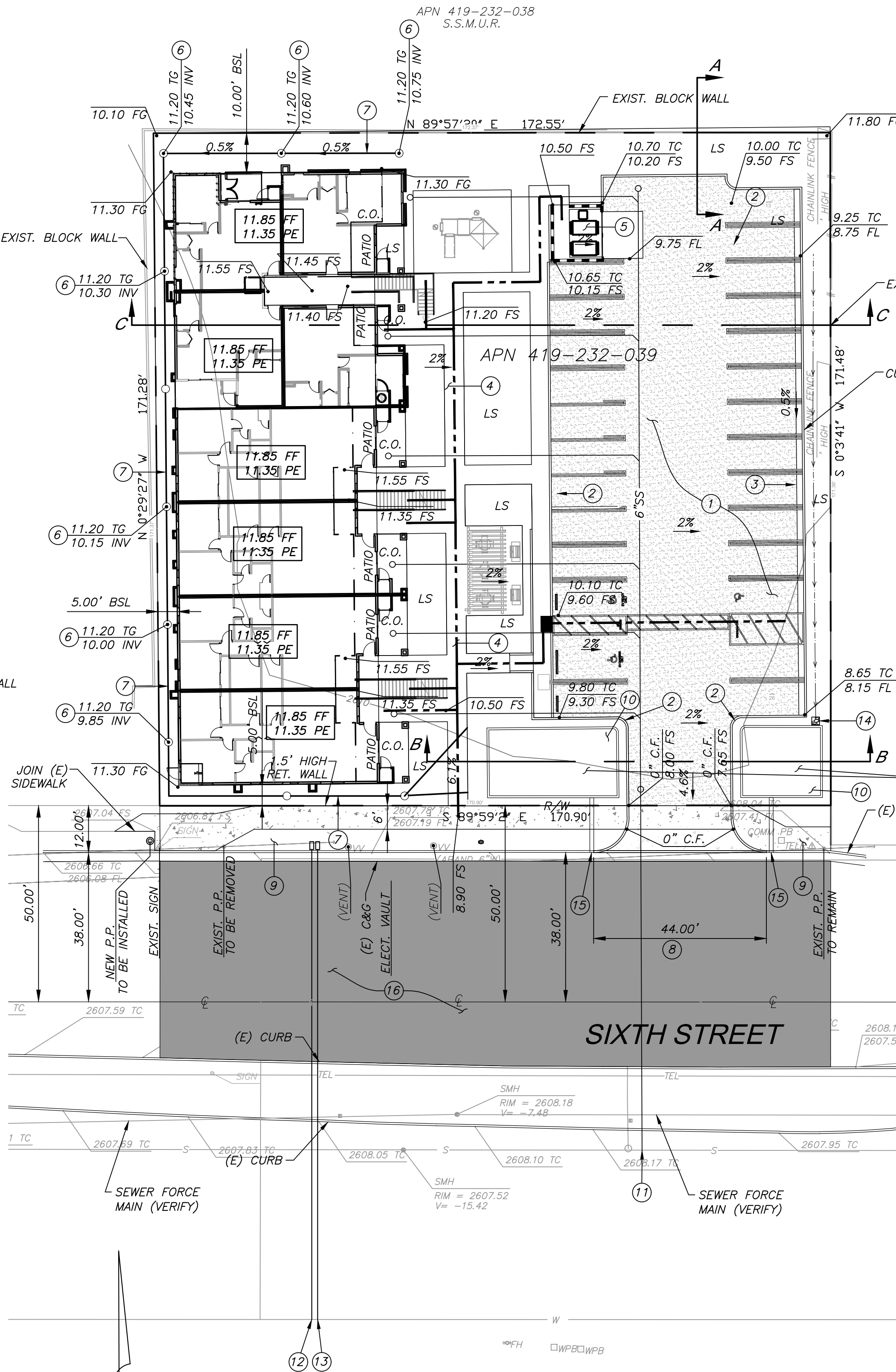
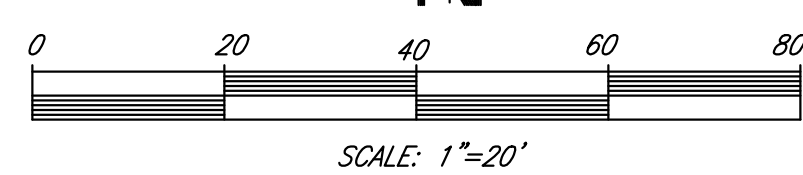
APN 419-232-038  
S.S.M.U.R.



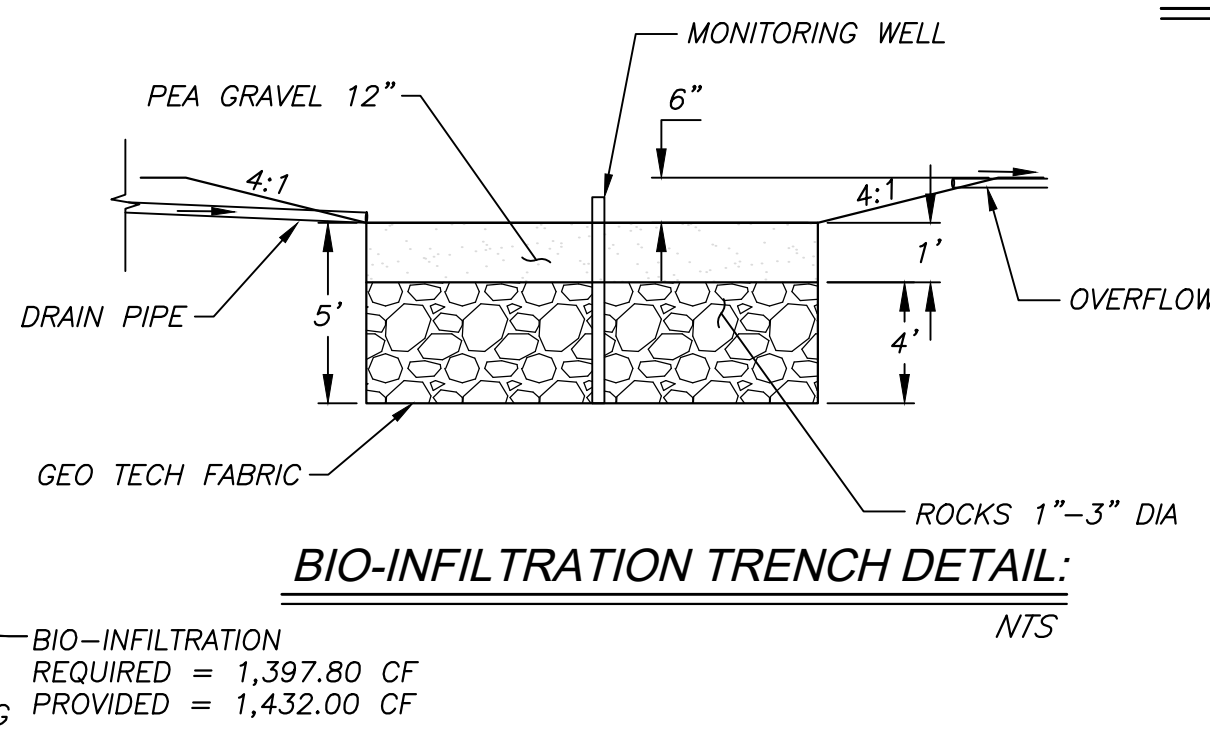
SECTION "B-B":  
N.T.S.



SIXTH STREET  
TYP. STREET SECTION:  
N.T.S.

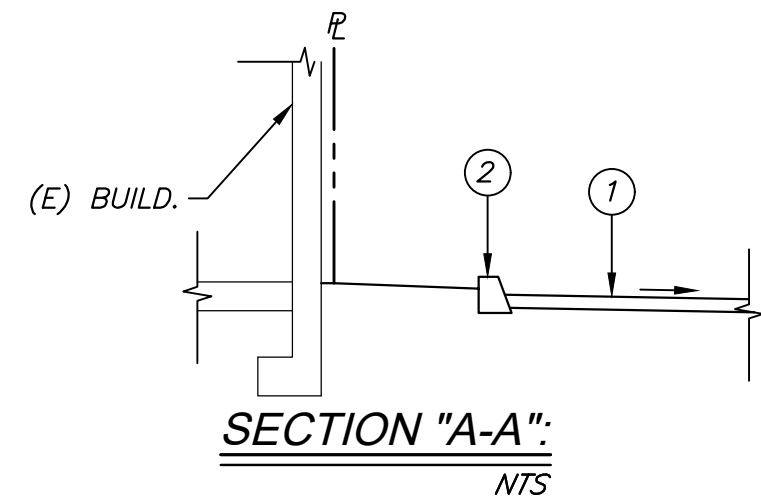


SECTION "C-C":  
N.T.S.



BIO-INFILTRATION TRENCH DETAIL:  
N.T.S.

NOTE:  
EXISTING UTILITY POLES TO BE UNDERGROUNDED,  
CONTACT SOUTHERN CALIFORNIA EDISON & PAID BY OWNER



SECTION "A-A":  
N.T.S.

PREPARED UNDER THE DIRECTION OF:

SAM AKBARPOUR P.E. RCE. 053038



## CONCEPTUAL GRADING PLAN/PLOT PLAN CITY OF BEAUMONT

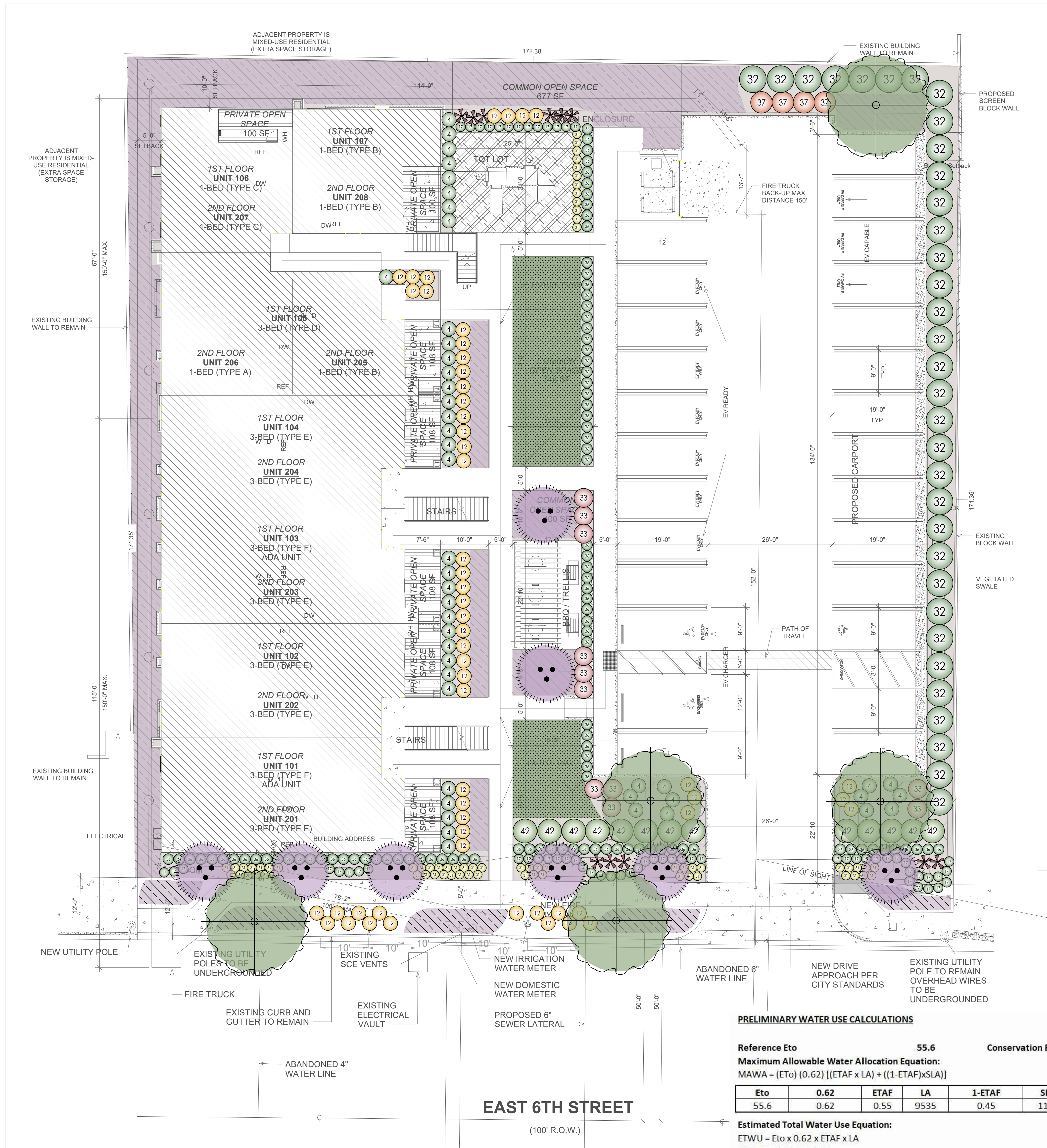
SCALE 1" = 20'	J.N. 3472
DATE 3/19/2025	SHEET
DRAWN: JAC	1
DESIGNED: SA	OF 1 SHEETS
CHECKED: SA	DWG. NO.
PLN CK REF:	

**SAKE ENGINEERS, INC.**  
ENGINEERING • SURVEYING • LAND DEVELOPMENT  
400 S. RAMONA AVE., STE. 202  
CORONA, CALIFORNIA 92879  
(951) 279-4041

FILE: SERVER\PROJECTS\JN3472\CIVIL\LOTPLAN  
PLOT DATE: 3/19/2025



PLOT DATE: 11/7/2024 12:11 PM



#### Plant Legend

Symbol Botanical / Common Name Container Water Use Height Width

#### Foundation Shrubs

32	Buxus microphylla Boxwood	5 gallon	Moderate	3'-4' 2'-4'
33	Leucadendron 'Jester' Jester Conebush	5 gallon	Moderate	4'-5' 4'-5'
42	Pittosporum tobira 'Variegatum' Variegated Japanese Mock Orange	5 gallon	Moderate	4'-5' 4'-5'
4	Callistemon viminalis 'Little John' Dwarf Bottlebrush	5 gallon	Low	3' 3'-5'
32	Leucophyllum frutescens 'Green Cloud' Green Cloud Texas Sage	5 gallon	Low	6'-8' 6'-8'

#### Accents and Ornamental Grasses

*	Cordylina x 'JURed' Festival™ Burgundy Cordylina	15 gallon	Moderate	3' 3'
0	DIANELLA tasmanica 'Silver Streak' Silver Streak Flax Lily	5 gallon	Moderate	18"-24" 18"-24"
0	Hemerocallis 'Ruby Spider' Ruby Spider Daylily	1 gallon	Moderate	20" 20"
37	Lantana x 'Moni' Confetti Spreading Lantana	1 gallon	Low	2'-3' 6'-8'
12	Lantana x 'New Gold' New Gold Lantana	1 gallon	Low	1'-2' 2'-4'
	Lantana montevidensis Trailing Lantana	1 Gallon	Low	12-18" 6'-8'
	Festuca arundinacea Dwarf Tall Fescue - Marathon II	Sod	High (SLA: Rec.)	

#### Trees

	Lagerstroemia indica x fauriei 'Zuni' Zuni Crape Myrtle	Deciduous Edison friendly	24" Box Low Branching	Mod. 9-12' 8-10'
	Pistacia chinensis Chinese Pistache	Deciduous	24" Box Standard	Mod. 25-35' 25-35'
Street trees are located min. 10ft from water meters, fire hydrants and underground utilities.				
Limited Use Area No visual obstructions over 30" in height in the Limited Use Area created by Sight Lines.				
All planters to receive 3" layer shredded bark mulch, except where otherwise shown.				

#### PRELIMINARY WATER USE CALCULATIONS

Reference Eto	55.6		Conservation Factor		0.55	
Maximum Allowable Water Allocation Equation:					(residential)	
MAWA = (Eto) (0.62) [(ETAF x LA) + ((1-ETAF)xSLA)]						
Eto	0.62	ETAF	LA	1-ETAF	SLA	199,038 MAWA
55.6	0.62	0.55	9535	0.45	1177	

Estimated Total Water Use Equation:  
ETWU = Eto x 0.62 x ETAF x LA  
138,461 ETWU

#### HYDROZONE MATRIX

ZONE	HYDROZONE BASIS	S.F.	%TOTAL	PLANT TYPE	PLANT FACTOR	IRRIGATION EFFICIENCY	Eto	0.62	ETAF	LA	ETWU	IRRIGATION METHOD
LW SHRUBS		4766	50%	LOW	0.30	0.81	55.60	0.62	0.37	4766	60,849.46	Dripline
LW-MW SHRUBS		3432	36%	MODERATE	0.50	0.81	55.60	0.62	0.62	3432	73,029.57	Dripline
LW-MW TREES		160	2%	MODERATE	0.50	0.81	55.60	0.62	0.62	160	3,404.64	Dripline
SLA-REC. TURF		1177	12%	SLA					1.00	1177	1,177.00	Dripline
ETWU											138,461	
Total Landscape											9,535	

Note: Landscape to be installed with low-volume drip irrigation and automatic, weather sensing irrigation controller.