

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: PANEL NUMBER: EFFECTIVE DATE:	ZONE X 06065C0811G 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



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



9,514.9 SF

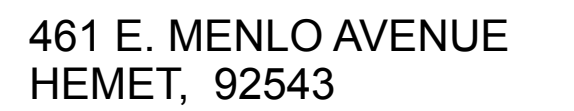
3,431.3 SF

3,510.1 SF

APPLICANT/ PREPARER:	JOHN DYKES, ARCHITECT FDC COMMERCIAL 27420 JEFFERSON AVE., STE 201 TEMECULA, CA 92590 (951) 587-8010 JOHN@FDC.BZ
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APN:	417-150-015
LOT SIZE:	1.02 CRES (44,431.2 SF)
ZONING:	M (MANUFACTURING)

SQUARE FOOTAGE PER SUITE:	
OWNER	9,514.9 SF
TENANT 1	3,431.3 SF
TENANT 2	3,510.1SF
FIRE RISER/ROOF ACCESS	150.5 SF
EXIT CORRIDOR	267.5 SF
TOTAL SQUARE FOOTAGE FOR BUILDING:	16,874.3 SF

OCCUPANCY GROUP:	F-1, B
CONSTRUCTION TYPE:	II-B
SPRINKLERED:	YES
ALLOWABLE AREA (S1):	F-1 = 62,000 SF B = 92,000 SF
ALLOWABLE STORIES:	F-1 = 3 STORIES B = 4 STORIES
BUILDING AREA:	= 17,601.7 SF < 62,000 SF OK



CONSULTANTS



BEAUMONT,

[illegible]

MARK	DATE	DESCRIPTION
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PROJECT NO: #Project Code

MODEL FILE:
site plan.pln

DRAWN BY: J.C.D.

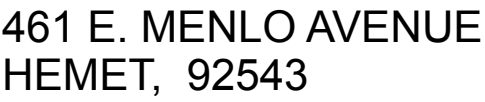
SHEET TITLE

FLOOR PLAN

A-102

SHEET 3

OF 6



CONSULTANTS



MCCLURE
INDUSTRIAL
BUILDING

BEAUMONT,

[illegible]

MARK	DATE	DESCRIPTION
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PROJECT NO: #Project Code

MODEL FILE:

site plan.pln

DRAWN BY: J.C.D.

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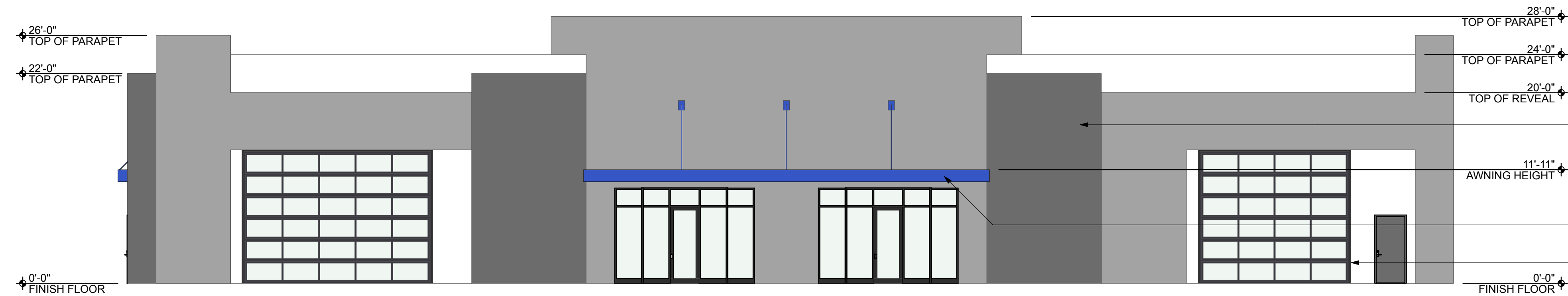
SHEET TITLE

EXTERIOR ELEVATIONS

A-201

SHEET 4

DF 6



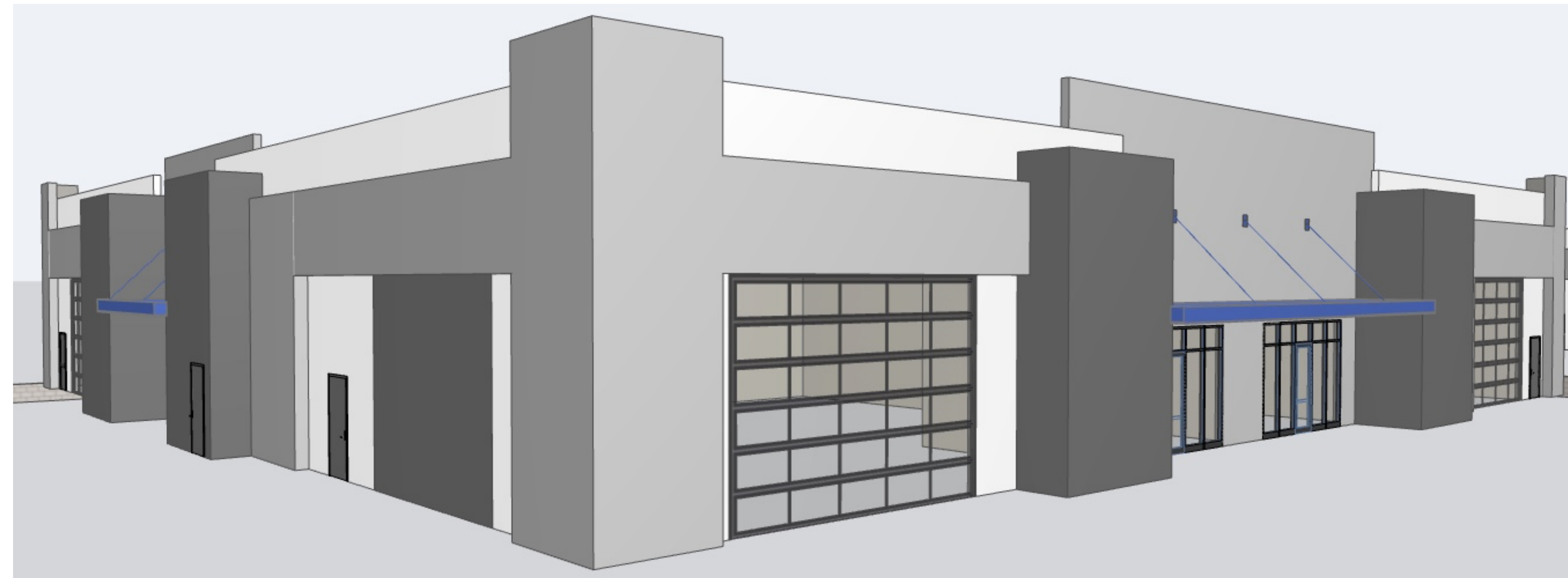
THREE COAT STUCCO, SANTA BARBARA
TEXTURE, OCEAN SWELL COLOR (PAINT)

METAL AWNING, MAYAN TREASURE COLOR
(PAINT)

ALUMINUM STOREFRONT, SOLAR BRONZE
COLOR

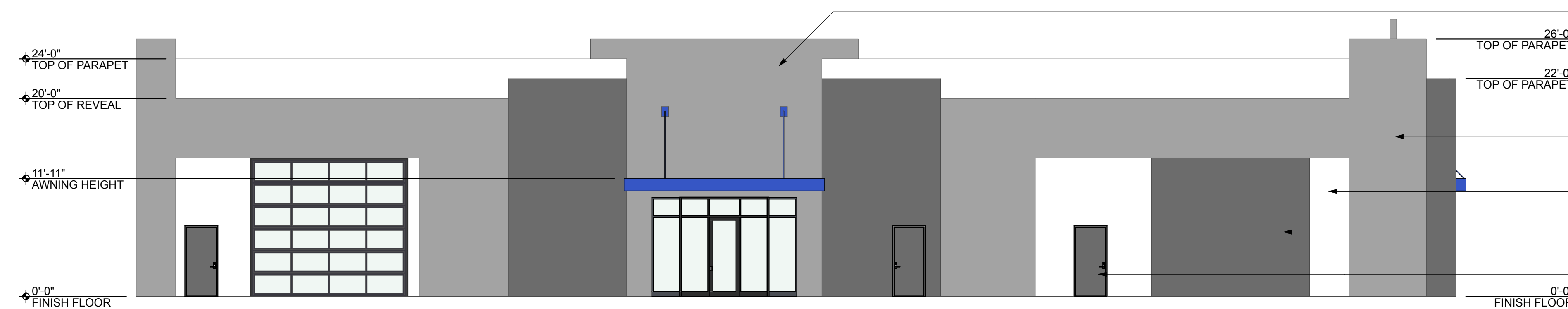
SOUTH ELEVATION

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



SOUTHWEST PERSPECTIVE

NOT TO SCALE



CONCRETE, LUNAR SURFACE COLOR (PAINT)

THREE COAT STUCCO, SANTA BARBARA
TEXTURE, LUNAR SURFACE COLOR (PAINT)

CONCRETE, ICE SCULPTURE COLOR (PAINT)

CONCRETE, OCEAN SWELL COLOR (PAINT)

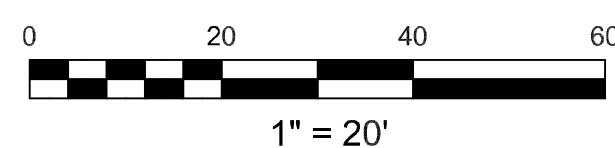
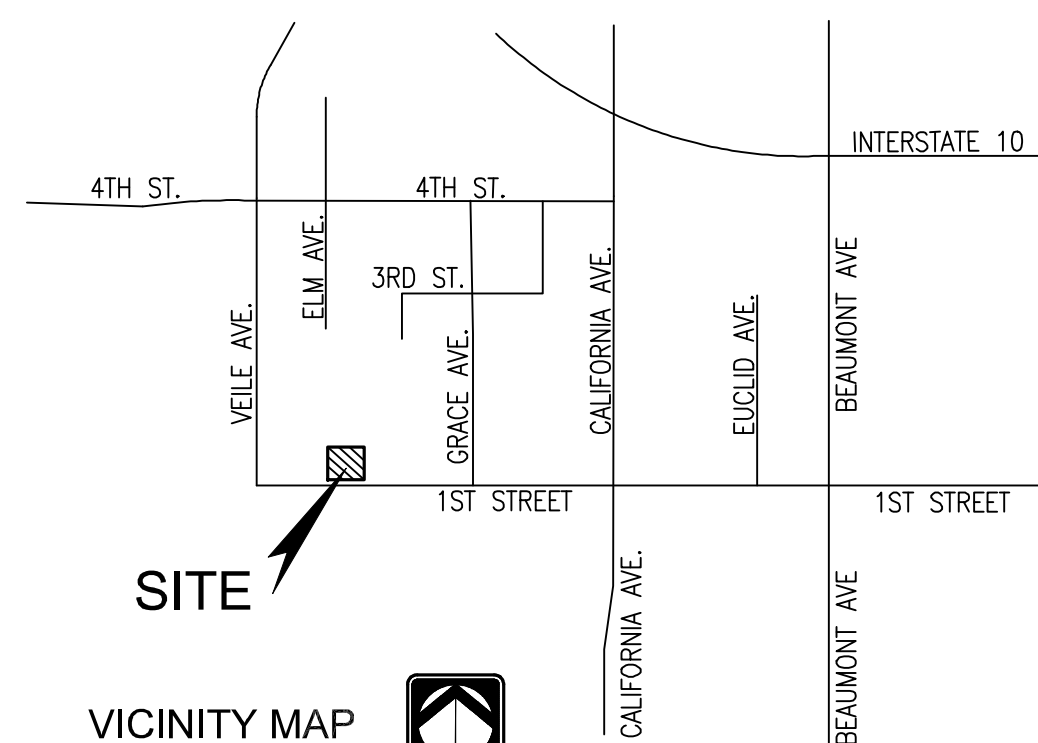
METAL DOOR & FRAME, OCEAN SWELL COLOR
(PAINT)

WEST ELEVATION

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



NORTH


$$1'' = 20'$$


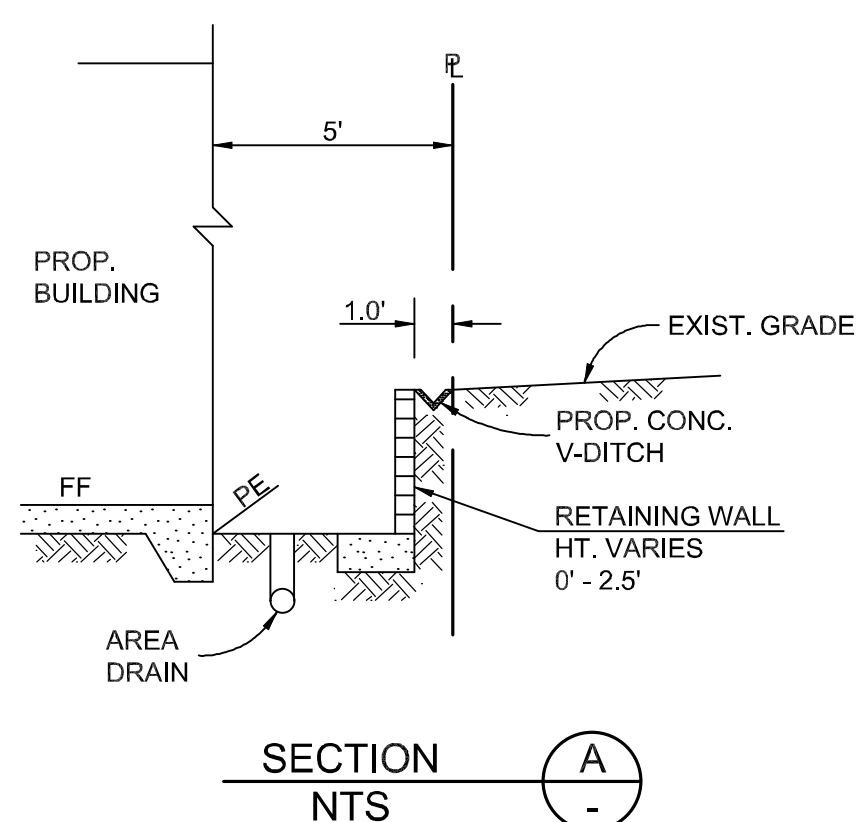
SITE

VICINITY MAP



LEGEND

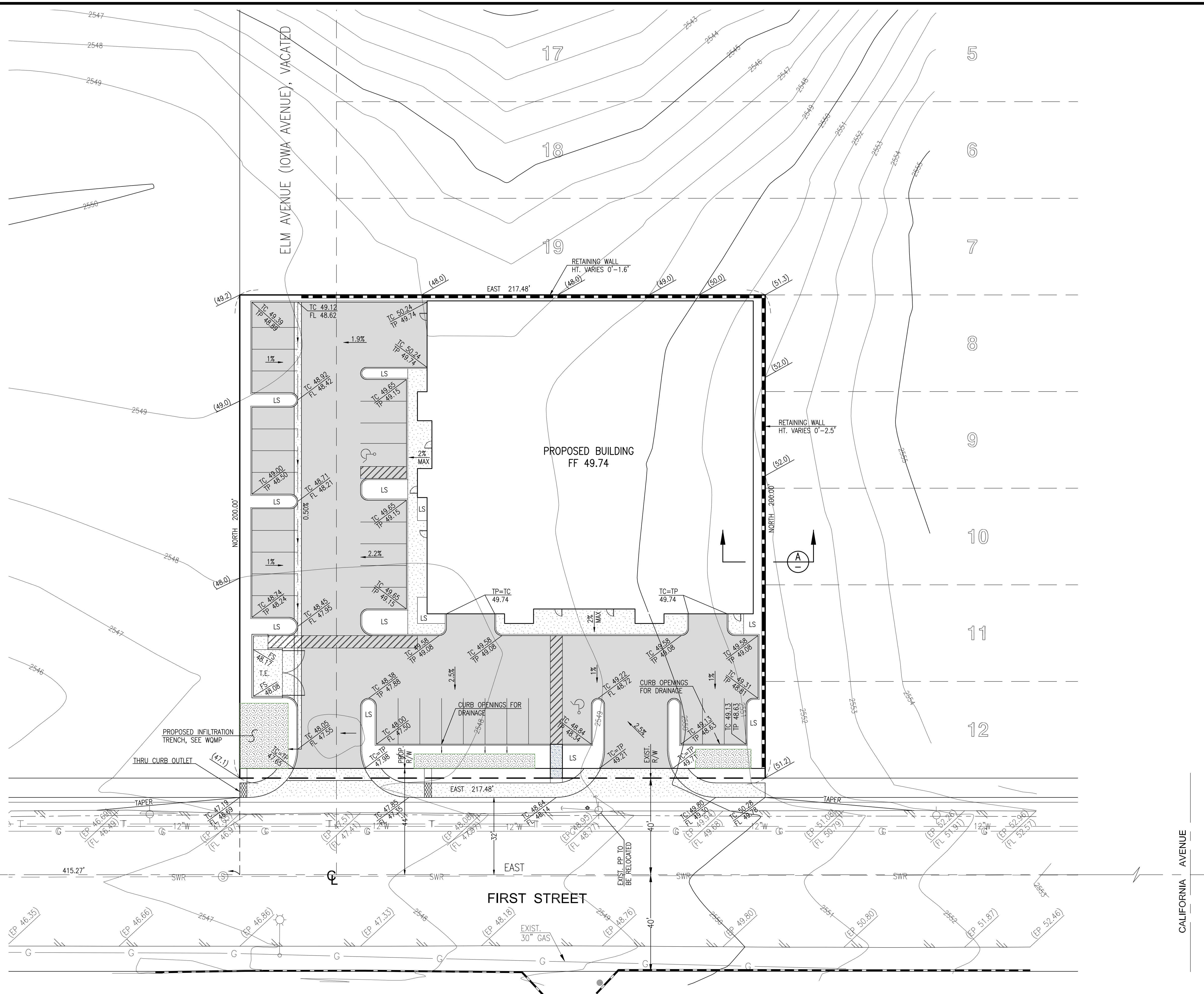
-  - EXISTING POWER POLE
-  - EXISTING POWER POLE ANCHOR
-  - EXISTING BLOCK WALL
-  - EXISTING EDGE OF PAVEMENT
-  - EXISTING STREET LIGHT POLE
-  - EXISTING SEWER MANHOLE
-  - EXISTING SERVICE POLE
-  - EXISTING SEWER LINE
-  - EXISTING GAS LINE
-  - EXISTING 12" WATERLINE
-  - EXISTING BARBED WIRE 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

NTS

NOTE: SEE ARCHITECT PLANS
FOR BUILDING DETAILS &
DIMENSIONS.



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BEFORE YOU DIG

UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

[illegible]

APPROVED BY:

DATE _____

CITY ENGINEER

PREPARED BY:

DATE _____

R.C.E. NO. _____



BLAINE A. WOMER
CIVIL ENGINEERING

- PLANNING
- SURVEYING
- CIVIL
ENGINEERING
- PUBLIC WORKS

SCALE 1" = 30'

DATE	JUNE, 2020
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BENCHMARK:

CITY OF BEAUMONT

McCLURE INDUSTRIAL BUILDING

CONCEPTUAL GRADING PLAN

FOR	FDC
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	W.O.
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SHEET NO.

1

OF 1 SHEETS
FILE NO.

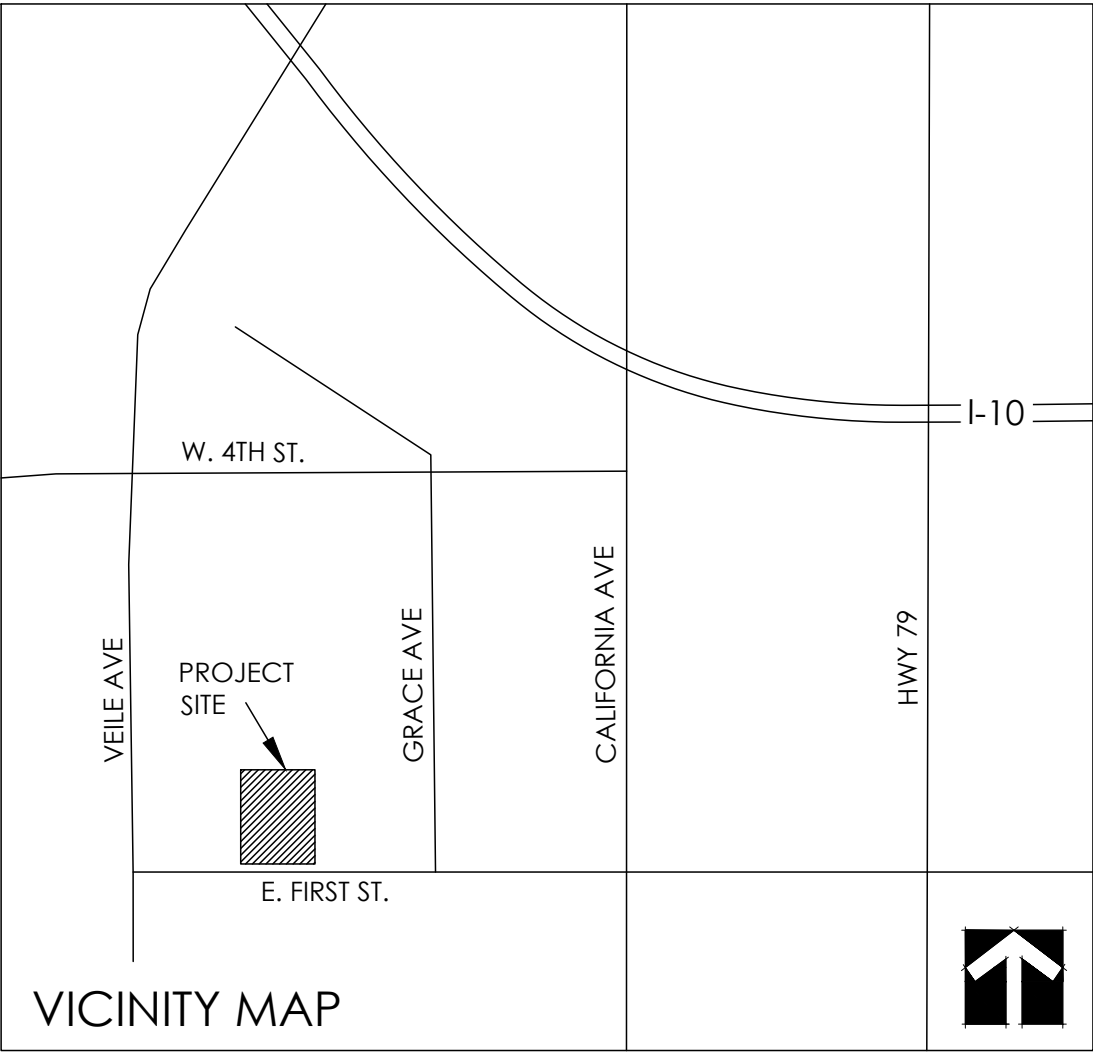


CONCEPTUAL PLANT LEGEND

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				
ARBUTUS "MARINA"	MARINA ARBUTUS	24" BOX	AS SHOWN	MOD
MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	24" BOX	AS SHOWN	MOD
TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	AS SHOWN	MOD
SCHINUS MOLLE	CALIFORNIA PEPPER	24" BOX	AS SHOWN	LOW
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
FEUJOA SELLOWIANA	PINEAPPLE GUAYA	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				
HELICOTRICHON 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
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
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

- NOTES:
- 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.
 - ALL TREES SHALL BE MINIMUM DOUBLE-STAKED. WEAKER AND/OR SLOW-GROWING TREES SHALL BE STEEL-STAKED.
 - 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.
 - ALL LANDSCAPE AREAS SHALL RECEIVE 3" DEPTH SHREDDED BARK MULCH
 - ALL UTILITIES SHALL BE SCREENED WITH APPROPRIATE PLANT MATERIAL
 - ALL PARKWAYS, LANDSCAPING, FENCING AND ON-SITE LIGHTING SHALL BE MAINTAINED BY THE PROPERTY OWNER.
 - ALL IRRIGATED AREAS TO HAVE MOISTURE SENSORS INSTALLED TO ENSURE PLANT MATERIAL SURVIVAL.
 - 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).
 - NATIVE AND/OR DROUGHT TOLERANT PLANTS WILL BE INCORPORATED WHEREVER POSSIBLE.
 - THE APPLICANT INSURES THAT MATURE PLANTINGS WILL NOT INTERFERE WITH UTILITIES, ADJACENT SITE, EXISTING STRUCTURES AND TRAFFIC SIGHT LINES.
 - 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



FDC Commercial Construction
461 E. Menlo Ave.
Hemet, CA 92543

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UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

DATE	BY	MARK	REVISIONS	APPR.	DATE
ENGINEER					CITY
DESIGNED BY:			DRAWN BY:		CHECKED BY:



APPROVED BY: _____ DATE _____

CITY ENGINEER

PREPARED BY: _____ DATE _____

R.C.E. NO. _____

SCALE	1" = 20'	BENCHMARK:
DATE	SEPT. 30, 2020	

CITY OF BEAUMONT

McCLURE INDUSTRIAL BUILDING

CONCEPTUAL LANDSCAPE PLAN

FOR _____ W.O. _____

SHEET NO.

L-1

OF 1 SHEETS

FILE NO.

David **NEAULT**
ASSOCIATES Inc.

951 | 296 | 3430

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