



ISSUE DATE: 06/26/24



SAFSTOR MORENO BEACH

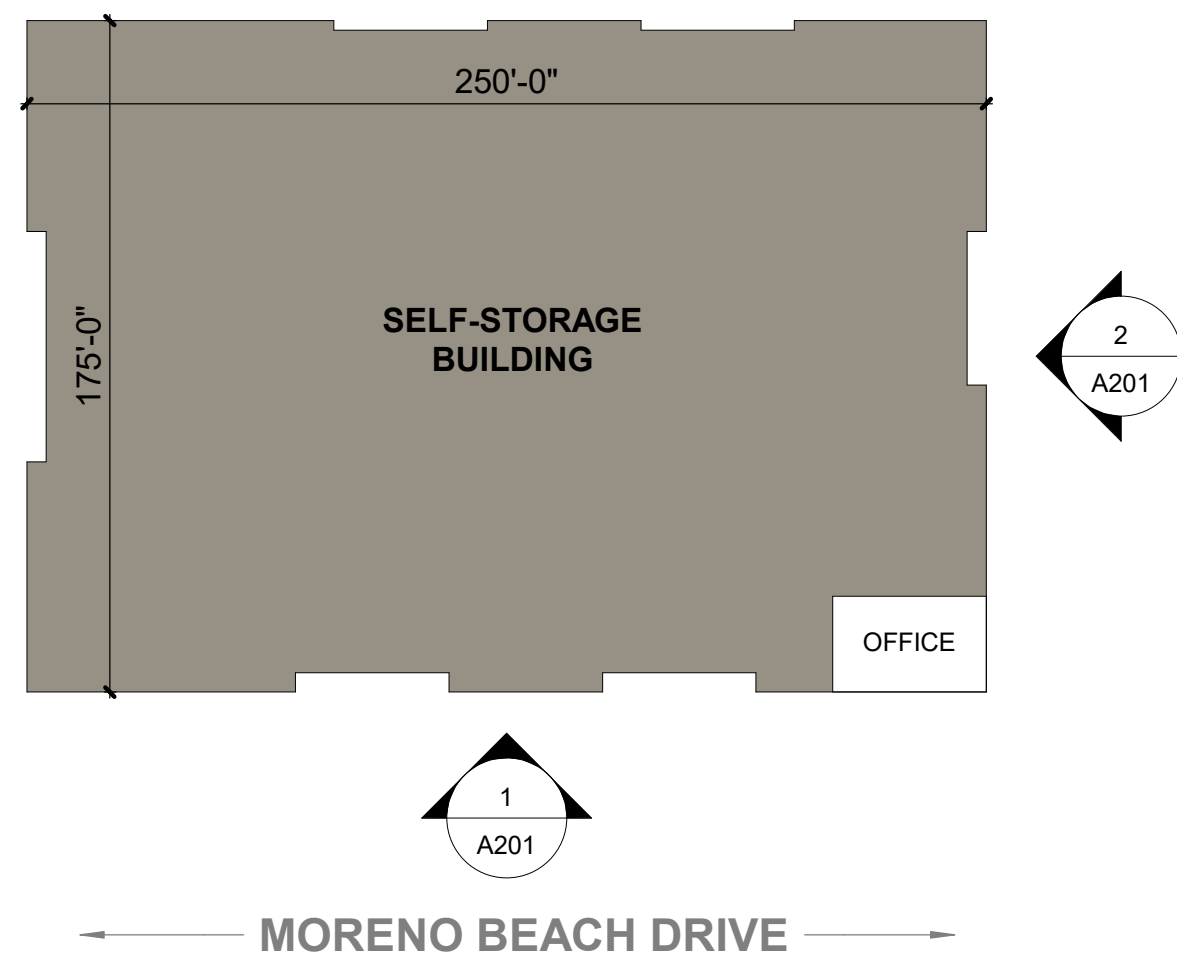
MORENO BEACH BLVD
MORENO VALLEY, CA



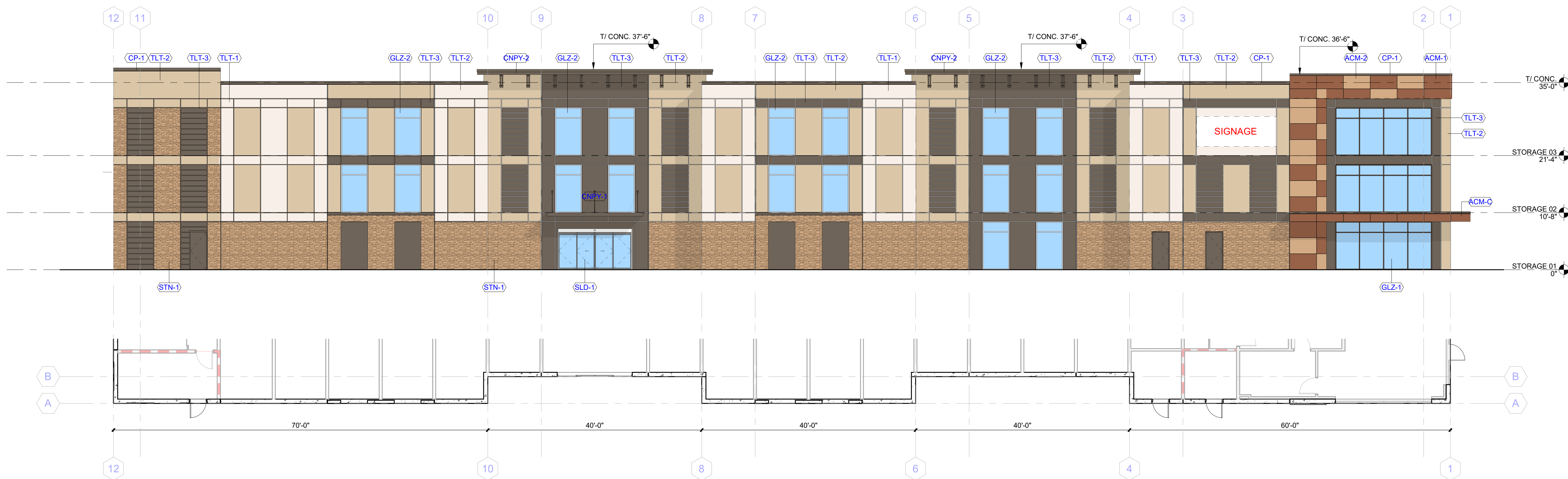
RENDERING

A00

KEYNOTE LEGEND	
Key Value	Keynote Text
ACM-1	ACM SYSTEM - ALPOLIC TRM TERRACOTTA COLOR
ACM-2	ACM SYSTEM - ALPOLIC LAB BIEGE COLOR
ACM-C	ACM CANOPY - ALPOLIC TRM TERRACOTTA COLOR
CNPY-1	PRE-FABRICATED ROD HUNG CANOPY - CHARCOAL BROWN COLOR
CNPY-2	PRE-FABRICATED DECORATIVE AWNING - CHARCOAL BROWN COLOR
CP-1	ROOF COPING - CHARCOAL BROWN COLOR
GLZ-1	GLAZING - STOREFRONT VISION
GLZ-2	GLAZING - FAUX SPANDREL
SLD-1	GLAZING ENTRANCE - AUTO SLIDING
STN-1	MASONRY STONE VENEER TEXTURE - TAN COLOR
TLT-1	PAINT - MEDIUM TEXTURE - SW7071 - GRAY SCREEN
TLT-2	PAINT - MEDIUM TEXTURE - SW7074 - SOFTWARE
TLT-3	PAINT - MEDIUM TEXTURE - SW7027 - HICKORY SMOKE



2 EXTERIOR ELEVATION & PROFILE PLAN - SOUTH
SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION & PROFILE PLAN - WEST
SCALE: 1" = 10'-0"

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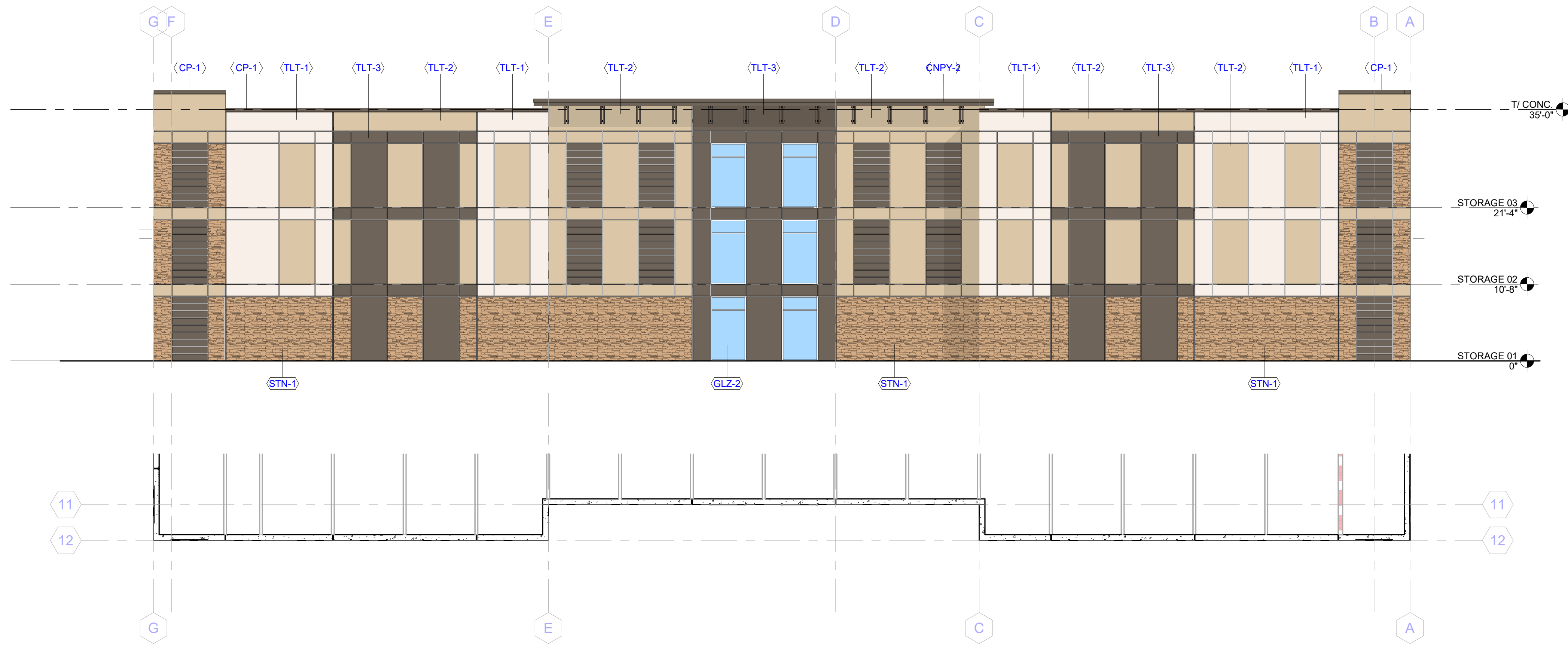
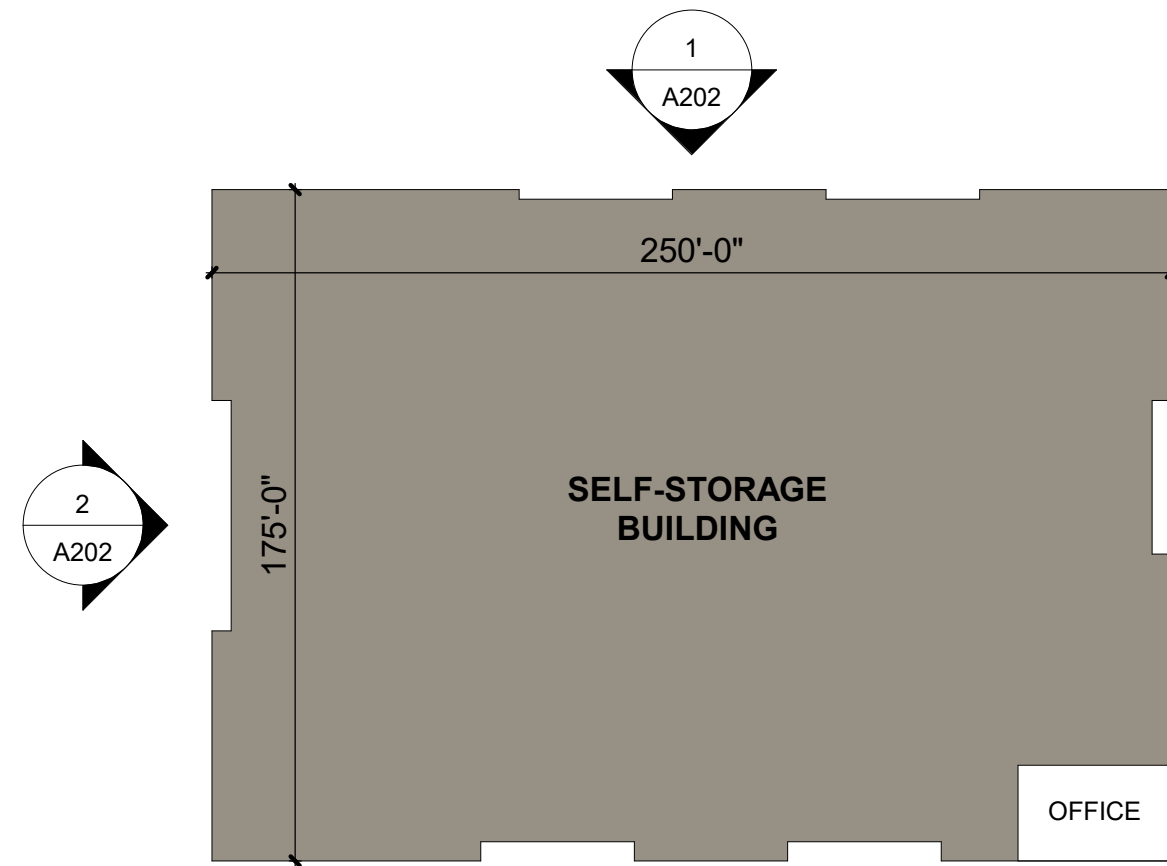
MORENO BEACH BLVD
MORENO VALLEY, CA



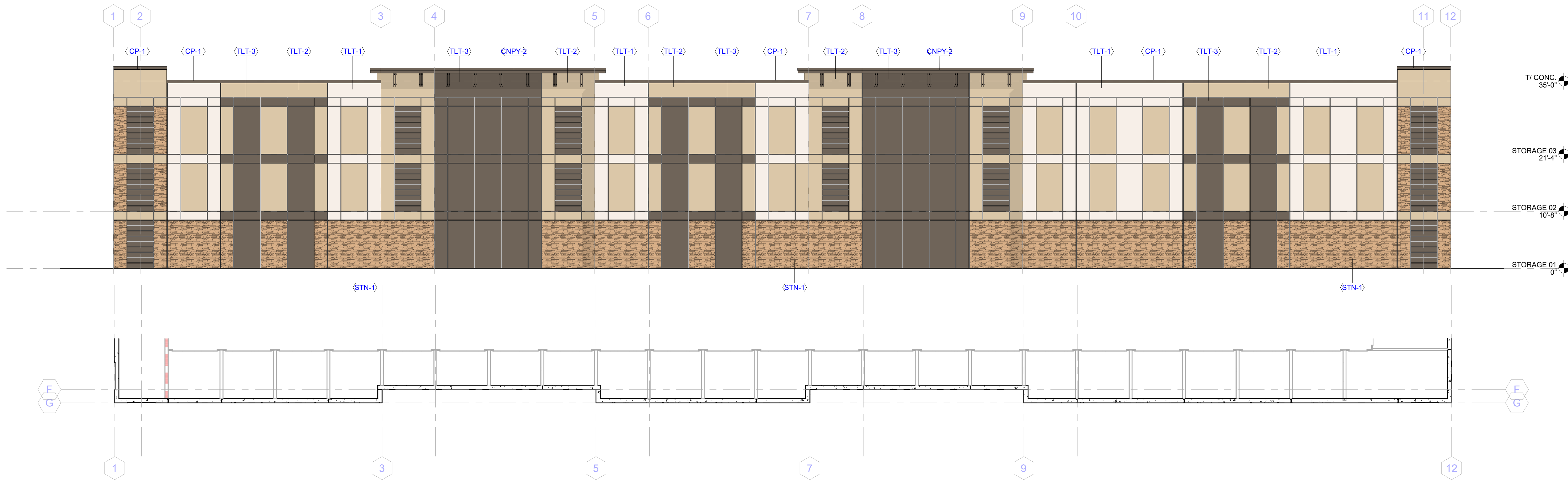
ELEVATIONS

A201

Key Value	Keynote Text
CNPY-2	PRE-FABRICATED DECORATIVE AWNING - CHARCOAL BROWN COLOR
CP-1	ROOF COPING - CHARCOAL BROWN COLOR
GLZ-2	GLAZING - FAUX SPANDREL
STN-1	MASONRY STONE VENEER TEXTURE - TAN COLOR
TLT-1	PAINT - MEDIUM TEXTURE - SW7071 - GRAY SCREEN
TLT-2	PAINT - MEDIUM TEXTURE - SW7074 - SOFTWARE
TLT-3	PAINT - MEDIUM TEXTURE - SW7027 - HICKORY SMOKE



2 EXTERIOR ELEVATION & PROFILE PLAN - NORTH
SCALE: 1" = 10'-0"



1 EXTERIOR ELEVATION & PROFILE PLAN - EAST
SCALE: 1" = 10'-0"

ISSUE DATE: 06/25/24



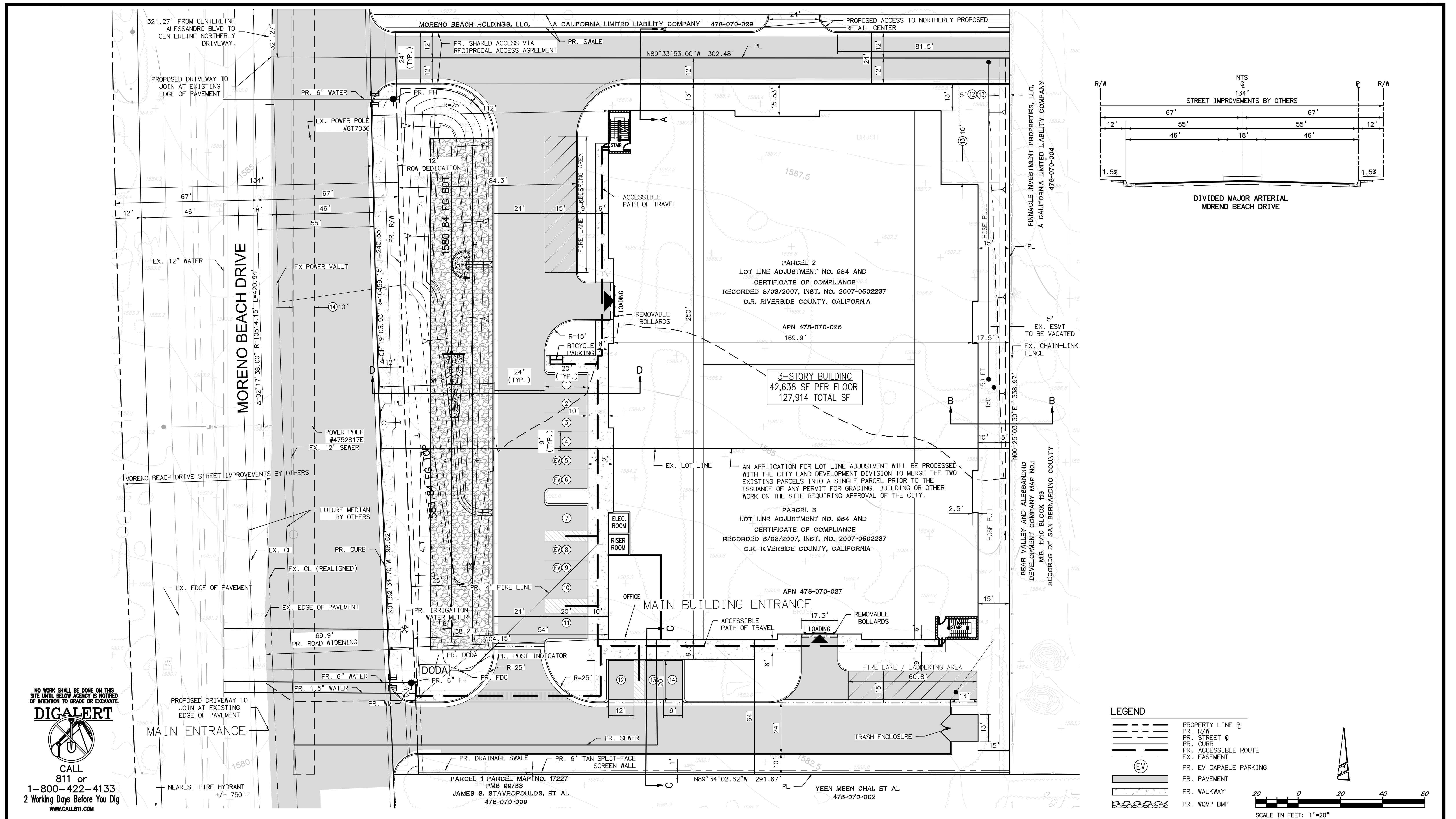
SAFSTOR MORENO BEACH

MORENO BEACH BLVD
MORENO VALLEY, CA



ELEVATIONS

A202



NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

DIGALERT

CALL 811 or 1-800-422-4133 2 Working Days Before You Dig www.call811.com

REVIEW BY CITY STAFF

BENCHMARK
 COUNTY OF RIVERSIDE DESIGNATION (M-40-4 RESET)
 BRASS DISK IN CONCRETE POST STAMPED M-40-4 RESET 1976 AT THE SOUTHEAST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD, 56.0 FEET EAST OF CENTERLINE NASON STREET; 48 FEET SOUTH OF ALESSANDRO BOULEVARD, 3' WEST OF TP #61-70306, 1.0 FEET NORTH OF A 4"x4" MARKER POST;
 ELEVATION (FEET): 1588.421 (NGVD29)

BASIS OF BEARING
 THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALESSANDRO BOULEVARD BEING NORTH 89°33'53" WEST AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 77, PAGE 13 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.

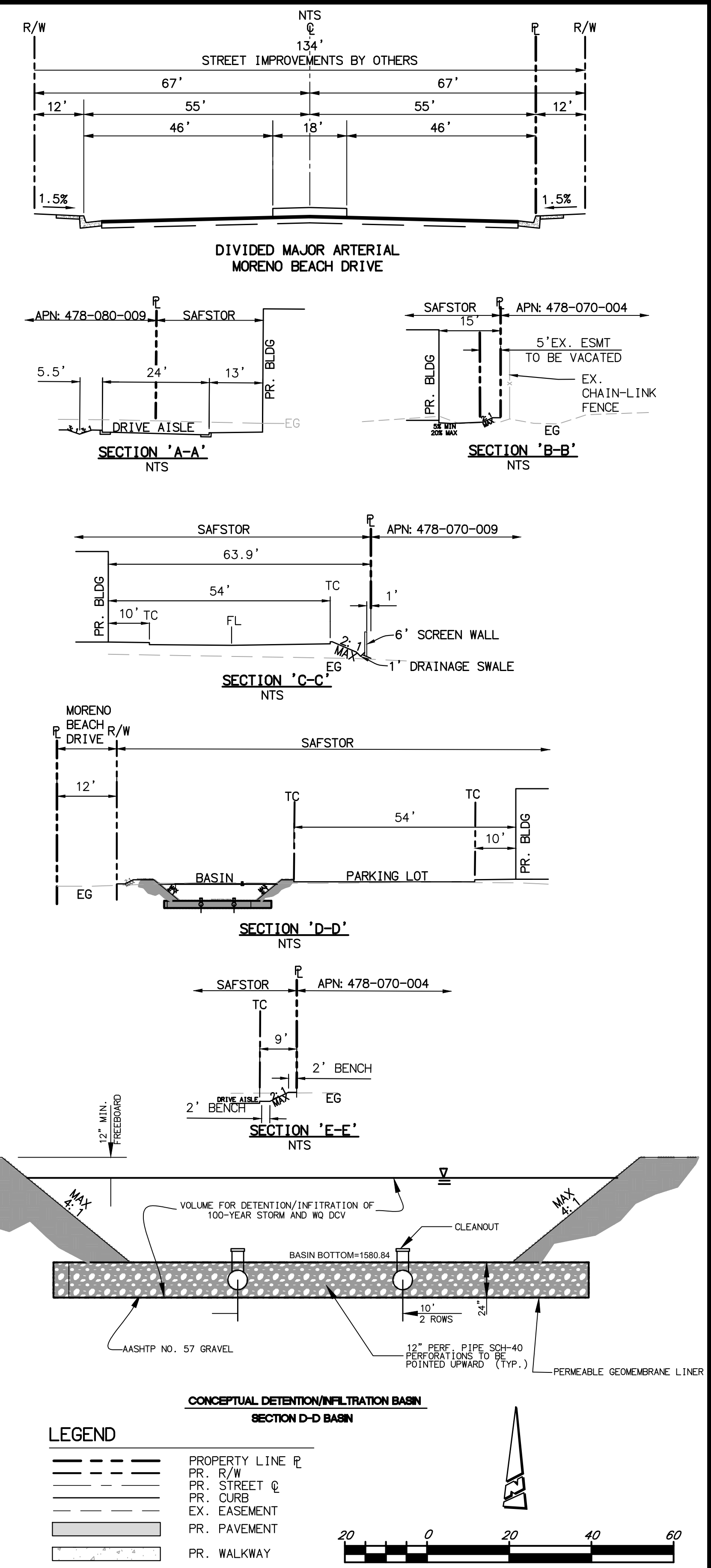
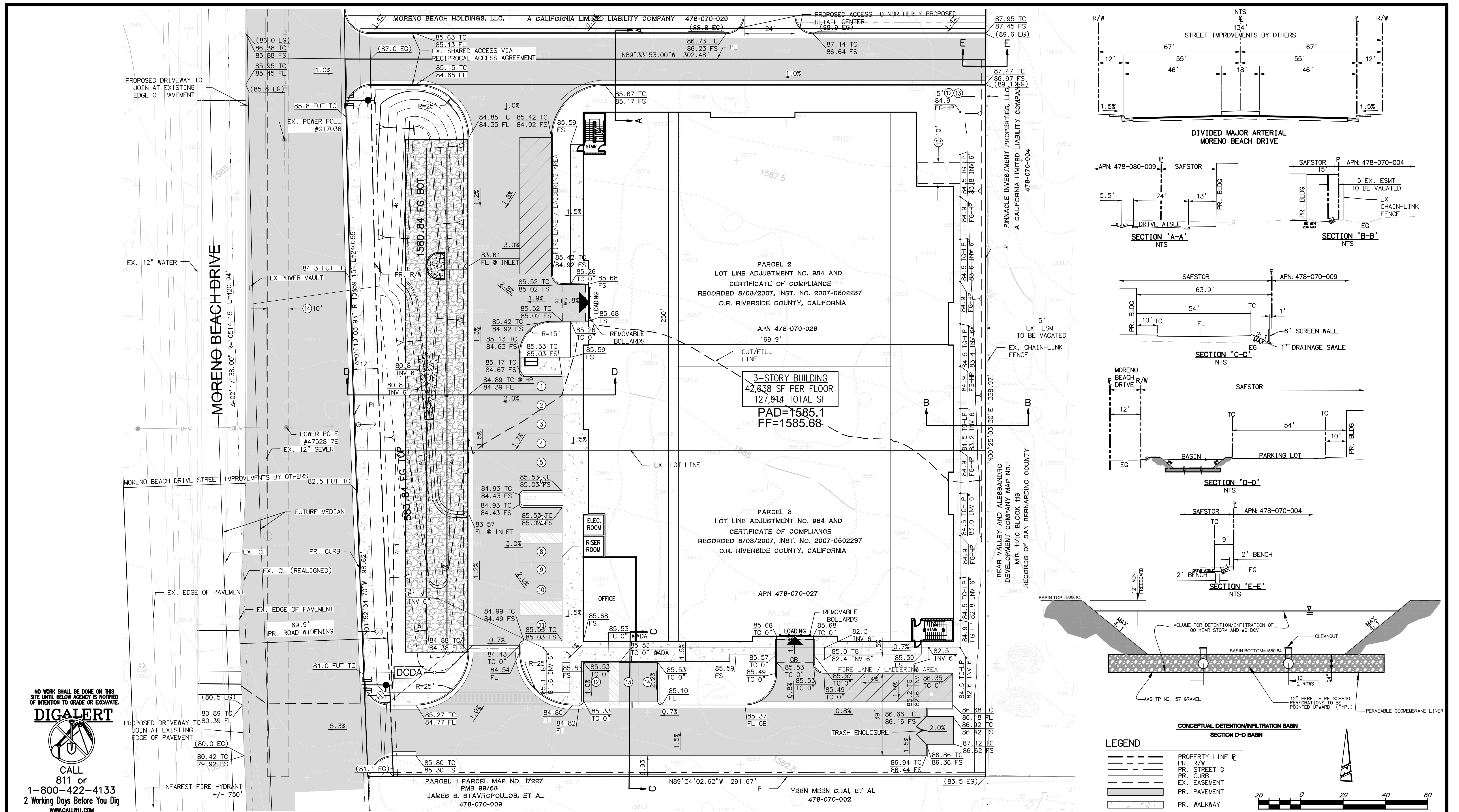
MARK	DATE	INITIAL	DESCRIPTION	REC	APPR / DATE
		EOR	REVISION		

CITY OF MORENO VALLEY
 ACCEPTED BY:

ENGINEER OF RECORD'S SEAL

PROACTIVE
 ENGINEERING CONSULTANTS
 200 South Main Street, Suite 300
 Corona, CA 92882 (951) 280-3300
 UNDER THE SUPERVISION OF:
 DILLON STRAND
 RCE 91273

CITY OF MORENO VALLEY
 PRELIMINARY SITE PLAN
 SAFSTOR MORENO BEACH
 SHEET 2 OF 7
 CITY ID No



NO WORK SHALL BE DONE ON THIS SITE UNTIL BELOW AGENCY IS NOTIFIED OF INTENTION TO GRADE OR EXCAVATE.

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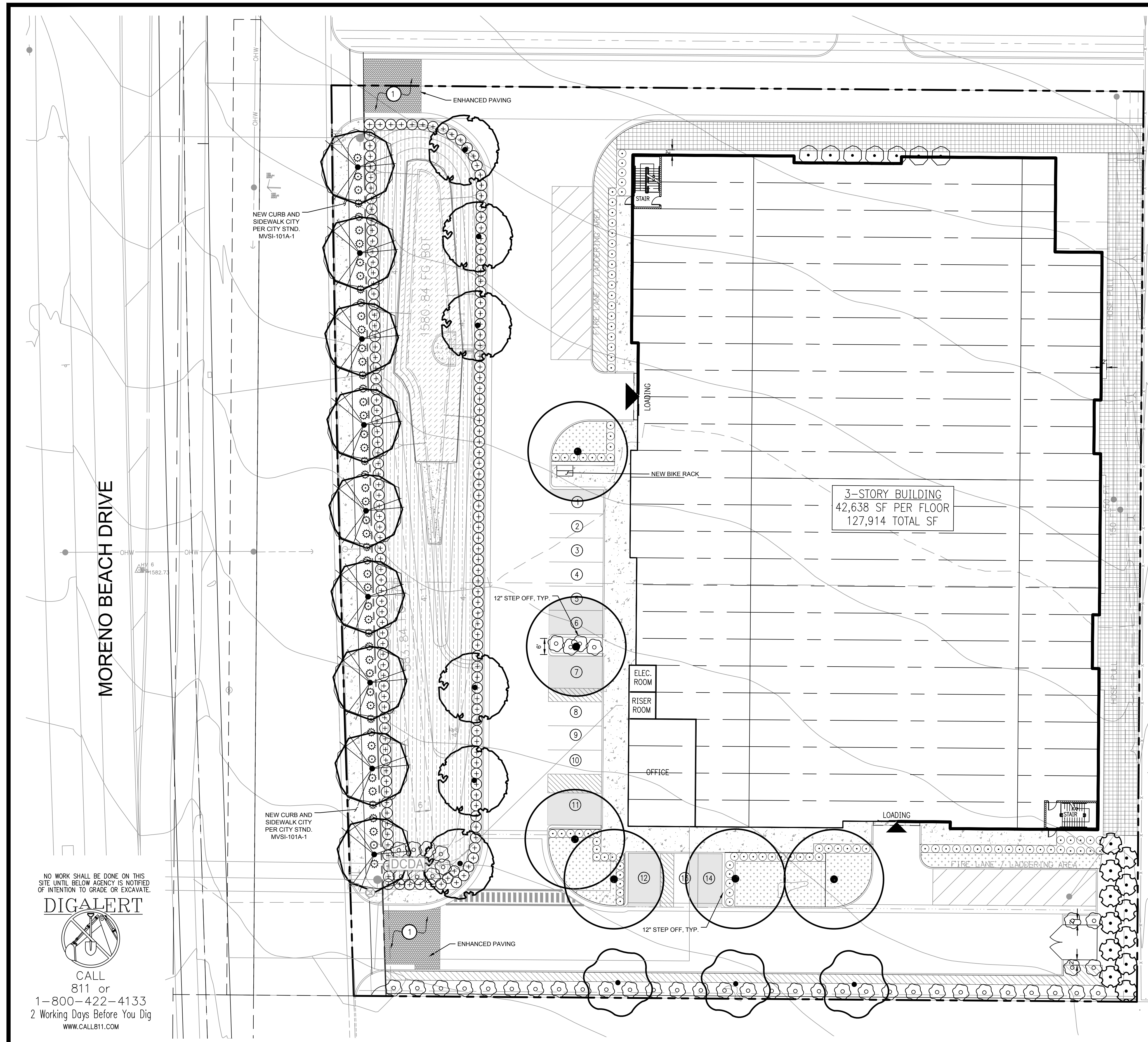
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DILLON M. STRAND
REGISTERED PROFESSIONAL ENGINEER
NO. 91273
CIVIL
STATE OF CALIFORNIA

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200 South Main Street, Suite 300
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UNDER THE SUPERVISION OF:
DILLON STRAND
RCE 91273

CITY OF MORENO VALLEY
PRELIMINARY GRADING PLAN
SAFSTOR MORENO BEACH
SHEET 3 OF 7
CITY ID No



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT.	HEIGHT/SPREAD
TREES				
	9	GLEDTISIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	24" BOX	
	6	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE	24" BOX	
	6	PISTACIA CHINENSIS 'KEITH DAVEY' / KEITH DAVEY CHINESE PISTACHE	36" BOX	12-14' HT. X 6-7' SPR.
	3	PRUNUS ILICIFOLIA / HOLLYLEAF CHERRY	24" BOX	6'-8" HT. X 3'-5" SPR.
SHRUBS				
	12	ARCTOSTAPHYLOS MANZANITA 'DR. HURD' / DR. HURD COMMON MANZANITA	5 GAL.	10' O.C.
	50	CISTUS SALVIIFOLIUS / ROCKROSE SAGELEAF	5 GAL.	5' O.C.
	160	LEYMUS CONDENSATUS 'CANYON PRINCE' / CANYON PRINCE GIANT WILD RYE	1 GAL.	48" O.C.
	7	RHAMNUS CALIFORNICA / CALIFORNIA COFFEEBERRY	5 GAL.	9' O.C.
	47	SENNA ARTEMISIODES / SILVER SENNA	5 GAL.	9' O.C.
	94	WESTRINGIA FRUTICOSA / COAST ROSEMARY	5 GAL.	4' O.C.
GROUND COVERS				
	59	ACACIA REDOLENS 'LOW BOY' / LOW BOY BANK CATCLAW	1 GAL.	10' O.C.
	24	ARCTOSTAPHYLOS X 'PACIFIC MIST' / PACIFIC MIST MANZANITA	1 GAL.	8' O.C.
	2,286	DISTICHLIS SPICATA / SALTGRASS	GRASS PLUGS	12" O.C.
	217	ROSMARINUS OFFICINALIS 'PROSTRATE' / PROSTRATE ROSEMARY	1 GAL.	6" O.C.
	6,916	SISYRINCHIUM BELLUM / BLUE-EYED GRASS	GRASS PLUGS	12" O.C.
			1 GAL.	18" O.C. IN COBBLE

HARDSCAPE LEGEND

- 1 **ENHANCED PAVING AT ENTRY**
SHALL BE INTEGRAL COLOR STAMPED CONCRETE. COLOR SHALL BE 'DAVIS - RED BRICK RED 160'. STAMPED PATTERN SHALL BE HERRINGBONE PAVERS. SHALL INCLUDE A 12" WIDE, NATURAL GRAY CONCRETE BAND AT EACH END, TYP.

PLANTING NOTES:

- IT IS THE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANT MATERIAL THAT IS FREE OF PESTS AND DISEASE. ANY PLANT MATERIAL FOUND AT THE SITE EXHIBITING SIGNS OF PESTS AND/OR DISEASE WILL BE REMOVED AND REPLACED AT NO COST TO THE OWNER.
- ONCE ROUGH GRADES HAVE BEEN ESTABLISHED IN PLANTING AREAS, CONTRACTOR SHALL BE REQUIRED TO HAVE SOIL SAMPLES TAKEN (3 MIN.) AND HAVE AGRICULTURAL SUITABILITY TESTS CONDUCTED. TESTS SHALL REVIEW SOIL FERTILITY AND MAKE RECOMMENDATIONS FOR SOIL PREPARATION PRIOR TO PLANTING. SUBMIT SOIL TEST RESULTS TO OWNER AND LANDSCAPE ARCHITECT FOR THEIR RECORDS. SUBMIT EVIDENCE THAT RECOMMENDATIONS PROVIDED IN SOILS REPORT HAVE BEEN FOLLOWED DURING CONSTRUCTION.
- FINAL LOCATION OF ALL TREES SHALL BE APPROVED IN THE FIELD BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL SHRUB AREAS SHALL RECEIVE 3" DARK, HARDWOOD BARK MULD. SHALL BE 'DECOBARK' AVAILABLE FROM EARTHWORKS SOIL AMENDMENTS OR APPROVED EQUAL. SUBMIT SAMPLE FOR REVIEW AND APPROVAL PRIOR TO PURCHASE. NO SHREDDED MATERIAL WILL BE ACCEPTED.
- WHERE ANY TREE IS LOCATED WITHIN SIX FEET OF ANY PAVING SURFACE IN ANY DIRECTION, CONTRACTOR SHALL INSTALL A ROOT BARRIER TEN FEET IN EACH DIRECTION FROM THE CENTER OF THE TREE. ALL SIDES OF THE TREE AS REQUIRED. ROOT BARRIER SHALL BE 24" PANELS BY DEEP ROOT CORP. OR APPROVED EQUAL. MODEL UB-24-2. ASSEMBLE AND INSTALL PER MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE WITH OTHER TRADES AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS PER THE CONSTRUCTION SCHEDULE.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE POSITIVE DRAINAGE AWAY FROM ALL BUILDINGS AND STRUCTURES, 2% MIN.
- CONTRACTOR SHALL NOT WILLFULLY INSTALL ANY PLANT MATERIAL WHEN IT IS OBVIOUS THAT UNKNOWN CONDITIONS OR GRADE DIFFERENCES EXIST THAT WOULD MAKE THE PROPOSED DESIGN UNACHIEVABLE. NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY IF ANY SUCH CONDITIONS ARE DISCOVERED. FAILURE TO NOTIFY THE APPROPRIATE PARTIES COULD RESULT IN THE REJECTION AND REMOVAL OF FINISHED WORK AT NO COST TO THE OWNER.

TREE PLANTING REQUIREMENTS

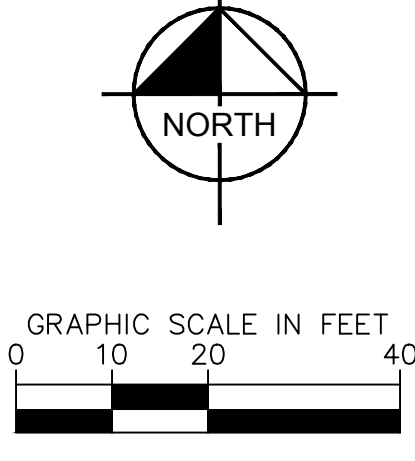
STREET TREES
 REQ'D - 1 PER 40' O.C. OF STREET FRONTAGE
 TOTAL STREET FRONTAGE = 339'
 TOTAL TREES REQ'D = (339/40) - 8.2 = 9 TREES REQ'D.
 TOTAL STREET TREES PROVIDED = 9

ONSITE TREES
 REQ'D 1 PER 30' LF OF BLDG. (FACING STREET/PARKING)
 TOTAL BLDG. (FACING STREET/PARKING) = 425'
 TOTAL TREES REQ'D = (425/30) - 14.16 = 15 TREES REQ'D.
 TOTAL ONSITE TREES PROVIDED = 15

PARKING LOT TREE SHADE REQUIREMENTS

PARKING LOT TREES SHALL SHADE A MIN. OF 50% OF PARKING SPACE PAVEMENT WITHIN A MAX. OF 10 YEARS

TOTAL PARKING AREA	2700 SF
PROVIDED SHADE	1353 SF (50%)



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REVIEW BY CITY STAFF <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>MARK</th> <th>DATE</th> <th>INITIAL</th> <th>DESCRIPTION</th> <th>REC</th> <th>APPR / DATE</th> </tr> </thead> <tbody> <tr> <td></td> <td></td> <td>EOR</td> <td>REVISION</td> <td></td> <td></td> </tr> </tbody> </table>	MARK	DATE	INITIAL	DESCRIPTION	REC	APPR / DATE			EOR	REVISION			BENCHMARK COUNTY OF RIVERSIDE DESIGNATION: (M-40-4 RESET) BRASS DISK IN CONCRETE POST STAMPED M-40-4 RESET 1976 AT THE SOUTHEAST CORNER OF NASON STREET AND ALESSANDRO BOULEVARD, 55.0 FEET EAST OF CENTERLINE NASON STREET; 48 FEET SOUTH OF ALESSANDRO BOULEVARD, 3' WEST OF TP #61-70306, 1.0 FEET NORTH OF A 4"x4" MARKER POST; ELEVATION (FEET): 1588.421 (NGVD29)	BASIS OF BEARING THE BEARINGS SHOWN HEREON ARE BASED ON THE CENTERLINE OF ALESSANDRO BOULEVARD BEING NORTH 89°33'53" WEST AS SHOWN ON RECORD OF SURVEY, FILED IN BOOK 77, PAGE 13 OF RECORD OF SURVEYS, RECORDS OF RIVERSIDE COUNTY, CALIFORNIA.	CITY OF MORENO VALLEY ACCEPTED BY:	LANDSCAPE ARCHITECT SEAL PRELIMINARY	Kimley»Horn <small>© 2022 KIMLEY-HORN AND ASSOCIATES, INC. 1100 W TOWN AND COUNTRY RD., SUITE 700, ORANGE, CA 92668 714-939-1030 WWW.KIMLEY-HORN.COM</small> UNDER THE SUPERVISION OF: MICHAEL A. LEDBETTER LLA 5553 12/17/2024 DATE	CITY OF MORENO VALLEY PRELIMINARY LANDSCAPE PLAN L1.00 SHEET 7 OF 7 CITY ID No
MARK	DATE	INITIAL	DESCRIPTION	REC	APPR / DATE													
		EOR	REVISION															