

- 1 NEW ASPHALT DRIVE AND PARKING SURFACE  
2 NEW TRASH ENCLOSURE WITH ROOF PER CITY STANDARD  
3 NEW 6" CONCRETE LANDSCAPE CURB  
4 LOCATION OF SWITCHGEAR  
5 ZERO CURB -SEE CIVIL  
6 DRIVE-THRU DIRECTIONAL SIGN  
7 TO PUBLIC WALK FOR A.D.A. ACCESS  
8 4" LONG CONC. WHEEL STOP  
9 EXISTING STREET IMPROVEMENTS TO REMAIN.  
10 NEW LANDSCAPING  
11 NEW (SAFETY BLUE) 4" WIDE PAINT STRIPING  
12 NEW (SAFETY WHITE) 4" WIDE PAINT STRIPING  
13 PROPERTY LINE  
14 ELECTRICAL TRANSFORMER, EXISTING CONDUIT TO BE EXTENDED TO SWITCHGEAR ROOM (SEE NOTE 4).  
15 SHORT TERM BIKE PARKING FOR 2 BIKES  
16 CONCRETE APRON AT TRASH ENCLOSURE, REFER TO TRASH ENCL. DETAIL
- 17 DEDICATED CLEANAIR/VAN POOL/EV SPACES -SEE DETAIL 12/AD-2  
(4) EV SPACES REQUIRED.  
(6) CLEAN AIR/VAN POOL SPACES REQUIRED  
18 G.C. TO PROVIDE 1" CONDUIT FOR FUTURE EV CAPABLE PEDESTAL -SEE ELECTRICAL PLANS  
19 EXISTING SITE LIGHTING TO REMAIN  
20 EXISTING PARKING STALLS TO REMAIN  
21 TRUNCATED DOME TILE, SEE DETAIL 2/A1  
22 DRAINAGE GUTTER -SEE CIVIL PLANS  
23 RETENTION BASIN -SEE CIVIL PLANS

SITE LOCATION: E 1ST ST. & BEAUMONT AVE.  
APN: 418-290-016 PARCEL 4  
ZONING: COMMERCIAL  
PROPOSED LAND USE: FAST FOOD  
BUILDING TYPE: TYPE V-B  
OCCUPANCY: B - UNDER 50 OCCUPANTS  
BUILDING AREA: 2,336 SF  
FLOOR AREA RATIO: TBA  
GROSS LOT AREA: 25,598.6 SF = 0.59 AC  
LOT COVERAGE RATIO: 2,336+169/25,598.6 = 9.78%  
(BLDG+TRASH ENCL./SITE GROSS)  
LANDSCAPE COVERAGE RATIO: 6,362 SF/ 25,598.60 SF = 24.85%

PARKING REQUIRED: ZENDEJAS BUILDING:=1/100 SF = 24 STALLS  
TOTAL PARKING REQUIRED: 24 STALLS

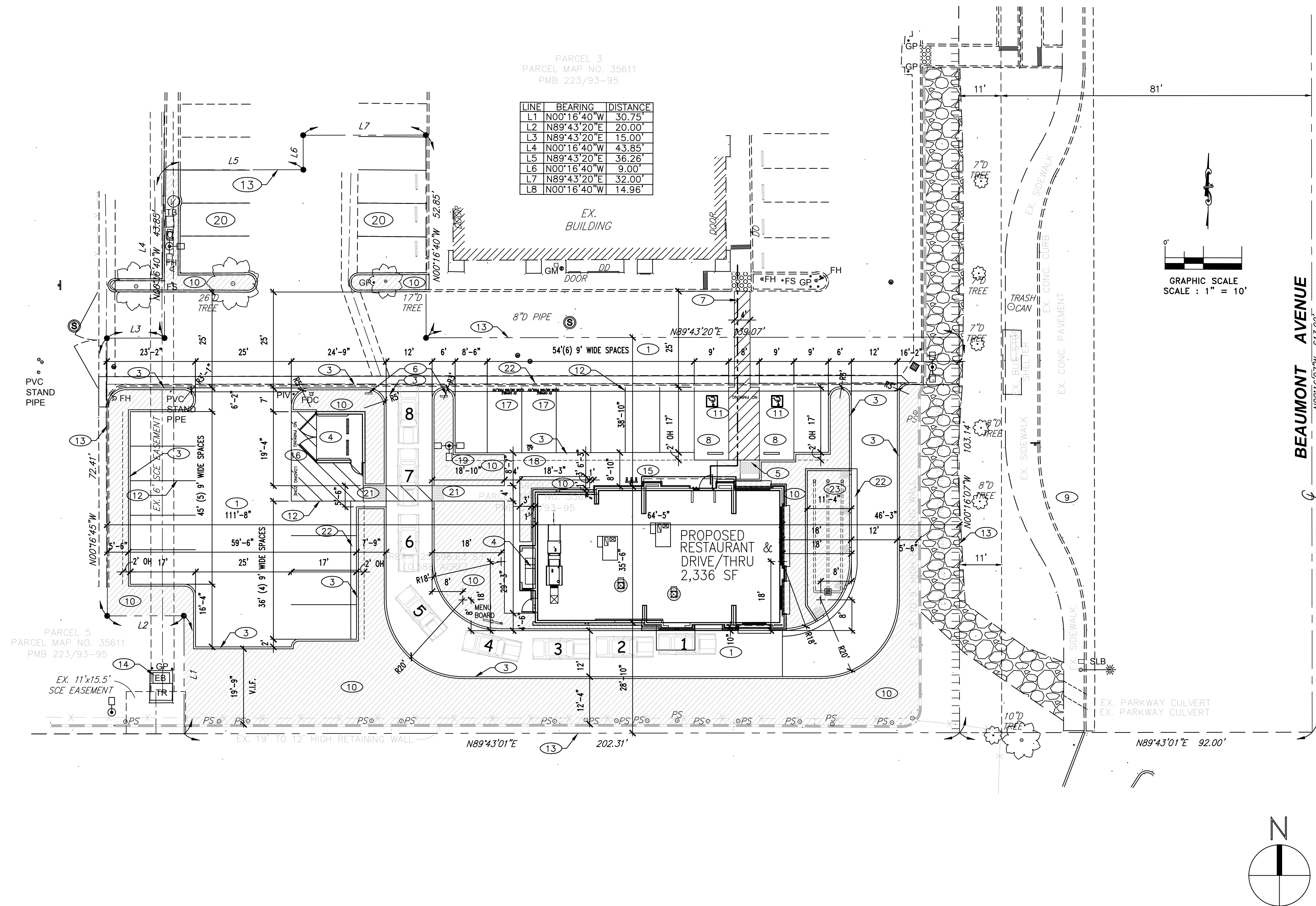
HANDICAP PARKING PROVIDED: 2 STALLS  
STANDARD PARKING PROVIDED: 24 STALLS  
PARKING PROVIDED: 26 STALLS

STATEMENT OF OPERATIONS  
FACILITY WILL BE OPEN 9AM TO 11PM  
FACILITY WILL PROVIDE AN INDOOR DINING AREA AND DRIVE-THRU SERVICE  
AS WELL AS WALK-IN/TAKE-OUT SERVICE  
ESTIMATED NUMBER OF CUSTOMERS TO BE APPROXIMATELY 20/ HOUR  
FACILITY WILL EMPLOY 4 STAFF PER SHIFT, APPROXIMATELY 16 STAFF MEMBERS/DAY

LEGAL DESCRIPTION

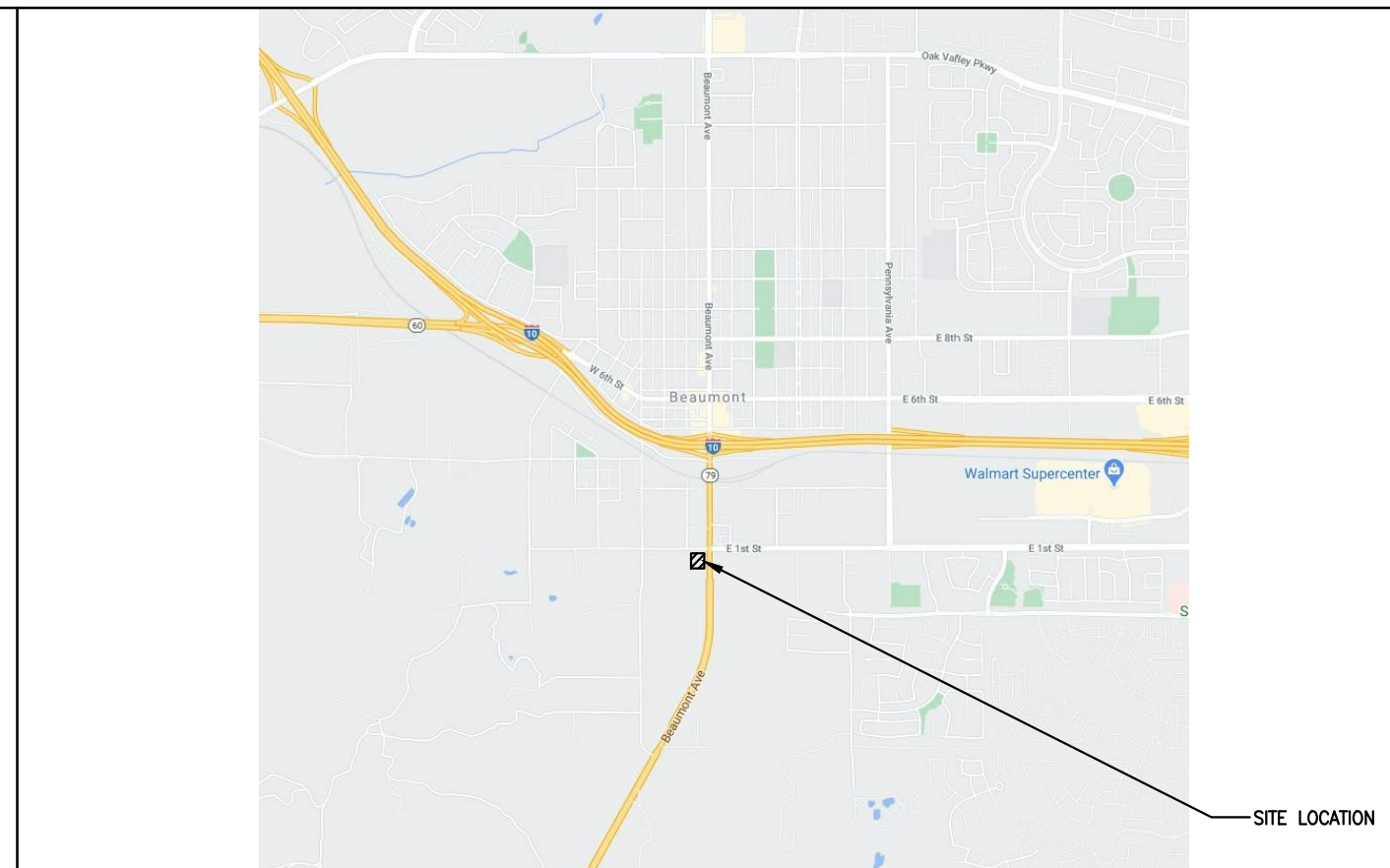
SITE KEY NOTES

BUILDING DATA

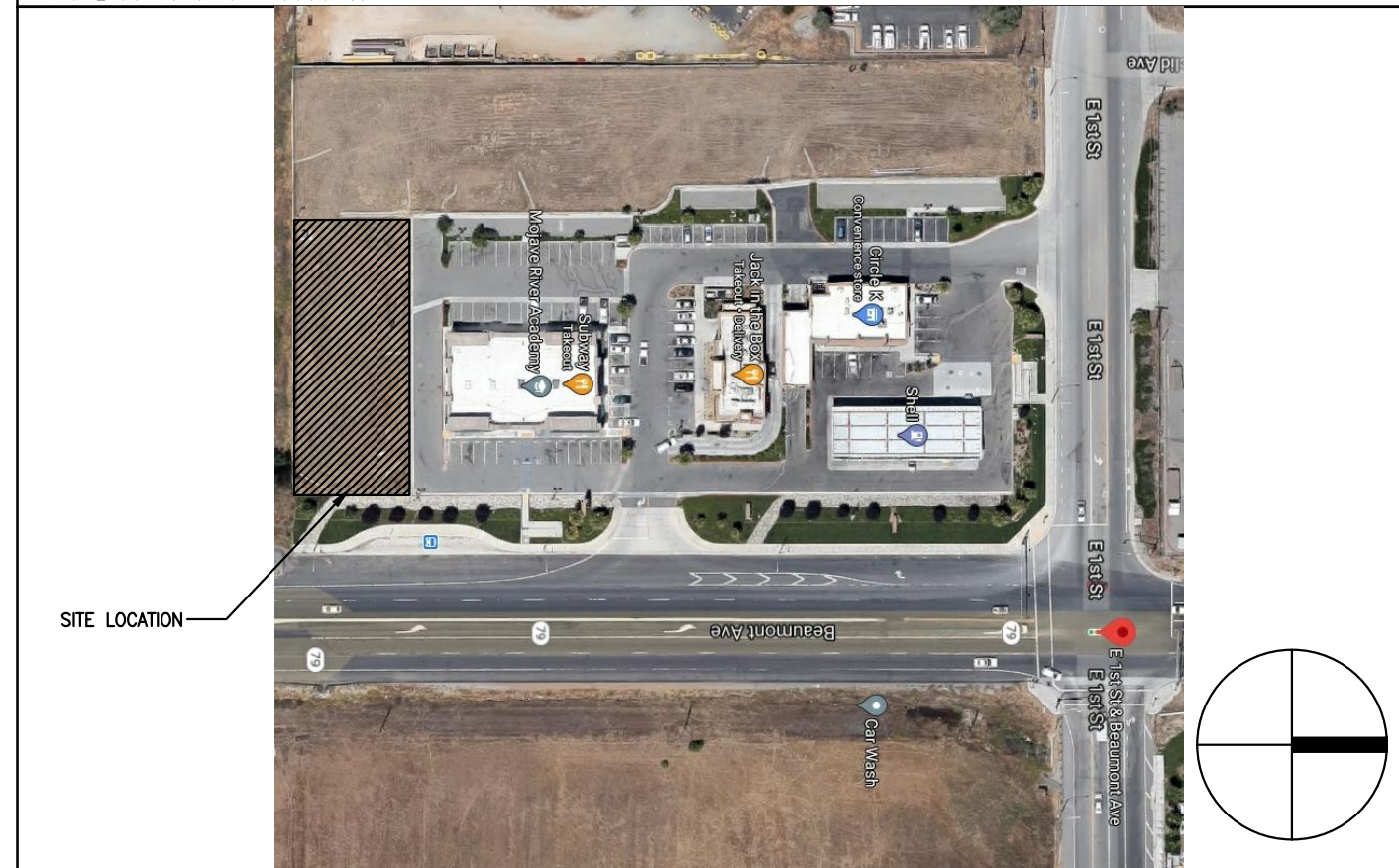


SITE PLAN

SCALE: 1/16"=1'-0"



VICINITY MAP



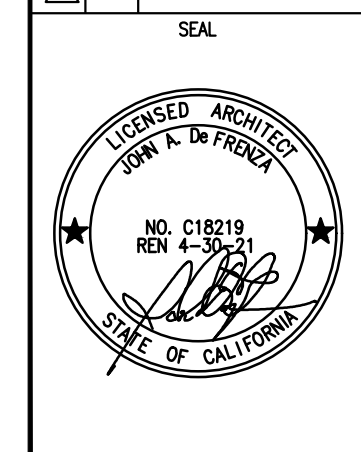
AERIAL MAP

ZENDAJAS  
BEAUMONT AVE. AND E 1ST ST.  
BEAUMONT, CA

2900 BRISTOL STREET  
SUITE A-203  
COSTA MESA, CA 92626  
JDA  
JDA ASSOCIATES, INC.  
TEL: 949.261.8805  
MOBILE: 714.878.0556  
E-MAIL: jda@defrenza.com

SHEET TITLE  
SITE PLAN  
PROJECT ADDRESS  
NEAR S/W CORNER  
BEAUMONT AVE. &  
E 1ST ST.  
BEAUMONT, CA  
APN: 418-290-016  
57 BEAUMONT LP  
425 S. SAN GABRIEL BLVD #800  
SAN GABRIEL CA 91776  
PH: (626)374-4727  
STANLEY HUANG

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
| 1         |             |
| 2         |             |
| 3         |             |
| 4         |             |
| 5         |             |
| 6         |             |
| 7         |             |
| 8         |             |
| 9         |             |
| 10        |             |
| 11        |             |
| 12        |             |
| 13        |             |
| 14        |             |
| 15        |             |
| 16        |             |
| 17        |             |
| 18        |             |
| 19        |             |
| 20        |             |
| 21        |             |
| 22        |             |
| 23        |             |
| 24        |             |
| 25        |             |
| 26        |             |
| 27        |             |
| 28        |             |
| 29        |             |
| 30        |             |



DATE

SHEET NUMBER  
A1



|              |           |
|--------------|-----------|
| DATE         | 1/25/2021 |
| SHEET NUMBER | L1.0      |



NORTH ELEVATION

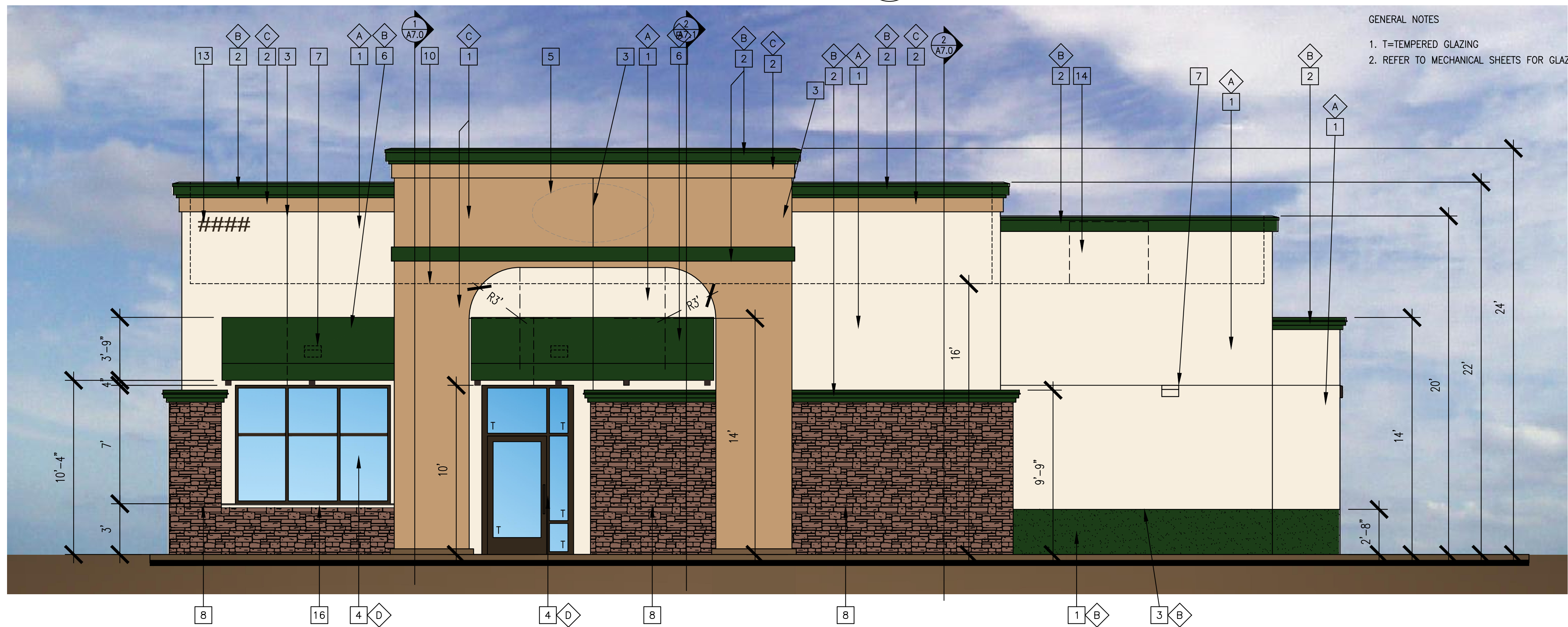
1

### KEY NOTES

- 1 STUCCO OVER 2X STUD CONSTRUCTION
- 2 PREFAB FOAM CORNICE W/SMOOTH STUCCO FINISH  
REFER TO PRIMARY AND SECONDARY CORNICE DETAILS 8, 11 & 12/AD-3.
- 3 STUCCO EXPANSION JOINT, SEE DETAIL 3/AD-4.
- 4 STOREFRONT GLAZING SYSTEM, STOREFRONT WINDOW DETAILS, SHEET 3/A2
- 5 DESIGNATED SIGNAGE PER TENANT, UNDER SEPERATE PERMIT
- 6 METAL AWNING OVER WOOD FRAMING,  
SEE DETAILS 21, 22 & 23/AD-9
- 7 WALL MOUNT LIGHTING, REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
- 8 STONE VENEER BY: ELDORADO  
STACKED STONE, "SANTA FE"
- 9 KNOX BOX @ 66" A.F.F.
- 10 ROOF LINE
- 11 DRIVE THRU WINDOW, REFER TO DETAIL 13 & 15/AD-10.
- 12 OMITTED (EXTERIOR ROOF LADDER)
- 13 BUILDING ADDRESS. SHALL BE 8" TALL AND VISIBLE FROM STREET  
COLOR AND NUMERALS SHALL CONTRAST WITH THE BACKGROUND.
- 14 ROOF MOUNTED MECH. UNIT, SEE MECHANICAL PLANS.
- 15 OMITTED
- 16 PREFAB FOAM TRIM W/ SMOOTH STUCCO  
FINISH UNDER WINDOW SILL, SEE DETAIL 9/AD-10
- 17 OMITTED
- 18 GALVANIZED METAL AWNING OVER WOOD FRAMING, DRIVE-THRU  
SEE DETAIL 21 & 22/AD-9
- 19 EXTERIOR METAL DOORS, REFER TO DOOR SCHEDULE FOR DETAILS.

### COLOR SCHEDULE

- A MAIN BUILDING COLOR: SHERWIN WILLIAMS "ACCESSIBLE BEIGE", #SW7036  
B ACCENT COLOR: SHERWIN WILLIAMS "ARUGULA", #SW6446  
C SECONDARY BUILDING COLOR: SHERWIN WILLIAMS "CANOE", #SW7724  
D DARK ANODIZED STORE FRONT FRAME & GLAZING PER T-24 TINTING



WEST ELEVATION

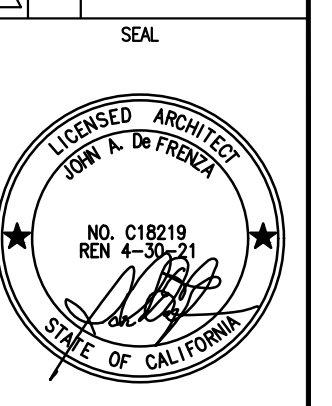
2

ZENDAJAS  
BEAUMONT AVE. AND E 1ST ST.  
BEAUMONT, CA

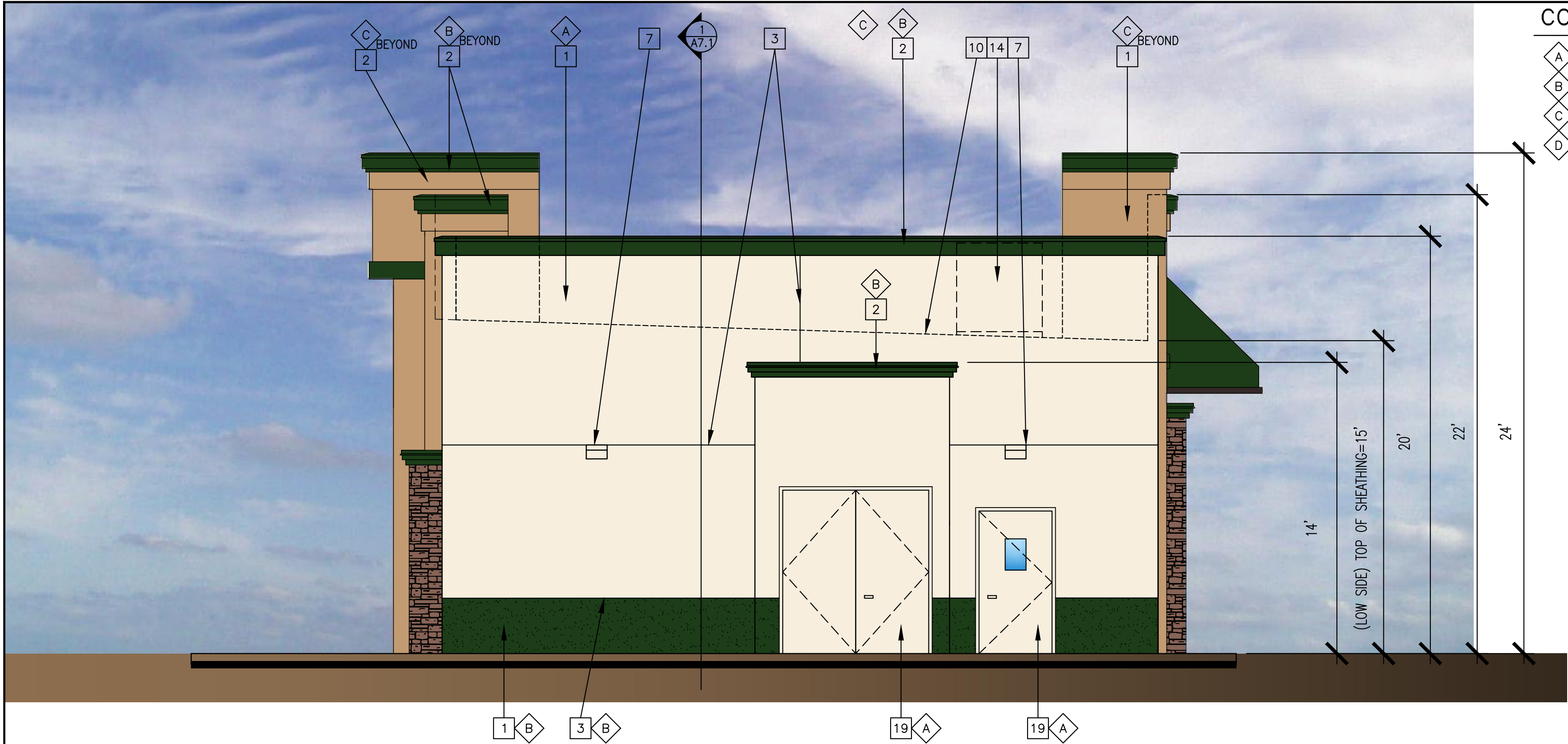
2900 BRISTOL STREET  
SUITE A203  
COSTA MESA, CA 92626  
JDA ASSOCIATES, INC.  
TEL: 949.951.8895  
MOBILE: 714.878.0556  
E-MAIL: johnd@defrenza.com

SHEET TITLE  
**ELEVATIONS**  
PROJECT ADDRESS  
NEAR S/W CORNER  
BEAUMONT AVE. &  
E 1ST ST.  
BEAUMONT, CA  
APN: 418-290-016  
57 BEAUMONT LP  
425 S. SAN GABRIEL BLVD #800  
SAN GABRIEL, CA 91776  
PH: (626)374-4727  
STANLEY HUANG

| REVISIONS |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |
|           |             |



DATE  
SHEET NUMBER  
**A5-1**



SOUTH ELEVATION

3

COLOR SCHEDULE

- A MAIN BUILDING COLOR: SHERWIN WILLIAMS "ACCESSIBLE BEIGE", #SW7036
- B ACCENT COLOR: SHERWIN WILLIAMS "ARUGULA", #SW6446
- C SECONDARY BUILDING COLOR: SHERWIN WILLIAMS "CANOE", #SW7724
- D DARK ANODIZED STORE FRONT FRAME & GLAZING PER T-24 TINTING

KEY NOTES

- 1 STUCCO OVER 2X STUD CONSTRUCTION
- 2 PREFAB FOAM CORNICE W/SMOOTH STUCCO FINISH  
REFER TO PRIMARY AND SECONDARY CORNICE DETAILS 8, 11 & 12/AD-3.
- 3 STUCCO EXPANSION JOINT, SEE DETAIL 3/AD-4.
- 4 STOREFRONT GLAZING SYSTEM, STOREFRONT WINDOW DETAILS, SHEET 3/A2
- 5 DESIGNATED SIGNAGE PER TENANT, UNDER SEPERATE PERMIT
- 6 METAL AWNING OVER WOOD FRAMING,  
SEE DETAILS 21, 22 & 23/AD-9
- 7 WALL MOUNT LIGHTING, REFER TO ELECTRICAL PLANS FOR FIXTURE TYPE.
- 8 STONE VENEER BY: ELDORADO  
STACKED STONE, "SANTA FE"
- 9 KNOX BOX @ 66" A.F.F.
- 10 ROOF LINE
- 11 DRIVE THRU WINDOW, REFER TO DETAIL 13 & 15/AD-10.
- 12 EXTERIOR ROOF LADDER, REFER TO DETAIL X/XXX
- 13 BUILDING ADDRESS. SHALL BE 8" TALL AND VISIBLE FROM STREET  
COLOR AND NUMERALS SHALL CONTRAST WITH THE BACKGROUND.
- 14 ROOF MOUNTED MECH. UNIT, SEE MECHANICAL PLANS.
- 15 OMITTED
- 16 PREFAB FOAM TRIM W/ SMOOTH STUCCO  
FINISH UNDER WINDOW SILL, SEE DETAIL 9/AD-10
- 17 OMITTED
- 18 GALVANIZED METAL AWNING OVER WOOD FRAMING, DRIVE-THRU  
SEE DETAIL 21 & 22/AD-9
- 19 EXTERIOR METAL DOORS, REFER TO DOOR SCHEDULE FOR DETAILS.

GENERAL NOTES

1. T=TEMPERED GLAZING
2. REFER TO MECHANICAL SHEETS FOR GLAZING TYPE

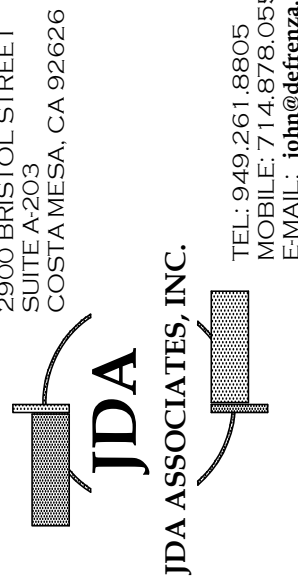


EAST ELEVATION

4

ZENDAJAS

BEAUMONT AVE. AND E 1ST ST.  
BEAUMONT, CA



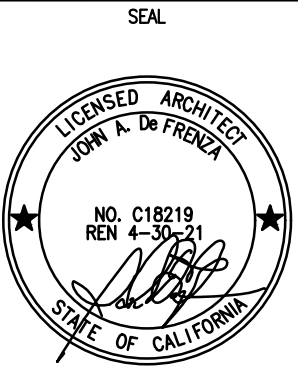
SHEET TITLE  
**ELEVATIONS**

PROJECT ADDRESS  
NEAR S/W CORNER  
BEAUMONT AVE. &  
E 1ST ST.  
BEAUMONT, CA

APN: 418-290-016

57 BEAUMONT LP  
425 S. SAN GABRIEL BLVD #800  
SAN GABRIEL, CA 91776  
PH: (626)374-4727  
STANLEY HUANG

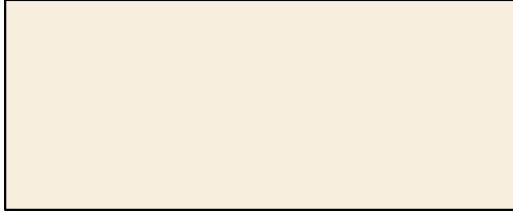
| REVISIONS |      |             |
|-----------|------|-------------|
| NO.       | DATE | DESCRIPTION |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |
|           |      |             |



DATE

SHEET NUMBER  
**A5-2**

A MAIN BUILDING COLOR:  
SHERWIN WILLIAMS "ACCESSIBLE BEIGE", #SW7036



C SECONDARY BUILDING COLOR:  
SHERWIN WILLIAMS "CANOE", #SW7724



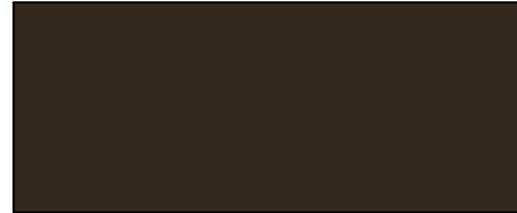
STONE VENEER BY: ELDORADO  
STACKED STONE, "SANTA FE"



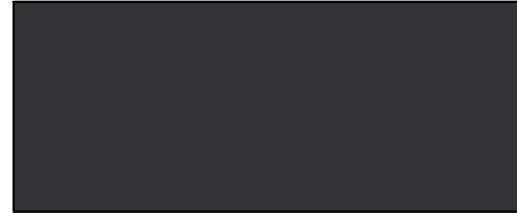
B ACCENT COLOR:  
SHERWIN WILLIAMS "ARUGULA", #SW6446



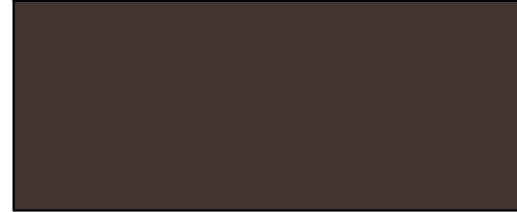
D DARK ANODIZED STORE FRONT FRAME  
& GLAZING PER T-24 TINTING



A TRELLIS COLOR: SHERWIN WILLIAMS "DOMINO", #SW6989



B POST COLOR: SHERWIN WILLIAMS "BLACK BEAN", #SW6006



MATERIALS BOARD

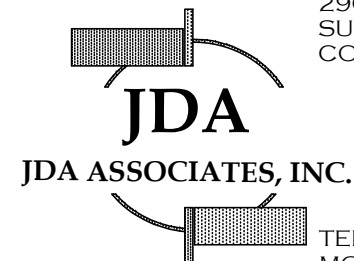
**ZENDAJAS**

DEVELOPER

57 BEAUMONT, LP.  
425 S. SAN GABRIEL BLVD #800  
SAN GABRIEL, CA 91776  
PH. (626) 374-4727  
STANLEY HUANG

PROJECT ADDRESS

NEAR S/W CORNER  
BEAUMONT AVE. &  
E 1ST ST.  
BEAUMONT, CA  
APN: 418-290-016



2900 BRISTOL STREET  
SUITE A-203  
COSTA MESA, CA 92626

TEL: 949.261.8805  
MOBILE: 714.878.0556  
E-MAIL: JOHN@DEFRENZA.COM