

INDEX OF DRAWINGS

ARCHITECTURAL

T-1.00	TITLE SHEET & PROPOSED SITE PLAN OVERALL
A-1.10	PROPOSED SITE PLAN - ENLARGED
A-2.00	FLOOR PLAN WITH OCCUPANT & PLUMBING LOAD BREAKDOWN
A-3.00	EXTERIOR ELEVATIONS
A-3.01	COLORED EXTERIOR ELEVATIONS

CODE INFORMATION

PROJECT CODE COMPLIANCE

THIS PROJECT SHALL COMPLY WITH THE CITY OF BEAUMONT MUNICIPAL CODE ORDINANCES, AND ALL APPLICABLE STATE AMENDMENTS.

- * 2019 CALIFORNIA BUILDING CODE (CBC)
- * 2019 CALIFORNIA MECHANICAL CODE (CMC)
- * 2019 CALIFORNIA PLUMBING CODE (CPC)
- * 2019 CALIFORNIA ELECTRICAL CODE (CEC)
- * 2019 STATE ENERGY STANDARDS CODE
- * 2019 CALIFORNIA FIRE CODE (CFC)
- * 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)

BUILDING DATA

ZONING DESIGNATION: COMMUNITY COMMERCIAL (CC)

MAIN OCCUPANCY: BUSINESS GROUP B

DESCRIPTION OF USE: DRIVE-THROUGH COFFEE SHOP & TAKEOUT ONLY

TYPE OF CONSTRUCTION: V-B

FIRE SPRINKLERS: NO

FIRE EXTINGUISHERS: SHALL BE PROVIDED PER 2019 CFC, AND IN ACCORDANCE WITH 2019 CBC 906. EMERGENCY RESPONDER SAFETY FEATURES OF SECTION 914 SHALL BE INSTALLED WHERE REQUIRED. REFER TO FLOOR PLAN FOR FIRE EXTINGUISHER LOCATIONS.

BLDG. HEIGHT ALLOWABLE: 40' (2019 CBC TABLE 504.3)

BLDG. HEIGHT PROPOSED: 17'-9"

STORIES ALLOWABLE: 2 (2019 CBC TABLE 504.4)

STORIES PROPOSED: 1

ALLOWABLE AREA DETERMINATION:

(2019 CBC 506.2.1) THE ALLOWABLE AREA OF A SINGLE-OCCUPANCY BUILDING WITH NO MORE THAN ONE STORY ABOVE GRADE PLANE SHALL BE DETERMINED IN ACCORDANCE WITH EQUATION 5-1:

$$A_a = A_s + (NS \times I_r)$$

$$A_a = 9,000 + (9,000 \times 0)$$

$$A_a = 9,000 + 0$$

$$A_a = 9,000 \text{ sq. ft.}$$

BLDG. AREA ALLOWABLE: 9,000 SQ.FT. (2019 CBC TABLE 506.2)

BLDG. AREA PROPOSED: 655 SQ.FT. (REFER TO SHEET A-2.00 FOR AREA BREAKDOWN)

OCCUPANT LOAD: 3

PROJECT SUMMARY

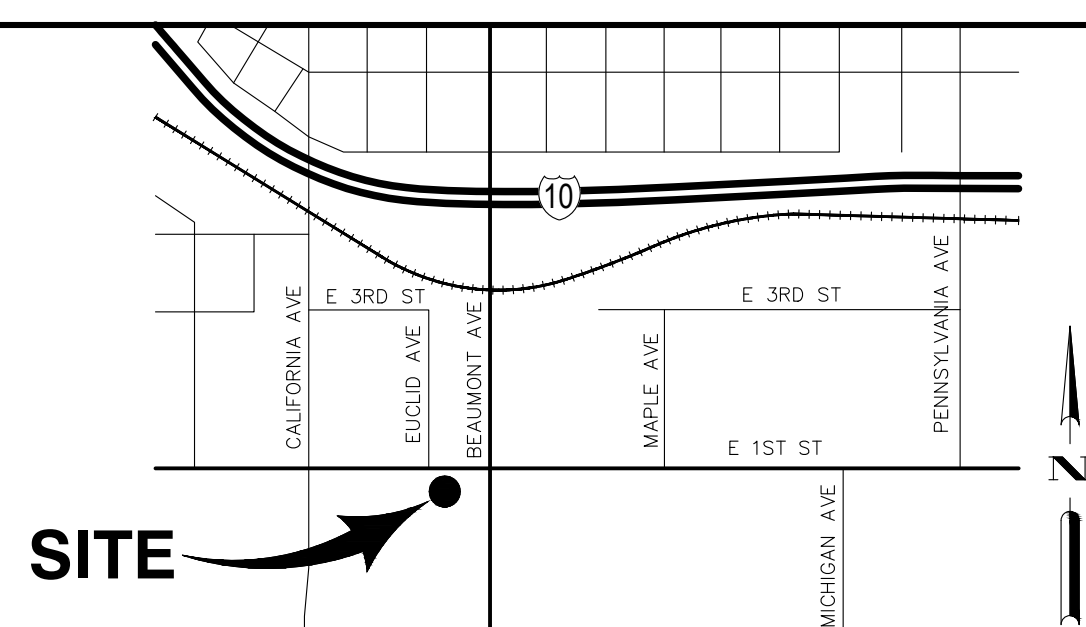
1. THE OWNER PROPOSES TO CONSTRUCT A 655 SQUARE FOOT BUILDING ON AN EXISTING PARTIALLY DEVELOPED PROPERTY. THE BUILDING WILL BE USED FOR A QUICK SERVICE DRIVE-THROUGH COFFEE SHOP INCLUDING WALK-UP TAKEOUT ORDERS, HOWEVER, DOES NOT PROVIDE DINING INSIDE OR OUTSIDE THE BUILDING.
2. A NEW TRASH ENCLOSURE WITH ROOF COVER.
3. THE SITE WILL BE IMPROVED WITH ADDITIONAL PARKING EXCEEDING THE REQUIRED MINIMUM, AS WELL AS LANDSCAPING EXCEEDING MINIMUM REQUIREMENTS.

PROJECT NOTES

1. OWNER SHALL PROVIDE PORTABLE TOILET & HAND WASH STATION PER OSHA REGULATIONS.
2. THERE SHALL BE NO HAZARDOUS MATERIALS STORED AND/OR USED WITHIN THE BUILDING THAT EXCEED THE QUANTITIES LISTED IN 2019 CBC TABLES 307.1(1) AND 307.1(2)
3. NO HILLY TERRAIN OR DRAINAGE CHANNELS EXIST ON THE SITE.
4. NO PROTECTED OR NATIVE TREES EXIST ON THE SITE.

VICINITY MAP

NO SCALE



PROJECT INFO

APN	418-290-023
APPLICATION TYPE	CONDITIONAL USE PERMIT
ZONING	COMMUNITY COMMERCIAL (CC)
EX. LAND USE	VACANT
PROPOSED LAND USE	DRIVE-THRU RESTAURANT
OCCUPANCY CLASSIFICATION	BUSINESS GROUP B (COMMERCIAL KITCHEN)

UTILITIES

a) WATER	BEAUMONT CHERRY VALLEY
b) SEWAGE	WATER DISTRICT
c) ELECTRIC	SOUTHERN CA EDISON
d) GAS	SOUTHERN CA GAS COMPANY
e) TELEPHONE	VERIZON
f) CABLE	VERIZON

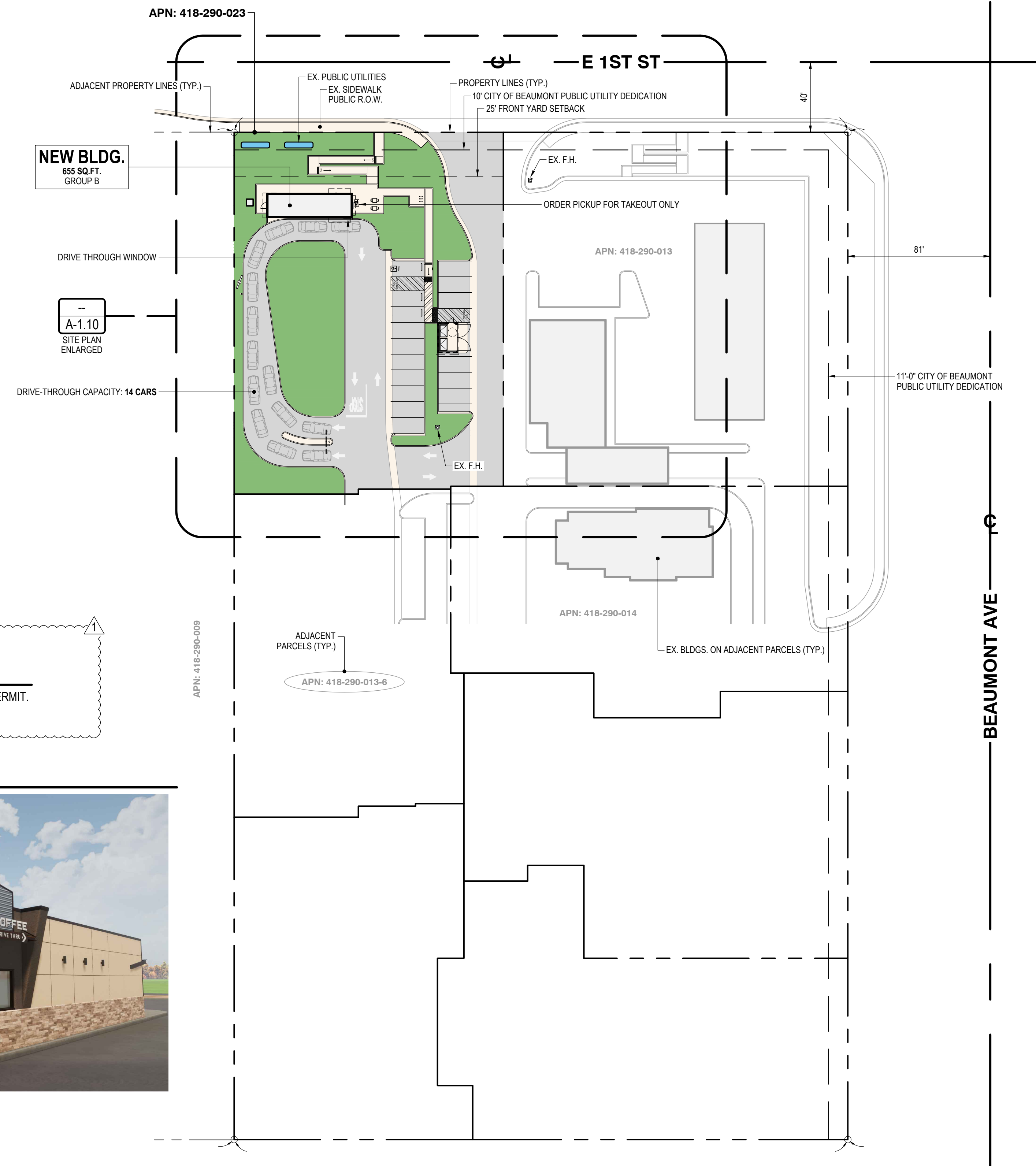
LOT COVERAGE

PROPOSED BUILDING	655 SQ.FT.	2.09%
LANDSCAPE & PERMEABLE SURFACES	11,166 SQ.FT.	35.74%
HARDSCAPE (PAVEMENT, CONC., ETC.)	19,425 SQ.FT.	62.17%
TOTAL SITE AREA:	(0.717 ACRES)	100.00%

PARKING LOAD ANALYSIS

LAND USE / REQUIREMENTS ⁰¹	PARKING LOAD FORMULA	QTY. UNDER CONSIDERATION	FORMULA CALCULATION	PARKING REQUIRED		PARKING PROVIDED	
				STANDARD	ACCESSIBLE	STANDARD	ACCESSIBLE
RESTAURANTS, FAST FOOD	1:100 SQ.FT. OF GFA (10 MIN.) ⁰¹	655 SQ.FT.	X + 100 = 6.55	6 SPACES	1 (1 VAN)	15 SPACES	1 (1 VAN)
TOTAL PARKING REQUIRED				7 SPACES			
				TOTAL PARKING PROVIDED		16 SPACES	

01 PER BEAUMONT MUNICIPAL CODE, TABLE 17.05-1



DEFERRED SUBMITTALS

1. ALL SIGNS SHALL BE A DEFERRED SUBMITTAL UNDER SEPARATE PERMIT.

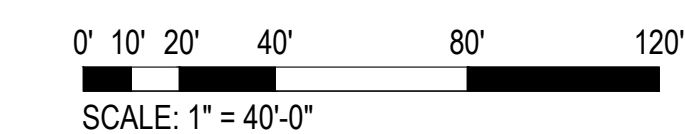
CONCEPTUAL RENDERING



PROPOSED SITE PLAN: OVERALL

SCALE: 1" = 40'-0"

REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFO



ARCHITECT OF RECORD:

L & S
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA811@AOL.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHCK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
--	--	--/--/--
--	--	--/--/--

PROJECT FOR:


Ziggi's
COFFEE

(APPROX.)
311 EAST 1ST STREET
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:	CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	PAGE SIZE: 24" X 36"
VERSION (INTERNAL USE ONLY): 1.00	

SHEET TITLE:

**TITLE SHEET &
PROPOSED SITE
PLAN OVERALL**

SHEET NO.

T-1.00

ARCHITECT OF RECORD:

L&S ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA@L&S.AOL.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
2	--	--/--
3	--	--/--

PROJECT FOR:



(APPROX.)
311 EAST 1ST STREET
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:	CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	VERSION (INTERNAL USE ONLY): 1.00
	PAGE SIZE: 24" X 36"

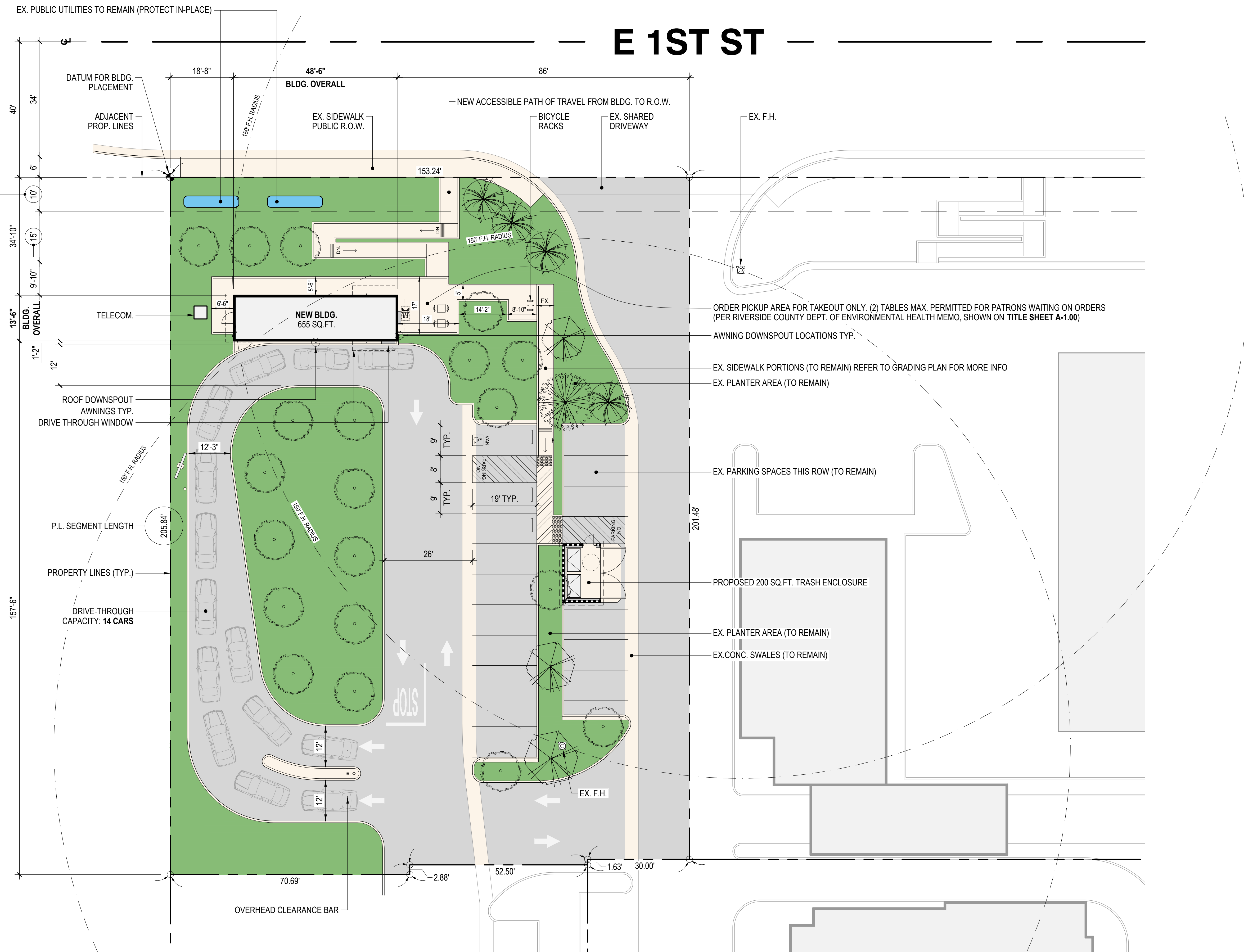
SHEET TITLE:

PROPOSED SITE PLAN ENLARGED

SHEET NO.

A-1.10

E 1ST ST



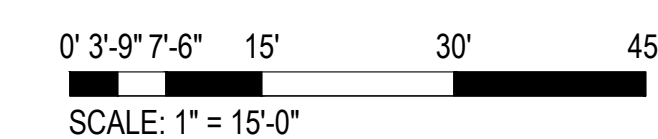
LANDSCAPE LEGEND

- EXISTING TREE
- EXISTING PALM TREE
- EXISTING TREE
- PROPOSED TREE

PROPOSED SITE PLAN: ENLARGED

SCALE: 1" = 15'-0"

REFER TO CIVIL ENGINEERING DRAWINGS FOR MORE INFO



SCALE: 1" = 15'-0"



LEGEND

- 6" EXTERIOR WALLS & EXTERIOR FINISH MATERIAL
- 6" INTERIOR NON-BEARING METAL STUD FRAMING
- 101 SPACE LABELS (SEE SPACE LABELS THIS SHEET)
- 102A DOOR [ID]
- A WINDOW [ID]
- 25 2A10BC FIRE EXTINGUISHERS INSTALLED & MAINTAINED PER 2019 CFC SEC. 906.
- TRAVEL DISTANCE TO EXTINGUISHER: 75' MAX.
- FLOOR AREA PER UNIT: 3,000 SQ.FT. MAX.

SPACE LABELS

#	DESCRIPTION	ID	AREA (SF)
101	KITCHEN	(a)	381
102	ALL-GENDER ACCESSIBLE SINGLE-USER RESTROOM	(d)	57
103	KITCHEN & DRY STORAGE	(a)	217

OCCUPANT LOAD & AREA BREAKDOWN

PROPOSED USE & OCCUPANCY CLASSIFICATION: BUSINESS GROUP B ⁰¹					
ID	FUNCTION OF SPACE ^{02 & 04}	OLF ⁰³	AREA ⁰⁵ (SQ.FT.)	FORMULA CALCULATION	# OF OCC. ⁰⁶
(a)	KITCHENS, COMMERCIAL	200 GROSS	598	598 ÷ 200	2.99
(d)	NO OCC. LOAD: RESTROOMS	N/A	57	N/A	0
GROSS BLDG. AREA:			655	SUB-TOTAL:	2.99
TOTAL BLDG. OCCUPANT LOAD:					3

- ⁰¹ OCCUPANCY AS DETERMINED IN ACCORDANCE W/ 2019 CBC CHAPTER 3.
- ⁰² AS DETERMINED IN ACCORDANCE WITH 2019 CBC CHAPTER 10 AND TABLE 1004.5
- ⁰³ OCCUPANT LOAD FACTOR (OLF) PER 2019 CBC TABLE 1004.5
- ⁰⁴ ALL SPACES THAT CONFORM TO THE 'FUNCTION OF SPACE' IDENTIFIED.
- ⁰⁵ CUMULATIVE AREA OF THE 'SPACES' IDENTIFIED.
- ⁰⁶ NUMBER OF OCCUPANTS ATTRIBUTED TO THAT 'FUNCTION OF SPACE'.

PLUMBING LOAD ANALYSIS

FLOOR PLAN AREA BREAKDOWN

OCCUPANCY ^{01 & 02}	AREA OF SPACE ⁰²	OCC. LOAD FACTOR ⁰³	FORMULA CALCULATION	# OF OCC. ⁰⁴
GROUP B	655 SQ.FT.	200	655 ÷ 200	3.28
TOTAL PLUMBING OCCUPANT LOAD				4
PLUMBING LOAD EACH SEX ⁰⁵				
				M
				F
				2
				2

- ⁰¹ AREA SPECIFIC CALCULATIONS BASED ON FUNCTION OF SPACE. THE TOTAL OCCUPANT LOAD AND OCCUPANCY CLASSIFICATION SHALL BE DETERMINED IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE OR OCCUPANT LOAD FACTOR TABLE A (2019 CPC 422.1)
- ⁰² BUILDING OR SPACES W/ MIXED OCCUPANCIES, USE APPROPRIATE OCCUPANCY GROUP FOR EACH AREA. ACCESSORY AREAS MAY BE EXCLUDED, FOR EXAMPLE: HALLWAY, RESTROOM, STAIR ENCLOSURE (2019 CPC, TABLE A).
- ⁰³ OCCUPANT LOAD FACTOR FOR PLUMBING LOAD (PERSONS PER SQ.FT.) PER 2019 CPC, TABLE A.
- ⁰⁴ NUMBER OF OCCUPANTS, PER OCCUPANCY GROUP. FOR MULTIPLE OCCUPANCIES, FRACTIONAL NUMBERS SHALL BE FIRST SUMMED AND THEN ROUNDED TO THE NEXT WHOLE NUMBER.
- ⁰⁵ NO. OF FIXTURES CALCULATED AT 50% MALE & 50% FEMALE BASED ON TOTAL OCC. LOAD (2019 CPC 422.1).

MIN. PLUMBING FACILITIES

PER 2019 CPC TABLE 422.1

USE & OCCUPANCY CLASSIFICATION: GROUP B											
WATER CLOSETS ^{01 & 04}				URINALS		LAVATORIES ⁰²				DRINKING FOUNTAINS ⁰³	
MALE		FEMALE		MALE		MALE		FEMALE		--	
REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.	REQ.	PRV.
1	1	1	1	--	--	1	1	1	1	0	0 ⁰³

- ⁰¹ WHERE WATER CLOSETS ARE PROVIDED BY ALL-GENDER SINGLE ACCOMMODATION TOILET FACILITIES, THE QUANTITY PROVIDED MAY BE SHARED BETWEEN MALE & FEMALE.
- ⁰² WHERE LAVATORIES ARE PROVIDED BY ALL-GENDER SINGLE ACCOMMODATION TOILET FACILITIES, THE QUANTITY PROVIDED MAY BE SHARED BETWEEN MALE & FEMALE.
- ⁰³ DRINKING FOUNTAINS ARE NOT REQUIRED FOR AN OCCUPANT LOAD OF 30 OR LESS PER 2019 CPC 415.2
- ⁰⁴ WHERE OCCURS: ONE TOILET FACILITY DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES (REFER TO 2019 CPC 422.2 EXCEPTIONS, THIS SHEET)

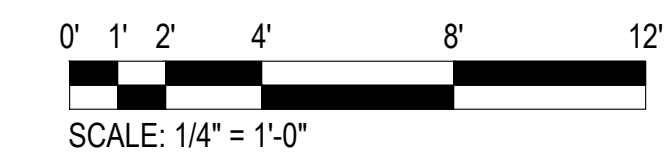
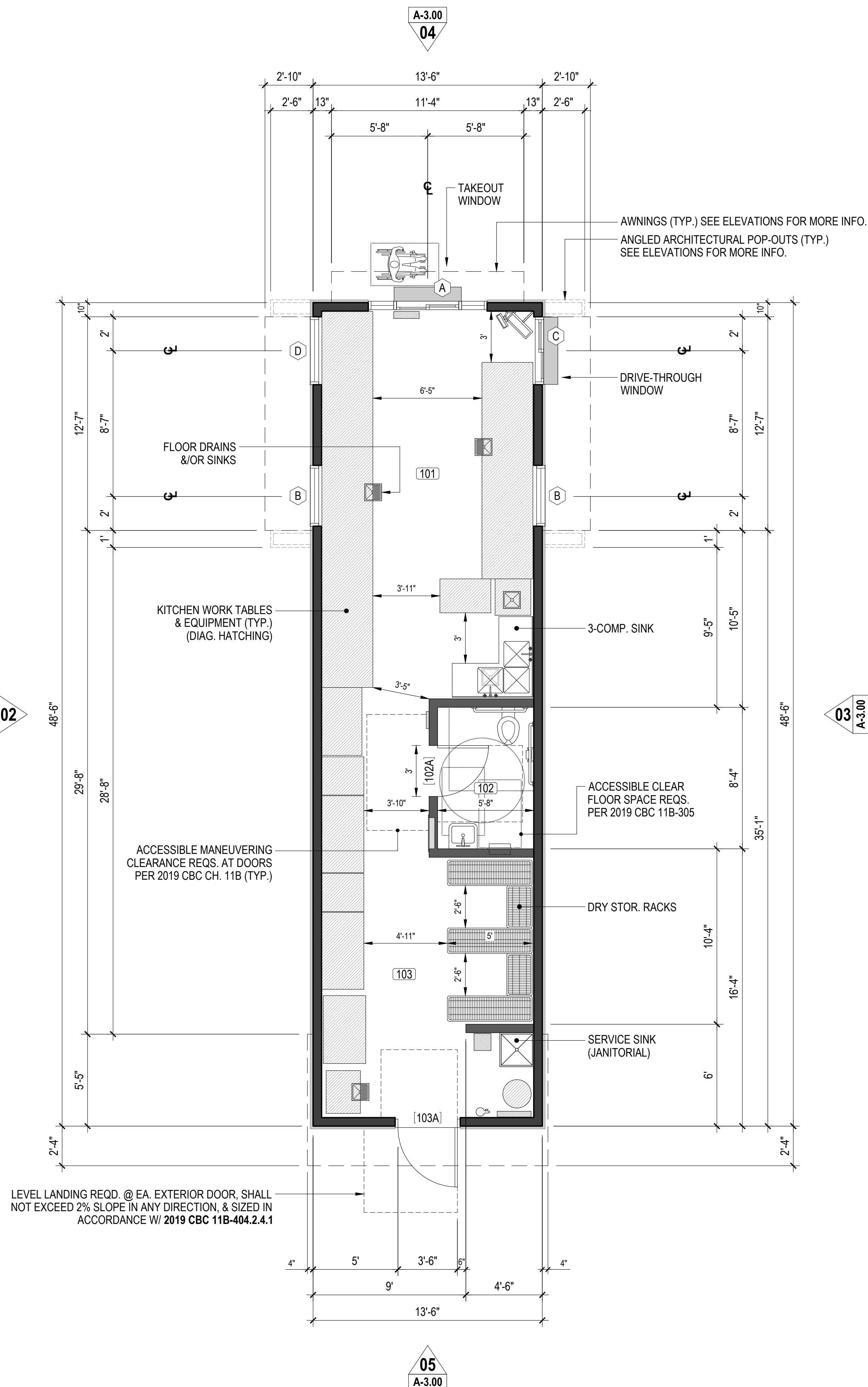
PLUMBING CODES

2019 CPC 422.2 - SEPARATE FACILITIES
SEPARATE TOILET FACILITIES SHALL BE PROVIDED FOR EACH SEX.

- EXCEPTIONS:**
- (1) RESIDENTIAL INSTALLATIONS.
 - (2) IN OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 10 OR LESS, INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.
 - (3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAN ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

PROPOSED FLOOR PLAN

GROSS FLOOR AREA: 655 SQ.FT.



← N
NORTH

ARCHITECT OF RECORD:

L & S
ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA@L&SARCH.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
2	--	--/--
3	--	--/--

PROJECT FOR:


Ziggi's
COFFEE

(APPROX.)
311 EAST 1ST STREET
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:	CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

SHEET TITLE:

PROPOSED FLOOR PLAN

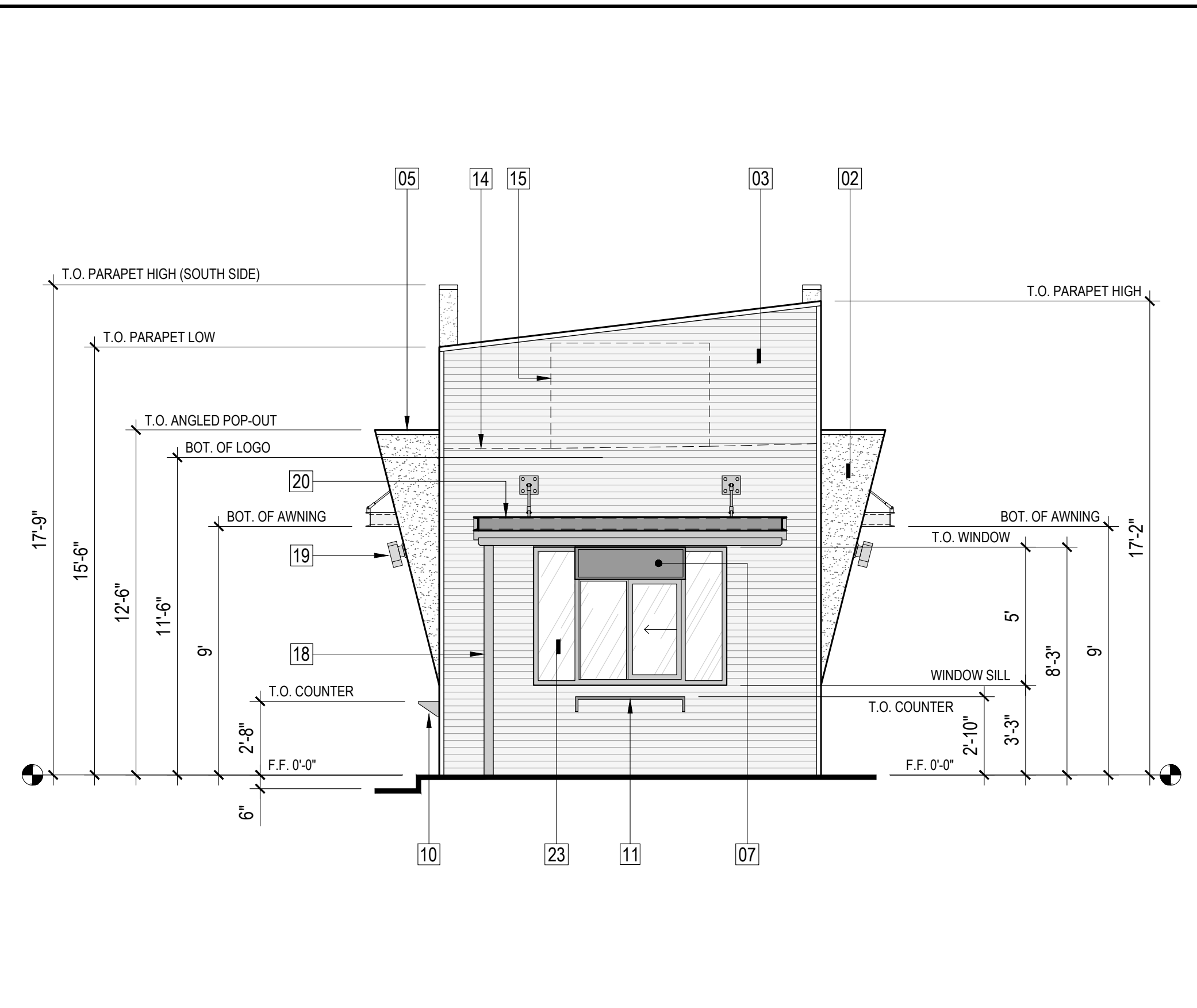
SHEET NO.

A-2.00

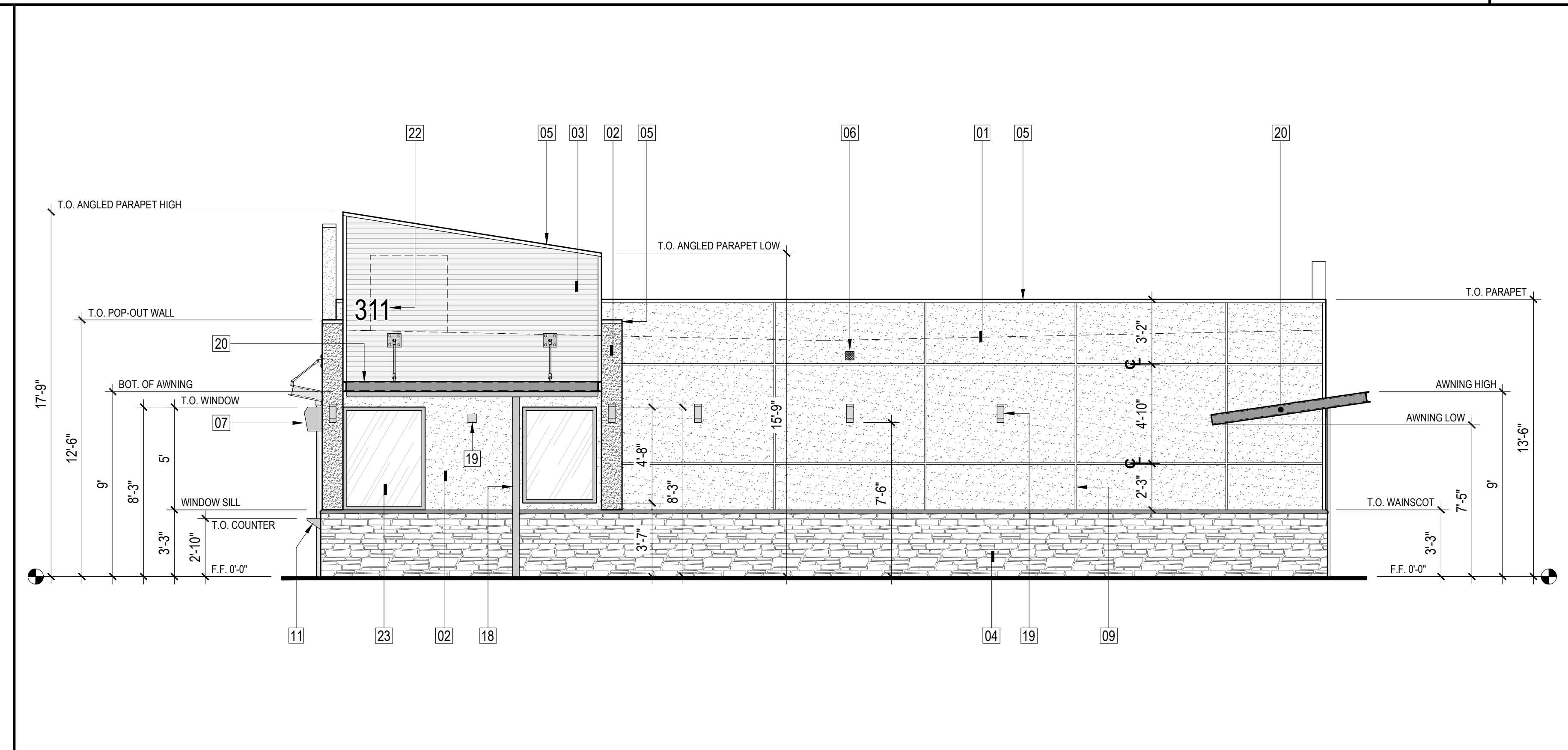
#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS
01	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	FIELD COLOR-MATCH SHERWIN WILLIAMS, SW 7555, PATIENCE		08	RESERVED	--		17	RESERVED	--	
02	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	ACCENT COLOR 1-MATCH SHERWIN WILLIAMS, SW 7555, DARK CLOVE.		09	PRE FINISHED FRY REGLET JOINT INSET INTO E.I.F.S. AS SHOWN.	NATURAL		18	PRE-FINISHED METAL DOWNSPOUT	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. 2. WHEN PLACED AGAINST STONE OR WOOD SIDING, PAINT TO MATCH ITEM #23	
03	PREFINISHED METAL WALL PANELS: 1-1/4" X 1/4" GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM	NATURAL	INSTALL HORIZONTALLY AS INDICATED	10	STAINLESS STEEL COUNTER AT DRIVE-THROUGH WINDOW PLACED AT 38" ABOVE GRADE			19	LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED.	--	
04	STONE VENEER AS INDICATED. PROVIDE PRE-MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS.	STONE VENEER TO BE: ELDORADO MOUNTAIN LEDGE, YUKON.	PROVIDE PRECAST STONE WAINSCOT CAP INSTALLED TO A TOTAL HEIGHT OF 3'-3" A.F.F.	11	STAINLESS STEEL COUNTER AT WALK-UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR			20	HORIZONTAL STEEL CHANNEL AWNING, WITH ROD AND CLEVIS SUPPORT, ANCHORED TO BUILDING.	PAINTED TO MATCH ITEM #23	SLOPE BACK TO GUTTER WITH DOWNSPOUT. SEE ROOF PLAN FOR AWNING DEPTH.
05	PRE-FINISHED METAL PARAPET CAP WITH 2" RETURN BOTH SIDES OF WALL.	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. 2. IF ADJACENT TO WOOD VENEER, STONE VENEER AND/OR DARK CLOVE E.I.F.S. MATCH ITEM #23 3. ADJACENT TO GALVANIZED METAL PANELS: MATCH PAC CLAD, SLATE GREY FINISH.		12	RESERVED	--		21	6"W X 4"H STEEL SCUPPER OVERFLOW DRAIN THROUGH WALL WITH 3" DRAIN LIP		
06	EXTERNAL WALL-MOUNTED SPEAKER	--	COORDINATE WITH OWNER	13	METAL DOOR AS SCHEDULED	MATCH ITEM #23		22	12" HIGH (MIN.) ADDRESS NUMERALS IN SANS-SERIF FONT AS SHOWN	CONTRAST TO BACKGROUND	BOTTOM OF ADDRESS MOUNTED @ 12'-6" A.F.F.
07	EXTERIOR AIR CURTAIN AS SCHEDULED	--		14	LINE OF SINGLE-PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND			23	ALUM. STOREFRONT WINDOW ASSEMBLIES (TYP.)	DARK BRONZE	SEE WINDOW ELEVATIONS FOR SPECS. & MORE INFO
				15	ROOFTOP UNIT WITH CURB BEYOND. SEE MECHANICAL	--		24	RESERVED	--	
				16	4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN TO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.						

MATERIALS LEGEND & SPECIFICATIONS

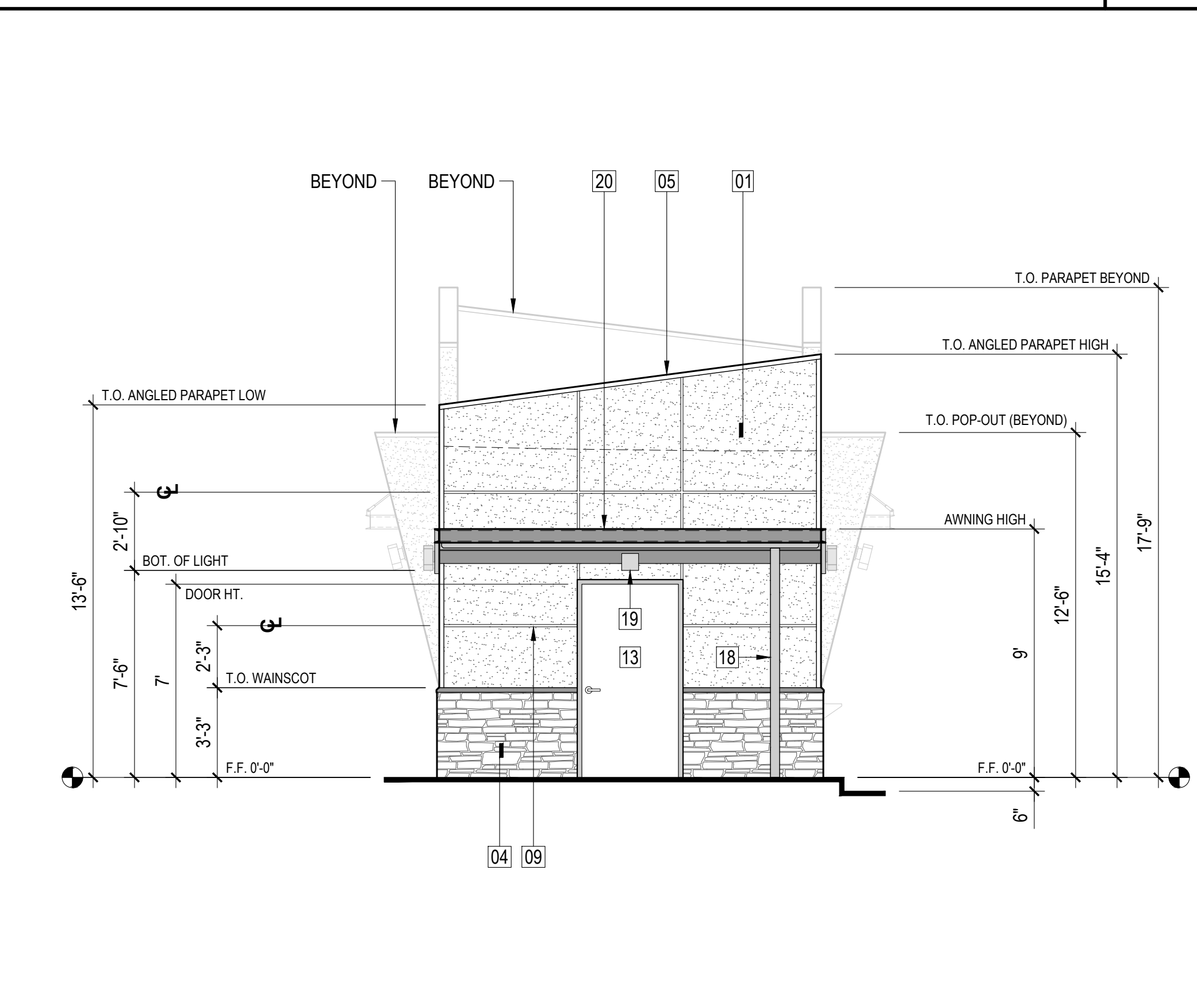
MATERIALS TYP. FOR ALL ELEVATIONS **01**



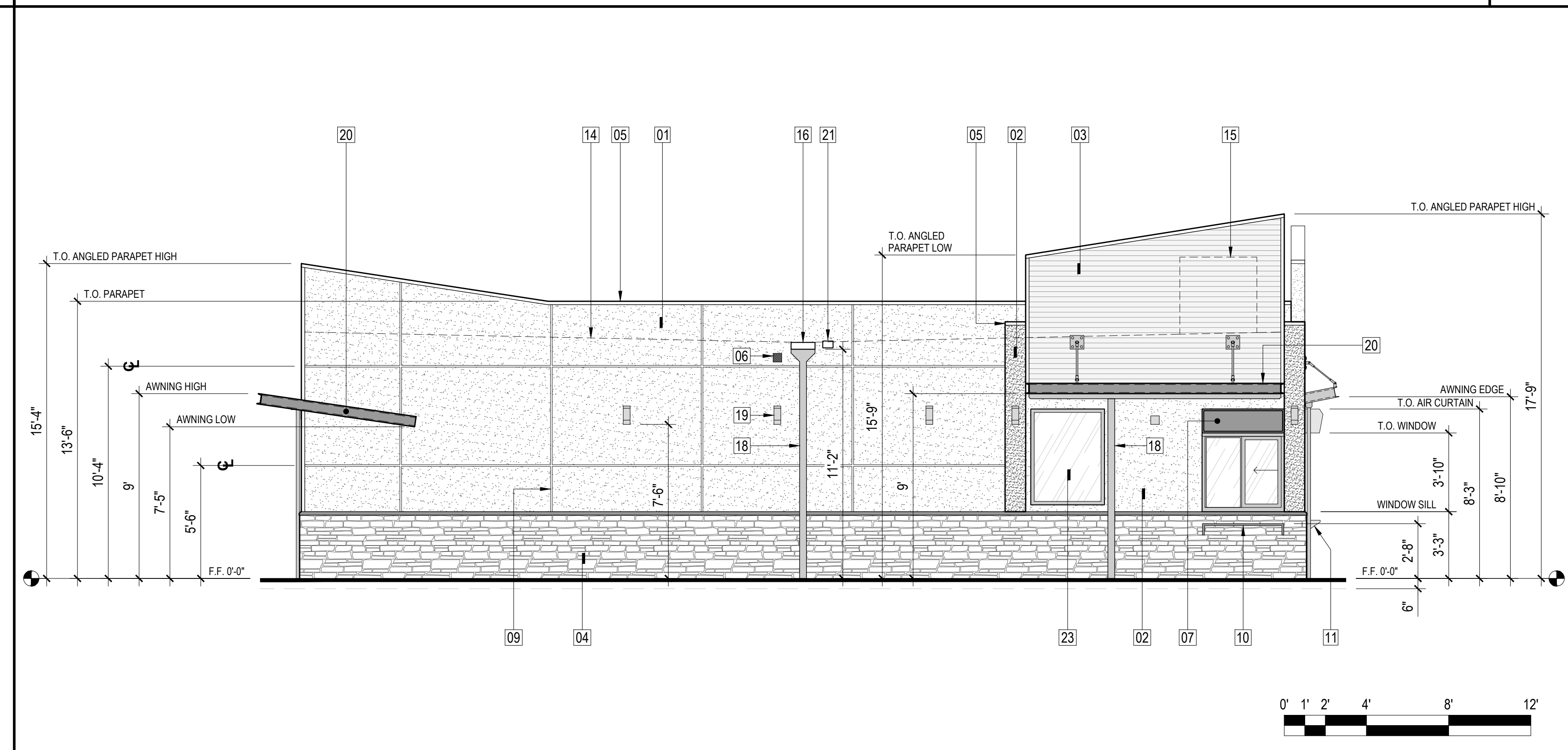
NORTH ELEVATION SCALE 1/4" = 1'-0" **04**



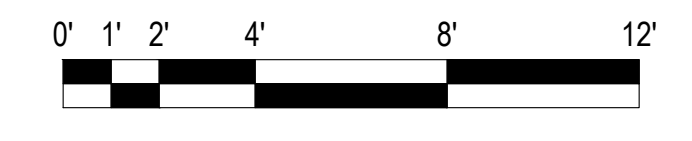
NORTH ELEVATION SCALE 1/4" = 1'-0" **02**



SOUTH ELEVATION SCALE 1/4" = 1'-0" **05**



SOUTH ELEVATION SCALE 1/4" = 1'-0" **03**



ARCHITECT OF RECORD:

L & S ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA@L&S.AOL.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLAN/CHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
2		--/--
3		--/--

PROJECT FOR:

Ziggi's COFFEE

(APPROX.)
311 EAST 1ST STREET
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:	CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	PAGE SIZE: 24" X 36"
	VERSION (INTERNAL USE ONLY): 1.00

EXTERIOR ELEVATIONS

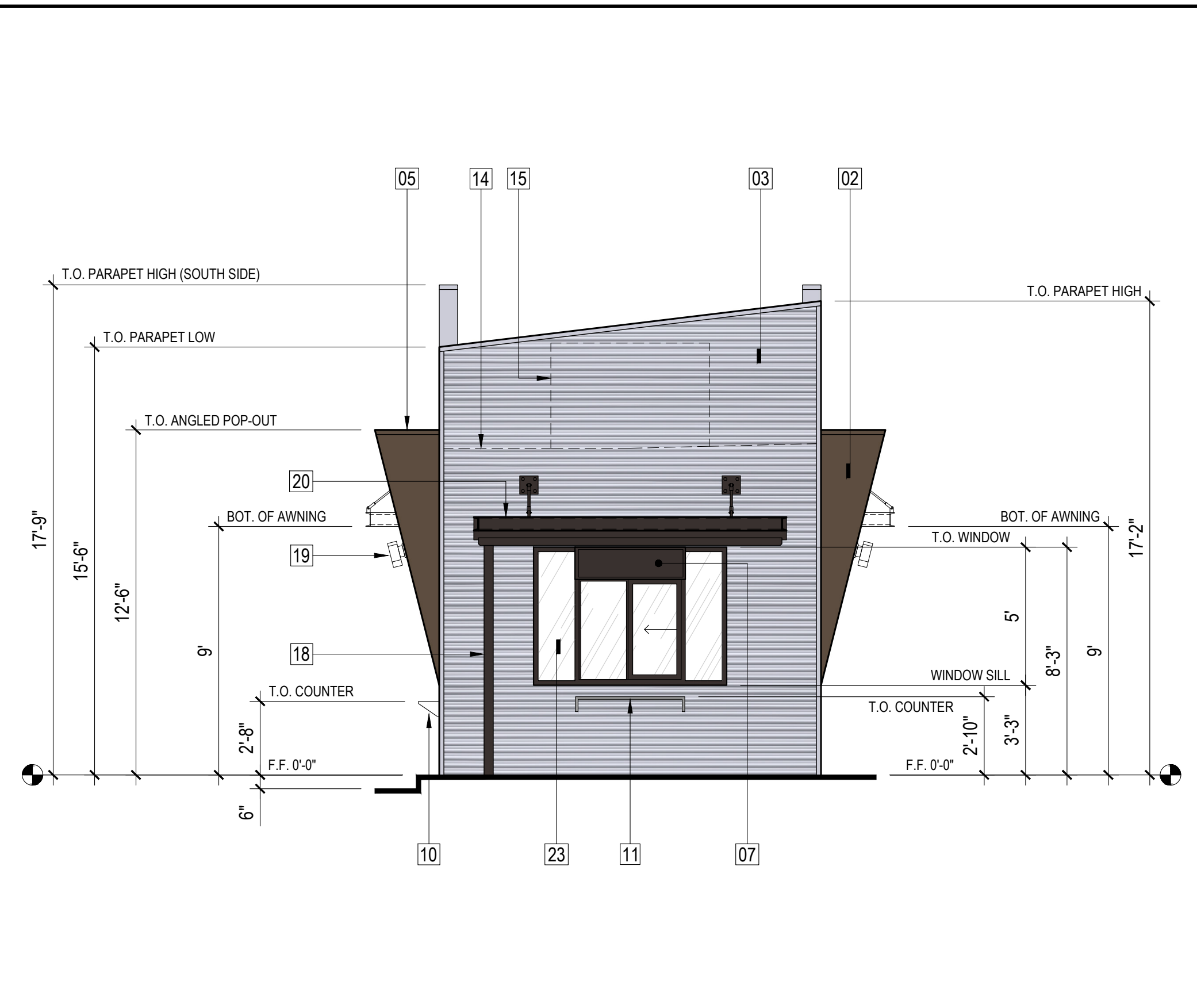
SHEET NO.

A-3.00

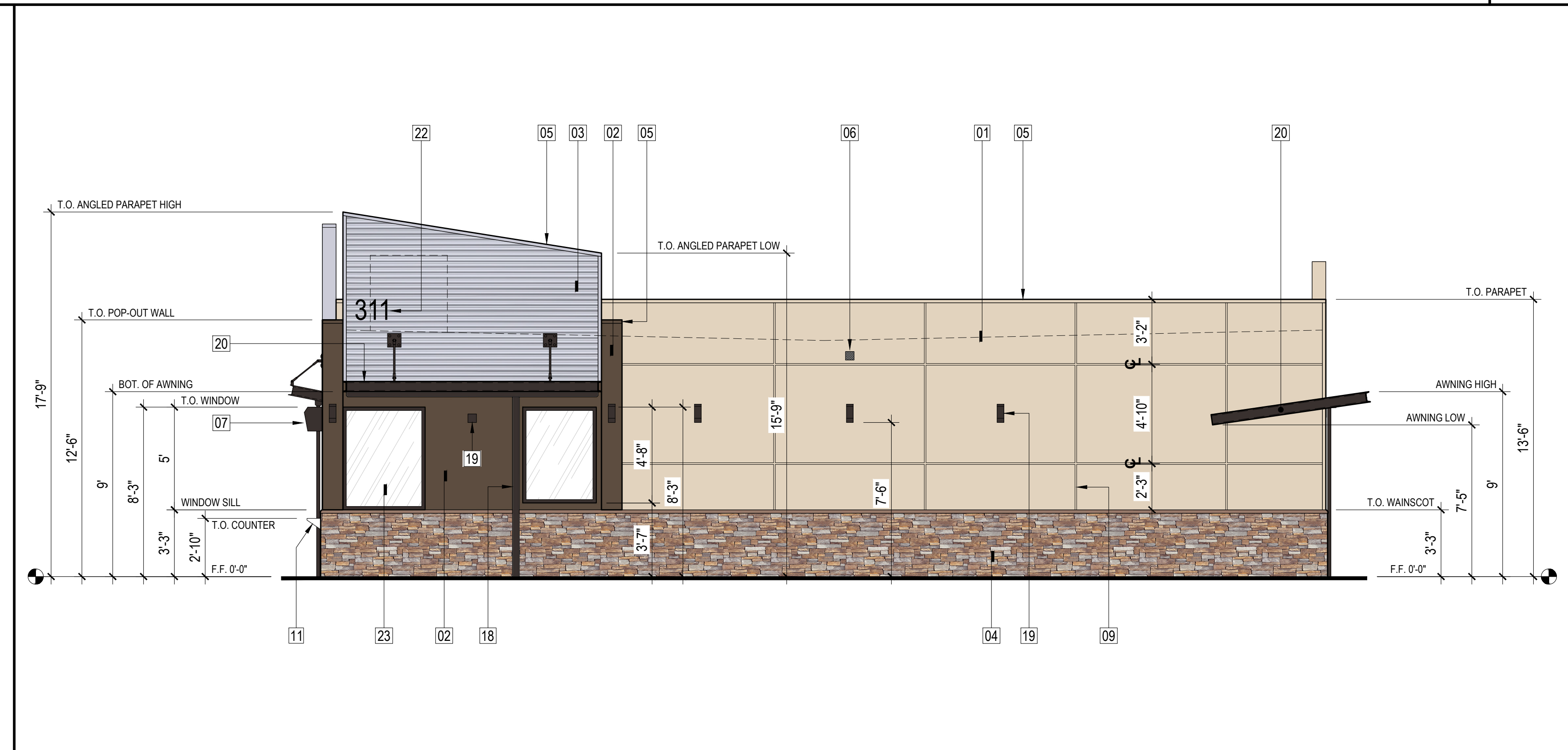
#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS	#	ITEM	COLOR	REMARKS
01	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	FIELD COLOR-MATCH SHERWIN WILLIAMS, SW 7555, PATIENCE		08	RESERVED	--		17	LOCATION OF BUILDING SIGNAGE BY OTHERS. SIGNAGE TO BE SUBMITTED UNDER A SEPARATE PERMIT. IN-WALL BLOCKING FOR SIGNAGE AS REQUIRED TO BE FURNISHED AND INSTALLED BY GENERAL CONTRACTOR. COORDINATE AS REQUIRED WITH SIGN VENDOR.		
02	EIPS STUCCO VENEER SYSTEM PAREX OR DRYVIT EQUAL TO BE	ACCENT COLOR 1-MATCH SHERWIN WILLIAMS, SW 9183, DARK CLOVE.		09	PRE FINISHED FRY REGLET JOINT INSET INTO E.I.F.S. AS SHOWN.	NATURAL		18	PRE-FINISHED METAL DOWNSPOUT	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR. 2. WHEN PLACED AGAINST STONE OR WOOD SIDING, PAINT TO MATCH ITEM #23	
03	PREFINISHED METAL WALL PANELS: 1-1/4" X 1/4" GALVANIZED CORRUGATED METAL PANEL(S) AND ASSOCIATED TRIM	NATURAL	INSTALL HORIZONTALLY AS INDICATED	10	STAINLESS STEEL COUNTER AT DRIVE-THROUGH WINDOW PLACED AT 38" ABOVE GRADE			19	LOCATION FOR EXTERIOR BUILDING LIGHT FIXTURE AS SCHEDULED.	--	
04	STONE VENEER AS INDICATED. PROVIDE PRE-MANUFACTURED CORNER STONES AT ALL OUTSIDE CORNERS.	STONE VENEER TO BE: EL Dorado MOUNTAIN LEDGE, YUKON.	PROVIDE PRECAST STONE WAINSCOT CAP INSTALLED TO A TOTAL HEIGHT OF 3'-3" A.F.F.	11	STAINLESS STEEL COUNTER AT WALK-UP WINDOW PLACED AT 34" ABOVE FINISHED FLOOR			20	HORIZONTAL STEEL CHANNEL AWNING, WITH ROD AND CLEVIS SUPPORT, ANCHORED TO BUILDING.	PAINTED TO MATCH ITEM #23	SLOPE BACK TO GUTTER WITH DOWNSPOUT. SEE ROOF PLAN FOR AWNING DEPTH.
05	PRE-FINISHED METAL PARAPET CAP WITH 2" RETURN BOTH SIDES OF WALL.	1. PRE-FINISHED TO MATCH ADJACENT E.I.F.S. FINISH COLOR AT WALL BELOW. 2. IF ADJACENT TO WOOD VENEER, STONE VENEER AND/OR DARK CLOVE E.I.F.S. MATCH ITEM #23 3. ADJACENT TO GALVANIZED METAL PANELS: MATCH PAC CLAD, SLATE GREY FINISH.		12	RESERVED	--		21	6"W X 4"H STEEL SCUPPER OVERFLOW DRAIN THROUGH WALL WITH 3" DRAIN LIP		
06	EXTERNAL WALL-MOUNTED SPEAKER	--	COORDINATE WITH OWNER	13	METAL DOOR AS SCHEDULED	MATCH ITEM #23		22	12" HIGH (MIN.) ADDRESS NUMERALS IN SANS-SERIF FONT AS SHOWN	CONTRAST TO BACKGROUND	BOTTOM OF ADDRESS MOUNTED @ 12'-6" A.F.F.
07	EXTERIOR AIR CURTAIN AS SCHEDULED	--		14	LINE OF SINGLE-PLY MEMBRANE ROOFING OVER TAPERED INSULATION BEYOND			23	ALUM. STOREFRONT WINDOW ASSEMBLIES (TYP.)	DARK BRONZE	SEE WINDOW ELEVATIONS FOR SPECS. & MORE INFO
				15	ROOFTOP UNIT WITH CURB BEYOND. SEE MECHANICAL	--		24	RESERVED	--	
				16	4" X 14" STEEL SCUPPER TO ACT AS PRIMARY ROOF DRAIN. SCUPPER TO DRAIN TO GALVANIZED METAL DOWNSPOUT TO DAYLIGHT AT DRIVE AISLE BELOW.						

MATERIALS LEGEND & SPECIFICATIONS

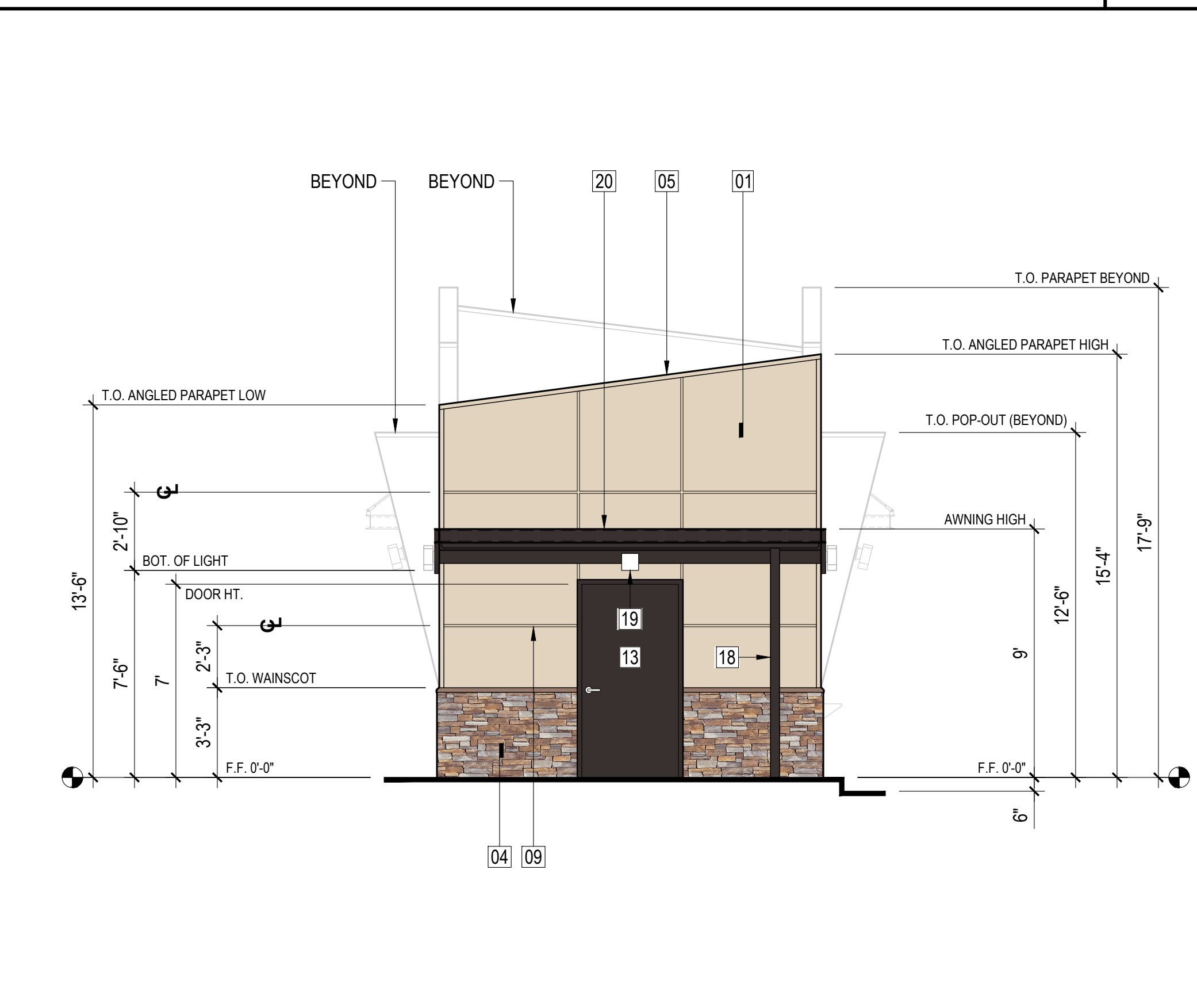
MATERIALS TYP. FOR ALL ELEVATIONS **01**



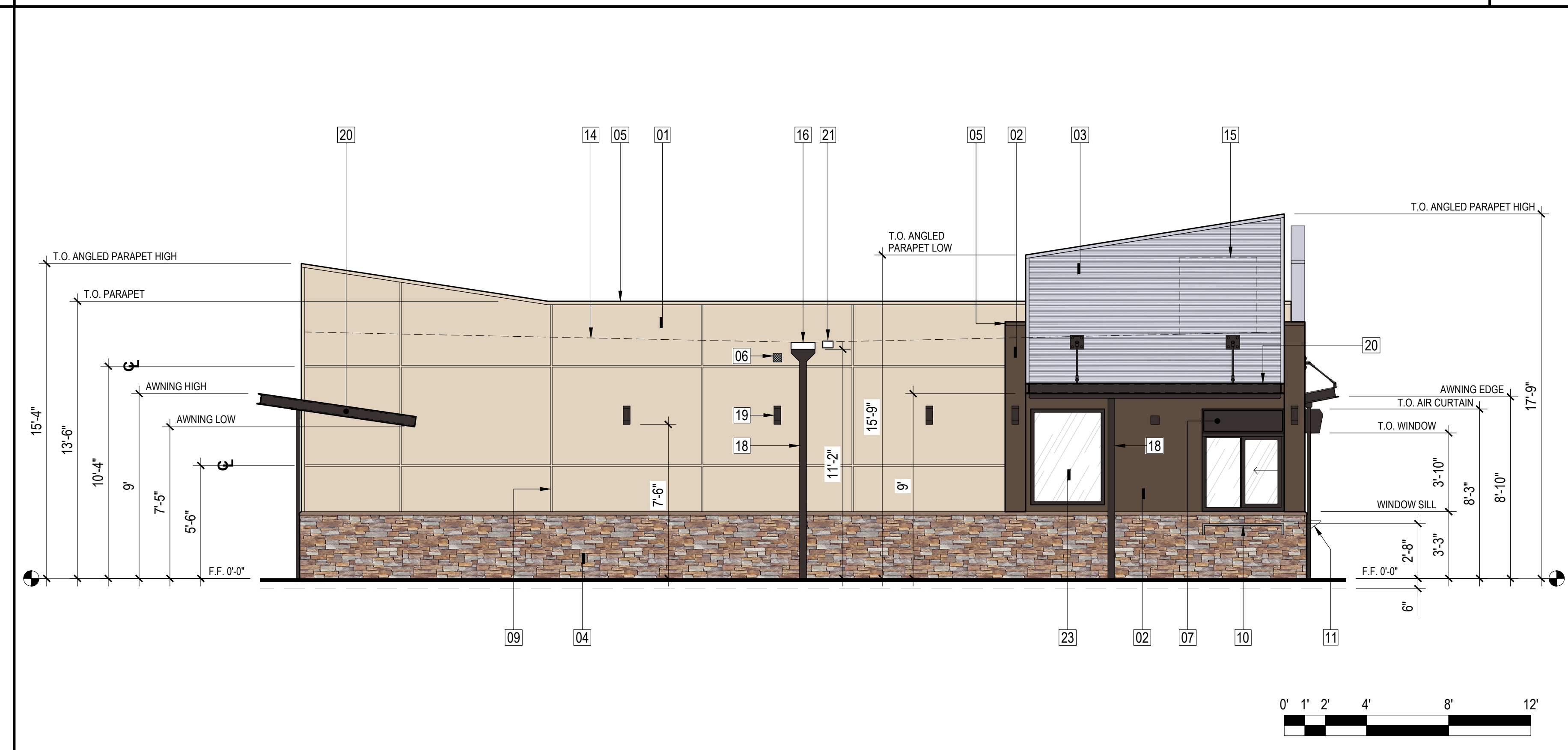
NORTH ELEVATION SCALE 1/4" = 1'-0" **04**



NORTH ELEVATION SCALE 1/4" = 1'-0" **02**



SOUTH ELEVATION SCALE 1/4" = 1'-0" **05**



SOUTH ELEVATION SCALE 1/4" = 1'-0" **03**



ARCHITECT OF RECORD:

L&S ARCHITECTS, INC.

JACK M. LANPHERE III, ARCHITECT C-38052

38516 AMATEUR WAY, BEAUMONT, CA 92223
909.229.0125 E-MAIL: LA@L&SARCH.COM
LSARCHINC.COM

CONSULTANT:

NO.	PLANCHHECK REVISION	DATE
1	PRELIMINARY COMMENT LETTER	05/18/2022
2		--/--
3		--/--

PROJECT FOR:

Ziggi's COFFEE

(APPROX.)
311 EAST 1ST STREET
BEAUMONT, CA 92223

ENTITLEMENT PLANS

PLAN CHECK NO:	CUP2022-0065
PROJECT TYPE: COMMERCIAL, NEW CONSTRUCTION	APN: 418-290-023-1 (PCL 7)
DATE: 12/23/2021	REVISED: 06/08/2022
SCALE: PER PLAN	PAGE SIZE: 24" X 36"

COLORED EXTERIOR ELEVATIONS

SHEET NO.

A-3.01