

- 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%

STATEMENT OF OPERATIONS

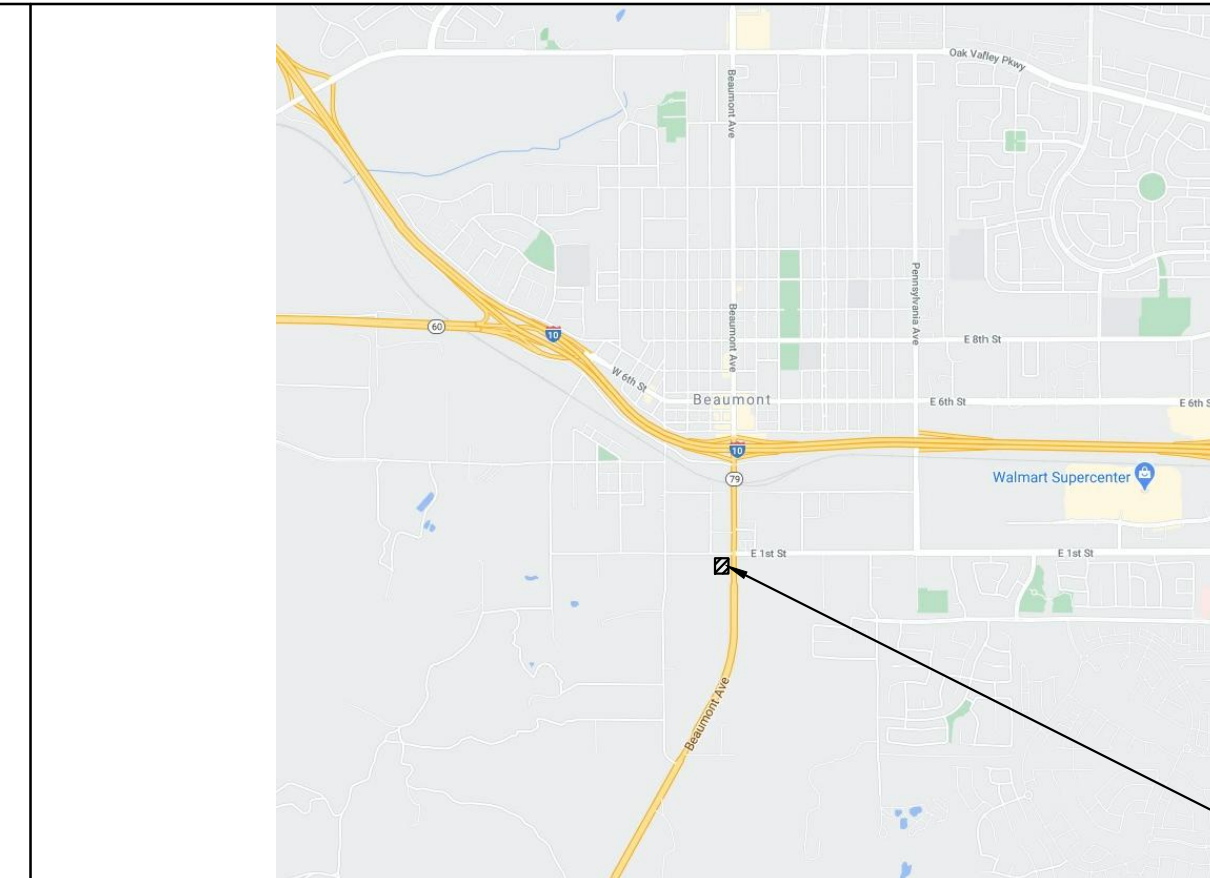
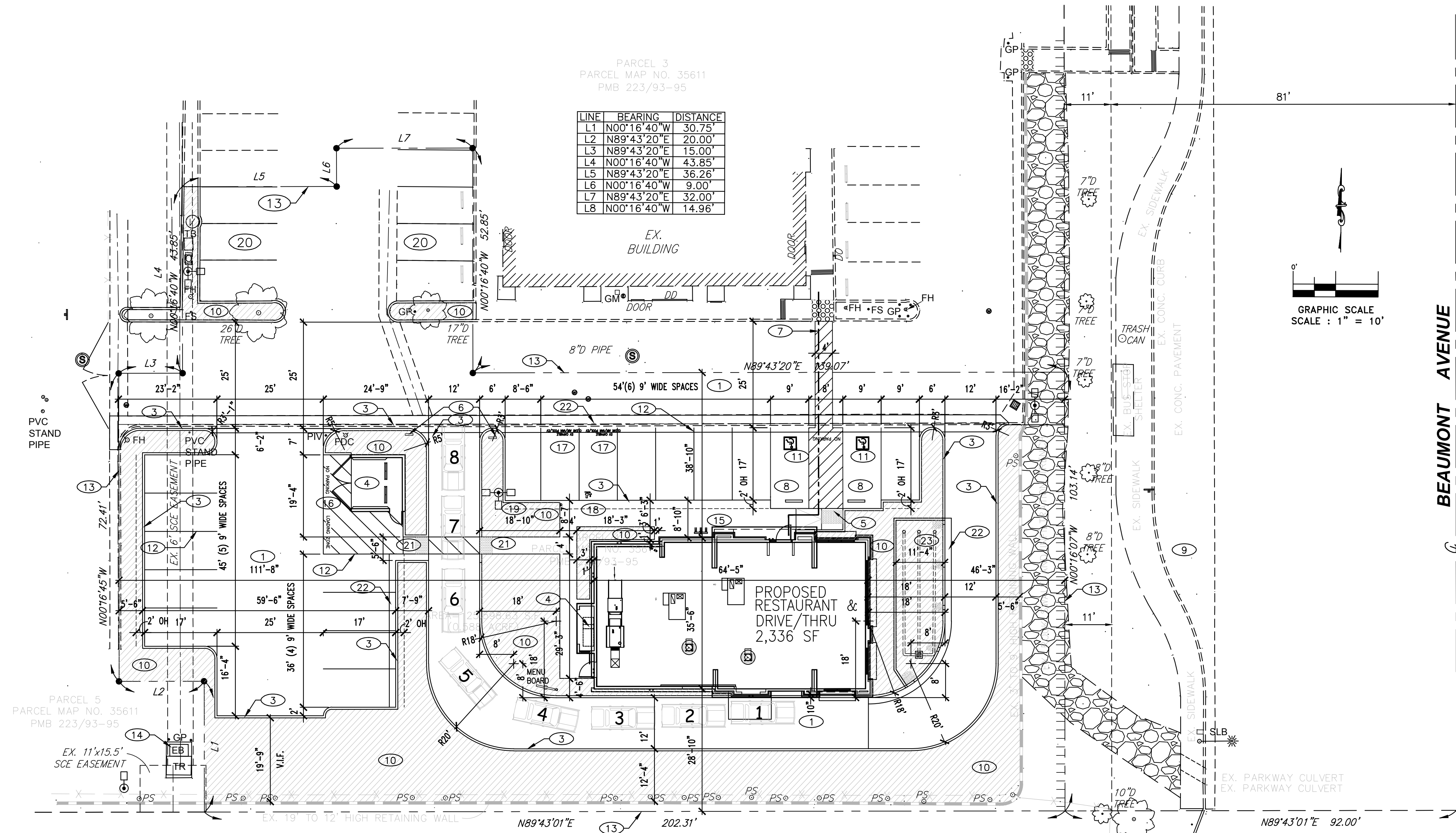
FACILITY WILL BE OPEN 9AM TO 11PM
 FACILITY WILL PROVIDE AN INDOOR DINING AREA AND DRIVE-THRU SERVICE AS WELL AS WALK-IN/TAKE-OUT SERVICE
 ESTIMATED NUMBER OF CUSTOMERS TO BE APPROXIMATELY 20/ HOUR
 FACILITY WILL EMPLOY 4 STAFF PER SHIFT, APPROXIMATELY 16 STAFF MEMBERS/DAY

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

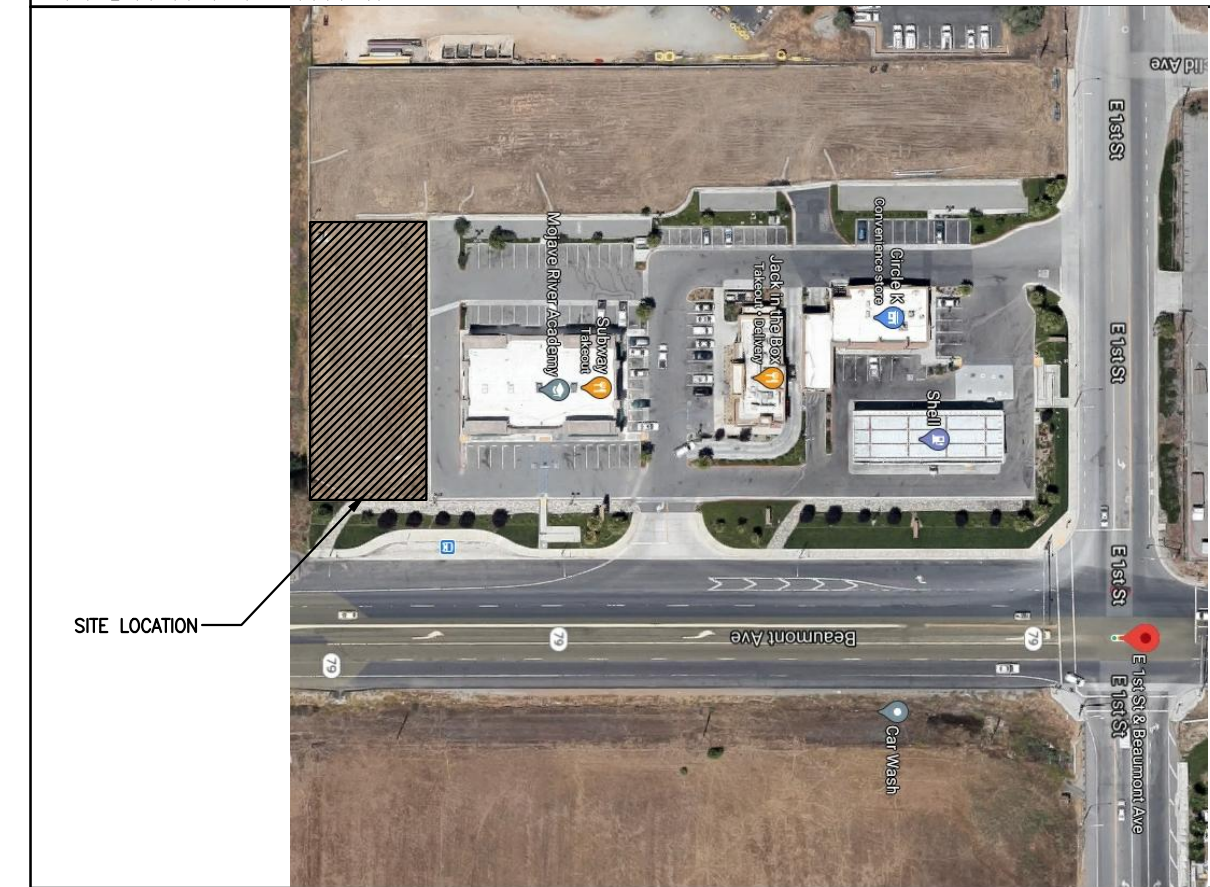
ZENDEJAS
 BEAUMONT AVE. AND E 1ST ST.
 BEAUMONT, CA

SITE KEY NOTES

BUILDING DATA



VICINITY MAP



AERIAL MAP

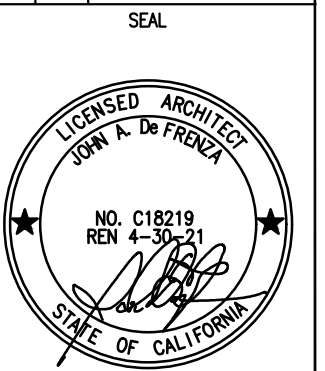
2900 BRISTOL STREET
 SUITE A-203
 COSTA MESA, CA 92626
 JDA
 JDA ASSOCIATES, INC.
 TEL: 949.261.6805
 MOBILE: 714.878.0556
 E-MAIL: jda@jdafranz.com

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

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

SHEET TITLE: **SITE PLAN**

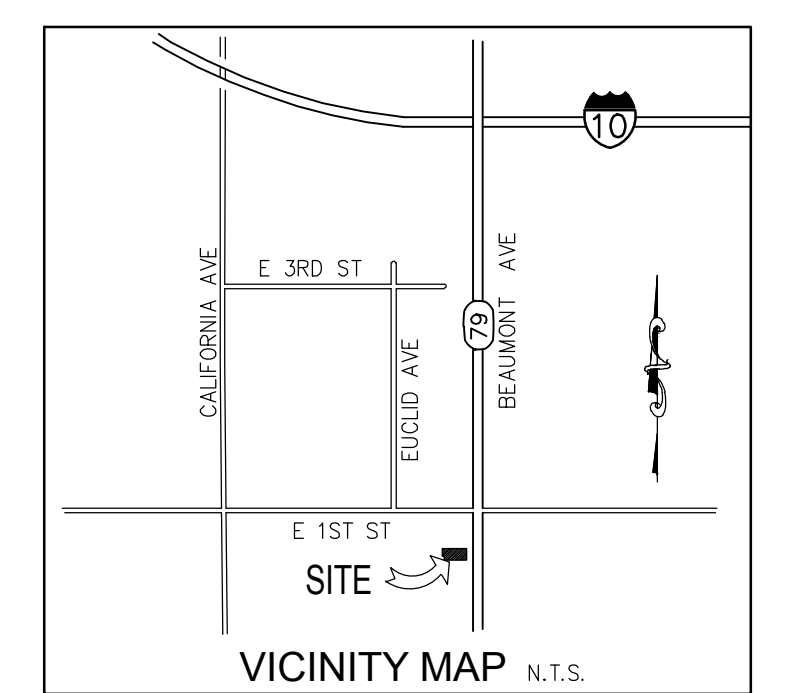
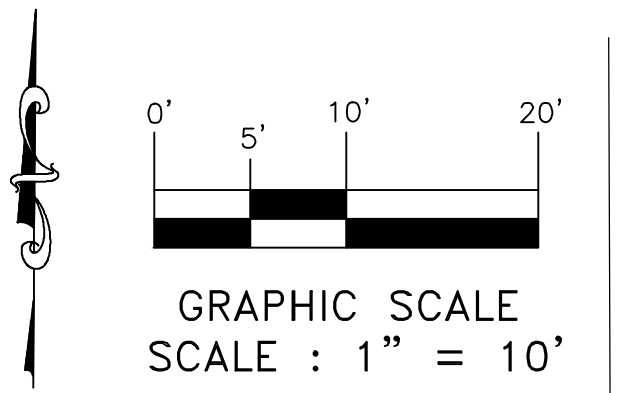
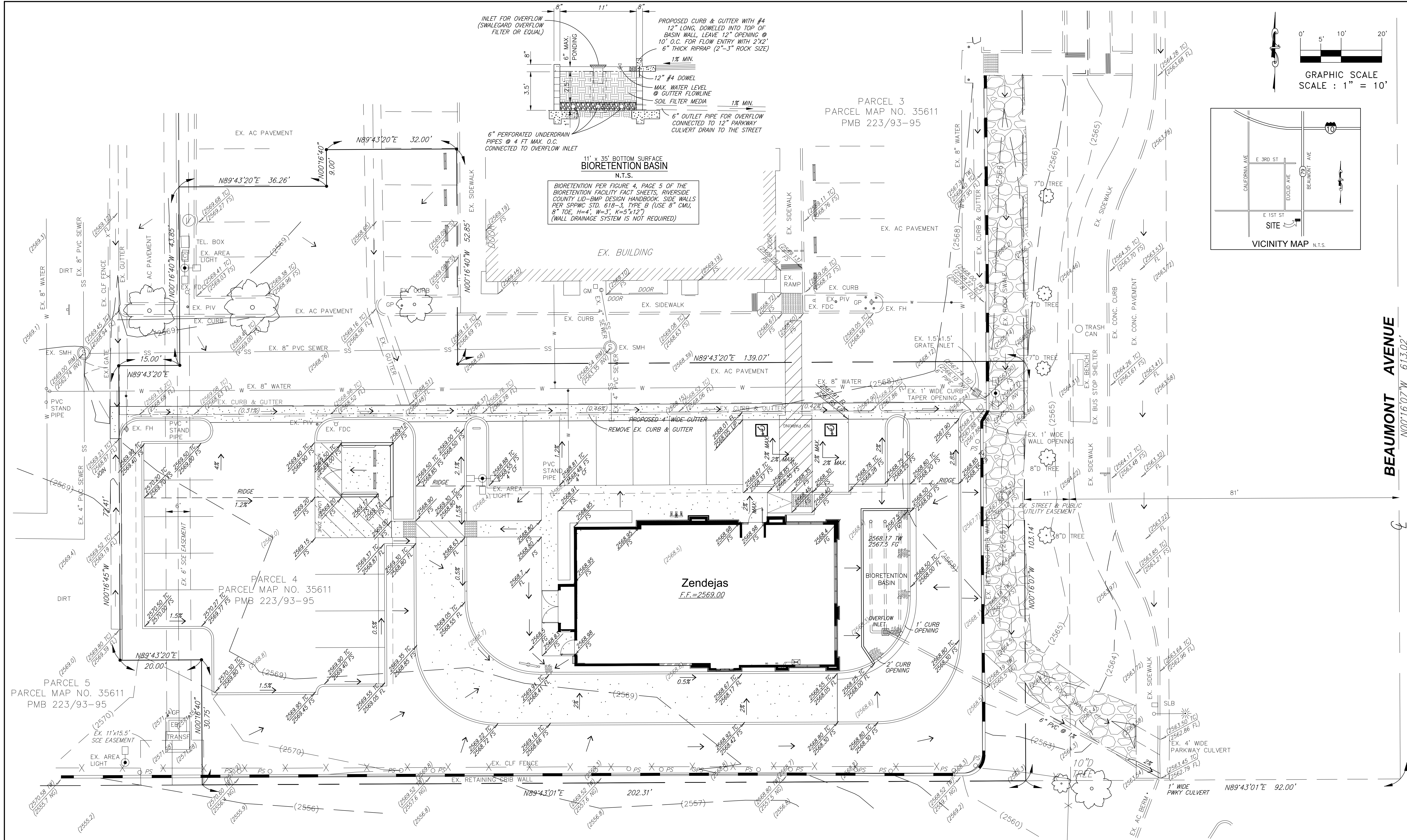
NO.	DATE	DESCRIPTION



DATE

SHEET NUMBER
A1

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



BEAUMONT AVENUE
N00716.07'W 613.02'

DIGALERT
Call 2 Working Days Before You Dig!
811

BENCHMARK:
NATIONAL GEODETIC SURVEY BENCHMARK
DESIGNATION = L 1311
PID = DK3473
ELEVATION = 2579.30 FEET (NAVD 88 DATUM)

AT BEAUMONT, AT THE JUNCTION OF CALIFORNIA AVENUE AND FOURTH STREET 100 FT. NORTHEAST OF THE NORTHEAST RAIL OF SOUTHERN PACIFIC RAILROAD, 95.5 FT. WEST OF THE CENTER LINE OF THE AVENUE, 29.5 FT. SOUTHWEST OF THE CENTER LINE OF THE STREET, 66.8 FT. NORTHEAST OF A TELEPHONE POLE 3.1 FT. SOUTHWEST OF POWER POLE 1262101E, THE DISK IS 1 INCH BELOW THE GROUND, ACCESS TO WHICH IS HAD THROUGH A 4-INCH PLASTIC SCREW PLUG 1 INCH ABOVE GROUND.

BY	MARK	DESCRIPTION	APPR.	DATE
ENGINEER	REVISIONS		CITY	

LN CIVIL ENGINEERS INC.
Consulting Civil Engineers
12188 HUMBOLDT PLACE, CHINO, CA 91710
Phone: (909)465-0470
LongLnce@Verizon.net

PREPARED UNDER SUPERVISION OF:
Long Nguyen
LONG NGUYEN
R.C.E. 46771
DATE: 1/26/2021



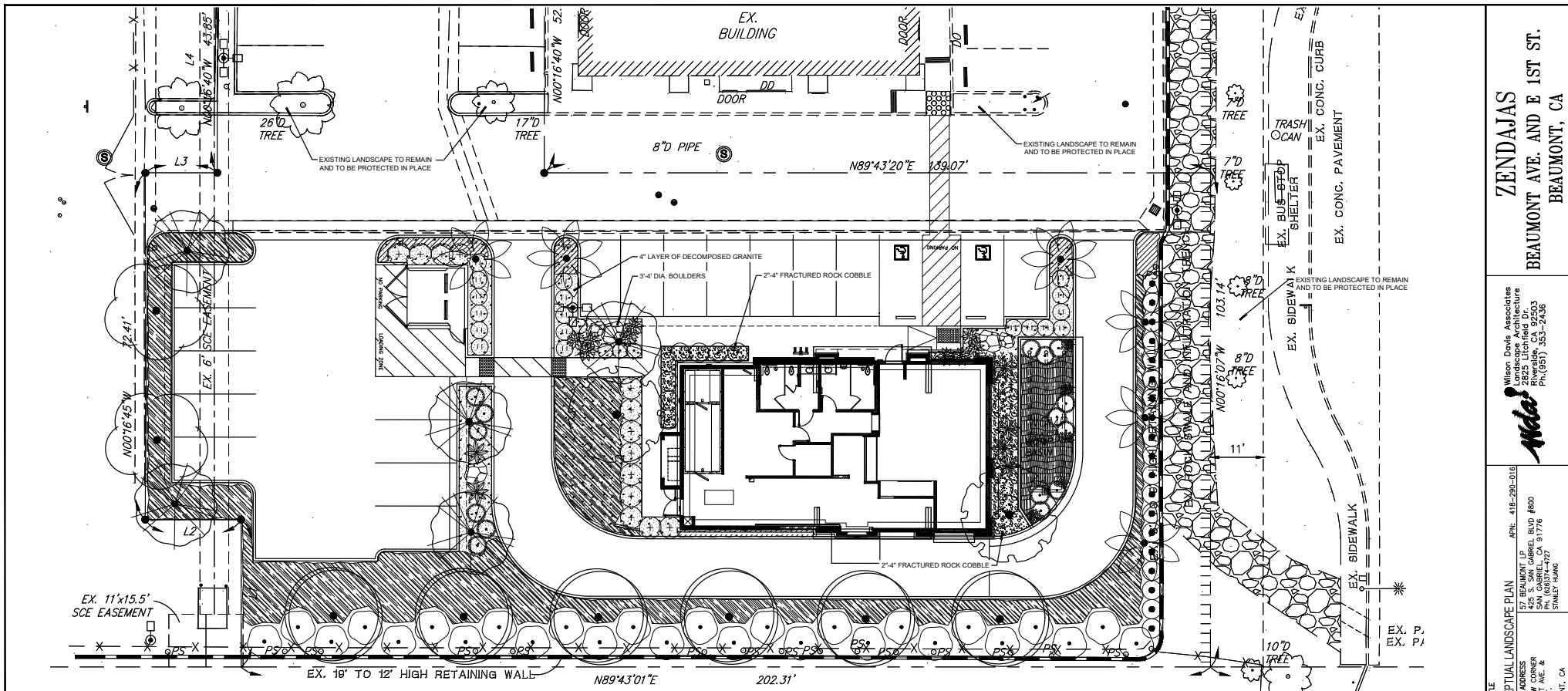
DESIGN BY: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
DATE: _____
JOB NUMBER: _____

Reviewed By: _____ Staff Engineer Date: _____
Recommended for Approval By: _____ Administrative Engineer Date: _____
Approved By: _____ City Engineer/Director of Public Works

CITY OF BEAUMONT, PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION
550E 6th St
Beaumont, CA 92223
TEL: (951) 769-8520 FAX: (951) 769-8526

CITY OF BEAUMONT, CALIFORNIA
PRELIMINARY GRADING PLAN FOR:
Zendejas
BEAUMONT AVENUE
APN 418-290-016

SHEET
1
OF 1 SHEETS
FILE NO: _____



PLANT SCHEDULE

TREES	SYMBOL	BOTANICAL / COMMON NAME	CONT.	CH.	SIZE	EQ.	QTY.	REMARKS
(Symbol)		Acacia stenophylla / Showy Acacia	24" Box	L			6	
(Symbol)		Cercidonia x Desert Museum / Thornless Palo Verde	24" Box	L			2	
(Symbol)		Cercis canadensis 'Forest Palmy' / Forest Palmy Redbud	24" Box	L			5	STANDARD
(Symbol)		Platanus x scalifolia 'Bloodgood' / London Plane Tree	15 Gal.	L			2	
(Symbol)		Washingtonia robusta / Mexican Fan Palm	8 & 8		12-15 H	M	6	
SHRUBS	SYMBOL	BOTANICAL / COMMON NAME	CONT.	CH.	SPACING	QTY.	REMARKS	
(Symbol)		Agave americana / Century Plant	15 gal.	VL			6	
(Symbol)		Agave attenuata / Ray of Light / Variegated Fox Tail Agave	15 gal.	L			9	
(Symbol)		Agave x 'Blue Flame' / Blue Flame Agave	15 gal.	L			4	
(Symbol)		Callistemon verticillatus 'Mister John' / Dwarf Weeping Bottlebrush	5 gal.	L			18	
(Symbol)		Elaeagnus pungens 'Marginala' / Silver-Edge Elaeagnus	5 gal.	L			13	
(Symbol)		Gonolobus x 'Nasdi' / Gonolobus	5 gal.	L			6	
(Symbol)		Leucophyllum frutescens 'Green Cloud' TM / Green Cloud Texas Ranger	5 gal.	L			16	
(Symbol)		Muhlenbergia capillaris 'Pink Cloud' / Pink Muhly	5 gal.	M			15	
(Symbol)		Tecoma x 'Sunrise' / Yellow Bell	15 gal.	L			27	
(Symbol)		Westringia subulosa 'Wynabbie Gem' / Wynabbie Gem Coast Rosemary	5 gal.	L			8	

SHRUBS

SYMBOL	DESCRIPTION	QTY.
(Symbol)	Azalea multiflora 'Non-stop' / 'Fire'	1 gal. L
(Symbol)	Carla peters / Shrubbery Doge	1 gal. M
(Symbol)	Dianella bartramia 'Yellow Stripa' / Golden Flag Lily	1 gal. L
(Symbol)	Roserania officinalis 'Hortington Carpet' / Hortington Carpet Rosemary	1 Gal. L

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY.
(Symbol)	2"-4" FRACTURED ROCK COBBLE OVER DE WITT WEED SUPPLIER: PRO. TRIM CENTER GROUP; 8" DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EQUIVALENT. CONTRACTOR SHALL PROVIDE REPRESENTATIVE COLOR SAMPLE FOR REVIEW AND APPROVAL.	4,31 sq
(Symbol)	4" LAYER DECOMPOSED GRANITE OVER NATIVE "JUNE" BY DECORATIVE STONE SOLUTIONS, INC. OR APPROVED EQUIVALENT. CONTRACTOR TO PROVIDE SAMPLES FOR REVIEW AND APPROVAL.	16,98 sq

PLANTING NOTES:

SOIL TEST
AFTER SOIL HAS BEEN SET IN PLACE & PRIOR TO ANY SOIL PREPARATION, THE CONTRACTOR SHALL FURNISH SOIL TESTS OF THE SITE FOR AGRICULTURAL FERTILITY AND TO DETERMINE PROPER SOIL AMENDMENTS. TEST ARE TO BE PERFORMED BY A MEMBER OF THE CALIFORNIA ASSOCIATION OF AGRICULTURAL LABORATORIES USING ORGANIC FERTILIZER AND SOIL CONDITIONERS DERIVED FROM COMPOSTED HIGHER PLANT FORMS WITH COPIES SENT TO THE OWNER, CITY OF LANDSCAPE ARCHITECT & LANDSCAPE ARCHITECT, PRIOR TO INSTALLATION.

SOIL PREPARATION
THE FOLLOWING IS PROVIDED FOR BID PURPOSES ONLY AND SHALL BE MODIFIED AS NECESSARY GIVEN THE RESULTS OF THE SOILS TEST. THE CONTRACTOR SHALL BE PREPARED TO PROVIDE DELIVERY SLIPS AND EMPTY FERTILIZER BAGS ON SITE FOR VERIFICATION OF MATERIAL.

- BACKFILL MIX FOR USE OF PLANTING ALL TREES, SHRUBS & VINES
INCORPORATE TRIC HUMATE @ 5-6 LBS/CU YD OF BACKFILL MIX
- PLANT TABLET FOR ALL TREES, SHRUBS, VINES AND GROUNDCOVERS:
(22-48) TRIC MYCO TABS FOR ALL BOX SIZED TREES, 24" BOX OR LARGER
(2) TRIC MYCO TABS PER 1 GALLON STOCK
(8) TRIC MYCO TABS TABLETS PER 5 GALLON STOCK
(16) TRIC MYCO TABS PER 15 GALLON STOCK
(1) TRIC MYCO TABS FOR EACH GROUNDCOVER HOLE

INSTALL TRIC MYCO TABLETS PER MFG. RECOMMENDATIONS AVAILABLE THROUGH:
TRIC ORGANICS 1-800-927-3311

- ALL PALM TREES TO BE PLANTED WITH 100% CLEAN PLASTER SAND, REFER TO PALM TREE PLANTING NOTES AND DETAIL FOR FURTHER SPECIFICATIONS.

TOP DRESSING
ALL SHRUBS AND GROUND COVER AREAS ARE TO BE TOP DRESSED WITH 3" THICK LAYER OF SHREDDED BARK MULCH, DECOMPOSED GRANITE AND/OR DECORATIVE ROCK UNLESS OTHERWISE SPECIFIED.

ALL PLANTER AREAS ARE TO RECEIVE AN AUTOMATIC IRRIGATION CONSISTING OF LOW VOLUME POINT TO POINT OR DRIP LINE DRIP IRRIGATION. WEATHER BASED SMART IRRIGATION CONTROLLER AND FLOW SENSING.

"Landscaping for the project shall be designed to comply with the City of Beaumont's Water Efficient Landscape Ordinance and with the Guidelines for Implementation of the Water Efficient Landscape Ordinance."

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

Wilson Davis Associates
Landscape Architecture
1500 S. San Gabriel Blvd #900
Riverside, CA 92503
PH: (951) 353-2438

APN: 418-290-016
PROJECT ADDRESS
57 BEAUMONT LP
428 S. SAN GABRIEL BLVD #900
RIVERSIDE, CA 92503
PH: (951) 714-1127
STANLEY HANG

SHEET TITLE
CONCEPTUAL LANDSCAPE PLAN

NO.	DATE	REVISION

DATE
1/25/2021

SHEET NUMBER
L1.0

Wda Job No. 20052

CITY OF CALIFORNIA
STATE OF CALIFORNIA



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

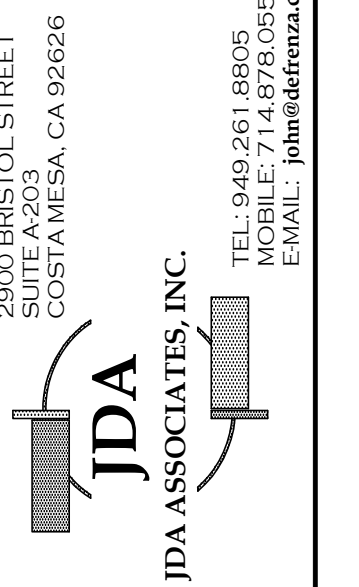
- A MAIN BUILDING COLOR: SHERWIN WILLIAMS "ACCESSIBLE BEIGE", #SW7036
- B ACCENT COLOR: SHERWIN WILLIAMS "ARUGULA", #SW6446
- C SECONDARY BUILDING COLOR: SHERWIN WILLIAMS "CANOE", #SW7724
- D DARK ANODIZED STORE FRONT FRAME & GLAZING PER T-24 TINTING



WEST ELEVATION

2

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

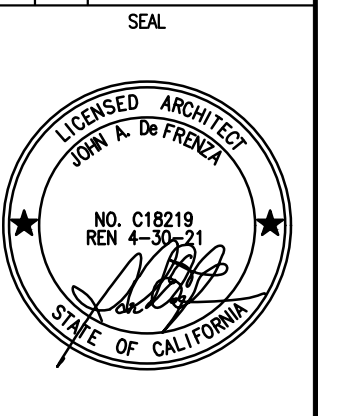


SHEET TITLE
ELEVATIONS
PROJECT ADDRESS
NEAR S/W CORNER
BEAUMONT AVE. &
E 1ST ST.
BEAUMONT, CA

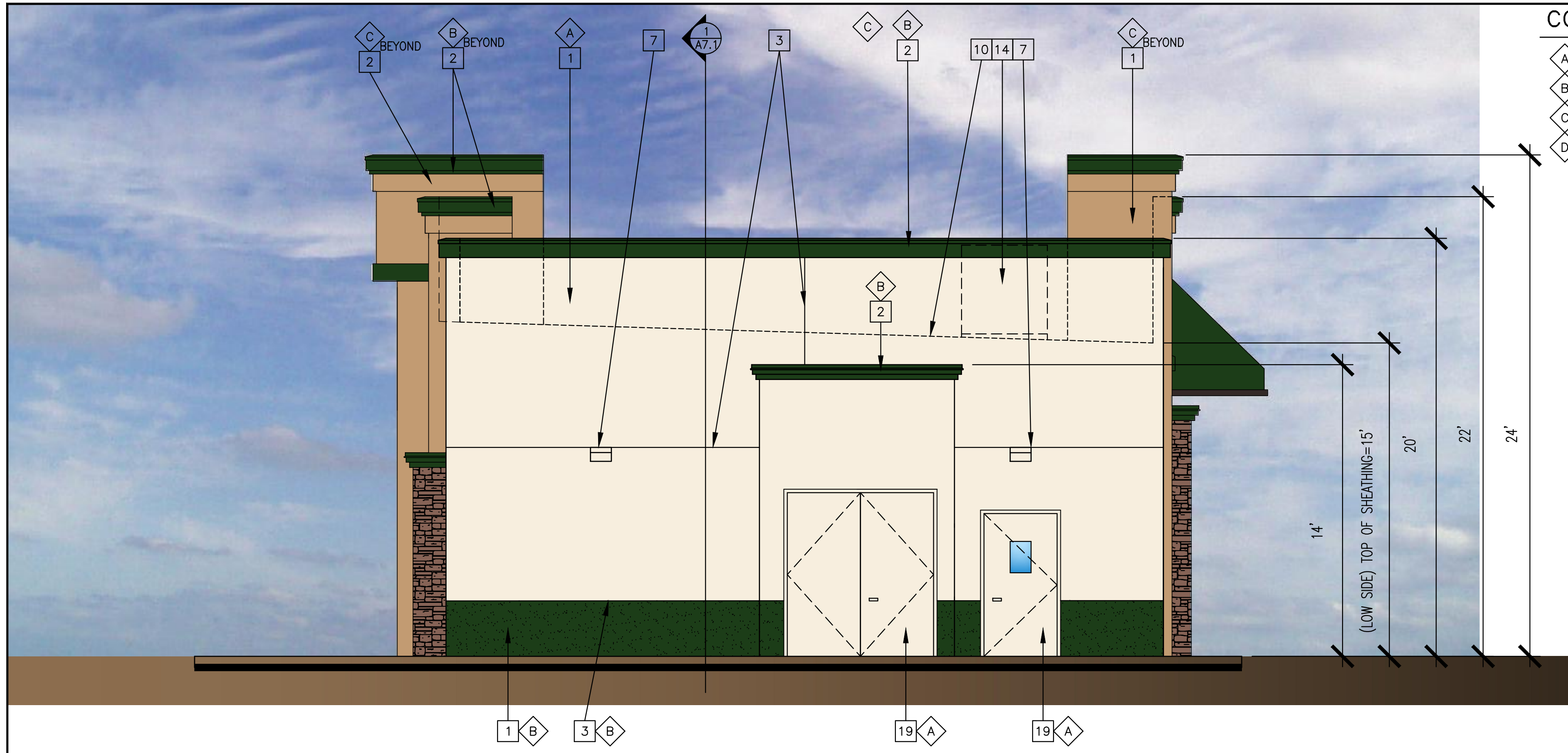
57 BEAUMONT LP
425 S. SAN GABRIEL BLVD #800
SAN GABRIEL CA 91776
PH: (626)374-4727
STANLEY HUANG

REVISIONS

NO.	DATE	DESCRIPTION



DATE
SHEET NUMBER
A5-1



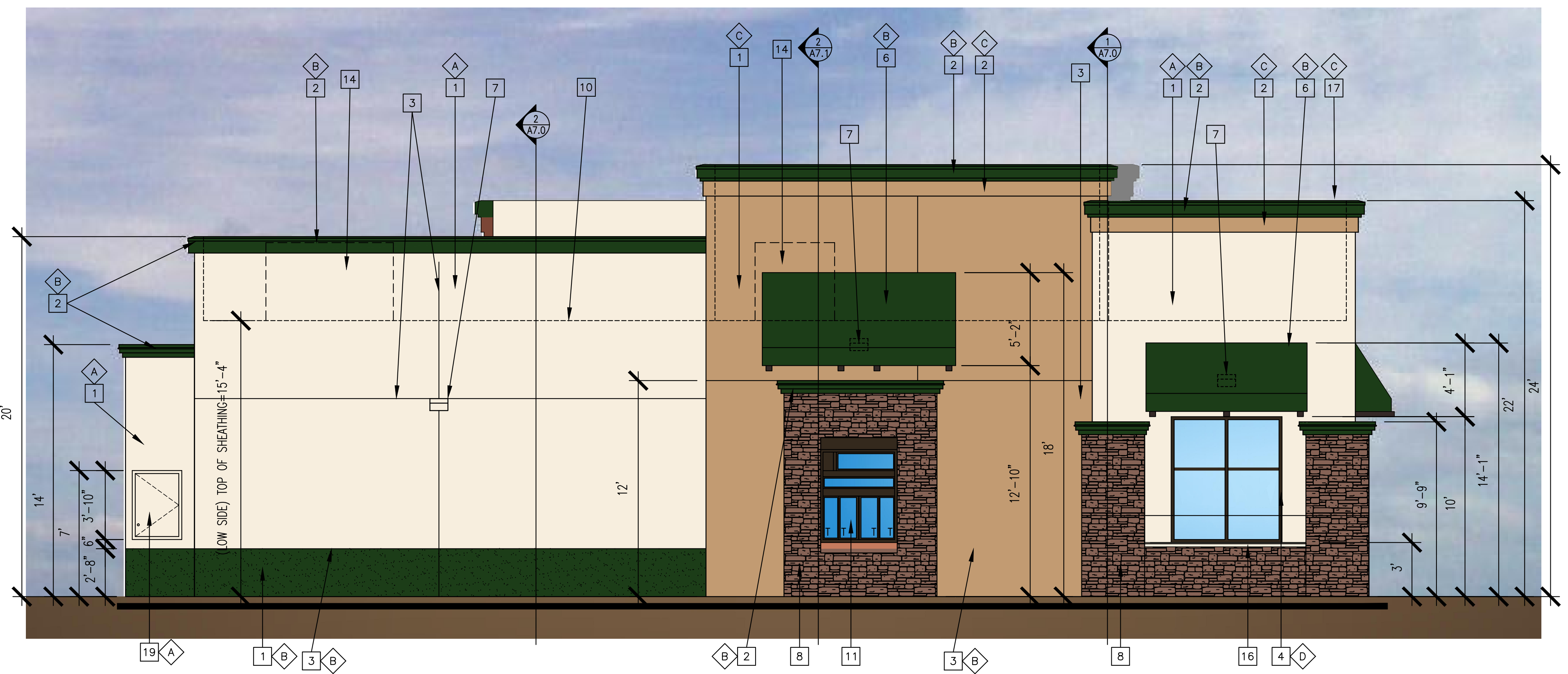
SOUTH ELEVATION

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

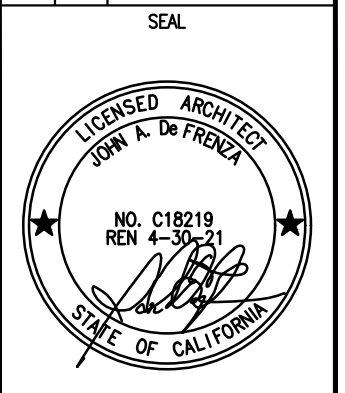
JDA ASSOCIATES, INC.
2900 BRISTOL STREET
SUITE A203
COSTA MESA, CA 92626
TEL: 949.951.8806
MOBILE: 714.878.0566
E-MAIL: johnd@jda.com

SHEET TITLE
ELEVATIONS
APN: 418-290-016
57 BEAUMONT LP
425 S. SAN GABRIEL BLVD #800
SAN GABRIEL CA 91776
PH: (626)374-4727
STANLEY HUANG
BEAUMONT, CA

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

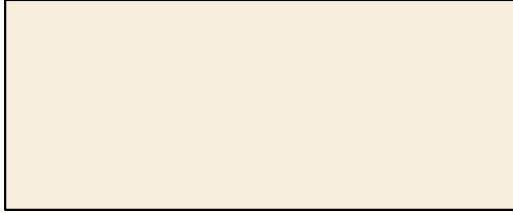
REVISIONS

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



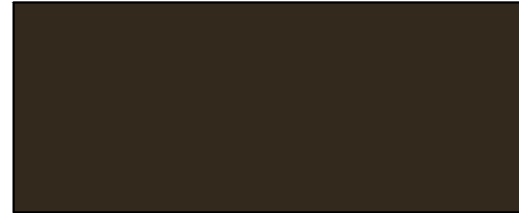
STONE VENEER BY: ELDORADO
STACKED STONE, "SANTA FE"



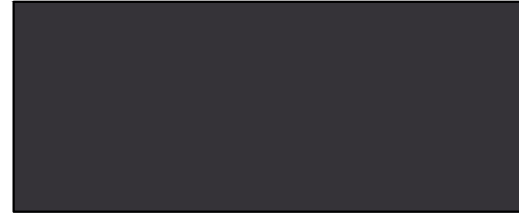
B ACCENT COLOR:
SHERWIN WILLIAMS "ARUGULA", #SW6446



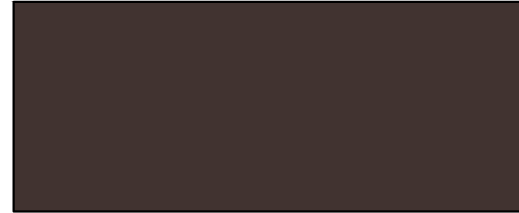
D DARK ANODIZED STORE FRONT FRAME
& GLAZING PER T-24 TINTING



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



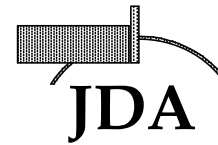
B POST COLOR: SHERWIN WILLIAMS "BLACK BEAN", #SW6006



MATERIALS BOARD

ZENDAJAS

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



JDA ASSOCIATES, INC.

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COSTA MESA, CA 92626

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

DEVELOPER

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