POPEYES®

LOUISIANA KITCHEN

584 N. TUSTIN STREET
ORANGE, CALIFORNIA
MINOR SITE PLAN REVIEW NO. 1018-20

REVISIONS: DATE :

DESIGNED BY Petrossi AND ASSOCIATES INC.

1300 BRISTOL ST. NORTH STE. 270
NEWPORT BEACH, CA 92660
TEL. (949) 833-3240
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LOUISIANA 19 72 KITCHEN

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

LEGEND

DOOR SYMBOL

WINDOW SYMBOL

SECTION

DETAIL

INTERIOR ELEVATION (RESTROOMS)

EXIT SIGN — EXIT

INTERIOR ELEVATION

PATH OF TRAVEL

ABBREVIATIONS

A.P.	ACOUSTICAL PANEL	G.C.	GENERAL CONTRACTOR
A.F.F.	ABOVE FINISH FLOOR	GAL.	GALVANIZED IRON
ALUM.	ALUMINUM	GYP.	GYPSUM
ANOD.	ANODIZE	PNTD.	MOUNTED
A.C.	ASPHALTIC PAVING	M.O.	MASONARY OPENING
A/C	AIR CONDITIONING	N.	NEW
A.S.R.	AUTOMATIC SPRINKLER RISER	N.I.C.	NOT IN CONTRACT
BM.	BEAM	O.C.	ON CENTER
BLK.	BLOCK	O.D.	OVERFLOW DRAIN
BLDG.	BUILDING	O.S.	OVERFLOW SCUPPER
BRD.	BOARD	P.L.	PROPERTY LINE
CLG.	CEILING	REPR.	REPRESENTATIVE
CL.	CENTER LINE	R.D.	ROOF DRAIN
CLR.	CLEAR	SIM.	SIMILAR
COL.	COLUMN	S.C.	SOLID CORE
CONC.	CONCRETE	S/S	STAINLESS STEEL
C.T.	CERAMIC TILE	STD.	STANDARD
D.S.	DOWN SPOUT	T.O.	TOP OF CONCRETE
E.	EXISTING	T.J.	TOOL JOINT
E.D.F.	ELEC. DRINKING FOUNTAIN	T.M.	TOP OF MASONRY
E.J.	EXPANSION JOINT	T.S.	TOP OF STRUCTURE
E.W.C.	ELEC. WATER COOLER	T.P.	TOP OF PARAPET
EXP.	EXPOSED	TYP.	TYPICAL
FIN.	FINISH	W/	WITH
FLR.	FLOOR	W.H.	WATER HEATER
F.D.	FLOOR DRAIN	C.L.	CENTER LINE
F.O.C.	FACE OF CONCRETE	U.N.O.	UNLESS NOTED OTHERWISE
F.O.M.	FACE OF MASONRY		
F.O.S.	FACE OF STUD		
F.S.	FINISH SURFACE		

PROJ. DIRECTORY

OWNERS :

CALVADA ENTERPRISE, INC.
26896 LA PAZ Rd.
ALISO VIEJO, CA 92656

SOIL ENGINEER :

SOIL PACIFIC, INC.
675 N. ECKHOFF, SUITE A
ORANGE, CA 92868
(714) 879-1203

CIVIL ENGINEER :

LDDC, LLC
2313 E. PHILADELPHIA ST. SUITE F
ONTARIO, CA 91761
(909) 930-1466

STRUCTURAL ENGINEER:

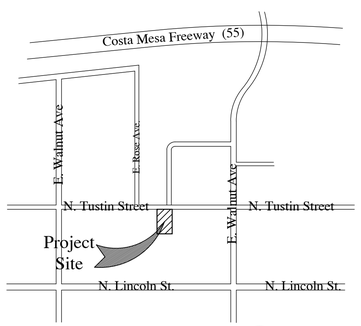
WILLIAM SIMPSON & ASSOCIATES, INC.
23 ORCHARD SUITE 250
LAKE FOREST, CA 92630
(949) 206-9929

MECHANICAL/PLUMBING/ ELECTRICAL ENGINEER:

MECHANICAL BUILDING SYSTEM ENGINEERING, INC.
24800 ELAT STREET
WOODLAND HILLS, CA 91367
(818) 348-1556

LANDSCAPE ARCHITECT :

ROYAL OAK DESIGN
2456 HUMMINGBIRD WAY
LA VERNE, CA 91750
(909) 593-4158



VICINITY MAP
N.T.S.

PROJECT SUMMARY

I. SCOPE OF WORK :

EXISTING 3,468 SQUARE FEET BUILDING TO BE DEMOLISHED TO BUILD A NEW 2,344 SQUARE FEET DIVE-THRU RESTAURANT

II. CODE DATA:

2019 CALIFORNIA BUILDING CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA GREEN BUILDING CODE

ZONING :	C 1
TYPE OF CONSTRUCTION :	V-B
OCCUPANCY :	A-2
SPRINKLER :	NO
STORY :	1

OCCUPANCY LOAD :

OFFICE / TOILET AREA :	116 / 100 = 2
KITCHEN AREA :	1238 / 200 = 7
FOOD ORDER / PICK-UP AREA :	75 / 5 = 15
DINING AREA :	
FIXED SEATING :	16
BOOTHS SEATING : 50 L.F. / 2 =	25
TOTAL	65

PLUMBING FIXTURE ANALYSIS :

	REQUIRED			PROVIDED		
	W.C.	LAVAT.	URINAL	W.C.	LAVAT.	URINAL
33 (M)	1	1	1	1	1	1
65						
33 (W)	1	1	Ø	1	1	1

III. SITE :

LOT AREA :	20,000 SQ. FT.
APN : 386-191-07	
LANDSCAPE AREA PROVIDED (27%) :	5304 SQ. FT.

IV. BUILDING AREA :

DINING AREA :	826 SQ. FT.
KITCHEN / STORAGE / OFFICE AREA :	1518 SQ. FT.
TOTAL BUILDING AREA :	2,344 SQ. FT.

V. PARKING :

REQUIRE :	13 SPACES / 1000 = 11 STALLS
PROVIDED :	21 STANDARD 1 ACCESSIBLE
TOTAL PROVIDED :	23 STALLS

SEPARATE PERMITS & DEFERRED SUBMITTALS

1. EXTERIOR SIGNAGE
2. DECORATIVE AWNINGS
3. FIRE SUPPRESSION SYSTEM FOR TYPE I HOOD

GENERAL NOTES

1. THIS SET OF DOCUMENTS ARE CONSIDERED AS ONE UNIT AND SHALL NOT BE CONSIDERED COMPLETE OR WHOLE IF DOCUMENTS ARE SEPARATED IN ANY MANNER. DOCUMENTS SHALL NOT BE SEPARATED FOR THE PURPOSES OF SUBMITTING A BID PROPOSAL OR FOR THE SEPARATE PHASE OF ANY CONSTRUCTION.
2. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DRAWINGS (DO NOT SCALE DRAWINGS) AND FIELD VERIFICATION SHALL BE MADE BY THE GENERAL CONTRACTOR AND OR SUBCONTRACTOR BEFORE BIDDING. ANY DISCREPANCY IN DIMENSIONS AND OR DRAWINGS AND OR GRAPHIC REPRESENTATION AND OR ACTUAL FIELD MEASUREMENTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF PETROSSI & ASSOC. INC. AND RESOLVED PRIOR TO THE SIGNING OF CONSTRUCTION CONTRACT AND OR COMMENCEMENT OF ANY RELATED MATERIAL ORDERING AND OR WORK.
3. THIS PROJECT MUST BE BUILT FROM THE CITY APPROVED PRINTS, WHICH ARE TO REMAIN ON SITE AT ALL TIMES FOR USE BY ALL INVOLVED TRADES AND INSPECTORS.
4. NO SUBSTITUTIONS OR CHANGES TO APPROVED DRAWINGS CAN BE MADE WITHOUT CONCURRENCE OF THE OWNER AND PETROSSI & ASSOCIATES, INC.
5. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES, REGULATIONS AND AGENCIES.
6. PROVIDE PIPE GUARDS AT ALL ABOVE GROUND UTILITY EQUIPMENT AS DICTATED BY GOVERNING AGENCIES.
7. CONTRACTOR TO CONFIRM THAT PROPER FINISH GRADE ELEVATIONS HAVE BEEN PROVIDED AT THE PERIMETER OF THE BUILDING AND ADJOINING AREAS, REFER TO BUILDING PLANS. REPORT TO ARCHITECT/ ENGINEER ANY DISCREPANCIES PRIOR TO PROCEEDING WITH ROUGH GRADING.
8. GOVERNING CODES AND FIRE DEPARTMENT FIELD INSPECTOR SHALL DICTATE SIZE, TYPE, QUANTITY AND LOCATIONS OF BOTH TEMPORARY AND PERMANENT PORTABLE FIRE EXTINGUISHERS. (N.I.C.)
9. EXIT SIGNS WHERE NOTED OR REQUIRED SHALL BE INTERNALLY OR EXTERNALLY ILLUMINATED. WHEN THE FACE OF AN EXIT SIGN IS ILLUMINATED FROM AN EXTERNAL SOURCE, IT SHALL HAVE AN INTENSITY OF NOT LESS THAN 5 FOOT CANDLES (CBC 1013.6.2.). THE EXIT SIGN SHALL BE ILLUMINATED AT ALL TIME. TO ENSURE CONTINUED ILLUMINATION FOR A DURATION OF NOT LESS THAN 90 MINUTES IN CASE OF PRIMARY POWER LOSS, THE SIGN ILLUMINATION MEANS SHALL BE CONNECTED TO AN EMERGENCY POWER SYSTEM PROVIDED FROM STORAGE BATTERIS, UNIT EQUIPMENT OR AN ON-SITE GENERATOR. THE INSTALLATION OF THE EMERGENCY POWER SYSTEM SHALL BE IN ACCORDANCE WITH CHAPTER 27.
10. ALL TOILET ROOMS SHALL BE VENTILATED WITH 5 MINUTE AIR CHANGES BY MECHANICAL MEANS. SEE APPLICABLE DRAWINGS.
11. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING OR WALL ACCESS PANELS (OR ACCESS DOORS) AS REQUIRED BY GOVERNING AGENCIES FOR AIR CONDITIONING, PLUMBING, FIRE SPRINKLER, AND ELECTRICAL SYSTEM. PROVIDE APPROVED ASSEMBLIES WITH SELF CLOSING DEVICES IN 1-HOUR RATED CONSTRUCTION.
12. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES, SECTION 714, CBC
13. TEMPORARY PEDESTRIAN PROTECTION SHALL BE PROVIDED AS REQUIRED BY SECTION 3306 OF CBC.
14. ALL WOOD STUDS ARE 2x6 AT 16" O.C. UNLESS NOTED OTHERWISE.
15. EVERY EXIT DOOR SHALL BE OPENABLE FROM INSIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE. FLUSH BOLTS OR SURFACE BOLTS ARE PROHIBITED.
16. EXIT DOORS MUST OPEN OVER A LANDING NOT MORE THAN 1/2" BELOW THE THRESHOLD.
17. ALL EXPOSED ELECTRICAL EQUIPMENT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.
18. THE GENERAL CONTRACTOR SHALL FURNISH A HYDRAULIC-CALLY CALCULATED AUTOMATIC FIRE SPRINKLER SYSTEM. CONTRACTOR SHALL PREPARE SHOP DRAWINGS AND OBTAIN APPROVALS FROM THE BUILDING, FIRE DEPARTMENT AND OTHER REQUIRED GOVERNING AGENCIES.
19. THESE DOCUMENTS ARE THE PROPERTY OF PETROSSI & ASSOCIATES AND OUNER. NO PART OF THESE DOCUMENTS (DRAWINGS AND SPECIFICATIONS) SHALL BE USED FOR ANY OTHER PROJECT EXCEPT FOR THIS PROJECT WITHOUT THE PRIOR WRITTEN CONSENT OF "PETROSSI & ASSOCIATES INC.".
20. COMBUSTIBLE MATERIAL (WOOD) IN DUCTS AND RETURN AIR PLENUMS SHALL HAVE A FLAME-SPREAD RATING 25 AND A SMOKE-DEVELOPED RATING< 50. <
21. FIRE DAMPERS ARE REQUIRED AT DUCT PENETRATION OR AREA OR OCCUPANCY SEPARATION WALLS, HORIZONTAL EXIT WALLS, FIRE-RATED SHAFT FIRE-RESISTIVE FLOOR-CEILING ROOF-CEILING ASSEMBLIES, AND FIRE-RATED CORRIDOR WALLS OR CEILINGS WHEN ANY EXTENSION OF THE DUCT LEAD TO AN OPENING INTO THE CORRIDOR. SEE ALL DAMPERS ON THE MECHANICAL PLAN.

PLAN CHECK NOTES

SHEET INDEX

T-1	TITLE SHEET
A-0	SITE PHOTO
A-1	SITE PLAN
A-2	FLOOR PLAN
A-3	ROOF PLAN
A-4	ELEVATIONS
A-5	ELEVATIONS
K-1	KITCHEN PLAN (EQUIPMENT)
AD-1	TRASH ENCLOSURE AND DETAILS
1 OF 1	PHOTOMETRIC SITE PLAN
1 OF 1	PRELIMINARY GRADING PLAN
L-1	PRELIMINARY LANDSCAPE PLAN

DRAWING:

TITLE SHEET

CHECKED BY:

DATE: 4-22-2021

ISSUED FOR:

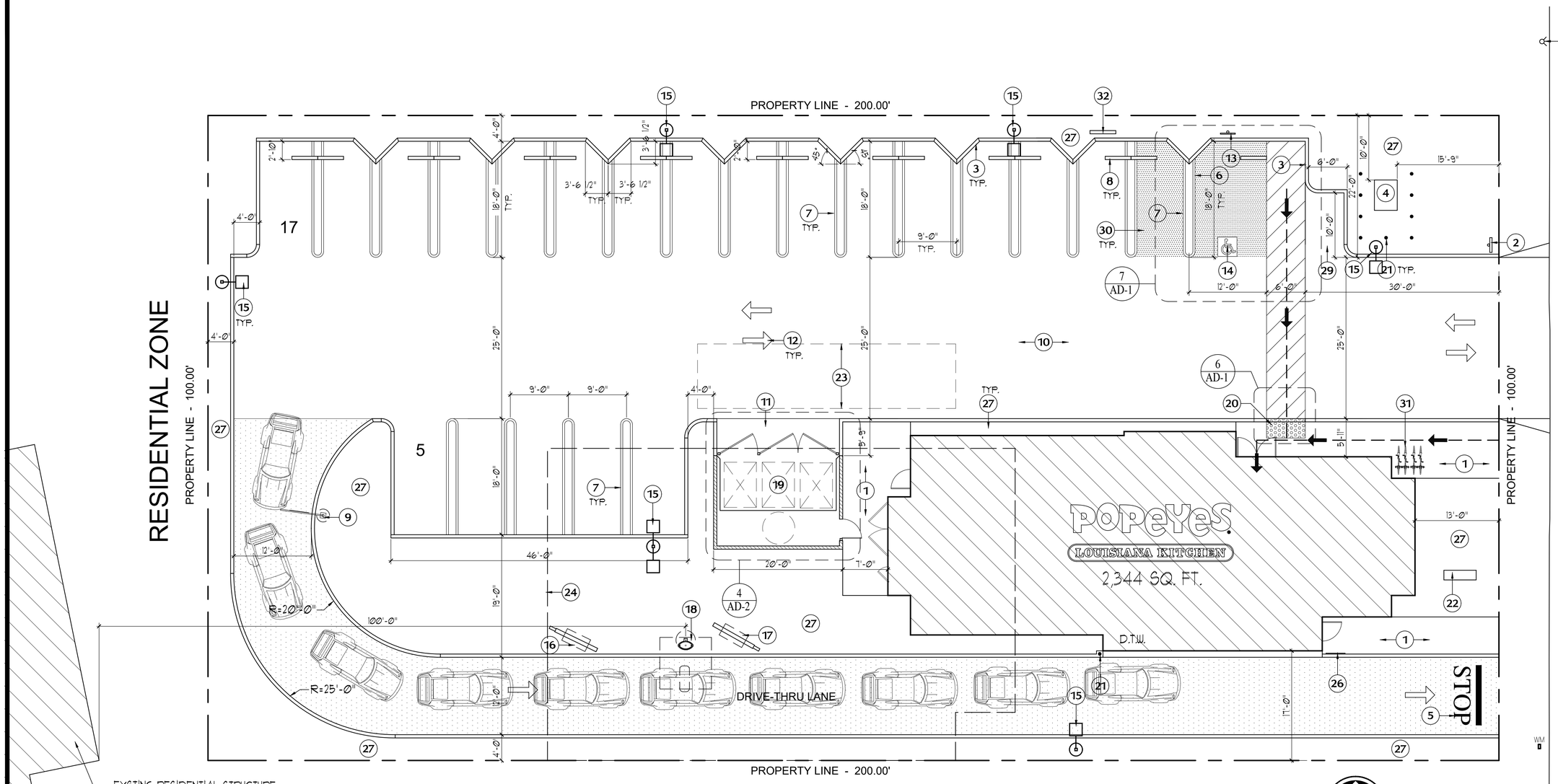
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CONSTRUCTION
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SHEET NO.:

T-1

CADFILE:

JOB NO. 421P-1020



SITE PLAN

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

NORTH

SITE PLAN KEYED NOTES :

1. 4" CONC. WALK W/ #4 @ 18" O.C. EA. WAY PROVIDE EXP. JOINTS @ MAX. 12'-0" O.C. AND TOOL JOINTS @ MAX 4'-0" O.C.
2. ENTRANCE ACCESSIBLE PARKING SIGN
3. CONC. CURB AT PLANTER
4. 6'W x 8'L x 4' H TRANSFORMER
5. 4" WIDE HIGHWAY WHITE PAINTED LETTERING "STOP" (2 COATS)
6. 4" WIDE BLUE COLOR PAINTED
7. 4" WIDE WHITE COLOR PAINTED
8. CONC. WHEEL STOP
9. CLEARANCE POST
10. PAVING SEE CIVIL DWGS.
11. 6" CONCRETE PAVING SEE CIVIL DWGS.
12. PAINTED DIRECTIONAL ARROWS HIGHWAY WHITE PAINT (2 COATS)
13. ACCESSIBILITY PARKING SIGN
14. INTERNATIONAL SYMBOL ACCESSIBILITY
15. 20' HIGH LIGHT POLE
16. POPEYES DIGITAL PREVIEW BOARD
17. EXTERIOR DIGITAL MENU BOARD
18. SPEAKER / ORDER BOARD
19. TRASH ENCLOSESURE
20. TRUNCATED DOMES SEE DETAIL
21. 6" ø CONC. FILL PIPE
22. EXISTING SIGN POLE TO BE REFACED FOR POPEYES
23. 10'-0"x40'-0" LOADING AREA
24. (E) BLDG. TO DEMO.
25. DISTANCE OF MENU BOARD SPEAKER TO PROPERTY LINE ABUTTING RESIDENTIAL
26. W.I. RAILING SEE DTL. 17/AD-1
27. LANDSCAPE AREA SEE LANDSCAPE PLAN
28. EXISTING PUBLIC FIRE HYDRANT
29. 60 S.F. MOTORCYCLE PARKING AREA
30. HATCHED AREA OF TOTAL 2 PARKING STALLS INDICATES THE FUTURE INSTALLATION OF ELECTRIC VEHICLE SUPPLY EQUIPMENT, SEE ELECTRICAL DRAWINGS FOR RACEWAY BETWEEN SERVICE PANEL AND SUBPANEL
31. BIKE RACK FOR TOTAL OF 4
32. SIGN TO READ "CURBSIDE PICKUP"

REVISIONS: DATE :

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LOUISIANA KITCHEN 19 72
POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:
CONCEPTUAL SITE PLAN

CHECKED BY:
DATE: 10-22-2020

ISSUED FOR:
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CONSTRUCTION
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SHEET NO.:
A-1

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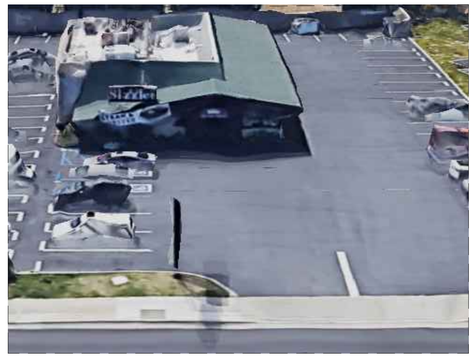


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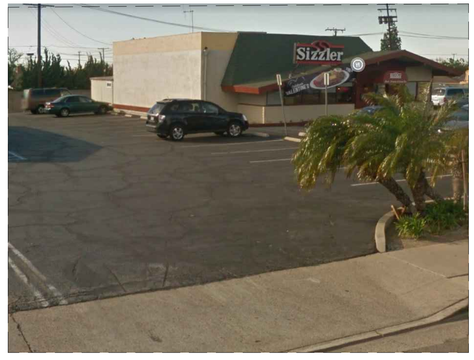




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SITE PICTURES LAYOUT

REVISIONS: DATE :

DESIGNED BY
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LOUISIANA KITCHEN 19 72
POPEYES

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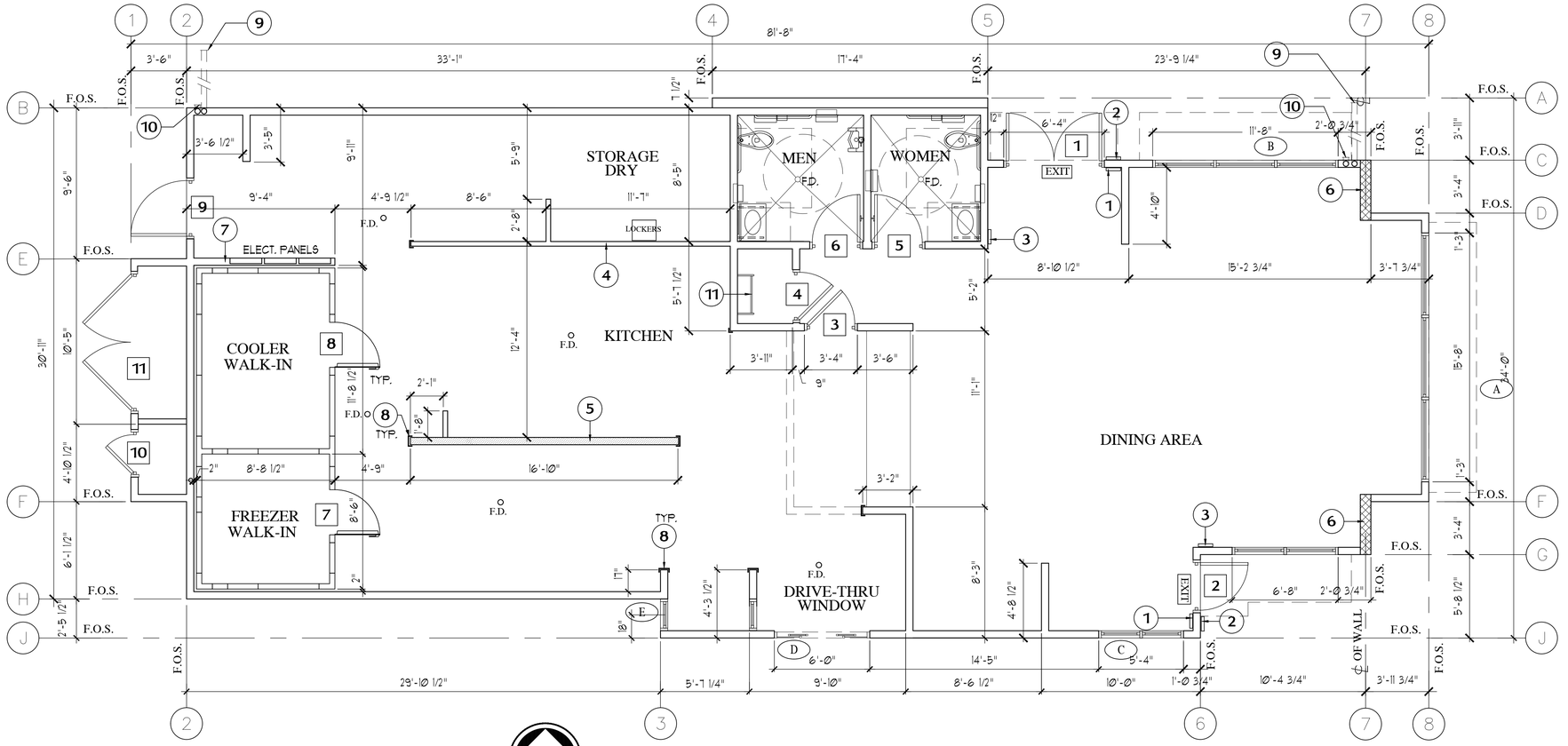
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DATE: 4-22-2021

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A-0

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FLOOR PLAN LAYOUT

1/4"=1'-0"

NORTH

NOTES :

1- ALL WALLS ARE 2x6 STUDS U.N.O.

2- FOR EXTERIOR WALLS REFER TO STRUCTURAL DRAWINGS.

3- ALL PLUMBING AND UTILITY WALLS SHALL BE 2x6 U.N.O.

WALK-IN COOLER & FREEZER BY WELBILT :

1- FOAM PLASTIC THICKNESS : 4"

2- FLAME SPREAD INDEX : 20 W/ SMOKE DEVELOPED RATING :250-400

3- AGGREGATE FLOOR AREA : 175 SQ. FT.

4- METAL FACING THICKNESS : NOT LESS THAN Ø.032" ALUM.

WALL LEGEND :

- HARDY FRAME SEE STRUCT. DWGS.
- NEW 2x4 OR 2x6 STUD WALL
- METAL STUD WALL
- COOLER PANELS, PER COOLER MANUFACTURER.

FLOOR PLAN KEYED NOTES:

1. TACTILE EXIT SIGN TO READ "EXIT" MINIMUM 48" A.F.F. SEE DET. 16 / AD-2
2. INTERNATIONAL SYMBOL OF ACCESSIBILITY ENTRANCE SIGN
3. OCCUPANT LOAD SIGN WITH MINIMUM ONE INCH LETTERS AND NUMBERS CONTRASTING WITH THEIR BACKGROUND READING "MAXIMUM OCCUPANCY 57"
4. 2 x 4 STUDS @ 16" O.C.
5. 6" x 20 GA. MTL. STUDS @ 16" O.C.
6. HARDY FRAME SEE STRUCT. DWGS.
7. 2x8 STUDS AT 24" O.C. AT ELECTRICAL PANELS
8. PROVIDE 2"x2"x FULL HEIGHT HIGH CORNER GUARDS ON ALL OUTSIDE CORNERS @ KITCHEN WALL, PROVIDE COMPLETE WRAP ON END WALLS.- SEE DETAIL 1 & 2-A4.
9. 4" ROOF DRAIN DOWN FROM ROOF DAY LIGHT FACE OF CURB SEE SITE PLAN
10. 4" OVERFLOW DOWN FROM ROOF 12" ABOVE FINISH SURFACE
11. LADDER TO ROOF SEE DET. 18/AD-2

GENERAL CONSTRUCTION NOTES :

GYPSUM BOARD / EXTERIOR SHEATHING NOTES:

1. EXTERIOR SHEATHING SHALL BE 1/2" EXTERIOR PLYWOOD NAILED IN ACCORDANCE WITH THE STRUCTURAL NAILING SCHEDULE. REFER TO 9/S-0.
2. WALLS TO RECEIVE TILE BASE SHALL HAVE 1/2" USG "DUROCK" INSTALLED TO 18" AFF. KITCHEN AND RESTROOM ONLY
3. THE REAR ENCLOSURE WALL SHALL BE 2x AND WAINSCOT TO MATCH MAIN BUILDING

INSULATION NOTES:

1. ALL EXTERIOR WALLS TO RECEIVE FIBERGLASS BATT INSULATION TO MATCH DEPTH OF WALL CAVITY.

KITCHEN WALL NOTES:

1. ALL KITCHEN WALLS SHALL RECEIVE 1/2" USG DUROCK INSTALLED UP TO 18" AFF, AND 1/2" MOISTURE RESISTANT PLYWOOD OR 5/8" DUROCK WALL BOARD OR 1/2" GYPSUM BOARD. REFER TO THE FLOOR PLAN FOR APPLICATIONS. PLYWOOD IS NEEDED FOR SHELVING, 5/8" DUROCK IS NEEDED AT ALL HEAT PRODUCING EQUIPMENT AND 1/2" GYPSUM BOARD AT ALL OTHER LOCATIONS.

RESTROOM WALL NOTES:

1. ALL RESTROOM WALLS SHALL RECEIVE 1/2" USG DUROCK INSTALLED UP TO 18" AFF, AND 1/2" MOISTURE RESISTANT GYPSUM BOARD FROM 18" TO UNDERSIDE OF TRUSSES. BLOCKING SHALL BE PROVIDED WHERE TOILET ROOM ACCESSORIES ARE BEING INSTALLED.

DINING AREA NOTES:

1. MARLITE TO ADHERE TO 1/2" PLYWOOD SUBSTRATE. PLYWOOD FROM FINISH FLOOR TO 2'-10" AFF.
2. MARLITE COVERING ON 1/2" GYPSUM BOARD.
3. INSTALL 1/2" GYPSUM WALL BOARD FROM 2'-10" TO UNDERSIDE OF TRUSSES.

BLOCKING NOTES:

1. "xxxxxxx" INDICATES BLOCKING REQUIRED IN WALL FOR PLUMBING LINES AND RESTROOM ACCESSORIES. BLOCKING SHALL BE FIRE RETARDANT WHERE REQUIRED BY CODE.
2. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING. CONTRACTOR IS RESPONSIBLE FOR OBTAINING MANUFACTURS' CUT SHEETS AND LOCATING BLOCKING AS REQUIRED. THIS INCLUDES KITCHEN EQUIPMENT AND ITEMS FURNISHED AND INSTALLED BY OTHERS.

FRAMING NOTES:

1. CONTRACTOR MAY SUBSTITUTE METAL STUDS FOR INTERIOR WALL, AND SOFFIT FRAMING. WHERE USED, METAL FRAMIMING TO BE 25 GA. UNLESS NOTED OTHERWISE (U.N.O.).
2. REFER TO FRAMING NOTES FOR WALL SECTIONS.
3. ALL INTERIOR WOOD FRAMING TO BE #2 SPRUCE, FIR OR WHITE PINE OR OF EQUAL GRADE. WHERE REQUIRED BY CODE, FRAMING SHALL BE #2 FIRE RETARDANT YELLOW PINE. CONTRACTOR TO VERIFY REQUIREMENTS WITH LOCAL BUILDING OFFICIALS PRIOR TO BIDDING.
4. ALL WOOD IN CONTACT WITH THE SLAB MUST BE PRESSURE TREATED.
5. ALL INTERIOR WALLS TO BE FRAMED TO UNDERSIDE OF TRUSS U.N.O.
6. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-0" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

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LOUISIANA KITCHEN 1972

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN

584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

FLOOR PLAN

CHECKED BY:

DATE: 1-28-2021

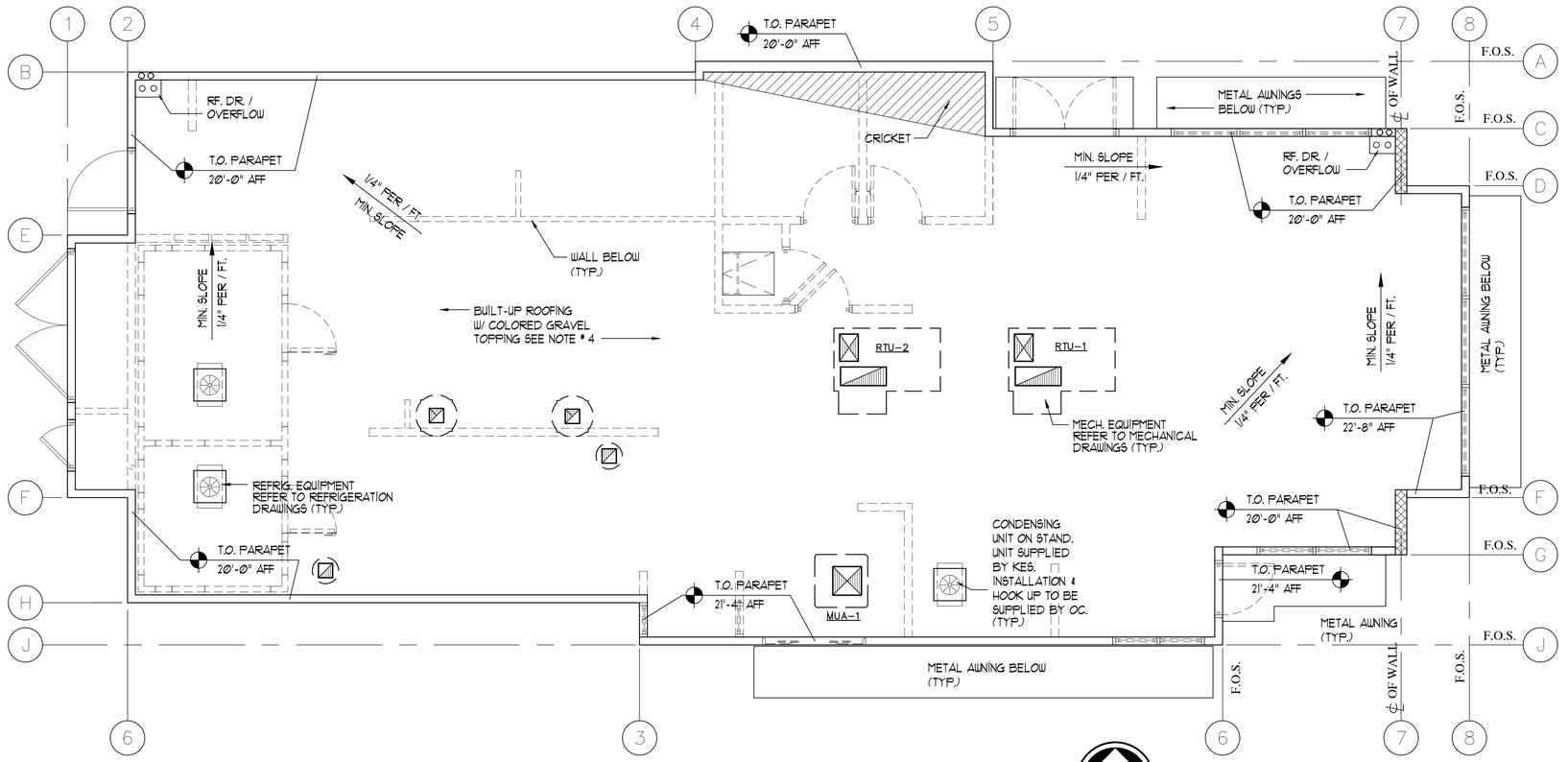
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CADFILE:

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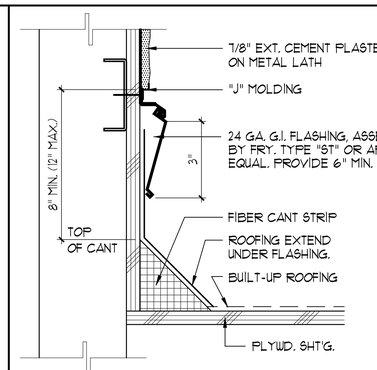
ROOF PLAN

1/4"=1'-0"

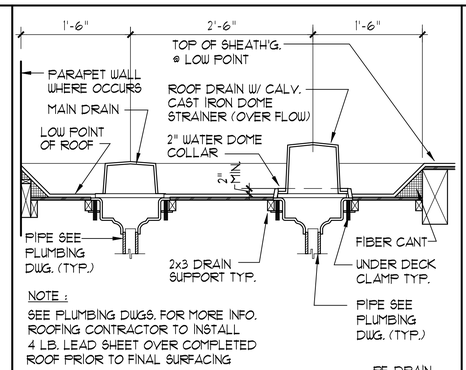
NORTH

ROOF PLAN NOTES:

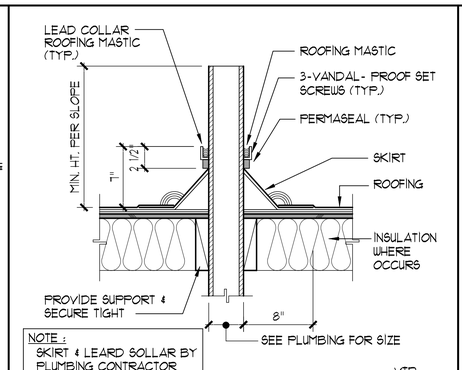
1. VERIFY SIZES AND LOCATIONS OF ALL OPENINGS, PLATFORMS, ETC. WITH EACH RESPECTIVE CONTRACTOR.
2. CONTRACTOR SHALL CONFIRM THAT ALL AREAS OF ROOF AREA PROVIDED WITH POSITIVE DRAINAGE PRIOR TO SHEATHING OF ROOF.
3. ALL A/C UNITS SHALL BE PLACED ON PLATFORMS IN AREAS PROVIDED FOR MECHANICAL EQUIPMENT (SEE ALSO NOTE * 2 ABOVE)
4. BUILT-UP ROOFING SHALL BE FIRE RETARDANT WITH " CLASS A " RATING AS MANUFACTURED BY "JOHNS MANVILLE" 4GNC-CR, MECHANICALLY FASTENED FIBER GLASS BASE SHEET WITH 2 TYPE VI ROOFING FELT FOLLOWED TITLE 24 COMPLIANT GRANULATED CAP SHEET. ESTIMATED WEIGHT OF 160 LBS. PER SQUARE FOOT. UL * TGFUR 10161
5. ATTIC SPACES SHALL BE DIVIDED WITH DRAFSTOPS INTO HORIZONTAL AREAS NOT EXCEEDING 3000 S. F. (100-LINEAR FEET MAX. W/ AUTO FIRE SPRINKLER)
6. ALL ROOF MOUNTED EQUIPMENT SHALL BE PROVIDE WITH PLYWOOD CRICKETS AS REQUIRED, FOR POSITIVE DRAINAGE (TYPICAL)
7. ROOF CRICKETS SHALL BE CONSTRUCTED FROM 2x4 FRAMING AT 16" O/C. AND COVERED WITH 3/4" PLYWOOD SHEATING. MAINTAIN MINIMUM SLOPE OF 3/8" PER FOOT.
8. FOR ALL ROOFTOP EQUIPMENT REFER TO MACHANICAL AND REFRIGERATION DRAWINGS.
9. FOR ALL PIPES PENETRATING THRU ROOF REFER TO DETAIL 1/- 2/-
10. SYSTEM HAS SIZED FOR MIN. RAIN INTENSITY OF 3" PER HOUR.
11. FOR ROOF TOP UNITS PLATFORM REFER TO STRUCTURAL DRAWINGS
13. FOR ROOF AND OVERFLOW DRAINS SEE DETAIL 3/-



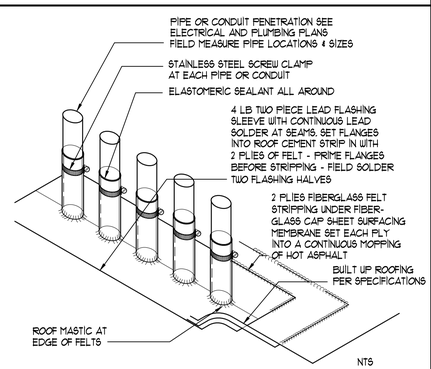
5 | FLASHING AT PARAPET N.T.S.



4 | ROOF DRAIN WELL N.T.S.



3 | VENT PIPE THRU ROOF N.T.S.



2 | MULTIPLE PIPE PENETRATIONS 1

REVISIONS: DATE :

DESIGNED BY PETROSSI AND ASSOCIATES INC.
1300 BRISTOL ST. NORTH STE. 270
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TEL. (949) 833-3240
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LOUISIANA 19 72 KITCHEN
POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:
FOOF PLAN

CHECKED BY:
DATE: 1-28-2021

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

SHEET NO.:
A-3

CADFILE:
JOB NO. 421P-1020

POPEYES LOUISIANA KITCHEN - EXTERIOR

EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

05.06.20

CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION COLOR	ADDITIONAL INFORMATION
EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	PRIMER:	"WHITE" OC-125 Moonlight White	Contact: RODGER LIPPMAN. ARCHITECTURAL ACCOUNT
				PAINT:		phone: (800) 344-0400 Ext 5240
EP-2	EXTERIOR PAINT	PARAPET TRIM		PRIMER:	"BLACK" 2120-20 Black Iron	email: rodger.lippman@benjaminmoore.com
				PAINT:		
EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW		PAINT:	"GRAY" HC-170 Stonington Grey	
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES		PRIMER:	"RED" 2086-10 Exotic Red	
				PAINT:		
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Eggshell	FACTORY FINISH BLACK	
EP-7	EXTERIOR PAINT	DUMSPTER WALLS	BENJAMIN MOORE	PAINT:	"GRAY" HC-170 Stonington Grey	
EP-7	EXTERIOR PAINT	DUMSPTER GATES		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH BLACK	
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS		PAINT: Aliphatic Acrylic Urethane Clear Gloss	ANTI-GRAFFITI PAINT M74-00 / M75 2 COATS ON FULL FACADE SURFACE	
EF-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHIHA	VINTAGE WOOD	CEDAR	Matt Stephenson (o) 770-805-9466 mstephenson@nichiha.com
EB-1	BRICK	EXTERIOR TOWERS	DESIGN AND DIRECT SOURCE	ARCHITECTURAL URBAN SERIES	FLAGSTAFF	Allison Piche apiche@creativematerials.com (o) 518-713-5395

POPEYES LOUISIANA KITCHEN - LIGHTING

INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)

5/6/2020

EXTERIOR FIXTURES

TYPE		LOCATION	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	WATTAGE	ADDITIONAL INFORMATION
LX-1		EXTERIOR WALL	HERMETAGE	MODEL: H-HLPP02A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W	
LX-2		FLAT CANOPY	HERMETAGE	MODEL: E-CONOLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED	

INTERIOR FIXTURES

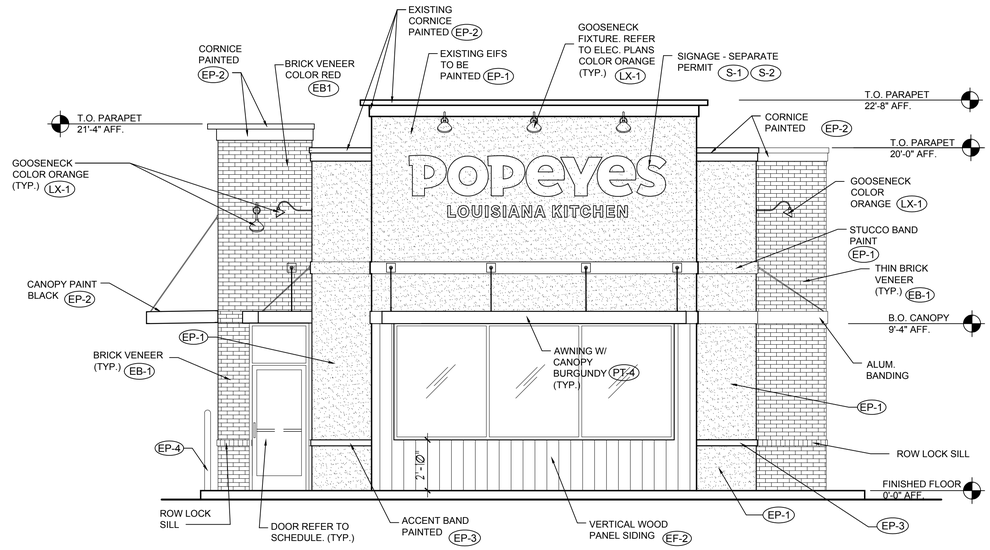
TYPE		LOCATION	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	WATTAGE/VOLTAGE	ADDITIONAL INFORMATION
L-1		COMMUNITY TABLE	HERMETAGE	MODEL: H-HLP25TPNGLN FINISH: 101 BRUSHED ALUMINUM (CANOPY PLATE), 91-BLACK (STEM), 97-RED (TOP OF SHADE), 101 OR 118 (ELBOW, COUPLING), 93-WHITE (INTERIOR SHADE)	9.12W (WARM WHITE)	9.12W	
L-2		FAMILY NOOK	HERMETAGE	MODEL: H-PP18RSHD80F FINISH: RED (SHADE), 11-SATIN STEEL (STEM & CANOPY), OPAL (GLOBE)	1-MEDIUM BASE INC	100W	
L-3		CENTER BOOTH ELEMENT	HERMETAGE	MODEL: H-CS14GRL FINISH: DARK ORANGE, 91-BLACK & OPAL	2-MEDIUM BASE INC	2-100W	
L-4		PERIMETER WALL BOOTHS	HERMETAGE	MODEL: GALATIN,GALA. DIMENSIONS: 6.75" x 10". COLOR: TAN. WEIGHT: 5LB.	LED 2700K		MOUNTING INSTRUCTIONS: FLAT CANOPY (1JT), TO HAVE RIDGI STEM.
L-5		DINING, FRONT SERVICE COUNTER, AND RESTROOM CEILING	LSI	MODEL: PDL6KAD1-LED-07-30-120-PDL6KAD1HSGNC. DIMENSIONS: 6" DIAMETER. COLOR: WHITE.	3000K	14W	
L-6		VESTIBULE PENDANT	HERMETAGE	MINIATURE GOOSENECK. SEE LX-1			
L-7		DOWNLIGHT TRELLIS	HERMETAGE	DIMENSIONS: 2" DIAMETER. COLOR: WHITE.	3000K	50W	

POPEYES LOUISIANA KITCHEN - INTERIOR

INTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

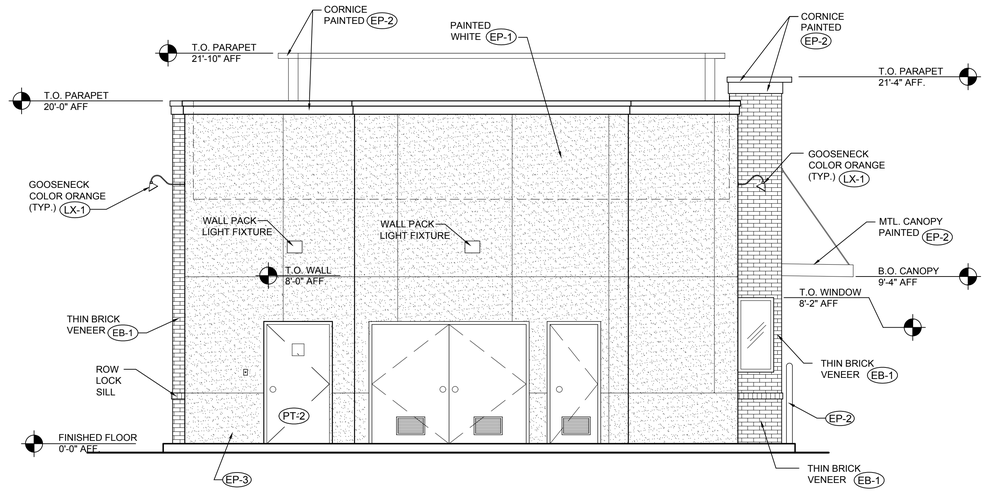
05.06.20

CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT	DESCRIPTION COLOR	DIMENSION	ADDITIONAL INFORMATION
P-1	INTERIOR PAINT	BEADBOARD/BRICK WALLS & SOFFIT/CEILING	BENJAMIN MOORE	PRIMER:	"WHITE" OC-68 Distant Gray		Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
				PAINT:			phone: (800) 344-0400 Ext 5240
P-2	INTERIOR PAINT	DOOR FRAME		PAINT:	"BLACK" 2133-20 Black Jack		
P-3	INTERIOR PAINT	BRICK ACCENT	SHERWIN	PRIMER:	"ORANGE" SW 6886 Invigorate		Glen J. Remler Glenn.J.Remler@Sherwin.com 954-547-1217
				PAINT:			
P-4	INTERIOR PAINT	RESTROOM WALLS AND LED CHICKEN GRAPHIC		PAINT:	"TEAL" OC-669 Oceanic Teal		Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE
							phone: (800) 344-0400 Ext 5240
BR-1	THIN BRICK	DINING ROOM ACCENT WALLS	BRICK-IT	SPECS: New York Used Brick finish paint P-1	COLOR: "WHITE" OC-68 Distant Gray	8"X2.5"	Allison Piche apiche@creativematerialscorp.com (o) 518-713-5395
F-1	BEADBOARD	DINING ROOM ACCENT WALLS	NANTUCKET BEADBOARD	SPECS: Finish paint P-1	COLOR: "WHITE" OC-68 Distant Gray	4" Channel Bead 1/8" x 1/8"	Contact: Rebecca Nelson phone: (603) 330-1070 www.beadboard.com
TL-1	BASE TILE	WALL BASE	CREATIVE MATERIALS CORP	SPECS: Business Slate GROUT: MAPEI	COLOR: Matte GROUT COLOR: Ultracolor Plus - Iron #107	6"X24"	Allison Piche apiche@creativematerialscorp.com (o) 518-713-5395
TL-2	FIELD TILE	DINING ROOM	CREATIVE MATERIALS CORP	SPECS: Business Slate GROUT: MAPEI	COLOR: Matte GROUT COLOR: Ultracolor Plus - Iron #107	24"X24"	
TL-3	RESTROOM TILE	RESTROOM FLOOR & WALLS	CREATIBRIVE MATERIALS CORP	SPECS: Business Slate GROUT: MAPEI	COLOR: Matte GROUT COLOR: Ultracolor Plus - Iron #107	8"X8"	
TL-4	WALL TILE	FRONT SERVICE COUNTER WALL	CREATIVE MATERIALS CORP	SPECS: Glazed Thin Brick GROUT: MAPEI	TILE COLOR: White Glossy GROUT COLOR: Ultracolor Plus - Pearl Gray #19	8"X2"	
L-1	LAMINATE	RESTROOM DOORS		SPECS: TO MATCH BEVERAGE STATION LAMINATE	COLOR:		
SS-1	SOLID SURFACE	FSC COUNTERTOP	HI-MACS	SPECS: G555 Steel Concrete	COLOR:		** included in Seating Concepts order



EAST ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

REVISIONS: DATE :

DESIGNED BY
PETROSSI AND ASSOCIATES INC.
1300 BRISTOL ST. NORTH STE. 270
NEWPORT BEACH, CA 92660
TEL. (949) 833-3240
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LOUISIANA KITCHEN 19 72

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN

584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

ELEVATIONS

CHECKED BY:

DATE: 1-28-2021

ISSUED FOR:

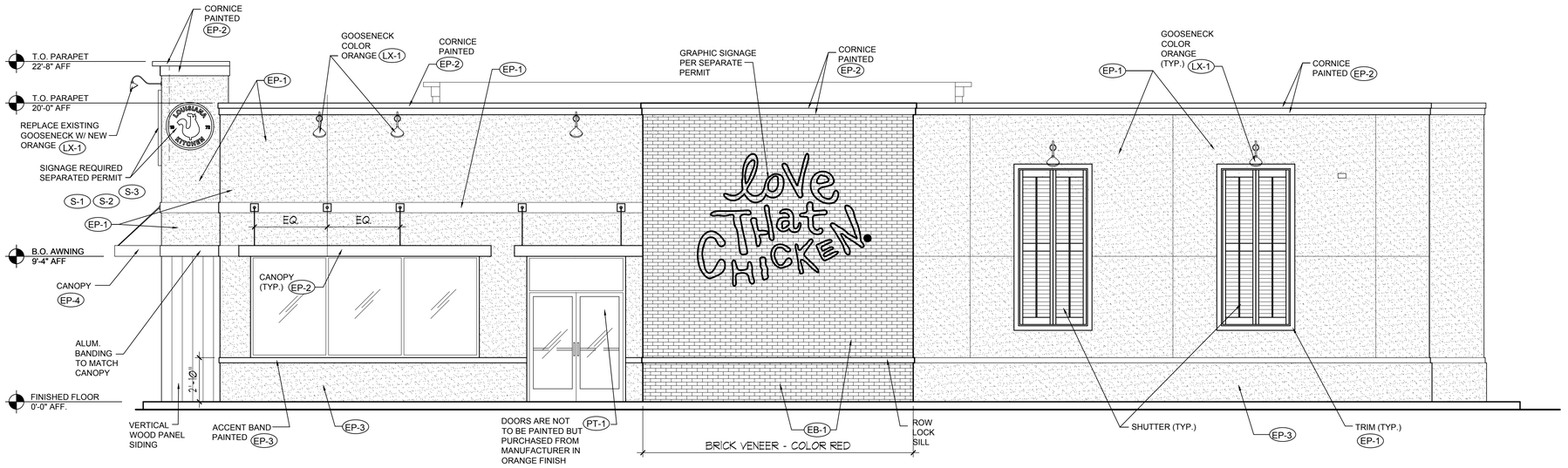
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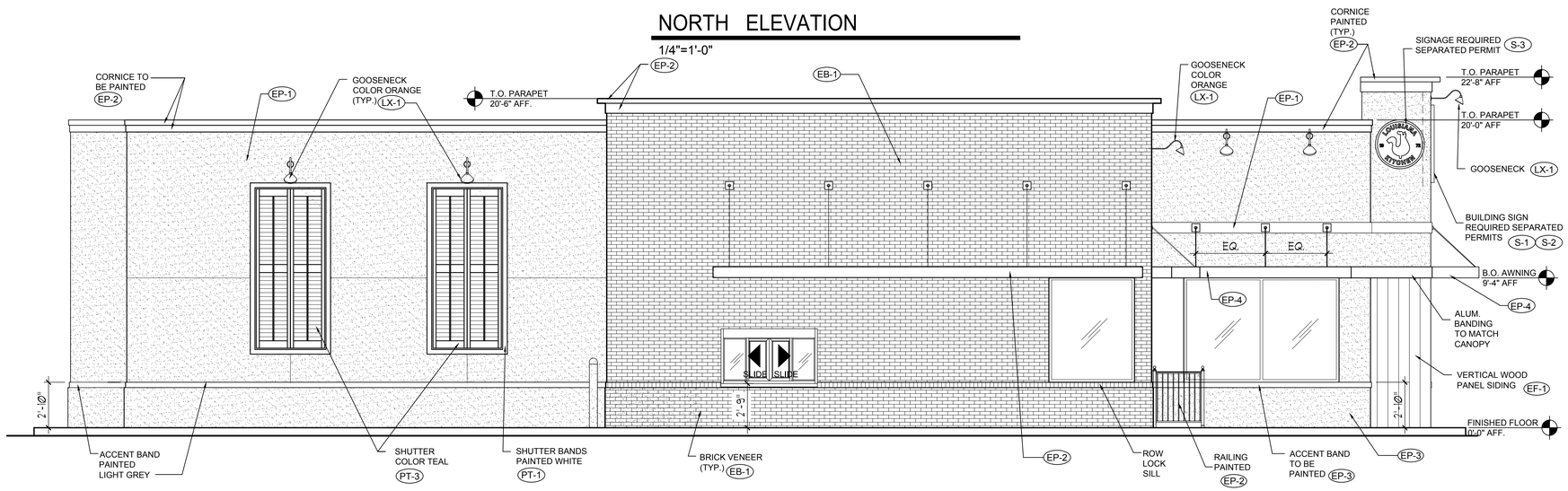
CADFILE:

JOB NO. 421P-1020



NORTH ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

POPEYES LOUISIANA KITCHEN - EXTERIOR
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)

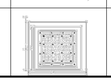
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CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION			ADDITIONAL INFORMATION
				PRODUCT	COLOR	DIMENSION	
EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	PRIMER: PAINT:	"WHITE" OC-125 Moonlight White		Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 email: rodger.lippman@benjaminmoore.com
EP-2	EXTERIOR PAINT	PARAPET TRIM		PRIMER: PAINT:	"BLACK" 2120-20 Black Iron		
EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW		PAINT:	"GRAY" HC-170 Stonington Grey		
EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES		PRIMER: PAINT:	"RED" 2086-10 Exotic Red		
EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-660 Eggshell	FACTORY FINISH BLACK		
EP-7	EXTERIOR PAINT	DUMSPTER WALLS	BENJAMIN MOORE	PAINT:	"GRAY" HC-170 Stonington Grey		
EP-7	EXTERIOR PAINT	DUMSPTER GATES		PRIMER: Pro Industrial Pro-Cryl Primer B66-310 PAINT: Pro Industrial High Performance Acrylic B66-600 Gloss	FACTORY FINISH BLACK		
EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS		PAINT: Aliphatic Acrylic Urethane Clear Gloss	ANTI-GRAFFITI PAINT M74-00 / M75 2 COATS ON FULL FACADE SURFACE		
EF-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHIHA	VINTAGE WOOD	CEDAR		Matt Stephenson (o) 770-805-9466 mstephenson@nichiha.com

POPEYES LOUISIANA KITCHEN - LIGHTING
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)

5/6/2020

EXTERIOR FIXTURES

TYPE		LOCATION	MANUFACTURER	CATALOG NUMBER	COLOR TEMP	WATTAGE	ADDITIONAL INFORMATION
LX-1		EXTERIOR WALL	HERMITAGE	MODEL: H-HLPP82A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W	
LX-2		FLAT CANOPY	HERMITAGE	MODEL: E-CONOLIGHT #E-CP2L04CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED	

REVISIONS: DATE :

DESIGNED BY
Petrossi AND ASSOCIATES INC.
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LOUISIANA 19 72 KITCHEN

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

ELEVATIONS

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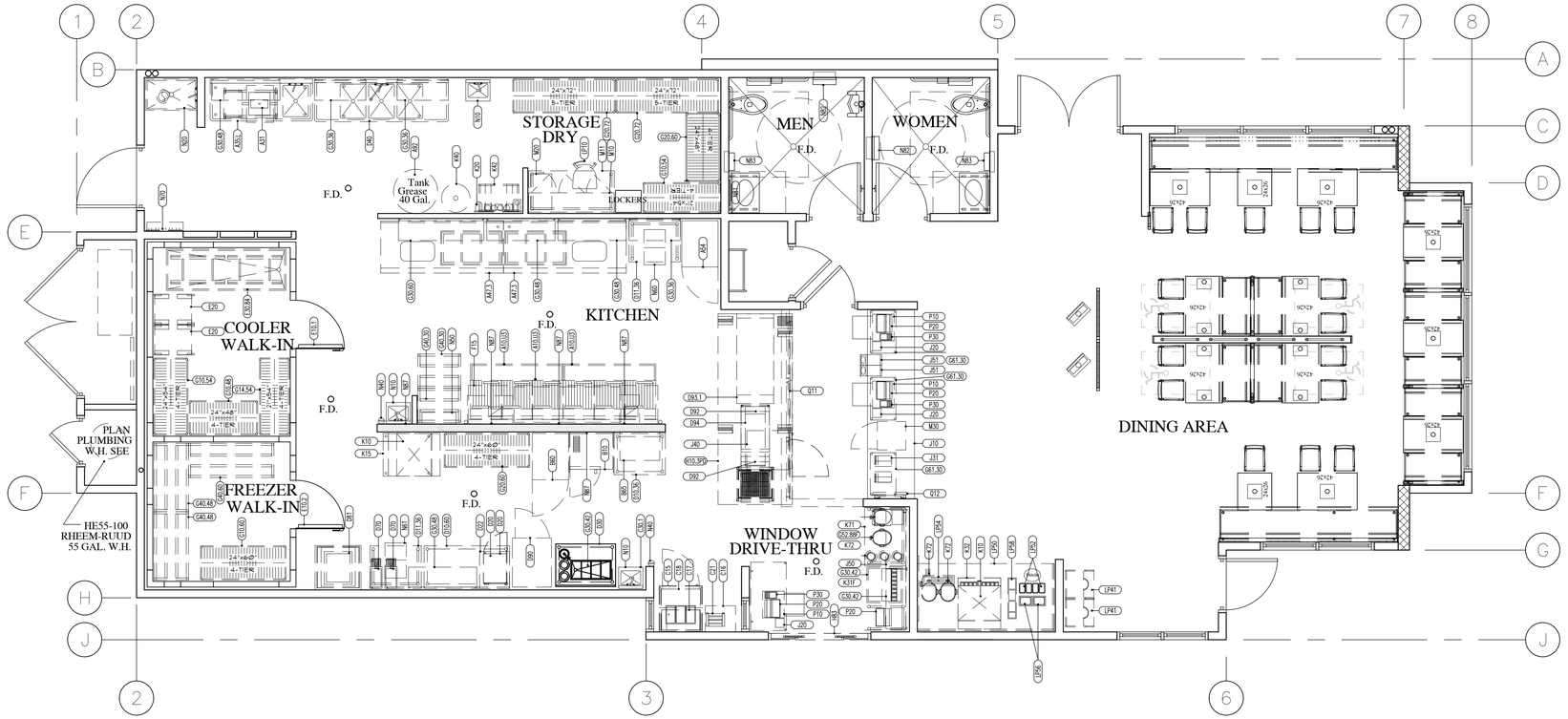
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SHEET NO.:

A-5

CADFILE:

JOB NO. 421P-1020



EQUIPMENT PLAN - RESTAURANT

1/4"=1'-0"

NORTH

INTERIOR SIGN PACKAGE- BY G.C.

AREA	SIGN NAME	QTY	MOUNTING LOCATION	COMMENTS
FRONT OF HOUSE	HOURS OF OPERATION	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT ON WINDOW NEXT TO DOOR, IF POSSIBLE
	DOOR TRAFFIC FLOW SIGNS			
	IN	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS
	OUT	2	CUSTOMER ENTRANCE DOORS, 48" AFF	MOUNT DIRECTLY ABOVE PUSH BAR OF ENTRANCE DOORS
	LOBBY FLOW SIGN	2	SITS ON TOP OF SERVICE COUNTER	3 SIDED SIGN, "ORDER HERE", "PAY HERE", "NEXT REGISTER"
	QUEUEING LINE FLOW SIGN	1	TOP OF QUEUEING LINE POLE	2 SIDED SIGN, "ENTER HERE", "PLEASE COME AGAIN"
	RESTROOM SIGNS		LATCH-SIDE WALL, MTD.@ 60" A.F.F.	HANDICAPPED
	"HANDICAP WOMEN"	1	EXTERIOR OF WOMEN'S RESTROOM DOOR, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"HANDICAP MEN"	1	EXTERIOR OF MEN'S RESTROOM DOOR, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"RESTROOMS"	1	VISIBLE TO CUSTOMERS IN DINING AREA, 60" AFF	MOUNT TO CENTER LINE OF SIGN
	"EMPLOYEES MUST WASH HANDS..."	2	INTERIOR OF BOTH RESTROOMS DOOR, 60" AFF	
	"NO SMOKING"	5	DINING ROOM	
	"EMPLOYEES ONLY"	1	ENTRANCE BETWEEN KITCHEN AND DINING ROOM	
	TEA URN SIGNS			
	"UNSWEETENED TEA"	1	HANGS ON DISPENSER	2 SIDED SIGN
	"SWEETENED TEA"	1	HANGS ON DISPENSER	2 SIDED SIGN
	"WATER"	1	HANGS ON DISPENSER	2 SIDED SIGN
BACK OF HOUSE	BIN DECALS			
	"FLOUR"	1	PLACE ON FLOUR BIN	STICKER APPLICATION
	"RICE"	1	PLACE ON RICE BIN	STICKER APPLICATION
	"FILTER"	1	PLACE ON FILTER POWDER BIN	STICKER APPLICATION
	3 COMPARTMENT SINK DECALS			
	"WASH"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION
	"RINSE"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION
	"FILTER"	1	PLACE ON BACK SPLASH OVER APPROPRIATE SINK	STICKER APPLICATION
	"HOT! USE CAUTION"	6	MICROWAVE WINDOW, OVEN, PRODUCT DISPLAY AREAS	STICKER APPLICATION
	"MUST BE 18..."	4	FRYER, FILTER, MARINATOR, (IF APPLICABLE)	
	FRYER LABELS (1,2,3,4,5,&)	1	PLACE ON APPROPRIATE FRYER	STICKER APPLICATION
SECURITY SIGNS	"STOP! ALL VENDORS MUST..."	1	EXTERIOR OF BACK DOOR, 60" AFF	
	"WARNING! ONLY MANAGERS..."	1	EXTERIOR OF BACK DOOR, 48" AFF	
	"MANAGERS...ACCESS TO SAFE"	1	EXTERIOR OF BACK DOOR, 48" AFF	
	"CHEMICAL STORAGE ONLY"	1	ON OR OVER AREA TO STORE CHEMICALS	MOUNT TO SHELVING UNIT OR WALL
OTHER	HANDICAP PARKING SIGN	2	DESIGNATED PARKING SPOT (ⓢ 84" TO BOT. OF SIGN	

KITCHEN EQUIPMENT, SERVING AND SMALLWARES PACKAGE

A. TRIMARK (EQUIPMENT, SEATING, & SMALLWARES)
CONTACT: BOB PODNER; PHONE: (972) 516-1421;
BPODNER@TRIMARKUSA.COM

B. WASSERSTROM & SONS INC. (EQUIPMENT & SEATING)
CONTACT: JOE BUSH ; PHONE: (614) 737-8534;
JOEBUSH@WASSERSTROM.COM

C. WASSERSTROM & SONS INC. (SMALLWARES)
CONTACT: JEFF RAUPPLE; PHONE: (614) 737-8381;
JEFFRAUPPLE@WASSERSTROM.COM

D. HOCKENBERGS (EQUIPMENT, SEATING, & SMALLWARES)
CONTACT: TED MANOS; PHONE: (770) 594-2626 X 4123;
TED@HOCKENBERGS.COM

E. H & K INTERNATIONAL (EQUIPMENT, SEATING, & SMALLWARES)
CONTACT: MAT CHAKAMOI; PHONE:(214) 789-9944;
MAT.CHAKAMO@HKLCOM

F. CONCEPT SERVICES (EQUIPMENT, SEATING, & SMALLWARES)
CONTACT: ERIC SMITH PHONE: (512) 343-3100CELL (512) 573-2192;
ERICSMITH@CONCEPTSERV.COM

SEATING PACKAGE

A. SEATING CONCEPTS
CONTACT:
JEFF ALLISON; DIRECT (800)-421-2036 CELL (417) 793-9465;
JALLISON@SEATING-CONCEPTS.COM
KERRY STUDER; PHONE: (815)-730-7980 EXT2223;
KSTUDER @SEATING-CONCEPTS.COM

B. MSW RESTAURANT FURNISHINGS
CONTACT:
ADAM MURRAY; DIRECT (417) 673-1901 X1040/CELL (417) 388-1616;
ADAM@MSWINC .COM

C. CASABLANCA DESIGN GROUP
CONTACT:
MARK WIRZ; DIRECT (770) 423-9575 CELL (770) 778-1426;
MARK.WIRZ@CDG.US.COM

D. JBI INTERIORS
CONTACT: ANDY BRADDY; PHONE (770) 329-6805
ABRADDY@JBI-INTERIORS.COM

SPECIFICATIONS

DIVISION 11: EQUIPMENT

GENERAL PROVISIONS

1. SCOPE: COORDINATE WITH THE INSTALLATION OF ALL EQUIPMENT ITEMS SHOWN ON PLANS AND SCHEDULED IN EQUIPMENT SCHEDULE (EXCEPT AS NOTED AS INSTALLED BY KITCHEN CONTRACTOR) WHICH ARE FURNISHED BY THE OWNER OR UNDER SEPARATE CONTRACT. EQUIPMENT SCHEDULE LISTS TRADES RESPONSIBLE FOR FURNISHING, INSTALLING AND FINAL CONNECTION.

2. SUBMISSIONS: PROVIDE THE OWNER, AT THE COMPLETION OF THIS CONTRACT, WITH AN "OWNER'S MANUAL" SO LABELED. THE MANUAL SHALL CONSIST OF A THREE-RING LOOSE-LEAF BINDER CONTAINING ALL PRINTED MATTER SUCH AS: GUARANTEE CARDS, CLEANING INSTRUCTIONS, NOTICES TO OWNER, OPERATING MANUALS, SERVICE AGENTS AND MAINTENANCE INSTRUCTIONS THAT MAY BE CONTAINED IN THE SHIPPING CARTON OF EQUIPMENT AND SPECIALITIES.

3. DELIVERY AND STORAGE: RECEIVE, UNLOAD, AND SAFEGUARD THE EQUIPMENT. COORDINATE SHIPPING TIME WITH OWNER.

4. PROTECTION AND CLEANING: SURFACES SHALL BE CLEANED BEFORE FINAL INSPECTION.

MATERIALS

1. SEE EQUIPMENT SCHEDULE

PERFORMANCE

1. INSTALL EQUIPMENT ACCORDING TO NFPA 96 AND MANUFACTURER'S INSTRUCTIONS, PROVIEDE FACTORY AUTHORIZED START & ADJUSTMENT.

KOLPAK REFRIGERATION

GENERAL:
INTERIOR FINISH: 26 GAUGE EMBOSSED GALVALUME
EXTERIOR FINISH: 26 GAUGE EMBOSSED GALVALUME
INTERIOR FLOORS: ERA .100 SMOOTH ALUMINUM
INSULATION: 4" 100% FOAMED IN PLACE POLYURETHANE
THERMOMETER: 2" DIAL THERMOMETER
SCREEDS: METAL FOR OUTDOOR MODELS

OUTDOOR PACKAGE REQUIREMENTS:
OUTDOOR UNITS REQUIRE THE OUTDOOR PACKAGE FOR REFRIDGERATION AND ROOF SEALING SYSTEM. OUTDOOR UNITS REQUIRE A FIELD SUPPLIED AMD FIELD INSTALLED CONDENSATE DRAINLINE (INCLUDING HEAT TAPE ON FREEZZER DRAINS).

OUTDOOR APPLICATIONS ARE DETERMINED BY THE LOCAL AND REGULATORY REQUIREMENTS FOR THAT AREA. OUTDOOR KOLPAK FOR HIGH WIND AREAS SHALL REFER TO MIAMI DADE COUNTY NOA NO 17-1106.07

DIVISION 12: FURNISHINGS

GENERAL PROVISIONS

1. SCOPE: COORDINATE INSTALLATION OF ARTWORK, SEATING, FREE-STANDING CABINETS AND SHELVING, WINDOW TREATMENT, FLOOR MATS, AND ACCESSORIES WHICH ARE FURNISHED UNDER SEPARATE CONTRACT TO THE OWNER. IF REQUESTED THROUGH THE CONTRACT, INSTALL DECOR, SEATING, FREE-STANDING CABINETS AND SHELVING, WINDOW TREATMENT, FLOOR MATS AND/OR ACCESSORIES.

2. NOTES: DETAILS AND MATERIALS SHOWN ON THE APPROVED DECOR DRAWINGS CONFLICTING WITH THE STANDARD PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY PRIOR TO COMMENCEMENT OF THE INSTALLATION. VERIFICATION OF ADA COMPLIANCE WILL BE NECESSARY.

3. DELIVERY AND STORAGE: RECEIVE AND SAFEGUARD OWNER SUPPLIED ITEMS ON THE JOB SITE IF REQUESTED.

PERFORMANCE

1. INSTALLATION: PREPARE SURFACES TO RECEIVE THESE MATERIALS AND COOPERATE WITH THE INSTALLATION OF DECOR MATERIALS AS SHOWN ON THE DECOR DRAWINGS.

NOTES

SYMBOL

(TEXT) EQUIPMENT No.

1. IT IS THE RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK-UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
2. ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
3. DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
4. ACCESSIBLE TABLE TOPS SHALL BE 28" TO 34" ABOVE FLOOR OR GROUND SURFACE. A KNEE CLEARANCE OF AT LEAST 27" HIGH, 30" ON WIDTH AND 19" DEEP SHALL BE PROVIDED UNDERNEATH TABLES. TABLE SUPPORT SHALL NOT PROJECT INTO THE REQUIRED KNEE SPACE OR CLEAR FLOOR SPACE.

PLAN NOTES:

1. FLOOR MATS SHOULD BE PLACED IN THE THE AREAS DESCRIBED BELOW: ENTRY WAY MATS: 3M NOMAD, AVAILABLE SIZES 3'x5' OR 4'x6'
KITCHEN FLOOR MATS: MATRIX 'GRIP ROCK'
LOCATIONS:
-INSIDE WALK-IN COOLER (3'-0" x 5'-6")
-OUTSIDE THE WALK-IN COOLER (3'-0" x 4'-0")
-ICE MACHINE (3'-0" x 4'-0")
-3 COMPARTMENT SINK (3'-0" x 7'-6")
-CONDIMENT COUNTER (3'-0" x 8'-10")
2. EQUIPMENT SUBSTITUTIONS REQUIRE POPEYES PRE-APPROVAL SUBMIT CUT SHEETS TO POPEYES DEPARTMENT
3. ALL EQUIPMENT 6" HIGH LEGS, COMMERCIAL CASTERS OR ON A 6" CONCRETE CONTINUOUS COVED BASE
4. NOT EVERY EQUIPMENT SHOWN ON THE SCHEDULE ARE USED UNLESS INDICATED ON THE EQUIPMENT PLAN.

REVISIONS: DATE :

DESIGNED BY
PETROSSI AND ASSOCIATES INC.
1300 BRISTOL ST. NORTH STE. 270
NEWPORT BEACH, CA. 92660
TEL. (949) 833-3240
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

LOUISIANA KITCHEN 1972

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:
KITCHEN EQUIPMENT SCHEDULED

CHECKED BY:

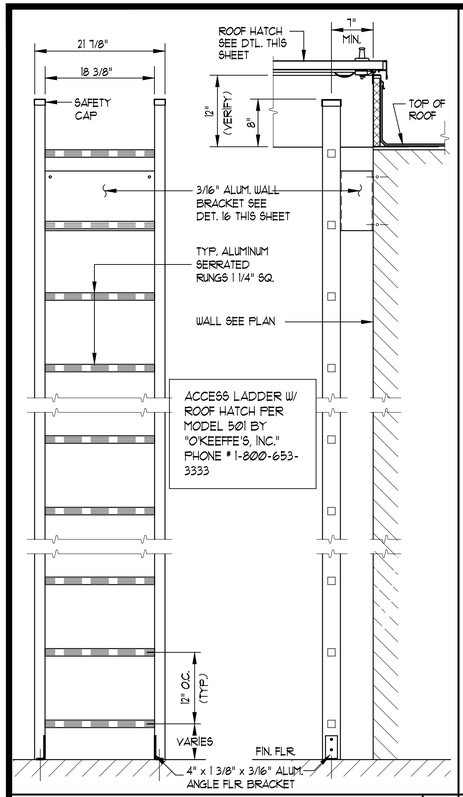
DATE: 1-28-2021

ISSUED FOR:
REVIEW
PLAN CHECK
BIDDING
PERMIT
CONSTRUCTION
DRAWN BY

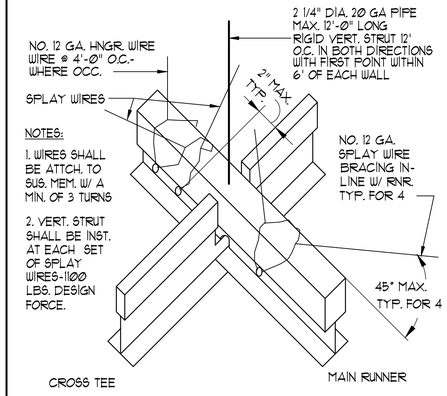
SHEET NO.:
K-1

CADFILE:

JOB NO. 421P-1020



INTERIOR LADDER N.T.S. 18



NOTES:

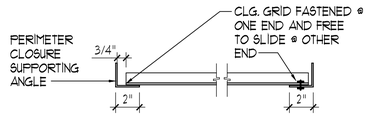
1. WIRES SHALL BE ATTCH. TO SUS. MEM. W/ A MIN. OF 3 TURNS
2. VERT. STRUT SHALL BE INST. AT EACH SET OF SPLAY WIRES-1100 LBS. DESIGN FORCE.

ICC-ESR No. ESR-1222 (USG.)

SEISMIC NOTES:

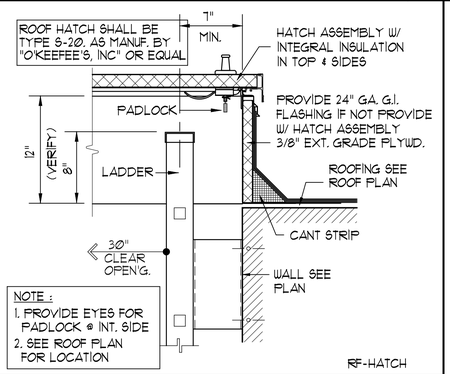
a. A HEAVY DUTY T-BAR GRID SYSTEM SHALL BE USED

b. THE WIDTH OF THE PERIMETER SUPPORTING CLOSURE ANGLE SHALL BE NOT LESS THAN 2.0 IN. (50 MM). IN EACH ORTHOGONAL HORIZONTAL DIRECTION, ONE END OF THE CEILING GRID SHALL BE ATTACHED TO THE CLOSURE ANGLE. THE OTHER END IN EACH HORIZONTAL DIRECTION SHALL HAVE A 0.75 IN. (19 MM) CLEARANCE FROM THE WALL AND SHALL REST UPON AND BE FREE TO SLIDE ON A CLOSURE ANGLE. SEE DETAIL BELOW.



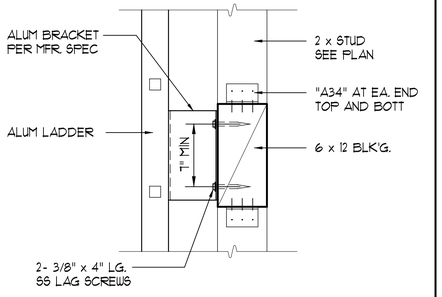
SUS-CLG

SUSPENDED CEILING NTS 14

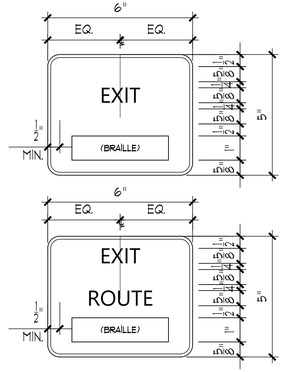


RF-HATCH

ROOF HATCH N.T.S. 19

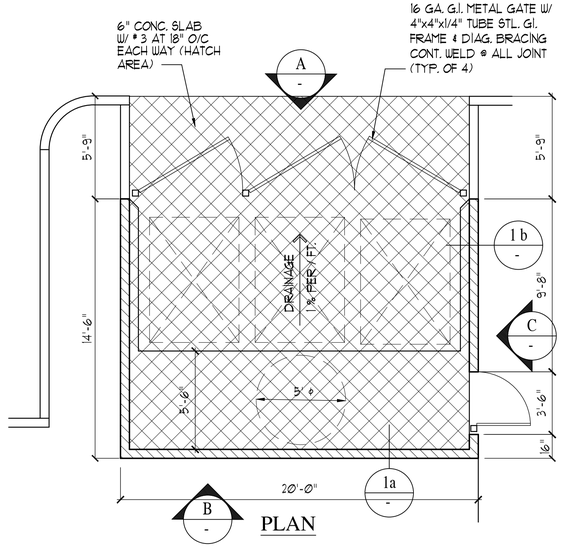


WALL BRACKET DETAIL N.T.S. 20

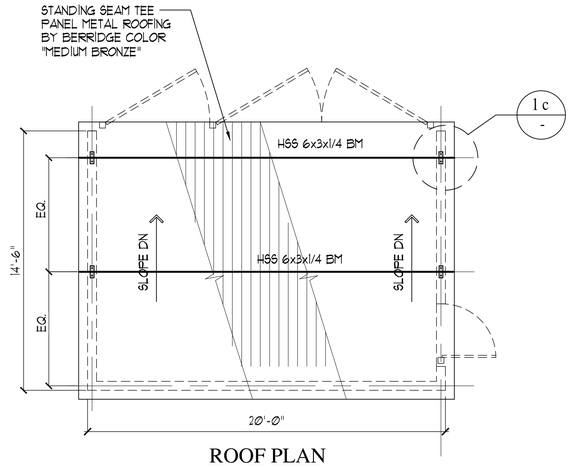


LOCATE THE SIGN 48" MIN. A.F.F. MEASURED FROM THE BASE LINE OF THE LOWEST BRAILLE CELL AND 60" MAX. A.F.F. MEASURED FROM THE BASE LINE OF THE HIGHEST LINE OF THE RAISED CHARACTERS.

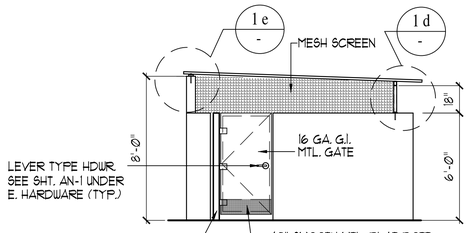
TACTILE EXIT SIGN N.T.S. 16



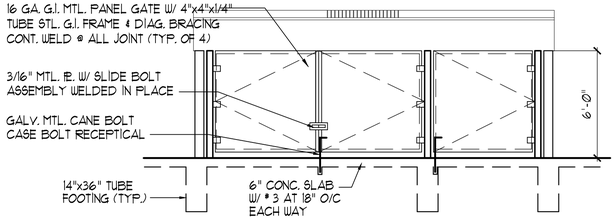
PLAN



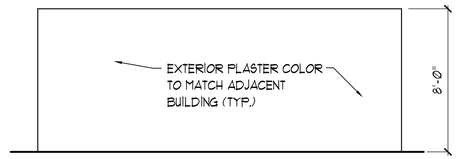
ROOF PLAN



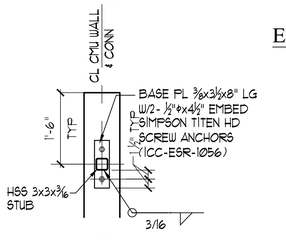
ELEVATION C

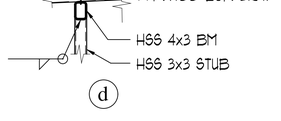


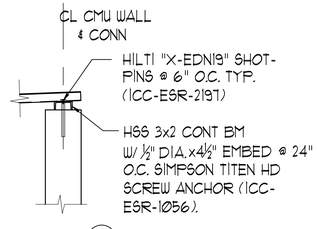
ELEVATION A

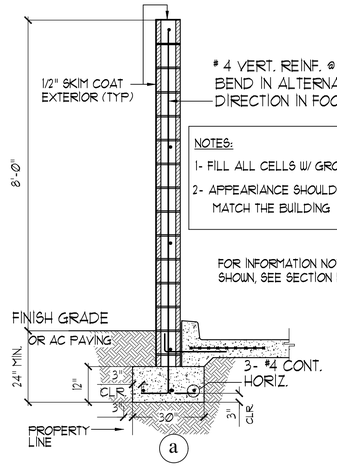


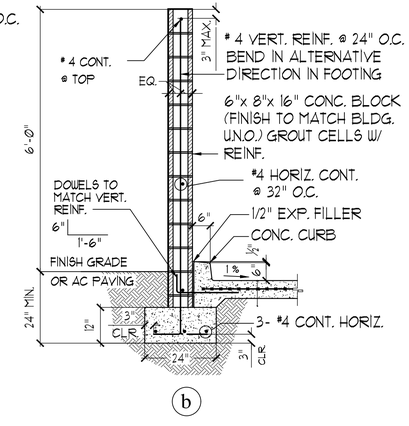
ELEVATION B











TRASH ENCLOSURE N.T.S. 4

REVISIONS: DATE :

DESIGNED BY PETROSSI AND ASSOCIATES INC.

1300 BRISTOL ST. NORTH STE. 270
NEWPORT BEACH, CA. 92660
TEL. (949) 833-3240
FAX (949) 833-1145
E-MAIL HP@PETROSSIASSOC.COM

LOUISIANA KITCHEN 19 72

POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN

584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

TRASH ENCLOSURE / DETAILS

CHECKED BY:

DATE: 4-22-2021

ISSUED FOR:

- REVIEW
- PLAN CHECK
- BIDDING
- PERMIT
- CONSTRUCTION
- DRAWN BY

SHEET NO.:

AD-2

CADFILE:

JOB NO. 421P-1020

Schedule

Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
▫	S1	6	Lithonia Lighting	DSX0 LED P3 40K BLC MVOLT	DSX0 LED P3 40K BLC MVOLT	LED	1	6925	1	71
▫	S2	1	Lithonia Lighting	DSX0 LED P3 40K T5W MVOLT	DSX0 LED P3 40K T5W MVOLT	LED	1	8712	1	71
◯	H	3	US Architectural Lighting	DSCRB22-LED-VPA-III-24LED-350mA-TRA	FABRICATED METAL HOUSING, VPA LED MODULE CONSISTING OF:	24 TRA TRUE AMBER-590NM LIGHT EMITTING DIODES (LEDS).	24	29	0.8	20.3

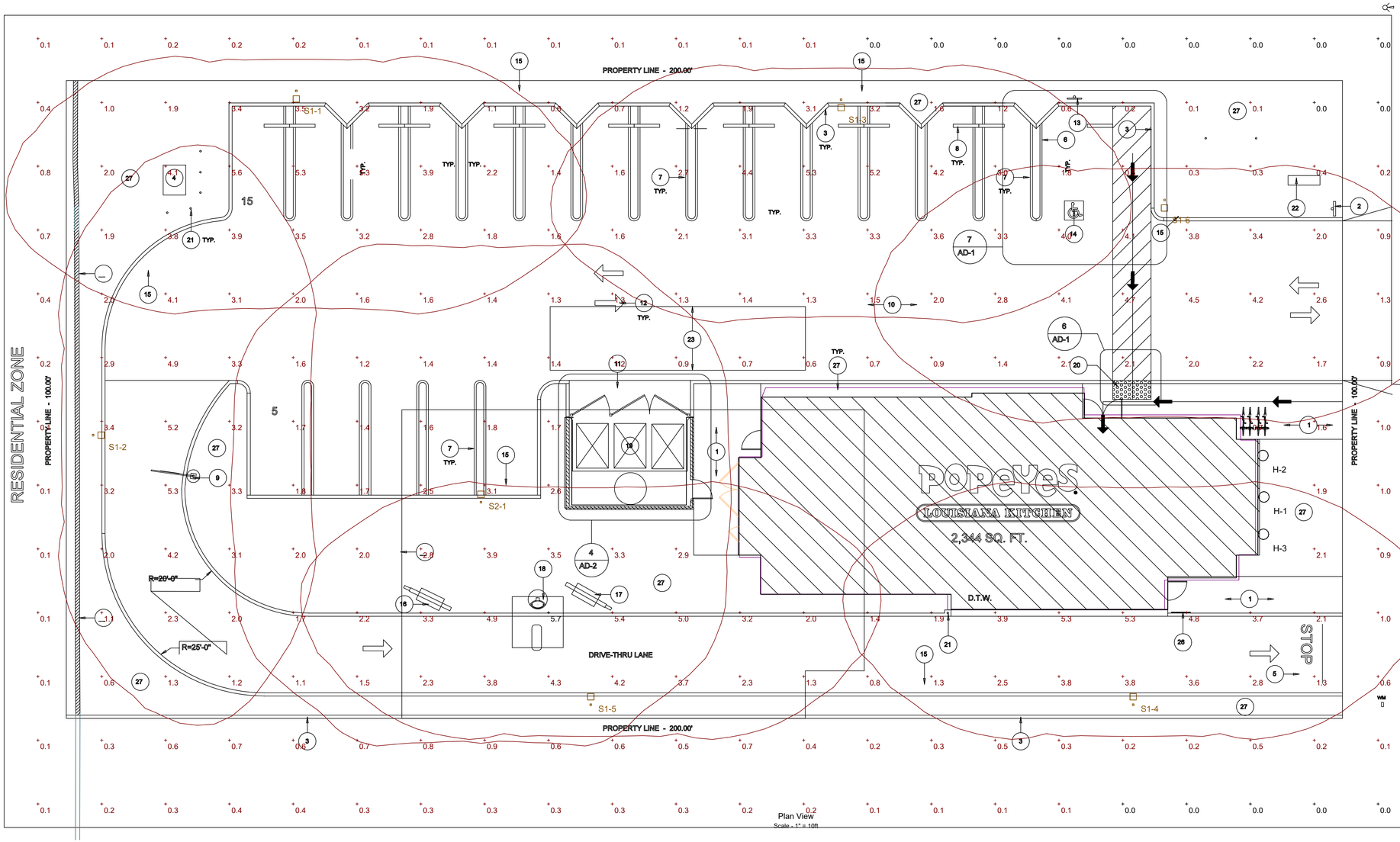


Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SITE LIGHTING	+	1.8 fc	5.7 fc	0.0 fc	N/A	N/A

Luminaire Locations

		Location				
No.	Label	X	Y	Z	MH	Orientation
1	H	147.48	-501.57	10.00	10.00	0.00
2	H	147.33	-495.07	10.00	10.00	0.00
3	H	147.40	-507.42	10.00	10.00	0.00
1	S1	-4.16	-437.91	16.00	16.00	180.00
2	S1	-35.99	-491.88	16.00	16.00	90.00
3	S1	81.22	-439.27	16.00	16.00	180.00
4	S1	126.99	-534.15	16.00	16.00	0.00
5	S1	41.99	-534.15	16.00	16.00	0.00
6	S1	131.90	-455.00	16.00	16.00	180.00
1	S2	24.78	-502.39	16.00	16.00	0.00

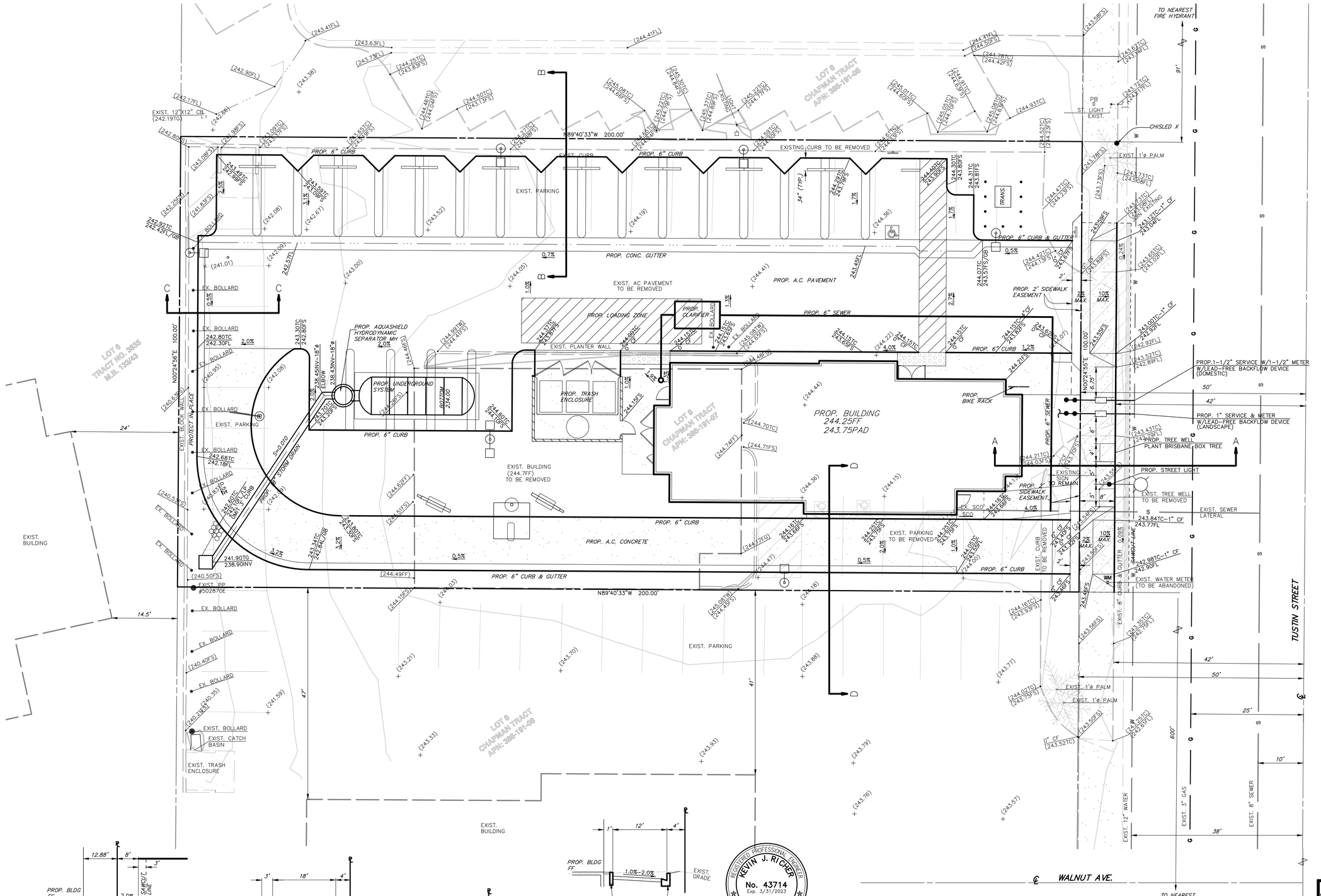


Plan View
Scale - 1" = 10ft

POPEYES
CITY OF ORANGE
SITE PHOTOMETRICS

Designer
STEVE DOMINGUEZ
805-701-8156
Date
6/15/2015
Scale
Not to Scale
Drawing No.

Summary

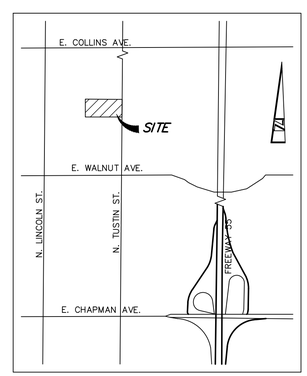


LEGEND

BW	BACK OF WALK
EG	EXISTING GRADE
FG	FINISH GRADE
FS	FINISH SURFACE
TC	TOP OF CURB
FL	FLOW LINE
EP	EDGE OF PAVEMENT
FF	FINISH FLOOR
PAD	PAD GRADE
TW	TOP OF WALL
TF	TOP OF FOOTING
HP	HIGH POINT
LP	LOW POINT
CF	CURB FACE
TG	TOP OF GRATE
TRW	TOP OF RETAINING WALL
EDF	EXTRA DEPTH FOOTING
INV	INVERT OF PIPE
2:1	TOP OF SLOPE, RATE OF SLOPE, TOE OF SLOPE
-S-	EXISTING SEWER
-W-	EXISTING WATER
	EXISTING FIRE HYDRANT
	EXISTING FDC
	EXISTING WATER VALVE
GM	EXISTING GAS METER
WM	EXISTING WATER METER
PB	EXISTING PULL BOX
ICV	EXISTING ICV
	EXISTING STREET LIGHT
	EXISTING CONTOUR
	FINISH CONTOURS
	DAYLIGHT LINE
	REMOVAL
	EXIST. CONCRETE
	CONCRETE
	ASPHALT PAVING
	OVERLAY

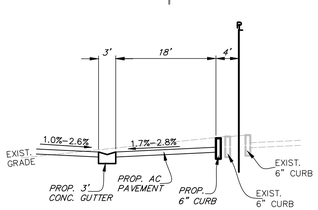
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SCALE: 1"=10'

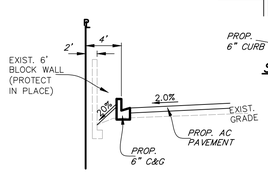


VICINITY MAP
NTS

SECTION A-A
NTS



SECTION B-B
NTS



SECTION C-C
NTS

SECTION D-D
NTS

REGISTERED PROFESSIONAL ENGINEER
KEVIN J. RICHER
No. 43714
Exp. 3/31/2023
CIVIL
STATE OF CALIFORNIA

DIGALERT
DIAL TOLL FREE 811
AT LEAST TWO DAYS BEFORE YOU DIG
UNDERGROUND SERVICE ALERT OF SOUTHERN CALIFORNIA

LAND DEVELOPMENT DESIGN COMPANY, LLC
2313 E. Philadelphia St., Ste. F
Ontario, CA 91761
(909) 930-1466 • FAX (909) 930-1468
PLANNING • CIVIL • SURVEYING

BENCHMARK

REVISIONS:

PREPARED UNDER THE SUPERVISION OF:

KEVIN J. RICHER
R.C.E. 43714 LIC. EXP. 3/31/23 DATE

APPROVED BY:

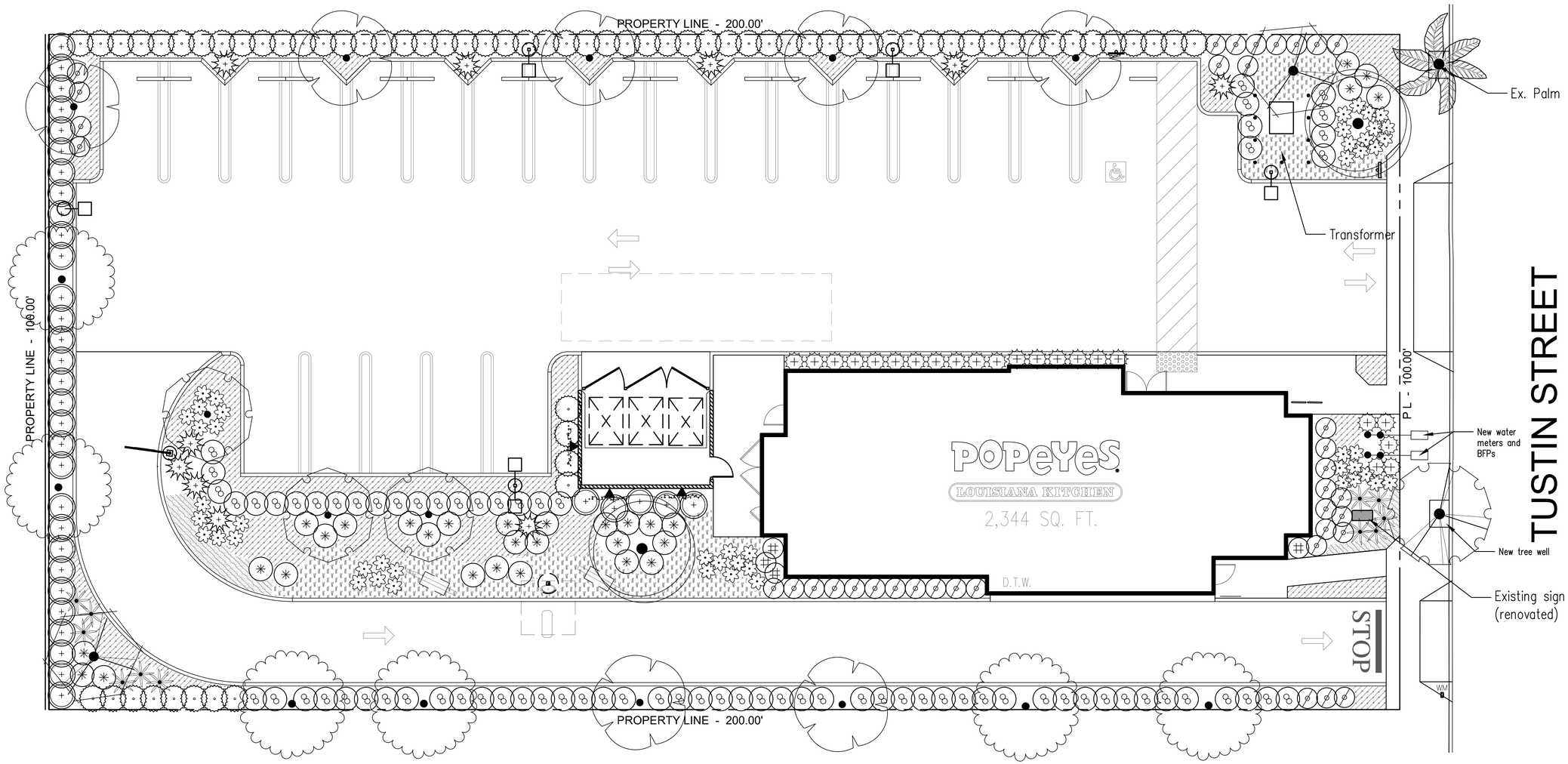
DATE

PRELIMINARY GRADING PLAN

SITE:
584 N TUSTIN ST.
ORANGE, CA 92867

PREPARED FOR:
PETROSSI & ASSOCIATES
1300 BRISTOL STREET N., SUITE 270
NEWPORT BEACH, CA 92660
(949) 833-3240

DATE: 6/01/2021	JOB NO. 6314
DRAWN BY: RR	SCALE 1"=10'
DESIGNED BY: KJR	SHEET 1 OF 1 SHEETS
CHECKED BY:	



REVISIONS	BY

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ROYAL OAK DESIGN
Sylvia E. Lyons, Landscape Architect #1549
2456 Hummingbird Way
La Verne, CA 91750-2371
Telephone: (909)593-4158
Email: royaloakdesign@verizon.net

CONCEPTUAL LANDSCAPE PLAN

PROJECT: POPEYES LOUISIANA KITCHEN

ADDRESS: 584 N. TUSTIN STREET, ORANGE, CA

REGISTERED LANDSCAPE ARCHITECT
SYLVIA E. LYONS
NO. 1549
Exp. 12/31/21
6/4/2021
STATE OF CALIFORNIA

DRAWN	S.L. / J.S.
DATE	6/4/2021
SCALE	1/8" = 1' - 0"
JOB NO.	5402
SHEET	L-1

WATER EFFICIENT LANDSCAPE WORKSHEET

ORANGE, CA

Reference Evapotranspiration (ETo): 49.20

Hydrozone #/Planting Description[A]	Plant Factor (PF)	Irrigation Method[B]	Irrigation Efficiency (IE)[C]	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	Estimated Total Water Use (ETWU)[D]
REGULAR LANDSCAPE AREAS							
LW	0.30	DRIP	0.81	0.37	3905.00	1446.30	44117.82
MWTR	0.40	BUBBLERS	0.80	0.50	725.00	362.50	11057.70
				TOTALS:	4630.00	1808.80	
						ETWU TOTAL	55175.52
					Maximum Allowed Water Allowance (MAWA)[E]		77678.44

ETAF CALCULATIONS

REGULAR LANDSCAPE AREAS	
TOTAL ETAF x AREA	1808.80
TOTAL AREA	4630.00
AVERAGE ETAF	0.39

[A] Hydrozone # / Planting Descrption
MW = Moderate Water use Plants
MWTR = Moderate Water use Trees

[B] Irrigation Method
B = Bubbler
D = Drip

[C] Irrigation Efficiency
0.80 for bubbler
0.81 for drip

[D] ETWU (Annual Gallons Required)
ETo x 0.62 x ETAF x Area

Where 0.62 is a conversion factor that converts acre – inches per acre per year to gallons per square foot per year.

[E] MAWA (Annual Gallons Allowed)
(ETo)(0.62)((ETAF x LA)

Where 0.62 is a conversion factor that converts acre–inches per acre per year to gallons per square foot per year. LA is the total landscape area in square feet. ETAF is 0.55 for residential areas and 0.45 for non–residential areas.

LANDSCAPE TABULATIONS:

Total landscape area: 4630 sq. ft. (23.15% of site)

On site Tree Tabulations:

8 Trees at 22 parking stalls
8 Trees along remaining site perimeter
1 Tree at from setback (36" box minumum)
1 Trees in center island

Number of trees total: 19 Trees

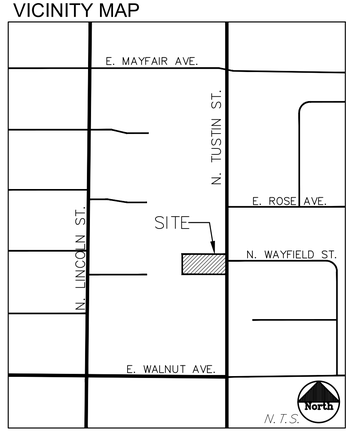
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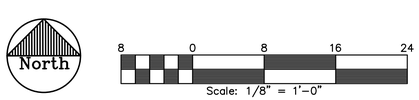
1. Quantities shown on plant list are to be verified by Contractor.
2. Any trees planted within five feet of curbs or paving shall be installed with a root barrier per detail.
3. Trees in street–side setback areas shall be minimum 36" box size.

IRRIGATION NOTES:

- Automatic irrigation system to be installed that is water efficient, appropriate for the landscape hydrozones and provides 100% coverage.
- Landscape planting will meet MAWA water use requirements by using a low water efficient irrigation system and weather based smart controller.
- Landscape planting to be irrigated the following ways:
  - Trees: stream bubblers
  - All other planting areas: drip irrigation
  - Groundcover in parkway: drip irrigation
- Irrigation plans shall provide separate systems for tree stream bubblers.
- Weather based smart controller such as Hunter X-Core, or Hunter PCC will be used.

VICINITY MAP





CONCEPTUAL PLANT LIST

TREES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Arbutus x `Marina` Marina Strawberry Tree	24" Box	L
	Cercis occidentalis Western Redbud	36" Box	L
	Geijera parviflora Australian Willow	24" Box	L
	Lagerstroemia indica x fauriei `Natchez` Natchez Crape Myrtle	24" Box	M
	Lophostemon confertus Brisbane Box	24" Box	M
	Prunus cerasifera `Krauter Vesuvius` Purple Leaf Plum	24" Box	M

PALMS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Archontophoenix cunninghamiana King Palm	Existing	

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Callistemon viminalis `CV01` TM Slim Weeping Bottlebrush	5-gal.	L
	Callistemon viminalis `Little John` Little John Weeping Bottlebrush	5-gal.	L
	Hemerocallis x `Butterscotch Ruffles` Butterscotch Ruffles Daylily	5-gal.	M

SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Myrtus communis `Compacta` Dwarf Myrtle	5-gal.	L
	Nandina domestica Heavenly Bamboo	5-gal.	L
	Westringia fruticosa `Wynabbie Gem` Wynabbie Gem Coast Rosemary	5-gal.	L

VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Ficus repens Creeping Fig	5-gal.	M

GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Achillea millefolium Common Yarrow	Flats	L
	Dymondia margaretae Silver Carpet Dymondia	1-gal	L
	Lantana montevidensis Trailing Lantana (mix white & purple)	1-gal	L