

LOUISIANA KITCHEN

REVISIONS:	DATE :
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	
	

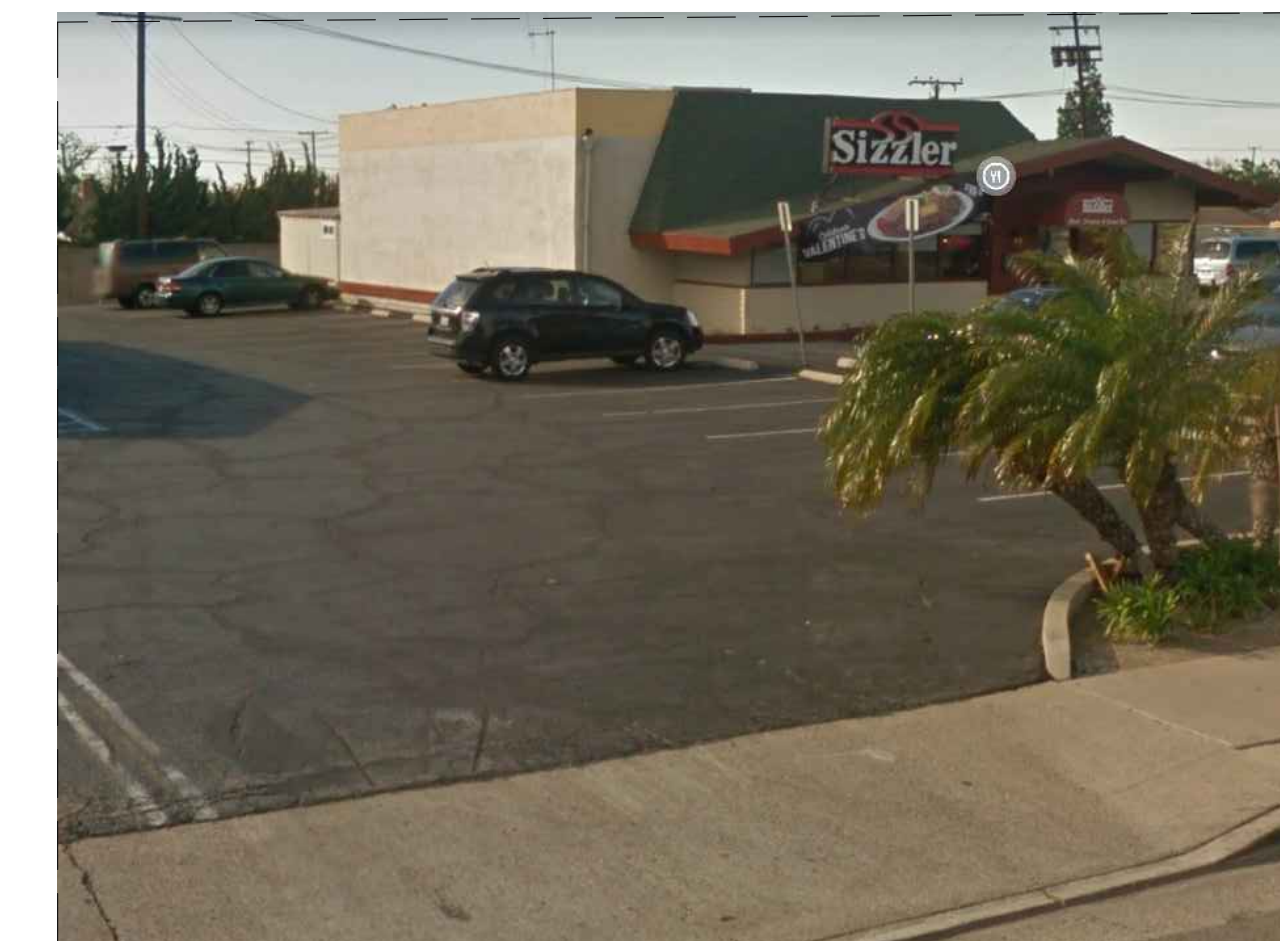
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Petrosi
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1300 BRISTOL ST. NORTH STE. 270
NEWPORT BEACH, CA 92660

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POPEYES

PROJECT

POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

SITE PHOTO

CHECKED BY:

DATE: 4-22-2021

ISSUED FOR:

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PLAN CHECK

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CONSTRUCTION

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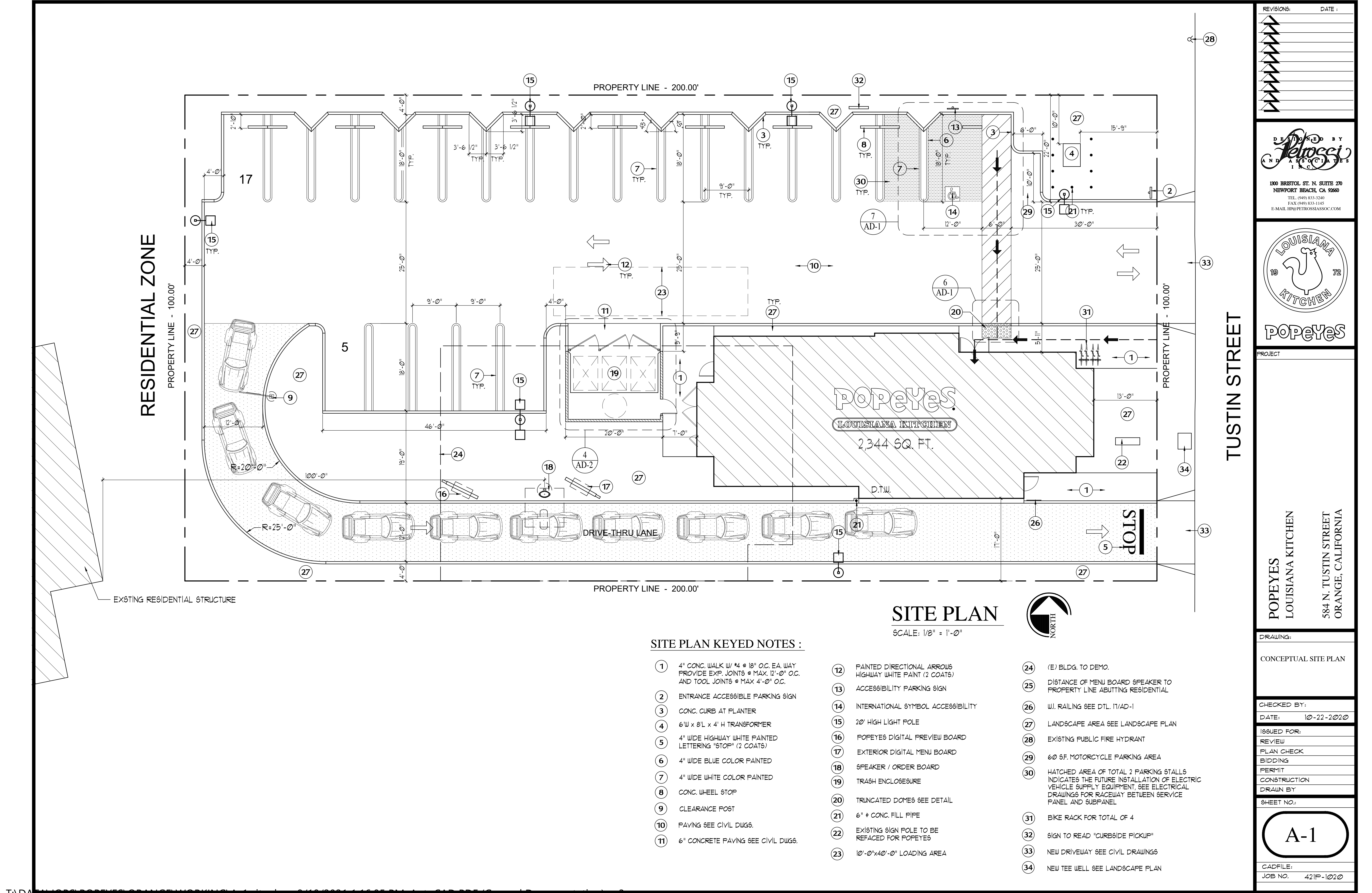
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JOB NO. 421P-1020



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LOUISIANA KITCHEN



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LOUISIANA KITCHEN

584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

CONCEPTUAL SITE PLAN

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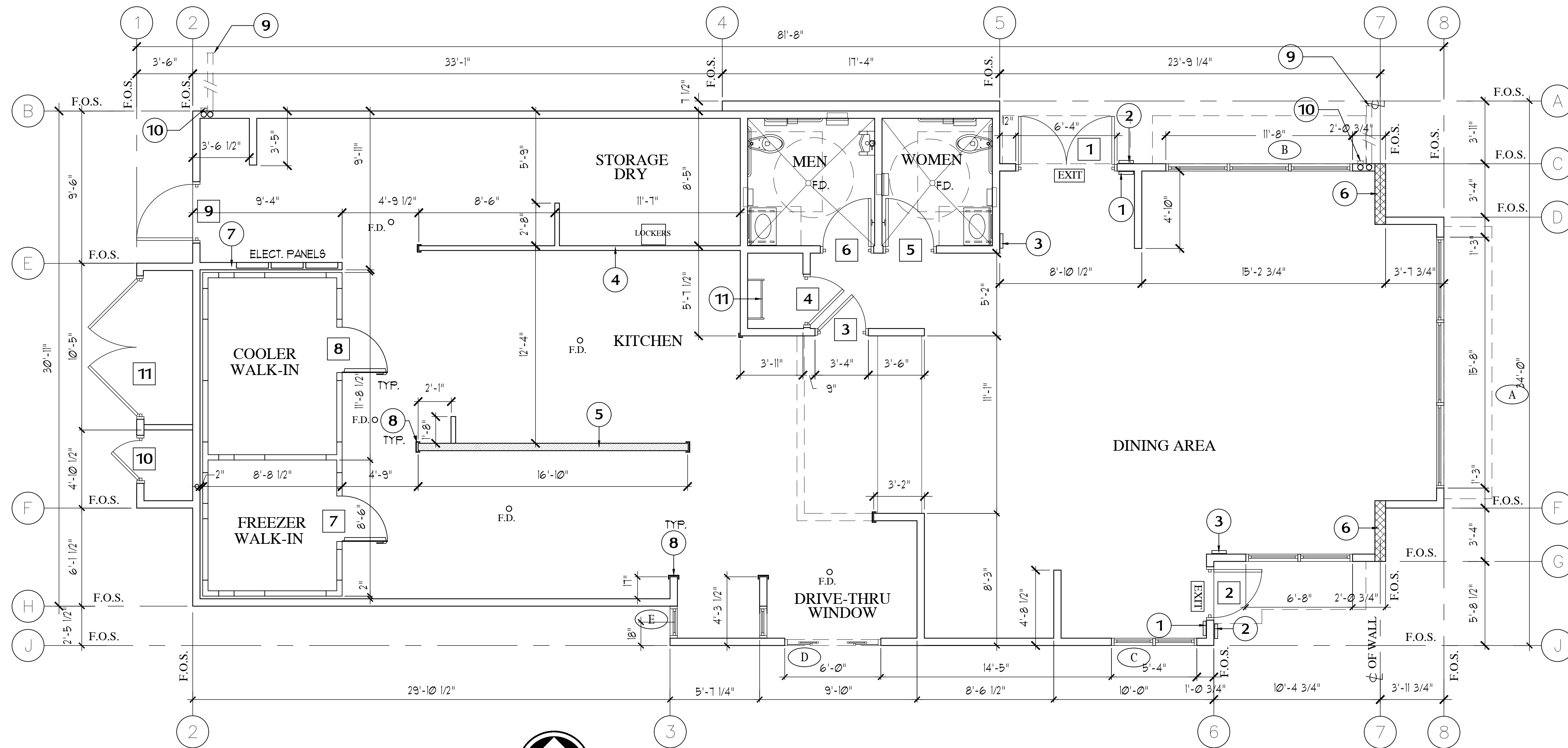
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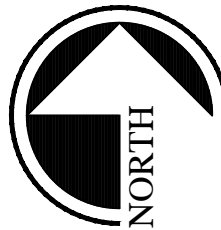
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FLOOR PLAN LAYOUT

1/4"=1'-0"



NOTES :

- 1- ALL WALLS ARE 2x6 STUDS UNO.
- 2-FOR EXTERIOR WALLS REFER TO STRUCTURAL DRAWINGS.
- 3-ALL PLUMBING AND UTILITY WALLS SHALL BE 2x6 UNO.

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 ØØ32" 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" AFF. 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 51"
- 4 2 x 4 STUDS @ 16" O.C.
- 5 6" x 2Ø 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 9/5-Ø.
- 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 SHELVEY, 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 MANUFACTURERS' 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 FRAMING TO BE 25 GA. UNLESS NOTED OTHERWISE (UNO.).
- 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 UNO.
- 6. ALL INTERIOR WALLS THAT ARE NOT SHEAR WALLS TO BE ANCHORED W/ 5/8" DIA. EXPANSION ANCHORS AT 6'-Ø" O.C. SEE STRUCTURAL DWGS. FOR SHEAR WALL ANCHORS.

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POPEYES
LOUISIANA KITCHEN
584 N. TUSTIN STREET
ORANGE, CALIFORNIA

DRAWING:

FLOOR PLAN

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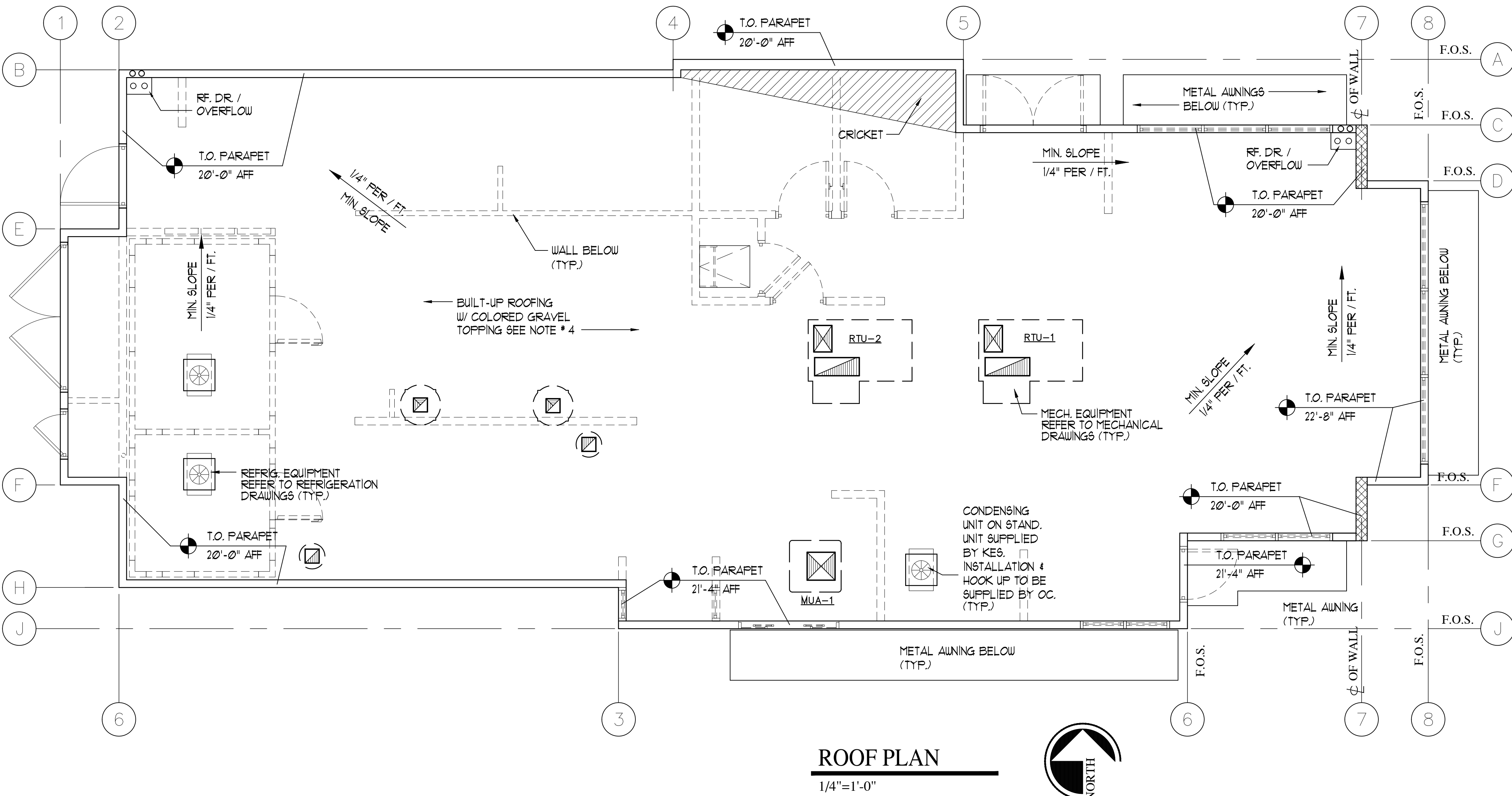
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ROOF PLAN
1/4"=1'-0"

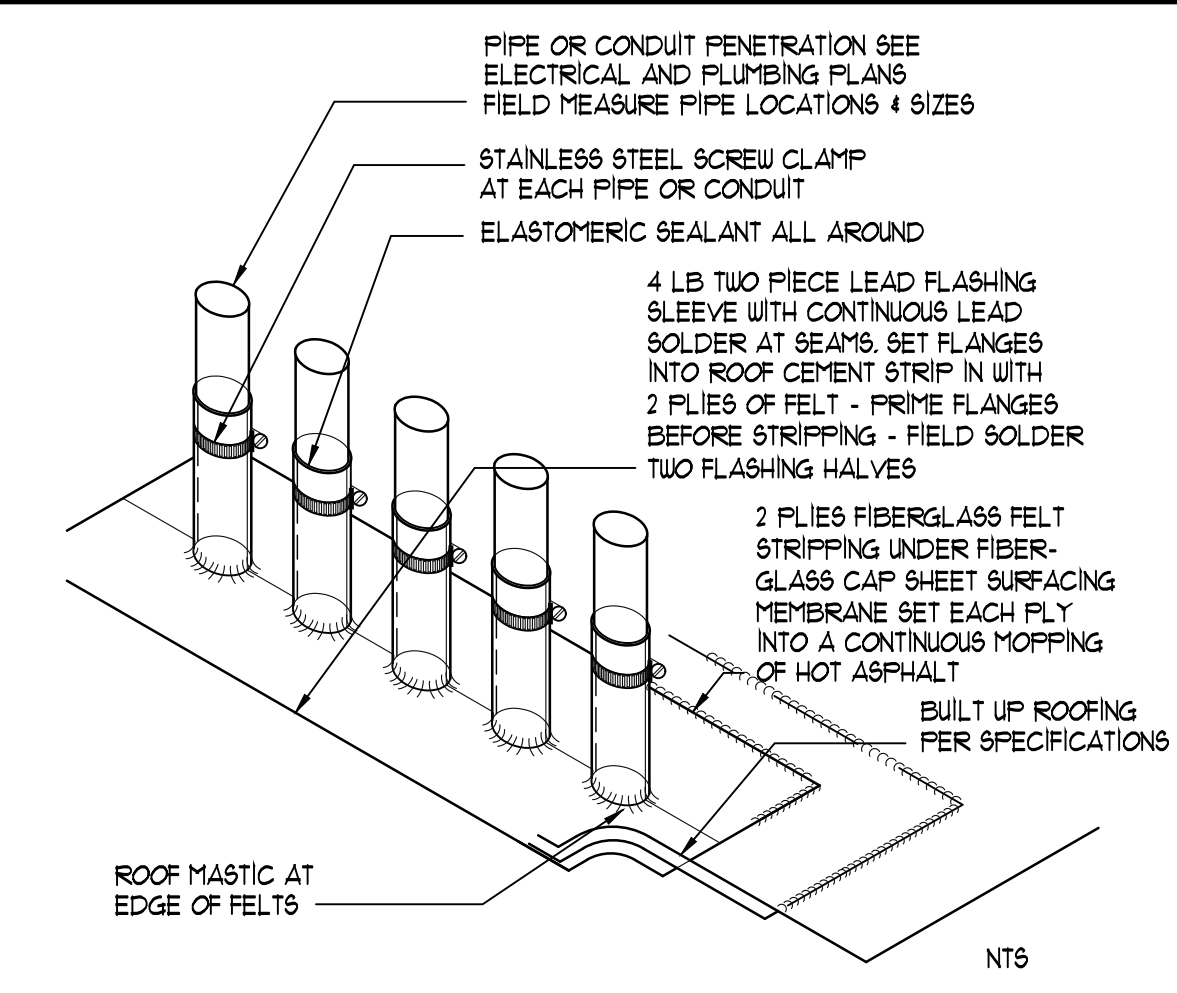
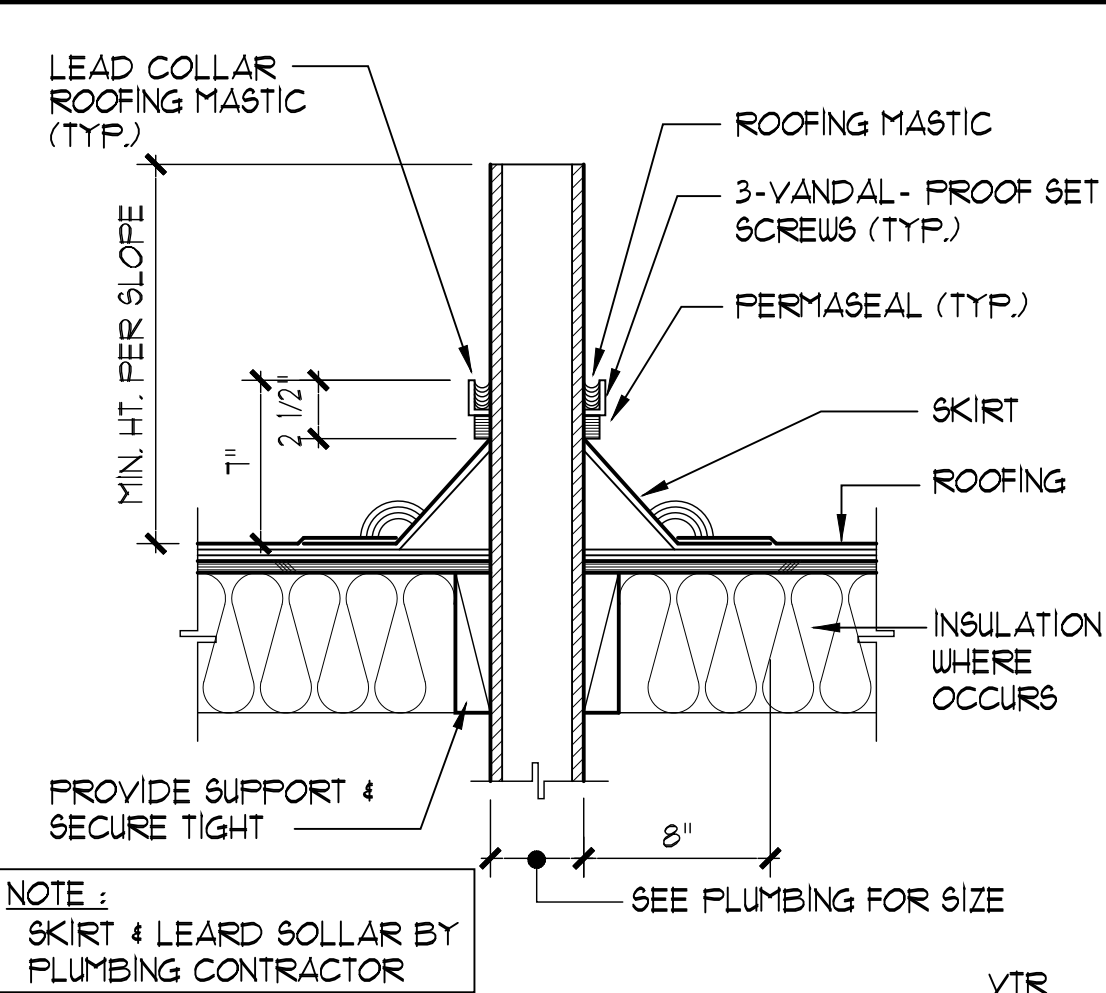
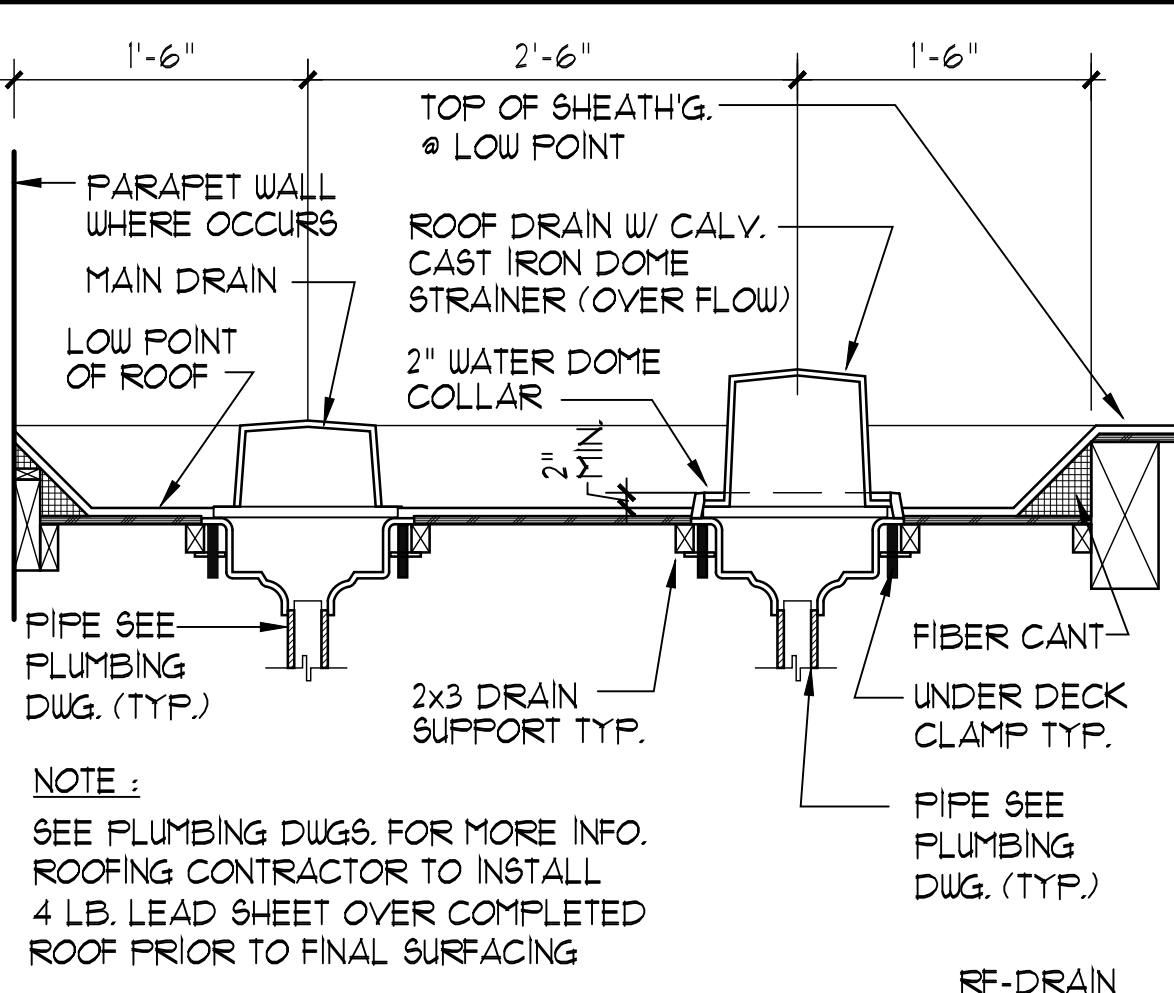
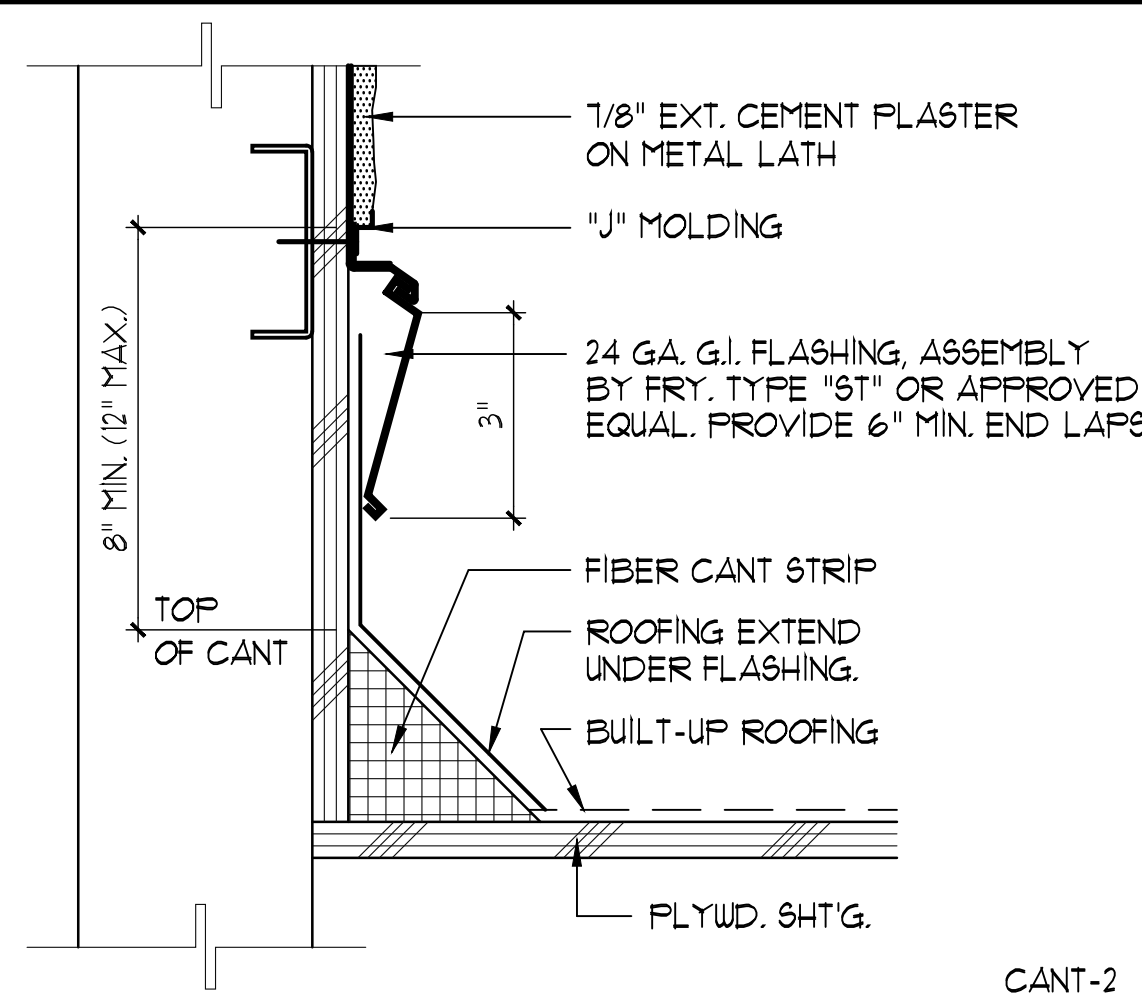


ROOF PLAN NOTES:

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 * TGFJR 10161
5. ATTIC SPACES SHALL BE DIVIDED WITH DRAFTSTOPS 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
-



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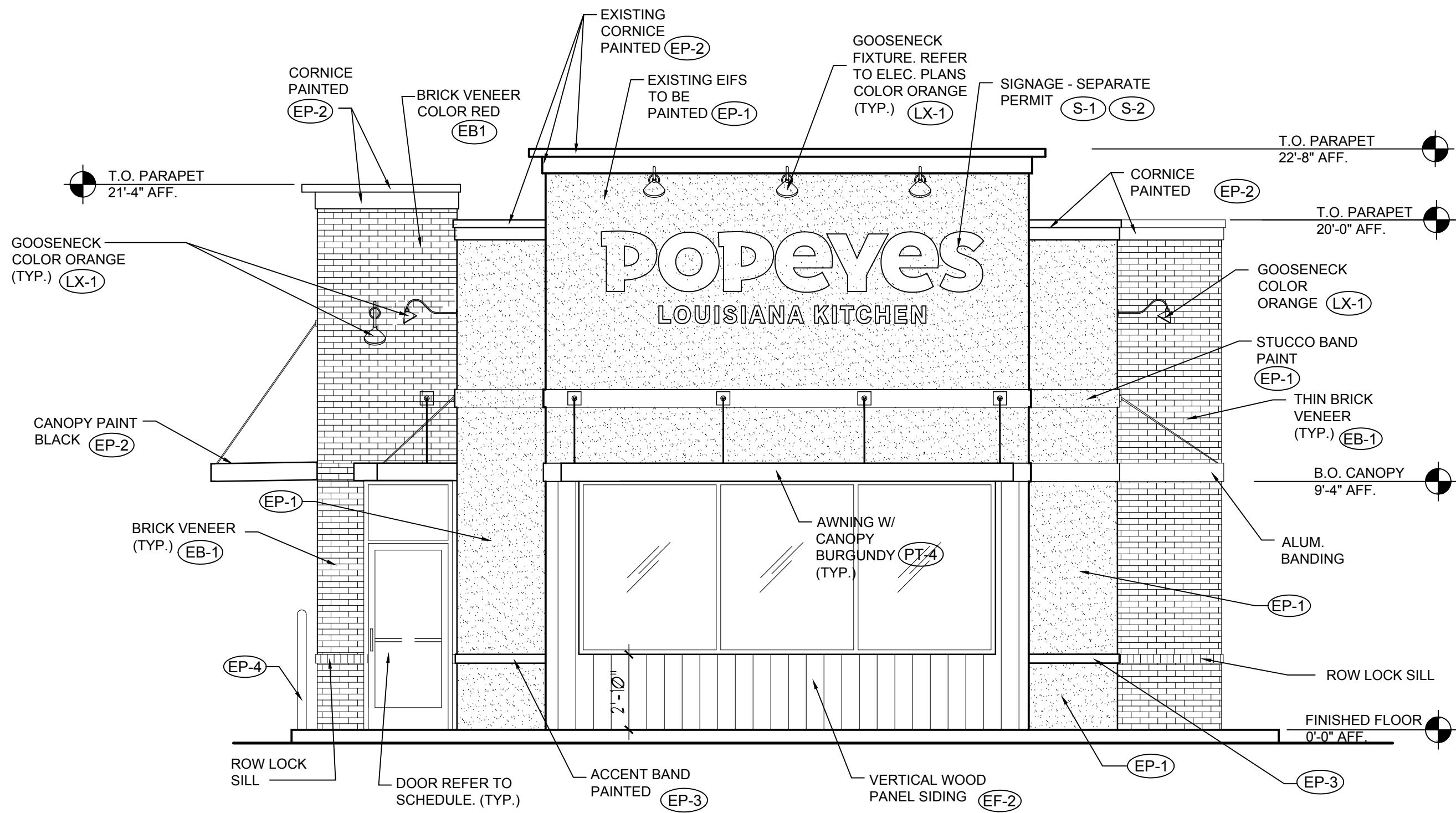
POPEYES
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ORANGE, CALIFORNIA

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POPEYES LOUISIANA KITCHEN - EXTERIOR						
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)						
05/06/20	CODE	MATERIAL	LOCATION	MANUFACTURER	PRODUCT COLOR PRIMER: PAINT:	DESCRIPTION COLOR PRIMER: PAINT:
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE		"WHITE" OC-125 Moonlight White
	EP-2	EXTERIOR PAINT	PARAPET TRIM			"BLACK" 2120-20 Black Iron
	EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW			"GRAY" HC-170 Stonington Grey
	EP-4	EXTERIOR PAINT	BOLLARDS, PYLON POLE AND DIRECTIONAL SIGN POLES			"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 Gloss	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: Alicathic Acrylic Urethane Clear Gloss	ANTI-GRAFFITI PAINT M74-007 / M75 2 COATS ON FULL FACADE SURFACE
	EF-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHHA	VINTAGE WOOD	CEDAR
	EB-1	BRICK	EXTERIOR TOWERS	DESIGN AND DIRECT SOURCE	ARCHITECTURAL URBAN SERIES	FLAGSTAFF
				Matt Stephenson (e) 770-805-9466 mstephenson@nichha.com		
				Allison Piche apiche@ccreslivematerials.com (e) 518-713-5395		

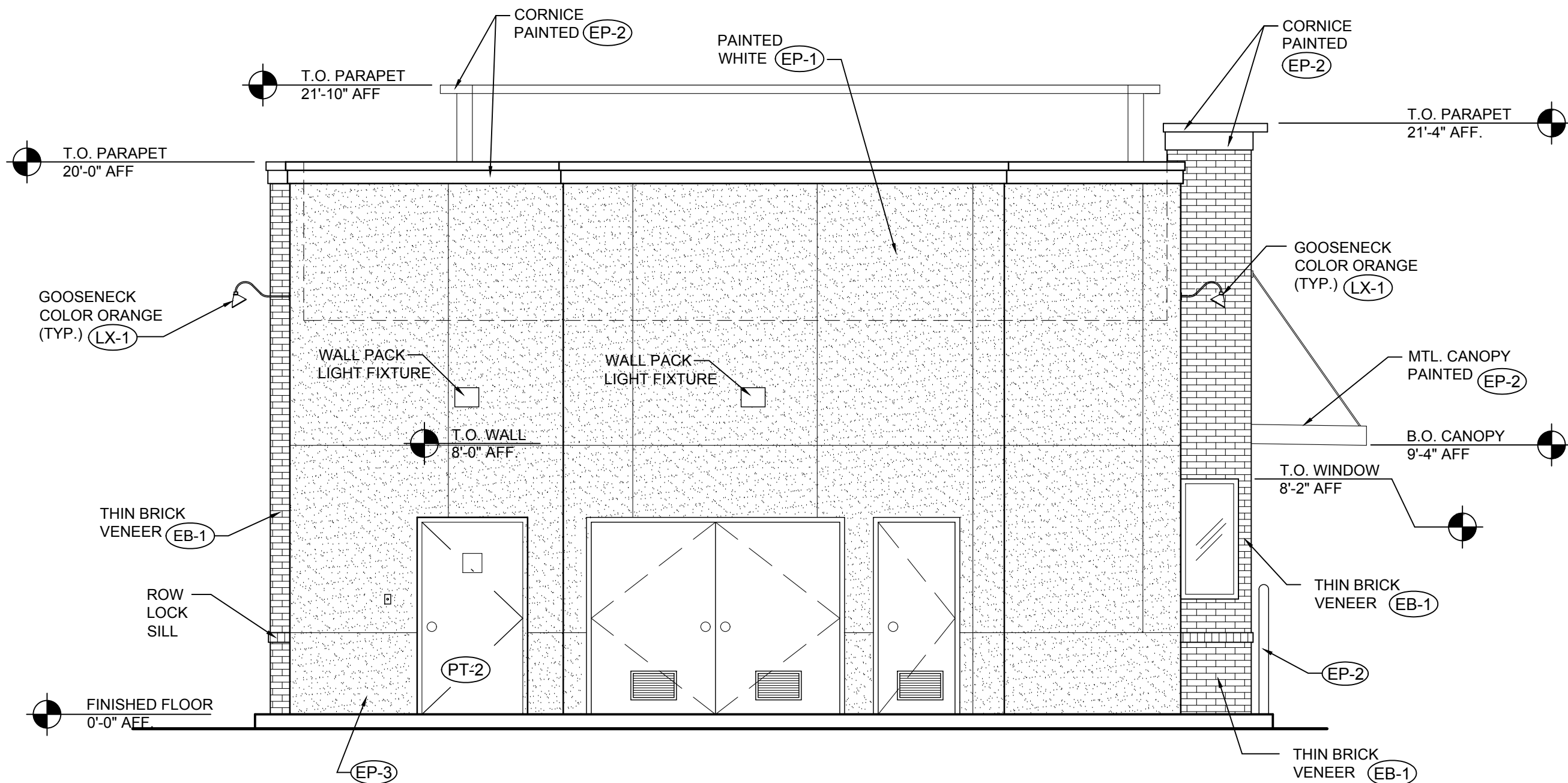
POPEYES LOUISIANA KITCHEN - LIGHTING						
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)						
5/6/2020	TYPE	LOCATION	MANUFACTURER	EXTERIOR FIXTURES CATALOG NUMBER	COLOR TEMP	WATTAGE
	LX-1	EXTERIOR WALL	HERMETAGE	MODEL: H-HUPPDA7004R FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W
	LX-2	FLAT CANOPY	HERMETAGE	MODEL: E-CANOLIGHT #E-CP3,04CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED
TYPE	LOCATION	MANUFACTURER	INTERIOR FIXTURES CATALOG NUMBER	COLOR TEMP	WATTAGE/VOLTAGE	ADDITIONAL INFORMATION
L-1	COMMUNITY TABLE	HERMETAGE	MODEL: H-HUP2STPNSLN FINISH: 101 BRUSHED ALUMINUM (CANOPY PLATE), 01-BLACK (STEM), 07-BED (TOP OF SHADE), 101 OR 118 (BLOW, COUPLINGS), 93-WHITE (INTERIOR SHADE)	9,12W (WARM WHITE)	9,12W	
L-2	FAMILY NOOK	HERMETAGE	MODEL: H-PP1B8HDROP FINISH: RED (SHADE), 11-SATIN STEEL (STEM & CANOPY), 03AL (GLOBE)	1-MEDIUM BASE INC	100W	
L-3	CENTER BOOTH ELEMENT	HERMETAGE	MODEL: H-CS54GBL FINISH: DARK ORANGE, 93-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: SLB.	LED 2700K		MOUNTING INSTRUCTIONS: FLAT CANOPY (1LT), TO HAVE RIDGE STEM.
L-5	DINING FRONT SERVICE COUNTER, AND RESTROOM CEILING	LST	MODEL: POLKABO-LED-07-30-120-PT06ADPHSGNC 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 COLOR PRIMER: PAINT:	DESCRIPTION COLOR PRIMER: PAINT:
	P-1	INTERIOR PAINT	BEADBOARD/BRICK WALLS & SOFFIT/CEILING	BENJAMIN MOORE		"WHITE" OC-68 Distinct Gray
	P-2	INTERIOR PAINT	DOOR FRAME			"BLACK" 2123-20 Black Jack
	P-3	INTERIOR PAINT	BRICK ACCENT			"ORANGE" SW 6886 Inexpensive
	P-4	INTERIOR PAINT	RESTROOM WALLS AND LED CHICKEN GRAPHIC	SHERWIN		"TEAL" OC-669 Oceanic Teal
	BR-1	THIN BRICK	DINING ROOM ACCENT WALLS	BRICK-IT	SPECS: New York Used Brick Finish paint P-1	COLOR: "WHITE" OC-68 Distinct Gray
	F-1	BEADBOARD	DINING ROOM ACCENT WALLS	NAWTUCKET BEADBOARD	SPECS: Finish paint P-1	COLOR: "WHITE" OC-68 Distinct Gray
	TL-1	BASE TILE	WALL BASE	CREATIVE MATERIALS CORP	SPECS: Business State GROUT: MADEI	COLOR: "White" GROUT COLOR: Ultracolor Plus - Iron #107
	TL-2	FIELD TILE	DINING ROOM	CREATIVE MATERIALS CORP	SPECS: Business State GROUT: MADEI	COLOR: "White" GROUT COLOR: Ultracolor Plus - Iron #107
	TL-3	RESTROOM TILE	RESTROOM FLOOR & WALLS	CREATIBRIVE MATERIALS CORP	SPECS: Business State GROUT: MADEI	COLOR: "White" GROUT COLOR: Ultracolor Plus - Iron #107
	TL-4	WALL TILE	FRONT SERVICE COUNTER WALL	CREATIVE MATERIALS CORP	SPECS: Glazed Thin Brick GROUT: MADEI	TILE COLOR: White Gloss GROUT COLOR: Ultracolor Plus - Pearl Gray #19
	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 Scating Concepts order



EAST ELEVATION

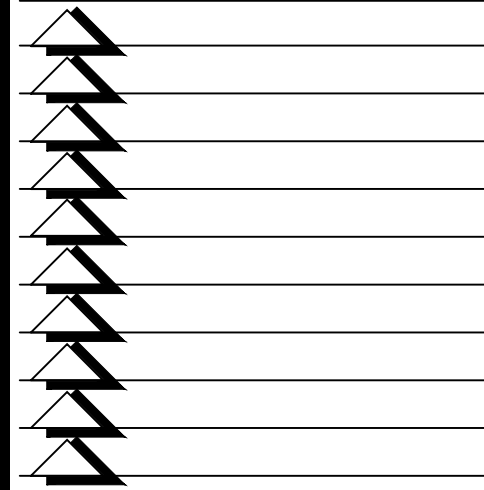
1/4"=1'-0"



WEST ELEVATION

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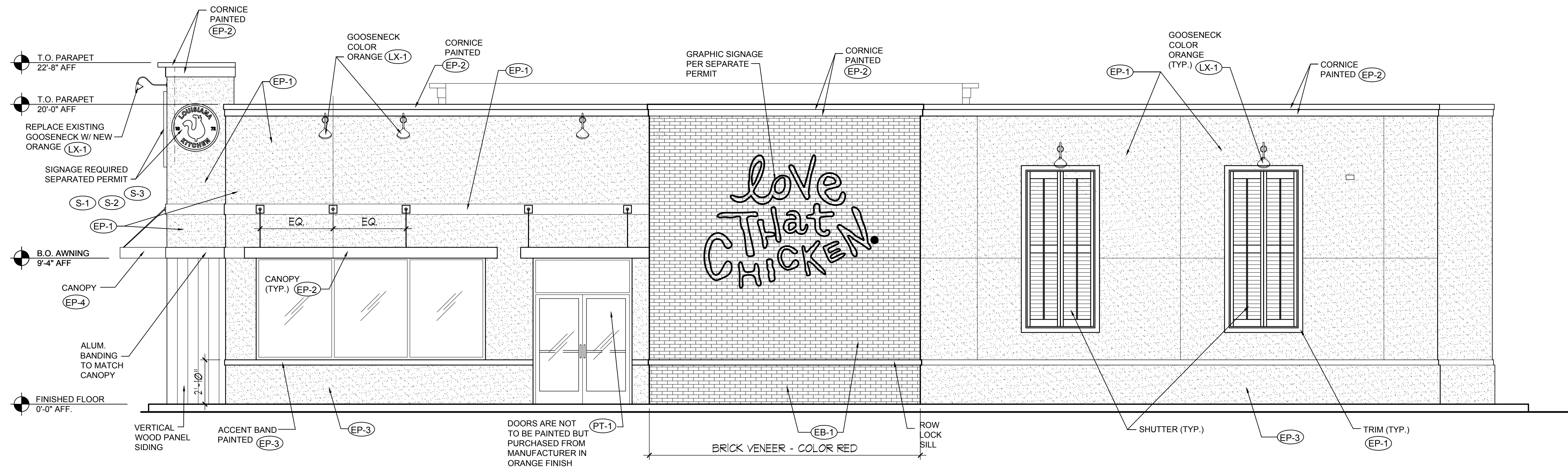
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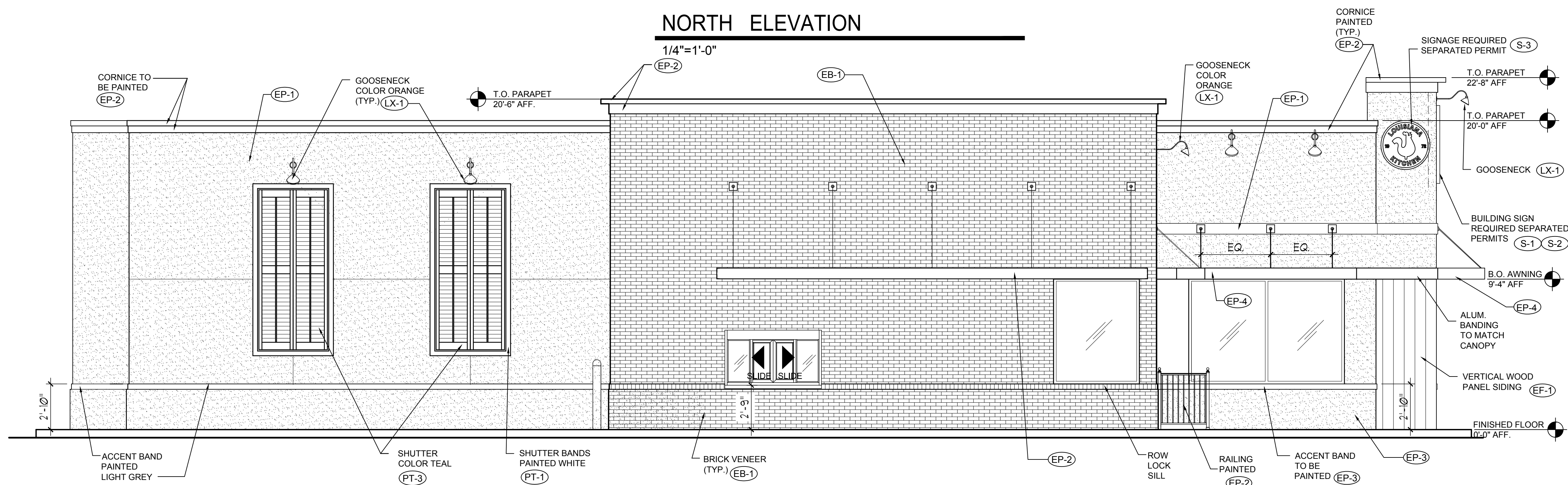
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NORTH ELEVATION



SOUTH ELEVATION

POPEYES LOUISIANA KITCHEN - EXTERIOR						
EXTERIOR MATERIALS & FINISH SCHEDULE (not all specs are used on every project)						
05/06/20	CODE	MATERIAL	LOCATION	MANUFACTURER	DESCRIPTION	ADDITIONAL INFORMATION
	EP-1	EXTERIOR PAINT	MAIN WALL SURFACE ABOVE WAINSCOT ACCENT TRIM	BENJAMIN MOORE	PRODUCT: "WHITE" PRIMER: PAINT:	Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 email: rodger.lipman@benjaminmoore.com
	EP-2	EXTERIOR PAINT	PARAPET TRIM		PRODUCT: "BLACK" PRIMER: PAINT:	
	EP-3	EXTERIOR PAINT	WAINSCOT ACCENT TRIM AND BELOW		PRODUCT: "GRAY" PRIMER: PAINT:	
	EP-4	EXTERIOR PAINT	BOLLARDS, Pylon POLE AND DIRECTIONAL SIGN POLES		PRODUCT: "RED" PRIMER: PAINT:	
	EP-5	METAL/PAINT	DRIVE THRU WINDOW CANOPY	BENJAMIN MOORE	PRODUCT: "FACTORY FINISH BLACK" PRIMER: PAINT:	Contact: RODGER LIPPMAN, ARCHITECTURAL ACCOUNT EXECUTIVE phone: (800) 344-0400 Ext 5240 email: rodger.lipman@benjaminmoore.com
	EP-7	EXTERIOR PAINT	DUMSPETER WALLS		PRODUCT: "FACTORY FINISH BLACK" PRIMER: PAINT:	
	EP-7	EXTERIOR PAINT	DUMSPETER GATES		PRODUCT: "FACTORY FINISH BLACK" PRIMER: PAINT:	
	EP-8	EXTERIOR PAINT	ALL EXTERIOR WALLS		PRODUCT: "ANTI-GRAFFITI PAINT" PRIMER: PAINT:	
	EP-1	WOODEN SIDING PANEL	EXTERIOR WALLS	NICHHA	PRODUCT: "CEDAR" PRIMER: PAINT:	Contact: Matt Stephenson (o) 770-905-9466 mstephenson@nichha.com

POPEYES LOUISIANA KITCHEN - LIGHTING							
INTERIOR AND EXTERIOR FIXTURE SCHEDULE (not all specs are used on every project)							
5/6/2020	TYPE	LOCATION	MANUFACTURER	EXTERIOR FIXTURES CATALOG NUMBER	COLOR TEMP	WATTAGE	ADDITIONAL INFORMATION
	LX-1	EXTERIOR WALL	HERMITAGE	MODEL: H-HLPR8A3Y044L FINISH: CUSTOM COLOR ORANGE 4000 LUMENS	LED2, 3500K	38W	
	LX-2	FLAT CANOPY	HERMITAGE	MODEL: E-CONOLIGHT #E-CP2LD4CS 36 LED MODULES/ 4100 LUMENS	COOL WHITE 5000K	42W LED	

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INTERIOR LADDER	N.T.S.	18
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ROOF HATCH	N.T.S.	19
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WALL BRACKET DETAIL	N.T.S.	20
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SUSPENDED CEILING	NT5	14
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TACTILE EXIT SIGN	N.T.S.	16
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TRASH E

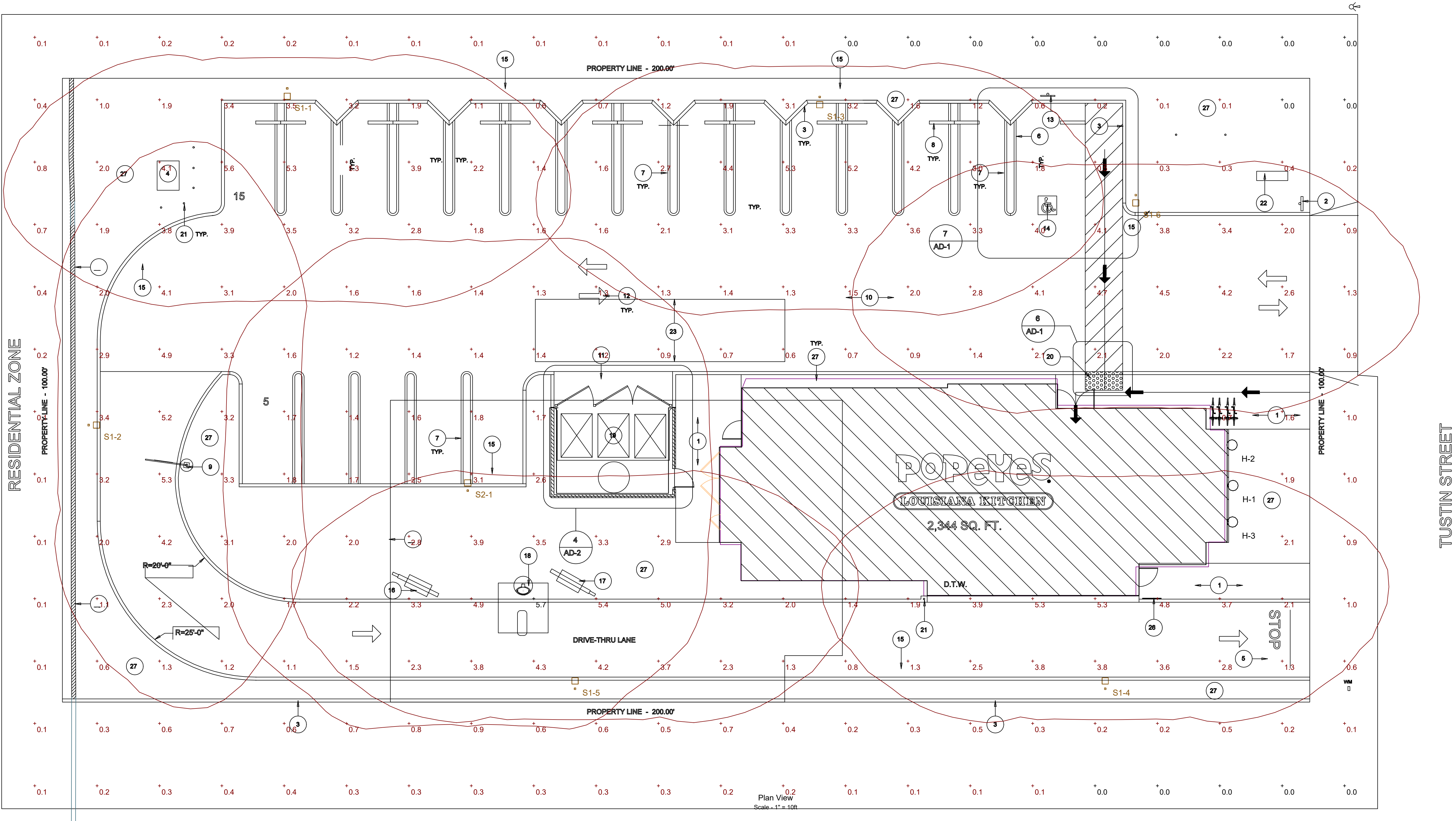
ENCLOSURE

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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

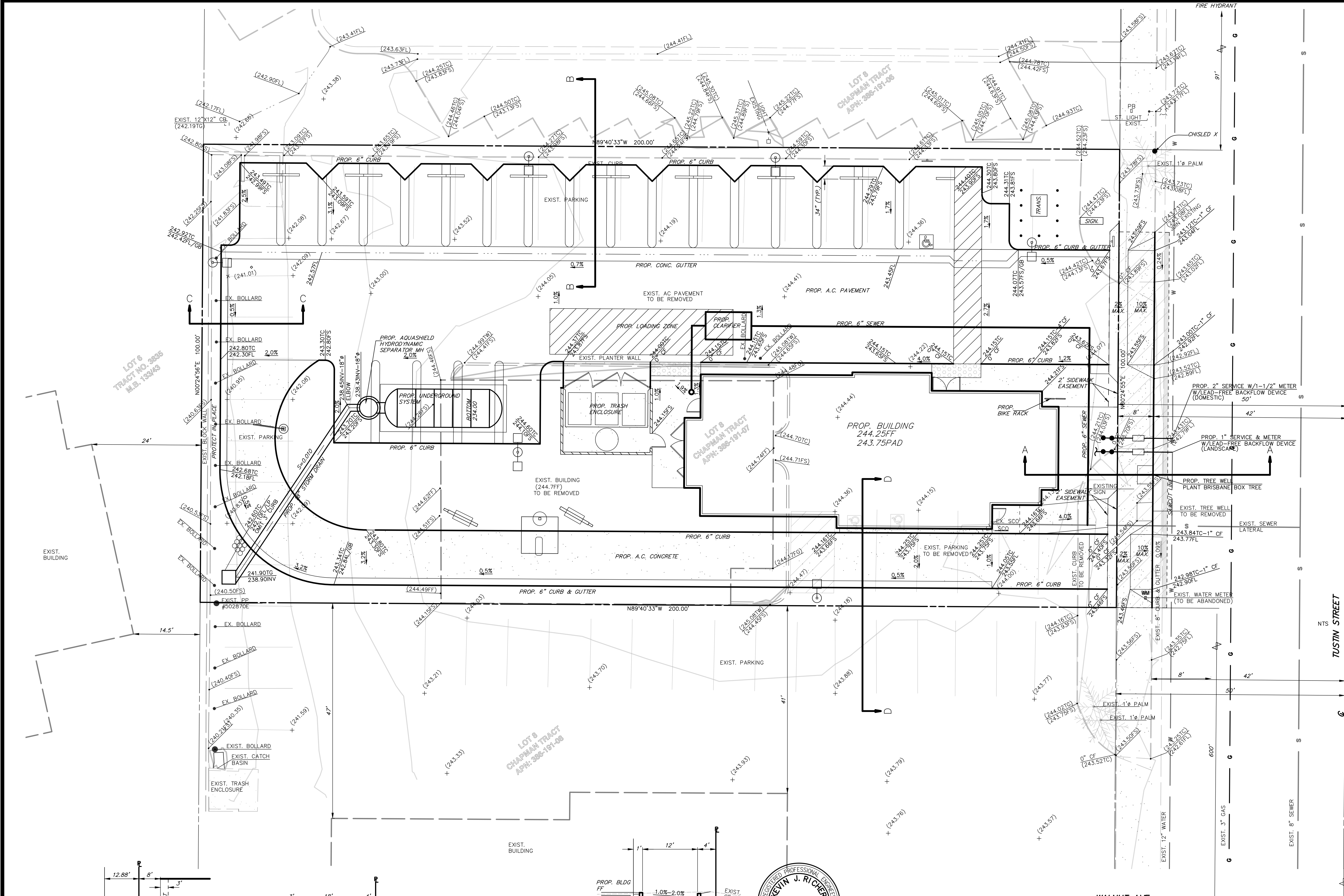
Luminaire Locations						
Location						
No.	Label	X	Y	Z	MH	Orientation
1	H	147.48	-501.57	10.00	10.00	0.00
2	H	147.33	-495.07	10.00	10.00	0.00
3	H	147.40	-507.42	10.00	10.00	0.00
1	S1	-4.16	-437.91	16.00	16.00	180.00
2	S1	-35.99	-491.88	16.00	16.00	90.00
3	S1	81.22	-439.27	16.00	16.00	180.00
4	S1	126.99	-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



POPEYES
CITY OF ORANGE
SITE PHOTOMETRICS

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

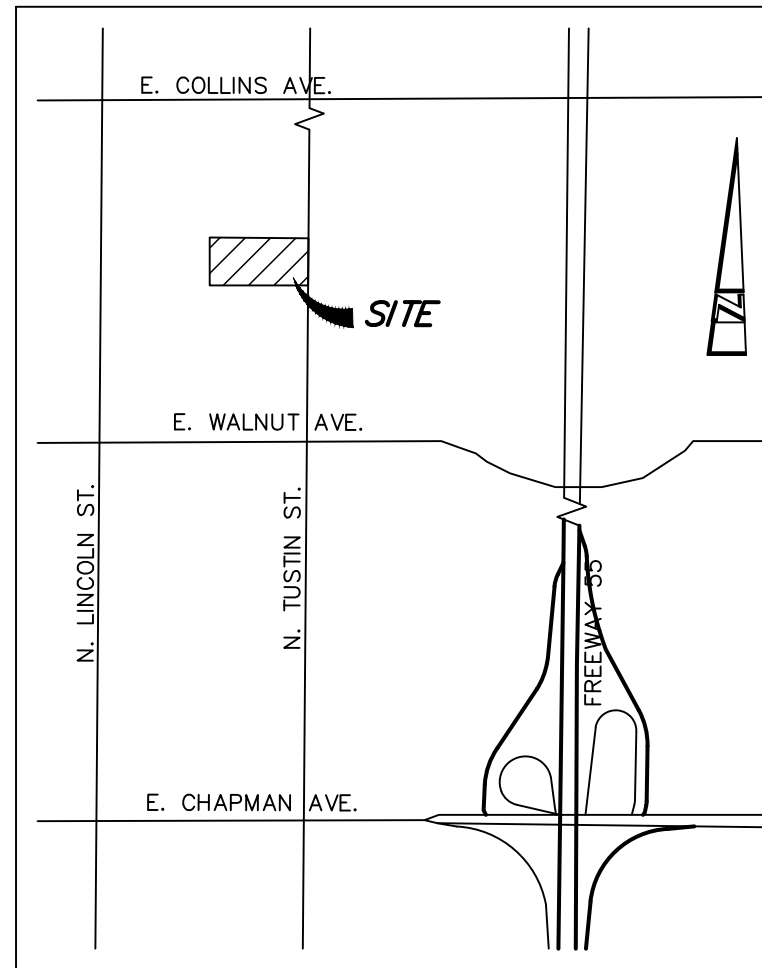
Summary



- 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
 - TOF TOP OF SLOPE
 - ROS RATE OF SLOPE
 - TOS TOE OF SLOPE
 - S- EXISTING SEWER
 - W- EXISTING WATER
 - EXISTING FIRE HYDRANT
 - EXISTING FDC
 - EXISTING WATER VALVE
 - EXISTING GAS METER
 - EXISTING WATER METER
 - EXISTING PULL BOX
 - EXISTING ICV
 - EXISTING STREET LIGHT
 - EXISTING CONTOUR
 - FINISH CONTOURS
 - DAYLIGHT LINE
 - REMOVAL
 - EXIST. CONCRETE
 - CONCRETE
 - ASPHALT PAVING
 - OVERLAY



SCALE: 1"=10'



VICINITY MAP



SECTION D-D

SECTION C-C

SECTION B-B

SECTION A-A

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

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:	JOB NO.
4/26/2021	6314
DRAWN BY:	SCALE
RR	1"=10'
DESIGNED BY:	SHEET 1
KJR	OF
CHECKED BY:	1 SHEETS

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

WATER EFFICIENT LANDSCAPE WORKSHEET							
ORANGE, CA							
Reference Evapotranspiration (ET ₀):				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 Description
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)
ET₀ 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)
(ET₀)(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 minimum)
1 Trees in center island

Number of trees total: 19 Trees

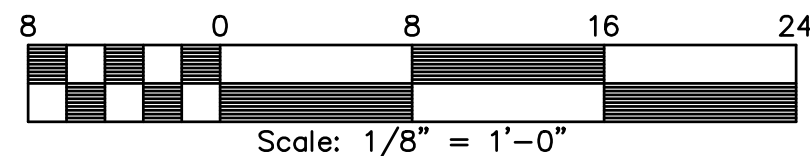
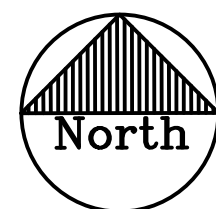
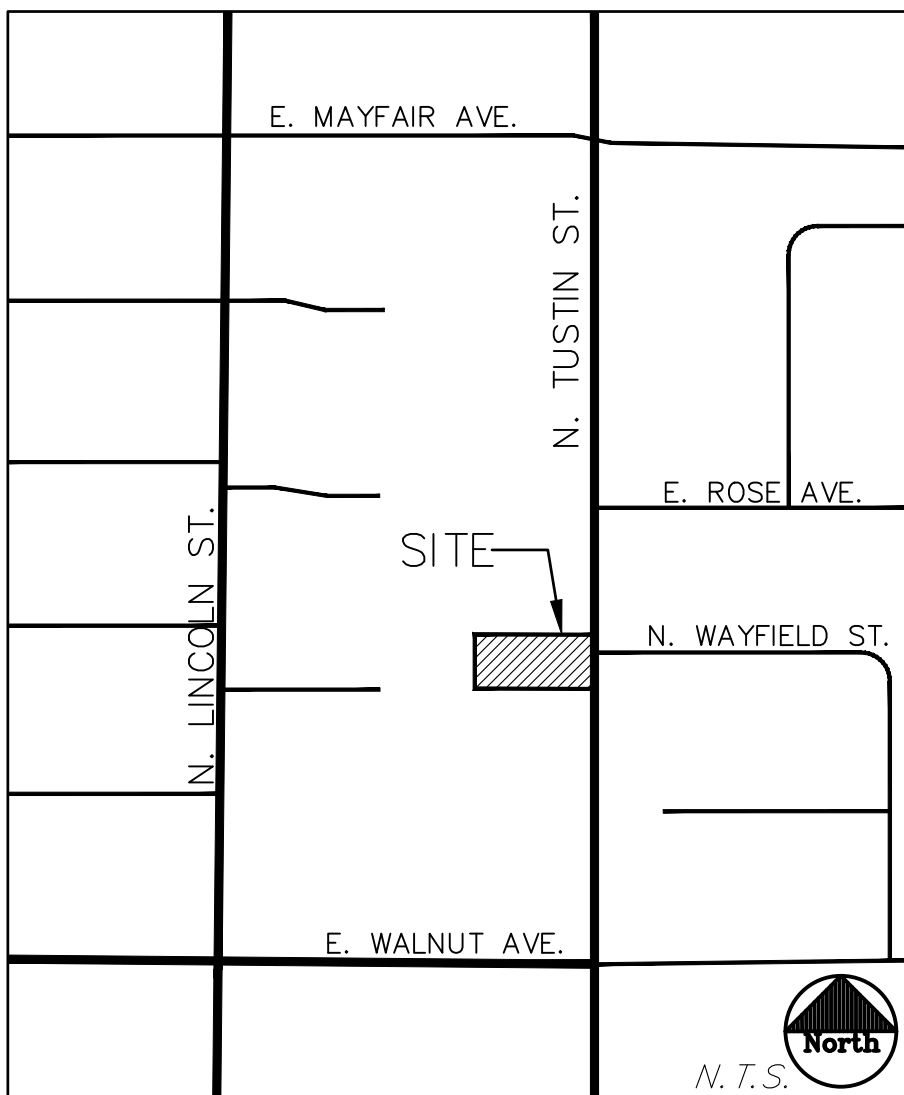
NOTES:

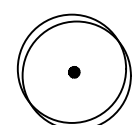
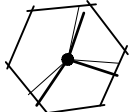
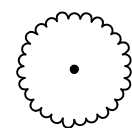
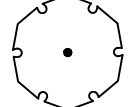
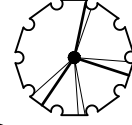
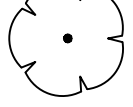
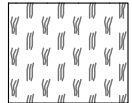
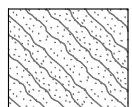
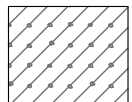
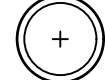
- Quantities shown on plant list are to be verified by Contractor.
- Any trees planted within five feet of curbs or paving shall be installed with a root barrier per detail.
- Trees in street-side setback areas shall be minimum 36" box size.

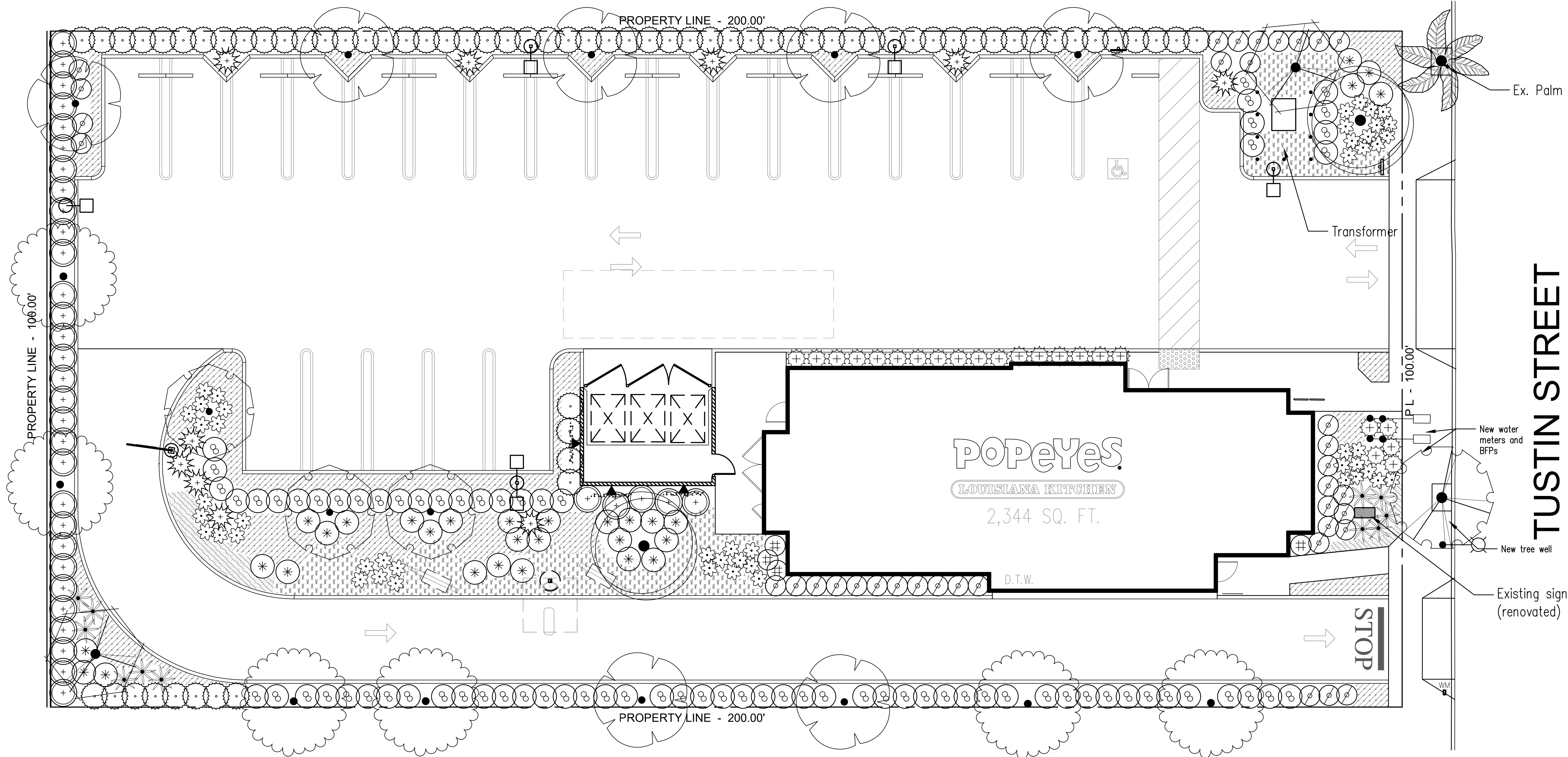
IRRIGATION NOTES:

- 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	SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Arbutus x `Marina` Marina Strawberry Tree	24" Box	L		Myrtus communis `Compacta` Dwarf Myrtle	5-gal.	L
	Cercis occidentalis Western Redbud	36" Box	L		Nandina domestica Heavenly Bamboo	5-gal.	L
	Geijera parviflora Australian Willow	24" Box	L		Westringia fruticosa `Wynabbie Gem` Wynabbie Gem Coast Rosemary	5-gal.	L
	Lagerstroemia indica x fauriei `Natchez` Natchez Crape Myrtle	24" Box	M	VINES	BOTANICAL / COMMON NAME	SIZE	WUCOLS
	Lophostemon confertus Brisbane Box	24" Box	M		Ficus repens Creeping Fig	5-gal.	M
	Prunus cerasifera `Krauter Vesuvius` Purple Leaf Plum	24" Box	M	GROUND COVERS	BOTANICAL / COMMON NAME	SIZE	WUCOLS
PALMS	BOTANICAL / COMMON NAME	SIZE	WUCOLS		Achillea millefolium Common Yarrow	Flats	L
	Archontophoenix cunninghamiana King Palm	Existing			Dymondia margaretae Silver Carpet Dymondia	1-gal	L
SHRUBS	BOTANICAL / COMMON NAME	SIZE	WUCOLS		Lantana montevidensis Trailing Lantana (mix white & purple)	1-gal	L
	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				



REVISIONS	BY

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La Verne, CA 91750-2371
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Email: royaloakdesign@verizon.net

CONCEPTUAL LANDSCAPE PLAN
PROJECT: POPEYES LOUISIANA KITCHEN
ADDRESS: 584 N. TUSTIN STREET, ORANGE, CA



DRAWN
S.L. / J.S.
DATE
6/10/2021
SCALE
1/8" = 1' - 0"
JOB NO.
5402
SHEET



POPEYES
LOUISIANA KITCHEN



LOVE
THAT
CHICKEN

CLEARANCE 9'-0"
CLEARANCE 9'-0"

