



POPEYES

CONVERSION

110 EAST FOOTHILL BLVD, POMONA, CA. 91767

POPEYES LOUISIANA KITCHEN, INC.
2124 PROTOTYPE

- A. ALL WORK SHALL CONFORM TO THE 2019 EDITION OF THE CALIFORNIA BUILDING CODE, AND ALL OTHER APPLICABLE CODES, STANDARDS, AND REGULATIONS OF THE CITY OF POMONA AND COUNTY OF LOS ANGELES.
- B. IT IS INTENDED THAT A COMPLETE OCCUPIABLE BUILDING PROJECT IS PROVIDED.
- C. THE GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION (A.I.A. A201 LATEST EDITION) ARE A PART OF THESE CONTRACT DOCUMENTS. A COPY IS ON FILE AT THE ARCHITECT'S OFFICE.
- D. DRAWINGS ARE BASED ON A SURVEY, DATED 9/30/17 PREPARED BY COMMERCIAL DEVELOPMENT RESOURCES AND IS INCLUDED IN THESE DOCUMENTS.
- E. THIS BUILDING HAS BEEN DESIGNED IN ACCORDANCE WITH THE RECOMMENDATIONS OF A GEOTECHNICAL INVESTIGATION DATED, THE REPORT IS PART OF THESE CONTRACT DOCUMENTS, AND THE CONTRACTOR IS RESPONSIBLE FOR CARRYING OUT ITS RECOMMENDATIONS, THOUGH SOME MAY NOT BE SPECIFICALLY DETAILED ON THE PLANS.
- F. DO NOT SCALE THESE DRAWINGS. VERIFY ALL DIMENSIONS AND CONDITIONS IN THE FIELD. ANY DISCREPANCIES IN THESE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO STARTING WORK.
- G. ALL PROPOSED SUBSTITUTIONS SHALL BE APPROVED BY THE YUM BRANDS CONSTRUCTION MANAGER, IN WRITING, PRIOR TO INSTALLATION.
- H. RETAIN THE PROJECT GEOTECHNICAL ENGINEER TO PROVIDE OBSERVATION AND TESTING SERVICES DURING THE GRADING (INCLUDING UTILITY TRENCHES) AND FOUNDATION PHASE OF CONSTRUCTION AS RECOMMENDED IN THE GEOTECHNICAL REPORT. ALL TESTING AND INSPECTION REPORTS, INCLUDING FINAL SUMMATION LETTER, SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT AND OWNER. G.C. SHALL CERTIFY PAD ELEVATION PRIOR TO START OF FOUNDATION WORK.
- I. SUBMIT PAY FEES AND OBTAIN ALL PERMITS ASSOCIATED WITH THE PROJECT EXCEPT GENERAL BUILDING PERMIT. THIS INCLUDES, BUT IS NOT LIMITED TO ELECTRICAL, MECHANICAL, PLUMBING, FIRE SPRINKLER, HOOD ANSUL, OR OTHER RELATED FIRE PERMITS, ENCROACHMENT PERMIT, ETC. YUM BRANDS WILL PAY FOR "CONNECTION FEES" ASSOCIATED WITH UTILITY PERMITS. PAY FOR TEMPORARY FACILITIES FEES AS REQUIRED TO COMPLETE THE THE WORK IN A TIMELY MANNER.
- J. PROVIDE EACH SUBCONTRACTOR WITH A COMPLETE AGENCY-PERMITTED DRAWING SET AT TIME OF CONSTRUCTION.
- K. ALL ABBREVIATIONS INCLUDED FOLLOW INDUSTRY STANDARDS. CONTACT ARCHITECT IF ANY ABBREVIATIONS ARE NOT CLEAR.
- L. GC SHALL SUPPLY AND INSTALL ALL ASPECTS OF THE PROJECT DESCRIBED IN THIS DRAWING SET UNLESS OTHERWISE NOTED. SEE SCOPE OF WORK FOR EXCEPTIONS.
- M. GRAPHIC AND WRITTEN INFORMATION ON DRAWINGS SHALL BE COORDINATED WITH ALL TRADES PRIOR TO INSTALLATION.
- N. ALL MATERIALS STAGED TO BE USED FOR CONSTRUCTION SHALL BE PROTECTED FROM EXCESSIVE MOISTURE. IF THEY ARE EXPOSED TO MOISTURE THEY SHOULD BE ADEQUATELY DRIED BEFORE ENCAPSULATED INTO THE BUILDING.
- O. ALL PAINTS, ADHESIVES, COATINGS AND SEALANTS USED INSIDE THE BUILDING SHALL HAVE A LOW VOC CONTENT.
- P. PLANS FOR THE DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED IN A TIMELY MANNER BUT NOT LESS THAN 30 BUSINESS DAYS PRIOR TO INSTALLATION FOR CITY REVIEW AND APPROVAL.
- Q. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.
- R. THE REGISTERED AND RESPONSIBLE DESIGN PROFESSIONAL SHALL REVIEW THE DEFERRED SUBMITTAL DOCUMENTS AND SUBMIT THEM TO THE BUILDING OFFICIAL, WITH ANNOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND FOUND TO BE IN GENERAL CONFORMANCE TO THE DESIGN OF THE BUILDING.

PROJECT GENERAL NOTES

| NAME | ROOM NAME | ELEV. LETTER |
|------------------------------|----------------|--------------|
| 1 | | X |
| AX.X | | AX.X |
| 2 | | X |
| ELEVATION NUMBER | | X |
| 3 | | X |
| 8'-4" | CEILING HEIGHT | X |
| BLDG. SECTION LETTER | | X |
| BLDG. SECTION SHEET | | X-000 |
| DETAIL NUMBER | | XX |
| DIRECTION OF DETAIL | | X |
| DETAIL SHEET | | X |
| REVISION NUMBER | | X |
| BLDG. HEIGHT REFERENCE POINT | | XXX 000 |

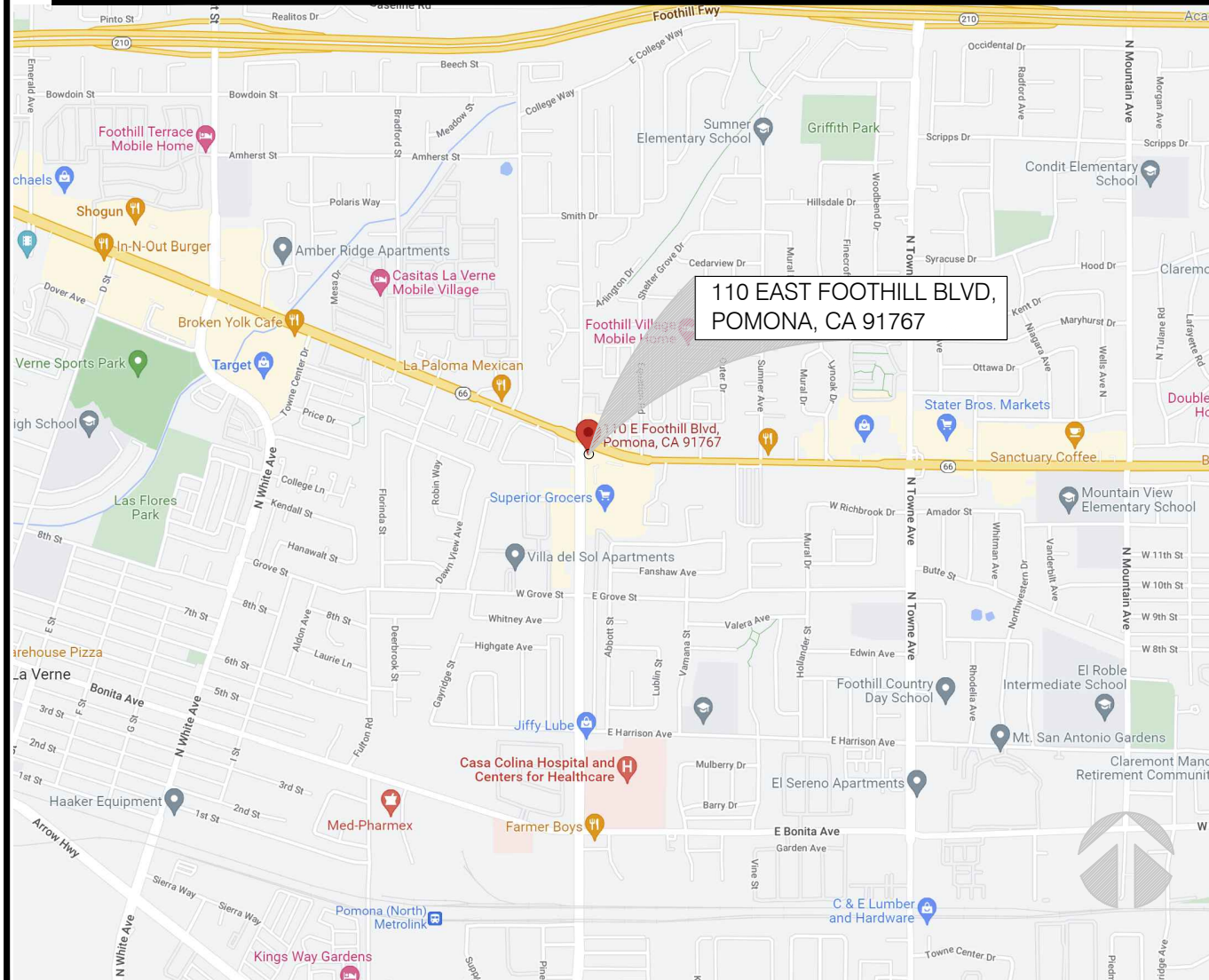
REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL SHEETS FOR SPECIFIC SYMBOLS

GENERAL DRAWING SYMBOLS

ALL REPORTS, PLANS, SPECIFICATIONS, COMPUTER FILES, FIELD DATA, NOTES AND OTHER DOCUMENTS AND INSTRUMENTS INCLUDING ALL DOCUMENTS ON ELECTRONIC DATA, PREPARED BY MARKS ARCHITECTS INC. AS INSTRUMENTS OF SERVICES SHALL REMAIN PROPERTY OF MARKS ARCHITECTS INC.

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OWNERSHIP OF INSTRUMENTS OF SERVICE



VICINITY MAP

| | |
|------------------------|--|
| LEGAL JURISDICTION: | CITY OF POMONA, COUNTY OF LOS ANGELES |
| APPLICABLE CODES: | 2022 CALIFORNIA BUILDING CODE 2022 CALIFORNIA MECHANICAL CODE 2022 CALIFORNIA PLUMBING CODE 2022 CALIFORNIA ELECTRICAL CODE 2022 CALIFORNIA ENERGY CODE 2022 CALIFORNIA GREEN BUILDING CODE POMONA MUNICIPAL CODE |
| PROJECT OWNER: | SG FOOD EXPRESS, INC. |
| ARCHITECT: | MARKS ARCHITECTS INC. |
| ADDRESS: | 110 EAST FOOTHILL BLVD, POMONA, CA 91767 |
| PARCEL No.: | 8367-001-062 |
| LEGAL DESCRIPTION: | REAL PROPERTY IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS: PARCEL 3 OF PARCEL MAP NO. 6435, IN THE CITY OF POMONA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 71, PAGES 5, 6 AND 7 OF PARCEL MAPS, RECORDS OF SAID COUNTY. |
| GROSS BUILDING AREA: | 4,541 SQ.FT. |
| TOTAL SITE AREA: | 27,200 SF |
| BUILDING HEIGHT: | 23'-11" |
| BUILDING LEVELS: | 1 |
| SEATING: | 46 TOTAL |
| PARKING REQUIRED: | 11.2 SPACES SEE SITE PLAN |
| PARKING PROVIDED: | 543 (SHOPPING CENTER) |
| PLANNING ZONE: | POMONA CORRIDORS SPECIFIC PLAN |
| OCCUPANCY: | A2 |
| TYPE OF CONSTRUCTION: | VB NON-SPRINKLERED |
| ZONING CLASSIFICATION: | COMMERCIAL |

| BUILDING AREA AND OCCUPANT LOAD | | | |
|---------------------------------|-----------|-------------|----------------------|
| TYPE | AREA | OCC. FACTOR | OCCUPANTS |
| KITCHEN: | 1,842 SF | 200 | 9.21 |
| DINING ROOM: | 770 SF | 15 | 51.33 |
| RESTROOMS: | 212 SF | 0 | 0 |
| OFFICE (TRAINING ROOM): | 968.75 SF | 100 | 9.68 |
| HALLWAYS + CIRCULATION | 260 SF | 0 | 0 |
| | | | 67.22 = 68 OCCUPANTS |

PROJECT SUMMARY

SCOPE OF WORK:
CONVERSION OF EXISTING 4,541 SF STRUCTURE INTO A FAST FOOD RESTAURANT WITH DRIVE THRU.
SITE WORK INCLUDES INSTALLATION NEW PAVEMENT, PARKING AND LANDSCAPING.
SCOPE OF WORK INCLUDES CONSTRUCTION OF MASONRY TRASH ENCLOSURE AND PARKING LOT LIGHTS.

SCOPE OF WORK

| | |
|-------------------------|---|
| SIGNS | HOOD FIRE SUPPRESSION SYSTEM |
| CANOPIES | GREASE REMOVAL SYSTEM |
| DRIVE THROUGH EQUIPMENT | FIRE ALARM SYSTEM |
| TRUSSES | INSULATED LIQUID CARBON DIOXIDE SYSTEMS |

DEFERRED SUBMITTAL ITEMS

| | |
|---|---|
| PROJECT OWNER SG FOOD EXPRESS, INC 303 E. BASELINE ST. SAN BERNARDINO, CA 92410 CONTACT: HAI ZAIDULL PHONE: (626) 422-9255 | ARCHITECT MARKS ARCHITECTS INC. 2643 FOURTH AVE. SAN DIEGO, CA. 92103 CONTACT: GABRIELA MARKS PHONE: (619) 702-9448 |
| CIVIL ENGINEER COMMERCIAL DEVELOPMENT SERVICES 4121 WESTERLY PLACE #112 NEWPORT BEACH, CA. 92660 CONTACT: AARON ALBERTSON PHONE: (949) 610-8997 | STRUCTURAL ENGINEER LOVELACE ENGINEERING 5930 CORNERSTONE COURT SUITE 100 SAN DIEGO, CA. 92121 CONTACT: MILES LOVELACE PHONE: (658) 535-9111 EXT. 304 |
| MECH./PLUMB ENGINEER FLORES MECHANICAL ENGINEERING INC. 2143 NEWCASTLE AVE. CARLEIFF, CA. 92007 CONTACT: ESTEBAN FLORES PHONE: (760) 505-2045 | ELECTRICAL ENGINEER RB CONSULTING ENGINEERS INC. 1044 PIONEER WAY, SUITE E EL CAJON, CA. 92020 CONTACT: RYAN BERTALAN PHONE: (619) 334-6020 EXT. 202 |
| | LANDSCAPE ARCHITECT SOTELO LANDSCAPE ARCHITECTS 2643 FOURTH AVENUE SAN DIEGO, CA. 92103 CONTACT: ANGELINA SOTELO PHONE: (619) 719-6756 |

PROJECT DIRECTORY

| | |
|---------------|--|
| TITLE | CS COVER SHEET |
| SITE | SD0 SITE PLAN |
| CIVIL | C-00 TOPOGRAPHIC SURVEY |
| LANDSCAPE | L1.0 LANDSCAPE CONCEPT PLAN L1.1 HYDROZONE PLAN |
| PHOTOMETRIC | ES11 SITE PHOTOMETRIC PLAN |
| ARCHITECTURAL | A1 FLOOR PLAN A1.1 FLOOR PLAN AND SCHEDULES A2 FLOOR FINISH PLAN AND INTERIOR FINISH SCHEDULE A4 ROOF PLAN AND DETAILS A5 EXTERIOR ELEVATIONS A5.1 EXTERIOR ELEVATIONS A5.2 MASTR SCHEDULE |

SHEET INDEX

| ITEM | SUPPLY | | INSTALL | |
|--|--------|----|---------|----|
| | OWNER | GC | OWNER | GC |
| EQUIPMENT | ● | | ● | |
| SMALLWARE | ● | | ● | |
| EXTERIOR SIGNS (DIRECT., PYLON) | ● | | ● | |
| BLDG. SIGN INTERNALLY ILLUMINATED | ● | | ● | |
| DRINK SYSTEM | ● | | ● | |
| CO2 TANK | ● | | ● | |
| SECURITY SYSTEMS | ● | | ● | |
| DRIVE THRU SYSTEM | ● | | ● | |
| POINT OF SALE SYSTEM | ● | | ● | |
| POPEYES RADIO - MUZAK / RETAIL RADIO | ● | | ● | |
| FLAT SCREEN TV (32" MINIMUM) | ● | | | ● |
| METAL PACKAGE: CLEARANCE BAR, DUMPSTER GATE, RAILING, SHUTTERS, AWNINGS, INTERIOR ROOF LADDER, DRIVE-THRU WINDOW CANOPY & REAR ENCLOSURE GATE | ● | | | ● |
| CORNER GAURDS | ● | | | ● |
| BUILDING SIGN (VERIFY WITH OWNER AND JURISDICTION) | ● | | | ● |
| FRONT COUNTERS/SOLID SURFACES AND MATCHING BACKSPASH | ● | | | ● |
| DRIVE-THRU WINDOW | | | ● | ● |
| RESTROOM FIXTURES & ACCESSORIES - SEE SHEET A15 | | | ● | ● |
| HVAC SYSTEM | | | ● | ● |
| LIGHTING PACKAGE | | | ● | ● |
| ROOFING | | | ● | ● |
| INTERIOR DECOR/FURNITURE SUPPLIER: SEATING PACKAGE, ARTWORK, OFFICE CABINETS, WOOD WALL FRAMES, WINDOW SILLS, AND P-RING | ● | | | ● |
| STOREFRONT | | | ● | ● |
| STONE VENEER | | | ● | ● |
| EIFS/STUCCO | | | ● | ● |
| PAINT/STAINS | | | ● | ● |
| FRYER GREASE REMOVAL SYSTEM (VERIFY WITH OWNER) | ● | | | ● |
| WATER HEATER | | | ● | ● |
| 20 GA S/S AT DRIVE THRU | | | ● | ● |
| S/S CEILING PANELS AND TRIM (VERIFY SIZE WITH LOCAL AUTHORITY) | | | ● | ● |
| MENUBOARDS (DIGITAL.) | | | ● | ● |
| MENUBOARDS (D.T., PREVIEW BD.) | ● | | | ● |
| DRIVE-THRU LOOP SYSTEM | ● | | | ● |
| INTERIOR SIGNS | ● | | | ● |
| INTERIOR TILE | | | ● | ● |
| DOOR AND DOOR HARDWARE | | | ● | ● |

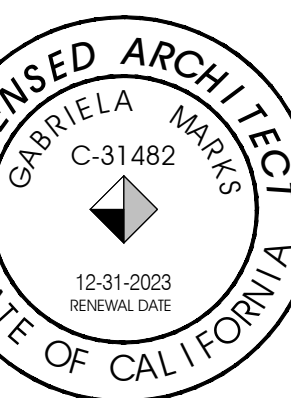
- NOTES:
- G.C. TO INCLUDE RESPONSIBILITIES IN THEIR BID. GC PROJECT RESPONSIBILITIES TO BE VERIFIED AND FINALIZED WITH OWNER PRIOR TO BIDDING AND AT PRE-CONSTRUCTION MEETING.
 - TYPE OF BUILDING SIGN TO BE DECIDED DURING PERMITTING.
 - FURNITURE SUPPLIER TO INCLUDE ALL WINDOW SILLS AND WOOD CORNER GUARDS IN DINING AREA, INCLUDING PINE FOR THE CAR SIDING IF NEEDED.
 - PAPER TOWELS AND SOAP REPLENISHMENT ARE THE RESPONSIBILITY OF THE OWNER UNDER A SEPARATE AGREEMENT WITH A SUPPLIER.

PROJECT RESPONSIBILITY CHART



architecture
interior design
retail
restaurants
space planning
master planning
lead accredited
casp

2643 fourth ave.
san diego ca 92103
619-702-9448



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| | |
|------------------------|-----------|
| PLANNING SUBMITTAL | 4/20/2022 |
| 2ND PLANNING SUBMITTAL | 03/20/23 |
| 3RD PLANNING SUBMITTAL | 06.27.23 |
| 4TH PLANNING SUBMITTAL | 08.10.23 |



PROTOTYPE: FS 2136
STORE NUMBER: -
FRANCHISEE: SC FOOD EXPRESS

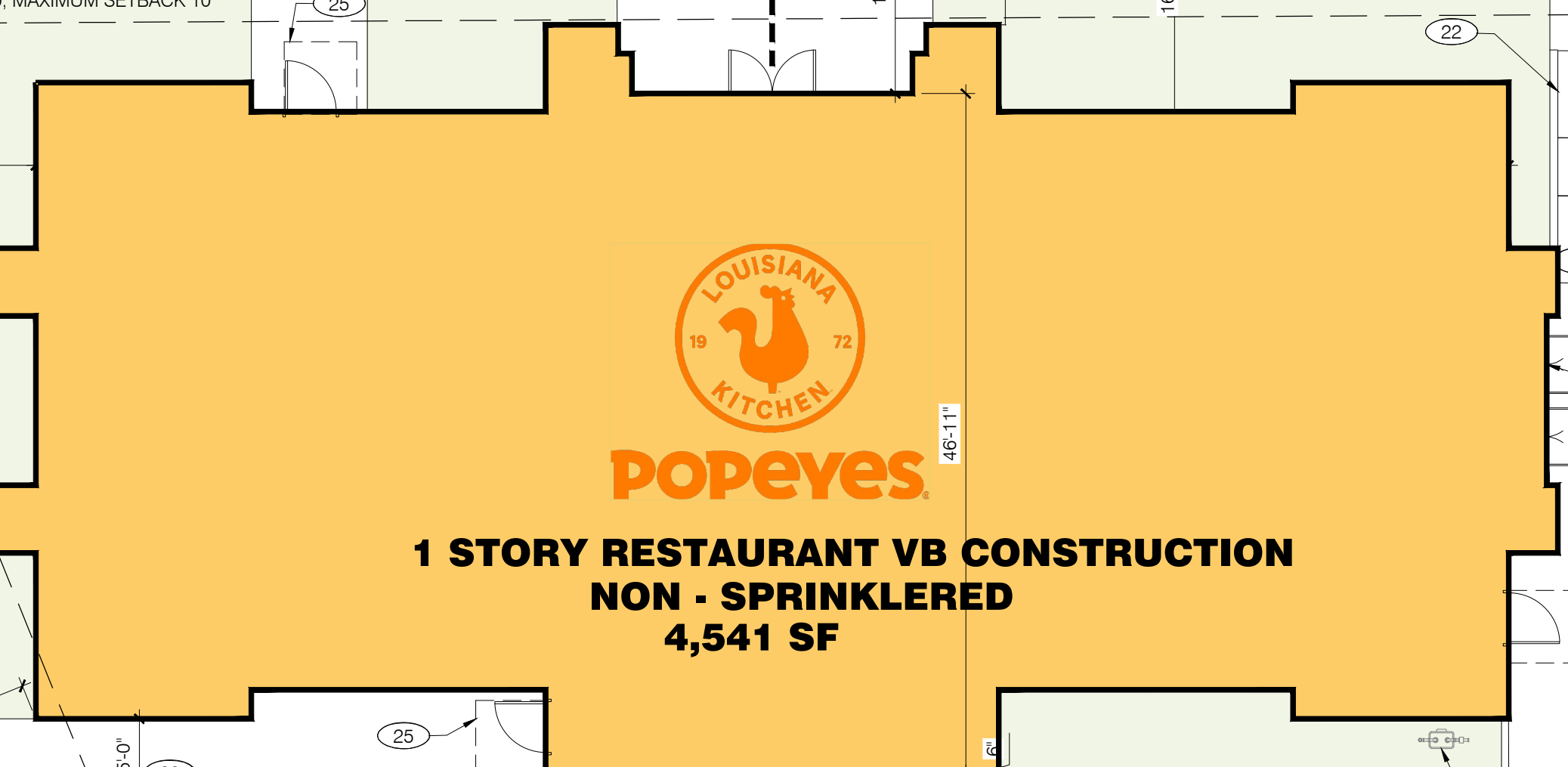
POPEYES
110 E. FOOTHILL BLVD.
POMONA CA

COVER SHEET

CS

FOOTHILL BLVD

GAREY AVE.



**1 STORY RESTAURANT VB CONSTRUCTION
NON - SPRINKLERED
4,541 SF**

KEY NOTES

- 1 TOW AWAY SIGN PER LOCAL CODES.
- 2 NEW YARD LIGHT, LIGHT FIXTURES TO BE SUPPLIED BY OWNER, AND INSTALLED BY G.C. STYLE TO BE COMPATIBLE WITH STYLE ON ADJACENT PROPERTIES
- 3 NEW HC VAN ACCESSIBLE PARKING SPACE AND STRIPING
- 4 INSTALL GREASE INTERCEPTOR PER LOCAL ORDINANCE.
- 5 NEW 6' HIGH MASONRY TRASH ENCLOSURE WITH STEEL GATES. PAINT TRASH ENCLOSURE & GATES TO MATCH BUILDING.
- 6 ACCESSIBLE PARKING SIGN.
- 7 PAINT HANDICAP SYMBOL - WHITE ON BLUE BACKGROUND.
- 8 NEW CLEARANCE BAR BY SIGN VENDOR, UNDER A SEPARATE PERMIT.
- 9 PAINT TRAFFIC ARROWS, WHITE.
- 10 PAINT 24" HIGH LETTERS - WHITE. 2 COATS HIGHWAY GRADE PAINT
- 11 LANDSCAPE AREA. REFER TO LANDSCAPE DRAWINGS
- 12 GAS METER.
- 13 LOADING AREA.
- 14 PREVIEW BOARD, SPEAKER PEDESTAL, SENSOR LOOP & MENU BOARD BY SIGN SUPPLIER UNDER A SEPARATE PERMIT, FOUNDATION AND ROUGH ELECTRICAL BY G.C. (4.0 AMPS).
- 15 ACCESSIBLE PATH OF TRAVEL FROM ROW.
- 16 ACCESSIBLE PATH OF TRAVEL FROM ACCESSIBLE PARKING STALL.
- 17 NEW 20' HIGH PYLON SIGN, 100 SF.
- 18 6" CURB
- 19 ELECTRICAL MAIN SWITCH BOARD.
- 20 BICYCLE RACK.
- 21 A.C. PAVING AND BASE.
- 22 NEW CURB RAMP.
- 23 CONCRETE PAVING. CONTRACTOR PROVIDE BID ALTERNATE FOR BLACK CONCRETE
- 24 CONCRETE WHEEL STOPS.
- 25 5x5 LEVEL LANDING AREA.
- 26 NEW DRIVE THRU LANE.
- 27 4' HIGH SCREEN WALL AT DRIVE THRU, TO BE OF DECORATIVE BLOCK WITH CAP.
- 28 NEW DETECTABLE WARNINGS.
- 29 DRIVE THRU WINDOW LOCATION.
- 30 NEW DIRECTIONAL SIGN BY VENDOR UNDER A SEPARATE PERMIT. FOUNDATION AND ROUGH ELECTRICAL BY G.C. (4.0 AMPS).
- 31 BOLLARD.
- 32 "NO PARKING" WHITE LETTERS 12" HIGH MIN.
- 33 PROVIDE CONDUIT FOR FUTURE EV CHARGING STATION.
- 34 ALL NEW LIGHTING WILL MATCH THE GENERAL OPEN SPACE AND SETBACK GUIDELINES.
- 35 EXISTING STAMPED CONCRETE
- 36 STAMPED CONCRETE 1/2" RAISED.
- 37 DEMO EXISTING MONUMENT SIGN

HATCH LEGEND

- LANDSCAPE
- CONCRETE
- BUILDING

DEVELOPMENT SUMMARY

| | | |
|---------------------------------|-----------|--------|
| SITE: | 27,700 SF | 100% |
| BUILDING: | 4,541 SF | 16.33% |
| PROPOSED LANDSCAPE: | 7,663 SF | 27.66% |
| * EXISTING LANDSCAPE : 6,069 SF | | |

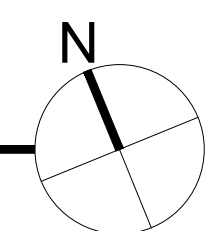
PARKING ANALYSIS

| UNIT ADDRESS | TENANT NAME / BUSINESS TYPE | SQ. FT. | PARKING REQCT. | NO. OF PARKING REQUIRED |
|--------------|-----------------------------|----------------|----------------|-------------------------|
| 110 | POPEYES | 2,800 | 1/250 | 11.2 |
| 140 | CARLS JR. | 3,222 | 1/250 | 12.89 |
| 3298 | O'REILLY AUTO PARTS | 9,519 | 1/250 | 38.08 |
| 3294 | CALIFORNIA HAIR | 1,204 | 1/250 | 4.82 |
| 3292 | COMFORT DENTAL | 1,367 | 1/250 | 5.47 |
| 3290 | ROYAL NAIL AND SPA | 1,178 | 1/250 | 4.71 |
| 3288-A | SILK EYEBROW THREADING | 1,184 | 1/250 | 4.74 |
| 3288-B | FRED LOYA INSURANCE | 1,184 | 1/250 | 4.74 |
| 3284 | VACANT | 3,630 | 1/250 | 14.52 |
| 3280 | METRO PCS | 1,357 | 1/250 | 5.43 |
| 3278 | CUSTOM T-SHIRT PRINTING | 1,330 | 1/250 | 5.32 |
| 3276 | BARBER SHOP | 1,358 | 1/250 | 5.43 |
| 3274 | CLEANERS | 1,190 | 1/250 | 4.76 |
| 3270 | LAUNDROMAT | 2,500 | 1/250 | 10.00 |
| 3272 | VACANT | 4,604 | 1/250 | 18.42 |
| 3262 | POSTAL ANNEX | 1,940 | 1/250 | 7.76 |
| 3258 | VACANT | 2,255 | 1/250 | 9.02 |
| 3254 | SALLY BEAUTY SUPPLY | 1,960 | 1/250 | 7.84 |
| 3250 | VACANT | 3,000 | 1/250 | 12.00 |
| 3248 | BOOST MOBILE | 1,160 | 1/250 | 4.64 |
| 3240 | VACANT | 7,200 | 1/250 | 28.80 |
| 3180 | SUPERIOR GROCERS | 60,325 | 1/250 | 241.30 |
| 3176 | LA MICHOACANA | 1,285 | 1/250 | 5.14 |
| 3172 | GOLD TIME JEWELRY | 1,285 | 1/250 | 5.14 |
| 3168 | ELITE MEDICAL SUPPLY | 1,236 | 1/250 | 4.94 |
| 3160 | HAPPY WORK | 1,339 | 1/250 | 5.36 |
| TOTAL | | 119,765 | | 489.36 |

TOTAL PARKING REQUIRED 489
TOTAL PARKING PROVIDED 543

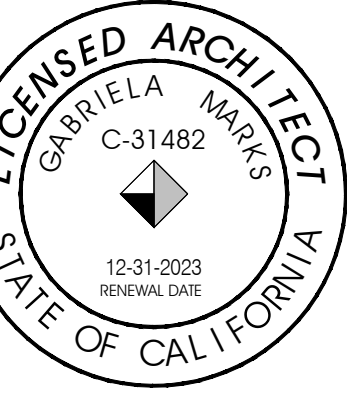
SITE PLAN

1 SDO 1"=10'-0"



architecture
interior design
retail
restaurants
space planning
master planning
lead accredited
casp

2643 fourth ave.
san diego ca 92103
619-702-9448



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| | |
|------------------------|-----------|
| PLANNING SUBMITTAL | 4/20/2022 |
| 2ND PLANNING SUBMITTAL | 03/20/23 |
| 3RD PLANNING SUBMITTAL | 06.27.23 |
| 4TH PLANNING SUBMITTAL | 08.10.23 |



PROTOTYPE: FS 213K
STORE NUMBER: -
FRANCHISEE: SC FOOD EXPRESS

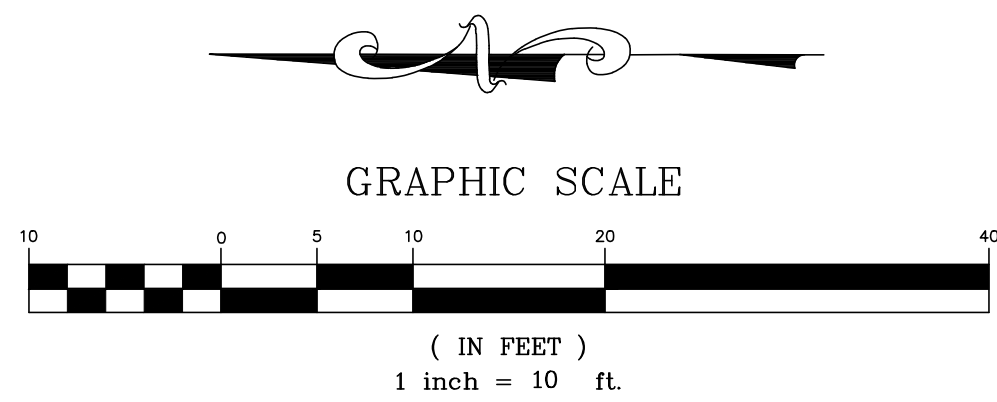
POPEYES
110 E. FOOTHILL BLVD.
POMONA CA

SITE PLAN

SDO

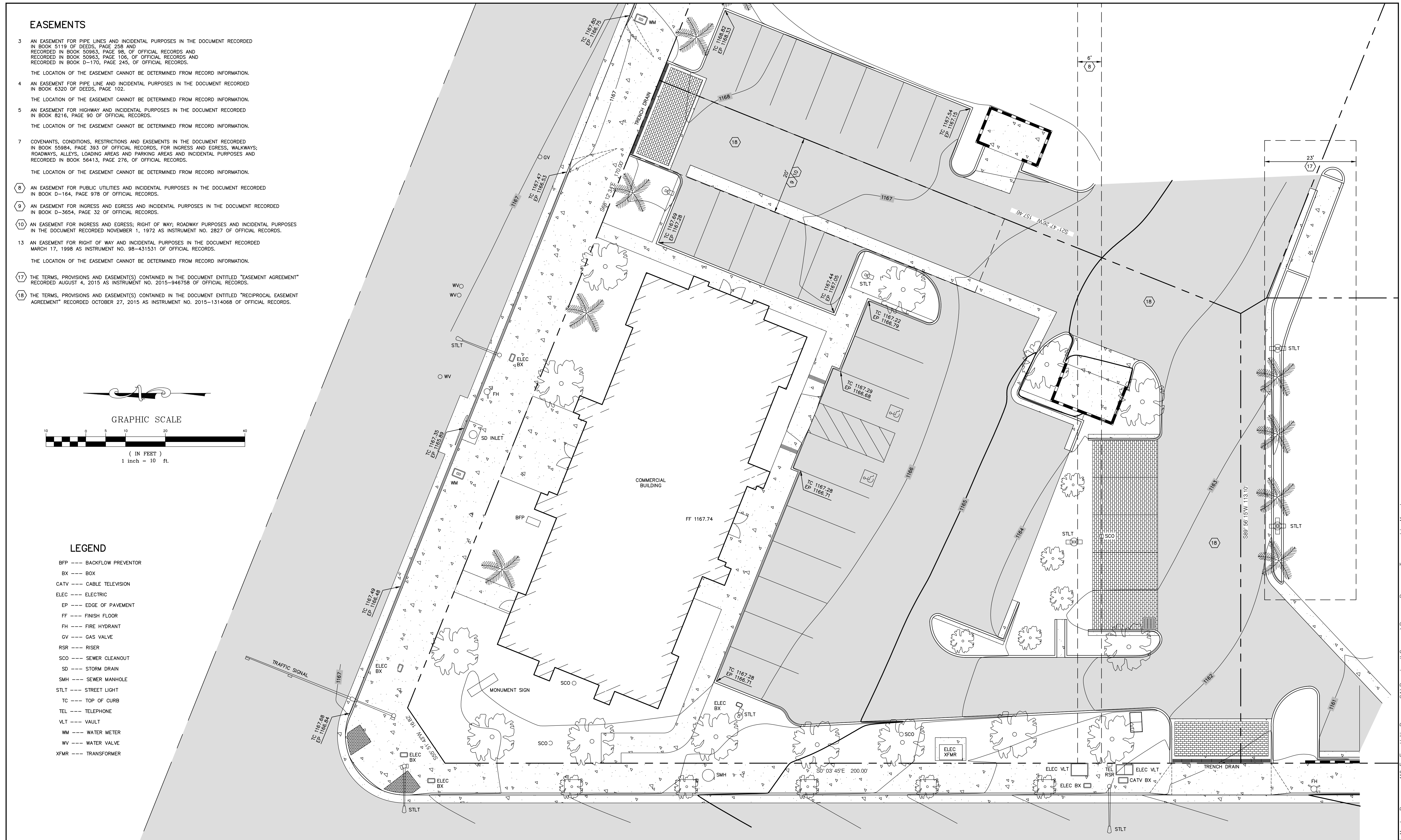
EASEMENTS

- 3 AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 5119 OF DEEDS, PAGE 258 AND RECORDED IN BOOK 50963, PAGE 98, OF OFFICIAL RECORDS AND RECORDED IN BOOK 50963, PAGE 106, OF OFFICIAL RECORDS AND RECORDED IN BOOK D-170, PAGE 245, OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 4 AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 6320 OF DEEDS, PAGE 102.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 5 AN EASEMENT FOR HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK 8216, PAGE 90 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 7 COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED IN BOOK 55984, PAGE 393 OF OFFICIAL RECORDS, FOR INGRESS AND EGRESS, WALKWAYS, ROADWAYS, ALLEYS, LOADING AREAS AND PARKING AREAS AND INCIDENTAL PURPOSES AND RECORDED IN BOOK 56413, PAGE 276, OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 8 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK D-164, PAGE 978 OF OFFICIAL RECORDS.
- 9 AN EASEMENT FOR INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED IN BOOK D-3654, PAGE 32 OF OFFICIAL RECORDS.
- 10 AN EASEMENT FOR INGRESS AND EGRESS; RIGHT OF WAY; ROADWAY PURPOSES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED NOVEMBER 1, 1972 AS INSTRUMENT NO. 2827 OF OFFICIAL RECORDS.
- 13 AN EASEMENT FOR RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED MARCH 17, 1998 AS INSTRUMENT NO. 98-431531 OF OFFICIAL RECORDS.
THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
- 17 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AGREEMENT" RECORDED AUGUST 4, 2015 AS INSTRUMENT NO. 2015-946758 OF OFFICIAL RECORDS.
- 18 THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "RECIPROCAL EASEMENT AGREEMENT" RECORDED OCTOBER 27, 2015 AS INSTRUMENT NO. 2015-1314068 OF OFFICIAL RECORDS.



LEGEND

- BFP --- BACKFLOW PREVENTOR
- BX --- BOX
- CATV --- CABLE TELEVISION
- ELEC --- ELECTRIC
- EP --- EDGE OF PAVEMENT
- FF --- FINISH FLOOR
- FH --- FIRE HYDRANT
- GV --- GAS VALVE
- RSR --- RISER
- SCO --- SEWER CLEANOUT
- SD --- STORM DRAIN
- SMH --- SEWER MANHOLE
- STLT --- STREET LIGHT
- TC --- TOP OF CURB
- TEL --- TELEPHONE
- VLT --- VAULT
- WM --- WATER METER
- WV --- WATER VALVE
- XFMR --- TRANSFORMER



REVISIONS

| NUMBER | DATE | APP'VD |
|--------|------|--------|
| | | |
| | | |
| | | |
| | | |

DRAWN BY:
CHECKED BY:
DATE:
BENCHMARK:
THE BENCHMARK FOR THIS SURVEY IS THE COUNTY OF LOS ANGELES BENCHMARK NO. JG5290, A PK NAIL LOCATED IN THE EAST CURB, ONE FOOT SOUTH OF THE COR AT THE SOUTHEAST CORNER OF FOOTHILL BOULEVARD AND GAREY AVENUE.
ELEVATION : 1167.173 FEET (NAVD 88')

PLANS PREPARED BY:
Robert J. Russell 04/05/22
ROBERT J. RUSSELL, PLS DATE

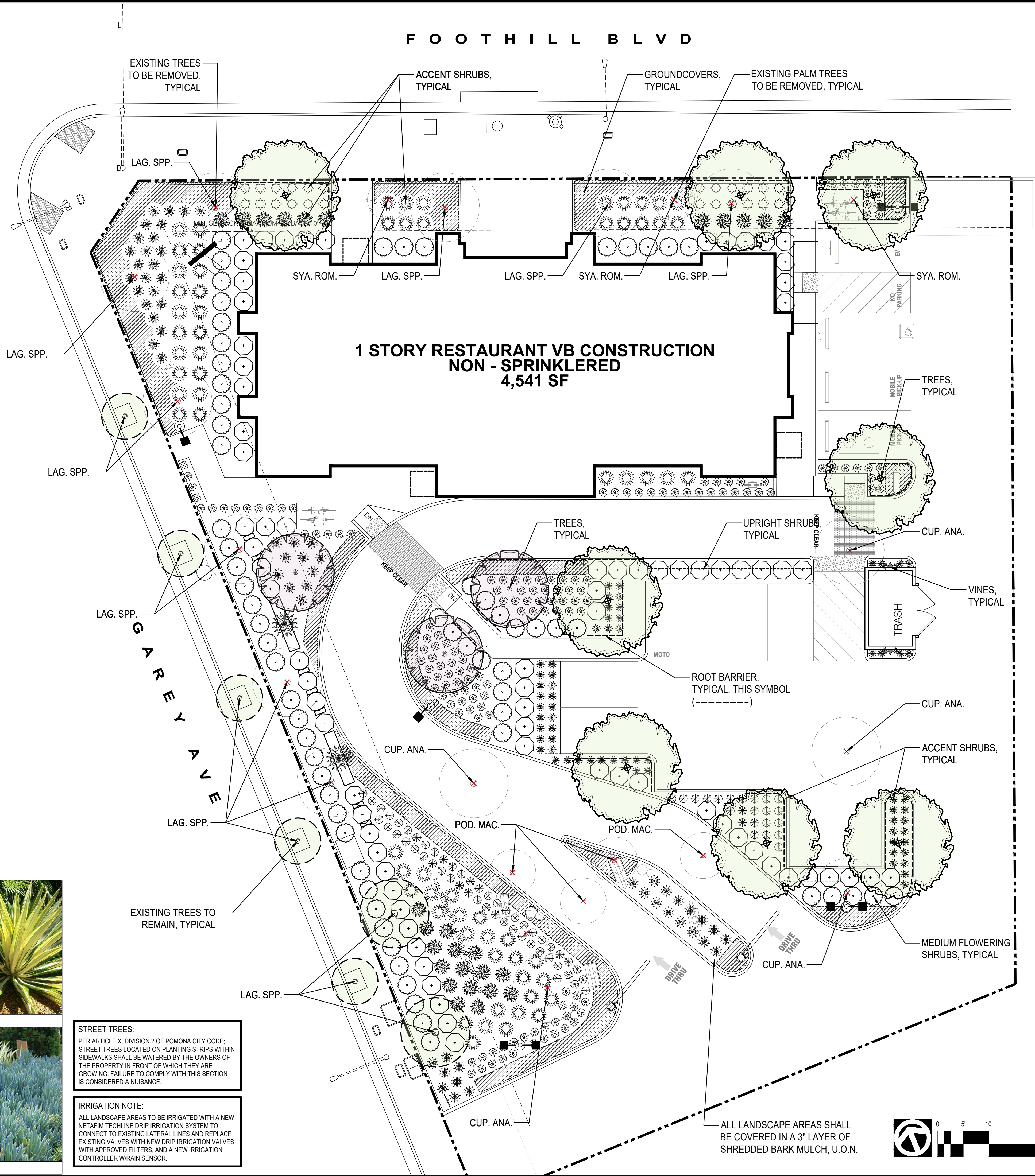
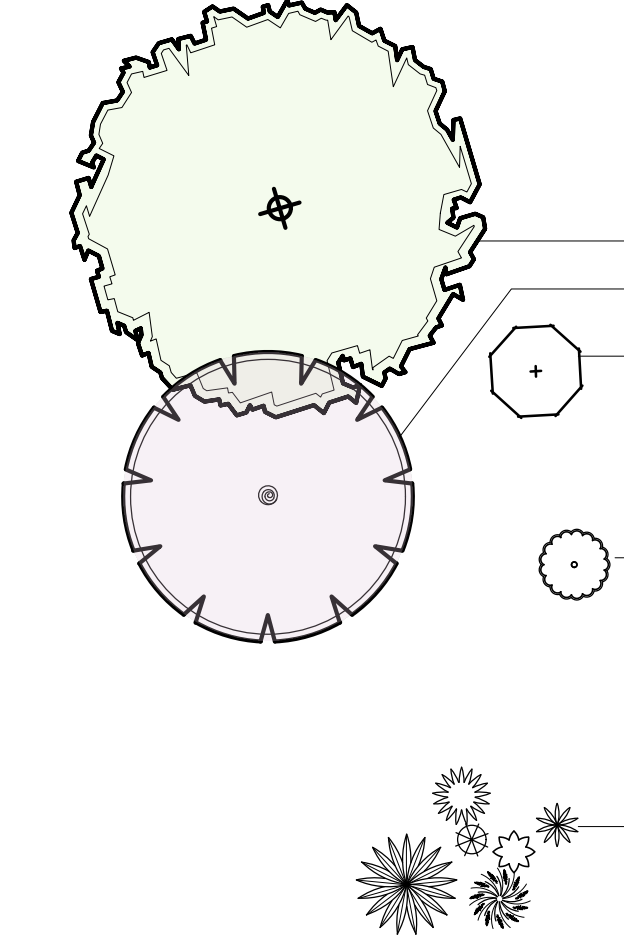
BASIS OF BEARINGS:
THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CENTERLINE OF FOOTHILL BOULEVARD AS SHOWN ON PARCEL MAP NO. 24513, I.E. NORTH 68°12'34" WEST.

POMONA POPEYES
110 E FOOTHILL BLVD
POMONA, CA 91767
APN: 8367-001-062

SHEET
1 OF 1

PLANT LIST

| ABBR | SIZE | SCIENTIFIC NAME | COMMON NAME | WUCOLS |
|-------------------------------|---------|---|-----------------------------|--------|
| EXISTING TREES | | | | |
| CUP. ANA. | N/A | CUPANIOPSIS ANACARDIOIDES | CARROTWOOD | M |
| LAG. SPP. | N/A | LAGERSTROEMIA SPECIES | CRAPE MYRTLE | M |
| POD. MAC. | N/A | PODOCARPUS MACROPHYLLUS | YEW PINE | M |
| SYA. ROM. | N/A | SYAGRUS ROMANZOFFIANA | QUEEN PALM | M |
| PROPOSED TREES | | | | |
| LAG. FAU. | 24" BOX | LAGERSTROEMIA FAURIEI 'MUSKOGEE' STANDARD | LAVENDER CRAPE MYRTLE | M |
| PRU. K.V. | 24" BOX | PRUNUS CER. 'KRAUTER VESUVIUS' | PURPLE LEAF PLUM | M |
| UPRIGHT SHRUBS | | | | |
| LIG. TEX. | 5 GAL. | LIGUSTRUM JAPONICUM 'TEXANUM' | TEXAS PRIVET | M |
| MYR. C.C. | 5 GAL. | MYRTUS COMMUNIS 'COMPACTA' | COMPACT MYRTLE | M |
| WES. FRU. | 5 GAL. | WESTRINGIA FRUTICOSA | COAST ROSEMARY | L |
| MEDIUM FLOWRING SHRUBS | | | | |
| CAL. L.J. | 5 GAL. | CALLISTEMON 'LITTLE JOHN' | DWARF BOTTLE BRUSH | L |
| RHA. U.M. | 15 GAL. | RHAPHIOLEPIS UMBELLATA 'MINOR' | DWARF YEDDO HAWTHORN | M |
| RHA. PIN. | 5 GAL. | RHAPHIOLEPIS INDICA 'PINKIE' | PINKIE INDIAN HAWTHORN | M |
| WES. G.B. | 5 GAL. | WESTRINGIA FRUTICOSA 'GREY BOX' | DWARF COAST ROSEMARY | L |
| ACCENT SHRUBS | | | | |
| AGA. B.G. | 5 GAL. | AGAVE 'BLUE GLOW' | BLUE GLOW AGAVE | VL |
| ALO. B.E. | 1 GAL. | ALOE 'BLUE ELF' | BLUE ELF ALOE | L |
| ALO. MOO. | 1 GAL. | ALOE 'MOONGLOW' | MOONGLOW ALOE | L |
| DAS. WHE. | 5 GAL. | DASYLIRION WHEELERI | DESERT SPOON | L |
| DIE. BIC. | 1 GAL. | DIETES BICOLOR | BICOLOR AFRICAN IRIS | M |
| DIA. L.R. | 1 GAL. | DIANELLA REVOLUTA 'LITTLE REV' | LITTLE REV FLAX LILY | L |
| FUR. F.M. | 5 GAL. | FURCRAEA FOETIDA 'MEDIOPICTA' | VARIEGATED MAURITUS HEMP | L |
| LOM. P.P. | 1 GAL. | LOMANDRA CONFERTIFOLIA 'POM POM' | SHORTY MAT RUSH | M |
| VINES | | | | |
| FIC. PUM. | 5 GAL. | FICUS PUMILA | CREEPING FIG | M |
| BOU. B.K. | 15 GAL. | BOUGAINVILLEA 'BARBARA KARST' | BARBARA KARST BOUGAINVILLEA | L |
| GROUNDCOVERS | | | | |
| CAR. G.C. | 5 GAL. | CARISSA MACROCARPA 'GREEN CARPET' | GREEN CARPET NATAL PLUM | M |
| ROS. O.P. | 5 GAL. | ROSMARINUS OFFICINALIS PROSTRATUS | PROSTRATE ROSEMARY | L |
| SEN. MAN. | FLATS | SENECIO MANDRALISCAE | BLUE CHALK STICKS | L |



STREET TREES:
 PER ARTICLE X, DIVISION 2 OF POMONA CITY CODE:
 STREET TREES LOCATED ON PLANTING STRIPS WITHIN
 SIDEWALKS SHALL BE WATERED BY THE OWNERS OF
 THE PROPERTY IN FRONT OF WHICH THEY ARE
 GROWING. FAILURE TO COMPLY WITH THIS SECTION
 IS CONSIDERED A NUISANCE.

IRRIGATION NOTE:
 ALL LANDSCAPE AREAS TO BE IRRIGATED WITH A NEW
 NETAFIM TECHLINE DRIP IRRIGATION SYSTEM TO
 CONNECT TO EXISTING LATERAL LINES AND REPLACE
 EXISTING VALVES WITH NEW DRIP IRRIGATION VALVES
 WITH APPROVED FILTERS, AND A NEW IRRIGATION
 CONTROLLER WITH RAIN SENSOR.

ALL LANDSCAPE AREAS SHALL
 BE COVERED IN A 3" LAYER OF
 SHREDDED BARK MULCH, U.O.N.



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| PLANNING CORRECTIONS | |
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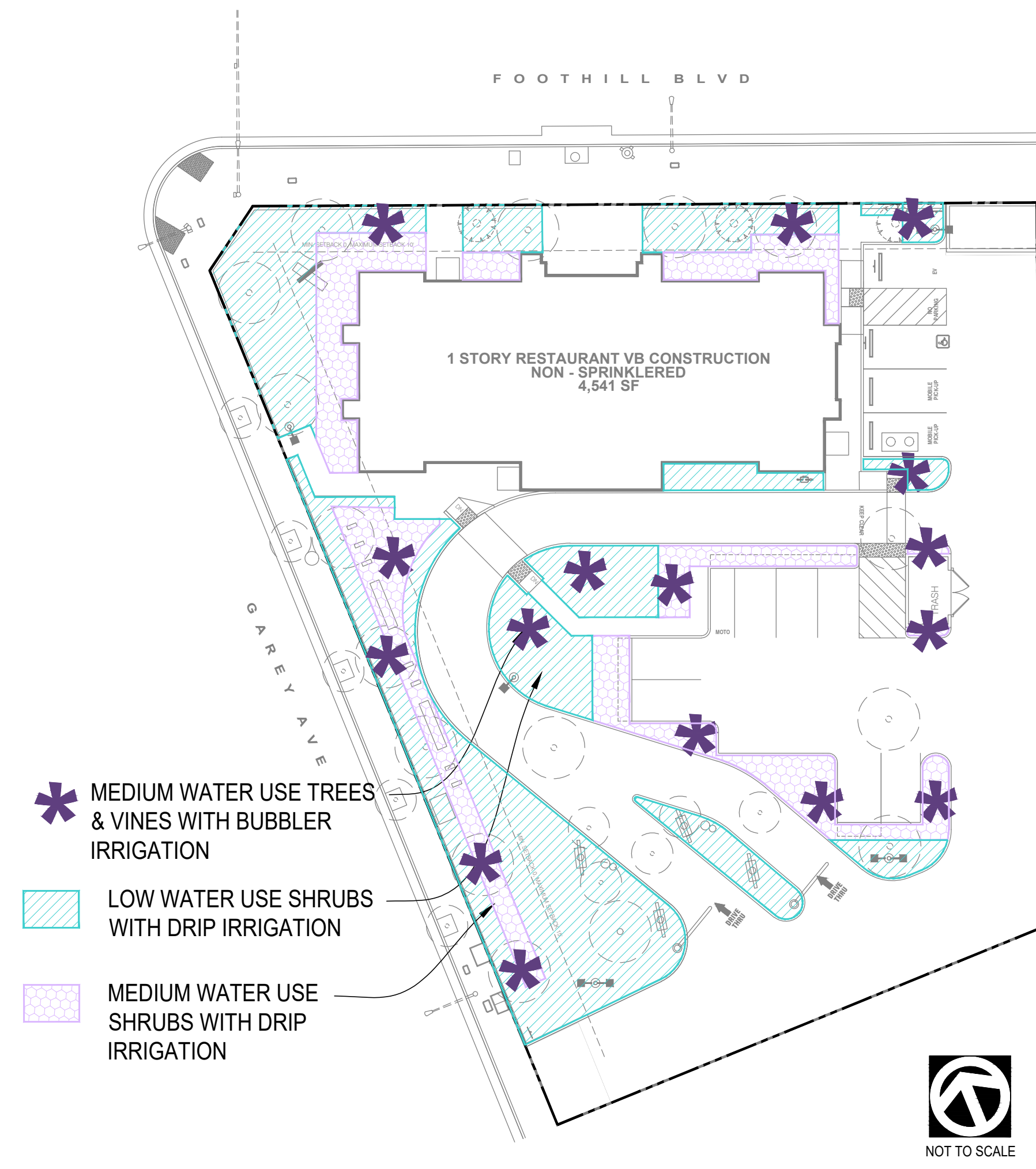




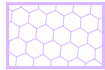
PROTOTYPE: FS 2124
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 FRANCHISEE: SC FOOD EXPRESS

POPEYES
 110 E. FOOTHILL BLVD.
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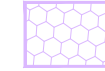

**LANDSCAPE
 CONCEPT
 PLAN**

L1.0



-  MEDIUM WATER USE TREES & VINES WITH BUBBLER IRRIGATION
-  LOW WATER USE SHRUBS WITH DRIP IRRIGATION
-  MEDIUM WATER USE SHRUBS WITH DRIP IRRIGATION

| MAWA (MAXIMUM ALLOWABLE WATER ALLOWANCE): | |
|--|---------|
| $(ET_o) \times (0.62) \times [(0.45) \times LA]$ | |
| $(57.0) \times (0.62) \times [(0.45) \times 8,020.53] =$ | 155,895 |

| ETWU (ESTIMATED TOTAL WATER USE): | |
|---|----------|
|  HYDROZONE 1 LOW WATER USE SHRUBS WITH DRIP IRRIGATION $(57.0) \times (0.62) \times [(0.2 \times 5,229.05) / 0.81] =$ | 45,628.3 |
|  HYDROZONE 2 MEDIUM WATER USE SHRUBS WITH DRIP IRRIGATION $(57.0) \times (0.62) \times [(0.5 \times 2,535.48) / 0.81] =$ | 55,311.0 |
|  HYDROZONE 3 MEDIUM WATER USE TREES AND VINES WITH BUBBLER IRRIGATION $(57.0) \times (0.62) \times [(0.5 \times 256) / 0.75] =$ | 6,031.36 |
| ETWU = 106,971 < MAWA = 155,895 | |








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| PLANNING CORRECTIONS | |
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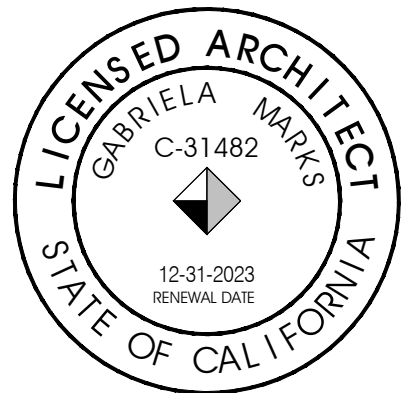
HYDROZONE PLAN

L1.1



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| PLANNING SUBMITTAL | 4/20/2022 |
| 2ND PLANNING SUBMITTAL | 03/20/23 |
| 3RD PLANNING SUBMITTAL | 06.27.23 |
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FLOOR PLAN AND SCHEDULES

A1



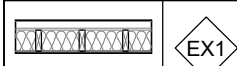
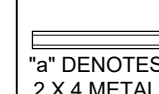
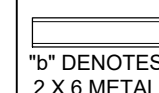
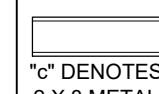
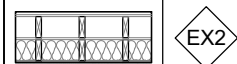


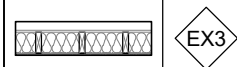
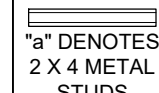
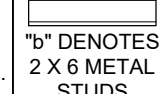

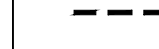
1 FLOOR PLAN
A1 SCALE: 1/4"=1'-0"

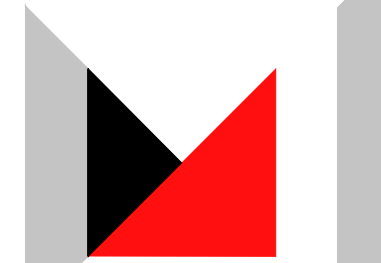
NOTE
FOR WALL TYPES SEE A1.1

- GENERAL NOTES:**
- ALL INTERIOR NON-STRUCTURAL PARTITION SHALL BE 2 X 4 METAL STUDS @ 16" O.C. FROM SLAB TO 6" ABOVE FINISHED CEILING, UNLESS NOTED OTHERWISE. DIAGONALLY BRACE TOP OF WALL TO ROOF STRUCTURE AS REQUIRED TO SUPPORT ADDITIONAL LOADS.
 - REFER TO SITE PLAN FOR LOCATION & EXTENTS OF SIDEWALKS ETC.
 - ALL EXTERIOR WALLS SHALL BE FRAMED WITH 2 X 6 STUDS @ 16" O.C. REFER TO STRUCTURAL DRAWINGS AND SPECIFICATIONS FOR LAYOUT, DIMENSIONS, DETAILS, MATERIAL INFORMATION & SPECIFIC STRUCTURAL DESIGN REQUIREMENTS.
 - G.C TO PROVIDE SOLID WOOD BLOCKING BEHIND ALL WALL MOUNTED FIXTURES AND ACCESSORIES.
 - FOR ANOMALIES, REFER TO WALL SECTIONS REFERENCE KEYED ON PLANS.
 - LOCATION OF CEMENTITIOUS BACKER BOARD INDICATES LOCATION OF WALL TILE FINISH. VERIFY WITH INT. ELEVATIONS ON SHEET A9 & A8.1 FOR WALL TILE LOCATIONS.
 - GYPSON BOARD, PLYWOOD & CEMENTITIOUS BACKER BOARD TO EXTEND TO 4" ABOVE T-BAR CEILING & TO UIS OF CEILING IN LOCATIONS WITH GYPSON BOARD CEILING.
 - REFER TO MANUFACTURE SPECIFICATIONS FOR ALL INSTALLATION PROCEDURE.
 - G.C TO PERFORM AN AIR BARRIER TEST (LEAKAGE TEST) ON THE BUILDING ENVELOPE PRIOR TO THE COMPLETION OF CONSTRUCTION, IN ACCORDANCE WITH THE NYS ENERGY CODE.
 - G.C TO SEAL/CAULK ALL BUILDING PENETRATIONS PRIOR TO PERFORMING AN AIR BARRIER TEST.
 - PROVIDE FIRE CAULKING ALL PIPES, CONDUITS, WIRES AND FRAMING PENETRATIONS THROUGH FIRE RATED SEPARATIONS. FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS. HILTI USA FS-ONE MAX FIRESTOP INTUMESCENT SEALANT, HILTI USA 1-800-879-8000 FIRE CAULK TOP & BOTTOM OF FIRE RATED SEPARATIONS.
 - G.C TO PROVIDE & INSTALL 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSON BOARD TO 2'-0" ABOVE FLOOR SLAB (FOR ALL INTERIOR PARTITIONS).
 - REFER TO STRUCTURAL DRAWINGS FOR SHEAR WALL LOCATIONS.

- NOTE:**
- PROVIDE FULL PLYWOOD BACKING INSTEAD OF DRYWALL IN BACK OF HOUSE WHERE PERMITTED BY CODE.
 - G.C TO ENSURE THE FOLLOWING SHOP DRAWINGS ARE SUBMITTED:
- BULKHEADS (FRONT COUNTER, MENU SCREEN & PUBLIC AREA SUSPENDED GB CEILING) (P. ENG. STAMPED).
- ROOF ACCESS LADDER/CAGE/ROOF HATCH (P. ENG. STAMPED).
- CURTAIN WALL (P. ENG. STAMPED)
- LIST OF HARDWARE / DOORS
- DRIVE THRU WINDOW
- ROOFING MATERIALS
REFER ALSO TO SPECIFICATION SECTIONS FOR SHOP DRAWINGS REQUIREMENTS.
 - PRIME CONSULTANT TO REQUEST THE FOLLOWING SHOP DRAWINGS TO THE RELATED VENDOR FOR REVIEW:
- REFRIGERATION BOXES
- MILLWORK
- GRAPHICS
 - REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL DRAWINGS FOR MECHANICAL, ELECTRICAL AND STRUCTURAL REQUIREMENTS.

WALL TYPE LEGEND

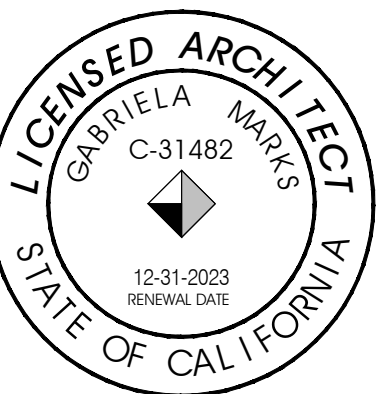
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|--|---|---|---|---|
|  | <p>EX1</p> <p>EXTERIOR WALL AT STUCCO (EIFS): - STOTHERM CL LOTUSAN EXTERIOR FINISHING SYSTEM (EIFS): 1" EXPANDED POLYSTYRENE INSULATION BOARD W/ 1/2" BASE COAT, REINFORCING MESH AND 1/4" FINISH (REFER TO EXTERIOR ELEVATIONS) - STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD - 2"x6" WOOD STUDS @ 16" O.C. - UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"x6" FIRE STOP. - FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"x6" FIRE STOP. - UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK. - 1 LAYER OF 1/2" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK). - PROVIDE 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.</p> <p>NOTE: 1. PROVIDE DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-0" ABOVE GRADE AT ALL EIFS LOCATIONS. 2. G.C TO ENSURE DARK COLOURED EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT (COORDINATE WITH MANUFACTURER)</p> | <p>EX4</p> <p>EXTERIOR WALL AT NICHIIA SIDING (VINTAGEWOOD) EXTEND 9'-3" A.F.F.:</p> <p>- NICHIIA VINTAGE WOOD. COLOR: CEDAR. 17 1/2" HIGH X 119 3/8" LONG X 3/4" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-3" A.F.F. - STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER. - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD EXTEND 9'-3" A.F.F. - 2"x6" WOOD STUDS @ 16" O.C. EXTEND 9'-3" A.F.F. - UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"x6" FIRE STOP. - FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"x6" FIRE STOP. - UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK. - 1 LAYER OF 1/2" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK). - PROVIDE 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.</p> | <p>*NOTE:</p> <p> DENOTES 2 X 4 METAL STUDS</p> <p> DENOTES 2 X 6 METAL STUDS</p> <p> DENOTES 2 X 8 METAL STUDS</p> | <p>W3</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE) - METAL STUDS @ 16" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)</p> <p>W4</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE) - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - METAL STUDS @ 16" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)</p> <p>W5</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE) - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - WOOD STUDS @ 24" O.C. - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE)</p> <p>W6</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD (WASHROOM SIDE) - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - WOOD STUDS @ 24" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (KITCHEN SIDE)</p> <p>W7</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" GYPSUM BOARD FROM 2'-0" A.F.F. TO 29' A.F.F. (PUBLIC AREA SIDE) - METAL STUDS @ 16" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. (SERVICE AREA SIDE)</p> <p>W8</p> <p>- 1/2" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK. - METAL STUDS @ 16" O.C. EXTEND UP TO U/S OF DECK. - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO U/S OF DECK. - 1/2" FIRE-RATED GYPSUM WALL BOARD EXTEND UP TO 6" ABOVE CEILING. (KITCHEN SIDE)</p> |
|  | <p>EX2</p> <p>EXTERIOR WALL AT NICHIIA SIDING (VINTAGEBRICK): - NICHIIA VINTAGE BRICK. COLOR: ALEXANDRIA BUFF. 17 1/2" HIGH X 71 3/8" LONG X 3/4" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD - 2"x6" WOOD STUDS @ 16" O.C. - STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD - 2"x6" WOOD STUDS @ 16" O.C. - UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"x6" FIRE STOP. - FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"x6" FIRE STOP. - UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK. - 1 LAYER OF 1/2" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK). - PROVIDE 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF GYPSUM BOARD TO 2'-0" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.</p> | <p>EX5</p> <p>EXTERIOR WALL AT NICHIIA SIDING (VINTAGEBRICK): - NICHIIA VINTAGE BRICK. COLOR: WHITEWASH (SITE PAINT); 17 1/2" HIGH X 71 3/8" LONG X 3/4" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. - STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER. - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD - 2"x6" WOOD STUDS @ 16" O.C. - UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"x6" FIRE STOP. - FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"x6" FIRE STOP. - UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK. - 1 LAYER OF 1/2" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK). - PROVIDE 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.</p> <p>NOTE: 1. PROVIDE DOUBLE LAYER OF REINFORCING MESH TO MIN. 2'-0" ABOVE GRADE AT ALL EIFS LOCATIONS. 2. G.C TO ENSURE DARK COLOURED EIFS NOT TO BE INSTALLED IN DIRECT SUNLIGHT (COORDINATE WITH MANUFACTURER)</p> | <p>*NOTE:</p> <p> DENOTES 2 X 4 METAL STUDS</p> <p> DENOTES 2 X 6 METAL STUDS</p> | <p>W1</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" GYPSUM BOARD FROM 2'-0" A.F.F. TO U/S OF CEILING (PUBLIC AREA SIDE) - METAL STUDS @ 16" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" CEMENTITIOUS BACKER BOARD (SERVICE AREA SIDE)</p> <p>W2</p> <p>- 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 48" A.F.F. (SERVICE AREA SIDE) - METAL STUDS @ 16" O.C. - 1/2" PLYWOOD BACKING (BETWEEN STUDS @ LOCATION OF WALL MOUNTED EQUIPMENTS) - 1/2" DUROCK NEXT GEN CEMENT BOARD UP TO 2'-0" A.F.F. AND 1/2" MOLD RESISTANT GYPSUM BOARD FROM 2'-0" A.F.F. TO 48" A.F.F. (KITCHEN SIDE)</p> |
|  | <p>EX3</p> <p>EXTERIOR WALL AT NICHIIA SIDING (VINTAGEBRICK) EXTEND 9'-0" A.F.F.:</p> <p>- NICHIIA VINTAGE BRICK. COLOR: ALEXANDRIA BUFF. 17 1/2" HIGH X 71 3/8" LONG X 3/4" THICK. COMES WITH STARTER TRACK AND JOINT CLIP. EXTEND 9'-0" A.F.F. - STO GOLD COAT FLUID APPLIED MEMBRANE AIR BARRIER. ALL TRANSITIONS AT FOUNDATION, ROUGH OPENINGS, SHEATHING JOINTS, FLASHINGS, WALL PENETRATIONS AND PARAPETS TO BE SEALED W/ STO RAPID GUARD PER MANUFACTURERS SPECS PRIOR TO APPLICATION OF FLUID APPLIED MEMBRANE AIR BARRIER. - 1 LAYER 1/2" EXTERIOR GRADE PLYWOOD EXTEND 9'-0" A.F.F. - 2"x4" WOOD STUDS @ 16" O.C. EXTEND 9'-0" A.F.F. - UNFACED BATT INSULATION (R-20) UP TO 10'-0" MAX C/W 2"x6" FIRE STOP. - FSK FOIL FACED FLAME SPREAD 25 BATT INSULATION (R-20) FROM 10'-0" TO U/S OF DECK C/W 2"x6" FIRE STOP. - UNFACED BATT INSULATION (R-20) FROM U/S OF DECK TO 18" MIN. ABOVE DECK. - 1 LAYER OF 1/2" GYPSUM BOARD SHEATHING ON CONTINUOUS 6 MIL. POLYETHYLENE VAPOR BARRIER TO (U/S OF DECK). - PROVIDE 1/2" CEMENTITIOUS BACKER BOARD INSTEAD OF PLYWOOD SHEATHING TO 12" ABOVE FLOOR SLAB C/W ACOUSTICAL SEALANT AT BASE.</p> | <p>*NOTE:</p> <p> DENOTES 2 X 4 METAL STUDS</p> <p> DENOTES 2 X 6 METAL STUDS</p> <p> DOTTED LINE INDICATES LOCATION OF FIBREGLASS REINFORCED PANEL (FRP) LOCATION.</p> <p> HIDDEN LINE INDICATES LOCATION OF BLOCKING IN BETWEEN THE STUDS FOR THE MILLWORK</p> | | |



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san diego ca 92103
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| 2ND PLANNING SUBMITTAL | 03/20/23 |
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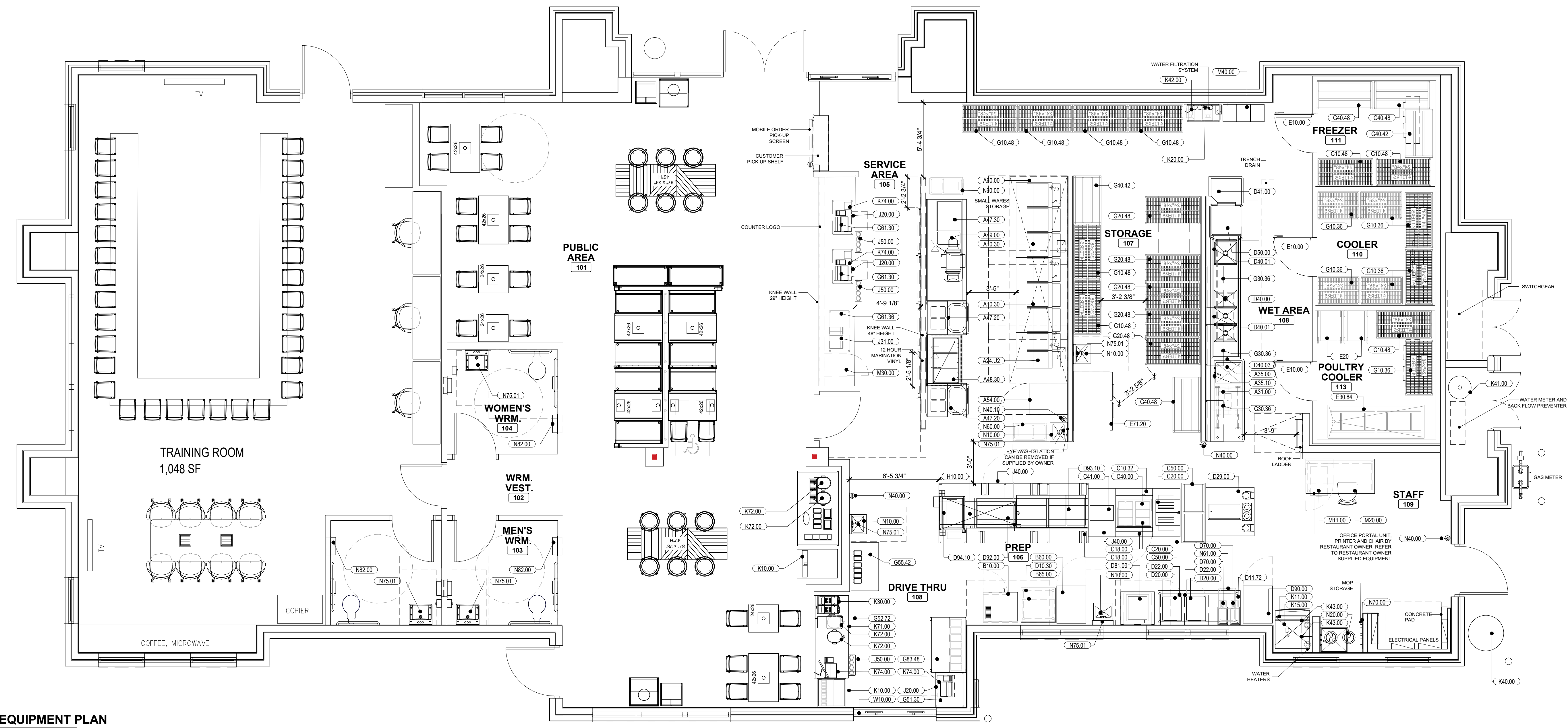
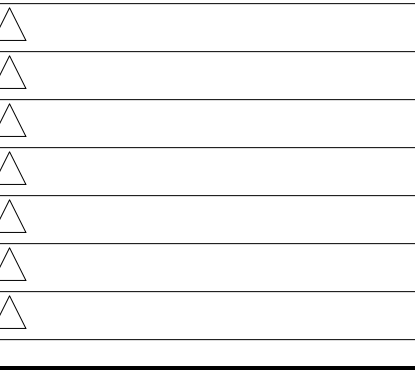
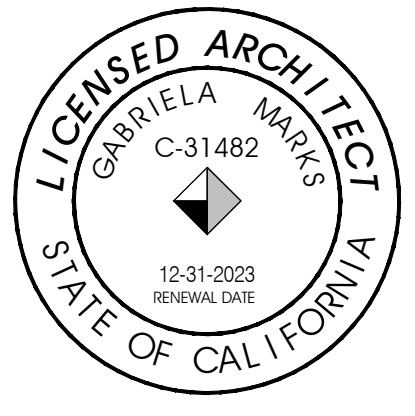


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POPEYES
110 E. FOOTHILL BLVD.
POMONA CA

FLOOR PLAN
AND SCHEDULES

A1.1



1 EQUIPMENT PLAN
A2 SCALE: 1/4"=1'-0"

NEW KITCHEN EQUIPMENT SCHEDULE

NOTE: CONTRACTOR SHOULD REFER TO MANUFACTURER SPECIFICATIONS FOR ALL SERVICE REQUIREMENTS AND PROPER CONNECTIONS

| ITEMNO | QTY | CATEGORY | MFR | MODEL | EQUIPMENT REMARKS | ITEMNO | QTY | CATEGORY | MFR | MODEL | EQUIPMENT REMARKS | ITEMNO | QTY | CATEGORY | MFR | MODEL | EQUIPMENT REMARKS |
|--------|-----|--------------------------------------|---------------|-----------------|-------------------|---------|-----|--|----------------|--------------|-------------------|--------|-----|-------------------|------------|-------------|-------------------|
| A10.30 | 2 | MULTIPLE FRYER SYSTEM, GAS | ULTRAFRYER | BP20203 | | E71.20 | 1 | DOUBLE EVEN-THAW REFRIGERATOR | TRAILSEN | RE232N-1 | | N61.00 | 1 | INGREDIENTS BIN | RUBBERMAID | FG360288WHT | |
| A10.40 | 2 | SHORTENING DISPOSAL UNIT | ULTRAFRYER | DISPOSAL | NOT SHOWN IN PLAN | G10.36 | 1 | COATED WIRE SHELVING - 4 TIERS 36" | METRO | 2436NK3 | | N70.00 | 1 | MOP & BROOM HAGER | ADVANCED | K42 | |
| A10.50 | 2 | BOILOUT HOSE | ULTRAFRYER | BOILOUT | NOT SHOWN IN PLAN | G10.48 | 4 | COATED WIRE SHELVING - 4 TIERS 48" | METRO | 2448NK3 | | N75.01 | 2 | FAUCET | KROWNE | 16-197 | |
| A24.U2 | 1 | MULTIPLE FRYER SYSTEM, GAS | ULTRAFRYER | BP30142UCP | NOT SHOWN IN PLAN | G10.60 | 2 | COATED WIRE SHELVING - 4 TIERS 60" | METRO | 2448NK3 | | W10.00 | 2 | DRIVE-THRU WINDOW | QUIKSERV | BP-72x | |
| A31.00 | 1 | MARINATOR | AYRKING | M101-110 | | G20.48 | 5 | WIRE SHELVING 48" | METRO | 2448NK3 | | | | | | | |
| A35.00 | 1 | ONE COMPARTMENT SINK | WINHOLT | 1143628 | | G30.36 | 4 | WIRE SHELVING WALL MOUNTED - 2 TIERS | METRO | 1436NK3 | | | | | | | |
| A35.10 | 1 | PRE-RINSE FAUCET ASSEMBLY | T I & BRASS | B2180 | | G40.42 | 2 | DUNNAGE RACK | KES | CUSTOM | | | | | | | |
| A45.40 | 1 | PROTEIN RAIL FOR 4 PAN BATTER STATIO | AYRKING | PSR581410 | | G40.48 | 2 | DUNNAGE RACK | KES | CUSTOM | | | | | | | |
| A47.20 | 2 | BATTER STATION 28" | AYRKING | BBSUL2334P | | G50.30 | 2 | WIRE SHELVING UNCOATED - 2 TIER 30" | METRO | CUSTOM | | | | | | | |
| A47.40 | 1 | BATTER STATION 100" | KES | CUSTOM | | G50.36 | 1 | DUNNAGE RACK | METRO | CUSTOM | | | | | | | |
| A48.30 | 1 | 3-PAN ICE BATH TABLE FABRICATION | KES | CUSTOM | | | | | | | | | | | | | |
| A49.00 | 1 | DRUMROLL | AYRKING | DRUF120TPR BPOP | | G51.30 | 1 | POS TABLE - 30" | METRO | CUSTOM | | | | | | | |
| A54.00 | 1 | REACH-IN FREEZER | DELFIELD | GBF1P-S | | G52.72 | 1 | DRIVE THRU TABLE - 72" | KES | CUSTOM | | | | | | | |
| A60.00 | 1 | 15 HODD | FRANKIE | 3347-FF-BD-2 | | G55.42 | 1 | WORK TABLE W/UNDERSHELF | KES | CUSTOM | | | | | | | |
| B10.00 | 1 | CONVECTION OVEN, DOUBLE STACKED | DELFIELD | C7B DBL | | G63.48 | 1 | EXPEDITE TABLE | KES | CUSTOM | | | | | | | |
| B60.00 | 1 | REACH-IN REFRIGERATOR | DELFIELD | GBR1P-S | | H10.00 | 1 | MODULAR PRODUCTION COUNTER - DUAL LINE | KES | CUSTOM | | | | | | | |
| B65.00 | 1 | BISCUIT HOLDING UNIT | KES | CUSTOM | | J20.00 | 3 | CASH CONTROLLER | NKL INDUSTRIES | W-101 | | | | | | | |
| C10.32 | 1 | POPEYES DUAL SIDE SANDWICH PREP | KES | CUSTOM | | J31.00 | 1 | CONDIMENT ORGANIZER BIN RACK | CAMBRO | 12RS12 | | | | | | | |
| C18.00 | 2 | POPEYES 24" X 42" TOASTER TABLE | KES | CUSTOM | | J40.00 | 1 | UNDERCOUNTER REFRIGERATOR | SILVER KING | SKRS28 | | | | | | | |
| C20.00 | 2 | TOASTER | ANTUNES | VC7-2 | | J50.00 | 3 | DISPOSABLE CUP DISPENSER | DISPENSE-RITE | WR-CC-22-POP | | | | | | | |
| C40.00 | 1 | HOT HOLDING UNIT | PRINCE CASTLE | GH49P23 | | K10.00 | 2 | ICE MAKER, CUBE-STYLE | MANITOWOC | BF69203 | | | | | | | |
| C41.00 | 1 | PROTEIN HOLDING UNIT | PRINCE CASTLE | PHB41F | | K11.00 | 1 | ICE MAKER, CUBE-STYLE | MANITOWOC | TF9000N | | | | | | | |
| C50.00 | 2 | BUN RACK | CAMBRO | UPR1826F20580 | | K15.00 | 1 | ICE BIN | MANITOWOC | D570 BPOP | | | | | | | |
| D10.30 | 1 | WORK TABLE - 30" | KES | CUSTOM | | K20.00 | 1 | WATER FILTER SYSTEM | EVERPURE | EV943710 | | | | | | | |
| D11.54 | 1 | WORK TABLE - 54" | KES | CUSTOM | | K30.00 | 1 | FROZEN LEMONADE | BUNN | 34000.0012 | | | | | | | |
| D20.00 | 2 | MICROWAVE OVEN | PANASONIC | NE-17523 | | K40.00 | 1 | GREASE TANK | | | | | | | | | |
| D22.00 | 1 | MICROWAVE SHELF | KES | CUSTOM | | K41.00 | 1 | CO2 TANK | | | | | | | | | |
| D29.00 | 1 | PACKING TABLE, DOUBLE SIDED | CUSTOM | | | K42.00 | 1 | BAO BAK BOX | | | | | | | | | |
| D40.00 | 1 | 3-BOWL SINK | KES | CUSTOM | | K43.00 | 2 | WATER HEATERS | | | | | | | | | |
| D40.03 | 1 | SPLASH DIVIDER | KES | CUSTOM | | K71.00 | 1 | TEA BREWER | BUNN | ITCB | | | | | | | |
| D41.00 | 1 | CLEAN DISHTABLE | ADVANCE TABCO | DTC-860-24R | | K72.00 | 4 | TEA DISPENSER | BUNN | TD040 | | | | | | | |
| D50.00 | 1 | DISHWASHER | HOBART | AM-16VLT-2 | | K74.00 | 4 | POS | | | | | | | | | |
| D70.00 | 2 | HOT WATER DISPENSER | BUNN | HSE | | L20.00 | 3 | TRASH BINS | | | | | | | | | |
| D81.00 | 1 | REHEATING RACK, WATER TANK, ELECTRIC | ULTRAFRYER | REC-1620-X | | LP45.00 | 1 | OUTSIDE TRASH RECEPTACLE | WAUSAU | TF1015 | | | | | | | |
| D90.00 | 1 | PROOFER CABINET, MOBILE | WINSTON | H44522 | | LP46.00 | 1 | OUTSIDE TRASH RECEPTACLE | WAUSAU | TF1021 | | | | | | | |
| D92.00 | 1 | HOLDING BINS | PRINCE CASTLE | PHB21N2 | | M11.00 | 1 | MANAGERS DESK | NWS | FB30710100N | | | | | | | |
| D93.10 | 1 | HOLDING BINS | PRINCE CASTLE | PHB2PT-60P | | M20.00 | 1 | OFFICE SUPPLIES | WASSER | 10653 | | | | | | | |
| D94.00 | 1 | PROTEIN HOLDING BIN | PRINCE CASTLE | PHB34R2 | | M30.00 | 1 | SAFE | FIRE KING | BSD2920 | | | | | | | |
| D94.10 | 1 | BISCUIT HOLDING BIN | PRINCE CASTLE | PHB21N1 | | M40.00 | 1 | LOCKERS W/ 6 HIGH UNIT | KELMAX | EL SERIES | | | | | | | |
| E10.00 | 1 | WALK-IN COOLER | KOLPAK | CUSTOM | | N10.00 | 4 | HAND SINK | KROWNE | HS-68 | | | | | | | |
| E20.00 | 2 | CHICKEN RACKS | SIS | 4H286 | | N40.00 | 2 | FIRE EXTINGUISHER | ACTION | 436500 | CLASS K | | | | | | |
| E30.84 | 1 | CHICKEN GRATE | NWS | D12505500N | | N40.10 | 1 | FIRE EXTINGUISHER | ACTION | 434699 | | | | | | | |
| | | | | | | N60.00 | 2 | INGREDIENTS BIN | RUBBERMAID | FG360288WHT | | | | | | | |

NOTE

- IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
- ALL KITCHEN EQUIPMENT TO BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- DECOR ITEMS SUPPLIED BY OWNER AND INSTALLED BY GENERAL CONTRACTOR.
- FOR DINING ROOM FURNITURE, SEE DECOR PACKAGE, CONTACT DECOR VENDOR FOR DETAILS.
- ARCHITECT OF RECORD TO ENSURE AND COORDINATE THAT ALL INTERIOR AND EXTERIOR COMPLIES WITH ADA REQUIREMENTS AS WELL AS LOCAL JURISDICTIONS.

NOTE

- IT IS RESPONSIBILITY OF THE G.C. TO COORDINATE DELIVERY, UNCRATING, POSITIONING, FINAL HOOK UP AND REMOVAL OF TRASH OF ALL OWNER SUPPLIED KITCHEN EQUIPMENT.
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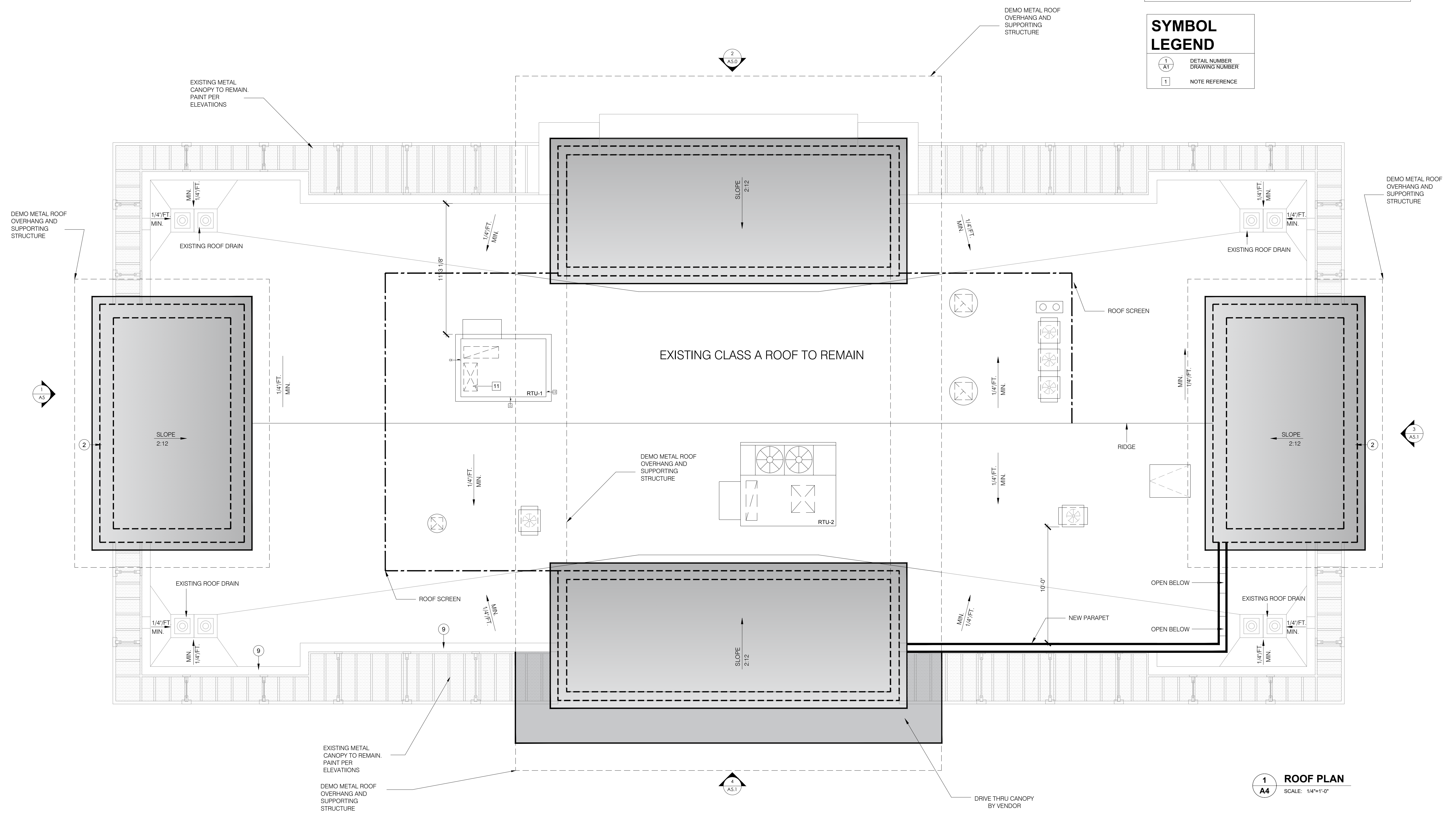
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EQUIPMENT PLAN & SCHEDULES

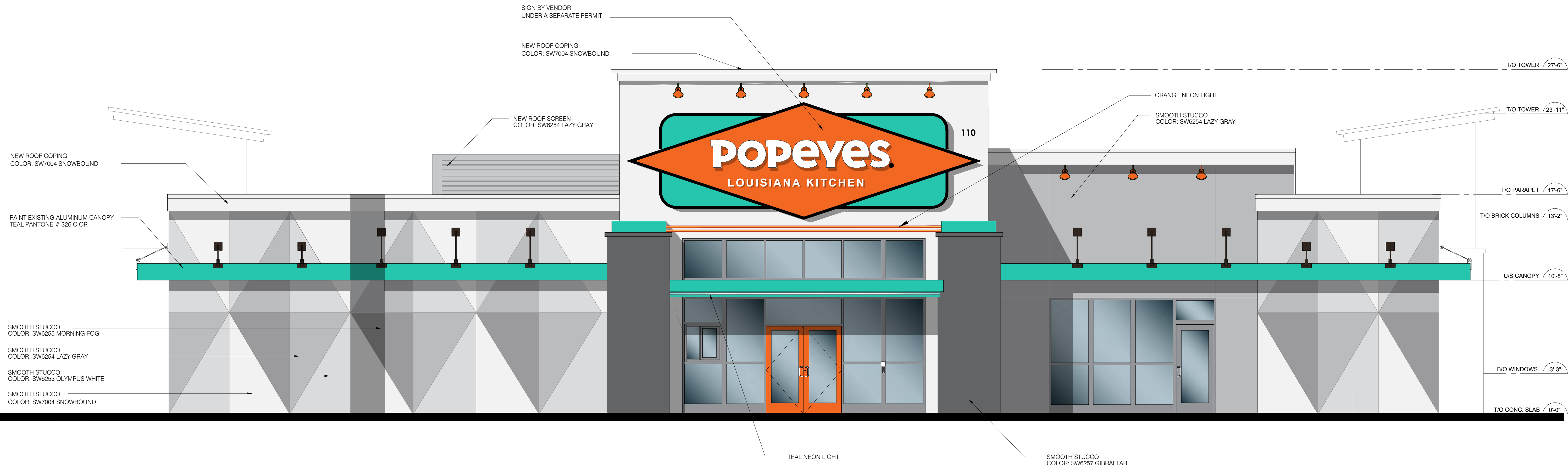
NOTE:
ALL ROOFING TO BE IN STRICT ACCORDANCE WITH THE NATIONAL ROOFING CONTRACTORS ASSOCIATION ROOFING MANUAL
G.C IS RESPONSIBLE FOR SEALING ALL ROOF PENETRATIONS UPON COMPLETION OF THE PROJECT.

ROOF TYPE LEGEND
ROOF ASSEMBLY:
- MAS 60mil WHITE ULTRAPLY TPO MEMBRANE (OR APPROVED EQUAL)
- 2 LAYERS OF RIGID INSULATION (R-27.7 MIN.)
- 10mil VAPOUR RETARDER
- WOOD ROOF DECK
- WOOD TRUSS
(AS PER NRCA STANDARDS)

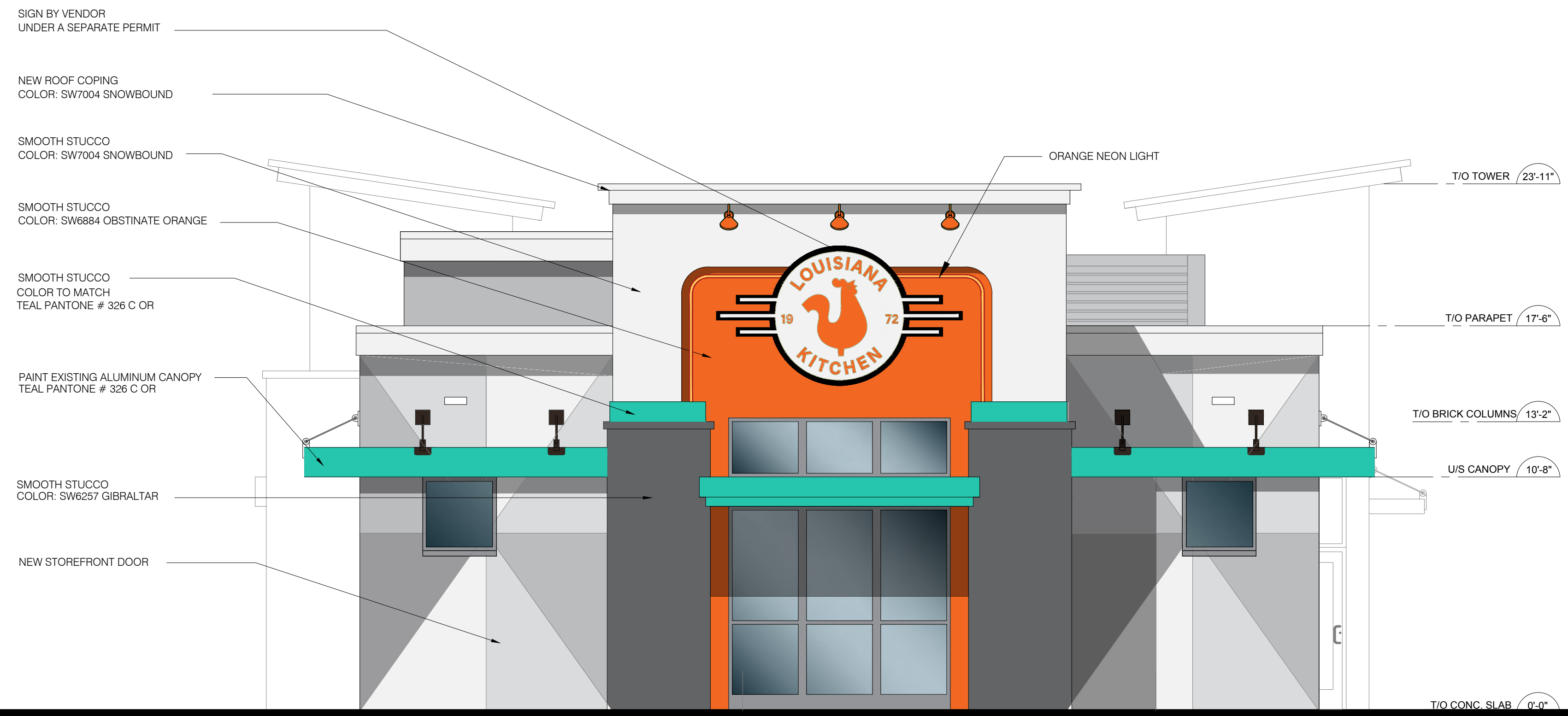
SYMBOL LEGEND
① AT DETAIL NUMBER DRAWING NUMBER
1 NOTE REFERENCE



1 ROOF PLAN
A4 SCALE: 1/4"=1'-0"



2 NORTH ELEVATION
A5 SCALE: 1/4"=1'-0"

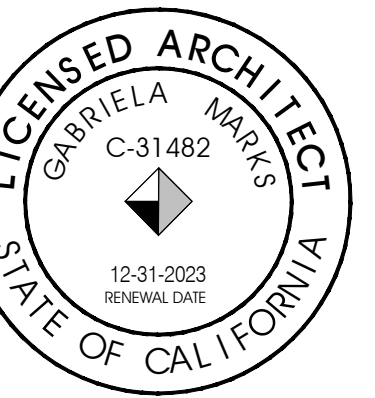


1 WEST ELEVATION
A5 SCALE: 1/4"=1'-0"



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| 2ND PLANNING SUBMITTAL | 03/20/23 |
| 3RD PLANNING SUBMITTAL | 06.27.23 |

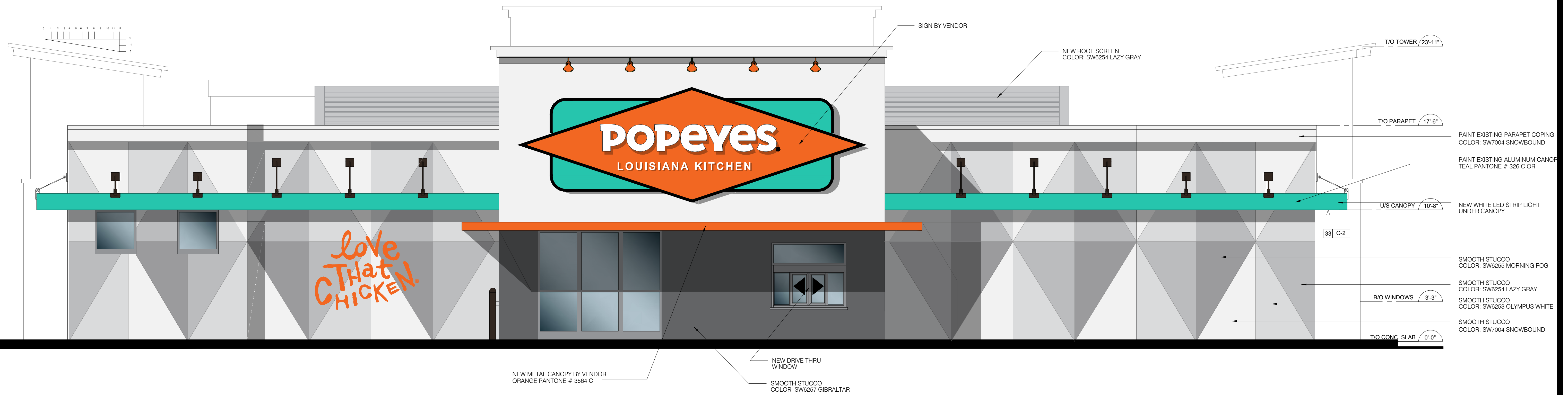


PROTOTYPE: FS 2136
STORE NUMBER: -
FRANCHISEE: SC FOOD EXPRESS

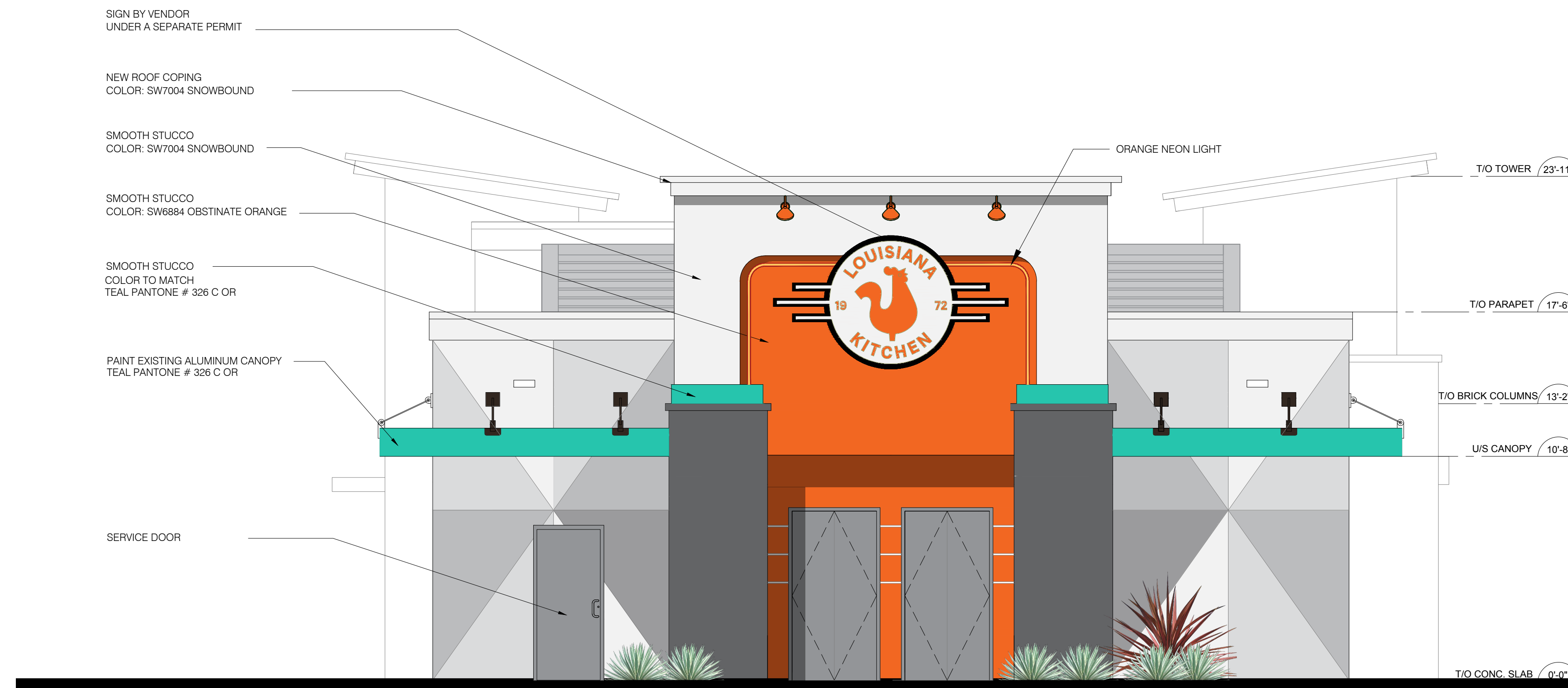
POPEYES
110 E. FOOTHILL BLVD.
POMONA CA

EXTERIOR
ELEVATIONS

A5



4 SOUTH ELEVATION
A5.1 SCALE: 1/4"=1'-0"

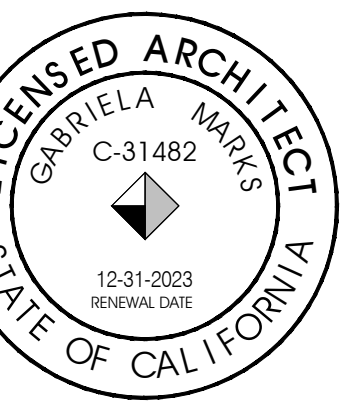


3 EAST ELEVATION
A5.1 SCALE: 1/4"=1'-0"



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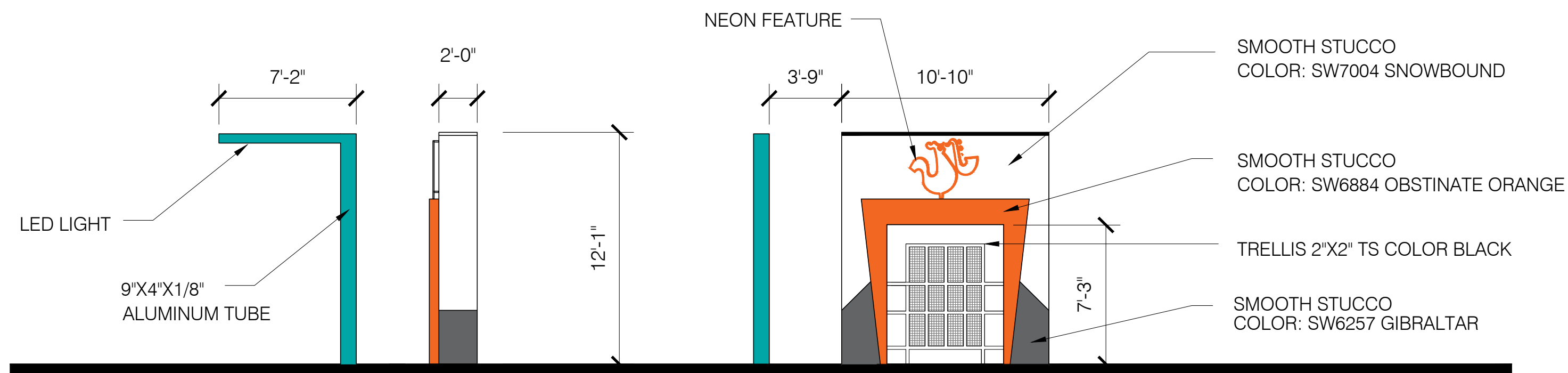
PROTOTYPE: FS 2136
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POPEYES

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EXTERIOR
ELEVATIONS

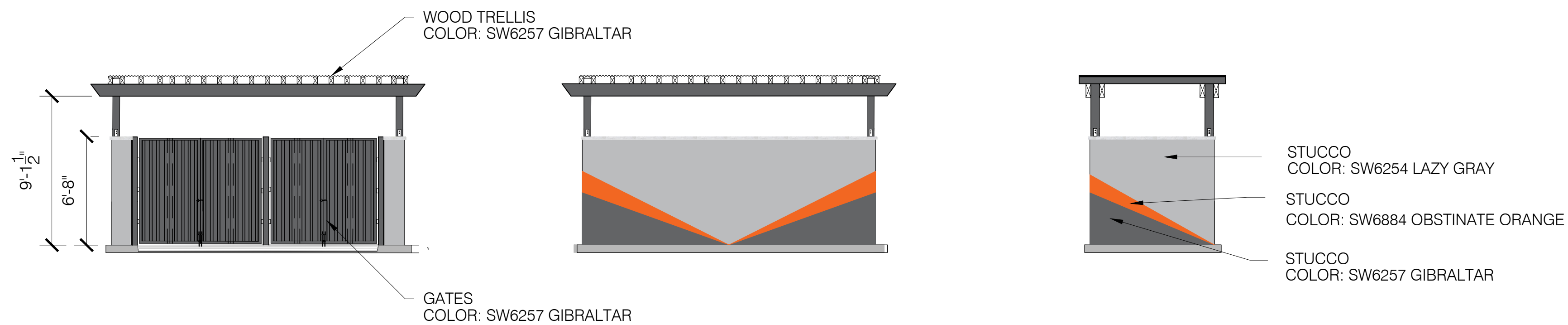
A5.1



**SCREEN WALL
SIDE VIEW**

**SCREEN WALL
FRONT ELEVATION**

1 SCREEN WALL
SCALE: 3/16"=1' - 0"



2 TRASH ENCLOSURE
SCALE: 3/16"=1' - 0"

SYMBOL LEGEND

| | |
|-----|--|
| 1 | NOTE REFERENCE REFER TO ELEVATION NOTES |
| FN# | FINISH TYPE |

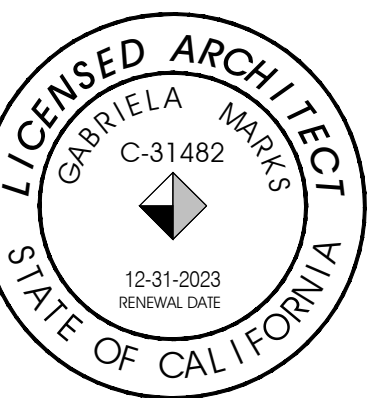
GENERAL NOTES

1. SEALANT / CAULKING AROUND DOOR / WINDOW FRAMES. COLOUR: TO MATCH WINDOW / DOOR FRAMES.
2. THE CONTRACTOR SHALL BECOME FAMILIAR WITH AND FOLLOW ALL DRAWINGS AND SPECIFICATIONS.



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| 4TH PLANNING SUBMITTAL | 08.10.23 |
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SITE ELEVATION

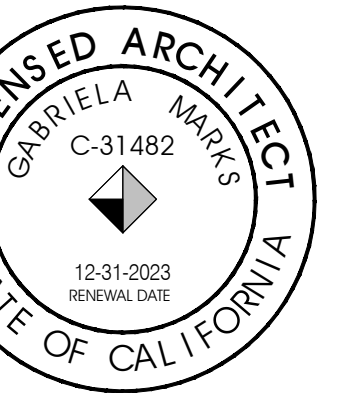
A5.2



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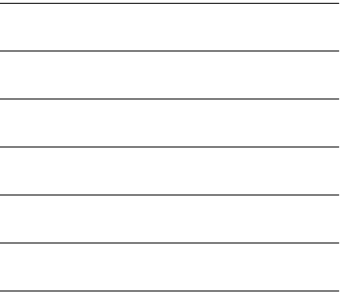
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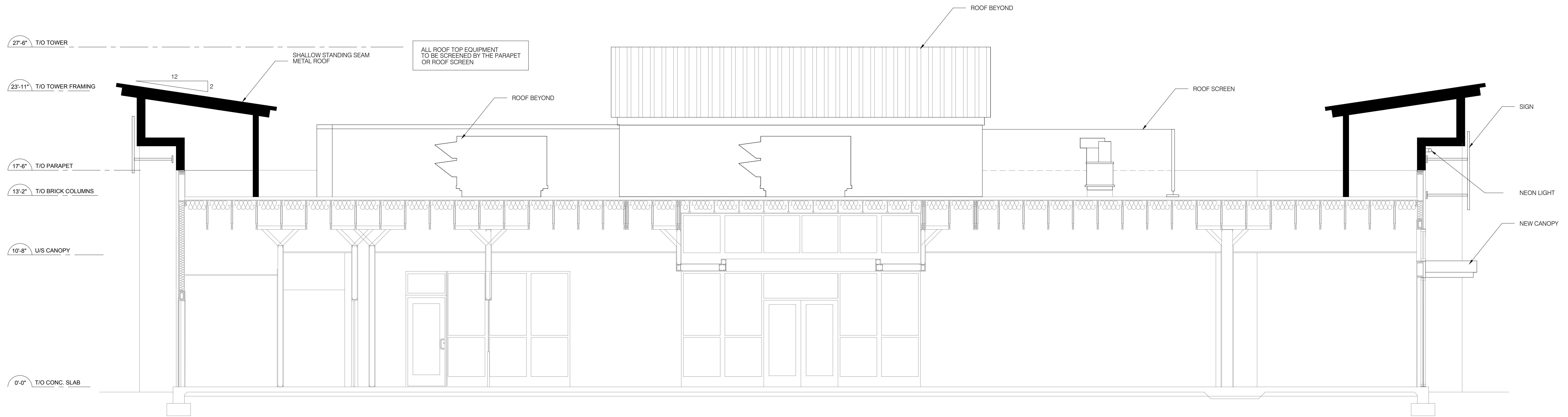


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BUILDING
SECTION

A5.3



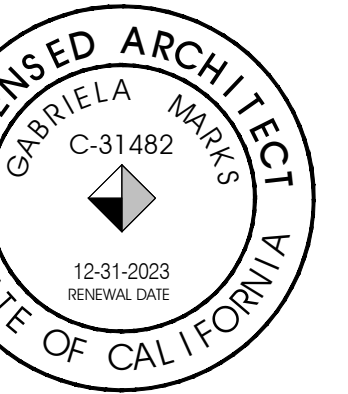
2 BUILDING SECTION
A5.2 SCALE: 1/4"=1'-0"



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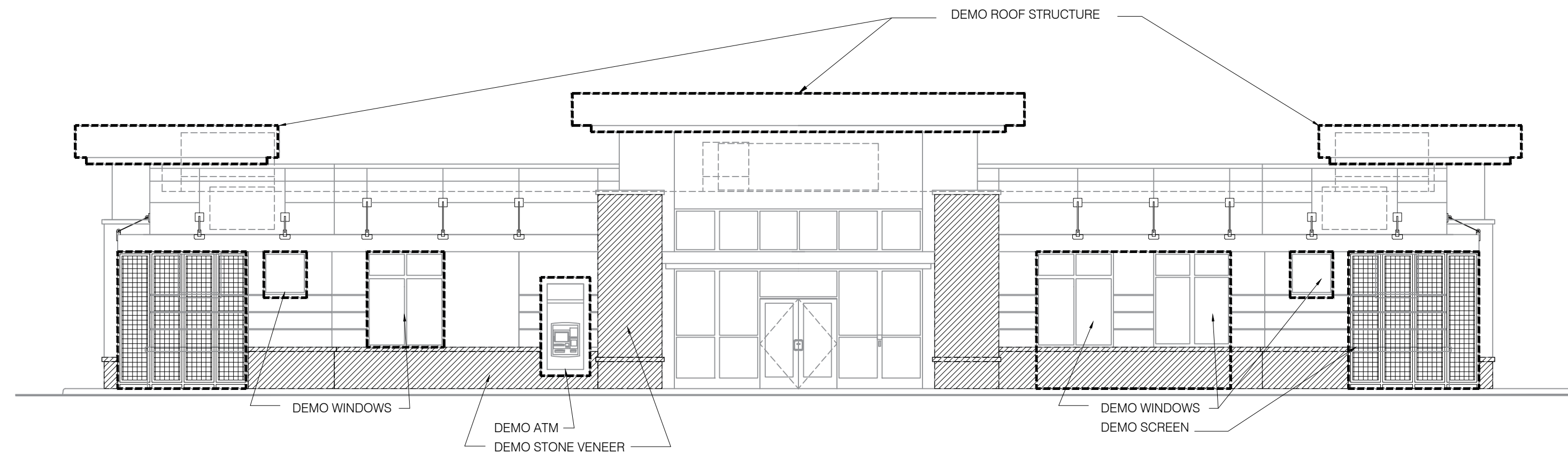


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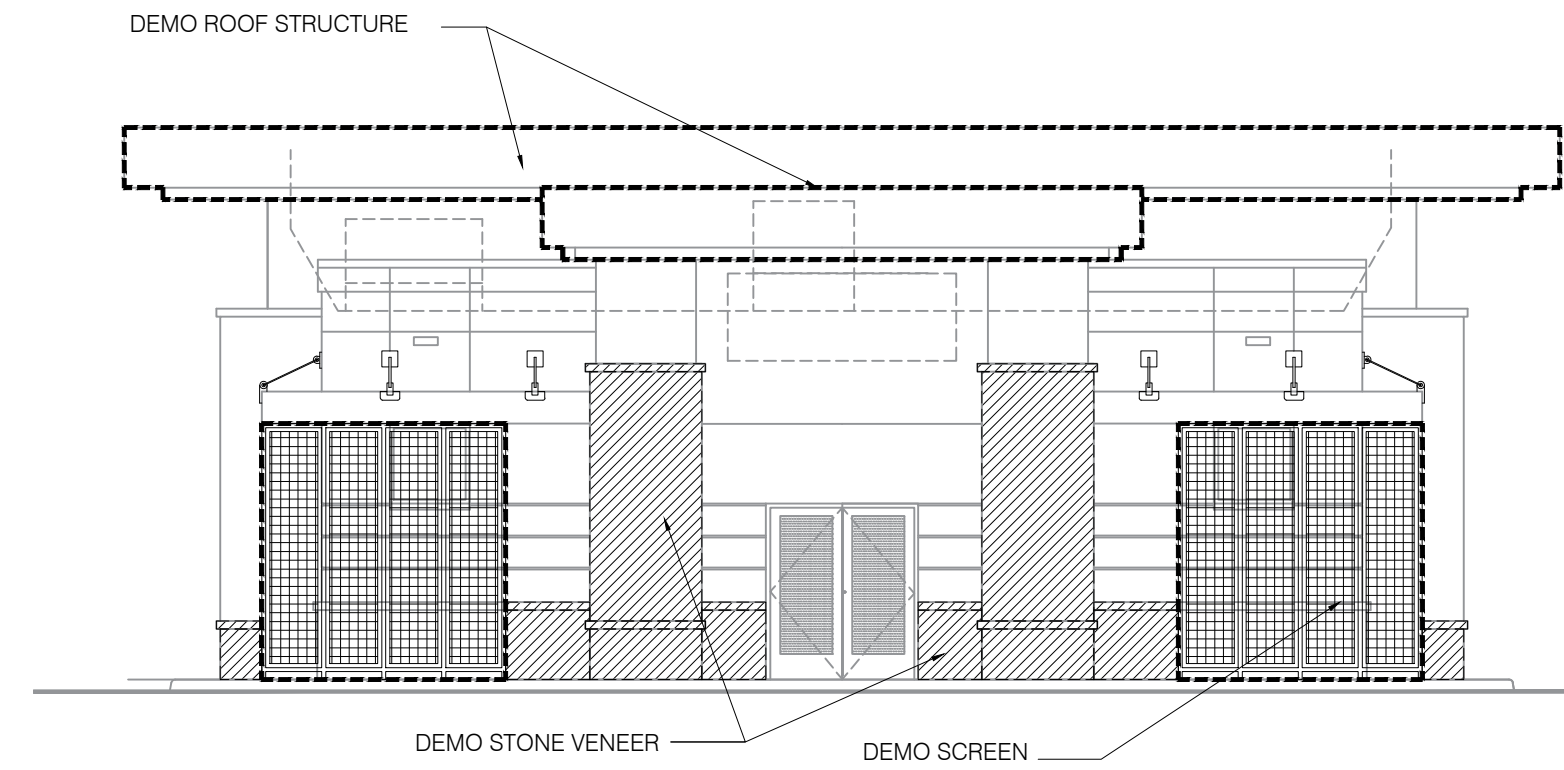
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DEMOLITION
ELEVATIONS

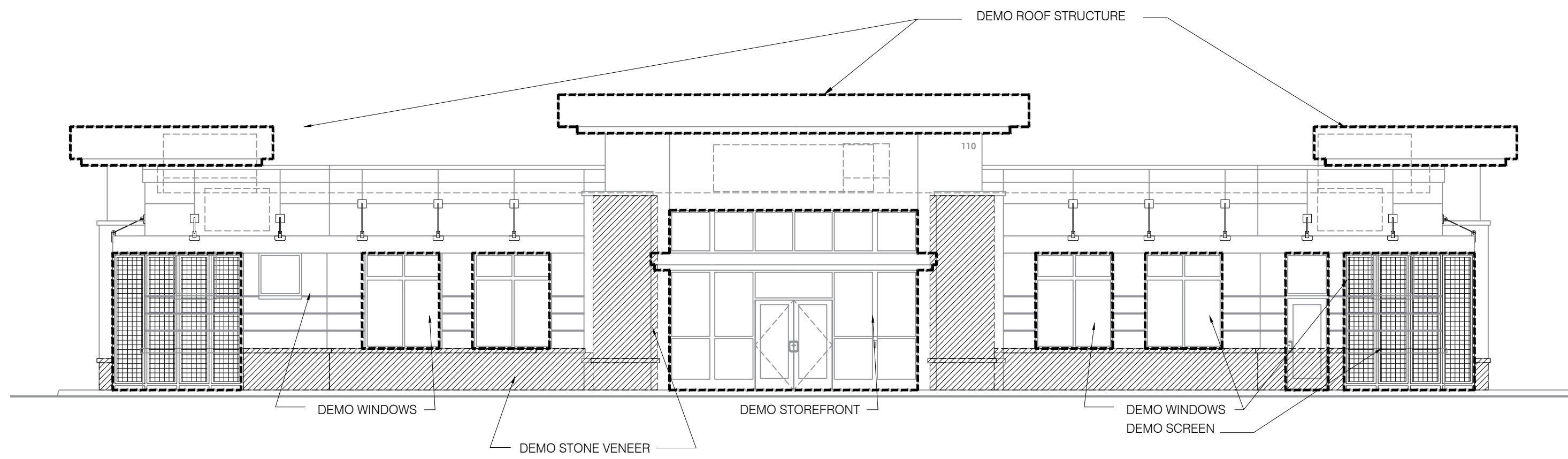
D1.0



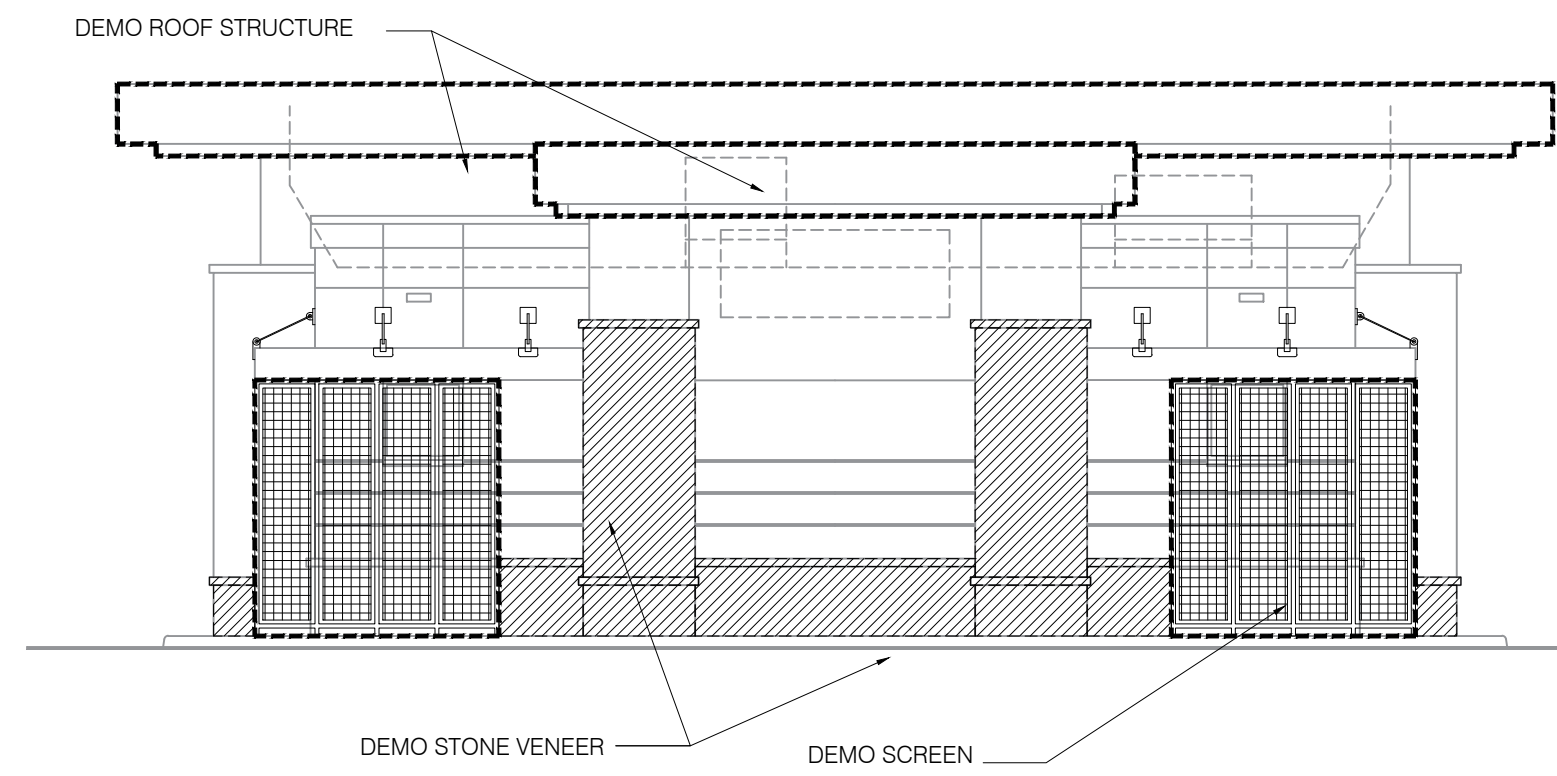
1 NORTH ELEVATION
D1.0 SCALE: 1/8"=1'-0"



2 EAST ELEVATION
D1.0 SCALE: 1/8"=1'-0"



3 SOUTH ELEVATION
D1.0 SCALE: 1/8"=1'-0"



4 WEST ELEVATION
D1.0 SCALE: 1/8"=1'-0"