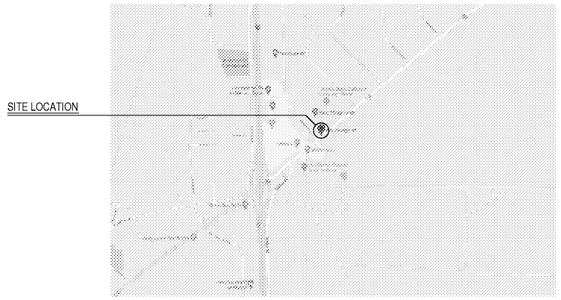
POPEYES

LOUISIANA KITCHEN

501 N HWY 49
BYRON, GA 31088

POPEYES LOUISIANA KITCHEN

PLK 1930-28-DL SAILORMEN



VICINITY MAP

OWNER & CONSULTANTS

OWNER
SOUTHEASTERN RETAIL DEVELOPMENT
2050 COUNTY ROAD 30A
BLDG M-1, UNIT 231
SANTA ROSA BEACH, FL 32459
CONTACT: TRAVIS MEYER
PHONE: 850-660-1917

ARCHITECT
LIS ARCHITECTURE
2572 WEST STATE ROAD 426
SUITE 2064
OVIEDO, FL 32765
CONTACT: GEORGE MELLA
PHONE: 321-244-0402

CIVIL ENGINEER
GONZALEZ-STRENGTH & ASSOCIATES
1550 WOODS OF RIVERCHASE DR
HOOVER, AL 35244
CONTACT: BILL WILSON
PHONE: 205-942-2486

STRUCTURAL ENGINEER
LIS ENGINEERING
2572 WEST STATE ROAD 426
SUITE 2064
OVIEDO, FL 32765
CONTACT: ROBERT CASE
PHONE: 321-244-0402

ELECTRICAL ENGINEER
MECHANICAL ENGINEER
PLUMBING ENGINEER
LIS ENGINEERING
2572 WEST STATE ROAD 426
SUITE 2064
OVIEDO, FL 32765
CONTACT: CLARK STILWELL
PHONE: 321-244-0402

GOVERNMENTAL AGENCIES

BUILDING DEPARTMENT
NAME: CITY OF BYRON - BUILDING, PLANNING, & ZONING
ADDRESS: 400 MAIN ST
BYRON, GA 31008
CONTACT: TIFFANY SANDEFUR, DIRECTOR
PHONE: (478) 956-5555 or (478) 447-4654
EMAIL: tsandefur@byronga.com

HEALTH DEPARTMENT
REVIEW: PEACH COUNTY ENVIRONMENTAL HEALTH / GEORGIA DEPARTMENT OF PUBLIC HEALTH
ADDRESS: 503 BLUEBIRD BLVD, FORT VALLEY, GA 31030
CONTACT:
PHONE: 478-825-6134
FAX: 478-825-6792
EMAIL:

DEPARTMENT OF TRANSPORTATION
REVIEW: GDOT DISTRICT 3
ADDRESS: 115 TRANSPORTATION BLVD, THOMASTON, GA 31401
PHONE: 706-646-6900 / 7500

UTILITY

SANITY SEWER, DOMESTIC, FIRE PROTECTION WATER
NAME: CITY OF BYRON PUBLIC WORKS
ADDRESS: 401 MAIN ST (2ND FLOOR)
BYRON, GA 31008
CONTACT: TIFFANY BIBB, DIRECTOR
PHONE: 478-956-2411

ELECTRIC
NAME: FLINT ENERGIES
ADDRESS:
CONTACT:
PHONE: 478-988-3500

STORM SEWER
NAME: CITY OF BYRON PUBLIC WORKS
ADDRESS: 401 MAIN ST (2ND FLOOR)
BYRON, GA 31008
CONTACT: TIFFANY BIBB, DIRECTOR
PHONE: 478-956-2411

UTILITY SERVICE REQUIREMENTS

ELECTRICAL:
POWER: 208V / 3 PHASE /4W / 800 AMPS. TOTAL CONNECTION LOAD: 345.66 KVA TOTAL DEMAND LOAD: 246.93 KVA

NOTE: SEE SHEET E3 FOR BREAKDOWN OF THE ELECTRICAL SERVICE CONNECTED LOAD

TELEPHONE:
2" CONDUIT 25 PAIR WIRE (OWNER REQUIREMENT)

WATER:
WATER SERVICE: 1 1/2" DIAM.
FIXTURE UNIT COUNT: 35 FU
WATER SERVICE: 2,000 GALLONS/DAY

IRRIGATION:
LANDSCAPING: (VERIFY WITH OWNER REQUIRED) SIZE PER ZONE REFER TO PLAN FOR DESIGN.

SEWER:
WASTE SERVICE: 4" DIAM.
FIXTURE UNIT COUNT: 35 FU
1,600 GALLONS/DAY

GENERAL NOTE:
VERIFY ALL SERVICE REQS W/ THE LOCAL UTILITY CITY AGENCIES.

CODE / PROJECT DATA

BUILDING CODE:	2012 INTERNATIONAL BUILDING CODE
ACCESSIBILITY CODE:	NFPA 101 AND 2012 IBC CH. 11 AND ICC/ANSI 117.1-1998
FIRE CODE:	2012 INTERNATIONAL FIRE CODE
PLUMBING CODE:	2012 INTERNATIONAL PLUMBING CODE
MECHANICAL:	2012 INTERNATIONAL MECHANICAL CODE
ELECTRICAL:	2017 NATIONAL ELECTRICAL CODE
ENERGY:	2012 INTERNATIONAL ENERGY CONSERVATION CODE
OCCUPANCY CLASSIFICATION:	ASSEMBLY A-2 (RESTAURANT)
BUILDING OCCUPANT LOAD:	39 BASIS: (SEATING, EMPLOYEES)
CONSTRUCTION CLASSIFICATION:	TYPE V-B - UNPROTECTED, UNSPRINKLERED

BUILDING AREA CALCULATIONS

KITCHEN (NET):	993 S.F.
WALK-IN (NET):	176 S.F.
DINING/RESTROOM (NET):	752 S.F.
TOTAL (GROSS)	2,146 S.F.
TOTAL (NET):	1,930 S.F.
TOTAL BUILDING AREA:	2146 S.F.
BUILDING HEIGHT:	40'-0" ALLOWED
	21'-10" +/- PROPOSED

STRUCTURAL:

TOP CHORD (ROOF)		BOTTOM CHORD (CLG)	
DEAD LOAD:	10 psf	DEAD LOAD:	10 psf
LIVE LOAD:	20 psf	TOTAL DESIGN LOAD:	40 psf
ADDT. EQUIP. LOAD:	AS SHOWN	WIND SPEED:	(VERIFY W/ STRUCTURAL DRAWINGS)

DOORS
DINING AREA
DOOR #1 @ 3'-0" = 34"
DOOR #3 @ 3'-0" = 34"
KITCHEN
DOOR #4 @ 4'-0" = 46"

FIXTURES

	REQUIRED (PER OCCUPANTS) MEN	WOMEN	PROVIDED MEN	WOMEN
WC	1/75	1/75	1	1
LAV	1/200	1/200	1	1

SEATING/OCCUPANCY CALCULATIONS

"H" COUNTER:	8
BOOTH SEATING:	12
TABLES/CHAIRS:	8
TOTAL PHYSICAL SEATING:	28
OCCUPANT LOAD:	39

VENDOR LIST

EQUIPMENT
WASSERSTROM
ALICIA O'NEAL
614-737-8570

SITE LIGHTING
HERMITAGE LIGHTING
WYATT CULVER
615-843-3379

SIGNAGE
CAPITAL SIGNS AND AWNINGS
JUDY CHENEVERT
318-346-9898

SEATING
SEATING CONCEPTS
KERRY STUDER
615-730-7980 X2223

KITCHEN HOOD
CAPTIVE AIRE
TIMOTHY ANDERSON
800-948-6945

ALL VENDORS ARE RESPONSIBLE FOR THEIR OWN CODE COMPLIANCE

CAPTIVE AIRE IS THE BASIS OF DESIGN FOR THE HOOD PACKAGE. NO SUBSTITUTIONS WILL BE ALLOWED.

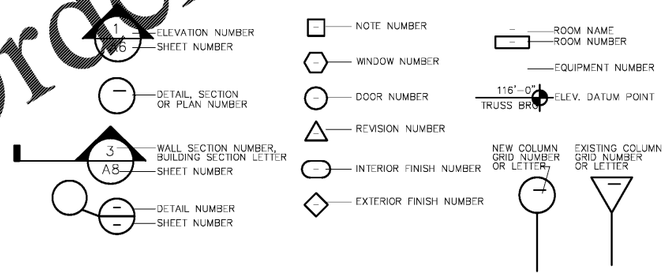
ABBREVIATIONS

AC	AIR CONDITIONING	STL	STEEL
AFF	ABOVE FINISH FLOOR	STOR	STORAGE
AHU	AIR HANDLING UNIT	SUSP	SUSPENDED
AL	ALUMINUM	T	TREAD
ASPH	ASPHALT	TELE	TELEPHONE
AT	ALUMINUM THRESHOLD	TPD	TOILET PAPER DISPENSER
BD	BOARD	TYP	TYPICAL
BLKT	BLANKET	UND	UNLESS NOTED OTHERWISE
CJ	CONTROL JOINT	VCT	VINYL COMPOSITION TILE
CLG	CEILING	VERT	VERTICAL
CMU	CONCRETE MASONRY UNIT	VT	VINYL THRESHOLD
COL	COLUMN	WC	WATER CLOSET
CONC	CONCRETE	WD	WOOD
CONT	CONTINUOUS	WP	WATERPROOF
CPT	CARPET	WWF	WELDED WIRE FABRIC
CT	CERAMIC TILE	W/	WITH
C/L	CENTER LINE		
DBL	DOUBLE		
DF	DRINKING FOUNTAIN		
DIA	DIAMETER		
DIM	DIMENSION		
DN	DOWN		
DS	DOWN SPOUT		
EA	EACH		
EJ	EXPANSION JOINT		
ELEC	ELECTRICAL		
ELEV / EL	ELEVATION		
EQ	EQUAL		
EXIST	EXISTING		
FD	FLOOR DRAIN		
FE	FIRE EXTINGUISHER		
FF	FINISH FLOOR		
FR	FIRE RATED		
GALV	GALVANIZED		
GYPBD	GYPSUM BOARD		
HC	HANDICAPPED		
HDW	HARDWARE		
HM	HOLLOW METAL		
HVAC	HEATING, AIR CONDITIONING, & VENT		
INFO	INFORMATION		
INSUL	INSULATION		
LAC	LAY-IN ACOUSTICAL CEILING		
MAS	MASONRY		
MAX	MAXIMUM		
MECH	MECHANICAL		
MFGR / MFR	MANUFACTURER		
MIN	MINIMUM		
MO	MASONRY OPENING		
MR	MIRROR/MOISTURE RESISTANT		
MT	MARBLE THRESHOLD		
MTL	METAL		
NA	NOT APPLICABLE		
NIC	NOT IN CONTRACT		
NOM	NOMINAL		
NTS	NOT TO SCALE		
OC	ON CENTER		
OPP	OPPOSITE		
PLYWD	PLYWOOD		
PREFAB	PREFABRICATED		
PSF	POUNDS PER SQUARE FOOT		
PT	PAINT / PRESSURE TREATED		
QT	QUARRY TILE		
R	RISER/RADIUS		
REBAR	REINFORCING BAR		
REF	REFERENCE		
REINF	REINFORCE		
REQ'D	REQUIRED		
RO	ROUGH OPENING		
SB	SPLASH BLOCK		
SHLVS	SHELVES		
SIM	SIMILAR		
SPEC	SPECIFICATION		
SS	STAINLESS STEEL		

REVISION ISSUE LOG

REV #	ISSUE DATE	DESCRIPTION	AFFECTED SHEETS	REMARKS	BY
1	–	–	–	–	–
3	–	–	–	–	–
4	–	–	–	–	–
5	–	–	–	–	–
6	–	–	–	–	–
7	–	–	–	–	–
8	–	–	–	–	–
9	–	–	–	–	–
10	–	–	–	–	–
11	–	–	–	–	–
12	–	–	–	–	–
13	–	–	–	–	–
14	–	–	–	–	–
15	–	–	–	–	–
16	–	–	–	–	–
17	–	–	–	–	–

SYMBOLS / LEGEND



SHEET INDEX:

SHT. NO.	DESCRIPTION
CS	COVER SHEET
RM	RESPONSIBILITY MATRIX
LS1	LIFE SAFETY PLAN
	SITE DRAWINGS
SD1	SITE DETAILS
	STRUCTURAL DRAWINGS
S0	STRUCTURAL DATA & SPECIFICATIONS
S1	FOUNDATION PLAN
S1.1	FRAMING PLAN
S2	ROOF FRAMING PLAN
S3	STRUCTURAL DETAILS
S4	SHEAR WALL PLAN & DETAILS
S5	FRAMING ELEVATIONS
	ARCHITECTURAL DRAWINGS
A1	FLOOR PLAN
A2	FLOOR FINISH PLAN & INTERIOR FINISH SCHEDULE
A3	REFLECTED CEILING PLAN
A4	ROOF PLAN & DETAILS
A5	FRONT & REAR EXTERIOR ELELVATIONS
A6	LEFT & RIGHT EXTERIOR ELEVATIONS
A7	BUILDING SECTION
A8	EXTERIOR WALL SECTIONS
A9	EXTERIOR WALL SECTIONS
A10	EXTERIOR DETAILS
A11	EXTERIOR DETAILS AND INTERIOR ELEVATIONS
A12	INTERIOR ELEVATIONS
A12a	DIGITAL MENUBOARD ELEVATIONS
A13	KITCHEN ELEVATIONS
A14	COOLER & COUNTER SECTIONS & DETAILS
A15	ENLARGED RESTROOM PLAN & ELEVATIONS
A16	OFFICE & MOP SINK ELEVATIONS AND DETAILS
A17	DOOR & WINDOW SCHEDULES, ELEVS., & DETAILS

SHT. NO.	DESCRIPTION
	EQUIPMENT DRAWINGS
K1	EQUIPMENT AND SEATING PLAN
K2a	EQUIPMENT SCHEDULE (1 of 2)
K2b	EQUIPMENT SCHEDULE (2 of 2)
K3	EQUIPMENT DETAILS
	MECHANICAL DRAWINGS
M0	MECHANICAL DATA SHEET & SPECIFICATIONS
M1	HVAC FLOOR PLAN NOTES & SCHEDULES
M2	HVAC ROOF PLAN & DETAILS
M3.0	HOOD – TYPE 1 (FRYER HOOD DETAILS)
M3.1	FAN & GREASE DUCT FIRE PROTECTION DETAILS
M3.2	TYPE–2 HOOD (BATTER FLOUR STATION)
M3.3	TYPE–1 HOOD (FIRE SUPPRESSION SYSTEM)
M3.4	PANEL – HVAC INTERLOCK AS PER NFPA–96
M3.5	HOOD ENCLOSURE DETAILS
	PLUMBING DRAWINGS
P0	PLUMBING DATA SHEET AND SPECIFICATIONS
P1	PLUMBING WASTE AND VENT PLAN
P2	PLUMBING WATER
P3	RISER DIAGRAMS
P4	PLUMBING DETAILS
	ELECTRICAL DRAWINGS
E0	ELECTRICAL DATA SHEET AND SPECIFICATIONS
E1	LIGHTING PLAN
E2	POWER PLAN
E3	ELECTRICAL PANEL SCHEDULES & RISER DIAGRAM
E4	P.O.S. WIRING DIAGRAMS
	SITE DRAWINGS
SL1	SITE LIGHTING PLAN
SL2	SITE ELECTRICAL PLAN

SHT. NO.	DESCRIPTION

Order Plans @ WWW.LDILine.com

LIS EXPRESSLY RESERVES ITS COPYRIGHT AND ALL OTHER PROPERTY RIGHTS TO THESE DOCUMENTS AND THEIR DESIGN, HENCE, THEY ARE NOT TO BE REPRODUCED

ARCHITECT / ENGINEER
LIS ARCHITECTURE ENGINEERING
LAND INVESTMENT SERVICES LLC
21400 Palm Beach Blvd
Alva, FL 33920
Phone: (239) 693-9244
Facsimile: (239) 693-9828

2572 West State Road 426
Suite 2064, Oviedo, FL 32765
Phone: (321) 244-0402
Facsimile: (321) 244-9419

CLIENT NAME
SOUTHEASTERN RETAIL DEVELOPMENT, LLC
BLDG M-1, UNIT 231
2050 COUNTY ROAD 30A
SANTA ROSA BEACH, FL 32459

PROJECT NAME
POPEYES
PLK 1930-28-DL SAILORMEN
501 N HWY 49
BYRON, GA 31088

SHEET TITLE
COVER SHEET

SEAL
HAROLD DANIEL HUTTER III
GEORGIA REG: RA015047

RELEASE	DATE
1	-
2	
3	
4	
5	
6	

PROJECT NO.
2020–085

ISSUE DATE
05/07/20

DRAWN: GM | CHECKED: HDH

SHEET NO.
CS
COVER SHEET

SEAL
ROBERT W. CASE
GEORGIA PE. #020594