

KEYED NOTES:		PROJECT DATA:		GENERAL NOTES:	
NUMBER	NOTE				
1	EXISTING TROUGH DRAINS TO REMAIN; MODIFY AS REQUIRED FOR NEW PATIO; SEE ALSO CIVIL DRAWINGS			A.	PROVIDE APPROVED SIGNS OR OTHER APPROVED NOTICES OR MARKINGS THAT INCLUDE THE WORDS "NO PARKING- FIRE LANE". SIGNS SHALL HAVE A MINIMUM DIMENSION OF 12 INCHES WIDE BY 18 INCHES HIGH AND HAVE RED LETTERS ON A WHITE REFLECTIVE BACKGROUND. SIGNS SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS, TO CLEARLY INDICATE THE ENTRANCE TO SUCH ROAD, OR PROHIBIT THE OBSTRUCTION THEREOF AND AT INTERVALS, AS REQUIRED BY THE FIRE INSPECTOR. FIRE CODE 503.3
2	EXISTING LANDSCAPING IS TO REMAIN AS APPROVED UNDER SEPARATE PERMIT.	KITCHEN:	822 SQ FT		
3	EXISTING ACCESSIBLE PARKING IS TO REMAIN AS APPROVED UNDER SEPARATE PERMITS	BAR:	135 SQ FT		
4	EXISTING FIRE HYDRANT	DINING:	2,090 SQ FT		
5	FIRE POINT OF CONNECTION	OUTDOOR DINING:	842 SQ FT		
6	NEW 1,500 GALLON GREASE INTERCEPTOR; APPROX. LOCATION SHOWN			B.	APPROVED BUILDING ADDRESS NUMBERS, BUILDING NUMBER, OR APPROVED BUILDING IDENTIFICATION SHALL BE PROVIDED AND MAINTAINED SO AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET FRONTING THE PROPERTY. THE NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, BE ARABIC NUMERALS OR ALPHABET LETTERS, AND BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF .5 INCH. FIRE CODE 505.1
7	NEW CMU TRASH ENCLOSURE WITH STACK BOND AND RAKED JOINTS; PROVIDE GATES, NON-COMBUSTIBLE CANOPY, DRAIN TO GREASE INTERCEPTOR AND WATER SPIGOT				
8	REMOVE EXISTING TRASH ENCLOSURE	INTERIOR:	110	C.	AN APPROVED KEY BOX, LISTED IN ACCORDANCE WITH UL 1037 SHALL BE PROVIDED AS REQUIRED BY FIRE CODE 506. THE LOCATION OF EACH KEY BOX SHALL BE DETERMINED BY THE FIRE INSPECTOR. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR ANY SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1008.1.9.
9	REMOVE PATCH AND REPAIR EXISTING ASPHALT AND SUB-BRADE AS REQUIRED	EXTERIOR:	56		
10	EXISTING CURB TO REMAIN			E.	EACH DOOR IN A MEANS OF EGRESS FROM A GROUP A, OR ASSEMBLY AREA NOT CLASSIFIED AS AN ASSEMBLY OCCUPANCY, HAVING AN OCCUPANT LOAD OF 50 OR MORE SHALL NOT BE PROVIDED WITH A LATCH OR LOCK UNLESS IT IS PANIC HARDWARE OR FIRE EXIT HARDWARE. BUILDING CODE 1008.1.10. FIRE CODE 1008.1.10.
11	NEW CURB, SEE CIVIL DRAWINGS FOR MORE INFO	TOTAL SEATS:	166		
				F.	THE MAXIMUM SLOPE OF THE PARKING SURFACE AT THE ACCESSIBLE SPACE AND ADJACENT ACCESS AISLE, IN ANY DIRECTION, IS ≤ 1:48. PER SECTION 11B-502.4
		DINING:	2,090 SQ FT / 150 = 14		
		KITCHEN & BAR:	957 SQ FT / 150 = 6	G.	ACCESSIBLE PARKING SPACES ARE TO BE IDENTIFIED BY A REFLECTORIZED SIGN, PERMANENTLY POSTED IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH SPACE, CONSISTING OF: a. A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON DARK BLUE BACKGROUND b. THE SIGN SALL > 70 IN 2 IN AREA.
		OUTDOOR DINING:	1,167 SQ FT / 200 = 4		
		TOTAL REQUIRED:	24		
				c.	WHEN IN THE PATH OF TRAVEL THEY SHALL BE POSTED ≥ 80" FROM THE BOTTOM OF THE SIGN TO PARKING SPACE FINISHED GRADE
				d.	SIGNS MAY ALSO BE CENTERED ON THE WALL OF THE INTERIOR END OF THE PARKING SPACE
				e.	VAN-ACCESSIBLE SPACES SHALL HAVE AN ADDITIONAL SIGN "VAN-ACCESSIBLE" MOUNTED BELOW THE SYMBOL OF ACCESSIBILITY
				f.	IN ADDITION, THE SURFACE OF EACH ACCESSIBLE SPACE IS REQUIRED TO BE MARKED WITH THE INTERNATIONAL SYMBOL OF ACCESSIBILITY
				H.	AN ADDITIONAL SIGN SHALL ALSO BE POSTED IN A CONSPICUOUS PLACE AT EACH ENTRANCE TO OFF STREET PARKING FACILITIES, OR IMMEDIATELY ADJACENT TO AND VISIBLE FROM EACH STALL OR SPACE. SECTION 11B-502.8.2. THE SIGN SHALL BE .17" X 22" WITH LETTERING NOT ≤ 1" IN HEIGHT. PER SECTION 11298.4 REQUIRED WORDING IS AS FOLLOWS: "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING DISTINGUISHING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNER'S EXPENSE. TOWED VEHICLES MAY BE RECLAIMED AT OR BY TELEPHONING
				I.	ALL PROPERTY LINES, EASEMENTS, AND BUILDING, EXISTING AND PROPOSED ARE SHOWN ON THIS SITE PLAN.
				J.	ALL SITE DESIGN & ELEMENTS ARE EXISTING. PLAN IS INCLUDED FOR REFERENCE ONLY.

CONSULTANTS

CIVIL:	ANDREASON ENGINEERING
LANDSCAPE:	N/A
ARCHITECTURE:	NORR
STRUCTURAL:	BRAD YOUNG & ASSOCIATES, INC.
MECHANICAL:	NATIONAL ENGINEERING
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DRAWING TITLE

ARCHITECTURAL SITE
PLAN

DRAWN	CHECKED
AH, SM	ZM, AV

PROJECT NO.
JCSR22-0059

Sheet No.

A-001

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1 SITE PLAN
1" = 10'-0"

KEYED NOTES:

NUMBER	NOTE
1	NEW STOREFRONT
2	NEW NANA WALL STOREFRONT
3	NEW RAILING. GC TO SUBMIT SHOP DRAWINGS FOR OWNER AND ARCHITECT APPROVAL
4	NEW FULLY GLAZED TEMPERED GLASS ROLLING SHUTTER, GC TO SUBMIT SHOP DRAWINGS FOR OWNER AND ARCHITECT APPROVAL
5	STAINLESS STEEL CORNER GUARD (16 GA 1-1/2" RETURNS). INSTALL FROM TOP OF TILE TO CEILING, BY KITCHEN VENDOR
6	STAINLESS STEEL END CAP (16 GA 1-1/2" RETURNS). INSTALL FROM TOP OF TILE TO CEILING BY KITCHEN VENDOR
7	STAINLESS STEEL CLOSURE, PLATE (16 GA) FROM FLOOR TO CEILING OR BOTTOM OF BULKHEAD, BY KITCHEN VENDOR
8	ADA BAR TOP
9	PROVIDE CUSTOM ADA TABLE BASE
10	GC TO RUN BEER LINE UNDERSLAB FROM BEER COOLER TO BEER TAPS. CONFIRM ROUTING WITH BEER VENDOR.
11	GC TO RUN SODA LINES UNDERGROUND AND THROUGH BAR DIE WALL FROM BAG N' BOX TO SODA MACHINE. CONFIRM ROUTING WITH SODA VENDOR.
12	NEW BACK BAR CASEWORK, FURNISHED AND INSTALLED BY JBI. REFER TO DETAILS.
13	KITCHEN DOORS MUST BE TIGHT-FITTING, SELF-CLOSING AND VERMIN PROOF. 1/4" MAX. GAP AT THE BASE.
14	EXISTING TENANT DEMISING WALL.
15	NEW GREETER'S STATION, FURNISHED AND INSTALLED BY JBI.
16	NEW HOST STATION SCREEN WALL FURNISHED AND INSTALLED BY JBI. REFER TO DETAIL 04/A601
17	NEW PLANTERS AND ARTIFICIAL PLANT SPECIFICATION/ INFO TO BE PROVIDED BY OWNER.
18	NEW MILLWORK/STEEL CUSTOM FABRICATED PATIO PLANTER BOX
19	NEW AV CABINET FURNISHED AND INSTALLED BY JBI. BLUE LED LIGHT PROVIDED BY OWNER, INSTALLED BY GC. REFER TO ELECTRICAL FOR CIRCUIT INFORMATION.
20	NEW DRINK RAIL. REFER TO FURNITURE SCHEDULE.
21	NEW FOOTRAIL, FURNISHED AND INSTALLED BY JBI. REFER TO DETAILS.
22	EXISTING COLUMN TO REMAIN.
23	NEW STRUCTURAL COLUMN. SEE STRCUTURAL DRAWINGS FOR ADDITIONAL INFORMATION
24	OWNER PROVIDED SAFE AND PRINTER. PRINTER TO HAVE POWER AND DATA CONNECTION.
25	RAISED CHARACTER AND BRAILLE SIGN READING EXIT. INSTALL PER CBC 1013.4 REFER TO 2/A002 FOR INSTALLATION HEIGHTS AND LOCATIONS
26	MT-101 SCHLUTER CORNERS BY GC.
27	NEW POS STATION FURNISHED AND INSTALLED BY JBI.
28	NEW OUTDOOR POS STATION.
29	DOOR SIGNAGE, SEE 2/G-002
30	NEW PATIO GATE TO BE EQUIPPED WITH PANIC HARDWARE.
31	MOP SINK SEE PLUMBING DRAWINGS

SYMBOLS LEGEND:

	NEW WALLS		LIGHT FIXTURE
	COUNTER TOP		SECTION MARK
	DIMENSION LINE		WALL TYPE
	ELEVATION MARK		WALL BEYOND
	EXISTING CONDITIONS		GLAZING TAG
	FINISH		
	FURNITURE		
	KEYED NOTE		
	PARTIAL HEIGHT WALL		

PARTITIONS LEGEND:

	INTERIOR PARTITIONS
	PARTIAL HEIGHT WALLS
	EXISTING CONDITIONS
	FREEZER/ COOLER WALLS
	EXISTING 1-HOUR U419 RATED DEMISING WALL BY LANDLORD
	EXISTING 2-HOUR U419 RATED DEMISING WALL BY LANDLORD
	INTERIOR PARTITION WITH SOUND BATT INSULATION

GENERAL NOTES:

- A. GC TO PROVIDE BLOCKING FOR SUPPORT OF RESTROOM AND CASEWORK ACCESSORIES AS RECOMMENDED BY MANUFACTURER. SEE ENLARGED RESTROOM AND CASEWORK ELEVATIONS
- B. GC SHALL SUPPLY & INSTLL RECESSED FIRE EXTINGUISHERS AS REQUIRED BY LOCAL CODES. LOCATION PER LOCAL CODES.
- C. REFERENCE THE FOLLOWING SHEETS: G-003 GENERAL NOTES, ABBREVIATIONS, & SYMBOLS; G-004 ACCESSIBILITY GUIDELINES.
- D. ALL DIMENSIONS ARE NOTED FROM FACE OF DRYWALL TO FACE OF DRYWALL, UNO.
- E. ELECTRICAL EQUIPMENT BY GC. SEE ELECTRICAL DRAWINGS.
- F. PLUMBING EQUIPMENT BY GC. SEE PLUMBING DRAWINGS.
- G. ALL CONSTRUCTION MUST BE PERFORMED WITHOUT ANY PENETRATION OF STOREFRONT IN ANY WAY, INCLUDING, BUT NOT LIMITED TO, SCREWS, BOLTS, AND DRILLING.
- H. PROVIDE 2" AIR SPACE AT SIDES OF COOLER. VERIFY ALL DIMENSIONS AND SPECIFICATION WITH VENDOR'S SHOP DRAWINGS. NO FINISH ON WALLS BEHIND COOLER, (TAPE AND PRIME ONLY)
- I. SOUND BATT INSULATION TO BE MINIMUM CLASS 2 WITH A FLAME SPREAD RATING OF 25 TO 75.
- J. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVY WITH OWNER AND LANDLORD.
- K. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.
- L. CAULK ALL JOINTS BETWEEN MATERIALS.
- M. DEMISING WALL FRAMING TO BE COMPLETED BY GC, TYP.
- N. REQUIREMENTS AT DOORS:
- a. 1/2" MAXIMUM HIGH THRESHOLD (ABOVE FLOOR AND LANDING ON BOTH SIDES) AT BUILDING MAIN ENTRY AND EGRESS DOORS.
- b. MAXIMUM DOOR OPENING EFFORT OF 5 LBS. AT EXTERIOR AND INTERIOR DOORS.
- c. ALL DOORS ARE TO BE EQUIPPED WITH SINGLE-EFFORT, NON-GRASP HARDWARE CENTERED BETWEEN 34" AND 44" AFF.
- d. 10" KICKPLATE AT BOTTOM OF GLAZED DOORS (MAIN ENTRY AND EGRESS DOORS)
- O. BARRICADES AND/OR WINDOW GRAPHICS CANNOT BE REMOVED UNTIL LANDLORD'S TENANT COORDINATOR HAS PROVIDED WRITTEN APPROVAL THAT STOREFRONT MODIFICATION WORK IS COMPLETE AND THE WORK IS ACCEPTED AND APPROVED AND THE TENANT'S PREMISES IS FULLY MERCHANDISED AND PREPARED TO OPEN FOR BUSINESS. TENANT'S GENERAL GC IS REQUIRED TO SCHEDULE THE DATE FOR REMOVAL OF THE BARRICADE. LANDLORD RECOMMENDS THAT TENANT GENERAL GC CONTACT THE LANDLORD'S VENDOR AT LEAST 14 DAYS IN ADVANCE OF THE PROJECTED DATE THAT THE TENANT PLANS TO OPEN FOR BUSINESS.
- P. GC TO FINAL CLEANING ONE BEFORE TURNOVER, ONE BEFORE HEALTH INSPECTION, AND FINAL CLEANING DAY BEFORE OPENING.

DATE	ISSUED FOR	REV
08/18/2022	PERMIT	

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DRAWING TITLE
KEY NOTE PLAN

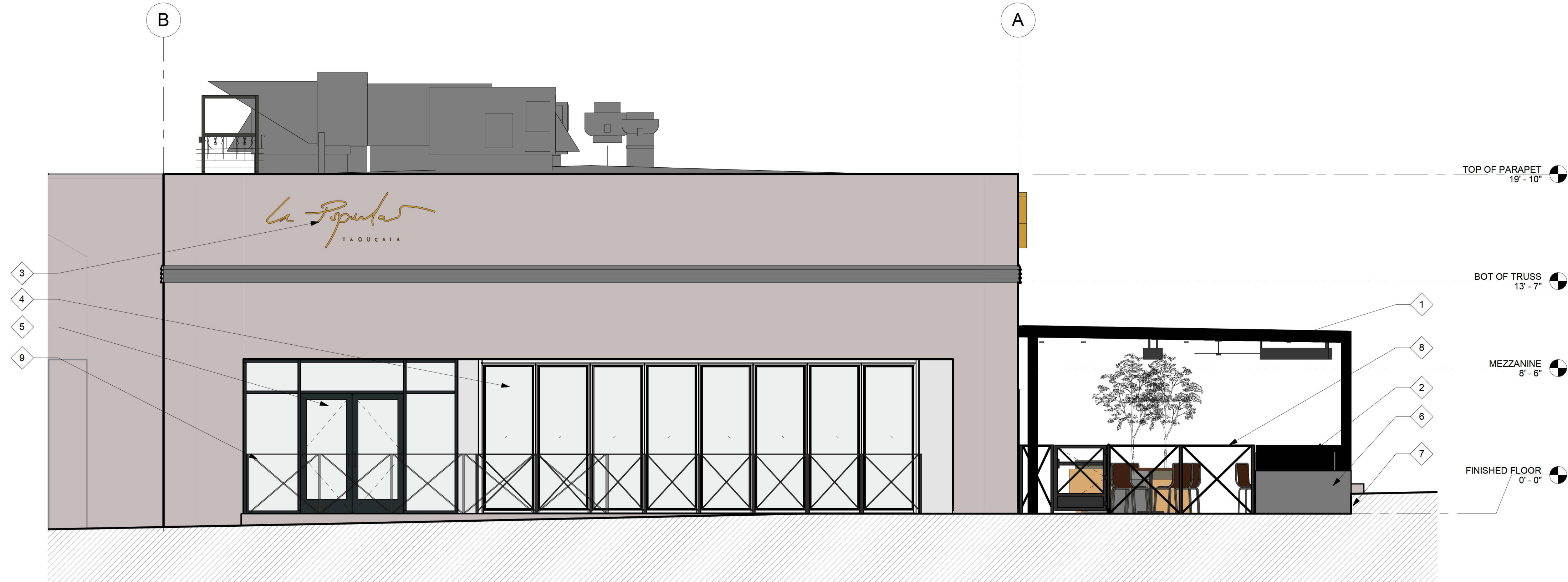
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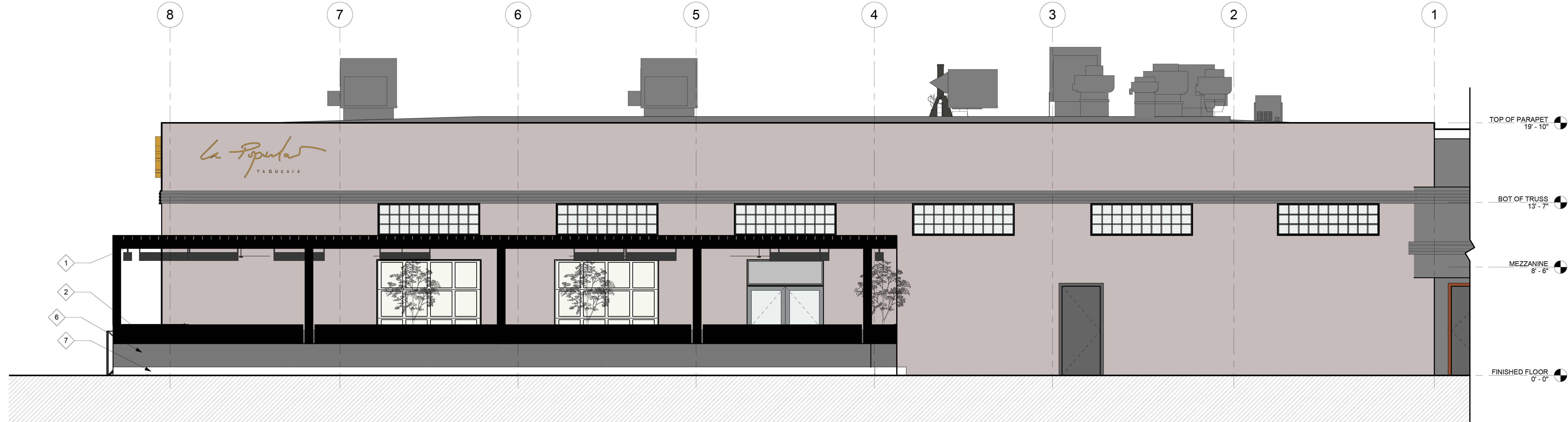
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JCSR22-0059

Sheet No.

A-102



1 EAST ELEVATION
1/4" = 1'-0"



2 NORTH ELEVATION
1/4" = 1'-0"

GENERAL NOTES:

- A. ALL SIGNAGE TO COMPLY WITH LL TENANT DESIGN CRITERIA.
B. ALL NEW STOREFRONT GLASS TO HAVE DARK TINT. CONFIRM SPECIFICATION WITH OWNER.
C. IT IS THE RESPONSIBILITY OF THE GC AND TRADES TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS PRIOR TO SUBMITTING A BID. COORDINATE SURVEY WITH THE OWNER AND LANDLORD. THE OWNER WILL NOT BE RESPONSIBLE FOR CHANGE ORDERS THAT HAVE BEEN DETERMINED TO RESULT FROM CONDITIONS THAT COULD HAVE BEEN KNOWN PRIOR TO THE START OF CONSTRUCTION.

KEYED NOTES:

NUMBER	NOTE
1	NEW MECHANICAL EQUINOX LOUVERED SYSTEM OVER PATIO. ENGINEERED BY MANUFACTURER TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. FURNISHED AND INSTALLED BY MANUFACTURER.
2	NEW MILLWORK/STEEL CUSTOM FABRICATED PATIO PLANTER BOX
3	NEW HALO AND FACELIT ACRYLIC SIGN. FURNISHED AND INSTALLED BY SIGNAGE VENDOR. GC TO PROVIDE NECESSARY BLOCKING AND ACCESS PANELS. REFER TO ELECTRICAL SHEETS FOR MORE INFORMATION. SIGNAGE UNDER SEPARATE PERMIT.
4	NEW LA CANTINA FOLDING SYSTEM
5	NEW STOREFRONT
6	NEW LOW CMU WALL; STACK BOND WITH RAKED JOINTS
7	NEW CONCRETE CURB
8	NEW RAILING AND GATE AT PATIO
9	NEW RAILING AT NEW SLOPED WALK

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EXTERIOR ELEVATIONS

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① 3D PATIO VIEW



② 3D ENTRY VIEW

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