

# FINAL DEVELOPMENT PLANS FOR PUD-02-00 McALISTER'S DELI AND ARBY'S, BURBANK UNIVERSITY BURBANK DR. & BEN HUR RD. BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA

### DEVELOPER

SUN HOLDINGS, INC.  
CONTACT: E ALEJANDRO ORFANOS  
PHONE: 972-620-2287 ext. 297  
EMAIL: aorfanos@sunholdings.net

### CIVIL ENGINEER

GULF STATES ENGINEERING  
600 AZALEA ROAD, MOBILE, AL 36609  
CONTACT: TODD SHIRK  
PHONE: (251) 459-6429  
EMAIL: todd.shirk@gseeng.com

### LANDSCAPE ARCHITECT

WAS DESIGN  
CONTACT: BLAKE SMISSON  
PHONE: (251) 344-4023  
EMAIL: bsmisson@was-design.com

### ARCHITECT (McALISTER'S DELI)

ODOM ARCHITECTS, P.C.  
CONTACT: ANGIE ODOM  
PHONE: (251) 607-0709  
EMAIL: aodom@odomarchitects.com

### SURVEYOR

ACADIA LAND SURVEYING, LLC.  
206 EAST 2nd STREET  
THIBODAUX, LA 70301  
CONTACT: MICHAEL P. BLANCHARD, PLS.  
PHONE: (985) 449-0094  
EMAIL: mblanchard@acadialandsurveying.com

### ARCHITECT (ARBY'S)

ZSTUDIO DESIGN  
CONTACT: DAVID ZAPATA  
PHONE: (972) 897-3966  
EMAIL: dzapata01@gmail.com

### LIST OF CONTACTS

#### STORMWATER

CITY OF BATON ROUGE TRANSPORTATION AND DRAINAGE DEPARTMENT  
222 SAINT LOUIS STREET, 8TH FLOOR  
BATON ROUGE, LA 70802

#### WATER

BATON ROUGE WATER COMPANY  
POST OFFICE BOX 96016  
BATON ROUGE, LA 70896  
225-925-2011

#### SANITARY SEWER

CITY OF BATON ROUGE DEPT OF ENVIRONMENTAL SERVICES  
222 SAINT LOUIS STREET, SUITE 816  
BATON ROUGE, LA 70802  
225-389-4865

#### FIRE PREVENTION

CITY OF BATON ROUGE FIRE DEPT  
8011 MERLE GUSTAFSON DRIVE  
BATON ROUGE, LA 70802  
225-354-1400

#### PLANNING AND ZONING

CITY OF BATON ROUGE PLANNING COMMISSION  
1100 LAUREL STREET, SUITE 104  
BATON ROUGE, LA 70802  
225-389-3144

#### ENGINEERING

CITY OF BATON ROUGE DEVELOPMENT DEPT  
222 SAINT LOUIS STREET, SUITE 880  
BATON ROUGE, LA 70802  
225-389-3160

#### BUILDING DIVISION

CITY OF BATON ROUGE DEVELOPMENT DEPT  
222 SAINT LOUIS STREET, SUITE 880  
BATON ROUGE, LA 70802  
225-389-3160

#### ELECTRIC COMPANY

ENTERGY  
5755 CHOCTAW DRIVE  
BATON ROUGE, LA 70805  
225-354-3218

#### GAS PROVIDER

ENTERGY  
5755 CHOCTAW DRIVE  
BATON ROUGE, LA 70805  
225-354-3218

#### CABLE PROVIDER

COX COMMUNICATIONS  
POST OFFICE BOX 86617  
BATON ROUGE, LA 70896  
225-237-5357

#### COMMUNICATION PROVIDER

AT&T  
5550 S. SHERWOOD FOREST BLVD  
BATON ROUGE, LA 70816  
225-291-1878

### LEGAL DESCRIPTION

TRACT C-1-A-1-A-3-C-4-A  
LOCATED IN SECTION 31  
TOWNSHIP 7-SOUTH-RANGE 1 EAST  
CITY OF BATON ROUGE, EAST BATON  
ROUGE PARISH, LOUISIANA  
CPCC 1610570019

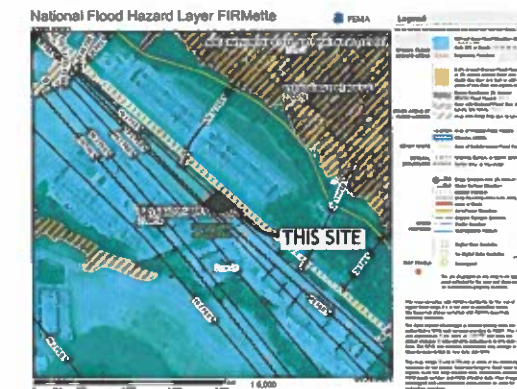


QUAD MAP  
N.T.S.

SHEET INDEX	
C1.0	COVER SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	APPROVED CONCEPT PLAN
C4.0	OVERALL DEVELOPMENT PLAN
C5.0	FINAL DEVELOPMENT PLAN
C6.0	CIRCULATION PLAN
C7.0	UTILITY PLAN
LS1.0	LANDSCAPE PLANTING PLAN & DETAILS
A2.0	McALISTER'S DELI EXTERIOR ELEVATIONS
A2.1	McALISTER'S DELI EXTERIOR ELEVATIONS
DE	DUMPSTER ENCLOSURE (McALISTER'S)
A2.1	ARBY'S EXTERIOR ELEVATIONS
A2.2	ARBY'S EXTERIOR ELEVATIONS
AS1.1	SITE DETAILS (ARBY'S)
SL1.0	SITE LIGHTING DETAILS



VICINITY MAP  
N.T.S.



FEMA FIRM MAP  
N.T.S.

### PLANNING SUMMARY

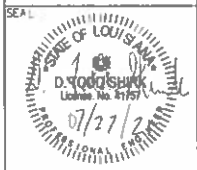
EXISTING ZONING:  
FUTURE LAND USE:  
CHARACTER AREA:  
EXISTING ZONING OF ADJACENT PARCELS:  
ACREAGE:  
NUMBER OF BUILDINGS:  
TOTAL BUILDING SQUARE FOOTAGE:  
DENSITY/INTENSITY:  
BUILDING HEIGHT:  
NUMBER OF STORIES FOR ALL BUILDINGS:  
PROPOSED USE:

PUD  
COMMERCIAL (C)  
URBAN/WALKABLE  
PUD  
1.19  
2  
McALISTER'S DELI=2,832 SQ. FT./ ARBY'S=2,559 SQ. FT.  
4493 SF/AC  
McALISTER'S=22'-8"/ARBY'S=18'-11 1/4"  
1  
(2) RESTAURANT'S W/DRIVE THRU OR PICK UP

SUN HOLDINGS

4515 LYNNDON B. JOHNSON FWY.  
FARMERS BRANCH, TX 75244

NO.	DATE	BY	DESCRIPTION
2	07/27/21	DTS	REVISED PER COMMENTS
1	07/23/21	SCH	REVISED PER COMMENTS
0	06/30/21	FCV	ISSUED FOR PREPARE



MCD & ARBY'S - BATON ROUGE, LA  
BURBANK DR. & BEN HUR RD.  
CIVIL  
COVER SHEET

SCH	DTS	DTS
06/16/21		1"=20'
T21079-C1.0		2

PC Set 7/28/2021



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	C1XORD BEARING & DISTANCE
C1	17°08'04"	305.00'	91.21'	S 58°07'48" W = 90.81'

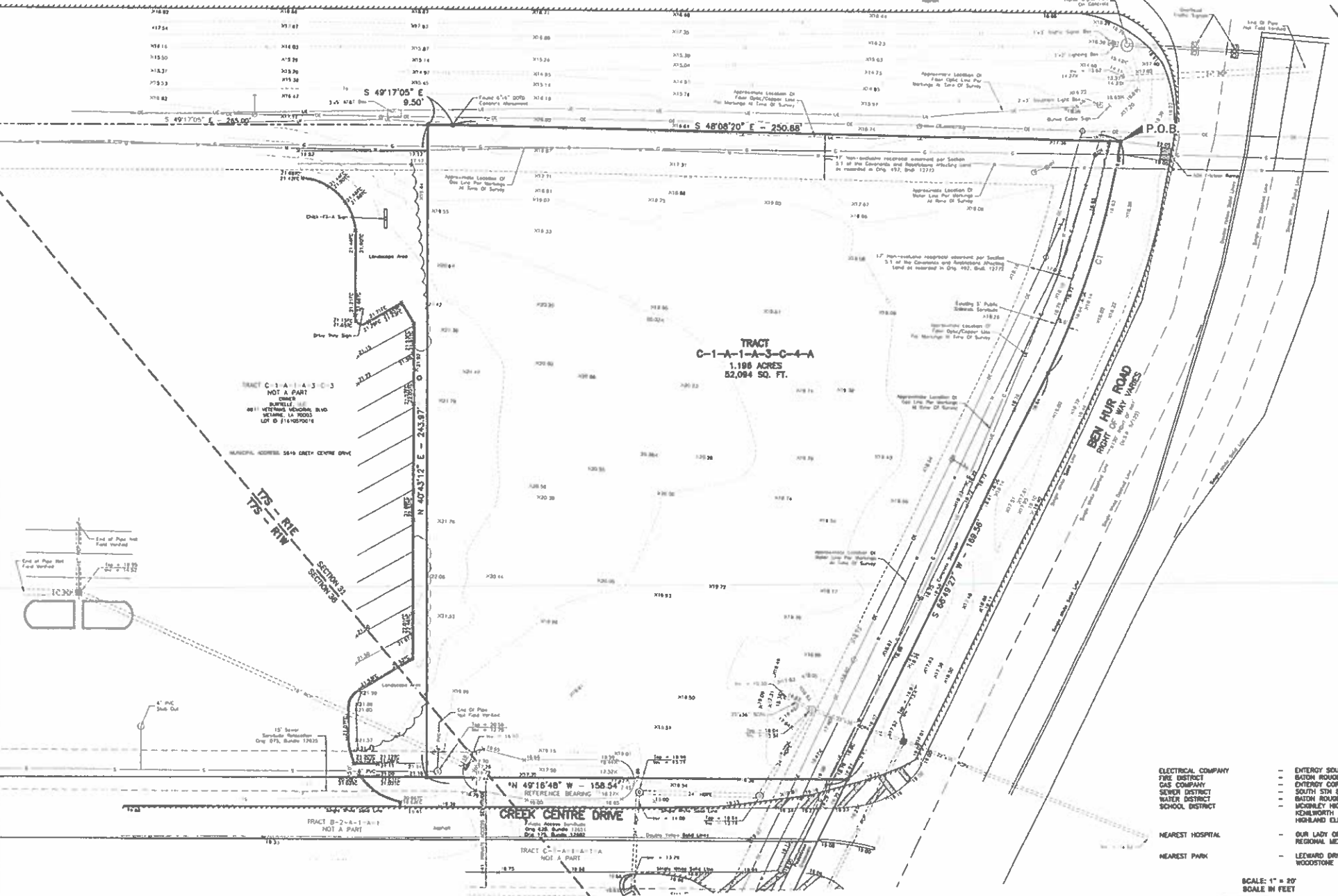
**BURBANK DRIVE**  
100' RIGHT OF WAY



**VICINITY MAP**  
SCALE 1" = 2000'

**PLAT SHOWING SURVEY**  
OF  
**TRACT C-1-A-1-A-3-C-4-A**  
LOCATED IN SECTIONS 31 & 36  
TOWNSHIP 7 SOUTH - RANGE 1 EAST & WEST  
CITY OF BATON ROUGE,  
EAST BATON ROUGE PARISH, LOUISIANA

- NOTES:**
- Zoning, PUD - Requirements to be determined by each approved final development plan consistent with concept plan. Zoning and setbacks are subject to change and should be verified with the local authority's Zoning Department before any design or construction.
  - Reference Maps: A) Survey Plat Showing the Resubdivision of Tract C-1-A-1-A-3-C-4-A into Lots C-1-A-1-A-3-A, C-1-A-1-A-3-B, C-1-A-1-A-3-C, C-2-A-1-A-1 & C-2-A-1-A-2 of the Heaton Property located in Section 35, Township 7 South, Range 1 East and Section 31, Township 7 South, Range 1 East, City of Baton Rouge, East Baton Rouge Parish, Louisiana. Prepared by: Acadia Land Surveying, LLC. Dated: June 16, 2016.
  - Base of Bearings: Bearings are based on Reference Map "A". (\*) Represents the Basis of Bearings. Distances shown are U.S. Survey feet.
  - Flood Maps: In accordance with FEMA Flood Insurance Rate Map Panel Number 2203300245E, dated May 2, 2008, for East Baton Rouge Parish, Louisiana, the property herein is located in Flood Zone "AE" (Base Flood Elevation determined). Base flood elevation of 18.5 feet, foundation level of 18.2 feet as per City of Baton Rouge. Flood Zone Designation and Base Flood Elevations are subject to change and should be verified with the local authority's Flood Plain Administrator before any design or construction.
  - No attempt has been made by Acadia Land Surveying, LLC, to verify title, actual legal ownership, deed restrictions, easements, liens, right-of-ways or other burdens on the property, other than that furnished by the client or his representative. There is no representation that all applicable servitudes and restrictions are shown herein. The surveyor has made no title search or public record search in compiling the data for this survey.
  - Acadia Land Surveying, LLC, has no knowledge or even no compliance of encumbrances or mortgages on the subject property. Acadia Land Surveying, LLC has not and does not provide Determination of Jurisdictional Matters.
  - The words "Certify," "Certifies" or "Certification" as used herein is understood to be an expression of professional opinion by the surveyor, based upon his best knowledge, information, and belief, as such, it does not constitute a guarantee nor a warranty, expressed or implied.
  - Utilities: The underground utilities shown have been located from visible utility features, and previous construction drawings. The surveyor makes no guarantee that the underground utilities shown comply all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated. The surveyor has not physically located the underground utilities, except for above ground visible utility features. No excavations were made during the progress of this survey to locate buried utilities/ structures.
  - State of Elevation: The elevations shown herein are based on the "North American Vertical Datum of 1988 - NAVD 88" (Coast 12a) using GPS C40net-RTN System accessed on May 21, 2021.
  - The subject property is a vacant grass field with no trees or improvements.
  - SOIL TYPES: Candlerine SH 89.8S, Sclayville Clay 18.9S, Thibault Silty 0.0S & Uderens 11.3S soil types obtained from: <https://websoilsurvey.nrcs.usda.gov/app/SoilWebViewer.aspx>.



- ELECTRICAL COMPANY** - ENERGY SOUTHERN OPERATIONS  
**FIRE DISTRICT** - BATON ROUGE CITY FIRE  
**GAS COMPANY** - CHRYSLER CORPORATION  
**SEWER DISTRICT** - SOUTH STN EMBROID  
**WATER DISTRICT** - BATON ROUGE WATER COMPANY  
**SCHOOL DISTRICT** - MOORELY HIGH SCHOOL  
KIDWORTH MIDDLE SCHOOL  
HIGHLAND ELEMENTARY SCHOOL
- NEAREST HOSPITAL** - OUR LADY OF THE LAKE REGIONAL MEDICAL CENTER  
**NEAREST PARK** - LEONARD DRIVE PARK  
WOODSTONE PARK

SCALE: 1" = 20'  
SCALE IN FEET

**LEGAL DESCRIPTION - TRACT C-1-A-1-A-3-C-4-A:**

A certain tract or parcel of ground designated as "TRACT C-1-A-1-A-3-C-4-A" of the Heaton Property, containing 1.198 acres or 52,084 square feet, located in Section 31, Township 7 South, Range 1 East and Section 36, Township 7 South, Range 1 West, City of Baton Rouge, Parish of East Baton Rouge, State of Louisiana, and being more particularly described as follows:

Commencing at a point being the intersection of the southerly right of way line of Burbank Drive and the westerly right of way line of Ben Hur Road, said point being the "Point of Beginning" and labeled "P.O.B.1";

Then, continuing along the westerly right of way line of Ben Hur Road, proceeding along a curve to the right having a delta of 17 degrees 08 minutes 04 seconds, a radius of 305.00 feet, a length of 91.21 feet, a chord bearing of South 58 degrees 07 minutes 48 seconds West and a chord distance of 90.87 feet, to a point;

Then, South 68 degrees 48 minutes 27 seconds West a distance of 186.56 feet to a point;

Then, departing said right of way line, North 48 degrees 16 minutes 48 seconds West a distance of 158.54 feet to a point;

Then North 40 degrees 43 minutes 12 seconds East a distance of 243.97 feet to a point, said point being located along the southerly right of way line of Burbank Drive;

Then, continuing along said right of way line, South 48 degrees 17 minutes 08 seconds East a distance of 9.50 feet to a point;

Then, South 48 degrees 08 minutes 20 seconds East a distance of 250.88 feet to the Point of Beginning.

**LEGEND**

FOUND PROPERTY CORNER (30 HOPES)	○	ELEVATION OF TOP OF STRUCTURE	TOP = 18.00
SET 3/4" BENCH MARK (30 HOPES)	⊙	ELEVATION OF BOTTOM OF STRUCTURE	BY = 15.00
FOUND BENCH OF BAY MARKERS (30 HOPES)	⊕	ELEVATION SPOT ELEVATION	N 10.00
EXISTING POWER POLE	⊕	ELEVATION OF TOP OF CURB	16.50 FC
EXISTING POWER POLE WITH LIGHT	⊕	ELEVATION OF FACE OF CURB	16.00 FC
EXISTING GUY ANCHOR	⊕	EXISTING GROUND CONTROL LINE	—
EXISTING ELECTRIC PEDESTAL	⊕	EXISTING SEWER MANHOLE	⊕
EXISTING OVERHEAD POWER LINE	—	EXISTING DRAINAGE MANHOLE	⊕
EXISTING UNDERGROUND POWER LINE	—	EXISTING DRAINAGE MANHOLE	⊕
EXISTING TELEPHONE PEDESTAL	⊕	EXISTING SURFACE DRAINAGE	⊕
EXISTING TELEPHONE POLE	⊕	EXISTING DRAINAGE (DRAIN PILE)	⊕
EXISTING GAS VALVE	⊕	EXISTING FIRE HYDRANT	⊕
EXISTING GAS LINE	—	EXISTING BATTER VALVE	⊕
EXISTING REINFORCED CONCRETE PIPE	—	EXISTING WATER LINE	—
EXISTING POLYETHYLENE GLYCOL PIPE	—		

**CERTIFICATION:**

This is to certify to Sun Holdings, Inc. that this survey was done by me or under my direct supervision and control, that the survey was done on the ground and was done in accordance with the most recent Standards of Practice for Boundary Survey as set forth by the State of Louisiana, Board of Registration for Professional Engineers and Land Surveyors and that the country specifications and positional tolerances are in accordance with Class "C" surveys indicated in the above standards. I also certify there are no visible encroachments across any property lines except as shown.

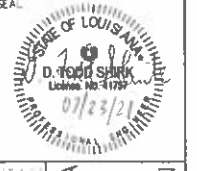
*Michael P. Blanchard, P.L.S.*  
Reg. No. 4661  
This survey plat is not valid without the related or containing seal and signature of the Registered Land Surveyor.

**ACADIA**  
LAND SURVEYING, LLC  
LOUISIANA • MISSISSIPPI • TEXAS  
208 EAST 2ND STREET, THIBODAUX, LOUISIANA 70301  
Phone: (985) 449-0084 Fax: (985) 449-0088  
EMAIL: ACADIA@ACADIALANDSURVEYING.COM

DATE	BY	REVISION DESCRIPTION	APPROVED BY
06/16/21	MS	FIELD BOOK 276, PG 41	MS
06/16/21	MS	FIELD BOOK COMPUTER ON 06/21/2021	MS
06/16/21	MS	ALD FILE 20/2/17-1142/1-118.DWG	MS

**SUN HOLDINGS**  
4515 LYNNDON B. JOHNSON FWY,  
FARMERS BRANCH, TX 75244

NO.	DATE	REVISION	BY	CHKD.	DATE
1	07/23/21	REVISED PER COMMENTS	MS	MS	
0	06/30/21	ISSUED FOR PERMIT	MS	MS	



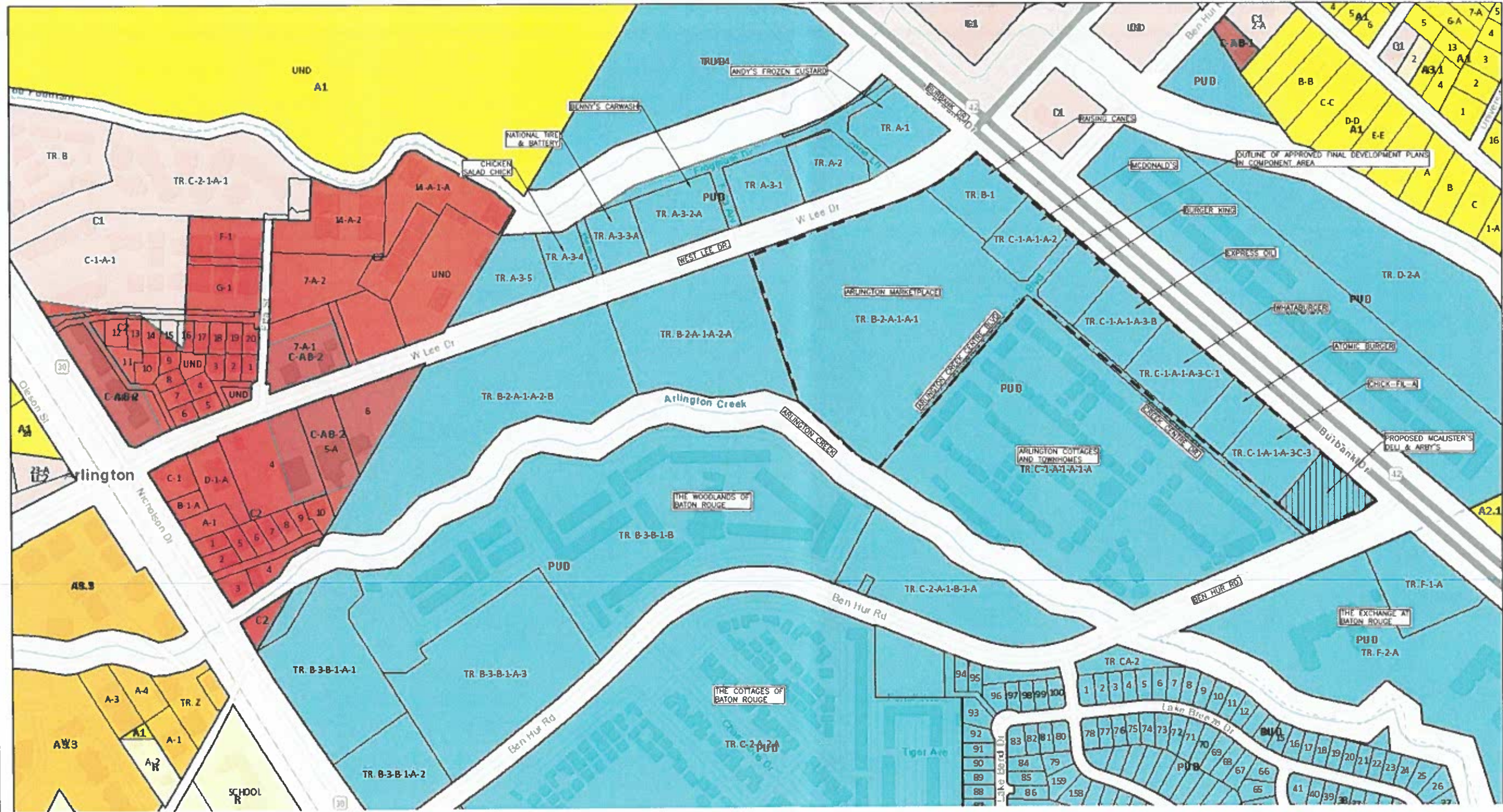
**MCD & ARBY'S - BATON ROUGE, LA**  
BURBANK DR. & BEN HUR RD.  
CIVIL  
EXISTING CONDITIONS PLAN

DATE	BY	REVISION	APPROVED BY
06/16/21	MS	FIELD BOOK 276, PG 41	MS
06/16/21	MS	FIELD BOOK COMPUTER ON 06/21/2021	MS
06/16/21	MS	ALD FILE 20/2/17-1142/1-118.DWG	MS









# SUN HOLDINGS

4515 LYNDON B. JOHNSON FWY.  
FARMERS BRANCH, TX 75244

REV	DATE	DESCRIPTION	BY	CHECKED	DATE
1	07/23/21	REVISED PER COMMENTS	SCH	DTS	DTS
0	06/30/21	ISSUED FOR PERMIT	SCH	DTS	DTS



MCD & ARBY'S - BATON ROUGE, LA  
BURBANK DR. & BEN HUR RD.  
CIVIL  
OVERALL DEVELOPMENT PLAN

SCH	DTS	DTS
06/16/21	NTS	

T21079-C4.0 1

**PUD USAGE CHART**

	LOW DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL	HIGH DENSITY RESIDENTIAL	COMMERCIAL/OFFICE	PUBLIC AND SEMI-PUBLIC	INDUSTRIAL	OPEN SPACE
TOTAL NUMBER OF UNITS	0	1,586	0	N/A	N/A	N/A	N/A
TOTAL SQUARE FEET OF BUILDINGS	N/A	N/A	N/A	1,183,916	57,600	N/A	N/A
TOTAL ACREAGE	0	114.79	0	132.03	11.72	0	289.65
PERCENTAGE OF SITE	0	21%	0	24%	2%	0	53%

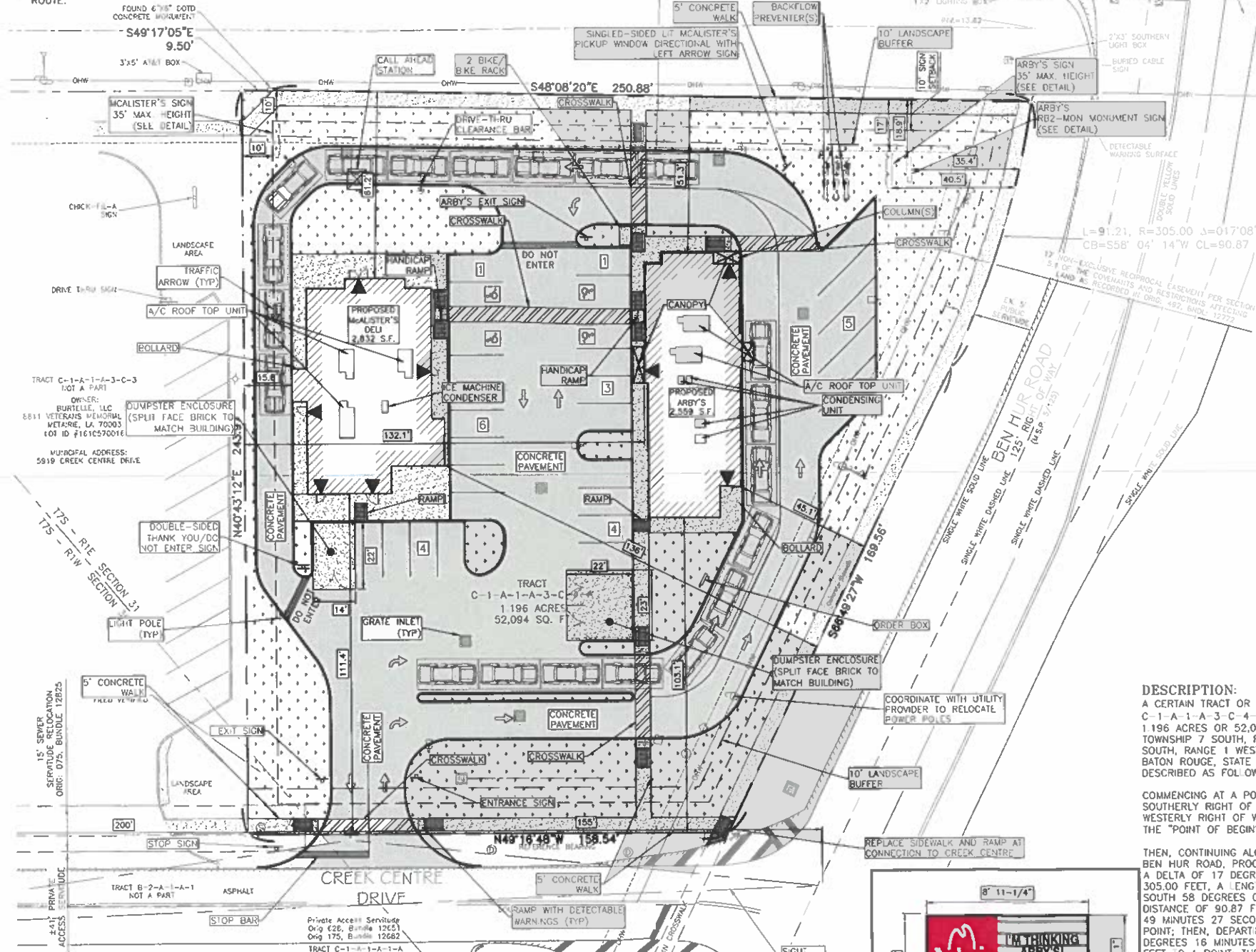
**COMPONENT AREA (IN 32.54 AC COMMERCIAL TRACT)**

	ALLOWED	McDonald's	BURGER KING	ARLINGTON MARKETPLACE	ATOMIC BURGER	CHICK-FIL-A	McALISTER'S DELI/ ARBY'S	RAISING CANES	WHATABURGER	EXPRESS OIL	CURRENT TOTAL	REMAINING
ACREAGE	32.54 AC	1.13 AC	1.02 AC	13.58 AC	0.80 AC	1.48 AC	1.20 AC	1.32 AC	1.83 AC	0.68 AC	23.05 AC	9.49 AC
TOTAL BUILDING SQUARE FOOTAGE	308,130	3,912 SF	3,553 SF	133,351 SF	3,730 SF	4,988 SF BUILDING 300 SF PATIO	5,391	3,575 SF BUILDING 1,000 SF PATIO	4,600 SF	4,492 SF	167,602	141,528
DENSITY	9,500 SF/AC	3,482 SF/AC	3,484 SF/AC	9,812 SF/AC	4,663 SF/AC	3,377 SF/AC	4493 SF/AC	3,511 SF/AC	2,514 SF/AC	6,605 SF/AC	7,271 SF/AC	14,913 SF/AC
COMMON SPACE	N/A	0.10 AC	0.18 AC	2.87 AC	0.20 AC	0.12 AC	0.36 AC	0.37 AC	0.41 AC	0.12 AC	4.53	N/A
GREEN OPEN SPACE	N/A	0.35 AC	0.18 AC	1.35 AC	0.17 AC	0.32 AC	0.36 AC	0.37 AC	0.41 AC	0.12 AC	3.63 AC	N/A



**STATEMENT OF OBJECTIVES:**

- TRACT C-1-A-1-A-3-C-4-A LOCATED IN SECTION 31 TOWNSHIP 7-SOUTH-RANGE 1 EAST CITY OF BATON ROUGE, EAST BATON ROUGE PARISH, LOUISIANA IS 1.20 ACRES. THE PROPOSED DEVELOPMENT WILL CONSIST OF 2 COMMERCIAL BUILDINGS. THERE WILL BE A TOTAL OF 2 BUILDINGS (5391 S.F. TOTAL). McALISTER'S DELI WILL BE 1 STORY, WITH A HEIGHT OF 22'-8". ARBY'S WILL BE 1 STORY, WITH A HEIGHT OF 18'-11 1/4". OF THE 1.19 ACRES BEING DEVELOPED APPROXIMATELY 30% OR 0.36 ACRES IS DEVOTED TO OPEN SPACE. THE FINAL BUILDING CONFIGURATION WILL GENERALLY CONFORM TO THE FINAL DEVELOPMENT SITE PLAN. THE PROPOSED DEVELOPMENT IN ITS ENTIRETY (1.19 ACRES) IS INTENDED FOR COMMERCIAL USE. PAVING COMPRISES 0.70 ACRES OF THE DEVELOPMENT.
- ALL DRIVEWAYS AND UTILITIES WITHIN THE DEVELOPMENT WILL BE PRIVATELY OWNED AND MAINTAINED.
- THE DEVELOPMENT WILL BE CONSTRUCTED IN ONE PHASE.
- MAIL WILL BE COLLECTED INTERNALLY.
- THE PROPOSED SITE IS NOT LOCATED NEAR A MASS TRANSIT ROUTE.

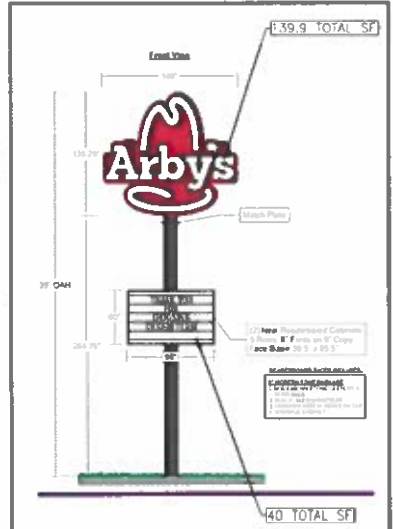


**UTILITY PROVISIONS NOTE:**

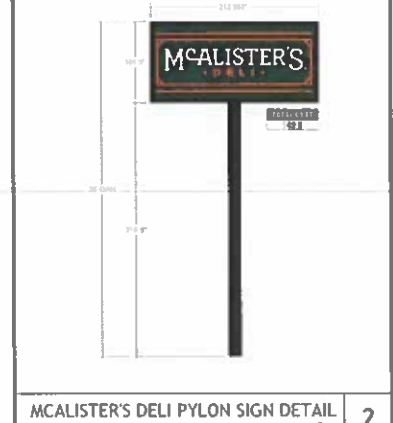
- POTABLE WATER TO BE SUPPLIED TO THE SITE BY TAPPING THE EXISTING 30" DIP WATER MAIN (BATON ROUGE WATER COMPANY) ALONG BURBANK DRIVE TO A 2" PVC SERVICE LINE TO THE BUILDING.
- STORM WATER MANAGEMENT SYSTEM TO CONNECT TO EXISTING MASTER SYSTEM THROUGH 22" X 36" RCPA STUB IN THE SOUTHERN CORNER OF THE SITE.
- SANITARY SEWER SYSTEM TO CONNECT TO EXISTING SANITARY SEWER STUB OUT ON THE SOUTHWEST CORNER OF THE SITE.
- ELECTRIC TO CONNECT TO EXISTING ELECTRIC ALONG BURBANK DRIVE.
- TELECOMMUNICATIONS TO CONNECT TO EXISTING TELECOMMUNICATIONS LOCATED ON-SITE ON THE NORTH SIDE.
- GAS SERVICE TO CONNECT TO EXISTING GAS LINE LOCATED ON THE NORTH SIDE OF SITE.



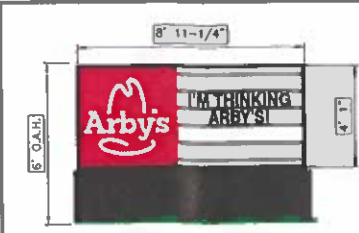
VICINITY MAP



ARBY'S PYLON SIGN DETAIL 1 N.T.S.



McALISTER'S DELI PYLON SIGN DETAIL 2 N.T.S.



MONUMENT SIGN DETAIL 3 N.T.S.

**DESCRIPTION:**

A CERTAIN TRACT OR PARCEL OF GROUND DESIGNATED AS "TRACT C-1-A-1-A-3-C-4-A" OF THE NELSON PROPERTY, CONTAINING 1.196 ACRES OR 52,094 SQUARE FEET, LOCATED IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 1 EAST AND SECTION 36, TOWNSHIP 7 SOUTH, RANGE 1 WEST, CITY OF BATON ROUGE, PARISH OF EAST BATON ROUGE, STATE OF LOUISIANA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LANE OF BURBANK DRIVE AND THE WESTERLY RIGHT OF WAY LANE OF BEN HUR ROAD, SAID POINT BEING THE "POINT OF BEGINNING" AND LABELED "P.O.B.1,"

THEN, CONTINUING ALONG THE WESTERLY RIGHT OF WAY LINE OF BEN HUR ROAD, PROCEEDING ALONG A CURVE TO THE RIGHT HAVING A DELTA OF 17 DEGREES 08 MINUTES 04 SECONDS, A RADIUS OF 305.00 FEET, A LENGTH OF 91.21 FEET A CHORD BEARING OF SOUTH 58 DEGREES 07 MINUTES 44 SECONDS WEST AND A CHORD DISTANCE OF 90.87 FEET, TO A POINT; THEN SOUTH 66 DEGREES 49 MINUTES 27 SECONDS WEST A DISTANCE OF 169.56 FEET TO A POINT; THEN, DEPARTING SAID RIGHT OF WAY LINE, NORTH 49 DEGREES 16 MINUTES 48 SECONDS WEST A DISTANCE OF 158.54 FEET TO A POINT, THEN NORTH 40 DEGREES 43 MINUTES 12 SECONDS EAST A DISTANCE OF 213.97 FEET TO A POINT, SAID POINT BEING LOCATED ALONG THE SOUTHERLY RIGHT OF WAY LINE OF BURBANK DRIVE, THEN, CONTINUING ALONG SAID RIGHT OF WAY LINE, SOUTH 49 DEGREES 17 MINUTES 05 SECONDS EAST A DISTANCE OF 9.50 FEET TO A POINT; THEN, SOUTH 48 DEGREES 08 MINUTES 20 SECONDS EAST A DISTANCE OF 250.88 FEET TO THE POINT OF BEGINNING.

**FLOOD ZONE:**

THE SURVEYED AREA LIES WITHIN FLOOD ZONE AE, ACCORDING TO FEMA FLOOD INSURANCE RATE MAP PANEL No. 22033C0245E, DATED 5/2/2008.

**GENERAL NOTES:**

- AIR CONDITIONING/MECHANICAL UNITS WILL BE LOCATED ON THE ROOF OF THE BUILDING AND SHALL BE SCREENED. NO OTHER EQUIPMENT WILL BE ON THE GROUND AROUND THE BUILDING EXTERIOR.
- MAIL FOR THE BUSINESS SHALL BE DELIVERED INSIDE OF THE BUILDING. THE BUSINESS WILL NOT HAVE A MAILBOX.
- ANTICIPATED CONSTRUCTION START DATE IS 09/01/2021.
- ANTICIPATED CONSTRUCTION END DATE IS 03/01/2022.
- THE PROPOSED DEVELOPMENT WILL COMPLY WITH ALL PROVISIONS OF THE ZONING ORDINANCE (SECTION 14.6 OF THE UNIFIED DEVELOPMENT CODE).
- THE PROPOSED DEVELOPMENT COMPLIES WITH THE EAST BATON ROUGE MASTER PLAN AND ITS GOALS AND POLICIES FOR EAST BATON ROUGE.
- THE OWNER/DEVELOPER IS RESPONSIBLE FOR GOVERNING THE USE, REGULAR MAINTENANCE & PROTECTION OF THE COMMON AREA AND COMMUNITY FACILITIES FOR THE DEVELOPMENT.

**Table of Uses:**

	Low Density Residential	Medium Density Residential	High Density Residential	Commercial / Office	Public Use Semi-Public	Industrial	Open Space
Total # of Lots				N/A	N/A	N/A	N/A
Total Square Feet of Buildings	N/A	N/A	N/A	5,391			N/A
Total Acreage Percentage of Site				1.20			
				10.3			

**SITE DATA**

JURISDICTION: EAST BATON ROUGE PARISH  
 ZONING - PUD  
 SITE AREA = 1.20 ACRES ± (52,094 SQ. FT.)  
 NUMBER OF BUILDINGS: 2  
 INTENSITY: 4493 S.F./AC  
 SETBACKS:  
 McALISTER'S: REQUIRED: NA FRONT / PROVIDED: 61.2' FRONT  
 NA SIDE 15.8' SIDE  
 NA REAR 111.4' REAR  
 ARBY'S: REQUIRED: NA FRONT / PROVIDED: 51.3' FRONT  
 NA SIDE 45.1' SIDE  
 NA REAR 103.1' REAR

**PARKING**

REQUIRED: McALISTER'S = 1 SPACE PER 250 SQ. FT. OF BUILDING SPACE (2832/250=12 SPACES)  
 REQUIRED: ARBY'S = 1 SPACE PER 250 SQ. FT. OF BUILDING SPACE (2559/250=10 SPACES)  
 REQUIRED: TOTAL = 5391/250=22  
 MAXIMUM PARKING: 1.25X22=28  
 REQUIRED HANDICAP PARKING: 1 PER 1-25 PARKING SPACES  
 REQUIRED ARBY'S HANDICAP PARKING: 1 VAN  
 REQUIRED McALISTER'S HANDICAP PARKING: 1 VAN  
 HANDICAP PARKING PROVIDED: 4 (2 VAN ACCESSIBLE SPACES)  
 PROVIDED: 24 REGULAR PARKING SPACES  
 4 HANDICAP SPACES (inc. 2 VAN SPACES)  
 28 TOTAL  
 REQUIRED PERMISSORY PARKING: 0 SPOT

**BICYCLE PARKING**

REQUIRED: 1 PER 20 SPACES (28/20=2 SPACES)  
 PROVIDED: 2

BUILDING HEIGHT McALISTER'S: 22'-8" (1 STORY)  
 BUILDING HEIGHT ARBY'S: 18'-11 1/4" (1 STORY)

**PROPOSED SITE CALCULATIONS:**

- = 5391 S.F. BUILDING (10.3% OF TOTAL)
- = 30675 S.F. PAVING (CONCRETE & ASPHALT) (58.9% OF TOTAL)
- = 16028 S.F. (0.37 ACRES) LANDSCAPED AREA (30.8% OF TOTAL)
- = LANDSCAPE PERCENT OF DEVELOPED SITE AREA REQUIRED=10%
- = LANDSCAPE PERCENT OF DEVELOPED SITE AREA PROVIDED=30.8%

VEHICLE STACKING REQUIRED:  
 EACH ORDER BOX/SPEAKER REQUIRED=6/ PROVIDED=6  
 PICK-UP WINDOW REQUIRED=4/ PROVIDED=4

**SUN HOLDINGS**  
 4515 LYNDON B. JOHNSON FWY.  
 FARMERS BRANCH, TX 75244

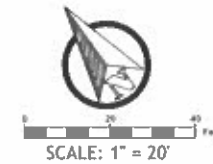
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2	07/27/21	REVISED PER COMMENTS	DIS
3	07/27/21	REVISED PER COMMENTS	DIS
4	07/23/21	REVISED PER COMMENTS	SCH
0	06/30/21	ISSUED FOR PERMIT	SCH



MCD & ARBY'S - BATON ROUGE, LA  
 BURBANK DR. & BEN HUR RD.  
 CIVIL  
 FINAL DEVELOPMENT PLAN

DATE	SCH	DTS	SCALE	PROJECT
06/10/21			1"=20'	
121079-C5.0				4





**CIRCULATION LEGEND:**  
 - - - - - OFF-SITE VEHICULAR CIRCULATION  
 - - - - - ON-SITE VEHICULAR CIRCULATION  
 - - - - - PEDESTRIAN CIRCULATION

**SITE DATA:**  
 JURISDICTION: EAST BATON ROUGE PARISH  
 ZONING - PUD  
 SITE AREA - 1.19 ACRES ± (52,094 SQ. FT.)

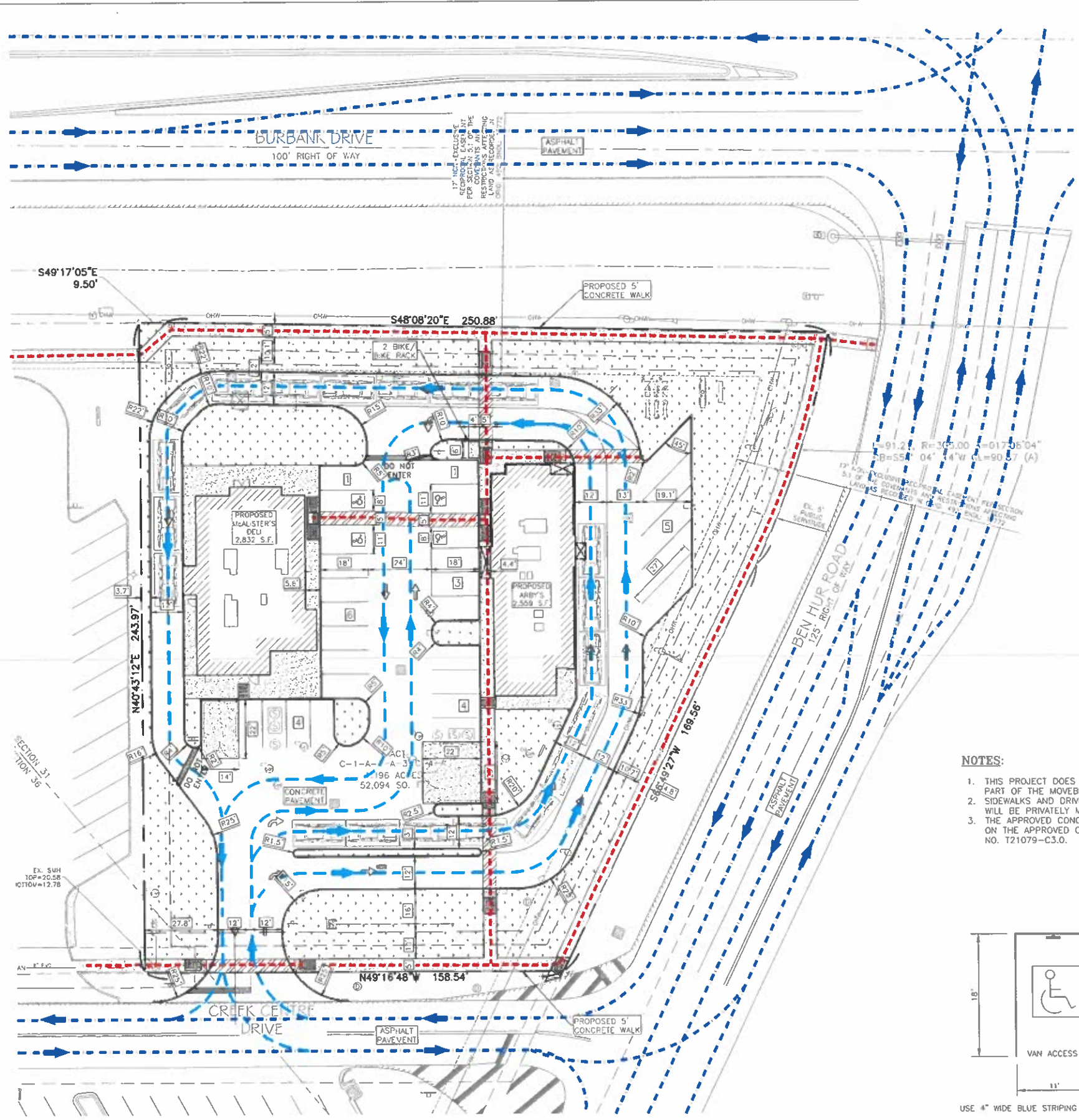
**PARKING:**  
 REQUIRED: McALISTER'S - 1 SPACE PER 250 SQ. FT. OF BUILDING SPACE (2832/250=12 SPACES)  
 REQUIRED: ARBY'S - 1 SPACE PER 250 SQ. FT. OF BUILDING SPACE (2559/250=10 SPACES)  
 REQUIRED: TOTAL - 5391/250=22  
 MAXIMUM PARKING: 1,25X36=28  
 PROVIDED: 24 REGULAR PARKING SPACES  
 4 HANDICAP SPACES (inc. 2 VAN SPACES)  
 28 TOTAL  
 REQUIRED PERVIOUS PARKING: 0 SPOT

**BICYCLE PARKING (HOOP RACK):**  
 REQUIRED: 1 PER 20 SPACES (28/20=2 SPACES)  
 PROVIDED: 2

**PROPOSED SITE CALCULATIONS:**  
 - 5391 S.F. BUILDING  
 - 30675 S.F. PAVING (CONCRETE & ASPHALT)  
 - 16028 S.F. (0.37 ACRES) LANDSCAPED AREA (31% OF TOTAL)

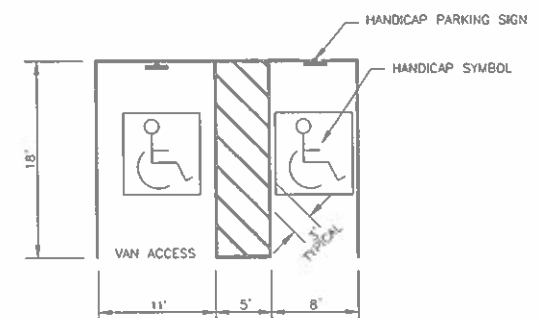
**VEHICLE STACKING REQUIRED:**  
 EACH ORDER BOX/SPEAKER REQUIRED=6/ PROVIDED=6  
 PICK-UP WINDOW REQUIRED=4/ PROVIDED=4

**MASS TRANSIT:**  
 CATS BUS ROUTE IS NOT LOCATED NEAR THE PROPOSED SITE. CATS BUS ROUTE IS LOCATED ON W. LEE DRIVE. THE NEAREST BUS STOP IS LOCATED NEAR THE NORTHEAST CORNER OF BURBANK DRIVE AND W. LEE DRIVE.



**NOTES:**

1. THIS PROJECT DOES NOT PROPOSE NEW DRIVES THAT ARE PART OF THE MOVEBR PLAN.
2. SIDEWALKS AND DRIVES PROPOSED UNDER THIS APPLICATION WILL BE PRIVATELY MAINTAINED.
3. THE APPROVED CONCEPT CIRCULATION PLAN CAN BE FOUND ON THE APPROVED CONCEPT PLAN REVISION 9 ON DRAWING NO. T21079-C3.0.



USE 4" WIDE BLUE STRIPING FOR ALL HANDICAP PARKING

**Submittal Sheet**

**CAPACITY:** 3 Items

**MATERIALS:** 1/2" thick concrete @ 4" D.O.C.

**FINISHES:**

- Asphalt:** For all applications that depend on surface finish to control skid resistance.
- Asphalt Concrete:** For all applications that depend on surface finish to control skid resistance. To be installed in accordance with the following: 1. Standard; 2. Extra strength polymer emulsion; 3. The best mix, unless otherwise specified.
- PVC Pipe:** See PVC.
- Rebar:** Standard 304L SS pipe that meets ASTM A312 and is installed within a high quality concrete to a depth of 6" below the surface.

**INSTALLATION:**

- Asphalt:** For all applications that depend on surface finish to control skid resistance. To be installed in accordance with the following: 1. Standard; 2. Extra strength polymer emulsion; 3. The best mix, unless otherwise specified.
- Rebar:** For all applications that depend on surface finish to control skid resistance. To be installed in accordance with the following: 1. Standard; 2. Extra strength polymer emulsion; 3. The best mix, unless otherwise specified.

**OPTIONAL LEAN BAR:** Add Lean Bar

**SUN HOLDINGS**  
 4515 LYNDON B. JOHNSON FWY.  
 FARMERS BRANCH, TX 75244

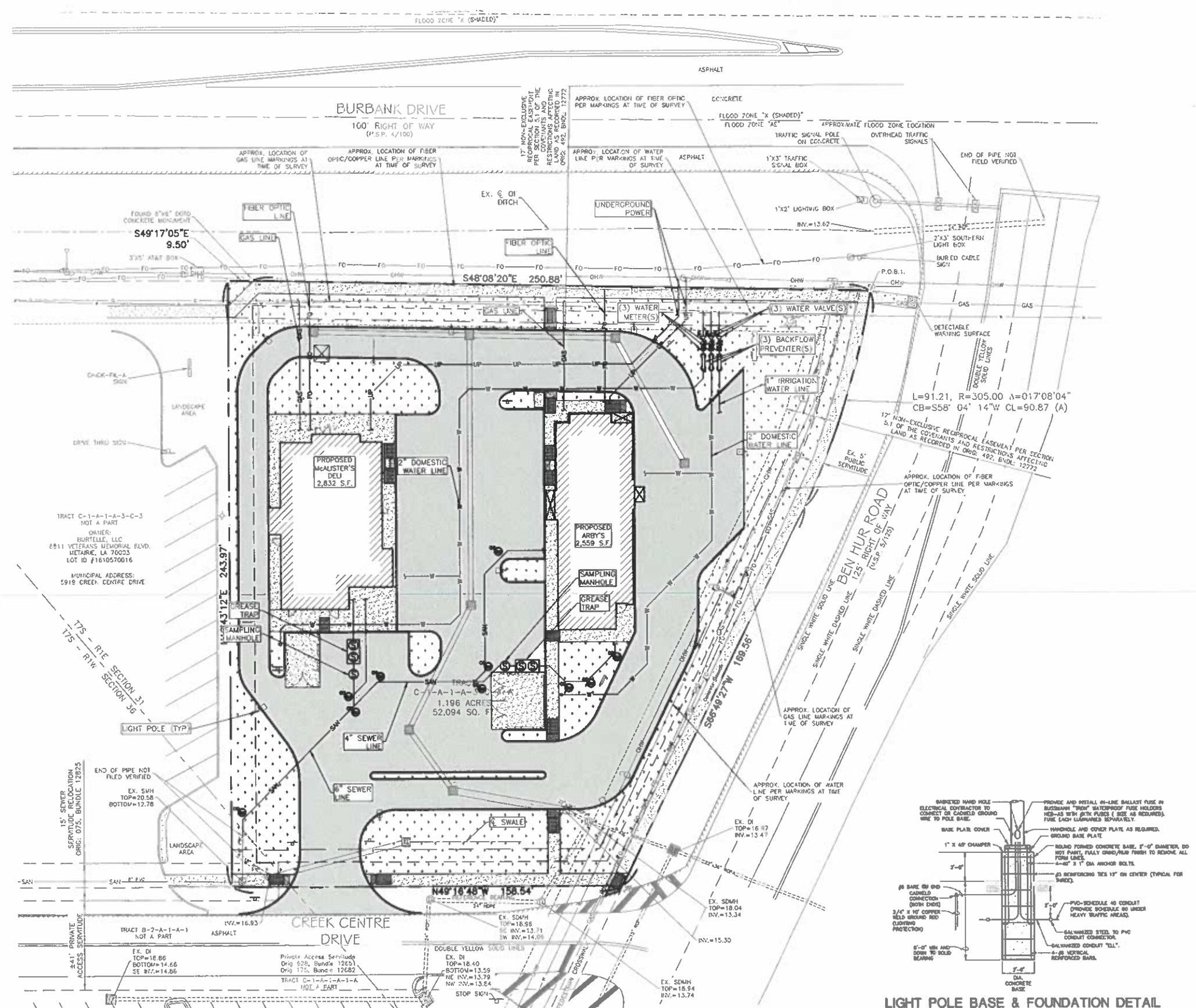
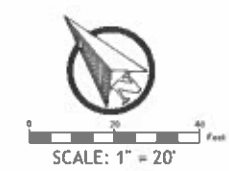
NO.	DATE	BY	REVISION
1	07/23/21	REVISED PER COMMENTS	REVISED PER COMMENTS
2	07/27/21	REVISED PER COMMENTS	REVISED PER COMMENTS



**MCD & ARBY'S - BATON ROUGE, LA**  
 BURBANK DR. & BEN HUR RD.  
 CIVIL  
 CIRCULATION PLAN

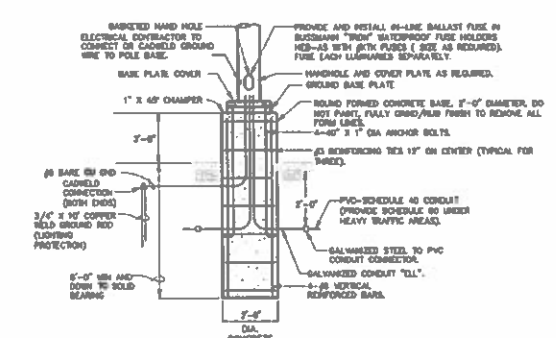
SCH	DTS	DTS
06/16/21	11/20/21	
T21079-C6.0		2





**UTILITY PROVISIONS NOTE:**

- POTABLE WATER TO BE SUPPLIED TO THE SITE BY TAPPING THE EXISTING 30" DIP WATER MAIN (BATON ROUGE WATER COMPANY) ALONG BURBANK DRIVE TO A 2" PVC SERVICE LINE TO THE BUILDING.
- STORM WATER MANAGEMENT SYSTEM TO CONNECT TO EXISTING MASTER SYSTEM THROUGH 22" X 36" RCPA STUB IN THE SOUTHERN CORNER OF THE SITE.
- SANITARY SEWER SYSTEM TO CONNECT TO EXISTING SANITARY SEWER MANHOLE ON THE SOUTHWEST CORNER OF THE SITE.
- ELECTRIC TO CONNECT TO EXISTING ELECTRIC ALONG BURBANK DRIVE.
- TELECOMMUNICATIONS TO CONNECT TO EXISTING TELECOMMUNICATIONS LOCATED ONSITE ON THE NORTH SIDE.
- GAS SERVICE TO CONNECT TO EXISTING GAS LINE LOCATED ON THE NORTH SIDE OF SITE.



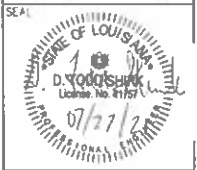
**LIGHT POLE BASE & FOUNDATION DETAIL**  
SCALE: NOT TO SCALE

LIGHTING FIXTURE SCHEDULE				
MARK	LAMPS	MANUF. & CATALOG No.	DESCRIPTION:	NOTES
P1	LED 352 WATTS	LSI INDUSTRIES LIGHT: SLU-LED-42L-SL-5W-208V-DM-40-70CRI-N POLE: SSP22-4-11-DM1	PARKING LOT POLE MOUNTED LED LIGHT FIXTURE, TYPE SW, LIGHT FIXTURE FINISH AND POLE COLOR BY OWNER/ARCHITECT.	POLE MOUNTED @ 25'-0" A.F.D. (22' POLE ON 3' BASE)

UTILITY PROVIDERS	
COMMUNICATIONS	AT&T 1-225-291-1878
ELECTRIC	ENERGY 1-225-354-3218
GAS	ENERGY 1-225-354-3218
WATER	BATON ROUGE WATER COMPANY 1-225-2011
SEWER	CITY OF BATON ROUGE DEPT OF ENVIRONMENTAL SERVICES 1-225-389-4865

**SUN HOLDINGS**  
4515 LYNDON B. JOHNSON FWY.  
FARMERS BRANCH, TX 75244

REV	DATE	BY	CHK	APP	DESCRIPTION
3	07/27/21				REVISED FROM JIAN LOCATION
2	07/27/21				REVISED PER COMMENTS
1	07/23/21				REVISED PER COMMENTS
0	06/30/21				ISSUED FOR PERMIT



MCD & ARBY'S - BATON ROUGE, LA  
BURBANK DR. & BEN HUR RD.  
CIVIL  
UTILITY PLAN

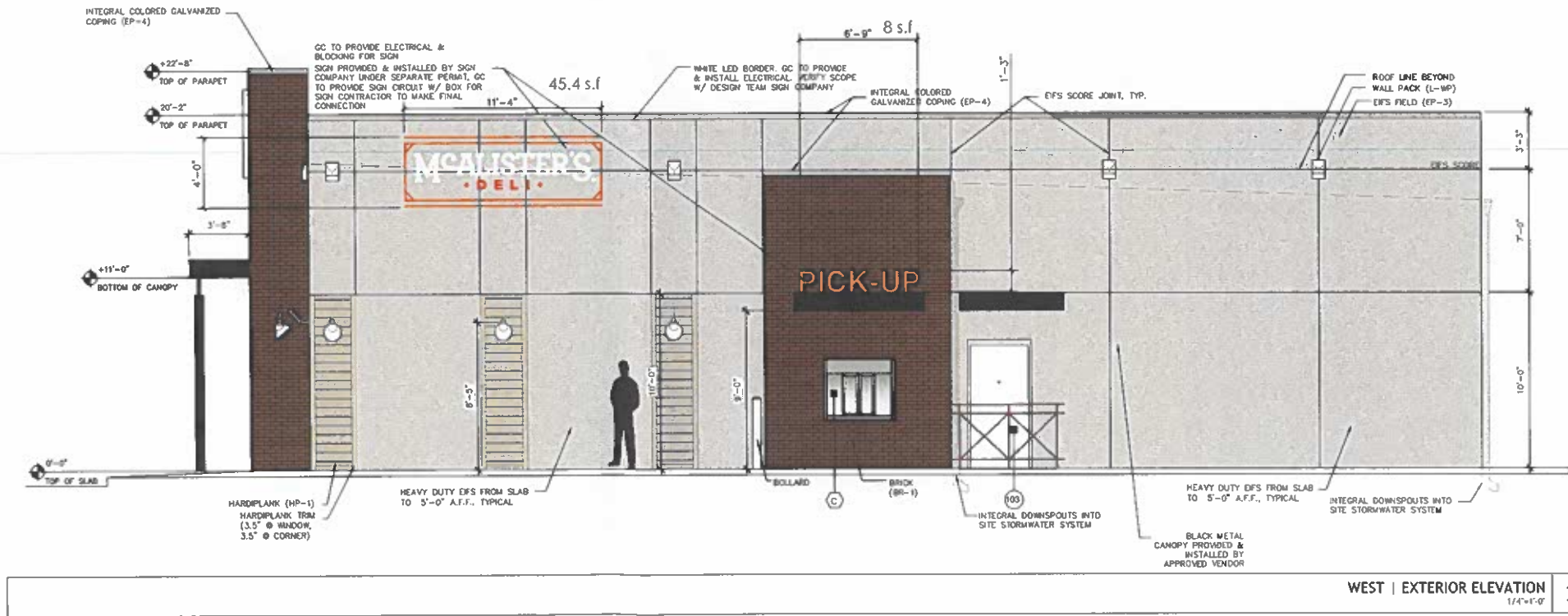








EXTERIOR FINISH SCHEDULE	
<b>PAINT</b>	
EP-1	PAINT: SHERWIN WILLIAMS   CLASSIC LIGHT BUFF   SWO050 (USED WHEN CORNICE TREATMENT IS REQUIRED)
EP-2	PAINT: SHERWIN WILLIAMS   HUNT CLUB   SW6468
EP-3	PAINT: SHERWIN WILLIAMS   ARGOS   SW7065
EP-4	PAINT: SHERWIN WILLIAMS   DORIAN GRAY   SW7017
<b>CEMENT BOARD SIDING</b>	
HP-1	HARDPLANK: SMOOTH   AUTUMN TAN
<b>BRICK</b>	
BR-1	MERIDIAN BRICK   COLUMBIA COLLECTION   MOULTRIE MODULAR VENEER   556
<b>MORTAR</b>	
MR-1	ARGOS, MAGNOLIA DARK
<b>ALUMINUM STOREFRONT</b>	
WN-1	KAWANEER, 451-0T, DARK BRONZE ANODIZED ALUMINUM, 1", LOW-E, (ARGON-FILLED IN SOUTHERN REGIONS)
<b>SPLIT-FACED BLOCK   DUMPSTER ENCLOSURE (IF APPLICABLE)</b>	
SFB-1	8X8X16, STANDARD GREY W/GRANITE-LIKE FACE



GENERAL NOTES	
1	LIGHTING SCHEDULE, A1.3
2	DOOR SCHEDULE, RE: A5.0
3	WINDOW SCHEDULE, RE: A5.0

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**McAlister's Deli | East Baton Rouge Parish**  
 Burbank Drive & Ben Hur Road.  
 Outlot #15  
 Baton Rouge, Louisiana 70820

PROJECT # 0985.0321 | MCA# 111  
CONSTRUCTION DOCUMENTS 06.11.21



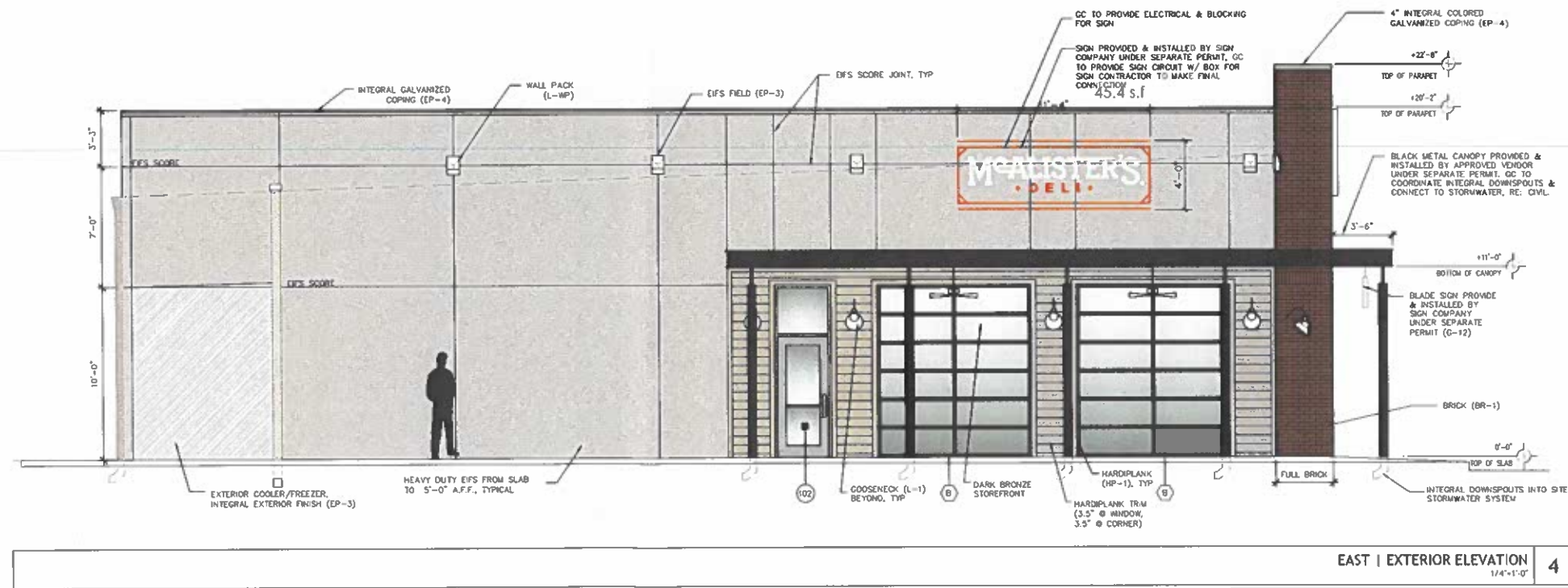
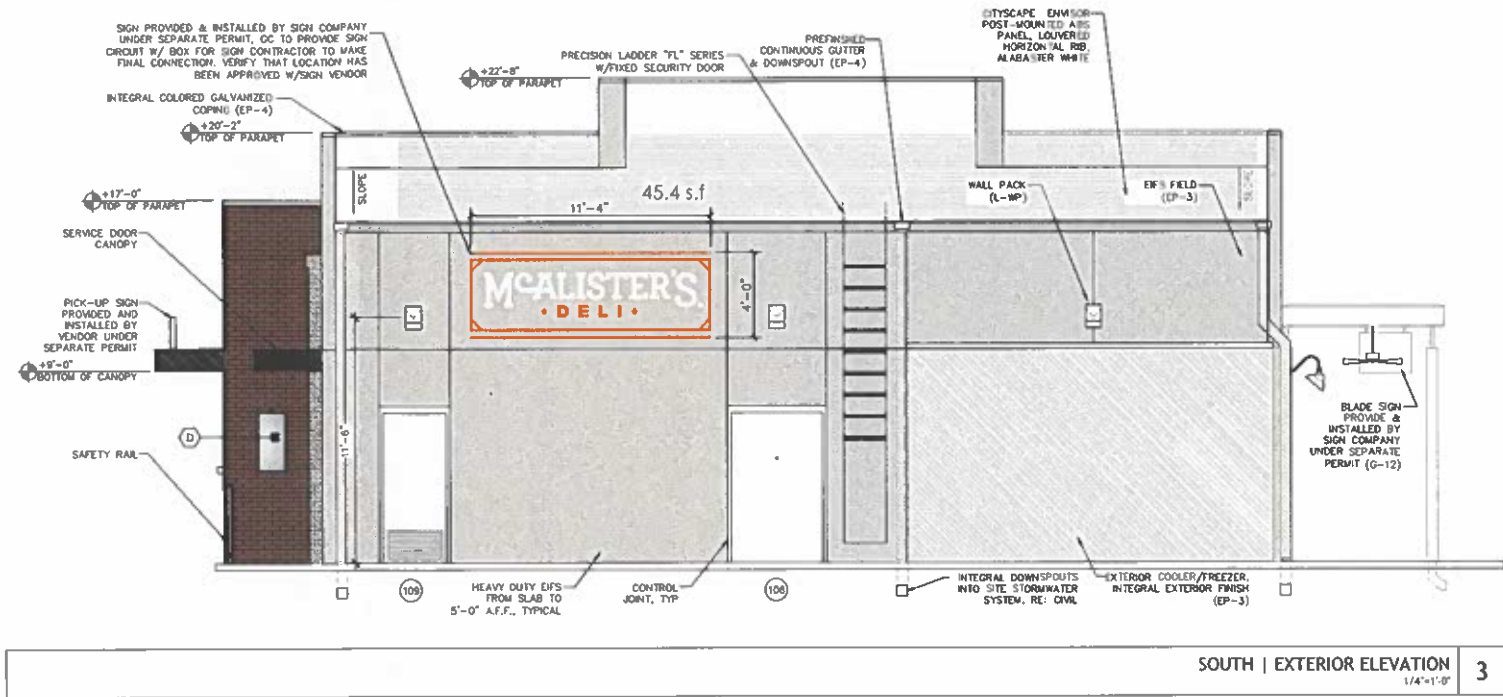
Angela Marie  
**ODOM**  
 Architect  
4877 Pecan Ridge E Mobile, AL 36619  
T: 251.607.0709 F: 251.607.0720  
odom@odomarchitects.com

SHEET: EXTERIOR ELEVATIONS

# A2.0



EXTERIOR FINISH SCHEDULE	
PAINT	
EP-1	PAINT: SHERWIN WILLIAMS   CLASSIC LIGHT BUFF   SW0050 (USED WHEN CORNICE TREATMENT IS REQUIRED)
EP-2	PAINT: SHERWIN WILLIAMS   HUNT CLUB   SW6468
EP-3	PAINT: SHERWIN WILLIAMS   ARGOS   SW7065
EP-4	PAINT: SHERWIN WILLIAMS   DORIAN GRAY   SW7017
CEMENT BOARD SIDING	
HP-1	HARDIPLANK: SMOOTH   AUTUMN TAN
BRICK	
BR-1	MERIDIAN BRICK   COLUMBIA COLLECTION   MOULTRIE MODULAR VENEER   556
MORTAR	
MR-1	ARGOS, MAGNOLIA DARK
ALUMINUM STOREFRONT	
WN-1	KAWANEER, 451-UT, DARK BRONZE ANODIZED ALUMINUM, 1", LOW-E, (ARGON-FILLED IN SOUTHERN REGIONS)
SPLIT-FACED BLOCK   DUMPSTER ENCLOSURE (IF APPLICABLE)	
SFB-1	8X8X16, STANDARD GREY W/GRANITE-LIKE FACE



GENERAL NOTES	
1	LIGHTING SCHEDULE, A1.3
2	DOOR SCHEDULE RE: A5.0
3	WINDOW SCHEDULE, RE: A5.0

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**McAlister's Deli | East Baton Rouge Parish**  
Burbank Drive & Ben Hur Road.  
Outlot #15  
Baton Rouge, Louisiana 70820

PROJECT # 0985.0321 | MCA# III  
CONSTRUCTION DOCUMENTS 06.11.21



SHEET: EXTERIOR ELEVATIONS

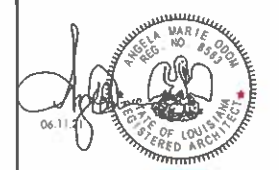
**A2.1**



**McAlister's Deli | East Baton Rouge Parish**  
Burbank Drive & Ben Hur Road.  
Outlet #15  
Baton Rouge, Louisiana 70820

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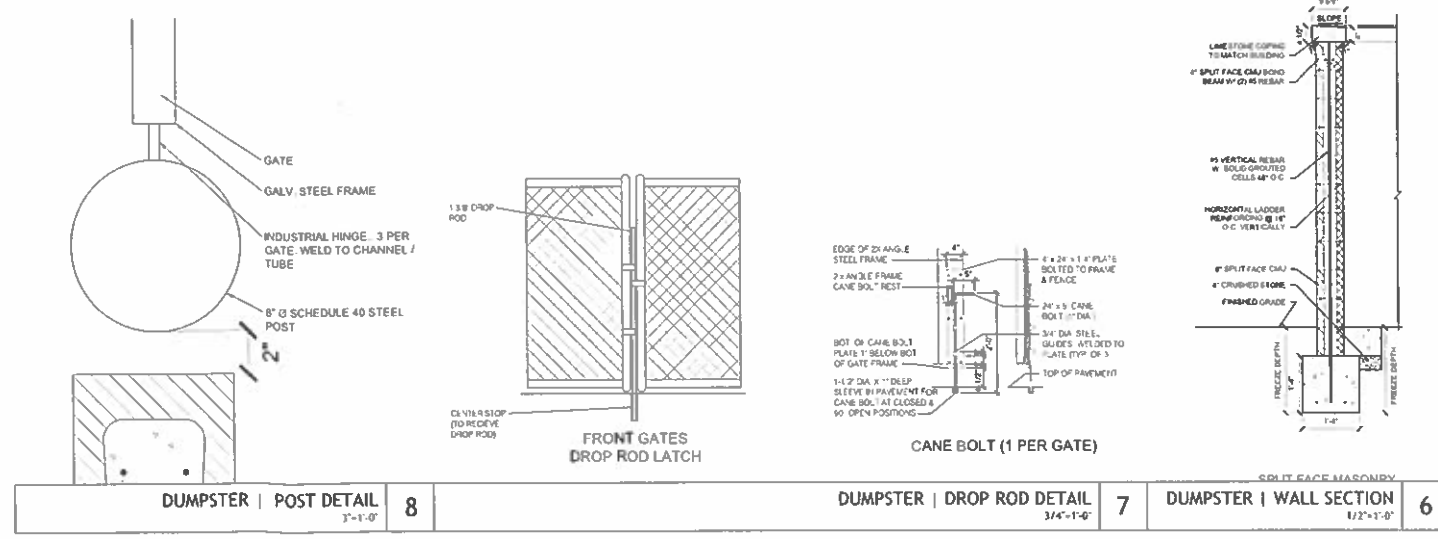
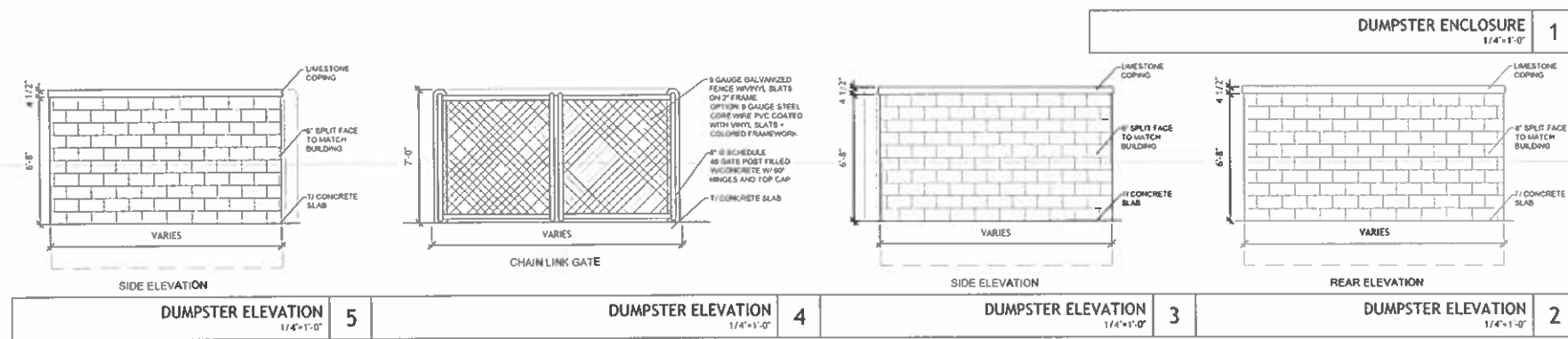
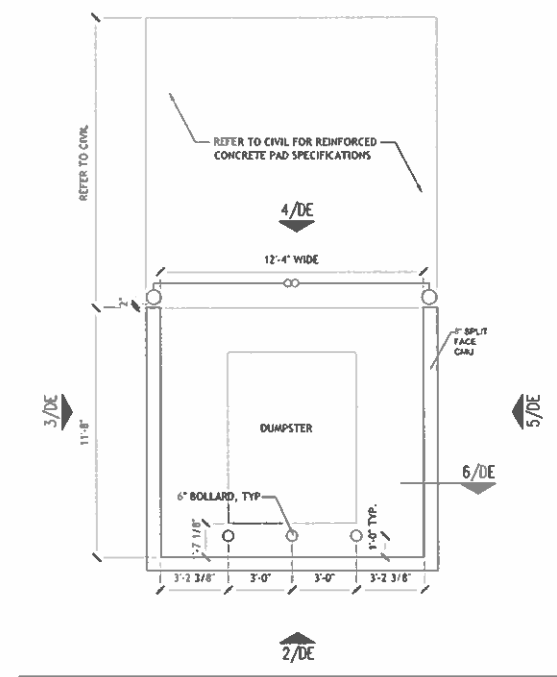
PROJECT # 0985.0321 | MCA# 111  
CONSTRUCTION DOCUMENTS 06.11.21



**Angela Marie ODOM**  
Architect  
4877 Pecan Ridge E. Mobile, AL 36619  
T: 251.607.0709 F: 251.607.0720  
odom@odomarchitects.com

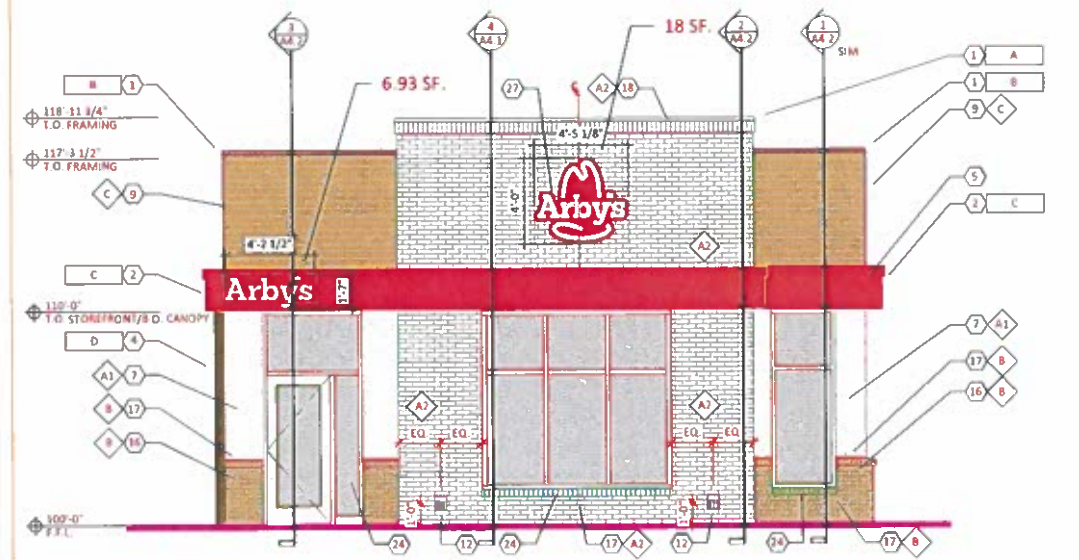
SHEET: DUMPSTER ENCLOSURE

DE



DUMPSTER   POST DETAIL 3"-1'-0"	8	DUMPSTER   DROP ROD DETAIL 3/4"=1'-0"	7	DUMPSTER   WALL SECTION 1/2"=1'-0"	6
------------------------------------	---	--	---	---------------------------------------	---





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

- CODED NOTES** (ALL CODED NOTES MAY NOT BE USED)
- 1 PRE-FINISHED METAL COPING
  - 2 PRE-FABRICATED METAL CANOPY/ACCENT BAND
  - 3 HOSE BIBB, REFER TO PLUMBING DRAWINGS
  - 4 PRE-FABRICATED METAL POST FOR CANOPY
  - 5 ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND REFER TO SIGNAGE VENDOR DRAWINGS
  - 6 PAINT DOOR AND FRAME
  - 7 EIFS WALL SYSTEM
  - 8 EIFS CORNICE
  - 9 EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS REFER TO 2/A4.4
  - 10 EIFS ACCENT BAND
  - 11 DRIVE THRU WINDOW PROVIDE STAINLESS STEEL SILL
  - 12 WALL MOUNTED LIGHT FIXTURE
  - 13 6" CONC. FILLED STEEL PIPE BOLLARD, PAINT YELLOW
  - 14 CENTER LIGHT FIXTURE ON STOREFRONT BELOW
  - 15 PAINT ROOF LADDER
  - 16 BRICK VENEER RUNNING BOND
  - 17 BRICK ROWLOCK SILL
  - 18 BRICK CORNICE, SOLDIER COURSE
  - 19 ELECTRICAL EQUIPMENT
  - 20 GAS METER, REFER TO MEP DRAWINGS FOR EXACT LOCATION PAINT TO MATCH BRICK
  - 21 GREASE OUTLET
  - 22 CO2 HOORUP
  - 23 COOLER REFRIGER, PAINT TO MATCH EIFS
  - 24 ALUMINUM STOREFRONT
  - 25 PRE-FABRICATED SCUPPER BOX, MATCH COLOR TO ADJACENT WALL COLOR, REFER TO DETAIL 6/A1.2
  - 26 CONTINUE BRICK VENEER BEHIND ELECTRIC EQUIPMENT, COORDINATE SIZE WITH ELECTRICIAN, DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
  - 27 ARBY'S HAT SIGNAGE MOUNT ON BRICK WALL REFER TO SIGNAGE VENDOR DRAWINGS.

**FINISH SCHEDULE**

MARK	MANUFACTURER	DESCRIPTION	NOTES
<b>FINISHES</b>			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	BELDEN BRICK	ALASKA WHITE	TEXTURE: VELOUR GROUT: CEMEX GRAY TYPE N 1000
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #6869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
<b>METALS</b>			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR.70/TE #7	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK #BRONZE/ DURO-LAST #SR.26/TE #7	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-1019BR PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

A PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC TO MATCH ADJACENT EXTERIOR WALL SURFACE

B PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY

C PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC

D TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES

E MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY DO NOT BLOCK WEEPS

F REFER TO SHEET A2.2 FOR TEMPERED GLASS LOCATIONS

G ALUMINUM STOREFRONT TO BE DARK BRONZE

H ALL GLAZING TO BE 1" INSULATED GLAZING

I BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS MID. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. INSTALL EIFS WALL SYSTEM OVER FLUID APPLIED MEMBRANE.

J SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.

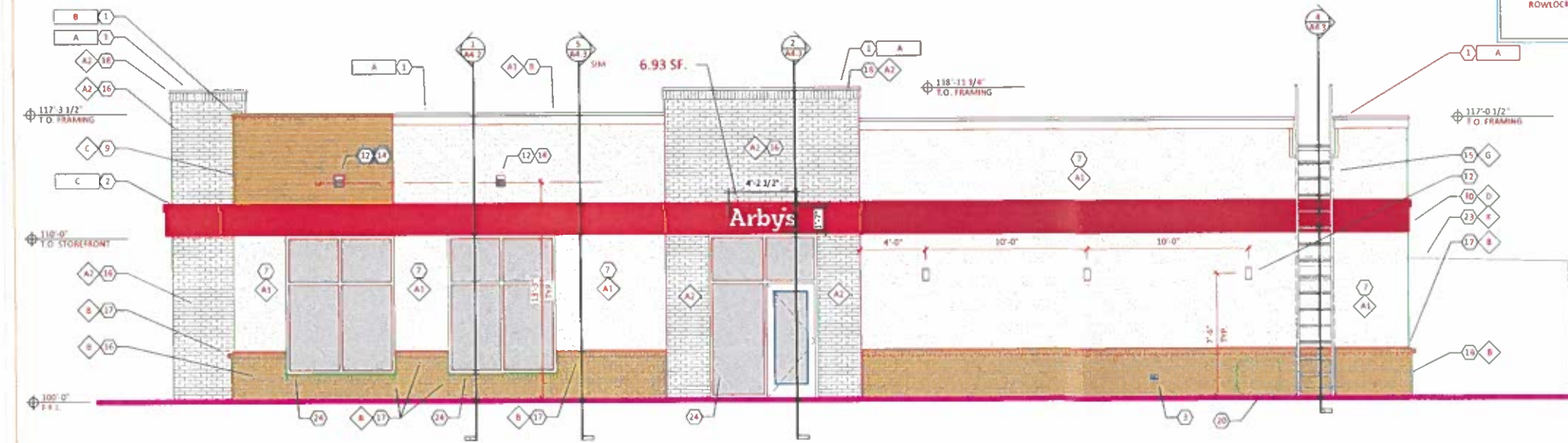
K REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS

L PAINT ALL EXPOSED BRICK LINTELS TO MATCH STOREFRONT

M ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BEAD OF CAULK AND THEM SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE

N PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL ACCENT BAND.

O ALL BRICK VENEER SHALL BE A RUNNING BOND. U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH U.N.O. (EXCEPTIONS INCLUDE ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)



**2 WEST ELEVATION**  
1/4" = 1'-0"

FOR APPROVAL - NOT FOR CONSTRUCTION

Michael Rogers Designs LLC  
Architect  
Michael Rogers, AIA, NCARB  
3256 W. Hillborn, Suite E  
El Dorado, Arkansas 71730  
phone 870.904.0228  
michaelrogersdesigns@yahoo.com  
www.michaelrogersdesigns.com

**MR**  
DESIGNS

**ARBY'S RESTAURANT**  
BURBANK DRIVE & BEN HUR RD.  
OUTLOT #15  
BATON ROUGE, LA. 70820



**REVISIONS**

NO.	DATE	DESCRIPTION

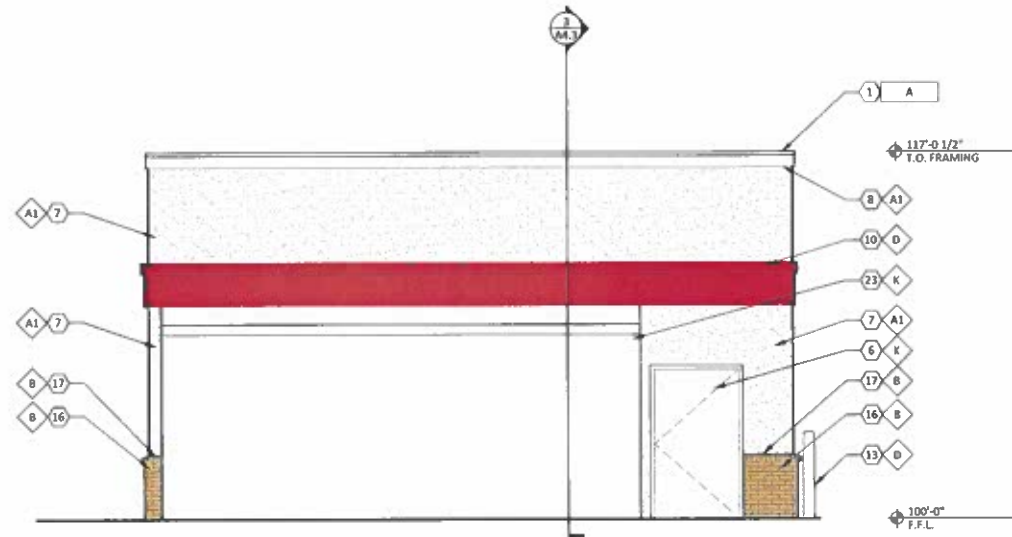
SHEET TITLE

EXTERIOR ELEVATIONS

SHEET NO

**A2.1**





1  
A2.2  
REAR ELEVATION (SOUTH)  
1/4" = 1'-0"

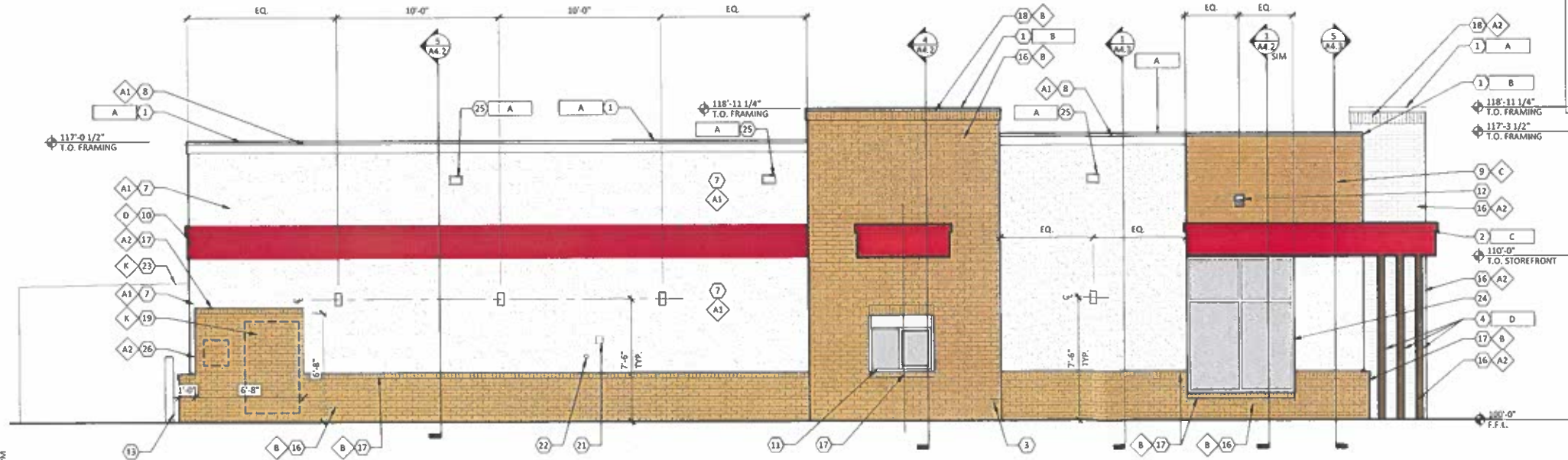
**CODED NOTES** (ALL CODED NOTES MAY NOT BE USED)

1. PRE-FINISHED METAL COPING.
2. PRE-FABRICATED METAL CANOPY/ACCENT BAND.
3. HOSE BIBB, REFER TO PLUMBING DRAWINGS.
4. PRE-FABRICATED METAL POST FOR CANOPY.
5. ARBY'S SIGNAGE, MOUNT ON CANOPY/ACCENT BAND. REFER TO SIGNAGE VENDOR DRAWINGS.
6. PAINT DOOR AND FRAME.
7. EIFS WALL SYSTEM.
8. EIFS CORNICE.
9. EIFS WALL SYSTEM WITH 4" O.C. V-GROOVE REVEALS. REFER TO 2/A4.4.
10. EIFS ACCENT BAND.
11. DRIVE THRU WINDOW. PROVIDE STAINLESS STEEL SILL.
12. WALL MOUNTED LIGHT FIXTURE.
13. 6" CONC. FILLED STEEL PIPE BOLLARD, PAINT YELLOW.
14. CENTER LIGHT FIXTURE ON STOREFRONT BELOW.
15. PAINT ROOF LADDER.
16. BRICK VENEER, RUNNING BOND.
17. BRICK ROWLOCK SILL.
18. BRICK CORNICE, SOLDIER COURSE.
19. ELECTRICAL EQUIPMENT.
20. GAS METER. REFER TO MEP DRAWINGS FOR EXACT LOCATION. PAINT TO MATCH BRICK.
21. GREASE OUTLET.
22. CO2 HOOKUP.
23. COOLER/FREEZER, PAINT TO MATCH EIFS.
24. ALUMINUM STOREFRONT.
25. PREFABRICATED SCUPPER BOX, MATCH COLOR TO ADJACENT WALL COLOR. REFER TO DETAIL 6/A1.2
26. CONTINUOUS BRICK VENEER BEHIND ELECTRIC EQUIPMENT. COORDINATE SIZE WITH ELECTRICIAN. DO NOT INSTALL ROWLOCK BEHIND ELECTRICAL EQUIPMENT.
27. ARBY'S HAT SIGNAGE MOUNT ON BRICK WALL REFER TO SIGNAGE VENDORS DRAWINGS.

**FINISH SCHEDULE**

MARK	MANUFACTURER	DESCRIPTION	NOTES
<b>FINISHES</b>			
A1	DRYVIT	EIFS WALL SYSTEM	COLOR: ARBY081030 TEXTURE: STANDARD
A2	BELDEN BRICK	ALASKA WHITE	TEXTURE: VELOUR GROUT: CEMEX GRAY TYPE N 1000
B	BELDEN BRICK	8601 DARK	TEXTURE: SMOOTH GROUT: CEMEX 36-A MOCHA, TYPE N
C	DRYVIT	EIFS WALL SYSTEM WITH V-GROOVE REVEALS	COLOR: ARBY131030 TEXTURE: STANDARD
D	SHERWIN WILLIAMS	SW #8869 STOP	SATIN FINISH
E	NOT USED	---	---
F	NOT USED	---	---
G	SHERWIN WILLIAMS	SW #2808 ROOKWOOD DARK BROWN	SATIN FINISH
H	NOT USED	---	---
J	NOT USED	---	---
K	SHERWIN WILLIAMS	SW #7005 PURE WHITE	SATIN FINISH
<b>METALS</b>			
A	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING REGAL WHITE/ DURO-LAST #SR.70/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
B	EXCEPTIONAL METALS/ DURO-LAST	TWO-PIECE SNAP-ON METAL COPING DARK BRONZE/ DURO-LAST #SR.26/TE.87	FOR USE WITH DURO-LAST ROOFING SYSTEM DETAIL FA3110
C	PRE-FABRICATED CANOPY/BAND	PRODUCT CODE: 9940-30198R PRODUCT NAME: FC SD RAL 3000 FLAME RED	---
D	PRE-FABRICATED POST	PRODUCT CODE: 9840-80957R PRODUCT NAME: FC SD RAL 8017 CHOC. BROWN	---

- A. PAINT ALL EXPOSED METERS, SERVICE ENTRANCES, GAS PIPE, ROOF ACCESS LADDER, ETC. TO MATCH ADJACENT EXTERIOR WALL SURFACE.
- B. PROVIDE TEMPORARY MASKING OF EXPOSED STAINLESS STEEL DURING ACID WASHING OF MASONRY.
- C. PROVIDE SOLID MASONRY UNITS AT THE ENDS OF JAMBS, SILLS, ETC.
- D. TO HELP PREVENT EFFLORESCENCE ALL MASONRY UNITS ARE TO BE MANUFACTURED WITH INTEGRAL WATER REPELLANT. WATER REPELLANT ADMIXTURE IS TO BE MIXED IN AND PRE-WASHED SAND IS TO BE USED IN ALL MORTAR MIXES.
- E. MAKE SURE THAT WALL WEEPS AND FLASHING ARE INSTALLED CORRECTLY. DO NOT BLOCK WEEPS.
- F. REFER TO SHEET A8.2 FOR TEMPERED GLASS LOCATIONS.
- G. ALUMINUM STOREFRONT TO BE DARK BRONZE.
- H. ALL GLAZING TO BE 1" INSULATED GLAZING.
- I. BASIS OF DESIGN FOR THE EIFS WALL SYSTEM IS DRYVIT OUTSULATION PLUS AD. EIFS WALL SYSTEM IS 2" THICK UNLESS NOTED OTHERWISE. INSTALL EIFS PRODUCT IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND DETAILS. INSTALL EIFS WALL SYSTEM OVER FLUID APPLIED MEMBRANE.
- J. SIGNAGE IS SHOWN FOR REFERENCE ONLY. FINAL SIZE, LOCATION AND QUANTITY TO BE DETERMINED BY SIGNAGE VENDOR. SIGNAGE VENDOR SHALL PERMIT ALL SIGNS UNDER SEPARATE COVER.
- K. REFER TO ELECTRICAL DRAWINGS FOR EXTERIOR LIGHTING SPECIFICATIONS.
- L. PAINT ALL EXPOSED BRICK LINTELS TO MATCH STOREFRONT.
- M. ALL WALL MOUNTED LIGHT FIXTURES TO BE SET IN CONTINUOUS BEAD OF CAULK AND THEN SHALL BE SEALED TO WALL WITH SEPARATE BEAD OF CAULK. CAULK TO MATCH ADJACENT SURFACE.
- N. PAINT EIFS WALL BEHIND ACCENT BAND RED. EXPOSED EIFS EDGE BELOW ACCENT BAND TO MATCH METAL ACCENT BAND.
- O. ALL BRICK VENEER SHALL BE A RUNNING BOND, U.N.O. ALL BRICK SHALL BE INSTALLED FLUSH U.N.O. (EXCEPTIONS INCLUDE: ROWLOCK SILL, SOLDIER COURSE HEADER AT DRIVE THRU WINDOW AND BRICK CORNICE)



2  
A2.2  
SIDE ELEVATION (EAST)  
1/4" = 1'-0"

PROPRIETARY INFORMATION NOTICE  
THESE PROTOTYPICAL DOCUMENTS MAY BECOME REVISED TO CONFORM TO LOCAL, STATE, AND FEDERAL CODES, ORDINANCES OR OTHER CONDITIONS. THE DESIGN CONCEPTS EMBODIED IN THESE DOCUMENTS ARE PROPRIETARY TO THIS PROJECT. INFORMATION CONTAINED HEREIN REMAINS THE SOLE PROPERTY OF ARBY'S RESTAURANT GROUP. IT IS CONFIDENTIAL AND PROPRIETARY AND IS NOT TO BE COPIED, REPRODUCED, DISSEMINATED OR OTHERWISE TRANSMITTED TO OTHER PARTIES IN ANY FORM OR MANNER WITHOUT THE EXPRESS WRITTEN CONSENT OF ARBY'S RESTAURANT GROUP.



ARBY'S RESTAURANT GROUP  
INSPIRE DUAL NARROW  
XXXX BLVD.  
XXXX, XX

PROJECT NUMBER:	
ISSUE	DATE
2020 v1.0	

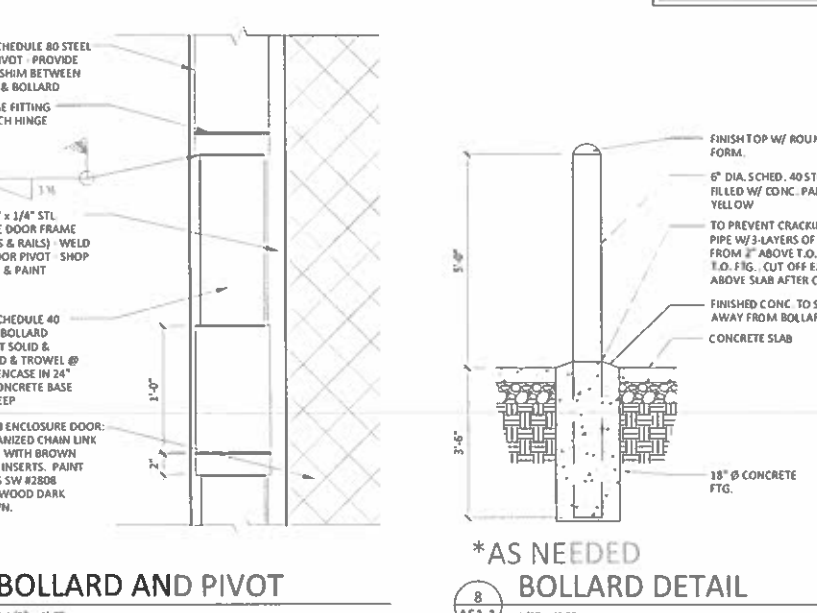
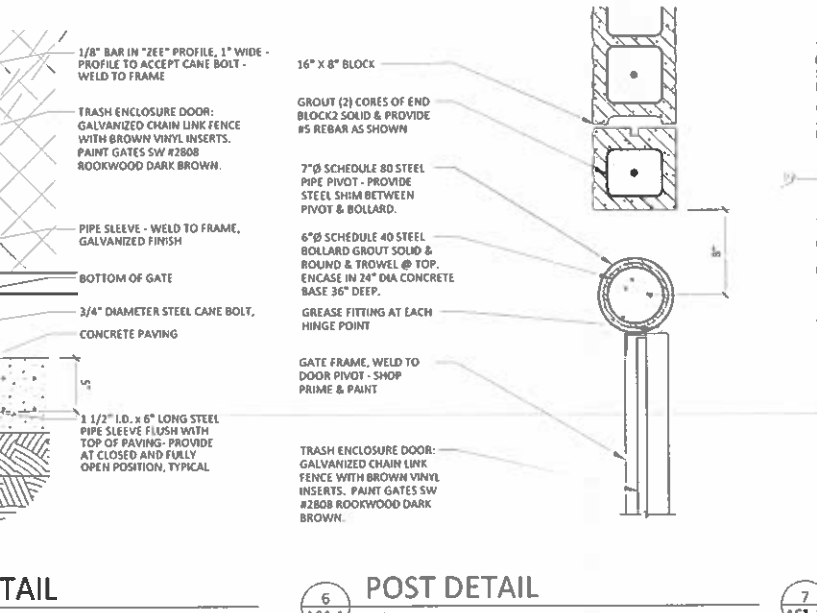
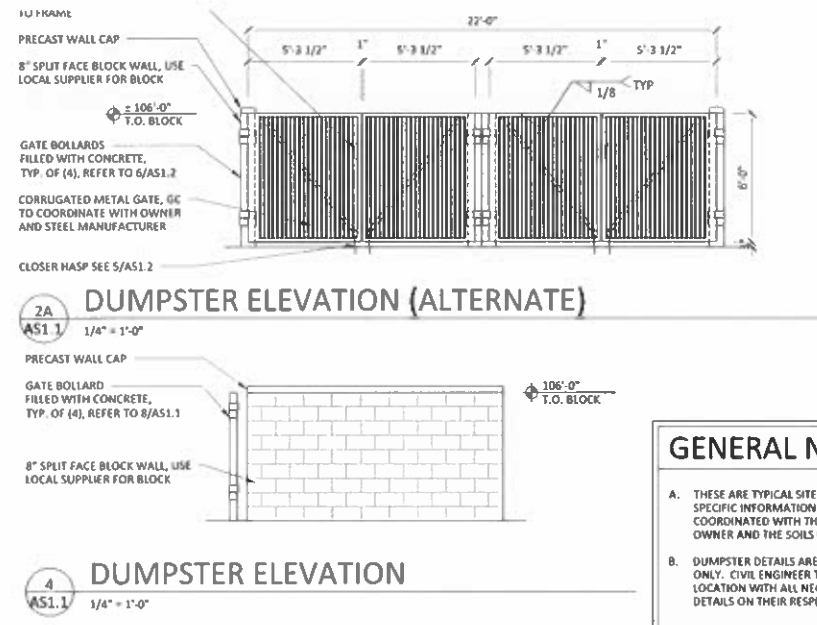
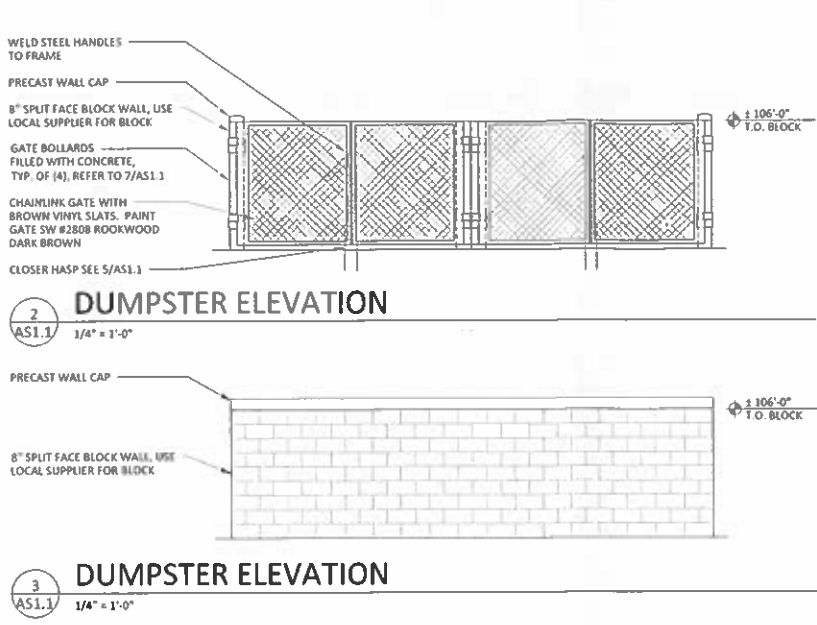
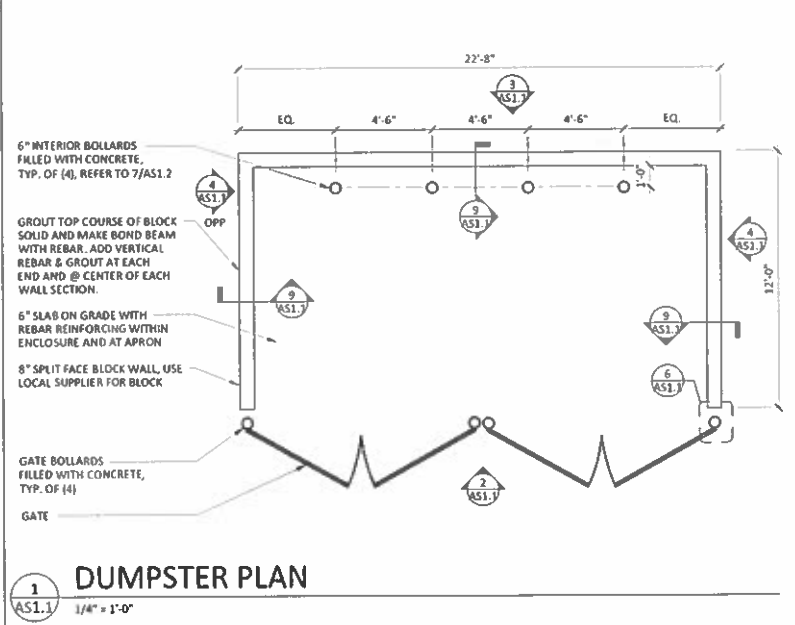
EXTERIOR ELEVATIONS

SHEET:  
**A2.2**

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NOT FOR CONSTRUCTION, FOR REVIEW ONLY

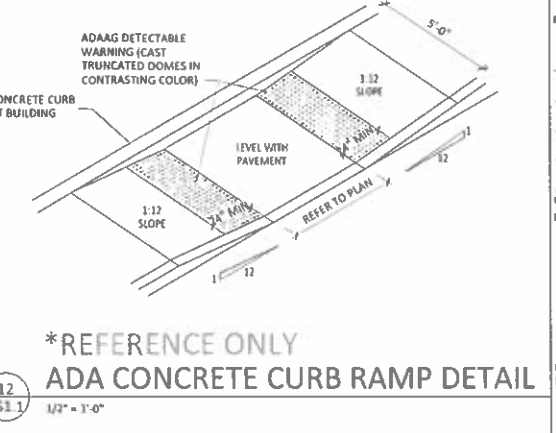
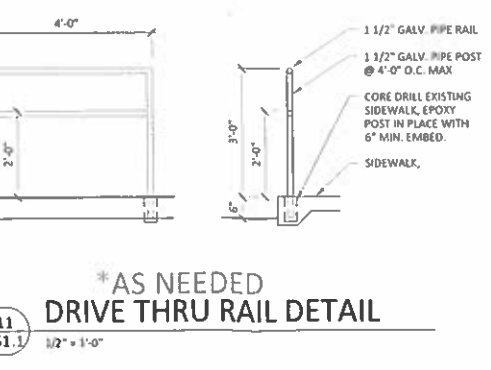
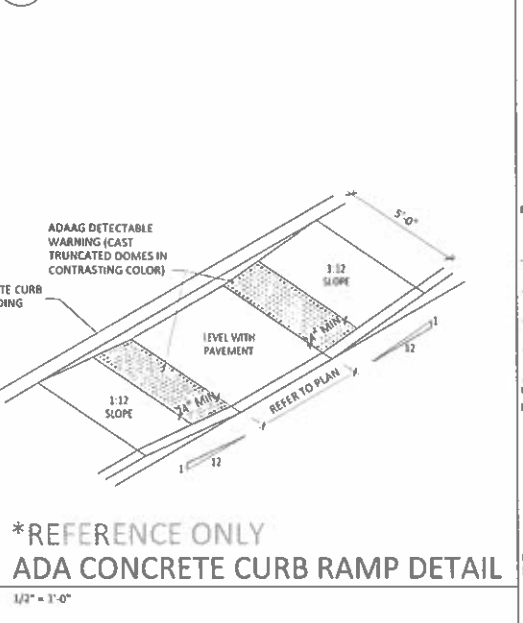
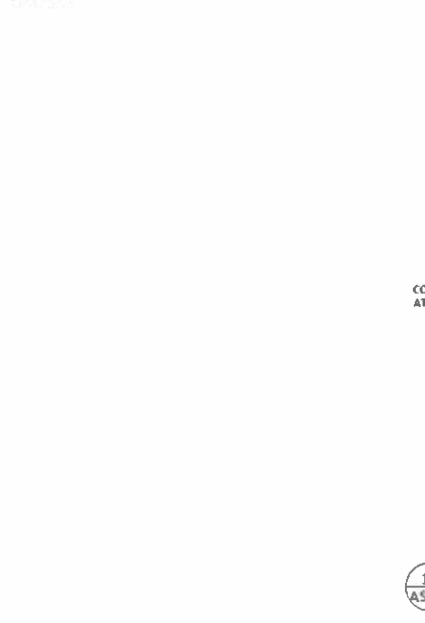
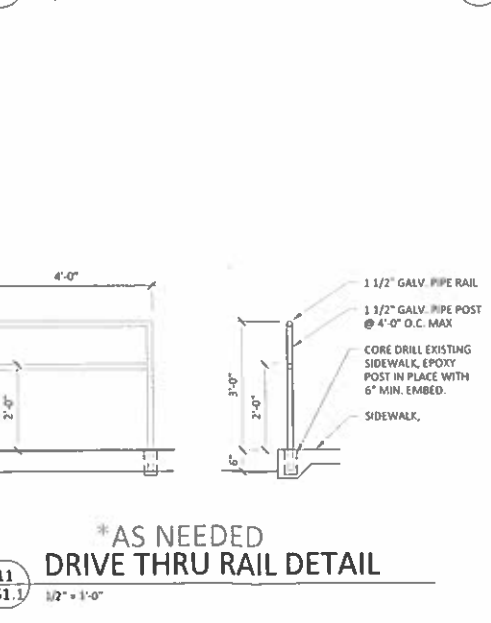
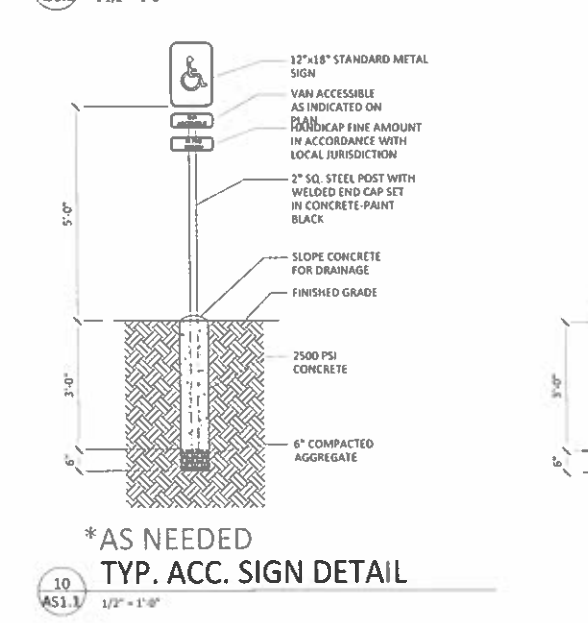
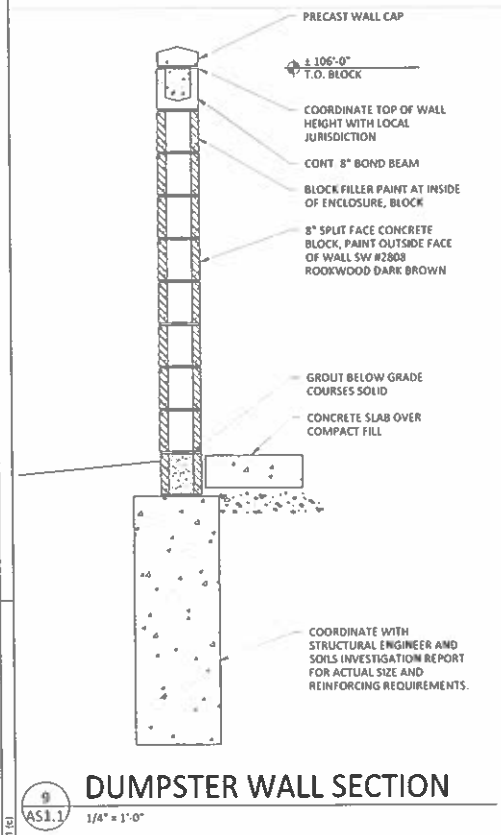




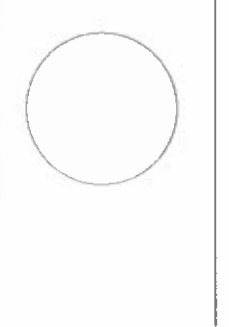
**GENERAL NOTES**

A. THESE ARE TYPICAL SITE DETAILS. ALL PROJECT SPECIFIC INFORMATION NEEDS TO BE COORDINATED WITH THE G.C., CIVIL ENGINEER, OWNER AND THE SOILS INVESTIGATION REPORT.

B. DUMPSTER DETAILS ARE INTENDED FOR REFERENCE ONLY. CIVIL ENGINEER TO SHOW DUMPSTER LOCATION WITH ALL NECESSARY DIMENSIONS AND DETAILS ON THEIR RESPECTIVE SHEETS.



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**ARBY'S RESTAURANT**  
BURBANK DRIVE & BEN HUR RD.  
OUTLOT #15  
BATON ROUGE, LA. 70820



REVISIONS		
NO.	DATE	DESCRIPTION

SHEET TITLE  
**SITE DETAILS**

SHEET NO.  
**AS1.1**



# ARBY'S DETAILS



## FEATURES & SPECIFICATIONS

**OUTDOOR USE**  
 Provides years of equipment-free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and garages for safety and security.

**OPERATION**  
 Case aluminum housing with corrosion resistant paint to offer dark bronze or white finish.

**OPTICS**  
 4000K CCT LED.  
 Polycarbonate lens protects the LED from animals, dirt and other contaminants.

**LED LIGHTING**  
 The LED will deliver 10% of its rated lumens at 10,000 hour average life. See Lighting Facts label on page 7 for performance details.

**ELECTRICAL**  
 0-10V dimmable on any low voltage line LED 277V.  
 Operating temperature: -20° to 40°C.  
 50,000+ hours projected lifetime.

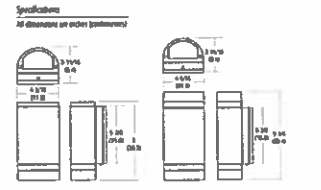
**INSTALLATION**  
 Surface mounts to exterior surface (see specifications for details).

**LISTINGS**  
 UL Listed to E.S. and Canadian safety standards for wet locations.  
 Meets or exceeds with ENEC LM 79 and LM 80 standards.  
 5-year limited warranty. Complete warranty terms located at [www.nationalenergy.com/customer-service/warranty](http://www.nationalenergy.com/customer-service/warranty).

**Actual performance may differ as a result of real-world installation and application. All values are design at typical values, measured under laboratory conditions at 75°C. Note: Specifications subject to change without notice.**

Code Number	
Part	
Type	

## OLLWD & OLLWU LED WALL CYLINDER LIGHT



## W2

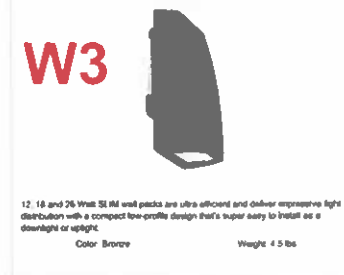
Series	Color Temperature (CCT)	Voltage	Finish
OLLWD LED by 4 diameter	4000K	120V/277V	Dark Bronze
OLLWU LED by 4 diameter	4000K	120V/277V	White

Decorative Interior & Exterior

# ARBY'S DETAILS

SLIM12

RAB



**W3**

12, 18 and 26 Watt SLIM wall packs are ultra efficient and deliver impressive light distribution with a compact low-profile design that's super easy to install as a downlight or uplight.

Color: Bronze Weight: 4.5 lbs

**Technical Specifications**

**Listings:**  
 UL Listed:  
 Suitable for wet locations. Suitable for mounting within 1.2m (4ft) of the ground.  
 ADA Compliant:  
 SLIM™ is ADA Compliant.  
 IESNA LM-79 & LM-80 Testing:  
 RAB LED luminaires and LED components have been tested by an independent laboratory in accordance with IESNA LM-79 and LM-80.

**DLC Listed:**  
 This product is listed by Design Lights Consortium (DLC) as an ultra-efficient premium product that qualifies for the highest tier of rebate from DLC Member Utilities DLC Product Code: F1617180C.

**Construction:**  
 IP Rating:  
 Ingress Protection rating of IP68 for dust and water.  
 Cold Weather Starting:  
 Minimum starting temperature: -40°C (-40°F).  
 Maximum Ambient Temperature:  
 Suitable for use in 40°C (104°F).

**Housing:**  
 Precision die-cast aluminum housing.

**Mounting:**  
 Heavy-duty mounting bracket with tapered housing for easy installation.

**Recommended Mounting Height:**  
 Up to 8 ft.

**Lens:**  
 Tempered glass lens.

**Reflector:**  
 Specular thermoplastic.

**Gas-fill:**  
 High-temperature silicone.

**Finish:**  
 Formulated for high durability and long-lasting color.

**Green Technology:**  
 Mercury and UV free. RoHS-compliant components.

**LED Characteristics:**  
 LED:  
 Multi-chip, long-life LED.  
 Lifespan:  
 100,000-hour LED lifespan based on IES LM-80 results and TM 21 calculations.  
 Color Consistency:  
 7-step MacAdam Ellipse binning to achieve consistent future-to-future color.  
 Color Stability:  
 LED color temperature is warranted to shift no more than 200K in color temperature over a 5-year period.  
 Color Uniformity:  
 RAB's range of Correlated Color Temperature follows the guidelines for the American National Standard for Specifications for the Chromometry of Solid State Lighting (SSL) Products, ANSI C78.377-2017.

Project:	Type:
Prepared By:	Date:

Driver Info	LED Info
Type: Constant Current	Watt: 12W
320V: 0.12A	Color Temp: 4000K (CWF)
208V: 0.08A	Color Accuracy: 75 CRI
240V: 0.07A	L70 L80span: 100,000
277V: 0.08A	Lumens: 1,800
Input Watt: 15.70W	Efficacy: 123 L/PW

Need help? Tech help line (888) 722-1088 Email: [custserv@rablighting.com](mailto:custserv@rablighting.com) Website: [www.rablighting.com](http://www.rablighting.com)  
 Copyright © 2020 RAB Lighting All Rights Reserved. Note: Specifications are subject to change at any time without notice.

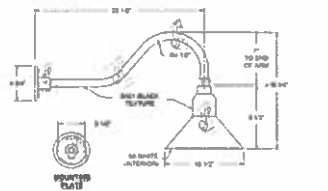
# MCALISTER'S DETAILS



## GOOSENECK FBM-11-120-INC-BL TYPE: L1

### DESCRIPTION

- Fixture Type L1
- Description NDL GOOSENECK LIGHT
- Location Exterior
- Lamp Type LED 15W A21 4000K
- Model FBM-11-120-INC-BL
- Manufacturer National Energy and Light
- Size 11" Shade: W 10.5" x H 8"
- Color Matte Black
- Gooseneck G22



603 BLD 995A 14 Davis Avenue Suite 9, Nashua, NH 03063 [www.NELCompany.com](http://www.NELCompany.com)

### TYPE: WP



## WALL PACK NEL-WP170

### DESCRIPTION

This NEL-WP170 wall pack is rated for wet location use. Non-Dimmable. Size: 10.25 x 5.00 x 13.13 in. Beam type: III.

### OPTICAL SYSTEM

Luminous Flux: 7,362-7,500lm  
 Color Temperature: 4000K/5000K  
 CRI: >70+

### ELECTRICAL SYSTEM

Power Consumption: 70W  
 Power Factor: >0.90  
 Universal Voltage: 120-277V / 347V

### ENVIRONMENTAL SYSTEM

Work Environment: Outdoor / Damp location  
 Working temperature: -40°C to 40°C



### WARRANTY

Lifetime: >50000hr  
 5 Year Warranty



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# SUN HOLDINGS

4515 LYNDON B. JOHNSON FWY,  
 FARMERS BRANCH, TX 75244

REV	DATE	BY	DESCRIPTION
0	07/23/21	DL	SHEET ADDED PER COMMENTS



GSE CONSULTING ENGINEERS  
 GAITHERSBURG MOBILE BASKINVILLE  
 78 Thompson St Ste 200 Nashville TN 37203  
 (615) 252-1760 (F) 615-629-6441

MCD & ARBY'S - BATON ROUGE, LA  
 BURBANK DR. & BEN HUR RD.  
 SITE LIGHTING DETAILS

SCH	DTS	DTS
06/16/21	NTS	
T21079-SL1.0		

## Lumiere

Code	Type
Project	
Comments	
Frequency	

**DESCRIPTION**  
 Lanterns 9004-W1 (Up or Down) and 9004-W2 (Up and Down) are 4.25" O.D., line voltage cylinder fixtures with dimmable LED. The luminaire comes in various mounting, surface mount with integral driver in the housing, recessed driver mount with round and square wall plates and square wall integral driver, all of which can be recessed over standard 4 inch junction. The luminaire also comes with various field replaceable optics. It also comes with various lens, louvers and colors or dichroic filters, which can combine up to two at once to create multiple lighting effects. The fixture may be used indoors or outdoors and carries IP68 rating.

**OPERATION FEATURES**

**Housing:** Hinged and mounting arm are precision-machined from aluminum. The housing is made of 6061-T6 aluminum. The mounting arm is made of 6061-T6 aluminum. The mounting arm is made of 6061-T6 aluminum. The mounting arm is made of 6061-T6 aluminum.

**Finish:** Fixtures constructed from 6061-T6 aluminum are powder coated for an RAL compliant chromatic finish. The luminaire comes in various finishes: dark bronze, white, and black. The luminaire comes in various finishes: dark bronze, white, and black. The luminaire comes in various finishes: dark bronze, white, and black.

**Mount:** Mount is compatible and accepts up to 1/2" diameter mounting arm. The luminaire comes in various mounting options: surface mount, recessed driver mount, and square wall integral driver. The luminaire comes in various mounting options: surface mount, recessed driver mount, and square wall integral driver.

**Optics:** Optics are available in various options: clear, frosted, and dichroic. The luminaire comes in various optics options: clear, frosted, and dichroic. The luminaire comes in various optics options: clear, frosted, and dichroic.

**Dimensions:** Dimensions are provided in inches and millimeters. The luminaire comes in various dimensions: 4.25" O.D., 12.5" H, and 12.5" W. The luminaire comes in various dimensions: 4.25" O.D., 12.5" H, and 12.5" W.



## W2S

### Lanterra 9004

LED  
 OUTDOOR / EXTERIOR  
 CYLINDER FLOOD LIGHT  
 CERTIFICATION DATA  
 Class - I, Class - II, Class - III  
 Wet Location Listed IP68  
 IESNA LM-79 & LM-80 Compliant  
 R90 Compliance  
 15W LED, 1.7W/100,000Hr @ 25°C  
 30W LED, 1.7W/100,000Hr @ 25°C  
 30W LED, 1.7W/100,000Hr @ 25°C

Model	Wattage	Color Temp	Beam Angle	Mounting	Finish	Optics	Dimensions (H x W x D)	Weight
9004-W1	15W	4000K	30°	Surface	Dark Bronze	Clear	12.5" x 4.25" x 4.25"	1.5 lbs
9004-W2	15W	4000K	30°	Surface	White	Clear	12.5" x 4.25" x 4.25"	1.5 lbs
9004-W1-FL	15W	4000K	30°	Surface	Dark Bronze	Frosted	12.5" x 4.25" x 4.25"	1.5 lbs
9004-W2-FL	15W	4000K	30°	Surface	White	Frosted	12.5" x 4.25" x 4.25"	1.5 lbs

## Evolve LED Wall Pack L Series (EWLS)



The Evolve LED L Series Wall Pack (EWLS), The Evolve LED L Series Wall Pack (EWLS), is a designed replacement for 50W to 250W HID, while offering significant energy savings in a long-life LED wall pack. Two-screw housing design enables a fast and simplified installation. The low-watt Egress package is designed to meet recommended illumination requirements for egress applications such as side and rear exit doors in commercial buildings. Available with Emergency Battery Backup option.

### CONSTRUCTION WP1

**Housing:** Aluminum die cast enclosure, integral for maximum heat transfer.

**Lens:** Impact resistant tempered glass.

**Paint:** Corrosion resistant polyester powder paint, minimum 2.0 mil thickness.

**Color:** Black, Dark Bronze, Gray & White (RAL & custom colors available).

**Weight:** 8.5lbs (4 kg).

### LUMEN MAINTENANCE

Wattage	Beam Angle	Beam Diameter @ 100ft	Beam Diameter @ 200ft	Beam Diameter @ 400ft
17.25	30°	1.99	3.98	7.96
8.40	45°	1.99	3.98	7.96
7.0	60°	1.99	3.98	7.96

### OPTICAL SYSTEM

**Lumens:** 1,700 to 7,000  
**Beam Angle:** Asymmetric Forward  
**Efficacy:** 117-148 LPW  
**CCT:** 2700, 3000K, 4000K, 5000K  
**CRI:** >70

### ELECTRICAL

**Input Voltage:** 120-277V & 347V  
**Input Frequency:** 50/60Hz  
**Power Factor:** > 90% at rated watts  
**Total Harmonic Distortion:** < 20% at rated watts

### SURGE PROTECTION

**Surge Protection:** 10kV/5kA (Standard)  
 3kV/1.5kA (E84880)

### EMERGENCY BATTERY BACKUP

Provides reliable emergency operations when there is a loss to normal power, supported by independent Secondary Battery.  
 Hold-Up Time: 90 minutes @ 1,400 lumens.  
 Meets egress light level and uniformity requirements.  
 Not available on 347V.

### RATINGS

**Operating Temperature:** -40°C to 50°C  
**Vibration:** 3G per ANSI C37.131-2010  
**LM-79:** Testing in accordance with IESNA Standards

### CONTROLS

**Dimming:** Standard 0-10V  
**Sensors:** Photo Electric Sensors (PE) available  
 Motion Sensor

### WARRANTY

5 Year (Standard)



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