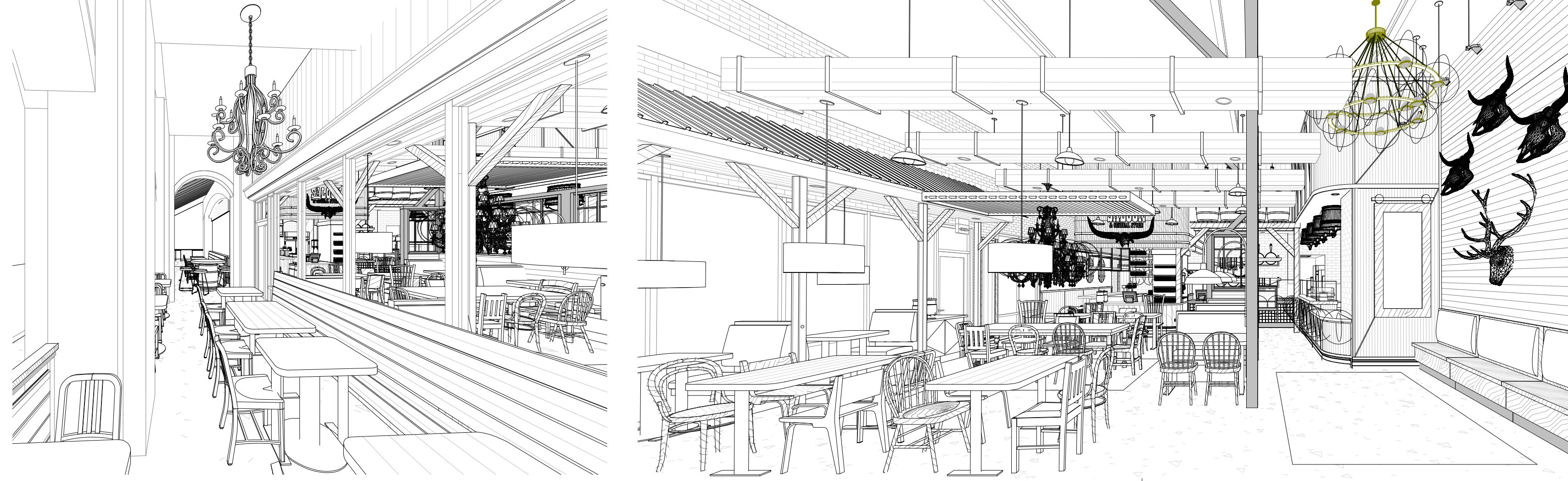


LANDLORD COMMENT: Tenant to apply and obtain individual CUP for location.

RUBY RED'S BBQ

1841 WEST IMPERIAL HIGHWAY
1841-B UNIT 21-26
LA HABRA, CA 90631



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SEE INCLUDED SUPPLEMENTAL SITE PLAN SHEET AND MECHANICAL CAPTIVE/VAIRE PACKAGE



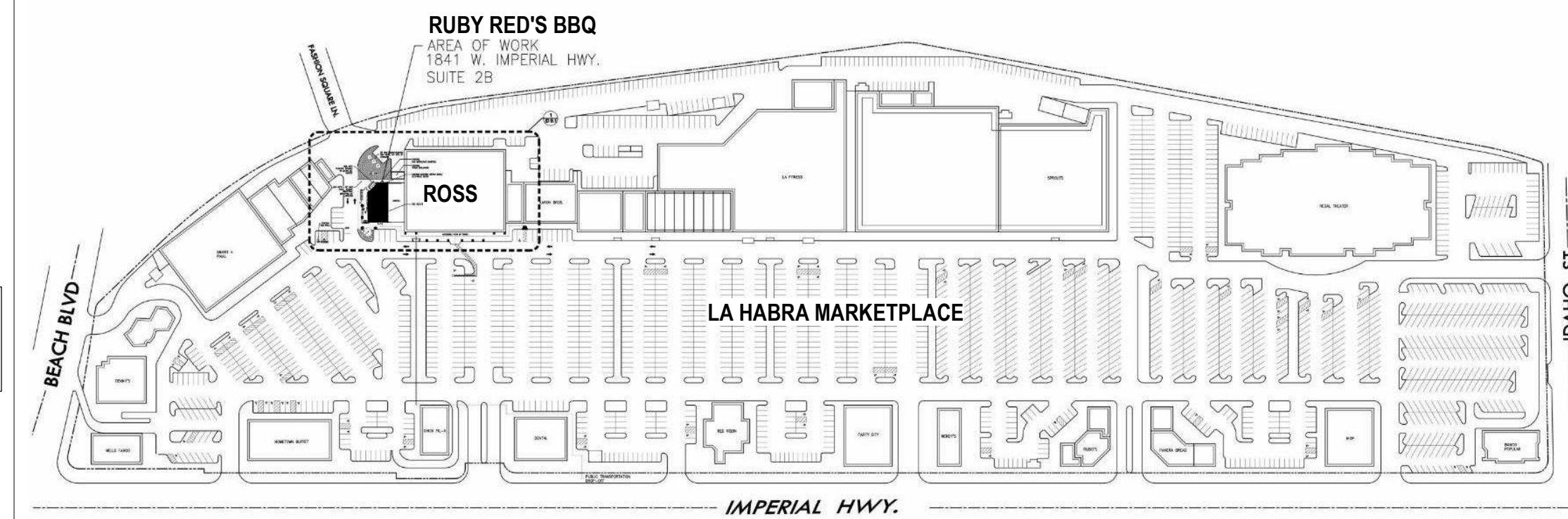
PROJECT GENERAL NOTES:

- GENERAL CONTRACTOR (G.C.) SHALL FIELD VERIFY ALL DIMENSIONS AND STRUCTURAL LOCATIONS AT THE JOBSITE, AND BE RESPONSIBLE FOR THE PROPER FITTING OF WORK THERETO. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND TO THE TENANT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- WORK SHALL CONFORM TO APPLICABLE LOCAL CODES AND TO LANDLORD'S REQUIREMENTS, INCLUDING TENANT'S EXECUTED LEASE AND CONSTRUCTION EXHIBITS.
- G.C. SHALL ERECT AND REMOVE TEMPORARY STOREFRONT BARRICADE AS REQUIRED. REMOVAL OF BARRICADE IS TO OCCUR ONLY AFTER APPROVAL IS RECEIVED FROM LANDLORD. VERIFY ALL REQUIREMENTS WITH LANDLORD PRIOR TO CONSTRUCTION. PRIOR TO COMMENCEMENT OF ANY DEMOLITION, LOCATE, PROTECT AND PRESERVE ALL LANDLORD'S EXISTING ELECTRICAL AND MECHANICAL SYSTEMS WITHIN THE SPACE.
- SECURE AND PAY FOR ALL PERMITS, TEMPORARY UTILITIES, AND CARRY LIABILITY INSURANCE AS REQUIRED BY THE FRANCHISEE & L.L.
- THE CONTRACT FOR CONSTRUCTION SHALL BE BETWEEN THE G.C. AND THE TENANT. IN ITS ADVISORY CAPACITY, FRANCHISEE, ASSUME NO LIABILITY UNDER THE AGREEMENT, OR ON BEHALF OF ANY OTHER SUBCONTRACTOR.
- PRIOR TO THE START OF CONSTRUCTION, G.C. SHALL PROVIDE PERFORMANCE, LABOR AND MATERIAL PAYMENT BOND AND GENERAL LIABILITY INSURANCE AS REQUIRED. G.C. SHALL PROVIDE A COPY OF WORKERS COMPENSATION INSURANCE CERTIFICATE TO FRANCHISEE IN ADDITION TO PERFORMANCE BOND AND GENERAL LIABILITY INSURANCE PRIOR TO COMMENCEMENT OF WORK.
- CHANGE ORDERS, IF ANY, SHALL BE WRITTEN AND AGREED TO BY THE G.C., THE TENANT, AND THE ARCHITECT PRIOR TO THE COMMENCEMENT OF ANY CHANGES IN THE WORK.
- DEMISING METAL WALL STUDS ARE EXISTING TO REMAIN. G.C. SHALL PROVIDE ONE LAYER 5/8" TYPE "X" FIRE CODE GYPSUM BOARD AND SEALED TO DECK PER ILL. DESIGN #465, INCLUDING TENANT'S SIDE OF BULKHEAD, IF NOT EXISTING.
- DO NOT SCALE THE DRAWINGS. ANY DIMENSIONAL DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT FOR CLARIFICATION PRIOR TO COMMENCING CONSTRUCTION.
- ANY FLOOR PENETRATIONS MUST BE MADE WATERPROOF. COORDINATE ALL FLOOR PENETRATIONS WITH LANDLORD. G.C. SHALL BE RESPONSIBLE FOR FULL DIRECT AND INDIRECT COSTS TO REPAIR ANY DAMAGE DUE TO OR ARISING OUT OF TENANT'S CONSTRUCTION WORK.
- ALL FLOOR FINISHES, T.E.G. RESILIENT TILE, PAVERS OR MALL TILE SHALL BE LEVEL AND FLUSH AT INTERSECTIONS. PROVIDE TAPERED THRESHOLD AT ANY TRANSITIONS. DO NOT USE THRESHOLDS OR TRANSITION DEVICES AT INTERSECTION OF MALL & STORE FLOORING.
- NON-COMBUSTIBLE MATERIALS ONLY ARE PERMITTED ABOVE CEILINGS.
- G.C. SHALL BE RESPONSIBLE FOR PROTECTING THE NEUTRAL PIERS, THE NEUTRAL BAND, AND THE MALL FLOORING DURING CONSTRUCTION.
- G.C. SHALL COORDINATE INSTALLATION OF SIGNS WITH CONSTRUCTION OF SOFFIT FRAMING TO ENSURE ACCESS TO BULKHEAD FOR SIGN OR TRANSFORMER INSTALLATIONS.
- IF ANY ROOF PENETRATIONS ARE REQUIRED, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S ROOFING CONTRACTOR TO PERFORM THE CUTTING AND REINFORCING, AND FLASHING OF ROOF OPENINGS, IF ANY.
- IF ANY FIRE SPRINKLER, FIRE ALARM AND/OR FIRE RETARDANT WORK IS TO BE DONE, G.C. SHALL EMPLOY AND PAY FOR LANDLORD'S APPROVED CONTRACTOR TO PERFORM THE WORK.
- THE SUBSTRATE FOR TOPS ON CABINETWORK SHALL BE A MARINE GRADE MEDIUM DENSITY FIBERBOARD, MEDEX OR EQUIVALENT.
- G.C. SHALL PROVIDE TO TENANT AND TO LANDLORD A MINIMUM ONE-YEAR WARRANTY, NAMING BOTH FRANCHISEE AND LANDLORD, AGAINST DEFECTS IN WORKMANSHIP, MATERIALS AND EQUIPMENT.
- PRIOR TO THE ANTICIPATED SHIPPING DATE, G.C. SHALL VERIFY WITH THE TENANT THE NAME AND PHONE NUMBER OF THE TRUCKING COMPANY WHICH WILL DELIVER EQUIPMENT FROM THE EQUIPMENT SUPPLIER INTO THE SPACE.
- G.C. SHALL PROVIDE TO THE FRANCHISEE AS-BUILT DRAWINGS FOR THE HVAC AND THE PLUMBING SYSTEMS INCLUDING ANY AND ALL MODIFICATIONS TO THE DRAWINGS.
- G.C. SHALL CERTIFY THAT NO ASBESTOS CONTAINING MATERIAL(S) (ACM'S) WERE USED IN THE CONSTRUCTION OF THE PREMISES.
- G.C. SHALL OBTAIN ALL REQUIRED INSPECTIONS, AND SECURE ALL OFFICIAL APPROVALS OF WORK PERFORMED. THE CONTRACTOR SHALL SUBMIT ALL CERTIFICATES OF INSPECTION AND CERTIFICATE OF OCCUPANCY TO THE TENANT UPON COMPLETION OF THE WORK.
- G.C. SHALL OBTAIN LIEN WAIVERS FROM ALL SUBCONTRACTORS OR SUPPLIERS WHO HAVE A CONTRACT WITH G.C. OR PROVIDE SERVICES OR SUPPLIES, AND SHALL DELIVER LIEN WAIVERS AND G.C.'S LIEN WAIVER TO TENANT WITH EACH PAY REQUEST.
- PROPERLY SEAL ALL FLOORS, WALLS AND CEILINGS AND UNDRY PIPES AND CABLES TO PREVENT VERMIN HARBORAGE. SEAL ALL GAPS, CRACKS, JOINTS AND OPENINGS GREATER THAN 1/4" WIDE WITH PAINTABLE CAULK. USE BACKER ROD BEHIND CAULK WHERE JOINTS EXCEED 1/4". PAINT TO MATCH ADJOINING SURFACES. SEAL ALL FLOOR-MOUNTED EQUIPMENT TO FLOOR UNLESS EQUIPMENT IS MOUNTED ON LEGS AT LEAST 6" HIGH.
- ALL PAINTED WOOD SHALL BE PAINT GRADE BIRCH OR COMPARABLE.
- G.C. SHALL BE RESPONSIBLE FOR ALL FINISH WORK UNLESS OTHERWISE INDICATED IN THE DRAWINGS. ALL PAINTING REQUIRED SHALL BE THREE-COAT SEMI-GLOSS ENAMEL, UNLESS OTHERWISE INDICATED IN THE DRAWINGS. FOLLOWING THE INSTALLATION OF CONTRACTOR SUPPLIED CABINETS, THE CONTRACTOR SHALL PROVIDE FACINGS AND COVERINGS INDICATED.
- AT THE COMPLETION OF THE WORK, G.C. SHALL FURNISH TO THE ARCHITECT, ONE SET OF DRAWINGS MARKED IN RED WHERE CHANGES WERE MADE TO THE DRAWINGS, WHERE SUGGESTIONS OR COMMENTS MIGHT HAVE IMPROVED OR CLARIFIED THE DOCUMENTS, OR WHERE FUTURE DETAILS ON FUTURE SETS OF DOCUMENTS COULD BE IMPROVED. THESE ARE FOR THE ARCHITECT'S ON-GOING DOCUMENT QUALITY ENHANCEMENT PROGRAM.
- PROVIDE MINIMUM OF ONE, MAXIMUM OF TWO (2) RATING) FIRE EXTINGUISHER(S), TO COMPLY WITH REQUIREMENTS OF THE NFPA, THE LOCAL FIRE DEPARTMENT AND THE LANDLORD'S INSURANCE COMPANY.
- ONE SET OF LATEST LANDLORD APPROVED DRAWINGS, CITY APPROVED PERMIT DOCUMENTS AND LANDLORD'S CONSTRUCTION GUIDELINES TO BE KEPT ON SITE AND AVAILABLE FOR VERIFICATION AT ALL TIMES.

BUILDING CODE SUMMARY:

BUILDING CODE AGENCY/JURISDICTION	CITY OF LA HABRA / ORANGE COUNTY
BUILDING CODE	2019 CALIFORNIA BUILDING CODE
	2019 CALIFORNIA MECHANICAL CODE
	2019 CALIFORNIA ELECTRICAL CODE
	2019 CALIFORNIA PLUMBING CODE
	2019 CALIFORNIA ENERGY CODE
	2019 CALIFORNIA FIRE CODE
	2019 CALIFORNIA EXISTING BUILDING CODE
	2019 CALIFORNIA TITLE 24
OCCUPANCY CLASSIFICATION	OVERALL BUILDING USE = M - MERCANTILE / TENANT SPACE USE = A - ASSEMBLY
TYPE OF CONSTRUCTION	I/B
TOTAL NUMBER OF STORIES	1
FIRE SUPPRESSION SYSTEM	FULLY SPRINKLERED
OCCUPANT LOAD	SEE OCCUPANT SCHEDULE ON THIS SHEET
OCCUPANT LOAD SQ. FT.	2360
TOTAL PROJECT SQ. FT. INTERIOR	550
TOTAL PROJECT SQ. FT. EXTERIOR (PATIO)	550
TOTAL EXITS REQUIRED	3
EXITS PROVIDED	3
REQUIRED MINIMUM DISTANCE BETWEEN DOORS PER CODE	25' - 5"
ACTUAL DISTANCE BETWEEN EXIT DOORS	69' - 0"
MAXIMUM TRAVEL DISTANCE	75' MAX COMMON PATH / 250' MAX. WITH AUTOMATIC SPRINKLER SYSTEM
WIDTH OF EXIT PASSAGEWAY	WIDTH NOT LESS THAN 44" - SEE ACCESSIBILITY PLAN ON A0.1a

KEY PLAN:



OCCUPANT & TRAVEL DISTANCE SCHEDULES:

OCCUPANCY TYPE	AREA	LOAD FACTOR	OCCUPANT LOAD
ASSEMBLY	968 SF	15	65
KITCHEN	966 SF	200	5
PATIO (ASSEMBLY)	550 SF	15	37
STORAGE	162 SF	300	1
UNOCCUPIED	235 SF	0	0
TOTAL	2900 SF		109 PERSONS

AREA LEGEND

- ASSEMBLY
- KITCHEN
- PATIO (ASSEMBLY)
- STORAGE
- UNOCCUPIED

PLUMBING FIXTURE COUNTS

NAME	WATERCLOSETS		URINALS	LAVATORIES		DRINKING FOUNTAINS	
	MALE	FEMALE		MALE	FEMALE	REG.	ACC.
REQUIRED	1 PER 75	1 PER 75	0	1 PER 200		0	0
PROVIDED	1 PER 55	1 PER 55	0	1	1	0	0

*PER SECTION 2902 TABLE 2902.1: WHERE WATER IS SERVED FOR FREE IN RESTAURANTS, DRINKING FOUNTAINS SHALL NOT BE REQUIRED

TRAVEL DISTANCES

PATH ID	Actual Travel Distance
COMMON PATH	34' - 10"
PATH A	19' - 9"
PATH B	35' - 8"

X APPROVED _____ **REVISE AND RESUBMIT** _____
APPROVED AS NOTED _____ **REJECTED** _____

Landlord has reviewed this submittal for general compliance with the requirements of the lease documents. Review does not, however, relieve Tenant from meeting these requirements as Tenant is ultimately responsible for complying with all lease terms and meeting all requirements of any authority having jurisdiction of this project.

Date: 10/22/20 Reviewer: Ryan O'Nan

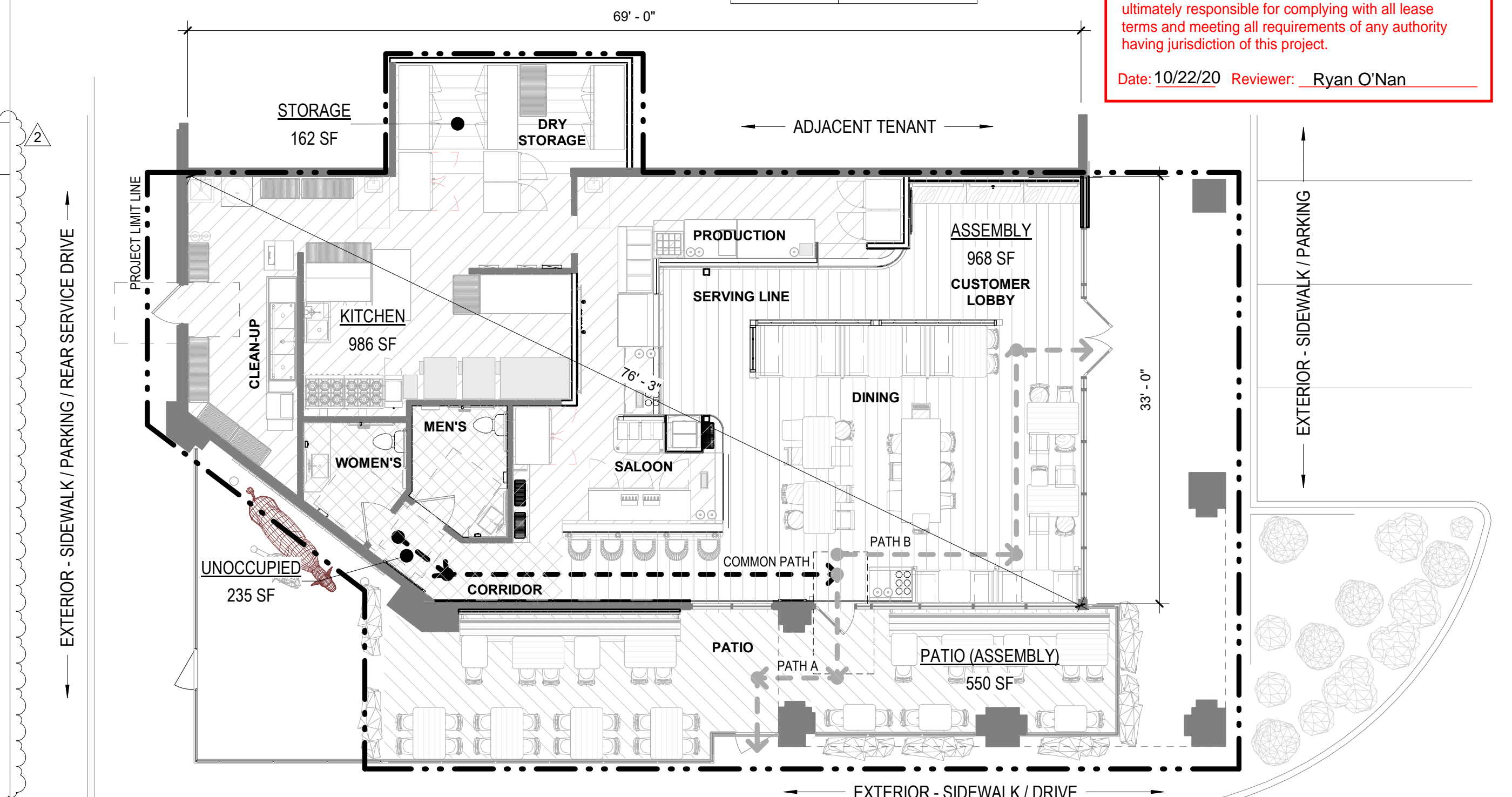
PROJECT DIRECTORY:

- TENANT/OWNER:**
WILLIAMSON GENERAL CONTRACTING, INC. STEVE WILLIAMSON
15552 OLIVE BRANCH DRIVE wgstevew@wgcla.com
LA HABRA, CA 90638 562.500.7891
- DESIGN CONSULTANT CONTACT:**
OCULUS INC. EMILY BLEIER
ONE SOUTH MEMORIAL DRIVE, SUITE 1500 emilyb@oculusinc.com
ST. LOUIS, MO 63102 (314) 367-6100
- ENGINEER CONTACT:**
CASE ENGINEERING JOHN VIRTUDAZO
796 MERUS COURT jvirtudazo@caseengineeringinc.com
FENTON, MO 63026 PHONE: 636-349-1600
FAX: 636-349-1730
- BUILDING DEPARTMENT:**
110 E LA HABRA BOULEVARD JESSE SANCHEZ
LA HABRA, CA 90631 Phone: 562-383-4116
Phone: 562-383-4122
(Inspection Requests)
Fax: 562-383-4476
- HEALTH DEPARTMENT:**
O.C. HEALTH DEPARTMENT PHONE: 714-433-6000
1241 E DYER ROAD
SANTA ANA, CA 92705

REQUIRED CONTRACTORS:

- ROOFING CONTRACTOR:**
STONE ROOFING COMPANY, INC.
730 N. CONEY AVE.
AZUSA, CA 91702
TEL: (626) 969-6515
CONTACT: TOM KETTERLING
- FIRE SPRINKLERS:**
SHELTON FIRE PROTECTION CO., INC.
22745 LA PALMA AVE.
YORBA LINDA, CA 92887
TEL: (714) 692-3573
CONTACT: CHRIS KENT
- FIRE ALARM:**
AMERICAN ALARM SYSTEMS
1101 S. GRAND AVE., STE G
SANTA ANA, CA 92705
TEL: (714) 547-7474
CONTACT: CHRIS ROBINSON X 703
- HVAC START-UP:**
TRI-PACIFIC HEATING & AIR
CONDITIONING, LP
2116 E WALNUT AVENUE
FULLERTON CA 92831
PHONE: 714-888-6820 EXT. 149

LANDLORD CONTACT:
LA HABRA ASSOCIATES, LLC RYAN O'NAN
C/O DJM CAPITAL 714-430-802
7777 EDINGER AVE. - SUITE 115 206-331-2201
HUNTINGTON BEACH, CA 92647



S6 OCCUPANCY/ & EGRESS PLAN
1/8" = 1'-0"

PROJECT LOCATION:



PROJECT SCOPE SUMMARY:

INTERIOR TENANT FIT-OUT OF A SPACE SELLING COOKED MEATS AND SIDE DISHES.
SCOPE TO INCLUDE ARCHITECTURAL, MECHANICAL, ELECTRICAL AND PLUMBING DESIGN.
SPACE WAS FORMERLY REV PIZZA AND SEE'S CANDIES.

DEFERRED SUBMITTALS:

- ITEMS NOT INCLUDED UNDER THE PERMITTING OF THESE DRAWINGS
- SPRINKLER
 - FIRE ALARM
 - SIGNAGE
 - FUTURE COVERED PATIO ROOF
 - LANDSCAPING

- G.C. RESPONSIBLE FOR OBTAINING ALL NECESSARY FIRE ALARM AND SPRINKLER DRAWINGS AND SUBMITTING FOR REQUIRED PERMITS
- LANDLORD CRITERIA: SIGNAGE MANUFACTURER IS RESPONSIBLE FOR OBTAINING MALL SIGNAGE CRITERIA FROM GENERAL CONTRACTOR OR MALL, AND FOR COMPLIANCE WITH ALL MALL REQUIREMENTS REGARDING FABRICATION, FASTENER DETAILING, INSTALLATION, ETC., OF FINISHED SIGN. FINAL INSTALLATION MUST BE APPROVED BY LANDLORD.
- SHOP DRAWINGS: SIGNAGE MANUFACTURER TO PROVIDE SHOP DRAWINGS FOR LANDLORD APPROVAL. ALL SIGNAGE INCLUDING MAIN STOREFRONT SIGN AND GLASS APPLIED VINYL LETTERING. SHOP DRAWING SUBMITTAL TO CONFIRM ALL DIMENSIONS, POSITIONING, FASTENINGS, FINISHES, COLORS, ETC.,
- SIGNAGE CONTRACTOR IS RESPONSIBLE FOR SUBMITTING ALL DRAWINGS AND DETAILS FOR REQUIRED PERMITS.



RUBY RED'S BBQ
1841 WEST IMPERIAL HIGHWAY
1841-B UNIT 21-26
LA HABRA, CA 90631

#	Description	Date
1	SIGNAGE	10/01/2020
2	LANDLORD COMMENTS	10/20/2020



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ISSUED FOR LANDLORD AND CITY REVIEW

Client Approval

PROJECT INFORMATION

Project # 61720-CA01

Issue Date 09/24/2019

Scale AS INDICATED

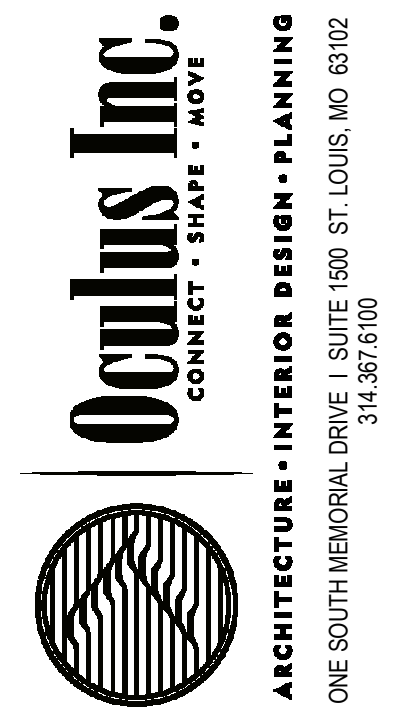
Drawn by KEF

Checked by EAB

A0.0

MARK	IMAGE	MANUFACTURER	SPECIFICATION / DESCRIPTION	NOTES / CONTACT INFO
TILE	WT-1	AMERICAN OLEAN GLAZED CERAMIC WALL TILE	URBAN CANVAS 4 1/4" x 12 3/4" MUSHROOM MATTE	METAL TRIM TR-1 TO BE INSTALLED AT ALL EXPOSED EDGES AND OUTSIDE CORNERS OF TILE USE GROUT G-1
	WT-2	DALTILE GLAZED PORCELAIN WALL TILE	COTTO CONTEMPO 6 1/2" x 6 1/2" PENNSYLVANIA AV CC12 MATTE	USE GROUT G-1
	WT-3	FLORIDA TILE GLAZED PORCELAIN WALL TILE	WOOD LOOK TILE RELIVE 8" X 48" FT1341938X48 MONTANA	USE GROUT G-1 FOR TILE THAT IS USED AS WALL BASE, METAL COVE BASE TRIM TR-2 IS TO BE USED (TRANSITION FROM WALL TILE TO CONCRETE FLOOR)
	QT-1	PER GC DISCRETION SOURCED LOCALLY	QUARRY TILE TO MATCH EXISTING COLOR AND SIZE	
	G-1	MAPEI	SANDED EPOXY GROUT KERAPOXY CQ 09 GRAY	1/8" GROUT JOINT NO SEALING REQUIRED STAIN AND CHEMICAL RESISTANCE BIOBLOCKR TECHNOLOGY TO HELP PROTECT AGAINST MOLD AND MILDEW
METAL	MTL-1	PER GC DISCRETION SOURCED LOCALLY	3" x 3" VINYL COATED WELDED METAL MESH	U-CHANNEL TRIMFRAME AT ALL SIDES WITH BLACK FINISH
	MTL-2	PER GC DISCRETION SOURCED LOCALLY	RUSTED CORRUGATED METAL PANEL WITH CLEAR FINISH COAT APPLIED	U-CHANNEL TRIMFRAME AT ALL SIDES WITH BLACK FINISH
	MTL-3	PER GC DISCRETION SOURCED LOCALLY	RUSTED STANDING SEAM METAL ROOFING	
	MTL-4	PER GC DISCRETION SOURCED LOCALLY	6" BLACK ALUMINUM	
	MTL-5	PER GC DISCRETION SOURCED LOCALLY	2 x 2 PAINTED AND DISTRESSED TIN CEILING TILE	
	MTL-6	PER GC DISCRETION SOURCED LOCALLY	SATIN STAINLESS COUNTER TOP STEEL (TYPE 5) 300 SERIES	2" TURN DOWN AT ALL EXPOSED COUNTER EDGES
TRIM	TR-1	SCHLUTER	METAL EDGE TRIM DECO AE (SIZE PER TILE THICKNESS) D SATIN ANODIZED ALUMINUM 8'-2 1/2" LENGTH	INSTALL METAL TRIM AT ALL MATERIAL TRANSITIONS AND OUTSIDE CORNERS/EDGES
	TR-2	SCHLUTER	METAL COVE BASE TRIM DILEX-AHKA AKHA (SIZE PER TILE THICKNESS) SATIN ANODIZED ALUMINUM	WALL TO FLOOR TILE
SOLID SURFACE	SS-1	CORIAN	1/2" THICK SOLID SURFACE DEEP NOCTURNE	SERVING LINE WALL TOP CAP PICK-UP COUNTER
	SS-2		1/2" THICK SOLID SURFACE GLACIER WHITE	DINING AREA UTENSIL/CONDIMENT COUNTER
RUBBER	RB-1	JOHNSONITE	6" RUBBER WALL BASE ATTACHE BLACK PEARL	SERVING LINE
PAINT	PT-1	SHERWIN WILLIAMS	SW 7757 HIGH REFLECTIVE WHITE FLAT	RESTROOM GYP CEILINGS (WHITE) ROPE CEILING FRAME
	PT-2	SHERWIN WILLIAMS	SW 6866 HEARTHROB EXTERIOR HIGH GLOSS ENAMEL	EXTERIOR DOORS (RED)
	PT-3	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK EXTERIOR HIGH GLOSS ENAMEL	EXTERIOR RAILINGS (BLACK)
	PT-4	SHERWIN WILLIAMS	SW 7570 EGRET WHITE SEMI-GLOSS	PRODUCTION AREA GYP CEILINGS (WHITE) PRODUCTION AREA WALLS ABOVE TILE
	PT-5	SHERWIN WILLIAMS	SW 6258 TRICORN BLACK FLAT	EXPOSED STRUCTURE & DECK INSULATION (BLACK) STOREFRONT WALL
	PT-6	SHERWIN WILLIAMS	SW 7027 WELL-BRED BROWN SEMI-GLOSS ENAMEL	DOOR FRAMES (BROWN)
	PT-7	SHERWIN WILLIAMS	SW 9039 BROCCOFLOWER SEMI-GLOSS ENAMEL	MERCHANDISE MILLWORK/SHELVING SERVING LINE SODA TOWER

MARK	IMAGE	MANUFACTURER	SPECIFICATION / DESCRIPTION	NOTES / LOCATION
WOOD	WD-1	PER GC DISCRETION SOURCED LOCALLY	1 x 6 WHITE OAK PLANKS WATER BASED CLEAR MATTE SEALER FOR INTERIOR APPLICATIONS	SERVING LINE BARRELL DECK
	WD-2	PER GC DISCRETION SOURCED LOCALLY	1 x 10 WHITE OAK PLANKS WATER BASED CLEAR MATTE SEALER FOR INTERIOR APPLICATIONS	SERVING LINE WALL TOP CAP
	WD-3	PER GC DISCRETION SOURCED LOCALLY	2 x 6 WHITE OAK PLANKS WATER BASED CLEAR MATTE SEALER FOR EXTERIOR APPLICATIONS	
	WD-4	PER GC DISCRETION SOURCED LOCALLY	1 x 4 x RANDOM LENGTHS RECLAIMED BROWN AND GREY WOOD UNFINISHED	
	WD-5	PER GC DISCRETION SOURCED LOCALLY	1 x 4 RECLAIMED WHITE WASHED WOOD	
	WD-6	PER GC DISCRETION SOURCED LOCALLY	1 x 8 RECLAIMED WHITE PAINTED DISTRESSED WOOD	
	WD-6	PER GC DISCRETION SOURCED LOCALLY	1 x 6 RECLAIMED GREY WEATHERED WOOD 4 x 4 RECLAIMED GREY WEATHERED WOOD	
WD-6			1 x 6 PNE BOARDS WITH CLEAR COAT FINISH	
WD-7	PER GC DISCRETION SOURCED LOCALLY	1 x 4 x RANDOM LENGTHS RECLAIMED BROWN AND GREY WOOD GC TO SEAL/APPLY CLEAR MATTE TOP COAT FOR EXTERIOR APPLICATION		
STAIN	ST-1	MINWAX OR EQUAL	WATER BASED STAIN SEMI-TRANSPARENT RAW COCOA 1064	SAND AND REFINISH EXISTING MAPLE DOORS
	ST-2	MINWAX OR EQUAL	WATER-BASED STAIN SOLID TRUE BLACK 1085	STAINED HARDWOOD VERTICAL FRAMING AT SERVING LINE FRONT
	ST-3	MINWAX OR EQUAL	WATER-BASED STAIN SOLID DARK WALNUT 1126	CUSTOMER LOBBY BANQUETTE
	ST-4	MINWAX OR EQUAL	WATER-BASED STAIN SEMI-TRANSPARENT WEATHERED OAK 1042	BOOTH SEATING
MISC	LWB-1		EXISTING BRICK FINISH TO BE LIME WASHED	DINING
	FRP-1		SMOOTH STANDARD FRP - WHITE	BACK SIDE OF SERVING LINE KNEEWALL (NOT VISIBLE TO CUSTOMERS)
	GL-1	PER GC DISCRETION SOURCED LOCALLY	GLASS DIVIDER, 3/8" TEMPERED GLASS, HEIGHT & WIDTH VARY. HARDWARE C.R. LAWRENCE CO. SLEEVE OVER WALL MOUNT GLASS CLAMP ITEM # S0GC905C, NDC45C, GC81805C, S0GC37L5C - U CHANNEL AT BOTTOM OF ALL GLASS TYP	SERVING LINE - SEE MILLWORK PLAN & ELEVATIONS
UPHOLSTERY	UP-1	DESIGNTEX	SILICONE ELEMENT 3919-303 BRICK	UPHOLSTERY ABRASION: 200, 000 WYZENBEEK DOUBLE RUBS LIGHTFASTNESS: 1000 HOURS INDOOR PVC FREE
	UP-2	DESIGNTEX	SILICONE ELEMENT 3919-105 LATTE	UPHOLSTERY ABRASION: 200, 000 WYZENBEEK DOUBLE RUBS LIGHTFASTNESS: 1000 HOURS INDOOR PVC FREE
GRAPHICS	G-1		CUSTOM PAINTED MURAL ON CORRUGATED METAL CLEAR MATTE TOP COAT	WOOD FINISH WD-1 AT TOP AND BOTTOM OF METAL MURAL WITH RECESSED LED STRIP LIGHTING LANDLORD TO APPROVE MURAL DESIGN PRIOR TO FABRICATION
	G-2		CUSTOM PAINTED PT-1 WHITE GRAPHIC ON WOOD WD-3	
	G-3		CUSTOM PAINTED RUG ON SEALED CONCRETE 'PLACEHOLDER' DESIGN SUBJECT TO CHANGE	
	G-4		CUSTOM PAINTED RUG ON SEALED CONCRETE 'PLACEHOLDER' DESIGN SUBJECT TO CHANGE	
WALLCOVERING	WC-1	wallpaperstogo.com	DAMASK WALLPAPER PREPASTED VINYL PATTON NORWALL MD29434	CORRIDOR WIDTH: 20.5 IN (52.07 CM) ROLL LENGTH: 16.5 FT (5.03 M) SINGLE ROLL PATTERN MATCH: STRAIGHT REPEAT LENGTH: 10.5 IN (26.67 CM) MAINTENANCE: SCRUBBABLE
	WC-2	spoonflower.com	COW/BULL SKULL WALLPAPER UNPASTED VINYL DESERT SKULLS - BOHO - SOUTHWEST COW SKULL - TAN - LAD19	18.4 INCH VERTICAL REPEAT OF THE DESIGN ROLL DIMENSION (INSTALLED): 24" W X 27' L UNTRIMMED DIMENSION: 22" W X 27' L ECHO-FRIENDLY, TYPE II WALLCOVERING - PASTE REQUIRED AND PROFESSIONAL PAPER INSTALLER RECOMMENDED CLASS A FIRE-RATED, PVC-FREE AND FOREST STEWARDSHIP COUNCIL CERTIFIED MOLD AND MILDEW RESISTANT - SCRUB AND SCRATCH RESISTANT PERFORMANCE MATTE FINISH WITH SUBTLE LEATHERED TEXTURE IDEAL FOR USE IN BATHROOMS AND RESTAURANTS



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LA HABRA, CA 90631

#	Description	Date
2	LANDLORD COMMENTS	10/20/2020



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Client Approval

FINISH SCHEDULE

Project # 61720-CA01

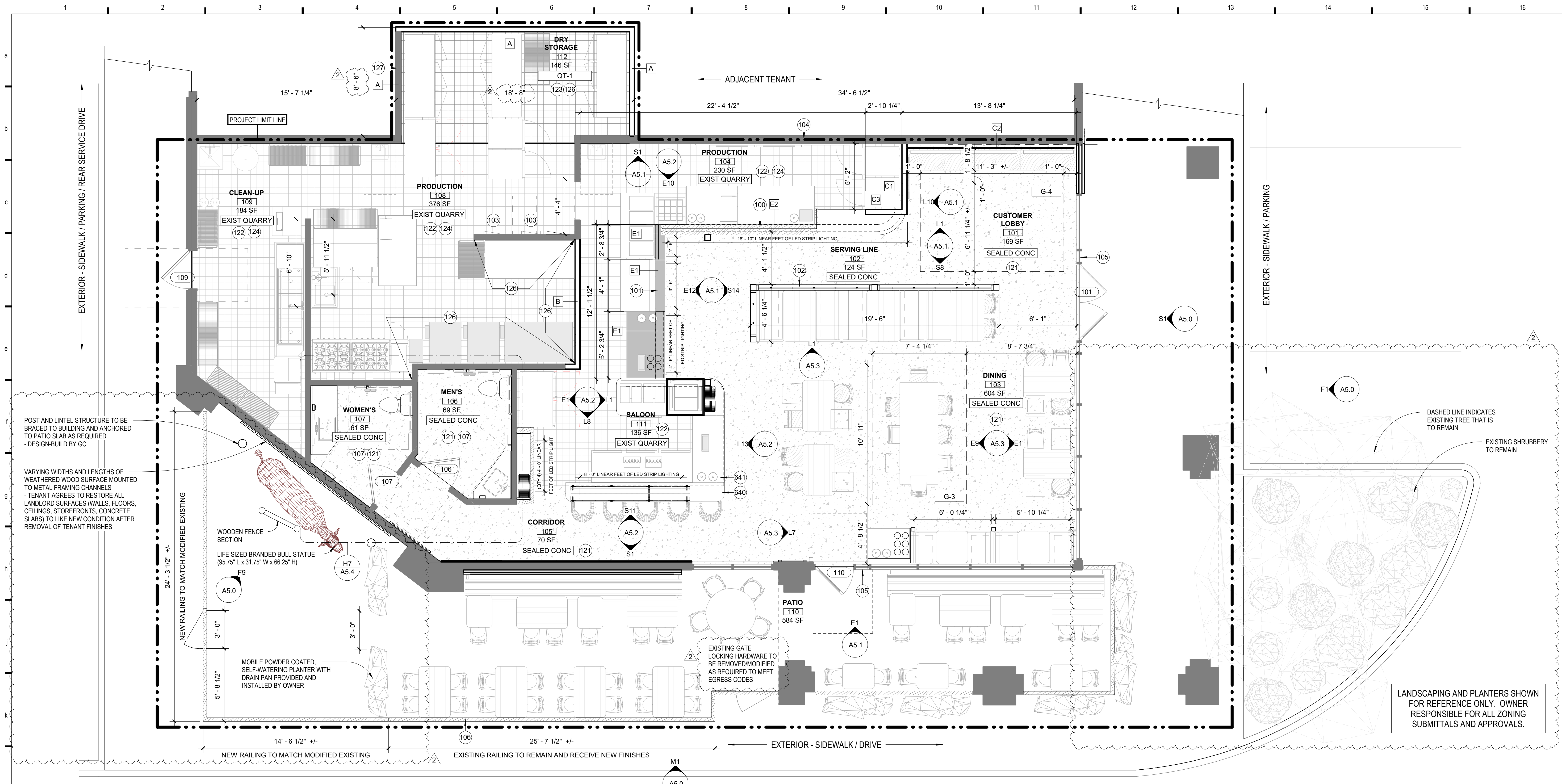
Issue Date 09/24/2019

Scale AS INDICATED

Drawn by KEF

Checked by EAB

A0.3



L1 PROPOSED FIXTURE & EQUIPMENT PLAN Copy 1
1/4" = 1'-0"

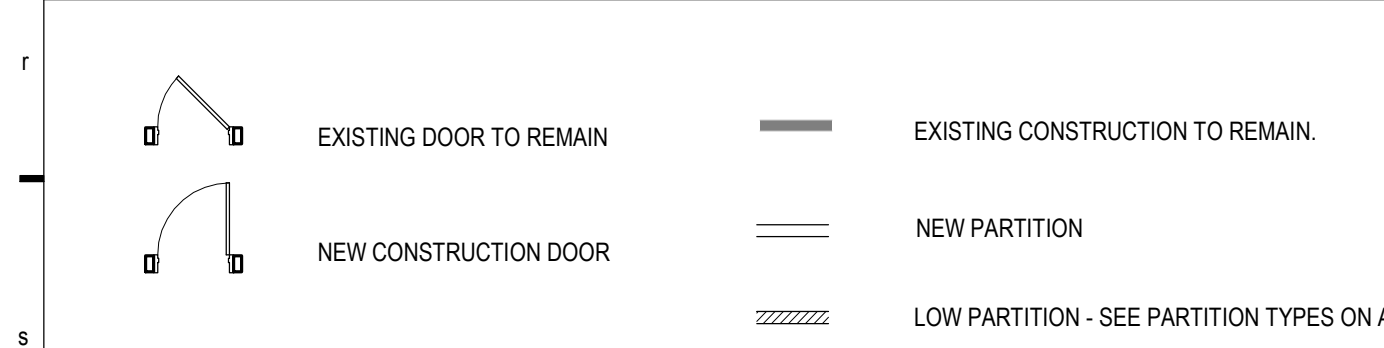
DOOR SCHEDULE:

DOOR #	WIDTH	HEIGHT	DOOR				Frame		COMMENTS
			THICKNESS	TYPE	FINISH	FIRE RATING	TYPE	FINISH	
101	6'-0"	8'-6"	0'-1 3/4"	EXISTING	PT-2	--	EXISTING	EXISTING	GC TO RE-KEY DOOR - VERIFY REQUIREMENTS WITH LANDLORD
106	3'-0"	7'-0"	0'-1 3/4"	EXISTING	ST-1	--	EXISTING	EXISTING	PT-6
107	3'-0"	7'-0"	0'-1 3/4"	EXISTING	ST-1	--	EXISTING	EXISTING	PT-6
109	3'-0"	7'-0"	0'-1 3/4"	EXISTING	EXISTING	--	EXISTING	EXISTING	GC TO RE-KEY DOOR - VERIFY REQUIREMENTS WITH LANDLORD
110	3'-0"	8'-6"	0'-1 3/4"	D15	PT-2	--	EXISTING	EXISTING	EXISTING

HARDWARE NOTES:

- ANY EXISTING "THUMBTURN" OR "KEYED" CYLINDER LOCK FROM THE INSIDE TO BE EXTENDED-LENGTH "ACCESSIBLE" LEVERS.
- LEVER HANDLE DOOR HARDWARE: THE LEVER OF LEVER ACTUATED LATCHES OR LOCKS SHALL BE CURVED WITH A RETURN TO WITHIN 1/2" INCH OF THE DOOR TO PREVENT CATCHING ON THE CLOTHING OF PERSONS DURING EGRESS. 2019 CBC SECTION 1010.1.1 & CALIFORNIA REFERENCE STANDARD CODE SECTION 12-10-202.
- EGRESS DOORS SHALL BE READY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF KEY OR SPECIAL KNOWLEDGE OR EFFORT. BUILDING CODE 1010.1.9.
- MAKE SURE ALL EXTERIOR DOOR AND RESTROOM DOOR ARE CLOSE-FITTED WITH NO OPENINGS GREATER THAN 1/4" INCH WHEN CLOSED. ONE OF THE FOLLOWING FOUR OPTIONS MUST BE USED FOR FLY AND INSECT CONTROL: HEAVING DUTY SELF-CLOSERS, SCREEN DOOR WITH SELF-CLOSERS, AIR CURTAIN PER ANSI CERTIFICATION STANDARD NO. 37, OR INSECT CONTROL DEVICES.

WALL / DOOR LEGEND:



KEYNOTES:

KEY #	KEYNOTE TEXT
100	EXISTING KNEEWALL TO REMAIN. FRAMING TO BE MODIFIED AS REQUIRED TO ACHIEVE NEW FINISHED WALL/COUNTER HEIGHTS SHOWN ON MILLWORK PLAND AND ELEVATIONS.
101	NEW KNEEWALL PARTITION. SEE PARTITION TYPES, MILLWORK PLAN AND ELEVATIONS FOR ADDITIONAL INFORMATION.
102	DINING SCREEN WALL DESIGN-BUILD BY GC. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
103	ELECTRICAL PANELS - SEE ELECTRICAL DRAWINGS.
104	EXISTING DEMISING WALL TO REMAIN - GC TO VERIFY WALL IS SEALED TO DECK AND MODIFY AS REQUIRED.
105	EXISTING STOREFRONT TO REMAIN - GC TO RESTORE TO LIKE NEW CONDITION. INTERNATIONAL SYMBOL OF ACCESSIBILITY TO BE POSTED AT ALL ACCESSIBLE ENTRANCES.
106	EXISTING RAILING TO BE REFINISHED. SEE ELEVATIONS FOR ADDITIONAL INFORMATION.
107	NEW RESTROOM PLUMBING FIXTURES TO BE INSTALLED IN EXISTING PLUMBING LOCATIONS. ALL EXISTING RESTROOM ACCESSORIES TO BE SALVAGED AND REINSTALLED. SEE ENLARGED RESTROOM PLAN, ELEVATIONS AND PLUMBING DRAWINGS FOR ADDITIONAL INFORMATION.
121	EXISTING SEALED CONCRETE FLOOR TO REMAIN. GC TO CLEAN, RESTORE AND RESEAL AS NEEDED.
122	EXISTING QUARRY TILE THROUGHOUT THE PRODUCTION AREA AND BACK OF HOUSE TO REMAIN. GC TO REPLACE ANY DAMAGED TILE AND GROUT WITH NEW TO MATCH EXISTING.
123	NEW QUARRY TILE AND COVERED WALL BASE TO MATCH EXISTING TO BE INSTALLED.
124	ALL EXISTING STAINLESS STEEL WALL PANELS AND FRP IN BACK OF HOUSE TO REMAIN. GC TO CLEAN AND RESTORE ALL BACK OF HOUSE FINISHES TO LIKE NEW CONDITION AND REPLACE/REPAIR AS REQUIRED.
126	GC TO PROVIDE AND INSTALL FRP AT ALL WALLS THIS ROOM UP TO 8'-6" AFF INCLUDING ALL ADHESIVES AND TRIMS. PAINT WALLS ABOVE FRP PT-1.
127	EXISTING WALL CONSTRUCTION TO BE MODIFIED AS REQUIRED TO MEET FIRE RATING REQUIREMENTS. SEE INDICATED PARTITION TYPE INFORMATION ON A4.0.
640	EXISTING SOLID SURFACE TOP TO REMAIN. GC TO RESTORE TO LIKE NEW CONDITION.
641	EXISTING METAL COUNTER TOP TO REMAIN AND BE MODIFIED AS REQUIRED FOR NEW LAYOUT. PROVIDE NEW METAL COUNTER TOP AS NEEDED.

SHEET NOTES:

- NO PAINTING OR INTERIOR FINISHING SHALL BE DONE UNDER CONDITIONS WHICH WILL JEOPARDIZE THE QUALITY OR APPEARANCE OF SUCH WORK. ALL WORKMANSHIP WHICH IS JUDGED LESS THAN FIRST QUALITY BY THE ARCHITECT WILL BE REJECTED. FLAME SPREAD TO BE CLASS 1; 0-25. SMOKE DENSITY TO BE LESS THAN 450.
- ALL SURFACES SHALL BE PREPARED TO RECEIVE THE SPECIFIED FINISH. ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, SPACKLED AND SANDED SMOOTH AND PREPARED TO RECEIVE THE SPECIFIED FINISH.
- PROVIDE ONE PRIMER COAT AND 2 FINISH COATS AT ALL PAINTED WALLS.
- SEE FINISH PLAN, ELEVATIONS AND DETAILS FOR CLARIFICATION OF EXTENT OF FINISH MATERIALS.
- ALL VERTICAL SURFACES U.O.N. SHALL RECEIVE WALL BASE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ALLOWING FOR DELIVERY LEAD TIMES FOR ALL CUSTOM FINISHES WITHIN THE CONSTRUCTION SCHEDULE. ALL DELIVERY TIMES MUST BE CONFIRMED, AND ANY EXCESSIVE LEAD TIME MUST BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY TO ALLOW FOR RE-SPECIFICATION IF NECESSARY.
- EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND "TOUCH-UP" AS REQUIRED.
- UPON COMPLETION, REMOVE ALL PAINT FROM WHERE IT HAS SPILLED, SPLASHED OR SPATTERED ON EXPOSED SURFACES.
- INTERIOR GYPSUM BOARD SURFACES SHALL BE WIPED WITH A DAMP CLOTH JUST PRIOR TO APPLICATION OF THE FIRST COAT, IN ORDER TO LAY FLAT ANY NAP WHICH MAY HAVE FORMED IN SANDING PROCESS.
- ALL CRACKS, HOLES, IMPERFECTIONS IN EXISTING WALLS, PARTITIONS OR GYP. BOARD SHALL BE FILLED WITH PATCHING PLASTER AND SMOOTHED OFF TO MATCH ADJOINING SURFACES.
- ALL INTERSECTIONS OF FLOOR FINISH MATERIALS SHALL BE LOCATED DIRECTLY UNDER CENTER OF DOOR, WHERE OCCURS. U.O.N.
- SEE SHEET A4.0 FOR PARTITION TYPES AND DOOR AND FRAME TYPES
- SEE SHEET A0.3 FOR FINISH SCHEDULE
- SEE ELEVATIONS FOR WALL FINISHES

LANDLORD NOTES:

- Tenant/Tenant GC to coordinate timing of 150sf take back with DJM Tenant Coordination.
- All repairs necessary to utilize existing quarry tile and cove base to be by tenant/tenant GC.
- Existing patio gate locking hardware to be removed/modified as required to meet egress and accessibility codes.

Oculus Inc.
CONNECT · SHAPE · MOVE
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ONE SOUTH MEMORIAL DRIVE, SUITE 600, ST. LOUIS, MO 63102
314.353.6100

Ruby Red's BBQ
est. 1990

RUBY RED'S BBQ
1841 WEST IMPERIAL HIGHWAY
1841-B UNIT 21-26
LA HABRA, CA 90631

#	Description	Date
2	LANDLORD COMMENTS	10/20/2020

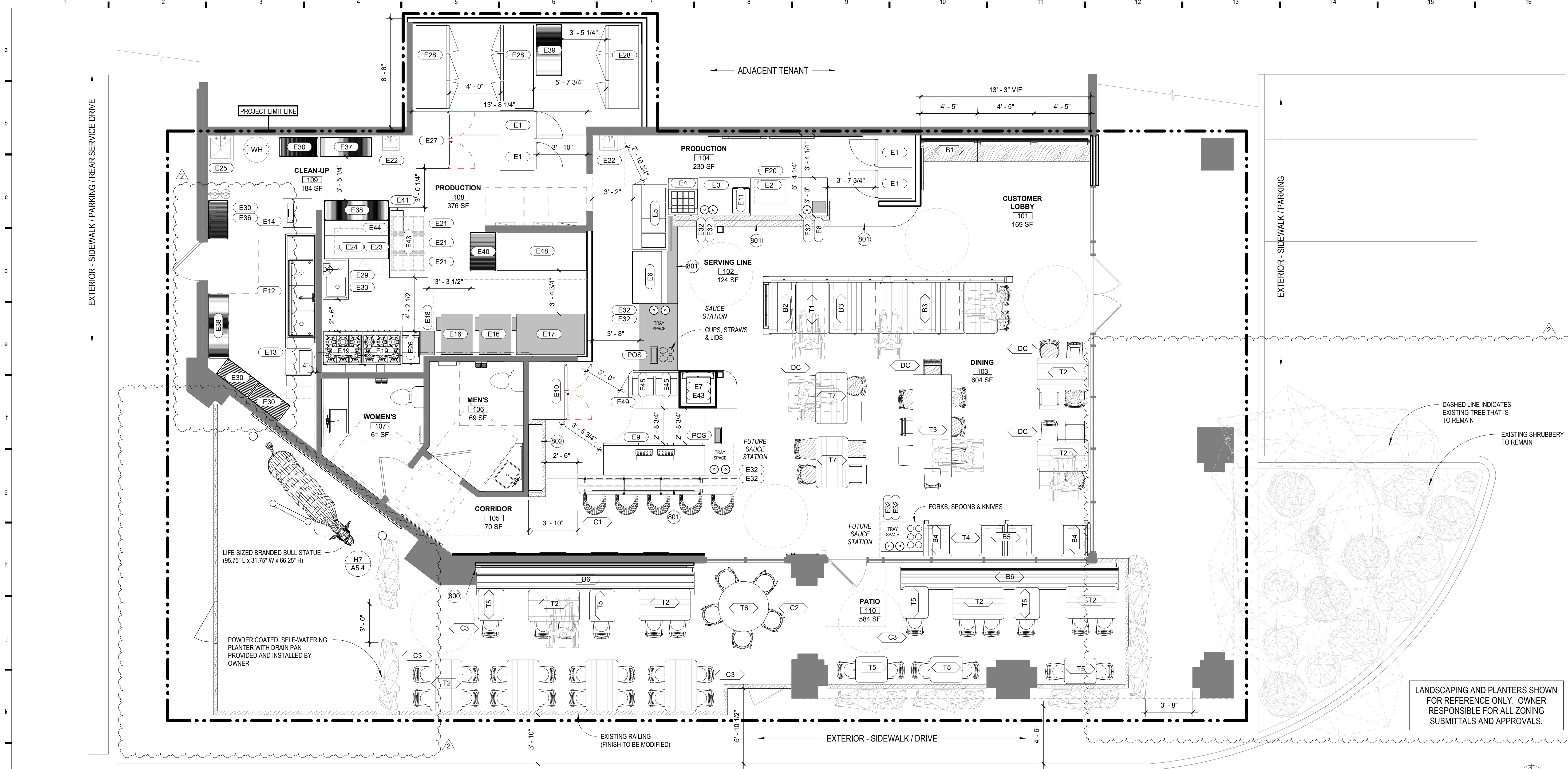
LICENSED ARCHITECT
BRIAN KERN
C-33567
1/31/2021
RENEWAL DATE
10/21/2020
STATE OF CALIFORNIA

ISSUED FOR LANDLORD AND CITY REVIEW

Client Approval

FLOOR PLAN & FINISH PLAN	
Project #	61720-CA01
Issue Date	09/24/2019
Scale	AS INDICATED
Drawn by	KEF
Checked by	EAB

A2.0



L1 FURNITURE & EQUIPMENT PLAN
1/4" = 1'-0"

EQUIPMENT SCHEDULE: NOTE: OWNER TO COORDINATE AND REVIEW FINAL TOTALS, MAKES AND MODELS OF ALL EQUIPMENT WITH EQUIPMENT SUPPLIERS BEFORE FINAL ORDERS ARE PLACED.

QTY	TAG	DESCRIPTION	COMMENTS
4	E1	HOT HOLDING CABINET (CVAP)	
1	E2	36" x 72" STAINLESS STEEL WORK TABLE w BACKSPASH	
1	E3	36" x 48" STAINLESS STEEL WORK TABLE w BACKSPASH	
1	E4	REFRIGERATED SANDWICH/SALAD PREP UNIT	
1	E5	4-WELL HOT FOOD TABLE	
1	E6	REFRIGERATED DISPLAY CASE	
1	E7	8-HEAD ICE AND BEVERAGE COMBO MACHINE	
1	E8	DIGITAL SCALE	
1	E9	SELF-CONTAINED REFRIGERATED DRAFT BEER DIRECT DRAW DISPENSER	
1	E10	2-DOOR UPRIGHT REACH IN REFRIGERATOR - GLASS FRONT	
1	E11	ELECTRIC CONVEYOR TOASTER	
1	E12	3-COMP SINK WITH LEFTHAND DRAINBOARD (RIGHTHAND DISH MACHINE COMPATIBLE)	
1	E13	HIGH TEMP DISH MACHINE	
1	E14	WASHER DRYER STACK	
2	E16	30" SMOKER OVEN	
1	E17	64" SMOKER OVEN	
1	E18	FRENCH FRY WARMER	
2	E19	36" RANGE w CONVECTION OVEN	
1	E20	FREESTANDING 3-DRAWER WARMER	
3	E21	Three Bin Storage Cart	
2	E22	SEXISTING STAINLESS STEEL WALL MOUNTED HAND SINK WITH SIDE SPLASHES	
1	E23	2-DOOR UNDER COUNTER REFRIGERATOR	
1	E24	36" x 60" STAINLESS STEEL WORK TABLE	
1	E25	EXISTING MOP SINK	
1	E26	FREESTANDING GAS FRYER	
1	E27	2-DOOR UPRIGHT REACH IN REFRIGERATOR	
3	E28	3-DOOR UPRIGHT REACH IN FREEZER	
1	E29	FRY CUTTER	
4	E30	18" x 36" 4-TIER FREESTANDING WIRE SHELF	
9	E32	FOOD & TOPPING WARMER	
1	E33	1-COMP FOOD PREP SINK w RIGHTHAND DRAINBOARD	
1	E36	EXISTING BAG IN THE BOX RACK/SYSTEM	
1	E37	18" x 48" 4-TIER FREESTANDING WIRE SHELF	
1	E38	18" x 60" 4-TIER FREESTANDING WIRE SHELF	
1	E39	24" x 48" 4-TIER FREESTANDING WIRE SHELF	
1	E40	24" x 36" 4-TIER FREESTANDING WIRE SHELF	

QTY	TAG	DESCRIPTION	COMMENTS
1	E41	TEA BREWER	
2	E43	36" x 66" STAINLESS STEEL WORK TABLE	
1	E44	STAINLESS STEEL OVER TABLE SHELF	
2	E45	(2) 5-GALLON BOWL REFRIGERATED BEVERAGE DISPENSER	
1	E48	36" x 84" STAINLESS STEEL WORK TABLE	
1	E49	UNDER COUNTER NUGGET ICE MAKER w STORAGE BIN	
1	POS	CASH REGISTER/ CASH DRAWER	
2	WH	EXISTING WATER HEATER	

FURNITURE SCHEDULE: NOTE: OWNER TO COORDINATE AND REVIEW FINAL TOTALS, MAKES AND MODELS OF ALL FURNITURE ITEMS BEFORE FINAL ORDERS ARE PLACED.

QTY	TAG	DESCRIPTION	COMMENTS
3	B1	CUSTOMER LOBBY BANQUETTE w UPHOLSTERED BACK	
1	B2	SINGLE 48" BOOTH SEAT w UPHOLSTERED SEAT AND BACK	
2	B3	DOUBLE 48" BOOTH SEAT w UPHOLSTERED SEAT AND BACK	
2	B4	SINGLE 30" BOOTH SEAT w UPHOLSTERED SEAT AND BACK	
1	B5	DOUBLE 30" BOOTH SEAT w UPHOLSTERED SEAT AND BACK	
2	B6	OUTDOOR 20" WOOD SLAT BENCH w METAL FRAME	
5	C1	BRIDAL VEIL BAR STOOL	
5	C2	OUTDOOR WOOD SEAT STOOL w METAL FRAME	
34	C3	OUTDOOR METAL DINING CHAIR	
26	DC	WOODEN DONOR CHAIR	WOOD DINING CHAIR WITH 18" SEAT HEIGHT
3	T1	32" x 48" WOOD DINING TABLE w CANTILEVER (ADA) BASE	
10	T2	OUTDOOR 30" x 48" WOOD DINING TABLE w ADA BASE	
1	T3	36" x 96" WOOD DINING TABLE w WOOD LEGS	
2	T4	30" x 30" STAINLESS STEEL DINING TABLE w PEDESTAL BASE	
7	T5	OUTDOOR 24" x 30" STAINLESS STEEL DINING TABLE w ADA BASE	
1	T6	WHISKEY BARREL BAR HEIGHT TABLE w METAL TOP AND FOOT RAIL	
2	T7	30" x 48" LIVE SLAB EDGE WOOD DINING TABLE w PEDESTAL BASE	

SHEET NOTES:

- SEE A4.0 FOR PARTITION TYPES
- MAINTAIN EXISTING FIRE RATINGS AT TENANT SEPARATION WALLS DURING DEMOLITION/CONSTRUCTION ACTIVITIES
- GC TO NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- REFERENCE FINISH PLANS FOR FINISH INFORMATION AND FLOOR TRANSITION LOCATIONS/DIMENSIONS.
- ALL DIMENSIONS ARE FINISH TO FINISH UNON

KEYNOTES:

KEY #	KEYNOTE TEXT
800	PROVIDE NEW EXTERIOR RATED J-BOX FOR FUTURE OWNER PROVIDED SECURITY SYSTEM. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
801	PROVIDE POWER FOR UNDER COUNTER LED STRIP LIGHTING. SEE MILLWORK PLAN AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
802	PROVIDE POWER FOR SHELVING LED STRIP LIGHTING. SEE MILLWORK PLAN AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.

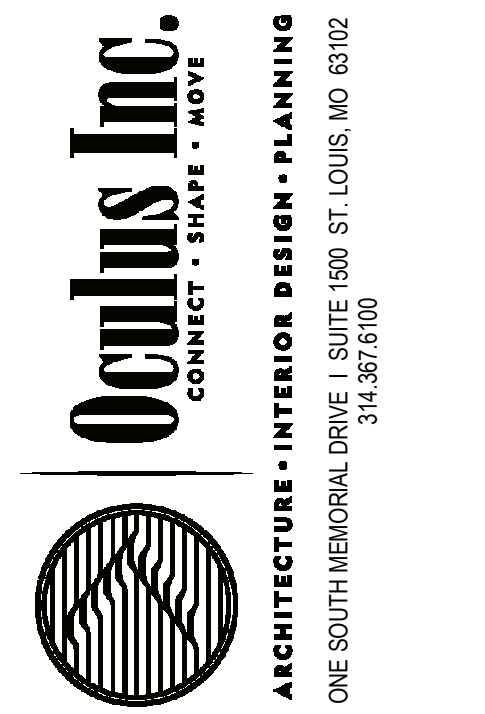
SEATING COUNTS:

INDOOR SEATING
 (7) 4 TOPS = 28
 (1) 8 TOP = 8
 (5) BAR STOOLS = 5
 (2) 2 TOPS = 4
45

OUTDOOR SEATING
 (8) 4 TOPS = 32
 (10) 2 TOPS = 20
 (1) 5 TOP = 5
57

TOTAL: 102 SEATS

NOTE: 18 OF 34 TABLES TO HAVE ADA ACCESSIBLE BASES. MIN 5% OF ALL TABLES TO BE ADA COMPLIANT



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 1841 WEST IMPERIAL HIGHWAY
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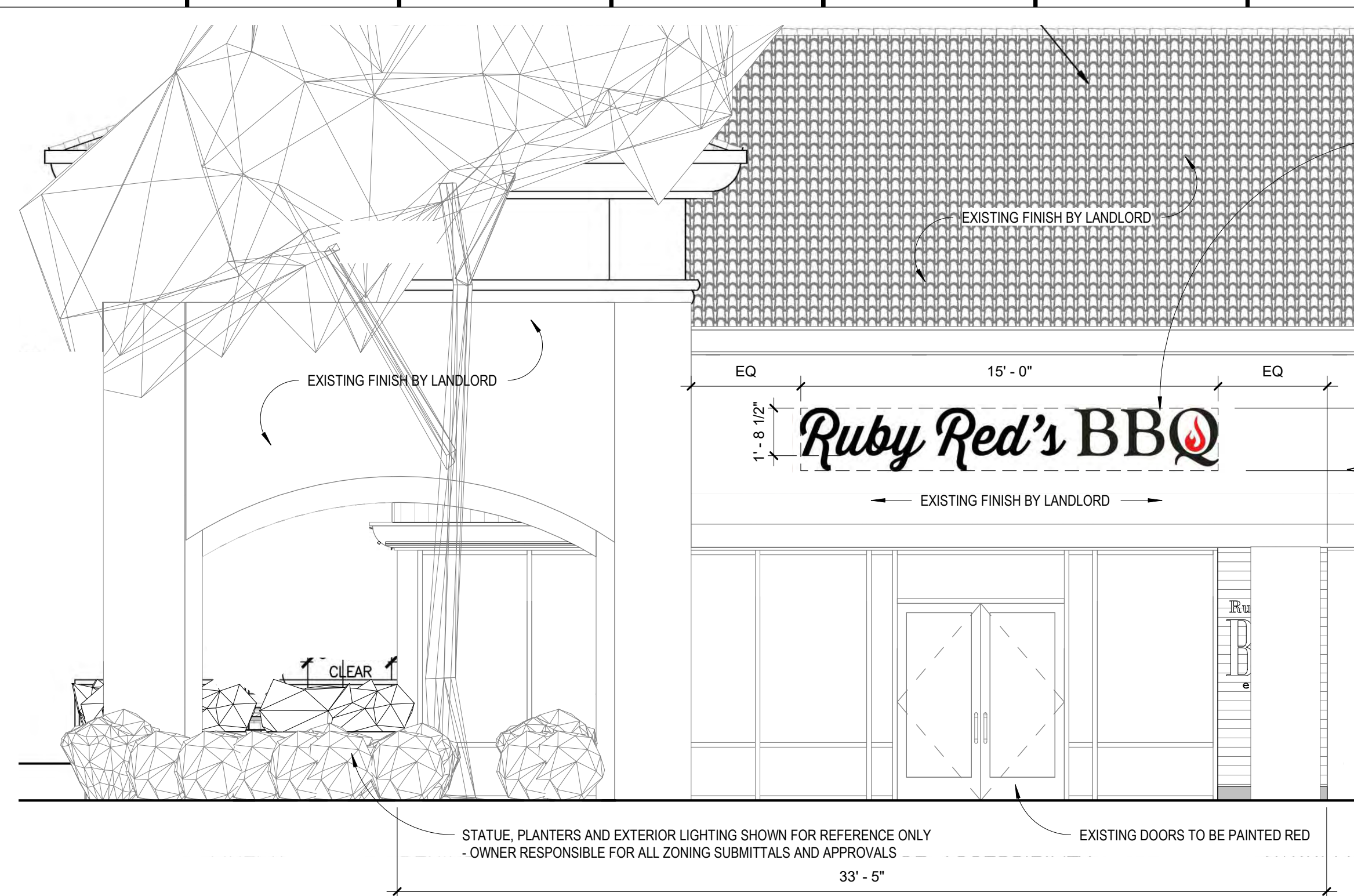


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Client Approval
FIXTURE AND EQUIPMENT PLAN
 Project # 61720-CA01
 Issue Date 09/24/2019
 Scale AS INDICATED
 Drawn by KEF
 Checked by EAB

A2.2



F1 ELEVATION - EXTERIOR
1/4" = 1'-0"

ALL SIGNAGE TYPES AND LOCATIONS SHOWN FOR REFERENCE ONLY - SIGN VENDOR RESPONSIBLE FOR CONFORMING TO LANDLORD REQUIREMENTS AND PROVIDING ALL DETAILS AND DRAWINGS FOR LANDLORD APPROVAL AND PERMITTING

US DECK
17'-0"

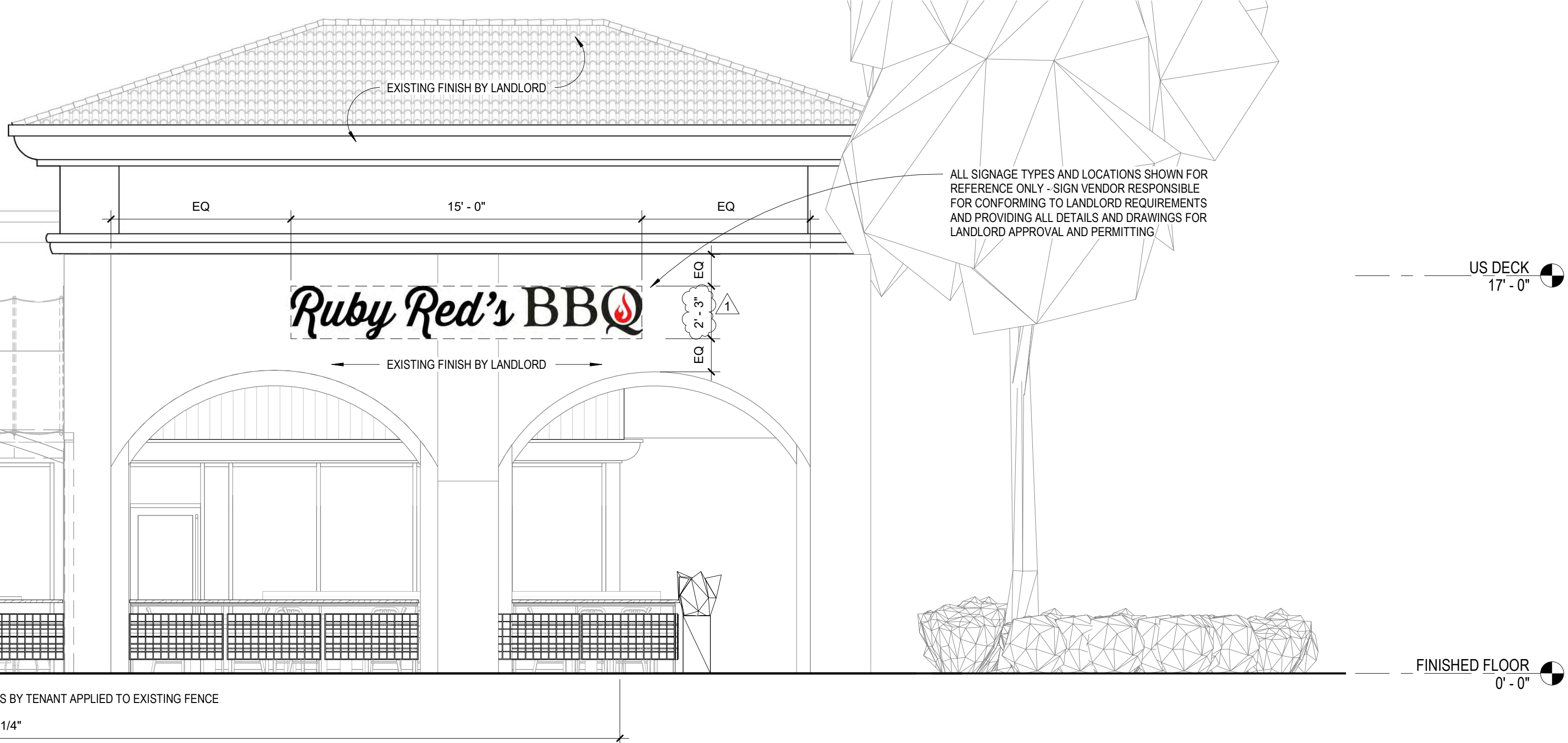
POST AND LINTEL STRUCTURE TO BE BRACED TO BUILDING AND ANCHORED TO PATIO SLAB AS REQUIRED
- DESIGN-BUILD BY GC
VARYING WIDTHS AND LENGTHS OF WEATHERED WOOD SURFACE MOUNTED TO METAL FRAMING CHANNELS

FINISHED FLOOR
0'-0"

NOTE: TENANT AGREES TO RESTORE ALL LANDLORD SURFACES (WALLS, FLOORS, CEILINGS, STOREFRONTS, CONCRETE SLABS) TO LIKE NEW CONDITION AFTER REMOVAL OF TENANT FINISHES

EXISTING FINISH BY LANDLORD

F9 ELEVATION - PHOTO OP COW
1/4" = 1'-0"

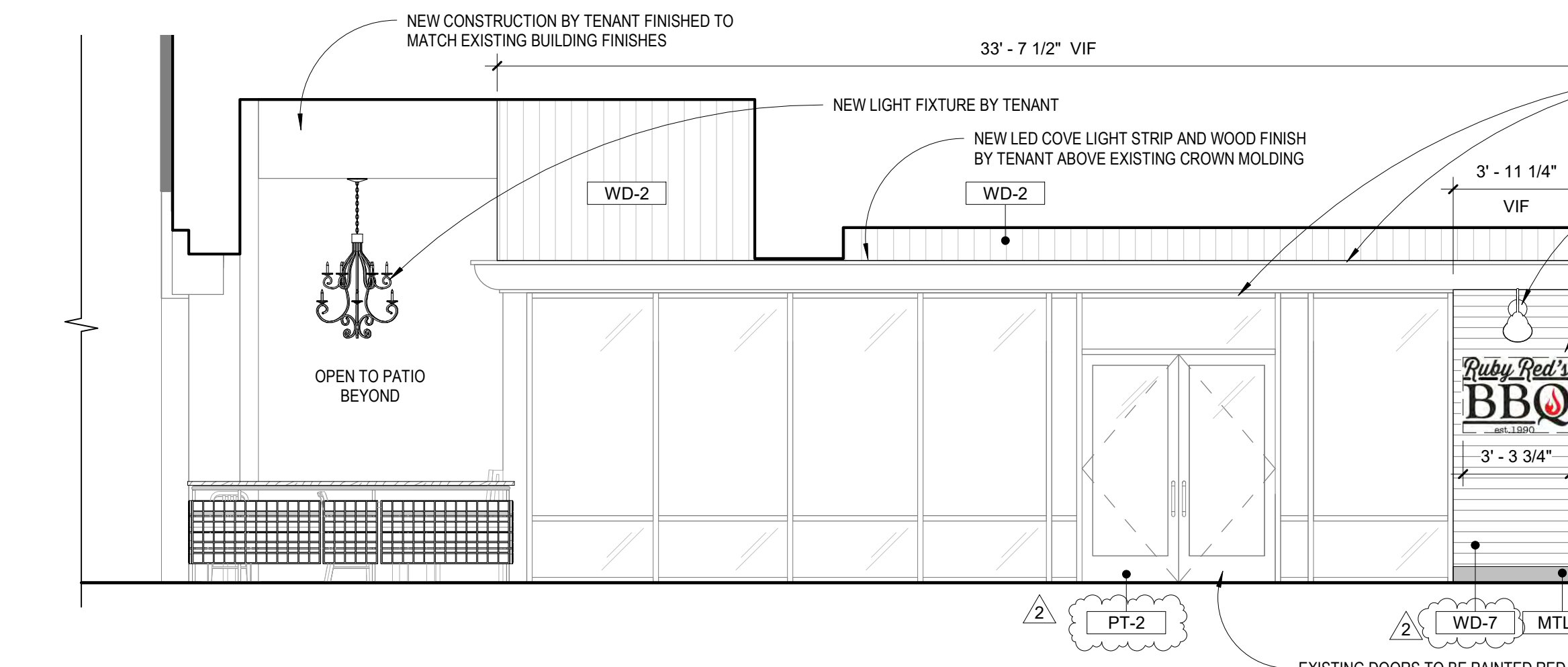


US DECK
17'-0"

FINISHED FLOOR
0'-0"

ALL SIGNAGE TYPES AND LOCATIONS SHOWN FOR REFERENCE ONLY - SIGN VENDOR RESPONSIBLE FOR CONFORMING TO LANDLORD REQUIREMENTS AND PROVIDING ALL DETAILS AND DRAWINGS FOR LANDLORD APPROVAL AND PERMITTING

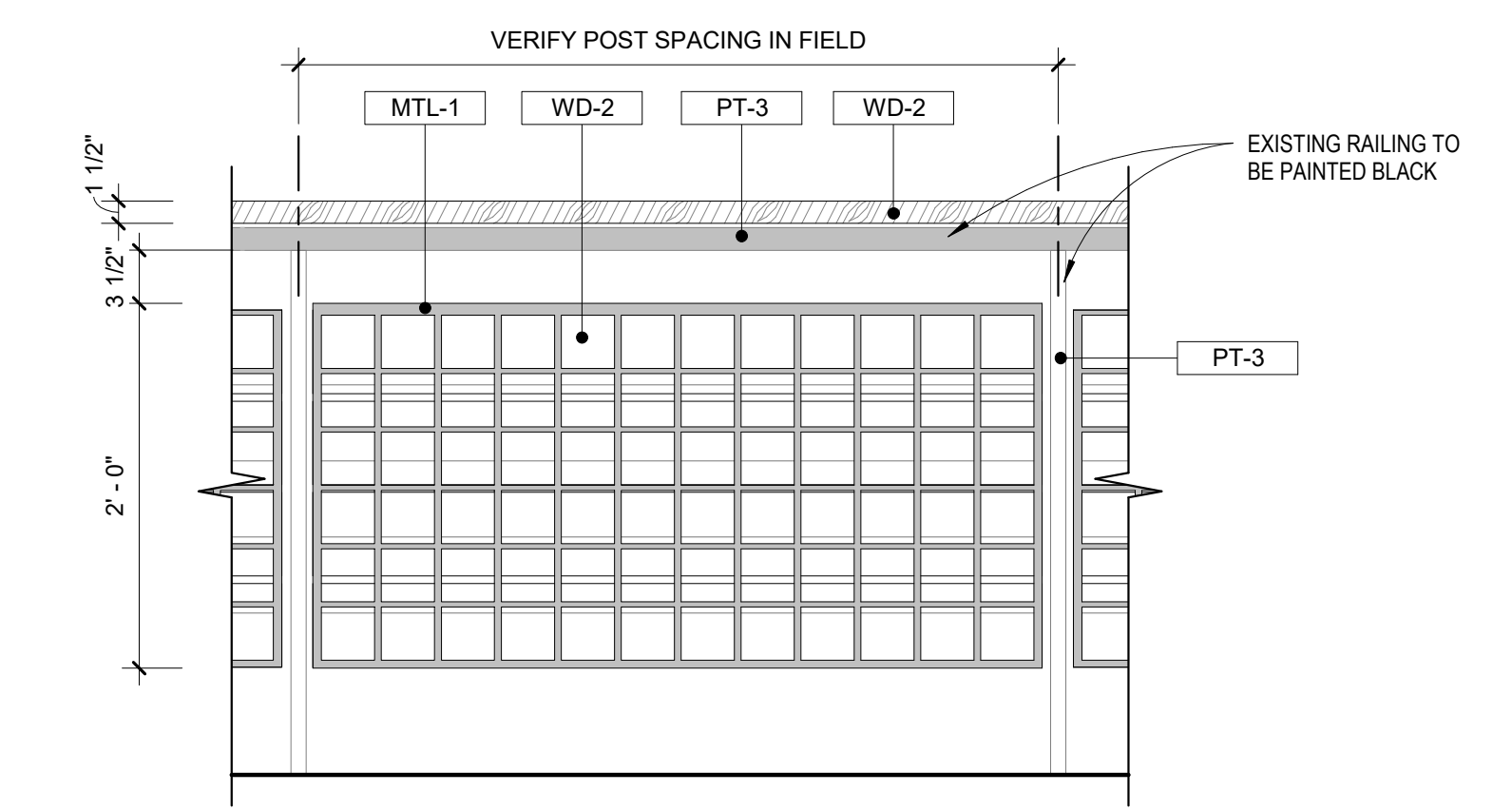
M1 ELEVATION - EXTERIOR
1/4" = 1'-0"



GC TO RESTORE EXISTING CROWN MOLDING AND STOREFRONT SYSTEM FINISHES TO LIKE NEW CONDITION AND PAINT TO MATCH AS REQUIRED
NEW WALL MOUNTED LIGHT BY TENANT - SEE CEILING PLAN AND ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION
ALL SIGNAGE TYPES AND LOCATIONS SHOWN FOR REFERENCE ONLY - SIGN VENDOR RESPONSIBLE FOR CONFORMING TO LANDLORD REQUIREMENTS AND PROVIDING ALL DETAILS AND DRAWINGS FOR LANDLORD APPROVAL AND PERMITTING

FINISHED FLOOR
0'-0"

S1 ELEVATION - EXTERIOR
1/4" = 1'-0"



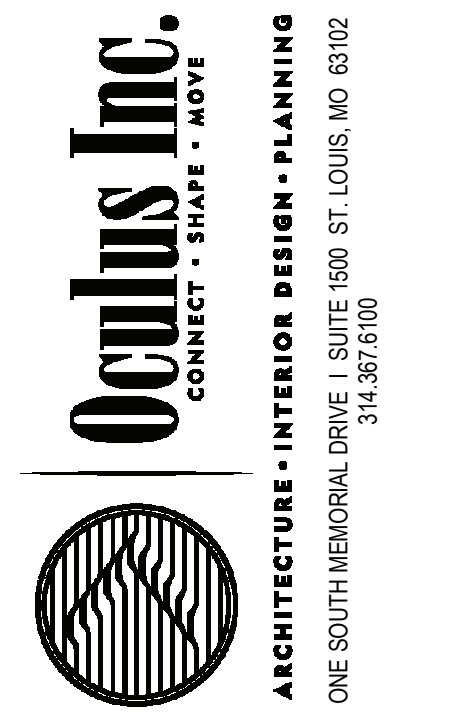
S12 ENLARGED DETAIL - RAILING PANEL
1" = 1'-0"

LANDLORD NOTES:

- All tenant improvements confined to within the lease line. No alterations allowed outside of lease line.
- No fixed benches outside of tenant lease line permitted.
- Tenant to provide additional framing and fire retardant blocking as required for mounting all new light fixtures.
- Existing patio gate locking hardware to be removed/modified as required to meet egress and accessibility codes.
- Existing storefront system to remain undamaged. No penetrations into mullion system.

SHEET NOTES:

- SEE FINISH SCHEDULE ON A0.3 FOR FINISH INFORMATION
- SIGNAGE SHOWN FOR REFERENCE ONLY. SIGN VENDOR RESPONSIBLE FOR PROVIDING ALL DRAWINGS AND DETAILS FOR APPROVALS AND PERMITTING.



RUBY RED'S BBQ
1841 WEST IMPERIAL HIGHWAY
1841-B UNIT 21-26
LA HABRA, CA 90631

#	Description	Date
1	SIGNAGE	10/01/2020
2	LANDLORD COMMENTS	10/20/2020



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ELEVATIONS
Project # 61720-CA01
Issue Date 09/24/2019
Scale AS INDICATED
Drawn by KEF
Checked by EAB

A5.0

SHEET NOTES:

- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED WOOD.
- REFER TO ELEVATIONS ON A5.0 AND A5.1 AND A5.2 AND TO FINISHES LEGEND ON A0.3 FOR FINISH DESIGNATIONS.
- FINISH ALL EXPOSED SURFACES OF CABINETS WITH FINISH INDICATED IN ELEVATION AND SECTION.
- GC TO PROVIDE ALL ADJUSTABLE STAINLESS STEEL SUPPORT LEGS.
- CABINETRY/CASEWORK CONTRACTOR TO PROVIDE SIDE AND BACK SPLASHES AT ALL COUNTERS - PROVIDE ACCESS INTO ALL CORNER CABINETS - DO NOT CREATE ANY 'DEAD END' CABINETS.
- ALL EQUIPMENT TO BE PROVIDED BY EQUIPMENT VENDOR INSTALLED BY GC - SEE EQUIPMENT PLANS AND EQUIPMENT SCHEDULE FOR ADDITIONAL INFORMATION.
- ALL ELECTRICAL OUTLETS FOR COUNTER TOP EQUIPMENT ARE TO BE LOCATED ABOVE BACKSPASH HEIGHT WHEN POSSIBLE. SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.



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ELEVATIONS

Project # 61720-CA01

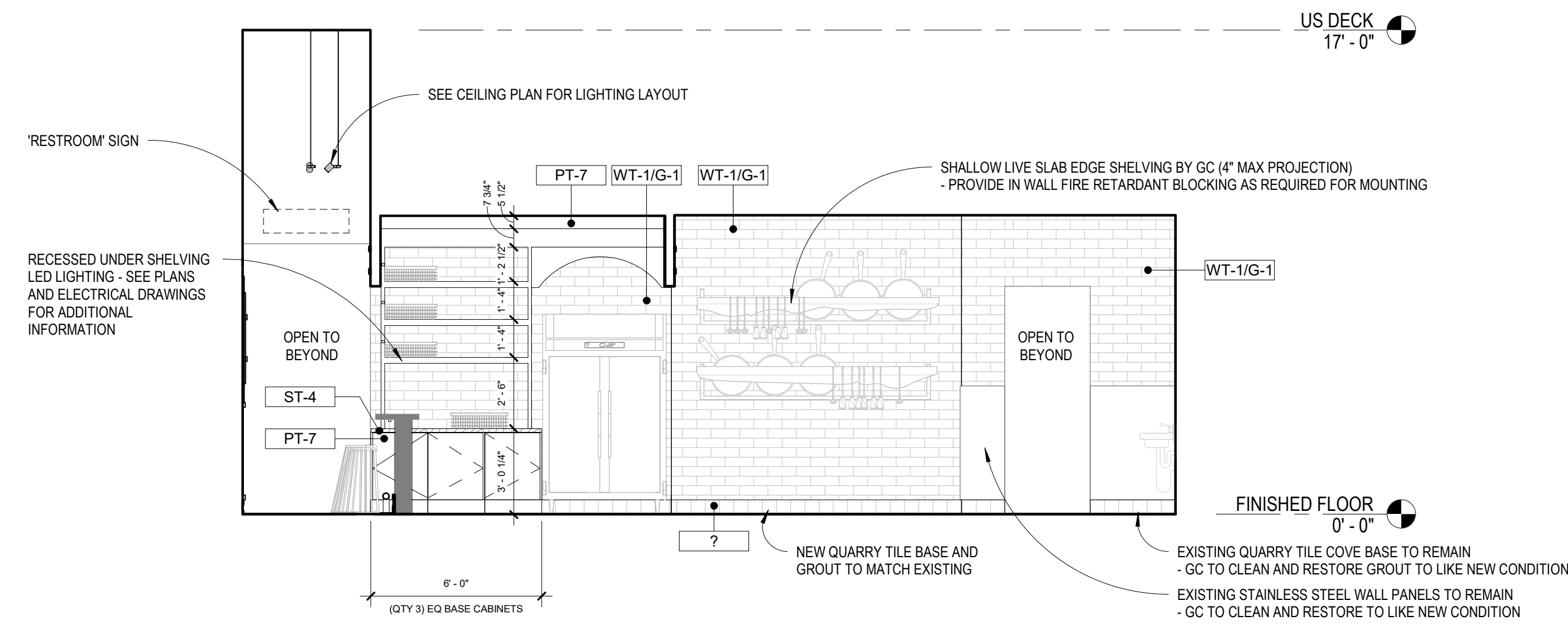
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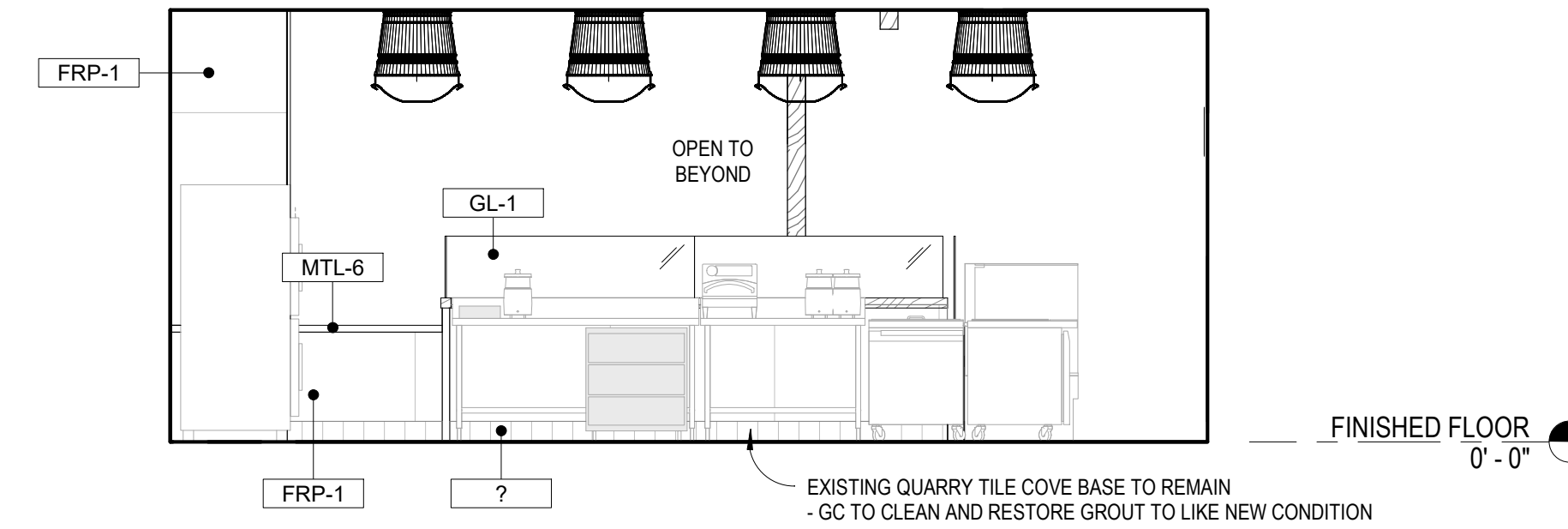
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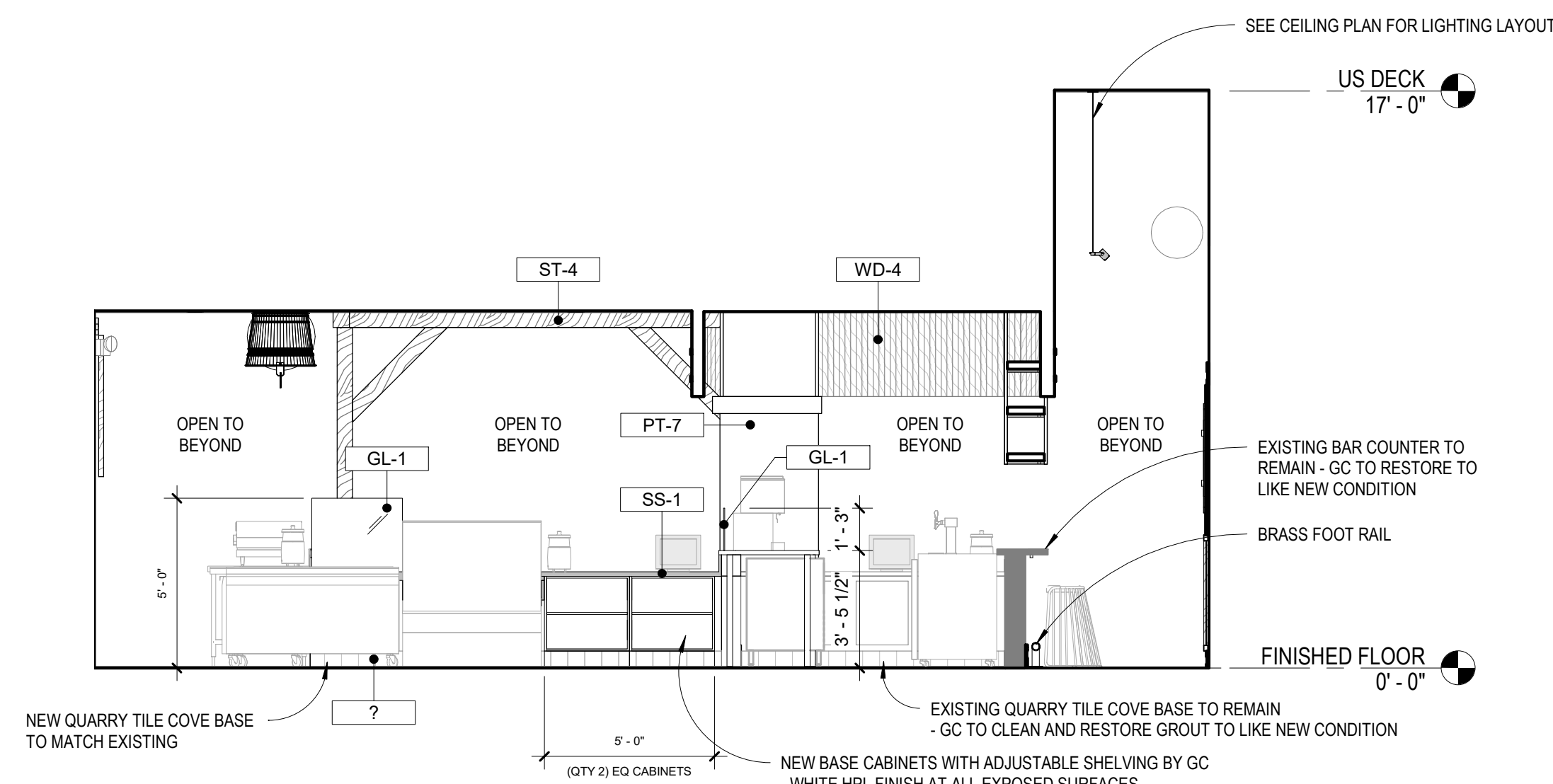
A5.2



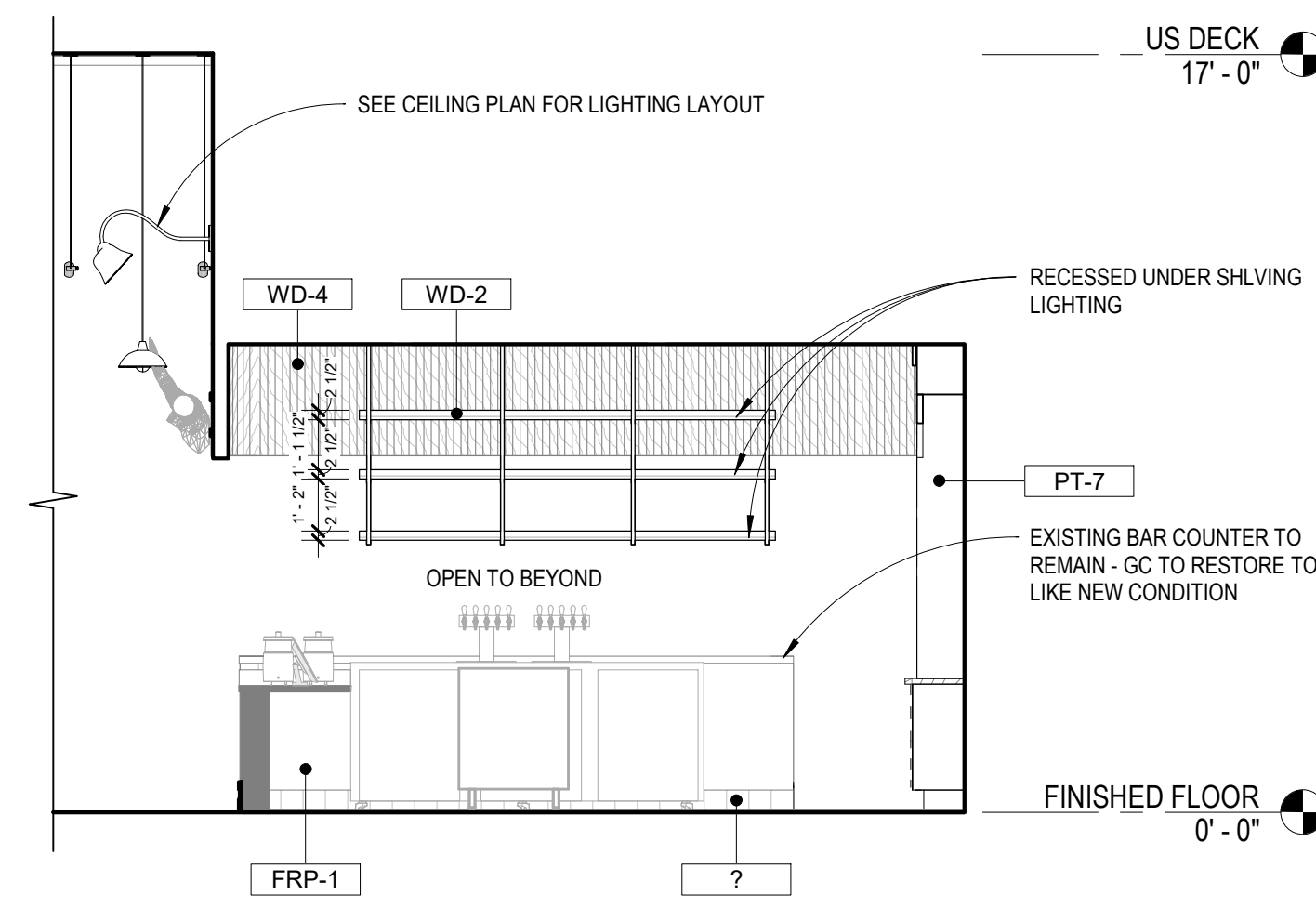
E1 ELEVATION - PRODUCTION
 1/4" = 1'-0"



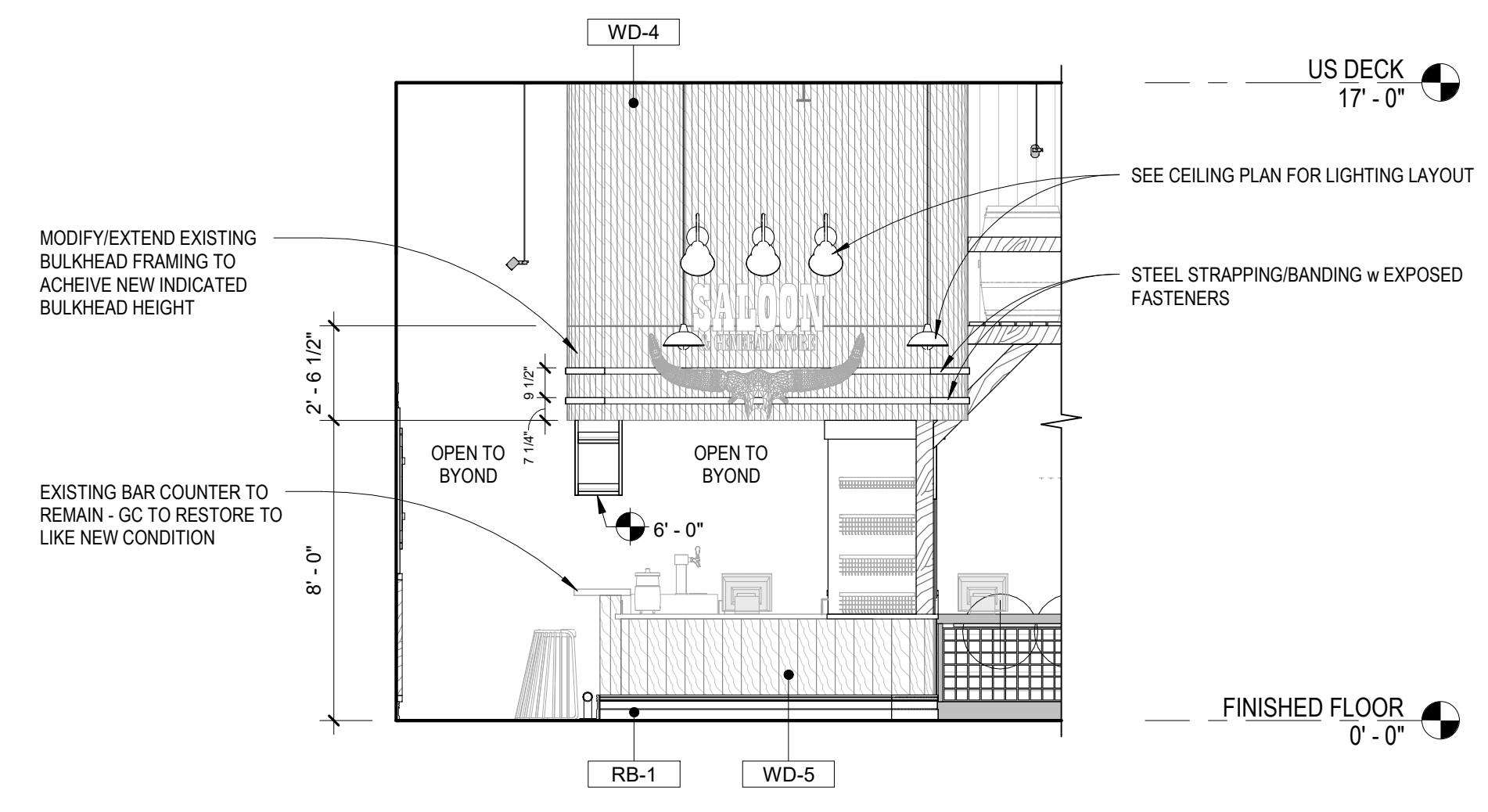
E10 ELEVATION - PRODUCTION
 1/4" = 1'-0"



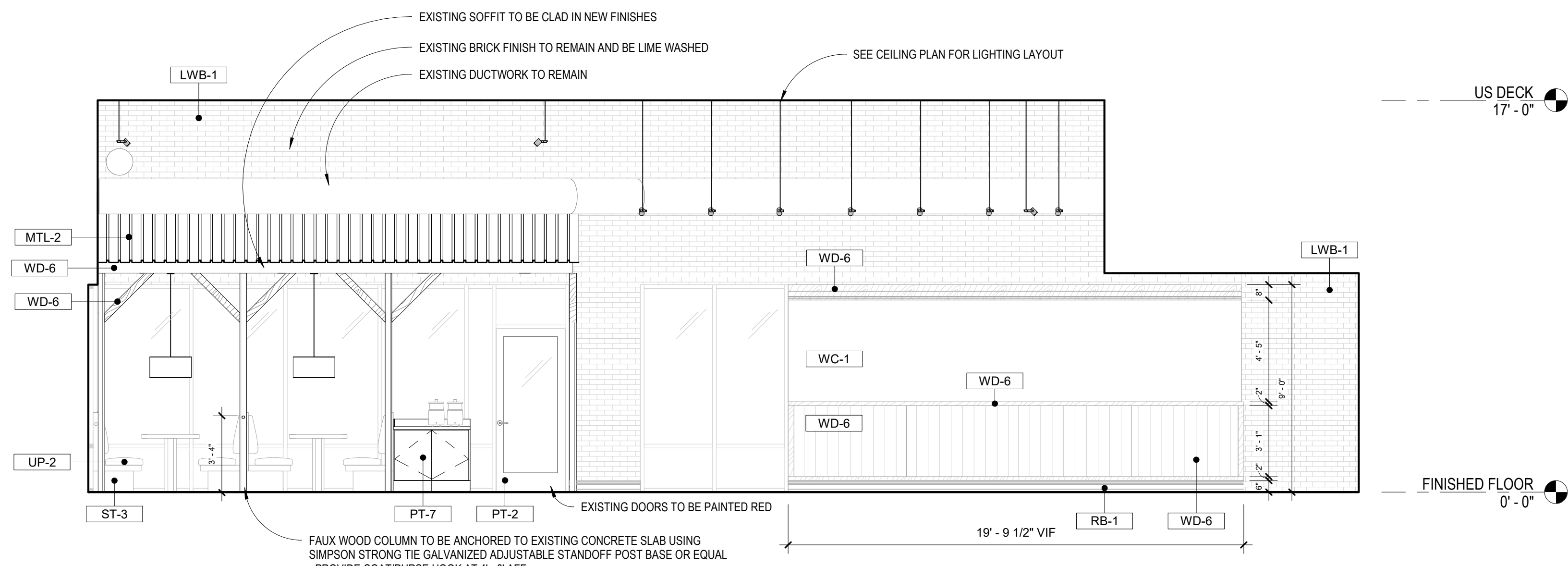
L1 ELEVATION - PRODUCTION
 1/4" = 1'-0"



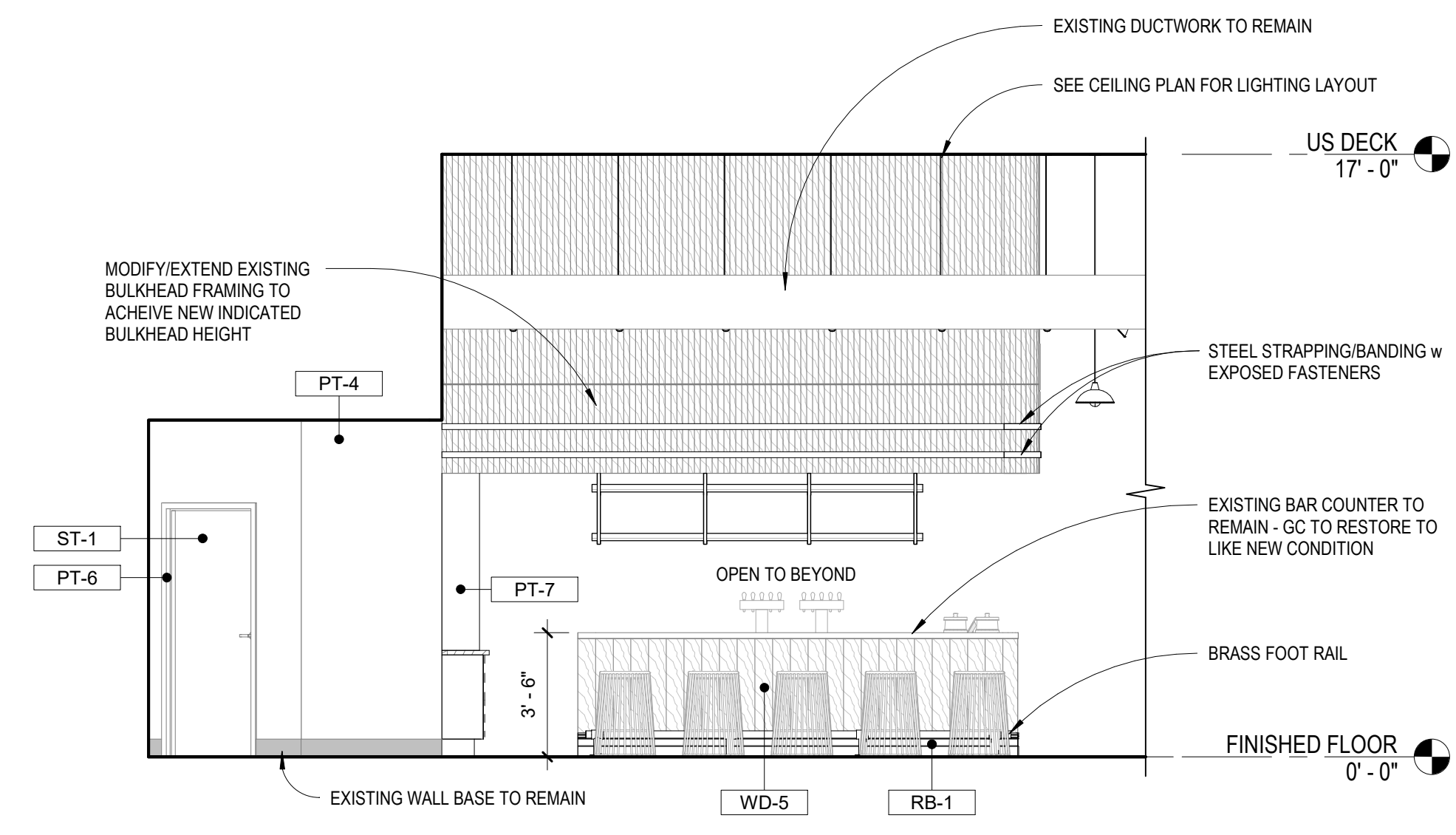
L8 ELEVATION - PRODUCTION
 1/4" = 1'-0"



L13 ELEVATION - SERVING LINE
 1/4" = 1'-0"



S1 ELEVATION - DINING
 1/4" = 1'-0"



S11 ELEVATION - CORRIDOR
 1/4" = 1'-0"