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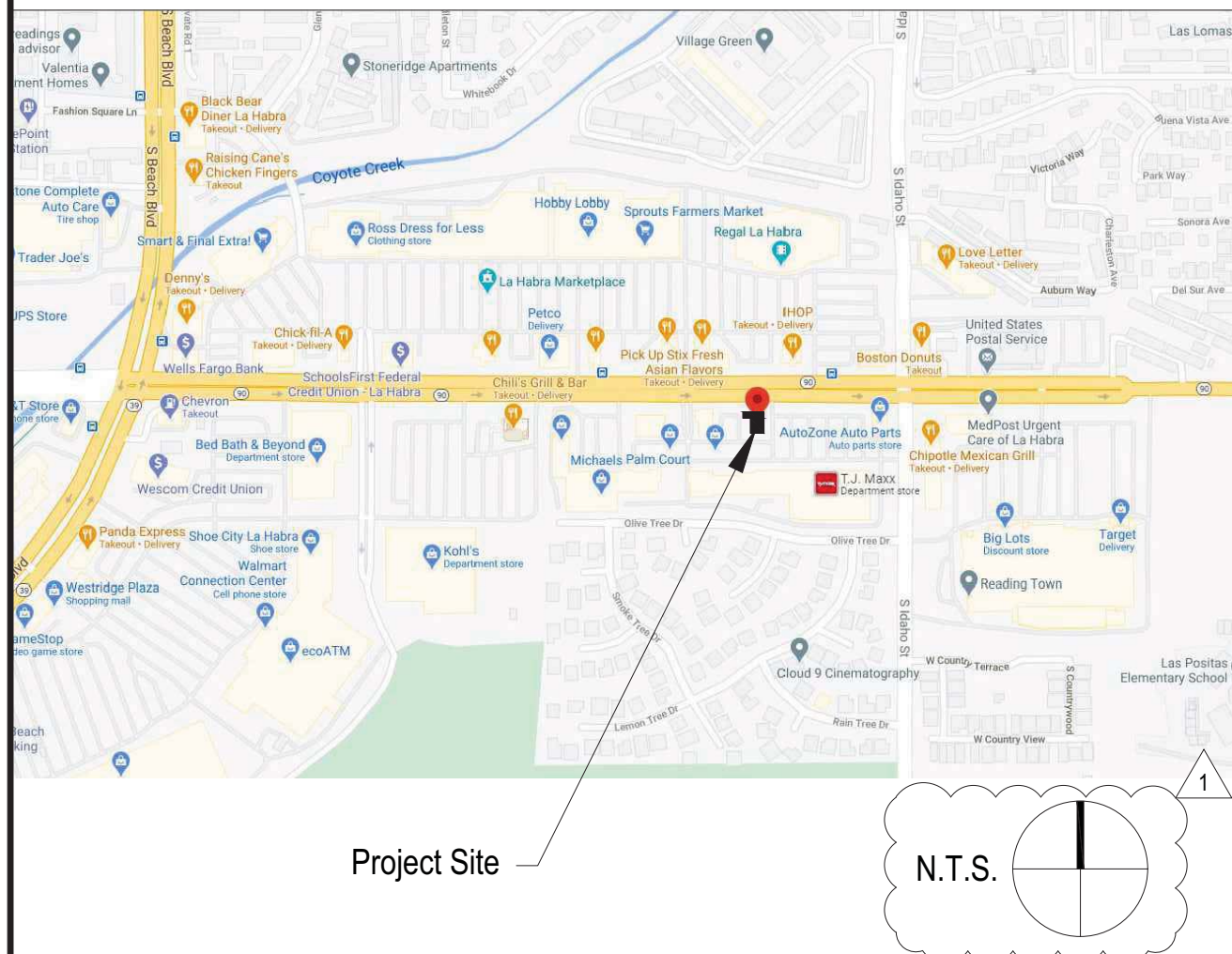
SCOPE OF WORK

TENANT FIT UP OF RESTAURANT WITH DRIVE-THRU, WITHIN EXISTING STAND ALONE SHELL BUILDING. CONVERSION FROM EXISTING BURGER KING TO HABIT BURGER WILL REQUIRE STRUCTURAL WORK TO EXISTING MANSARD ROOFLINE AND CONSTRUCTION OF STRAIGHT VERTICAL PARAPET, PAINTING BUILDING, INSTALLATION OF SOME NEW FINISHES TO EXISTING FACADE AND RE-PURPOSING OF EXISTING PATIO TO REDUCE SQUARE FOOTAGE WITH PLANTERS/LANDSCAPE.
WORKING HOURS WILL BE FROM 10:30 AM-10:00 PM.
THERE WILL BE 10 EMPLOYEES WORKING AT THE HABIT BURGER RESTAURANT.

TENANT DATA

CONSTRUCTION TYPE:	TYPE V-B - SPRINKLED	
GROSS FLOOR AREA:	3,920 SF (INCLUDING PATIO)	
USEABLE INTERIOR AREA:	2,540 SF	
EXTERIOR PATIO SLAB AREA:	1,225 SF	
USEABLE PATIO AREA:	925 SF	
OCCUPANCY GROUP:	A-2	
OCCUPANCY LOAD:	78	
PARCEL NUMBER:	019-411-05	
SQUARE FOOTAGE BREAKDOWN:	SEATING & TABLE COUNTS:	
KITCHEN/ B.O.H. = 1,305 SF	INTERIOR:	TABLE COUNT
DINING = 970 SF	SEAT COUNT	14
MISC/RESTROOMS/HALL = 265 SF	52	14
TOTAL INTERIOR: 2,540 SF	EXTERIOR PATIO:	TABLE COUNT
EXTERIOR PATIO SLAB: 1,225 SF	SEAT COUNT	15
	46	15

VICINITY MAP

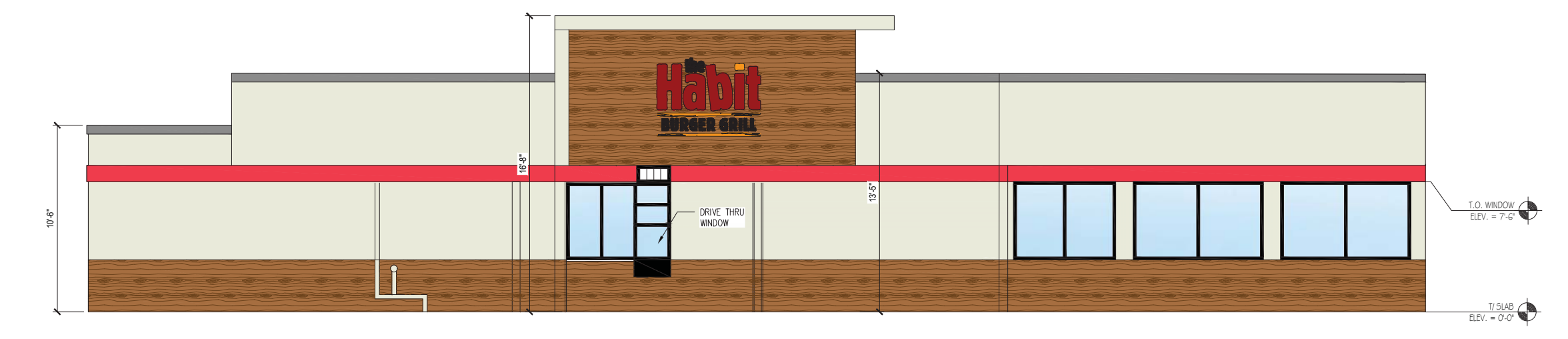


PROJECT DIRECTORY

TENANT: THE HABIT BURGER GRILL 17320 RED HILL AVE, SUITE 140 IRVINE, CA 92614 P: (949) 851-3881 F: (949) 852-4650 W: WWW.HABITBURGER.COM	PROJECT MANAGER: AMY GREEN INTERTECH DESIGN SERVICES, INC. 9675 MONTGOMERY RD, SUITE 200 CINCINNATI, OH 45242 P: (513) 791-5588 F: (513) 792-7923 E: AGREEN@INTERTECHDESIGN.NET
ARCHITECT: KATHERINE BAKER BAKER ARCHITECTURE 4080 CENTER STREET SUITE 203 SAN DIEGO, CA 92103 P: (619) 281-5937	LANDLORD: TERRY F. PARKER PARKER COMMERCIAL BKR. CO. INC. 23792 ROCKFIELD BLVD, SUITE 101 LAKE FOREST, CA 92630 P: (949) 334-4050 E: TPARKER@PCBCGROUP.COM

SHEET INDEX

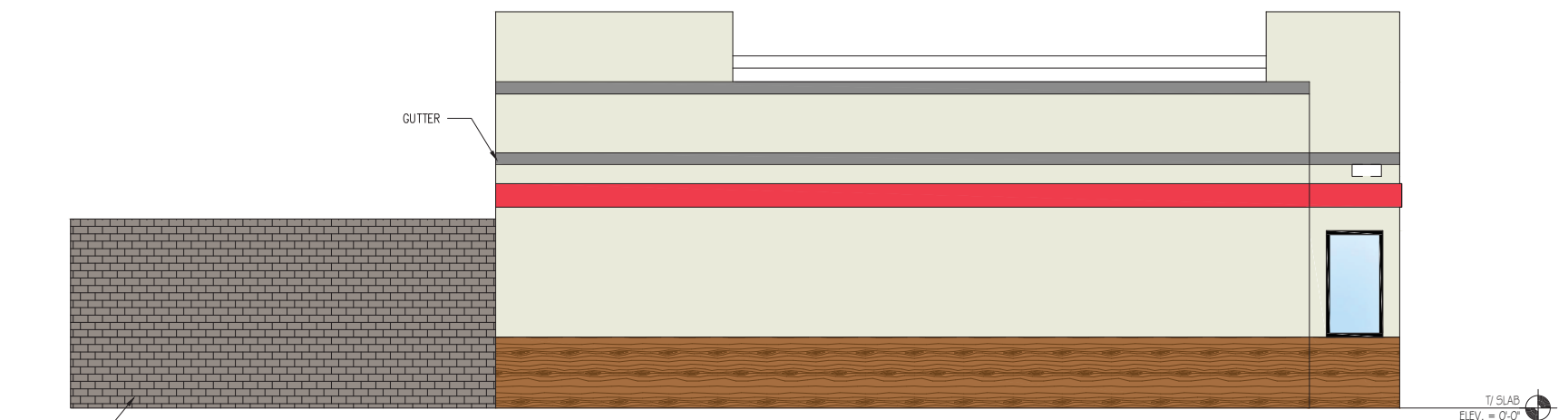
Sheet Number	Sheet Title	Delta Number
A1	COVER SHEET / EXTERIOR RENDERING	1
A2	SITE PLAN	1
A3	SITE DETAILS	
A4	ELEVATION 1	
A5	ELEVATION 2	
A6	SECURITY / CAMERA PLAN	



EAST ELEVATION
PROPOSED RENDERING 1/8" = 1'-0"



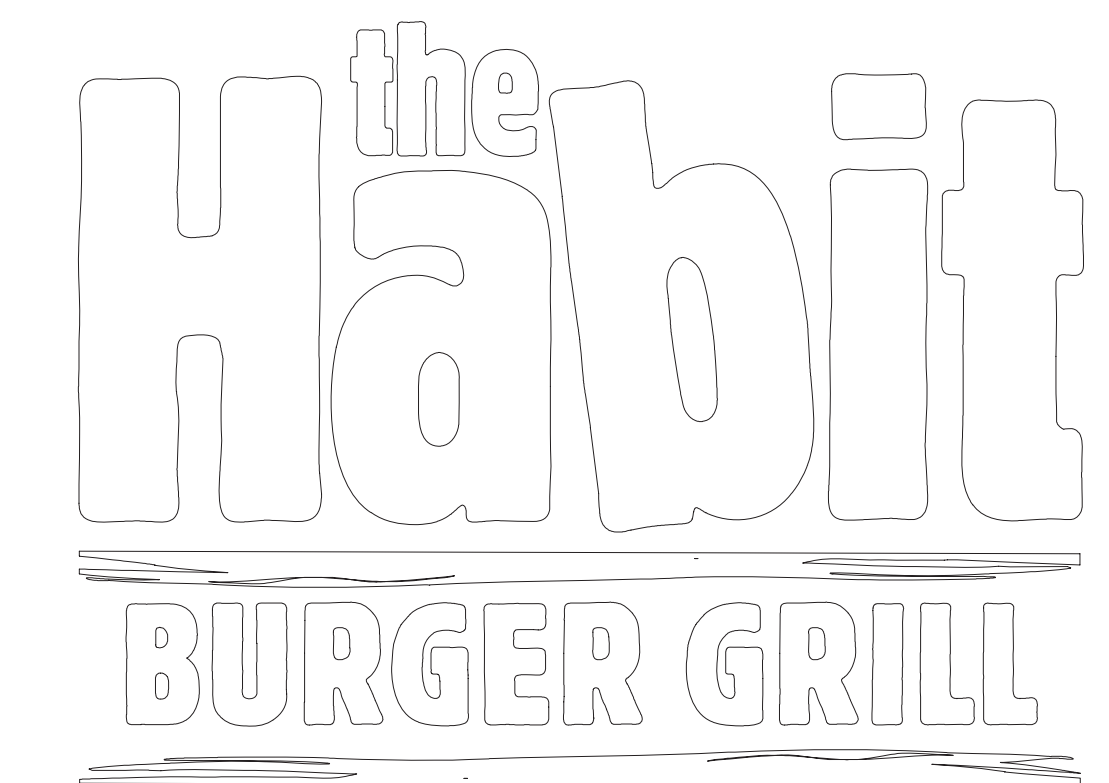
NORTH ELEVATION
PROPOSED RENDERING 1/8" = 1'-0"



SOUTH ELEVATION
PROPOSED RENDERING 1/8" = 1'-0"



WEST ELEVATION
PROPOSED RENDERING 1/8" = 1'-0"

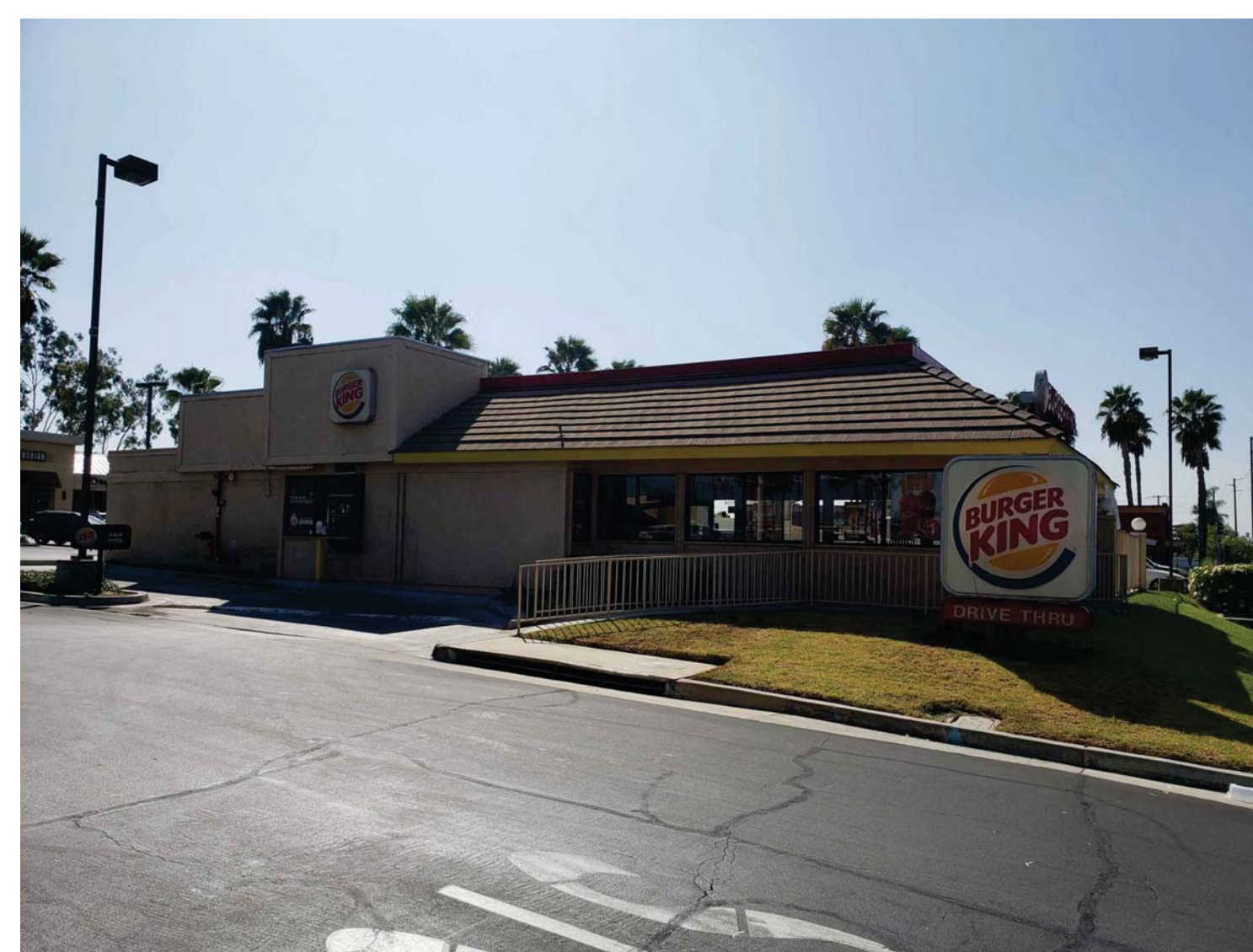


**PALM COURT SHOPPING MALL
CONVERSION**
1236 IMPERIAL HIGHWAY
LA HABRA, CA 90631
HABIT BURGER STORE # 345

COLOR LEGEND	
COLOR	DESCRIPTION
	TREX TRANSCEND COMPOSITE WOOD DECKING COLOR: TIKI TORCH
	DUNN EDWARDS - "CHALKY" DEC793
	DUNN EDWARDS - "RED CRAFT" DET423
	DUNN EDWARDS - "BANK VAULT" DE6383



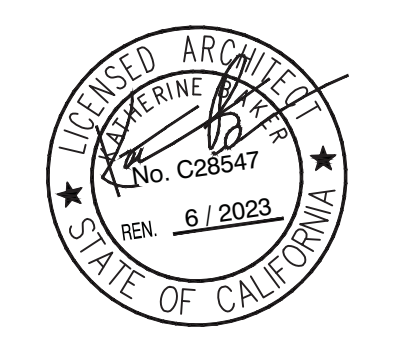
NORTH ELEVATION
EXISTING CONDITIONS PHOTO



EAST ELEVATION
EXISTING CONDITIONS PHOTO



WEST ELEVATION
EXISTING CONDITIONS PHOTO



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PALM COURT SHOPPING MALL
1236 IMPERIAL HIGHWAY
LA HABRA, CA, 90631

COVER SHEET

Project number: 20-0922	
Plan Check Number: ----	
03-04-21	PLANNING SUBMITTAL
08-19-21	DRC REVIEW

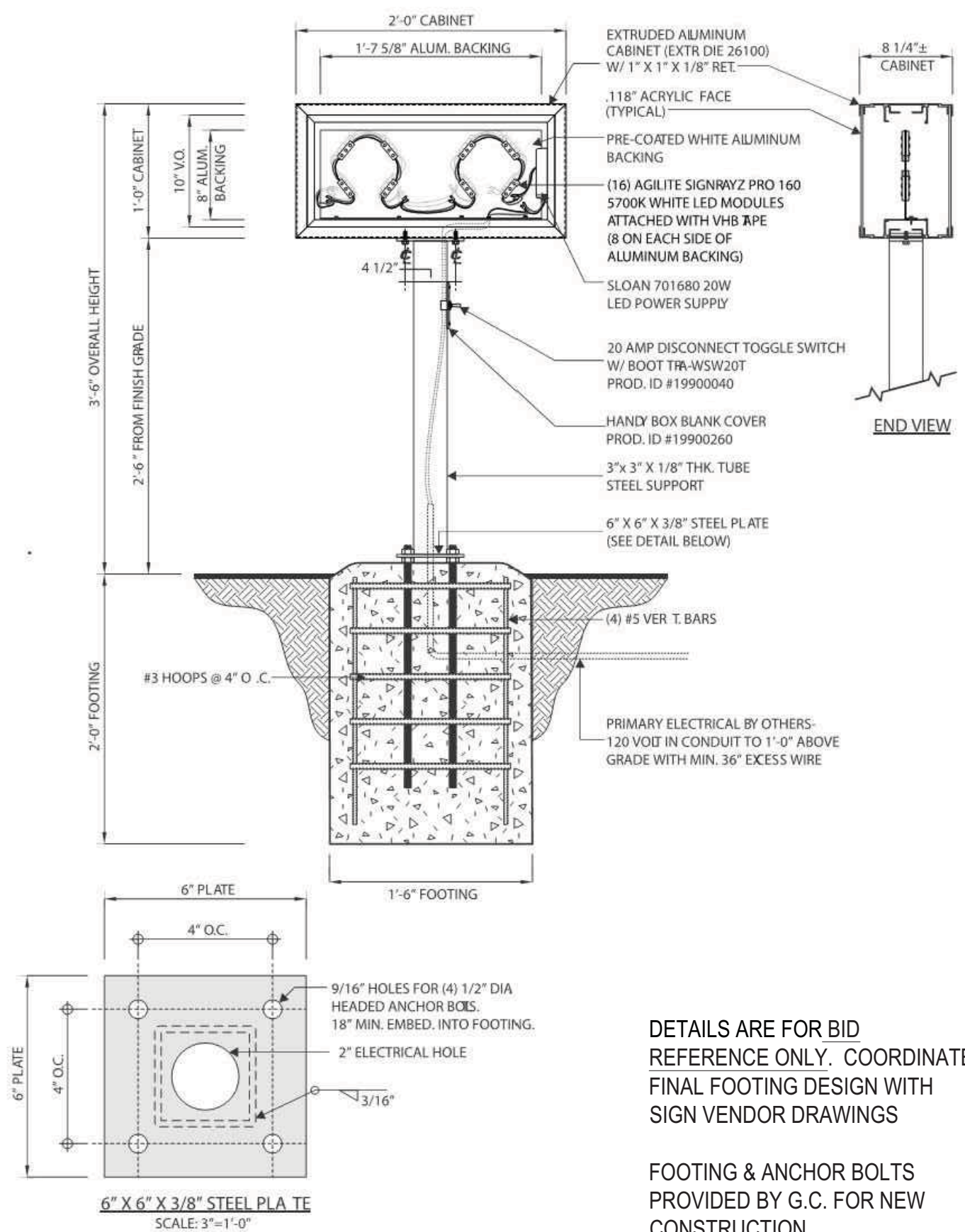
S H E E T

A1

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drawing file saved: Aug 15/2023 3:02 PM by: dromosi

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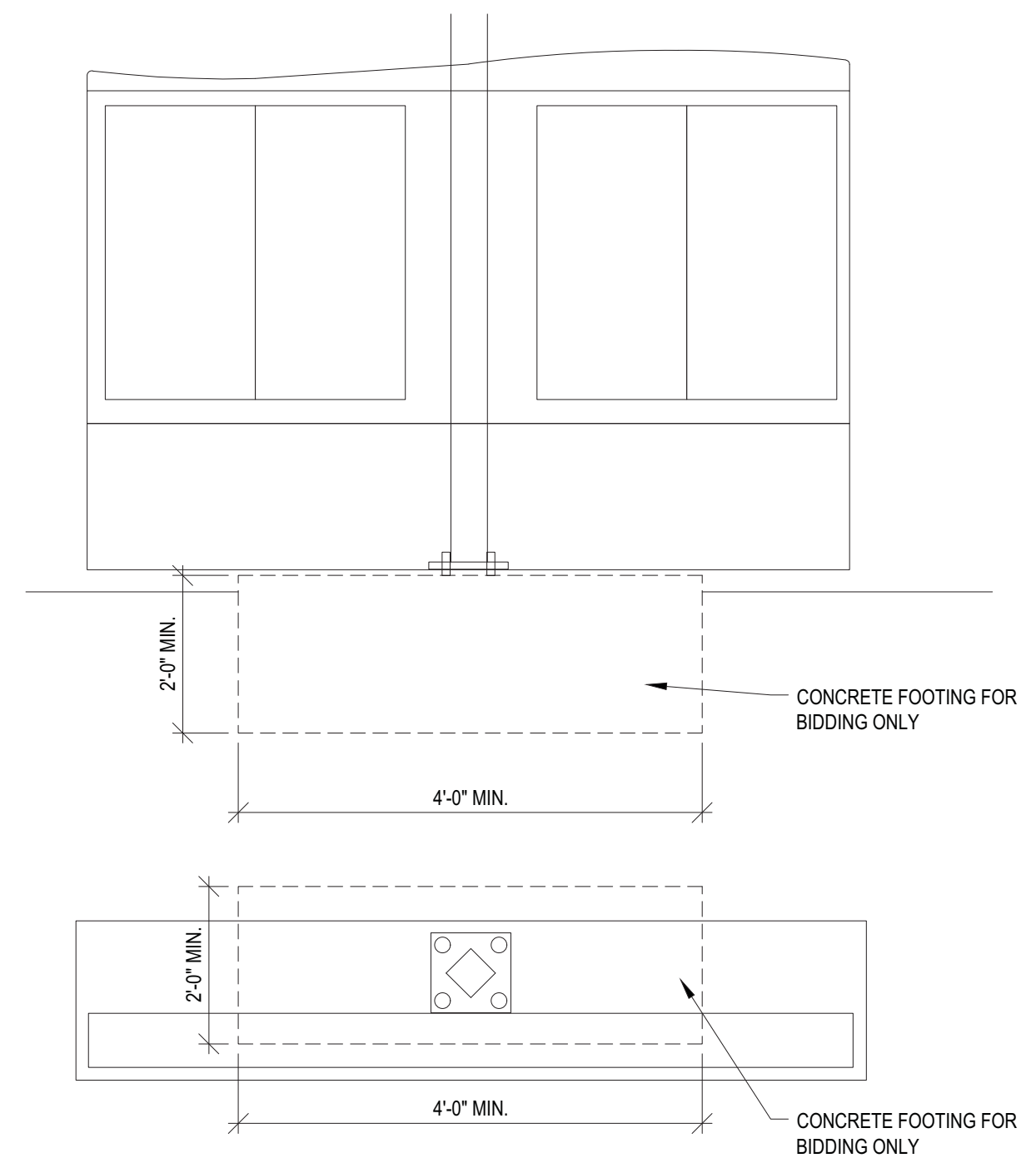
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drawing title: planning submit\hab3.dwg



DETAILS ARE FOR BID REFERENCE ONLY. COORDINATE FINAL FOOTING DESIGN WITH SIGN VENDOR DRAWINGS

FOOTING & ANCHOR BOLTS PROVIDED BY G.C. FOR NEW CONSTRUCTION

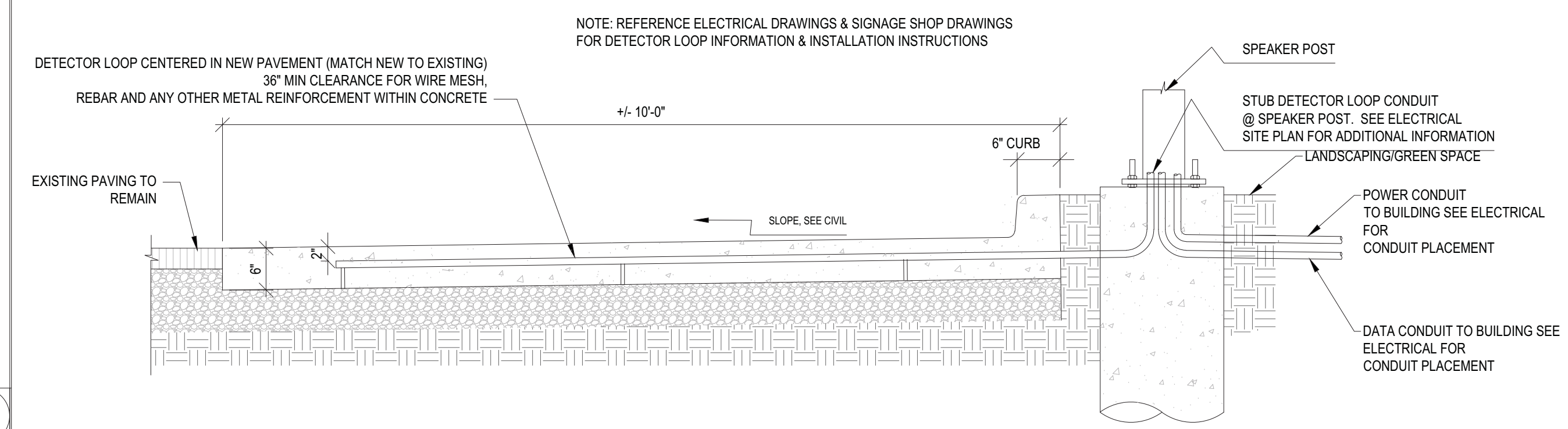
DIRECTIONAL SIGN FOOTING FOR REFERENCE ONLY 1/2" = 1'-0" **7**



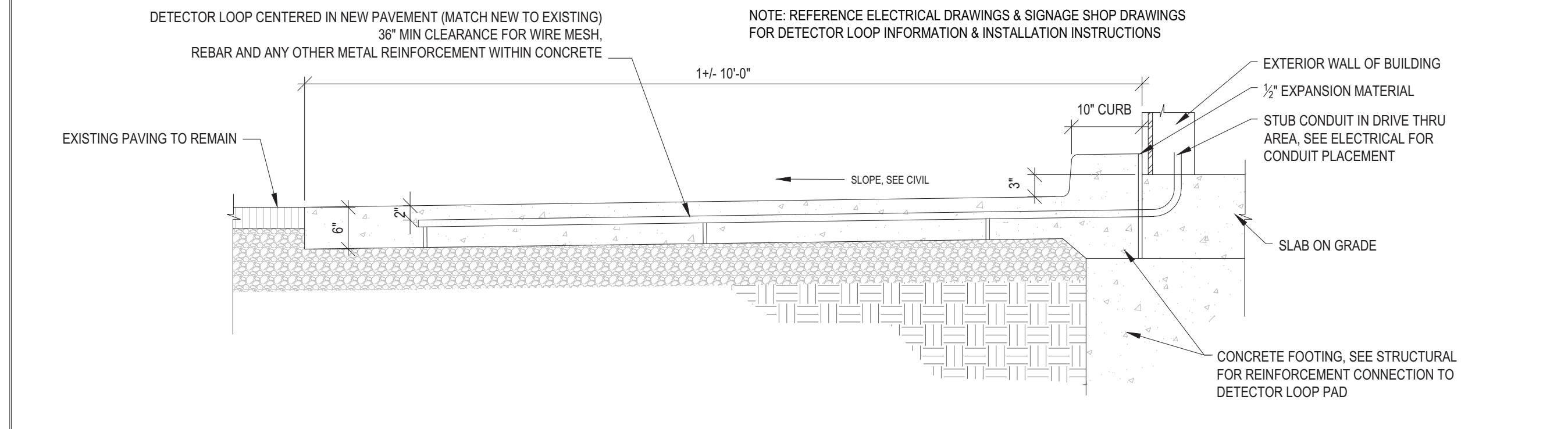
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FOOTING & ANCHOR BOLTS PROVIDED BY G.C. FOR NEW CONSTRUCTION

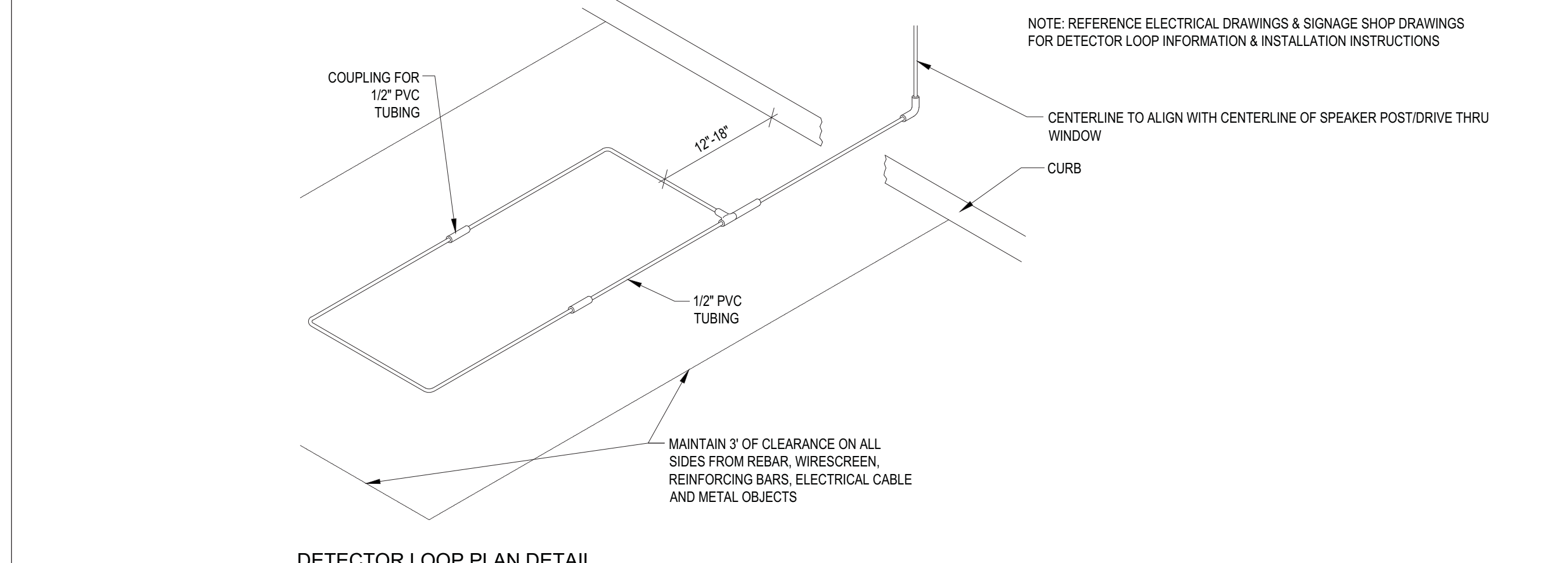
MENU / PREVIEW BOARD FOOTING FOR REFERENCE ONLY 1/2" = 1'-0" **5**



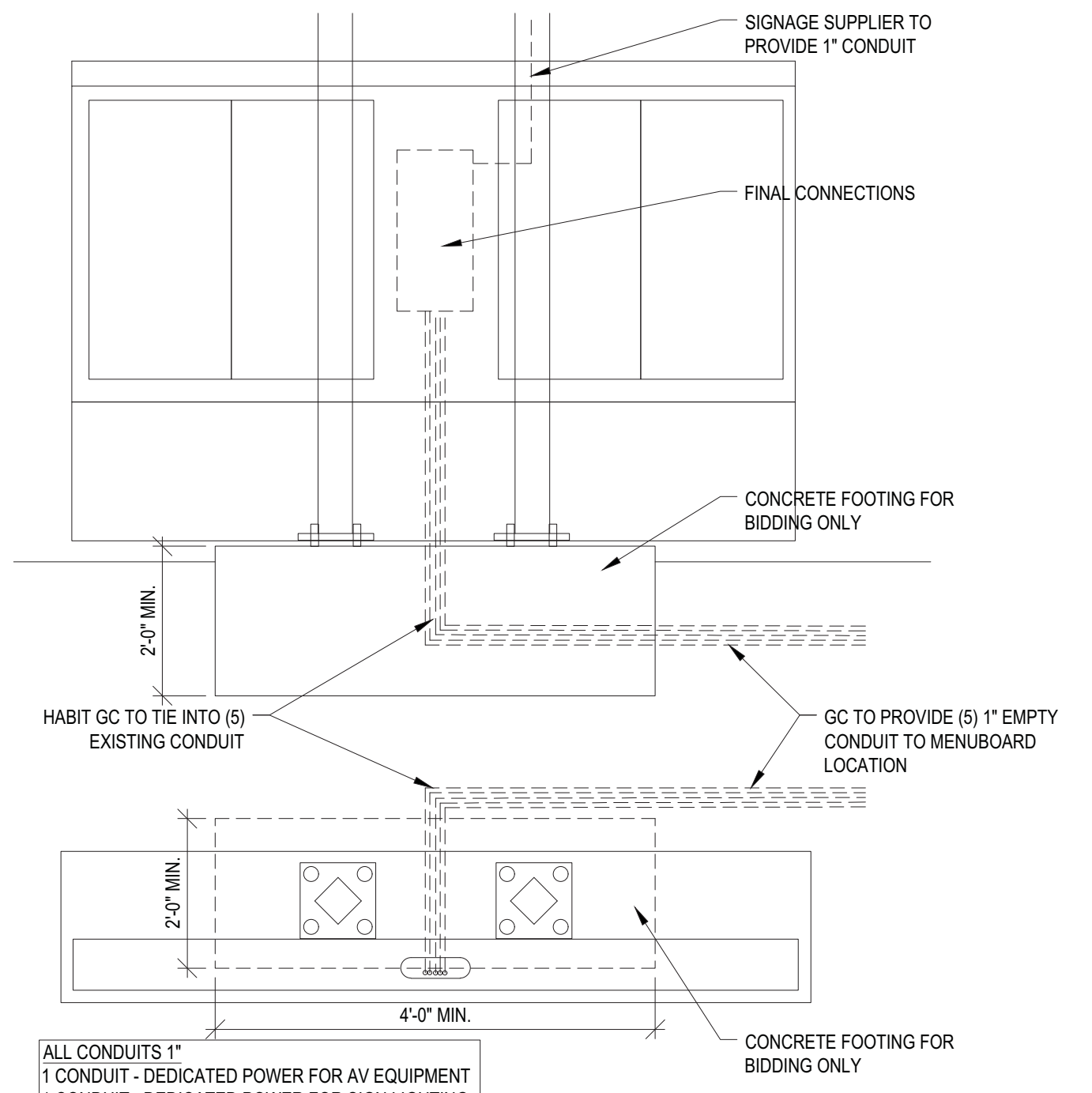
SECTION @ DETECTOR LOOP IN CONCRETE PAD AT MENU BOARD 3/4" = 1'-0" **3**



SECTION @ DETECTOR LOOP IN CONCRETE PAD AT DRIVE THRU WINDOW 3/4" = 1'-0" **2**



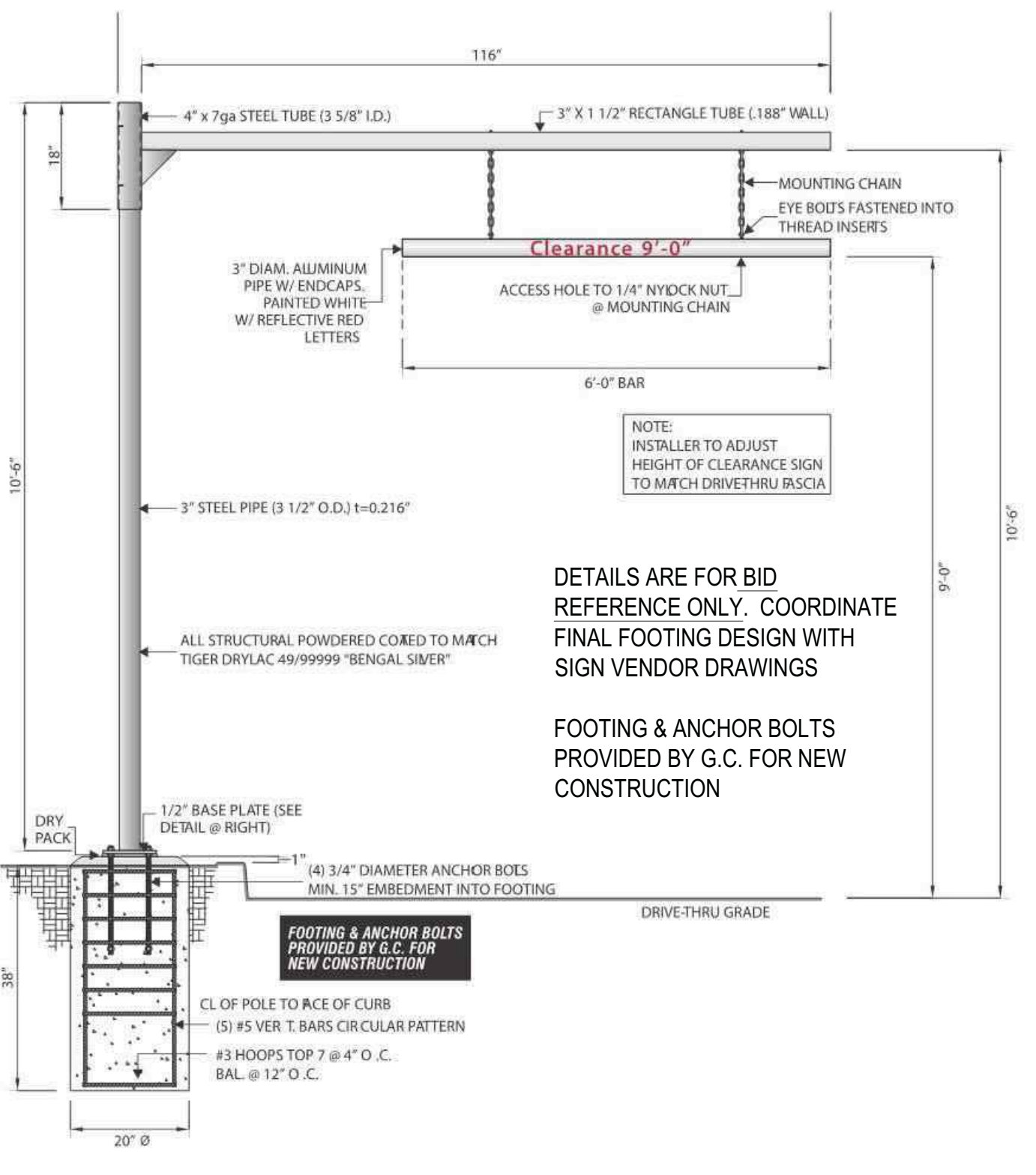
SECTION DETAILS @ DETECTOR LOOP IN CONCRETE 3/4" = 1'-0" **1**



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FOOTING & ANCHOR BOLTS PROVIDED BY G.C. FOR NEW CONSTRUCTION

MENU BOARD DETAIL FOR REFERENCE ONLY 1/2" = 1'-0" **6**



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FOOTING & ANCHOR BOLTS PROVIDED BY G.C. FOR NEW CONSTRUCTION

CLEARANCE BAR FOOTING FOR REFERENCE ONLY 1/2" = 1'-0" **4**



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(619) 281-5937
California Architect: C28547

PALM COURT SHOPPING MALL
1236 IMPERIAL HIGHWAY
LA HABRA, CA, 90631

SITE DETAILS

Project number: 20-0922
Plan Check Number: ---

03-04-21	PLANNING SUBMITTAL
08-19-21	DRC REVIEW



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drawing file name: \\job_files\2020\20-0922\design\drawings\blanning\submit\sk.dwg

EXTERIOR FINISH MATERIAL SCHEDULE

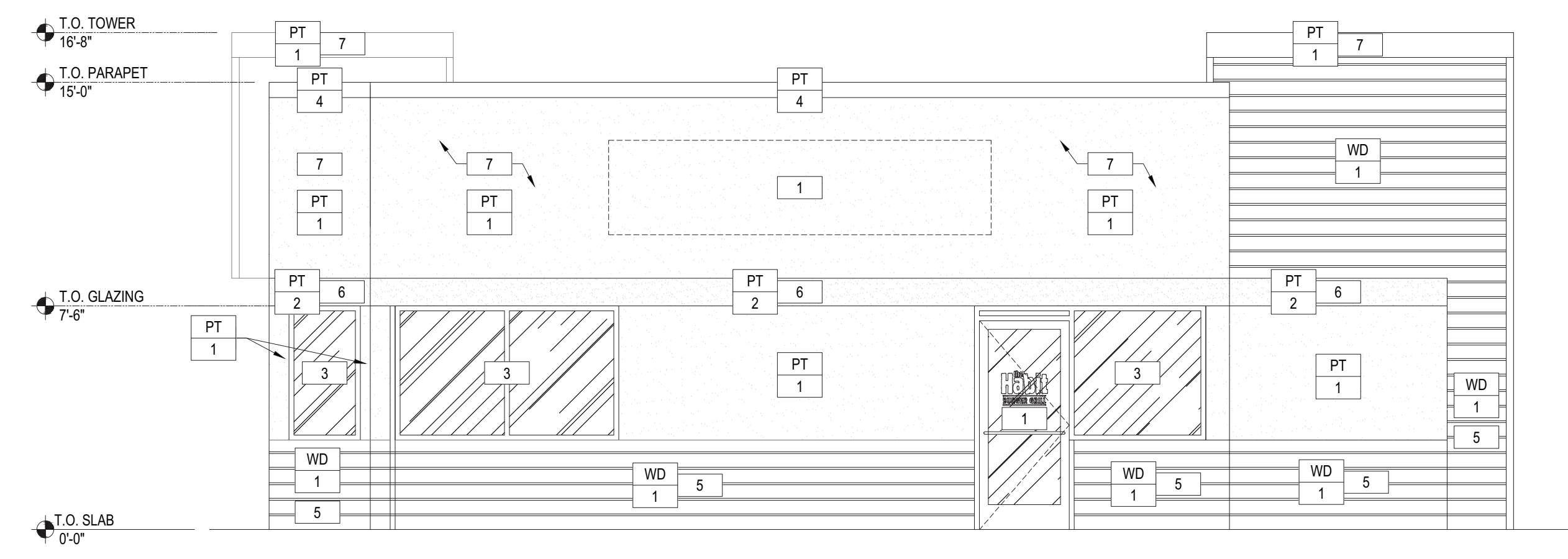
PT 1	DUNN EDWARDS - "CHALKY" DEC793
PT 2	DUNN EDWARDS - "RED CRAFT" DET423
PT 4	DUNN EDWARDS - "BANK VAULT" DE6383
WD 1	TREX TRANSCEND COMPOSITE WOOD DECKING COLOR: TIKI TORCH

GENERAL NOTES

- G.C. TO VERIFY ALL UNKNOWN EXISTING CONDITIONS AND REPORT ANY DISCREPANCIES TO ARCHITECT.
- G.C. TO ENSURE THAT THE ADDRESS BE MAINTAINED ON SITE DURING ALL PHASES OF CONSTRUCTION.
- THE G.C. SHALL MAINTAIN THE WORK SITE IN AN ORDERLY MANNER FREE OF ACCUMULATED DEBRIS WITH MATERIALS STORED IN ORDER TO MINIMIZE INTERFERENCE WITH WORK BEING PERFORMED. AT THE CONCLUSION OF THE WORK THE PROJECT SHALL BE CLEANED TO THE TENANT'S SATISFACTION.
- BUILDING SIGNAGE IS UNDER A SEPARATE PERMIT & NOT PART OF THIS PLAN REVIEW. G.C. TO PROVIDE BLOCKING AND POWER FOR ALL SIGNAGE - COORDINATE WITH SIGN VENDOR AND DRAWINGS. SIGNAGE VENDOR IS RESPONSIBLE FOR ALL LOCAL JURISDICTION REQUIREMENTS ON SIGNAGE INSTALLATION AND SPECIFICATIONS.
- UNLESS OTHERWISE NOTED, ALL EXISTING EXTERIOR FINISHES ARE TO REMAIN.

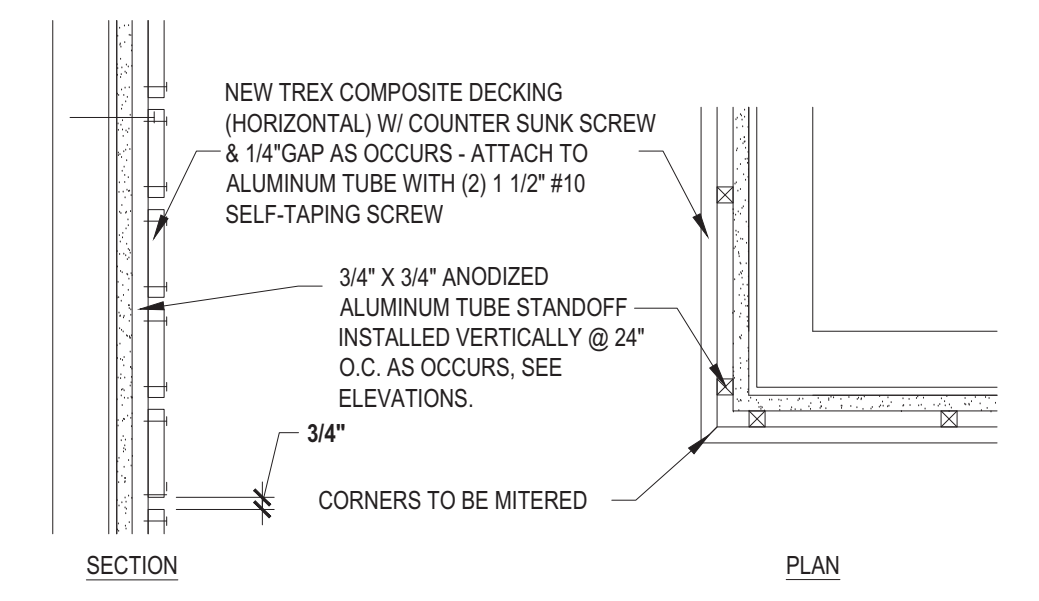
KEY NOTES

- LOCATION OF SIGNAGE BY VENDOR UNDER SEPARATE SUBMITTAL, G.C. TO INSTALL JUNCTION BOXES AS REQUIRED.
- EXISTING COPING FLASHING, PAINT PT4 BANK VAULT.
- EXISTING STOREFRONT GLAZING AND ENTRY SYSTEMS TO REMAIN. VERIFY CONDITION AND HARDWARE. REBALANCE AS NECESSARY. UPGRADE HARDWARE TO HABIT BURGER STANDARDS. RESEAL AS NECESSARY.
- EXISTING SERVICE DOOR AND FRAME TO BE PAINTED PT5 BARNWOOD GREY. UPGRADE HARDWARE TO MEET HABIT BURGER STANDARDS. REBALANCE AS REQUIRED.
- EXISTING SUBSTRATE TO BE PAINTED PT1 AND WD1 TO BE INSTALLED. REFER TO DETAIL 3/A510.
- EXISTING ACCENT BAND TO REMAIN. REPAIR AS NECESSARY AND PAINT AS SPECIFIED.
- 20/30 FLOAT, BASE 20 STUCCO FINISH OR APPROVED EQUAL. PAINT AS REFERENCED ON PLAN



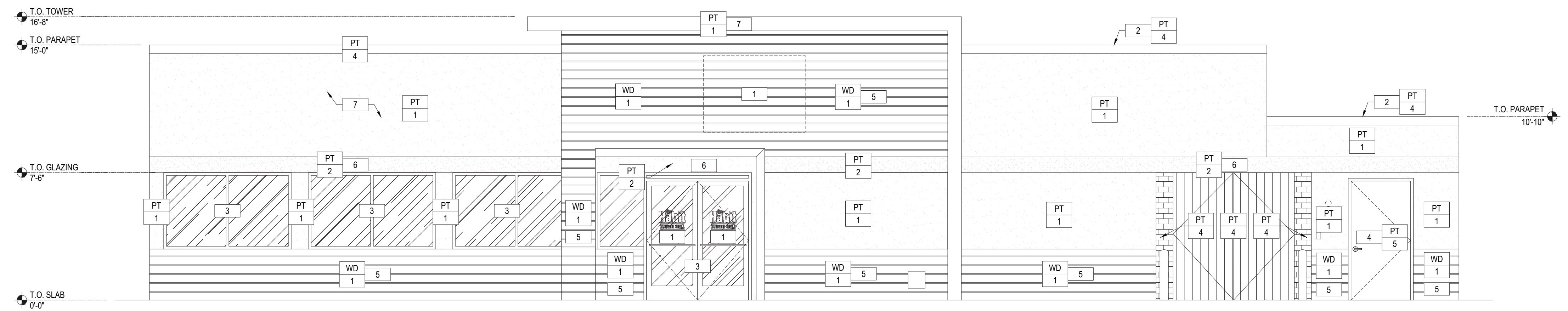
NORTH ELEVATION

1/4"=1'-0" 1



TREX DETAIL

N.T.S. 3

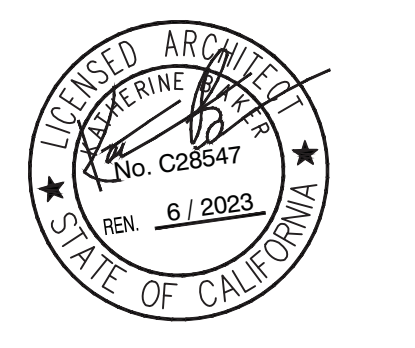
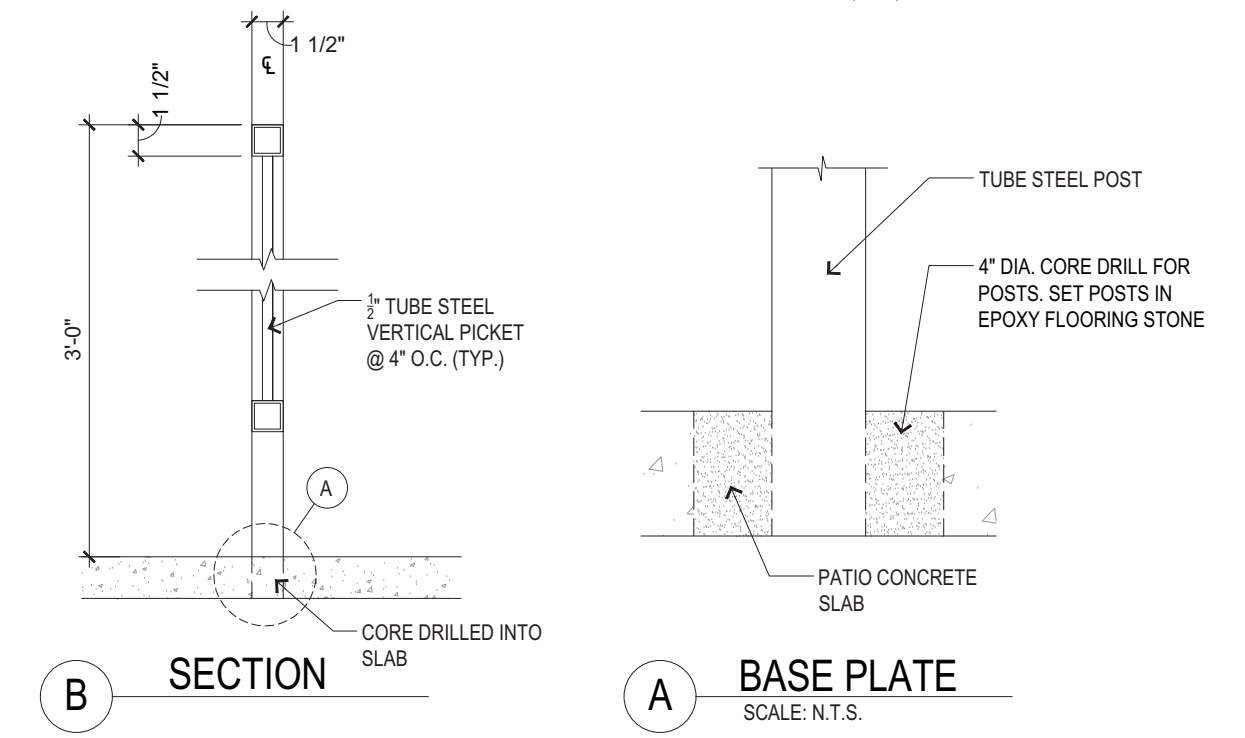


WEST ELEVATION

1/4"=1'-0" 2

FENCE DETAILS

N.T.S. 4



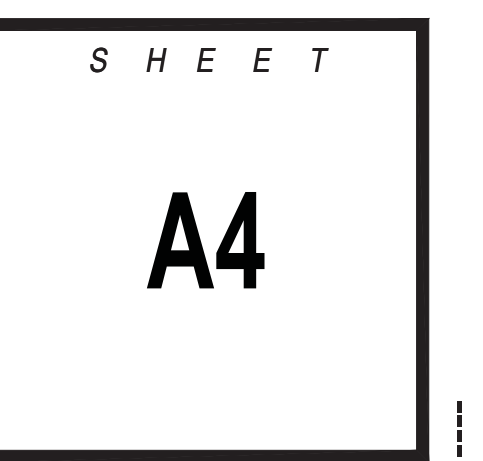
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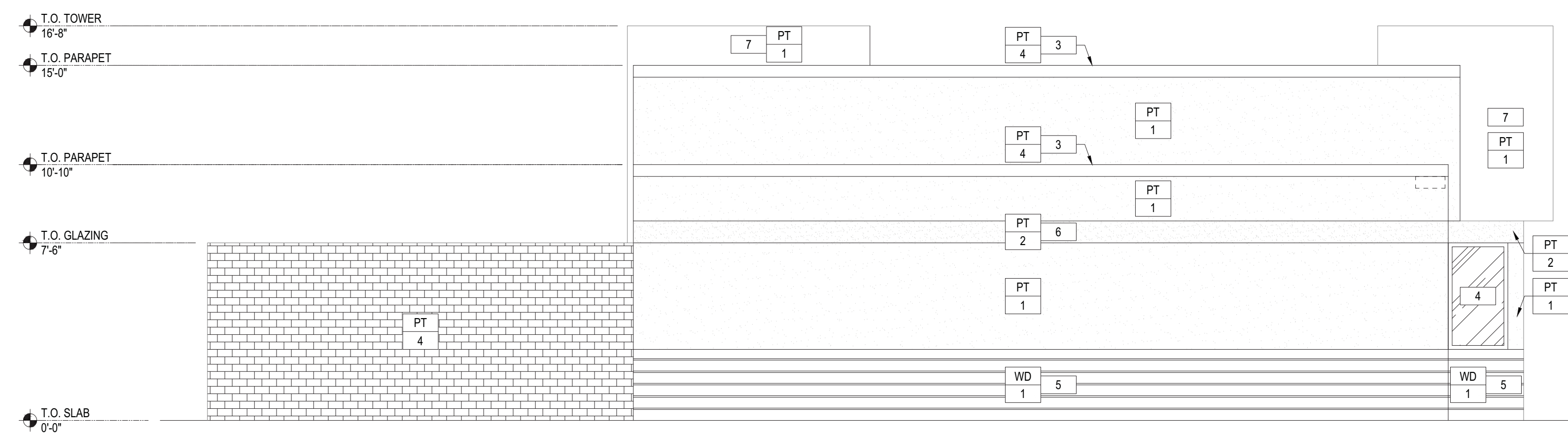
EXTERIOR ELEVATIONS

Project number: 20-0922
Plan Check Number: ----

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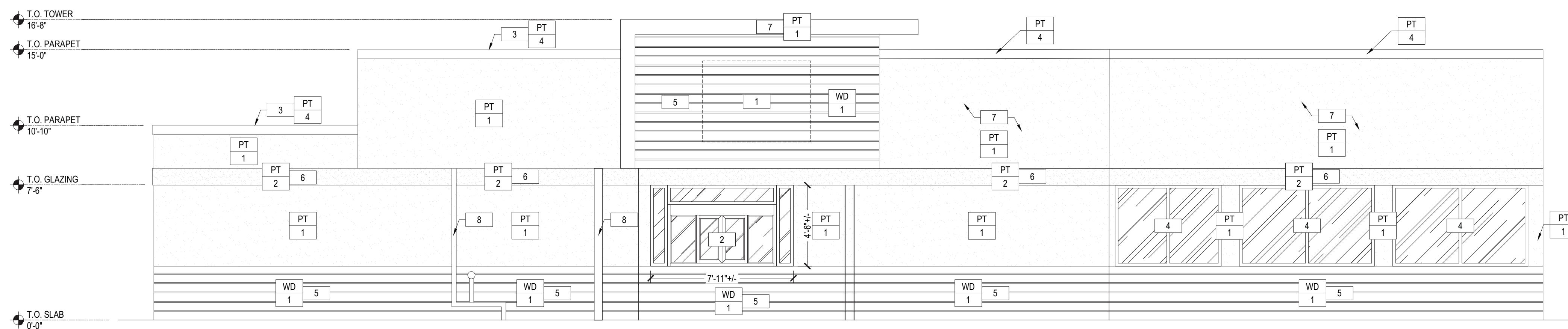
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NORTH ELEVATION

1/4"=1'-0"

1



WEST ELEVATION

1/4"=1'-0"

2

GENERAL NOTES

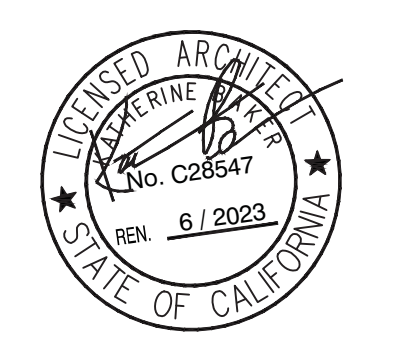
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- UNLESS OTHERWISE NOTED, ALL EXISTING EXTERIOR FINISHES ARE TO REMAIN.

KEY NOTES

- LOCATION OF SIGNAGE BY VENDOR UNDER SEPARATE SUBMITTAL, G.C. TO INSTALL JUNCTION BOXES AS REQUIRED.
- NEW DRIVE THRU PICK UP WINDOW WITHIN EXISTING OPENING. NEW WINDOW TO BE QUICKSERVE BP7241E. G.C. TO PROVIDE STOREFRONT GLAZING TRANSOM AND SIDELITES TO INFILL EXISTING OPENING AROUND WINDOW, NEW WINDOW IS SMALLER THAN PREVIOUS. REFER TO A205.
- EXISTING COPING FLASHING. PAINT PT4 BANK VAULT.
- EXISTING STOREFRONT GLAZING AND ENTRY SYSTEMS TO REMAIN. VERIFY CONDITION AND HARDWARE. REBALANCE AS NECESSARY. UPGRADE HARDWARE TO HABIT BURGER STANDARDS. RESEAL AS NECESSARY.
- EXISTING SUBSTRATE TO BE PAINTED PT1 AND WD1 TO BE INSTALLED. REFER TO DETAIL 3/A510.
- EXISTING ACCENT BAND TO REMAIN. REPAIR AS NECESSARY AND PAINT AS SPECIFIED.
- LA HABRA 20/30 FLOAT, BASE 20 STUCCO FINISH OR APPROVED EQUAL. PAINT AS REFERENCED ON PLAN
- LOCATION OF EXISTING UTILITIES. REFER TO MEP DRAWINGS FOR ADDITIONAL INFORMATION. INDICATED ITEMS TO BE PAINTED PT1 CHALKY.

EXTERIOR FINISH MATERIAL SCHEDULE

PT 1	DUNN EDWARDS - "CHALKY" DEC793
PT 2	DUNN EDWARDS - "RED CRAFT" DET423
PT 4	DUNN EDWARDS - "BANK VAULT" DE6383
WD 1	TREX TRANSCEND COMPOSITE WOOD DECKING COLOR: TIKI TORCH



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1236 IMPERIAL HIGHWAY
LA HABRA, CA, 90631**

EXTERIOR ELEVATIONS

Project number: 20-0922
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03-04-21	PLANNING SUBMITTAL
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S H E E T
A5

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