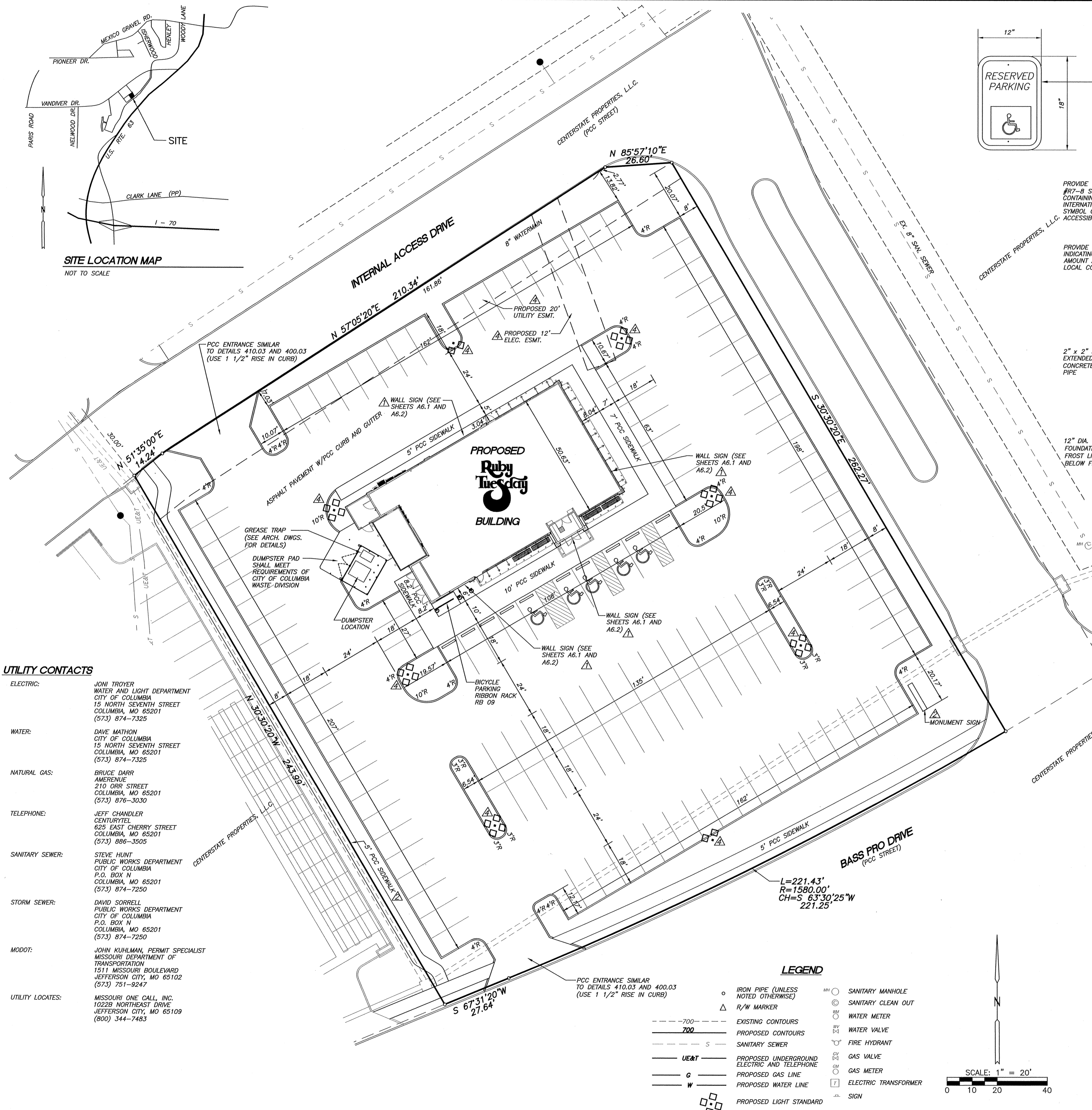


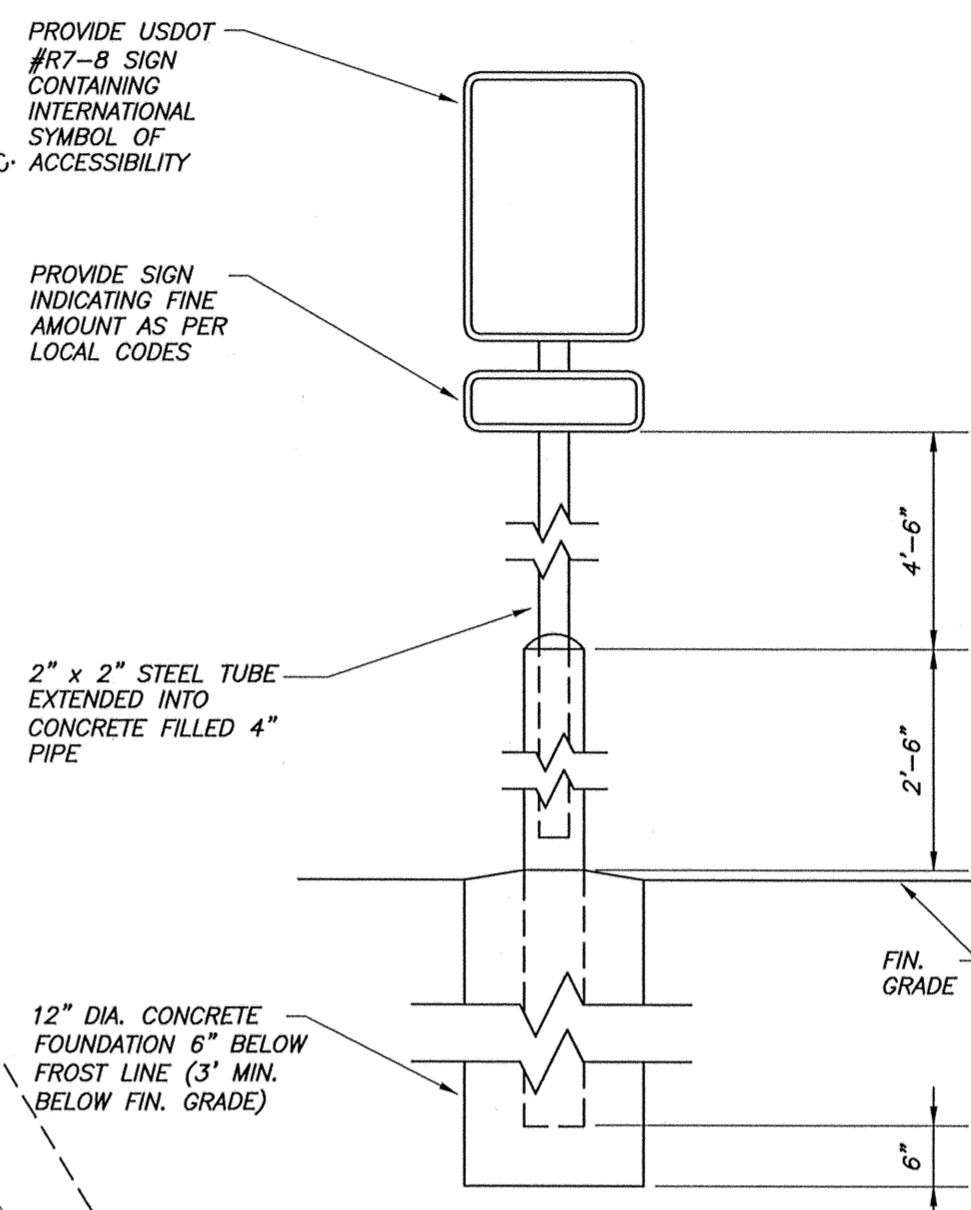
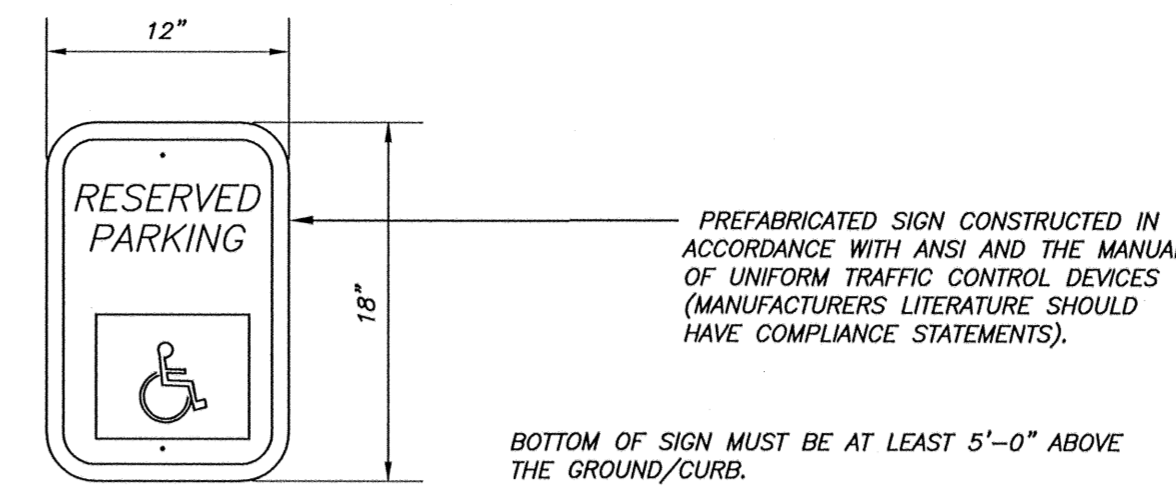
SITE LOCATION MAP
NOT TO SCALE



- UTILITY CONTACTS**
- ELECTRIC:** JONI TROYER, WATER AND LIGHT DEPARTMENT, CITY OF COLUMBIA, 15 NORTH SEVENTH STREET, COLUMBIA, MO 65201, (573) 874-7325
 - WATER:** DAVE MATHON, CITY OF COLUMBIA, 15 NORTH SEVENTH STREET, COLUMBIA, MO 65201, (573) 874-7325
 - NATURAL GAS:** BRUCE DARR, AMERENUE, 210 ORR STREET, COLUMBIA, MO 65201, (573) 876-3030
 - TELEPHONE:** JEFF CHANDLER, CENTURYTEL, 625 EAST CHERRY STREET, COLUMBIA, MO 65201, (573) 886-3505
 - SANITARY SEWER:** STEVE HUNT, PUBLIC WORKS DEPARTMENT, CITY OF COLUMBIA, P.O. BOX W, COLUMBIA, MO 65201, (573) 874-7250
 - STORM SEWER:** DAVID SORRELL, PUBLIC WORKS DEPARTMENT, CITY OF COLUMBIA, P.O. BOX W, COLUMBIA, MO 65201, (573) 874-7250
 - MODOT:** JOHN KUHLMAN, PERMIT SPECIALIST, MISSOURI DEPARTMENT OF TRANSPORTATION, 1511 MISSOURI BOULEVARD, JEFFERSON CITY, MO 65102, (573) 751-9247
 - UTILITY LOCATES:** MISSOURI ONE CALL, INC., 1022B NORTHEAST DRIVE, JEFFERSON CITY, MO 65109, (800) 344-7483

LEGEND

○	IRON PIPE (UNLESS NOTED OTHERWISE)	○	SANITARY MANHOLE
△	R/W MARKER	○	SANITARY CLEAN OUT
---	EXISTING CONTOURS	○	WATER METER
- - -	PROPOSED CONTOURS	○	WATER VALVE
- - - S	SANITARY SEWER	○	FIRE HYDRANT
UE&T	PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE	○	GAS VALVE
G	PROPOSED GAS LINE	○	GAS METER
W	PROPOSED WATER LINE	□	ELECTRIC TRANSFORMER
□	PROPOSED LIGHT STANDARD	○	SIGN



HANDICAPPED PARKING SIGN
N.T.S.

SIGNING
ONE MONUMENT SIGN LOCATED IN THE LOCATION SHOWN WITH A MAX SURFACE AREA OF 24 SF (EACH SIDE).

LIGHTING
THE PARKING LOT LIGHTING WILL CONSIST OF EIGHT POLES. THE FIXTURES WILL HAVE A MAXIMUM HEIGHT OF 20' AND "SHOE BOX" CUTOFF FIXTURES.

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN SECTION 5, TOWNSHIP 48 NORTH, RANGE 12 WEST, COLUMBIA, BOONE COUNTY, MISSOURI AND BEING A PART OF THE LAND DESCRIBED BY THE WARRANTY DEED RECORDED IN BOOK 1559, PAGE 644 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE CENTER OF SAID SECTION AS SHOWN IN THE SURVEY RECORDED IN BOOK 2133, PAGE 637; THENCE WITH THE EAST LINE OF LOT 20 AS SHOWN ON CENTERSTATE PLAT 1, RECORDED IN PLAT BOOK 35, PAGE 33, N0°28'15"E, 783.62 FEET TO THE SOUTH RIGHT-OF-WAY OF VANDIVER DRIVE; THENCE WITH SAID SOUTH RIGHT-OF-WAY, 44.34 FEET ALONG A 900.00-FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A CHORD OF N52°59'40"E, 44.33 FEET; THENCE N51°35'00"E, 493.41 FEET; THENCE LEAVING SAID RIGHT-OF-WAY, S38°26'55"E, 580.00 TO THE NORTHWEST CORNER OF LOT 1, CENTERSTATE PLAT 5; THENCE ALONG NORTHERLY LINE OF SAID LOT N51°35'00"E, 396.00 FEET TO THE NORTHEAST CORNER OF SAID LOT AND BEING THE POINT OF BEGINNING;
THENCE FROM THE POINT OF BEGINNING, LEAVING THE LINES OF SAID PLAT 5, N51°35'00"E, 14.24 FEET; THENCE N57°05'20"E, 210.34 FEET; THENCE N85°57'10"E, 26.60 FEET; THENCE S30°30'20"E, 262.27 FEET TO THE NORTHERLY LINE OF LOT 2, CENTERSTATE PLAT 2; THENCE WITH SAID LOT LINE 221.43 FEET ALONG A 1500.00-FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A CHORD OF S63°30'30"W, 221.25 FEET; THENCE S67°31'25"W, 27.64 FEET TO THE SOUTHEAST CORNER OF LOT 1, CENTERSTATE PLAT 5; THENCE LEAVING THE LINES OF LOT 2 CENTERSTATE PLAT 2 AND FOLLOWING ALONG THE EASTERLY LINE OF LOT 1, CENTERSTATE PLAT 5 N30°30'20"W, 243.99 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.50 ACRES.

LANDSCAPING NOTES

TOTAL AREA OF LOT = 65,180 SQ. FT.
TOTAL PAVEMENT AREA = 12,220 SQ. FT. (18.7%) (MINIMUM IS 15%)
TOTAL IMPERVIOUS AREA = 52,960 SQ. FT.
AREA OF PARKING AND SIDEWALKS = 48,185 SQ. FT.
NO. OF TREES REQUIRED = 48,185 S.F./4,500 S.F./TREE = 11 TREES
12 TREES ARE PROVIDED

PARKING CALCULATIONS

REQUIRED PARKING
4,775 SQ. FT. OF BUILDING PROPOSED
4,775 RESTAURANT 1 SP/100 S.F. = 48 VEHICLE SPACES
50-99 REQUIRED VEHICLE SPACES = 8 BICYCLE SPACES
TOTAL REQUIRED WOULD BE 48 + 8 = 56 SPACES

PROVIDED PARKING

130 SPACES INCLUDES 5 H.C. SPACES PLUS 9 BICYCLE SPACES

FLOOD PLAN STATEMENT

THERE IS NO 100 YEAR FLOOD PLAN AS SHOWN BY THE CITY OF COLUMBIA'S FLOOD PLAN MAPS.

OWNER

CENTERSTATE PROPERTIES, L.L.C.
1734 JASMINE AVE., VILLA ONE
FAIRFIELD, IA 52556

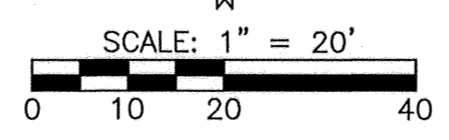
NOTES

- CONTRACTOR SHALL VERIFY EXISTING CONDITION AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. CONTACT ENGINEER WITH ANY DISCREPANCIES.
- BUILDING SIZE AND DIMENSIONS ARE APPROXIMATE. SEE ARCHITECTS PLANS FOR ACCURATE DIMENSIONS.
- TRACT IS ZONED C-P.
- AREA OF LOT IS 1.50 ACRES.
- ALL DIMENSIONS ARE FROM BACK OF CURB UNLESS SHOWN OTHERWISE.
- ALL SPOT ELEVATIONS ARE TOP OF PAVEMENT UNLESS SHOWN OTHERWISE.
- DRIVEWAY APPROACHES ARE TO BE CONSTRUCTED AS PER CITY OF COLUMBIA STANDARDS.
- PAVING CONTRACTOR SHALL PROVIDE PERMANENT PAVEMENT MARKING (STRIPING) 4 INCHES WIDE USING PAVEMENT PAINT APPROPRIATE FOR STRIPING THE PARKING AREAS. COLOR SHALL BE WHITE FOR GENERAL PARKING AND BLUE FOR HANDICAP SPACES.
- SEE ARCHITECTURAL DRAWINGS FOR DETAILS OF UTILITY CONNECTIONS.
- THE MAXIMUM BUILDING HEIGHT IS 20'-6".
- ALL STORM SEWER CONSTRUCTION SHALL MEET CITY OF COLUMBIA SPECIFICATIONS.

I, RON C. SHY, DO HEREBY CERTIFY THAT THESE PLANS FULLY CONFORM TO THE RUBY TUESDAY AT CENTERSTATE CROSSINGS C-P PLAN AS APPROVED BY THE CITY COUNCIL OF COLUMBIA ON DECEMBER 6, 2004 WITH THE NOTED CHANGES.
RON C. SHY E-14453

- △ SUBMITTED AS A MINOR ALTERATION TO THE RUBY TUESDAY AT CENTERSTATE CROSSINGS C-P PLAN WITH THE FOLLOWING CHANGES:
- THE BUILDING HAS BEEN MOVED.
 - THE LIGHTING HAS BEEN REVISED TO REFLECT THE LOWER POLE HEIGHT.
 - LIGHTING FIXTURES HAVE BEEN ADDED TO COMPENSATE FOR LOWER POLE HEIGHT.
 - THE SIGNAGE NOTE HAS BEEN UPDATED.
 - UTILITY SERVICE INFORMATION HAS BEEN UPDATED.

BILL WATKINS
FEB 11, 2005
DATE
ACTING PLANNING DIRECTOR



ALLSTATE CONSULTANTS, P.C.
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
PHONE (573) 875-8799
FAX (573) 875-8850

Ruby Tuesday
US Hwy. 63 - Center State Crossings
Columbia, Missouri

Ruby Tuesday
RT#4600.704

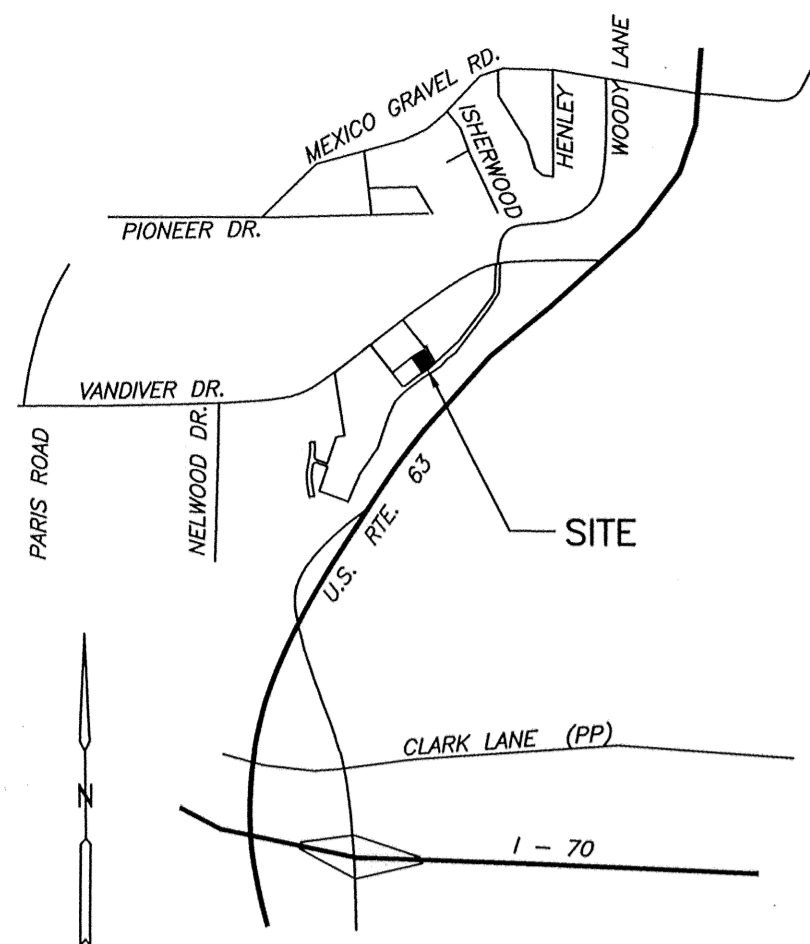
PROFESSIONAL SEAL
RON C. SHY
E-14453

FILE NO:	04338.01
PLOT SCALE:	1"=20'
DWG BY:	JPS
REVISIONS:	
△	OCTOBER 29, 2004
△	NOVEMBER 5, 2004
△	DECEMBER 9, 2004
△	JANUARY 25, 2005

ISSUE DATE: 9/30/04

C-P PLAN AND PRELIMINARY PLAT

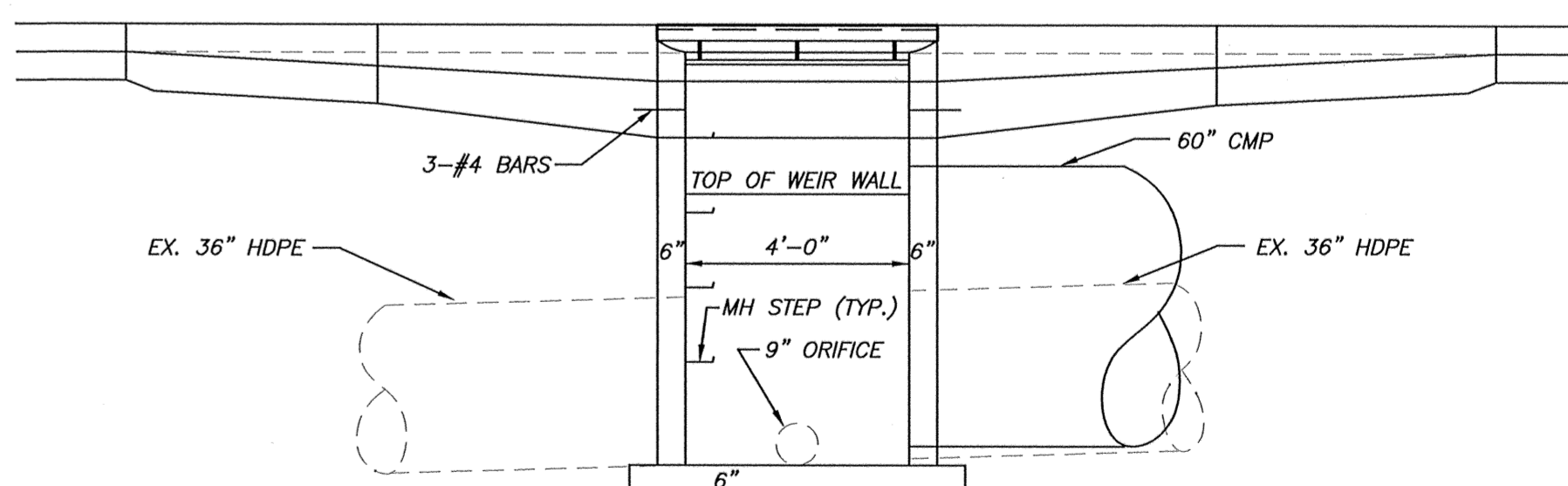
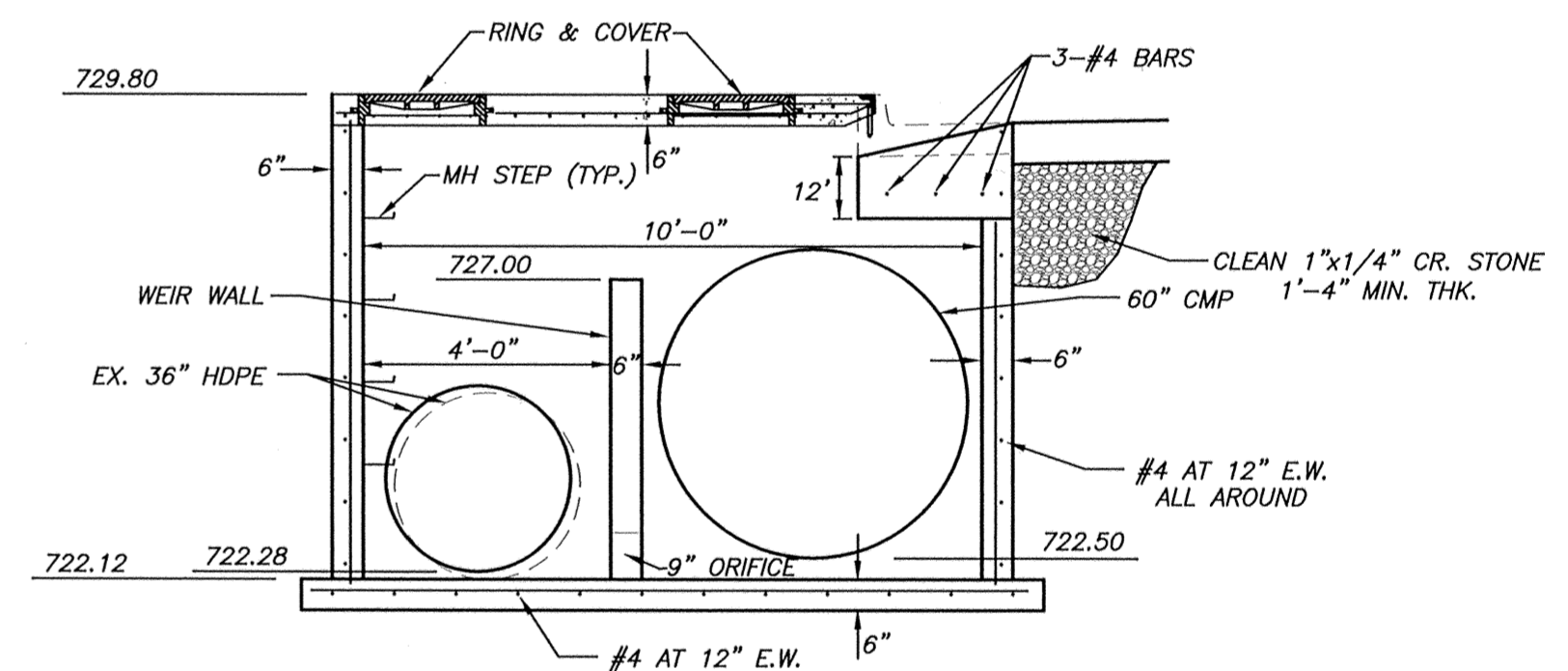
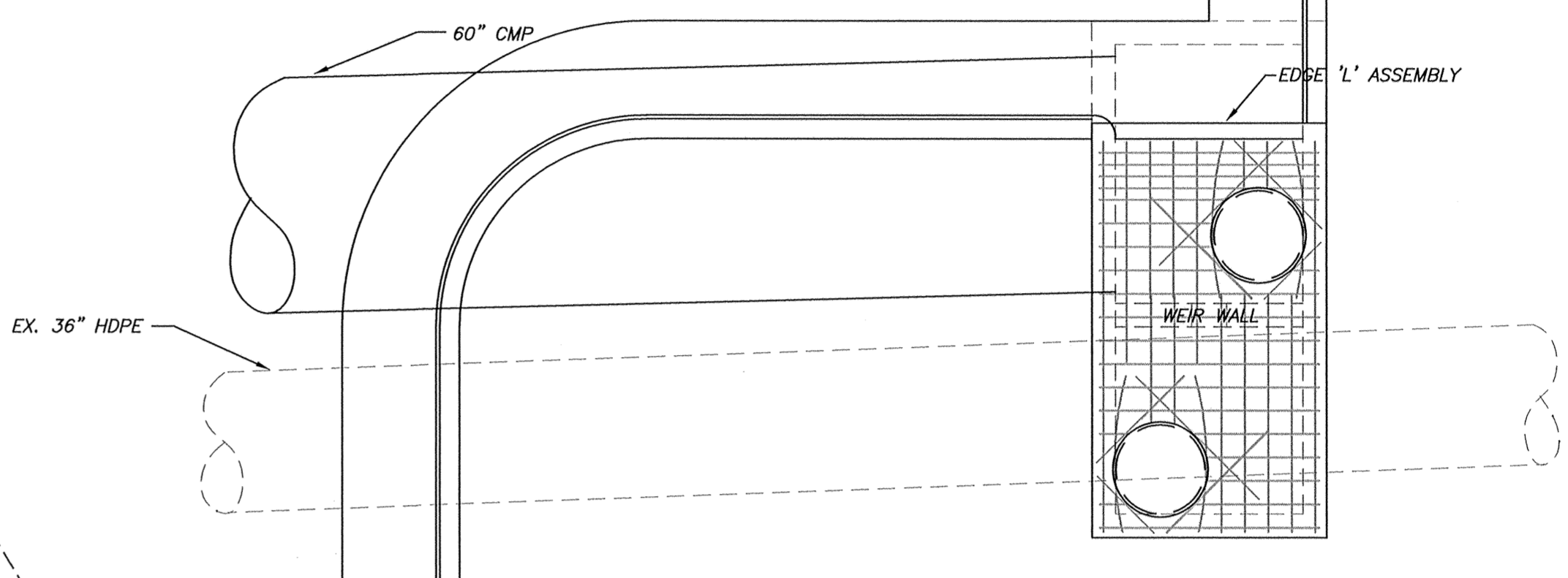
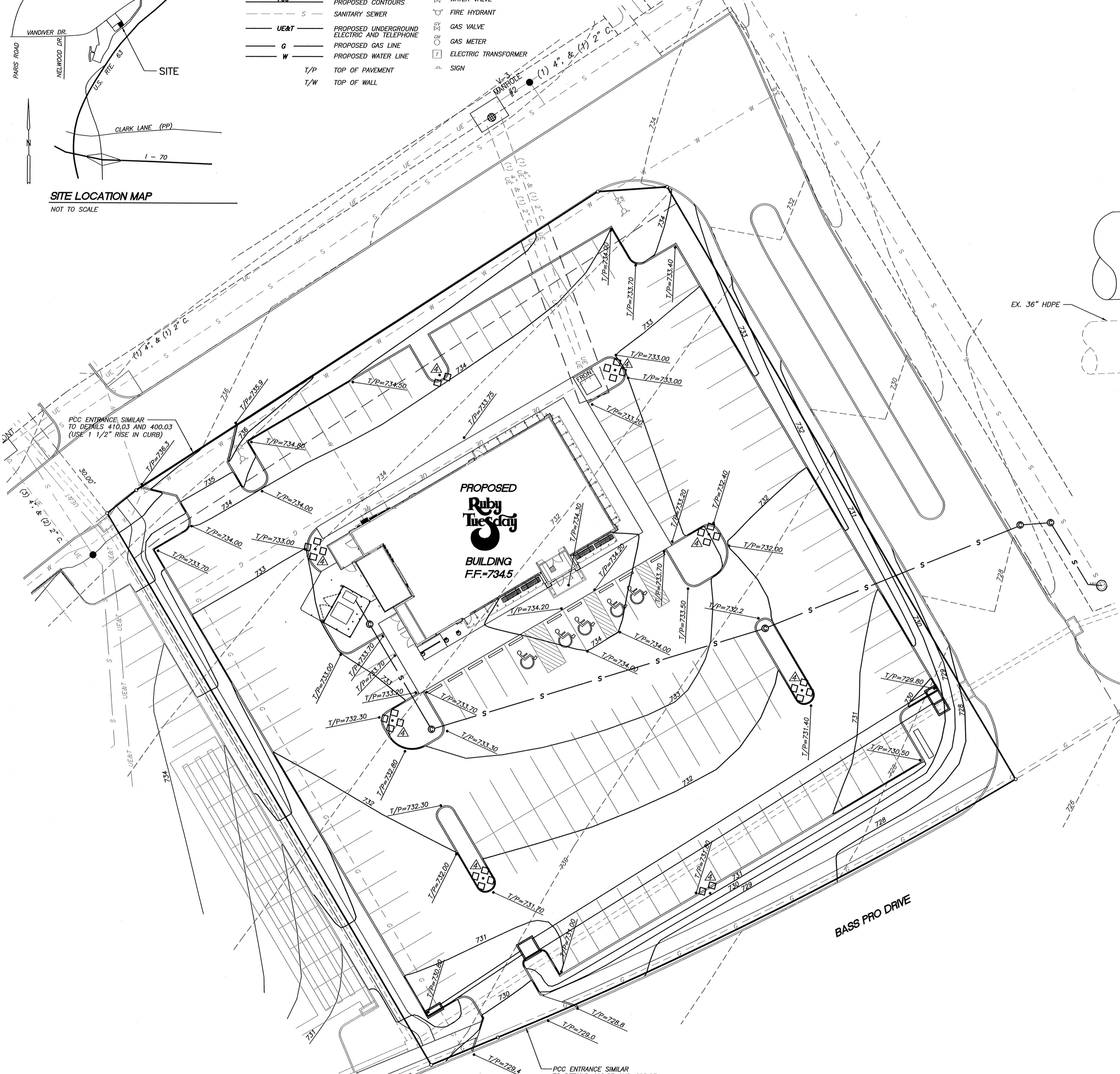
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SITE LOCATION MAP
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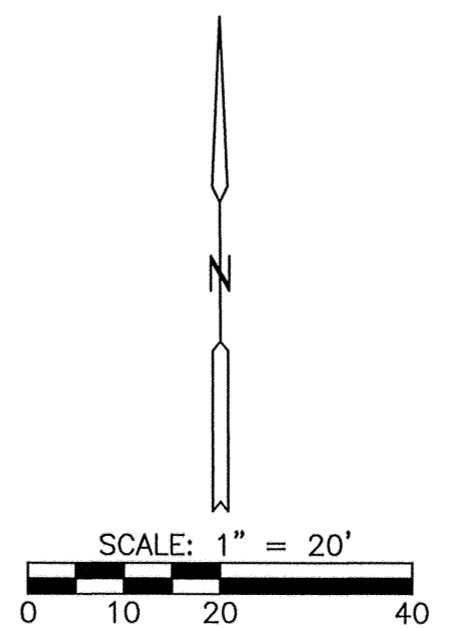
LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- △ R/W MARKER
- - - 700 EXISTING CONTOURS
- - - 700 PROPOSED CONTOURS
- - - S SANITARY SEWER
- - - UE&T PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE
- - - G PROPOSED GAS LINE
- - - W PROPOSED WATER LINE
- T/P TOP OF PAVEMENT
- T/W TOP OF WALL
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC TRANSFORMER
- SIGN



MODIFIED TYPE 'M' INLET (RT5)
N.T.S.

NOTE:
1. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR REVIEW BY A STRUCTURAL ENGINEER REGISTERED IN THE STATE OF MISSOURI.



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FAX (573) 875-8850

Ruby Tuesday
US Hwy. 63 - Center State Crossings
Columbia, Missouri

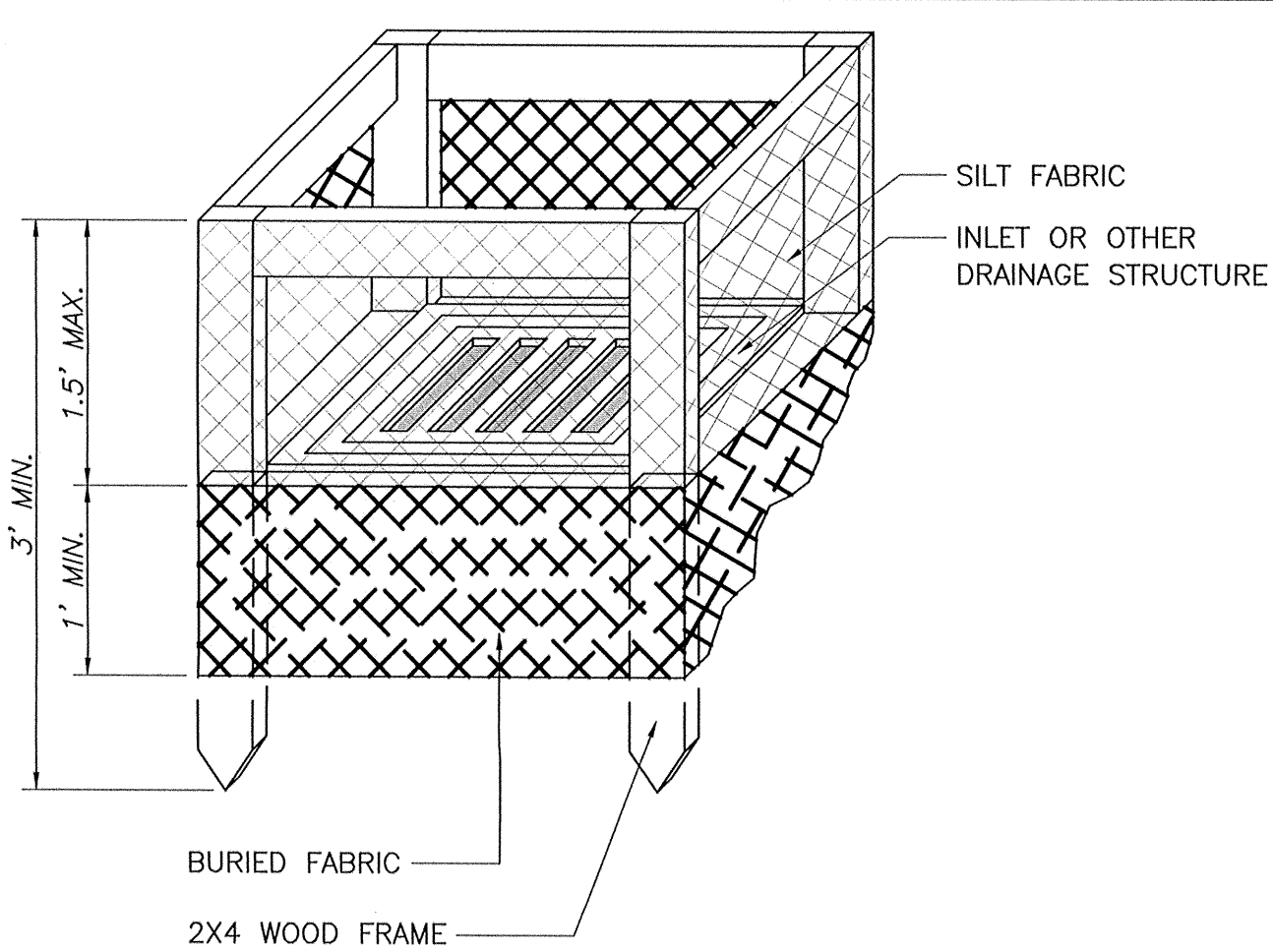
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RT#-4600.704



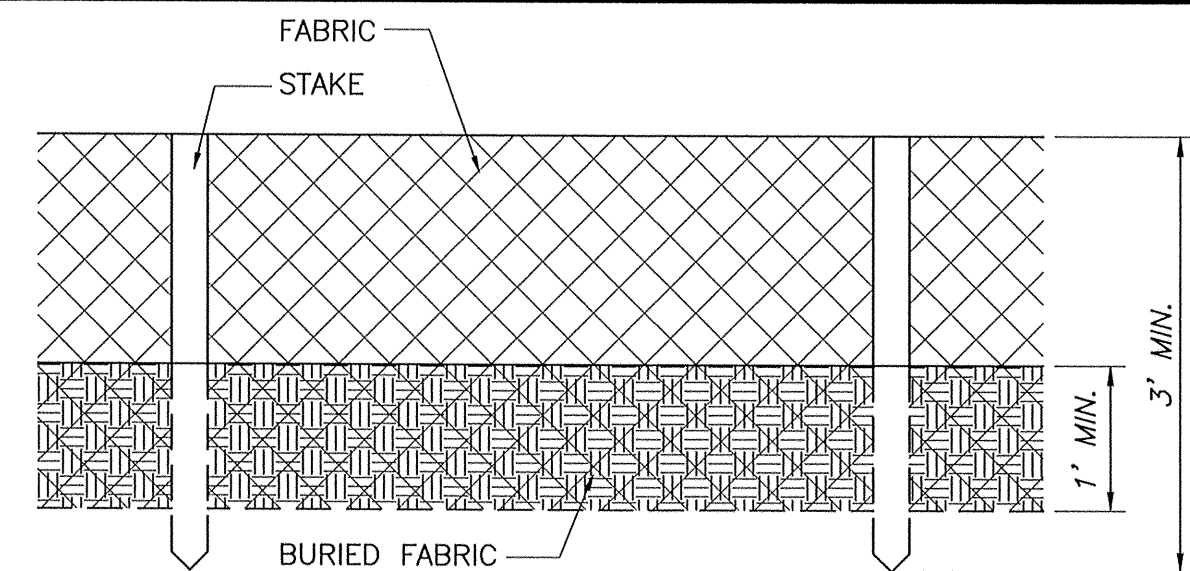
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REVISIONS:	
NOVEMBER 5, 2004	
DECEMBER 9, 2004	
JANUARY 25, 2005	
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GRADING PLAN

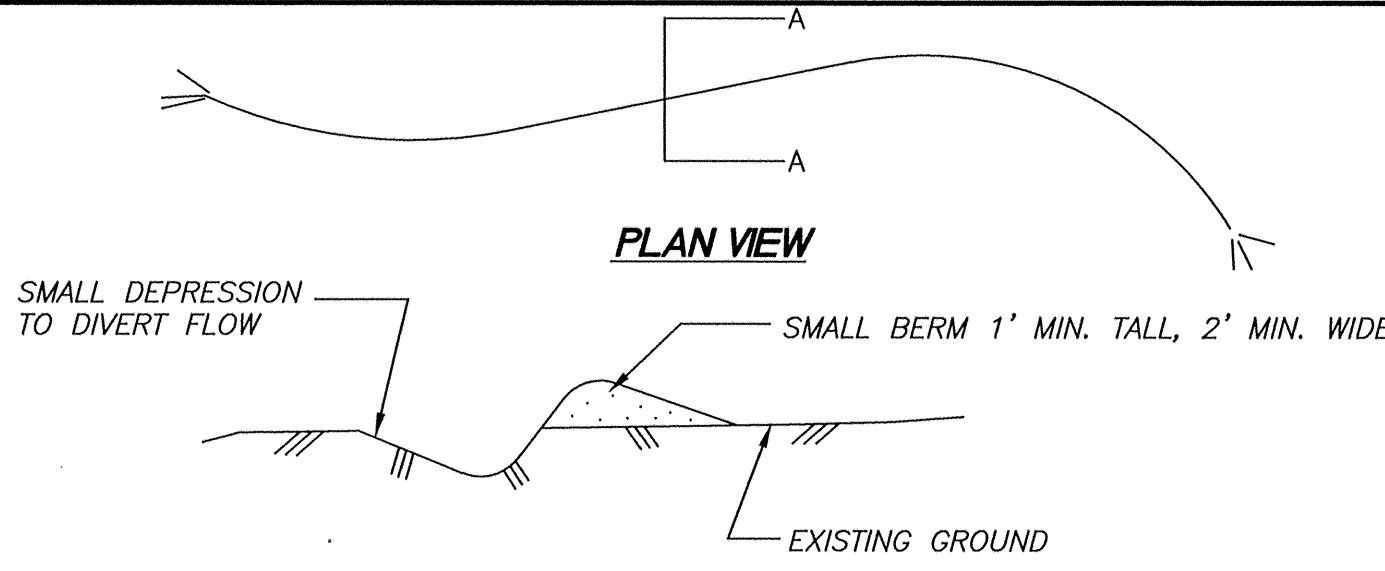
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SILT FENCE @ INLET
N.T.S.



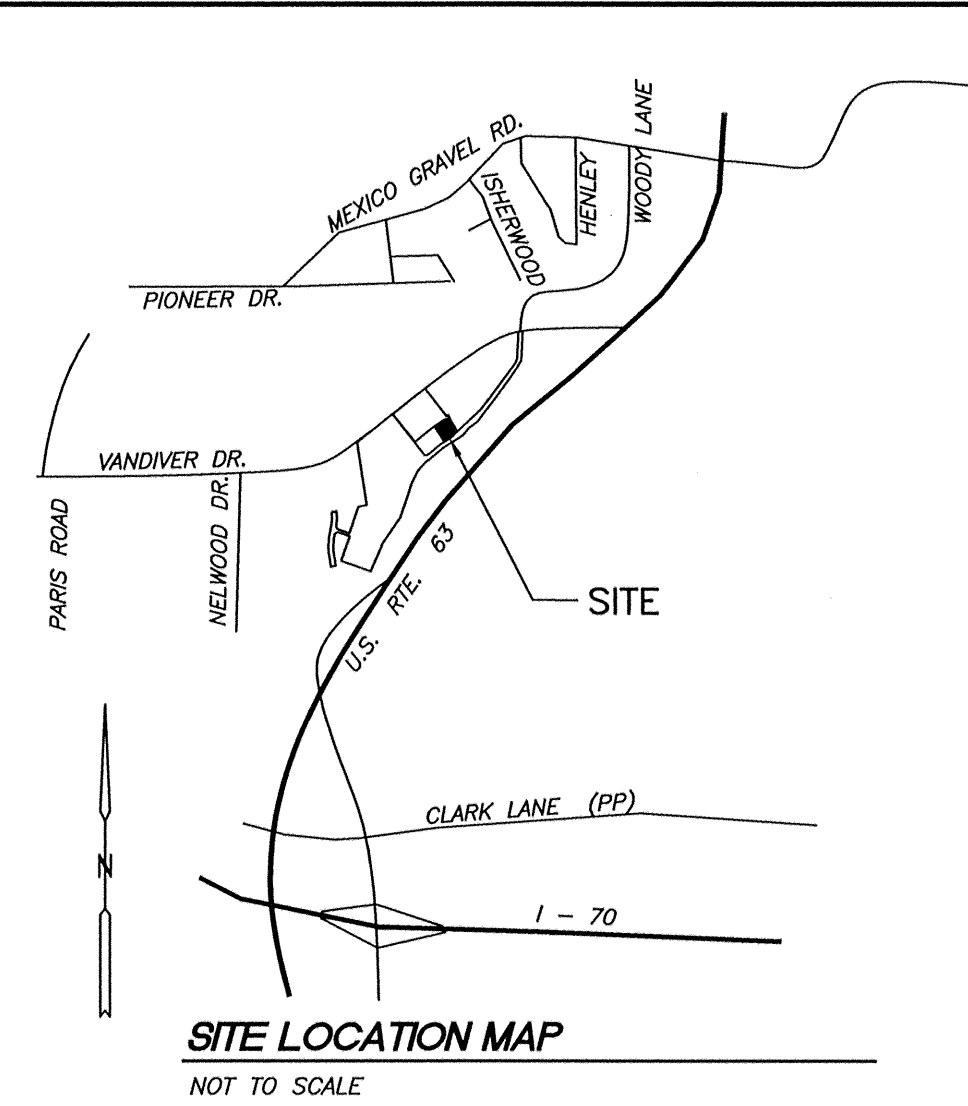
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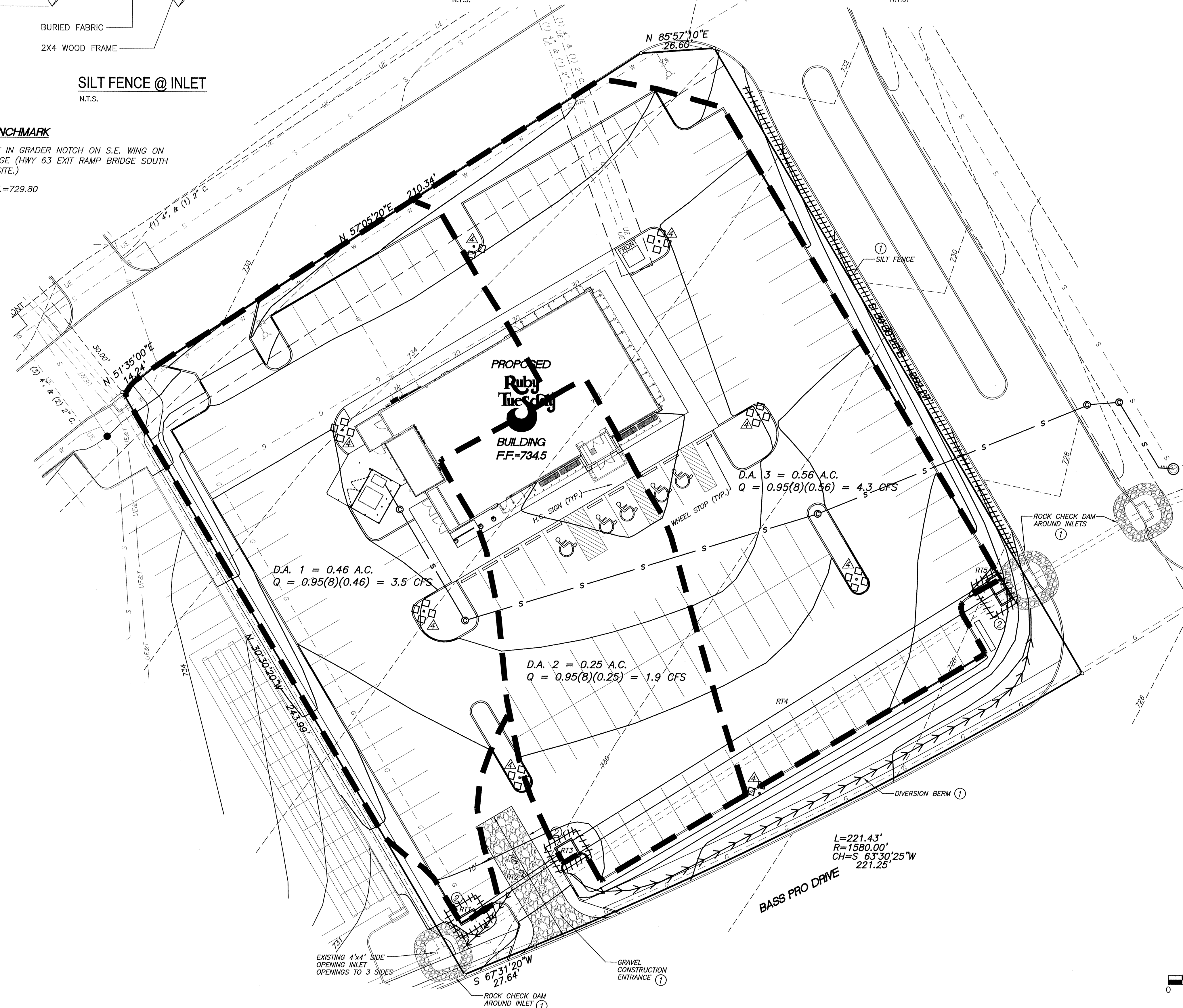
DIVERSION BERM DETAIL
N.T.S.

LEGEND

- IRON PIPE (UNLESS NOTED OTHERWISE)
- △ R/W MARKER
- - - 700 - EXISTING CONTOURS
- - - 700 - PROPOSED CONTOURS
- - - S - SANITARY SEWER
- - - UE&T - PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE
- - - G - PROPOSED GAS LINE
- - - W - PROPOSED WATER LINE
- ▬ DRAINAGE AREA
- ||||| SILT FENCE
- DIVERSION BERM
- SANITARY MANHOLE
- SANITARY CLEAN OUT
- WATER METER
- WATER VALVE
- FIRE HYDRANT
- GAS VALVE
- GAS METER
- ELECTRIC TRANSFORMER
- ⊠ SIGN



BENCHMARK
BOLT IN GRADER NOTCH ON S.E. WING ON BRIDGE (HWY 63 EXIT RAMP BRIDGE SOUTH OF SITE.)
ELEV. = 729.80



EROSION CONTROL NARRATIVE

1. THIS PROJECT WILL PROVIDE THE GRADING FOR RUBY TUESDAY. THE SITE IS CURRENTLY BEING GRADED AS PER THE APPROVED LAND DISTURBANCE PLAN FOR CENTERSTATE CROSSINGS. NO SIGNIFICANT EROSION OR SILTATION PROBLEMS ARE EXPECTED WITH THE PROPOSED MEASURES IN PLACE.
2. THIS PLAN WILL COMBINE WITH MEASURES ALREADY IN PLACE FOR CENTERSTATE CROSSINGS. THESE OTHER MEASURES INCLUDE SILT FENCES, SEEDING AND MULCHING, DIVERSION BERMS, AND TEMPORARY SEDIMENT TRAPS. WITH CHANGES IN THE SURROUNDING DEVELOPMENT, ADDITIONAL EROSION CONTROL MEASURES MAY BE NECESSARY.
3. HYDRAULIC CALCULATIONS WILL BE FILED SEPARATELY FROM THIS PLAN.
4. DURING CONSTRUCTION, THE CONTRACTOR AND OWNER(S) SHALL MONITOR SILT LEVELS AND EROSION CONTROL STRUCTURES AND ENSURE PROPER MAINTENANCE. PERIODIC CLEANING WILL BE NECESSARY.
5. INITIAL GRADING ACTIVITY WILL BE FOCUSED ON THE BUILDING PAD AND STAGING AREA FOR BUILDING CONSTRUCTION. DISTURBED AREAS WILL BE RESEED AS SOON AS POSSIBLE. THE AREA WILL BE LEFT DENODED FOR A MAXIMUM OF 12 MONTHS.
6. EROSION CONTROL MEASURES WERE CHOSEN BASED ON SITE TOPOGRAPHY AND DRAINAGE AREAS.
7. THE CONTRACTOR AND PROPERTY OWNER(S) SHALL ROUTINELY INSPECT ALL EROSION CONTROL STRUCTURES FOR CONDITION AND EFFECTIVENESS. FAILING STRUCTURES SHALL BE ADJUSTED OR RECONSTRUCTED. ALL EROSION CONTROL MEASURES SHALL COMPLY WITH THE CITY OF COLUMBIA'S STORM DRAINAGE DESIGN MANUAL.

ENVIRONMENTAL STATEMENTS

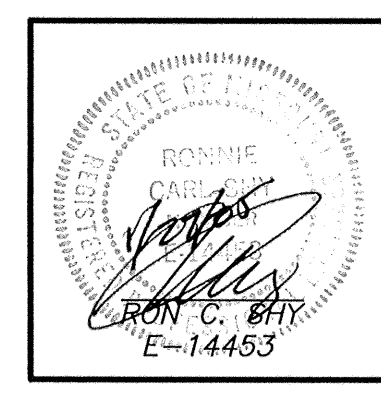
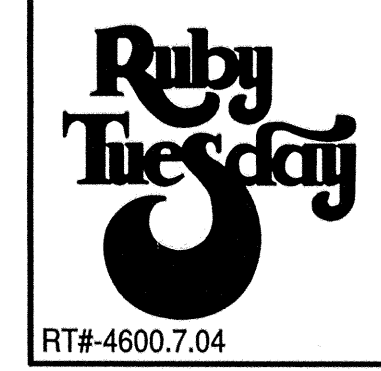
1. SUBSTANCES REGULATED BY FEDERAL LAW UNDER THE RESOURCE CONSERVATION AND RECOVERY ACT (RCRA) OR THE COMPREHENSIVE ENVIRONMENTAL RESPONSE COMPENSATION AND LIABILITY ACT (CERCLA) WHICH ARE TRANSPORTED, STORED OR USED FOR MAINTENANCE, CLEANING OR REPAIRS SHALL BE MANAGED ACCORDING TO THE PROVISIONS OF RCRA AND CERCLA.
2. ALL PAINTS, SOLVENTS, PETROLEUM PRODUCTS AND PETROLEUM WASTE PRODUCTS (EXCEPT FUELS) AND STORAGE CONTAINERS (SUCH AS DRUMS, CANS OR CARTONS) SHALL BE STORED SUCH THAT THESE MATERIALS ARE NOT EXPOSED TO STORM WATER. SUFFICIENT PRACTICES OF SPILL PREVENTION, CONTROL AND/OR MANAGEMENT SHALL BE PROVIDED TO PREVENT ANY SPILLS OF THESE POLLUTANTS FROM ENTERING A WATER OF THE STATE. ANY CONTAINMENT SYSTEM USED TO IMPLEMENT THIS REQUIREMENT SHALL BE CONSTRUCTED OF MATERIALS COMPATIBLE WITH THE SUBSTANCES CONTAINED AND SHALL ALSO PREVENT THE CONTAMINATION OF GROUNDWATER.
3. THE APPLICANT SHALL NOTIFY BY TELEPHONE AND IN WRITING THE MISSOURI DEPARTMENT OF NATURAL RESOURCES, WATER POLLUTION CONTROL PROGRAM, POST OFFICE BOX 176, JEFFERSON CITY, MO 65102, 1-800-361-4827, OF ANY OIL SPILLS OR IF HAZARDOUS SUBSTANCES ARE FOUND DURING THE PROSECUTION OF WORK UNDER THIS PERMIT.

EROSION CONTROL NOTES

1. ① DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AS ROUGH GRADING BEGINS. TYPICALLY THE EROSION CONTROL STRUCTURES SHOULD BE INSTALLED IN THE AREAS DISTURBED AT THE END OF EACH DAY.
2. ② DENOTES EROSION CONTROL STRUCTURES THAT SHOULD BE INSTALLED AROUND DRAINAGE STRUCTURES AFTER THEY ARE INSTALLED AND REMOVED ONLY FOR PAVING OPERATIONS.
3. NATURAL GROUND COVER WILL BE MAINTAINED WHERE POSSIBLE.
4. - - - - DENOTES "FABRIC OR STRAWBALE SEDIMENT BARRIER."
EROSION CONTROL STRUCTURES SHALL BE INSTALLED AT LOCATIONS DISTURBED AT END OF EACH DAY WHERE PRACTICAL.
5. EROSION CONTROL STRUCTURES SHALL REMAIN IN PLACE UNTIL REMOVED OR REPLACED BY INDIVIDUAL LOT CONSTRUCTION ACTIVITIES OR PAVING OF STREETS.
6. EROSION CONTROL STRUCTURES SHOULD BE FIELD ADJUSTED TO ACCOMPLISH DESIRED RESULTS. DEVELOPER SHALL PROVIDE EROSION CONTROL AROUND ANY STOCKPILED, EXCAVATED MATERIAL.
7. ALL EROSION CONTROL DEVICES SHALL BE INSTALLED IN CONFORMITY WITH THE CITY OF COLUMBIA STORM DRAINAGE DESIGN MANUAL.
8. INLETS SHALL BE PROTECTED WITH SILT FENCE OR "GUTTER BUDDIES" OR EQUIVALENT.
9. → → → DENOTES EARTH DIVERSION BERM

ALLSTATE CONSULTANTS, P.C.
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COLUMBIA, MISSOURI 65201
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FAX (573) 875-8850

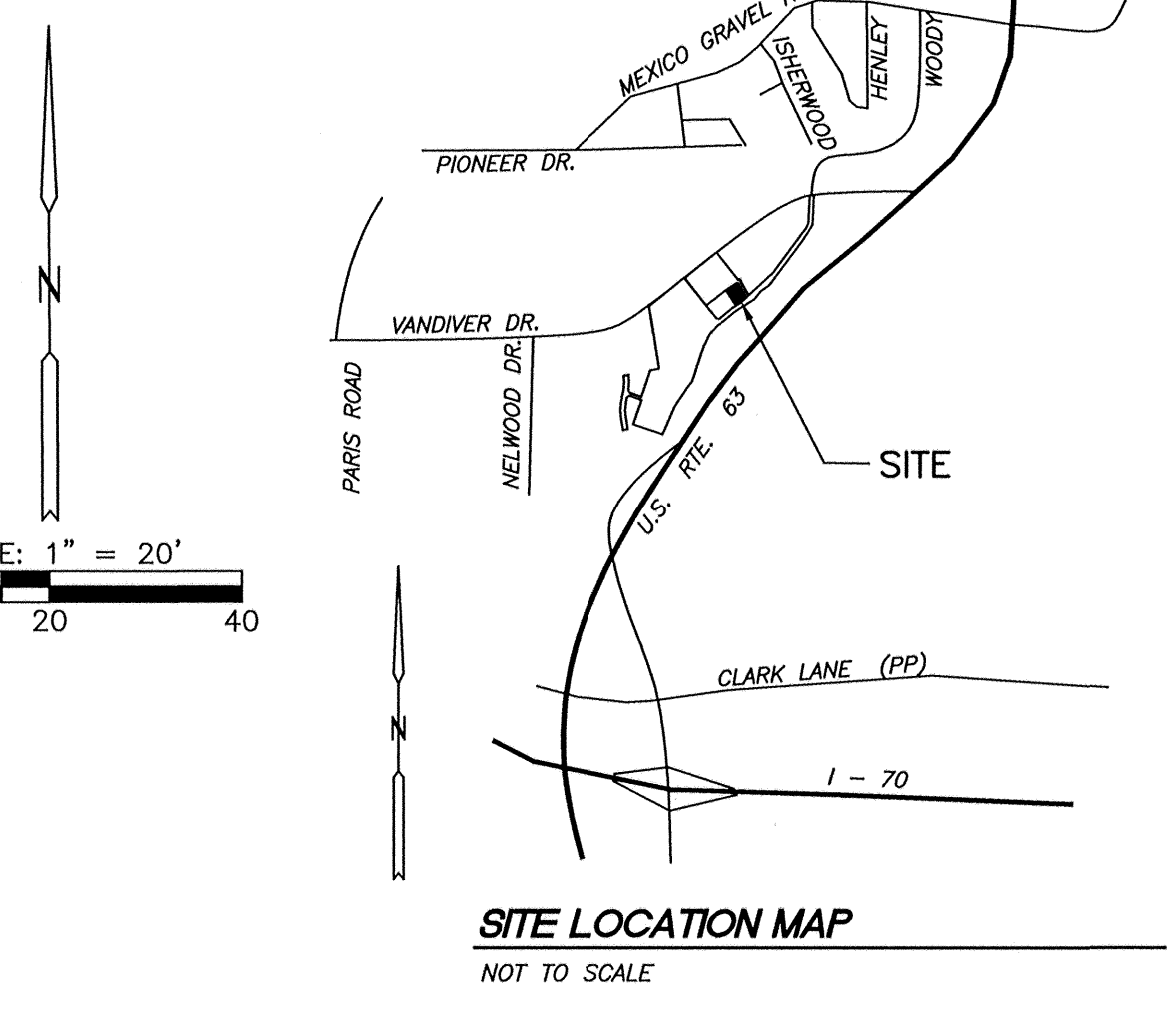
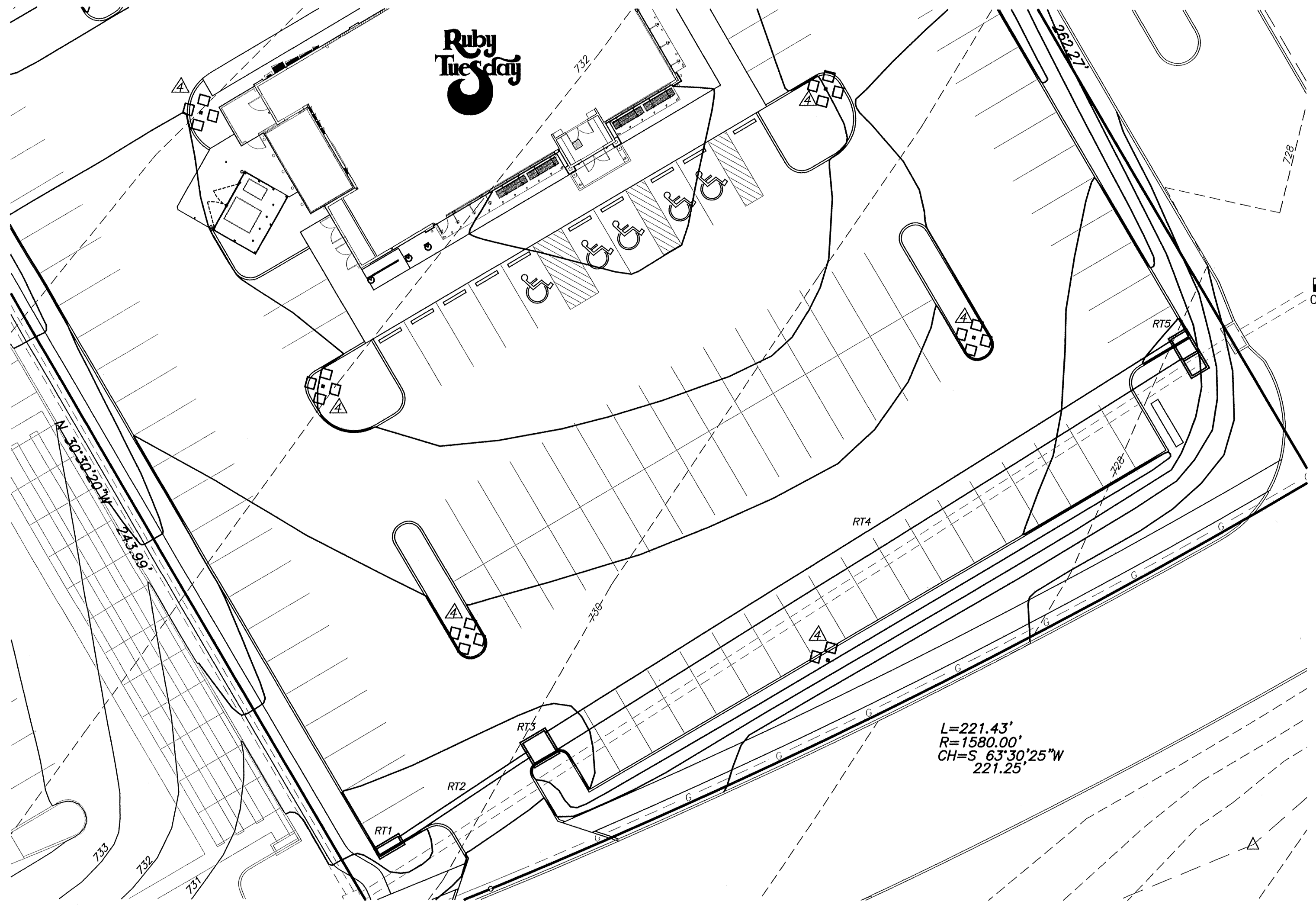
Ruby Tuesday
US Hwy. 63 - Center State Crossings
Columbia, Missouri



FILE NO:	04338.01
PLOT SCALE:	1"=20'
DWG BY:	JFS
REVISIONS:	
1	DECEMBER 9, 2004
2	JANUARY 25, 2005
ISSUE DATE:	9/30/04

STORM WATER MANAGEMENT PLAN

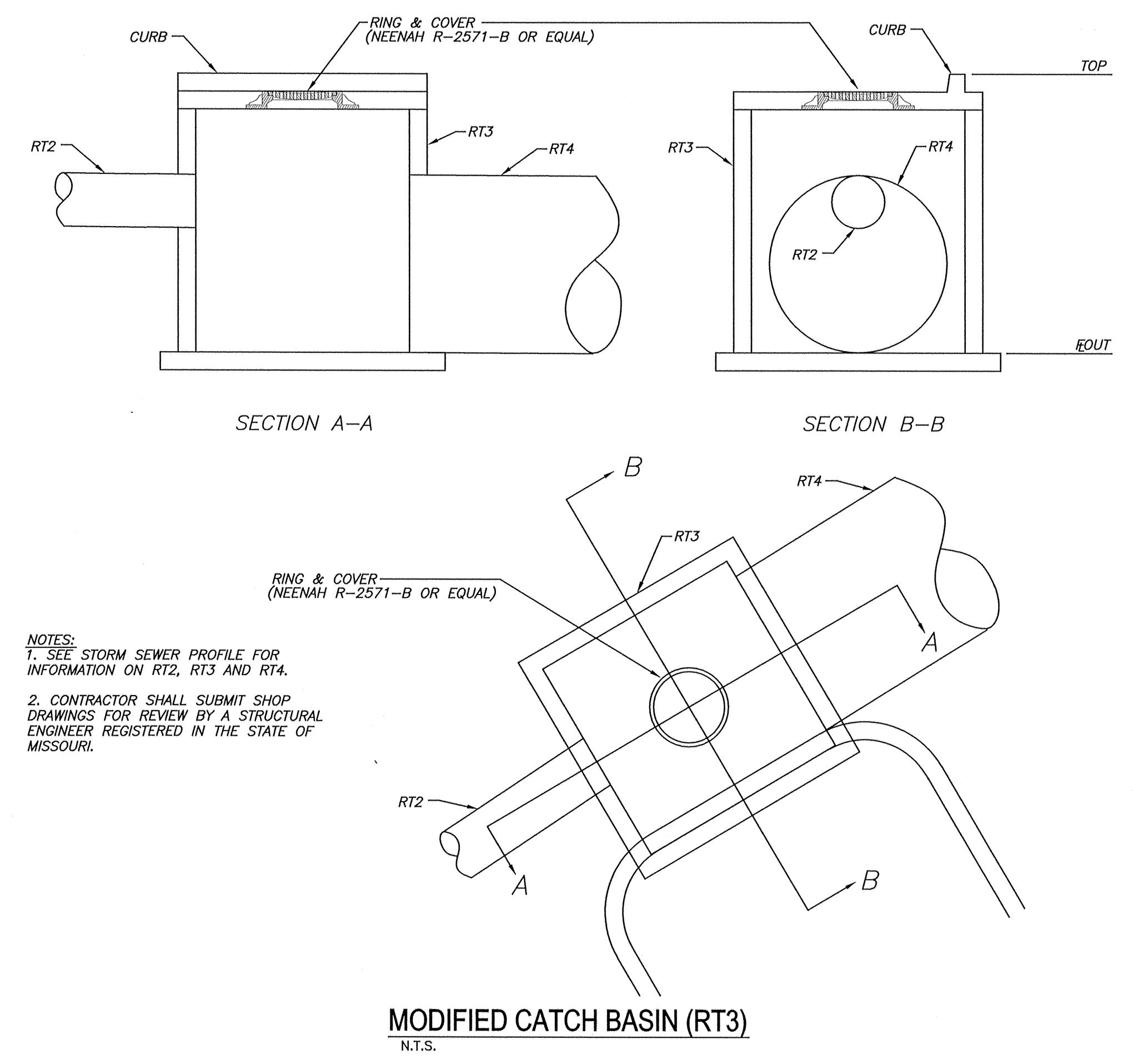
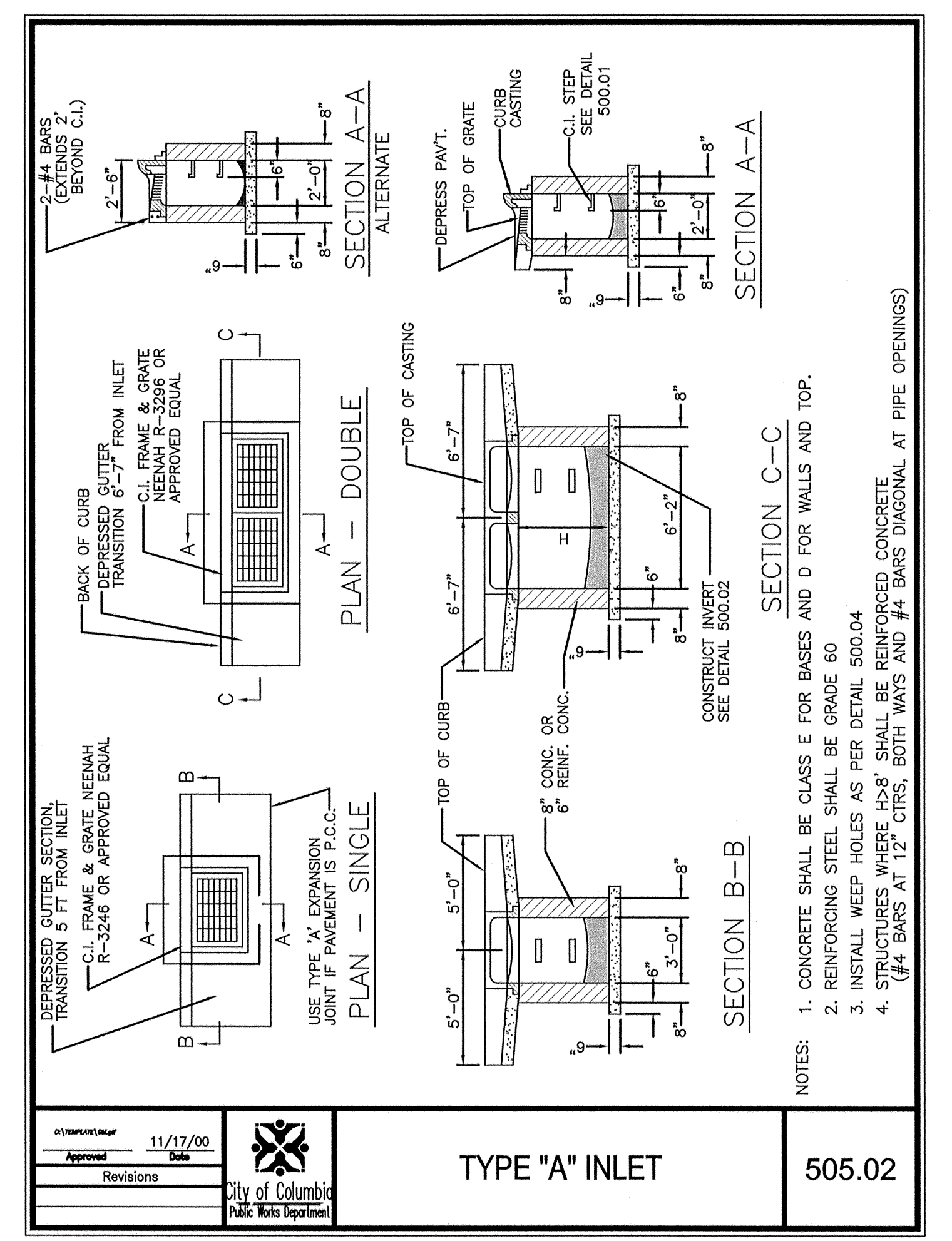
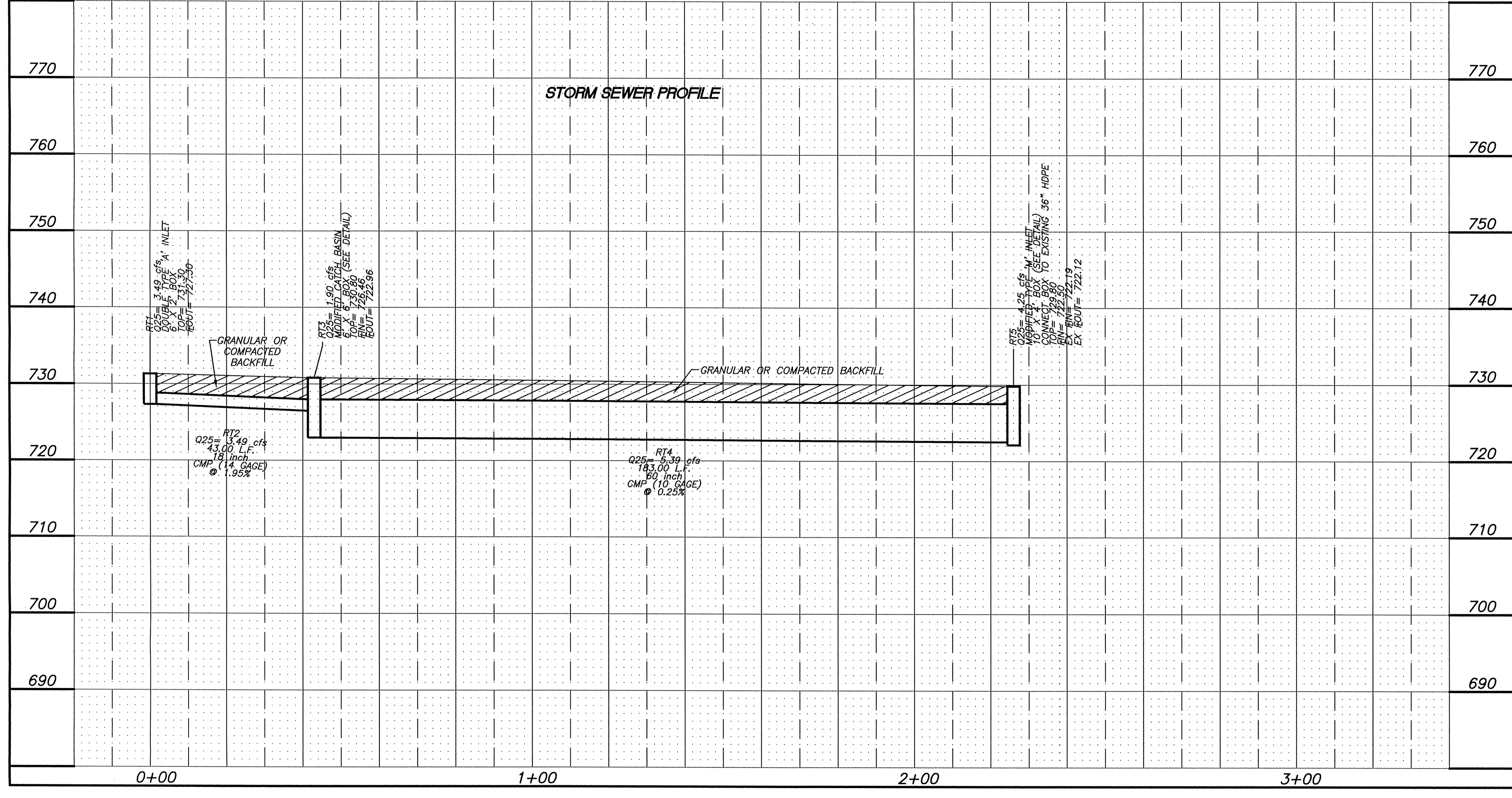
C3



- LEGEND**
- IRON PIPE (UNLESS NOTED OTHERWISE)
 - △ R/W MARKER
 - 700- EXISTING CONTOURS
 - 700- PROPOSED CONTOURS
 - S SANITARY SEWER
 - UE&T PROPOSED UNDERGROUND ELECTRIC AND TELEPHONE
 - G PROPOSED GAS LINE
 - W PROPOSED WATER LINE
 - MH SANITARY MANHOLE
 - SANITARY CLEAN OUT
 - WATER METER
 - WATER VALVE
 - FIRE HYDRANT
 - GAS VALVE
 - GAS METER
 - ELECTRIC TRANSFORMER
 - SIGN

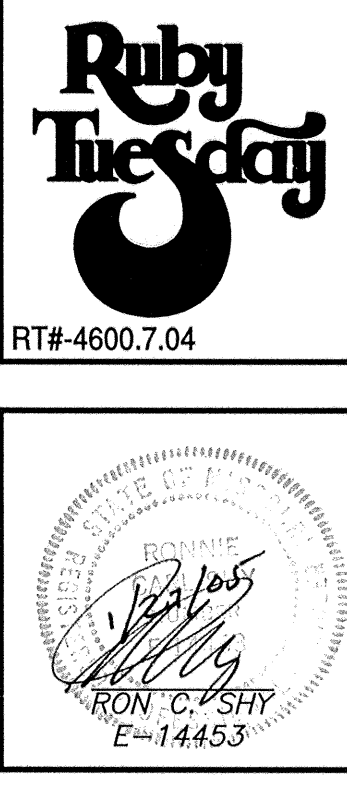
BENCHMARK
BOLT IN GRADER NOTCH ON S.E. WING ON BRIDGE (HWY 63 EXIT RAMP BRIDGE SOUTH OF SITE.)
ELEV.=729.80

SCALE: HOR. 1"=20'
VER. 1"=10'



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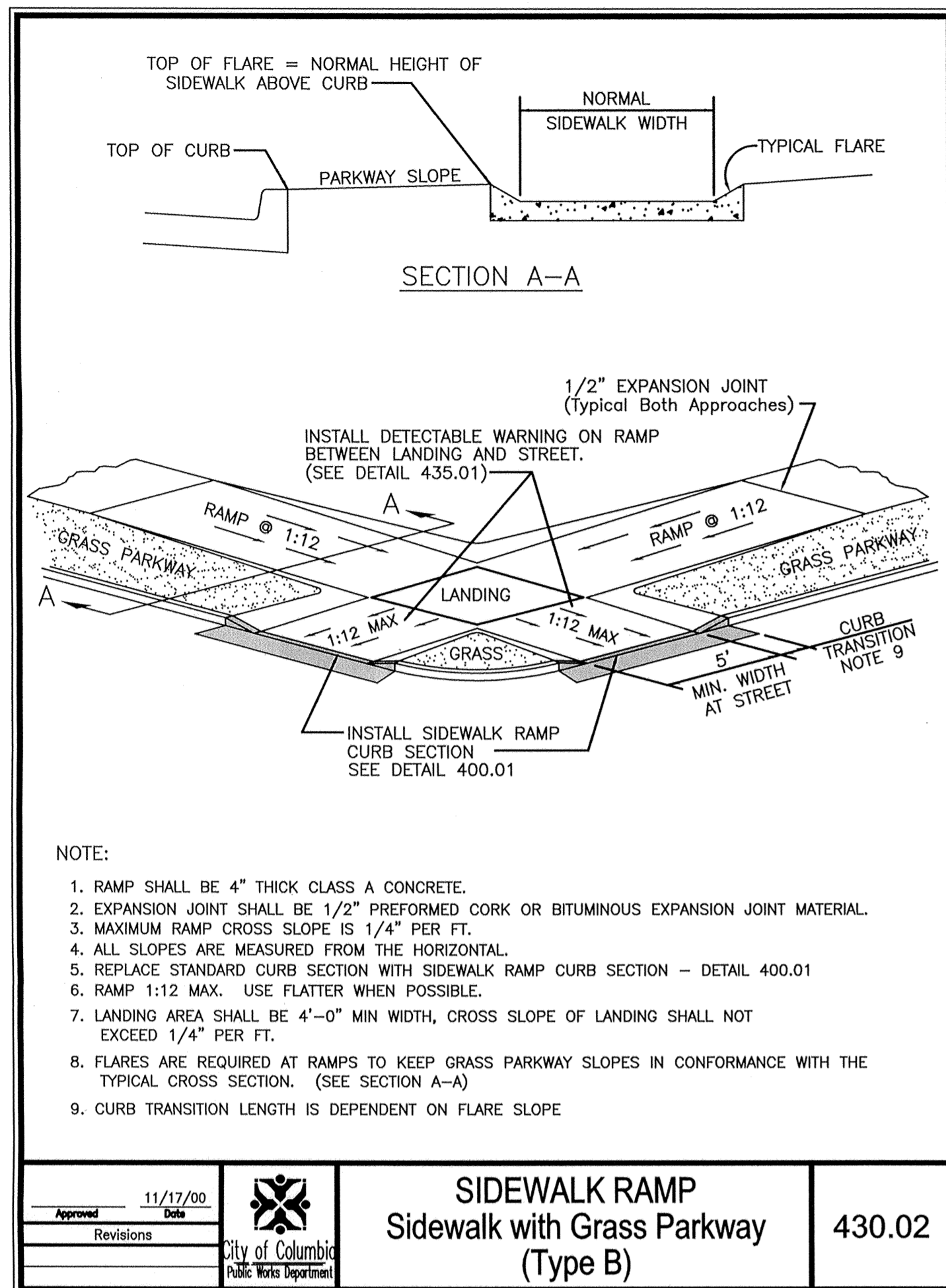
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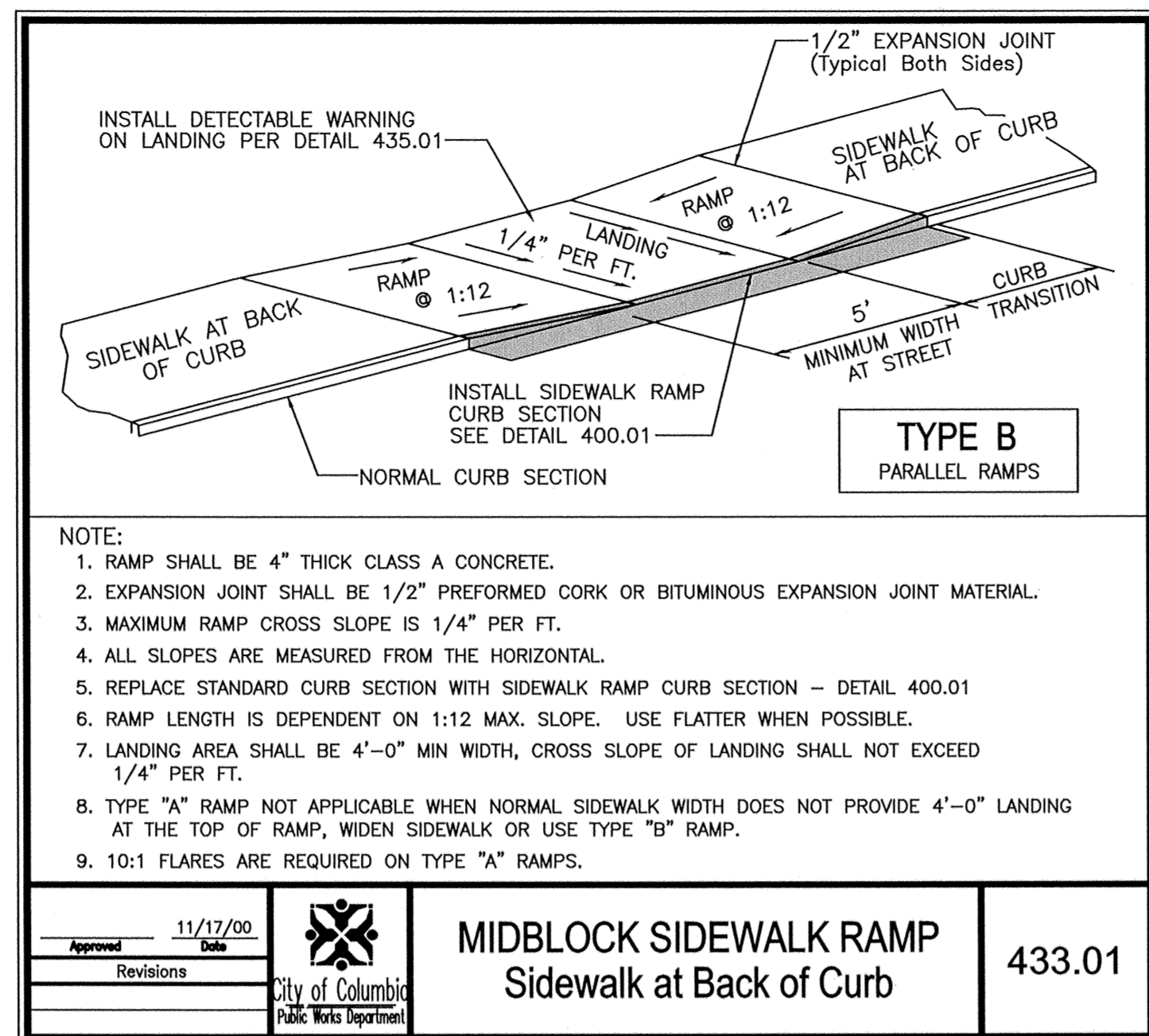
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PLOT SCALE:	1"-20"
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REVISIONS:	
DECEMBER 9, 2004	
JANUARY 25, 2005	
ISSUE DATE:	9/30/04

STORM WATER PLAN AND PROFILE AND DETAILS

C4

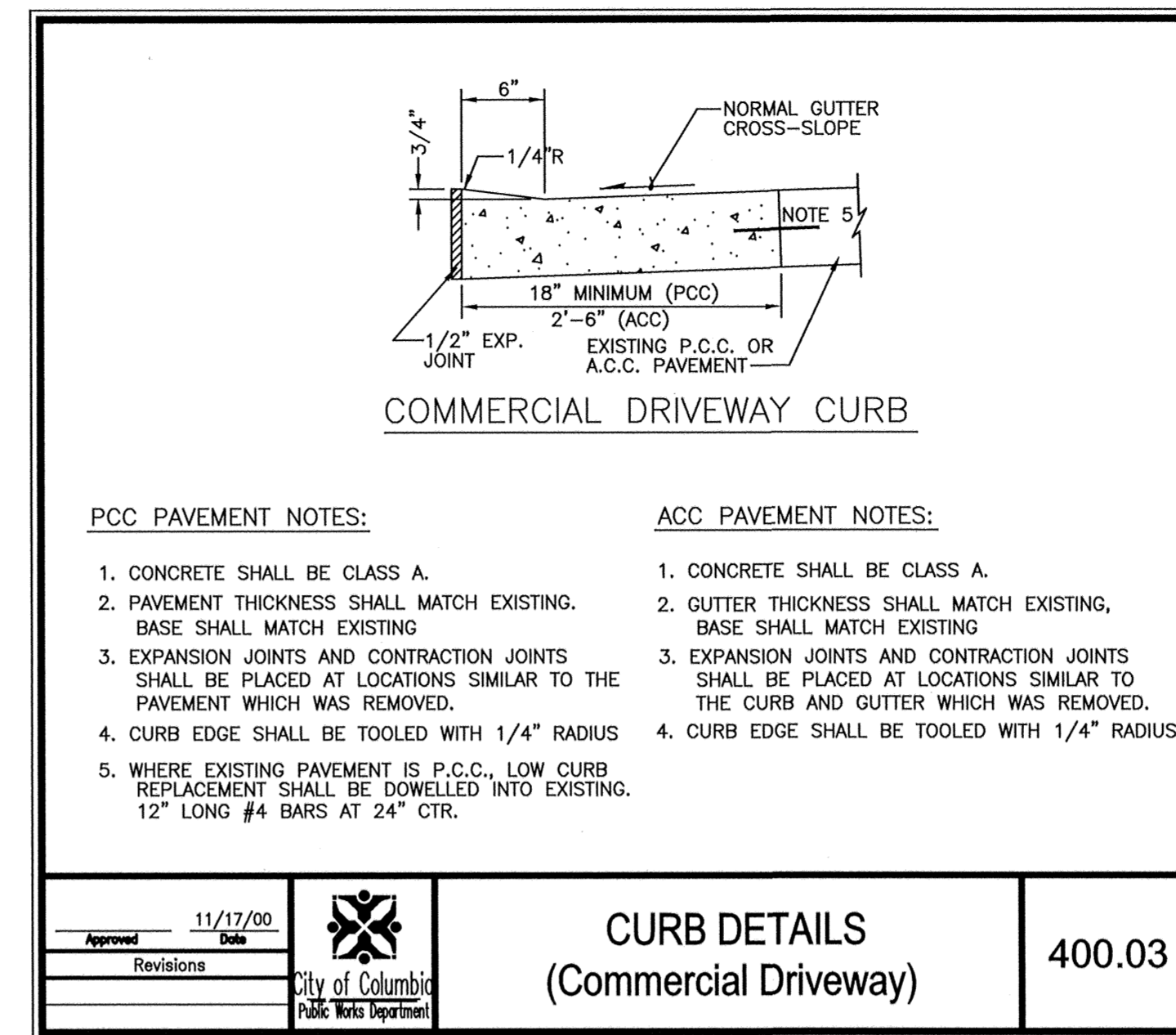


- NOTE:
1. RAMP SHALL BE 4" THICK CLASS A CONCRETE.
 2. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
 3. MAXIMUM RAMP CROSS SLOPE IS 1/4" PER FT.
 4. ALL SLOPES ARE MEASURED FROM THE HORIZONTAL.
 5. REPLACE STANDARD CURB SECTION WITH SIDEWALK RAMP CURB SECTION - DETAIL 400.01
 6. RAMP 1:12 MAX. USE FLATTER WHEN POSSIBLE.
 7. LANDING AREA SHALL BE 4'-0" MIN WIDTH, CROSS SLOPE OF LANDING SHALL NOT EXCEED 1/4" PER FT.
 8. FLARES ARE REQUIRED AT RAMP TO KEEP GRASS PARKWAY SLOPES IN CONFORMANCE WITH THE TYPICAL CROSS SECTION. (SEE SECTION A-A)
 9. CURB TRANSITION LENGTH IS DEPENDENT ON FLARE SLOPE



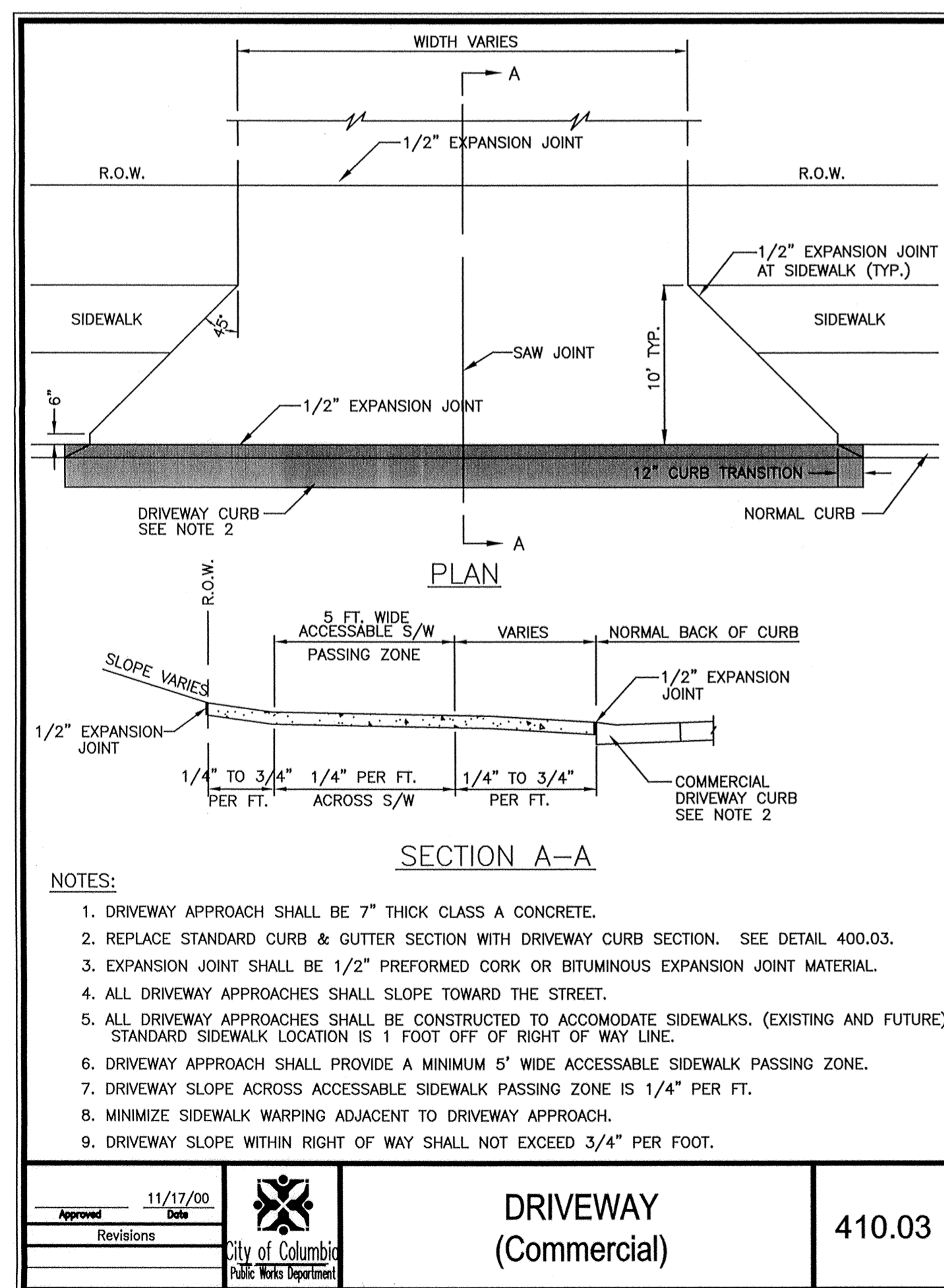
- NOTE:
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 4. ALL SLOPES ARE MEASURED FROM THE HORIZONTAL.
 5. REPLACE STANDARD CURB SECTION WITH SIDEWALK RAMP CURB SECTION - DETAIL 400.01
 6. RAMP LENGTH IS DEPENDENT ON 1:12 MAX. SLOPE. USE FLATTER WHEN POSSIBLE.
 7. LANDING AREA SHALL BE 4'-0" MIN WIDTH, CROSS SLOPE OF LANDING SHALL NOT EXCEED 1/4" PER FT.
 8. TYPE "A" RAMP NOT APPLICABLE WHEN NORMAL SIDEWALK WIDTH DOES NOT PROVIDE 4'-0" LANDING AT THE TOP OF RAMP, WIDEN SIDEWALK OR USE TYPE "B" RAMP.
 9. 10:1 FLARES ARE REQUIRED ON TYPE "A" RAMP.

Approved	11/17/00		MIDBLOCK SIDEWALK RAMP Sidewalk at Back of Curb	433.01
Revisions	Date			



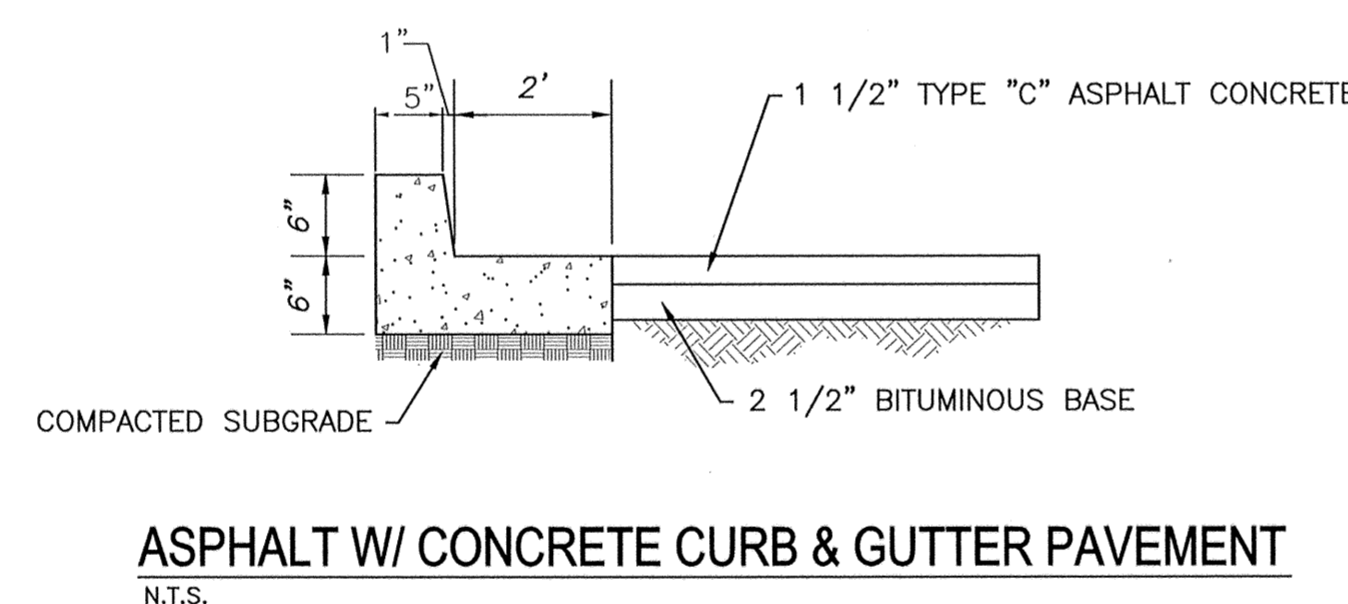
- PCC PAVEMENT NOTES:
1. CONCRETE SHALL BE CLASS A.
 2. PAVEMENT THICKNESS SHALL MATCH EXISTING. BASE SHALL MATCH EXISTING.
 3. EXPANSION JOINTS AND CONTRACTION JOINTS SHALL BE PLACED AT LOCATIONS SIMILAR TO THE PAVEMENT WHICH WAS REMOVED.
 4. CURB EDGE SHALL BE TOOLED WITH 1/4" RADIUS.
 5. WHERE EXISTING PAVEMENT IS P.C.C. LOW CURB REPLACEMENT SHALL BE DOWELED INTO EXISTING. 12" LONG #4 BARS AT 24" CTR.
- ACC PAVEMENT NOTES:
1. CONCRETE SHALL BE CLASS A.
 2. GUTTER THICKNESS SHALL MATCH EXISTING. BASE SHALL MATCH EXISTING.
 3. EXPANSION JOINTS AND CONTRACTION JOINTS SHALL BE PLACED AT LOCATIONS SIMILAR TO THE CURB AND GUTTER WHICH WAS REMOVED.
 4. CURB EDGE SHALL BE TOOLED WITH 1/4" RADIUS.

Approved	11/17/00		CURB DETAILS (Commercial Driveway)	400.03
Revisions	Date			

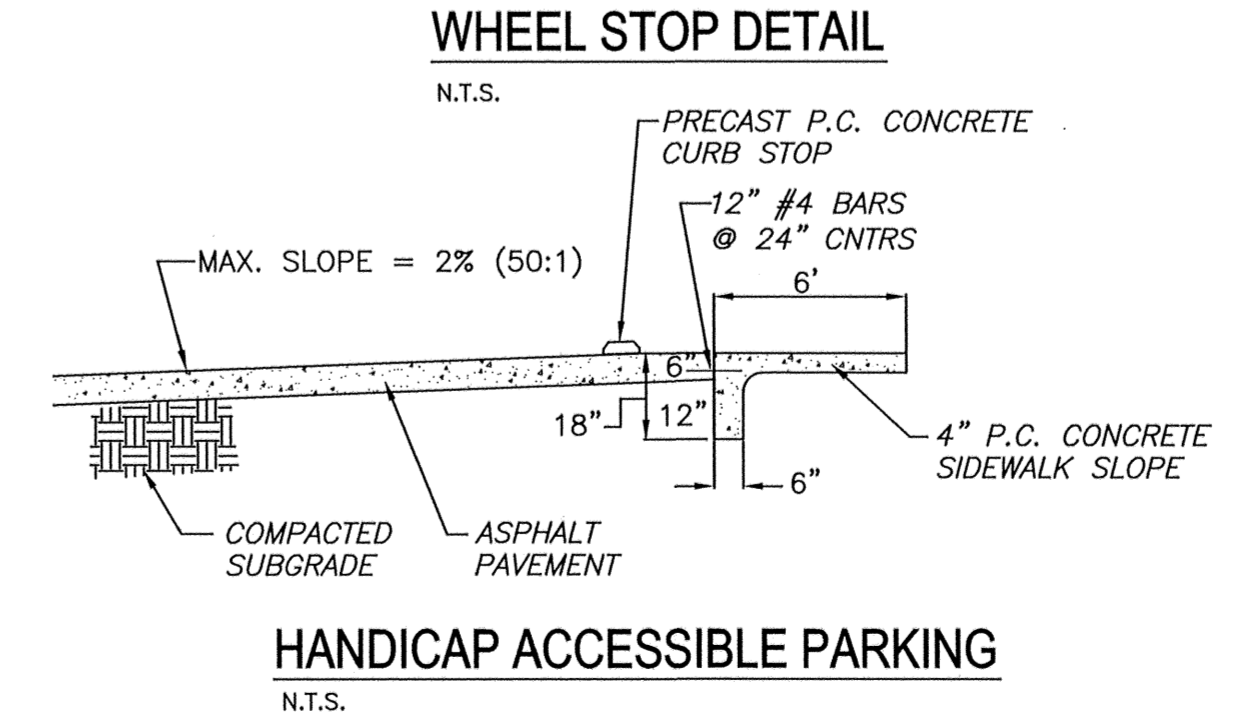
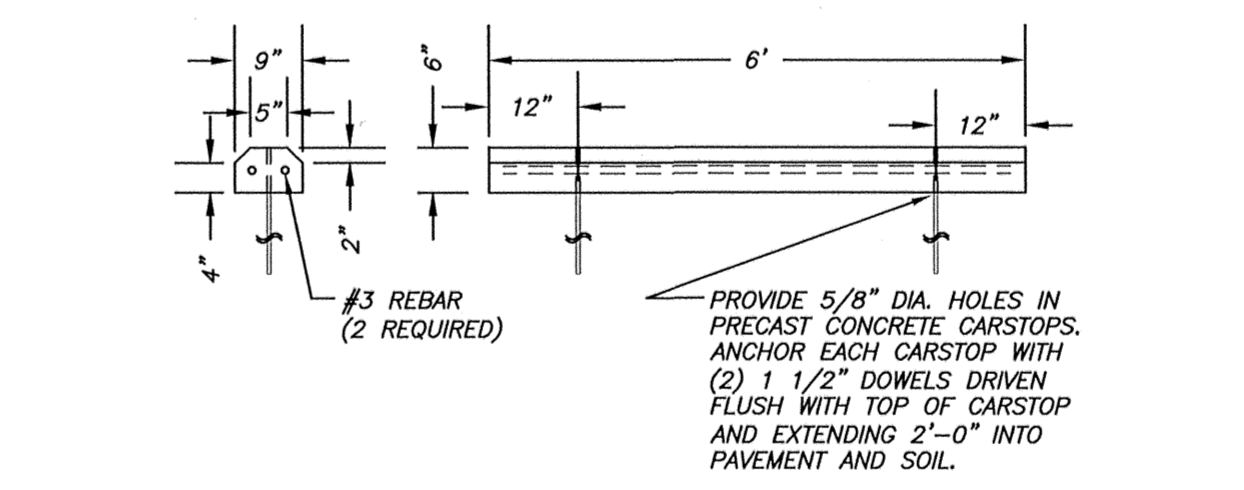
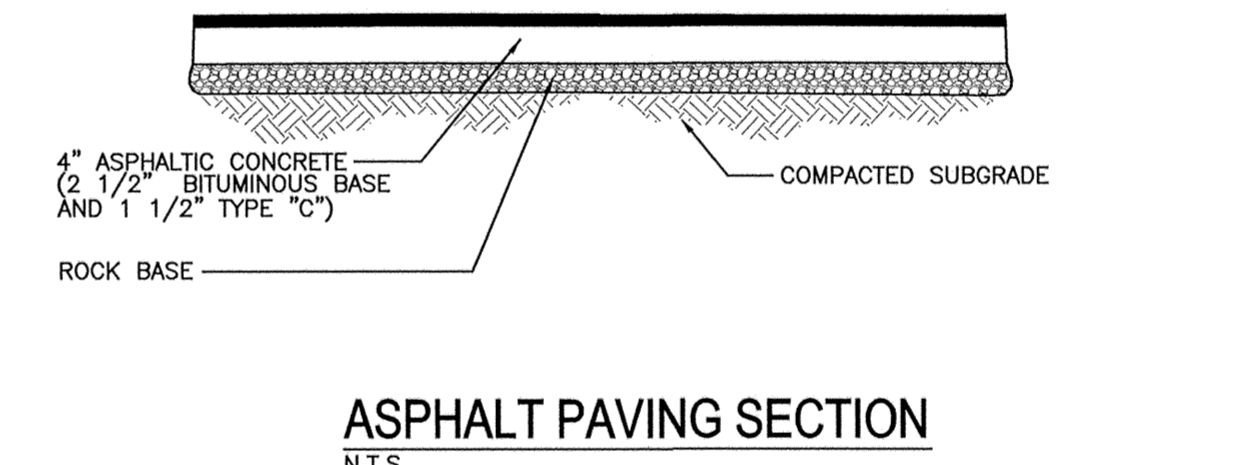
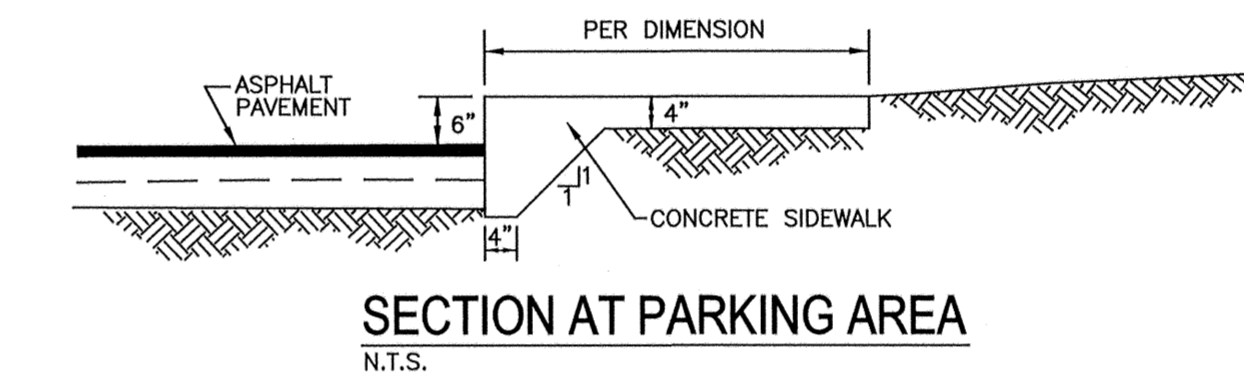


- NOTES:
1. DRIVEWAY APPROACH SHALL BE 7" THICK CLASS A CONCRETE.
 2. REPLACE STANDARD CURB & GUTTER SECTION WITH DRIVEWAY CURB SECTION. SEE DETAIL 400.03.
 3. EXPANSION JOINT SHALL BE 1/2" PREFORMED CORK OR BITUMINOUS EXPANSION JOINT MATERIAL.
 4. ALL DRIVEWAY APPROACHES SHALL SLOPE TOWARD THE STREET.
 5. ALL DRIVEWAY APPROACHES SHALL BE CONSTRUCTED TO ACCOMMODATE SIDEWALKS. (EXISTING AND FUTURE) STANDARD SIDEWALK LOCATION IS 1 FOOT OFF OF RIGHT OF WAY LINE.
 6. DRIVEWAY APPROACH SHALL PROVIDE A MINIMUM 5' WIDE ACCESSIBLE SIDEWALK PASSING ZONE.
 7. DRIVEWAY SLOPE ACROSS ACCESSIBLE SIDEWALK PASSING ZONE IS 1/4" PER FT.
 8. MINIMIZE SIDEWALK WARPING ADJACENT TO DRIVEWAY APPROACH.
 9. DRIVEWAY SLOPE WITHIN RIGHT OF WAY SHALL NOT EXCEED 3/4" PER FOOT.

Approved	11/17/00		DRIVEWAY (Commercial)	410.03
Revisions	Date			



ASPHALT W/ CONCRETE CURB & GUTTER PAVEMENT
N.T.S.



ALLSTATE CONSULTANTS, P.C.
3312 LEMONE INDUSTRIAL BLVD.
COLUMBIA, MISSOURI 65201
PHONE (573) 875-8799
FAX (573) 875-8850

Ruby Tuesday
US Hwy. 63 - Center State Crossings
Columbia, Missouri
RT#-4600.704

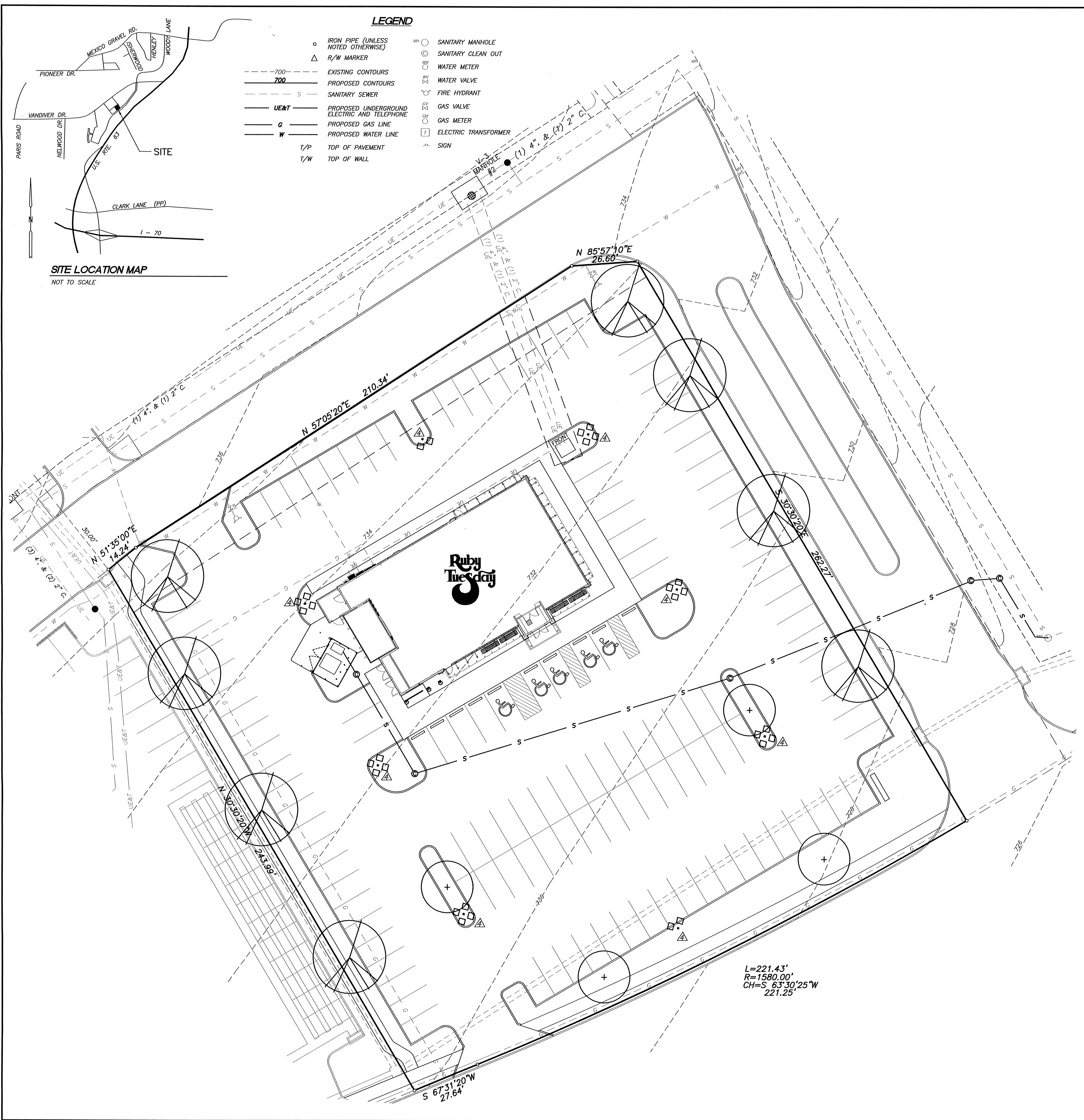
RON C. SHY
E-14453

FILE NO: 04338.01
PLOT SCALE: NOT TO SCALE
DWG BY: JPS
REVISIONS:
DECEMBER 9, 2004

ISSUE DATE: 9/30/04

DETAILS

C5



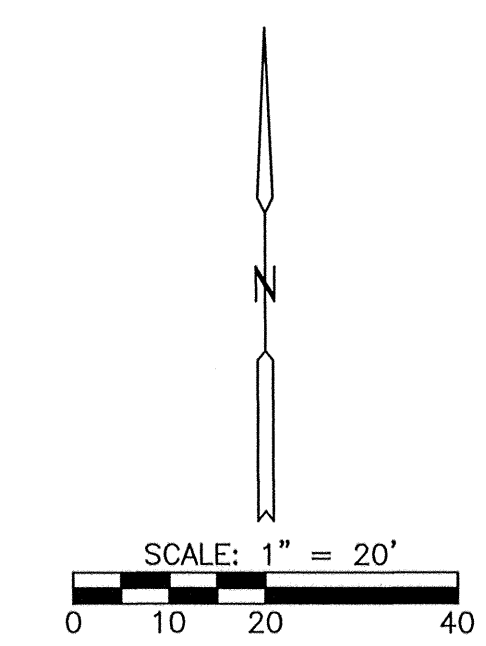
PLANT LEGEND

SYMBOL	QTY	DESCRIPTION	SIZE
⊕	8	Cimmeran Ash	2" cal
⊙	4	Snowdrift Crabapple	2" cal

△ TOTAL AREA OF LOT 65180 SF
 PERVIOUS AREA 12,220 SF - 18.7% LANDSCAPE
 IMPERVIOUS AREA 52,960 SF

LANDSCAPE REQUIREMENTS

- △ 29-25E4 - 48,185 SF PAVED AREAS
11 TREES REQUIRED
12 TREES PROVIDED
- 29-25E7 - 8 OUT OF 12 TREES PROVIDED ARE MEDIUM TO LARGE SHADE TREES (66%)



ROST LANDSCAPING & DESIGN, INC.
 2450 Trails West Blvd.
 Columbia, MO 65202
 573-445-4465

Ruby Tuesday
 US Hwy. 63 - Center State Crossings
 Columbia, Missouri

Ruby Tuesday

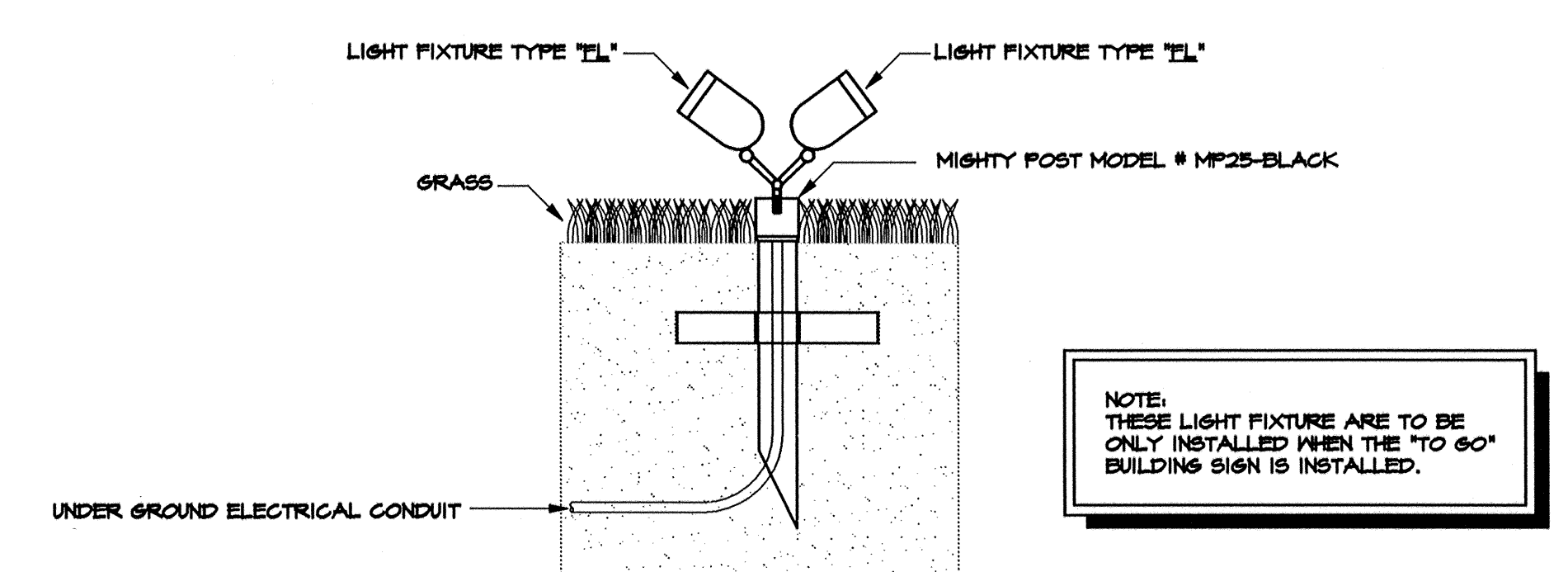
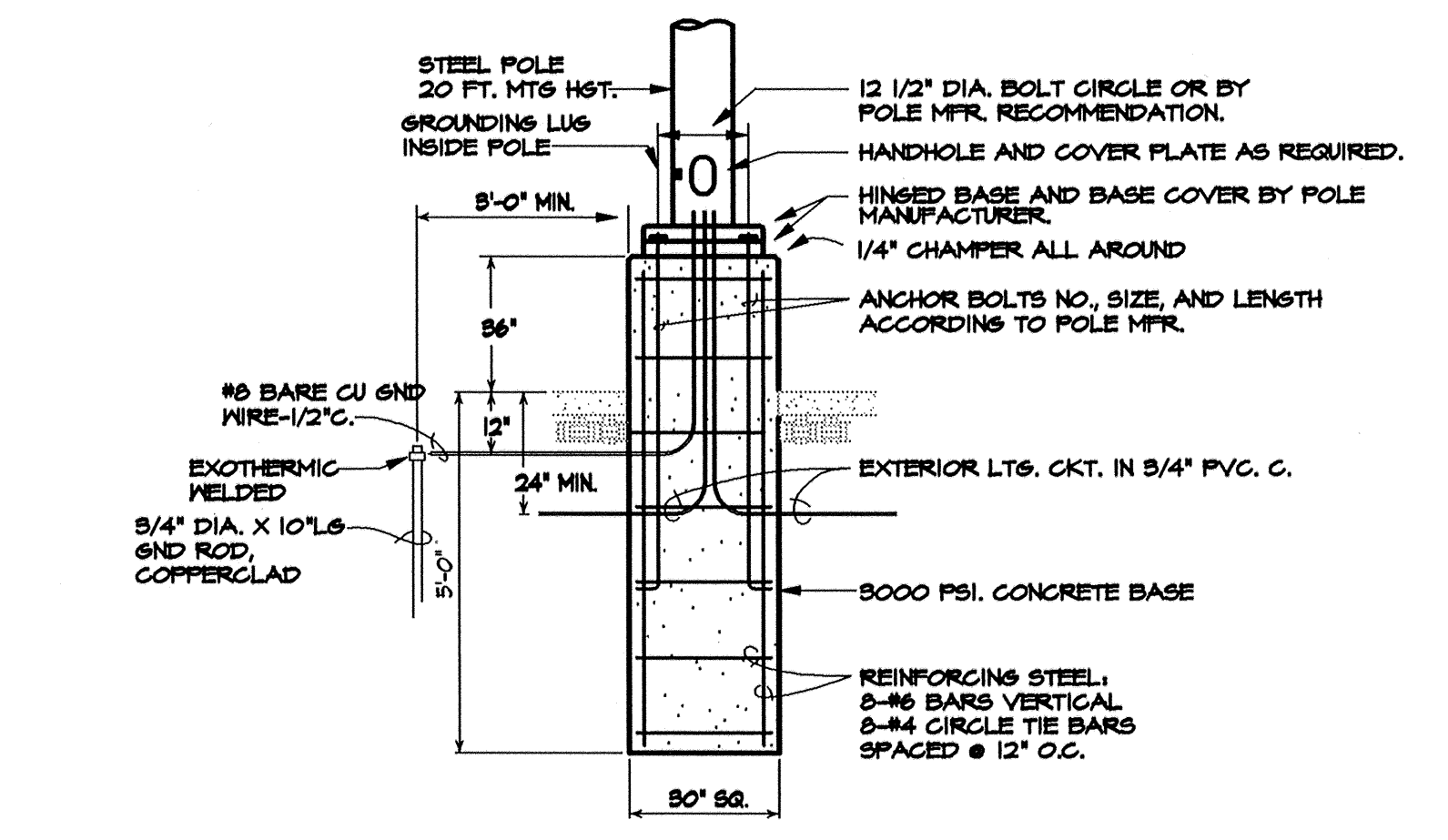
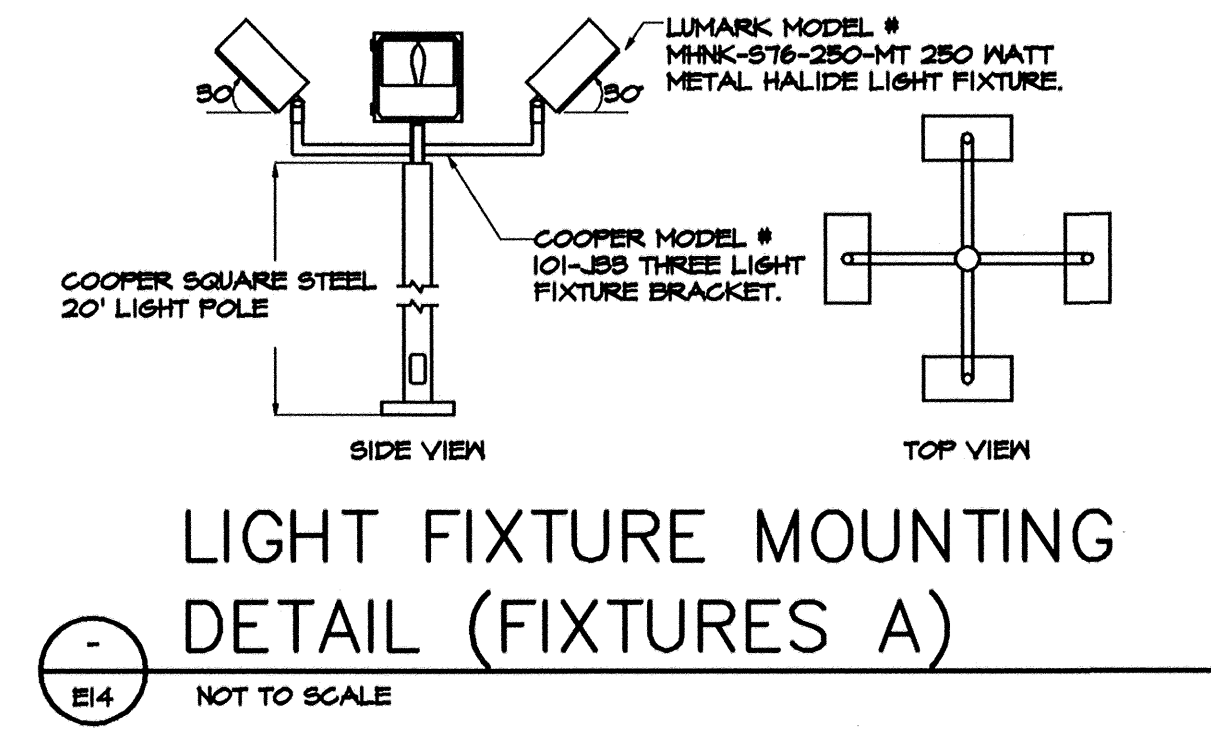
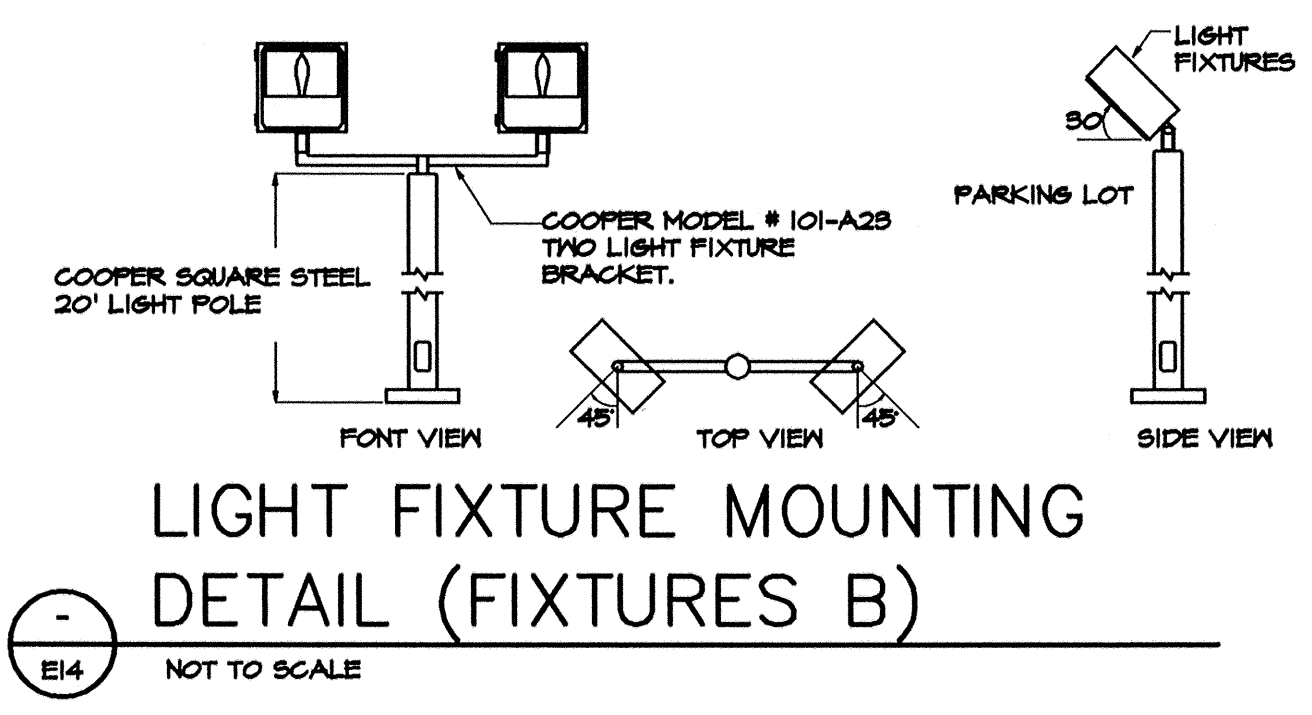
RT#-4600.7.04

ROST LANDSCAPING & DESIGN, INC.
 2450 Trails West Blvd.
 Columbia, MO 65202
 573-445-4465
 Designed by: Michelle Jansen

FILE NO: 04338.01
 PLOT SCALE: 1"=20'
 DWG BY: JPS
 REVISIONS:
 △ NOVEMBER 5, 2004
 △ DECEMBER 9, 2004
 △ JANUARY 25, 2005
 ISSUE DATE: 9/30/04

LANDSCAPING PLAN

C6



GROUND MOUNTED LIGHT DETAIL (FIXTURE FL)

E14 NOT TO SCALE

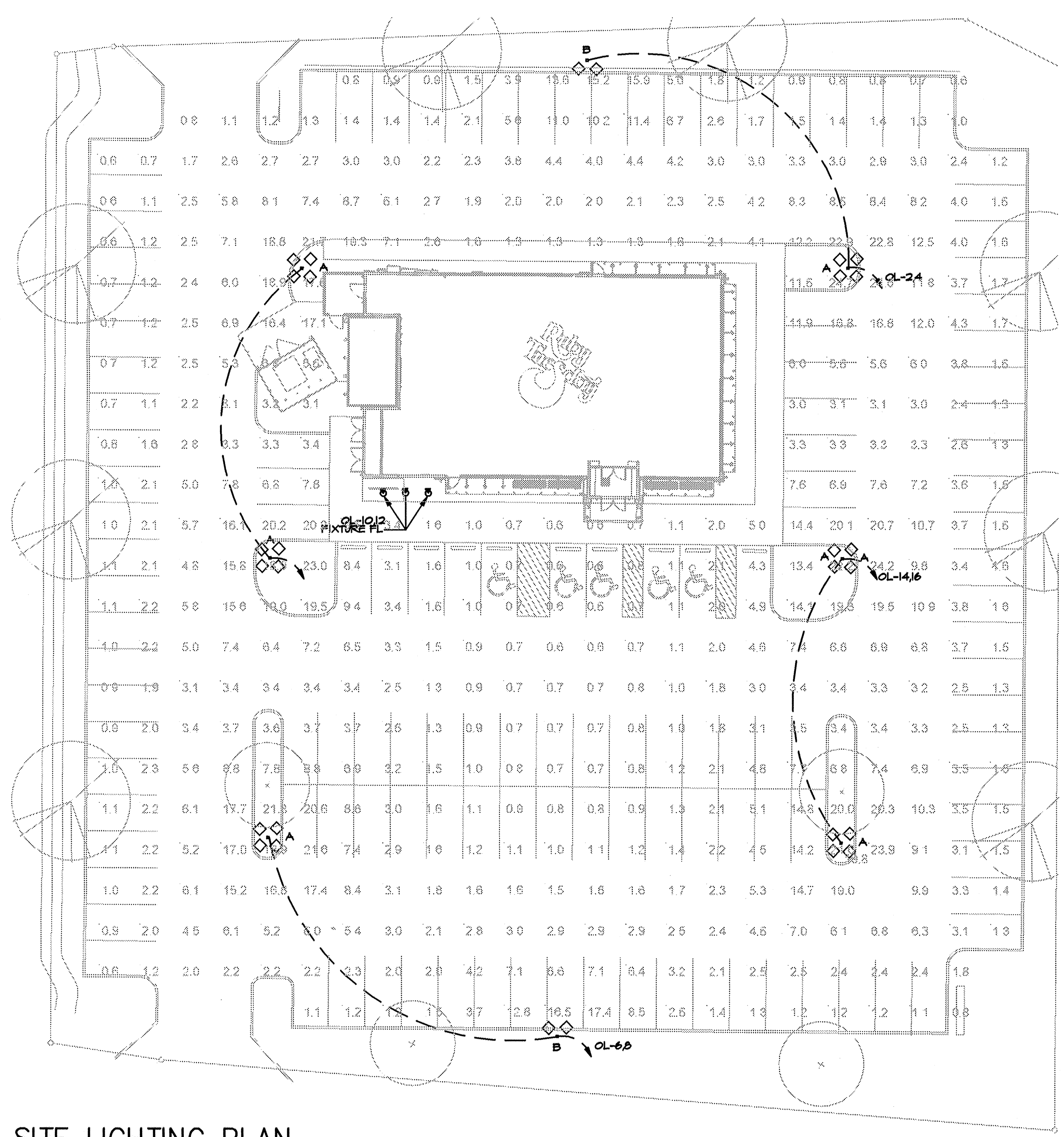
SITE LUMINAIRE SCHEDULE

MARK	MANUFACTURER	LAMPS TYPE	MOUNTING	REMARKS
A	LIGHT FIXTURE - LUMARK MNKY76 250 MT POLE- COOPER 20' BRACKET- COOPER 101 M48	1-250 WATT MH	POLE	4 HEADS POINTING IN OPPOSITE DIRECTION.
B	LIGHT FIXTURE - LUMARK MNKY76 250 MT POLE- COOPER 20' BRACKET- COOPER 101 A28	1-250 WATT MH	POLE	2 HEADS POINTING IN SAME DIRECTION
FL	STONCO 420	1-7 WATT IR2007	POST	SEE DETAIL 6 THIS SHEET

ALL LUMINAIRES LISTED IN THE ABOVE SCHEDULE SHALL BE FURNISHED BY THE GENERAL CONTRACTOR AND INSTALLATION BY THE ELECTRICAL CONTRACTOR.

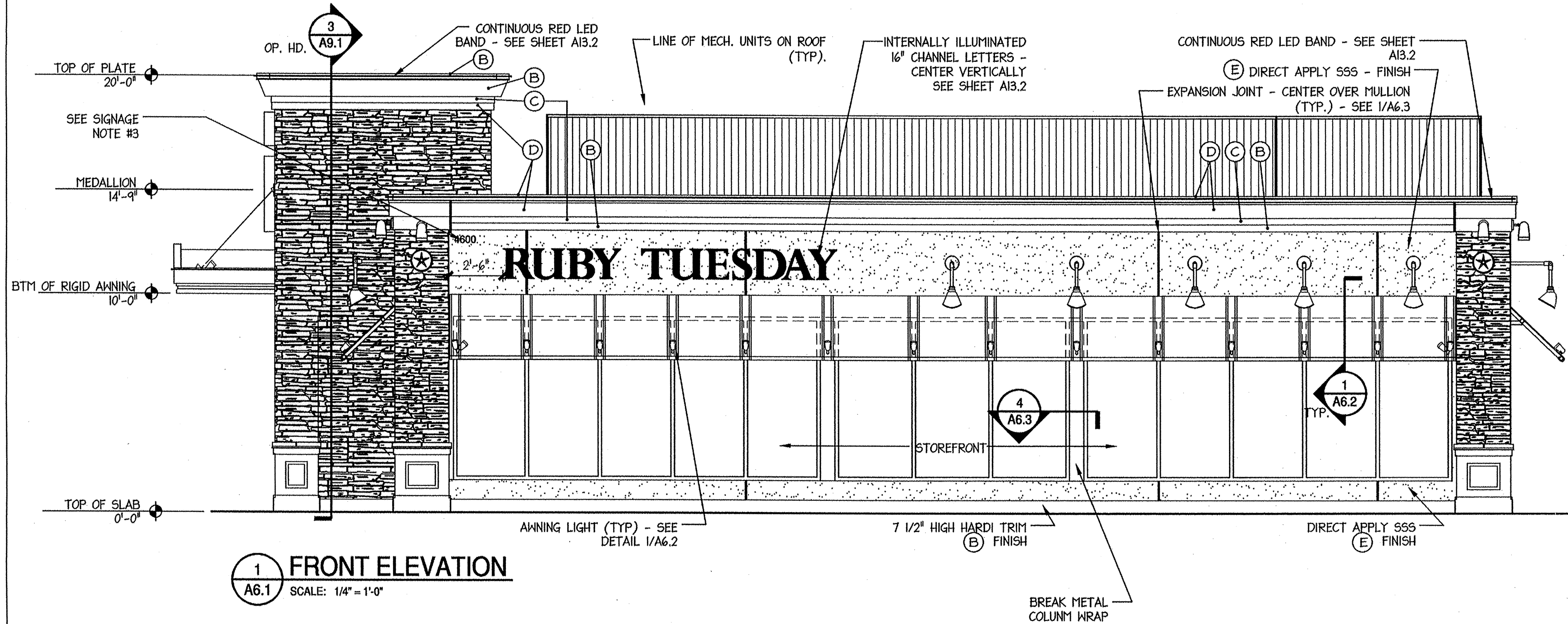
SITE LUMINAIRE SCHEDULE

E14 NOT TO SCALE

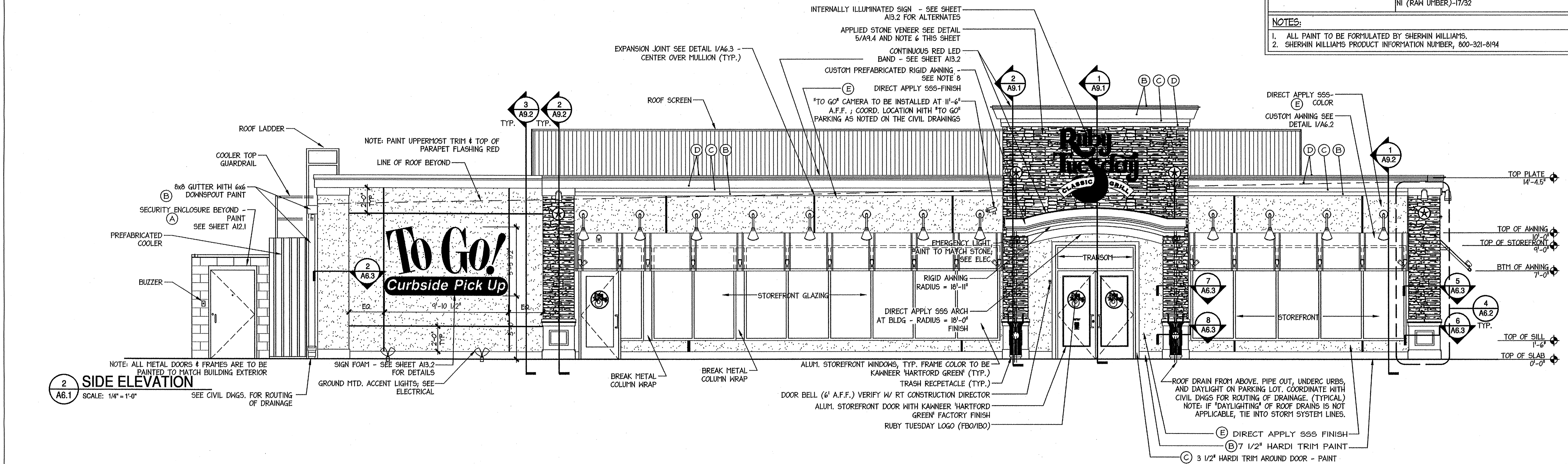


SITE LIGHTING PLAN

SCALE: 1" = 20'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"



2 SIDE ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL AND EXECUTION NOTES

- MATERIALS**
1. PROVIDE 4' X 8' STRUCTURAL PLYWOOD PANELS AS PER STRUCTURAL DWGS.
 2. NAILS FOR TRIM SHALL BE ALUMINUM OR HOT DIPPED GALVANIZED HELICAL NAILS OF APPROPRIATE LENGTH FOR FULL PENETRATION OF STUDS. SEE STRUCTURAL DRAWINGS.
 3. ALL EXTERIOR TRIM TO 7/16" THICK HARDI TRIM INSTALLED WITH SMOOTH FACE OUT. MANUFACTURED BY JAMES HARDI BUILDING PRODUCTS 1-888-542-7343
 4. ALL SIGNS AND LED ARE FURNISHED AND INSTALLED BY OWNER. CONTRACTOR SHALL ASSIST AS NECESSARY IN INSTALLATION.
 5. EXTERIOR WINDOW GLASS TO BE INSULATED CLEAR OVER CLEAR GLASS.
 6. EXTERIOR APPLIED STONE BY ELDORADO, COLOR/STYLE TO BE 'WARM SPRING MOUNTAIN LEDGE'. MORTAR TO BE 'BC BEIGE' BY BLUE CIRCLE. CONTACT CHUCK BAER OR KEVIN REEDY, 760-908-7428
 7. SYNTHETIC STUCCO SYSTEM (SSS) FINISH COAT TO BE DRYVIT 'WEATHERLAST' ELASTOMERIC COATING. CONTACT JIMMY THOMPSON, 1-601-927-9648.
 8. PREFORMED RIGID AWNING TO BE MANUFACTURED BY BARNES QUALITY SIGNS. FACTORY FINISHED FASCIA AND ROOF FINISH COLOR TO BE 'RUBY TUESDAY CANOPY RED' AND UNDERSIDE TO MATCH (B). CONTACT CRAIG BARCLAY, 770-420-1182 AT BARNES QUALITY SIGNS, INC. 8540 COBB CENTER DR. SUITE 100 KENNESAW, GA. 30152
- EXECUTION**
1. USE ONLY 25 YEAR SILICONIZED PAINTABLE CAULK ON THE EXTERIOR OF THE BUILDING TYPICAL.
 2. STONE TO BE APPLIED PER DETAIL ON SHEET A9.4 & PER MANUFACTURERS INSTALLATION INSTRUCTIONS. INSTALLATION OF THE STONE SHOULD RESEMBLE A DRY STACKED LOOK TO VISUALLY MINIMIZE THE GROUT, AND BE SQUARE, LEVEL & PLUMB.
 3. 'SSS' EXTERIOR WALL FINISH TO BE INSTALLED IN STRICT ADHERANCE TO MANUFACTURERS INSTRUCTIONS (DRYVIT & US GYPSUM)
 4. ALL ROOF TOP EQUIPMENT SHALL BE FIELD PAINTED 'B' UNLESS OPTIONAL MECHANICAL SCREEN IS INSTALLED - VERIFY W/ RT CONSTRUCTION DIRECTOR.
 5. ALL EXTERIOR LIGHT FIXTURES, PILASTER LIGHTING, ETC SHALL BE PAINTED 'D' BY MANUFACTURER (TYPICAL).

FINISH LEGEND

- | | |
|-----|---|
| (A) | RUBY TUESDAY "MUSTARD" |
| (B) | SHERWIN WILLIAMS #SW2809 "ROOKWOOD SHUTTER GREEN" |
| (C) | RUBY TUESDAY "RUSTIC RED" |
| (D) | SHERWIN WILLIAMS #6194 "BASIL" |
| (E) | DRYVIT CUSTOM COLOR NAI-22-08-24-03 (MUSTARD) |
- NOTE:**
1. ALL COLORS EXCEPT THOSE USED FOR METAL SURFACES SHALL BE SHERWIN WILLIAMS "SUPERPAINT" EXTERIOR LATEX HIGH GLOSS FINISH. BASE 'B' #A4Y502. ALL COLORS FOR USE ON METAL SURFACES SHALL BE "DTM" ACRYLIC EXTERIOR GLOSS FINISH. ALL CONTAINERS OF THE SAME COLOR SHALL HAVE IDENTICAL SHAKE TIMES. NO EXCEPTIONS WILL BE PERMITTED.
 2. SHERWIN-WILLIAMS MACROPOXY 646 TO BE PAINTED AT ALL DISSIMILAR METAL SURFACES AS A BASE FOR COLOR PAINT.
 3. ALL EXTERIOR PAINT IS TO BE INSTALLED WITH A BRUSH OR ROLLER. SPRAYING IS NOT ALLOWED.

SIGNAGE NOTES

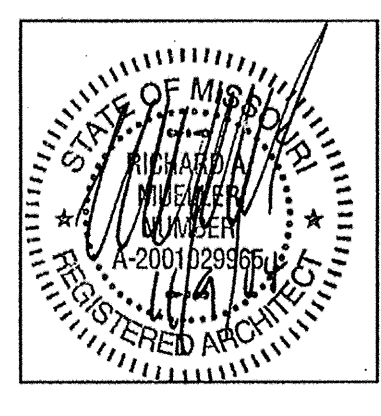
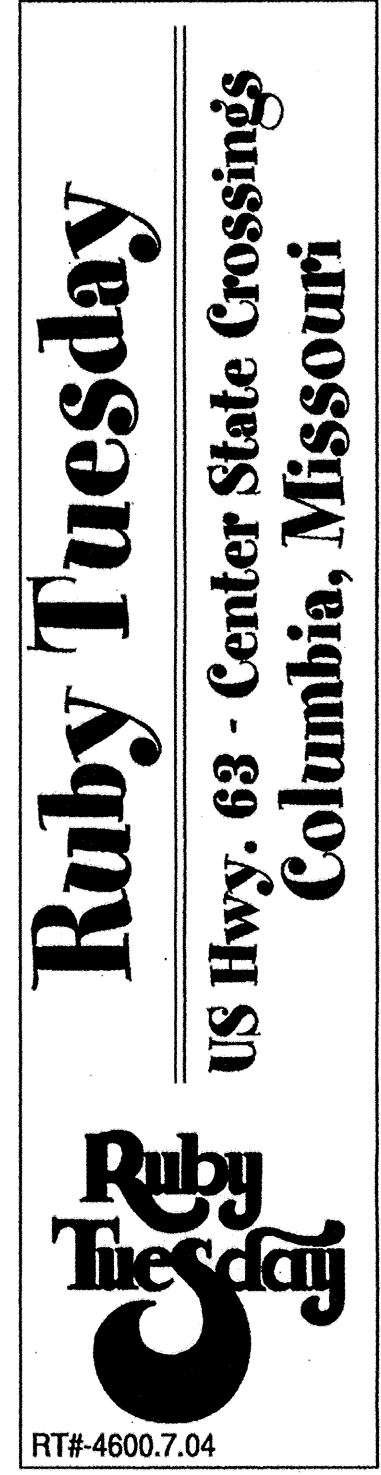
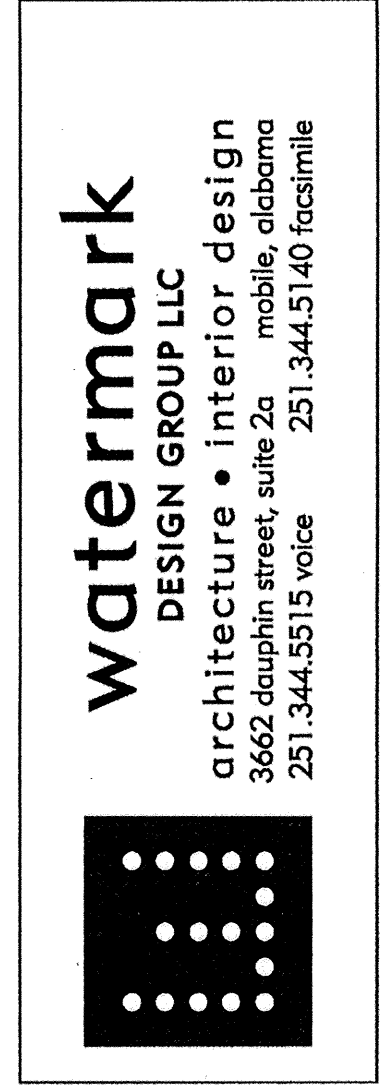
1. SIGNAGE NOTED ON ELEVATIONS IS STANDARD. OPTIONAL SIGNAGE DETAILS AND SPECIFICATIONS ARE SHOWN ON SHEET A13.2. DETAILS ASSOCIATED WITH OPTIONAL SIGNAGE ARE NOTED AS SUCH IN THE REMAINING DRAWINGS. SIGNAGE OPTIONS TO BE DETERMINED BY RT CONSTRUCTION DIRECTOR.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE TO COORDINATE WITH THE OWNERS SIGN VENDOR FOR THE INSTALLATION OF THE BUILDING AND SITE SIGNAGE. DUE TO THE ARCHITECTURAL FINISHES ON THE INTERIOR OF THE BUILDING THERE IS NOT AN AREA THAT ALLOWS ACCESS TO THE WALL CAVITY. THE INSTALLATION OF SIGNAGE REQUIRES CHASING ELECTRICAL LINES BETWEEN SOME LETTERS AND TO TRANSFORMERS HOUSED IN THE ATTIC AREA. IT WILL BE NECESSARY TO COORDINATE THE SIGN INSTALLATION WITH THE OWNERS SIGN VENDOR TO LOCATE ALL WIRING NECESSARY TO POWER THESE SIGNS.
3. STREET NUMBERS TO BE 4" SCHLAGE BROADWAY COLLECTION - "SANTA FE BRONZE" FINISH. INSTALL AS DIRECTED BY LOCAL AUTHORITY.
4. SEE DETAIL 4/A8.1 FOR INSTALLATION OF "RT DOOR LOGOS"

CUSTOM PAINT FORMULA KEY

RUBY TUESDAY MUSTARD	SUPERPAINT EXTERIOR GLOSS, A84154 - ULTRADEEP BASE. FORMULA FOR 1 GALLON: Y3 (DEEP GOLD)- 6Y30/32 R2 (MAGENTA)- 24/32 G2 (NEW GREEN)- 22/32 W (WHITE)- 2Y44/32
RUBY TUESDAY CANOPY RED	EXTERIOR ACCENTS HIGH GLOSS, Y32R58 - PRIMARY RED. FORMULA FOR 1 GALLON: G2 (NEW GREEN)- 1/128, W (WHITE)- 5/32 + 1/64, Y3 (DEEP GOLD)- 8/32, R3 (MAGENTA)- 12/32, NI (RAM UMBER)- 17/32

NOTES:

1. ALL PAINT TO BE FORMULATED BY SHERWIN WILLIAMS.
2. SHERWIN WILLIAMS PRODUCT INFORMATION NUMBER, 800-321-8194



FILE NO:	04-0029
PLOT SCALE:	
DWG BY:	
REVISIONS:	
ISSUE DATE:	11-05-04

EXTERIOR ELEVATIONS

A6.1

