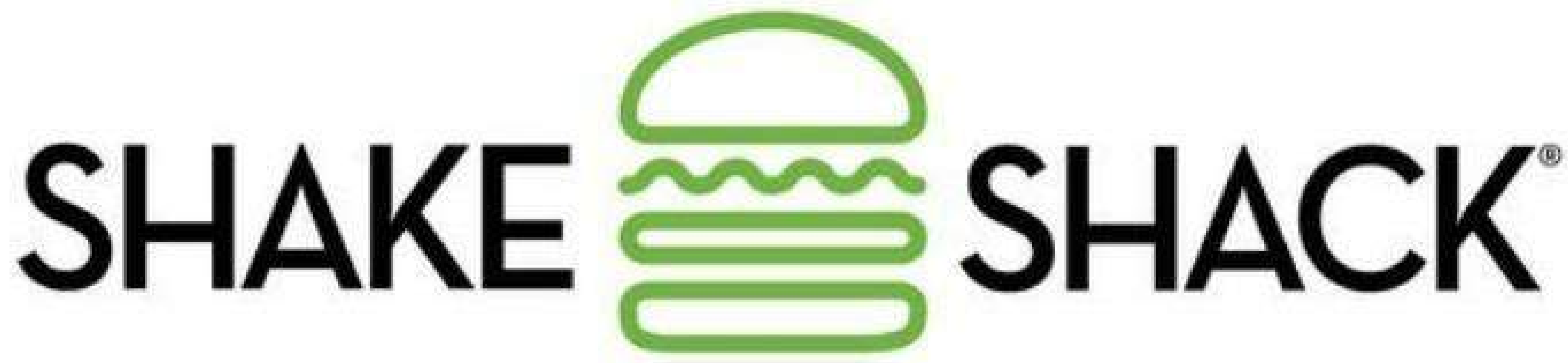




20100 Brookhurst St.
Huntington Beach, CA 92646

PLANNING SUBMITTAL #3

07/08/2022

Gensler

ARCHITECT

500 S FIGUEROA STREET
LOS ANGELES, CA 90071
TEL 213.327.3600
FAX 213.327.3601
CONTACT:
BRYAN WALSHINGHAM
TEL: 213.309.3082

iFACTOR

MPEF

2361 ROSECRANS AVENUE, SUITE 368
EL SEGUNDO, CA 90245
TEL: 310.220.2745
FAX: 310.725.4699
CONTACT:
YVES YANUARIA
TEL: 323.617.0332

KPFF

STRUCTURAL ENGINEER

700 SOUTH FLOWER STREET, SUITE 2100
LOS ANGELES, CA 90017
TEL: 213.372.3400
CONTACT:
CLAUDIA WALKER
TEL: 213.310.8495

TRIMARK

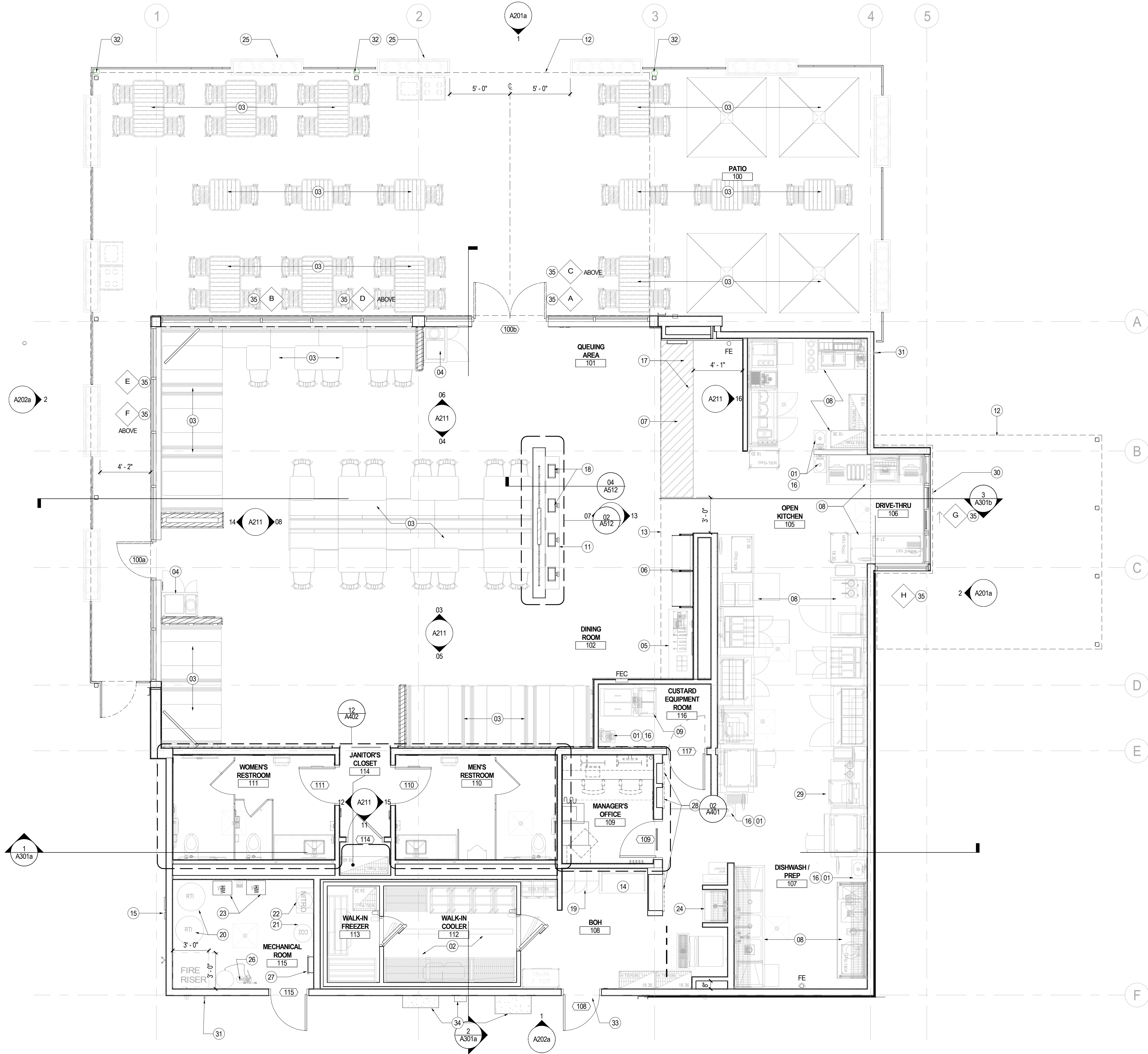
FOOD SERVICE

505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO, MA 02703
TEL. 508.399.6000
FAX. 508.761.3620

SHAKE SHACK

CLIENT

225 VARICK STREET, SUITE 301
NEW YORK CITY, NY 10014
DESIGN PM CONTACT: JUSTIN DEHNER
TEL. 206.580.3835
CPM CONTACT: KELLY RUNNALS
TEL: 978.766.6736



1 GENERAL ARRANGEMENT PLAN
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 01 HAND SINK, REFER TO P. & K. DWGS. PROVIDE BLOCKING AS REQUIRED.
- 02 WALK-IN COOLER AND FREEZER, REFER TO K DWGS. FOR MORE INFORMATION
- 03 SCHEDULED FURNITURE, SEE A104
- 04 TRASH BINS, SEE FURNITURE SCHEDULE SHEET A104
- 05 CONDIMENT STATION, PROVIDE CT-2, REFER TO K DWGS.
- 06 SHACK TRACK PICK-UP SHELF
- 07 ORDER COUNTER, SEE INTERIOR ELEVATIONS, FINISH SCHEDULE
- 08 SCHEDULED FOOD SERVICE EQUIPMENT, REFER TO K DRAWINGS
- 09 CUSTARD MACHINE, REFER TO K DRAWINGS
- 11 KIOSK ORDER COUNTER, SEE FURNITURE SCHEDULE SHEET A104
- 12 LIMIT OF CANOPY ABOVE (DASHED); REFER TO RCP
- 13 LINE OF SOFFIT ABOVE (DASHED); REFER TO RCP
- 14 EMPLOYEE BREAK AREA
- 15 RTI FILL BOXES
- 16 HAND TOWEL DISPENSER (C TORK MODEL SS10282); SOAP DISPENSER (TBD); GLOVE DISPENSER (SAN JAMAR MODEL #G0801)
- 17 (2) POS; GC TO PROVIDE POWER, DATA & BLOCKING AS REQUIRED AND VERIFY FINAL LOCATION WITH OWNER PRIOR TO INSTALLATION
- 18 (4) KIOSK POS; GC TO PROVIDE POWER, DATA & BLOCKING AS REQUIRED
- 19 EMPLOYEE LOCKERS BY GC GLOBAL TABLET & CELL PHONE LOCKER ITEM #WB493332BK, WALL MOUNTED, MOUNT SO TOP OF UNIT IS 66" AFF
- 20 RTI TANKS PROVIDED BY OWNER AND INSTALL BY GC. RTI LINES BEHIND THE HOOD MUST BE RATED; GC ASSEMBLE THE PIPE USING LOCTITE 242 THREAD SEALANT ON ALL THREADED CONNECTIONS
- 21 NITROGEN GENERATOR & STORAGE TANK; GC TO PROVIDE BLOCKING AS REQUIRED
- 22 CO2 TANK PROVIDED BY OWNER; REFER TO P & K SHEETS
- 23 HOT WATER HEATER
- 24 MOP SINK; GC TO PROVIDE FT BLOCKING IN WALL FOR SHELVING
- 25 NEW PLANTERS; REFER TO FURNITURE SCHEDULE; REFER TO DESIGN DIRECTIVE 2016-Q4-03 FOR ZONE 9 STANDARD PLANTING SCHEME BY SHIFTSPEACE, TYP.
- 26 ECOLAB EST-CP150 WHOLE HOUSE WATER SOFTENER
- 27 ROOF ACCESS LADDER
- 28 ELECTRICAL PANELS
- 29 BREAD BOXES (ROLLING)
- 30 DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM; AA100 UNHEATED WINDOW AIR CURTAIN; COLOR TO MATCH EXTERIOR FACADE; SOLARBAN 70XL GLAZING. BOTTOM OF WINDOW TO BE PLACED 3'-6" FROM PAVEMENT (I.E. 36" + 6" CURB IN MOST INSTANCES)
- 31 PROVIDE HOSE BIBS, STAINLESS STEEL (LEAD FREE) RECESSED COMMERCIAL GRADE HOSE BOX FOR AREA WASH-DOWN, TYP.
- 32 DOWNSPOUT FROM ROOF DRAIN ABOVE AT CANOPY, REFER TO P-SHEETS
- 33 AIR CURTAIN (FLY PAN) ABOVE DOOR. PROVIDE REQUIRED J-BOX INSTALLATION FOR POWER. REFER TO MECHANICAL AND ELECTRICAL DWG.
- 34 CT/METER CABINET, FUSED DISCONNECT. REFER TO ELECTRICAL DWG.
- 35 REFER TO A803 FOR STOREFRONT GLAZING SYSTEM SCHEDULE



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240



2361 ROSECRANS AVENUE
SUITE 308
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699

Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Farood S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
01/20/2022	PLANNING SUBMISSION
04/25/2022	PLANNING SUBMISSION #2
07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name
CA 1420 HUNTINGTON BEACH

Project Number
05.3845.000

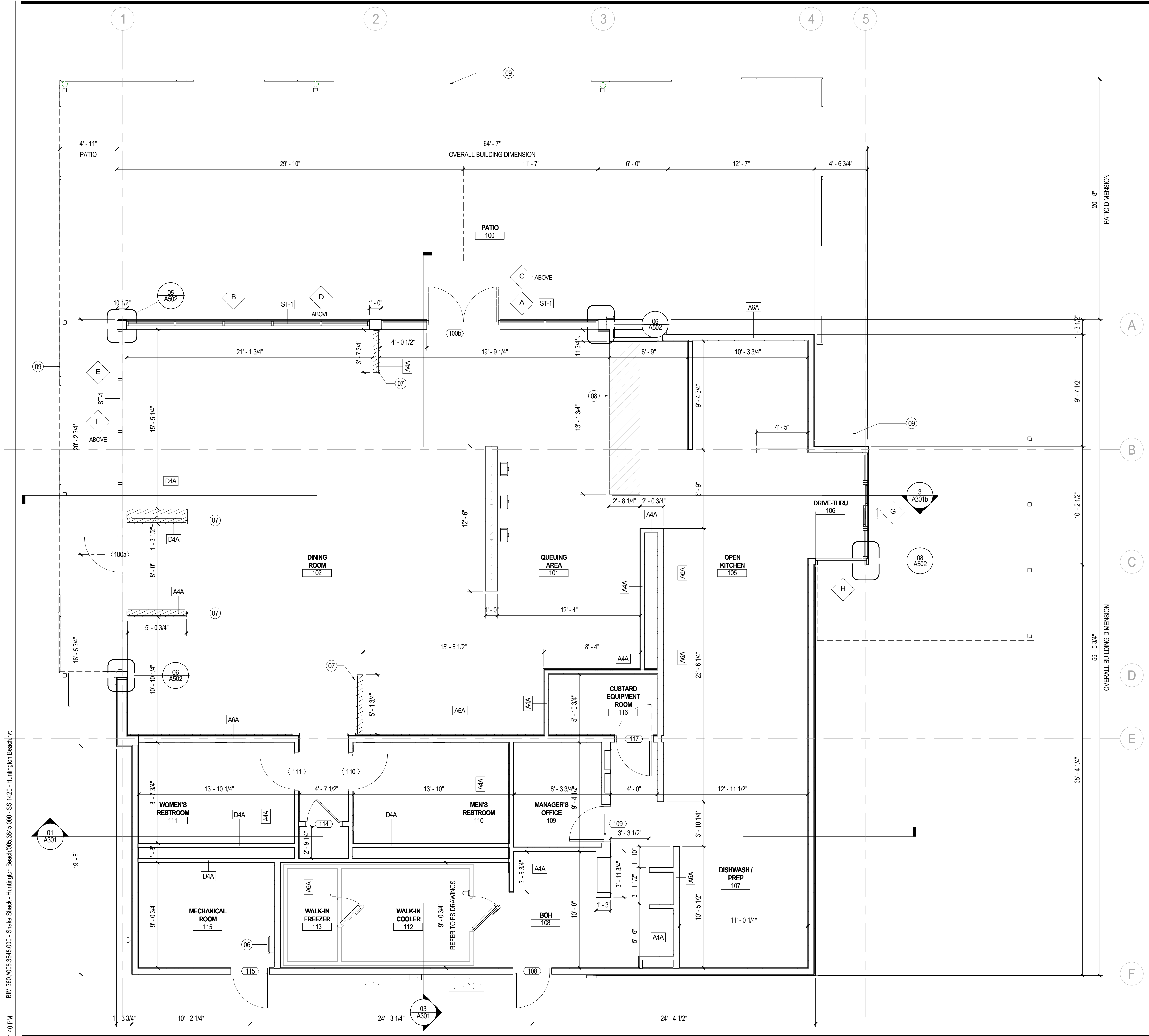
Description
GENERAL ARRANGEMENT PLAN

Scale
1/4" = 1'-0"

THERESA SHEILS - 0401015568

A101a

7/8/2022 5:31:40 PM BM 360/005.3845.000 - Shake Shack - Huntington Beach/005.3845.000 - SS 1420 - Huntington Beach.rvt



01 DIMENSION PLAN - LEVEL 01 - PRESENTATION
SCALE: 1/4" = 1'-0"

SHEET NOTES

- 06 ROOF LADDER AND HATCH
- 07 TOP OF PARTITION SHALL BE 4'-0" AFF.
- 08 PARTIAL HEIGHT PARTITION UNDER COUNTER
- 09 LINE OF CANOPY ABOVE



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240



2361 ROSECRANS AVENUE
SUITE 308
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
01/20/2022	PLANNING SUBMISSION
04/25/2022	PLANNING SUBMISSION #2
07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name

CA 1420 HUNTINGTON
BEACH

Project Number

05.3845.000

Description

DIMENSIONED PLAN

Scale

1/4" = 1'-0"

THERESA SHEILS - 0401015568

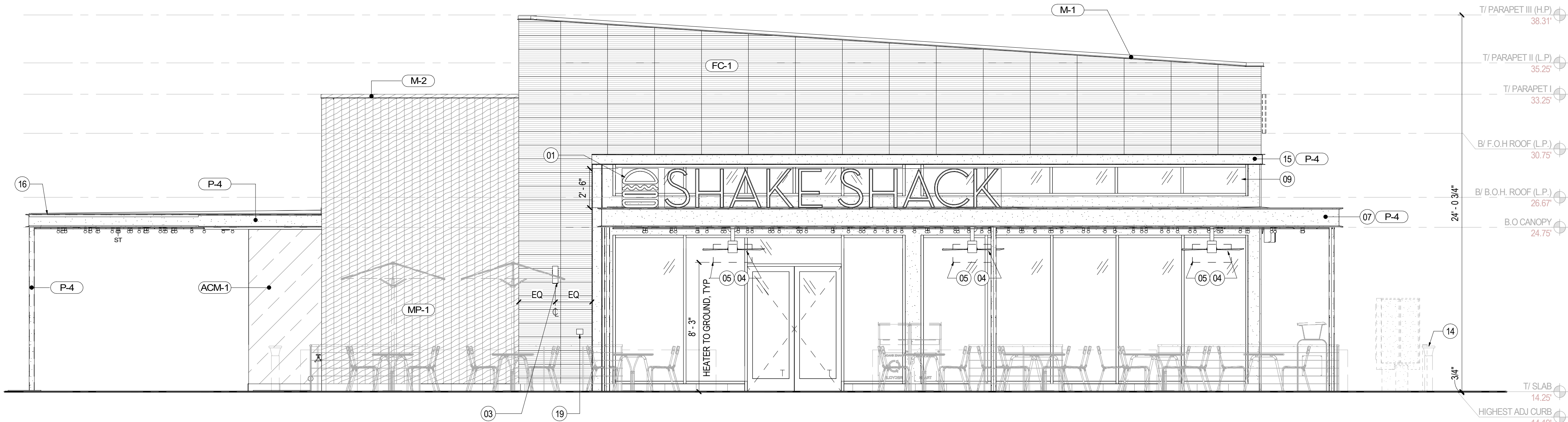
A102a

© 2015 Gensler

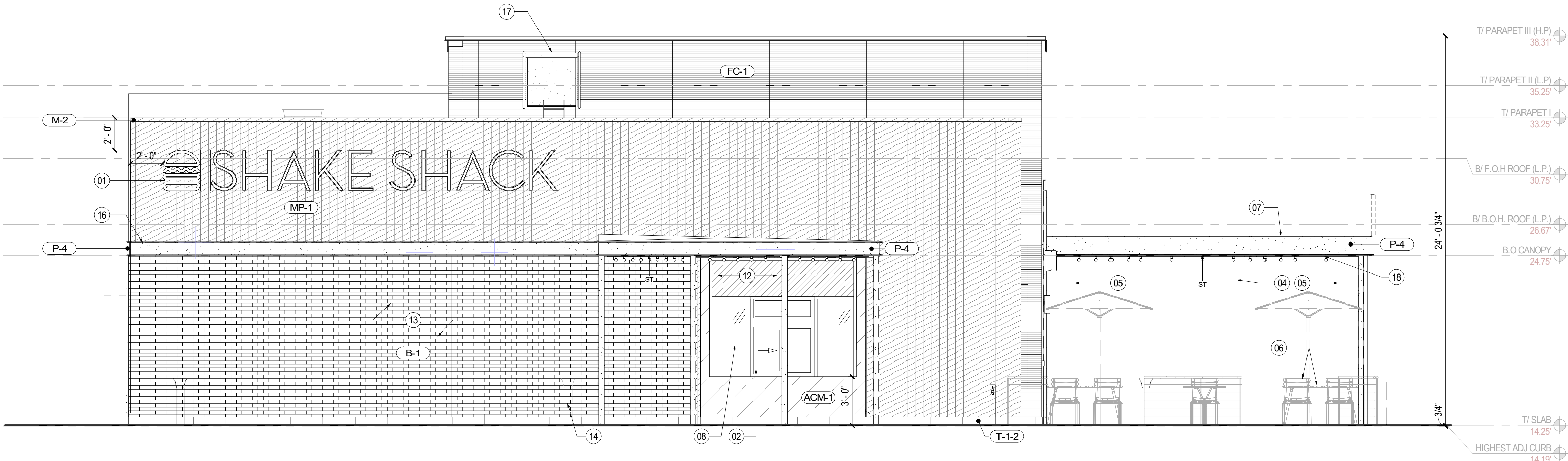
7/8/2022 5:33:16 PM BM 360/005.3845.000 - Shake Shack - Huntington Beach/005.3845.000 - SS 1420 - Huntington Beach.rvt

KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	SIZE	FINISH	NOTES/LOCATION
MISCELLANEOUS						
ACM-1	COMPOSITE METAL PANELS	PAC CLAD	MATTE BLACK			REFER TO EXTERIOR AND INTERIOR ELEVATIONS
B-1	THIN BRICK	BY GC	WHITE	STANDARD 2"X8"	MORTAR TO MATCH BRICK COLOR, CONCAVE JOINT	REFER TO EXTERIOR ELEVATIONS, SUBMIT SAMPLE TO ARCH FOR REVIEW
M-1	METAL COPING	PAC CLAD	MATTE BLACK	16" O.C.	PREFINISHED	ROOF, REFER TO ROOF PLAN
M-2	METAL COPING	PAC CLAD	TO MATCH WHITE ASH...	16" O.C.	PREFINISHED	ROOF, REFER TO ROOF PLAN
PAINT						
P-4	INTERIOR/EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW#7069 IRON ORE			REFER TO EXTERIOR AND INTERIOR ELEVATIONS
WALL						
FC-1	CONCRETE VENEER PANEL	2STONE	CHANNEL TILE IVORY	36"X10.5" TEXTURE TO RUN HORIZONTAL ON HORIZONTAL PANEL	GROUT: 1/8" LATRICRETE SPECTRA LOCK PREMIUM LIGHT PEWTER #90, MORTAR COLOR TO MATCH GROUT	REFER TO EXTERIOR ELEVATIONS
MP-1	VERTICAL SIDING	KNOTWOOD	WHITE ASH	6" CLADDING KEC150		REFER TO EXTERIOR ELEVATIONS, TRIMS BY KNOTWOOD, CONCEALED FASTENERS
WALL BASE						
T-1-2	PORCELAIN TILE	CERAMIC TECHNICS	STUDIO ELEMENTS SOLID, CHARCOAL MATTE	6"X24"	1/8" MATTE MAPEI 47 CHARCOAL	REFER TO EXTERIOR ELEVATIONS

EXTERIOR FINISH SCHEDULE



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



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

SHEET NOTES

- 01 EXTERIOR INTERNALLY ILLUMINATED SIGNAGE BY OWNER CONSULTANT, GC TO PROVIDE BLOCKING AND POWER AS REQUIRED. SIGNAGE UNDER A SEPARATE SUBMITTAL. REFER TO E-SHEETS AND SIGNAGE SUBMITTAL FOR J-BOX LOCATION
- 02 DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM; AA100 UNHEATED WINDOW AIR CURTAIN; COLOR TO MATCH EXTERIOR FACADE; SOLARBAN 70XL GLAZING; BOTTOM OF WINDOW TO BE PLACED 3'-6" FROM PAVEMENT (I.E. 36" + 6" CURB IN MOST INSTANCES)
- 03 LIGHT FIXTURE, REFER TO RCP & E-SHEETS, TYP.
- 04 EXTERIOR FAN, REFER TO RCP & E-SHEETS, TYP.
- 05 HEATER, REFER TO E-SHEETS, TYP.
- 06 SCHEDULED FURNITURE & PLANTERS, SEE A104
- 07 PAINT C15 CHANNEL AT PERIMETER OF CANOPY, REFER TO S-SHEETS
- 08 STOREFRONT GLAZING SYSTEM, REFER TO STOREFRONT SCHEDULE, TYP.
- 09 CLERESTORY WINDOW, REFER TO STOREFRONT SCHEDULE, TYP.
- 12 SPANDREL PANEL, REFER TO STOREFRONT SCHEDULE
- 13 MURAL LOCATION, PAINT ON BRICK
- 14 BOLLARDS SHOWN DASHED FOR REFERENCE, REFER TO E-SHEETS
- 15 C-8 DECORATIVE CHANNEL
- 16 C-10 DECORATIVE CHANNEL
- 17 ROOF ACCESS PANEL, SEE A151 ROOF PLAN
- 18 CANOPY TO BE FULLY SPRINKLERED WITH SYSTEM DESIGN UNDER SEPARATE SUBMITTAL
- 19 KNOX BOX, FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE DEPARTMENT



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240



2361 ROSECRANS AVENUE
SUITE 308
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699

Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
01/20/2022	PLANNING SUBMISSION
04/25/2022	PLANNING SUBMISSION #2
07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name	CA 1420 HUNTINGTON BEACH
Project Number	05.3845.000
Description	EXTERIOR ELEVATIONS

Scale	1/4" = 1'-0"
-------	--------------

THERESA SHEILS - 0401015568

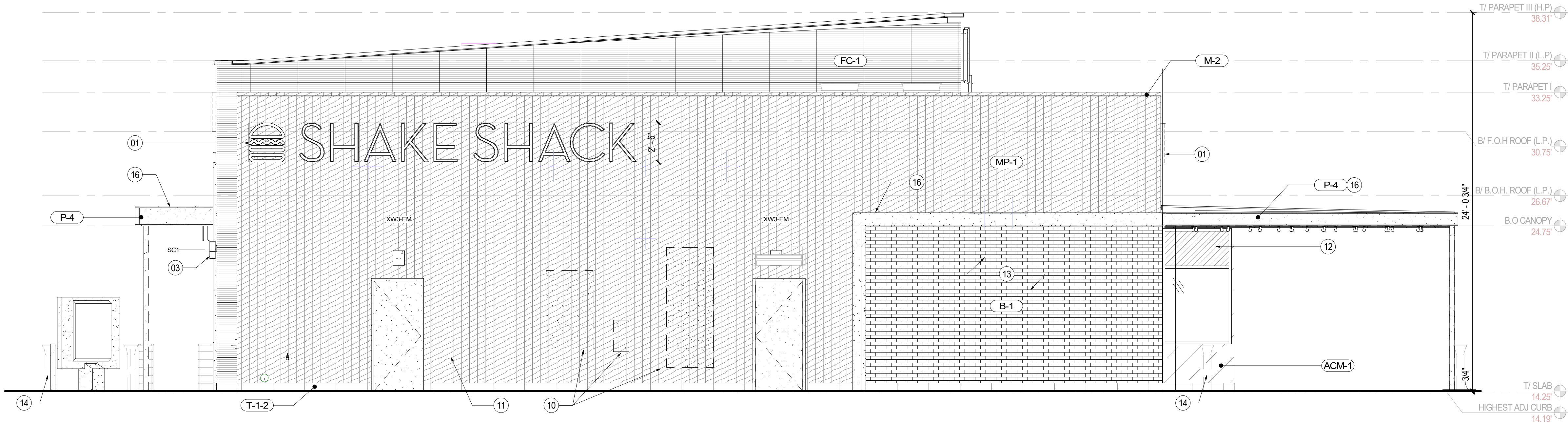
A201a

KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	SIZE	FINISH	NOTES/LOCATION
MISCELLANEOUS						
ACM-1	COMPOSITE METAL PANELS	PAC CLAD	MATTE BLACK			REFER TO EXTERIOR AND INTERIOR ELEVATIONS
B-1	THIN BRICK	BY GC	WHITE	STANDARD 2"X8"	MORTAR TO MATCH BRICK COLOR, CONCAVE JOINT	REFER TO EXTERIOR ELEVATIONS, SUBMIT SAMPLE TO ARCH FOR REVIEW
M-1	METAL COPING	PAC CLAD	MATTE BLACK	16" O.C.	PREFINISHED	ROOF, REFER TO ROOF PLAN
M-2	METAL COPING	PAC CLAD	TO MATCH WHITE ASH...	16" O.C.	PREFINISHED	ROOF, REFER TO ROOF PLAN
PAINT						
P-4	INTERIOR/EXTERIOR LATEX PAINT	SHERWIN WILLIAMS	SW#7069 IRON ORE			REFER TO EXTERIOR AND INTERIOR ELEVATIONS
WALL						
FC-1	CONCRETE VENEER PANEL	2STONE	CHANNEL TILE IVORY	36"X10.5" TEXTURE TO RUN HORIZONTAL ON HORIZONTAL PANEL	GROUT: 1/8" LATRICRETE SPECTRA LOCK PREMIUM LIGHT PEWTER #90, MORTAR COLOR TO MATCH GROUT	REFER TO EXTERIOR ELEVATIONS
MP-1	VERTICAL SIDING	KNOTWOOD	WHITE ASH	6" CLADDING KEC150		REFER TO EXTERIOR ELEVATIONS, TRIMS BY KNOTWOOD, CONCEALED FASTENERS
WALL BASE						
T-1-2	PORCELAIN TILE	CERAMIC TECHNICS	STUDIO ELEMENTS SOLID, CHARCOAL MATTE	6"X24"	1/8" MATTE MAPEI 47 CHARCOAL	REFER TO EXTERIOR ELEVATIONS

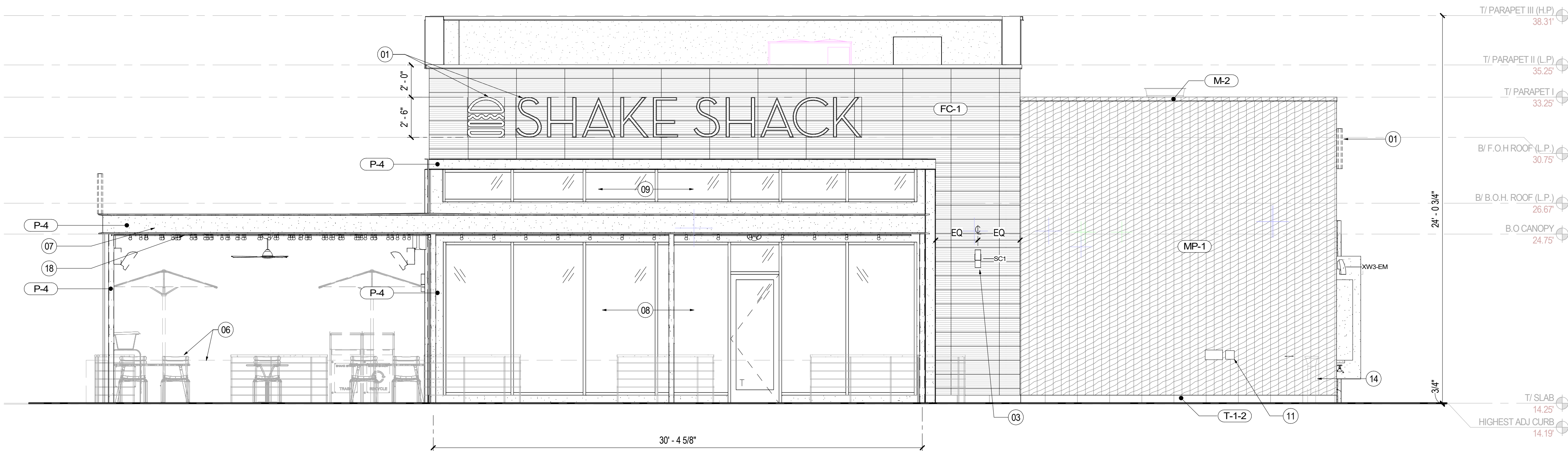
EXTERIOR FINISH SCHEDULE

SHEET NOTES

- 01 EXTERIOR INTERNALLY ILLUMINATED SIGNAGE BY OWNER CONSULTANT, GC TO PROVIDE BLOCKING AND POWER AS REQUIRED. SIGNAGE UNDER A SEPARATE SUBMITTAL. REFER TO E-SHEETS AND SIGNAGE SUBMITTAL FOR J-BOX LOCATION
- 02 DRIVE-THRU READY ACCESS MODEL 600 WITH TRANSOM; AA100 UNHEATED WINDOW AIR CURTAIN; COLOR TO MATCH EXTERIOR FACADE; SOLARBAN 70XL GLAZING; BOTTOM OF WINDOW TO BE PLACED 3'-6" FROM PAVEMENT (I.E. 36" + 6" CURB IN MOST INSTANCES)
- 03 LIGHT FIXTURE, REFER TO RCP & E-SHEETS, TYP.
- 04 EXTERIOR FAN, REFER TO RCP & E-SHEETS, TYP.
- 05 HEATER, REFER TO E-SHEETS, TYP.
- 06 SCHEDULED FURNITURE & PLANTERS, SEE A104
- 07 PAINT C15 CHANNEL AT PERIMETER OF CANOPY, REFER TO E-SHEETS
- 08 STOREFRONT GLAZING SYSTEM, REFER TO STOREFRONT SCHEDULE, TYP.
- 09 CLERESTORY WINDOW, REFER TO STOREFRONT SCHEDULE, TYP.
- 12 SPANDREL PANEL, REFER TO STOREFRONT SCHEDULE
- 13 MURAL LOCATION, PAINT ON BRICK
- 14 BOLLARDS SHOWN DASHED FOR REFERENCE, REFER TO E-SHEETS
- 15 C-8 DECORATIVE CHANNEL
- 16 C-10 DECORATIVE CHANNEL
- 17 ROOF ACCESS PANEL, SEE A151 ROOF PLAN
- 18 CANOPY TO BE FULLY SPRINKLERED WITH SYSTEM DESIGN UNDER SEPARATE SUBMITTAL
- 19 KNOX BOX, FINAL LOCATION TO BE DETERMINED BY LOCAL FIRE DEPARTMENT



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



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



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240



2361 ROSECRANS AVENUE
SUITE 300
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699

Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495

Kimley»Horn

555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
01/20/2022	PLANNING SUBMISSION
04/25/2022	PLANNING SUBMISSION #2
07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name
CA 1420 HUNTINGTON BEACH
Project Number
05.3845.000
Description
EXTERIOR ELEVATIONS

Scale
1/4" = 1'-0"

THERESA SHEILS - 0401015658

A202a

7/6/2022 5:33:25 PM BIM 360//005.3845.000 - Shake Shack - Huntington Beach//005.3845.000 - SS 1420 - Huntington Beach.rvt



EXTERIOR VIEW - NORTH ELEVATION



EXTERIOR VIEW - WEST ELEVATION



EXTERIOR VIEW - EAST ELEVATION



EXTERIOR VIEW - SOUTH ELEVATION



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601



2361 ROSECRANS AVENUE
SUITE 300
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

△	Date	Description
	01/20/2022	PLANNING SUBMISSION
	04/25/2022	PLANNING SUBMISSION #2
	07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name	CA 1420 HUNTINGTON BEACH
Project Number	05.3845.000
Description	EXTERIOR RENDERINGS

Scale	NOT TO SCALE
-------	--------------

THERESA SHEILS - 0401015568

A230a

7/6/2022 5:33:25 PM BIM 360//005.3845.000 - Shake Shack - Huntington Beach//005.3845.000 - SS 1420 - Huntington Beach.rvt



EXTERIOR VIEW - SE CORNER



EXTERIOR VIEW - NE CORNER



EXTERIOR VIEW - NW CORNER



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601



2361 ROSECRANS AVENUE
SUITE 308
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Farood S. Pittalwala, P.E.
Tel 669-800-4151

△	Date	Description
	04/25/2022	PLANNING SUBMISSION #2
	07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name

CA 1420 HUNTINGTON
BEACH

Project Number

05.3845.000

Description

EXTERIOR RENDERINGS

Scale

NOT TO SCALE

THERESA SHEILS - 0401015568

A230b

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601



2361 ROSECRANS AVENUE
SUITE 300
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495

Kimley»Horn

555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Farood S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
01/20/2022	PLANNING SUBMISSION
04/25/2022	PLANNING SUBMISSION #2
07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name

CA 1420 HUNTINGTON
BEACH

Project Number

05.3845.000

Description

BUILDING SECTIONS

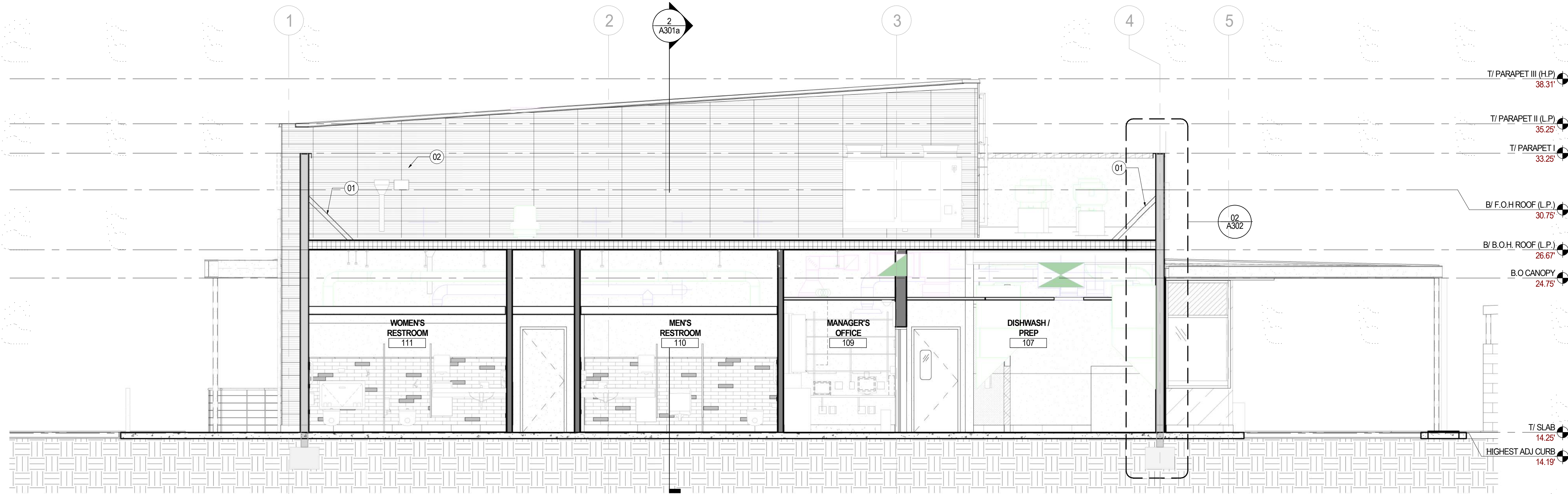
Scale

1/4" = 1'-0"

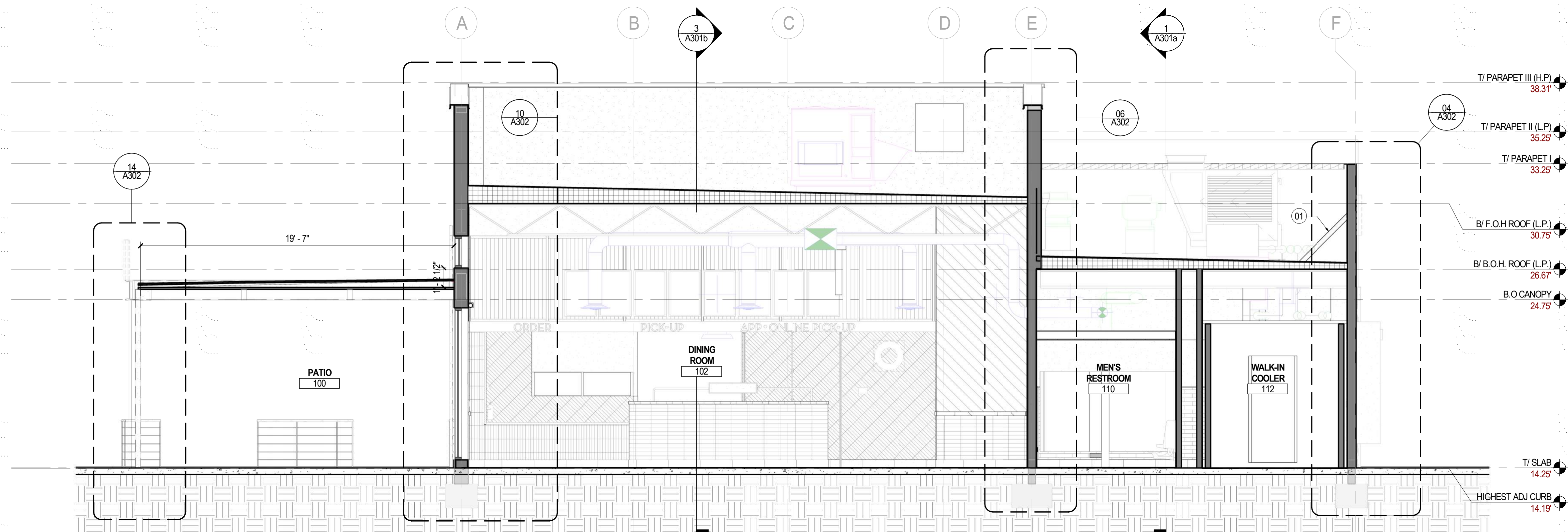
THERESA SHEILS - 0401015568

A301a

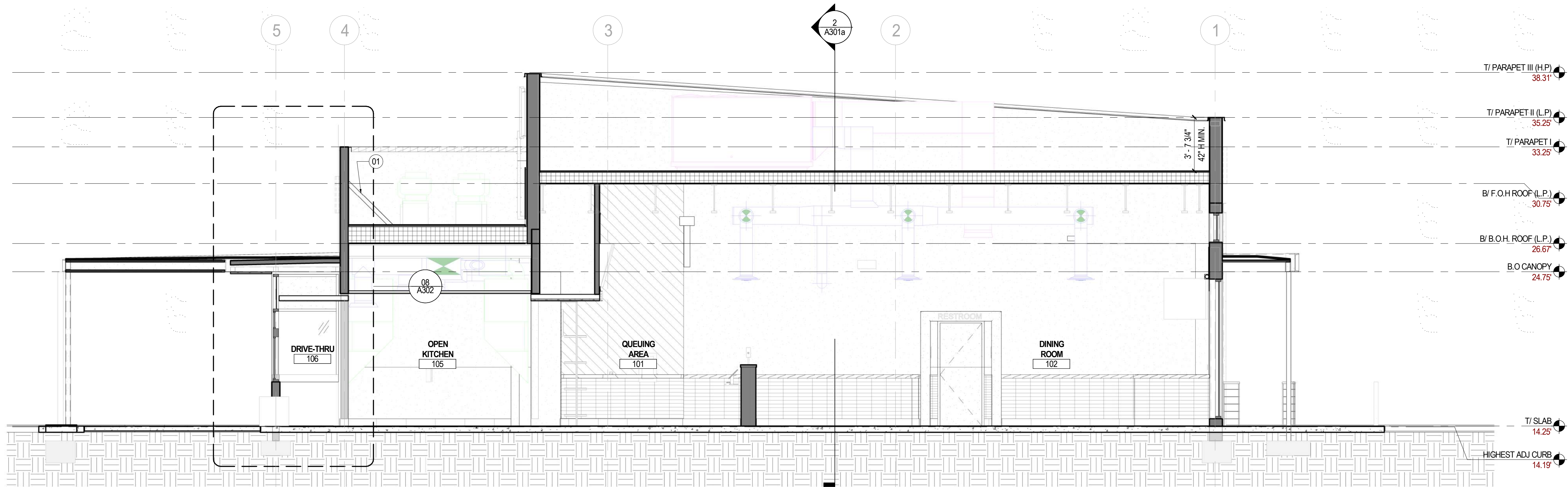
© 2015 Gensler



1 BUILDING SECTION - AA
SCALE: 1/4" = 1'-0"



2 BUILDING SECTION - BB
SCALE: 1/4" = 1'-0"



3 BUILDING SECTION - CC

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



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601



2361 ROSECRANS AVENUE
SUITE 308
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495

Kimley»Horn

555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

△	Date	Description
	01/20/2022	PLANNING SUBMISSION
	04/25/2022	PLANNING SUBMISSION #2
	07/08/2022	PLANNING SUBMISSION #3

Seal / Signature

Project Name

CA 1420 HUNTINGTON
BEACH

Project Number

05.3845.000

Description

BUILDING SECTIONS

Scale

1/4" = 1'-0"

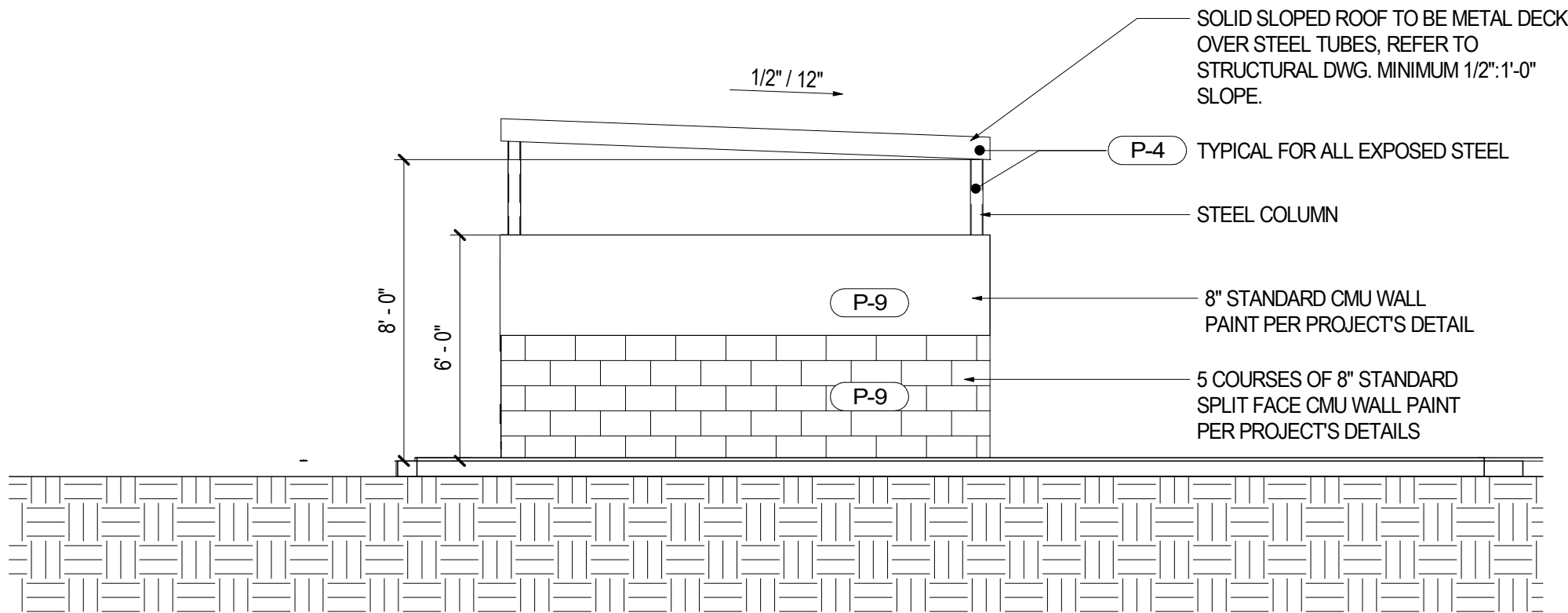
THERESA SHEILS - 0401015568

A301b

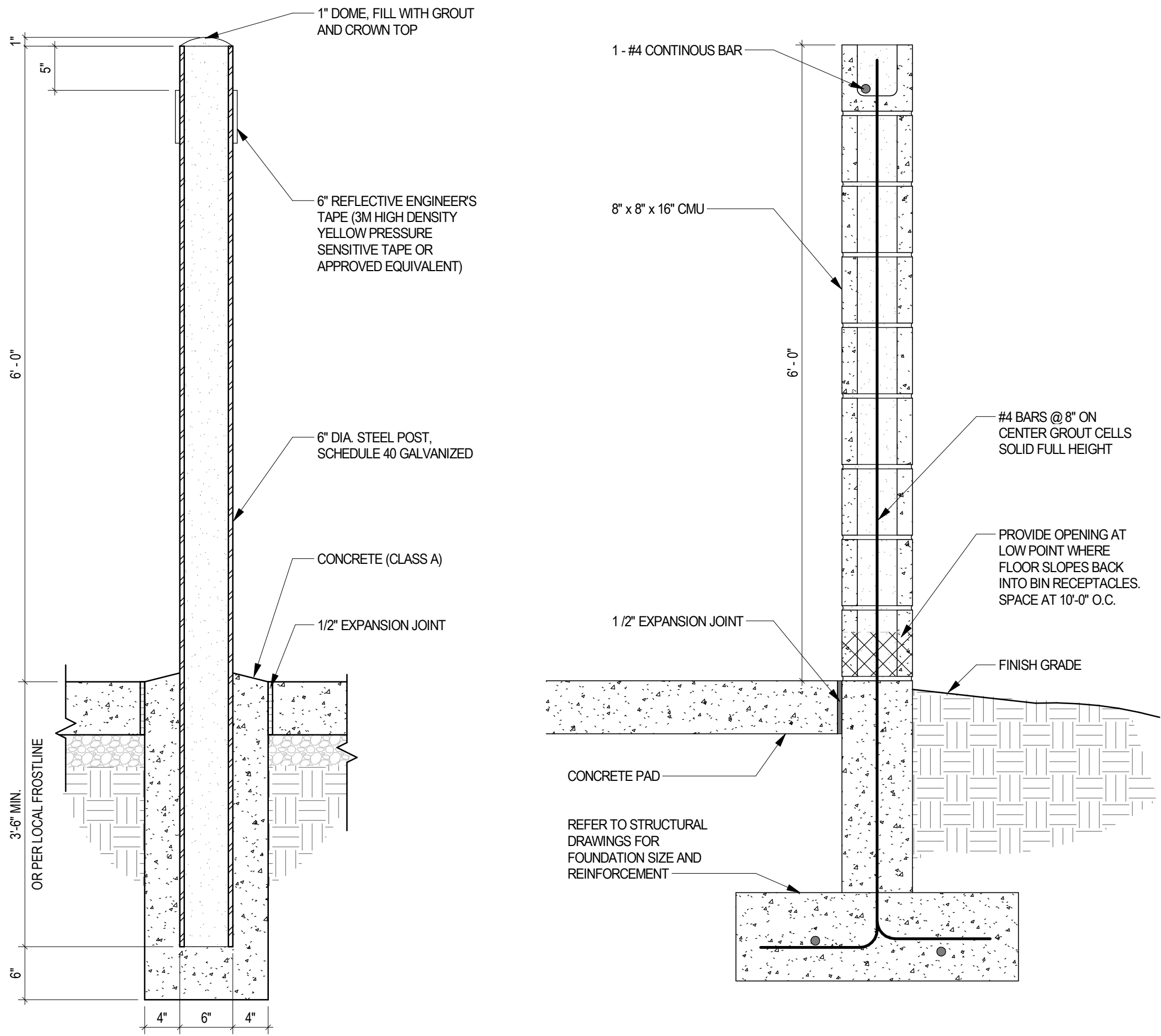
P-4
09 91 13 EXTERIOR PAINTING
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 IRON ORE
FINISH: EGGSHELL
LOCATION: EXTERIOR, STEEL & BRICK
NOTE: LOW VOC, LRV 86

P-9
09 91 13 EXTERIOR PAINTING
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7005 PURE WHITE
FINISH: EGGSHELL
LOCATION: EXTERIOR, STEEL & BRICK
NOTE: LOW VOC, LRV 86

EXTERIOR FINISH SCHEDULE

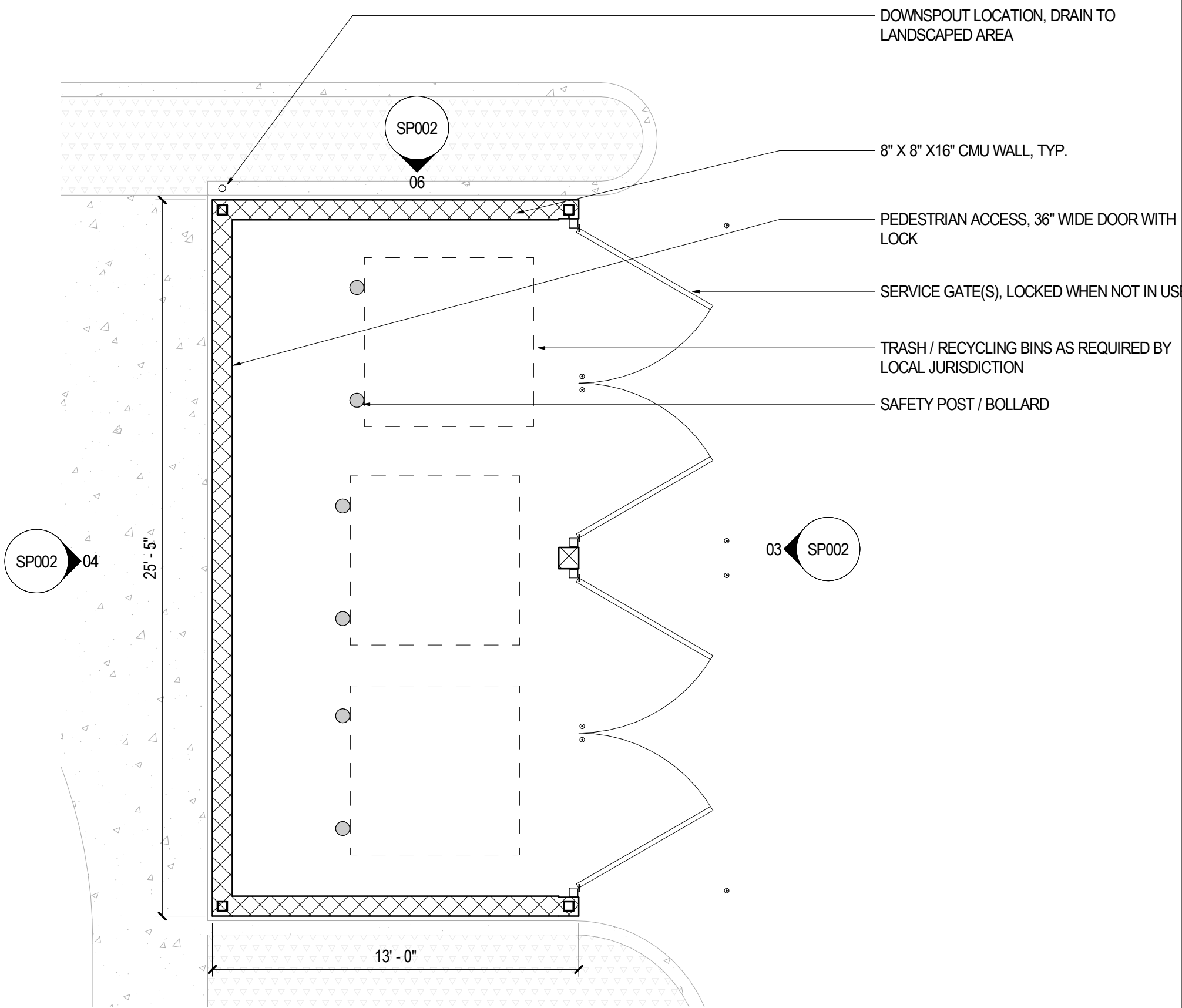


06 EXTERIOR ELEVATION - SIDE - PLANNING
SCALE: 1/4" = 1'-0"

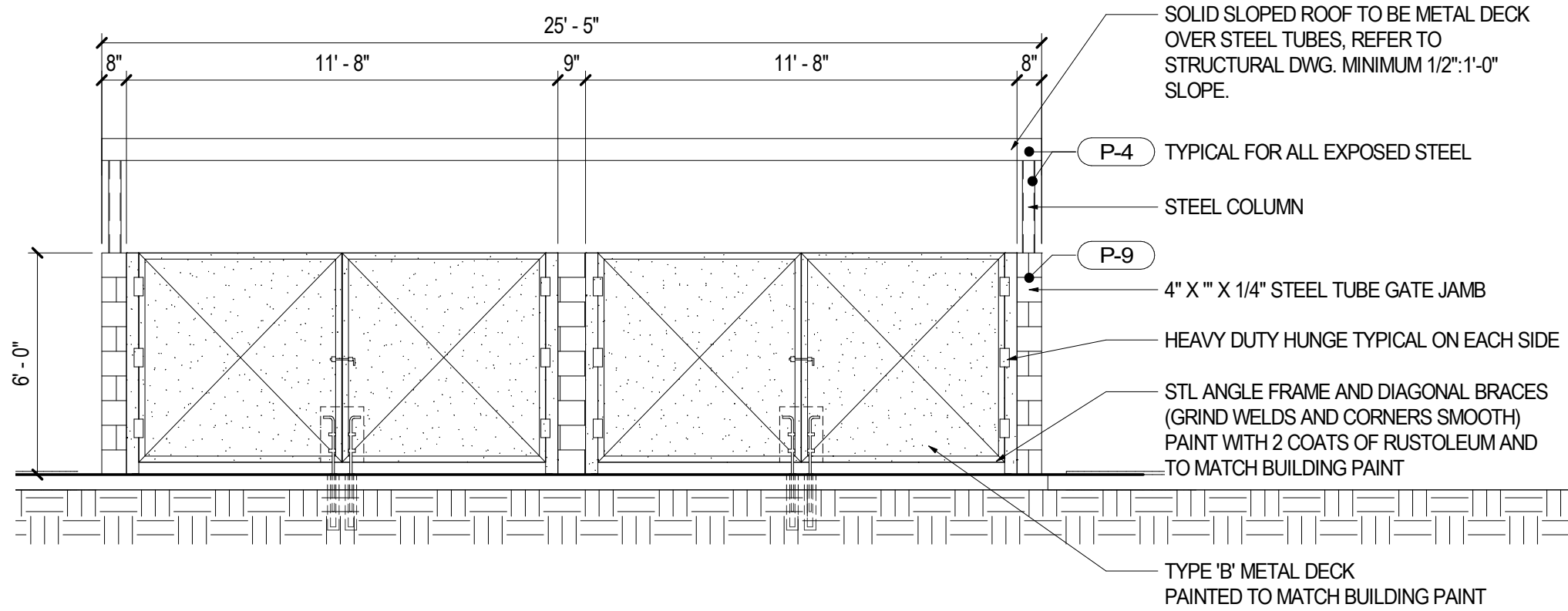


07 TRASH BOLLARD SECTION DET
SCALE: 1" = 1'-0"

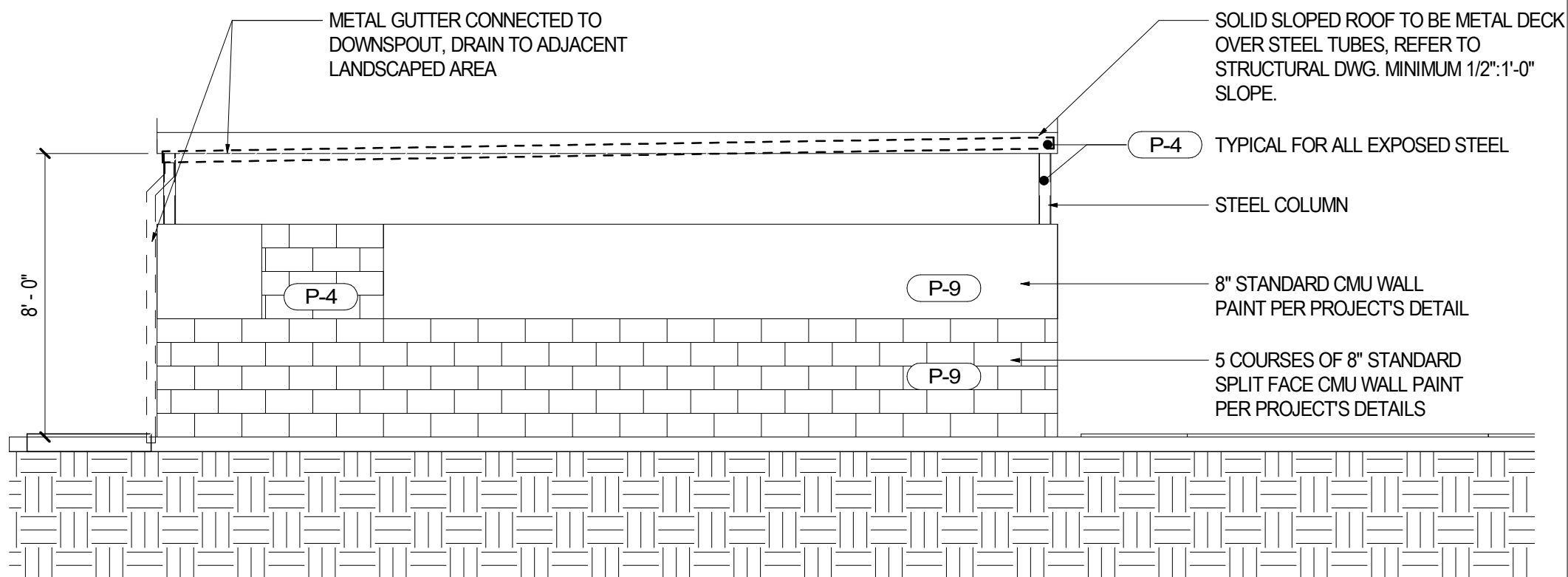
08 TE - WALL SECTION DET
SCALE: 1" = 1'-0"



02 TRASH ENCLOSURE PLAN - PLANNING
SCALE: 1/4" = 1'-0"



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



04 EXTERIOR ELEVATION - REAR - PLANNING
SCALE: 1/4" = 1'-0"



20100 Brookhurst St.
Huntington Beach, CA 92646

Gensler

500 South Figueroa Street
Los Angeles, California 90071
United States
Contact:
Bryan Walsingham
Tel 213.239.8240

Tel 213.327.3600
Fax 213.327.3601



2361 ROSECRANS AVENUE
SUITE 300
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699

Contact:
Yves Yanuaria
Tel 323.617.0332



505 COLLINS ST
PO BOX 3505
SOUTH ATTLEBORO
MA 02703
Tel 508.399.6000
Fax 508.761.3620

Contact:
Michael Henderson
Tel 508.399.2392



700 FLOWER STREET
SUITE 2100
LOS ANGELES, CA 90017
Tel 213.372.3400

Contact:
Claudia Walker
Tel 213.310.8495



555 CAPITOL MALL
SUITE 300
SACRAMENTO, CA 95814
Tel 916.858.5800

Contact:
Fareed S. Pittalwala, P.E.
Tel 669-800-4151

Date	Description
04/25/2022	PLANNING SUBMISSION #2
Seal / Signature	

Project Name
CA 1420 HUNTINGTON BEACH
Project Number
05.3845.000
Description
TRASH ENCLOSURE

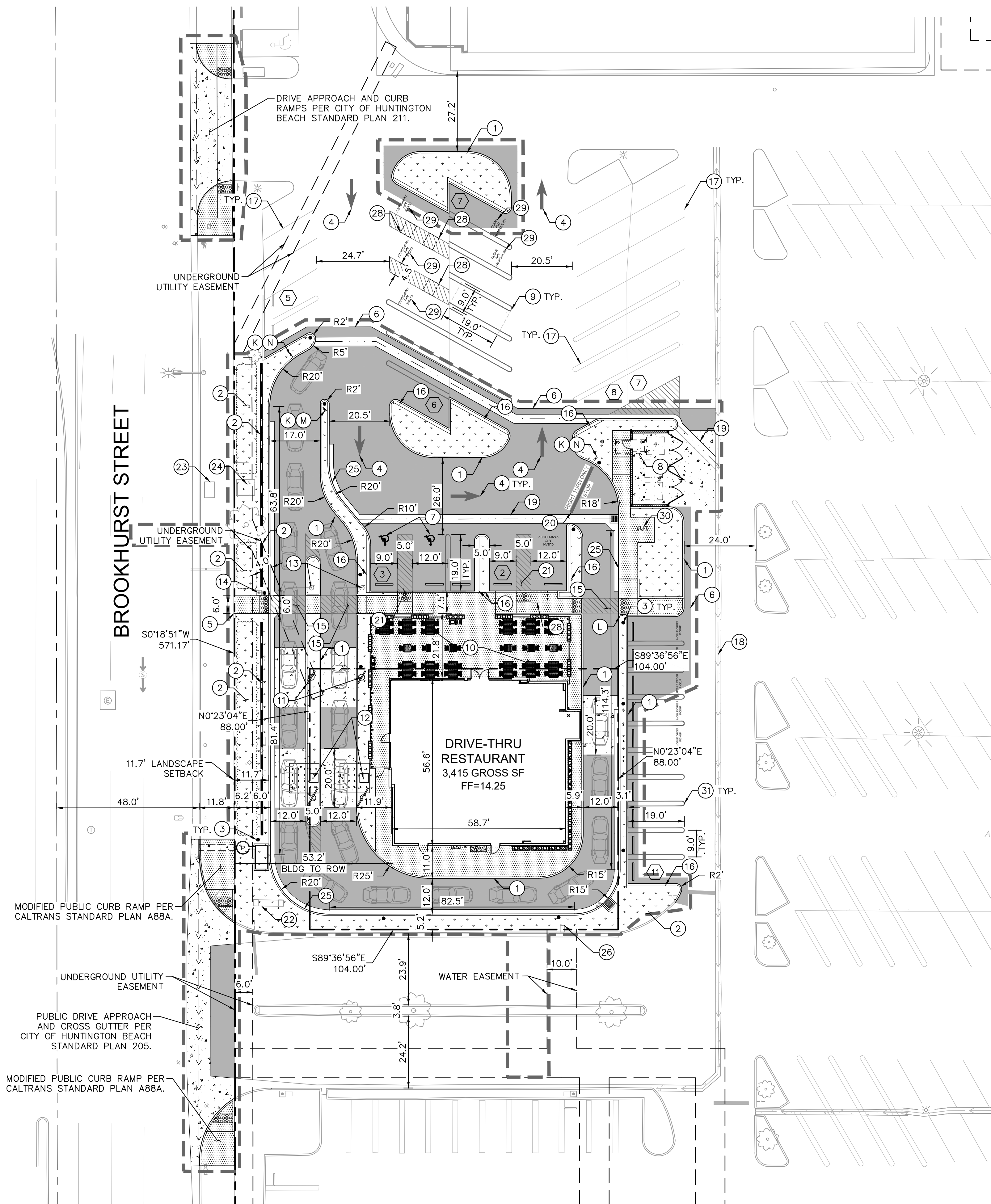
Scale
As indicated

THERESA SHEILS - 0401015568

SP002

DRAWING NAME: K:\SAC_LDEV\197265009 - Shopcore Huntington Beach\08 CADD\Exhibits\Planning\Preliminary Site Plan.dwg PRELIMINARY SITE PLAN June 17, 2022 12:01 PM BY: CORREIA, NINA

This document, together with the concepts and design presented herein, is intended only for the specific purpose and client for which it was prepared. Issue of and improper reliance on this document without written authorization and designation by Kinley-Horn and Associates, Inc. shall be without liability to Kinley-Horn and Associates, Inc.



LEGEND:

	CENTER LINE		LANDSCAPE/PLANTER AREA
	PROPERTY LINE		HEAVY DUTY ASPHALT PAVEMENT
	EASEMENT LINE		SIGN POST
	APPROXIMATE LIMIT OF WORK LINE		NUMBER OF PARKING SPACES
	FLOW LINE		
	STANDARD DUTY CONCRETE PAVEMENT		
	HEAVY DUTY CONCRETE PAVEMENT		

CONSTRUCTION NOTES:

- CONCRETE CURB
- 32" HIGH MINIMUM DECORATIVE SCREENING WALL AND 20" MINIMUM HEIGHT LANDSCAPE BERM WITHIN PROPOSED 11.7' LANDSCAPE SET BACK. REFER TO DETAIL 1, SHEET 6 FOR MORE INFORMATION.
- SITE BOLLARD
- DIRECTIONAL MARKING PER PLAN
- JOIN EXISTING SIDEWALK
- JOIN EXISTING PAVEMENT
- ADA PARKING MARKING
- COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
- STANDARD 60" PARKING STALL STRIPING.
- OUTDOOR COVERED PATIO
- PREVIEW BOARD
- ORDER BOARD
- HEADACHE BAR
- EXISTING SITE LIGHTING
- ACCESSIBLE PATH OF TRAVEL STRIPING.
- 18" WALK-OFF CURB
- STANDARD 60" PARKING STALL TO REMAIN
- VALLEY GUTTER TO REMAIN
- VALLEY GUTTER
- "STOP" BAR AND "RIGHT TURN ONLY" STRIPING
- ACCESSIBLE PARKING STALL STRIPING
- EXISTING MONUMENT SIGN TO REMAIN
- EXISTING ELECTRIC VAULT TO REMAIN
- EXISTING TRANSFORMER TO REMAIN
- CURB & GUTTER
- EXISTING 2" SERVICE AND WATER METER TO REMAIN
- ACCESSIBLE PARKING SIGN
- FUTURE EVCS STALL
- DESIGNATED LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL AND ELECTRIC VEHICLE STALL
- BICYCLE RACK
- STANDARD 90" PARKING STALL STRIPING.

SIGN INFORMATION

- (K) CMUTCD SIGN R5-1 - "DO NOT ENTER"
- (L) CMUTCD SIGN R1-5 - "YIELD TO PEDESTRIANS."
- (M) CMUTCD SIGN R3-5 - LEFT TURN ONLY
- (N) CMUTCD SIGN R3-5 - RIGHT TURN ONLY

SITE DATA:

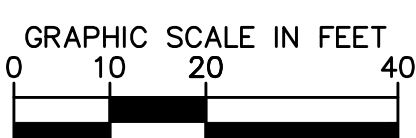
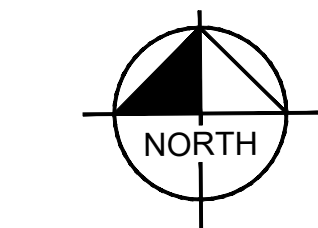
PROJECT DESCRIPTION:	SHOPCORE IS PROPOSING TO DEVELOP A 3,415 S.F. RESTAURANT WITH DUAL LANE DRIVE THROUGH, EXTERIOR PATIO, AND ASSOCIATED PARKING AREA IN HUNTINGTON BEACH. THE SITE IS CURRENTLY A VACANT OFFICE BUILDING AND PARKING LOT.		
ADDRESS:	20100 BROOKHURST ST., HUNTINGTON BEACH, CA 92646		
ZONING DISTRICT:	CG - COMMERCIAL GENERAL		
LAND USE:	RESTAURANT WITH DRIVE THROUGH		
FLOOD ZONE:	ZONE X - AREA OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD		
TOTAL DISTURBED AREA:	25,826 S.F.	(0.59 AC)	
TOTAL PAD AREA:	3,415 S.F.	(0.08 AC)	
PROPOSED PARCEL AREA:	9,152 S.F.	(0.21 AC)	
LOT COVERAGE			
TOTAL SITE AREA:	25,836 S.F.	(0.59 AC)	100%
BUILDING AREA:	3,415 S.F.	(0.08 AC)	13.2%
IMPERVIOUS AREA:	17,995 S.F.	(0.41 AC)	69.7%
LANDSCAPE AREA:	4,426 S.F.	(0.10 AC)	17.1%
PARKING/LANDSCAPE BUFFER			
FRONT:	12.2'		
REAR:	4.6'		
SIDE (N):	0.0'		
SIDE (S):	5.2'		
QUEUEING SUMMARY:	QUEUE LENGTH FOR WEST DRIVE THRU LANE: 325.0' QUEUE LENGTH FOR EAST DRIVE THRU LANE: 140.0' TOTAL QUEUE LENGTH PROVIDED: 465.0'		
PARKING SUMMARY:	3,415 S.F. BUILDING & 1,353 S.F. OUTDOOR PATIO (1 STALL/100 S.F.) = 48 STALLS REQUIRED PER CITY CODE. ADA PARKING FOR 26-50 PARKING STALLS = 2 ADA PARKING STALLS REQUIRED PER 2019 CBC. FUTURE EV FOR 26-50 PARKING STALLS = 4 FUTURE EV STALLS REQUIRED PER 2019 CA GREEN BUILDING STANDARDS. 1 FUTURE EV STALL MUST BE VAN ACCESSIBLE (PER 2019 CBC) NUMBER OF REQUIRED DESIGNATED STALLS FOR LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL AND ELECTRIC VEHICLES (PER 2019 CALIFORNIA GREEN BUILDING STANDARDS) = 6.		
PARKING TABLE:	REQUIRED	PROPOSED	
STANDARD	40	40	
COMPACT (C)	-	-	
MOTORCYCLE	-	-	
DESIGNATED	6 (INCLUDES 4 EVCS)	6 (INCLUDES 4 EVCS)	
ACCESSIBLE	2	2	
TOTAL:	48	48*	
*NOTE: THERE IS A SHARED PARKING AGREEMENT AMONGST THE CENTER. PLEASE REFER TO THE PARKING EXHIBIT/MATRIX AND PARKING STUDY.			

LEGAL DESCRIPTION:

PARCEL 10, IN THE CITY OF HUNTINGTON BEACH, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP FILED IN BOOK 108, PAGES 40 AND 41 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

A.P.N. 155-181-24

SUBJECT	CODE SECTION	REQUIRED	PROPOSED
PARKING	231.04	RESTAURANT: 1 SPACE / 100 SF 3,415 SF BUILDING + 1,353 S.F. OUTDOOR PATIO = 4,768 SF = 48 SPACES	SHARED PARKING AMONGST CENTER (SEE PARKING MATRIX AND STUDY)
LANDSCAPING	211.06	MIN. 8% OF ENTIRE SITE: SITE = 25,826 S.F. @ 8% = 2,066 S.F	4,426 S.F.
FLOOR AREA RATIO	211.06	MIN. 1.5 = 6,101 MAX BUILDING AREA FOR 9,152 S.F. PROPOSED PARCEL	2.68 = 3,415 S.F. BUILDING AREA
SETBACKS	-	-	-
FRONT	211.06	MIN. DIMENSION 10 FT	12 FT
SIDE STREET	211.06	MIN. DIMENSION 10 FT	N/A
BUILDING HEIGHT	211.06	MAX. HEIGHT 50 FT	24 FT



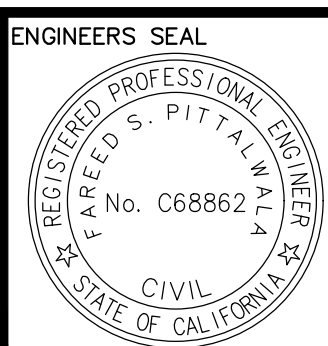
SCALE
1" = 20'
WHEN PRINTED AT FULL SIZE
(24"x36")



ISSUE	DATE	BY	DESCRIPTION	APP'VD
	01-26-2022		1ST CUP SUBMITTAL	
	04-29-2022		2ND CUP SUBMITTAL	
	06-17-2022		3RD CUP SUBMITTAL	

SOILS ENGINEER
FRED BUHAMDAN
TERRACON CONSULTANTS.
23041 AVENIDA DE LA CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653
(949) 261-0051
PROJECT #60215236
DATE PREPARED:
NOVEMBER 30, 2021

BA
DRAWN BY
NC
CHECKED BY
FP
RECOMMENDED



Kinley»Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-5800

PREPARED UNDER THE DIRECT SUPERVISION OF:
Fareed Pittalwala
FAREED PITTALWALA R.C.E. NO. 68862
DATE: 06/17/2022
EXP. 09/30/2023

REVIEWED BY:

H.B. PLANNING DEPARTMENT

DATE

PROJECT OWNER:
SHOPCORE PROPERTIES
233 S WACKER DRIVE, SUITE 4600
CHICAGO, IL 60606
(312) 798-5151

APN: 155-181-24

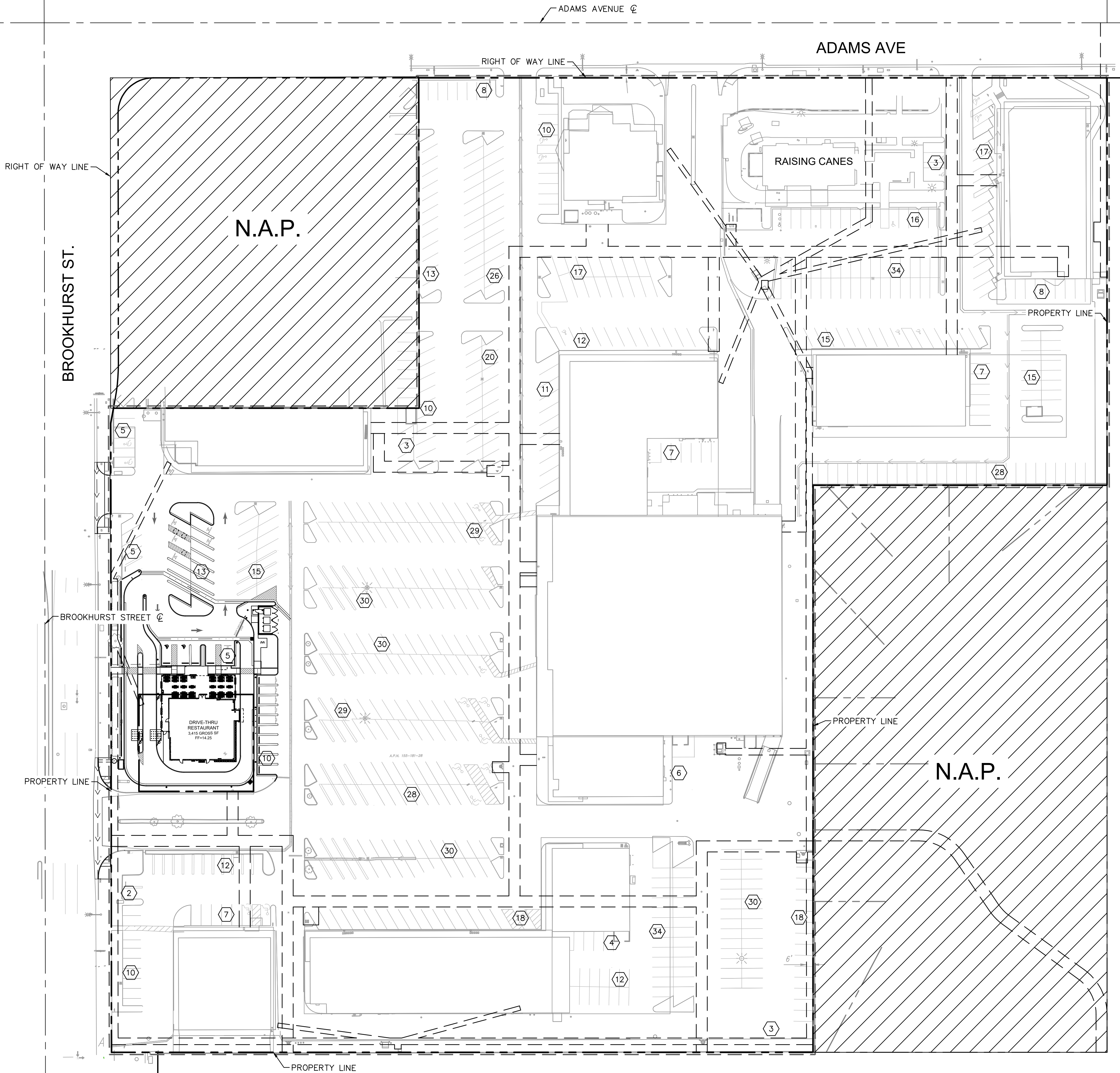
PROJECT ADDRESS:
20100 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
PROJECT ID: 2021-0027

CITY OF HUNTINGTON BEACH
PRELIMINARY SITE PLAN
CUP 22-004
20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 1
OF
SHEETS 6

DRAWING NAME: K:\SAC_LDEV\197265009 - Shopcore Huntington Beach\08 CAD\Exhibits\Planning\Preliminary Parking Matrix.dwg LAYOUT: June 17, 2022 12:02 PM BY: CORREIA, NINA

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Brookhurst & Adams - Proposed Parking Requirements

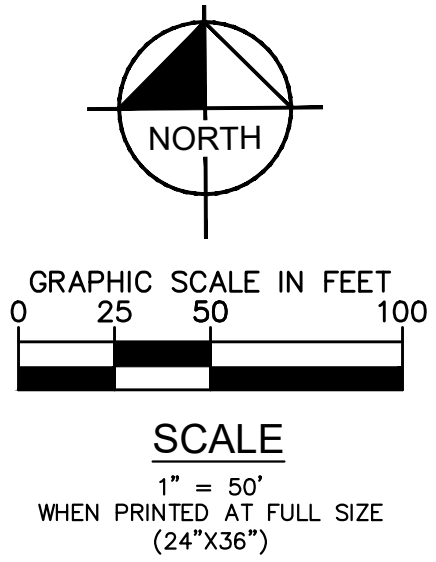
Sep-21

Address: South East Corner Brookhurst & Adams, Huntington Beach, CA 92646

Bldg/Unit	Business Name	Business Address (Huntington Beach, CA 92646)	Land Use Category	Area (Sq. Ft.)	Parking Ratio	Parking Spaces Required
1	ALKA Living Water	10042 Adams Ave	Retail	1,590	1:200	8
2	MM Tailor	10044 Adams Ave	Retail	1,060	1:200	6
3	Anna's Nails	10046 Adams Ave	Personal Services	954	1:200	5
4	Newport Peach	10052 Adams Ave	Personal Enrichment	2,074	1:200	11
5	Hambones Bar & Grill	10056 Adams Ave	Restaurant	3,020	1:200	16
7a	Restaurant	-	Restaurant	3,500	1:100	35
7b	Restaurant	-	Restaurant	3,500	1:100	35
8	Shirma Restaurant	10076 Adams Ave	Restaurant	2,358	1:100	24
9	Eggroll King	10078 Adams Ave	Restaurant	1,035	1:100	11
10	Lampose Pizza	10084 Adams Ave	Restaurant	3,452	1:100	35
11	Huntington Flowers	10086 Adams Ave	Retail	1,173	1:200	6
12	Beachside Optometry	10088 Adams Ave	Personal Services	2,010	1:200	11
13	HB Beauty Supply	10090 Adams Ave	Retail	5,865	1:200	30
14	Perspire Sauna	10104 Adams Ave	Personal Enrichment	1,750	1:200	9
15	A/B Dental	10114 Adams Ave	Dental	3,500	1:175	20
16	United Healthcare	10114 Adams Ave	Medical	5,500	1:175	32
18	Stater Bros No. 0147	10114 Adams Ave	Grocery	41,975	1:200	210
19	Premier Martial Arts	10116 Adams Ave	Personal Enrichment	1,400	1:200	7
20	R Cleaners	10118 Adams Ave	Retail	1,400	1:200	7
21	Liberty Coin	10122 Adams Ave	Retail	3,640	1:200	19
23	Simone & Son	10124 Adams Ave	Retail	3,360	1:200	17
25	The Tutoring Center	9011 Adams Ave	Personal Enrichment	1,190	-	6
26	Adams Pet Clinic	10130 Adams Ave	Veterinary	1,260	1:200	7
27	Chiropractor	10132 Adams Ave	Medical	2,100	1:175	12
28	Woody's Diner	10136 Adams Ave	Restaurant	5,502	1:100	56
29	Raising Canes Chicken Finger	10142 Adams Ave	Restaurant	3,234	1:100	33
29	Raising Canes Chicken Fingers (Outdoor Area)	10142 Adams Ave	Restaurant	800	1:100	8
30A	Vacant		Retail	1,800	1:200	9
30B	WeVitalize		Personal Enrichment	1,450	1:200	8
31	C.O.R.E. Rehab Center	10162 Adams Ave	Medical	3,282	1:175	19
33	Orthodontics Office		Dental	2,243	1:175	13
34	Lean Feast	10176 Admas Ave	Restaurant	1,586	1:100	16
35	Moonwood Coffee	10178 Admas Ave	Restaurant	1,200	1:100	12
36	Vacant	10180 Admas Ave	Retail	1,260	1:200	7
37	Vacant	10184 Admas Ave	Retail	2,068	1:200	11
38	Work Fitness	-	Personal Enrichment	4,386	1:200	22
39	(FT) Proposed Drive Thru-Restaurant	20100 Brookhurst St.	Restaurant	4,768	1:100	48
Total Center SF				132,245		841
				TOTAL SPACES REQUIRED		841
				TOTAL SPACES PROVIDED		730
				PARKING SURPLUS/DEFICIT		-111

LEGEND:

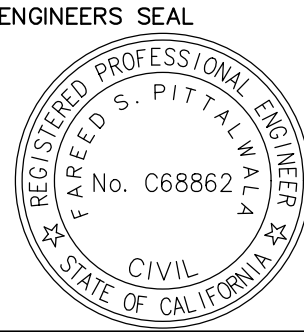
- CENTER LINE
- PROPOSED PARCEL LINE
- EXISTING PROPERTY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- LIMITS OF PARKING ANALYSIS CENTER
- NUMBER OF PARKING SPACES



ISSUE	DATE	BY	DESCRIPTION	APP'D
	01-26-2022		1ST CUP SUBMITTAL	
	04-29-2022		2ND CUP SUBMITTAL	
	06-17-2022		3RD CUP SUBMITTAL	

SOILS ENGINEER
FRED BUHAMAND
TERRACON CONSULTANTS.
23041 AVENIDA DE LA
CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653
(949) 261-0051
PROJECT #60215236
DATE PREPARED:
NOVEMBER 30, 2021

BA
DRAWN BY
NC
CHECKED BY
FP
RECOMMENDED



Kimley-Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-5800
PREPARED UNDER THE DIRECT SUPERVISION OF:
Zohir P.
DATE: 06/17/2022
FARIED PITTAWALA R.C.E. NO. 68862 EXP. 09/30/2023

REVIEWED BY:
H.B. PLANNING DEPARTMENT
DATE

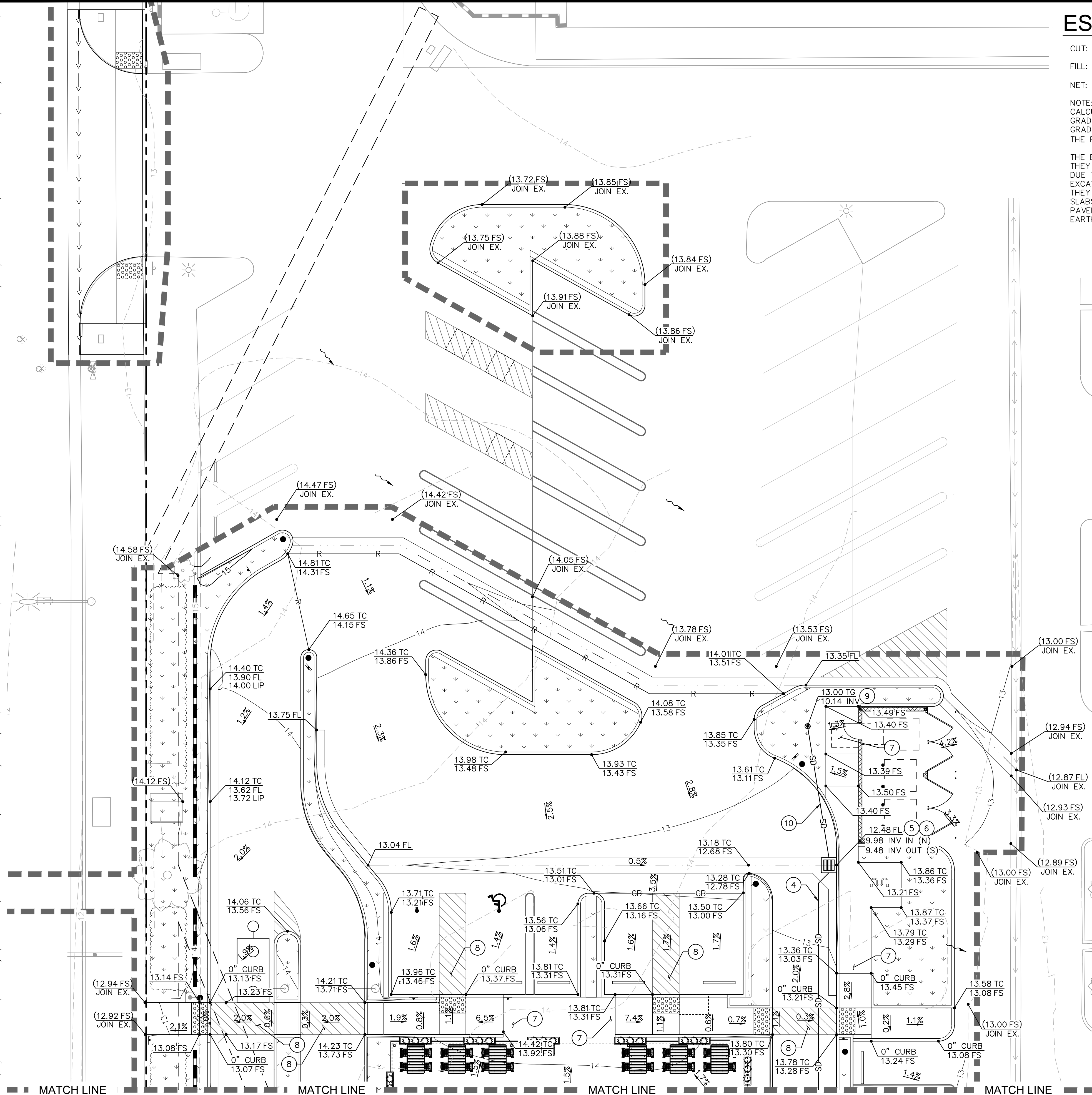
PROJECT OWNER:
SHOPCORE PROPERTIES
233 S WACKER DRIVE, SUITE 4600
CHICAGO, IL 60606
(312) 798-5151
APN: 155-181-24
PROJECT ADDRESS:
20100 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
PROJECT ID: 2021-0027

CITY OF HUNTINGTON BEACH
PRELIMINARY PARKING
EXHIBIT
CUP 22-004
20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 2
OF
SHEETS 6

DRAWING NAME: K:\SAC_LDEV\197265009 - Shopcore Huntington Beach\08 CADD\Exhibits\Planning\Preliminary Grading and Drainage Plan.dwg PRELIMINARY GRADING AND DRAINAGE 2 June 17, 2022 12:01 PM BY: CORREIA, NINA

This document, together with the concepts and designs presented herein, is an instrument of service, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



ESTIMATED EARTHWORK

CUT: 160 CY
FILL: 108 CY
NET: 52 CY (EXPORT)

NOTE: THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISHED GRADE. EXISTING GROUND IS DEFINED BY THE CONTOURS AND SPOT GRADES ON THE BASE SURVEY. PROPOSED FINISHED GRADE IS DEFINED AS THE FINAL GRADE AS INDICATED ON THE GRADING PLAN(S).

THE EARTHWORK QUANTITIES ABOVE ARE FOR PERMIT PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, CLEARING AND GRUBBING, SHRINKAGE, OVER-EXCAVATION AND RE-COMPACTION, AND CONSTRUCTION METHODS. NOR DO THEY ACCOUNT FOR THE THICKNESS OF PAVEMENT SECTIONS, FOOTINGS, SLABS, REUSE OF PULVERIZED MATERIALS THAT WILL UNDERLIE NEW PAVEMENTS, ETC. THE CONTRACTOR SHALL RELY ON THEIR OWN EARTHWORK ESTIMATES FOR BIDDING PURPOSES.

LEGEND:

- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT / SETBACK LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- PROPOSED STORM DRAIN PIPE
- GRADE BREAK LINE
- RIDGE LINE
- FLOW LINE
- EXISTING FLOW DIRECTION
- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- PROPOSED FLOW (DIRECTION AND SLOPE)
- LANDSCAPE AREA
- BIOCLEAN MODULAR WETLAND UNIT

GRADING AND DRAINAGE NOTES:

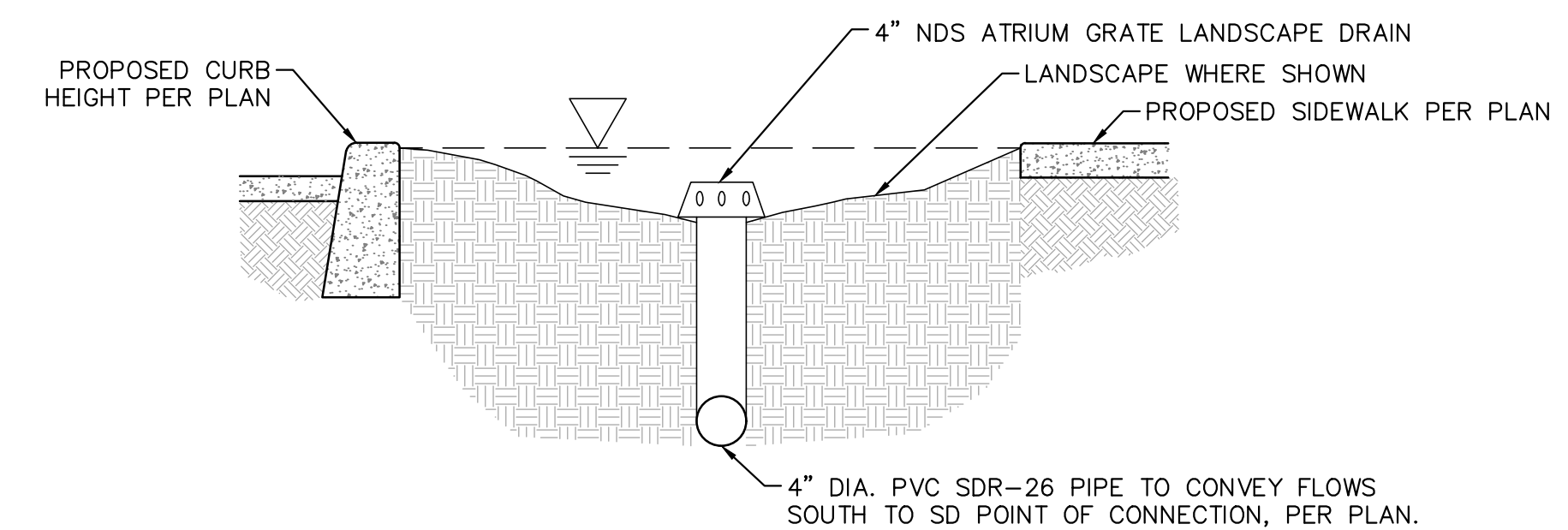
- PROPOSED MODULAR WETLAND UNIT, SYSTEM MODEL MWS-L-4-8. REFER TO SHEET 5 FOR MORE INFORMATION.
- PROPOSED JENSEN MODEL 248-S-SERIES STANDARD PUMP STATION. REFER TO SHEET 5 FOR MORE INFORMATION.
- PROPOSED PARKWAY CULVERT - TYPE "C" PER CITY OF HUNTINGTON BEACH STANDARD PLAN 312. REFER TO SHEET 5 FOR MORE INFORMATION.
- INSTALL 6" SDR-35 PVC STORM DRAIN PIPE AT 0.5% MIN.
- PAINT "NO DUMPING-DRAINS TO OCEAN" ON CURB ADJACENT TO CATCH BASIN. REFER TO DETAIL 1, HEREON, FOR MORE INFORMATION.
- INSTALL 24" X 24" JENSEN PRECAST DROP INLET. ALL DROP INLETS SHALL HAVE "BIOCLEAN GRATE INLET FILTER" REFER TO SHEET 5 FOR MORE INFORMATION. ALL GRATES SHALL BE TRAFFIC RATED.
- ACCESSIBLE LANDING AREA (DOOR, CURB RAMP, RAMP) SHALL HAVE LESS THAN 2% SLOPE IN ALL DIRECTIONS.
- ACCESSIBLE PATH OF TRAVEL MUST HAVE 5% MAXIMUM RUNNING AND 2% MAXIMUM CROSS SLOPE AT ALL TIMES (INCLUSIVE OF VALLEY GUTTER CROSSING).
- INSTALL 4" NDS ATRIUM GRATE OR APPROVED EQUAL IN PROPOSED LANDSCAPE SWALE. REFER TO DETAIL 2 HEREON FOR MORE INFORMATION.
- INSTALL 4" SDR-35 PVC STORM DRAIN PIPE AT 0.5% MIN.

NO DUMPING DRAINS TO OCEAN

AT DROP INLET

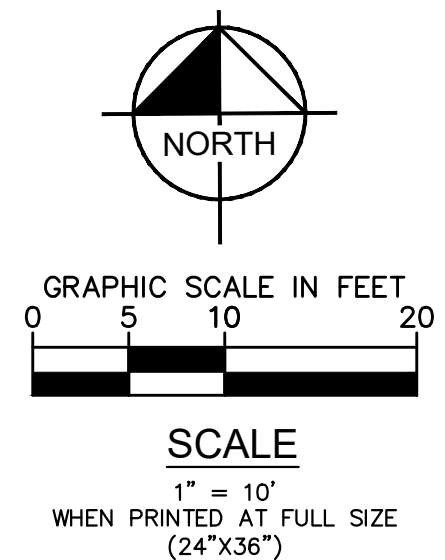
STENCIL DETAIL

N.T.S.



LANDSCAPE SWALE DETAIL

N.T.S.



SCALE
1" = 10'
WHEN PRINTED AT FULL SIZE
(24"X36")

SEE SHEET 4

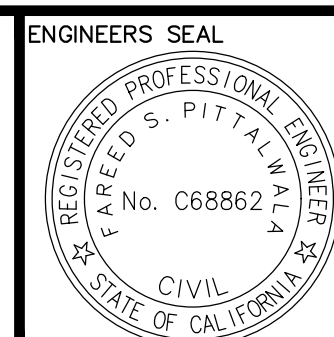


Know what's below.
Call before you dig.

ISSUE	DATE	BY	DESCRIPTION	APP'D
	01-26-2022		1ST CUP SUBMITTAL	
	04-29-2022		2ND CUP SUBMITTAL	
	06-17-2022		3RD CUP SUBMITTAL	

SOILS ENGINEER
FRED BUHAMANDAN
TERRACON CONSULTANTS.
23041 AVENIDA DE LA CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653
(949) 261-0051
PROJECT #60215236
DATE PREPARED:
NOVEMBER 30, 2021

BA
DRAWN BY
NC
CHECKED BY
FP
RECOMMENDED



Kimley»Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-5800
PREPARED UNDER THE DIRECT SUPERVISION OF:
Z. Pittalwala
DATE: 06/17/2022
FARIED PITTALWALA R.C.E. NO. 68862 EXP. 09/30/2023

REVIEWED BY:

H.B. PLANNING DEPARTMENT

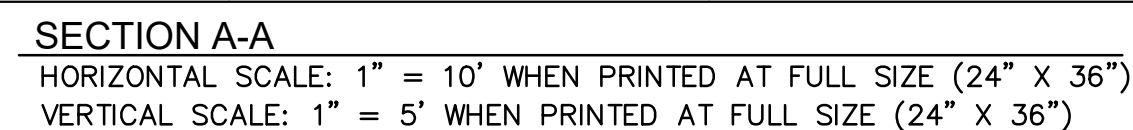
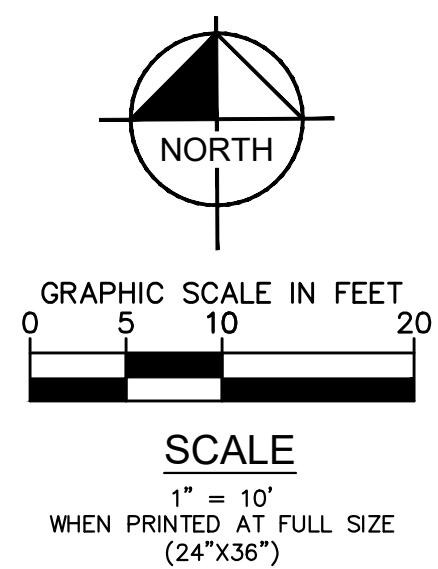
DATE

PROJECT OWNER:
SHOPCORE PROPERTIES
233 S WACKER DRIVE, SUITE 4600
CHICAGO, IL 60606
(312) 798-5151
APN: 155-181-24
PROJECT ADDRESS:
20100 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
PROJECT ID: 2021-0027

CITY OF HUNTINGTON BEACH
PRELIMINARY GRADING &
DRAINAGE PLAN
CUP 22-004

20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 3
OF
SHEETS 6



DRAWING NAME: K:\SAC\LEDEV\197265009 - Shopcore Huntington Beach\08 CAD\Exhibits\Planning\Preliminary Grading and Drainage Plan.dwg DETAIL SHEET June 17, 2022 12:02 PM BY: CORREIA, NINA

This document, together with the concepts and designs presented herein, is an instrument of service, intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

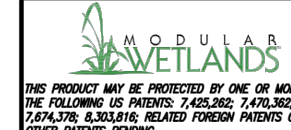
SITE SPECIFIC DATA			
PROJECT NUMBER			
ORDER NUMBER			
PROJECT NAME		Shake Shack Huntington Beach, CA	
PROJECT LOCATION		20010 Brookhurst Dr., Huntington Beach, CA	
STRUCTURE ID		MWS-1	
TREATMENT REQUIRED			
VOLUME BASED (CF)		FLOW BASED (CFS)	
		0.104	
TREATMENT HGL AVAILABLE (FT)			
PEAK BYPASS REQUIRED (CFS) - IF APPLICABLE			
PIPE DATA		I.E.	MATERIAL
INLET PIPE 1		8.30	PVC
INLET PIPE 2			
OUTLET PIPE		7.30	PVC
			10"
PRETREATMENT		BIOFILTRATION	DISCHARGE
RIM ELEVATION		12.94	12.94
SURFACE LOAD		PEDESTRIAN	PEDESTRIAN
FRAME & COVER		36" X 36"	N/A
WETLANDMEDIA VOLUME (CY)		TBD	
ORIFICE SIZE (DIA. INCHES)		TBD	
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			

INSTALLATION NOTES

- CONTRACTOR TO PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND INCIDENTALS REQUIRED TO OFFLOAD AND INSTALL THE SYSTEM AND APPURTENANCES IN ACCORDANCE WITH THIS DRAWING AND THE MANUFACTURERS SPECIFICATIONS, UNLESS OTHERWISE STATED IN MANUFACTURERS CONTRACT.
- UNIT MUST BE INSTALLED ON LEVEL BASE. MANUFACTURER RECOMMENDS A MINIMUM 6" LEVEL ROCK BASE UNLESS SPECIFIED BY THE PROJECT ENGINEER. CONTRACTOR IS RESPONSIBLE TO VERIFY PROJECT ENGINEERS RECOMMENDED BASE SPECIFICATIONS.
- CONTRACTOR TO SUPPLY AND INSTALL ALL EXTERNAL CONNECTING PIPES. ALL PIPES MUST BE FLUSH WITH INSIDE SURFACE OF CONCRETE. (PIPES CANNOT INTRUDE BEYOND FLUSH). INVERT OF OUTFLOW PIPE MUST BE FLUSH WITH DISCHARGE CHAMBER FLOOR. ALL PIPES SHALL BE SEALED WATER TIGHT PER MANUFACTURERS STANDARD CONNECTION DETAIL.
- CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
- VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
- CONTRACTOR RESPONSIBLE FOR CONTACTING BIO CLEAN FOR ACTIVATION OF UNIT. MANUFACTURERS WARRANTY IS VOID WITH OUT PROPER ACTIVATION BY A BIO CLEAN REPRESENTATIVE.

GENERAL NOTES

- MANUFACTURER TO PROVIDE ALL MATERIALS UNLESS OTHERWISE NOTED.
- ALL DIMENSIONS, ELEVATIONS, SPECIFICATIONS AND CAPACITIES ARE SUBJECT TO CHANGE. FOR PROJECT SPECIFIC DRAWINGS DETAILING EXACT DIMENSIONS, WEIGHTS AND ACCESSORIES PLEASE CONTACT BIO CLEAN.

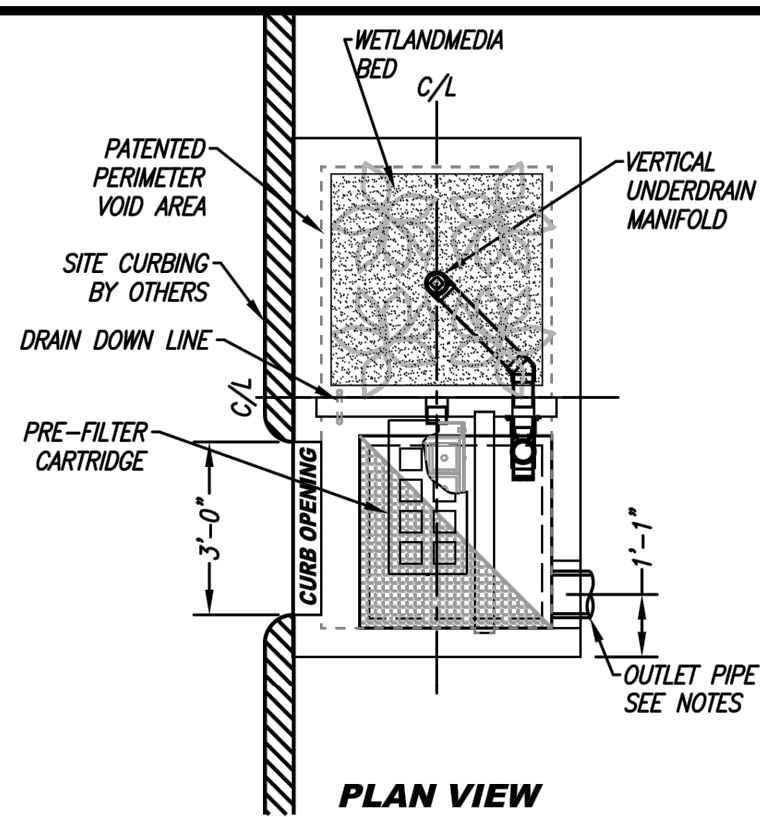


THE INFORMATION CONTAINED IN THIS DOCUMENT IS THE SOLE PROPERTY OF FORTERRA AND ITS COMPANIES. THIS DOCUMENT, IN WHOLE OR IN PART, THEREOF, MAY BE COPIED, REPRODUCED OR MODIFIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF FORTERRA.

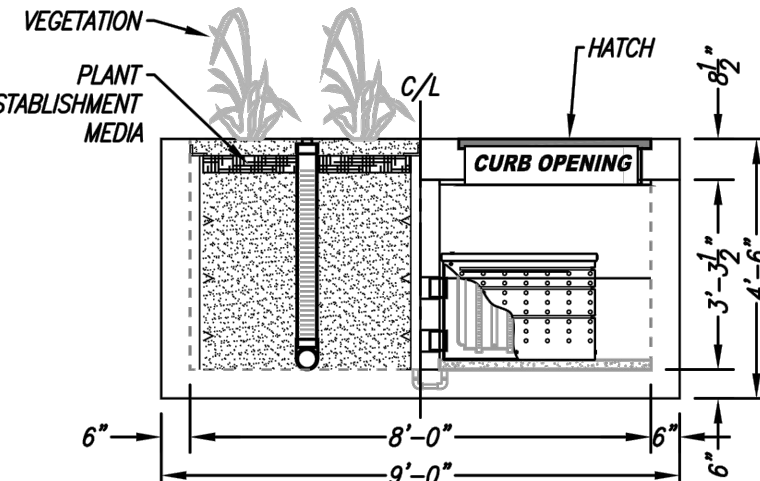


MWS-L-4-8-C STORMWATER BIOFILTRATION SYSTEM STANDARD DETAIL

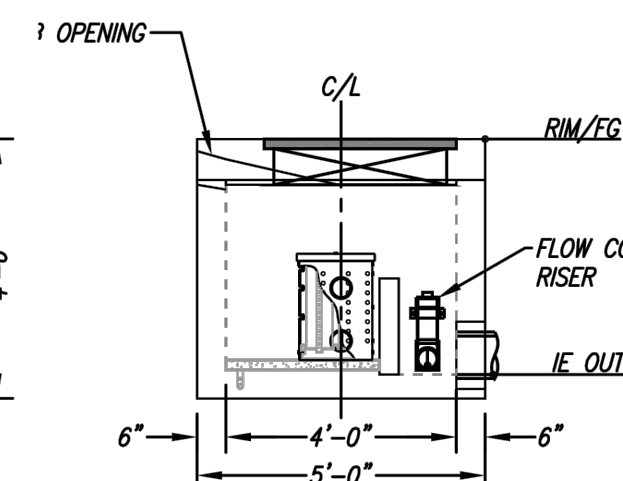
TREATMENT FLOW (CFS)	0.115
OPERATING HEAD (FT)	3.4
PRETREATMENT LOADING RATE (GPM/SF)	2.0
WETLAND MEDIA LOADING RATE (GPM/SF)	1.0



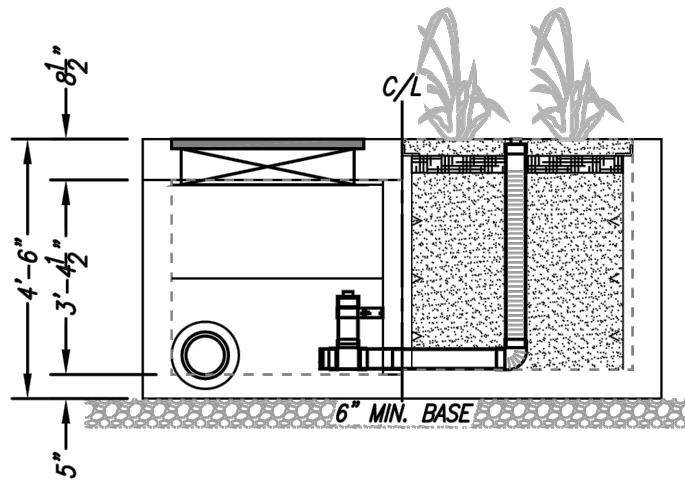
PLAN VIEW



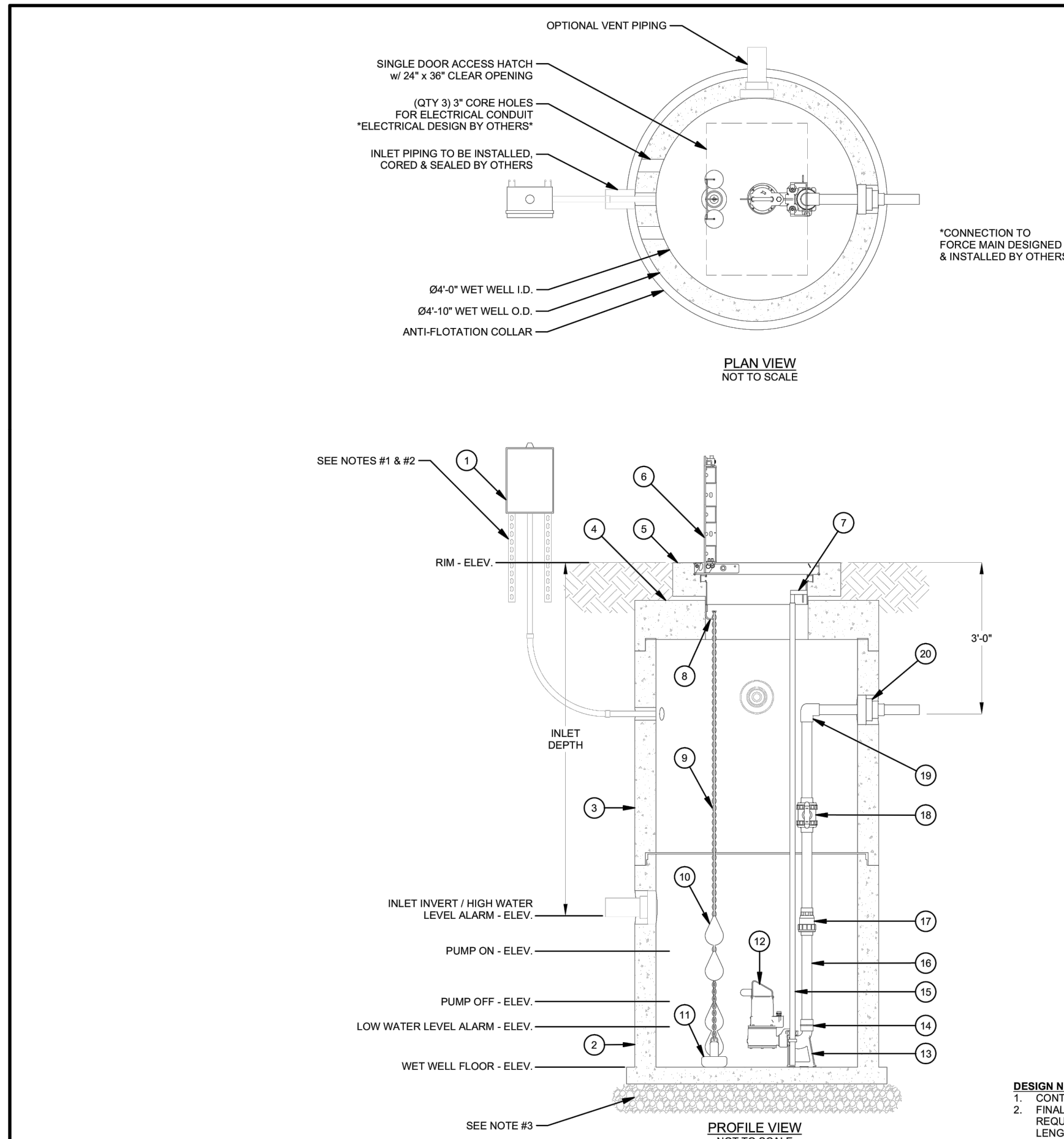
LEFT END VIEW



ELEVATION VIEW



RIGHT END VIEW



PLAN VIEW
NOT TO SCALE

PROFILE VIEW
NOT TO SCALE

- DESIGN NOTES / DISCLAIMERS:
- CONTROL PANEL INSTALLATION, MOUNTING DESIGN & HARDWARE BY OTHERS.
 - FINAL CONTROL PANEL LOCATION TO BE DETERMINED ACCORDING TO PROJECT REQUIREMENTS, CONSULT ALL SUBMITTED PUMP AND LEVEL CONTROL CABLE LENGTHS WHEN DETERMINING THE CONTROL PANEL LOCATION.
 - ALL FOUNDATION, SUBGRADE, AND BACKFILL DESIGNED BY OTHERS.

©2019 Jensen Precast - All rights reserved.

All materials appearing in Jensen Precast documents and the file are proprietary work product and are protected under U.S. copyright and other laws.

Unless in conjunction with business conducted with Jensen Precast, any use of Jensen Precast work product without express, written consent is prohibited, and request is prohibited from distributing any and all work product to non-approved third parties under penalty of civil action.

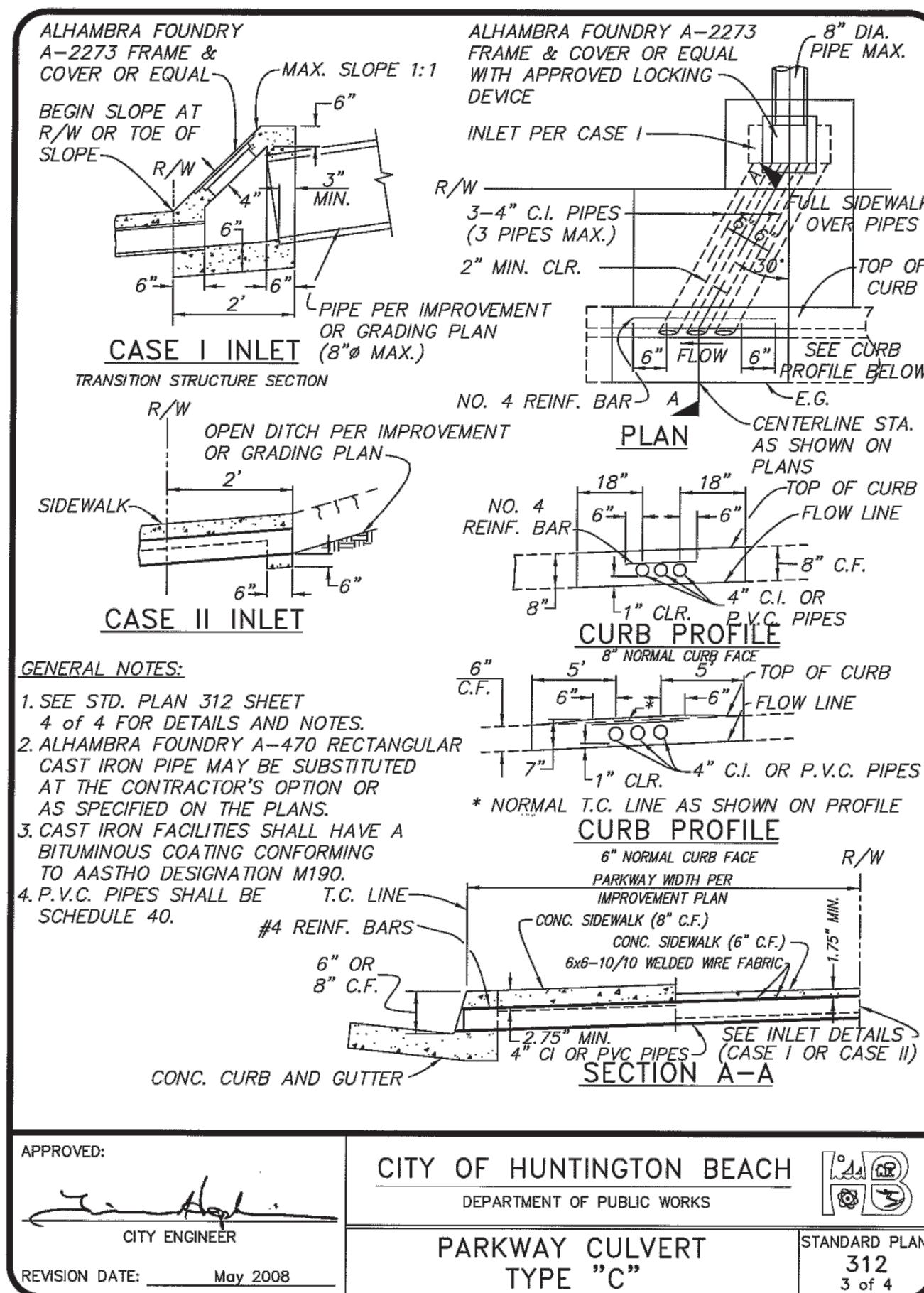
BILL OF MATERIALS	
ITEM	DESCRIPTION
1	SIMPLEX CONTROL PANEL
2	48IN DIA JENSEN PRECAST CONCRETE MANHOLE BASE "HEIGHT VARIES"
3	1 48IN DIA JENSEN PRECAST CONCRETE MANHOLE BARREL "HEIGHT VARIES"
4	1 48IN DIA JENSEN PRECAST CONCRETE MANHOLE FLAT TOP
5	1 JENSEN PRECAST CONCRETE HATCH RISER
6	1 SINGLE DOOR HATCH WITH A CLEAR OPENING OF 24IN X 36IN
7	1 UPPER GUIDE RAIL BRACKET 2IN
8	1 FLOAT BRACKET 3 HOOK TYPE 316SS
9	10 LF LF CHAIN 1/4IN 316SS
10	4 FLOAT SWITCH w/ 100' CABLE
11	1 ANCHOR 15LB PVC COATED
12	1 2IN SUBMERSIBLE PUMP
13	1 AUTOCOUPING ASSY 2IN STD
14	1 ADAPTER 2IN FIM THRD X SLIP SCH 80 PVC
15	20 LF LF PIPE 1IN SCH40 GUIDE RAIL 304SS
16	20 LF LF PIPE PVC SCH 80 2IN DIA
17	1 BALL CHECK VALVE 2IN SCH 80 PVC SLIP
18	1 BALL VALVE 2IN SCH 80 PVC SLIP
19	1 90 DEG ELBOW 2IN SCH 80 PVC SLIP
20	1 FLEXIBLE PIPE CONNECTOR

PROJECT SPECIFIC INFORMATION	
FINISHED GRADE (FL)	
RIM ELEV. (FL)	
INLET ELEV. (FL)	
FORCE MAIN DISCHARGE ELEV. (FL)	
AVAILABLE POWER SUPPLY	120V [] 240V [] 480V []
AVAILABLE POWER PHASE	Single [] Three []

SYSTEM CHARACTERISTICS	
APPLICATION	SEWAGE [] STORM WATER []
DESIGN FLOW (gpm)	
TOTAL DYNAMIC HEAD (FL)	
STATIC HEAD (FL)	
PUMP MOTOR (Std / XP)	Standard [] XP/PM []
PUMP TYPE	Non-Clog [] Grinder [] Chopper [] Vortex []
PUMP RATED HP & CURRENT	
ACCESS HATCH LOAD LEVEL	Pedestrian [] Incident H-20 [] Parking Let H-20 [] Full Traffic H-20 []
ADDITIONAL OPTIONS	
OPTION	YES NO
CONTROL PANEL SS ENCLOSURE	[] []
CONTROL PANEL AC UNIT	[] []
CONTROL PANEL REMOTE ALARM MONITORING	[] []
AIR RELEASE/VACUUM VALVE	[] []
INTERIOR LINER	[] []
CONCRETE WATERPROOFING	[] []
VENT PIPE	[] []
ODOR CONTROL VALVE	[] []
LIFTING CRANE	[] []
GENERATOR RECEPTACLE	[] []

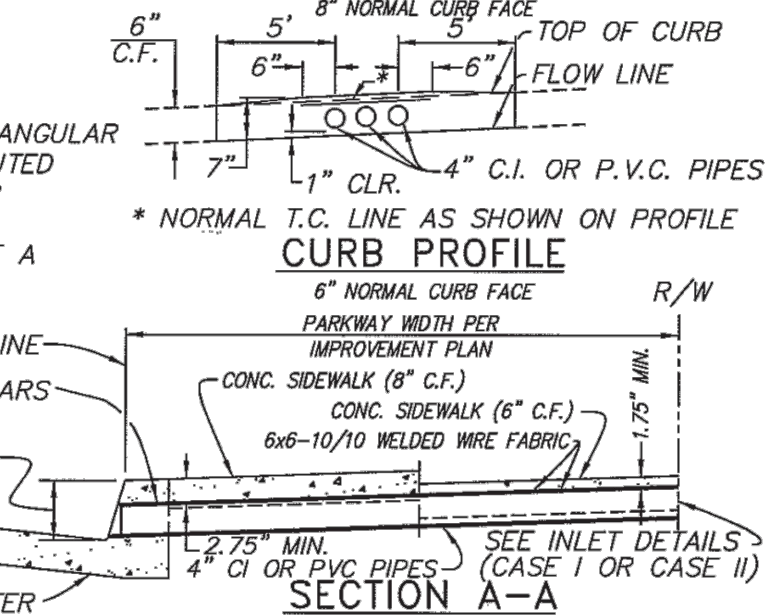
248-S SERIES STANDARD

MECHANICAL DETAIL	REV.
PART NUMBER: 248-S Series Standard	DRAWN BY: T. Handke
CREATED: 4/29/2020	MODIFIED: 4/29/2020
SHEET: 2 of 2	

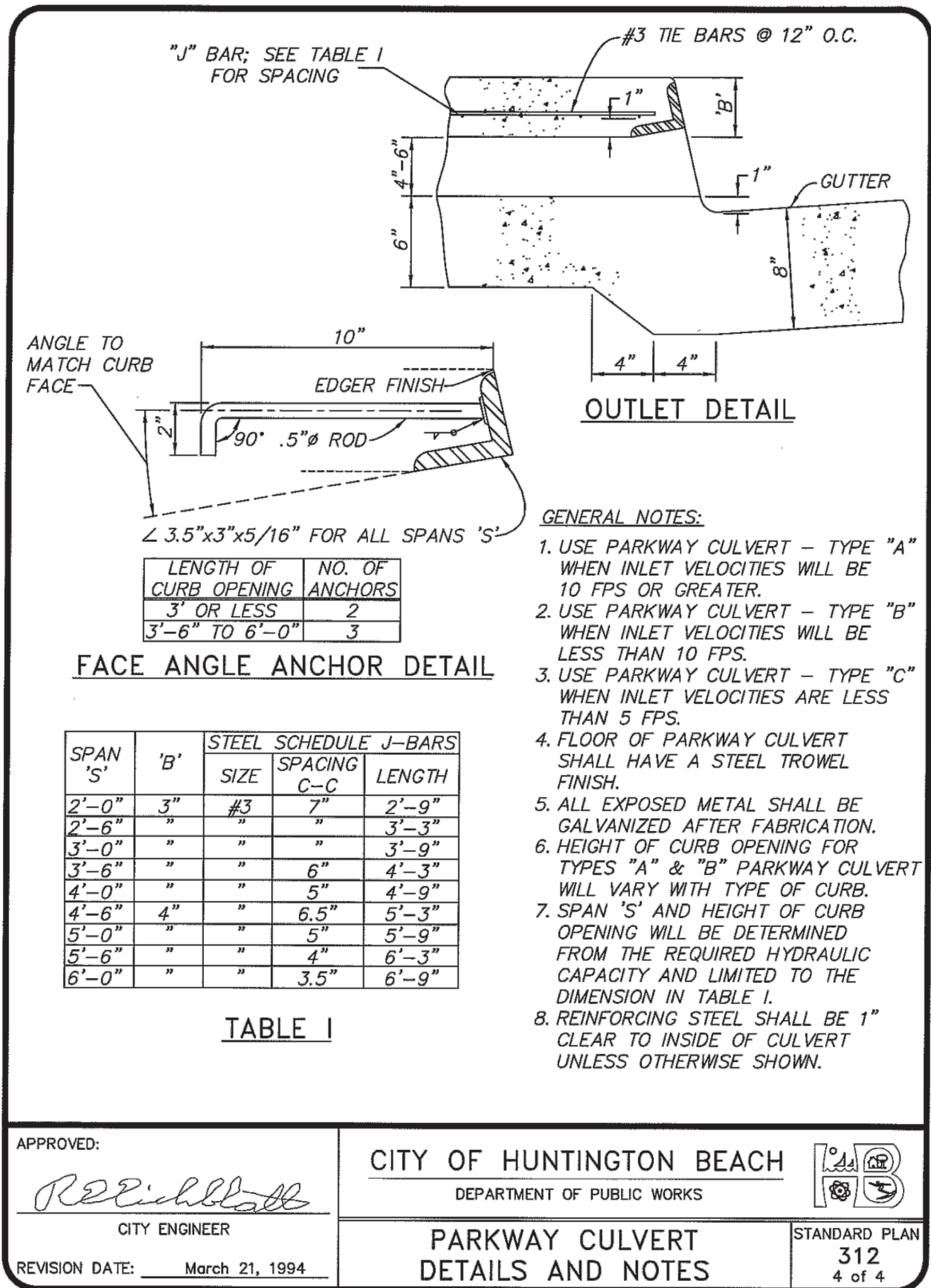


GENERAL NOTES:

- SEE STD. PLAN 312 SHEET 4 of 4 FOR DETAILS AND NOTES.
- ALHAMBRA FOUNDRY A-470 RECTANGULAR CAST IRON PIPE MAY BE SUBSTITUTED AT THE CONTRACTOR'S OPTION OR AS SPECIFIED ON THE PLANS.
- CAST IRON FACILITIES SHALL HAVE A BITUMINOUS COATING CONFORMING TO AASTHO DESIGNATION M190.
- P.V.C. PIPES SHALL BE SCHEDULE 40.



APPROVED:	CITY OF HUNTINGTON BEACH	STANDARD PLAN 312 3 of 4
CITY ENGINEER	DEPARTMENT OF PUBLIC WORKS	
REVISION DATE: May 2008	PARKWAY CULVERT TYPE "C"	

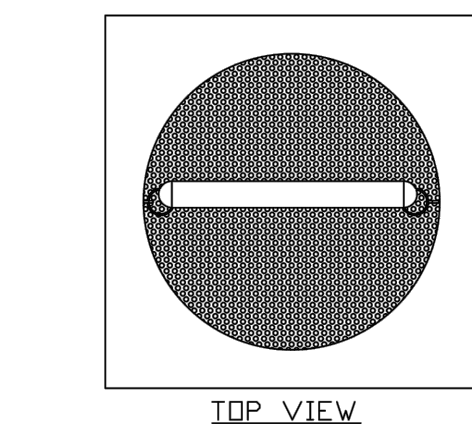


SPAN 'S'	'B'	STEEL SCHEDULE J-BARS	NO. OF ANCHORS
2'-0"	3"	#3	2
2'-6"	"	"	2
3'-0"	"	"	2
3'-6"	"	"	2
4'-0"	"	"	2
4'-6"	"	"	2
5'-0"	"	"	2
5'-6"	"	"	2
6'-0"	"	"	2

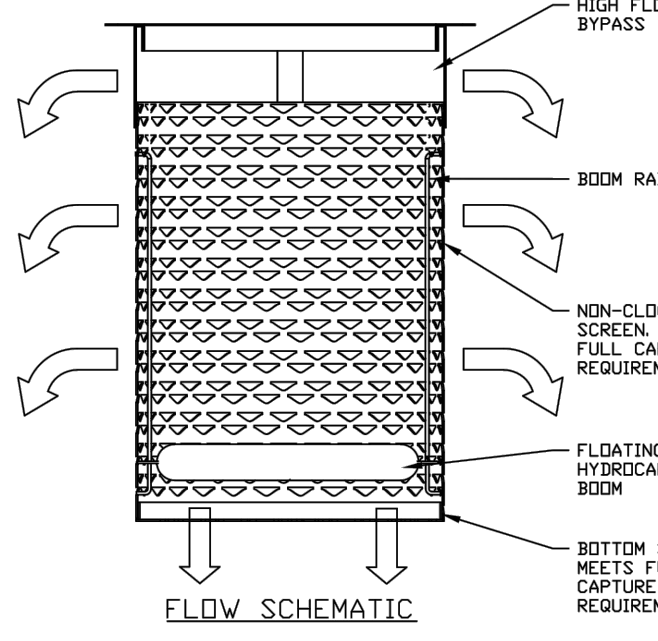
TABLE I

APPROVED:	CITY OF HUNTINGTON BEACH	STANDARD PLAN 312 4 of 4
CITY ENGINEER	DEPARTMENT OF PUBLIC WORKS	
REVISION DATE: March 21, 1994	PARKWAY CULVERT DETAILS AND NOTES	

BIO CLEAN FULL CAPTURE FILTER FOR USE IN GRATE INLETS

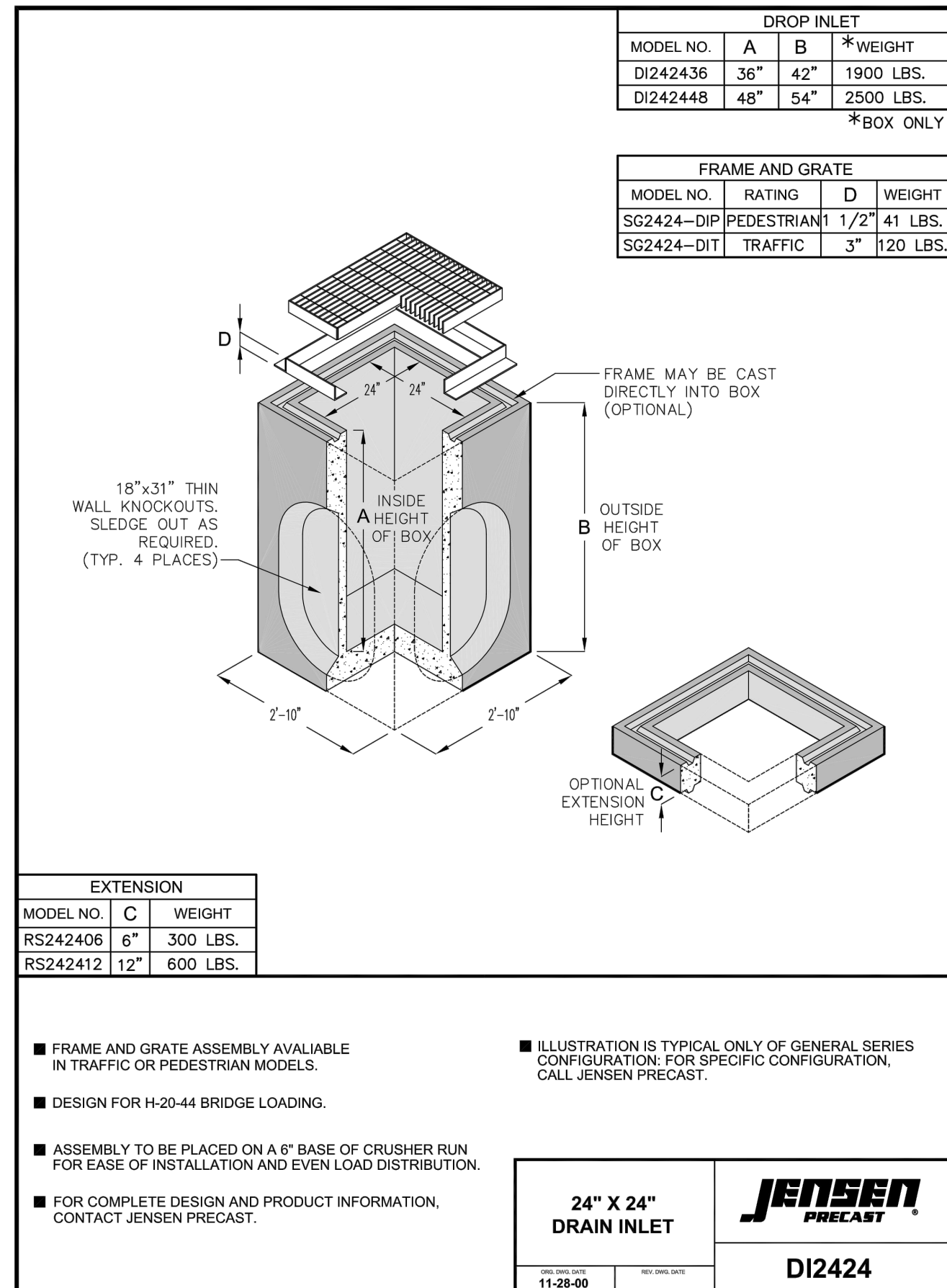


- NOTES:
- ALL HARDWARE, FLANGE, FRAME, SCREENS SHALL BE STAINLESS STEEL.
 - HYDROCARBON BOOM SHALL BE 2" DIAMETER AND CONNECTED MECHANICALLY TO THE FILTER FRAME WITH RAILS, ALLOWING IT TO FLOAT ON THE WATER SURFACE REGARDLESS OF HEIGHT.
 - SEE PERFORMANCE REPORTS IN MANUFACTURERS SPECIFICATIONS.
 - OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE - CONTACT BIO CLEAN FOR MORE INFORMATION.
 - BASED ON 37% OPEN AREA.
 - CONSIDERS A SAFETY FACTOR OF 2.0.
 - CONSIDERS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
 - STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
 - CONCRETE STRUCTURES SOLD SEPARATELY.



MODEL #	TREATMENT FLOW (CFS)	BYPASS FLOW (CFS)	SOLIDS STORAGE CAPACITY (CF)
BIO-GRATE-FULL 12-12-12	1.55	1.55	0.27
BIO-GRATE-FULL 18-18-18	4.32	3.68	1.05
BIO-GRATE-FULL 24-24-24	7.67	4.83	2.41
BIO-GRATE-FULL 30-30-24	12.97	6.21	3.98
BIO-GRATE-FULL 25-38-24	13.53	6.59	4.16
BIO-GRATE-FULL 36-36-24	19.64	7.60	5.94
BIO-GRATE-FULL 48-48-18	25.59	10.13	7.92

DRAWING BIO CLEAN GRATE INLET FILTER DETAILS	MEETS FULL CAPTURE REQUIREMENTS
TYPICAL MODEL DETAIL	
MANUFACTURED BY: VARIATION 3 YEAR MANUFACTURERS	PROJECT: REVISION: DATE:
BIO CLEAN ENVIRONMENTAL SERVICES, INC. 598 VIA EL CENTRO, OCEANSIDE, CA 92058 PHONE: 760-433-7640 FAX: 760-433-3076	REVISION: DATE:
DATE: 10/20/17 SCALE: 3" = 1'	REVISION: DATE:
DRAWN: N.C.P.	UNITS = INCHES



EXTENSION	MODEL NO.	C	WEIGHT
	RS242406	6"	300 LBS.
	RS242412	12"	600 LBS.

- FRAME AND GRATE ASSEMBLY AVAILABLE IN TRAFFIC OR PEDESTRIAN MODELS.
- DESIGN FOR H-20-44 BRIDGE LOADING.
- ASSEMBLY TO BE PLACED ON A 6" BASE OF CRUSHER RUN FOR EASE OF INSTALLATION AND EVEN LOAD DISTRIBUTION.
- FOR COMPLETE DESIGN AND PRODUCT INFORMATION, CONTACT JENSEN PRECAST.

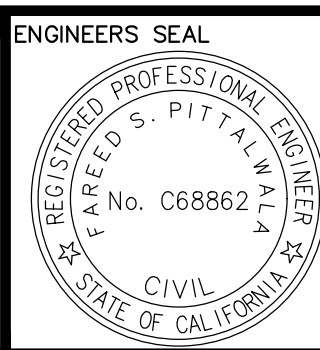
24" X 24" DRAIN INLET	D12424
11-28-00	



ISSUE	DATE	BY	DESCRIPTION	APP'D
	01-26-2022		1ST CUP SUBMITTAL	
	04-29-2022		2ND CUP SUBMITTAL	
	06-17-2022		3RD CUP SUBMITTAL	

SOILS ENGINEER	FRED BUHAMAND TERRACON CONSULTANTS.
23041 AVENIDA DE LA CARLOTA, SUITE 350 LAGUNA HILLS, CA 92653 (949) 261-0051	
PROJECT #60215236 DATE PREPARED: NOVEMBER 30, 2021	

BA	DRAWN BY
NC	CHECKED BY
FP	RECOMMENDED



Kimley-Horn	555 CAPITOL MALL, SUITE 300 SACRAMENTO, CA 95814 (916) 858-5800
PREPARED UNDER THE DIRECT SUPERVISION OF:	DATE: 06/17/2022
FAREED PITTALWALA R.C.E. No. 68862	EXP. 09/30/2023

REVIEWED BY:	H.B. PLANNING DEPARTMENT	DATE:
--------------	--------------------------	-------

PROJECT OWNER: SHOPCORE PROPERTIES 233 S WACKER DRIVE, SUITE 4600 CHICAGO, IL 60606 (312) 798-5151	APN: 155-181-24
PROJECT ADDRESS: 20100 BROOKHURST STREET HUNTINGTON BEACH, CA 92646 PROJECT ID: 2021-0027	

CITY OF HUNTINGTON BEACH PRELIMINARY GRADING & DRAINAGE DETAILS CUP 22-004 20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646	SHEET 5 OF 6 SHEETS
--	---------------------

DRAWING NAME: K:\SAC_LDEV\197265009 -- Shopcore Huntington Beach\08 CADD\Exhibits\Planning\Preliminary Grading and Drainage Plan.dwg DETAIL SHEET (2) June 17, 2022 12:02 PM BY: CORREIA, NINA

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and signature by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

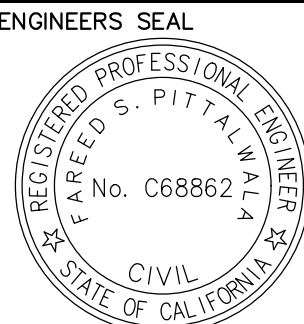


Know what's below.
Call before you dig.

ISSUE	DATE	BY	DESCRIPTION	APP'VD
	01-26-2022		1ST CUP SUBMITTAL	
	04-29-2022		2ND CUP SUBMITTAL	
	06-17-2022		3RD CUP SUBMITTAL	

SOILS ENGINEER
FRED BUHAMDAN
TERRACON CONSULTANTS.
23041 AVENIDA DE LA
CARLOTA, SUITE 350
LAGUNA HILLS, CA 92653
(949) 261-0051
PROJECT #60215236
DATE PREPARED:
NOVEMBER 30, 2021

DRAWN BY
BA
CHECKED BY
NC
FP
RECOMMENDED



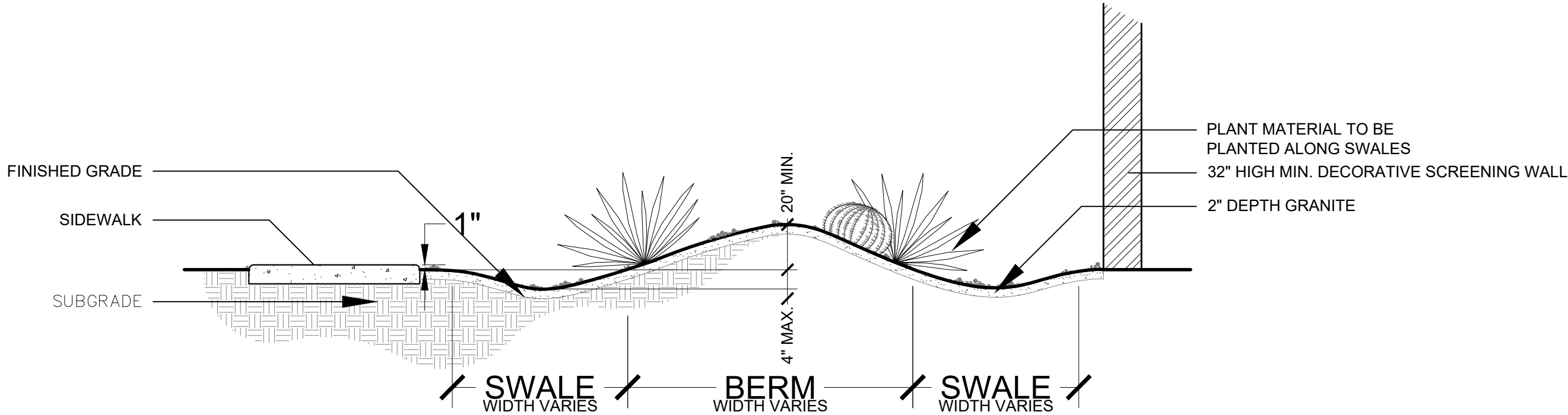
Kimley»Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-6800
PREPARED UNDER THE DIRECT SUPERVISION OF:
FAREED S. PITTALWALA DATE: **06/17/2022**
FAREED PITTALWALA R.C.E. NO. 68862 EXP. 09/30/2023

REVIEWED BY:
H.B. PLANNING DEPARTMENT DATE

PROJECT OWNER:
SHOPCORE PROPERTIES
233 S WACKER DRIVE, SUITE 4600
CHICAGO, IL 60606
(312) 798-5151
APN: 155-181-24
PROJECT ADDRESS:
20100 BROOKHURST STREET
HUNTINGTON BEACH, CA 92646
PROJECT ID: 2021-0027

CITY OF HUNTINGTON BEACH
**PRELIMINARY LANDSCAPE
DETAILS**
CUP 22-004
20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET **6**
OF
SHEETS **6**



WATER HARVESTING SWALE AND BERM DETAIL
DETAIL 1

NTS