

EQUIPMENT FLOOR PLAN

1/4" = 1'-0"

- GENERAL NOTES**
- (1) Single service sump and towel dispensers shall be located above all hand sinks.
 - (2) All restrooms, dressing rooms and storage rooms shall be adequately ventilated. Restrooms exhaust fan must be light switch controlled.
 - (3) Solid sliding doors shall be provided on all restrooms, dressing rooms and delivery doors. Exterior doors shall be rotolite proof (Over Door 1/4" opening at bottom of door).
 - (4) All refrigerators and freezers shall be equipped with thermometers.
 - (5) All floor mounted equipment shall elevated on 4" high round metal legs with adjustable feet, casters, or shall rest on a 4" high cement curb with a 3/8" minimum radius.
 - (6) All exterior glass windows must be permanently fixed w/ non-removable sashes.
 - (7) Lighting in every room and area to which food is prepared, processed or packaged, or in which utensils are cleaned, sufficient natural or artificial lighting shall be provided to produce the following light intensity within the area to be lit:
 - a. At least 10 foot-candles of light measured 30" off floor in walk-in refrigeration units and dry storage areas.
 - b. At least 10 foot-candles where food is prepared for commiserial sale service, where fresh produce or packaged foods are sold or offered for consumption; handle equipment such as reach-in and under-counter refrigerators in handwashing areas, warewashing areas, equipment and utensil storage areas, and in food rooms.
 - c. At least 10 foot-candles at surfaces where a food employee is working with food or with utensils, equipment such as knives, slicers, grinders, or saws where employee safety is a factor, and to all areas during periods of cleaning.
 - (8) Light bulbs shall be shielded, coded, or otherwise shatter-resistant in areas where there are non-proprietary ready-to-eat foods, clean equipment, utensils, and linens, or uncovered, single-serve articles.
 - (9) All hand sinks and soap dishes shall be connected to sewer by direct connection.
 - (10) FRP panels to be fastened behind all sinks, 4"-6" AFF behind all hand sinks, 6"-8" AFF and extend 18" beyond the sides of all other sinks.
 - (11) Walls & ceilings (except for the dining area) are smooth, durable, non-absorbent and cleanable in all employee rooms/areas.

EQUIPMENT SCHEDULE

ITEM #	DESCRIPTION	MAKE & MODEL	METHOD OF FLOOR	INSTALLATION BY	ELECTRICAL	CLASS	REMARKS
1	AIR CURTAIN	MARS 36CH			120V 1/2HP 5.1A		DOOR ACTIVATED SWITCH
2	LOCKERS	CSW	6" LEGS	AIRSPACE			
3	STORAGE SHELVING	METRO	6" LEGS	AIRSPACE			
4	FREZZER	TRUE 12/2	CASTERS	AIRSPACE	120V 1/2HP 12.0A		SELF EMPORVATIVE
5	POP SINK	CHRYL STYLE	SEALED	SEALED			BACKFLOW PREVENTION VALVE ON FAUCET
6	WATER HEATING (2)	WATCO NEWBORN-27-AMME	SEALED	SEALED	120V 4.0A EACH	300,000	
7	HAND SINK	HE-141595	SEALED	SEALED			INTEGRAL SIDE SPLASH GUARDS
8	UTENSIL SINK / SOLED DRAINABLE	CUSTOM 5/5	6" LEGS	SEALED	AIRSPACE		DRAIN TO FLOOR SINK
9	DISHWASHER	TRULINE 100-7000	6" LEGS	SEALED	SEALED	120V 13.0A	WATER CONNECTION-43.8 G/H/HR
10	DISHWASHER VENT (PART OF #9)	UNAPPORT					DRAIN TO FLOOR SINK
11	CLEAN DRAINABLE	CUSTOM 5/5	6" LEGS	SEALED	AIRSPACE		
12							
13							
14	WALKIN COOLER	COMMERCIAL COOLER	6" METAL COVERED BASE	SEALED	AIRSPACE	200V 1/2HP 12.0A 120V 5000W LT & COOL	DRAIN TO FLOOR SINK
15	COOLER SHELVING	METRO	6" LEGS	AIRSPACE			
16	WORK TABLE W/ PREP SINK	CUSTOM 5/5	6" LEGS	SEALED	AIRSPACE		DRAIN TO FLOOR SINK
17	RICE COOKER	PANASONIC			120V 1550W 7.2A		
18	ICE CREAM FREEZER	TRUE 25F	6" LEGS	AIRSPACE	120V 1/2HP 4.1A		SELF EMPORVATIVE
19	INFPERWELL	DPWELL					DRAIN TO FLOOR SINK
20							
21	STOCK POT RANGE	JAYE	6" LEGS	AIRSPACE	AIRSPACE	180,000	
22	CHINESE RANGE	ADC WOK RANGE	6" LEGS	SEALED	AIRSPACE	450,000	DRAIN TO FLOOR SINK
23	FRYER	MERICAL	6" LEGS	AIRSPACE	AIRSPACE	105,000	
24	EQUIPMENT STAND	CUSTOM 5/5	CASTERS	AIRSPACE	AIRSPACE		
25	HOTPLATE	MOUNTED ON #24			AIRSPACE	AIRSPACE	112,000
26	BROILER (BANDANT TYPE)	MOUNTED ON #24			AIRSPACE	AIRSPACE	80,000
27	EXHAUST HOOD	EXHAUST HOOD			SEALED	120V 5000W	
28	EXHAUST SYSTEM	CAPTIVE AIRE				120V 30 2HP	ELECTRICALLY
29	HANDEL AIR SYSTEM	CUSTOM				200V 1/2 1.5HP 4.6A	INTERLOCKED
30	FIRE PROTECTION SYSTEM	NODE					
31							
32							
33	REFRIGERATED PREP TABLE	TRUE 1251-72-18	CASTERS	AIRSPACE	AIRSPACE	20V 1/2HP 10.5A	SELF EMPORVATIVE
34	REFRIGERATED PREP TABLE	TRUE 1251-72-18	CASTERS	AIRSPACE	AIRSPACE	20V 1/2HP 10.5A	SELF EMPORVATIVE
35	SERVICE COUNTER	CUSTOM 5/5	6" LEGS	SEALED	AIRSPACE		
36	DOUBLE OVERSHELVES	CUSTOM 5/5			SEALED		
37	HAND SINK	HE-141595	SEALED	SEALED			INTEGRAL SIDE SPLASH GUARDS
38	BEER DISPENSER	TRUE	CASTERS	AIRSPACE	AIRSPACE	120V 1/2HP 5.1A	SELF EMPORVATIVE
39							
40	GLASS DOOR REFRIGERATOR	JAYE	CASTERS	AIRSPACE	AIRSPACE	120V 1/2HP 5.1A	SELF EMPORVATIVE
41	ICE MAKER	EM-SERIAL 10-300	6" LEGS	AIRSPACE	SEALED	120V 13.0A	DRAIN TO FLOOR SINK
42	GLASS & PITCHER FILLER	FISHER					DRAIN TO FLOOR SINK
43	HOT WATER DISPENSER	BEHN				120V 1800W 8.5A	
44	ICED TEA DISPENSER	BY VENDOR					
45	SAME WARMER	BY VENDOR				120V 800W	
46	FRONT SERVICE COUNTER	CUSTOM	4" CURB	SEALED			
47	POS TERMINAL					120V 500W	
48	POS TERMINAL					120V 500W	
49	TABLES						
50	CHairs						

ALL EQUIPMENT TO BE APPROVED BY HSE OR EQUIVALENT SANITATION TESTING AGENCY.

ROOM FINISH SCHEDULE

AREA	FLOOR	BASE	WALLS	CEILING
STORAGE	*QUARRY TILE	*QUARRY TILE 6" W/ 3/8" RADIUS COVE	GYP. BD. W/ LT. COLORED ENAMEL SEMI-GLOSS PAINT	*T-BAR, PLASTICIZED PANELS
PREPARATION				
SCULLERY				
PRODUCTION				
SERVICE				
TOILET	*CERAMIC TILE	*CERAMIC TILE 6" W/ 3/8" RADIUS COVE	FRP PANELS 4"-6" AFF	GYP. BD. W/ LT. COLORED ENAMEL SEMI-GLOSS PAINT
DINING	CERAMIC TILE	WOOD	GYP. BD. PAINTED	T-BAR, ACOUSTICAL PANELS
WALKIN COOLER	*QUARRY TILE	METAL TOPSET 6" W/ 3/8" RADIUS COVE	EMBOSSED GALV. STEEL	EMBOSSED GALV. STEEL

*SUBMIT SAMPLES TO ORANGE COUNTY HEALTH DEPT. FOR APPROVAL PRIOR TO INSTALLATION.

RESTAURANT PLANNING SERVICES

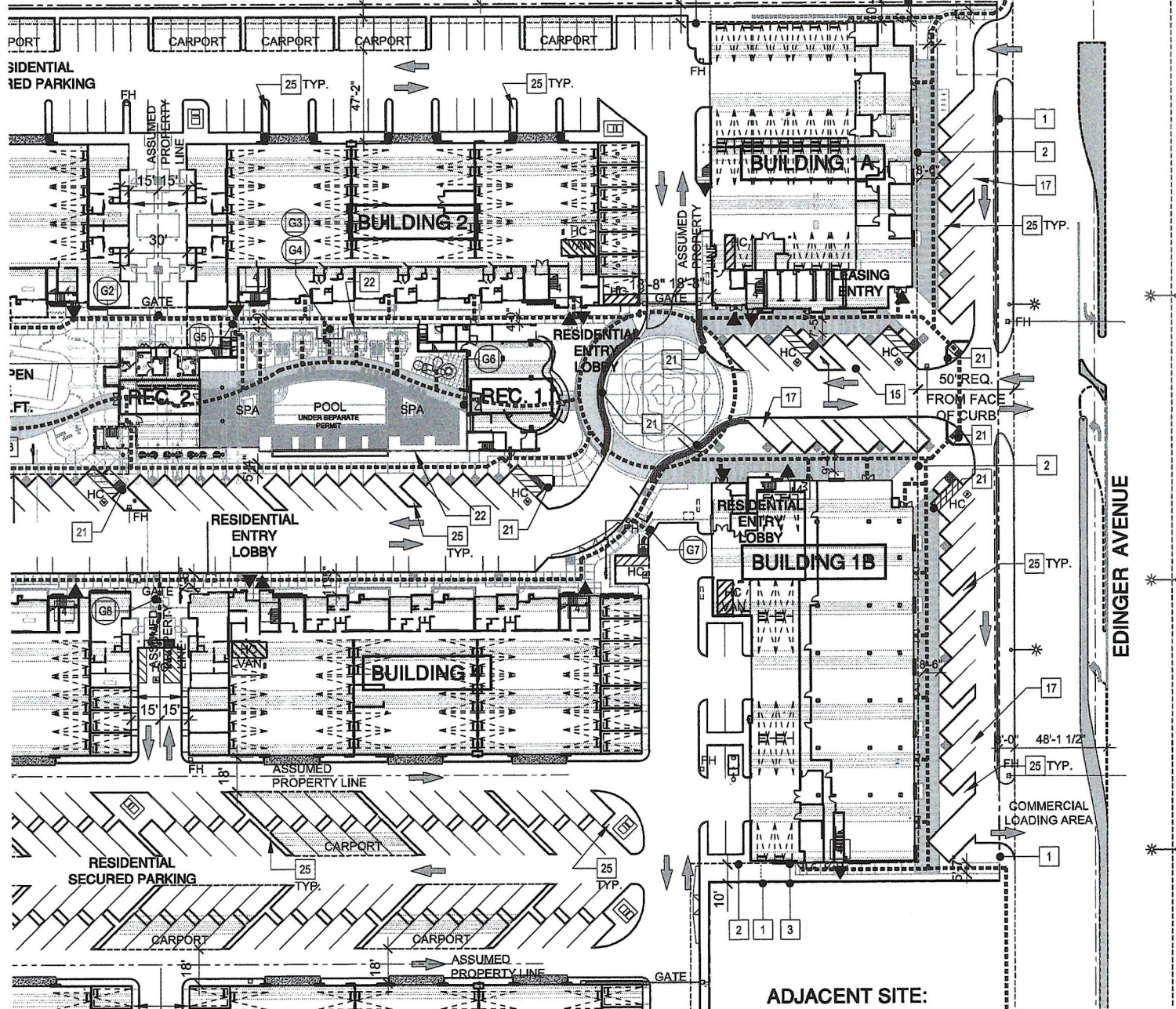
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Burattino Pizza
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 Huntington Beach, CA 92678

DRAWN
 BOB PAHR
 DATE
 2/6/16
 REVISION DATE
 3/1/16
 SHEET
K-1

COUNTY FLOOD CONTROL DISTRICT

PACIFIC RAILROAD COMPANY



LEGEND

---	PROPERTY LINE
---	SETBACK LINE
▨	INDICATES STREET DESIGNATION
↔	VEHICULAR ACCESS
▽	ENTRY TO BUILDING
▲	EXIT OUT OF BUILDING
⬮	GATE
○	SECURITY GATE WITH KNOX BOX FOR FIRE DEPT.
G	GUEST PARKING, SHARED WITH LEASING AND RETAIL
HC	HANDICAP PARKING STALL
▶	ACCESSIBLE ROUTE

- SITE PLAN GENERAL NOTES**
- THIS ARCHITECTURAL SITE PLAN IS PROVIDED FOR OVERALL SITE REFERENCE AND LOCATION OF ITEMS INCLUDED IN THIS SET OF PLANS. IT IS NOT INTENDED TO BE USED FOR THE CONSTRUCTION OF ANY SITE IMPROVEMENTS. SEE PLANS BY CIVIL ENGINEER AND LANDSCAPE ARCHITECT FOR ALL SITE IMPROVEMENTS.
 - THIS SITE PLAN IS FOR BUILDING DEPARTMENT USE ONLY. ALL DIMENSIONS SHOWN ARE APPROXIMATE. SEE PLANS PREPARED BY CIVIL ENGINEER FOR EXACT BUILDING LOCATIONS, CURBS, STREETS, DRIVEWAYS, UTILITIES, GRADING, ETC. SEE PLANS PREPARED BY LANDSCAPE ARCHITECTS FOR SIDEWALKS, POOLS, HARDSCAPES, LANDSCAPES, FENCINGS, ETC.
 - SEE CIVIL DRAWINGS FOR LOT LINE DIMENSIONS.
 - SITE PARAMETERS:**
 - SETBACK AT EDINGER PER THE CLASSIC SCAVENAGER STREET REGULATIONS IS 50' MINIMUM REQUIRED, 53' MINIMUM PROVIDED.
 - SETBACK AT OTHER END PER THE NEIGHBORHOOD STREETS REGULATIONS IS A MINIMUM 12' PEDESTRIAN ZONE FROM THE FACE OF CURB, MINIMUM 18' PROVIDED.
 - SEBAYD SETBACK WITH LIVING SPACE WINDOWS IS 10' MINIMUM. THIS APPLIED TO THE SETBACK FROM BUILDING 1A TO THE EASTERLY PROPERTY LINE AND FROM BUILDING 1B TO THE EASTERLY LOT LINE OF THE EX LUBE SITE.
 - SEBAYD SETBACK WITHOUT LIVING SPACE WINDOWS IS 0'. THIS APPLIED TO THE BOUNDARY OF THE BRIDGE UNIT ON BUILDING 2 AT THE NORTHERLY PROPERTY LINE.
 - MINIMUM 10' REAR YARD SETBACK, APPLIES TO NORTHERLY AND EASTERLY PROPERTY LINES.
 - MINIMUM 10' BUILDING TO BUILDING SETBACK, 30' PROVIDED.
 - INTERNAL PUBLIC STREETS HAD A REQUIRED 12' PEDESTRIAN ZONE REQUIREMENT. PLANNING REDUCED THE PEDESTRIAN ZONE TO 10' AT THE EAST SIDE OF BUILDING A AND 2' AND MINIMUM SETBACK OF 10' IS PROVIDED.
 - UNION PACIFIC RAILROAD HAS A 10' MINIMUM SETBACK FROM THE CENTERLINE OF THE TRACKS TO ANY STRUCTURE. THIS APPLIES TO THE EASTERLY PROPERTY LINE, BUT ONLY APPLIES TO SOUND WALL LOCATION.
 - EXTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED PER SECTION 1118A AND 1119A.
 - INTERIOR ACCESSIBLE ROUTE SHALL BE PROVIDED PER SECTION 1118A AND 1119A.
 - ACCESSIBLE MEANS OF EGRESS SHALL BE PROVIDED PER SECTION 1118A.
 - REFER TO DETAIL 520.01 FOR PARKING STRIPING REQUIREMENTS.

ALLOWABLE OPENING CONDITIONS

PER TABLE 704.8
TYPICAL ELEVATION
MAXIMUM PERCENTAGE OF EXTERIOR WALL OPENINGS PER FLOOR
FULLY SPRINKLERED BUILDING
CONDITION 1: GREATER THAN 10 FT TO 15 FT ⇒ 25%
CONDITION 2: GREATER THAN 10 FT TO 15 FT ⇒ 40%
CONDITION 3: GREATER THAN 10 FT TO 15 FT ⇒ 50%
CONDITION 4: GREATER THAN 20 FT ⇒ UNLIMITED
704.8 BUILDING IS FULLY SPRINKLERED THEREFOR
ALLOWED TO USE PROTECTED OPENING CLASSIFICATION

- KEYNOTES**
- PROPERTY LINE
 - SETBACK LINE
 - THIS SIDE OF BUILDING PARALLEL TO PROPERTY LINE
 - EXIT STAIR
 - PROPOSED TRANSFORMER LOCATION
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - PROPOSED BUILDING MOUNTED FIRE DEPARTMENT CONNECTION
 - PROPOSED REMOTE FIRE DEPARTMENT CONNECTION
 - PROPOSED WATER METER FOR DOMESTIC SERVICE
 - PROPOSED DOMESTIC WATER BACKFLOW DEVICE
 - PROPOSED FIRE SERVICE DOUBLE CHECK VALVE ASSEMBLY
 - PROPOSED GAS METER LOCATION
 - PROPOSED WATER METER FOR IRRIGATION
 - PROPOSED IRRIGATION CONTROLLER AND BACKFLOW
 - PARKING STALL RESERVED FOR POST OFFICE
 - PROPOSED STEEL FRAMED PARKING SHADE STRUCTURE.
 - PARKING FOR LOW EMITTING VEHICLES
 - ACCESSIBLE ROUTE SIGNAGE PER SECTION 1110A.3.
 - ACCESSIBLE RAMP 1:12 MAXIMUM SLOPE, REFER TO LANDSCAPE AND CIVIL DRAWINGS
 - EGRESS PLAN, SEE SHEETS G3.4a TO G3.4c
 - TRUNCATED DOWNS SEE DETAIL 610.2
 - POOL FENCE SEE SHEET AD.13 FOR REFERENCE DETAILS
 - LOCATION OF BICYCLE RACKS (GROUP OF 8), REFER TO LANDSCAPE PLANS
 - FALX STOOPS WITH GATE, REFER TO LANDSCAPE DRAWINGS
 - LANDSCAPING

TC ARCHITECTS
1000 BROADWAY, SUITE 1000, OAKLAND, CA 94612

ARCHITECTURAL SITE PLAN
SEGMENT A

Boardwalk Apartments
HUNTINGTON BEACH, CA
Sares Regis Group
18000 Boardwalk Ave., Irvine, CA 92614

1185 SET OF CONSTRUCTION DOCUMENTS HAS BEEN PREPARED FOR THE CONSTRUCTION OF AN APARTMENT PROJECT. THE ENGINEER'S FEES SHOWN PRODUCED FROM THESE DOCUMENTS ARE NOT GUARANTEE FOR USE AS OR CONVERSIONS TO A COMMERCIAL PROJECT.

A0.11a

000-029
000-000
1"=20'-0"
SCALE

3RD SUBMITTAL SET
05/17/25
05/17/2025