SHAKE SHACK®

20100 Brookhurst St.
Huntington Beach, CA 92646

PLANNING SUBMITTAL #3

07/08/2022

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TEL. 206.580.3835
CPM CONTACT: KELLY RUNNALS
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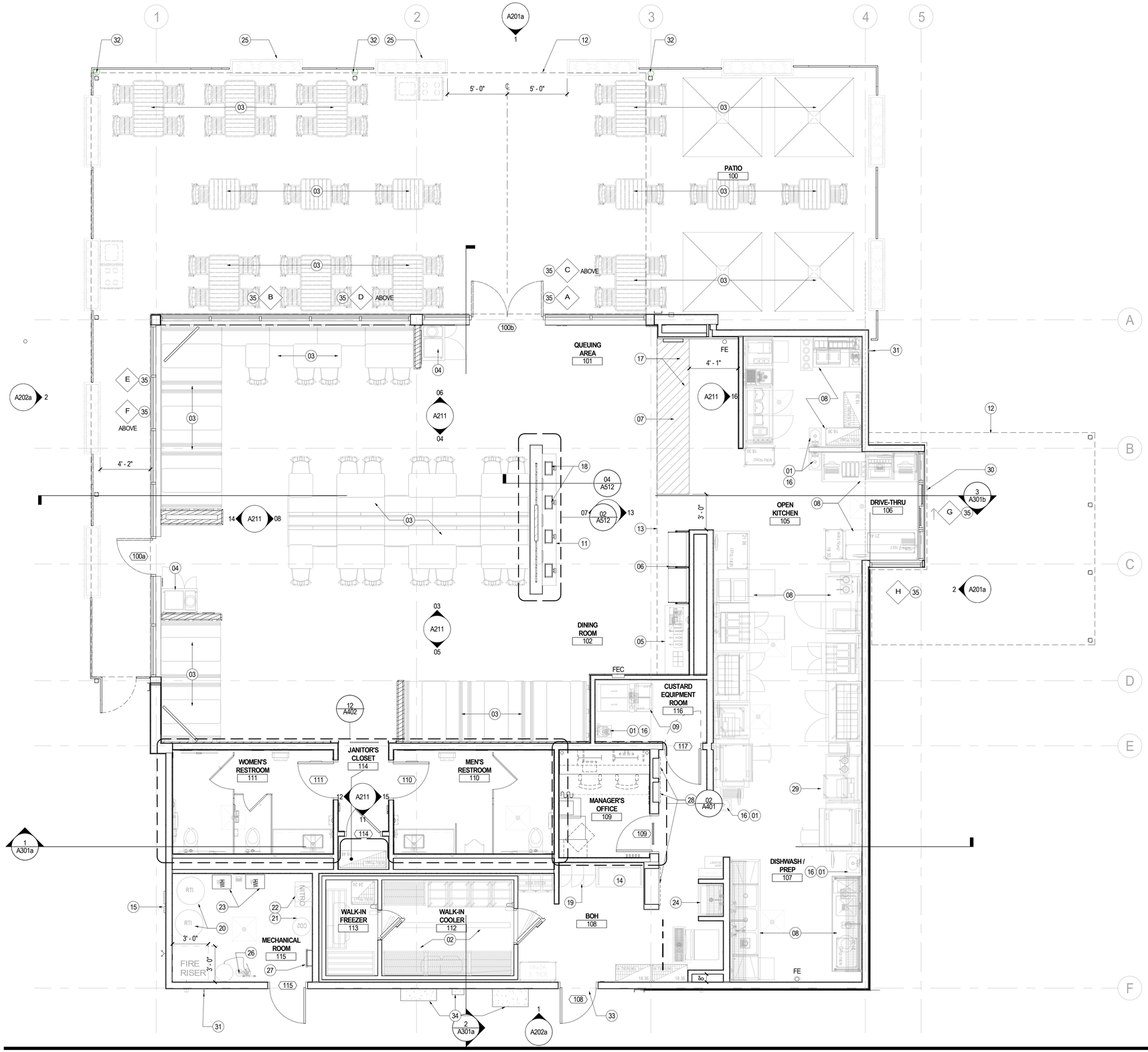

1 GENERAL ARRANGEMENT PLAN

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 SHIFTSPACE, 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 A603 FOR STOREFRONT GLAZING SYSTEM SCHEDULE

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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

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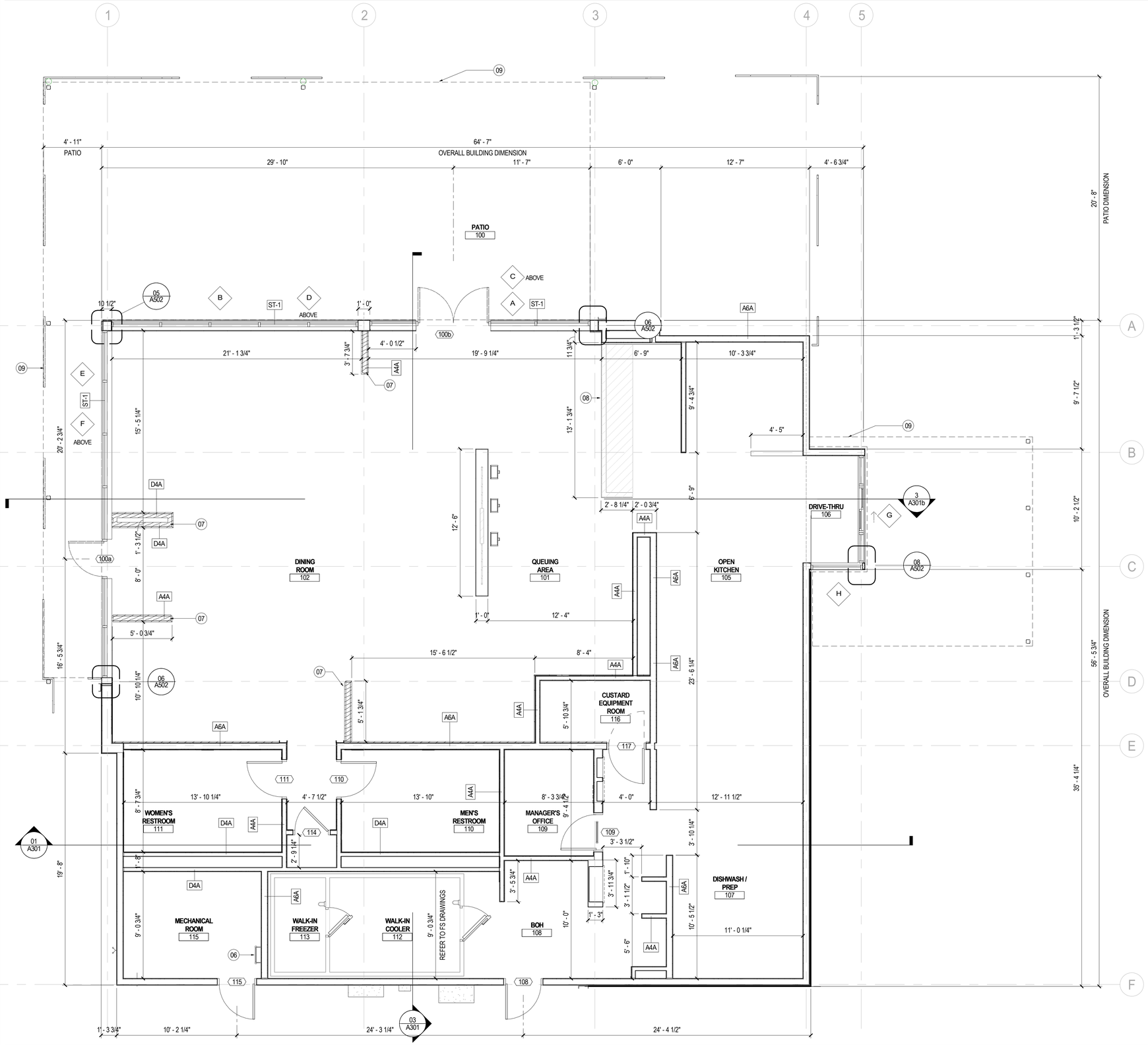

01 DIMENSION PLAN - LEVEL 01 - PRESENTATION

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

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Description
DIMENSIONED PLAN

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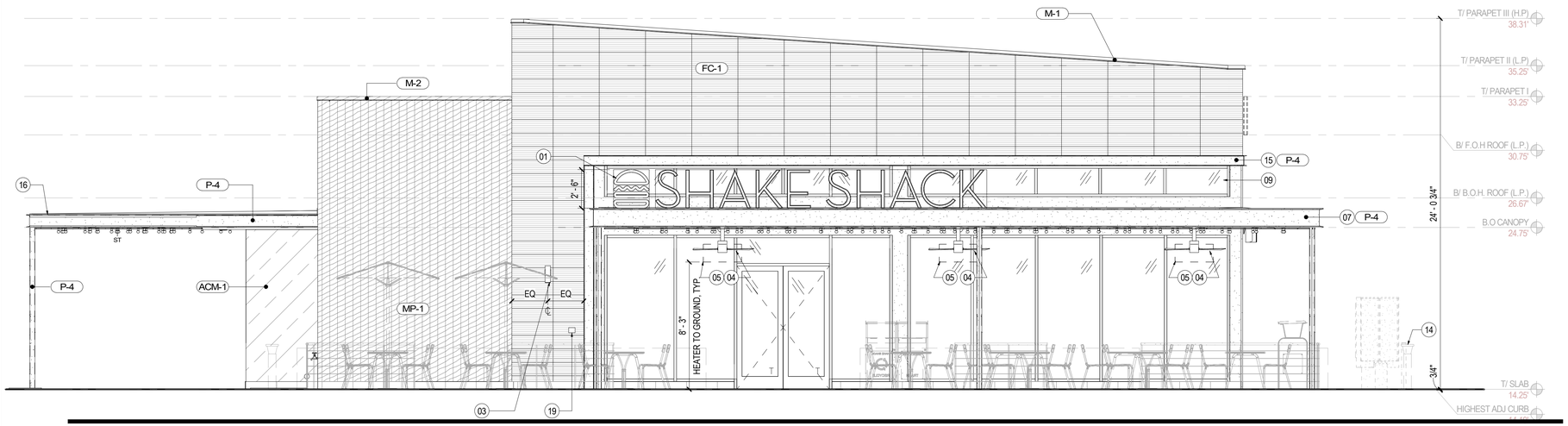
KEY	MATERIAL	MANUFACTURER	COLOR/NUMBER	SIZE	FINISH	NOTES/LOCATION
MISCELLANEOUS						
ACM-1	COMPOSITE METAL PANELS	PAC CLAD	MATTE BLACK			REFER TO EXTERIOR AND INTERIOR ELEVATIONS
B-1	THIN BRICK	BY GC	WHITE	STANDARD 2"X8"	MORTAR TO MATCH BRICK COLOR, CONCAVE JOINT	REFER TO EXTERIOR ELEVATIONS, SUBMIT 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



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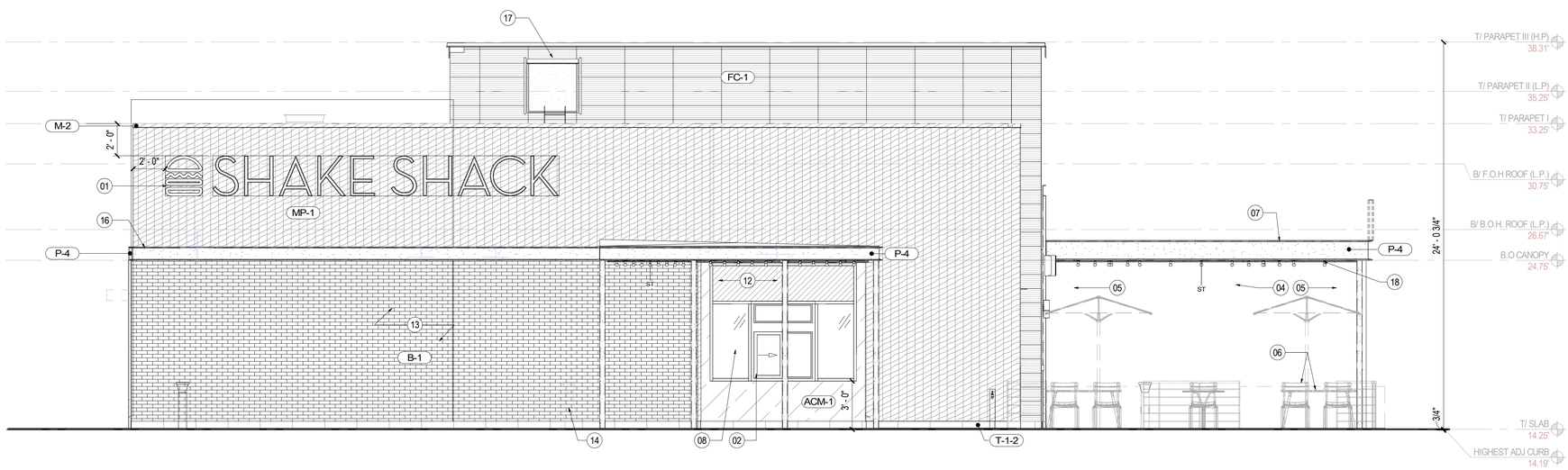

2 EXTERIOR ELEVATION

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

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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

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Scale
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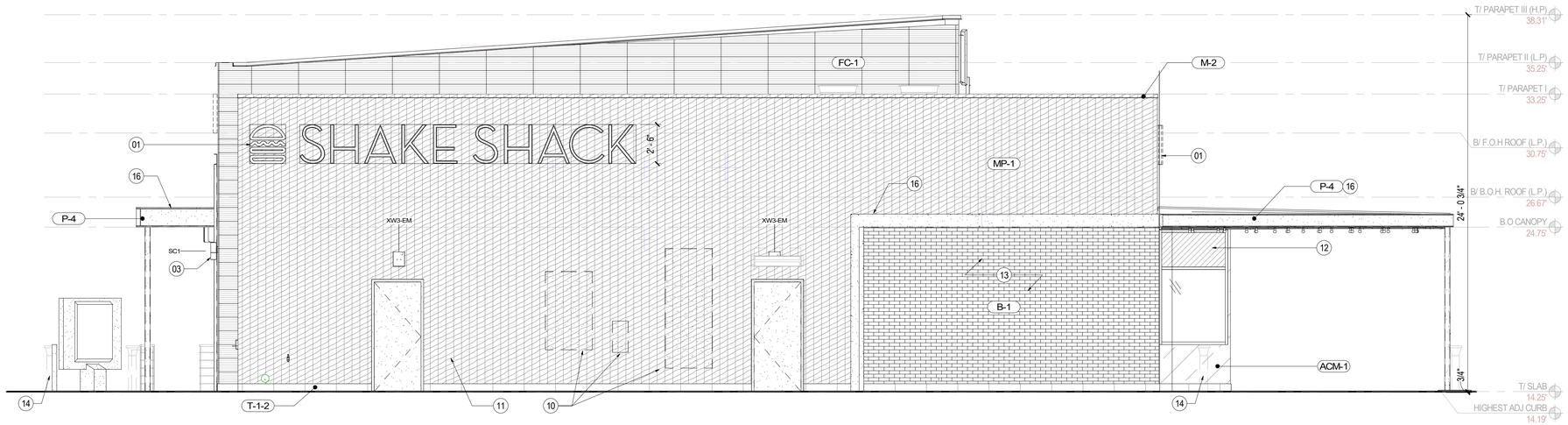
EXTERIOR FINISH SCHEDULE



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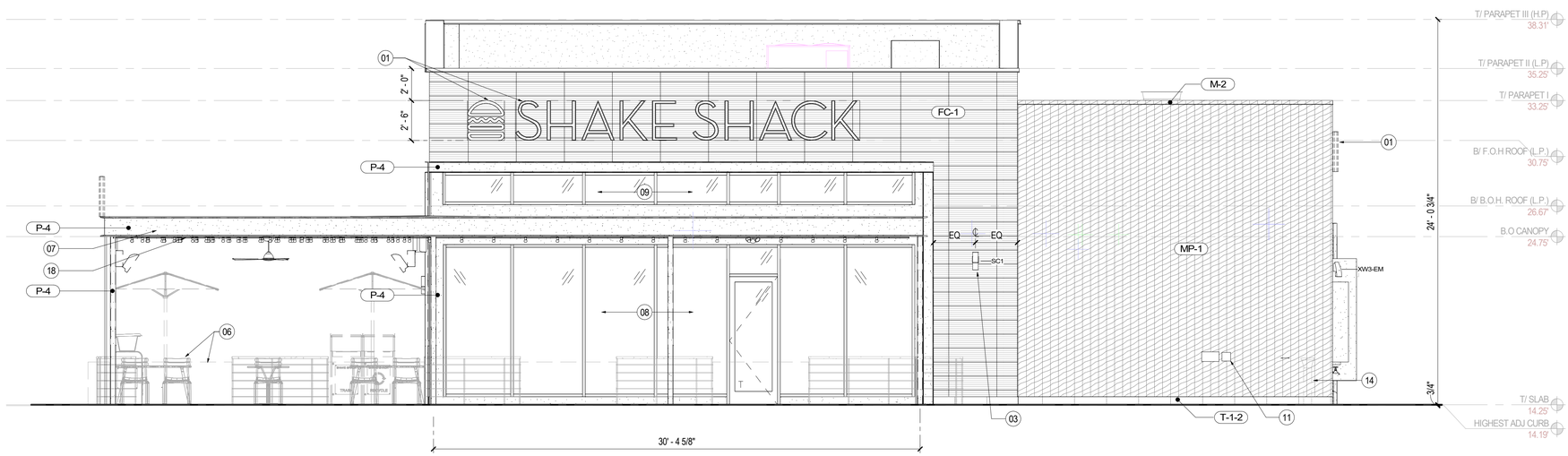

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CA 1420 HUNTINGTON BEACH

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Description
EXTERIOR ELEVATIONS

Scale
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EXTERIOR VIEW - NORTH ELEVATION

EXTERIOR VIEW - EAST ELEVATION

EXTERIOR VIEW - WEST ELEVATION

EXTERIOR VIEW - SOUTH ELEVATION

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Description
EXTERIOR RENDERINGS

Scale
NOT TO SCALE

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EXTERIOR VIEW - NE CORNER

EXTERIOR VIEW - SE CORNER

EXTERIOR VIEW - NW CORNER

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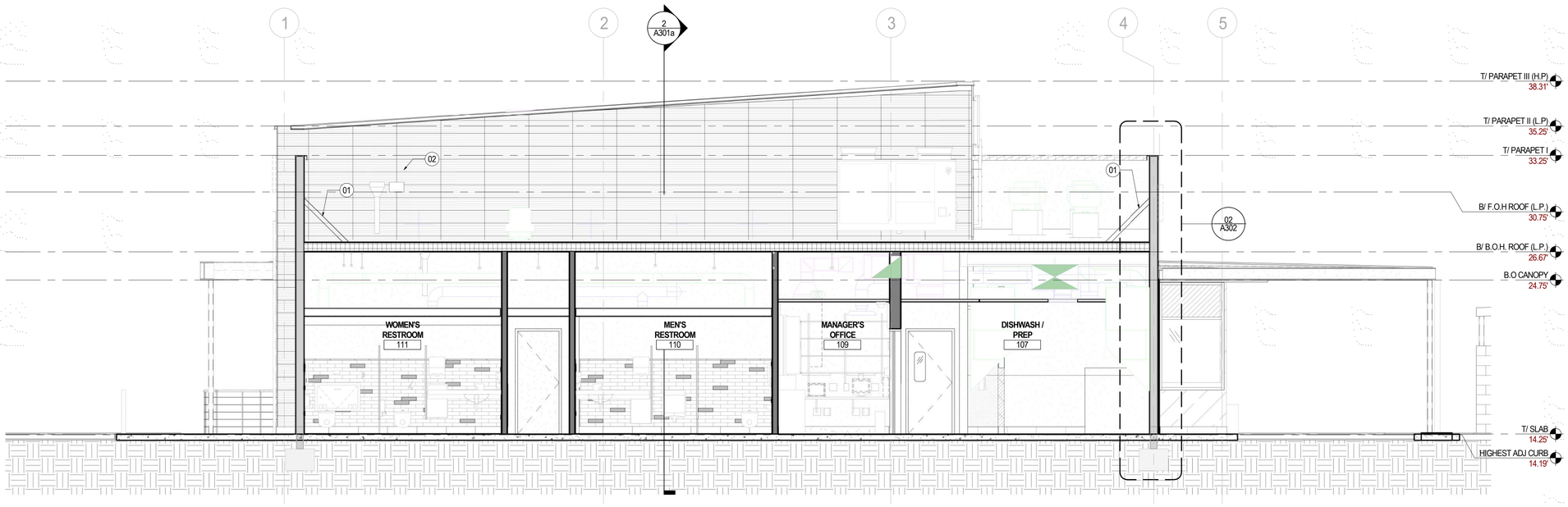
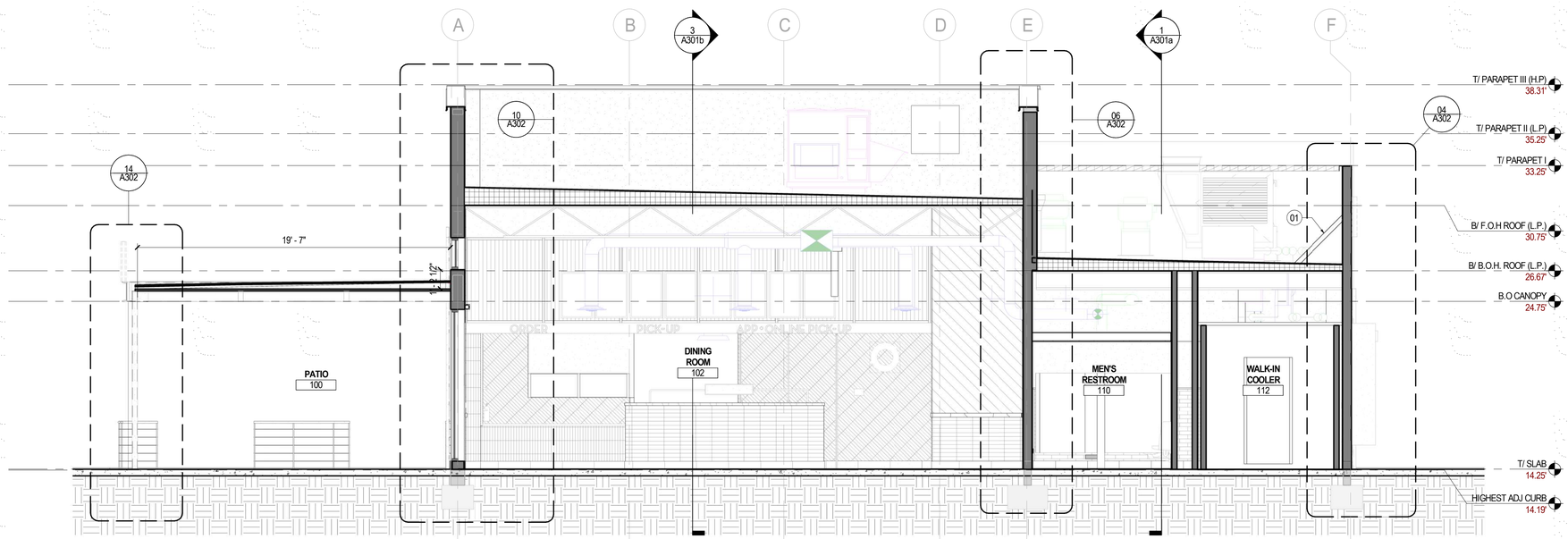


1 BUILDING SECTION - AA

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



2 BUILDING SECTION - BB

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

SHAKE SHACK

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

INFRASTRUCTURE FACTOR CONSULTING, INC.

2361 ROSECRANS AVENUE
SUITE 368
EL SEGUNDO, CA 90245
Tel 310.725.1500
Fax 310.725.4699
Contact:
Yves Yanuaria
Tel 323.617.0332

TriMark
Foodservice Equipment, Supplies and Design

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

kpff

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

A301a

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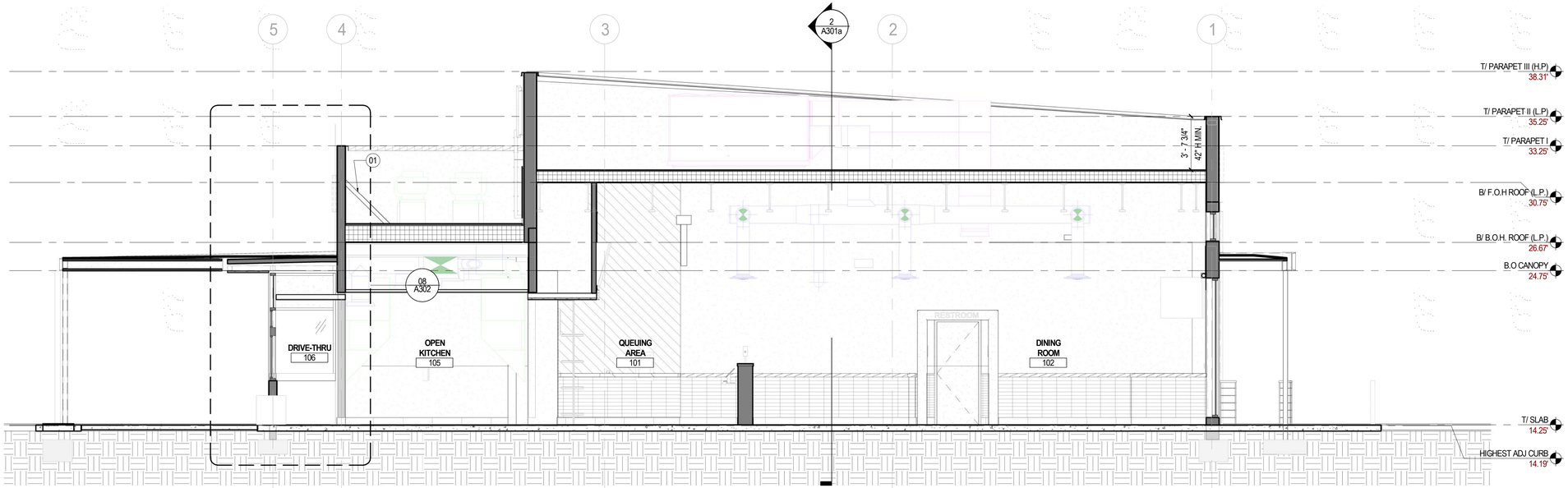

3 BUILDING SECTION - CC

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

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Huntington Beach, CA 92646

Gensler

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Los Angeles, California 90071
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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

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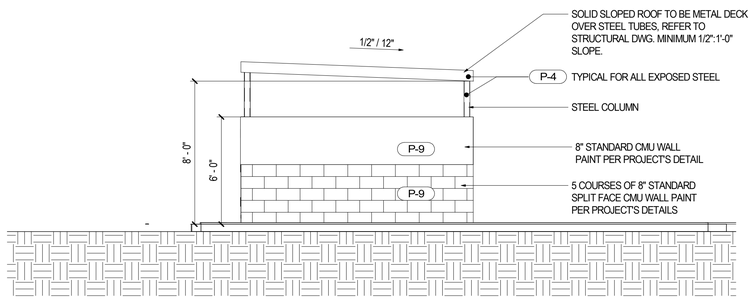
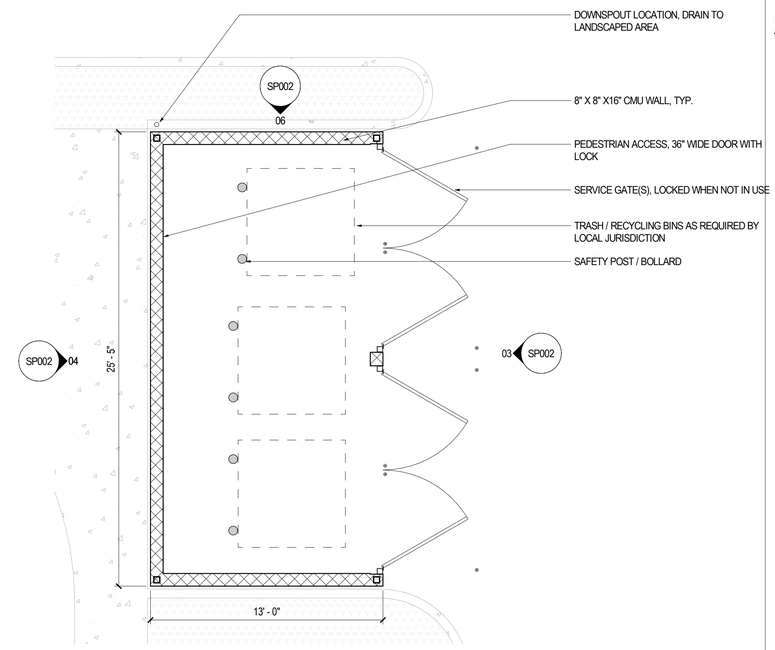
P-4
09 91 13 EXTERIOR PAINTING
MANUFACTURER: SHERWIN WILLIAMS
COLOR: SW7069 'IRON ORE'
FINISH: EGGSHELL
LOCATION: EXTERIOR, STEEL & BRICK
NOTE: LOW VOC, LRV 86

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

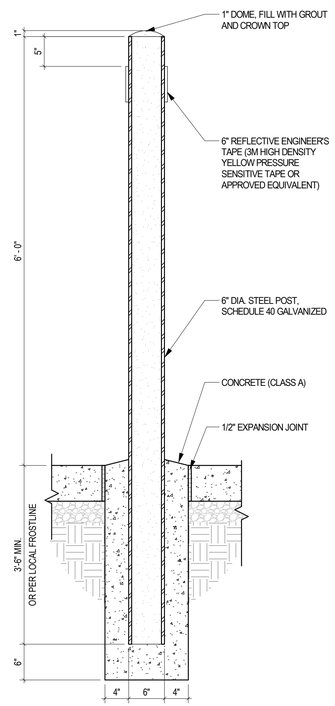
EXTERIOR FINISH SCHEDULE



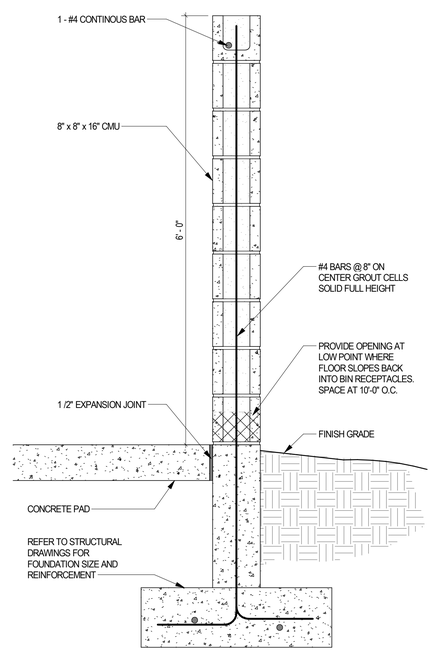
06 EXTERIOR ELEVATION - SIDE - PLANNING
SCALE: 1/4" = 1'-0"



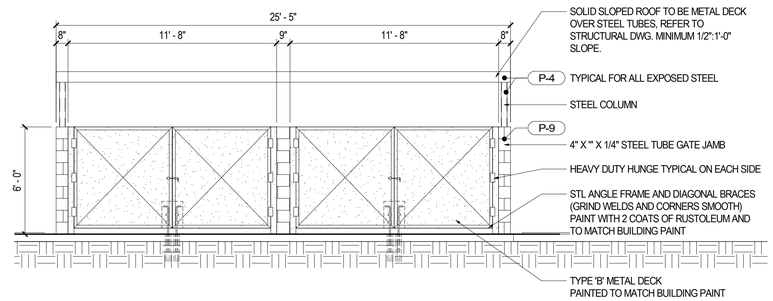
02 TRASH ENCLOSURE PLAN - PLANNING
SCALE: 1/4" = 1'-0"



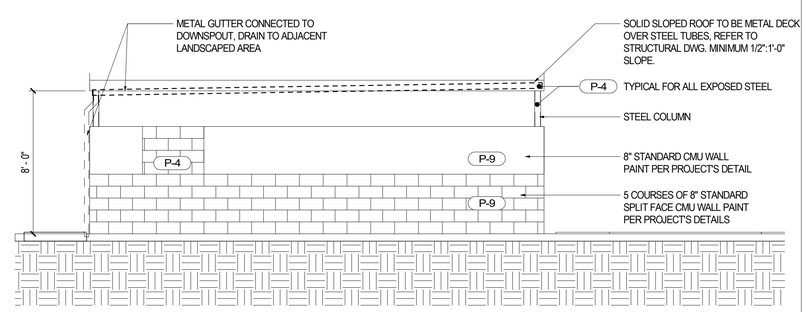
07 TRASH BOLLARD SECTION DET
SCALE: 1" = 1'-0"



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



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



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

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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

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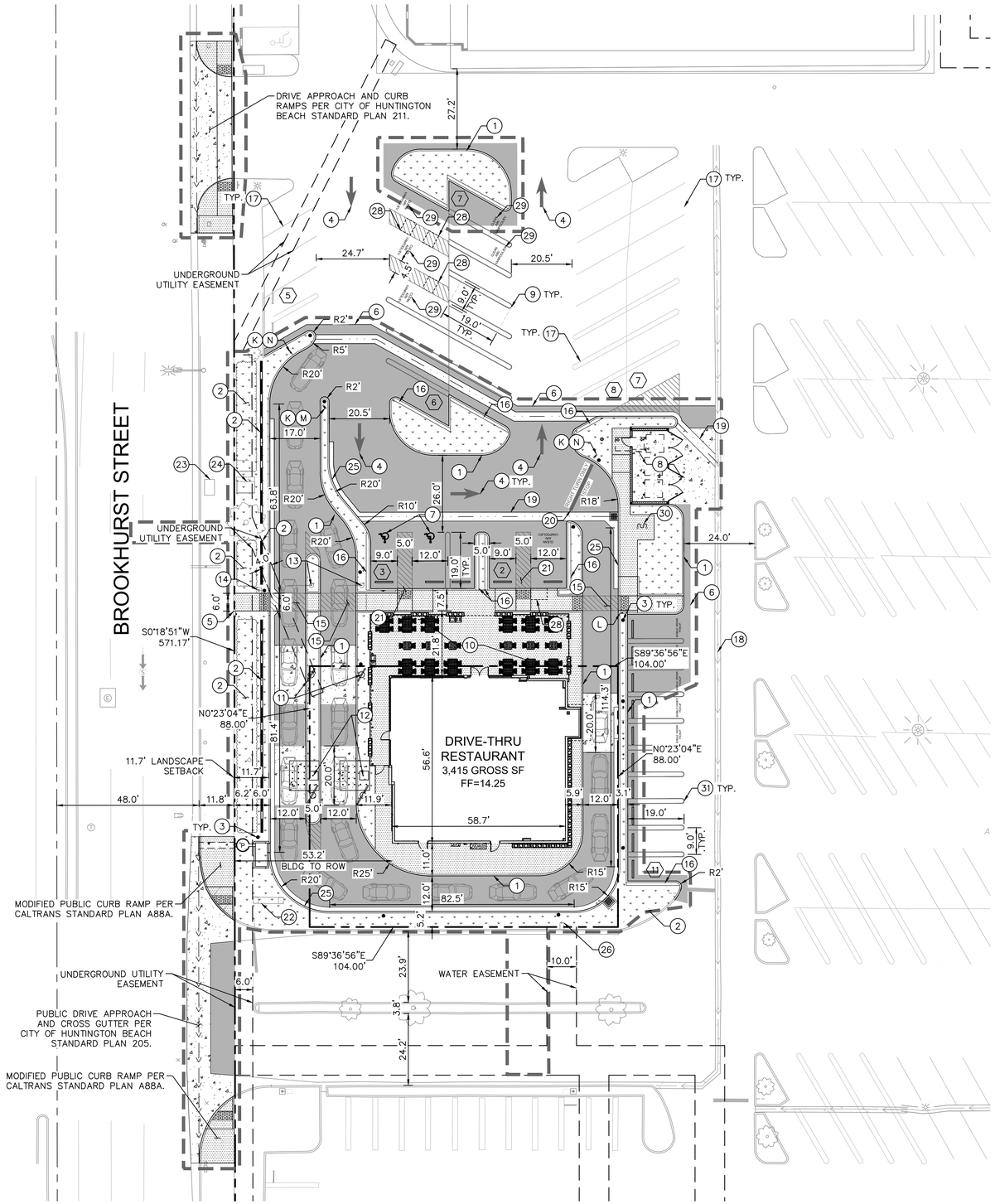
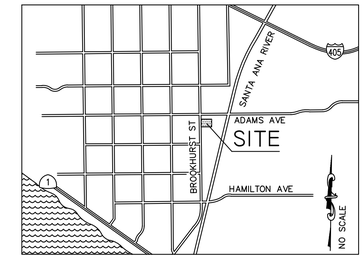


LEGEND:

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

VICINITY MAP



CONSTRUCTION NOTES:

1. CONCRETE CURB
2. 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.
3. SITE BOLLARD
4. DIRECTIONAL MARKING PER PLAN
5. JOIN EXISTING SIDEWALK
6. JOIN EXISTING PAVEMENT
7. ADA PARKING MARKING
8. COVERED TRASH ENCLOSURE AND RECYCLING BIN STORAGE
9. STANDARD 60° PARKING STALL STRIPING.
10. OUTDOOR COVERED PATIO
11. PREVIEW BOARD
12. ORDER BOARD
13. HEADACHE BAR
14. EXISTING SITE LIGHTING
15. ACCESSIBLE PATH OF TRAVEL STRIPING.
16. 18" WALK-OFF CURB
17. STANDARD 60° PARKING STALL TO REMAIN
18. VALLEY GUTTER TO REMAIN
19. VALLEY GUTTER
20. "STOP" BAR AND "RIGHT TURN ONLY" STRIPING
21. ACCESSIBLE PARKING STALL STRIPING
22. EXISTING MONUMENT SIGN TO REMAIN
23. EXISTING ELECTRIC VAULT TO REMAIN
24. EXISTING TRANSFORMER TO REMAIN
25. CURB & GUTTER
26. EXISTING 2" SERVICE AND WATER METER TO REMAIN
27. ACCESSIBLE PARKING SIGN
28. FUTURE EVCS STALL
29. DESIGNATED LOW-EMITTING, FUEL-EFFICIENT, CARPOOL/VANPOOL AND ELECTRIC VEHICLE STALL
30. BICYCLE RACK
31. STANDARD 90° PARKING STALL STRIPING.

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 THAT 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'

QUEUING 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.

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

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

NORTH

GRAPHIC SCALE IN FEET
0 10 20 40

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

811 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

BA
DRAWN BY
NC
CHECKED BY
FP
RECOMMENDED

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER FAREED S. PITTALWALA No. C68862 CIVIL STATE OF CALIFORNIA

Kimley»Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-5800
PREPARED UNDER THE DIRECT SUPERVISION OF:
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 CADD\Exhibits\Planning\Preliminary Site Plan.dwg PRELIMINARY SITE PLAN June 17, 2022 12:01 PM BY: CORREIA, NINA
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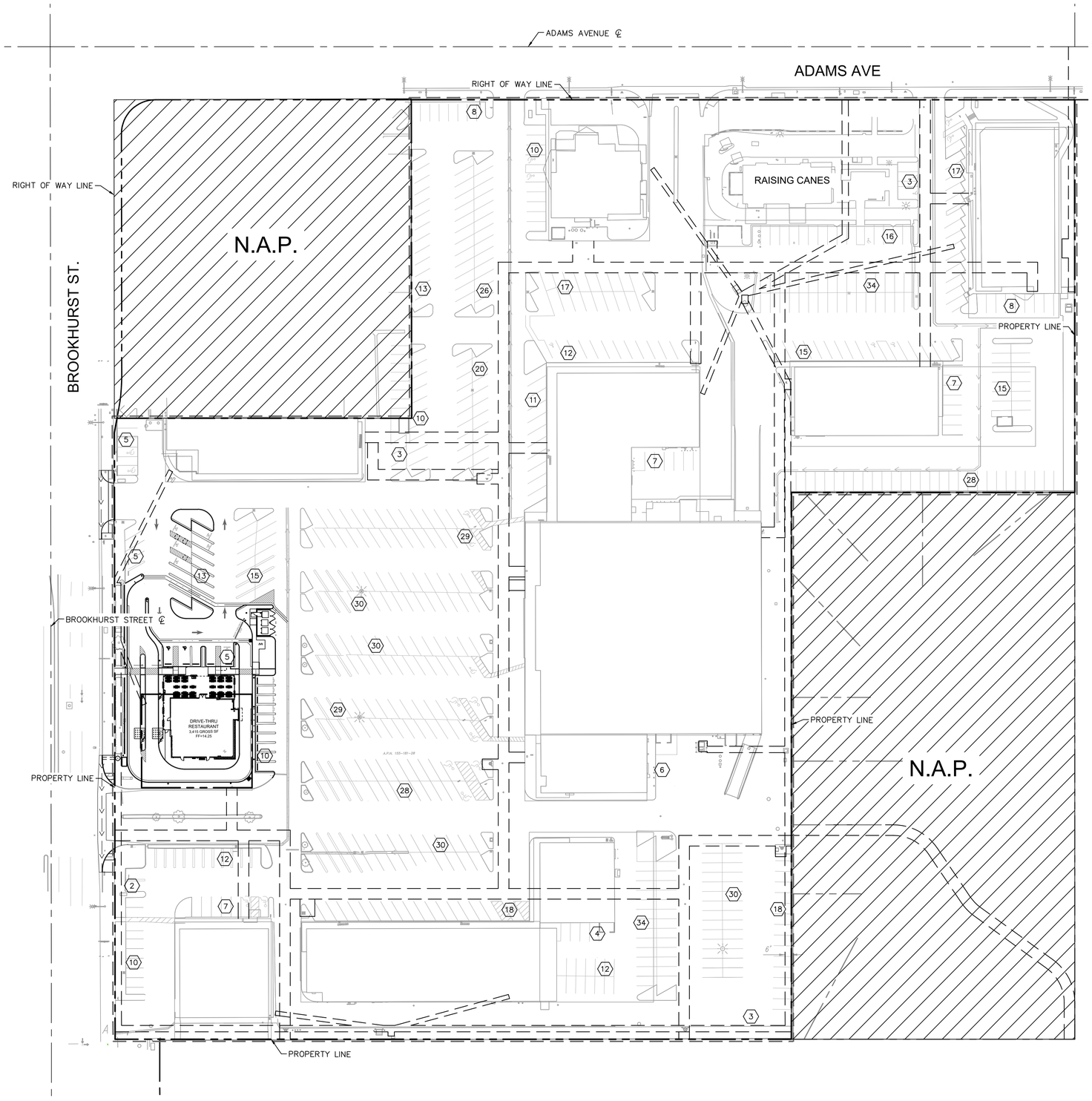

Brookhurst & Adams - Proposed Parking Requirements

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	Shima Restaurant	10076 Adams Ave	Restaurant	2,358	1:100	24
9	Eggroll King	10078 Adams Ave	Restaurant	1,035	1:100	11
10	Lamppose 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
- (X) NUMBER OF PARKING SPACES

NORTH

GRAPHIC SCALE IN FEET
0 25 50 100

SCALE
1" = 50'
WHEN PRINTED AT FULL SIZE
(24"X36")

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(312) 798-5151
APN: 155-181-24
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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 Parking Matrix.dwg LAYOUT1 June 17, 2022 12:02 PM BY: CORREIA, NINA
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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
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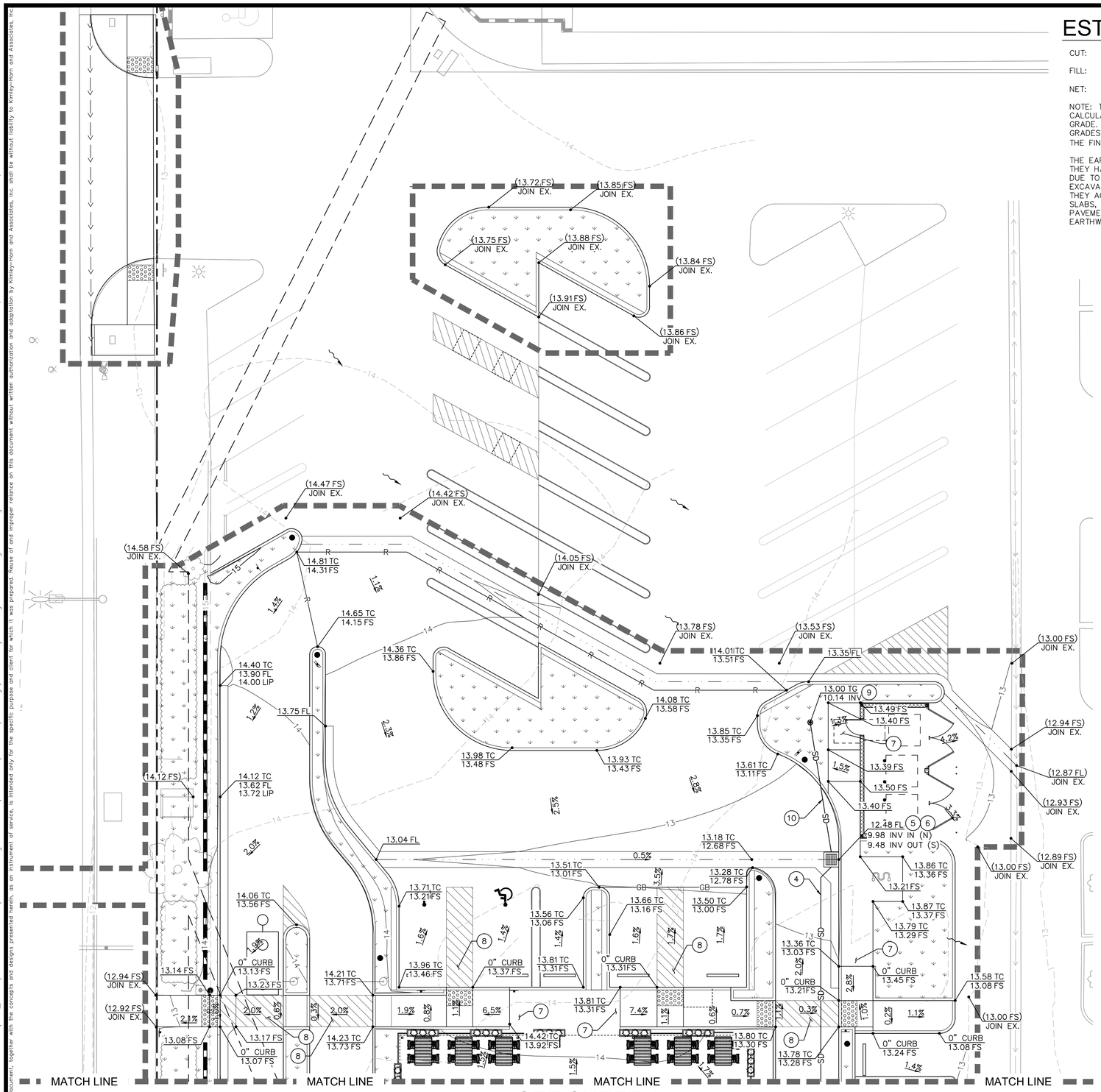

SEE SHEET 4

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).

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LEGEND:

- CENTERLINE
- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EASEMENT / SETBACK LINE
- APPROXIMATE CIVIL LIMIT OF WORK LINE
- SD — PROPOSED STORM DRAIN PIPE
- GB — GRADE BREAK LINE
- R — RIDGE LINE
- FLOW LINE
- EXISTING FLOW DIRECTION
- 13.50 TC / 13.00 FS — PROPOSED SPOT ELEVATION
- (12.75 TC) / (12.25 FS) — EXISTING SPOT ELEVATION
- 2.0% — PROPOSED FLOW (DIRECTION AND SLOPE)
- LANDSCAPE AREA
- BIOCLEAN MODULAR WETLAND UNIT

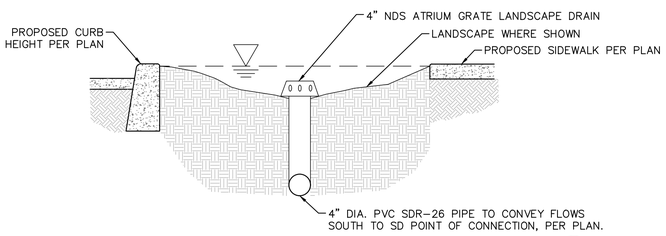
GRADING AND DRAINAGE NOTES:

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

NO DUMPING DRAINS TO OCEAN

AT DROP INLET

STENCIL DETAIL (1)
N.T.S.



LANDSCAPE SWALE DETAIL (2)
N.T.S.

NORTH

GRAPHIC SCALE IN FEET
0 5 10 20

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

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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
RECOMMENDED: FP

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER FAREED S. PITTALWALA No. C68862 CIVIL STATE OF CALIFORNIA

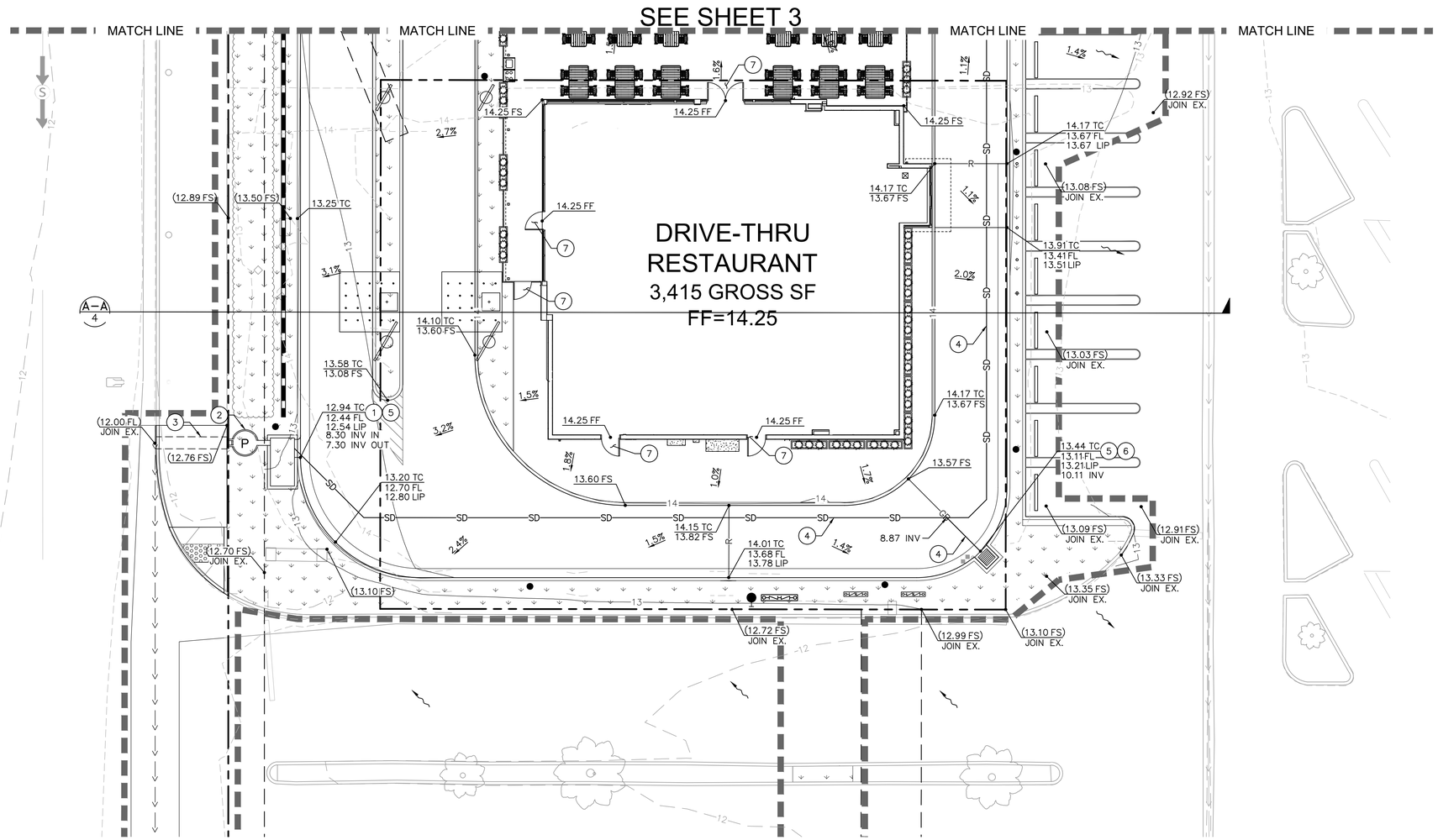
Kimley»Horn
555 CAPITOL MALL, SUITE 300
SACRAMENTO, CA 95814
(916) 858-5800
PREPARED UNDER THE DIRECT SUPERVISION OF:
FAREED PITTALWALA R.C.E. NO. 68862 DATE: 06/17/2022 EXP. 09/30/2023

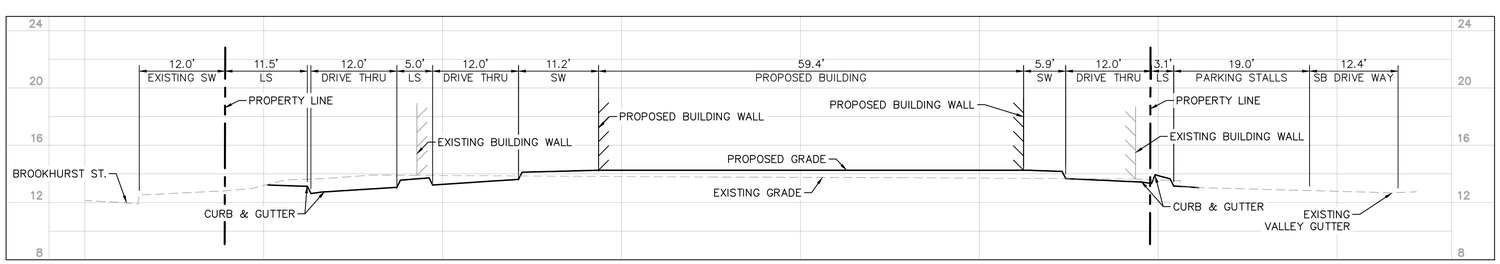
REVIEWED BY:
H.B. PLANNING DEPARTMENT DATE

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 GRADING & DRAINGE PLAN
CUP 22-004
20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 3 OF SHEETS 6





SECTION A-A
HORIZONTAL SCALE: 1" = 10' WHEN PRINTED AT FULL SIZE (24" X 36")
VERTICAL SCALE: 1" = 5' WHEN PRINTED AT FULL SIZE (24" X 36")

LEGEND:

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1" = 10'
WHEN PRINTED AT FULL SIZE
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SOILS ENGINEER
FRED BUHAMDAN
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LAGUNA HILLS, CA 92653
(949) 261–0051
PROJECT #60215236
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PREPARED UNDER THE DIRECT SUPERVISION OF:
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FAREED PITTALWALA R.C.E. NO. 68862 EXP. 09/30/2023

REVIEWED BY:
H.B. PLANNING DEPARTMENT DATE

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CHICAGO, IL 60606
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CITY OF HUNTINGTON BEACH
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SHEET 4 OF SHEETS 6

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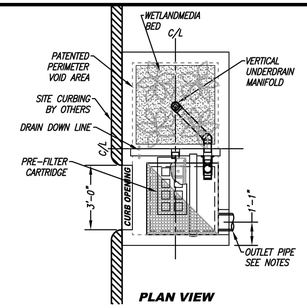
SITE SPECIFIC DATA

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	DIAMETER
INLET PIPE 1	8.30	PVC	6"
INLET PIPE 2			
OUTLET PIPE	7.30	PVC	10"
	PRETREATMENT	BIOFILTRATION	DISCHARGE
RIM ELEVATION	12.94	12.94	12.94
SURFACE LOAD	PEDESTRIAN	OPEN PLANTER	PEDESTRIAN
FRAME & COVER	36" X 36"	N/A	N/A
WETLANDMEDIA VOLUME (CY)			TBD
ORIFICE SIZE (DIA. INCHES)			TBD
NOTES: PRELIMINARY NOT FOR CONSTRUCTION.			



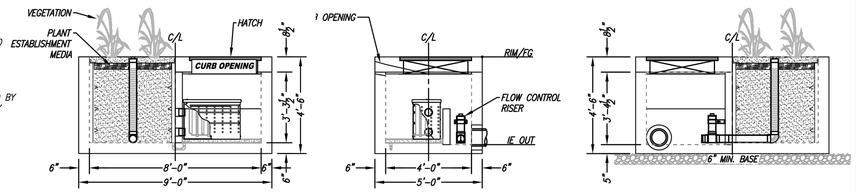
PLAN VIEW

INSTALLATION NOTES

1. 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.
2. 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.
4. 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.
5. CONTRACTOR RESPONSIBLE FOR INSTALLATION OF ALL RISERS, MANHOLES, AND HATCHES. CONTRACTOR TO GROUT ALL MANHOLES AND HATCHES TO MATCH FINISHED SURFACE UNLESS SPECIFIED OTHERWISE.
6. VEGETATION SUPPLIED AND INSTALLED BY OTHERS. ALL UNITS WITH VEGETATION MUST HAVE DRIP OR SPRAY IRRIGATION SUPPLIED AND INSTALLED BY OTHERS.
7. 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

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



LEFT END VIEW **ELEVATION VIEW** **RIGHT END VIEW**

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

MODULAR WETLANDS

THIS PRODUCT MAY BE PROTECTED BY ONE OR MORE OF THE FOLLOWING US PATENTS: 7,425,263, 7,470,365, 7,476,318, 8,295,218; RELATED FOREIGN PATENTS OR OTHER PATENTS PENDING.

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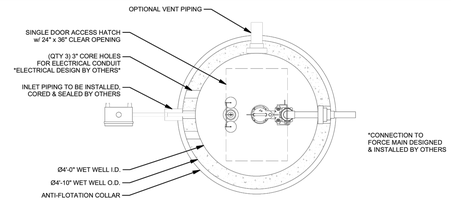
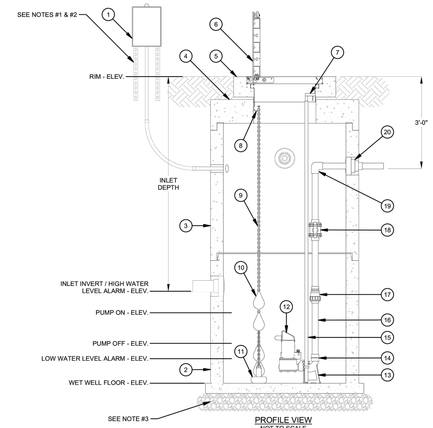
Bio Clean — A Forterra Company

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



PLAN VIEW
NOT TO SCALE



PROFILE VIEW
NOT TO SCALE

BILL OF MATERIALS		
ITEM	QTY	DESCRIPTION
1	1	SIMPLEX CONTROL PANEL
2	1	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	AUTOCOUPLING ASSY 2IN STD
14	1	ADAPTER 2IN FML 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 (Sbd / XP)	Standard [ ] XP/IFM [ ]
PUMP TYPE	Non-Clog [ ] Grinder [ ] Chopper [ ] Vortex [ ]
PUMP RATED HP & CURRENT	
ACCESS HATCH LOAD LEVEL	Pedestrian [ ] Incidental H-20 [ ] Parking Lot 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	[ ]	[ ]

DISCLAIMERS, INCLUDING BUT NOT LIMITED TO:
1.) All elevations have been provided by others, and have not been verified by Jensen Precast. Contractor to verify all dimensions and elevations in field prior to installation.
2.) These layout drawings are intended to show overall system design only. All concrete component thicknesses, dimensions, and joint orientations may vary across Jensen Precast's manufacturing facilities. Contractor to confirm all thicknesses, dimensions, and joint orientations prior to installation.
3.) System design criteria has been provided to Jensen Precast. Others are responsible for verification that system meets intended application.
4.) Foundation, subgrade, and backfill to be designed by others.

DESIGN NOTES / DISCLAIMERS:
1. CONTROL PANEL INSTALLATION, MOUNTING DESIGN & HARDWARE BY OTHERS.
2. 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.
3. ALL FOUNDATION, SUBGRADE, AND BACKFILL DESIGNED BY OTHERS.

JENSEN PRECAST — PUMP STATIONS
521 DUNN CIRCLE, SPARKS, NV 89431
www.jensenwaterresources.com
(855) 468-5600

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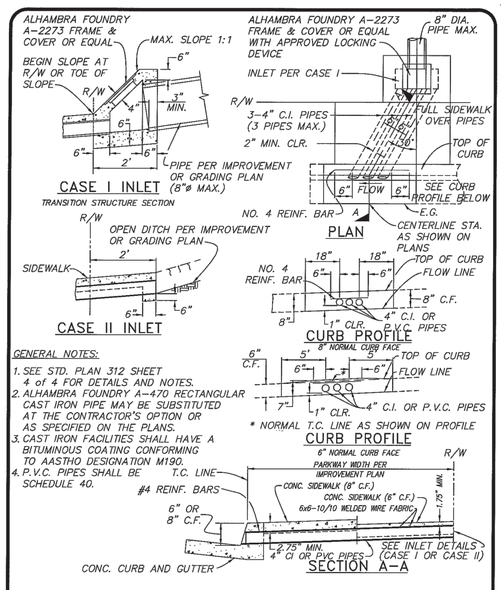
DESCRIPTION:	248-S SERIES STANDARD MECHANICAL DETAIL		REV:
PART NUMBER:	248-S Series Standard	DRAWN BY: T. Handke	SHEET: 2 OF 2
CREATED:		MODIFIED: 4/29/2020	

248-S Series Standard.dwg

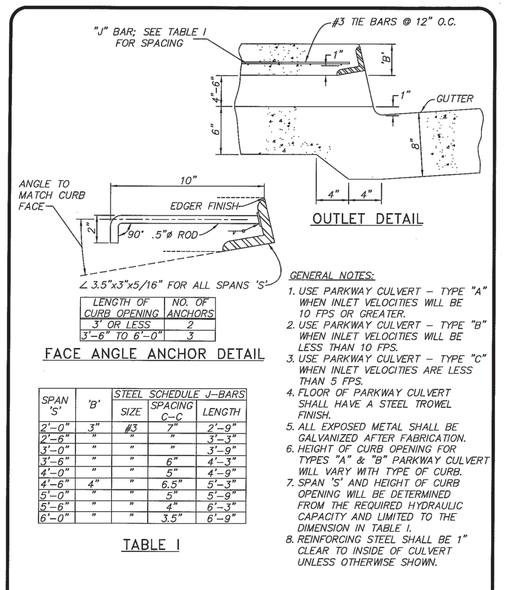


APPROVED:
CITY ENGINEER
REVISION DATE: May 2008

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

PARKWAY CULVERT TYPE "C"

STANDARD PLAN 312 3 of 4



LENGTH OF CURB OPENING	NO. OF ANCHORS
3' OR LESS	2
3'-6" TO 6'-0"	3

GENERAL NOTES:
1. USE PARKWAY CULVERT – TYPE "A" WHEN INLET VELOCITIES WILL BE 10 FPS OR GREATER.
2. USE PARKWAY CULVERT – TYPE "B" WHEN INLET VELOCITIES WILL BE LESS THAN 10 FPS.
3. USE PARKWAY CULVERT – TYPE "C" WHEN INLET VELOCITIES ARE LESS THAN 5 FPS.
4. FLOOR OF PARKWAY CULVERT SHALL HAVE A STEEL TROWEL FINISH.
5. ALL EXPOSED METAL SHALL BE GALVANIZED AFTER FABRICATION.
6. HEIGHT OF CURB OPENING FOR TYPES "A" & "B" PARKWAY CULVERT WILL VARY WITH TYPE OF CURB.
7. SPAN 'S' AND HEIGHT OF CURB OPENING WILL BE DETERMINED FROM THE REQUIRED HYDRAULIC CAPACITY AND LIMITED TO THE DIMENSION IN TABLE I.
8. REINFORCING STEEL SHALL BE 1" CLEAR TO INSIDE OF CULVERT UNLESS OTHERWISE SHOWN.

SPAN 'S'	'B'	STEEL SCHEDULE J-BARS SIZE	SPACING C-C	LENGTH
2'-0"	3"	#3	7"	2'-9"
2'-6"	"	"	"	3'-3"
3'-0"	"	"	"	3'-9"
3'-6"	"	"	6"	4'-3"
4'-0	"	"	5"	4'-9"
4'-6"	4"	"	6.5"	5'-3"
5'-0"	"	"	5"	5'-9"
5'-6"	"	"	4"	6'-3"
6'-0"	"	"	3.5"	6'-9"

TABLE I

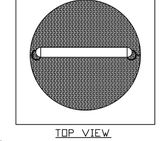
APPROVED:
CITY ENGINEER
REVISION DATE: March 21, 1994

CITY OF HUNTINGTON BEACH
DEPARTMENT OF PUBLIC WORKS

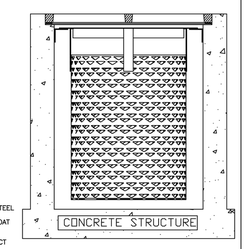
PARKWAY CULVERT DETAILS AND NOTES

STANDARD PLAN 312 4 of 4

BIO CLEAN FULL CAPTURE FILTER
FOR USE IN GRATE INLETS

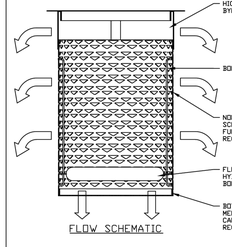


TOP VIEW



CONCRETE STRUCTURE

NOTES:
1. ALL HARDWARE, FLANGE, FRAME, SCREENS SHALL BE STAINLESS STEEL
2. 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
3. SEE PERFORMANCE REPORTS IN MANUFACTURES SPECIFICATIONS
4. OTHER STANDARD AND CUSTOM MODEL SIZES AVAILABLE – CONTACT BIO CLEAN FOR MORE INFORMATION.
5. BASED ON 37% OPEN AREA.
6. CONSIDERS A SAFETY FACTOR OF 2.0.
7. CAPACITY IS A LOCAL DEPRESSION PONDING DEPTH OF 6 INCHES.
8. STORAGE CAPACITY BASED ON THE BASKET HALF FULL.
9. CONCRETE STRUCTURES SOLD SEPARATELY.



FLOW SCHEMATIC

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			
WARRANTY: 8 YEAR MANUFACTURER		PROJECT:	
BIO CLEAN ENVIRONMENTAL SERVICES, INC. 398 VIA EL CENTRO, OCEANSIDE CA 92058 PHONE: 760-433-7640 FAX: 760-433-3176		REVISION0:	DATE:
		REVISION0:	DATE:
DATE: 10/12/17	SCALE: SF = 15	REVISION0:	DATE:
DRAFTER: MCP.	UNITS = INCHES	REVISION0:	DATE:

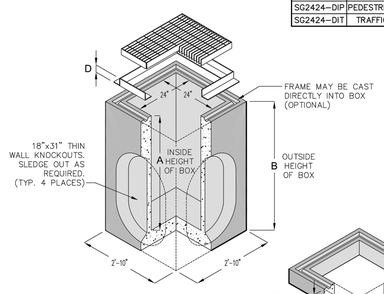
Bio Clean — A Forterra Company

PAGE 1

DROP INLET			
MODEL NO.	A	B	*WEIGHT
DI242436	36"	42"	1900 LBS.
DI242448	48"	54"	2500 LBS.

*BOX ONLY

FRAME AND GRATE				
MODEL NO.	RATING	D	WEIGHT
SG2424-DIP	PEDESTRIAN	1 1/2"	41 LBS.
SG2424-DIT	TRAFFIC	3"	120 LBS.



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

- FRAME AND GRATE ASSEMBLY AVALIABLE 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.
- ILLUSTRATION IS TYPICAL ONLY OF GENERAL SERIES CONFIGURATION. FOR SPECIFIC CONFIGURATION, CALL JENSEN PRECAST.

24" X 24" DRAIN INLET

JENSEN PRECAST

DI2424

8.01

811 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
RECOMMENDED: FP

ENGINEERS SEAL
REGISTERED PROFESSIONAL ENGINEER — FAREED S. PITTALWALA — No. C68862 — CIVIL — STATE OF CALIFORNIA

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

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

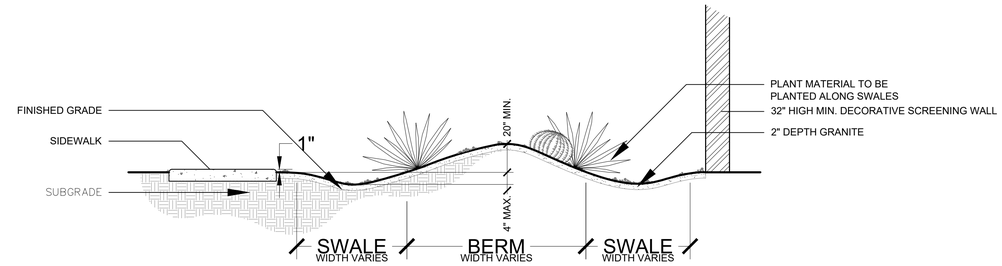
REVIEWED BY:
H.B. PLANNING DEPARTMENT DATE

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 GRADING & DRAINGE DETAILS
CUP 22-004
20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 5 OF SHEETS 6



WATER HARVESTING SWALE AND BERM DETAIL

DETAIL 1

NTS

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

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CITY OF HUNTINGTON BEACH

PRELIMINARY LANDSCAPE DETAILS

CUP 22-004

20100 BROOKHURST ST. HUNTINGTON BEACH, CA 92646

SHEET 6 OF SHEETS 6