

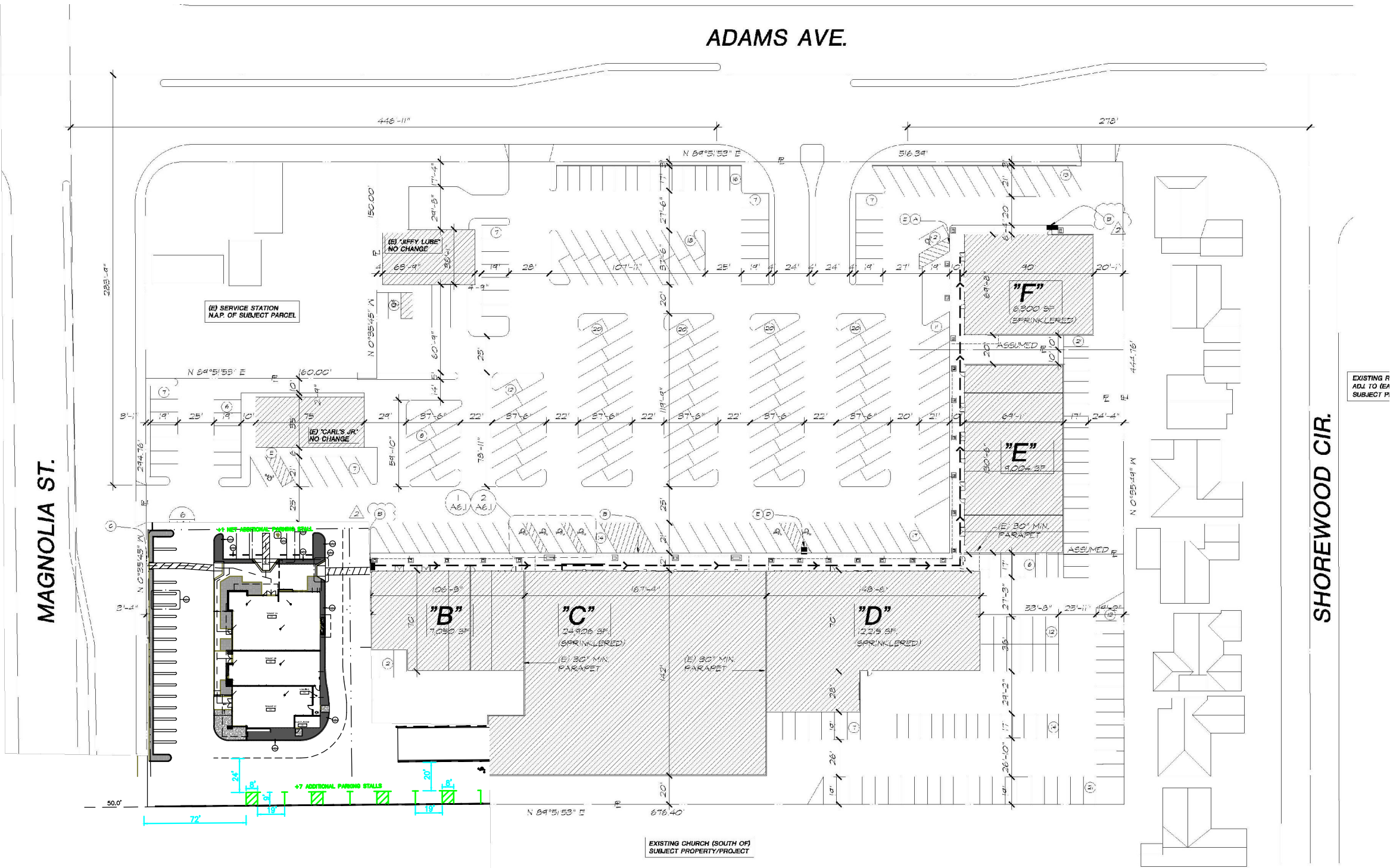
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TABLE 1
DEVELOPMENT SUMMARY
Magnolia and Adams Retail Center, Huntington Beach

Unit			Land Use and Size (GFA SF) Breakdown										
			Retail & Salons	Vehicle Services	Storage	Restaurants			Health Club	Office		Bank	TOTAL
						Fine/Casual	Fast-Food	Proposed Starbucks		General Office	Medical-Dental Office		
Bldg.	Tenant	1 space per 200 SF	1 space per 500 SF	1 space per 1,000 SF	1 space per 100 SF	1 space per 100 SF [a]	1 space per 100 SF [a]	1 space per 200 SF	1 space per 250 SF	1 space per 175 SF	1 space per 200 SF	--	
CITY CODE PARKING RATIOS													
Existing Development													
9022	1	Carl's Jr					2,625					2,625	
20100	2	NuVisions Federal Credit Union									6,240	6,240	
9036	3	Coast Therapy								3,195		3,195	
9036	4	Berg Realty							1,050			1,050	
9046	5	Vacant Suite	1,050									1,050	
9048	6	Pho B				1,750						1,750	
9062	7a, 7b	Smart & Final	19,152		5,754							24,906	
9092	8a, 8b	Liquor Warehouse	10,386		1,829							12,215	
9102	9	Barber & Co	897									897	
9104	10	Nail Land	828									828	
9106	11	Royal Pharmacy	2,070									2,070	
9110	12	Dr. Peter Sumarsano								1,035		1,035	
9114	13	A-1 Mail Stop Inc.	1,380									1,380	
9116	14	VIP Cleaners	1,380									1,380	
9120	15	Curves for Women						1,380				1,380	
9122	16	Memorial Care Medical								6,330		6,330	
9032	17	Jiffy Lube		2,500								2,500	
EXISTING W/OUT PROJECT			37,143	2,500	7,583	1,750	2,625	0	1,380	1,050	10,560	6,240	70,831
CITY CODE REQUIREMENTS (spaces)			186	5	8	18	26	0	7	4	60	31	345
TOTAL PARKING SUPPLY [b] (spaces)													357
Supply less City Code Requirement (Surplus):													12
Project													
20100	2	Demolish NuVisions FC Union										(6,240)	(6,240)
26672	2a	Proposed Starbucks						2,500					2,500
26672	2b	Vacant Suite, Future Retail	1,550										1,550
26672	2c	Proposed Restaurant, Wingstop						1,550					1,550
TOTAL PROJECT			1,550	0	0	0	0	4,050	0	0	0	(6,240)	(640)
CITY CODE REQUIREMENTS (spaces)			8	0	0	0	0	41	0	0	0	(31)	18
EXISTING W/ PROJECT CITY CODE REQUIREMENTS (spaces)													363
SPACES TO BE ADDED BY PROJECT													8
Future Supply less Project Requirement:													2

Notes:
[a] For restaurants with drive-thru service, there is an additional requirement for queue storage of 5 vehicles per service window. The site plan indicates that the drive-thru storage lengths for the existing Carl's Jr and proposed Starbucks meet this requirement.
[b] Per Site Plan, Sheet A1.1, "Proposed Exterior Renovations for Business Properties Development Company, 9036-9102 Adams, Huntington Beach, CA", last revised July 2, 2012.

LINSCOTT
LAW &
GREENSPAN
engineers



EQUIP. LEGEND & AREA OF RESPONSIBILITY									
ITEM	DESCRIPTION	MODEL	NSF	SUPPLIER	INSTALLATION	COORD./SUPERVISED	REMARKS		
			OWNER	CONT.	OWNER	CONT.			
01	SINGLE GLASS DOOR MERCHANDISER	LV27-1-B	X	X	-	-	X	-	115 VOLTS, 9.2 AMPS / WITH CASTORS / NOTE 09
02	PASS-THRU COUNTER	CUSTOM	X	X	-	-	X	-	-
03	SANDWICH/SALAD UNIT	SPE48-08	X	X	-	-	X	-	115 VOLTS, 8.6 AMPS / WITH INTEGRAL SHELVING #38 / NOTE 09
04	1-DR. REACH-IN REFRIGERATOR	HR1	X	X	-	-	X	-	115 VOLTS, 5.8 AMPS / WITH CASTORS / NOTE 09
05	48" WOODEN BENCH	CUSTOM	N/A	X	-	-	X	-	-
06	HOOD FIRE ANSUL SUPPRESSION SYSTEM	CUSTOM	N/A	X	-	-	X	-	REF. TO HOOD DRAWINGS FIRE SUPPRESSION PERMITTED/ INSTALLED BY CAPTIVE AIRE
07	S.S. 3-COMPARTMENT SINK, 96"L.	CUSTOM	X	X	-	-	X	-	WITH (2) 18" DRAIN BOARDS, (2) 8" SIDE SPLASHES.
08	MOP SERVICE BASIN	MSB-2424	-	-	X	-	X	-	VERIFY W/ LOCAL JURISDICTIONS FOR DRAIN BOARD & BOWL SIZE.
09	S.S. WORK TABLE 30"D. x 36"L.	CUSTOM	X	X	-	-	X	-	WITH DRAWER / WITH INTEGRAL SHELVING #38 / WITH CASTORS
10	S.S. WORK TABLE 30"D. x 96"L.	CUSTOM	X	X	-	-	X	-	WITH BUILT-IN ANTI SIPHON DEVICE
11	S.S. WORK TABLE 30"D. x 18"L.	CUSTOM	X	X	-	-	X	-	WITH UNDERSHELF / WITH INTEGRAL SHELVING #38
12	HAND SINK W/ SIDE SPLASH (R & L)	7-PS-66	X	X	-	-	X	-	24" TALL
12B	HAND SINK W/ SIDE SPLASH (R & L)	PBHS-W-KVMS-SSP-X	X	X	-	-	X	-	WITH (2) 8" HIGH SIDE SPLASHES
13	POTATO SLICER	300 SERIES	X	X	-	-	X	-	WITH SHOVEL LEVER
14	ICE MACH. W/ STORAGE BIN	KM-515MAH	X	X	-	-	X	-	110 VOLTS, 15 AMPS / S.B. MODEL: B-300 / WITH 6" HIGH LEGS
14A	ICE MACH. FILTER	CUSTOM	X	X	-	-	X	-	SUPPLIED BY EQUIPMENT VENDOR
15	TANKLESS WATERHEATER	1991-DV	X	-	X	-	X	-	REFER TO PLUMBING PLANS FOR SPECIFICATIONS
16	SWING GATE	CUSTOM	-	X	-	-	X	-	-
17	NOT USED	-	-	-	-	-	-	-	-
18	SOLSTICE SUPREME GAS FRYER	SSH75	X	X	-	-	X	-	105,000 BTU, 75 LBS (OIL CAPACITY) / WITH 6" CASTORS
19	NOT USED	-	-	-	-	-	-	-	-
20	COOKING & HOLDING TIMER	U1600KB7503	X	X	-	-	X	-	-
21	SOLSTICE SUPREME FILTER	SFSH75	X	X	-	-	X	-	120 VOLTS, 6.2 AMPS / ITEM IS AN INTEGRAL PART OF THE FRYERS
22	STEAM TABLE PAN RACK & COVER	1509/PRC 12	X	X	-	-	X	-	QUANTITY: 02 / NOT INDICATED ON PLAN
23	NOT USED	-	-	-	-	-	-	-	-
24	NOT USED	-	-	-	-	-	-	-	-
25	24" x 30" TABLE & BASE	CUSTOM	N/A	X	-	-	X	-	-
26A	30" x 42" TABLE & BASE	CUSTOM	N/A	X	-	-	X	-	-
26B	ACCESSIBLE 30" x 42" TABLE & BASE	CUSTOM	N/A	X	-	-	X	-	-
27	WOOD CHAIR	6305P	N/A	X	-	-	X	-	-
28	TEA DISPENSER	BIB	X	X	-	-	X	-	120 VOLTS, 60HZ, 25-125 PSI
28A	NOT USED	-	-	-	-	-	-	-	-
29	SLIM-JIM TRASH RECEPTACLE	8323G4	X	X	-	-	X	-	-
30	SANITARY NAPKIN RECEPTACLE	1102	X	X	-	-	X	-	-
31	TRASH RECEPTACLE	MODEL VARIES	X	X	-	-	X	-	-
32	BEVERAGE / CONDIMENTS COUNTER	CUSTOM	N/A	X	-	-	X	-	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
33	SHORTENING SHUTTLE	SS-811-T	X	X	-	-	X	-	ITEM NUMBER NOT INDICATED ON EQUIPMENT PLAN
34	FREESTYLE DISPENSER	COCA COLA	X	X	-	-	X	-	115 VOLTS, 20 AMPS / GROUNDED DUPLEX OUTLET
34A	FREESTYLE DISPENSER FILTER	COCA COLA	X	X	-	-	X	-	PROVIDED BY COCA COLA
35	CARBONATOR	N/A	N/A	X	-	-	X	-	SUPPLIED BY COCA COLA PRODUCTS
36	BIB FLEX RACK SYSTEM	44239	X	X	-	-	X	-	WITH 6" HIGH LEGS
37	CO2 SYSTEM	CARBO-MIZER 450	N/A	X	-	-	X	-	-
38	SOLID SHELVES	CUSTOM	X	X	-	-	X	-	2 ROWS INTEGRAL W/ #03 & 10. REFER TO EQ 2 FOR HEIGHT
39	DRY STORAGE SHELVING	EG01.00	X	X	-	-	X	-	REFER TO EQUIPMENT PLAN FOR SIZES AND NUMBER OF TIERS
40	DUNNAGE RACK (PRODUCE STAND)	DR362012	X	X	-	-	X	-	2 ROWS OF 18" x 48" (TOP), 2 ROWS OF 18" x 36" (BOTTOM)
41	SCULLERY SHELVING (2 ROWS)	EG01.00	X	X	-	-	X	-	NOTES 05, 06, 07 - VERIFY TYPE, SIZE & SERIES AGAINST HOOD DRAWINGS
42	12-0" TYPE "E" EXHAUST HOOD	ND SERIES	X	X	-	-	X	-	-
43	S.S. WORK TABLE 48" (FRY TABLE)	CUSTOM	X	X	-	-	X	-	-
44	BROOM & MOP RACK	40731	X	X	-	-	X	-	-
45	FIRE EXTINGUISHER	REFER NOTE 03	N/A	-	X	-	X	-	CLASS: K (AT HOOD), CLASS: 2A10BC (STANDARD)
46	POINT-OF-SALE SYSTEM	RZ-X750	N/A	X	-	-	X	-	-
47	SMARTTRACK 9U WALL-MOUNT RACK	SRW9U	X	X	-	-	X	-	NOTE 11
48	POINT-OF-SALE EQUIPMENT	N/A	X	X	-	-	X	-	WALL MOUNTED MANAGER STATION
49	SAFE & STAND	P060413-03	N/A	X	-	-	X	-	MOUNTED ON BASE AS REQUIRED / COORDINATE TYPE WITH OWNER
50	STEREO (AMP) / RECEIVER	MODEL VARIES	N/A	X	-	-	X	-	PROVIDED AND INSTALLED BY OWNER
51	SATELLITE RECEIVER	MODEL VARIES	N/A	X	-	-	X	-	PROVIDED AND INSTALLED BY OWNER
52	LOW WALL CAP	CUSTOM	N/A	-	-	-	-	-	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
53	1/2 PAN X 4"	#5124	N/A	X	-	-	X	-	-
54	POS COUNTER	CUSTOM	N/A	X	-	-	X	-	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
55	POS SHROULD	CUSTOM	N/A	X	-	-	X	-	PROVIDED OWNER AND INSTALLED BY CONTRACTOR
56	STAINLESS STEEL FLEX HOSE	CUSTOM	X	X	-	-	X	-	-
57	EXTERIOR BUILDING SIGNAGE "WINGSTOP"	CUSTOM	N/A	X	-	-	X	-	PROVIDED AND INSTALLED BY THE SIGN VENDOR.
58	T.V. WALL BRACKET & STAND	MODEL VARIES	N/A	X	-	-	X	-	-
59A	HAND SOAP DISPENSER	S4025	N/A	X	-	-	X	-	-
59B	HAND SANITIZER DISPENSER	S4025	N/A	X	-	-	X	-	-
60A	ELECTRIC HAND DRYER	M17ACS-UL	N/A	X	-	-	X	-	-
60B	PAPER TOWEL DISPENSER	T1230WS	N/A	X	-	-	X	-	-
61	S.S. FRAMED MIRROR	B-165-2436	N/A	X	-	-	X	-	SIZE: 24" x 36", WITH S.S. CHANNEL FRAME
62	36" x 1 1/2" GRAB BAR	B-6106	N/A	-	X	-	X	-	-
63	42" x 1 1/2" GRAB BAR	B-6106	N/A	-	X	-	X	-	-
64	TOILET PAPER DISPENSER	8735020	N/A	X	-	-	X	-	-
65	GREASE INTERCEPTOR	MODEL VARIES	N/A	-	X	-	X	-	REFER PLUMBING DRAWINGS FOR SPECIFICATIONS
66	NOT USED	-	-	-	-	-	-	-	-
67	WALL MOUNTED MIXING FAUCET	CUSTOM	-	X	-	-	X	-	-
68	WIRE WALL SHELVING	METRO	X	X	-	-	X	-	REFER TO EQ1 FOR SIZE
69	COOLER DUNNAGE RACK	DR362012	X	X	-	-	X	-	REFER TO EQUIPMENT PLAN FOR SIZES & MOUNTING HEIGHTS
70	COOLER SHELVING	EG01.00	X	X	-	-	X	-	5 TIERS HIGH, REFER TO EQUIPMENT PLAN FOR SIZES
71	WALK-IN COOLER	CUSTOM	X	X	-	-	X	-	NOTE 09 / WSPROTO-1
72	STOREFRONT VINYL GRAPHICS	CUSTOM	N/A	X	-	-	X	-	-
73	KNIFE HOLDER	2818P	X	X	-	-	X	-	-
74	TO-GO RACK	CUSTOM	X	X	-	-	X	-	18x36, 4 TIER WITH SOLID SHELVES AND 6" CASTERS
75	TICKET RAIL	CUSTOM	X	X	-	-	X	-	-
76	HIGH CHAIR	CHH-104	N/A	X	-	-	X	-	-
77	S.S. 2-COMPARTMENT SINK, 60"L.	CUSTOM	X	X	-	-	X	-	WITH (2) 18" DRAIN BOARDS, (2) 8" SIDE SPLASHES WITH OPTIONAL LID COVERS.
78	DRY STORAGE WIRE SHELVING	EG01.00	X	X	-	-	X	-	VERIFY W/ LOCAL JURISDICTIONS FOR DRAIN BOARD & BOWL SIZE.
79	COMMERCIAL MOP BRACKET	7580-88	N/A	X	-	-	X	-	REFER TO EQUIPMENT PLAN FOR SIZES
80A	24" OFFICE BAR STOOL	4202P	N/A	X	-	-	X	-	ITEM NOT INDICATED ON EQUIPMENT PLAN
80B	NOT USED	-	-	-	-	-	-	-	-
81	CONDIMENT DISPENSER	CUSTOM	X	X	-	-	X	-	-
82	PAPER TOWEL HOLDER	CUSTOM	X	X	-	-	X	-	1" DIA. X 10" LONG PRETHREADED GALV. METAL PIPE, W/ 1" CAP AND 1" FLANGE
83	NOT USED	-	-	-	-	-	-	-	-
84	REACH-IN FREEZER	HFI	X	X	-	-	X	-	-
85	S.S. WORK TABLE 30"W. x 26"D X 30" H	CUSTOM	X	X	-	-	X	-	WITH UNDERSHELF
86	S.S. STAND	SK2731U	X	X	-	-	X	-	OVEN STAND WITH WHEELS
87	CONVECTION OVEN	E31D4	X	X	-	-	X	-	208V, 14 AMPS / NEMA 6-15P CORDSET FITTED / NOTE 10
88	NOT USED	-	-	-	-	-	-	-	-
89	NOT USED	-	-	-	-	-	-	-	-
90	FLY FAN / AIR CURTAIN	STD236-1UA-OB	-	-	-	-	-	-	-
91	VERTICAL GRAB BAR	B-6106	N/A	X	-	-	X	-	-
92	MANAGERS DESK	CUSTOM	X	X	-	-	X	-	COORDINATE WITH EQUIPMENT MANUFACTURER
93	NOT USED	-	-	-	-	-	-	-	-
94	NOT USED	-	-	-	-	-	-	-	-
95	NOT USED	-	-	-	-	-	-	-	-
96	NOT USED	-	-	-	-	-	-	-	-
97	NACHO CHEESE DISPENSER	GEHLS	N/A	X	-	-	X	-	PROVIDED BY CHEESE DISPENSER COMPANY
98	STAINLESS STEEL CORNER GUARD	N/A	-	-	X	-	X	-	-
99	STAINLESS STEEL END CAP	N/A	-	-	X	-	X	-	-
100	FREEZER SHELVING	EG01.00	X	X	-	-	X	-	FF1836G 4 TIERS HIGH, FG063G POSTS

EQUIPMENT LEGEND NOTES:									
1. FLAT PANEL TV DISPLAY WALL MOUNTING BRACKET & MONITOR BRAND SELECTION TO BE DETERMINED BY OWNER. CONTRACTOR TO COORDINATE ITEM #58 WITH OWNER FOR INSTALLATION.					7. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE DELIVERY OF ALL KITCHEN EQUIPMENT WITH THE EQUIPMENT VENDOR.				
2. THE OWNER SHALL PROVIDE WALL MOUNTED DECOR ITEMS. THESE ITEMS ARE TO BE INSTALLED BY THE CONTRACTOR. THE CONTRACTOR SHALL COORDINATE AND SCHEDULE THE DELIVERY AND INSTALLATION OF ALL DECOR ITEMS WITH THE OWNER. REFER TO A3.1					8. THE CONTRACTOR SHALL MAKE ALL FINAL ELECTRICAL CONNECTIONS REQUIRED FOR THE OWNER PROVIDED SIGNAGE.				
3. THE CONTRACTOR SHALL VERIFY WITH ALL LOCAL AGENCIES QUANTITY AND LOCATION OF ALL FIRE EXTINGUISHERS.					9. ALL SPECIFIED REFRIGERATION UNITS SHALL BE SELF-CONTAINED AND SELF EVAPORATING.				
4. ALL KITCHEN EQUIPMENT SHALL MEET THE REQUIREMENTS OF THE NATIONAL SANITATION FOUNDATION (NSF).					10. NO GREASE LADEN FOODS SHALL BE PREPARED IN THE CONVECTION OVEN (ITEM #87), IT IS USED FOR BAKING ROLLS ONLY.				
5. THE EXHAUST HOOD, EXHAUST FAN, EXHAUST DUCT, EXHAUST DUCT FIRE WRAP AND MAKE-UP AIR FAN SHALL BE SUPPLIED BY THE OWNER AND INSTALLED BY THE CONTRACTOR. THE MAKE-UP AIR DUCT SHALL BE SUPPLIED AND INSTALLED BY THE CONTRACTOR.					11. CONTACT SMARTTRACK 9U WALL-MOUNT RACK SUPPLIER FOR ADDITIONAL INFORMATION: CHRIS IANNUZZI OF IT SAVVY (630) 396-6315				
6. THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM SHALL BE SUPPLIED AND INSTALLED BY THE OWNER. THE CONTRACTOR SHALL SUPPLY AND INSTALL THE EMERGENCY GAS SHUT-OFF VALVE FOR THE EXHAUST HOOD FIRE SUPPRESSION SYSTEM.									

WALK-IN COOLER / FREEZER SPECIFICATIONS

COMPONENT	DESCRIPTION
INSULATION	FOAMED-IN-PLACE U.L. LISTED, CLASS 1 URETHANE FOAM INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25, AND SMOKE DENSITY OF LESS THAN 350 - WOB TESTED IN ACCORDANCE TO A.S.T.M. E84 (U.L. 723)
FINISH	FLOOR, WALL, AND CEILING PANELS: 4" THICK HIGH DENSITY PRE-FABRICATED FRAME - N.S.F. COVERED, STEP-UP @ FREEZER FLOOR ONLY.
DOORS	INTERIOR: 26 GA. STUCCO EMBOSSED GALVALUM EXTERIOR: 26 GA. STUCCO EMBOSSED GALVALUM FLOOR FINISH: #10 SMOOTH ALUMINUM
	(1) 34" X 78" FLUSH-IN FITTING COOLER DOOR (1) 30" X 78" FLUSH-IN FITTING FREEZER DOOR

- INSULATION INSTRUCTIONS FOR THE WALK-IN COOLER / FREEZER SHALL BE ON THE JOBSITE FOR THE LOCAL BUILDING OFFICIAL.
- PROVIDE CP 25WB + FIRE BARRIER SEALANT CAULK OR FB-3000 W/T FIRE BARRIER SEALANT FOR ANY PENETRATIONS INTO THE INSULATED WALLS.
- SEE SHEET EQ2 FOR CURRENT EVALUATION REPORT SHEETS

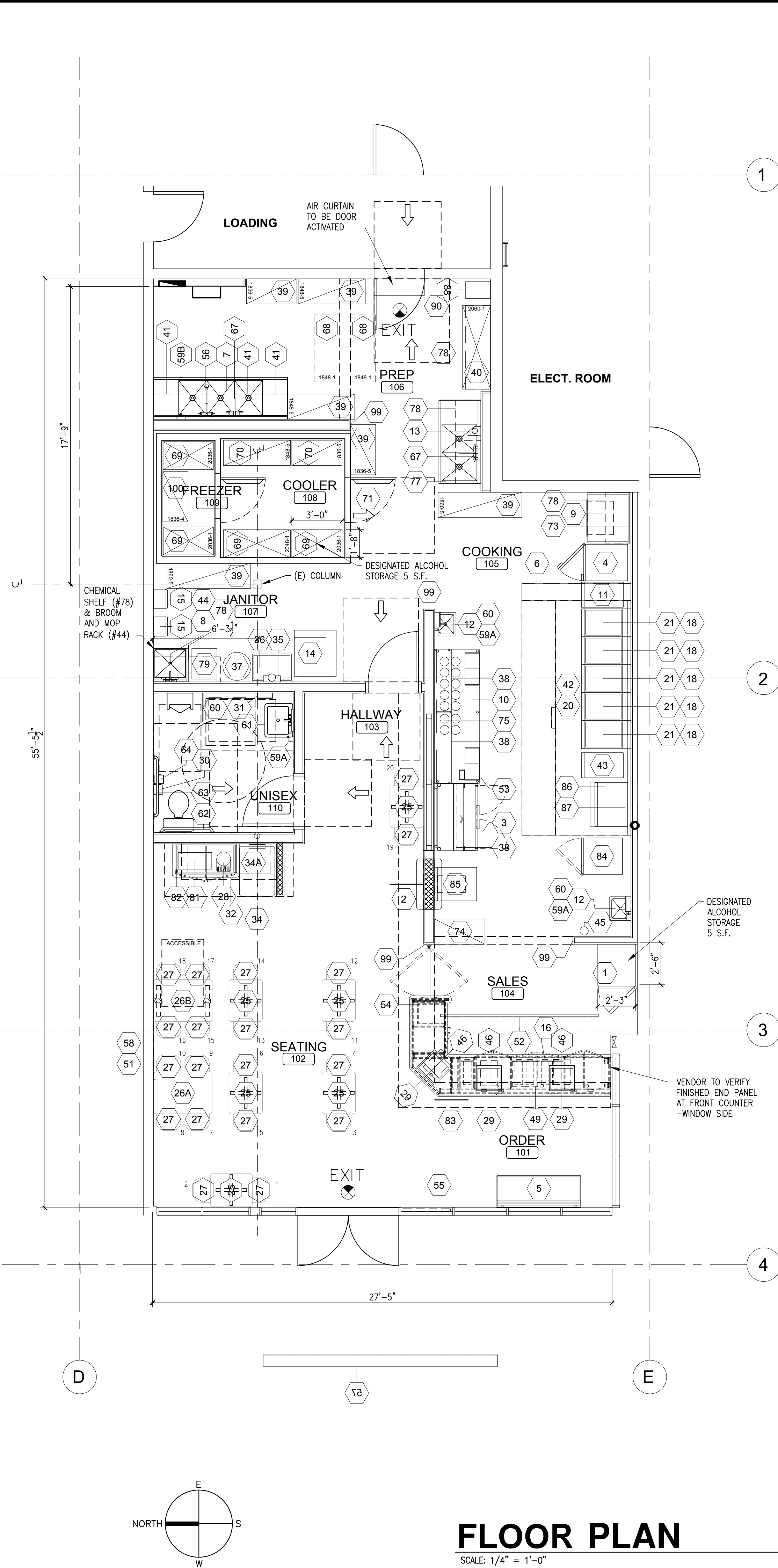
EQUIPMENT PLAN NOTES

- ALL SWITCHES, COVER PLATES, AND PLUGS SHALL BE "WHITE".
- TELEPHONE SERVICE SHALL BE (3) THREE LINES OF SERVICE AS FOLLOWS:
 - LINE 1 SHALL BE PRIMARY TELEPHONE LINE
 - LINE 2 SHALL BE FOR ROLL-OVER TELEPHONE LINE AND FAX LINE
 - LINE 3 SHALL BE FOR FAX AND DATA LINE
- THE GENERAL CONTRACTOR SHALL PROVIDE THE MOUNTING OF TRANSFORMERS AND FINAL ELECTRICAL CONNECTION OF THE OWNER PROVIDED AND INSTALLED INTERIOR AND EXTERIOR BUILDING SIGNAGE. ALL SIGNS SHALL BE ON INDIVIDUAL CIRCUITS WITH DEDICATED GROUNDS.
- THE FLOOR SINK UNDER THE 3 COMPARTMENT SINK IS USED FOR THE PLUMBING HOSE BIB.
- COOKING AREA PROTECTION SYSTEM SHALL BY SUBMITTED FOR REVIEW UNDER A SEPARATE PLAN CHECK AND PERMIT.

NOTE: EXTERIOR SIGNAGE SHALL BE SUBMITTED UNDER A SEPARATE PLAN CHECK REVIEW AND PERMIT PROCESS.

EQUIPMENT PLAN LEGEND

- PROVIDE DEDICATED CIRCUIT AND GROUND 12"-0" A.F.F. ABOVE SOFFIT FOR LED SIGNS - TYPICAL. REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PROVIDE DEDICATED CIRCUIT AND GROUND WITH CIRCUIT TIMER FOR EXTERIOR BUILDING SIGN - TYP. VERIFY LOCATION WITH SIGN VENDOR - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- PHONE STATION 4'-0" A.F.F. - REFER TO ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- GAS SERVICE CONNECTION. - REFER TO MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
- 6" P.V.C. BEVERAGE CONDUIT RUN IN CEILING WITH 6" 90'S AND 6" P.V.C. IN PARTITIONS. REFER TO DETAIL 8/EQ1.1



FLOOR PLAN

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

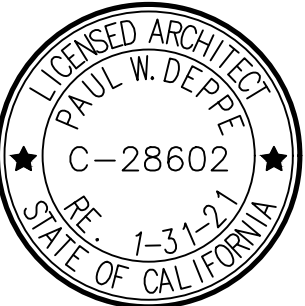


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REV. DATE DESCRIPTION

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LOCATION
WINGSTOP
GL# S253
20100 MAGNOLIA STREET
HUNTINGTON BEACH, CA. 92646

DATE
08/29/19
JOB NO.

DRAWN BY VA CHECKED BY KR

EQUIPMENT PLAN AND SCHEDULE

EQ1.0