

CONCEPTUAL GRADING AND UTILITY PLANS

FOR

CHICK-FIL-A RESTAURANT NO. 1813

7681 CARSON STREET

LONG BEACH, CALIFORNIA

Attachment C

* TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
4380 LA JOLLA VILLAGE DRIVE, SUITE 110
SAN DIEGO, CA 92122
858-410-3916
ORDER/FILE NUMBER: NCS-1135649-SD
DATED: JUNE 13, 2022
TITLE OFFICER: JANICE TREANOR

* LEASE HOLD DESCRIPTION

REAL PROPERTY IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

PARCEL A:

PARCEL 2, AS SHOWN ON CERTIFICATE OF COMPLIANCE IN CONJUNCTION WITH A LOT LINE ADJUSTMENT NO. LLA 0501-08, AS EVIDENCED BY DOCUMENT RECORDED APRIL 22, 2005, AS INSTRUMENT NO. 2005-0947358 AND RECORDED APRIL 22, 2005, AS INSTRUMENT NO. 2005-0947359 BOTH OF OFFICIAL RECORDS. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 5 AND THAT PORTION OF PARCEL 7 OF PARCEL MAP NO. 24860, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 319 PAGES 34 TO 47 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF PARCEL 5 OF SAID PARCEL MAP; THENCE ALONG THE SOUTHERLY LINE OF SAID PARCEL 5, SOUTH 89° 44' 33" WEST 54.18 FEET TO THE WESTERLY TERMINUS THEREOF AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE WESTERLY PROLONGATION OF SAID SOUTHERLY LINE, SOUTH 89° 44' 33" WEST, 74.41 FEET; THENCE NORTH 43° 02' 40" WEST, 34.25 FEET; THENCE NORTH 06° 12' 08" WEST, 107.82 FEET; THENCE NORTH 00° 13' 57" WEST, 169.30 FEET; THENCE NORTH 87° 44' 46" EAST, 6.69 FEET; THENCE NORTH 55° 19' 38" EAST, 30.89 FEET; THENCE NORTH 67° 44' 46" EAST, 13.37 FEET TO THE WEST LINE OF SAID PARCEL 5; THENCE ALONG THE WEST LINE OF SAID PARCEL 5, NORTH 00° 00' 00" EAST, 17.76 FEET TO THE NORTHWEST CORNER THEREOF.

PARCEL B:

EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING AND LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES AS CREATED BY AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES ON DECEMBER 17, 1997 AS INSTRUMENT NO. 97-1995559, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON MAY 1, 1998 AS INSTRUMENT NO. 98-730053, THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON NOVEMBER 24, 1999 AS INSTRUMENT NO. 99-2184954, AND THAT CERTAIN THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON FEBRUARY 15, 2001 AS INSTRUMENT NO. 01-0259045.

NOTE: SAID DOCUMENTS ABOVE ARE ALSO LISTED HEREON AS EASEMENT NOTE ITEM NO. 10, REFER TO SAID ITEM NOTES HEREON REGARDING THEIR EFFECT.

APN: 7075-001-948

8940-190-069 (AFFECTS POSSESSORY INTEREST)

* EASEMENT AND EXCEPTION NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

- 14 AN EASEMENT FOR UNDERGROUND WATER, SEWER AND RECLAIMED WATER LINES, VALVES AND FITTINGS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 2, 2000 AS INSTRUMENT NO. 2000-0853553 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, PLOTTED HEREON AND REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

- 17 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "GRANT OF EASEMENT" RECORDED NOVEMBER 21, 2001 AS INSTRUMENT NO. 2001-2218275 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, PLOTTED HEREON AND REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE

Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.

* BASIS OF BEARINGS

THE BEARING NORTH 00°00'01" EAST FOR AN EASTERLY PROPERTY LINE OF PARCEL NO. 5, PARCEL MAP NO. 24860, FILED IN MAP BOOK 319, PAGES 34-47, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

* BENCH MARK

CITY OF LONG BEACH BENCH MARK NO. 1137
ELEVATION = 51.074 FEET (NGVD 29 MSL) 1985 ADJUSTMENT
SAN GABRIEL RIVER @ CARSON ST
BRASS DISC IN LEAD STAMPED L.A.C. ROAD DEPT B.M.
NEAR CL BRIDGE ON TOP /E ABUTMENT.....(PREV LISTED AS BM 1137A)

* FLOOD ZONE

ZONE X (SHADED): AREAS 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; AND AREAS PROTECTED BY LEVEES FROM THE 1% ANNUAL CHANCE OF FLOODING.
NFIP COMMUNITY NUMBER: 060136 1980F; EFFECTIVE DATE: 09/26/2008
INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 08/06/22

* RECORD DATA NOTE

(R) = PARCEL MAP NO. 24860, BK 319/34-47
(R1) = CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 2005-0947358 O.R.
(R2) = CERTIFICATE OF COMPLIANCE, INSTRUMENT NO. 2005-0947359 O.R.

* SITE AREA

SITE CONTAINS APPROXIMATELY 54,521 SQ. FT. OR 1.252 ACRES.

* PARKING COUNT

65 PARKING STALLS EXIST WITHIN THE SUBJECT SITE PROPERTY SHOWN HEREON. (INCLUDES 2 HANDICAP STALLS)

* SITE PLANNING DATA

DISCLAIMER: INFORMATION PROVIDED BY 4G DEVELOPMENT AND CONSULTING, INC. IN THE SITE INVESTIGATION REPORT DATED 02/28/2022

ZONE: CCA (COMMUNITY COMMERCIAL AUTOMOBILE-ORIENTED)
HR-45/4 (HIGH-RISE OVERLAY DISTRICT)
BUILDING HEIGHT: FORTY-FIVE FEET OR FOUR STORIES

* SETBACKS

BUILDING: NORTH = 10 FEET; SOUTH = 5 FEET;
EAST = 5 FEET; WEST = 10 FEET
LANDSCAPE: NORTH = 5 FEET; SOUTH = 6 FEET;
EAST = 6 FEET; WEST = 6 FEET

PARKING REQUIREMENTS FOR READY TO EAT RESTAURANTS:
4 PER 1,000 SF-GFA PLUS PARKING FOR A DETACHED FAST-FOOD RESTAURANT CALCULATED SEPARATELY. HOWEVER, SHOPPING CENTERS GREATER THAN 150,000 SQUARE FEET IN SIZE MAY RECEIVE APPROVAL OF A LOWER PARKING RATIO.

HANDICAP PARKING SPACE: 14' x 18'
COMPACT PARKING SPACE: 8' x 15'
STANDARD PARKING SPACE: 8.5' x 18'

* SOURCE OF BOUNDARY & EASEMENT INFORMATION.

THE TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN ON THESE PLANS WERE TAKEN FROM THE PLAN REFERENCED BELOW.

DATE OF SURVEY: AUGUST 09, 2022
ALTA SURVEY BY: TRUXAW AND ASSOCIATES, INC.
1915 W. ORANGEWOOD AVE., SUITE 101
ORANGE, CA 92868
(714) 935-0265
JOB # CFA04114

GRADING GENERAL NOTES

PROJECT ADDRESS: 704 WEST 17TH STREET, LONG BEACH
PERMIT #:

WORK DESCRIPTION: REMOVE AND REPLACE A.C. PAVEMENT, CONSTRUCT TRASH ENCLOSURE, CONSTRUCT PLANTER ISLANDS AND ADA COMPLIANT PARKING.

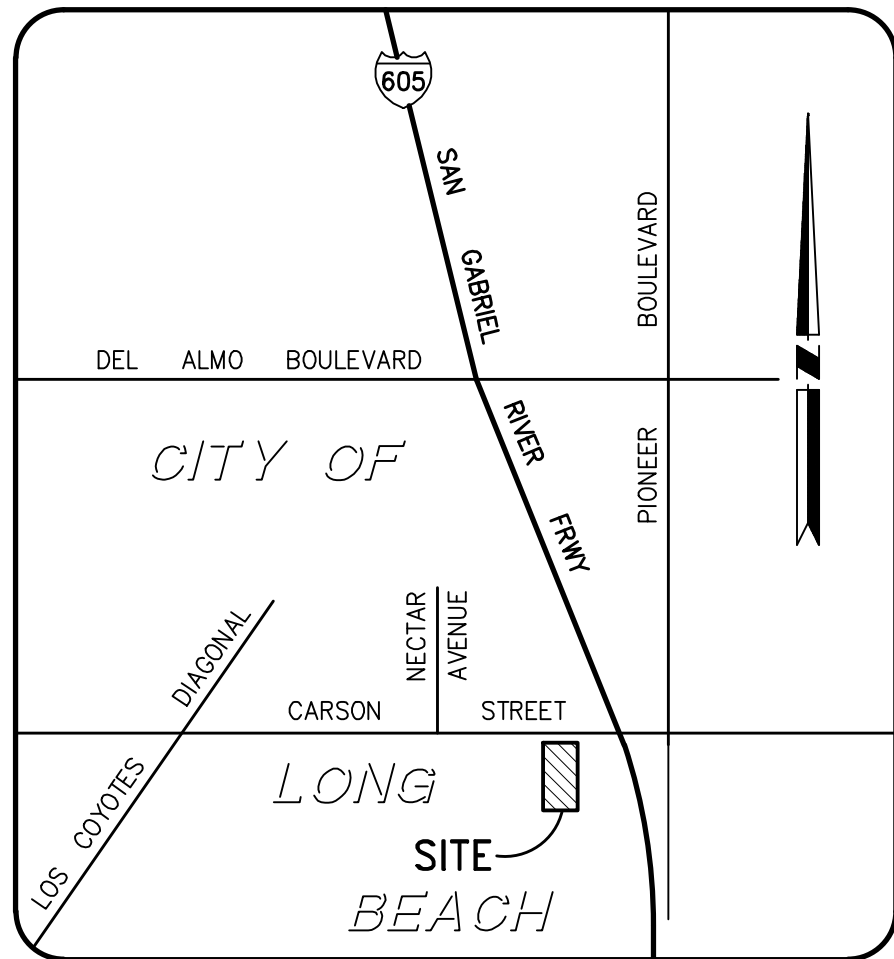
1. GRADING WORK SHALL BE DONE IN ACCORDANCE WITH THE CALIFORNIA BUILDING CODE 2022 AND LOCAL AMENDMENTS ADOPTED BY THE CITY OF LONG BEACH.
2. RECOMMENDATIONS INCLUDED IN THE CONSULTANT SOILS AND GEOLOGY REPORT BY
TERRACON CONSULTANTS, INC. 07/20/22
(SOILS ENGINEER) (DATE)
145 W. WALNUT ST. CARSON, CA. 90248 (310) 627-3430
(ADDRESS) (TELEPHONE)

AND ALL ADDENDA SHALL BE COMPLIED WITH AND ARE A PART OF THE GRADING PLANS AND SPECIFICATIONS.

3. YARDAGE QUANTITIES FOR PERMIT PURPOSES:
CUT 175 CY, FILL 0 CY, IMPORT 0 CY
REMOVAL / RECOMPACTION 175 CY
4. THE CONTRACTOR SHALL OBTAIN A PERMIT FROM CALIFORNIA DIVISION OF INDUSTRIAL SAFETY FOR THE CONSTRUCTION OF TRENCHES OR EXCAVATIONS WHICH ARE FIVE FEET OR DEEPER. SHEETING, SHORING, AND BRACING FOR THE TRENCH EXCAVATION SHALL CONFORM TO THE REQUIREMENTS OF "CONSTRUCTION SAFETY ORDERS," TITLE 8, DIVISION OF INDUSTRIAL SAFETY, STATE OF CALIFORNIA.
5. FOR PROJECTS GREATER THAN 1 ACRE IN SIZE, A COPY OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) WITH NOTICE OF INTENTION (NOI) MUST BE IN THE POSSESSION OF A RESPONSIBLE PERSON AND AVAILABLE AT THE SITE AT ALL TIMES.
6. ALL PROPERTY LINE AND CORNERS (LOT BOUNDARY) SHALL BE CLEARLY DELINEATED IN THE FIELD PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION/GRADING.
7. DUST SHALL BE CONTROLLED BY WATERING OR OTHER APPROVED METHODS.
8. FILL PLACEMENT AREAS SHALL BE INSPECTED AND APPROVED BY THE CONSULTANT GEOLOGIST AND SOILS ENGINEER PRIOR TO PLACEMENT OF ANY FILL.
9. THE CONSTRUCTION DOCUMENTS AND RELATED WORKS ARE REQUIRED AS FOLLOWS:
A. ALL GRADING SLOPES SHALL BE PLANTED AND SPRINKLERED.
B. NO FILL TO BE PLACED UNTIL CITY INSPECTORS HAS INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
C. ALL FILL SHALL BE COMPACTED TO A MIN. RELATIVE COMPACTION OF 90%
D. TEMPORARY EROSION CONTROL TO BE INSTALLED DURING CONSTRUCTION.
10. THE FOLLOWING BMPs SHALL BE USED AS APPLICABLE: BIOFILTRATION AND DETENTION SYSTEM A REGISTERED CIVIL ENGINEER SHALL SUBMIT TO THE CITY OF LONG BEACH DEVELOPMENT DEPARTMENT SERVICES CENTER WRITTEN CERTIFICATION OF COMPLETION IN ACCORDANCE WITH THE APPROVED GRADING PLAN PRIOR TO ISSUANCE OF THE BUILDING PERMIT. CERTIFICATIONS SHALL BE TO LINE, GRADE, ELEVATION AND LOCATION OF CUT AND FILL SLOPES.
11. GRADING SHALL BE DONE UNDER THE SUPERVISION OF A SOILS ENGINEER WHO SHALL CERTIFY THAT ALL FILL HAS BEEN PROPERLY PLACED AND WHO SHALL SUBMIT A FINAL COMPACTION REPORT FOR ALL FILLS OVER 1 FOOT DEEP.
12. A CALIFORNIA REGISTERED CIVIL ENGINEER OR LICENSED LAND SURVEYOR SHALL SUBMIT CERTIFICATION OF BUILDING PAD ELEVATION WHERE SPECIFIC ELEVATIONS ARE REQUIRED. THE ELEVATION WITH RESPECT TO MEAN SEA LEVEL SHALL BE GIVEN. IF AN ELEVATION WITH RESPECT TO ADJACENT GROUND SURFACE IS REQUIRED THE ACTUAL DISTANCE ABOVE THE ADJACENT GROUND SHALL BE GIVEN.
13. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (OCTOBER 1 TO APRIL 15). THE CONTRACTOR SHALL PROVIDE PROTECTIVE MEASURES AND TEMPORARY DRAINAGE FACILITIES TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC RIGHT-OF-WAY FROM MUD, SILT AND STORM WATERS ORIGINATING ON OR DIVERTED FROM THE CONSTRUCTION SITE. CONSTRUCT TEMPORARY DESILTING BASIN FOR TRAPPING MUD, DEBRIS, ETC., AND TO CLEAR THE WATER PRIOR TO DEWATERING BY ANY ACCEPTABLE MEANS LIKE PUMPING. WHEN WATER HAS BEEN CLEARED, PUMPING CAN BE MADE DIRECTLY INTO THE EXISTING PUBLIC STORM DRAIN SYSTEM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING THE SAID STORM DRAIN AFTER COMPLETION OF DEWATERING. DEWATERING OR PUMPING DIRECTLY, OR SHEET FLOW OVER PUBLIC SIDEWALK AND ROAD SURFACE, WILL NOT BE PERMITTED. DEWATERING OR PUMPING INTO THE LOS ANGELES COUNTY OR CALTRANS STORM DRAIN SYSTEM MAY REQUIRE PERMITS FROM SAID AGENCIES. THEY SHALL BE CONSULTED BEFORE DOING THE WORK.
14. SANITARY FACILITIES SHALL BE MAINTAINED ON THE SITE FROM BEGINNING TO COMPLETION OF GRADING OPERATION.
15. ANY MODIFICATIONS OF OR CHANGES IN APPROVED GRADING PLANS MUST BE APPROVED BY THE BUILDING OFFICIAL.
16. FINAL GRADING MUST BE COMPLETED BEFORE OCCUPANCY OF BUILDING WILL BE ALLOWED.
17. FOR SITES SUSPECTED TO CONTAIN HAZARDOUS MATERIALS OR FOR THE PURPOSE OF DETERMINING APPLICABILITY OF THE HAZARDOUS WASTE CONTROL LAWS, THE CONTRACTOR/ DEVELOPER PRIOR TO STARTING OF GRADING OPERATIONS SHALL FILE APPLICATIONS FOR SITE CHARACTERIZATION PERMIT WITH THE DEPARTMENT OF HEALTH. ALL SITE REMEDIATION IF REQUIRED SHALL CONFORM WITH ALL APPLICABLE LOCAL AND STATE REGULATORY AGENCIES' AND CONTRACTOR/ DEVELOPER SHALL OBTAIN THE NECESSARY PERMITS. FOR ADDITIONAL INFORMATION, PLEASE CONTACT THE FIRE PREVENTION BUREAU AT (562) 570-2560.
18. WHEN GRADING OCCURS DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 15), THE CONTRACTOR SHALL CONDUCT AND DOCUMENT SELF ON-SITE INSPECTIONS DURING RAIN EVENTS EXCEEDING 0.1 INCH OVER 24 HOUR PERIOD. IN ADDITION, SUSCEPTIBLE SLOPES SHALL BE COVERED.
19. A LID OBSERVATION REPORT FORM IS REQUIRED TO BE SUBMITTED TO THE INSPECTOR AT SIGNIFICANT CONSTRUCTION STAGES AND AT COMPLETION OF THE PROJECT BY THE ENGINEER.

ADDITIONAL NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING FIELD CONDITIONS AND NOTIFY DESIGN ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
2. CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. REFER TO ARCHITECTURAL PLANS PREPARED BY MAYSE & ASSOCIATES FOR BUILDING DIMENSIONS, BUILDING SETBACKS, CONCRETE COLORS AND FINISHES, STRUCTURAL DETAILS, WALKWAYS, EXPANSION JOINT LOCATIONS, UTILITIES, ETC.
4. ALL WORK SHALL BE DONE IN STRICT CONFORMANCE WITH CURRENT CITY OF LONG BEACH AND SPPWC STANDARDS. WORK SHALL ALSO CONFORM TO APPLICABLE BUILDING CODES (CA BUILDING CODE, CA PLUMBING CODE, ETC.) AS INTERPRETED BY THE CITY OF LONG BEACH.
5. ALL CONTRACTORS PERFORMING WORK ON THIS PROJECT SHALL FAMILIARIZE THEMSELVES WITH THE SITE AND SHALL BE SOLELY RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES RESULTING DIRECTLY OR INDIRECTLY FROM THEIR OPERATIONS, WHETHER OR NOT SHOWN ON THESE PLANS.
6. EXISTING UNDERGROUND UTILITY LINE LOCATIONS WERE TAKEN FROM AVAILABLE RECORDS. OTHER UTILITIES MAY EXIST THAT ARE NOT PLOTTED HEREON.
7. EXISTING UNDERGROUND UTILITIES ARE TO BE RELOCATED AS REQUIRED TO AVOID CONFLICT WITH PROPOSED STRUCTURES.
8. EXISTING PUBLIC UTILITY EASEMENTS IN CONFLICT WITH PROPOSED STRUCTURES ARE TO BE QUITCLAIMED WITH THE APPROVAL OF THE UTILITY COMPANY. NEW EASEMENTS ARE TO BE GRANTED AT PROPOSED UTILITY LOCATIONS.
9. CALL UNDERGROUND SERVICE ALERT FOR UNDERGROUND LOCATIONS 48 HOURS BEFORE YOU DIG. AT 811
10. THE CONTRACTOR SHALL RENEW OR REPLACE ANY EXISTING TRAFFIC STRIPING AND/OR PAVEMENT MARKINGS, WHICH DURING HIS OPERATIONS HAVE BEEN EITHER REMOVED OR THE EFFECTIVENESS OF WHICH HAS BEEN REDUCED.
11. THE CONTRACTOR SHALL COMPLY WITH THE SOILS REPORT (AND ADDENDA) FOR THIS PROJECT AND ALL RECOMMENDATIONS FROM THE SOILS ENGINEER.
12. ALL TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM AN TOPOGRAPHIC AND BOUNDARY SURVEY DATED AUGUST 09, 2022 BY TRUXAW AND ASSOCIATES, INC.
13. THESE PLANS ARE BASED ON THE SITE PLAN PERFORMED BY TRUXAW & ASSOCIATES DATED JULY 28, 2022
14. ALL STORM DRAIN AND SEWER PIPE SHALL BE PLACED BEGINNING AT THE DOWNSTREAM POINT OF CONNECTION AND CONTINUING TO THE UPSTREAM TERMINUS. PIPE PLACEMENT SHALL BE CONTINUOUS. DEVIATIONS FROM THIS SEQUENCE WILL NOT BE PERMITTED. POTHOLING INFORMATION, WHERE REQUIRED, SHALL BE OBTAINED AND PROVIDED TO TRUXAW AND ASSOCIATES PRIOR TO CONSTRUCTION.
15. ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.



VICINITY MAP

NOT TO SCALE

SHEET #

- 1 — TITLE SHEET
2 — CONCEPTUAL GRADING PLAN
3 — CONCEPTUAL CONSTRUCTION NOTES
4 — CONCEPTUAL UTILITY PLAN

- **1 — ALTA SURVEY (TITLE SHEET)
**2 — ALTA SURVEY (TOPO)

**FOR REFERENCE ONLY

SOILS ENGINEER

THESE PLANS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE GEOTECHNICAL RECOMMENDATIONS MADE BY:

TERRACON CONSULTANTS, INC.
145 W. WALNUT STREET
CARSON, CA 90248
(310) 627-3430

PROJECT No. CB225107
REPORT DATE: JULY 20, 2022

CONTRACTOR SHALL OBTAIN A COPY OF THIS REPORT AND ALL ADDENDUM AND FOLLOW THE RECOMMENDATIONS THEREIN. NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES OR FIELD CHANGES PRIOR TO CONSTRUCTION.

SIGNATURE — SOILS ENGINEER

DATE

DEVELOPER

CHICK-FIL-A

5200 BUFFINGTON ROAD
ATLANTA, GEORGIA 30349

ARCHITECT

MAYSE & ASSOCIATES

14881 QUORUM DRIVE, #800
DALLAS TX. 75254
(972) 386-.338

THIS PLAN IS:

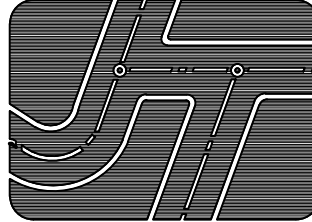
PRELIMINARY

(NOT FOR CONSTRUCTION)



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:



JOSEPH C. TRUXAW
& ASSOCIATES, INC.

Civil Engineers and
Land Surveyors

1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92868
(714) 935-0265
(714) 935-0106 (FAX)



CHICK-FIL-A
LONG BEACH TOWNE CENTER
7681 CARSON BOULEVARD
LONG BEACH, CALIFORNIA

FSR# 01813

REVISION SCHEDULE

NO. DATE DESCRIPTION

ENGINEER'S PROJECT # CFA04114

PRINTED FOR ENTITLEMENTS

DATE 02/17/23

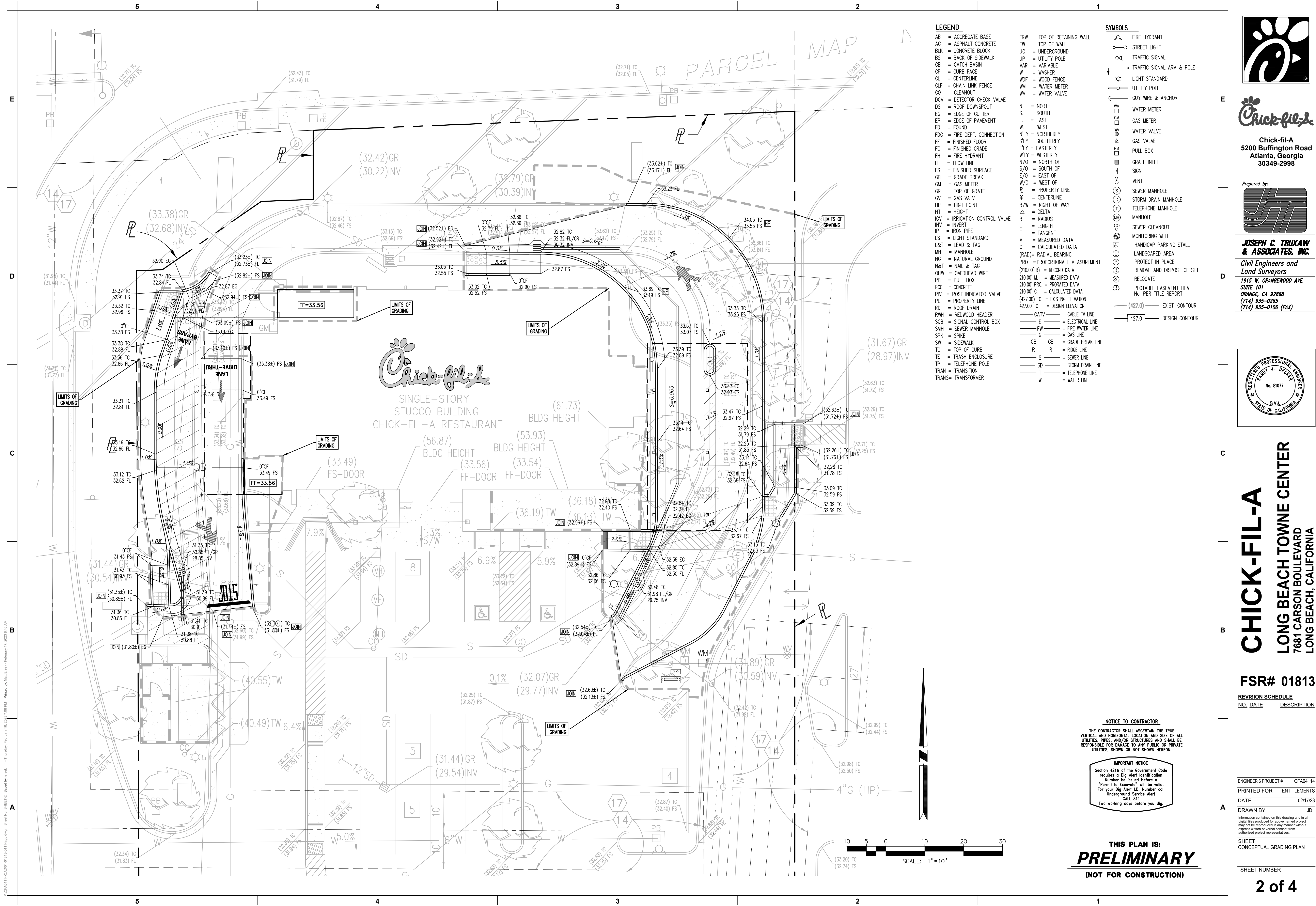
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SHEET
CONCEPTUAL TITLE SHEET

SHEET NUMBER

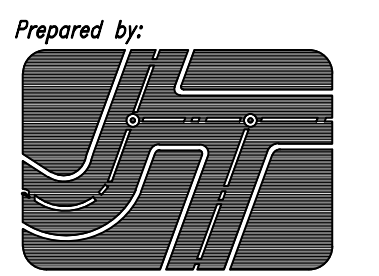
1 of 4



- LEGEND**
- AB = AGGREGATE BASE
 - AC = ASPHALT CONCRETE
 - BLK = CONCRETE BLOCK
 - BS = BACK OF SIDEWALK
 - CB = CATCH BASIN
 - CF = CURB FACE
 - CL = CENTERLINE
 - CLF = CHAIN LINK FENCE
 - CO = CLEANOUT
 - DCV = DETECTOR CHECK VALVE
 - DS = ROOF DOWNSPOUT
 - EG = EDGE OF GUTTER
 - EP = EDGE OF PAVEMENT
 - FD = FOUND
 - FDC = FIRE DEPT. CONNECTION
 - FF = FINISHED FLOOR
 - FG = FINISHED GRADE
 - FH = FIRE HYDRANT
 - FL = FLOW LINE
 - FS = FINISHED SURFACE
 - GB = GRADE BREAK
 - GM = GAS METER
 - GV = TOP OF GRATE
 - HP = HIGH POINT
 - HT = HEIGHT
 - ICV = IRRIGATION CONTROL VALVE
 - INV = INVERT
 - IP = IRON PIPE
 - LS = LIGHT STANDARD
 - L&T = LEAD & TAG
 - MH = MANHOLE
 - NG = NATURAL GROUND
 - N&T = NAIL & TAG
 - OHW = OVERHEAD WIRE
 - PB = PULL BOX
 - PCC = CONCRETE
 - PIV = POST INDICATOR VALVE
 - PL = PROPERTY LINE
 - RD = ROOF DRAIN
 - RWH = REDWOOD HEADER
 - SCB = SIGNAL CONTROL BOX
 - SMH = SEWER MANHOLE
 - SPK = SPIKE
 - SW = SIDEWALK
 - TC = TOP OF CURB
 - TE = TRASH ENCLOSURE
 - TP = TELEPHONE POLE
 - TRAN = TRANSITION
 - TRANS = TRANSFORMER
- SYMBOLS**
- FIRE HYDRANT
 - STREET LIGHT
 - TRAFFIC SIGNAL
 - TRAFFIC SIGNAL ARM & POLE
 - LIGHT STANDARD
 - UTILITY POLE
 - GUY WIRE & ANCHOR
 - WATER METER
 - GAS METER
 - WATER VALVE
 - GAS VALVE
 - PULL BOX
 - GRATE INLET
 - SEWER MANHOLE
 - STORM DRAIN MANHOLE
 - TELEPHONE MANHOLE
 - MANHOLE
 - SEWER CLEANOUT
 - MONITORING WELL
 - HANDICAP PARKING STALL
 - LANDSCAPED AREA
 - PROTECT IN PLACE
 - REMOVE AND DISPOSE OFFSITE
 - RELOCATE
 - PLOTABLE EASEMENT ITEM
 - NO. PER TITLE REPORT
 - EXIST. CONTOUR
 - DESIGN CONTOUR
- NOTES**
- TRW = TOP OF RETAINING WALL
 - TW = TOP OF WALL
 - UG = UNDERGROUND
 - UP = UTILITY POLE
 - VAR = VARIABLE
 - W = WASHER
 - WDF = WOOD FENCE
 - WM = WATER METER
 - WV = WATER VALVE
 - N. = NORTH
 - S. = SOUTH
 - E. = EAST
 - W. = WEST
 - NLY = NORTHERLY
 - Sly = SOUTHERLY
 - Ely = EASTERLY
 - Wly = WESTERLY
 - N/O = NORTH OF
 - S/O = SOUTH OF
 - E/O = EAST OF
 - W/O = WEST OF
 - P = PROPERTY LINE
 - CL = CENTERLINE
 - R/W = RIGHT OF WAY
 - Δ = DELTA
 - R = RADIUS
 - L = LENGTH
 - T = TANGENT
 - M = MEASURED DATA
 - C = CALCULATED DATA
 - (RAD) = RADIAL BEARING
 - PRO = PROPORTIONATE MEASUREMENT
 - (210.00' R) = RECORD DATA
 - 210.00' M. = MEASURED DATA
 - 210.00' PRO. = PROPORTIONATE DATA
 - 210.00' C. = CALCULATED DATA
 - (427.00) TC = EXISTING ELEVATION
 - 427.00 TC = DESIGN ELEVATION
 - CATV = CABLE TV LINE
 - E = ELECTRICAL LINE
 - FW = FIRE WATER LINE
 - G = GAS LINE
 - GB = GRADE BREAK LINE
 - R = RIDGE LINE
 - S = SEWER LINE
 - SD = STORM DRAIN LINE
 - T = TELEPHONE LINE
 - W = WATER LINE



Chick-fil-A
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FSR# 01813

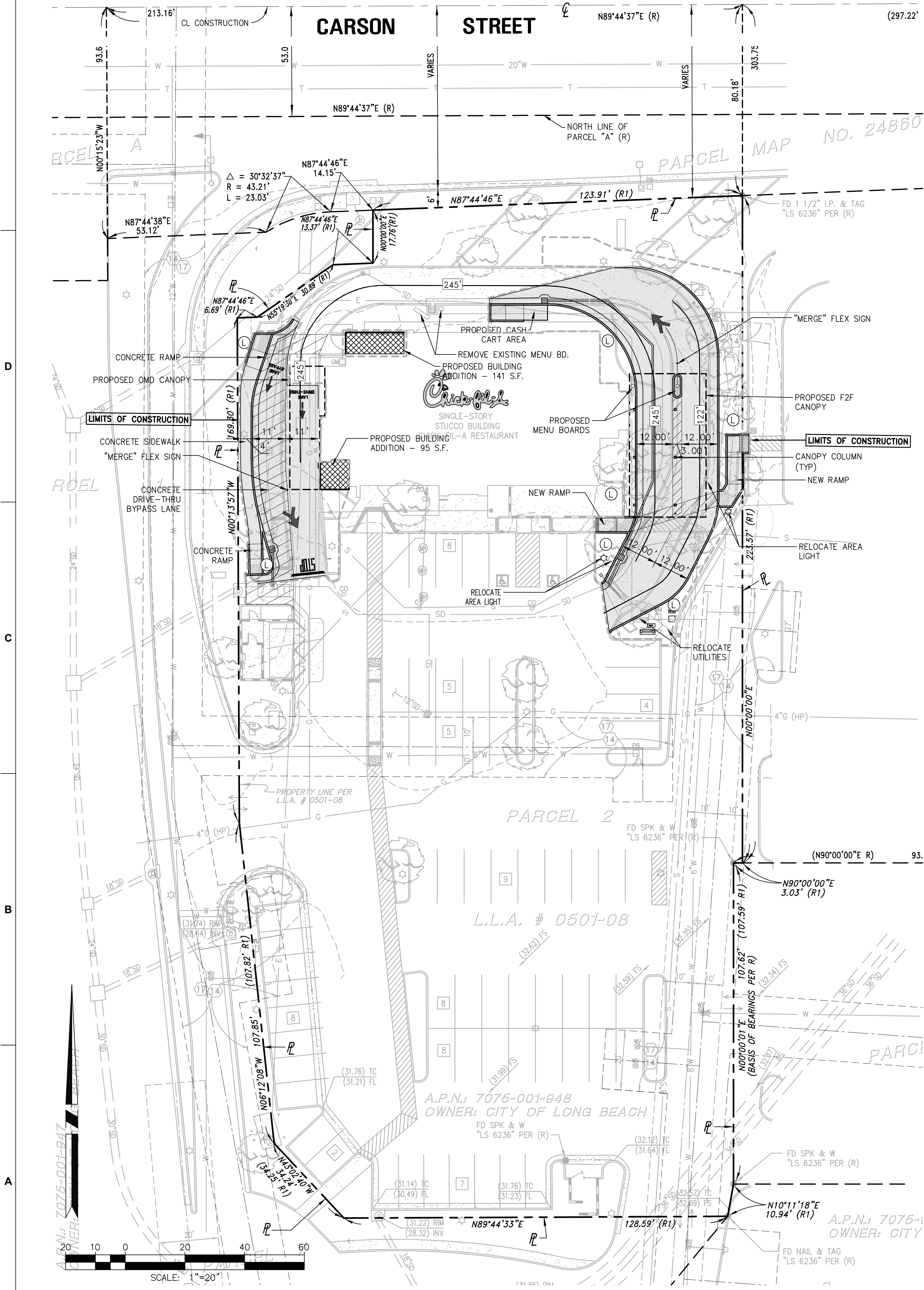
REVISION SCHEDULE	
NO.	DATE DESCRIPTION

NOTICE TO CONTRACTOR
THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

IMPORTANT NOTICE
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert 1.0, Number call Underground Service Alert CALL 811 Two working days before you dig.

THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

ENGINEER'S PROJECT #	CFA04114
PRINTED FOR	ENTITLEMENTS
DATE	02/17/23
DRAWN BY	JD
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SHEET CONCEPTUAL GRADING PLAN	
SHEET NUMBER	



GENERAL NOTES

SCOPE OF WORK: INTERIOR AND EXTERIOR IMPROVEMENTS TO THE EXISTING BUILDING INCLUDING BUILDING ADDITIONS, A BYPASS LANE CONSTRUCTED AT THE DRIVE THRU EXIT, EXTENDED DUAL APPROACH DRIVE-THRU, CANOPIES AT THE MENU BOARDS AND PASS OUT WINDOW, AND SOME HARDSCAPE WORK. ASSOCIATED IMPROVEMENTS WILL INCLUDE REMOVAL AND REPLACEMENT OF LANDSCAPED AREAS, NEW CONCRETE PAVEMENT, AND NEW CURBS.

- Chick-fil-A SITE AREA = 0.446 ACRES (19,418 S.F.)
- BUILDING DATA:
 - EXISTING BUILDING FOOTPRINT: 4,686 SF
 - ADDITIONAL BUILDING ADDED: 236 SF
 - PROPOSED BUILDING FOOTPRINT 4,922 SF
- PARKING DATA:
 - REQUIRED PARKING (4/1000 GFA) = 20 STALLS
 - EXISTING PARKING = 64 STALLS
 - PROPOSED PARKING = 64 STALLS
- TOTAL DISTURBED AREA = 8,050 S.F.
 - EXISTING IMPERVIOUS = 4,217 S.F.
 - EXISTING PERVIOUS = 3,833 S.F.
 - PROPOSED IMPERVIOUS = 6,118 S.F.
 - PROPOSED PERVIOUS = 1,932 S.F.

- NEW BUILDING ADDITION – 236 SF
- NEWLY ADDED OR REPLACED IMPERVIOUS SURFACES – 6,118 SF

TITLE REPORT

THIS SURVEY AND EASEMENTS SHOWN HEREON ARE BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY:

FIRST AMERICAN TITLE INSURANCE COMPANY
520 N. CENTRAL AVENUE, 8TH. FLOOR
GLENDALE, CA. 91203
(800) 668-4853
ORDER/FILE NUMBER: NCS-111674-ATL
DATED: AUGUST 18, 2004
TITLE OFFICER: ANTHONY RIVERA

LEGAL DESCRIPTION (PER TITLE REPORT)

THE LAND REFERRED TO HEREON IS SITUATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL A:

PARCELS 1 THROUGH 14 AND 16 OF PARCEL MAP NO. 24860, IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 319 PAGES 34 TO 47 INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL B:

AN EASEMENT FOR TRUCK AND VEHICULAR INGRESS AND EGRESS CREATED BY THAT CERTAIN EASEMENT AGREEMENT DATED AS OF JUNE 22, 2000 BY AND BETWEEN VESTAR CALIFORNIA XX, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY AND VESTAR/LEND LEASE LONG BEACH TOWNE CENTER, L.L.C., A DELAWARE LIMITED LIABILITY COMPANY, RECORDED JUNE 29, 2000 AS INSTRUMENT NO. 00-1001867, OFFICIAL RECORDS OVER THE FOLLOWING DESCRIBED AREA:

SAID EASEMENT IS LOCATED IN THE CITY OF LONG BEACH, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT PORTION OF LOT 1 OF LOT LINE ADJUSTMENT NO. 9706-08 RECORDED AS INSTRUMENT NO. 97-1075430 OF OFFICIAL RECORDS IN THE OFFICE OF THE COUNTY RECORDER OF LOS ANGELES COUNTY LYING SOUTHEASTERLY OF A LINE WHICH BEGINS AT A POINT IN THE EAST LINE OF SAID LOT 1, SAID POINT BEING SOUTH 00 DEGREES 14 MINUTES 16 SECONDS EAST 36.79 FEET FROM THE NORTHERLY TERMINUS OF THAT CERTAIN COURSE SHOWN ON SAID LOT LINE ADJUSTMENT AS NORTH 00 DEGREES 14 MINUTES 16 SECONDS WEST 236.02 FEET; THENCE SOUTH 33 DEGREES 03 MINUTES AND 15 SECONDS WEST 193.22 FEET TO THE SOUTHERLY LINE OF SAID LOT LINE ADJUSTMENT.

NOTE: AS DESCRIBED, PARCEL B IS NOT IN THE AREA OF THE SUBJECT SITE.

PARCEL C:

EASEMENT FOR INGRESS AND EGRESS AS CREATED BY AND DESCRIBED IN THE MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 19, 1997 IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES AS INSTRUMENT NO. 97-1995555, AND RE-RECORDED FEBRUARY 5, 1998 AS INSTRUMENT NO. 98-195679.

NOTE: SAID DOCUMENT REFERS TO EASEMENTS OVER "COMMON AREA". THE "COMMON AREA" DESCRIBED IN SAID DOCUMENT IS NOT IN AREA OF OR ADJACENT TO THE SUBJECT SITE.

PARCEL D:

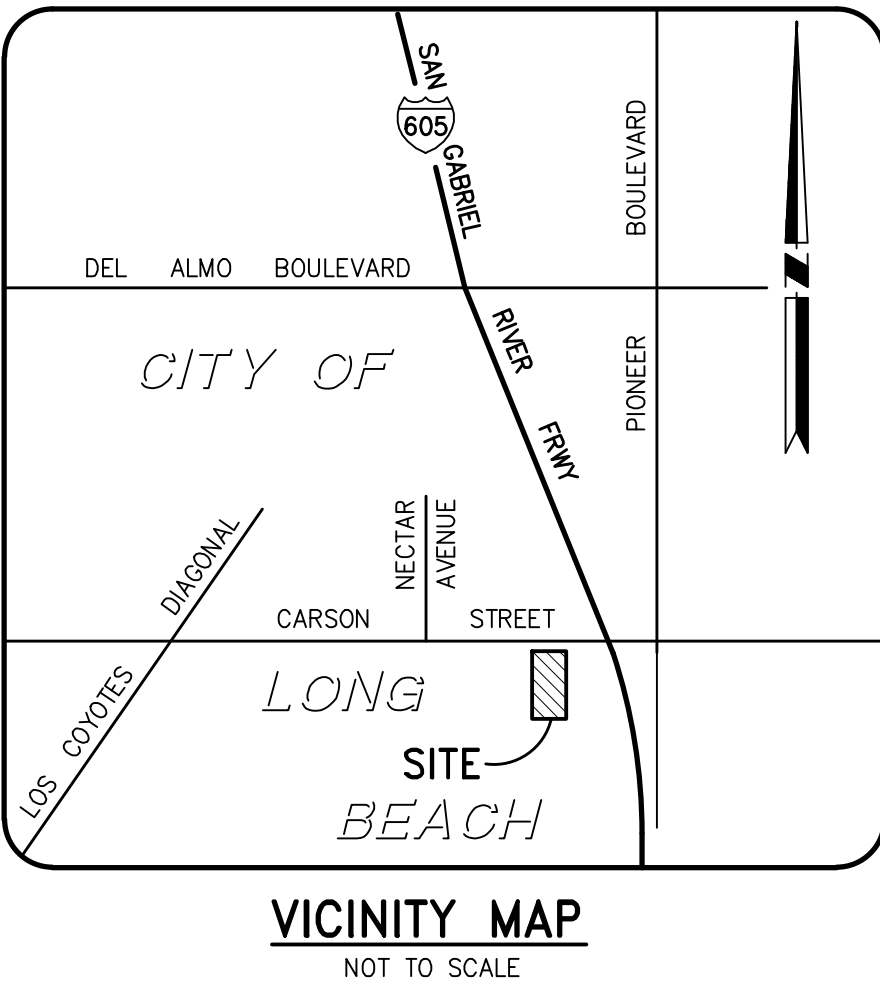
EASEMENTS FOR INGRESS, EGRESS, DRIVEWAY USE, PARKING AND LOADING AND UNLOADING OF COMMERCIAL AND OTHER VEHICLES AS CREATED BY AND DESCRIBED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED IN THE OFFICIAL RECORDS OF THE COUNTY OF LOS ANGELES ON DECEMBER 17, 1997 AS INSTRUMENT NO. 97-1995559, AS AMENDED BY THAT CERTAIN FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON MAY 1, 1998 AS INSTRUMENT NO. 98-730063, THAT CERTAIN SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON

TO DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS RECORDED ON FEBRUARY 15, 2001 AS INSTRUMENT NO. 01-0259045.

NOVEMBER 24, 1999 AS INSTRUMENT NO. 99-2184954, AND THAT CERTAIN THIRD AMENDMENT

NOTE: THE REVISED PROPERTY AREA AS SHOWN HEREON IS PARCEL 2 OF LLA # 1501-08. AN UPDATED TITLE REPORT WAS NOT RECEIVED WHICH WOULD DESCRIBE THE REVISION.

APN: 7075-001-934



BASIS OF BEARINGS

THE BEARING NORTH 00°00'01" EAST FOR AN EASTERLY PROPERTY LINE OF PARCEL NO. 5, PARCEL MAP NO. 24860, FILED IN MAP BOOK 319, PAGES 34-47, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA, WAS USED AS THE BASIS OF BEARINGS FOR THIS SURVEY.

BENCH MARK

CITY OF LONG BEACH BENCH MARK NO. 1137
ELEVATION = 51.074 FEET (NGVD 29 MSL) 1985 ADJUSTMENT
SAN GABRIEL RIVER @ CARSON ST
BRASS DISC IN LEAD STAMPED L.A.C. ROAD DEPT B.M.
NEAR CL BRIDGE ON TOP /E ABUTMENT.....(PREV LISTED AS BM 1137A)

RECORD DATA NOTE

(R) = PARCEL MAP NO. 24860, BK 319/34-47

SITE AREA

SITE CONTAINS APPROXIMATELY 54,516 SQ. FT. OR 1.252 ACRES.

EASEMENT NOTES

REFER TO TITLE REPORT FOR ADDITIONAL INFORMATION AND DETAILS:

- 21

AN EASEMENT FOR:
RECORDED:

UNDERGROUND WATER, SEWER AND RECLAIMED WATER LINES, VALVES AND FITTINGS AND INCIDENTAL PURPOSES IN THE DOCUMENT
JUNE 2, 2000 AS INSTRUMENT NO. 00-0853553 OF OFFICIAL RECORDS

ZONING/SETBACK

ZONE: CCA (COMMUNITY AUTOMOBILE-ORIENTED)
HR-45/4 (HIGH-RISE OVERLAY DISTRICT)
BUILDING HEIGHT: FORTY-FIVE FEET OR FOUR STORIES
HIGH RISE YARD REQUIREMENTS:
YARDS ABUTTING A STREET: 20 FEET
PARKING REQUIREMENTS FOR READY TO EAT RESTAURANTS:
5 PER 1,000 SF-GFA PLUS PARKING FOR A DETACHED FAST-FOOD RESTAURANT CALCULATED SEPARATELY. HOWEVER, SHOPPING CENTERS GREATER THAN 150,000 SQUARE FEET IN SIZE MAY RECEIVE APPROVAL OF A LOWER PARKING RATIO.
HANDICAP PARKING SPACE: 14' x 18'
COMPACT PARKING SPACE: 8' x 15'
STANDARD PARKING SPACE: 8.5' x 18'
SEE CITY OF LONG BEACH REQUIREMENTS FOR FULL PARTICULARS AND VERIFICATION.

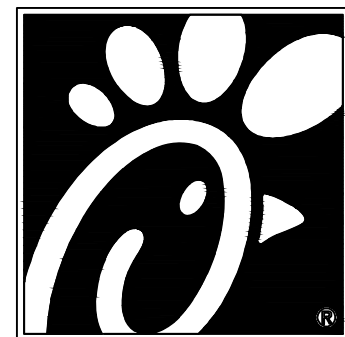
THIS PLAN IS:
PRELIMINARY
(NOT FOR CONSTRUCTION)

NOTICE TO CONTRACTOR

THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.

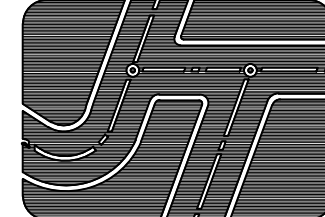
IMPORTANT NOTICE

Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:



**JOSEPH C. TRUXAW
& ASSOCIATES, INC.**

Civil Engineers and
Land Surveyors

1915 W. ORANGEWOOD AVE.
SUITE 101
ORANGE, CA 92668
(714) 835-0263
(714) 835-0106 (FAX)

CHICK-FIL-A
LONG BEACH TOWNE CENTER
7681 CARSON BOULEVARD
LONG BEACH, CALIFORNIA

FSR# 1813

REVISION SCHEDULE

NO.	DATE	DESCRIPTION
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ENGINEER'S PROJECT # CFA 04114

PRINTED FOR -

DATE 03/03/23

DRAWN BY TM

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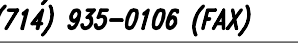
SHEET
PRELIMINARY SITE PLAN

SHEET NUMBER

SP-01

1 OF 1

Jesus H. Guzman 08/09/2022
JESUS H. GUZMAN DATE
REGISTERED LAND SURVEYOR NO. 8648

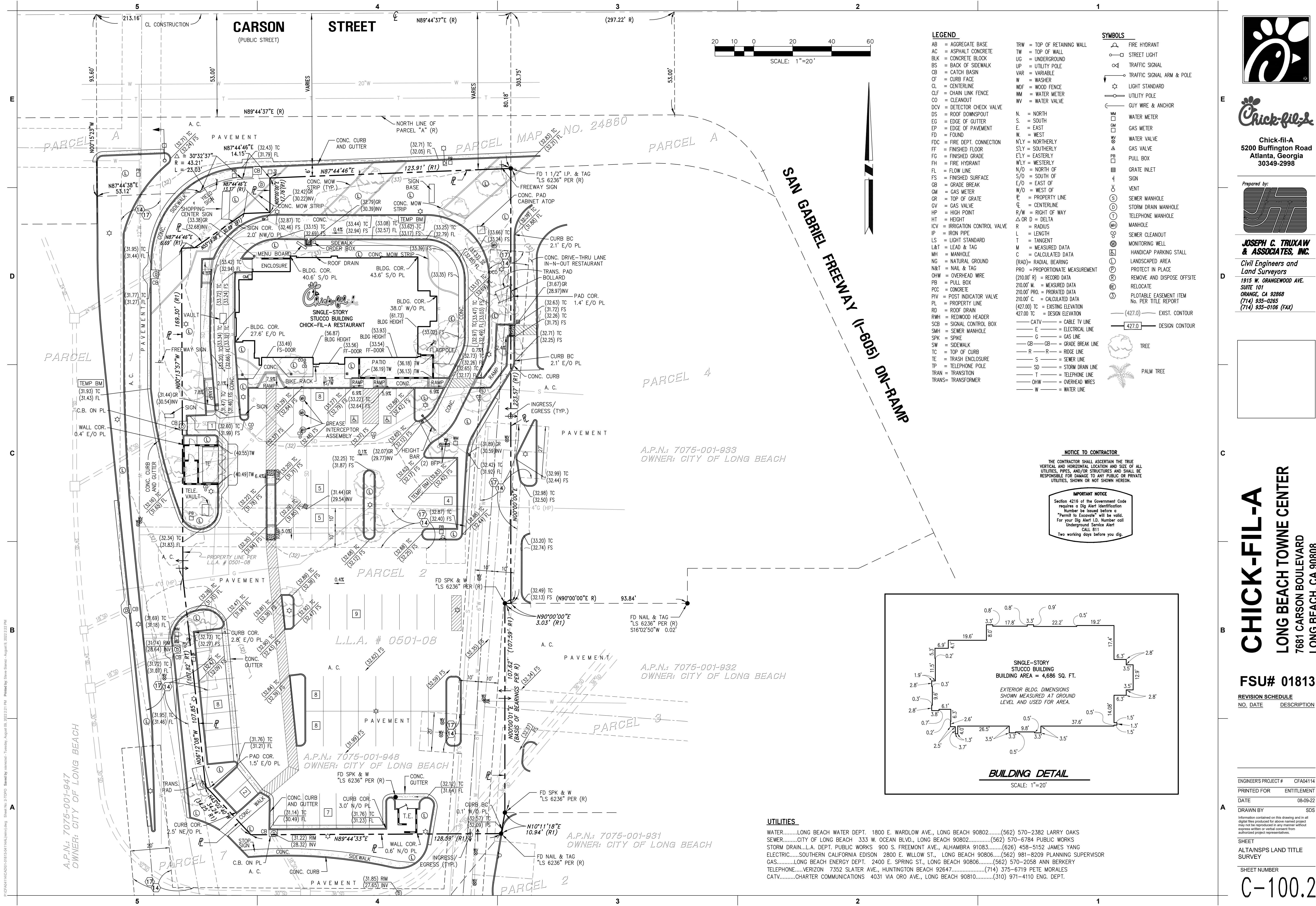


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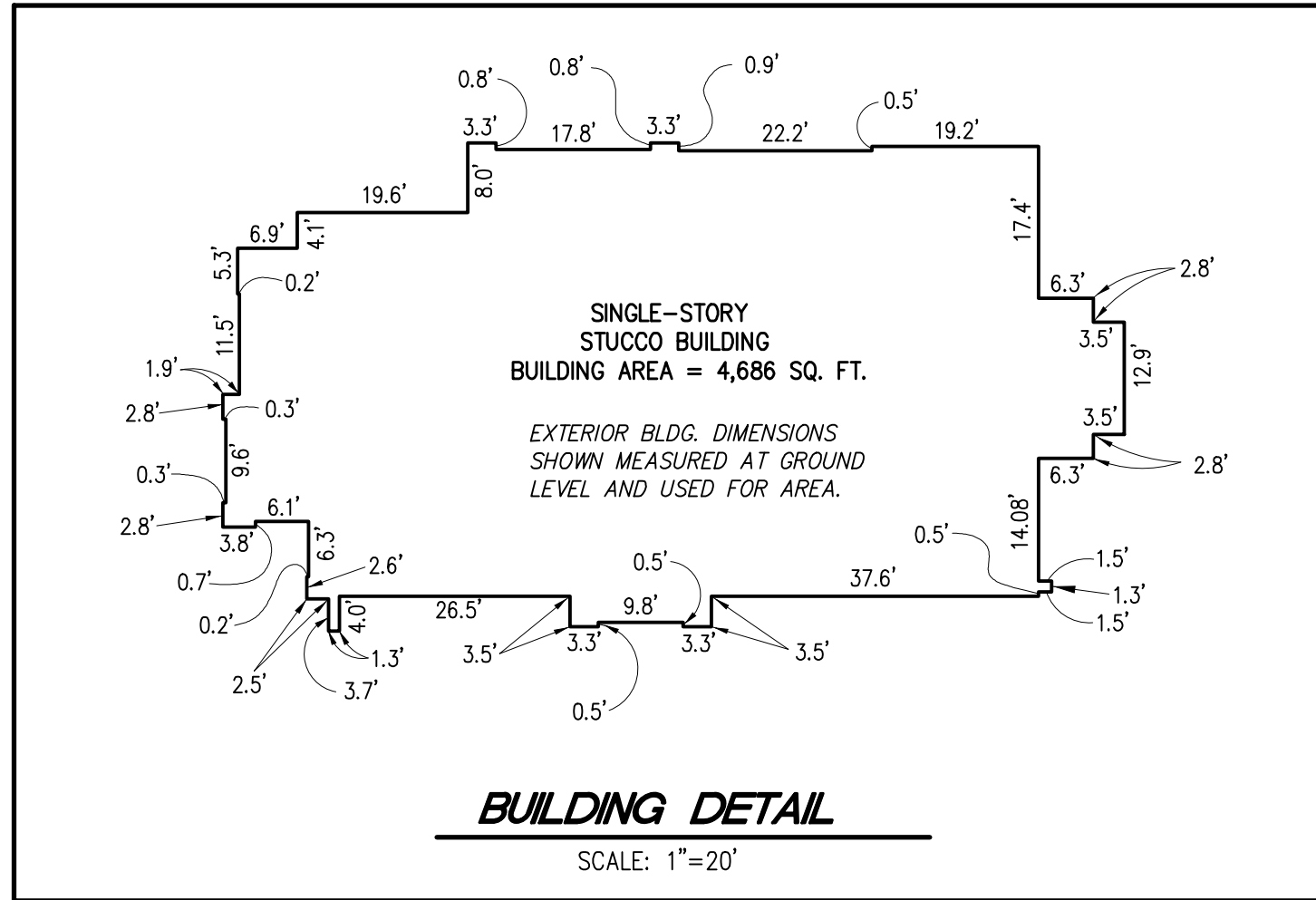
SURVEY

01001

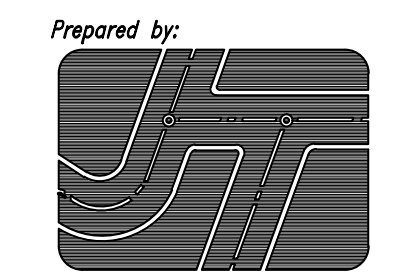
0-1001



- LEGEND**
AB = AGGREGATE BASE
AC = ASPHALT CONCRETE
BLK = CONCRETE BLOCK
BS = BACK OF SIDEWALK
CB = CATCH BASIN
CF = CURB FACE
CL = CENTERLINE
CLF = CHAIN LINK FENCE
CO = CLEANOUT
DCV = DETECTOR CHECK VALVE
DS = ROOF DOWNSPOUT
EG = EDGE OF GUTTER
EP = EDGE OF PAVEMENT
FD = FOUND
FDC = FIRE DEPT. CONNECTION
FF = FINISHED FLOOR
FG = FINISHED GRADE
FH = FIRE HYDRANT
FL = FLOW LINE
FS = FINISHED SURFACE
GB = GRADE BREAK
GM = GAS METER
GR = TOP OF GRADE
GV = GAS VALVE
HP = HIGH POINT
HT = HEIGHT
ICV = IRRIGATION CONTROL VALVE
IP = IRON PIPE
LS = LIGHT STANDARD
L&T = LEAD & TAG
MH = MANHOLE
NG = NATURAL GROUND
N&T = NAIL & TAG
OHW = OVERHEAD WIRE
PB = PULL BOX
PCC = CONCRETE
PIV = POST INDICATOR VALVE
PL = PROPERTY LINE
RD = ROOF DRAIN
RWH = REDWOOD HEADER
SCB = SIGNAL CONTROL BOX
SMH = SEWER MANHOLE
SPK = SPIKE
SW = SIDEWALK
TC = TOP OF CURB
TE = TRASH ENCLOSURE
TP = TELEPHONE POLE
TRAN = TRANSITION
TRANS= TRANSFORMER
- SYMBOLS**
FIRE HYDRANT
STREET LIGHT
TRAFFIC SIGNAL
TRAFFIC SIGNAL ARM & POLE
LIGHT STANDARD
UTILITY POLE
GUY WIRE & ANCHOR
WATER METER
GAS METER
WATER VALVE
GAS VALVE
PULL BOX
GRATE INLET
SIGN
VENT
SEWER MANHOLE
STORM DRAIN MANHOLE
TELEPHONE MANHOLE
MANHOLE
SEWER CLEANOUT
MONITORING WELL
HANDICAP PARKING STALL
LANDSCAPED AREA
PROTECT IN PLACE
REMOVE AND DISPOSE OFFSITE
RELOCATE
PLOTABLE EASEMENT ITEM
No. PER TITLE REPORT
EXIST. CONTOUR
DESIGN CONTOUR
TREE
PALM TREE
- NOTICE TO CONTRACTOR**
THE CONTRACTOR SHALL ASCERTAIN THE TRUE VERTICAL AND HORIZONTAL LOCATION AND SIZE OF ALL UTILITIES, PIPES, AND/OR STRUCTURES AND SHALL BE RESPONSIBLE FOR DAMAGE TO ANY PUBLIC OR PRIVATE UTILITIES, SHOWN OR NOT SHOWN HEREON.
- IMPORTANT NOTICE**
Section 4216 of the Government Code requires a Dig Alert Identification Number be issued before a "Permit to Excavate" will be valid. For your Dig Alert I.D. Number call Underground Service Alert CALL 811 Two working days before you dig.
- UTILITIES**
WATER.....LONG BEACH WATER DEPT. 1800 E. WARDLOW AVE., LONG BEACH 90802.....(562) 570-2382 LARRY OAKS
SEWER.....CITY OF LONG BEACH 333 W. OCEAN BLVD., LONG BEACH 90802.....(562) 570-6784 PUBLIC WORKS
STORM DRAIN.....L.A. DEPT. PUBLIC WORKS 900 S. FREEMONT AVE., ALHAMBRA 91803.....(626) 458-5152 JAMES YANG
ELECTRIC.....SOUTHERN CALIFORNIA EDISON 2800 E. WILLOW ST., LONG BEACH 90806.....(562) 981-8205 PLANNING SUPERVISOR
GAS.....LONG BEACH ENERGY DEPT. 2400 E. SPRING ST., LONG BEACH 90806.....(562) 570-2058 ANN BERRY
TELEPHONE.....VERIZON 7352 SLATER AVE., HUNTINGTON BEACH 92647.....(714) 375-6719 PETE MORALES
CATV.....CHARTER COMMUNICATIONS 4031 VIA ORIO AVE., LONG BEACH 90801.....(310) 971-4110 ENG. DEPT.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998



JOSEPH C. TRUXAW
& ASSOCIATES, INC.
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7681 CARSON BOULEVARD
LONG BEACH, CA 90808

FSU# 01813

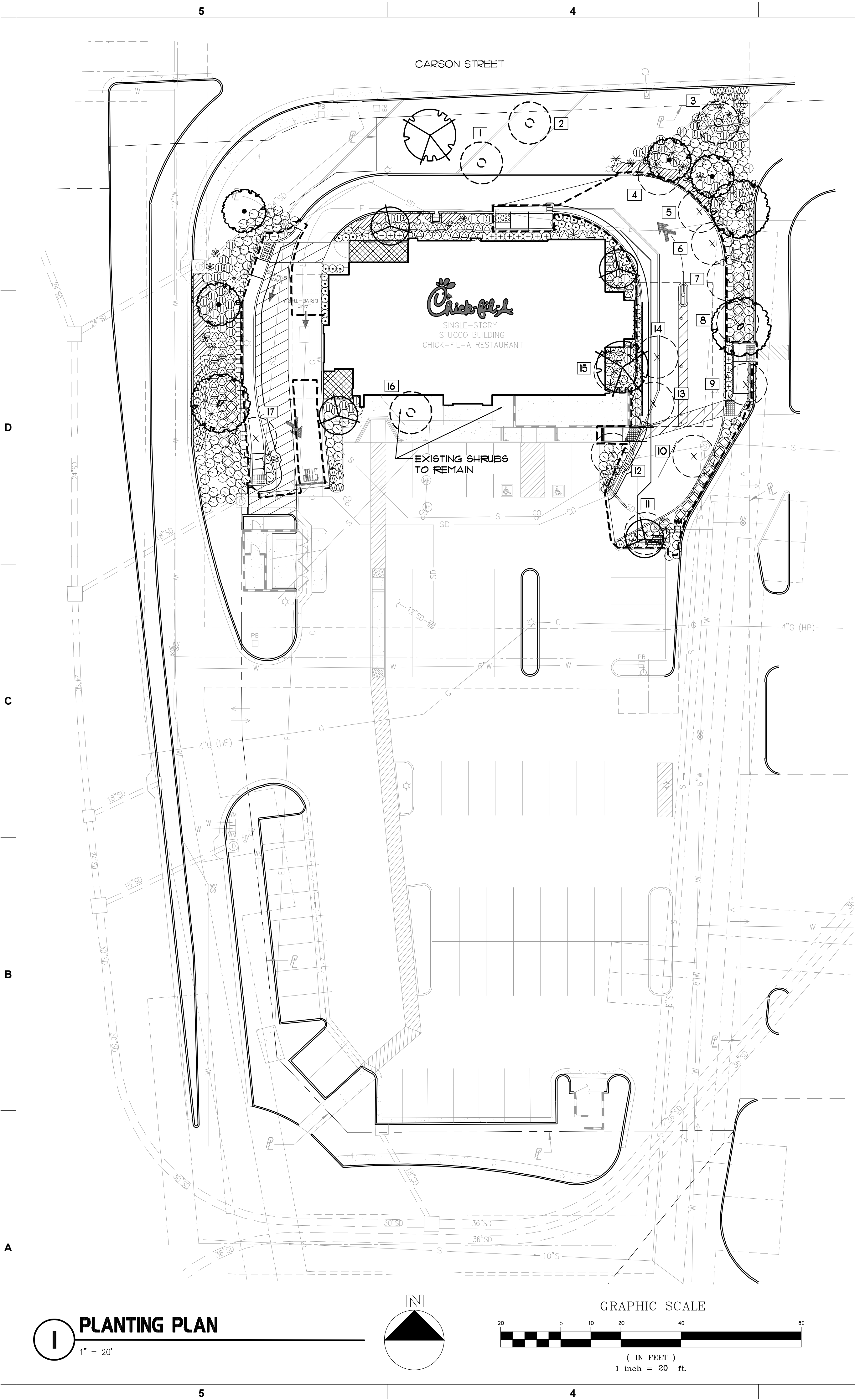
REVISION SCHEDULE	
NO.	DATE DESCRIPTION

ENGINEER'S PROJECT # CFA04114
PRINTED FOR ENTITLEMENT
DATE 08-09-22
DRAWN BY SDS

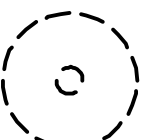
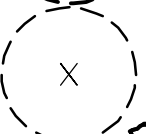















SHEET
ALTANSPS LAND TITLE
SURVEY

SHEET NUMBER

C-100.2



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS #3
TREES						
	EXISTING TREE TO REMAIN			4		
	EXISTING TREE TO BE REMOVED			13		
	OLEA E. 'SWANN HILL'	FRUITLESS OLIVE	36" BOX	4	MULTI	L
	CERCIS CANADENSIS	EASTERN REDBUD	36" BOX	4	STANDARD	L
	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	36" BOX	2	MULTI	L
	RHUS LANCEA	AFRICAN SUMAC	36" BOX	3	MULTI	L
SHRUBS						
	AGAVE 'BLUE FLAME'	FOXTAIL AGAVE	5 GAL.	19	AS SHOWN	VL
	FURCRAEA F. 'MEDIOPICTA'	OCTOPUS AGAVE	5 GAL	12	AS SHOWN	VL
	DIANELLA R. 'LITTLE REV'	DWARF FLAX LILY	5 GAL	42	2'-6" O.C.	L
	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	62	2'-6" O.C.	L
	MYRTUS C. 'COMPACTA'	CLASSIC MYRTLE	5 GAL.	64	3'-0" O.C.	L
	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.	79	3'-0" O.C.	M
	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	29	3'-6" O.C.	M
	PENNISETUM A. 'HAMELN'	HAMELN'S FOUNTAIN GRASS	5 GAL	75	3'-0" O.C.	L
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	85	3'-0" O.C.	L
	SALVIA CHAMAEDROIDES	GERMANDER SAGE	5 GAL	76	3'-0" O.C.	L
GROUNDCOVERS						
	SENECIO SERPENS	BLUE CHALKSTICKS	1 GAL.	341 S.F.	1'-6" O.C.	L

LANDSCAPE AREA CALCS.

SHRUB - LOW WATER USE = 4,018 S.F.
IRRIGATION - HIGH EFFICIENCY DRIP TUBING

SHRUB - MODERATE WATER USE = 1,052 S.F.
IRRIGATION - HIGH EFFICIENCY DRIP TUBING

TOTAL LANDSCAPED AREA = 5,070 S.F.

EXISTING TREE LEGEND

	BOTANICAL NAME	COMMON NAME	SIZE	STATUS
1	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	16'H 10" CAL.	REMAIN
2	RHUS LANCEA	AFRICAN SUMAC	35'H 10" CAL.	REMAIN
3	RHUS LANCEA	AFRICAN SUMAC	30'H 11" CAL.	REMAIN
4	RHUS LANCEA	AFRICAN SUMAC	25'H 11" CAL.	REMOVE
5	EUCALYPTUS SPP.	GUM TREE	70'H 12" CAL.	REMOVE
6	RHUS LANCEA	AFRICAN SUMAC	25'H 11" CAL.	REMOVE
7	EUCALYPTUS SPP.	GUM TREE	80'H 28" CAL.	REMOVE
8	RHUS LANCEA	AFRICAN SUMAC	25'H 11" CAL.	REMOVE
9	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	18'H 8" CAL.	REMOVE
10	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	20'H 5" CAL.	REMOVE
11	RHUS LANCEA	AFRICAN SUMAC	25'H 11" CAL.	REMOVE
12	RHUS LANCEA	AFRICAN SUMAC	30'H 10" CAL.	REMOVE
13	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	20'H 5" CAL.	REMOVE
14	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	20'H 5" CAL.	REMOVE
15	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	20'H 5" CAL.	REMOVE
16	LAGERSTROEMIA I. 'MUSKOGEE'	CRAPE MYRTLE	14'H 5" CAL.	REMOVE
17	RHUS LANCEA	AFRICAN SUMAC	32'H 13" CAL.	REMOVE

PLANTING NOTES

- CONTRACTOR IS TO REVIEW PLANS, VERIFY SITE CONDITIONS AND PLANT QUANTITIES PRIOR TO INSTALLATION. CONFLICTS BETWEEN THE SITE AND THESE PLANS OR WITHIN THESE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO LANDSCAPE INSTALLATION. ANY DEVIATION(S) FROM THE PLANS OR SPECIFICATIONS IS TO HAVE WRITTEN APPROVAL.
- ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.
- ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTED AREAS BY MEANS OF CONTINUOUS WATERING, PRUNING, RAISING TREE BALLS WHICH SETTLE BELOW GRADE, FERTILIZING, APPLICATION OF SPRAYS WHICH ARE NECESSARY TO KEEP THE PLANTINGS FREE OF INSECTS AND DISEASES, WEEDING, AND/OR OTHER OPERATIONS NECESSARY FOR PROPER CARE AND UPKEEP. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL PLANTINGS AS SPECIFIED ABOVE FOR A PERIOD OF NINETY (90) DAYS. ALL PLANTER BEDS TO BE AMENDED WITH SOIL PREPARATION PER SPECIFICATIONS. NO DEVIATIONS ARE ALLOWED.
- ALL PLANTING SHALL BE IRRIGATED WITH LOW VOLUME SPRAY HEADS, BUBBLERS AND/OR DRIP EMITTERS CONNECTED TO AUTOMATIC REMOTE CONTROL VALVES AND AND TIED INTO AN AUTOMATIC IRRIGATION CONTROLLER.



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

Prepared by:



hourian associates, inc.
landscape architecture + design
san clemente | santa barbara, california
o: 949-489-5623 f: 858-810-0335



CHICK-FIL-A
LONG BEACH TOWNE CENTER
7681 CARSON STREET
LONG BEACH, CALIFORNIA

FSR# 1813

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT# CFA 04114

PRINTED FOR

DATE 2/17/23

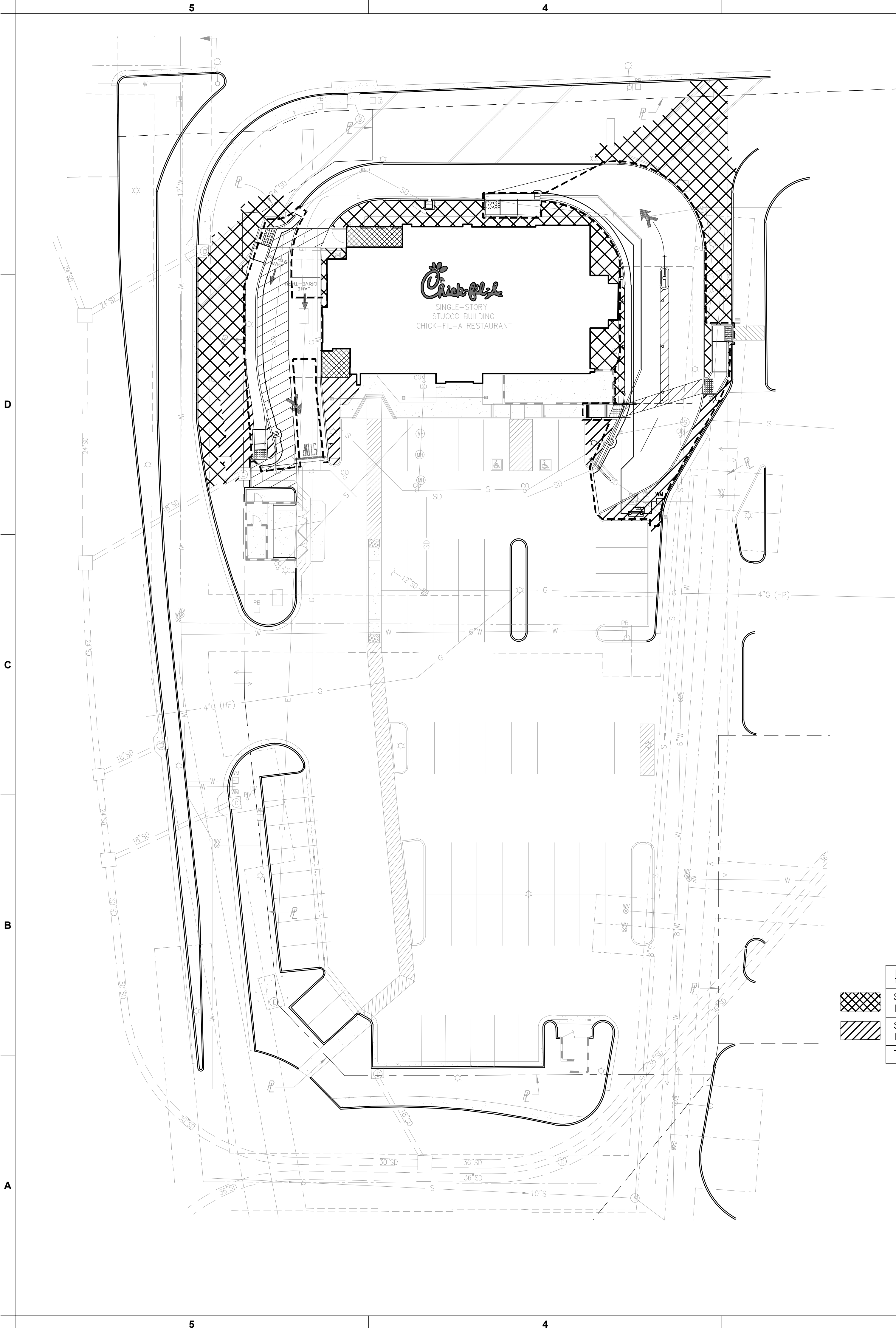
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SHEET
PRELIM. PLANTING PLAN

SHEET NUMBER

L-1.0



HYDROZONE MAP LEGEND	
	SHRUB - LOW WATER USE = 4,018 S.F. IRRIGATION - HIGH EFFICIENCY DRIP TUBING
	SHRUB - MODERATE WATER USE = 1,052 S.F. IRRIGATION - HIGH EFFICIENCY DRIP TUBING
TOTAL LANDSCAPED AREA = 5,070 S.F.	

Maximum Applied Water Allowance (M.A.W.A.)

Calculate the project's Maximum Applied Water Allowance using the following formula:

MAWA (Annual Gallons Allowed) = (ETo) (0.62) [(ETAF x LA) + ((1 – ETAF) x SLA)]

Where:

- MAWA = Maximum Applied Water Allowance (gallons per year)
0.62 = Conversion Factor
0.7 = ET Adjustment Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
LA = Landscape Area includes Special Landscape Area (sq. ft.)
SLA = Special Landscape Area (sq. ft.)
ETo = Reference Evapotranspiration (inches per year).

Total Landscape Area (including SLA) (LA) = 5,070 square feet
Special Landscape Area (SLA) = 0 square feet

Please Show Calculation:

45.52 X 0.62 (0.45 X 5,070)

28.22 (2,281.5)

MAWA = 64,384 GALLONS

Estimated Total Water Use (E.T.W.U.)

Calculate the project's Estimated Total Water Use using the formula below. (A worksheet for calculating the ETWU is included on page 5.) The sum of Estimated Total Water Use calculated for all hydrozones should not exceed the project's MAWA (MAWA > ETWU).

ETWU (Annual Gallons Required) = ETo x 0.62 x ETAF x Area

Where:

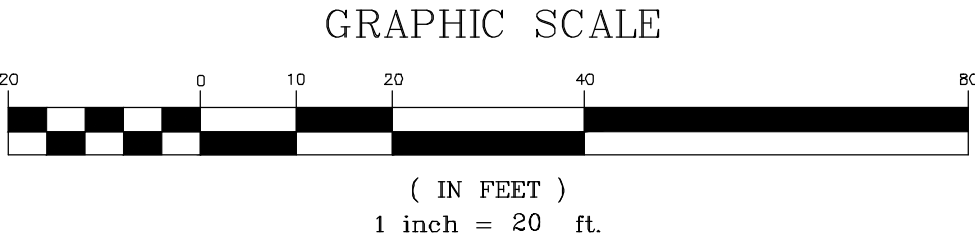
- ETo = Reference Evapotranspiration (inches per year).
0.62 = Conversion Factor
ETAF = 0.55 for Residential Areas & 0.45 for Non-residential Areas
Area = Landscape Area includes Special Landscape Area (sq. ft.)

Project ETWU Calculation (Attach Additional Sheets for Additional Zones, If Needed)

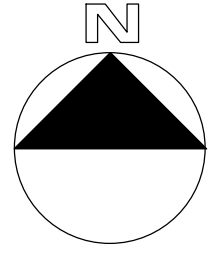
Total Landscape Area (including SLA) (LA) = 5,070 Sq. Feet
Special Landscape Area (SLA) = Sq. Feet

Hydrozone ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
Regular Landscape Areas							
SHRUB	0.3	DRIP	0.81	0.37	4,018	1,486.66	41,954
SHRUB	0.5	DRIP	0.81	0.62	1,052	652.24	18,406
Special Landscape Areas							
				1			
				1			
				1			
				1			
ETWU Total						60,360	

- ¹ Hydrozone
E.g.
low water use planting
medium water use planting
- ² Irrigation Method
overhead spray
or drip
- ³ Irrigation Efficiency
0.75 for spray head
0.81 for drip
- WATER CONSERVATION STATEMENT
- ALL PLANT MATERIALS SELECTED FOR THIS SITE WERE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, THEIR ADAPTABILITY TO DROUGHT. DATA FROM WUCOLS III HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTORS FOR THE WATER USE CALCULATIONS.
 - PLANTS WITH SIMILAR WATER USE REQUIREMENTS WERE GROUPED TOGETHER.
 - SHRUB AREAS ARE PLANTED WITH LOW WATER USE PLANTS.
 - IRRIGATION SECTIONS/HYDROZONES ARE SEPARATED BY CONSIDERING PLANT SPECIES FACTOR, PLANT DENSITY AND MICROCLIMATE. IF LOW WATER USE PLANTS ARE MIXED WITH MODERATE WATER USE PLANTS IN THE SAME HYDROZONE, THE MODERATE WATER USE FACTOR IS USED FOR THE WATER USE CALCULATION. SEE MWEL0 CALC. SHEETS.
 - THE IRRIGATION SYSTEM UTILIZES LOW-VOLUME DISTRIBUTION W/ A MASTER VALVE, FLOW SENSOR, CHECK VALVES, ET BASED AUTOMATIC CONTROLLER W/ WATER BUDGETING TECHNOLOGY & RAIN SHUT-OFF.
 - SPECIAL LANDSCAPE AREAS (CRUSHED ROCK) ARE UTILIZED TO REDUCE WATER USE AREAS.



HYDROZONE MAP

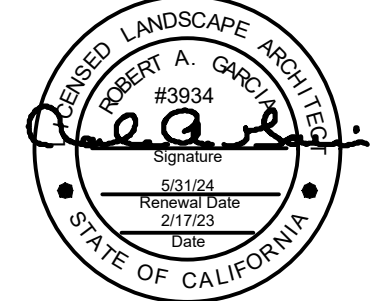


Chick-fil-A
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CHICK-FIL-A
LONG BEACH TOWNE CENTER
7681 CARSON STREET
LONG BEACH, CALIFORNIA

FSR# 1813

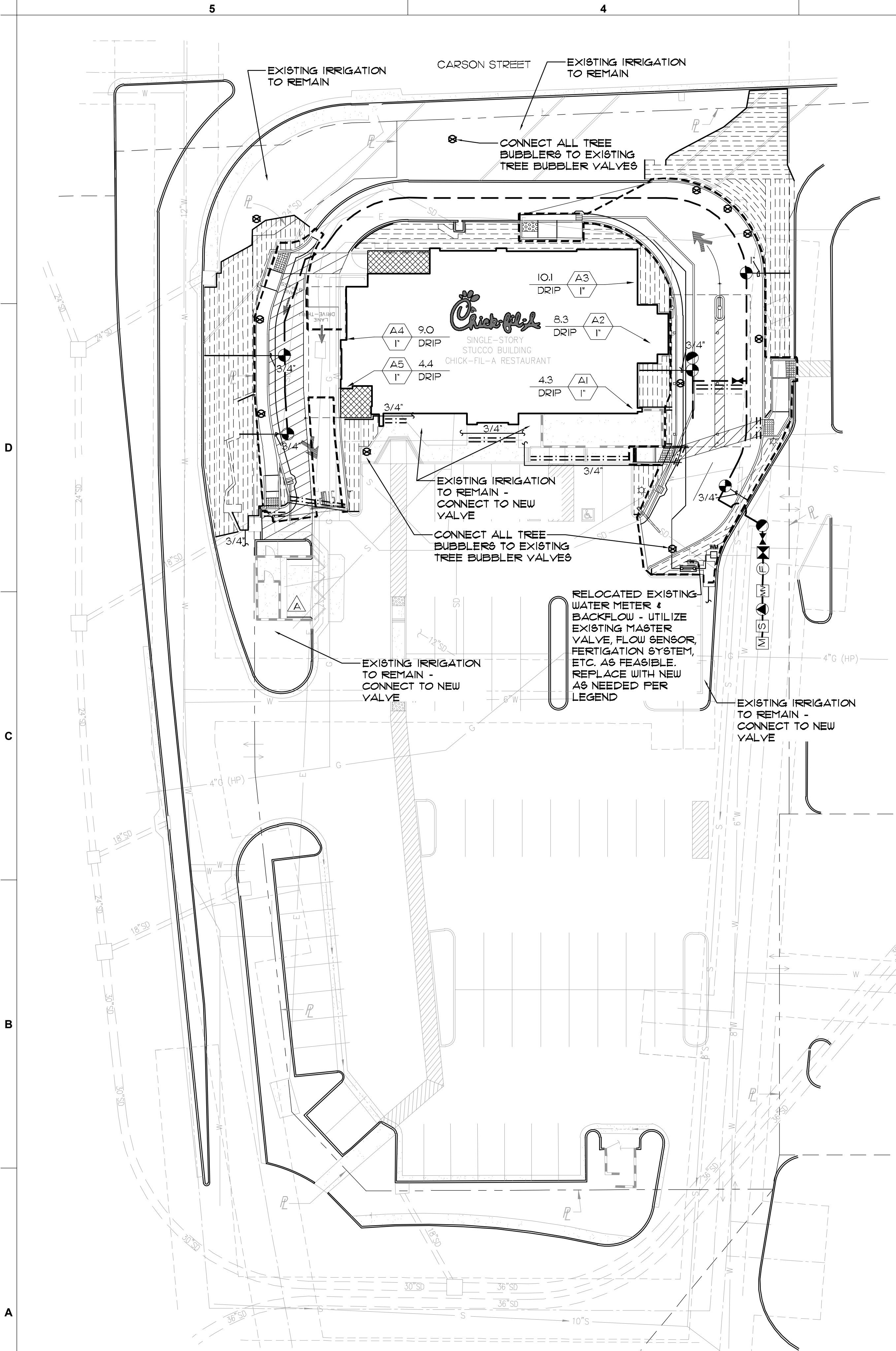
REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT# CFA 04114
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SHEET
PRELIM. WATER
CONSERV. PLAN
SHEET NUMBER

L-1.1



1

IRRIGATION PLAN

1" = 20'

N

20

0

10

20

40

60

(IN FEET)

1 inch = 20 ft.

IRRIGATION LEGEND

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
	RAIN BIRD	RWS-B-C-1402 ROOT WATERING SERIES (2) PER TREE-CONNECT ALL TO EXISTING BUBBLER VALVES	30	0.50	--	FLOOD
	RAIN BIRD	XCZ-100-PRB-COM CONTROL ZONE KIT (FOR DRIP IRRIGATION) WITH 1" PESB VALVE AND 1" PRESSURE REGULATING (40PSI) FILTER.				
	RAIN BIRD	33-DLRC QUICK COUPLER VALVE AND KEY. 3/4" VALVE WITH 1" PVC CONNECTION TO MAIN.				
	NIBCO	T-580-A LINE SIZED BALL VALVE.				
	EZ FLOW	HC-10 FERTIGATION SYSTEM - 10 GALLON CAPACITY - UTILIZE EXISTING IF FEASIBLE - INSTALL NEW AS NECESSARY (VERIFY LOCATION IN-FIELD)				
	RAIN BIRD	FS100P FLOW SENSOR - 1" SIZE. INSTALL PER MANUFACTURER'S SPECIFICATIONS. PROVIDE SEPARATE CONDUIT FROM SENSOR TO CONTROLLER - UTILIZE EXISTING IF FEASIBLE - INSTALL NEW AS NECESSARY - (VERIFY LOCATION IN-FIELD)				
	GRISWOLD	#2230 PRESSURE REGULATING MASTER VALVE. SET AT 65 PSI. UTILIZE EXISTING IF FEASIBLE - INSTALL NEW AS NECESSARY (VERIFY LOCATION IN-FIELD)				
	FEBCO	EXISTING BACKFLOW PREVENTER (VERIFY LOCATION IN-FIELD)				
	WILKINS	BASKET STRAINER LINE SIZED (OR EQUAL) - UTILIZE EXISTING IF FEASIBLE - INSTALL NEW AS NECESSARY				
	BY OTHERS	EXISTING DOMESTIC WATER METER (VERIFY LOCATION IN-FIELD)				
	EXISTING	EXISTING AUTOMATIC IRRIGATION CONTROLLER (VERIFY LOCATION IN-FIELD) - INSTALL ADDITIONAL EXPANSION MODULES AS NEEDED				
NO SYMBOL	RAIN BIRD	FLUSH VALVE. INSTALL 1/2" BALL VALVE AT THE END OF EACH SCH. PVC RUN				
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE. INSTALL AT HIGH POINT OF SYSTEM				
NO SYMBOL	RAIN BIRD	XFS-06-12 SUB-SURFACE DRIPLINE (0.60 GPH EMITTERS SPACED AT 12" O.C.). LATERALS SPACED AT 18". BURY 3" DEEP (PRIOR TO MULCH).				
NO SYMBOL	RAIN BIRD	XOF SERIES DRIPLINE HEADER - BARBS AT 18" O.C.				
NO SYMBOL	RAIN BIRD	PRESSURE MAINLINE PVC SCH 40 1-1/2", SOLVENT WELD, BURY MIN. 24" BELOW GRADE - TIE INTO EXISTING MAINLINE - VERIFY LOCATION				
NO SYMBOL	RAIN BIRD	NON-PRESSURE LATERAL SCHEDULE 40, BURY MIN. 18". SIZE AS INDICATED ON PLANS.				
NO SYMBOL	RAIN BIRD	PIPE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING (2 X DIAMETER OF PIPE -TYPICAL).				
NO SYMBOL	RAIN BIRD	WIRE SLEEVING PVC SCH 40, EXTEND MIN. 12" BEYOND EDGE OF PAVING. BURY MINIMUM 12" BELOW GRADE.				
NO SYMBOL	RAIN BIRD	VALVE SEQUENCE NUMBER				
NO SYMBOL	RAIN BIRD	FLOW IN GPM				
NO SYMBOL	RAIN BIRD	HYDROZONE				
NO SYMBOL	RAIN BIRD	VALVE SIZE				

IRRIGATION NOTES

- ALL MAIN LINE PIPING, NON-PRESSURE PIPING AND CONTROL WIRE SLEEVING SHALL BE INSTALLED IN SEPARATE SLEEVES. MAINLINE SLEEVE SIZE SHALL BE A MINIMUM OF TWICE (2X) THE DIAMETER OF THE PIPE TO BE SLEEVED. CONTROL WIRE SLEEVES SHALL BE OF SUFFICIENT SIZE FOR THE REQUIRED NUMBER OF WIRES.
- ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- PIPE SIZES SHALL CONFORM TO THOSE SHOWN ON THE DRAWINGS. NO SUBSTITUTIONS OF SMALLER PIPE SIZES SHALL BE PERMITTED, BUT SUBSTITUTIONS OF LARGER SIZES MAY BE APPROVED. ALL DAMAGES AND REJECTED PIPE SHALL BE REMOVED FROM THE SITE AT THE TIME OF SAID REJECTION.
- FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 120 VAC ELECTRICAL POWER SOURCE AT CONTROLLER LOCATION SHALL BE PROVIDED BY GENERAL CONTRACTOR. THE IRRIGATION CONTRACTOR SHALL MAKE THE FINAL CONNECTION FROM THE ELECTRICAL SOURCE TO THE CONTROLLER.
- THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- THIS DESIGN IS DIAGRAMMATIC. ALL PIPING, VALVES, ETC. SHOWN WITHIN PAVED AREAS ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED IN PLANTING AREAS WHEREVER POSSIBLE. THE CONTRACTOR SHALL LOCATE ALL VALVES IN SHRUB AREAS.
- IT IS THE RESPONSIBILITY OF THE IRRIGATION CONTRACTOR TO FAMILIARIZE HIMSELF WITH ALL GRADE DIFFERENCES, LOCATION OF WALLS, RETAINING WALLS, STRUCTURES AND UTILITIES. THE IRRIGATION CONTRACTOR SHALL REPAIR OR REPLACE ALL ITEMS DAMAGED BY HIS WORK. HE SHALL COORDINATE HIS WORK WITH OTHER CONTRACTORS FOR THE LOCATION AND INSTALLATION OF PIPE SLEEVES AND LATERALS THROUGH WALLS, UNDER ROADWAYS AND PAVING, ETC.
- DO NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT UNKNOWN OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING. SUCH OBSTRUCTIONS OR DIFFERENCES SHOULD BE BROUGHT TO THE ATTENTION OF THE OWNER'S AUTHORIZED REPRESENTATIVE. IN THE EVENT THIS NOTIFICATION IS NOT PERFORMED, THE IRRIGATION CONTRACTOR SHALL ASSUME FULL RESPONSIBILITY FOR ANY REVISIONS NECESSARY.
- ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- REFER TO SPECIFICATIONS FOR STANDARDS OF MATERIALS AND WORKMANSHIP.

NOTE: IRRIGATION PLAN IS DIAGRAMMATIC. CONTRACTOR SHALL ROUTE PIPING IN ORDER TO AVOID OBJECTS LIKE LIGHT STANDARDS, TRANSFORMER PADS, EQUIPMENT VAULTS, SUB-SURFACE ROCK TOO LARGE TO REMOVE, ETC. AS LONG AS ALL PLANTS RECEIVE THE PROPER NUMBER OF EMITTERS PER SCHEDULE. CONNECT ANY EXISTING IRRIGATION VALVES TO NEW AUTOMATIC CONTROLLER. PROTECT IN PLACE ANY EXISTING IRRIGATION AND REPAIR ANY EXISTING IRRIGATION THAT IS DAMAGED OR REMOVED DURING CONSTRUCTION.

CONSTRUCTION NOTE:

LANDSCAPE CONTRACTOR SHALL COORDINATE WITH THE GENERAL CONTRACTOR FOR THE PLACEMENT OF SLEEVING AND LATERAL LINES UNDER PAVING PRIOR TO POURING OF CONCRETE OR ASPHALT.

CONSTRUCTION NOTE:

IRRIGATION IS CONNECTING INTO EXISTING MAINLINE AND CONTROLLER/WIRES. VERIFY EXACT LOCATION IN-FIELD. EXISTING EQUIPMENT SHALL BE UTILIZED WHERE FEASIBLE. REPLACE PER LEGEND AS NECESSARY.

POINT OF CONNECTION:

CONNECT INTO EXISTING 1" DOMESTIC WATER METER (VERIFY EXACT LOCATION IN FIELD). CONNECT TO EXISTING BACKFLOW PREVENTER, MASTER VALVE, ETC. REPLACE AS NECESSARY.

STATIC WATER PRESSURE..... 70 PSI
HIGHEST FLOW (GPM)..... 10.1 GPM
DESIGN PRESSURE..... 57.2 PSI

IT IS THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR TO VERIFY EXISTING STATIC WATER PRESSURE AND TO NOTIFY THE LANDSCAPE ARCHITECT & MASTER ASSOCIATION REPRESENTATIVE OF ANY DISCREPANCY. FAILURE TO DO SO MAY RESULT IN CHANGES TO THE IRRIGATION SYSTEM AT NO ADDITIONAL COST TO THE OWNER.

PRESSURE LOSS CALCULATIONS

	VALVE #A3	10.1 GPM
WATER METER		2.0
BACKFLOW PREVENTER		10.00
MISCELLANEOUS		3.00
MAINLINE		4.0
LATERALS		4.0
FITTINGS		1.50
REMOTE CONTROL VALVE		2.70
PRESSURE REQUIRED AT HEAD		30.00
ELEVATION LOSS		0.00
TOTAL PRESSURE LOSS		57.20
EXISTING STATIC WATER PRESSURE		70.00
RESIDUAL WATER PRESSURE		12.8

IRRIGATION WATERING SCHEDULE

SHRUB DRIP												
Moderate Water Use Loam Drip .60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	15	15	15	15	15	15	15	15	15	15	15	15
Start times per week*	2	2	4	5	5	6	6	6	5	4	2	2
Total minutes per week	30	30	60	75	75	90	90	90	75	60	30	30
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												
TREE BUBBLER												
Moderate Water Use Loam Drip .60 Gal/Hour												
Month	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Maximum Minutes per start time	5	5	5	5	5	5	5	5	5	5	5	5
Start times per week*	2	2	3	4	4	5	5	5	4	3	2	2
Total minutes per week	10	10	15	20	20	25	25	25	20	15	10	10
*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.												

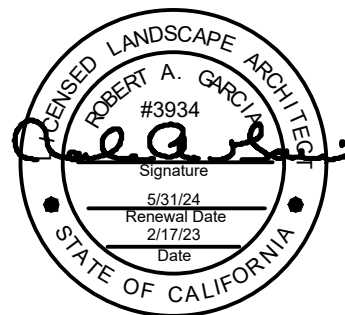


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CHICK-FIL-A
LONG BEACH TOWNE CENTER
7681 CARSON STREET
LONG BEACH, CALIFORNIA

FSR# 1813

REVISION SCHEDULE
NO. DATE DESCRIPTION

ENGINEER'S PROJECT# CFA 04114

PRINTED FOR

DATE 2/17/23

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SHEET

PRELIM. IRRIGATION

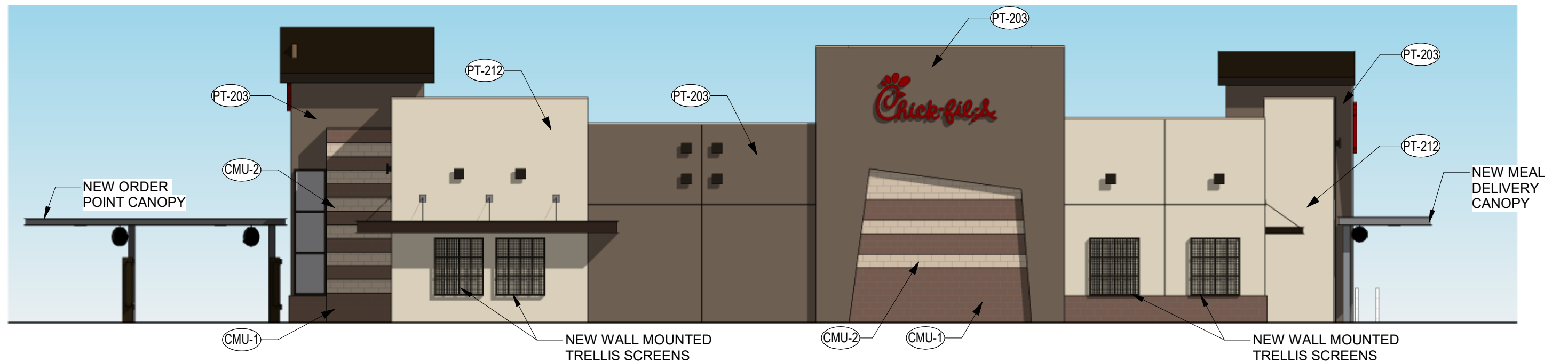
PLAN

SHEET NUMBER

L-2.0



EXTERIOR ELEVATION
1" = 10'-0"



EXTERIOR ELEVATION
1" = 10'-0"

EXTERIOR ELEVATIONS

01813, LONG BEACH FSU, 7681 CARSON BLVD, LONG BEACH, CA 90808

04/20/2023

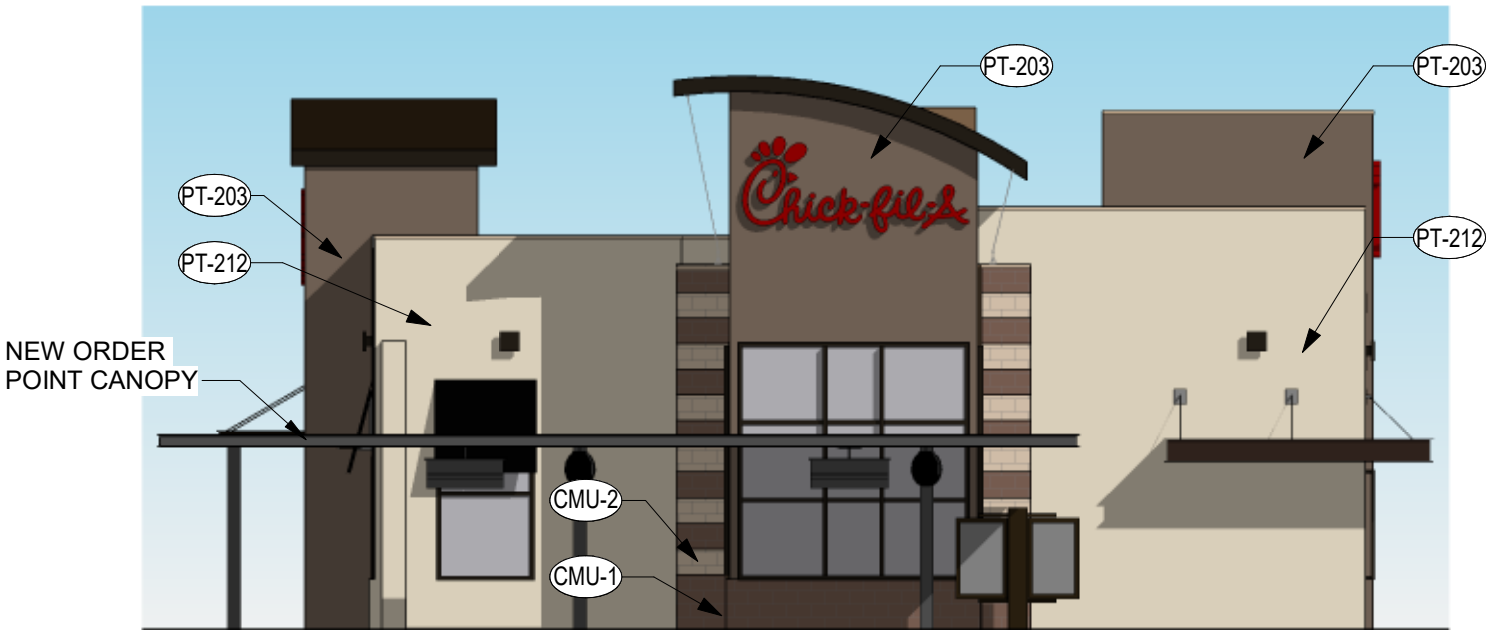
THE CHICK-FIL-A DESIGN DEVELOPMENT PACKAGE REPRESENTS A BRAND COMPLIANT DESIGN SOLUTION. SITE ADAPT PROFESSIONALS ARE RESPONSIBLE FOR APPLICATION OF DESIGN AND COMPLIANCE WITH ORDINANCES AND CODES.





EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATION

1" = 10'-0"

EXTERIOR FINISHES

PAINT AT EXISTING/NEW STUCCO



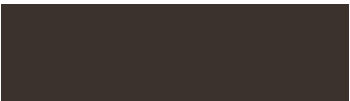
PT-203
PAINT
SW 7515
HOMESTEAD BROWN



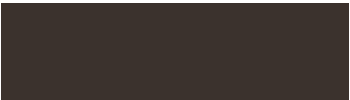
PT-212
PAINT
SW 6148
WOOL SKEIN



EC-1
PREFINISHED METAL COPING
COLOR: DARK BRONZE

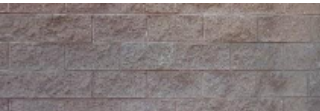


PT-113
EXTERIOR PAINT
COLOR: DARK BRONZE
FINISH: SEMI-GLOSS



ST-1
STOREFRONT
COLOR: DARK BRONZE

SPLITFACE CMU (EXISTING)



CMU-1
ORCO BLOCK SPLIT FACE
RED-BROWN



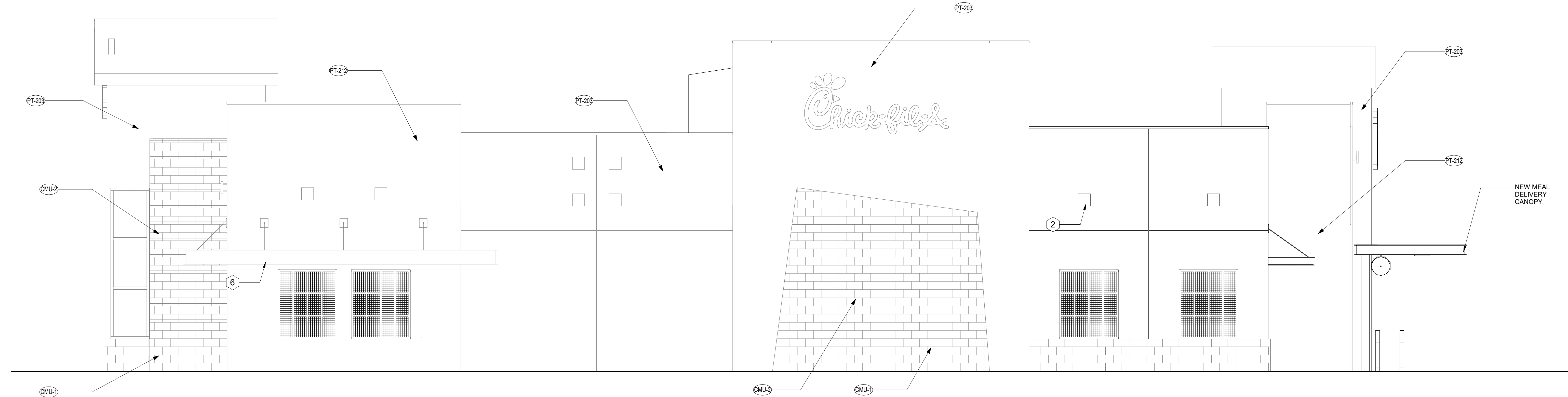
CMU-2
ORCO BLOCK SPLIT FACE
TAN

EXTERIOR ELEVATIONS

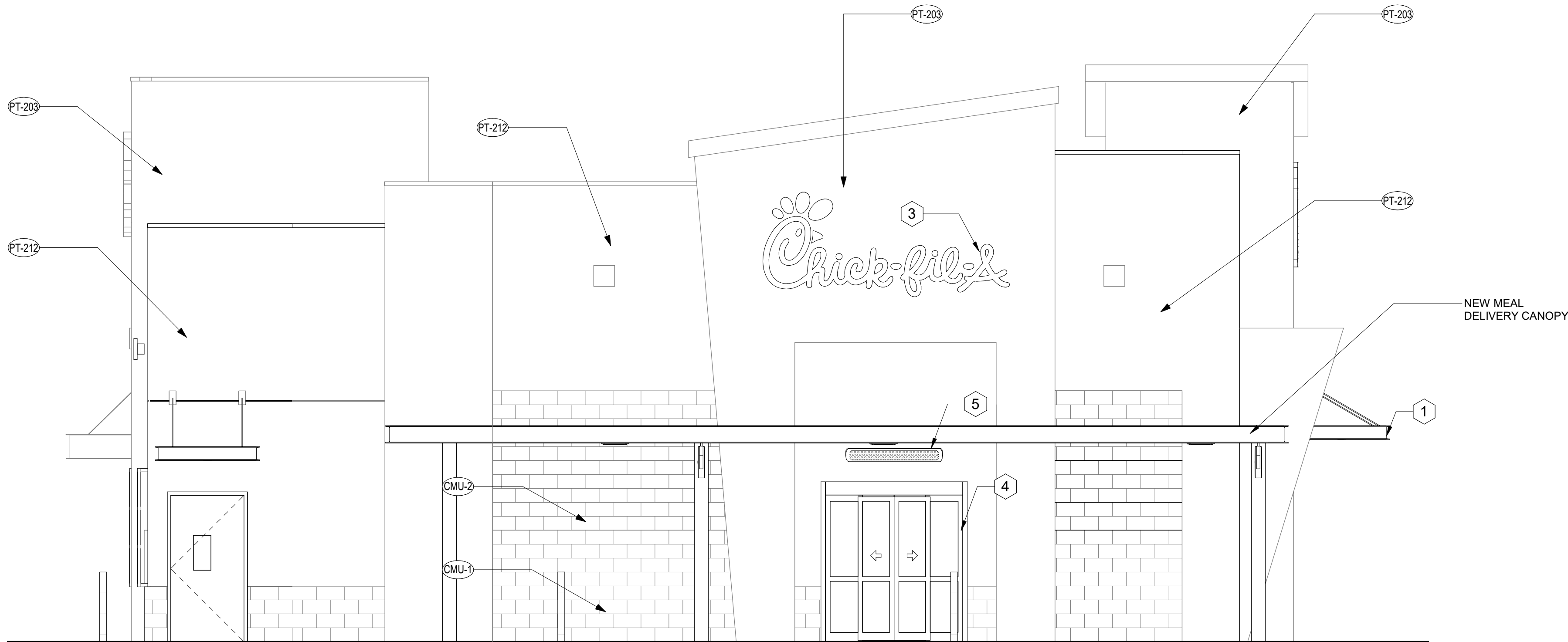
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10-S03A-01813-A-301-EXTERIOR ELEVATIONS

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
CMU-1	CMU VENEER	ORCO BLOCK			RED-BROWN SPLIT FACE	FINISH: SEMI-GLOSS
CMU-2	CMU VENEER	ORCO BLOCK			TAN SPLIT FACE	FINISH: SEMI-GLOSS
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL CORING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
PT-203	EXTERIOR PAINT	SHERWIN WILLIAMS	SW7515		HOMESTEAD BROWN	FINISH: SEMI-GLOSS
PT-212	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6148		WOOL SKEIN	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		SW 6148 WOOL SKEIN	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 7515 HOMESTEAD BROWN	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

EXTERIOR KEYNOTES	
1	NEW OUTSIDE MEAL DELIVERY CANOPY
2	NEW METAL CANOPY BY SIGN VENDOR
3	EXISTING SIGNAGE TO BE REFURBISHED BY SIGN VENDOR
4	NEW DRIVE THRU DOOR/WINDOW
5	NEW HEATER, REF. ELECTRICAL
6	NEW METAL CANOPY BY SIGN VENDOR
7	NEW AWNINGS BY SIGN VENDOR
8	NEW CANOPY BY SIGN VENDOR



C4 EXTERIOR ELEVATION
1/4" = 1'-0"



A4 EXTERIOR ELEVATION
1/4" = 1'-0"



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CHICK-FIL-A
LONG BEACH FSU
7681 CARSON BLVD
LONG BEACH, CA 90808

FSR#01813

BUILDING TYPE / SIZE: SRI S03A
RELEASE: v2_20_08

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT #
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DATE 04/20/2023
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SHEET
EXTERIOR ELEVATIONS

SHEET NUMBER

A-301

FINISH SCHEDULE - EXTERIOR						
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE
CMU-1	CMU VENEER	ORCO BLOCK			RED-BROWN SPLIT FACE	FINISH: SEMI-GLOSS
CMU-2	CMU VENEER	ORCO BLOCK			TAN SPLIT FACE	FINISH: SEMI-GLOSS
CP-1	CANOPY METAL FASCIA		DURA COAT	DC19ST-2703	DARK BRONZE	OIL RUBBED BRONZE METALLIC TEXTURE PVD
CP-2	CANOPY METAL DECK				WHITE	SMOOTH WHITE, HIGH GLOSS
EC-1	PARAPET WALL COPING	DUROLAST / EXCEPTIONAL METALS			DARK BRONZE (MATTE)	
PT-100	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350	SW 2807	ROCKWOOD	REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS
PT-113	EXTERIOR PAINT	SHERWIN WILLIAMS	SHER-CRYL HIGH PERFORMANCE ACRYLIC #B66-350		DARK BRONZE	FINISH: SEMI-GLOSS
PT-203	EXTERIOR PAINT	SHERWIN WILLIAMS	SW7515		HOMESTEAD BROWN	FINISH: SEMI-GLOSS
PT-212	EXTERIOR PAINT	SHERWIN WILLIAMS	SW6148		WOOL SKEIN	FINISH: SEMI-GLOSS
SC-1	STUCCO	STO	POWERWALL		SW 6148 WOOL SKEIN	FINISH: SAND MEDIUM
SC-2	STUCCO	STO	POWERWALL		SW 7515 HOMESTEAD BROWN	FINISH: SAND MEDIUM
ST-1	STOREFRONT	YKK	YES 45		DARK BRONZE (MATTE)	

- SITE ADAPT ARCHITECT NOTES:
1. GENERAL NOTE: NEW EXTERIOR FIXTURES, AS REQUIRED PER SITE, VERIFY EXISTING MOUNTING HEIGHTS AND MODEL NUMBERS BEFORE REMOVAL, ADDITION, OR REPLACEMENT. IF BUILDING LIGHTING HAS HAD A RECENT UPGRADE AND MATCHES BIR DESIGN INTENT, DIRECT TO REMOVE AND REINSTALL IN SAME LOCATIONS AS REQUIRED.

2. IF GOOSENECK LIGHT FIXTURES EXIST, REPLACE WITH 'OJ'.

3. IF 'LUMIERE' DUAL HEAD SIGN LIGHTER LIGHT FIXTURES EXIST, REPLACE WITH 'OJ'.

4. EXISTING COPING TO REMAIN. REFER TO SITE SURVEY FOR REPLACEMENT REQUIREMENTS.

5. ALL EXISTING COPING TO BE REPAINTED TO MATCH EC-1.

6. NEW CANOPES AT ENTRY AND DRIVE-THRU WILL REQUIRE ADDITIONAL STRUCTURAL AND ELECTRICAL SUPPORTS, CONNECTIONS. SITE ADAPT ARCHITECT TO VERIFY.

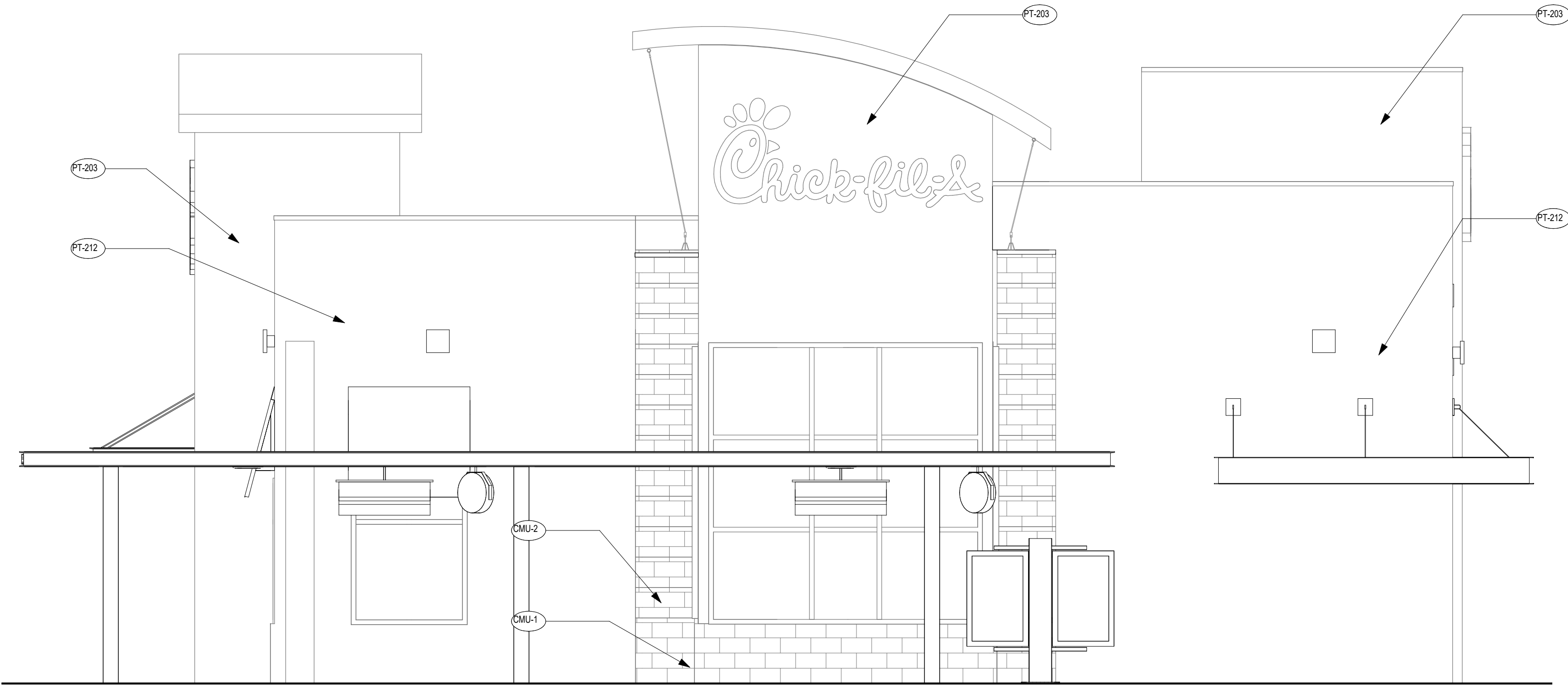
7. DESIGN INTENT IS TO REPLACE ORIGINAL METAL AWNINGS. IF MAPES-STYLE LOUVERED AWNINGS EXIST OVER WINDOWS, LEAVE IN PLACE.

8. REPLACE TRAIL AWNINGS WITH ROUNDED LEADING EDGES.

9. REMOVE ALL EXISTING UNDER-AWNING LIGHTS AT WINDOW LOCATIONS.



C4 EXTERIOR ELEVATION - ENTRY
1/4" = 1'-0"



A4 EXTERIOR ELEVATION - PLAY AREA
N.T.S.



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CHICK-FIL-A
LONG BEACH FSU
7881 CARSON BLVD
LONG BEACH, CA 90808

FSR# 01813

BUILDING TYPE / SIZE: SRI 503A
RELEASE: v2_20.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 0000

PRINTED FOR: ENTITLEMENT

DATE: 10/07/2022

DRAWN BY: Author

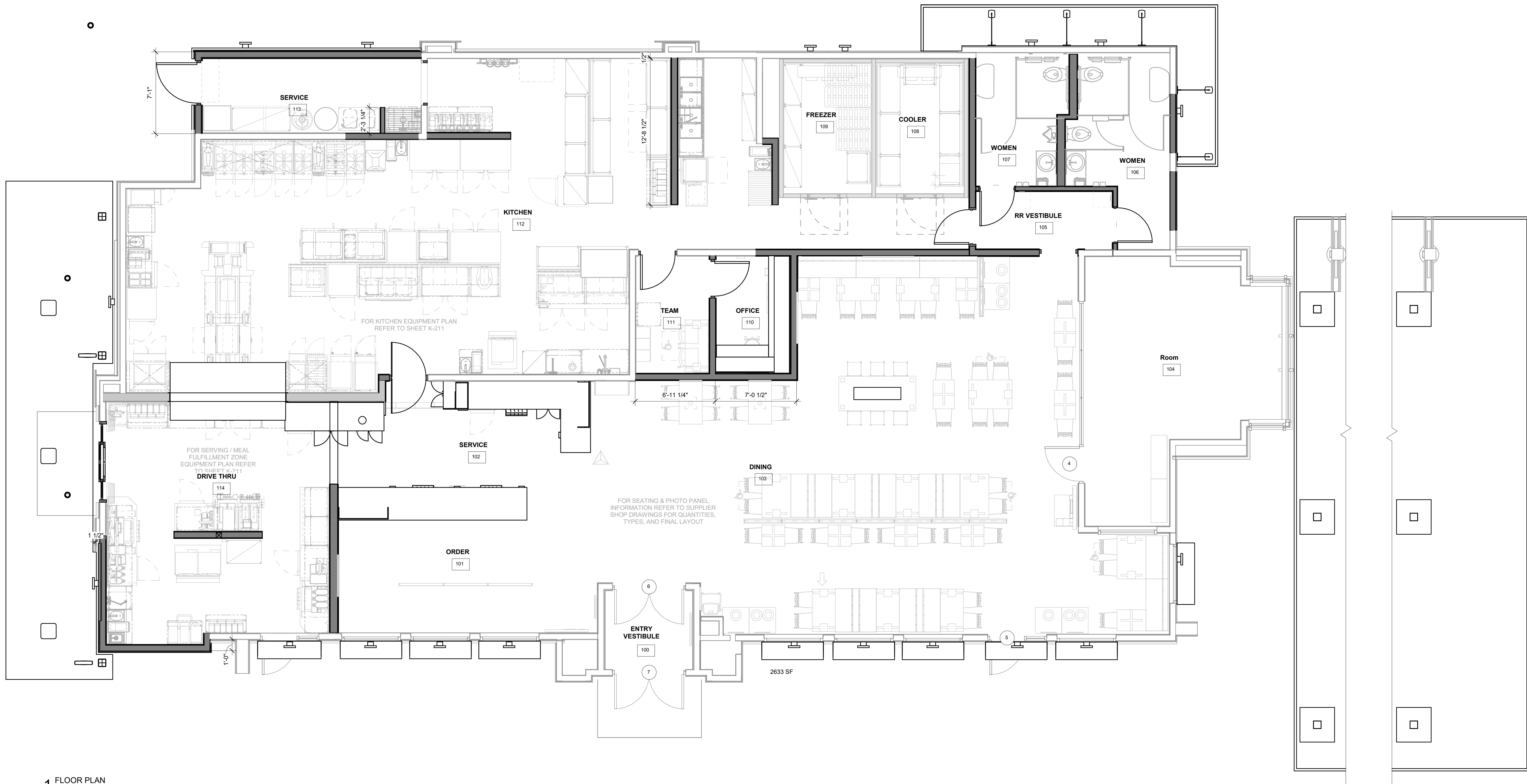
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SHEET: EXTERIOR ELEVATIONS

SHEET NUMBER

A-302

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10-S03A-01813-A-A-201-FLOOR PLAN



1 FLOOR PLAN
1/4" = 1'-0"

BUILDING EXPANSION	B.O.H. SCOPE OF WORK	WALL LEGEND
SERVICE YARD CENTERLINE EXPANSION OPTION DETERMINED BY LOCATION. SITE ADAPT ARCHITECT TO CONFIRM SCOPE OF WORK WITH CFA AND COORDINATE PLANS AND ELEVATIONS WITH CIVIL AND TRIMARK STRATEGIC.	PLAN IN HATCHED AREA MAY NOT ACCURATELY REFLECT ACTUAL CONFIGURATION LAYOUT OF EXISTING SITE. FIELD VERIFY PASS-THRU WINDOW CONFIGURATION: SINGLE LINE OR DUAL LINE KITCHEN. SITE ADAPT ARCHITECT TO FIELD VERIFY EXISTING PASS-THRU AND B.O.H. CONFIGURATION WITH LAYER CAD. ADJUST PLAN AND INTERIOR ELEVATIONS AS REQUIRED TO MATCH FIELD CONDITIONS.	<div></div> NEW 2X8 WOOD STUD FULL HEIGHT WALL <div></div> NEW 2X6 WOOD STUD FULL HEIGHT WALL

SITE ADAPT ARCHITECT NOTES:

- FOR EQUIPMENT, CURBS AND MILLWORK AT SERVING, VERIFY REQUIREMENTS WITH SITE SPECIFIC FURNITURE DRAWINGS.
- FOR LOW WALL LOCATION AT DINING, VERIFY REQUIREMENTS WITH SITE SPECIFIC FURNITURE DRAWINGS.
- ALTERNATE CABINET AT RESTROOM VESTIBULE TO BE PROVIDED ONLY IF EXISTING SUPPLY CLOSET IS NOT PROVIDED. ALTERNATE CLOSET CANNOT ENCROACH ON ANY REQUIRED ACCESSIBLE CLEAR SPACE. THE SITE ADAPT ARCHITECT SHALL VERIFY ACCESSIBILITY WITH LOCAL CODES. VERIFY WITH MILLWORK SHOP DRAWINGS.
- FOR SEATING PACKAGE, REFER TO SITE SPECIFIC FURNITURE DRAWINGS.



Chick-fil-A

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BUILDING TYPE / SIZE: SRI 503A

RELEASE: v2_20.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

CONSULTANT PROJECT # 0000

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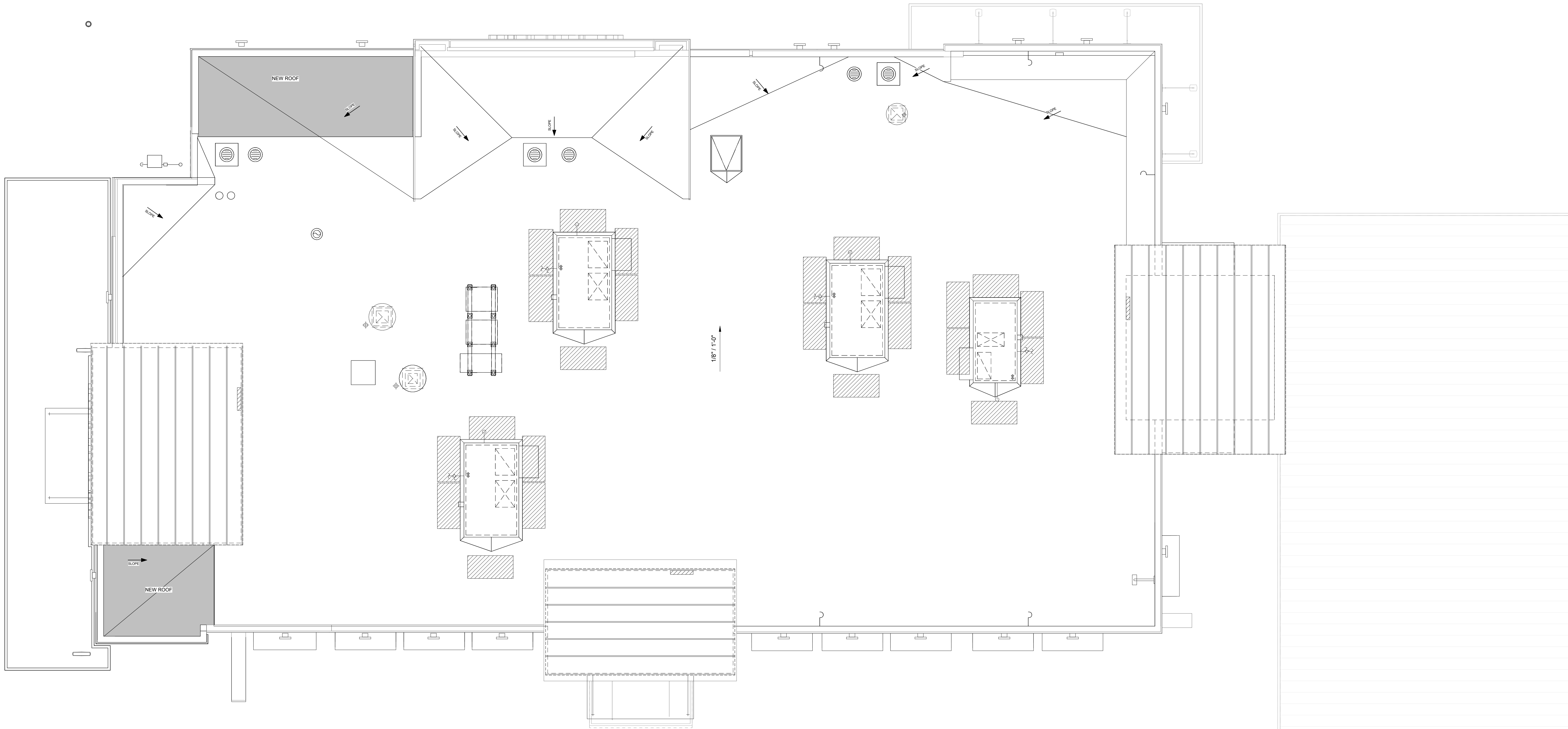
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SHEET NUMBER

A-201

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S03A-01813-A-230-ROOF PLAN

E
D
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A

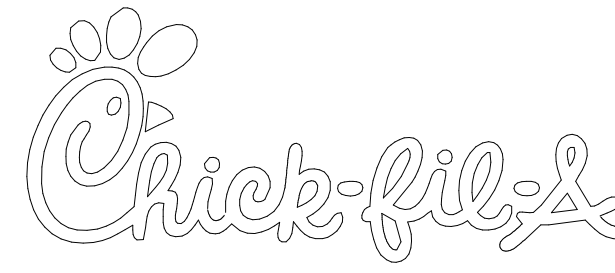


1 ROOF PLAN
N.T.S.

ENTITLEMENT

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SHEET ROOF PLAN		
SHEET NUMBER		

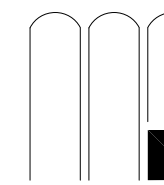
A-230



Chick-fil-A
5200 Buffington Road
Atlanta, Georgia
30349-2998

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LONG BEACH FSU

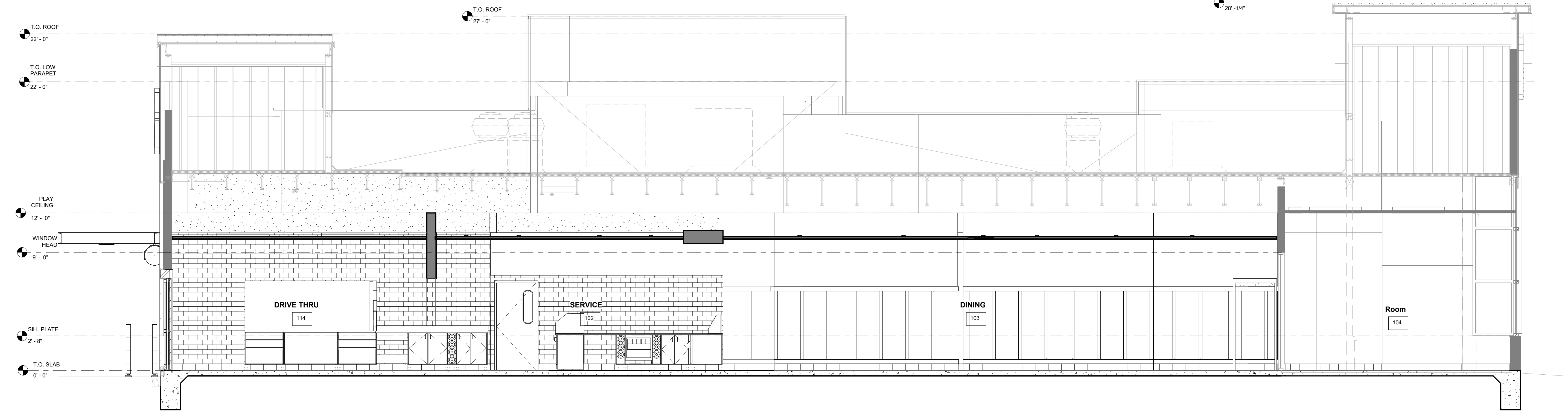
7681 CARSON BLVD
LONG BEACH, CA 90808

FSR# 01813

BUILDING TYPE / SIZE: SRI 503A
RELEASE: v2_20.08

REVISION SCHEDULE
NO. DATE DESCRIPTION

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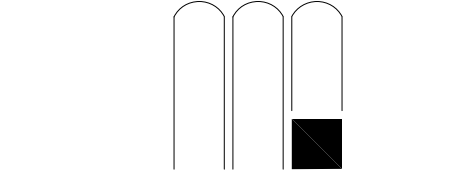
D4 LONGITUDINAL SECTION
N.T.S.



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LONG BEACH FSU
7681 CARSON BLVD
LONG BEACH, CA 90808

FSR# 01813

BUILDING TYPE / SIZE: SRI S03A
RELEASE: v2_20.08

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SHEET BUILDING SECTION

SHEET NUMBER

A-401