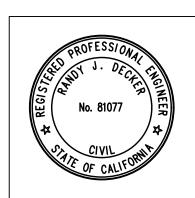
& ASSOCIATES. INC. Civil Engineers and Land Surveyors SUITE 101

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



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FSR# 01813

REVISION SCHEDULE NO. DATE DESCRIPTION

ENGINEER'S PROJECT # CFA04114 PRINTED FOR ENTITLEMENTS

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CONCEPTUAL TITLE SHEET

SHEET NUMBER

CONCEPTUAL GRADING AND UTILITY PLANS

CHICK-FIL-A RESTAURANT NO. 1813 7681 CARSON STREET LONG BEACH, CALIFORNIA

* 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

st <u>LEASE HOLD DESCRIPTION</u>

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 87° 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-

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:

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

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

* 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.

* <u>BENCH MARK</u>

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.

* 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

* <u>SETBACKS</u>

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

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 (DATE) (SOILS ENGINEER) (310) 627-3430 145 W. WALNUT ST. CARSON, CA. 90248 (TELEPHONE)

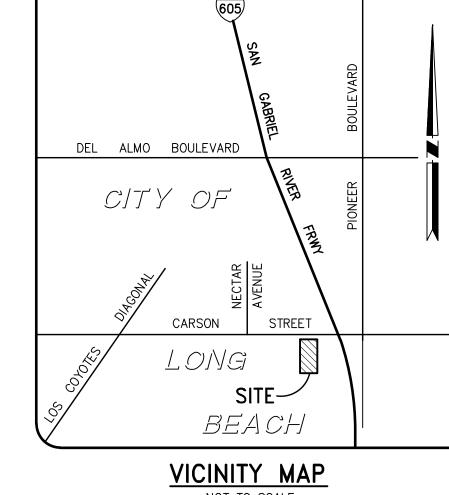
AND ALL ADDENDA SHALL BE COMPLIED WITH AND ARE A PART OF THE GRADING PLANS AND SPECIFICATIONS.

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 DRÁINAGE 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
- 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
- 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
- CONTRACTOR TO VERIFY POINTS OF CONNECTION TO PIPES, INLETS, CURBS, GUTTERS, ETC. AND NOTIFY TRUXAW AND ASSOCIATES OF ANY DISCREPANCIES PRIOR TO
- 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.
- 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.
- 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
- 15. ALL IMPROVEMENTS BEYOND THE LIMITS OF GRADING ARE TO BE PROTECTED IN PLACE UNLESS NOTED OTHERWISE.



NOT TO SCALE

TITLE SHEET #

TITLE SHEET CONCEPTUAL GRADING PLAN CONCEPTUAL CONSTRUCTION NOTES

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) 627-3430PROJECT 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

DEVELOPER

CHICK-FIL-A

DATE

5200 BUFFINGTON ROAD ATLANTA, GEORGIA 30349

ARCHITECT

MAYSE & ASSOCIATES

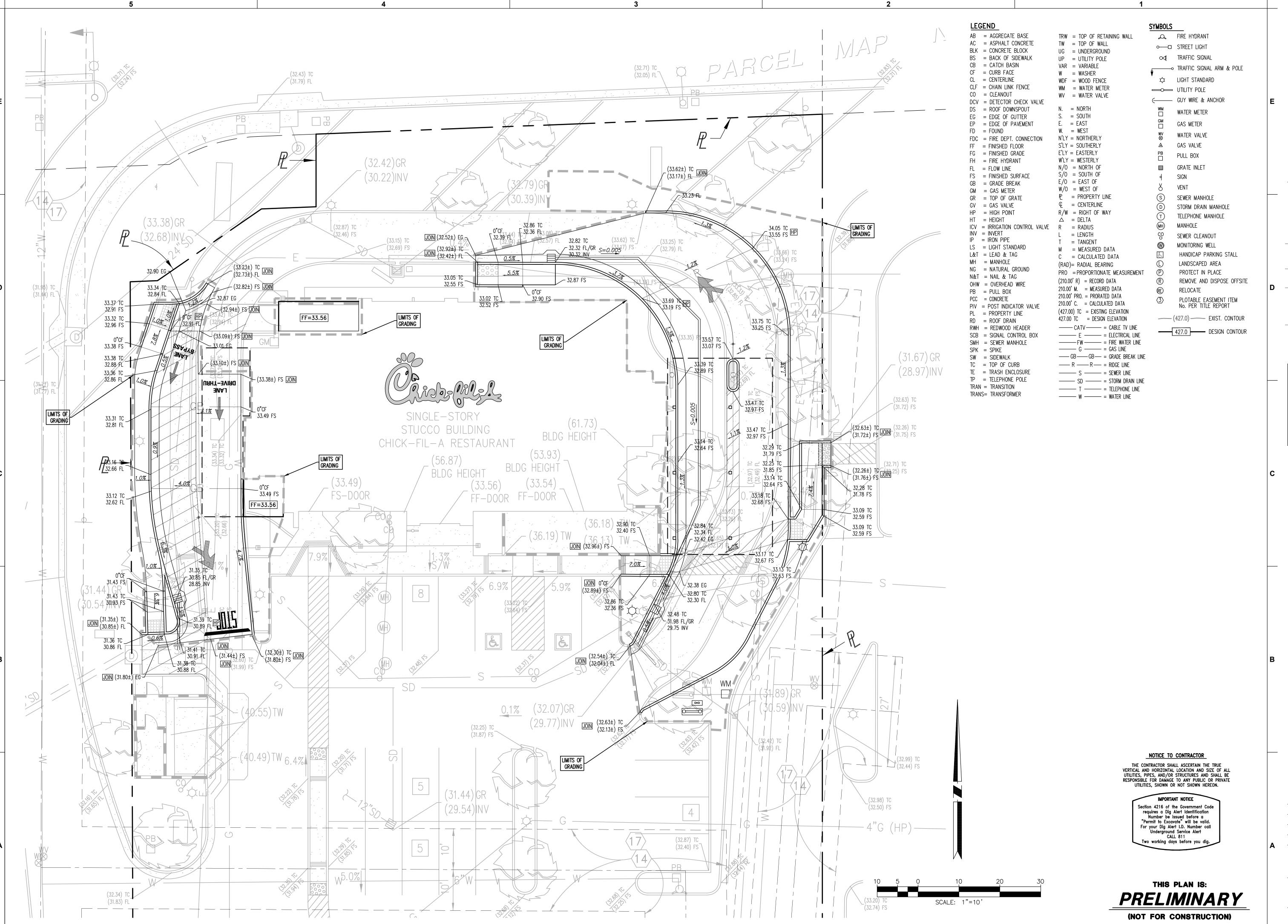
14881 QUORUM DRIVE, #800 DALLAS TX. 75254 (972) 386-.338

THIS PLAN IS:

(NOT FOR CONSTRUCTION)

1 of 4

Two working days before you

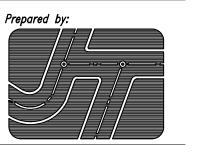


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Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998



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 CENTE
7681 CARSON BOULEVARD
LONG BEACH, CALIFORNIA

FSR# 01813

REVISION SCHEDULENO.DATEDESCRIPTION

ENGINEER'S PROJECT # CFA04114

PRINTED FOR ENTITLEMENTS

DATE 02/17/23

DRAWN BY JD

DATE 02/17/23

DRAWN BY JD

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SHEET CONCEPTUAL GRADING PLAN

SHEET NUMBER

2 of 4

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.

1. Chick-fil-A SITE AREA = 0.446 ACRES (19,418 S.F.)

2.1. EXISTING BUILDING FOOTPRINT:

2.2. ADDITIONAL BUILDING ADDED: 236 SF 2.3. PROPOSED BUILDING FOOTPRINT 4,922SF

3. PARKING DATA:

3.1. REQUIRED PARKING (4/1000 GFA) = 20 STALLS

3.2. EXISTING PARKING = 64 STALLS 3.3. PROPOSED PARKING = 64 STALLS

4. TOTAL DISTURBED AREA = 8,050 S.F.

5.1. EXISTING IMPERVIOUS = 4,217 S.F. 5.2. EXISTING PERVIOUS = 3,833 S.F

5.3. PROPOSED IMPERVIOUS = 6,118 S.F. 5.4. 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.

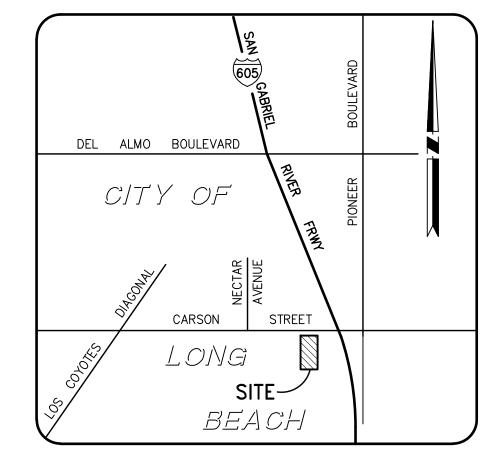
NOTE: SAID DOCUMENT REFERS TO EASEMENTS OVER "COMMON AREA". THE "COMMON AREA" DESCRIBED IN SAID DOCUMENT IS NOT IN AREA OF OR ADJACENT TO THE SUBJECT SITE.

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. 98-730053, 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



VICINITY MAP NOT TO SCALE

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:

AN EASEMENT

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

RECORDED:

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.



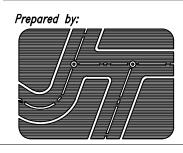
(NOT FOR CONSTRUCTION)

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 Two working days before yo



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



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)

> N M O L C

BOULEVARD CALIFORNIA

FSR# 1813

REVISION SCHEDULE

NO. DATE

0

DESCRIPTION

ENGINEER'S PROJECT # CFA 04114

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PRELIM**I**NARY SITE PLAN

SHEET NUMBER SP-01 1 OF 1

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.

1. Chick-fil-A SITE AREA = 0.446 ACRES (19,418 S.F.)

2.1. EXISTING BUILDING FOOTPRINT: 2.2. ADDITIONAL BUILDING ADDED: 236 SF

2.3. PROPOSED BUILDING FOOTPRINT 4,922SF

3.1. REQUIRED PARKING (4/1000 GFA) = 20 STALLS3.2. EXISTING PARKING = 64 STALLS

3.3. PROPOSED PARKING = 49 STALLS (LOSE 15 STALLS)

4. TOTAL DISTURBED AREA = 8,050 S.f.5.1. EXISTING IMPERVIOUS = 4,217 S.F.

5.2. EXISTING PERVIOUS = 3,833 S.F. 5.3. PROPOSED IMPERVIOUS = 6,118 S.F.

5.4. 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

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.

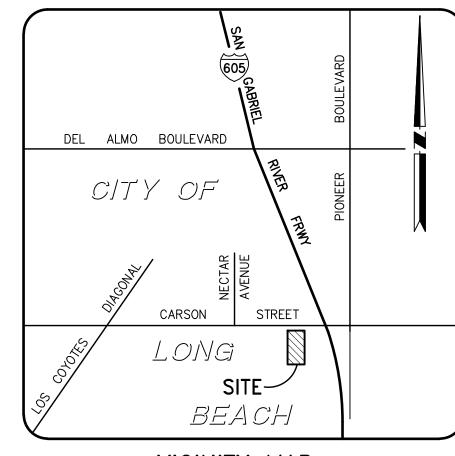
NOTE: SAID DOCUMENT REFERS TO EASEMENTS OVER "COMMON AREA". THE "COMMON AREA" DESCRIBED IN SAID DOCUMENT IS NOT IN AREA OF OR ADJACENT TO THE SUBJECT SITE.

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. 98-730053, 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



VICINITY MAP NOT TO SCALE

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:

AN EASEMENT

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

RECORDED:

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.



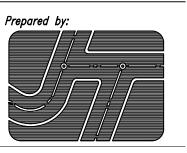
(NOT FOR CONSTRUCTION)

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> N M O L C

BOULEVARD CALIFORNIA

FSR# 1813

REVISION SCHEDULE

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DESCRIPTION

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PRELIM**I**NARY SITE PLAN

SHEET NUMBER SP-01 1 OF 1

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 87° 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:

- 1 ITEM THAT DEALS WITH TAXES.
- 3 ITEM THAT DEALS WITH TAXES.
- 4 ITEM THAT DEALS WITH TAXES.

2 ITEM THAT DEALS WITH TAXES.

- AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED SEPTEMBER 3, 1953 AS BOOK 42614, PAGE 258 OF OFFICIAL RECORDS.
- THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, WITH AMONG MANY ITEMS, RELATING TO ACCESS, INSTALL AND MAINTENANCE TO POWER TRANSMISSION LINES AND APPURTENANCES. WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION PURSUANT TO CIVIL CODE 1471" RECORDED MAY 20, 1997 AS INSTRUMENT NO. 97-751408 OF OFFICIAL RECORDS.

AND ALSO RECORDED JUNE 19, 1997 AS INSTRUMENT NO. 97-917755.

NOTE: SAID EXCEPTION (INSTRUMENT NO. 97-751408 AND 97-917755), "QUITCLAIM DEED AND ENVIRONMENTAL RESTRICTION" AFFECTS SURVEYED LAND, WITH AMONG MANY ITEMS, IF NECESSARY AND WITH THE PROPER NOTICE, MAY ENTER, TEST, DRILL, MAINTAIN REMEDIAL OR CORRECTIVE ACTIONS AND ALL OTHER NOTED THEREIN ACTIVITIES. RELATING AND NOTED IN SAID INSTRUMENT, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED JULY 15, 1997, BY AND BETWEEN THE CITY OF LONG BEACH. A MUNICIPAL CORPORATION AS LESSOR AND VESTAR DEVELOPMENT CO., AN ARIZONA CORPORATION AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JULY 16, 1997 AS INSTRUMENT NO. 1997-1075426 OF OFFICIAL RECORDS.

THE LAND AND OTHER PROPERTY.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED APRIL 01, 1999 AS INSTRUMENT NO. 1999-559969 AND RECORDED JUNE 29, 2000, AS INSTRUMENT NO. 2000-1001866, BOTH OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION (INSTRUMENT NO. 1997-1075426), MEMORANDUM OF LEASE BETWEEN "THE CITY OF LONG BEACH" AND "VESTAR DEVELOPMENT CO.". IF NOT TERMINATED, AFFECTS THE LAND SURVEYED, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

NOTE: SAID EXCEPTION (INSTRUMENT NO. 1999-0559969), TERMINATION OF MEMORANDUM OF OPTION: MODIFICATION EXPANSION OF MEMORANDUM OF LEASE. NOT A SURVEY ITEM. WITH NO PLOTTABLE MATTERS FROM RECORD. REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

NOTE: SAID EXCEPTION (INSTRUMENT NO. 2000-1001866), MEMORANDUM OF FIRST AMENDMENT TO RESTATED GROUND LEASE LONG BEACH TOWN CENTER SITE, NOT A SURVEY ITEM, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED DECEMBER 19, 1997 AS INSTRUMENT NO. 97-1995555 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.

AND ALSO RE-RECORDED FEBRUARY 5, 1998 AS INSTRUMENT NO. 98-195679. NOTE: SAID EXCEPTION (INSTRUMENT NO. 97-1995555 & 98-195679) "MASTER DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR LONG BEACH TOWN CENTER" AFFECTS SURVEYED LAND, WITH AMONG MANY ITEMS, DEFINES COMMON AREAS, RECIPROCAL ACCESS AND USES WHICH ARE BLANKET IN NATURE, WITH NO PLOTTABLE MATTERS FROM RECORD.

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION OF DISPOSITION AND DEVELOPMENT AGREEMENT, GROUND LEASE AND CC&RS FOR THE LONG BEACH TOWNE CENTER AND CONSENT OF LANDLORD" RECORDED JULY 10, 1998 AS INSTRUMENT NO. 98-1165350 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION DOCUMENT, IS NOT A SURVEY ITEM, WHICH AFFECTS AND MODIFIES "LONG BEACH TOWN CENTER" CC&R'S WITH NO PLOTTABLE MATTERS FROM RECORD. REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

10 THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS" RECORDED DECEMBER 19, 1997 AS INSTRUMENT NO. 97-1995559 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MAY 1, 1998 AS INSTRUMENT NO. 98-730053 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 24, 1999 AS INSTRUMENT NO. 99-2184954 OF OFFICIAL RECORDS.

DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED FEBRUARY 15, 2001 AS INSTRUMENT NO. 01-0259045 OF OFFICIAL RECORDS

INSTRUMENT 97-1995559:

NOTE; SAID INSTRUMENT, CONTAINING COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS AFFECTS THE SURVEYED LAND, DECLARING, DEFINING AND RESTRICTING THE DEVELOPMENT OF "OUTPARCELS", WHICH AMONG MANY ITEMS INCLUDED THEREIN, NOTES THE SIZE AND HEIGHT OF BUILDINGS, USE OF COMMON AREAS, RECIPROCAL ACCESS, SIGNAGE, EMPLOYEE PARKING, ETC. WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

INSTRUMENT 98-730053:

SAID INSTRUMENT, IS THE FIRST AMENDMENT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS, AFFECTS THE SURVEYED LAND, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

INSTRUMENT 99-2184954:

SAID INSTRUMENT. IS THE SECOND AMENDMENT TO THE COVENANTS. CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS AFFECTS THE SURVEYED LAND, AND CHANGES SPECIFIC VERBIAGE TO PREVIOUS AMENDMENTS AND ORIGINAL DOCUMENT (INSTRUMENT 97-1995559) RELATING TO AMONG MANY ITEMS. INCLUDES, USE OF COMMON AREAS, RECIPROCAL ACCESS, SIGNAGE, EMPLOYEE PARKING, ETC. WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

INSTRUMENT 2001-0259045:

SAID INSTRUMENT, IS THE THIRD AMENDMENT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND RECIPROCAL EASEMENTS AFFECTS THE SURVEYED LAND, AND CHANGES SPECIFIC VERBIAGE TO PREVIOUS AMENDMENTS AND ORIGINAL DOCUMENT (INSTRUMENT 97-1995559) WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

11 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 17, 1998 AS INSTRUMENT NO. 98-1450873 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, IS A TEMPORARY EASEMENT, BLANKET IN NATURE, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

12 AN EASEMENT FOR UNDERGROUND ELECTRICAL SUPPLY SYSTEMS AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AUGUST 17, 1998 AS INSTRUMENT NO. 98-1450874 OF OFFICIAL

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, IS A TEMPORARY EASEMENT, BLANKET IN NATURE, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

13 AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JANUARY 22, 1999 AS INSTRUMENT NO. 1999-97334 OF OFFICIAL RECORDS.

THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, GRANTING A NON-EXCLUSIVE EASEMENT 6 FEET IN WIDTH, LOCATED ALONG & AT GRANTEES EQUIPMENT, FACILITIES AND APPURTENANCES, AND ALSO IT IS AGREED THAT ALL TELEPHONE PLANT FACILITIES SHALL BE IN THE CENTER OF AN AREA EXTENDING 3 FEET ON EACH SIDE OF THE CENTERLINE OF SAID FACILITY, WITH NO PLOTTABLE MATTERS FROM RECORD AND NO ONSITE RECORD FACILITY LOCATIONS PLOTTED HEREON. REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

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

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

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ASSIGNMENT AND ASSUMPTION AGREEMENT" RECORDED JUNE 29, 2000 AS INSTRUMENT NO. 2000-1001870 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, IS NOT A SURVEY ITEM, WITH NO PLOTTABLE MATTERS, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "ENVIRONMENTAL INDEMNITY AGREEMENT" RECORDED SEPTEMBER 7, 2001 AS INSTRUMENT NO. 2001-1686120 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, IS NOT A SURVEY ITEM, WITH NO PLOTTABLE MATTERS, REFER TO SAID INSTRUMENT FOR FULL **PARTICULARS**

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

- 18 SURVEY PREPARED BY JOSEPH C. TRUXAW & ASSOCIATES, INC, DATED OCTOBER 8 & 14, 2004, AND REVISED MAY 5, 2005, UNDER JOB NO. 04-121, SHOWS THE FOLLOWING:
 - A. THE FACT THAT ELECTRICAL VAULT AND TRANSFORMER PAD ALONG THE WESTERLY PORTION OF SAID LAND ARE LOCATED PARTLY ON SAID LAND AND PARTLY ON ADJOINING LAND, AS SHOWN ON SAID SURVEY.
 - B. ANY EASEMENT OR LESSER RIGHT BY REASON OF THE FACT THAT ELECTRICAL MANHOLE. ELECTRICAL LINES AND GAS LINES ARE LOCATED ON SAID LAND.

NOTE: SAID EXCEPTION DOCUMENT IS NOT A PUBLIC RECORD, AN "ALTA SURVEY" AND NOT PROVIDED BY SAID PRELIMINARY TITLE REPORT, FOR CONSIDERATION OR REVIEW.

19 TERMS AND PROVISIONS OF AN UNRECORDED LEASE DATED MARCH 10, 2016, BY AND BETWEEN CREA/PPC LONG BEACH TOWNE CENTER PO. L.L.C., A DELAWARE LIMITED LIABILITY COMPANY AS LESSOR AND CREA/PPC LONG BEACH TOWNE CENTER PO. L.L.C AS LESSEE, AS DISCLOSED BY A MEMORANDUM OF LEASE RECORDED JUNE 13, 2016 AS INSTRUMENT NO. 2016-0678855 OF OFFICIAL RECORDS.

DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS AFFECTING THE LEASEHOLD ESTATE, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS ARE NOT SHOWN HEREIN.

NOTE: SAID EXCEPTION, A MEMORANDUM OF LEASE, AFFECTING SURVEYED LAND, WITH NO PLOTTABLE MATTERS FROM RECORD, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

20 A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS OF \$84,000,000.00 RECORDED MAY 07, 2018 AS INSTRUMENT NO. 2018-0444662 OF OFFICIAL RECORDS.

MAY 03, 2018 CREA/PPC LONG BEACH TOWNE CENTER PO, LLC., A DELAWARE

LIMITED LIABILITY COMPANY STEWART TITLE GUARANTY COMPANY

BENEFICIARY: MUFG UNION BANK, N.A., A NATIONAL BANKING ASSOCIATION

(AFFECTS LEASEHOLD AND OTHER PROPERTY) A DOCUMENT ENTITLED "ASSIGNMENT OF LEASES" RECORDED MAY 07, 2018

AS INSTRUMENT NO. 2018-0444663 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST.

NOTE: SAID EXCEPTION, A DEED OF TRUST AND ASSIGNMENT OF LEASES AND RENTS, AFFECTING SURVEYED LAND, WITH NO PLOTTABLE MATTERS FROM RECORD. REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

21 A FINANCING STATEMENT RECORDED MAY 07, 2018 AS INSTRUMENT NO. 2018-

CREA/PPC LONG BEACH TOWNE CENTER PO, LLC SECURED PARTY: MUFG UNION BANK, N.A., AS AGENT FOR LENDERS

(AFFECTS LEASEHOLD AND OTHER PROPERTY) NOTE: SAID EXCEPTION, AFFECTS SURVEYED LAND, IS NOT A SURVEY ITEM. WITH NO PLOTTABLE MATTERS, REFER TO SAID INSTRUMENT FOR FULL PARTICULARS

22 LIEN FOR DELINQUENT CERTIFIED UNIFIED PROGRAM CONSOLIDATED INVOICE FEES IN FAVOR OF THE COUNTY OF LOS ANGELES FIRE DEPARTMENT CHICK-FIL-A, INC AND CHICK-FIL-A IMPERIAL & LAKEWOOD AMOUNT: \$459.00, AND ANY OTHER AMOUNTS DUE THEREUNDER RECORDED: DECEMBER 22, 2021 AS INSTRUMENT NO. 2021-1897696 OF OFFICIAL RECORDS.

NOTE: SAID EXCEPTION, A CERTIFICATE OF LIEN, AFFECTS SURVEYED LAND, NOT A SURVEY ITEM. WITH NO PLOTTABLE MATTERS FROM RECORD. REFER TO SAID INSTRUMENT FOR FULL PARTICULARS.

- 23 ANY FAILURE TO COMPLY WITH THE TERMS, PROVISIONS AND CONDITIONS OF THE LEASE REFERRED TO HEREIN.
- 24 THE COMPANY MUST BE PROVIDED AN ACCEPTABLE, EXECUTED AND ACKNOWLEDGED ESTOPPEL CERTIFICATE FROM THE LESSOR IN THE LEASE SET FORTH IN SCHEDULE A CERTIFYING THAT SAID LEASE IS IN FULL FORCE AND EFFECT, THE TENANT IS NOT IN DEFAULT OF ANY MATERIAL TERMS OR PROVISIONS THEREOF AND THE TRANSACTION CONTEMPLATED HEREIN IS NOT A VIOLATION OF ANY OF THE PROVISIONS CONTAINED THEREIN. ADDITIONAL REQUIREMENTS MAY BE NECESSARY UPON A REVIEW OF THE FULL UNRECORDED LEASE AND ALL AMENDMENTS THERETO.
- 25 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 26 RIGHTS OF PARTIES IN POSSESSION.

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

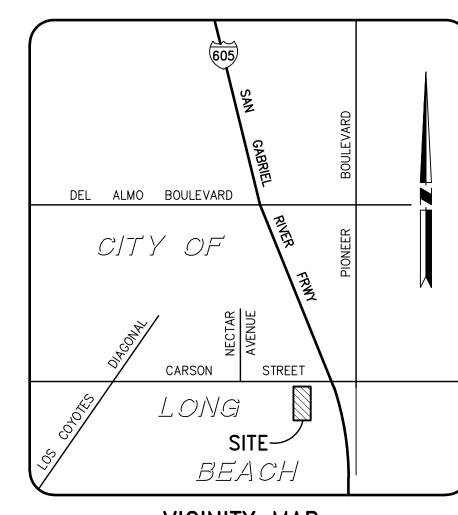
BRASS DISC IN LEAD STAMPED L.A.C. ROAD DEPT B.M. NEAR CL BRIDGE ON TOP /E ABUTMENT......(PREV LISTED AS BM 1137A)

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.

2

NFIP COMMUNITY NUMBER: 060136 1980F; EFFECTIVE DATE: 09/26/2008 INFORMATION OBTAINED FROM CERTIFIED FLOOD SYSTEMS, INC. ON 08/06/22



VICINITY MAP NOT TO SCALE

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.

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

SITE PLANNING DATA

PARKING COUNT

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

<u>SETBACKS</u>

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'

SURVEYOR'S NOTES

- 1. IT IS NOT WITHIN THE PURVIEW OF THIS SURVEYOR TO MAKE DETERMINATIONS OF OWNERSHIP. AS TO "ENCROACHMENTS" SPECIFICALLY, NO INFERENCE TO SUCH DETERMINATION IS INTENDED OR IMPLIED.
- 2. LOCATIONS OF UNDERGROUND UTILITIES / STRUCTURES MAY VARY FROM LOCATIONS SHOWN HEREON. ADDITIONAL BURIED UTILITIES / STRUCTURES MAY EXIST. NO EXCAVATIONS WERE MADE DURING THE PROGRESS OF THIS SURVEY TO LOCATE BURIED UTILITIES / STRUCTURES. THE LOCATIONS OF UNDERGROUND FEATURES SHOWN HEREON ARE PLOTTED FROM AVAILABLE RECORD INFORMATION AND VISIBLE SURFACE INDICATIONS. BEFORE ANY EXCAVATIONS ARE PERFORMED, UTILITY PURVEYORS SHOULD BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FIELD LOCATIONS.
- 3. VEHICULAR ACCESS TO THE "SUBJECT SITE" IS EXISTING FROM A DRIVE
- ENTRANCES ALONG CARSON STREET AND ACROSS ADJACENT PARCELS. 4. ALL MATTERS SHOWN ON RECORDED PLATS LISTED IN RECORD DATA HEREON THAT ARE PERTINENT TO THE SURVEY OF THE SUBJECT SITE ARE SHOWN ON THIS ALTA SURVEY HEREON.
- 5. AT THE TIME OF SURVEY NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR ADDITIONS WERE OBSERVED ON THE SUBJECT SITE.
- 6. NO RECENT CHANGES IN STREET RIGHTS-OF-WAY OR STREET CONSTRUCTION OR REPAIRS WERE OBSERVED AT THE TIME OF SURVEY.
- DUMP, SUMP OR SANITARY LANDFILL AT THE TIME OF THE SURVEY. 8. LAND SURVEYED IS A LEASEHOLD PER MEMORANDUM OF GROUND SUBLEASE RECORDED OCTOBER 25, 2005 AS INSTRUMENT NO. 2005-2561117, O.R.

7. THERE WAS NO EVIDENCE OF THE PROPERTY BEING USED AS A SOLID WASTE

SURVEY CERTIFICATION

TO: CHICK-FIL-A, INC. AND FIRST AMERICAN TITLE INSURANCE COMPANY,

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(a), 7(a)(b1)(c), 8, 9, 11(b), 13, 16 & 17 OF "TABLE A" THEREOF

08/09/2022

THIS CERTIFICATION IS SUBMITTED PURSUANT TO SECTION 8770.6 OF THE PROFESSIONAL LAND SURVEYORS ACT, BUSINESS AND PROFESSIONS CODE STATE OF CALIFORNIA.

THE FIELD WORK WAS COMPLETED ON MARCH 05, 2020 & JULY 25, 2022.

JESUS H. GUZMAN REGISTERED LAND SURVEYOR NO. 8648 DRAWN BY

₹/JESUS H. GUZMAN\⊊

SHFFT

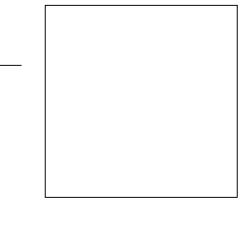
SURVEY

5200 Buffington Road



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)



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TOWNI LEVARD 90808 C \mathbf{m} 0

FSU# 01813 **REVISION SCHEDULE**

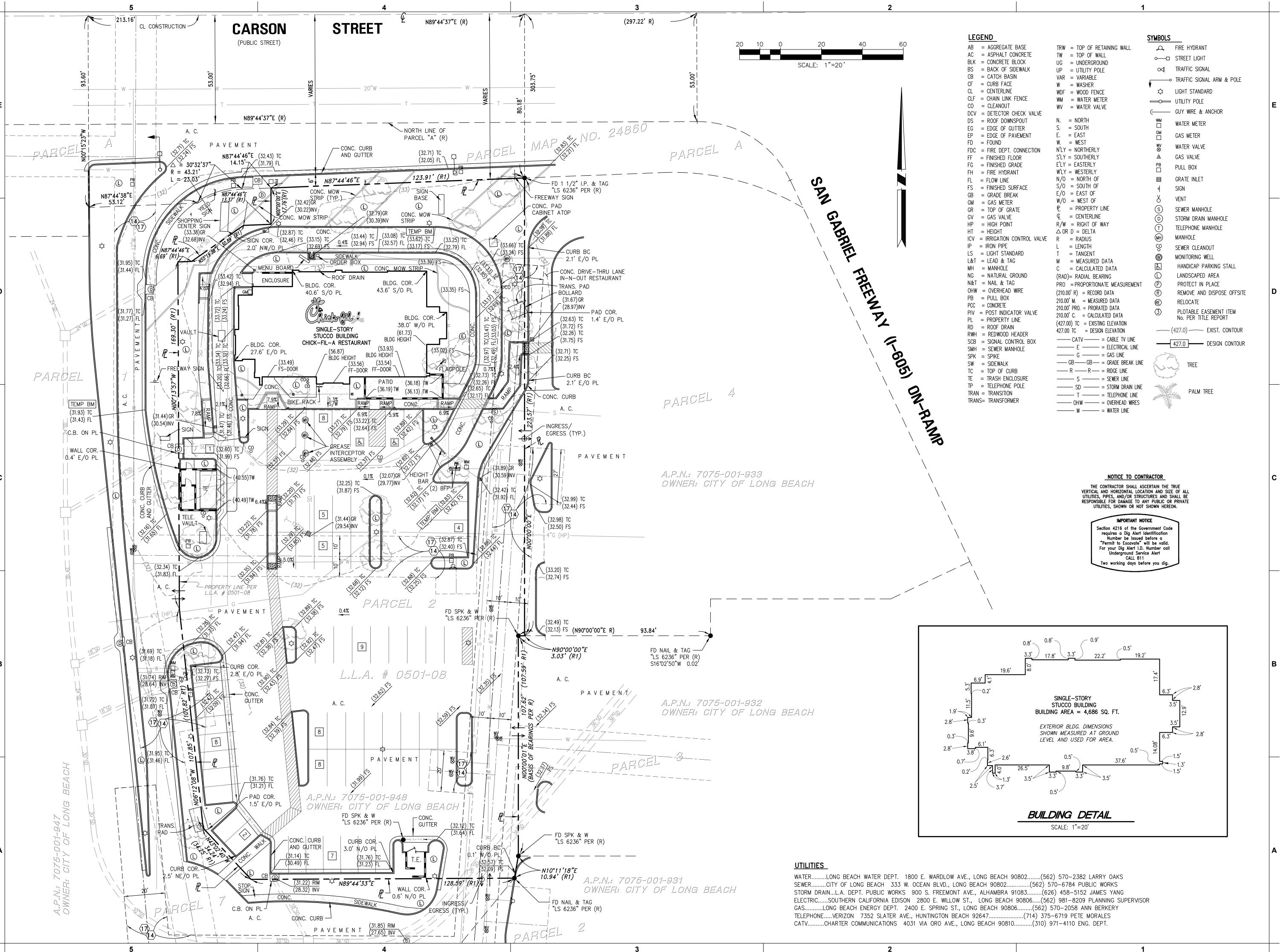
DESCRIPTION

NO. DATE

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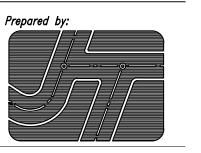
SHEET NUMBER





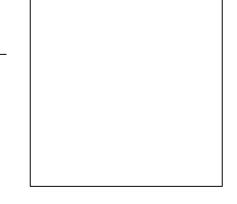


Chick-fil-A 5200 Buffington Road Atlanta, Georgia 30349-2998



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)



NTER

LONG BEACH TOWNE CENTER 7681 CARSON BOULEVARD

FSU# 01813

REVISION SCHEDULE

NO. DATE DESCRIPTION

GINEER'S PROJECT#	CFA04114
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SHEET
ALTA/NSPS LAND TITLE
SURVEY

SHEET NUMBER

;—100.2

	BOTANICAL NAME	COMMON NAME	SIZE	QTY.	REMARKS	WUCOLS	
MBOL	TREES					<u>#3</u>	LANDS
(\circ)	EXISTING TREE TO REMAIN			4			SHRUB - LOW IRRIGATION - F
(x)	EXISTING TREE TO BE REMOV	'ED		13			SHRUB - MODE IRRIGATION - F

OLEA E. 'SWANN HILL' FRUITLESS OLIVE 36" BOX 4 MULTI ERCIS CANADENSIS EASTERN REDBUD 4 STANDARD LAGERSTROEMIA I. 'MUSKOGEE' CRAPE MYRTLE 2 MULTI AFRICAN SUMAC PHUS LANCEA 36" BOX 3 MULTI

<u>SHRUBS</u>

*	AGAVE 'BLUE FLAME'	FOXTAIL AGAVE	5 GAL.	19	AS SHOWN
*	FURCRAEA F. 'MEDIOPICTA'	OCTOPUS AGAVE	5 GAL	12	AS SHOWN
\odot	DIANELLA R. 'LITTLE REV'	DWARF FLAX LILY	5 GAL	42	2'-6" O.C.
\bigcirc	DIANELLA T. 'VARIEGATA'	VARIEGATED FLAX LILY	5 GAL.	62	2'-6" O.C.
\bigoplus	MYRTUS C. 'COMPACTA'	CLASSIC MYRTLE	5 GAL.	64	3'-O" O.C.
\bigcirc	DIETES IRIDIODES	FORTNIGHT LILY	5 GAL.	79	3'-O" O.C.
\bigcirc	PITTOSPORUM T. 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL	29	3'-6" O.C.
	PENNISETUM A, 'HAMELN'	HAMELN'S FOUNTAIN GRASS	5 GAL	75	3'-O" O.C.
\odot	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	85	3'-O" O.C.
	SALVIA CHAMAEDROIDES	GERMANDER SAGE	5 GAL	76	3'-O" O.C.
	<u>GROUNDCOVERS</u>				

BLUE CHALKSTICKS I GAL. 341 S.F. 1'-6" O.C.

EXIS	STING 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 II"CAL.	REMAIN
4	RHUS LANCEA	AFRICAN SUMAC	25'H II"CAL.	REMOVE
5	EUCALYPTUS SPP,	GUM TREE	70'H 12"CAL,	REMOVE
6	RHUS LANCEA	AFRICAN SUMAC	25'H II"CAL.	REMOVE
7	EUCALYPTUS SPP.	GUM TREE	80'H 28"CAL	. REMOVE
8	RHUS LANCEA	AFRICAN SUMAC	25"H II"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 II"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

SENECIO SERPENS

- I. 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.
- 2. ALL PLANT MATERIAL SHALL BE IN ACCORDANCE WITH THE LATEST EDITION OF "AMERICAN NURSERY AND LANDSCAPE ASSOCIATION" STANDARDS. WWW.ANLA.ORG
- 3. LANDSCAPE ARCHITECT SHALL APPROVE PLANT MATERIAL PLACEMENT BY CONTRACTOR PRIOR TO INSTALLATION.
- 4. CONTRACTOR TO INCLUDE IN HIS BID THE REPAIR OF ANY AND ALL DAMAGE RESULTING FROM INSTALLATION OF PLANTING ITEMS. CONNECT TO EXISTING CONDITIONS.

- 5. ALL TREES WITHIN 5' OF ANY HARDSCAPE SURFACE TO HAVE A ROOT BARRIER TO REDIRECT ROOT GROWTH PER MANUFACTURER'S SPECIFICATIONS.
- 6. FINISH GRADE TO BE 2" BELOW TOP OF CURB OR SIDEWALK FOR PLANTING AREAS.
- 7. FERTILIZER FOR ALL PLANTING AREAS SHALL BE AS SPECIFIED WITHIN THE SOILS REPORT.
- 8. ALL PLANTING AND IRRIGATION ON THIS PROJECT TO MEET OR EXCEED CITY LANDSCAPE GUIDELINES, STANDARDS AND AGENCY REQUIREMENTS.
- 9. ALL PLANTER AREAS SHALL BE TOP DRESSED WITH 3" MINIMUM MULCH COVER.
- IO. 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.
- II. 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.



W WATER USE = 4,018 S.F. - HIGH EFFICIENCY DRIP TUBING

DERATE WATER USE = 1,052 S.F. HIGH EFFICIENCY DRIP TUBING TOTAL LANDSCAPED AREA = 5,070 S.F.





5200 Buffington Road Atlanta, Georgia 30349-2998

Prepared by:





CEN TOWNE STREET, CALIFORNIA ACH 7681 CARSON S LONG BEACH, (BE **LONG**

FSR# 1813

REVISION SCHEDULE NO. DATE DESCRIPTION

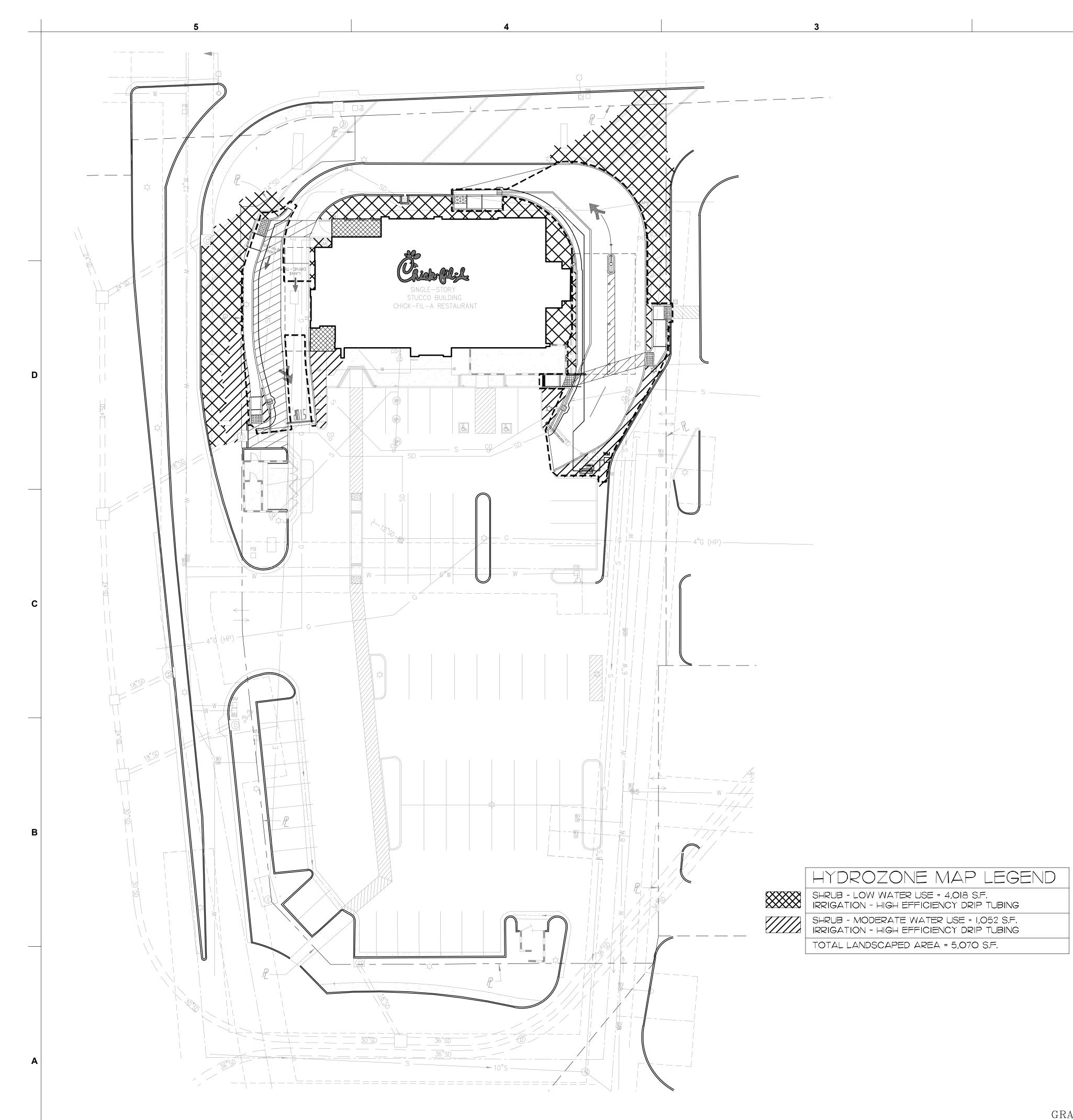
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PRELIM. PLANTING **PLAN**

SHEET NUMBER

L-I.O



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) + $((1 - ETAF) \times SLA)$]

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) = 5,070Special Landscape Area (SLA) = 0square 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

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) = $\frac{5,070}{}$

> Special Landscape Area (SLA) = _ __Sq. Feet

> > ETWU Total 60,360

Hydrozone ¹	Plant Factor (PF)	Irrigation Method ²	Irrigation Efficiency (IE) ³	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF x Area	ETWU
Regular Lan	dscape Are	eas		,		1	
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
				±		2	
				AS		4	
					*		
		38					
Special Land	decana Ara	20					
opeciai Laii	ascape Are	a3		1			
				1		5	
				1			

low water use planting

² Irrigation Method

medium water use planting

WATER CONSERVATION STATEMENT

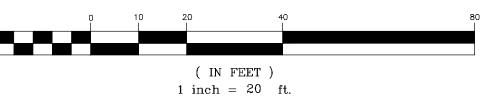
I. ALL PLANT MATERIALS SELECTED FOR THIS SITE WERE APPROPRIATE FOR THE GEOGRAPHICAL LOCATION AND LOCAL CLIMATE, THEIR ADAPTABILITY TO DROUGHT, DATA FROM WUCOLS III HAS BEEN USED FOR DETERMINING SPECIES PLANT FACTORS FOR THE WATER USE CALCULATIONS.

³ Irrigation Efficiency 0.75 for spray head

0.81 for drip

- 2. PLANTS WITH SIMILAR WATER USE REQUIREMENTS WERE GROUPED TOGETHER.
- 3. SHRUB AREAS ARE PLANTED WITH LOW WATER USE PLANTS.
- 4. 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 MWELO CALC. SHEETS.
- 5. 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.
- 6. SPECIAL LANDSCAPE AREAS (CRUSHED ROCK) ARE UTILIZED TO REDUCE WATER USE AREAS.

GRAPHIC SCALE









Atlanta, Ğeorgia 30349-2998

5200 Buffington Road

Prepared by:





TOWNE **LONG**

FSR# 1813

REVISION SCHEDULE DESCRIPTION NO. DATE

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PRELIM. WATER **CONSERV. PLAN** SHEET NUMBER

L-I.I

(IN FEET)

1 inch = 20 ft.

SYMBOL	MFG.	DESCRIPTION	PSI	GPM	RAD	PATTERN
8	RAIN BIRD	RWS-B-C-1402 ROOT WATER SERIES (2) PER TREE-CONNE		O.50 EXISTING	 S BUBBLE	FLOOD ER VALVES
•	RAIN BIRD	XCZ-100-PRB-COM CONTRO PESB VALVE AND I" PRESSU				
	RAIN BIRD	33-DLRC QUICK COUPLER V CONNECTION TO MAIN.	ALVE AND	KEY. 3/4"	VALVE V	VITH I" PVC
H	NIBCO	T-580-A LINE SIZED BALL V	ALVE.			
X	EZ FLOW	HC-IO FERTIGATION SYSTEM EXISTING IF FEASIBLE - INS LOCATION IN-FIELD)				
F	RAIN BIRD	FSIOOP FLOW SENSOR - 1" S SPECIFICATIONS, PROVIDE S CONTROLLER UTILIZE EXIS NECESSARY - (VERIFY LOCA	SEPARATE STING IF FE	CONDUIT ASIBLE -	FROM S	ENSOR TO
MV	GRISWOLD	#2230 PRESSURE REGULATI UTILIZE EXISTING IF FEASIB (VERIFY LOCATION IN-FIELD	LE - INSTAI			
	FEBCO	EXISTING BACKFLOW PREVE	ENTER (VER	RIFY LOCA	-VI NOITA	FIELD)
S	WILKINS	BASKET STRAINER LINE SIZE IF FEASIBLE - INSTALL NEW			LIZE EXIS	STING
M	BY OTHERS	EXISTING DOMESTIC WATER	METER (VE	ERIFY LOC	CATION I	N-FIELD)
À	EXISTING	EXISTING AUTOMATIC IRRIGIN-FIELD) - INSTALL ADDITIO				
NO SYMBOL	RAIN BIRD	FLUSH VALVE, INSTALL 1/2" E PVC RUN	BALL VALVE	E AT THE	END OF	EACH SCH.
NO SYMBOL	RAIN BIRD	AIR/VACUUM RELIEF VALVE	. INSTALL A	T HIGH P	OINT OF	SYSTEM
	– RAIN BIRD	XFS-06-12 SUB-SURFACE DR 12" O.C.), LATERALS SPACED				
	- RAIN BIRD	XQF SERIES DRIPLINE HEAD	ER - BARBS	S AT 18" C	D.C.	
	- AS APPROVED	PRESSURE MAINLINE PVC SI 24" BELOW GRADE - TIE INT				
	- AS APPROVED	NON-PRESSURE LATERAL SO INDICATED ON PLANS.	CHEDULE 4	O, BURY N	MIN, 18".	SIZE AS
·	- AS APPROVED	PIPE SLEEVING PVC SCH 40 PAVING (2 X DIAMETER OF I			YOND EI	OGE OF
	- AS APPROVED	WIRE SLEEVING PVC SCH 40	O, EXTEND	MIN. 12" BE	EYOND E	DGE OF

PAVING, BURY MINIMUM 12" BELOW GRADE.

✓ VALVE SEQUENCE NUMBER

___ FLOW IN GPM

> HYDROZONE

> VALVE SIZE

IRRIGATION NOTES

- I. 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.
- 2. ALL LATERAL LINE PIPING UNDER PAVING SHALL BE PVC SCH. 40 PIPE AND SHALL BE INSTALLED PRIOR TO PAVING.
- 3. 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.
- 4. FINAL LOCATION OF THE AUTOMATIC CONTROLLER SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
- 5. 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.
- 6. THE IRRIGATION CONTRACTOR SHALL FLUSH AND ADJUST ALL SPRINKLER HEADS AND VALVES FOR OPTIMUM COVERAGE WITH MINIMAL OVERSPRAY ONTO WALKS, STREETS, WALLS, ETC.
- 7. 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.
- 8. 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.
- 9. 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.
- 10. ALL IRRIGATION EQUIPMENT NOT OTHERWISE DETAILED OR SPECIFIED SHALL BE INSTALLED AS PER MANUFACTURER'S RECOMMENDATIONS AND SPECIFICATIONS.
- II. 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 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 I" 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 IO.I GPM

EXISTING STATIC WATER PRESSURE 70.00 12.8 RESIDUAL WATER PRESSURE

IRRIGATION WATERING SCHEDULE

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

					11						
50 Gal/ Ho	our			37 16		ii.					
Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec
5	5	5	5	5	5	5	5	5	5	5	5
2	2	3	4	4	5	5	5	4	3	2	2
10	10	15	20	20	25	25	25	20	15	10	10
	Jan 5 2	5 5 2 2	Jan Feb Mar 5 5 5 2 2 3	Jan Feb Mar Apr 5 5 5 5 2 2 3 4	Jan Feb Mar Apr May 5 5 5 5 5 2 2 3 4 4	Jan Feb Mar Apr May Jun 5 5 5 5 5 2 2 3 4 4 5	Jan Feb Mar Apr May Jun Jul 5 5 5 5 5 5 2 2 3 4 4 5 5	Jan Feb Mar Apr May Jun Jul Aug 5 5 5 5 5 5 5 2 2 3 4 4 5 5 5	Jan Feb Mar Apr May Jun Jul Aug Sep 5 5 5 5 5 5 5 5 2 2 3 4 4 5 5 5 4	Jan Feb Mar Apr May Jun Jul Aug Sep Oct 5 5 5 5 5 5 5 5 2 2 3 4 4 5 5 5 4 3	Jan Feb Mar Apr May Jun Jul Aug Sep Oct Nov 5 4 3 2

*Start times per week may not equal days per week. Multiple start times per day may be needed to avoid runoff.





5200 Buffington Road Atlanta, Georgia 30349-2998

Prepared by:





N N N D L 2

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SHEET NUMBER

PRELIM. IRRIGATION **PLAN**

L-2.0



EXTERIOR ELEVATION

1" = 10'-0"



EXTERIOR ELEVATIONS



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



<u>ST-1</u> STOREFRONT COLOR: DARK BRONZE

SPLITFACE CMU (EXISTING)

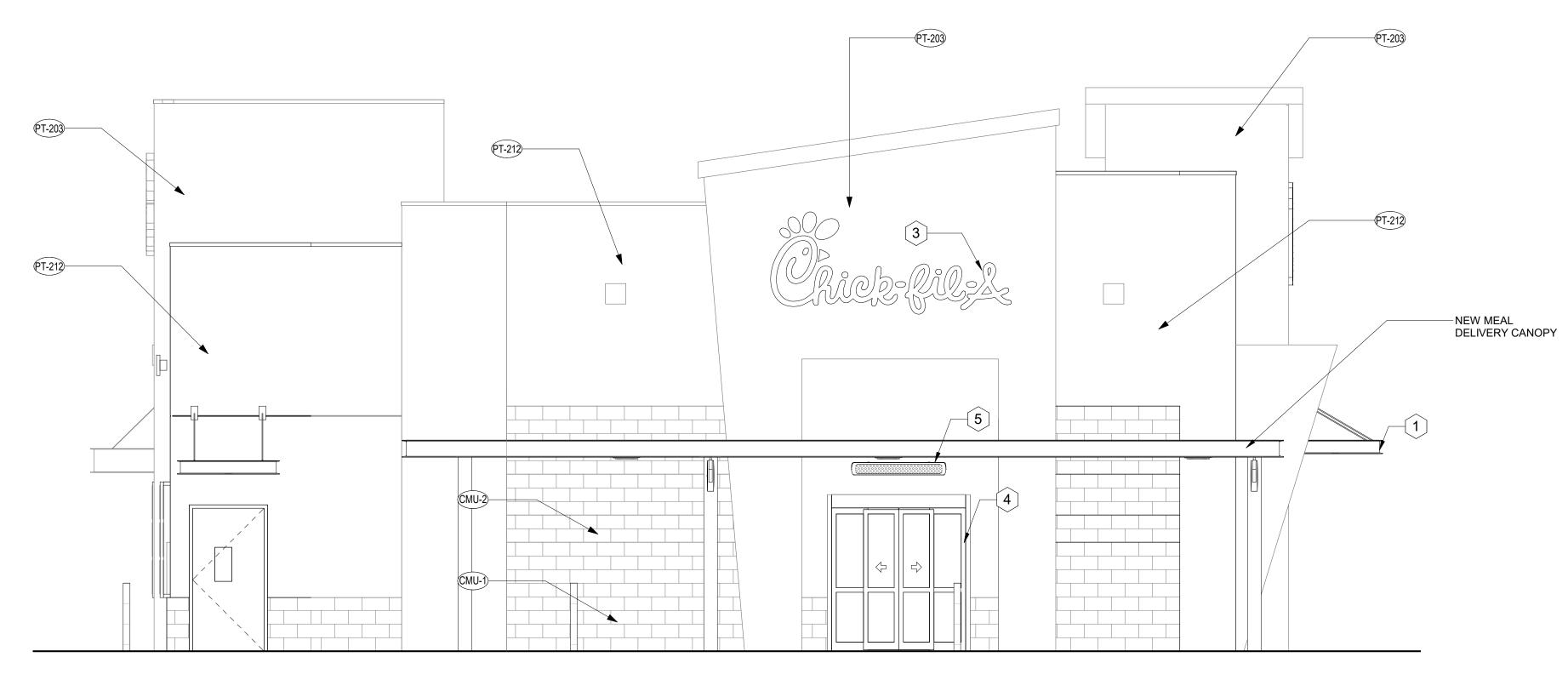


ORCO BLOCK SPLIT FACE **RED-BROWN**



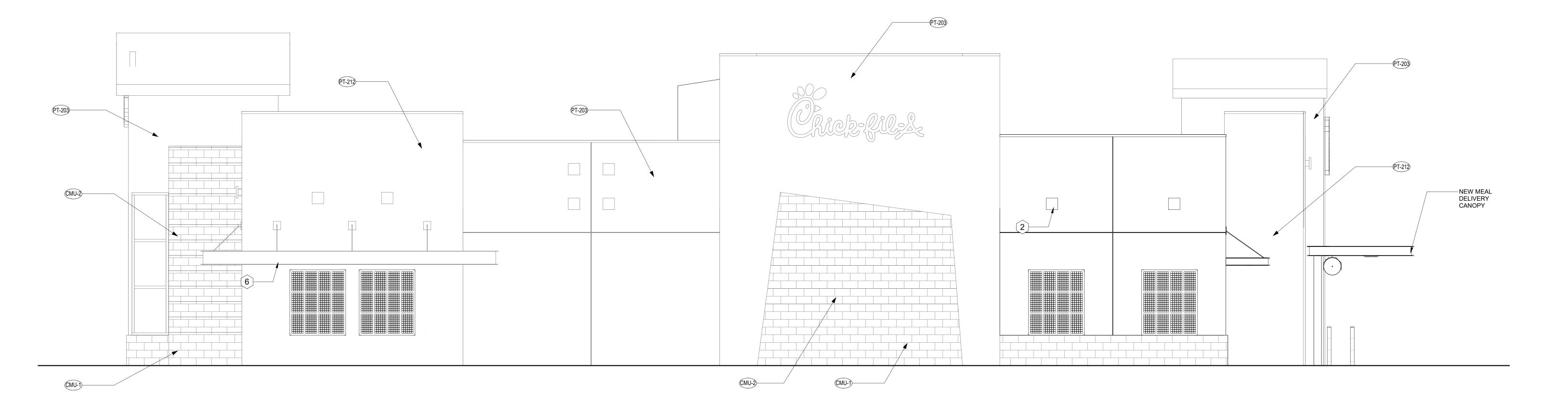
CMU-2 ORCO BLOCK SPLIT FACE TAN

 $A4^{\frac{\text{EXTERIOR ELEVATION}}{1/4" = 1'-0"}}$



C4 EXTERIOR ELEVATION

1/4" = 1'-0"



	FINISH SCHEDULE - EXTERIOR										
MARK	DESCRIPTION	MANUFACTURER	MODEL NAME	MODEL NUMBER	COLOR	NOTE					
			1	1							
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	ROOKWOOD	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	0
1	NEW OUTSIDE MEAL DELIVERY CANOPY	
2	NEW METAL CANOPY BY SIGN VENDOR	
3	EXISTING SINGNAGE TO BE REFURBISHED BY SIGN VENDOR	
4	NEW DRIVE THRU DOOR/WINDOW	
-5	NEW HEATER . REF. FLECTRICAL	

5 NEW HEATER, REF. ELECTRICAL
6 NEW METAL CANOPY BY SIGN VENDOR
7 NEW AWNINGS BY SIGN VENDOR
8 NEW CANOPY BY SIGN VENDOR

Chick-fil-A

5200 Buffington Road Atlanta, Georgia 30349-2998

Mayse & Associates,Inc. Architecture • Planning • Construction Management 14881 Quorum Dr. Suite 800 Dallas, Texas 75254 Phone: (972) 386-0338 Fax: (972) 386-0578 www.MayseAssociates.com

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SHEET

EXTERIOR ELEVATIONS

SHEET NUMBER **A-301** FINISH: SAND MEDIUM

FINISH: SAND MEDIUM

WHITE

BROWN

SW 6148 WOOL SKEIN

SW 7515 HOMESTEAD

DARK BRONZE (MATTE)

OIL RUBBED BRONZE METALLIC TEXTURE PVD SMOOTH WHITE, HIGH GLOSS DARK BRONZE (MATTE) REFUSE ENCLOSURE. FINISH: SEMI-GLOSS ON DOOR FRAMES, SATIN ON WALLS ROOKWOOD FINISH: SEMI-GLOSS HOMESTEAD BROWN FINISH: SEMI-GLOSS WOOL SKEIN FINISH: SEMI-GLOSS

SITE ADAPT ARCHITECT NOTES:

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 REMVOVE 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'.

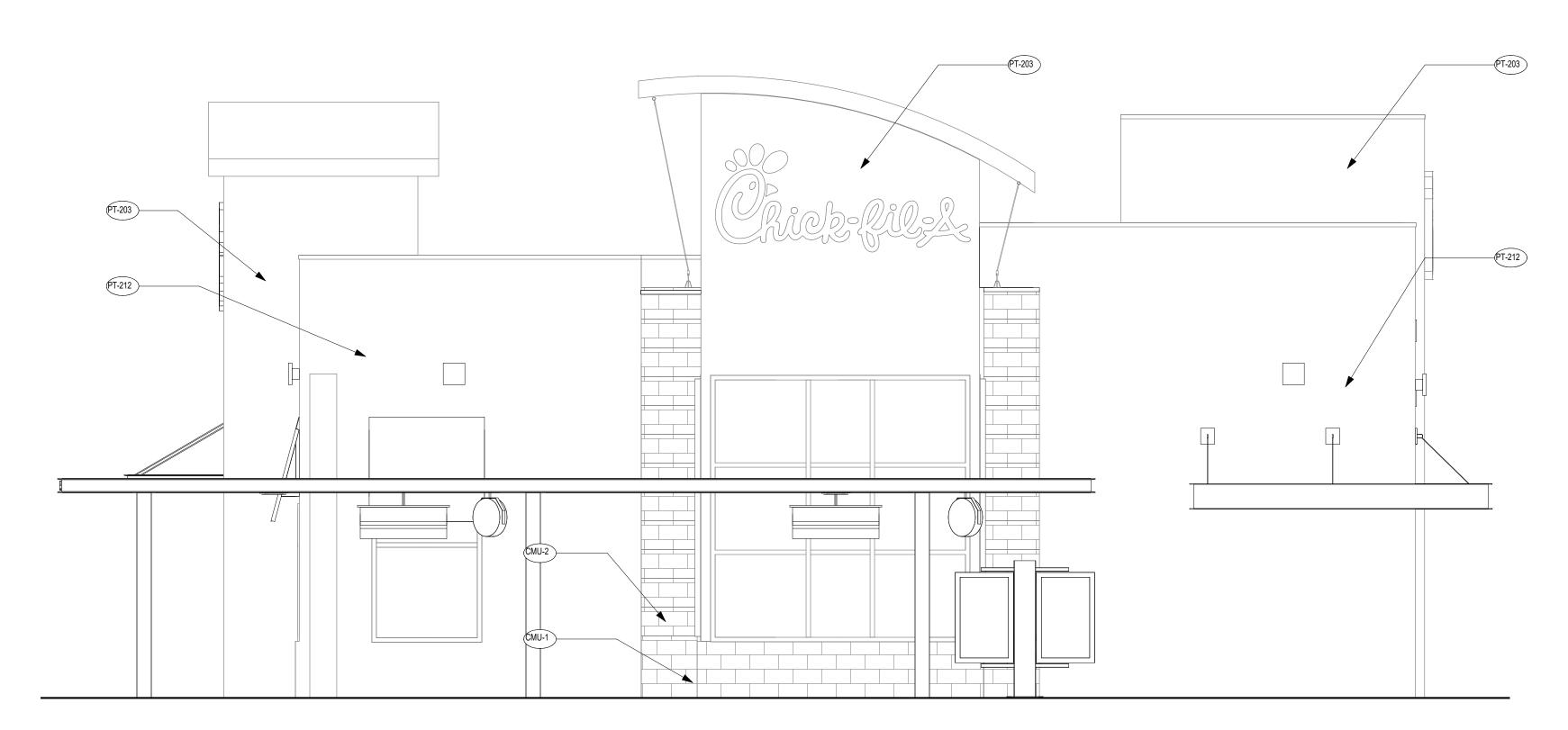
4. EXISTING COPING TO REMAIN. REFER TO SITE SURVEY FOR REPLACEMENT REQUIREMENTS.

ALL EXISTING COPING TO BE REPAINTED TO MATCH EC-1. NEW CANOPIES AT ENTRY AND DRIVE-THRU WILL REQUIRE ADDITIONAL STRUCTURAL AND ELECTRICAL SUPPORTS. CONNECTIONS. SITE ADAPT ARCHITECT TO VERIFY. DESIGN INTENT IS TO REPLACE ORIGINAL METAL AWNINGS. IF MAPES-STYLE LOUVERED AWNINGS EXIST OVER WINDOWS, LEAVE IN PLACE.

7. REPLACE TRIAL AWNINGS WITH ROUNDED LEADING EDGES.
8. REMOVE ALL EXISTING UNDER-AWNING LIGHTS AT WINDOW LOCATONS.

NEW CONSTRUCTION CMU-2

C4 $\frac{\text{EXTERIOR ELEVATION - ENTRY}}{\frac{1}{4"} = \frac{1}{-0"}}$



MANUFACTURER

SHER-CRYL HIGH PERFORMANCE ACRYLIC SW 2807

SHER-CRYL HIGH PERFORMANCE ACRYLIC

#B66-350

#B66-350

SW7515

SW6148

YES 45

POWERWALL

POWERWALL

ORCO BLOCK

ORCO BLOCK

SHERWIN WILLIAMS

SHERWIN WILLIAMS

SHERWIN WILLIAMS

SHERWIN WILLIAMS

EC-1 PARAPET WALL COPING DUROLAST / EXCEPTIONAL METALS

DESCRIPTION

CMU-1 CMU VENEER

CMU-2 CMU VENEER

CP-1 CANOPY METAL FASCIA

CP-2 CANOPY METAL DECK

PT-100 EXTERIOR PAINT

PT-113 EXTERIOR PAINT

PT-203 EXTERIOR PAINT

PT-212 EXTERIOR PAINT

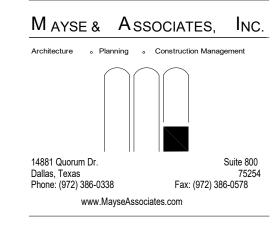
SC-1 STUCCO

SC-2 STUCCO

ST-1 STOREFRONT

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

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EXTERIOR ELEVATIONS

A-302

BUILDING EXPANSION B.O.H. SCOPE OF WORK WALL LEGEND PLAN IN HATCHED AREA MAY NOT
ACCURATELY DEPICT 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 LAZER CAD. ADJUST
PLAN AND INTERIOR ELEVATIONS AS
REQUIRED TO MATCH FIELD CONDITIONS. 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. NEW 2X8 WOOD STUD FULL HEIGHT WALL NEW 2X6 WOOD STUD FULL HEIGHT WALL

SITE ADAPT ARCHITECT NOTES:

1. FOR EQUIPMENT, CURBS AND MILLWORK AT SERVING, VERIFY REQUIREMENTS WITH SITE SPECIFIC FURNITURE DRAWINGS.

2. FOR LOW WALL LOCATION AT DINING, VERIFY REQUIREMENTS WITH SITE SPECIFIC FURNITURE DRAWINGS.

3. 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.

4. FOR SEATING PACKAGE, REFER TO SITE SPECIFIC FURNITURE DRAWINGS.

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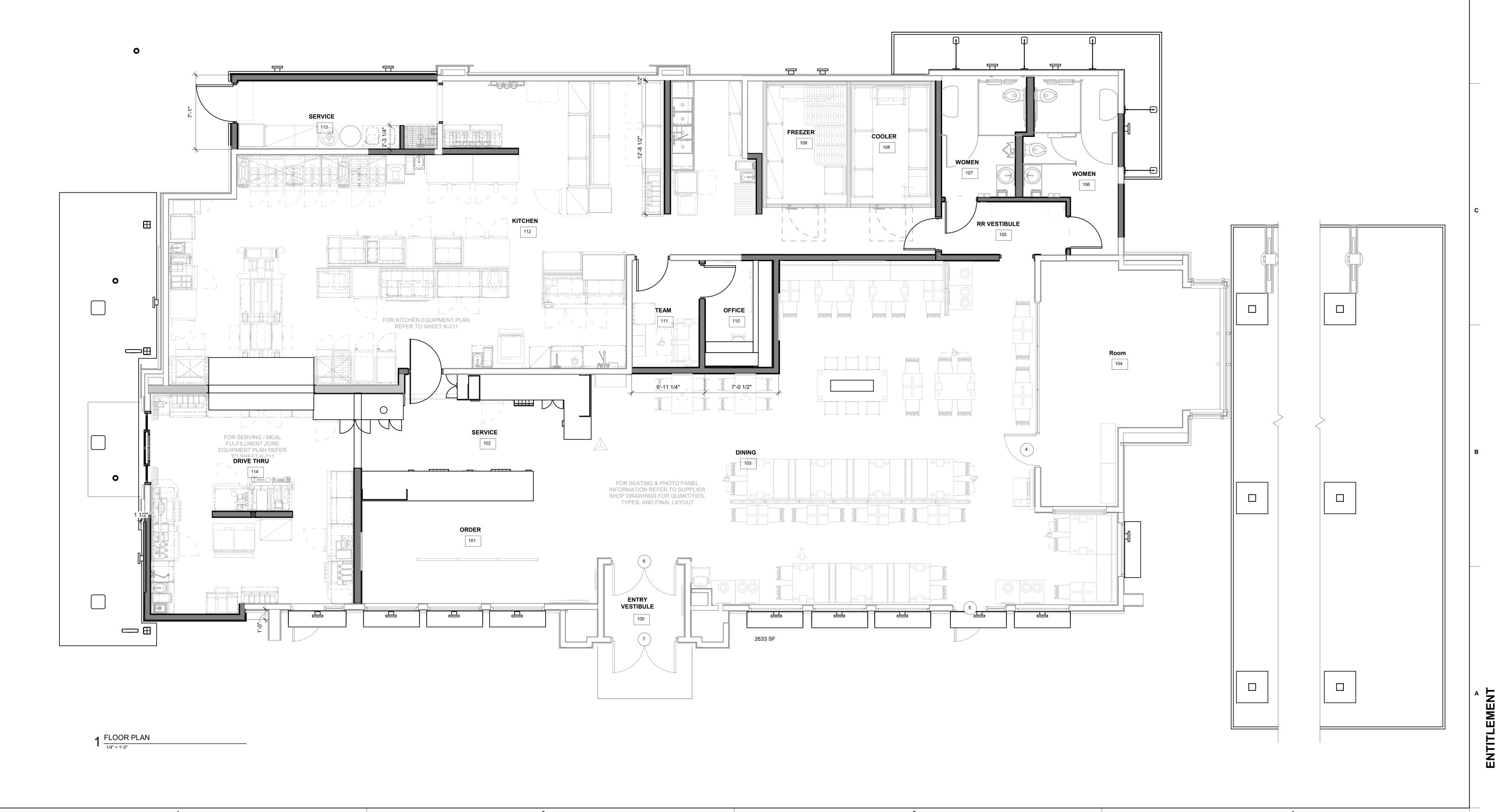
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FLOOR PLAN

A-201





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ROOF PLAN

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7681 CARSON BLVD LONG BEACH, CA 90808

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BUILDING SECTION

D4 $\frac{\text{LONGITUDINAL SECTION}}{\text{N.T.s.}}$