

- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 15,078 SQUARE FEET (23.3%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
 - NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - NEW ACCESSIBILITY ENTRY SIGN.
 - IN-N-OUT BURGER.
 - INOB LEASE PREMISES LINE.
 - CF CURB FACE.
 - PROPOSED HEIGHT OF INOB RETAINING WALL IN FEET.
 - TEVC 5.5' TALL TESLA ELECTRIC VEHICLE SUPER-CHARGING STATION.
 - BFE FEMA 100-YEAR STORM BASE FLOOD ELEVATION.
 - LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
 - VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
 - POE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
 - TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - NEW CONCRETE SIDEWALK.
 - BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
 - DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
 - FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
 - 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER --- CONSISTING OF APPROXIMATELY 252 SQUARE FEET.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE IN McMURRAY ROAD CONSISTING OF APPROXIMATELY 374 SQUARE FEET.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL WITH A PRECAST CONCRETE CAP.
 - PROPOSED STUCCO COVERED GRAY COLOR CMU SMOOTH FACE WALL PAINTED WHITE TO MATCH THE BUILDING.
 - EASEMENT TO BE QUITCLAIMED.

- ### GENERAL NOTES
- IN-N-OUT BURGER LEASE PREMISES AREA = 64,606 SQ. FT. OR 1.483 ACRES.
 - EXISTING CITY ZONE: CR GENERAL COMMERCIAL.
 - GENERAL PLAN LAND USE DESIGNATION:
 - EXISTING LAND USE: TWO STORY PARKS PLAZA THEATRE BUILDING WITH 75 PAVED STRIPED PARKING SPACES.
PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT WITH A DRIVE-THRU LANE PERMITTED WITH A CONDITIONAL USE PERMIT IN THE CITY ZONE.
 - PROPOSED SCOPE OF WORK:
(A) CONSTRUCT A 3,885 SQUARE FOOT SIT-DOWN (74 SEATS INSIDE) RESTAURANT BUILDING, A 56 VEHICLE PAVED PARKING LOT, AND A 26 VEHICLE LONG DRIVE THRU QUEUE.
 - IN-N-OUT BURGER CLASSIC BUILDING AREA WITH 20 ASSOCIATES = 3,885 S.F. BUILDING AREA FOR PATRON USAGE = 1,885 S.F. ATTACHED COVERED PATIO STRUCTURE ROOF OVERHANG = 796 S.F. COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F. INDOOR SEATING = 74 SEATS OUTDOOR SEATING = 56 SEATS (20 TABLES) OUTDOOR SEATING AREA = 796 S.F. STRUCTURE PLUS 64 S.F. EACH FOR 2-4 SEAT TABLES (128 S.F.) PLUS 20 S.F. EACH FOR 9-2 SEAT TABLES (180 S.F.) = 1,044 S.F.
 - REQUIRED PARKING: 1 SPACE PER 300 S.F. OF BUILDING AREA (13) PLUS OUTDOOR SEATING AREA (4) PLUS 1 SPACE PER 2 ASSOCIATES (10) = 27 SPACES
 - MAXIMUM FLOOR AREA RATIO (FAR) = NONE FAR PROVIDED = 0.06.
 - REQUIRED SITE LANDSCAPE AREA (5%) = 3,231 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 15,078 S.F. (23.3%).

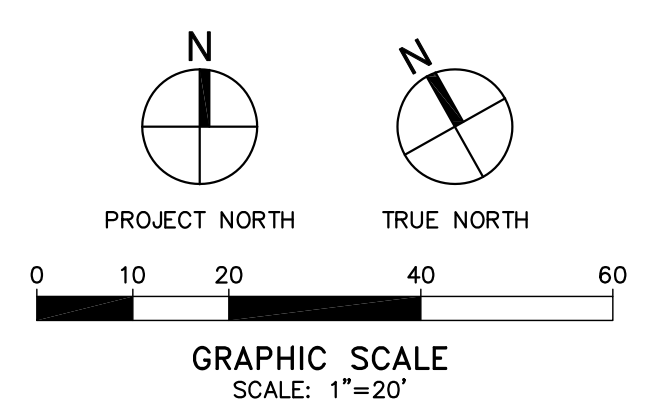
IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	EXISTING	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x16.5' WITH A 27.5' DRIVE AISLE)	0	22	46
2. EXISTING STANDARD SPACE (SIZE VARIES)	70	0	0
3. ACCESSIBLE VAN SPACE (17'x18' PLUS A 2' VOH)	3	1	1
4. ACCESSIBLE SPACE (14'x18' PLUS A 2' VOH)	2	1	2
5. FUTURE EV VAN ACCESSIBLE SPACE (17'x18' PLUS A 2' VOH)	0	1	1
6. FUTURE EV PARKING SPACE (9'x18' PLUS A 2' VOH)	0	1	3
7. CLEAN AIR/VAN POOL/EV (9'x18')	0	1	2
8. TOTAL	75	27	55
9. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE)	0	0	25
10. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	0	0	8
11. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY	0	1	1

- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
- ASSESSOR PARCEL NUMBER: 137-170-046.
- EXISTING TREES ONSITE = 22. ONSITE TREES TO BE PROTECTED IN PLACE = 0. OFFSITE STREET TREES TO BE REMOVED = 0. TOTAL TREES TO BE REMOVED = 22.
- EXISTING LANDSCAPE AREA ONSITE = 9,846 S.F. (15.2%).
- VEHICLE PARKING AND ACCESS IS RECIPROCAL WITH THE BALANCE OF THE CENTER.
- SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
C31	CITY ENTITLEMENT EXISTING SITE PLAN
C32	CITY ENTITLEMENT DEMOLITION PLAN
C33	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	CITY ENTITLEMENT STORMWATER CONTROL PLAN (SCP) EXHIBIT
C36.0	CITY ENTITLEMENT HYDROLOGY STUDY MAP-EXISTING CONDITION
C36.1	CITY ENTITLEMENT HYDROLOGY STUDY MAP-PROPOSED CONDITION
C37	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C38	CITY ENTITLEMENT RECORD BOUNDARY AND EASEMENT MAP
C39	CITY ENTITLEMENT EROSION CONTROL PLAN
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN
LCP.1	CITY ENTITLEMENT COLORED LANDSCAPE PLANTING PLAN
LCC.1	CITY ENTITLEMENT SITE CONCEPT CONSTRUCTION DETAILS



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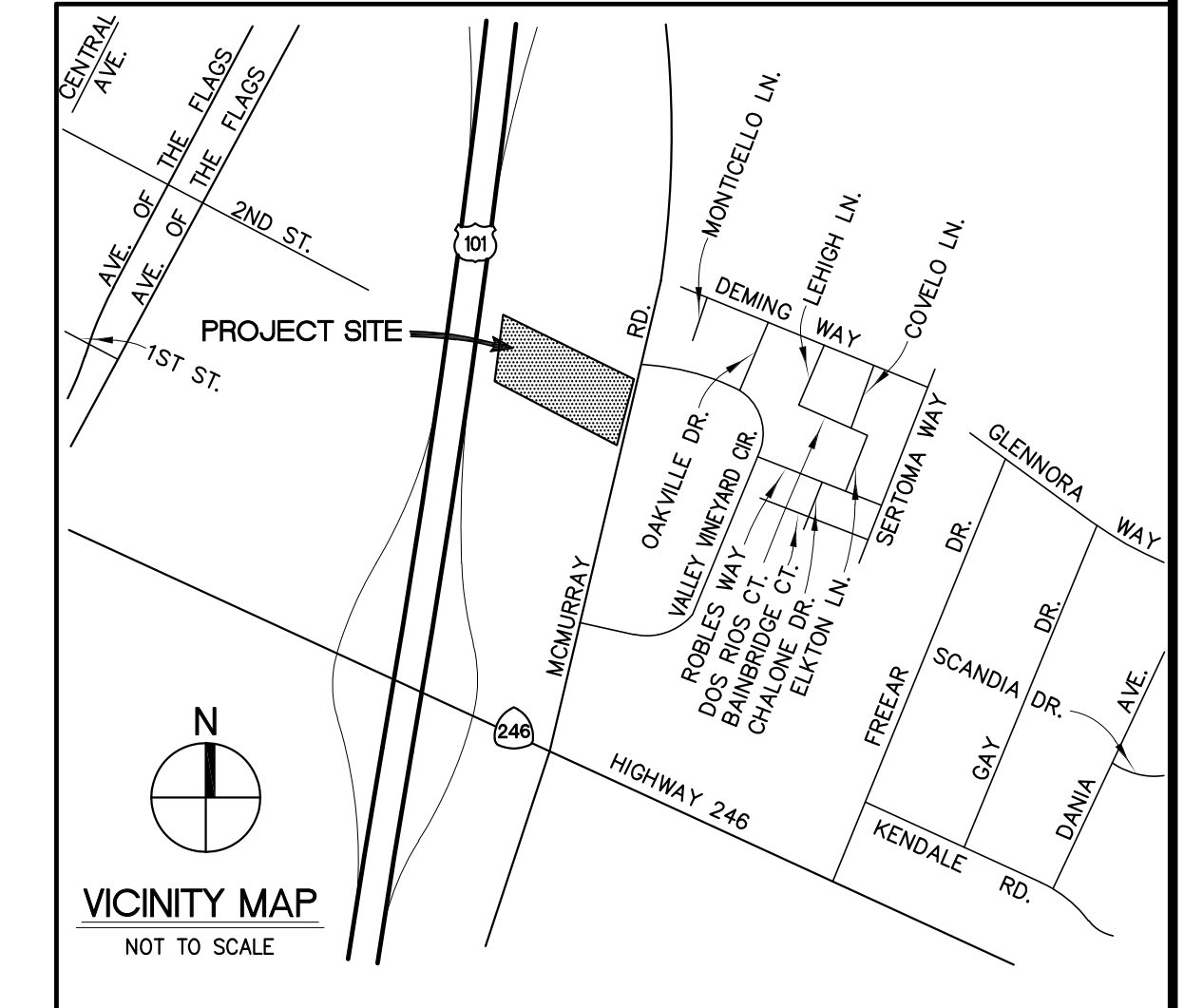
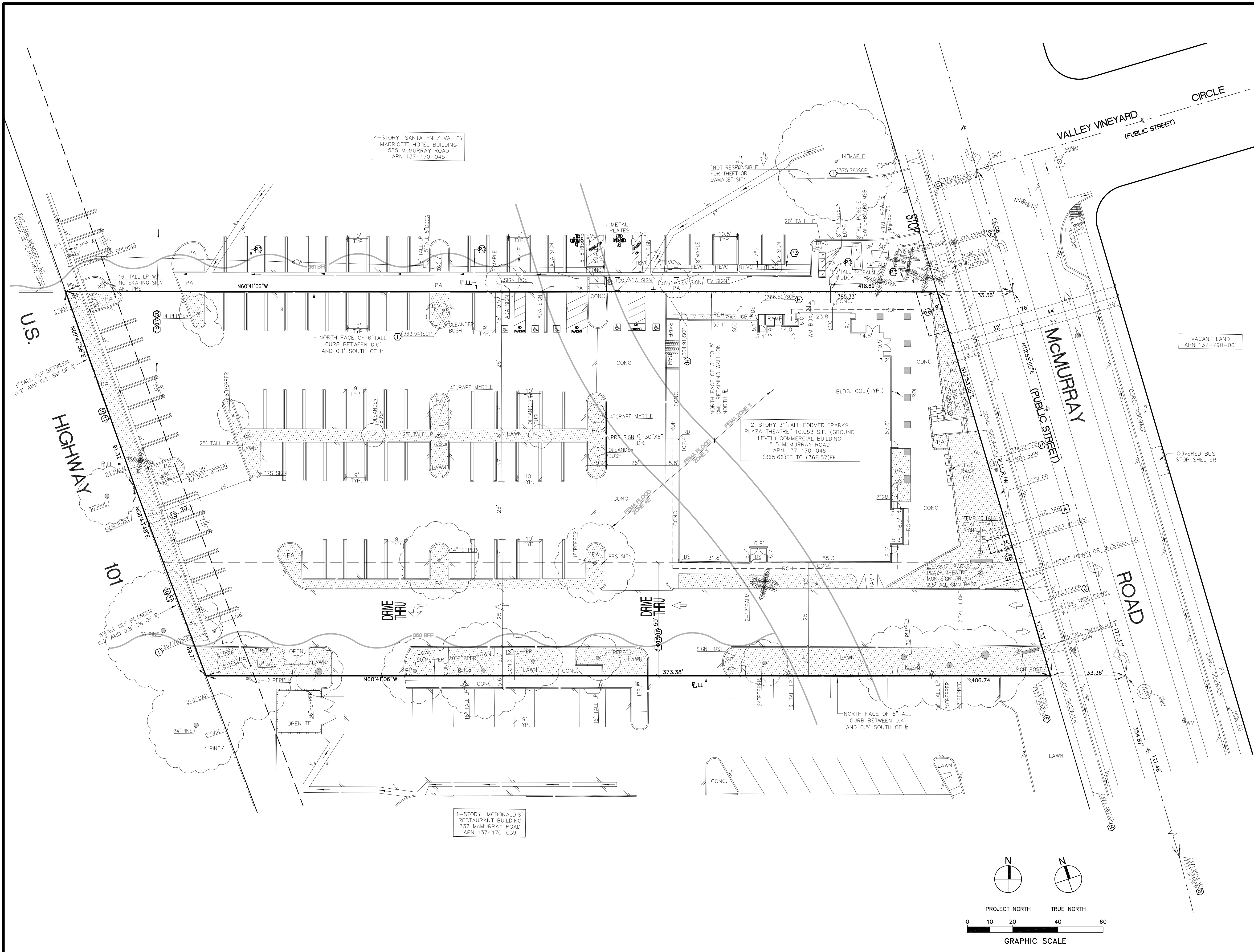
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Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382
08-09-2022 DATE

IN-N-OUT BURGER
515 McMURRAY ROAD
BUELLTON, CA 93427

**CITY ENTITLEMENT
NEW SITE PLAN**

C30

JN 2044-2044 C30c09p



ENCROACHMENT NOTES

A 2' BY 3' TELEPHONE PULL BOX AND UNDERGROUND TELEPHONE CONDUIT WITH WIRING ENCRONES UP TO 7" INSIDE OF AND WEST OF THE EAST SURVEYED PROPERTY LINE AND THE WEST RIGHT OF WAY LINE OF McMURRAY ROAD

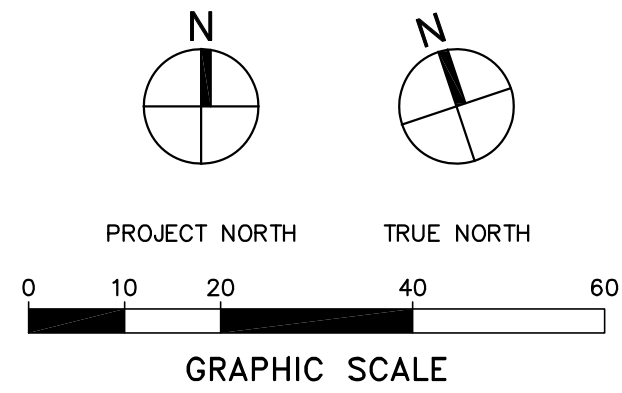
PARTIAL LEGEND

⊙ REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C38.

Ⓜ REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C38

TEVC 5.5' TALL TESLA ELECTRIC VEHICLE SUPER-CHARGING STATION

BFE FEMA 100-YEAR STORM BASE FLOOD ELEVATION



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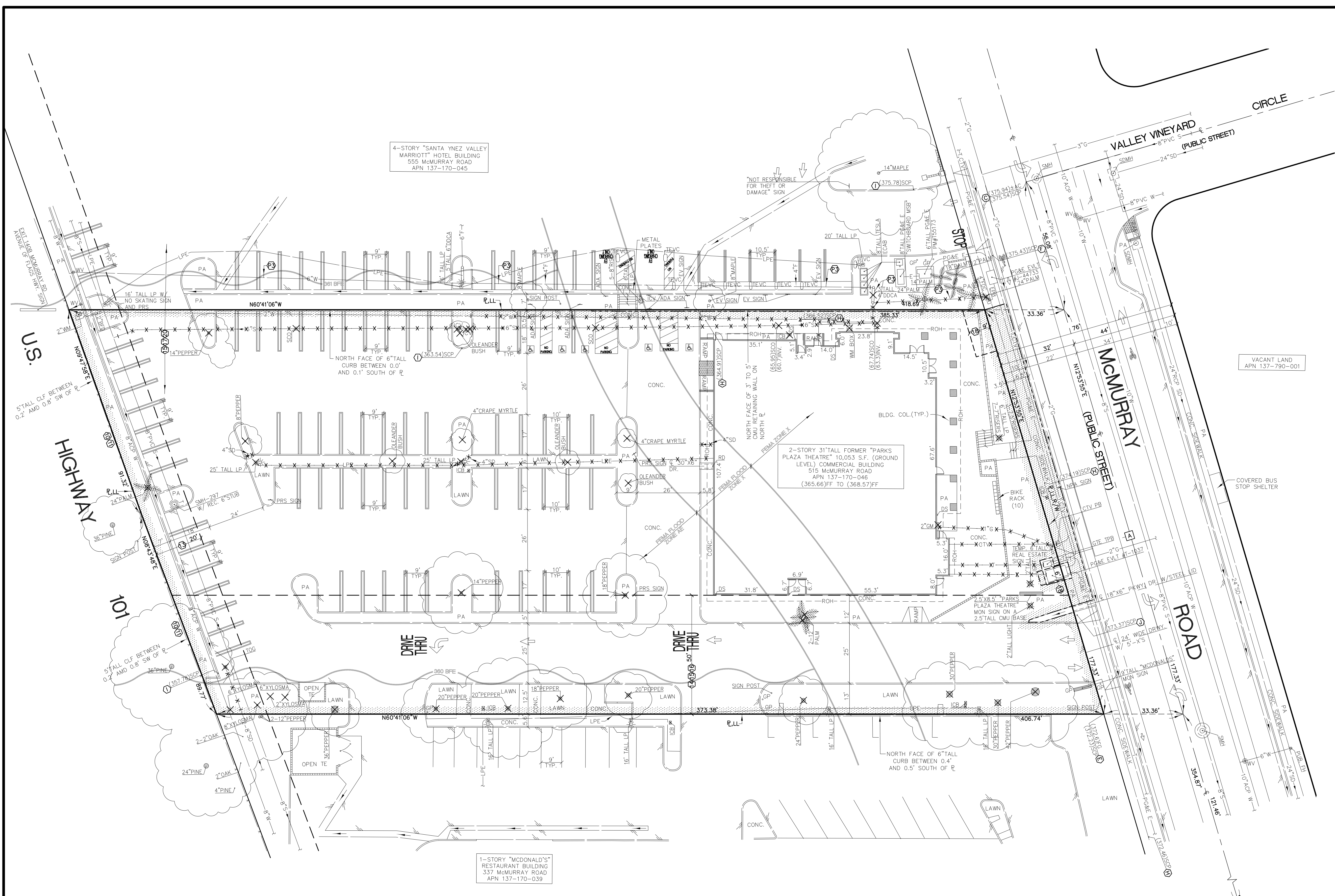
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 MARK S. LAMOUREUX R.C.E. 38382 05-18-2022 DATE



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 515 McMURRAY ROAD
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CITY ENTITLEMENT EXISTING SITE PLAN

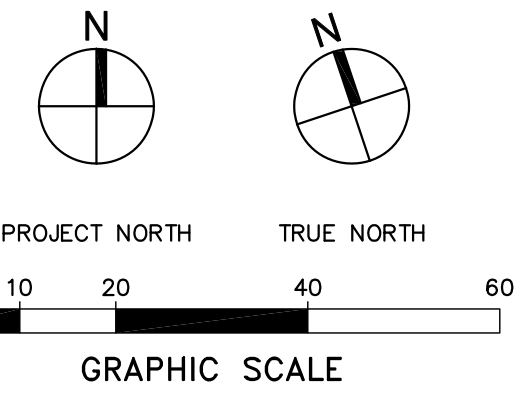
C31



4-STORY "SANTA YNEZ VALLEY MARRIOTT" HOTEL BUILDING
555 McMURRAY ROAD
APN 137-170-045

2-STORY 31-TALL FORMER "PARKS PLAZA THEATRE" 10,053 S.F. (GROUND LEVEL) COMMERCIAL BUILDING
515 McMURRAY ROAD
APN 137-170-046
(365.66)FF TO (368.57)FF

1-STORY "MCDONALD'S" RESTAURANT BUILDING
337 McMURRAY ROAD
APN 137-170-039



PARTIAL LEGEND

LIMITS OF 64,606 SQ. FT. (1.483 ACRES) ONSITE PLUS 425 SQ. FT. (0.010 ACRES) OFFSITE IN McMURRAY ROAD DEMOLITION FOR NEW SITE IMPROVEMENTS WITH A TOTAL OF 65,031 SQ. FT. (1.493 ACRES).

22 ONSITE TREES PLUS 0 OFFSITE PRIVATE TREE, ROOTS AND LIMBS TO BE REMOVED PER CITY TREE REMOVAL PERMIT FOR A TOTAL OF 22 TREES.

X-X-X-X ABANDON IN PLACE EXISTING UNDERGROUND UTILITY AND STORM DRAIN PIPE
X-X-X-X WHICH ARE NOT IN CONFLICT WITH THE NEW SITE IMPROVEMENTS OR REMEDIAL GRADING.



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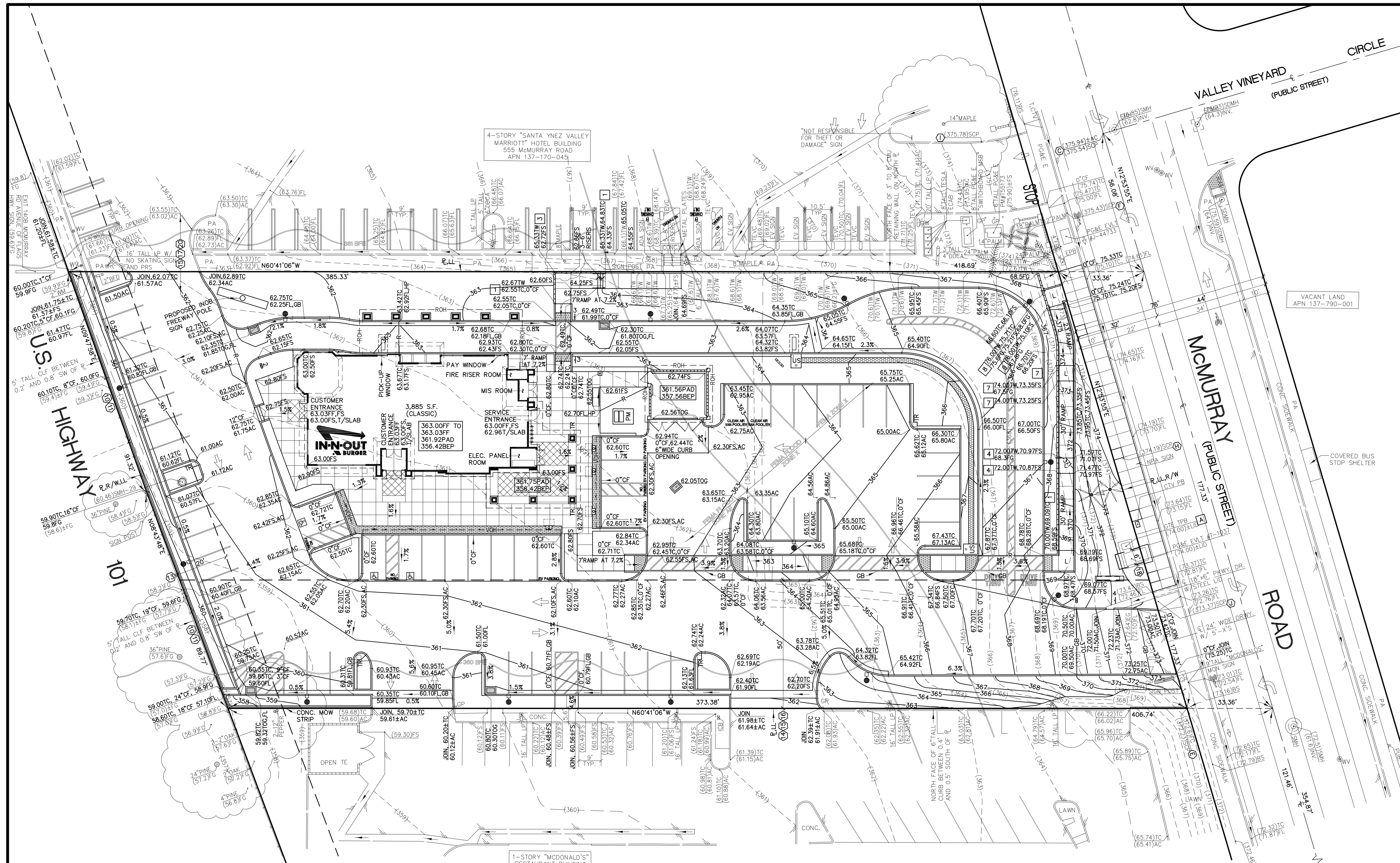
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515 McMURRAY ROAD
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CITY ENTITLEMENT DEMOLITION PLAN

C32



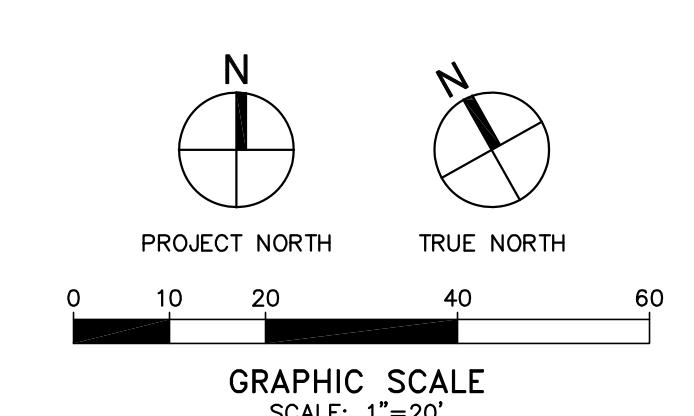
ENGINEER'S PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

1. RAW CUT (INCLUDES 800 C.Y. FOOTING EXCAVATION, STORM DRAIN AND UTILITY SPOILS).	1,400 CU. YDS.
2. OVEREXCAVATE THE LOOSE SOIL UNDER THE NEW BUILDING, COVERED PATIO AND COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (BEP) UP TO THE PAD ELEVATION. (11,000 S.F.)	2,200 CU. YDS.
3. OVEREXCAVATE THE TOP 1 FOOT OF LOOSE SOIL UNDER THE PROPOSED PAVEMENT AND EXTERIOR HARDSCAPE SUBGRADE WITHIN THE DEVELOPED SITE. (40,000 S.F.)	1,500 CU. YDS.
4. TOTAL SOIL CUT.	5,100 CU. YDS.
5. RAW FILL.	910 CU. YDS.
6. SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS.	90 CU. YDS.
7. RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	2,400 CU. YDS.
8. RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS.	1,700 CU. YDS.
9. TOTAL COMPACTED FILL SOIL.	5,100 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE.	0 CU. YDS.

NOTE: THE GRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN EARTHWORK QUANTITIES FOR BIDDING PURPOSES. THE QUANTITIES SHOWN HEREON ARE THE ENGINEER'S ESTIMATE ONLY.

LEGEND

<ul style="list-style-type: none"> □ PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM. ▨ BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP. ⊞ VEHICLE DETECTOR LOOP. ℙ PROPERTY LINE. ↑ NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN. ↑ NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN. ↑ NEW PEDESTRIAN CROSSWALK SIGN. ± NEW ACCESSIBILITY ENTRY SIGN. INOB IN-N-OUT BURGER. LL INOB LEASE PREMISES LINE. CF CURB FACE. 4 PROPOSED HEIGHT OF INOB RETAINING WALL IN FEET. PROPOSED STUCCO COVERED GRAY COLOR CMU SMOOTH FACE WALL PAINTED WHITE TO MATCH THE BUILDING. 	<ul style="list-style-type: none"> LOC INOB LIMITS OF PROPOSED CONSTRUCTION. VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE. TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD. NEW CONCRETE SIDEWALK. BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38. 15 SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38. 9 DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND. FUTURE EV (ELECTRIC VEHICLE) CHARGEPOINT EXPRESS 250 CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE. 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER CONSISTING OF APPROXIMATELY 252 SQUARE FEET. EASEMENT TO BE QUITCLAIMED. NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
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DEVELOPER:
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 CONTACT: MARC LEVIN
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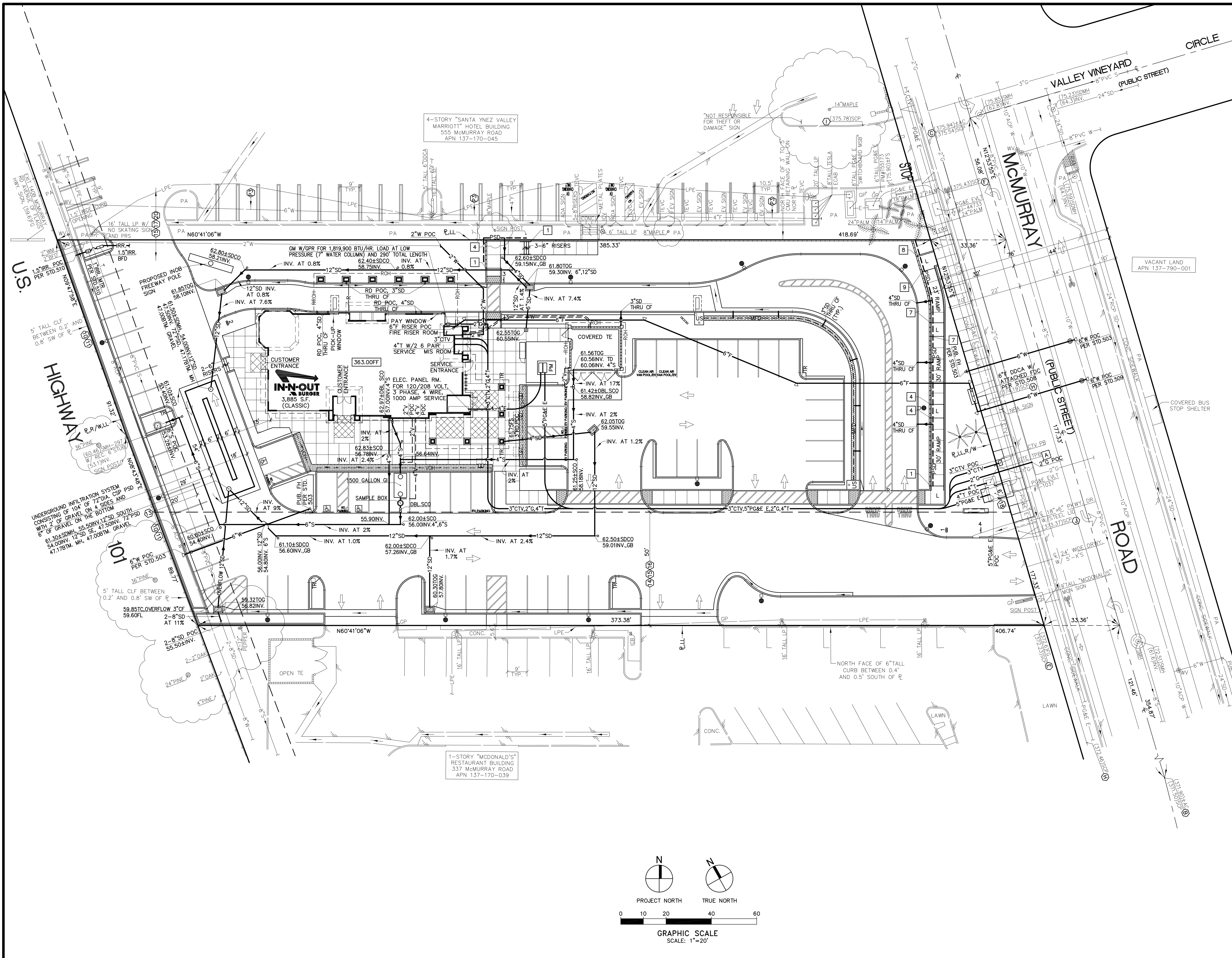
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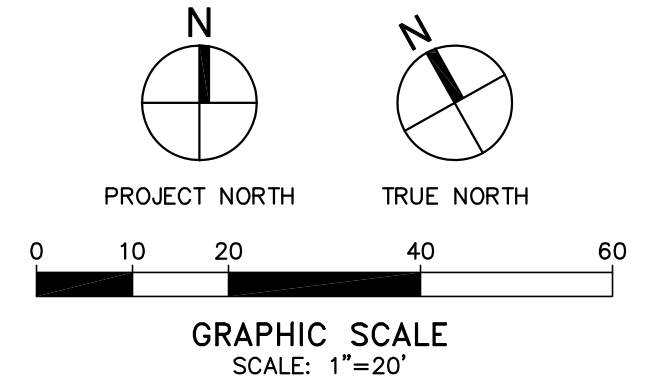
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 515 McMURRAY ROAD
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**CITY ENTITLEMENT
 GRADING AND
 DRAINAGE PLAN**

C33



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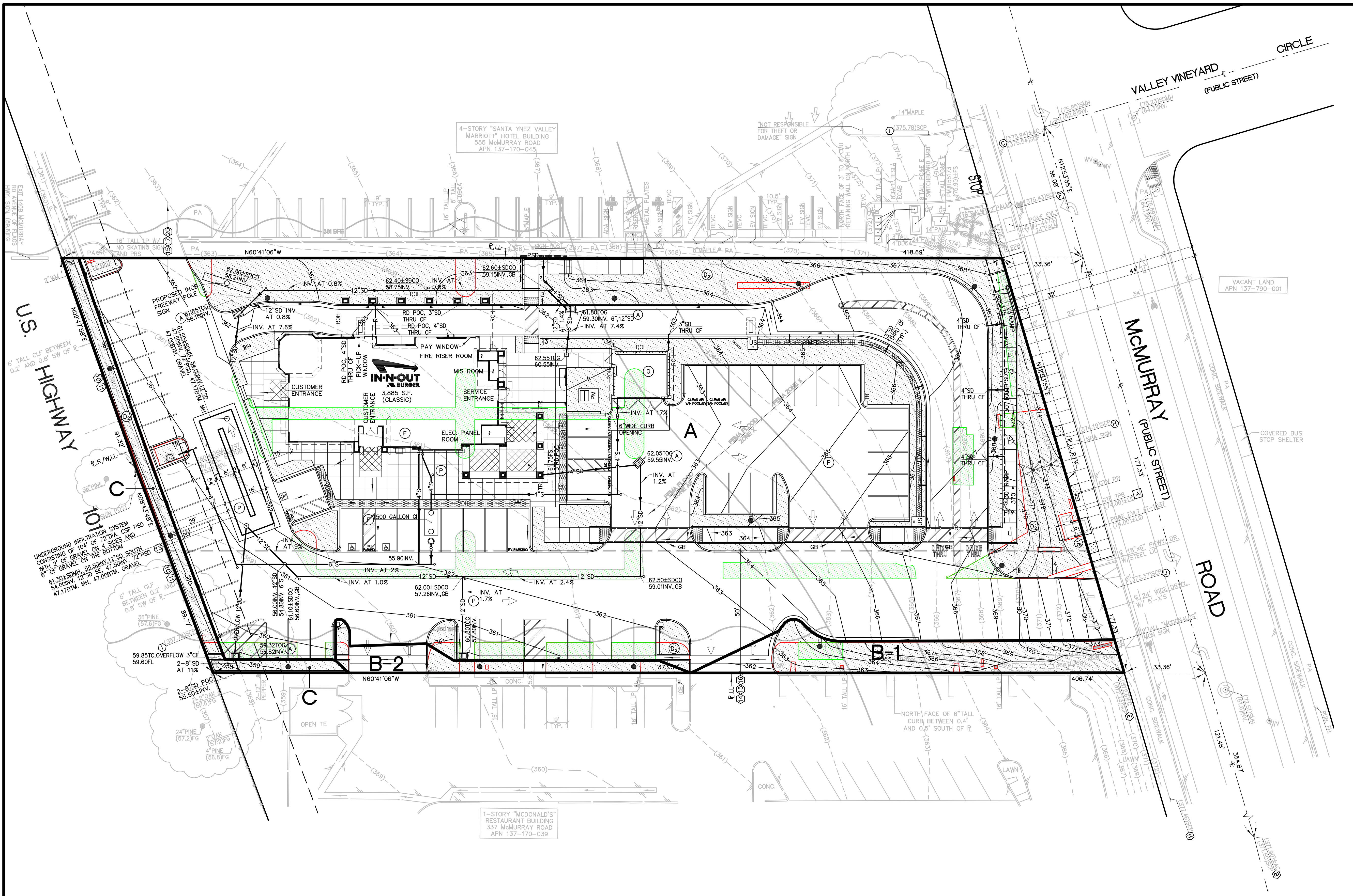
**CITY ENTITLEMENT
 STORM DRAIN AND
 UTILITY PLAN**

C34

5/30/2022 10:56:08 AM MSL ENGINEERING, INC. (24)

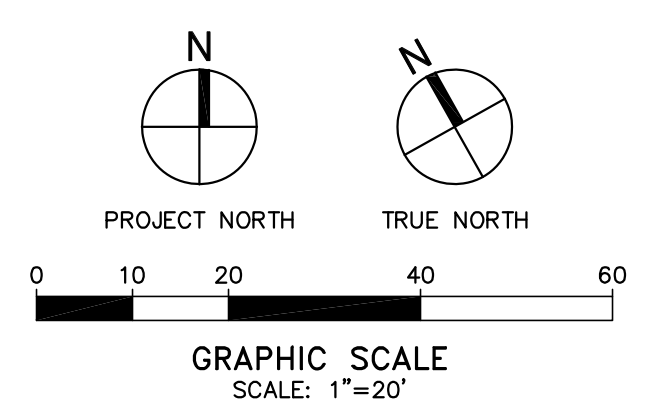
POTENTIAL SOURCES OF RUNOFF POLLUTION

- (A) ON-SITE STORM DRAIN INLETS (UNAUTHORIZED NON-STORMWATER DISCHARGES AND ACCIDENTAL SPILLS OR LEAKS)
- (B) LANDSCAPE/ OUTDOOR PESTICIDE USE/BUILDING AND GROUNDS MAINTENANCE
- (F) FOOD SERVICE
- (G) REFUSE AREA
- (P) PLAZAS, SIDEWALKS, AND PARKING LOTS.



DRAINAGE AREAS			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A	59,890	48,988/81.8%	10,902/18.2%
B-1	2,263	354/15.6%	1,909/84.4%
B-2	1,018	467/45.9%	551/54.1%
C	1,435	361/8.0%	1,074/92.0%
TOTAL	64,606	50,070/77.3%	14,436/22.8%

- PARTIAL LEGEND**
- (C) BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
 - (E) SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
 - PROPOSED LANDSCAPE PLANTER AREA ONSITE
 - NEW IMPERVIOUS AREA CONSISTING OF 4,047 S.F. (EXISTING IMPERVIOUS THAT WILL BE NEW IMPERVIOUS AREA IN THE PROPOSED CONDITIONS)



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 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: MARC LEVUN
 PHONE: 626 813-5378



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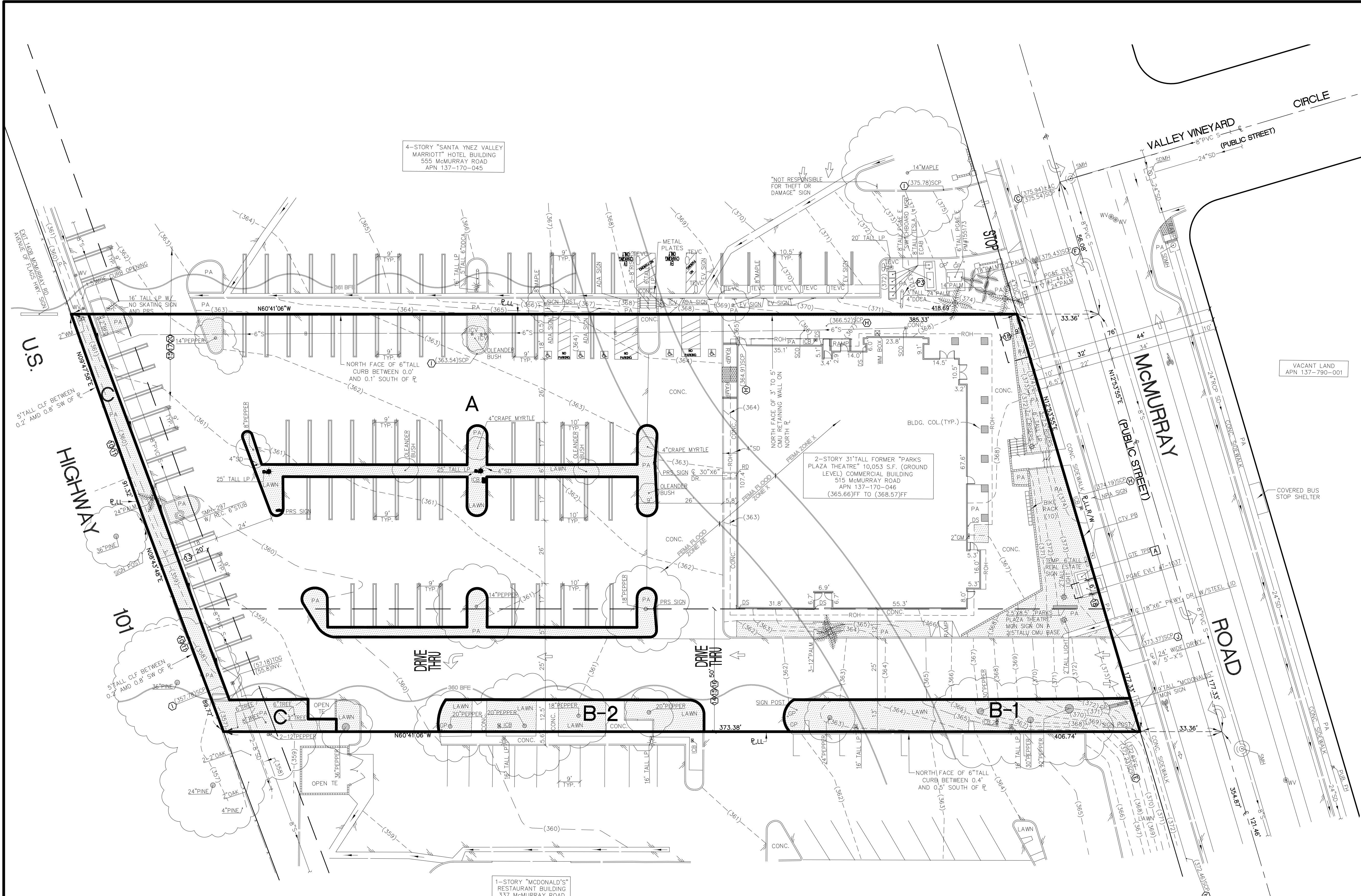
CIVIL ENGINEER:
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 (909) 305-2395 FAX (909) 305-2397
 Mark S. Lamoureux
 MARK S. LAMOUREUX
 R.C.E. 38382
 05-18-2022 DATE



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 BUELLTON, CA 93427

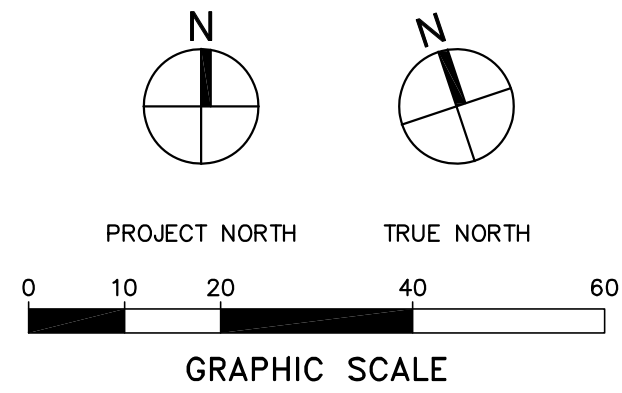
**CITY ENTITLEMENT
 STORMWATER
 CONTROL PLAN (SCP)
 EXHIBIT**

C35



DRAINAGE AREAS			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A	59,620	54,155/90.8%	5,465/9.2%
B-1	1,873	94/5.0%	1,779/95.0%
B-2	1,391	411/29.5%	980/70.5%
C	1,722	195/11.3%	1,527/88.7%
TOTAL	64,606	54,855/84.9%	9,751/15.1%

- PARTIAL LEGEND**
- Ⓢ REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C38.
 - Ⓣ REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C38
 - TEVC 5.5' TALL TESLA ELECTRIC VEHICLE SUPER-CHARGING STATION
 - BFE FEMA 100-YEAR STORM BASE FLOOD ELEVATION
 - EXISTING LANDSCAPE PLANTER AREA ONSITE CONSISTING OF 9,751 SQ. FT. OR 15.1% OF THE GROSS SITE AREA.



DEVELOPER:
IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: MARC LEVUN
 PHONE: 626 813-5378



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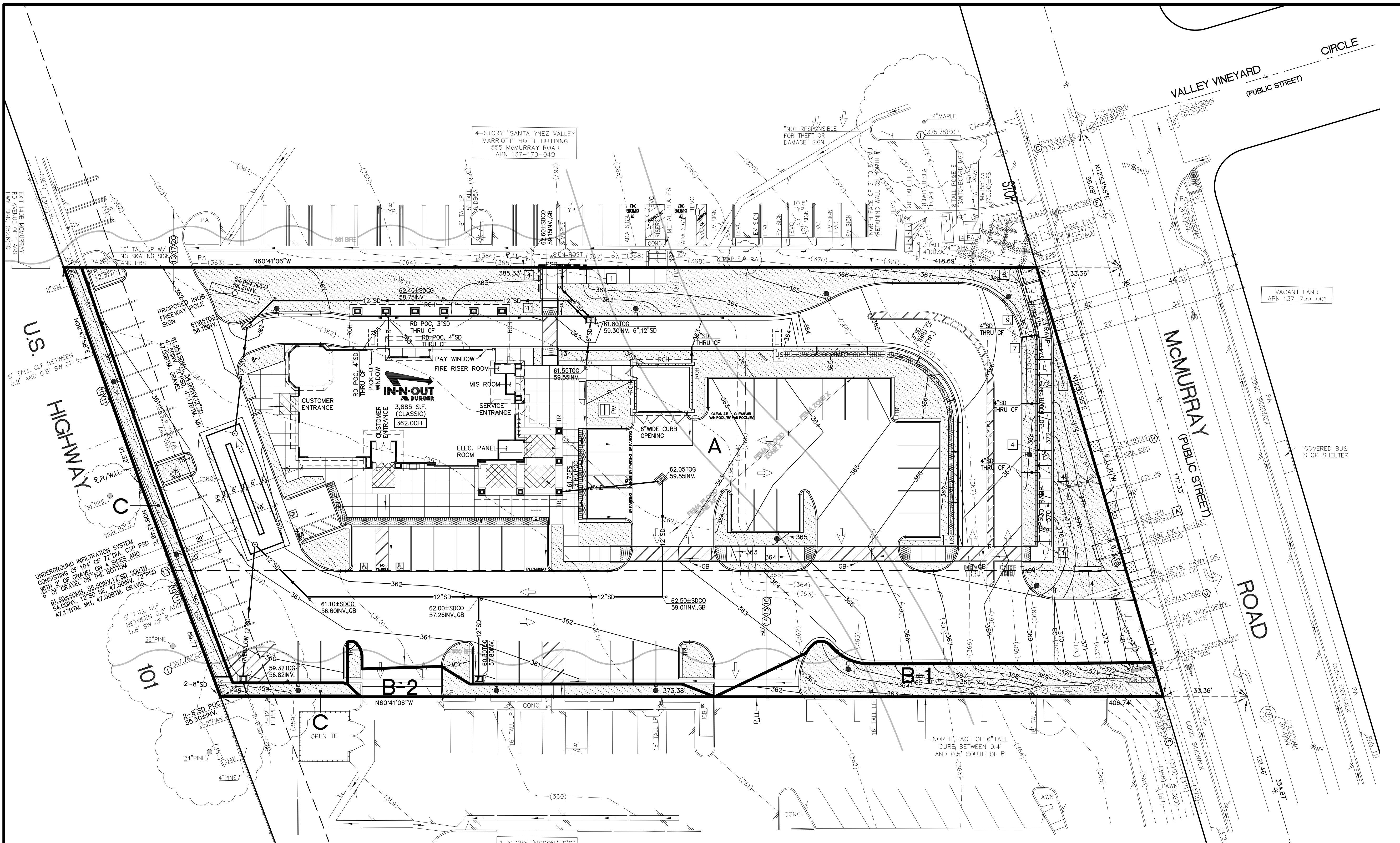
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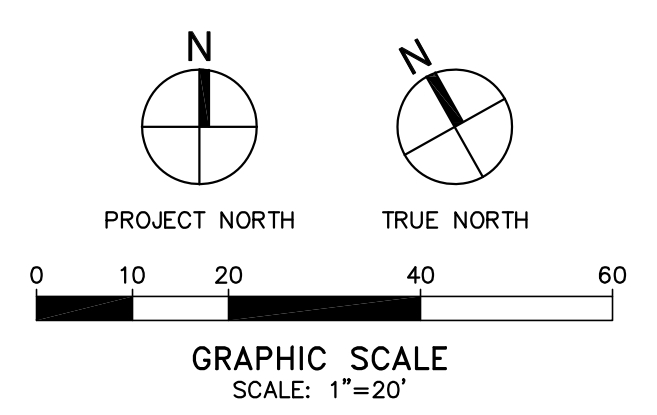
**CITY ENTITLEMENT
 HYDROLOGY STUDY
 MAP - EXISTING
 CONDITION**

C36.0

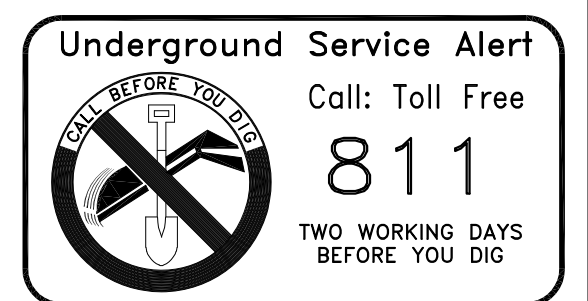


DRAINAGE AREAS			
ID	AREA (SF)	IMPERVIOUS (SF/%)	PERVIOUS (SF/%)
A	59,890	49,293/82.3%	10,597/17.7%
B-1	2,263	354/15.6%	1,909/84.4%
B-2	1,018	467/45.9%	551/54.1%
C	1,435	361/25.2%	1,074/74.8%
TOTAL	64,606	50,475/78.1%	14,131/21.9%

- PARTIAL LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
 - PROPOSED LANDSCAPE PLANTER AREA ONSITE CONSISTING OF 13,948 S.F. OR 21.6% OF THE GROSS SITE AREA.



DEVELOPER:
IN-N-OUT BURGER
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 BALDWIN PARK, CA 91706
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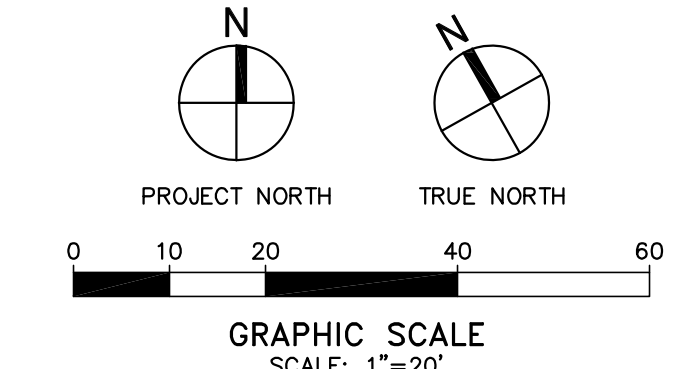
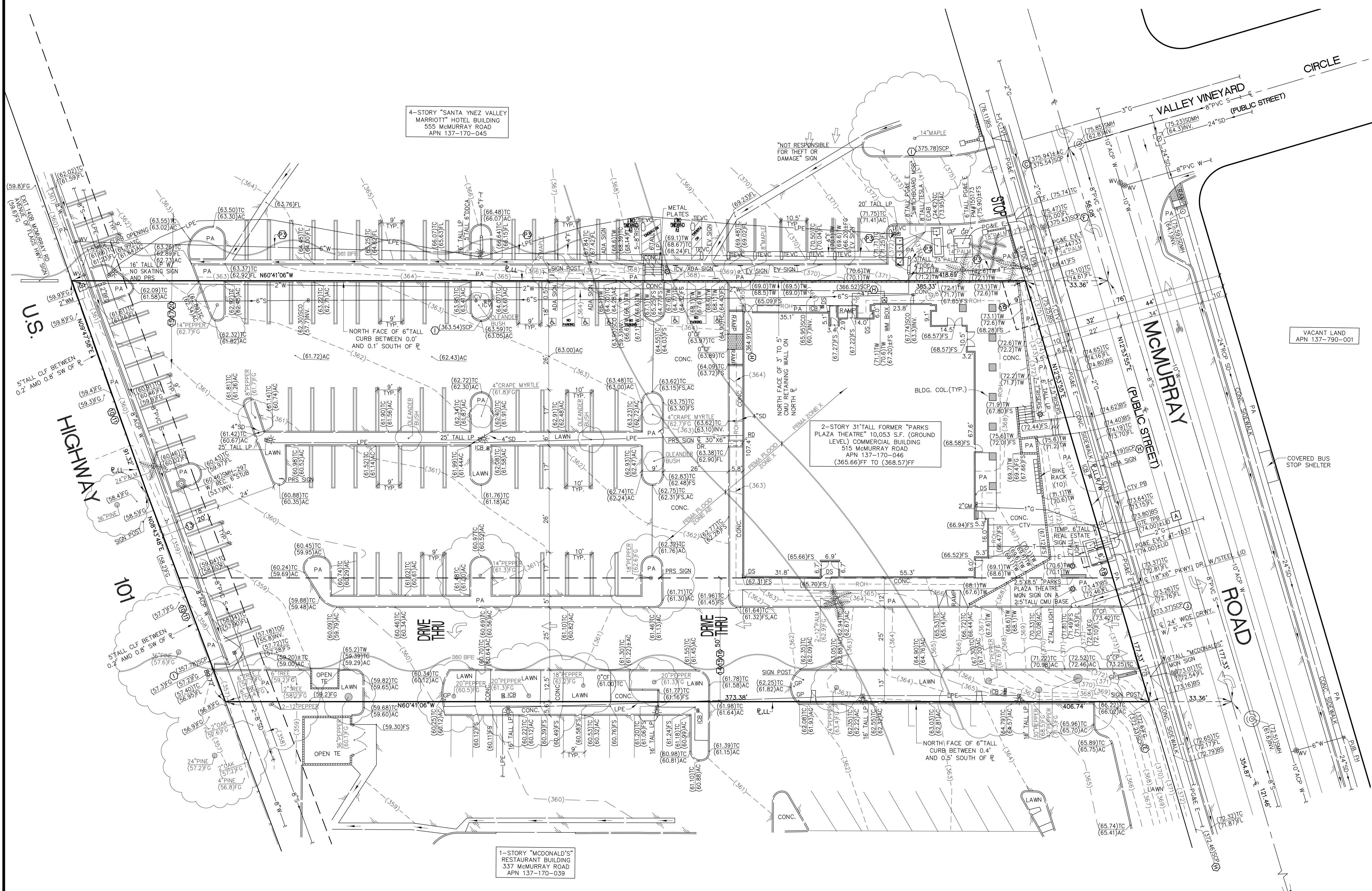


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**CITY ENTITLEMENT
 HYDROLOGY STUDY
 MAP - PROPOSED
 CONDITION**

C36.1

ENCROACHMENT NOTES
 A 2' BY 3' TELEPHONE PULL BOX AND UNDERGROUND TELEPHONE CONDUIT WITH WIRING ENCLOSED UP TO 7' INSIDE OF AND WEST OF THE EAST SURVEYED PROPERTY LINE AND THE WEST RIGHT OF WAY LINE OF McMURRAY ROAD



PARTIAL LEGEND
 (C) REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C38.
 (E) REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C38.
 TEVC 5.5' TALL TESLA ELECTRIC VEHICLE SUPER-CHARGING STATION.
 BFE FEMA 100-YEAR STORM BASE FLOOD ELEVATION.

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 Mark S. Lamoureux
 MARK S. LAMOUREUX R.C.E. 38382 DATE 05-18-2022

IN-N-OUT BURGER
 515 McMURRAY ROAD
 BUELLTON, CA 93427

CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C37

5/20/2022 10:08:20 AM MSL ENGINEERING, INC. (5A)

LEGAL DESCRIPTION SHOWN ON TITLE REPORT EXHIBIT "A"

WITH SURVEYOR RECOMMENDED DELETIONS WITH A LINE THROUGH THE TEXT AND SURVEYOR RECOMMENDED TEXT [ADDITIONS] IN BRACKETS.

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COMMITMENT NO. OF NCS-1076939-SAI DATED JULY 02, 2021 OUT OF THEIR IRVINE, CA OFFICE. TITLE OFFICER IS JEFFERY PASCHAL AT 949-885-2481 (paschal@firstam.com).

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:
PARCEL 4 OF PARCEL MAP 13,438, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON MAP FILED IN BOOK 32, PAGES 36 AND 37 OF PARCEL MAPS, IN THE OFFICE OF THE SANTA BARBARA COUNTY RECORDER.

PARCEL TWO:
A NON-EXCLUSIVE EASEMENT FOR INGRESS-EGRESS, PUBLIC UTILITIES, PARKING AND MAINTENANCE OVER THOSE PORTIONS OF PARCELS 2 AND 3 OF PARCEL MAP 13,438 AND SHALL EXIST OVER AREA DESIGNATED ON THE FINAL DEVELOPMENT PLAN FOR CASE NO. 81-RZ-49 "SANTA BARBARA COUNTY RESOURCE MANAGEMENT DEPARTMENT" AS SHOWN ON DOCUMENT RECORDED FEBRUARY 26, 1985, AS INSTRUMENT NO. 1985-9442 AND CONSTRUCTED AS PARKING LOTS AND DRIVEWAYS LOCATED WITHIN PARCELS 2, 3 AND 4 FOR PURPOSES OF FURNISHING INGRESS-EGRESS TO AND BETWEEN PARCELS; AND PROVIDING AND MAINTAINING ALL NECESSARY UTILITIES TO BE USED BY SAID PARCELS; SAID EASEMENT TO BE APPURTENANT [TO] PARCEL 1 ABOVE AND ANY PORTION INTO WHICH IT MAY BE DIVIDED.

PARCEL THREE:
A NON-EXCLUSIVE EASEMENT [OVER PARCEL 3 OF PARCEL MAP NO. 13,438] FOR WATERLINE AND PURPOSES INCIDENTAL [PURPOSES] THERETO [TO PROVIDE WATER TO PARCEL 4 OF PARCEL MAP NO. 13,438 FOR ITS FIRE CONTROL BUILDING SPRINKLER SYSTEM] AS SET FORTH IN DOCUMENT RECORDED MARCH 29, 1985, AS INSTRUMENT NO. 1985-015525 OF OFFICIAL RECORDS.

FOR CONVEYANCING PURPOSES ONLY: APN 137-170-046

SIMPLIFIED PLOTTABLE EASEMENTS

WITH MSL ENGINEERING, INC. RECOMMENDATIONS AND OPINIONS SHOWN IN [BRACKETS]

REFERENCE: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COMMITMENT NO. OF NCS-1076939-SAI DATED JULY 02, 2021 OUT OF THEIR IRVINE, CA OFFICE. TITLE OFFICER IS JEFFERY PASCHAL AT 949-885-2481 (paschal@firstam.com).

ITEM NO. 10:
ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM THE HIGHWAY ABUTTING SAID LAND HAVE BEEN RELINQUISHED TO THE STATE OF CALIFORNIA IN THE DOCUMENT ENTITLED "GRANT DEED (INDIVIDUAL)" DATED AUGUST 28, 1983, RECORDED JANUARY 03, 1984 IN BOOK 2028 AT PAGE 1461, OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 11:
A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS HIGHWAY AS CONTAINED IN THE DOCUMENT ENTITLED "GRANT DEED (INDIVIDUAL)" DATED AUGUST 28, 1983, RECORDED JANUARY 03, 1984 IN BOOK 2028 AT PAGE 1461, OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 13:
A 20.00 FOOT WIDE EASEMENT IN FAVOR OF THE BUELLTON COMMUNITY SERVICES DISTRICT, A BODY POLITICAL AND CORPORATE, FOR SEWER LINE, PUBLIC UTILITIES AND INCIDENTAL PURPOSES, IN THE DOCUMENT ENTITLED "EASEMENT DEED" DATED OCTOBER 12, 1978, RECORDED JANUARY 08, 1979 AS INSTRUMENT NO. 79-1086 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 14:
A 50.00 FOOT WIDE DRIVEWAY EASEMENT SHOWN OR DEDICATED ON PARCEL MAP NO. 12,882 FILED MAY 29, 1980 IN BOOK 24 OF PARCEL MAPS AT PAGES 91 AND 92, RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 15:
AN EASEMENT FOR PARKING LOTS AND DRIVEWAYS, FURNISHING INGRESS, EGRESS, AND INCIDENTAL PURPOSES, SHOWN OR DEDICATED ON PARCEL MAP NO. 13,438 FILED AUGUST 17, 1983 IN BOOK 32 OF PARCEL MAPS AT PAGES 36 AND 37, RECORDS OF SANTA BARBARA COUNTY.

[AMONG OTHER THINGS, THIS ITEM STATES THAT (1) THERE IS A 50.00 FOOT WIDE EASEMENT FOR DRIVEWAY PURPOSES PER PARCEL MAP NO. 12,822 AND PER INSTRUMENT NO. 81-5166 RECORDED FEBRUARY 05, 1981; (2) THE SURVEYED PROPERTY IS SHOWN AS PARCEL 4 OF THIS PARCEL MAP NO. 13,438; AND (3) APPURTENANT RECIPROCAL EASEMENTS FOR THE MUTUAL BENEFIT OF PARCELS 2, 3, AND 4 OF THIS MAP SHALL EXIST OVER AREAS DESIGNATED ON THE FINAL DEVELOPMENT PLAN FOR CASE NO. 81-RZ-49 "SANTA BARBARA COUNTY RESOURCE MANAGEMENT DEPARTMENT" AND CONSTRUCTED AS PARKING LOTS AND DRIVEWAYS LOCATED WITHIN PARCELS 2, 3, AND 4 FOR THE PURPOSES OF FURNISHING INGRESS-EGRESS TO AND BETWEEN SAID PARCELS PROVIDING PARKING AND PROVIDING AND MAINTAINING ALL NECESSARY UTILITIES TO BE USED BY SAID PARCELS.]

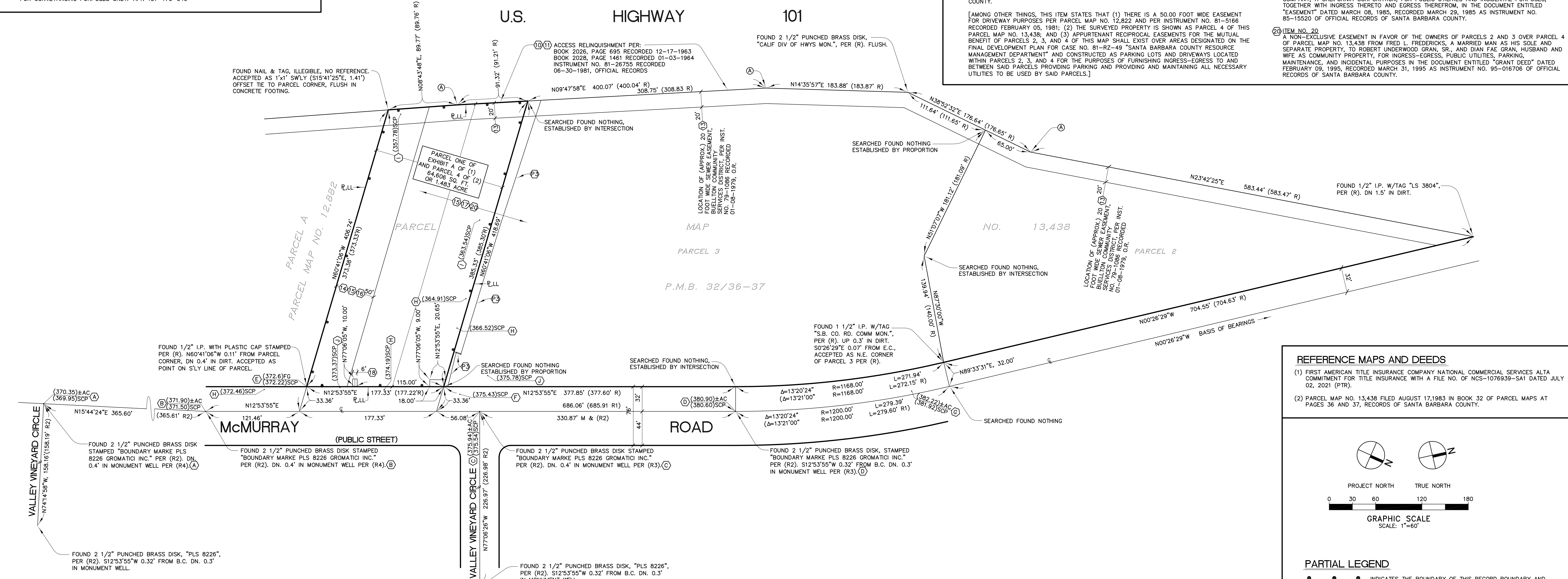
ITEM NO. 16:
A 50.00 FOOT NON-EXCLUSIVE PERPETUAL EASEMENT FROM JAMES L. BROCK AND MARTHA J. BROCK, TRUSTEES, UNDER THE J. AND M. BROCK LIVING TRUST, DATED MAY 12, 1980 ("SELLER") TO MC DONALD'S CORPORATION, A DELAWARE CORPORATION, FOR INGRESS AND EGRESS, PARKING, LANDSCAPING, DRAINAGE, SLOPES AND INCIDENTAL PURPOSES, WITH THE RIGHT AND DUTY TO CONSTRUCT AND TO MAINTAIN SAME OVER THAT PORTION OF PARCEL B OF PARCEL MAP NO. 12,822 (THE SURVEYED PROPERTY) SHOWN AS "50 FOOT DRIVEWAY EASEMENT" ALONG THE SOUTHERLY LINE OF SAID PARCEL B, IN THE DOCUMENT ENTITLED "GRANT DEED" DATED OCTOBER 17, 1980, RECORDED FEBRUARY 05, 1981 AS INSTRUMENT NO. 81-5166 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 17:
ANY ADVERSE CLAIM OR BOUNDARY DISPUTE WHICH MAY EXIST OR ARISE BY FAILURE OF THAT CERTAIN DOCUMENT ENTITLED "CONSTRUCTION DEED OF TRUST, ASSIGNMENT OF RENTS AND SECURITY AGREEMENT" AMONG THE TRUSTOR/GRANTOR, FRED L. FREDERICKS, INC., A CALIFORNIA CORPORATION (HEREIN "BORROWER"), SUPERIOR TITLE SERVICE, INC., A CALIFORNIA CORPORATION (HEREIN "TRUSTEE"), AND THE BENEFICIARY, UNION FEDERAL SAVINGS AND LOAN ASSOCIATION, A FEDERALLY CHARTERED SAVINGS AND LOAN ASSOCIATION, DATED FEBRUARY 20, 1985, RECORDED FEBRUARY 26, 1985 AS INSTRUMENT NO. 85-9442 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY TO DEFINE OR LOCATE WITH CERTAINTY THE BOUNDARIES OF THE LAND DESCRIBED OR DEFINED THEREIN AND DESCRIBED AS PARCEL TWO.

[AMONG OTHER THINGS, THIS ITEM STATES THAT (1) IT IS FOR PARCEL 3 OF PARCEL MAP NO. 13,438 (THE SURVEYED PROPERTY IS PARCEL 4 OF PARCEL MAP NO. 13,438) RESERVING THEREFROM RECIPROCAL EASEMENTS APPURTENANT TO PARCEL 2 AND 4 OF SAID MAP AND ANY PORTION INTO WHICH THEY MAY BE DIVIDED FOR THE MUTUAL BENEFIT OF PARCELS 2 AND 4 OF PARCEL MAP 13,349 OVER PARCEL 3 AND SHALL EXIST OVER AREAS DESIGNATED ON THE FINAL DEVELOPMENT PLAN FOR CASE NO. 81-RZ-49 "SANTA BARBARA COUNTY RESOURCE MANAGEMENT DEPARTMENT" ATTACHED HERETO AND CONSTRUCTED AS PARKING LOTS AND DRIVEWAYS LOCATED WITHIN PARCELS 2, 3, AND 4 FOR THE PURPOSES OF FURNISHING INGRESS-EGRESS TO AND BETWEEN SAID PARCELS, PROVIDING PARKING, AND PROVIDING AND MAINTAINING ALL NECESSARY UTILITIES TO BE USED BY SAID PARCELS.]

ITEM NO. 18:
A 6.00 FOOT WIDE AND 9.00 FOOT WIDE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, TOGETHER WITH INGRESS THERETO AND EGRESS THEREFROM, IN THE DOCUMENT ENTITLED "EASEMENT" DATED MARCH 08, 1985, RECORDED MARCH 29, 1985 AS INSTRUMENT NO. 85-15520 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.

ITEM NO. 20:
A NON-EXCLUSIVE EASEMENT IN FAVOR OF THE OWNERS OF PARCELS 2 AND 3 OVER PARCEL 4 OF PARCEL MAP NO. 13,438 FROM FRED L. FREDERICKS, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY, TO ROBERT UNDERWOOD GRAN, SR., AND DIAN FAE GRAN, HUSBAND AND WIFE AS COMMUNITY PROPERTY, FOR INGRESS-EGRESS, PUBLIC UTILITIES, PARKING, MAINTENANCE, AND INCIDENTAL PURPOSES IN THE DOCUMENT ENTITLED "GRANT DEED" DATED FEBRUARY 09, 1995, RECORDED MARCH 31, 1995 AS INSTRUMENT NO. 95-016706 OF OFFICIAL RECORDS OF SANTA BARBARA COUNTY.



RECORD BOUNDARY AND EASEMENT MAP

REFERENCE - TRUXAW AND ASSOCIATES, INC. SEPTEMBER 16, 2021 ALTA/NSPS LAND TITLE SURVEY SHEET 2 OF 3

BOUNDARY ESTABLISHMENT NOTE:

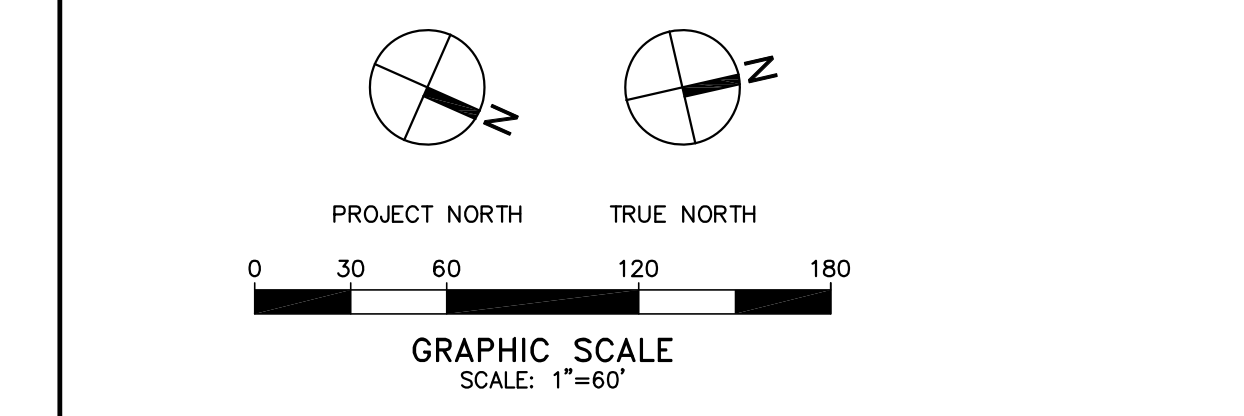
(A) = SEARCHED, FOUND NOTHING, ESTABLISHED PER PARCEL MAP NO. 13,438, BOOK 32, PAGES 36-37 OF MAPS, BETWEEN SOUTHWESTERLY CORNER OF PARCEL 4 OF SAID MAP AND THE NORTHERLY CORNER OF PARCEL 2 OF SAID MAP, USING THE B.L.M. METHOD DESCRIBED IN ARTICLE 5-44 OF THE MANUAL OF SURVEYING INSTRUCTIONS 1973, PUBLISHED BY THE DEPARTMENT OF THE INTERIOR.

RECORD DATA:

(R) = RECORD DATA PER PARCEL MAP NO. 13,438, IN BOOK 32, PAGES 36-37.
(R1) = RECORD DATA PER PARCEL MAP NO. 12,882, IN BOOK 24, PAGES 91-92.
(R2) = RECORD DATA PER TRACT NO. 31,052, IN BOOK 205, PAGES 69-70.
(R3) = CORNER RECORD DOCUMENT 5808 FILED APRIL 14, 2020
(R4) = CORNER RECORD DOCUMENT 5809 FILED APRIL 14, 2020

REFERENCE MAPS AND DEEDS

(1) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ALTA COMMITMENT FOR TITLE INSURANCE WITH A FILE NO. OF NCS-1076939-SAI DATED JULY 02, 2021 (PTR).
(2) PARCEL MAP NO. 13,438 FILED AUGUST 17, 1983 IN BOOK 32 OF PARCEL MAPS AT PAGES 36 AND 37, RECORDS OF SANTA BARBARA COUNTY.



PARTIAL LEGEND

(●) INDICATES THE BOUNDARY OF THIS RECORD BOUNDARY AND EASEMENT MAP CONSISTING OF 64,606 SQ. FT. OR 1.483 ACRES
(C) REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET HEREON.
(15) REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET HEREON.

SURVEY CONTROL POINTS

(F) FOUND PUNCHED 1 1/2" BRASS CAP STAMPED "GROMA PLS 8226" ON TOP OF CONCRETE CURB IN LIEU OF 1" COPPER PLUG STAMPED "PLS 8226" PER CORNER RECORD DOCUMENT 5808 FILED APRIL 14, 2020.
(G) FOUND PUNCHED 3" BRASS DISK STAMPED "CITY OF BUELLTON HORIZONTAL CONTROL AND BENCHMARK, CITY SURVEYOR, PLS 6392 2010-004" IN A WELL MONUMENT DOWN 0.3'.
(H) FOUND SCRIBED CROSS IN CONCRETE SIDEWALK/PAVEMENT.
(I) SET SCRIBED CROSS IN TOP OF CONCRETE CURB.
(J) SET SCRIBED CROSS IN CONCRETE SIDEWALK.

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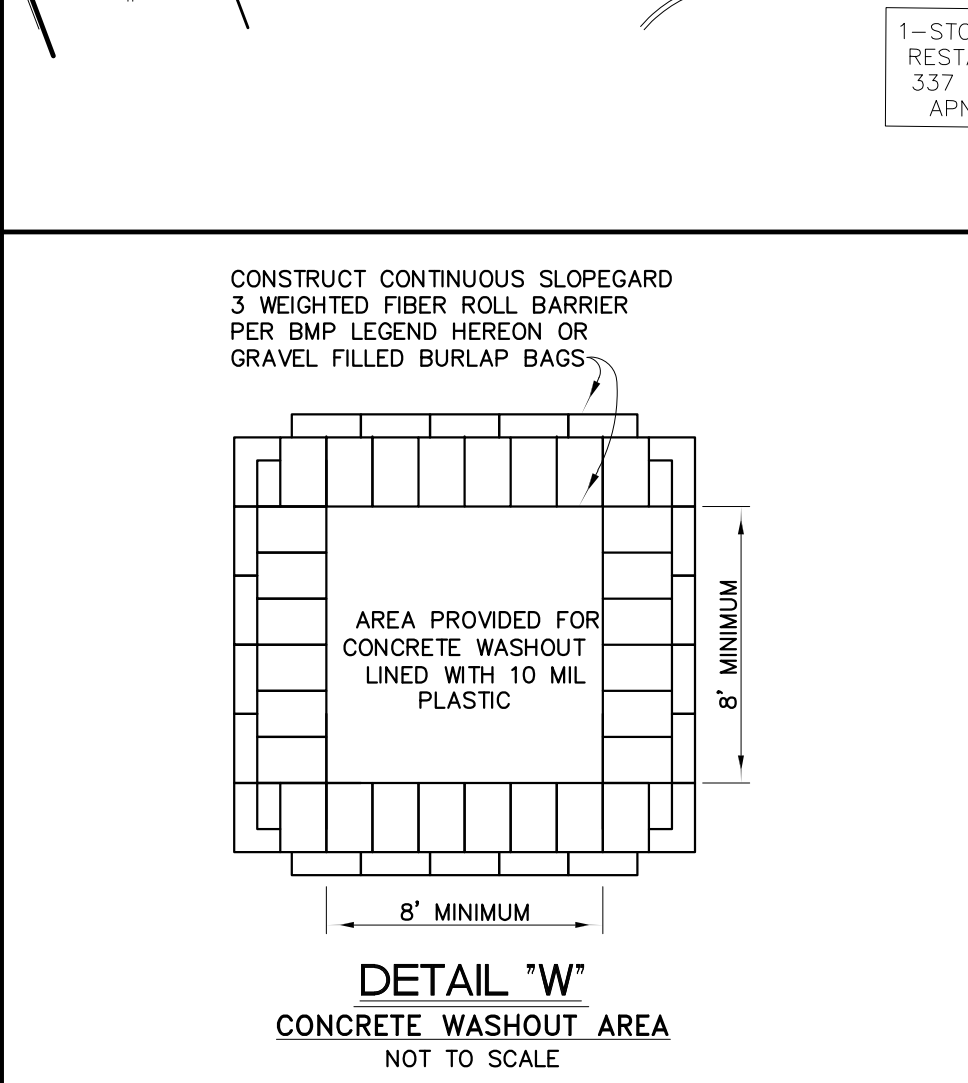
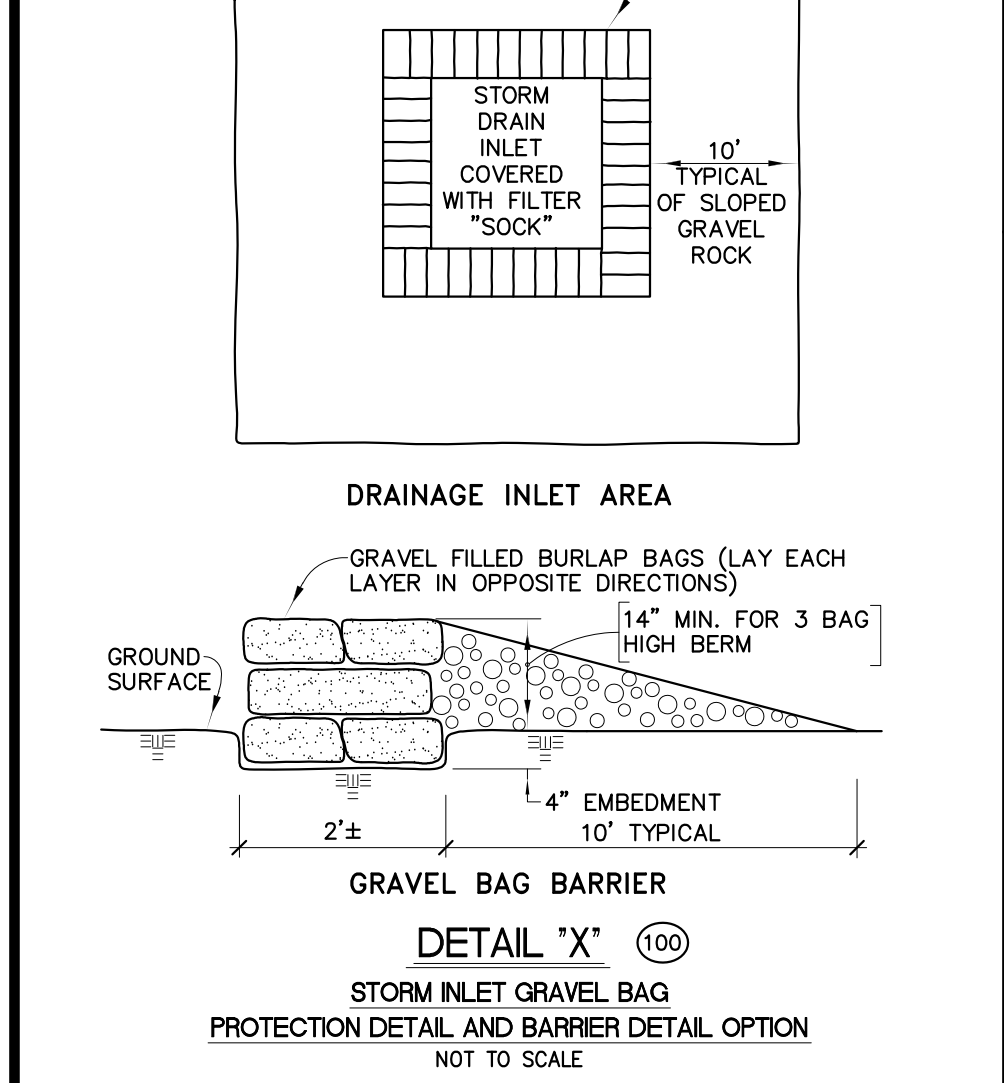
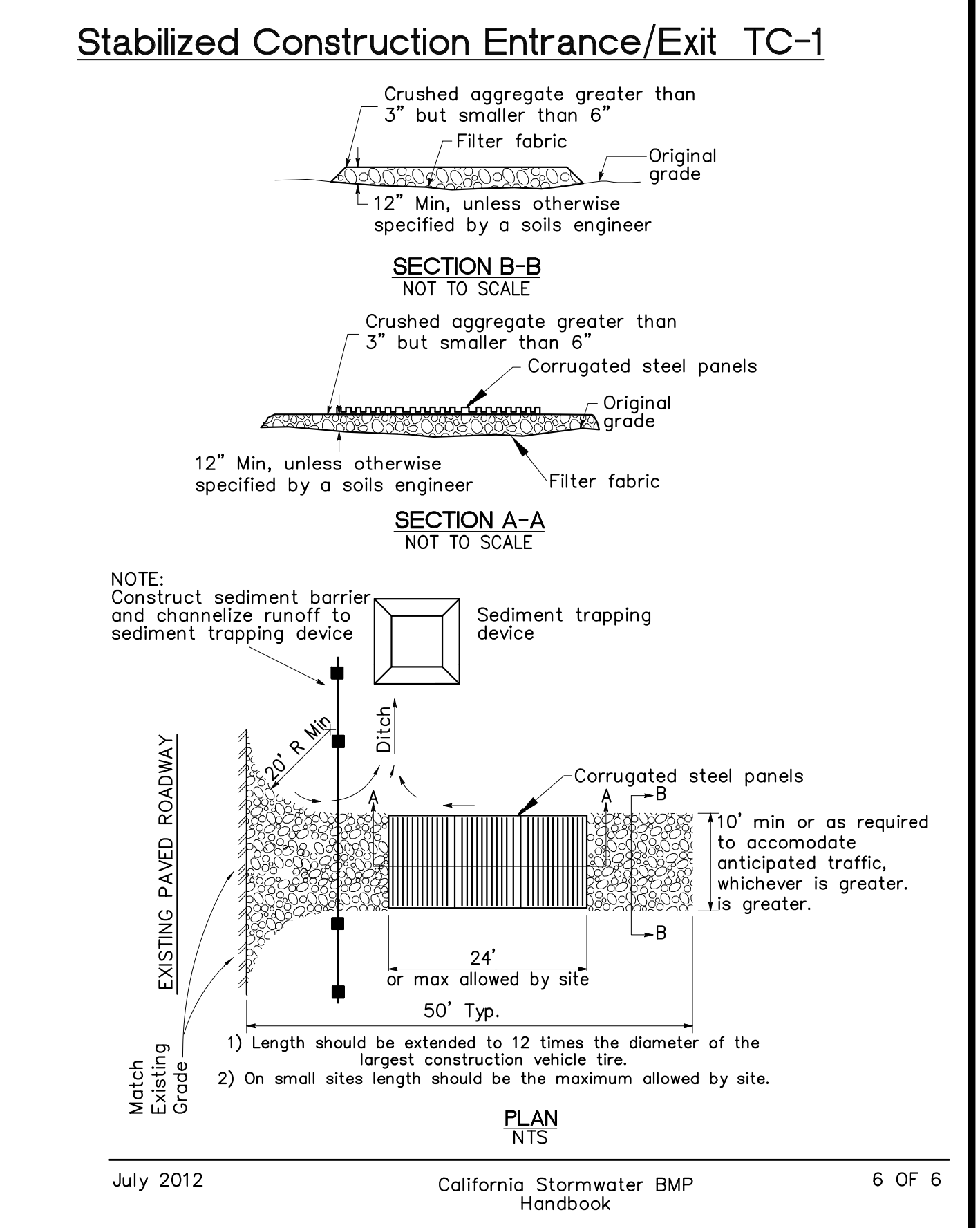
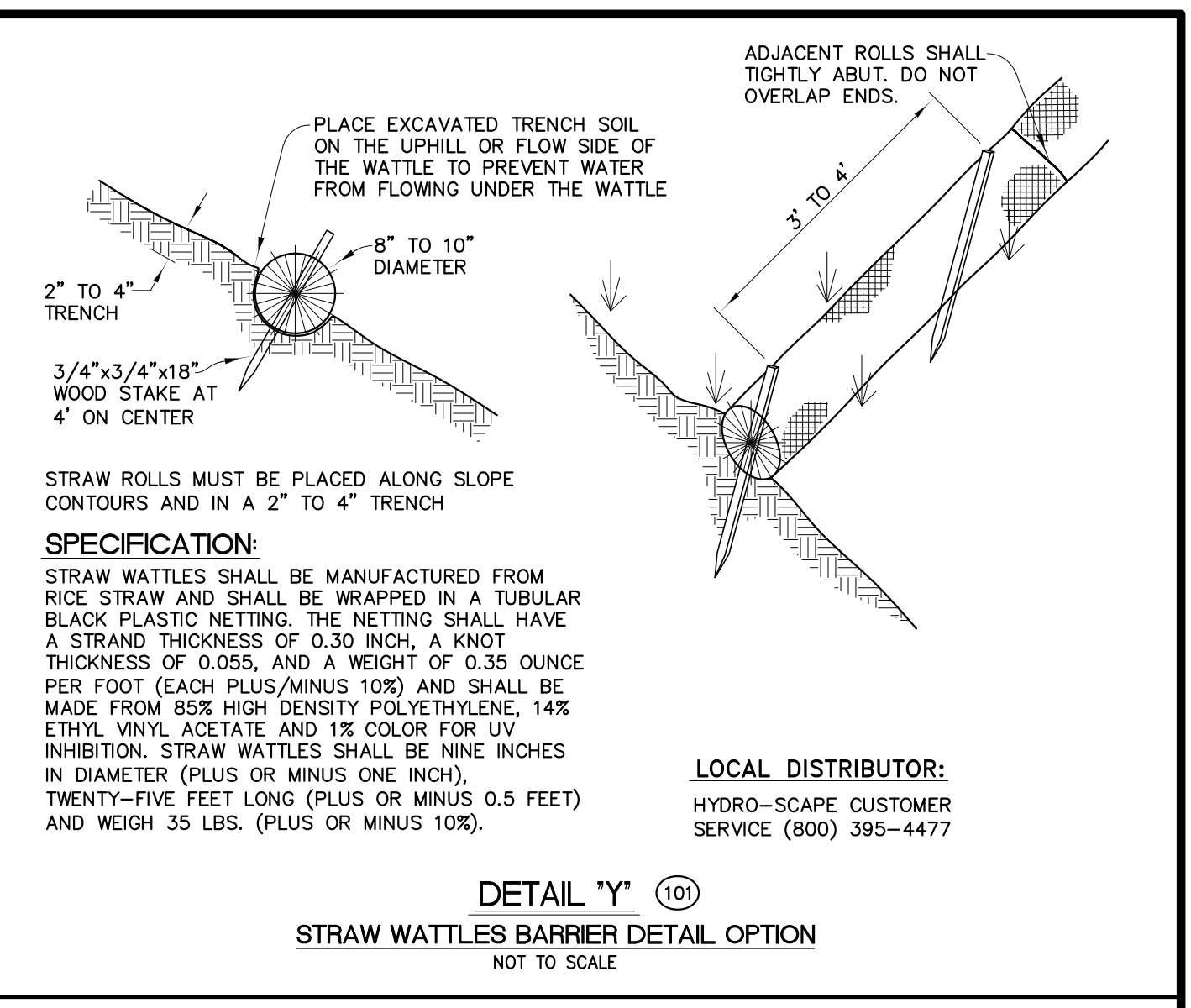
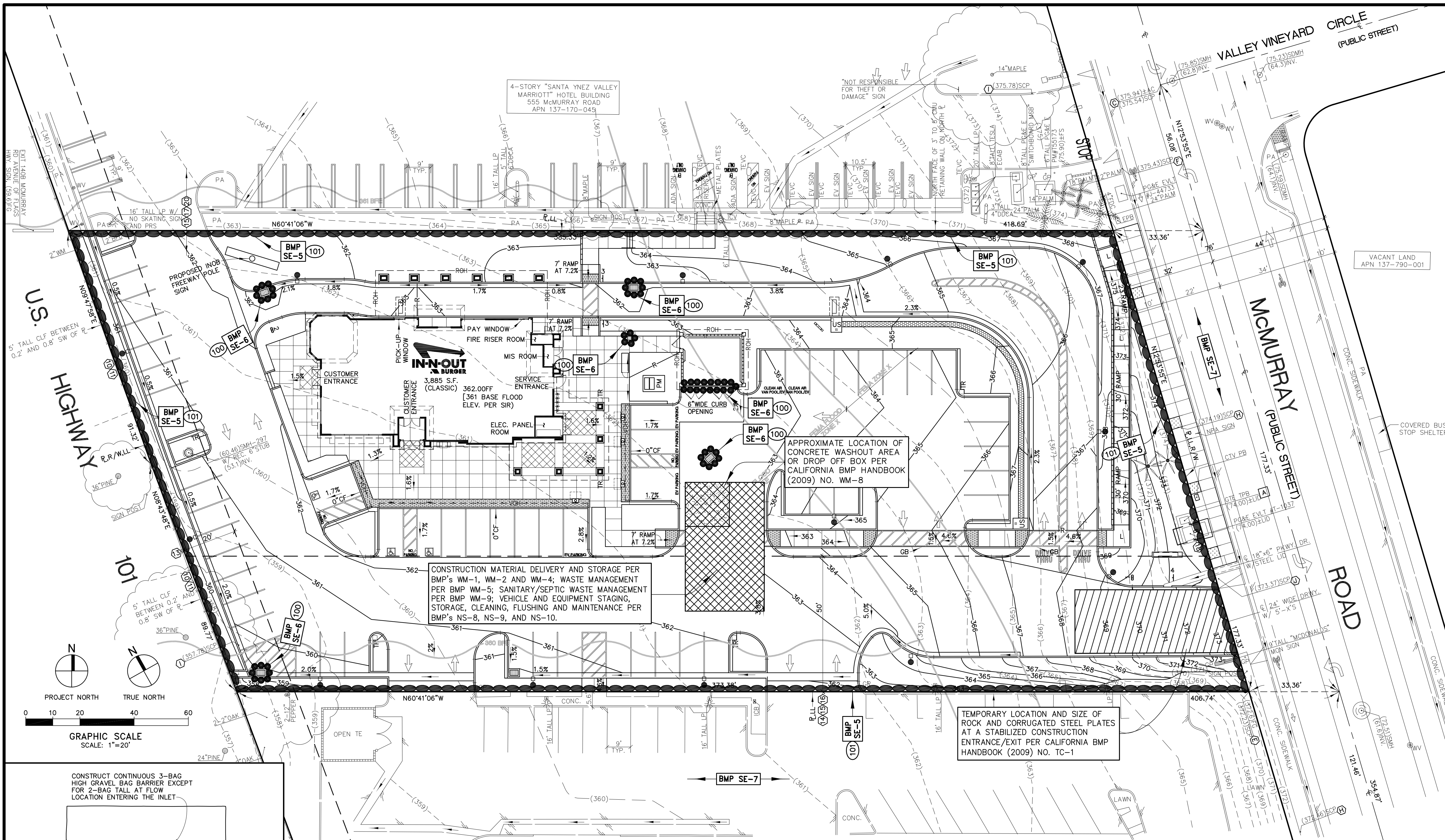
REVISIONS

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MARK S. LAMOUREUX R.C.E. 38382 05-18-2022 DATE

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CITY ENTITLEMENT RECORD BOUNDARY AND EASEMENT MAP
C38
JN2044-21044 C38cover



- ### LIST OF MAJOR CONSTRUCTION MATERIALS, WASTE AND ACTIVITIES AT THE PROJECT SITE
- CONCRETE PAVEMENT.
 - CONCRETE CURBS AND WALKS.
 - UTILITY SERVICES TO PROPOSED BUILDING.
 - PARKING LOT LIGHTS.
 - LANDSCAPING AND IRRIGATION.
 - ASPHALT PAVEMENT.
 - EARTHWORK MOVED AND GRADED.
 - STORM DRAIN PIPE AND DRAIN BOX INLETS.

- ### LIST OF BEST MANAGEMENT PRACTICES (BMP'S)-USE AS APPLICABLE
- (REFERENCE: CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE HANDBOOK FOR CONSTRUCTION ACTIVITY)
- EROSION AND SEDIMENT CONTROL BMP'S**
- EC-1 SCHEDULING
 - EC-2 PRESERVATION OF EXISTING VEGETATION
 - EC-3 HYDRAULIC MULCH
 - EC-4 HYDROSEEDING
 - EC-5 SOIL BINDERS
 - EC-6 STRAW MULCH
 - EC-7 GEOTEXTILES AND MATS
 - EC-8 WOOD MULCHING
 - EC-9 EARTH DIKES AND DRAINAGE SWALES
 - EC-10 VELOCITY DISSIPATION DEVICES
 - EC-11 SLOPE DRAINS
 - EC-12 STREAMBANK STABILIZATION
 - EC-13 POLYACRYLAMIDE
 - EC-14 COMPOST BLANKETS
 - EC-15 SOIL PREPARATION / ROUGHENING
 - EC-16 NON-VEGETATED STABILIZATION
- WIND EROSION CONTROL**
- WE-1 WIND EROSION CONTROL
- EQUIPMENT TRACKING CONTROL**
- TC-1 STABILIZED CONSTRUCTION ENTRANCE/EXIT
 - TC-2 STABILIZED CONSTRUCTION ROADWAY
 - TC-3 ENTRANCE/OUTLET TIRE WASH
- NON-STOP WATER MANAGEMENT AND MATERIAL MANAGEMENT (BMP'S)**
- NS-1 WATER CONSERVATION PRACTICES
 - NS-2 DEWATERING OPERATIONS
 - NS-3 PAVING AND GRINDING OPERATIONS
 - NS-4 TEMPORARY STREAM CROSSING
 - NS-5 CLEAR WATER DIVERSION
 - NS-6 ILLICIT CONNECTION/DISCHARGE
 - NS-7 POTABLE WATER/IRRIGATION
 - NS-8 VEHICLE AND EQUIPMENT CLEANING
 - NS-9 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-10 VEHICLE AND EQUIPMENT MAINTENANCE
 - NS-11 FILE DRIVING OPERATIONS
 - NS-12 CONCRETE CURING
 - NS-13 CONCRETE FINISHING
 - NS-14 MATERIAL AND EQUIPMENT USE
 - NS-15 DEMOLITION ADJACENT TO WATER
 - NS-16 TEMPORARY BATCH PLANTS
- EROSION AND SEDIMENT CONTROL BMP'S**
- SE-1 SILT FENCE
 - SE-2 SEDIMENT BASIN
 - SE-3 SEDIMENT TRAP
 - SE-4 CHECK DAM
 - SE-5 FIBER ROLLS
 - SE-6 GRAVEL BAG BARRIER
 - SE-7 STREET SWEEPING AND VACUUMING
 - SE-8 SANDBAG BARRIER
 - SE-9 STRAW BALE BARRIER
 - SE-10 STORM DRAIN INLET PROTECTION

- ### WASTE MANAGEMENT AND MATERIAL POLLUTION CONTROL
- WM-1 MATERIAL DELIVERY AND STORAGE
 - WM-2 MATERIAL USE
 - WM-3 STOCKPILE MANAGEMENT
 - WM-4 SPILL PREVENTION AND CONTROL
 - WM-5 SOLID WASTE MANAGEMENT
 - WM-6 HAZARDOUS WASTE MANAGEMENT
 - WM-7 CONTAMINATED SOIL MANAGEMENT
 - WM-8 CONCRETE WASTE MANAGEMENT
 - WM-9 SANITARY/SEPTIC WASTE MANAGEMENT
 - WM-10 LIQUID WASTE MANAGEMENT

- ### BMP LEGEND
- INSTALL STRAW WATTLES BARRIER PER CONSTRUCTION NOTE (Y) AND DETAIL "Y" SHOWN HEREON.
 - INSTALL GRAVEL BAG BARRIER PER SE-6 AND PER DETAIL "X" SHOWN HEREON.
 - VEHICLE STAGING, STORAGE, CLEANING, FUELING AND MAINTENANCE PER BMP'S NS-5, NS-9 AND NS-10, CONSTRUCTION MATERIAL DELIVERY AND STORAGE PER BMP'S WM-1, WM-2 AND WM-4, AND WASTE MANAGEMENT PER BMP'S WM-5, WM-8 AND WM-9.
 - TEMPORARY ROCK AT A STABILIZED CONSTRUCTION ENTRANCE/EXIT WITH CORRUGATED STEEL PANELS PER BMP TC-1 MODIFIED TO FIT SITE CONDITIONS.
- ### EROSION CONTROL PLAN CONSTRUCTION NOTES
- (Y) INSTALL GRAVEL BAG BARRIER PER DETAIL "X" SHOWN ON SHEET C39 AND PER BMP SE-6. WHEN THIS BARRIER IS INSTALLED AROUND A DRAIN BOX, STORM DRAIN, OR CATCH BASIN INLET, INSTALL A PERMEABLE FILTER FABRIC ON TOP OF THE INLET TO PREVENT SILT FROM ENTERING THE INLET.
- (Y) INSTALL BMP SE-5 STRAW WATTLES FIBER ROLL BARRIER PER DETAIL "Y" SHOWN ON SHEET C39 AS AN ACCEPTABLE SUBSTITUTION TO THE SLOPEGARD MATERIAL CALLED OUT TO INSTALL ON THIS PLAN.

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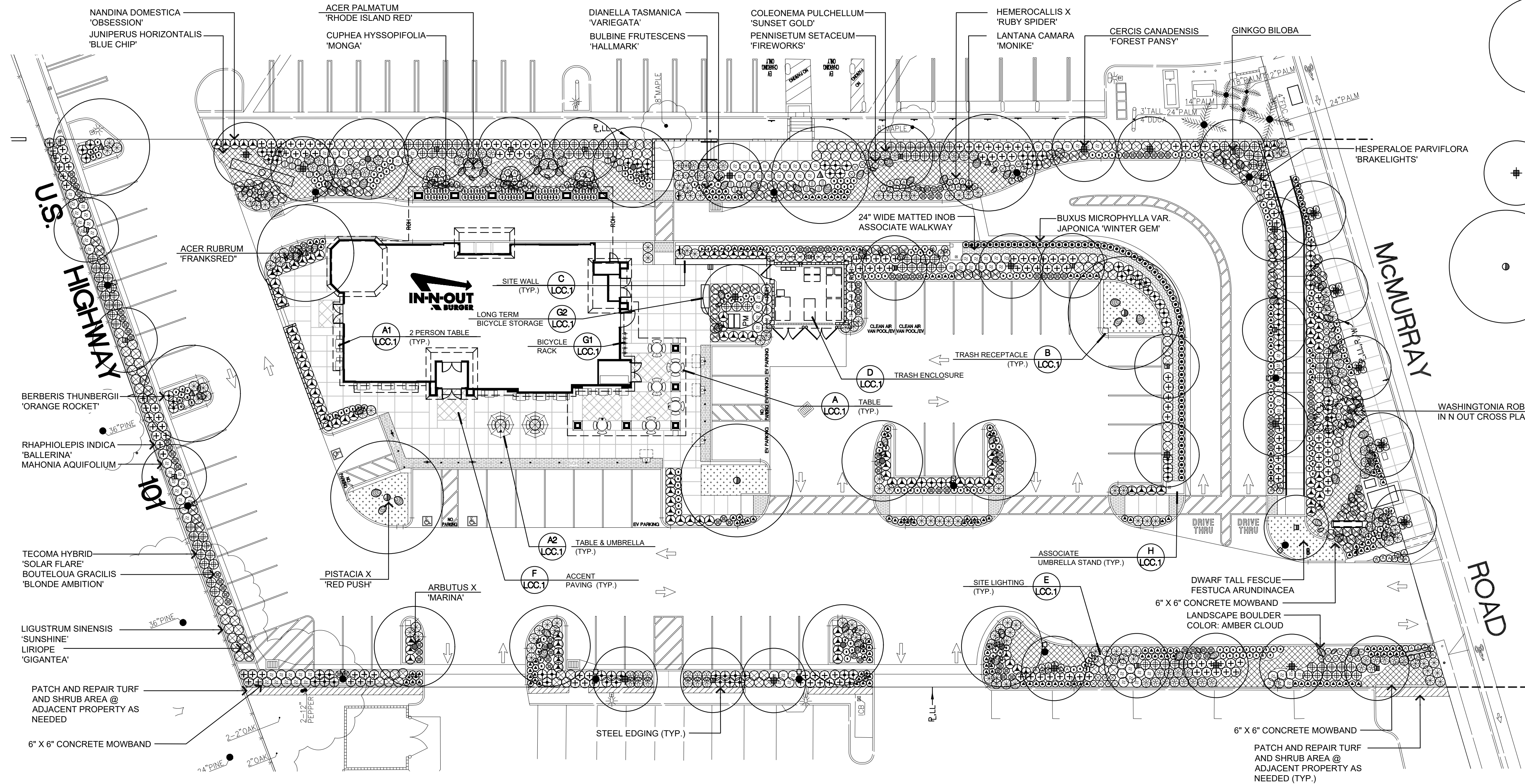
Mark S. Lamoureux
 MARK S. LAMOUREUX R.C.E. 38382 05-18-2022 DATE

IN-N-OUT BURGER
 515 McMURRAY ROAD
 BUELLTON, CA 93427

CITY ENTITLEMENT EROSION CONTROL PLAN

C39

JN 2044-2044 C390000



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	WUCOLS ZONE #	
TREES								
▲	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE	36" BOX	PER PLAN +/- 5	STANDARDS MATCHED		MED	
●	ACER PALMATUM 'RHODE ISLAND RED'	RHODE ISLAND RED JAPANESE MAPLE	36" BOX	PER PLAN +/- 5	STANDARDS MATCHED		MED	
●	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN +/- 8	STANDARDS - MATCHED		MED	
●	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD	24" BOX	PER PLAN +/- 20	STANDARDS - MATCHED		MED	
●	GINKGO BILOBA	MAIDENHAIR TREE	24" BOX	PER PLAN +/- 16	STANDARDS - MATCHED		MED	
●	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	48" BOX	PER PLAN +/- 3	STANDARDS - MATCHED		MED	
●	WASHINGTONIA ROBUSTA IN N OUT CROSS PLAMS	MEXICAN FAN PALM	20" CBT	PER PLAN +/- 2	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1		LOW	
SHRUBS								
●	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	1 GALLON	24" O.C.	+/- 109	TRIANGLE SPACING	LOW	
●	BULBINE FRUTESCENS 'HALLMARK'	'HALLMARK' BULBINE	1 GALLON	24" O.C.	+/- 204	TRIANGLE SPACING	LOW	
●	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	5 GALLON	24" O.C.	+/- 65	TRIANGLE SPACING	MED	
●	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY	5 GALLON	36" O.C.	+/- 83	TRIANGLE SPACING	MED	
●	CUPHEA HYSSOPIFOLIA 'MONGA'	WHITE FALSE HEATHER	5 GALLON	36" O.C.	+/- 40	TRIANGLE SPACING	MED	
●	COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN	5 GALLON	36" O.C.	+/- 92	TRIANGLE SPACING	MED	
●	HEMEROCALLIS X 'RUBY SPIDER'	RUBY SPIDER DAYLILY	5 GALLON	36" O.C.	+/- 132	TRIANGLE SPACING	LOW	
●	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GALLON	24" O.C.	+/- 210	TRIANGLE SPACING	MED	
●	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GALLON	24" O.C.	+/- 32	TRIANGLE SPACING	LOW	
●	LIGUSTRUM SINENSIS 'SUNSHINE'	SUNSHINE LIGUSTRUM	5 GALLON	36" O.C.	+/- 115	TRIANGLE SPACING	LOW	
●	LIRIOPE 'GIANTEA'	GIANT LILY TURF	5 GALLON	36" O.C.	+/- 110	TRIANGLE SPACING	LOW	
●	MAHONIA AQUIFOLIUM	OREGON GRAPE	15 GALLON	36" O.C.	+/- 118	TRIANGLE SPACING	LOW	
●	NANDINA DOMESTICA 'OBSESSION'	OBSESSION NANDINA	5 GALLON	36" O.C.	+/- 104	TRIANGLE SPACING	LOW	
●	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	5 GALLON	36" O.C.	+/- 49	TRIANGLE SPACING	LOW	
●	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN	5 GALLON	36" O.C.	+/- 158	TRIANGLE SPACING	LOW	
●	TECOMA HYBRID 'SOLAR FLARE'	SOLAR FLARE ESPERANZA	15 GALLON	36" O.C.	+/- 105	TRIANGLE SPACING	LOW	
GROUND COVER								
●	LANTANA CAMARA 'MONIKE'	TEENIE GENIE	1 GALLON	36" O.C.	+/- 120	TRIANGLE SPACING	LOW	
●	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	1 GALLON	36" O.C.	+/- 1,772	TRIANGLE SPACING SQ.FT.	LOW	
●	DWARF TALL FESCUE FESTUCA ARUNDINACEA	WEST COASTER WEST COAST TURF	SOD	PER PLAN +/- 850	PER PLAN SQ. FT.		MED	
●	PATCH AND REPAIR TURF AND SHRUB AREA AS NEEDED (TYP.)							

PLAN VIEW

SCALE: 1" = 20'-0"

LANDSCAPE BOULDER LEGEND

BOULDER #	SIZE	TYPE/COLOR/MANUFACTURER
1	1' X 2' X 3'	DECORATIVE STONE SOLUTIONS BOULDER/ COLOR: AMBER CLOUD PH: 800-699-1878
2	2' X 4' X 3'	DECORATIVE STONE SOLUTIONS BOULDER/ COLOR: AMBER CLOUD PH: 800-699-1878
3	3' X 3' X 3'	DECORATIVE STONE SOLUTIONS BOULDER/ COLOR: AMBER CLOUD PH: 800-699-1878

BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.

LANDSCAPE CONSTRUCTION LEGEND

SYMBOL	MATERIAL	SQ. FT.
NO SYMBOL SHOWN	3" THICK MULCH LAYER TO BE INSTALLED IN ALL PLANTERS WITHOUT DRY STREAM BED, GRAVEL, OR BIOSWALES.	+/- 14,602 S.F.
---	6" X 6" MOW CONCRETE BAND TO SEPARATE ALL LAWN AREAS FROM PLANTER AREAS	
---	24" WIDE MATTED INOB ASSOCIATE WALKWAY REFER TO CIVIL PLANS FOR DETAILS.	

Reference Evapotranspiration (ET _r)	48.8	Project Type	Non-Residential	0.45			
Hydrozone # / Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Landscape Area (Sq. Ft.)	ETAF x Area	Estimated Total Water Use (ETWU)
Regular Landscape Areas							
Station 1 / LOW	0.3	Drip	0.81	0.37	14,602	5,408	163,629
Station 2 / Med. Turf	0.5	Drip	0.81	0.62	850	525	15,875
					Totals	15,452	179,504
Special Landscape Areas							
					Totals	1.0	-
						ETWU Total	179,504
						Maximum Allowed Water Allowance (MAWA) Gallons	210,382

ETAF Calculations		All Landscape Areas	
Regular Landscape Areas	Total ETAF x Area	5,933	5,933
	Total Area	15,452	15,452
	Average ETAF	0.38	0.38

TREE ROOTBARRIER - FIBERWEB BIO BARRIER:

- CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL THE 24" VERSION AND SHALL BE CONTINUOUS FOR 10' ON EITHER SIDE OF TREE.
- STREET TREES AND OTHER TREES LOCATED WITHIN 10-FEET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

TITLE 23 - WATER EFFICIENT LANDSCAPE COMPLIANCE NOTE

I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE (STATE OF CALIFORNIA TITLE 23, DIVISION 2, CHAPTER 2.7) AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF LANDSCAPE DESIGN PLAN.

BRANDON PETRUNIO, DATE: May 18, 2022
RLA 5894:

AGRONOMIC SOILS REPORT REQUIREMENT

AFTER MAJOR GRADING OPERATIONS ARE COMPLETED, CONTRACTOR SHALL OBTAIN SOIL SAMPLES FROM MIN 6" DEPTH AND SUBMIT TO AN APPROVED LABORATORY FOR ANALYSIS AND RECOMMENDATIONS. OBTAIN A MINIMUM OF 1 SAMPLE PER ACRE AND 1 SAMPLE AFTER IMPLEMENTATION OF FIRST REPORT FOR VERIFICATION SOIL MEETS SOILS LAB STANDARDS. REPORTS MUST BE SUBMITTED TO LANDSCAPE ARCHITECT, CITY AND OWNERS REP. FOR REVIEW AND APPROVAL.

LANDSCAPE IRRIGATION INTENT:

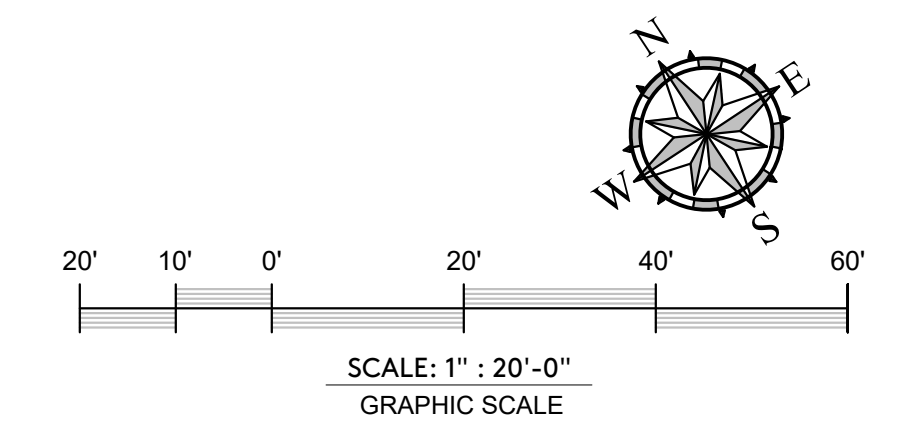
IT IS THE INTENT TO PROVIDE AN IRRIGATION DESIGN UTILIZING DRIP IRRIGATION SYSTEM FOR THE ENTIRE SITE BURIED A CONSTANT 4" BELOW FINISH GRADE AND STAPLED DOWN @ 5' INTERVALS FOR ADDED PROTECTION. THE IRRIGATION SYSTEM SHALL BE CONTROLLED BY A SMART CONTROLLER WITH ONSITE WEATHER SENSOR AND REMOTE OPERATION THROUGH THE INTERNET FROM CENTRAL LOCATION. CONTROLLER SHALL BE A TYPE WHICH AUTOMATICALLY ADJUSTS RUNTIMES AND FREQUENCIES BASED, NOT ONLY ON HISTORICAL ET, BUT ACTUAL ONSITE WEATHER CONDITIONS.

NOTE:

- TREES - ALL TREES SHALL BE A MINIMUM OF 24" BOX SIZE, UNLESS INDICATED OTHERWISE PER PLAN.
- CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
- QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT.
- ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.
- ALIGN TREES WITH PARKING STALLS STRIPING.
- CONTRACTOR SHALL INSTALL RWS-M ROOT WATERING SYSTEMS WITH BUBBLER FOR ALL PALMS/TREES. 2 FOR ALL PALMS/TREES

CIVIL DRAWINGS REFERENCE NOTE:

- REFER TO CIVIL DRAWINGS SHEET C3 FOR THE FOLLOWING ITEMS:
- DIMENSIONS OF ALL PROPERTY LINES
- LABELING OF ALL EXISTING AND PROPOSED BUILDINGS, STRUCTURES, AND LANDSCAPING ELEMENTS.
- ALL TABULATION OF SITE ITEMS INCLUDING PERMEABLE AND NON PERMEABLE SURFACES.



LANDSCAPE AREA CALCULATION NOTE:

TOTAL INSTALLED TURF AREA: 850 S.F. (6%)
TOTAL INSTALLED PLANTING (SHRUB/GROUND COVER) AREA: 14,602 S.F. (94%)
TOTAL INSTALLED LANDSCAPE AREA: 15,452 S.F. (100%)

LANDSCAPE ARCHITECT:

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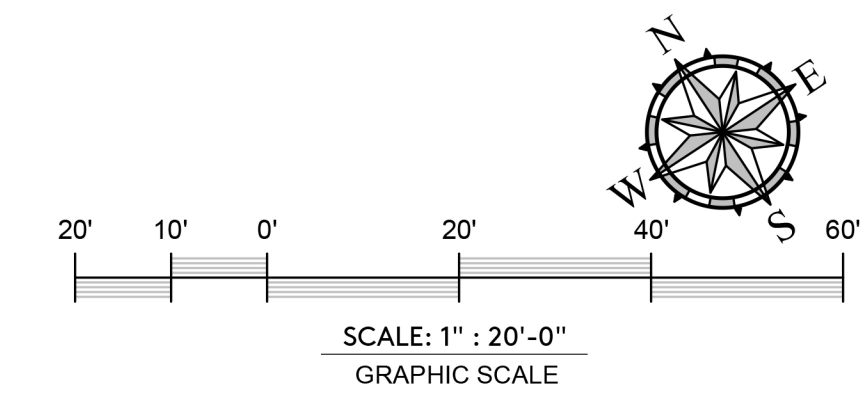
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515 McMURRAY ROAD
BUELLTON, CA 93427

**CITY ENTITLEMENT
LANDSCAPE PLANTING
PLAN**

LPP.1

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME
TREES		
	ACER RUBRUM 'FRANKSRED'	RED SUNSET MAPLE
	ACER PALMATUM 'RHODE ISLAND RED'	RHODE ISLAND RED JAPANESE MAPLE
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE
	CERCIS CANADENSIS 'FOREST PANSY'	EASTERN REDBUD
	GINKGO BILOBA	MAIDENHAIR TREE
	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE
	WASHINGTONIA ROBUSTA IN N OUT CROSS PLAMS	MEXICAN FAN PALM
SHRUBS		
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS
	BULBINE FRUTESCENS 'HALLMARK'	'HALLMARK' BULBINE
	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD
	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY
	CUPHEA HYSSOPIFOLIA 'MONGA'	WHITE FALSE HEATHER
	COLEONEMA PULCHELLUM 'SUNSET GOLD'	SUNSET GOLD BREATH OF HEAVEN
	HEMEROCALLIS X 'RUBY SPIDER'	RUBY SPIDER DAYLILY
	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY
	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA
	LIGUSTRUM SINENSIS 'SUNSHINE'	SUNSHINE LIGUSTRUM
	LIRIOPE 'GIGANTEA'	GIANT LILY TURF
	MAHONIA AQUIFOLIUM	OREGON GRAPE
	NANDINA DOMESTICA 'OBSESSION'	OBSESSION NANDINA
	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS
	RHAPHIOLEPIS INDICA 'BALLERINA'	BALLERINA INDIAN HAWTHORN
	TECOMA HYBRID 'SOLAR FLARE'	SOLAR FLARE ESPERANZA
GROUNDCOVER		
	LANTANA CAMARA 'MONIKE'	TEENIE GENIE
	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER
	DWARF TALL FESCUE FESTUCA ARUNDINACEA	WEST COASTER WEST COAST TURF



LANDSCAPE ARCHITECT:

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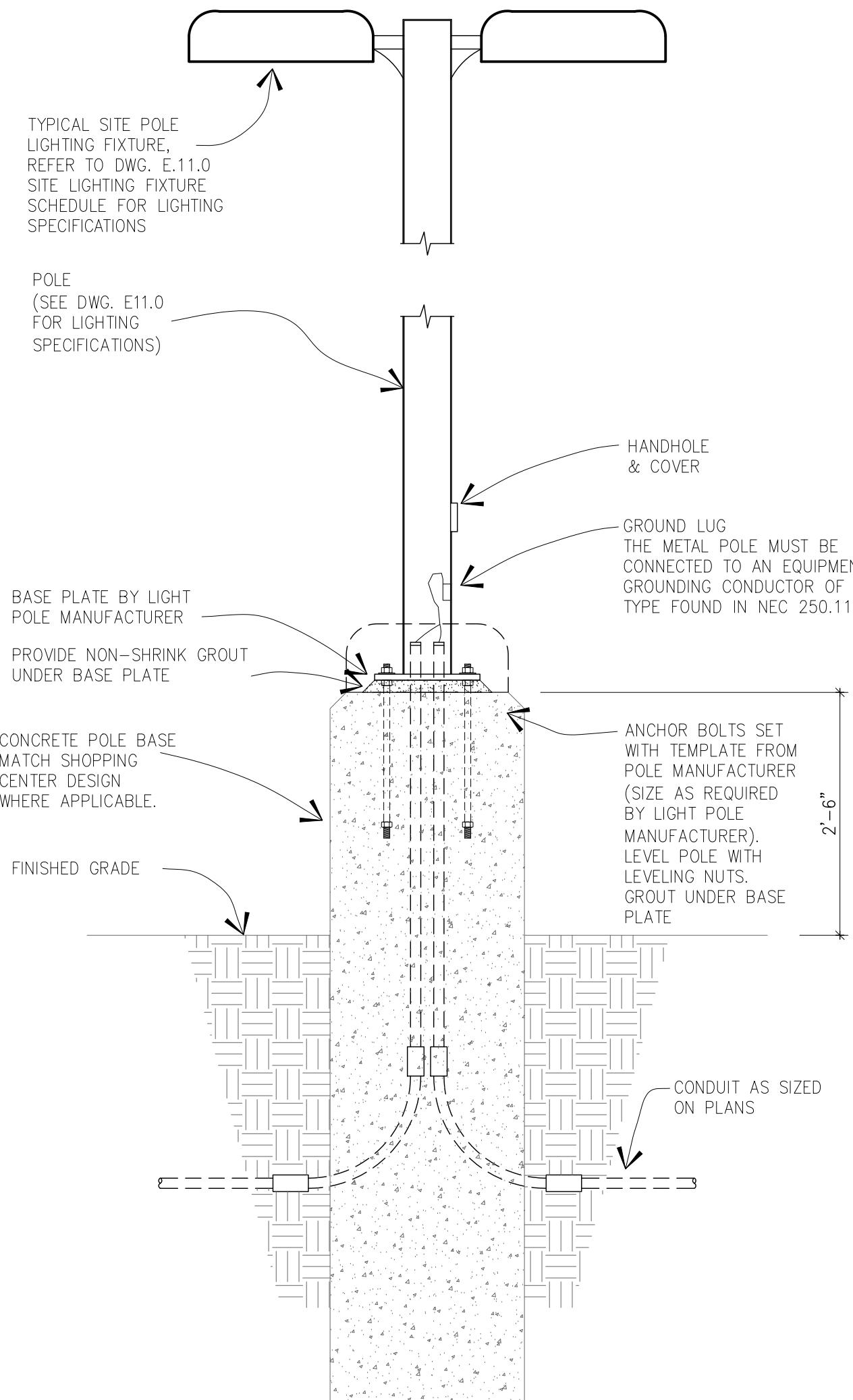
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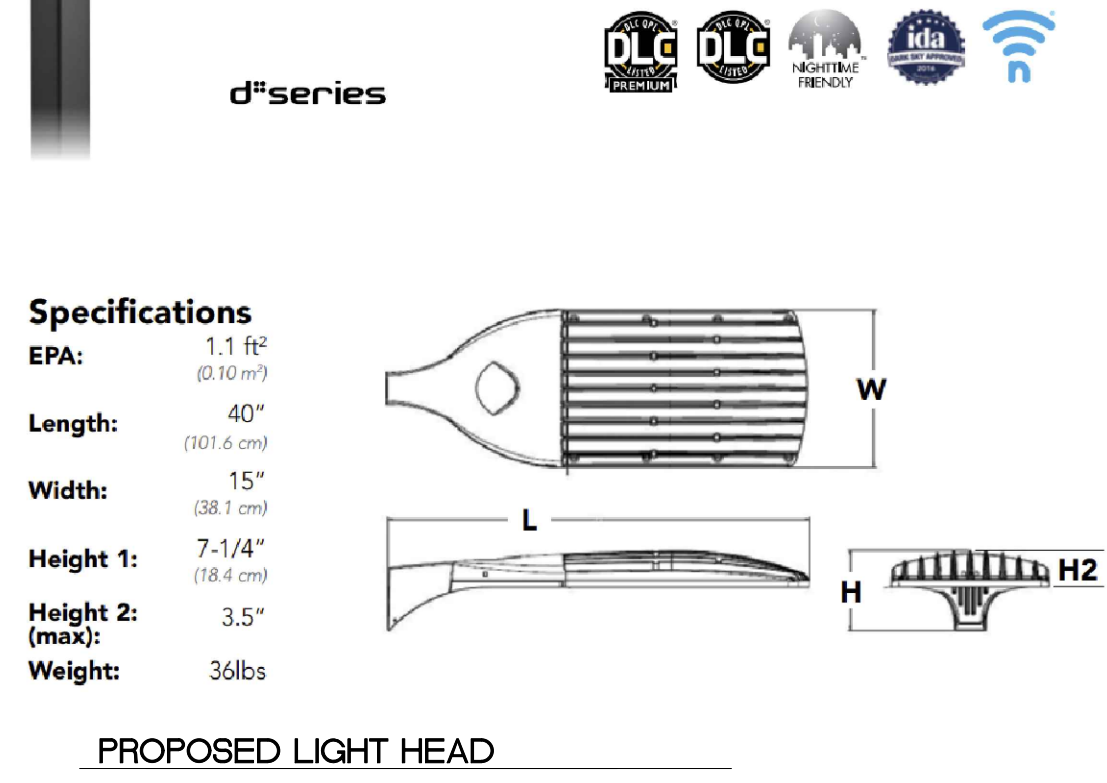
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**CITY ENTITLEMENT
LANDSCAPE COLORED
PLAN**

LCP.1

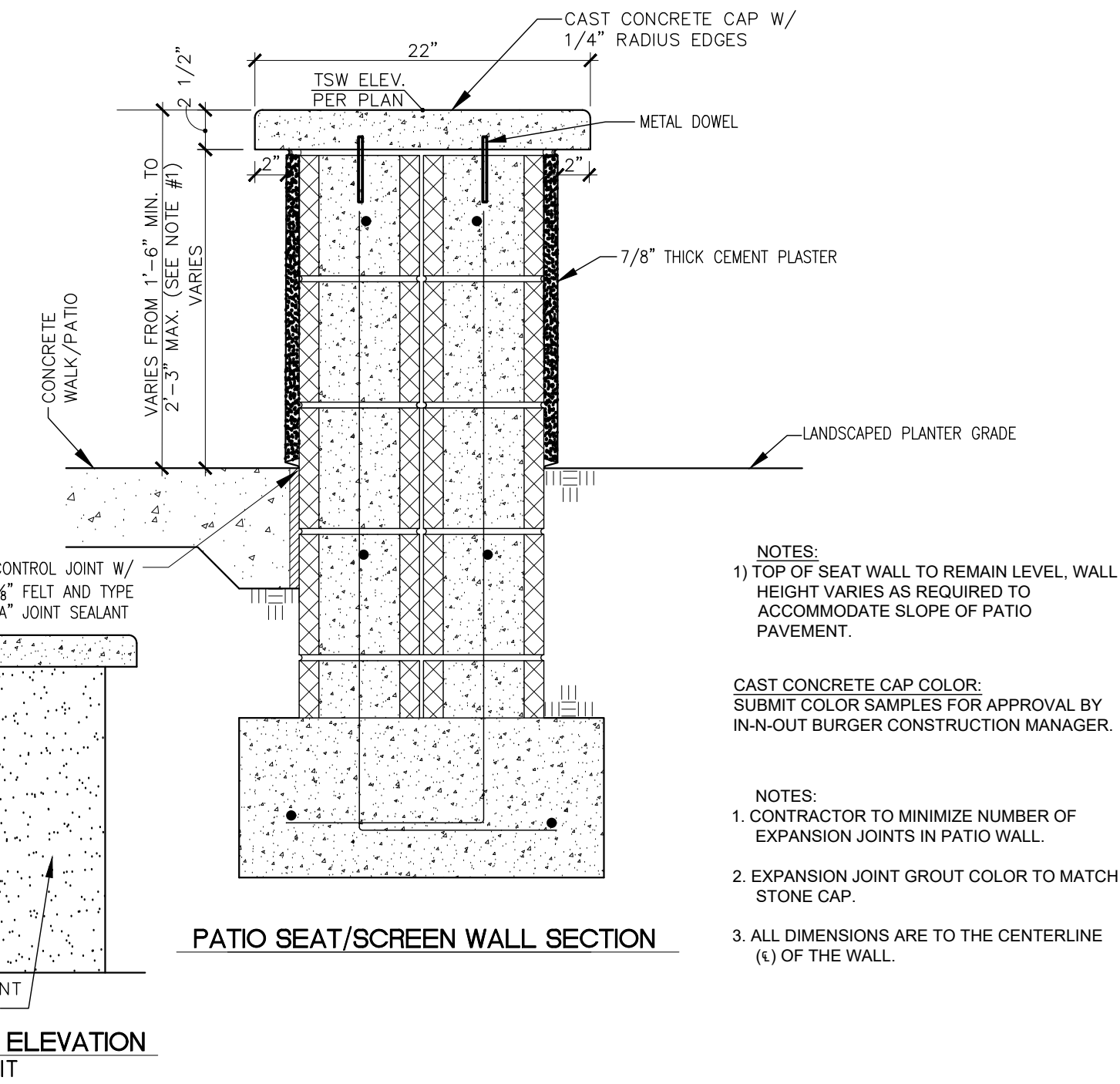


D-Series Size 2 LED Area Luminaire

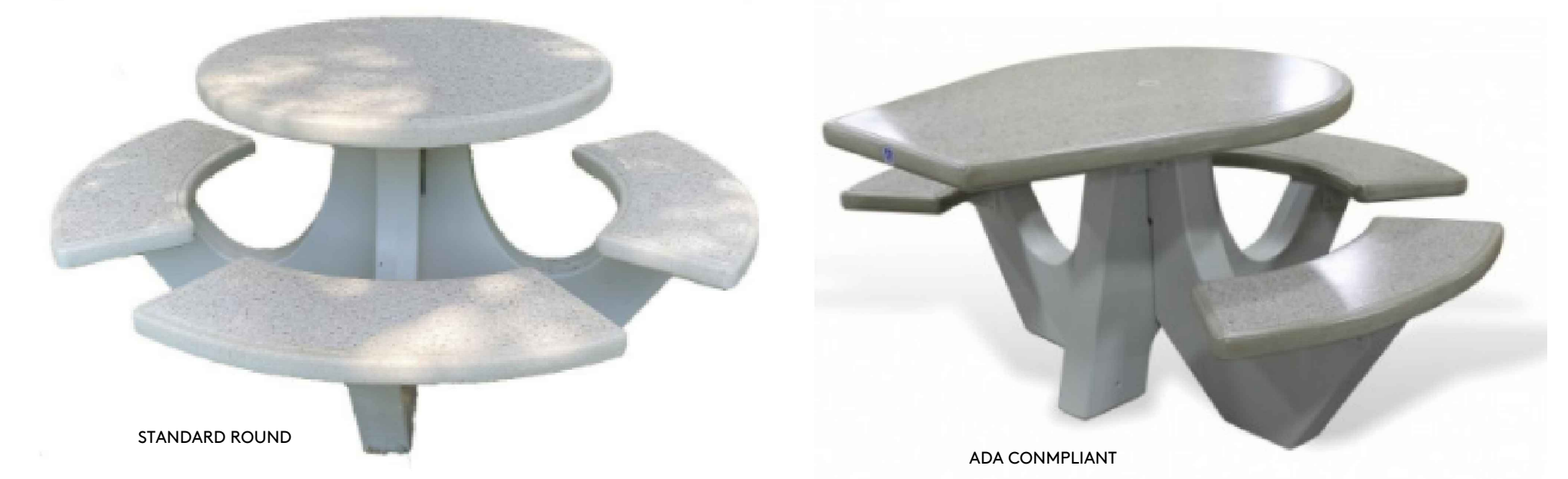


TRASH DESCRIPTION
W30 WEATHERSTONE BRIGHT WHITE TRASH RECEPTACLE
58 BEIGE GRANITE TRASH CAN LID WITH POLISHED DOOR.
TRASH CONTAINER AND LID - MODEL: TF1015W30F-58

B EXAMPLE INOB STANDARD TRASH RECEPTACLE



C LOW SEAT / SCREEN WALL TYPICAL



TABLE/ CHAIRS DESCRIPTION
G20 GROUND & POLISHED WHITE TABLE TOPS AND SEATS
L20 WHITE SMOOTH STAINED TABLE LEGS

WASAU TILE INC.
STANDARD 4 SEAT ROUND (MODEL: TF3125G20F/L20)
ADA COMPLIANT 3 SEAT ROUND (MODEL: TF3128G20F/L20)

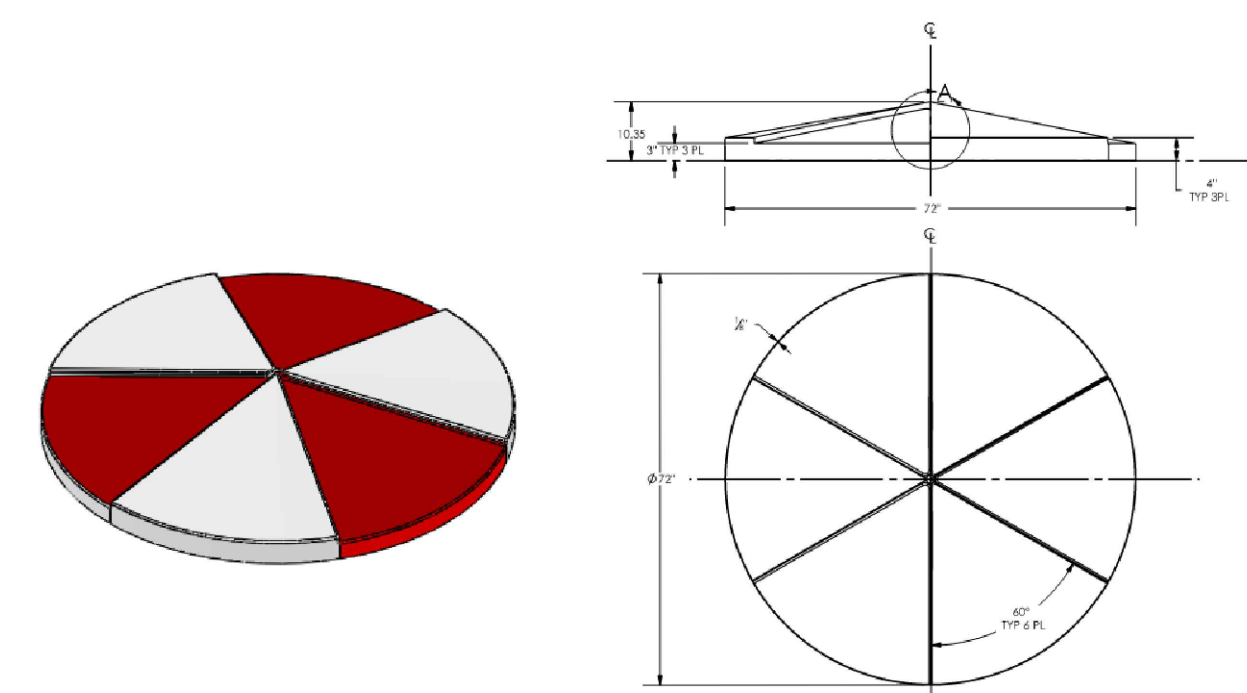
A EXAMPLE INOB STANDARD CONCRETE TABLE



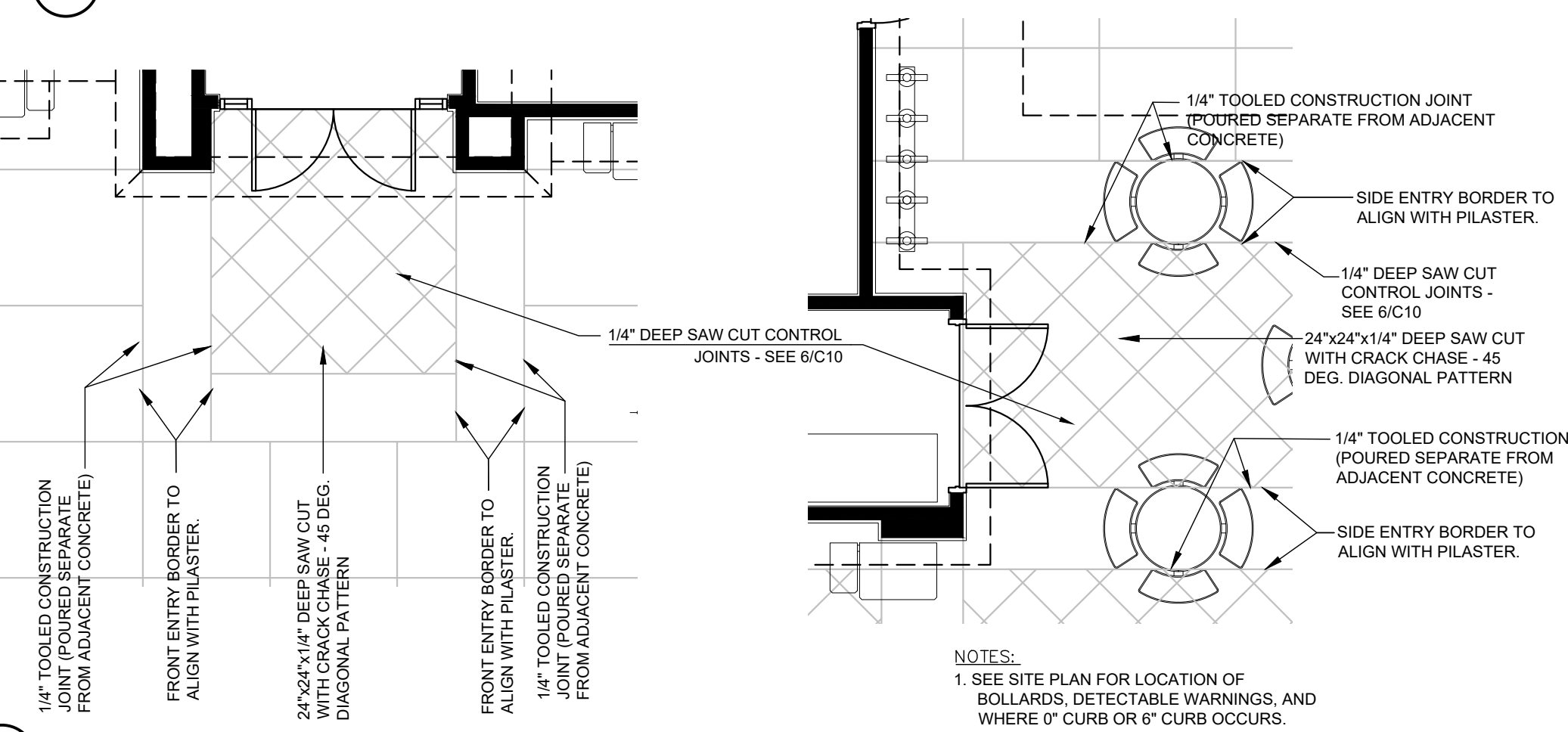
A1 EXAMPLE INOB STANDARD CONCRETE TABLE-2 PERSON BUILDING EDGE

NOT TO SCALE

A2 EXAMPLE INOB STANDARD CONCRETE TABLE UMBRELLA



E SITE LIGHTING - POLE CONCEPT



F ACCENT PAVING DETAIL BLOW-UP



G1 BICYCLE RACK

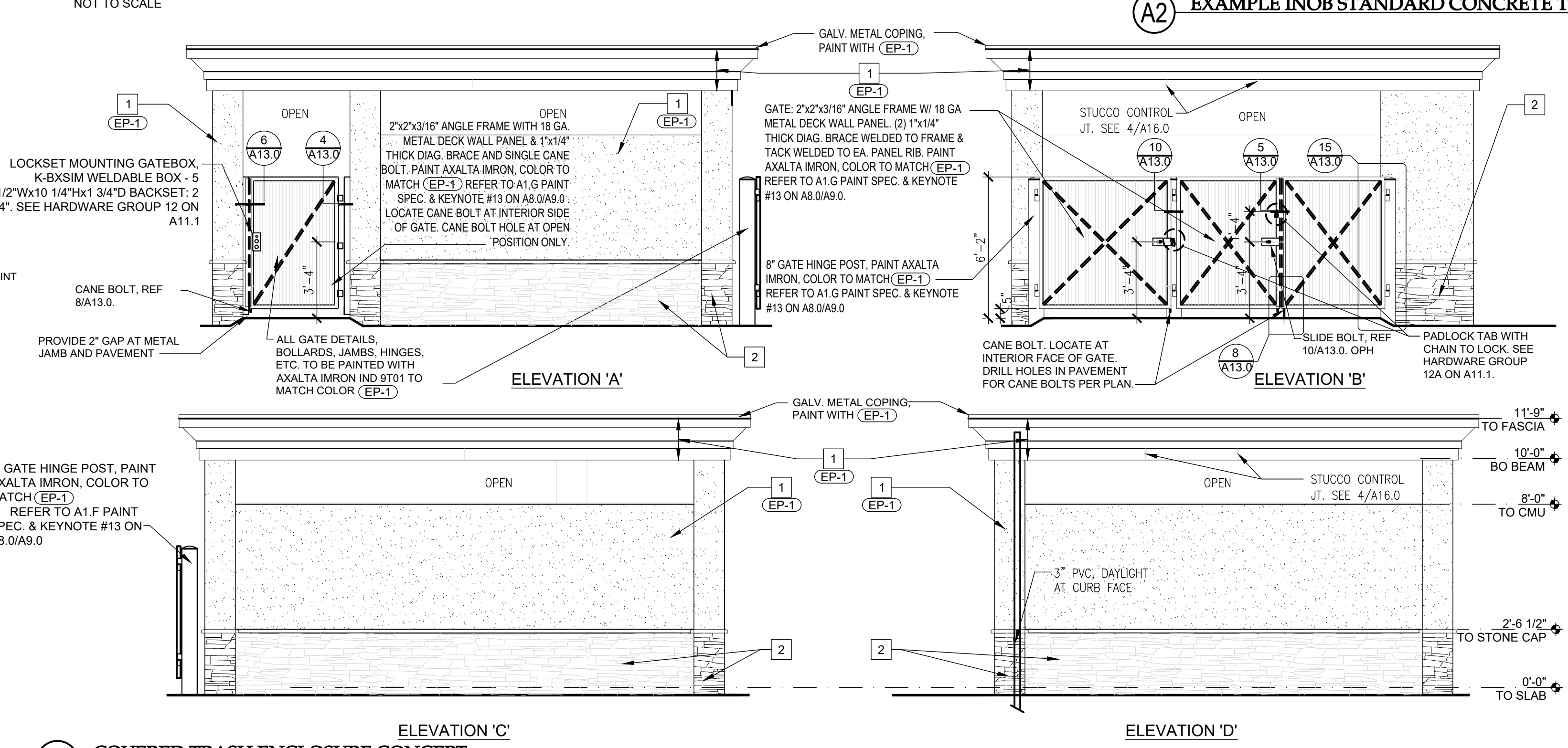


G2 LONG TERM BICYCLE STORAGE



H ASSOCIATE UMBRELLA STAND

D COVERED TRASH ENCLOSURE CONCEPT



FINISH KEY NOTES

1 STUCCO - 20/30 SAND FINISH TEXTURE FINISH.

2 STONE VENEER - PRO-LEDGE WHITE STACKED STONE BY CORONADO STONE WITH MATCHING CORONADO STONE WAINSCOT SILL. APPLY PER MFR RECOMMENDATIONS. DRY STACK.

EXTERIOR PAINT KEY NOTES

EP-1	DUNN EDWARDS	COLOR #: DEW 339	COLOR NAME: BONE CHINA
EP-2	AXALTA	COLOR #: SEE EP-4 SPEC ON A8.0	COLOR NAME: INO RED H/G

LANDSCAPE ARCHITECT:

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Signature: [Signature]
 01/31/2023
 Revised Date: 01/18/2022
 Date

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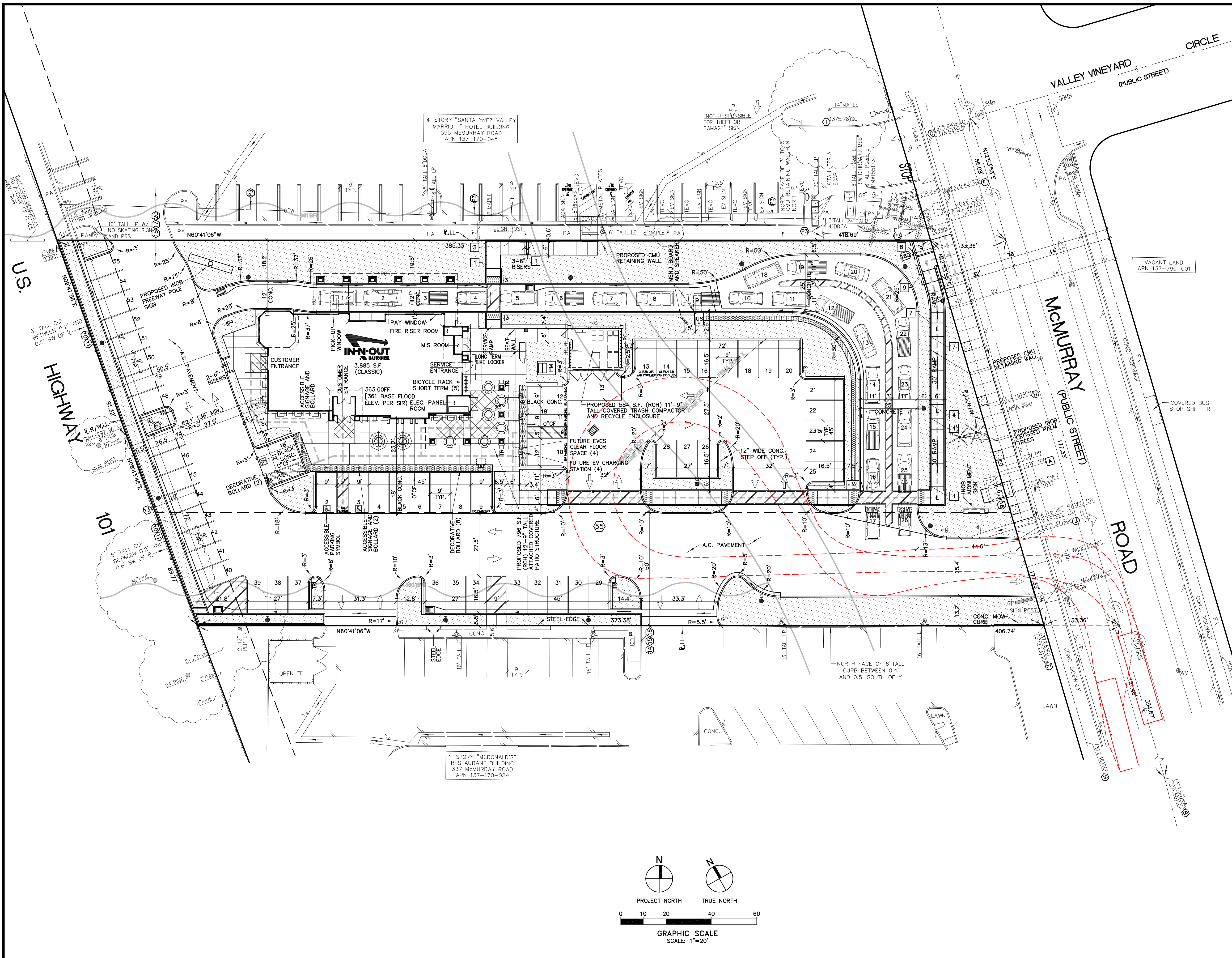
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 R.C.E. 38382

05-18-2022
 DATE

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SITE CONCEPT CONSTRUCTION DETAILS

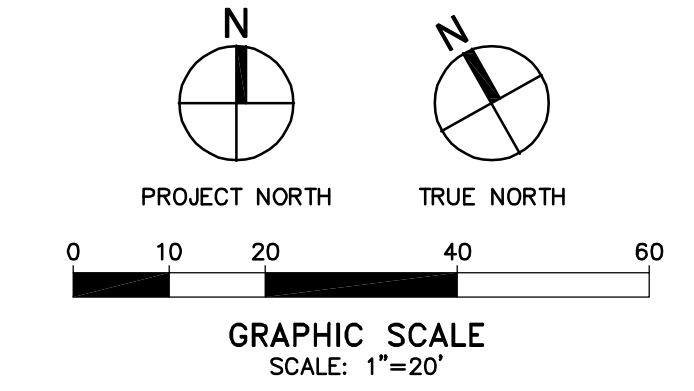
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- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOORGRAD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ONSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 15,078 SQUARE FEET (23.3%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
 - 1 NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN.
 - 2 NEW 3' TALL 18"x24" LIT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - 3 NEW PEDESTRIAN CROSSWALK SIGN.
 - 4 NEW ACCESSIBILITY ENTRY SIGN.
 - INOB IN-N-OUT BURGER.
 - LL INOB LEASE PREMISES LINE.
 - CF CURB FACE.
 - 4 PROPOSED HEIGHT OF INOB RETAINING WALL IN FEET.
 - TEVC 5.5' TALL TESLA ELECTRIC VEHICLE SUPER-CHARGING STATION.
 - BFE FEMA 100-YEAR STORM BASE FLOOD ELEVATION.
 - LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
 - VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
 - ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
 - POSE ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
 - TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - NEW CONCRETE SIDEWALK.
 - BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C38.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C38.
 - DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
 - FUTURE EV (ELECTRIC VEHICLE) CHARGING STATION (OR EQUIVALENT), PROPOSED 4" DIAMETER ELECTRIC PULL BOX AND CLEAR FLOOR SPACE.
 - 24" WIDE MATTED INOB ASSOCIATE WALKWAY PER --- CONSISTING OF APPROXIMATELY 252 SQUARE FEET.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE IN McMURRAY ROAD CONSISTING OF APPROXIMATELY 374 SQUARE FEET.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL WITH A PRECAST CONCRETE CAP.
 - PROPOSED STUCCO COVERED GRAY COLOR CMU SMOOTH FACE WALL PAINTED WHITE TO MATCH THE BUILDING.
 - EASEMENT TO BE QUITCLAIMED.
 - AUTOTURN GENERATED BODY ENVELOPE COLLECTION TRUCK.

- ### GENERAL NOTES
- IN-N-OUT BURGER LEASE PREMISES AREA = 64,606 SQ. FT. OR 1.483 ACRES.
 - EXISTING CITY ZONE: CR GENERAL COMMERCIAL.
 - GENERAL PLAN LAND USE DESIGNATION:
 - EXISTING LAND USE: TWO STORY PARKS PLAZA THEATRE BUILDING WITH 75 PAVED STRIPED PARKING SPACES.
PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT WITH A DRIVE-THRU LANE PERMITTED WITH A CONDITIONAL USE PERMIT IN THE CITY ZONE.
 - PROPOSED SCOPE OF WORK:
(A) CONSTRUCT A 3,885 SQUARE FOOT SIT-DOWN (74 SEATS INSIDE) RESTAURANT BUILDING, A 56 VEHICLE PAVED PARKING LOT, AND A 26 VEHICLE LONG DRIVE THRU QUEUE.
 - IN-N-OUT BURGER CLASSIC BUILDING AREA WITH 20 ASSOCIATES = 3,885 S.F. BUILDING AREA FOR PATRON USAGE = 1,885 S.F. ATTACHED COVERED PATIO STRUCTURE ROOF OVERHANG = 796 S.F. COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F. INDOOR SEATING = 74 SEATS OUTDOOR SEATING = 66 SEATS (20 TABLES) OUTDOOR SEATING AREA = 796 S.F. STRUCTURE PLUS 64 S.F. EACH FOR 2-4 SEAT TABLES (128 S.F.) PLUS 20 S.F. EACH FOR 9-2 SEAT TABLES (180 S.F.) = 1,044 S.F.
 - REQUIRED PARKING: 1 SPACE PER 300 S.F. OF BUILDING AREA (13) PLUS OUTDOOR SEATING AREA (4) PLUS 1 SPACE PER 2 ASSOCIATES (10) = 27 SPACES
 - MAXIMUM FLOOR AREA RATIO (FAR) = NONE FAR PROVIDED = 0.06.
 - REQUIRED SITE LANDSCAPE AREA (5%) = 3,231 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 15,078 S.F. (23.3%).
 - IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	EXISTING	REQUIRED	PROPOSED
1. STANDARD SPACE (9'x16.5' WITH A 27.5' DRIVE AISLE)	0	22	46
2. EXISTING STANDARD SPACE (SIZE VARIES)	70	0	0
3. ACCESSIBLE VAN SPACE (17'x18' PLUS A 2' VOH)	3	1	1
4. ACCESSIBLE SPACE (14'x18' PLUS A 2' VOH)	2	1	2
5. FUTURE EV VAN ACCESSIBLE SPACE (17'x18' PLUS A 2' VOH)	0	1	1
6. FUTURE EV PARKING SPACE (9'x18' PLUS A 2' VOH)	0	1	3
7. CLEAN AIR/VAN POOL/EV (9'x18')	0	1	2
8. TOTAL	75	27	55
9. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE)	0	0	26
10. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	0	0	5
11. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY	0	1	1
 - ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
 - ASSESSOR PARCEL NUMBER: 137-170-046.
 - EXISTING TREES ONSITE = 22. ONSITE TREES TO BE PROTECTED IN PLACE = 0. OFFSITE STREET TREES TO BE REMOVED = 0. TOTAL TREES TO BE REMOVED = 22.
 - EXISTING LANDSCAPE AREA ONSITE = 9,846 S.F. (15.2%).
 - VEHICLE PARKING AND ACCESS IS RECIPROCAL WITH THE BALANCE OF THE CENTER.
 - SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: MARC LEVUN
PHONE: 626 813-5378

Underground Service Alert
Call: Toll Free
811
TWO WORKING DAYS BEFORE YOU DIG

REVISIONS

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GHA PROJECT NO. _____

Architecture/Development
14901 Quorum Drive
Suite 300
Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

CIVIL ENGINEER:
MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397

Mark S. Lamoureux
MARK S. LAMOUREUX
R.C.E. 38382

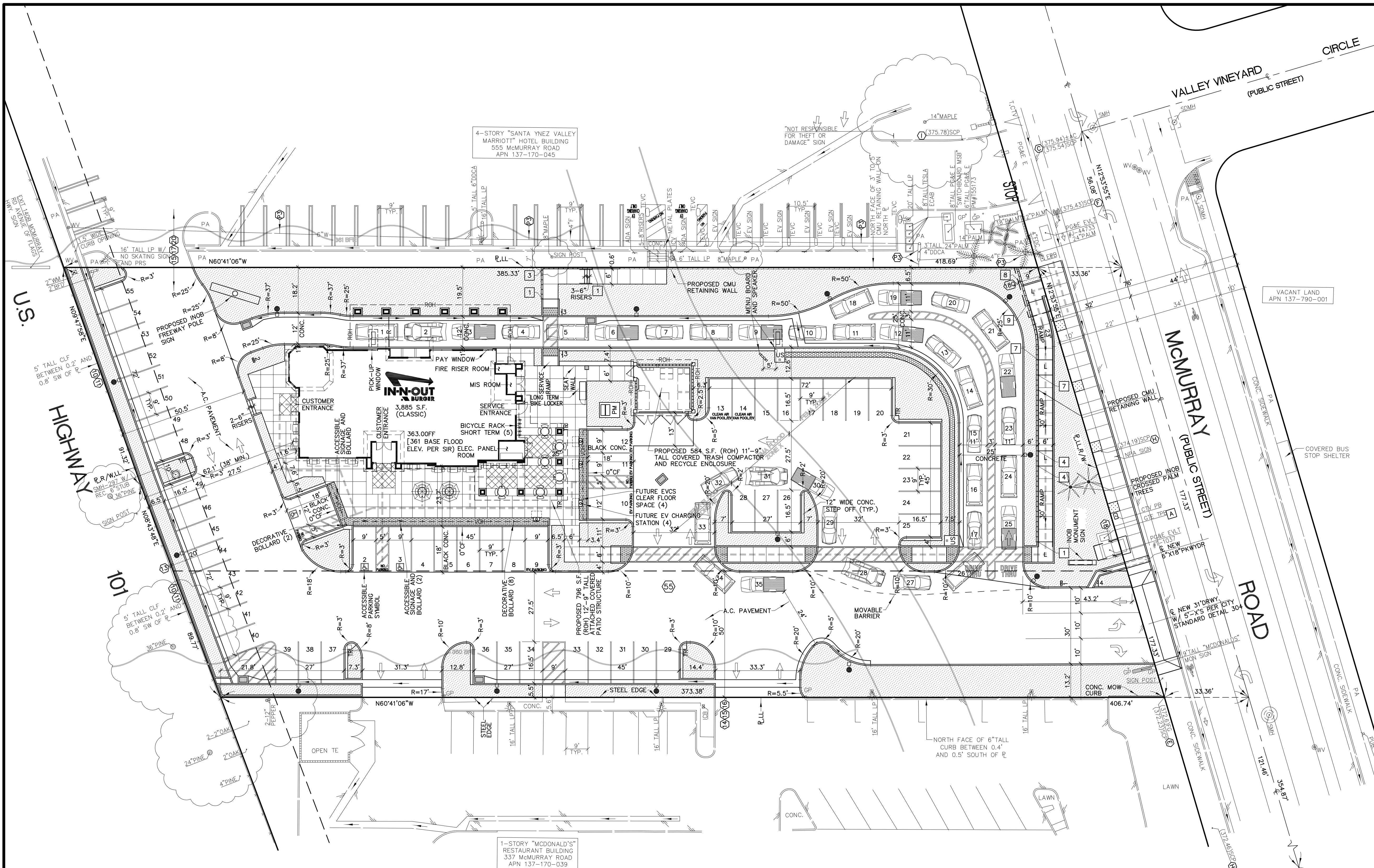
05-18-2022
DATE

IN-N-OUT BURGER
515 McMURRAY ROAD
BUELLTON, CA 93427

CITY ENTITLEMENT
NEW SITE PLAN-
Refuse Collection Truck
AutoTURN

C30T

JN 2044-2044 C30TComp-ATUM



- ### LEGEND
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED INOB INSTALLED AND MAINTAINED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL MAXIMUM.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 15,078 SQUARE FEET (23.3%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATING).
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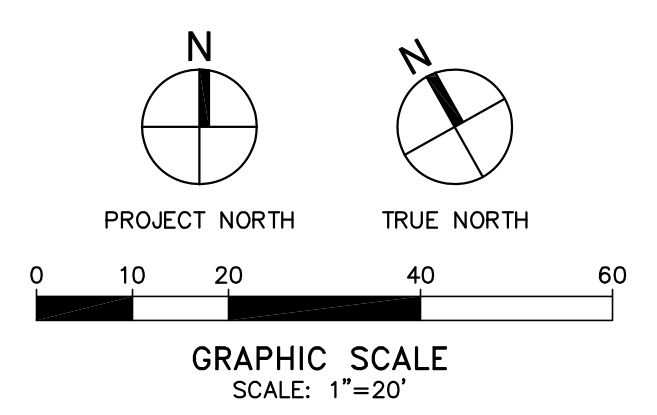
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7. CLEAN AIR/VAN POOL/EV (9'x18')	0	1	2
8. TOTAL	75	27	55
9. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE)	0	0	25
10. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	0	0	5
11. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB- AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY	0	1	1

- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
- ASSESSOR PARCEL NUMBER: 137-170-046.
- EXISTING TREES ONSITE = 22. ONSITE TREES TO BE PROTECTED IN PLACE = 0. OFFSITE STREET TREES TO BE REMOVED = 0. TOTAL TREES TO BE REMOVED = 22.
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SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
C31	CITY ENTITLEMENT EXISTING SITE PLAN
C32	CITY ENTITLEMENT DEMOLITION PLAN
C33	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C34	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C35	CITY ENTITLEMENT STORMWATER CONTROL PLAN (SCP) EXHIBIT
C36.0	CITY ENTITLEMENT HYDROLOGY STUDY MAP-EXISTING CONDITION
C36.1	CITY ENTITLEMENT HYDROLOGY STUDY MAP-PROPOSED CONDITION
C37	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C38	CITY ENTITLEMENT RECORD BOUNDARY AND EASEMENT MAP
C39	CITY ENTITLEMENT EROSION CONTROL PLAN
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN
LCP.1	CITY ENTITLEMENT COLORED LANDSCAPE PLANTING PLAN
LCC.1	CITY ENTITLEMENT SITE CONCEPT CONSTRUCTION DETAILS



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: MARC LEVUN
PHONE: 626 813-5378

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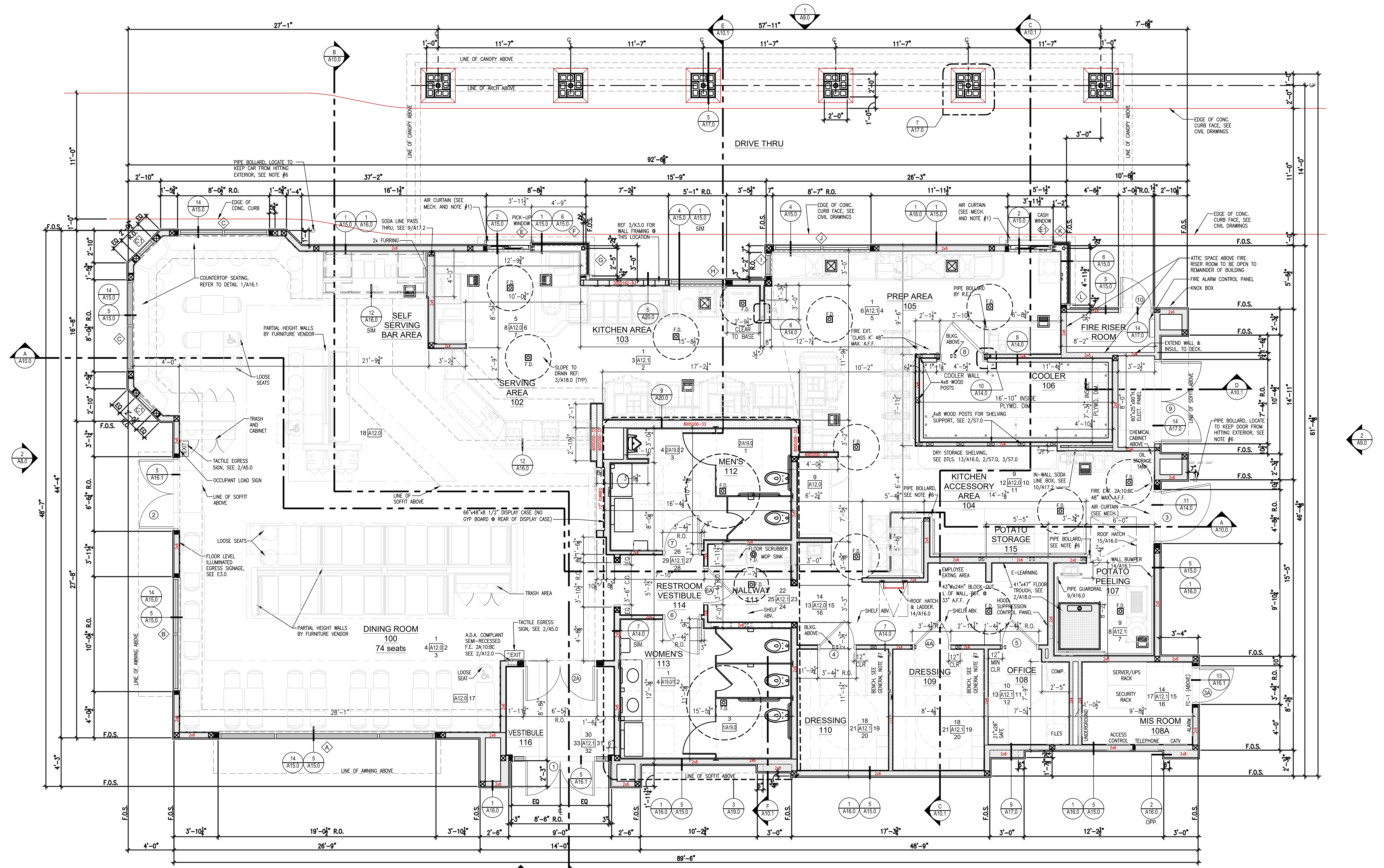
GHA PROJECT NO. ---
GHA
Architecture/Development
14901 Quorum Drive
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Dallas Texas 75254
Ph: (972) 239-8884
Fax: (972) 239-5054

CIVIL ENGINEER:
MSI MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
301 NORTH SAN DIMAS AVENUE, SAN DIMAS, CA. 91773
(909) 305-2395 FAX (909) 305-2397
Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 07-12-2022 DATE

IN-N-OUT BURGER
515 McMURRAY ROAD
BUELLTON, CA 93427

CITY ENTITLEMENT NEW SITE PLAN WITH VEHICLE OVER-STACKING
C30A

JN 2044-2044 C30A.corr00



1 FLOOR PLAN
A5.0 SCALE: 1/4" = 1'-0"

WALL LEGEND:
 PROVIDE METAL STUDS PER STRUCTURAL DRAWINGS WITH 5/8" TYPE "X" GYPSUM BOARD

GENERAL NOTES

1. PROVIDE AIR SCREEN WITH 600fpm MIN. VELOCITY FOR SERVICE WINDOWS WITH 432 SQ.IN. MAX. OPENING. (SEE K1.0 FOR ADDITIONAL INFORMATION)
2. SEE DETAILS 5/A14.0, AND #6, #7, AND #10, ON SHEET A15.0 FOR INFORMATION ON SLOPED WINDOWS
3. SEE SHEET A19.0 FOR INTERIOR RESTROOM PLAN, ELEVATIONS, AND NOTES.
4. POTATO STORAGE FLOOR AREA MUST BE FLAT FOR EASY POTATO PALLET STORAGE.
5. SUBTERRANEAN TREATMENT FOR TERMITES IS REQUIRED (SEE SPECIFICATIONS).
6. 4" DIA x 1/4" THICK GALVANIZED STEEL PIPE BOLLARD. REFER TO DETAIL A16.0/10.
7. 24"0 x 48"0 x 18"0 FOLD UP BENCH WITH STAINLESS STEEL FRAME AND WHITE PHENOLIC TOP. SUPPORT 250 LBS OR GREATER. SUPPLIER ACCESS-ABLE DESIGNS, INC. MODEL: D-101-42. CONTACT: (877) 853-7816. FIVE YEAR WARRANTY.
8. ALL LAG BOLTS AND ACCESSORY SCREWS TO BE STAINLESS STEEL.
9. TAPE, BED AND PAINT WALLS AND CEILINGS IN ELECTRICAL ROOM AND FIRE RISE ROOM.



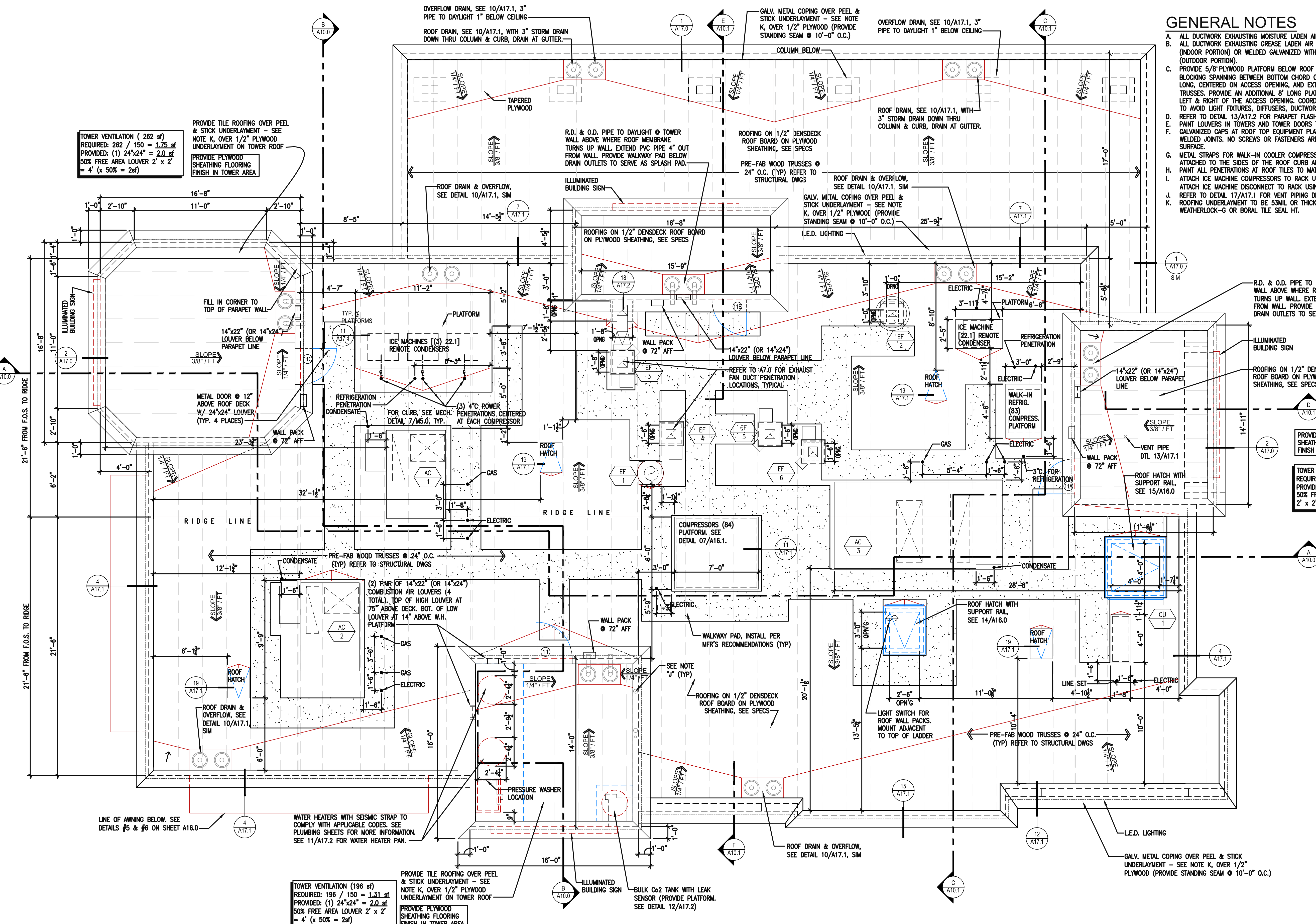
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

BUELLTON, CA
515 MCMURRAY RD.

(515 MCMURRAY RD.)

GENERAL NOTES

- A. ALL DUCTWORK EXHAUSTING MOISTURE LADEN AIR SHALL BE STAINLESS STEEL.
- B. ALL DUCTWORK EXHAUSTING GREASE LADEN AIR SHALL BE WELDED BLACK STEEL (INDOOR PORTION) OR WELDED GALVANIZED WITH WELD AREAS COLD GALVANIZED (OUTDOOR PORTION).
- C. PROVIDE 5/8 PLYWOOD PLATFORM OVER ROOF ACCESS PANELS WITH WOOD BLOCKING SPANNING BETWEEN BOTTOM CHORD OF TRUSSES. PLATFORM TO BE 8' LONG, CENTERED ON ACCESS OPENING, AND EXTEND IN THE DIRECTION OF THE TRUSSES. PROVIDE AN ADDITIONAL 8' LONG PLATFORM AT EACH TRUSS BAY TO THE LEFT & RIGHT OF THE ACCESS OPENING. COORDINATE INSTALLATION OF PLATFORMS TO AVOID LIGHT FIXTURES, DIFFUSERS, DUCTWORK, ETC.
- D. REFER TO DETAIL 13/A17.2 FOR PARAPET FLASHING TERMINATION AT TOWERS.
- E. PAINT LOUVERS IN TOWERS AND TOWER DOORS TO MATCH ADJACENT SURFACE.
- F. GALVANIZED CAPS AT ROOF TOP EQUIPMENT PLATFORMS ARE TO HAVE FULLY WELDED JOINTS. NO SCREWS OR FASTENERS ARE TO PENETRATE THROUGH THE TOP SURFACE.
- G. METAL STRAPS FOR WALK-IN COOLER COMPRESSOR AND "CU-1" ARE TO BE ATTACHED TO THE SIDES OF THE ROOF CURB AND NOT THE TOP.
- H. PAINT ALL PENETRATIONS AT ROOF TILES TO MATCH TILE.
- I. ATTACH ICE MACHINE COMPRESSORS TO RACK USING 3/8" TEK SCREWS OR BETTER. ATTACH ICE MACHINE DISCONNECT TO RACK USING BOLTS (NO SCREWS).
- J. REFER TO DETAIL 17/A17.1 FOR VENT PIPING DETAIL AT TILE ROOFS.
- K. ROOFING UNDERLAYMENT TO BE 53ML OR THICKER - OWENS CORNING WEATHERLOCK-G OR BORAL TILE SEAL HT.



TOWER VENTILATION (262 sf)
 REQUIRED: 262 / 150 = 1.75 sf
 PROVIDED: (1) 24"x24" = 2.0 sf
 50% FREE AREA LOUVER 2' x 2' = 4' (x 50% = 2sf)

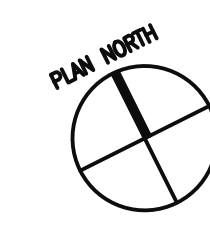
PROVIDE TILE ROOFING OVER PEEL & STICK UNDERLAYMENT - SEE NOTE K, OVER 1/2" PLYWOOD UNDERLAYMENT ON TOWER ROOF
 PROVIDE PLYWOOD SHEATHING FLOORING FINISH IN TOWER AREA

TOWER VENTILATION (148sf)
 REQUIRED: 148 / 150 = .99sf
 PROVIDED: (1) 24"x24" = 4.0sf
 50% FREE AREA LOUVER = 2' x 2' = 4' (x 50% = 2sf)

TOWER VENTILATION (196 sf)
 REQUIRED: 196 / 150 = 1.31 sf
 PROVIDED: (1) 24"x24" = 2.0 sf
 50% FREE AREA LOUVER 2' x 2' = 4' (x 50% = 2sf)

PROVIDE TILE ROOFING OVER PEEL & STICK UNDERLAYMENT - SEE NOTE K, OVER 1/2" PLYWOOD UNDERLAYMENT ON TOWER ROOF
 PROVIDE PLYWOOD SHEATHING FLOORING FINISH IN TOWER AREA

1 ROOF PLAN
 A6.0 SCALE: 1/4" = 1'-0"



13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706

BUELLTON, CA
 515 MCMURRAY RD.

(515 MCMURRAY RD.)

PRELIMINARY ROOF PLAN (515 MCMURRAY RD) BUELLTON, CA



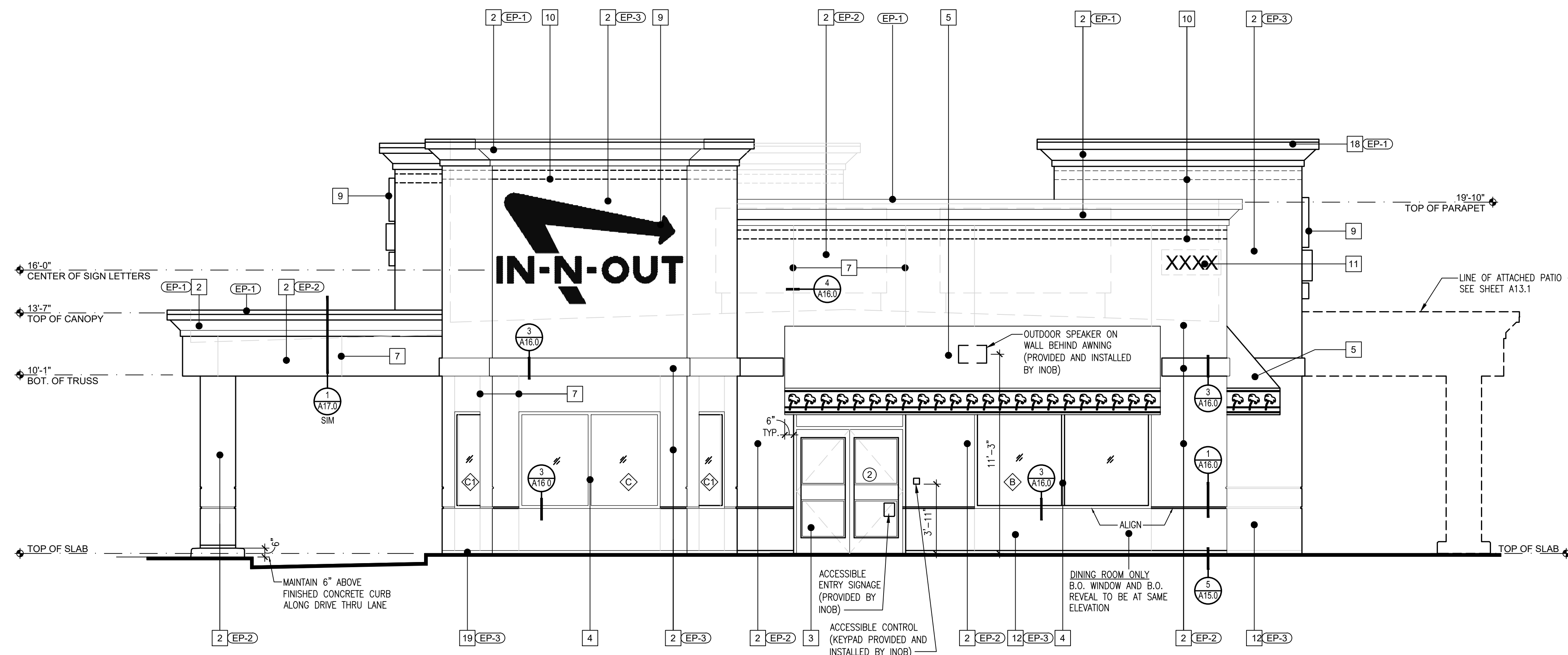
KEY NOTES

1	
2	STUCCO: 20/30 FINE SAND FLOAT FINISH
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
5	AWINGS: PVC COATED WICK-RESISTANT ERADICABLE POLYESTER AWINGS WITH CUSTOM PALM TREE ERADICATED TO WHITE COLOR BY COOLEY BRITE CUSTOM RED 79-L1124A, FLAME RETARDANT PER UL-48, UL-94, NFPA 701. PROVIDE LED BACKLIGHTING. SEE: 5/A16.0 & 6/A16.0.
6	STUCCO BAND: PAINT (EP-1) INTEGRAL COLOR ACRYLIC PLASTER TO MATCH PAINT (EP-1). 1" ALUMINUM REVEAL TOP AND BOTTOM (DO NOT PAINT REVEALS). SEE DETAILS 1/A16.0 & 13/A17.0
7	1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
10	L.E.D. DOUBLE BAND LIGHTING: UNDER SEPARATE PERMIT.
11	BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 4" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS: 1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES. 2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS). 3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED. 4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH). 5. NUMBERS CANNOT BE SPELLED.
12	PRO-LEDGE WHITE STONE WAINSCOT ON BOTH THE BUILDING AND THE COLUMNS
13	HOLLOW METAL DOOR: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS: TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, "BENGAL WHITE"; EXTERIOR DOORS: CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR STUCCO PAINT COLOR - (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE: TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
14	5'-0" HIGH STUB OUT FOR C2 LINE
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10/A17.0
17	RECESSED 8" LED LIGHT FIXTURE IN SOFFIT. SEE DETAIL 9/A17.1
18	GUTTER AND DOWNSPOUT. REFER TO DETAIL 8/A17.2
19	TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREED AND PAINT TO MATCH WALL.

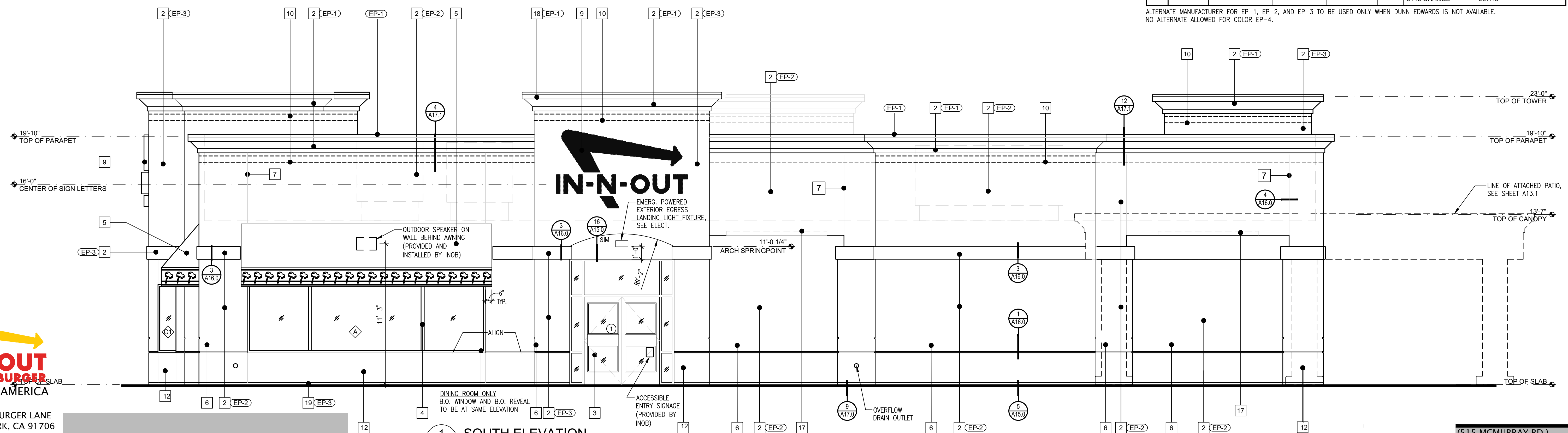
EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	B66W00611	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV LATEX: PRIME W/ GALVITE HS ACRYLIC COATING - B50WZ0030, OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY. FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE. COLOR FORMULA: NON-CUM GUIDE 2/20/20. MIX SIZE: 102.4OZ (GALLON). 9T04 VIOLET 321.2. 9T10 RED-ORANGE 349.3. 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.



2 WEST ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
A8.0 SCALE: 1/4" = 1'-0"



13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

SHEET OF 1

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(515 MCMURRAY RD.)

PRELIMINARY ELEVATIONS 1
(515 MCMURRAY RD) BUELLTON, CA



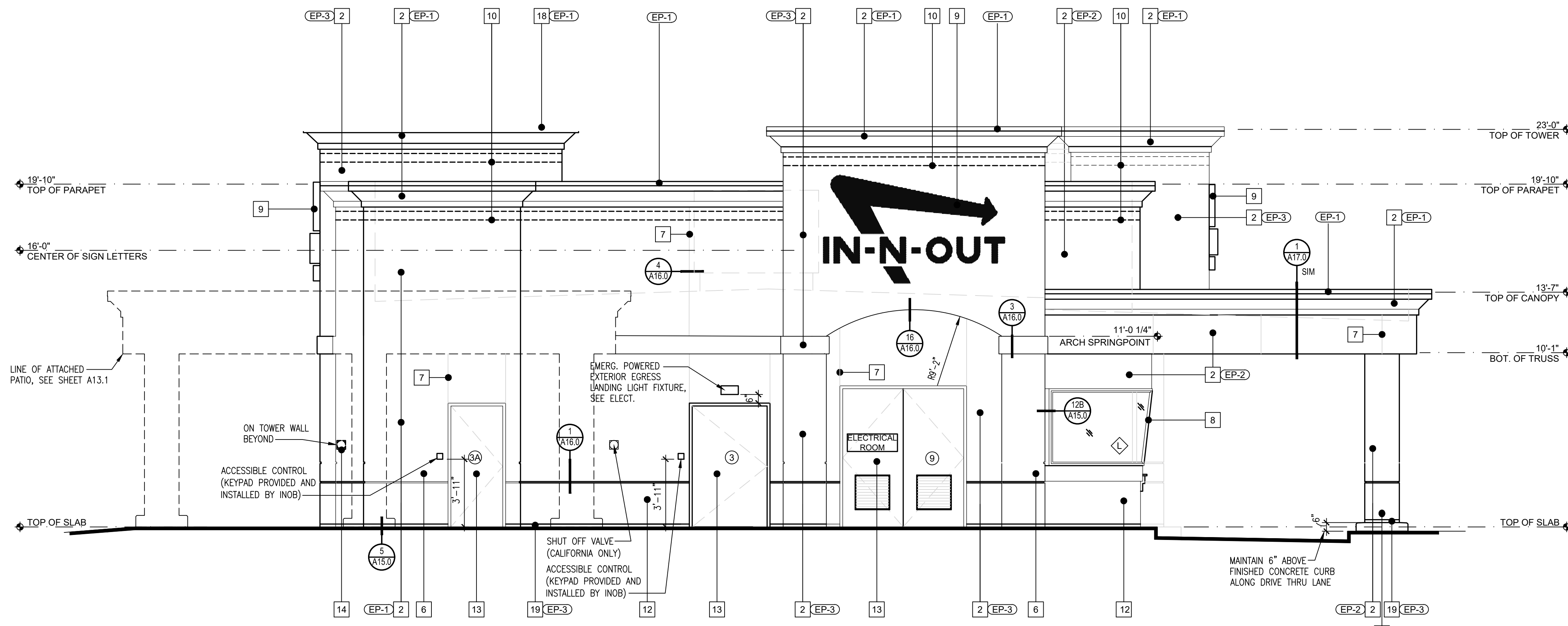
KEY NOTES

- 1 STUCCO: 20/30 FINE SAND FLOAT FINISH
- 2 ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
- 3 ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
- 4 AWNINGS: PVC COATED WICK-RESISTANT ERADICABLE POLYESTER AWNINGS WITH CUSTOM PALM TREE ERADICATED TO WHITE COLOR BY COOLEY BRITE CUSTOM RED 79-L1124A, FLAME RETARDANT PER UL-48, UL-94, NFPA 701. PROVIDE LED BACKLIGHTING. SEE: 5/A16.0 & 6/A16.0.
- 5 STUCCO BAND: PAINT (EP-1) INTEGRAL COLOR ACRYLIC PLASTER TO MATCH PAINT (EP-1). 1" ALUMINUM REVEAL TOP AND BOTTOM (DO NOT PAINT REVEALS). SEE DETAILS 1/A16.0 & 13/A17.0
- 6 1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
- 7 SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
- 8 IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
- 9 L.E.D. DOUBLE BAND LIGHTING: UNDER SEPARATE PERMIT.
- 10 BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 4" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS:
1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS).
3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED.
4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH).
5. NUMBERS CANNOT BE SPELLED.
- 11 PRO LEDGE WHITE STONE WAINSCOT ON BOTH THE BUILDING AND THE COLUMNS.
- 12 HOLLOW METAL DOORS: SEE SHEET A11.0. HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS: TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH. "BENGAL WHITE"; EXTERIOR DOORS: CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR STUCCO PAINT COLOR - (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED, THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE- TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IMRON AS DESCRIBED ABOVE.
- 13 4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
- 14 RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10/A17.0
- 15 RECESSED 8" LED LIGHT FIXTURE IN SOFFIT. SEE DETAIL 9/A17.1
- 16 GUTTER AND DOWNSPOUT. REFER TO DETAIL 8/A17.2
- 17 TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREED AND PAINT TO MATCH WALL.

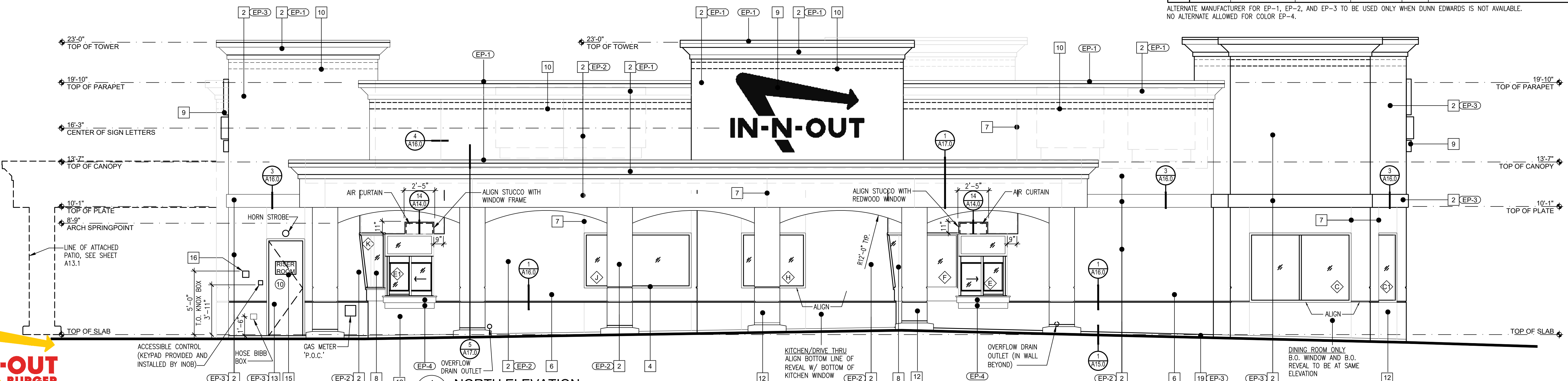
EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	B66W00611	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50WZ0030, OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-3	DUNN EDWARDS	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-4	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY. FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE. COLOR FORMULA: NON-CUM GUIDE 2/20/20. MIX SIZE: 102.4OZ (GALLON). 9T04 VIOLET 321.2. 9T10 RED-ORANGE 349.3. 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR EP-1, EP-2, AND EP-3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE. NO ALTERNATE ALLOWED FOR COLOR EP-4.



2 EAST ELEVATION
A9.0 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION
A9.0 SCALE: 1/4" = 1'-0"



13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

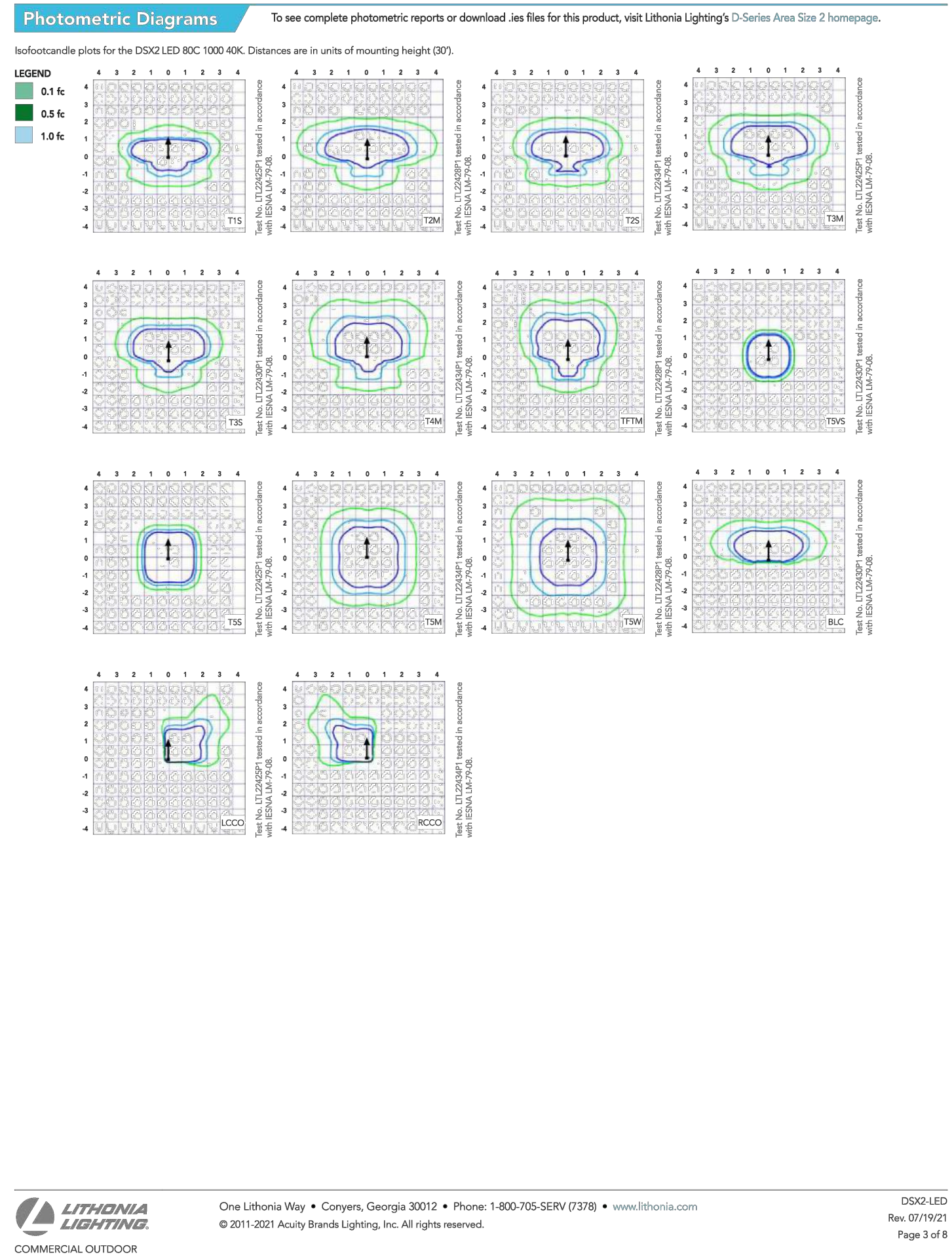
SHEET OF 1

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(515 MCMURRAY RD.)

PRELIMINARY ELEVATIONS 2
(515 MCMURRAY RD) BUELLTON, CA





Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Beam Angle	Beam Diameter	Beam Height	Beam Area	Beam Volume	Beam Length	Beam Width	Beam Depth	Beam Weight
80	530	P1	140W	17575	3	0	3	136
80	700	P2	185W	23222	5	0	1	136
80	850	P3	217W	27279	5	0	1	136
80	1000	P4	270W	36090	4	0	4	136

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D-Series Size 2 LED Area Luminaire

Specifications:
 EFC: 110 ft
 Length: 40"
 Width: 15"
 Height 1: 7.14"
 Height 2: 3.5"
 Weight: 36lbs

Ordering Information: DSX2 LED P7 40K T3M MVOLT SPA NLAIR2 PIRHN DDBXD

Series	LEDs	Color Temperature	Distribution	Voltage	Mounting
DSX2 LED	Forward optics	30K 3000K	T15 Type I Short	MVOLT	SPA
	P1 P5	40K 4000K	T55 Type V Short	400V	Square pole mounting
	P2 P6	50K 5000K	T3M Type V Medium	277V	Round pole mounting
	P3 P7		T55 Type V Wide	400V	Wide beam
	P4 P8		T3M Type II Short	208*	Square pole universal mounting adapter
	P9 P1		T3M Type II Medium	240*	Round pole universal mounting adapter
	P10 P2		T3M Type II Long	208*	Round pole universal mounting adapter
	P11 P3		T3M Type II Medium	240*	Round pole universal mounting adapter
	P12 P4		T3M Type II Long	240*	Round pole universal mounting adapter

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GH A

Architecture / Development

14901 Quorum Drive
 Suite 300
 Dallas Texas 75254
 Ph: (972) 238-8884
 Fax: (972) 238-6564

ISSUE RECORD

DATE	DESCRIPTION
1-10-2022	ISSUED FOR REVIEW
3-17-2022	ISSUED FOR REVIEW
5-19-2022	ISSUED FOR REVIEW

REVISION RECORD

PROFESSIONAL SEAL

elite LED LIGHTING

Project: INOB Type: W2
 Model #REL437-700L-DIMTR-120-30K-90+W-WH REL437 4"
 4" Economy LED Retrofit Lighting Module with CCT Selectable

FEATURES

The Elite REL437 has been engineered for New Construction, Remodel and Retrofit applications for 4 inch downlights. Dedicated housings install the same way as our standard incandescent downlights. Over 700 usable lumens are directed from the luminaire to the work surface. Lighting is smooth and comfortable, all while using 75% less energy than the equivalent 50W BR20 and 25% less than the common 18W CFL. Plus the Elite REL437 features 50,000hrs of life, and California Title 24 compliance.

OPTICS AND REFLECTOR

The Elite-Engineered LED Module system is much more than just a simple LED retrofit. The Elite LED system is a highly engineered work of design and optical science which produces over 700 lumens. Our meticulously crafted optics gather the light scattered by the LED chip and shape it into a functional beam with uniform light distribution. The baffle also offers the benefits of a smooth integrated light with glare reduction at a 55 degree cut-off, which minimizes brightness.

INSTALLATION

Elite LED Retrofits come standard with quick connectors ready for installation in Elite Lighting's LED series recessed housing that are Energy Star and Title 24 rated (LDAIC-AT, LDSIC, LD6IC-AT). You MUST seal all gaps between the ceiling and fixture with weatherproof silicone sealant. This deters moisture and water from damaging fixtures and other mechanical ceiling elements.

LUMENS	700/1100
CCT	27K/30K/35K/40K/50K
CRI	90+
COLOR QUALITY	3 Step MacAdam Ellipse
TRIM	Baffle, Aluminum die-cast body and trim
REFLECTOR COLORS	WH (White), BK (Black)
FLANGE COLORS	W (White), P (Black)
DIMMING	DIMTR (Trim)
LIFETIME	50,000 Hours
EMERGENCY	18W high voltage inverter (installed into the housing)
PHOTOMETRIC TESTS	In Accordance with ESI-LM79-08, LM80 and TM-30, TM-27

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MARK ARCHITECTURAL LIGHTING

Slot 4 LED Recessed Linear

Type: W1
 Project: INOB

Slot 4 LED takes both form and function a step further with increased efficacy and integral controls creating a digitally addressable luminaire that is perfect where visually harmonious illumination and energy efficiency are desired.

Slot 4 LED is the ideal choice for spaces that emphasize lines and clean contemporary design. It is a perfect fit for Armstrong TechZone™ ceiling systems. A recessed lens option provides added dimension to the sleek, slender design and the flush lens now has a Wet Label option.

Specification Features (continued on page 2)

Housing: Nominal 4" x 2", 3", 4", 5", 6", 7", 8" and continuous runs in 1" increments as standard, upper housing fabricated from cold-rolled steel with extruded aluminum ceiling trim.

Finish: Painted high reflectance matte white powder coat.

Reflector: Recessed. Available for sheetrock, 9/16" slot grid or 15/16" inverted tee ceilings, or 9/16" inverted tee.

Technical Drawing

Ordering

Example: SL4L 40P 4FT FLP TG 90CRI 35K 400LMF SB0CR1 527K E10W/C/P NIGHT WL SPOM

Series	Linear Length	Total Run Length	Fixture Style	Ceiling Trim	Direct Light Source Color Temp	Direct LED Color Rendering
SL4L	Slot 4 LED Linear Recessed	4FT 7' 9FT 12'	FLP RLP FLP RLP FLP RLP FLP RLP FLP RLP	FLP RLP FLP RLP FLP RLP FLP RLP	3000K 4000K 5000K	27K 3000K 35K 4000K 50K 5000K

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RECESSED architectural

LED 12"x12" square lensed

1100, 2200, 3300 or 4400 lumens

Project: INOB
 Type: M
 Catalog number: #LRF12X12-SYL44-3K-18Q12PG-WH-GS

ordering data

FRAME-IN KIT
 SERIES: LRF12x12 Architectural 12"x12" LED
 LUMENS: SYL11 1100 lumens (9 watts), SYL22 2200 lumens (19 watts), SYL33 3300 lumens (29 watts), SYL44 4400 lumens (36 watts)
 COLOR TEMPERATURE: 3K 3000K, 4K 4000K
 VOLTAGE: 1 120V, 3 347V (3-step down transformer)
 DIMMING: 0-10V DC standard, leave box blank
 OPTIONS: EM Emergency Pack
 TRIM KIT: WH White, GB Gasket under flange
 Accessories: DMX DMX analog interface, remote (120V only), SQ12PG-WH Prismatic Tempered Glass

Doer frame has a white polyester powder coat finish standard. Custom colors available.

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rtm

engineering consultants
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 rtmec.com | 972.387.3500
 22.GHAA.001

PROTOTYPE VERSION 16C.2.126

PROJECT NAME

IN-N-OUT BURGER

BUELLTON CALIFORNIA

515 McMURRAY ROAD
 BUELLTON, CA 93427

GOD BLESS AMERICA

PROJECT NUMBER 21XXXX

SHEET TITLE

EXTERIOR LIGHTING SPECIFICATIONS

PROJECT NUMBER

E12.0



REVISIONS
 R1: Chg A1 to 45 feet OAH - 12/20/21 TT
 R2: Revised building elevations - 04/01/22 TT

515 McMurray Road Buellton, CA 93427

IN-N-OUT APPROVAL			
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
SIGNATURE	NAME	DATE	REVISION
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SIGNATURE	NAME	DATE	REVISION



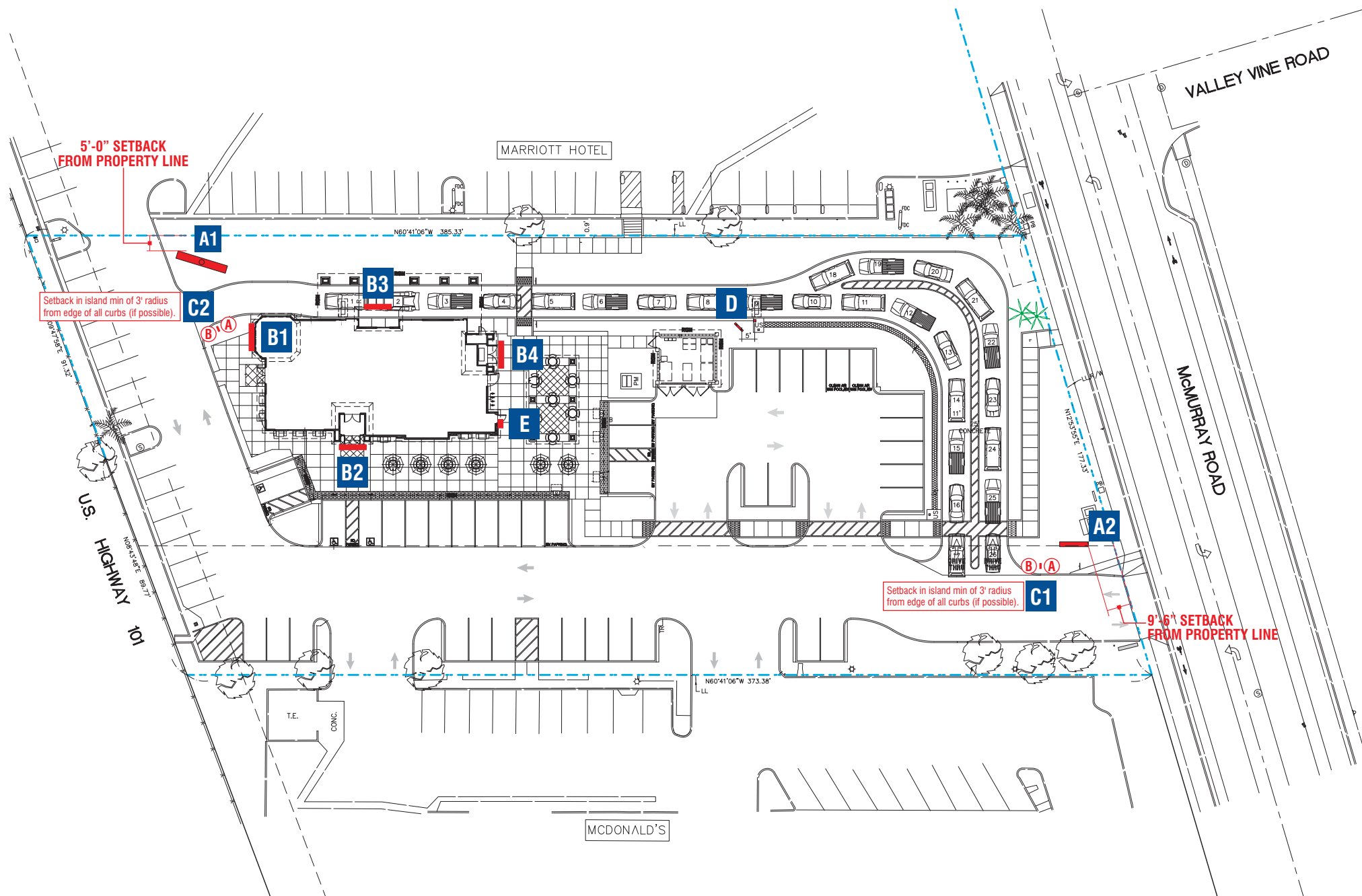
4444 Federal Blvd San Diego, CA 92102
 (619) 527-6100 signtech.com

In-N-Out
 515 McMurray Road Buellton, CA 93427

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Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

Date: 11/02/21
Drawing: 21-01777 **Rev:** 2-04/01/22
Quote:
Project ID: IN-N-OUT_McMURRAY_1



SIGN LEGEND				
SIGN #	DESCRIPTION	SIGN TYPE	SF	QTY
A1	PYLON SIGN	INO-PYL-36X108X540	83.12	1
A2	MONUMENT SIGN	INO-MON-28X81X96	48.3	1
B1	WALL SIGN	INO-WS-75x126	65.8	1
B2	WALL SIGN	INO-WS-75x126	65.8	1
B3	WALL SIGN	INO-WS-75x126	65.8	1
B4	WALL SIGN	INO-WS-75x126	65.8	1
C1	DIRECTIONAL SIGN (DT)*	INO-DIR-18x24x36	N/A	1
C2	DIRECTIONAL SIGN (TY/DNE)*	INO-DIR-18x24x36	N/A	1
D	MENU BOARD	IN-MB-54x51x79	N/A	1
E	ADDRESS NUMERALS	INO-CL-PL-12-ADDRESS-515	N/A	1
F	LED TUBE WALL ACCENT	INO-LED BORDER TUBE	N/A	1
G	INTERIOR NEON WALL SIGN	INO-QYCT-NEON-18x57	N/A	1

***NOTE: PUSH ALL DIRECTIONAL SIGNS INTO ISLAND A MINIMUM OF 3'-0" (36") FROM FACE OF CURB**


SITE PLAN **SCALE: 1" = 50'-0"**
 North



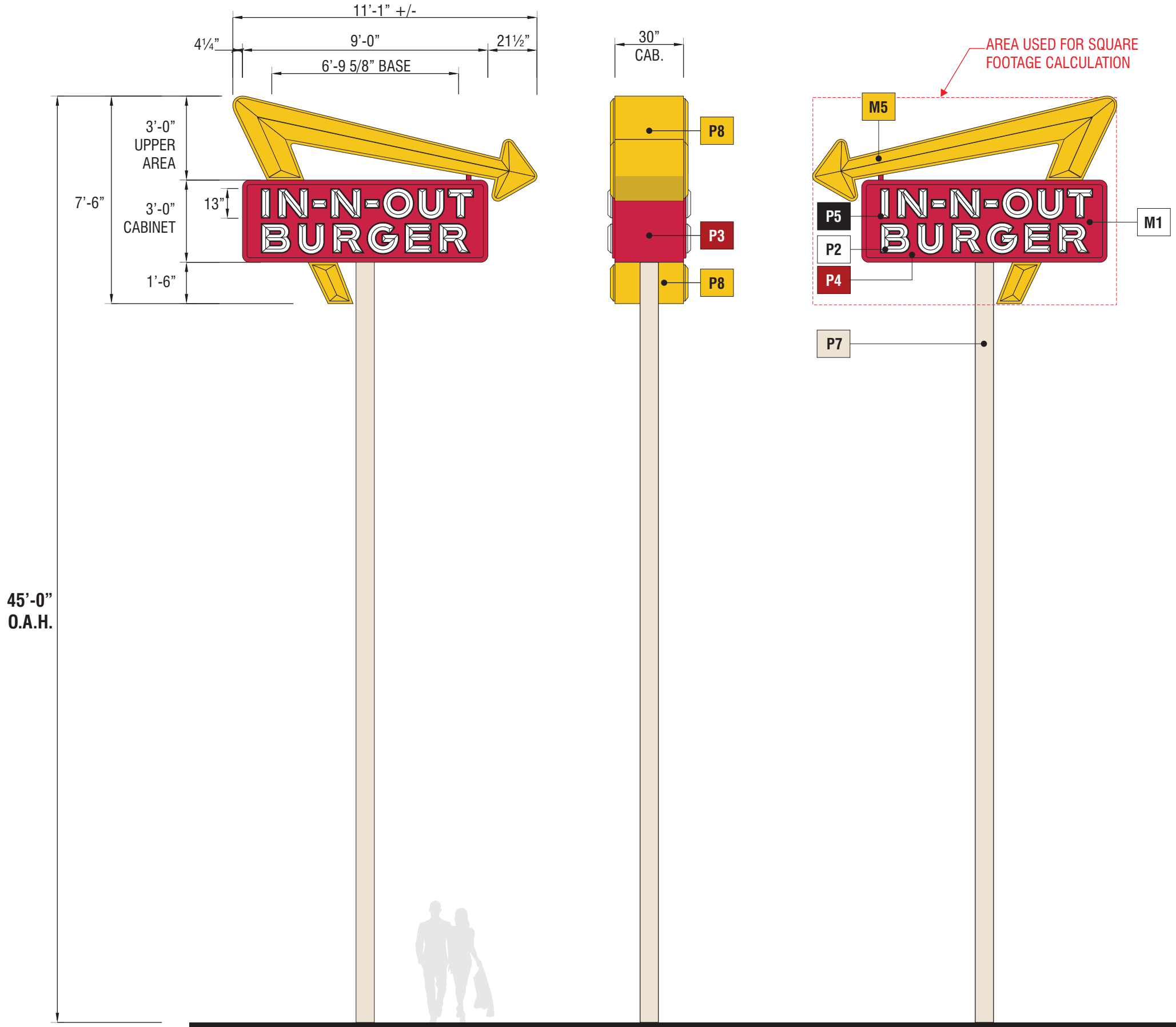
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In-N-Out
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Design: Thomsen
Engineering:

Date: 11/02/21
Drawing: 21-01777 **Rev:** 2-04/01/22
Quote:
Project ID: IN-N-OUT_McMURRAY_1



A1 SIGNTYPE INO-PYL-36X108X540

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED POLE SIGN

BASE: FABRICATED ALUMINUM
LETTER CABINET: FABRICATED ALUMINUM W/ FABRICATED RETAINERS AND FORMED ACRYLIC FACES WITH SECOND SURFACE PAINTED GRAPHICS
LETTER ILLUMINATION: SLOAN SIGN BOX II 6500K DUAL SIDED
ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE FACES
ARROW ILLUMINATION: 5000k WHITE LEDs

PAINT

- P1** PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' w/ SATIN FINISH
- P2** WHITE
- P3** TO MATCH 'IN-N-OUT RED' WITH **HIGH GLOSS FINISH**
- P4** INO 443 RED / 25% CLEAR
- P5** BLACK
- P8** PAINT TO MATCH MATTHEWS #MP4944 'MOWER YELLOW' WITH **HIGH GLOSS FINISH**

MATERIALS

- M1** CLEAR MODIFIED ACRYLIC
- M5** TUFFAK 1869 YELLOW POLYCARBONATE

SIDE A SCALE: 1/4" = 1'-0"
83.12 SQ. FT.

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

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



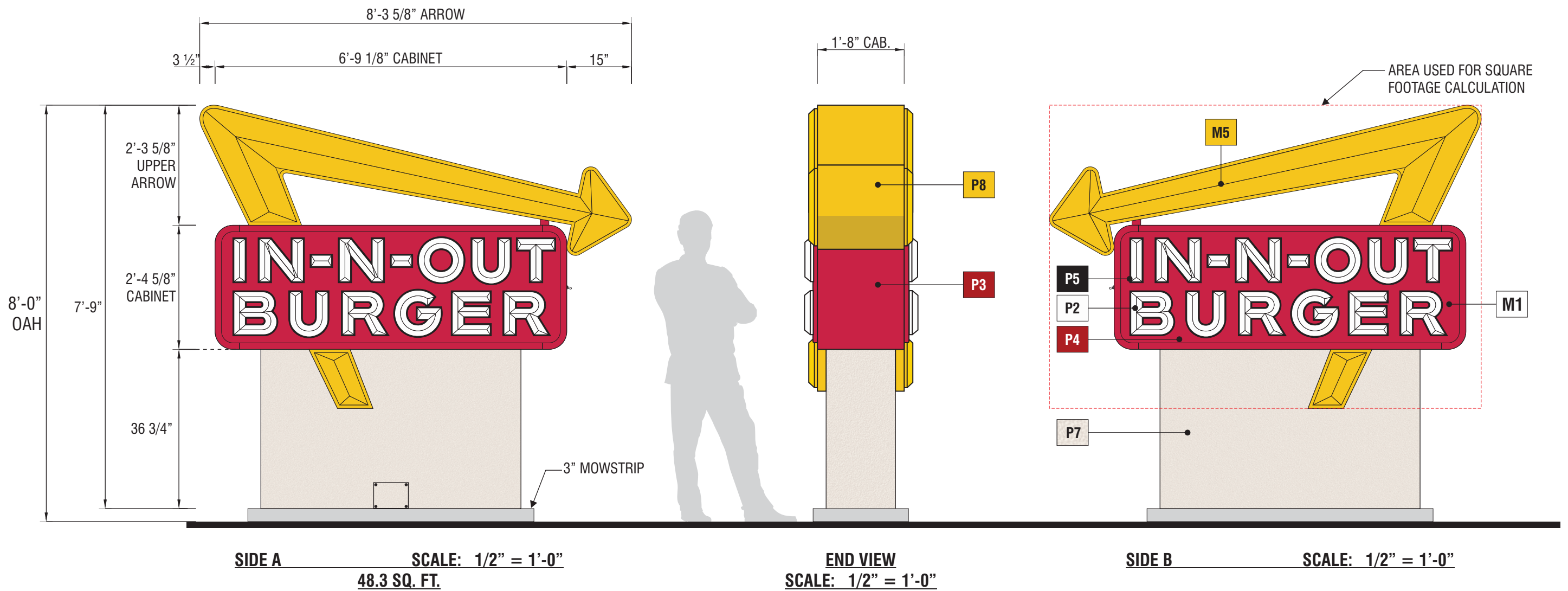
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In-N-Out
515 McMurray Road Buellton, CA 93427

Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

Date: 11/02/21
Drawing: 21-01777 **Rev:** 2-04/01/22
Quote:
Project ID: IN-N-OUT_McMURRAY_1

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A2 SIGNTYPE INO-MON-28X81X96

MANUFACTURE AND INSTALL ONE (1) D/F INTERNALLY ILLUMINATED MONUMENT SIGN

BASE: FABRICATED ALUMINUM

LETTER CABINET: FABRICATED ALUMINUM W/ FABRICATED RETAINERS AND FORMED ACRYLIC FACES WITH SECOND SURFACE PAINTED GRAPHICS

LETTER ILLUMINATION: SLOAN SIGN BOX II 6500K DUAL SIDED

ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE FACES

ARROW ILLUMINATION: 5000k WHITE LEDs

ADDRESS NUMBERS: FORMED RED ACRYLIC - NON-ILLUMINATED

PAINT

- P2** WHITE
- P3** TO MATCH 'IN-N-OUT RED' WITH **HIGH GLOSS FINISH**
- P4** INO 443 RED / 25% CLEAR
- P5** BLACK
- P7** PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' W/ MEDIUM TEXCOTE FINISH
- P8** PAINT TO MATCH MATTHEWS #MP4944 'MOWER YELLOW' WITH **HIGH GLOSS FINISH**

MATERIALS

- M1** CLEAR MODIFIED ACRYLIC
- M4** RED ACRYLIC #211-1
- M5** TUFFAK 1869 YELLOW POLYCARBONATE



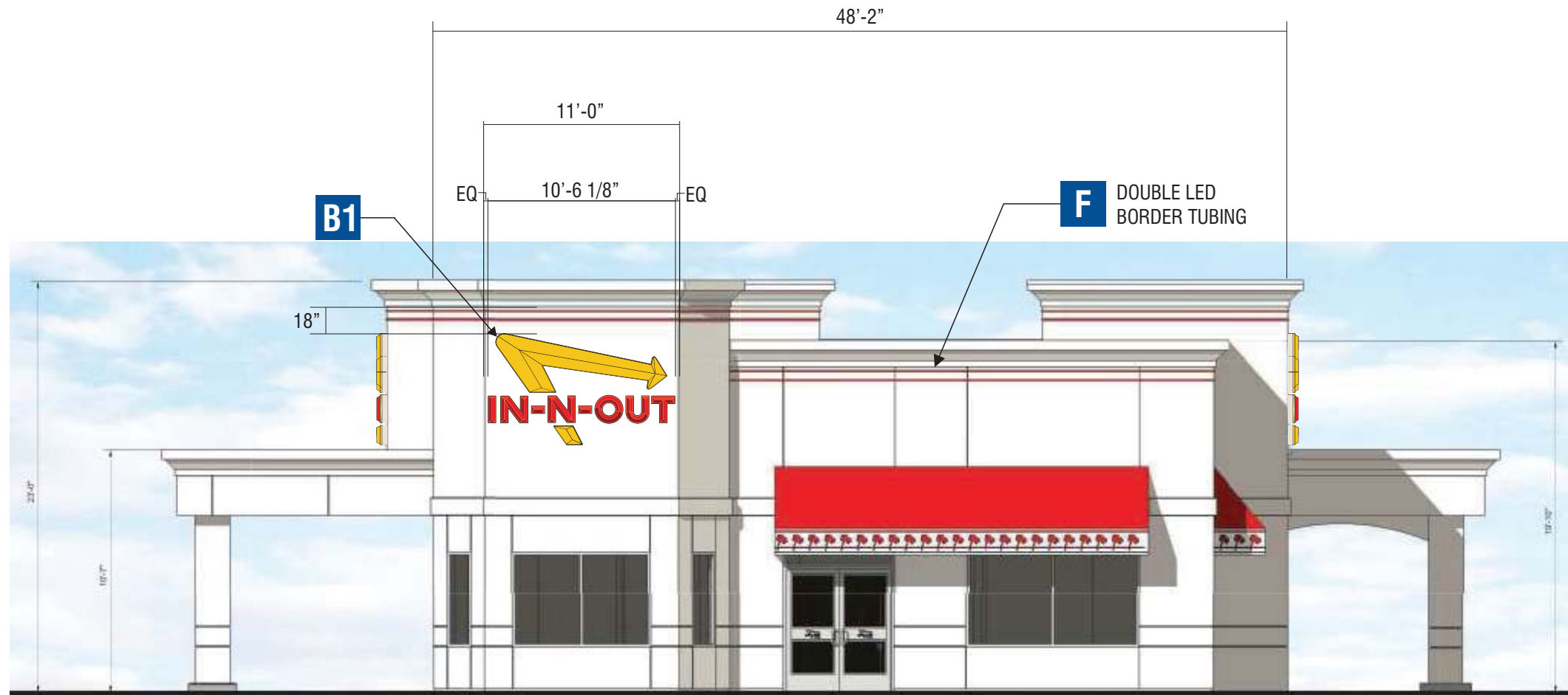
4444 Federal Blvd San Diego, CA 92102
 (619) 527-6100 signtech.com

In-N-Out

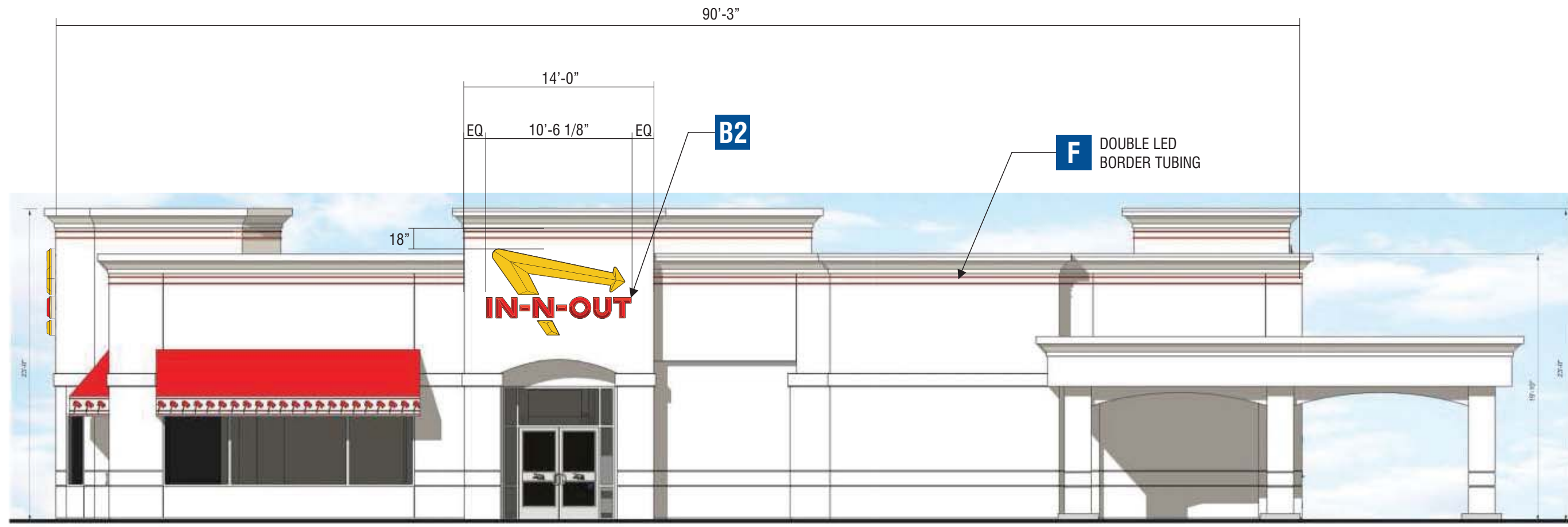
515 McMurray Road Buellton, CA 93427

Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

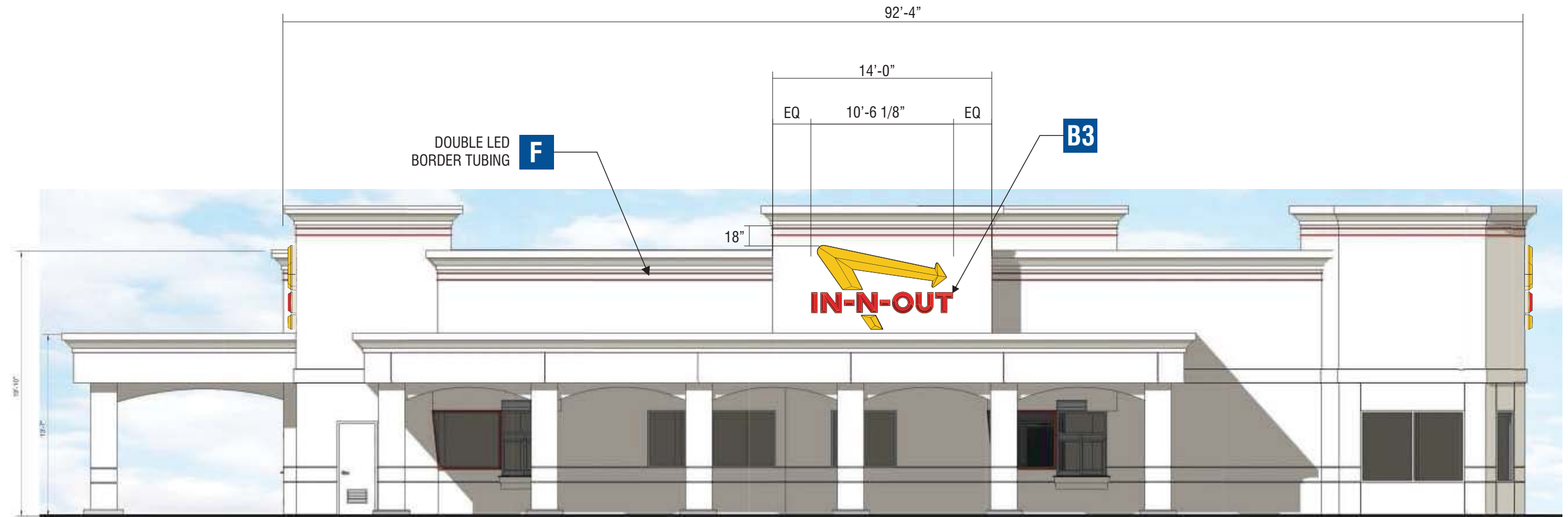
Date: 11/02/21
Drawing: 21-01777 **Rev:** 2-04/01/22
Quote:
Project ID: IN-N-OUT_McMURRAY_1



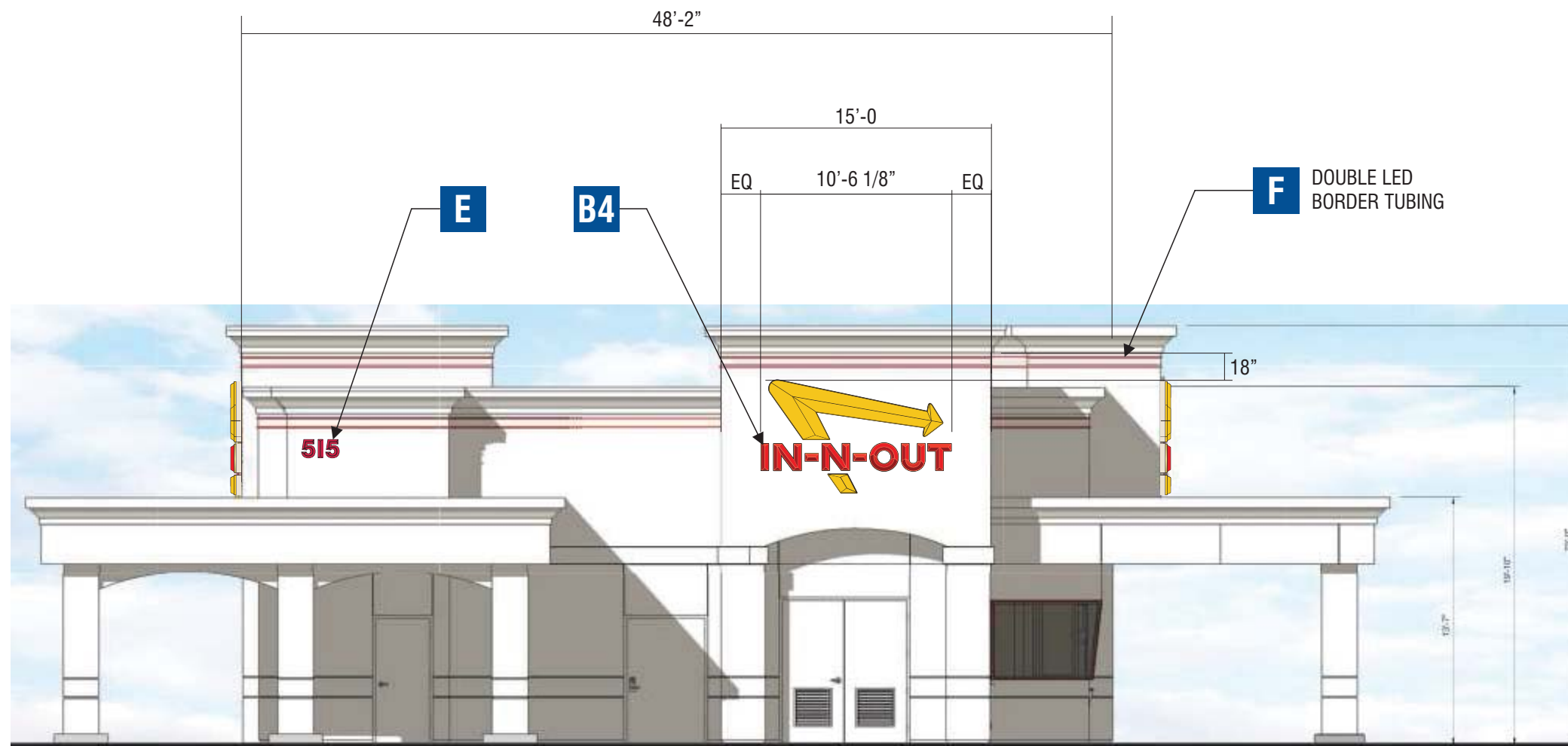
WEST - FRONT ELEVATION SCALE: 1/8" = 1'-0"



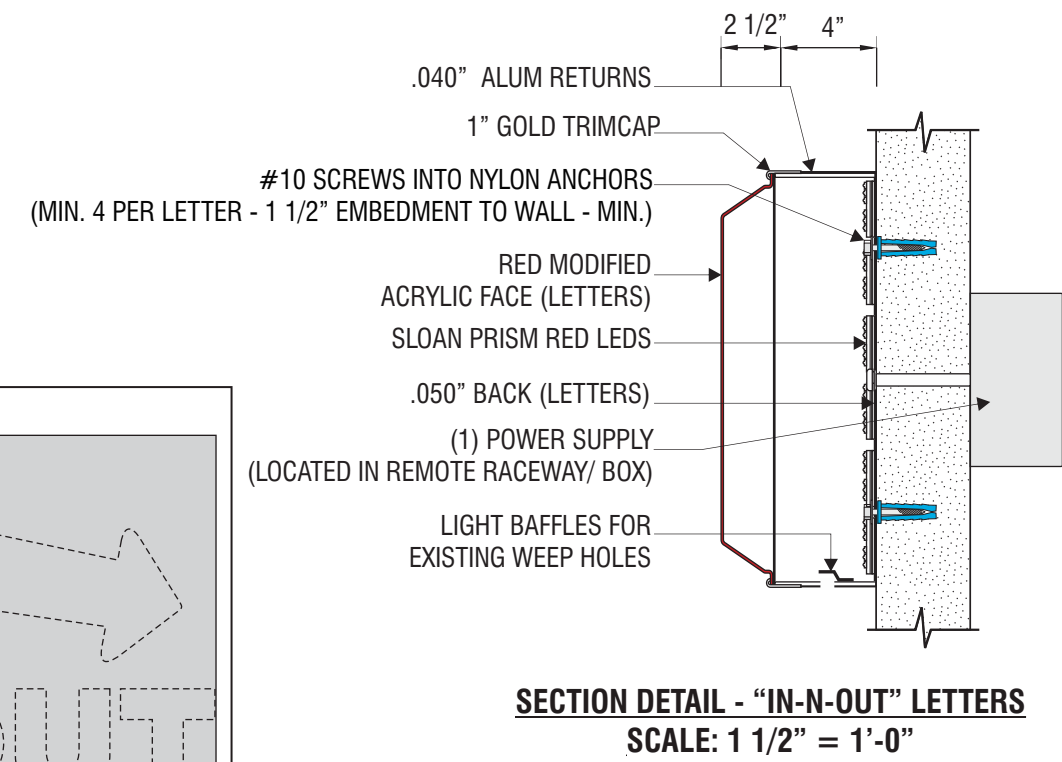
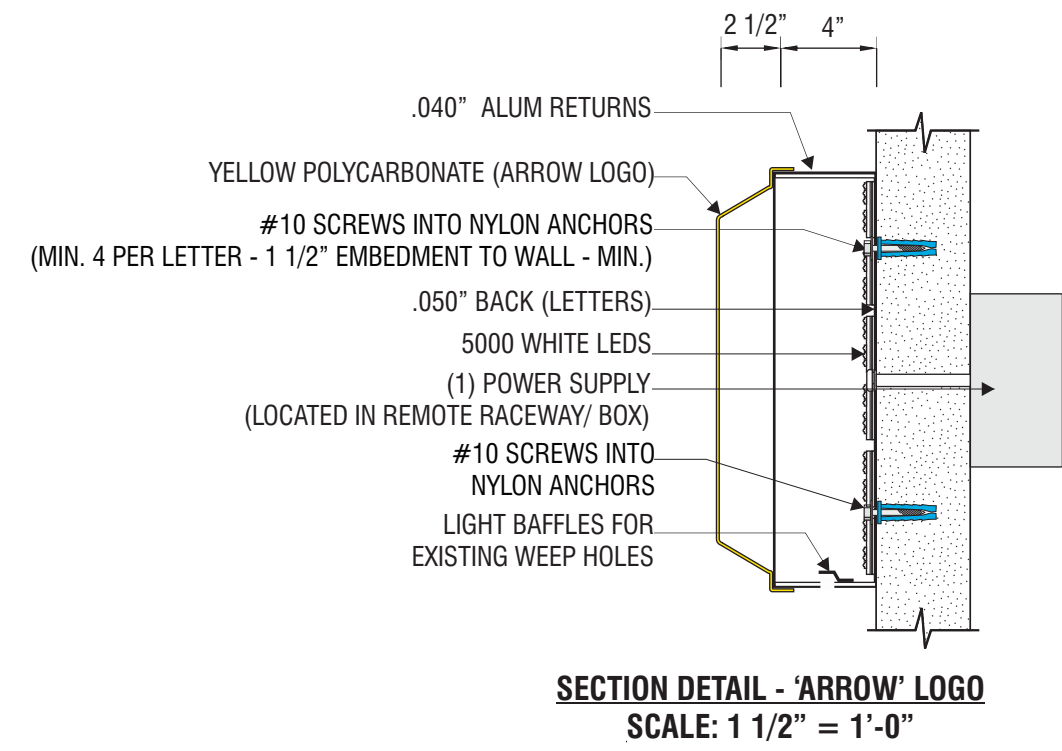
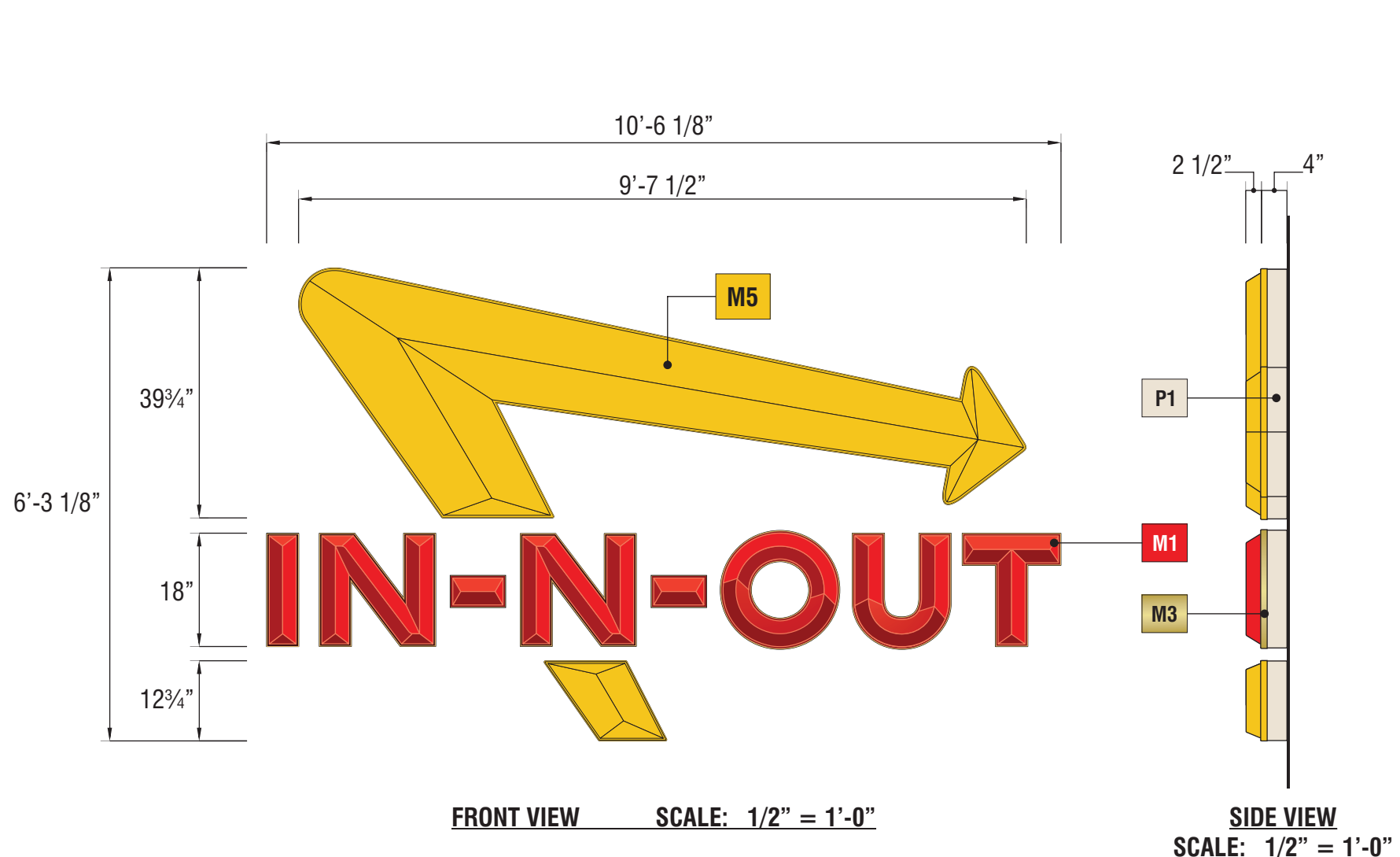
SOUTH - 'PUBLIC SIDE' ELEVATION SCALE: 1/8" = 1'-0"



NORTH - DRIVE THRU ELEVATION SCALE: 1/8" = 1'-0"



EAST - REAR ELEVATION SCALE: 1/8" = 1'-0"

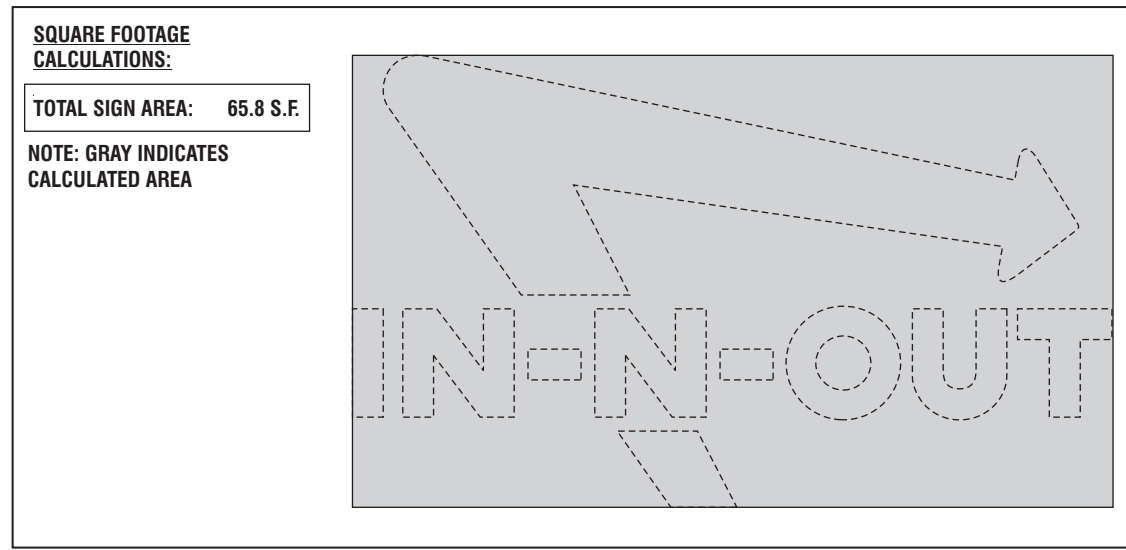


B1 B2 B3 B4 SIGNTYPE INO-WS-75x126

MANUFACTURE AND INSTALL FOUR (4) SINGLE-FACED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS

ARROW: FABRICATED CHANNEL WITH FORMED TUFFAK 1869 YELLOW POLYCARBONATE
LED ILLUMINATION: SLOAN PRISM 5000K WHITE LEDs
COPY: FABRICATED CHANNEL WITH FORMED RED ACRYLIC FACE WITH 1" GOLD TRIMCAP
LED ILLUMINATION: SLOAN PRISM RED LEDs
INSTALLATION: FLUSH MOUNT TO WALL

- | MATERIALS | | PAINT | |
|-----------|----------------------------------|-----------|--|
| M1 | RED ACRYLIC #211-1 | P1 | TO MATCH 'BONE CHINA' SP 514 BY DUNN EDWARDS W/ SATIN FINISH |
| M3 | 1" GOLD TRIMCAP | | |
| M5 | TUFFAK 1869 YELLOW POLYCARBONATE | | |



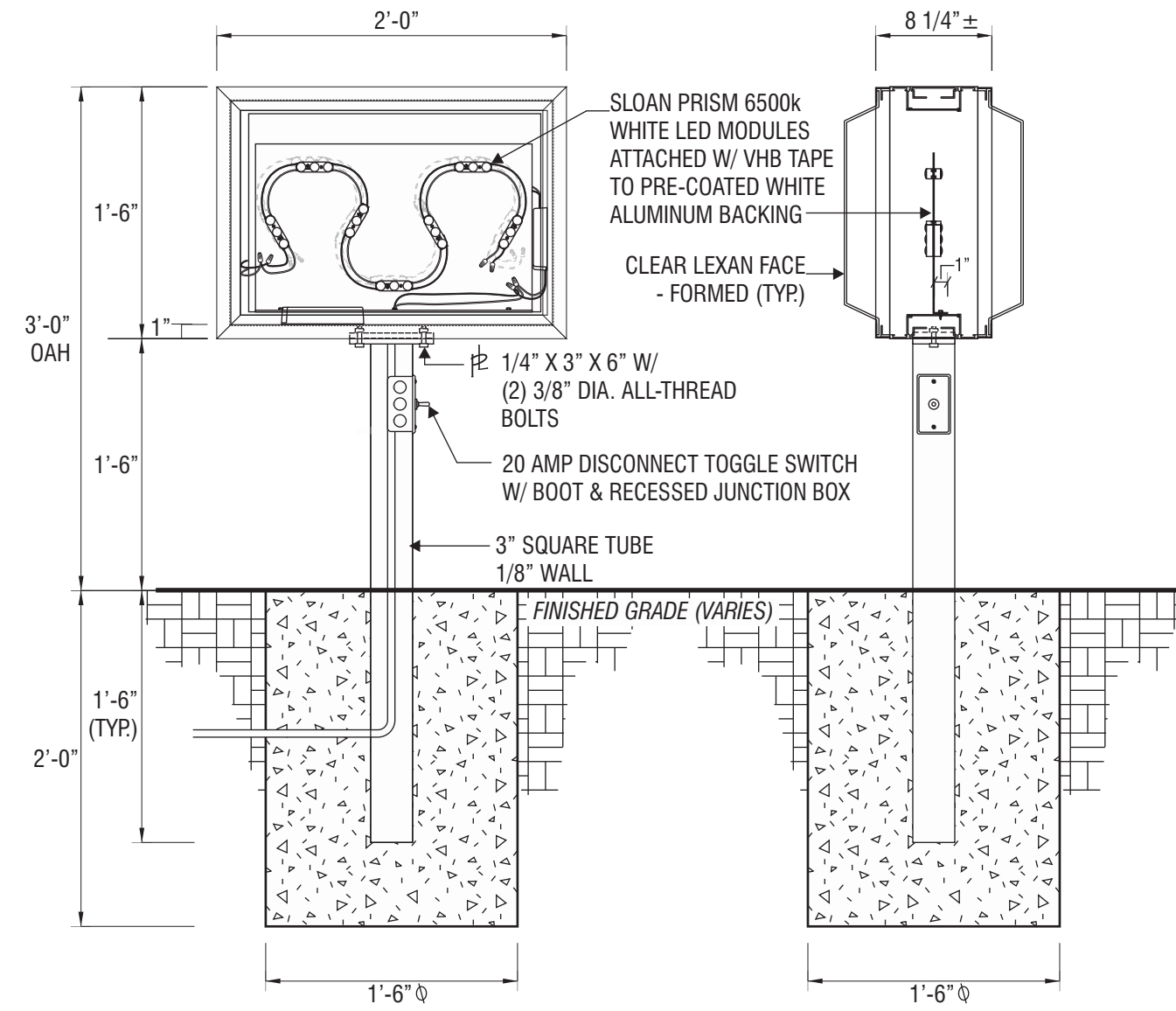
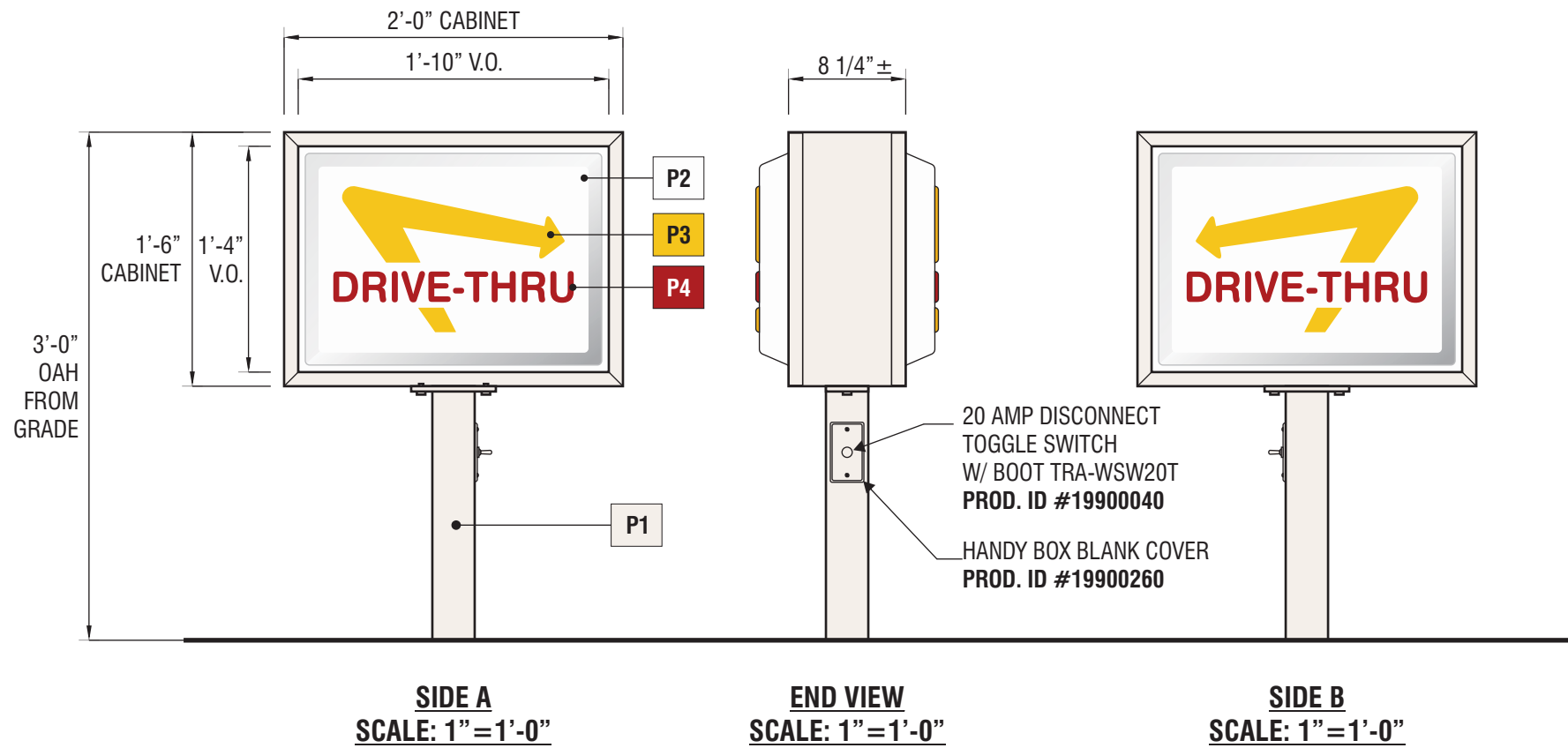
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In-N-Out
 515 McMurray Road Buellton, CA 93427

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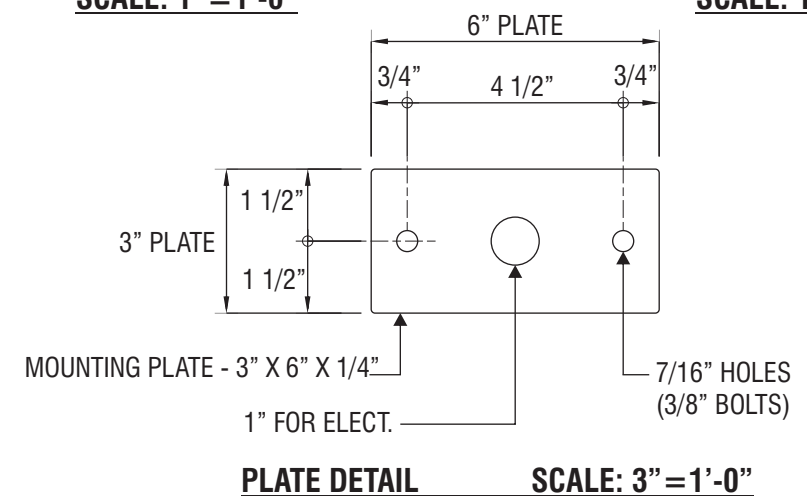
Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

Date: 11/02/21
Drawing: 21-01777 Rev: 2-04/01/22
Quote:
Project ID: IN-N-OUT_McMURRAY_1



ELEVATION DETAIL VIEW SCALE: 1"=1'-0"

SIDE DETAIL VIEW SCALE: 1"=1'-0"



C1 SIGNTYPE INO-DIR-18x24x36

MANUFACTURE AND INSTALL ONE (1) DOUBLE-FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

FACES: PAN FORMED .093" CLEAR SG LEXAN WITH FORMED COPY & ARROW

CABINET: EXTRUDED ALUMINUM

POLE: 3" SQUARE TUBE WITH 1/8" WALL

ILLUMINATION: SLOAN PRISM 6500k WHITE LED MODULES

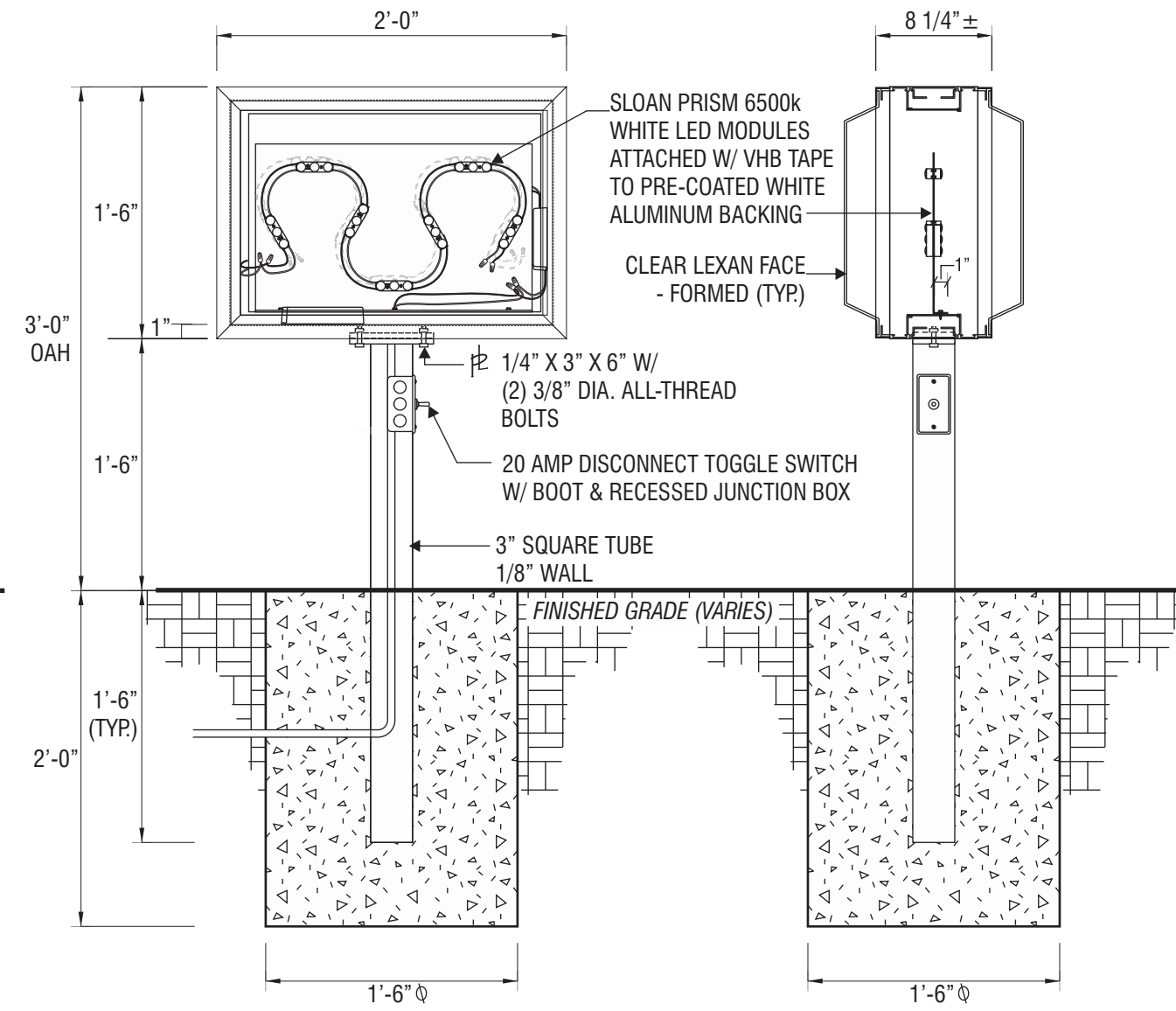
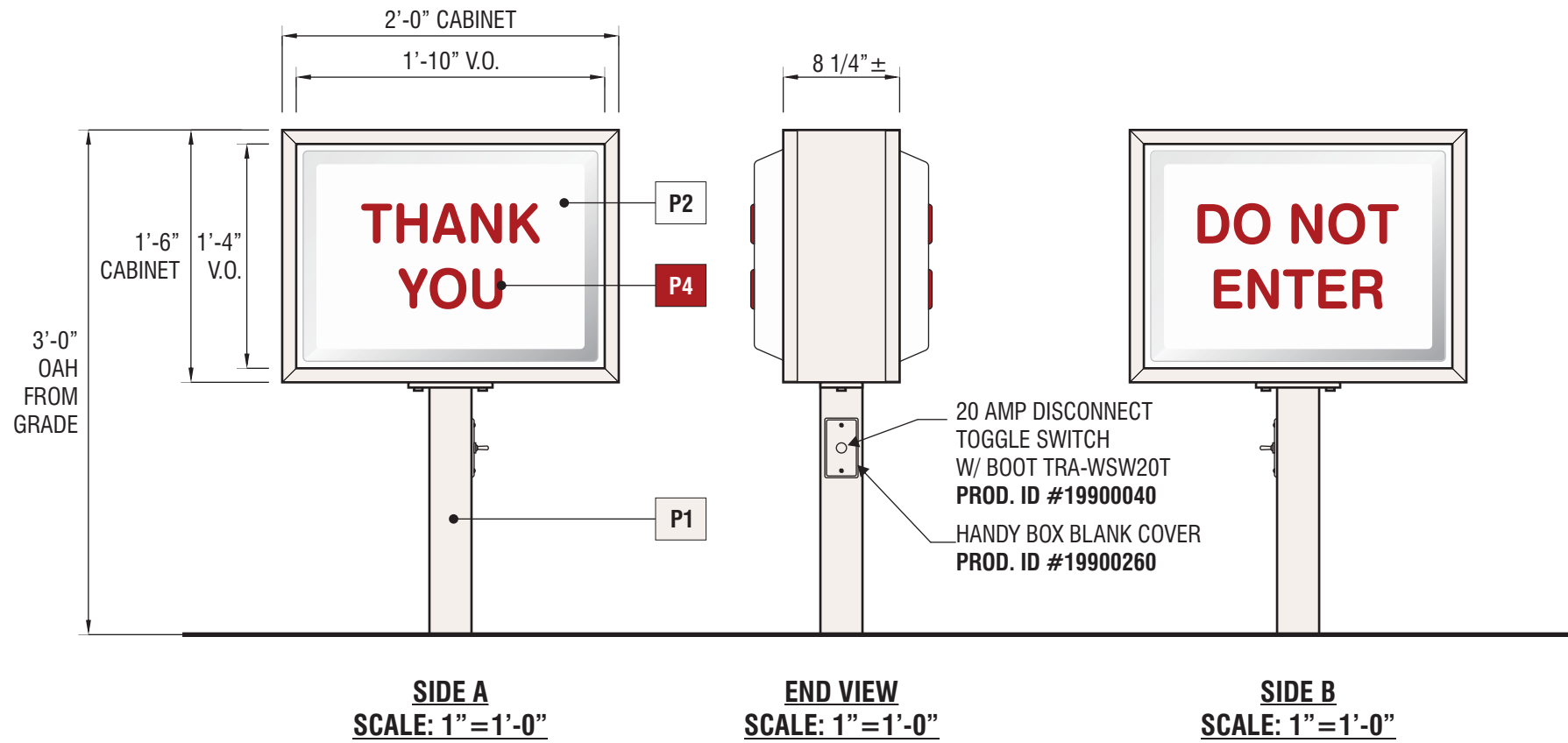
PAINT

P1 PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' w/ SATIN FINISH

P2 INO WHITE

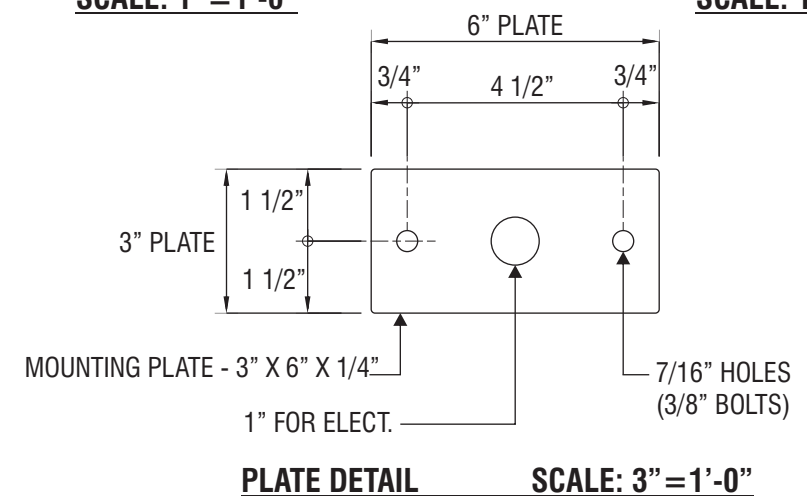
P3 TO MATCH 3M VINYL #3630-235 'AUTUMN YELLOW'

P4 INO 443 RED / 25% CLEAR



ELEVATION DETAIL VIEW SCALE: 1"=1'-0"

SIDE DETAIL VIEW SCALE: 1"=1'-0"



C2 SIGNTYPE INO-DIR-18x24x36

MANUFACTURE AND INSTALL ONE (1) DOUBLE-FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGN

FACES: PAN FORMED .093" CLEAR SG LEXAN WITH FORMED COPY

CABINET: EXTRUDED ALUMINUM

POLE: 3" SQUARE TUBE WITH 1/8" WALL

ILLUMINATION: SLOAN PRISM 6500k WHITE LED MODULES

PAINT

P1 PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' w/ SATIN FINISH

P2 INO WHITE

P4 INO 443 RED / 25% CLEAR



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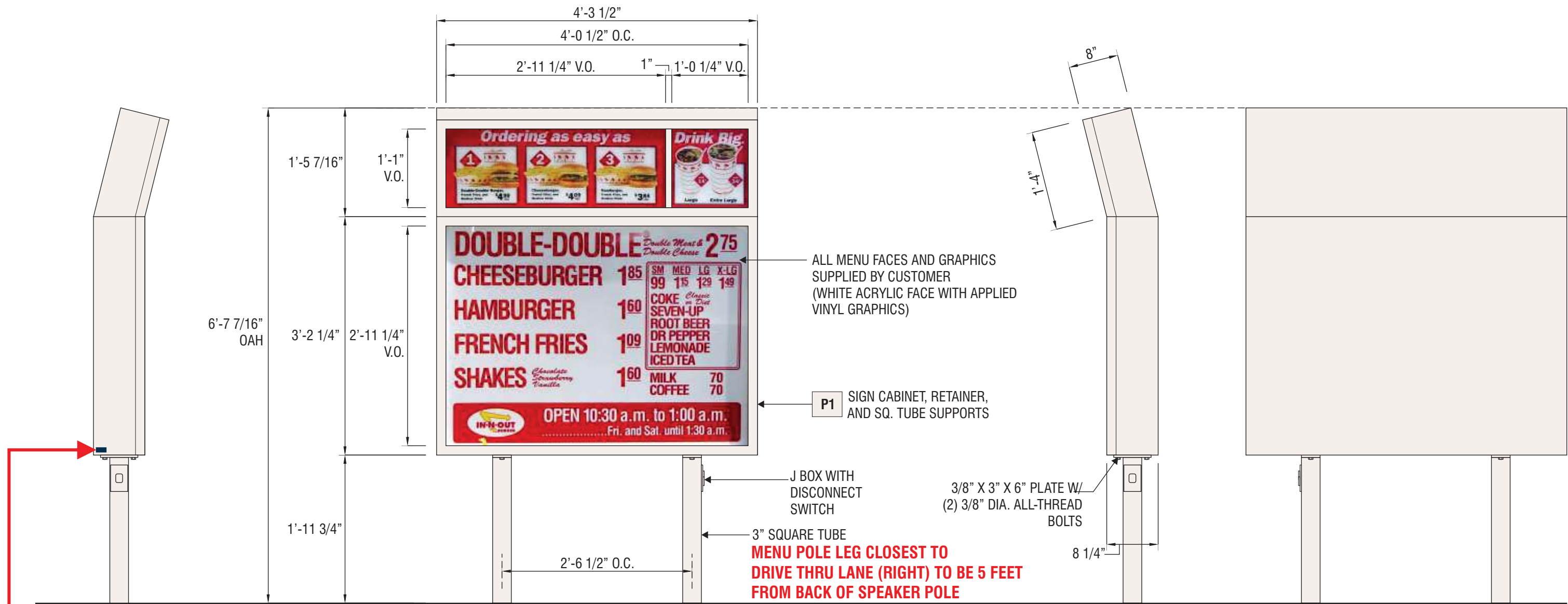
In-N-Out

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Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

Date: 11/02/21
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Quote:
Project ID: IN-N-OUT_McMURRAY_1



LEFT SIDE VIEW
SCALE: 3/4" = 1'-0"

FRONT VIEW SCALE: 3/4" = 1'-0"
19.9 SQ FT.

RIGHT SIDE VIEW
SCALE: 3/4" = 1'-0"

BACK VIEW SCALE: 3/4" = 1'-0"

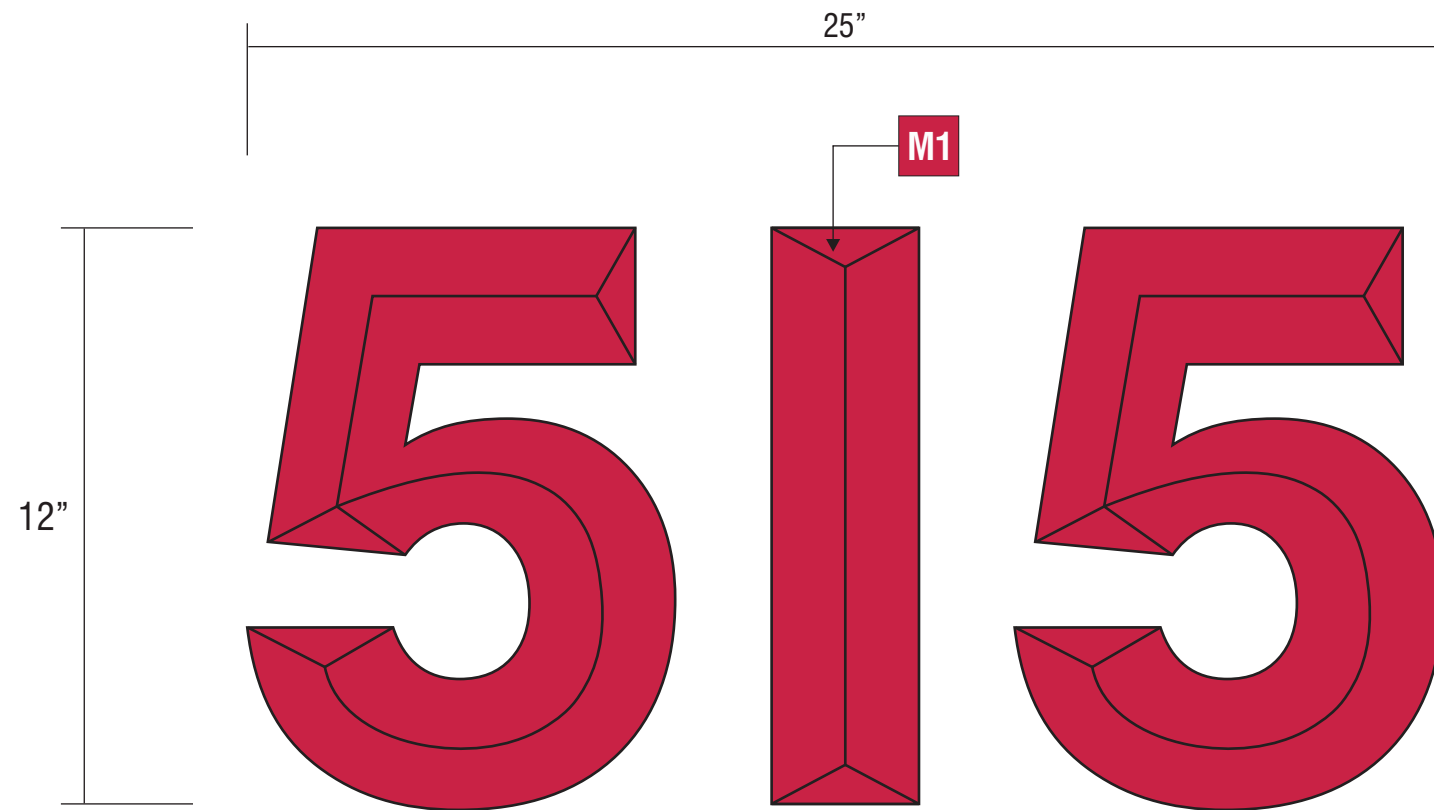
**PRODUCTION NOTE:
UL & SIGNTECH LABELS
TO BE PLACED ON
LOWER LEFT SIDE
OF MENU AS
VIEWING MENU**

D SIGNTYPE INO-MB-54x51x79

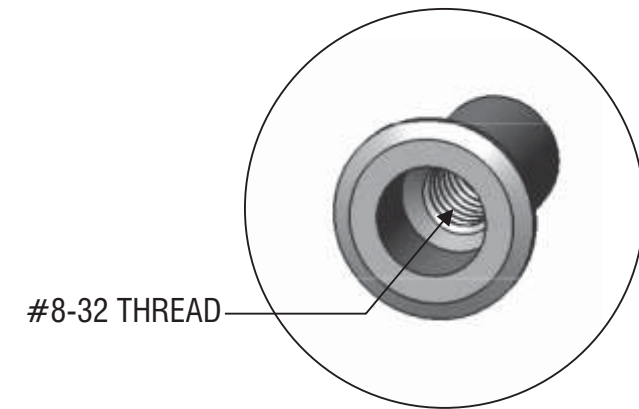
MANUFACTURE AND INSTALL ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED MENU BOARD
CABINET: EXTRUDED ALUMINUM W
FACES: WHITE ACRYLIC WITH FIRST SURFACE APPLIED GRAPHICS (BY OTHERS)
POLES: 3" SQUARE TUBE
ILLUMINATION: SLOAN SIGN BOX II SINGLE SIDED 5000K LEDs

PAINT

P1 PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH

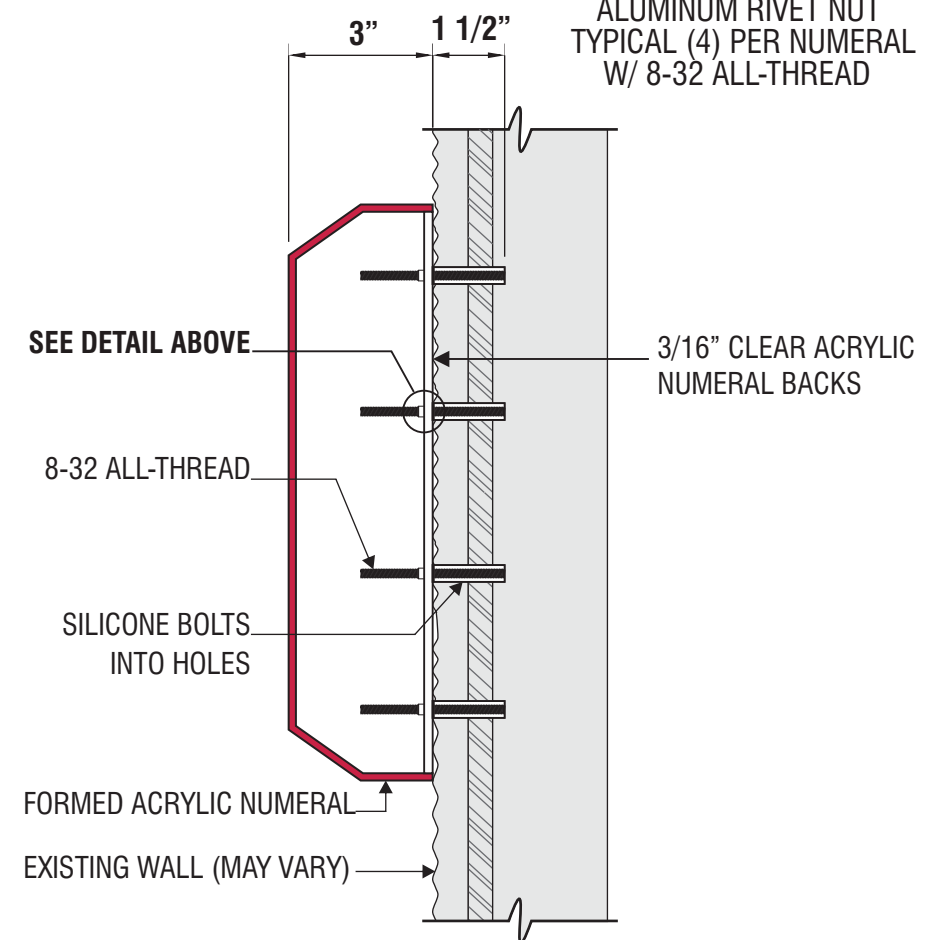


SCALE: 3" = 1'-0"



#8-32 THREAD

ALUMINUM RIVET NUT
TYPICAL (4) PER NUMERAL
W/ 8-32 ALL-THREAD



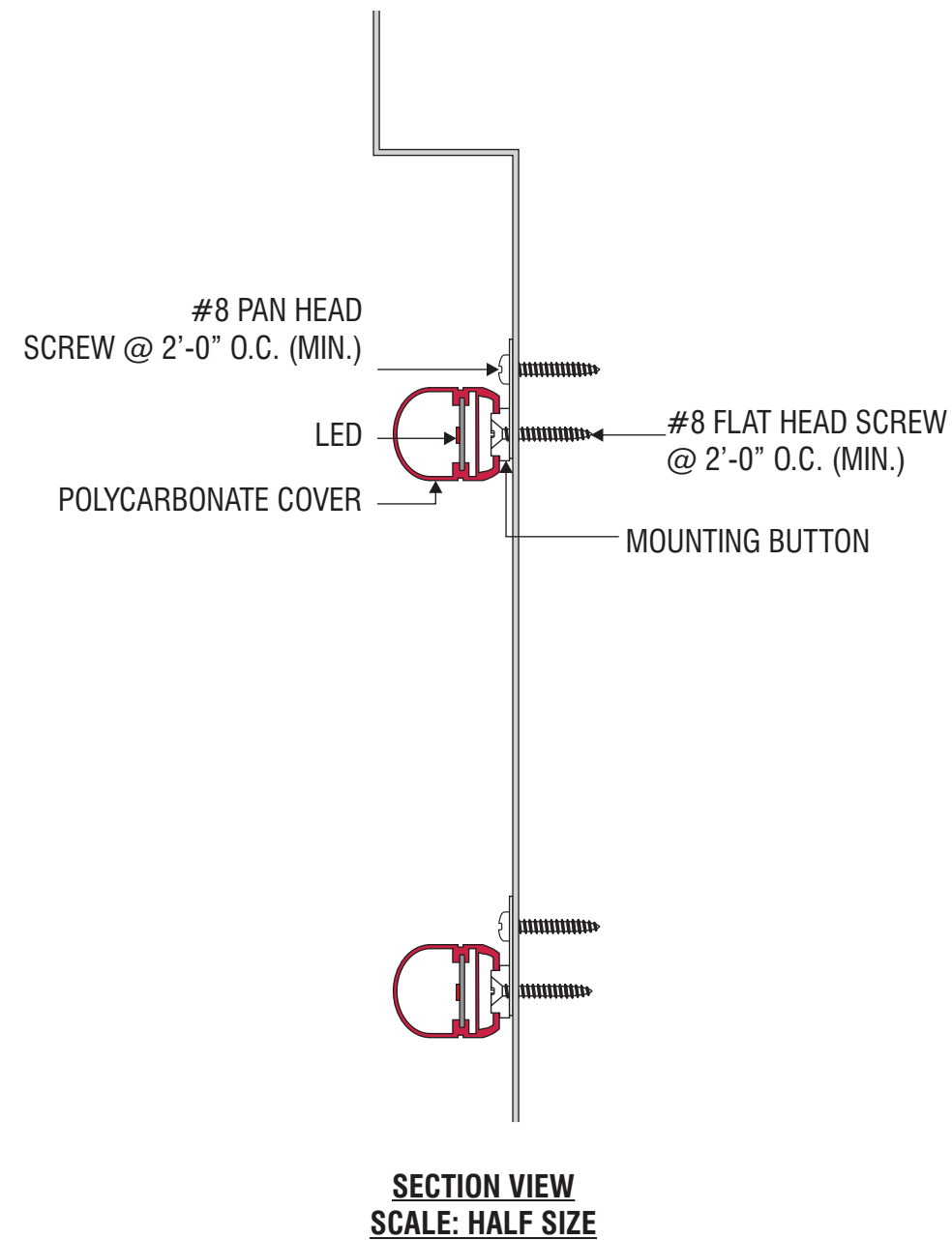
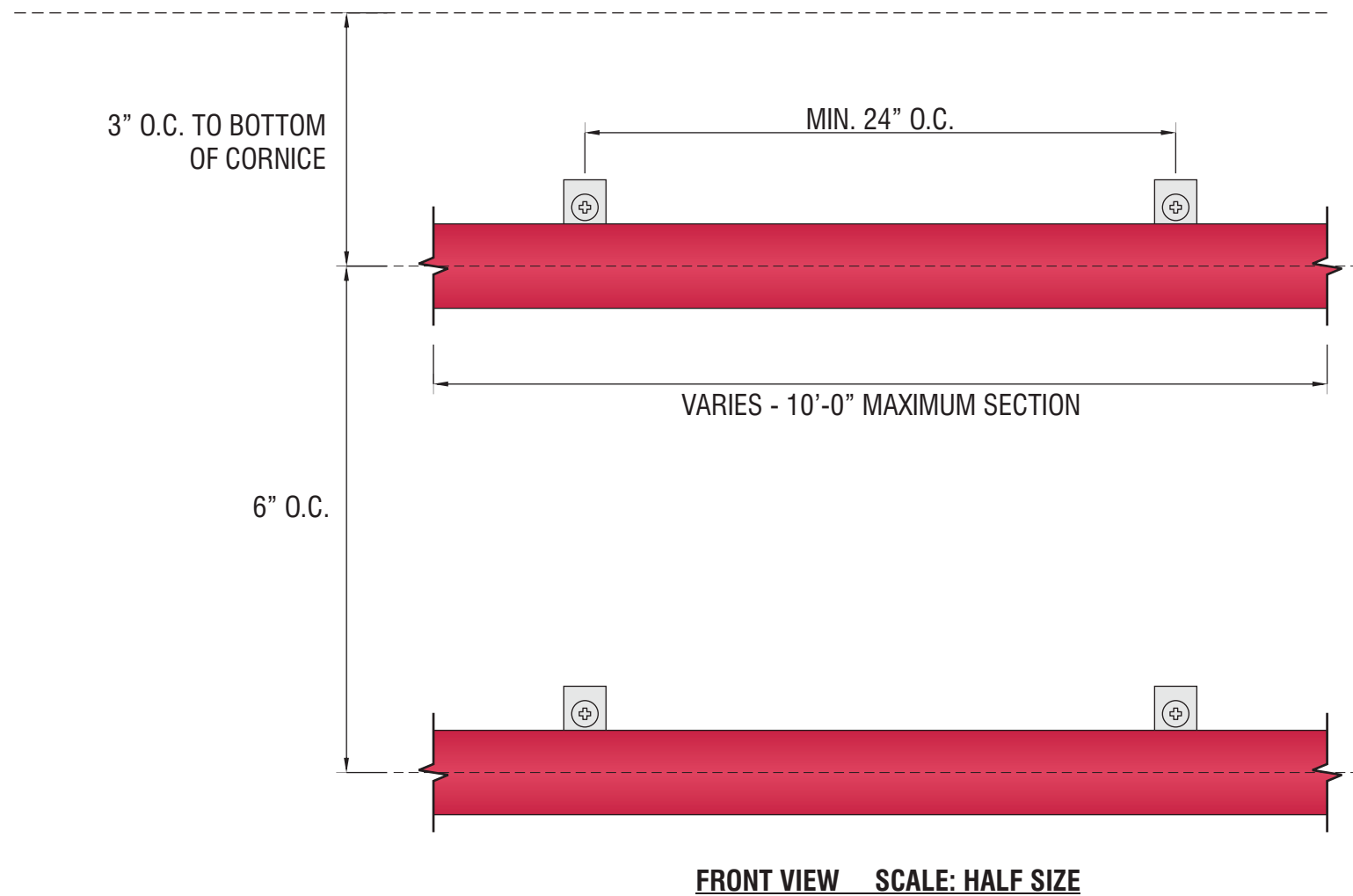
SECTION / INSTALLATION DETAIL 3" = 1'-0"

E SIGTYPE **INO-CL-PL-12-ADDRESS-515**

MANUFACTURE AND INSTALL ONE (1) SET OF NON-ILLUMINATED ADDRESS NUMERALS

MATERIAL

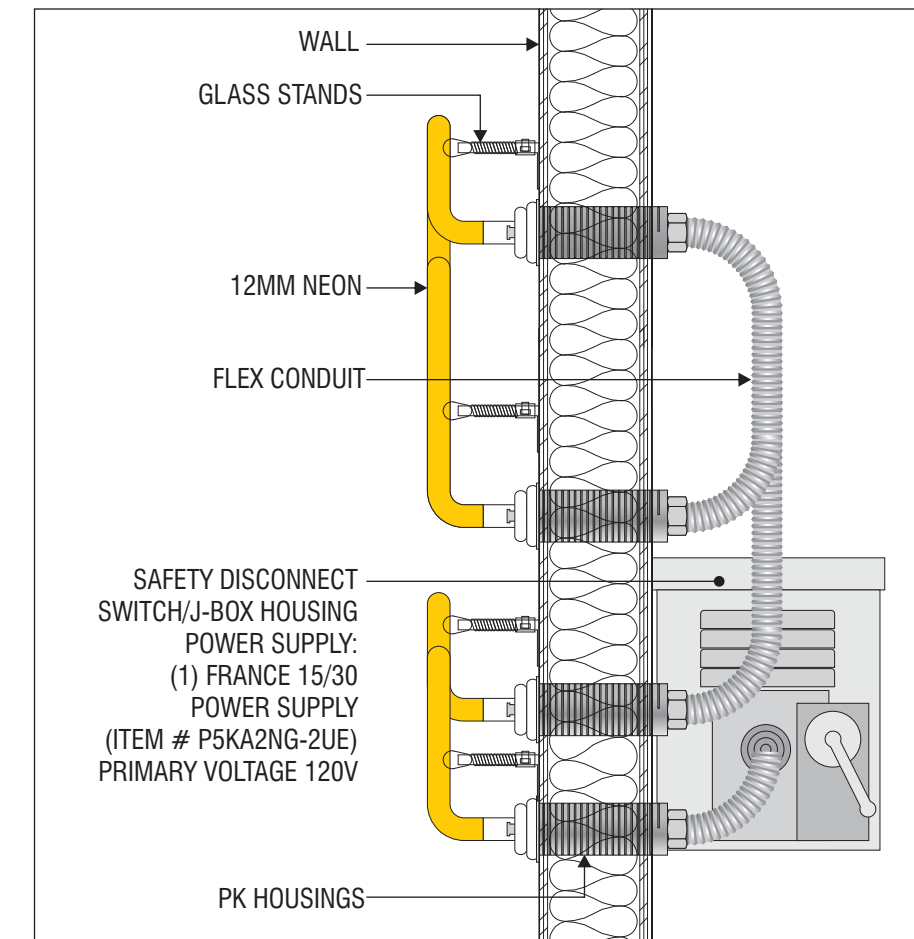
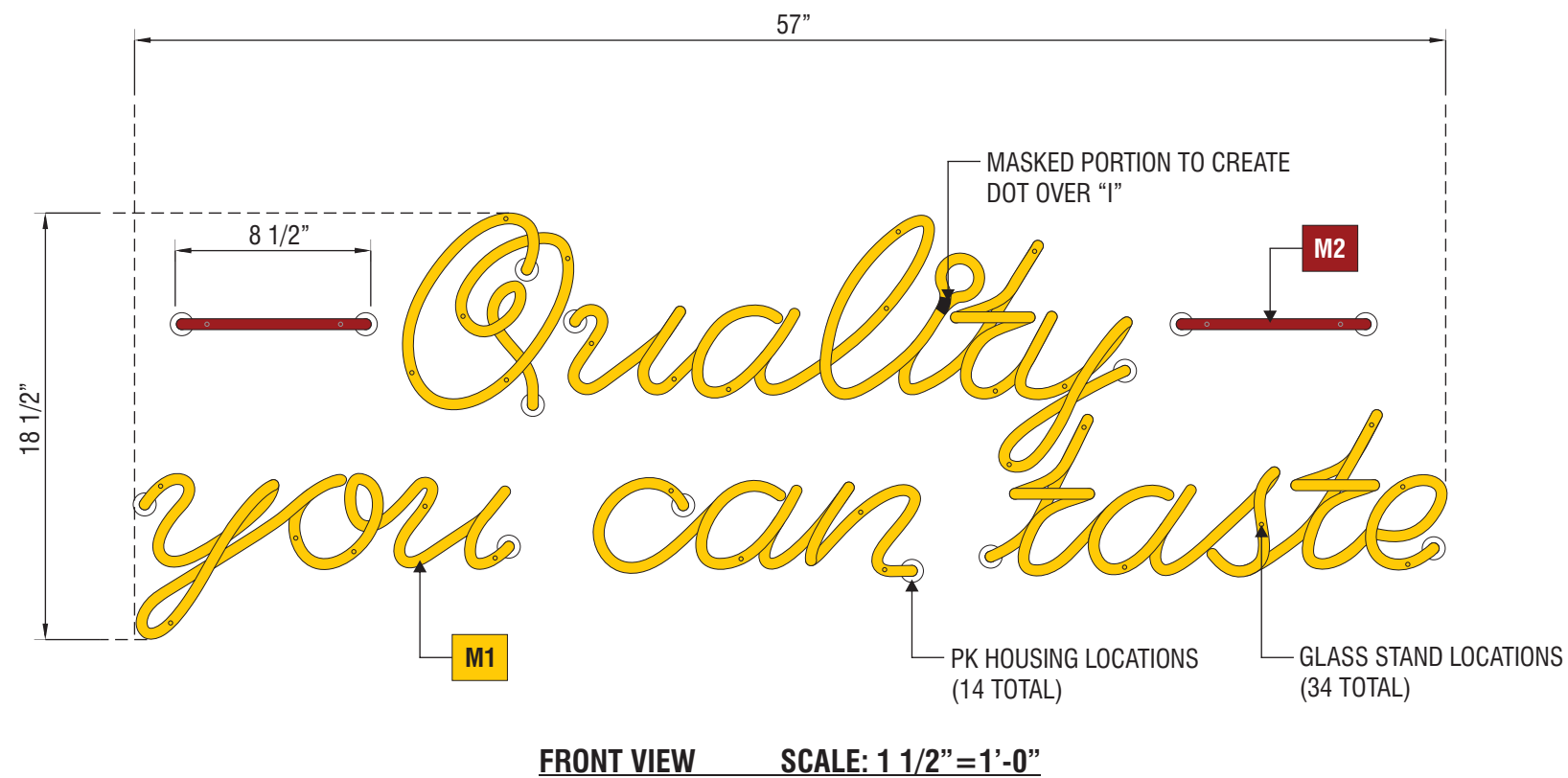
M1 RED ACRYLIC #211-1



F SIGNTYPE INO-LED BORDER TUBE

MANUFACTURE AND INSTALL LED TUBE BORDER STRIPES

'SLOAN' LED RED LIGHTING SYSTEM.
 ALL ELECTRICAL COMPONENTS
 TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.



G SIGNTYPE **INO-QYCT-NEON-18x57**

MANUFACTURE AND INSTALL ONE (1) INTERIOR EXPOSED NEON WALL SIGN

MATERIALS

- M1** EGL DOUBLE COATED 'NOVIOL GOLD' P73 EXPOSED NEON ILLUMINATION (12MM)
- M2** EGL DOUBLE COATED 'RUBY RED' EXPOSED NEON ILLUMINATION (12MM)





"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

BUELLTON, CA

BONE CHINA STUCCO, PRO LEDGE WHITE WAINSCOT, COOLEY BRITE AWNINGS

ISSUED: 06/29/22



"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

BUELLTON, CA

BONE CHINA STUCCO, PRO LEDGE WHITE WAINSCOT, COOLEY BRITE AWNINGS

ISSUED: 06/29/22