



CITY OF CAMPBELL
Community Development Department

April 13, 2018

NOTICE OF STUDY SESSION
499 E. Hamilton Avenue (In-N-Out Burger Restaurant)

Notice is hereby given that the Planning Commission of the City of Campbell will conduct a Study Session for an in-progress update of the In-N-Out Burger project at the former Elephant Bar site on property located at **499 E. Hamilton Avenue** during their regular Planning Commission meeting of **Tuesday, April 24, 2018**. The meeting begins at 7:30 p.m. in the Council Chamber at Campbell City Hall, 70 N. First Street, Campbell. No decisions will be made by the Planning Commission on this item at this meeting.

Questions or comments regarding the Study Session may be addressed to Daniel Fama, Senior Planner, in the Community Development Department at (408) 866-2140 or via email at danielf@cityofcampbell.com.

In compliance with the Americans with Disabilities Act, listening assistive devices are available for all meetings held in the Council chambers. If you require accommodation, please contact the Community Development Department at (408) 866-2140, at least one week in advance of the meeting.

PLANNING COMMISSION
CITY OF CAMPBELL
PAUL KERMOYAN
SECRETARY

PLEASE NOTE: When calling about this Notice,
please refer to: **499 E. Hamilton Avenue**

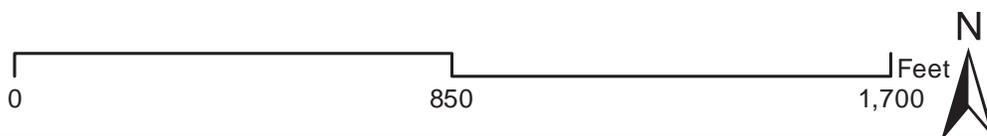
Project Location Map



Project Location: 499 E. Hamilton Avenue
Project Name: In-N-Out Burger



Community Development Department
Planning Division



GENERAL NOTES

- IN-N-OUT BURGER GROSS SITE AREA = 1.226 ACRES (53,417 S.F.). PROPOSED ALAMARDA DRIVE STREET DEDICATION = 0.016 ACRES (723 S.F.). IN-N-OUT BURGER PROPOSED NET SITE AREA = 1.210 ACRES (52,694 S.F.).
- ASSESSORS PARCEL NUMBER: 279-30-051.
- GENERAL PLAN USE DESCRIPTION: GENERAL COMMERCIAL.
- CITY ZONING: C-2 (GENERAL COMMERCIAL).
- REQUIRED NUMBER OF PARKING IS 1 SPACE PER 3 INDOR AND OUTDOOR SEATING AND 1 PER 200 SQUARE FEET OF NON-DINING = 53 SPACES.
- IN-N-OUT BURGER BUILDING AREA = 3,812 S.F. INDOOR DINING AREA = 1,542 S.F. NON-DINING FLOOR AREA = 2,270 S.F. INDOOR SEATING = 84 SEATS. OUTDOOR SEATING = 40 SEATS (10 TABLES).
- CITY MAXIMUM FLOOR AREA RATIO (FAR) = 0.40 FAR PROVIDED = 0.07.
- REQUIRED LANDSCAPE AREA = 5,269 S.F. (10%) LANDSCAPE AREA PROVIDED = 12,674 S.F. (24.0%)
- IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

| DESCRIPTION | REQUIRED | PROPOSED |
|--|----------|----------|
| 1. STANDARD SPACES (9'x18') 8.5'x18' MINIMUM | 0 | 4 |
| 2. ACCESSIBLE VAN (17'x18') | 2 | 2 |
| 3. ACCESSIBLE SPACE (14'x18') | 1 | 1 |
| 4. CLEAN AIR/VAN POOL-VEH (8.5'x18') WITH 2' VOH | 6 | 6 |
| 5. STANDARD SPACES (8.5'x18') WITH 2' VOH | 44 | 51 |
| 6. TOTAL | 53 | 64 |
| 7. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG 22 VEHICLE OR 440 FEET) | | 22 |
| 8. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK (5% OF VEHICLE PARKING IS A MINIMUM) | 4 | 4 |
| 9. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-SENGRA MODEL OR EQUIVALENT (5% OF A MAXIMUM OF 10 ASSOCIATE VEHICLE PARKING SPACES IS 0 MINIMUM) | 0 | 0 |

11. ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.

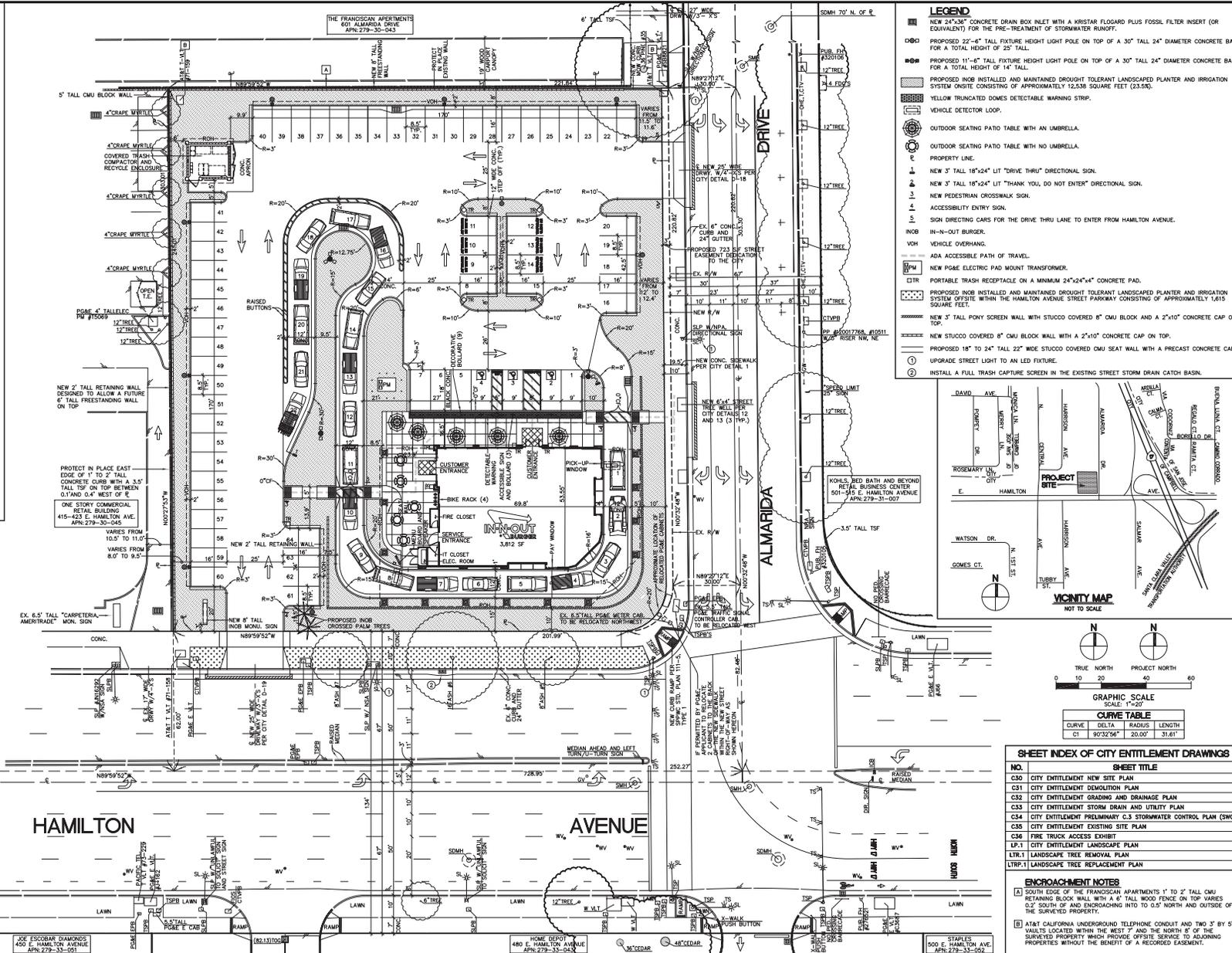
12. DEVELOPMENT DATA:

| DEVELOPMENT DATA: | SQUARE FEET | | PERCENT OF SITE | |
|--|-------------|----------|-----------------|----------|
| | EXISTING | PROPOSED | EXISTING | PROPOSED |
| BUILDING COVERAGE | 8,355 | 3,812 | 15.9% | 7.2% |
| LANDSCAPE COVERAGE | 7,395 | 12,674 | 14.0% | 24.1% |
| PAVING COVERAGE | 36,844 | 36,208 | 70.1% | 68.7% |
| FLOOR AREA RATIO: TOTAL BLDG. SF./NET LOT SIZE | - | - | 0.14 | 0.07 |

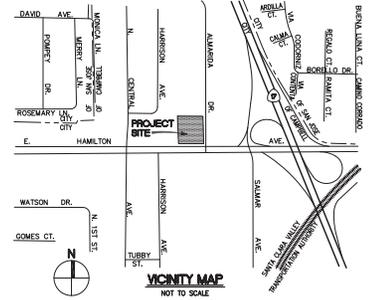
BENCHMARK
CITY OF CAMPBELL BENCHMARK NO. 50
28" BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROLER.

ELEVATION = 82.055
1985 ADJUSTMENT

ELEVATION CONVERSION NOTE
ADD 100.00 TO ALL ELEVATIONS SHOWN HEREON WITH A "TENTH" DIST OF 4.7 OR 8 TO MATCH THE REFERENCED BENCH MARK SHOWN HEREON.



- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A KRISTAR FLOGRID PLUS FOSSIL FILTER INSERT (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED 22'-4" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL.
 - PROPOSED 11'-4" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 14" TALL.
 - PROPOSED INBE INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE CONSISTING OF APPROXIMATELY 12,556 SQUARE FEET (23.5%).
 - YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA.
 - 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.
 - ACCESSIBILITY ENTRY SIGN.
 - SIGN DIRECTING CARS FOR THE DRIVE THRU LANE TO ENTER FROM HAMILTON AVENUE.
 - IN-N-OUT BURGER.
 - VEHICLE OVERHANG.
 - ADA ACCESSIBLE PATH OF TRAVEL.
 - NEW PG&E ELECTRIC PAD MOUNT TRANSFORMER.
 - NEW STUCCO COVERED 8" CMU BLOCK WALL WITH A 2"x10" CONCRETE CAP ON TOP.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - PROPOSED INBE INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM OPPOSITE WITHIN THE HAMILTON AVENUE STREET PARKWAY CONSISTING OF APPROXIMATELY 1,615 SQUARE FEET.
 - NEW 3" TALL PONY SCREEN WALL WITH STUCCO COVERED 8" CMU BLOCK AND A 2"x10" CONCRETE CAP ON TOP.
 - NEW STUCCO COVERED 8" CMU BLOCK WALL WITH A 2"x10" CONCRETE CAP ON TOP.
 - PROPOSED 18" TO 24" TALL 2" WIDE STUCCO COVERED CMU SEAT WALL WITH A PRECAST CONCRETE CAP.
 - UPGRADE STREET LIGHT TO AN LED FIXTURE.
 - INSTALL A FULL TRASH CAPTURE SCREEN IN THE EXISTING STREET STORM DRAIN CATCH BASIN.



GRAPHIC SCALE
SCALE: 1"=20'

CURVE TABLE

| CURVE | DELTA | RADIUS | LENGTH |
|-------|-----------|--------|--------|
| C1 | 90°32'56" | 20.00' | 31.61' |

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

| NO. | SHEET TITLE |
|------|--|
| C30 | CITY ENTITLEMENT NEW SITE PLAN |
| C31 | CITY ENTITLEMENT DEMOLITION PLAN |
| C32 | CITY ENTITLEMENT GRADING AND DRAINAGE PLAN |
| C33 | CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN |
| C34 | CITY ENTITLEMENT PRELIMINARY C.S. STORMWATER CONTROL PLAN (SWCP) |
| C35 | CITY ENTITLEMENT EXISTING SITE PLAN |
| C36 | FIRE TRUCK ACCESS EXHIBIT |
| LP.1 | CITY ENTITLEMENT LANDSCAPE PLAN |
| LP.2 | LANDSCAPE TREE REMOVAL PLAN |
| LP.3 | LANDSCAPE TREE REPLACEMENT PLAN |

- ENCROACHMENT NOTES**
- A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1' TO 2" TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VARIES 0.2' SOUTH OF AND ENCROACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
 - B AT/AT CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 5" VAULTS LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE SERVICE TO ADJOINING PROPERTIES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
SALDWIN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8289

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Call: Toll Free
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REVISIONS

GHA PROJECT NO. 17-2222

GIA
Architecture/Development
Parkway Plaza 1
1410 Dallas Parkway, Ste. 300
Dallas, Texas 75245
Ph: (972) 239-8854
Fax: (972) 239-5054

CIVIL ENGINEER:
MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA 91770
(909) 305-4000 FAX (909) 305-2007

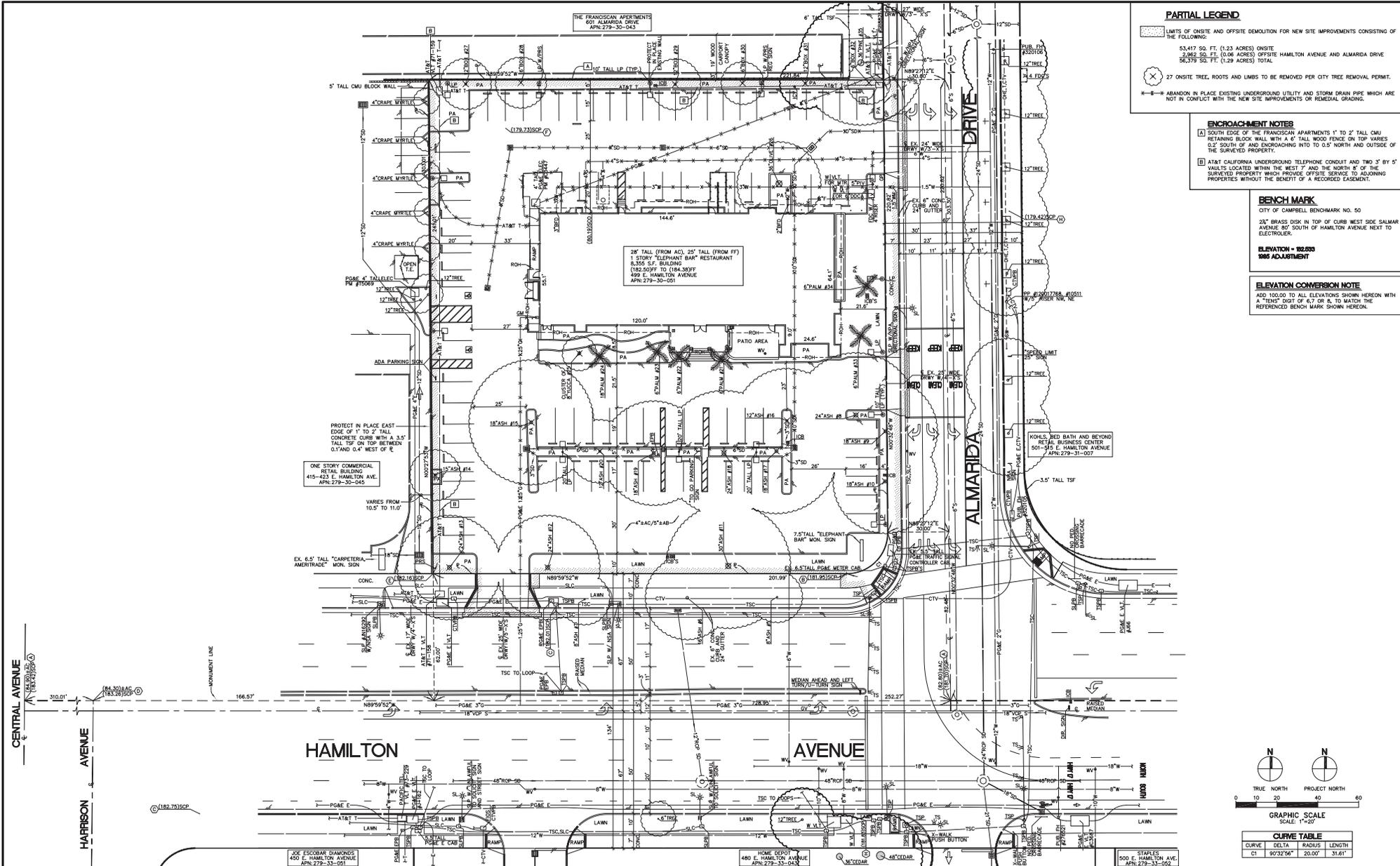
MARK S. LAPOREUX
R.C.E. 38382 07-21-17

IN-N-OUT BURGER
499 E. HAMILTON AVENUE
CAMPBELL, CA 95008

CITY ENTITLEMENT NEW SITE PLAN

C30

JN 0204-0204 Citysepp



PARTIAL LEGEND

LIMITS OF ONSITE AND OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS CONSISTING OF THE FOLLOWING:

- 53,417 SQ. FT. (1.23 ACRES) ONSITE
- 2,962 SQ. FT. (0.06 ACRES) OFFSITE HAMILTON AVENUE AND ALMARIDA DRIVE
- 56,379 SQ. FT. (1.29 ACRES) TOTAL

27 ONSITE TREE, ROOTS AND LIMBS TO BE REMOVED PER CITY TREE REMOVAL PERMIT.

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

ENCROACHMENT NOTES

A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1" TO 2" TALL CMU RETAINING BLOCK WALL WITH A 4" TALL WOOD FENCE ON TOP VARIES 0.2' SOUTH OF AND ENCRDACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.

B AT&T CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 5" VAULTS LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFSITE SERVICE TO ADJOINING PROPERTIES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

BENCH MARK

CITY OF CAMPBELL BENCHMARK NO. 50

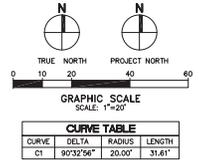
2X BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROLER.

ELEVATION + 82.000

1985 ADJUSTMENT

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IN-N-OUT BURGER

DEVELOPER:
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13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8289

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▲
▲
▲
▲
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GHA PROJECT NO. 17-2004

GIA
Architecture/Development
Parkway Plaza I
1410 Dallas Parkway, Ste. 300
Dallas, Texas 75254
Ph: (972) 239-8864
Fax: (972) 239-5064

CIVIL ENGINEER:
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402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA 91770
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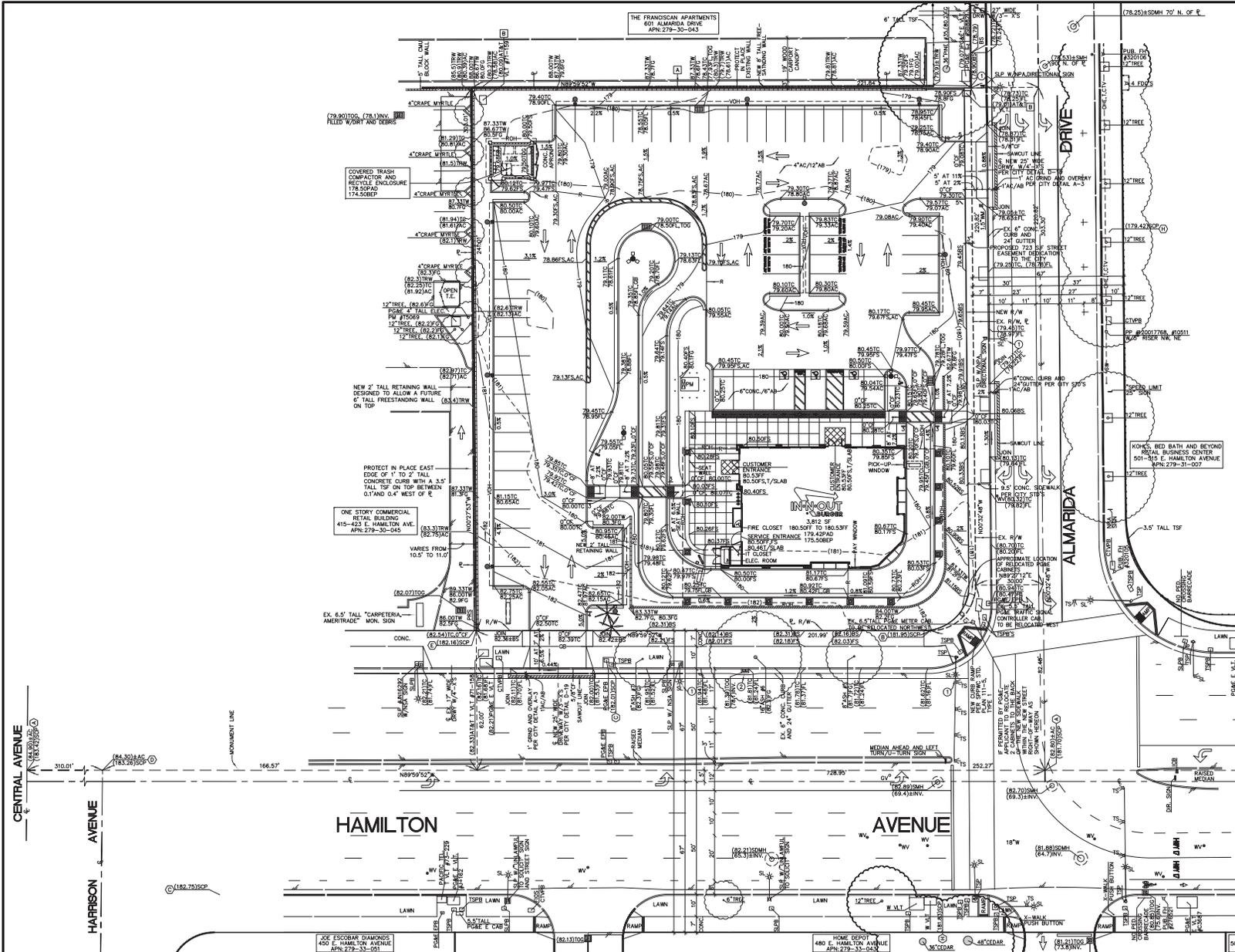
Mark S. Lamoreaux
MARK S. LAMOREAUX
R.C.E. 38382
07-21-17

IN-N-OUT BURGER
499 E. HAMILTON AVENUE
CAMPBELL, CA 95008

CITY ENTITLEMENT DEMOLITION PLAN

STAPLES
500 E. HAMILTON AVE.
APN: 279-33-052

C31



- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A KRISTAR FLOORGRAD PLUS FOSSIL FILTER INSERT (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
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 - ⊞ NEW 3' TALL POLE SCREEN WALL WITH STUCCO COVERED 8" CMU BLOCK AND A 2"x10" CONCRETE CAP ON TOP.
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 - ⊞ PROPOSED 18" TO 22" TALL 22" WIDE STUCCO COVERED CMU SEAT WALL WITH A PRECAST CONCRETE CAP.
 - ⊞ UPGRADE STREET LIGHT TO AN LED FIXTURE.
 - ⊞ INSTALL A FULL TRASH CAPTURE SCREEN IN THE EXISTING STREET STORM DRAIN CATCH BASIN.

ENGINEER'S ESTIMATED EARTHWORK QUANTITIES

1. RAW CUT (INCLUDES 600 C.Y. FOOTING EXCAVATION, STORM DRAIN AND UTILITY SPOILS) 2,900 CU. YDS.
2. OVEREXCAVATE THE RECOMPACTED SOIL UNDER THE NEW BUILDING ROOF OVERHANG, AND COVERED TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (REF UP TO THE PAD ELEVATION, (11,000 S.F.)) 1,650 CU. YDS.
3. OVEREXCAVATE THE TOP 2 FEET OF LOOSE SOIL UNDER THE PROPOSED PAVEMENT AND EXTERIOR HARDSCAPE WITHIN THE DEVELOPED SITE. (31,000 S.F.) 2,300 CU. YDS.
4. TOTAL CUT 6,850 CU. YDS.
5. RAW FILL 0 CU. YDS.
6. SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS. 0 CU. YDS.
7. RECOMPACT EXISTING ONSITE SOILS FOR THE AREAS DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS. 1,800 CU. YDS.
8. RECOMPACT EXISTING ONSITE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHRINKAGE LOSS. 2,550 CU. YDS.
9. TOTAL COMPACTED FILL 4,350 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE. 2,500 CU. YDS.

NOTE: LINE TREAT TOP 24" OF SUBGRADE SOIL.

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.

NOTE: ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE KRZANZ AND ASSOCIATES, INC. MARCH 8, 2017 GEOTECHNICAL ENGINEERING INVESTIGATION REPORT PREPARED UNDER THE DIRECTION OF DAVID JAROSZ (SEE 6018 AND 602 2898) AS THEIR PROJECT NUMBER 042-17001.

BENCH MARK

JOY OF CAMPBELL BENCHMARK NO. 50
 24" BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROFLOR.

ELEVATION = 92.858
 1985 ADJUSTMENT

ELEVATION CONVERSION NOTE

ADD 100.00 TO ALL ELEVATIONS SHOWN HEREIN WITH A "TENS" DIGIT OF 6, 7 OR 8, TO MATCH THE REFERENCED BENCH MARK SHOWN HEREON.

GRAPHIC SCALE
 SCALE: 1"=20'

| CURVE TABLE | | |
|-------------|-----------|---------------|
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ENCROACHMENT NOTES

A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1' TO 2' TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP MARKS 0.2' SOUTH OF AND ENCROACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.

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IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13902 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: JIM LOCKINGTON
 PHONE: 626 813-8289

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REVISIONS

GHA PROJECT NO. 17-222

GIA
 Architecture/Development
 Parkway Plaza 1
 1410 Dallas Parkway, Ste. 300
 Dallas, Texas 75254
 Ph: (972) 239-8864
 Fax: (972) 239-5064

CIVIL ENGINEER:
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 (909) 395-6968 FAX (909) 395-2907

MARK S. LAPOREUX
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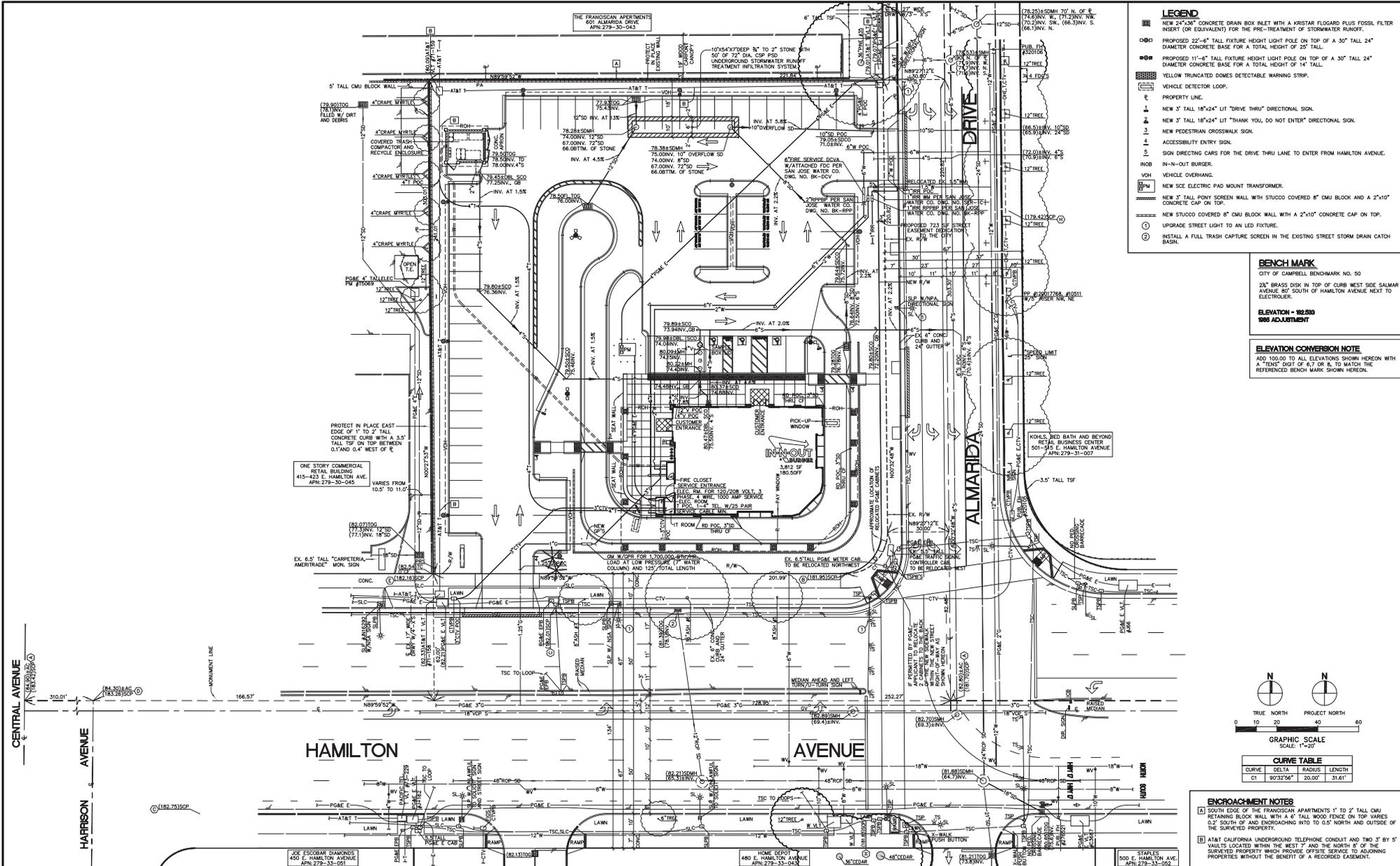
PROFESSIONAL SEAL
 STATE OF CALIFORNIA
 NO. 38382

IN-N-OUT BURGER
 499 E. HAMILTON AVENUE
 CAMPBELL, CA 95008

CITY ENTITLEMENT GRADING AND DRAINAGE PLAN

C32

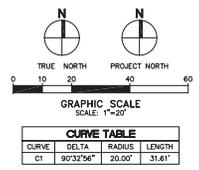
STARLES 500 E. HAMILTON AVE. APTS. 279-33-352



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BENCH MARK
 CITY OF CAMPBELL BENCHMARK NO. 50
 2x4 BRASS DIK IN TOP OF CURB WEST SIDE SALMAR AVENUE 60' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROLER.
ELEVATION = 102.893
1985 ADJUSTMENT

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 DEVELOPER:
 IN-N-OUT BURGER
 13902 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: JIM LOCKINGTON
 PHONE: 626 813-8289

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 BEFORE YOU DIG

REVISIONS

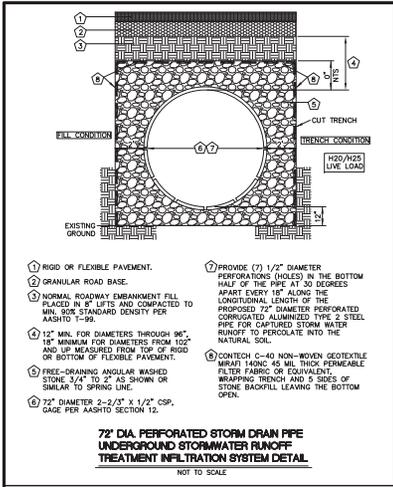
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GHA PROJECT NO. 17-
GIA
 Architecture/Development
 Parkway Plaza I
 1410 Dallas Parkway, Ste. 300
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 Fax: (972) 239-5064

ONLINE ENGINEER:
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 402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA 91770
 (909) 397-6996 FAX (909) 395-2907
 MARK S. LAPOREUX
 R.C.E. 38382 07-21-17

IN-N-OUT BURGER
 499 E. HAMILTON AVENUE
 CAMPBELL, CA 95008

CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C33



- RIGID OR FLEXIBLE PAVEMENT.
- GRANULAR ROAD BASE.
- NORMAL ROADWAY EMBANKMENT FILL PLACED IN 4' LIFTS AND COMPACTED TO MIN. 90% STANDARD DENSITY PER AASHTO T-99.
- 12" MIN. FOR DIAMETERS THROUGH 96", 18" MINIMUM FOR DIAMETERS FROM 102" AND UP MEASURED FROM TOP OF ROAD OR BOTTOM OF FLEXIBLE PAVEMENT.
- FREE-DRAINING AND/OR WRAPPED STONE 3/4" TO 2" AS SHOWN OR SIMILAR TO SPRING LIME.
- 24" DIAMETER 2-2/3" X 1/2" CSP, GAGE PER AASHTO SECTION 12.
- PROVIDE (7) 1/2" DIAMETER PERFORATIONS (HOLES) IN THE BOTTOM PART EVERY 10' ALONG THE LONGITUDINAL LENGTH OF THE PROPOSED 72" DIAMETER PERFORATED CORRUGATED ALUMINIZED TYPE 2 STEEL PIPE FOR CAPTURED STORM WATER RUNOFF TO PERCOLATE INTO THE NATURAL SOIL.
- CONTOUR C-40 NON-WOVEN GEOTEXTILE MFR#1 1400C 45 MIL THICK PERMEABLE FILTER FABRIC OR EQUIVALENT. WRAPPING TRENCH AND 5 SIDES OF STONE BACKFILL LEAVING THE BOTTOM OPEN.

72" DIA. PERFORATED STORM DRAIN PIPE UNDERGROUND STORMWATER RUNOFF TREATMENT INFILTRATION SYSTEM DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT PLAN SIZING CALCULATIONS

BMP VOLUME = (CORRECTION FACTOR) x (UNIT STORAGE) x (DRAINAGE AREA TO THE BMP)

STEP 1: DRAINAGE AREA FOR THE BMP, A = 1.226 ACRES

STEP 2: PERCENT IMPERVIOUSNESS OF THE DRAINAGE AREA:

- THE AMOUNT OF IMPERVIOUS SURFACE (ROOFTOPS, HARDSCAPE, STREETS, AND SIDEWALKS, ETC.) IN THE AREA DRAINING TO THE BMP: 0.940 ACRES
- % IMPERVIOUS AREA: 76.7%

STEP 3: FROM FIGURE 1 THE MEAN ANNUAL PRECIPITATION (MAPM) AT THE PROJECT SITE LOCATION:
MAPM = 15 INCHES

STEP 4: THE REFERENCE RAIN GAGE CLOSEST TO THE PROJECT SITE:
MAPMref = 13.9 INCHES

STEP 5: THE RAIN GAGE CORRECTION FACTOR
CORRECTION FACTOR = MAPM/STEP 4
CORRECTION FACTOR = 1.08

STEP 6: THE SOIL TYPE THAT IS REPRESENTATIVE OF THE PERVIOUS PORTION OF THE PROJECT SHOW HERE IN ORDER OF INCREASING INFILTRATION CAPABILITY:
SILT LOAM

STEP 7: THE AVERAGE SLOPE FOR THE DRAINAGE AREA FOR THE BMP: 1.5 %

STEP 8: THE UNIT BASIN STORAGE VOLUME FROM SIZING CURVES:

- SLOPE ≤ 1%
UNIT BASIN STORAGE FOR 1% SLOPE (UBS%) = 0.42 (INCHES)

STEP 9: BMP VOLUME = RAIN GAGE CORRECTION FACTOR x UNIT STORAGE x DRAINAGE AREA
BMP VOLUME = (STEP 5) x (STEP 8 UNIT STORAGE) x (STEP 1 DRAINAGE AREA) x UBS%

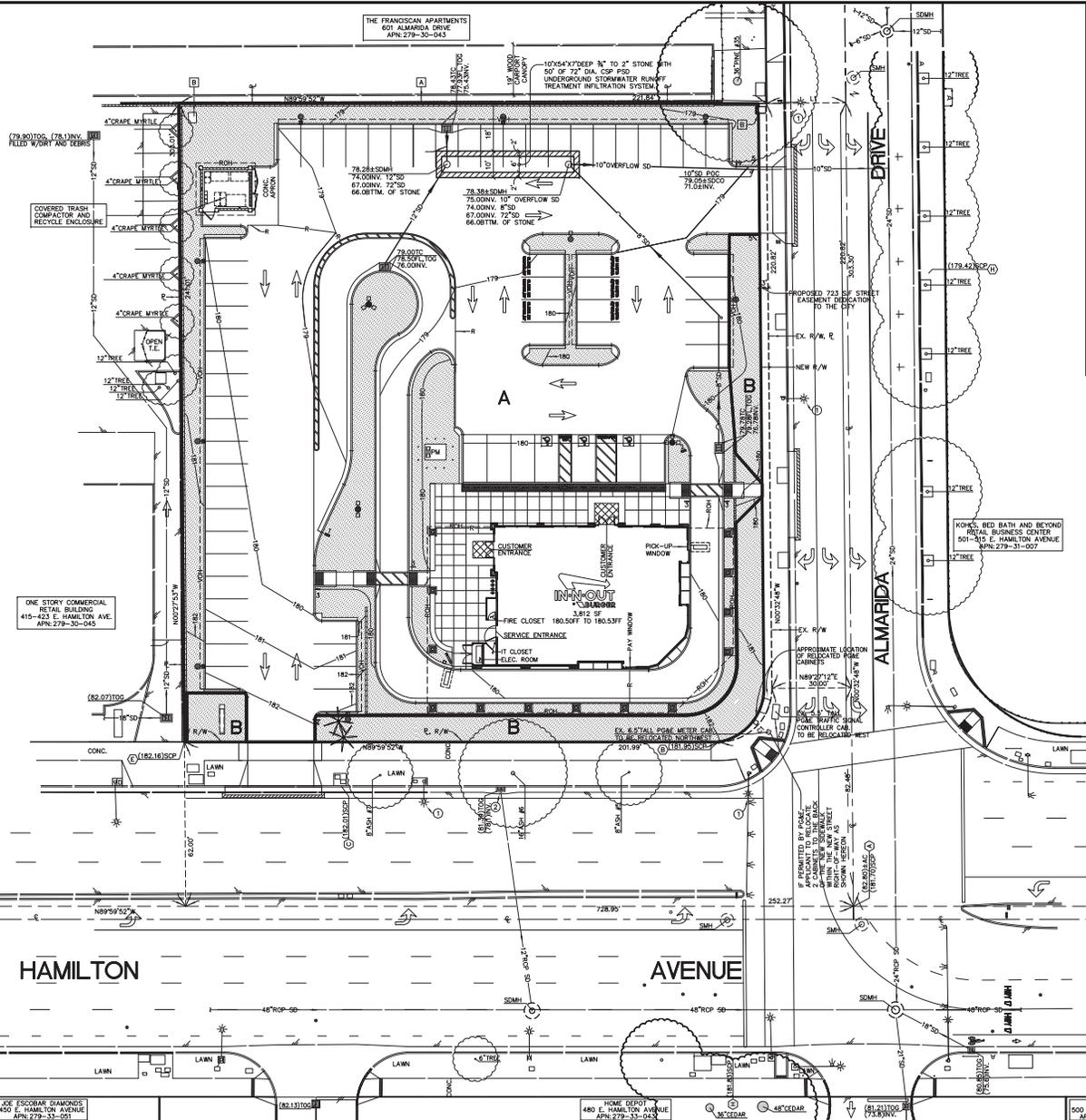
BMP VOLUME = 0.046 ACRE-FEET = 2,020 CUBIC FEET

BMP VOLUME PROVIDED:

V_{max} = 50' x 3.4' = 1,700 CF

V_{min} = 0.4 x (10' x 54' x 7' - (50' x 3.4')) = 946 CF

V_{avail} = 1,700 CF - 946 CF = 754 CF



- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A KRISTAR FLOCARD PLUS FOSSIL FILTER INSERT (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED 22'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL.
 - PROPOSED 11'-6" TALL FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 14' TALL.
 - YELLOW TRUNCATED CONES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - NEW 3" TALL 18"x24" UT "THANK YOU" DIRECTIONAL SIGN.
 - NEW 3" TALL 18"x24" UT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
 - NEW PEDESTRIAN CROSSWALK SIGN.
 - ACCESSIBILITY ENTRY SIGN.
 - SIGN DIRECTING CARS FOR THE DRIVE THRU LANE TO ENTER FROM HAMILTON AVENUE.
 - INOB IN-N-OUT BURGER.
 - VOH VEHICLE OVERHANG.
 - ADA ACCESSIBLE PATH OF TRAVEL.
 - NEW POAE ELECTRIC PAD MOUNT TRANSFORMER.
 - NEW 3" TALL POLY SCREEN WALL WITH STUCCO COVERED 8" CMU BLOCK AND A 2"x10" CONCRETE CAP ON TOP.
 - NEW STUCCO COVERED 8" CMU BLOCK WALL WITH A 2"x10" CONCRETE CAP ON TOP.
 - PROPOSED 18" TO 23" TALL 22" WIDE STUCCO COVERED CMU SEAT WALL WITH A PRECAST CONCRETE CAP.
 - PROPOSED INOB EXPOSED LANDSCAPE AREA.
 - UPGRADE STREET LIGHT TO AN LED FIXTURE.
 - INSTALL A FULL TRASH CAPTURE SCREEN IN THE EXISTING STREET STORM DRAIN CATCH BASIN.

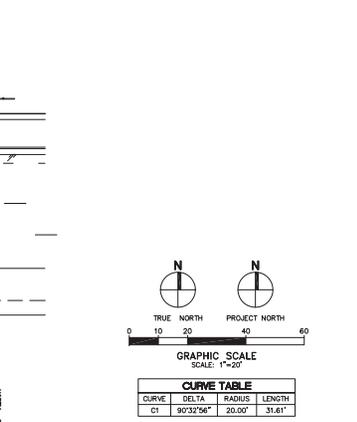
BENCH MARK
CITY OF CAMPBELL BENCHMARK NO. 50
2 1/2" BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROFUR.

ELEVATION = 82.820
1985 ADJUSTMENT

ELEVATION CONVERSION NOTE
ADD 100.00 TO ALL ELEVATIONS SHOWN HEREON WITH A "TENS" DIGIT OF 6, 7, OR 8, TO MATCH THE REFERENCED BENCH MARK SHOWN HEREON.

DRAINAGE AREAS

| ID | AREA (SF) | IMPERVIOUS (SF/%) | PERVIOUS (SF/%) | OUTSIDE OF R/W |
|-------|-----------|-------------------|-----------------|----------------|
| A | 48,091 | 39,825/82.8% | 8,266/17.2% | |
| B | 4,603 | 725/15.6 | 3,878/84.2% | |
| TOTAL | 52,694 | 40,550/77.0% | 12,144/23.0% | |



ENCROACHMENT NOTES

A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1' TO 2" TALL CMU RETAINING BLOCK WALL WITH A 6' TALL WOOD FENCE ON TOP MARKS 0.2' SOUTH OF AND ENCROACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.

B AT/AT CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 5" VAULTS LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE OPPOSITE SERVICE TO ADJOINING PROPERTIES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.

IN-N-OUT BURGER

DEVELOPER:
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EAGLEVIEW PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8289

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CITY ENTITLEMENT PRELIMINARY C.3 STORMWATER CONTROL PLAN (SWCP)

C34

BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS

- ① FOUND 3/4" IP. WITH PLASTIC CAP STAMPED "C.O.C. ENGT" AND NAIL DOWN 18" IN WELL MONUMENT IN LEU OF 3/4" IP. CITY OF CAMPBELL PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.B. 707-52.
- ② FOUND 3/4" IP. WITH PLASTIC CAP STAMPED "DURVEA LS 5660" AND NAIL FLUSH IN LEU OF 3/4" IP. WITH PLASTIC CAP STAMPED "LS 5660" PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.B. 707-52.
- ③ SET SCORED "4" ON TOP OF CONCRETE CURB.
- ④ FOUND 2X" BRASS DISK DOWN 12" IN WELL MONUMENT STAMPED "ICE 15290" PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1998 IN R.S.B. 707-52.
- ⑤ FOUND NOTHING, SET 2"x2" WOOD HUB AND NAIL FLUSH.
- ⑥ SET MAG NAIL AND FLAGGING FLUSH IN A.C. PAVEMENT.
- ⑦ FOUND 2X" BRASS DISK IN TOP OF CURB PER CITY OF CAMPBELL BENCHMARK NO. 50.
- ⑧ SET SCORED "4" ON TOP OF CONCRETE SIDEWALK.

LEGAL DESCRIPTION

REFERENCE: FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COMMITMENT NO. OF 165-82250-541 DATED JANUARY 30, 2017 OUT OF THEIR IRVINE, CA OFFICE. TITLE OFFICER IS JEFFERY PASCHAL AT 949-885-2481 (jpaschal@firstam.com).

THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE CITY OF CAMPBELL, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

PARCEL A, AS SHOWN ON THAT PARCEL MAP FILED NOVEMBER 16, 1971 IN MAP BOOK 293, PAGE 2, SANTA CLARA COUNTY RECORDS.

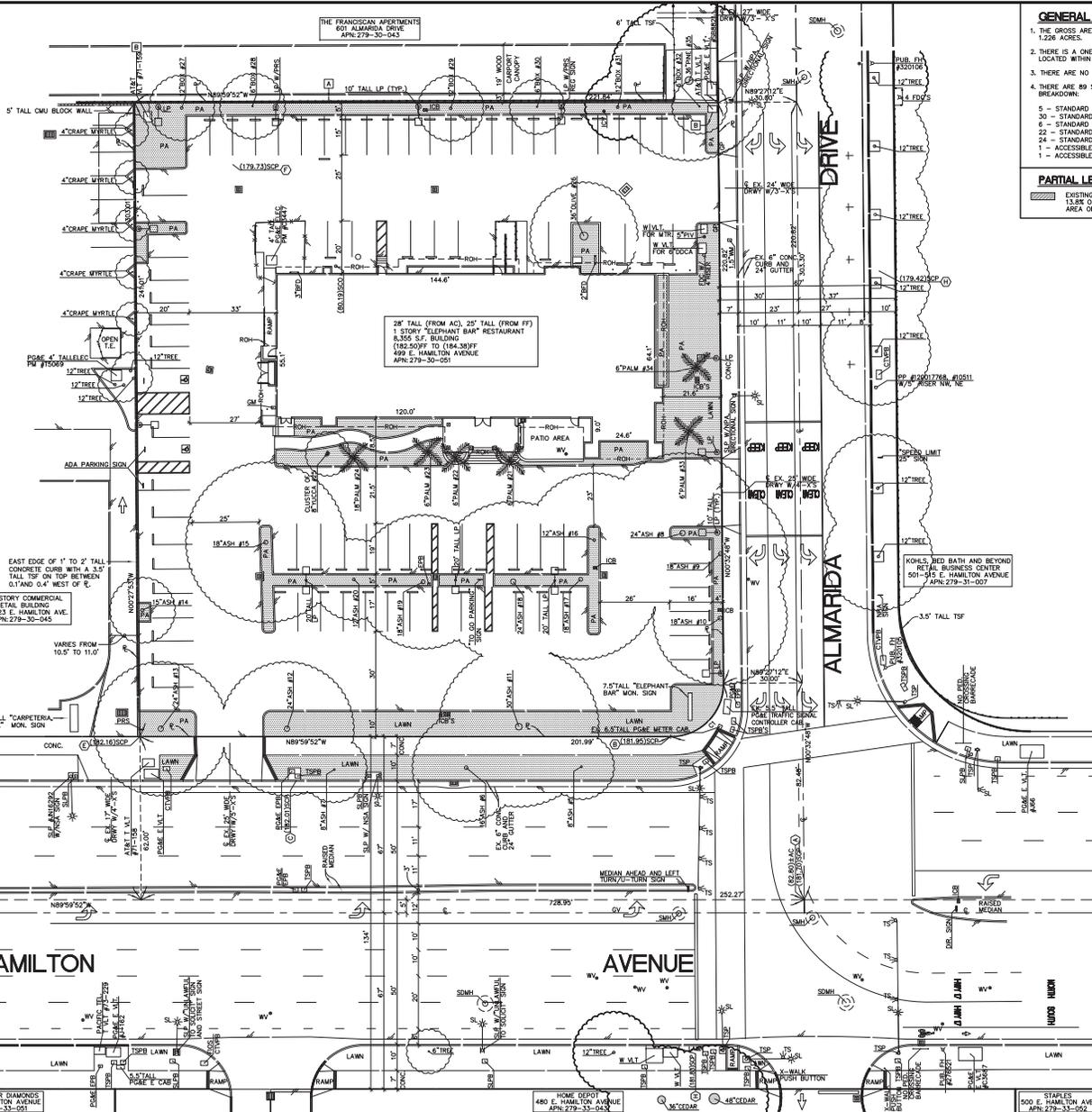
EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY CONVEYED IN THE GRANT DEED TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION, OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, RECORDED FEBRUARY 3, 1988 AS DOCUMENT NO. 1408202 OF OFFICIAL RECORDS, FOR PUBLIC STREET AND RELATED PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF PARCEL A, AS FIRST DESCRIBED HEREINAFORE; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, SOUTH 89° 53' 25" EAST, 202.00 FEET; THENCE EASTERLY, NORTHEASTERLY, AND NORTHERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 32' 56", AN ARC LENGTH OF 31.61 FEET TO THE WEST RIGHT-OF-WAY LINE OF ALAMARIDA DRIVE; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE NORTH 00° 32' 48" WEST, 7.00 FEET TO A POINT OF CURVE; THENCE SOUTHERLY, SOUTHWESTERLY, AND WESTERLY ALONG A CURVE TO THE RIGHT, TANGENT TO LAST SAID COURSE, WITH A RADIUS OF 20.00 FEET, THROUGH A CENTRAL ANGLE OF 90° 32' 56", AN ARC LENGTH OF 31.61 FEET TO A LINE PARALLEL WITH AND 7.00 FEET NORTHERLY OF BEING MEASURED AT RIGHT ANGLES TO, THE SAID SOUTH LINE OF PARCEL A; THENCE ALONG SAID PARALLEL LINE, NORTH 89° 53' 25" WEST, 201.99 FEET TO THE WEST LINE OF SAID PARCEL A; THENCE ALONG SAID WEST LINE, SOUTH 00° 27' 53" EAST, 7.00 FEET TO THE SAID POINT OF BEGINNING.

BEING THE SAME PROPERTY SHOWN AS "7TH" PARCEL A" ON THAT CERTAIN RECORD OF SURVEY, RECORDED SEPTEMBER 16, 1998 IN MAP BOOK 707, PAGE 52, SANTA CLARA COUNTY RECORDS. APRN: 279-30-051

ENCROACHMENT NOTES

- A SOUTH EDGE OF THE FRANCISCAN APARTMENTS 1' TO 2' TALL CMU RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VARIES 0.1' SOUTH OF AND ENCROACHING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- B AT&T CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 5" HAULS LOCATED WITHIN THE WEST 17' AND THE NORTH 8' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFSITE SERVICE TO ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORDED EASEMENT.



GENERAL SITE NOTES

1. THE GROSS AREA OF THIS SUBJECT PROPERTY IS AS FOLLOWS: 53,417 SQ. FT. OR 1.226 ACRES.
2. THERE IS A ONE-STORY 8,355 SQUARE FOOT ABANDONED ELEPHANT BAR BUILDING LOCATED WITHIN THE PROPERTY.
3. THERE ARE NO PARKING STRUCTURES ON THE SITE.
4. THERE ARE 89 SURFACE PAVED STRIPED PARKING SPACES ONSITE WITH THE FOLLOWING BREAKDOWN:
 - 5 - STANDARD 10'x17' SPACES
 - 30 - STANDARD 9'x17' SPACES
 - 6 - STANDARD 9'x16' SPACES
 - 22 - STANDARD 8.5'x17' SPACES
 - 24 - STANDARD 8'x17' SPACES
 - 1 - ACCESSIBLE 17'x17' SPACE
 - 1 - ACCESSIBLE 14'x17' SPACE

PARTIAL LEGEND

EXISTING LANDSCAPED PLANTER AREA CONSISTING OF 7,395 S.F. OR 13.8% OF THE ONSITE AREA, WITH 1,640 S.F. OF LANDSCAPED PLANTER AREA OFFSITE, FOR A GROSS OF 9,035 S.F. OF LANDSCAPED AREA.

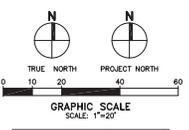
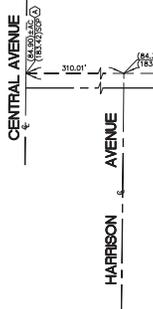
BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 50
2X" BRASS DISK IN TOP OF CURB WEST SIDE SALMAR AVENUE 80' SOUTH OF HAMILTON AVENUE NEXT TO ELECTROFLOR.

ELEVATION = 182.988
1985 ADJUSTMENT

ELEVATION CONVERSION NOTE

ADD 100.00 TO ALL ELEVATIONS SHOWN HEREIN WITH A TENSID DIGIT OF 6.7 OR 8, TO MATCH THE REFERENCED BENCHMARK SHOWN HEREON.



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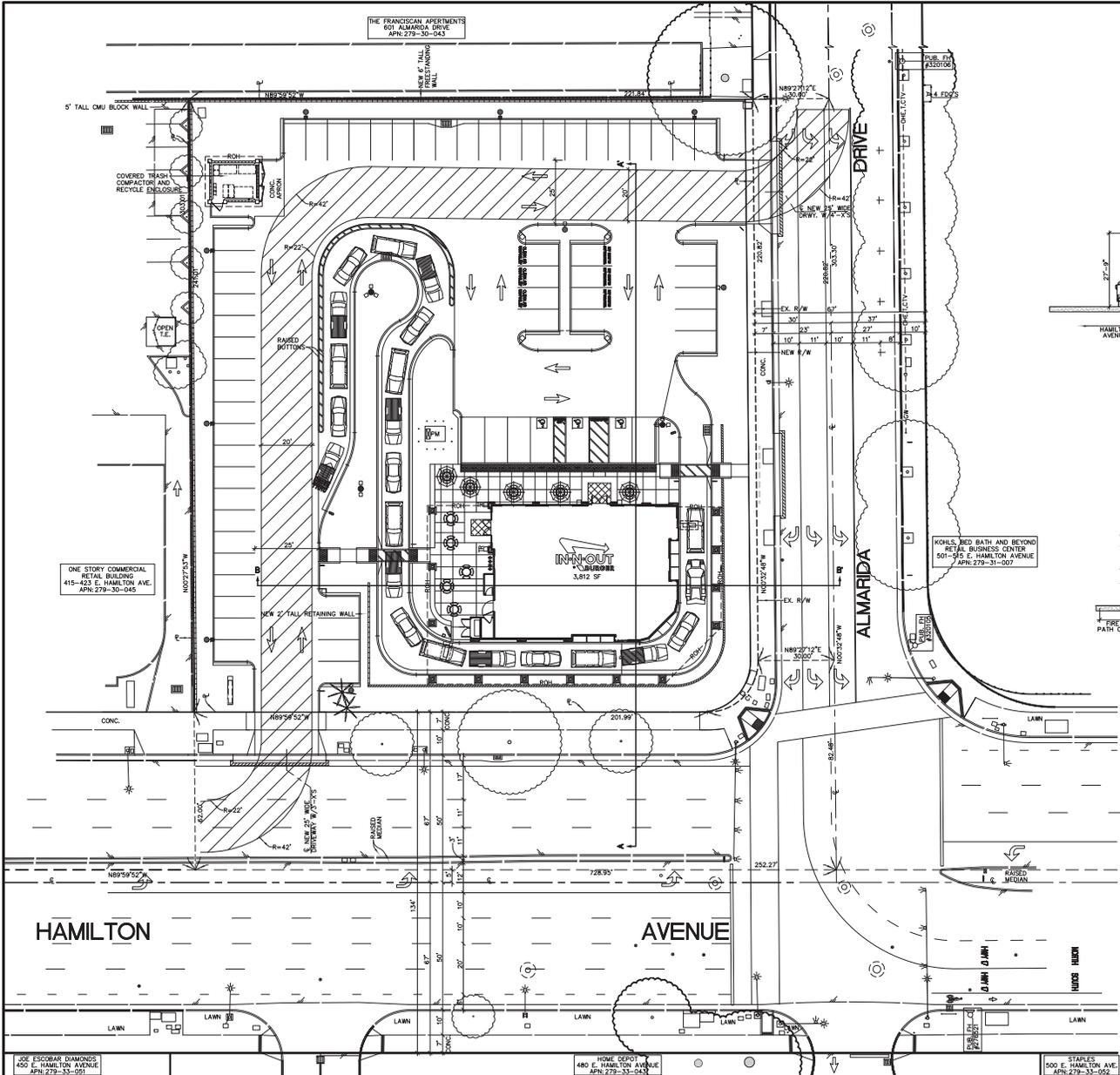
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CITY ENTITLEMENT EXISTING SITE PLAN

C35



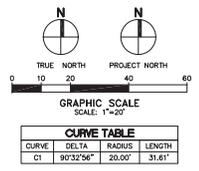
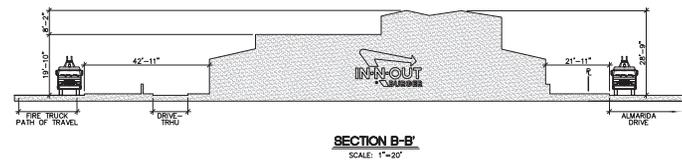
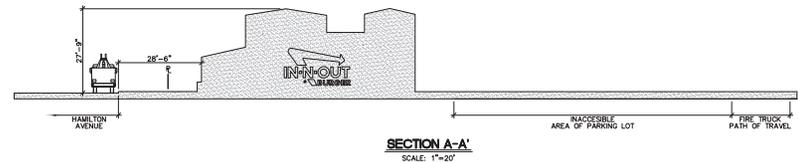
LEGEND

— FIRE TRUCK PATH OF TRAVEL.

○ EXISTING PUBLIC FIRE HYDRANT.

NOTES

PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPEC NO. A-1), THE FIRE ACCESS ROUTE SHOWN USES A MINIMUM OUTSIDE TURNING RADIUS OF 42'. A TRUCK SWEEP PATH OF 20' WAS ASSUMED BASED ON MINIMUM FIRE ACCESS ROAD WIDTHS.



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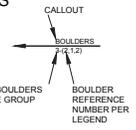
FIRE TRUCK ACCESS EXHIBIT

C36
JL 0204-0204 C36

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

| BOULDER # | SIZE | TYPE/ COLOR/ MANUFACTURER |
|-----------|--------------|---|
| 1 | 1' X 2' X 3' | BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 877-792-7625 |
| 2 | 2' X 4' X 3' | BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 877-792-7625 |
| 3 | 3' X 3' X 3' | BOULDER/ COLOR: DESERT MARBLE SOUTHWEST BOULDER & STONE TEL: 877-792-7625 |

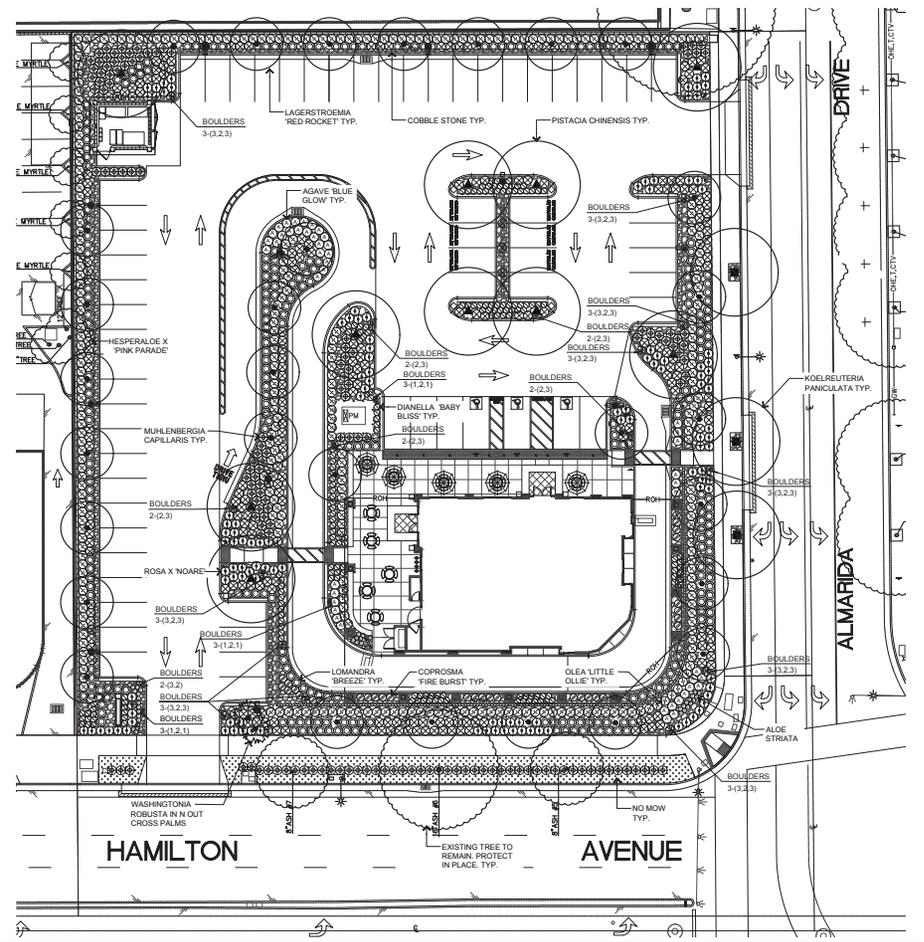
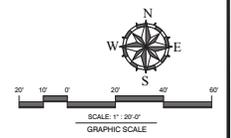
BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.



PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | REMARKS | HEIGHT | WUCOLS ZONE 1 |
|------------------------|---------------------------------|---|----------|---|--------------------|-------------------|---------------|
| TREES | | | | | | | |
| (Circle with dot) | | EXISTING TREE TO REMAIN. PROTECT IN PLACE. | | | | | |
| (Circle with star) | KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX | PER PLAN STANDARDS - MATCHED | | 20'-30" X 25'-35' | MEDIUM |
| (Circle with dot) | LAGERSTROEMIA INDICA RED ROCKET | GRAPE MYRTLE | 36" BOX | PER PLAN MULTI-TRUNK | | 20' X 18' | LOW |
| (Circle with triangle) | PISTACHIA CHINENSIS KEITH DAVEY | CHINESE PISTACHIO | 36" BOX | PER PLAN STANDARDS - MATCHED | | 30'-35" X 25'-35' | LOW |
| (Circle with star) | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM | 20" BTH | PER PLAN IN-N-OUT CROSS PALMS TIE PER DETAIL. | | 80'-100' X 10' | LOW |
| SHRUBS | | | | | | | |
| (Circle with dot) | AGAVE BLUE GLOW | BLUE GLOW AGAVE | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 1'-2' X 2'-3' | LOW |
| (Circle with dot) | ALOE STRIATA | CORAL ALOE | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 2'-3' X 1'-2' | LOW |
| (Circle with dot) | COPROSMIA FIRE BURST | FIRE BURST COPROSMIA | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 3'-4' X 3'-4' | LOW |
| (Circle with dot) | DIANELLA REVOLUTA LITTLE REV | FLAX LILY | 1 GALLON | 24" O.C. | TRIANGULAR SPACING | 1'-2' X 1'-2' | MEDIUM |
| (Circle with dot) | LOMANDRA LONGIFOLIA BREEZE | DWARF MAT RUSH | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 2'-3' X 2'-4' | MEDIUM |
| (Circle with dot) | MULHLENBERGIA CAPILLARIS | PINK MUHLY | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 2'-3' X 2'-3' | LOW |
| (Circle with dot) | OLEA EUROPEA LITTLE OLLIE | DWARF OLIVE | 5 GALLON | 48" O.C. | TRIANGULAR SPACING | 4'-6' X 4'-6' | LOW |
| (Circle with dot) | HESPERALOE X PINK PARADE | PINK PARADE HESPERALOE | 5 GALLON | 36" O.C. | TRIANGULAR SPACING | 3'-4' X 3'-4' | MEDIUM |
| GROUND COVER | | | | | | | |
| (Square with dots) | | ON-SITE HARVESTED QUARRY ROCK UNDERLATH FROM CONSTRUCTION TO BE USED FOR ACCENT COBBLE STONE. | | | | | |
| (Square with dots) | | NO MOW GRASS FINE FESCUE AND DESCHAMPSIA CESPTOSA | | | | | LOW |
| (Circle with dot) | ROSA X NOARE | FLOWER CARPET RED | 1 GALLON | 24" O.C. | TRIANGULAR SPACING | 2'-3' X 3' | MEDIUM |

- NOTE:
- NO FLOWERING SHRUBS ADJACENT TO DRIVE/THRU
 - TREES - ALL TREES SHALL BE A MINIMUM OF 24" BOX SIZE, UNLESS INDICATED OTHERWISE PER PLAN.
 - SHRUBS - ALL SHRUBS SHALL BE A MINIMUM OF 5 GALLONS.
 - CONSULT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF BOULDERS. REFER TO BOULDER DETAIL.
 - QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT.
 - ALL PLANT MATERIAL SHALL BE RECEIVED, INSPECTED AND APPROVED BY IN-N-OUT REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 - LANDSCAPE AND IRRIGATION PLANS WILL BE IN CONFORMANCE WITH THE LATEST STATE CODE.



PLAN VIEW

SCALE: 1" = 20' 0"

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.

OFFSITE IRRIGATION/ PLANT MATERIAL NOTE:

TREE WELLS WILL BE TIED TO ONSITE IRRIGATION SYSTEM OF LIKE KIND. OFFSITE LANDSCAPING SHALL UTILIZE DRIP IRRIGATION TO CONSERVE WATER.

AGRONOMIC SOILS REPORT:

CONTRACTOR SHALL PROVIDE AN AGRONOMIC SOILS REPORT ONCE ALL GRADING HAS COMPLETED ONSITE.

SQUARE FOOTAGE NOTE:

TOTAL PLANTING AREA OFFSITE: 1,615 S.F.
 TOTAL PLANTING AREA ONSITE: 12,538 S.F.
 TOTAL LANDSCAPE AREA: 14,153 S.F. (100%)

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.



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CIVIL ENGINEER:
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA 91767
 (909) 509-0266 FAX (909) 509-2677
 MARK S. LANGRISH, R.C.E. 38382 07-21-17 DATE



IN-N-OUT BURGER
 499 E. HAMILTON AVENUE
 CAMPBELL, CA 95008

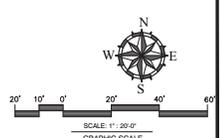
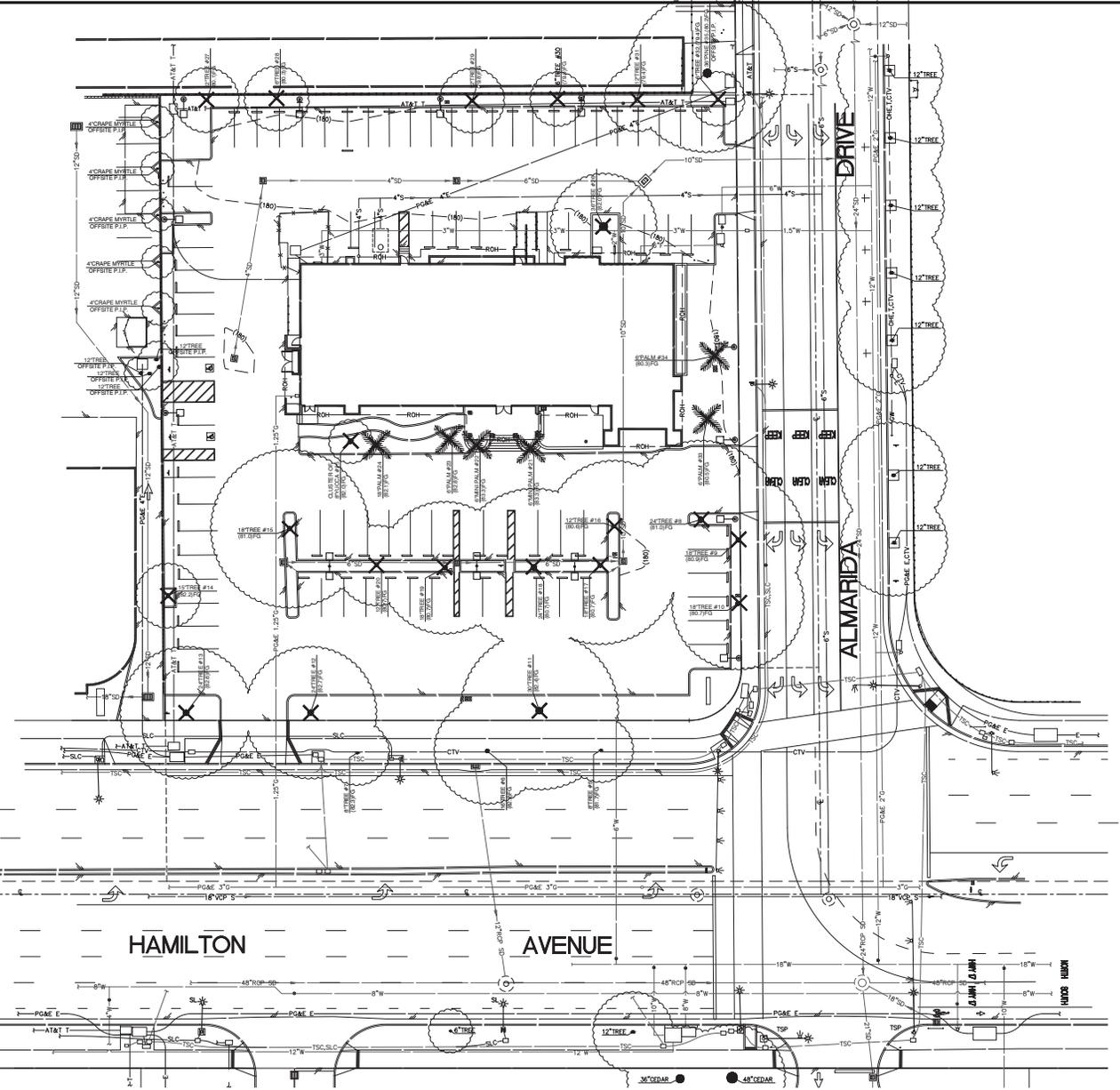
CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

LPP.1

TREE INVENTORY PROPOSED IN-N-OUT BURGER SITE, 499 E. HAMILTON AVENUE, CAMPBELL, CALIFORNIA

| Item # | Common Name | Scientific Name | Number of All Tree DBH's to be Removed | Overall Condition | Comments/Reason for Removal | Proposed Replacement Tree |
|--------|------------------|---------------------|--|-------------------|--|---------------------------|
| 1 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 2 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 3 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 4 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 5 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 6 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 7 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 8 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 9 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 10 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 11 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 12 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 13 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 14 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 15 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 16 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 17 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 18 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 19 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 20 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 21 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 22 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 23 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 24 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 25 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 26 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 27 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 28 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 29 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 30 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 31 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 32 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 33 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |
| 34 | Redwood Oak Tree | Quercus californica | 1* | Fair | Tree is located in front of building. Consider tree removal if it is located in front of building. | 12" TREE |

NOTE: ITEM 1-4 ABOVE ARE FOR OFFSITE TREES AND NOT INCLUDED IN TABLE.



BRANDON PETRAND & ASSOCIATES
 LANDSCAPE ARCHITECTS
 PH (424) 235-8940 MOBILE: (951)312-6943
 EMAIL: brandon@bpatas.com

IN-N-OUT BURGER
 DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: JIM LOCKINGTON
 PHONE: 626 813-8289

Underground Service Alert
 Call: Toll Free
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REVISIONS

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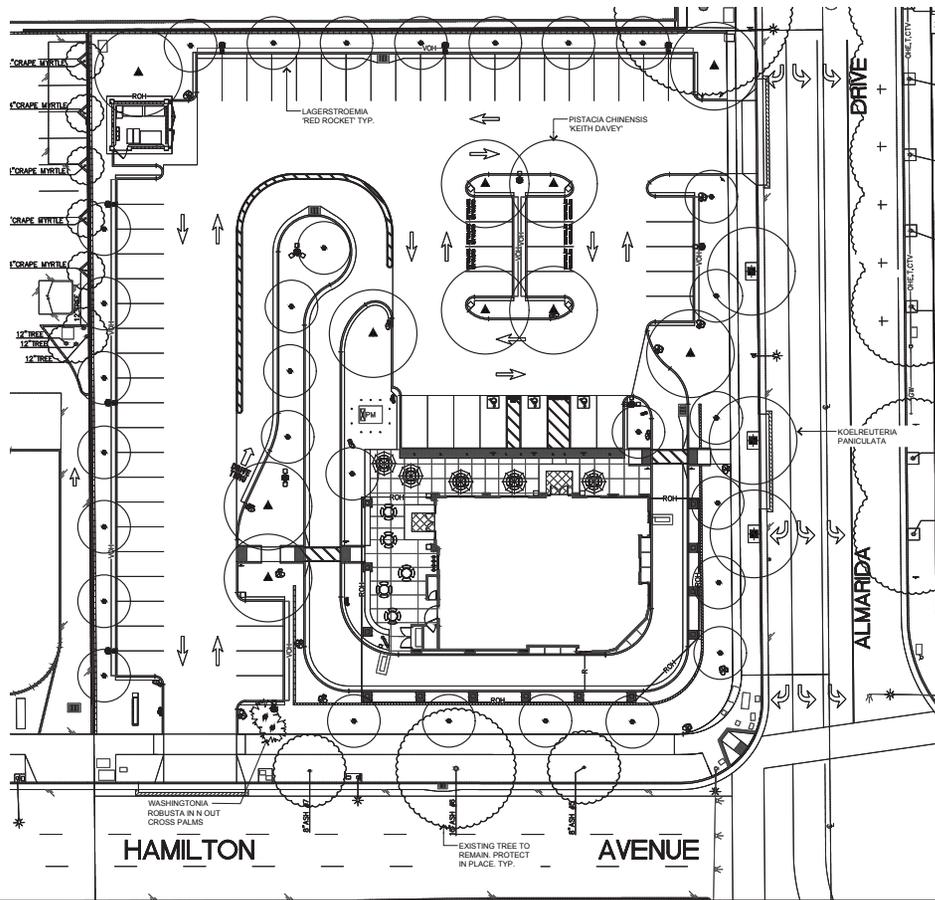
GHA PROJECT NO. 17-
GIA
 Architecture/Development
 Parkway, Floor 1
 1410 Dallas Parkway, Ste. 300
 Dallas, Texas 75254
 Ph: (972) 239-8884
 Fax: (972) 239-5054

CIVIL ENGINEER:
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 402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA 91778
 (909) 395-0500 FAX (909) 395-2987
 JAMES S. LANGRISH, R.C.E. 38382 07-21-17 DATE

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 No. 38382
 CIVIL
 STATE OF CALIFORNIA

IN-N-OUT BURGER
 499 E. HAMILTON AVENUE
 CAMPBELL, CA 95008

LANDSCAPE TREE REMOVAL PLAN
LTR.1



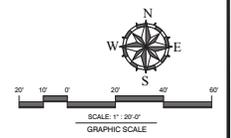
PLAN VIEW

SCALE: 1" = 20'-0"

PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | REMARKS | HEIGHT/ WIDTH | WUCOLS ZONE 1 | QUANTITY |
|--------------|-----------------------------------|--|---------|----------|---|----------------------|------------------|----------|
| TREES | | | | | | | | |
| | | EXISTING TREE TO REMAIN, PROTECT IN PLACE. | | | | | | |
| | KOELREUTERIA PANICULATA | GOLDEN RAIN TREE | 24" BOX | PER PLAN | STANDARDS - MATCHED | 20'-30" X 25'-35" | MEDIUM | 3 |
| | LAGERSTROEMIA INDICA 'RED ROCKET' | GRAPE MYRTLE | 36" BOX | PER PLAN | MULTI-TRUNK | 20' X 18' | LOW | 30 |
| | PISTACIA CHINENSIS 'KEITH DAVEY' | CHINESE PISTACHIO | 36" BOX | PER PLAN | STANDARDS - MATCHED | 30'-35" X 25'-35" | LOW | 10 |
| | WASHINGTONIA ROBUSTA | MEXICAN FAN PALM | 20" BTH | PER PLAN | IN-N-OUT CROSS PALMS TIE PER DETAIL. | 60'-100' X 10' | LOW | |

TREE TALLY:
 QUANTITY NEEDED MIN.: 25 - 24" BOX ; 02 - 36" BOX ; 0 - 48" BOX
 QUANTITY PROVIDED: 04 - 24" BOX ; 39 - 36" BOX ; 0 - 48" BOX
 REFER TO SHEET LTR-1, TREE REMOVAL INVENTORY LEGEND



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 BEFORE YOU DIG

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GHA PROJECT NO. 17-
GIA
 Architecture/Development
 Parkway Plaza 1
 1410 Dallas Parkway, Ste. 300
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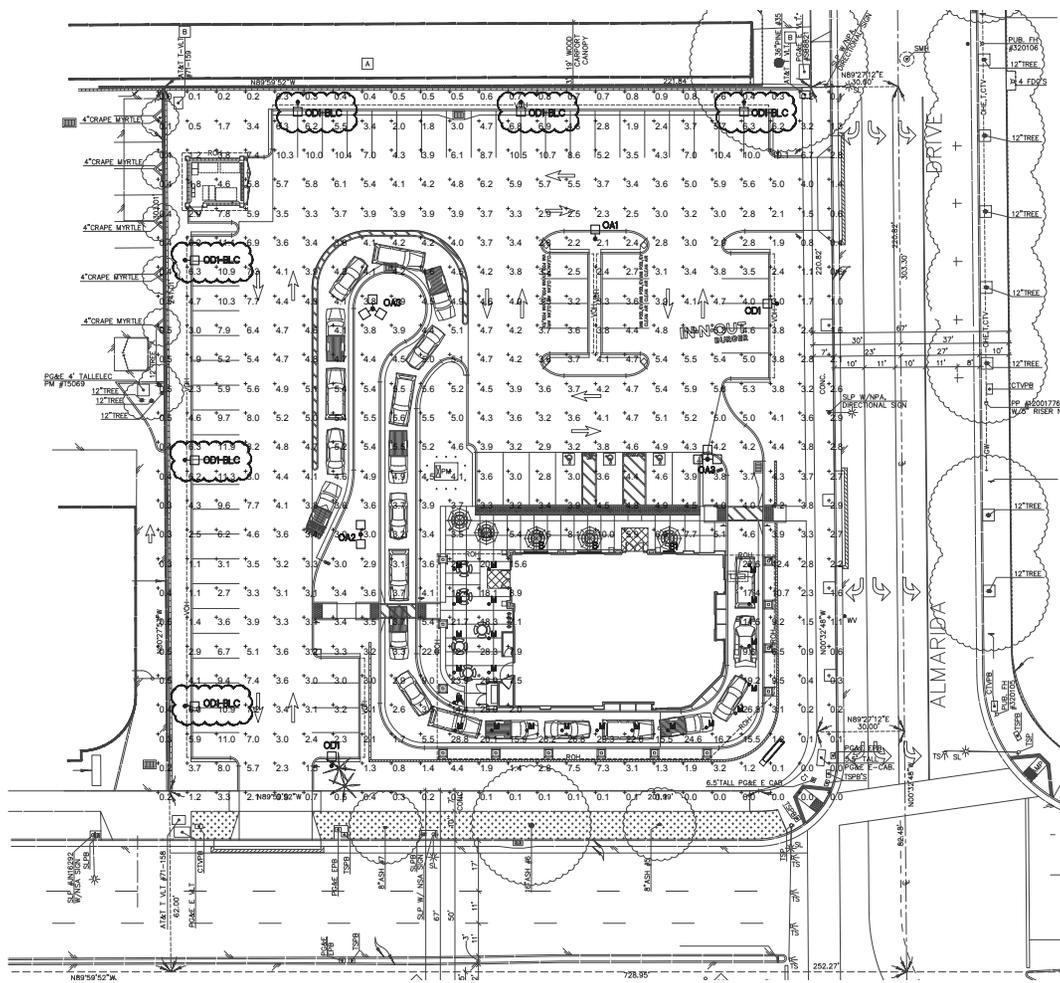
CIVIL ENGINEER:
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MSI ENGINEERING, INC.
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 402 WEST ARROW HWY, SUITE 4, SAN DIMAS, CA 91770
 (909) 305-5285 FAX (909) 305-2307
 MARK S. LANGOURIN, R.C.E. 38382 07-21-17 DATE



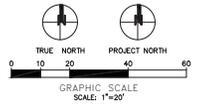
IN-N-OUT BURGER
 499 E. HAMILTON AVENUE
 CAMPBELL, CA 95008

LANDSCAPE TREE REPLACEMENT PLAN

LTRP.1
 IN 1504-0204 02/20/17



01 SITE LIGHTING - PHOTOMETRIC PLAN
SCALE: 1" = 20'-0"



SITE LIGHTING FIXTURE SCHEDULE

| TYPE | MANUFACTURER | VOLTAGE | LAMPS | DESCRIPTION |
|---------|--|---------|----------------|--|
| OA1 | LITHONIA LIGHTING | 208 | LED PROVIDED | Z0W SINGLE HEAD LED |
| | HDSK2 LED BOC 700-40K TSM | | TOTAL: 180W | 25' AFG TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE) |
| | INVOLT SPA ODBK | | | |
| OA2 | LITHONIA LIGHTING | 208 | LED PROVIDED | Z0W TWO (2) HEADS LED |
| | HDSK2 LED BOC 700-40K TSM | | TOTAL: (2)180W | 25' AFG TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE) |
| | INVOLT SPA ODBK | | | |
| OA3 | LITHONIA LIGHTING | 208 | LED PROVIDED | Z0W THREE (3) HEADS LED |
| | HDSK2 LED BOC 700-40K TSM | | TOTAL: (3)180W | 25' AFG TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE) |
| | INVOLT SPA ODBK | | | |
| OD1 | LITHONIA LIGHTING | 208 | LED PROVIDED | Z0W SINGLE HEAD LED |
| | HDSK2 LED BOC 700-40K TSM | | TOTAL: 180W | 25' AFG TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE) |
| | INVOLT SPA ODBK | | | |
| OD1-BLC | LITHONIA LIGHTING | 208 | LED PROVIDED | Z0W SINGLE HEAD LED |
| | HDSK2 LED BOC 700-40K TSM | | TOTAL: 180W | 25' AFG TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE) |
| | INVOLT SPA ODBK | | | |
| M | WIND-LED-6000L DIM30 120-WD-40K-90-4HGD-3301-CL-WH | 120 | LED PROVIDED | 300 WATT TOTAL LOAD |
| S | LITHONIA LIGHTING | 120 | LED PROVIDED | 8' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-3" AFG |
| SL | LITHONIA LIGHTING | 120 | LED PROVIDED | 4' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-3" AFG |
| WI | MARK ARCHITECTURAL LIGHTING | 120 | LED PROVIDED | 8' EXTERIOR RECESSED FIXTURE LOCATE IN EXTERIOR NICHE |

NOTES:
 1. CONTRACTOR TO PROVIDE POLE LENGTH AS NOTED IN THE LIGHTING FIXTURE SCHEDULE DESCRIPTION.
 2. REFER TO SITE PLAN FOR ALL LIGHTING FIXTURE HEADS SHOWN FOR DRILL MOUNTING REQUIREMENTS PRIOR TO ORDERING.

PHOTOMETRIC NOTES

A. THIS PLAN REPRESENTS A SOFTWARE SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION; HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. VISUAL 2.6.0219 SOFTWARE WAS USED TO GENERATE THIS DOCUMENT ALONG WITH THE IES DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT 6000 LEVEL. THIS SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 6' FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
 B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.75.
 B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS.

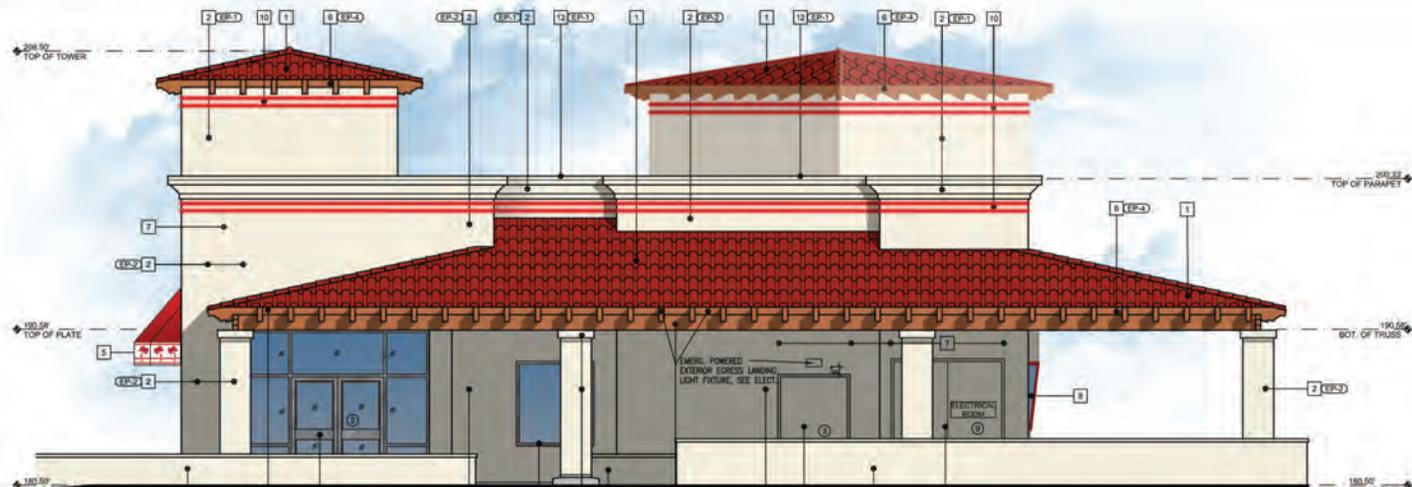
FOOTCANDLES

| DESCRIPTION | SYMBOL | AVG | MAX | MIN | MAXMIN | AVGMIN | AVGMAX |
|-------------|--------|--------|---------|--------|--------|--------|--------|
| CALC ZONE | + | 4.7 FC | 28.8 FC | 0.0 FC | N/A | N/A | 0.21 |

D-Series Extreme Cutoff Optic Solution

- Small optic for optimized point-source control.
- Black masked engine eliminates stray light.
- The shield's high efficacy reflector directs light forward.
- Left and right corner optic tool.

02 SITE LIGHTING FIXTURE TYPE 'OD1-BLC' DETAIL
SCALE: NONE



WEST ELEVATION



NORTH ELEVATION

KEY NOTES

- 11 TILE ROOF: SINGLE ROOFING PRODUCTS, CAPSTRONG STYLE 335 TERRAZZOTA, PROVIDE BIRD STOP AND PAINT TO MATCH TILE.
- 2 STUCCO MEDIUM SAND FLOAT TEXTURE FINISH.
- 3 ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
- 4 ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
- 5 FINISHES: PVC COATED WOOD RESISTANT ERADICABLE POLY-ESTER FINISHES WITH CUSTOM PALM TREE BRANDED TO WHITE COLOR BY COOLY WHITE CUSTOM RED 9A/12A, FLAME RETARDANT PER UL-94, U.S.M. NFWA 011. PROVIDE FLUORESCENT BACKLIGHTING. SEE: SA18 & SA18.5.
- 6 WOOD BEAM AND RAFTERS.
- 7 1/4" WIDE METAL PENN SCREENS: SEE DETAIL 41A1E5. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
- 8 SLOPED ALUMINUM WOODWORK: I.E. ALUMINUM 5-1/8" GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. PAINT WOOD FRAME "SP-4".
- 9 IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
- 10 L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
- 11 INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 8" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH FOR 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 MATERIALS SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GILDED 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 0.1 (HEIGHT TO WIDTH).
 5. NUMBERS CANNOT BE SPILLED.
- 12 METAL CAP: COLOR TO MATCH STUCCO.
- 13 HOLLOW METAL DOOR: SEE SHEET A1E5 SHUNT WITH SHERWIN WILLIAMS - WATERBASE ACRYLON 100 URETHANE PAINT & 860/200 PANT - 8 860/200: 1"X1" TO MATCH PAINT COLOR NOTED.
- 14 1/2" HIGH STUB OUT FOR CO2 LINE: MOUNT ON ADJACENT SIDE WALL.
- 15 4" MIN HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN MOUNT ON RISER ROOM DOOR.
- 16 RECESSED KNOX BOX AT 54" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL, K9A17.0.
- 17 RECESSED FLUORESCENT LIGHT FIXTURE IN SOFFIT. SEE DETAIL, B1A17.1.
- 18 RECESSED PAN-OUT AIRGRAB. REFER TO DETAIL, I3A17.0.
- 19 TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREENS AND PAINT TO MATCH WALL.

EXTERIOR PAINT SCHEDULE

| NO. | MR. | MODEL | COLOR # | COLOR NAME | FINISH | REMARKS |
|------|--------------|-----------------------|------------------|------------|------------|--|
| EE-1 | DUNN EDWARDS | EVERSHIELD | EVSH 80 - SP 514 | BONE CHINA | HIGH GLOSS | PRIME W/ D.E. EFF-STOP PREMIUM PRIMER (ESF900) |
| EE-2 | DUNN EDWARDS | EVERSHIELD | EVSH 80 - SP 514 | BONE CHINA | HIGH GLOSS | PRIME W/ D.E. EFF-STOP PREMIUM PRIMER (ESF900) |
| EE-3 | DUNN EDWARDS | EVERSHIELD | EVSH 80 - SP 514 | BONE CHINA | HIGH GLOSS | PRIME W/ D.E. EFF-STOP PREMIUM PRIMER (ESF900) |
| EE-4 | DUNN EDWARDS | HYDRALUCCO WATER BASE | DR209 - LPV-22 | CORNBAR | HIGH GLOSS | PRIME W/ D.E. EFF-STOP PREMIUM PRIMER (ESF900) |



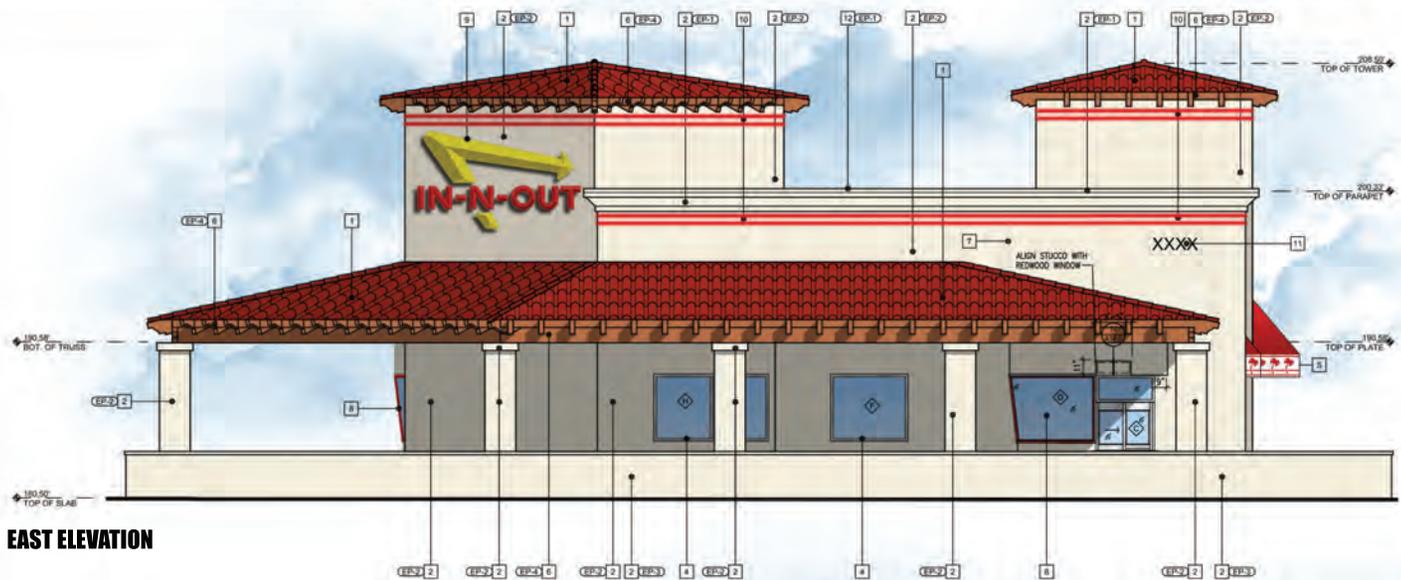
Colored Elevations
IN-N-OUT BURGER
Campbell, CA

DATE: 07-05-2017
SCALE: 1/8" = 1'-0"



GHA Architecture / Development
14901 Quorum Drive, Suite 300
Dallas, Texas 75254 972.239.8884





EAST ELEVATION



SOUTH ELEVATION

KEY NOTES

- TILE ROOF: ENJOLE ROOFING PRODUCTS, CAPSTRANG STYLE 335 TERRAZCO, PROVIDE BIRD STOP AND PAINT TO MATCH TILE.
- STUCCO: MEDIUM SAND FLOAT FEATURE FINISH.
- ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
- ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
- AWNING: PVC COATED WOOD RESISTANT ERADICABLE POLYESTER AWNING WITH CUSTOM PALM TREE BRANDED TO WHITE COLOR BY COOLY WHITE CUSTOM RED 9x12M, FLAME RETARDANT PER UL-94, U.S.M. NFPA 701. PROVIDE FLUORESCENT BACKLIGHTING. SEE S&B 8 & 8A & 8.
- WOOD BEAM AND RAFTERS.
- 1/4" WIDE METAL PENN SCREEN: SEE DETAIL 4A1E3. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
- SLOPED ALUMINUM WINDOWS: I.E. ALUMINUM 5-015 GLASS. JOINTS TO HAVE POLISHED EDGES WITH BALCOONE JOINTS. PAINT WOOD FRAME "SP-4".
- PAV-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
- L.E.D. COVE LIGHTING: UNDER SEPARATE PERMIT.
- INTERIALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 1/2" MIN. 90 MIN. STROKE WIDTH OF 0.5 INCH FOR FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS.
- ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
- PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIALS SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLED) ON NUMBERS ARE NOT ACCEPTABLE MATERIALS).
- NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED.
- NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 1:1 (HEIGHT TO WIDTH).
- NUMBERS CANNOT BE SPILLED.
- METAL CAR: COLOR TO MATCH STUCCO.
- HOLLOW METAL DOOR: SEE SHEET A1E3. PAINT WITH SHERWIN WILLIAMS - WATERBASE ACRYLON 100 URETHANE PAINT & 860-200 HART & BROTHERS "TNT" TO MATCH PAINT COLOR NOTED.
- 3/2" HIGH STUB OUT FOR CO2 LINE. MOUNT ON ADJACENT SIDE WALL.
- 4" MIN HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN MOUNT ON RISER ROOM DOOR.
- RECESSED KNOX BOX AT 54" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL, 10A17D.
- RECESSED IF FLUORESCENT LIGHT FIXTURE IN SOFFIT. SEE DETAIL, 10A17.I.
- RECESSED PAV-OUT ARCH. REFER TO DETAIL, 10A17.B.
- TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREES AND PAINT TO MATCH WALL.

EXTERIOR PAINT SCHEDULE

| NO. | MP# | MODEL | COLOR # | COLOR NAME | FINISH | REMARKS |
|------|--------------|----------------------|------------------|------------|------------|--|
| EE-1 | DUNN EDWARDS | EVERSHIELD | EVSH 60 - SP 514 | BONE CHINA | HIGH GLOSS | FRAME W/ D.E. EFF-STOP PREMIUM PRIMER (ESP/00) |
| EE-2 | DUNN EDWARDS | EVERSHIELD | EVSH 60 - SP 514 | BONE CHINA | HIGH GLOSS | FRAME W/ D.E. EFF-STOP PREMIUM PRIMER (ESP/00) |
| EE-3 | DUNN EDWARDS | EVERSHIELD | EVSH 60 - SP 514 | BONE CHINA | HIGH GLOSS | FRAME W/ D.E. EFF-STOP PREMIUM PRIMER (ESP/00) |
| EE-4 | DUNN EDWARDS | THYLUETIC WATER BASE | DR209 LRV 22 | CORNBAR | HIGH GLOSS | FRAME W/ D.E. EFF-STOP PREMIUM PRIMER (ESP/00) |



Colored Elevations
 IN-N-OUT BURGER
 Campbell, CA

DATE: 07-05-2017
 SCALE: 1/8" = 1'-0"



GHA Architecture / Development
 14901 Quorum Drive, Suite 300
 Dallas, Texas 75254 972.239.8884

