

CURVE DATA TABLE

NO.	DELTA	RADIUS	LENGTH
C1	27°42'07"	37.38'	18.07'
C2	31°26'58"	50.92'	27.95'
C3	33°01'33"	500.00'	288.20'

LINE DATA TABLE

NO.	BEARING	DISTANCE
L1	N75°32'26"E	21.82'
L2	N76°45'27"W	23.87'
L4	N22°15'52"W(0)	---
L7	N16°21'04"W	8.72'
L8	N46°51'35"W	17.68'
L9	N78°01'38"E	26.20'

- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOOR 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.
 - PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANGS (ROH) AND VEHICLE OVERHANG (VOH) CONSISTING OF APPROXIMATELY 14,128 SQUARE FEET (25.5%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH 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.
 - DO NOT ENTER SIGN.
 - FUTURE EV (ELECTRIC VEHICLE) CHARGING STATION, PROPOSED 4" DIAMETER ELECTRIC PULL BOX, AND A CLEAR FLOOR SPACE.
 - 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 370 SQUARE FEET.
 - PROPOSED PRECAST CONCRETE MODULAR WETLANDS UNIT W/ETLANDMOB-6-8-5-0"V STORMWATER BIOFILTRATION SYSTEM.
 - CF CURB FACE.
 - LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
 - LL PROPOSED INOB LEASE PREMISES LINE.
 - VOH 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.
 - PROPOSED SD&E PAD MOUNT TRANSFORMER WITH BOLLARDS.
 - PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
 - NEW CONCRETE SIDEWALK.
 - REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C37.
 - SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C36.
 - DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL WITH A PRECAST CONCRETE CAP.
 - PROPOSED INOB INSTALLED AND MAINTAINED OFFSITE STREET DROUGHT TOLERANT LANDSCAPE PLANTER AND IRRIGATION SYSTEM CONSISTING OF APPROXIMATELY 676 SQUARE FEET.
 - 8' TALL STUCCO COVERED CMU ENCLOSURE TO MATCH THE INOB BUILDING FOR THE SD&E, ELECTRIC MAIN SERVICE DISCONNECT SWITCH.
 - EXPOSED HEIGHT OF PROPOSED CMU RETAINING WALL IN FEET WITH A 6' TALL TSF ON TOP.
 - PROPOSED TAN COLORED SPLIT-FACE CMU WALL WITH A 2" CAP.
 - REFER TO SHEET C36 FOR ENCROACHMENT NOTES.

- GENERAL NOTES**
- GROSS SITE AREA: 57,129 SQ. FT. OR 1.311 ACRES.
STREET EASEMENT: 1,712 SQ. FT. OR 0.039 ACRES.
NET SITE AREA: 55,417 SQ. FT. OR 1.272 ACRES.
 - EXISTING CITY ZONE: MXD-2 (MAJOR MIXED-USE DISTRICT).
 - GENERAL PLAN LAND USE DESIGNATION: MAJOR MIXED-USE (75 DU/AC MAX; FAR 3.5).
 - EXISTING LAND USE: ONE STORY 6,178 SQUARE FOOT "FAMILY HOUSE OF PANCAKES" RESTAURANT CURRENTLY IN OPERATION WITH A 77 SPACE SURFACE PARKING LOT AND 2 CELL TOWERS.
 - 10 SPACES PER 1,000 SQUARE FEET OF FLOOR AREA (PLUS OUTDOOR SEATING AREA PER SIR).
 - IN-N-OUT BURGER URBAN BUILDING AREA = 3,879 S.F.
INDOOR SEATING = 84 SEATS.
OUTDOOR SEATING = 52 SEATS (16 TABLES).
OUTDOOR SEATING AREA = 64 S.F. EACH FOR 9-4 SEAT TABLES (596 S.F.) PLUS 20 S.F. FOR 6-2 SEAT TABLES (120 S.F.) = 696 S.F.
 - REQUIRED LANDSCAPE AREA WITHIN PROPERTY (20%) = 11,083 S.F.
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 14,111 S.F. (25.5%).
- IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE**
- | DESCRIPTION | EXISTING | REQUIRED | PROPOSED |
|--|----------|----------|----------|
| 1. STANDARD SPACE (9'x18') | 73 | 41 | 40 |
| 2. ACCESSIBLE VAN (17'x18' PLUS A 2' VOH) | 1 | 1 | 1 |
| 3. ACCESSIBLE SPACE (14'x18' PLUS A 2' VOH) | 3 | 1 | 2 |
| 4. FUTURE ACCESSIBLE VAN EV PARKING (17'x18' PLUS A 2' VOH) | 0 | 1 | 1 |
| 5. FUTURE EV PARKING (9'x18' PLUS A 2' VOH) | 0 | 1 | 3 |
| 6. CLEAN AIR/VAN POOL/EV (9'x18') | 0 | 1 | 2 |
| 7. COMPACT SPACES (8'x16' WITH NOT MORE THAN 11 SPACES) | 0 | 0 | 6 |
| 8. TOTAL | 77 | 46 | 55 |
| 9. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE WITH NO CITY REQUIRED LENGTH PRIOR TO THE MENU BOARD) | 0 | 0 | 29 |
| 10. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK (1 BIKE SPACE PER 20 VEHICLE SPACES) | 0 | 3 | 4 |
| 11. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB | 0 | 0 | 0 |
- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
 - ASSESSOR PARCEL NUMBER: 557-420-31.
 - MAXIMUM ALLOWED FAR = 2.5.
FAR PROVIDED = 0.07.

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 SWQMP SITE PLAN
C35.1	CITY ENTITLEMENT EXISTING CONDITION HYDROLOGY STUDY MAP
C35.2	CITY ENTITLEMENT PROPOSED CONDITION HYDROLOGY STUDY MAP
C36	CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP
C37	CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

ATTACHMENT 3

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: CASSIE YEE
PHONE: 626 813-8226

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REVISIONS

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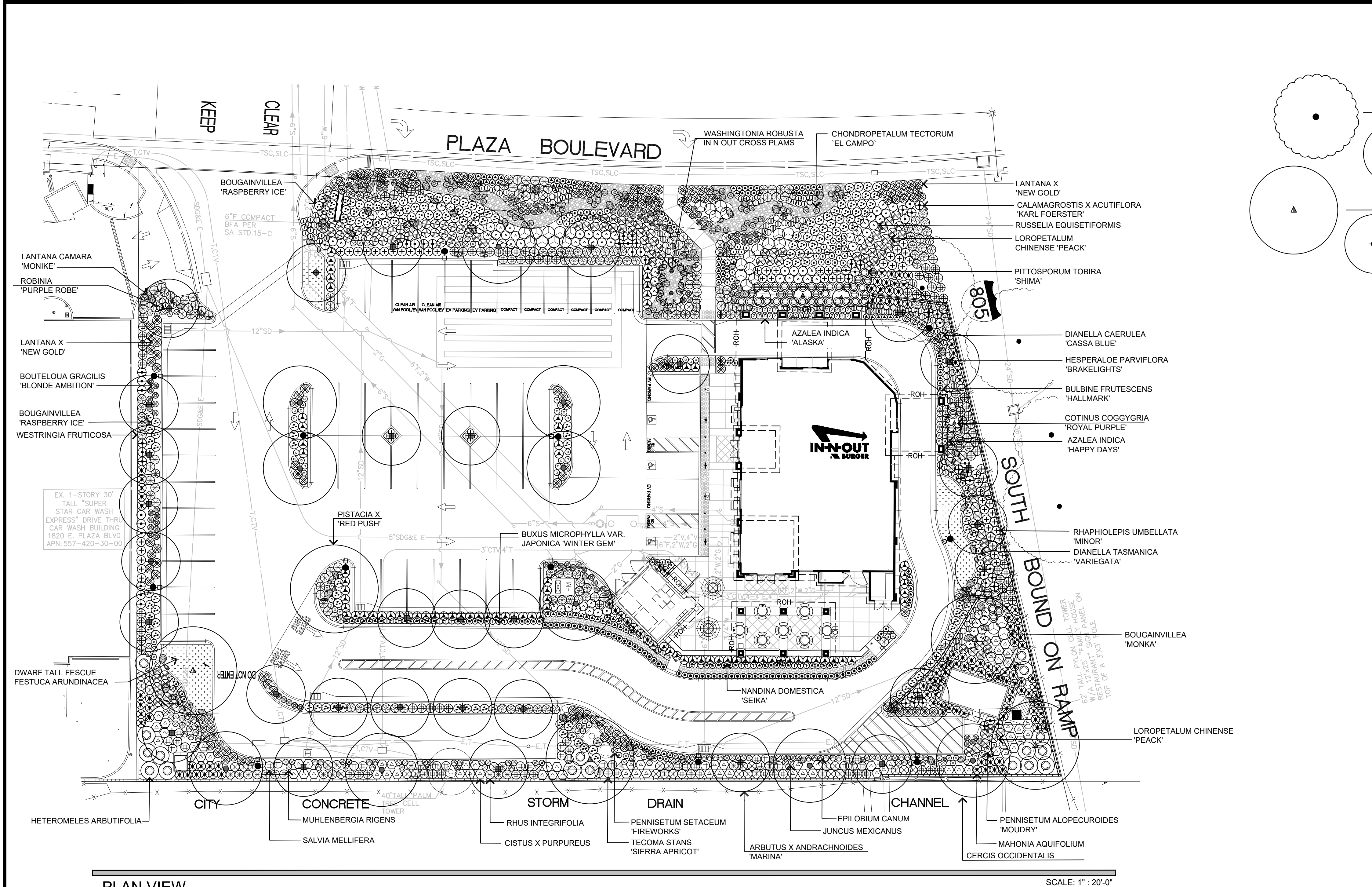
MSL ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
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Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 DATE 05-18-2021

IN-N-OUT BURGER
1900 E. PLAZA BOULEVARD
NATIONAL CITY, CA 91950

CITY ENTITLEMENT NEW SITE PLAN

C30



PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	WUCOLS ZONE 3	DETAILS
TREES								
(Symbol)	EXISTING TREES TO REMAIN	EXISTING TREE(S) TO REMAIN. PROTECT IN PLACE. ANY OFFSITE TREES WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND SIZE.						
(Symbol)	ARBUS X ANDRACHNOIDES 'MARINA'	MARINA STRAWBERRY TREE	24" BOX	PER PLAN	+/- 19	STANDARDS MATCHED	LOW	A/D/ LPD.1
(Symbol)	COTINUS COGGYGRIA 'ROYAL PURPLE'	ROYAL PURPLE SMOKE TREE	24" BOX	PER PLAN	+/- 4	STANDARDS MATCHED	LOW	A/D/ LPD.1
(Symbol)	PISTACIA X 'RED PUSH'	RED PUSH PISTACHE	24" BOX	PER PLAN	+/- 5	STANDARDS MATCHED	LOW	A/D/ LPD.1
(Symbol)	ROBINIA 'PURPLE ROBE'	BLACK LOCUST	24" BOX	PER PLAN	+/- 12	STANDARDS MATCHED	LOW	A/D/ LPD.1
(Symbol)	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	B/D/ LPD.1
SHRUBS								
(Symbol)	AZALEA INDICA 'ALASKA'	ALASKA AZALEA	5 GALLON	24" O.C.	+/- 20	TRIANGLE SPACING	MED	E / LPD.1
(Symbol)	AZALEA INDICA 'HAPPY DAYS'	HAPPY DAYS AZALEA	5 GALLON	24" O.C.	+/- 24	TRIANGLE SPACING	MED	E / LPD.1
(Symbol)	BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM'	WINTER GEM BOXWOOD	5 GALLON	24" O.C.	+/- 58	TRIANGLE SPACING	MED	E / LPD.1
(Symbol)	BULBINE FRUTESCENS 'HALLMARK'	'HALLMARK' BULBINE	1 GALLON	24" O.C.	+/- 146	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA GRASS	5 GALLON	24" O.C.	+/- 109	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	CHONDRPETALUM TECTORUM 'EL CAMPO'	EL CAMPO SMALL CAPE RUSH	1 GALLON	24" O.C.	+/- 60	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	5 GALLON	36" O.C.	+/- 56	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	DIANELLA TASMANICA 'VARIEGATA'	VARIEGATED FLAX LILY	5 GALLON	24" O.C.	+/- 72	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	DIANELLA CAERULEA 'CASSA BLUE'	BLUE FLAX LILY	5 GALLON	24" O.C.	+/- 109	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	HESPERALOE PARVIFLORA 'BRAKELIGHTS'	BRAKELIGHTS RED YUCCA	5 GALLON	24" O.C.	+/- 71	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	LOROPETALUM CHINENSE 'PEACK'	PURPLE PIXIE DWARF WEEPING FRINGE FLOWER	5 GALLON	36" O.C.	+/- 120	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	MAHONIA AQUIFOLIUM	OREGON GRAPE	5 GALLON	36" O.C.	+/- 124	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	NANDINA DOMESTICA 'SEIKA'	OBSESSION NANDINA	5 GALLON	36" O.C.	+/- 82	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	PENNISETUM SETACEUM 'FIREWORKS'	FIREWORKS FOUNTAIN GRASS	5 GALLON	24" O.C.	+/- 46	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	PENNISETUM ALOPECUROIDES 'MOUDRY'	BLACK FLOWERING FOUNTAIN GRASS	5 GALLON	24" O.C.	+/- 47	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	PITTOSPORUM TOBIRA 'SHIMA'	CREME DE MINT DWARF PITTOSPORUM	5 GALLON	36" O.C.	+/- 55	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	RHAPHIOLEPIS UMBELLATA 'MINOR'	DWARF YEDDO RHAPHIOLEPIS	5 GALLON	36" O.C.	+/- 64	TRIANGLE SPACING	MED	E / LPD.1
(Symbol)	RUSSELLIA EQUISETIFORMIS	CORAL FOUNTAIN	5 GALLON	36" O.C.	+/- 75	TRIANGLE SPACING	MED	E / LPD.1
(Symbol)	TECOMA STANS 'SIERRA APRICOT'	SIERRA APRICOT ESPERANZA	5 GALLON	36" O.C.	+/- 101	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	WESTRINGIA FRUTICOSA	BLUE GEM WESTRINGIA	5 GALLON	36" O.C.	+/- 72	TRIANGLE SPACING	LOW	E / LPD.1
GROUND COVER								
(Symbol)	BOUGAINVILLEA 'MONKA'	OO-LA-LA BOUGAINVILLEA	5 GALLON	48" O.C.	+/- 28	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	BOUGAINVILLEA 'RASPBERRY ICE'	RASPBERRY ICE BOUGAINVILLEA	5 GALLON	36" O.C.	+/- 156	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	36" O.C.	+/- 162	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	LANTANA CAMARA 'MONIKE'	TEENIE GENIE	1 GALLON	36" O.C.	+/- 94	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	DWARF TALL FESCUE FESTUCA ARUNDINACEA	WEST COASTER WEST COAST TURF	SOD	PER PLAN	+/- 729 SQ FT		MED	

- NOTES:**
- 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 AND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
 - 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 2 AERATION TUBES, 48" IN LENGTH FOR ALL TREES INCLUDING PALMS. INSTALL 4 DEVICES FOR EXISTING TREES GREATER THAN 6" TRUNK DIAMETER.

PLANTING LEGEND: (SAN DIEGO NATIVE PLANTS)

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	WUCOLS ZONE 3	DETAILS
TREES								
(Symbol)	CERCIS OCCIDENTALIS	WESTERN REDBUDER	24" BOX	PER PLAN	+/- 7	STANDARDS MATCHED	LOW	A/D/ LPD.1
SHRUBS								
(Symbol)	CISTUS X PURPUREUS	PURPLE ROCK ROSE	5 GALLON	36" O.C.	+/- 69	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	HETEROMELES ARBUTIFOLIA	TOYON	5 GALLON	4" O.C.	+/- 17	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	RHUS INTEGRIFOLIA	LEMONADE-BERRY	5 GALLON	36" O.C.	+/- 46	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	SALVIA MELLIFERA	BLACK SAGE	5 GALLON	36" O.C.	+/- 35	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	MUHLBERGIA RIGENS	DEER GRASS	5 GALLON	24" O.C.	+/- 22	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	JUNCUS MEXICANUS	MEXICAN RUSH	5 GALLON	24" O.C.	+/- 35	TRIANGLE SPACING	LOW	E / LPD.1
(Symbol)	EPILOBIUM CANUM	CALIFORNIA FUCHSIA	5 GALLON	24" O.C.	+/- 46	TRIANGLE SPACING	LOW	E / LPD.1

*NATIVES ARE AS INDICATED WITHIN COUNTY OF SAN DIEGO LOW IMPACT DEVELOPMENT HANDBOOK

FIBERWEB BIO BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL 24" DEEP AND SHALL BE CONTINUOUS FOR 5' ON EITHER SIDE OF TREE FOR A TOTAL OF 10' IN LENGTH. SEE DETAIL D, SHEET LPD.1

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-FOET OF THE PUBLIC RIGHT-OF-WAY (WITH THE EXCEPTION OF PALM TREES) SHALL BE PROVIDED WITH A BIO BARRIER.

CIVIL DRAWINGS REFERENCE NOTE:
REFER TO CIVIL DRAWINGS SHEET CS, CB & CC FOR THE FOLLOWING:
• 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.

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 AREA CALCULATION NOTE:
TOTAL PROPOSED TURF AREA: 729 SQFT. (5%)
TOTAL PLANTING AREA ONSITE (SHRUB/GROUND COVER): 12,643 SQFT. (95%)
TOTAL PROPOSED PLANTING AREA OFFSITE: 4,356 SQFT. (100%)
TOTAL LANDSCAPE AREA PROVIDED(ONSITE+OFFSITE) = 17,728 SQFT. (100%)

TREE DEMO/ REPLACEMENT NOTE:
TOTAL PROPOSED TREES & PALMS - DEMO: 26
TOTAL PROPOSED TREES & PALMS - INSTALLED : 53

LANDSCAPE ARCHITECT:
BPA
LANDSCAPE ARCHITECTS

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Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 09-14-2022 DATE

IN-N-OUT BURGER
1900 E. PLAZA BOULEVARD
NATIONAL CITY, CA 91950

LANDSCAPE PLANTING PLAN
LP.1



"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

NATIONAL CITY, CA

1900 E. PLAZA DRIVE

WHITE BELLY BAND WITH SILVER REVEALS AND COOLEY BRITE AWNINGS

ISSUED: 03/03/20



"GOD BLESS AMERICA"

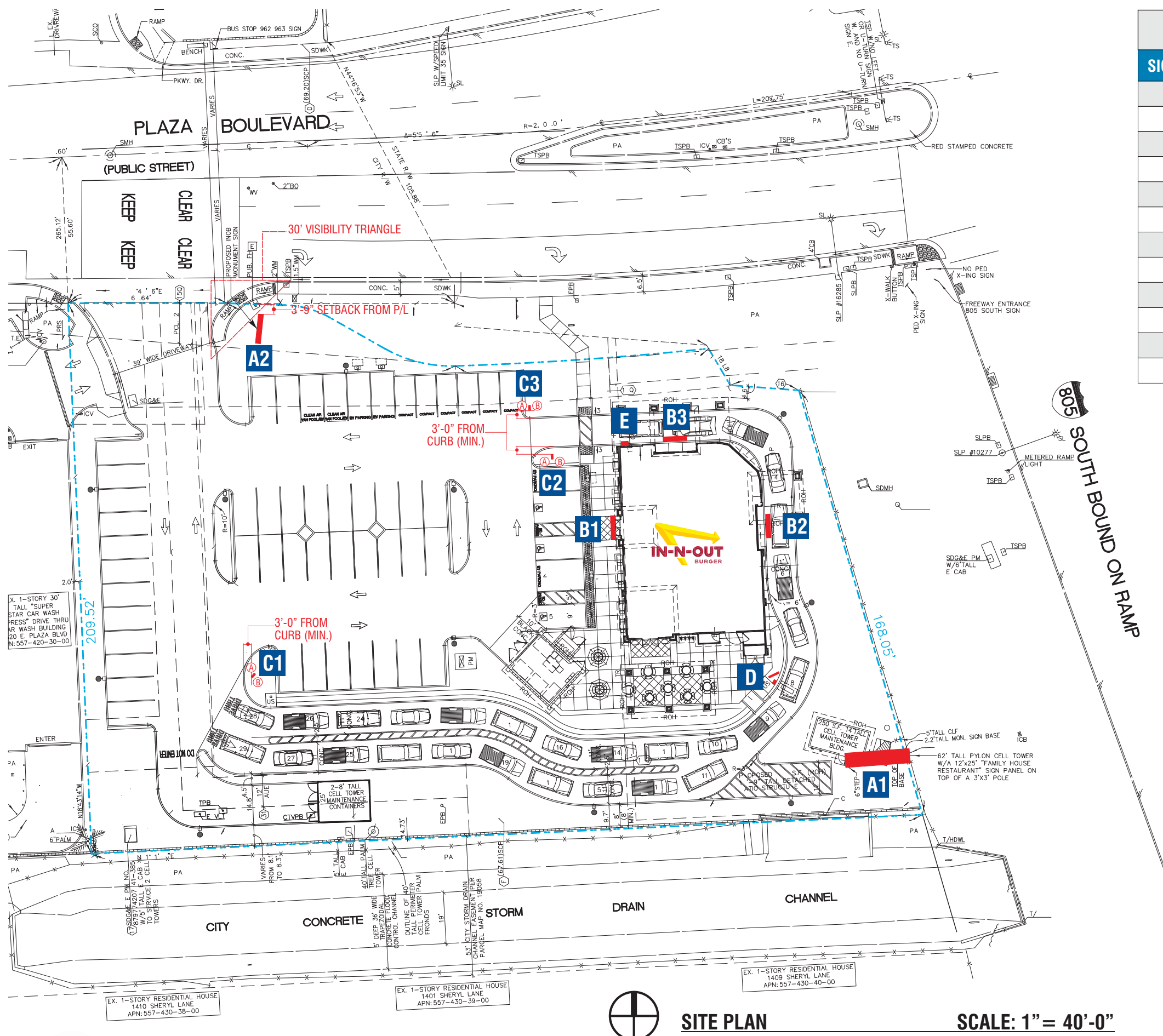
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

NATIONAL CITY, CA

1900 E. PLAZA DRIVE

WHITE BELLY BAND WITH SILVER REVEALS AND COOLEY BRITE AWNINGS

ISSUED: 03/03/20



SITE PLAN

SCALE: 1" = 40'-0"

SIGN LEGEND				
SIGN #	DESCRIPTION	SIGN TYPE	SF	QTY
A1	PYLON SIGN	INO-RF-FL-144X288	288.0	1
A2	MONUMENT SIGN	INO-MON-36X108X96	83.12	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
C1	DIRECTIONAL SIGN (DT)	INO-DIR-18x24x36	N/A	1
C2	DIRECTIONAL SIGN (TY/DNE)	INO-DIR-18x24x36	N/A	1
C3	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-1900	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



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

In-N-Out
1900 E. Plaza Blvd. National City, CA 91950

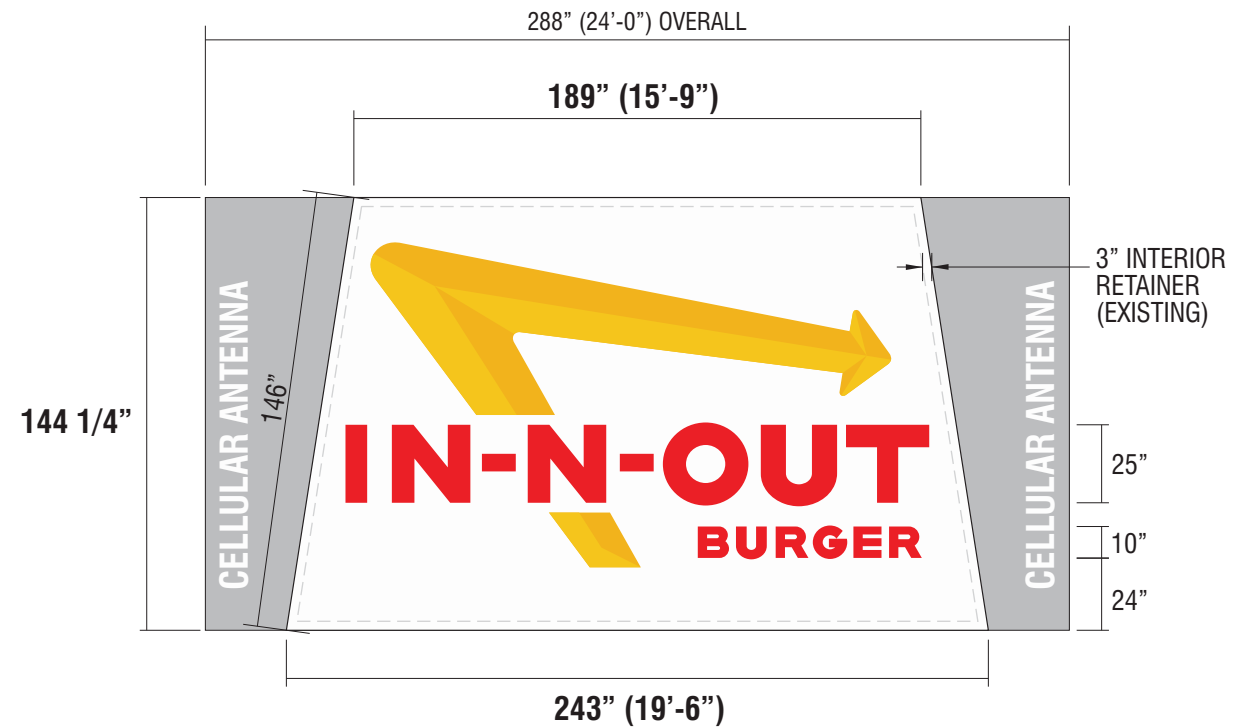
Sales: Bob McCarter
Coordinator: Garry Wilcox
Design: Thomsen
Engineering:

date: 03/05/21
drawing: 21-00348 rev:2-03/23/21
quote:
project ID: IN-N-OUT_PLAZA_1

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EXISTING CONDITIONS



SCALE: 3/16" = 1'-0"

A1 SIGNTYPE INO-RF-FL-144X288

REFACE ONE (1) EXISTING D/F INTERNALLY ILLUMINATED PYLON SIGN
'IN-N-OUT' FACES: PANAFLEX FACES W/ FIRST SURFACE VINYL GRAPHICS
RETAINERS: INSTALL NEW RETROFIT FLEX FACE RETAINERS
ILLUMINATION: RETROFIT EXISTING CABINET WITH LED ILLUMINATION

MATERIALS

M2 WHITE PANAFLEX

VINYL

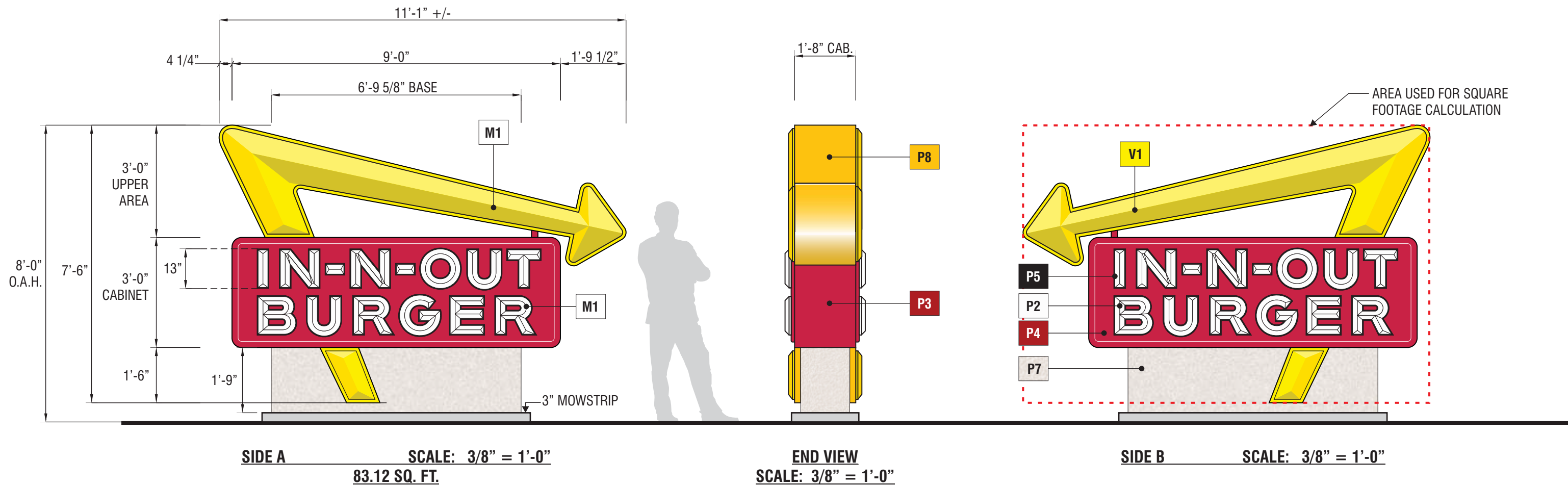
V2 3M 3630-235 'AUTUMN YELLOW' TRANSLUCENT

V4 3M 3630-33 'RED' TRANSLUCENT

V10 3M 3630-125 'GOLDEN YELLOW' TRANSLUCENT



PROPOSED SIGN FACE



A2 SIGNTYPE INO-MON-36X108X96

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 AND LED ILLUMINATION - SLOAN SIGN BOX II 6500K DUAL SIDED

ARROW: FABRICATED CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE
ILLUMINATION: 4000k WHITE LEDs

MATERIALS

M1 CLEAR MODIFIED ACRYLIC

VINYL

V1 3M VINYL #3630-235 'AUTUMN YELLOW'

PAINT

P2 WHITE

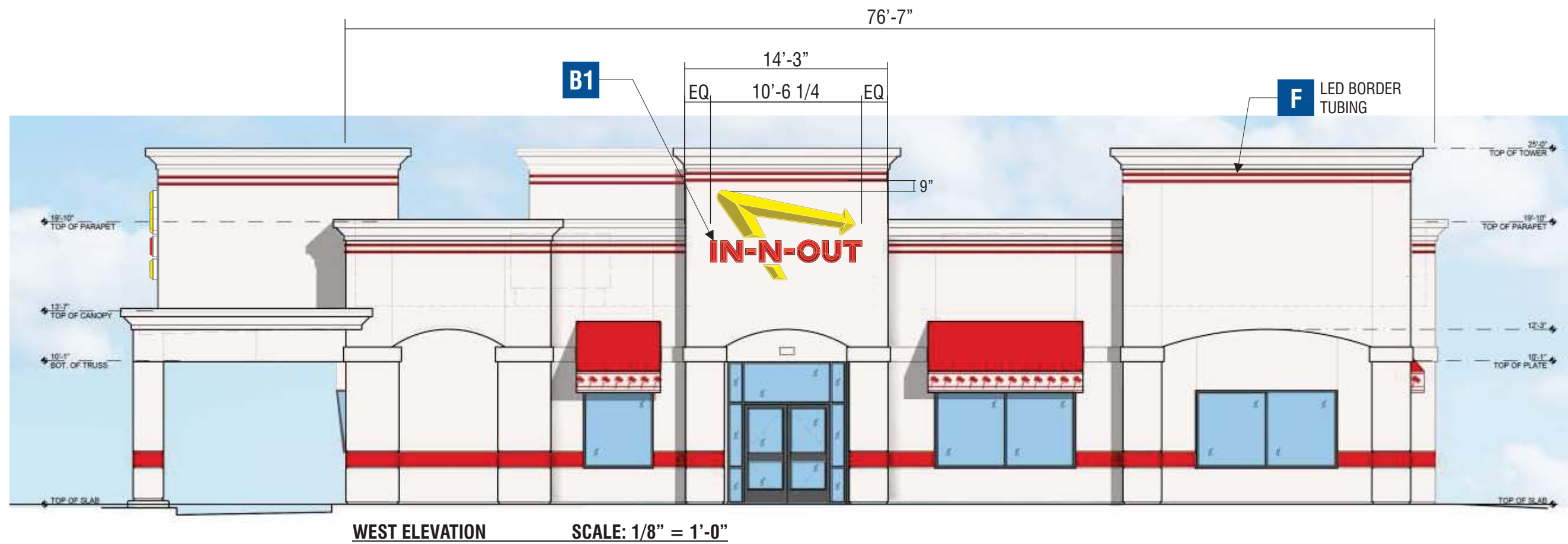
P3 TO MATCH 'IN-N-OUT RED' WITH HIGH GLOSS FINISH

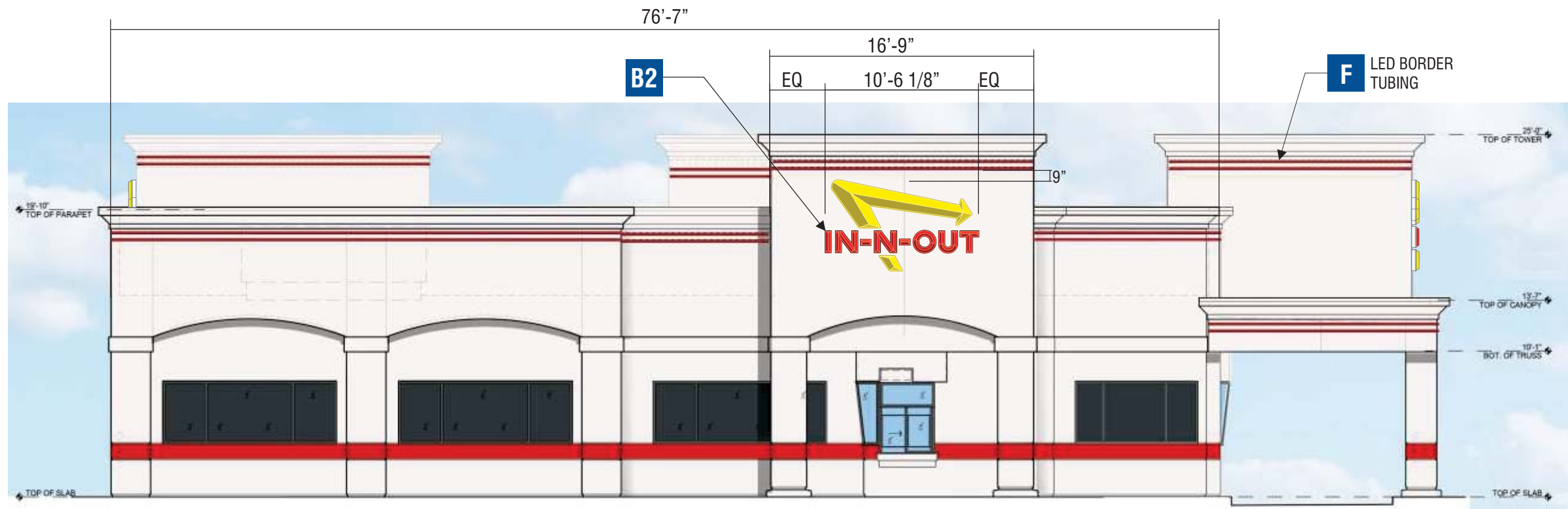
P4 INO 443 RED / 25% CLEAR

P5 BLACK

P7 PAINTED TO MATCH DUNN EDWARDS #SP-514 'BONE CHINA' W/ MEDIUM TEXCOTE FINISH

P8 PAINT TO MATCH MATTHEWS #MP4944 'YELLOW' WITH HIGH GLOSS FINISH





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



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



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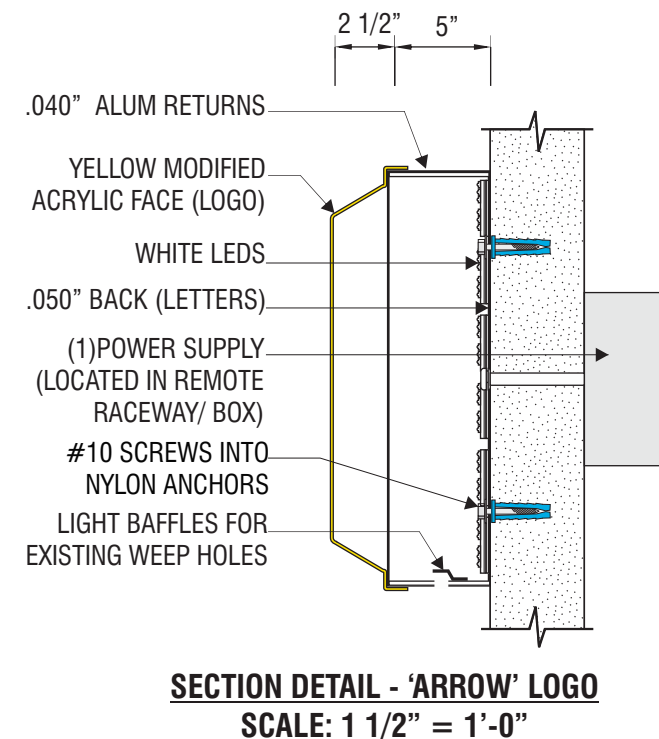
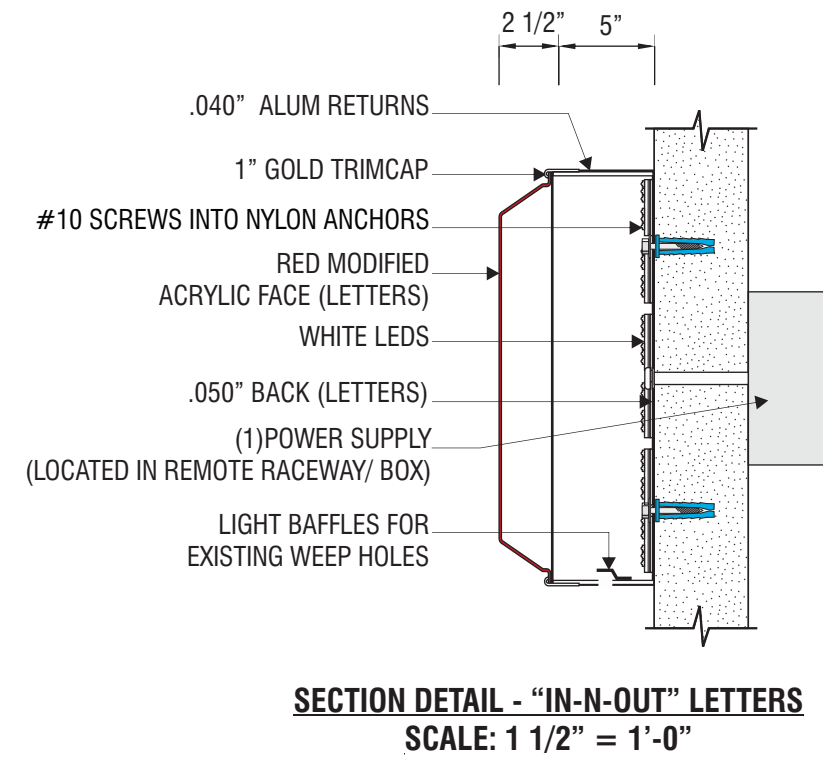
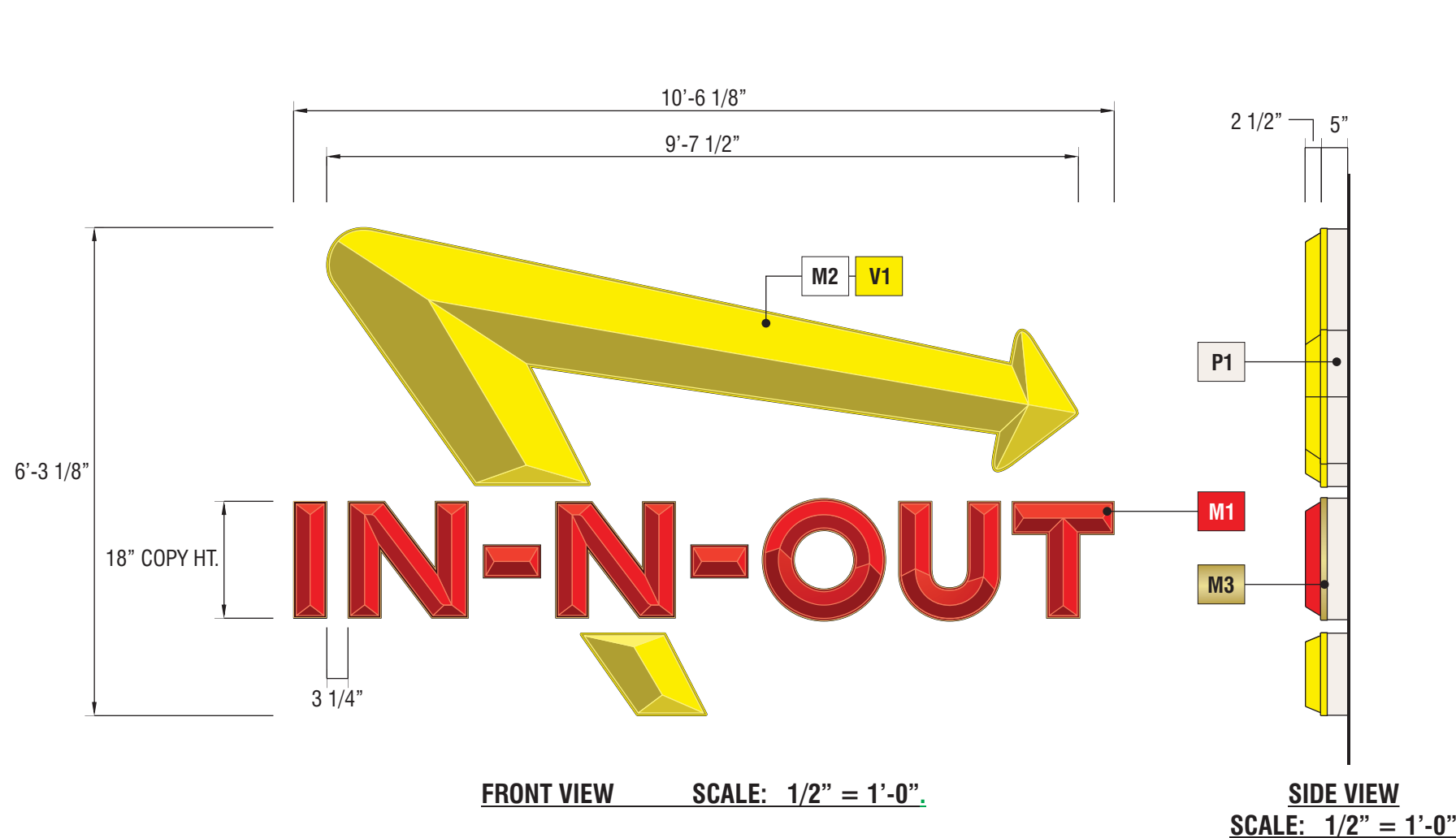
In-N-Out

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

date: 03/05/21
drawing: 21-00348 rev:2-03/23/21
quote:
project ID: IN-N-OUT_PLAZA_1



B1 B2 B3 SIGNTYPE INO-WS-75x126

MANUFACTURE AND INSTALL THREE (3) SINGLE-FACED INTERNALLY ILLUMINATED CHANNEL LETTER WALL SIGNS

ARROW: FABRICATED CHANNEL WITH FORMED CLEAR MODIFIED ACRYLIC FACE
ILLUMINATION: 4000k WHITE LEDs

COPY: FABRICATED CHANNEL WITH FORMED RED ACRYLIC FACE
LED ILLUMINATION

INSTALLATION: FLUSH MOUNT TO WALL

MATERIALS

PAINT

M1 RED ACRYLIC #211-1

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

M2 CLEAR MODIFIED ACRYLIC

VINYL

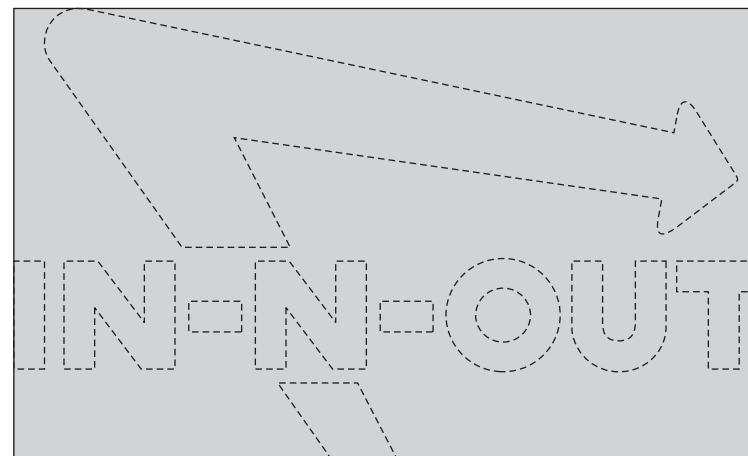
M3 1" GOLD TRIMCAP

V1 3M VINYL #3630-235 'AUTUMN YELLOW'

SQUARE FOOTAGE CALCULATIONS:

TOTAL SIGN AREA: 65.8 S.F.

NOTE: GRAY INDICATES CALCULATED AREA



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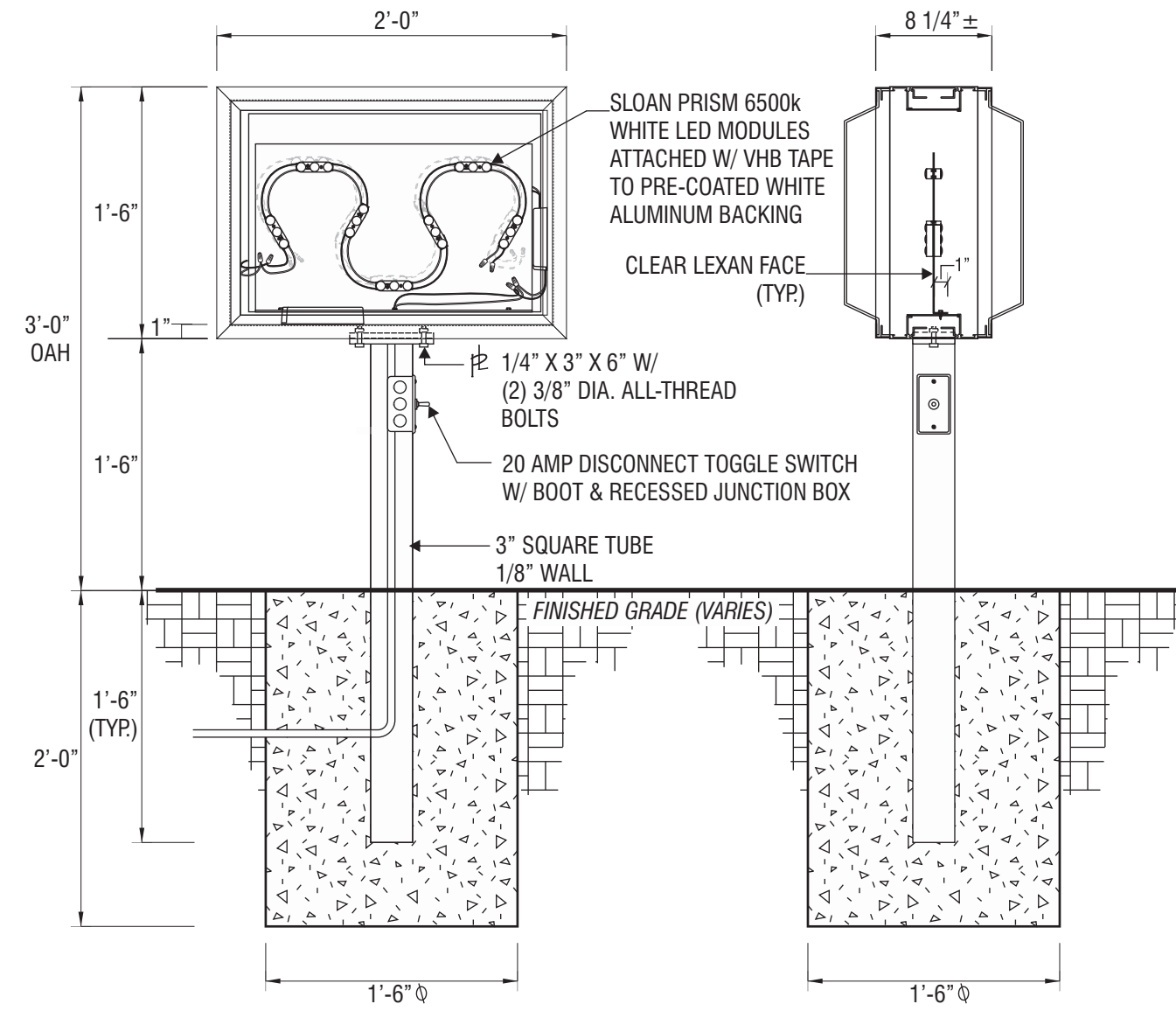
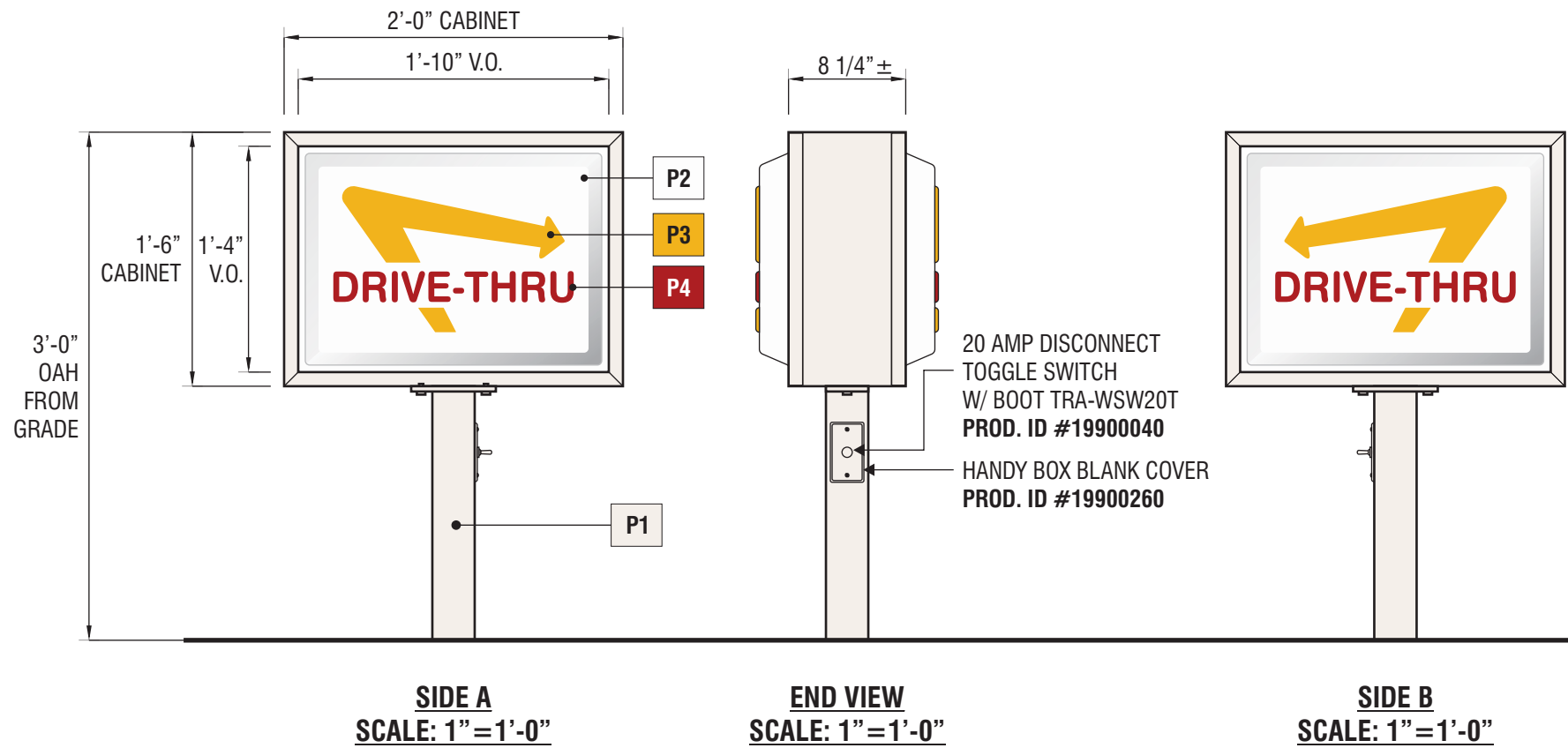
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ELEVATION DETAIL VIEW
SCALE: 1" = 1'-0"

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

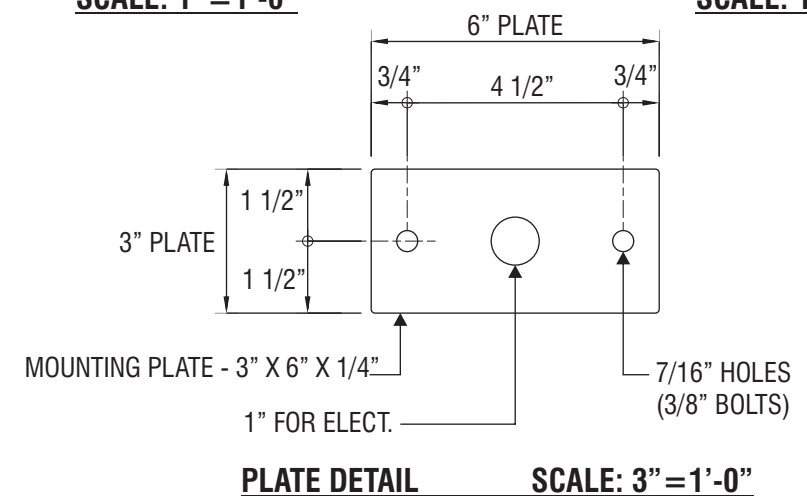


PLATE DETAIL SCALE: 3" = 1'-0"

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



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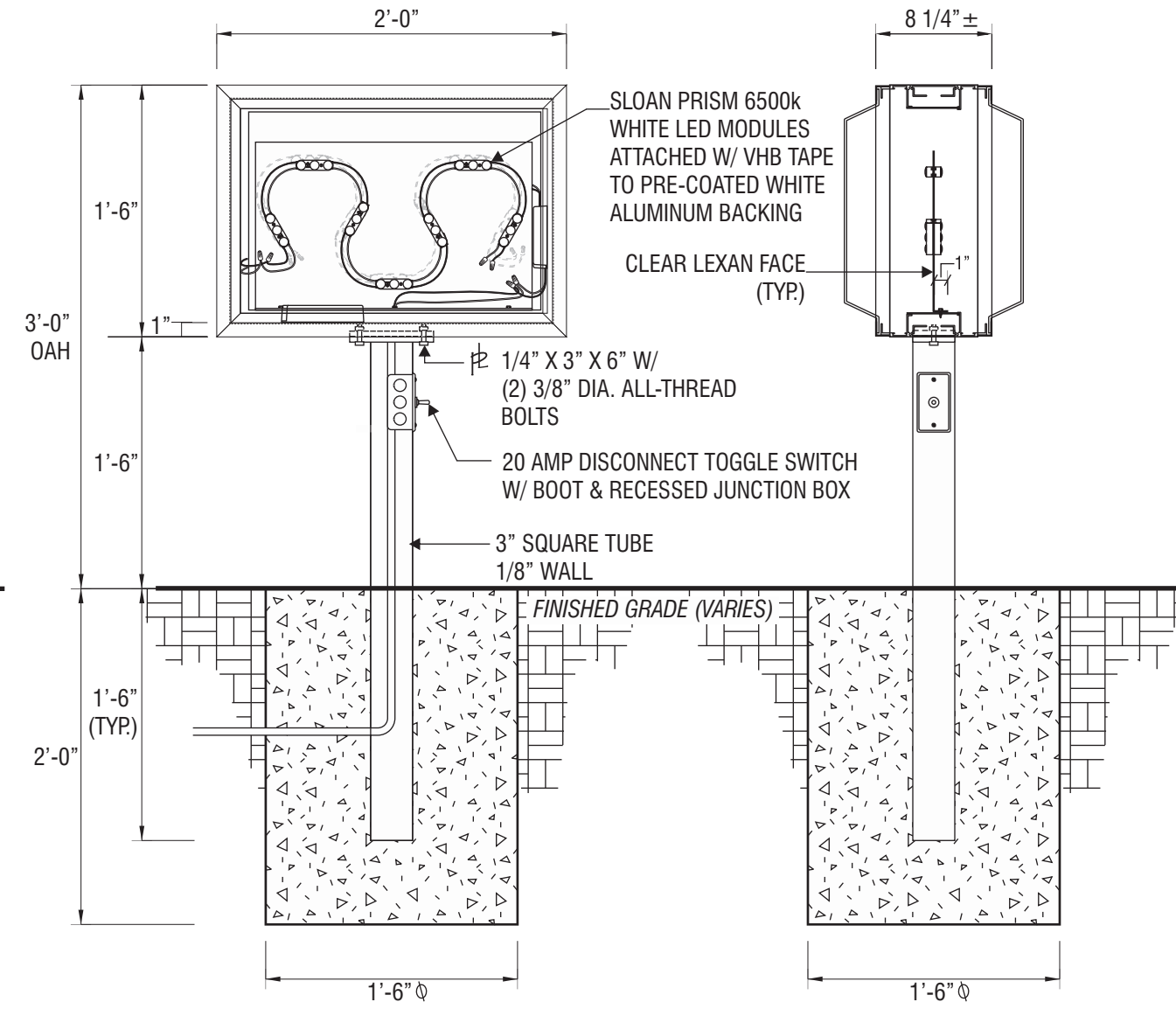
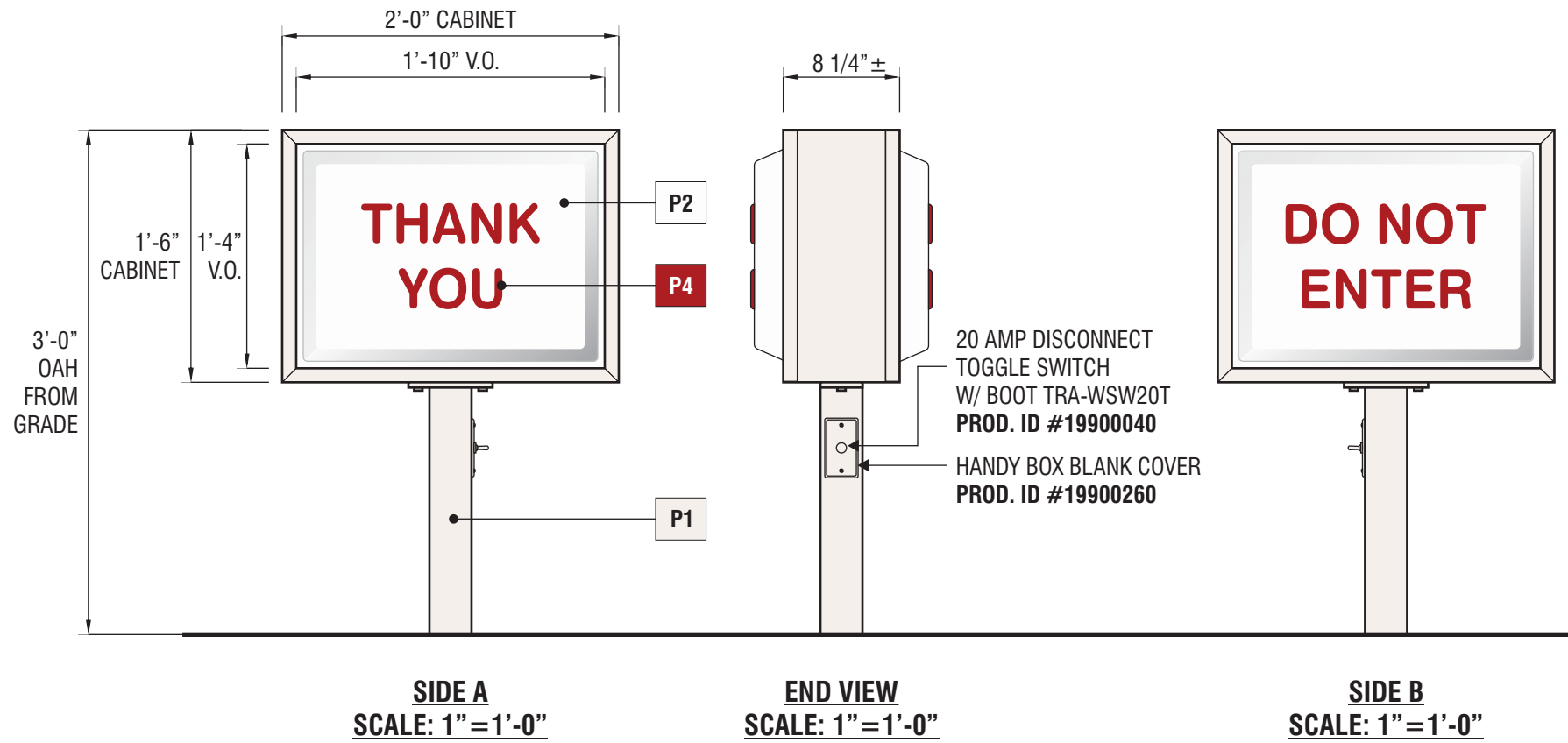
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quote:
project ID: IN-N-OUT_PLAZA_1



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

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

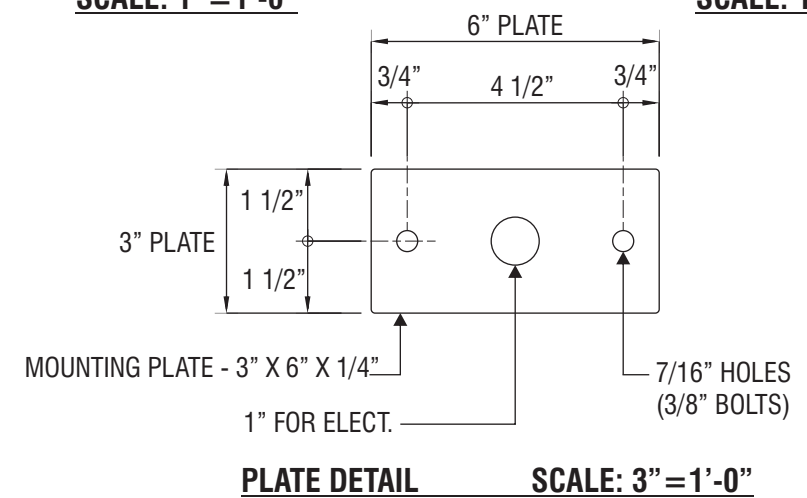


PLATE DETAIL SCALE: 3" = 1'-0"

C2 C3 SIGNTYPE INO-DIR-18x24x36

MANUFACTURE AND INSTALL TWO (2) DOUBLE-FACED INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

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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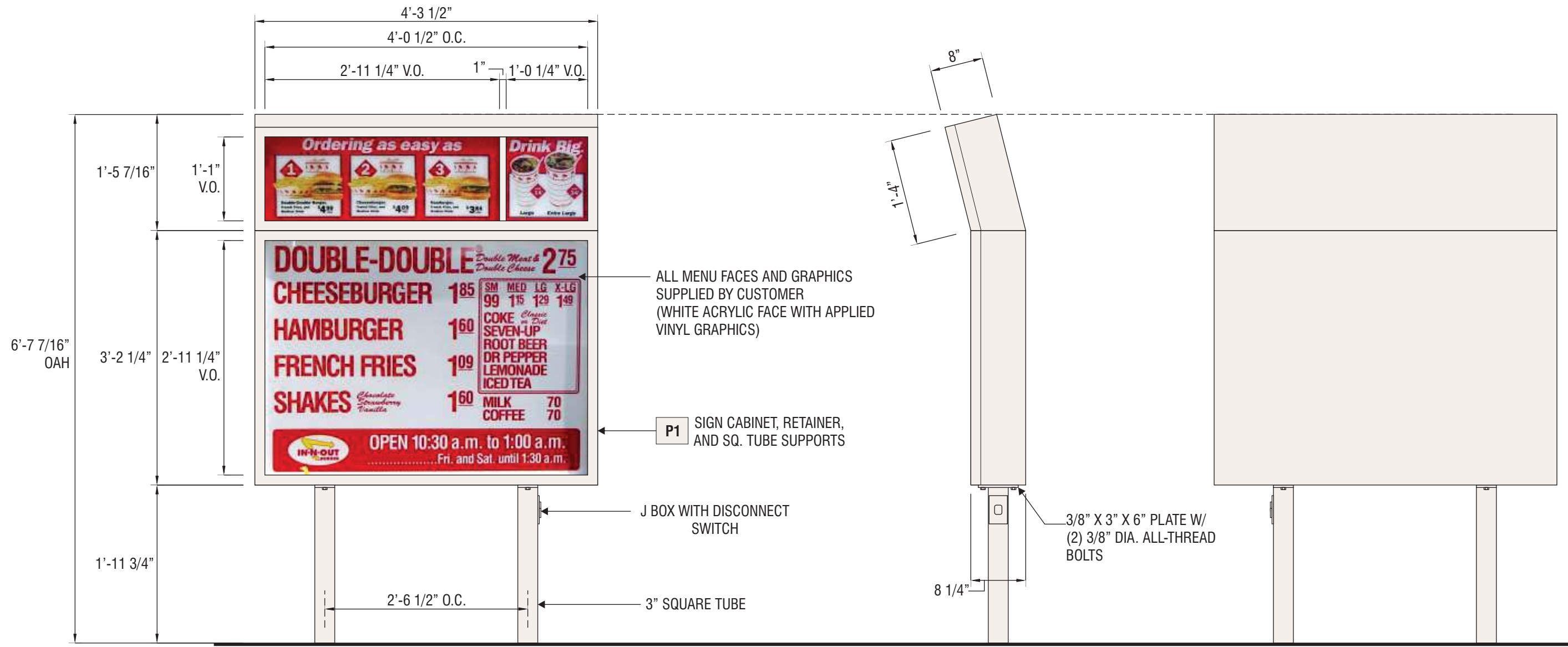
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quote:
project ID: IN-N-OUT_PLAZA_1



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

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

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

D SIGNTYPE INO-MB-54x51x79

MANUFACTURE AND INSTALL ONE (1) SINGLE-FACED INTERNALLY ILLUMINATED MENU BOARD

CABINET: EXTRUDED ALUMINUM

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 DUNN EDWARDS
#SP-514 'BONE CHINA' w/ SATIN FINISH



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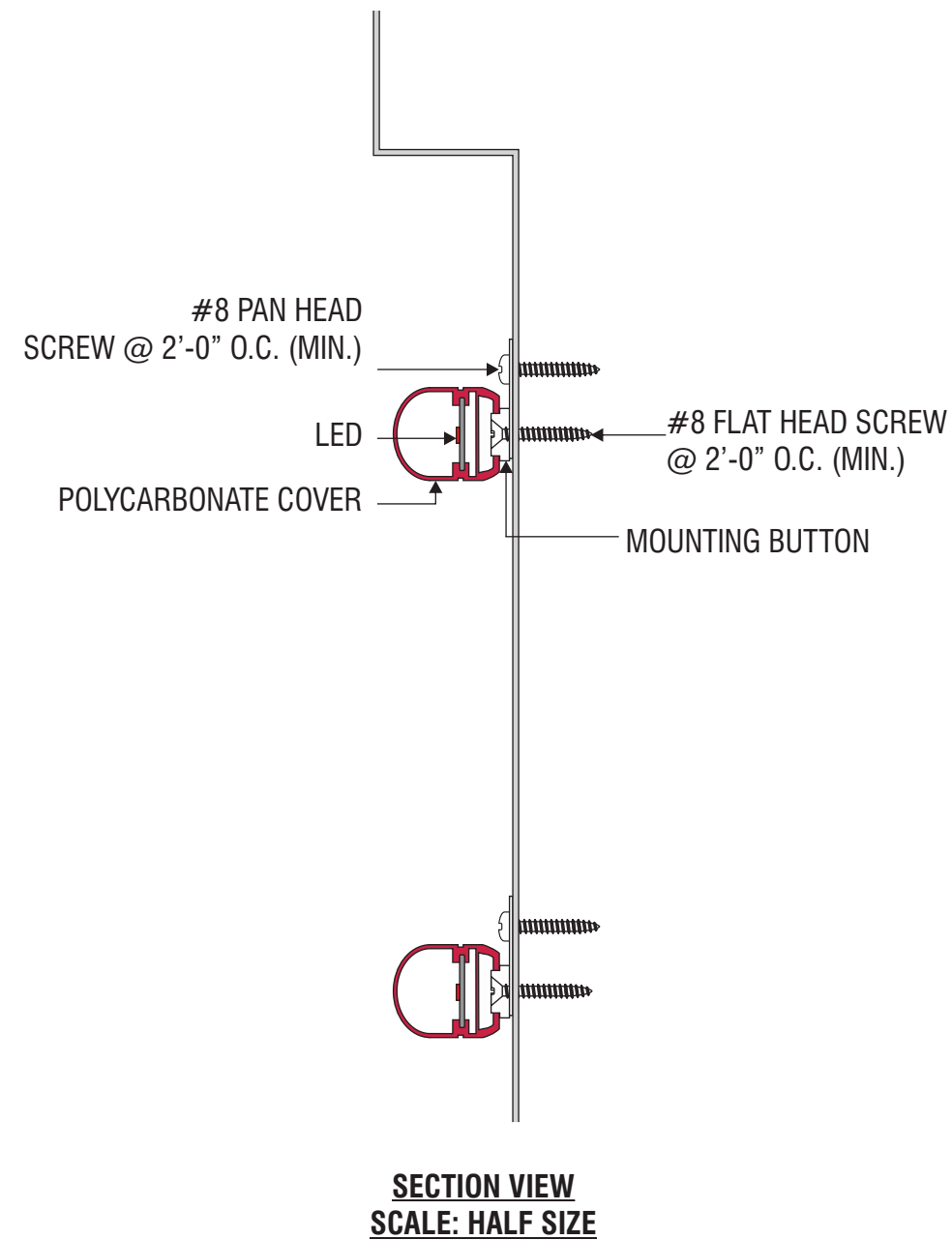
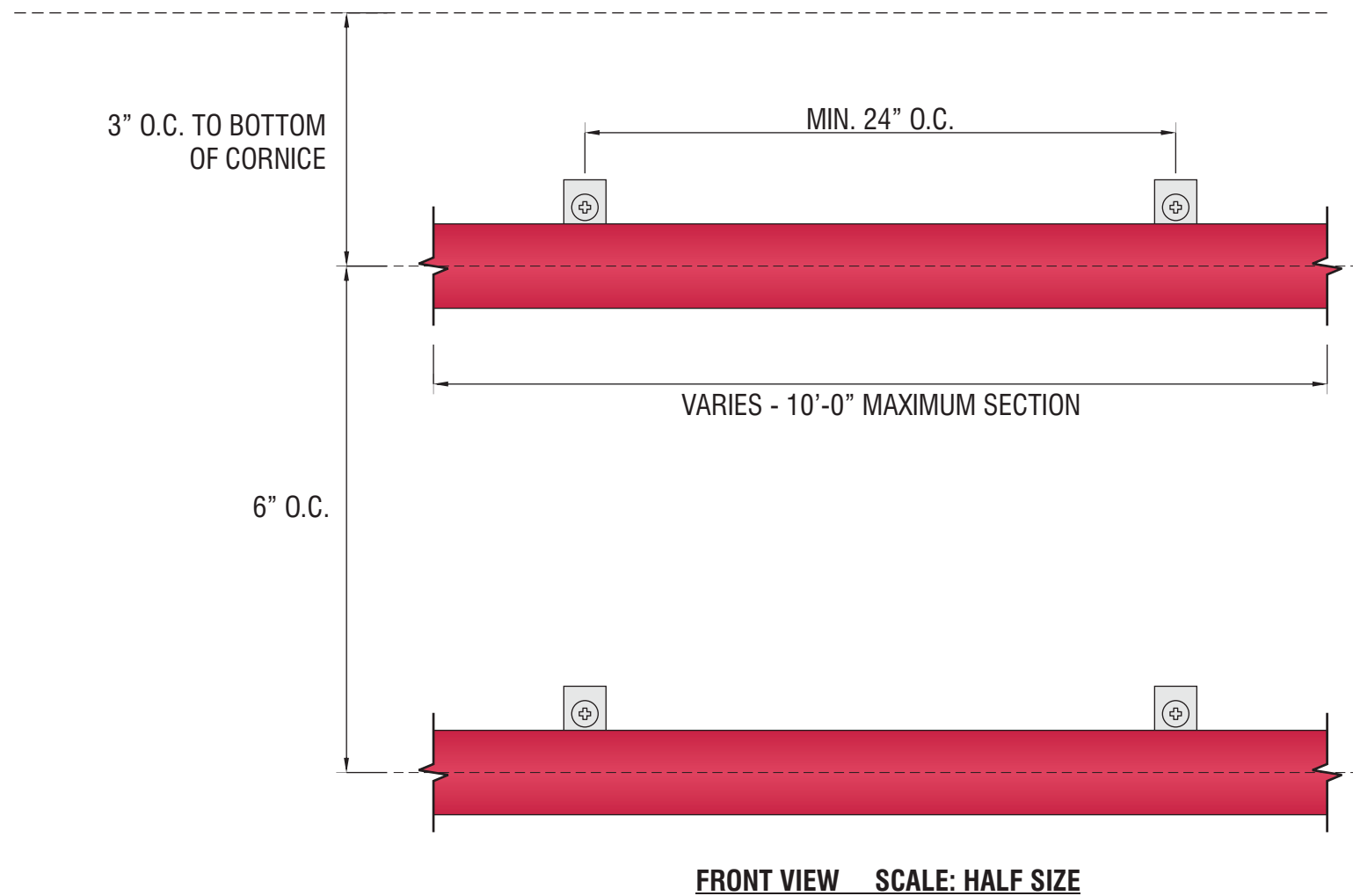
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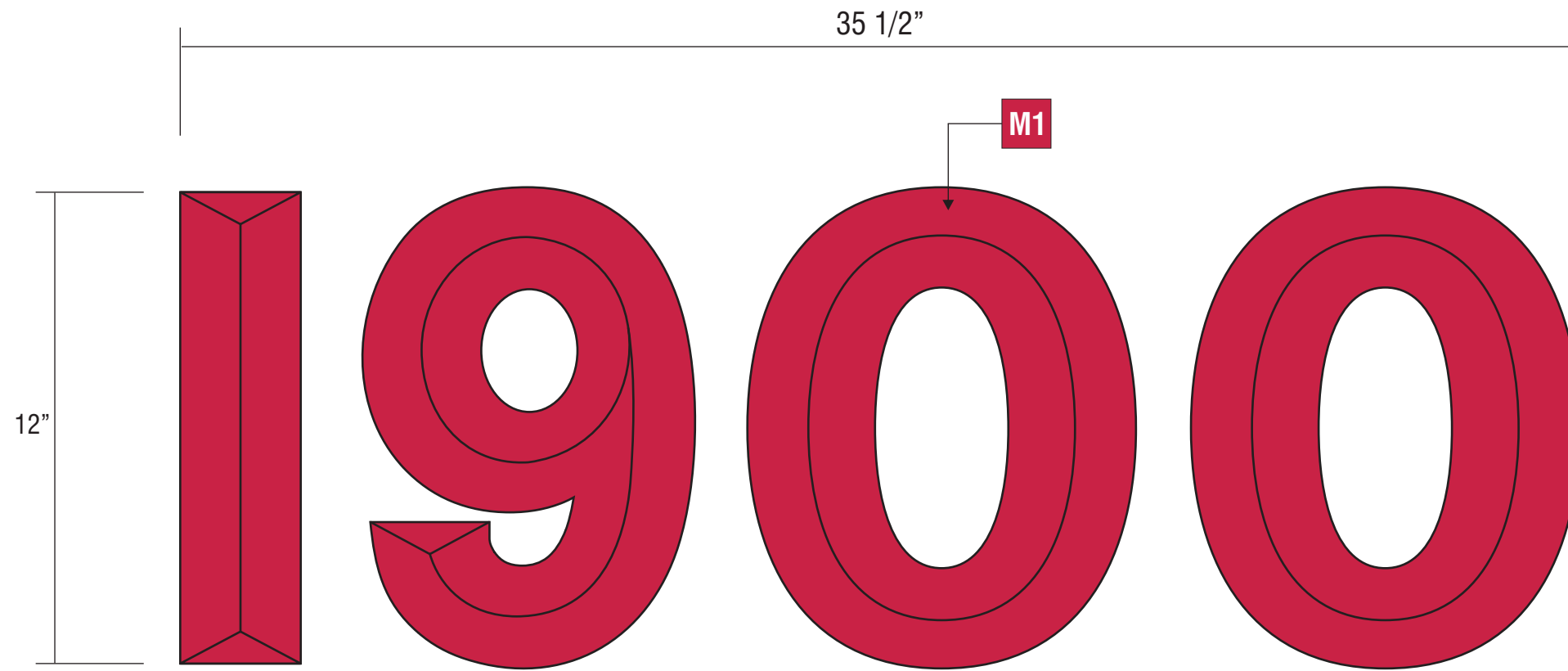
date: 03/05/21
drawing: 21-00348 **rev:** 2-03/23/21
quote:
project ID: IN-N-OUT_PLAZA_1



E 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.



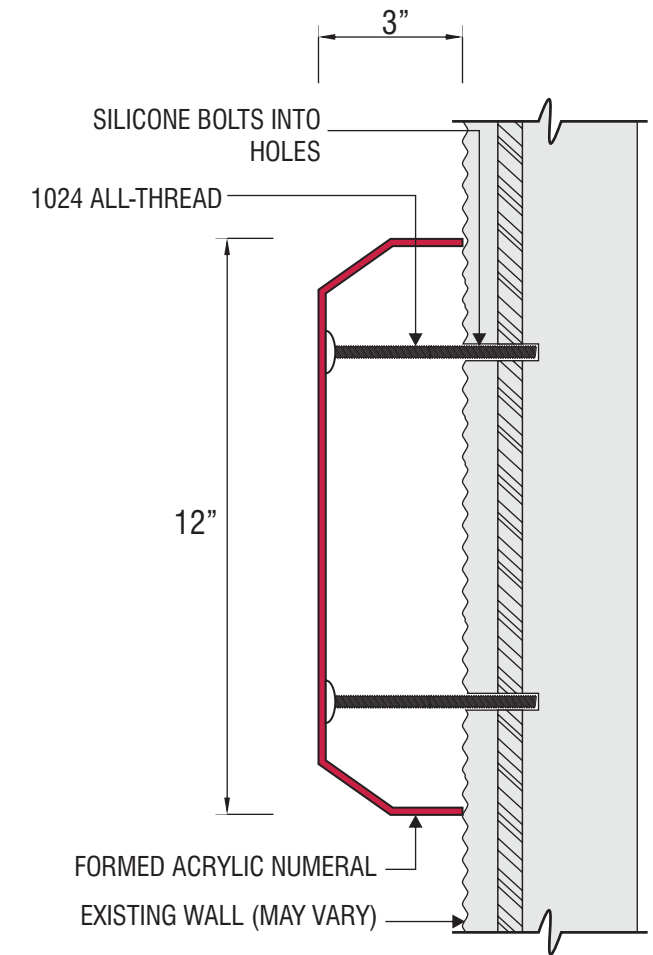
SCALE: 3"=1'-0"

F SIGTYPE **INO-CL-PL-12-ADDRESS-1900**

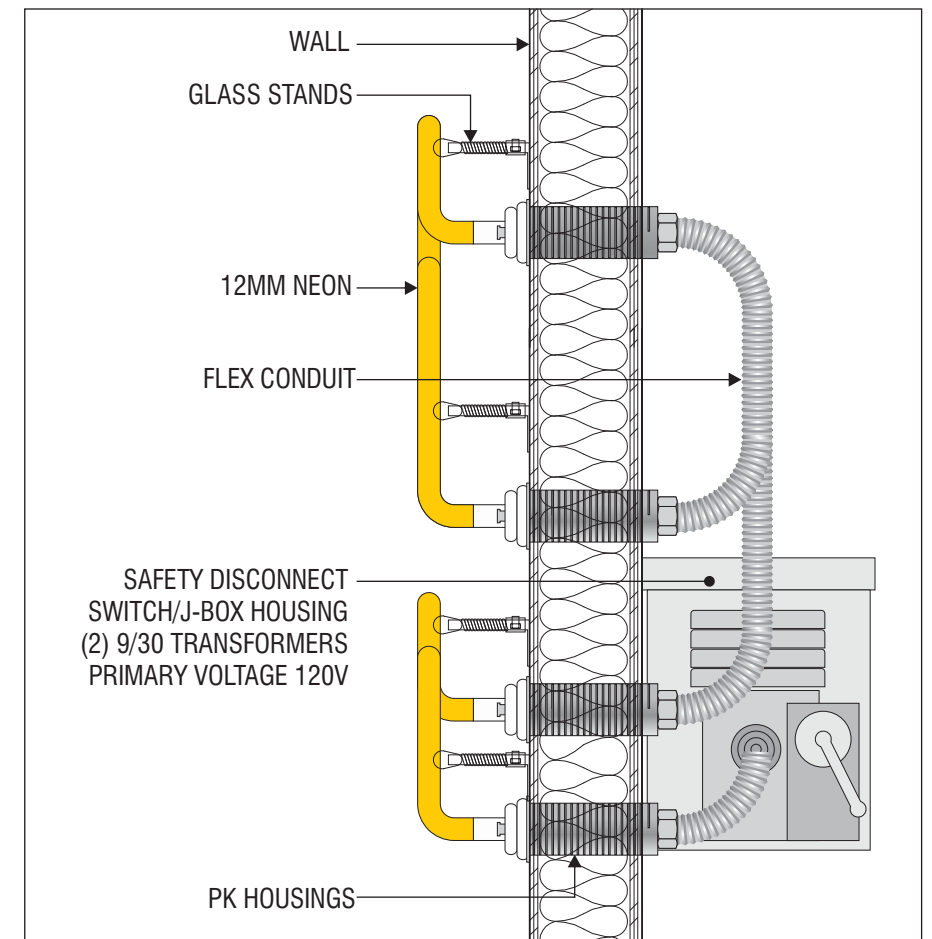
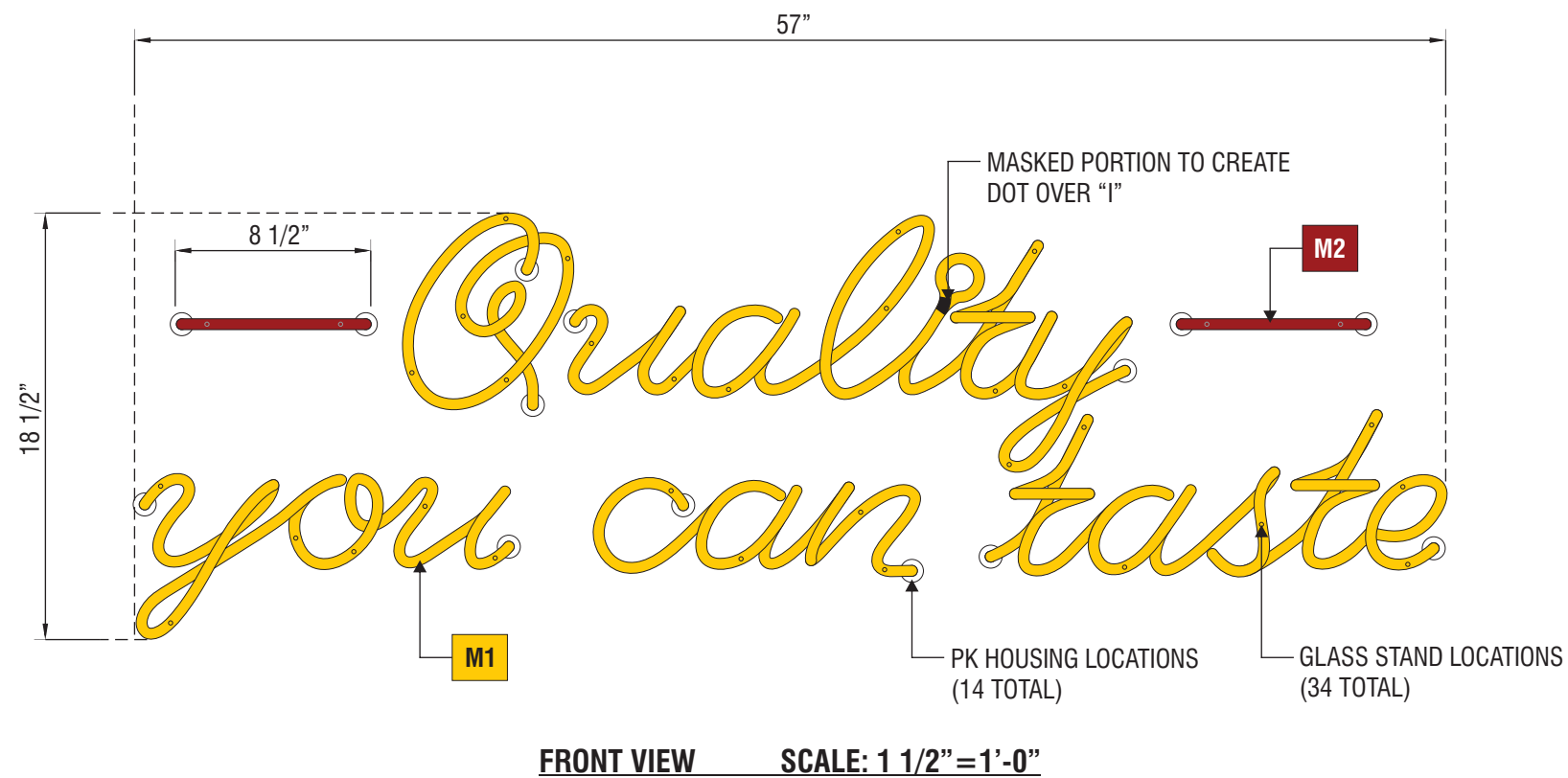
MANUFACTURE AND INSTALL ONE (1) SET OF NON-ILLUMINATED ADDRESS NUMERALS

MATERIAL

M1 RED ACRYLIC #211-1



INSTALLATION SECTION SCALE: 3"=1'-0"



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)

