

GENERAL NOTES

- IN-N-OUT BURGER PREMISES AREA = 65,493 SQUARE FEET OR 1.504 ACRES.
- EXISTING CITY ZONE: T5C CORRIDOR (GENERAL COMMERCIAL - PLANNED UNIT DEVELOPMENT).
- GENERAL PLANNED LAND USE DESIGNATION: MEDIUM DENSITY MIXED USE.
- EXISTING LAND USE: OPERATING ONE-STORY 3,000 SQUARE FOOT "BURGER KING" RESTAURANT BUILDING, AND WITH 43 SURFACE PAVED STRIPED PARKING SPACES, A 320' LONG PROTECTED DRIVE-THRU LANE, PLUS A 240' LONG OVERFLOW VEHICLE STACKED STRIPED AREA AT 972 EL CAMINO REAL, AND AN OPERATING ONE-STORY 1,224 SQUARE FOOT "PSYCHIC BOUTIQUE" BUILDING WITH NO STRIPED PARKING SPACES BUT ROOM TO PARK VEHICLES ON PAVEMENT AND SOIL AT 934 EL CAMINO REAL.
- PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT-DOWN RESTAURANT WITH A DRIVE-THRU LANE PERMITTED IN CITY ZONE WITH A MINOR USE PERMIT FOR OUTDOOR SEATING HOURS OF OPERATION OUTSIDE 7:00 AM TO 10:00 PM, AND A DESIGN REVIEW BOARD (DRB) APPROVAL FOR THE NEW BUILDING.
- PROPOSED SCOPE OF WORK: (A) CONSTRUCT A 3,887 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, A 51 SPACE SURFACE PARKING LOT AND A 39 VEHICLE LONG DRIVE THRU QUEUE.
- IN-N-OUT BURGER URBAN BUILDING AREA = 3,887 S.F. COVERED ATTACHED PATIO STRUCTURE ROOF OVERHANG = 1,230 S.F. COVERED TRASH ENCLOSURE ROOF OVERHANG = 584 S.F. INDOOR SEATING = 84 SEATS, OUTDOOR SEATING = 28 SEATS (7 TABLES) OUTDOOR SEATING AREA = 1,203 S.F. STRUCTURE PLUS 64 S.F. EACH FOR 0-4 SEAT TABLES (0 S.F.) PLUS 20 S.F. EACH FOR 0-2 SEAT TABLES (0 S.F.) = 1,230 S.F.
- REQUIRED PARKING: 1 SPACE PER 150 SQUARE FEET OF CUSTOMER SEATING AREA (USE GROSS FLOOR BUILDING AREA), NO SPACES REQUIRED FOR AN OUTDOOR SEATING IF EQUAL TO OR LESS THEN 50% OF TOTAL INDOOR SEATING.
- REQUIRED EV CHARGING STATIONS (EVCS): 3 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1).

- PROVIDED EV CHARGING STATIONS (EVCS): 5 DCFC (6% OF 51 SPACES) PER CITY DEVELOPMENT CODE. 5 EVCS = 8. 5 CHARGEPOINT EV DIRECT CURRENT FAST CHARGERS (DCFC).
- A. REQUIRED EV CAPABLE PARKING SPACES: 13 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1) - 5 EVCS = 8. B. EXCESS DCFC CHARGERS PROVIDED = 5 (5 PROVIDED MINUS 3 REQUIRED). C. EQUIVALENT EV CHARGING STATIONS FOR 2 EXCESS DCFC CHARGERS PROVIDED = 15 (PER 2022 CALIFORNIA GREEN CODE 5.106.5.3.2 THE INSTALLATION OF EACH DCFC EVSE SHALL BE PERMITTED TO REDUCE THE REQUIRED CAPABLE SPACES WITHOUT EVSE BY 5). D. IS PROVIDED IN 11C IS GREATER THAN 10 REQUIRED FROM 11A, THEREFORE EV CAPABLE PARKING IS SATISFIED.
- MAXIMUM LOT COVERAGE = 0.80. FLOOR AREA RATIO (FAR) PROVIDED = 0.06.
- REQUIRED SITE LANDSCAPE AREA = 10% MINIMUM OF PARKING LOT AREA.
- LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 19,338 S.F. (29.5%).

| IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE | | | |
|---|----------|----------|----------|
| DESCRIPTION | EXISTING | REQUIRED | PROPOSED |
| 1. STANDARD SPACE (8.5'x18') | 0 | 20 | 18 |
| 2. STANDARD SPACE (8.5'x18' PLUS A 1' VOH) | 0 | 0 | 4 |
| 3. STANDARD SPACE (8.5'x18' PLUS A 2' VOH) | 0 | 0 | 21 |
| 4. EXISTING STANDARD SPACE (SIZE VARIES) | 41 | 0 | 0 |
| 5. ACCESSIBLE VAN SPACE (17'x18' PLUS A 1' VOH) | 2 | 1 | 1 |
| 6. ACCESSIBLE SPACE (14'x18' PLUS A 1' VOH) | 0 | 1 | 2 |
| 7. PROPOSED EVCS (DCFC) VAN ACCESSIBLE PARKING SPACE (17'x18' PLUS A 1' VOH) | 0 | 1 | 1 |
| 8. PROPOSED EVCS (DCFC) ACCESSIBLE PARKING SPACE (8.5'x18' PLUS A 1' VOH) | 0 | 1 | 1 |
| 9. PROPOSED EVCS (DCFC) PARKING SPACE (8.5'x16' PLUS A 2' VOH) | 0 | 3 | 3 |
| 10. TOTAL | 43 | 27 | 51 |
| 11. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE) | 16 | 0 | 39 |
| 12. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK | 0 | 4 | 4 |
| 13. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLES SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY | 0 | 2 | 2 |

LEGEND CONTINUED

- 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.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 370 SQUARE FEET.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE IN EL CAMINO REAL CONSISTING OF APPROXIMATELY 736 SQUARE FEET.
- PROPOSED TAN COLORED CMU BLOCK WALL WITH SPLIT-FACE TEXTURE ON BOTH SIDES WITH A 2"x8" PRECISION BLOCK CAP ON TOP.
- VEHICLE DETECTOR LOOP.
- 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 C FOR SPECIFIC SLOPES AND GRADIES.
- P&E ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS.
- PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- CPUPE CITY PUBLIC UTILITY EASEMENT.
- CODE CITY STORM DRAIN EASEMENT.
- CSDE COUNTY DRAINAGE EASEMENT.
- PSDE PRIVATE STORM DRAIN EASEMENT IN FAVOR OF PARCEL B OF LOT MERGER OVER PARCEL A OF LOT MERGER.
- PMUE PRIVATE MUTUAL UTILITY LINE EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER AND PARCEL MAP NO. 17-0004.
- CAE CITY AIRCRAFT EASEMENT.
- GPE GAS PIPE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY.
- PSE PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER OVER PARCEL MAP NO. 17-0004.
- APN ASSESSOR'S PARCEL NUMBER.
- R/W RIGHT OF WAY.
- PROPOSED CHARGEPOINT 7' TALL SINGLE EV (ELECTRIC VEHICLE) DC CHARGER/HIGH POWER CHARGER 62.5/125KW (DCFC) STATION AND CLEAR FLOOR SPACE.
- 10' WIDE 6" THICK CONCRETE PAVEMENT OVER 6" THICK AGGREGATE BASE TO SUPPORT TRASH TRUCK LOADING. (ALL TRAVEL WAYS AND CONCRETE APRON IN FRONT OF TRASH ENCLOSURE WILL SUPPORT 62,000 LB VEHICLE LOADING.)
- 12'x12' DRIVEWAY VISIBILITY TRIANGLE PER 20.300.016.B.

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 PRELIMINARY STORMWATER MANAGEMENT PLAN (SWM) SITE PLAN |
| 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 BOUNDARY AND EASEMENT MAP |
| LLP.1 | CITY ENTITLEMENT LANDSCAPE PLANTING PLAN |
| LSP.1 | CITY ENTITLEMENT LANDSCAPE SITE PHOTOS PART 1 |
| LSP.2 | CITY ENTITLEMENT LANDSCAPE SITE PHOTOS PART 2 |
| LSP.3 | CITY ENTITLEMENT LANDSCAPE SITE PHOTOS PART 3 |
| LTP.1 | CITY ENTITLEMENT EXISTING TREE PLAN |
| LCP.1 | CITY ENTITLEMENT LANDSCAPE COLOR PLAN |

- LEGEND**
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOODGATE 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 19,338 S.F. (29.5%).
 - BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
 - PROPERTY LINE.
 - OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 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.
 - INOB IN-N-OUT BURGER.
 - LL INOB LEASE PREMISES LINE.
 - CF CURB FACE.
 - EASEMENT TO BE QUITCLAIMED.
 - PROPOSED EASEMENT.
 - PROPOSED HEIGHT OF INOB RETAINING/FREESTANDING WALL IN FEET.
 - PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP.

IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: BRIGID WILLIAMS
 PHONE: 626 813-5398

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APOGEE PROJECT NO.

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16775 ADDISON ROAD, SUITE 350
 ADDISON, TX 75001 PH: (469) 968-2322

MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
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 (909) 305-2395 FAX (909) 305-2397

Mark S. Lamoureux
 MARK S. LAMOUREUX R.C.E. 38382 DATE 07-01-2025

IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT SITE PLAN

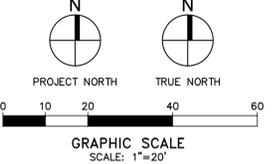
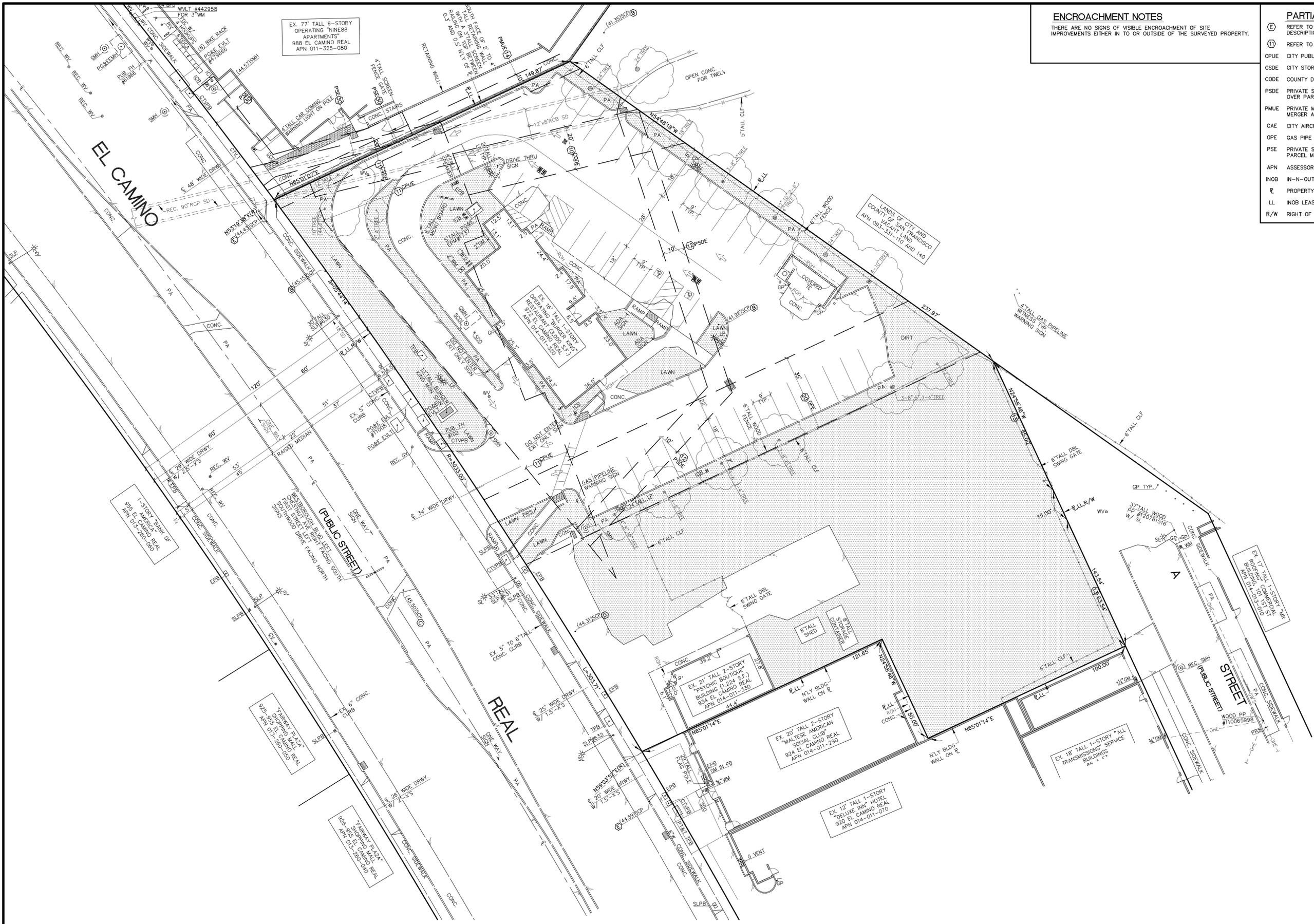
C30

EX. 77' TALL 6-STORY OPERATING "NINE88 APARTMENTS" 988 EL CAMINO REAL APN 011-325-080

ENCROACHMENT NOTES
THERE ARE NO SIGNS OF VISIBLE ENCROACHMENT OF SITE IMPROVEMENTS EITHER IN TO OR OUTSIDE OF THE SURVEYED PROPERTY.

PARTIAL LEGEND

- ⊕ REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C42.
- Ⓜ REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C42
- CPUE CITY PUBLIC UTILITY EASEMENT
- CSDE CITY STORM DRAIN EASEMENT
- CODE COUNTY DRAINAGE EASEMENT
- PSDE PRIVATE STORM DRAIN EASEMENT IN FAVOR OF PARCEL B OF LOT MERGER OVER PARCEL A OF LOT MERGER
- PMUE PRIVATE MUTUAL UTILITY LINE EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER AND PARCEL MAP NO. 17-0004.
- CAE CITY AIRCRAFT EASEMENT
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- PSE PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER OVER PARCEL MAP NO. 17-0004
- APN ASSESSOR'S PARCEL NUMBER
- INOB IN-N-OUT BURGER
- R PROPERTY LINE
- LL INOB LEASE PREMISE LINE
- R/W RIGHT OF WAY



DEVELOPER:
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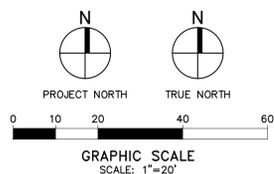
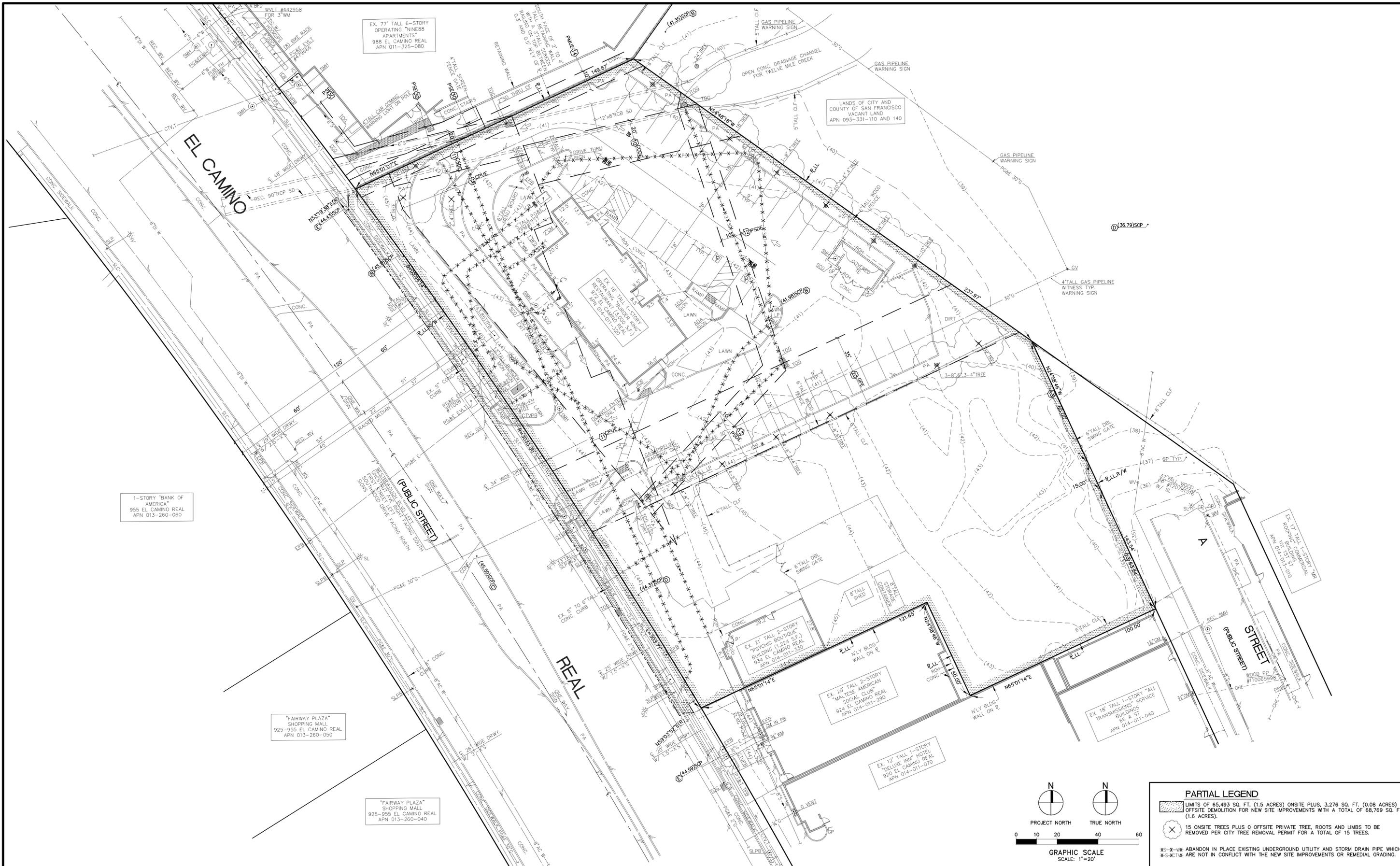


IN-N-OUT BURGER
972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT EXISTING SITE PLAN

C31

7/2025 9:17 AM MSL ENGINEERING, INC. C31



PARTIAL LEGEND

LIMITS OF 65,493 SQ. FT. (1.5 ACRES) ONSITE PLUS, 3,276 SQ. FT. (0.08 ACRES) OFFSITE DEMOLITION FOR NEW SITE IMPROVEMENTS WITH A TOTAL OF 68,769 SQ. FT. (1.6 ACRES).

15 ONSITE TREES PLUS 0 OFFSITE PRIVATE TREE, ROOTS AND LIMBS TO BE REMOVED PER CITY TREE REMOVAL PERMIT FOR A TOTAL OF 15 TREES.

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



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APOGEE PROJECT NO.

MSI MSL ENGINEERING, INC.
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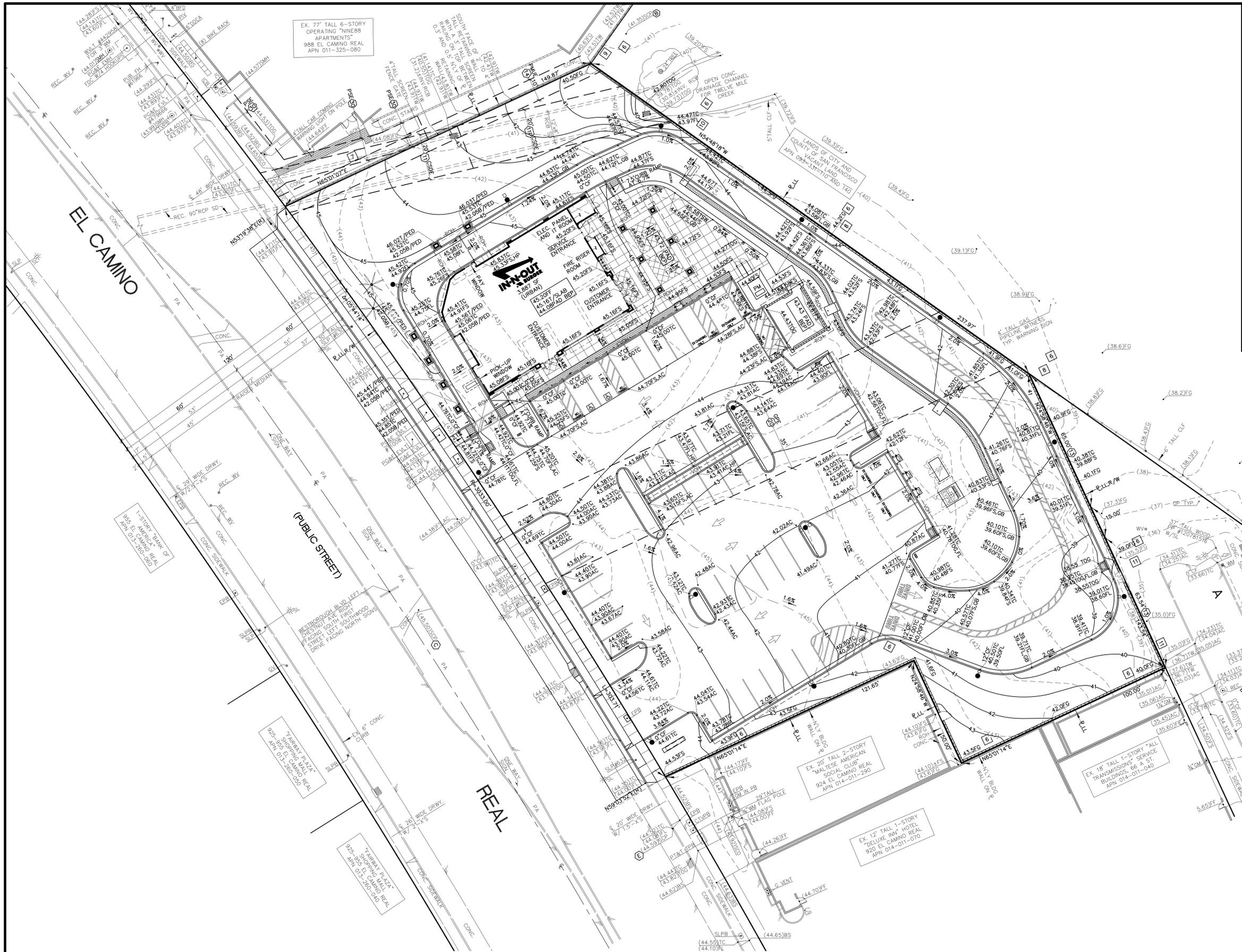
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 MARK S. LAMOUREUX R.C.E. 38382 DATE 07-01-2025



IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT DEMOLITION PLAN

C32



ENGINEER'S PRELIMINARY ESTIMATED EARTHWORK QUANTITIES

| | |
|---|----------------|
| 1. RAW CUT (INCLUDES 350 C.Y. FOOTING, STORM DRAIN AND UTILITY SPOILS). | 2,270 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. (10,000 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.) | 1,480 CU. YDS. |
| 4. TOTAL SOIL CUT. | 5,970 CU. YDS. |
| 5. RAW FILL | 1,950 CU. YDS. |
| 6. SHRINKAGE OF RAW FILL USING AN ASSUMED 10% SHRINKAGE LOSS. | 200 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. | 1,620 CU. YDS. |
| 9. TOTAL COMPACTED FILL SOIL. | 6,170 CU. YDS. |
| 10. ESTIMATED AMOUNT OF SOIL TO IMPORT TO THE SITE. (CONSIDERING THE TOP 1 FOOT OF NATIVE SUBGRADE SOIL UNDER THE PROPOSED SLABS-ON GRADE AND EXTERIOR FLATWORK WITHIN THE DEVELOPED SITE IS LIME-TREATED.) | 200 CU. YDS. |
| SUBGRADE OPTION: | |
| 11. EXPORT THE TOP 1 FOOT OF NATIVE SUBGRADE SOIL UNDER THE PROPOSED SLABS ON GRADE AND EXTERIOR FLATWORK WITHIN THE DEVELOPED SITE TO MAKE WAY FOR NON-EXPANSIVE ENGINEERED FILL. (50,000 S.F.) | 1,850 CU. YDS. |
| 12. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE. (200 CU. YDS FROM ITEM 10 AND 1,850 CU. YDS. FROM ITEM 11) | 2,050 CU. YDS. |
| 13. ESTIMATED IMPORT OF NON-EXPANSIVE ENGINEERED FILL INCLUDING AN ASSUMED 10% SHRINKAGE LOSS. | 2,050 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.
 REFERENCE: KRAZAN AND ASSOCIATES, INC. GEOTECHNICAL ENGINEERING INVESTIGATION REPORT DATED FEBRUARY 26, 2024, KA PROJECT NO. 042-23025.



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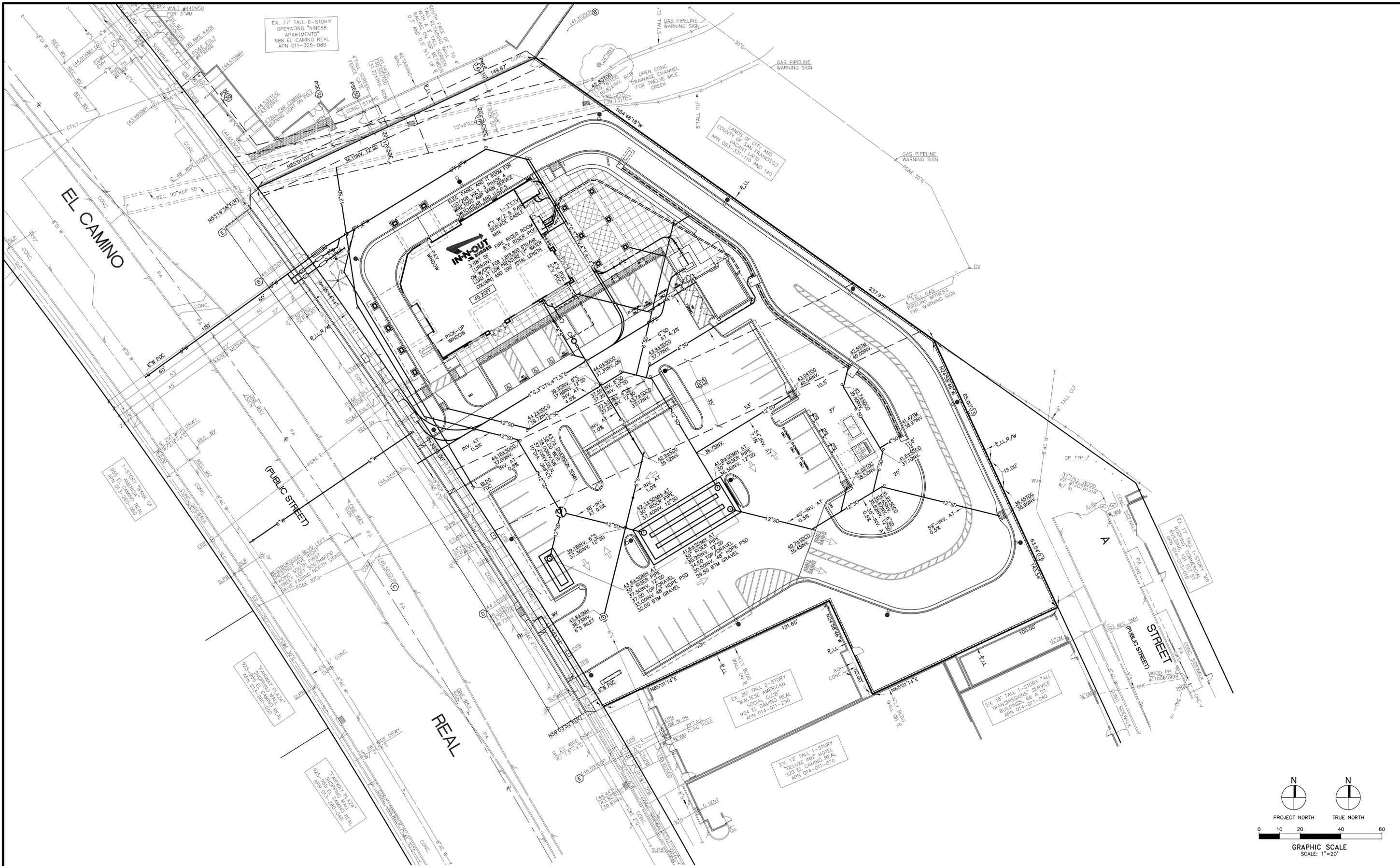


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CITY ENTITLEMENT GRADING AND DRAINAGE PLAN

C33



DEVELOPER:
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APOGEE PROJECT NO.

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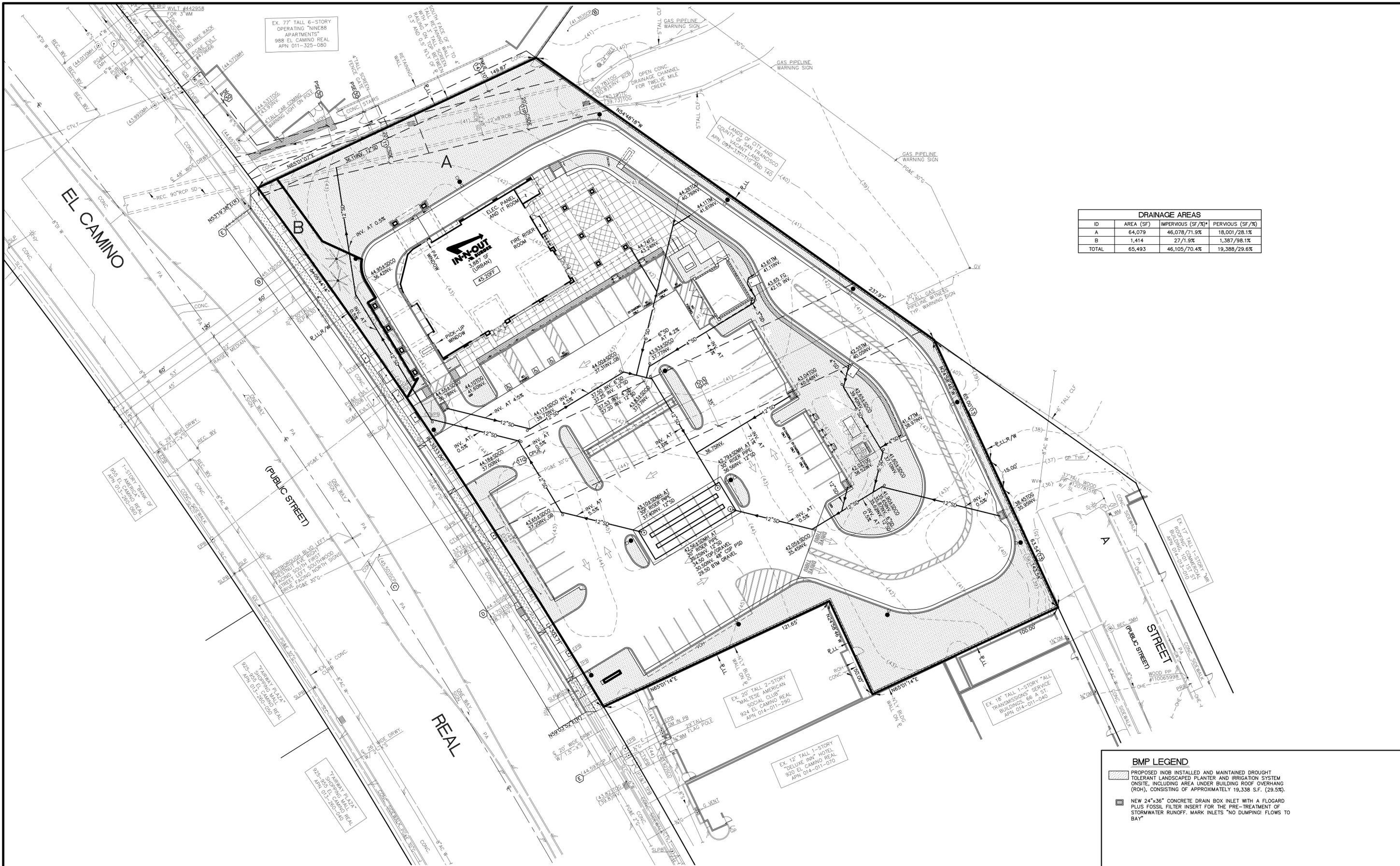
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IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

**CITY ENTITLEMENT
 STORM DRAIN AND
 UTILITY PLAN**

C34



| DRAINAGE AREAS | | | |
|----------------|-----------|-------------------|-----------------|
| ID | AREA (SF) | IMPERVIOUS (SF/%) | PERVIOUS (SF/%) |
| A | 64,079 | 46,078/71.9% | 18,001/28.1% |
| B | 1,414 | 27/1.9% | 1,387/98.1% |
| TOTAL | 65,493 | 46,105/70.4% | 19,388/29.6% |

BMP LEGEND

- PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 19,338 S.F. (29.5%).
- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGARD PLUS FOSSIL FILTER INSERT FOR THE PRE-TREATMENT OF STORMWATER RUNOFF. MARK INLETS "NO DUMPING: FLOWS TO BAY"

IN-N-OUT BURGER

DEVELOPER:
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 MARK S. LAMOUREUX R.C.E. 38382 DATE 07-01-2025

PROFESSIONAL ENGINEER
 MARK S. LAMOUREUX
 No. 38382
 CIVIL
 STATE OF CALIFORNIA

IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT PRELIMINARY STORMWATER MANAGEMENT PLAN (SWM) SITE PLAN

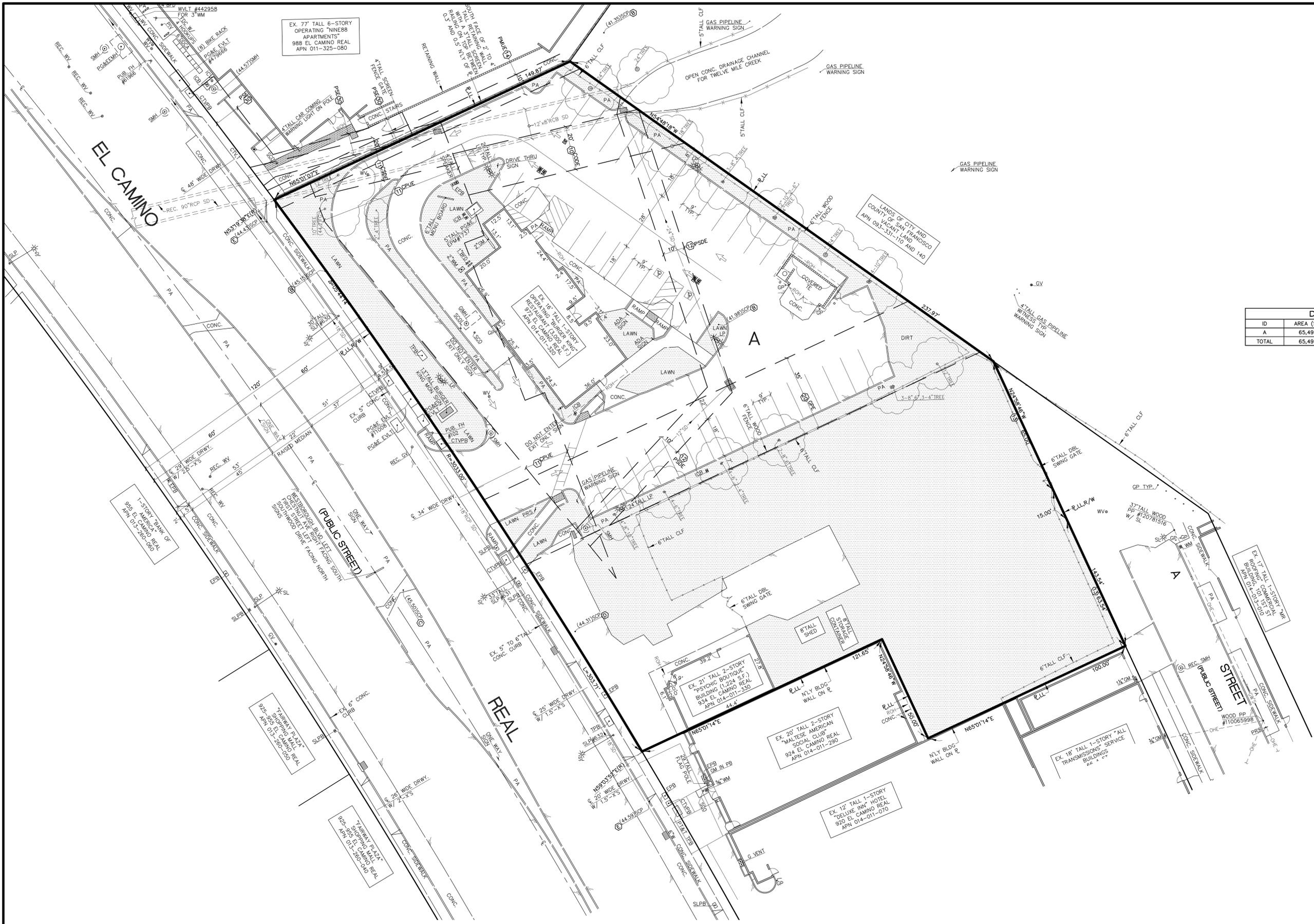
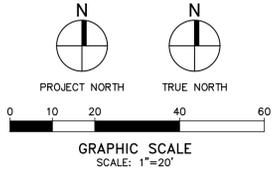
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JN2007-22007 C0500000

EX. 77 TALL 6-STORY OPERATING "NINE88 APARTMENTS" 988 EL CAMINO REAL APN 011-325-080

LANDS OF CITY AND COUNTY OF SAN FRANCISCO APN 082-331-110 AND 140

| DRAINAGE AREAS | | | |
|----------------|-----------|-------------------|-----------------|
| ID | AREA (SF) | IMPERVIOUS (SF/%) | PERVIOUS (SF/%) |
| A | 65,493 | 34,402/52.5% | 31,091/47.5% |
| TOTAL | 65,493 | 34,402/52.5% | 31,091/47.5% |



DEVELOPER:
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 (909) 305-2395 FAX (909) 305-2397
 MARK S. LAMOUREUX R.C.E. 38382 DATE 07-01-2025



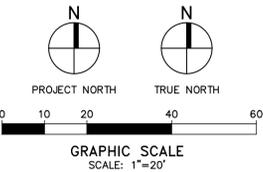
IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

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

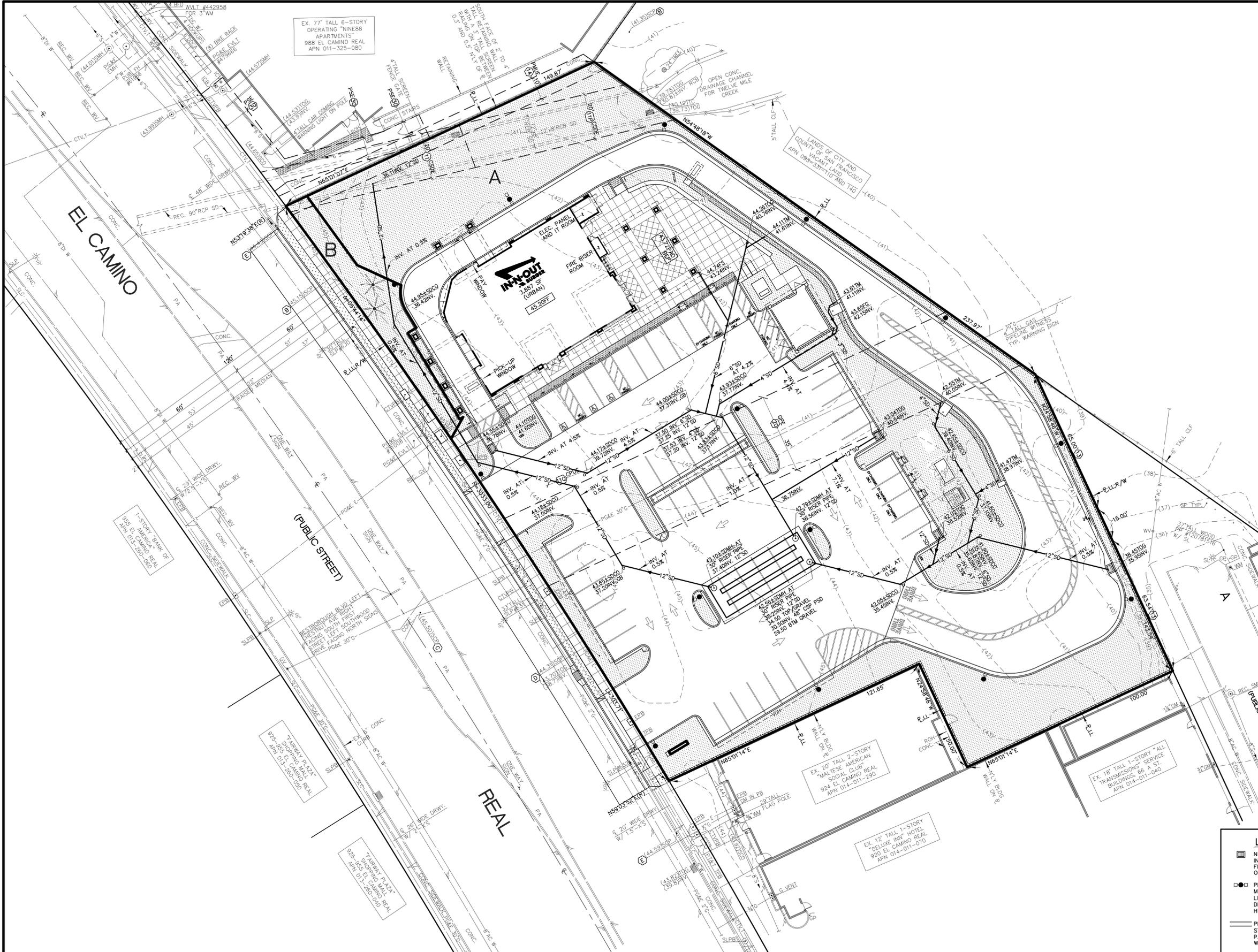
C36.0

EX. 77' TALL 6-STORY OPERATING "NINE88 APARTMENTS" 988 EL CAMINO REAL APN 011-325-080

| DRAINAGE AREAS | | | |
|----------------|-----------|-------------------|-----------------|
| ID | AREA (SF) | IMPERVIOUS (SF/%) | PERVIOUS (SF/%) |
| A | 64,079 | 46,078/71.9% | 18,001/28.1% |
| B | 1,414 | 27/1.9% | 1,387/98.1% |
| TOTAL | 65,493 | 46,105/70.4% | 19,388/29.6% |



| 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 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP. |
| | INOB LIMITS OF PROPOSED CONSTRUCTION. |
| | IDAHO POWER ELECTRIC PAD MOUNT TRANSFORMER WITH BOLLARDS. |
| | PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD. |
| | NEW CONCRETE SIDEWALK. |
| | 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 370 SQUARE FEET. |



IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: BRIGID WILLIAMS
 PHONE: 626 813-5398

Underground Service Alert

Call: Toll Free
811
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APOGEE PROJECT NO.

Apogee
 Architectural Partners
 16775 ADDISON ROAD, SUITE 350
 ADDISON, TX 75001 PH: (469) 968-2322

MSI 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 DATE 07-01-2025

PROFESSIONAL ENGINEER
 MARK S. LAMOUREUX
 No. 38382
 CIVIL
 STATE OF CALIFORNIA

IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT HYDROLOGY STUDY MAP - PROPOSED CONDITIONS

C36.1

JN22057-22037 C36.1map.cdw

ENCROACHMENT NOTES
 THERE ARE NO SIGNS OF VISIBLE ENCROACHMENT OF SITE IMPROVEMENTS EITHER IN TO OR OUTSIDE OF THE SURVEYED PROPERTY.



DEVELOPER:
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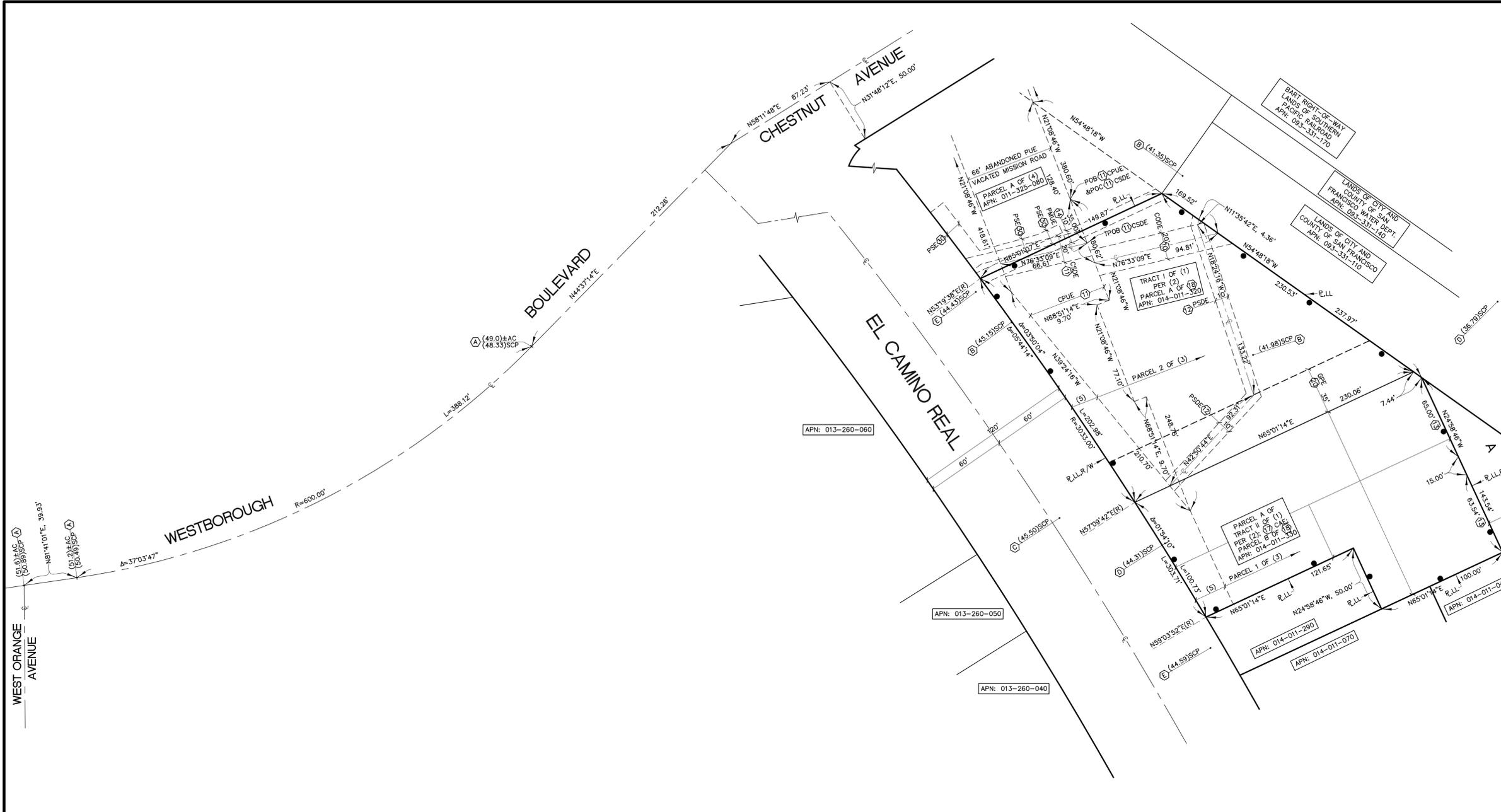
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 Mark S. Lamoureux
 MARK S. LA MOUREUX R.C.E. 38382 DATE 07-01-2025

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 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT TOPOGRAPHY SURVEY MAP

C37



BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS

(A) FOUND 3" BRASS DISK STAMPED SMC0 WITH PUNCH MARK IN A MONUMENT WELL DOWN 0.7' PER RECORD OF SURVEY FILED MARCH 28, 1977 IN BOOK 8 OF L.L.S MAPS AT PAGES 66 THROUGH 69, RECORDS OF SAN MATEO COUNTY.

(B) SET SPIKE AND FLAGGING IN SOIL FLUSH.

(C) SET SPIKE IN CONCRETE.

(D) SET PK NAIL IN ASPHALT PAVEMENT.

(E) SET SCRIBED CROSS ON TOP OF CONCRETE CURB.

REFERENCE MAPS AND DEEDS

(1) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES ALTA COMMITMENT FOR TITLE INSURANCE WITH A FILE NO. OF NCS-1183067-SA1 DATED JUNE 05, 2023 (PTR).

(2) NOTICE OF PROPERTY MERGER RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 2006-126233 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

(3) PARCEL MAP OF LANDS OF GIGLI AND LANDS OF PETROCCHI FILED DECEMBER 20, 1983 IN VOLUME 54 OF PARCEL MAPS AT PAGES 15 AND 16 AS FILE NO. 83140340 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

(4) PARCEL MAP NO. 17-0004 FILED SEPTEMBER 30, 2019 IN BOOK 84 OF PARCEL MAPS AT PAGES 97 THROUGH 100 AS FILE NO. 2019-900168 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

(5) LAND CONVEYED TO FRANK GIGLI, A SINGLE MAN, FROM THE STATE OF CALIFORNIA ACTING BY AND THROUGH ITS DIRECTOR OF TRANSPORTATION IN THE DOCUMENT ENTITLED "DIRECTOR'S DEED (QUITCLAIM)" RECORDED JUNE 10, 1965 AS DOCUMENT NO. 85060617 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

RECORD DATA NOTE

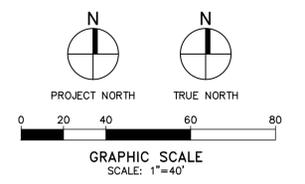
THE BEARINGS AND DISTANCES SHOWN HEREON WERE TAKEN FROM:

(1) NOTICE OF PROPERTY MERGER RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 2006-126233 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

(2) NOTICE OF PROPERTY MERGER RECORDED AUGUST 22, 2006 AS INSTRUMENT NO. 2006-126233 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.

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(4) PARCEL MAP NO. 17-0004 FILED SEPTEMBER 30, 2019 IN BOOK 84 OF PARCEL MAPS AT PAGES 97 THROUGH 100 AS FILE NO. 2019-900168 OF OFFICIAL RECORDS OF SAN MATEO COUNTY.



BOUNDARY AND EASEMENT SURVEY MAP PARTIAL LEGEND

●●●●● INDICATES THE BOUNDARY OF THIS BOUNDARY AND EASEMENT MAP CONSISTING OF 65,493 SQ. FT. OR 1.504 ACRES.

(E) REFER TO THE BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTIONS SHOWN ON SHEET C42.

(11) REFER TO EASEMENT DESCRIPTIONS SHOWN ON SHEET C41.

CPUE CITY PUBLIC UTILITY EASEMENT

CSDE CITY STORM DRAIN EASEMENT

CODE COUNTY DRAINAGE EASEMENT

PSDE PRIVATE STORM DRAIN EASEMENT IN FAVOR OF PARCEL B OF LOT MERGER OVER PARCEL A OF LOT MERGER

PMUE PRIVATE MUTUAL UTILITY LINE EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER AND PARCEL MAP NO. 17-0004.

CAE CITY AIRCRAFT EASEMENT

GPE GAS PIPE EASEMENT IN FAVOR OF PACIFIC GAS AND ELECTRIC COMPANY

PSE PRIVATE SEWER EASEMENT IN FAVOR OF PARCEL A OF LOT MERGER OVER PARCEL MAP NO. 17-0004

APN ASSESSOR'S PARCEL NUMBER

INOB IN-N-OUT BURGER

R PROPERTY LINE

LL INOB LEASE PREMISE LINE

R/W RIGHT OF WWAY

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: BRIGID WILLIAMS
PHONE: 626 813-5398

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APOGEE PROJECT NO.

Apogee
Architectural Partners
16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001 PH: (469) 966-2322

MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
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(909) 305-2395 FAX (909) 305-2397

Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 DATE 07-01-2025

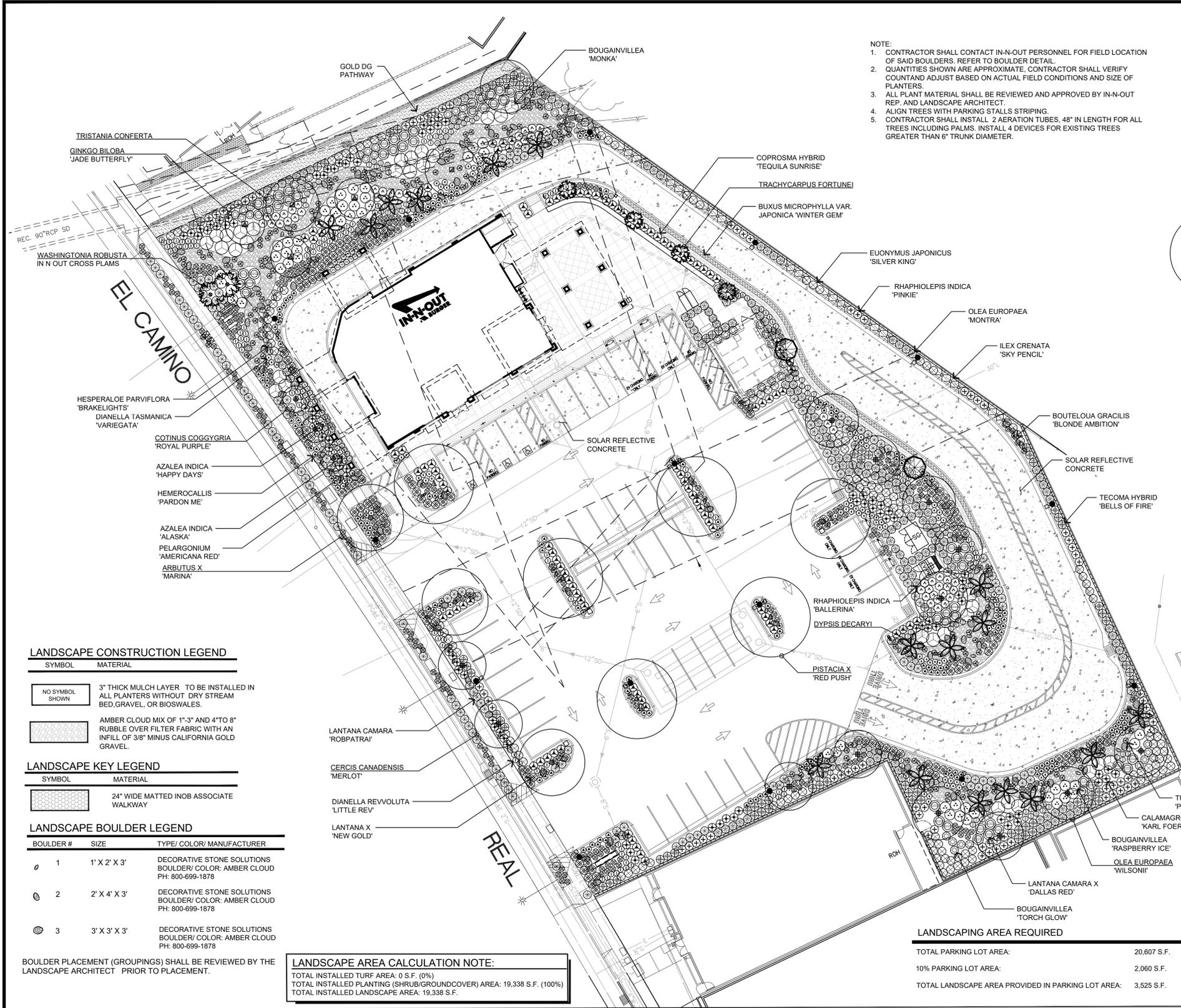
REGISTERED PROFESSIONAL ENGINEER
MARK S. LAMOUREUX
No. 38382
CIVIL
STATE OF CALIFORNIA

IN-N-OUT BURGER
972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT BOUNDARY AND EASEMENT MAP

C38

JN22037-22037 C38-obm.dwg



NOTE:
 1. CONTRACTOR SHALL CONTACT IN-N-OUT PERSONNEL FOR FIELD LOCATION OF SAID BOULDERS. REFER TO BOULDER DETAIL.
 2. QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY COUNT AND ADJUST BASED ON ACTUAL FIELD CONDITIONS AND SIZE OF PLANTERS.
 3. ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REP. AND LANDSCAPE ARCHITECT.
 4. ALIGN TREES WITH PARKING STALLS STRIPING.
 5. 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

| SYMBOL | BOTANICAL NAME | COMMON NAME | SIZE | SPACING | QUANTITY | REMARKS | WUCOLS ZONE 1 | DETAILS |
|---------------------------------|--|----------------------------------|----------------------------|----------|-------------------------|--|---------------|-------------------|
| TREES | | | | | | | | |
| | ARBUS X 'MARINA' | MARINA STRAWBERRY TREE | 24" BOX | PER PLAN | +/- 3 | STANDARDS - MATCHED | LOW | A.C / LPD.1 |
| | COTINUS COGGYGRIA 'ROYAL PURPLE' | ROYAL PURPLE SMOKE TREE | 24" BOX | PER PLAN | +/- 3 | STANDARDS MATCHED | LOW | A.C / LPD.1 |
| | CERCIS CANADENSIS 'MERLOT' | MERLOT REDBUD | 24" BOX | PER PLAN | +/- 7 | STANDARDS MATCHED | MED | A.C / LPD.1 |
| | GINKGO BILOBA 'JADE BUTTERFLY' | JADE BUTTERFLY GINKGO | 24" BOX | PER PLAN | +/- 3 | STANDARDS MATCHED | MED | A.C / LPD.1 |
| | OLEA EUROPAEA 'WILSONII' | FRUITLESS OLIVE | 24" BOX | PER PLAN | +/- 6 | STANDARDS MATCHED | LOW | A.C / LPD.1 |
| | PISTACIA X 'RED PUSH' | RED PUSH PISTACHE | 24" BOX | PER PLAN | +/- 6 | STANDARDS MATCHED | LOW | A.C / LPD.1 |
| | TRISTANIA CONFERTA | BRISBANE BOX | 24" BOX | PER PLAN | +/- 3 | STANDARDS MATCHED | MED | A.C / LPD.1 |
| | TRACHYCARPUS FORTUNEI | WINDMILL PALM | 4" BTH 6" BTH 8" BTH | PER PLAN | +/- 1 +/- 2 | SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1 | LOW | B.C / LPD.1 |
| | DYPISIS DECARYI | TRIANGLE PALM | 4" BTH 6" BTH 8" BTH | PER PLAN | +/- 5 +/- 6 +/- 6 | SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z60.1 | LOW | B.C / LPD.1 |
| | 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.C / LPD.1 |
| SHRUBS | | | | | | | | |
| | AZALEA INDICA 'ALASKA' | ALASKA AZALEA | 5 GALLON | 24" O.C. | +/- 20 | TRIANGLE SPACING | MED | D / LPD.1 |
| | AZALEA INDICA 'HAPPY DAYS' | HAPPY DAYS AZALEA | 5 GALLON | 24" O.C. | +/- 24 | TRIANGLE SPACING | MED | D / LPD.1 |
| | BOUGAINVILLEA 'TORCH GLOW' | TORCH GLOW BOUGAINVILLEA | 5 GALLON | 36" O.C. | +/- 44 | LINEAR | LOW | D / LPD.1 |
| | BOUGAINVILLEA 'TORCH GLOW' NOTE: BOUGAINVILLEA 'TORCH GLOW' AROUNDING TRACH ENCLOSURE TO BE ESPALIER | BLONDE AMBITION BLUE GRAMA GRASS | 1 GALLON | 24" O.C. | +/- 260 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS | 5 GALLON | 36" O.C. | +/- 84 | TRIANGLE SPACING | MED | D / LPD.1 |
| | DIANELLA REVOLUTA 'LITTLE REV' | LITTLE REV FLAX LILY | 5 GALLON | 24" O.C. | +/- 126 | TRIANGLE SPACING | MED | D / LPD.1 |
| | DIANELLA TASMANICA 'VARIEGATA' | VARIEGATED FLAX LILY | 5 GALLON | 24" O.C. | +/- 110 | TRIANGLE SPACING | MED | D / LPD.1 |
| | HESPERALOE PARVIFLORA 'BRAKELIGHTS' | BRAKELIGHTS RED YUCCA | 5 GALLON | 24" O.C. | +/- 96 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | HEMEROCALLIS 'PARDON ME' | RED DAYLILY | 1 GALLON | 24" O.C. | +/- 185 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | ILEX CRENATA 'SKY PENCIL' | SKY PENCIL JAPANESE HOLLY | 5 GALLON | PER PLAN | +/- 24 | TRIANGLE SPACING | MED | D / LPD.1 |
| | TULBAGHIA VIOLACEA 'PURPLEICIOUS' | PURPLEICIOUS SOCIETY GARLIC | 5 GALLON | 24" O.C. | +/- 135 | TRIANGLE SPACING | MED | D / LPD.1 |
| | LANTANA CAMARA X 'DALLAS RED' | LANTANA DALLAS RED | 5 GALLON | 36" O.C. | +/- 57 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | PELARGONIUM 'AMERICANA RED' | ZONAL GERANIUM | 5 GALLON | 24" O.C. | +/- 43 | TRIANGLE SPACING | MED | D / LPD.1 |
| BARRIER SHRUB HEDGE | | | | | | | | |
| | EUONYMUS JAPONICUS 'SILVER KING' | SILVER KING EUONYMUS | 5 GALLON | 36" O.C. | +/- 124 | TRIANGLE SPACING | LOW | 6' X 3' D / LPD.1 |
| | COPROSMA HYBRID 'TEQUILA SUNRISE' | TEQUILA SUNRISE MIRROR PLANT | 5 GALLON | 36" O.C. | +/- 108 | TRIANGLE SPACING | MED | 4' X 3' D / LPD.1 |
| | OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE DWARF OLIVE | 5 GALLON | 36" O.C. | +/- 161 | TRIANGLE SPACING | LOW | 4' X 4' D / LPD.1 |
| | RHIPHIOLEPIS INDICA 'BALLERINA' | BALLERINA INDIAN HAWTHORN | 5 GALLON | 36" O.C. | +/- 50 | TRIANGLE SPACING | LOW | 3' X 3' D / LPD.1 |
| | RHIPHIOLEPIS INDICA 'PINKIE' | PINKIE INDIAN HAWTHORN | 5 GALLON | 36" O.C. | +/- 75 | TRIANGLE SPACING | LOW | 4' X 3' D / LPD.1 |
| | TECOMA HYBRID 'BELLS OF FIRE' | BELLS OF FIRE ESPERANZA | 5 GALLON | 36" O.C. | +/- 81 | TRIANGLE SPACING | LOW | 4' X 4' D / LPD.1 |
| PROTECTIVE BARRIER HEDGE | | | | | | | | |
| | BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' | WINTER GEM BOXWOOD | 5 GALLON | 12" O.C. | +/- 186 | ROOT BALL TO ROOT BALL DEPENDENT ON PLANT SIZE | MED | D / LPD.1 |
| GROUND COVER | | | | | | | | |
| | BOUGAINVILLEA 'RASPBERRY ICE' | RASPBERRY ICE BOUGAINVILLEA | 5 GALLON | 48" O.C. | +/- 53 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | BOUGAINVILLEA 'MONKA' | OO-LA-LA BOUGAINVILLEA | 5 GALLON | 48" O.C. | +/- 33 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | LANTANA X 'NEW GOLD' | NEW GOLD LANTANA | 1 GALLON | 36" O.C. | +/- 135 | TRIANGLE SPACING | LOW | D / LPD.1 |
| | LANTANA CAMARA 'ROBPATRA' | PATRIOT RAINBOW COMPACT LANTANA | 1 GALLON | 36" O.C. | +/- 163 | TRIANGLE SPACING | LOW | D / LPD.1 |

LANDSCAPE CONSTRUCTION LEGEND

| SYMBOL | MATERIAL |
|-----------------|--|
| NO SYMBOL SHOWN | 3" THICK MULCH LAYER TO BE INSTALLED IN ALL PLANTERS WITHOUT DRY STREAM BED, GRAVEL, OR BIOSWALES. |
| | AMBER CLOUD MIX OF 1"-3" AND 4" TO 8" RUBBLE OVER FILTER FABRIC WITH AN INFILL OF 3/8" MINUS CALIFORNIA GOLD GRAVEL. |

LANDSCAPE KEY LEGEND

| SYMBOL | MATERIAL |
|--------|--|
| | 24" WIDE MATTED INOB ASSOCIATE WALKWAY |

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 AREA CALCULATION NOTE:
 TOTAL INSTALLED TURF AREA: 0 S.F. (0%)
 TOTAL INSTALLED PLANTING (SHRUB/GROUND COVER) AREA: 19,338 S.F. (100%)
 TOTAL INSTALLED LANDSCAPE AREA: 19,338 S.F.

LANDSCAPING AREA REQUIRED

| | |
|--|-------------|
| TOTAL PARKING LOT AREA: | 20,607 S.F. |
| 10% PARKING LOT AREA: | 2,060 S.F. |
| TOTAL LANDSCAPE AREA PROVIDED IN PARKING LOT AREA: | 3,525 S.F. |

HEAT ISLAND REDUCTION (Section 20.330.010) SUMMARY

| | |
|---|-----------------|
| TOTAL UNCOVERED PARKING AND DRIVE AREA: | 34,715 S.F. |
| 50% SHADING REQUIRED FOR UNCOVERED AREAS: | 17,357 S.F. |
| PARKING AREA SHADED BY TREE COVERAGE: | 3,585 S.F. |
| REFLECTIVE CONCRETE: | 14,108 S.F. |
| TOTAL SHADED/ REFLECTIVE CONCRETE AREA: | 17,693 S.F. 54% |

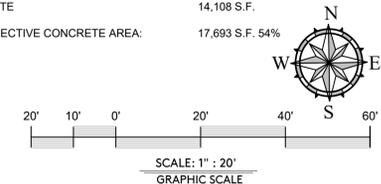
PLAN VIEW

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.

TREE ROOT BARRIER - 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.

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.

TITLE 23 - WATER EFFICIENT LANDSCAPE COMPLIANCE NOTE
 I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF LANDSCAPE DESIGN PLAN.
 BRANDON PETRUNIO, RLA 5894, DATE: July 2, 2025



LANDSCAPE ARCHITECT:

BPA
 LANDSCAPE ARCHITECTS

BRANDON PETRUNIO & ASSOCIATES, INC.
 LANDSCAPE ARCHITECTS

Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
 Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
 T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: BRIGID WILLIAMS
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 MARK S. LAMOUREUX R.C.E. 38382 DATE: 07-01-2025

IN-N-OUT BURGER
 972 EL CAMINO REAL
 SOUTH SAN FRANCISCO, CA 94080

CITY ENTITLEMENT
LANDSCAPE PLANTING
PLAN

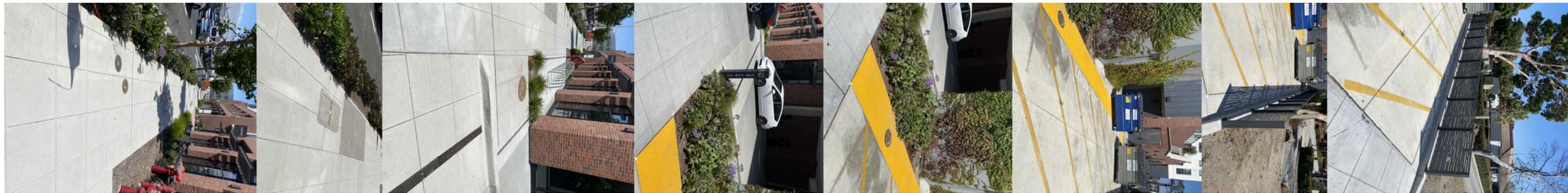
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PROPERTY LINE BETWEEN PARCEL AND 972 EL CAMINO REAL (NINE 88) APARTMENTS



PROPERTY LINE BETWEEN PARCEL AND 972 EL CAMINO REAL (NINE 88) APARTMENTS



NORTH NEIGHBORING PROPERTY - FRONT 972 EL CAMINO REAL (NINE 88) APARTMENTS



EAST PROPERTY LINE BEHIND PARCEL ALONG CENTENNIAL WAY TRAIL

LANDSCAPE ARCHITECT:

BPA
LANDSCAPE ARCHITECTS

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com

Signature: [Signature]
01/31/2027
Retained Date: 2025/01/01
Date

STATE OF CALIFORNIA
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
No. 38382



DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: BRIGID WILLIAMS
PHONE: 626 813-5398



REVISIONS

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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 DATE 07-01-2025



IN-N-OUT BURGER
972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

**CITY ENTITLEMENT
LANDSCAPE SITE
PHOTOS PART 1**



SOUTH WEST PROPERTY - FRONT OF 934 EL CAMINO REAL BUILDING (SOCIAL CLUB)



SOUTH PROPERTY - BACK OF 934 EL CAMINO REAL BUILDING (SOCIAL CLUB)



SOUTH WEST PROPERTY LINE - MALTESE AMERICAN SOCIAL CLUB AND DELUXE INN



SOUTH EAST PROPERTY LINE - 66 A ST ALL TRANSMISSIONS BUILDING

LANDSCAPE ARCHITECT:

BPA
LANDSCAPE ARCHITECTS

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

Design Studio: 301 N. San Dimas Ave., San Dimas, CA. 91773
Corp Office: 15699 Cherry Leaf Lane, Fontana, CA. 92336
T: (424) 235-8940, M: (951) 312-9943, E: brandon@bpalas.com



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07-01-2025
DATE



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972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

**CITY ENTITLEMENT
LANDSCAPE SITE
PHOTOS PART 2**

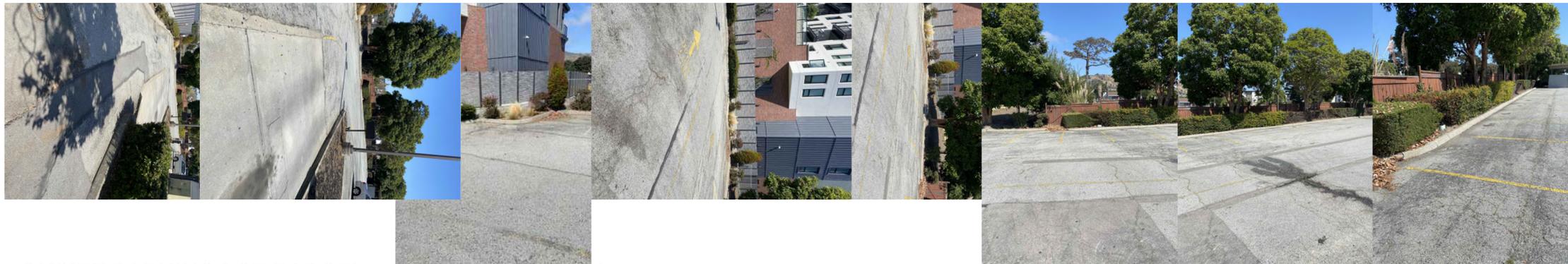
LSP.2



ONSITE FRONT OF PARCEL 972 EL CAMINO REAL



ONSITE PARKING LOT BURGER KING 972 EL CAMINO REAL



ONSITE PARKING LOT PARCEL 972 EL CAMINO REAL



ONSITE PARKING LOT OF PARCEL 972 EL CAMINO REAL

LANDSCAPE ARCHITECT:

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972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

**CITY ENTITLEMENT
LANDSCAPE SITE
PHOTOS PART 3**

LSP.3



PLANTING LEGEND

| SYMBOL | BOTANICAL NAME | COMMON NAME |
|---------------------------------|--|----------------------------------|
| TREES | | |
| | ARBUTUS X 'MARINA' | MARINA STRAWBERRY TREE |
| | COTINUS COGGYGRIA 'ROYAL PURPLE' | ROYAL PURPLE SMOKE TREE |
| | CERCIS CANADENSIS 'MERLOT' | MERLOT REDBUD |
| | GINKGO BILOBA 'JADE BUTTERFLY' | JADE BUTTERFLY GINKGO |
| | OLEA EUROPAEA 'WILSONII' | FRUITLESS OLIVE |
| | PISTACIA X 'RED PUSH' | RED PUSH PISTACHE |
| | TRISTANIA CONFERTA | BRISBANE BOX |
| | TRACHYCARPUS FORTUNEI | WINDMILL PALM |
| | DYPSIS DECARYI | TRIANGLE PALM |
| | WASHINGTONIA ROBUSTA IN N OUT CROSS PLAMS | MEXICAN FAN PALM |
| SHRUBS | | |
| | AZALEA INDICA 'ALASKA' | ALASKA AZALEA |
| | AZALEA INDICA 'HAPPY DAYS' | HAPPY DAYS AZALEA |
| | BOUGAINVILLEA 'TORCH GLOW' | TORCH GLOW BOUGAINVILLEA |
| | BOUTELOUA GRACILIS 'BLONDE AMBITION' | BLONDE AMBITION BLUE GRAMA GRASS |
| | CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' | FEATHER REED GRASS |
| | DIANELLA REVOLUTA 'LITTLE REV' | LITTLE REV FLAX LILY |
| | DIANELLA TASMANICA 'VARIEGATA' | VARIEGATED FLAX LILY |
| | HESPERALOE PARVIFLORA 'BRAKELIGHTS' | BRAKELIGHTS RED YUCCA |
| | HEMEROCALLIS 'PARDON ME' | RED DAYLILY |
| | ILEX CRENATA 'SKY PENCIL' | SKY PENCIL JAPANESE HOLLY |
| | TULBAGHIA VIOLACEA 'PURPLEICIOUS' | PURPLEICIOUS SOCIETY GARLIC |
| | LANTANA CAMARA X 'DALLAS RED' | LANTANA DALLAS RED |
| | PELARGONIUM 'AMERICANA RED' | ZONAL GERANIUM |
| BARRIER SHRUB HEDGE | | |
| | EUONYMUS JAPONICUS 'SILVER KING' | SILVER KING EUONYMUS |
| | COPROSMA HYBRID 'TEQUILA SUNRISE' | TEQUILA SUNRISE MIRROR PLANT |
| | OLEA EUROPAEA 'MONTRA' | LITTLE OLLIE DWARF OLIVE |
| | RHAPHIOLEPIS INDICA 'BALLERINA' | BALLERINA INDIAN HAWTHORN |
| | RHAPHIOLEPIS INDICA 'PINKIE' | PINKIE INDIAN HAWTHORN |
| | TECOMA HYBRID 'BELLS OF FIRE' | BELLS OF FIRE ESPARANZA |
| PROTECTIVE BARRIER HEDGE | | |
| | BUXUS MICROPHYLLA VAR. JAPONICA 'WINTER GEM' | WINTER GEM BOXWOOD |
| GROUND COVER | | |
| | BOUGAINVILLEA 'RASPBERRY ICE' | RASPBERRY ICE BOUGAINVILLEA |
| | BOUGAINVILLEA 'MONKA' | OO-LA-LA® BOUGAINVILLEA |
| | LANTANA X 'NEW GOLD' | NEW GOLD LANTANA |
| | LANTANA CAMARA 'ROBPATRA' | PATRIOT RAINBOW COMPACT LANTANA |

LANDSCAPE ARCHITECT:

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REVISIONS

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APOGEE PROJECT NO.

Apogee
Architectural Partners

16775 ADDISON ROAD, SUITE 350
ADDISON, TX 75001 P.O. (409) 948-2322

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CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
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Mark S. Lamoureux
MARK S. LAMOUREUX R.C.E. 38382 DATE 07-02-2025



IN-N-OUT BURGER
972 EL CAMINO REAL
SOUTH SAN FRANCISCO, CA 94080

**CITY ENTITLEMENT
LANDSCAPE
COLOR PLAN**

LCP.1



SOUTHEAST ELEVATION



NORTHEAST ELEVATION

SOUTH SAN FRANCISCO, CA
 972 EL CAMINO REAL



GOD BLESS AMERICA
 13502 HAMBURGER LANE
 BALDWIN PARK, CA 91706

ELEVATIONS 1

SHEET OF 1

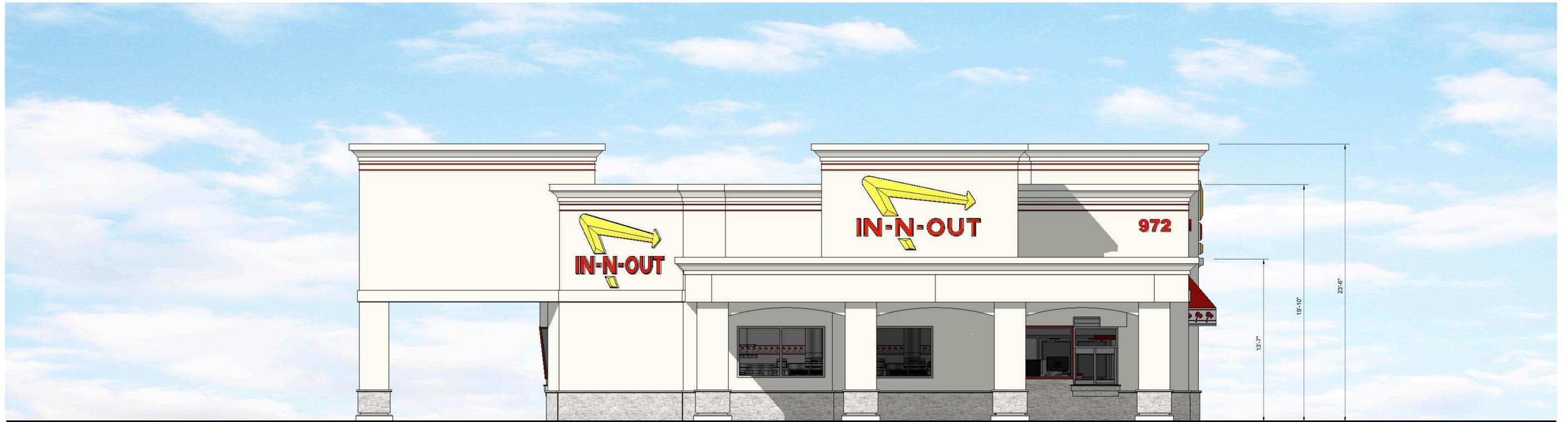
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 THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT.

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





NORTHWEST ELEVATION



SOUTHWEST ELEVATION

SOUTH SAN FRANCISCO, CA
972 EL CAMINO REAL



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 2

SHEET OF 1

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





NORTHWEST ELEVATION



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

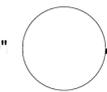
ELEVATIONS 3

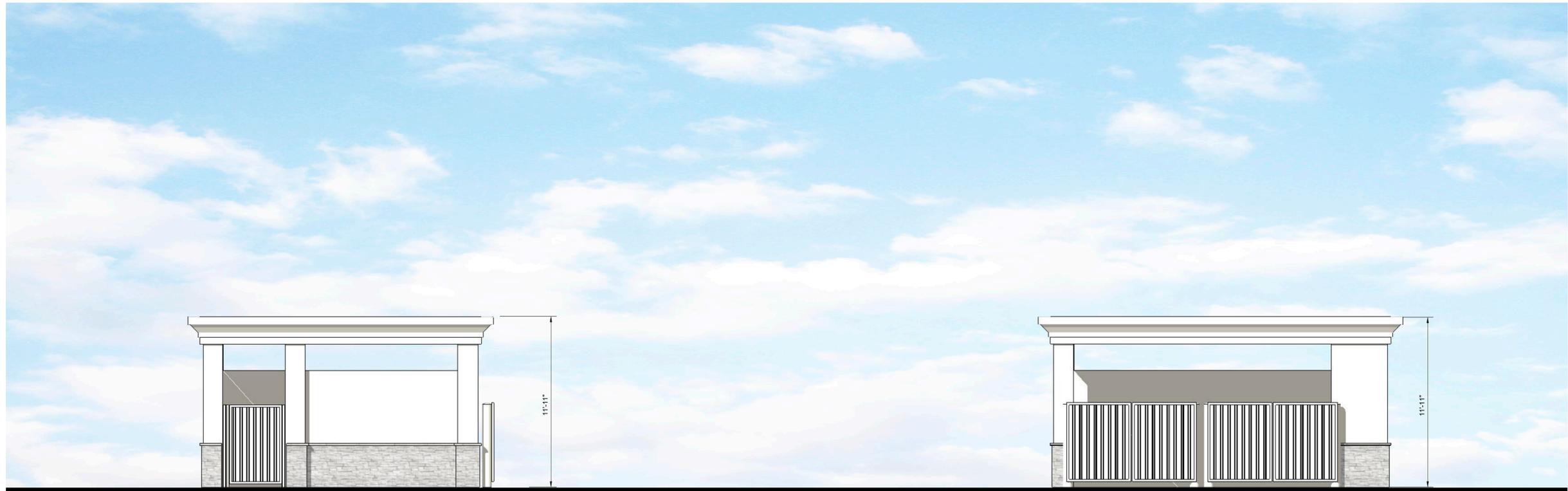
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SOUTH SAN FRANCISCO, CA
972 EL CAMINO REAL

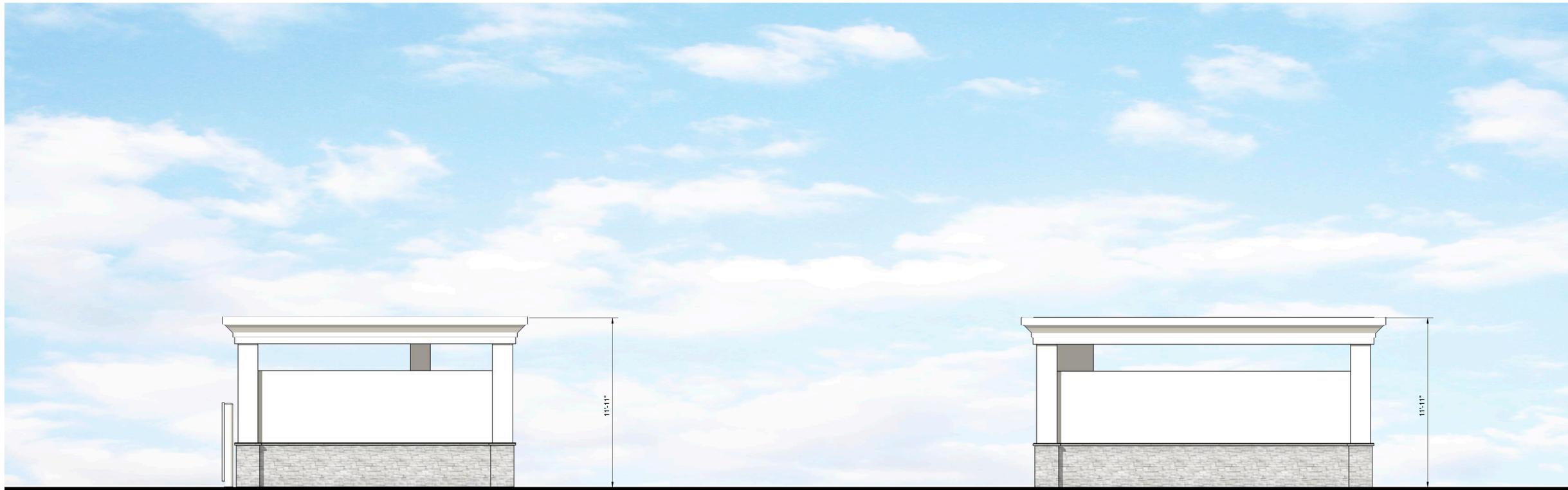
SCALE: 1/4" = 1'-0"





SIDE ENTRY ELEVATION

FRONT SERVICE AREA ELEVATION



SIDE ELEVATION

REAR ELEVATION



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

TE ELEVATIONS

SHEET OF 1

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SOUTH SAN FRANCISCO, CA

972 EL CAMINO REAL

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

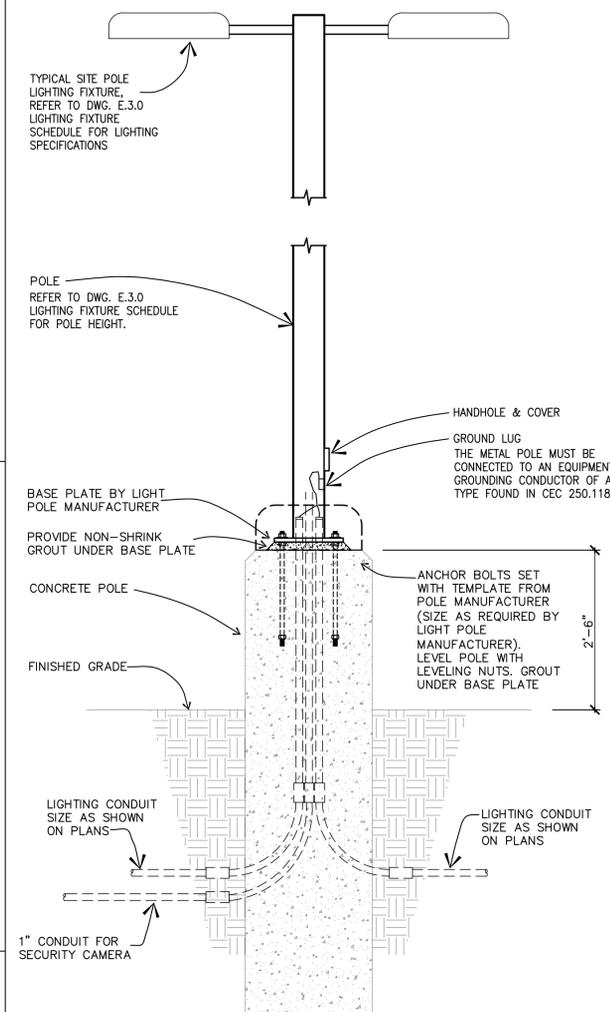




PHOTOMETRIC NOTES

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 2.06.0215 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 GRAD LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFG.

B. PHOTOMETRIC CALCULATION DATA:
B.1. LUMINAIRE LIGHT LOSS FACTOR EQUALS 0.85.
B.2. MEAN LAMP LUMENS WERE USED FOR IES CALCULATIONS



01 SITE LIGHTING STANDARD
SCALE: NOT TO SCALE

GENERAL NOTE:
REFER TO STRUCTURAL PLANS FOR POLE BASE STRUCTURAL DESIGN DETAIL & CALCULATION.

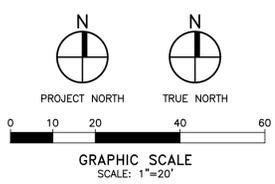
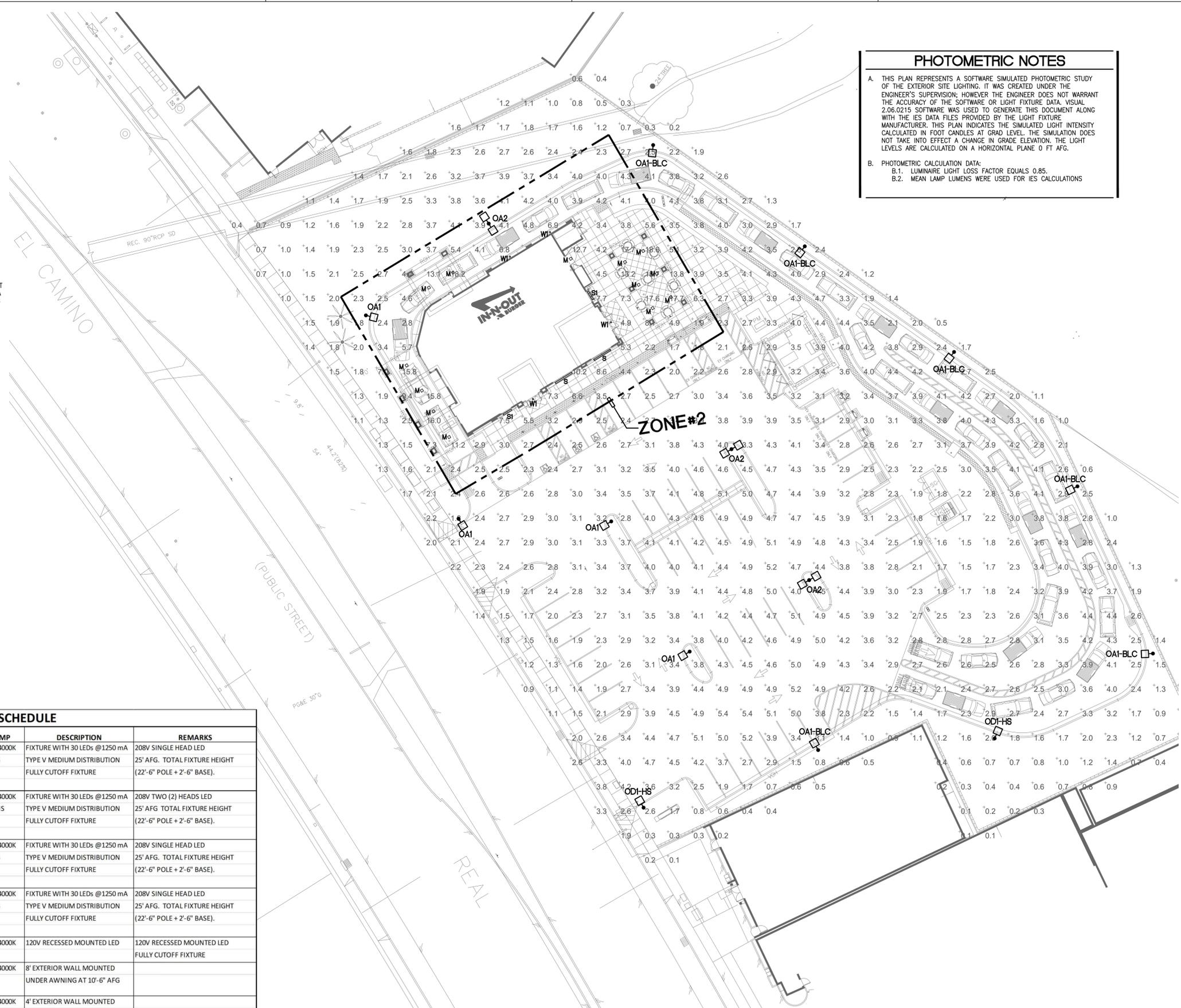
| SITE LIGHTING FIXTURE SCHEDULE | | | | | | |
|--------------------------------|--|---------|-----------------------------|--|---|---|
| TYPE | MANUFACTURER | VOLTAGE | LAMPS | LUMENS PER LAMP | DESCRIPTION | REMARKS |
| OA1 | LITHONIA LIGHTING | 208 | LED PROVIDED TOTAL: 124W | COLOR TEMPERATURE: 4000K 16,741 LUMENS | FIXTURE WITH 30 LEDs @1250 mA | 208V SINGLE HEAD LED |
| | #DSX1 LED P4 40K TSM MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19AS DDB | | | | TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE | 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE). |
| OA2 | LITHONIA LIGHTING | 208 | LED PROVIDED TOTAL: (2)124W | COLOR TEMPERATURE: 4000K (2)16,741 LUMENS | FIXTURE WITH 30 LEDs @1250 mA | 208V TWO (2) HEADS LED |
| | #DSX1 LED P4 40K TSM MVOLT SPA DDBXD POLE #SSS 22.5 5G DM28AS DDB | | | | TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE | 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE). |
| OA1-BLC | LITHONIA LIGHTING | 208 | LED PROVIDED TOTAL: 124W | COLOR TEMPERATURE: 4000K 16,741 LUMENS | FIXTURE WITH 30 LEDs @1250 mA | 208V SINGLE HEAD LED |
| | #DSX1 LED P4 40K BLC MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19AS DDB | | | | TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE | 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE). |
| OD1-HS | LITHONIA LIGHTING | 208 | LED PROVIDED TOTAL: 124W | COLOR TEMPERATURE: 4000K 16,741 LUMENS | FIXTURE WITH 30 LEDs @1250 mA | 208V SINGLE HEAD LED |
| | #DSX1 LED P4 40K TFM-HS MVOLT SPA DDBXD POLE #SSS 22.5 5G DM19AS DDB | | | | TYPE V MEDIUM DISTRIBUTION FULLY CUTOFF FIXTURE | 25' AFG. TOTAL FIXTURE HEIGHT (22'-6" POLE + 2'-6" BASE). |
| M | ATLANTIC LIGHTING | 120 | LED LAMP TOTAL: 36W | COLOR TEMPERATURE: 4000K 4400 LUMENS | 120V RECESSED MOUNTED LED | 120V RECESSED MOUNTED LED FULLY CUTOFF FIXTURE |
| S | LITHONIA LIGHTING | 120 | LED PROVIDED TOTAL: 54W | COLOR TEMPERATURE: 4000K 9000 LUMENS | 8' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-6" AFG | |
| S1 | LITHONIA LIGHTING | 120 | LED PROVIDED TOTAL: 24W | COLOR TEMPERATURE: 4000K 4000 LUMENS | 4' EXTERIOR WALL MOUNTED UNDER AWNING AT 10'-6" AFG | |
| W1 | ELITE LIGHTING | 120 | LED PROVIDED TOTAL: 10W | COLOR TEMPERATURE: 4000K 700 LUMENS | RECESSED DOWNLIGHT | |
| | #REL437-700L-DIMTR-120 40K 90+ W-WH REL437-RT-CL-WH | | | | FULLY CUTOFF FIXTURE (SUITABLE FOR DAMP/WET) | |

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

FOOTCANDLES

| STATISTICS | | | | | | |
|--------------------------------|--------|--------|---------|------|---------|---------|
| DESCRIPTION | SYMBOL | AVG | MAX | MIN | MAX/MIN | AVG/MIN |
| CALC ZONE #1 (PARKING LIGHTS) | + | 2.7 FC | 5.4 FC | 0 FC | N/A | N/A |
| CALC ZONE #2 (BUILDING LIGHTS) | + | 3.3 FC | 18.7 FC | 0 FC | N/A | N/A |

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





"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

SOUTH SAN FRANCISCO, CA

972 EL CAMINO REAL

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

ISSUED: 10/11/24



"GOD BLESS AMERICA"

13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

SOUTH SAN FRANCISCO, CA

972 EL CAMINO REAL

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

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