



CITY OF CAMPBELL
Community Development Department

July 13, 2018

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Planning Commission of the City of Campbell has set the time of 7:30 p.m., or shortly thereafter, on Tuesday, **July 24, 2018**, in the City Hall Council Chambers, 70 North First Street, Campbell, California, for a Public Scoping Meeting to receive comments and guidance from interested public agencies, organizations, and individuals on the scope and content of a project-level Environmental Impact Report (EIR) for the proposed Campbell In-N-Out Burger Project, on property located at **499 E. Hamilton Avenue**. The proposed project would demolish the existing restaurant building (former Elephant Bar) and entirely redevelop the project site with an approximately 3,812 square-foot drive-through fast-food restaurant with outdoor seating. The project would also include related landscaping and site improvements, removal of all on-site trees, and an increase in the number and size of on-site signage.

Interested persons may appear and be heard at this hearing. Please be advised that if you challenge the nature of the above project in court, you may be limited to raising only those issues you or someone else raised at the Public Hearing described in this Notice, or in written correspondence delivered to the City of Campbell Planning Commission at, or prior to, the Public Hearing. Questions may be addressed to the Community Development Department at (408) 866-2140.

Plans and architectural drawings may be viewed at the Planning Division office during normal business hours (8:00 a.m. – 5:00 p.m.) and on the City's 'Public Notices' web page (<http://www.cityofcampbell.com/501/Public-Notices>) under 'Planning Commission'.

Decisions of the Planning Commission may be appealed to the City Council. Appeals must be submitted to the City Clerk in writing within 10 calendar days of an action by the Commission.

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

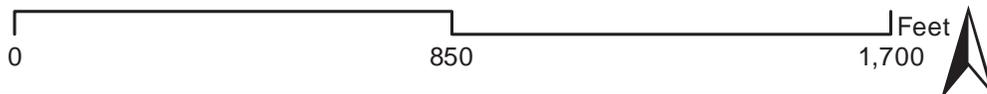


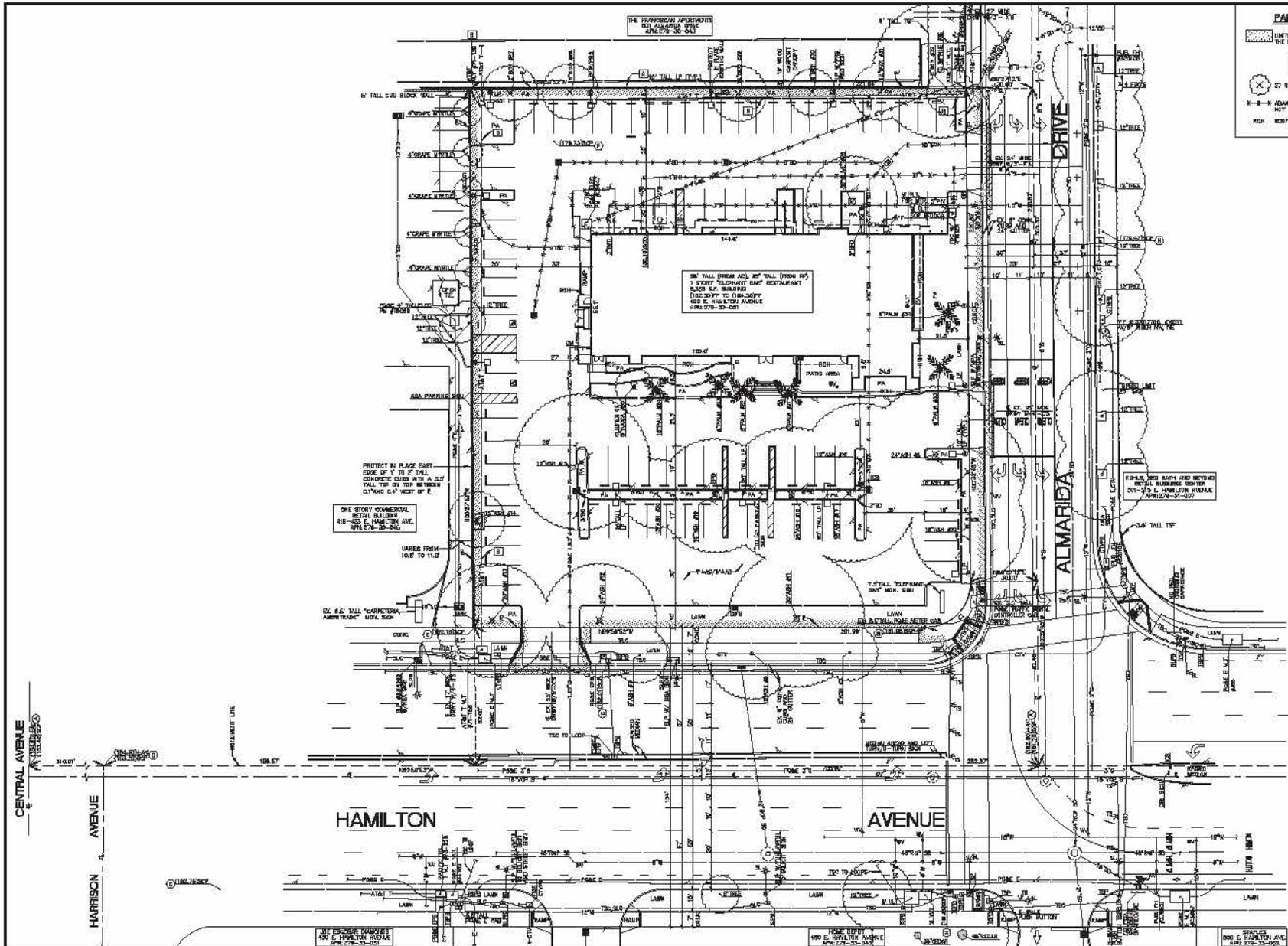
Project Location: 499 E. Hamilton Avenue

Project Name: In-N-Our Burger



Community Development Department
Planning Division





PARTIAL LEGEND

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

- 65.41' DEL FT. (1.33 ACRES) DEMOLITION
- 3.00' DEL FT. (0.06 ACRES) OFFSITE HAMILTON AVENUE AND ALMARIA DRIVE
- 3.00' DEL FT. (0.06 ACRES) TOTAL

DEMOLITION TREE PRODS AND LIMBS TO BE REMOVED PER CITY TREE REMOVAL PERMIT.

REMAIN IN PLACE EXISTING UNDERGROUND UTILITY AND STORM DRAIN PIPE WASH ARE NOT IN CONFLICT WITH THE NEW SITE IMPROVEMENTS OF DEMOLITION.

FOR BEST OVERVIEW.

ENCROACHMENT NOTES

- SOUTH EDGE OF THE PRINCEGARD APARTMENTS 1' TO 2' TALL CURB REMAINING BELOW TALL WITH A 6" TALL WOOD FENCE ON TOP. UNDER 10' SOUTH OF ENCROACHING INTO TO OLD NORTH AND OUTSIDE OF THE BURIEVED PROPERTY.
- AT&T CALIFORNIA UNDERGROUND TELEPHONE CABLE AND TWO 3" BY 6" PIPES LOCATED WITHIN THE WEST 7' AND THE NORTH 8' OF THE BURIEVED PROPERTY THESE IMPROVE OFFSITE BECAUSE TO SHARING PROPERTIES WITHOUT THE BENEFIT OF A RECORD EXISTENT.

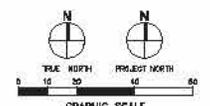
BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 00

36" BRASS DOWEL IN TOP OF CURB WEST SIDE BALWAY ALONG 50' SOUTH OF HAMILTON AVENUE NEXT TO ELECTRODUC.

ELEVATION = 88.00

NO ADJUSTMENT



CURVE	DELTA	PIVOT	LENGTH
C1	80°30'00"	88.00'	31.01'

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
 13628 HAMBURGER LANE
 BURLINGAME PARK, CA 94710
 CONTACT: JIM LICKWISHTON
 PHONE: 650 819-8288

Underground Service Alert
 Call: Toll Free
811
 TYP. WORKING DAYS
 8:00AM - 10:00 PM

REVISIONS

DIA PROJECT NO. 140038

GHA
 Architecture/Development
 14801 Greenway Circle
 Suite 300
 Irvine, CA 92618
 Tel: (949) 238-8864
 Fax: (949) 238-8864

CIVIL ENGINEER
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 420 WEST AVENUE #107, SUITE 200, CHICO, CA 95926
 (530) 338-6398 FAX: (530) 338-2897

Mark S. ...
 JAMES S. ...

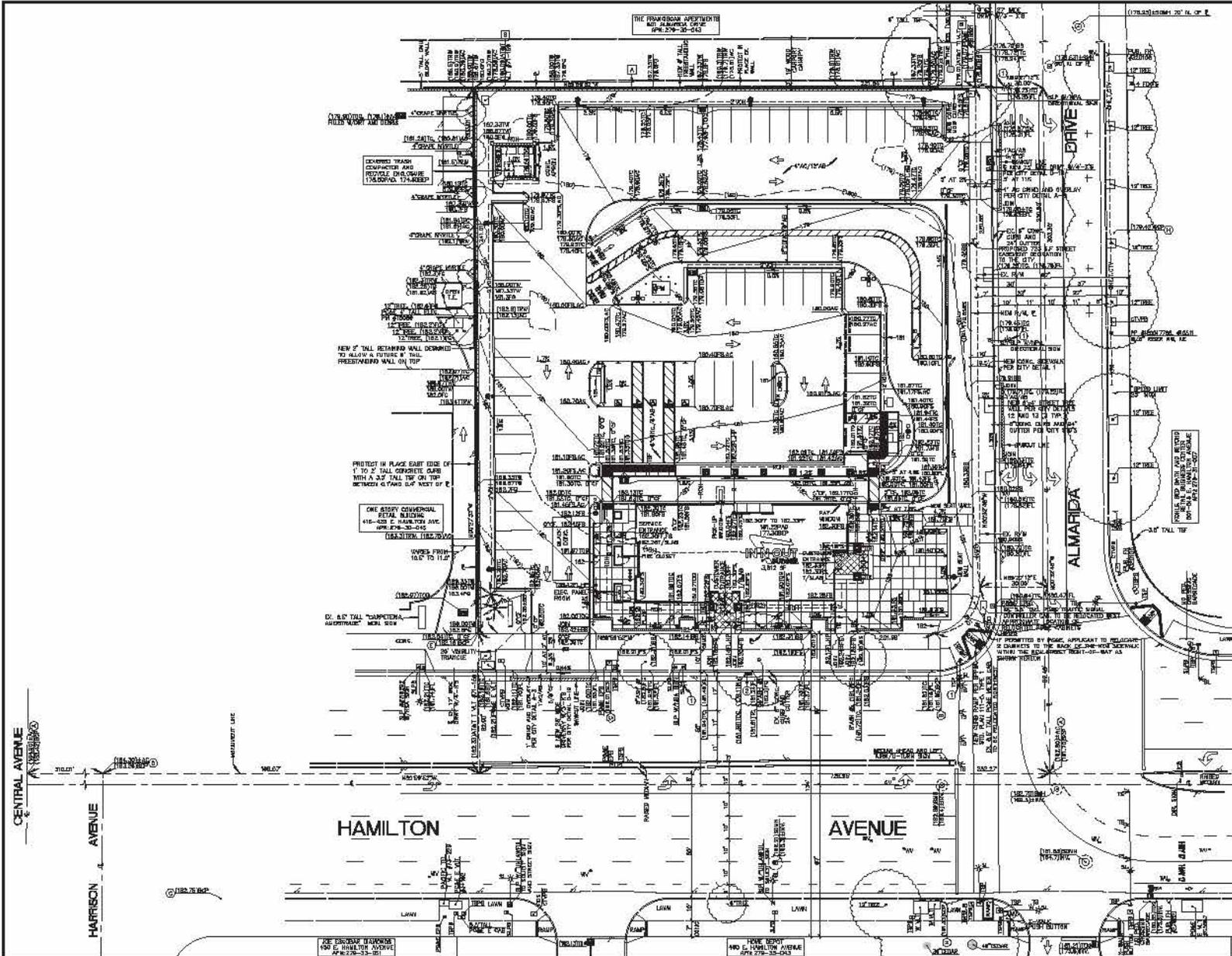
PROFESSIONAL SEAL
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 No. 28322
 EXPIRES 12/31/2011

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

CITY ENTITLEMENT DEMOLITION PLAN

C31

IN 004-0004-000



- LEGEND**
- PROPOSED 24" DIA. CONCRETE DRAIN BOX INLET WITH A 18" DIA. FLOORED PLUS PERFORATED FILTER SCREEN (OR EQUIVALENT) FOR THE PRE-TREATMENT OF SEWAGE/STORM RUNOFF.
 - PROPOSED 12" DIA. MAN HOLE AND 108" SQUARE BRASS GRATE AND CONCRETE BOX (OR EQUIVALENT).
 - PROPOSED 17'-0" TALL FUTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 27' TALL.
 - PROPOSED 11'-0" TALL FUTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 14' TALL.
 - YELLOW TRIANGULAR SIGN WITH RED BORDERS WARNING STOP.
 - VEHICLE DETECTOR LOOP.
 - PROPERTY LINE.
 - 1 NEW 2" TALL 18" DIA. LIT TORQUE 3/8" DIAGONAL SIGN.
 - 2 NEW 2" TALL 18" DIA. LIT "THANK YOU, DO NOT ENTER" DIAGONAL SIGN.
 - 3 NEW PROVISIONAL SIDEWALK SIGN.
 - 4 ACCESSIBILITY ENTRY SIGN.
 - 5 SIGN INDICATING CARBON DIOXIDE LAKE TO ENTER FROM HAMILTON AVENUE.
 - 6 IN-OUT BURGER.
 - 7 VEHICLE OVERPASS.
 - 8 NEW 600V RACE ELECTRIC PAD MOUNT TRANSFORMER TO BE SERVICED WITH UNDERGROUND CABLES.
 - 9 NEW 3" TALL BRICK SCREEN WALL WITH STUCCO EXTERIOR AT CURB BLOCK AND A 6" DIA. CONCRETE CAP ON TOP.
 - 10 NEW STUCCO COVERED 4" DIA. BRICK WALL WITH A 6" DIA. CONCRETE CAP ON TOP.
 - 11 PROPOSED 18" TO 24" TALL 1/2" DIA. STUCCO COVERED CURB WALL WITH A PRECAST CONCRETE CURB.
 - 12 UPGRADE STREET LIGHT TO AN LED FIXTURE.
 - 13 INSTALL A FULL TRASH CAPTURE BASKET IN THE EXISTING STREET STORM DRAIN CATCH BASIN.
 - 14 ROOF OVERHANG.

ENGINEER ESTIMATED EARTHWORK QUANTITIES

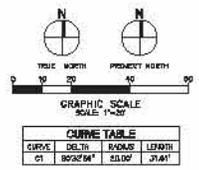
1. RAW CUT (EXCLUDES 80% C.V. FILLING, EXCAVATION, STORM DRAIN AND UTILITY SPILLS)	2,000 CU. YDS.
2. DEWATERING THE RECONSTRUCTED SOIL UNDER THE NEW BUILDING AND EXISTING TRASH ENCLOSURE AREA IDENTIFIED AS THE BOTTOM OF EXCAVATED PLANE (DEPT UP TO THE PAD ELEVATION, 0.000000)	1,500 CU. YDS.
3. DEWATERING THE TOP 2 FEET OF LOOSE SOIL UNDER THE PROPOSED SIDEWALK AND EXISTING SIDEWALKS WITH THE DEVELOPED 8% (0.000000)	5,400 CU. YDS.
4. TOTAL CUT	9,000 CU. YDS.
5. RAW FILL	80 CU. YDS.
6. SHORTRAGE OF RAW FILL USING AN ASSUMED 10% SHORTRAGE LOSS	10 CU. YDS.
7. RECOMPACT EXISTING GRAVE SOILS FOR THE AREA DETAILED IN ITEM NO. 2 ABOVE USING AN ASSUMED 10% SHORTRAGE LOSS	1,500 CU. YDS.
8. RECOMPACT EXISTING GRAVE SOILS FOR AREAS DETAILED IN ITEM NO. 3 ABOVE USING AN ASSUMED 10% SHORTRAGE LOSS	5,700 CU. YDS.
9. TOTAL COMPACTED FILL	8,200 CU. YDS.
10. ESTIMATED AMOUNT OF SOIL TO EXPORT FROM THE SITE	1,200 CU. YDS.

NOTE: USE TRACT TOP 24" OF SHORTRAGE SOIL.

NOTE: THE TRADING CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THEIR OWN CONTRACTOR QUANTITIES FOR WORK PURPOSES. THE QUANTITIES SHOWN HEREIN ARE THE ENGINEER'S ESTIMATE ONLY.

NOTE: ALL EARTHWORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GRADING AND ASSOCIATED, SEE PARAGRAPH 2.020 GEOTECHNICAL ENGINEERING INVESTIGATION REPORT. PROPOSED LAID BY THE DIRECTOR OF DIVE SERVICE, LOS ANGELES AND THE 2000 AS THEIR PROJECT NUMBER 008-17003.

BENCHMARK
 CITY OF CAMPBELL BENCHMARK NO. 20
 24" BRASS BAK IN TOP OF CURB NEXT SIDE SALVAGE AVENUE BY SOUTH OF HAMILTON AVENUE NEXT TO ELEVATIONS.
 ELEVATION = 168.00
 100% ADJUSTMENT



ENCROACHMENT NOTES

- A SOUTH SIDE OF THE PROVISIONAL APARTMENTS 1' TO 2" TALL CURB RETURNING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VARIES 0.5' SOUTH OF AND ENCOMPASSING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- B 6741 CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND 180 3" DIA. WASTE LOCATED WITHIN THE WEST 7' AND THE NORTH 6' OF THE SURVEYED PROPERTY WHICH PROVIDE EVIDENCE TO ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORDS EASEMENT.

IN-N-OUT BURGER
 DEVELOPER:
 IN-N-OUT BURGER
 13855 HAMBURGER LANE
 BULDWIN PARK, CA 91776
 CONTACT: JIM LOCKINGTON
 PHONE: 626 815-8850

Underground Service Alert
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811
 THE WARNING SIGN
 BEING TOL 811

REMARKS

GHA PROJECT NO. 140200

GHA
 Architecture/Development
 11801 Quince Drive
 Suite 300
 Irvine, CA 92618
 Tel: (949) 261-8888
 Fax: (949) 261-9954

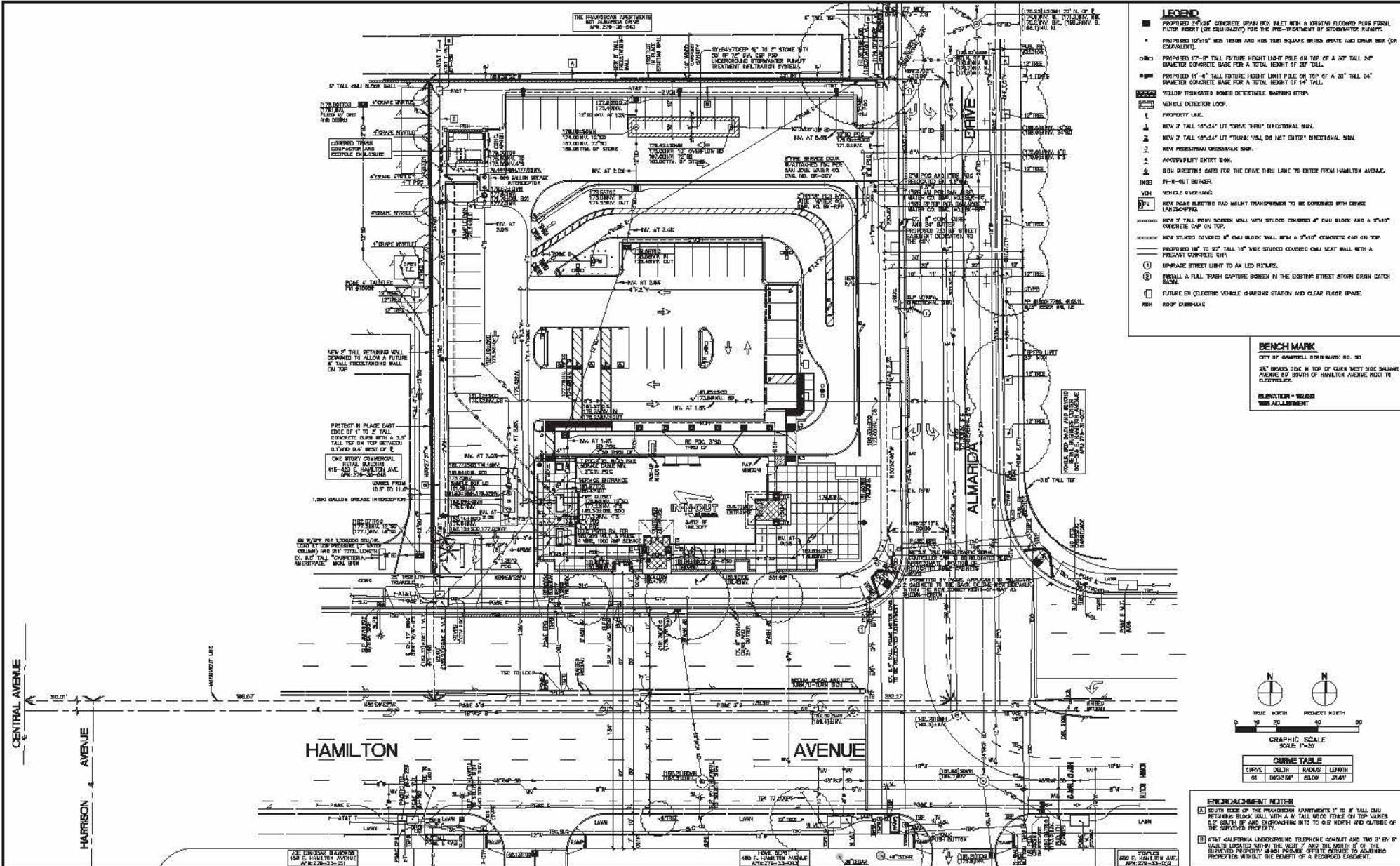
CIVIL ENGINEER
MSI
ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 408 WEST ALBION HWY, SUITE A, SAN DIMAS, CA 91770
 (909) 862-2000 FAX (909) 862-2007

Mark S. O'Connell
 MARK S. O'CONNELL
 P.E., 36882
 08-100000

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

CITY ENTITLEMENT
GRADING AND DRAINAGE PLAN

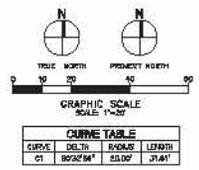
C32



- LEGEND**
- PROPOSED 24"x24" CONCRETE DRAIN BOX INLET WITH A 10"x10" FLOORED PLUS FURRI FILTER RIDGE (OR EQUIVALENT) FOR THE PRE-TREATMENT OF STORMWATER RUNOFF.
 - PROPOSED 17'-0" TALL FEATURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 27' TALL.
 - PROPOSED 11'-0" TALL FEATURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 14' TALL.
 - ▨ YELLOW TRIANGULAR CORNER DETECTABLE WARNING STRIP.
 - ▭ VEHICLE DETECTOR LOOP.
 - ① PROPERTY LINE.
 - ② NEW 2" TALL 18"x24" LIT "WALK WAY" DIRECTIONAL SIGN.
 - ③ NEW 2" TALL 18"x24" LIT "WALK WAY DO NOT ENTER" DIRECTIONAL SIGN.
 - ④ NEW PEDESTRIAN OVERWALK SIGN.
 - ⑤ ACCESSIBILITY ENTRY SIGN.
 - ⑥ SIGN SHEETING GARD FOR THE DRIVE THRU LAKE TO ENTER FROM HAMILTON AVENUE.
 - ⑦ IN-N-OUT BURGER.
 - ⑧ VEHICLE OVERPASS.
 - ⑨ NEW 300V BRAC ELECTRIC PAD MOUNT TRANSFORMER TO BE SERVICED WITH GROUND LANDSCAPING.
 - ⑩ NEW 3" TALL BRICK SCREEN WALL WITH STUCCO COVERED 4" CHU BLOCK AND A 6"x10" CONCRETE CAP ON TOP.
 - ⑪ NEW STUCCO COVERED 4" CHU BLOCK WALL WITH A 6"x10" CONCRETE CAP ON TOP.
 - ⑫ PROPOSED 24" DIAMETER STREET LIGHT POLE ON TOP OF THE CITY.
 - ⑬ PROPOSED 16" TO 20" TALL 1/2" WIDE STUCCO COVERED CHU BLOCK WALL WITH A PRECAST CONCRETE CAP.
 - ⑭ IMPROVE STREET LIGHT TO AN LED FIXTURE.
 - ⑮ INSTALL A WALL MOUNT CAPTURE BRUSH IN THE EXISTING STREET STORM DRAIN CATCH BASIN.
 - ⑯ FUTURE BI-ELECTRIC VEHICLE CHARGING STATION AND CLEAR FLOOR SPACE.
 - ⑰ ROOF COVERING.

BENCH MARK
 CITY OF CAMPBELL BENCH MARK NO. 30
 24" BRASS DISK IN TOP OF CURB NEXT SIDE SOUTHWEST CORNER OF SOUTH OF HAMILTON AVENUE NEXT TO ELECTROSCOPE.

ENCLOSURE - SEE SHEET 104-001A



ENCLOSURE NOTES

- A SOUTH SIDE OF THE PROVISIONAL APARTMENTS 1' TO 2' TALL CURB RETAINING BLOCK WALL WITH A 6" TALL WOOD FENCE ON TOP VISIBLE 5' E SOUTH OF AND EXPANDING INTO TO 0.5' NORTH AND OUTSIDE OF THE SURVEYED PROPERTY.
- B 6747 CALIFORNIA UNDERGROUND TELEPHONE CONDUIT AND TWO 3" BY 6" WALLS LOCATED WITHIN THE WEST 7' AND THE NORTH 6' OF THE SURVEYED PROPERTY WHICH PROVIDE OFFICE SERVICE TO ADJACENT PROPERTIES WITHOUT THE BENEFIT OF A RECORDING EASEMENT.

IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 13855 HAMBURGER LANE
 BULLWINK PARK, CA 91706
 CONTACT: JIM LICKENHARTEN
 PHONE: 928 815-8550

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 THE MESSAGE SHIP
 811.CA.TX.02

REMSOUND

CHA PROJECT NO. 140200

CHA
 architecture, development
 14001 Quince Drive
 Suite 300
 Irvine, Irvine 92618
 Tel: (949) 261-8888
 Fax: (949) 261-8888

CIVIL ENGINEER
MSI ENGINEERING, INC.
 CIVIL ENGINEERING AND LAND SURVEYING SPECIALIZING IN SITE DEVELOPMENT
 408 WEST AVENUE 1407, SUITE A, GARDEN GROVE, CA 92728
 949-449-2096

Mark S. Johnson
 MARK S. JOHNSON
 P.E., 330002 08-22-15

PROFESSIONAL SEAL
 CIVIL ENGINEER
 STATE OF CALIFORNIA
 NO. 20346

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

CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN

C33

BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS

- ① FOUND 3" I.P. WITH PLASTIC FLAG STAMPED "C.C. CHASE" AND NAIL DOWN 1" IN WELL EXPOSED IN L&L OF "CITY OF CAMPBELL" PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1936 IN MAP BOOK 707-32.
- ② FOUND 3" I.P. WITH PLASTIC CAP STAMPED "DUMEX IS BROS" AND NAIL FLUSH IN L&L OF "CITY OF CAMPBELL" PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1936 IN MAP BOOK 707-32.
- ③ SET SIGNED "4" ON TOP OF CONCRETE CURB.
- ④ FOUND 3" BRASS DISK DOWN 1" IN WELL EXPOSED STAMPED "1936 15840" PER RECORD OF SURVEY MAP FILED SEPTEMBER 16, 1936 IN MAP BOOK 707-32.
- ⑤ FOUND METRIC SET 3/32" IRON NAIL AND NAIL FLUSH.
- ⑥ SET NAIL NAIL AND FLASHING FLUSH IN C.G. EXPOSED.
- ⑦ FOUND 3" BRASS DISK IN TOP OF CURB PER CITY OF CAMPBELL BENCHMARK NO. 50.
- ⑧ SET SIGNED "4" ON TOP OF CONCRETE SIDEWALK.

LEGAL DESCRIPTION

REFERENCES: FIRST INTEREST TITLE COMPANY NATIONAL COMMERCIAL SERVICES PRELIMINARY TITLE REPORT WITH A COMMITMENT NO. OF 1932-18020-360 DATED JANUARY 25, 2017 OUT OF THEIR OFFICE IN SANTA CLARA COUNTY, CALIFORNIA, AT 448-445-5447 (jshah@firsttitle.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:

PANEL A, AS SHOWN ON THAT PANEL MAP FILED NOVEMBER 16, 1971 IN MAP BOOK 516, PAGE 2, SANTA CLARA COUNTY RECORDS.

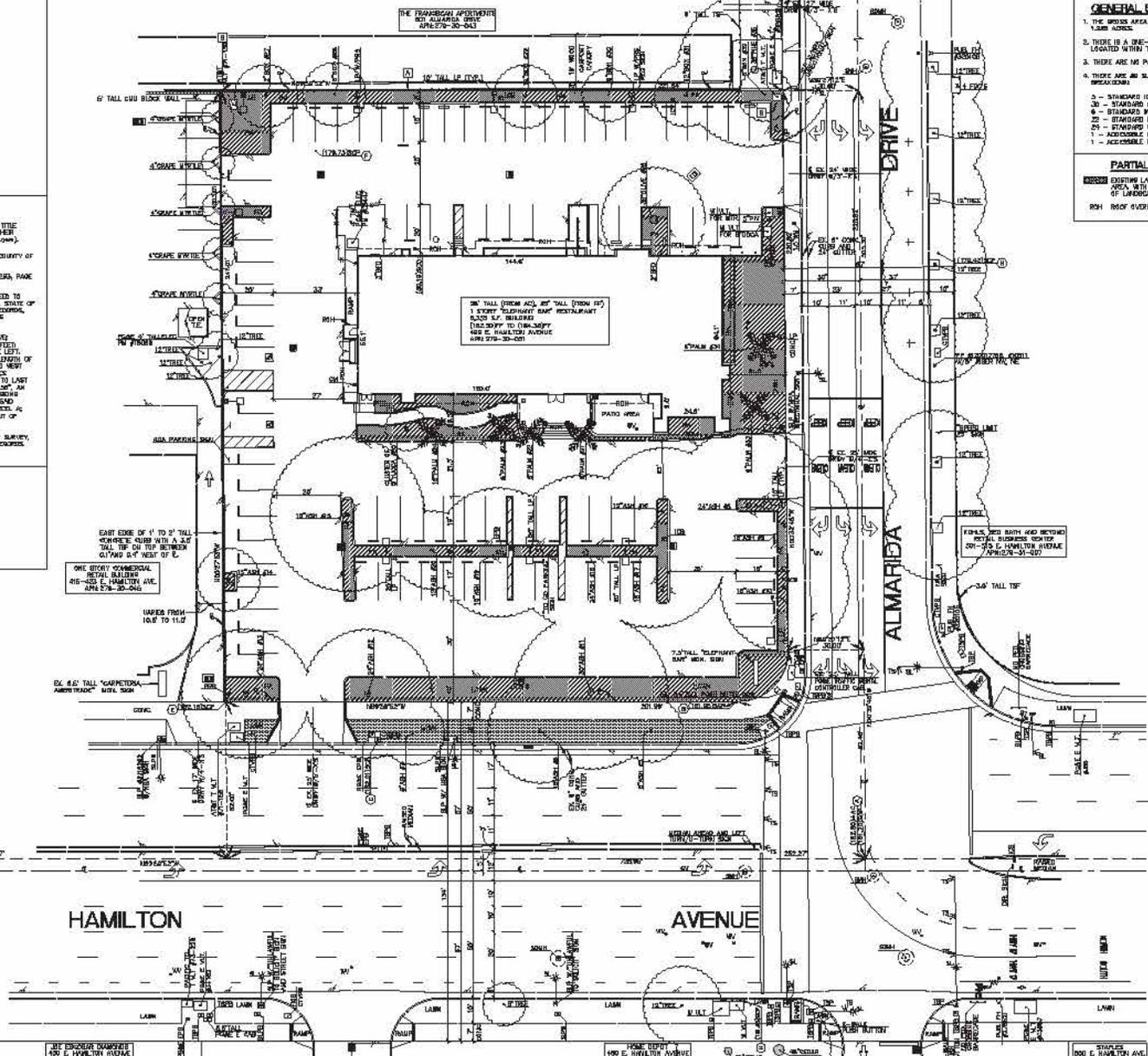
EXCEPTING THEREFROM ALL THAT CERTAIN REAL PROPERTY CONVEYED IN THE GRANT DEED TO THE CITY OF CAMPBELL, A MUNICIPAL CORPORATION OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, ACCORDING TO PARCEL 3, 1968 AS DOCUMENT NO. 1466669 OF OFFICIAL RECORD, FOR PUBLIC STREET AND RELATED PURPOSES, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH-WEST CORNER OF PARCEL A, AS FIRST DESCRIBED HEREINAFTER; THENCE ALONG THE SOUTH LINE OF SAID PARCEL A, SOUTH 89° 00' 00" EAST, 250.00 FEET; THENCE SOUTHWESTERLY, AND HORIZONTALLY ALONG A CIRCULAR CURVE TO THE LEFT, WITH A RADIUS OF 50.00 FEET, THROUGH AN ANGULAR ANGLE OF 89° 32' 00", AN ARC LENGTH OF 20.00 FEET TO THE WEST POINT-OF-TANGENCY LINE OF ALVARADO DRIVE; THENCE ALONG SAID WEST POINT-OF-TANGENCY LINE, NORTH 00° 00' 00" WEST, 2.00 FEET TO A POINT OF CURVE INTERSECTION; SOUTHWESTERLY, AND HORIZONTALLY ALONG A RADIUS TO THE POINT OF TANGENCY TO LAST SAID CURVE, WITH A RADIUS OF 50.00 FEET, THROUGH AN ANGULAR ANGLE OF 89° 32' 00", AN ARC LENGTH OF 20.00 FEET TO A LINE PARALLEL WITH SAID CURVE INTERSECTION BEING MEASURED AT RIGHT ANGLES TO THE SAID SOUTH LINE OF PARCEL A, THENCE ALONG SAID PARALLEL LINE, NORTH 89° 32' 00" WEST, 20.00 FEET TO THE WEST LINE OF SAID PARCEL A; THENCE ALONG SAID WEST LINE, SOUTH 07° 33' 00" EAST, 2.00 FEET TO THE SAID POINT OF BEGINNING.

BEING THE SAME PROPERTY SHOWN AS "PANEL A" ON THAT CERTAIN RECORD OF SURVEY, RECORDED SEPTEMBER 16, 1936 IN MAP BOOK 707, PAGE 32, SANTA CLARA COUNTY RECORDS, MAP 279-20-021.

ENCROACHMENT NOTES

- A SOUTH EDGE OF THE FRAMERSON APARTMENTS 1' TO 2" TALL CURB RETAINING BLOCK WALL WITH A 4" TALL WOOD FENCE ON TOP VARIES 1.5' SOUTH OF AND ENCROACHING INTO TO CURB WITHIN AND OUTSIDE OF THE SURVEYED PROPERTY.
- B PART CALIFORNIA UNDERGROUND TELEPHONE CABLE AND TWO 2" BY 4" WALKS LOCATED WITHIN THE WEST 7' AND THE NORTH 6' OF THE SURVEYED PROPERTY WOULD REQUIRE OFFICE 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: 33,417 SQ. FT. OR 1.366 ACRES.
- 2. THERE IS A ONE-STORY 6,000 SQUARE FOOT ABANDONED ELEPHANT BARR BUILDING LOCATED WITHIN THE PROPERTY.
- 3. THERE ARE NO PARKING STRUCTURES ON THE SITE.
- 4. THERE ARE NO SURFACE PAVED STAMPED PARKING SPACES SHOWN WITH THE FOLLOWING BREAKDOWNS:
 - 5 - STANDARD 10'X17' SPACES
 - 20 - STANDARD 8'X17' SPACES
 - 6 - STANDARD 9'X17' SPACES
 - 22 - STANDARD 8'X17' SPACES
 - 25 - STANDARD 8'X17' SPACES
 - 1 - ACCESSIBLE 17'X17' SPACE
 - 1 - ACCESSIBLE 14'X17' SPACE

PARTIAL LEGEND

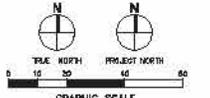
EXISTING LANDSCAPED PLANTER AREA (CONSIDERING 10% OF 7,000 SQ. FT. OF 13,845 OF THE DRIVE AREA WITH 1,000 SQ. FT. OF LANDSCAPED PLANTER AREA OFFERED FOR A GROSS OF 8,000 SQ. FT. OF LANDSCAPED AREA.

RH: ROOF OVERLAP.

BENCHMARK

CITY OF CAMPBELL BENCHMARK NO. 50
 2X4 BRASS DISK IN TOP OF CURB WEST SIDE SALVAGE AVENUE ON SOUTH OF HAMILTON AVENUE NEXT TO ELECTROSTAR.

ELEVATION - 82.086
 1988 ADJUSTMENT



CURVE TABLE			
CURVE	DELTA	PIRADIUS	LENGTH
C1	89°32'00"	50.00'	20.00'

IN-N-OUT BURGER

DEVELOPER:
 IN-N-OUT BURGER
 18025 HAMBURGER LANE
 BURLINGAME PARK, CA 94704
 CONTACT: JIM LUDWIGSON
 PHONE: 650 818-8288

Underground Service Alert

Call Toll Free
811

FOR SERVICE DATES
 VISIT: 10811.COM

REVISIONS

DIA PROJECT NO. 140308

GHA
 Architecture/Development
 11801 Glenview Drive
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 Irvine, CA 92618
 P: (949) 258-8864
 Fax: (949) 258-8864

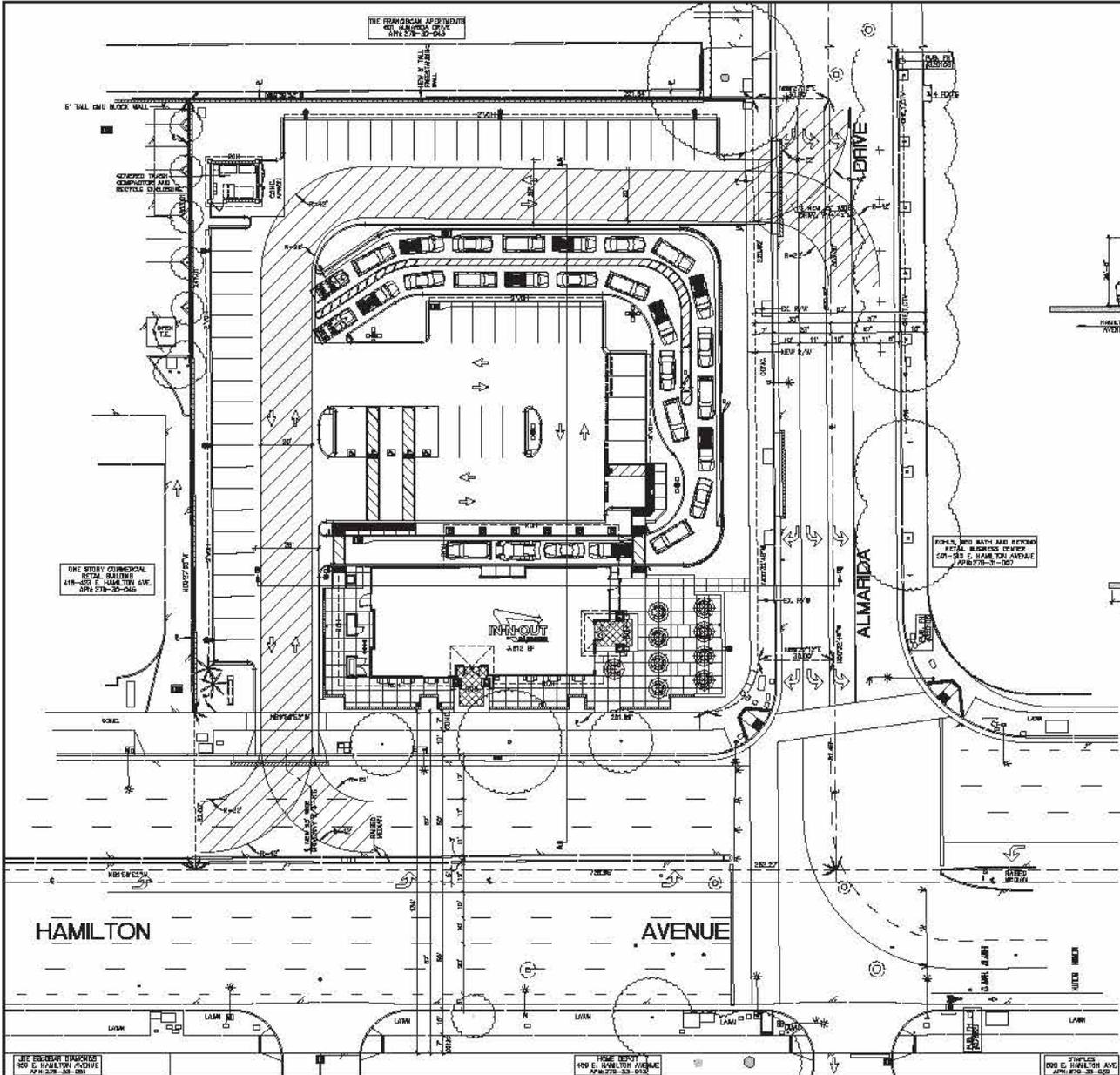
CIVIL ENGINEER
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 400 WEST AERONAUT HWY, SUITE 200 CHINA, CA 94705
 (925) 304-6996 FAX: (925) 304-2897

Mark S. ...
 JAMES S. CARROLL

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

CITY ENTITLEMENT EXISTING SITE PLAN

C35

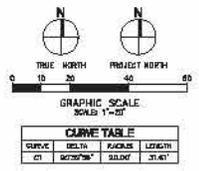
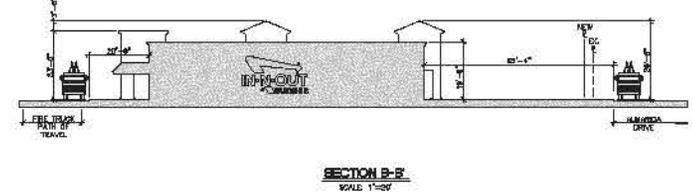
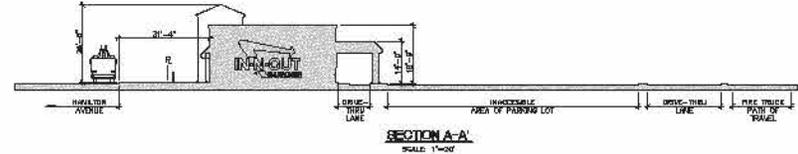


LEGEND

- FIRE TRUCK PATH OF TRAVEL
- ⊕ EXISTING PUBLIC FIRE HYDRANT
- RSR ROAD OVERPASS

NOTES

PER SANTA CLARA COUNTY FIRE DEPARTMENT STANDARD DETAILS AND SPECIFICATIONS (SPD NO. A-1), THE FIRE ACCESS ROUTE SHOWN USED A WALKWAY OUTSIDE TURNING RADIUS OF 45'. A TRUCK SMYTH PATH OF 30' WAS ASSUMED BASED ON WALKWAY FIRE ACCESS ROAD WIDTH.



CURVE TABLE			
CURVE	DELTA	RADIUS	LENGTH
C1	97°59'36"	333.00'	31.84'



DEVELOPER:
IN-N-OUT BURGER
 13888 HAMBURGER LANE
 BULLWINKER PARK, CA 91706
 CONTACT: JIM LOCKINGTON
 PHONE: 928 815-8888



REVISIONS

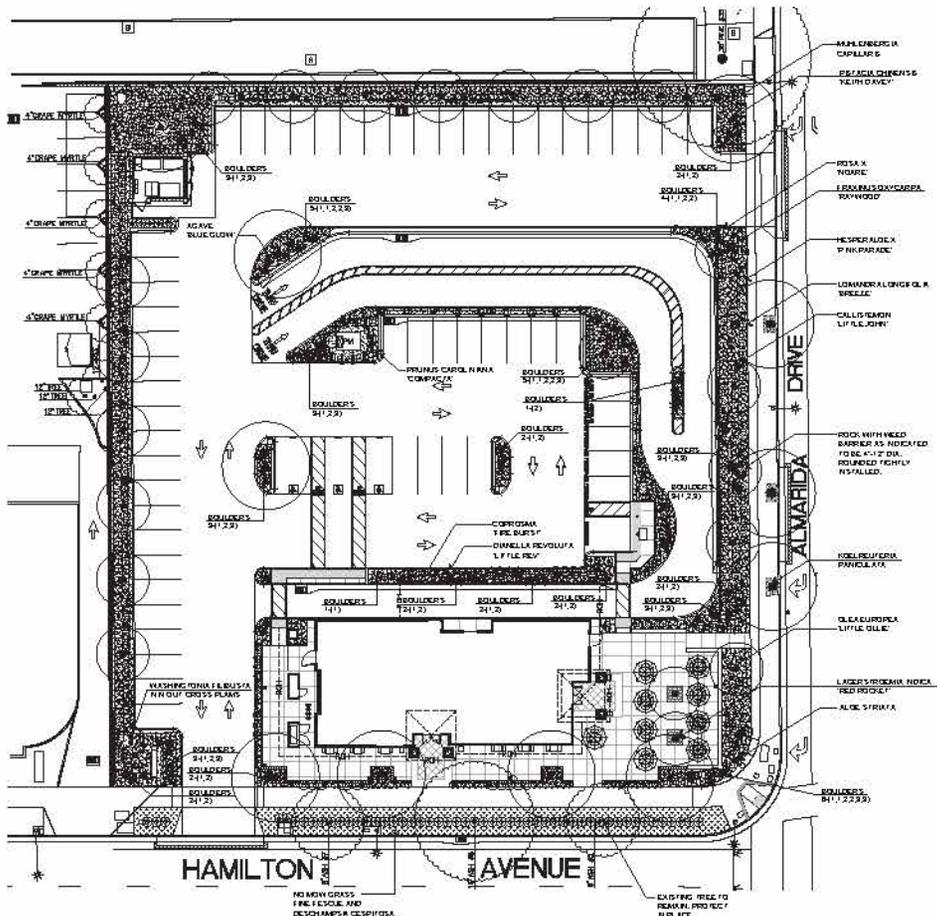
GHA PROJECT NO. 110209
GHA
 Architecture/Development
 11800 Quince Drive
 Suite 300
 Irvine, CA 92618
 Tel: (949) 261-8888
 Fax: (949) 261-9988

CIVIL ENGINEER:
MSI/MSL ENGINEERING, INC.
 CIVIL ENGINEERING AND LAND SURVEYING SPECIALIZING IN SITE DEVELOPMENT
 408 WEST AVENUE 1407, SUITE 4, SAN DIEGO, CA 92101
 (619) 295-2096 FAX: (619) 295-2987
Mark S. Olson
 MARK S. OLSON
 8111 33002 08-25-18 DATE

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

FIRE TRUCK ACCESS EXHIBIT

C36
 AN INTERLOCK CORP.



PLAN VIEW SCALE: 1" = 20'

PLANTING LEGEND

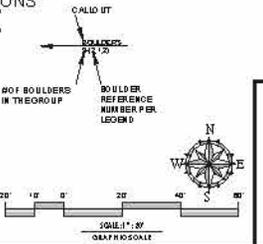
SYMBOL	COMMON NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT (FEET)	WINDSPEED (MPH)	QUALITY
(Empty circle)	EXISTING TREE TO REMAIN UNLESS IN PLACE.							
(Circle with cross)	BRACHYGLAUCOPHYLLA 'RAYWOOD'	RAYWOOD ASH	24" BOX	PER PLAN STANDARDS - MATCHED		80'-10" X 80'-10"	MED.UM	11-4
(Circle with star)	COLLEA PERA PANDOLFA	GOLDEN RAIN TREE	24" BOX	PER PLAN STANDARDS - MATCHED		30'-0" X 25'-0"	MEDIUM	11-8
(Circle with dot)	LAKERS' BROMELIA AND CALLISTEMON	CRACK MAPLE	36" BOX	PER PLAN MULTI-TRUNK		20" X 12"	LOW	11-20
(Circle with triangle)	PISTACHIA CHINEASIS 'VEITCHII'	CHINESE PISTACHIO	36" BOX	PER PLAN STANDARDS - MATCHED		30'-0" X 25'-0"	LOW	11-4
(Circle with asterisk)	WASH VICTORIA F. LEBUSIA	WASH VICTORIA F. LEBUSIA	20" BPH	PER PLAN W/ABOUT CROSS PALMS F. LEBUSIA DETAIL.		30'-0" X 10"	LOW	11-2
(Circle with 1)	AGAVE 'BLUE GLOW'	BLUE GLOW AGAVE	3 GALLON	36" O.C.	'TRIANGULAR SPACING	12" X 12"	LOW	11-10
(Circle with 2)	ALOE STRAFA	ALOE STRAFA	3 GALLON	36" O.C.	'TRIANGULAR SPACING	2'-0" X 1'-2"	LOW	11-20
(Circle with 3)	CALLISTEMON 'LITTLE JOHN'	ONIVAS CALLISTEMON	3 GALLON	36" O.C.	'TRIANGULAR SPACING	3'-4" X 3'-4"	LOW	11-10
(Circle with 4)	COROSMA 'TIE BURST'	TIE BURST COROSMA	3 GALLON	36" O.C.	'TRIANGULAR SPACING	3'-4" X 3'-4"	LOW	11-10
(Circle with 5)	DWARF BOUTANIA 'LITTLE JOE'	FLAX LILY	1 GALLON	24" O.C.	'TRIANGULAR SPACING	1'-2" X 1'-2"	MEDIUM	11-7
(Circle with 6)	LOWLAND LONG FOLIA SPERDIE	ONIVAS HAT RUSH	3 GALLON	36" O.C.	'TRIANGULAR SPACING	2'-0" X 2'-4"	MEDIUM	11-10
(Circle with 7)	MUNDTIA	PINK PARADE	1 GALLON	36" O.C.	'TRIANGULAR SPACING		LOW	11-10
(Circle with 8)	OLEA EUROPEA 'LITTLE OLIVE'	DWARF OLIVE	3 GALLON	48" O.C.	'TRIANGULAR SPACING	4'-0" X 4'-0"	LOW	11-11A
(Circle with 9)	HESPERALOE 'PINK PARADE'	HESPERALOE	3 GALLON	36" O.C.	'TRIANGULAR SPACING	2'-4" X 2'-4"	MEDIUM	11-10
(Circle with 10)	PRUNUS CAROLINANA 'CHERRY LAUREL'	COMPACT CAROLINA CHERRY LAUREL	15 GALLON	48" O.C.	PER PLAN	4'-0" X 3'-0"	MEDIUM	11-11
(Hatched pattern)	NO MOW GRASS FINE FESCUE AND DESCHAMPSA CESPITOSA	FINE FESCUE	500				LOW	11-1, 2, 5, 10
(Circle with 11)	ROSA X YAGRE	LOWER CASEY'S ROSE GROUND COVER ROSE	1 GALLON	24" O.C.	'TRIANGULAR SPACING	2'-0" X 2"	MED.UM	11-8
(Circle with 12)	ROCK WITH WOOD BARRIER AS INDICATED TO BE 4'-1/2" O.R. FINISHED WITH 1/2" RIF FILL	ONIVAS HAT RUSH LINEAR WITH FINISHED ROSE FOR TO BE USED FOR COBBLE STONE.						11, 11B, 10, 11
(Circle with 13)	ORIO PAVES 1/2" X 3/4" X 1/2" AND 1/2" X 1/2" X 1/2" FILL FOR DECK COLOR MATCH				CONTRACTOR TO SUBMIT SAMPLES FOR APPROVAL BY W/ABOUT REP. AND LANDSCAPE ARCHITECT.			11, 2, 5, 7

- NOTE:
- NO PLANTING SPACES ADJACENT TO DRIVE/PARK
 - TREES - ALL TREES SHALL BE A MINIMUM 24" BOX SIZE, UNLESS INDICATED OTHERWISE PER PLAN.
 - SPACINGS - ALL SPACINGS SHALL BE A MINIMUM OF 3 GALLONS
 - CONTRACTOR SHALL PROVIDE PROTECTION FOR EXISTING TREES AND BOLLERS, REF. TO BOLLER DETAIL.
 - QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY QUANT.
 - ALL PLANT MATERIAL SHALL BE RECEIVED AND APPROVED BY IN-N-OUT REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 - LANDSCAPE AND IRRIGATION PLANS SHALL BE IN CONFORMANCE WITH RELATED STATE CODES.

LANDSCAPE BOULDER LEGEND OF ABBREVIATIONS

BOULDER #	SIZE	TYPES OR MANUFACTURER
1	1' X 2' X 3'	BOULDER COLOR: 0 DEBERT MARBLE SOUTHWEST BOULDERSTONE TEL: 877-752-7625
2	2' X 4' X 3'	BOULDER COLOR: 0 DEBERT MARBLE SOUTHWEST BOULDERSTONE TEL: 877-752-7625
3	3' X 3' X 3'	BOULDER COLOR: 0 DEBERT MARBLE SOUTHWEST BOULDERSTONE TEL: 877-752-7625

BOULDER PLACEMENT TO BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.



SQUARE FOOTAGE NOTE:
TOTAL PLANTING AREA OF SITE: 12,116 S.F.
TOTAL PLANTING AREA OF IN-N-OUT: 8,464 S.F.
TOTAL LANDSCAPE AREA: 10,079 S.F. (83%)

FIBERWEB BIO BARRIER:
CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS FOR ALL TREES WITHIN 6' OF CONCRETE EDGE. INSTALL THE 2' 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.

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 @ 6' 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.

IN-N-OUT BURGER
DEVELOPER:
IN-N-OUT BURGER
13002 HAMBURGER LANE
GARDEN PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8295

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REVISIONS

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1616 Sola Parkway, Ste. 300
Brea, CA 92625
Ph: (951) 534-5541
Fax: (951) 534-5544

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422 WEST AIRPORT HWY., SUITE 404 SAN DIMAS, CA 91773
(909) 399-2000 FAX: (909) 399-2007
Mark E. Lindorck
MS.E. 20182
16-001-10
DATE

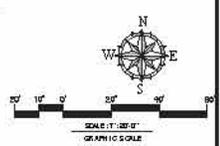
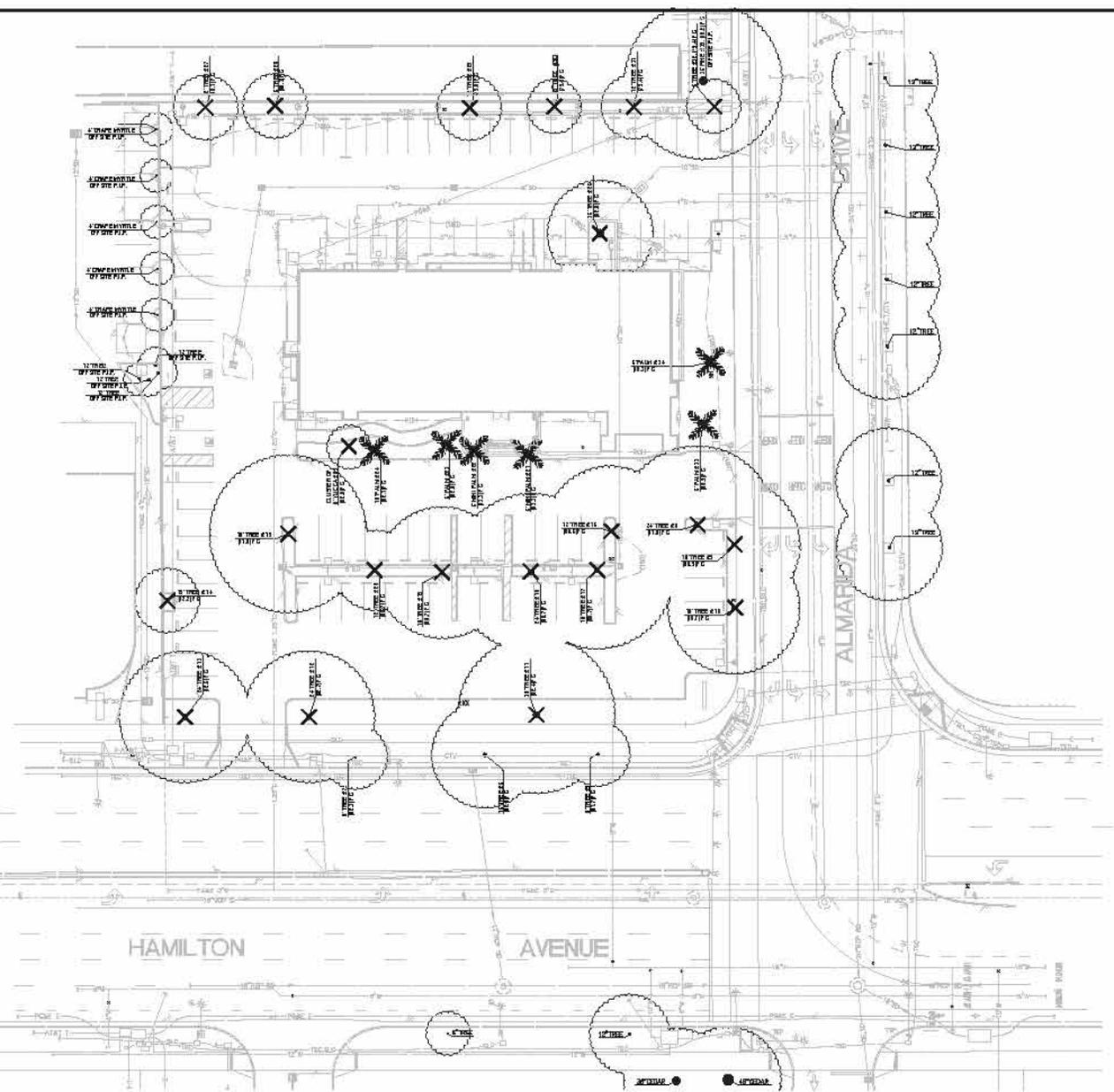
IN-N-OUT BURGER
499 E. HAMILTON AVENUE
CAMPBELL, CA 95008

CITY ENTITLEMENT LANDSCAPE PLANTING PLAN
LPP.1
IN-N-OUT BURGER & ASSOCIATED
LANDSCAPE ARCHITECTS
PH: (415) 225-8940 MOBILE: (415) 221-2242
EMAIL: info@inoutlandscaping.com

TREE INVENTORY: 10/10/2014 - 10/10/2014, 499 E. HAMILTON AVENUE, CAMPBELL, CA 95008

Item	Tree Name	Species	Height & D.B.H.	Health	Location	Comments	Removal Method	Removal Date
1	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
2	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
3	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
4	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
5	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
6	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
7	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
8	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
9	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
10	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
11	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
12	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
13	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
14	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
15	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
16	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
17	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
18	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
19	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
20	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
21	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
22	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
23	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
24	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
25	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
26	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
27	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
28	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
29	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
30	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
31	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
32	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
33	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
34	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
35	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
36	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
37	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
38	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
39	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
40	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
41	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
42	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
43	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
44	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
45	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
46	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
47	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
48	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
49	Redwood	Sequoia	12'	Good	100'	100'	100'	100'
50	Redwood	Sequoia	12'	Good	100'	100'	100'	100'

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



DEVELOPER:
IN-N-OUT BURGER
13002 HAMBURGER LANE
SALOON PARK, CA 91706
CONTACT: JIM LOCKINGTON
PHONE: 626 813-8228



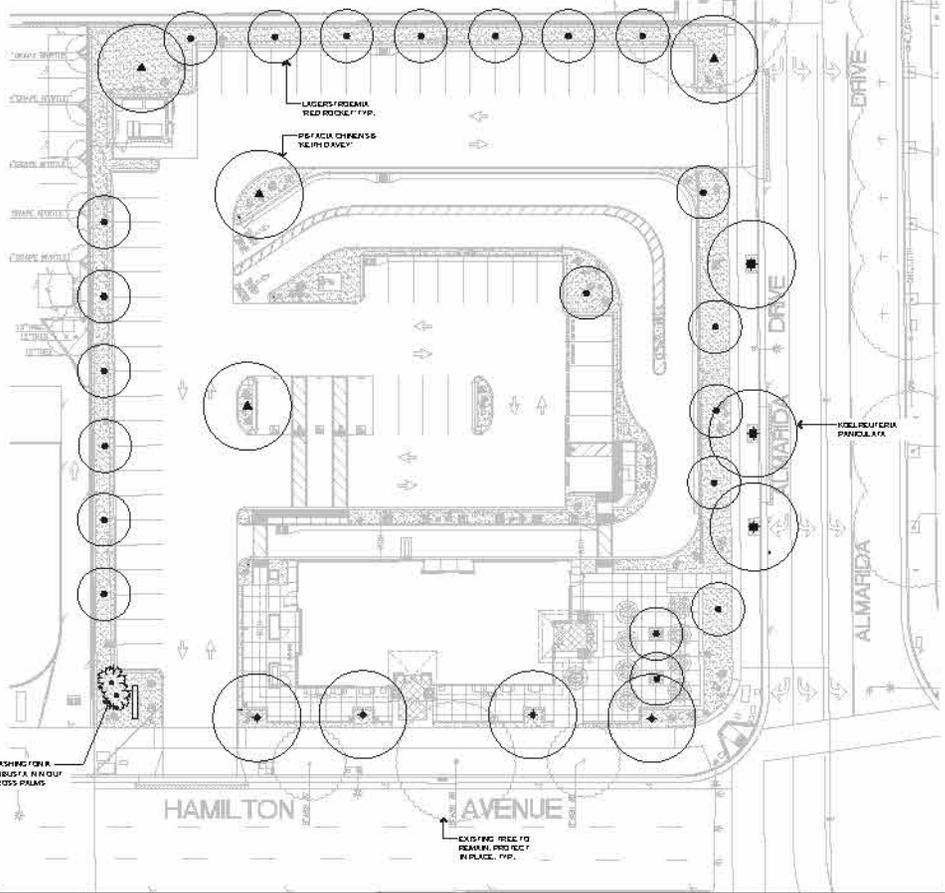
REVISIONS

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Fax: (972) 238-1500

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(408) 266-8900 FAX (408) 266-2677
Mark S. Lindquist
MARK S. LINDQUIST
E.C. 30003 08-18-18

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

LANDSCAPE TREE REMOVAL PLAN
LTR.1



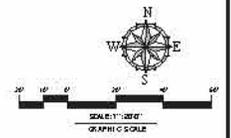
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	REMARKS	HEIGHT (FEET)	TRUNK DIA. (INCHES)	QUANTITY
TREES								
					EXIST'NG TREE TO REMAIN, PROTECT IN PLACE.			
	FRAXINUS QUERCIFOLIA	RAYWOOD ASH	24" BOX	PER PLAN STANDARDS - MATCHED		80'-10" X 80'-10"	MED LHM	114
	KOLLELUFER PANICOLA	GOLDEN PLAN TREE	24" BOX	PER PLAN STANDARDS - MATCHED		20'-00" X 20'-00"	MED LHM	114
	LAGERS/ROCKWELL RED ROCKLET	GRAPE MYRTLE	36" BOX	PER PLAN MULTI TRUNK		20' X 12'	LOW	1120
	PSTACU CHINENSIS TULIP TREE	CHINESE PISTACHIO	36" BOX	PER PLAN STANDARDS - MATCHED		30'-00" X 20'-00"	LOW	114
	WASHINGTON BUSHES & BUSHES IN WINDOW CROSS PALMS	WASHINGTON T. BUSHES	20" BUSH	PER PLAN WINDOW CROSS PALMS	REFER TO SCHEDULE	20'-100" X 10"	LOW	1142

TREETALLY:
 QUANTITY NEEDED MIN.: 25'-24" BOX ; 02 - 36" BOX ; 01 - 48" BOX
 QUANTITY PROVIDED: 07 - 24" BOX ; 25 - 36" BOX ; 01 - 48" BOX
 REFER TO SHEET LTR.1, TREE REMOVAL INVENTORY LEGEND

PLAN VIEW

SCALE: 1" = 20'-0"



BRADEN RETRAME & ASSOCIATES
 LANDSCAPE ARCHITECTS
 PH: (424) 220-8340 MOBILE: (213) 291-2242
 EMAIL: b.r@bradenretrame.com



DEVELOPER:
 IN-N-OUT BURGER
 13005 HAMBURGER LANE
 GALEWIN PARK, CA 91706
 CONTACT: JIM LOCKINGTON
 PHONE: 626 813-8228

Underground Service Alert
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REVISIONS

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 Fax: (972) 526-8844

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 402 WEST WASHINGTON ST., SUITE 4, GARDEN GROVE, CA 92729
 (949) 266-0266 FAX: (949) 266-2267
Mark S. Lindquist
 MARK S. LINDQUIST
 SCALE: 3/8" = 1'-0" DATE: 08-25-18



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

LANDSCAPE TREE REPLACEMENT PLAN

LTRP.1

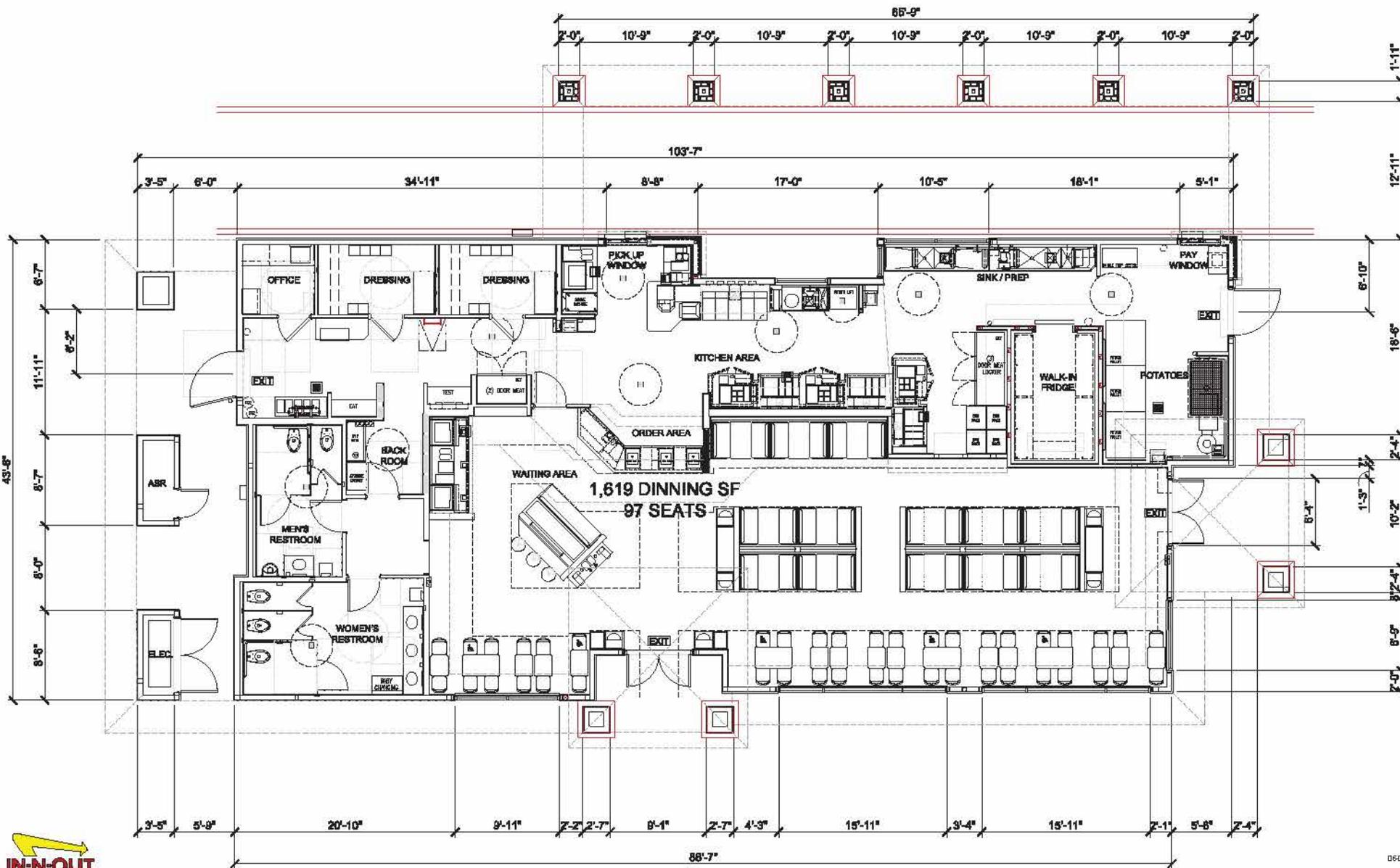


ODD BLESS AMERICA
13563 HAMBURGER LANE
BALDWIN PARK, CA 91706

FLOOR PLAN

SHEET OF 1

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499 E. HAMILTON AVE

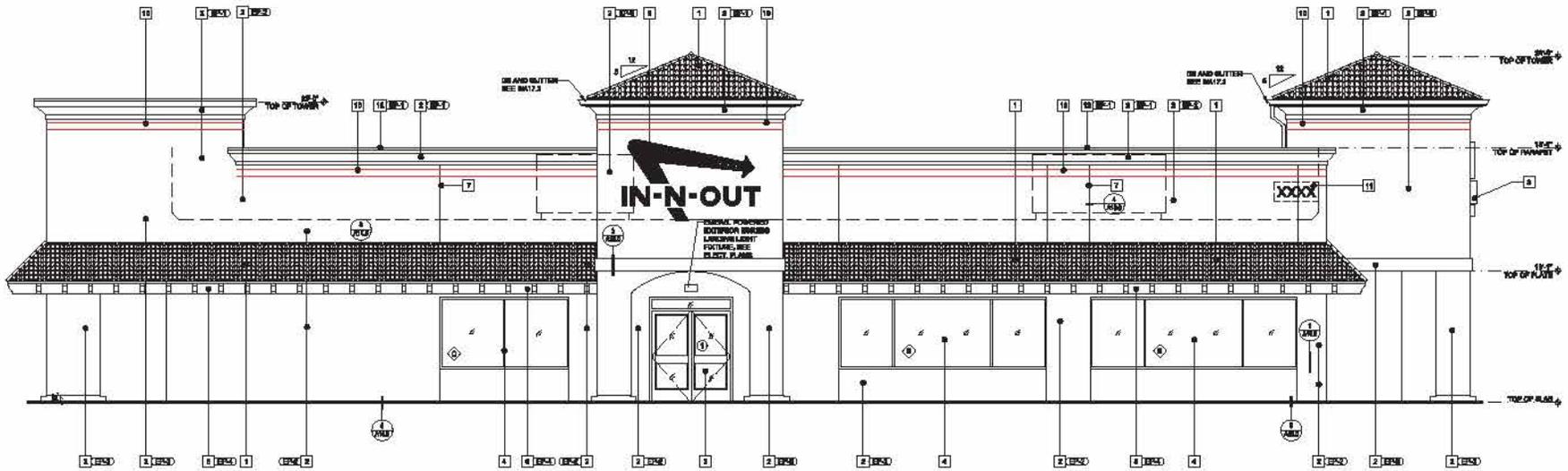
DATE	REVISION
02-21-20	ISSUE PERMITS



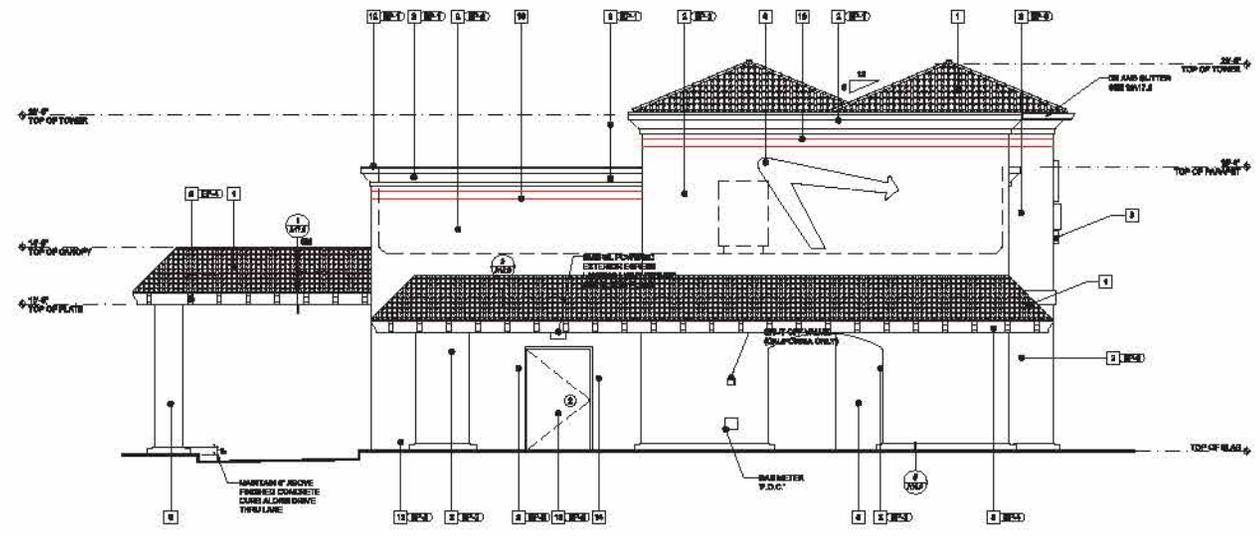
NO. CA-CAMPBELL
ELEPHANT BAR SITE D2403

0605-18
A5.0

(499 E. HAMILTON AVE.) CAMPBELL, CA



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



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

KEY NOTES

- 1 TILE ROOF - SHALE ROOFING PRODUCTS, OASISTRAND STYLE 2152, TERRAZZOTAL, PEXATION BOND SETUP AND PAINT TO MATCH TILE.
- 2 STUCCO - MEDIUM SAND FLOAT, TEXTURE FINISH.
- 3 ALUMINUM WINDOW SCHEDULE - CLEAR ANODIZED ALUMINUM.
- 4 ALUMINUM WINDOWS - CLEAR ANODIZED ALUMINUM.
- 5 FRANK AND KAPFER TILES WITH TONGUE AND GROOVE UNDER.
- 6 RECESSED BASHOUT ARCHIT.
- 7 1/4" WIDE METAL PEX SCREENS, SEE DETAIL A11.5.
- 8 RECESSED ALUMINUM WINDOWS - U.S. ALUMINUM 6061 T3 GLASS JOINTS TO MATCH FOR BRICK CORNER WITH RECESSED WHITE FRAMER FRAME BASHOUT BBS.
- 9 1/2" CUT 1/2" RIBBED ILLUMINATED LOGO SIGN UNDER SEPARATE PERMIT.
- 10 I.E.D. DOUBLE BASHOUT SIGNING - UNDER SEPARATE PERMIT.
- 11 ALUMINUM ADDRESS NUMBERS TO BE 1 1/2" HIGH, 1/2" WIDE, 1/8" DEEP, BRUSHED BRASS OR BRASS FOR THE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS:
1. ADDRESS SHALL BE DISPLAYED AND VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND DURABLE VISIBLE MATERIALS, SUCH AS WOOD, METAL, OSBANA, PLASTIC AND VINYL, PAINTED OR GILDED ON FLAMING AND NOT ACCEPTABLE MATERIALS.
3. NUMBERS SHALL BE OF CONTRASTING WITH THE BACKGROUND TO WHICH THEY ARE ATTACHED.
4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 1:1 SQUARE TO VERTICAL.
5. NUMBERS CHARACTERS BE 1/8" WIDE.
- 12 METAL CAP COLOR TO MATCH STUCCO.
- 13 HOLLOW METAL DOOR - SEE SHEET A11.9.
- 14 1/4" HIGH STUB SALT FOR CHALK LINE.
- 15 1/2" HIGH WHITE LETTERING UNDER ROOF OR OVER BACKGROUND SIGN, MOUNT ON BRICK ROOM DOOR.
- 16 RECESSED HAZE SIGN AT 8' HIGH TO THE FRONT OF FIRE RISKER ROOM, SEE DETAIL, A11.1.

EXTERIOR PAINT SCHEDULE

NO.	MANUFACTURER - COLOR	COLOR NAME	REMARKS
101-2	DUNN EDWARDS COLOR - DEW 239	BOHE CHINA	
101-3	DUNN EDWARDS COLOR - DEW 590	BOHE CHINA	
101-4	DUNN EDWARDS COLOR - DEW 339	BOHE CHINA	
101-5	DUNN EDWARDS COLOR - DE 102	CAMMARIAN	



OOO BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS-1
D-2

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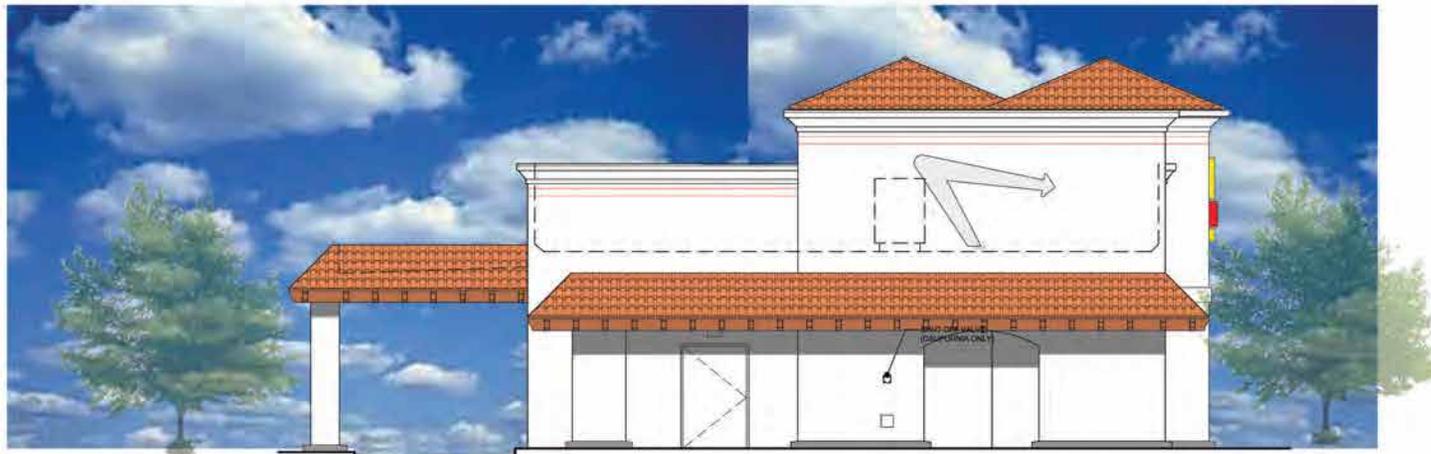
CAMPBELL, CA
499 E. HAMILTON AVE

DATE:	05/20/20
DESIGNED BY:	
CHECKED BY:	
DATE:	
DESIGNED BY:	
CHECKED BY:	

05-05-18
A8.0
INO.CA.CAMPBELL
ELEVATION BAR SITE DESIGN



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



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



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

COLOR ELEVATIONS-1 D-2

SHEET OF 1
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CAMPBELL, CA
499 E. HAMILTON AVE

DATE	REVISIONS
02-28-18	ISSUED FOR PERMITS, 02/28/18



INO-CA-CAMPBELL
(ELEPHANT BAR SITE DEMO)

05-05-18
A8.1

(499 E. HAMILTON AVE.) CAMPBELL, CA



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



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



GOO BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

COLOR ELEVATIONS-2 D-2

SHEET OF 1

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499 E. HAMILTON AVE

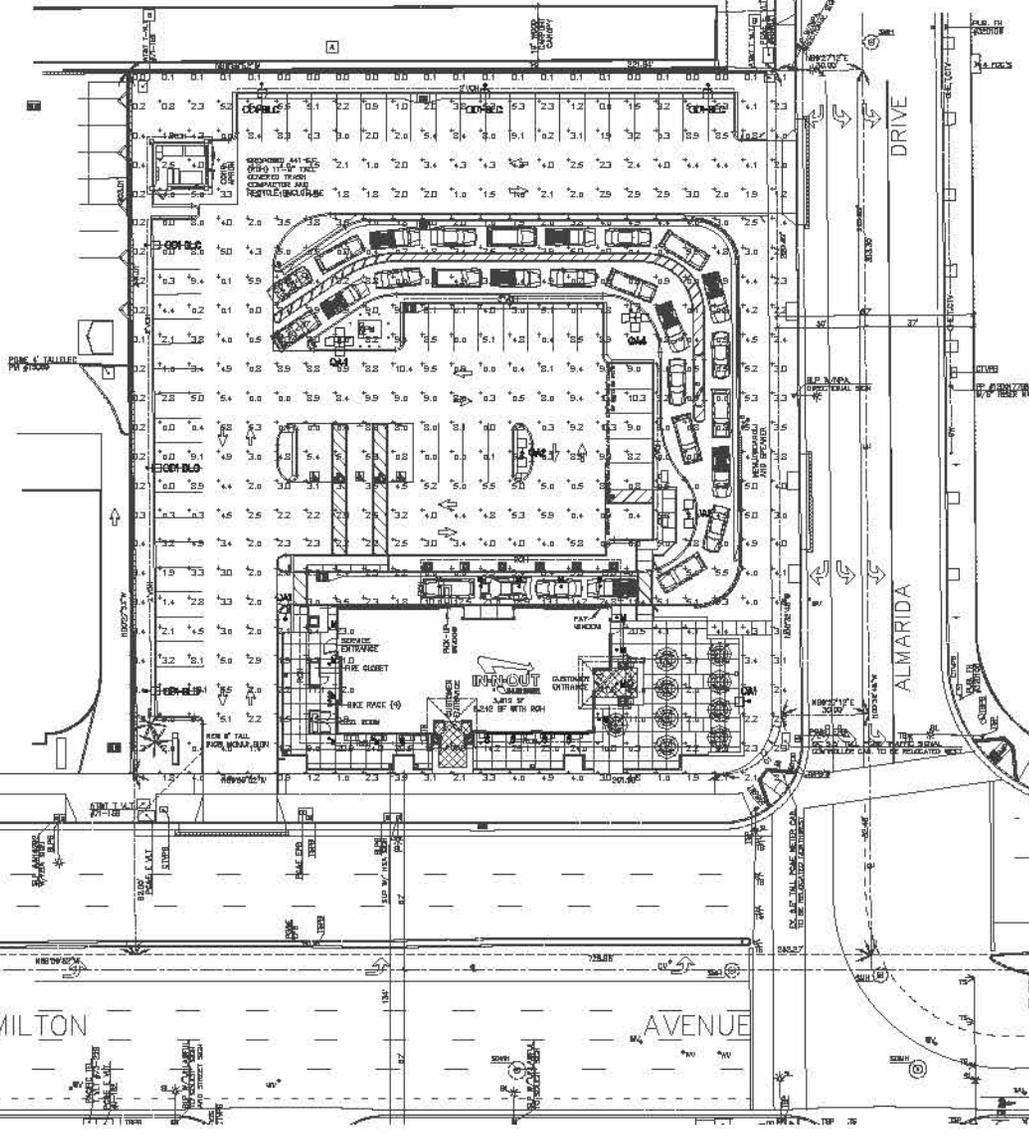
DATE	REVISIONS
05-24-18	ISSUE FOR PERMITS



INO.CA-CAMPBELL
(ELEPHANT BAR SITE DEMO)

05-05-18
A9.1

(499 E. HAMILTON AVE.) CAMPBELL, CA



SITE LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	VOLTAGE	LAMPS	DESCRIPTION
OD1	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W SINGLE HEAD LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	
OD2	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W T5W 1.2 HEADS LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	
OD3	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W SINGLE HEAD LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	
OD4-BLC	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W SINGLE HEAD LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	
M	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W SINGLE HEAD LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	
S	LITHONIA LIGHTING MODEL LTD-BLC 700-40W T5M POLE AREA 22.5-50 DIMENSION	120	120 PROVIDED	20W SINGLE HEAD LED 30' AFS TOTAL FIXTURE HEIGHT 3.17'-0" POLE + 2'-0" BASE
			TOTAL: 120	

NOTES:
 1. CONSULT WITH THE MANUFACTURER REGARDING THE LIGHTING FIXTURES' SAFETY DESCRIPTION.
 2. REFER TO THE PLAN FOR ALL LIGHTING FIXTURE HEAD SIZES FOR SMALL MOUNTING REQUIREMENTS PRIOR TO ORDERING.

PHOTOMETRIC NOTES

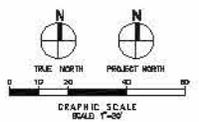
1. THIS PLAN REPRESENTS A SIMULATED PHOTOMETRIC STUDY OF THE EXTERIOR SITE LIGHTING. IT WAS CREATED UNDER THE ENGINEER'S SUPERVISION, HOWEVER, THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE SOFTWARE OR LIGHT FIXTURE DATA. SIMULATED SOFTWARE WAS USED TO CONDUCT THIS ANALYSIS ALONG WITH THE DATA FILES PROVIDED BY THE LIGHT FIXTURE MANUFACTURER. THIS PLAN INDICATES THE SIMULATED LIGHT INTENSITY CALCULATED IN FOOT CANDLES AT 900 LEVEL. THE SIMULATION DOES NOT TAKE INTO EFFECT A CHANGE IN GRADE ELEVATION. THE LIGHT LEVELS ARE CALCULATED ON A HORIZONTAL PLANE 0 FT AFS.

2. PHOTOMETRIC CALCULATION DATA:
 B.L. LUMENRE LIGHT LOSS FACTOR EQUALS 0.75.
 B.L. MEAN LAMP LUMENS WERE USED FOR ITS CALCULATIONS.

FOOTCANDLES

DESCRIPTION	SYMBOL	AW	AWK	AWP	AWPM	AWPMH
MAXIMUM	+	AWP	AWK	AWP	AW	AW

D-Series Extreme Cutoff Optic Solution



01 SITE LIGHTING - PHOTOMETRIC PLAN
 SCALE: 1" = 30'-0"

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