

CITY OF SANTA ROSA
IN-N-OUT BURGER

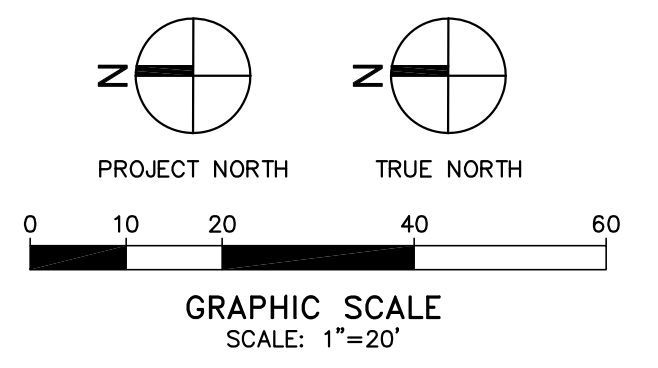
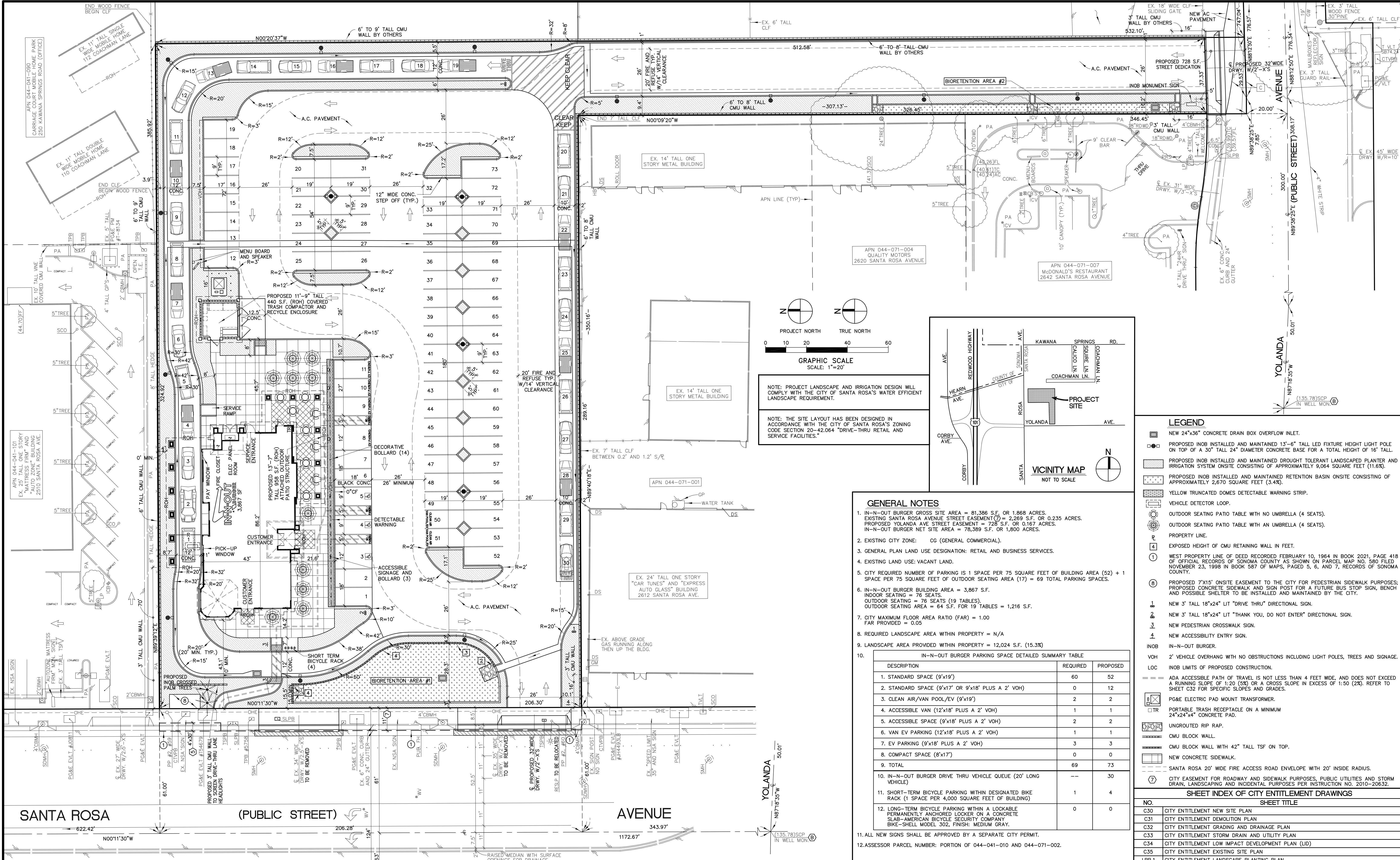
APPENDIX A
SITE PLAN ELEVATIONS
PREPARED BY GHA ARCHITECTURE/DEVELOPMENT

PREPARED BY:



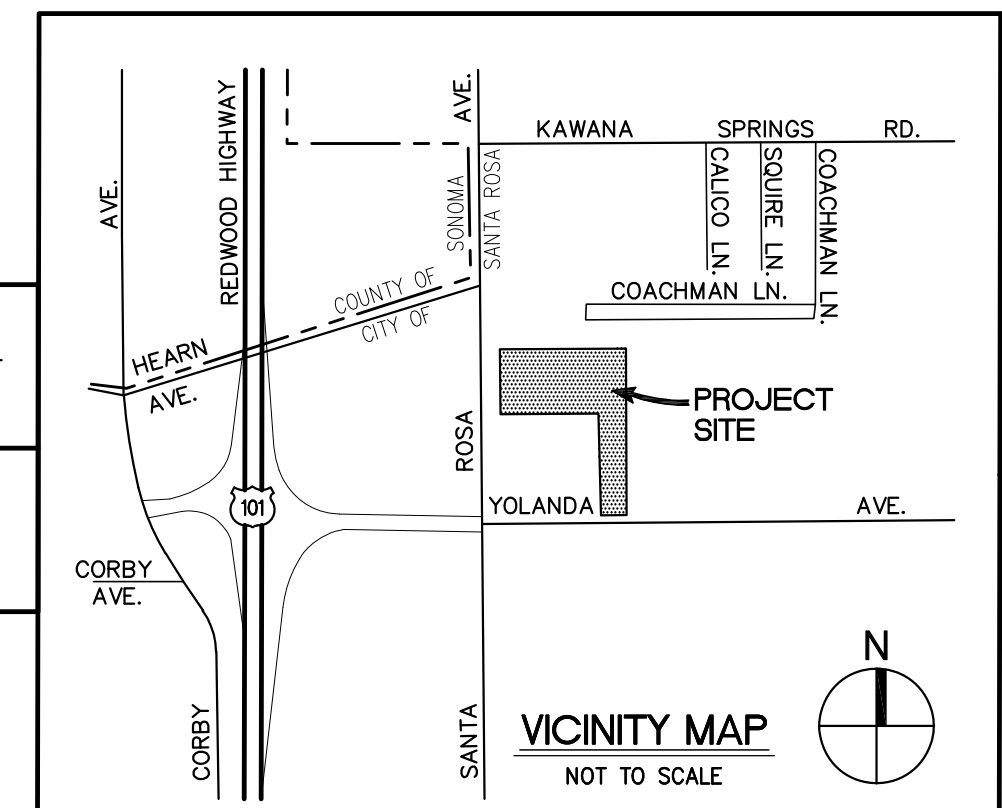
Metropolitan Planning Group
499 Humboldt St
Santa Rosa, CA 95404

November 2020



NOTE: PROJECT LANDSCAPE AND IRRIGATION DESIGN WILL COMPLY WITH THE CITY OF SANTA ROSA'S WATER EFFICIENT LANDSCAPE REQUIREMENT.

NOTE: THE SITE LAYOUT HAS BEEN DESIGNED IN ACCORDANCE WITH THE CITY OF SANTA ROSA'S ZONING CODE SECTION 20-42.064 "DRIVE-THRU RETAIL AND SERVICE FACILITIES."



GENERAL NOTES

- IN-N-OUT BURGER GROSS SITE AREA = 81,386 S.F. OR 1.868 ACRES. EXISTING SANTA ROSA AVENUE STREET EASEMENT (C) = 2,269 S.F. OR 0.235 ACRES. PROPOSED YOLANDA AVE. STREET EASEMENT = 728 S.F. OR 0.167 ACRES. IN-N-OUT BURGER NET SITE AREA = 78,389 S.F. OR 1,800 ACRES.
 - EXISTING CITY ZONE: CG (GENERAL COMMERCIAL).
 - GENERAL PLAN LAND USE DESIGNATION: RETAIL AND BUSINESS SERVICES.
 - EXISTING LAND USE: VACANT LAND.
 - CITY REQUIRED NUMBER OF PARKING IS 1 SPACE PER 75 SQUARE FEET OF BUILDING AREA (52) + 1 SPACE PER 75 SQUARE FEET OF OUTDOOR SEATING AREA (17) = 69 TOTAL PARKING SPACES.
 - IN-N-OUT BURGER BUILDING AREA = 3,867 S.F. INDOOR SEATING = 76 SEATS. OUTDOOR SEATING = 76 SEATS (19 TABLES). OUTDOOR SEATING AREA = 64 S.F. FOR 19 TABLES = 1,216 S.F.
 - CITY MAXIMUM FLOOR AREA RATIO (FAR) = 1.00 FAR PROVIDED = 0.05
 - REQUIRED LANDSCAPE AREA WITHIN PROPERTY = N/A
 - LANDSCAPE AREA PROVIDED WITHIN PROPERTY = 12,024 S.F. (15.3%)
 - IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE
- | DESCRIPTION | REQUIRED | PROPOSED |
|---|----------|----------|
| 1. STANDARD SPACE (9'x19') | 60 | 52 |
| 2. STANDARD SPACE (9'x17' OR 9'x18' PLUS A 2' VOH) | 0 | 12 |
| 3. CLEAN AIR/VAN POOL/EV (9'x19') | 2 | 2 |
| 4. ACCESSIBLE VAN (12'x18' PLUS A 2' VOH) | 1 | 1 |
| 5. ACCESSIBLE SPACE (9'x18' PLUS A 2' VOH) | 2 | 2 |
| 6. VAN EV PARKING (12'x18' PLUS A 2' VOH) | 1 | 1 |
| 7. EV PARKING (9'x18' PLUS A 2' VOH) | 3 | 3 |
| 8. COMPACT SPACE (8'x17') | 0 | 0 |
| 9. TOTAL | 69 | 73 |
| 10. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE) | -- | 30 |
| 11. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK (1 SPACE PER 4,000 SQUARE FEET OF BUILDING) | 1 | 4 |
| 12. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED LOCKER ON A CONCRETE SLAB-AMERICAN BICYCLE SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY. | 0 | 0 |
- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
 - ASSESSOR PARCEL NUMBER: PORTION OF 044-041-010 AND 044-071-002.

LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX OVERFLOW INLET.
- PROPOSED INOB INSTALLED AND MAINTAINED 13'-6" TALL LED FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 16' TALL.
- PROPOSED INOB INSTALLED AND MAINTAINED DROUGHT TOLERANT LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON SITE CONSISTING OF APPROXIMATELY 9,064 SQUARE FEET (11.6%).
- PROPOSED INOB INSTALLED AND MAINTAINED RETENTION BASIN ON SITE CONSISTING OF APPROXIMATELY 2,670 SQUARE FEET (3.4%).
- YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH AN UMBRELLA (4 SEATS).
- PROPERTY LINE.
- EXPOSED HEIGHT OF CMU RETAINING WALL IN FEET.
- WEST PROPERTY LINE OF DEED RECORDED FEBRUARY 10, 1964 IN BOOK 2021, PAGE 418 OF OFFICIAL RECORDS OF SONOMA COUNTY AS SHOWN ON PARCEL MAP NO. 580 FILED NOVEMBER 23, 1998 IN BOOK 587 OF MAPS, PAGES 5, 6, AND 7, RECORDS OF SONOMA COUNTY.
- PROPOSED 7'x15' ON SITE EASEMENT TO THE CITY FOR PEDESTRIAN SIDEWALK PURPOSES; PROPOSED CONCRETE SIDEWALK AND SIGN POST FOR A FUTURE BUS STOP SIGN, BENCH AND POSSIBLE SHELTER TO BE INSTALLED AND MAINTAINED BY THE CITY.
- 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.
- VOH 2' VEHICLE OVERHANG WITH NO OBSTRUCTIONS INCLUDING LIGHT POLES, TREES AND SIGNAGE.
- LOC INOB LIMITS OF PROPOSED CONSTRUCTION.
- ADA 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 C32 FOR SPECIFIC SLOPES AND GRADES.
- PG&E ELECTRIC PAD MOUNT TRANSFORMER.
- PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- UNGRADED RIP RAP.
- CMU BLOCK WALL.
- CMU BLOCK WALL WITH 42" TALL TSF ON TOP.
- NEW CONCRETE SIDEWALK.
- SANTA ROSA 20' WIDE FIRE ACCESS ROAD ENVELOPE WITH 20' INSIDE RADIUS.
- CITY EASEMENT FOR ROADWAY AND SIDEWALK PURPOSES, PUBLIC UTILITIES AND STORM DRAIN, LANDSCAPING AND INCIDENTAL PURPOSES PER INSTRUCTION NO. 2010-20632.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS

NO.	SHEET TITLE
C30	CITY ENTITLEMENT NEW SITE PLAN
C31	CITY ENTITLEMENT DEMOLITION PLAN
C32	CITY ENTITLEMENT GRADING AND DRAINAGE PLAN
C33	CITY ENTITLEMENT STORM DRAIN AND UTILITY PLAN
C34	CITY ENTITLEMENT LOW IMPACT DEVELOPMENT PLAN (LID)
C35	CITY ENTITLEMENT EXISTING SITE PLAN
LPP.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

IN-N-OUT BURGER

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

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

REVISIONS

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

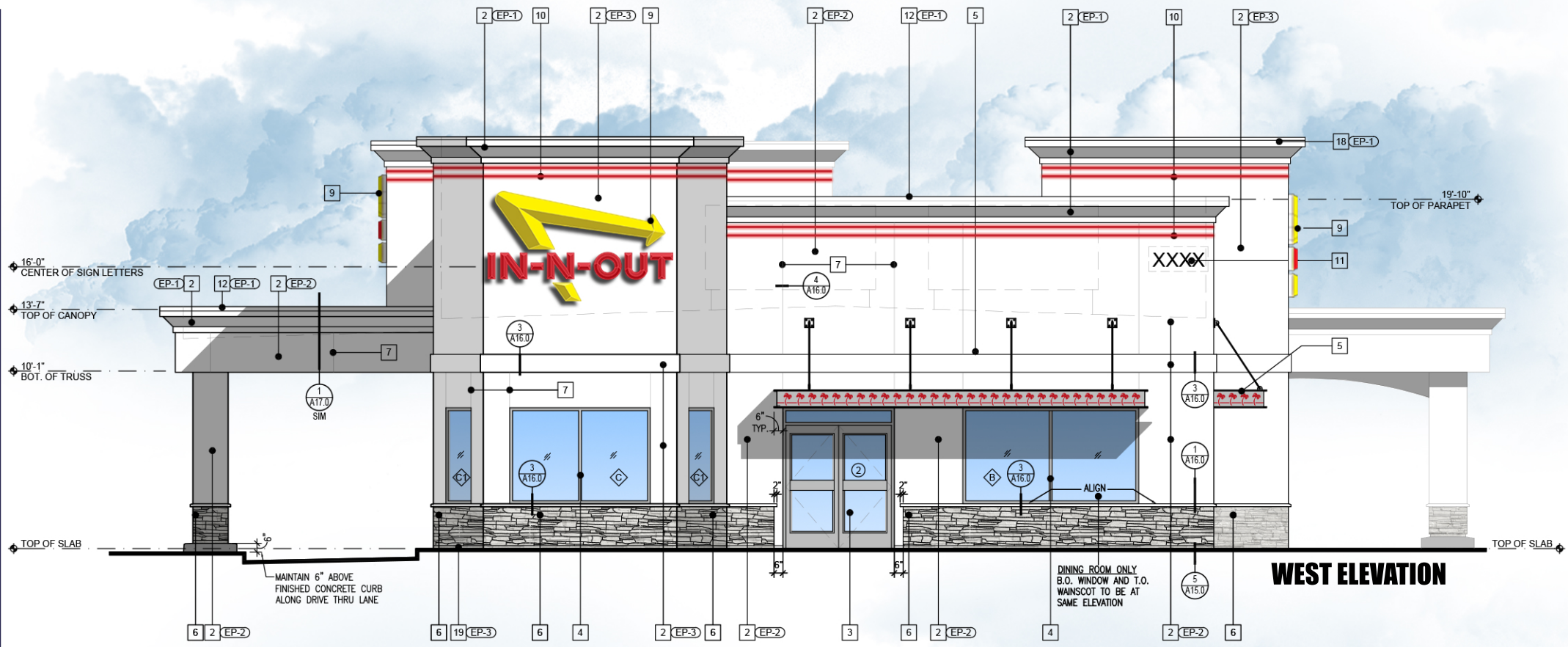
CIVIL ENGINEER:
MSI ENGINEERING, INC.
CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
402 WEST ARROW HWY., SUITE 4, SAN DIMAS, CA. 91773
DALLAS TEXAS 75254
Ph: (972) 239-8884
Fax: (972) 239-5054
MARK S. LAMOUREUX
R.C.E. 38382

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

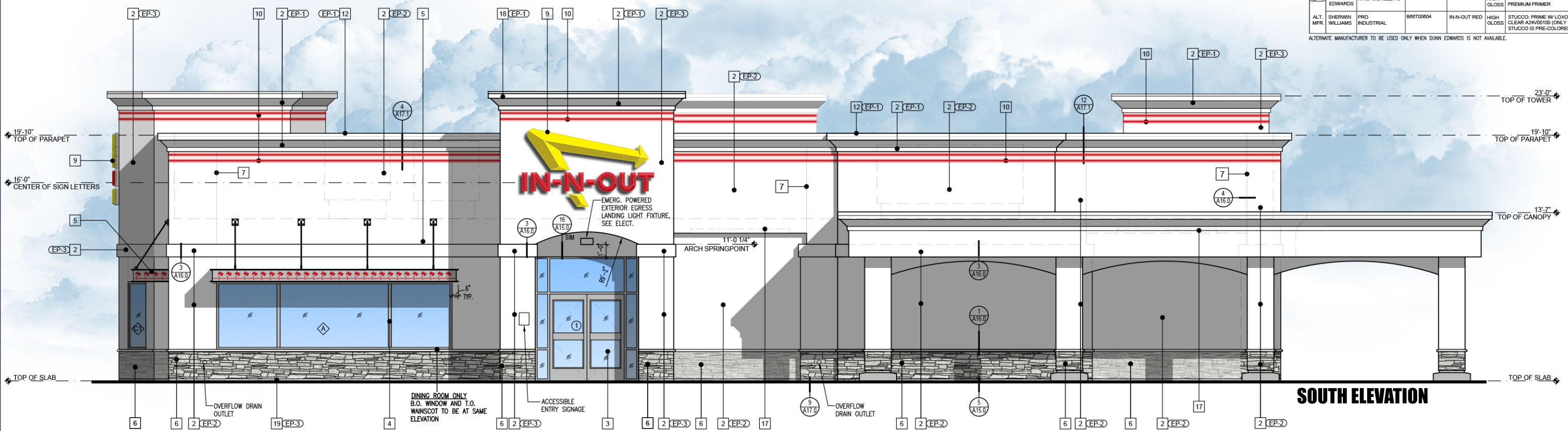
IN-N-OUT BURGER
2532 SANTA ROSA AVENUE
SANTA ROSA, CA 95407

CITY ENTITLEMENT NEW SITE PLAN

C30



WEST ELEVATION



SOUTH ELEVATION

KEY NOTES

- NOT USED
- STUCCO: 20/30 FINE SAND FLOAT FINISH
- ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
- ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
- METAL CANOPY: CLEAR ANODIZED ALUMINUM WITH CUSTOM INO PALM TREE PAINTED EP-4. TURNBUCKLES TO BE PAINTED EP-2 TO MATCH STUCCO. SEE: 9/A16.0 & 9/A16.1.
- STONE VENEER - PRO LEDGE WHITE BY CORONADO STONE WITH MATCHING CORONADO STONE WAINSCOT SILL APPLY PER MFR RECOMMENDATIONS. DRY STACK.
- 1/4" WIDE METAL PENN SCREED: SEE DETAIL 4/A16.0. ALIGN CONTROL JOINTS ON DRIVE-THRU CANOPY FASCIA WITH CONTROL JOINTS ON BOTTOM OF SOFFIT.
- SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM 5-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IRON INO 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IRON INO 9T01 TINTED CUSTOM COLOR FORMULA INO RED HIGH GLOSS
- IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
- L.E.D. DOUBLE BAND LIGHTING: UNDER SEPARATE PERMIT.
- BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 4" MIN. W/ MIN. STROKE WIDTH OF 0.5 INCH PER FIRE DEPARTMENT AND CITY JURISDICTION ADDRESS DISPLAY REQUIREMENTS:
1. ADDRESS SHALL BE DISPLAYED & VISIBLE FROM BOTH STREET DIRECTIONS OF APPROACHING VEHICLES.
2. PERMANENT NUMBERS AND LETTERS SHALL BE MADE OF DURABLE AND CLEARLY VISIBLE MATERIAL SUCH AS WOOD, METAL, CERAMIC, PLASTIC AND VINYL. (PAINTED OR GLUED ON NUMBERS ARE NOT ACCEPTABLE MATERIALS).
3. NUMBERS SHALL BE OF COLORS CONTRASTING WITH BACKGROUND TO WHICH THEY ARE ATTACHED.
4. NUMBERS SHALL BE A MINIMUM PROPORTION RATIO OF 6:1 (HEIGHT TO WIDTH).
5. NUMBERS CANNOT BE SPELLED.
- METAL CAP - COLOR TO MATCH STUCCO
- HOLLOW METAL DOOR: SEE SHEET A112. RM DOORS AND JAMBS SHALL HAVE RAL POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS: GLOSS FINISH: "BONAL WHITE"; EXTERIOR DOORS: GLOSS FINISH TO MATCH EXTERIOR STUCCO PAINT COLOR: "BONE WHITE". TYPICAL / VERIFY ELEVATIONS: EP-1, WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY - NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IRON INO 9P01 WHITE PRIMER. FINISH COAT TO BE AXALTA IRON INO 9T01 GLOSS WHITE. EXTERIOR RM DOORS & JAMBS- USE SAME PRODUCT TINTED TO MATCH EXTERIOR BUILDING PAINT COLOR EP-1. NOTE: TRASH ENCLOSURE METAL DOORS AND POSTS TO BE FIELD PAINTED USING AXALTA IRON INO AS DESCRIBED ABOVE.
- 9'-0" HIGH STUB OUT FOR C&G LINE
- 4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
- RECESSED KNOX BOX AT 9'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10A17.0
- RECESSED 8' LED LIGHT FIXTURE IN SOFFIT. SEE DETAIL 9/A17.1
- NOT USED
- TEXTURE EXPOSED FOUNDATION WALL BELOW STUCCO WEEP SCREED AND PAINT TO MATCH WALL.

EXTERIOR PAINT SCHEDULE

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	DUNN EDWARDS	ARISTOSHELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	B99W00011	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W0300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50W2000. OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-3	DUNN EDWARDS	ARISTOSHELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
EP-4	DUNN EDWARDS	ARISTOSHELD 70	ASHL-700	INO RED	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	PRO INDUSTRIAL	B98T00004	IN-N-OUT RED	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONDITIONER CLEAR A24V0100 (ONLY USED WHEN STUCCO IS PRE-COLORED RED)

ALTERNATE MANUFACTURER TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.

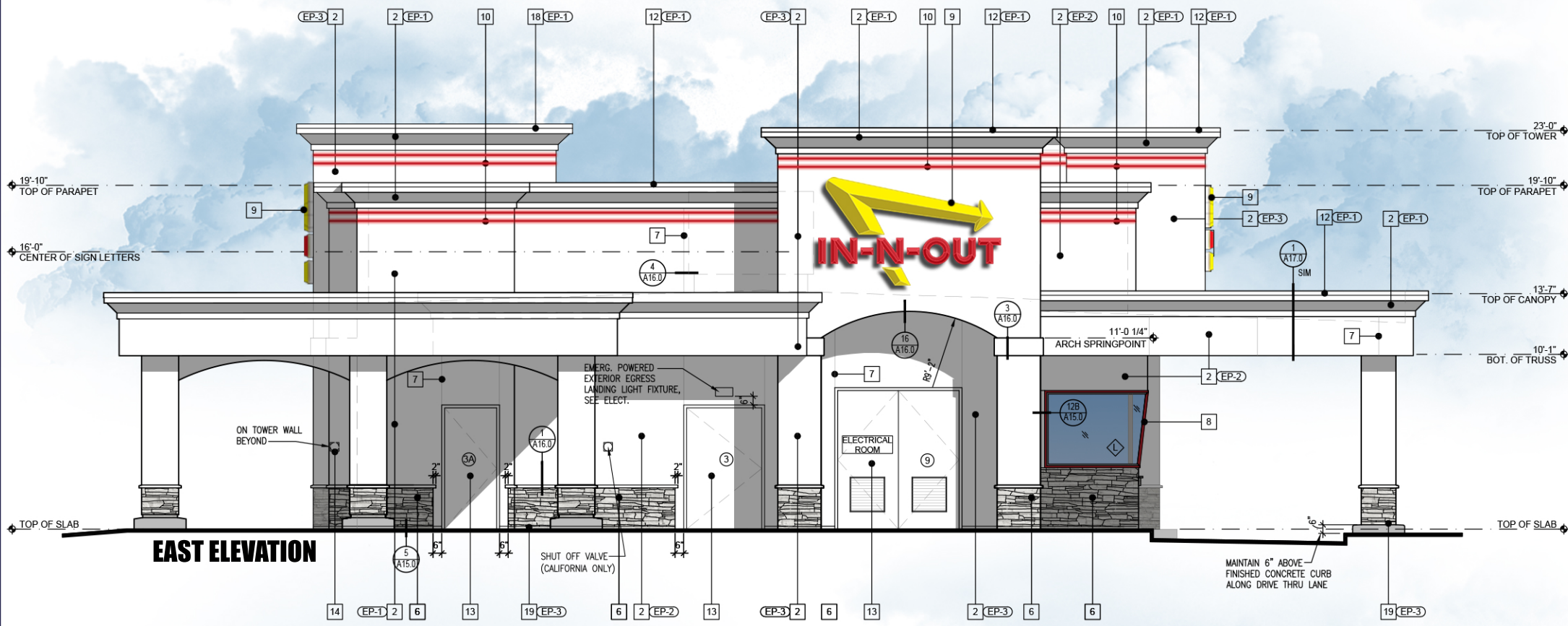


Colored Elevations
 IN-N-OUT BURGER
 Santa Rosa, CA

DATE: 06-16-20
 SCALE: 1/8" = 1'-0"
 0 8

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





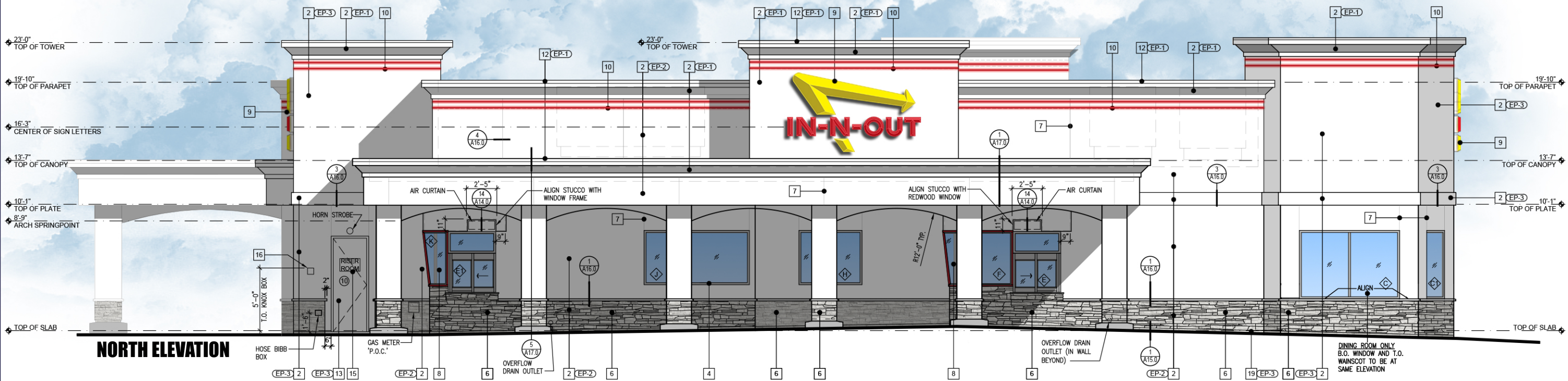
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EP-2	DUNN EDWARDS	ARISTOSHELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
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ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	A84W01151	IN-N-OUT BONE CHINA	HIGH GLOSS	SEE REMARKS FOR EP-1 ALT. MFR.
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ALT. MFR.	SHERWIN WILLIAMS	PRO INDUSTRIAL	B98T00004	IN-N-OUT RED	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONDITIONER CLEAR A24V07010 (ONLY USED WHEN STUCCO IS PRE-COLORED RED)

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