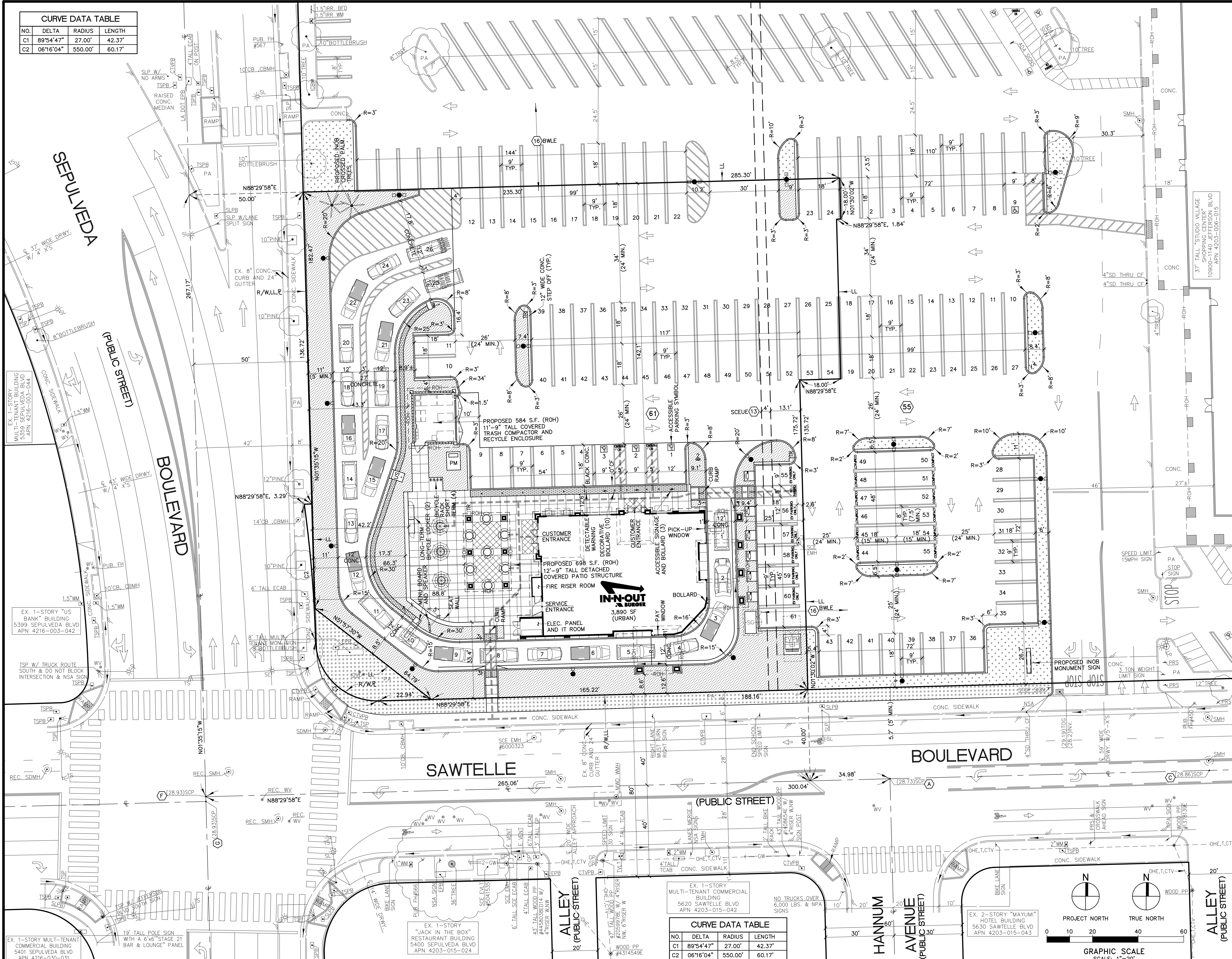




LEGEND

- NEW 24"x36" CONCRETE DRAIN BOX INLET WITH A FLOGLAD 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 LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON-SITE, INCLUDING AREA UNDER BUILDING ROOF OVERHANG (ROH), CONSISTING OF APPROXIMATELY 7,637 SQUARE FEET (15.7%).
- BLACK TRUNCATED DOMES DETECTABLE WARNING STRIP.
- VEHICLE DETECTOR LOOP.
- PROPERTY LINE.
- OUTDOOR SEATING PATIO TABLE WITH UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (4 SEATS).
- OUTDOOR SEATING PATIO TABLE WITH NO UMBRELLA (2 SEATS).
- NEW 3' TALL 18"x24" UT "DRIVE THRU" DIRECTIONAL SIGN.
- NEW 3' TALL 18"x24" UT "THANK YOU, DO NOT ENTER" DIRECTIONAL SIGN.
- NEW PEDESTRIAN CROSSWALK SIGN.
- NEW ACCESSIBILITY ENTRY SIGN.
- INOB IN-N-OUT BURGER.
- CF CURB FACE.
- R/W RIGHT OF WAY.
- LL INOB GROUND LEASE PRESTAL LINE.
- AutoTURN GENERATED BODY ENVELOPE PATH OF TRAVEL FOR AN IN-N-OUT BURGER DELIVERY TRUCK.
- INOB LIMITS OF PROPOSED CONSTRUCTION.
- SCEUE SOUTHERN CALIFORNIA EDISON UNDERGROUND ELECTRICAL EASEMENT.
- ADA ACCESSIBLE PATH OF TRAVEL. ACCESSIBLE PATH OF TRAVEL IS NOT LESS THAN 4 FEET WIDE, AND DOES NOT EXCEED A RUNNING SLOPE OF 1:20 (5%) OR A CROSS SLOPE IN EXCESS OF 1:50 (2%). REFER TO SHEET C33 FOR SPECIFIC SLOPES AND GRADES.
- PROPOSED SOUTHERN CALIFORNIA EDISON (SCE) PAD MOUNT TRANSFORMER WITH BOLLARDS.
- PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- NEW CONCRETE SIDEWALK.
- BOUNDARY MONUMENT AND SURVEY CONTROL POINT DESCRIPTION SHOWN ON SHEET C37.
- SIMPLIFIED PLOTTABLE EASEMENT DESCRIPTION SHOWN ON SHEET C37.
- DRIVE-THRU CATWALK CONCRETE PAD WITH UMBRELLA STAND.
- 24" WIDE MATTED INOB ASSOCIATE WALKWAY CONSISTING OF APPROXIMATELY 290 SQUARE FEET.
- PROPOSED 18" TO 27" TALL 22" WIDE STUCCO COVERED SEAT/SCREEN WALL PAINTED TO MATCH THE BUILDING WITH A CONCRETE CAP.
- PROPOSED EV 5'x1' TALL ELECTRICAL UTILITY TRANSFORMER AND CLEAR FLOOR SPACE.
- PROPOSED CHARGEPOINT 7' TALL SINGLE EV (ELECTRIC VEHICLE) DC CHARGER/HIGH POWER CHARGER 62.5/125KW (DCFC) STATION AND CLEAR FLOOR SPACE.
- PROPOSED EV 7'x1' TALL ELECTRICAL SWITCH GEAR AND CLEAR FLOOR SPACE.
- PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM OFFSITE CONSISTING OF APPROXIMATELY 3,147 SQUARE FEET.
- BLANKET SOUTHERN CALIFORNIA WATER COMPANY WATER PIPE LINE EASEMENT.
- GSW GOLDEN STATE WATER.

GENERAL NOTES

- THE AREA OF THIS SUBJECT PROPERTY LEASE AREA IS 48,752 SQUARE FEET OR 1.119 ACRES.
- EXISTING CITY ZONE: MIXED USE HIGH.
- GENERAL PLAN LAND USE DESIGNATION: MIXED USE HIGH.
- EXISTING LAND USE: 145 PAVED STRIPED PARKING SPACES.
- PROPOSED LAND USE: NEW IN-N-OUT BURGER SIT DOWN RESTAURANT WITH A DRIVE-THRU LANE PERMITTED IN CITY ZONE WITH CONDITIONAL USE PERMIT APPROVAL BY THE CITY PLANNING COMMISSION.
- PROPOSED SCOPE OF WORK:
(A) CONSTRUCT A 3,890 SQUARE FOOT SIT-DOWN (84 SEATS INSIDE) RESTAURANT BUILDING, AN 61 VEHICLE PAVED PARKING LOT, A 26 VEHICLE LONG DRIVE THRU QUEUE, AND A 55 OFFSITE VEHICLE PAVED PARKING LOT.
- IN-N-OUT BURGER URBAN BUILDING AREA = 3,890 S.F.
COVERED TRASH ENCLOSURE ROOF OVERHANG = 698 S.F.
INDOOR SEATING = 84 SEATS
INDOOR SEATING AREA = 1,484 S.F. (INCLUDING VESTIBULE)
OUTDOOR SEATING = 44 SEATS (12 TABLES)
OUTDOOR SEATING AREA = 698 S.F. STRUCTURE PLUS 50 S.F. EACH FOR 3-4 SEAT TABLES (150 S.F.) PLUS 20 S.F. EACH FOR 2-2 SEAT TABLES (40 S.F.) = 888 S.F.
- PARKING REQUIREMENTS: PARKING SPACES REQUIRED: 61 (BASED ON 3,890 SQ. FT. FOR BUILDING PLUS 888 SQ. FT. OUTDOOR SEATING AREA MINUS A 250 SQ. FT. CREDIT AT A TOTAL OF 1 SPACE PER 75 SQ. FT.).
- REQUIRED EV CHARGING STATIONS (EVCS): 3 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1).
- PROVIDED EV CHARGING STATIONS (EVCS): 6 CHARGEPOINT CPE 250 FAST CHARGERS (DCFC).
- A. REQUIRED EV CAPABLE PARKING SPACES: 13 (PER 2022 CALIFORNIA GREEN CODE TABLE 5.106.5.3.1) - 5 EVCS = 10.
B. EXCESS DCFC CHARGERS PROVIDED = 3 (6 PROVIDED MINUS 3 REQUIRED).
C. EQUIVALENT EV CHARGING STATIONS FOR 3 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. 15 PROVIDED IN 10C IS GREATER THAN/EQUAL TO 10 REQUIRED FROM 10A; THEREFORE EV CAPABLE PARKING IS SATISFIED.
- MINIMUM REQUIRED LANDSCAPING = NONE FOUND.
- MAXIMUM FLOOR AREA RATIO (FAR) = 4.0, FAR PROVIDED = 0.09.
- LANDSCAPE AREA PROVIDED WITHIN THE IN-N-OUT BURGER LEASED PROPERTY = 7,637 S.F. (15.7%).
- EXISTING LANDSCAPE AREA ON-SITE = 2,206 S.F. (4.7%).
- IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE

DESCRIPTION	EXISTING	REQUIRED	PROPOSED
1. STANDARD SPACE (VARIES)	235	0	0
2. STANDARD SPACE (9'x18') (8.5'x18') MINIMUM	0	52	52
3. ACCESSIBLE VAN SPACE (17'x18')	0	1	1
4. ACCESSIBLE SPACE (14'x18')	0	2	2
5. PROPOSED EVCS (DCFC) ACCESSIBLE SPACE (17'x18')	0	1	1
6. PROPOSED EVCS (DCFC) SPACE (9'x18')	0	5	5
7. PROPOSED EV CAPABLE SPACE (9'x18')	0	0	0
8. TOTAL	0	61	61
9. NON IN-N-OUT BURGER SPACES	0	0	55
10 TOTAL EXISTING AND PROPOSED SPACES (NET LOSS OF 119 SPACES)	235	--	116
11. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG INOB VEHICLE)	0	7	26
12. SHORT-TERM BICYCLE PARKING WITHIN DESIGNATED BIKE RACK	0	4	4
13. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED STREET TREES TO BE REMOVED = 15. SECURITY COMPANY BIKE-SHELL MODEL 302, FINISH: MEDIUM GRAY	0	2	2

- ALL NEW SIGNS SHALL BE APPROVED BY A SEPARATE CITY PERMIT.
- ASSESSOR PARCEL NUMBER: PORTION OF 4203-006-015.
- EXISTING TREES ON-SITE = 5.
ON-SITE TREES TO BE PROTECTED IN PLACE = 0.
OFFSITE STREET TREES TO BE REMOVED = 15.
TOTAL TREES TO BE REMOVED = 20.
- SITE PLAN SHALL MEET ALL ENGINEERING AND NPDES REQUIREMENTS.

DEVELOPER:
IN-N-OUT BURGER
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT 1: MICHELLE BENNETT
PHONE 1: 626 813-5375
CONTACT 2: PETER KULMATICI
PHONE 2: 626 813-5378

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REVISIONS

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Architectural Partners
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PH: (469) 582-2322

CIVIL ENGINEER:
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 12-09-2025

IN-N-OUT BURGER
STUDIO VILLAGE SHOPPING CENTER
NEC OF JEFFERSON BOULEVARD
AND SAWTELLE BOULEVARD
CULVER CITY, CA 90230

CITY ENTITLEMENT
NEW SITE PLAN

C30