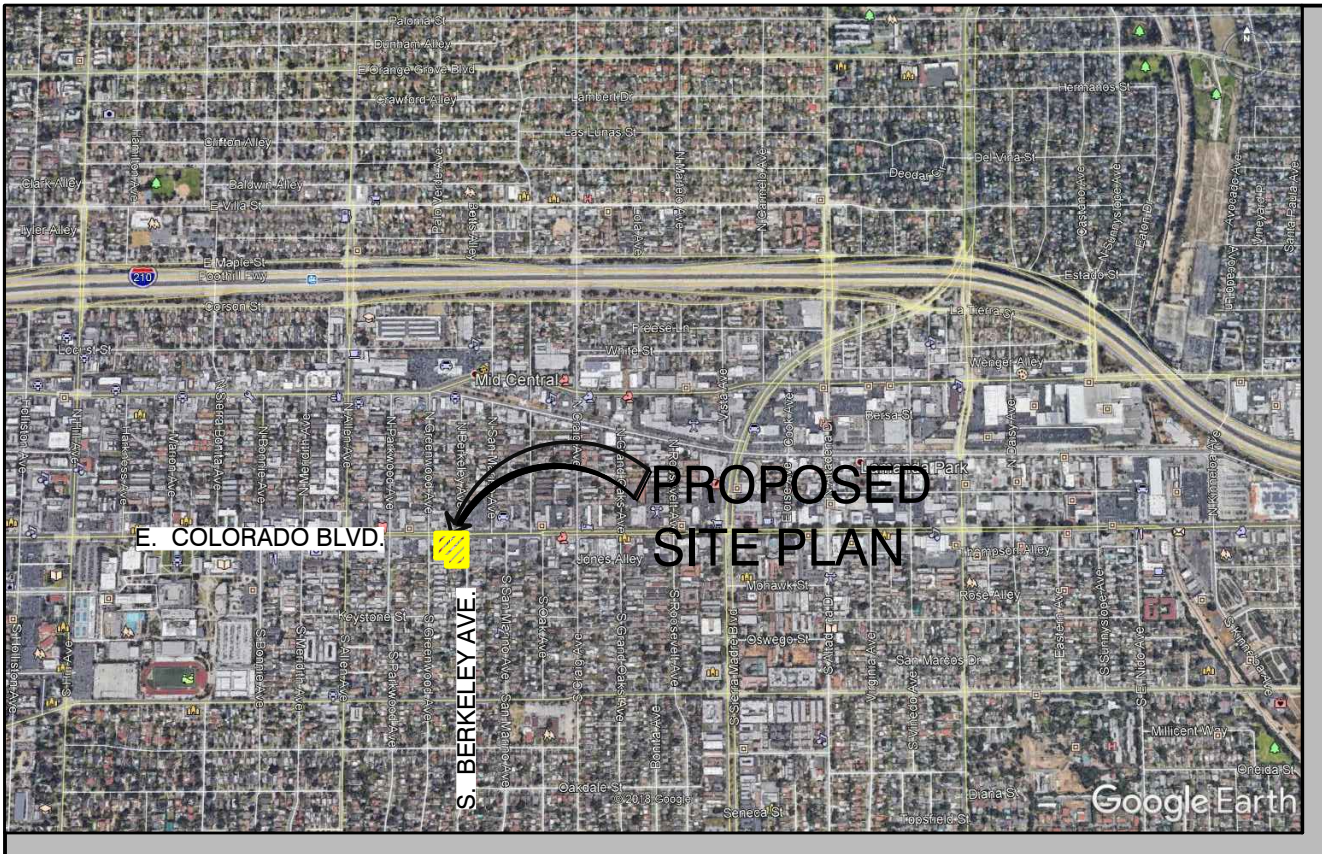


THIS SITE PLAN IS BASED ON AERIAL FILE OF A EXISTING/NEW SITE PLAN



VICINITY MAP N.T.S.

SUMMARY

IN-N-OUT SITE AREA:	± 1.07 ACRE (46,832 SF ±)
SITE ADDRESS:	1978 E. COLORADO BLVD.
JURISDICTION:	CITY OF PASADENA, CA
APN	
ZONING:	COMMERCIAL
PROPOSED USE:	DRIVE-THRU FASTFOOD
CAR STACKING IN DRIVE THRU:	29 CARS MIN.
REQ. SET BUILDING SET BACKS	
FRONT:	NORTH 0'-0" 5'-0"
SIDE:	EAST 0'-0" 56'-11"
SIDE:	WEST 0'-0" 69'-3"
REAR:	SOUTH 0'-0" 122'-2"

INO CHECK LIST

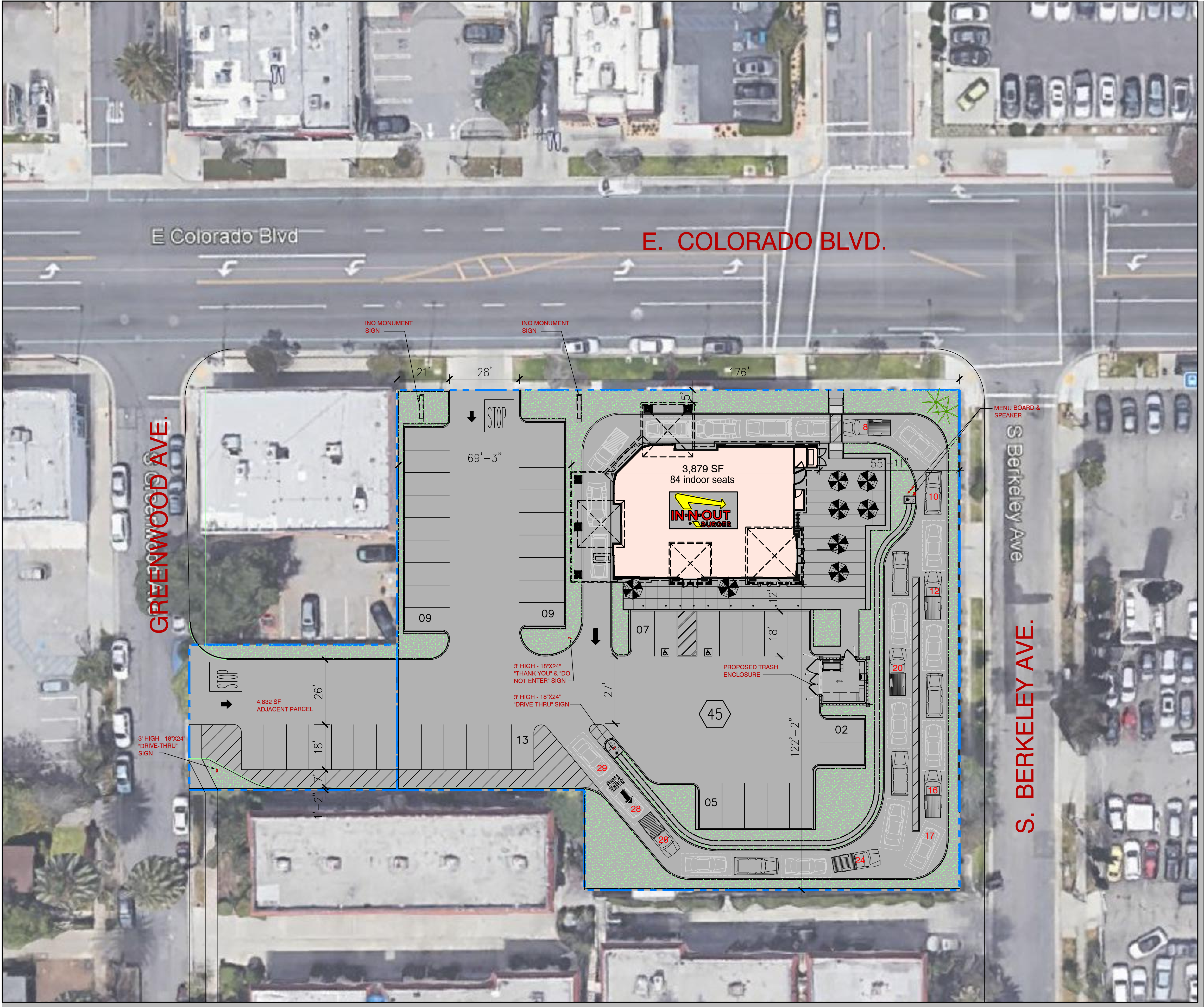
MENU BOARD AND SPEAKER AT CAR:		10
DRIVE THRU'S ALLOWED IN ZONING	YES ☒	NO ☐
CONDITIONAL USE PERMIT NEED FOR D/T:	YES ☒	NO ☐
PATIO CANOPY:	YES ☐	NO ☒
WATER MISTERS:	YES ☐	NO ☒
HEATERS:	YES ☐	NO ☒
DRIVE THRU CANOPY:	YES ☐	NO ☒
HEATERS:	YES ☐	NO ☒
COLD CLIMATE FLY FAN HEATERS:	YES ☐	NO ☒

BUILDING AREA

IN-N-OUT BUILDING AREA:	URBAN PROTOTYPE	3,879 S.F.
IN-N-OUT SEATING:		
INDOOR:		84 SEATS
OUTDOOR:		36 SEATS

PARKING SUMMARY	REQ.	PROV.D'
IN-N-OUT BLDG.(@1 SP PER 100 S.F.)		
AREA 3,885 SF :	39	41
OUTDOOR SEATING(1 SP@100 S.F.)		
8 TABLES*50 EA=400 S.F.:	04	04
2 TABLES*10 EA=20 S.F.:	43	45

PRELIMINARY SITE PLAN LAYOUT
(1978 E. COLORADO BLVD.) PASADENA, CA



PASADENA, CA
SWC COLORADO & BERKELEY



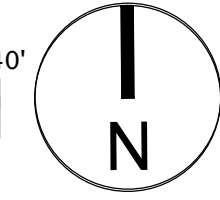
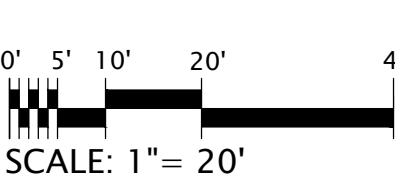
GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

PRELIMINARY SITE PLAN-11 REV.

SHEET OF 1

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DATE	REVISIONS

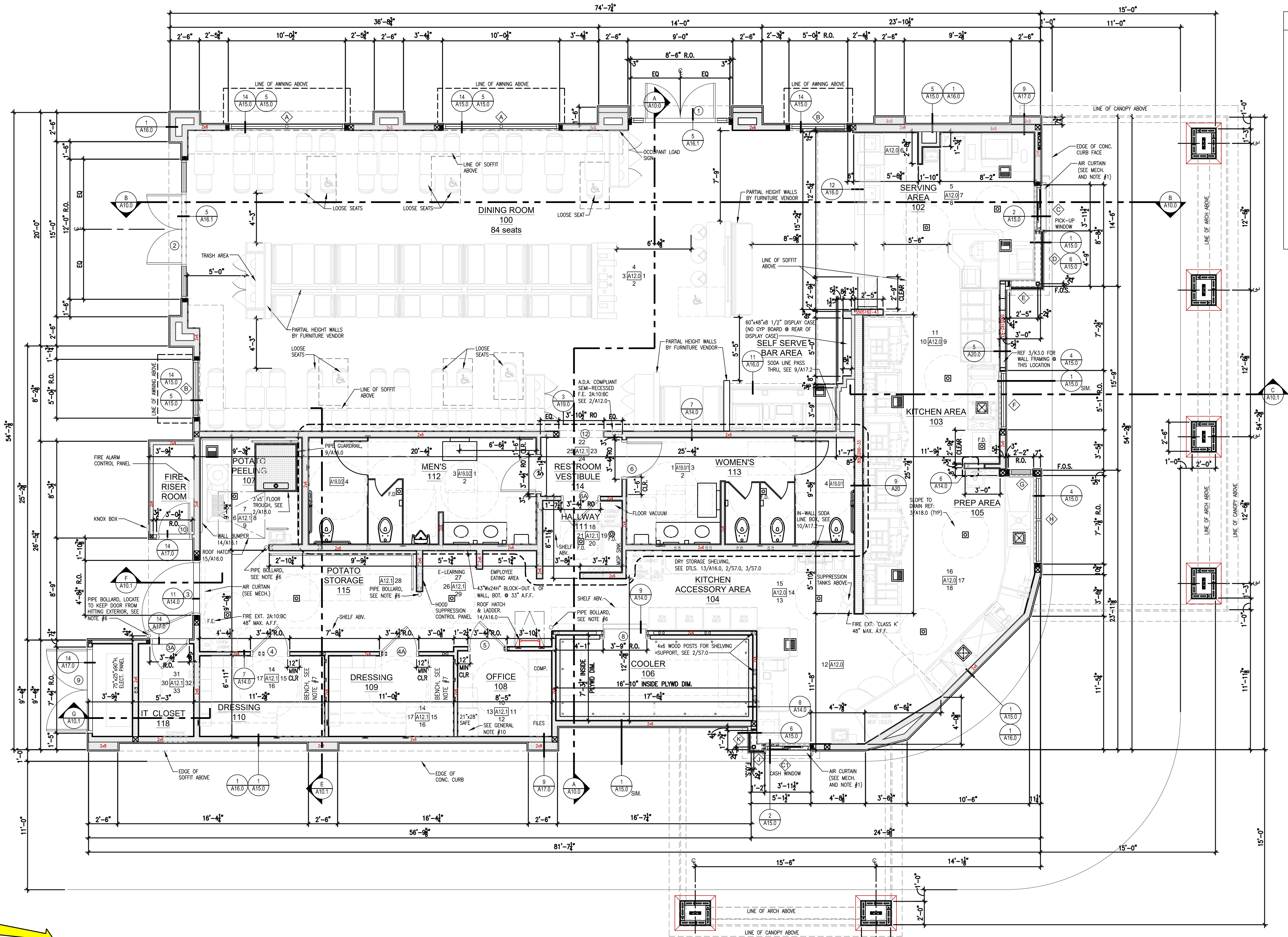


INO_CA-PASADENA
(1978 E. COLORADO BLVD) - SP
(CAMERON'S SEAFOOD SITE DEMO)



GOD BLESS AMERICA
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BALDWIN PARK, CA 91706

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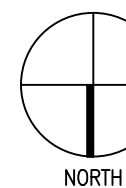


GENERAL NOTES

1. PROVIDE AIR SCREEN WITH 600fpm MIN. VELOCITY FOR SERVICE WINDOWS WITH 432 SQ.IN. MAX. OPENING. (SEE K1.0 FOR ADDITIONAL INFORMATION)
2. SEE DETAILS 5/A14.0, AND #6, #7, AND #10, ON SHEET A15.0 FOR INFORMATION ON SLOPED WINDOWS
3. SEE SHEET A19.0 FOR INTERIOR RESTROOM PLAN, ELEVATIONS, AND NOTES
4. POTATO STORAGE FLOOR AREA MUST BE FLAT FOR EASY POTATO PALLET STORAGE
5. SUBTERRANEAN TREATMENT FOR TERMITES IS REQUIRED (SEE SPECIFICATIONS)
6. 4" DIA x 1/4" THICK GALVANIZED PIPE BOLLARD. TOP OF BOLLARD IN KITCHEN TO BE 42" A.F.F. CORE DRILL 6" DIAMETER HOLE (24" DEEP) THRU CONCRETE SLAB. INSTALL 1" THICK CONCRETE AROUND BOLLARD AND FILL BOLLARD WITH CONCRETE. SEE DETAIL 10/A16.0.
7. 24"D x 48"W x 18"H FOLD UP BENCH WITH STAINLESS STEEL FRAME AND WHITE PHENOLIC TOP. SUPPORT 250 LBS OR GREATER. SUPPLIER ACCESS-ABLE DESIGNS, INC. MODEL: D-101, CONTACT: (877) 853-7816. FIVE YEAR WARRANTY.
8. ALL LAG BOLTS AND ACCESSORY SCREWS TO BE STAINLESS STEEL
9. TAPE, BED AND PAINT WALLS AND CEILINGS IN ELECTRICAL ROOM AND FIRE RISE ROOM
10. THE SAFE SHALL BE EQUIPPED WITH SUITABLE ANCHORS IN CONCRETE BLOCKS OR TO THE PREMISES IN WHICH IT IS LOCATED.

WALL LEGEND:

PROVIDE METAL STUDS PER STRUCTURAL DRAWINGS WITH 5/8" TYPE "X" GYPSUM BOARD

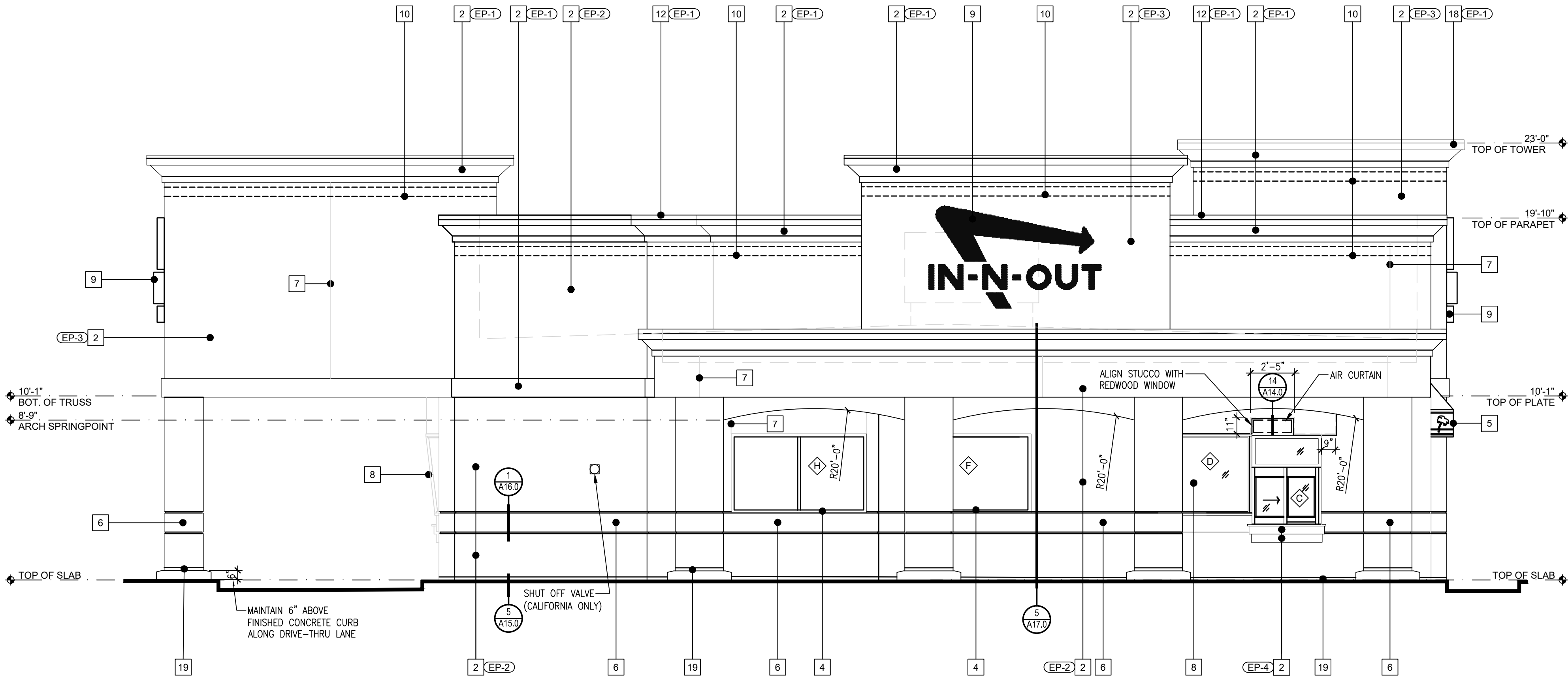


1 FLOOR PLAN
A5.0 SCALE: 1/4" = 1'-0"

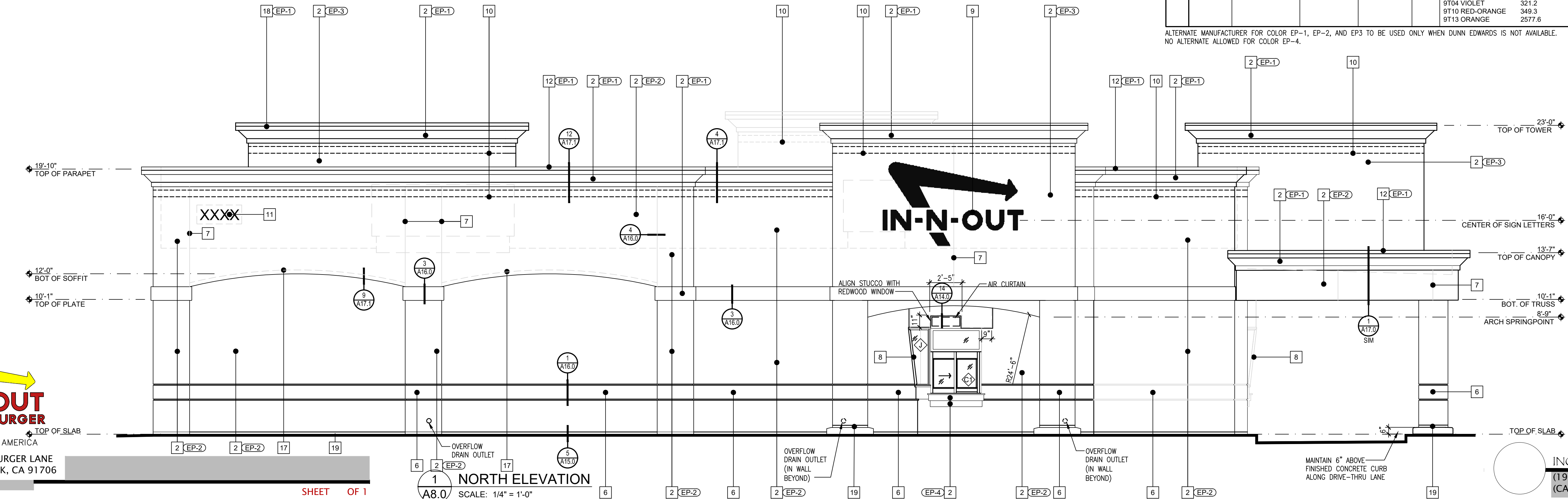
PASADENA, CA
SWC COLORADO & BERKELEY

PRELIMINARY FLOOR PLAN
(1978 E. COLORADO BLVD.) PASADENA, CA

INO_CA-PASADENA
(1978 E. COLORADO BLVD.)
(CAMERON'S SEAFOOD SITE DEMO)



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



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

KEY NOTES

1	NOT USED
2	STUCCO: 20/30 FINE SAND FLOAT FINISH.
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
5	AWNINGS: PVC COATED WICK-RESISTANT ERADICABLE POLYESTER Awnings WITH CUSTOM PALM TREE ERADICATED TO WHITE COLOR BY COOLEY BRITE CUSTOM RED 79-L1124A. FLAME RETARDANT PER UL-48, UL-94, NFPA 701. PROVIDE FLUORESCENT BACKLIGHTING. SEE: 5/A16.0 & 6/A16.0.
6	STUCCO BAND: PAINT (EP-4), INTEGRAL COLOR ACRYLIC PLASTER TO MATCH PAINT (EP-4), 1" ALUMINUM REVEAL TOP AND BOTTOM (DO NOT PAINT REVEALS). SEE DETAILS 1/A16.0 & 13/A17.0
7	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.
8	SLOPED ALUMINUM WINDOWS: U.S. ALUMINUM S-010. GLASS JOINTS TO HAVE POLISHED EDGES WITH SILICONE JOINTS. REDWOOD FRAMES TO BE PRIMED WITH AXALTA IMRON IND 9P01 - PRIMER CAN BE TINTED GRAY. FINISH COAT TO BE AXALTA IMRON IND 9T01 TINTED CUSTOM COLOR EP-4.
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
10	L.E.D. DOUBLE BAND LIGHTING: UNDER SEPARATE PERMIT.
11	INTERNALLY ILLUMINATED BUILDING ADDRESS NUMBERS TO BE 12" HIGH, 6" 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 GLED 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.
12	METAL CAP: COLOR TO MATCH STUCCO.
13	HOLLOW METAL DOOR: SEE SHEET A11.0, HM DOORS AND JAMBS SHALL HAVE POWDER COAT FINISH AS FOLLOWS: INTERIOR DOORS- TIGER DRYLAC - SMOOTH, HIGH GLOSS FINISH, "BENGAL WHITE", EXTERIOR DOORS- CARDINAL - GLOSS, SMOOTH FINISH, "BONE CHINA" OR TO MATCH EXTERIOR STUCCO PAINT COLOR - (VERIFY ELEVATIONS- EP-1). WHERE FIELD PAINTING DOORS AND JAMBS IS NECESSARY- NOT RECOMMENDED. THE ALTERNATE WOULD BE TO USE AXALTA IMRON IND 9P01 WHITE PRIMER, FINISH COAT TO BE AXALTA IMRON IND 9T01 GLOSS WHITE. EXTERIOR HM 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 IMRON AS DESCRIBED ABOVE.
14	5'-0" HIGH STUB OUT FOR Co2 LINE. MOUNT ON ADJACENT SIDE WALL.
15	4" MIN. HIGH WHITE LETTERING "RISER ROOM" ON RED BACKGROUND SIGN. MOUNT ON RISER ROOM DOOR
16	RECESSED KNOX BOX AT 5'-0" HIGH TO THE RIGHT OF FIRE RISER ROOM. SEE DETAIL 10/A17.0
17	RECESSED LED TAPE LIGHT IN SOFFIT (SHOWN DASHED). SEE DETAIL 9/A17.1
18	GUTTER AND DOWNSPOUT. REFER TO DETAIL 8/A17.2
19	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	ARISTOSHIELD 70	DEW 339	BONE CHINA	HIGH GLOSS	PRIME W/ D.E. ULTRA-GRIP PREMIUM PRIMER
ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	B66W00611	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO- PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50W20030, OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHIELD 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	ARISTOSHIELD 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	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 2/20/20 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR COLOR EP-1, EP-2, AND EP3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.
NO ALTERNATE ALLOWED FOR COLOR EP-4.



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SHEET OF 1

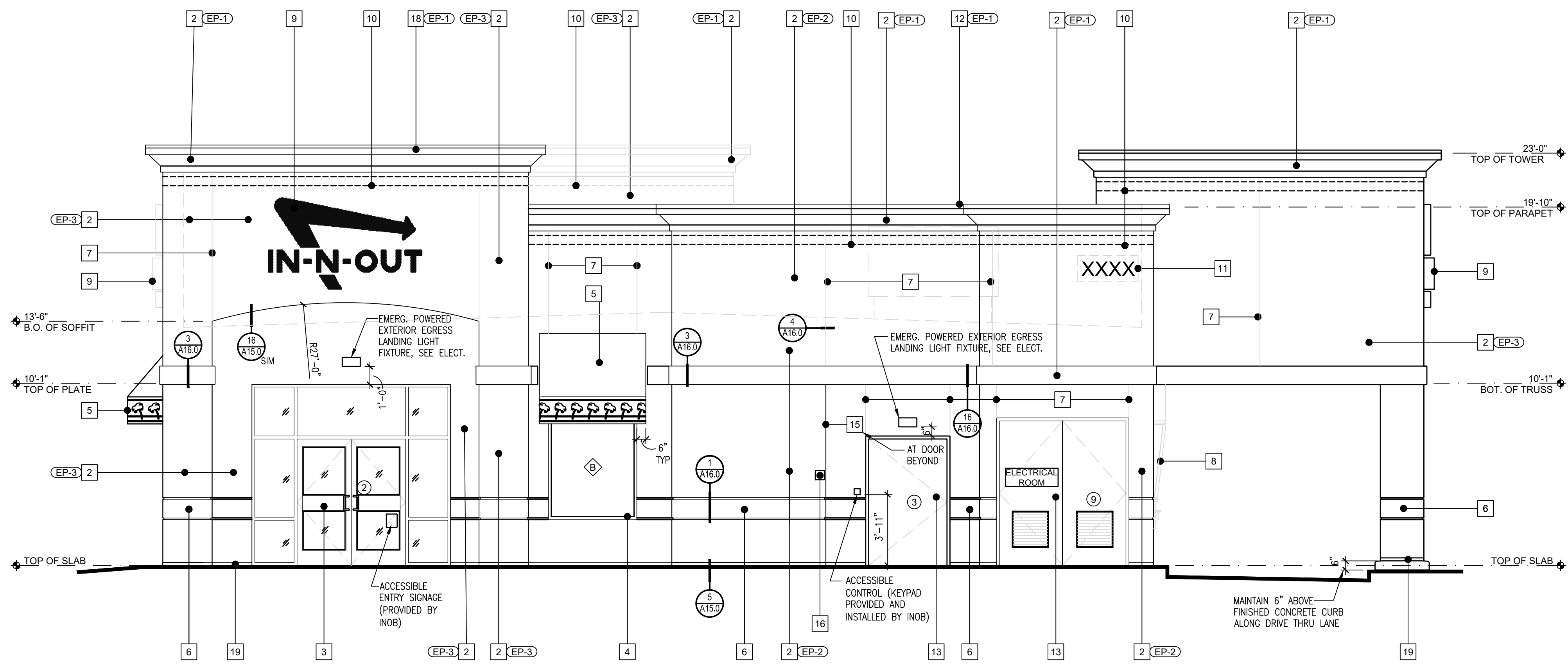
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PRELIMINARY ELEVATIONS 2

(1978 E. COLORADO BLVD.) PASADENA, CA



INO_CA-PASADENA
(1978 E. COLORADO BLVD.)
(CAMERON'S SEAFOOD SITE DEMO)

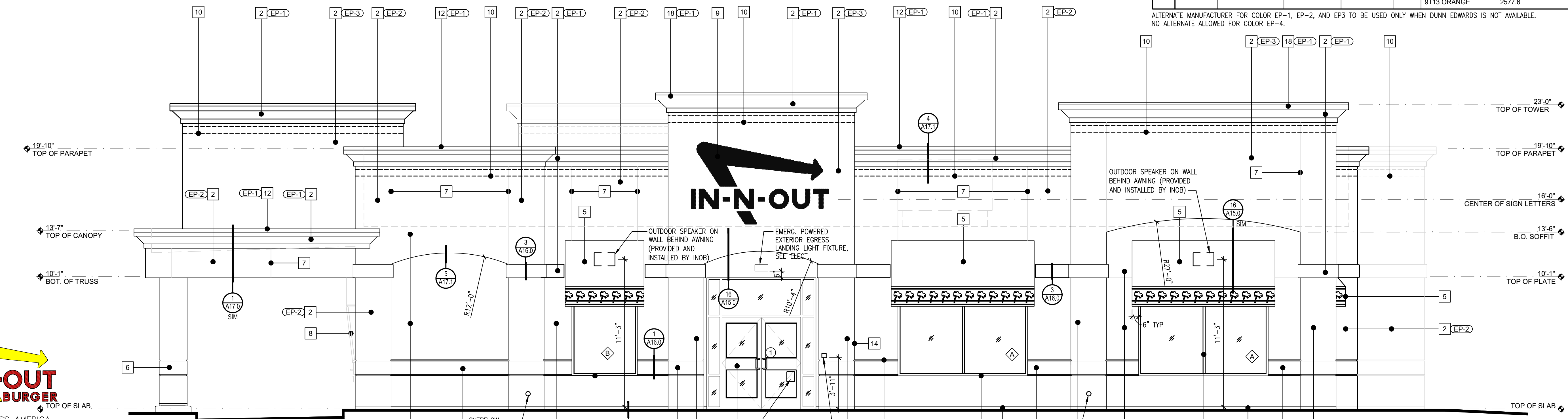


2 EAST ELEVATION
A8.0 SCALE: 1/4" = 1'-0"

KEY NOTES	
1	NOT USED
2	STUCCO: 20/30 FINE SAND FLOAT FINISH.
3	ALUMINUM STOREFRONT DOORS: CLEAR ANODIZED ALUMINUM.
4	ALUMINUM WINDOWS: CLEAR ANODIZED ALUMINUM.
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7	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.
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9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
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ALT. MFR.	SHERWIN WILLIAMS	SUPER PAINT LATEX	B66W00611	IN-N-OUT BONE CHINA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50W20030, OFF WHITE
EP-2	DUNN EDWARDS	ARISTOSHIELD 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	ARISTOSHIELD 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	AXALTA	IMRON	SEE REMARKS FOR COLOR FORMULA	INO RED	HIGH GLOSS	PRIMER: AXALTA IMRON IND 9P01. PRIMER CAN BE TINTED GRAY FINISH COAT: AXALTA IMRON IND 9T01 GLOSS POLYURETHANE COLOR FORMULA: NON-CUM GUIDE 2/20/20 MIX SIZE: 102.4OZ (GALLON) 9T04 VIOLET 321.2 9T10 RED-ORANGE 349.3 9T13 ORANGE 2577.6

ALTERNATE MANUFACTURER FOR COLOR EP-1, EP-2, AND EP3 TO BE USED ONLY WHEN DUNN EDWARDS IS NOT AVAILABLE.
NO ALTERNATE ALLOWED FOR COLOR EP-4.



1 SOUTH ELEVATION
A9.0 SCALE: 1/4" = 1'-0"





SOUTH ELEVATION



EAST ELEVATION

PASADENA, CA

1978 E. COLORADO BLVD.



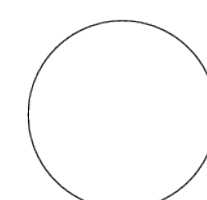
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ELEVATIONS 1

SHEET OF 1

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





NORTH ELEVATION



WEST ELEVATION

PASADENA, CA
1978 E. COLORADO BLVD.



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS 2

SHEET OF 1

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



COLORADO

(PUBLIC STREET)

BOULEVARD

AVENUE

GREENWOOD

AVENUE

(PUBLIC STREET)

BERKELEY

CIVIL ENGINEER:

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

P.L.S. 5794

MARCH 24, 2021
DATE



BPA
LANDSCAPE ARCHITECTS

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

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