



mesa·az *Design Review Board*

Staff Report

CASE NUMBER: DRB18-00223
LOCATION/ADDRESS: The 3100 block of North Recker Road (west side)
REQUEST: Approval of LED exterior illumination for the proposed In-N-Out drive-thru restaurant
COUNCIL DISTRICT: District 5
OWNER: Longbow CAS LLC
APPLICANT: Jim Lockington, In-N-Out Burgers
STAFF PLANNER: Cassidy Welch

SITE DATA

PARCEL NO.: 141-41-021
PARCEL SIZE: 1.0 ± acres
EXISTING ZONING: LC-PAD
GENERAL PLAN CHARACTER: Mixed Use Activity District
CURRENT LAND USE: Vacant

SITE CONTEXT

NORTH: (Across 202 Red Mountain Freeway) Vacant – Zoned LI BIZ
EAST: (Across N. Recker Road) Existing Single Residential – Zoned RS-9 PAD
SOUTH: (Across Longbow Parkway) Vacant – Zoned LI PAD
WEST: Vacant – Zoned LC PAD

PROJECT DESCRIPTION

The applicant is proposing a new drive-thru facility as a pad site in the greater Longbow Marketplace located south of the 202 Red Mountain Freeway, on the west side of North Recker Road. The applicant is proposing to install exposed exterior illumination along the roof line of the proposed building. The proposed lighting will consist of two strips of red LED tubing located 3” below the cornice.

STAFF ANALYSIS

Chapter 11-30-3.D of the Zoning Ordinance gives the Design Review Board the authority to approve the use of exposed exterior building illumination to outline any structure. The Design Review Board shall approve exposed building illumination only upon finding that such illumination:

- a. Constitutes a design component of the overall building architecture; and

The exposed LED tubing mimics the red striping located lower on the building and acts as a component of the building architecture.

- b. Is integrated into the primary physical elements of the building or development, and is harmonious with the architectural style of the structure(s); and

The proposed LED illumination is located directly below the cornice and appears as a continuation of the roof line.

- c. Serves only for the purpose of embellishing the nighttime architecture of the building, and does not portray an advertising message; and

The perimeter LED is an embellishment to the night time visual expression of the architecture and does not include any advertising message.

- d. Is compatible with the land use and architecture of adjacent developments.

The proposed development is compatible to the surrounding uses within a commercial center.

CONCLUSION:

Staff recommends approval with the following conditions:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative and as shown on the plans submitted.
2. Compliance with all requirements of the Design Review process and subsequent Administrative Review process for site plan approval.
3. Compliance with all City development codes and regulations.



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



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



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS-1

SHEET 1 OF 1

THE INFORMATION, DRAWINGS AND SPECIFICATIONS SHOWN ARE AND SHALL REMAIN THE PROPERTY OF IN-N-OUT BURGER.
THESE DOCUMENTS MAY NOT BE USED WITHOUT THE EXPRESSED WRITTEN CONSENT OF IN-N-OUT BURGERS.

MESA, AZ
3156 N. RECKER ROAD

(3156 N RECKER ROAD) MESA, AZ



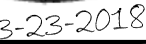
03-08-18



DATE	DESCRIPTION
16	CLASSIC PROTOTYPE 16C.2.12

1000

REVISION RECORD

PROFESSIONAL SEAL**OBJECT NAME**

N-N-OUT BURGER

IESA ARIZONA

RAINBOW MARKETPLACE
56 N. RECKER ROAD
TESA, ARIZONA 85215



SHEET TITLE

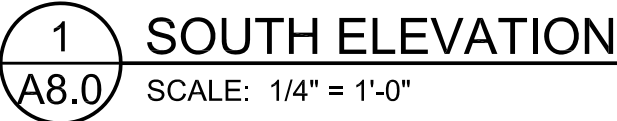
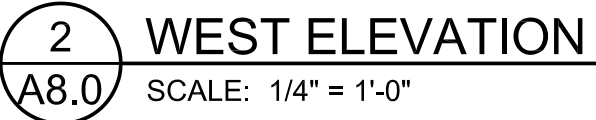
EXTERIOR ELEVATIONS

SHEET NUMBER

A8.0

1	TILE ROOF: EAGLE ROOFING PRODUCTS, CAPISTRANO STYLE 3125 TERRACOTTA. PROVIDE BIRD STOP AND PAINT TO MATCH TILE.
2	STUCCO: MEDIUM SAND FLOAT TEXTURE 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 LED BACKLIGHTING. SEE 5/A16.0 & 6/A16.0.
6	STUCCO BAND: PAINT (EP-4). INTEGRAL COLOR CEMENT 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. PAINT WOOD FRAME "EP-4".
9	IN-N-OUT BURGER ILLUMINATED LOGO SIGN: UNDER SEPARATE PERMIT.
10	L.E.D. DOUBLE BAND LIGHTING: UNDER SEPARATE PERMIT.
11	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.
12	PRIMER: GALV-ALUM PREMIUM, NON FERROUS METAL PRIMER (GA 01). FINISH COAT: RUSTOLEUM SIERRA BEYOND BY DUNN EDWARDS. COLOR TO MATCH STUCCO.
13	HOLLOW METAL DOOR: SEE SHEET A11.0 (PAINT WITH SHERWIN WILLIAMS - WATERBASE ACROLON 100 URETHANE PAINT A B65-720 / PART B B65V720 - TINT TO MATCH PAINT COLOR NOTED).
14	5'-0" HIGH STUB OUT FOR Co2 LINE
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 8" LED LIGHT FIXTURE IN SOFFIT. 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.

NO.	MFR.	MODEL	COLOR #	COLOR NAME	FINISH	REMARKS
EP-1	SHERWIN WILLIAMS	SUPER PAINT LATEX	SW6142	MACADAMIA	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	SHERWIN WILLIAMS	SUPER PAINT LATEX	SW6142	MACADAMIA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50W20030, OFF WHITE
EP-3	SHERWIN WILLIAMS	SUPER PAINT LATEX	SW6142	MACADAMIA	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONCRETE & EXT LATEX PRIMER WHITE - A24W08300. GALV METAL: PRIME W/ GALVITE HS ACRYLIC COATING - B50W20030, OFF WHITE
EP-4	DUNN EDWARDS	SYN-LUSTRO WATER BASE	W10-221	SAFETY RED (R BASE ONLY)	HIGH GLOSS	PRIME W/ D.E. EFF-STOP PREMIUM PRIMER (ESPR00)
ALT. MFR.	SHERWIN WILLIAMS	PRO INDUSTRIAL	B66T00604	IN-N-OUT RED	HIGH GLOSS	STUCCO: PRIME W/ LOXON CONDITIONER CLEAR A24V00100 (ONLY USED WHEN STUCCO IS PRE-COLORED RED)





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



GOD BLESS AMERICA
13502 HAMBURGER LANE
BALDWIN PARK, CA 91706

ELEVATIONS-2

1 NORTH ELEVATION
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SHEET OF 1
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03-08-18

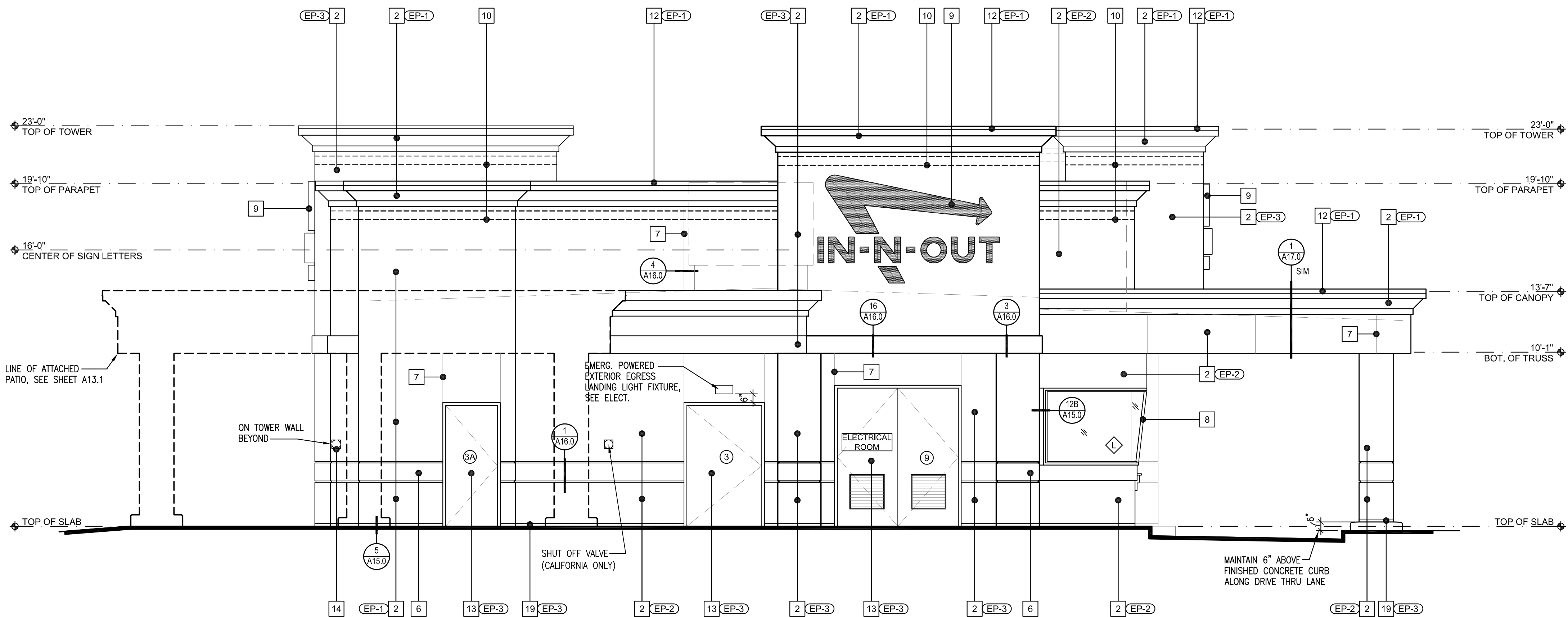


KEY NOTES

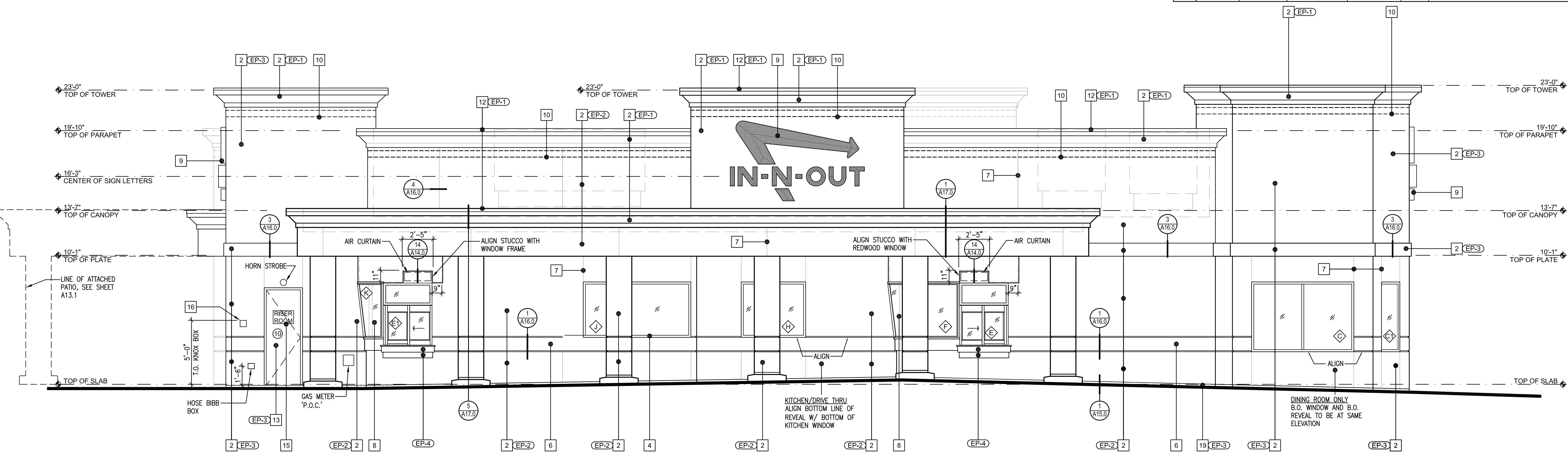
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EXTERIOR PAINT SCHEDULE

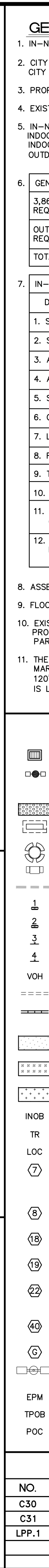
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2 EAST ELEVATION
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








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



IN-N-OUT BURGER PARKING SPACE DETAILED SUMMARY TABLE	
DESCRIPTION	PROVIDED
1. STANDARD SPACES (9'x18')	12
2. STANDARD SPACES (9'x16' PLUS 2' VOH)	19
3. ACCESSIBLE SPACE (16'x18' PLUS 2' VOH)	1
4. ACCESSIBLE VAN (16'x18' PLUS 2' VOH)	1
5. STANDARD SPACES (9'x18' PLUS 2' VOH)	6
6. CLEAN AIR/VAN POOL/EV (9'x18') AND (9'x16' PLUS 2' VOH)	0
7. LOADING SPACE (10'x30') 0 REQUIRED	0
8. RECREATIONAL VEHICLE (12'x35')	0
9. TOTAL	39
10. IN-N-OUT BURGER DRIVE THRU VEHICLE QUEUE (20' LONG VEHICLE) - 7 VEHICLE MINIMUM	19
11. SHORT-TERM TYPE 3 BICYCLE PARKING WITHIN DESIGNATED BIKE RACK (3 SPACES MINIMUM AT 2'X6'X7' TALL)	4
12. LONG-TERM BICYCLE PARKING WITHIN A LOCKABLE PERMANENTLY ANCHORED "SECURA" LOCKER ON A CONCRETE SLAB PROVIDED BY SUNSHINE U-LOCK CORPORATION OR EQUIVALENT.	0

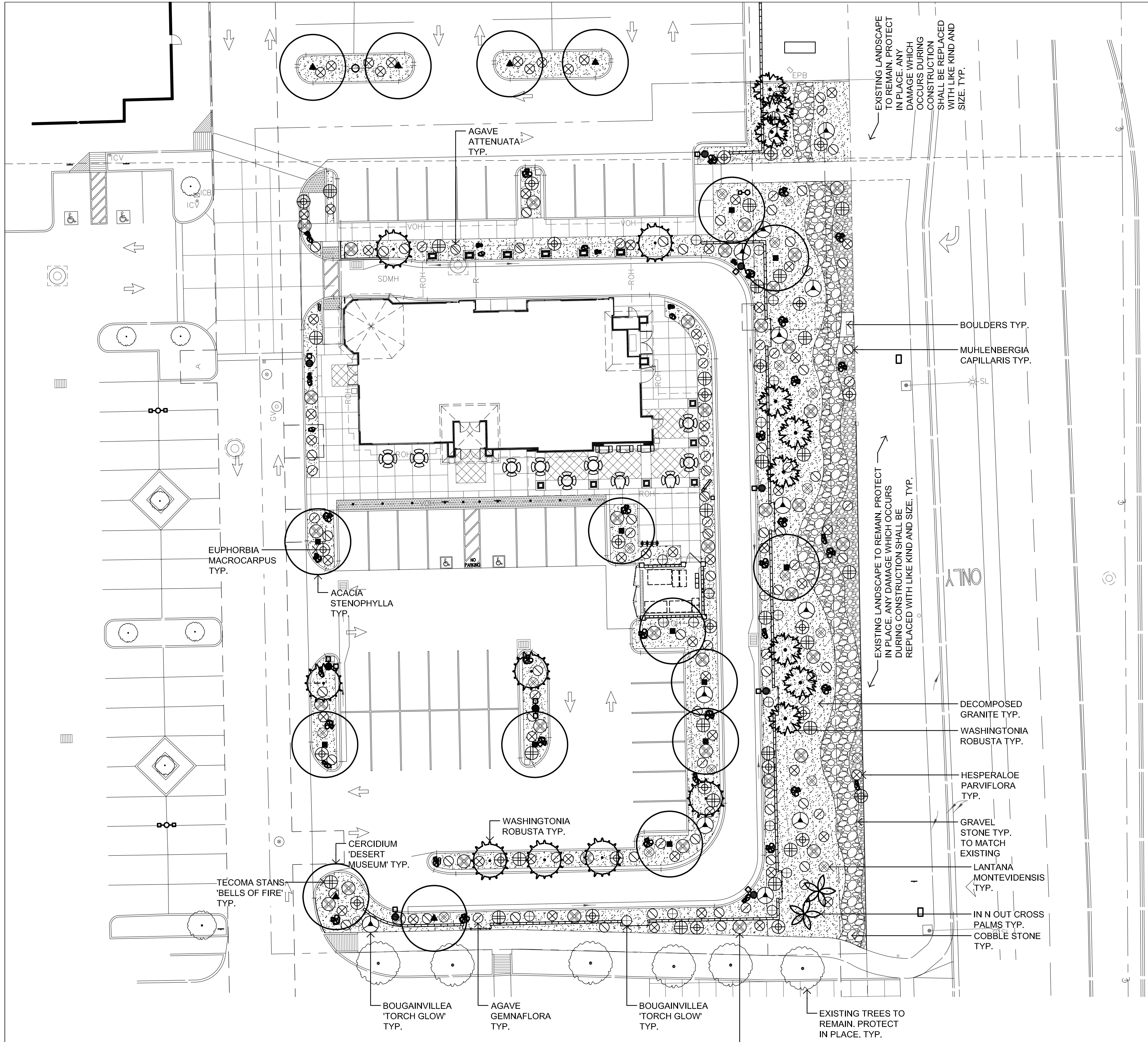
PARTIAL LEGEND

	PROPOSED INOB 24"x36" CONCRETE DRAIN BOX WITH AN INLET GRATE AND A FLOGARD-PLUS FOSSIL FILTER INSERT FOR PRE-TREATMENT OF STORMWATER RUNOFF.
	PROPOSED 22'-6" TALL (UNLESS OTHERWISE NOTED) FIXTURE HEIGHT LIGHT POLE ON TOP OF A 30" TALL 24" DIAMETER CONCRETE BASE FOR A TOTAL HEIGHT OF 25' TALL TO BE INSTALLED AND MAINTAINED BY INOB.
	YELLOW TRUNCATED DOMES DETECTABLE WARNING STRIP.
	VEHICLE DETECTOR LOOP.
	OUTDOOR 4 SEAT PATIO TABLE WITHOUT UMBRELLA.
	OUTDOOR 2 SEAT PATIO TABLE WITHOUT UMBRELLA.
==	ADA ACCESSIBLE PATH OF TRAVEL.
1	NEW 3' TALL 18"x24" LIT "DRIVE THRU" DIRECTIONAL SIGN BY SEPARATE PERMIT.
2	NEW 3' TALL 18"x24" LIT "THANK YOU, NO ENTER" DIRECTIONAL SIGN BY SEPARATE PERMIT.
3	NEW PEDESTRIAN CROSSWALK SIGN.
4	ACCESSIBILITY ENTRY SIGN.
VOH	2" VEHICLE OVERHANG.
===	EXISTING IMPROVEMENTS TO BE REMOVED BY INOB.
	PROPOSED 40 INCH MINIMUM TALL FREESTANDING DRIVE-THRU LANE SCREEN 8"x8"x16" STACKED BOND COMPU WALL WITH A 2" THICK COMU CAP ON TOP TO MATCH THE EXISTING WALL IN THE CENTER
	PROPOSED INOB INSTALLED AND MAINTAINED LANDSCAPED PLANTER AND IRRIGATION SYSTEM ON SITE CONSISTING OF APPROXIMATELY 12,575 SQUARE FEET.
	PROPOSED INOB INSTALLED AND DEVELOPER MAINTAINED LANDSCAPE PLANTER AND IRRIGATION SYSTEM OFF SITE CONSISTING OF APPROXIMATELY 540 SQUARE FEET.
	EXISTING DEVELOPER INSTALLED AND INOB MAINTAINED LANDSCAPE PLANTER AND IRRIGATION SYSTEM WITHIN THE OFFSITE STREET PARKWAY CONSISTING OF APPROXIMATELY 4,853 SQUARE FEET.

- IN-N-OUT BURGER.
- TR PORTABLE TRASH RECEPTACLE ON A MINIMUM 24"x24"x4" CONCRETE PAD.
- LOC INOB MINIMUM LIMITS OF CONSTRUCTION.
- (7) CC&S AND EASEMENTS PER PLAT OF LONGBOW BUSINESS PARK AND GOLF CLUB PER MAP RECORDED NOVEMBER 1, 2008 IN PLAT BOOK 829 OF MAPS, PAGE 44 WHICH STATES A 30.00 FOOT FRONT YARD BUILDING SETBACK, A SIDE YARD BUILDING SETBACK OF 15.00 FEET, AND A REAR YARD BUILDING SETBACK OF 20.00 FEET.
- (8) A 30.00 FOOT FRONT YARD BUILDING SETBACK PER LOT SPLIT MAP RECORDED NOVEMBER 17, 2016 AS BOOK 1298, PAGE 31
- (18) A 10.00 FOOT AND 20.00 FOOT WIDE EASEMENT OF THE CITY OF MESA FOR WATER AND SEWER LINE PURPOSES PER INSTRUMENT NO. 2016-0945573 RECORDED DECEMBER 12, 2016.
- (19) COMMON OPERATION AND RECIPROCAL EASEMENT AGREEMENT RECORDED JANUARY 24, 2017 AS INSTRUMENT NO. 2017-0056266.
- (22) AN 8.00 FOOT WIDE EASEMENT OF SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT (SRP) FOR ELECTRICAL PURPOSES PER INSTRUMENT NO. 2017-0342994 RECORDED MAY 11, 2017.
- (40) PROPOSED 10.00 FOOT BY 12.00 FOOT EASEMENT TO THE CITY OF MESA FOR WATER LINE PURPOSES BY SEPARATE DEED.
- (6) BOUNDARY MONUMENTS AND SURVEY CONTROL POINTS.
- () EXISTING DEVELOPER 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.
- MPM ELECTRIC PAD MOUNT TRANSFORMER.
- TPOB TRUE POINT OF BEGINNING.
- ROC POINT OF COMMENCEMENT.

SHEET INDEX OF CITY ENTITLEMENT DRAWINGS	
NO.	SHEET TITLE
30	CITY ENTITLEMENT NEW SITE PLAN
31	CITY ENTITLEMENT PRELIMINARY GRADING AND DRAINAGE PLAN
P.1	CITY ENTITLEMENT LANDSCAPE PLANTING PLAN

7/2018 10:48:53 AM, Aaron



- PLANTING NOTES**
- ALL DIMENSIONS & CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR ON THE JOB SITE.
 - ANY DISCREPANCIES OR OMISSIONS SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECTS ATTENTION PRIOR TO WORK.
 - CONTRACTOR SHALL NOTIFY THE OWNER OF SITE CONDITIONS WHICH PREVENT INSTALLATION PER PLANS AND SPECIFICATIONS
 - CONTRACTOR SHALL BE LIABLE FOR REMOVING AND RE-INSTALLING IRRIGATION EQUIPMENT, AND REPLANTING AREAS WHICH ARE NOT INSTALLED PER PLAN AND SPECIFICATIONS.
 - IRRIGATION SYSTEM SHALL BE INSTALLED PRIOR TO PLANT MATERIALS.
 - TREES AND SHRUBS SHALL BE PLANTED AFTER CONCRETE PLACEMENT, BUT NOT BEFORE IRRIGATION COVERAGE TEST HAS BEEN APPROVED. (SEE SPECIFICATIONS).
 - PLACE TREES BETWEEN IRRIGATION HEADS WHEREVER POSSIBLE.
 - SHREDDED MULCH INSTALLATION: INSTALL SHREDDED MULCH IN ALL SHRUB & GROUNDCOVER AREAS AT A DEPTH OF 2" UNLESS OTHERWISE INDICATED ON PLANS. MULCH TO BE SUPPLIED BY AGROMIN (800) 247-6646. MULCH TYPE: ES-2 MULCH.
 - CONTRACTOR IS RESPONSIBLE FOR ALL REPAIRS AND/OR REPLACEMENT OF ANY DAMAGED LANDSCAPE AREAS BEYOND THE LIMIT OF WORK, THAT IS A DIRECT RESULT OF THE LANDSCAPE CONTRACTOR AND/OR HIS SUB-CONTRACTOR. REPLACEMENT ITEMS SHALL BE EXACT DUPLICATE OF ORIGINAL WORK ON PLANS, UNLESS OTHERWISE APPROVED BY THE OWNER'S AUTHORIZED REPRESENTATIVE.
 - CLEAN-UP SHALL TAKE PLACE ON A DAILY BASIS UNLESS OTHERWISE APPROVED BY THE OWNER'S REPRESENTATIVE.
 - THE PLANTING PLANS ARE ONLY ACCURATE FOR PLANTING LOCATION AND QUANTITIES. THE CONTRACTOR SHALL VERIFY ALL QUANTITIES BY PLAN CHECK. THE PLANTING LEGEND IS ACCURATE ONLY FOR PLANT SIZE. IN THE EVENT OF A DISCREPANCY, THE CONTRACTOR SHALL ADJUST THE QUANTITIES OF THE SMALLEST PLANT SIZE SPECIFIED IN THE LEGEND TO CONFORM WITH THE QUANTITIES REQUIRED BY THE PLAN.
 - ALL TREES PLANTED WITHIN FIVE FEET OF CONCRETE AND/OR ASPHALT PAVING SHALL HAVE A ROOT BARRIER INSTALLED WITH THE TREE. INSTALL PER MFG. SPECIFICATIONS. ROOT BARRIER BY DEEPROOT OR EQUAL.
 - TREES SHALL BE STRAIGHT AND OF UNIFORM SHAPE WITHOUT DAMAGED, CROOKED OR MULTIPLE LEADERS. TREES WITH ABRASIONS OF THE BARK, SUNSCALDS, DISFIGURING KNOTS OR FRESH CUTS OF LIMBS OVER 1/2 INCH WHICH HAVE NOT BEEN PRUNED AND PAINTED OR COMPLETELY CALLOUSED, WILL NOT BE ACCEPTED. BOX SIZE STOCK SHALL HAVE GROWN IN SPECIFIED CONTAINER SIZE FOR AT LEAST (1) YEAR.

IRRIGATION SYSTEM NOTE:
IRRIGATION SYSTEM IS TO BE AN UNDERGROUND AUTOMATIC WATERING SYSTEMS TO BE COMPLETED DURING THE CONSTRUCTION DOCUMENTS PHASE.

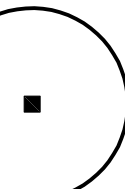
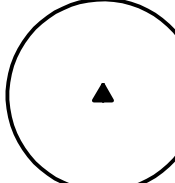
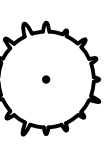
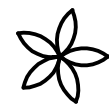

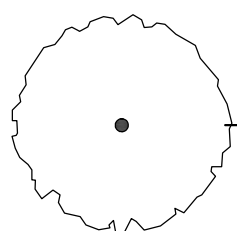










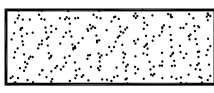
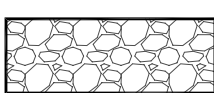
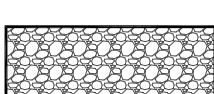
24" BOX TREE NOTE:
24" BOX TREES SHALL HAVE A MINIMUM TRUNK DIAMETER OF 2" AND A HEIGHT OF 8' AT TIME OF PLANTING.

AGRONOMIC SOILS REPORT:
CONTRACTOR SHALL PROVIDE AND AGRONOMIC SOILS REPORT ONCE ALL GRADING HAS COMPLETED ONSITE.

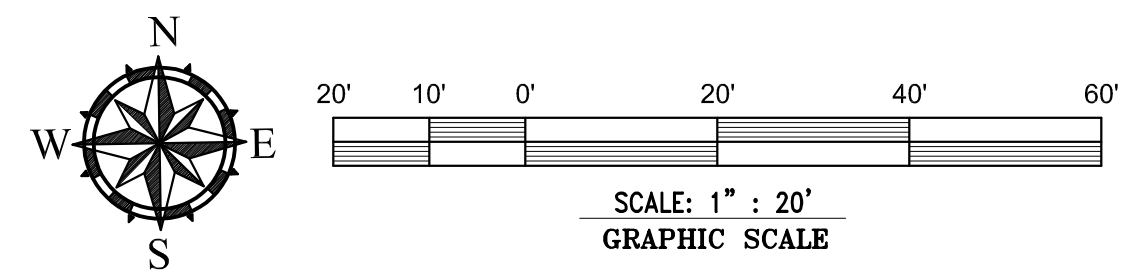
FIBERWEB BIO BARRIER:

- 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.
- CONTRACTOR SHALL INSTALL TREE ROOT BARRIERS PURSUANT TO CITY DETAIL 8-14.

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE/ CALIPER	SPACING	REMARKS	HEIGHT/ WIDTH	QUANTITY
TREES							
	ACACIA STENOPHYLLA	SHOESTRING ACACIA	36" BOX/ 5.0-7.0	PER PLAN	STANDARDS - MATCHED/ MIN. CALIPER PER CITY STANDARDS	20'-40' X 10'-30'	+/- 11
	CERCIDIUM 'DESERT MUSEUM'	DESERT MUSEUM	36" BOX/ 5.0-7.0	PER PLAN	STANDARDS - MATCHED/ MIN. CALIPER PER CITY STANDARDS	20'-25' X 20'-25'	+/- 6
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	8' BTH	PER PLAN	SKIN TRUNKS TO MIN 8' BELOW HEAD	80'-100' X 10'	+/- 8
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	20' BTH CROSS PALMS	PER PLAN	SKIN TRUNKS TO MIN 8' BELOW HEAD	80'-100' X 10'	+/- 2
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	GROUP OF 3 (6'-10', 14') BTH &	PER PLAN	SKIN TRUNKS TO MIN 8' BELOW HEAD	80'-100' X 10'	+/- 9
	EXISTING TREE(S) TO REMAIN. PROTECT IN PLACE. ANY OFFSITE TREES WHICH ARE DAMAGED DURING CONSTRUCTION SHALL BE REPLACED WITH LIKE KIND AND SIZE.						
SHRUBS							
	AGAVE ATTENUATA	FOX TAIL AGAVE	5 GAL.	36" O.C.	TRIANGULAR SPACING	3'-4' X 2'-4'	+/- 5
	AGAVE GEMNAFLORA	TWIN FLOWERED AGAVE	5 GAL.	36" O.C.	TRIANGULAR SPACING	2'-3' X 2'-3'	+/- 31
	BOUGAINVILLEA 'TORCH GLOW'	TORCH GLOW BOUGAINVILLEA	5 GAL.	36" O.C.	TRIANGULAR SPACING	6'-8' X 3'	+/- 18
	CAESALPINIA GILLIESII	YELLOW BIRD OF PARADISE	5 GAL.	60" O.C.	TRIANGULAR SPACING	6'-10' X 6'-8'	+/- 13
	EREMOPHYLLA MACULATA 'VALENTINE'	VALENTINE EMU BUSH	5 GAL.	48" O.C.	TRIANGULAR SPACING	3'-5' X 4'-6'	+/- 38
	EUPHORBIA MACROCARPUS	LADY SLIPPER PLANT	5 GAL.	48" O.C.	TRIANGULAR SPACING	4'-6' X 4'-6'	+/- 26
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.	36" O.C.	TRIANGULAR SPACING	3'-4' X 3'-4'	+/- 59
	MUHLENBERGIA CAPILLARIS	PINK MUHLY	5 GAL.	36" O.C.	TRIANGULAR SPACING	3' X 3'	+/- 52
	TECOMA STANS 'BELLS OF FIRE'	BELLS OF FIRE ESPERANZA	5 GAL.	48" O.C.	TRIANGULAR SPACING	4'-6' X 3'-4'	+/- 27
GROUNDCOVER							
	LANTANA MONTEVIDENSIS	TRAILING LANTANA	1 GAL.	36" O.C.	TRIANGULAR SPACING	8"-15" X 3'-6'	+/- 22
	DESERT VARNISH DECOMPOSED GRANITE PER LANDSCAPE CONSTRUCTION PLAN						
	COURSE ANGULAR COBBLE STONE PER LANDSCAPE CONSTRUCTION PLAN. COBBLE SHALL BE FROM LOCAL QUARRY TO MATCH EXISTING NEAR WALKWAY ALONG DRIVE-THRU ENTRANCE						
	DESERT GRAVEL STONE PER LANDSCAPE CONSTRUCTION PLAN. GRAVEL TO MATCH EXISTING GRAVEL IN RIGHT OF WAY.						

- NOTE:**
- NO FLOWERING SHRUBS ADJACENT TO DRIVE-THRU
 - QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY COUNT.
 - ALL PLANT MATERIAL SHALL BE REVIEWED AND APPROVED BY IN-N-OUT REPRESENTATIVE AND LANDSCAPE ARCHITECT.
 - TREES - ALL TREES SHALL BE A MINIMUM OF 24" BOX SIZE, UNLESS INDICATED OTHERWISE PER PLAN.
 - SHRUBS - ALL SHRUBS SHALL BE A MINIMUM OF 5 GALLONS, UNLESS INDICATED OTHERWISE PER PLAN.
 - QUANTITIES SHOWN ARE APPROXIMATE, CONTRACTOR SHALL VERIFY COUNT.



INTEGRATED DESIGN GROUP, LLP
Landscape Architecture
10800 W. McDowell Ave., Suite 100
Phoenix, AZ 85036
Telephone: 602-946-6466
Fax: 602-946-6466
www.idgdesign.com

IDG

PROJECT
IN-N-OUT BURGERS RESTAURANT
LONGROW MARKETPLACE PHASE 1 PAD 2
3166 N. RECKER ROAD, MESA, ARIZONA 85215

OWNER
IN-N-OUT BURGER

13502 HAMBURGER LANE BALDWIN PARK, CA 91706-5885
CONTACT: JIM LOCKINGTON PHONE (626) 818-8289

REVISIONS

1		
2		
3		
4		
5		

PLAN TITLE
**CITY ENTITLEMENT
LANDSCAPE PLANTING
PLAN**

DRWN JV
CKD BMP
DATE 03-22-18

DRAWING
LPP.1

ARIZONA 811
Call 811 or click Arizona811.com

EXPIRES 09-30-2018

03-22-18 DATE

R.L.A. 60516

DOUGLAS J. DIGGS

PHOTOGRAPH BY
JIM LOCKINGTON

C O L O R S A N D M A T E R I A L S



COLOR - EP1, EP2, EP3

*SHERWIN WILLIAMS -
SW6142 "MACADAMIA"*



COLOR - EP-4

(RED BAND AROUND BUILDING)

*DUNN EDWARDS-
W10-221 SAFETY RED*



MATERIAL - 5

*AWNING WITH PVC COATED WICK
RESISTANT ERADICABLE POLYESTER
AND IN-N-OUT CUSTOM COLORS*

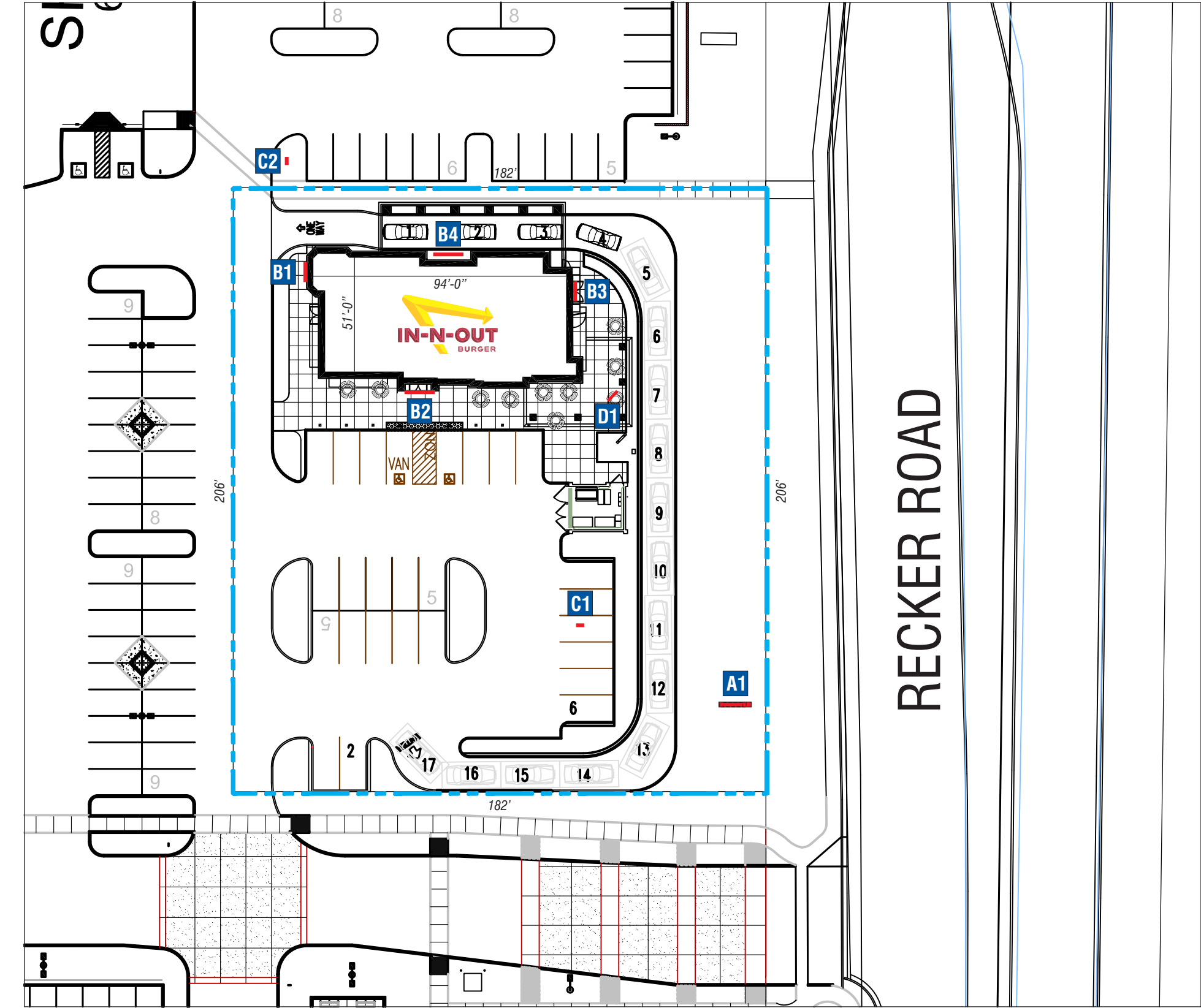
IN-N-OUT BURGER RESTAURANT

MESA, AZ

(SWC LOOP 202 & RECKER ROAD)



**IN-N-OUT BURGER ARCHITECTURAL DEPARTMENT, 13502 HAMBURGER LANE, BALDWIN PARK, CA. 91708
T: (626) 813-8203**



SITE PLAN

SCALE: 1" = 40'-0"

KEY

- A1** D/F MONUMENT SIGN 3'-0" X 9'-0" CABINET @ 8'-0" OAH "IN-N-OUT" (68.9 SQ. FT.)
- A2** EXISTING D/F MULTI-TENANT SIGN 3'-10" ± X 16'-10" ± TENANT PANELS ONLY - "IN-N-OUT" - (LOCATED OFF SITE)
- B1** S/F 12 3/4" CHANNEL LETTER WALL SIGN. 4'-5 3/16" X 7'-5 3/8" CABINET/ "IN-N-OUT" (27.76 SQ. FT.)
- B2** S/F 18" CHANNEL LETTER WALL SIGN. 6'-3 1/8" X 10'-6 1/8" CABINET/ "IN-N-OUT" (55.9 SQ. FT.)
- B3** S/F 12 3/4" CHANNEL LETTER WALL SIGN. 4'-5 3/16" X 7'-5 3/8" CABINET/ "IN-N-OUT" (27.76 SQ. FT.)
- B4** S/F 18" CHANNEL LETTER WALL SIGN. 6'-3 1/8" X 10'-6 1/8" CABINET/ "IN-N-OUT" (55.9 SQ. FT.)
- C1** D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY "DRIVE THRU"
- C2** D/F INTERNALLY ILLUMINATED DIRECTIONAL DISPLAY "THANK YOU/DO NOT ENTER"
- D1** S/F INTERNALLY ILLUMINATED MENU BOARD

CLIENT



PROJECT

IN-N-OUT BURGER #XXX

LOCATION

3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE

SITE PLAN & SIGN KEY

ACCT. REP

ANDREW DEL RIO

DESIGNER

TIM THOMSEN

DATE

11/21/16

SCALE

NOTED

CUSTOMER APPROVAL

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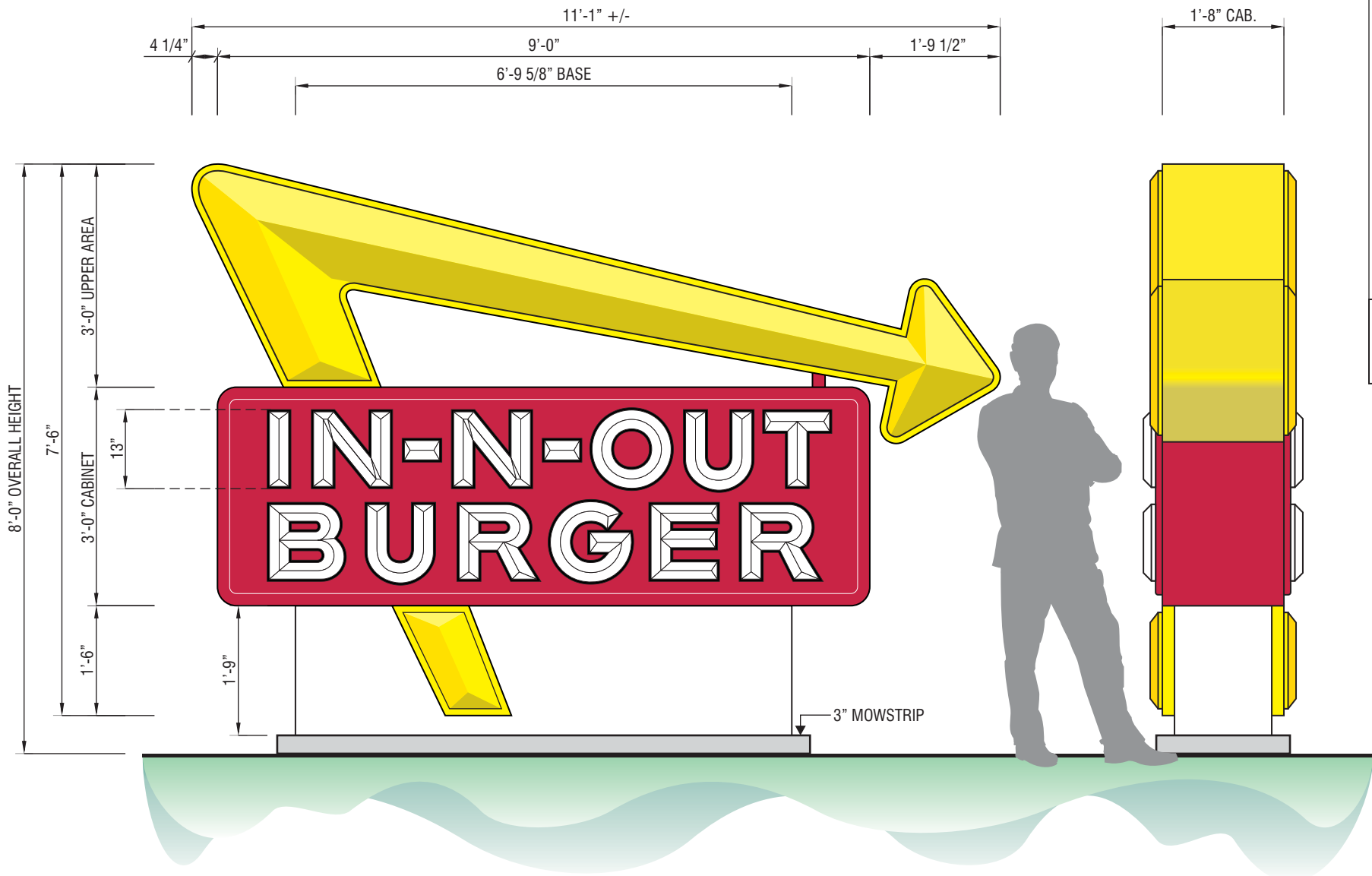
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DWG#	16-1035	PROJECT #	319872
REVISION NO.	5	WO#	

REVISIONS

1	7/3/16	TT	7		
2	12-21-17	JR	8		
3	12-27-17	JR	9		
4	02/02/18	GMc	10		
5	2-21-18	JR	11		
6			12		

KEY NO.



ELEVATION VIEW

SIDE VIEW

SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED MONUMENT SIGN W/ ALUMINUM CABINET & ARROW W/ FORMED FACES. COLORS ARE PER BELOW:

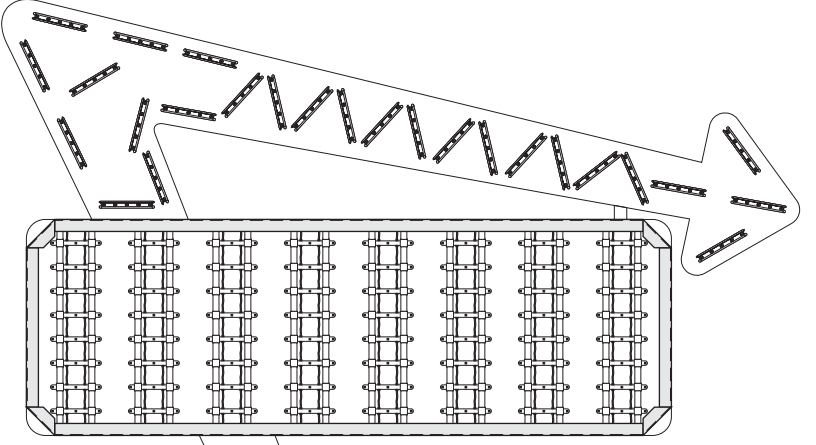
ARROW: FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH PMS YELLOW “C” W/ GLOSS FINISH. FORMED YELLOW #2037 ACRYLIC PLASTIC FACES WITH 1” YELLOW TRIMCAP EDGES. LED ILLUMINATION.

CABINET: FABRICATED CABINET & RETAINERS PAINTED TO MATCH INO RED W/ GLOSS FINISH. FORMED ACRYLIC FACES TO HAVE SECOND SURFACE PAINTED GRAPHICS. BACKGROUND COLOR TO BE PAINTED INO 443 RED (25%CLEAR). LETTER COLOR TO BE PAINTED WHITE. LED ILLUMINATION.

BASE: FABRICATED ALUMINUM BASE PAINTED TO MATCH DUNN EDWARDS “BONE CHINA” #514 W/ FINE TEXCOTE FINISH. LOWER END OF ARROW TO BE FABRICATED INTO BASE & ILLUMINATED AS REQUIRED.

D/F INTERNALLY ILLUMINATED 3’-0” X 9’-0” MONUMENT SIGN

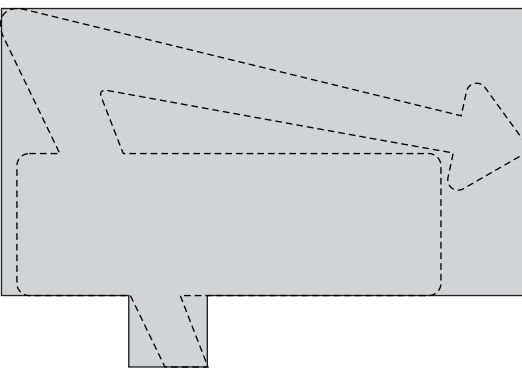
SCALE: 1/2” = 1’-0”



POWER SUPPLIES:
ARROW/DESENDER: QTY. (3) GENERAL 60 WATT
CABINET: QTY. (2) GENERAL 60 WATT

LED's
ARROW: QTY. (52) GE TETRAS 4100K
DESENDER: QTY. (4) GE TETRAS 4100K
CABINET: QTY. (64) SLOAN SIGN BOX II 6500 K DUAL SIDED

NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.



NOTE: GRAY INDICATES CALCULATED AREA

SQUARE FOOTAGE

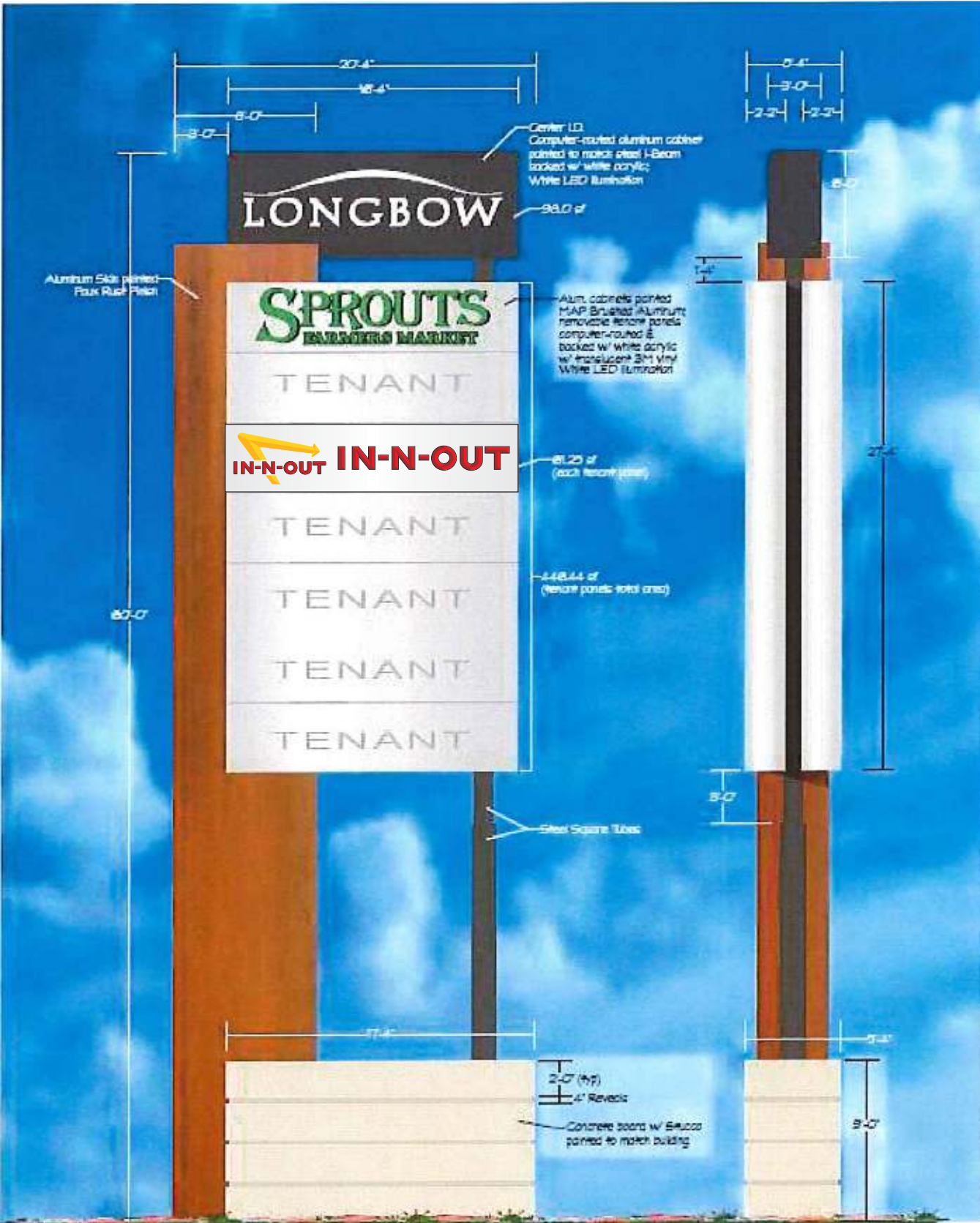
68.9 SQUARE FEET TOTAL AREA

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DWG#	16-1035	PROJECT #	319872
REVISION NO.	5	WO#	

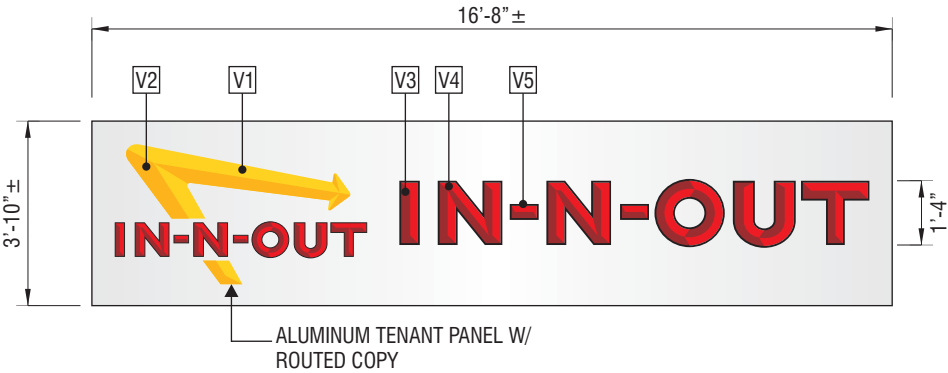
REVISIONS					
1	7/3/16	TT	7		
2	12-21-17	JR	8		
3	12-27-17	JR	9		
4	02/02/18	GMc	10		
5	2-21-18	JR	11		
6			12		



EXISTING D/F MULTI-TENANT FREESTANDING SIGN

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

COLOR SPECIFICATIONS		
APPROVED VINYL COLORS		
V1		3M 3630-015 'YELLOW' TRANSLUCENT
V2		3M 3630-125 'GOLDEN YELLOW' TRANSLUCENT
V3		3M 3630-73 'DARK RED' TRANSLUCENT
V4		3M 3630-33 'RED' TRANSLUCENT
V5		3M 7725-12 'BLACK' OPAQUE



TENANT PANEL LAYOUT

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

CNP

SIGNS & GRAPHICS

4530 Mission Gorge Place
San Diego, CA 92120
Tel: 619.283.2191
Fax: 619.283.9503
Web: www.cnpsigns.com

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE
TENANT PANELS

ACCT. REP
ANDREW DEL RIO
DESIGNER
TIM THOMSEN

DATE
11/21/16
SCALE
NOTED

CUSTOMER APPROVAL

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REVISION NO.	5	WO#	

REVISIONS			
1	7/3/16	TT	7
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3	12-27-17	JR	9
4	02/02/18	GMc	10
5	2-21-18	JR	11
6			12

KEY NO.
A2

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE
ELEVATIONS

ACCT. REP
ANDREW DEL RIO
DESIGNER
TIM THOMSEN

DATE
11/21/16
SCALE
NOTED

CUSTOMER APPROVAL

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REVISION NO.	5	WO#	

REVISIONS

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2	12-21-17	JR	8		
3	12-27-17	JR	9		
4	02/02/18	GMc	10		
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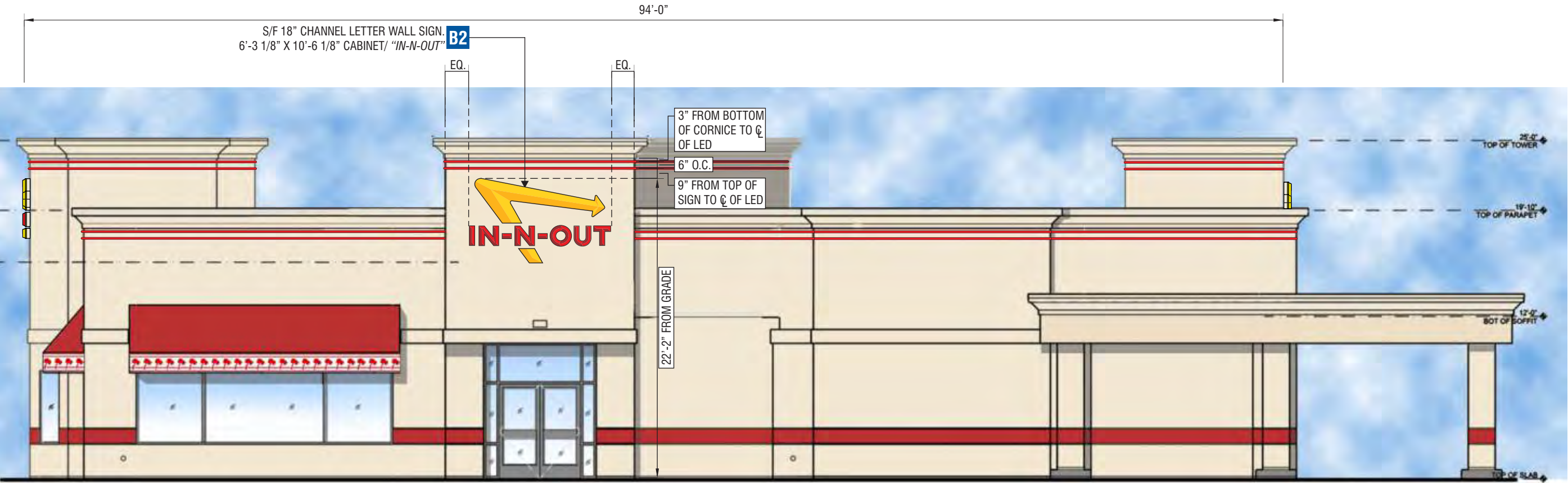
KEY NO.

B1 B2



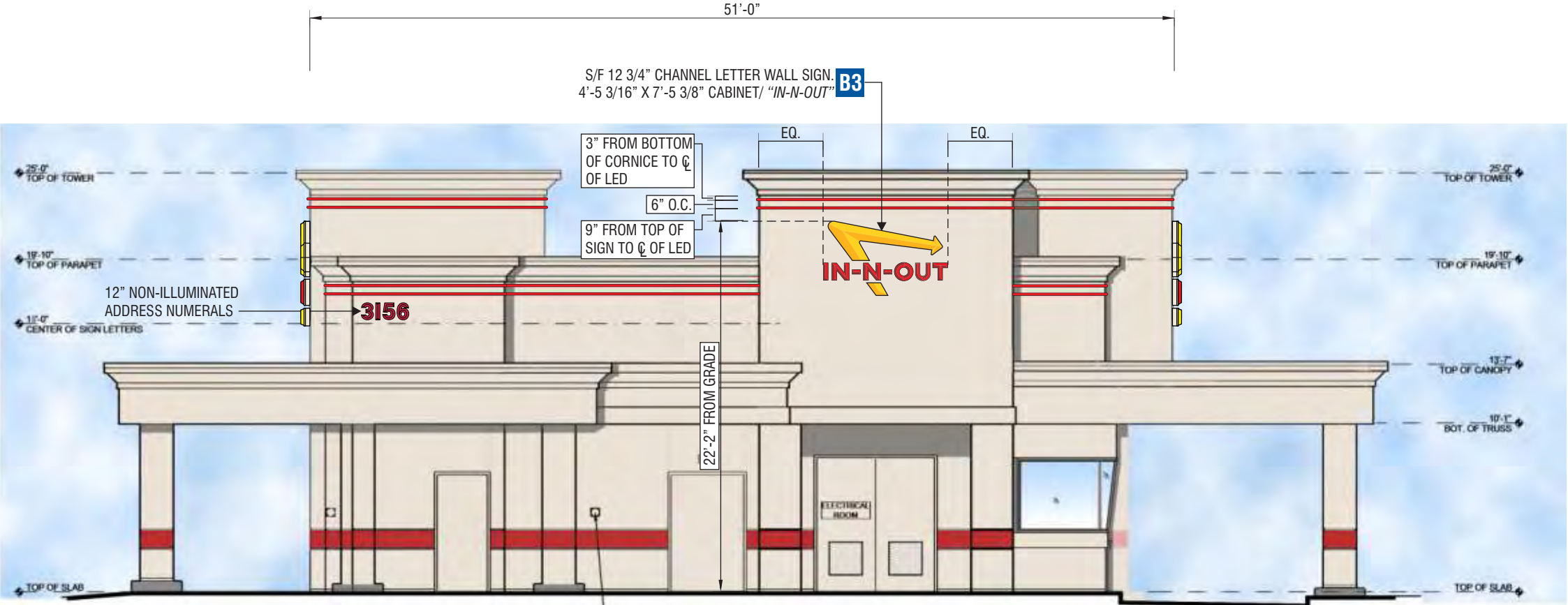
WEST/FRONT ELEVATION

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



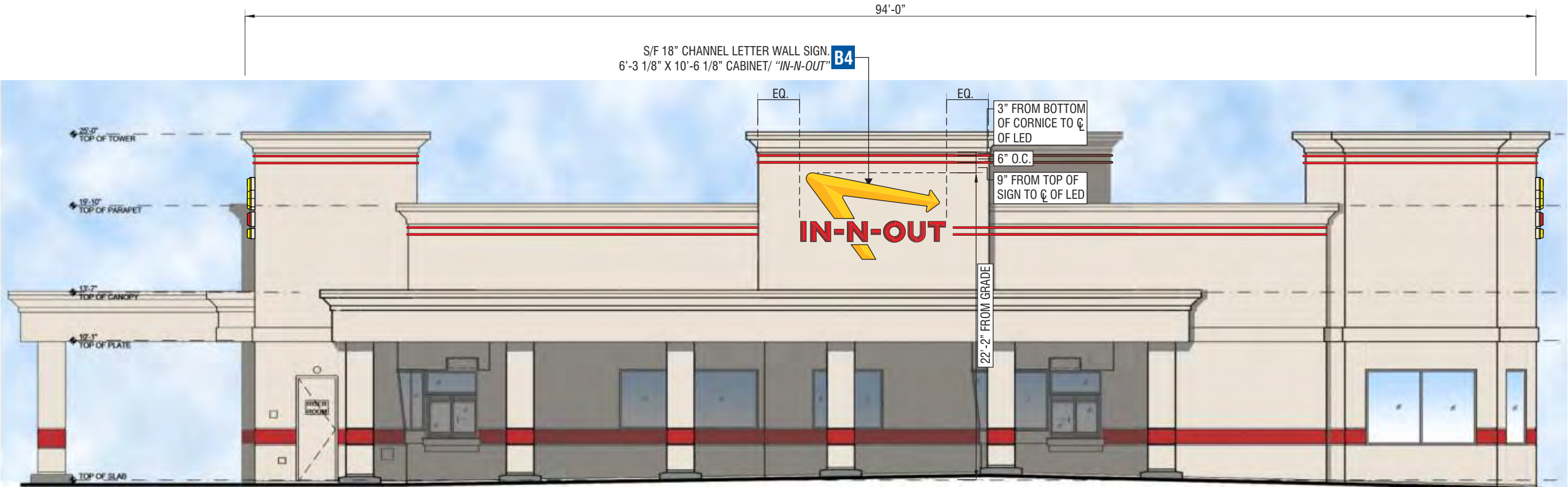
SOUTH/RIGHT ELEVATION

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



EAST/REAR ELEVATION

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



NORTH/LEFT ELEVATION

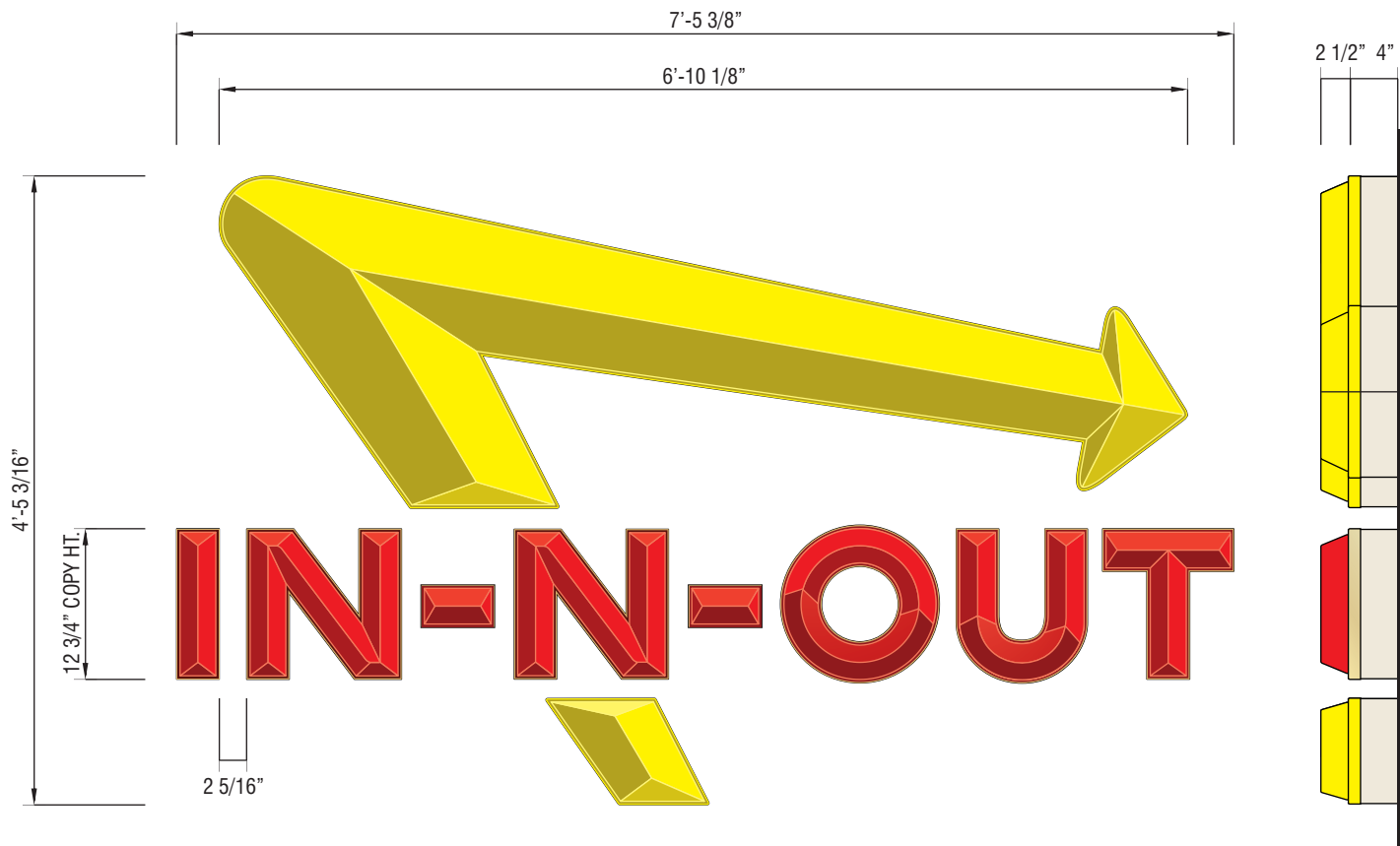
SCALE: 1/8" = 1'-0"

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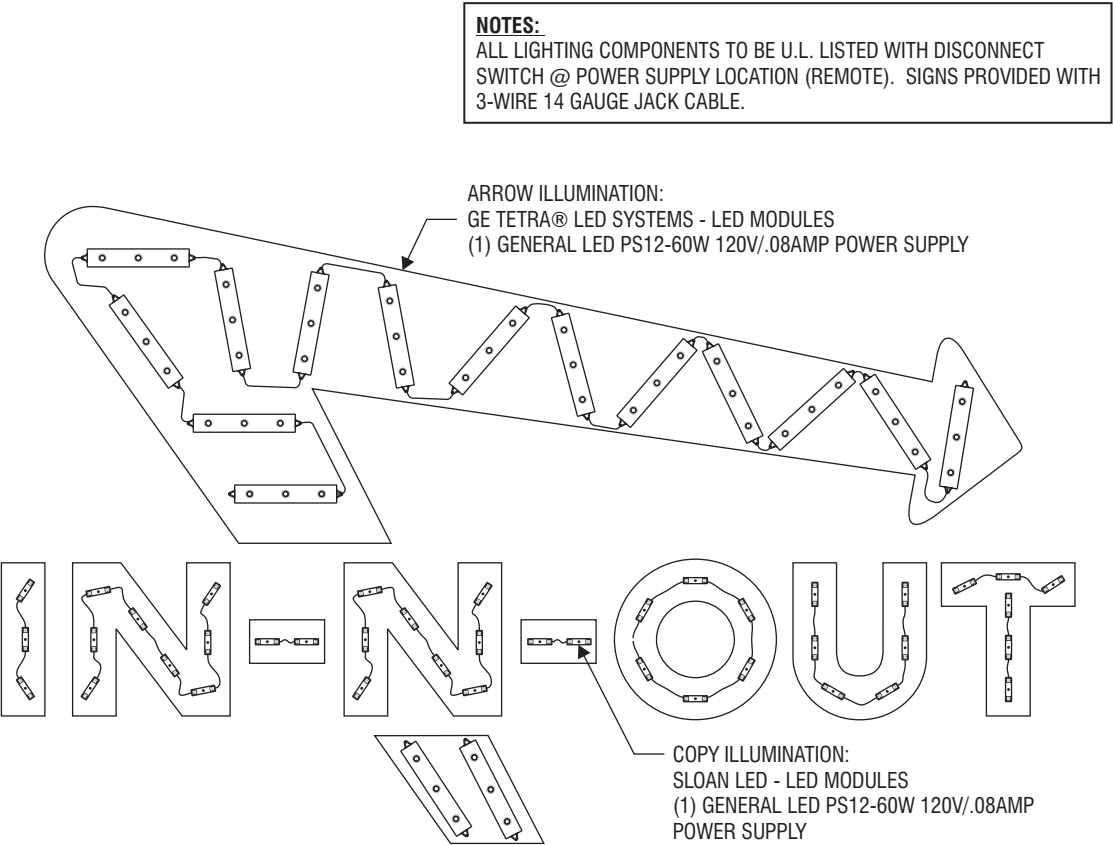
DWG#	16-1035	PROJECT #	319872
REVISION NO.	5	WO#	

REVISIONS					
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4	02/02/18	GMc	10		
5	2-21-18	JR	11		
6			12		



ELEVATION VIEW

SIDE VIEW



LIGHTING COMPONENT DETAIL

S/F 4'-5" X 7'-5" ILLUMINATED WALL SIGN

SCALE: 3/4" = 1'-0"

SIGN SPECIFICATIONS:

S/F INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTER SIGN DISPLAY WITH FORMED COPY & ARROW. COLORS/ MATERIAL PER BELOW:

ARROW:
FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH SHERWIN WILLIAMS SW6385 'DOVER WHITE' W/ SATIN FINISH. FORMED YELLOW #2037 ACRYLIC FACES WITH 1" YELLOW TRIMCAP. LED ILLUMINATION (SEE ABOVE).

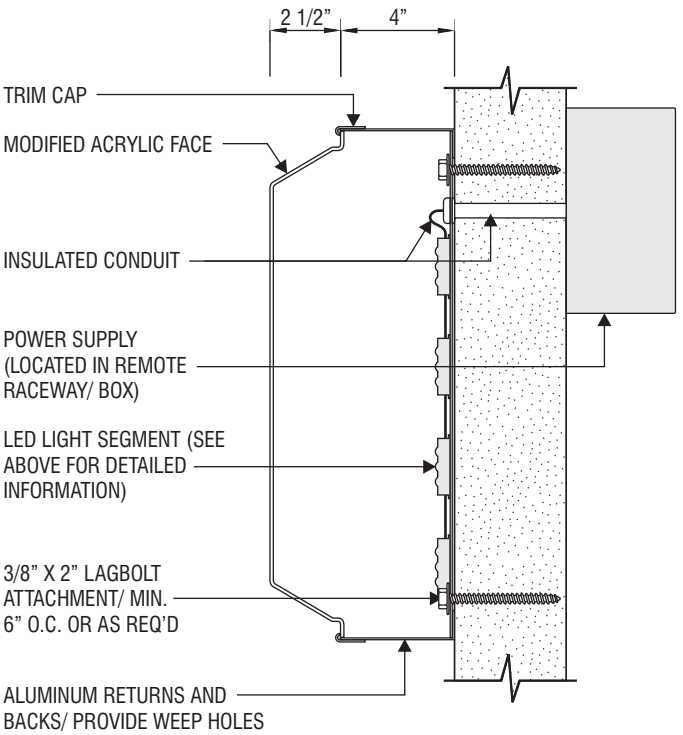
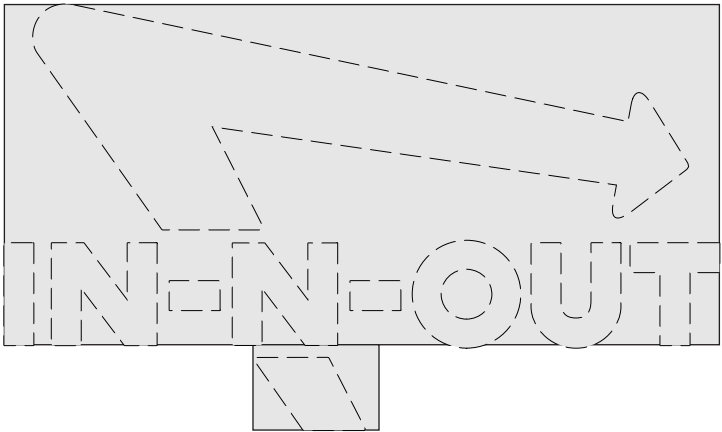
COPY:
FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH SHERWIN WILLIAMS SW6385 'DOVER WHITE' W/ SATIN FINISH. FORMED RED #211-1 ACRYLIC FACES WITH 1" GOLD TRIMCAP. RED LED ILLUMINATION (SEE ABOVE).

CHANNEL LETTERS TO BE 4" DEEP/ ALL SIGNS TO BE INSTALLED ONTO BUILDING AS REQUIRED.

SQUARE FOOTAGE CALCULATIONS:

TOTAL SIGN AREA: 27.76 S.F.

NOTE: GRAY INDICATES CALCULATED AREA



SECTION DETAIL (NOT TO SCALE)

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE
WALL SIGNS

ACCT. REP.
ANDREW DEL RIO
DESIGNER
TIM THOMSEN

DATE
11/21/16
SCALE
NOTED

CUSTOMER APPROVAL

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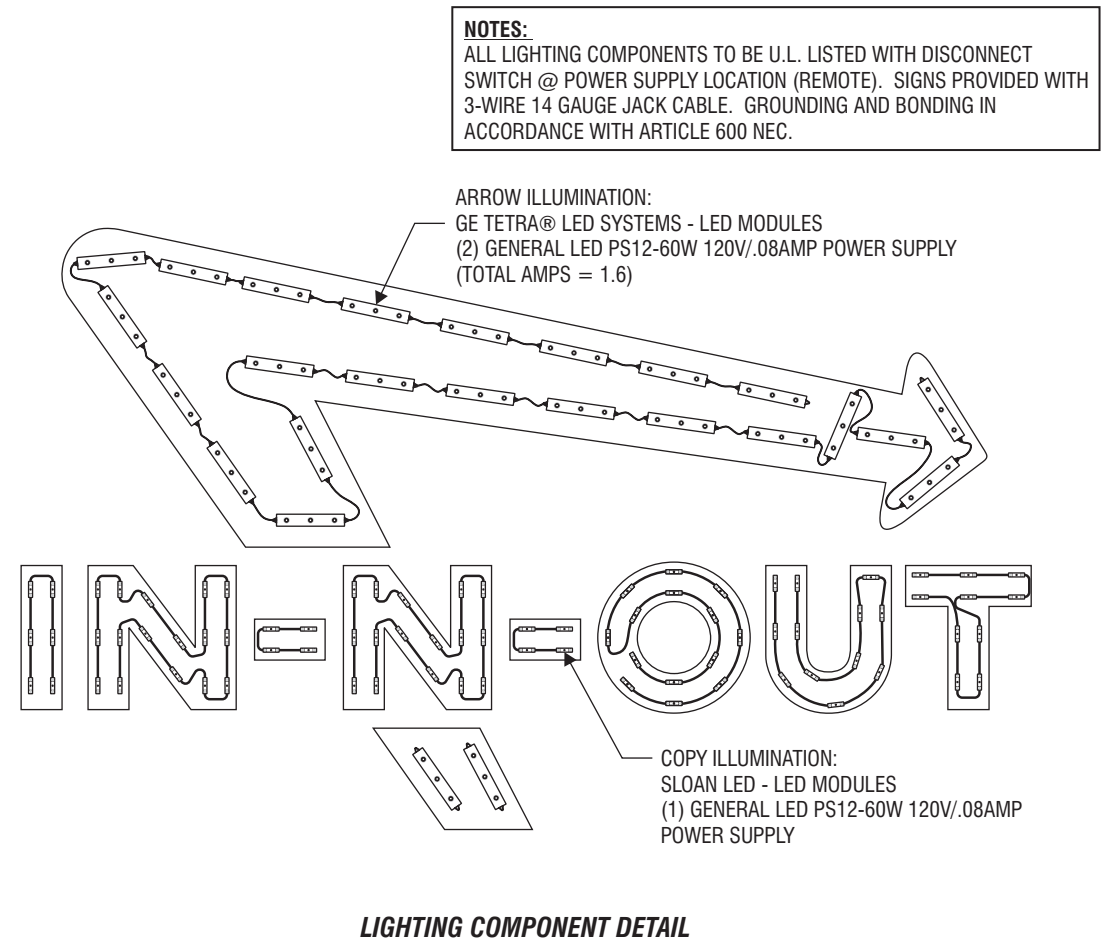
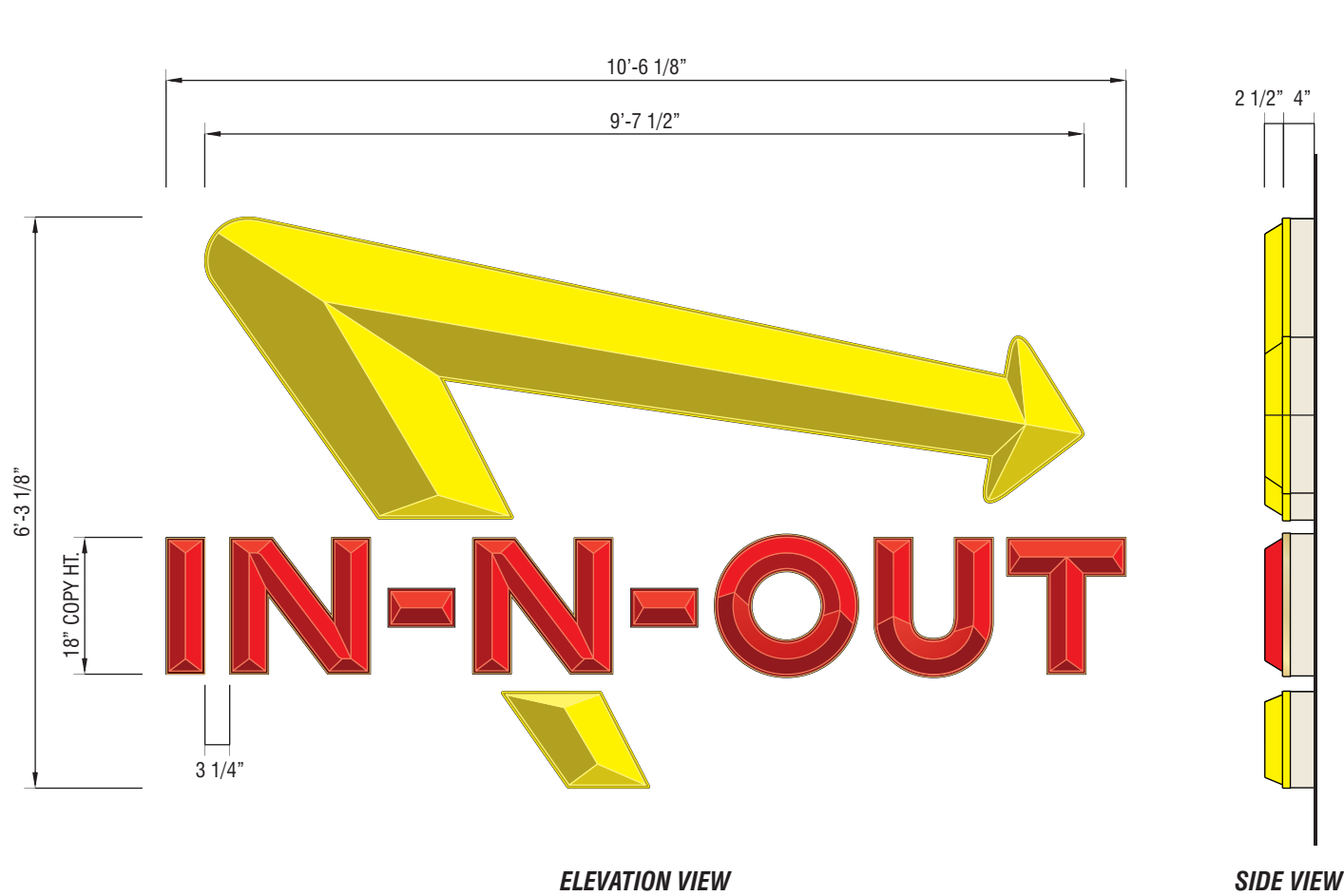
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DWG#	16-1035	PROJECT #	319872
REVISION NO.	5	WO#	

REVISIONS					
1	7/3/16	TT	7		
2	12-21-17	JR	8		
3	12-27-17	JR	9		
4	02/02/18	GMc	10		
5	2-21-18	JR	11		
6			12		

KEY NO.

B1 B3



S/F 6' X 10' ILLUMINATED WALL SIGN

SCALE: 1/2" = 1'-0"

SIGN SPECIFICATIONS:

S/F INTERNALLY ILLUMINATED ALUMINUM CHANNEL LETTER SIGN DISPLAY WITH FORMED COPY & ARROW. COLORS/ MATERIAL PER BELOW:

ARROW:

FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH SHERWIN WILLIAMS SW6385 'DOVER WHITE' W/ SATIN FINISH. FORMED YELLOW #2037 ACRYLIC FACES WITH 1" YELLOW TRIMCAP. LED ILLUMINATION (SEE ABOVE).

COPY:

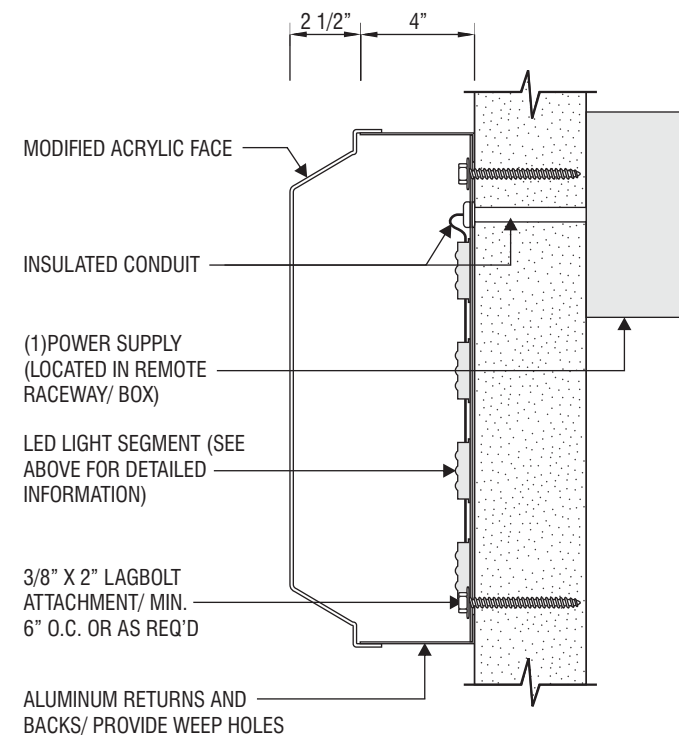
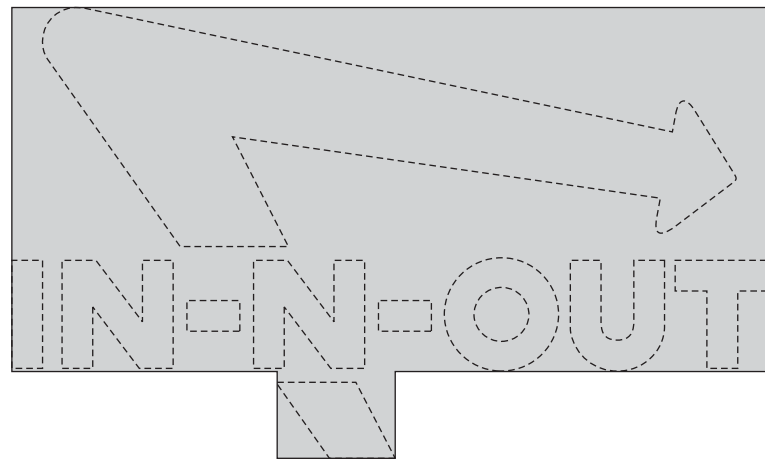
FABRICATED CHANNEL WITH RETURNS PAINTED TO MATCH SHERWIN WILLIAMS SW6385 'DOVER WHITE' W/ SATIN FINISH. FORMED RED #211-1 ACRYLIC FACES WITH 1" GOLD TRIMCAP. RED LED ILLUMINATION (SEE ABOVE).

CHANNEL LETTERS TO BE 4" DEEP/ ALL SIGNS TO BE INSTALLED ONTO BUILDING AS REQUIRED.

SQUARE FOOTAGE CALCULATIONS:

TOTAL SIGN AREA: 55.9 S.F.

NOTE: GRAY INDICATES CALCULATED AREA



CNP
SIGNS & GRAPHICS

4530 Mission Gorge Place
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Tel: 619.283.2191
Fax: 619.283.9503
Web: www.cnp signs.com

CLIENT



PROJECT
IN-N-OUT BURGER #XXX

LOCATION
3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE
WALL SIGNS

ACCT. REP.
ANDREW DEL RIO
DESIGNER
TIM THOMSEN

DATE
11/21/16 SCALE
NOTED

CUSTOMER APPROVAL

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DWG#	PROJECT #
16-1035	319872
REVISION NO.	WO#
5	

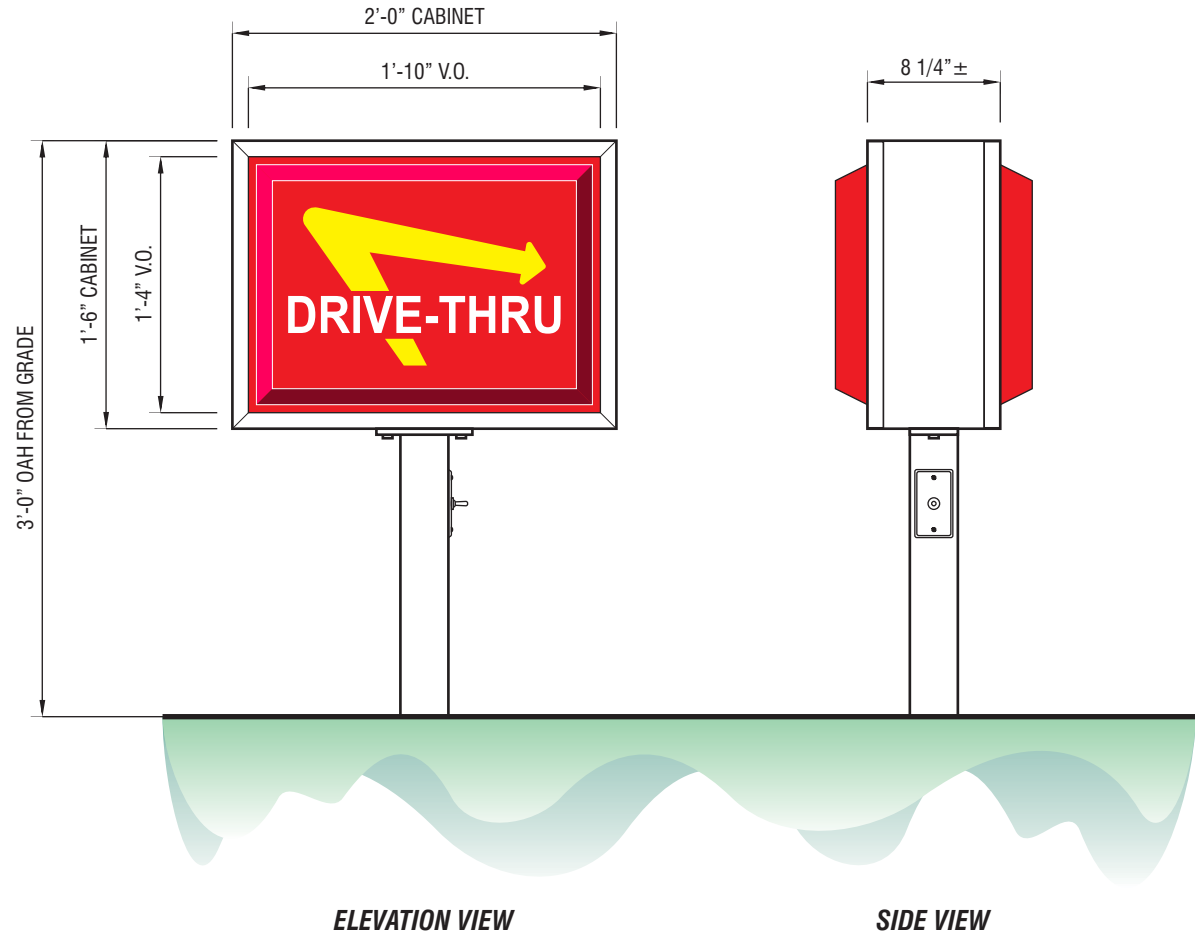
REVISIONS

1	7/3/16	TT	7		
2	12-21-17	JR	8		
3	12-27-17	JR	9		
4	02/02/18	GMc	10		
5	2-21-18	JR	11		
6			12		

KEY NO.

B2 B4

7 of **12**



D/F INTERNALLY ILLUMINATED DIRECTIONAL SIGNS

SCALE: 1" = 1'-0"

C1



SIDE A



SIDE B

C2



SIDE A



SIDE B

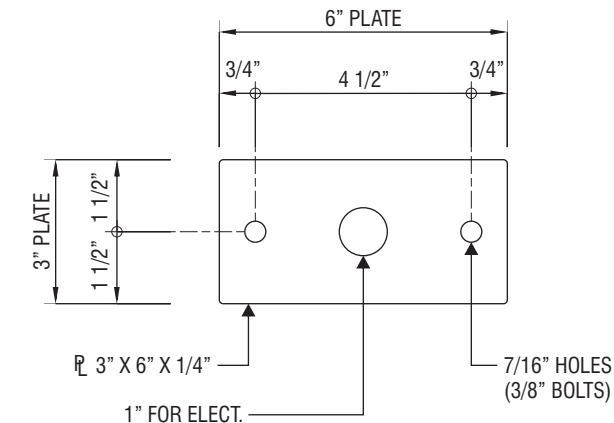
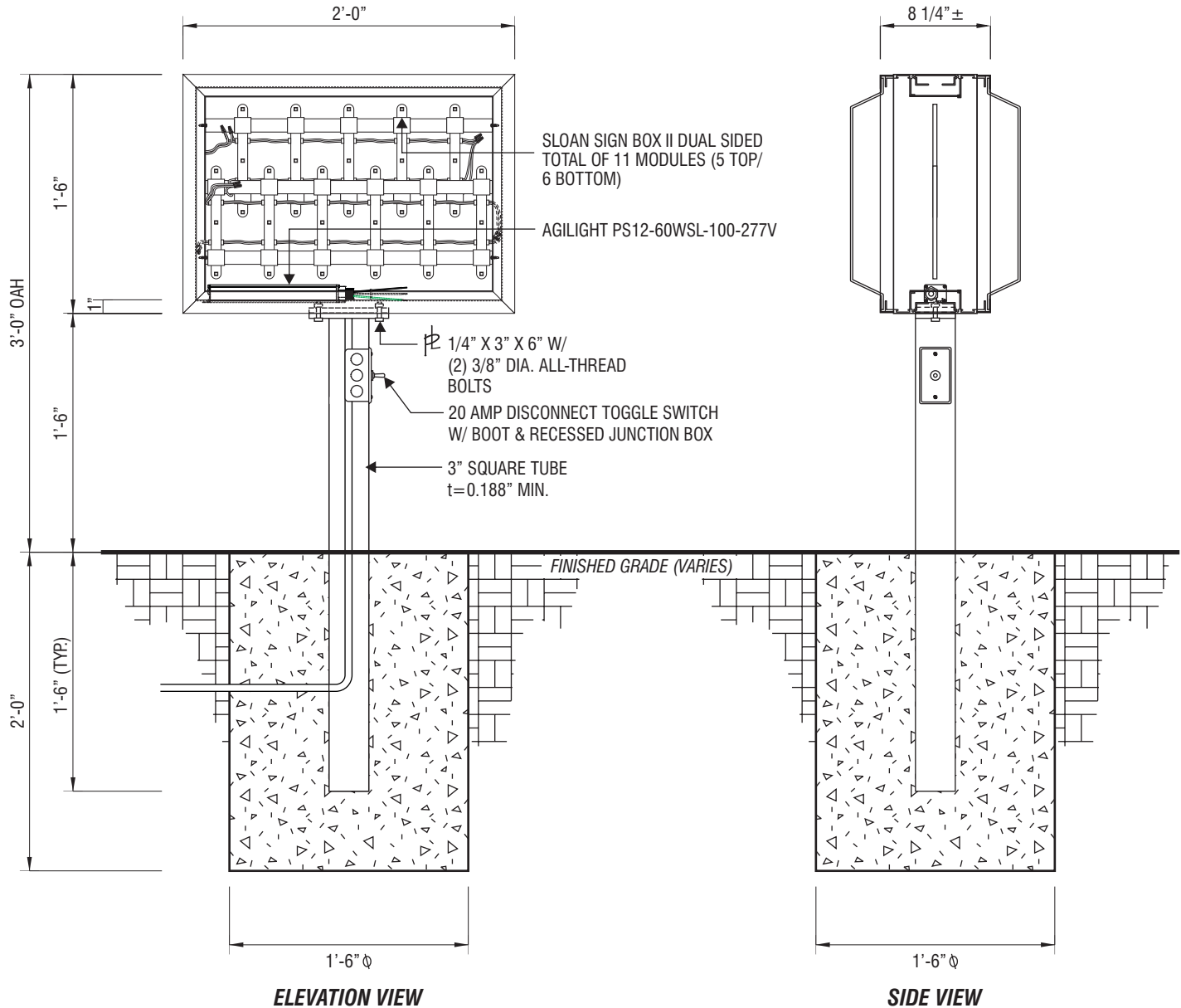


PLATE DETAIL

SCALE: 3" = 1'-0"

SIGN SPECIFICATIONS:

D/F INTERNALLY ILLUMINATED ALUMINUM DIRECTIONAL CABINET W/ FORMED FACES & ARROW. SIGN CABINET, RETAINERS PAINTED TO MATCH "BONE CHINA" SP 514 BY DUNN EDWARDS W/ SATIN FINISH. FORMED ACRYLIC PLASTIC FACES TO HAVE SECOND-SURFACE PAINTED GRAPHICS. BACKGROUND COLOR TO BE PAINTED INO 443 RED (25% CLEAR). LETTER COLOR TO BE PAINTED WHITE. ARROW TO BE PAINTED INO 413 YELLOW (25% CLEAR) - AS APPLIES. SIGN CABINETS TO BE ILLUMINATED W/ SLOAN SIGN BOX II DUAL SIDED LEDs.

NOTES: 120V POWER. SIGN TO BE UL LISTED WITH APPROVED DISCONNECT SWITCH. GROUNDING AND BONDING IN ACCORDANCE WITH ARTICLE 600 NEC.

CNP

SIGNS & GRAPHICS

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San Diego, CA 92120
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PROJECT

IN-N-OUT BURGER #XXX

LOCATION

3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE

DIRECTIONALS

ACCT. REP

ANDREW DEL RIO

DESIGNER

TIM THOMSEN

DATE

11/21/16

SCALE

NOTED

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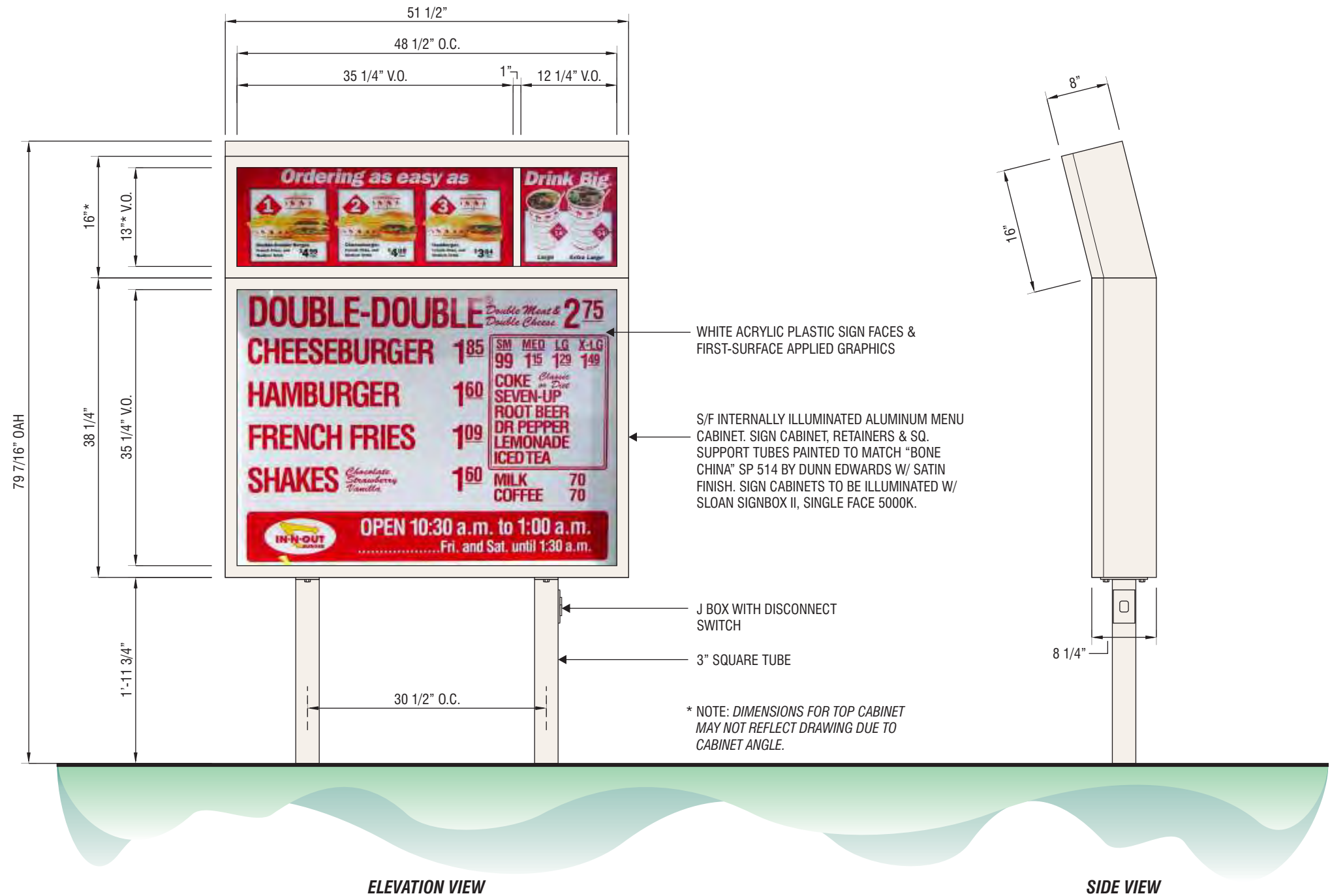
REVISIONS

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5	2-21-18	JR	11		
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KEY NO.

C1 C2

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S/F INTERNALLY ILLUMINATED MENU BOARD

SCALE: 3/4" = 1'-0"



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PROJECT

IN-N-OUT BURGER #XXX

LOCATION

3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE

MENU BOARD

ACCT. REP

ANDREW DEL RIO

DESIGNER

TIM THOMSEN

DATE

11/21/16

SCALE

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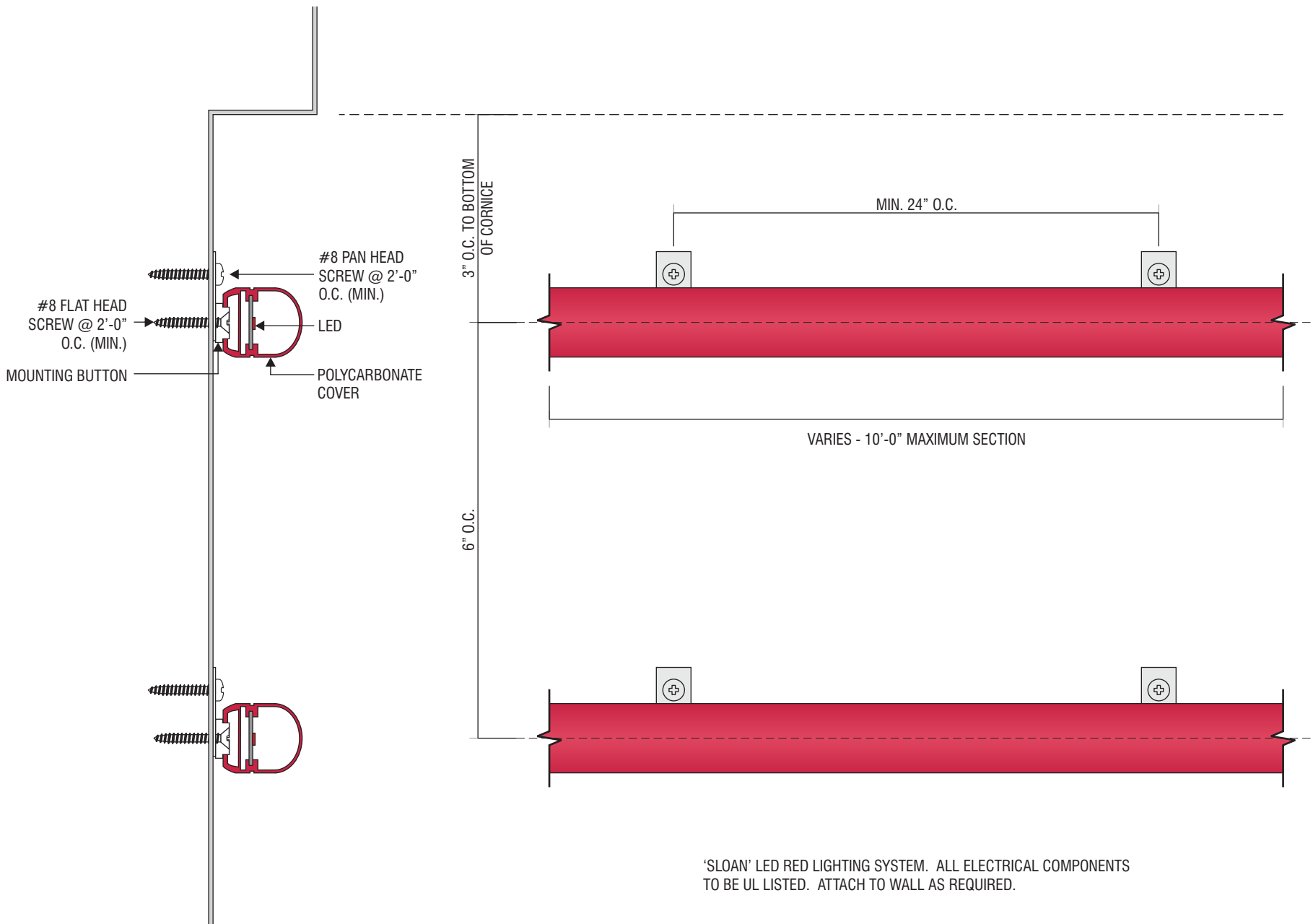
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REVISION NO.	5	WO#	

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6			12		

KEY NO.

D1



'SLOAN' LED RED LIGHTING SYSTEM. ALL ELECTRICAL COMPONENTS TO BE UL LISTED. ATTACH TO WALL AS REQUIRED.

LED BORDER

HALF SIZE



SIGNS & GRAPHICS

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PROJECT

IN-N-OUT BURGER #XXX

LOCATION

3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE

BORDER LED DETAIL

ACCT. REP

ANDREW DEL RIO

DESIGNER

TIM THOMSEN

DATE

11/21/16

SCALE

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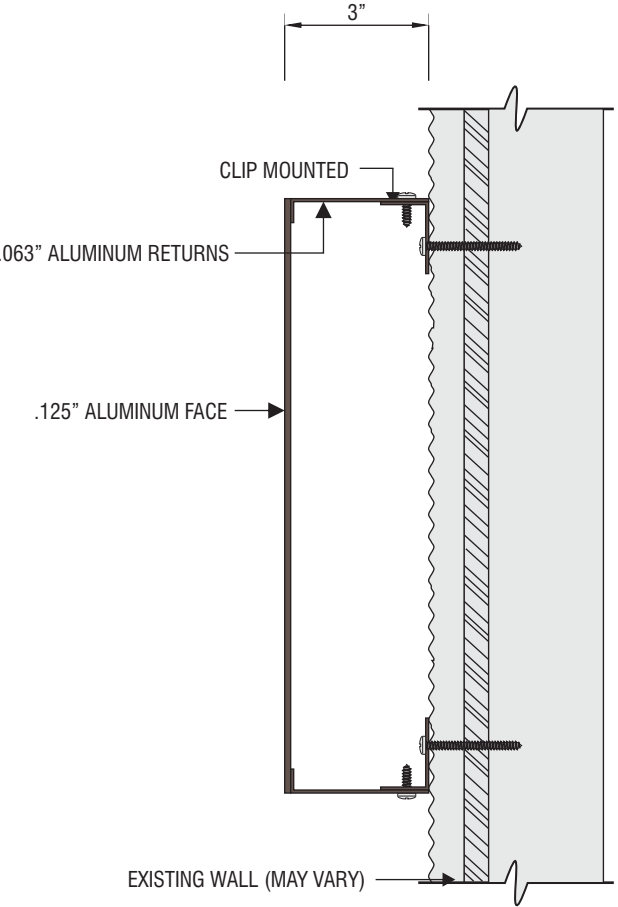
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6			12		

KEY NO.

NON-ILLUMINATED 12” ADDRESS NUMERALS

SCALE: 3" = 1'-0"



COLOR SPECIFICATIONS

P1

PAINT TO MATCH 'DURANODIC BRONZE'



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PROJECT

IN-N-OUT BURGER #XXX

LOCATION

3156 NORTH RECKER ROAD
MESA AZ 85215

SHEET TITLE

NON-ILLUMINATED
ADDRESS NUMERALS

ACCT. REP

ANDREW DEL RIO

DESIGNER

TIM THOMSEN

DATE

11/21/16

SCALE

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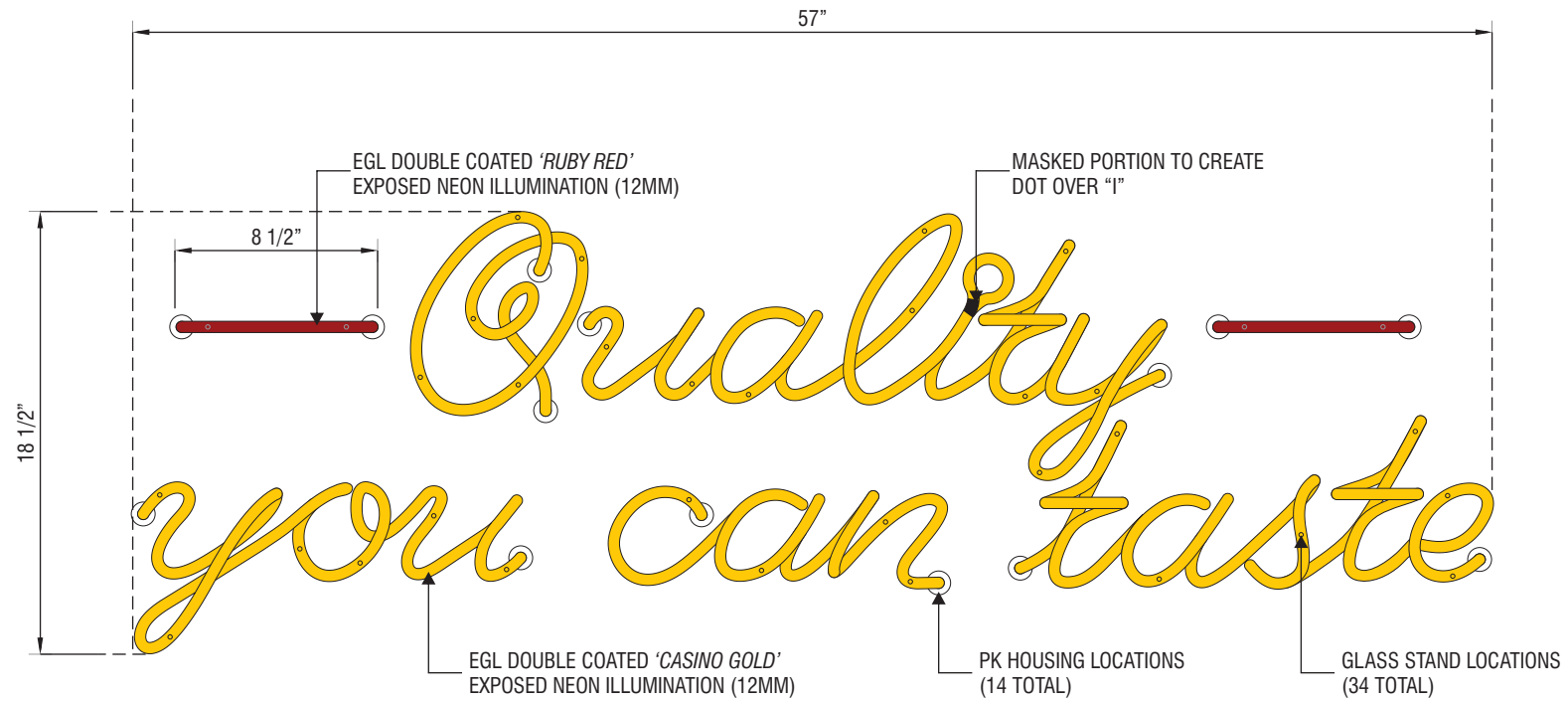
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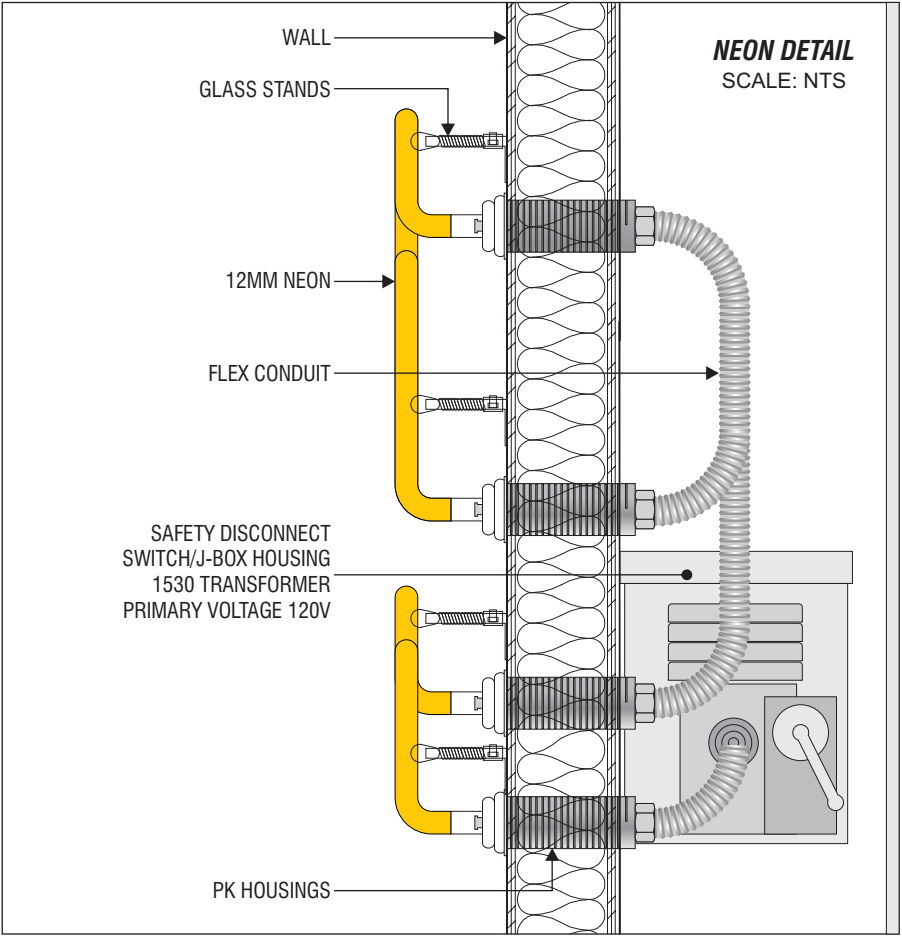


NEON DISPLAY 'Quality you can taste'

SCALE: 1 1/2" = 1'-0"



INSTALLED NEON DISPLAY (TYP.)



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