

DOCUMENT PREPARED UNDER GENERAL CONTRACT AGREEMENT 2-18-14

Use	Building Area (SF)	City Required Parking (Stalls)	Comments
24 Hour Fitness	32,921	151	1 stall to 250 SF of GSA per Lincoln Law & Greenman (22-18-14)
IKEA	206,500	698	
Target	148,475	686	
Chilif's	6,204	61	
Mall Stores	146,920	406	Submitted 41,433 SF from J&J 353 SF of the Mall Stores to account for the old rest stores demolished to make room for new 57,352 SF Cinemark Theatre (per K'Fly Architects)
Chase Bank	4,000	14	
Tony Roma	5,820	58	
JC Penney	189,224	611	
Harbor Freight	16,274	58	
Cinemark Theatre	57,352	815	1 stall to 3 fixed seats per Lincoln Law & Greenman (22-18-14)
Bank of America	9,720	38	Assumes 2,643 seats per fixed/gian set.
Concessions (Bank/Burrito)	173,846	574	
Restaurant Buildings	12,825	524	
Oliver Sprock	7,937	78	
Palace Inn-Out Burger	3,880	38	
BWW (Buffalo Wild Wings)	7,000	70	
Total Building Area	1,024,517 sf	4,527 Stalls Provided	
		4,442 Stalls Required per City (by Use)*	

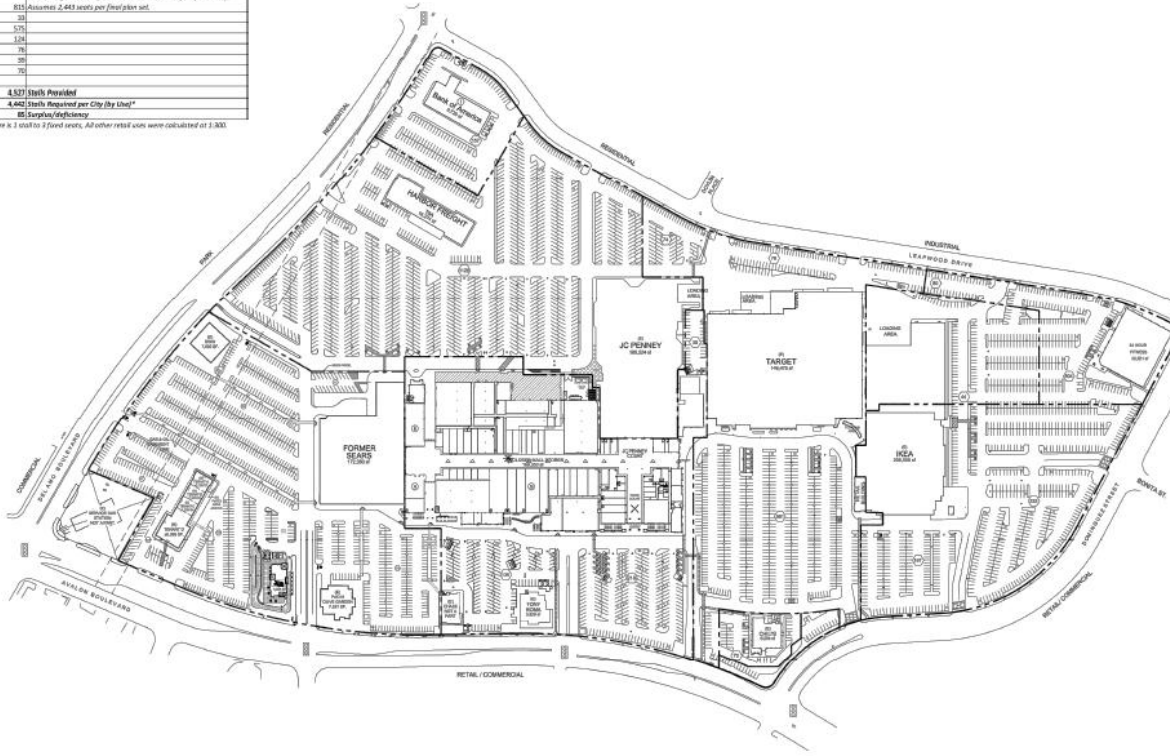
* 50 Drive Restaurants were calculated at 1:300, Gym at 1 space per 150 SF, Theater at 1 stall to 3 fixed seats. All other retail uses were calculated at 1:300.

LEGEND

- △ MERCHANDISE KIOSK
- PARCEL LINE / PROPERTY LINE
- * THEATER IDENTITY ELEMENT
- X THEATER TICKET KIOSK

SUMMARY

TENANT	BUILDING AREA
24 HOUR FITNESS	32,921 SF
IKEA	206,500 SF
TARGET	148,475 SF
CHILIF'S	6,204 SF
MALL STORES	146,920 SF
CHASE BANK	4,000 SF
TONY ROMA	5,820 SF
JC PENNEY	189,224 SF
HARBOR FREIGHT	16,274 SF
CINEMARK	57,352 SF
BANK OF AMERICA	9,720 SF
FORMER SEARS	172,960 SF
RESTAURANT BLDGS	12,825 SF
OLIVE GARDEN	7,937 SF
IN-N-OUT BURGER	3,885 SF
BWW (BUFFALO WILD WINGS)	7,000 SF
TOTAL	1,024,517 SF
TOTAL MALL PARKING 4,527 STALLS*	
*BASED ON NUMBERS FROM MALL SITE PLAN 1020015, UPDATED TO INCLUDE THE LOSS OF 88 STALLS FROM THE FUTURE IN-N-OUT BURGER.	



SITE PLAN

SOUTH BAY PAVILLION

NEWMARK HERRILL COMPANIES
 5859 Colgate Ave., Suite 408
 Woodland Hill, CA 91367
 T 818-716-6188

CARSON, CA
 8031 P 208201
 8031 330/7001

NOTE: REVISIONS IN THIS FORMAT
 FROM ALL CONTRACTORS (2014)
 (06-08-14) C30.1 TO 0.0



Arch/Interior + Planning
 12911 Van Niman Ave.
 Suite 200
 Irvine, CA 92614
 949.251.2123
 kitgy.com

DEVELOPER:
IN-N-OUT BURGER
 13002 HAMBURGER LANE
 BALDWIN PARK, CA 91706
 CONTACT: MARC LEVIN
 PHONE: 626 813-6578



NEWMARK
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944 PROJECT NO.
GIA
 4400 Pacific Street
 14000 Gilman Drive
 Suite 102
 San Juan Capistrano, CA 92675
 Ph: (949) 239-0004

CIVIL ENGINEER
MSI ENGINEERING, INC.
 CIVIL ENGINEERS AND LAND SURVEYORS SPECIALIZING IN SITE DEVELOPMENT
 405 NORTH BAY DRAGON AVENUE, SAN DIMAS, CA 91770
 (909) 305-2284 FAX (909) 305-2807
 Mark S. Garmon
 MARK S. GARMON, P.E.
 07/26/2017 DATE



IN-N-OUT BURGER
 THE SHOPS AT
 SOUTHBAY PAVILION
 20500±S. AVALON BOULEVARD
 CARSON, CA 90746

**CITY ENTITLEMENT
 OVERALL SOUTHBAY
 PAVILION SITE PLAN**

C30.1



PLAN VIEW

SCALE: 1" = 30'-0"

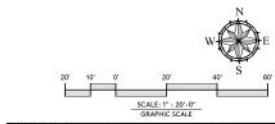
PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	QUANTITY	REMARKS	PRICE @ 2024
TREES							
	EXISTING OFF SITE PALMS TREE TO REMAIN. CONTRACTOR SHALL HIRE CERTIFIED ARBORIST TO SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z66.1						
	EUCALYPTUS CINEREA	SILVER DOLLAR TREE	24" BOX	PER PLAN	4+3	STANDARDS MATCHED	LOW
	BORNERA X AMERICALA	PURPLE ROSE LOCUST	24" BOX	PER PLAN	4+5	STANDARDS MATCHED	LOW
	PISTACHIA X RED PUNY	RED PUNY PISTACHE	24" BOX	PER PLAN	4+3	STANDARDS MATCHED	LOW
	TRISTANIA CONFERTA (COPROSTEMUM)	BRISBANE BOX	24" BOX	PER PLAN	4+7	STANDARDS MATCHED	LOW
	WASH-INGTONIA ROBUSTA	MEXICAN FAN PALM	15" CRT	PER PLAN	4+5	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z66.1	LOW
	WASH-INGTONIA ROBUSTA IN N OUT CROSS PLANS	MEXICAN FAN PALM	30" CRT	PER PLAN	4+2	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z66.1	LOW
	SYRAGUSA ROMANOFFIANA	QUEEN PALM	15" CRT	PER PLAN	4+5	SKIN TRUNKS TO INDUSTRY STANDARD DOCUMENT ANSI Z66.1	LOW
SHRUBS							
	AZALEA INDICA 'ALASKA'	ALASKA AZALEA	5 GALLON	24" O.C.	4+18	TRIANGLE SPACING	MED
	AZALEA INDICA 'HAPPY DAYS'	HAPPY DAYS AZALEA	5 GALLON	24" O.C.	4+24	TRIANGLE SPACING	MED
	BUXUS MICROPHYLLA VAR. JAPONICA WINTER GEM	WINTER GEM SORROWOOD	5 GALLON	24" O.C.	4+71	TRIANGLE SPACING	LOW
	BUXUS FRUTESCENS 'HALLMARK'	'HALLMARK' BULBINE	1 GALLON	24" O.C.	4+108	TRIANGLE SPACING	LOW
	BOUTELLOA GRACILIS	BLONDE AMBITON	5 GALLON	24" O.C.	4+66	TRIANGLE SPACING	LOW
	BOUTELLOA GRACILIS	BLONDE AMBITON	5 GALLON	24" O.C.	4+66	TRIANGLE SPACING	LOW
	BOUSSINGUILLA TORCH-GLOW	TORCH-GLOW BOUSSINGUILLA	5 GALLON	48" O.C.	4+9	TRIANGLE SPACING	LOW
	CALAMAGROSTIS X ACUTILOPIA 'SUN FLOESTER'	FEATHER REED GRASS	5 GALLON	30" O.C.	4+13	TRIANGLE SPACING	LOW
	DANIELLA TASMANNICA 'VAREGATED'	VAREGATED FLAX LILY	5 GALLON	24" O.C.	4+80	TRIANGLE SPACING	LOW
	DANIELLA TASMANNICA 'VAREGATED'	VAREGATED FLAX LILY	5 GALLON	24" O.C.	4+80	TRIANGLE SPACING	LOW
	DANIELLA TASMANNICA 'VAREGATED'	VAREGATED FLAX LILY	5 GALLON	24" O.C.	4+80	TRIANGLE SPACING	LOW
	HEBERLORDE PARVIFLORA 'BONDELIGHTS'	BONDELIGHTS RED YUCCA	5 GALLON	24" O.C.	4+56	TRIANGLE SPACING	LOW
	LEUCOSTRUM SPENSER 'SUNSHINE RIVER'	SUNSHINE RIVER PEVET	5 GALLON	30" O.C.	4+56	TRIANGLE SPACING	LOW
	LEUCOSTRUM SPENSER 'SUNSHINE RIVER'	SUNSHINE RIVER PEVET	5 GALLON	30" O.C.	4+56	TRIANGLE SPACING	LOW
	LEUCOSTRUM SPENSER 'SUNSHINE RIVER'	SUNSHINE RIVER PEVET	5 GALLON	30" O.C.	4+56	TRIANGLE SPACING	LOW
	PERNETTIA SETACEA 'M FRESHWORKS'	FRESHWORKS FOUNTAIN GRASS	5 GALLON	24" O.C.	4+33	TRIANGLE SPACING	LOW
	PERNETTIA SETACEA 'M FRESHWORKS'	FRESHWORKS FOUNTAIN GRASS	5 GALLON	24" O.C.	4+33	TRIANGLE SPACING	LOW
	PERNETTIA SETACEA 'M FRESHWORKS'	FRESHWORKS FOUNTAIN GRASS	5 GALLON	24" O.C.	4+33	TRIANGLE SPACING	LOW
	RUSSELLIA EQUISSETIFORMIS 'CORAL FOUNTAIN'	CORAL FOUNTAIN	5 GALLON	30" O.C.	4+37	TRIANGLE SPACING	MED
	RUSSELLIA EQUISSETIFORMIS 'CORAL FOUNTAIN'	CORAL FOUNTAIN	5 GALLON	30" O.C.	4+37	TRIANGLE SPACING	MED
	RUSSELLIA EQUISSETIFORMIS 'CORAL FOUNTAIN'	CORAL FOUNTAIN	5 GALLON	30" O.C.	4+37	TRIANGLE SPACING	MED
	TECCOMA STERIS 'SERENA APRICOT'	SERENA APRICOT	5 GALLON	30" O.C.	4+57	TRIANGLE SPACING	LOW
	TECCOMA STERIS 'SERENA APRICOT'	SERENA APRICOT	5 GALLON	30" O.C.	4+57	TRIANGLE SPACING	LOW
	TECCOMA STERIS 'SERENA APRICOT'	SERENA APRICOT	5 GALLON	30" O.C.	4+57	TRIANGLE SPACING	LOW
LAWN/GRASS							
	BOUGAINVILLEA 'MORNING'	On-Lila Bougainvillea	5 GALLON	48" O.C.	4+14	TRIANGLE SPACING	LOW
	LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	30" O.C.	4+113	TRIANGLE SPACING	LOW
	LANTANA CAMARA 'MORNING'	TEENIE GENIE	1 GALLON	30" O.C.	4+80	TRIANGLE SPACING	LOW
	DWARF TALL FESCUE	WEST COASTER	500	PER PLAN	4+70	TRIANGLE SPACING	MED
	PESTICIA MUNDICIDA	WEST COAST TURF	500	PER PLAN	4+70	TRIANGLE SPACING	MED

LANDSCAPE BOULDER LEGEND

BOULDER #	SIZE	TYPE/COLOR/MANUFACTURER
1	1' X 2' X 3'	DECORATIVE STONE SOLUTIONS BOULDER COLOR: AMBER CLOUD PH: 800-689-1878
2	2' X 4' X 7'	DECORATIVE STONE SOLUTIONS BOULDER COLOR: AMBER CLOUD PH: 800-689-1878
3	3' X 7' X 3'	DECORATIVE STONE SOLUTIONS BOULDER COLOR: AMBER CLOUD PH: 800-689-1878

BOULDER PLACEMENT (GROUPINGS) SHALL BE REVIEWED BY THE LANDSCAPE ARCHITECT PRIOR TO PLACEMENT.



LANDSCAPE ARCHITECT:

BPA
LANDSCAPE ARCHITECTS

BRANDON PETRUNIO & ASSOCIATES, INC.
LANDSCAPE ARCHITECTS

Design Studio: 301 N. San Dimas Ave., San Dimas, CA, 91775
Corp. Office: 15599 Cherry Leaf Lane, Fontana, CA, 92334
T: (424) 235-8940, M: (951) 312-9943, E: bpetrunio@bpa.net

IN-N-OUT BURGER

DEVELOPER:
IN-N-OUT BURGER
13002 HAMBURGER LANE
BALDWIN PARK, CA 91706
CONTACT: MARCO LEVIN
PHONE: (626) 818-3378

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

REVISIONS

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GHA PROJECT NO. 2024-001

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ARCHITECTURE/DEVELOPMENT
14201 Quince Drive
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PH: (972) 770-9954
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CIVIL ENGINEER:
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ENGINEERING, INC.
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Mark S. Lawrence
MARK S. LAWRENCE R.C.E. 18382 DATE



IN-N-OUT BURGER
THE SHOPS AT
SOUTH BAY PAVILION
20500+S. AVALON BOULEVARD
CARSON, CA 90746

**CITY ENTITLEMENT
LANDSCAPE COLORED
RENDERING PLAN**

LPP.2