

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

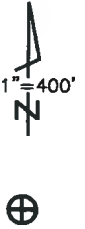
Tuesday, June 21, 2016, 8:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 8:30 a.m. – 9:30 a.m. Proposed 4-story hotel (Hampton Inn) located at Mission Ave and Fousat St
- Zoning: CG (General Commercial)/CC (Community Commercial)**
Land Use: General Commercial/Community Commercial
Neighborhood Area: Airport
Assessor Parcel Number: 160-270-84 & 160-270-85
Contact Person: Emilio Gutierrez
Tel.: (310) 679-1319
Email: hcpcm@outlook.com
2. 9:30 a.m. – 10:30 a.m. Proposed gas station and convenience store (Circle K) located at Oceanside Blvd and El Camino Real
- Zoning: IG-MP-5-86 (Oceanside Business Park Master Plan)**
Land Use: General Industrial
Neighborhood Area: Loma Alta
Assessor Parcel Number: 162-031-24
Contact Person: Nick Fore (Land Development Consultants)
Tel.: (602) 953-8733
Email: nick@ldcaz.com

Attachments:

1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

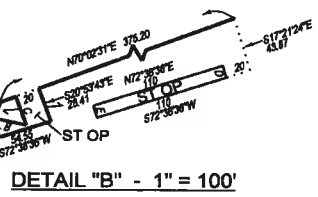
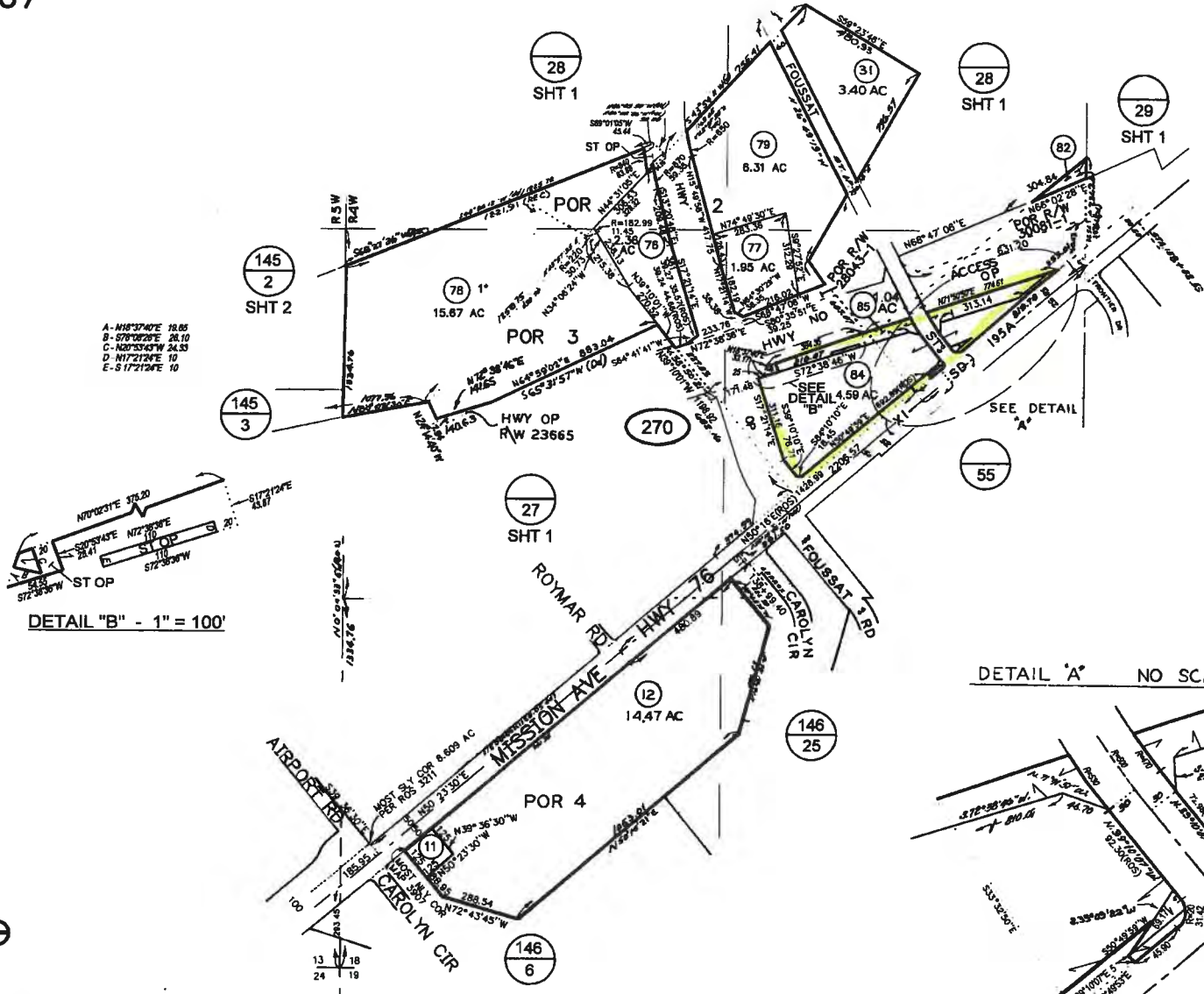
¹ *The Developer's Conference provides an informal forum for prospective applicants to receive preliminary input from City staff on conceptual plans that may or may not ultimately evolve into formal application submittals. These conferences do not constitute public meetings; consequently, conference attendance by the public is at the discretion of the prospective applicant. Interested parties may contact the prospective applicant, whose contact information is included on the conference agenda. Questions and comments can also be addressed to Planning Division staff.*



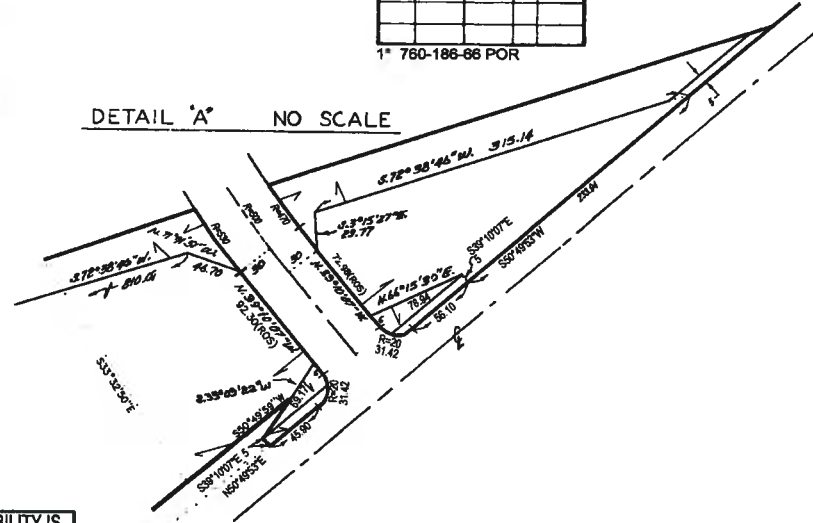
09/06/11 DEP

CHANGES				
BLK	OLD	NEW	YR	CUT
270	23	180-511	82	6
	24	141-78-85	82	10019
	40152	52487	82	4487
	48149	53	82	2042
	52	54-57	82	2536
	11805	1-42	82	10109
	124-20	53-7	85	14025
	130-29	14-15	85	1448
	14-30,32	68-701	93	1120
	4	10115	94	4787
	70	71,72	95	1811
	68	73	95	CANC
	71	74	97	1271
	68&74	SAME & HWY OP	99	4748
	74	75-77	99	1710
	3,4,72	78	99	1722
	68&75	79&80	00	1067
	78	SAME & ST OP	03	4639
	PICKUP	81	04	1458
	73	82&83	06	1202
	80,81 & 83	84	07	1784
	84	SAME & AC OP	09	5657
	PICKUP	85	09	1811
	85	SAME & ST OP	12	4605

1" = 760-186-86 POR



DETAIL 'A' NO SCALE

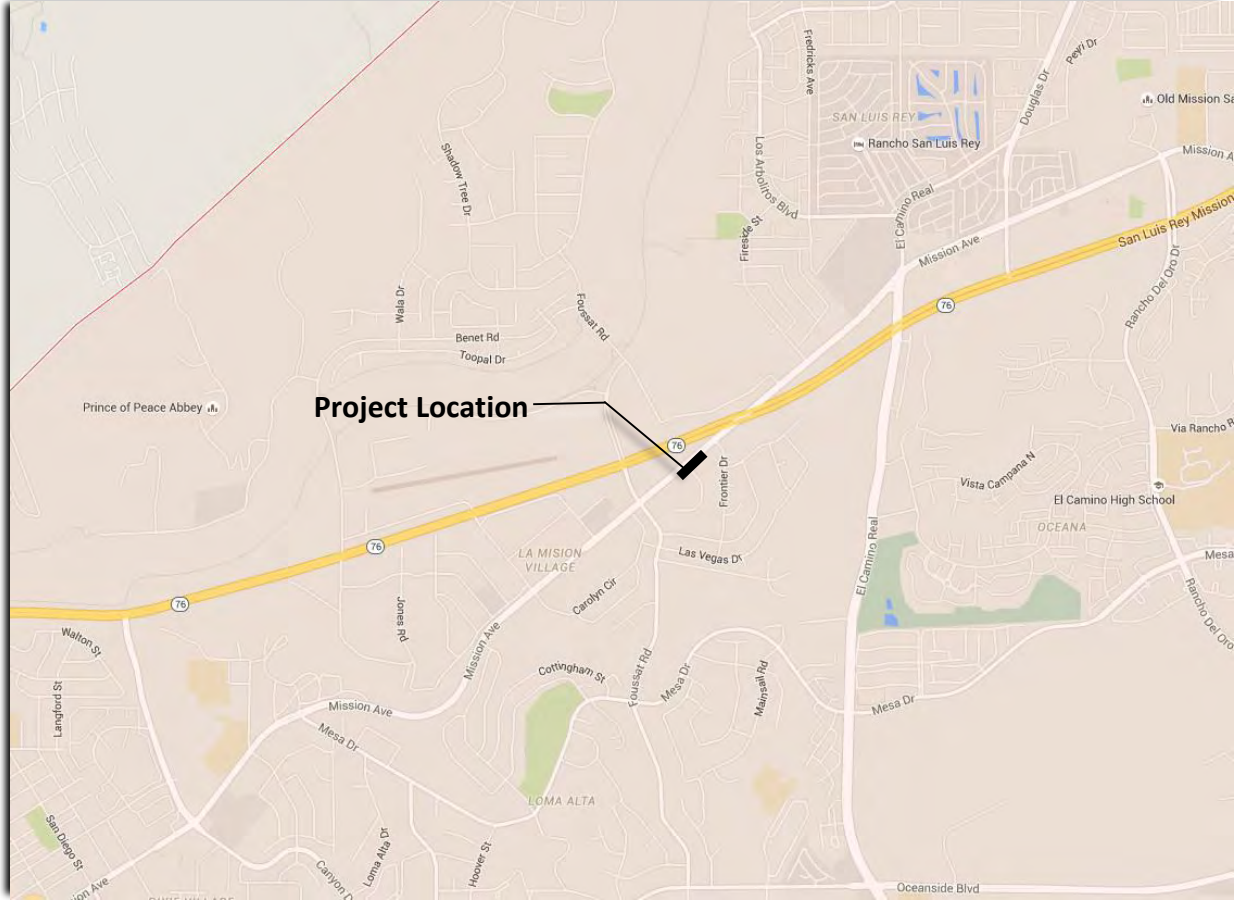


THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

ES
9-23-09
SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 160 PAGE 27 SHT 2 OF 2

SEC 18-T11S-R4W-POR W1/2
ROS 3211,14995,16513,17920

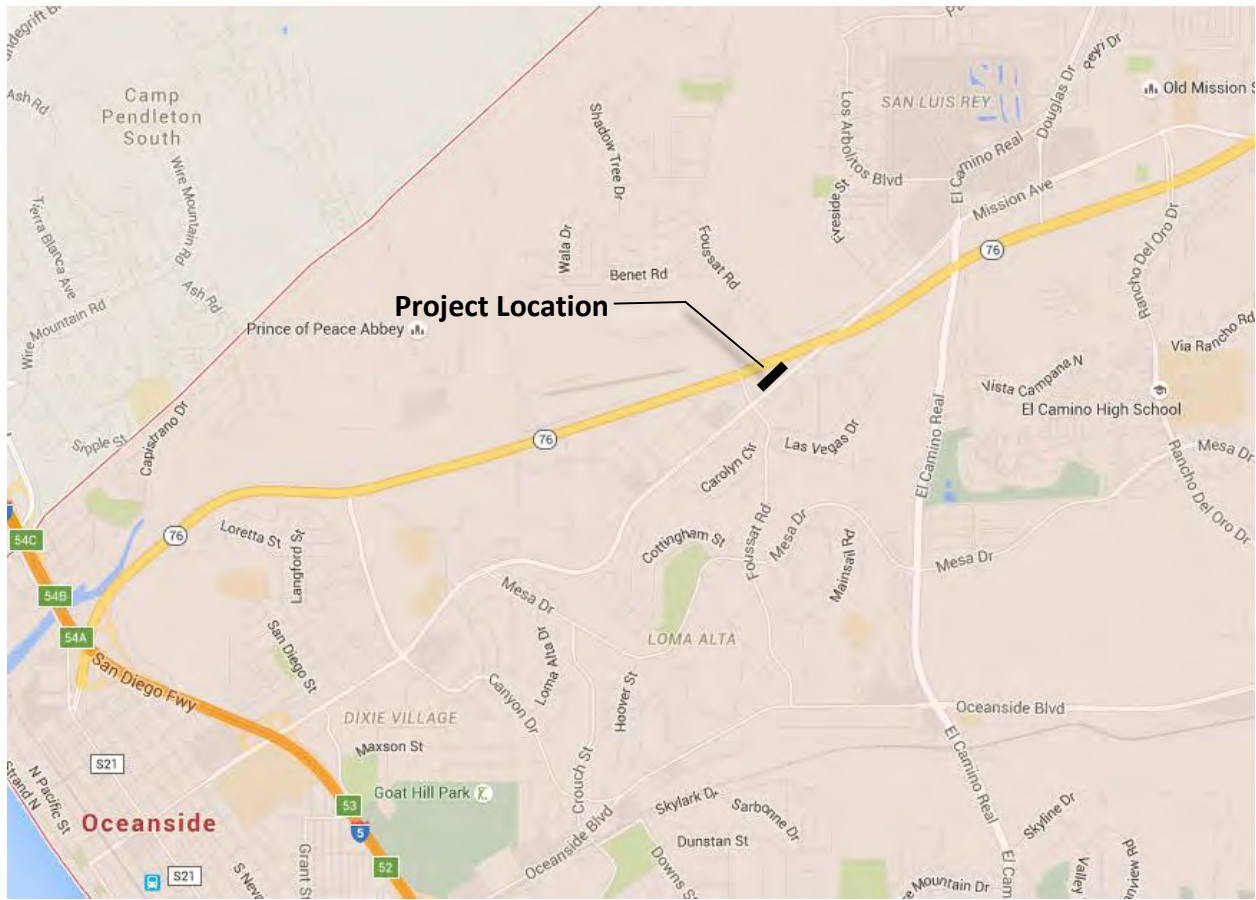
REGIONAL MAP



VICINITY MAP



REGIONAL MAP



Project Description

PROPOSAL TO BUILD A FOUR-STORY HOTEL ON MISSION AVENUE

Location:

Mission Ave/Foussat St
Oceanside CA 92058
APN 160-270-84-00 &
160-270-85-00

Prepared for:

City of Oceanside
300 N Coast Highway
Oceanside, CA 92054

Prepared By:

Goli Enterprises Inc.
Emilio Gutiérrez
3950 W. Imperial Hwy
Inglewood, CA 90303
(310) 679-1319

May 2, 2016

PROJECT DESCRIPTION

Location and Zoning



Figure 1. Proposed Project Location.

(Re. ESRI 2013)

The subject project is in compliance with the permitted usage for Community Commercial Zone. Thus, a zone change is not proposed nor required. The lot is located in an undeveloped Community Commercial Zone (CC). Neighbor zones include Commercial General (CG), Community Commercial (CC), Neighborhood Commercial (CN) and Limited Commercial (CL).

The subject property is bounded by San Luis Rey Mission (Hwy 76) to the North, Mission Avenue to the South and Foussat Street to the West. See attached the lots' legal descriptions, APN 160-270-84-00 and 160-270-85-00.

The proposed development is to be established on a merged parcel that is divided by Foussat St. and proposes development over a property line that will be modified accordingly. A new parcel map is to be recorded to include the merging of the subject lots. The applicant is requesting a Conditional Use Permit as required for the mentioned project and to request the allowance of a maximum height of 57'. Because Signage Permits are not been approved concurrently with the project, the application for such permit is to be submitted separately.

Site Plan

The Site Plan has been reviewed to include all required information. It shows building setback from abutting properties. The proposed 27 feet wide driveway will provide vehicular access to the property. The proposed gate located on the property's West side will facilitate exclusive access to the Fire Department to reach northern part of the property. For easy access, dumpsters have been relocated near the main driveway. A 6 ft. high masonry wall with stucco finish and wooden gate will serve as enclosure. See Elevation Sheet A-1.4 for details.

As part of the approved Traffic Study, the project proposes a median modification to improve traffic flow and prevent unauthorized U-turn by vehicles traveling eastbound. No changes have been made to the traffic study. However, the applicant understands it must be reviewed once again as part of the new application.

Structure

The proposed project consists of a combined 68,247 S.F. (1.57 acres) vacant lot to be developed for an eighty eight (88) room hotel. The new four-story hotel has rooms of various standard configurations to be used as king (K), double-queen (DQ), and suites. Each level proposes an area of 17,115 S.F. for a total of 51,345 S.F. building coverage. The estimated FAR 0.407 Ingress and egress for the proposed building is a 27-foot two way driveway from Mission Ave. The lot would be the product of a lot merger.

Parking Layout

City guidelines have been observed to provide adequate setback not only for means of egress from parking spaces but also for turn-around. The majority of parking stalls have 90° angle of parking. However, parallel spaces have been included on the narrower section of the lot. Sheet A-1.2 illustrates the proposed parking layout. Due to the popularity of minivans and sport utility vehicles, a wide mix of vehicle sizes has been considered. The proposed number of parking spaces is 105. Four (4) parking spaces are in compliance with the Americans with Disabilities Act (ADA).

Landscaping

The proposed landscape is composed of non-invasive drought tolerant plants. The landscape will include continuous lawn for ground cover. Plans provide for a 2"-3" spread of decorative gravel on all plants beds. Mulch aids plant growth by protecting roots and conserving water. Mulch depth will be maintained and controlled by adding mulch at 6 months intervals. See Sheet A1.7 for detailed Conceptual Landscaping Plan including Plant List and Irrigation Notes.

Elevations



SNYDER & ASSOCIATES 2016

In addition to the Elevation Plan (Sheet A1.4), an 11"x17" color rendering has been submitted for the proposed project. Hampton Inn is the franchise of interest for the project. Thus, the building will exhibit architectural features compatible with Hampton Inn highest standards and quality.

As part of the submitted Condition Use Permit, the applicant humbly requests a maximum building height of 57 feet. Pursuant to City of Oceanside 1992 Zoning Ordinance, Chapter 11, Section 1130 (v), "The Maximum height of structures may be increased beyond 50 feet with the approval of a use permit." The requested elevation is in compliance to Federal Aviation Administration regulations according to the submitted aeronautical studies approved under the provisions of 49 U.S.C., Section 44718 and, if applicable, Title 14 of the Code of Federal Regulations, Part 77.

PROJECT TITLE

CONTACT
JUAN C VAZQUEZ
JCVAZQUEZ1
@OUTLOOK.COM
(310) 679-1320
OWNER/SUBDIVIDER

DAVID GOLBAN
3950 W IMPERIAL HWY.
INGLEWOOD, CA 90303

ENGINEER
CONWAY COOK &
ASSOCIATES
400 E COMPTON BLVD.
COMPTON, CA 90221

SEAL

PRINTED NAME

SIGNATURE

DATE ISSUED

REG. NO.

PROJECT ADDRESS
TBD - MISSION AVE.
OCEANSIDE, CA 92058

CITY OF OCEANSIDE
PROJECT NO.
D11-00012
CUP 11-000-21

NO.	DESCRIPTION	DATE

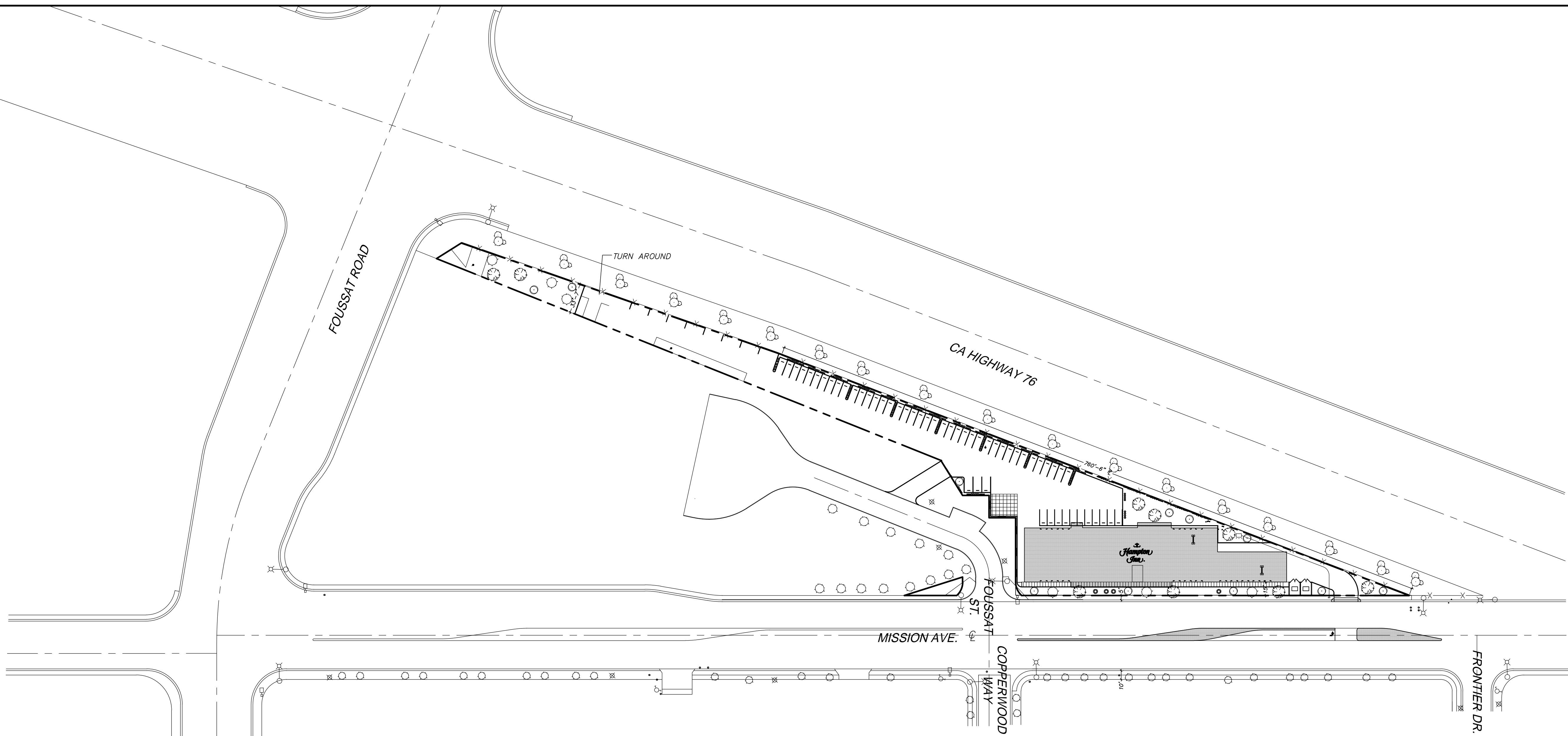
PROJECT NO
2007-4
DATE
2/29/16
DRAWN BY
JC
CHECKED BY
MP/EG

SCALE
1/64" = 1' - 0"

TITLE

SITE PLAN

SHEET
A1.1



1 SITE PLAN
Scale: 1/64"=1'-0"

NAME OF PROJECT:
HAMPTON INN HOTEL
XXXX MISSION AVE
OCEANSIDE, CA 90258

DATE OF PREPARATION
2/29/2016

ENGINEER
CONWAY COOKE
400 E COMPTON BLVD.
COMPTON, CA 90221

NAME/ADDRESS/PHONE OF APPLICANT:
DAVID GOLBAN
3950 W IMPERIAL HWY
INGLEWOOD, CA 90303
(310) 722-2707

LEGAL DESCRIPTION OF PROPERTY
PARCEL 1:
BEGINNING AT THE INTERSECTION OF MISSION AVENUE AND FOUSSAT STREET IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNADINO MERIDIAN, CITY OF OCEANSIDE, STATE OF CALIFORNIA; THENCE N39°10'01"W, A DISTANCE OF 71.00 FEET; THENCE S50°49'59"W, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.
THENCE S39°10'01"E, A DISTANCE OF 6.00 FEET; THENCE A TANGENT CURVE CONCAVE SOUTHEASTERLY AND THROUGH A DELTA OF 90°00'00" AND A RADIUS OF 20.00 FEET, AN ARC-LENGTH OF 31.42 FEET; THENCE S50°49'59"W, A DISTANCE OF 45.89 FEET; THENCE N39°10'17"W, A DISTANCE OF 5.00 FEET; THENCE N39°09'12"E, A DISTANCE OF 69.16 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE SOUTHWESTERLY 5.00 FEET THEREOF.

PARCEL 2:
BEGINNING AT THE INTERSECTION OF MISSION AVENUE AND FOUSSAT STREET IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNADINO MERIDIAN, CITY OF OCEANSIDE, STATE OF CALIFORNIA; THENCE N39°10'01"W, A DISTANCE OF 71.00 FEET; THENCE N50°49'59"E, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.
THENCE S39°10'01"E, A DISTANCE OF 6.00 FEET; THENCE A TANGENT CURVE CONCAVE SOUTHWESTERLY AND THROUGH A DELTA OF 90°00'00" AND A RADIUS OF 20.00 FEET, AN ARC-LENGTH OF 31.42 FEET; THENCE N50°49'59"E, A DISTANCE OF 56.05 FEET; THENCE N38°37'18"W, A DISTANCE OF 5.00 FEET; THENCE S66°15'20"W, A DISTANCE OF 78.94 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE SOUTHEASTERLY 5.00 FEET THEREOF.

PARCEL 3:
BEGINNING AT THE INTERSECTION OF MISSION AVENUE AND FOUSSAT STREET IN THE WEST ONE-HALF OF SECTION 18, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNADINO MERIDIAN, CITY OF OCEANSIDE, STATE OF CALIFORNIA; THENCE N39°10'01"W, A DISTANCE OF 138.04 FEET; THENCE N50°49'59"E, A DISTANCE OF 30.00 FEET TO THE TRUE POINT OF BEGINNING.
THENCE S03°15'37"E, A DISTANCE OF 29.68 FEET; THENCE N72°38'36"E, A DISTANCE OF 315.14 FEET; THENCE

S50°49'59"W, A DISTANCE OF 221.41 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A DELTA OF 90° AND A RADIUS OF 20 FEET AND AN ARC-LENGTH OF 31.42 FEET; THENCE N39°10'01"W, A DISTANCE OF 73.04 FEET TO THE TRUE POINT OF BEGINNING.
EXCEPT THE SOUTHEASTERLY 5.00 FEET THEREOF.

PROJECT SUMMARY

- TOTAL SITE AREA: 81,697 SF (1.875 ACRES)
- GROSS BUILDING AREA: 11,105 SF x 3 FLOORS = 33,315 SF
- FLOOR AREA RATIO (F.A.R.): 0.407
- NUMBER OF ROOMS: 88
- PARKING: 106 (4 ACCESSIBLE)

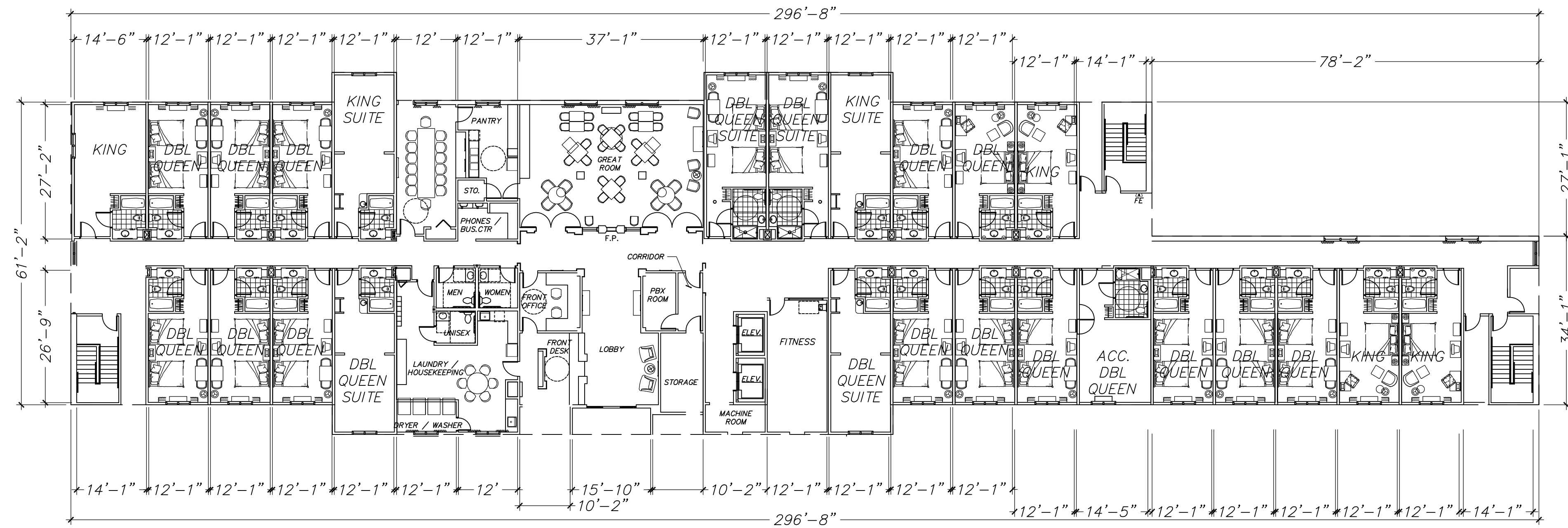
AMOUNT OF GRADING:

GROSS YARDAGE VOLUMES:
CUT = 197 CY
FILL = 256 CY
NET = 59 CY (FILL)

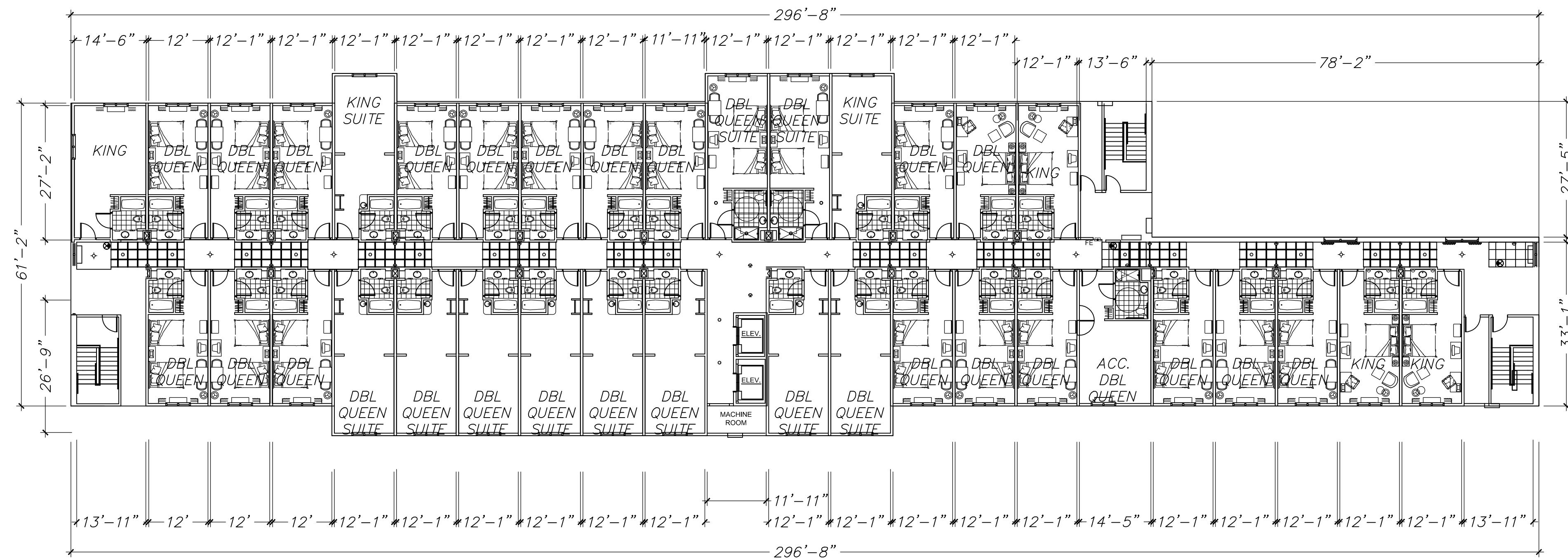
FILL MATERIAL REQUIRED = 59 CY

OCEANSIDE MUNICIPAL AIRPORT COMPATIBILITY NOTES:

1. ALL IMPROVEMENTS STANDARDS SHALL BE IN COMPLIANCE WITH THE CITY OF OCEANSIDE ENGINEERS DESIGN STANDARDS AND/OR SAN DIEGO COUNTY REGIONAL STANDARDS.
2. SITE SAFETY ZONES: 1, 2 AND 4
3. HOTEL SAFETY ZONE: 2
4. FLOOR AREA RATIO: 0.407
5. MAXIMUM OCCUPANCY: 90
6. RISK REDUCTION MEASURES PROPOSED:
 - 6.1. INCREASED FIRE RESISTANT COMPONENTS
 - 6.2. INCREASED AIRCRAFT IMPACT LOAD STRUCTURAL COMPONENTS
 - 6.3. ENHANCED EMERGENCY EGRESS



2 SECOND FLOOR PLAN
Scale: 1/16"=1'-0"



3 THIRD-FOURTH FLOOR PLANS
Scale: 1/16"=1'-0"

PROJECT TITLE

CONTACT
EMILIO GUTIERREZ
CHCPM
@OUTLOOK.COM
(310) 679-1319
OWNER/SUBDIVIDER

DAVID GOLBAN
11444 ACADIA AVE., "A"
HAWTHORNE, CA
90250

ENGINEER
CONWAY COOK &
ASSOCIATES
400 E. COMPTON BLVD.
EDMONT, CA 90221

SEAL

PRINTED NAME
SIGNATURE
DATE ISSUED

REG. NO.
PROJECT ADDRESS
TBD - MISSION AVE.
OCEANSIDE, CA 92058

CITY OF OCEANSIDE
PROJECT NO.

NO.	DESCRIPTION	DATE

PROJECT NO. 2007-4
DATE 5/3/16
DRAWN BY JC
CHECKED BY MP/EG

SCALE
1/16" = 1' - 0"

TITLE
ELEVATIONS

PROJECT TITLE

CONTACT
EMILIO GUTIERREZ
CHCPM
@OUTLOOK.COM
(310) 679-1319
OWNER/SUBDIVIDER

DAVID GOLBAN
11444 ACADIA AVE. "A"
HAWTHORNE, CA
90250

ENGINEER
CONWAY COOK &
ASSOCIATES
400 E. COMPTON BLVD.
COMPTON, CA 90221

SEAL

PRINTED NAME
SIGNATURE
DATE ISSUED
REG. NO.

PROJECT ADDRESS
TBD - MISSION AVE.
OCEANSIDE, CA 92058

CITY OF OCEANSIDE
PROJECT NO.

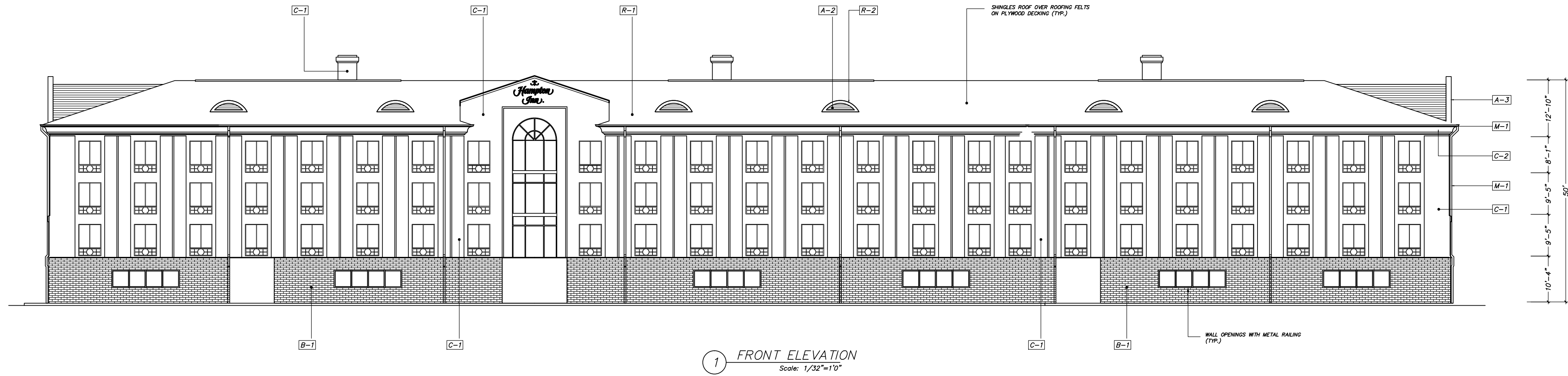
NO.	DESCRIPTION	DATE

PROJECT NO
2007-4
DATE
5/3/16
DRAWN BY
JC
CHECKED BY
MP/EG

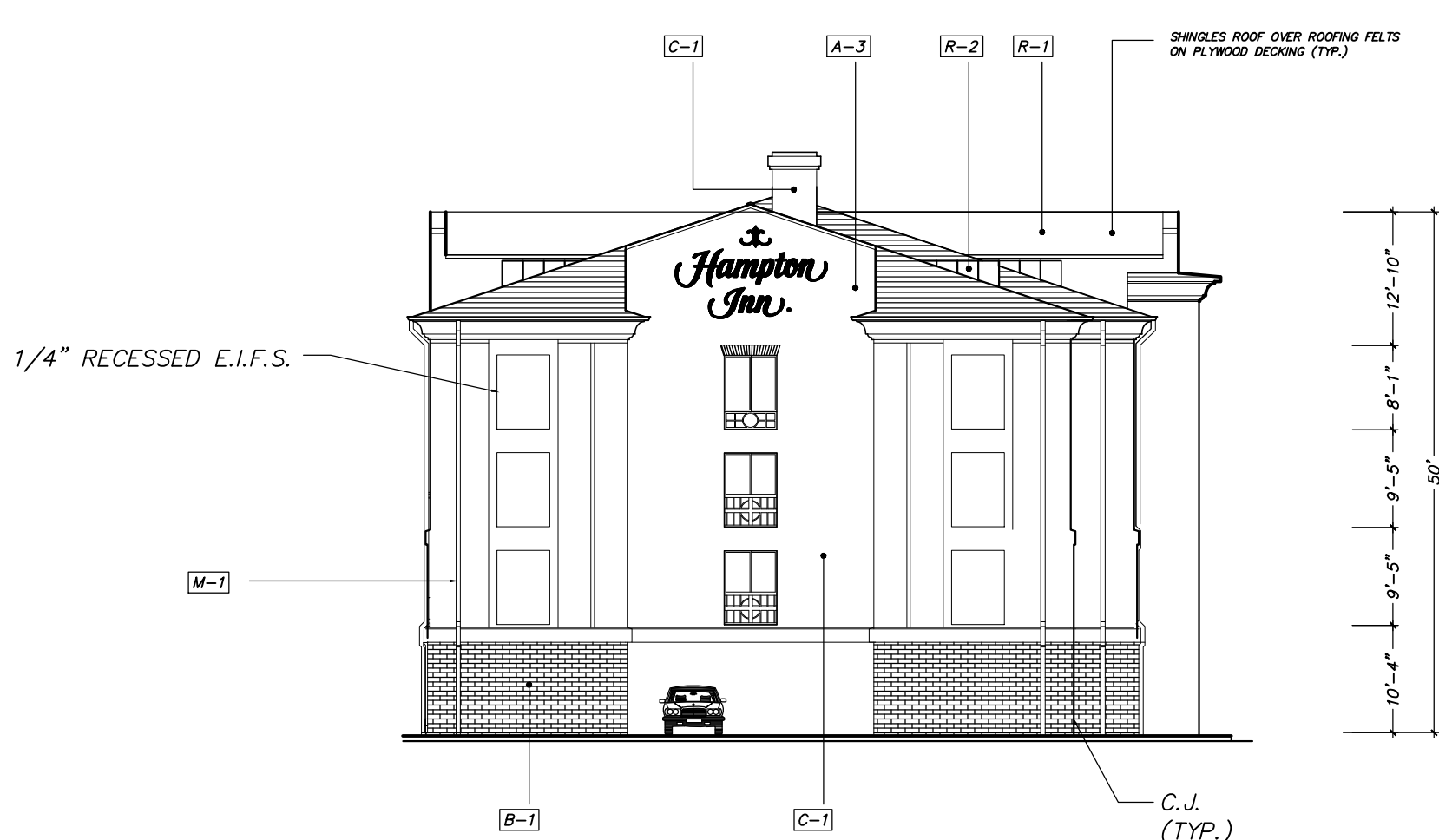
SCALE
1/16" = 1' - 0"

TITLE
ELEVATIONS

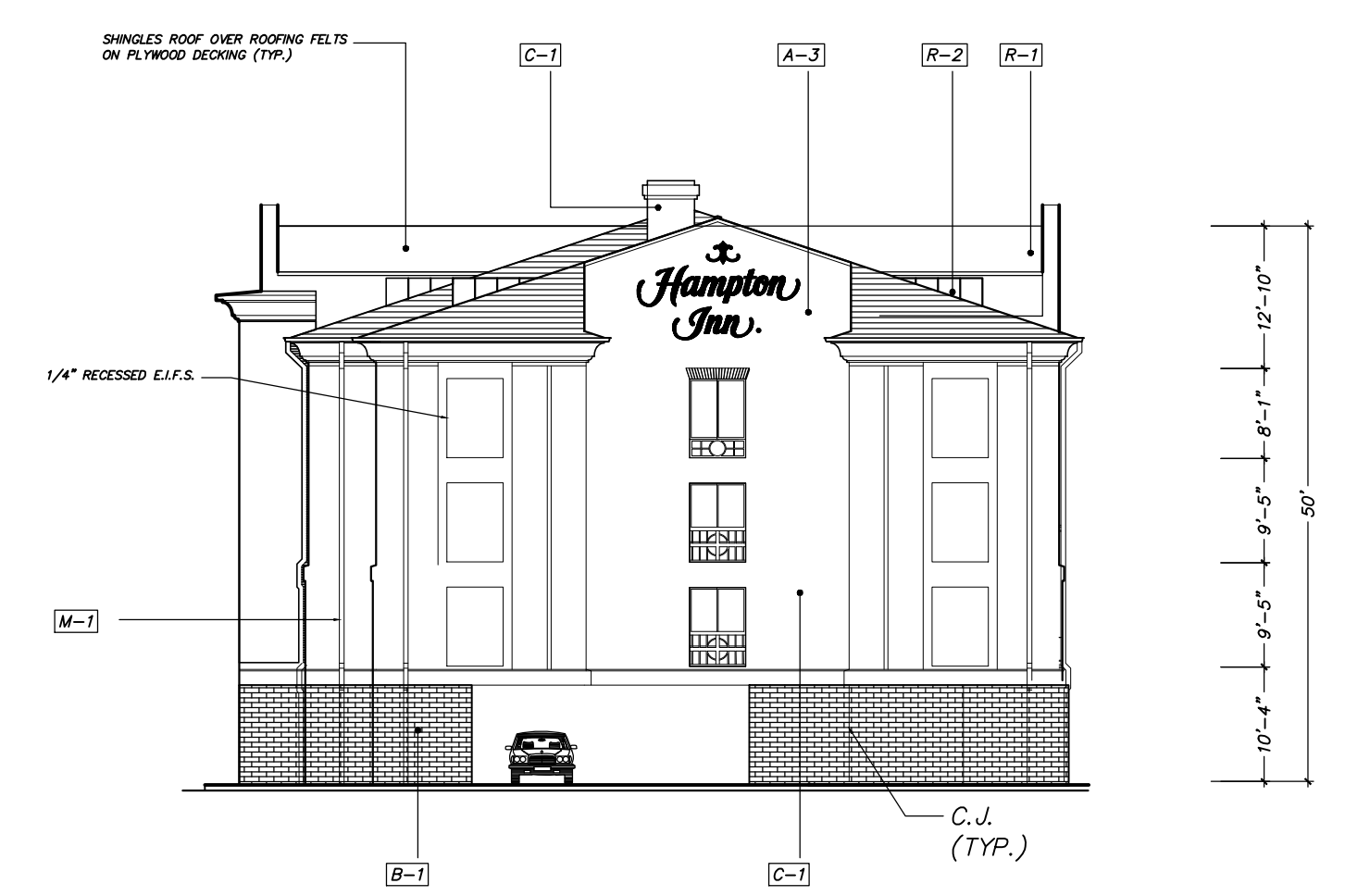
SHEET
A1.4



1 FRONT ELEVATION
Scale: 1/32"=1'-0"



2 EAST ELEVATION
Scale: 1/32"=1'-0"

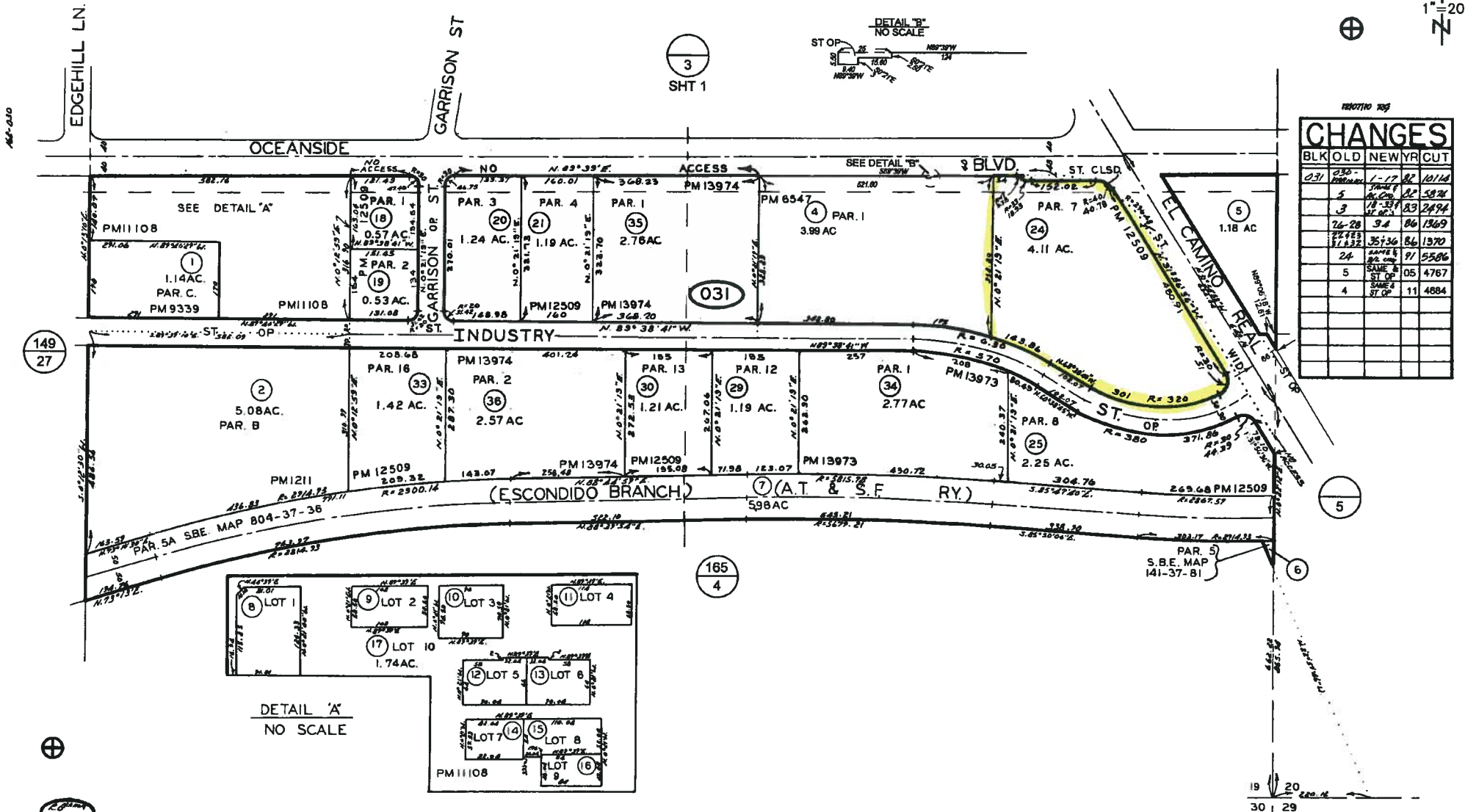


3 WEST ELEVATION
Scale: 1/32"=1'-0"

NAME OF PROJECT
HOLIDAY INN EXPRESS HOTEL AND SUITES
3002 MISSION AVE
OCEANSIDE, CA 92058
NAME/ADDRESS/PHONE OF APPLICANT
DAVID GOLBAN
3930 W IMPERIAL HWY
WILMINGTON, CA 90303
(310) 722-2707
DATE OF PREPARATION
5/3/2012
ENGINEER
CONWAY COOK &
ASSOCIATES
400 E. COMPTON BLVD.
COMPTON, CA 90221

EXTERIOR FINISH SCHEDULE		
FIN #	MATERIAL	COLOR
A-1	RAILING, DECORATIVE GRILLS & MISC. METAL	3033 XALOPRE
A-2	CORNER	117 COLONIAL TAN
A-3	CORNER	117 COLONIAL TAN
B-1	BRICK	AS SPECIFIED
C-1	E.F.S.	MARBLE
C-2	E.F.S.	CHINA WHITE
M-1	GUTTER & DOWN SPOUT	MATCH C-2
R-1	3 DIM. ARCH. ASPHALT SHINGLES	SLATE GREEN
R-2	STANDING SEAM METAL ROOF	TERRA COTTA

NOTES:
1. E.F.S. COLORS ARE BASED ON "DIPNIT" COLORS.
2. ROOF COLORS ARE BASED ON "TERMOID MFL" COLORS.
3. SEE 2/24.2 FOR WINDOW TYPES & DECORATIVE GRILLS.
4. PROVIDE BLOCKING AND POWER FOR EXTERIOR SIGNAGE.



46-030

149
27

3
SHT 1

165
4

5

19 20
30 29

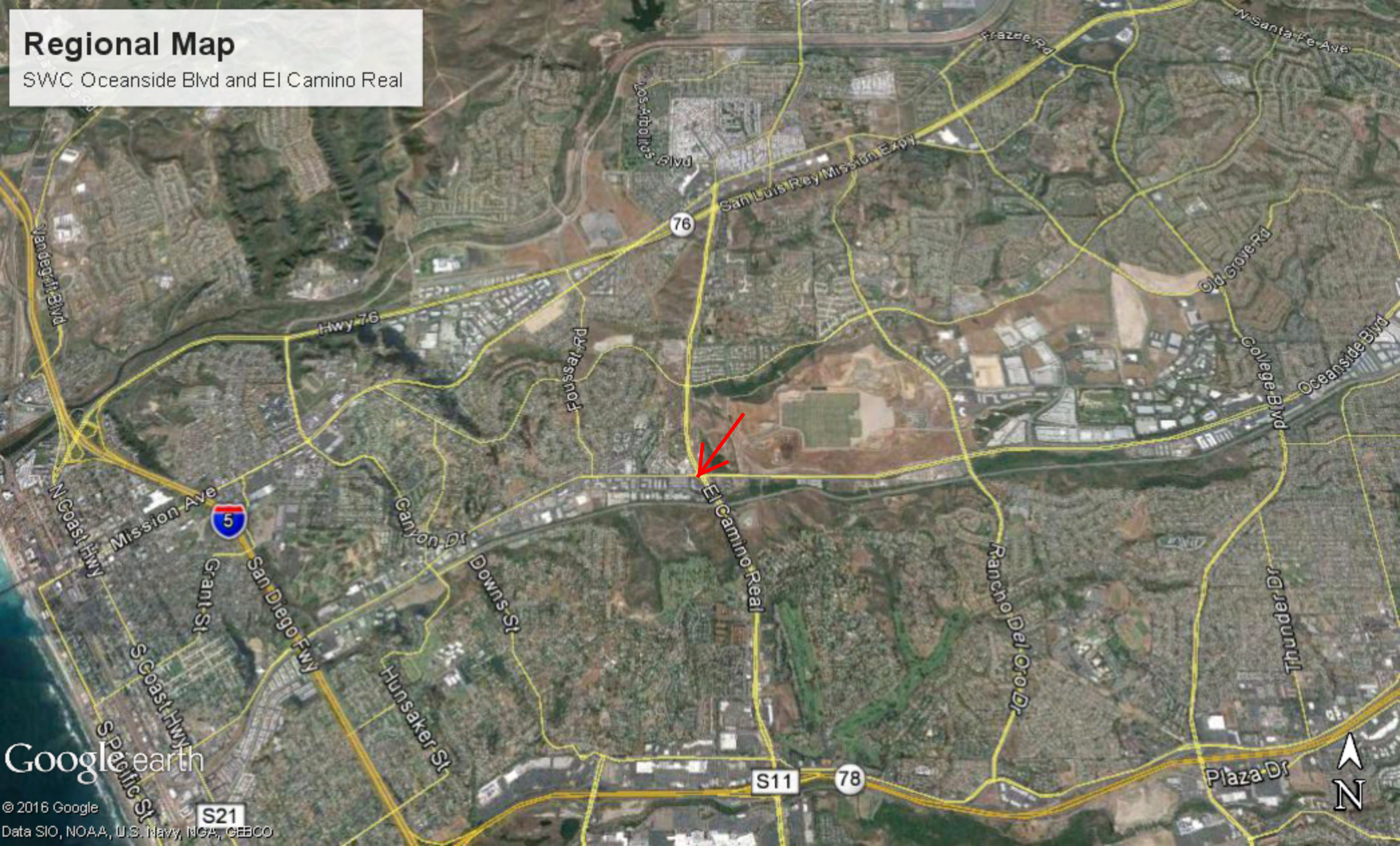
DETAIL 'A'
NO SCALE

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SEC 19-T11S-R 4W - POR SE 1/4
R.O.S. 6590,13691, 20532

Regional Map

SWC Oceanside Blvd and El Camino Real



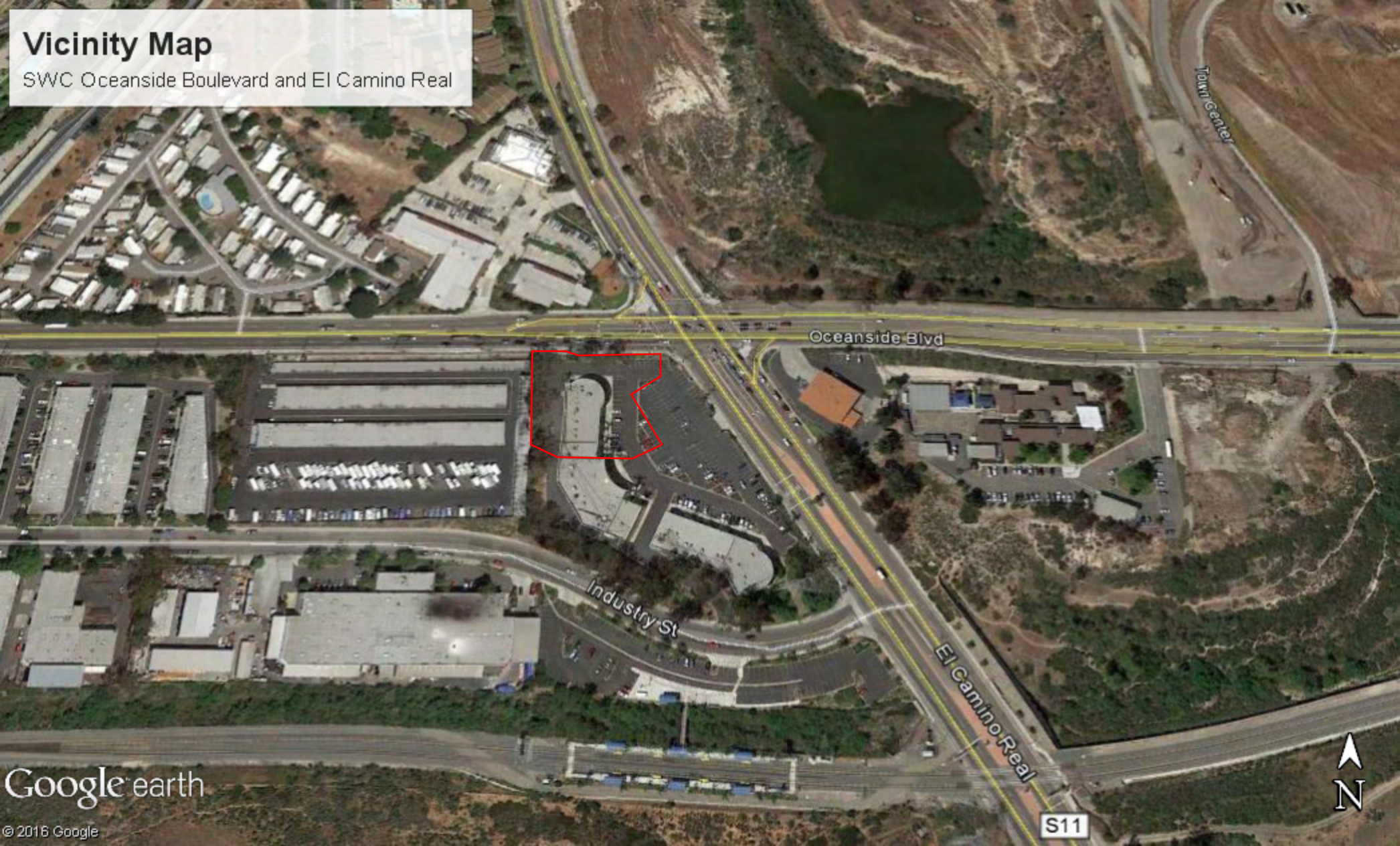
Google earth

© 2016 Google

Data SIO, NOAA, U.S. Navy, NGA, GEBCO

Vicinity Map

SWC Oceanside Boulevard and El Camino Real





PRE-APPLICATION DEVELOPMENT REVIEW

Project Description and Summary of Requested Information

**Southwest Corner of Oceanside Blvd and El Camino Real
Oceanside, California**

1. Development Team.

Applicant:

Land Development Consultants, LLC
Attn: William Scarbrough
11811 North Tatum Blvd.
Suite 1051
Phoenix, Arizona 85028
Phone: 602-850-8141
Fax: 602-997-9807
Email: Bill@LDCAZ.com

Developer:

Circle K Stores Inc.
Attn: Sarah Longwell
255 East Rincon Street
Suite 100
Corona, California 92879
Phone: 951-270-5117
Fax: 951-270-5116
Email: slongwel@circlek.com

Architect/Engineer:

Greenberg Farrow
Attn: Farman Shir
19000 McArthur Blvd.
Suite 250
Irvine, California 92612
Phone: 949-296-0450
Fax: 949-296-0479
Email: fshir@greenbergfarrow.com

2. **Property Location.** The property is located at the southwest corner of Oceanside Boulevard and El Camino Real, Oceanside, California. The property consists of approximately 1.018 acres of land. The proposed development site is part of a larger developed in-line retail center. The assessor's parcel number for the overall property is 162-031-240-0.

The property is depicted below.



3. **Project Description.** The conceptual development plan features a retail convenience grocery store with motor vehicle fuel sales from a covered canopy area located near Oceanside Boulevard. The proposed convenience store will contain approximately 3,600 square feet of floor area. The site design provides for 26 vehicular parking spaces and wide drive aisles to provide ample vehicular circulation through the development. Access to the development will be provided through one (1) existing curb cut onto Oceanside Boulevard and one (1) existing curb cut onto El Camino Real via a cross-access agreement. A six (6) pump fuel canopy is located near the center of the project site facing Oceanside Boulevard to provide ample fueling positions and site circulation for vehicle fueling. Underground storage tanks will be used to store and dispense motor vehicle fuels through a state-of-the-art and environmentally protective system, which includes a number of leak detection mechanisms. The retail facility will operate 24 hours per day, 365 days per year. The facility will offer for sale to the general public a wide variety of packaged and fresh goods, as well as fountain soft-drinks, coffees, teas, bottled beverages, tobacco and beer, wine and liquor.

4. Requested Information and Review from County Staff

Based upon preliminary research, we believe the following entitlements will be required for the development of the project site:

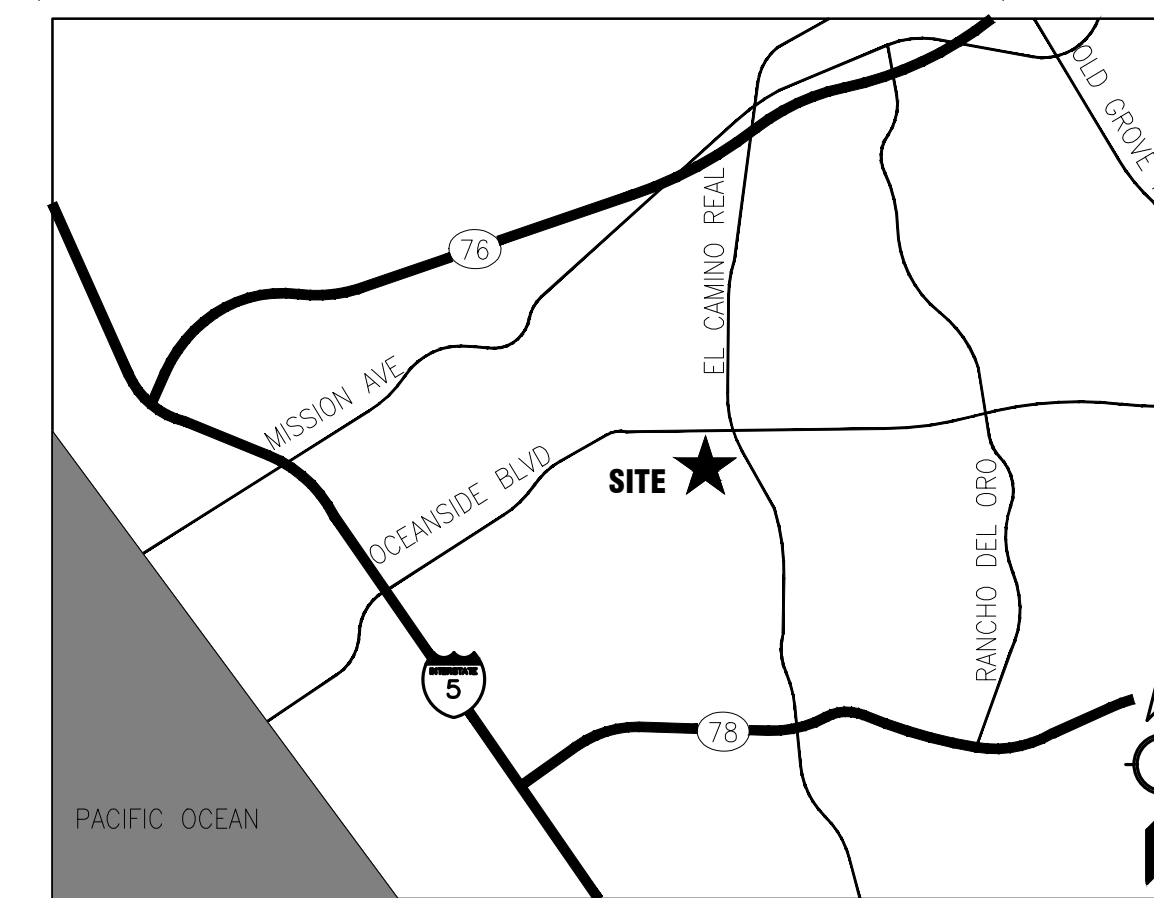
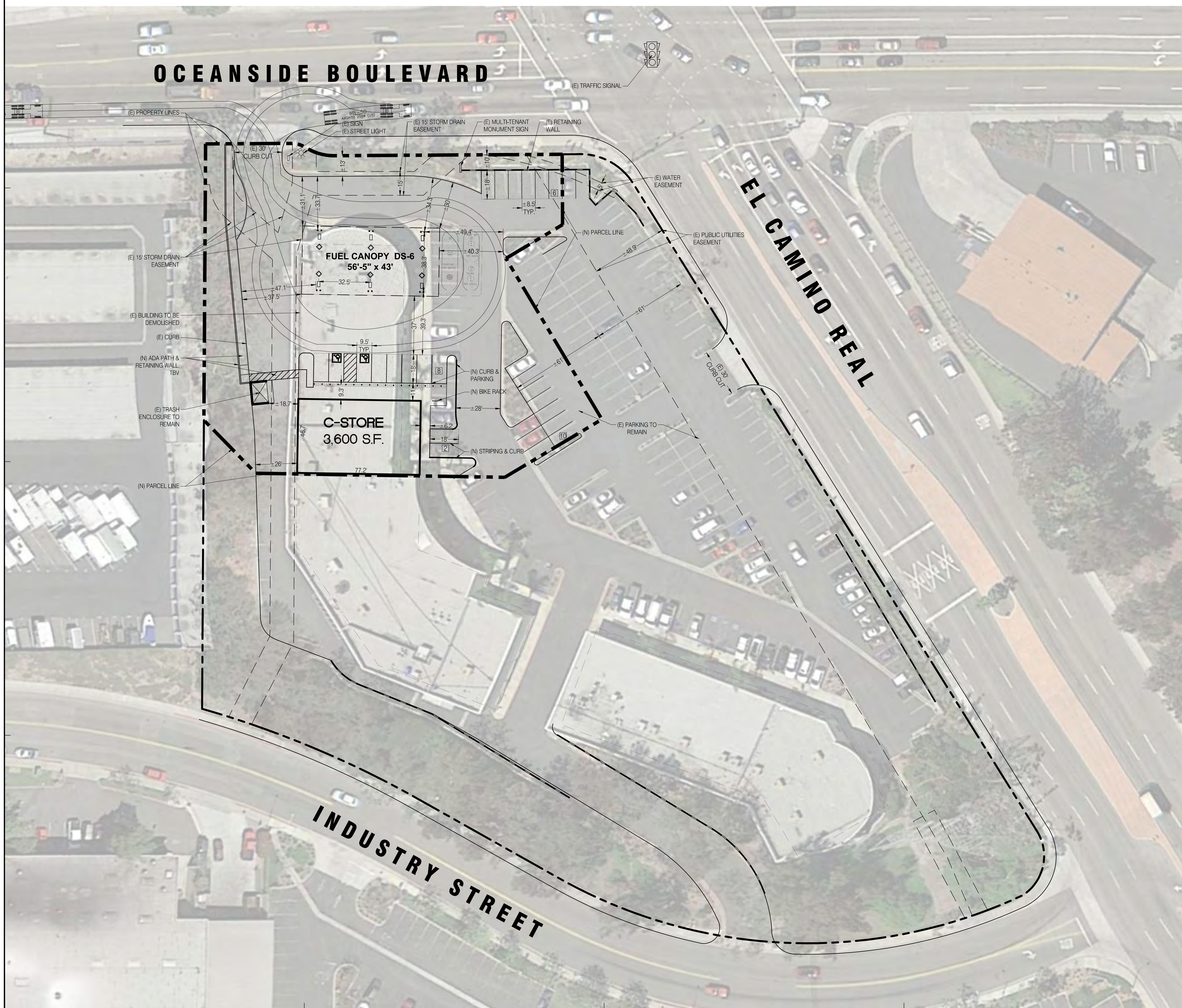
- a. Conditional Use Permit for gas and alcohol sales
- b. Development Plan Revision to Master Plan
- c. Lot Split

The following are questions to which the Applicant requests responses from City staff and/or reviews of the submittal documents requested by the Applicant:

1. Please outline the application/submittal processes for each of the above listed entitlements.
2. Please review the attached development plan and provide comments related to compliance with applicable codes, ordinances, design guidelines and related governing processes.
3. Please identify any other entitlements or special review processes required for the proposed development.
4. Please identify any environmental/geological/archeological studies or protocols that will be required for the development.
5. Please identify any traffic and access related issues that may affect the development and the need for a Traffic Study or other traffic analysis.
6. Please identify any current or future dedications of right-of way that may be required of the development and any pending or planned improvements to roadways adjoining the project site.
7. Please identify any applicable plans, codes or ordinances that may affect or restrict signage at the development site.
8. Please provide any other information that may be relevant to the proposed development or land use.

CIRCLE K STORE SITE PLAN

SWC OCEANSIDE BOULEVARD & EL CAMINO REAL, OCEANSIDE, CA



VICINITY MAP

OWNER:

CIRCLE K STORES INC.
1150 WEST WARNER ROAD
BUILDING B
TEMPE, ARIZONA 85284

OWNER REPRESENTATIVE

LAND DEVELOPMENT CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, ARIZONA 85028
PHONE: (602) 850-8101
FAX: (602) 997-9807
CONTACT: DAVE CISIEWSKI

ARCHITECT :

GREENBERG FARROW
19000 MACARTHUR BLVD., SUITE 250
IRVINE, CA 92612
PHONE: (949) 296-0450
FAX: (949) 296-0479
CONTACT: DOUG COUPER

PROJECT INFORMATION

PROJECT NAME: CIRCLE K CONVENIENCE STORE
PROJECT ADDRESS: SWC OCEANSIDE BOULEVARD & EL CAMINO REAL, OCEANSIDE, CA
PROJECT DESCRIPTION: PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 3,600 S.F. CONVENIENCE STORE AND A FUEL CANOPY WITH 4 FUEL PUMPS.

ZONING INFORMATION

JURISDICTION: CITY OF OCEANSIDE, CA
EXISTING ZONING: IG (GENERAL INDUSTRIAL)
PROPOSED ZONING: IG (GENERAL INDUSTRIAL)
MAX. BLDG HEIGHT ALLOWED: 80' BLDG HEIGHT PROVIDED: 23'-10"
SETBACKS:
FRONT: 10'
SIDE/REAR: 0'
CORNER: 20'

SITE DATA

PARCELS: APN 162-031-240-0
CIRCLE K NET SITE AREA: ±1.018 AC (± 44,323 SF)
REMAINDER SHOPPING CENTER SITE AREA: ±3.089 AC (±134,564 SF)
GROSS SITE AREA: ±4.110 AC (±178,887 SF)

BUILDING AREA

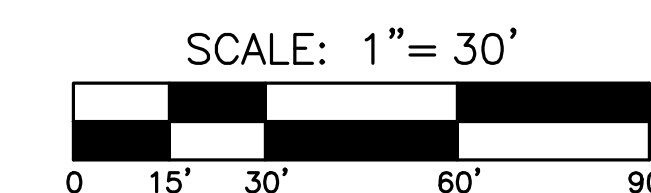
CONVENIENCE STORE BLDG AREA: 3,600 SF
FUEL CANOPY AREA: 2,318 SF
CIRCLE K SITE COVERAGE: ±8.12% (3,536 SF/AC)
(BASED ON 3,600 SF OF BLDG AREA AND ±1.018 AC OF SITE AREA)

PARKING REQUIREMENTS

PARKING REQUIRED: RETAIL @ 1 SP/200 SF: 18 SPACES
PARKING PROVIDED:
STANDARD PARKING SPACES: 24 SP
ACCESSIBLE PARKING SPACES: 2 SP
TOTAL PARKING PROVIDED: 26 SP

GENERAL NOTES

- THIS IS A CONCEPTUAL SITE PLAN AND IS FOR PLANNING PURPOSES ONLY.
- THIS SITE PLAN IS BASED ON A PDF OF AN ALTA LAND TITLE SURVEY PREPARED BY JRN CIVIL ENGINEERS DATED 05-18-2006, AND AN AERIAL.



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ISSUE/REVISION RECORD

DATE	DESCRIPTION
03/22/16	PREP SP-1

PROFESSIONAL SEAL

PROFESSIONAL IN CHARGE
DOUGLAS S. COUPER

PROJECT MANAGER
D. COUPER

QUALITY CONTROL

DRAWN BY
CD

PROJECT NAME

**CIRCLE K
STORE #**

**OCEANSIDE,
CA
SWC OCEANSIDE BLVD.
& EL CAMINO REAL**



LAND DEVELOPMENT
CONSULTANTS, LLC
11811 N. TATUM BLVD. #1051
PHOENIX, AZ 85028



CIRCLE K STORES INC.

PROJECT NUMBER
80080606.0

SHEET TITLE

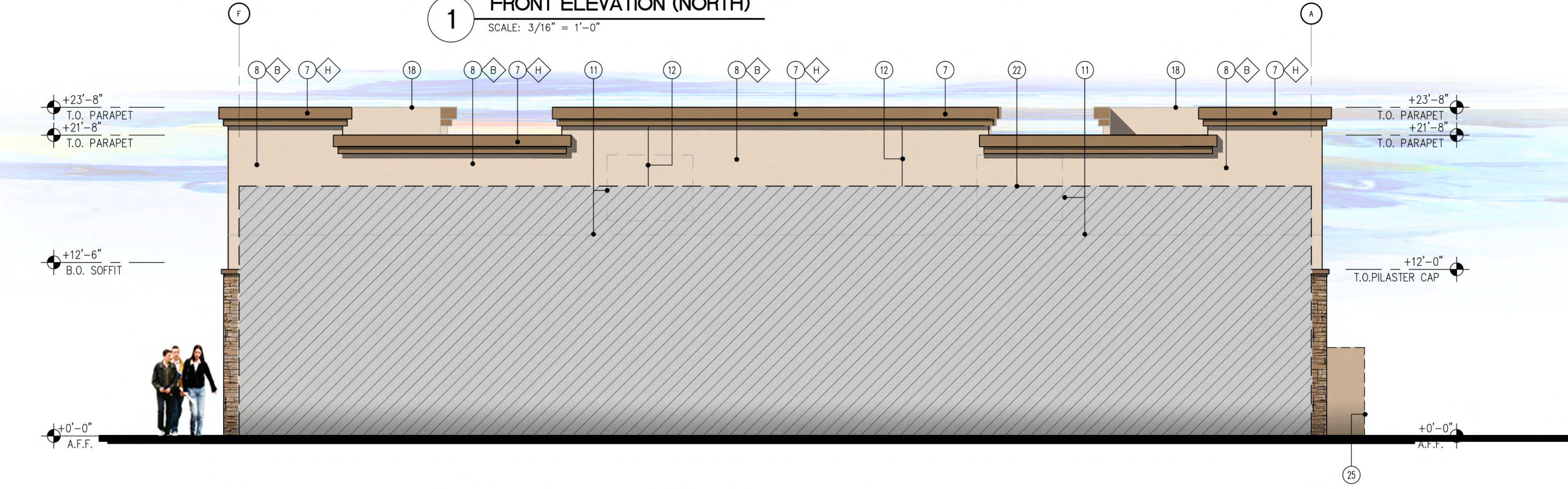
SITE PLAN

SHEET NUMBER

SP-1



1 FRONT ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"



2 BACK ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"



3 SIDE ELEVATION (WEST)
SCALE: 3/16" = 1'-0"



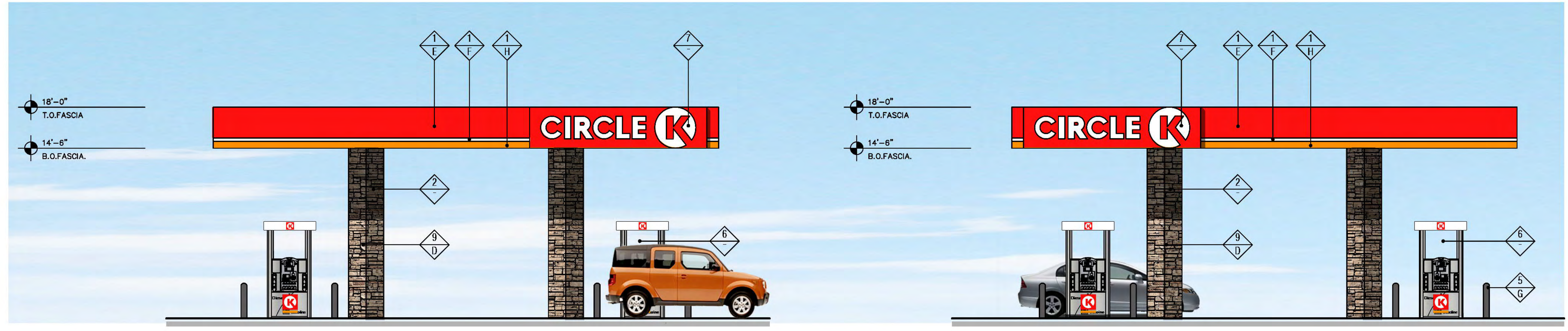
4 SIDE ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

KEY NOTES

1. STEEL COLUMN WRAP WITH BREAK METAL
2. LINE OF CANOPY/SOFFIT
3. DARK BRONZE W/ CLEAR GLASS WINDOW SYSTEM
4. INTERNALLY ILLUMINATED SIGN (UNDER SEPARATE PERMIT)
5. DARK BRONZE W/ CLEAR GLASS STOREFRONT SYSTEM
6. SERVICE DOOR, PAINT TO MATCH SURROUNDING WALL
7. CORNICE MOULDING WITH METAL CAP FLASHING
8. STUCCO SYSTEM PER ESR-1607 WITH ACRYLIC FINISH, OVER RIGID INSULATION.
9. WALL MOUNTED LIGHT FIXTURE. SEE ELECTRICAL PLAN
10. SES PANEL LOCATION. SEE ELECTRICAL PLAN
11. ROOF LINE AND HVAC UNITS
12. STUCCO EXPANSION JOINT WITH FRY REGLET PCS-375-50. SEE DETAIL 4/AB.1
13. ROOF DRAIN TAIL
14. ADDRESSING LOCATION: 8" TALL INCH BLACK NUMBERS. FINAL AREA LOCATION TO BE DETERMINED BY FIRE DEPARTMENT.
15. 4x8x16 CMU VENEER, SPLIT FACE, GROUTED TO MATCH CMU COLOR
16. 4x4x8 SOLID CMU CAP
17. STUCCO SCORE LINE WITH FRY REGLET. SEE DETAILS 7/AB.1
18. PARAPET WALL BEYOND
19. (KNOX) KEY-BOX AT 6'-0" AFF (IF REQUIRED BY FIRE DEPARTMENT)
20. SMOKED GLASS OR BLACK OUT GLASS
21. STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MATCH STONE COLOR
22. LINE OF ADJACENT BUILDING
23. FOAM BAND
24. STONE VENEER CAP, INSTALL PER MFR. SPECS
25. CO2 TANK WITH METAL LOUVERED CONTAINER
26. EXTERIOR FINISH TO EXTEND ABOVE SIDEWALK/GRADE, SEE DET. 11/AB.3

FINISH SCHEDULE

- A - *SHERWIN WILLIAMS #SW 6095
- TOASTY
 - B - *SHERWIN WILLIAMS #SW 6115
- TOTALLY TAN
 - C - CLEAR GLASS 0.8 PER 2006 IECC TABLE 102.1.3(3)
 - D - *SHERWIN WILLIAMS HI-SOLIDS POLYURETHANE
- SAFETY RED - CIRCLE K RED
 - E - *SHERWIN WILLIAMS #SW 7005
- CIRCLE K WHITE
 - F - SUPERLITE BLOCK SPLITFACE CMU
- "MOJAVE BROWN"
 - G - CULTURED STONE CSV 20006
- CHARDONNAY COUNTRY LEDGESTONE
 - H - *SHERWIN WILLIAMS #SW 6090
- JAVA
 - I - CIRCLE K ORANGE #PMS 144
- *USE SHERWIN WILLIAMS MANUFACTURER ONLY.

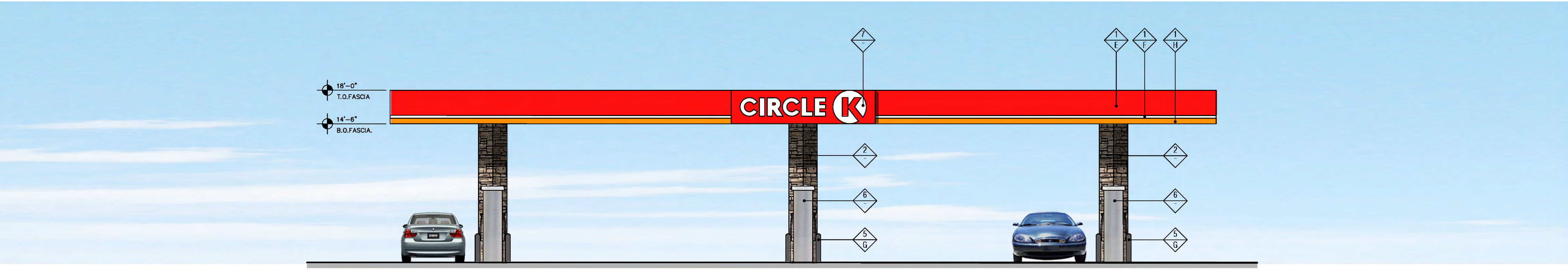


4 "SIDE" ELEVATION (EAST)
SCALE: 3/16" = 1'-0"

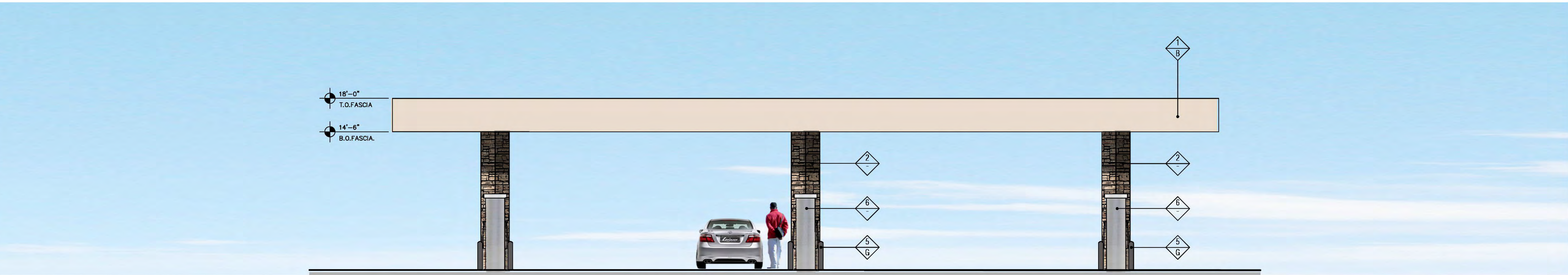
3 "SIDE" ELEVATION (WEST)
SCALE: 3/16" = 1'-0"

FINISH SCHEDULE	
FINISH MATERIAL	
1	ACM PANEL "TEX-COTE" WITH STUCCO FINISH
2	STEEL COLUMN WITHIN
3	NOT USED
4	NOT USED
5	6" Ø BOLLARD, 36" HIGH
6	FUEL PUMP
7	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT - 36" DIA. BOX
8	NOT USED
9	STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUTED. GROUT TO MATCH STONE COLOR
FINISH COLOR	
A	NOT USED
B	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN
C	NOT USED
D	CHARDONNAY COUNTRY LEDGESTONE
E	ACM PANELS CIRCLE K RED
F	ACM PANELS CIRCLE K WHITE
G	PVC BOLLARD SLEEVE "DARK GRAY"
H	ACM PANELS CIRCLE K ORANGE #PMS 144

Notes:
 1. Colors shown on these elevations are for illustration purposes only. For actual colors, refer to manufacturer's samples.
 2. The ACM panels are white and are the full length/height of the canopy fascia. The aimer decals are installed onto the ACM panels then the GC masks the full aimer and applies the tex-cote and paint.
 3. All signs require a separate submittal.



2 "FRONT" ELEVATION (NORTH)
SCALE: 3/16" = 1'-0"

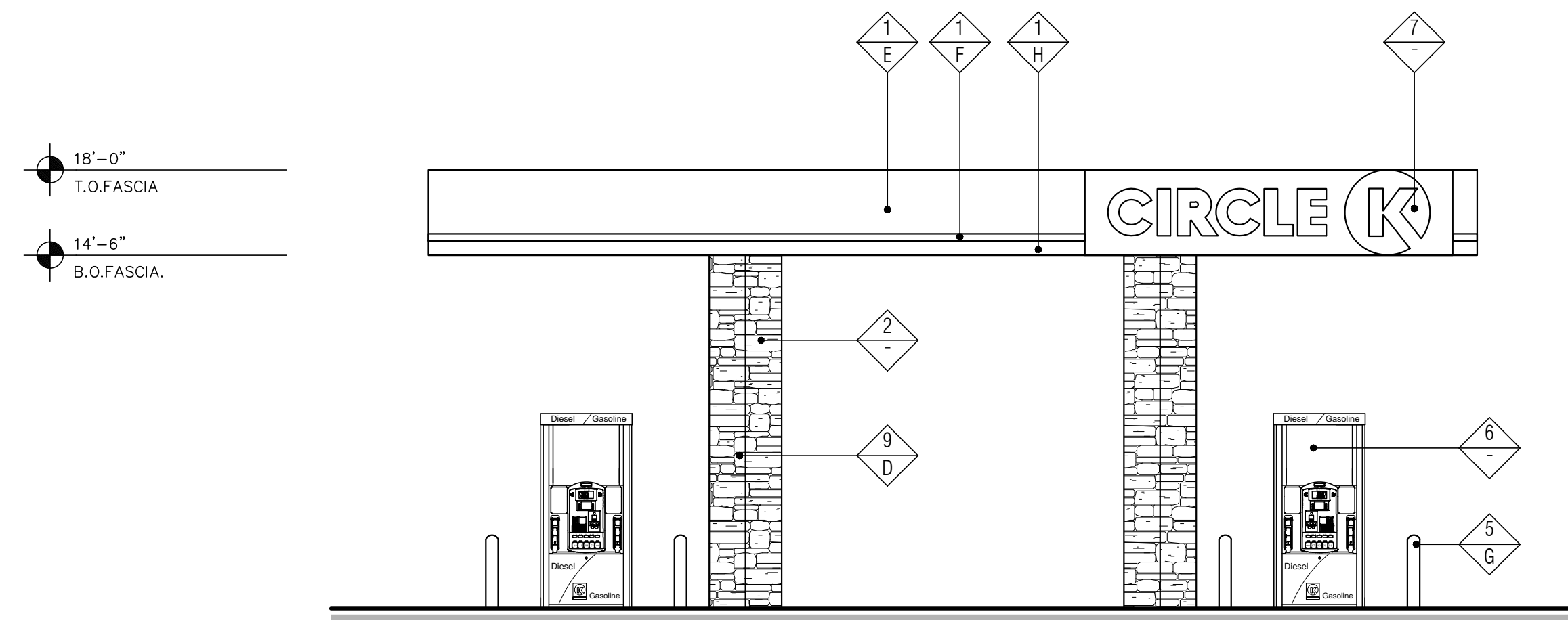


1 "REAR" ELEVATION (SOUTH)
SCALE: 3/16" = 1'-0"

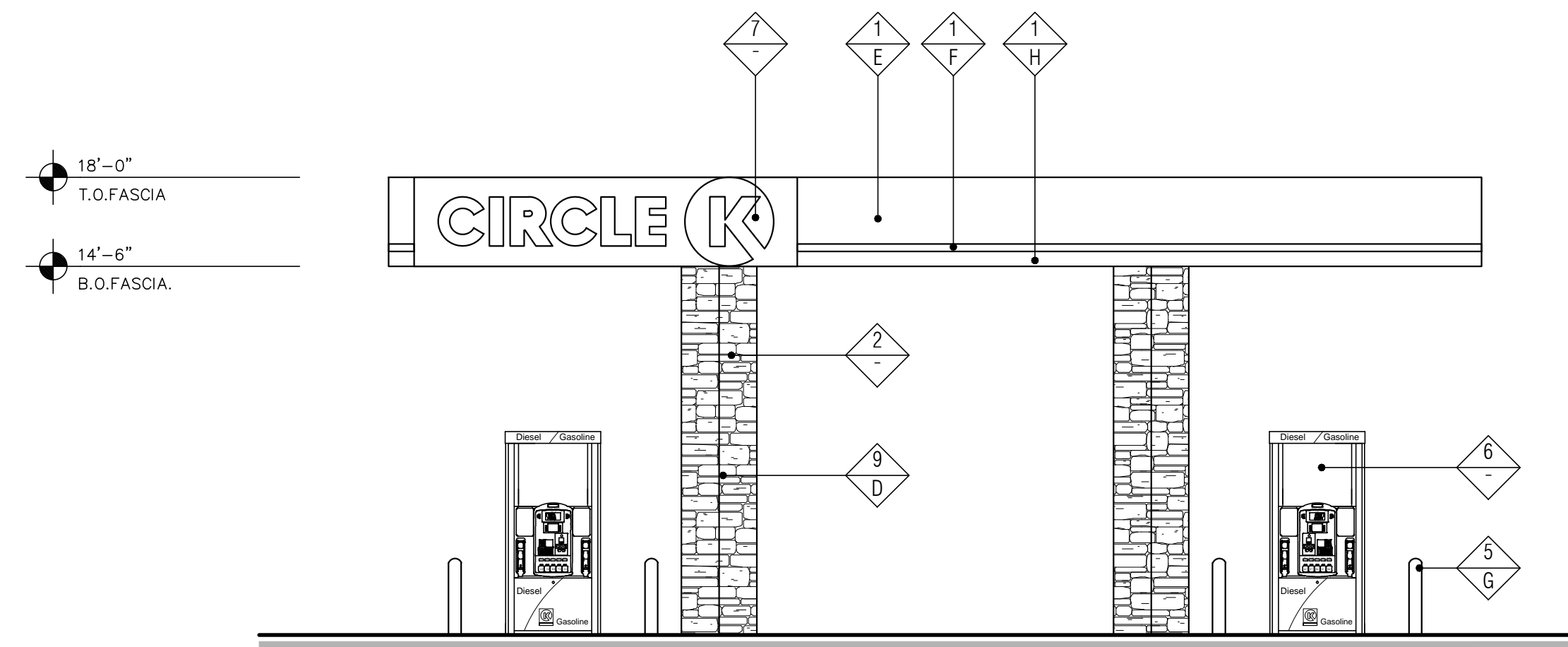
FINISH SCHEDULE

FINISH MATERIAL	
1	ACM PANEL "TEX-COTE" WITH STUCCO FINISH
2	STEEL COLUMN WITHIN
3	NOT USED
4	NOT USED
5	6" Ø BOLLARD, 36" HIGH
6	FUEL PUMP
7	INTERNALLY ILLUMINATED SIGN UNDER SEPARATE PERMIT - 36" DIA. BOX
8	NOT USED
9	STONE VENEER, INSTALL PER MFR. SPECS. INSTALL GROUDED. GROUT TO MATCH STONE COLOR
FINISH COLOR	
A	NOT USED
B	SHERWIN WILLIAMS - SW6115 - TOTALLY TAN
C	NOT USED
D	CHARDONNAY COUNTRY LEDGESTONE
E	ACM PANELS CIRCLE K RED
F	ACM PANELS CIRCLE K WHITE
G	PVC BOLLARD SLEEVE "DARK GRAY"
H	ACM PANELS CIRCLE K ORANGE #PMS 144

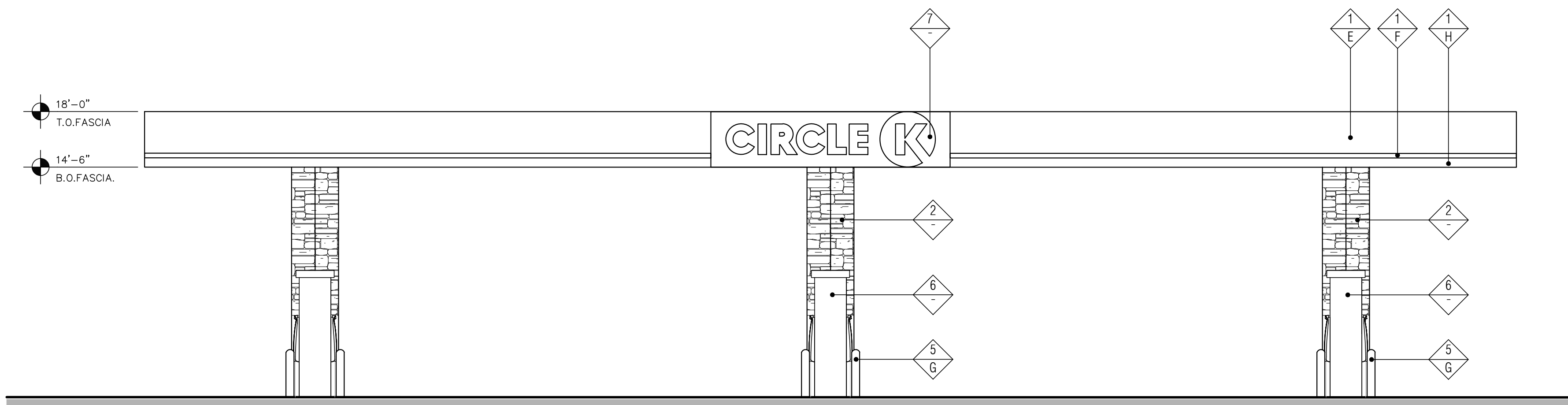
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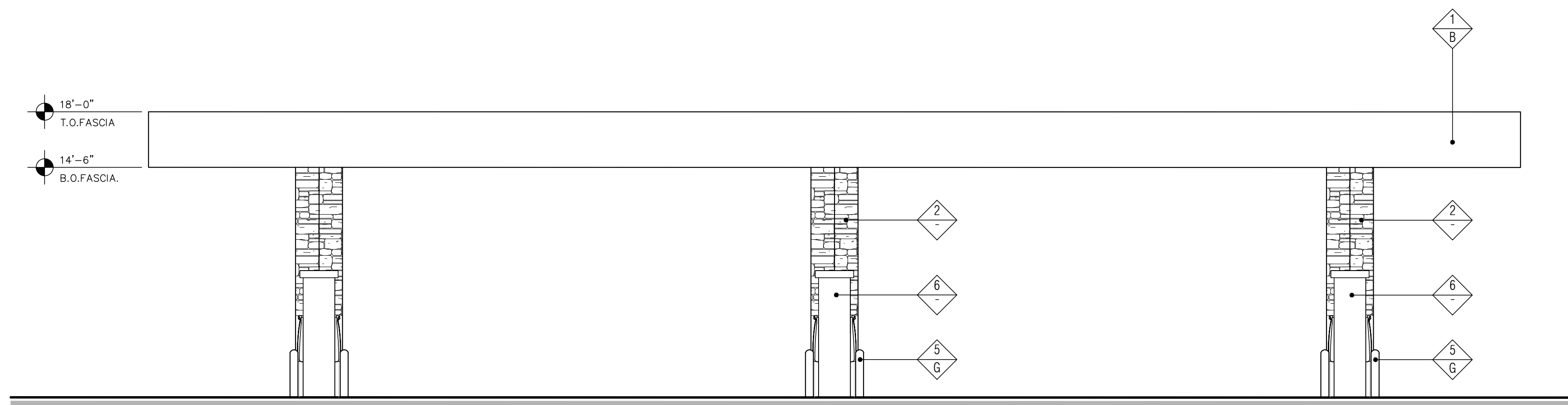
4 "SIDE" ELEVATION (EAST)
 SCALE: 3/16" = 1'-0"



3 "SIDE" ELEVATION (WEST)
 SCALE: 3/16" = 1'-0"



2 "FRONT" ELEVATION (NORTH)
 SCALE: 3/16" = 1'-0"



1 "REAR" ELEVATION (SOUTH)
 SCALE: 3/16" = 1'-0"