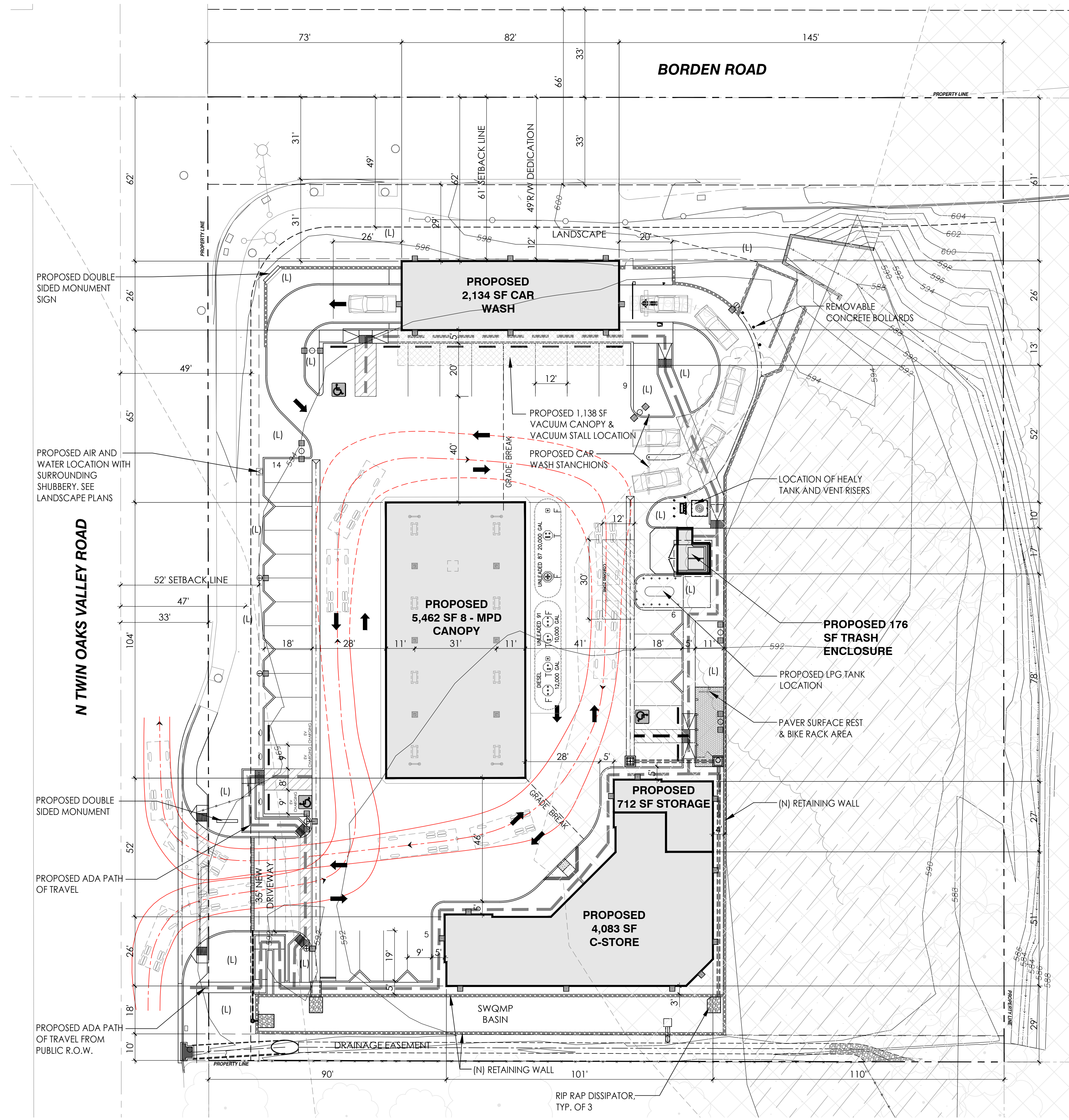
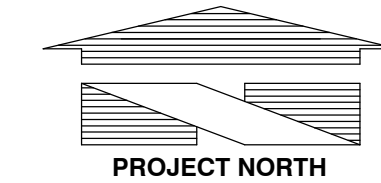
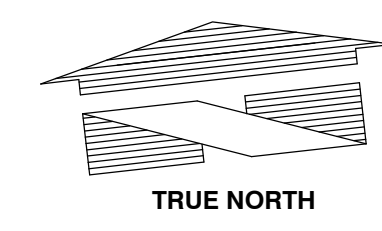




ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"



SITE DATA

ADDRESS: SEC N TWIN OAKS VALLEY ROAD & BORDEN ROAD
SAN MARCOS, CA 92069

APN: 220-050-0900

LOT SIZE: 109,072 SF (2.5 ACRES)

COUNTY: SAN DIEGO

EXISTING ZONING: COMMERCIAL (C)

OCCUPANCY: CONVENIENCE STORE: M
OFFICE: B
CANOPY: S1
TRASH ENCLOSURE: S1
STORAGE ROOM: S1
CAR WASH: B

CONSTRUCTION TYPE: CONVENIENCE STORE: V-B/NON-SPRINKLERED
OFFICE: V-B/NON-SPRINKLERED
CANOPY: TYPE III
TRASH ENCLOSURE: TYPE III
CAR WASH: V-B/NON-SPRINKLERED
STORAGE ROOM: V-B/NON-SPRINKLERED

OCCUPANCY LOAD: CONVENIENCE STORE (60): 55
CAR WASH (100): 28
STORAGE(X): X

BUILDING AREA: C-STORE: 4,083 SF
CANOPY: 5,462 SF
STORAGE: 712 SF
TRASH ENCLOSURE: 176 SF
VACUUM CANOPY: 1,138 SF
CAR WASH: 2,134 SF
TOTAL: 13,705 SF

PARKING REQUIREMENTS: C-STORE: 3.3 SPACE / 1000 SF
REQUIRED: 14 SPACES

CANOPY: 1 SPACE / 1000 SF
REQUIRED: 5 SPACE

STORAGE: 1 SPACE / 500 SF
REQUIRED: 2 SPACES

TOTAL REQUIRED SPACES: 21 SPACES (I.H.C. INCLUDED)

TOTAL SPACES PROVIDED: 25 SPACES (3 H.C.) INCLUDED

OWNER / APPLICANT

THE NAMOU GROUP
CONTACT: MARK WATSON
450 WEST EL NORTE PARKWAY
ESCONDIDO, CA 92026
CELL PHONE: (760) 443-6699
E-MAIL: mark@thenamougroup.com

ARCHITECT / APPLICANTS' REP.

EMPIRE DESIGN GROUP, INC. PHYSICAL ADDRESS: 24861 WASHINGTON AVE.
MURRIETA, CA 92562
PO BOX 944, MURRIETA, CA 92564
PHONE: (951) 696-1490
FAX: (951) 696-1443
CELL PHONE: (951) 809-7601
E-MAIL: ghann@empiregr.biz
CONTACT: GREGORY HANN, ARCHITECT

SHEET INDEX

ARCHITECTURE	TITLE SHEET / ARCHITECTURAL SITE PLAN
AS 1	C-STORE FLOOR PLAN
A 1.0	C-STORE EXTERIOR ELEVATIONS
A 2.0	C-STORE EXTERIOR ELEVATIONS
A 2.1	C-STORE EXTERIOR ELEVATIONS
A 2.2	CANOPY EXTERIOR ELEVATIONS
CA2.0	CANOPY EXTERIOR ELEVATIONS
CA2.1	CANOPY EXTERIOR ELEVATIONS
CW2.0	CAR WASH EXTERIOR ELEVATIONS
CW2.1	CAR WASH EXTERIOR ELEVATIONS
TE 2.0	TRASH ENCLOSURE ELEVATIONS
Q 1.0	EQUIPMENT PLAN
Q 2.0	EQUIPMENT SCHEDULE

VICINITY MAP



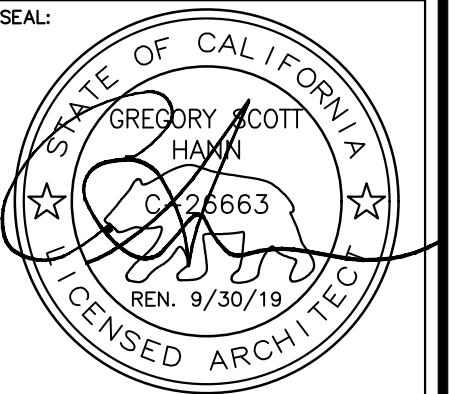
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CLIENT:

THE NAMOU GROUP

TWIN OAKS C-STORE,
FUEL STATION & CAR WASH
SEC TWIN OAKS VALLEY RD
& BORDEN RD
SAN MARCOS, CA 92069

Architect of Record:
GREGORY S. HANN, AIA
24861 WASHINGTON AVE.
MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL: ghann@empiregr.biz



Date: AUGUST 23, 2019

Project Number: EDG# 04620

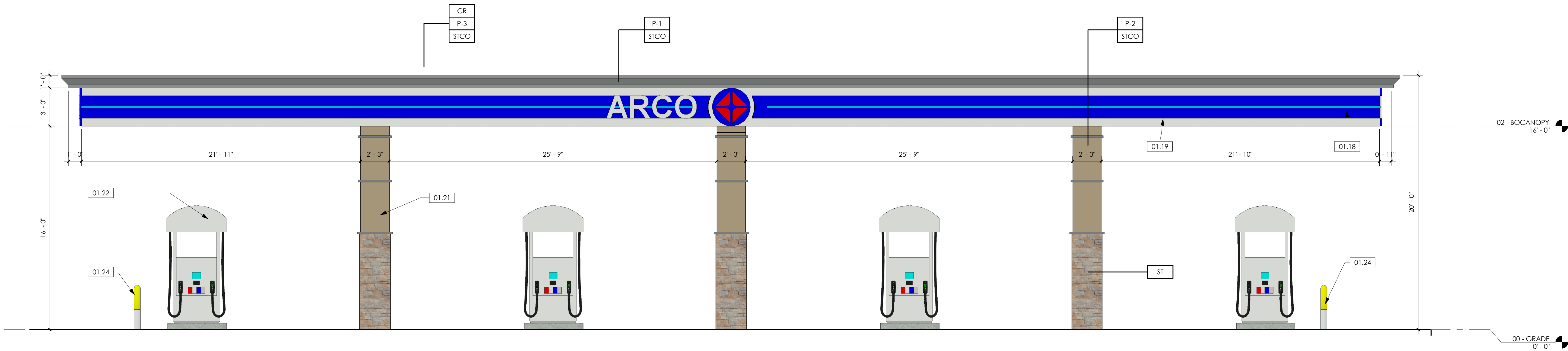
NO.	DATE	REVISION DESCRIPTION
	07/10/20	1st CUP COMMENTS

DESIGNED BY: RM
CHECKED BY: GH
DRAWN BY: RM
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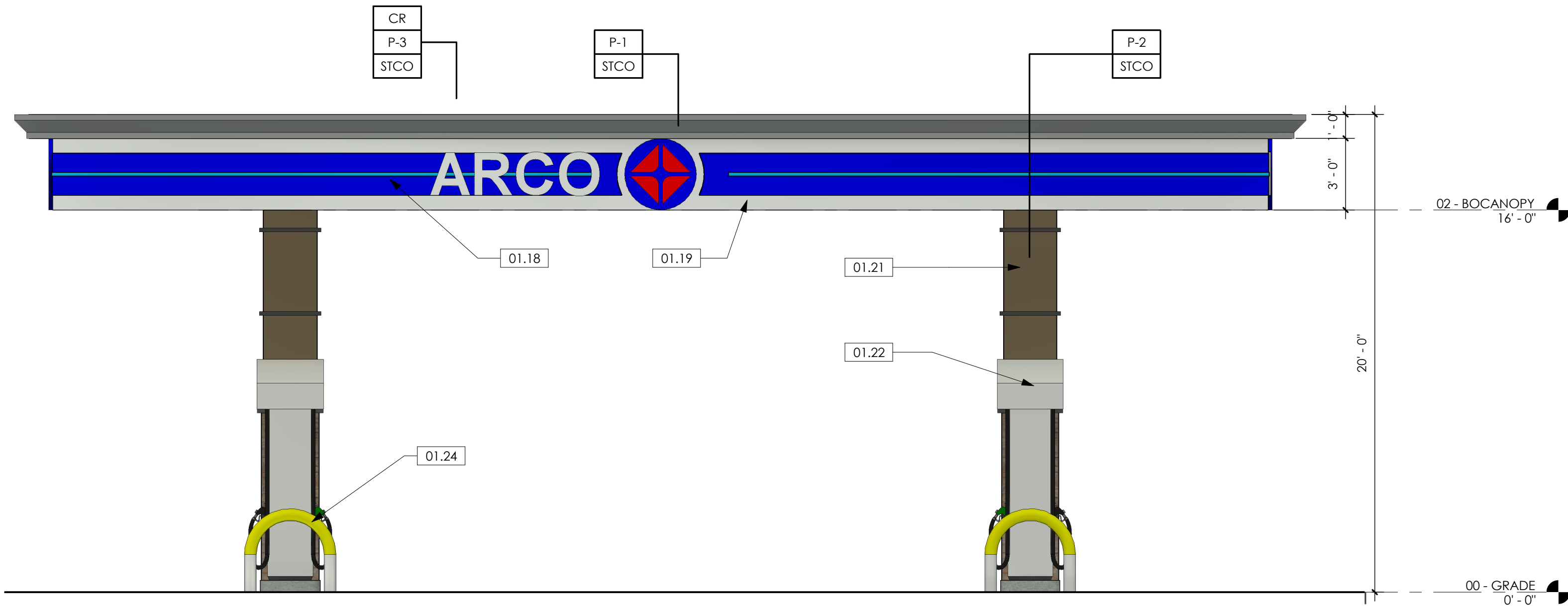
ARCHITECTURAL SITE PLAN

SHEET NO:

AS 1



① CANOPY - EAST
1/4" = 1'-0"



② CANOPY - SOUTH
1/4" = 1'-0"

KEYED NOTES:

- 01.18 21 INCH FLAT-3D DECAL WITH BLUE LED LASERLINE
01.19 36 INCH FLAT-3D DECAL, WHITE
01.21 METAL FRAMED COLUMNS, TYP. OF 6
01.22 DISPENSERS WITH ILLUMINATED SIDE SKIRTS AND PUMP TOPPERS, TYP. OF 8
01.24 PROTECTIVE BOLLARDS

COLOR LEGEND:

- P-1 BENJAMIN MOORE, 1030, BRANDY CREAM, SATIN FINISH
P-2 BENJAMIN MOORE, 1077, GREAT PLAINS GOLD, SATIN FINISH
P-3 BENJAMIN MOORE, 2121-30, PEWTER, HIGH GLOSS

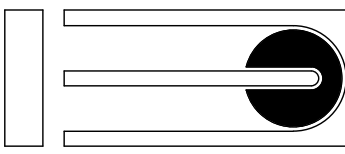
EXTERIOR FINISHES:

- STCO 7/8" CEMENT PLASTER, TEXTURE: FINE SAND FINISH
CR FOAM CORNICE, TEXTURE: FINE SAND FINISH
ST STONE VENEER, MFR: CORONADO, SERIES: PRO-LEDGE, COLOR: ALASKAN SUNSET
ACM-1 ALUMINUM COMPOSITE MATERIAL, COLOR: PANTONE PMS 166C ORANGE
ACM-2 ALUMINUM COMPOSITE MATERIAL, ALUCOBOND, COLOR: RUSTIC WALNUT
BLK SPLIT FACE BLOCK, BY OWNER

GENERAL NOTES:

1. STUCCO REVEAL LOCATIONS IN EXTERIOR FINISH ARE SHOWN TO ALIGN CLOSELY AS POSSIBLE TO ELEVATIONS.

**EMPIRE
DESIGN
GROUP, Inc.**



24861 Washington Ave.
Murrieta, Calif. 92562
Tel 951-696-1490 Fax 951-696-1443

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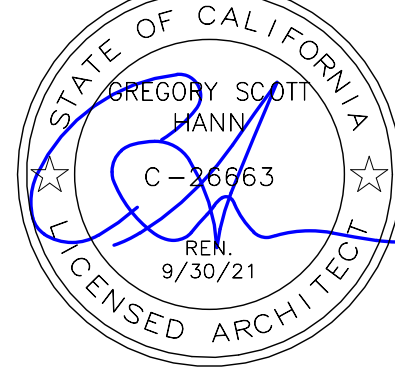
**THE
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MURRIETA, CA 92562
TEL: 951-696-1490
CEL: 951-809-7601
FAX: 951-696-1443
E-MAIL:
ghann@empiregr.biz

SEAL:



Date: AUGUST 28, 2019

Project Number: EDG#04620

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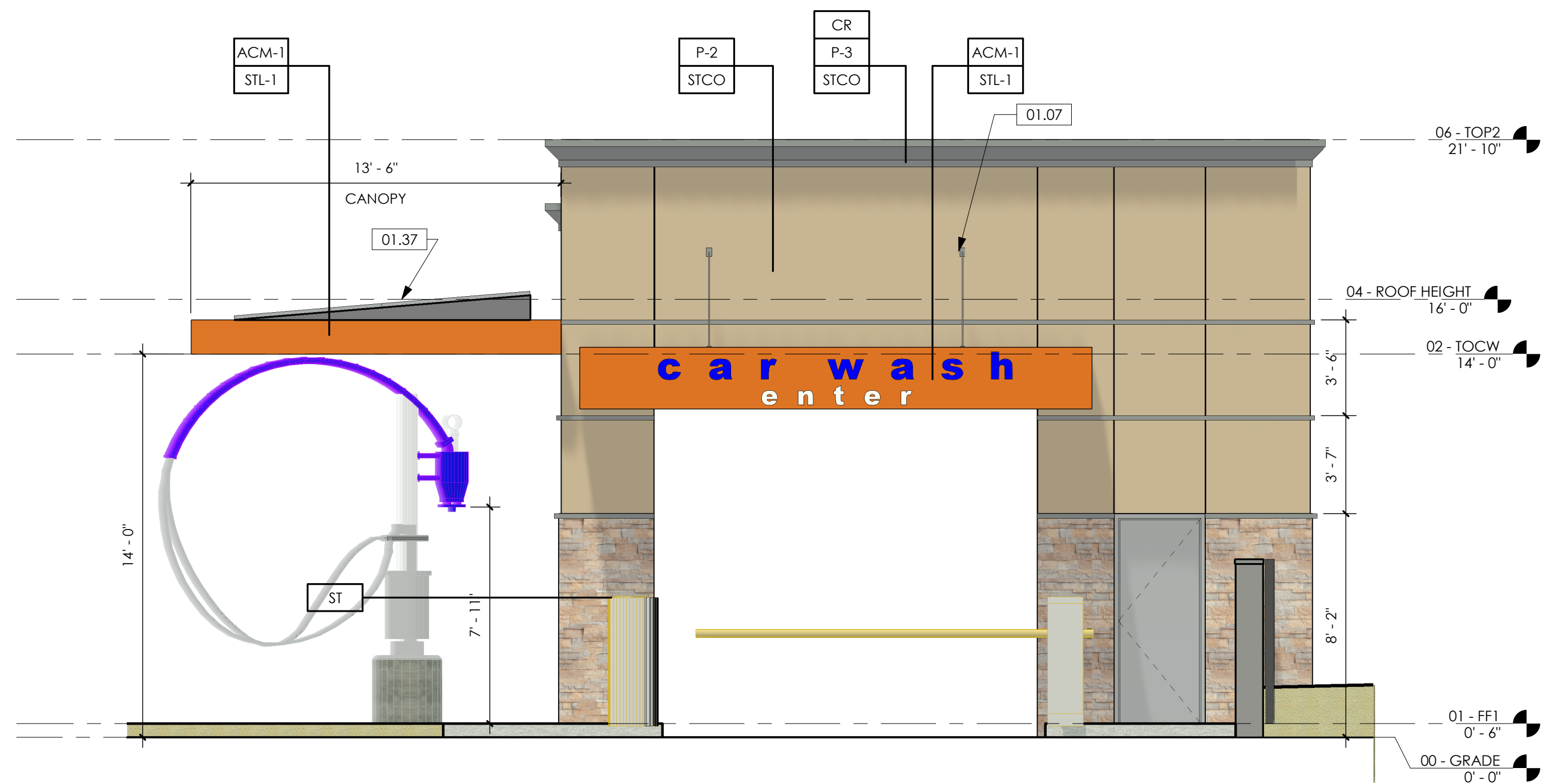
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CHECKED BY:	GH
DRAWN BY:	RM

DRAWING TITLE:

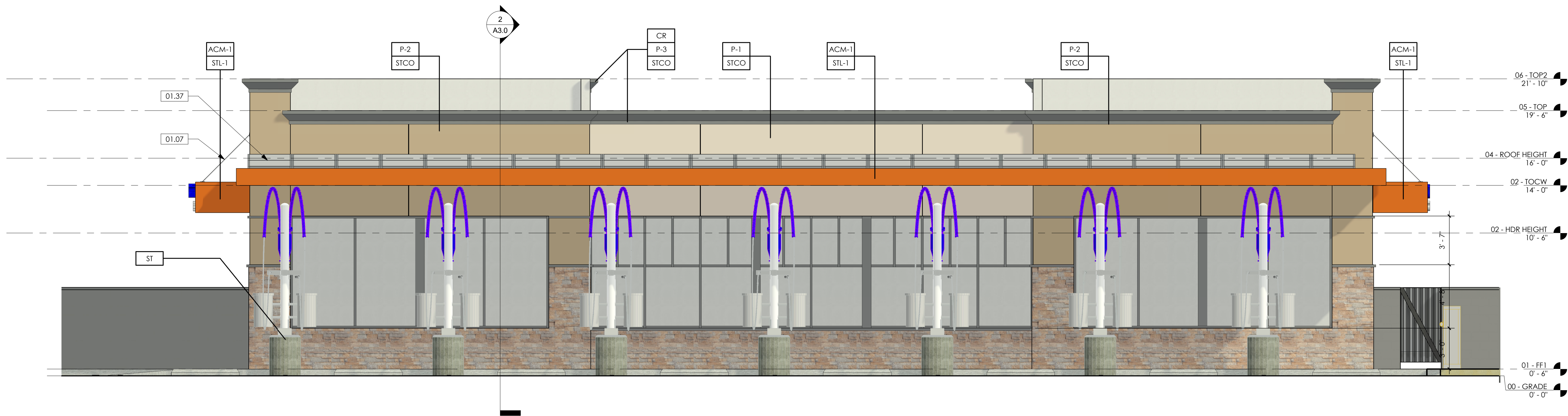
**CANOPY
EXTERIOR
ELEVATIONS**

SHEET NO:

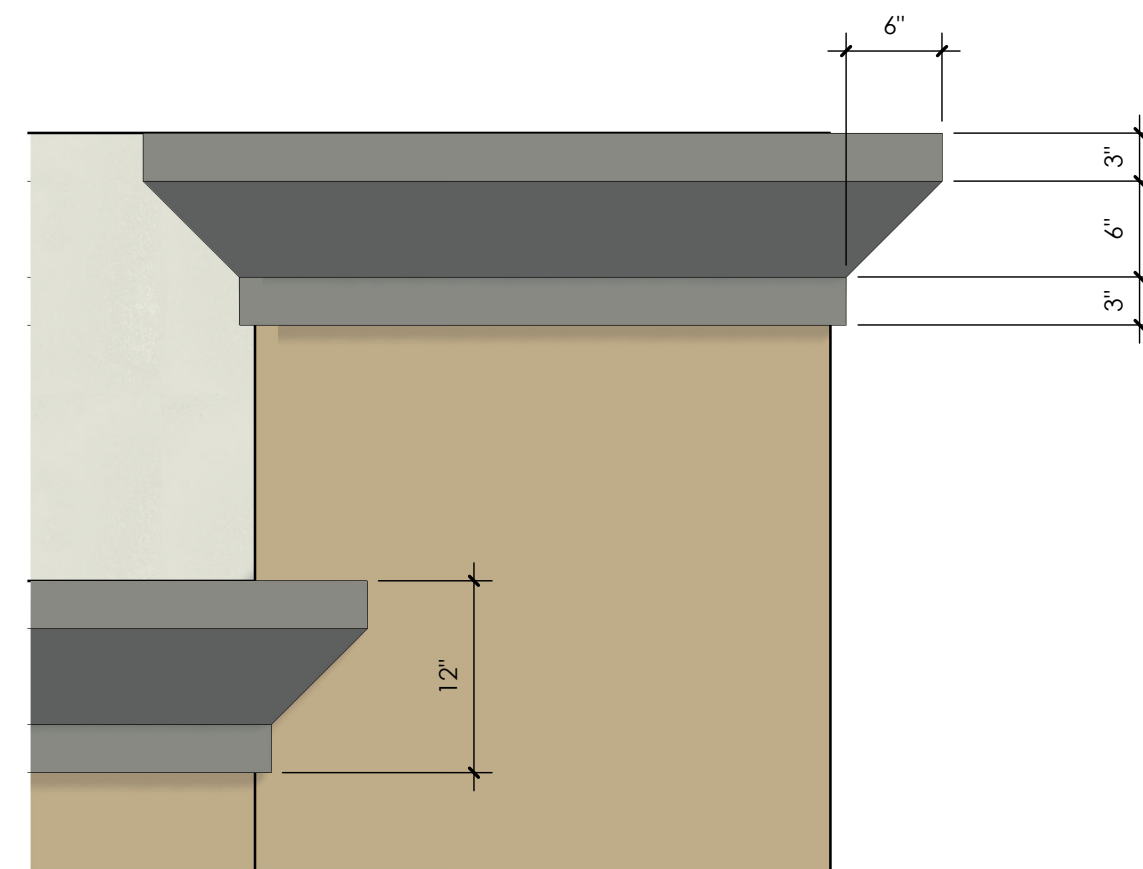
CA2.1



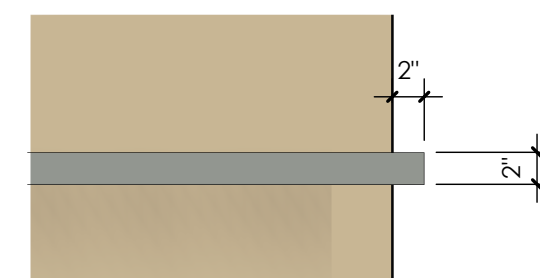
① CARWASH - EAST
1/4" = 1'-0"



② CARWASH - SOUTH
1/4" = 1'-0"



③ CARWASH - CORNICE DETAIL
1" = 1'-0"



④ CARWASH - REVEAL DETAIL
1" = 1'-0"

KEYED NOTES:

- 01.07 STEEL AWNING ROD AND CLEVIS
01.37 SOLAR PANELS BY OTHERS, UNDER SEPARATE PERMIT

COLOR LEGEND:

- P-1 BENJAMIN MOORE, 1030, BRANDY CREAM, SATIN FINISH
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P-3 BENJAMIN MOORE, 2121-30, PEWTER, HIGH GLOSS

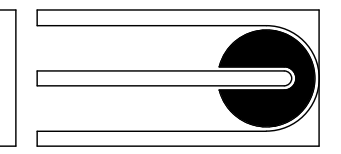
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GENERAL NOTES:

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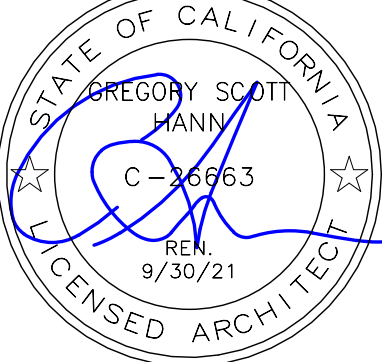
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DRAWN BY: RM

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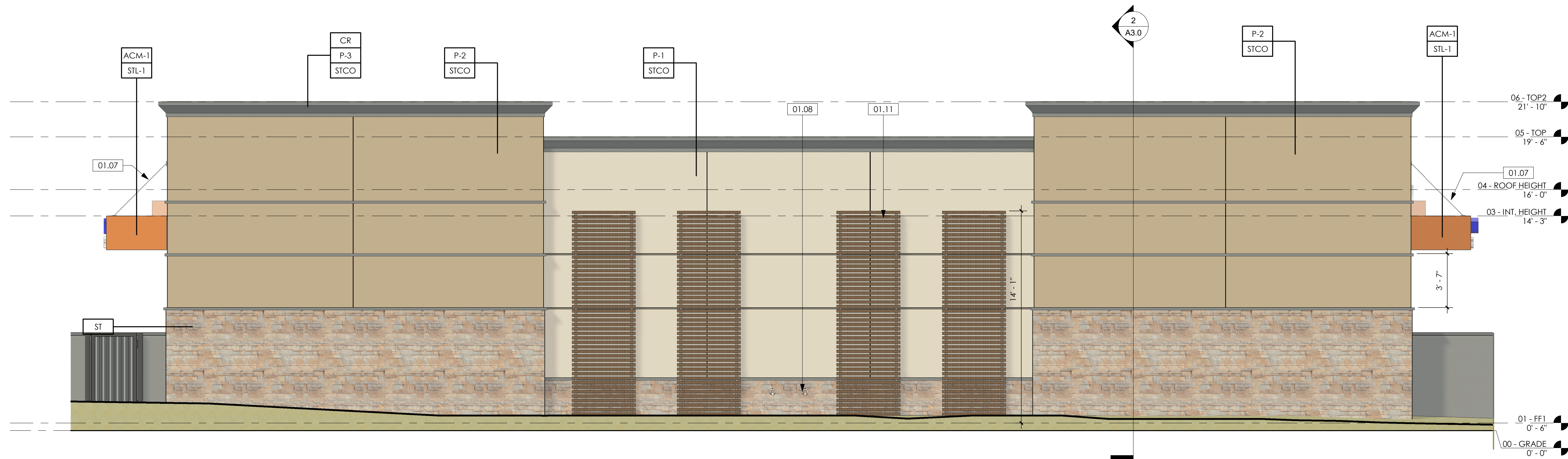
CAR WASH
ELEVATIONS

SHEET NO:

CW2.0



① CARWASH - WEST
1/4" = 1'-0"



② CARWASH - NORTH
1/4" = 1'-0"

KEYED NOTES:

01.07	STEEL AWNING ROD AND CLEVIS
01.08	OVERFLOW DRAIN, TYP.
01.11	WALL MOUNTED METAL ACCENT SCREEN WITH LANDSCAPE
01.37	SOLAR PANELS BY OTHERS, UNDER SEPARATE PERMIT

COLOR LEGEND:

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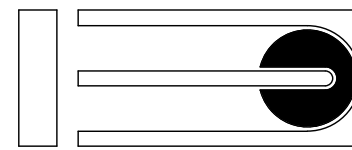
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BLK	SPLIT FACE BLOCK, BY OWNER

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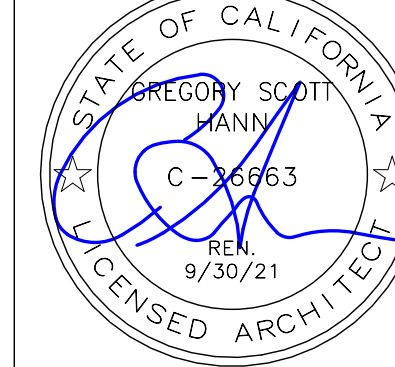
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CHECKED BY: GH

DRAWN BY: RM

DRAWING TITLE:

**CAR WASH
ELEVATIONS**

SHEET NO:

CW2.1