

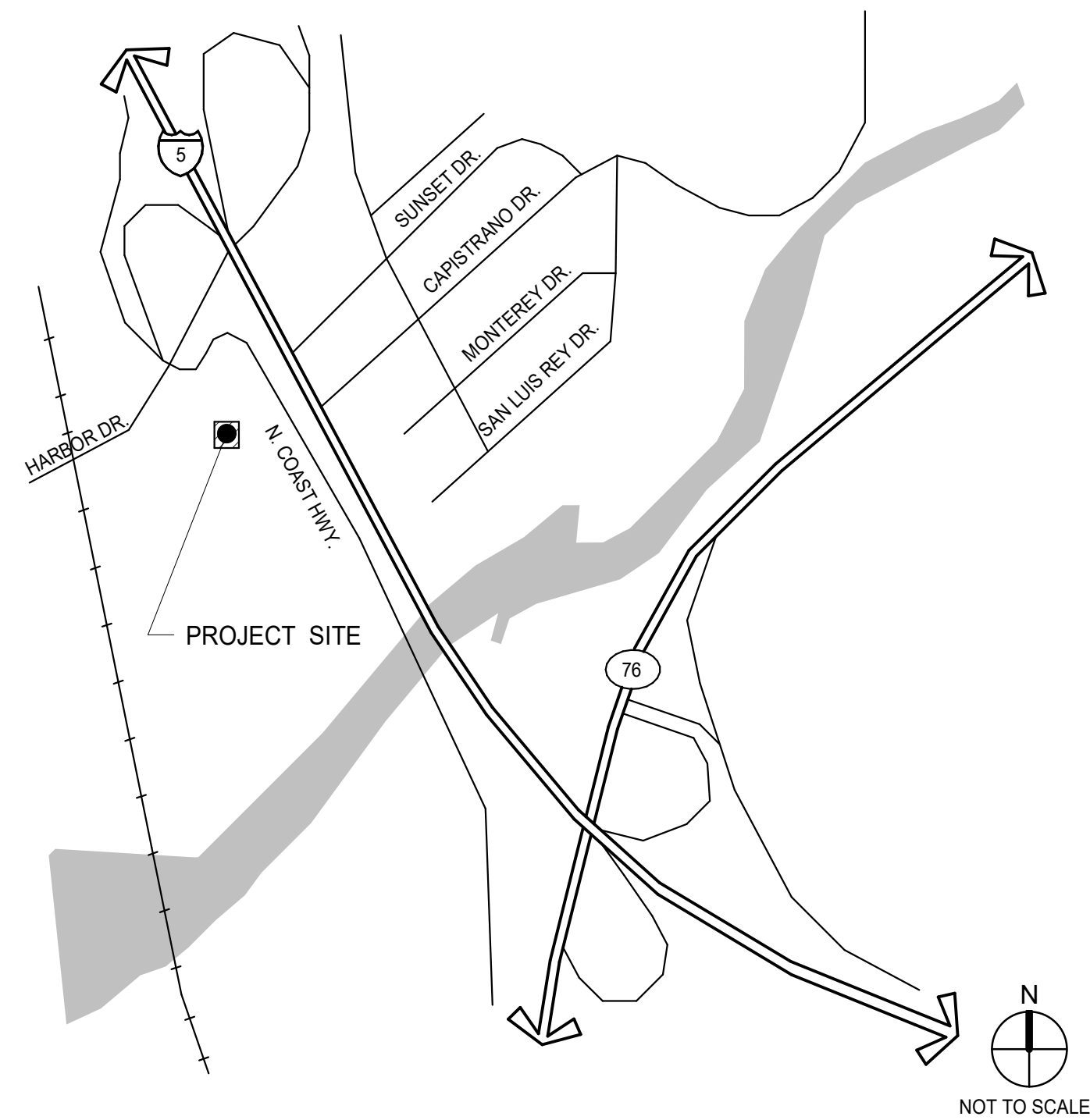
ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY, OCEANSIDE, CALIFORNIA 92054

Attachment 4



VICINITY MAP



ARCHITECT

WARE MALCOMB

10 EDELMAN
IRVINE, CALIFORNIA 92618
P 949.660.9128

PRIMARY CONTACT: RAMON GALVEZ-ARANGO, ARCHITECT
PH: (949) 788-4185
EMAIL: rgalvez@waremalcomb.com

OWNER

ROVE CHARGING

RoveCharging.com

PRIMARY CONTACT: MATT STOWE
PH: 949-350-6808
EMAIL: Matt@RoveCharging.com

CIVIL

WARE MALCOMB

3911 SORRENTO VALLEY BLVD, #120
SAN DIEGO, CA 92121
P 858.638.7277

PRIMARY CONTACT: MIKE HOE
PH: (858) 500-4613
EMAIL: mhoe@waremalcomb.com

LANDSCAPE

RIDGE LANDSCAPE ARCHITECTS

8841 RESEARCH DRIVE, #200
IRVINE, CALIFORNIA 92618
949-387-1323 EXT. 30

PRIMARY CONTACT: JIAO YANG
PH: 949-387-1323 EXT. 30
EMAIL: jjial@ridgela.com

SHEET INDEX

ARCHITECTURAL

G010 TITLE SHEET
A100 CONCEPTUAL SITE PLAN
A100.a CONCEPTUAL SITE PLAN/PROJECT DATA
A101 CONCEPTUAL MACRO SITE PLAN
A102 CONTEXTUAL MICRO SITE PLAN
A610 SITE PHOTOGRAPHY
A103 SITE DETAILS
A120 FLOOR PLAN
A190 ROOF PLAN
A210 EXTERIOR ELEVATIONS
A211 EXTERIOR ELEVATIONS
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ARCHITECTURAL SHEET COUNT: 12

CIVIL

G001 DEMOLITION PLAN
G002 HORIZONTAL CONTROL PLAN
G003 PRELIMINARY GRADING PLAN
G004 BMP PLAN
CIVIL SHEET COUNT: 4

LANDSCAPE

L1.1 PRELIMINARY LANDSCAPE PLAN
L2.1 PLANT MATERIAL IMAGERY
L3.1 SHADE PLAN
L010 SHEET INDEX AND NOTES
LANDSCAPE SHEET COUNT: 4

ENTITLEMENT NUMBER: T.B.D.

LEGAL DESCRIPTION OF PROPERTY:

APN: 143-090-26-00

REAL PROPERTY IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
PARCEL B, AS SHOWN ON CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT NUMBER PLA17-00002, AS EVIDENCED BY DOCUMENT RECORDED APRIL 10, 2017 AS INSTRUMENT NO. 2017-0158835 OF OFFICIAL RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING NEW PARCEL 2 AS SHOWN ON THAT CERTAIN CERTIFICATE OF COMPLIANCE PLA-2-07 EVIDENCED BY DOCUMENT RECORDED ON APRIL 3, 2007 AS INSTRUMENT NO. 2007-0222184, BEING ON FILE AT THE OFFICE OF THE COUNTY RECORDER, SAN DIEGO COUNTY, STATE OF CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PORTION OF PARCEL 2 OF LOT SPLIT MAP NO. 556 APPROVED MAY 13, 1971, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO STATE OF CALIFORNIA, AS SHOWN ON MAP FILED AS LS-556 IN THE OFFICE OF THE CITY ENGINEER OF THE CITY OCEANSIDE, ALL AS SHOWN ON RECORD OF SURVEY 20421 RECORDED MARCH 3, 2009, BEING ON FILE AT THE OFFICE OF SAID COUNTY RECORDER, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST NORTHWEST CORNER OF SAID PARCEL 2 AS SHOWN ON SAID RECORD OF SURVEY, SAID POINT BEING DELINEATED AS NEW PARCEL 2 PER SAID PLA-2-07, SAID POINT BEING ON THE NORTHEASTERLY RIGHT OF WAY OF CARMELO DRIVE AS SHOW ON SAID RECORD OF SURVEY;

THENCE, LEAVING SAID RIGHT OF WAY LINE AND NORTHEASTERLY ALONG THE NORTHWESTERLY BOUNDARY LINES OF SAID OF SAID PARCEL 2 AS SHOWN ON SAID RECORD OF SURVEY THE FOLLOWING COURSES:

NORTH 47°22'59" EAST 125.01 FEET (NORTH 47°29'00" EAST 125.00 FEET PER RECORD OF SURVEY);

THENCE, SOUTH 42°39'13" EAST 25.04 FEET (NORTH 42°34'47" WEST 24.97 FEET PER RECORD OF SURVEY);

THENCE, NORTH 47°23'29" EAST 208.38 FEET (NORTH 47°29'00" EAST PER RECORD OF SURVEY);

THENCE, SOUTH 42°35'57" EAST 10.00 FEET (NORTH 42°31'00" WEST PER RECORD OF SURVEY);

THENCE, NORTH 47°23'29" EAST 95.61 FEET (NORTH 47°29'00" EAST PER RECORD OF SURVEY) TO A POINT ON A DEED LINE AS DESCRIBED IN A DEED TO THE STATE OF CALIFORNIA RECORDED SEPTEMBER 14, 1946 IN BOOK 2219, PAGE 400 ON FILE AT THE OFFICE OF SAID COUNTY RECORDER.

THENCE, SOUTHEASTERLY ALONG SAID DEED SOUTH 26°38'53" EAST 103.47 FEET TO THE MOST NORTHERLY CORNER AS SHOWN ON RECORD OF SURVEY 21155, RECORDED FEBRUARY 13, 2012, BEING ON FILE AT THE OFFICE OF SAID COUNTY RECORDER;
THENCE, CONTINUING ALONG SAID DEED LINE AND THE NORTHEASTERLY BOUNDARY LINE OF SAID RECORD OF SURVEY 21155 SOUTH 26°38'53" EAST 20.81 FEET AN ANGLE THAT BEARS NORTH 47°16'40" EAST 104.07 FEET AS SHOWN ON SAID RECORD OF SURVEY 21155;

THENCE, LEAVING SAID DEED LINE AND SAID ANGLE POINT SOUTH 47°16'40" WEST 104.07 FEET TO AN ANGLE POINT AS SHOWN ON SAID RECORD OF SURVEY 21155 THAT BEARS NORTH 26°38'53" WEST 130.40 FEET;

THENCE, LEAVING SAID ANGLE POINT AND NORTHWESTERLY ALONG THE PROLONGATION OF SAID COURSE NORTH 26°38'53" WEST 30.39 FEET;

THENCE, SOUTH 47°16'40" WEST 298.97 FEET TO A POINT ON SAID NORTHEASTERLY RIGHT OF WAY LINE OF CARMELO DRIVE AS SHOWN ON SAID RECORD OF SURVEY 21155;

THENCE, NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE OF CARMELO DRIVE NORTH 42°41'00" WEST (NORTH 42°34'47" WEST PER RECORD OF SURVEY 20421) 126.10 FEET TO THE POINT OF BEGINNING.

ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

TITLE SHEET

DATE	REMARKS
11/06/2024	ENTITLEMENT SET
03/05/2025	ENTITLEMENT SET 2ND SUBMITTAL
05/16/2025	ENTITLEMENT SET 3RD SUBMITTAL

PA/PM:	R. GALVEZ
DRAWN BY.:	C.B./C.G./S.A.
JOB NO.:	IRV24-0002-00

SHEET
G010

5/16/2025 7:04:48 PM

11/04/2024 - ENTITLEMENT SET

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INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

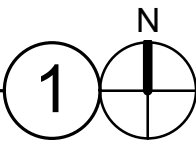
10 Edelman
Irvine, CA 92618
P 949.660.9128

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CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"



KEYNOTES:

GENERAL NOTES:

1. DEMOLISH ALL BARBED WIRE ON PROJECT SITE

- PROPERTY LINE.
- EXISTING 6" MASONRY WALL.
- PAVED PARKING AREA.
- ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). SPECIFICATION IS SUBJECT TO CHANGE.
- PARKING STRIPING.
- METAL BOLLARD.
- NEW LANDSCAPE.
- OUTLINE OF CANOPY ABOVE.
- METAL CANOPY COLUMN.
- PEDESTRIAN PAVING.
- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- TRASH ENCLOSURE.
- PROPOSED LOADING AREA.
- MAIN DISTRIBUTION PANEL 5'-2" X 23'-2".
- DEMO GATE, INFILL WITH NEW CMU WALL TO MATCH EXISTING.
- UNDERGROUND STORM WATER TREATMENT PER CIVIL BACKGROUND.
- BATTERY UNIT.
- ZERO (0) BUILDING SIDE YARD SETBACK.
- BUILDING TRANSFORMER.
- 6' HIGH DECORATIVE FENCE (EQUIPMENT ENCLOSURE).
- TRANSFORMER WITH 98"X92" SLAB BOX.
- CAPACITOR ON PAD 5'-0" X 5'-4".
- PME 9-11 PAD 6'-1"X8'-6".
- 5-WAY TRAVEL SWITCH PAD 8'-8"X4'-8".
- EXISTING MASONRY WALL TO BE REVISED FROM +/- 6' HT CMU WALL TO 6' HT FENCE ON TOP OF +/- 2' HT CMU RETAINING WALL.
- DEMOLISH MASONRY WALL AT CARMELO DRIVE FRONTAGE.
- NEW PUBLIC SIDEWALK AND PARKWAY.
- EXISTING RED PAINT AT CURB, TO REMAIN.
- EXISTING FIRE HYDRANT TO BE RELOCATED.
- RELOCATED FIRE HYDRANT.
- PROPOSED BIKE RACK LOCATION.
- EVSE CHARGER CABINETS.
- GREASE INTERCEPTOR PER CIVIL BACKGROUND.
- 6' HIGH CMU FENCE ON TOP OF EXISTING 2' MAX HIGH CMU RETAINING WALL.
- 6' HIGH MASONRY WALL.
- 6' HIGH MASONRY FENCE.
- NEW 6' HIGH MASONRY WALL PER CITY REQUIREMENT.

LEGEND

- ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- PROPERTY LINE.
- TRANSFORMER WITH CONCRETE PAD. (PROVIDE PROTECTION BOLLARDS PER LOCAL UTILITY OR PUBLIC WORK STANDARDS)
- LANDSCAPE AND IRRIGATION AREA.
- PROPOSED FIRE HYDRANT
- EXISTING FIRE HYDRANT
- BATTERY UNIT

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1591 NORTH COAST HIGHWAY,
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CONCEPTUAL SITE PLAN

DATE	REMARKS
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PA/PM:	R. GALVEZ
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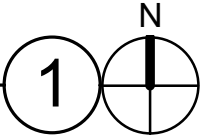
A100

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1"=60'
0 30' 60' 150' 300'

CONCEPTUAL MACRO SITE PLAN
SCALE: 1" = 100'-0"

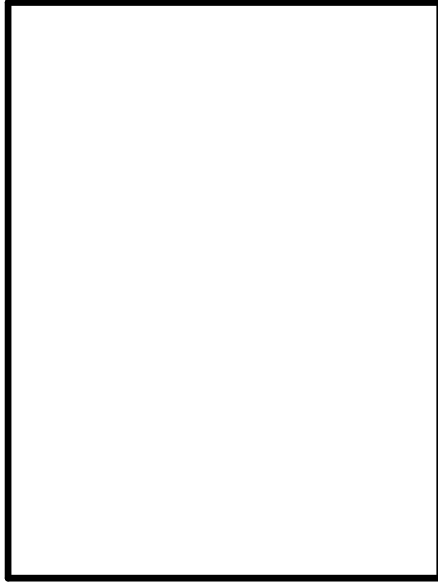


CONCEPTUAL MACRO SITE PLAN	
DATE	REMARKS
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JOB NO.:	IRV24-0002-00

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A101

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1591 NORTH COAST HIGHWAY,
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KEYNOTES:

117 EXISTING BUILDING FOOTPRINT AND DATA.

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1591 NORTH COAST HIGHWAY,
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CONTEXTUAL MICRO SITE
PLAN

PA/PM:	R. GALVEZ
DRAWN BY.:	C.B./C.G./S.A.
JOB NO.:	IRV24-0002-00

SHEET

A102

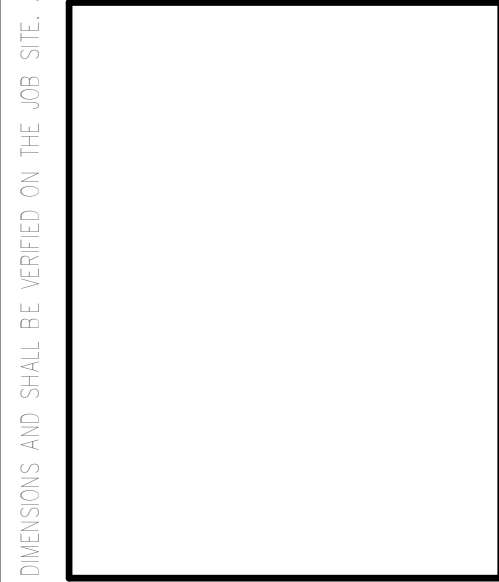
CONTEXTUAL MICRO SITE PLAN	
DATE	REMARKS
11/06/2024	ENTITLEMENT SET

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ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

SITE DETAILS				REMARKS
DATE	11/06/2024	ENTITLEMENT SET		
	03/05/2025	ENTITLEMENT SET 2ND SUBMITTAL		
	05/16/2025	ENTITLEMENT SET 3RD SUBMITTAL		

PA/PM:	R. GALVEZ
DRAWN BY.:	C.B./C.G./S.A.
JOB NO.:	IRV24-0002-00

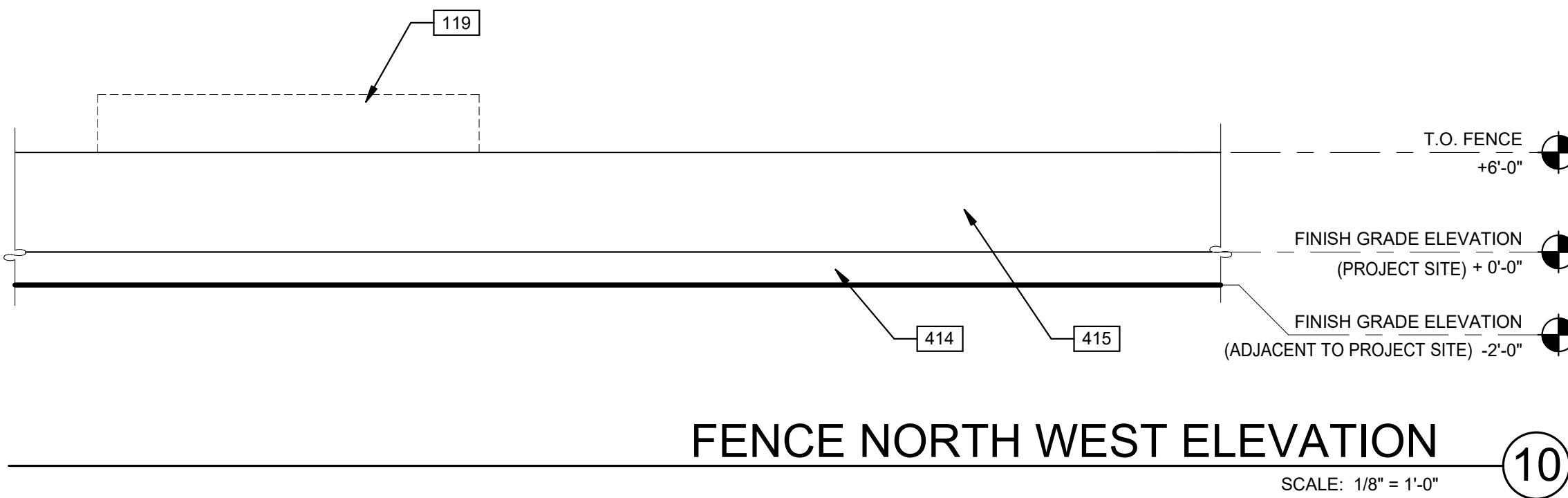
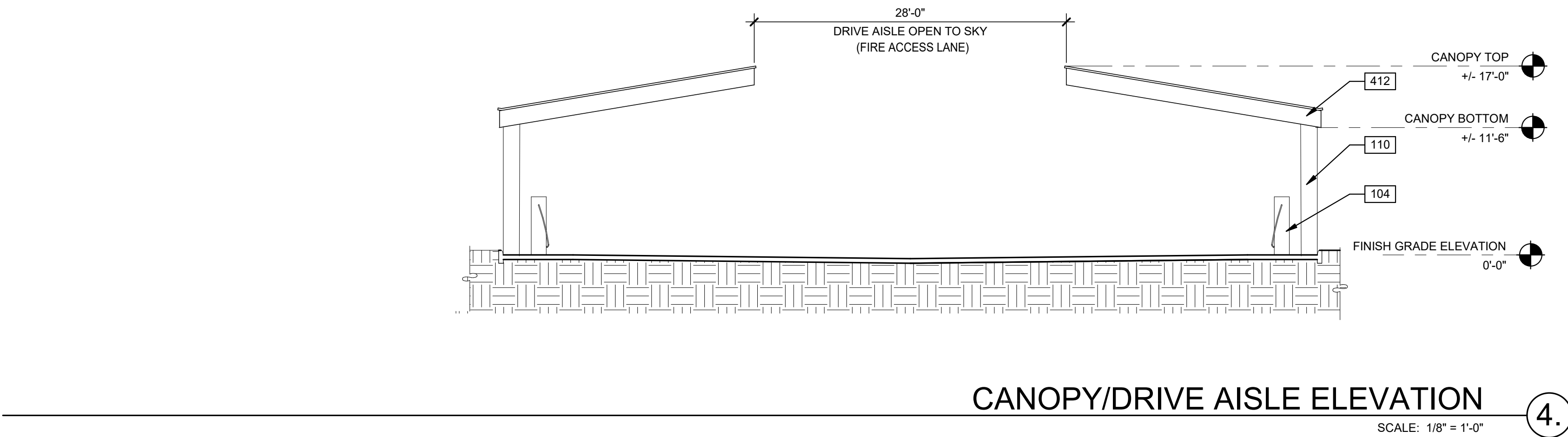
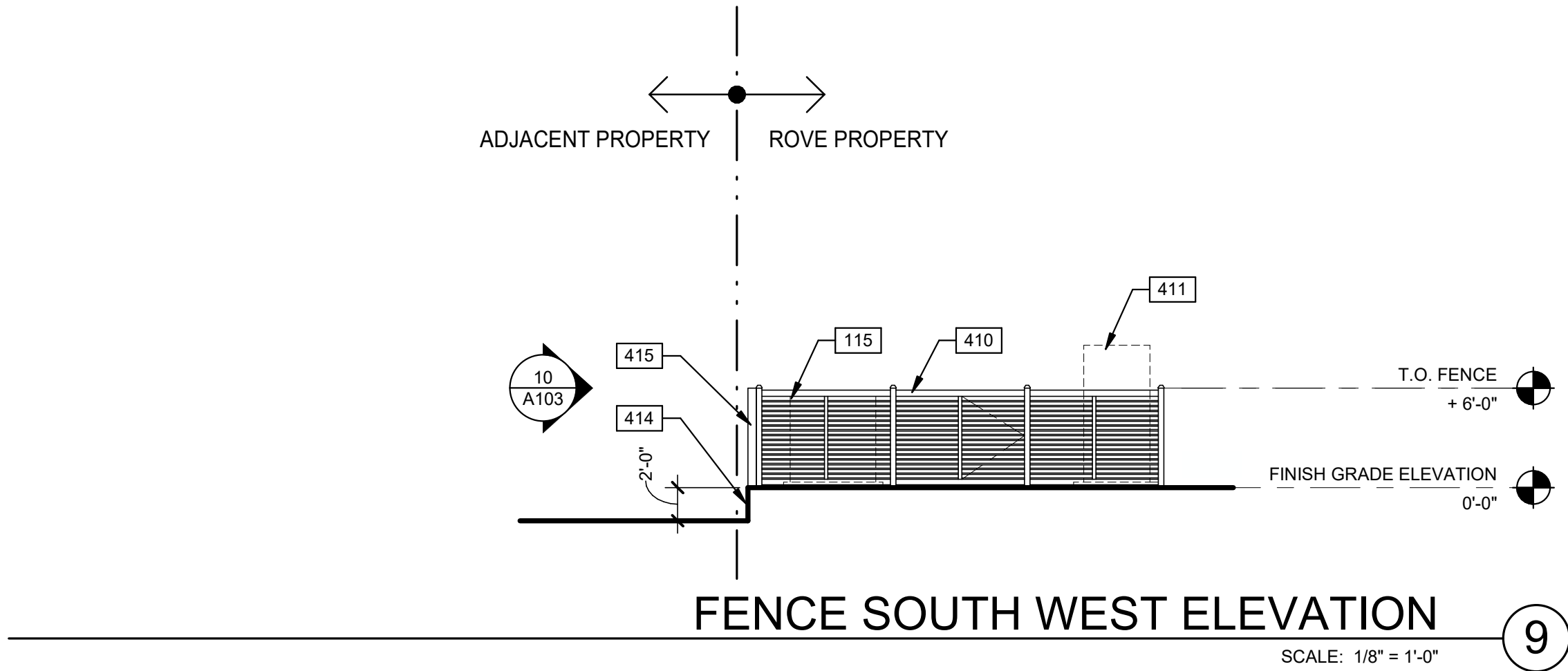
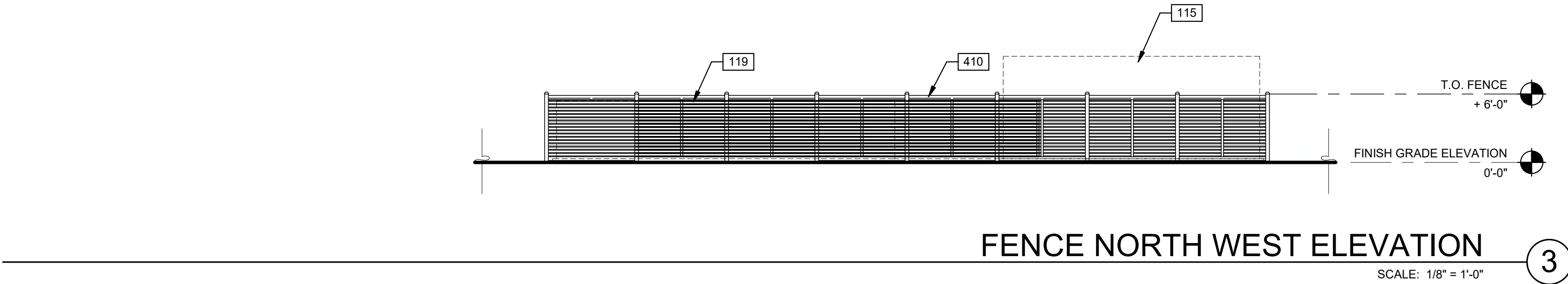
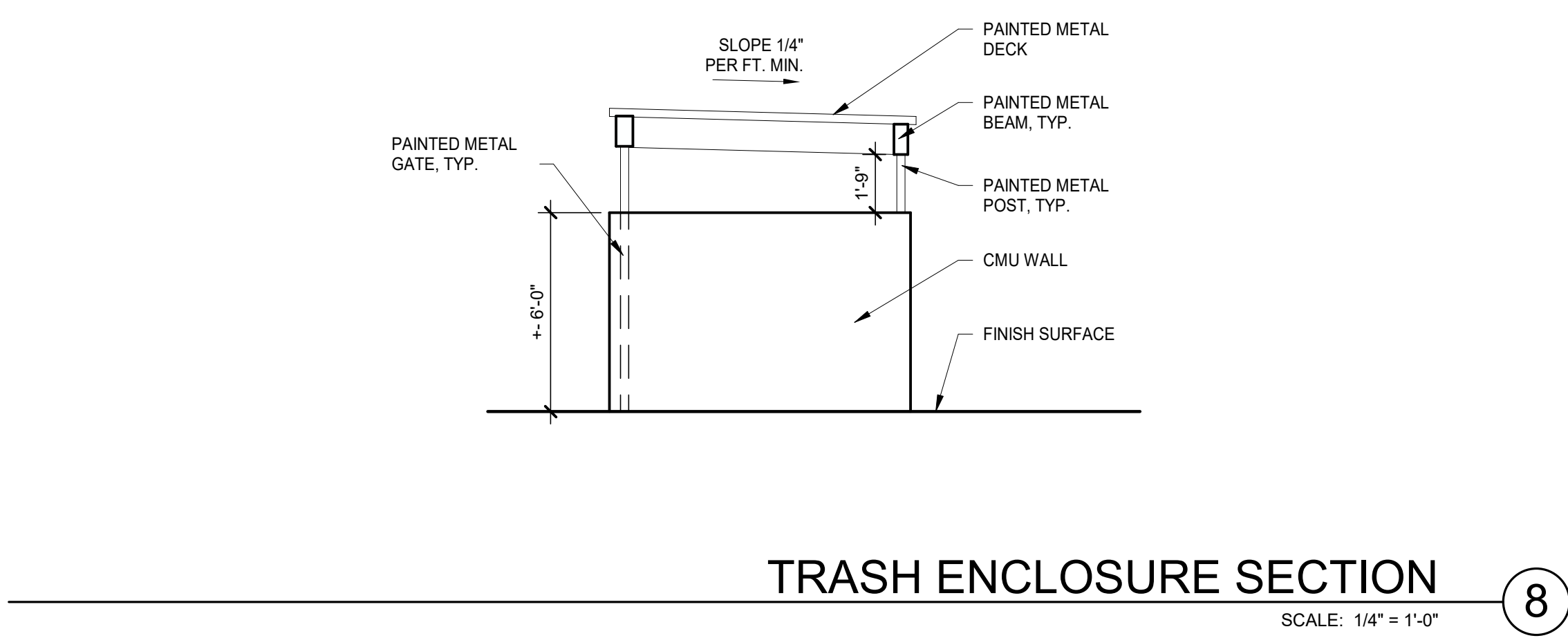
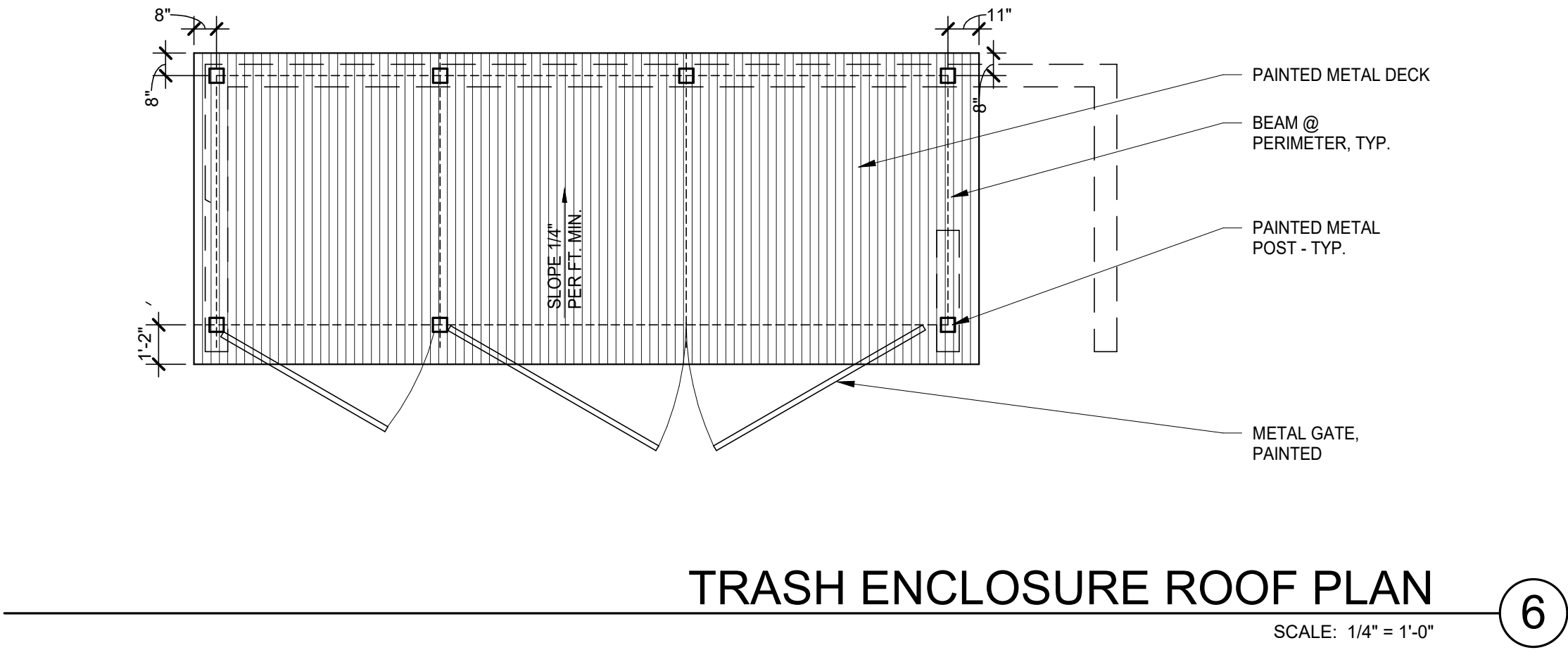
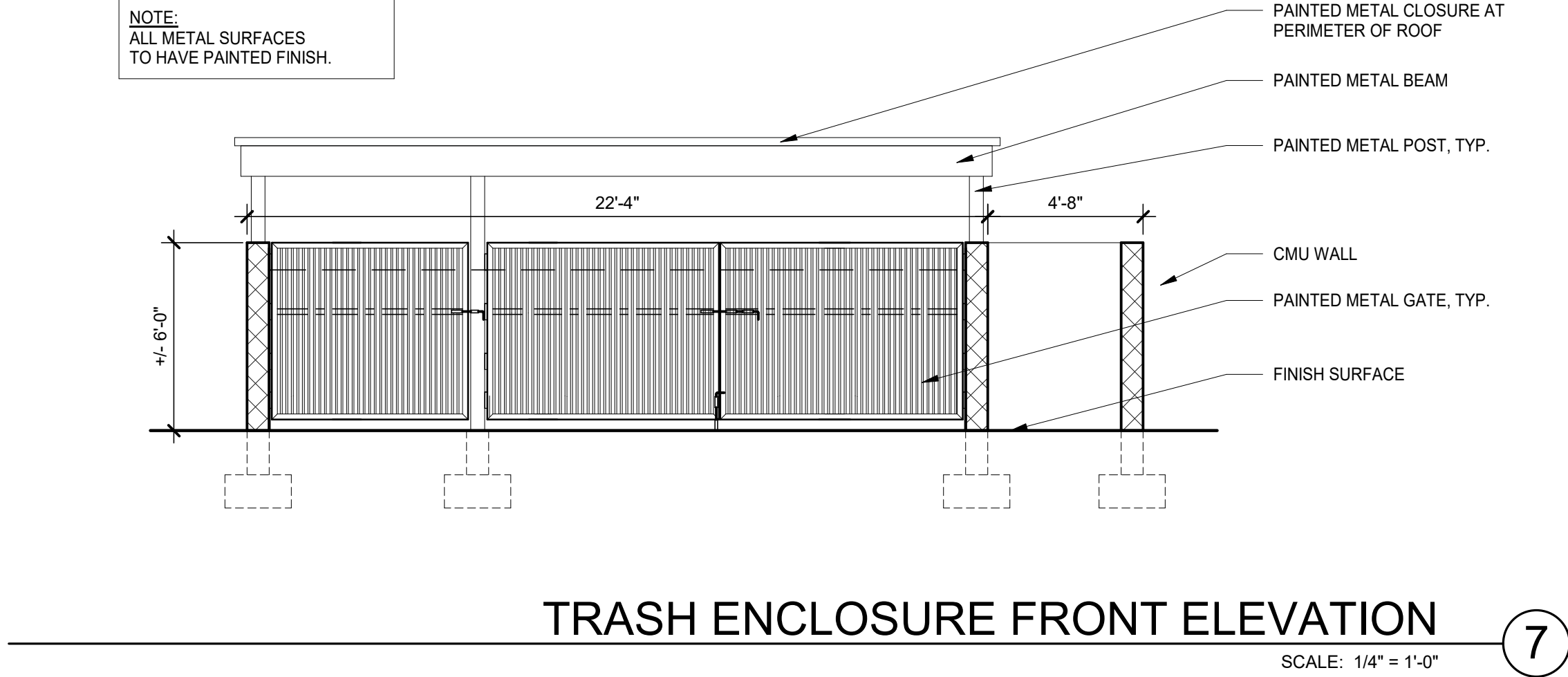
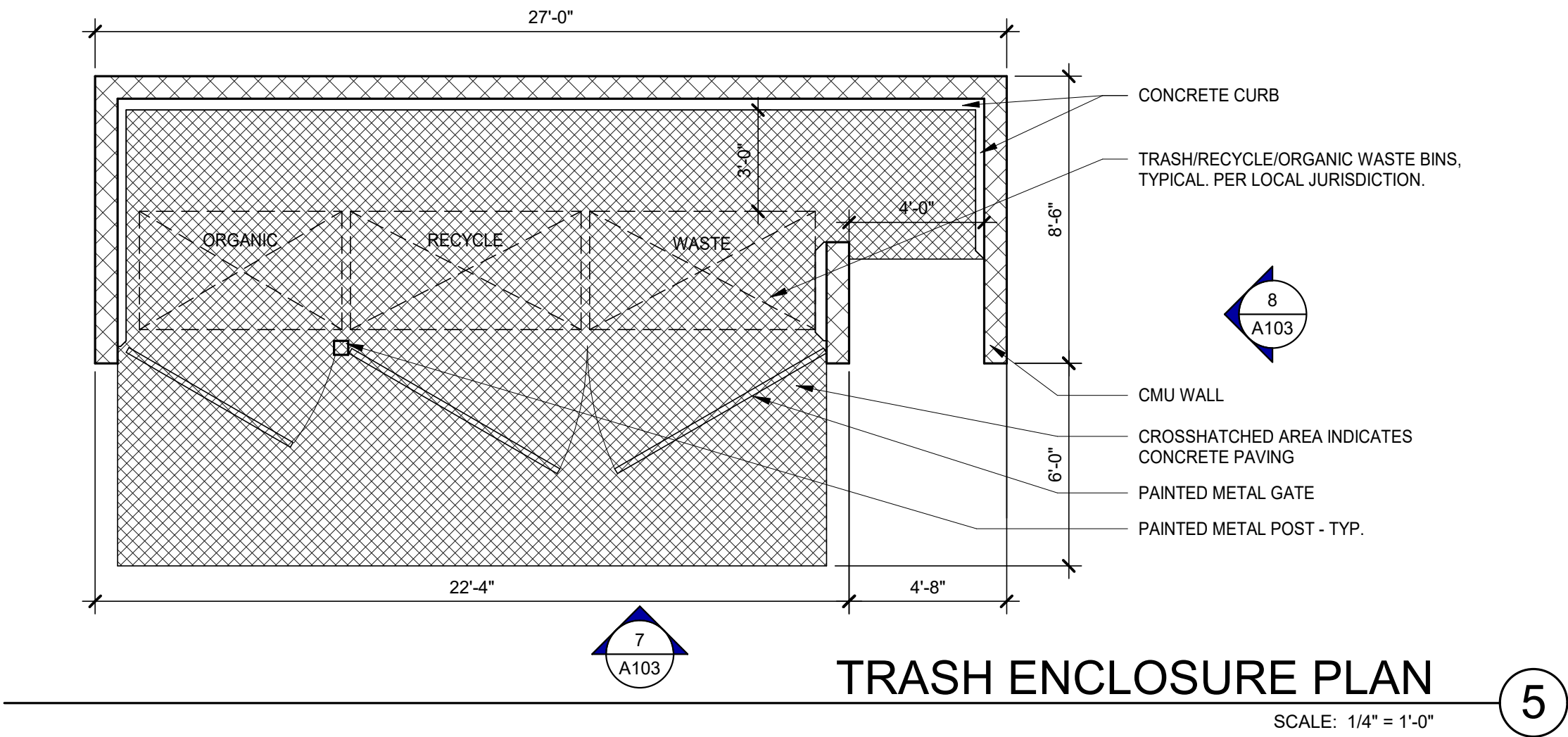
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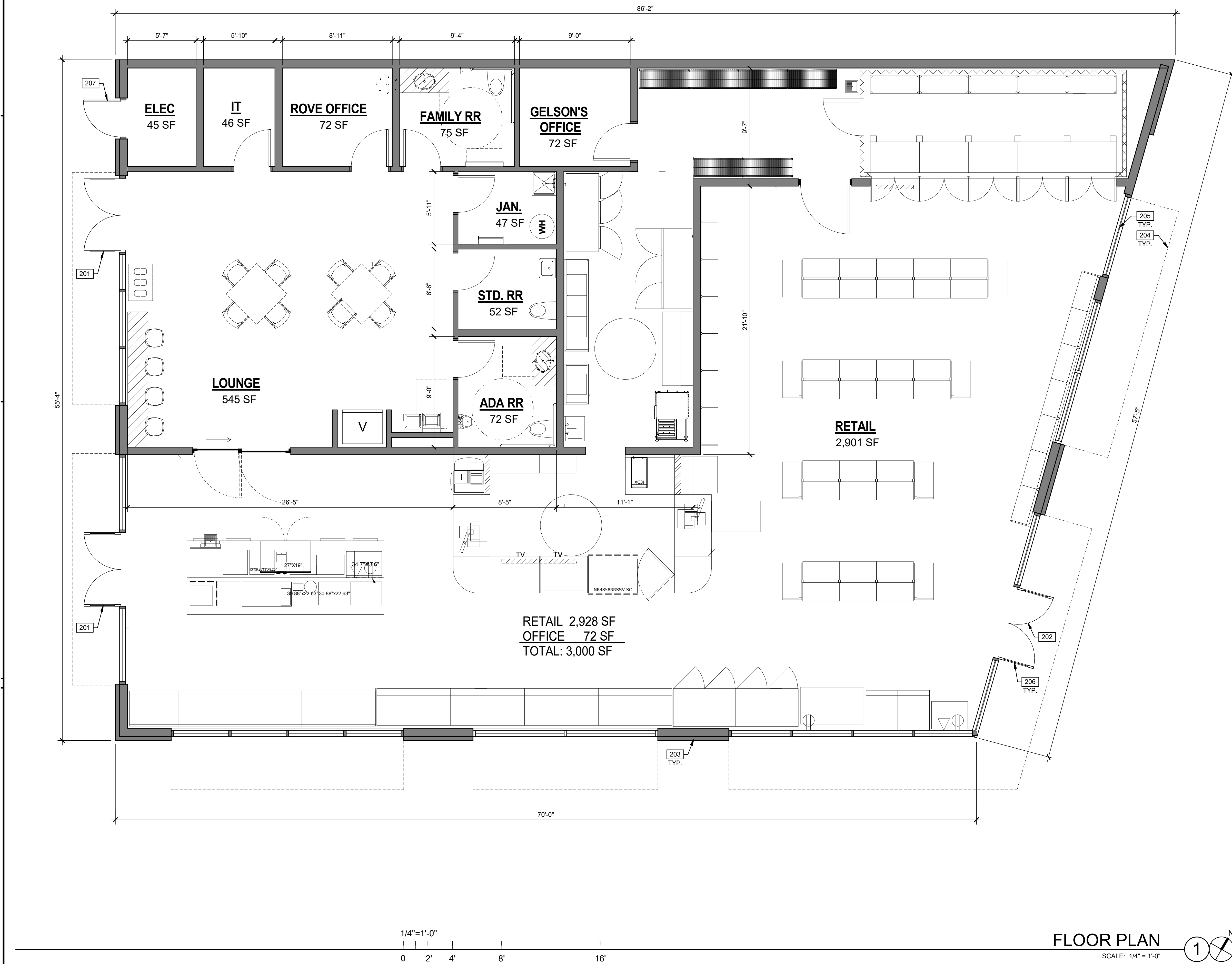
KEYNOTES:

- 104 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). SPECIFICATION IS SUBJECT TO CHANGE.
- 110 METAL CANOPY COLUMN.
- 115 MAIN DISTRIBUTION PANEL 5'-2" X 23'-2".
- 119 BATTERY UNIT.
- 410 BUFFTECH FENCING BY BARRETTE OUTDOOR LIVING. COLOR - ARCTIC BLEND.
- 411 BATTERY UNIT CABINETS.
- 412 METAL CANOPY.
- 414 EXISTING MASONRY RETAINING WALL TO REMAIN.
- 415 6' MAX. HIGH MASONARY FENCE.



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KEYNOTES:

- 201 PRIMARY ENTRY.
- 202 SECONDARY ENTRY.
- 203 ARCHITECTURAL PROJECTION.
- 204 OUTLINE OF METAL TRELLIS ABOVE.
- 205 ALUMINUM STOREFRONT WINDOW SYSTEM.
- 206 ALUMINUM STOREFRONT DOOR.
- 207 HOLLOW METAL DOOR.

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ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

FLOOR PLAN

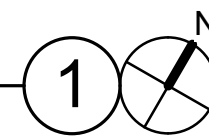
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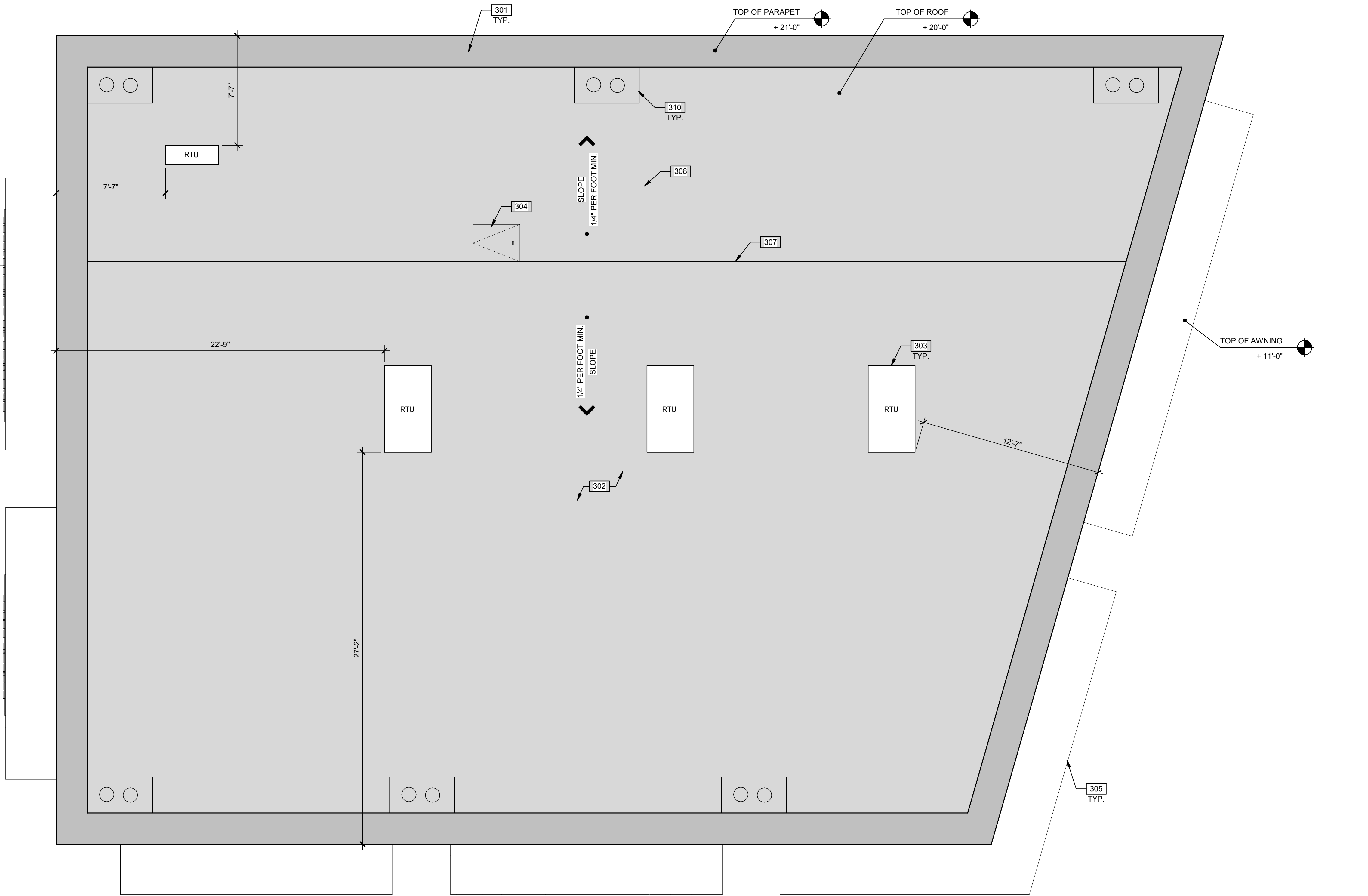
SHEET
A120

FLOOR PLAN

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



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KEYNOTES:

- 301 PAINTED METAL PARAPET COPING. NOTE, 45' MAX. BLDG. HT.
302 ROOFING.
303 ROOF TOP MECHANICAL UNIT.
304 PAINTED METAL ROOF HATCH.
305 PAINTED METAL TRELLIS.
307 RIDGE.
308 1,000 SF MAX. PORTION OF ROOF AREA THIS SIDE OF RIDGE.
310 ROOF DRAIN AND OVERFLOW.

ROVE - OCEANSIDE
1591 NORTH COAST HIGHWAY,
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ROOF PLAN		REMARKS
DATE	11/06/2024	ENTITLEMENT SET
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PA/PM:	R. GALVEZ
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JOB NO.:	IRV24-0002-00

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A190

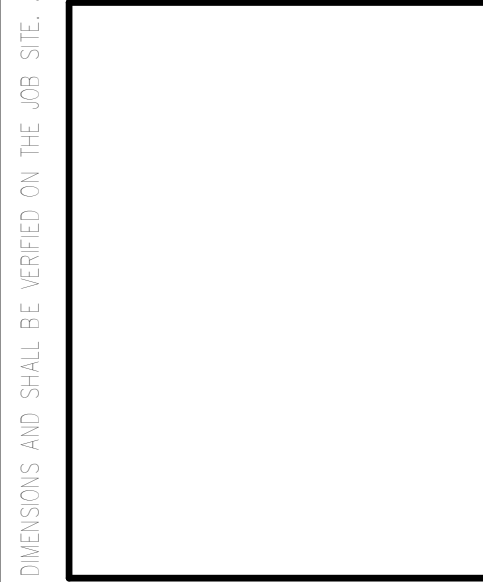
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ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,
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EXTERIOR ELEVATIONS			REMARKS
DATE	ENTITLEMENT SET	ENTITLEMENT SET	
11/06/2024	ENTITLEMENT SET	ENTITLEMENT SET 2ND SUBMITTAL	
03/05/2025		ENTITLEMENT SET 3RD SUBMITTAL	
05/16/2025			

PA/PM:	R. GALVEZ
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JOB NO.:	IRV24-0002-00

SHEET

A210

KEYNOTES:

- 401 SCREEN ACCENT, PAINTED METAL MESH.
- 402 ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 403 CLERESTORY ALUMINUM STOREFRONT SYSTEM WITH 1" INSULATED GLASS.
- 404 TENANT SIGNAGE.
- 405 METAL AWNING, PAINTED.
- 406 CEMENT PLASTER REVEAL.
- 407 PAINTED CEMENT PLASTER FINISH.
- 408 PAINTED METAL COPING.

LEGEND

COLORS:

ALL WALLS TO BE PAINTED WITH PRIMARY COLOR, U.O.N.

A

PRIMARY COLOR: DUNN EDWARDS - DE6355 TARNISH SILVER

B

SECONDARY COLOR: DUNN EDWARDS - DE6364 CAVERNOUS



SOUTHEAST EXTERIOR ELEVATION

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

1



NORTHEAST EXTERIOR ELEVATION

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

2



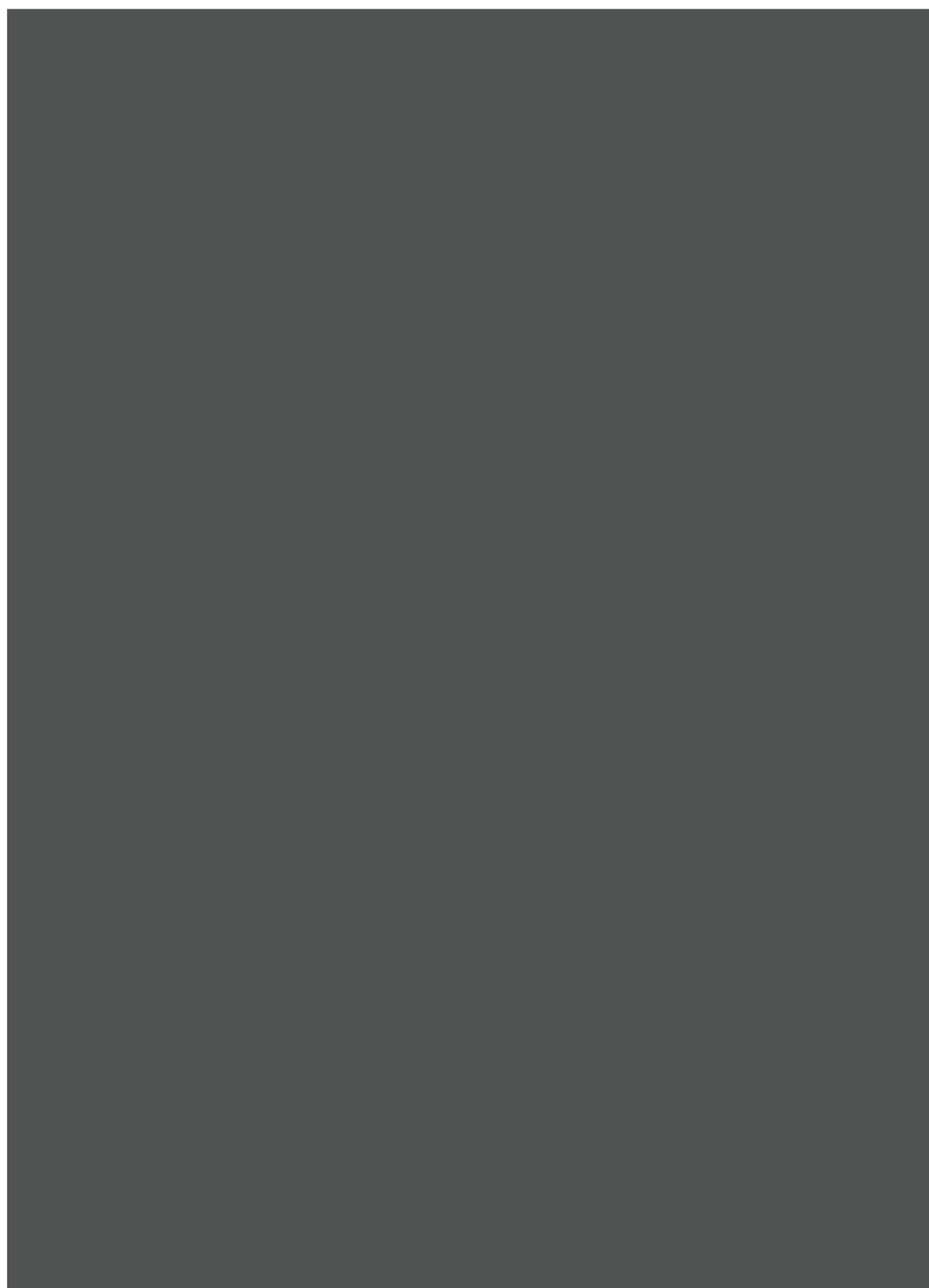
1 GLAZING - VITRO SOLARBAN OPTI-BLUE



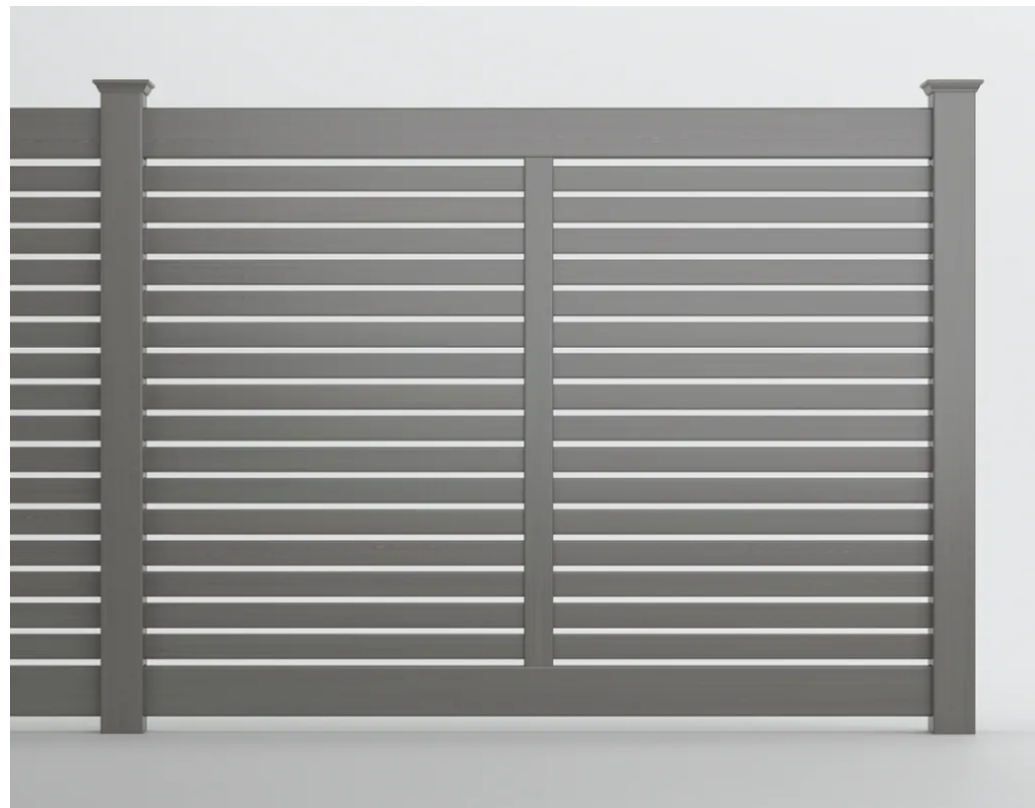
2 ALUMINIUM STOREFRONT BLACK ANODIZED



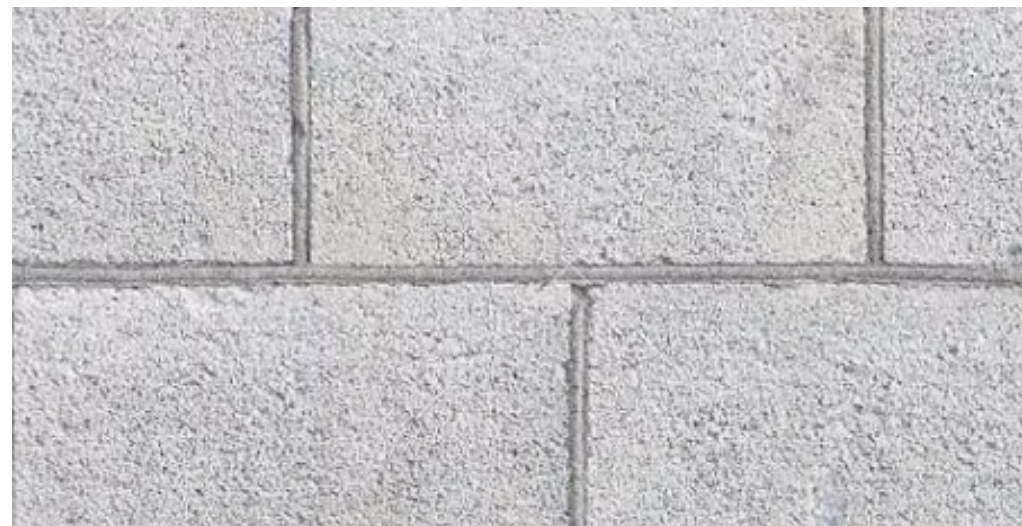
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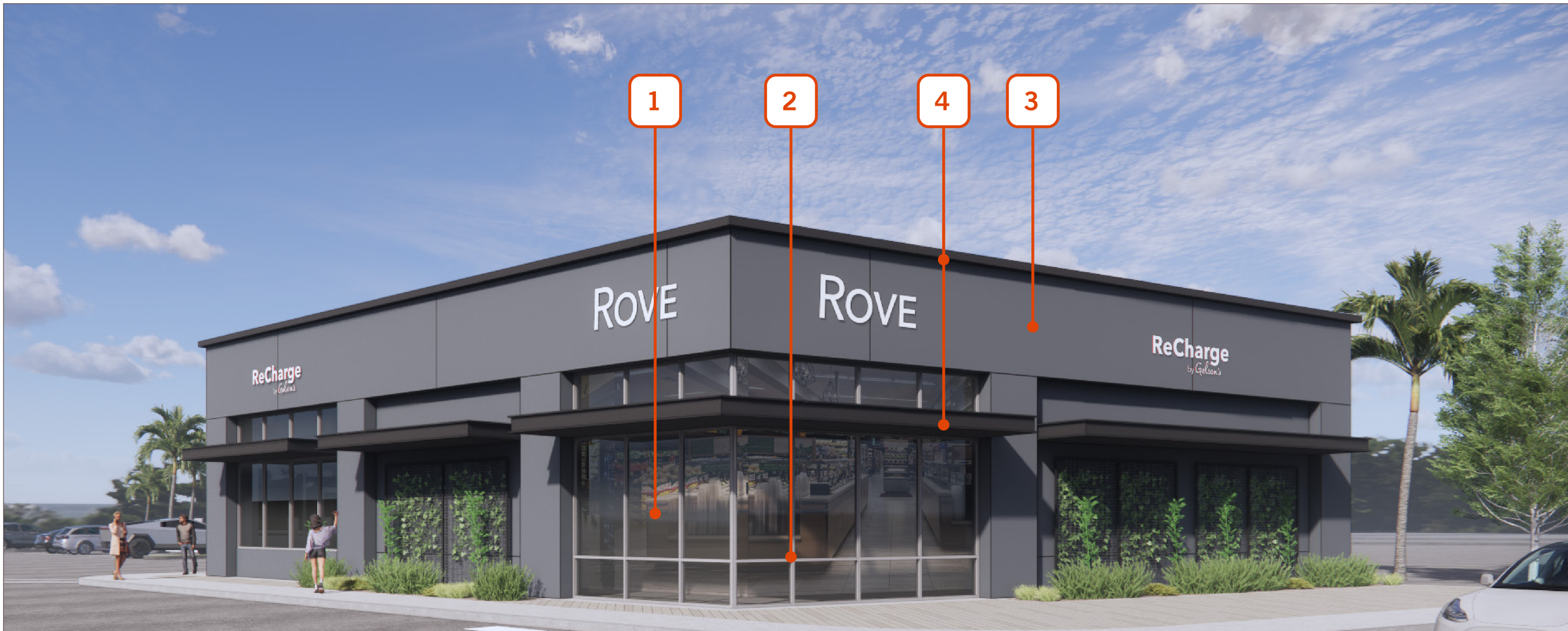
4 PAINT - DUNN EDWARDS DE 6364 - CAVERNOUS



5. BUFFTECH FENCING COLOR - ARCTIC BLEND



6. CMU WALL



ROVE - OCEANSIDE
1591 NORTH COAST HIGHWAY,
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MATERIAL BOARD			
DATE	REMARKS	DATE	REMARKS
11/06/2024	ENTITLEMENT SET	03/05/2025	ENTITLEMENT SET 2ND SUBMITTAL
03/05/2025	ENTITLEMENT SET 2ND SUBMITTAL	05/16/2025	ENTITLEMENT SET 3RD SUBMITTAL
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JOB NO.:	IRV24-0002-00

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A510



CAMELO DR. WEST SITE CORNER

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

6



WEST PARKING LOT

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

7



CAMELO DR. SITE BACK ENTRY

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

5



N. COAST HWY. NORTH SITE ENTRY

N.T.S.

2



EAST PARKING LOT

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

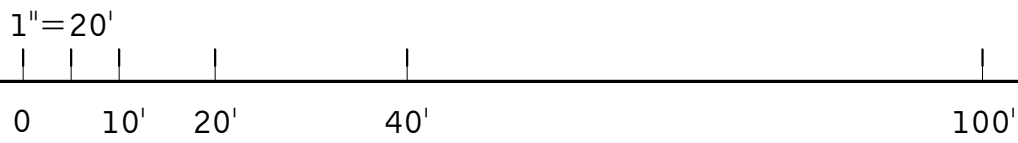
4



N. COAST HWY. EAST SITE CORNER

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

3



EXISTING SITE PHOTOGRAPHY

SCALE: 1" = 20'-0"

1

ROVE - OCEANSIDE

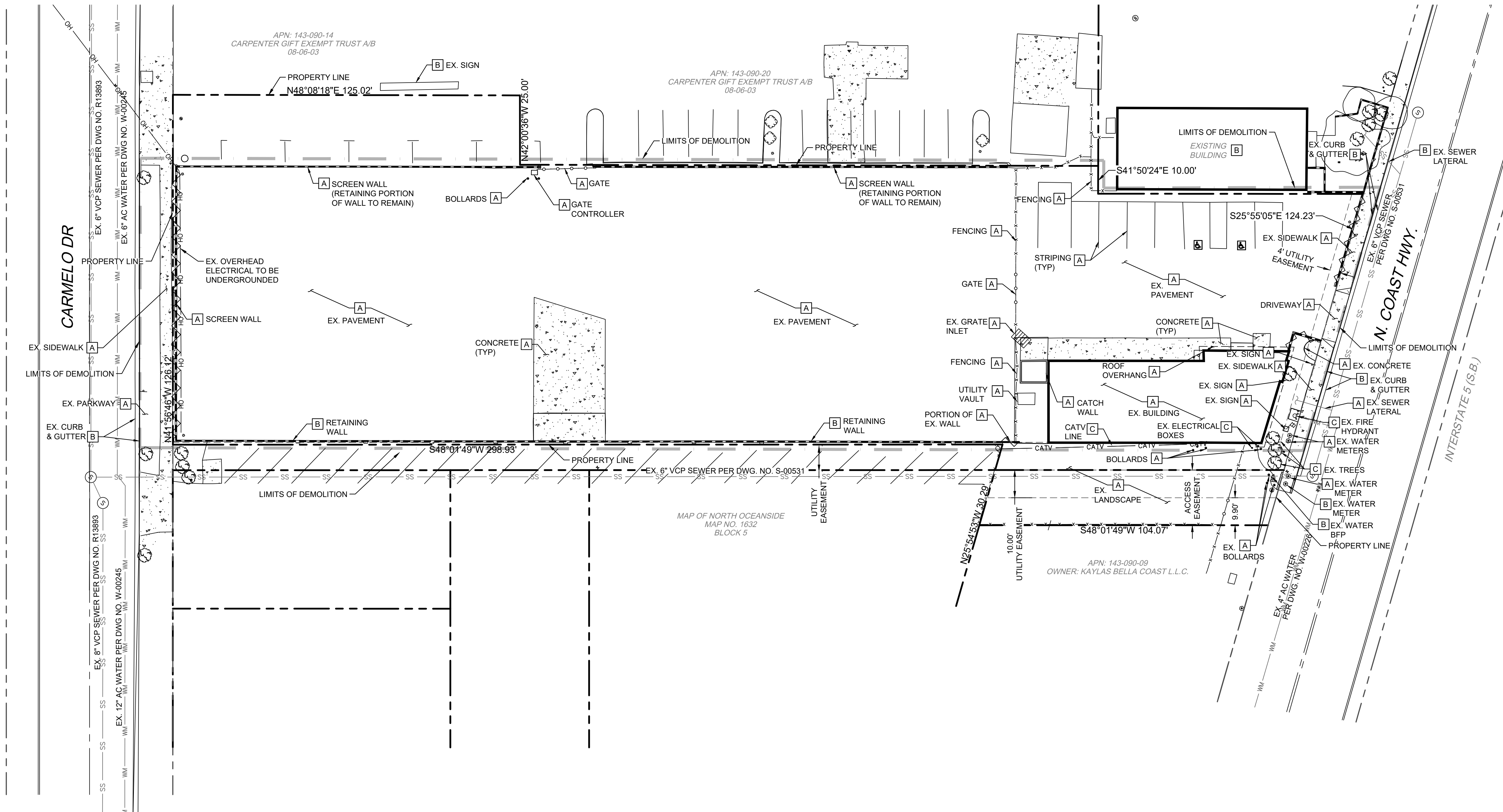
1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

SITE PHOTOGRAPHY

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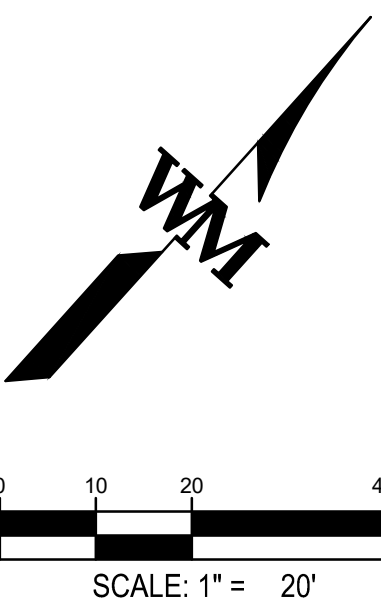
SHEET
A610



- DEMOLITION NOTES**
- A** EXISTING TO BE REMOVED
 - B** EXISTING TO BE PROTECTED IN PLACE
 - C** EXISTING TO BE RELOCATED



- NOTES**
- ALL EXISTING UTILITIES, SURFACE IMPROVEMENTS, FOOTINGS AND RETAINING WALLS WITHIN PROPERTY LINE SHALL BE DEMOLISHED AND REMOVED UNLESS OTHERWISE NOTED.
 - ALL EXISTING STREET SIGNS AND LIGHTS LOCATED IN THE PUBLIC RIGHT OF WAY SHALL BE PROTECTED IN PLACE DURING CONSTRUCTION OR REPLACED TO THE SATISFACTION OF THE DEVELOPMENT SERVICE DEPARTMENT.
 - CONTRACTOR TO PROPERLY DEMO/DISCONNECT ALL UTILITIES FROM THE BUILDING.
 - DRY UTILITIES SHOWN FOR REFERENCE ONLY, REFER TO DRY UTILITY PLAN.
 - ALL PROPOSED DEMOLITION WITHIN PUBLIC RIGHT-OF-WAY IS PER SEPARATE PERMIT.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WDID NO. 9 XXXXXXXXXX FILE NO. EXX-XXXXX

SHEET 1 CITY OF OCEANSIDE ENGINEERING DIVISION 4 SHEETS

PRECISE GRADING PLANS FOR ROVE OCEANSIDE
DEMOLITION PLAN

ACCEPTED BY

CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 DATE:

PREPARED UNDER THE DIRECTION OF REVIEWED BY: PLAN NUMBER

SIGN: 5/18/25 DATE: RD24-00005

UNDERGROUND SERVICE ALERT



**CALL
811**

TWO DAYS BEFORE YOU DIG

WARE MALCOMB
CIVIL ENGINEERING

3911 sorrento valley blvd suite 120 san diego, ca 92121
p 858.638.7277 waremalcomb.com

GENERAL NOTE:

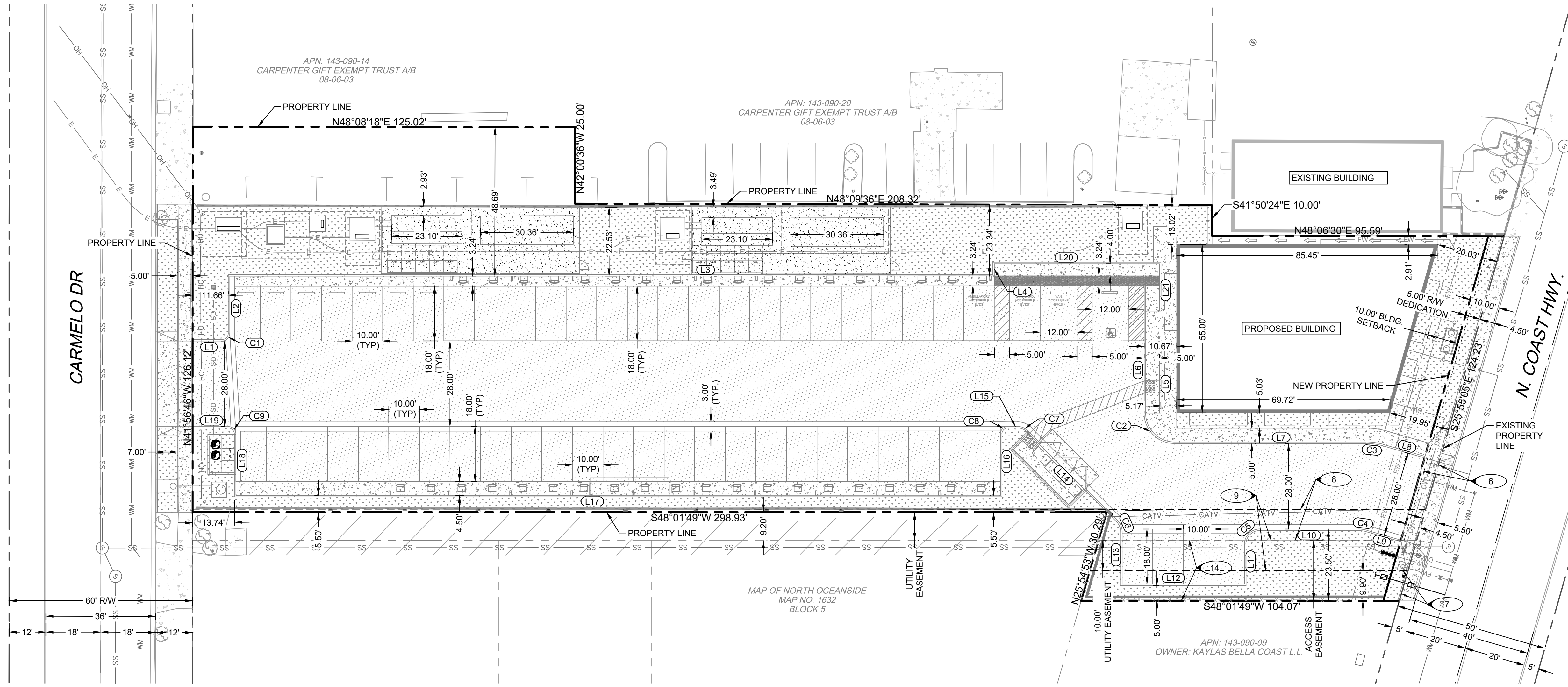
UNDERDRAIN PIPE SYSTEM IS TO PROVIDE ROUTING OF NUISANCE WATER TO MAINTAIN CONSISTENT MOISTURE LEVELS FOR GRASS MAINTENANCE. THE UNDERDRAIN PIPE SYSTEM IS NOT UTILIZED FOR PEAK FLOW ATTENUATION, WATER QUALITY COMPLIANCE OR A NECESSARY DRAINAGE FEATURE

APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

DESCRIPTION: 4" USACOE BRASS DISK STAMPED "0396B 1979".
LOCATION: ON CONCRETE FOUNDATION (+/-)34" SOUTH OF FIRE HYDRANT AND 9.2' WEST OF HARBOR DRIVE CURB ACROSS THE STREET FROM OCEANSIDE BLOCK LETTER SIGN.

RECORD FROM: ROS 21787
ELEV: 9.63 DATUM: NAVD88



EXISTING EXCEPTIONS

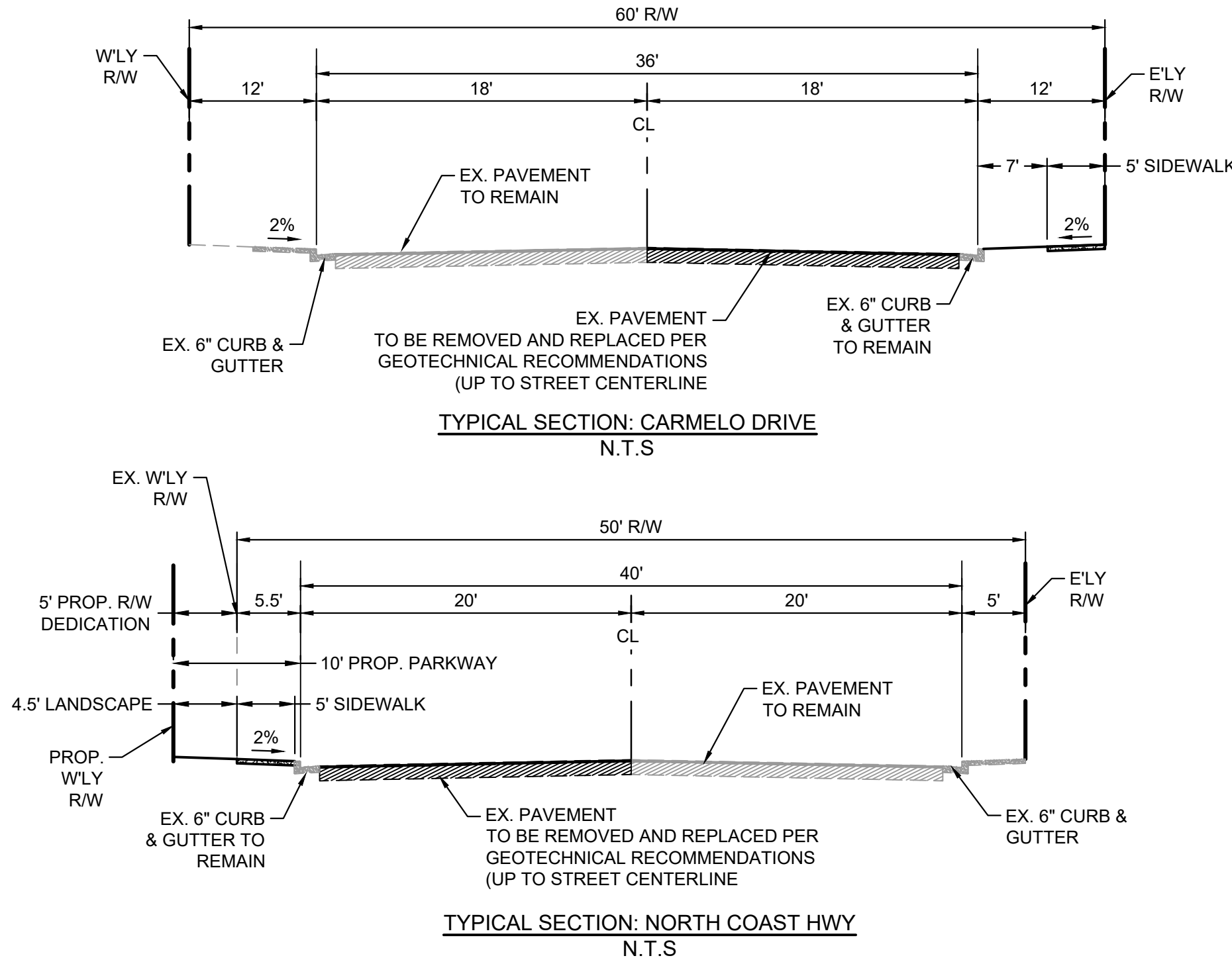
1. GENERAL AND SPECIAL TAXES AND ASSESSMENTS FOR THE FISCAL YEAR 2024-2025, A LIEN NOT YET DUE OR PAYABLE.
2. THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.
3. AN EASEMENT FOR LAYING AND MAINTAINING PIPES, PIPELINES AND AQUEDUCTS AND INCIDENTAL PURPOSES, RECORDED JULY 11, 1916 IN BOOK 715 OF DEEDS, PAGE 44. IN FAVOR OF: SOUTH COAST LAND COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN. THE LOCATION OF THE EASEMENT CANNOT BE DETERMINED FROM RECORD INFORMATION.
4. WATER RIGHTS, TOGETHER WITH THE RIGHT TO CONSTRUCT, MAINTAIN AND OPERATE, A DAM OR DAMS, ACROSS OR IN SAID RIVER, OR SAID TRIBUTARIES OR EITHER OR ANY OF THEM, AND IMPOUND AND RESERVOIR THE WATERS THEREOF BOTH SURFACE, SUBSURFACE, STORM AND ORDINARY FLOW; ALSO THE RIGHT TO DEVELOP WATERS UPON THE LANDS NOW BELONGING TO OR HEREAFTER ACQUIRED BY THE GRANTOR, ITS SUCCESSORS OR ASSIGNS, EAST OF SAID EASTERLY BOUNDARY LINE, EITHER BY TUNNELS OR WELLS, WITH THE RIGHT TO INSTALL AND OPERATE PUMPING PLANTS THEREON, AND THE RIGHT TO DIVERT, LEAD AND CONDUIT AWAY ALL OR ANY PART OF SAID WATERS AT ANY OR ALL SUCH POINT OR POINTS, TO FILL IT WITHIN OR WITHOUT SAID WATERSHED, AS THE GRANTOR, ITS SUCCESSORS OR ASSIGNS MAY ELECT AS RESERVED IN DEED RECORDED JULY 11, 1916 AS BOOK 715, PAGE 44 OF DEEDS.
5. THE PRIVILEGE AND RIGHT TO EXTEND DRAINAGE STRUCTURES, EXCAVATION AND EMBANKMENT SLOPES BEYOND THE LIMITS OF STATE HIGHWAY WHERE REQUIRED FOR THE CONSTRUCTION AND MAINTENANCE OF SAID HIGHWAY AS GRANTED IN DEED RECORDED MAY 29, 1930 AS BOOK 1764, PAGE 478 OF DEEDS. SAID DOCUMENT FURTHER RECITES: "THE GRANTOR FURTHER UNDERSTANDS THAT THE PRESENT INTENTION OF THE GRANTEE IS TO CONSTRUCT AND MAINTAIN A CONC RETE HIGHWAY ON THE LAND HEREBY CONVEYED IN FEE AND THE GRANTOR, FOR HIMSELF, HIS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY CLAIMS FOR ANY AND ALL DAMAGES TO GRANTORS' REMAINING PROPERTY CONTIGUOUS TO THE PROPERTY HEREBY CONVEYED BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF SAID HIGHWAY."
6. AN EASEMENT FOR PLACING, CONSTRUCTING, REPAIRING, REPLACING, MAINTAINING AND USING, FOR THE TRANSMISSION AND DISTRIBUTION OF GAS AND FOR ALL PURPOSES CONNECTED THEREWITH, A LINE OF PIPE AND ALL NECESSARY AND PROPER FIXTURES AND EQUIPMENT FOR USE IN CONNECTION THEREWITH, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1945 AS BOOK 1791, PAGE 482 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN.
7. AN EASEMENT FOR PLACING, CONSTRUCTING, REPAIRING, REPLACING, MAINTAINING AND USING, FOR THE TRANSMISSION AND DISTRIBUTION OF GAS AND FOR ALL PURPOSES CONNECTED THEREWITH, A LINE OF PIPE AND ALL NECESSARY AND PROPER FIXTURES AND EQUIPMENT FOR USE IN CONNECTION THEREWITH, TOGETHER WITH THE RIGHT OF INGRESS THERETO AND EGRESS THEREFROM AND INCIDENTAL PURPOSES, RECORDED JANUARY 17, 1945 AS BOOK 1791, PAGE 484 OF OFFICIAL RECORDS. IN FAVOR OF: SAN DIEGO GAS AND ELECTRIC COMPANY, A CORPORATION. AFFECTS: AS DESCRIBED THEREIN.
8. AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING WATER LINES, SEWER LINES, GAS LINES, TELEPHONE LINES, ELECTRICAL LINES AND THEIR APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1946 AS BOOK 2119, PAGE 13 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN.
9. AN EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING AND OPERATING WATER LINES, SEWER LINES, GAS LINES, TELEPHONE LINES, ELECTRICAL LINES AND THEIR APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS AND INCIDENTAL PURPOSES, RECORDED APRIL 12, 1946 AS BOOK 2119, PAGE 16 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF OCEANSIDE, A MUNICIPAL CORPORATION. AFFECTS: AS DESCRIBED THEREIN.
10. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY 5 HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED SEPTEMBER 14, 1946 AS BOOK 2219, PAGE 400 OF OFFICIAL RECORDS.
11. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED SEPTEMBER 14, 1946 AS BOOK 2219, PAGE 400 OF OFFICIAL RECORDS.
12. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HIGHWAY FIVE HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED MARCH 28, 1947 AS BOOK 2376, PAGE 138 OF OFFICIAL RECORDS.
13. A WAIVER OF ANY CLAIMS FOR DAMAGES BY REASON OF THE LOCATION, CONSTRUCTION, LANDSCAPING OR MAINTENANCE OF A CONTIGUOUS FREEWAY, HIGHWAY, ROADWAY OR TRANSIT FACILITY AS CONTAINED IN THE DOCUMENT RECORDED MARCH 28, 1947 AS BOOK 2376, PAGE 138 OF OFFICIAL RECORDS.
14. AN EASEMENT FOR RIGHT OF WAY FOR ROADWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED JUNE 1, 1951 AS BOOK 4119, PAGE 324 OF OFFICIAL RECORDS, AND THE RIGHT OF OTHERS TO USE SAID EASEMENT AS CONVEYED OR RESERVED IN VARIOUS OTHER INSTRUMENTS OF RECORD OF OFFICIAL RECORDS.
15. THE FACT THAT THE LAND LIES WITHIN THE BOUNDARIES OF THE DOWNTOWN REDEVELOPMENT PROJECT AREA, AS DISCLOSED BY THE DOCUMENT RECORDED NOVEMBER 21, 1975 AS INSTRUMENT NO. 75-328187 OF OFFICIAL RECORDS.
16. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT REGARDING DOWNTOWN REDEVELOPMENT PROJECT" RECORDED JANUARY 19, 1979 AS INSTRUMENT NO. 79-031418 OF OFFICIAL RECORDS.
17. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED AUGUST 23, 2007 AS INSTRUMENT NO. 2007-0562967 OF OFFICIAL RECORDS, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, ANNUAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.
18. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "STORMWATER FACILITIES MAINTENANCE AGREEMENT WITH ACCESS RIGHTS AND COVENANTS" RECORDED OCTOBER 26, 2007 AS INSTRUMENT NO. 2007-0685033 OF OFFICIAL RECORDS.
19. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED 20421 OF RECORD OF SURVEYS.
20. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED 21155 OF RECORD OF SURVEYS.
21. THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND AND OTHER PROPERTY, FILED 22696 OF RECORD OF SURVEYS.
22. WE FIND NO OUTSTANDING VOLUNTARY LIENS OF RECORD AFFECTING SUBJECT PROPERTY. AN INQUIRY SHOULD BE MADE CONCERNING THE EXISTENCE OF ANY UNRECORDED LIEN OR OTHER INDEBTEDNESS WHICH COULD GIVE RISE TO ANY SECURITY INTEREST IN THE SUBJECT PROPERTY.
23. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS WHICH WOULD BE DISCLOSED BY A CORRECT ALTA/NSPS SURVEY.
24. AN ALTA/NSPS SURVEY OF RECENT DATE WHICH COMPLIES WITH THE CURRENT MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS.
25. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
26. RIGHTS OF PARTIES IN POSSESSION.

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N48°01'49"E	10.44'
L2	N41°58'11"W	18.74'
L3	N48°01'49"E	250.00'
L4	N41°58'11"W	4.00'
L5	S41°58'12"E	17.00'
L6	S41°58'11"E	44.85'
L7	N48°01'49"E	62.57'
L8	N64°04'55"E	14.15'
L9	S64°03'10"W	11.62'
L10	S48°01'49"W	32.22'
L11	S41°58'11"E	13.00'
L12	S48°01'49"W	40.00'
L13	N41°58'11"W	17.21'
L14	N86°50'24"W	41.46'
L15	S48°06'08"W	3.06'
L16	S41°58'11"E	20.00'
L17	S48°01'49"W	250.00'
L18	N41°58'11"W	20.00'
L19	S48°01'49"W	11.67'
L20	N48°01'48"E	54.00'
L21	S41°58'12"E	15.50'

CURVE TABLE						
CURVE #	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD LENGTH	
C1	64°39'47"	2.84'	3.20'	N07°28'20"W	3.03'	
C2	90°00'00"	10.00'	15.71'	S86°58'11"E	14.14'	
C3	16°03'07"	20.00'	5.60'	N56°03'22"E	5.58'	
C4	16°03'07"	10.00'	2.80'	S56°03'22"W	2.79'	
C5	90°00'00"	5.00'	7.85'	S03°01'49"W	7.07'	
C6	44°52'12"	5.00'	3.92'	N64°24'18"W	3.82'	
C7	45°03'28"	5.00'	3.93'	S70°37'52"W	3.83'	
C8	90°04'19"	2.50'	3.93'	S03°03'58"W	3.54'	
C9	90°00'00"	2.50'	3.93'	N86°58'11"W	3.54'	

LEGEND

PROPERTY LINE
RIGHT OF WAY
STREET CENTERLINE



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APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

DESCRIPTION: 4" USACOE BRASS DISK STAMPED "0396B 1979".
LOCATION: ON CONCRETE FOUNDATION (+/-)34' SOUTH OF FIRE HYDRANT AND 9.2' WEST OF HARBOR DRIVE CURB ACROSS THE STREET FROM OCEANSIDE BLOCK LETTER SIGN.
RECORD FROM: ROS 21787
ELEV: 9.63
DATUM: NAVD88

WDID NO. 9 XXXXXXXXXX FILE NO. EXX-XXXXX

SHEET 2	CITY OF OCEANSIDE ENGINEERING DIVISION	4 SHEETS
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PRECISE GRADING PLANS FOR ROVE OCEANSIDE

HORIZONTAL CONTROL PLAN

ACCEPTED BY

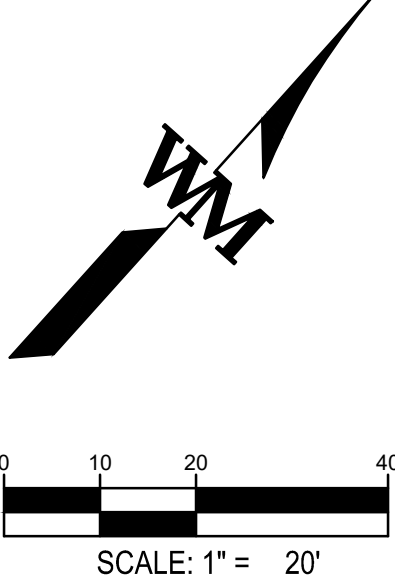
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 DATE: _____

PREPARED UNDER THE DIRECTION OF	REVIEWED BY:	PLAN NUMBER
SIGN: _____	DATE: 5/16/25	RD24-00005
PRINT NAME: LUCAS CORSBIE, PE	DATE: _____	

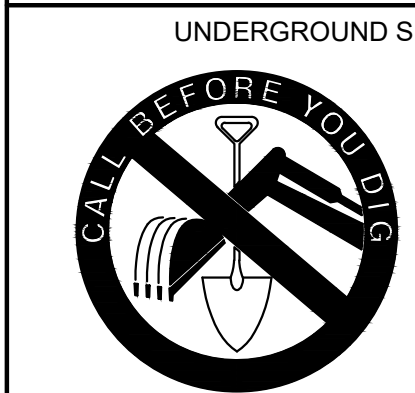
UNDERGROUND SERVICE ALERT

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CIVIL ENGINEERING
3911 sorrento valley blvd suite 120 san diego, ca 92121
p 858.638.7277 waremalcomb.com



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UNDERGROUND SERVICE ALERT

CONSTRUCTION NOTES

- NEW 5' MAX HEIGHT RETAINING WALL PER SDRSD C-2
- NEW 4" THICK PCC CONCRETE SIDEWALK
- NEW 8" CURB
- NEW PCC CURB RAMP
- NEW 6" CURB
- NEW 6" CURB AND GUTTER
- NEW 3' WIDE P.C.C. RIBBON GUTTER
- NEW ASPHALT PAVING SECTION PER GEOTECHNICAL RECOMMENDATIONS
- NEW WHEEL STOPS PER ARCHITECTURAL PLANS
- NEW ADA PARKING STALLS. ADA PARKING AREA TO BE 2% MAX CROSS-SLOPE IN ALL DIRECTIONS
- NEW TRUNCATED DOMES
- NEW ELECTRICAL EQUIPMENT PER SEPARATE PLAN
- LANDSCAPING PER LANDSCAPE PLANS
- NEW BUILDING STEM WALL
- NEW MODULAR WETLAND UNIT FOR STORMWATER POLLUTION CONTROL
- NEW STORM DRAIN
- NEW STORM DRAIN CLEANOUT STRUCTURE W/ STORMWATER PUMP

- NEW STORM DRAIN CURB OUTLET STRUCTURE
- NEW CONCRETE BROW DITCH
- NEW TRASH ENCLOSURE PER ARCHITECTURAL PLANS
- NEW COMMERCIAL DRIVEWAY PER SDRSD G-14B
- NEW ELECTRICAL CHARGING PEDESTAL PER ELECTRICAL PLANS
- NEW 2" DOMESTIC WATER LATERAL. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING
- NEW 4" SEWER LATERAL. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING
- NEW 6" FIRE SERVICE WITH 6" RDPDA W/FDC. SEE PLUMBING PLANS FOR CONTINUATION INTO BUILDING TO FIRE RISER
- NEW 12"x12" CATCH BASIN
- NEW 6" PVC STORM DRAIN AT 2.0% MIN. SLOPE
- NEW 1" IRRIGATION SERVICE WITH 1" WATER METER AND BACKFLOW PREVENTER. SEE LANDSCAPE PLANS FOR CONTINUATION
- NEW GREASE INTERCEPTOR

WARE MALCOMB

CIVIL ENGINEERING

3911 sorrento valley blvd suite 120 san diego, ca 92121
p 858.638.7277 waremalcomb.com

ESTIMATED EARTHWORK QUANTITIES

CUT: 1,330 CY
REMEDIAL: 540 CY
FILL: 790 CY
NET: 540 CY EXPORT

GRADING QUANTITIES SHOWN ARE FOR BONDING PURPOSES ONLY. THIS DOES NOT INCLUDE ANY SWELLING OR SHRINKAGE FACTORS AND ARE INTENDED TO REPRESENT IN-SITU CONDITIONS.

NOTE:

- WORK WITHIN PUBLIC-RIGHT-OF-WAY IS PER SEPARATE PERMIT
- PAD GRADE ASSUMES A 6" SLAB AND DOES NOT ACCOUNT FOR SAND LAYER

DATE OF SURVEY

TOPOGRAPHIC DATA WAS OBTAINED BY TRADITIONAL GROUND SURVEY FIELD DATA COLLECTION METHODS BY PARADIGM GEOSPATIAL INC.

DATE OF FIELD SURVEY: FEBRUARY 14, 2024

FLOOD ZONE

THE SUBJECT PROPERTY LIES WITHIN FLOOD ZONE "X" (AREA OF MINIMAL FLOOD HAZARD) AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 06073C0734J DATED DECEMBER 20, 2012, AS PUBLISHED BY FEDERAL EMERGENCY MANAGEMENT AGENCY.

BASIS OF BEARINGS

BEARINGS ARE REFERENCED TO GRID NORTH AS DEFINED BY THE CALIFORNIA COORDINATE SYSTEM 1983, ZONE 6 AND ARE BASED ON THE GRID BEARING FROM STATION 1002 TO STATION 1016, BOTH PER RECORD OF SURVEY 21787 ON THE 2011.00 EPOCH, SAID GRID BEARING:

N58°18'35"E

APPROVED CHANGES:

NO.	DESCRIPTION	APP'VD	DATE

DESCRIPTION: 4" USACOE BRASS DISK STAMPED "0396B 1979".
LOCATION: ON CONCRETE FOUNDATION (+)34' SOUTH OF FIRE HYDRANT AND 9.2' WEST OF HARBOR DRIVE CURB ACROSS THE STREET FROM OCEANSIDE BLOCK LETTER SIGN.

RECORD FROM: ROS 21787
ELEV: 9.63
DATUM: NAVD88

LEGEND

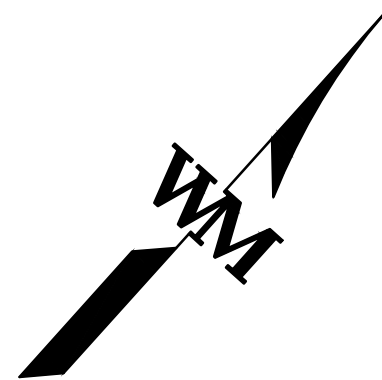
EXISTING		PROPOSED
---	BOUNDARY LINE	---
---	EASEMENT	---
---	CENTERLINE	---
---	CURB & GUTTER	---
---	TREE (VARIOUS)	---
(5280)	CONTOUR	5750
CATV	CATV	CATV
E	ELECTRIC	E
OH	OVERHEAD UTILITY	OH
FO	FIBER OPTIC	FO
IRR	IRRIGATION	IRR
NGAS	NATURAL GAS	NGAS
SS	SANITARY	SS
T	TELEPHONE	T
UKWN	UNKNOWN UTIL	N/A
WM	WATER LINE	WM
DW	DOMESTIC WATER	DW
FW	FIRE WATER	FW
RW	RECLAIMED WATER	RW

GRADING LEGEND

5280.00	PROPOSED SPOT ELEVATION
(5280.0)	EXISTING SPOT ELEVATION
2.00%	PROPOSED SLOPE / GRADE
2.00%	EXISTING SLOPE / GRADE
BW	BOTTOM OF WALL
HP	HIGH POINT
LP	LOW POINT
GB	GRADE BREAK
FF	FINISHED FLOOR ELEVATION
FL	FLOWLINE
FW	FACE OF WALL
FS	FINISHED SURFACE
TFI	TOP FACE OF INLET
TC	TOP OF CURB
TW	TOP OF WALL
ME	MATCH EXISTING

GRADING NOTES

- CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES WITH THE ELEVATIONS SHOWN ON THE PLANS. ENGINEER WILL NOT BE LIABLE FOR ANY COSTS ASSOCIATED WITH CHANGES TO THE DESIGN WITHOUT PROPER NOTIFICATION.
- SEE COVER SHEET FOR BENCHMARK, BASIS OF BEARINGS, AND SURVEY INFORMATION.
- ELEVATIONS ARE AT FINISHED SURFACE UNLESS OTHERWISE NOTED.
- EXISTING UTILITY STRUCTURES TO BE ADJUSTED AS NECESSARY FOR PROPOSED GRADING.
- REFER TO THE GEOTECH REPORT FOR GROUNDWATER ELEVATIONS.
- GRADING OF LANDSCAPED AREAS AROUND BUILDINGS TO COMPLY WITH GEOTECH. REPORT.
- ALL TREES AND SHRUBS WILL REMAIN UNLESS OTHERWISE NOTED.



WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WDID NO. 9 XXXXXXXXXX

FILE NO. EXX-XXXXX

SHEET
3

CITY OF OCEANSIDE
ENGINEERING DIVISION

4
SHEETS

PRECISE GRADING PLANS FOR ROVE OCEANSIDE

PRELIMINARY GRADING PLAN

ACCEPTED BY

CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 DATE:

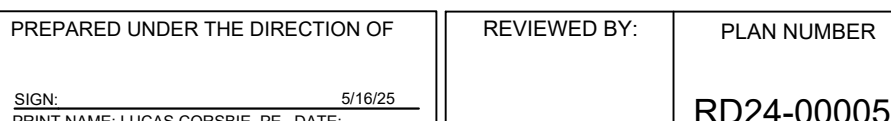
PREPARED UNDER THE DIRECTION OF

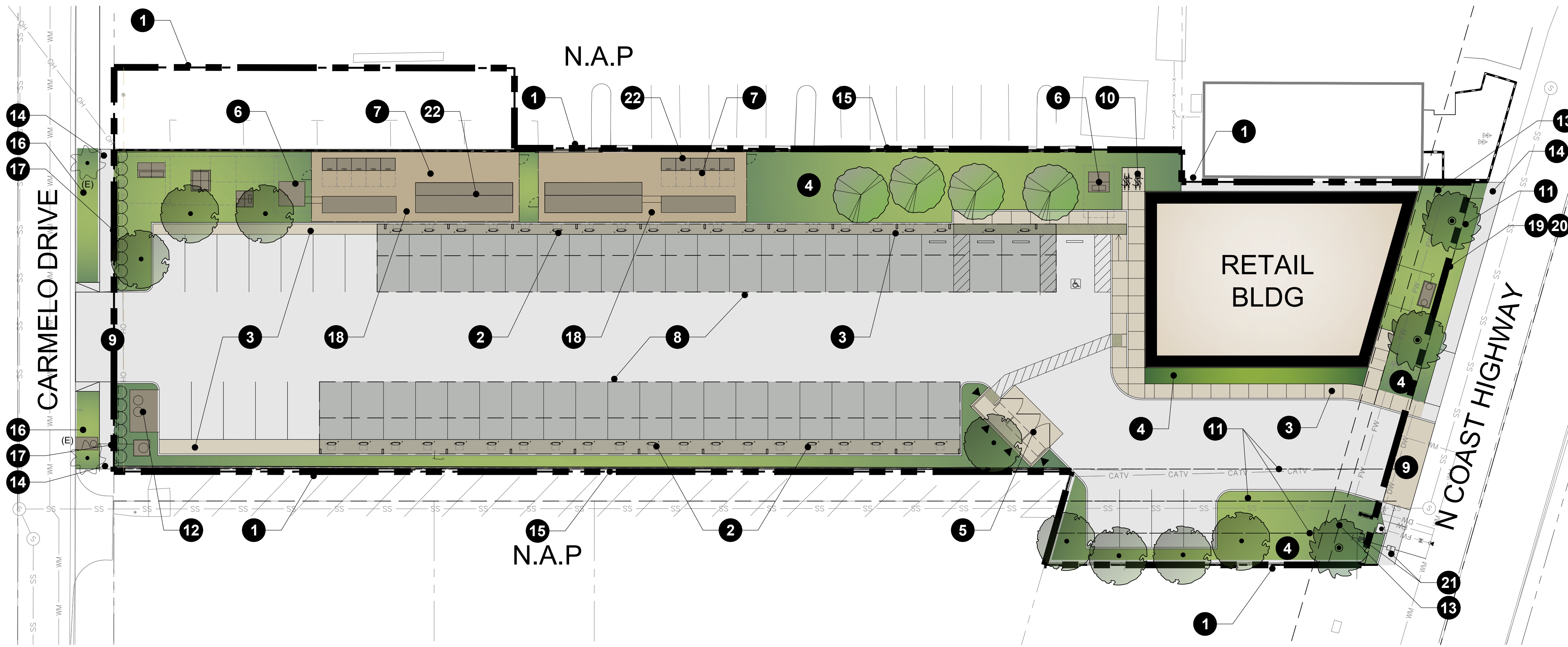
REVIEWED BY:

PLAN NUMBER

SIGN
PRINT NAME: LUCAS CORRIE, PE DATE: 5/16/25

PLAN NUMBER
RD24-00005





LEGEND

- 1 PROPERTY LINE
- 2 EV CHARGING STATION
- 3 CONCRETE SIDEWALK
- 4 DROUGHT TOLERANT LANDSCAPE WITH DG GROUNDCOVER
- 5 TRASH ENCLOSURE
- 6 TRANSFORMER
- 7 ENCLOSED UTILITY YARD
- 8 SHADE STRUCTURE
- 9 ENTRANCE / EXIT
- 10 BIKE PARKING
- 11 UTILITY EASEMENT
- 12 BMP EQUIPMENT
- 13 BUILDING SETBACK
- 14 EXISTING SIDEWALK
- 15 EXISTING MASONRY WALL
- 16 OFFSITE PROPOSED LANDSCAPING
- 17 SCREENING HEDGE
- 18 DECOMPOSED GRANITE PAVING
- 19 NEW PROPERTY LINE
- 20 RIGHT OF WAY
- 21 NEW 1" IRRIGATION METER & RP BACKFLOW
- 22 UTILITY EQUIPMENT

PLANT LEGEND

SYMBOL		BOTANICAL NAME	COMMON NAME	MIN. SIZE / FORM	DESCRIPTION	WATER USE (WUCOLS)
TREES						
		ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX / MULTI	ACCENT TREE	LOW
		QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX / STD.	PARKING LOT TREE	LOW
		PHOENIX CANARIENSIS	CANARY ISLAND DATE PALM	18" BTH / STD.	STRET FRONTAGE TREE	LOW
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE / SPACING	DESCRIPTION	WATER USE (WUCOLS)
SHRUBS						
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL. / 30" O.C.	SUCCULENT ACCENT	LOW
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL. / 24" O.C.	SUCCULENT ACCENT	LOW
	ALO STR	ALOE STRIATA	CORAL ALOE	15 GAL. / 30" O.C.	SUCCULENT ACCENT	LOW
	ASP DEN	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL. 24" O.C.	EVERGREEN SHRUB	MOD
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS	LOW
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	STRAPPY ACCENT	LOW
	DIA VAR	DIANELLA T. 'VARIEGATA'	VARIEGATA FLAX LILY	5 GAL. / 30" O.C.	STRAPPY ACCENT	MOD
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. / 18" O.C.	ORNAMENTAL GRASS	LOW
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 36" O.C.	FLOWERING LOW SHRUB	LOW
	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL. / 36" O.C.	GROUND COVER	LOW
	OLE MON	OLLIE EUROPEA 'MONTRA'	LITTLE OLLIE DWARF OLIVE	5 GAL. / 48" O.C.	SCREENING SHRUB	LOW
	VINES					
	FIG PUM	FICUS PUMILA	CREEPING FIG	5 GAL. / STAKED	CLINGING VINE	MOD
DECORATIVE ROCK						

EXISTING PLANT SCHEDULE

TREES	SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
		WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROTECT IN PLACE
NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.				
GENERAL NOTES:				
<ul style="list-style-type: none">FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.ALL REQUIRED LANDSCAPE AREAS SHALL BE MAINTAINED BY OWNER (I.E. INTERIOR DOWN SLOPES, ENTRY SIGNS/MONUMENTS, WALLS BOTH RETAINING AND SOUND). THE LANDSCAPE AREAS SHALL BE MAINTAINED PER CITY OF OCEANSIDE REQUIREMENTS.ALL TREES WITHIN 6' OR WITHIN 10' OF PUBLIC RIGHTS-OF-WAY SHALL REQUIRE ROOT BARRIER CONTROL DEVICE WITH A MINIMUM 24" DEPTH.				
IRRIGATION NOTES:				
<ul style="list-style-type: none">IRRIGATION: AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.ALL EXISTING IRRIGATION ON THE EXISTING INTERIOR DOWN SLOPES PER PARCEL SHALL BE DISCONNECTED FROM THE MASTER DEVELOPMENT IRRIGATION SYSTEM AND CONNECTED TO THE OWNER/DEVELOPERS IRRIGATION SYSTEM. CARE SHALL BE EXERCISED TO NOT CAUSE OTHER EXISTING SLOPE IRRIGATION FROM BEING NON-OPERATIONAL WITHIN OTHER AREAS OF EXISTING SLOPES STILL UNDER THE MAINTENANCE OF THE MASTER DEVELOPMENT.ALL IRRIGATION SLEEVES CONTROLLING THE PUBLIC RIGHTS-OF-WAY PARKWAYS ALONG ROCKY POINT DRIVE SHALL BE RE-ROUTED OR LOCATED BY THE OWNER INTO THE PUBLIC PARKWAY WHEN THE PROPOSED ENTRIES ARE CONSTRUCTED.				
PLANTING NOTES:				
<ul style="list-style-type: none">THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. 3/4" CRUSHED ROCK SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL THE FLOWER AND SHRUB BEDS SHALL BE MULCHED TO A 2" DEPTH TO HELP CONSERVE WATER, LOWER THE SOIL TEMPERATURE AND REDUCE WEED GROWTH. THE SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.				

LANDSCAPE CALCULATIONS

GROSS LOT AREA: 47,274 S.F.
GROSS BUILDING AREA: 4,267 S.F.
PROPOSED LANDSCAPE AREA: 10,944 S.F.
PROVIDED OVERALL LANDSCAPE COVERAGE: 23%

CITY OF OCEANSIDE
APPROVED STREET TREE AND SPACING STANDARD
EFFECTIVE FEBRUARY 21, 2011

STREET TREES AND OTHER TREES SHALL BE SPACED:

8 feet from transformers, cable, and pull boxes

5 feet from mailboxes

5 feet from fire hydrants (all sides)

10 feet from centerline of all utility lines (without easement) (sewer, water, storm drains, double check detectors, air relief valves and gas)

10 feet from easement boundaries (sewer, water, storm drains, access or other utilities)

10 feet from driveways (unless a line of sight is determined by the Traffic Division to be otherwise)

10 feet from traffic and directional signs

15 feet (minimum) from streetlights, other utility poles (determined by specifications)

Street trees shall be planted 3' outside right-of-way if the right-of-way does not allow space, subject to the City Engineer's approval.

Line of sight at arterials, collector and local streets shall be reviewed and determined by Traffic Engineer. A minimum of twenty-five feet (25') from street intersection or as approved by the Traffic Engineer.

Minimum fifteen feet (15') from streetlight and stop sign or clearance determined by specifications.

Screen all utilities according to specific agency requirements.

MAINTENANCE NOTES:

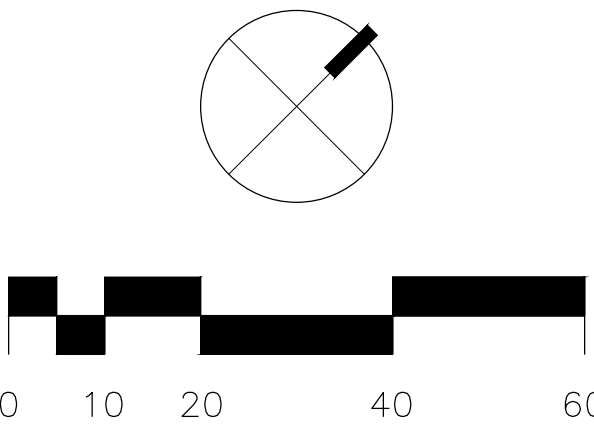
LANDSCAPE WITHIN THE PROPERTY LINES IS TO BE MAINTAINED BY THE PROPERTY OWNER.

FURNITURE NOTES:

ALL OUTDOOR FURNITURE SHALL BE PERMANENT, DURABLE AND VANDAL-RESISTANT. IT SHALL BE PROVIDE AND INSTALLED BY THE CONTRACTOR TO THE SATISFACTION OF THE CITY PLANNING DIVISION.

ROOT BARRIER NOTES:

ROOT BARRIERS SHALL BE INSTALLED ADJACENT TO ALL PAVING SURFACES WHERE A PAVING SURFACE IS LOCATED WITHIN 6 FEET OF A TREE TRUNK ON SITE (PRIVATE) AND WITHIN 10 FEET OF A TREE TRUNK IN THE RIGHT-OF-WAY (PUBLIC). ROOT BARRIERS SHALL EXTEND 5 FEET IN EACH DIRECTION FROM THE CENTERLINE OF THE TRUNK, FOR A TOTAL DISTANCE OF 10 FEET. ROOT BARRIERS SHALL BE A MINIMUM 24 INCHES IN DEPTH. INSTALLING A ROOT BARRIER AROUND THE TREE'S ROOT BALL IS UNACCEPTABLE.



WARE MALCOMB

10 Edelman
Irvine, CA 92618
P 949.960.9128

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

ARCHITECTURE
PLANNING
INTERIORS

8841 RESEARCH DR
SUITE 200
IRVINE - CA 92618
949.387.1323
RIDGELA.COM



ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

PRELIMINARY LANDSCAPE PLAN

DATE	REMARKS
05.16.25	SD SET PC #2
01.02.26	SD SET PC #3
01.22.26	SD SET PC #4

PA/PM:	RLA
DRAWN BY.:	RLA
JOB NO.:	IRV24-0002-00

SHEET

L1.1

TREES



PINUS HALEPENSIS / ALEPPO PINE



QUERCUS AGRIFOLIA / COAST LIVE OAK



ARBUTUS X 'MARINA' / MARINA STRAWBERRY TREE

SHRUBS



JUNCUS PATENS / CALIFORNIA GRAY RUSH



CAREX DIVULSA / BERKELEY SEDGE



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



DIANELLA 'LITTLE REV' / LITTLE REV FLAX LILY



MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM



DIANELLA T. 'VARIEGATA' / VARIEGATA FLAX LILY



FICUS PUMILA / CREEPING FIG



OLLIE EUROPEA 'MONTRA' / LITTLE OLLIE DWARF OLIVE



AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE



ALOE 'BLUE ELF' / BLUE ELF ALOE



ALOE STRIATA / CORAL ALOE



ASPARAGUS DENSIFLORUS / ASPARAGUS FERN

PLANT MATERIAL IMAGERY

DATE	REMARKS
05.16.25	SD SET PC #2
01.06.26	SD SET PC #3
01.22.26	SD SET PC #4

PA/PM:	RLA
DRAWN BY.:	RLA
JOB NO.:	IRV24-0002-00

SHEET
L2.1

ROVE - OCEANSIDE

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OCEANSIDE, CALIFORNIA 92054

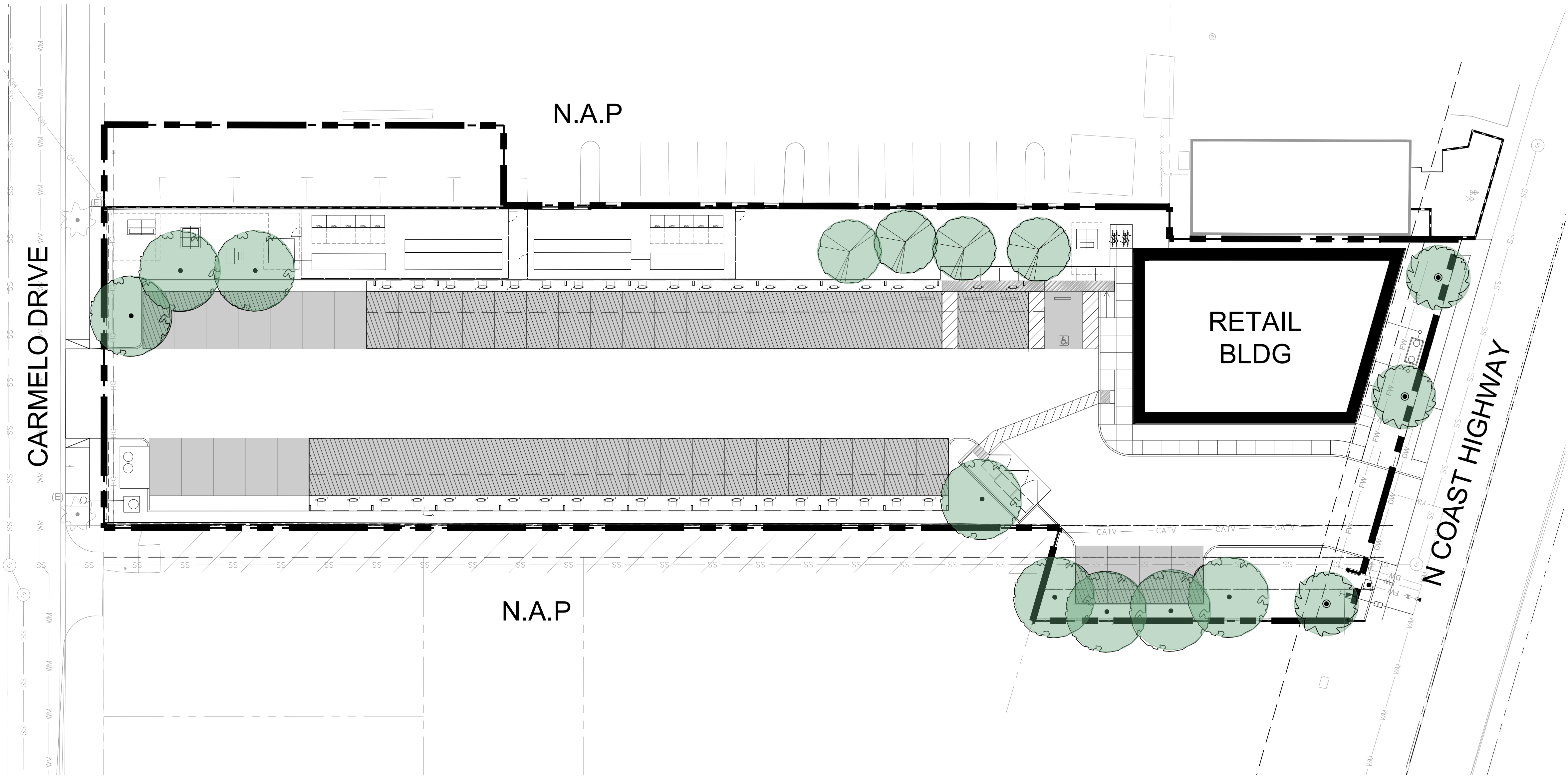


8841 RESEARCH DR
SUITE 200
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949.387.1323
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CIVIL ENGINEERING
ARCHITECTURE
PLANNING
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BUILDING MEASUREMENT

10 Edelman
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P 949.660.9128



PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE / FORM	DESCRIPTION	WATER USE (WUCOLS)
TREES					
	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX / MULTI	ACCENT TREE	LOW
	QUERCUS AGRIFOLIA	COAST LIVE OAK	24" BOX / STD.	PARKING LOT TREE	LOW
	PINUS HALEPENSIS	ALEPPO PINE	24" BOX / STD.	STRET FRONTAGE TREE	LOW

EXISTING PLANT SCHEDULE

TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM	PROTECT IN PLACE

NOTE: THE LETTER (E) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.

PARKING STALL SHADE CALCULATION

TOTAL PARKING STALL AREA	= 10,318 S.F. (.24 AC)
REQUIRED % OF PARKING STALL AREA TO BE SHADED.	= 50% (OR 5,159 S.F.) (.12 AC)
PROVIDED SQUARE FOOTAGE OF PARKING STALL AREA TO BE SHADED.	= 7,913 SF. (.18 AC)
PROVIDE % OF PARKING STALL AREA SHADED BY TREE AND SHADE STRUCTURE.	$\frac{7,913 \text{ S.F.}}{10,318 \text{ S.F.}} = 76\%$

SHADE AND PAVING LEGEND

	SHADE PROVIDED BY SHADE STRUCTURE AND TREES AT 10 YEARS GROWTH
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LANDSCAPE CALCULATION

GROSS LOT AREA:	= 47,274 S.F. (1.09 AC)
GROSS BUILDING AREA:	= 4,267 S.F. (0.1 AC)
MINIMUM TREE CANOPY AREA:	= 5,673 S.F. (12%)
PROVIDED TREE CANOPY AREA:	= 6,126 S.F. (12.9%)
MINIMUM PERMEABLE SURFACE AREA:	= 10,400 S.F. (22%)
PROVIDED PERMEABLE SURFACE AREA:	= 10,944 S.F. (23%)

TREE CANOPY LEGEND

	TREE CANOPY AREA PROVIDED
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WARE MALCOMB
10 Edelman
Irvine, CA 92618
P 949.660.9228
ARCHITECTURE
PLANNING
INTERIORS
CIVIL ENGINEERING
BRANDING
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1591 NORTH COAST HIGHWAY,
OCEANSIDE, CALIFORNIA 92054

SHADE PLAN	DATE	REMARKS
	05.16.25	SD SET PC #2
	01.06.26	SD SET PC #3
	01.22.26	SD SET PC #4

PA/PM:	RLA
DRAWN BY.:	RLA
JOB NO.:	IRV24-0002-00

SHEET
L3.1

