

# ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

Attachment 4



VICINITY MAP	ARCHITECT	SHEET INDEX	LEGAL DESCRIPTION OF PROPERTY:
	<b>WARE MALCOMB</b> 10 EDELMAN IRVINE, CALIFORNIA 92618 P 949.660.9128	<b>ARCHITECTURAL</b> 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 A510 MATERIAL BOARD ARCHITECTURAL SHEET COUNT: 12	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 SHOWN 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 NORTHEASTERLY 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 20421; 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) 128.10 FEET TO THE POINT OF BEGINNING.
	<b>OWNER</b> <b>ROVE CHARGING</b> RoveCharging.com PRIMARY CONTACT: MATT STOWE PH: 949-350-6808 EMAIL: Matt@RoveCharging.com	<b>CIVIL</b> G001 DEMOLITION PLAN G002 HORIZONTAL CONTROL PLAN G003 PRELIMINARY GRADING PLAN G004 BMP PLAN CIVIL SHEET COUNT: 4	
	<b>CIVIL</b> <b>WARE MALCOMB</b> 3911 SORRENTO VALLEY BLVD, #120 SAN DIEGO, CA 92121 P 858.638.7277	<b>LANDSCAPE</b> L1.1. PRELIMINARY LANDSCAPE PLAN L2.1. PLANT MATERIAL IMAGERY L3.1. SHADE PLAN L010 SHEET INDEX AND NOTES LANDSCAPE SHEET COUNT: 4	
	<b>LANDSCAPE</b> <b>RIDGE LANDSCAPE ARCHITECTS</b> 8841 RESEARCH DRIVE, #200 IRVINE, CALIFORNIA 92618 949-387-1323 EXT. 30	PRIMARY CONTACT: JIAO YANG PH: 949-387-1323 EXT. 30 EMAIL: jia@ridgela.com	<b>ENTITLEMENT NUMBER: T.B.D.</b>

TITLE SHEET	
DATE	REMARKS
11/06/2024	ENTITLEMENT SET 2ND SUBMIT
03/05/2025	ENTITLEMENT SET 3RD SUBMIT
15/05/2025	
PA/PM: R. GALVEZ	
DRAWN BY: C.B.C.G./S.A.	
JOB NO.: IRV24-0002-00	
SHEET	
G010	
5/10/2025 7:04:49 PM	

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10 EDELMAN  
 Irvine, CA 92618  
 P 949.660.9128

WARE MALCOMB  
 ARCHITECTURE CIVIL ENGINEERING  
 PLANNING BRANDING  
 INTERIORS BUILDING MEASUREMENT

11/04/2024 - ENTITLEMENT SET



CONCEPTUAL SITE PLAN

SCALE: 1" = 20'-0"

## KEYNOTES: □

## GENERAL NOTES:

1. DEMOLISH ALL BARBED WIRE ON PROJECT SITE
- 101 PROPERTY LINE.
- 102 EXISTING 6' MASONRY WALL.
- 103 PAVED PARKING AREA.
- 104 ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). SPECIFICATION IS SUBJECT TO CHANGE.
- 105 PARKING STRIPING.
- 107 METAL BOLLARD.
- 108 NEW LANDSCAPE.
- 109 OUTLINE OF CANOPY ABOVE.
- 110 METAL CANOPY COLUMN.
- 111 PEDESTRIAN PAVING.
- 112 ACCESSIBLE PATH OF TRAVEL. 1:20 MAX. SLOPE, 2% MAX. CROSS SLOPE.
- 113 TRASH ENCLOSURE.
- 114 PROPOSED LOADING AREA.
- 115 MAIN DISTRIBUTION PANEL 5'-2" X 23'-2".
- 116 DEMO GATE. INFILL WITH NEW CMU WALL TO MATCH EXISTING.
- 117 UNDERGROUND STORM WATER TREATMENT PER CIVIL BACKGROUND.
- 119 BATTERY UNIT.
- 120 ZERO (0) BUILDING SIDE YARD SETBACK.
- 121 BUILDING TRANSFORMER.
- 122 6' HIGH DECORATIVE FENCE (EQUIPMENT ENCLOSURE).
- 123 TRANSFORMER WITH 98"X92" SLAB BOX.
- 125 CAPACITOR ON PAD 5'-0" X 5'-4".
- 126 PME 9-11 PAD 6'-1"X6'-4".
- 127 5-WAY TRAYER SWITCH PAD 8'-8"X4'-8".
- 128 EXISTING MASONRY WALL TO BE REVISED FROM +/- 6' HT CMU WALL TO 6' HT FENCE ON TOP OF +/- 2' HT CMU RETAINING WALL.
- 129 DEMOLISH MASONRY WALL AT CAMELO DRIVE FRONTAGE.
- 130 NEW PUBLIC SIDEWALK AND PARKWAY.
- 131 EXISTING RED PAINT AT CURB. TO REMAIN.
- 132 EXISTING FIRE HYDRANT TO BE RELOCATED.
- 133 RELOCATED FIRE HYDRANT.
- 134 PROPOSED BIKE RACK LOCATION.
- 135 EVSE CHARGER CABINETS.
- 136 GREASE INTERCEPTOR PER CIVIL BACKGROUND.
- 137 6' HIGH CMU FENCE ON TOP OF EXISTING 2' MAX HIGH CMU RETAINING WALL.
- 138 6' HIGH MASONRY WALL.
- 139 6' HIGH MASONRY FENCE.
- 140 NEW 6' HIGH MASONRY WALL PER CITY REQUIREMENT.

## LEGEND

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

## ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

## CONCEPTUAL SITE PLAN

DATE	REMARKS
11/06/2024	ENTITLEMENT SET

PA/PM:

R. GALVEZ

DRAWN BY:

C.B.C.G./S.A.

JOB NO.:

IRV24-0002-00

SHEET

A100

## WARE MALCOMB

10 Eelihan  
Inrone CA 92018  
P 949.660.9128

CIVIL ENGINEERING  
ARCHITECTURE  
PLANNING  
BRANDING  
BUILDING MEASUREMENT

11/04/2024 - ENTITLEMENT SET



CONCEPTUAL MACRO SITE PLAN

SCALE: 1" = 100'-0"

1"=60'

0

30'

60'

150'

300'

A101

SHEET

5/16/2025 7:04:31 PM

## CONCEPTUAL MACRO SITE PLAN

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

## WARE MALCOMB

CIVIL ENGINEERING	ARCHITECTURE
BRANDING	PLANNING
BUILDING MEASUREMENT	INTERIORS

## ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

## CONCEPTUAL MACRO SITE PLAN

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

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## KEYNOTES: -

## 7 EXISTING BUILDING FOOTPRINT AND DATA.

# WARE MAIL COMB

10 Edelman  
Irvine, CA, 92618  
P 949.660.9128

ARCHITECTURE   CIVIL ENGINEERING  
PLANNING   BRANDING  
INTERIORS   BUILDING MEASUREMENT

# WARE, MAIL, COMB

**ARCHITECTURE**      **CIVIL ENGINEERING**  
**PLANNING**      **BRANDING**  
**INTERIORS**      **BUILDING MEASUREMENT**

# ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

# CONTEXTUAL MICRO SITE PLAN

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

11

SHEET

A 100

A 102

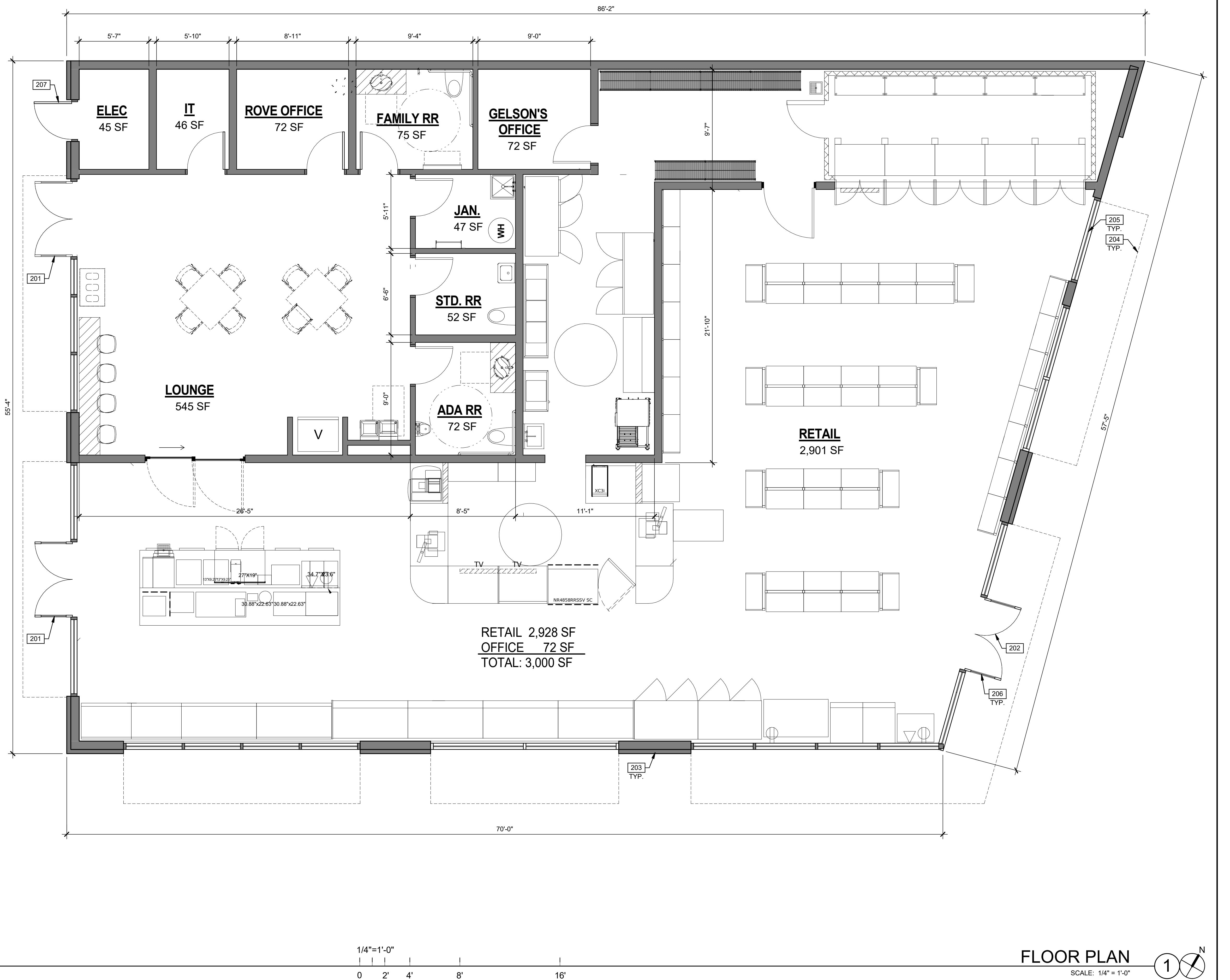
TITLES

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## KEYNOTES:

PRIMARY ENTRY.  
SECONDARY ENTRY.  
ARCHITECTURAL PROJECTION.  
OUTLINE OF METAL TRELLIS ABOVE.  
ALUMINUM STOREFRONT WINDOW SYSTEM.  
ALUMINUM STOREFRONT DOOR.  
HOLLOW METAL DOOR.



# ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

WARE MAT.COM

10 Edelman  
Irvine, CA, 92618  
P 949.660.9128

**ARCHITECTURE**   **CIVIL ENGINEERING**  
**PLANNING**   **BRANDING**  
**INTERIORS**   **BUILDING MEASUREMENT**

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

SHEET

# A120

Autodesk Docs://IRV24-0002-00\_Rove N Coast Hwy Oceanside/0002\_ARCH.rvt

## 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.

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 ARCHITECTURE  
 PLANNING  
 INTERIORS  
 BUILDING MEASUREMENT

## ROWE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
 OCEANSIDE, CALIFORNIA 92054

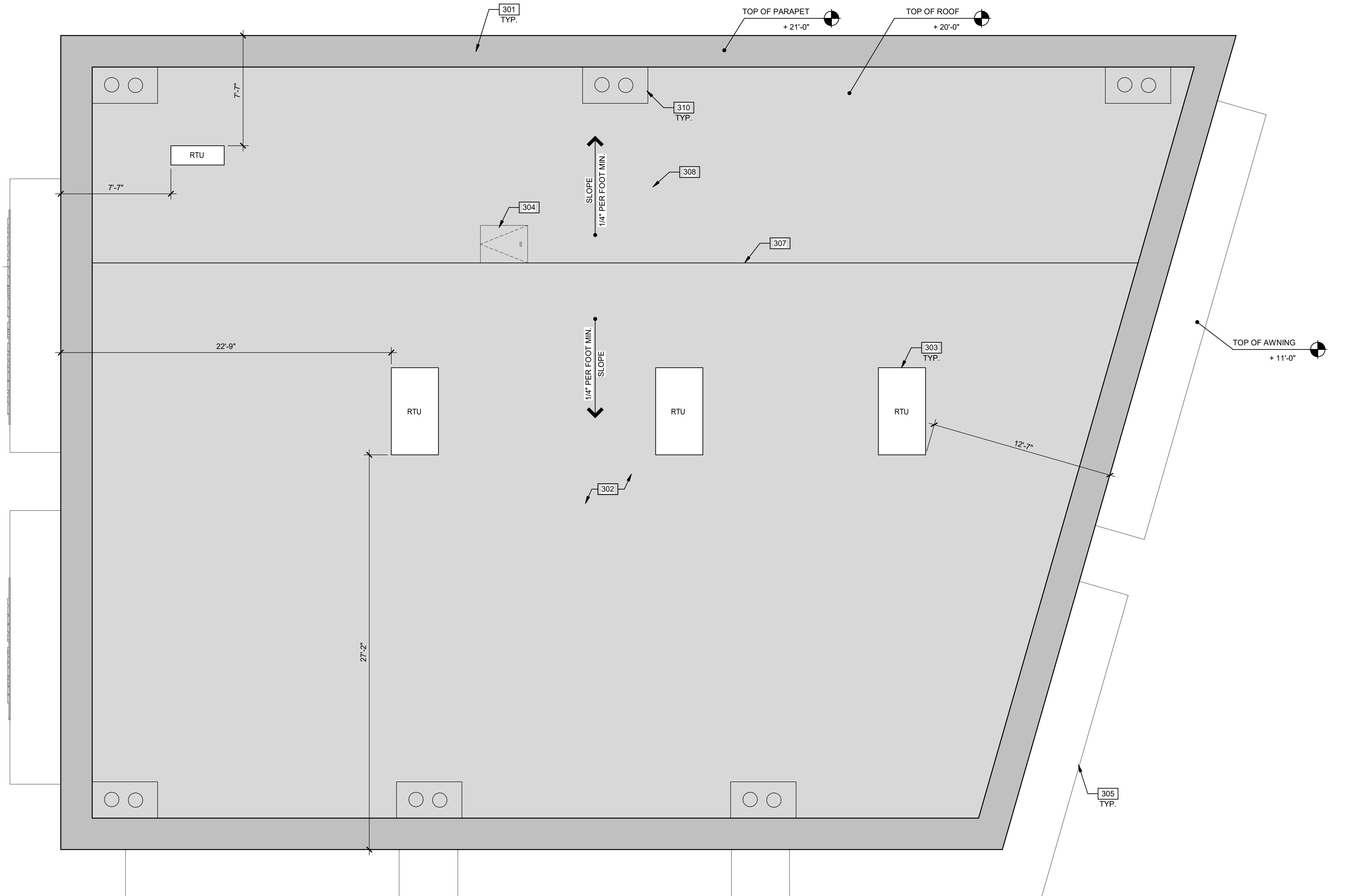
## ROOF PLAN

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

## SHEET

A190



## 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.



SOUTHEAST EXTERIOR ELEVATION

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

## 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



NORTHEAST EXTERIOR ELEVATION

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

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ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT

## ROVE - OCEANSIDE

## EXTERIOR ELEVATIONS

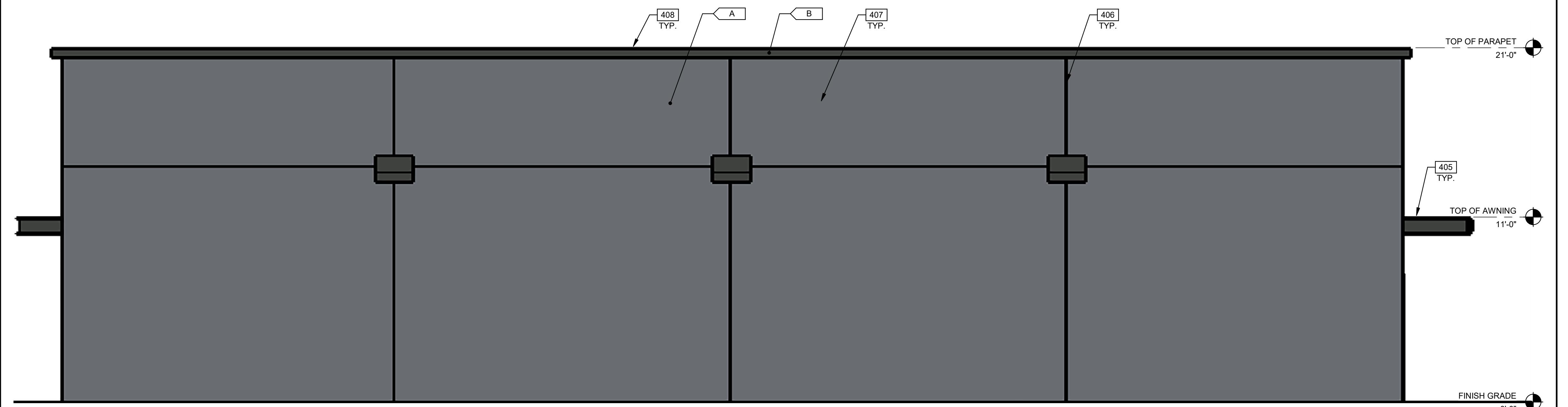
PA/PM: R. GALVEZ  
DRAWN BY: C.B.C.G./S.A.  
JOB NO.: IRV24-0002-00

## SHEET

A210

## KEYNOTES: □

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.  
 409 PAINTED METAL DOOR & FRAME.



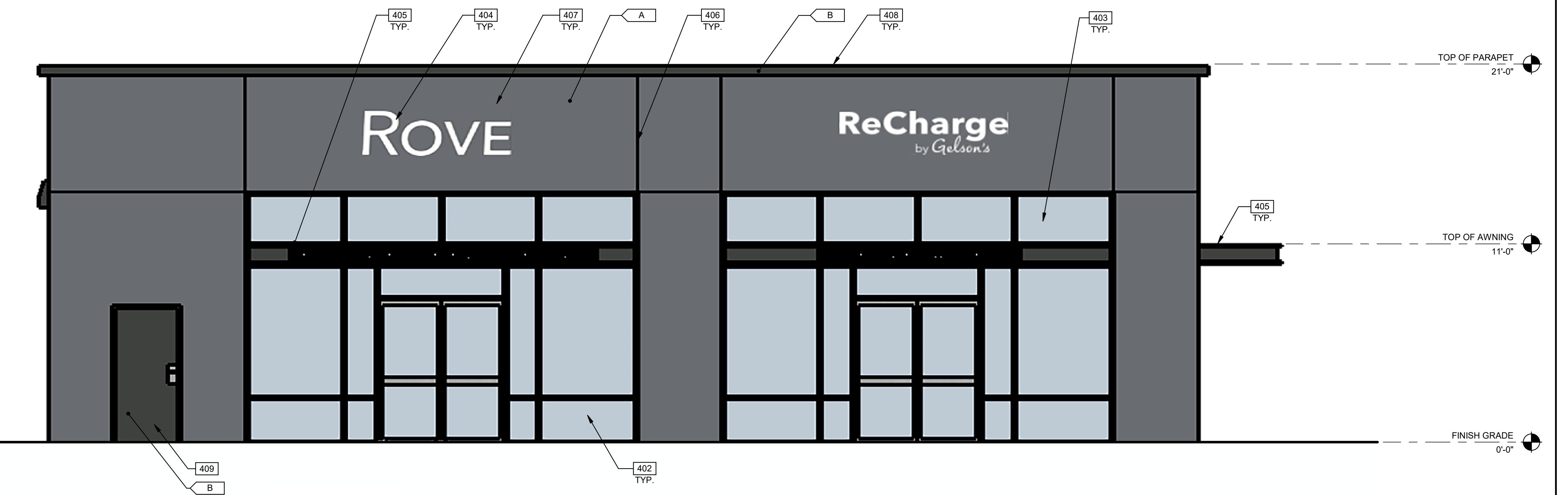
NORTHWEST EXTERIOR ELEVATION ①

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

## 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



SOUTHWEST EXTERIOR ELEVATION ②

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

## WARE MALCOMB

CIVIL ENGINEERING  
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BUILDING MEASUREMENT10 Egleman  
Irvine, CA 92618  
P 949.660.9128

## ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

## EXTERIOR ELEVATIONS

REMARKS  
DATE  
11/06/2024 ENTITLEMENT SET  
03/05/2025 ENTITLEMENT SET 2ND SUBMITTAL  
05/16/2025 ENTITLEMENT SET 3RD SUBMITTALPA/PM: R. GALVEZ  
DRAWN BY: C.B./C.G./S.A.  
JOB NO.: IRV24-0002-00

SHEET

A211

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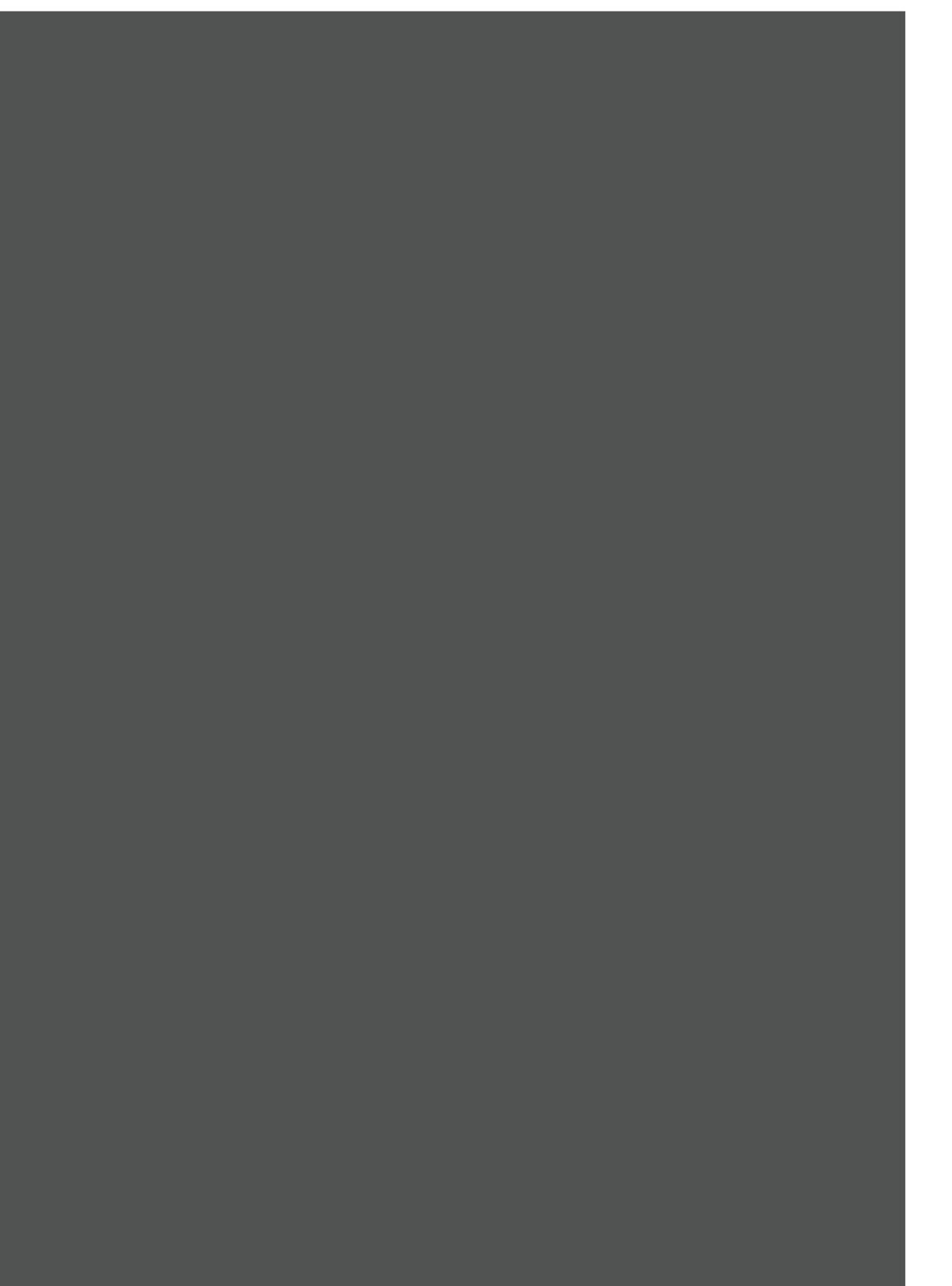
1 GLAZING - VITRO  
SOLARBAN OPTI-BLUE



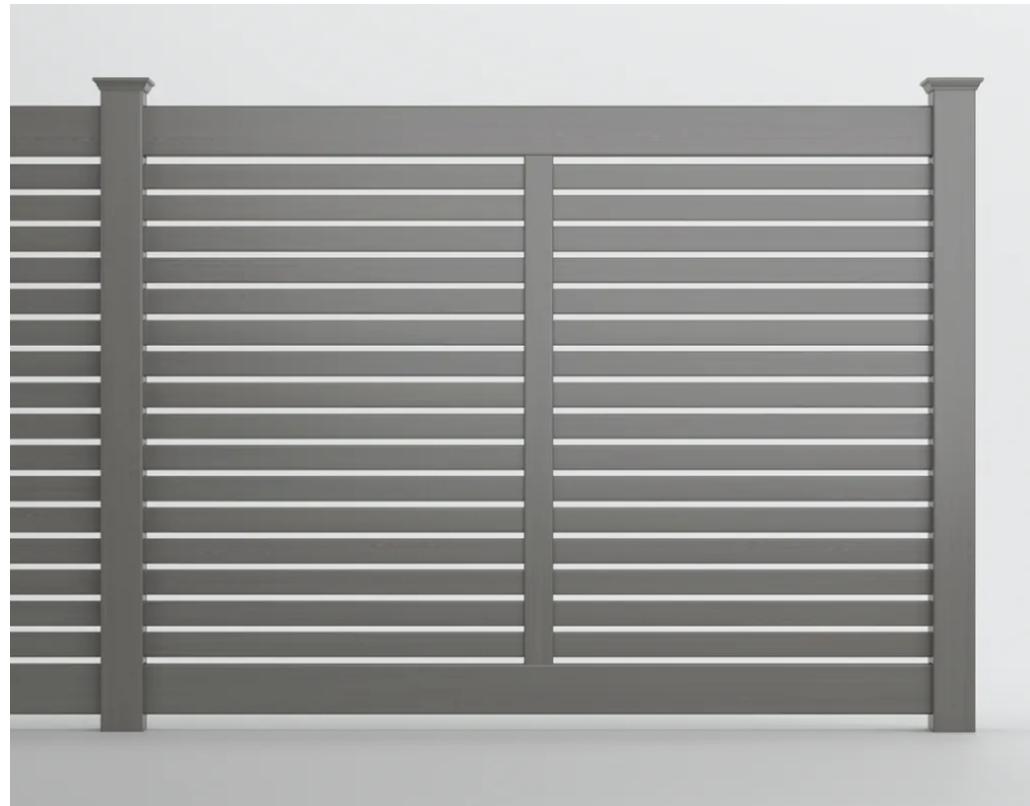
2 ALUMINIUM STOREFRONT  
BLACK ANODIZED



3 PAINT - DUNN EDWARDS  
DE 6355 - TARNISH SILVER



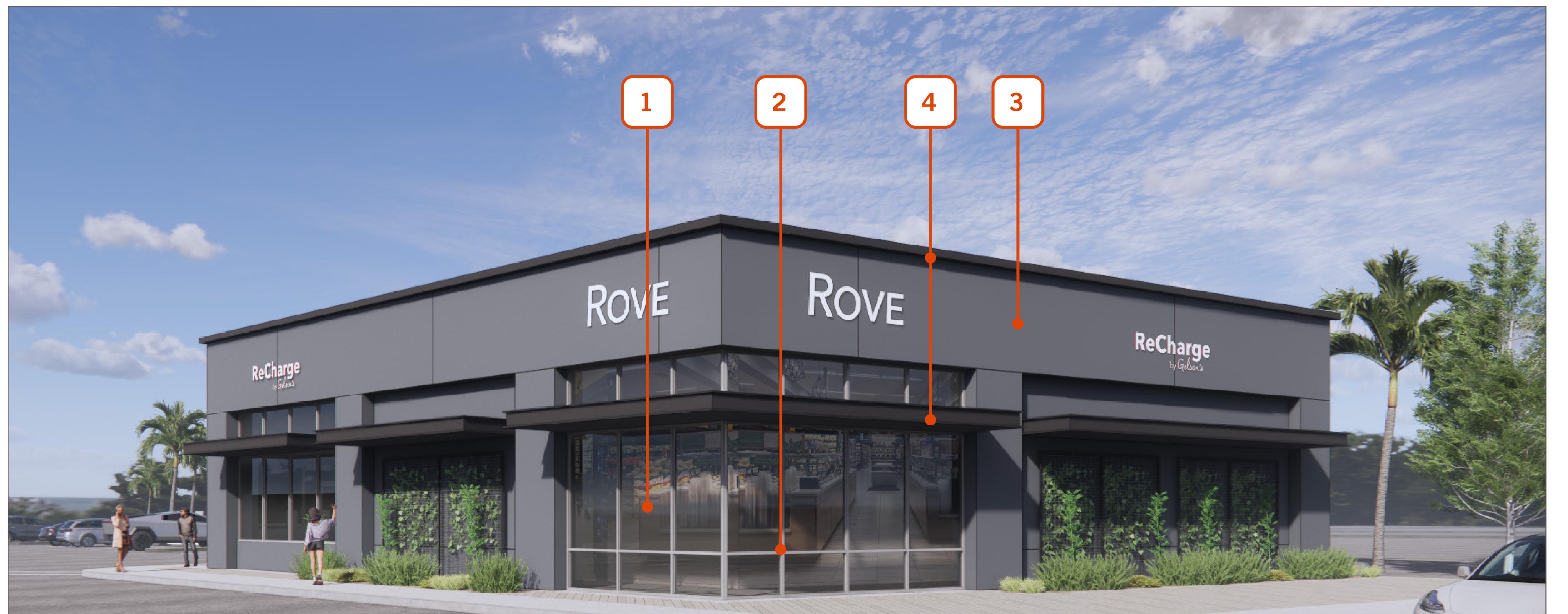
4 PAINT - DUNN EDWARDS  
DE 6364 - CAVERNOUS



5. BUFFTECH FENCING  
COLOR - ARCTIC BLEND



6. CMU WALL



## ROVE - OCEANSIDE

### MATERIAL BOARD

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

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

5/16/2025 7:04:42 PM

## WARE MALCOMB

CIVIL ENGINEERING  
ARCHITECTURE  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT

10 Eeliman  
Irvine CA 92618  
P 949.660.9128

A510

SHEET  
5/16/2025 7:04:42 PM

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 P 949.660.9128  
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 ARCHITECTURE  
 PLANNING  
 BRANDING  
 INTERIORS  
 BUILDING MEASUREMENT

## ROVE - OCEANSIDE

### SITE PHOTOGRAPHY

PA/PM: R. GALVEZ

DRAWN BY: C.B.C.G./S.A.

JOB NO.: IRV24-0002-00

SHEET

**A610**

11/04/2024 - ENTITLEMENT SET

5/16/2025 7:04:46 PM

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N. COAST HWY. NORTH SITE ENTRY (2)  
N.T.S.



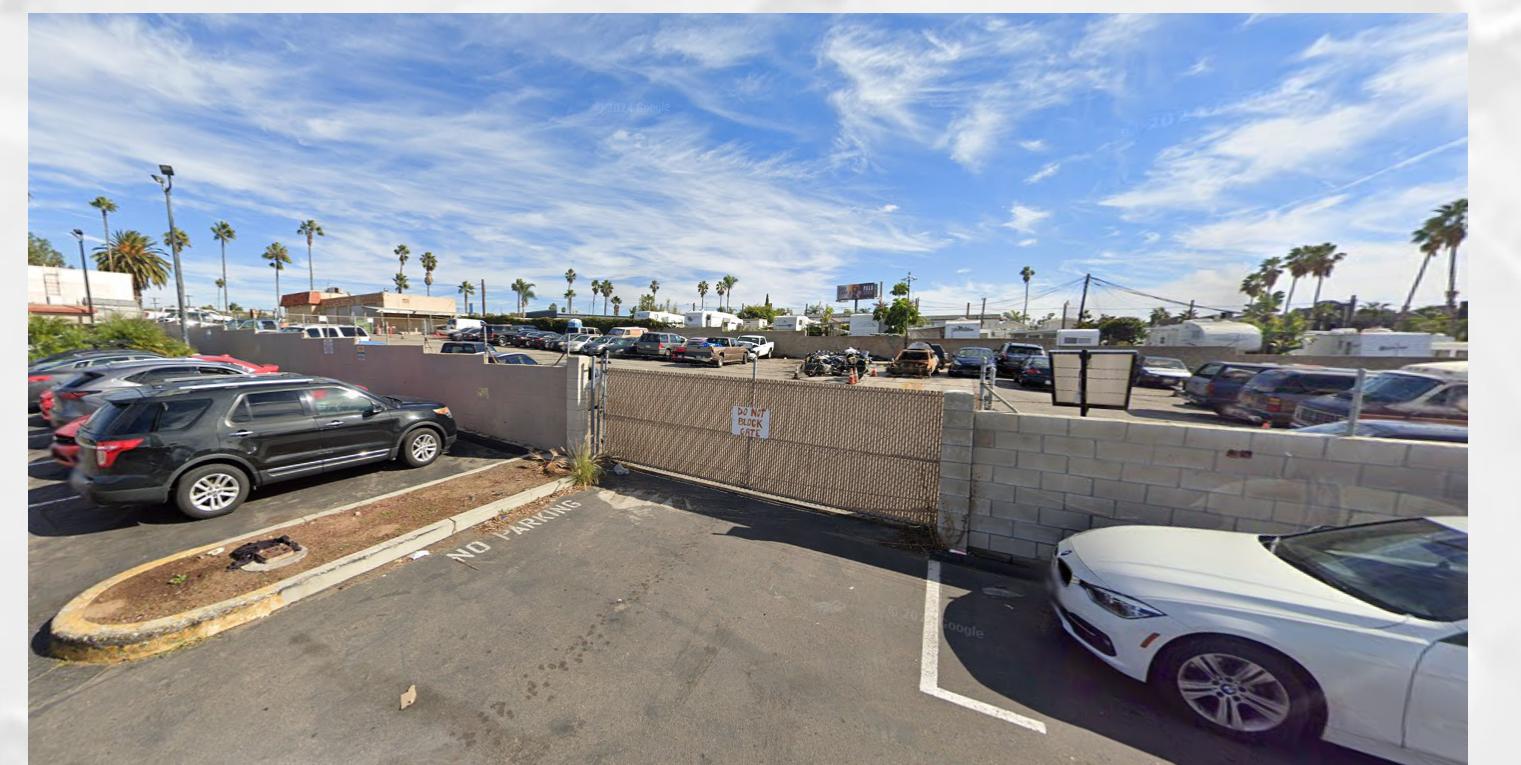
N. COAST HWY. EAST SITE CORNER (3)  
SCALE: 1/8" = 20'-0"

### EXISTING SITE PHOTOGRAPHY

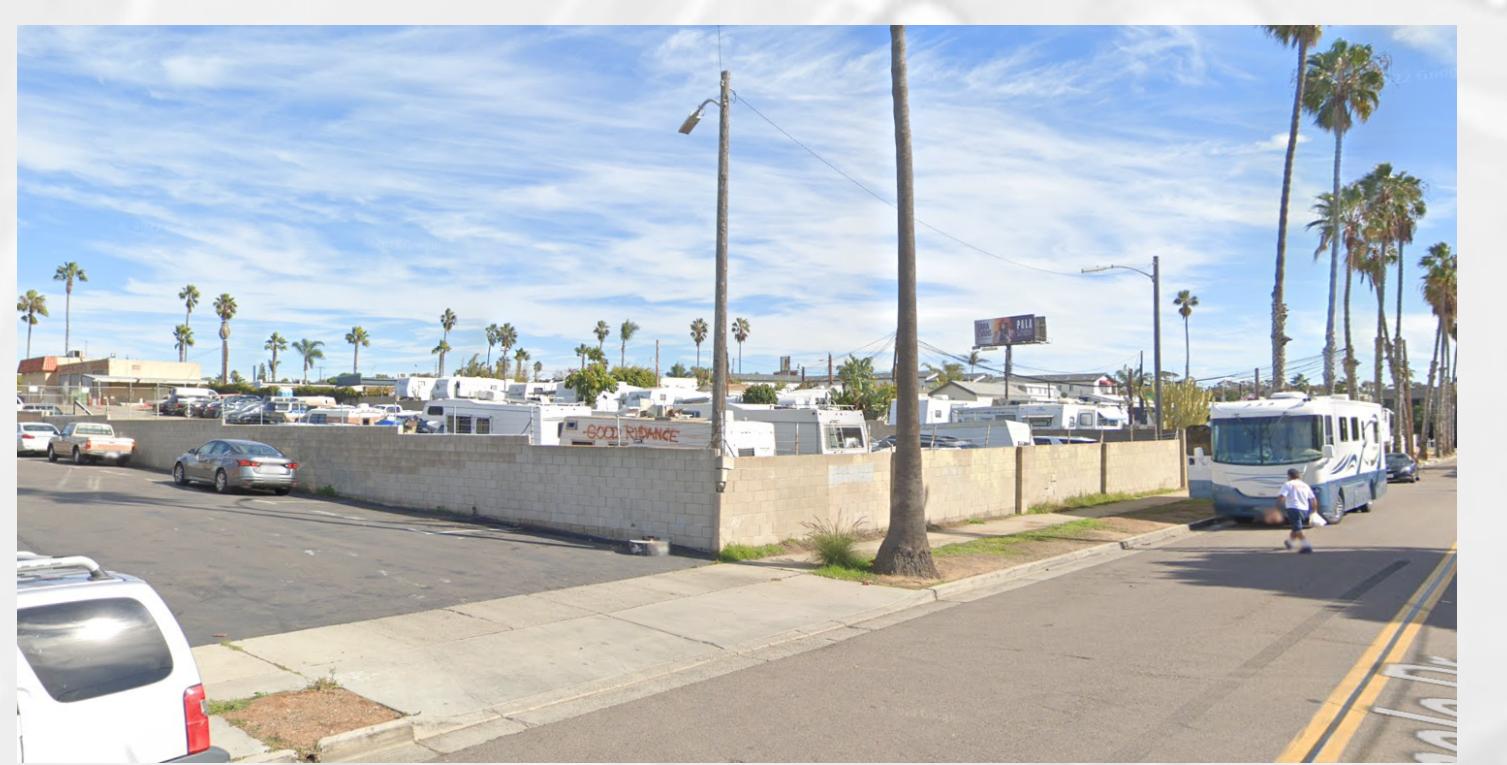
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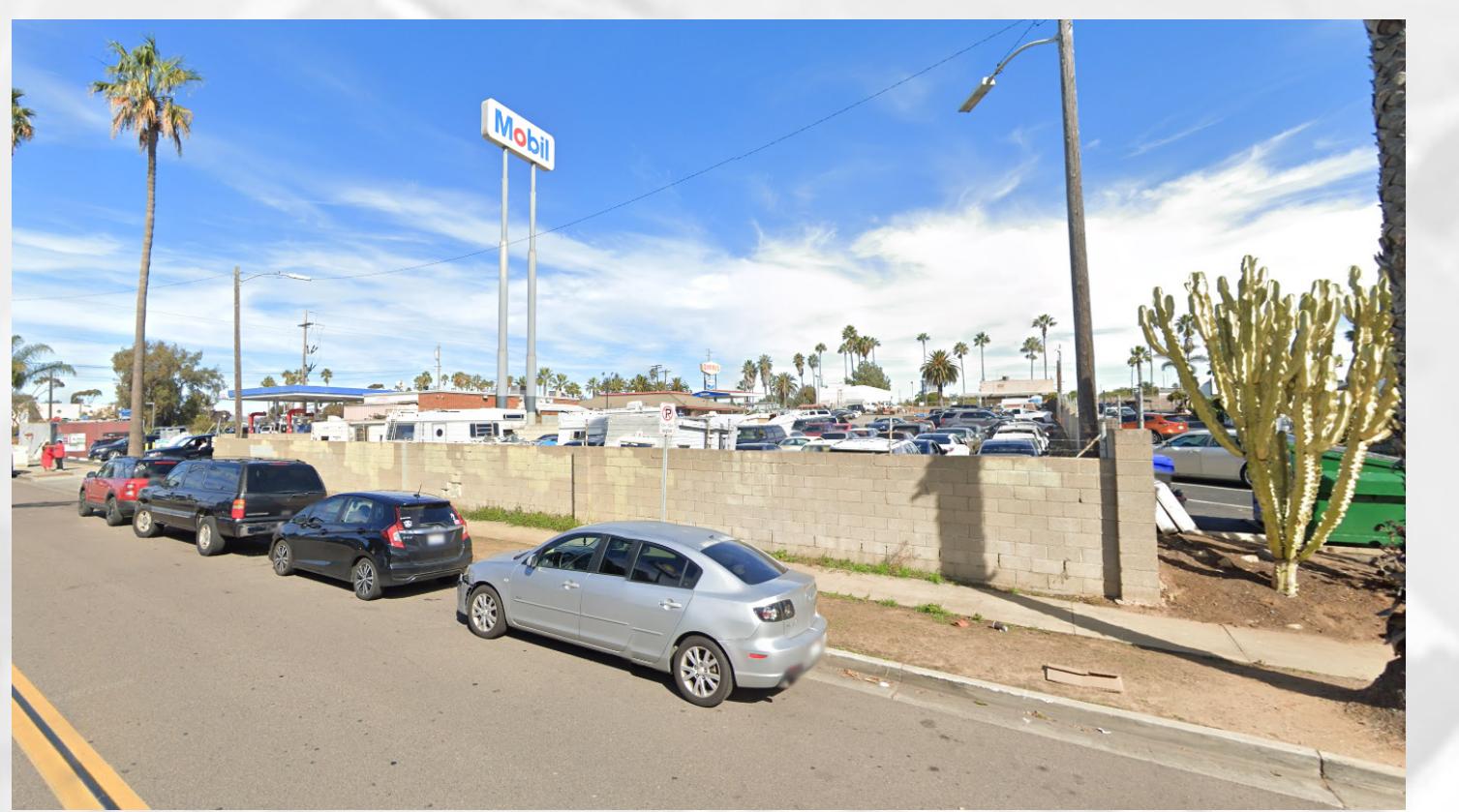
EAST PARKING LOT (4)  
SCALE: 1/8" = 1'-0"



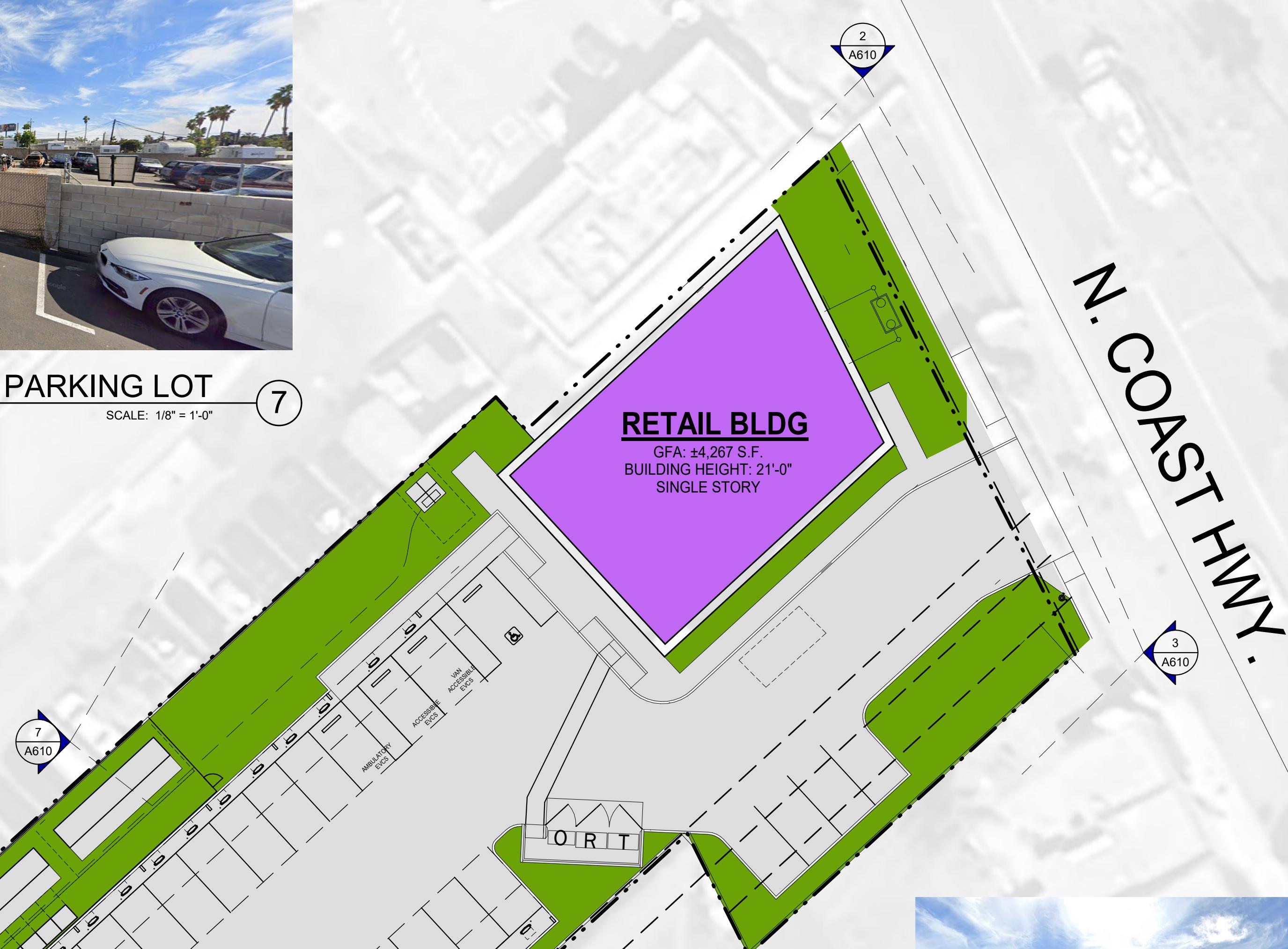
WEST PARKING LOT (7)  
SCALE: 1/8" = 1'-0"



CAMELO DR. WEST SITE CORNER (6)  
SCALE: 1/8" = 1'-0"



CAMELO DR. SITE BACK ENTRY (5)  
SCALE: 1/8" = 1'-0"

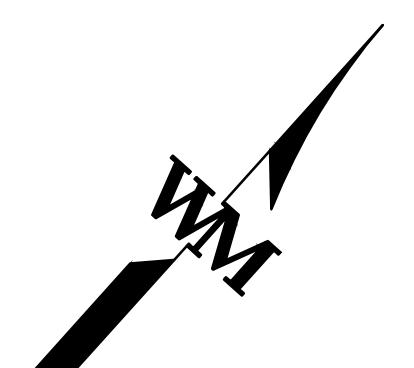
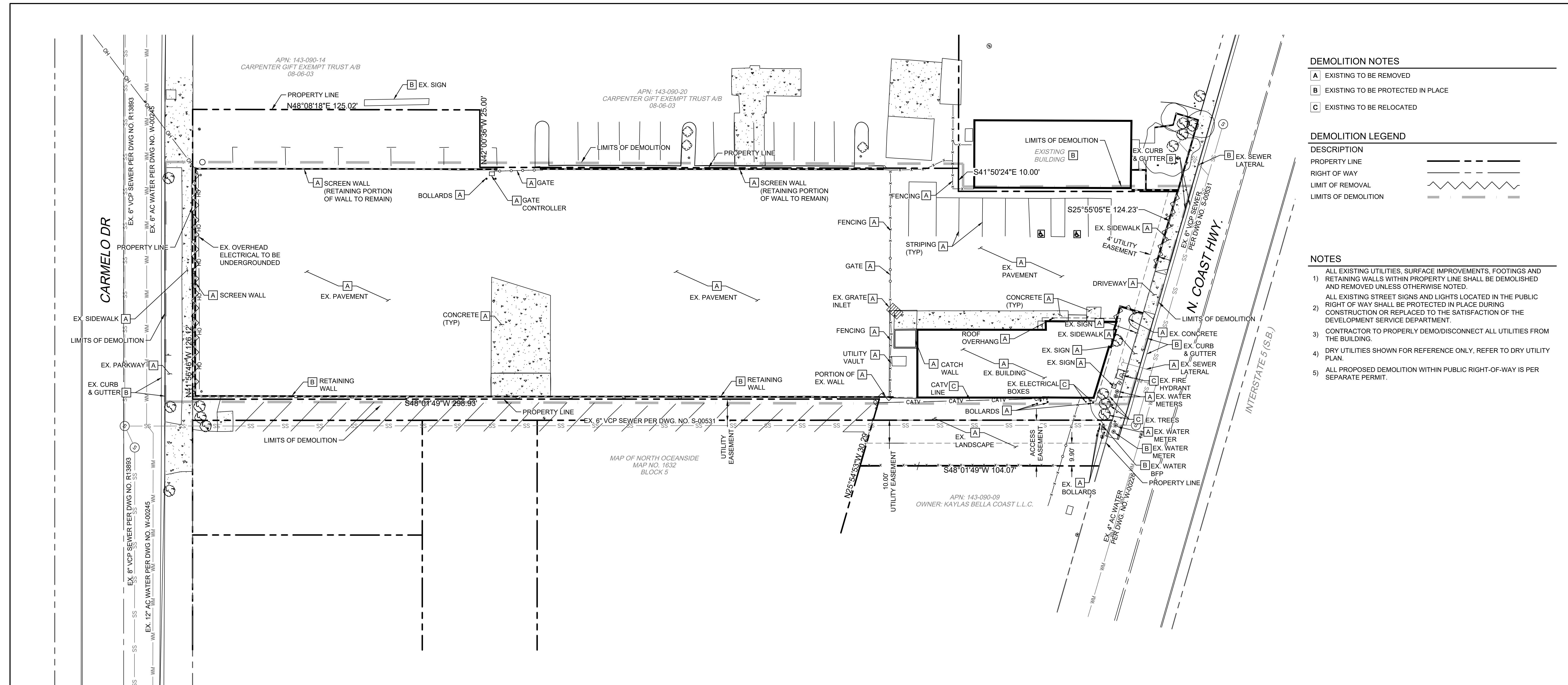


**RETAIL BLDG**  
 GFA: 4,267 S.F.  
 BUILDING HEIGHT: 21'-0"  
 SINGLE STORY

N. COAST HWY.

CAMELO DR.

1"=20'  
0 10' 20' 40'  
100'



SCALE: 1" = 20'

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 contractor's responsibility to field verify the location of all utilities prior to the commencement of any construction.

WDID NO. 9 XXXXXXXX FILE NO. EXX-XXXX

SHEET 1	CITY OF OCEANSIDE ENGINEERING DIVISION	4 SHEETS
PRECISE GRADING PLANS FOR ROVE OCEANSIDE		
<b>DEMOLITION PLAN</b>		
ACCEPTED BY		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 DATE:		
PREPARED UNDER THE DIRECTION OF		
REVIEWED BY: PLAN NUMBER		
SIGN: 51625 PRINT NAME: LUCAS CORSBIE, PE DATE: RD24-00005		



**WARE MALCOMB**  
CIVIL ENGINEERING

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

**GENERAL NOTE:**

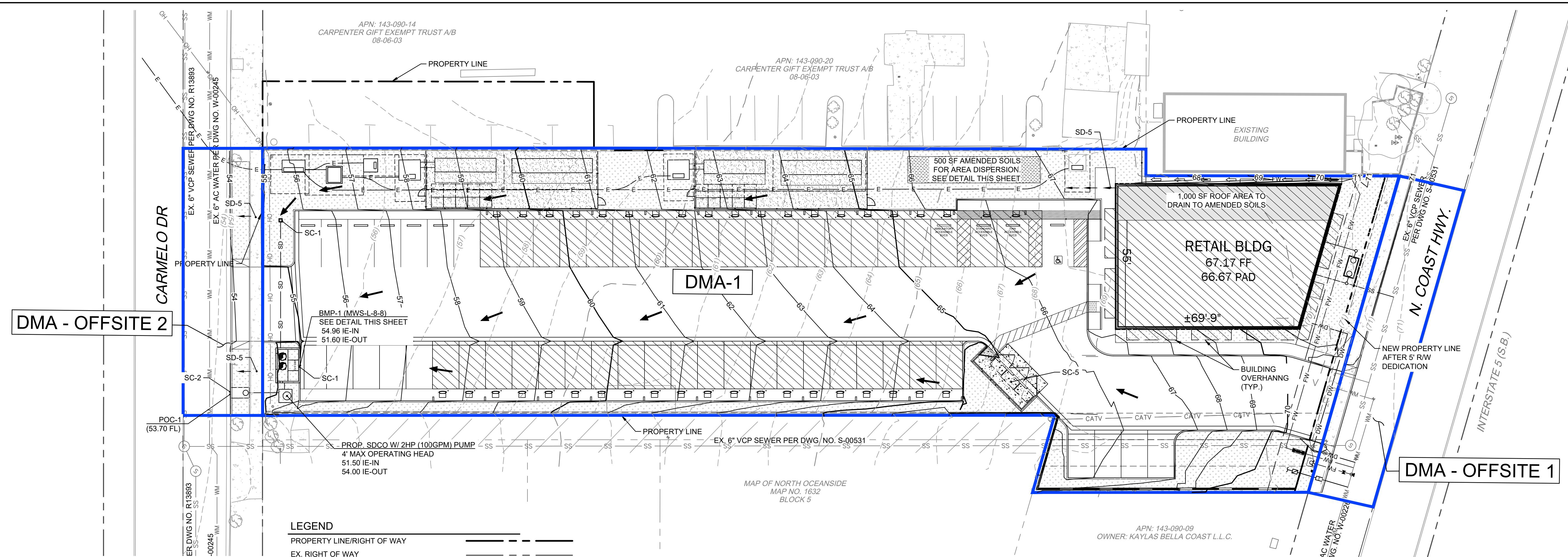
UNDERDRAIN PIPE SYSTEM IS TO PROVIDE ROUTING OF NUISANCE WATER TO MAINTAIN CONSISTENT MOISTURE LEVELS FOR GRASS MAINTENANCE. THE UNDERDRAIN PIPE SYSTEM IS NOT UTILIZED FOR PEAK FLOW ATTENUATION, WATER QUALITY COMPLIANCE OR A NECESSARY DRAINAGE FEATURE

APPROVED CHANGES:

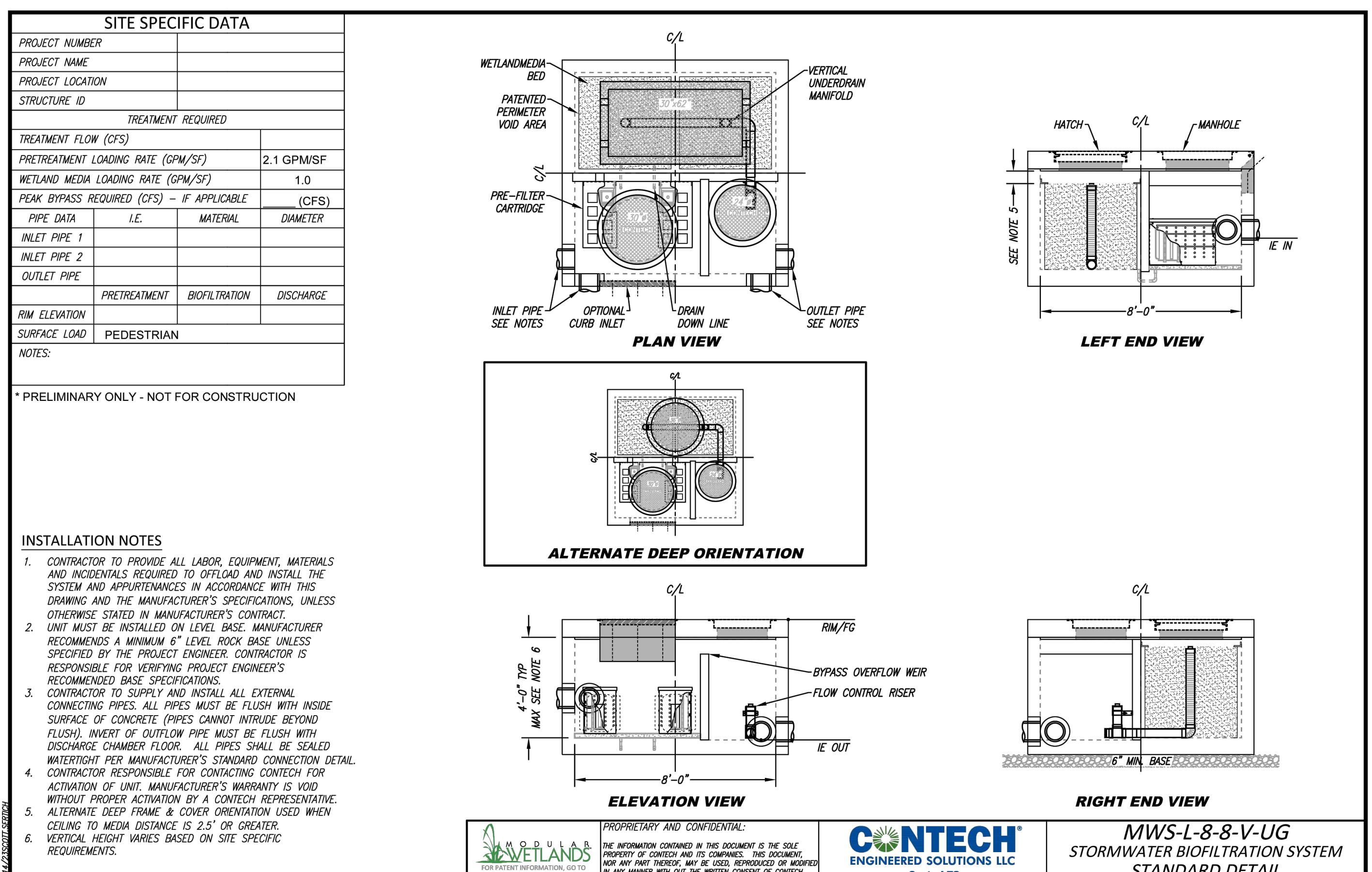
NO.	DESCRIPTION	APP'D	DATE
	DESCRIPTION: 4" USACOE BRASS DISK STAMPED "03968 1979".		
	LOCATION: ON CONCRETE FOUNDATION (+/-34' SOUTH OF FIRE HYDRANT AND 9.2' WEST OF HARBOR DRIVE CURB ACROSS THE STREET FROM OCEANSIDE BLOCK LETTER SIGN.		
	RECORD FROM: ROS 21787		
	ELEV: 9.63		DATUM: NAVD88







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



### DETAIL: MODULAR WETLAND SYSTEM (MWS)

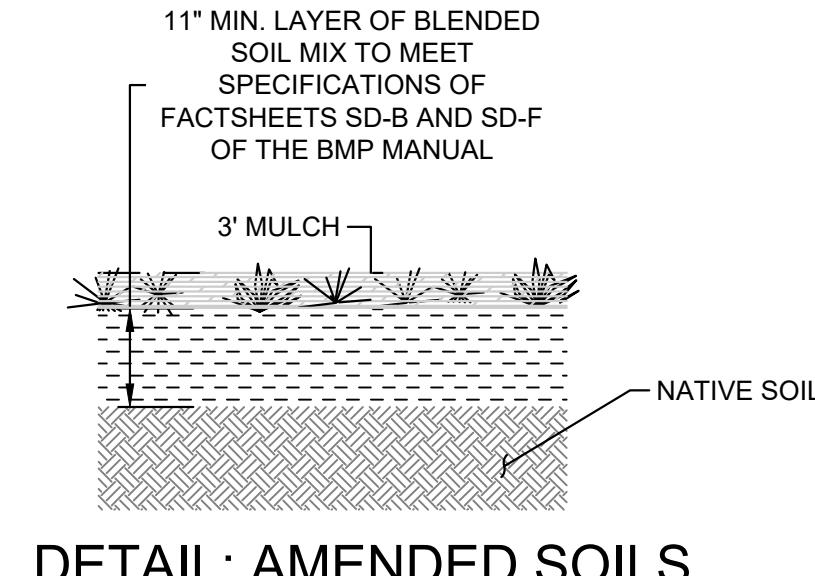
NOT TO SCALE

#### 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'D	DATE
	DESCRIPTION: 4" USACOE BRASS DISK STAMPED "03968 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



### DETAIL: AMENDED SOILS

SCALE: 1" = 20'

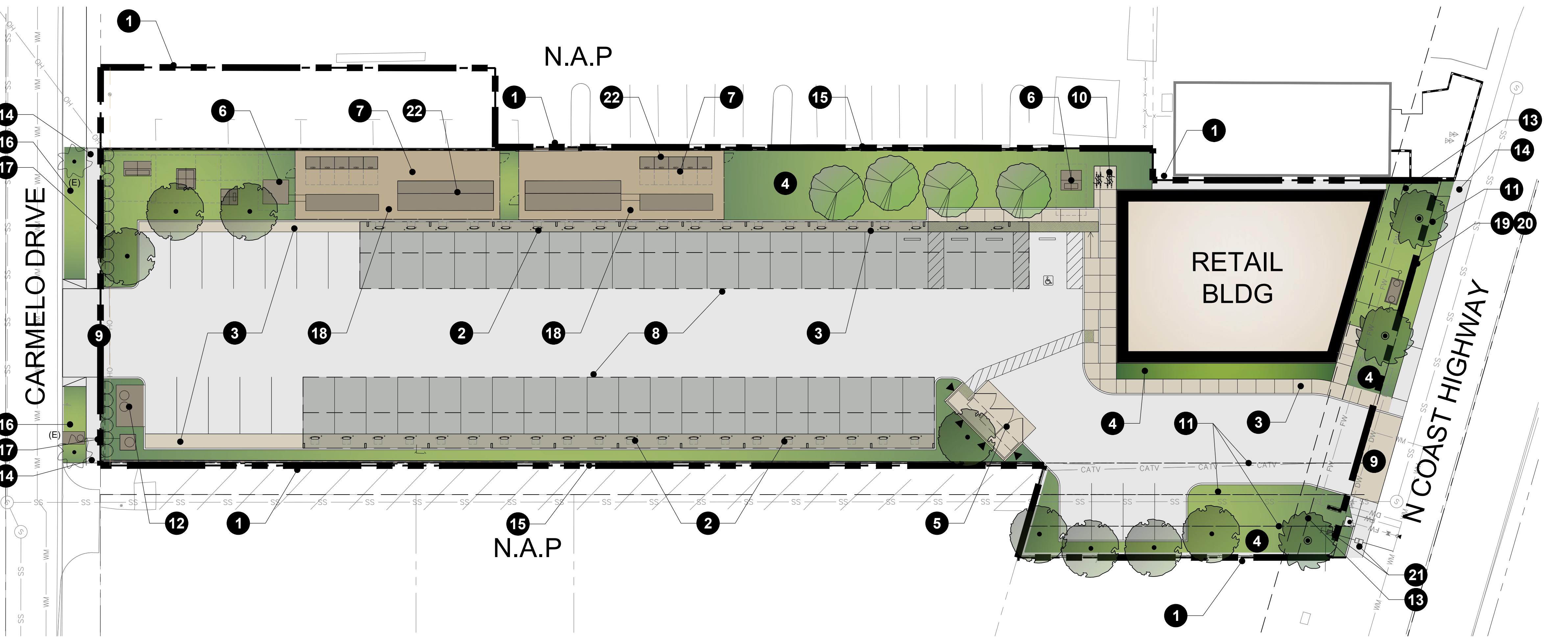
WARE MALCOMB assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.

WDID NO. 9 XXXXXXXX FILE NO. EXX-XXXX

SHEET 4	CITY OF OCEANSIDE ENGINEERING DIVISION	4 SHEETS
PRECISE GRADING PLANS FOR ROVE OCEANSIDE		
<b>BMP PLAN</b>		
ACCEPTED BY		
CITY ENGINEER: BRIAN K. THOMAS P.E. 60907 DATE:		
PREPARED UNDER THE DIRECTION OF REVIEWED BY: PLAN NUMBER		
SIGN: 51625 PRINT NAME: LUCAS CORSBIE, PE DATE: RD24-00005		

## ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054



### PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE / FORM	DESCRIPTION	WATER USE (WUCOLS)
<b>TREES</b>					
	ARUBUTUS 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.	STREET FRONTOAGE TREE	LOW
<b>SHRUBS</b>					
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL. / 30" O.C.	SUCCULENT ACCENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL. / 24" O.C.	SUCCULENT ACCENT
	ALO STR	ALOE STRIATA	CORAL ALOE	15 GAL. / 30" O.C.	SUCCULENT ACCENT
	ASP DEN	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL. 24"	EVERGREEN SHRUB
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	STRAPPY ACCENT
	DIA VAR	DIANELLA T. 'VARIEGATA'	VARIEGATA FLAX LILY	5 GAL. / 30" O.C.	STRAPPY ACCENT
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. / 18" O.C.	ORNAMENTAL GRASS
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 36" O.C.	FLOWERING LOW SHRUB
	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL. / 36" O.C.	GROUND COVER
	OLE MON	OLIE EUROPEA MONTRA	LITTLE OLLIE DWARF OLIVE	5 GAL. / 48" O.C.	SCREENING SHRUB
<b>VINES</b>					
	FIC PUM	FICUS PUMILA	CREEPING FIG	5 GAL. / STAKED	CLINGING VINE
<b>DECORATIVE ROCK</b>					

### EXISTING PLANT SCHEDULE

TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	DESCRIPTION	PROTECT IN PLACE	COMMENTS
	ARUBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	36" BOX / MULTI	ACCENT TREE	LOW
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.					
	WASHINGTONIA ROBUSTA	MEXICAN FAN PALM		PROTECT IN PLACE	
<b>SHRUBS</b>					
	AGA BF	AGAVE 'BLUE FLAME'	BLUE FLAME AGAVE	15 GAL. / 30" O.C.	SUCCULENT ACCENT
	ALO BE	ALOE 'BLUE ELF'	BLUE ELF ALOE	1 GAL. / 24" O.C.	SUCCULENT ACCENT
	ALO STR	ALOE STRIATA	CORAL ALOE	15 GAL. / 30" O.C.	SUCCULENT ACCENT
	ASP DEN	ASPARAGUS DENSIFLORUS	ASPARAGUS FERN	1 GAL. 24"	EVERGREEN SHRUB
	CAR DIV	CAREX DIVULSA	BERKELEY SEDGE	1 GAL. / 24" O.C.	ORNAMENTAL GRASS
	DIA LR	DIANELLA 'LITTLE REV'	LITTLE REV FLAX LILY	1 GAL. / 24" O.C.	STRAPPY ACCENT
	DIA VAR	DIANELLA T. 'VARIEGATA'	VARIEGATA FLAX LILY	5 GAL. / 30" O.C.	STRAPPY ACCENT
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL. / 18" O.C.	ORNAMENTAL GRASS
	LAN NG	LANTANA 'NEW GOLD'	NEW GOLD LANTANA	5 GAL. / 36" O.C.	FLOWERING LOW SHRUB
	MYO PAR	MYOPORUM PARVIFOLIUM 'PINK'	PINK MYOPORUM	1 GAL. / 36" O.C.	GROUND COVER
	OLE MON	OLIE EUROPEA MONTRA	LITTLE OLLIE DWARF OLIVE	5 GAL. / 48" O.C.	SCREENING SHRUB
<b>VINES</b>					
	FIC PUM	FICUS PUMILA	CREEPING FIG	5 GAL. / STAKED	CLINGING VINE
<b>DECORATIVE ROCK</b>					

### 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**

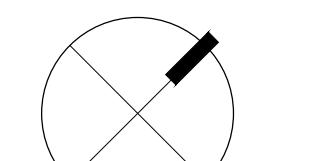
**STREET TREES AND OTHER TREES SHALL BE SPACED:**

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 PROVIDED 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.



0 10 20 40 60

### LEGEND

- PROPERTY LINE
- EV CHARGING STATION
- CONCRETE SIDEWALK
- DROUGHT TOLERANT LANDSCAPE WITH DG GROUNDCOVER
- TRASH ENCLOSURE
- TRANSFORMER
- ENCLOSED UTILITY YARD
- SHADE STRUCTURE
- ENTRANCE / EXIT
- BIKE PARKING
- UTILITY EASEMENT
- BMP EQUIPMENT
- BUILDING SETBACK
- EXISTING SIDEWALK
- EXISTING MASONRY WALL
- OFFSITE PROPOSED LANDSCAPING
- SCREENING HEDGE
- DECOMPOSED GRANITE PAVING
- NEW PROPERTY LINE
- RIGHT OF WAY
- NEW 1" IRRIGATION METER & RP BACKFLOW
- UTILITY EQUIPMENT

PRELIMINARY LANDSCAPE PLAN	
DATE	REMARKS
05/16/25	SD SET PC #2
01/06/26	SD SET PC #3
01/22/26	SD SET PC #4

PAPM:	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



AGAVE 'BLUE FLAME' / BLUE FLAME AGAVE



LANTANA 'NEW GOLD' / NEW GOLD LANTANA



ALOE 'BLUE ELF' / BLUE ELF ALOE



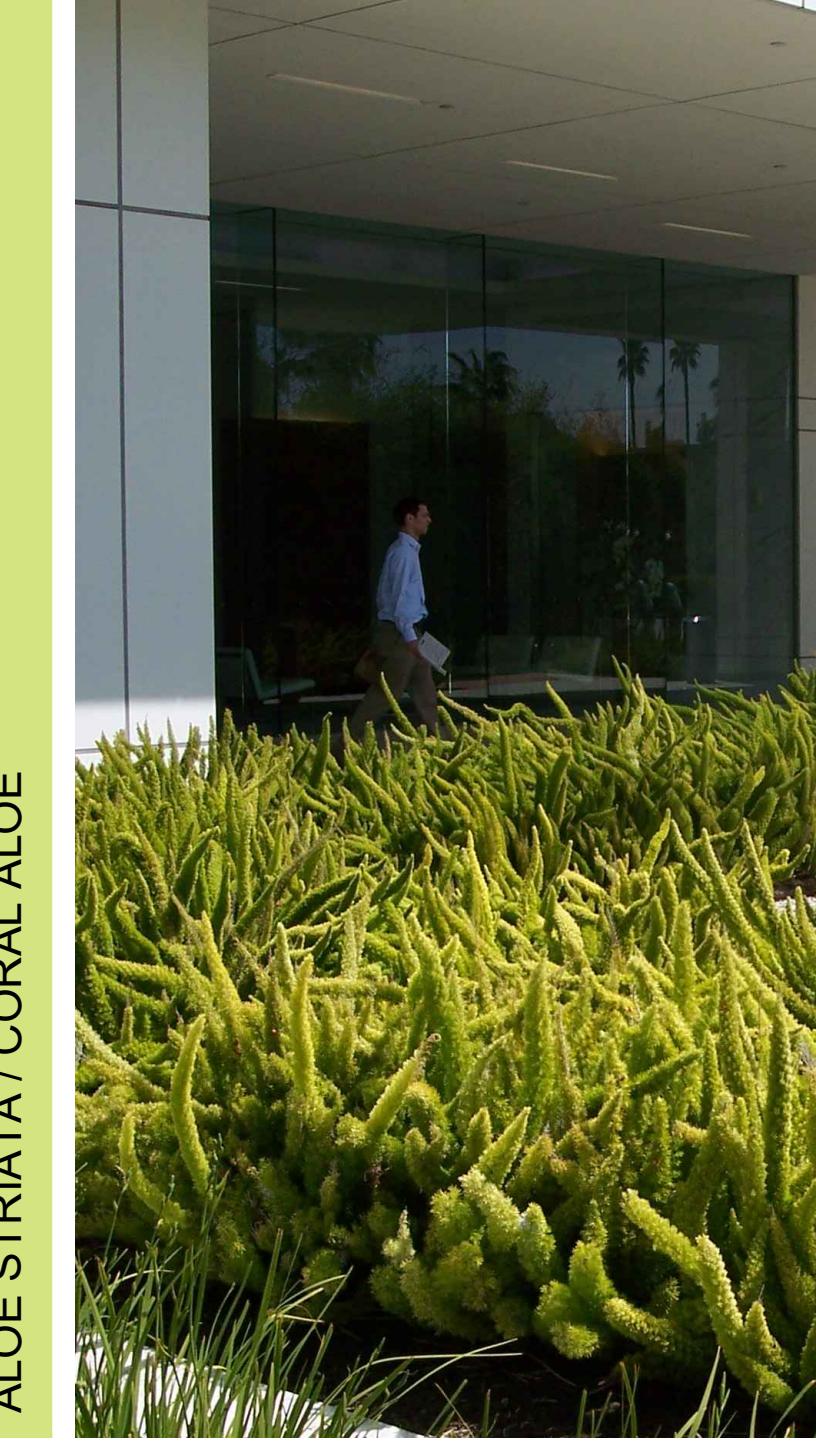
MYOPORUM PARVIFOLIUM 'PINK' / PINK MYOPORUM



ALOE STRIATA / CORAL ALOE



FICUS PUMILA / CREEPING FIG



ASPARAGUS DENSIFLORUS / ASPARAGUS FERN

## ROVE - OCEANSIDE

## PLANT MATERIAL IMAGERY

PAV/PM:	RLA	REMARKS:	
DRAWN BY:	RLA	SD SET PC 42	SD SET PC 43
JOB NO.:	IRV24-0002-00	SD SET PC 44	

SHEET

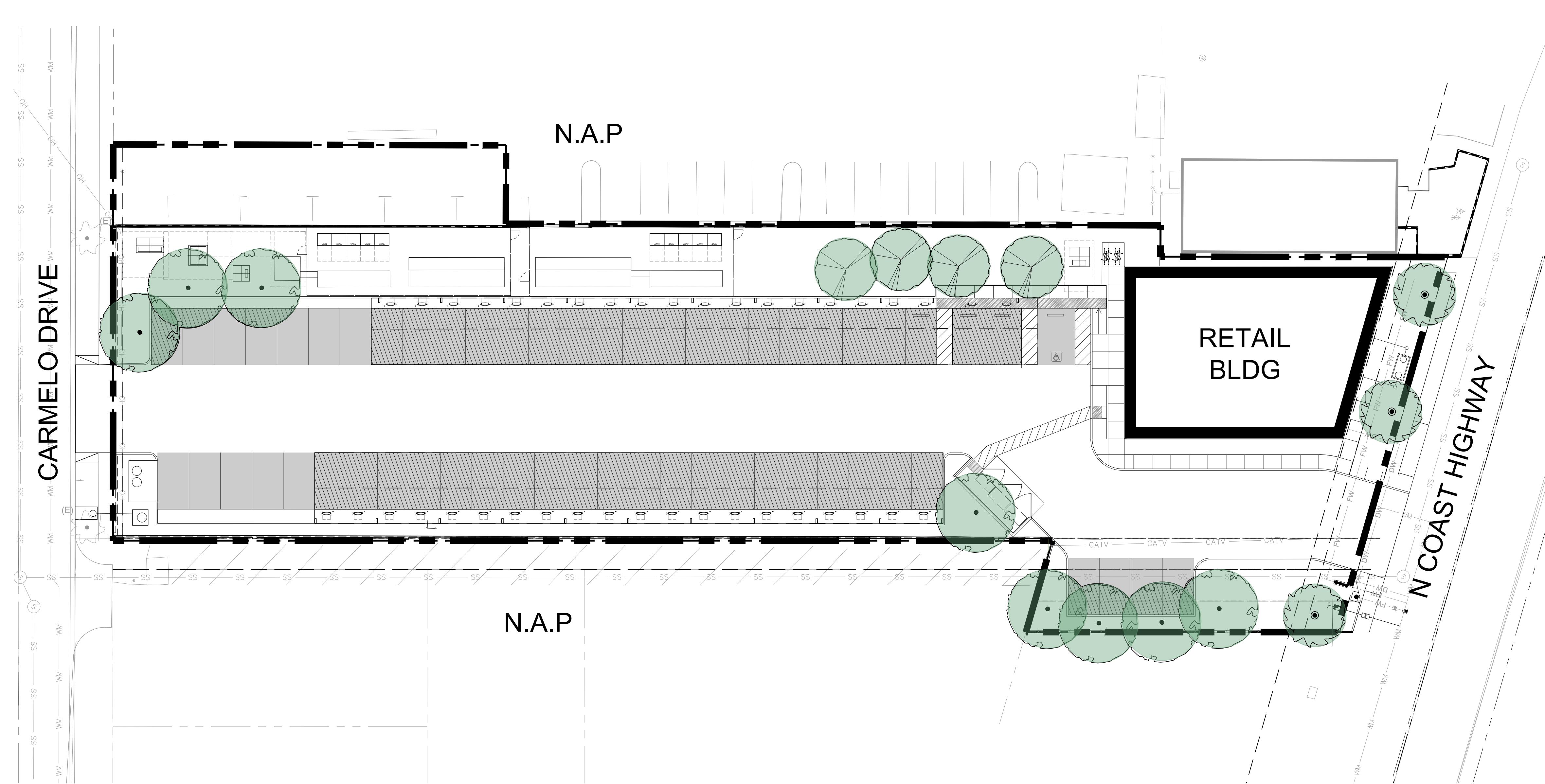
L2.1



## WARE MALCOMB

10 Erieham  
Irvine, CA 92618  
949.387.1323  
RIDGELAC.COM

CIVIL ENGINEERING  
PLANNING  
BRANDING  
INTERIORS  
BUILDING MEASUREMENT



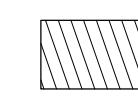
## PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	MIN. SIZE / FORM	DESCRIPTION	WATER USE (WUCOLS)
<b>TREES</b>					
	ARBITUS 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	ALEPO PINE	24" BOX / STD.	STREET FRONTAGE TREE	LOW

## 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 S.F. (.18 AC)  
 PROVIDED % 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

## 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.

## 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

0 10 20 30 40 50 60

L3.1



## ROVE - OCEANSIDE

1591 NORTH COAST HIGHWAY,  
OCEANSIDE, CALIFORNIA 92054

## SHADE PLAN

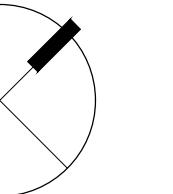
DATE	REMARKS
05/16/25	SD SET PC #2
01/06/26	SD SET PC #3
01/22/26	SD SET PC #4

PA/PM: RLA

DRAWN BY: RLA

JOB NO.: IRV24-0002-00

SHEET



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