

¹AGENDA
OCEANSIDE DEVELOPER'S CONFERENCE

Wednesday, February 12, 2020, 9:30 a.m.
City Hall South, 1st Floor, Guajome Room

1. 9:30 -10:30 a.m. Proposed bed and breakfast (3 bedrooms in a proposed second story) with an art studio on the lower level located at 708 Civic Center Drive

Zoning: CP (Commercial Professional)
Land Use: Professional Commercial
Neighborhood Area: Townsite
Assessor Parcel Number: 147-103-13
Contact Person: Paul Longton
Email: pjlongton@gmail.com

2. 10:30 - 11:30 a.m. Proposed 3,885 SF express drive-thru car wash with 24 vacuum stalls on a 2.24 acre vacant lot located at 3141 Oceanside Blvd.

Zoning: IG (General Industrial)
Land Use: General Industrial
Neighborhood Area: Ivey Ranch/Rancho del Oro
Assessor Parcel Number: 162-050-42
Contact Person: Jeff Wright
Email: jeff@onpointdev.com

Attachments:

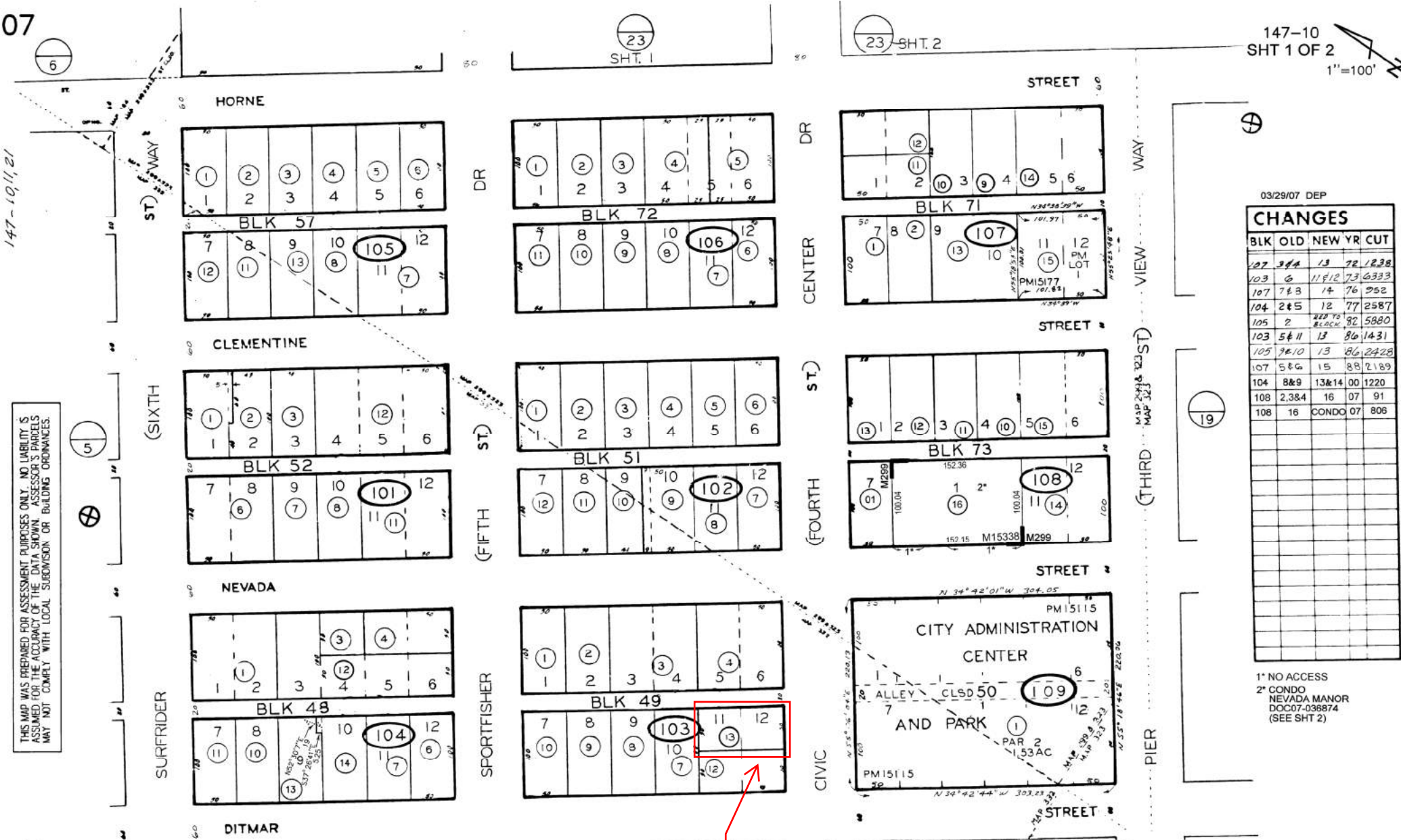
1. Parcel Map
2. Project Description Letter
3. Conceptual Site Plans
4. Vicinity/Regional Maps

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.*

07

147-101,21

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.



147-10 SHT 1 OF 2
1"=100'

03/29/07 DEP

CHANGES					
BLK	OLD	NEW	YR	CUT	
107	344	13	72	1238	
103	6	11/8/12	73	6333	
107	743	14	76	252	
104	245	12	77	2587	
105	2	222 TO BLACK	82	5880	
103	5411	13	86	1431	
105	9410	13	86	2428	
107	546	15	88	2189	
104	849	13&14	00	1220	
108	2,384	16	07	91	
108	16	CONDO	07	806	

1" NO ACCESS
2" CONDO NEVADA MANOR DOC07-036874 (SEE SHT 2)

Project Site

MAP 15338 - NEVADA MANOR
MAP 332 - MYERS' & MC COMBERS ADD - BLKS 48-52 & 57
MAP 299 - MC NEILS ADD TO OCEANSIDE
& MAP 323 - HORNES ADD BLKS 50, 51, 57 & 71-73 ROS 10775

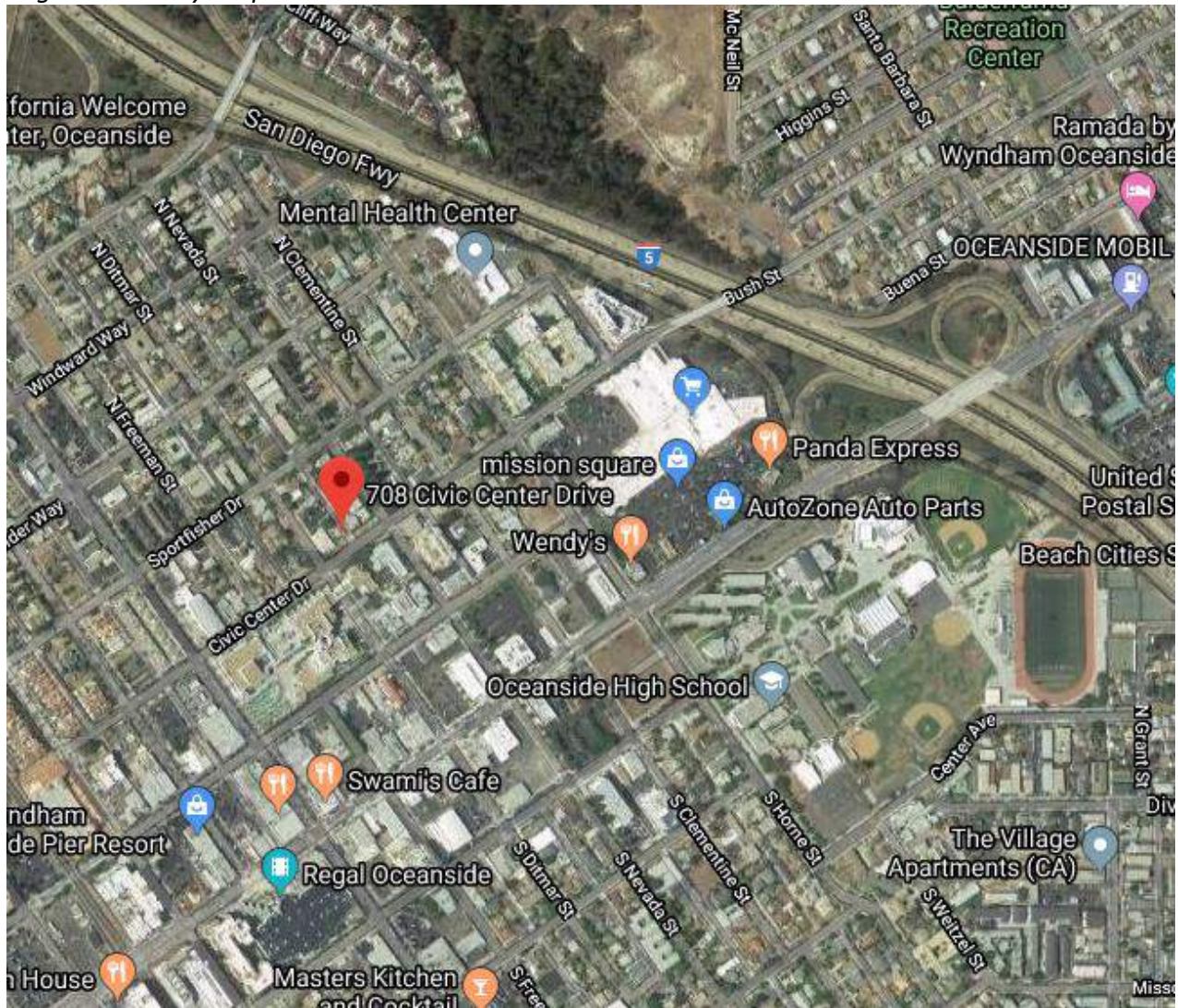
Project Description- 708 Civic Center Drive

House was built in the 20's and later became offices. The current owner, Macy Steiner, wants to retain the front half of the building, demolish the back half, add SF area to the back (including garages) and add a 2nd story.

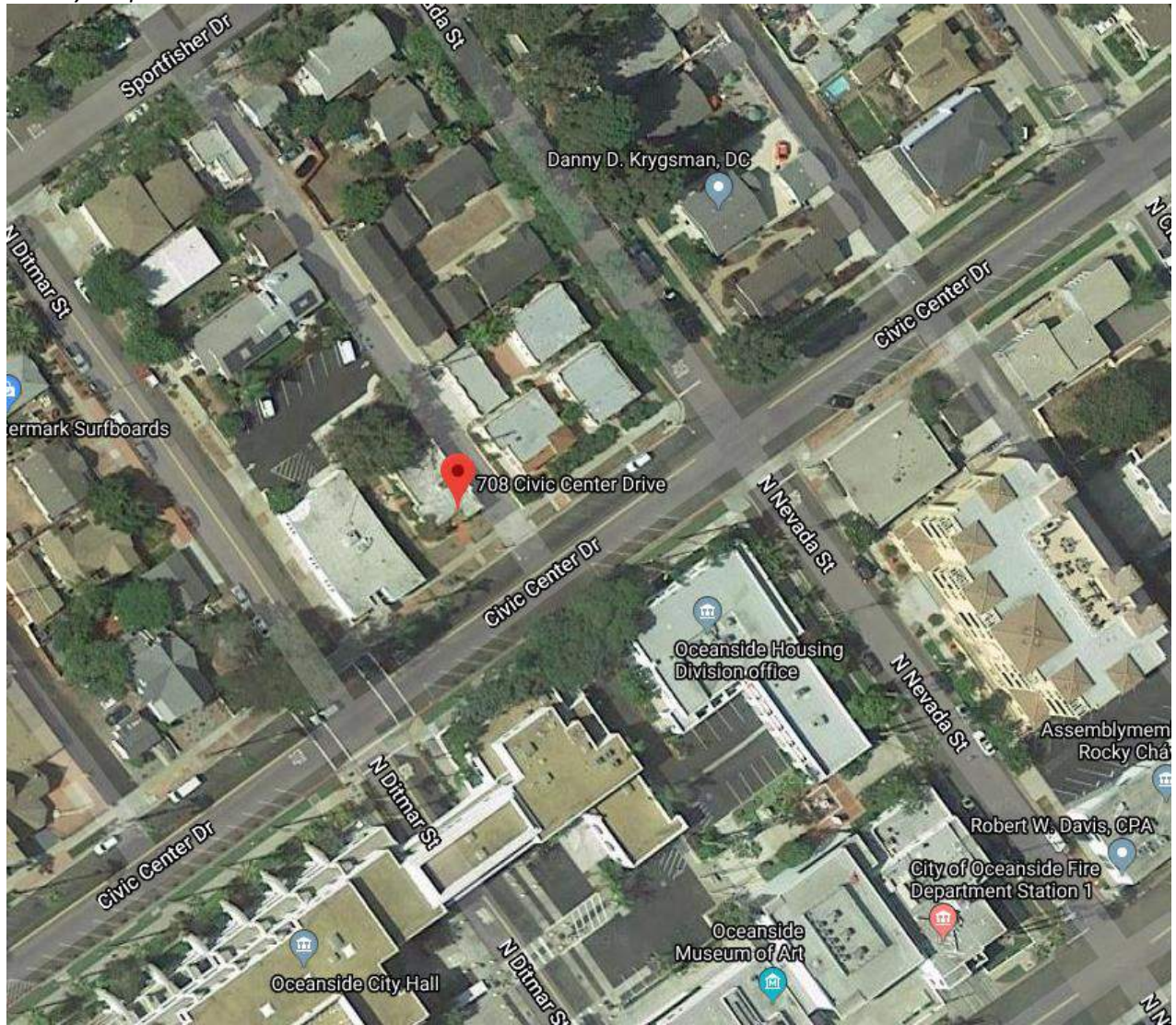
The front half is the portion of the building that has really nice period woodwork. The back half to be demolished appears to be a later addition without much in the way of elegance.

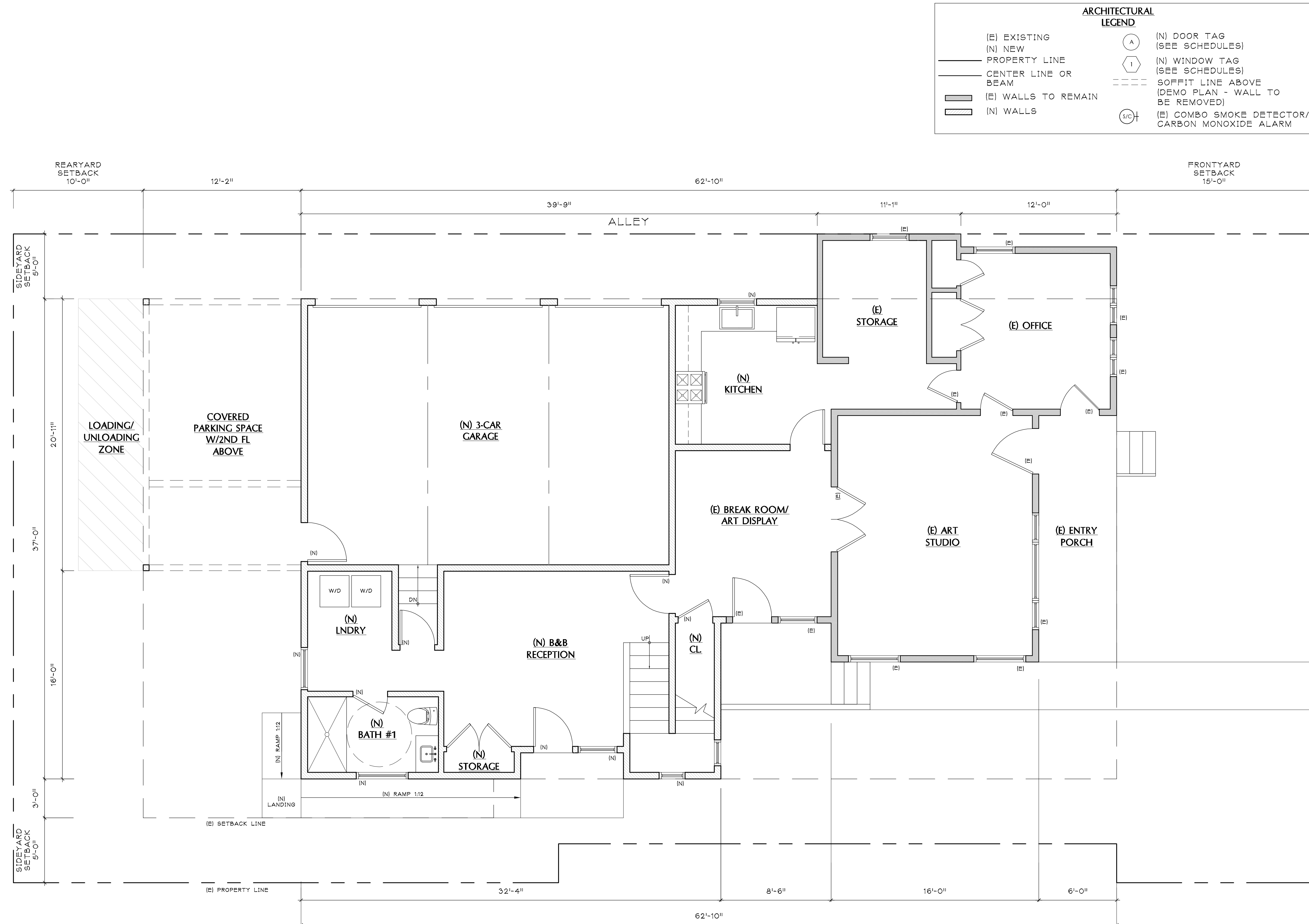
Macy would maintain the front half/downstairs as an art studio. Upstairs will be 3 bedrooms for a proposed Bed and Breakfast.

Regional Vicinity Map

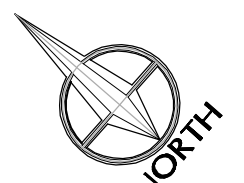


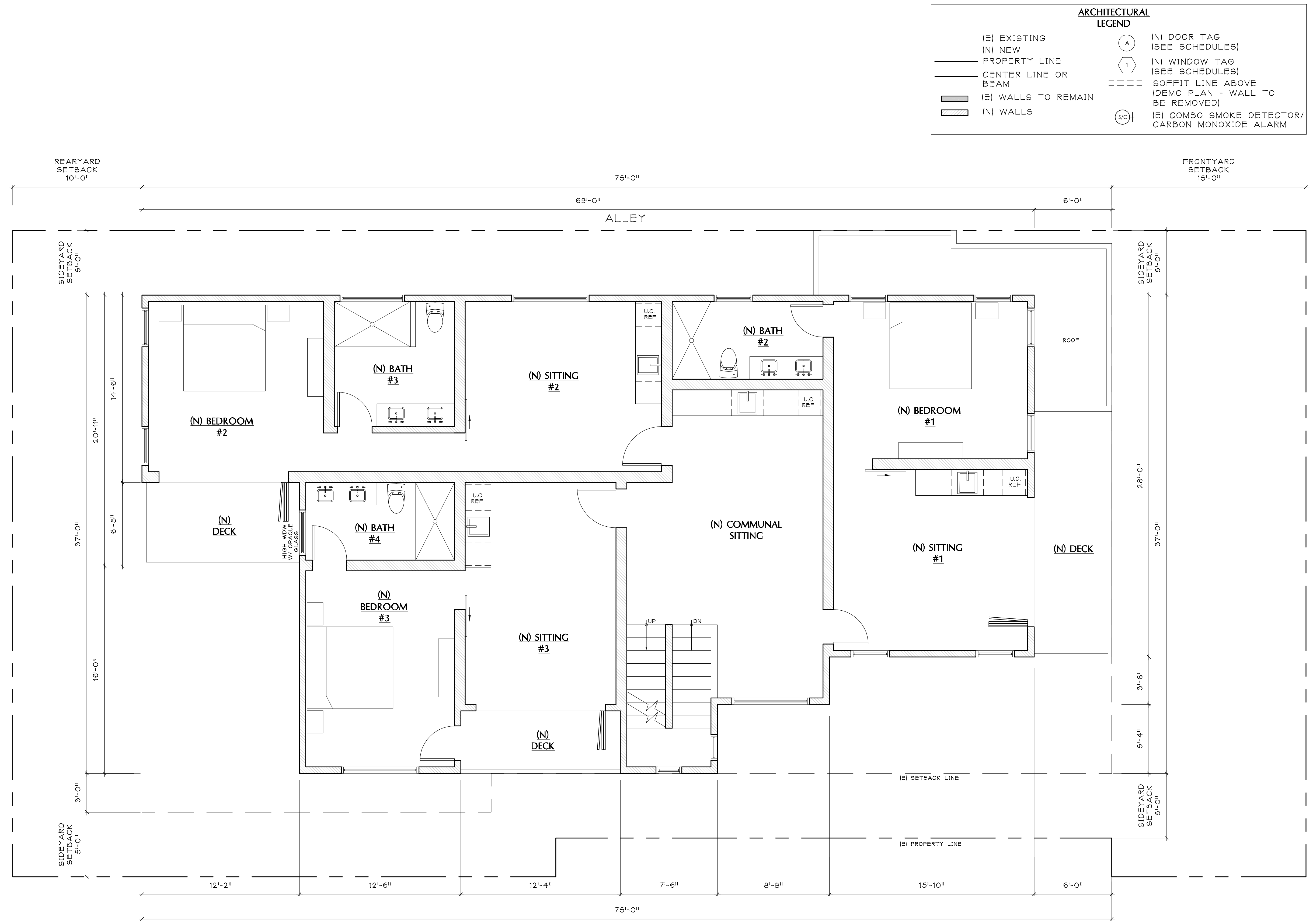
Vicinity Map



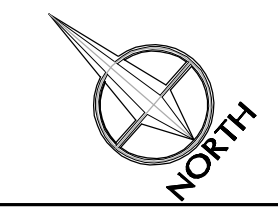


1 NEW - LOWER FLOOR PLAN
 SCALE: 1/4"=1'-0"

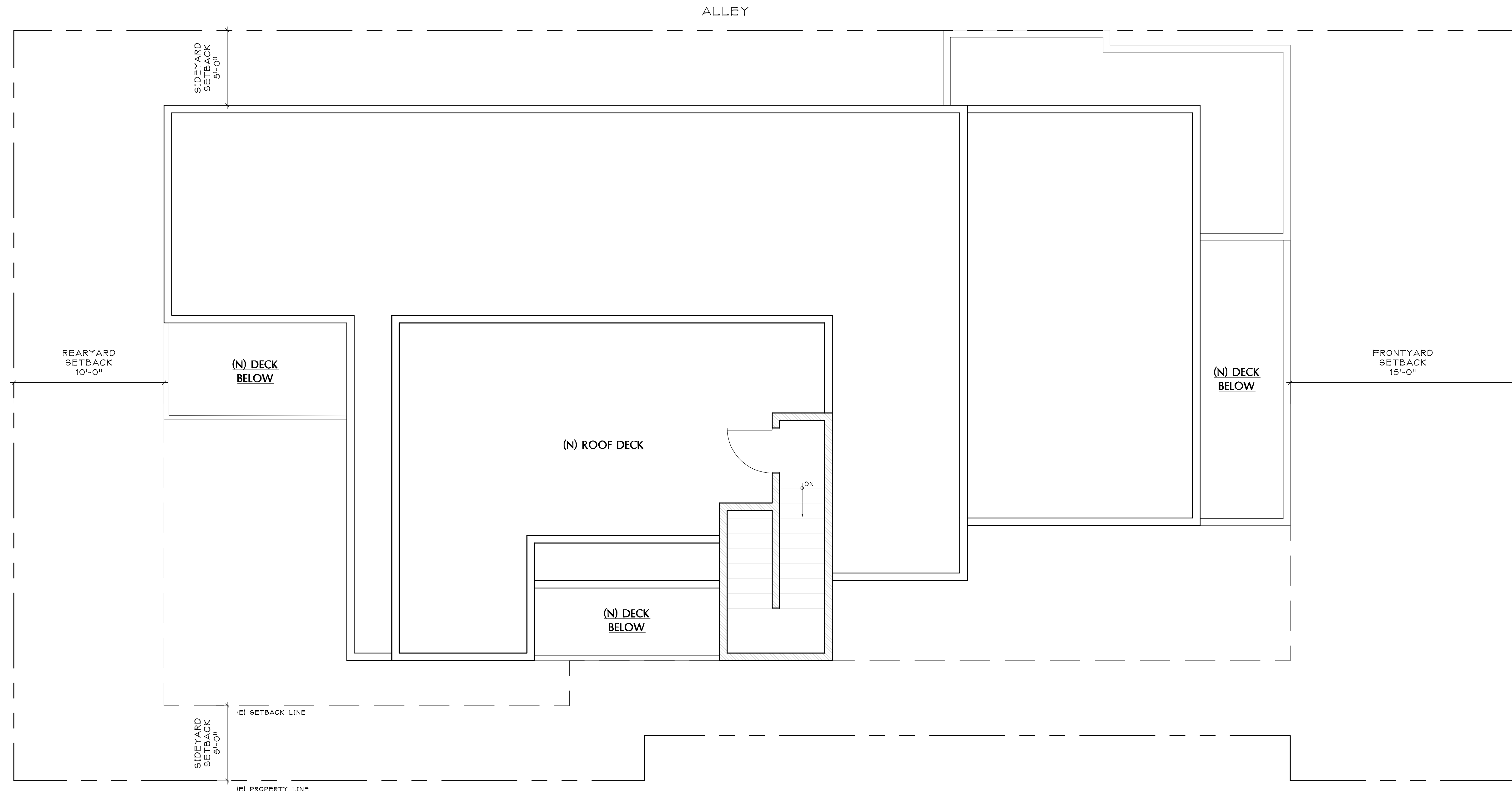




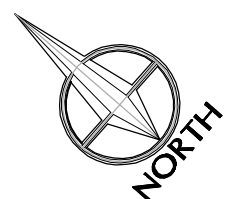
1 NEW - UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"

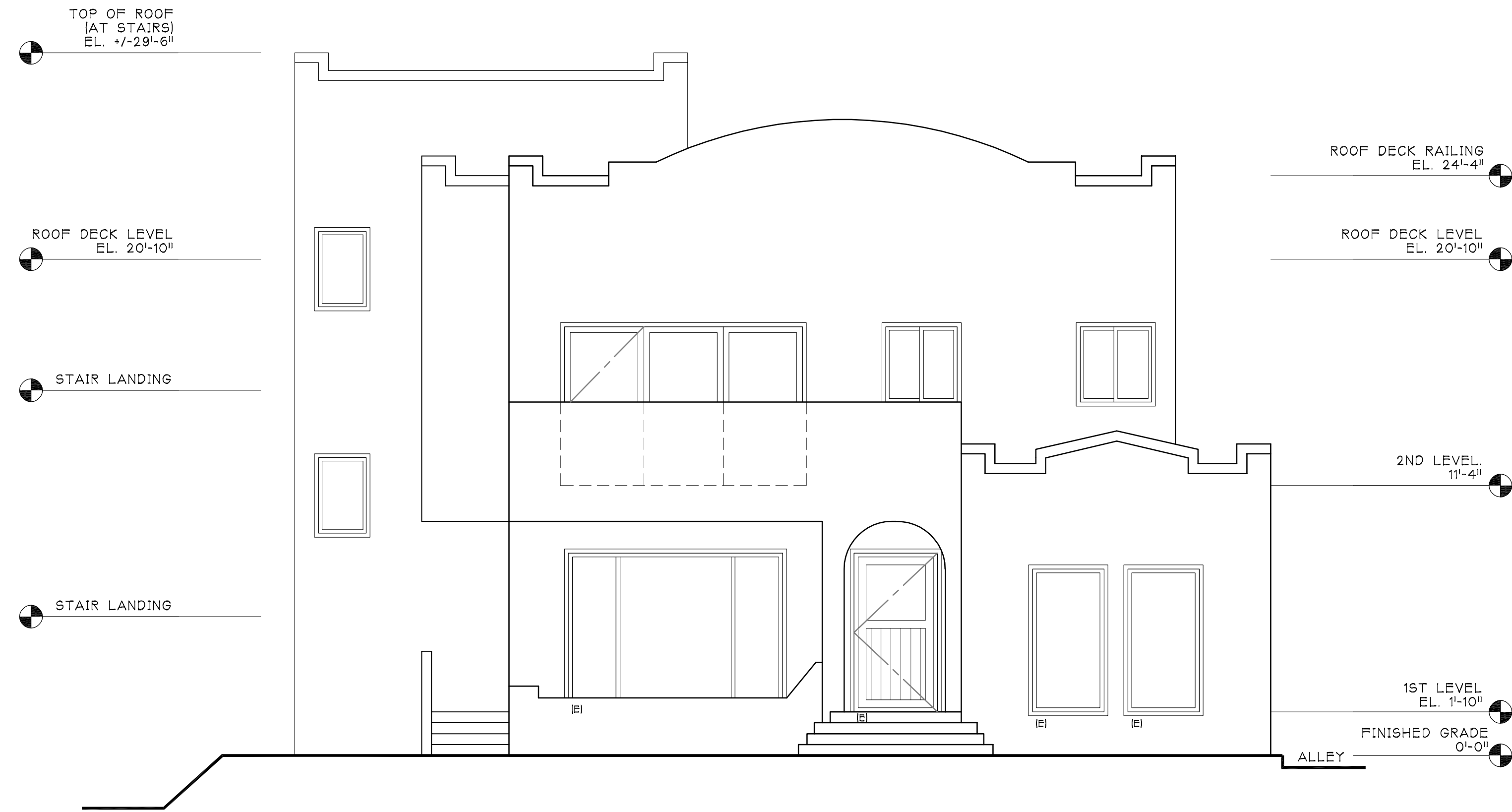


ARCHITECTURAL LEGEND	
(E) EXISTING	(N) DOOR TAG (SEE SCHEDULES)
(N) NEW	(N) WINDOW TAG (SEE SCHEDULES)
— PROPERTY LINE	--- SOFFIT LINE ABOVE (DEMO PLAN - WALL TO BE REMOVED)
— CENTER LINE OR BEAM	(E) COMBO SMOKE DETECTOR/ CARBON MONOXIDE ALARM
▬ (E) WALLS TO REMAIN	
▬ (N) WALLS	
	(A) (N) WINDOW TAG (SEE SCHEDULES)
	(1) (N) WINDOW TAG (SEE SCHEDULES)
	(S/C)†

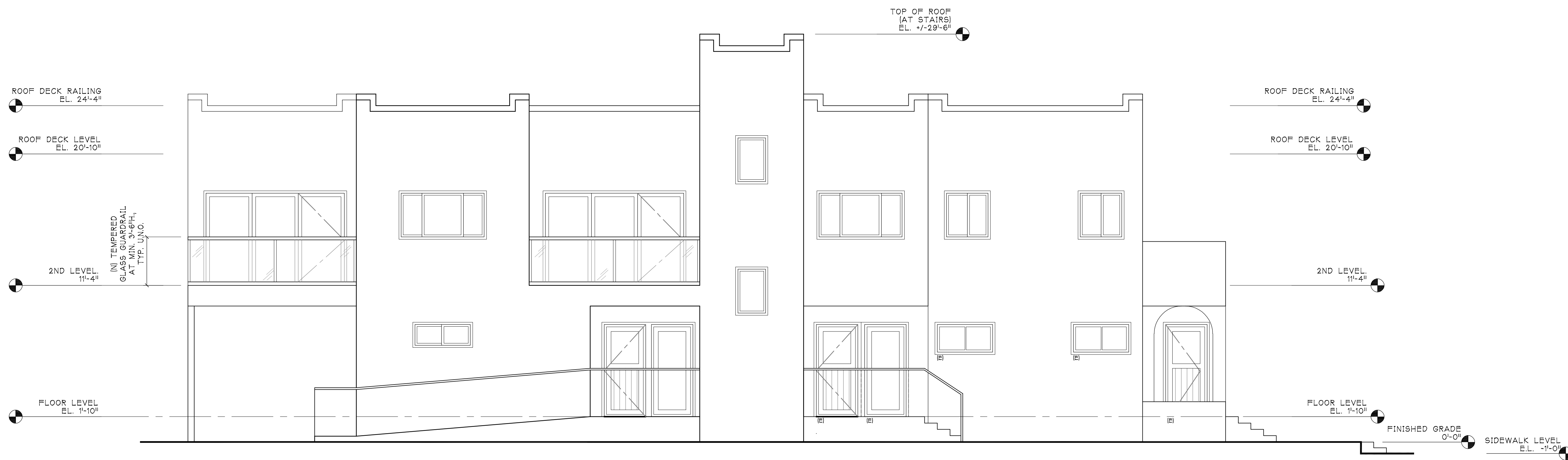


1 NEW - UPPER FLOOR PLAN
 SCALE: 1/4"=1'-0"





1 (N) FRONT ELEVATION (SOUTH)
SCALE: 1/4"=1'-0"



2 (N) SIDE ELEVATION (WEST)
SCALE: 1/4"=1'-0"

ARCHITECT:
STUDIO 4
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987 PH
pjongton@gmail.com
PAUL LONGTON
PRINCIPAL

PROJECT:

**708 CIVIC
CENTER DRIVE**

OCEANSIDE, CA 92054

OWNERS:

**STEINER REAL
ESTATE, LLC**

603 SEAGAZE DRIVE
SUITE 1025
OCEANSIDE, CA 92054

OWNER'S REP:

**PAUL LONGTON
STUDIO 4 ARCHITECTS**

2909 MESA DRIVE
OCEANSIDE, CA 92054

(760) 458-0987

RELEASE DATES:

ISSUED:

REVISIONS:

DRAWING STATUS:

- (NOT FOR CONSTRUCTION)
- INFORMATION DRAWINGS
- PRELIMINARY DRAWINGS
- DESIGN DEVELOPMENT DRAWINGS
- CHECK SET
- PROGRESS DRAWINGS
- PLAN CHECK DRAWINGS

- BID SET DRAWINGS
- CONSTRUCTION DOCUMENTS
- OTHER

STUDIO 4 EXPRESSLY RESERVES
ITS COMMON LAW AND OTHER
PROPERTY RIGHTS IN THIS
DOCUMENT. THIS DOCUMENT
SHALL NOT BE REPRODUCED,
COPIED, CHANGED OR DISCLOSED
IN ANY FORM OR MANNER
WHATSOEVER WITHOUT FIRST
OBTAINING THE EXPRESSED
WRITTEN CONSENT OF STUDIO 4.

JOB NO:

DRAWN BY: **AE**

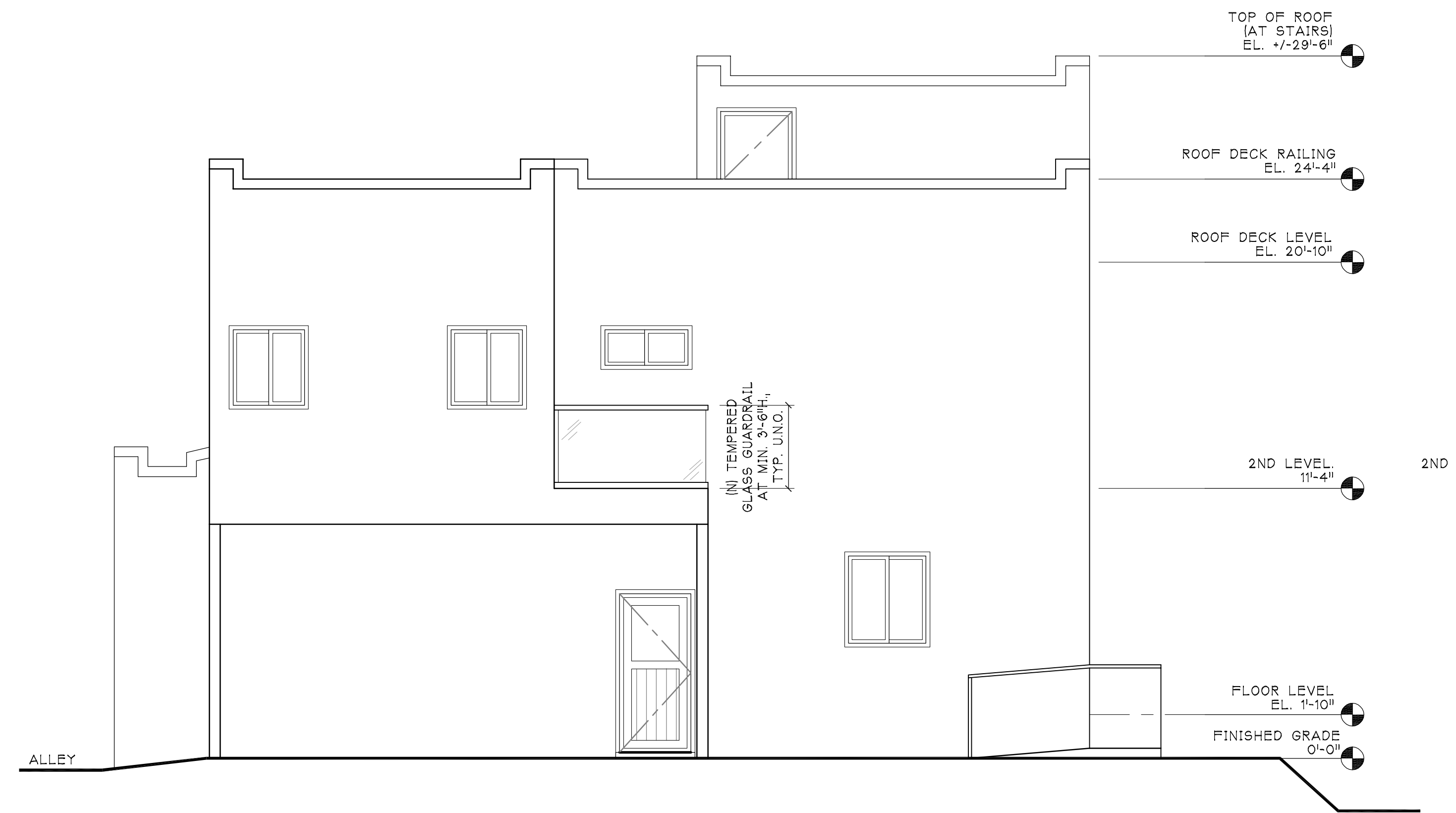
CHECKED BY: **PL**

SHEET TITLE:

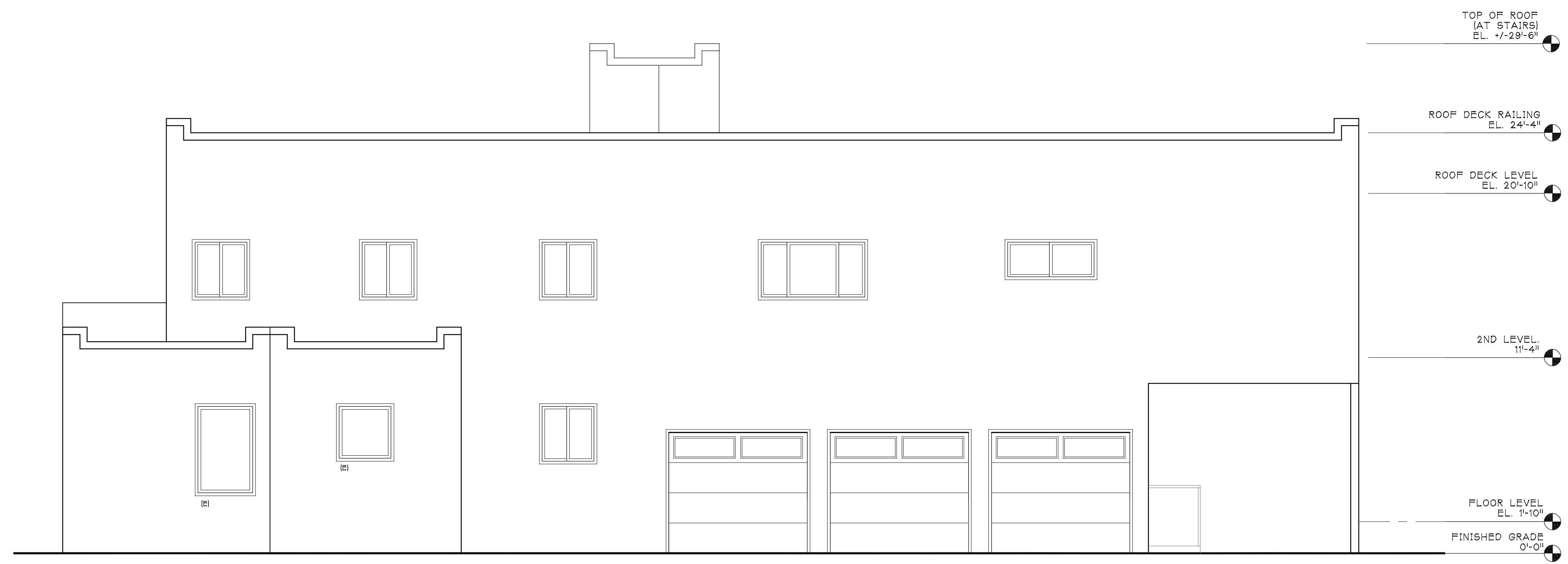
**NEW
ELEVATIONS**

SHEET NO:

A-2.1



1 (N) REAR ELEVATION (NORTH)
SCALE: 1/4"=1'-0"



2 (N) SIDE ELEVATION (EAST)
SCALE: 1/4"=1'-0"

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OWNER'S REP:
PAUL LONGTON
STUDIO 4 ARCHITECTS
2909 MESA DRIVE
OCEANSIDE, CA 92054
(760) 458-0987

RELEASE DATES:
ISSUED:
REVISIONS:

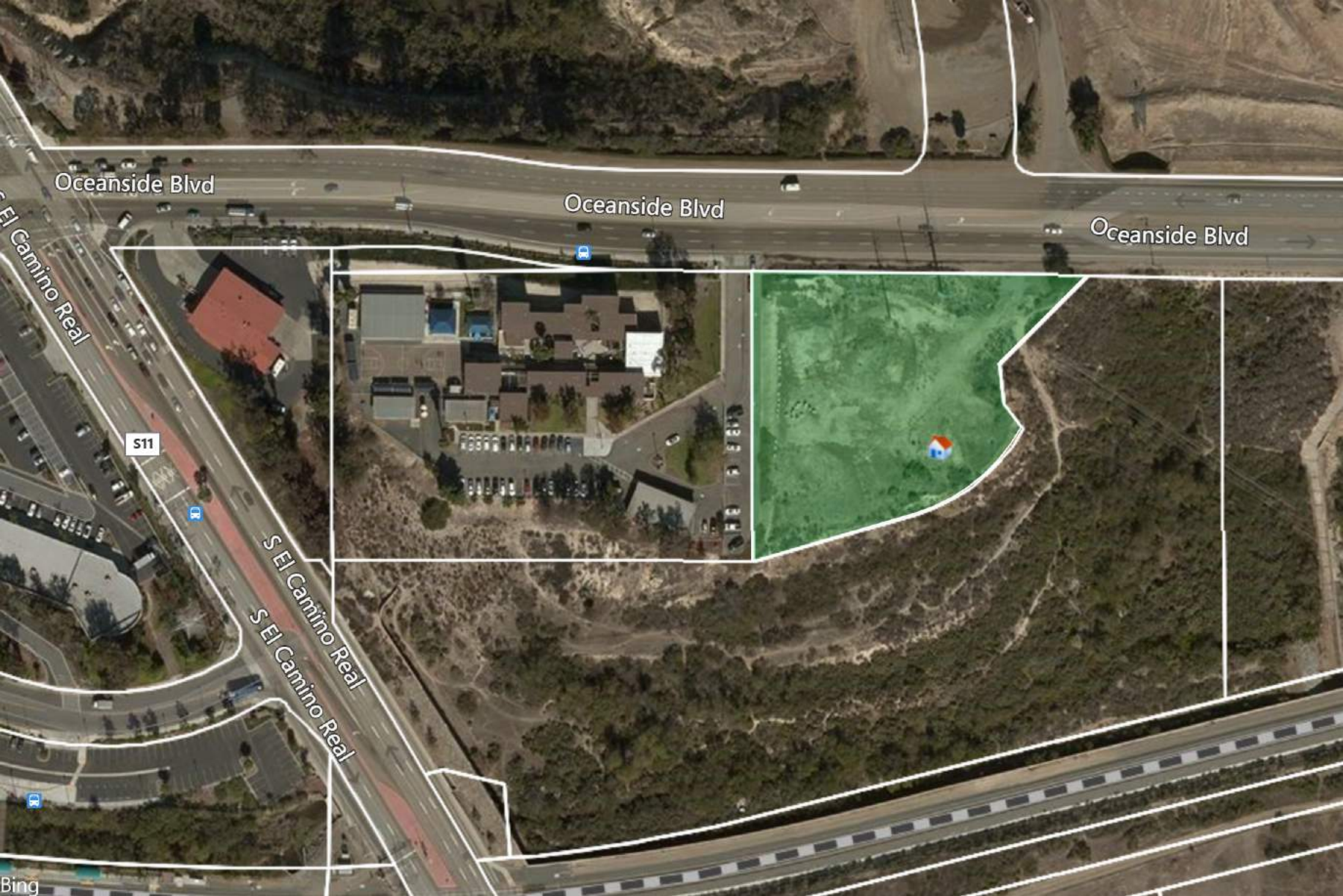
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JOB NO:
DRAWN BY: **AE**
CHECKED BY: **PL**

SHEET TITLE:
NEW ELEVATIONS

SHEET NO:
A-2.2



Oceanside Blvd

Oceanside Blvd

Oceanside Blvd

S El Camino Real

S11

S El Camino Real
S El Camino Real

Bing



PROJECT DESCRIPTION

OnPoint Development, LLC respectfully submits this Project Description Letter which sets forth the development plan for the below referenced property.

Location: South side of Oceanside Boulevard and east of El Camino Real.
Immediately east of 3131 Oceanside Blvd.

APN: 162-050-42-00

Size: 2.24 acres

Current Use: Undeveloped land

Project Description: Develop property outside existing easements, setbacks and buffers (per attached concept plan) to allow for construction of an express car wash facility. Project will include an approximately 3,885sf drive-thru car wash building and 24 vacuum stalls.

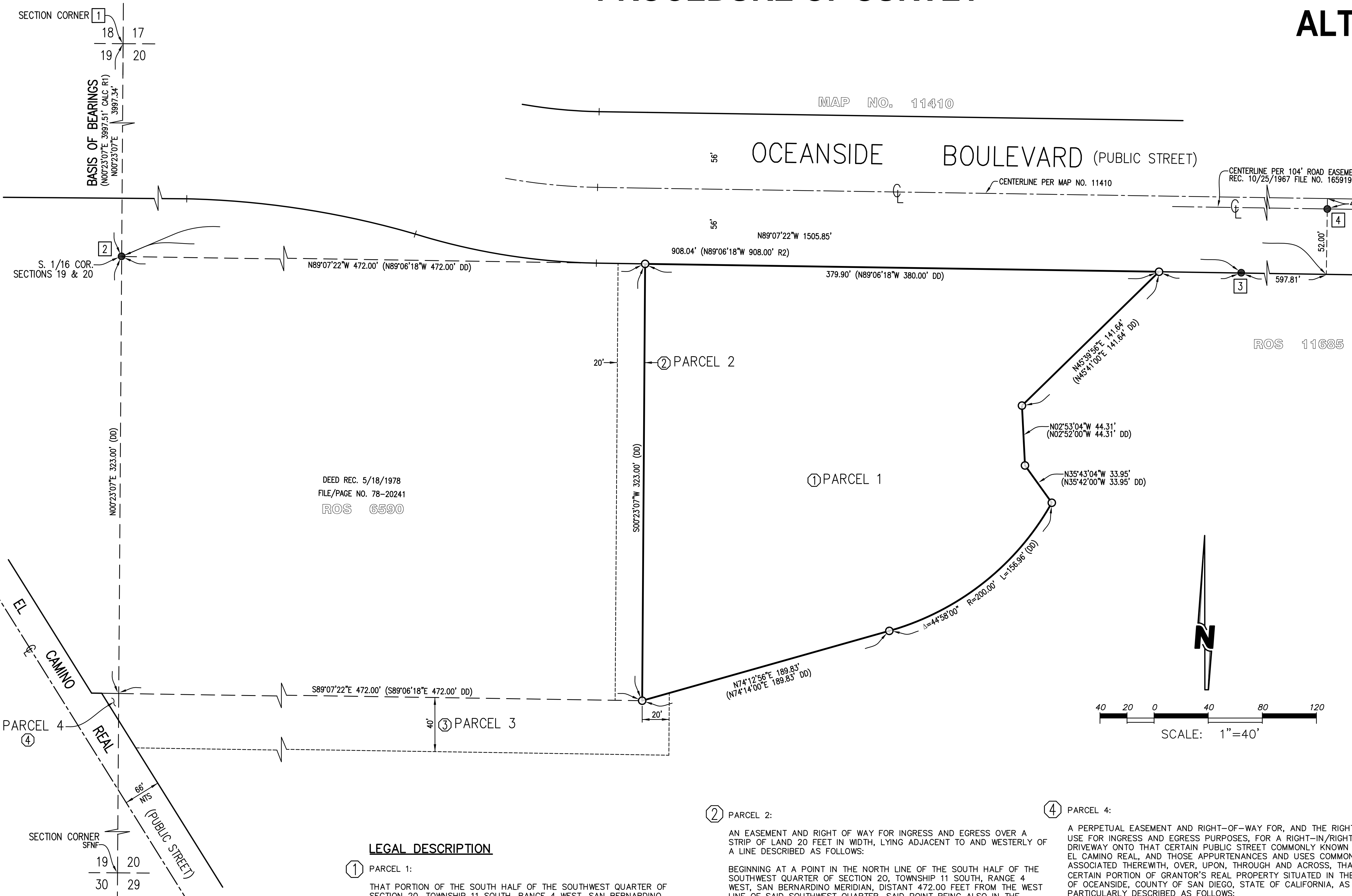
Thank you.

A handwritten signature in black ink that reads "Jeff Wright". The signature is written in a cursive, flowing style.

Jeff Wright
OnPoint Development, LLC

PROCEDURE OF SURVEY

ALTA/NSPS LAND TITLE SURVEY



MAP NO. 11410

OCEANSIDE BOULEVARD (PUBLIC STREET)

SECTION CORNER 1
18
19
20
BASIS OF BEARINGS
(N00°23'07"E, 3897.54' CALC. R1)
3897.54'
N00°23'07"E

S. 1/16 COR.
SECTIONS 19 & 20

DEED REC. 5/18/1978
FILE/PAGE NO. 78-20241
ROS 6590

EL CAMINO REAL (PUBLIC STREET)
66' W/S
SECTION CORNER SFNF
19
20
30
29

LEGAL DESCRIPTION

① PARCEL 1:
THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE LAND DESCRIBED IN A GRANT DEED TO THE OCEANSIDE UNIFIED SCHOOL DISTRICT RECORDED MAY 18, 1978 AS FILE/PAGE NO. 78-202041 IN OFFICIAL RECORDS, SAID SOUTHWEST CORNER BEING DISTANT SOUTH 00°23'07" WEST 323.00 FEET FROM THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE SOUTH 89°06'18" EAST 472.00 FEET ALONG THE SOUTHERLY LINE OF SAID LAND DESCRIBED IN FILE/PAGE NO. 78-202041 (SOUTH 89°06'06" EAST 472.00 FEET RECORD PER FILE/PAGE NO. 78-202041) TO THE SOUTHEAST CORNER THEREOF AND THE TRUE POINT OF BEGINNING; THENCE NORTH 74°14'00" EAST 189.83 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY 156.96 FEET ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°58'00"; THENCE NORTH 35°42'00" WEST 33.95 FEET; THENCE NORTH 02°52'00" WEST 44.31 FEET; THENCE NORTH 45°41'00" EAST 141.64 FEET TO THE NORTHERLY LINE OF SAID SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20; THENCE NORTH 89°06'18" WEST 380.00 FEET TO THE NORTHEAST CORNER OF SAID LAND DESCRIBED IN FILE/PAGE NO. 78-202041; THENCE SOUTH 00°23'07" WEST 323.00 FEET TO THE TRUE POINT OF BEGINNING.

② PARCEL 2:
AN EASEMENT AND RIGHT OF WAY FOR INGRESS AND EGRESS OVER A STRIP OF LAND 20 FEET IN WIDTH, LYING ADJACENT TO AND WESTERLY OF A LINE DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, DISTANT 472.00 FEET FROM THE WEST LINE OF SAID SOUTHWEST QUARTER, SAID POINT BEING ALSO IN THE SOUTH RIGHT OF WAY LINE OF OCEANSIDE BOULEVARD; THENCE SOUTH 323.00 FEET TO THE POINT OF TERMINATION.

③ PARCEL 3:
A PERPETUAL EASEMENT AND RIGHT OF WAY FOR EGRESS AND INGRESS OVER, UPON, THROUGH AND ACROSS, THAT PORTION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AND DESCRIBED AS FOLLOWS:
BEING A STRIP OF LAND 40 FEET WIDE, THE SOUTHERLY LINE OF WHICH LIES PARALLEL WITH AND DISTANT 40 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE SOUTHERLY LINE OF SAID OCEANSIDE UNIFIED SCHOOL DISTRICT LAND DESCRIBED IN GRANT DEED RECORDED MAY 18, 1978 AS FILE/PAGE NO. 78-202041 AND THE EASTERLY PROLONGATION THEREOF, THE SIDELINES OF WHICH SHALL BE LENGTHENED OR FORESHORTENED TO TERMINATE TO THE WEST AT THE EASTERLY LINE OF SAID EL CAMINO REAL AND TO THE EAST AT A LINE PARALLEL WITH AND DISTANT 20 FEET EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EASTERLY LINE OF SAID SCHOOL DISTRICT LAND. TOGETHER WITH THAT PORTION OF SAID LAND LYING NORTHERLY OF SAID EASTERLY PROLONGATION OF SAID SOUTHERLY LINE OF SAID SCHOOL DISTRICT LAND AND WESTERLY OF SAID PARALLEL LINE, DISTANT 20 FEET EASTERLY, FROM SAID EASTERLY LINE THEREOF.

④ PARCEL 4:
A PERPETUAL EASEMENT AND RIGHT-OF-WAY FOR, AND THE RIGHT TO USE FOR INGRESS AND EGRESS PURPOSES, FOR A RIGHT-IN/RIGHT-OUT DRIVEWAY ONTO THAT CERTAIN PUBLIC STREET COMMONLY KNOWN AS EL CAMINO REAL, AND THOSE APPURTENANCES AND USES COMMONLY ASSOCIATED THEREWITH, OVER, UPON, THROUGH AND ACROSS, THAT CERTAIN PORTION OF GRANTOR'S REAL PROPERTY SITUATED IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, AS MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN, IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO THE OFFICIAL PLAT THEREOF DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF A LINE WHICH IS PARALLEL WITH AND DISTANT 66.00 FEET NORTHEASTERLY OF THE CENTERLINE OF EL CAMINO REAL SHOWN ON RECORD OF SURVEY NO. 13691 FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON MARCH 19, 1992 AS FILE NO. 92-152972 WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY LINE OF THE LAND DESCRIBED IN A GRANT DEED TO THE OCEANSIDE UNIFIED SCHOOL DISTRICT RECORDED MAY 18, 1978 AS FILE/PAGE NO. 78-202041 IN OFFICIAL RECORDS; THENCE SOUTH 89°06'18" EAST 12.61 FEET ALONG SAID WESTERLY PROLONGATION (SOUTH 89°06'18" EAST RECORD PER FILE/PAGE NO. 78-202041) TO THE EASTERLY LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 19; THENCE SOUTH 00°23'07" WEST 19.82 FEET ALONG SAID EASTERLY LINE (SOUTH 00°23'07" WEST RECORD PER FILE/PAGE NO. 78-202041) TO SAID LINE WHICH IS PARALLEL WITH AND DISTANT 66.00 FEET NORTHEASTERLY OF THE CENTERLINE OF EL CAMINO REAL SHOWN ON RECORD OF SURVEY NO. 13691; THENCE NORTH 31°56'00" WEST 23.59 FEET ALONG SAID PARALLEL LINE TO THE POINT OF BEGINNING.

BASIS OF BEARINGS
THE BASIS OF BEARINGS FOR THIS MAP IS A PORTION OF THE WESTERLY LINE SECTION 20, TOWNSHIP 11 SOUTH, RANGE 4 WEST, SAN BERNARDINO MERIDIAN AS SHOWN ON RECORD OF SURVEY MAP NO. 6590, I.E. N.00°23'07"E.

ASSESSOR'S PARCEL NO. 162-050-42-00

STREET ADDRESS
OCEANSIDE BOULEVARD (STREET NUMBER NOT ASSIGNED)
OCEANSIDE, CA 92056

LAND AREA
GROSS LAND AREA: 83,385.22 SQ. FT. (1.91 ACRES)
NET LAND AREA: 79,636.27 SQ. FT. (1.83 ACRES)
(NET LAND AREA = GROSS LAND AREA LESS ROAD DEDICATION)

LEGEND

- INDICATES FOUND MONUMENT AS NOTED HEREON.
- INDICATES SET 5/8" X 18" REBAR WITH ALUMINUM CAP STAMPED "SPEAR L.S. 6404".

SFNF SEARCHED FOR NOTHING FOUND

(R) INDICATES RADIAL BEARING

⊕ CENTERLINE

NTS NOT TO SCALE

() INDICATES RECORD DATA AS NOTED.

R1 INDICATES RECORD DATA PER RECORD OF SURVEY MAP NO. 6590

R2 INDICATES RECORD DATA PER RECORD OF SURVEY MAP NO. 11685

DD GRANT DEED REC. 1/21/2005, DOC. NO. 2005-0056154 O.R.

① FOUND 1-1/2" CAPPED PIPE PER ROS 6526, 6590.

② FOUND 2" IRON PIPE PER RECORD OF SURVEY MAP NO 6590, 11299, 11685, MAP NO. 11410, OPEN, DISC MISSING.

③ FOUND 3/4" IRON PIPE WITH PLASTIC PLUG STAMPED "LS 5562" PER RECORD OF SURVEY MAP NO. 11299, 11685.

④ FOUND M-10 STREET SURVEY MONUMENT, NO RECORD.

PARKING
NO STRIPED PARKING SPACES, SUBJECT PROPERTY IS UNDEVELOPED LAND.

ZONING
ZONING DESIGNATION: IG - GENERAL INDUSTRIAL
SOURCE: CITY OF OCEANSIDE COMPREHENSIVE ZONING ORDINANCE
DATED: CURRENT, NO DATE SPECIFIED

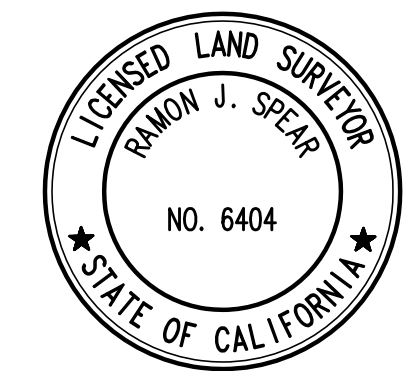
MINIMUM SETBACKS:
FRONT.....10 FEET (PLOTTED HEREON)
SIDE.....NONE
REAR.....NONE

FLOOD ZONE
SUBJECT PROPERTY IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD RATE INSURANCE MAP NO. 06073C0754H, MAP REVISED MAY 16, 2012.

SURVEYOR'S CERTIFICATE
TO SSCW, INC., AN ARIZONA CORPORATION, ITS SUCCESSORS AND/OR ASSIGNS, AND FIRST AMERICAN TITLE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(B), 8, 9, 10, 11, 13, 16, 17, 18, 19 AND 20 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON FEBRUARY 11, 2019.

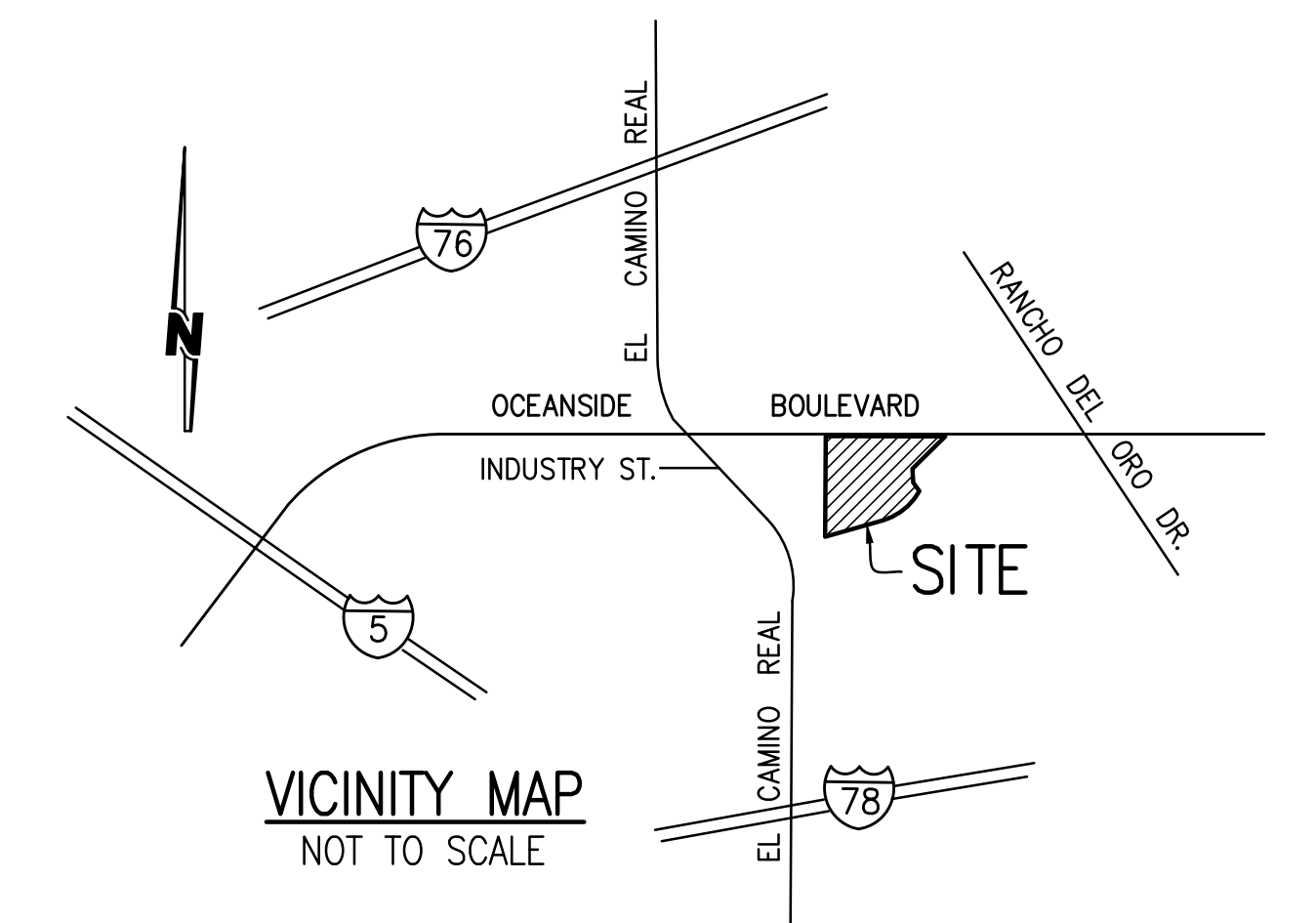
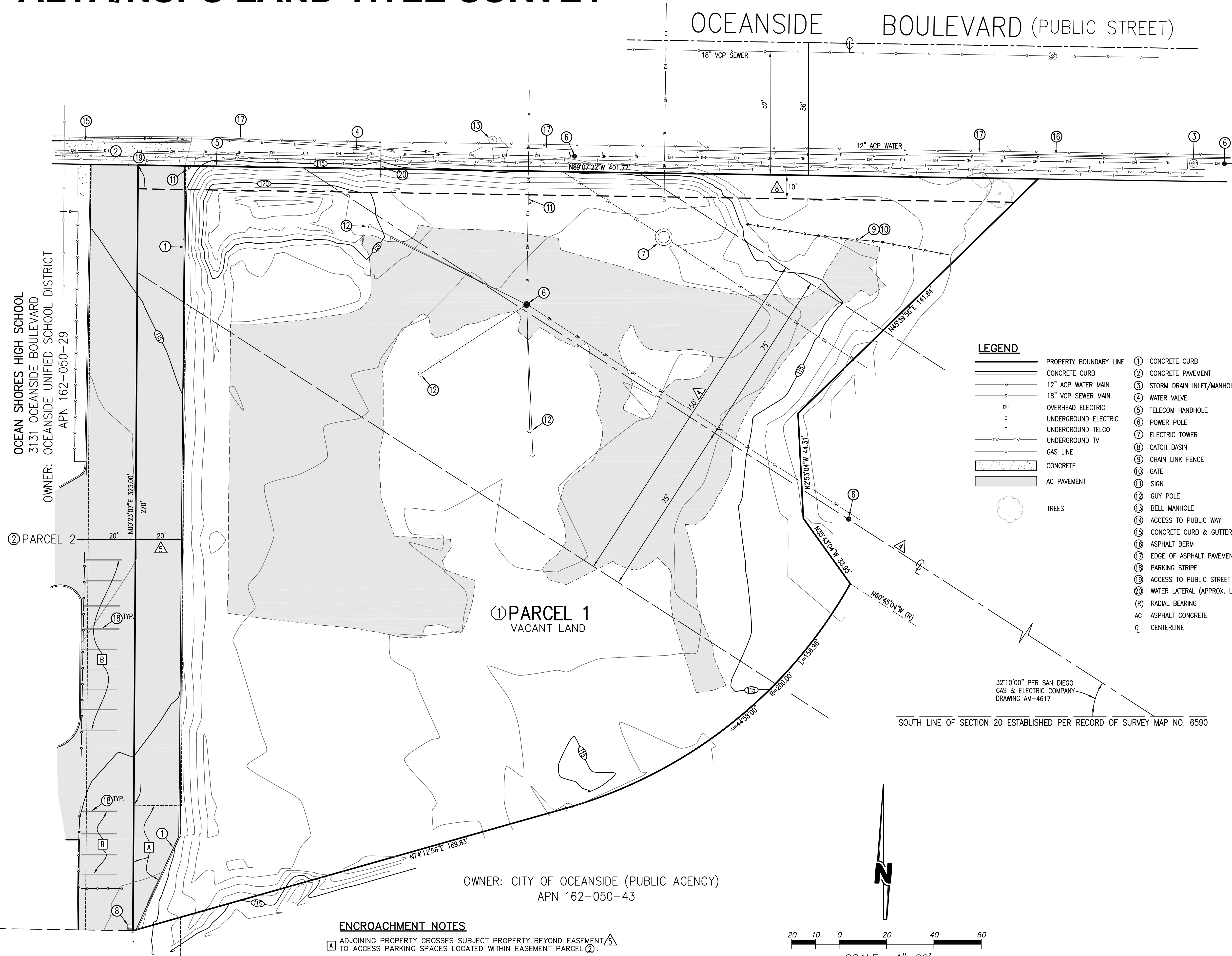
DATED THIS 8TH DAY OF MARCH, 2019.
REVISED THIS 19TH DAY OF MARCH, 2019.



Ramon J. Spear, L.S. 6404

MAP PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

ALTA/NSPS LAND TITLE SURVEY



LEGEND

	PROPERTY BOUNDARY LINE	①	CONCRETE CURB
	CONCRETE CURB	②	CONCRETE PAVEMENT
	12" ACP WATER MAIN	③	STORM DRAIN INLET/MANHOLE
	18" VCP SEWER MAIN	④	WATER VALVE
	OVERHEAD ELECTRIC	⑤	TELECOM HANDHOLE
	UNDERGROUND ELECTRIC	⑥	POWER POLE
	UNDERGROUND TELCO	⑦	ELECTRIC TOWER
	UNDERGROUND TV	⑧	CATCH BASIN
	GAS LINE	⑨	CHAIN LINK FENCE
	CONCRETE	⑩	GATE
	AC PAVEMENT	⑪	SIGN
	TREES	⑫	GUY POLE
		⑬	BELL MANHOLE
		⑭	ACCESS TO PUBLIC WAY
		⑮	CONCRETE CURB & GUTTER
		⑯	ASPHALT BERM
		⑰	EDGE OF ASPHALT PAVEMENT
		⑱	PARKING STRIPE
		⑲	ACCESS TO PUBLIC STREET
		⑳	WATER LATERAL (APPROX. LOCATION)
		(R)	RADIAL BEARING
		AC	ASPHALT CONCRETE
		Ⓢ	CENTERLINE

SURVEYOR'S NOTES

NOTE NO. 1
THIS SURVEY IS BASED ON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, FILE NO. MV-5844412, COMMITMENT DATE OF FEBRUARY 25, 2019.

NOTE NO. 2
SUBJECT PROPERTY IS SERVED BY UNDERGROUND AND OVERHEAD UTILITIES. LOCATION OF UTILITIES BASED ON GAS AND ELECTRIC FACILITIES MAPS PROVIDED BY SAN DIEGO GAS & ELECTRIC COMPANY, CITY OF OCEANSIDE DRAWINGS S-1781, W-232, W-2131, S-580, AND EXISTING ABOVE GROUND UTILITY APPURTENANCES.

NOTE NO. 3
THE FOLLOWING EXCEPTIONS FROM THE HEREINABOVE MENTIONED COMMITMENT FOR TITLE INSURANCE BY FIRST AMERICAN TITLE COMPANY AFFECT THE SUBJECT PROPERTY:

EXCEPTIONS 1 AND 2: GENERAL AND SPECIAL TAXES, ASSESSMENTS AND THE LIEN OF SUPPLEMENTAL TAXES, IF ANY. SEE SAID PRELIMINARY REPORT FOR FULL PARTICULARS.

EXCEPTION NO. 3: THE LIEN OF SUPPLEMENTAL TAXES, IF ANY, ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

EXCEPTION NO. 4: AN EASEMENT FOR PUBLIC UTILITIES, INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF SAN DIEGO GAS & ELECTRIC COMPANY RECORDED JANUARY 28, 1941 AS BOOK 1133, PAGE 37 OF OFFICIAL RECORDS.

EXCEPTION NO. 5: AN EASEMENT FOR INGRESS, EGRESS AND INCIDENTAL PURPOSES IN FAVOR OF THE OCEANSIDE UNIFIED SCHOOL DISTRICT, RECORDED MAY 05, 1986 AS INSTRUMENT NO. 1986-176158 OF OFFICIAL RECORDS.

EXCEPTION NO. 6: A DEED OF TRUST TO SECURE AN INDEBTEDNESS RECORDED MARCH 03, 2006 AS INSTRUMENT NO. 2006-0149404 OF OFFICIAL RECORDS. SEE SAID PRELIMINARY REPORT FOR FULL PARTICULARS.

EXCEPTION NO. 7: ANY STATUTORY LIEN FOR LABOR OR MATERIALS ARISING BY REASON OF A WORK OF IMPROVEMENT, AS DISCLOSED BY A DOCUMENT RECORDED MARCH 03, 2006 AS INSTRUMENT NO. 2006-0149404 OF OFFICIAL RECORDS.

EXCEPTION NO. 8: AN OFFER OF DEDICATION FOR RIGHT-OF-WAY AND INCIDENTAL PURPOSES TO CITY OF OCEANSIDE, A MUNICIPAL CORPORATION, OF THE STATE OF CALIFORNIA, ITS SUCCESSORS OR ASSIGNS, RECORDED DECEMBER 17, 2008 AS INSTRUMENT NO. 2008-0642280 OF OFFICIAL RECORDS.

EXCEPTION NO. 9: A DOCUMENT ENTITLED "ASSIGNMENT OF RENTS" RECORDED JULY 14, 2014 AS INSTRUMENT NO. 2014-0291025 OF OFFICIAL RECORDS, AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST RECORDED MARCH 03, 2006 AS INSTRUMENT NO. 2006-0149404 OF OFFICIAL RECORDS.

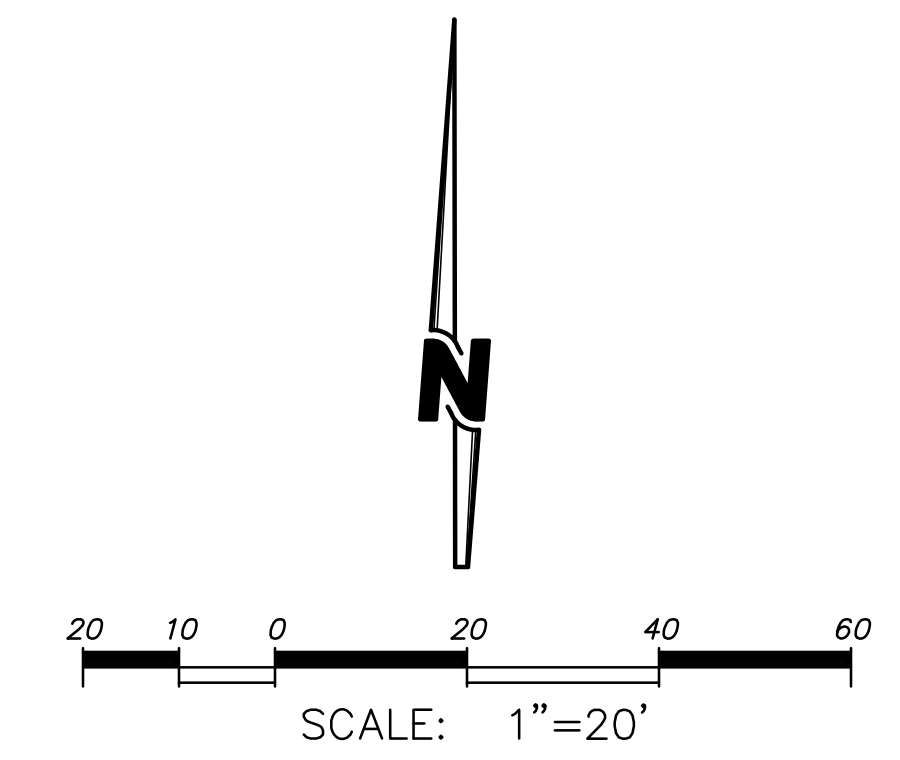
ACCORDING TO THE PUBLIC RECORDS, THE ASSIGNMENT OF RENTS AS ADDITIONAL SECURITY FOR THE PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST HAS BEEN ASSIGNED BY VARIOUS ASSIGNMENTS, THE LAST OF WHICH WAS RECORDED JULY 14, 2014 AS INSTRUMENT NO. 2014-0291026 OF OFFICIAL RECORDS.

EXCEPTION NO. 10: ANY EASEMENTS AND/OR SERVITUDES AFFECTING EASEMENT PARCEL(S) 2, 3 AND 4 HEREIN DESCRIBED.

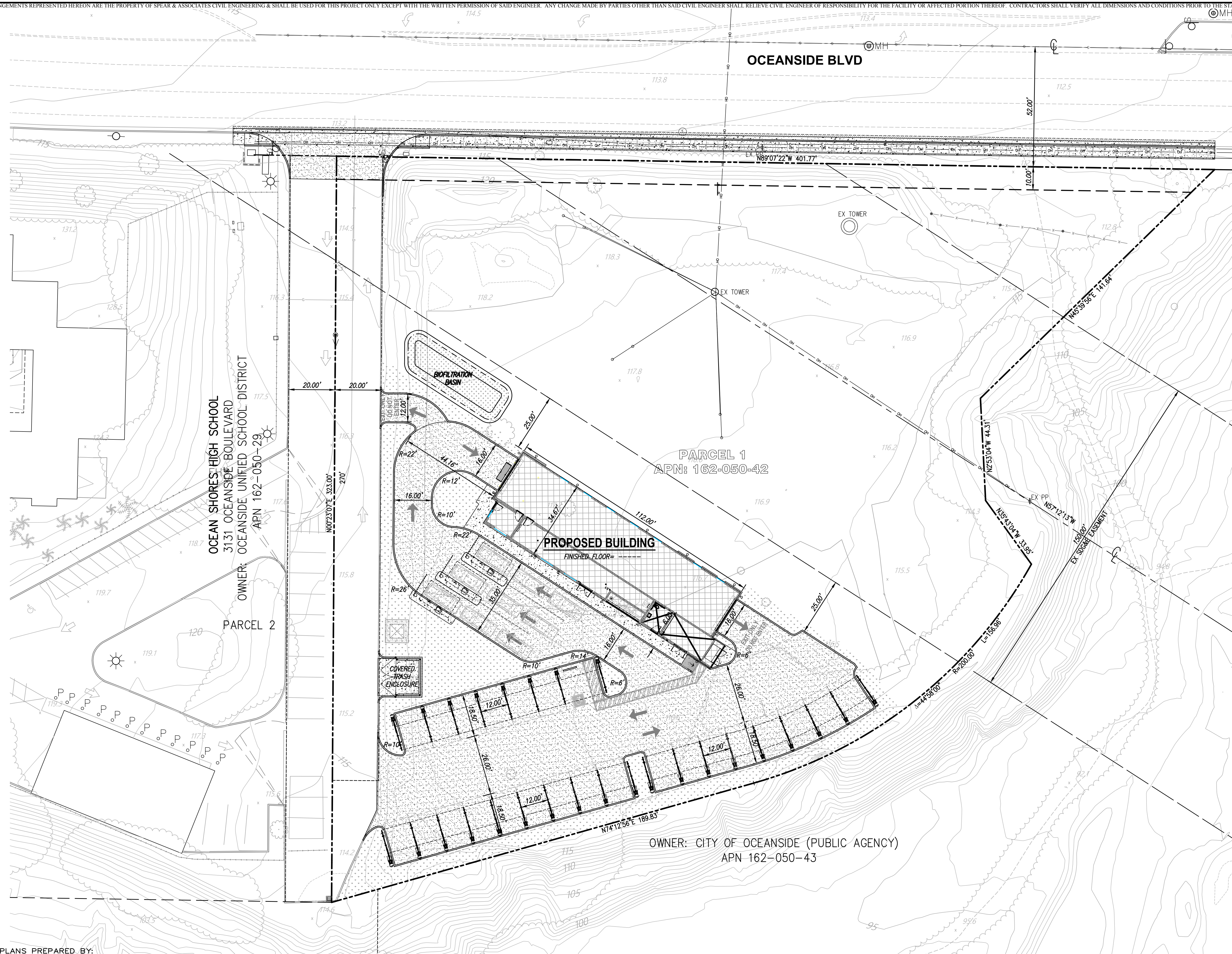
EXCEPTION NO. 11: RIGHTS OF THE PUBLIC IN AND TO THAT PORTION OF THE LAND LYING WITHIN ANY ROAD, STREET, ALLEY OR HIGHWAY.

EXCEPTION NO. 12: WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS.

EXCEPTION NO. 13: RIGHTS OF PARTIES IN POSSESSION.



ALL IDEAS, DESIGNS, & ARRANGEMENTS REPRESENTED HEREON ARE THE PROPERTY OF SPEAR & ASSOCIATES CIVIL ENGINEERING & SHALL BE USED FOR THIS PROJECT ONLY EXCEPT WITH THE WRITTEN PERMISSION OF SAID ENGINEER. ANY CHANGE MADE BY PARTIES OTHER THAN SAID CIVIL ENGINEER SHALL RELIEVE CIVIL ENGINEER OF RESPONSIBILITY FOR THE FACILITY OR AFFECTED PORTION THEREOF. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO THE START OF ANY WORK & SHALL REPORT ANY DISCREPANCY TO THE CIVIL ENGINEER.

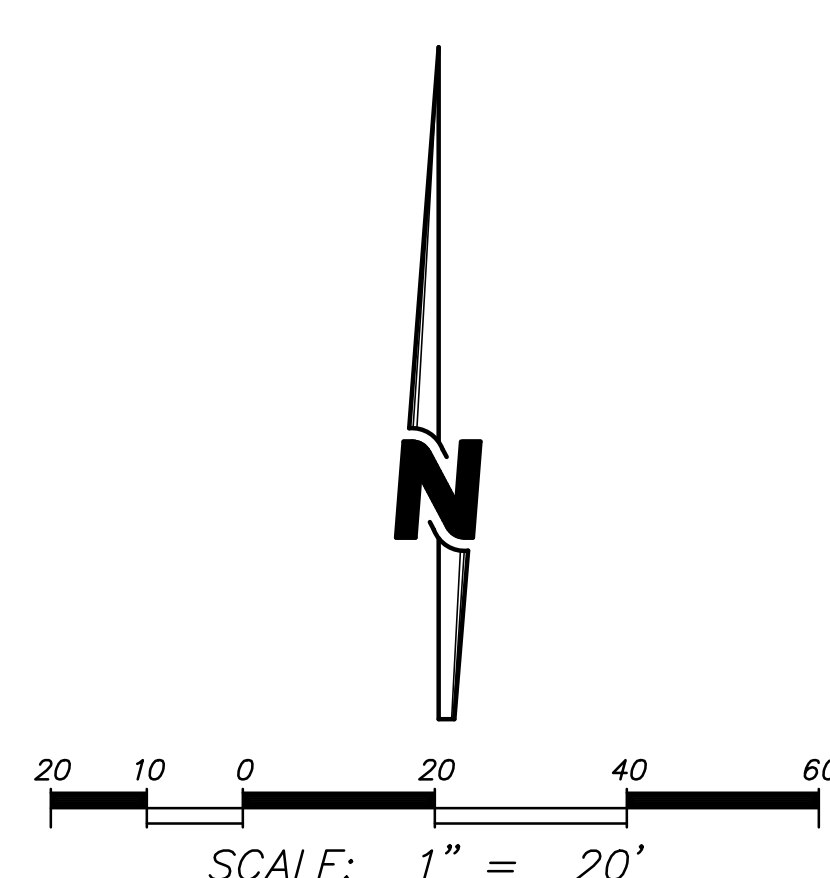


OCEAN SHORES HIGH SCHOOL
3131 OCEANSIDE BOULEVARD
OWNER: OCEANSIDE UNIFIED SCHOOL DISTRICT
APN 162-050-29

PARCEL 1
APN: 162-050-42

PROPOSED BUILDING
FINISHED FLOOR=

OWNER: CITY OF OCEANSIDE (PUBLIC AGENCY)
APN 162-050-43

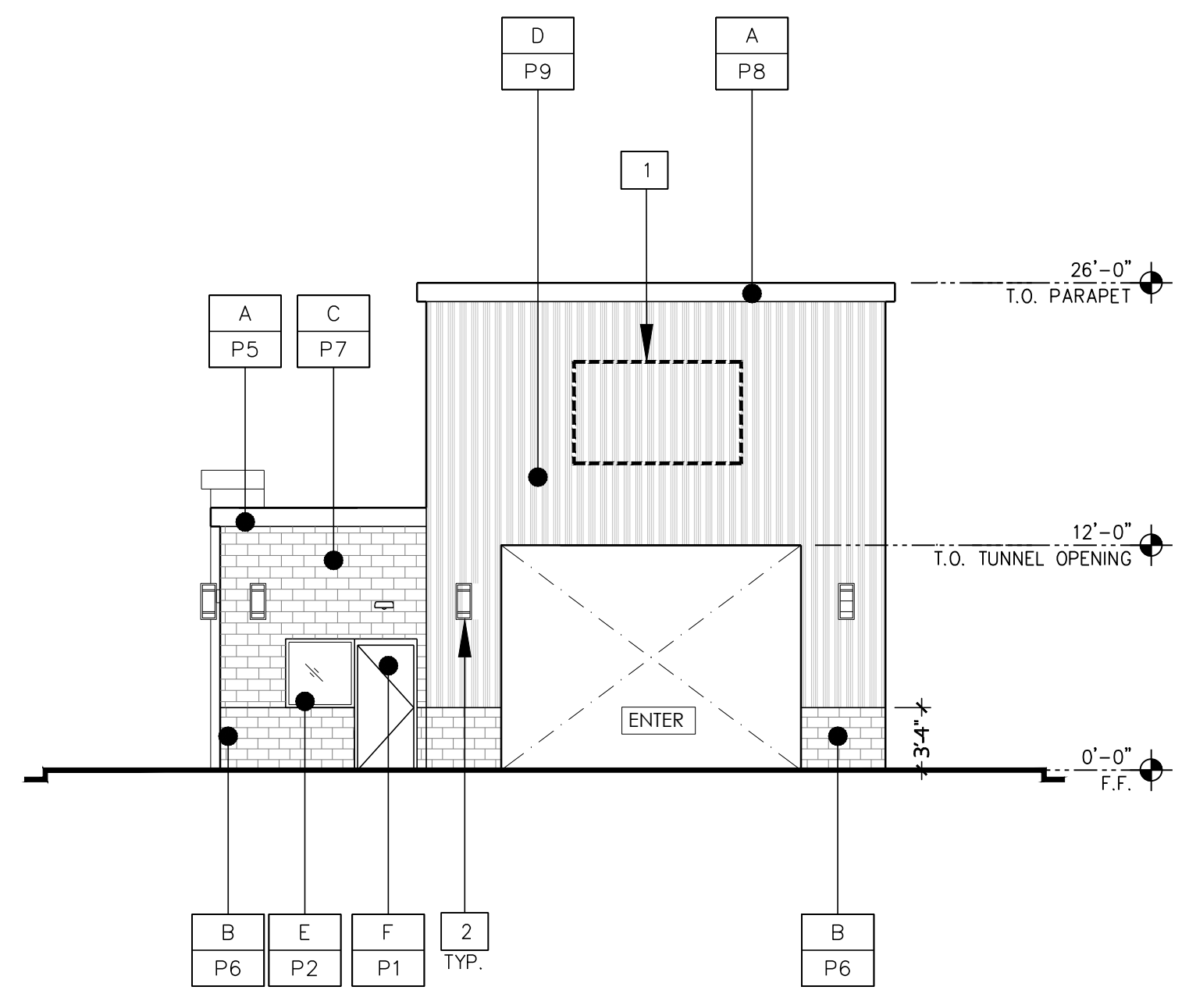


PLT DATE: 1/31/2020 11:44 AM S:\Spear Projects\201818.126 SUPERSTAR CAR WASH - OCEANSIDE CAD\18.126R8.dwg

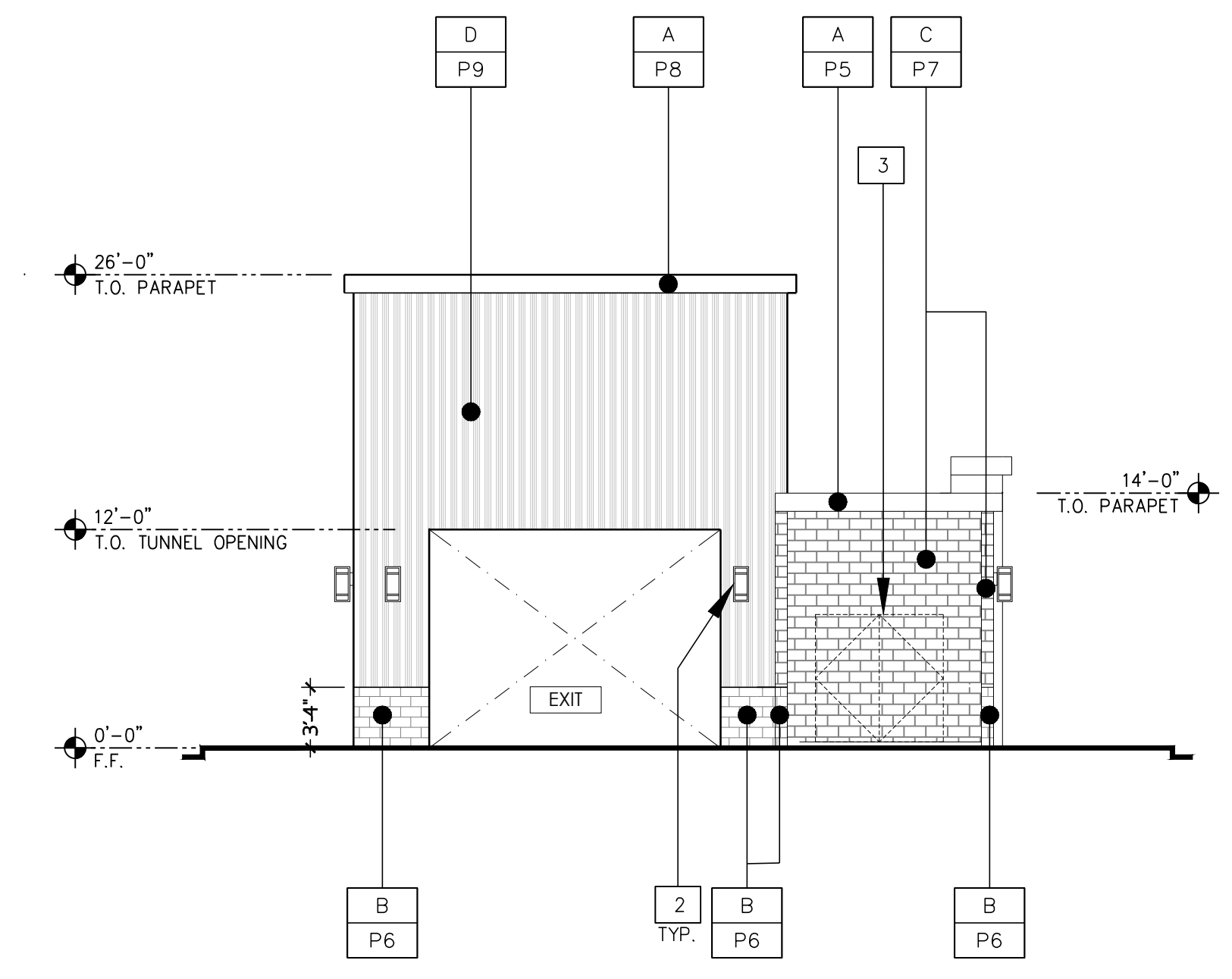
PLANS PREPARED BY:
SPEAR & ASSOCIATES, INC.
CIVIL ENGINEERING & LAND SURVEYING
475 PRODUCTION STREET, SAN MARCOS, CA 92078
PHONE (760) 736-2040 FAX (760) 736-4866
WWW.SPEARINC.NET

SHEET 1	CITY OF OCEANSIDE ENGINEERING DEPARTMENT	1 SHEETS
SITE PLAN OVERVIEW FOR:		
3141 OCEANSIDE BLVD.		
AUTOMATED CARWASH FACILITY		

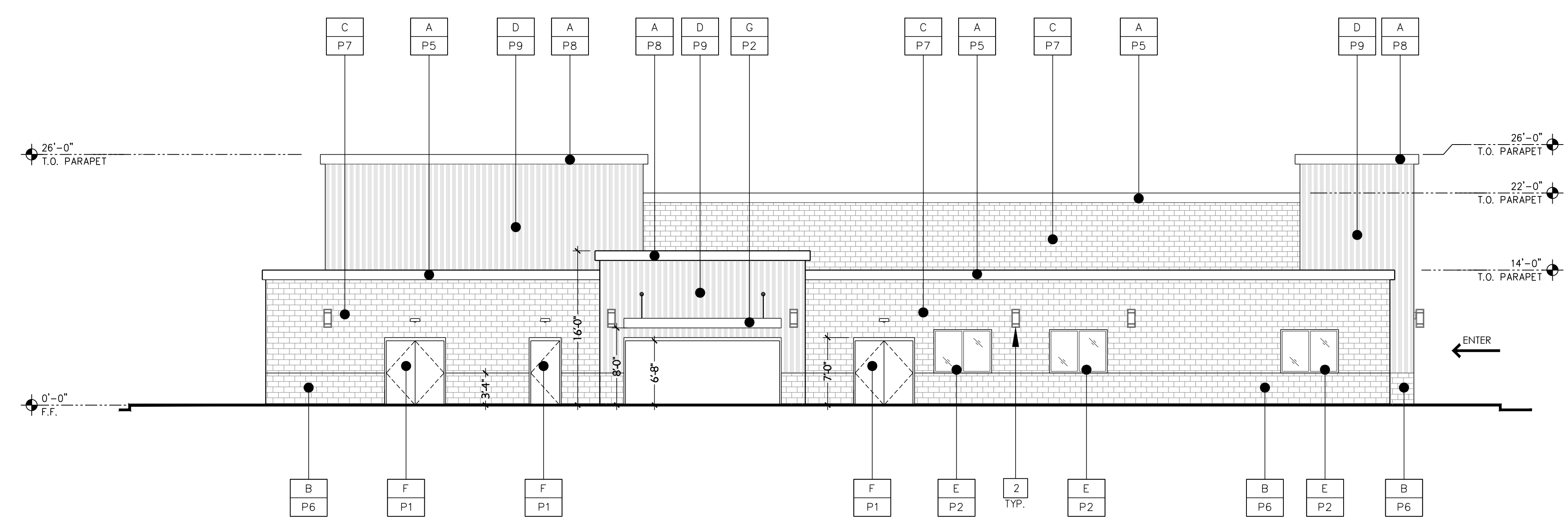
SITE PLAN DATE: 1/31/2020



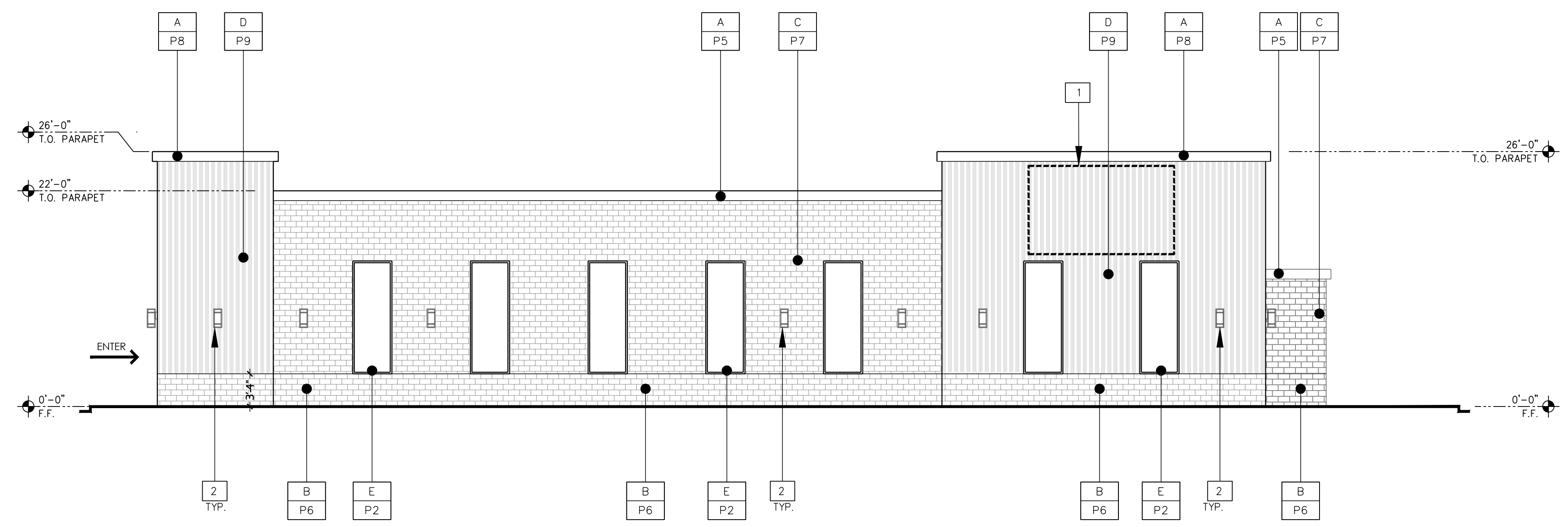
WEST ELEVATION SCALE 1/8" = 1'-0" 4



EAST ELEVATION SCALE 1/8" = 1'-0" 3



NORTH ELEVATION SCALE 1/8" = 1'-0" 2



SOUTH ELEVATION SCALE 1/8" = 1'-0" 1

EXTERIOR FINISH SCHEDULE:

	MATERIAL		COLOR / FINISH
A	CORNICE / COPING	P1	DET682 ART AND CRAFT DUNN EDWARDS
B	CMU - SPLIT FACE 8 x 8 x 16	P2	DE5090 POMEGRANATE DUNN EDWARDS
C	CMU - PRECISION 8 X 8 X 16	P3	DE5341 TUSCAN SUN DUNN EDWARDS
D	METAL SIDING BY 'AEP SPAN' BOX RIB PROFILE	P4	GOLDEN ROD ANGELUS BLOCK
E	ALUMINUM WINDOWS	P5	COLOR TO MATCH ANGELUS BLOCK CHAMPAGNE
F	HOLLOW METAL DOOR & FRAME	P6	OAK ANGELUS BLOCK
G	METAL CANOPY	P7	CHAMPAGNE ANGELUS BLOCK
		P8	'DARK BRONZE' METAL CAP
		P9	AEP SPAN COLOR: WALNUT

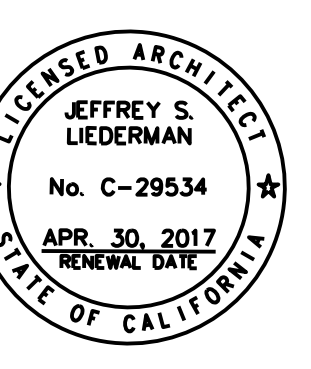
KEYNOTES:

1. SIGNAGE.
2. LED SCENCE LIGHTING.
3. ELECTRICAL SWITCH GEAR.



Architectural Solutions Group
38 EXECUTIVE PARK SUITE 310 IRVINE, CA 92614
PROJECT CONTACT: JEFF LIEDERMAN PHONE: (949) 430-7051 EMAIL: jlederman@pmdesign.com

JEFF LIEDERMAN, ARCHITECT
SEAL:



CONSULTANT:

SUPER STAR CAR WASH
STORE NO.: #XXXXX
MIRAMAR RD. & MIRAMAR PL.
SAN DIEGO, CA

REV	DATE	DESCRIPTION

DRAWN BY: MP
CHECKED BY: RK
ARCH. PROJECT NO.: SSW19005.0
SHEET NAME: PRELIMINARY EXTERIOR ELEVATIONS
SHEET NUMBER: A3.0