

AREA TABULATION

LOT AREA:	GROSS: 55,815.24 SQ.FT. (1.28 ACRES) NET: 52,535.07 SQ.FT. (1.20 ACRES)
BUILDING AREA:	CARWASH & SNCS CHECK BUILDING: 4,319 SQ.FT. EQUIPMENT ROOM: 258 SQ.FT. TOTAL: 4,566 SQ.FT.
SETBACKS:	FRONT YARD: 15' SIDE YARD: 0' REAR YARD: 0'
PARKING ANALYSIS:	REQUIRED: 1,050-8-1 PROVIDED: 24 SPACES TOTAL: 9 SPACES
PROVIDED:	STANDARD CARS: 23 HANDICAP CARS: 1

SITE PLAN NOTES

- NEW CARWASH & SNCS CHECK BUILDING.
- NEW EQUIPMENT BUILDING.
- EXISTING TRANSMISSION TOWER TO REMAIN.
- EXISTING CONCRETE RETAINING WALL TO REMAIN. SHALL BE PAINTED WITH GRAFFITI RESISTANT PAINT TO MATCH NEW CAR WASH.
- EXISTING CONCRETE RETAINING WALL TO BE DEMOLISHED.
- EXISTING CRIB RETAINING WALLS TO BE DEMOLISHED.
- NEW LANDSCAPE AREAS.
- NEW PROJECT SIGN.
- EXISTING CATCH BASIN.
- MAX HEIGHT LIMIT 10M.
- EXISTING CRIB RETAINING WALLS TO REMAIN.
- EXISTING WATER METER.
- 42" HIGH IRON RAILING FENCE
- UNDER GROUND TANK

LEGEND

- NEW LANDSCAPE AREA
- NEW CONCRETE WALKWAY/SLAB
- GRAVEL

PROJECT INFORMATION

OWNER/DEVELOPER: METRO PROPERTY GROUP, LLC
4433 CONVOY STREET SUITE H
SAN DIEGO, CA 92111
TEL: (619) 594-9911
FAX: (619) 576-9911
EMAIL: kmetw@metroreal.com

ARCHITECT: DONG DAO ARCHITECT
4433 CONVOY ST., #100
SAN DIEGO, CA 92111
TEL: (619) 594-9900
FAX: (619) 576-9900
E-MAIL: ddaor@dongdaoarch.com

LAND SURVEYOR: JIM WILLIAMS
9905 WALNUT TREE LANE
YUCAIPA, CA 92399
TEL: (909) 795-3182

CIVIL ENGINEER: JK ASSOCIATES
1225 LOS ANGELES ST., SUITE 4
GLENDALE, CA 91204
TEL: (818) 597-9881
FAX: (818) 597-9882
E-MAIL: JKASSOC@PARTHLINK.NET

PROJECT ADDRESS: 2190 S. EL CAMINO REAL
CARLSBAD, CA 92004

ZONING: CC (COMMUNITY COMMERCIAL)

TYPE OF CONSTRUCTION: TYPE V-B

TYPE OF OCCUPANCY: B

A.P.N.: 165-012-1500

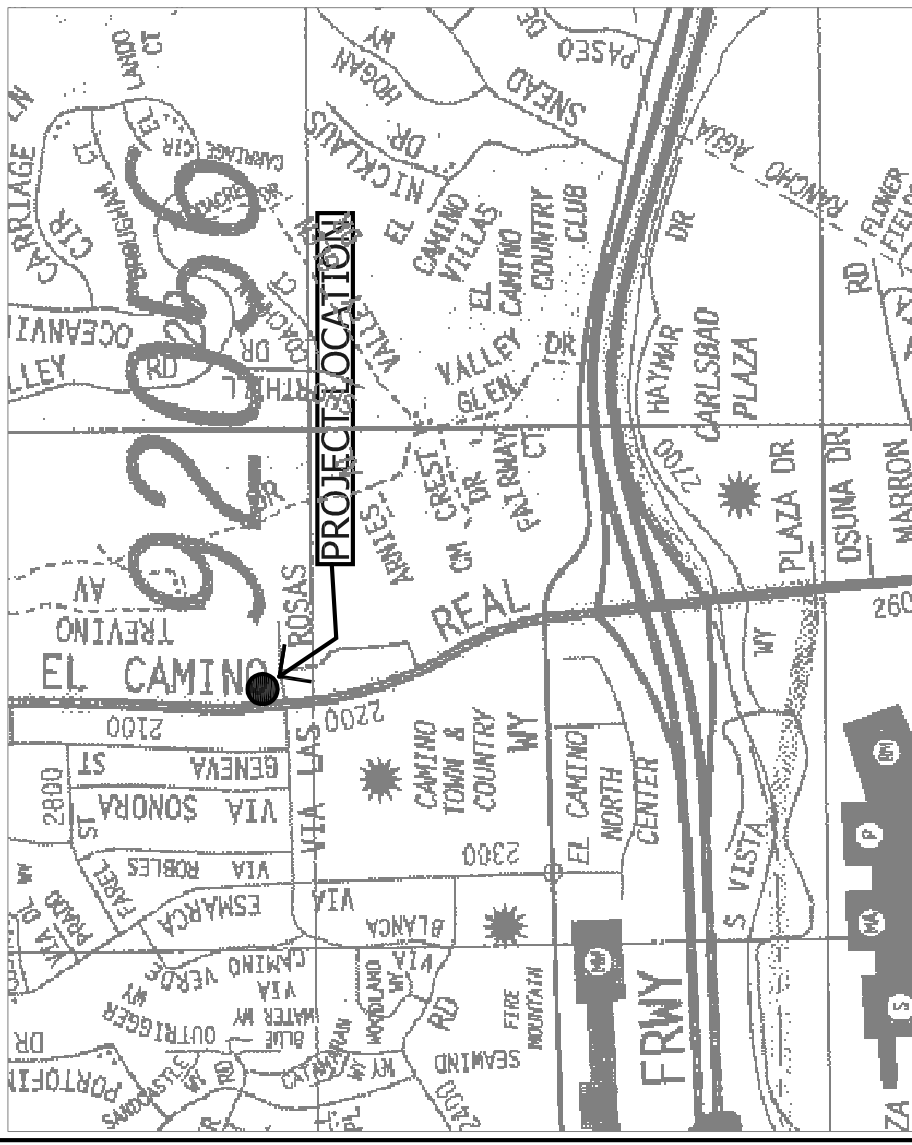
LEGAL DESCRIPTION: PARCEL 1 OF PARCEL MAP #14465 IN THE CITY OF OCEANSIDE, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA ACCORDING TO MAP THEREOF FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY SEPTEMBER 15, 1998.

DEVELOPMENT PLAN #: DP15-00012

SHEET INDEX

- ARCHITECTURAL
- A-1 SITE PLAN
- A-2 FLOOR PLANS
- A-3 ROOF PLANS
- A-4 EXTERIOR ELEVATIONS

VICINITY MAP

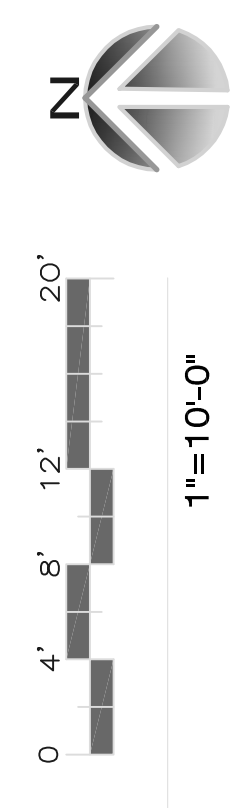
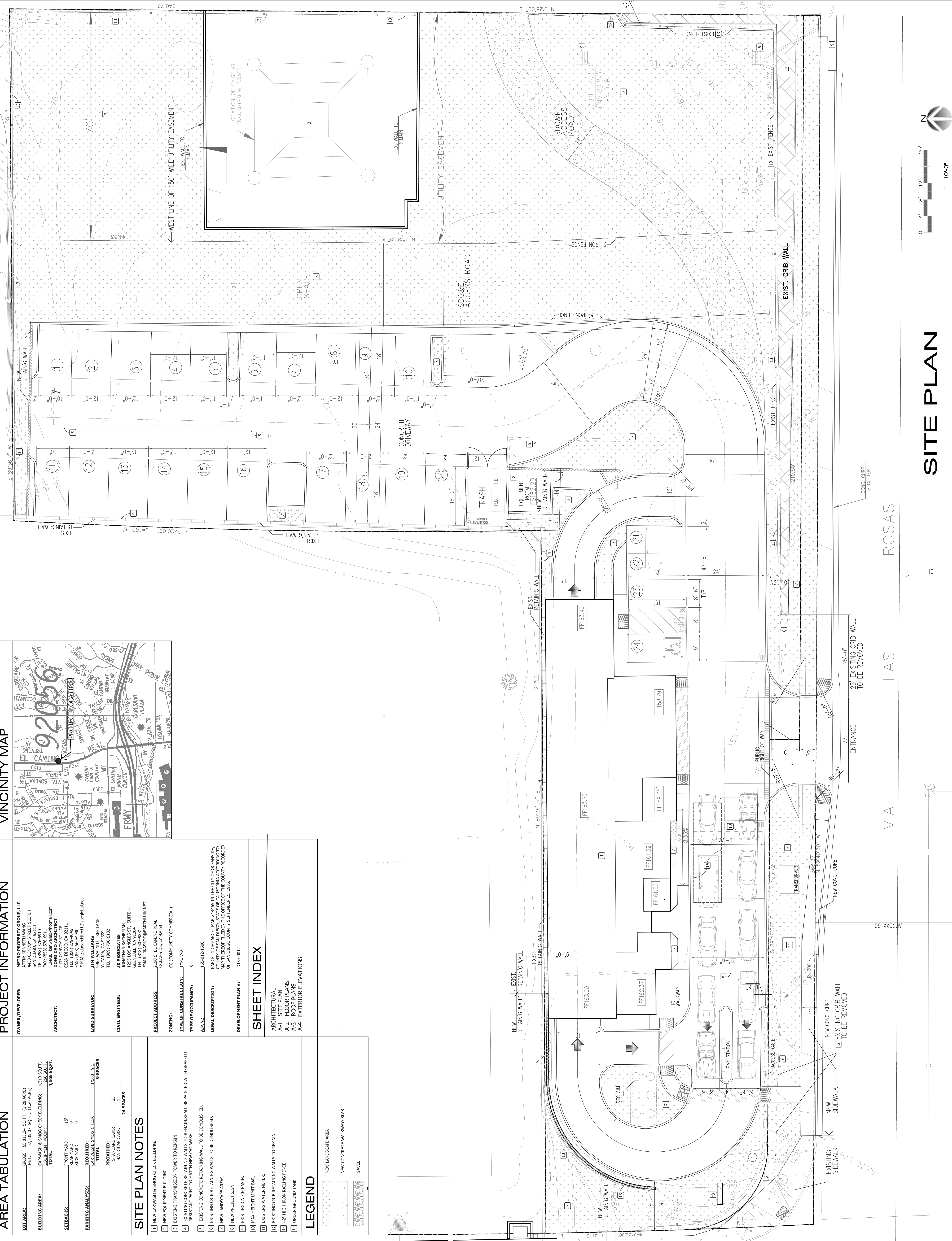


DONG DAO ARCHITECT
4433 CONVOY STREET, SUITE # F SAN DIEGO CALIFORNIA 92111 PHONE: (619) 279 4046

SITE PLAN
JOB NO.:
DATE: MAY-04-2018
REVISIONS:
DRAWN:
SHEET TITLE

DOLPHIN GREEN CAR WASH
2190 El Camino Real
Oceanside, California

SHEET NO. **A1**



SITE PLAN

15'

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

VIA LAS ROSAS

EXIST. FIRE HYDRANTS ON OTHER SIDE OF STREET

EXIST. FIRE HYDRANTS ON OTHER SIDE OF STREET

EL CAMINO REAL