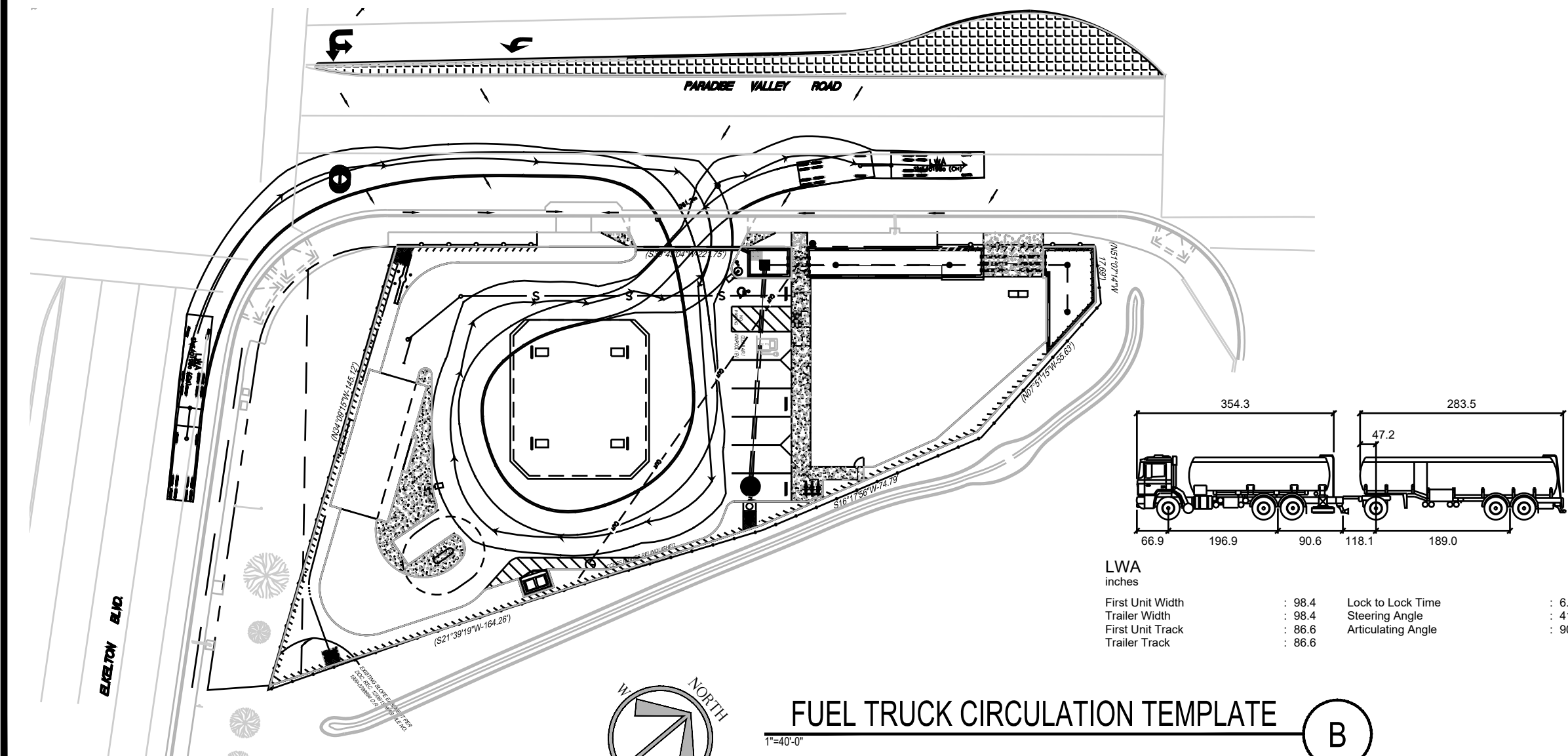
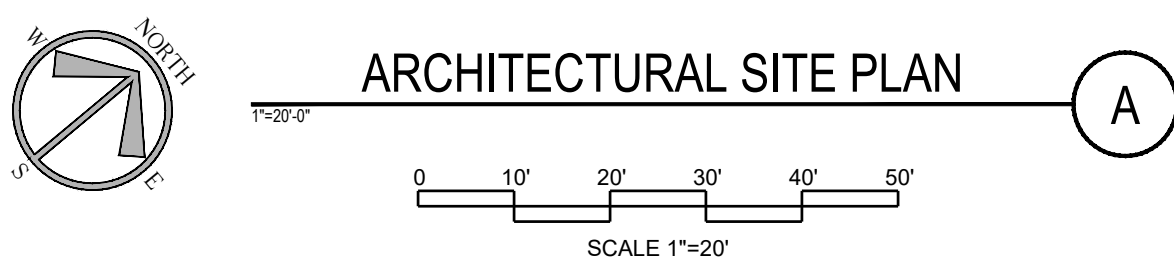
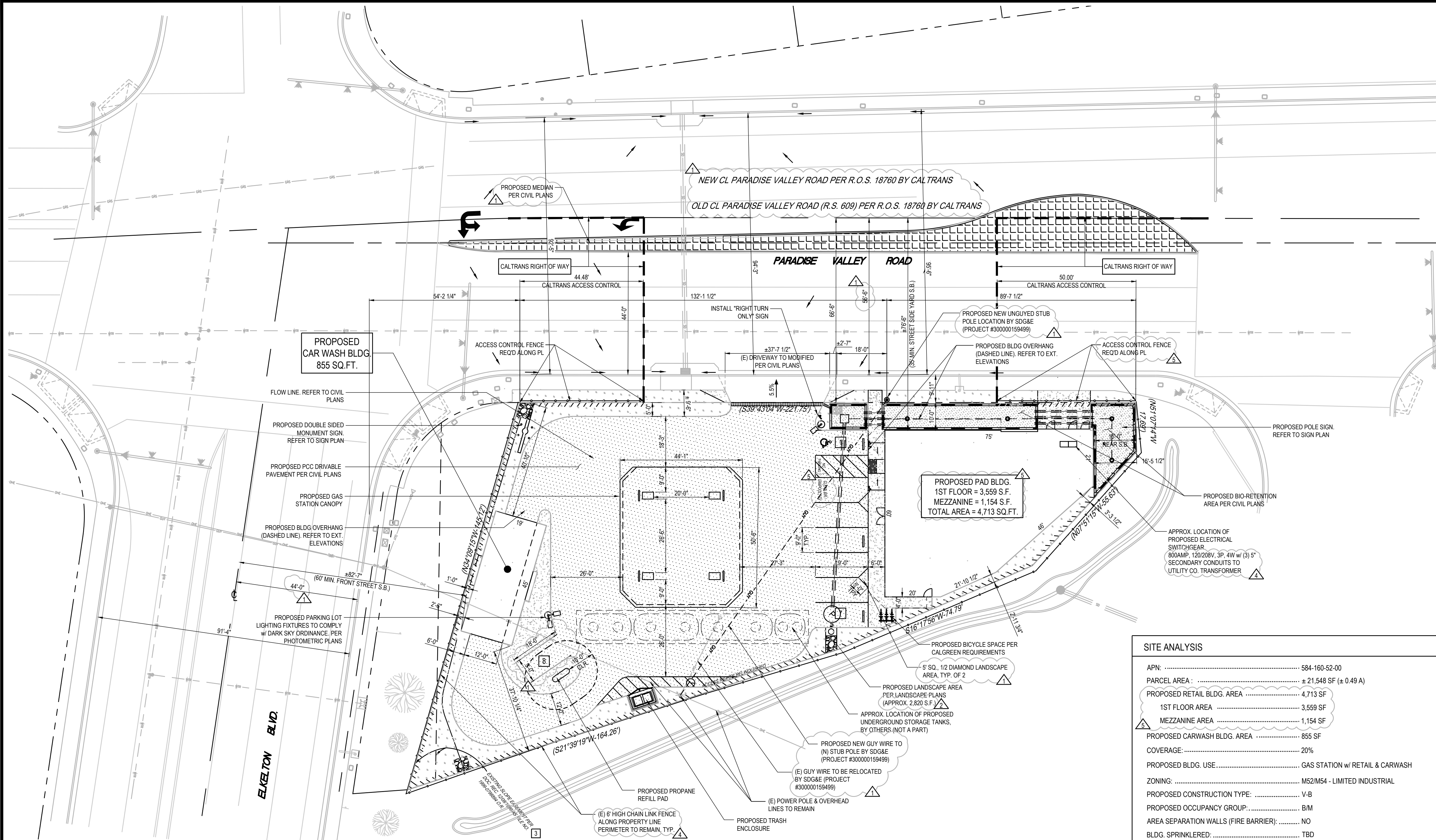




SITE ANALYSIS	
APN:	584-160-52-00
PARCEL AREA:	± 21,548 SF (± 0.49 A)
PROPOSED RETAIL BLDG. AREA:	4,713 SF
1ST FLOOR AREA:	3,559 SF
MEZZANINE AREA:	1,154 SF
PROPOSED CARWASH BLDG. AREA:	855 SF
COVERAGE:	20%
PROPOSED BLDG. USE:	GAS STATION w/ RETAIL & CARWASH
ZONING:	M52/M54 - LIMITED INDUSTRIAL
PROPOSED CONSTRUCTION TYPE:	V-B
PROPOSED OCCUPANCY GROUP:	B/M
AREA SEPARATION WALLS (FIRE BARRIER):	NO
BLDG. SPRINKLERED:	TBD
SETBACKS:	FRONT YARD: 60' (ELKELTON PL.) INTERIOR SIDE YARD: 0' STREET SIDE YARD: 35' (PARADISE VALLEY RD.) REAR YARD: 15'
PARKING ANALYSIS	
PARKING REQUIREMENT:	
PARKING REQUIRED WILL BE ESTABLISHED WITHIN THE PERMIT DECISION FOR THE PROJECT PER SECTION 6782 OF THE ZONING ORDINANCE.	
TOTAL PARKING PROVIDED (NOT INCLUDED PARKING AT GAS PUMPS):	08 STALLS
STANDARD SPACES:	06 STALLS
ACCESSIBLE SPACES:	01 STALL
CLEAN AIR/VAN POOL/EP (PER CGC TABLE 5.106.5.2):	01 STALL
ADDITIONAL STAND. SPACES AT GAS PUMPS:	08 STALLS
BICYCLE PARKING PROVIDED:	3

- SURVEYORS NOTES**
- THIS SURVEY IS BASED ON PRELIMINARY TITLE REPORT NO. 09163261-919-KRC-KRE, DATED AUGUST 1, 2017, ISSUED BY COMMONWEALTH LAND TITLE COMPANY. EFFECTS OF AGREEMENTS, PERMITS, LIENS, ASSESSMENTS, LEASES, COVENANTS AND OR RESTRICTIONS APPEARING IN SAID POLICIES ARE NOT NOTED ON THIS SURVEY.
 - EXISTING LAND USE: VACANT
 - FIELD SURVEY OF THIS SITE WAS PERFORMED ON MARCH 6 & 8, 2018 BY STEVEN M. HOWELL, LAND SURVEYOR, LS 5758.
 - ASSESSOR PARCEL NO. 584-160-52-00
 - THE LOCATION OF EXISTING UNDERGROUND UTILITIES IS APPROXIMATE AND IS BASED ON RECORD INFORMATION AND FIELD LOCATION OF SURFACE FACILITIES INDICATED ON THIS SURVEY.
 - LEGAL DESCRIPTIONS SHOWN UNDER THE CAPTION (LEGAL DESCRIPTION) ARE FROM THE PRELIMINARY TITLE REPORT DESCRIBED IN NOTE 1 AND ARE BASED ON RECORD INFORMATION ONLY AND MAY NOT REFLECT ADJUSTMENTS MADE BY BOUNDARY SURVEYS AND FUTURE MAPPING EFFORTS.
 - TOTAL GROSS AREA: 21,468 SQ. FT. (0.493 ACRES)
 - BOUNDARY SHOWN IS BASED ON RECORD INFORMATION AND FOUND MONUMENTS PER RECORD OF SURVEY MAP NO. 18760.

- ENTITLEMENT PROCESS NOTES**
- PLANNING & DEVELOPMENT SERVICES (PDS) PLANNING & CEQA:
- ALL OUTDOOR LIGHTING SHALL CONFORM TO SECTION 59.101 ET. SEQ. OF THE SAN DIEGO COUNTY CODE AND WITH SECTION 6322 THROUGH ET. SEQ. OF THE COUNTY ZONING ORDINANCE.

EASEMENTS - EXCEPTIONS

EASEMENTS AND EXCEPTIONS PER SCHEDULE B OF PRELIMINARY TITLE REPORT BY COMMONWEALTH LAND TITLE COMPANY - ORDER NO. 09163261-919-KRC-KRE, DATED AUGUST 1, 2017

- AGREEMENT FOR IMPROVEMENTS IN PUBLIC RIGHT-OF-WAY ORDINANCE 4815 EXECUTED BY CHARLES M. ERRECA, LOUISE ERRECA, ERNEST M. STANLEY & NINA G. STANLEY PER DOCUMENT RECORDED DECEMBER 4, 1978 AS INSTRUMENT NO. 78-520244 OF OFFICIAL RECORDS. NON-PLOTTABLE
- THE OWNERSHIP OF SAID LAND DOES NOT INCLUDE RIGHTS OF ACCESS TO OR FROM THE STREET, HIGHWAY, OR FREEWAY ABUTTING SAID LAND, SUCH RIGHTS HAVING BEEN RELINQUISHED BY THE DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 999-0798894 OF OFFICIAL RECORDS. (NOTED HEREON) NON-PLOTTABLE
- AN EASEMENT FOR SLOPE PURPOSES IN FAVOR OF STATE OF CALIFORNIA PER DOCUMENT RECORDED DECEMBER 8, 1999 AS INSTRUMENT NO. 1999-0798894 OF OFFICIAL RECORDS. (PLOTTED HEREON)

LEGAL DESCRIPTION

THAT PORTION OF QUARTER SECTION 1 OF RANCHO DE LA NACION, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 166, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY AS CONVEYED IN FINAL ORDER OF CONDEMNATION TO THE STATE OF CALIFORNIA AS PARCEL 30173 OF SAID CONDEMNATION RECORDED JULY 14, 1998 AS INSTRUMENT NO. 1998-043558 IN THE OFFICE OF SAID RECORDER DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL:

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL NORTH 34° 09' 25" WEST, 20.78 FEET TO THE

POINT OF BEGINNING;

THENCE (1) NORTH 21° 39' 19" EAST, 10.46 FEET;

THENCE (2) NORTH 21° 39' 19" EAST, 163.80 FEET;

THENCE (3) NORTH 16° 17' 56" EAST, 74.79 FEET;

THENCE (4) NORTH 07° 51' 15" WEST, 55.63 FEET;

THENCE (5) NORTH 51° 07' 14" WEST, 17.35 FEET;

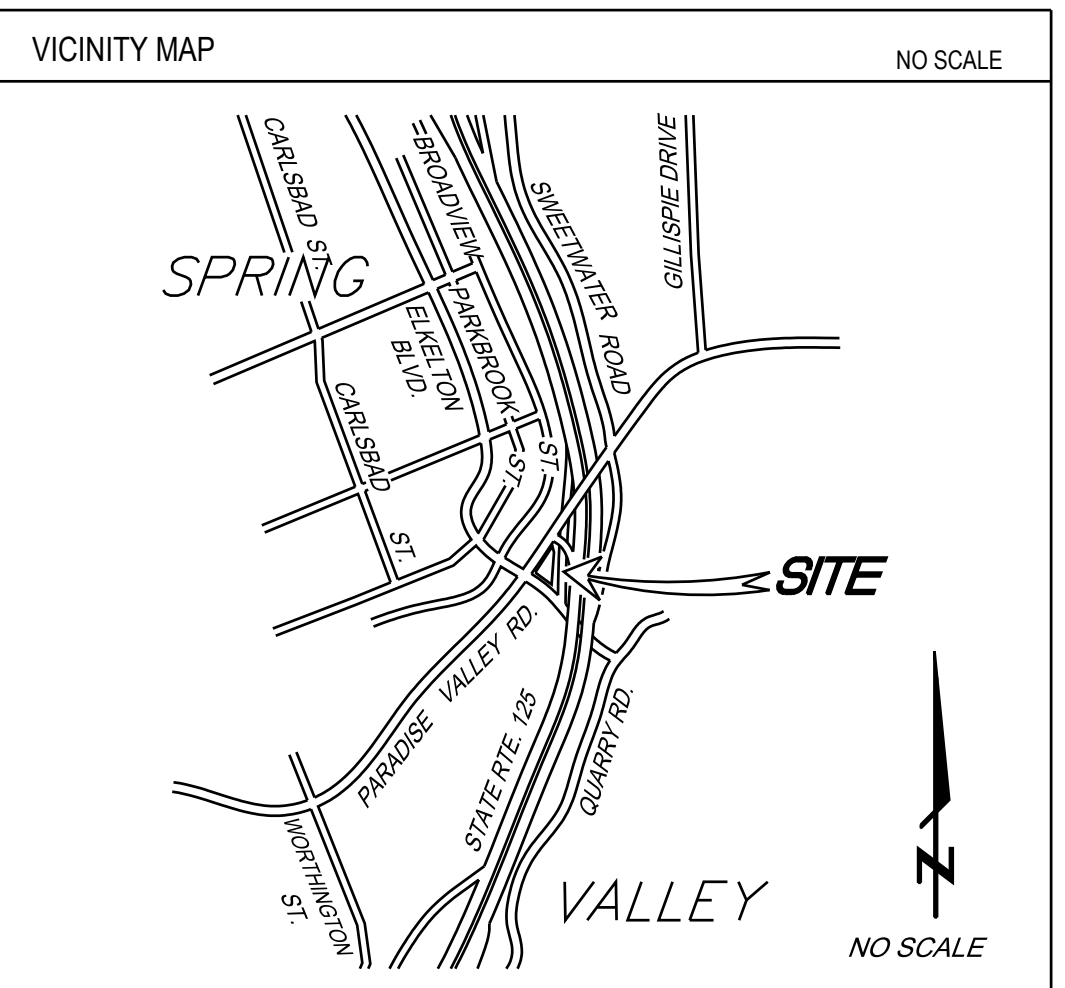
THENCE (6) SOUTH 39° 42' 24" WEST, 50.00 FEET;

THENCE (7) CONTINUING SOUTH 39° 42' 24" WEST, 127.19 FEET;

THENCE (8) CONTINUING SOUTH 39° 42' 24" WEST, 44.48 FEET TO SAID SOUTHWESTERLY LINE;

THENCE (9) ALONG SAID LINE SOUTH 34° 09' 25" EAST, 145.47 FEET TO THE POINT OF BEGINNING.

SITE LEGEND	
●	INDICATES FOUND 1" IRON PIPE W/ DISK "CAL DOT" PER ROS 18760. ACCEPTED AS DEED CORNER.
■	INDICATES BRASS DISK IN CONCRETE "CAL DOT" PER ROS 18760. NSO/1536"W, 5.00' FROM PROPERTY CORNER.
---	INDICATES SITE BOUNDARIES
---	EXISTING WATER LINE
---	EXISTING SEWER LINE
---	EXISTING OVERHEAD ELECTRIC
---	EXISTING GAS LINE
SWR	EXISTING MANHOLE (SWR=SEWER) (SD=STORM DRAIN)
WTR	EXISTING WATER GATE VALVE
TS	EXISTING TRAFFIC SIGNAL
TS	EXISTING TRAFFIC SIGNAL W/ ARM AND LIGHT
TS	EXISTING TREE
TC	INDICATES EXISTING CONCRETE CURB AND GUTTER
FL	INDICATES FLOWLINE
GRD	INDICATES EXISTING GROUND
TW	INDICATES TOP OF WALL
AC	INDICATES ASPHALT
CONC	INDICATES CONCRETE
TS	INDICATES TRAFFIC SIGNAL
SL	INDICATES STREET LIGHTING
ROS	INDICATES RECORD OF SURVEY MAP
(E) 6" HIGH CHAIN LINK FENCE ALONG PROPERTY LINE PERIMETER TO REMAIN	
#	NUMBER OF PARKING SPACES
PROPOSED LANDSCAPE AREA, PER LANDSCAPE PLANS	
PROPOSED PCC DRIVABLE PAVEMENT AREA, PER CIVIL PLANS	
PROPOSED BIO RETENTION AREA, PER CIVIL PLANS	
PROPOSED BIO RETENTION AREA, PER CIVIL PLANS	



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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:

NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING DEPT. COMMENTS & PLAN COORDINATION	10-15-20
2	PLANNING DEPT. COMMENTS	12-03-21
3	PLANNING DEPT. COMMENTS	12-02-21
4	PLANNING DEPT. COMMENTS	04-12-23
5	PLANNING DEPT. COMMENTS	02-19-23

PDS2019-ZAP-19-003,
PDS2020-ER-20-18-001

PLAN SUBMITTAL LOG

PLAN DATE	DESCRIPTION
10-15-19	SUBMITTAL TO PLANNING DEPT. - 1H REVIEW
01-08-20	SUBMITTAL TO PLANNING DEPT. - 2H REVIEW
10-15-20	SUBMITTAL TO PLANNING DEPT. - 3H REVIEW
02-26-21	SUBMITTAL TO PLANNING DEPT. - 4H REVIEW
12-03-21	SUBMITTAL TO PLANNING DEPT. - 5H REVIEW
02-19-23	SUBMITTAL TO PLANNING DEPT. - 6H REVIEW
04-12-23	SUBMITTAL TO PLANNING DEPT. - 7H REVIEW

SHEET TITLE

ARCHITECTURAL SITE PLAN

DATE:	04-12-23	SCALE:	AS NOTED
DRAWN BY:	L. DALE	DATABASE:	17084.DWG
CHECKED BY:		SHEET NUMBER:	
PROJECT NO:	17084		AS1.0

PARTY TIME MARKET

SIGNAGE PLAN

Table of Contents	Page
Site Plan	2
Market Building	3
Northwest Elevation - Facing Paradise Valley Rd	3
Southwest Elevation - Facing Lot Interior	4
Party Time Market - Wall Sign Details	4
Car Wash Building	6
West & South Elevations	7
North & East Elevations	8
Car Wash - Accessory Sign Details for Drive-Through Building	8
Enter & Exit - Accessory Sign Details for Drive-Through Building	10
Monument Sign	10
Monument Sign Location Plan	11
Pole Sign	12

Property Owner:
Part 1: 4714 L
5454 Mission Center Rd
San Diego, CA 92108

Project Info:
Party Time Market
Car Wash, Market & Gas Station
8565 Paradise Valley Road
Spring Valley, CA 91977
Record ID: PDS2019-ZAP-19-003

Property Owner:
Part 1: 4714 L
5454 Mission Center Rd
San Diego, CA 92108

Correct for signage:
City of San Diego
13158 Arctic Cir
San Diego, CA 92108
(619) 438-5188
www.tdising.com

Latest revision date: Nov 9, 2021
Rev 1: 11/9/2021
Rev 2: 11/9/2021
Rev 3: 11/9/2021

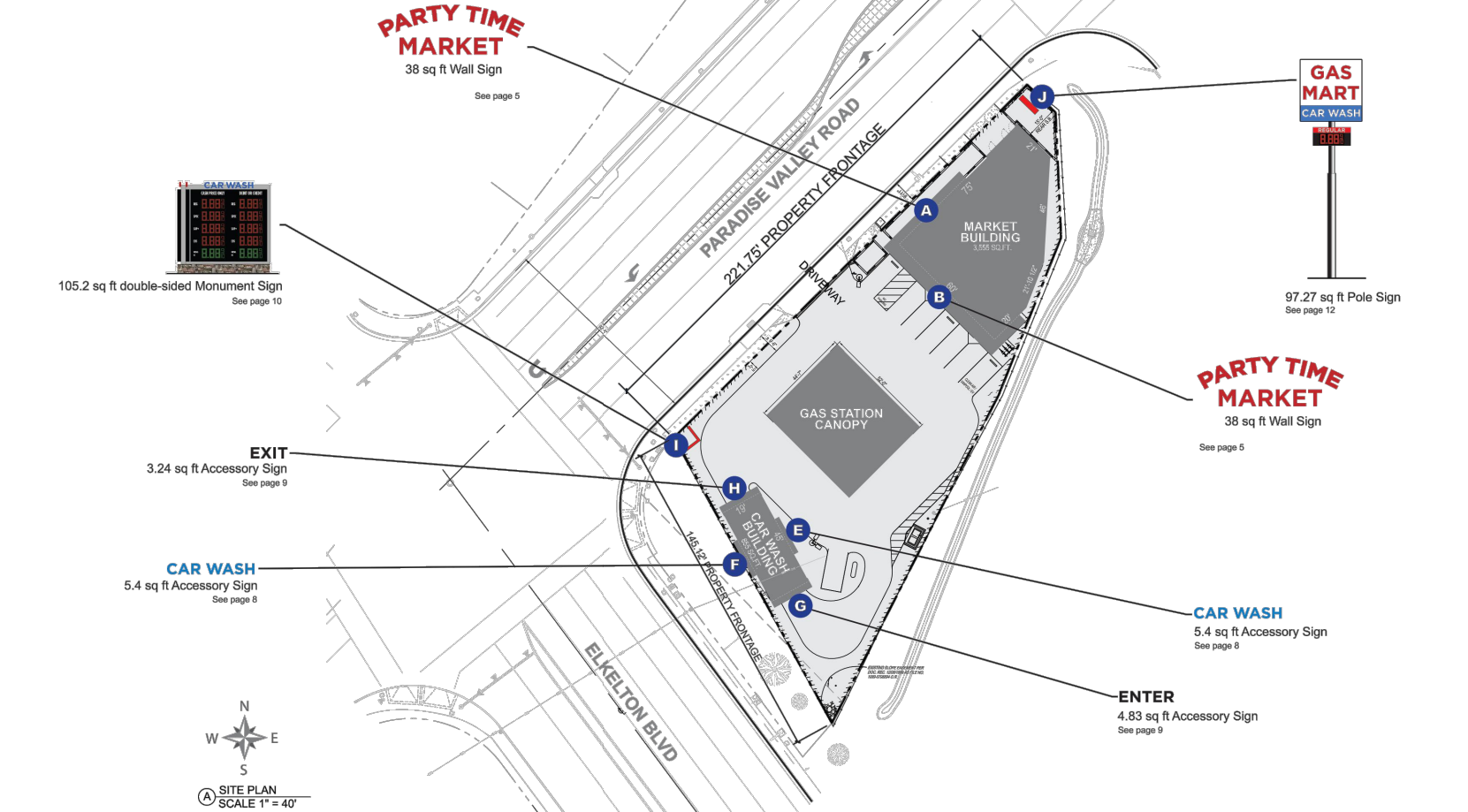
Site Area: 2.1548 AC (23.41 AC)

APN: 064-100-02-00

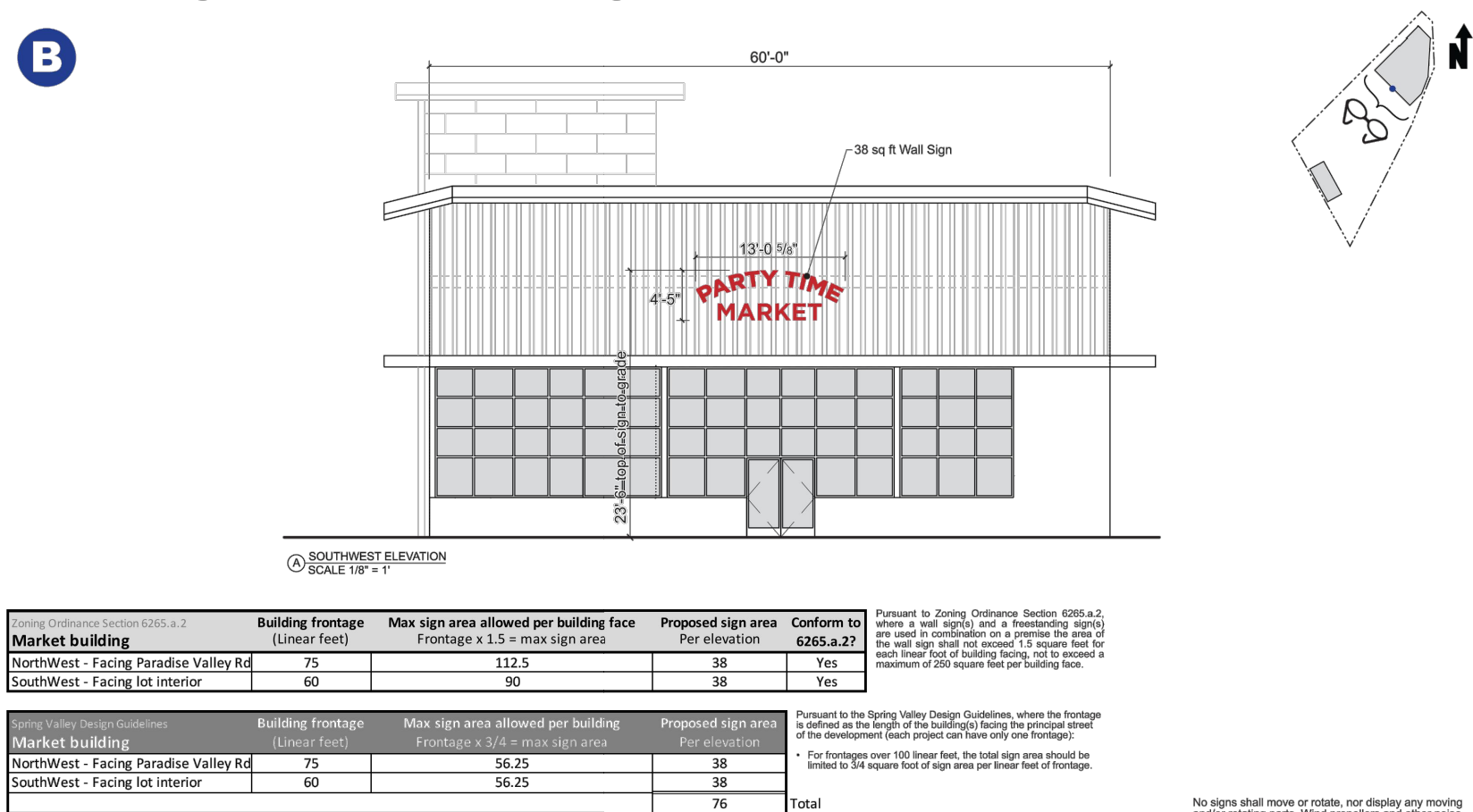
Zone: M2504 - LIMITED INDUSTRIAL

Building Area:
Market building: 3,555 SF
Car wash building: 655 SF

Site Plan



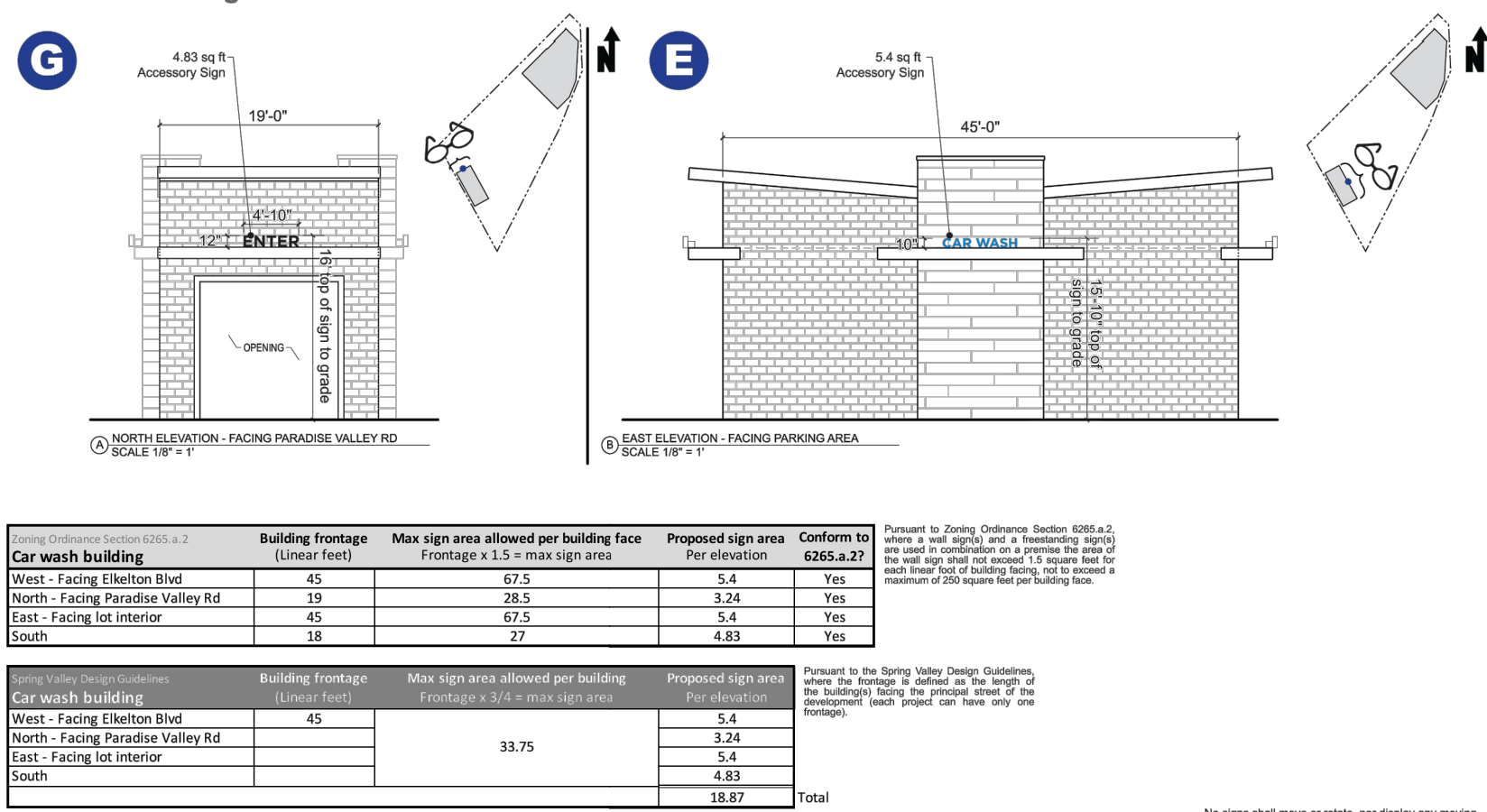
Market Building - Southwest Elevation - Facing Lot Interior



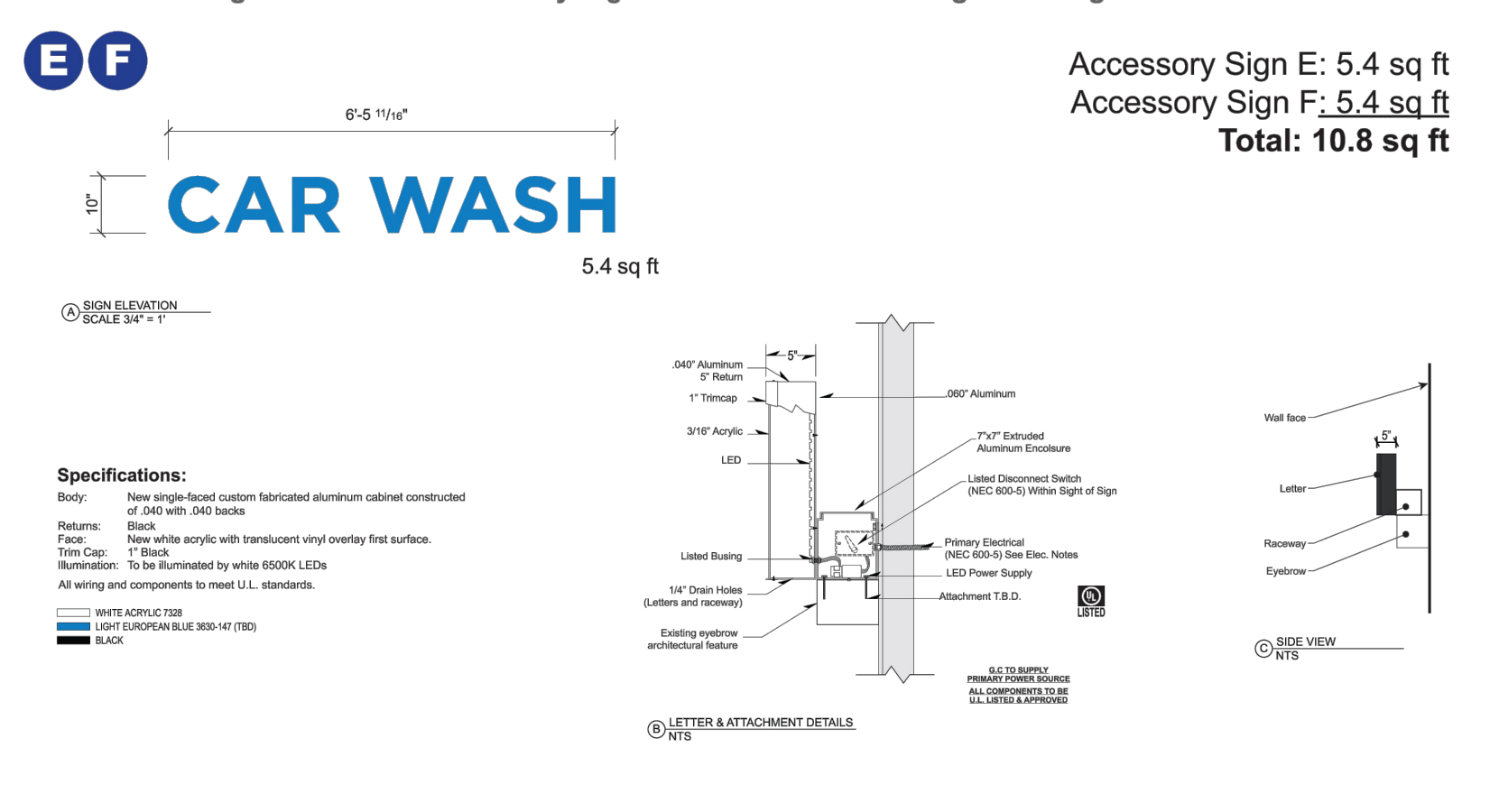
Market Building - Party Time Market - Wall Sign Details



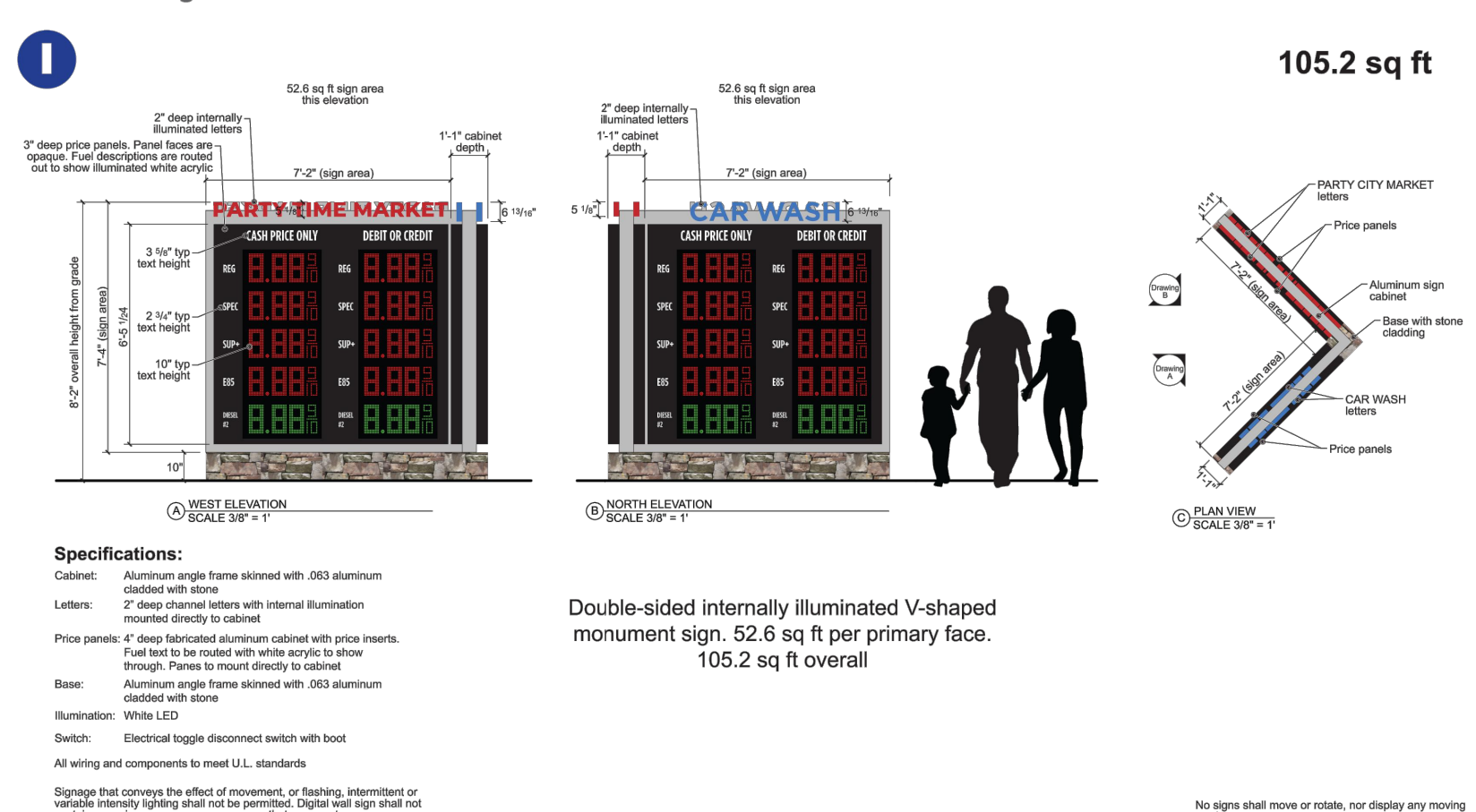
Carwash Building - North & East Elevations



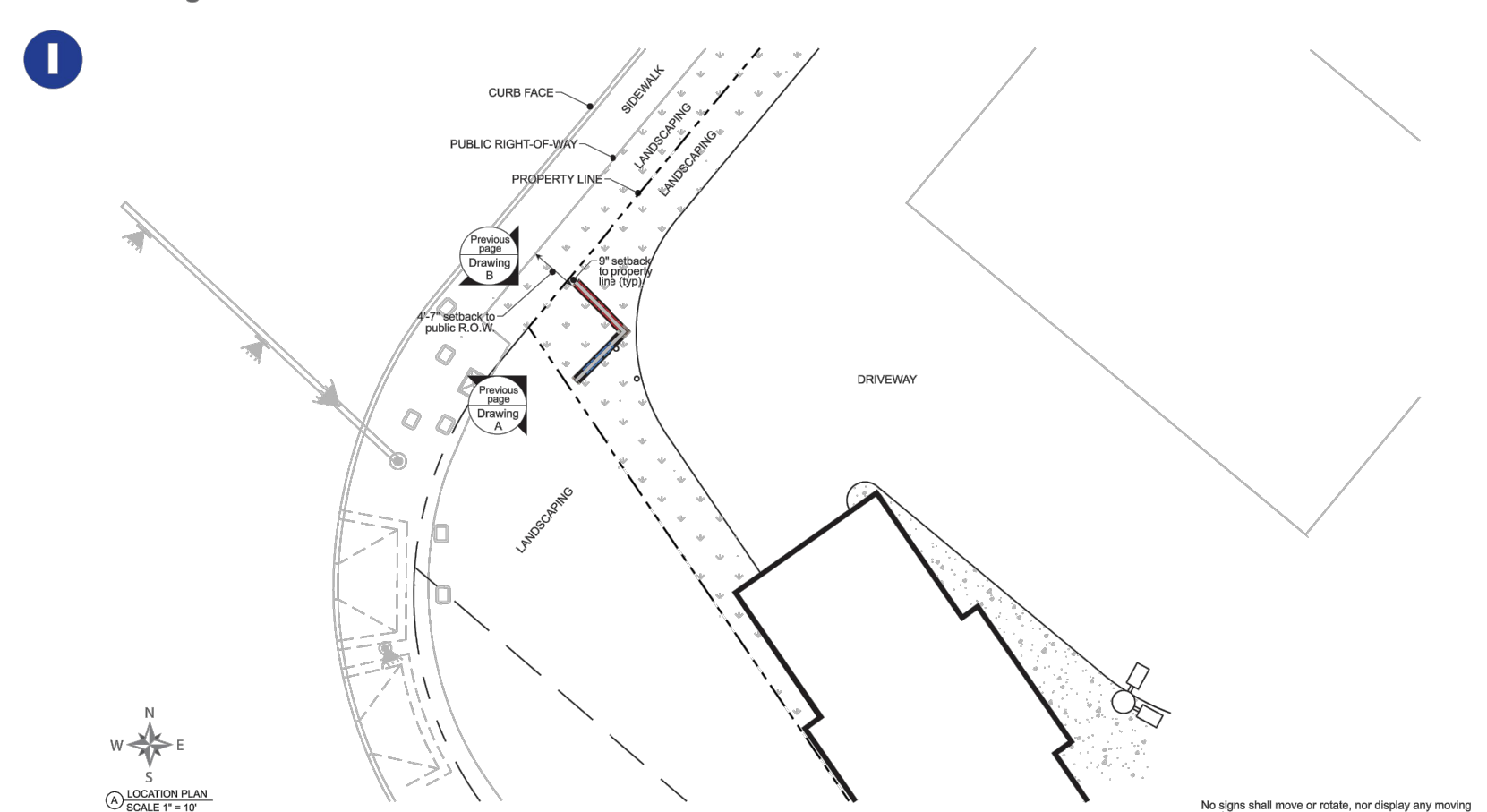
Carwash Building - Car Wash - Accessory Sign Details for Drive-Through Building



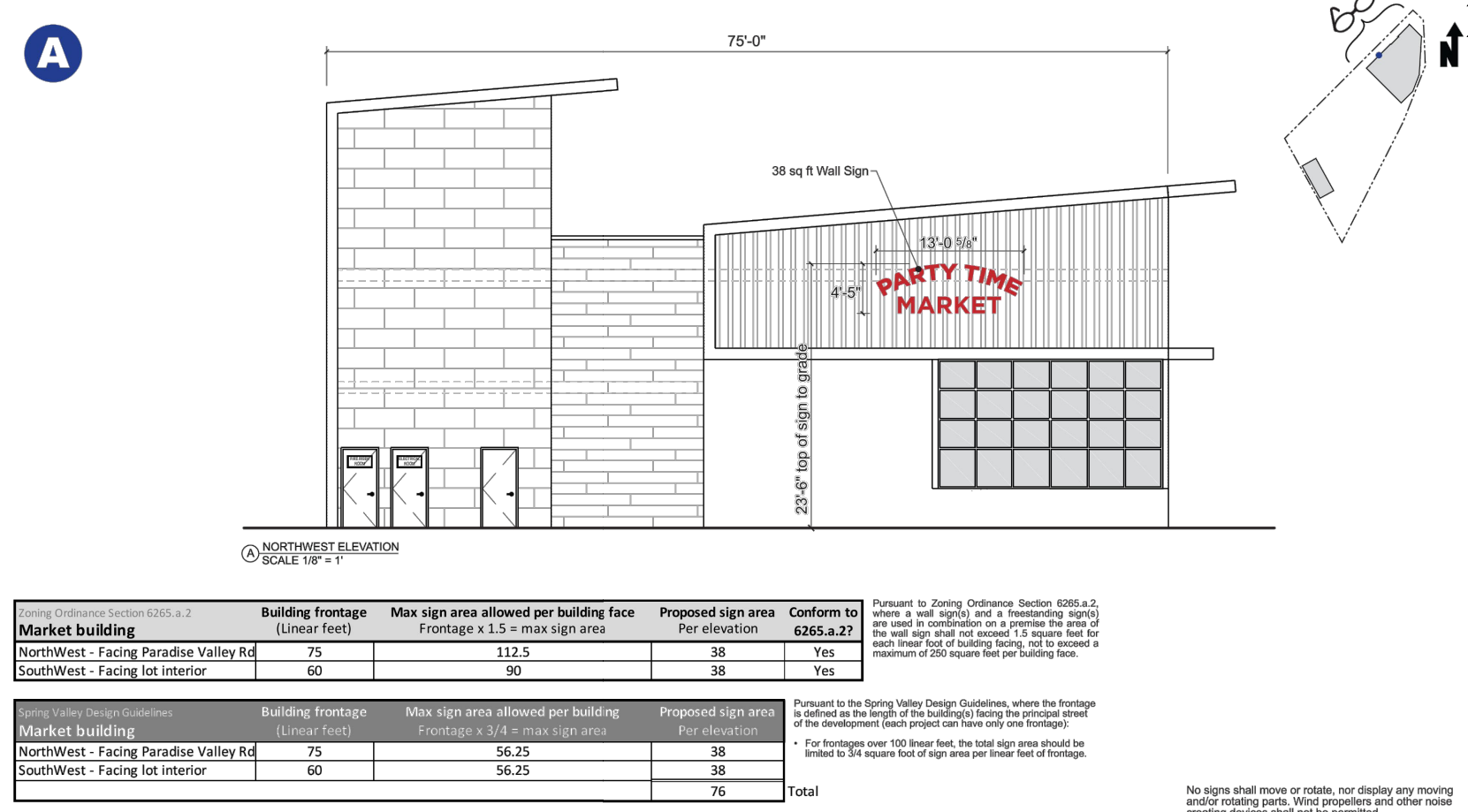
Monument Sign



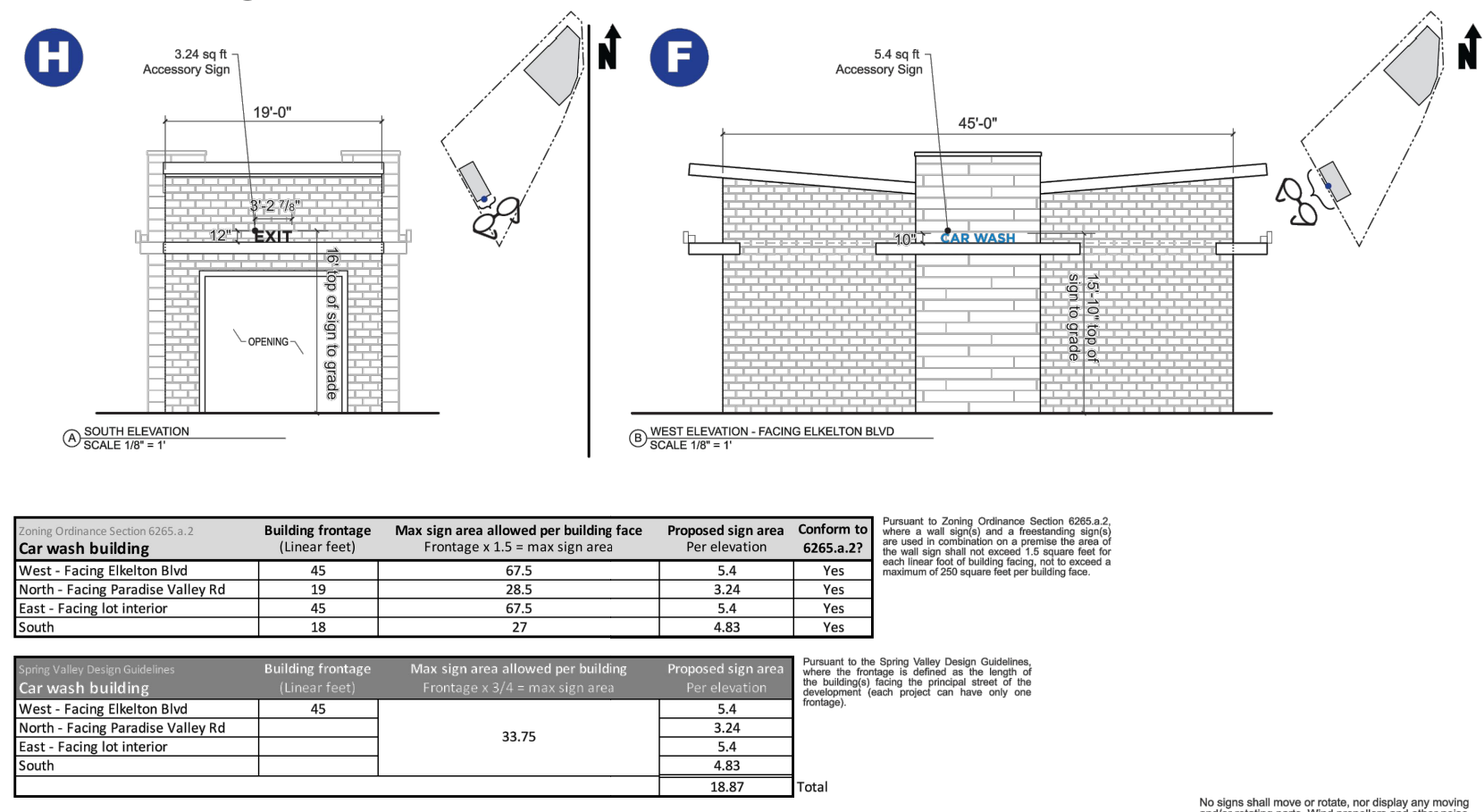
Monument Sign Location Plan



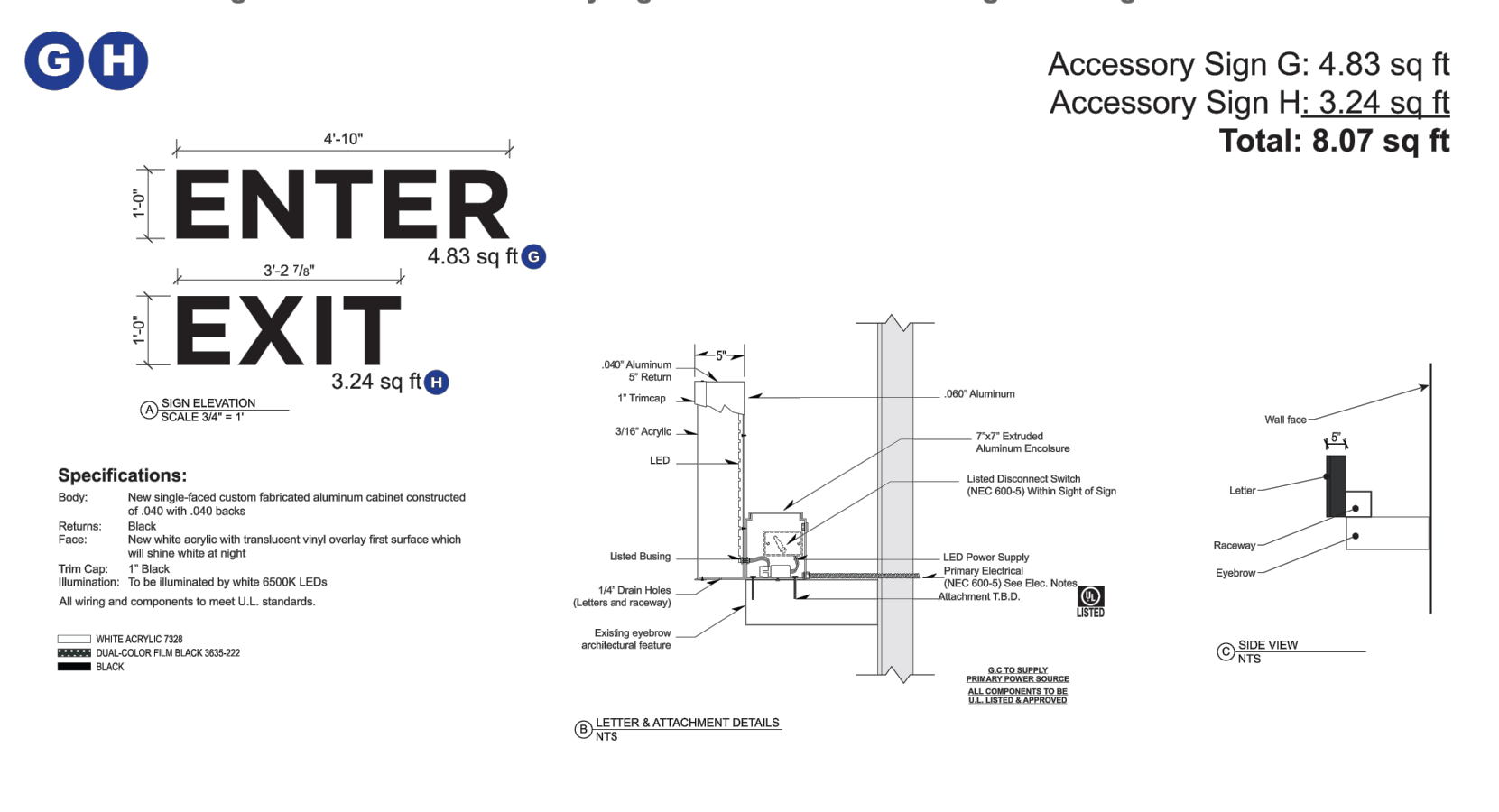
Market Building - Northwest Elevation - Facing Paradise Valley Rd



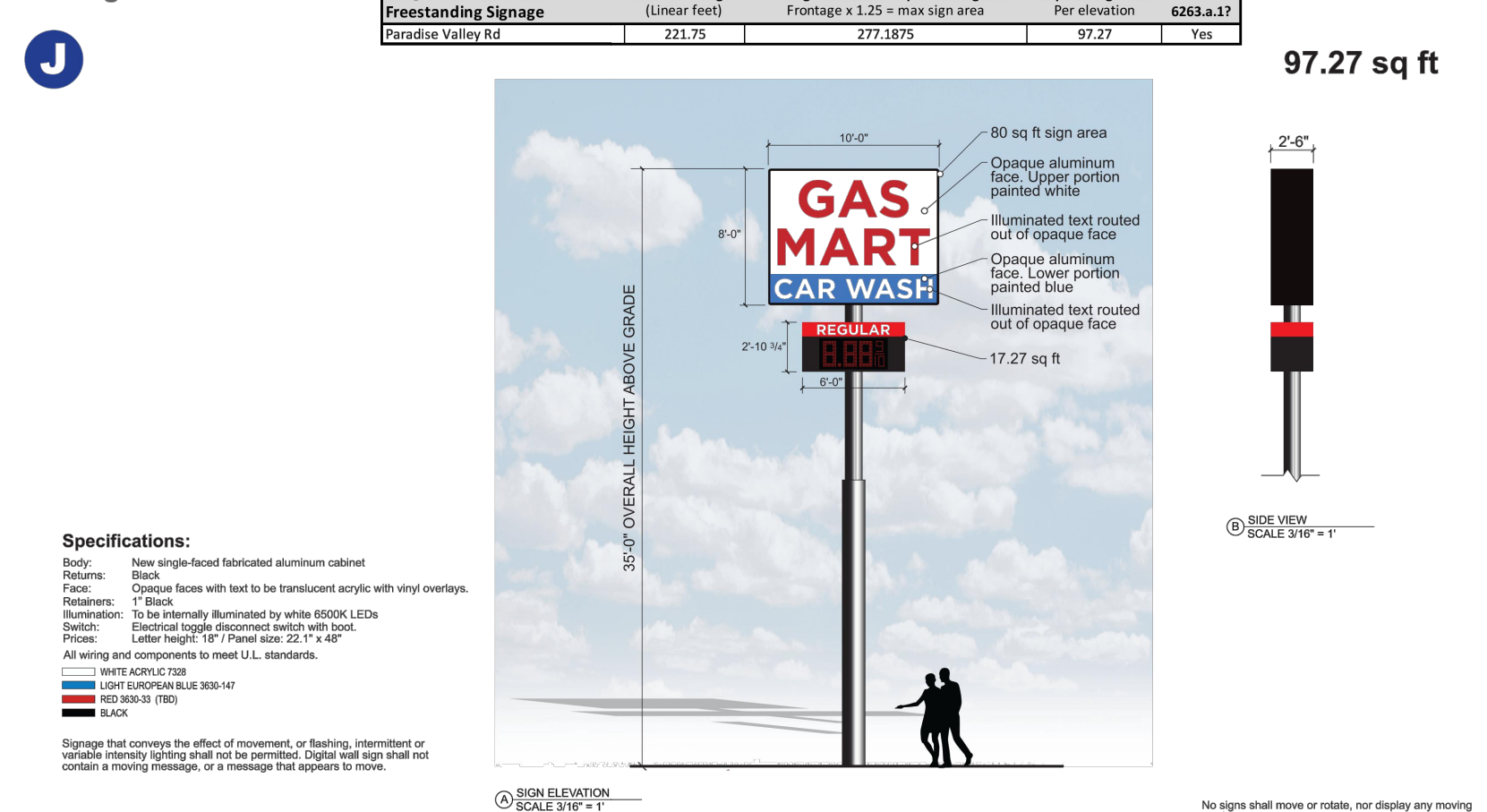
Car Wash Building - West & South Elevations



Carwash Building - Enter & Exit - Accessory Sign Details for Drive-Through Building



Pole Sign



ENTITLEMENT PROCESS NOTES

- SIGNAGE THAT CONVEYS THE EFFECT OF MOVEMENT, OR FLASHING, INTERMITTENT OR VARIABLE INTENSITY LIGHTING SHALL NOT BE PERMITTED. DIGITAL WALL SIGN SHALL NOT CONTAIN A MOVING MESSAGE, OR A MESSAGE THAT APPEARS TO MOVE.
- NO SIGNS SHALL MOVE OR ROTATE, NOR DISPLAY ANY MOVING AND/OR ROTATING PARTS, WIND PROPELLERS AND OTHER NOISE CREATING DEVICES SHALL NOT BE PERMITTED.

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A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:

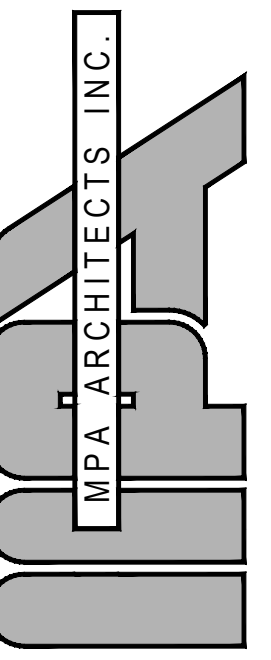
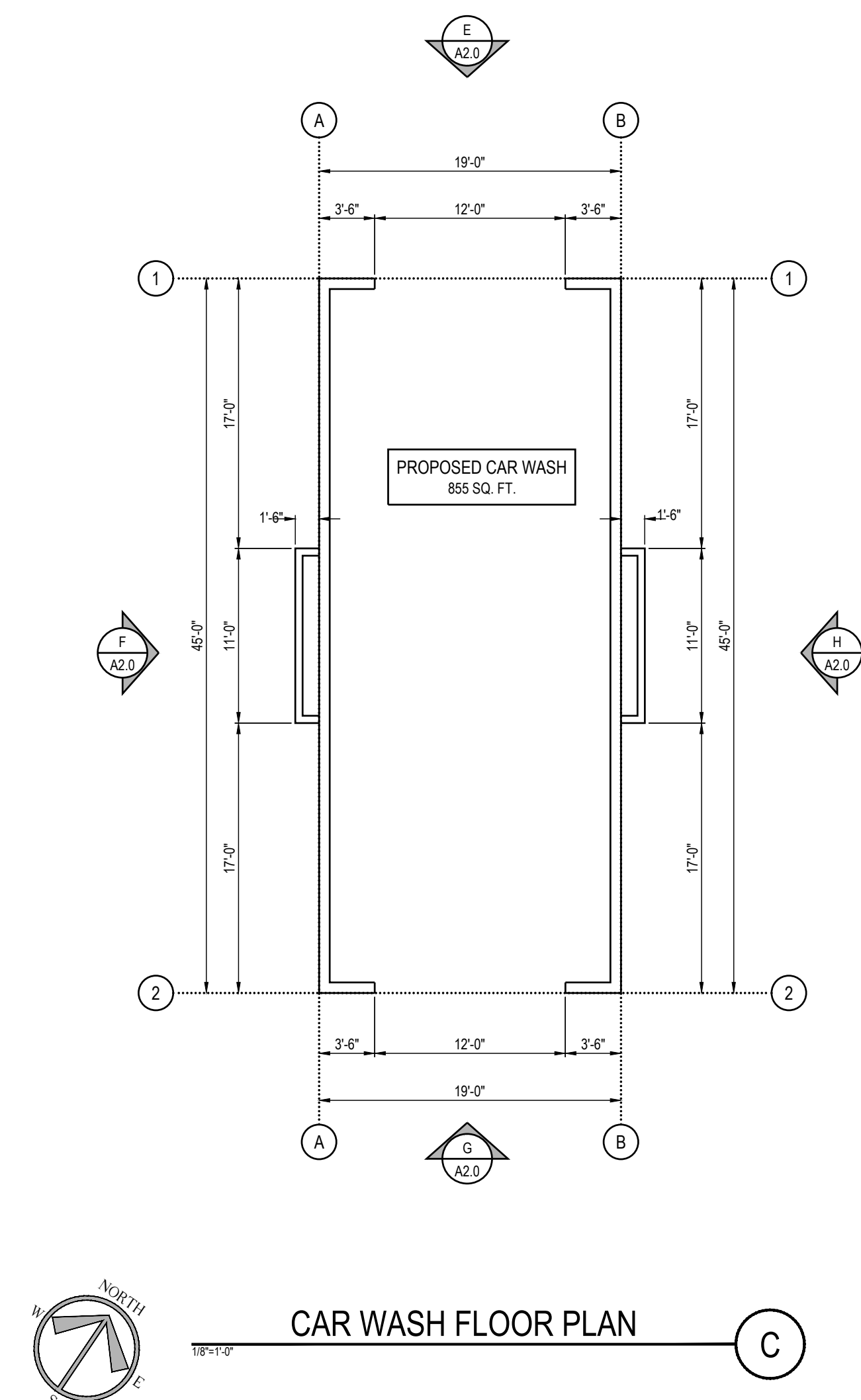
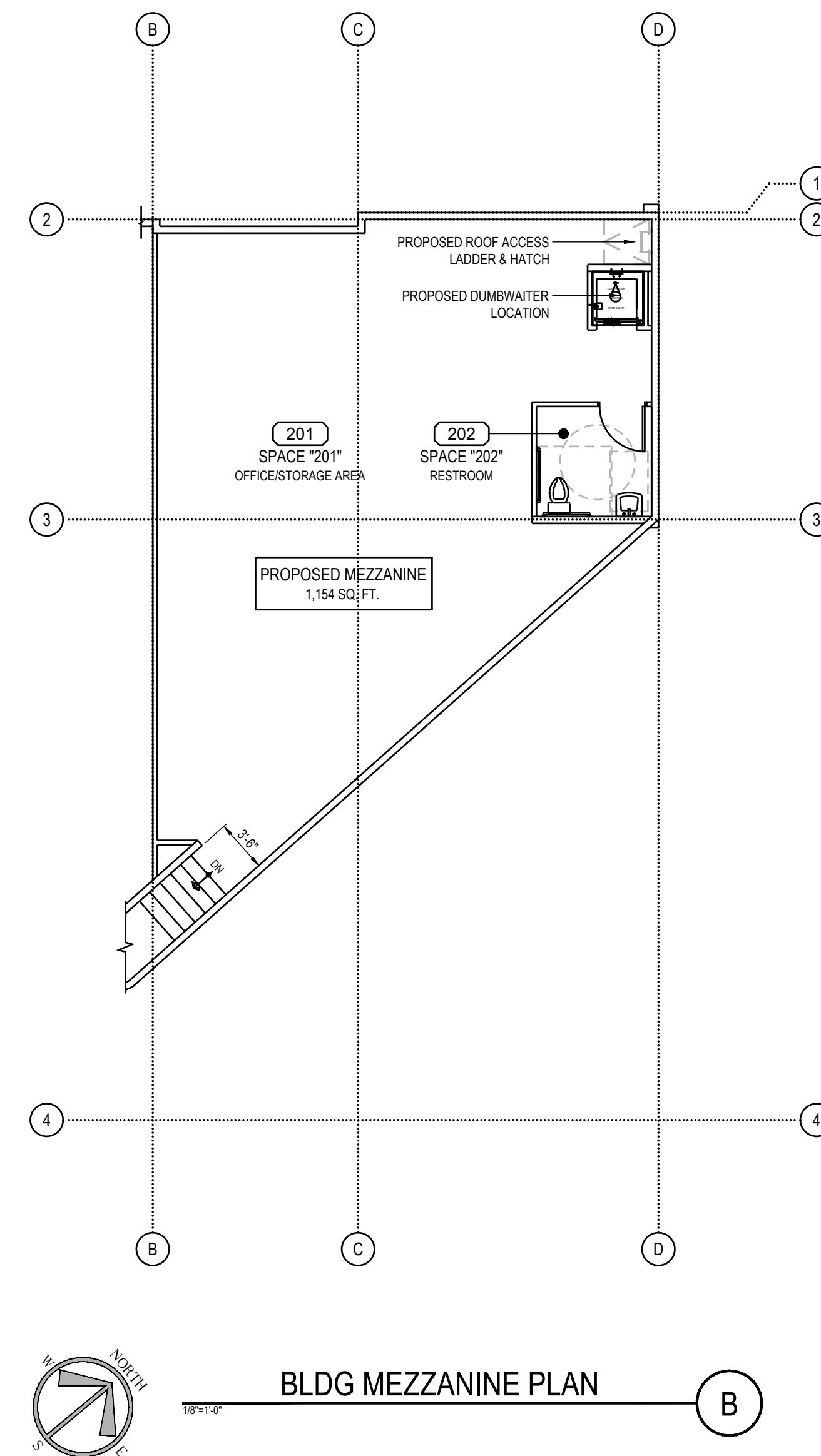
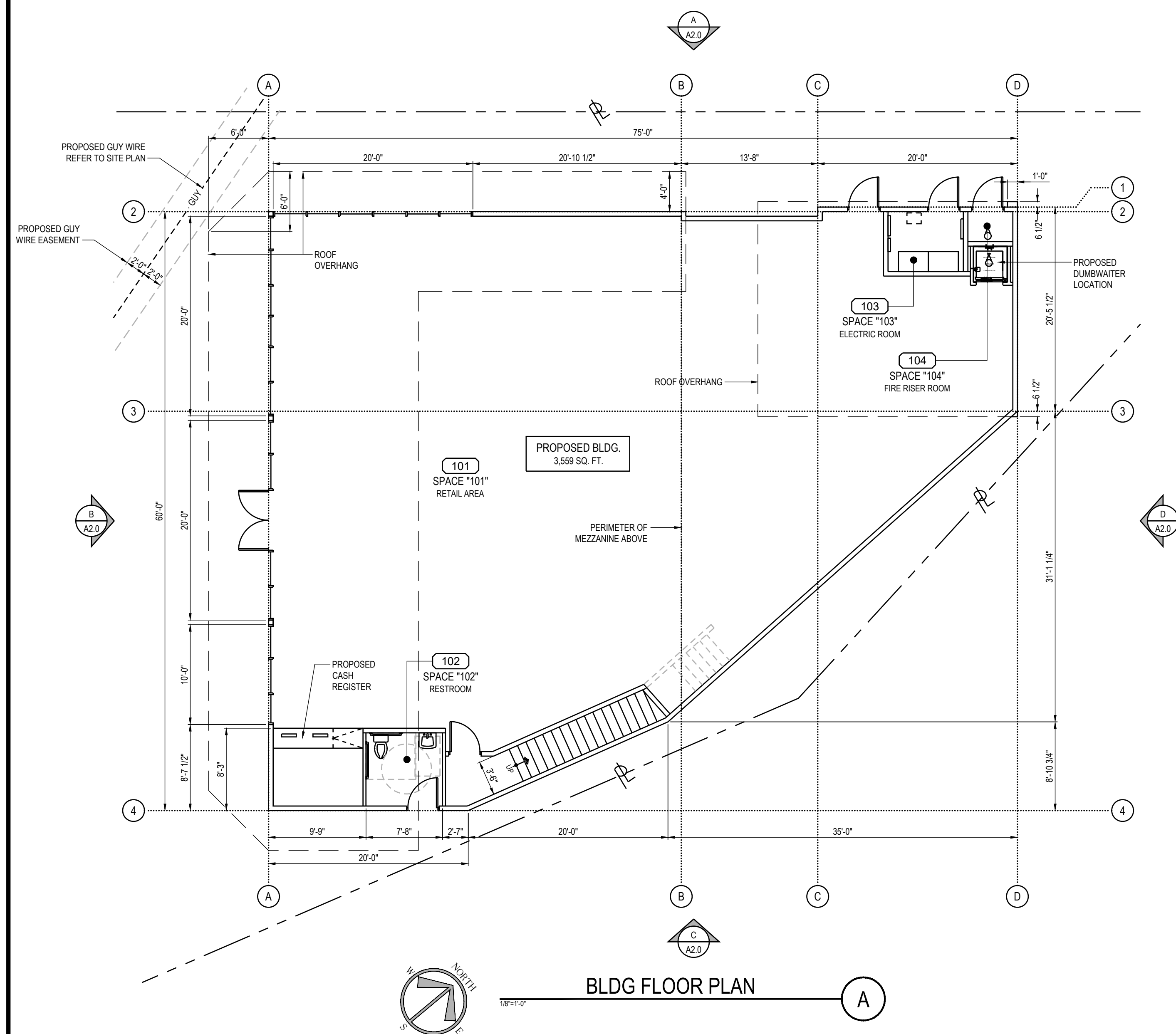
NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

NO.	DESCRIPTION	DATE
1	PLANNING DEPT. COMMENTS & PLAN COORDINATION	10-15-20
2	PLANNING DEPT. COMMENTS	12-03-21
3	PLANNING DEPT. COMMENTS	12-03-21
4	PLANNING DEPT. COMMENTS	04-12-23
5	PLANNING DEPT. COMMENTS	03-10-23

PDS2019-ZAP-19-003,
PDS2020-ER-20-001

SHEET TITLE
SIGNAGE PLAN

DATE: 04-12-23
SCALE: AS NOTED
DRAWN BY: L. DALE
DATE: 17084.DWG
PROJECT NO: 17084
SHEET NUMBER: AS.1.2



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PROJECT

NEC PARADISE VALLEY RD. & EIKELTON PL.
SPRING VALLEY, CA 91977

VISIONS

NO.	DESCRIPTION
-----	-------------

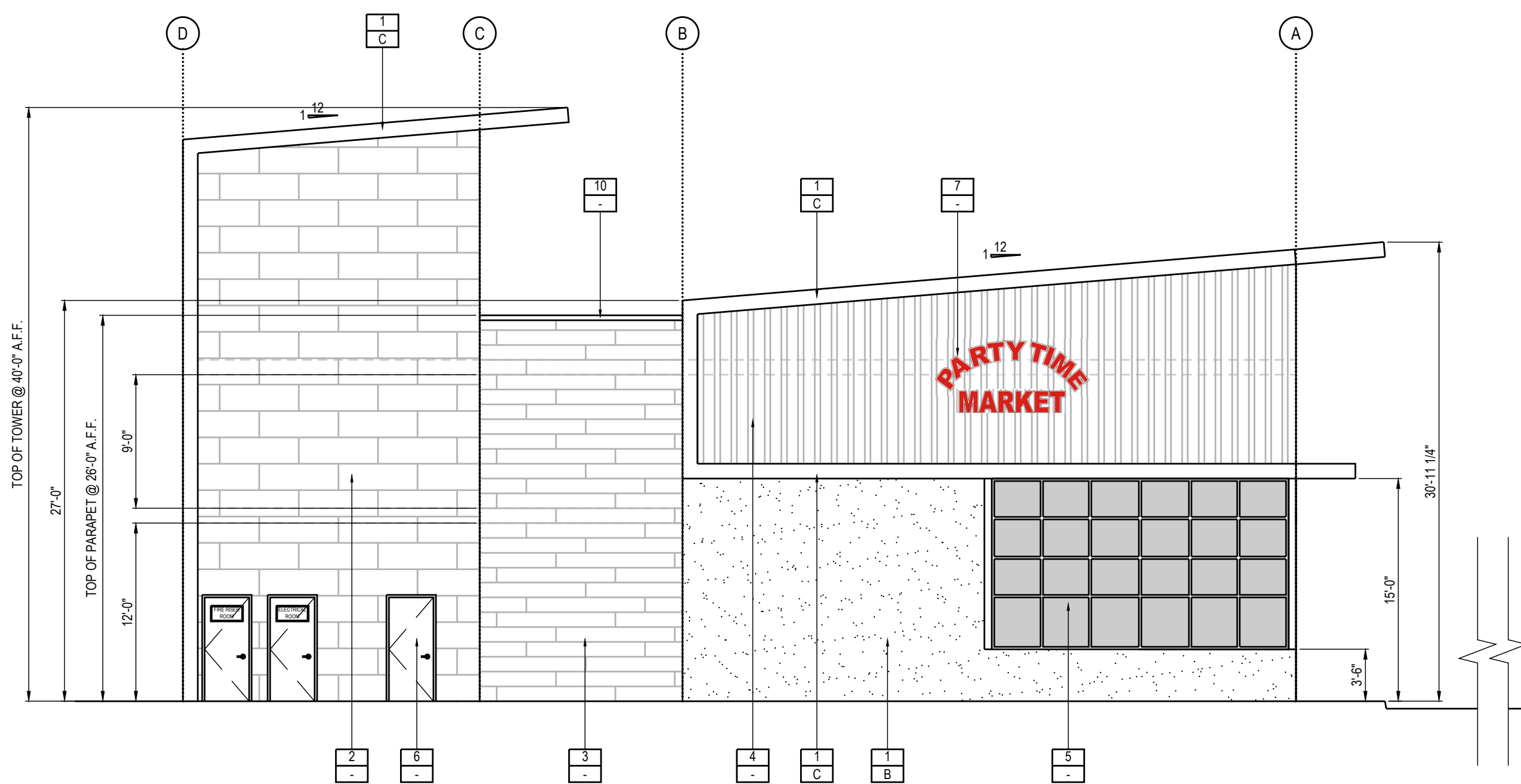
PDS2019-ZAP-19-003,
PDS2020-ER-20-18-001

ET TITLE

FLOOR PLAN

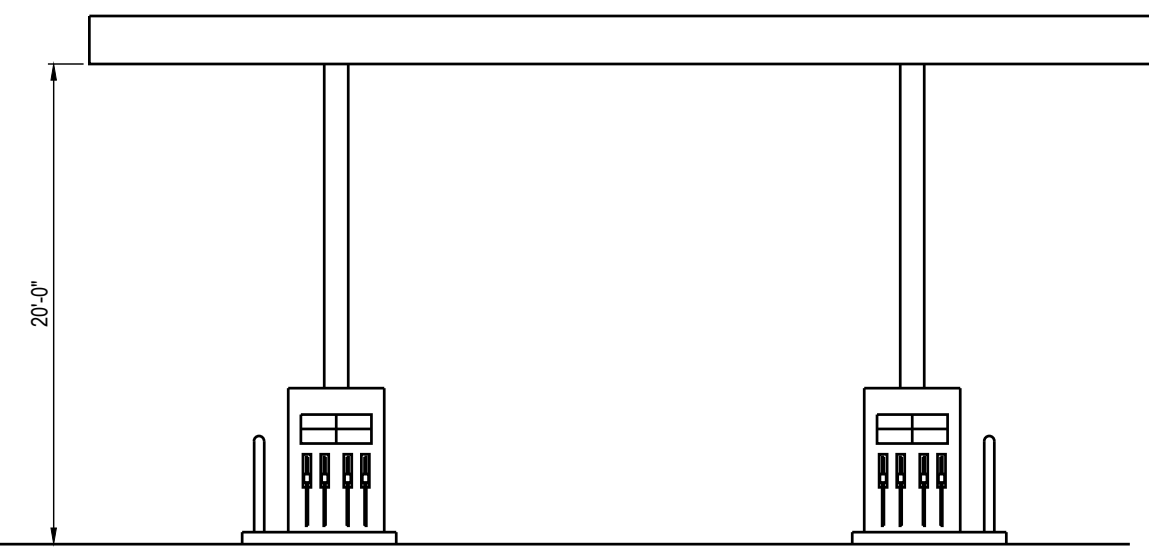
DATE:	04-12-23	SCALE:	AS N
DRAWN BY:	L. DALE	DATABASE:	17084
CHECKED BY:	-	SHEET NUMBER:	A1
PROJECT NO:	17084		

A1.0

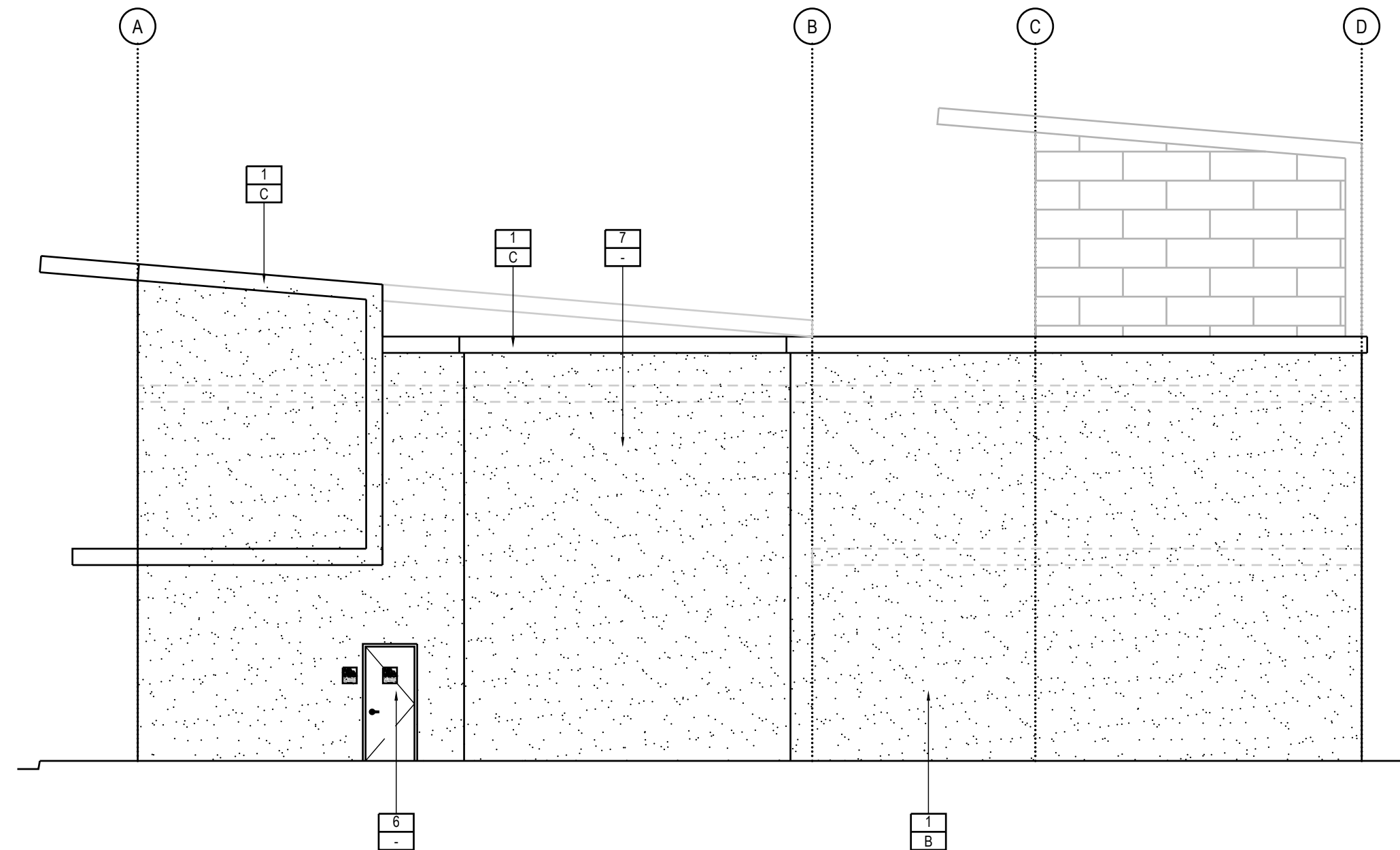


BLDG NORTHWEST ELEVATION
18'-11 1/2"
(@ PARADISE VALLEY RD.)

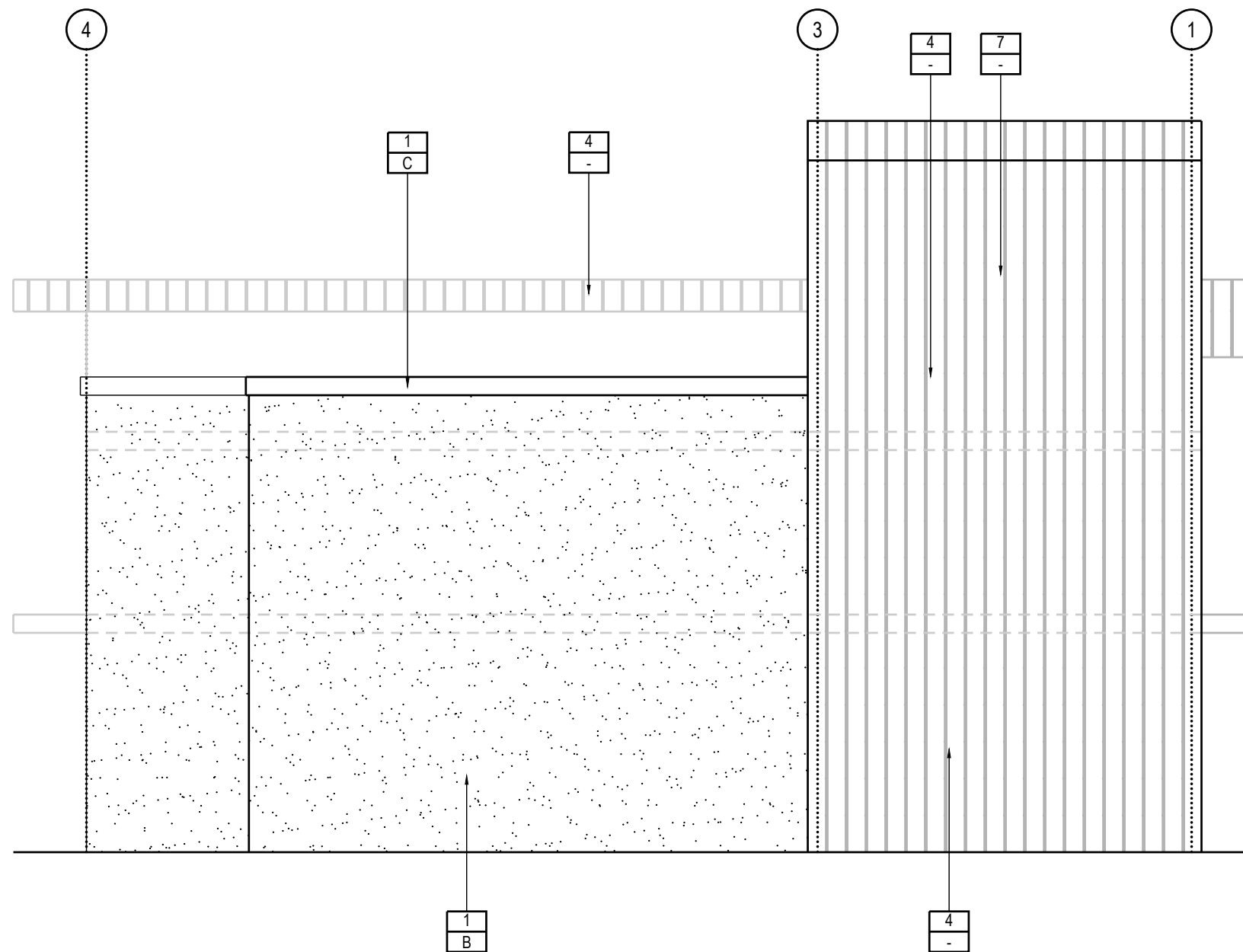
NOTE:
BUILDING PARAPETS SHALL SCREEN ALL ROOF TOP
MECHANICAL EQUIPMENT.



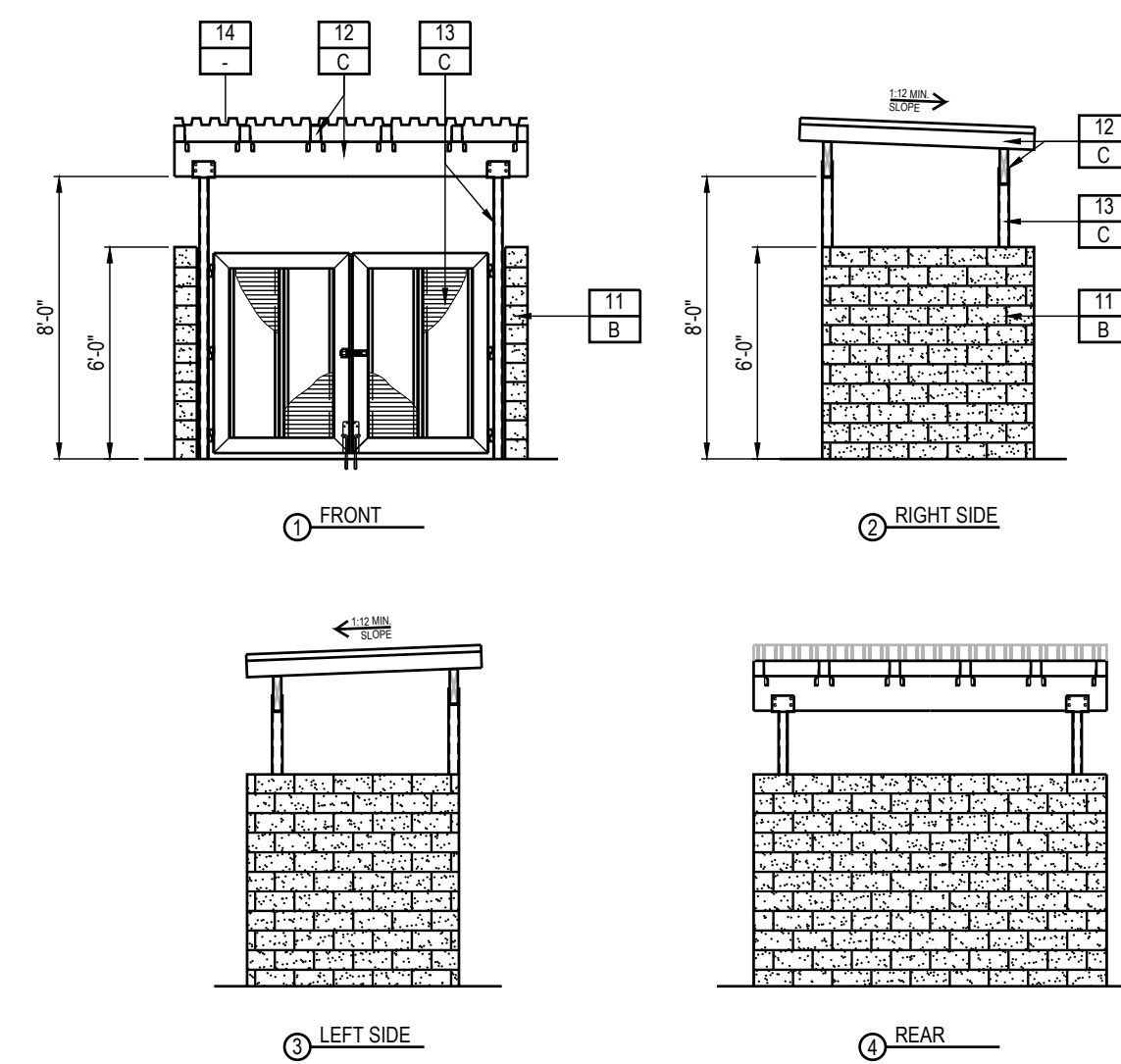
BLDG SOUTHWEST ELEVATION
18'-11 1/2"
(@ ELKELTON BLVD.)



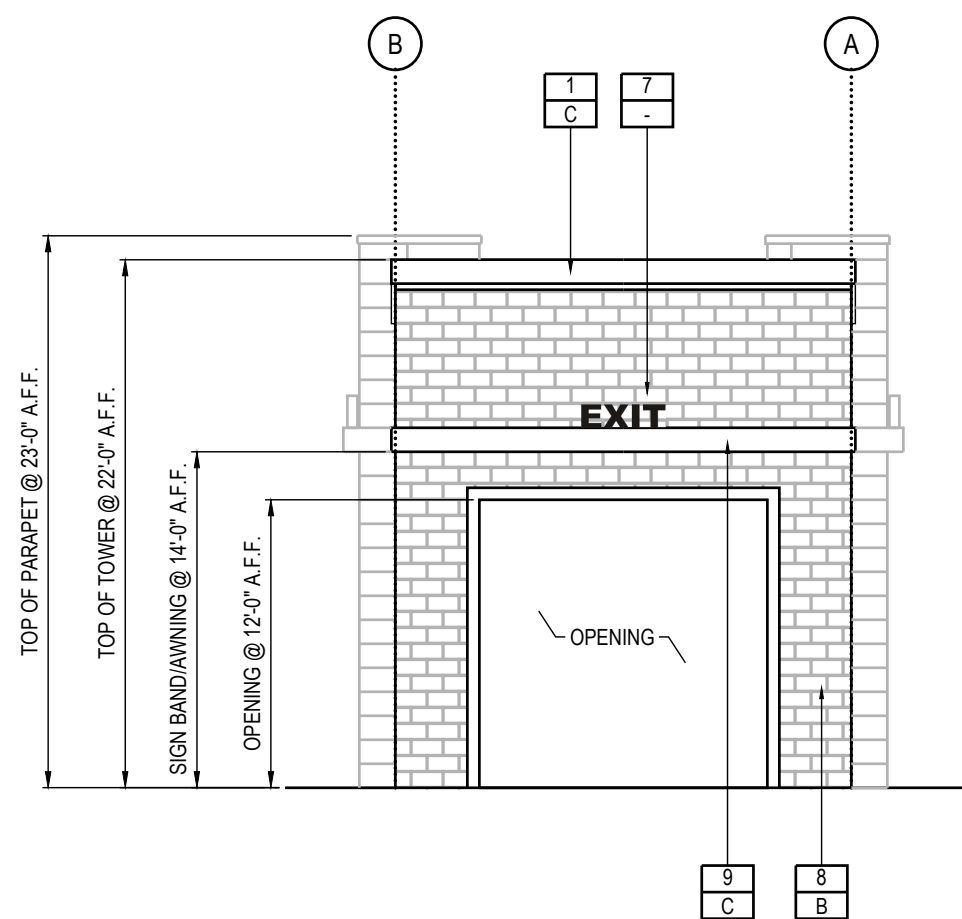
BLDG SOUTHEAST ELEVATION
18'-11 1/2"
C



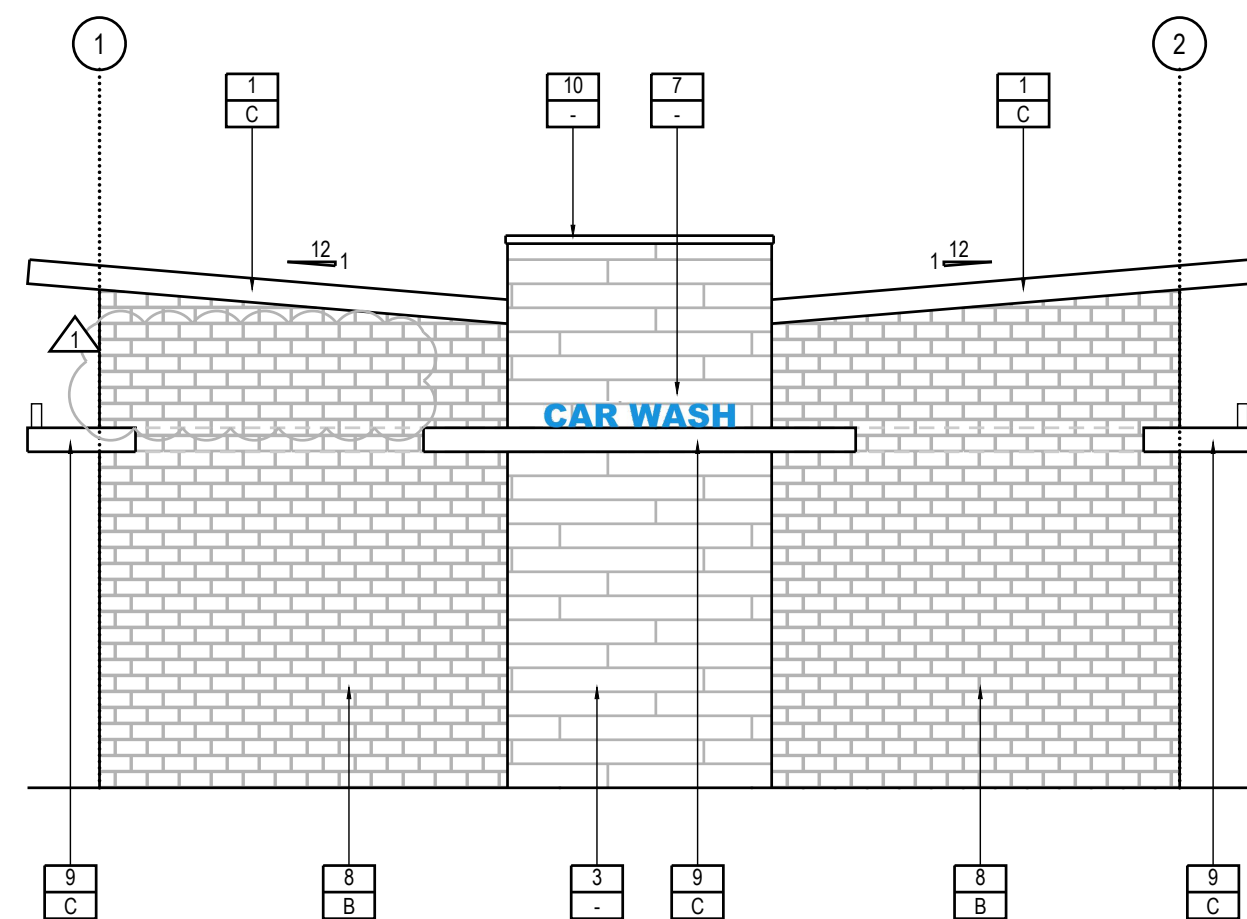
BLDG NORTHEAST ELEVATION
18'-11 1/2"
D



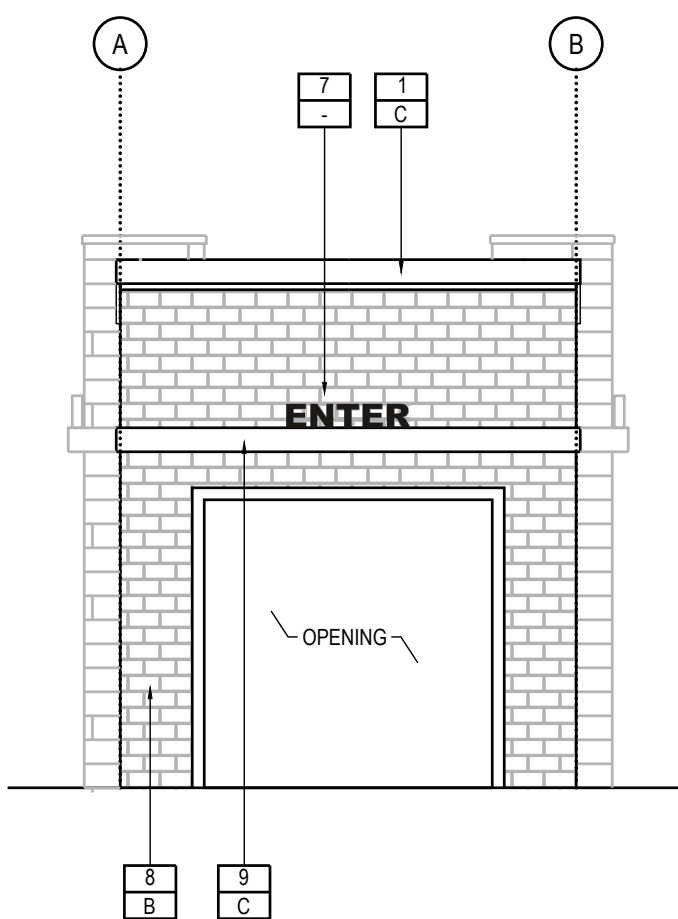
TRASH ENCLOSURE ELEVATIONS
18'-11 1/2"
I



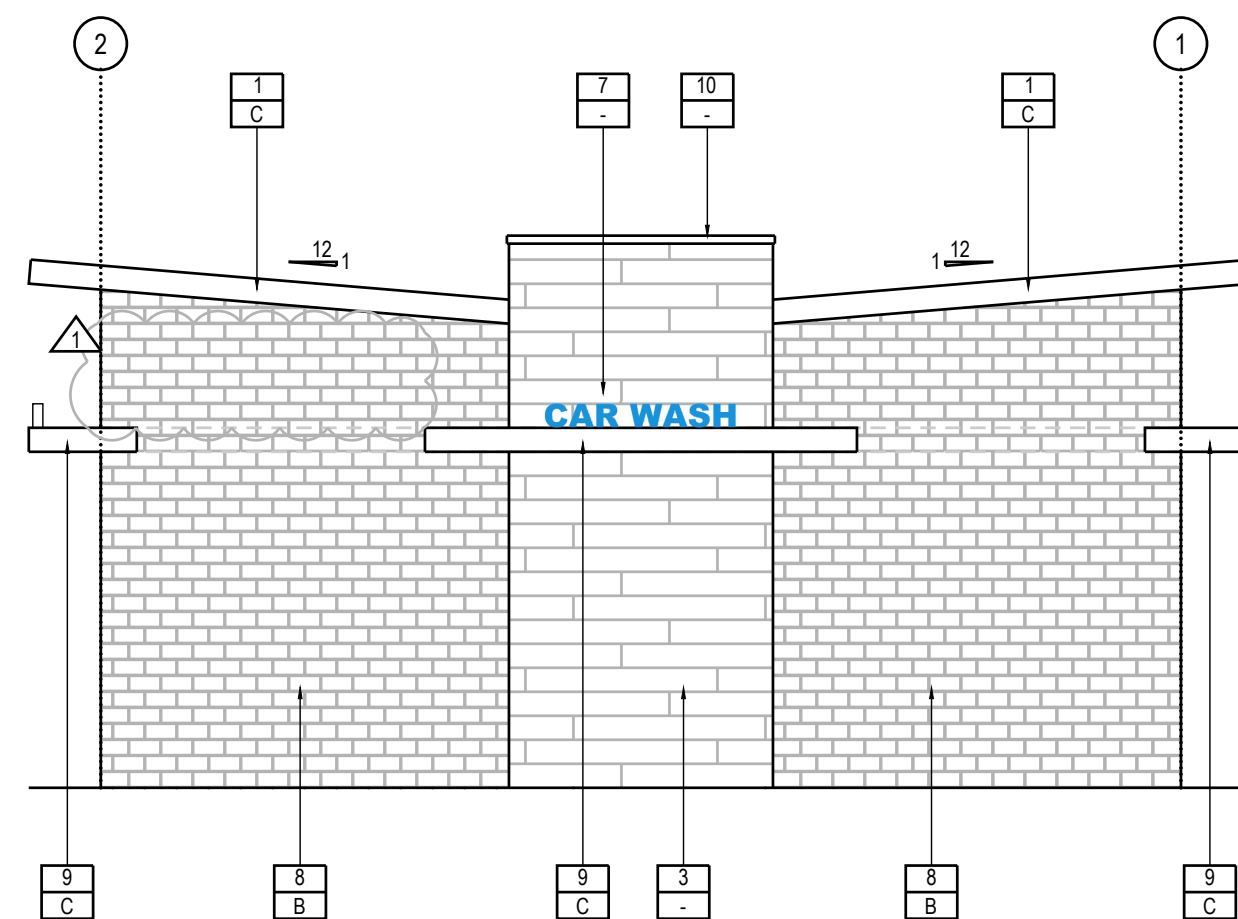
CAR WASH NORTHWEST ELEVATION
18'-11 1/2"
(@ PARADISE VALLEY RD.)



CAR WASH SOUTHWEST ELEVATION
18'-11 1/2"
(@ ELKELTON BLVD.)



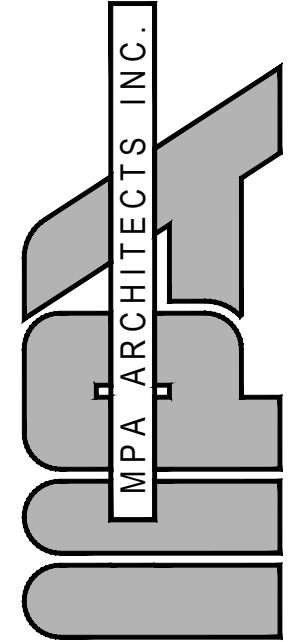
CAR WASH SOUTHEAST ELEVATION
18'-11 1/2"
G



CAR WASH NORTHEAST ELEVATION
18'-11 1/2"
H

EXTERIOR MATERIALS	
1	EXTERIOR CEMENT PLASTER WITH SMOOTH FINISH
2	NICHHA : TYPE: ILLUMINATION SERIES; COLOR: 3 COLORS (SW9161 'DUSTBLU' = 60%) (SW9178 'IN THE NAVY' = 20%) (SW7662 'EVENING SHADOW' = 20%)
3	NICHHA : TYPE: VINATGE WOOD PANELS; COLOR: CEDAR
4	AEP SPAN METAL PANEL; COLOR: ZINK GREY (ALT. COLONIAL RED)
5	STOREFRONT SYSTEM WITH ALUMINUM FRAME AND CLEAR GLAZING
6	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT SURFACE
7	PROPOSED EXTERIOR SIGN LOCATION: SHOWN FOR REFERENCE ONLY. ALL EXTERIOR SIGNS SHALL BE UNDER A SEPARATE PERMIT BY OTHERS.
8	8" PRECISION FACE C.M.U. BLOCK WALL
9	12"H x 2"W METAL "C" CHANNEL
10	GA. METAL COPING, PAINTED TO MATCH ADJACENT SURFACE
11	8" SPLIT-FACE C.M.U. BLOCK WALL
12	EXPOSED WOOD FRAMING MEMBERS PER TRASH ENCLOSURE PLANS.
13	METAL GATES & STEEL COLUMNS PER TRASH ENCLOSURE PLANS.
14	METAL RIB ROOF U-PANEL 22 GA. w/ #6 SCREWS @ 8" O/C.

EXTERIOR COLORS	
A	COLOR TO MATCH: SHERWIN-WILLIAMS # SW6871 'POSITIVE RED'
B	COLOR TO MATCH: SHERWIN-WILLIAMS # SW7662 'EVENING SHADOW'
C	COLOR TO MATCH: SHERWIN-WILLIAMS # SW7005 'PURE WHITE'
D	



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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:
NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

REVISIONS		
NO.	DESCRIPTION	DATE
1	PLANNING DEPT. COMMENTS & PLAN COORDINATION	10-15-20
2	PLANNING DEPT. COMMENTS	12-02-21

PDS2019-ZAP-19-003,
PDS2020-ER-20-18-001

SHEET TITLE

EXTERIOR ELEVATIONS

DATE:	04-12-23	SCALE:	AS NOTED
DRAWN BY:	L. DALE	DATABASE:	17084.DWG
CHECKED BY:		SHEET NUMBER:	
PROJECT NO:	17084		A2.0



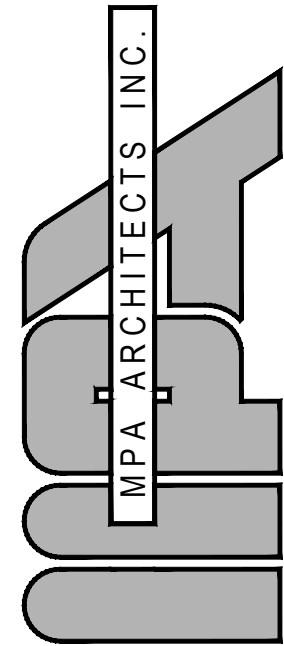
SOUTHWEST ELEVATION
1/8"=1'-0"
(@ ELKELTON BLVD.)

A



NORTHWEST ELEVATION
1/8"=1'-0"
(@ ELKELTON BLVD.)

B



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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:
NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

REVISIONS

NO.	DESCRIPTION	DATE
-----	-------------	------

PDS2019-ZAP-19-003,
PDS2020-ER-20-18-001

SHEET TITLE

COLOR RENDERINGS

DATE:	04-12-23	SCALE:	AS NOTED
DRAWN BY:	L. DALE	DATABASE:	17084.DWG
CHECKED BY:		SHEET NUMBER:	
PROJECT NO:	17084		

A2.1



SOUTHEAST ELEVATION
1/8"=1'-0"
(@ ELKELTON BLVD.)

C



SOUTHWEST ELEVATION
1/8"=1'-0"
(@ PARADISE VALLEY RD. & ELKELTON BLVD.)

D

CLIENT

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NATIONAL CITY, CA 91950

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PROJECT

A PROPOSED COMMERCIAL DEVELOPMENT LOCATED AT:

NEC PARADISE VALLEY RD. & ELKELTON PL.
SPRING VALLEY, CA 91977

REVISIONS		
NO.	DESCRIPTION	DATE
PDS2019-ZAP-19-003, PDS2020-ER-20-18-001		

SHEET TITLE			
COLOR RENDERINGS			
DATE:	04-12-23	SCALE:	AS NOTED
DRAWN BY:	L. DALE	DATABASE:	17084.DWG
CHECKED BY:	-	SHEET NUMBER:	-
PROJECT NO:	17084	A2.2	