



EAST ELEVATION

SOUTH COAST DEVELOPMENT
P.O. BOX 1053
SOLANA BEACH, CA 92075
858.720.6675

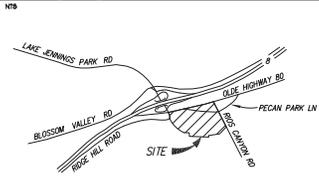
LAKE JENNINGS MARKET PLACE LAKESIDE, CALIFORNIA

Smith Consulting Architects
13280 Evening Creek Drive South, Suite 125
San Diego, California 92128
858.793.4777
858.793.4787 fax
sca-sd.com



11/19/2014 2nd Submittal

Vicinity Map



Drawing Index

- TS-1 COVER SHEET
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Project Description

THE PROPOSED PROJECT IS A COMMERCIAL SHOPPING CENTER LOCATED ON AN EXISTING VACATED SITE. WORK TO BE DONE INCLUDING IMPROVING INFRASTRUCTURE SUCH AS RESUR ROAD IMPROVEMENTS AND UTILITIES, THE VACATION OF AN EXISTING PAVED ROAD, AND DEDICATION OF A BIOLOGICAL OPEN SPACE ELEMENT ON AN APPROXIMATELY 5.00 ACRE SITE.

Project Data

APPLICANT / OWNER:	SOUTH COAST DEVELOPMENT PO BOX 1053 SOLANA BEACH, CALIFORNIA 92075 PHONE: (858) 720-6675 CONTACT: KETH GREGORY/AM HALL	PROJECT LOCATION:	OLDE HIGHWAY RD + LAKE JENNINGS PARK ROAD, COUNTY OF SAN DIEGO, CALIFORNIA 92081
ARCHITECT:	SMITH CONSULTING ARCHITECTS 13280 EVENING CREEK DRIVE SOUTH, SUITE 125 SAN DIEGO, CALIFORNIA 92128 PHONE: (858) 793-4777 CONTACT: PETE BUBBET / NORRAN BARRETT	EXISTING LAND USE:	VACANT UNDEVELOPED LAND
CIVIL:	STUART ENGINEERING 730 METROPOLITAN DRIVE, SUITE 300 SAN DIEGO, CALIFORNIA 92109-4409 PHONE: (619) 794-1850 CONTACT: SHARIT PEACE / NOLAN HELEBYAN	PROPOSED USE:	RETAIL
LANDSCAPE ARCHITECT:	JPELA, INC. 4405 HANCOCK AVENUE, SUITE 201 INDIAN CALIFORNIA 92044 PHONE: (760) 478-0044 CONTACT: JAMES BENEDETTI	PARKING:	SEE SUPPLEMENTARY N APPLICATION
		BUILDING AREA / USE:	SEE SUPPLEMENTARY N APPLICATION
		TRAFFIC:	SEE TRAFFIC SUPPLEMENTARY N APPLICATION
		PROJECT AREA:	SEE PROJECT AREA SUPPLEMENTARY N APPLICATION

LAKE JENNINGS MARKET PLACE
Olde Highway 80 & Lake Jennings Park Road
County of San Diego, California

Issue Dates

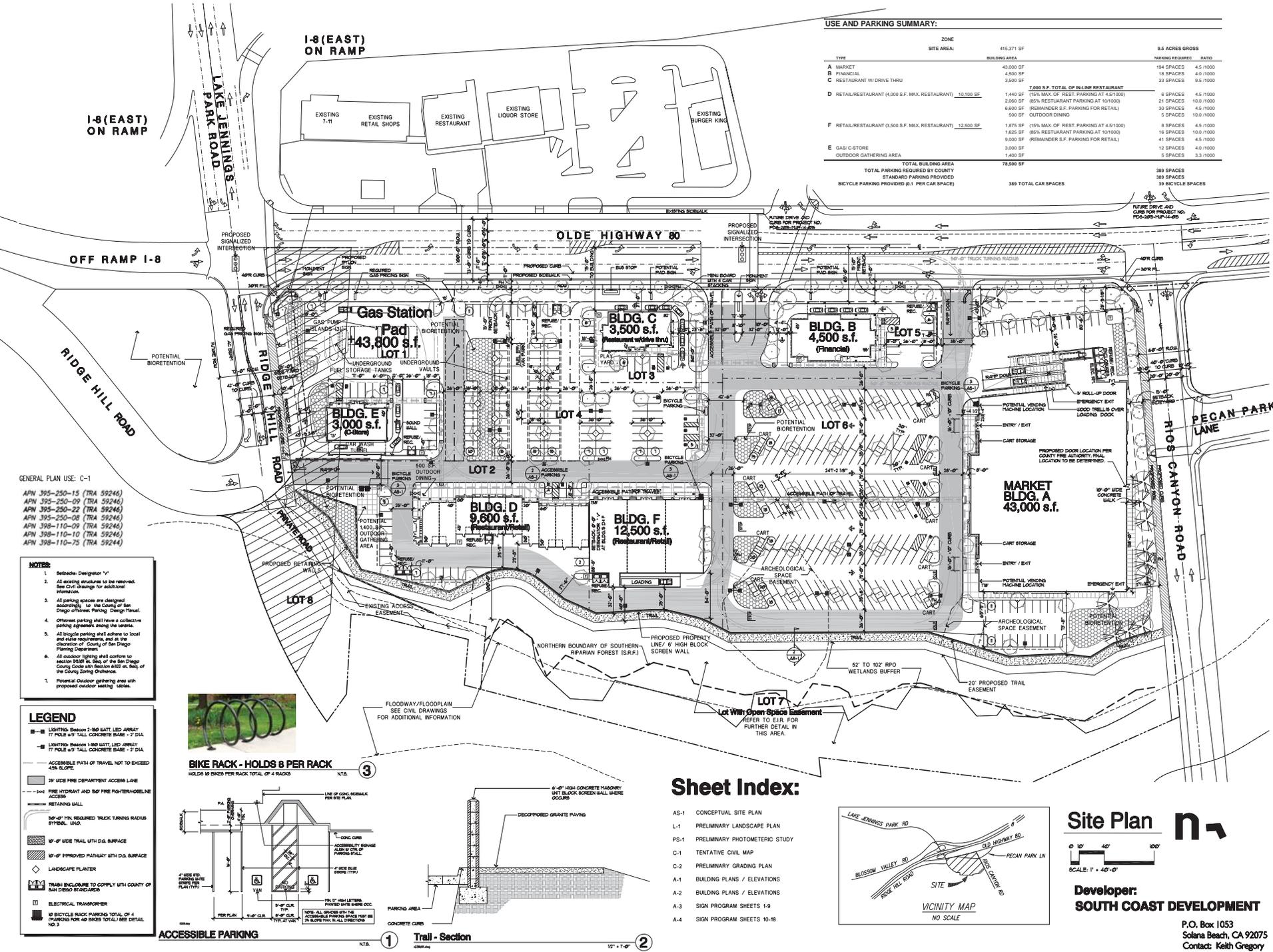
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Planning Dept.	11/19/2014
Plan Check	-
BIS Set	-
Permit Set	-
Construction Set	-
Drawing Date	11/19/2014
Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12080,501
Sheet Number	

LAKE JENNINGS MARKET PLACE
Olde Highway 80 & Lake Jennings Park Road
County of San Diego, California

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USE AND PARKING SUMMARY:

TYPE	ZONE	SITE AREA	BUILDING AREA	MARKING REQUIRED	RATIO
A MARKET		43,000 SF	43,000 SF	194 SPACES	4.5/1000
B FINANCIAL		4,500 SF	4,500 SF	18 SPACES	4.0/1000
C RESTAURANT W/ DRIVE THRU		3,500 SF	3,500 SF	33 SPACES	9.5/1000
D RETAIL RESTAURANT (4,000 S.F. MAX. RESTAURANT)		10,100 SF	7,000 S.F. TOTAL OF IN-LINE RESTAURANT	6 SPACES	4.5/1000
			1,440 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	21 SPACES	10.0/1000
			2,060 SF (85% RESTAURANT PARKING AT 10/1000)	30 SPACES	4.5/1000
			6,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	5 SPACES	10.0/1000
			500 SF OUTDOOR DINING		
E RETAIL RESTAURANT (3,500 S.F. MAX. RESTAURANT)		12,500 SF	1,875 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	8 SPACES	4.5/1000
			1,625 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES	10.0/1000
			9,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	41 SPACES	4.5/1000
F GAS C-STORE		3,000 SF	3,000 SF	12 SPACES	4.0/1000
G OUTDOOR GATHERING AREA		1,400 SF	1,400 SF	5 SPACES	3.3/1000
TOTAL BUILDING AREA				389 SPACES	
TOTAL PARKING REQUIRED BY COUNTY STANDARD PARKING PROVIDED				389 SPACES	
BIKE PARKING PROVIDED (0.1 PER CAR SPACE)				39 BICYCLE SPACES	
				389 TOTAL CAR SPACES	



- GENERAL PLAN USE: C-1
- APN 395-250-15 (TRA 59246)
 - APN 395-250-09 (TRA 59246)
 - APN 395-250-22 (TRA 59246)
 - APN 395-250-08 (TRA 59246)
 - APN 398-110-09 (TRA 59246)
 - APN 398-110-10 (TRA 59246)
 - APN 398-110-75 (TRA 59244)

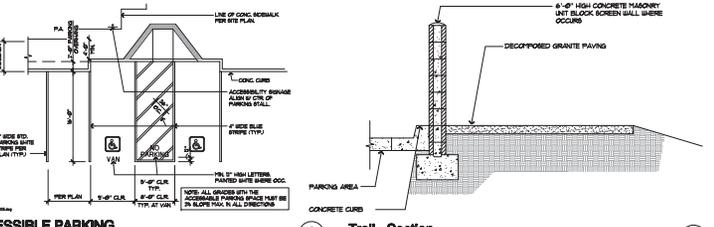
- NOTES:**
1. Antenna Designator "A"
 2. All existing structures to be removed. See Civil Drawings for additional information.
 3. All parking spaces are designed according to the County of San Diego Off-street Parking Design Manual.
 4. Off-street parking shall have a collective parking agreement with the local and state governments, and at the discretion of County of San Diego Planning Department.
 5. All outdoor lighting shall conform to section 93.06 et. seq. of the San Diego County Code with Section 88.01 et. seq. of the County Zoning Ordinance.
 6. Potential outdoor gathering area with proposed outdoor seating tables.

LEGEND

- Lighting: Beacon 3-WATT LED ARRAY 17 POLE 4" TALL CONCRETE BASE - 2" DIA.
- Lighting: Beacon 1300 WATT LED ARRAY 17 POLE 4" TALL CONCRETE BASE - 2" DIA.
- ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 4.5% SLOPE
- 15' WIDE FIRE DEPARTMENT ACCESS LANE
- 15" HIGH HYDRANT AND 8" HIGH FIGHTER-HOSELINE ACCESS
- RETAINING WALL
- 50'-0" MIN. REQUIRED TRUCK TURNING RADIUS BY TRUCK
- 10'-0" WIDE TRAIL WITH D.G. SURFACE
- 10'-0" IMPROVED PATHWAY WITH D.G. SURFACE
- LANDSCAPE PLANTER
- TRASH ENCLOSURE TO COMPLY WITH COUNTY OF SAN DIEGO REGULATIONS
- ELECTRICAL TRANSFORMER
- 10 BICYCLE RACK PARKING TOTAL OF 4 (PARKING FOR 40 BIKES TOTAL SEE DETAIL NO. 3)

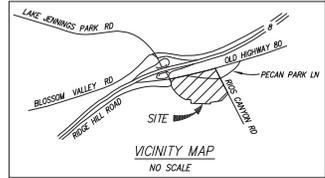


BIKE RACK - HOLDS 8 PER RACK
HOLDS 10 BIKES PER RACK TOTAL OF 4 RACKS



Sheet Index:

- AS-1 CONCEPTUAL SITE PLAN
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- C-2 PRELIMINARY GRADING PLAN
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- A-3 SIGN PROGRAM SHEETS 1-9
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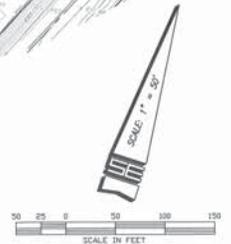
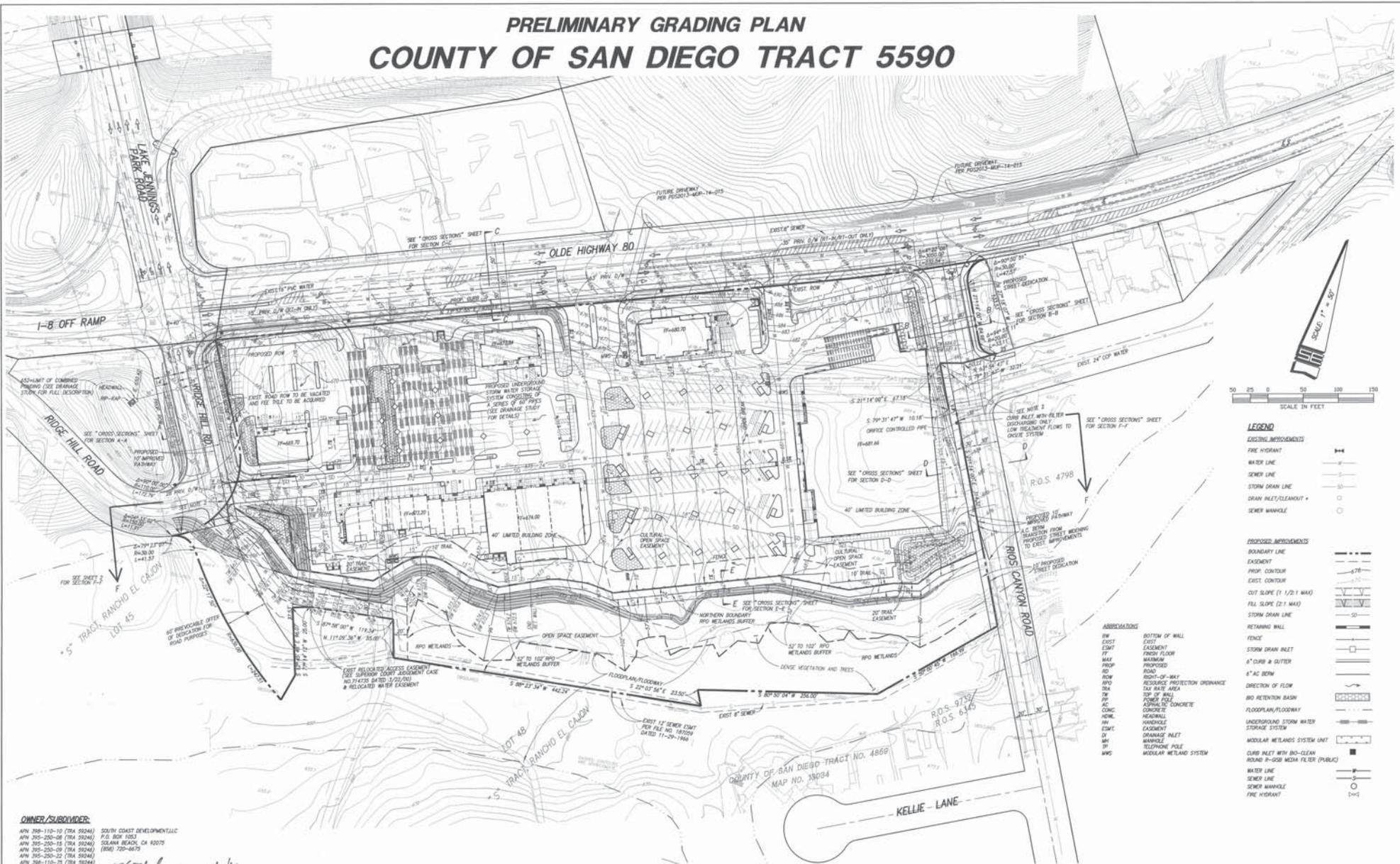
Site Plan



Developer:
SOUTH COAST DEVELOPMENT

P.O. Box 1053
Solana Beach, CA 92075
Contact: Keith Gregory
(858) 720-6675 Phone
(858) 720-8225 Fax

PRELIMINARY GRADING PLAN COUNTY OF SAN DIEGO TRACT 5590



LEGEND

- | | |
|--|------------|
| EXISTING IMPROVEMENTS | |
| FIRE HYDRANT | —H— |
| WATER LINE | —W— |
| SEWER LINE | —S— |
| STORM DRAIN LINE | —SD— |
| DRAIN INLET/CLEANOUT | —□— |
| SEWER MANHOLE | —○— |
| PROPOSED IMPROVEMENTS | |
| BOUNDARY LINE | — --- — |
| EASEMENT | — - - - - |
| PROF. CONTOUR | — 1' 10' — |
| EXIST. CONTOUR | — 1' 10' — |
| CUT SLOPE (1:1/2:1 MAX) | — / / — |
| FILL SLOPE (2:1 MAX) | — \ \ — |
| STORM DRAIN LINE | — SD — |
| RETAINING WALL | — [] — |
| FENCE | — [] — |
| STORM DRAIN INLET | — □ — |
| 6" CURB & GUTTER | — [] — |
| 6" AC BERM | — [] — |
| DIRECTION OF FLOW | — [] — |
| 80 RETENTION BASIN | — [] — |
| FLOODPLAIN/FLOODWAY | — [] — |
| UNDERGROUND STORM WATER STORAGE SYSTEM | — [] — |
| MODULAR WETLANDS SYSTEM UNIT | — [] — |
| CLUMP INLET WITH BIO-CLEAR INLAND #400 MEDIA FILTER (PUBLIC) | — [] — |
| WATER LINE | — W — |
| SEWER LINE | — S — |
| SEWER MANHOLE | — ○ — |
| FIRE HYDRANT | — H — |

- ABBREVIATIONS**
- BM BOTTOM OF WALL
 - EXIST EXIST
 - FINISH FLOOR
 - BARBER
 - PROF PROPOSED
 - RD ROAD
 - RIGHT-OF-WAY
 - RESURFACE PROTECTION ORDINANCE
 - TAX RATE AREA
 - TOP OF WALL
 - CONC CONCRETE
 - CONCRETE
 - ASPHALT CONCRETE
 - HW HANDLE
 - EXC EXCAVATION
 - GRANITE INLET
 - MANHOLE
 - TELEPHONE POLE
 - MWC MODULAR WETLAND SYSTEM

OWNER/SUBMITTER:
 COUNTY COAST DEVELOPMENTALIC
 P.O. BOX 1053
 OCEANA BEACH, CA 92075
 (949) 700-6478
 APN 398-110-10 (TRA 59244)
 APN 392-250-08 (TRA 59244)
 APN 392-250-18 (TRA 59244)
 APN 392-250-29 (TRA 59244)
 APN 392-250-32 (TRA 59244)
 APN 392-110-19 (TRA 59244)
 APN 398-110-09 (TRA 59244)
 By: *Keith Gregory* 11/14/14
 KEITH GREGORY DATE

ENGINEER:
 STUART ENGINEERING
 7525 METROPOLITAN DRIVE, SUITE 308
 SAN DIEGO, CA 92108
 (619) 296-1010
Stuart Peck 11-14-14
 STUART PECK REG 27032 DATE

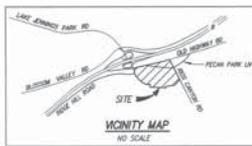


BENCHMARK
 THE BENCHMARK FOR THIS SURVEY IS: COUNTY OF SAN DIEGO CONTROL MONUMENT "ROSLINDA PROPERTY", A 1" IRON PIPE WITH BRASS DISC STAMPED "511 HWYS" SET ALONG S'LY SIDE OF OLD HWY RD. 1/4" TO 150 FEET E'LY FROM INTERSECTION WITH RIDGE HILL ROAD, AS SHOWN ON R.O.S. 17102. ELEV = 876.14 MSL.

- NOTES:**
- THIS PLAN IS PROVIDED TO ALLOW FOR FILL AND ADEQUATE DISCRETIONARY REVIEW OF A PROPOSED DEVELOPMENT PROJECT. THE PROPERTY OWNER ACKNOWLEDGES THAT ACCEPTANCE OR APPROVAL OF THIS PLAN DOES NOT CONSTITUTE AN APPROVAL TO PERFORM ANY GRADING WORK HEREON, AND AGREES TO OBTAIN A VALID GRADING PERMIT BEFORE COMMENCING SUCH ACTIVITY.
 - AT ALL PARALLEL/CROSSED CROSSING OF CONCRETE SURFACES A STIFF BROOM FINISH SHALL BE USED.
 - PRIVATE IMPROVEMENTS WITHIN PARALLEL/CROSSED SHALL BE PROHIBITED.
 - ALL EXISTING STRUCTURES WITHIN PROJECT SITE SHALL BE REMOVED.

GRADING QUANTITIES

CUT = 43,700 C.Y.
 FILL = 45,900 C.Y.
 STORM WATER STORAGE = 1,900 C.Y.
 IMPORT = 300 C.Y.
 MAX HEIGHT OF CUT SLOPE = 15 FEET @ 1.5:1 SLOPE MAX.
 MAX HEIGHT OF FILL SLOPE = 11 FEET @ 2:1 SLOPE MAX.

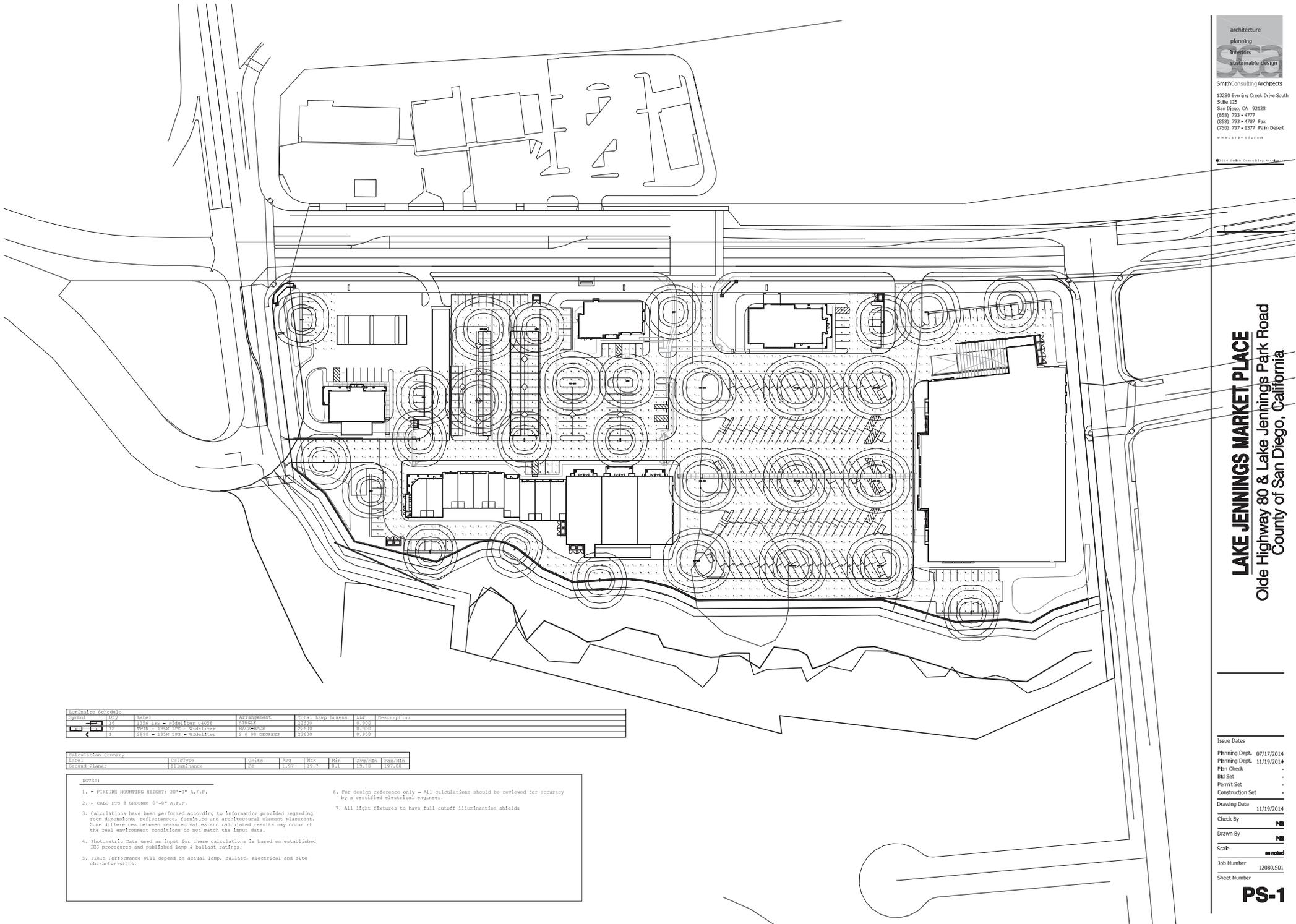


STUART ENGINEERING
 7525 METROPOLITAN DRIVE, SUITE 308
 SAN DIEGO, CA 92108 (619) 296-1010

N.H.	
DATE	11-29-14
REV.	03-26-14
BY	7-9-14
NO.	921-13-05

REV. 11-14-14
 REV. 10-29-14
 REV. 7-9-14

LAKE JENNINGS MARKET PLACE
Olde Highway 80 & Lake Jennings Park Road
County of San Diego, California



Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
16	1	135W LED - WideLinear 14058	8100C	22600	0.300	
16	1	135W LED - WideLinear	8000C	22000	0.300	
1	1	1800 - 135W LED - WideLinear	2 @ 90 DEGREES	22600	0.300	

Calculation Summary							
Label	Calc Type	Units	Min	Max	Avg	Location	Max/min
Ground Planar	Illuminance	FC	1.37	19.7	0.1	19.7m	1.07:0.0

- NOTES:
1. - FIXTURE MOUNTING HEIGHT: 20'-0" A.F.F.
 2. - CALC PTS @ GROUND: 0'-0" A.F.F.
 3. Calculations have been performed according to information provided regarding room dimensions, reflectance, furniture and architectural element placement. Some differences between measured values and calculated results may occur if the real environment conditions do not match the input data.
 4. Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.
 5. Field Performance will depend on actual lamp, ballast, electrical and site characteristics.
 6. For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.
 7. All light fixtures to have full cutoff illumination shields

Issue Dates

Planning Dept.	07/17/2014
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Plan Check	-
BSI Set	-
Permit Set	-
Construction Set	-

Drawing Date: 11/19/2014

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Job Number	12060_501
Sheet Number	

ELA Environmental Lighting for Architecture, Inc. Ordering Matrix Atlanta 3 - ATS

1. Primary: ATS

2. Size

3. Mounting

4. Options

5. Select

ELA Environmental Lighting for Architecture, Inc. Ordering Matrix Atlanta 3 - ATS

1. Voltage

2. Lens

3. Color

4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

LUMARK

1. Voltage

2. Lens

3. Color

4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

XTOR CROSSTOUR LED

1. Voltage

2. Lens

3. Color

4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

POTENTIAL PEDESTRIAN LIGHTING

16 BACK OF HOUSE LIGHTING

7

Model Widelineer

OUTDOOR

Widelineer SPECS

1. Voltage

2. Lens

3. Color

4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

GN1LED13YRACB

1. Voltage

2. Lens

3. Color

4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

GN1LED13YRACB - continued

1. Voltage

2. Lens

3. Color

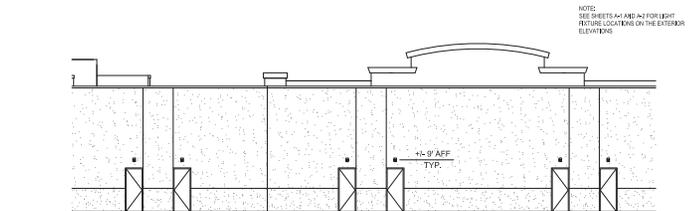
4. Options

Future Ordering Example: ATSG2PTV10BMV1ZDFQCT

PARKING FIELD LIGHTING

19 DECORATIVE BUILDING LIGHTING

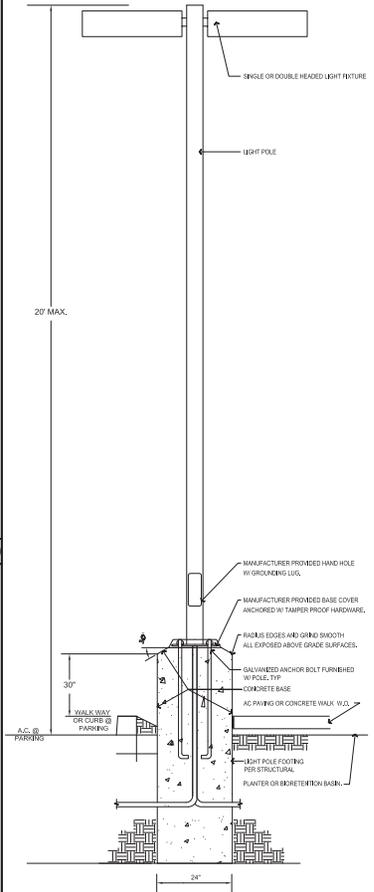
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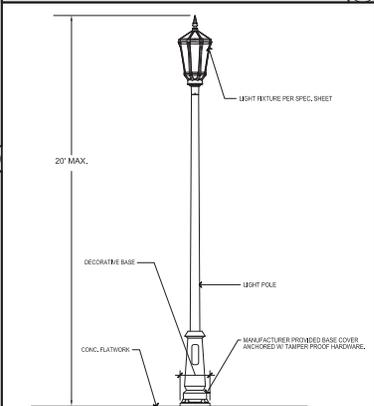
EXTERIOR WALL PACKS

20 DECORATIVE BUILDING LIGHTING

POTENTIAL PEDESTRIAN LIGHTING



LE70-40W-LED LIGHT POLE BASE
PARKING FIELD LIGHTPOLE & FIXTURE



EXTERIOR WALL PACKS

20 DECORATIVE BUILDING LIGHTING

POTENTIAL PEDESTRIAN LIGHTING

architecture
planning
interiors
sustainable design

SmithConsultingArchitects
12380 Evering Creek Drive South
Suite 125
San Diego, CA 92128
(858) 793-4777
(858) 793-4787 Fax
(760) 797-1377 Palm Desert

LAKE JENNINGS MARKET PLACE
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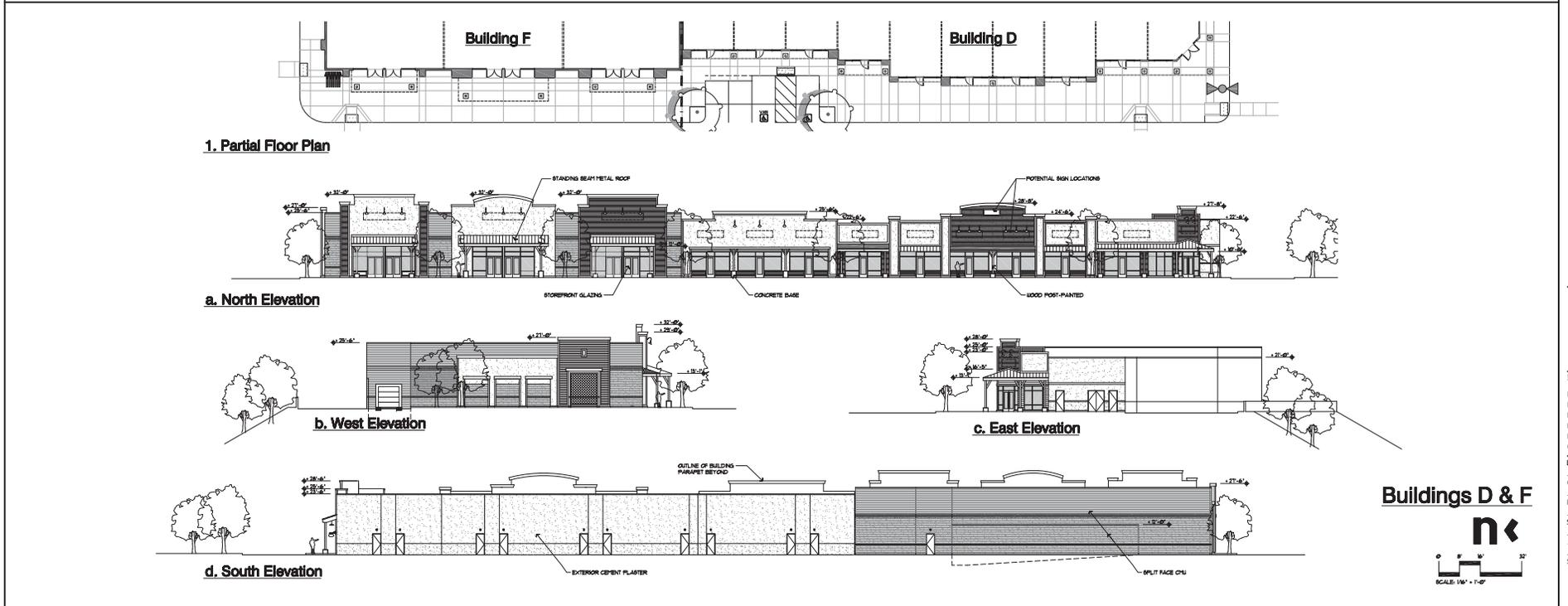
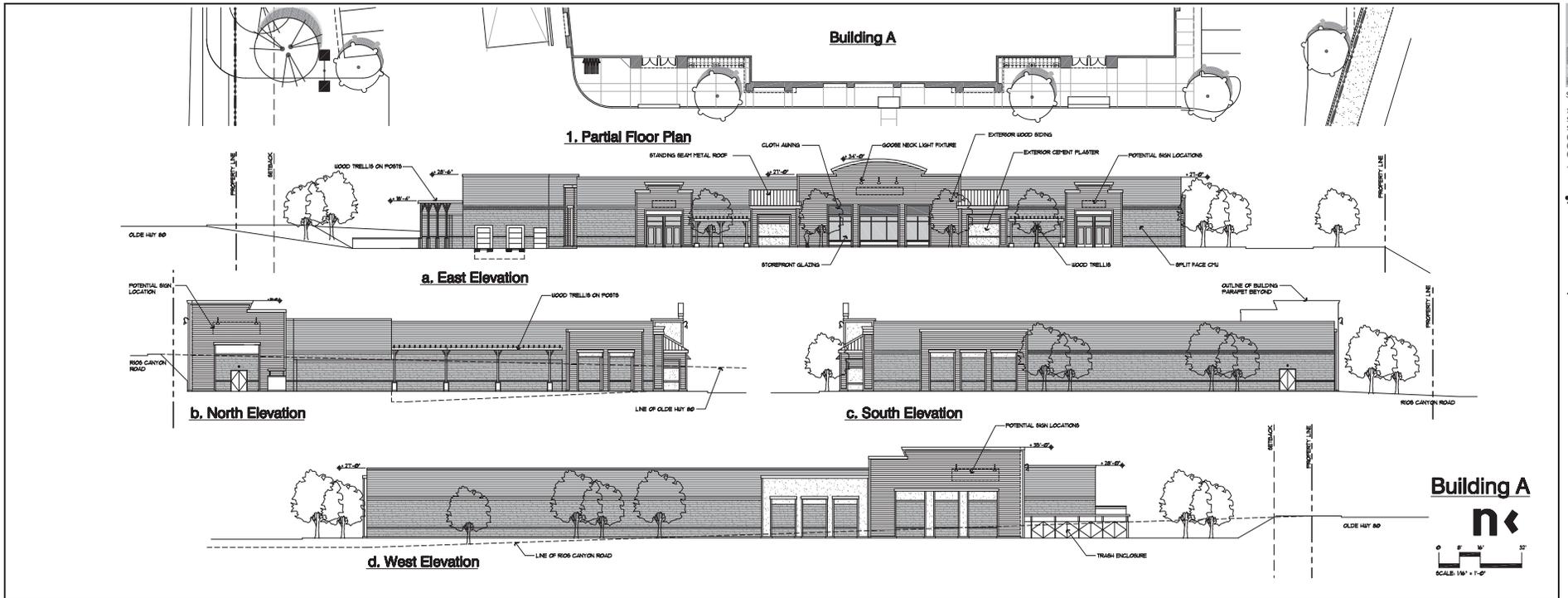
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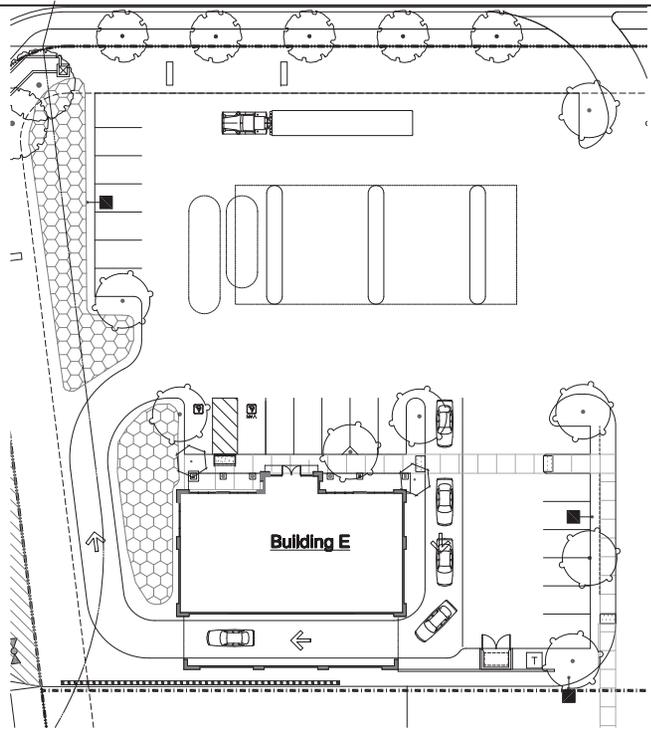
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1. Partial Site Plan



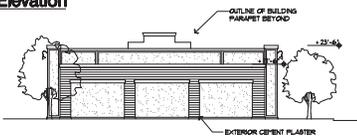
a. North Elevation



b. West Elevation

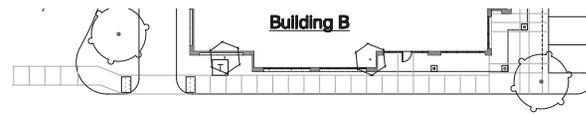


c. East Elevation

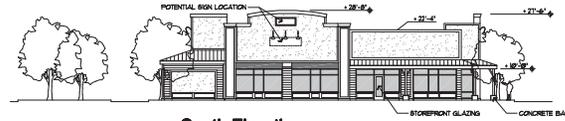


d. South Elevation

Building E



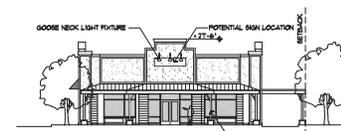
1. Partial Floor Plan



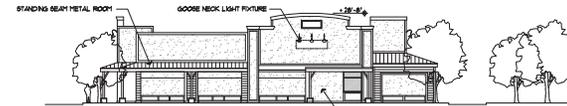
a. South Elevation



b. East Elevation

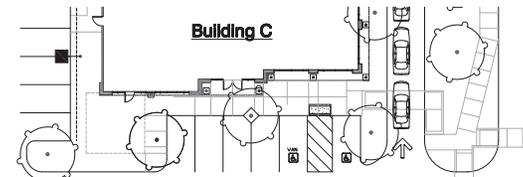


c. West Elevation



d. North Elevation

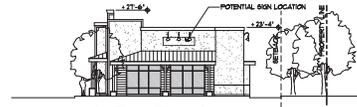
Building B



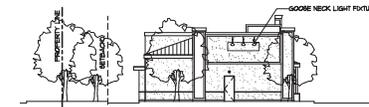
1. Partial Floor Plan



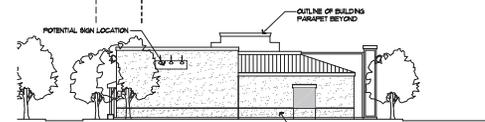
a. South Elevation



b. East Elevation



c. West Elevation



d. North Elevation

Building C



Issue Dates	
Planning Dept.	07/17/2014
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LAKE JENNINGS MARKET PLACE

SIGN PROGRAM

County of San Diego, California

JONES SIGN
Your Vision. Accomplished.

OCTOBER 09, 2014 JC

LAKE JENNINGS MARKET PLACE

PAGE 1

C GENERAL SIGN CONSTRUCTION REQUIREMENTS:

- All signs and their installation shall comply with all local building and electrical codes.
- All electrical signs will be fabricated by a U.L. approved sign company, according to U.L. specifications and local U.L. listed.
- Sign company to be fully licensed with the County and State and shall have full Workman's Compensation and general liability insurance.
- All penetrations of building exterior surfaces are to be sealed waterproof in color and finish to match existing exterior.
- Internal illumination to be LED's, installed and labeled in accordance with the National Electrical Code and all applicable specifications.
- Painted surfaces to have a satin finish. Only paint containing acrylic/polyurethane products may be used.
- Logo and letter heights shall be as specified and shall be determined by measuring the nearest capital letter of a type font exclusive of serifs, ascenders, and descenders.
- All sign fabrication work shall be of excellent quality. All sign images and type styles shall be accurately reproduced. Lettering that approximates type styles will not be acceptable. The Landlord reserves the right to reject any fabrication work deemed to be below standard.
- All lighting must match the exact specification of the approved working drawings. No exposed conduits or raceways will be allowed.
- Color coatings shall exactly match the colors specified on the approved drawings.
- Lettering of materials (e.g., signs) shall be finished in way as to be unrecognizable. Visible white shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unrecognizable.
- Finished surfaces of metal shall be free from oil, staining and warping. All sign finishes shall be free from dust, orange peel, streaks, and rattle and shall have a uniform texture conforming to the sign industry.
- In no case shall any manufacturer's label be visible from the street from normal viewing angles.
- Exposed raceways are not permitted.
- Exposed junction boxes, lamps, tubing or race enclosures of any type are not permitted.

JONES SIGN
Your Vision. Accomplished.

OCTOBER 09, 2014 JC

LAKE JENNINGS MARKET PLACE

PAGE 4

B SIGN CONSTRUCTION

Illuminated ALUMINUM FACED CHANNELS with HALO ILLUMINATION:
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polycarbonate finish. Paint faces and returns any color, illuminate with any color at 12.0V.



SIGN CONSTRUCTION TYPE 3
REVEAL FOR CHANNEL
HALO ILLUMINATION



JONES SIGN
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OCTOBER 09, 2014 JC

LAKE JENNINGS MARKET PLACE

PAGE 7

PROJECT DIRECTORY

LANDLORD: SOUTH COAST DEVELOPMENT
210 BUNK 200
SOLANA BEACH CA 92075
TEL: (949) 754-6700
FAX: (949) 754-6800

ARCHITECT: SMITH CONSULTING ARCHITECTS
1380 PLYMOUTH CREEK DRIVE SOUTH
SUITE 120
SAN DIEGO CA 92108
TEL: (619) 795-4777
FAX: (619) 795-4767

CONSULTANT: JONES SIGN COMPANY
2010 ROCKY HOLLOW STE 510
SAN DIEGO CA 92123-1320
TEL: (619) 548-1424
FAX: (619) 548-1423
ATTN: JOHN JAVIERA

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D SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while recognizing the creativity of typographical and iconic elements to develop interest and style.

STOREFRONT SIGNAGE

The following types of construction will be allowed:

* Aluminum faced channels with any color of vinyl letter construction.

Tenant Copy

Descending letter element

Descender: (The part of the lowercase letters, such as g, p, and y, which extends below the other lowercase letters)

Irregular shaped icons & signs should be considered in sign design for increased visual impact.



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SITE PLAN

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A INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to achieve a visually coordinated, balanced and appealing sign environment, harmonious with the architecture of the project, while maintaining provisions for individual graphic expression.

Performance of this sign criteria shall be rigorously enforced and any nonconforming sign shall be removed by the tenant or his contractor at their expense, upon demand by the Landlord.

Exceptions to these standards shall not be permitted without approval from the Landlord and will require approval of a modification to the sign program application by the County of San Diego.

Accordingly, the Landlord will retain final rights of approval for any sign used in the center.

No sign shall be installed without the written Landlord approval and the required County permits.

B LANDLORD/TENANT REQUIREMENTS

- Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, including confirmation with the sign criteria herein outlined.
- The Landlord shall observe and approve the availability and position of a Tenant name on any general sign(s).
- The Tenant shall pay for all sign, related materials and installation fees (including final inspection costs).
- The Tenant shall obtain all necessary permits.
- The Tenant shall be responsible for fulfillment of all requirements of this sign criteria.
- It is the responsibility of the Tenant's sign company to verify all conduct and manufacturer locations and service access prior to fabrication.
- Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surfaces to match the existing color, and restore surface to original condition.



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E PROHIBITED SIGNS:

- Signs constituting a Traffic Hazard: No person shall install or maintain, or cause to be installed or maintained, any sign which dominates or interferes in any color, lettering or design any traffic sign or signal, or which makes use of the words "STOP", "LOOK", "DANGER" or any words, phrases, symbols, or characters in such a manner as to interfere with, hinder or confuse traffic.
- Signs in Proximity to Utility Lines: Signs which have less horizontal or vertical clearance from authorized communication or emergency electrical power lines than are prescribed by the laws of the State of California are prohibited.
- Wall signs may not project above the top of a parapet, the roof line at the wall, or roof line.
- There shall be no signs that are flashing, moving or audible.
- No sign shall project above or below the sign-site area. The sign-site area is defined in the attached exhibit for tenants.
- Vehicle Signs: Signs on or affixed to trucks, automobiles, trailers, or other vehicles which are used for advertising, identity or provide direction to a specific use or activity not related to its lawful activity are prohibited (i.e. Delivery trucks with tenant signage are OK).
- Light Bulb Strips: External displays, other than temporary decorative holiday lighting which consists of unshielded light bulbs are prohibited. An exception may be granted by the Landlord when the display is an integral part of the design character of the activity to which it relates.

F BARONS, PERAZZA & BALBONA Used for Advertising Purpose:

- Temporary signs, banners, or pennants, or a combination of same constituting an architectural feature which is an integral part of the design character of a project may be permitted subject to Municipal Code requirements, Landmarks, and City approval.
- Balloon Signs are not permitted.
- The use of permanent "silk" signs are prohibited. The temporary use of these signs are limited to a thirty-day period and is restricted to signs affixed to the interior of windows which do not occupy more than 20% of the window area. Such business is prohibited a total of not more than thirty (30) days of temporary window side sign per calendar year.
- No standard plus lined cabinet construction allowed.

G ABANDONMENT OF SIGNS:

Any tenant sign left after thirty (30) days from vacating premises shall become the property of Landlord.

H INSPECTION:

Landlord reserves the right to hire an independent electrical engineer or the Tenant's sole expense to inspect the installation of all Tenant's signs and to require the Tenant to have any discrepancies or code violations corrected at the Tenant's expense.

I MAINTENANCE:

It is the Tenant's responsibility to maintain their signs in proper working and clean conditions at all times. Otherwise, Landlord reserves the right to hire his own contractor make the necessary corrections, and bill amount should be the Tenant's responsibility.

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TYPICAL MAJOR TENANT ELEVATION

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

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