

# SITE PLAN STP 14-019

GENERAL PLAN AMENDMENT: GPA 14-005  
 REZONE: REZ 14-004  
 TENTATIVE MAP: TM 55-90

RECORD ID:  
 PDS2014-GPA-14-005;  
 PDS2014-REZ-14-004;  
 PDS2014-TM-5590;  
 PDS2014-STP-14-019;  
 PDS2014-MUP-15-004  
 Environmental Log No.:  
 PDS2014-ER-14-14013

architecture  
 planning  
 interiors  
 sustainable design  
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 (760) 797-1377 Palm Desert  
 www.sca-sd.com



EAST ELEVATION

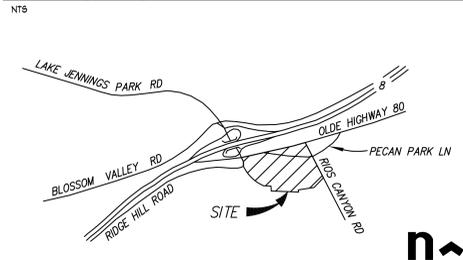
SOUTH COAST DEVELOPMENT  
 P.O. Box 1053  
 SOLANA BEACH, CA 92075  
 858.720.6675

## LAKE JENNINGS MARKET PLACE LAKESIDE, CALIFORNIA

**Smith Consulting Architects**  
 13280 Evening Creek Drive South,  
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### Vicinity Map



### Drawing Index

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L-1	LANDSCAPE CONCEPTUAL SITE PLAN

### Project Description

THE PROPOSED PROJECT IS A COMMERCIAL SHOPPING CENTER LOCATED ON AN EXISTING VACATED SITE. WORK TO BE DONE INCLUDING SUPPORTING INFRASTRUCTURE SUCH AS SEWER, ROAD IMPROVEMENTS AND UTILITIES; THE VACATION OF AN EXISTING PAVED ROAD, TWO VACATED RESIDENTIAL STRUCTURES AND DEDICATION OF A BIOLOGICAL OPEN SPACE EASEMENT ON AN APPROXIMATELY 13.10 ACRE SITE.

ALL EXISTING STRUCTURES TO BE REMOVED

### Project Data

<b>APPLICANT / OWNER:</b>	SOUTH COAST DEVELOPMENT PO BOX 1053 SOLANA BEACH, CALIFORNIA 92075 PHONE: (858) 720-6675 CONTACT: KEITH GREGORY/SAM HALL	<b>PROJECT LOCATION:</b>	OLDE HIGHWAY 80 & LAKE JENNINGS PARK ROAD, COUNTY OF SAN DIEGO, CALIFORNIA 92021
<b>ARCHITECT:</b>	SMITH CONSULTING ARCHITECTS 13280 EVENING CREEK DRIVE SOUTH, SUITE 125 SAN DIEGO, CALIFORNIA 92128 PHONE: (858) 793-4777 CONTACT: PETE BUISSET / NORMAN BARRETT	<b>EXISTING LAND USE:</b>	VACANT UNDEVELOPED LAND WITH TWO VACATED RESIDENCES.
<b>CIVIL:</b>	STUART ENGINEERING 7515 METROPOLITAN DRIVE, SUITE 308 SAN DIEGO, CALIFORNIA 92120-6609 PHONE: (619) 756-1010 CONTACT: STUART PEACE / NOLAN HUELSHAN	<b>PROPOSED USE:</b>	RETAIL, RESTAURANT, FINANCIAL, AND GASOLINE SALES WITH CARWASH.
<b>LANDSCAPE ARCHITECT:</b>	JFBLA, INC. 4483 MANCHESTER AVENUE, SUITE 201 ENCINITAS, CALIFORNIA 92024 PHONE: (760) 478-0044 CONTACT: JAMES BENEDETTI	<b>PARKING:</b>	SEE SUMMARY ON SHEET AS1
		<b>BUILDING AREA / USE:</b>	SEE SUMMARY ON SHEET AS1
		<b>TRAFFIC:</b>	SEE TRAFFIC SUMMARY IN APPLICATION
		<b>PROJECT AREA:</b>	SEE PROJECT AREA SUMMARY IN APPLICATION

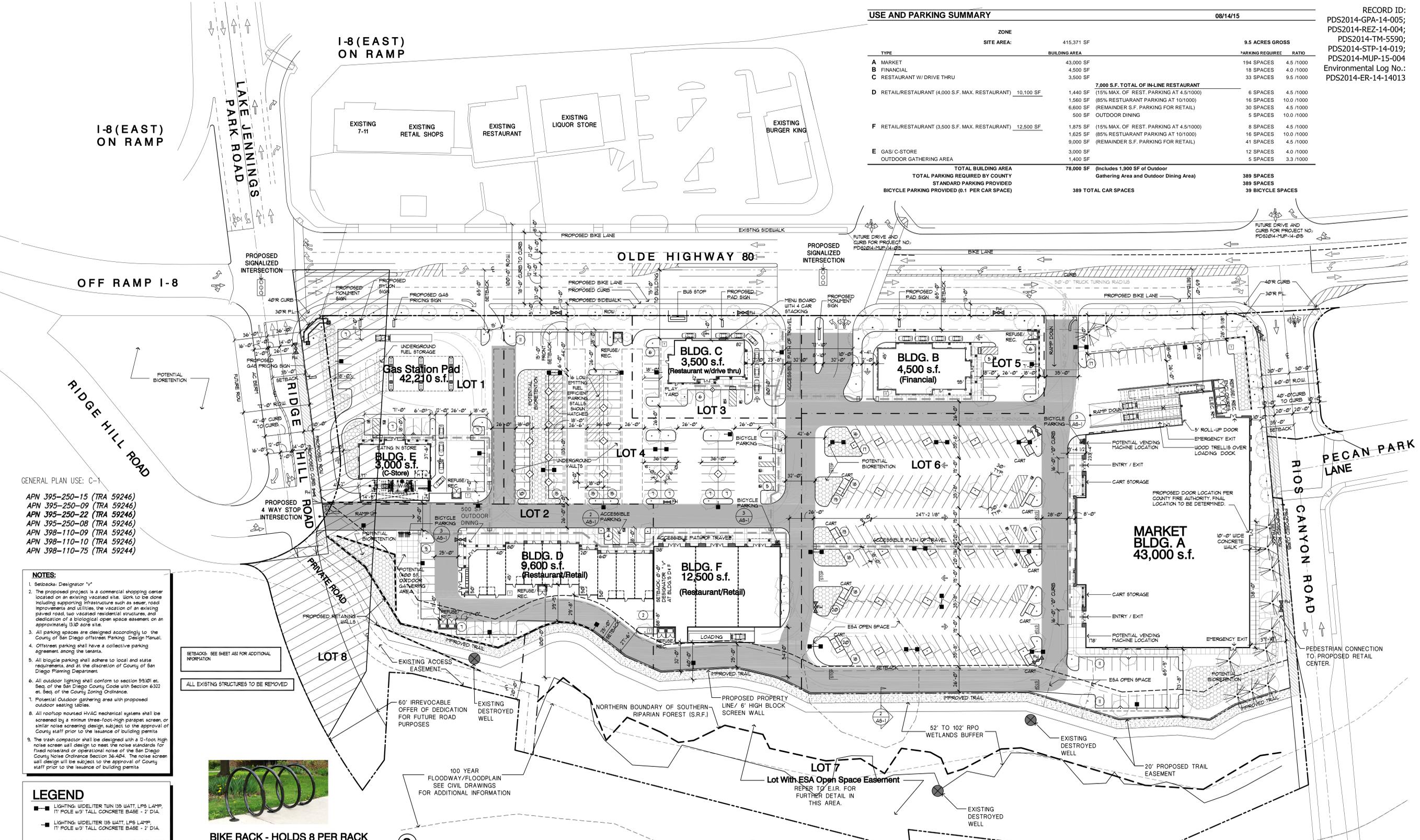
### 05/19/2015 Submittal

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

Issue Dates	
Planning Dept.	07/17/2014
Planning Dept.	11/19/2014
Planning Dept.	01/26/2015
Planning Dept.	05/13/2015
Permit Set	-
Construction Set	-
Drawing Date	11/03/2015
Check By	NB
Drawn By	NB
Scale	as noted
Job Number	12080.S01
Sheet Number	

**TS1**

USE AND PARKING SUMMARY		08/14/15	
ZONE	SITE AREA:	415,371 SF	9.5 ACRES GROSS
<b>A</b> MARKET	BUILDING AREA	43,000 SF	4.5 /1000
<b>B</b> FINANCIAL		4,500 SF	4.0 /1000
<b>C</b> RESTAURANT W/ DRIVE THRU		3,500 SF	3.3 SPACES
<b>D</b> RETAIL/RESTAURANT (4,000 S.F. MAX. RESTAURANT)	10,100 SF	7,000 S.F. TOTAL OF IN-LINE RESTAURANT	6 SPACES
		1,440 SF (15% MAX. OF REST. PARKING AT 4.5/1000)	16 SPACES
		1,560 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES
		6,600 SF (REMAINDER S.F. PARKING FOR RETAIL)	30 SPACES
		500 SF OUTDOOR DINING	5 SPACES
<b>F</b> 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
		1,625 SF (85% RESTAURANT PARKING AT 10/1000)	16 SPACES
		9,000 SF (REMAINDER S.F. PARKING FOR RETAIL)	41 SPACES
<b>E</b> GAS/ C-STORE		3,000 SF	12 SPACES
<b>OUTDOOR GATHERING AREA</b>		1,400 SF	5 SPACES
<b>TOTAL BUILDING AREA</b>	<b>78,000 SF</b>	<b>(Includes 1,900 SF of Outdoor Gathering Area and Outdoor Dining Area)</b>	<b>389 SPACES</b>
<b>TOTAL PARKING REQUIRED BY COUNTY STANDARD PARKING PROVIDED</b>			<b>389 SPACES</b>
<b>BICYCLE PARKING PROVIDED (0.1 PER CAR SPACE)</b>		<b>389 TOTAL CAR SPACES</b>	<b>39 BICYCLE SPACES</b>



GENERAL PLAN USE: C-1

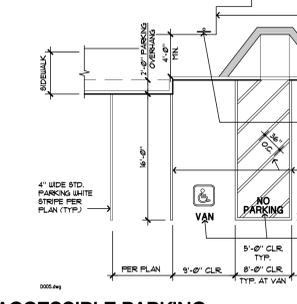
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APN 395-250-22 (TRA 59246)  
APN 395-250-08 (TRA 59246)  
APN 398-110-09 (TRA 59246)  
APN 398-110-10 (TRA 59246)  
APN 398-110-75 (TRA 59244)

- NOTES:**
1. Setbacks: Designator "V"
  2. The proposed project is a commercial shopping center located on an existing vacant site. Work to be done including supporting infrastructure such as sewer, road improvements and utilities, the vacation of an existing paved road, two vacated residential structures, and dedication of a biological open space assessment on an approximately 13.8 acre site.
  3. All parking spaces are designed according to the County of San Diego Offstreet Parking Design Manual.
  4. Offstreet parking shall have a collective parking agreement among the tenants.
  5. All bicycle parking shall adhere to local and state requirements, and to the discretion of County of San Diego Planning Department.
  6. All outdoor lighting shall conform to section 55101 et. Sec. of the San Diego County Code with section 6322 et. Sec. of the County Zoning Ordinance.
  7. Potential outdoor gathering area with proposed outdoor seating table.
  8. All rooftop mounted HVAC mechanical systems shall be screened by a minimum three-foot-high parapet screen, or similar noise screening design, subject to the approval of County staff prior to the issuance of building permits.
  9. The trash compactor shall be designed with a 12-foot high noise screen wall design to meet the noise standards for fixed noise and/or operational noise of the San Diego County Noise Ordinance Section 36-024. The noise screen wall design will be subject to the approval of County staff prior to the issuance of building permits.

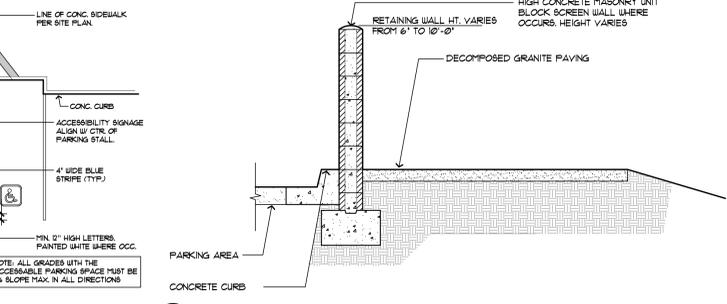
- LEGEND**
- LIGHTING: WIDELITER TWIN 135 WATT, LFS LAMP, 1" POLE w/3" TALL CONCRETE BASE - 2" DIA.
  - LIGHTING: WIDELITER 135 WATT, LFS LAMP, 1" POLE w/3" TALL CONCRETE BASE - 2" DIA.
  - ACCESSIBLE PATH OF TRAVEL NOT TO EXCEED 4.5% SLOPE.
  - 25' WIDE FIRE DEPARTMENT ACCESS LANE
  - FIRE HYDRANT AND 150' FIRE FIGHTER-HOSELINE ACCESS
  - RETAINING WALL: EXPOSED HEIGHT VARIES FROM 6" INCHES TO 10' FT. IN HEIGHT. SEE CIVIL DRAWINGS FOR ADDITIONAL INFORMATION.
  - 50'-0" MIN. REQUIRED TRUCK TURNING RADIUS SYMBOL - UNO
  - 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 STANDARDS
  - 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



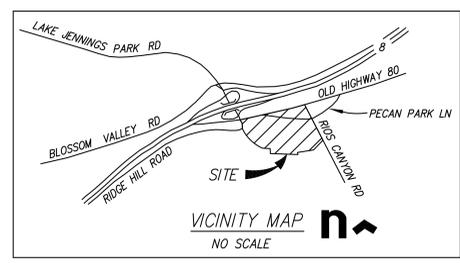
**ACCESSIBLE PARKING**



**Trail - Section**

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**VICINITY MAP**  
NO SCALE

**Site Plan**



Developer:  
**SOUTH COAST DEVELOPMENT**

P.O. Box 1053  
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**LAKE JENNINGS MARKET PLACE**  
Olde Highway 80 & Lake Jennings Park Road  
County of San Diego, California

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Drawing Date 06/19/2015

Check By NB

Drawn By NB

Scale as noted

Job Number 12080.501

Sheet Number

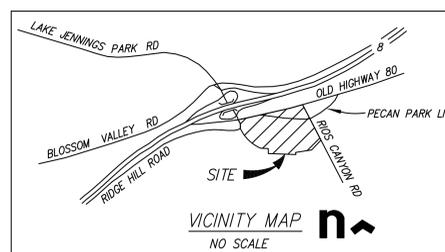
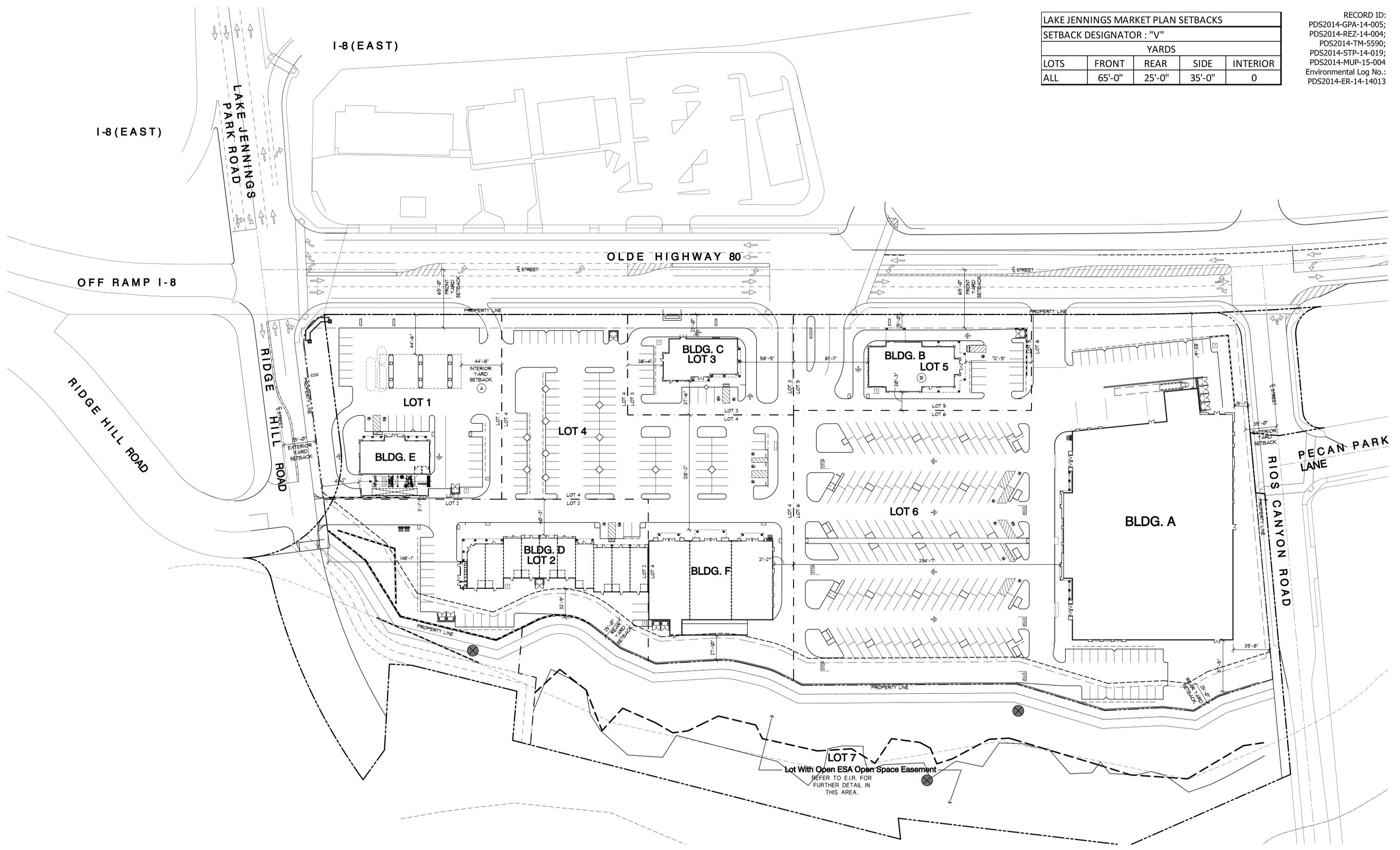
**AS-1**

LAKE JENNINGS MARKET PLAN SETBACKS				
SETBACK DESIGNATOR : "V"				
YARDS				
LOTS	FRONT	REAR	SIDE	INTERIOR
ALL	65'-0"	25'-0"	35'-0"	0

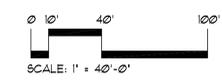
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## Setback Site Plan



**Developer:**  
**SOUTH COAST DEVELOPMENT**

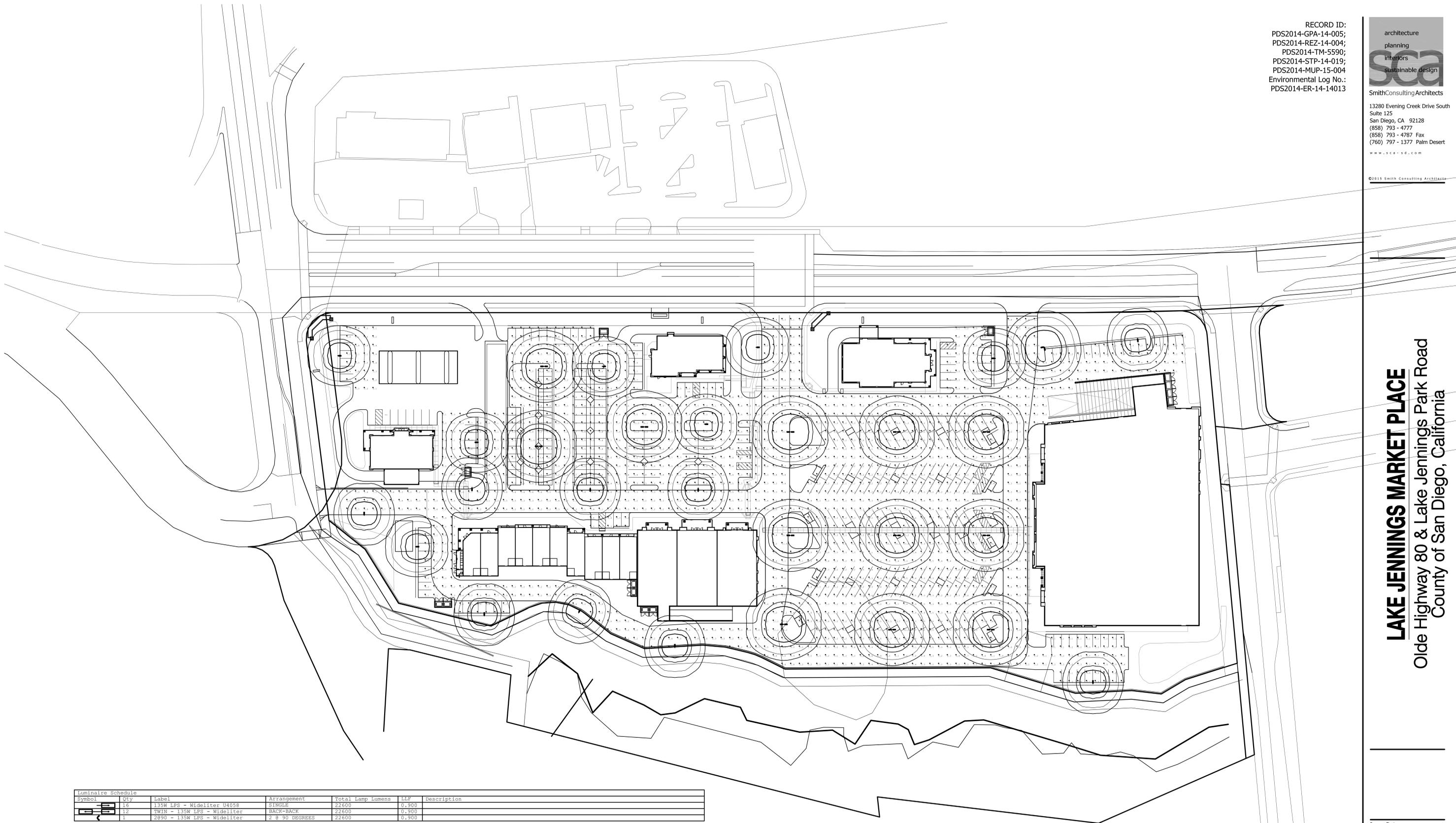
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Job Number	12080.S01
Sheet Number	
Sheet Number	AS-2

**LAKE JENNINGS MARKET PLACE**  
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County of San Diego, California



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Total Lamp Lumens	LLF	Description
	16	135W LPS - Wideliter U4058	SINGLE	22600	0.900	
	12	TWIN - 135W LPS - Wideliter	BACK-BACK	22600	0.900	
	1	2090 - 135W LPS - Wideliter	2 @ 90 DEGREES	22600	0.900	

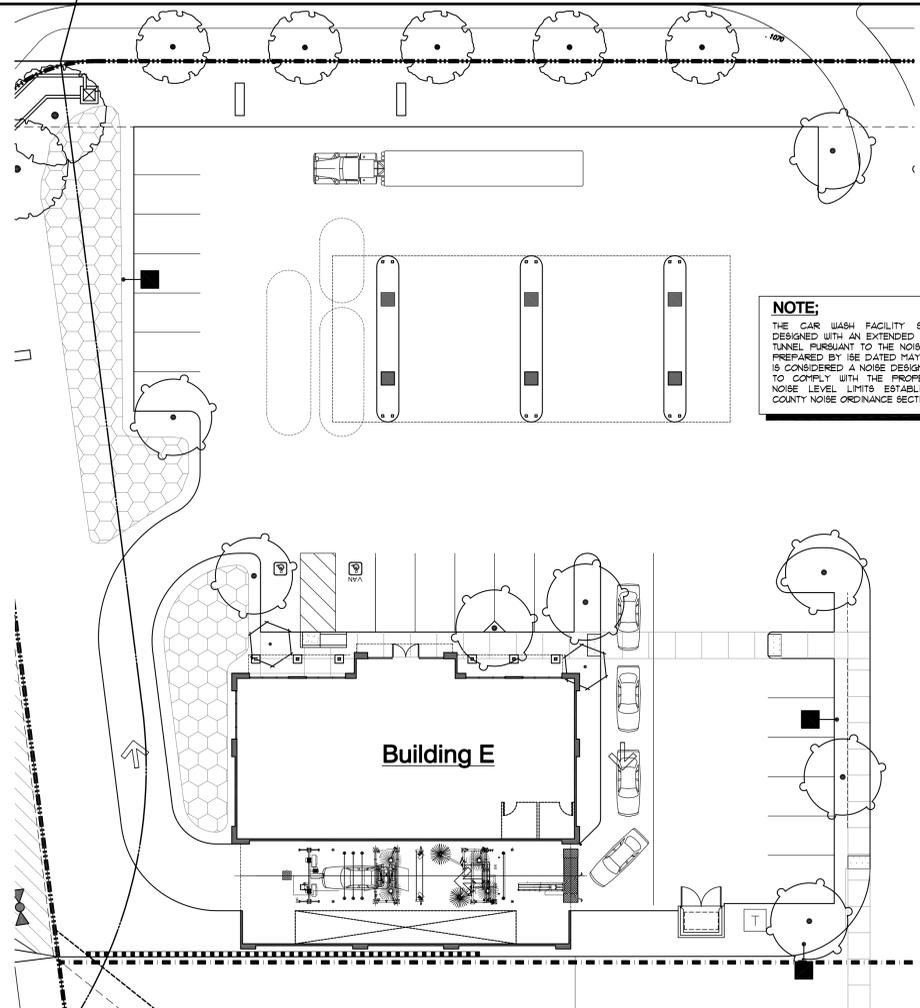
Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Ground Planar	Illuminance	FC	1.97	19.7	0.1	19.70	197.00

- NOTES:
- FIXTURE MOUNTING HEIGHT: 20'-0" A.F.F.
  - CALC PTS @ GROUND: 0'-0" A.F.F.
  - Calculations have been performed according to information provided regarding room dimensions, reflectances, 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.
  - Photometric Data used as input for these calculations is based on established IES procedures and published lamp & ballast ratings.
  - Field Performance will depend on actual lamp, ballast, electrical and site characteristics.
  - For design reference only - All calculations should be reviewed for accuracy by a certified electrical engineer.
  - All light fixtures to have full cutoff illumination shields
  - All light fixtures to have full cutoff back shields to avoid light spillage onto adjacent properties.

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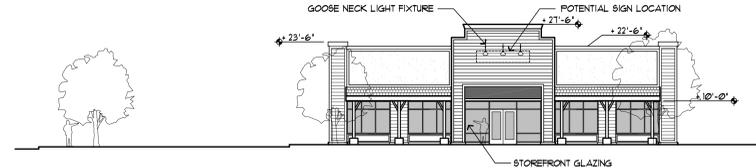






**NOTE:**  
 THE CAR WASH FACILITY SHALL BE DESIGNED WITH AN EXTENDED CAR WASH TUNNEL, PURSUANT TO THE NOISE REPORT PREPARED BY ISE DATED MAY 10, 2015. THIS IS CONSIDERED A NOISE DESIGN MEASURE TO COMPLY WITH THE PROPERTY LINE NOISE LEVEL LIMITS ESTABLISHED BY COUNTY NOISE ORDINANCE SECTION 36.404

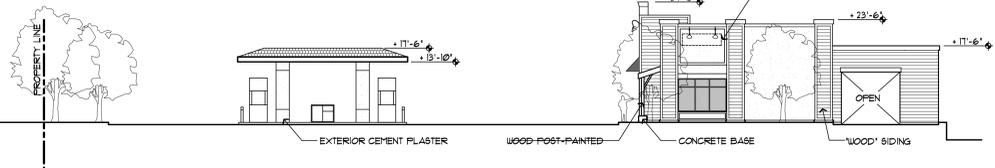
1. Partial Site Plan



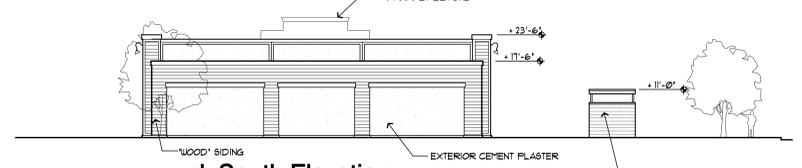
a. North Elevation



b. West Elevation



c. East Elevation



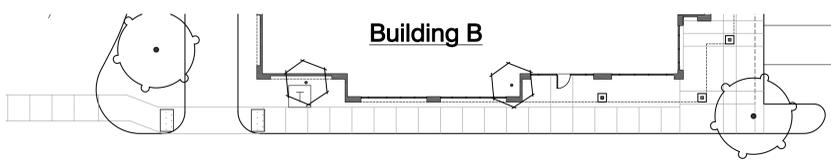
d. South Elevation

**Building E**

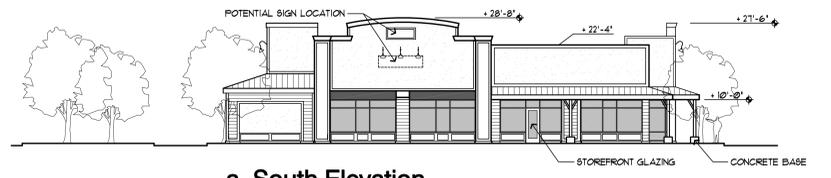


SCALE: 1/16" = 1'-0"

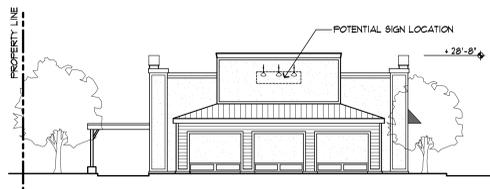
COVERED TRASH ENCLOSURE WITH METAL ROOF AND SPLIT FACE CMU WALL WITH 2 PRECISION BLOCK CAP EARTH TONE COLOR



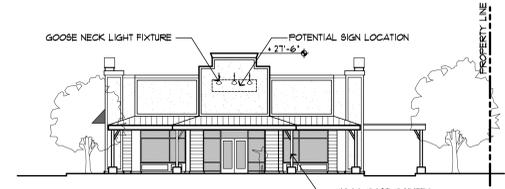
1. Partial Floor Plan



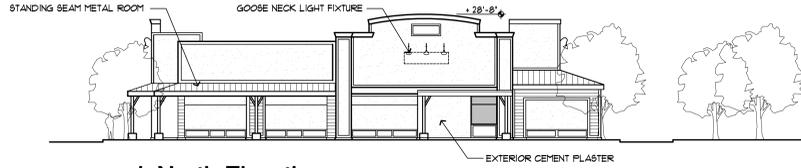
a. South Elevation



b. East Elevation

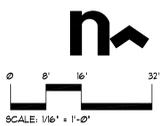


c. West Elevation

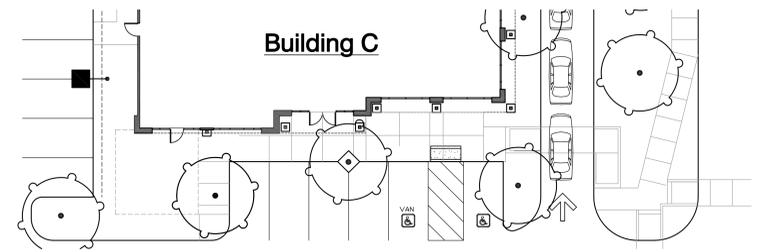


d. North Elevation

**Building B**



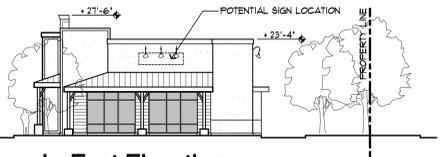
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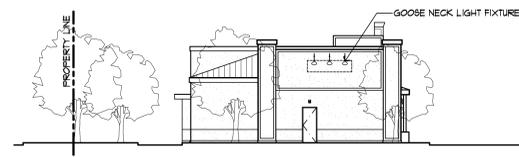
1. Partial Floor Plan



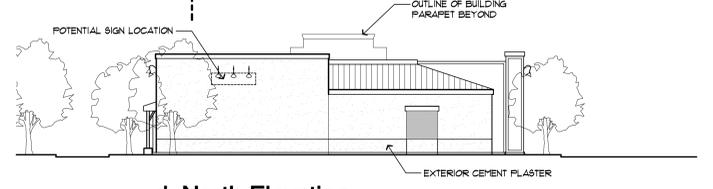
a. South Elevation



b. East Elevation



c. West Elevation



d. North Elevation

**Building C**



SCALE: 1/16" = 1'-0"

OUTLINE OF BUILDING PARAPET BEYOND

GOOSE NECK LIGHT FIXTURE

EXTERIOR CEMENT PLASTER

POTENTIAL SIGN LOCATION

WOOD POST-PAINTED

CONCRETE BASE

STOREFRONT GLAZING

STANDING SEAM METAL ROOF

POTENTIAL SIGN LOCATION

GOOSE NECK LIGHT FIXTURE

WOOD POST-PAINTED

CONCRETE BASE

STOREFRONT GLAZING

STANDING SEAM METAL ROOF

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POTENTIAL SIGN LOCATION

GOOSE NECK LIGHT FIXTURE

WOOD POST-PAINTED

CONCRETE BASE

STOREFRONT GLAZING

STANDING SEAM METAL ROOF

POTENTIAL SIGN LOCATION

GOOSE NECK LIGHT FIXTURE

WOOD POST-PAINTED

CONCRETE BASE

STOREFRONT GLAZING

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POTENTIAL SIGN LOCATION

GOOSE NECK LIGHT FIXTURE

WOOD POST-PAINTED

CONCRETE BASE

STOREFRONT GLAZING

**PAD TENANT**

70% OF ADJACENT SURFACE OR 24' MAX (WHICHEVER IS LESS)

MAXIMUM 70% OF ADJACENT SURFACE

SIZE: 20 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.  
 MAXIMUM OF 180 SQUARE FEET TOTAL PER ELEVATION.  
 MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.  
 ILLUMINATION: YES  
 COPY: TENANT NAME AND / OR LOGO  
 HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE  
 LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE  
 TYPEFACE: CUSTOM LOGO AND TYPE OK  
 COLORS: CUSTOM COLORS OK  
 SECONDARY SIGNS: YES (NOT TO EXCEED 25% OF TOTAL ALLOWABLE SIGN AREA). ONLY MAJOR SERVICES/DEPARTMENTS ALLOWED. NO ADVERTISING OR SLOGANS.

TYPICAL PAD TENANT ELEVATION  
 SCALE: 3/32"=1'-0"

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LAKE JENNINGS MARKET PLACE

PAGE 11

**SHOP TENANT**

70% OF ADJACENT SURFACE OR 24' MAX (WHICHEVER IS LESS)

MAXIMUM 70% OF ADJACENT SURFACE

SIZE: 20 SQUARE FOOT OF SIGN AREA PER LINEAR FOOT OF LEASED PREMISES.  
 MAXIMUM OF 180 SQUARE FEET TOTAL PER ELEVATION.  
 MATERIALS: VARIETY OF TYPES PER SIGN CRITERIA, SINGLE TYPE OF CONSTRUCTION ALLOWED.  
 ILLUMINATION: YES  
 COPY: TENANT NAME AND / OR LOGO  
 HEIGHT: SEVENTY PERCENT OF ADJACENT SURFACE  
 LENGTH: SEVENTY PERCENT OF ADJACENT SURFACE  
 TYPEFACE: CUSTOM LOGO AND TYPE OK  
 COLORS: CUSTOM COLORS OK  
 SECONDARY SIGNS: NO

TYPICAL SHOP TENANT ELEVATIONS  
 SCALE: 1/16"=1'-0"

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**MAJOR TENANT**

NEW DOUBLE-FACE INTERNALLY ILLUMINATED PYLON SIGN  
 USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.  
 CENTER SP- TO BE ROUTED OUT FROM BACKGROUND & PUSH-THROUGH CLEAR PLEX W/ THE SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 TENANT PANELS TO HAVE ALUMINUM FINISH W/ MAP SATIN FINISH & ROUTED & BACKLIT UP PLEX GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

SCALE: 3/32"=1'-0"

END VIEW

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PYLON DISPLAY

LAKE JENNINGS MARKET PLACE

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**TENANT**

NEW DOUBLE-FACE INTERNALLY ILLUMINATED MONUMENT SIGN  
 USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.  
 CENTER SP- TO BE ROUTED OUT FROM BACKGROUND & PUSH-THROUGH CLEAR PLEX W/ THE SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 TENANT PANELS TO HAVE ALUMINUM FINISH W/ MAP SATIN FINISH & ROUTED & BACKLIT UP PLEX GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

SCALE: 3/32"=1'-0"

END VIEW

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LAKE JENNINGS MARKET PLACE

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**LAKE JENNINGS MARKET PLACE**

NEW SINGLE-FACE INTERNALLY ILLUMINATED CENTER ID MONUMENT SIGN  
 USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.  
 CENTER SP- TO BE ROUTED OUT FROM BACKGROUND & PUSH-THROUGH CLEAR PLEX W/ THE SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

SCALE: 3/32"=1'-0"

END VIEW

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CENTER ID MONUMENT DISPLAYS

LAKE JENNINGS MARKET PLACE

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**GAS STATION STORE**

NEW DOUBLE-FACE INTERNALLY ILLUMINATED MONUMENT SIGN  
 USE STANDARD ALUMINUM CONSTRUCTION W/ ANGLE FRAME & STEEL PIPE SUPPORT INTO CONCRETE FOOTING. ALUMINUM STRUCTURE TO HAVE STO FINISH W/ COLORS TO MATCH EXISTING BUILDING.  
 CENTER SP- TO BE ROUTED OUT FROM BACKGROUND & PUSH-THROUGH CLEAR PLEX W/ THE SURFACE APPLIED VINYL GRAPHICS. ILLUMINATE W/ CDMV FLUORESCENT LAMPS.  
 GAS STATION PANELS TO BE PER TENANT CORPORATE STANDARDS.  
 SEE ENGINEERS SPECS FOR STRUCTURAL CALCULATIONS. VERIFY EXACT LOCATION OF SIGN PRIOR TO INSTALLATION.

SCALE: 3/32"=1'-0"

END VIEW

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GAS STATION MONUMENT DISPLAYS

LAKE JENNINGS MARKET PLACE

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**TENANT**

NEW DOUBLE-FACED NON-ILLUMINATED DIRECTIONAL SIGN  
 USE STANDARD CONSTRUCTION WITH LAYERED & SCULPTURED SIGN-FOAM PANEL AND GRAPHICS. VERIFY EXACT COLORS PRIOR TO MANUFACTURE.

SCALE: 1/2"=1'-0"

END VIEW

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**TENANT**

NEW DOUBLE-FACED NON-ILLUMINATED BLADE DISPLAYS  
 USE STANDARD CONSTRUCTION WITH LAYERED & SCULPTURED SIGN-FOAM PANEL AND GRAPHICS. VERIFY EXACT COLORS PRIOR TO MANUFACTURE.

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

Detail A - Side View  
 Scale: Half Size

Detail A - Side View  
 Scale: Half Size

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BLADE SIGN DISPLAYS

LAKE JENNINGS MARKET PLACE

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**TENANT**

NEW DOUBLE-FACED NON-ILLUMINATED BLADE DISPLAYS  
 USE STANDARD CONSTRUCTION WITH LAYERED & SCULPTURED SIGN-FOAM PANEL AND GRAPHICS. VERIFY EXACT COLORS PRIOR TO MANUFACTURE.

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

Detail A - Side View  
 Scale: Half Size

Detail A - Side View  
 Scale: Half Size

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BLADE SIGN DISPLAYS

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Issue Dates

Planning Dept.	07/17/2014
Planning Dept.	11/19/2014
Planning Dept.	01/26/2015
Planning Dept.	05/13/2015
Permit Set	-
Construction Set	-

Drawing Date 11/03/2015

Check By NB

Drawn By NB

Scale as noted

Job Number 12080.S01

Sheet Number

# LAKE JENNINGS MARKET PLACE

## SIGN PROGRAM

County of San Diego, California

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### PROJECT DIRECTORY

**LANDLORD:** SOUTH COAST DEVELOPMENT  
P.O. BOX 1183  
SOLANA BEACH, CA 92075  
TEL (858) 720-6675  
FAX (858) 720-8225

**ARCHITECT:** SMITH CONSULTING ARCHITECTS  
13280 EVENING CREEK DRIVE SOUTH  
SUITE 125  
SAN DIEGO, CA 92128  
TEL (858) 793-4777  
FAX (858) 793-4787

**CONSULTANT:** JONES SIGN COMPANY  
9025 BALBOA AVENUE, STE 150  
SAN DIEGO, CA 92123-1520  
TEL (858) 569-1400/44104  
FAX (858) 569-1453  
ATTN: JOHN HADAYA

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LAKE JENNINGS MARKET PLACE

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### INTRODUCTION

The intent of this sign criteria is to provide the guidelines necessary to create 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 sign 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 full 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.

### LANDLORD/TENANT REQUIREMENTS

- Each Tenant shall submit to Landlord for written approval, three (3) copies of the detailed shop drawings of this proposed sign, indicating conformance with the sign criteria herein outlined.
- The Landlord shall determine and approve the availability and position of a Tenant name on any ground sign(s).
- The Tenant shall pay for all signs, 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 conduit and transformer locations and service access prior to fabrication.
- Should a sign be removed, it is the Tenant's responsibility to patch all holes, paint surface to match the existing color, and restore surface to original condition.



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### 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 bear U.L. Label.
- 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 LEDs, installed and labeled in accordance with the "National Board of Fire Underwriters 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 normal capital letter of a type font exclusive of swashes, ascenders, and descenders.
- All sign fabrication work shall be of excellent quality. All logo 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.
- Signs must be made of durable rust-inhibiting materials that are appropriate and complimentary to the building.
- Color coatings shall exactly match the colors specified on the approved plans.
- Joining of materials (e.g., seams) shall be finished in way as to be unnoticeable. Visible welds 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 unnoticeable.
- Finished surfaces of metal shall be free from oil canning and warping. All sign finishes shall be free from dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the 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 neon crossovers of any type are not permitted.

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### SHOP TENANT SIGNAGE SPECIFICATIONS:

The intent of this criteria is to insure a standardized uniform style throughout the center while encouraging 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 neon halo illumination.

In order to allow creativity and artistic designs, ascending and descending shapes will be allowed to extend beyond the envelope limits provided that the overall allocated square footage is not exceeded. In other words, these areas shall be calculated individually and added to the "boxed" area for the main sign body. (See diagram below)



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 & logos should be considered in sign design for increased visual impact.



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### PROHIBITED SIGNS:

- Signs constituting a Traffic Hazard:  
No person shall install or maintain, or cause to be installed or maintained, any sign which simulates or imitates in size, 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, mislead or confuse traffic.
- Signs in Proximity to Utility Lines:  
Signs which have less horizontal or vertical clearance from authorized communication or energized electrical power lines that are prescribed by the laws of the State of California are prohibited.
- Signs painted directly on a building surface will not be permitted.
- Wall signs may not project above the top of a parapet, the roof line at the wall, or roofline.
- There shall be no signs that are flashing, moving or audible.
- No sign shall project above or below the sign-able area. The sign-able 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 is OK)
- Light Bulb Strings:  
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.

9. Banners, Pennants & Balloons Used for Advertising Purposes:  
Temporary flags, 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, Landlord's, and City approval.

10. Billboard Signs are not permitted.

11. The use of permanent "sale" 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. Each business is permitted a total of not more than ninety (90) days of temporary window sale signs per calendar year.

12. No standard plex faced cabinet construction allowed.

### ABANDONMENT OF SIGNS:

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

### INSPECTION:

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

### 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 tenant should it be deemed necessary.

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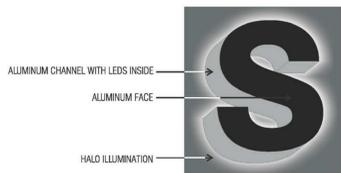
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LAKE JENNINGS MARKET PLACE

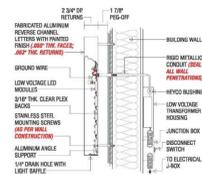
PAGE 6

### SIGN CONSTRUCTION

Illuminated ALUMINUM FACED CHANNELS with HALO ILLUMINATION.  
Use standard aluminum construction with Matthews (or equivalent) satin acrylic polyurethane finish.  
Paint faces and returns any color.  
Illuminate with any color of LED halo.



SIGN CONSTRUCTION TYPE 3  
REVERSE PAN CHANNEL  
HALO ILLUMINATION



REVERSE PAN CHANNEL LETTERS WITH LED ILLUMINATION

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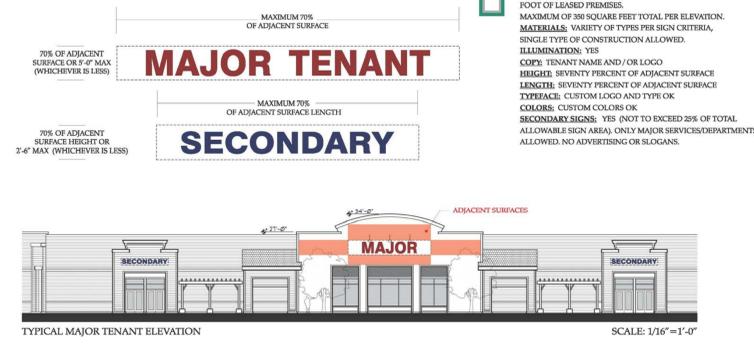
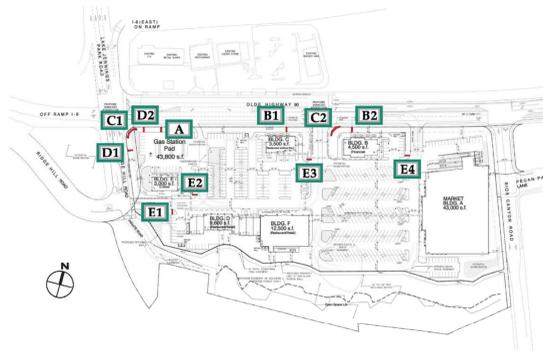
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### SITE PLAN

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PDS2014-ER-14-14013

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

Issue Dates	
Planning Dept.	07/17/2014
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Drawn By	NB
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