

March 17, 2022

OnPoint Development, LLC  
7514 Girard Ave. #1515  
La Jolla, CA 92037

**PROJECT NAME:** Los Coches Plaza

**RECORD ID:** PDS2019-MPA-19-009

**PROJECT ADDRESS:** 8445 Los Coches Road, El Cajon, CA 92021 in the Lakeside Community Plan Area within Unincorporated San Diego County

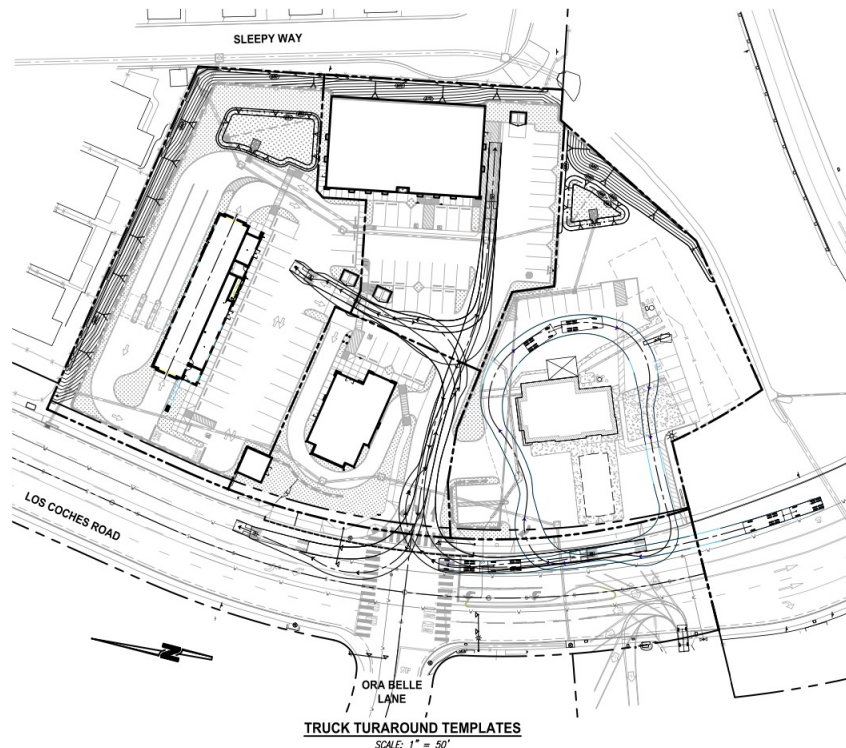
**APN:** 400-381-02-00

**TRUST ACCOUNT NO.:** 2124265-D-06686

Preliminary Conceptual Signage

**(Please note that the renderings and drawings may not be to scale, and a complete sign program will be submitted prior to installation. Sign types and locations are shown for concept only)**

Signage	Square Footage Requested
Refurbished Pylon Sign (No additional lighting)	532 SF per side
Monument Sign (Illuminated consistent with DRB Rec's)	41.33 SF per side
Auto Parts (Illuminated consistent with DRB Rec's)	169.475 SF
Drive-thru Restaurant (Illuminated consistent with DRB Rec's)	150 SF)
Car Wash (Illuminated consistent with DRB Rec's)	361 SF
Entrance Sign	10 SF



# Color and Materials

(The attached is from the elevations)

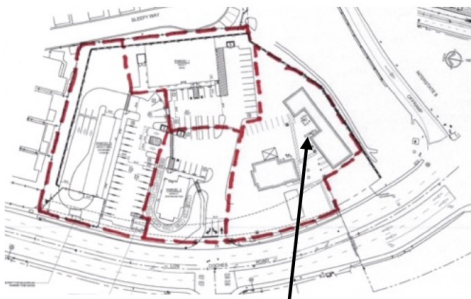
## EXTERIOR MATERIALS

1 -	EXTERIOR STUCCO w/ SAND FINISH OVER CMU WALL
2a -	8" PRECISION CMU BLOCK WALL
2b -	8" SPLIT-FACE CMU BLOCK WALL
3 -	PRE-ENGINEERED METAL BUILDING SHEET METAL ROOFING SYSTEM
4 -	PRE-ENGINEERED METAL BUILDING G.A SHEET METAL COPING w/ DRIP EDGE
5 -	STOREFRONT SYSTEM w/ BLACK ALUMINUM FRAME & CLEAR GLAZING
6a -	HOLLOW METAL DOOR AND FRAME, PAINTED TO MATCH ADJACENT SURFACE
6b -	ROLL-UP METAL DOOR, PAINTED TO MATCH ADJACENT SURFACE
7 -	PROPOSED SIGNAGE LOCATION. BY SIGN COMPANY <b>UNDER A SEPARATE PERMIT</b> . G.C. TO COORDINATE ELECTRICAL J-BOX AND BLK'G REQUIREMENTS w/ SIGN COMPANY. <u>SHOWN FOR REFERENCE ONLY.</u>
8 -	LIGHTING FIXTURE. REFER TO LIGHTING PLAN
9 -	PRE-ENGINEERED METAL BUILDING EXPOSED METAL RAIN GUTTER & DOWNSPOUT SYSTEM. PAINTED TO MATCH ADJACENT SURFACE.
10 -	PROPOSED KNOX BOX LOCATION. COORDINATE REQUIREMENTS & INSTALLATION LOCATION w/ FIRE MARSHALL. REFER TO FIRE DEPT. NOTE #2 ON THIS SHEET.
11 -	BUILDING ADDRESS SHALL BE PROVIDED ON THE STREET SIDE OF THE BUILDING w/ NUMBERS AND LETTERS BEING A MINIMUM OF 12 INCHES HIGH (OR AS REQ'D BY FIRE DEPT.). REFER TO FIRE DEPT. NOTE #1 ON THIS SHEET.
12a -	CMU CONTROL JOINT. SPACING PER PLAN. PROVIDE SEALANT OVER 1/2" Ø FOAM BACKER ROD.
12b -	STUCCO CONTROL JOINT, SPACING PER PLAN
13 -	2" FRY REGLET REVEAL
14 -	ROOF MOUNTED MECHANICAL UNIT. REFER TO MECHANICAL PLANS

## EXTERIOR COLORS

- A	COLOR TO MATCH SHERWIN-WILLIAMS: SW7004 "SNOWBOUND"
- B	COLOR TO MATCH SHERWIN-WILLIAMS: SW77650 "ELITE GREY"
- C	COLOR TO MATCH SHERWIN-WILLIAMS: SW7638 "JOGGING PATH"
- D	COLOR TO MATCH SHERWIN-WILLIAMS: SW7040 "SMOKEHOUSE"
- E	COLOR & STYLE TO MATCH EL DORADO STONE "MOUNTAIN LEDGE - MESA VERDE"
- F	COLOR TO MATCH SHERWIN-WILLIAMS: SW6871 "POSITIVE RED"
- G	COLOR TO MATCH MBCI "BURNISHED SLATE"
- H	COLOR TO MATCH SHERWIN-WILLIAMS: SW6871 "POSITIVE RED"

# Pylon Sign Location and Refurbishing Rendering



SIGN LOCATION

**REMOVE EXISTING DOUBLE SIDED  
INTERNALLY ILLUMINATED CABINET (1) ONE**

**A MANUFACTURE AND INSTALL (1) ONE  
DOUBLE SIDED INTERNALLY ILLUMINATED CABINET  
WITH (6) SIX TENANT SPACES PER SIDE**

CABINET: (TBD)

POLE COVER: (TBD)

MOUNTING: RE-USE EXISTING (2) TWO MOUNTING POLES.

PLACEMENT: REPLACE EXISTING CABINET..

LOCATION: SEE MAP.



applicable local codes. This includes proper grounding and bonding of the sign. The loca

PROPOSED

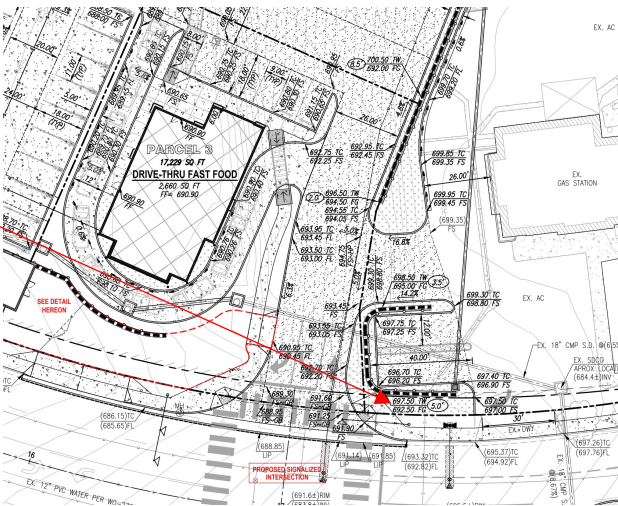


ELEVATION  
SCALE: 3/32" = 1'

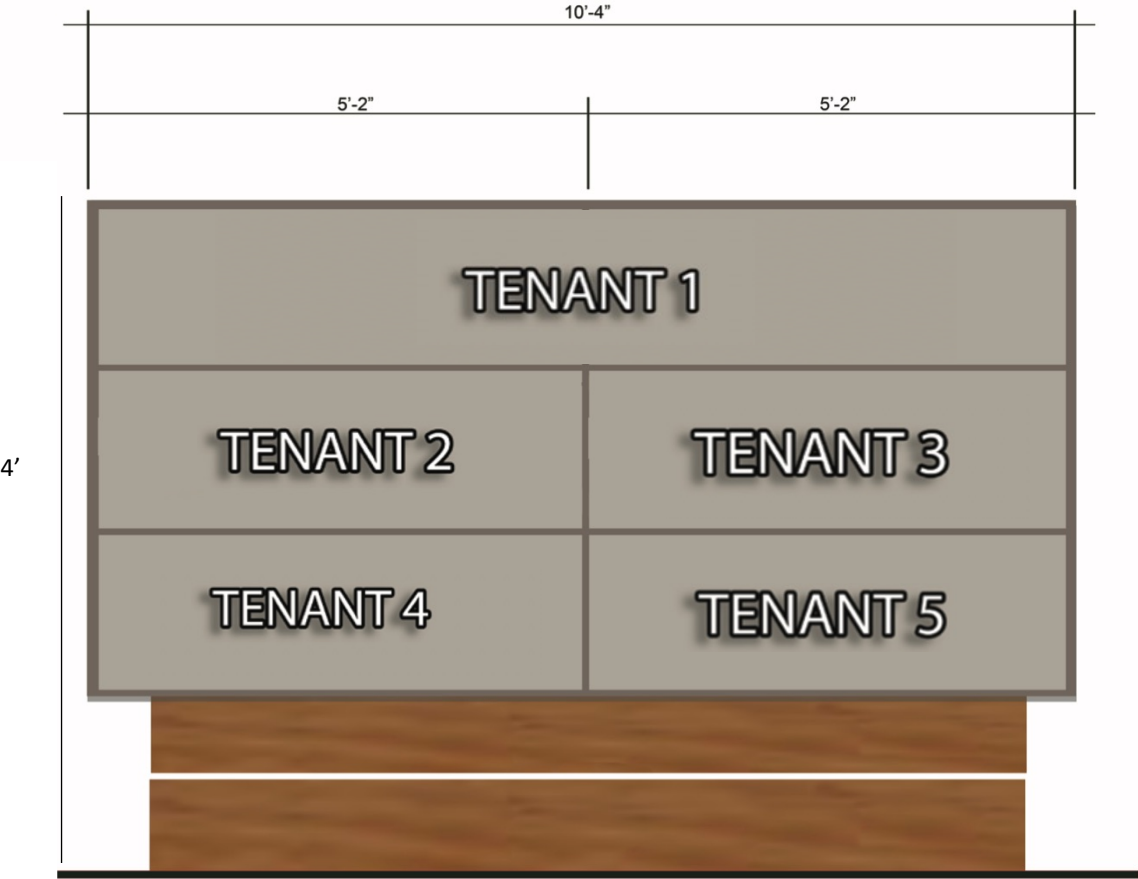


EXISTING

Monument Sign  
(approximate location)

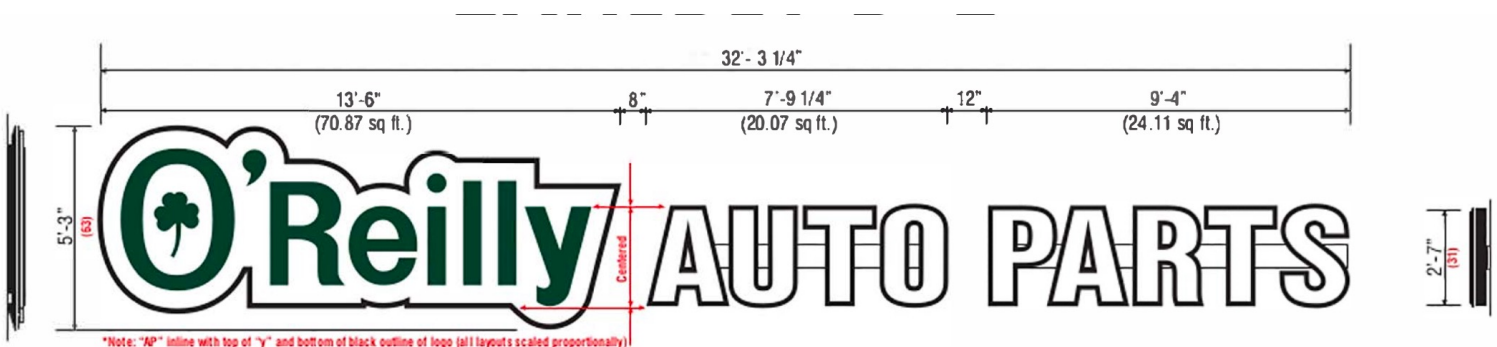
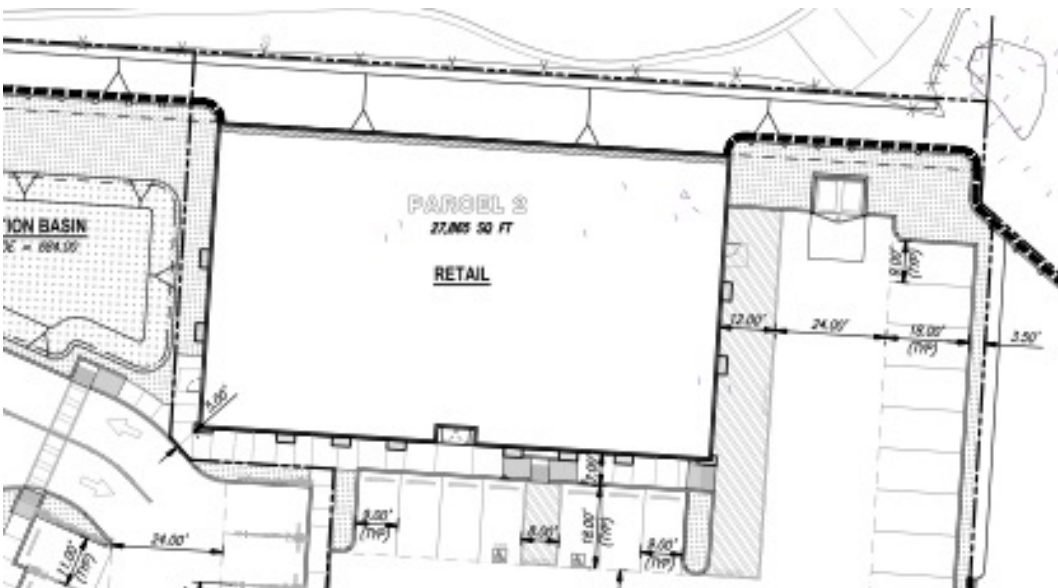
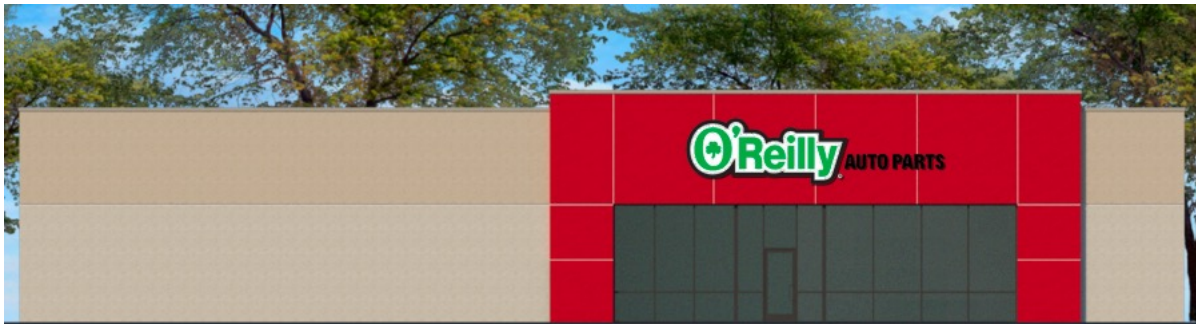


Exact panel format TBD

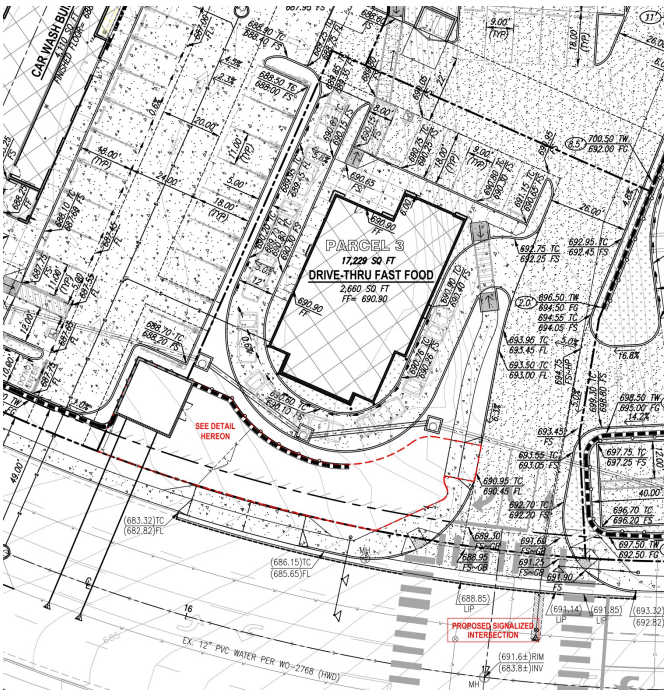
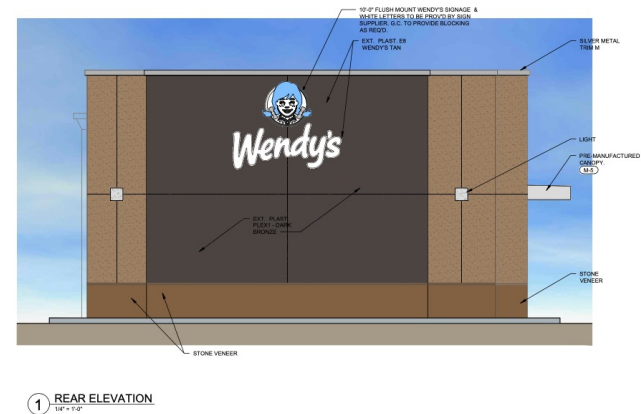
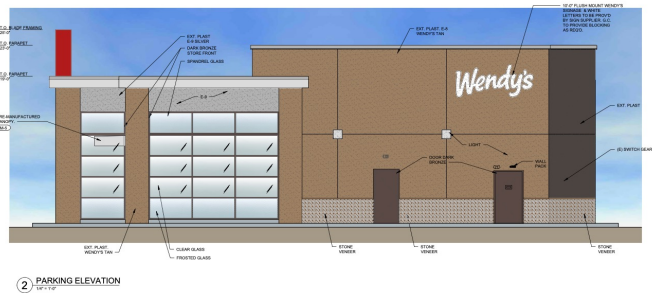




# O'Reilly Auto Parts: 87 square feet

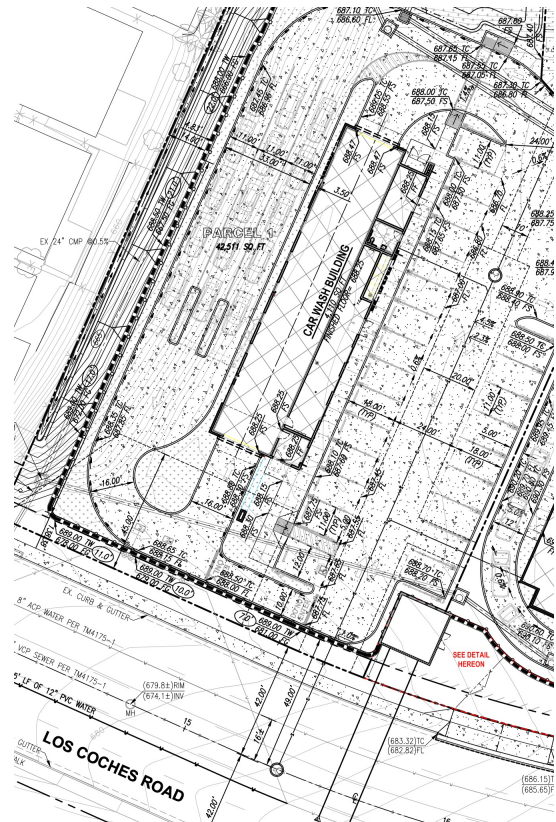
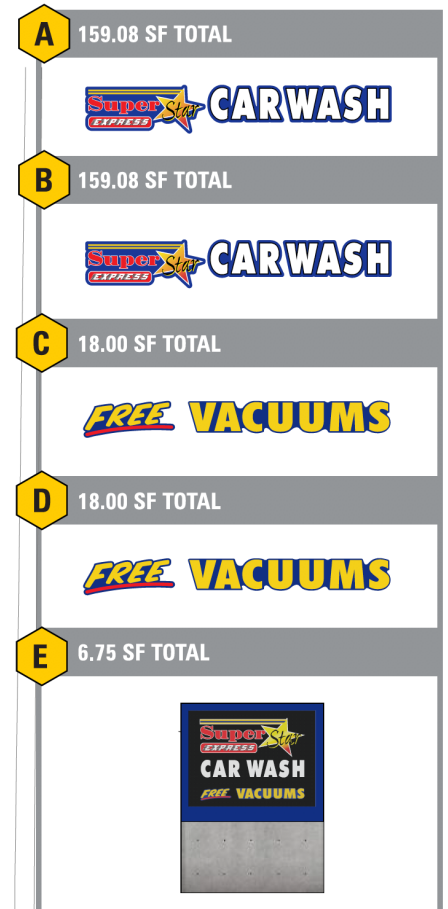
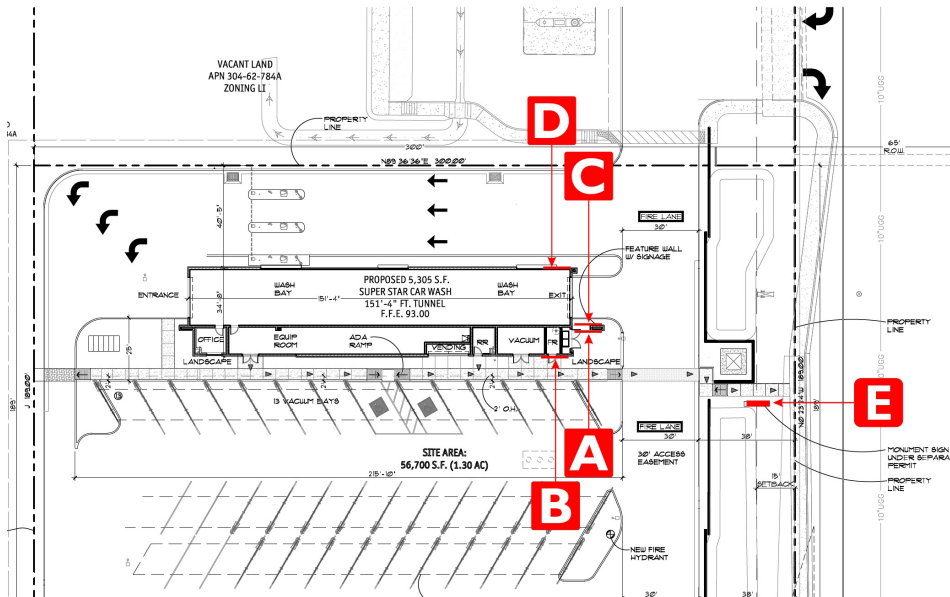


# Drive Through Parcel





(Sample, not this project)



# Lighting

(Please see photometric study and DRB comments/conditions)

Downcast lighting

Gooseneck on sides of buildings avoiding disturbance to neighbors on Sleepy and Sneezy.

## Exterior lighting style example



(Examples of Downcast Lighting to be Implemented per Lakeside DRB)

All lighting will be implemented per code and DRB Recommendations

