

Allgire General Contractors

Mirasol Meadows

D.5: ILLUMINATED FENCE ADDRESS & NAME
PERMIT PACKAGE

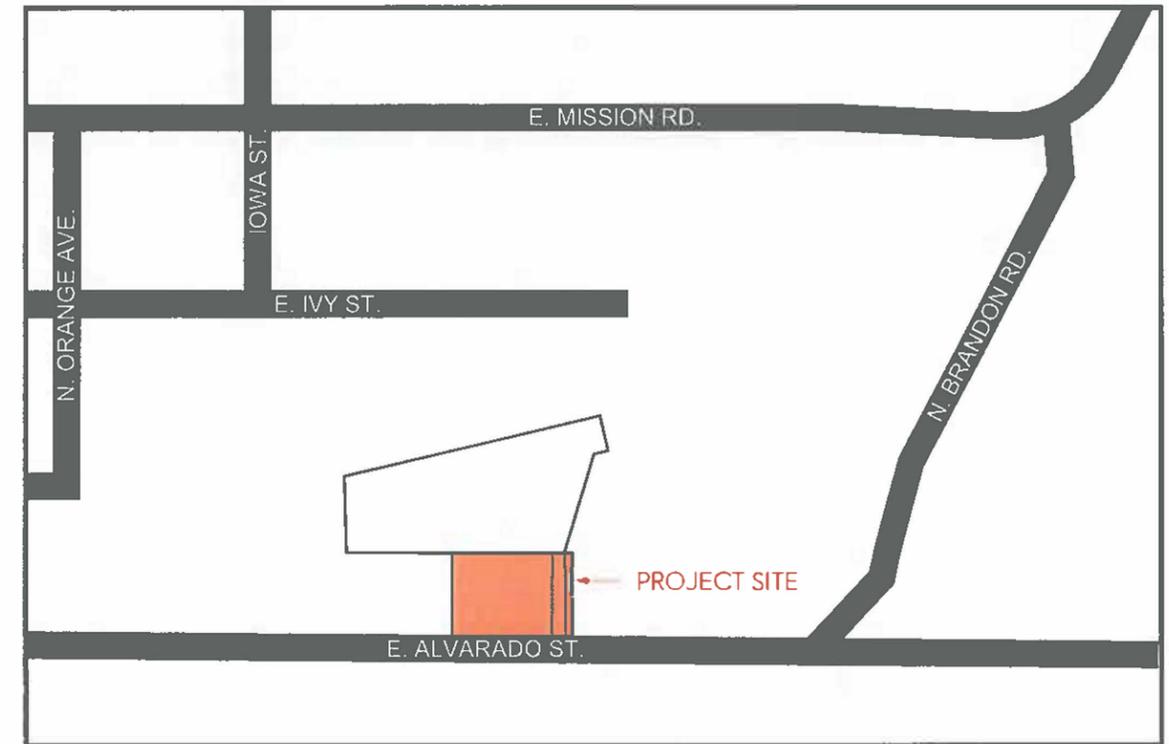
Job # 25394

Project Address:
504 E. Alvarado St
Fallbrook, CA 92028

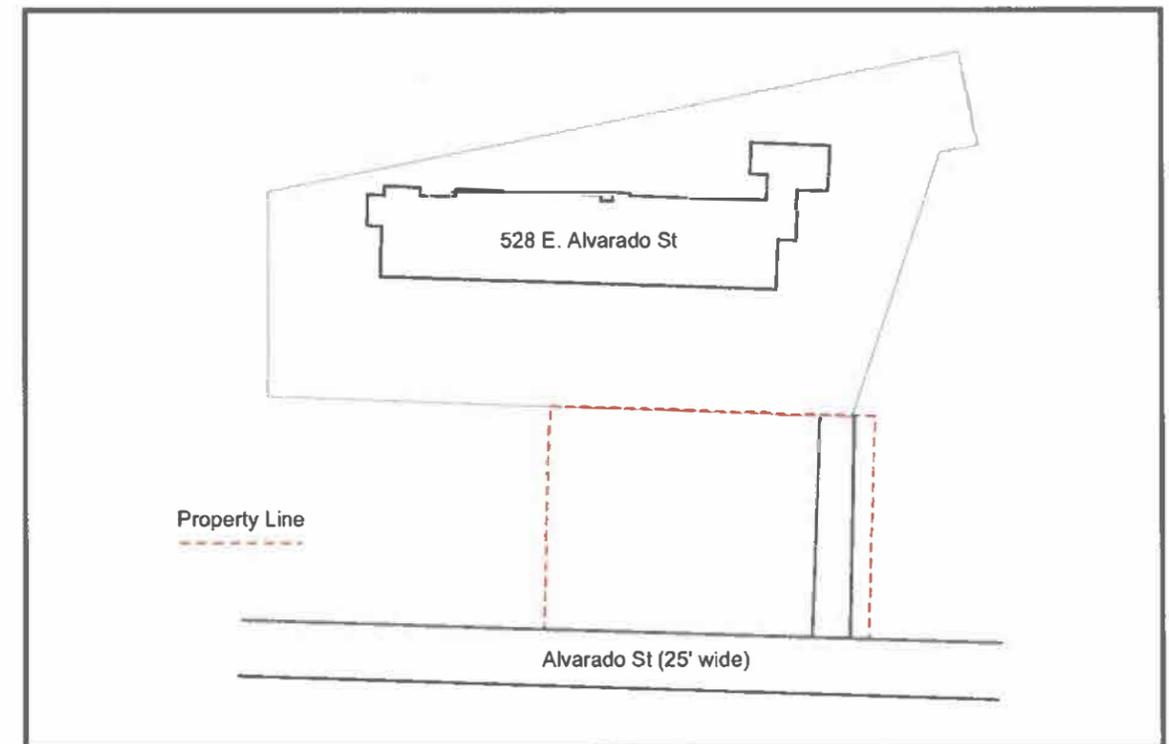
APN# 103-233-27-00
Legal Description: 60' Wide Utility Easement

02.04.26

Created by your friends at
**CLEAR SIGN
& DESIGN, INC.**



VICINITY MAP



SITE LOCATION

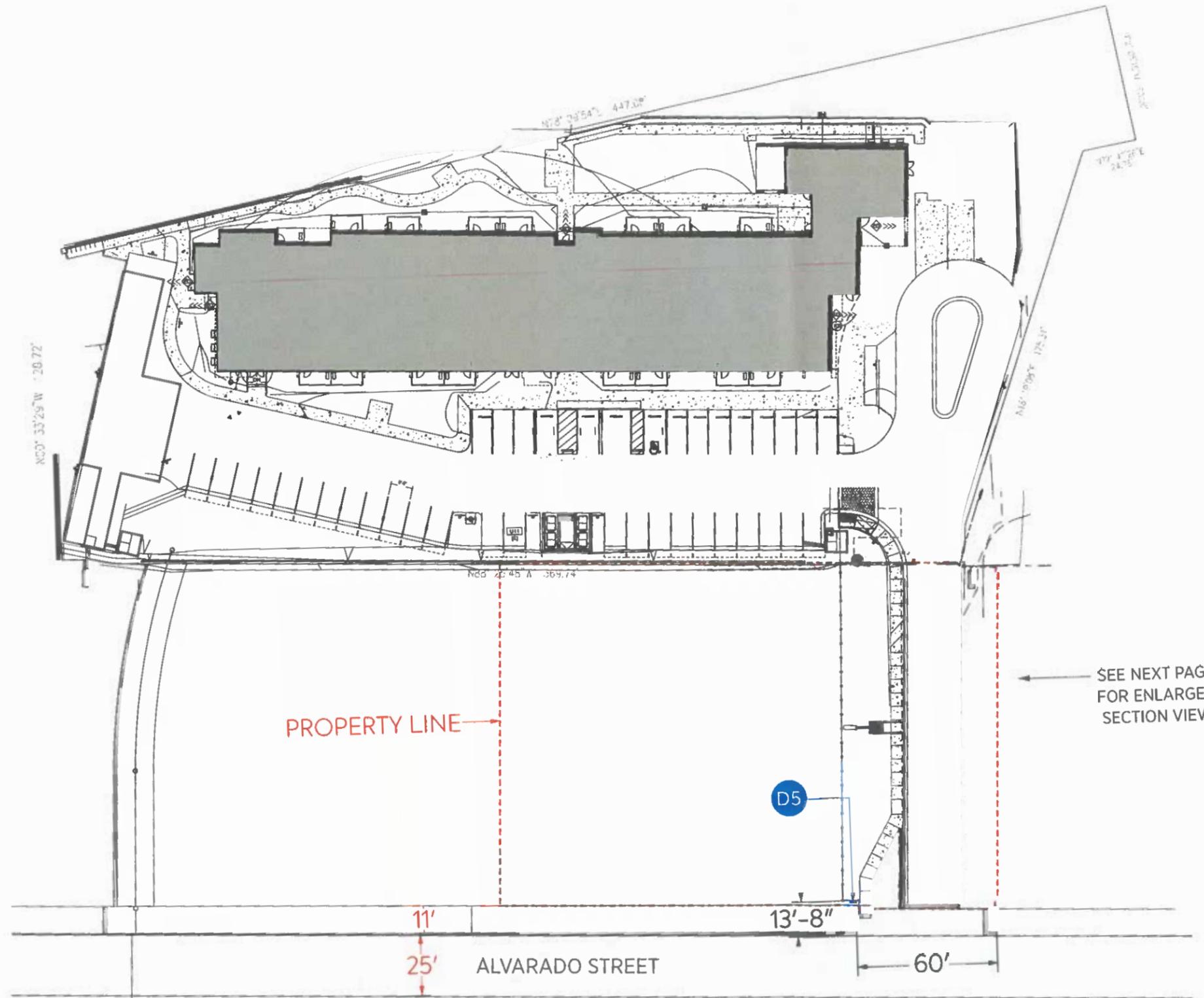
Site Plan

PROJECT ADDRESS:
504 E. ALVARADO ST.
FALLBROOK, CA 92028

APN # 103-233-27-00
LEGAL DESCRIPTION:
60' WIDE UTILITY EASEMENT

SCOPE OF WORK:

- D5** ILLUMINATED FENCE & ADDRESS
QTY: 1
AREA (SQ FT): 12.7
ILLUMINATION: YES




NORTH

SCALE: 1" = 50'



Enlarged Section View

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 NORTH

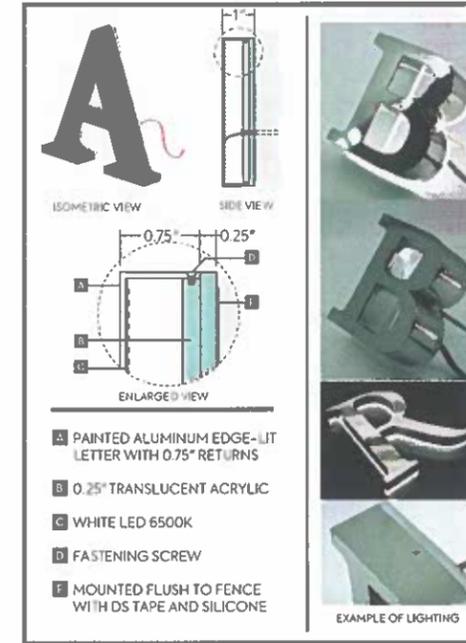
SCALE: 1" = 20'



FRONT VIEW



ILLUMINATED FRONT VIEW



FABRICATION DETAIL

Allgire General Contractors

Alvarado Senior Village Exterior Signage

JOB INFO
PROJECT #: 25394
 SALESPERSON: SK / PROJECT MANAGER: SK

REFERENCE
D.05 - ADDRESS & NAME (EDGE LIT)
 QUANTITY - ONE (1)
 DIMENSIONS - H: 33" / L: 55.25"
 SQUARE FEET OF SIGN - 12.7'

- CONSTRUCTION
- 1" thick edge lit lettering.
 - Raceway on back side of fence.
 - Sign mounts to fence.

COLORS
 Pure Black 1

Colors displayed in this drawing are for presentation purposes only. They are not an accurate depiction of the final product. Please reference color chips/fan decks from paint vendors as a more accurate representation.

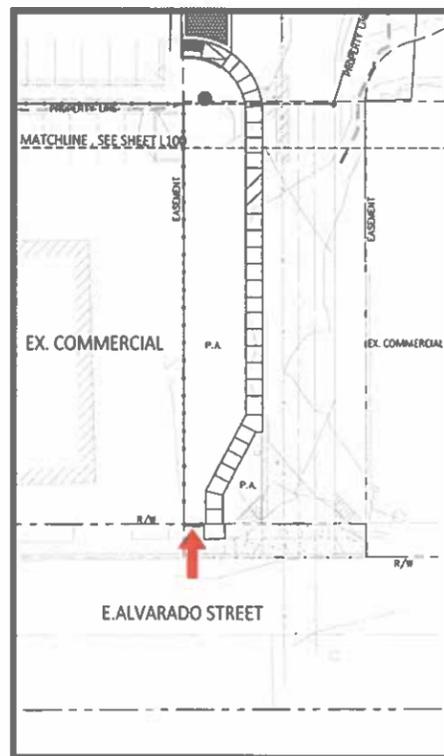
FONTS
 • NeutraFace Display - Medium
 • NeutraFace Display - Bold

- REVISIONS
- 11.07.25 - Initial Design - MS
 - 11.10.25 - Updated Dimensions - MS
 - 11.11.25 - Added another option - MS
 - 11.25.25 - Singled out Opt B - MS
 - 12.01.25 - Updated Render - MS
 - 12.12.25 - Updated to 1" edge lit letters - MS
 - 1-8-26 - add red note - tw
 - 02-03-26 Update sign location - TL

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APPROVED APPROVED AS NOTED
 SIGNATURE: _____ DATE: _____
 Sign will be produced as indicated in this drawing. Please review carefully.

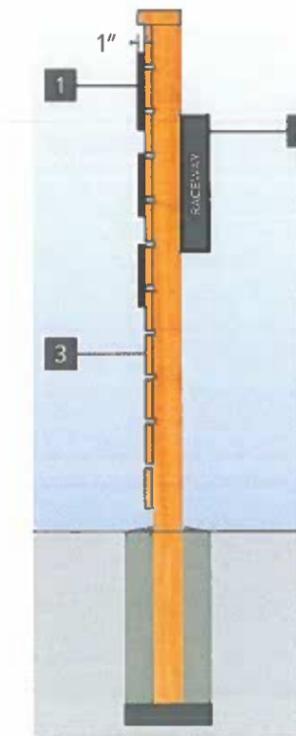
CLEAR SIGN & DESIGN, INC.
 LICENSE #: 745954
 CLEARSIGNS.COM
 (t) 760.736.8111
 (f) 760.736.8121
 170 NAVAJO ST. SAN MARCOS, CA 92078



SIGN ON FENCE LOCATION



PROPOSED

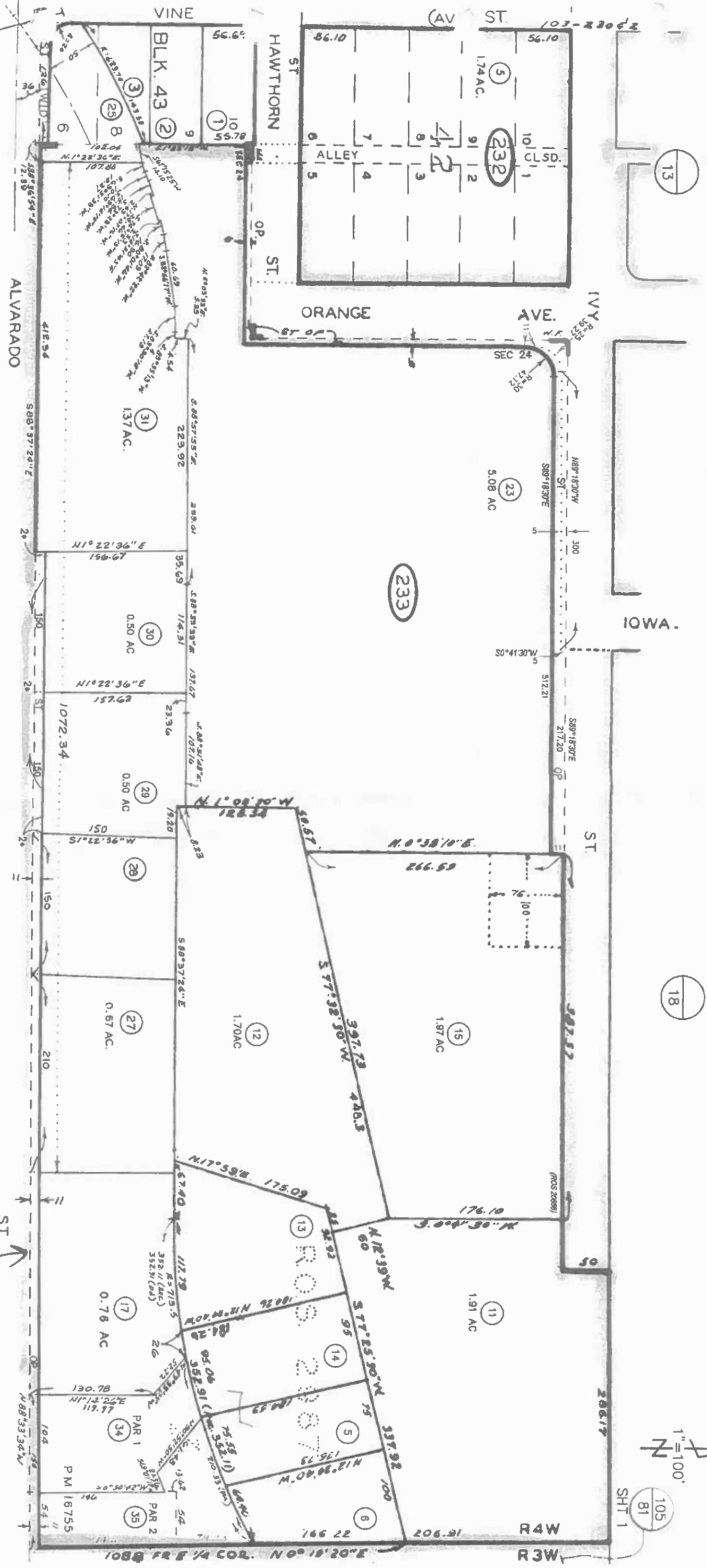
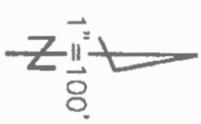


PROFILE

WOOD FENCE THICKNESS IS 1"

THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA SHOWN. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL SUBDIVISION OR BUILDING ORDINANCES.

103-23



2/15/11 ARS

| BLK | OLD | NEW | YR | CUT |
|-----|-------|-----------------------|----|------|
| 231 | 234 | PG 26 | 69 | 8444 |
| 232 | 1-4 | 5 | 77 | 1190 |
| 232 | 1-4 | SAME | 77 | 5925 |
| 233 | 9-10 | 1-4 | 91 | 1213 |
| 233 | 9-10 | 15 | 91 | 1213 |
| 233 | 4-7 | RED TO BLACK AC CHNG. | 81 | 5578 |
| 233 | 7 | 16-18 | 84 | 3377 |
| 233 | 17 | SAME & WID | 84 | 4851 |
| 233 | 8-18 | 19-22 | 85 | 2044 |
| 233 | 19-22 | 23-24 | 85 | 2514 |
| 233 | 4-24 | 25-26 | 86 | 1429 |
| 233 | 25 | SAME & ST WID | 86 | 4620 |
| 233 | 26 | 27-31 | 86 | 1810 |
| 233 | 27-28 | SAME & ST WID | 88 | 4711 |
| 233 | 16 | SAME & ST WID | 89 | 4666 |
| 233 | 16 | 32-33 | 92 | 2210 |
| 233 | 32-33 | 34-35 | 93 | 1016 |
| 233 | 29-30 | SAME & ST OP | 01 | 4711 |
| 233 | 23 | SAME & ST OP | 05 | 4753 |
| 233 | 15 | SAME & AC CHNG | 11 | 5588 |

CC 2* NO ACCESS

SHT 2

Village 2
Village 3

* See Sec 4816

BRANDON RD.

MAP 743-AMENDED MAP OF WEST FALLBROOK
SEC 24-T9S-R4W-POR S 1/2 OF NE 1/4
ROS 2987, 9453, 20656

SAN DIEGO COUNTY
ASSESSOR'S MAP
BOOK 103 PAGE 23



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT

GENERAL PARCEL INFORMATION

| | |
|---------------------------|---------------------------------|
| APN: | 103-233-12-00 |
| ADDRESS: | 528 E ALVARADO ST, FALLBROOK |
| PARCEL AREA: | 1.7 |
| CENSUS TRACT: | 189.04 |
| DOMAIN: | County of San Diego |
| PLANNING AREA: | Fallbrook |
| GENERAL PLAN DESIGNATION: | VILLAGE CORE MIXED USE |
| EXPIRED PERMITS: | No |
| FLAGS: | No |



AGENCY INFORMATION *For agency contact information refer to PDS 80-1*

| | |
|-----------------------------|--------------------------------|
| EXISTING SEWER: | Yes |
| FIRE DISTRICT: | NORTH COUNTY FIRE PROT DIST |
| ELEMENTARY SCHOOL DISTRICT: | GEN ELEM FALLBROOK UNION |
| HIGH SCHOOL DISTRICT: | HIGH FALLBROOK UNION |
| WATER DISTRICT: | |
| SANITATION DISTRICT: | None |

CONSTRUCTION DESIGN INFORMATION

| | |
|--|---|
| FIRE HAZARD SEVERITY ZONE: | None <i>Refer to PDS 198 for fire resistive construction info. http://www.sdcounty.ca.gov/pds/docs/pds198.pdf</i> |
| CEC CLIMATE ZONE: | 10 <i>Refer to PDS 409 for energy efficiency standards info. http://www.sdcounty.ca.gov/pds/docs/pds409.pdf</i> |
| CBC & CRC SEISMIC DESIGN CATEGORY: | CBC D, CRC D1 |
| ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE: | None |

STORMWATER MANAGEMENT INFORMATION

| | |
|--------------------------------|---|
| EXISTING STRUCTURAL BMP: | No <i>Refer to Watershed Protection website for more information</i> |
| PRIORITY DEVELOPMENT PROJECT | Yes - Not Satisfied |
| ENVIRONMENTALLY SENSITIVE AREA | No |
| HILLSIDE DEVELOPMENT | Yes |

LAND DEVELOPMENT INFORMATION

| | |
|-------------------------|--|
| FLOOD: | YES |
| DRAINAGE DISTRICT: | None <i>Refer to the drainage fee ordinance for more information. Drainage fee ordinance, Spring Valley Drainage ordinance.</i> |
| COUNTY MAINTAINED ROAD: | N/A |
| REGIONAL CATEGORY: | Village |
| TIF REGIONAL CATEGORY: | VILLAGE CORE |

For information regarding Transportation Impact Fees (TIF) visit the [TIE](#) webpage. For an estimate of TIF or Drainage fees please refer to the [DPW Impact Fee Calculator](#).

LEGAL LOT

| | |
|-------------------|--|
| LEGAL LOT STATUS: | |
|-------------------|--|

legal per doc # 197233 10/28/70



COUNTY OF SAN DIEGO
PLANNING & DEVELOPMENT SERVICES
PROPERTY SUMMARY REPORT

ZONING INFORMATION BLOCK

| | | |
|---------------------------|--------|--|
| USE REGULATIONS: | FBV3 | If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. http://www.sdcountry.ca.gov/pds/zoning/z2000.pdf |
| ANIMAL REGULATIONS: | None | Please refer to Part Three of the zoning ordinance for information regarding animal regulations. http://www.sdcountry.ca.gov/pds/zoning/z3000.pdf |
| DENSITY: | None | Refer to Part Four section 4100 of the zoning ordinance for density information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| LOT SIZE: | None | Minimum lot size. Refer to Part Four Section 4200 of the zoning ordinance for Lot Size information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf Please note the County General Plan may be more restrictive for proposed subdivisions |
| BUILDING TYPE: | None | If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For additional information please refer to Part Four Section 4300 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| MAX FLOOR AREA: | SEE OR | Refer to Part Four Section 4400 of the zoning ordinance for Max Floor Area information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| FLOOR AREA RATIO: | SEE OR | Refer to Part Four Section 4500 of the zoning ordinance for Floor Area Ratio information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| HEIGHT: | None | If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For additional information refer to Part Four Section 4600 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| LOT COVERAGE: | SEE | Refer to Part Four Section 4700 of the zoning ordinance for Lot Coverage information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| SETBACK: | None | *Please note there may be special setbacks for solar and fire code setback may be more restrictive. If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For additional information refer to Part Four Section 4800 of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| OPEN SPACE: | None | If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. Refer to Part Four Section 4900 of the zoning ordinance for Open Space information. http://www.sdcountry.ca.gov/pds/zoning/z4000.pdf |
| SPECIAL AREA REGULATIONS: | B,C | Community Design Review Area (section 5750-5799) Airport Land Use Compatibility Plan Area (section 5250-5260) If there is more than one attribute associated with the parcel please refer to the zoning ordinance sections referenced below. For specific information regarding Special Area Regulations refer to Part Five of the zoning ordinance. http://www.sdcountry.ca.gov/pds/zoning/z5000.pdf |

PURPOSE OF THIS HANDOUT

This report is intended to display general property characteristics to aid in preparing plans and documentation for submittal of a building permit application to the Building Services division of Planning & Development Services. Projects must comply with all applicable requirements as displayed on this report however, this report may not be a comprehensive list of all requirements. More information may be obtained at Planning & Development Services located at 5510 Overland Avenue, San Diego, CA 92123 or by visiting <http://www.sdcountry.ca.gov/pds/>.