

PLANNED SIGN PROGRAM

Submitted to:
THE CITY OF LAGUNA NIGUEL

Submitted by:
DESIGN 2 SIGNMAKERS

CHANGED PLAN
APPROVED

BY: DM DATE: 7/17/90
SITE PLANNING |

LAGUNA □ HEIGHTS

□ SHOPPING CENTER □

Revised 5/17/90

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT DEPARTMENT
JULY 31, 1996

TO: File - Changed Plan to Site Development Permit SP 88-54A (Laguna Heights Center)

FROM: Micki Harris, Senior Planner *MH*

COPIES: William Cunningham, Planning Manager

The subject Changed Plan to Site Development Permit SP 88-54A, has been reviewed by the Community Development Department, and the determination has been made, as authorized by the conditions of approval, that the proposed changes are in substantial compliance with the original approval action by the Community Development Department.

The proposed changes are as follows:

The applicant Shea Business Properties, requests to change the colors approved under the original sign program to the following colors:

White	Frazer CW003W Mysterious
Ivory	Matthews 48B-1P Winter's Edge
Red	Pantone Red
Red/Orange	PMS 179
Dark Red	PMS 1807 (to match Benjamin Moore 1323)
Purple	PMS 2405
Blue	PMS 286
Teal	PMS 3135
Green	PMS 3415
Yellow	PMS 109
Metalic Gold	PMS 873
Patina Green	

The foregoing changes are in substantial compliance with the original approval, and, therefore, staff hereby approved this Changed Plan to Site Development Permit SP 88-54A.

**CHANGED PLAN
APPROVED**

BY: C.P.D. DATE: 7-31-96
SITE PLANNING



White - Frazee CW003W Mysterious



Blue - PMS 286



Ivory - Matthews 48B-1P Winter's Edge



Teal - PMS 3135



Red - Pantone Red



Green - PMS 3415



Red/Orange - PMS 179



Yellow - PMS 109



Dark Red - PMS 1807
(Benjamin Moore 1323)



Metalic Gold - PMS 873



Purple - PMS 2405



Patina Green

Laguna Heights Sign Color Palette

CHANGED PLAN
APPROVED

BY: C.D.D. DATE: 7-31-96

SITE PLANNING



GRAPHIC SOLUTIONS

GRAPHIC DESIGN · SIGN PLANNING
1750 KETTNER BLVD. SAN DIEGO, CA 92101-2524 (619) 239-1335

7/1/96

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT
DEPARTMENT

DATE: 7/3/90

TO: File DEPARTMENT: Planning
FROM: Maane Morita, Planning Division
SUBJECT: CHANGED PLAN NUMBER SP 88-54A

The subject Changed Plan has been reviewed by Maane Morita of the Community Development Department and the determination has been made, as authorized by the conditions of approval, that the proposed changes are in substantial compliance with the original approval action by the City of Laguna Niguel Planning Commission.

The proposed changes are as follows:

Site: Southwest corner of Golden Lantern & Marina Hills Drive (Laguna Heights Shopping Center).

Proposed Change: The sign program is revised to:

- (1) eliminate freestanding double-face sign at each entrance
- (2) modify signage on sign walls from double-face to single-face
- (3) reduce total sign area from 448 s.f. to 88 s.f.
- (4) modify lighting from internally to ground-lighted indirect.

CHANGED PLAN

APPROVED

BY: MA

DATE: 7/17/90

SITE PLANNING

655 Brea Canyon Road
Walnut • California
91789
(714) 598-9000
FAX (714) 594-0935

June 14, 1990

Mr. Chuck Shoemaker
EMA, County of Orange
12 Civic Center Plaza
Santa Ana CA 92480

RE: Minor Revisions, Sign Program
SP88-54A, Laguna Heights

Dear Chuck:

Please find enclosed a revised sign program for the above referenced project.

As you will see upon your review the proposed revisions are actually a reduction in the allowable square footage.

Briefly, the revisions are as follows:

- o eliminate the freestanding double-face sign at each entrance, one on Golden Lantern, one on Marina Hills
- o incorporate signage onto sign walls, modified from double-face to single-face
- o reduce overall square footage from 112 sq. ft. per face to:
 - 1) Golden Lantern, maximum 66 sq. ft.
 - 2) Marina Hills, maximum 22 sq. ft.a total reduction from 448 sq. ft to 88 sq. ft.
- o modify the method of lighting from internally to ground lighted indirect

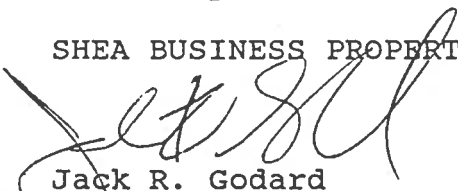
Mr. Charles Shoemaker
June 14, 1990
Page Two

Otherwise, the sign program remains consistent with the program initially approved as part of the SP88-54A application.

I've enclosed five (5) sets of the program for your use. Upon approval, if you could return a set for our files it would be appreciated.

Sincerely,

SHEA BUSINESS PROPERTIES



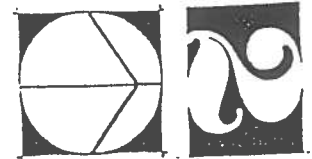
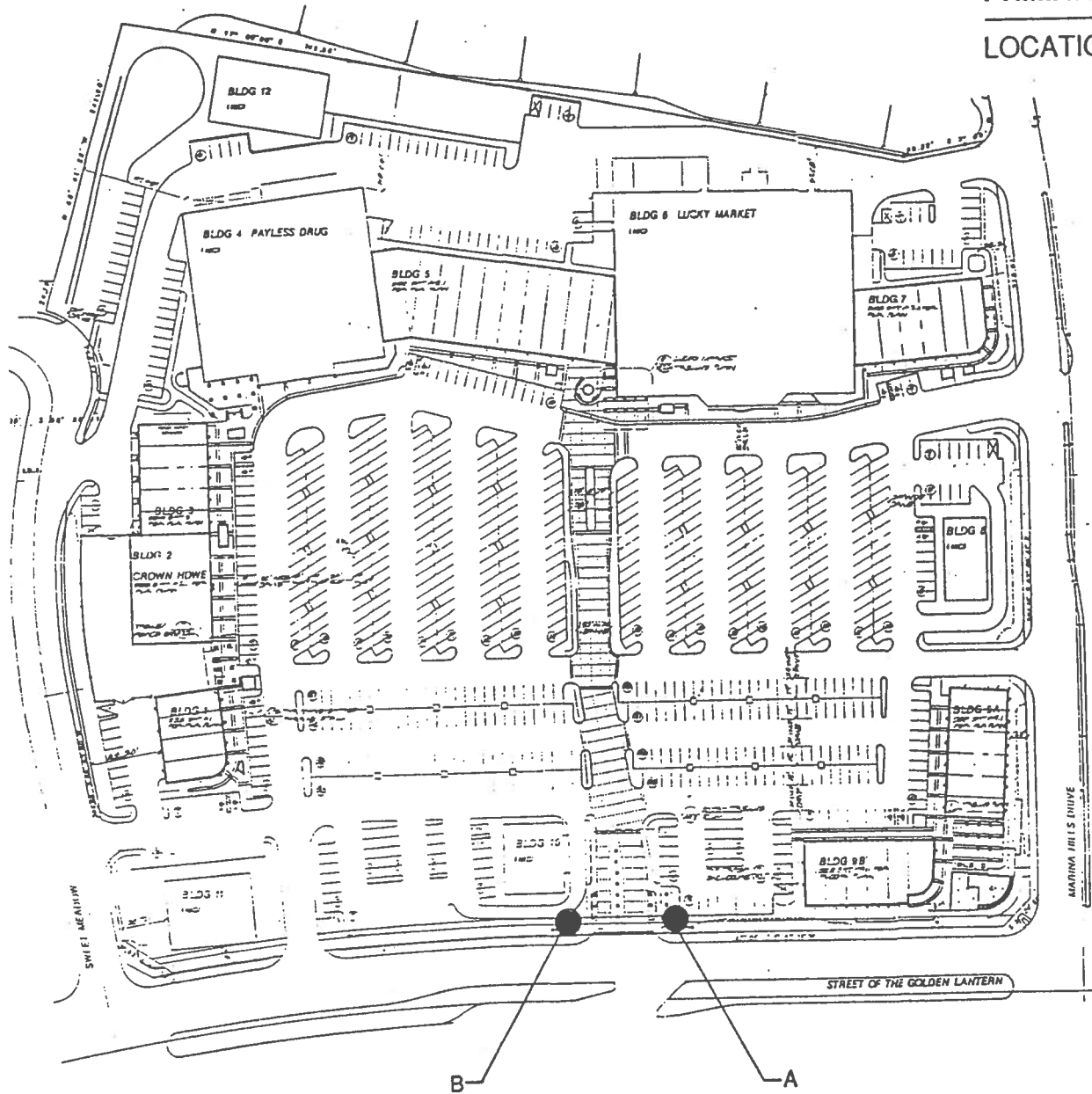
Jack R. Godard
Project Manager

JRG/dss
Encls.

SHEA

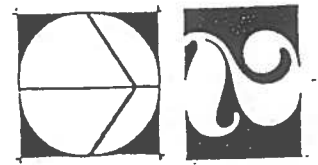
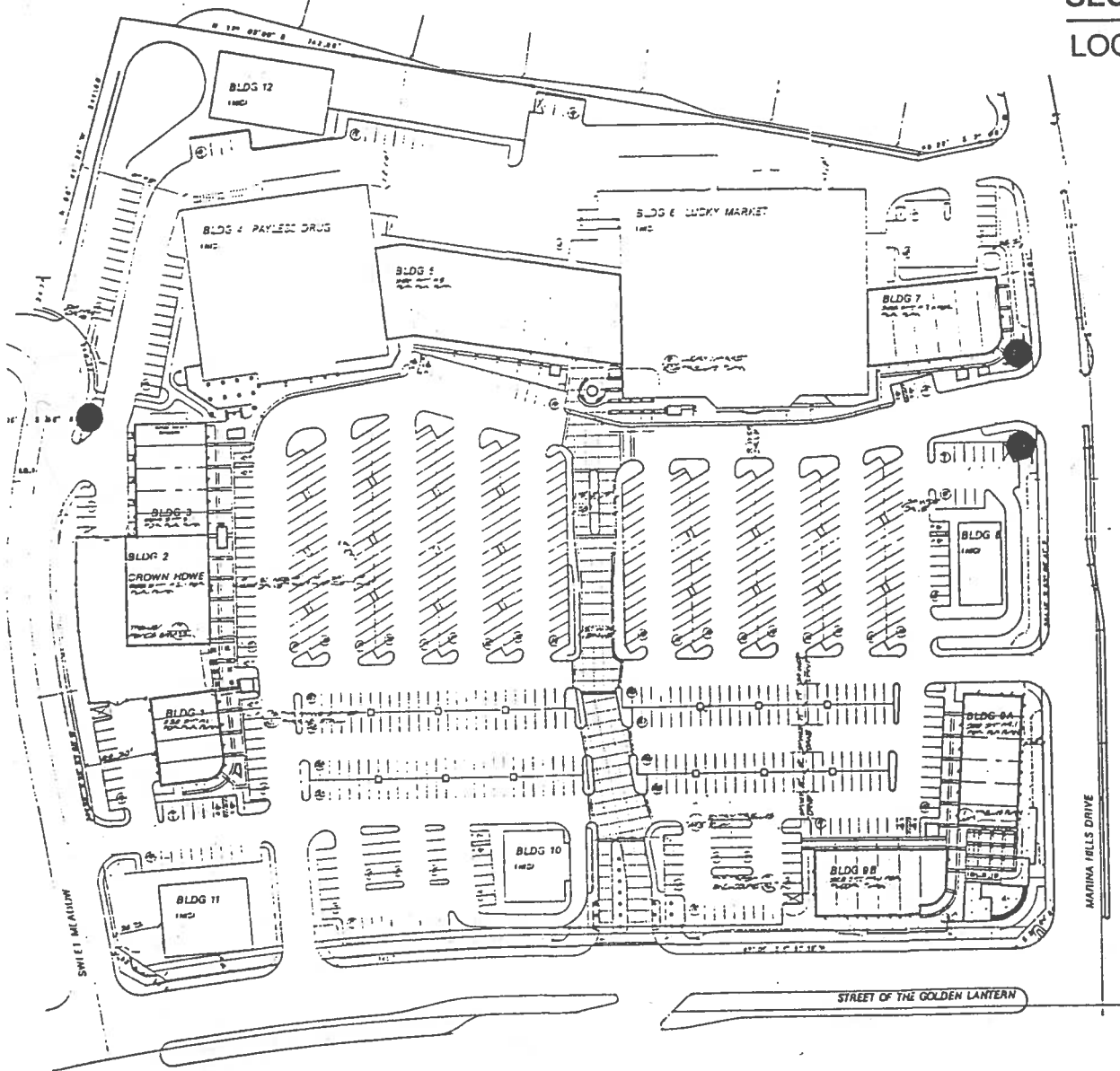
PRIMARY PROJECT / TENANT MONUMENT

LOCATION PLAN



Not to scale

SECONDARY PROJECT MONUMENT
LOCATION PLAN



Not to scale

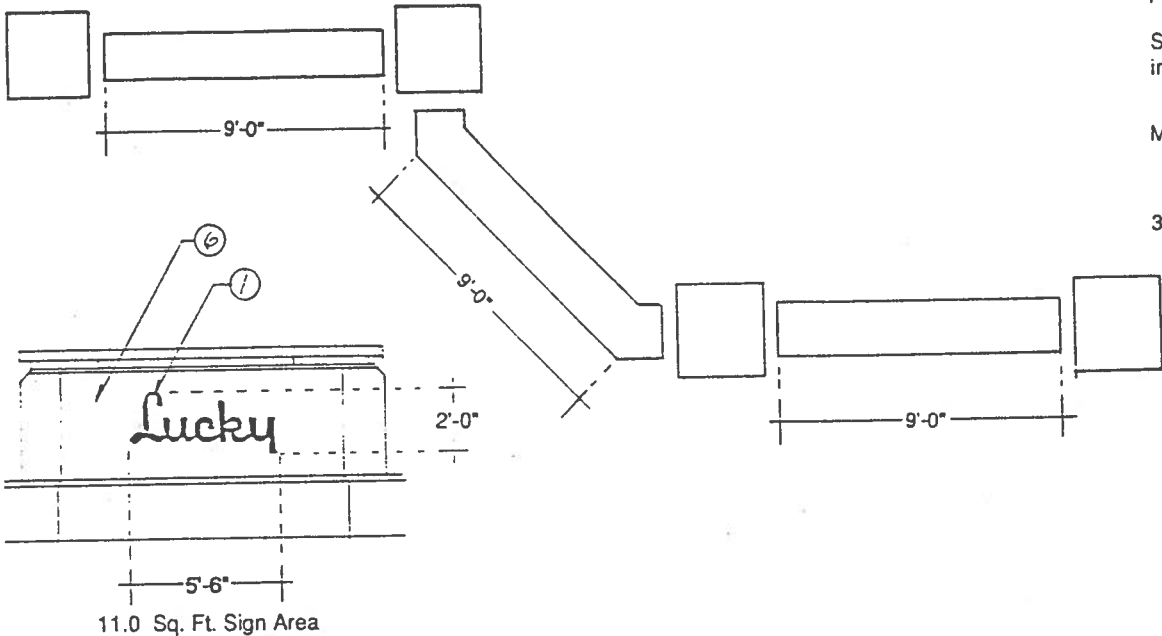
A. PRIMARY PROJECT / TENANT MONUMENT

Monument graphics to be 1/2" thick flat cut out painted aluminum.

Square graphic accent to be applied or recessed in stucco.

Monument to be Ground Lighted.

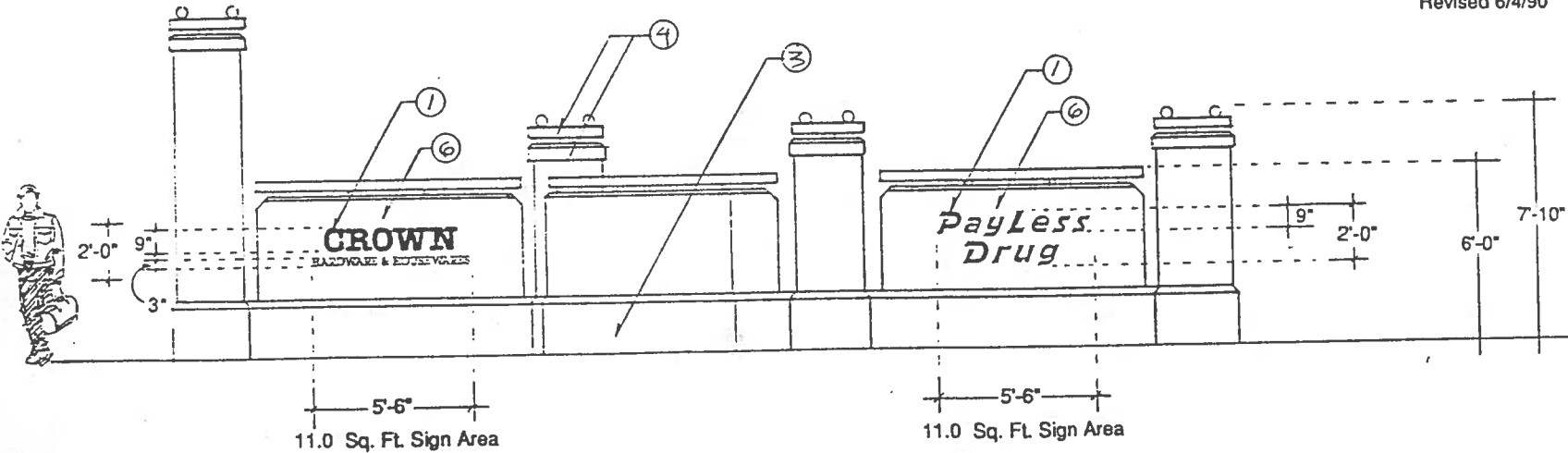
33.0 Sq. Ft. Total Aggregate Sign Area Per Location



COLOR SCHEDULE

1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
3. CTM Ameritone 2D48C (Russet Tint)
4. CTM Ameritone 1UM20A (Basalt)
5. CTM Ameritone 2M52D (Sutton)
6. CTM Ameritone 2M55D (Taffeta Tan)
7. CTM Ameritone 1M25D (Regent)

Revised 6/4/90



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

SECONDARY PROJECT MONUMENT

Monument graphics to be 1/2" thick flat cut out painted aluminum.

Square graphic accent to be applied or recessed in stucco.

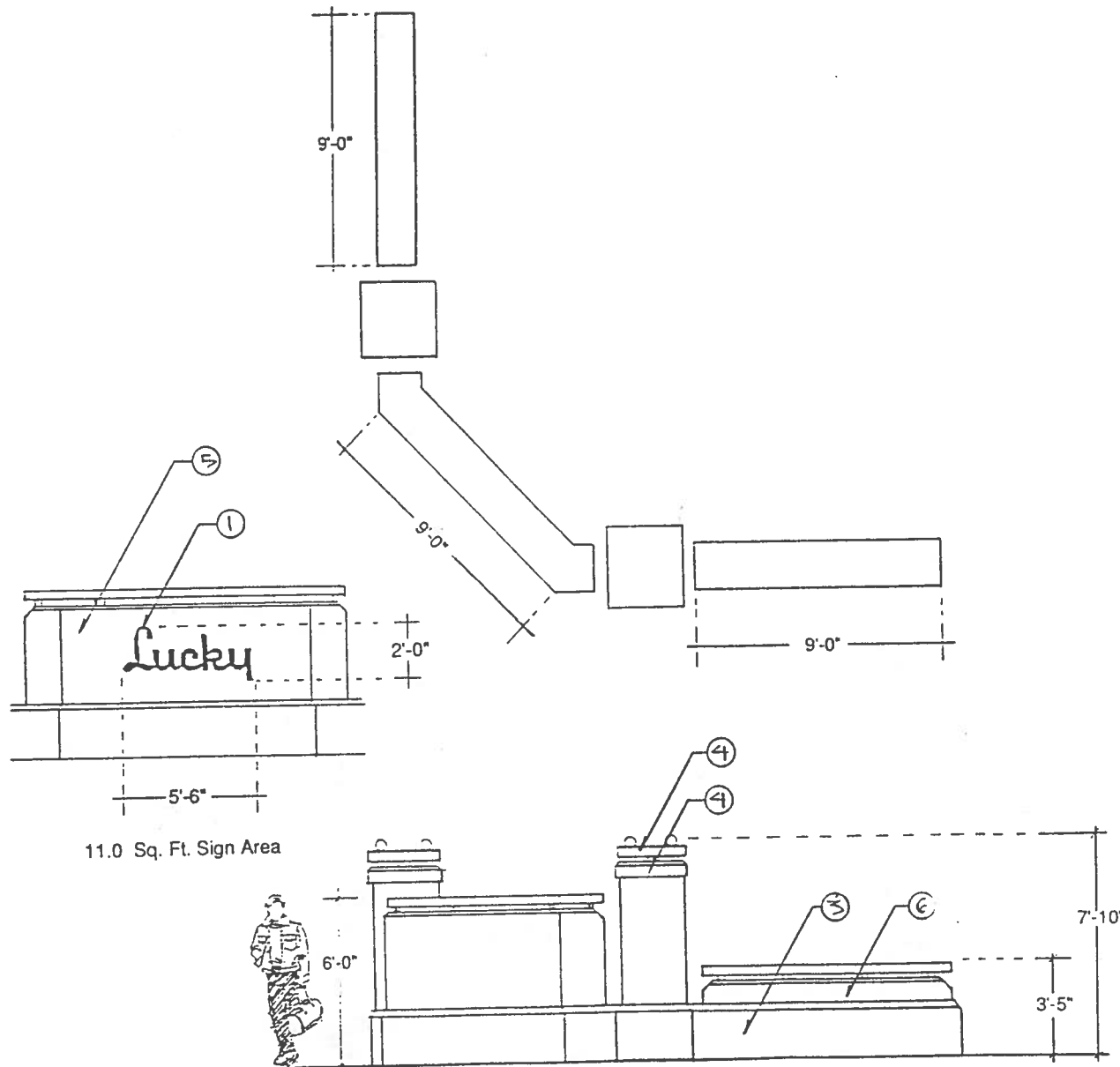
Monument to be Ground Lighted.

11.0 Sq. Ft. Total Aggregate Sign Area Per Location

COLOR SCHEDULE

1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
3. CTM Ameritone 2D48C (Russet Tint)
4. CTM Ameritone 1UM20A (Basalt)
5. CTM Ameritone 2M52D (Sutton)
6. CTM Ameritone 2M55D (Taffeta Tan)
7. CTM Ameritone 1M25D (Regent)

Revised 6/4/90



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

COLOR SCHEDULE

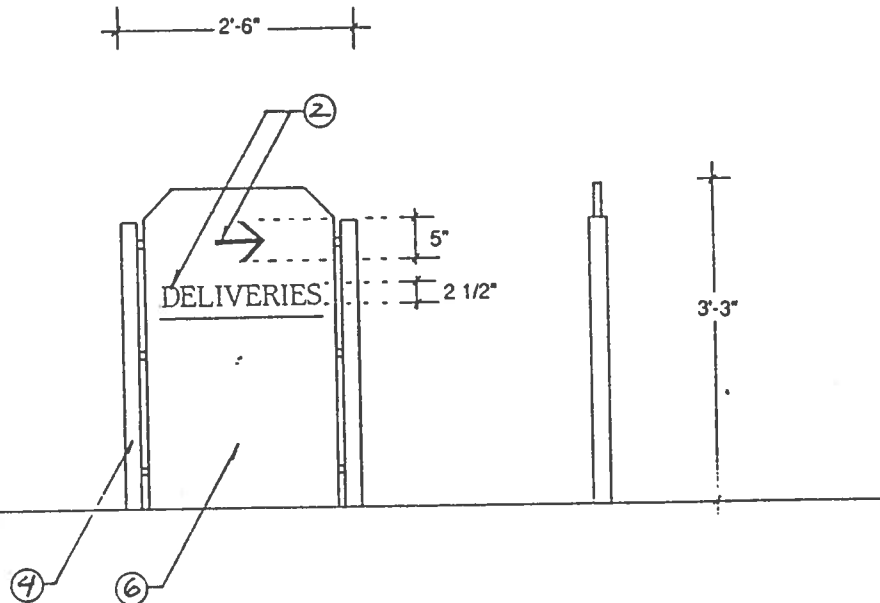
1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
3. CTM Ameritone 2D48C (Russet Tint)
4. CTM Ameritone 1UM20A (Basalt)
5. CTM Ameritone 2M52D (Sutton)
6. CTM Ameritone 2M55D (Taffeta Tan)
7. CTM Ameritone 1M25D (Regent)

VEHICULAR DIRECTIONAL SIGN

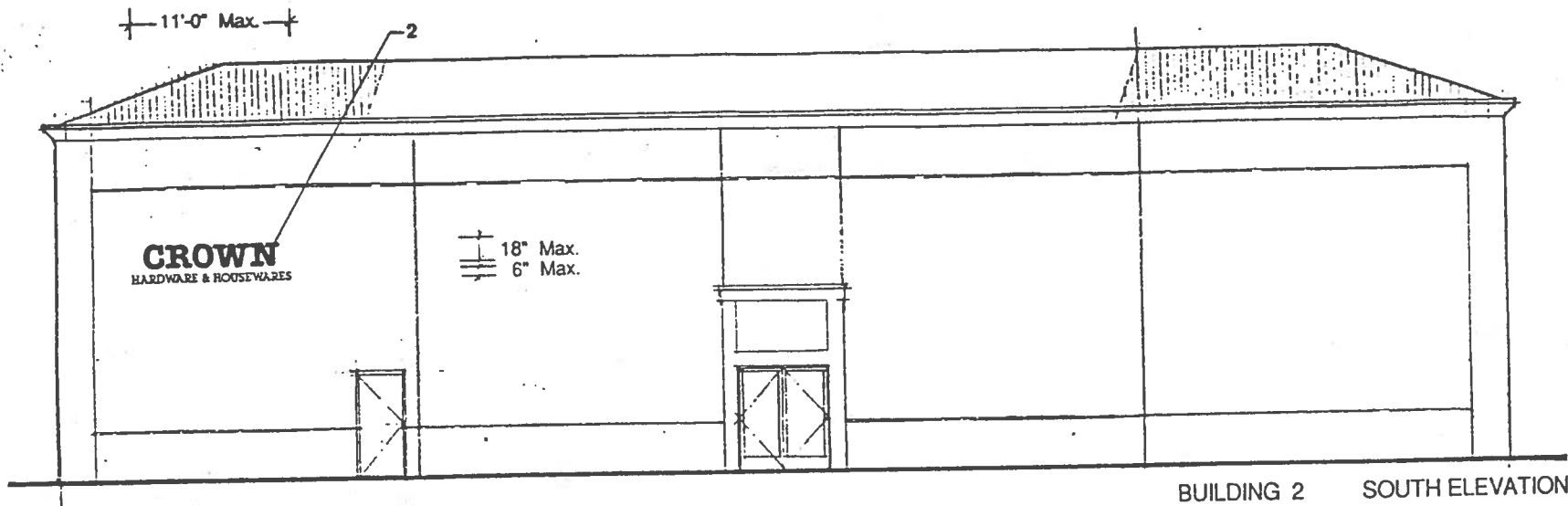
1 1/2" Thick fabricated aluminum sign panel with 2 1/2" diameter round aluminum posts. Graphics to be applied vinyl die cut letters and arrow.

Non-illuminated

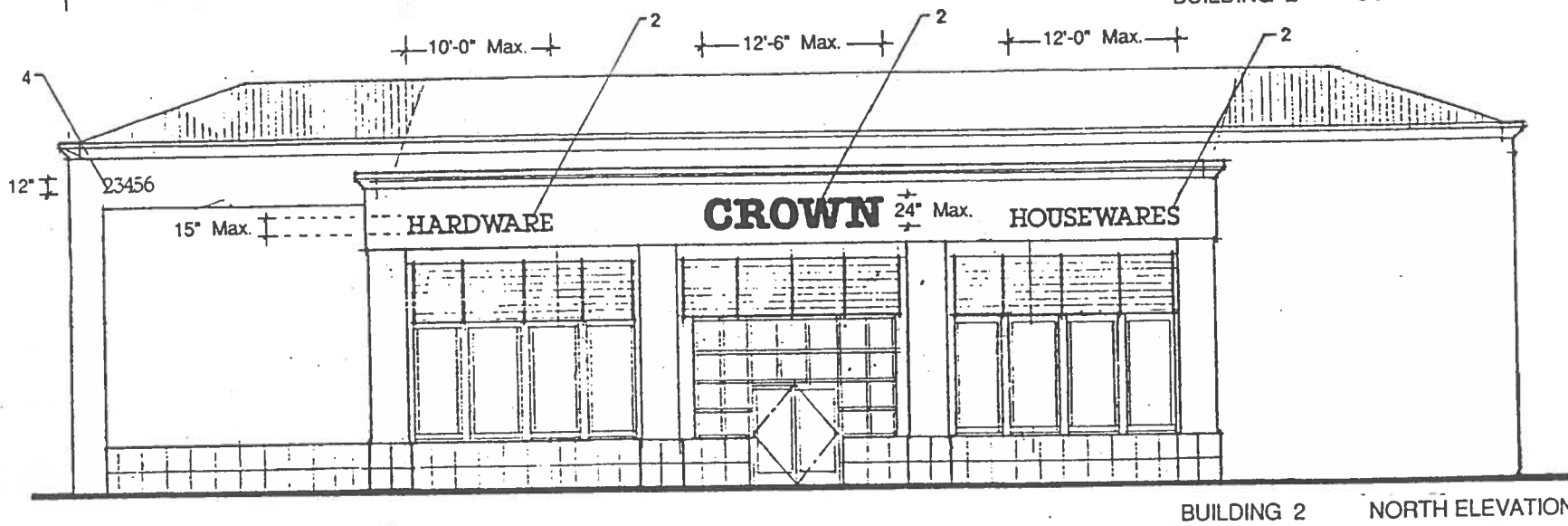
8.75 Sq. Ft. Sign Area



Scale: 3/4" = 1'-0"



24.75 Sq. Ft. Total
Aggregate Sign Area



52.5 Sq. Ft. Total
Aggregate Sign Area

MAJOR TENANT I.D.

Major Tenant Identification Signs to be fabricated aluminum Reverse Pan-channel letters with Halo illumination.

Typestyle to be Tenants option with Landlord approval.

ADDRESS NUMBERS

Address Numbers to be fabricated aluminum Reverse Pan-channel numbers.

Typestyle to be "Caxton Roman Book"

COLOR SCHEDULE

- 1. CTM Benjamin Moore 1323 (Red)
- 2. CTM Ameritone 1D24C (Delaware)
- 4. CTM Dunn-Edwards 514 (Bone China)

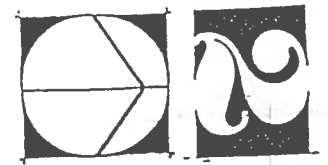
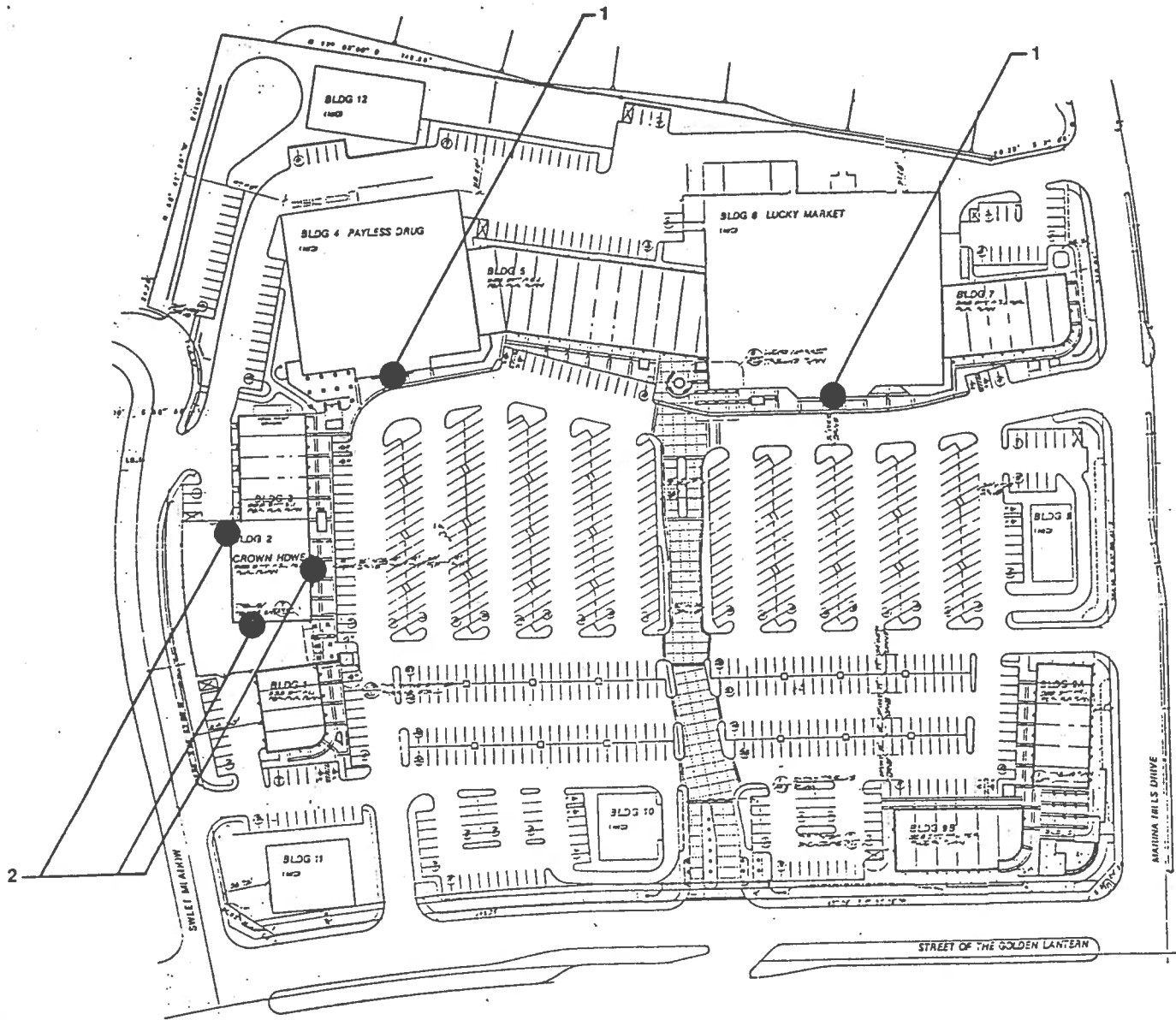


Scale: 1/4" = 1'-0"

MAJOR TENANT I.D. LOCATION PLAN

COLOR SCHEDULE

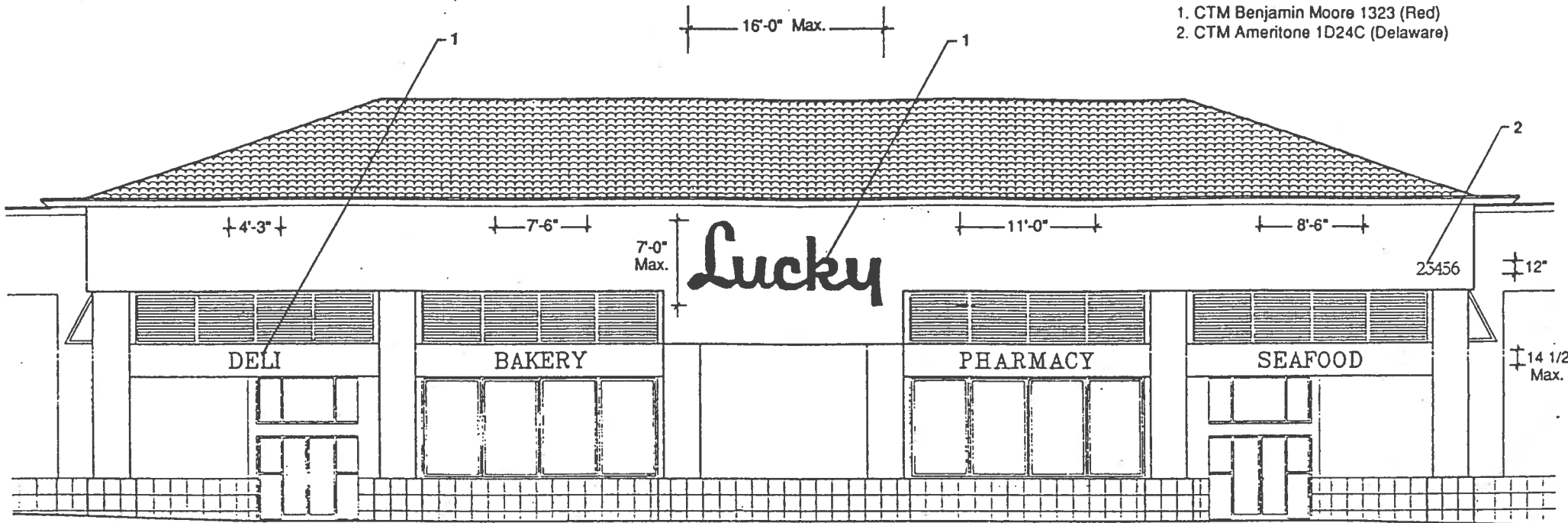
1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)



Not to scale

COLOR SCHEDULE

1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)



BUILDING 6 EAST ELEVATION

MAJOR TENANT I.D.

Major Tenant Identification Signs to be fabricated aluminum Reverse Pan-channel letters with Halo illumination.

Typestyle to be Tenants option with Landlord approval.

149.89 Sq. Ft. Total Aggregate Sign Area

ADDRESS NUMBERS

Address Numbers to be fabricated aluminum Reverse Pan-channel numbers .

Typestyle to be " Caxton Roman Book "

GOODS & SERVICES I.D.

Goods & Services Identification Signs to be fabricated aluminum Reverse Pan-channel letters with external illumination from under awning.

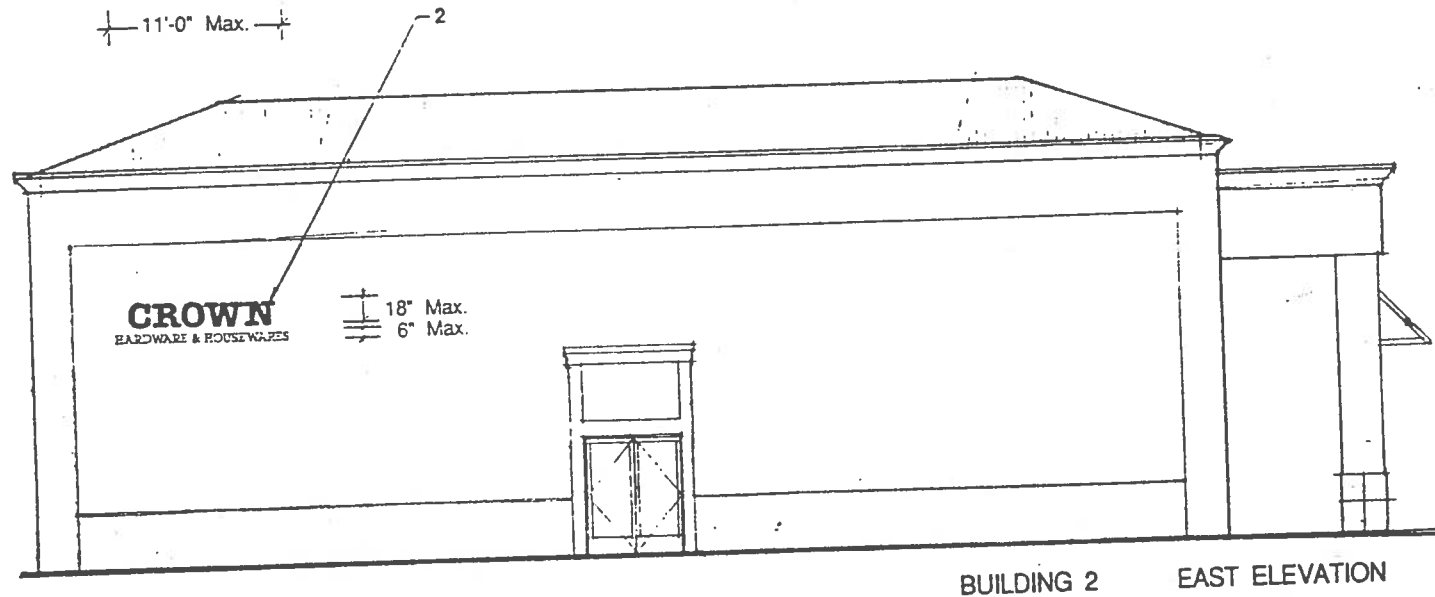


Scale: 1/8" = 1'-0"

MAJOR TENANT I.D.

Major Tenant Identification Signs to be fabricated aluminum
Reverse Pan-channel letters with Halo illumination.

Typestyle to be Tenants option with Landlord approval.



24.75 Sq. Ft. Total
Aggregate Sign Area

COLOR SCHEDULE

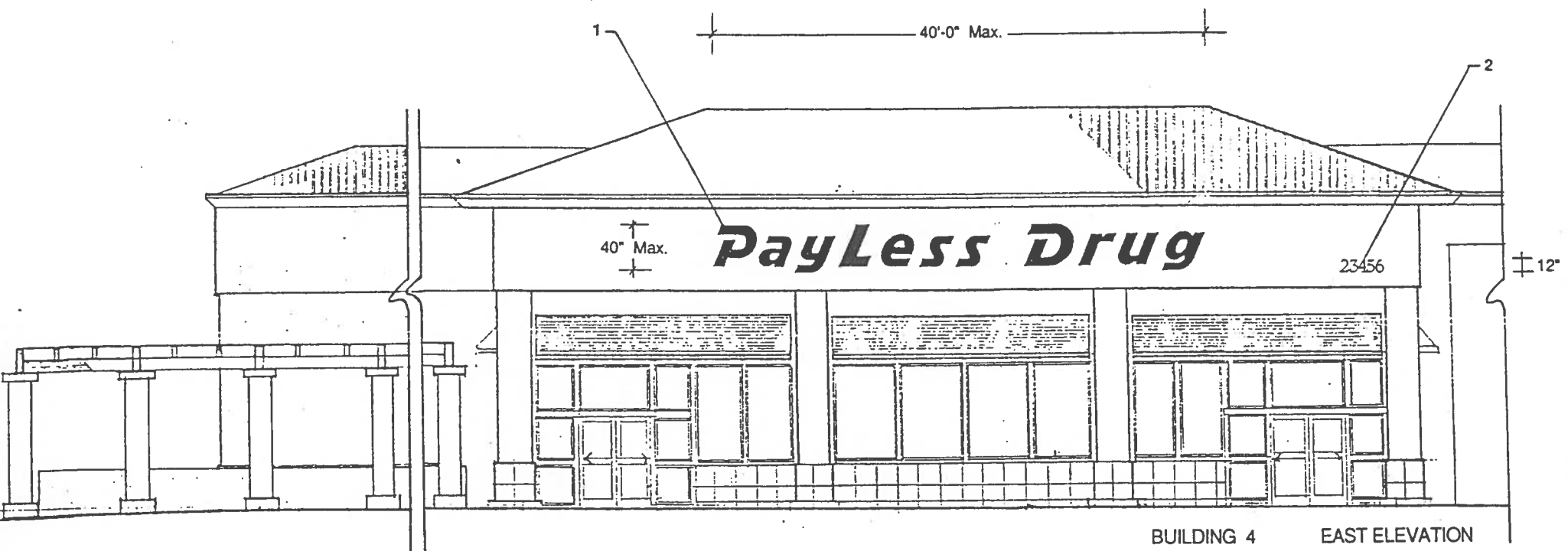
1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
4. CTM Dunn-Edwards 514 (Bone China)



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

COLOR SCHEDULE

- 1. CTM Benjamin Moore 1323 (Red)
- 2. CTM Ameritone 1D24C (Delaware)



BUILDING 4 EAST ELEVATION

MAJOR TENANT I.D.

Major Tenant Identification Signs to be fabricated aluminum Reverse Pan-channel letters with Halo illumination.

Typestyle to be Tenants option with Landlord approval.

135.0 Sq. Ft. Total Aggregate Sign Area

ADDRESS NUMBERS

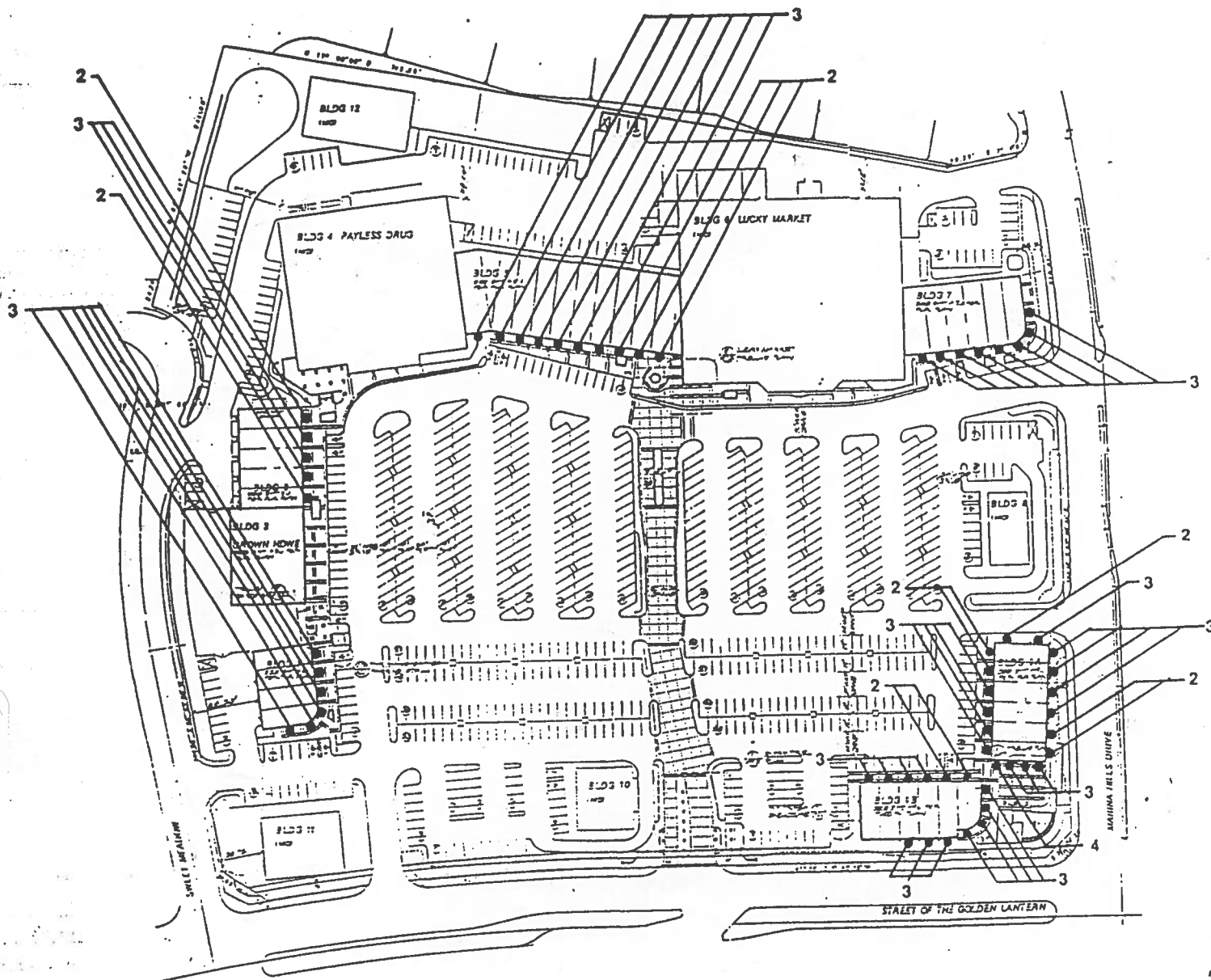
Address Numbers to be fabricated aluminum Reverse Pan-channel numbers .

Typestyle to be " Caxton Roman Book "



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

IN-LINE TENANTS LOCATION PLAN



COLOR SCHEDULE

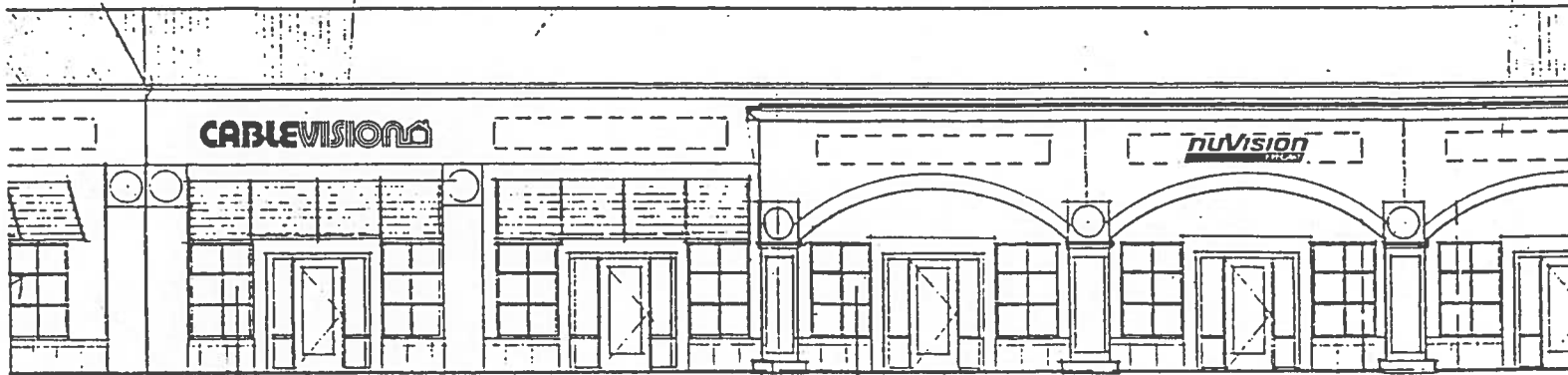
1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
3. CTM Ameritone 2D48C (Russet Tint)
4. CTM Dunn-Edwards 514 (Bone China)



Not to scale

15'-0" Max. 15'-0" Max.

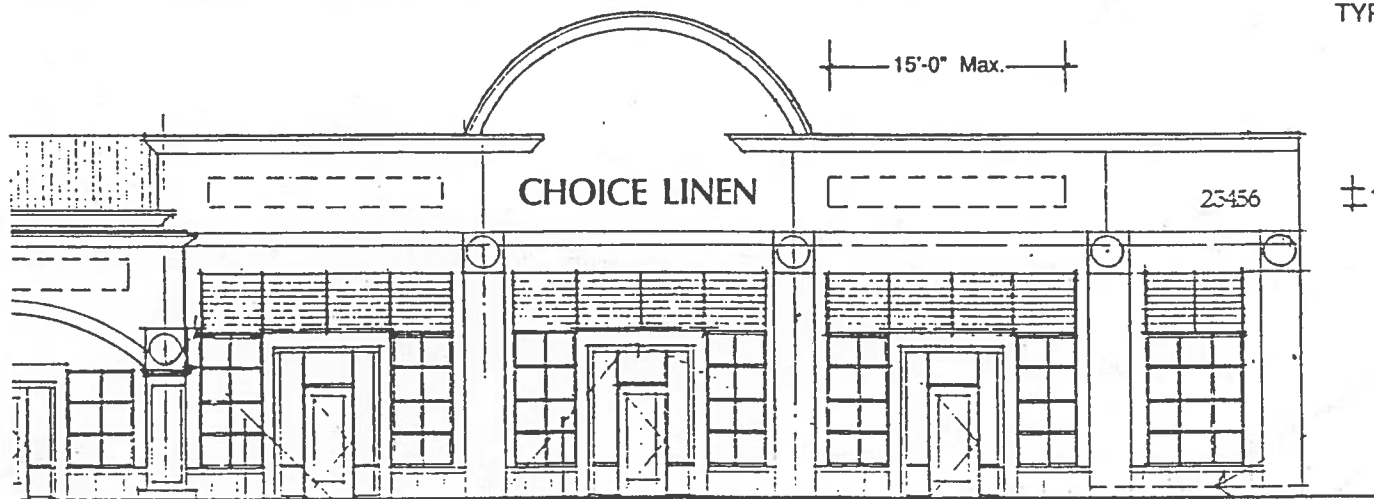
20" Max.



20" Max.

TYPICAL ELEVATION

20" Max.



12"

25.0 Sq. Ft. Total Sign Area Per Tenant

MULTI-TENANT CONDITION

IN-LINE TENANT I.D.

In-line Tenant Identification Signs to be fabricated aluminum Reverse Pan-channel letters with Halo illumination.

Typestyle to be Tenants option with Landlord approval.

Sign colors contingent on location
See In-Line Tenants Location Plan.

ADDRESS NUMBERS

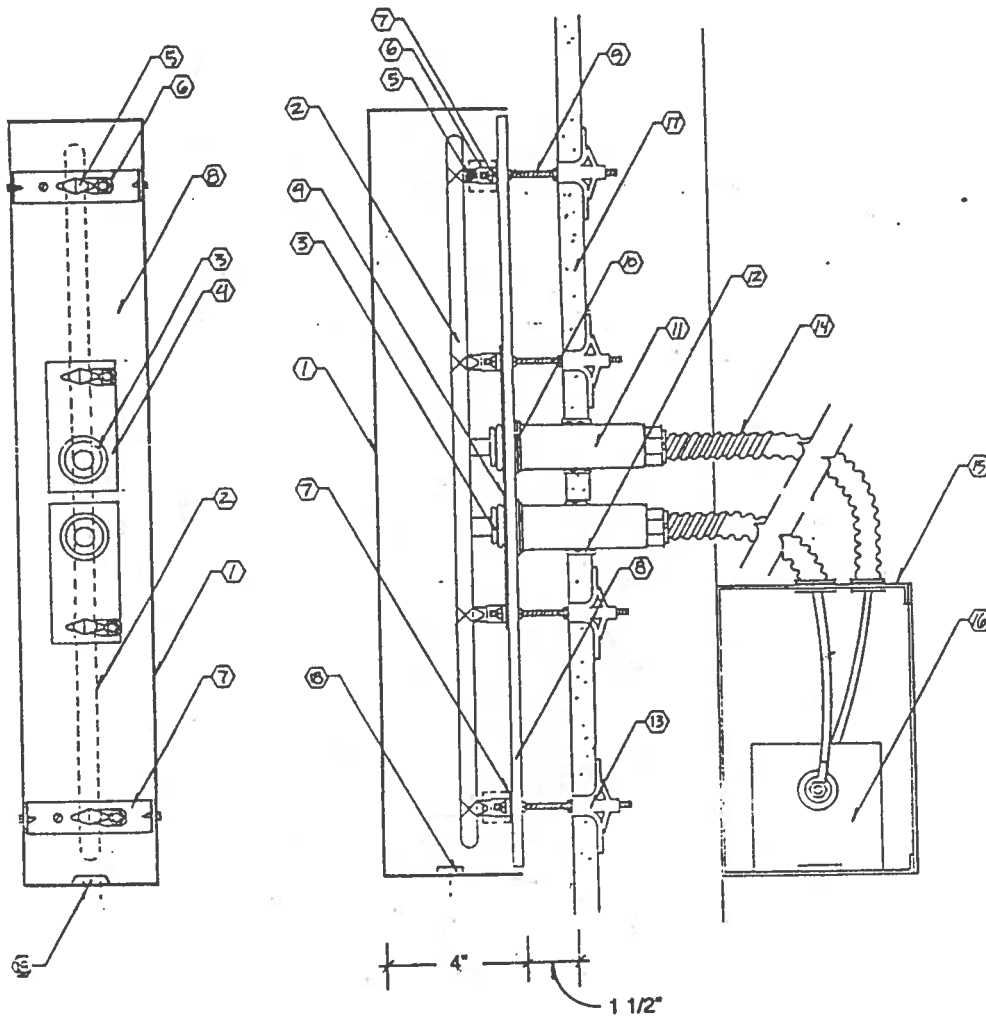
Address Numbers to be fabricated aluminum Reverse Pan-channel numbers.

Typestyle to be "Caxton Roman Book"



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

REVERSE PAN-CHANNEL LETTER DETAIL DRAWING



1. .090 Thick fabricated aluminum Reverse Pan-channel letter.
2. 15 mm White Voltarc Neon tube
- 3 P.K. Housing
4. .050 Thick aluminum P.K. Housing shield (Between P.K. Housing and Lexan back).
5. Glass neon tube support.
6. 1" aluminum neon tube support base (Attaches to aluminum bracket).
7. .050 Thick aluminum bracket.
8. 1/4" Thick clear Lexan.
9. 3/16" Steel stud
10. Rubber water-tight P.K. Housing seal.
11. Steel P.K. Housing shell.
12. Silicone Sealant
13. Hilti "kwik Tog" fastener.
14. 3/4" Aluminum flexible conduit.
15. Transformer Box (U.L.).
16. Transformer
17. Stucco wall
18. Two (2) 1/4" Drain holes with cover.



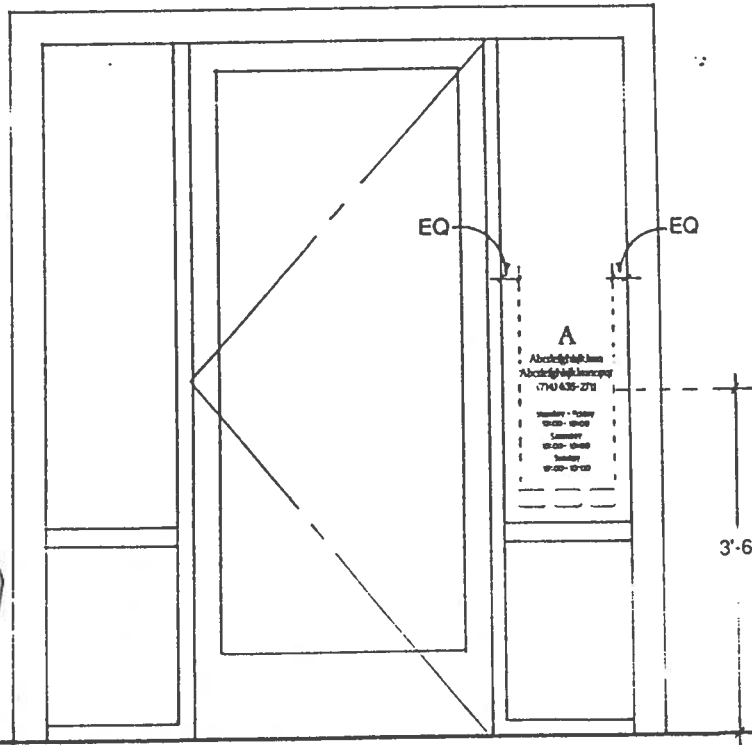
Not to scale

IN-LINE TENANT ENTRY I.D.

Matte white vinyl die cut letters on entry glass.
Sign copy to consist of Tenant name only.

Note: These letters should always be located
on the same side of the door as the
door handle.

Typestyle: Caxton Roman Book



Scale: 3/4" = 1'-0"



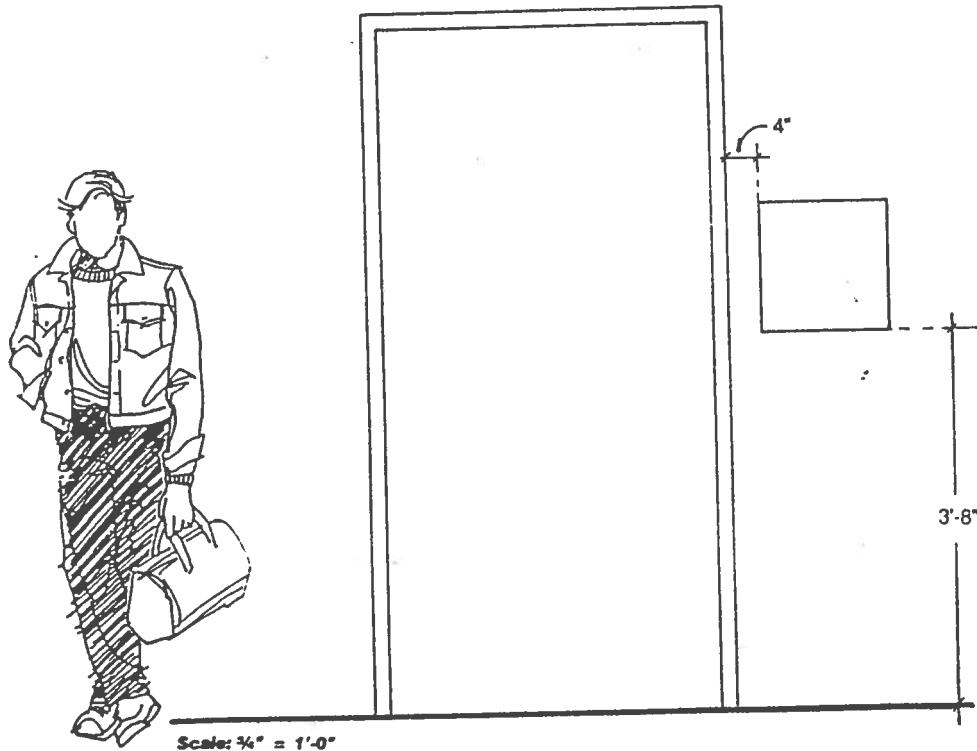
Scale: 1/4" = 1"

REAR ENTRY TENANT I.D.

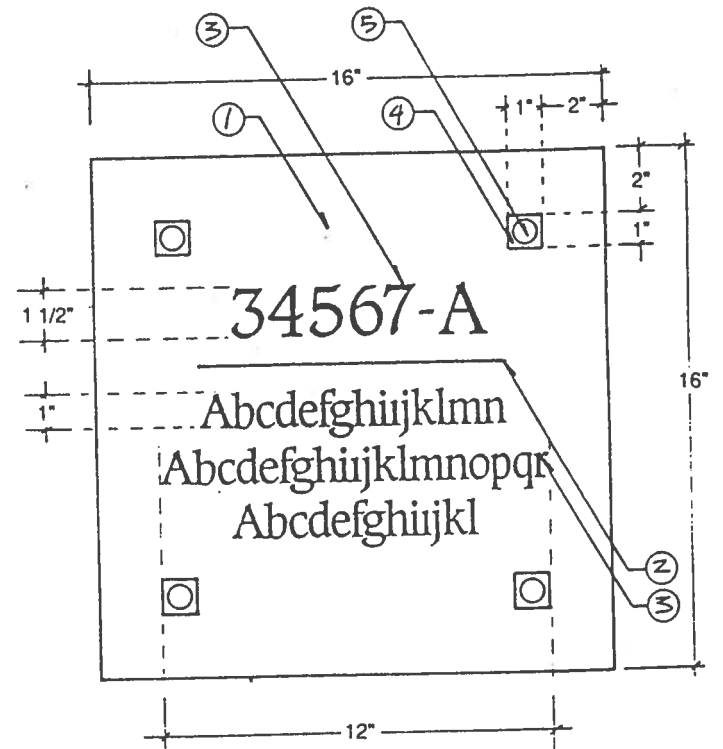
.090 Thick painted aluminum plate with silk screened graphics. Sign copy to consist of Tenant name only.

Note: Sign to be located on same side as door handle.

Typestyle: Caxton Roman Book



Scale: 3/4" = 1'-0"



COLOR SCHEDULE

1. CTM Ameritone 1D24C (Deleware)
2. CTM Ameritone 2D48C (Russet Tint)
3. CTM Dunn-Edwards 514 (Bone China)
4. CTM Ameritone 2M55D (Taffeta Tan)
5. CTM Ameritone 1M25D (Regent)



Scale: 1/4" = 1"

CENTER
OF
ARCH
+EQ+EQ+

UNDER CANOPY TENANT I.D.

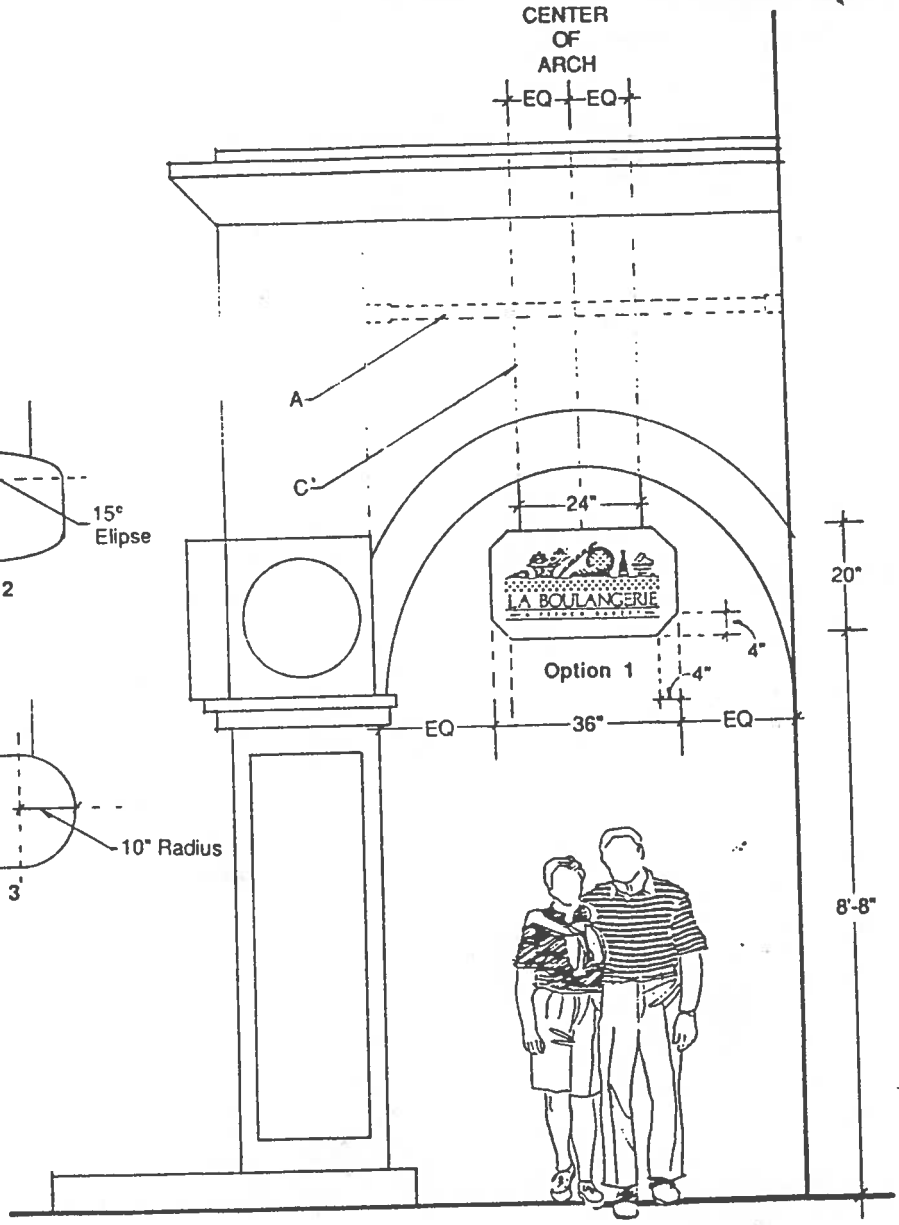
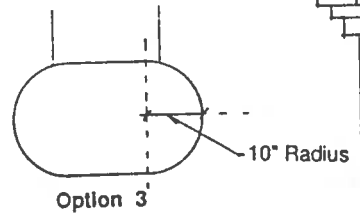
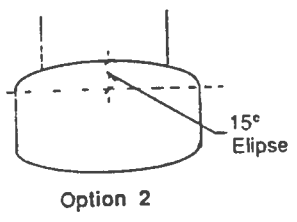
Under Canopy Tenant Identification Signs to be 1 1/2" thick Sandblasted Redwood.

Typestyle to be Tenants option with Landlord approval.

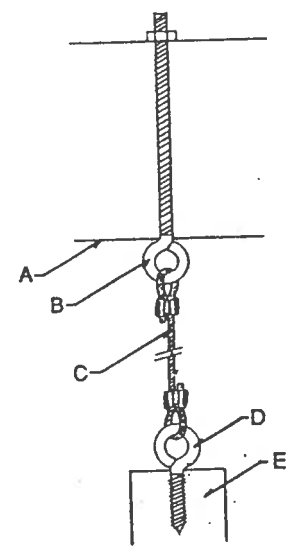
Dimensions shown are required; however shape of signs to be tenants choice from options shown on this page.

Sign colors to be Tenants option from Project Color Palette and subject to Landlord approval.

5.0 Sq. Ft. Sign Area Per Tenant



DETAIL



- A. 3" O.D. Steel pipe Trellis
- B. 1"x4" Steel eye screw painted to match Trellis.
- C. 1/8" Steel cable and crimp.
- D. 1"x1 1/2" Steel eye screw painted to match edge of sign.
- E. Sign

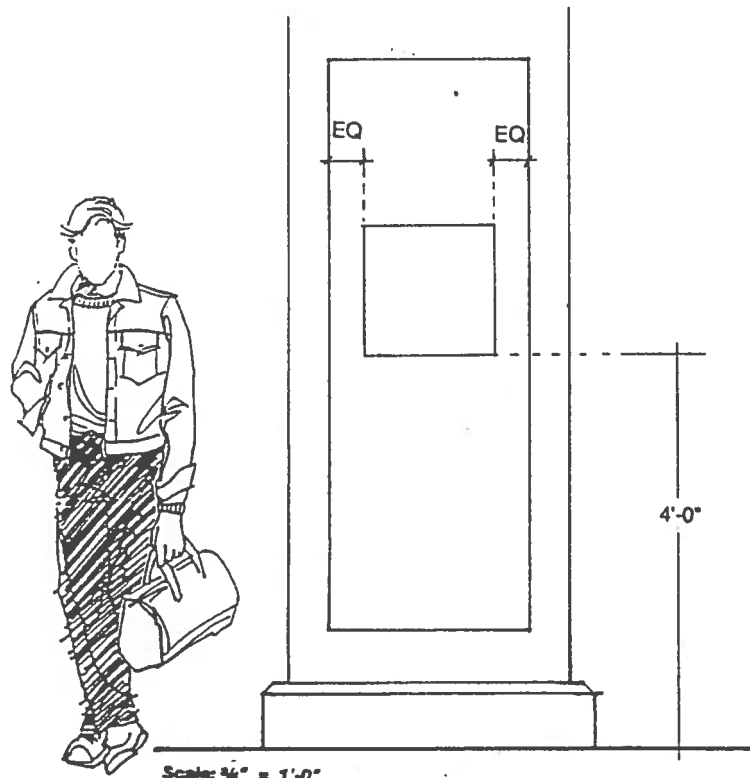


Scale: 1/2" = 1'-0"

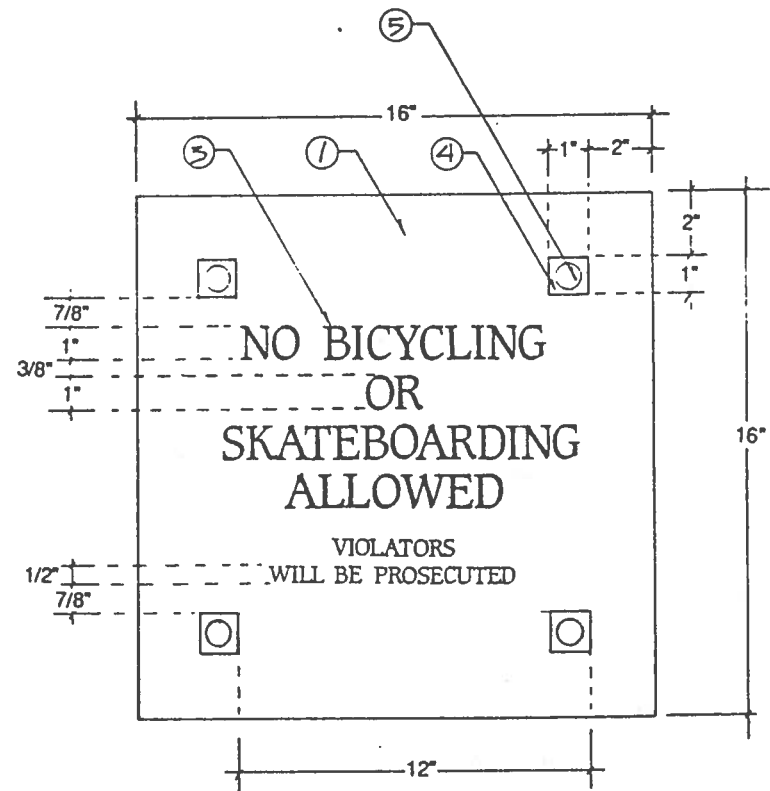
MISC. REGULATORY SIGN

.090 Thick painted aluminum plate with silk screened graphics.

Typestyle: Caxton Roman Book



Scale: 3/4" = 1'-0"



COLOR SCHEDULE

1. CTM Ameritone 1D24C (Deleware)
2. CTM Ameritone 2D48C (Russet Tint)
3. CTM Dunn-Edwards 514 (Bone China)
4. CTM Ameritone 2M55D (Taffeta Tan)
5. CTM Ameritone 1M25D (Regent)



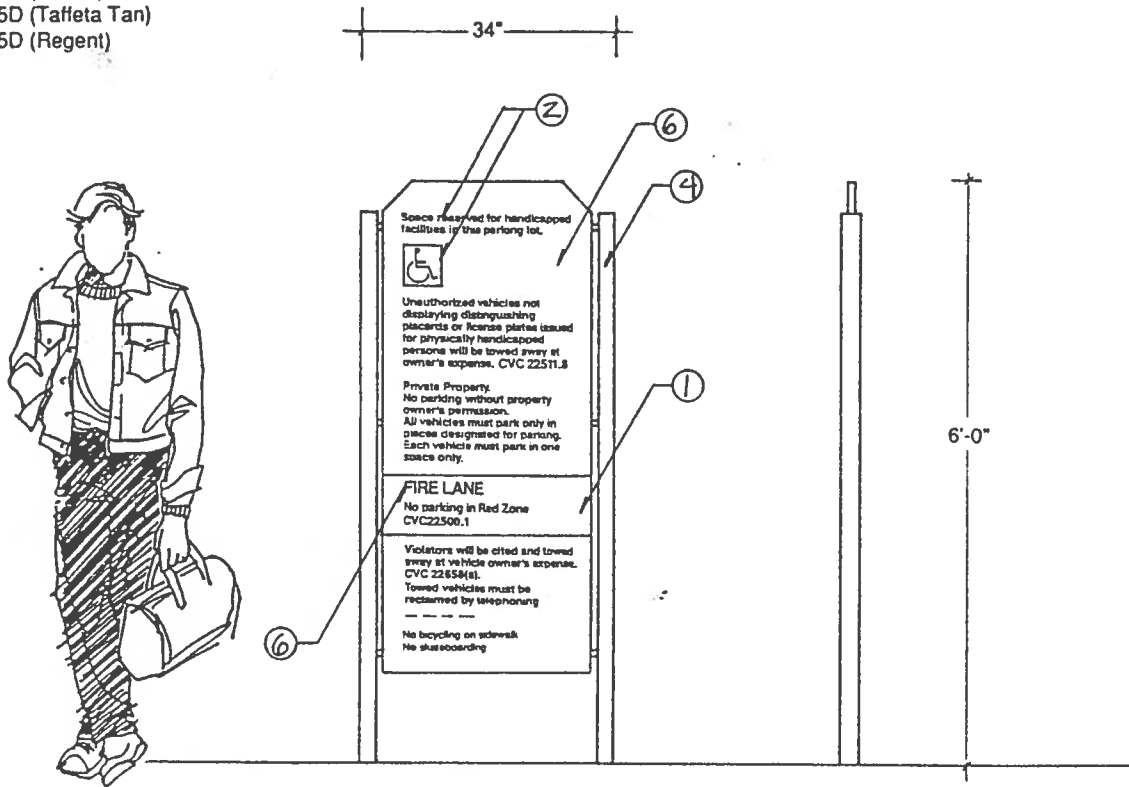
Scale: 1/4" = 1"

COLOR SCHEDULE

1. CTM Benjamin Moore 1323 (Red)
2. CTM Ameritone 1D24C (Delaware)
3. CTM Ameritone 2D48C (Russet Tint)
4. CTM Ameritone 1UM20A (Basalt)
5. CTM Ameritone 2M52D (Sutton)
6. CTM Ameritone 2M55D (Taffeta Tan)
7. CTM Ameritone 1M25D (Regent)

HANDICAPPED / PRIVATE PROPERTY

1 1/2" Thick fabricated aluminum panel with 2 1/2" diameter round aluminum posts. Graphics to be silk screened.



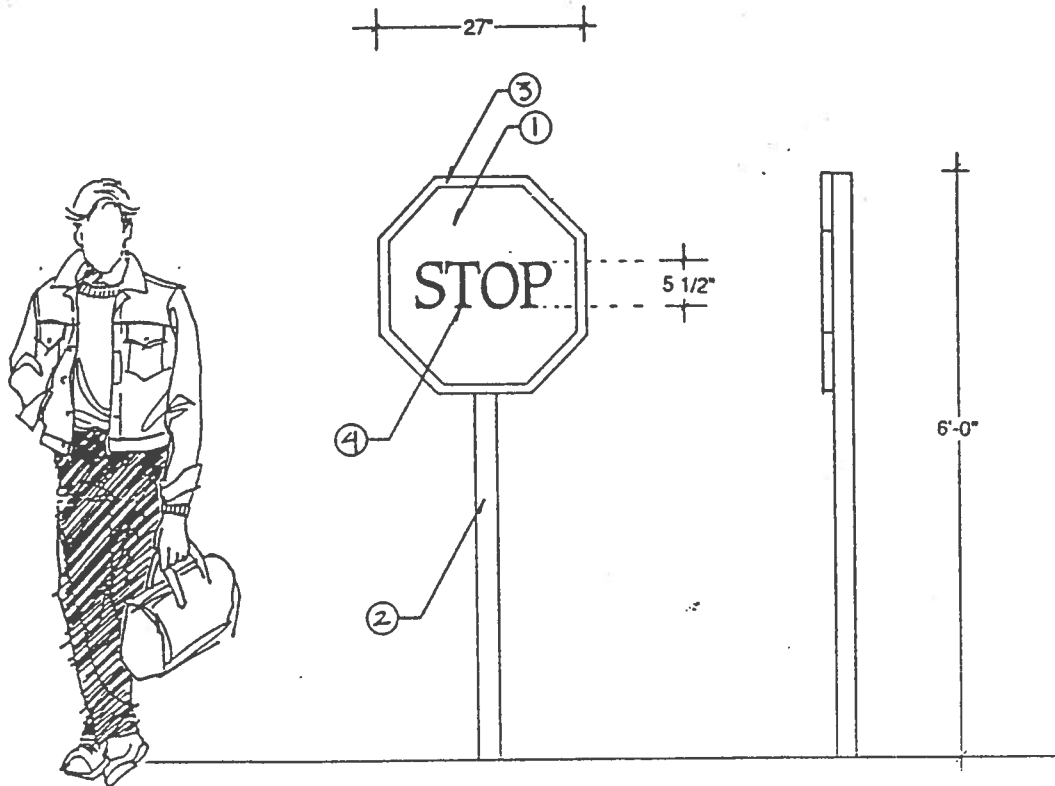
Scale: 3/4" = 1'-0"

COLOR SCHEDULE

- 1. CTM Benjamin Moore 1323 (Red)
- 2. CTM Ameritone 1UM20A (Basalt)
- 3. CTM Ameritone 2M55D (Taffeta Tan)
- 4. Reflective white

STOP SIGN

1 1/2" Thick fabricated aluminum panel 2 1/2" diameter aluminum post. Graphics to be reflective vinyl die cut letters.



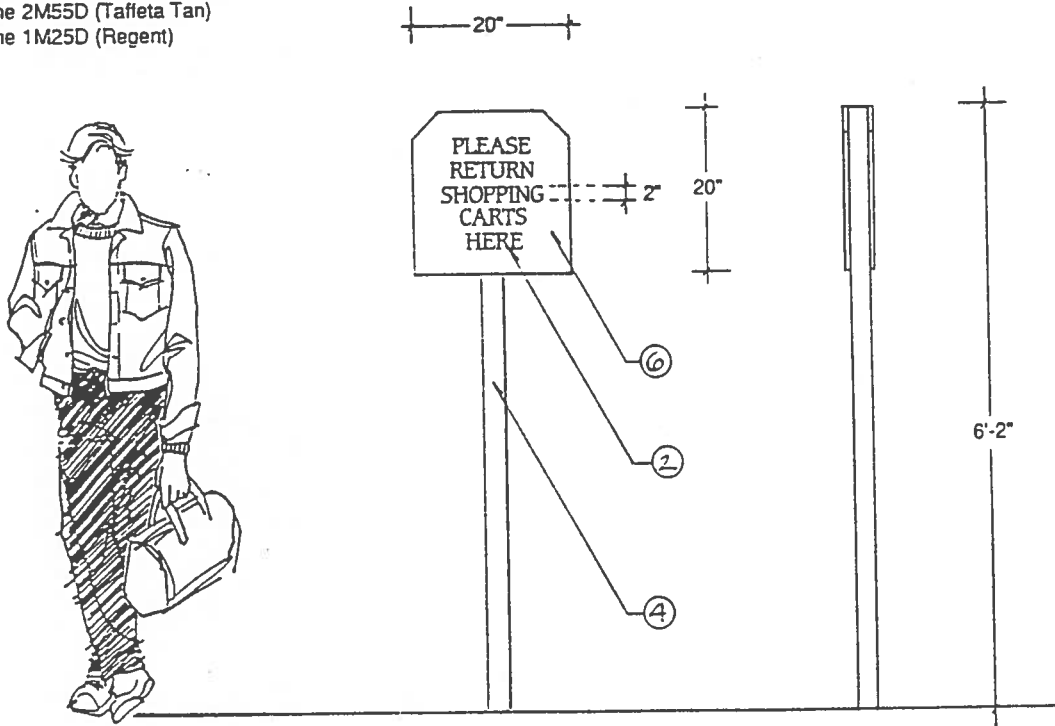
Scale: 3/4" = 1'-0"

COLOR SCHEDULE

- 1. CTM Benjamin Moore 1323 (Red)
- 2. CTM Ameritone 1D24C (Delaware)
- 3. CTM Ameritone 2D48C (Russet Tint)
- 4. CTM Ameritone 1UM20A (Basalt)
- 5. CTM Ameritone 2M52D (Sutton)
- 6. CTM Ameritone 2M55D (Taffeta Tan)
- 7. CTM Ameritone 1M25D (Regent)

CART RETURN I.D.

3/8" Thick painted aluminum plate mounted to 2 1/2" dia. aluminum posts. Graphics to be vinyl die cut letters. Typestyle: Caxton Roman Book



Scale: 3/4" = 1'-0"