

Laguna Niguel

Business Center (South Block)

Exterior Sign Program

10/28/2013, REV. 1: 5/19/2014, REV. 2: 09/29/2014, REV. 3: 11/21/2014

27721-27841 La Paz Road
27722-27822 El Lazo Road
24501 Shelley Road

Zoning Land Use Category:
Business Park (BP)

Site Development Permit SP 14-01A

**CONDITIONALLY
APPROVED**

BY: Comm. Dev. Dept. **DATE:** 11.26.14

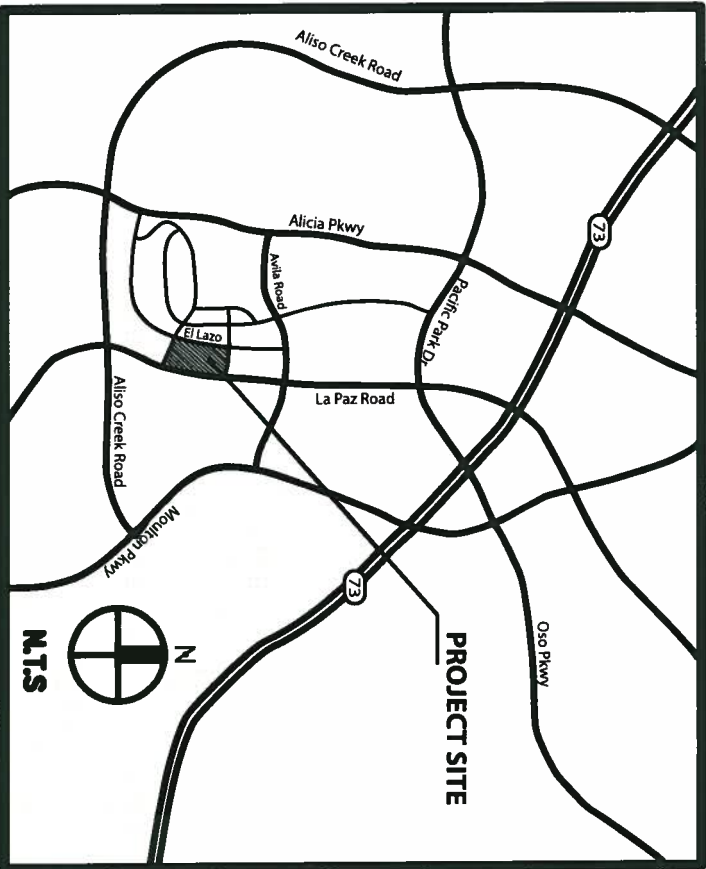
(SP 14-01A - South Block Laguna Niguel
Business Center Sign Program - 27721-
27841 La Paz Rd., 27722-27822
El Lazo Rd, 24501 Shelley Rd.)

Project Association:
**Laguna Niguel Business Center
Owners Association**

P.O. Box 52798
Irvine, CA 92619
Contact:
R. Blake Hite
714.210.6398

Program Designer:
Todd Travis Design Group
P.O. Box 1977
Point Roberts, WA 98281
(949) 903-5111

Location Map:



Program Title Page

Sheet: **1 of 15**

Laguna Niguel Business Center

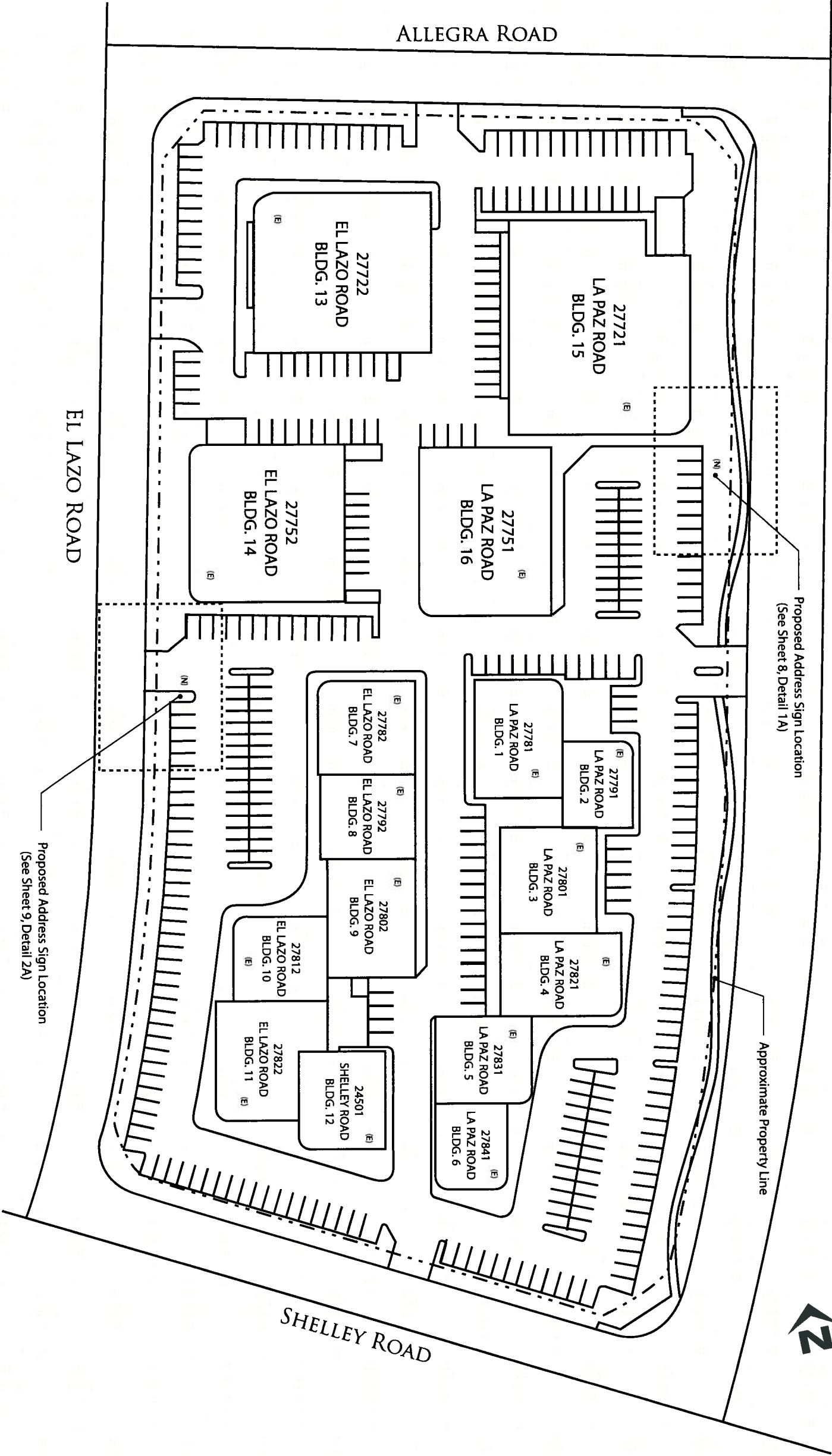
LA PAZ ROAD

Laguna Niguel Business Center

27721-27841 La Paz Road
27722-27822 El Lazo Road
24501 Shelley Road
Laguna Niguel, CA 92677

Project Association:
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Irvine, CA 92619
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Design Notes:



Site Map

Scale: n/a Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

Sheet: **2 of 15**



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CITY COORDINATION
P.O. Box 1377 • Pahrump, NV • 89301
Tel 949.903.5111

Laguna Niguel
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Design Notes:

Sign Type	Description	Sign Usage	Sign Location	Quantity	Max. Quantity per business	Max. Quantity per elevation	Max. Sign Area per sign	Max. Letter Height/Logo	Max. Height of Sign	Logos Allowed?	Illumination Permitted?	Sign Permit Required
1	Primary Business Identification Wall Sign	Business Identification	Wall	11*	2	1	1sf/1f max. 100sf	30"/36"	min. 2'-0" Below top of wall	Yes	No	Yes
2	Primary Business Identification Wall Sign	Business Identification	Wall	12	1	1	1sf/1f max. 100sf	24"/30"	min. 2'-0" Below top of wall	Yes	No	Yes
3	Address Monument	Directional Monument	Ground	2	n/a	n/a	25sf	n/a	5'-0" Above Grade	No	Yes	No
4	Address Numerals	Unit ID	Wall	16	n/a	n/a	6sf	12"	n/a	No	No	No
5	Window Sign	Business ID	Sidelight or door	1	1	1	1sf	none	5'-9"	Yes	No	No

* Represents total possible sign locations on buildings with Sign Type 1. Each indivual owner or tenant is allowed a maximum of 2 signs when placed on separate building elevations.

Sign Summary

Scale: n/a Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

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Tel: 949.903.5111

Purpose

This Master Sign Program has been developed by the Laguna Niguel Business Center Owner's Association and designed to give sign guidelines to owners and tenants at the Laguna Niguel Business Center (LNBC), (South Block). The purpose is to maintain an aesthetically pleasing environment by using consistent sign construction standards for the LNBC.

Submittals and Approvals

All signs must follow the process as outlined in this section. No sign may be erected or attached to any element of the project without the proper approvals and city permits.

1. All signs must be submitted in proper order, to the following: 1, Agent for Owner's Association , and 2, the City of Laguna Niguel Planning and Building Departments.

The submittal must contain the following:

A. Professionally drawn scaled plans showing sign design, elevation, site plan, sign locations, construction notes, materials, colors, attachment details.

B. Drawings shall be submitted in triplicate or electronically, PDF format.
2. After approval from the Owner's Association is received, all signs must then be submitted to the City of Laguna Niguel for Planning and Building Department review prior to construction. A building permit is required to install signs, as outlined on Sheet 3. The City of Laguna Niguel will require a letter of approval by the Owner's Association and/or a set of plans stamped "Approved" by Owner's Association or its agent.

Sign Maintenance

All signs erected, except monument signs located in the common area, shall be the responsibility of the individual owner to maintain in like new condition. The Owner's Association representative shall make periodic inspections of site signs and may require tenant to maintain or replace damaged elements of signs, as needed. All maintenance issues shall be at tenant expense. Upon vacating the building, owner or occupant shall, at their own expense, remove any and all signs pertaining to a tenant business and repair the wall surface leaving no visible "scarring".

City Approval

As of the date of approval by the City of Laguna Niguel, the Laguna Niguel Business Center (South Block) Sign Program will be the established criteria for all signs in the complex. A copy of this program will be on file with the City of Laguna Niguel and all signs shown in this document shall be approvable and permissible. All signs requiring Sign Permits, as indicated on Sheet 3, must be submitted to the City of Laguna Niguel, prior to construction.

Sign Construction

Tenant Signs:

Tenants may install and maintain a wall sign as detailed in this Sign Criteria, based on availability of sign space and the approval of Owner's Association. Signs shall consist of individual aluminum fabricated letters, 3" deep, pin mounted to the wall surface with 1" spacers. See Letter Construction Detail, Sheets 5 & 6.

Illumination: Non-illuminated.

Sign finishes shall be high quality poly-urethane sign paints or better. (SprayLat or Matthews Paint Company is recommended). Finish on all letter surfaces to be satin luster.

Monument Signs:

Monument signs shall be aluminum construction with satin poly-urethane finishes as above. Pedestal to be smooth finish concrete. See Address Monument Construction Detail, Sheets 7 - 9.

Illegal Signage

Within 60 days of the adoption of this sign program, all existing illegal signs, which do not comply with the existing or proceeding sign programs, shall be removed by the property owner and/or tenant. All new signs shall comply with this program.

Specifications & Conditions

Scale: n/a Date: 10-28-2013 Revision: 3.11-21-2014

Job No.: 13-2134

Designer: TTravis

Sheet:

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Sign Dimensions & Layout

Sign Type 1, Tenant Wall Signs, Application: Buildings 13-16 (see Sheet 5)

Each tenant, with a designated building entrance, is allowed a wall sign, with a maximum of (2) two signs per building address, when applied to two different building elevations. (27721 & 27751 La Paz Road suites A & B shall be considered separate address, with respect to signs) Each sign may have a maximum sign area equal to (1) square foot per linear foot of building frontage with 100 square foot maximum. Signs may incorporate logoymbol and tenant name or tenant name only. Tenant wall signs may be up to (2) two lines of copy, where the first line of copy is larger than the second line. Letters shall be less than or equal to 30" height, and may incorporate a logo, with a maximum height of 36" and an area not more than 25% of the total sign area.

Sign designs may incorporate tenant's established front and logo, with associated colors. Text that is not an established font or logo shall be black in color. Sign placements on the building face is flexible, with approval of the Owners Association.

Sign Type 2, Tenant Wall Signs, Application: Buildings 1-12 (see Sheet 6)

Each building is allowed a maximum of (1) tenant wall sign, applied adjacent to building entrance. Each sign may have a maximum sign area equal to (1) square foot per linear foot of building frontage with 100 square foot maximum. Signs may incorporate logoymbol and tenant name or tenant name only. Tenant wall signs may be up to (2) two lines of copy, where the first line of copy is larger than the second line. Letters shall be letters less than or equal to 24" height, and may incorporate a logo, with a maximum height of 30" and an area not more than 25% of the total sign area..

Sign designs may incorporate tenant's established front and logo, with associated colors. Text that is not an established font or logo shall be black in color. Sign placements on the building face is flexible, with approval of the Owners Association.

Sign Type 3, Address Monument (see Sheets 7-9)

Located at project entrances on La Paz and El Lazo. See Sheets 2, 8 & 9 for exact placement.

Sign Type 4, Address Numerals (see Sheet 10)

Address placement in accordance with Sheet 10. These signs shall be fabricated and installed by a sign vendor chosen by the Owners Association.

Sign Type 5, Window Signs (see Sheet 11)

Window signs limited to size and contents as outlined on Sheet 11. Window signs shall be installed adjacent to the doorway entrance. Signs shall be applied to the exterior of the glass. No other window signs allowed on or in windows.

Restrictions

No sign shall be allowed other than those outlined in this document. The posting of non-conforming signs is not allowed and will be removed at poster's expense. No sign shall be permitted which is or includes any or all of the following:

1. Advertising Placards, Posters, or the like.

2. Animated, flashing, audible or smoking signs

3. Exposed conduit or piping

4. Painted Signs

Broker signs, for the purpose of advertizing available lease space, shall be limited to one sign per lease space. Limited to 20% of window or window pane in which the sign is placed.

Regulatory Signs

The Owners Association will install and maintain all required Regulatory Signs.

Laguna Niguel Business Center

27721-27841 La Paz Road
27722-27822 El Lazo Road
24501 Shelley Road
Laguna Niguel, CA 92677

Project Association:

Laguna Niguel Business Center
Owners Association
P.O. Box 52798
Irvine, CA 92619
Contact: R. Blake Hite
714.210.6398

Design Notes:

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Design Notes:

- Tenant Wall Sign, Reverse Pan, aluminum construction with poly-urethane finishes, satin sheen. Sign may use 2 lines of text. Max. Sign Area = 1 sq ft per lin ft of frontage
- Individual letters, 30" max. hgt
 - Optional Logo, 36" max. hgt. or 50% larger than the largest text display, whichever is smaller.
 - Aluminum face, 0.060" min. Aluminum sides, 0.040" min. Paint finish, poly-urethane finish
 - Aluminum back panel or individual mounting tabs
 - 1" aluminum spacer and non-ferrous hardware



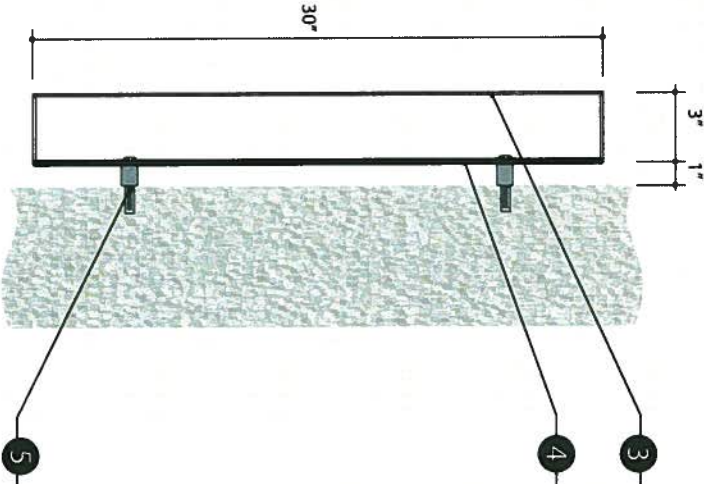
Optional One Line Format



Optional Two Line Format

Tenant Wall Sign

Scale: nts



Typical Sign Application

Scale: nts

Sign Type 1: Tenant Wall Sign, Buildings 13-16

Scale: as noted Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

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Laguna Niguel
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Design Notes:

- Tenant Wall Sign, Reverse Pan, aluminum construction with poly-urethane finishes, satin sheen. Sign may use 2 lines of text. Max. Sign Area = 1 sq ft per lin ft of frontage
1. Individual letters, 24" max. hgt
 2. Optional Logo, 30" max. hgt., or 50% larger than the largest text display, whichever is smaller.
 3. Aluminum face, 0.060" min. Aluminum sides, 0.040" min. Paint finish, poly-urethane finish
 4. Aluminum back panel or individual mounting tabs
 5. 1" aluminum spacer and non-ferrous hardware



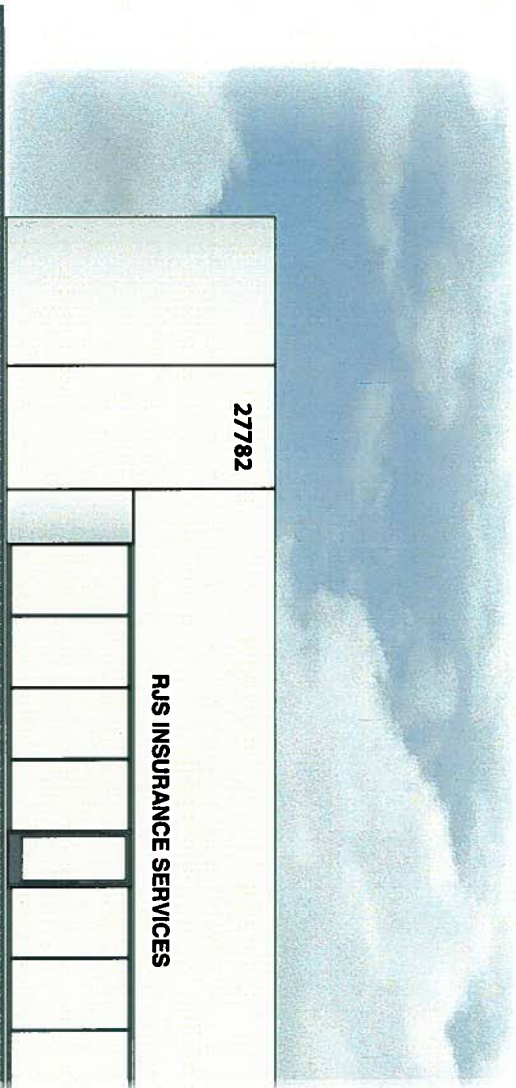
Optional Two Line Format

Optional Logo

Tenant Business Name

Tenant Wall Sign

Scale: nts



Typical Sign Application

Scale: nts

Sign Type 2: Tenant Wall Sign, Buildings 1-12

Scale: as noted Date: 10-28-2013

Revision: 3: 11-21-2014

Job No.: 13-2134

Designer: TTravis

Sheet:

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Tel 949.903.5111

Laguna Niguel Business Center

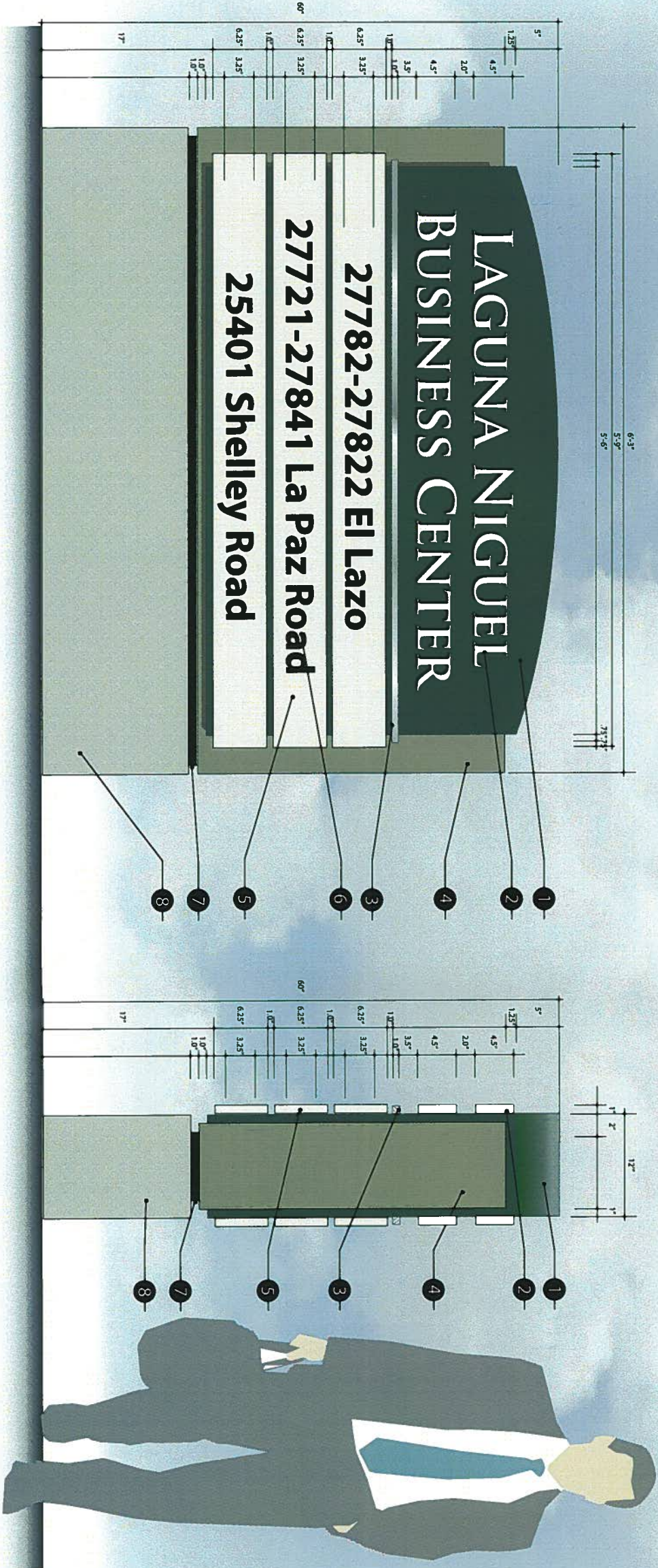
27721-27841 La Paz Road
27722-27822 El Lazo Road
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Project Association:

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Design Notes:

- Address Monument, Double-faced.
All aluminum construction with poly-urethane finishes, satin sheen.
- 1. Arch Cabinet, 5'-6" x 3'-9.75" x 12", Color TBD
 - 2. Dimensional letters, 1" deep, white
 - 3. Aluminum Bar, Paint finish, "Brushed Aluminum"
 - 4. Main Cabinet, 6'-3" x 2'-10" x 10", Color TBD
 - 5. Address panels, 5'-9" x 6.25", 1" deep, Color TBD
 - 6. Vinyl Copy, high performance 7-10 yr, black
 - 7. Reveal, paint finish black, 1"
 - 8. Concrete Pedestal, sack finish, min 2500psi
 - 9. Sign Area (less pedestal) = 22 sq. ft.
 - 10. Sign to be non-illuminated



Sign Type 3: Address Monument, Three Panel

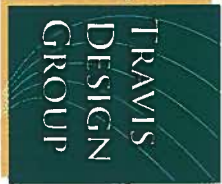
Scale: 1.5" = 1'-0" Date: 10-28-2013

Revision: 3: 11-21-2014

Job No.: 13-2134

Designer: TTravis

Sheet: **7 of 15**



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CITY COORDINATION
P.O. Box 1977 • Palm Beach, FL • 33481
Tel 949.903.5111

Laguna Niguel
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Design Notes:

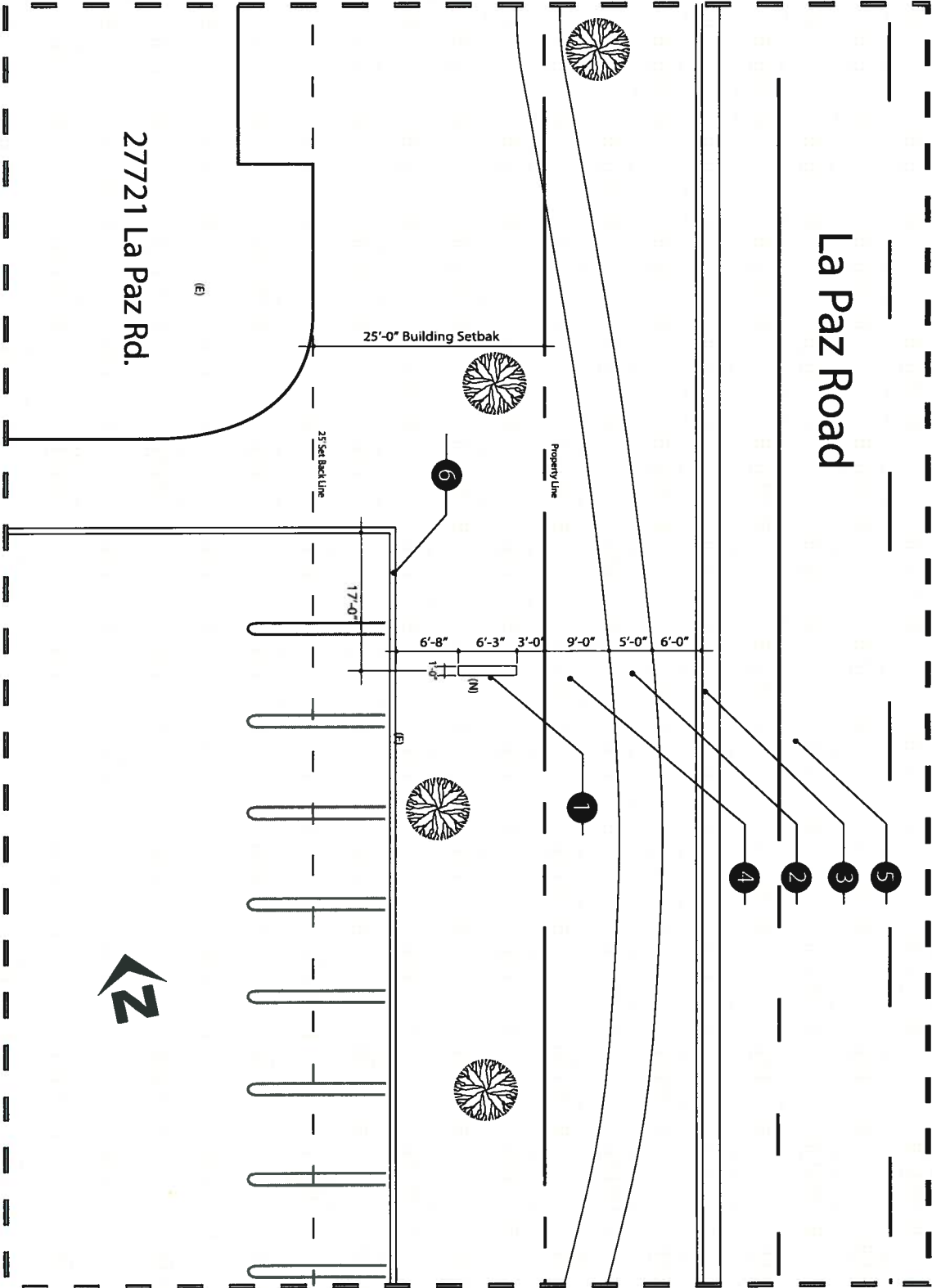
Detail shows existing condition with
proposed Address Monument Placement
at La Paz entrance to center.

1. Address Monument, double-faced.
All aluminum construction with poly-urethane
finishes, satin sheen.
2. Existing sidewalk
3. Existing curb at street
4. Existing grass area
5. Street Level (La Paz)
6. Existing curb at parking lot

Landscaping Requirements:

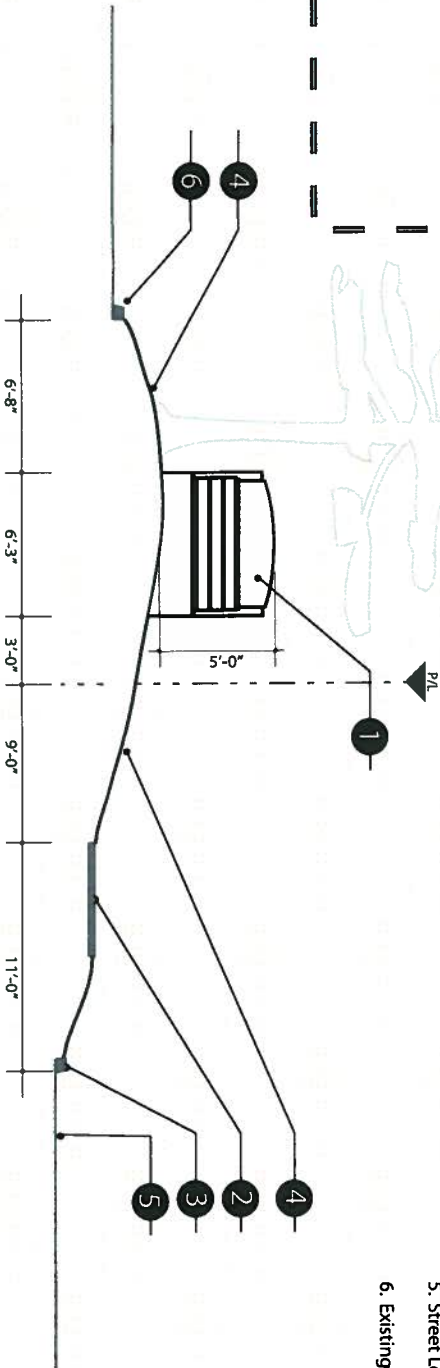
The existing grass to be repaired / replaced
in area around the new monument sign

Sprinklers to be redirected / moved to reduce
hard water spotting on sign



Detail 1A: Enlarged Site Map Section

Scale 1" = 20'-0"



Detail 1B: Address Monument Elevation at La Paz Entrance

Scale 1" = 10'-0"

La Paz Entrance / Address Sign Placement

Scale: as noted Date: 10-28-2013 Revision: 3: 11-21-2014

Job No.: 13-2134

Designer: TTravis

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Laguna Niguel Business Center

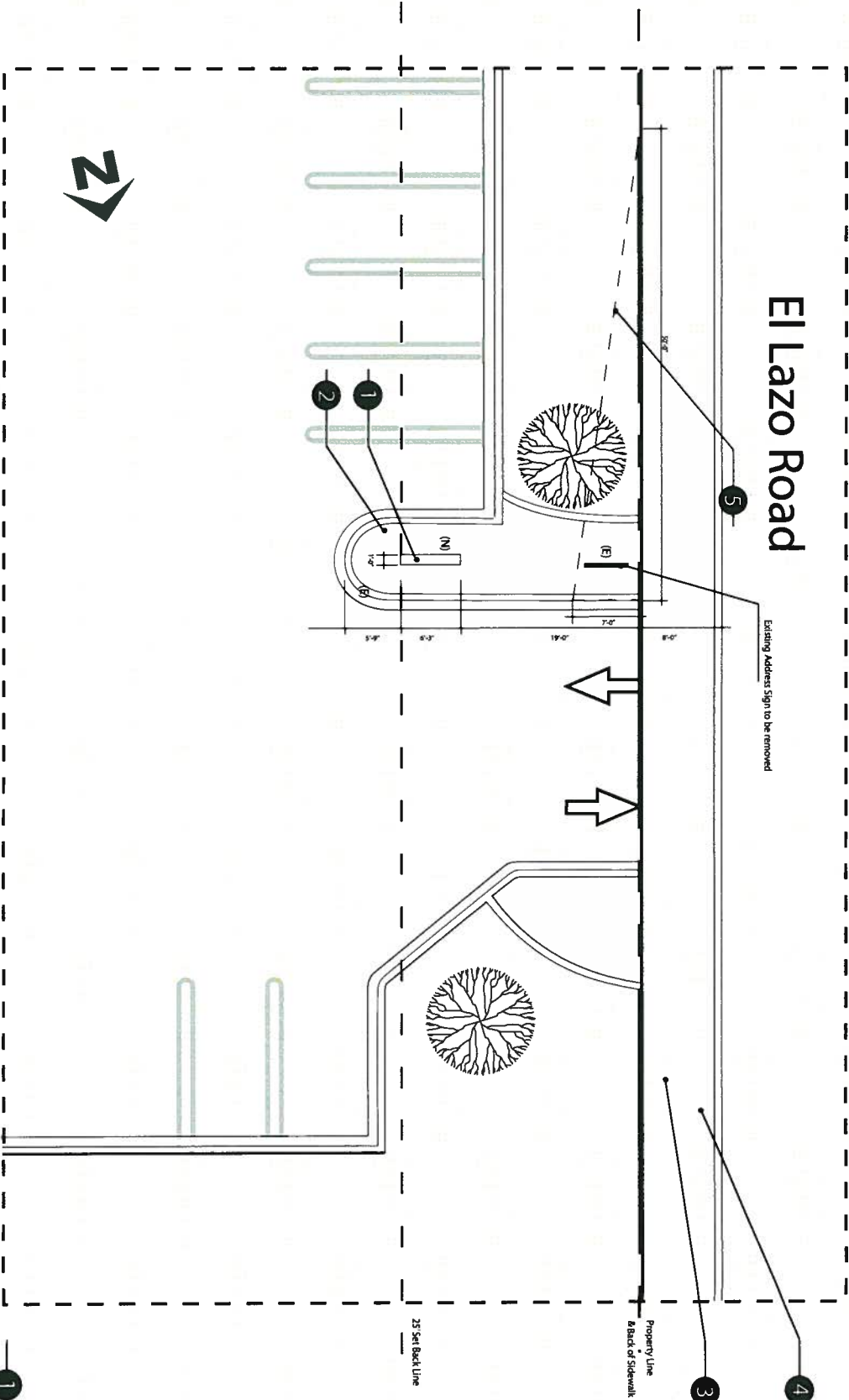
27721 -27841 La Paz Road
27722-27822 El Lazo Road
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Design Notes:

Detail shows existing condition with proposed Address Monument placement at El Lazo entrance to center.

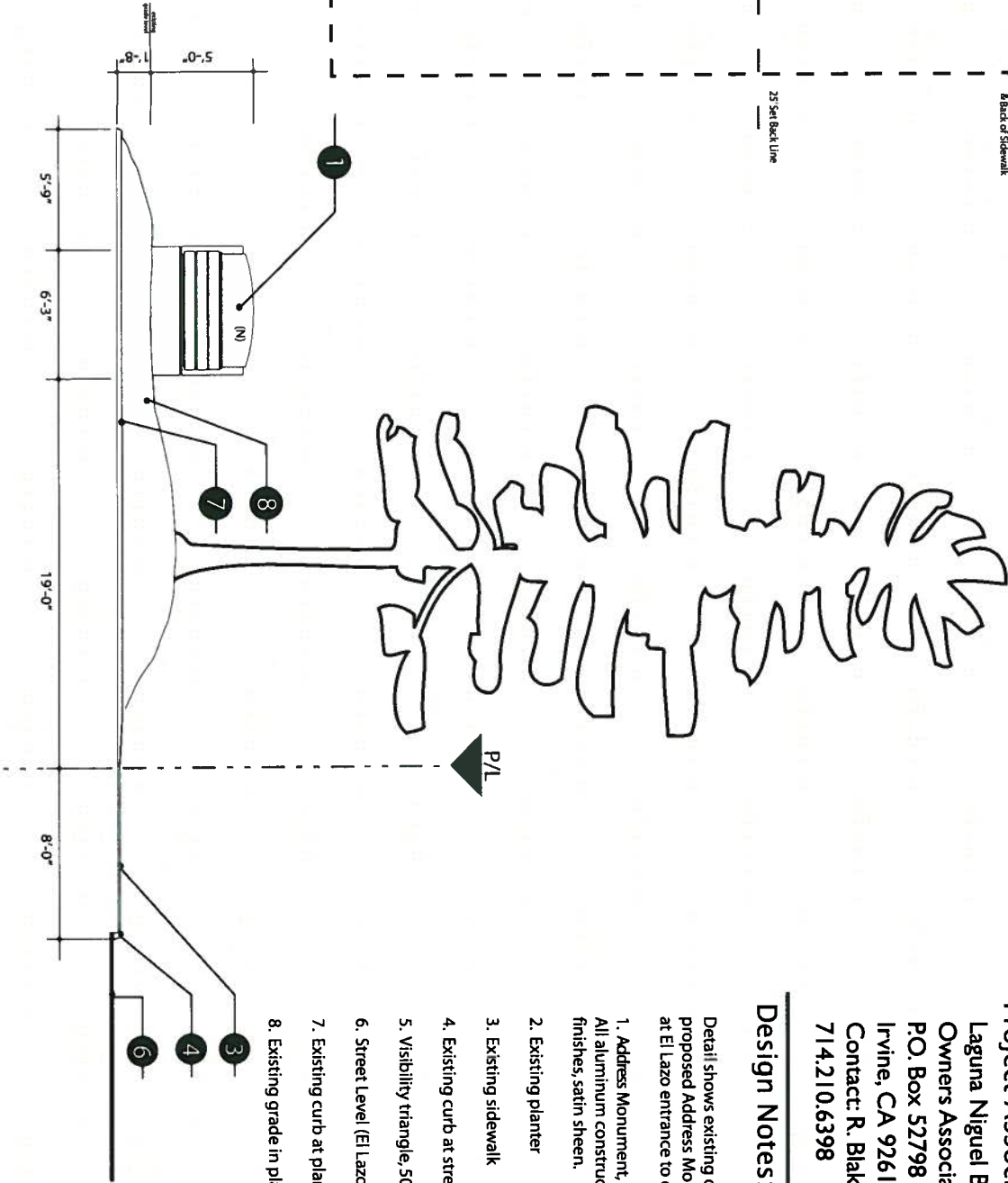
1. Address Monument double-faced. All aluminum construction with poly-urethane finishes, satin sheen.
2. Existing planter
3. Existing sidewalk
4. Existing curb at street
5. Visibility triangle, 50' x 7'
6. Street Level (El Lazo)
7. Existing curb at planter
8. Existing grade in planter



Detail 2A: Enlarged Site Map Section

Scale 1" = 20'-0"

4. Landscaping Requirements:
The existing shrubs to be replaced with low growing ground cover / flowers in area around the new monument sign
3. Sprinklers to be redirected / moved to reduce hard water spotting on sign



Detail 2B: Address Monument Elevation at El Lazo Entrance

Scale 1" = 10'-0"

El Lazo Entrance / Address Sign Placement

Scale: as noted Date: 10-28-2013 Revision: 3: 11-21-2014

Job No.: 13-2134

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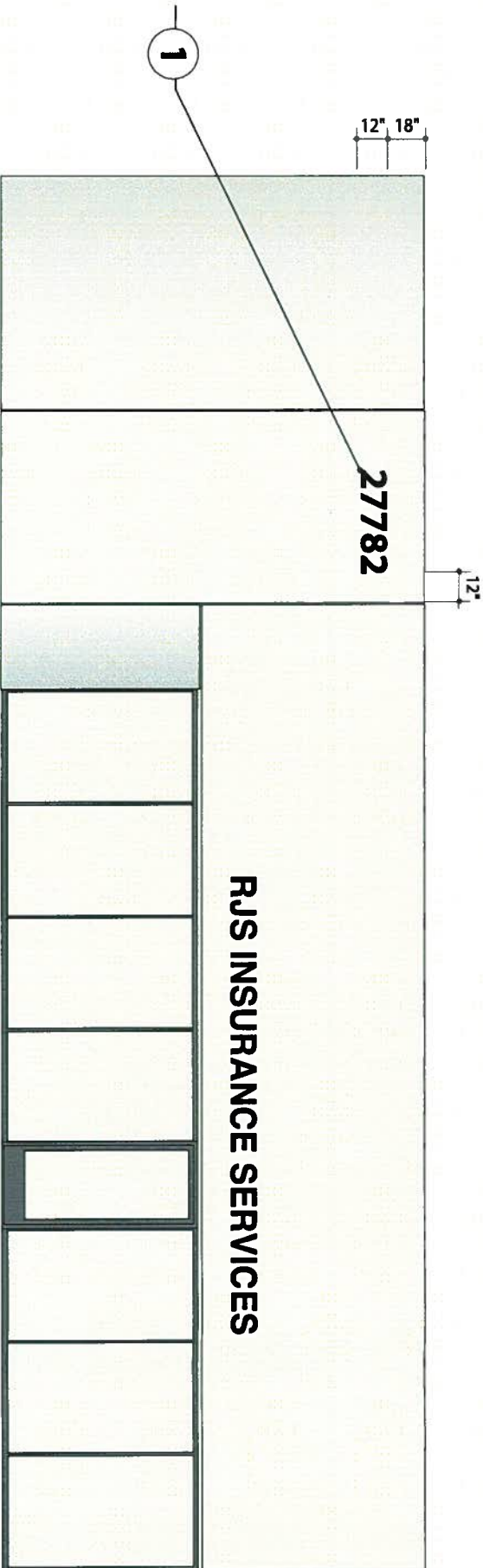
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Design Notes:

- 1. Address Sign, 2" deep
Non-Illuminated Reverse Pan Letters,
Numeral Height : 12"
Color: Black
face and sides paint finish, satin
- 2. Aluminum face
(min. thickness 0.060")
- 3. Aluminum return
(min. thickness 0.040")
- 4. Pin-mount with 1" spacer
- 5. Existing concrete wall

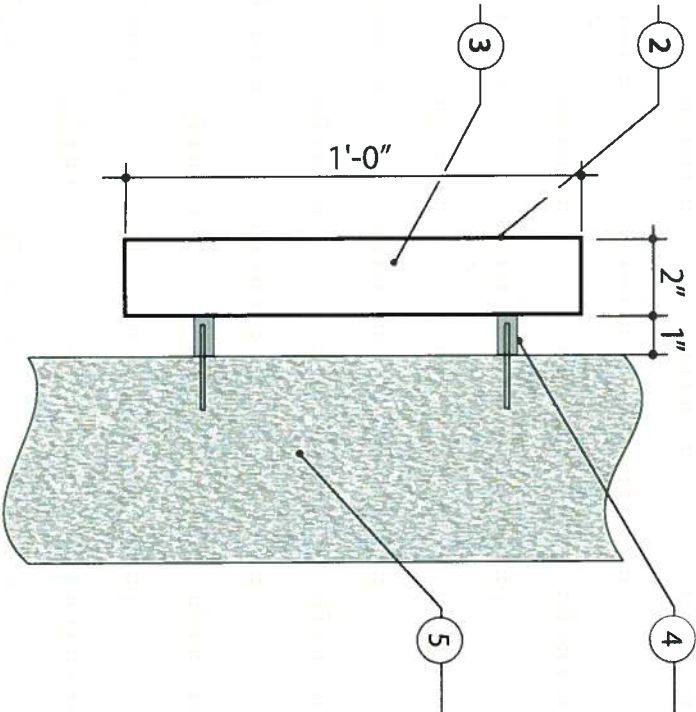


Scale 1/8" =1'-0"

1234567890

Project Standard Font

Myriad Pro, Bold



Scale 2" =1'-0"

Sign Type 6: Address Numerals

Scale: as noted Date: 10-28-2013 Revision: 3: 11-21-2014

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Designer: TTravis

Sheet: 10 of 15



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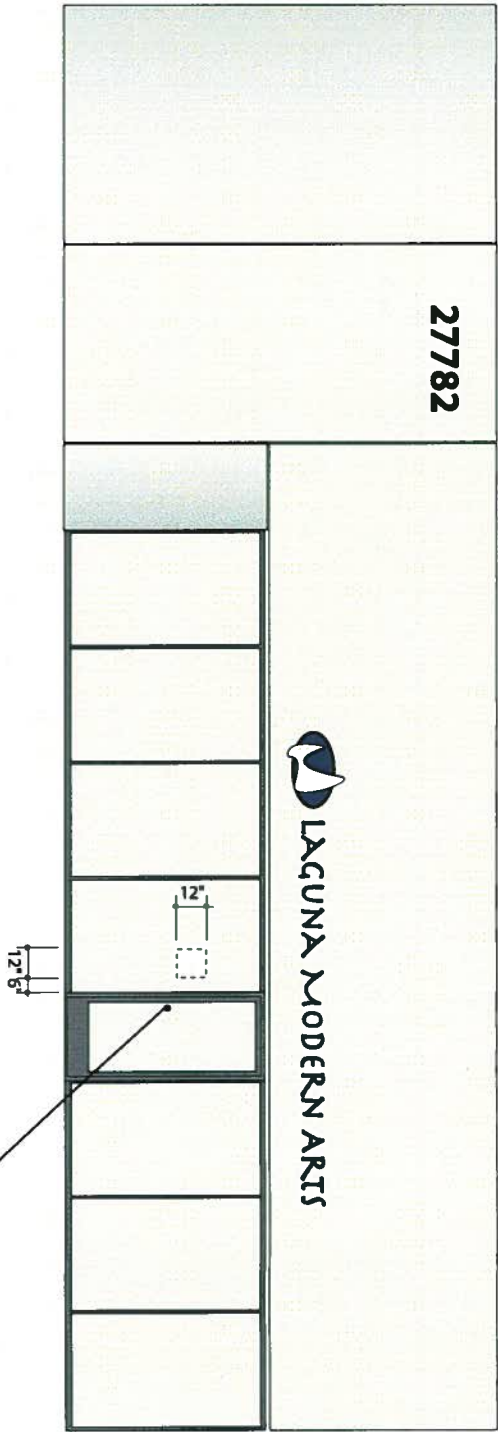
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Project Association:

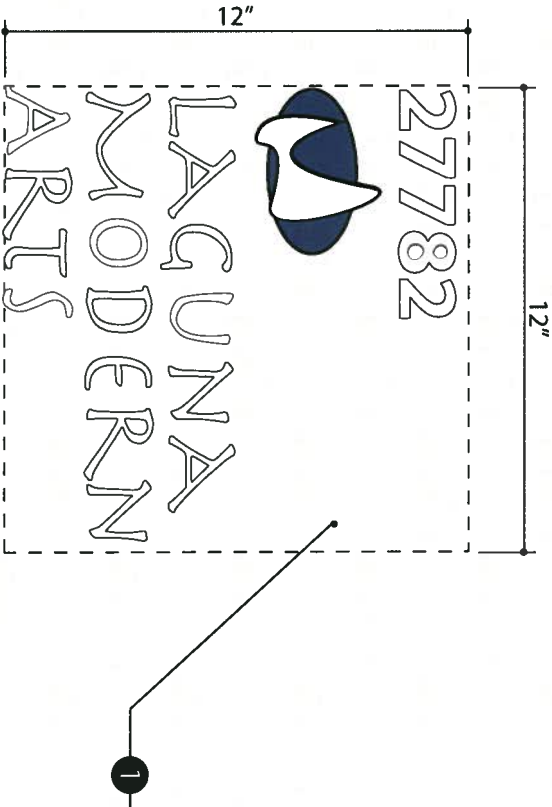
Laguna Niguel Business Center
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Design Notes:

- I. Tenant Window Sign
Vinyl text / logo applied to exterior window glass may be applied to sidelight glass, adjacent to the door.
- 1 sq. ft. maximum



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



Tenant Window Sign

Scale: 2" = 1'-0"

Sign Type 7: Window Signs

Scale: as noted Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

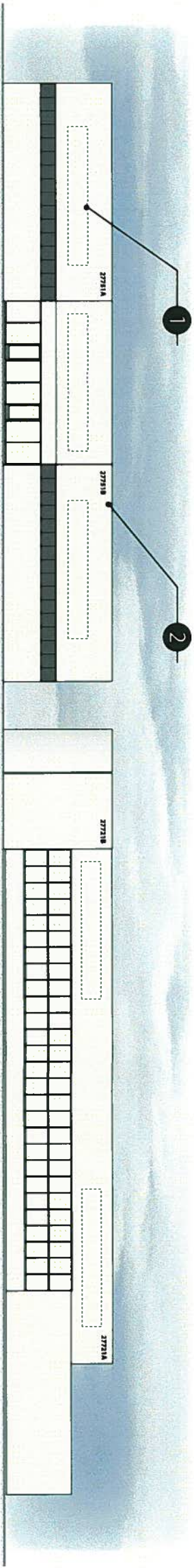
Laguna Niguel Business Center

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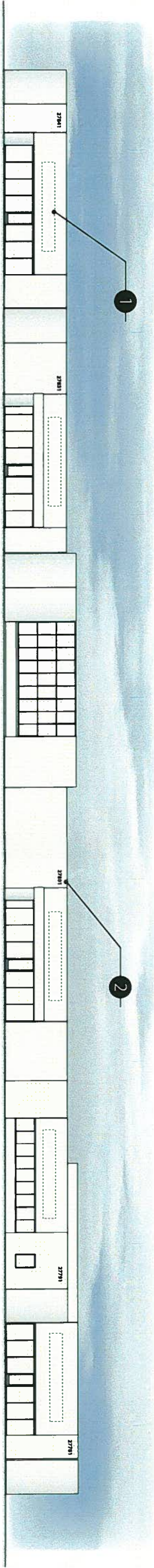
Project Association:
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Design Notes:

- 1. Typical Tenant Sign Placement,
location optional to optimize visibility
Max Sign Area = 1 sq.ft. per linear ft.
of building frontage.
- 2. Typical Address Numeral Placement



East Elevation: Buildings 15 & 16, 27721 & 27751 La Paz Rd.



East Elevation: Buildings 1-6, 27781-27841 La Paz Rd.

Building Elevations 1: East Elevations

Scale: 1" = 30' Date: 10-28-2013 Revision: 3: 11-21-2014

Job No.: 13-2134

Designer: TTravis

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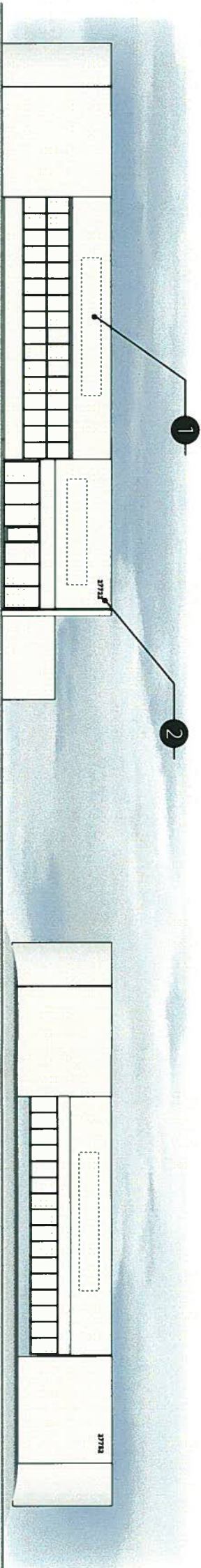
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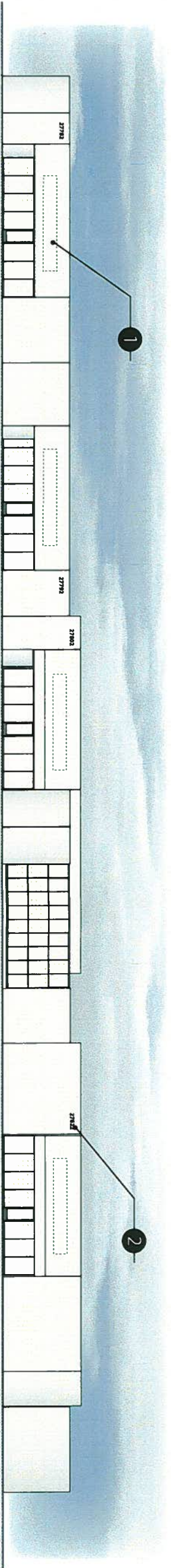
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Design Notes:

- 1. Typical Tenant Sign Placement,
location optional to optimize visibility
Max Sign Area = 1 sq.ft. per linear ft.
of building frontage.
- 2. Typical Address Numeral Placement



West Elevation: Buildings 13 & 14, 27722 & 27752 El Lazo Rd.



West Elevation: Buildings 7-11, 27782-27822 El Lazo Rd.

Building Elevations 2: West Elevations

Scale: 1" = 30' Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

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Laguna Niguel Business Center

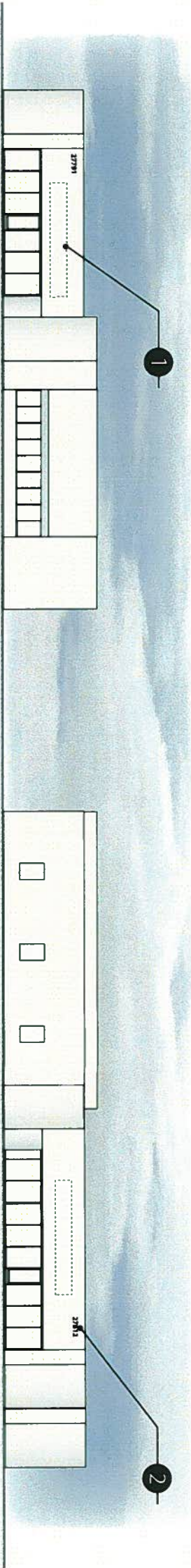
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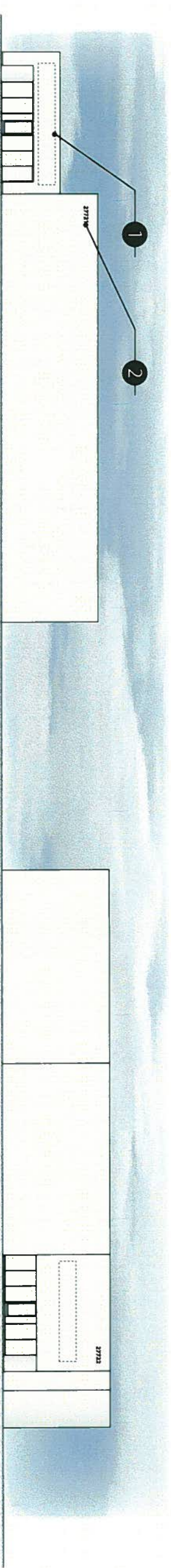
Design Notes:

1. Typical Tenant Sign Placement,
location optional to optimize visibility
Max Sign Area = 1 sq.ft. per linear ft.
of building frontage.

2. Typical Address Numeral Placement



North Elevation: Buildings 1, 2 & 7, 10, 27781/27791 La Paz Rd. & 27782/27812 El Lazo Rd.



North Elevation: Buildings 15 & 13, 27721 La Paz Rd. & 27722 El Lazo Rd.

Building Elevations 3: North Elevations

Scale: 1" = 30' Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

Sheet: 14 of 15

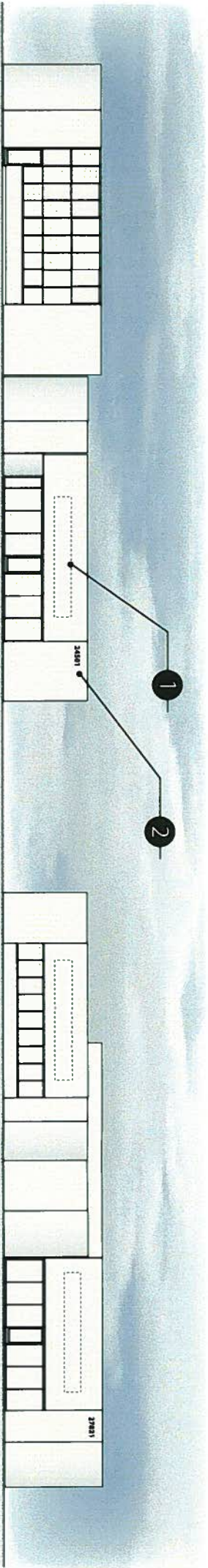
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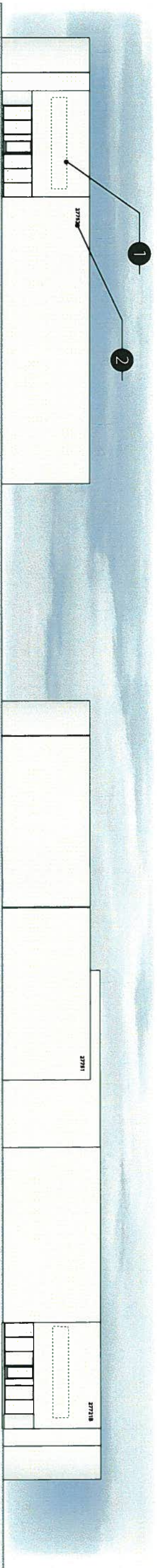
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Design Notes:

- 1. Typical Tenant Sign Placement,
location optional to optimize visibility
Max Sign Area = 1 sqft. per linear ft.
of building frontage.
- 2. Typical Address Numeral Placement



South Elevation: Building 12, 24501 Shelley Rd. & Building 6, 27841 La Paz Rd.



South Elevation: Building 14, 27752 El Lazo Rd. & Building 16, 22751 La Paz Rd.

Building Elevations 4: South Elevations

Scale: 1" = 30' Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

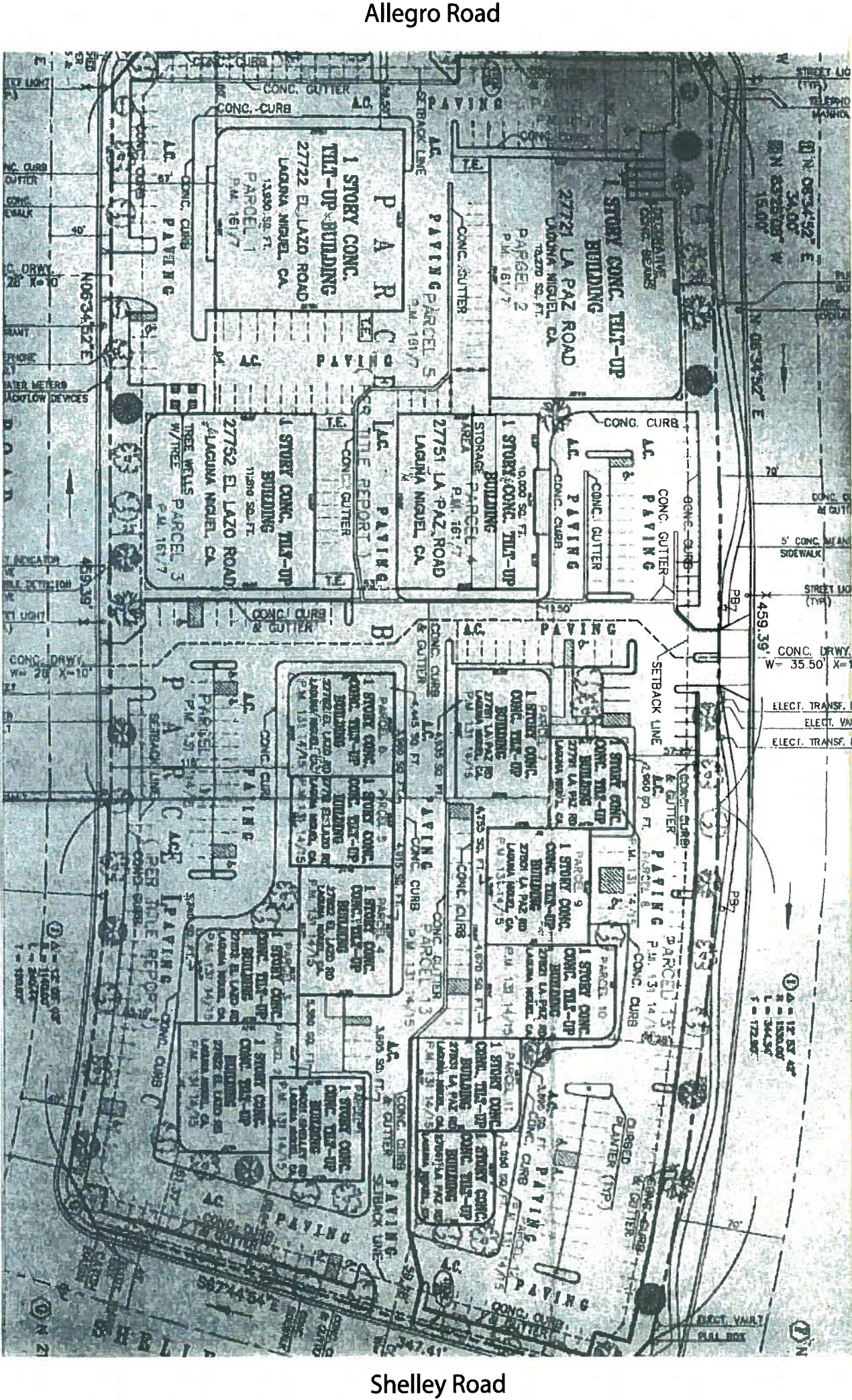
Sheet: 15 of 15

Laguna Niguel
Business Center

27721-27841 La Paz Road
27722-27822 El Lazo Road
24501 Shelley Road
Laguna Niguel, CA 92677

Project Association:
Laguna Niguel Business Center
Owners Association
P.O. Box 52798
Irvine, CA 92619
Contact: R. Blake Hite
714.210.6398

Design Notes:



Addendum 1: Parcel Map

Scale: Date: 10-28-2013 Revision: 3: 11-21-2014 Job No.: 13-2134 Designer: TTravis

Sheet: Add.1