

ALISO CREEK ROAD & LA PAZ ROAD  
LAGUNA NIGUEL, CA

# S U B M I T T A L P R O G R A M

OCTOBER 17, 1997

FOR:  
COUSINS MARKET CENTERS, INC.  
1 CIVIC PLAZA #250  
NEWPORT BEACH, CA 92660

CONDITIONALLY  
APPROVED

BY: C.D.D. DATE: 10/28/97  
Cond. 37

FILE COPY



JOB NO.  
B-2431-1

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DATE

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PSALM 127:1

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714 - 491 - 0299  
FAX 491 - 0439

TENANT SIGN PROGRAM  
LAGUNA NIGUEL PROMENADE

SECTION I  
INTRODUCTION

The purpose of this sign program is to ensure the design and production of quality signage which reflects the integrity of the architecture, the intent of the landlord and the City of Laguna Niguel for this center. This sign program has been developed to communicate the particular parameters each tenant is to follow so their individual store signage will be effective and also compliment the project as a whole. Performance will be strictly enforced and any non-conforming signs will be removed by the landlord at the tenant's sole expense.

Tenant signs are encouraged to be designed and produced in a fashion which exceeds the quality and the aesthetic impact of most shopping center tenant signs. Within the context of the sign program, innovative use of materials, fabrication techniques, typography and color are encouraged in an effort to create an exciting and unique graphic atmosphere which will add to the shopping experience of this center.

This sign program has been written in sections with numbered articles for easy reference. Each tenant and their sign contractor is to read Section I through Section VIII. Sections IV through Section VIII deal with specific sign types and related design drawings contained within this sign program. For those sign types which are to be employed by any given tenant, the section(s) relating to each sign type must be reviewed and adhered to by each tenant and their sign contractor.

The program establishes minimum and maximum letter sizes, sign area allowances and locations for each sign type, which is subject to the sole discretionary approval of the landlord and the City of Laguna Niguel, within the context of this sign program.

SECTION II  
APPROVAL PROCEDURE

Tenant shall submit to landlord through the tenant's sign company for approval before fabrication, four (4) copies of detailed drawings indicating the location, size, layout, design and color of the proposed sign, including all the lettering and / or logo, prior to submitting o the City of Laguna Niguel for review, approval and permit.

All permits for signs and their installation shall be obtained by tenant or its representative. Tenant shall be responsible for submitting its sign drawing to the City of Laguna Niguel for pproval.

A dated signature of approval by the landlord will be placed on each sign working drawing prior to submittal to the City of Laguna Niguel for a building permit.

SECTION III  
SIGN TYPE SCHEDULE

ITEM	SIGN TYPE
GROUND MOUNTED	
1	PROJECT I.D. MONUMENT
2	PROJECT / TENANT I.D. MONUMENT
4	VEHICULAR DIRECTIONAL
5	PARKING CODE ENTRY

EXTERIOR WALL MOUNTED

- 6 MAJOR TENANT I.D.
- 7 PAD TENANT I.D.
- 8 SHOP TENANT I.D.
- 9 UNDERCANOPY SIGN
- 10 TENANT ENTRY INFO I.D.
- 11 BUILDING ADDRESS

SECTION IV  
GENERAL SIGN CRITERIA

1. Tenant signage shall include only the business name, as registered on the lease agreement and established logo symbol. Auxiliary graphic elements will be allowed upon the discretionary approval of the landlord and the City of Laguna Niguel.
2. Maintenance of each sign is the responsibility of the tenant who erected and installed it. Letter forms or letter faces which require repair will be replaced or repaired within thirty (30) days of damage or notice from landlord. If the signage is not rectified within the thirty (30) day period, the landlord will repair the sign at the tenant's expense.
3. Signs will be free of all labels and manufacturer's advertising with the exception of code requirements.
4. Roof mounted signs will not be allowed.
5. Banners, pennants or temporary signs may not be displayed on any building or in the parking area and temporary signs may not be placed on the inside surface of any window or hung closer than three feet (3') behind the inside window without prior approval of the landlord and compliance with the City of Laguna Niguel.
6. Cooperative tenant seasonal promotional signing will be permitted only upon review and approval of the landlord and the City of Laguna Niguel.



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7. Tenant signs must be located visually centered, horizontally and vertically, within the fascia (sign band) above their store frontage.
8. The tenant will be fully responsible for the operation of his sign contractor and will indemnify, defend and hold harmless the Owner and his agents from damages or liabilities resulting from his contractors work.
9. Tenant shall immediately remove all signs representing a discontinued service and / or project.
10. Upon removal of any sign by tenant, any damage to the building fascia or sign area will be repaired by tenant or by the landlord at tenant's expense. Repair work to be completed within a ten (10) day period.

**SECTION V**  
**PROJECT I.D. MONUMENT (Sign Type #1)**

Along with the requirements of this section, tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria."

1. Availability of the tenant identification panels on the Project / Tenant Pylon is based on the sole discretion of the landlord as established within the context of the tenant's lease agreement. A maximum of two (2) tenants may be identified on the monument sign.

(Refer to the design drawings contained within this sign program designated as Item #1 "Project I.D. Monument" for fabrication standards, maximum area allowance, maximum letter height, letter style and color.)

**SECTION VI**  
**PROJECT TENANT MONUMENT (Sign Type #2)**

1. Availability of the tenant identification panels is based on the sole discretion of the landlord as established in the context of the tenant's lease agreement. A maximum of two (2) tenants may be identified on each monument sign.

(Refer to the design drawings contained within this sign program designated as Item #2 "Project Tenant Monument" for fabrication standards. Tenants may utilize their nationally or regionally recognized logo type, logo graphics and colors.)

**SECTION VII**  
**TENANT STOREFRONT I.D. (Sign Type #6 thru 10)**

**MAJOR TENANT I.D. (Sign Type #6)**

1. A major tenant is defined as tenants occupying buildings A, B & C.
2. ~~The maximum allowable letter height is not to exceed ten feet (10') for a single line. Overall sign height not to exceed ten feet (10') for multi line signs. Maximum sign length not to exceed seventy-five percent (75%) of storefront.~~

Per Changed Plan 11 to Site Development Permit SP 97-04P, in consideration of the uniqueness of the Major Tenant building elevations, Wall signage height and length is subject to the approval of both the Landlord/Property Owner and the City of Laguna Niguel. As a general Provision, the overall sign height shall not exceed ten feet (10') for multi line signs. Maximum of two (2) lines of text. Maximum sign length not to exceed seventy-five percent (75%) of designated tower frontage.

3. Major tenants may utilize their trademark logo, logotype and colors as they pertain to the content of this sign program upon approval of the landlord and the city of Laguna Niguel.
4. The maximum allowable sign area is not to exceed ~~one square foot (1 sq. ft.) per lineal foot of tenant store frontage per building with a maximum of one hundred fifty square feet (150 sq. ft.), including secondary signage.~~ **one hundred sixty-five square feet (165) per building, including secondary signage.**
5. One (1) major tenant sign is allowed per elevation facing street or parking lot, discretion of the landlord and the City of Laguna Niguel.
6. Additional directional or informational signs are allowed on a case by case basis and upon approval of landlord and the City of Laguna Niguel.

(Refer to the section "Major Tenant Fabrication Standards" for the production standards.)

**PAD TENANT I.D. (Sign Type #7)**

1. A pad tenant is defined as tenants occupying a pad #1 and #2.
2. The maximum allowable letter sight is not to exceed two feet (2'). Maximum sign length not to exceed seventy five percent (75%) of storefront.
3. Pad tenants may utilize their trademark logo, logotype and colors as they pertain to the content of this sign program upon approval of the landlord and the City of Laguna Niguel.
4. The maximum allowable sign area is not to exceed one square foot (1 sq. ft.) per lineal foot of tenant store frontage to a maximum total of one hundred and fifty square feet (150 sq. ft.) per building including secondary signage. The sign area will be calculated by creating a rectangle around the individual letters then multiplying the length by width.
5. One (1) pad tenant sign is allowed per elevation facing street or parking lot.
6. Additional directional or information signs are allowed on a case by case basis upon the approval of landlord and the City of Laguna Niguel.

(Refer to the section "Tenant Storefront I.D. Fabrication Standards" for the production standards.)

**SHOP TENANT I.D. (Sign Type #8)**

1. A shop tenant is defined as any tenant occupying a shop in buildings #1 thru #4.
2. The maximum allowable letter height is not to exceed twenty four inches (24") in height. Maximum sign length not to exceed seventy five percent (75%) of storefront.



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DATE

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3. Shop tenants may utilize their trademark logo, logotype and colors as they pertain to the content of this sign program upon approval of the landlord and the City of Laguna Niguel.

4. The maximum allowable sign area is not to exceed one square foot (1 sq. ft.) per lineal foot of tenant store frontage to a maximum aggregate area of one hundred and fifty square feet (150 sq. ft.). The sign area will be calculated by creating a rectangle around the individual letters then multiplying the length by width.

5. One (1) shop tenant sign is allowed per elevation facing street or parking lot.

(Refer to the section "Tenant Storefront I.D. Fabrication Standards" for the production standards.)

SECTION VIII  
TENANT STOREFRONT I.D. FABRICATION STANDARDS (Sign Type #6 thru # 8)

The following standards further specify the design and production requirements for tenant storefront signs. After reviewing the text, refer to the location plan for the corresponding sign type and locate the particular store to be signed. Then, as part of this sign program, refer to the design drawing which illustrates the storefront with the sign area indicated on the elevation with a dashed line. The dashed line area indicates the maximum area in which the tenant sign can be placed.

Along with the requirements of this section, the tenant must also comply with all the requirements outlined in Section IV "General Sign Criteria".

GENERAL STANDARDS:

1. All tenant signs are to be illuminated signs which are connected to an assigned J-box provided by the landlord which must be controlled by a dedicated time clock and have a disconnect means (switch) within visual proximity to the sign.
2. All signs and installation of signs must conform to the appropriate building and electrical codes. The tenant and the sign contractor will obtain any and all permits required.
3. In no case will there be any exposed electrical raceways, conduit, transformers, junction boxes, conductors or crossovers. Exposed hardware will be finished in a manner consistent with quality fabrication practices and the installation will be approved by the landlord.
4. Major tenant, pad and shop tenant storefront identification signs may be fabricated as individually mounted closed pan or reverse pan channel letters.

5. Channel letters and logo forms are to be fabricated from aluminum 24 gauge sheet metal or .063 aluminum formed into a pan channel configuration with a five inch (5") return. Each letter must have a minimum of two (2) 1/4" dia. deep holes for drainage of water. The inside of the sheet metal letter and logo form are to be painted white. Letter and logo faces are to be fabricated from 1/8" thick (minimum) acrylic and be attached to the metal return with 3/4" wide trim cap. Internal illumination to be 30 milli-amp neon tube lighting, manufactured, labeled and installed in accordance with UL- (Underwriters Laboratory) standards with 1/2" spacers between back of sign and building fascia.

6. Tenant and/or sign contractor shall not, in course of sign installation or removal, damage any of the buildings exterior or structure. Tenant will be held fully responsible for all costs incurred to repair any damage at the sole discretion of the landlord.

7. All penetrations of the exterior fascia are to be sealed watertight then painted to match existing fascia color.

COLORS

MAJOR, PAD AND SHOP TENANTS:

1. Major, pad and shop tenants with established logo graphics may utilize their custom colors upon approval by the landlord and the City of Laguna Niguel.

SECTION XI  
TENANT SUITE NUMBER (Sign Type #10)

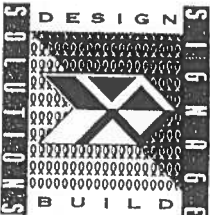
1. Landlord shall install a tenant store number at each tenant entry. These numbers must be vinyl machine-cut numbers, six inches (6") in height utilizing the project typestyle. The numbers are to be installed per the layout as stipulated in this sign program.

(Refer to the design drawing contained within this sign program designated as Item #10 "Tenant Suite Number" for layout example).

SECTION XII  
TENANT ENTRY INFORMATION (Sign Type #10)

1. Each tenant is allowed one (1) information sign at the entry to their store. The copy for this sign is limited to pertinent business information such as store hours, telephone numbers, emergency information or other business instruction.
2. This sign is to be white vinyl machine-cut copy in the project typestyle, applied to the store window adjacent to the entry door.
3. The maximum area allowed for this sign is one hundred forty four square inches (144") and maximum letter height must not exceed two inches (2").

(Refer to the design drawing contained within this sign program designated as Item #10, "Tenant Entry Information Sign".



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DATE

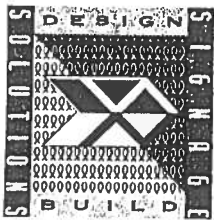
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ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439

**RECOMMENDED SIGN COMPANY**

Signage Solutions  
1336 Allec Street  
Anaheim, CA. 92805  
Tel (714) 491-0299  
Fax (714) 491-0439

Contact: Mr. Chris De Ruyter



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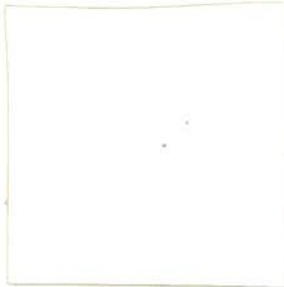
DATE

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**Logo colors:**



**White 3-M #220-10**



**Sapphire Blue 3-M#220-37**



**Terra Cotta 3-M#220-24**



**Cactus Green 3-M #220-266**



**Imitation Gold 3-M#220-105**

**Monument colors:**

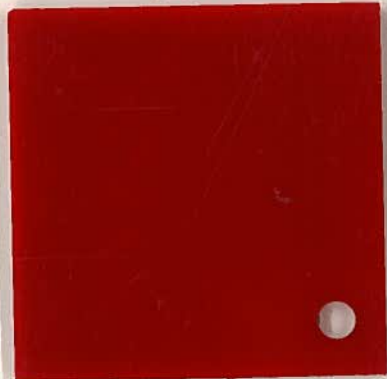


**Frazee "Natural Echo" #CW054W**



**Grey to match Building Trim**

# Ralphs®



Red Rohm & Haas #2793

# OSH

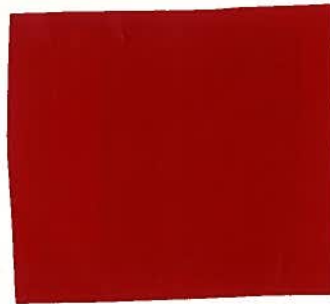
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## Orchard Supply Hardware

OSH colors:



Teal 3-M #230-246



Red 3-M #230-33



ITEM PAGE 1

1.0 - 6.0

SIGN TYPE

SITE PLAN OPTION

STATUS

CONCEPT

DATE 2-21-97 3-19-97  
2-27-97 4-11-97  
3-5-97 8-28-97  
3-10-97 10-1-97

QUANTITY

SCALE

DESIGNER SALES

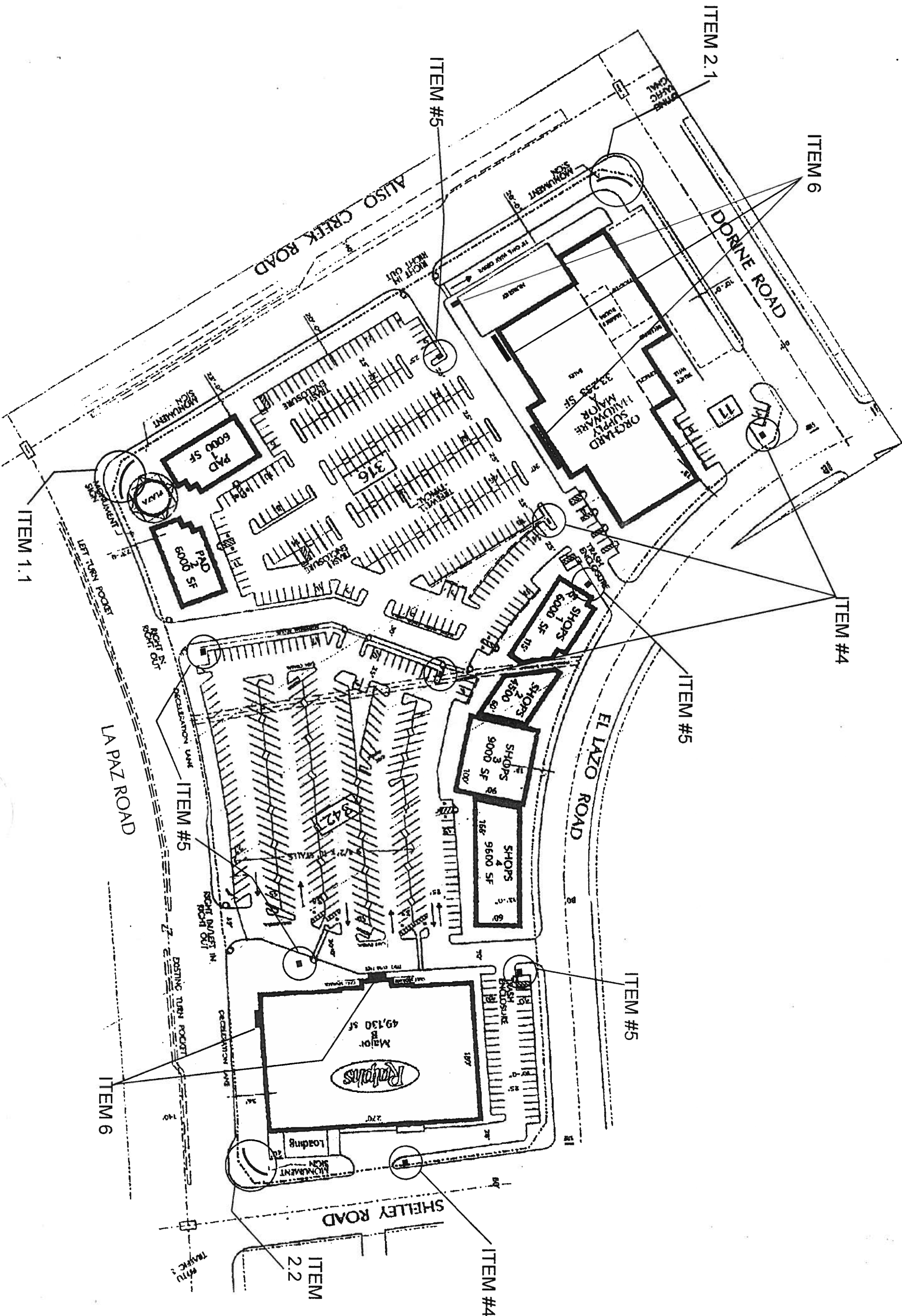
TA CD  
JOB NO.

B-2431-1  
PROJECT  
LAGUNA NIGUEL  
PROMENADE

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SIGN TYPE SCHEDULE

ITEM	SIGN TYPE
------	-----------

GROUND MOUNTED:

1	PROJECT I. D. MONUMENT
2	PROJECT / TENANT I. D. MONUMENT
3	OMITTED
4	VEHICULAR DIRECTIONAL
5	PARKING CODE ENTRY

EXTERIOR WALL MOUNTED:

6	MAJOR TENANT I. D.
7	PAD TENANT I. D.
8	SHOP TENANTS
9	UNDER CANOPY
10	TENANT ENTRY INFO I. D.
11	BUILDING ADDRESS



SIGN TYPE  
SIGN TYPE  
SCHEDULE  
OPTION

STATUS

CONCEPT  
DATE 2-27-97 8-28-97  
3-10-97 10-1-97  
3-19-97  
4-11-97  
QUANTITY

SCALE

DESIGNER SALES

TA CD  
JOB NO.

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PROJECT  
LAGUNA NIGUEL  
PROMENADE

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DESCRIPTION:

Single faced monument with dryvit finish. Colors to match Structure to be mounted on concrete pad.

Tenant I. D. & Project I. D. Logo to be appliques painted with automotive finish. Externally illuminated by floods lighting Copy to be pinned mounted 3/4" from background.

Layered logo: 1" deep diamond painted TERRA COTTA

1" frame painted IMITATION GOLD

1/2" deep inset background painted SAPPHIRE BLUE

10" high x 1 1/2" "L" pinned off 1". Letters WHITE with TERRA COTTA outline

2 1/4" panel CACTUS GREEN

1/2" panel painted SAPPHIRE BLUE with border painted TERRA COTTA

1 1/2" letters painted WHITE

**COLOR SCHEDULE:**

PAINT TO MATCH

3-M SERIES 220

CENTER ID: WHITE #10

CACTUS GREEN #266

SAPPHIRE BLUE #37

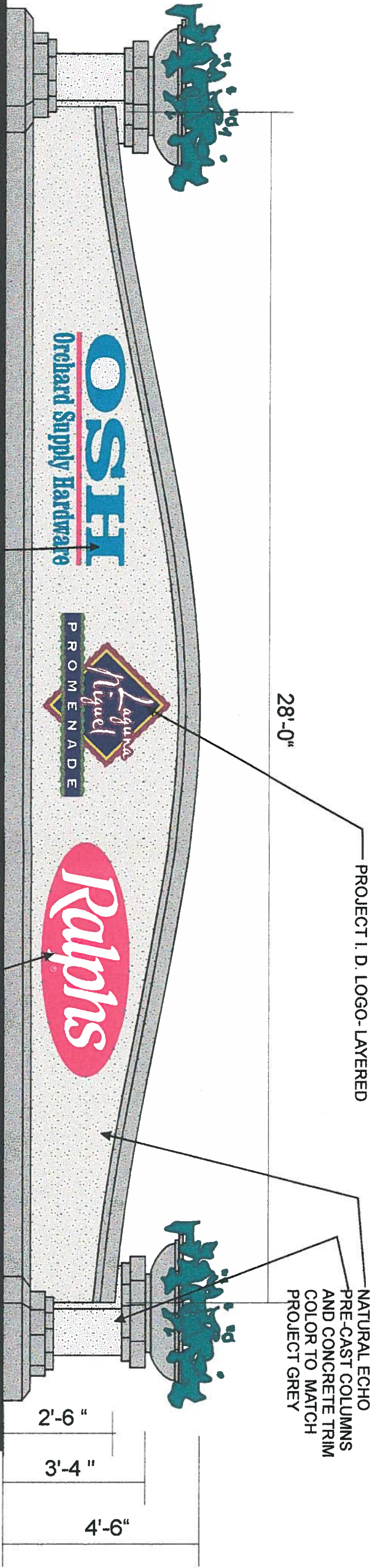
TERRA COTTA #24

IMITATION GOLD #105

Flood light

1'-0"

Flood light



TENANT I. D. - "OSH" 2" DEEP FABRICATED ALUMINUM LETTERS. "Orchard Supply Hardware" 1/2" CUT OUT ALUMINUM LETTERS. LETTERS PAINTED IN AUTOMOTIVE FINISH AND PINNED OFF BACKGROUND 3/4"

TENANT I. D. - "OVAL" 1" DEEP FABRICATED ALUMINUM LETTERS. "Ralphs" 2" DEEP FABRICATED ALUMINUM LETTERS. LETTERS PAINTED IN AUTOMOTIVE FINISH AND PINNED OFF BACKGROUND 3/4"

BAR: PAINTED TO MATCH 3-M #230-33 RED



ITEM PAGE 3

1.1

SIGN TYPE

PROJECT I. D. MONUMENT

OPTION

STATUS

CONCEPT

DATE 2-21-97 4-11-97  
2-27-97 8-28-97  
3-10-97 10-1-97  
3-19-97 10-17-97

QUANTITY

1 CORNER

SCALE

3/8" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT

LAGUNA NIGUEL PROMENADE

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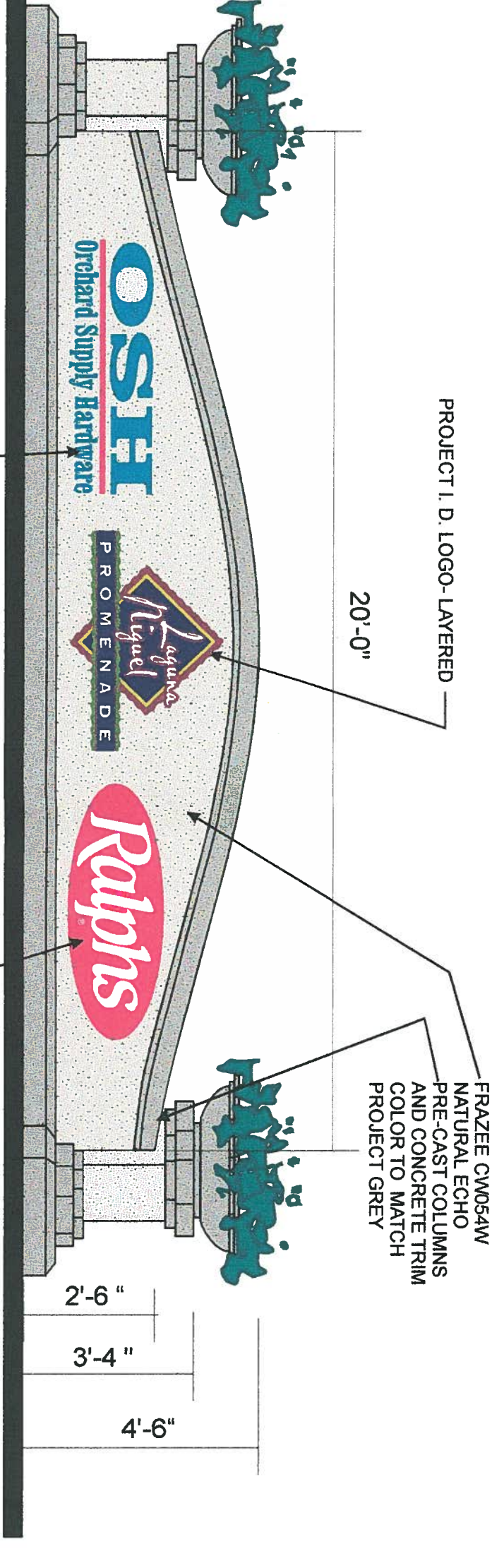
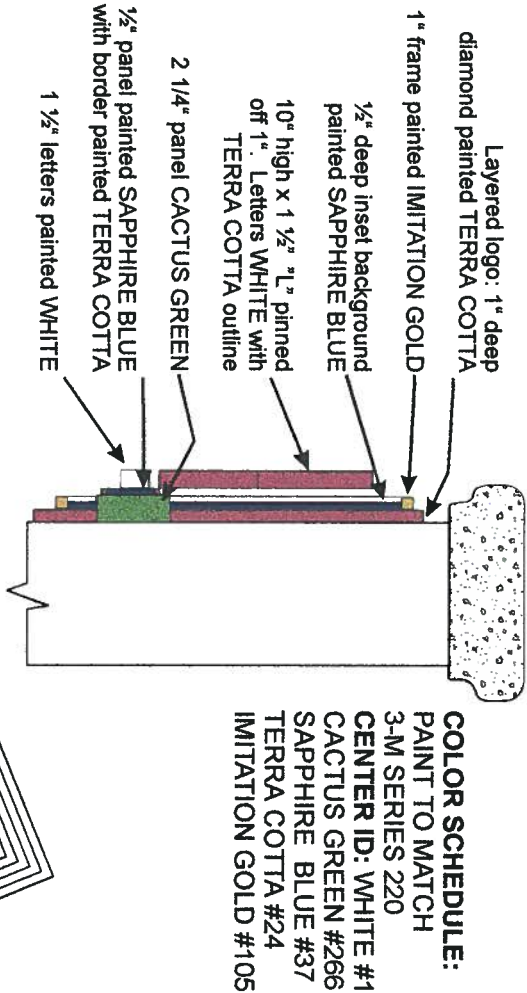
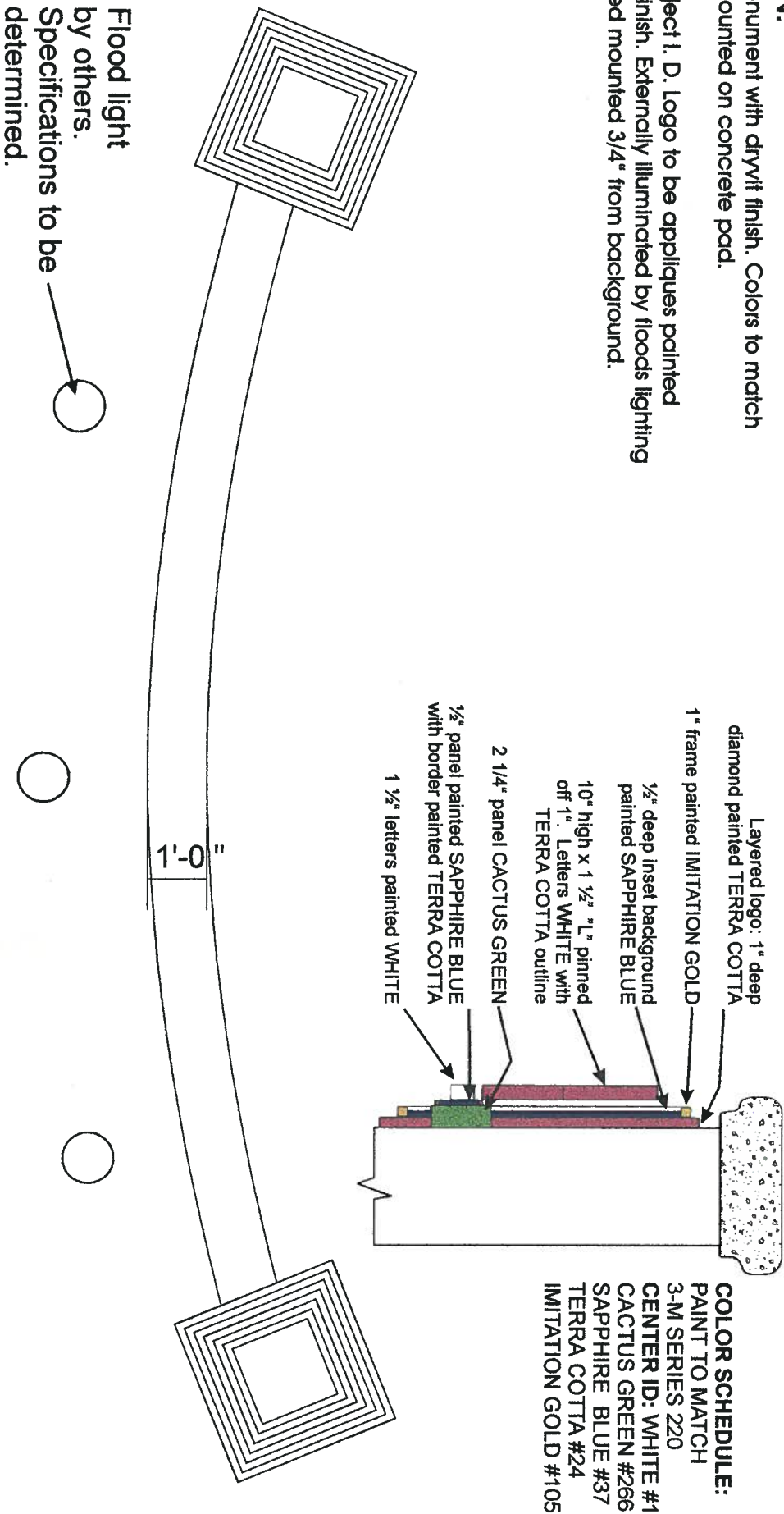
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DESCRIPTION:

Single faced monument with dryvit finish. Colors to match structure to be mounted on concrete pad.

Tenant I. D. & Project I. D. Logo to be appliques painted with automotive finish. Externally illuminated by floods lighting Copy to be pinned mounted 3/4" from background.



ITEM PAGE 4

2.1-2.2

SIGN TYPE

PROJECT I. D. MONUMENT

OPTION

STATUS

CONCEPT

DATE 2-21-97 4-11-97  
2-27-97 8-28-97  
3-10-97 10-1-97  
3-19-97 10-17-97

QUANTITY

2

SCALE

3/8" = 1'-0"

DESIGNER SALES

TA CD

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B-2431-1

PROJECT

LAGUNA NIGUEL PROMENADE

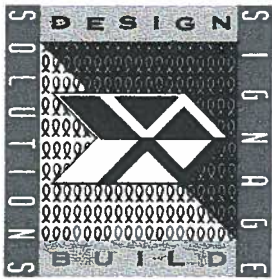
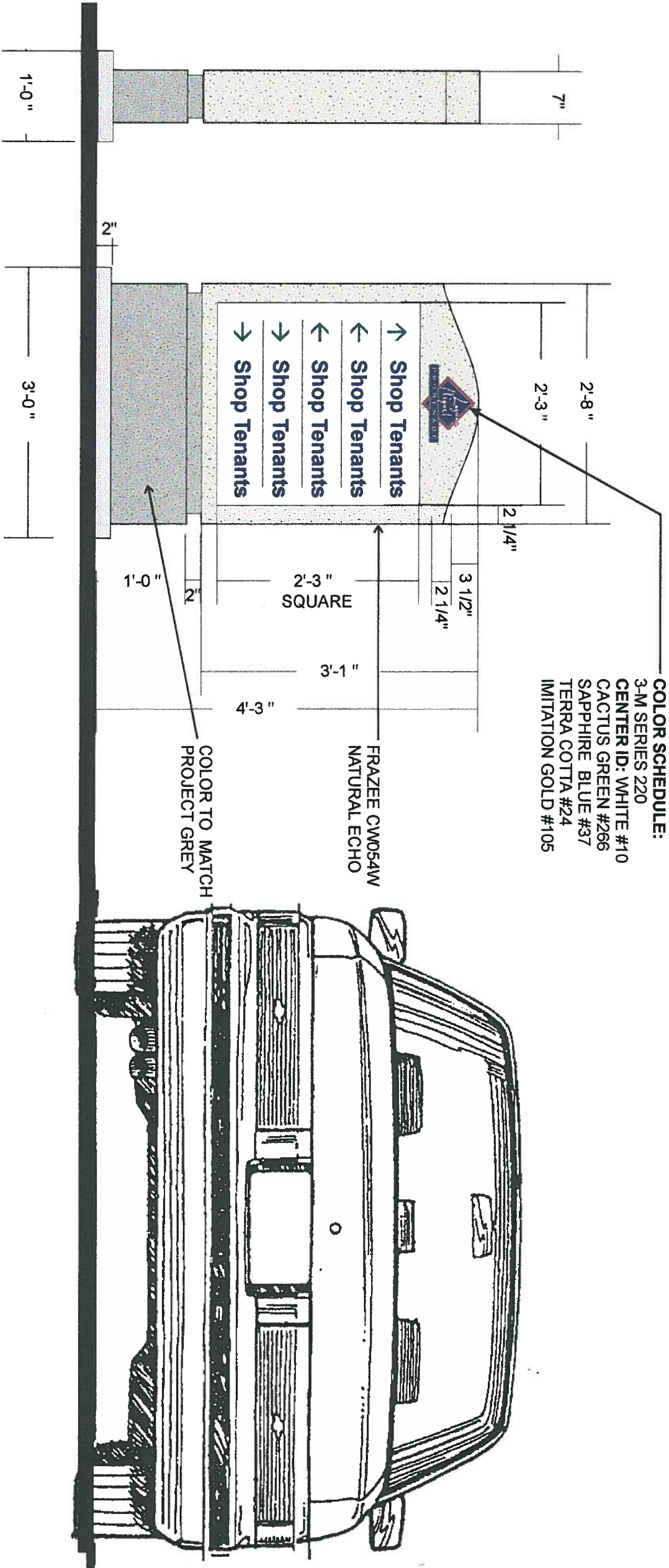
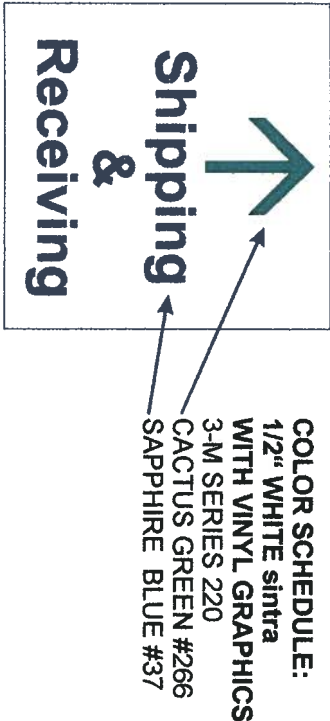
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**DESCRIPTION:**  
Single or double faced fabricated monolith with automotive finish. Vinyl Graphics. Non illuminated. Structure to be mounted on concrete pad.



4.0

SIGN TYPE

VEHICULAR  
DIRECTIONAL

OPTION

STATUS

CONCEPT

DATE 2-21-97 10-17-97

4-11-97  
8-28-97  
10-1-97

QUANTITY

4

SCALE

3/4" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT  
LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

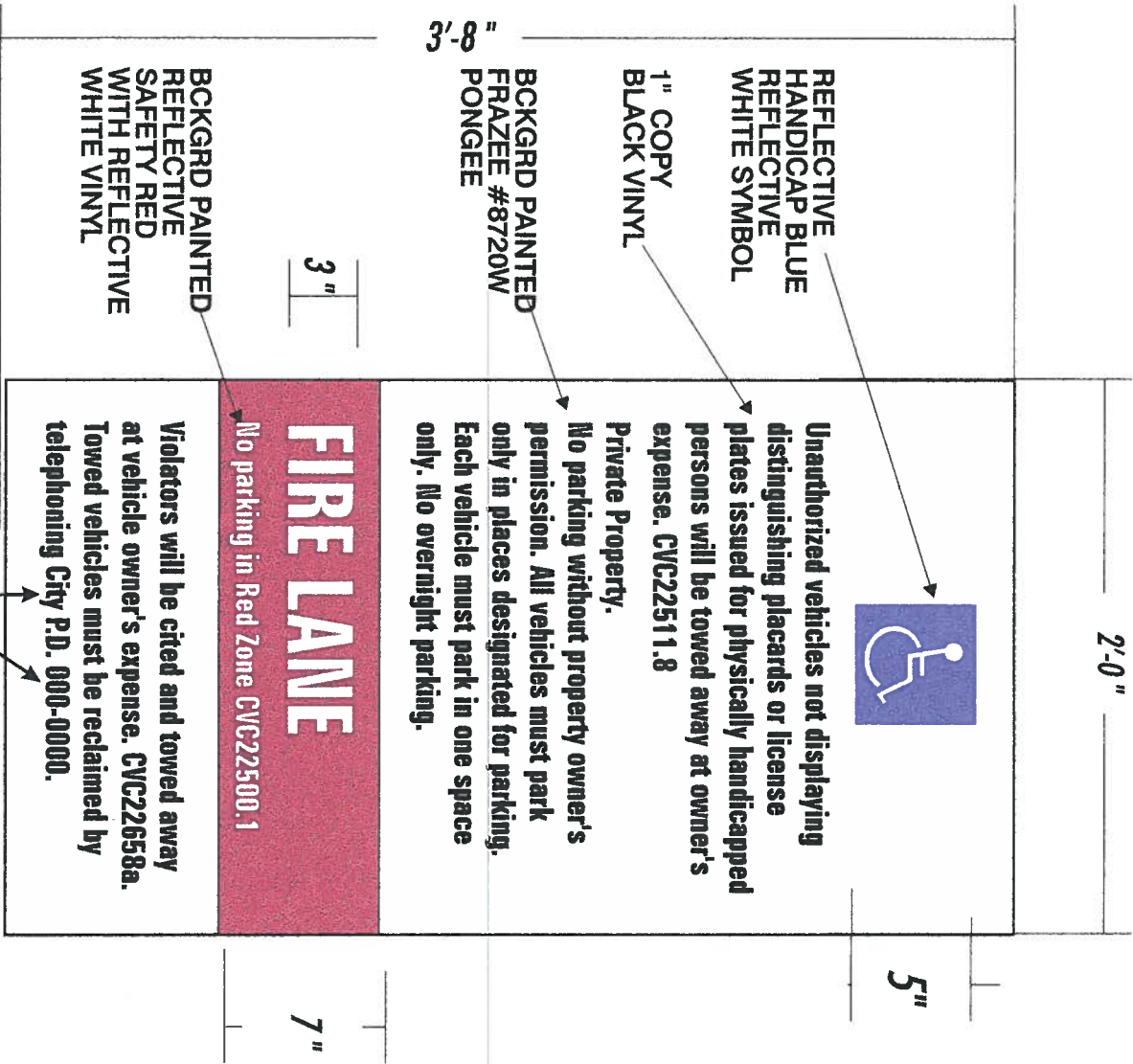
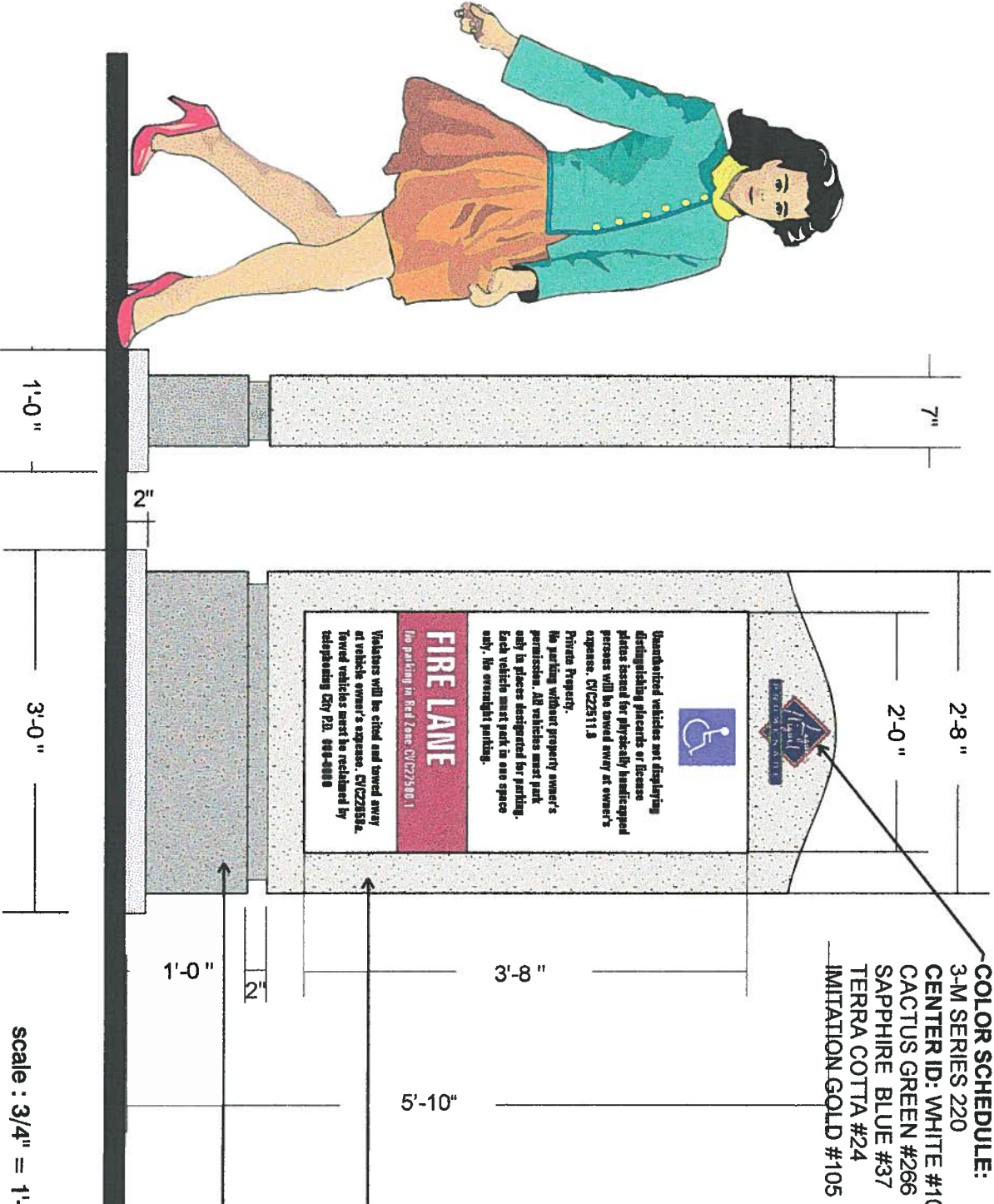
1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



DESCRIPTION:

Single or double faced fabricated monolith with automotive finish.  
Non illuminated. Structure to be mounted on concrete pad.

3/16" aluminum panel with silk screened graphics.  
Parking Code copy to be helvetica medium condensed. Colors to match project.



ITEM PAGE 7

5.0

SIGN TYPE

PARKING  
CODE ENTRY

OPTION

STATUS

CONCEPT

DATE 2-21-97 10-1-97  
3-19-97 10-17-97  
4-11-97  
8-28-97

QUANTITY

5

SCALE

1 1/2" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT

LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

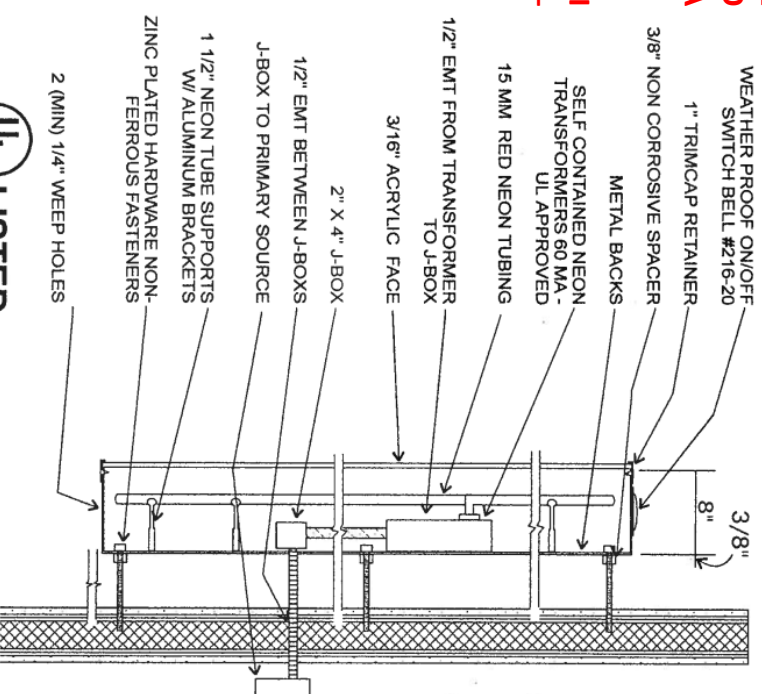
1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439

PER CHANGED PLAN CHANGED PLAN 11, IN CONSIDERATION OF THE UNIQUENESS OF THE MAJOR TENANT BUILDING ELEVATIONS, WALL SIGNAGE HEIGHT AND LENGTH IS SUBJECT TO THE APPROVAL OF BOTH THE LANDLORD/PROPERTY OWNER AND THE CITY OF LAGUNA NIGUEL.

AS A GENERAL PROVISION, OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI LINE SIGNS. MAXIMUM TWO (2) LINES. MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF DESIGNATED TOWER FRONTAGE.

# SIGNAGE

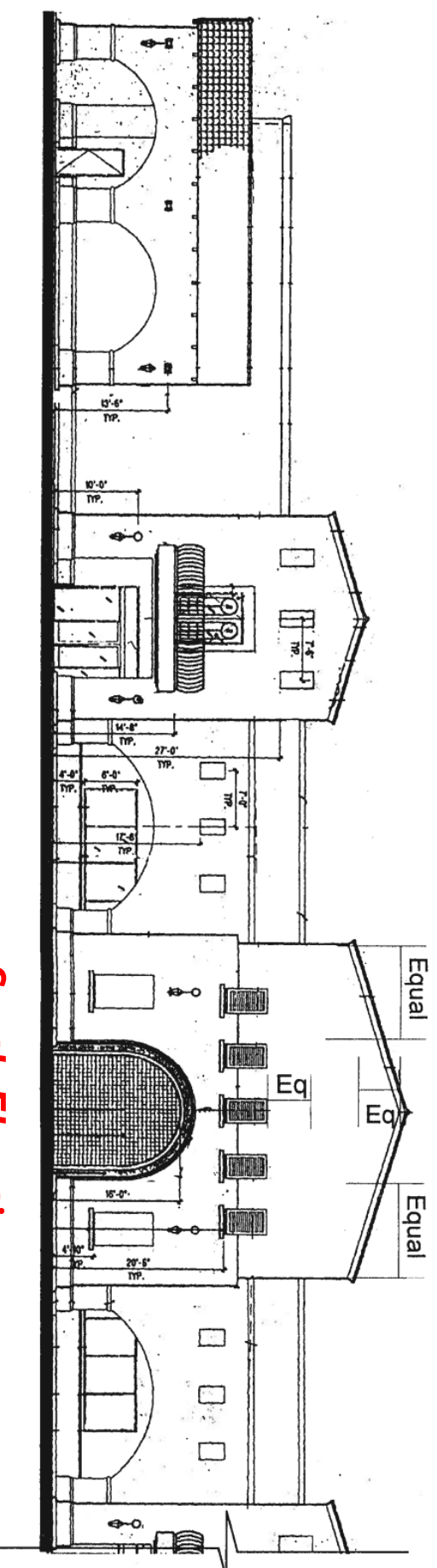
**NOTE: TOTAL AGGREGATE SIGN AREA SHALL NOT EXCEED 165 SQUARE FEET.**



**UL LISTED**

(or other accredited testing laboratory)

ELECTRIC SIGN SECTION



## South Elevation



ITEM PAGE 8

## 6.0

TYPE

MAJOR  
TENANT I. D.

**OPTION**

STATUS

## CONCEPT

DATE 2-21-97 4-9-97  
2-27-97 8-28-97  
3-11-97 9-15-97  
4-4-97 10-1-97  
10-17-97

QUANTITY

—

SCALE

 $3/8'' = 1'-0''$ 

**DESIGNER SALES**

1

**JOB NO**

**B-2431-1**

## PROJECT

LAGUNA NIGUEL  
PROMENADE

All ideas, designs, arrangements, and plans indicated or represented by this drawing were owned by and the property of Sangreola Solutions, and were created, owned, and developed for use on and in connection with the specified project. None of such ideas, designs, arrangements, or plans shall be used by or disclosed to any person, firm or corporation for any purpose whatsoever without the written permission of Sangreola Solutions. Written dimensions on scale drawings shall have precedence over scale dimensions; contractors shall verify and be responsible for all dimensions and be responsible for all measurements and contradictions by these drawings. Shop details must be submitted to this office for approval before proceeding fabrication.

## SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0298  
FAX 491-0439



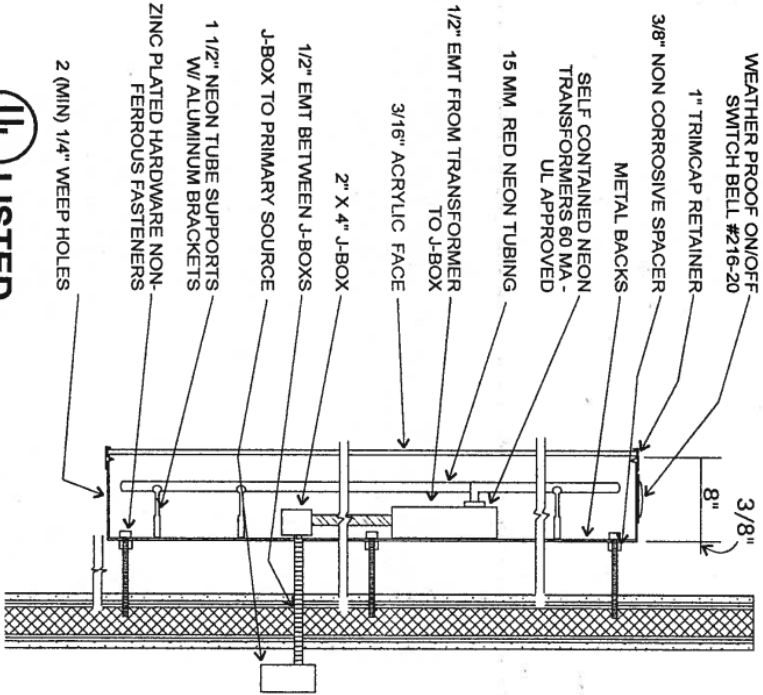
SELF CONTAINED CHANNEL LETTERS

PER CHANGED PLAN CP 11, IN CONSIDERATION OF THE UNIQUENESS OF THE MAJOR TENANT BUILDING ELEVATIONS, WALL SIGNAGE HEIGHT AND LENGTH IS SUBJECT TO THE APPROVAL OF BOTH THE LANDLORD/PROPERTY OWNER AND THE CITY OF LAGUNA NIGUEL.

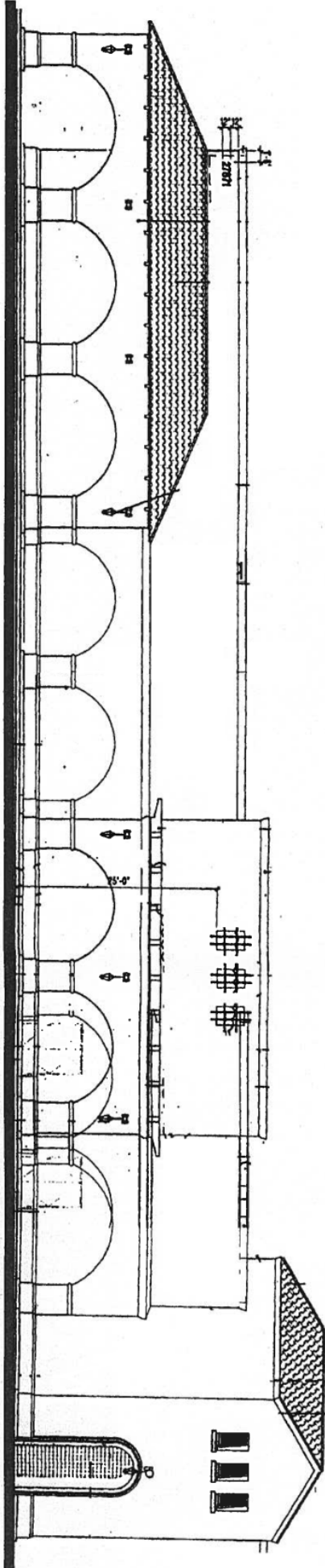
AS A GENERAL PROVISION, OVERALL SIGN HEIGHT NOT TO EXCEED TEN FEET (10') FOR MULTI LINE SIGNS. MAXIMUM OF TWO (2) LINES. MAXIMUM SIGN LENGTH NOT TO EXCEED SEVENTY-FIVE PERCENT (75%) OF DESIGNATED TOWER FRONTAGE.

SIGNAGE

NOTE: TOTAL AGGREGATE SIGN AREA SHALL NOT EXCEED 165 SQUARE FEET.



(or other accredited testing laboratory)  
ELECTRIC SIGN SECTION



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

East Elevation



ITEM PAGE 9

6.0

SIGN TYPE  
MAJOR  
TENANT I.D.  
OPTION

STATUS  
CONCEPT

DATE 2-21-97 4-9-97  
2-27-97 8-28-97  
3-11-97 9-15-97  
4-4-97 10-1-97  
10-17-97 10-22-97

QUANTITY

1  
SCALE

1/2" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1  
PROJECT  
LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439

**DESCRIPTION:**  
Internally illuminated channel letters. Major Tenants are allowed wall signs. 1 square foot per lineal foot. Total aggregate sign area shall not to exceed 150 square feet.

OSSTEEL

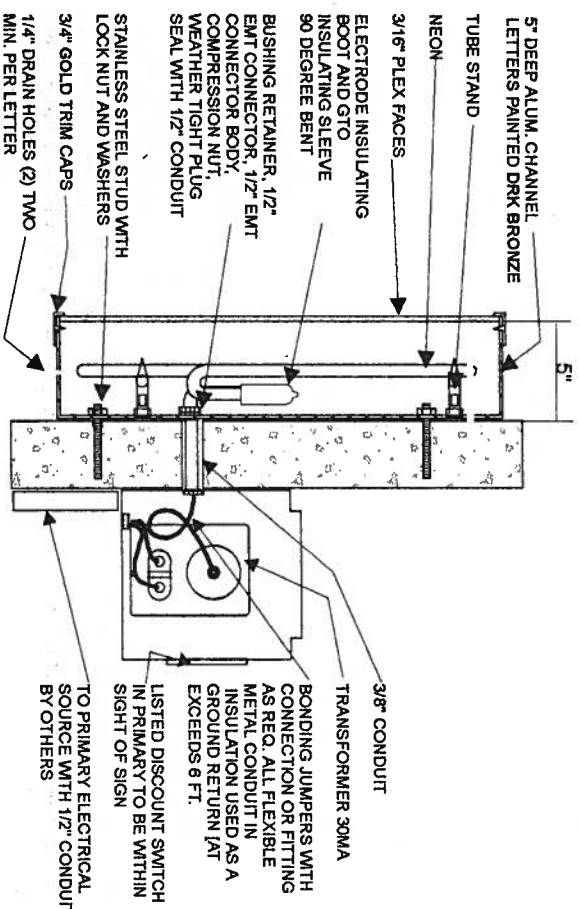
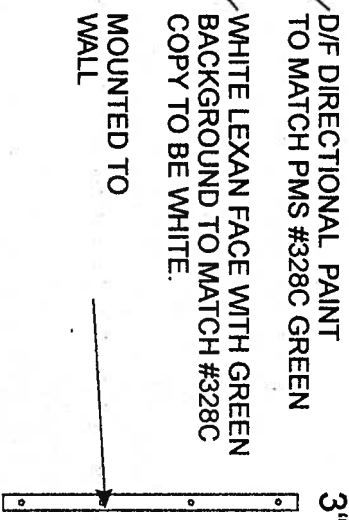
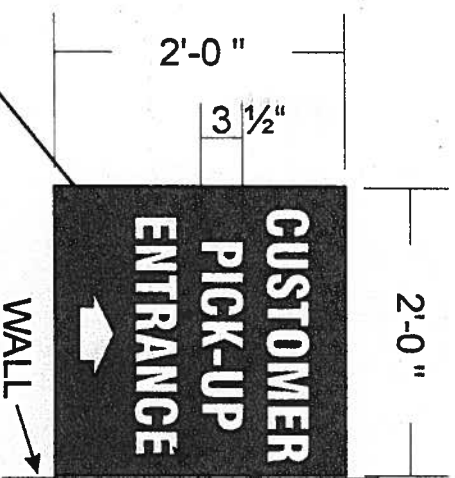
Orchard Supply Hardware

NURSERY

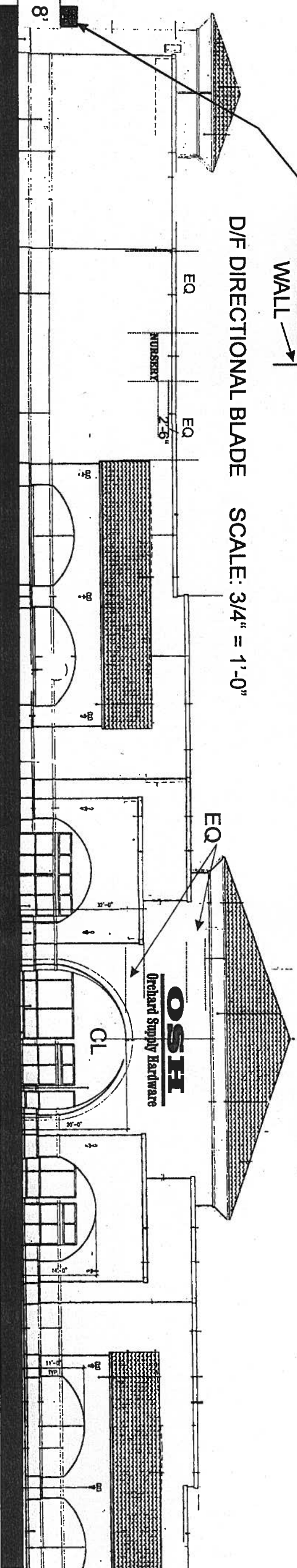
SCALE: 3/8" = 1'-0"  
13.5 SF  
ONE SET OF INTERNALLY ILLUMINATED  
CHANNEL LETTERS  
ALL WHITE ACRYLIC FACES TO HAVE  
230-246 TEAL VINYL OVERLAY

ONE SET OF INTERNALLY ILLUMINATED  
CHANNEL LETTERS  
ALL WHITE ACRYLIC FACES:  
BAR: TO HAVE 230-33 RED VINYL  
OVERLAY  
COPY: TO HAVE 230-246 TEAL  
VINYL OVERLAY

51.71 SQ  
TOTAL  
131.38 SF  
SCALE: 1/4" = 1'-0"



D/F DIRECTIONAL BLADE SCALE: 3/4" = 1'-0"



FRONT ELEVATION

SCALE: 3/64" = 1'-0"

TOTAL SIGNAGE = 134.88 SF



ITEM PAGE 10

6.0

SIGN TYPE

MAJOR  
TENANT I. D.

OPTION

STATUS

CONCEPT

DATE 2-21-97 8-28-97  
2-27-97 9-8-97  
3-11-97 9-12-97  
4-11-97 10-1-97  
10-17-97 10-22-97

QUANTITY

SCALE  
1/4" = 1'-0"  
3/8" = 1'-0"  
3/64" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT

LAGUNA NIGUEL  
PROMENADE

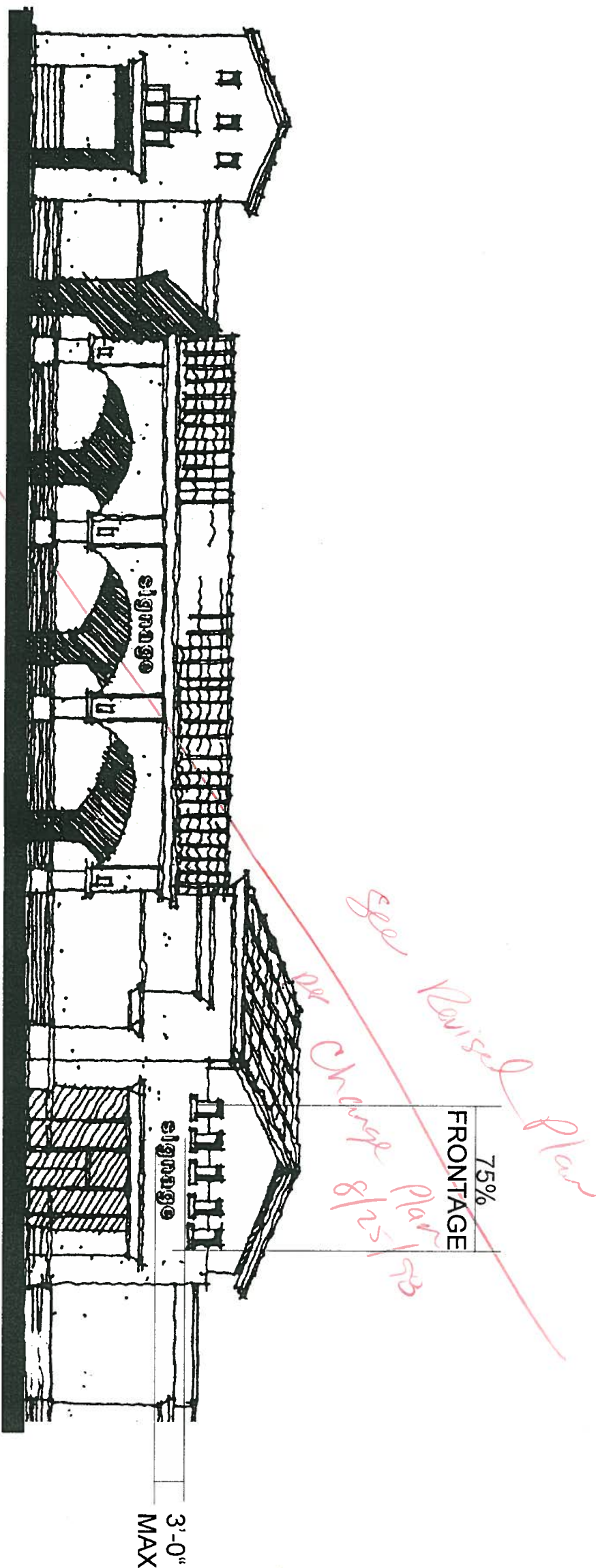
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**SIGNAGE SOLUTIONS**

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



**DESCRIPTION:**  
Individual, Internally illuminated channel letters. Major Tenants are allowed 1 square foot per lineal foot of frontage. Total aggregate sign area shall not exceed 150 square feet. Sign length shall not exceed 75% of Tenant's storefront. Major Tenants are allowed 1 sign per frontage. The maximum sign height for Major C Tenant is not to exceed 3' 0".



**MAJOR "C"**



ITEM PAGE 12

**6.0**

SIGN TYPE

**MAJOR C  
TENANT I. D.  
OPTION**

STATUS

**CONCEPT**

DATE 2-21-97 8-28-97  
2-27-97 10-1-97  
3-11-97  
4-4-97  
QUANTITY

SCALE

**3/8" = 1'-0"**

DESIGNER SALES

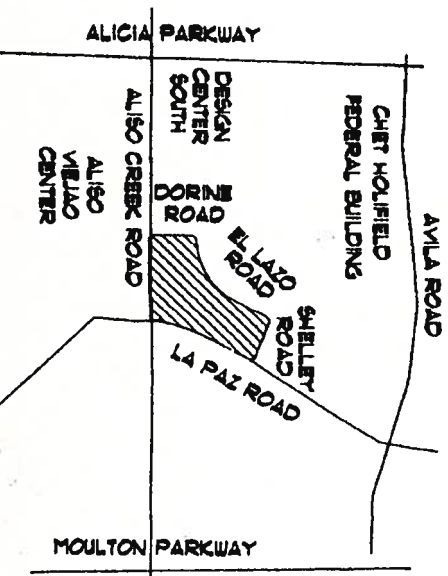
TA CD  
JOB NO.

B-2431-1  
PROJECT  
LAGUNA NIGUEL  
PROMENADE

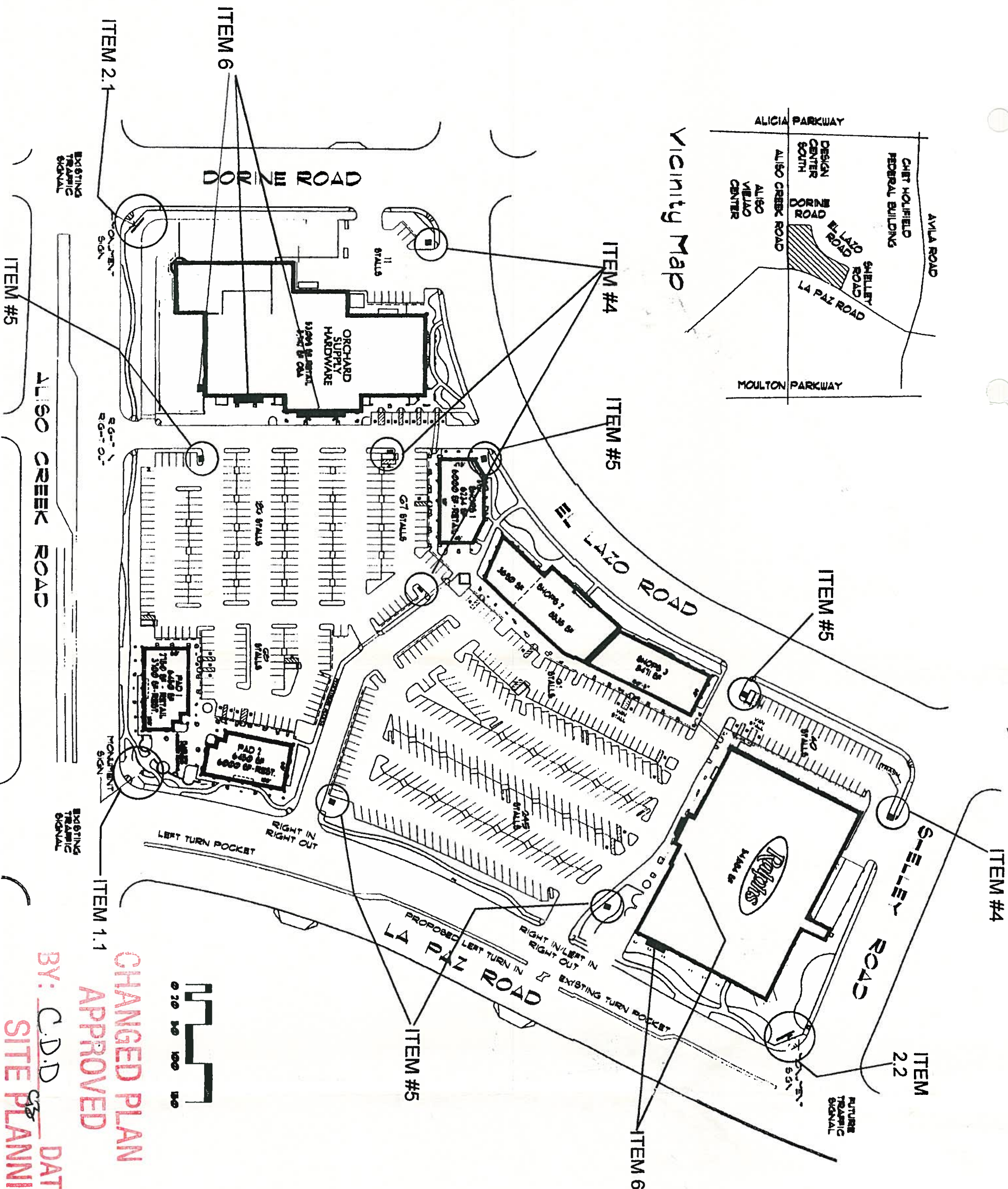
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**SIGNAGE SOLUTIONS**

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



Vicinity Map



CHANGED PLAN  
APPROVED

BY: C.D.D. <sup>CS</sup> DATE: 8/25/98  
SITE PLANNING



ITEM PAGE 1

SIGN TYPE

SITE PLAN

OPTION

STATUS

PERMITS

DATE 7-8-98  
7-27-98

QUANTITY

SCALE

DESIGNER SALES

TA CD  
JOB NO.

B-2431-1  
PROJECT  
LAGUNA NIGUEL  
PROMENADE

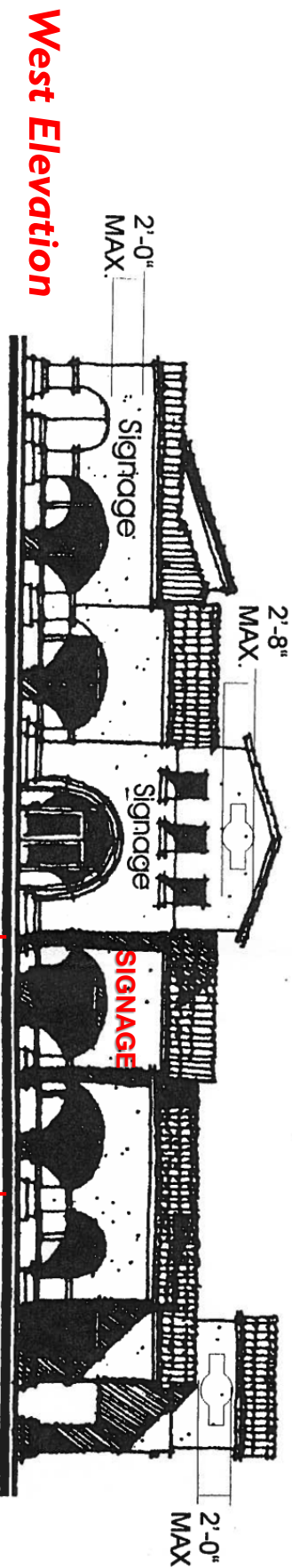
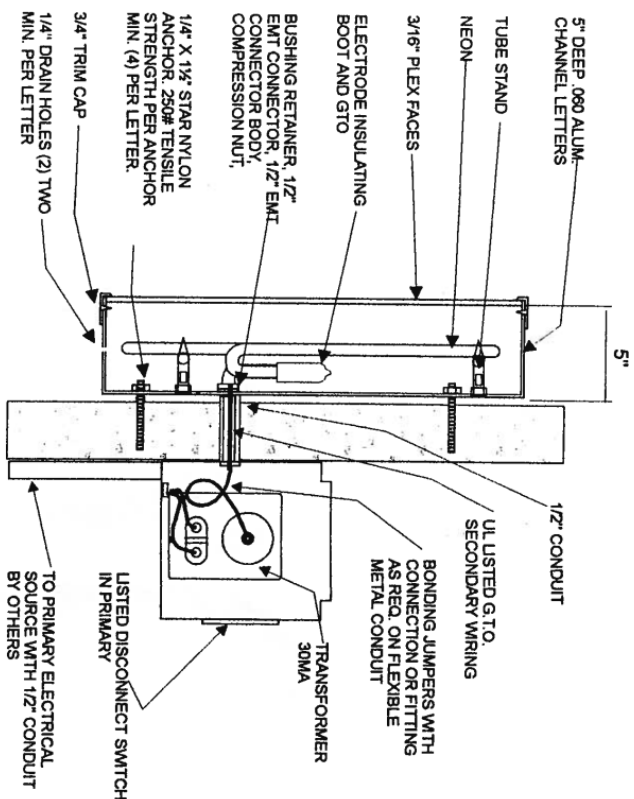
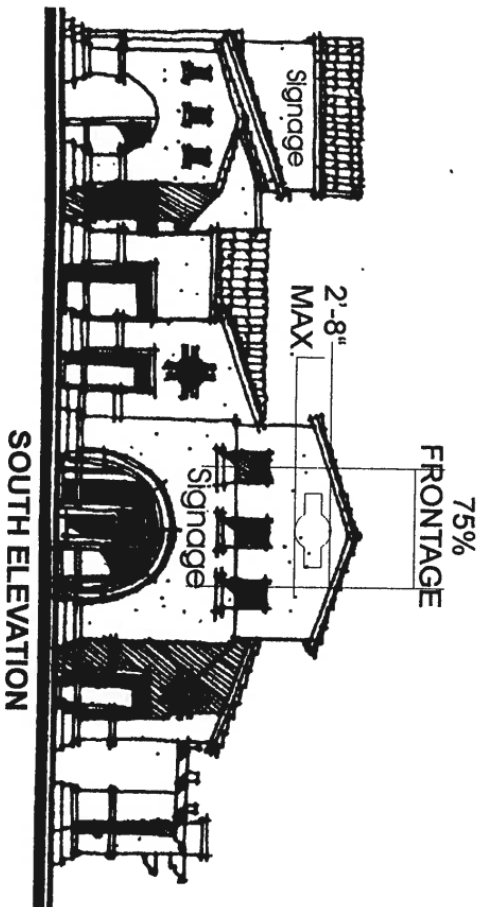
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SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



**DESCRIPTION:**  
Individual, Internally illuminated channel letters. Pad Tenants are allowed 1 square foot per lineal foot of frontage. Total aggregate sign area shall not exceed 150 square feet. Sign length shall not exceed 75% of Tenant's storefront. Pad Tenants are allowed 1 sign per frontage. The maximum sign height for Pad Tenants is not to exceed 2' 0" unless otherwise indicated below.



PER CHANGED PLAN CHANGED PLAN 11, TENANTS OCCUPYING THE COMBINATION OF SUITES C AND D AT 27931 LA PAZ ROAD SHALL BE ALLOWED A MAXIMUM SIGN HEIGHT NOT TO EXCEED THREE (3) FEET, THREE (3) INCHES WITH A MAXIMUM SIGN AREA NOT TO EXCEED 29.9 SQUARE FEET FOR THE WEST (FRONT) ELEVATION. THESE REVISIONS APPLY ONLY TO MULTI-LINE SIGNS.



SIGN TYPE PAGE 12.1

7.0 (A)

SIGN TYPE  
PAD 2  
TENANT ID  
OPTION

STATUS

CONCEPT

DATE 2-21-97 10-1-97  
2-27-97 8-13-98  
3-11-97 8-17-98  
4-11-97  
8-28-97

QUANTITY

SCALE

1/16" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT

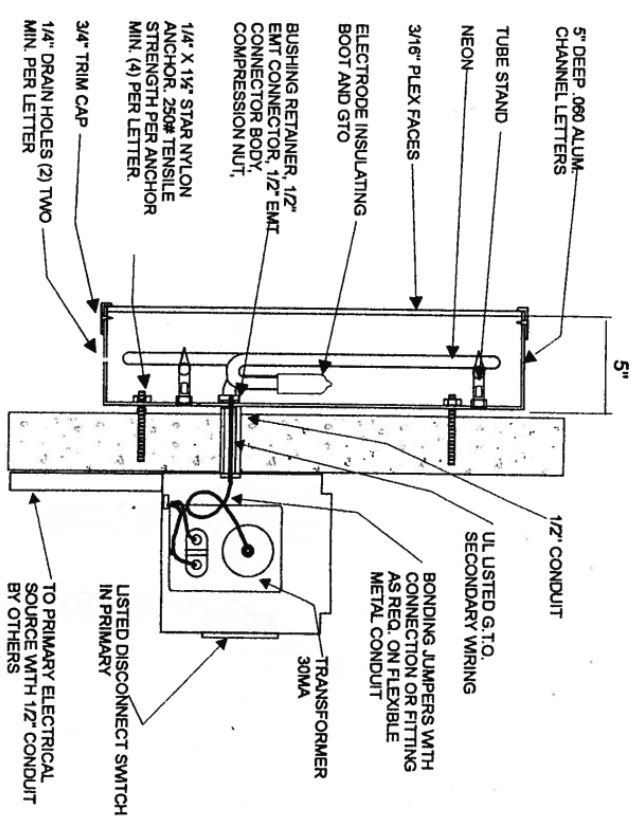
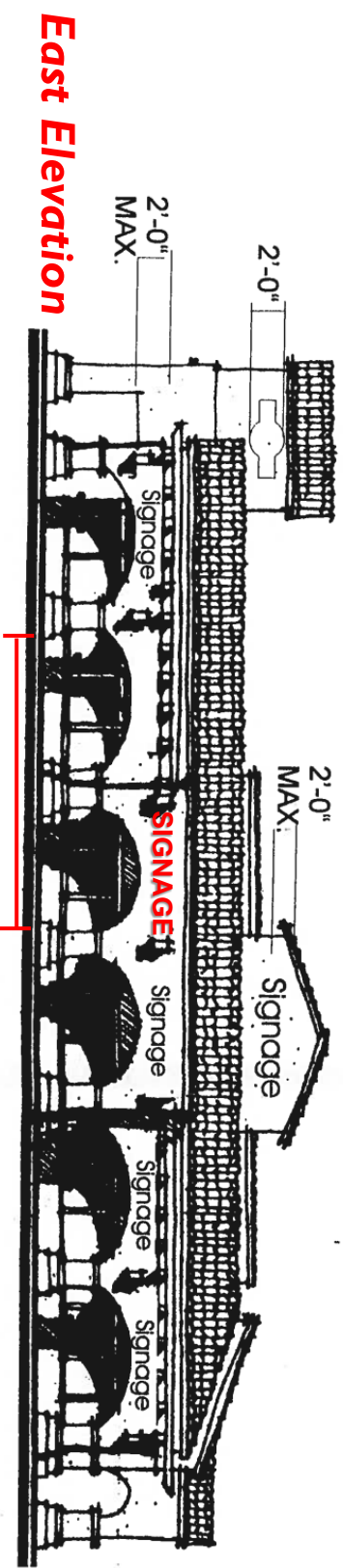
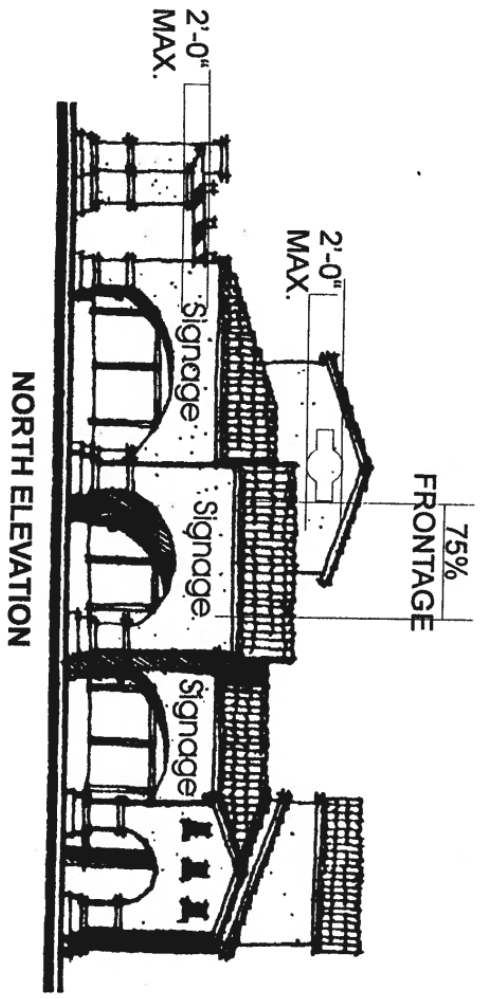
LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439

**DESCRIPTION:**  
Individual, Internally illuminated channel letters. Pad Tenants are allowed 1 square foot per lineal foot of frontage. Total aggregate sign area shall not exceed 150 square feet. Sign length shall not exceed 75% of Tenant's storefront. Pad Tenants are allowed 1 sign per frontage. The maximum sign height for Pad Tenants is not to exceed 2' 0" unless otherwise indicated below..



PER CHANGED PLAN CHANGED PLAN 11, TENANTS OCCUPYING THE COMBINATION OF SUITES C AND D AT 27931 LA PAZ ROAD SHALL BE ALLOWED A MAXIMUM SIGN HEIGHT NOT TO EXCEED TWO (2) FEET, SIX (6) INCHES WITH A MAXIMUM SIGN AREA NOT TO EXCEED 18.4 SQUARE FEET FOR THE EAST (REAR) ELEVATION. THESE REVISIONS APPLY ONLY TO MULTI-LINE SIGNS.



SIGN TYPE PAGE 12.2

7.0 (B)

SIGN TYPE  
PAD 2  
TENANT ID  
OPTION

STATUS  
CONCEPT  
DATE 2-21-97 10-1-97  
2-27-97 3-13-98  
3-11-97 8-17-98  
4-11-97  
8-28-97  
QUANTITY

SCALE  
1/16" = 1'-0"  
DESIGNER SALES

TA CD  
JOB NO.

B-2431-1  
PROJECT  
LAGUNA NIGUEL  
PROMENADE

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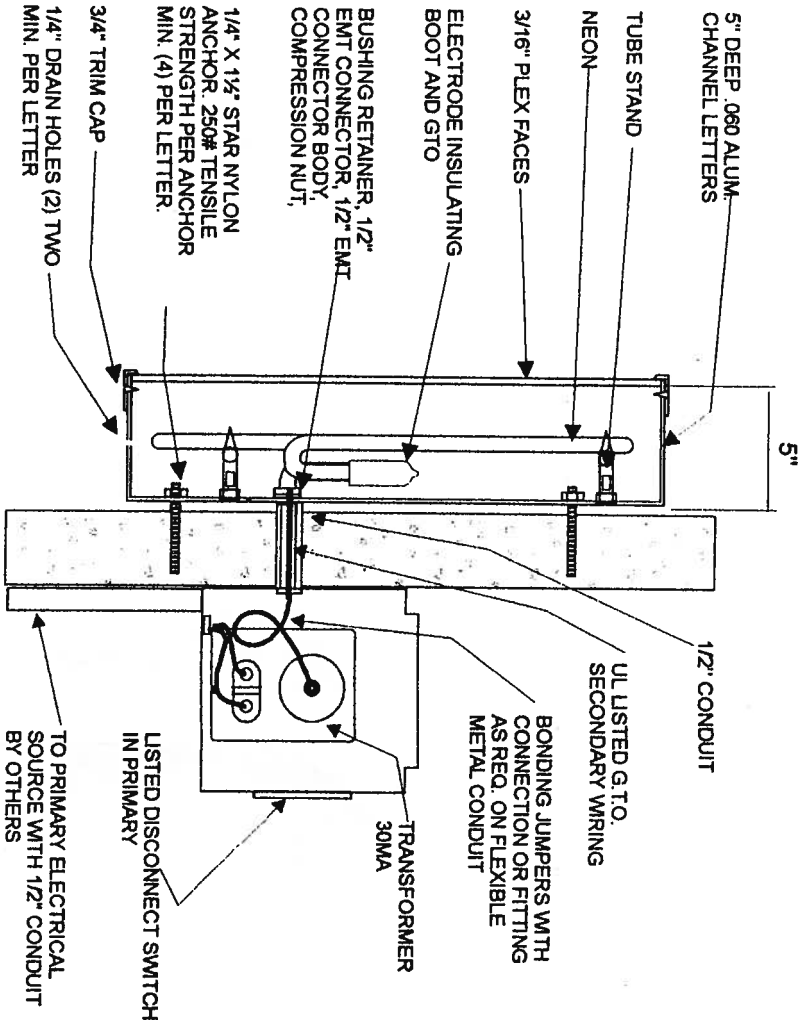
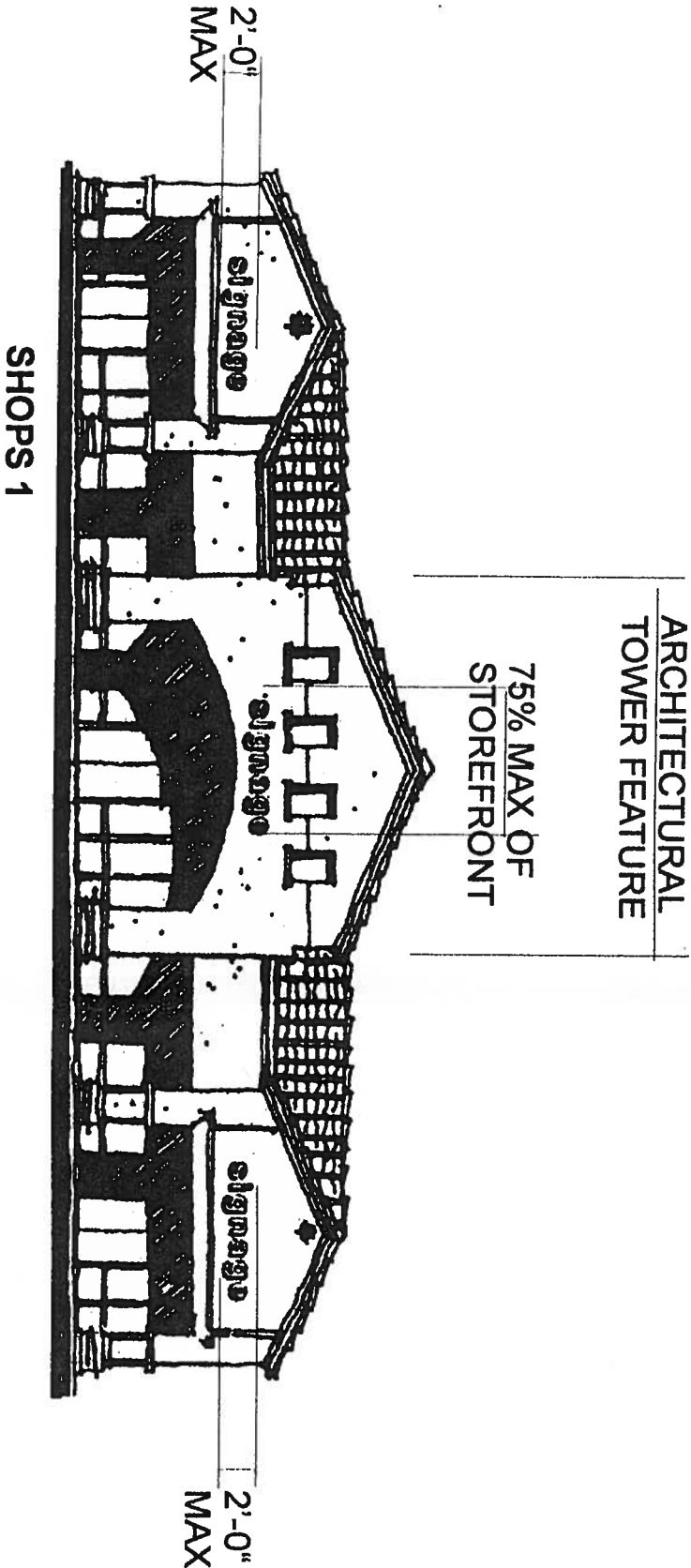
**SIGNAGE SOLUTIONS**  
1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



DESCRIPTION:

Individual, internally illuminated channel letters. Shop 1  
Tenants are allowed 1 square foot per lined foot of frontage.  
Total aggregate sign area shall not exceed 150 square feet.  
Sign length shall not exceed 75% of Tenant's storefront. Shop  
1 Tenants are allowed 1 sign per frontage. The maximum  
sign height for Shop 1 Tenants is not to exceed 2'0", except as  
herein after described.

Tenants occupying space greater than 3,999 square feet  
under the architectural tower feature (as shown below) may  
not exceed 36" in letter height. Signage maybe single or  
double line format. Tenants occupying less than 3,999  
square feet may not exceed 24" in letter height.



SIGN TYPE PAGE 13

8.0

SIGN TYPE

SHOPS 1  
TENANT I. D.

OPTION

STATUS

CONCEPT

DATE 2-21-97 10-1-97  
2-27-97 8-13-98  
3-11-97 8-17-98  
4-11-97  
8-28-97

QUANTITY

SCALE

1/16" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

PROJECT

LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

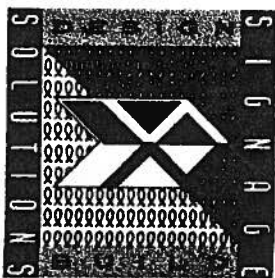
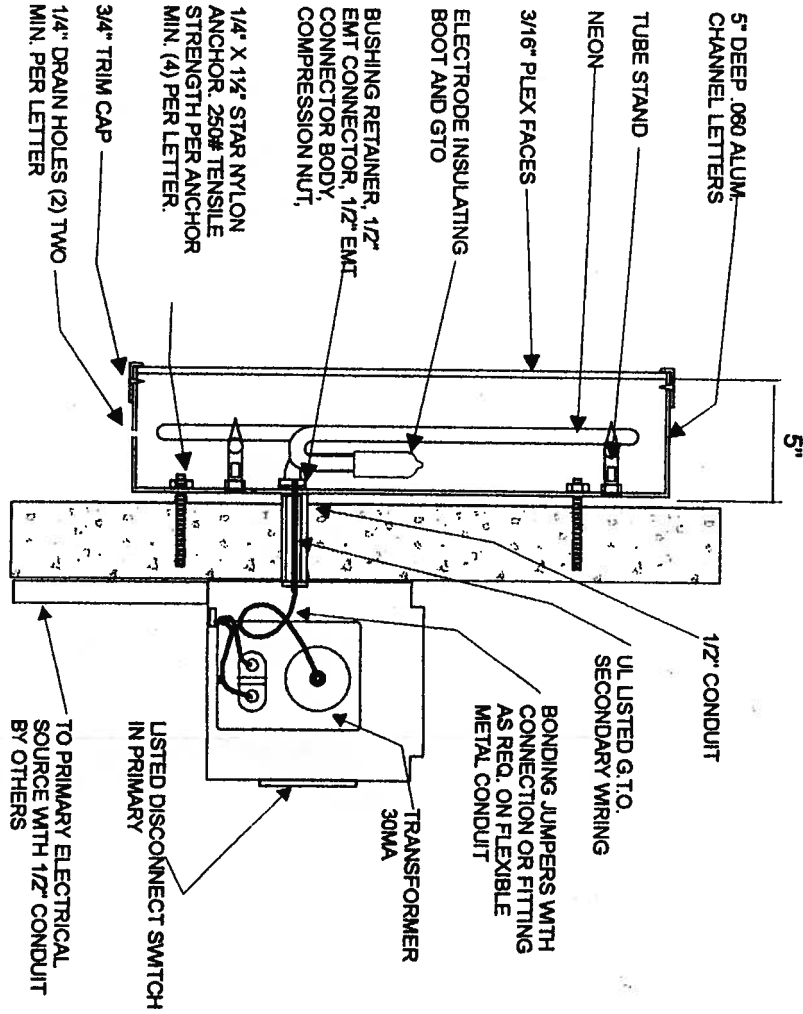
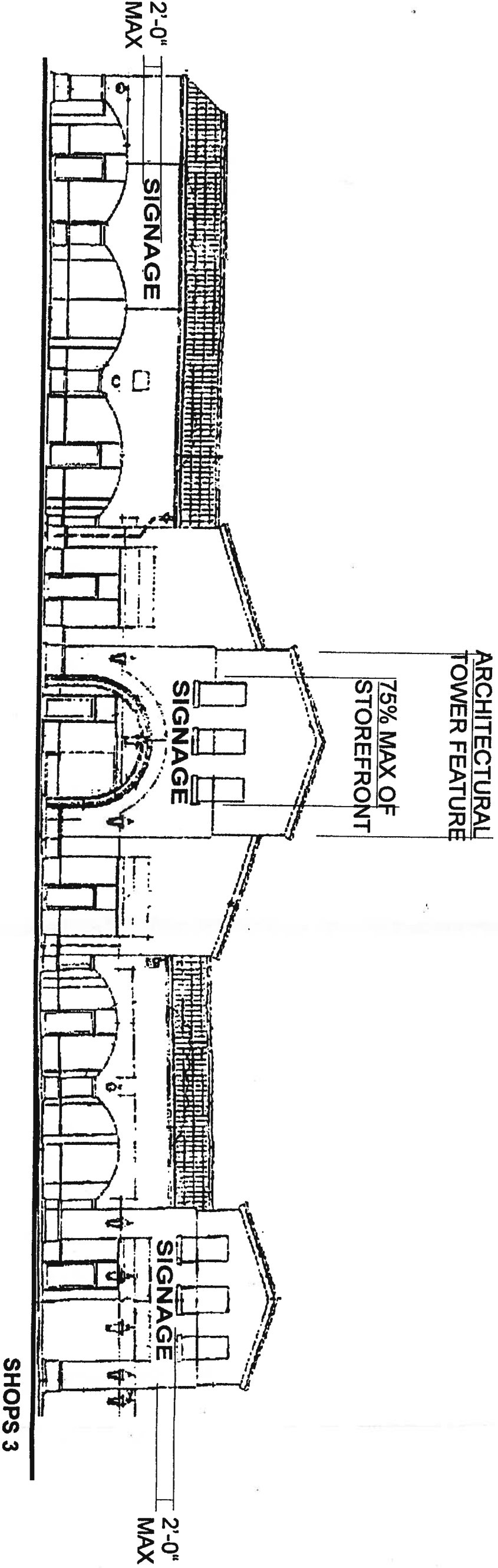
1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



DESCRIPTION:

Individual, internally illuminated channel letters. Shop 3 Tenants are allowed 1 square foot per lined foot of frontage. Total aggregate sign area shall not exceed 150 square feet. Sign length shall not exceed 75% of Tenant's storefront. Shop 3 Tenants are allowed 1 sign per frontage. The maximum sign height for Shop 3 Tenants is not to exceed 2'0", except as herein offer described.

Tenants occupying space greater than 3,999 square feet under the architectural tower feature (as shown below) may not exceed 36" in letter height. Signage may be single or double line format. Tenants occupying less than 3,999 square feet may not exceed 24" in letter height.



SIGN TYPE PAGE 15

8.0

SIGN TYPE  
SHOPS 3  
TENANT I.D.  
OPTION

STATUS

CONCEPT	
DATE	2-21-97 10-1-97
	2-27-97 8-13-98
	3-11-97 8-17-98
	4-11-97
	8-28-97
QUANTITY	

SCALE

1/16" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

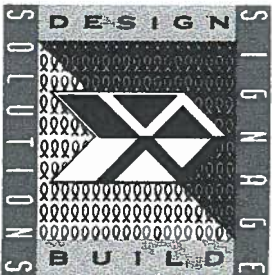
PROJECT

LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



9.0

SIGN TYPE  
UNDER  
CANOPY  
OPTION

STATUS

CONCEPT

DATE 2-21-97  
8-28-97  
10-1-97  
10-17-97

QUANTITY

SCALE

1/8" = 1'-0"

DESIGNER SALES

TA CD

JOB NO.

B-2431-1

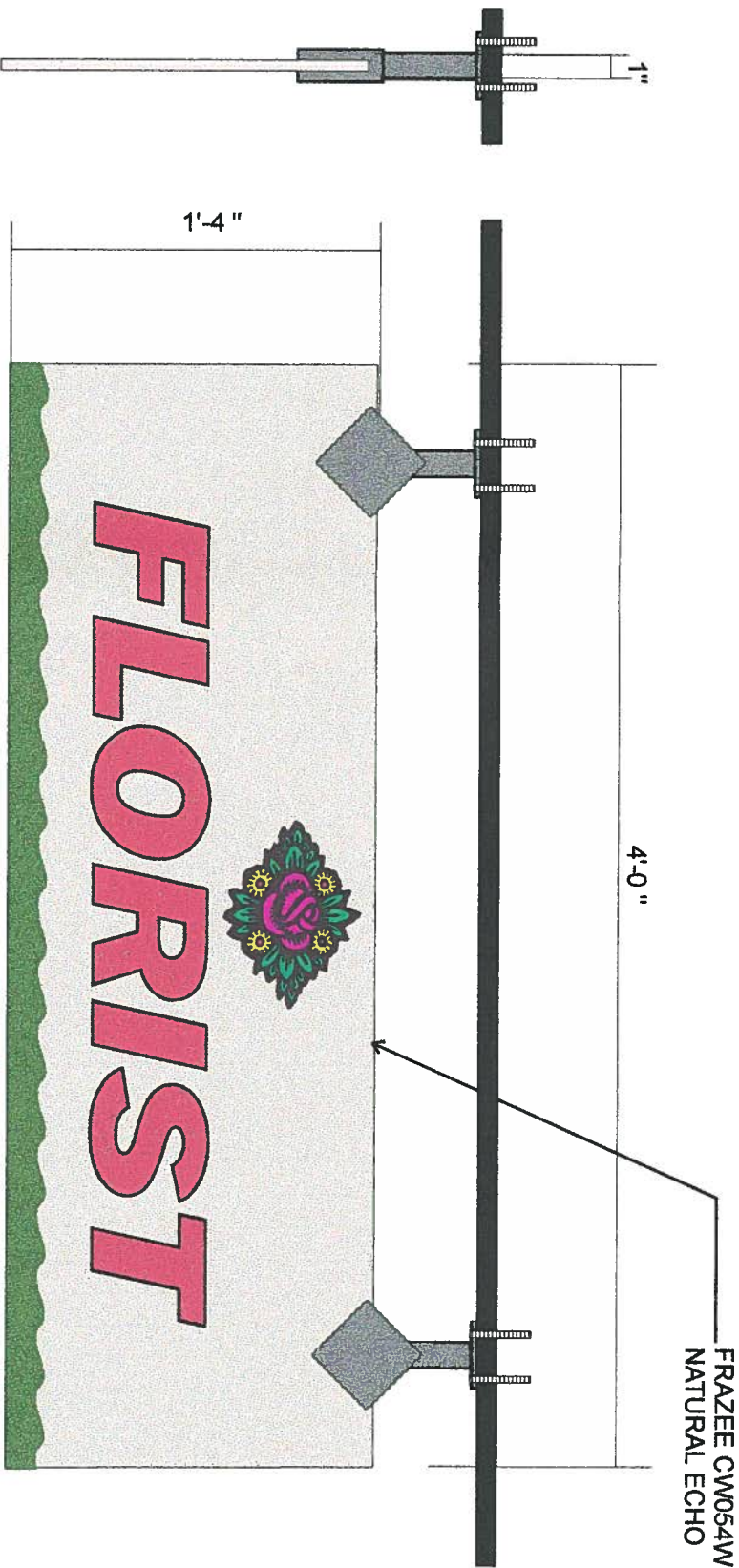
PROJECT

LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

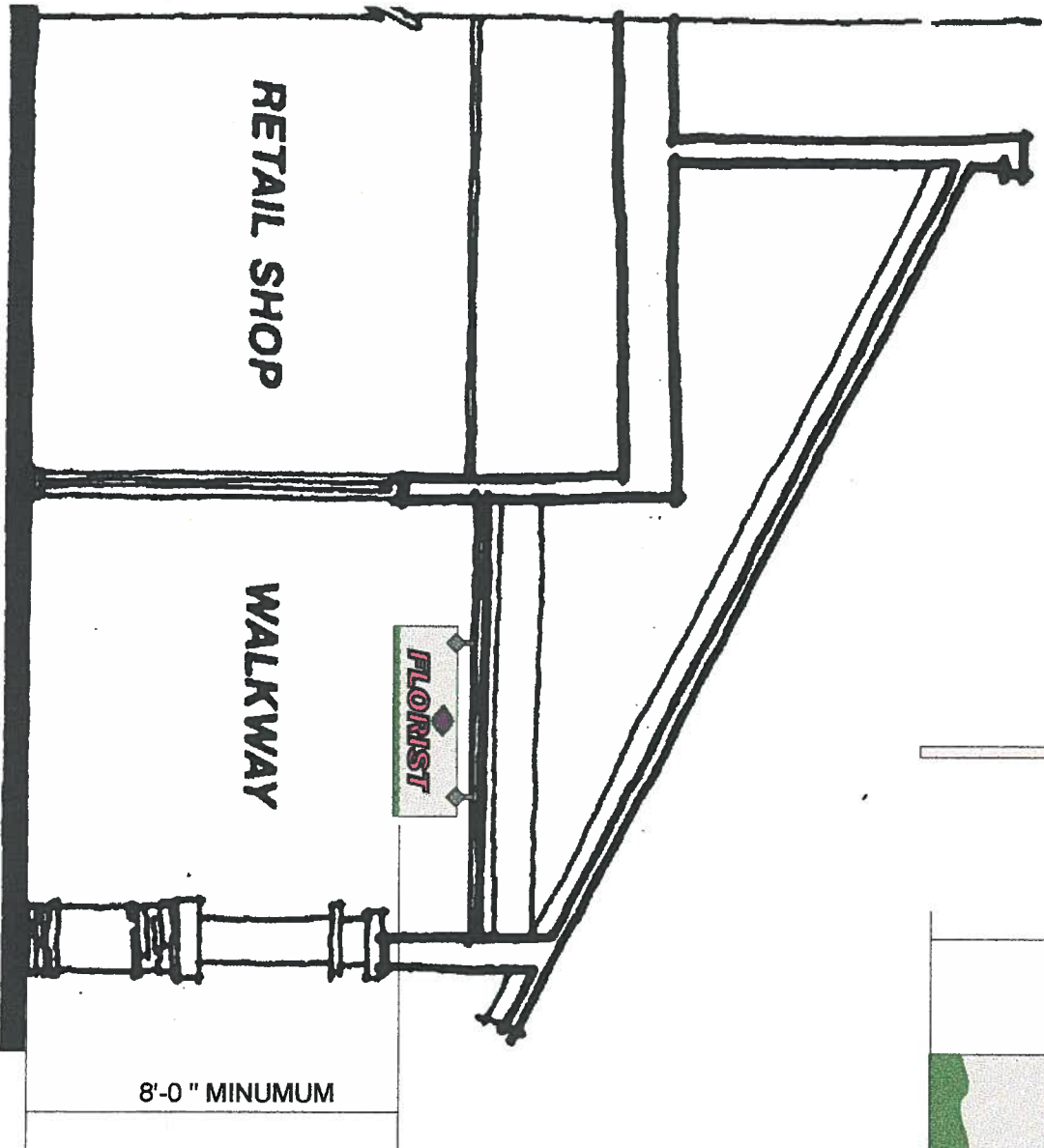
1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714-491-0299  
FAX 491-0439



DOUBLE FACED UNDER CANOPY SIGN

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

1/2" THICK SINTRA PANEL PAINTED TO MATCH PROJECT  
COLORS WITH TENANT GRAPHICS IN VINYL.  
METAL MOUNT BRACKET PAINTED PROJECT COLORS (GREY).



TYPICAL UNDER CANOPY @ RETAIL SHOPS

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



**DESCRIPTION:**

6" high tenant suite number in white vinyl on glass door.

Tenant entry information sign to be white vinyl copy applied to door. Max is 12" x 12"

[illegible]

## TYPICAL ELEVATION



ITEM PAGE 17

## 10.0

SIGN TYPE

## TENANT INFO SIGN

**OPTION**

STATUS

## CONCEPT

DATE 2-21-97

2-21-97  
8-28-97  
10-1-97

QUANTITY

SCALE

**1/8" = 1'-0"**

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100	100

TA CD

JOB NO. \_\_\_\_\_

**B-2431-1**

PROJECT

**LAGUNA NIGUEL  
PROMENADE**

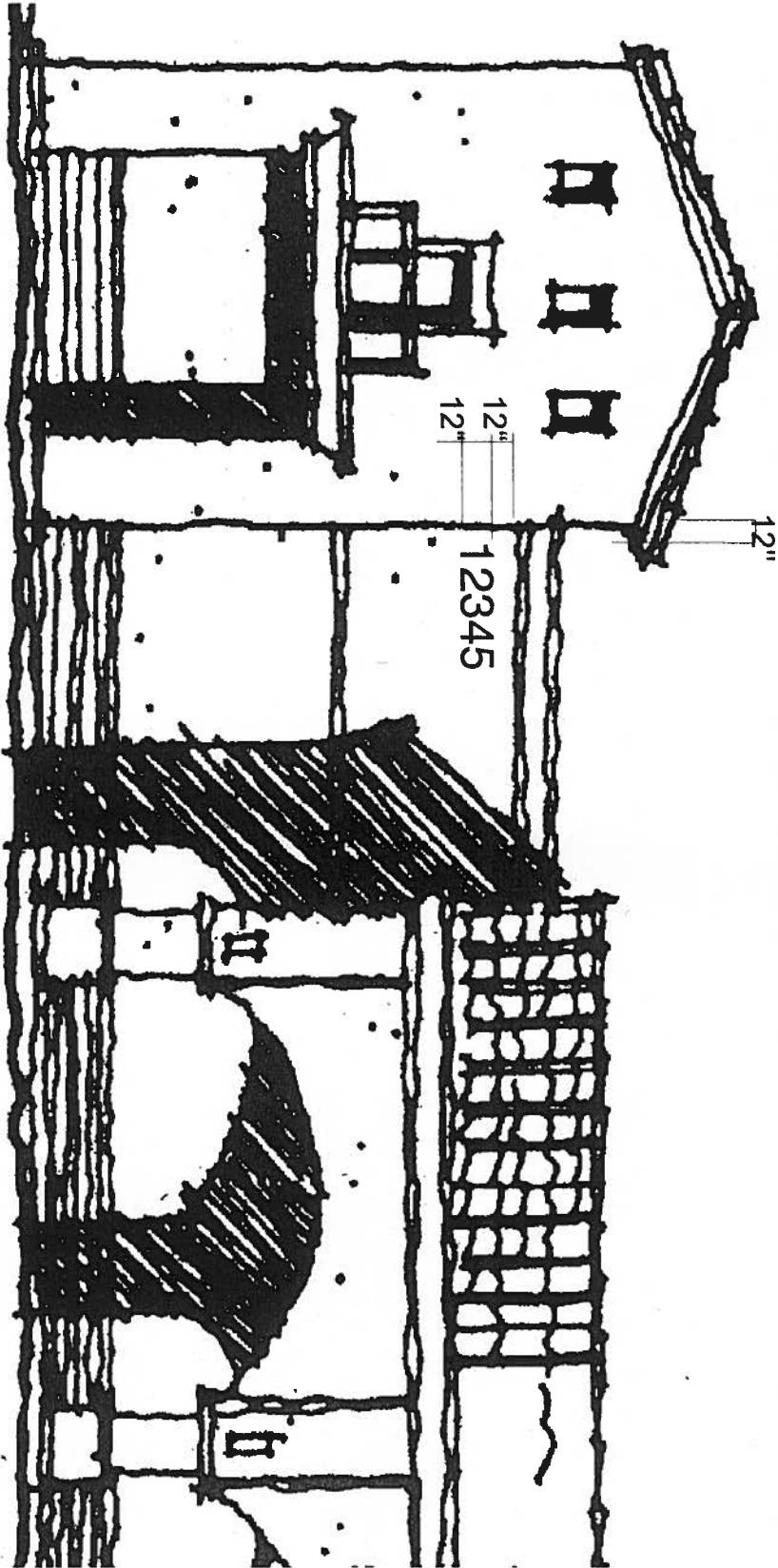
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# SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
7714-491-0299  
FAX 491-0439

DESCRIPTION:

Individual high impact polystyrene address numbers. 1/8" acrylic faces laminated to face. To be painted contrasting colors.



ITEM PAGE 18

11.0

SIGN TYPE

BUILDING ADDRESS

OPTION

STATUS

CONCEPT

DATE

2-21-97  
8-28-97  
10-1-97

QUANTITY

SCALE

1/4" = 1'-0"

DESIGNER

SALES

TA CD

JOB NO.

B-2431-1

PROJECT

LAGUNA NIGUEL  
PROMENADE

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SIGNAGE SOLUTIONS

1336 ALLEC STREET  
ANAHEIM, CA. 92805  
714 - 491 - 0299  
FAX 491 - 0439