



**MASTER SIGN PROGRAM
DESIGN INTENT**

September 30, 2020



MerloneGeier
Partners

rsm design

CONTACT INFORMATION

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PACKAGE NOTES
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PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

REVISIONS:	DATE:
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DESIGN CHARACTER

PROJECT ICONS

The following illustrates the proposed Icons to be used throughout the project on signage and wayfinding.

Please Note RSM Design to be notified of any changes.

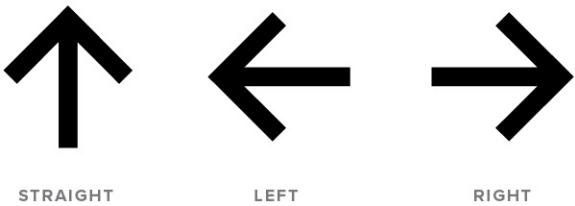
PRIMARY SIGNAGE LOGO



HORIZONTAL SIGNAGE LOGO



ICON FAMILY



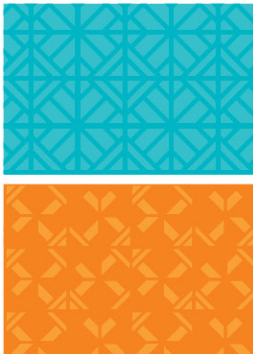
STRAIGHT LEFT RIGHT

DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

FONT NAME - MONTERRAT SEMIBOLD

Aa
ABCDEFGHIJKLMNOPQRSTUVWXYZ
abcdefghijklmnopqrstuvwxyz
1234567890

PROJECT PATTERNS



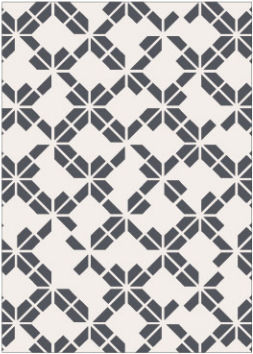
OVERALL PROJECT & MAIN STREET



RETAIL DISTRICT



RESIDENTIAL DISTRICT



OFFICE DISTRICT



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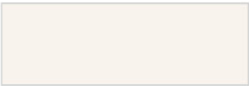



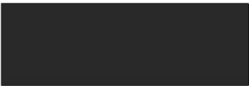







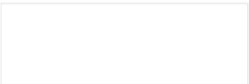

DESIGN CHARACTER

PAINT & MATERIALS

The following illustrates the proposed paints and materials. Please Note all final colors and materials to be approved by client team prior to fabrication. RSM Design to be notified of any changes.




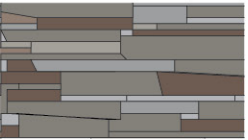


PAINTS

All paints to have Satin Finish unless otherwise specified. All painted surfaces are to be on aluminum.

				
<div>P1</div> <div>Matthews MP32351 White Spirit</div>	<div>P2</div> <div>Matthews MP42225 White Wood</div>	<div>P3</div> <div>Matthews MP07596 Gentle Grey</div>	<div>P4</div> <div>Matthews MP08029 Iron Age</div>	<div>P5</div> <div>Matthews MP10269 Dark Slate</div>
				
<div>P6</div> <div>Matthews MP28560 Black Chasm</div>	<div>P7</div> <div>Matthews Final Color TBD</div>	<div>P8</div> <div>Matthews Paint to match color PMS 151C</div>	<div>P9</div> <div>Matthews Paint to match color PMS 1495C</div>	<div>P10</div> <div>Matthews Paint to match color PMS 109C</div>
				
<div>P11</div> <div>Matthews Paint to match color PMS 107C</div>	<div>P12</div> <div>Matthews Paint to match color PMS</div>	<div>P13</div> <div>Matthews Paint to match color PMS</div>	<div>P14</div> <div>NOT USED</div>	<div>P15</div> <div>Matthews MP08361 Silverback</div>






MATERIALS

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

				
<div>M1</div> <div>Powdercoated Faux wood grain panels to match wood coloration from architecture</div>	<div>M2</div> <div>Integral color concrete smooth finish</div>	<div>M3</div> <div>Sign White Acrylic</div>	<div>M4</div> <div>Stone to match existing site signage</div>	<div>M5</div> <div>Base Stone Material to match existing site signage</div>
				
<div>M6</div> <div>Sunbrella graphic banner fabric</div>				

VINYL

All materials to be provided as 8" x 8" sample or as part of a mock-up for approval.

				
<div>V1</div> <div>3M Perforated Vinyl</div>	<div>V2</div> <div>3M Frosted Vinyl</div>	<div>V3</div> <div>3M Translucent Vinyl Teal Green 3730-246L</div>	<div>V4</div> <div>3M Translucent Vinyl Kumquat Orange 3630-74 PMS 151C</div>	<div>V5</div> <div>3M Opaque Vinyl White 3630-20</div>

Fabricator shall submit 3 (three) set of sample and/or prototypes of each material, paint and vinyl call out listed on this sheet, minimum size 8"x 8" in size. All paint spray outs must be on aluminum.

Samples must be submitted to RSM in a time frame allowable for review of material, color and aesthetic compatibility to any existing adjacent materials.

RSM will review the samples and will keep one set as control samples throughout the fabrication process. RSM will send the other 2 sets back to the fabricator for distribution, one set for the fabricator to keep and one set to the client team.

If a color or material is not approved, the Fabricator must re-submit a new sample until it is approved by the team.

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SIGN SCHEDULE

SCHEDULE 01 OF 03

Please note all quantities and locations will need to finalized by client and field verified by sign fabricator prior to installation. Listed here are to apply to all sign types within this package unless otherwise noted on the Individual design drawing. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes.

SIGN ID	SIGN TYPE	QUANTITY	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	MOCKUPS	CODE COMPLIANCE	NOTES/COMMENTS
PROJECT SIGNAGE								
A1	Freeway Pylon	2	Internal	No	Footing / Foundation	2	See separate package for request for digital signage Center Identification exceeds 20' height, exceeds 400 sqft maximum 9-42.090	
A2	Primary Project Monument	3	Internal	No	Footing / Foundation	6	N/A	
A3	Secondary Project Monument	2	Internal	No	Footing / Foundation	2	N/A	
A4	Project Corner Monument	3	Internal	No	Existing Footing / Foundation	2	N/A	Base of sign is existing
A5	Light Pole Banners	TBD	None / Ambient	No	Light Pole Mounted	2	Banners are to be mounted to street lamps 9-42.070	
DIRECTIONAL SIGNAGE								
B1	Vehicular Directionals	5	Internal	Yes / Digital Screen	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit 9-42.090	Digital Screen to be provided by Digital Consultant
B2	Pole Mounted Vehicular Directional	10	None / Ambient	No	Footing / Foundation	2	Exceeds 4 sqft allowance and 3' height limit 9-42.090	
B3	Pedestrian Directory	6	Internal	Yes / Digital Screen	Footing / Foundation	6	Exceeds 24 sqft allowance 9-42.090	
B4	Pedestrian Directional	11	None / Ambient	No	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit 9-42.090	Digital Screen on one side, Illuminated static cabinet on other
B5	Trail Marker	5	None / Ambient	No	Footing / Foundation	3, 5	Exceeds 4 sqft allowance and 3' height limit 9-42.090	Mock-Up first article
RESIDENTIAL SIGNAGE								
C1	Residential Identity Monument	6	Internal	No	Footing / Foundation	6	Exceeds 2 sqft allowance 9-42.090 Signs within 150 ft will be illuminated at night 9-42.060	
C2	Building Mounted Leasing Identity	4	Internal	No	Backing / Canopy Mounted	6	N/A	
C3	Parking and Leasing Directional	10	Internal	No	Footing / Foundation	3	Exceeds 4 sqft allowance and 3' height limit 9-42.090	Mock-Up first article
C4	Residential Building Mounted Identity	10	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance 9-42.090	
C5	Residential Parking Entrance Identity	10	Internal	No	Backing / Building Mounted	2	N/A	
C6	Entry Door Identity / Information Graphics	4	None / Ambient	No	None	6	N/A	Not Located
C7	Residential Identity on Building	4	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance 9-42.090	

GENERAL PACKAGE NOTES:

1. All signs, structures and letters need to be engineered by sign fabricator prior to shop drawing submittal and fabrication for structural and backing requirements to withstand local regulations, codes and weather conditions.
2. All sizes shown are approximate and should be verified prior to final fabrication based on construction documents and/or as built conditions on site, fabricator to notify team if difference occurs per as built conditions.
3. Fabricator must use Matthews UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a maximum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
6. All integrated signage to be coordinated with Architect and General Contractor prior to final fabrication and installation.
7. Fabricator to calculate all sign weight loads to be provided to general contractor for additional backing that may be required.
8. Fabricator to provide power requirement for each sign type prior to shop drawings submittal to General Contractor & Architect.
9. All existing conditions to be field verified by fabricator prior to shop drawings are generated to ensure that all as built conditions are accommodated. Including all unknowns such as interior parking garage elevations / conditions and mounting details to support all sign types.
10. All messaging within this package is placeholder at this time until written approval is received by the client team prior to fabrication.

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ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

MOCK-UP LEGEND

- All mock-ups must be provided by fabricator per this mock-up legend prior to fabrication.
1. Full Size, 2D, Movable mock-Up; 3M Full color digital print on plywood backing; on site review in each location.
 2. Partial 3D Working Mock-Up; Shop OR on-site review. See design drawing for mock-up details.
 3. Full 3D Working Mock-Up; Installed On site review.
 4. 1/2 Size (50%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
 5. Full Size (100%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
 6. No Mock-Up Required.
 7. Other, See sign drawing for detail.



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PACKAGE: Schematic Design	
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SIGN SCHEDULE

SCHEDULE 02 OF 03

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SIGN ID	SIGN TYPE	QUANTITY	ILLUMINATION	DIGITAL	BACKING/FOUNDATION	MOCKUPS	CODE COMPLIANCE	NOTES/COMMENTS
HOTEL SIGNAGE								
D1	Hotel Identity Monument	1	Internal	No	Footing / Foundation	6	Exceeds 2 sqft allowance 9-42.090	
D2	Porte Cochere Identity	2	Internal	No	Backing / Canopy Mounted	2	N/A	
D3	Hotel Vehicular Directional	2	Internal	No	Footing / Foundation	5	Exceeds 4 sqft allowance and 3' height limit 9-42.090	
D4	Building Mounted Hotel Identity	2	Internal	No	Backing / Building Mounted	6	Exceeds 2 sqft allowance 9-42.090	
D5	Hotel Identity on Glass	2	None / Ambient	No	None	6	N/A	Not Located
PARKING GARAGE SIGNAGE								
E1	Project Identity on Garage	2	Internal	No	Backing / Building Mounted	2	N/A	
E2	Building Mounted Garage Entrance Identity	4	Internal	No	Backing / Building Mounted	6	N/A	
E3	Parking Blade Sign	4	Internal	No	Backing / Building Mounted	2	N/A	Mock-Up one side of cabinet including side “V” iluminated logo
E4	Car Counter Exterior Sign	4	Internal	Yes/Car Counter	Footing / Foundation	6	N/A	Parking Counter Component to be provided by Parking Consultant
E5	Project Painted Graphics on Garage	1	None / Ambient	No	None	2	N/A	
OFFICE SIGNAGE								
F1	Office Building Mounted Identity	8	Internal	No	Backing / Building Mounted	6	Exceeds 3 sqft allowance 9-42.090	
F2	Office Tenant Identity Monument	4	Internal	No	Footing / Foundation	6	N/A	
F3	Office Building Mounted Entrance Identity	4	Internal	No	Backing / Canopy Mounted	6	Exceeds 3 sqft allowance 9-42.090	

GENERAL PACKAGE NOTES:

1. All signs, structures and letters need to be engineered by sign fabricator prior to shop drawing submittal and fabrication for structural and backing requirements to withstand local regulations, codes and weather conditions.
2. All sizes shown are approximate and should be verified prior to final fabrication based on construction documents and/or as built conditions on site, fabricator to notify team if difference occurs per as built conditions.
3. Fabricator must use Matthews UV clear coat on painted surfaces to minimize / prevent as much as possible any noticeable fading.
4. All metal edges to be eased; corners to have a maximum radius of .0125. All welds to be ground smooth prior to final painting and clear coated / vandalism coating are applied.
5. No exposed fasteners unless noted within the design intent drawing or approved in shop drawing. Fasteners throughout package to be tamper proof, fabricator to submit sample for approval prior to ordering.
6. All integrated signage to be coordinated with Architect and General Contractor prior to final fabrication and installation.
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MOCK-UP LEGEND

All mock-ups must be provided by fabricator per this mock-up legend prior to fabrication.

1. Full Size, 2D, Movable mock-Up; 3M Full color digital print on plywood backing; on site review in each location.
2. Partial 3D Working Mock-Up; Shop OR on-site review. See design drawing for mock-up details.
3. Full 3D Working Mock-Up; Installed On site review.
4. 1/2 Size (50%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
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SIGN SCHEDULE

SCHEDULE 03 OF 03

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REGULATORY SIGNAGE								
R1	Regulatory Stop Sign / Street Sign	TBD	None / Ambient	No	Pole Mounted	6	N/A	Not Located
R2	Regulatory Street Sign Identity	TBD	None / Ambient	No	Footing / Pole Mounted	3	N/A	Not Located
R3	Service Area Identity	10	None / Ambient	No	Foundation / Footing	6	N/A	Not Located - Quantities to be verified
R4	Building Addresses	14	N/A	No	Backing / Wall Mounted	2	N/A	Not Located - Quantities and locations to be verified by local Fire Authority
R5	Prototypical Clearance / Exit Bars	14 (sets)	None / Ambient	No	Backing / Ceiling Mounted	6	N/A	Not Located - Quantities to be Verified

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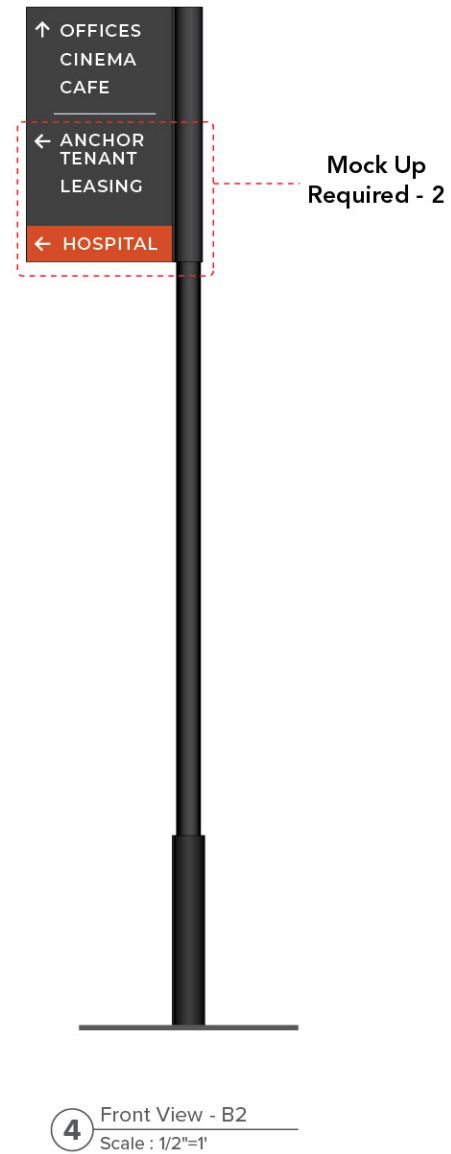
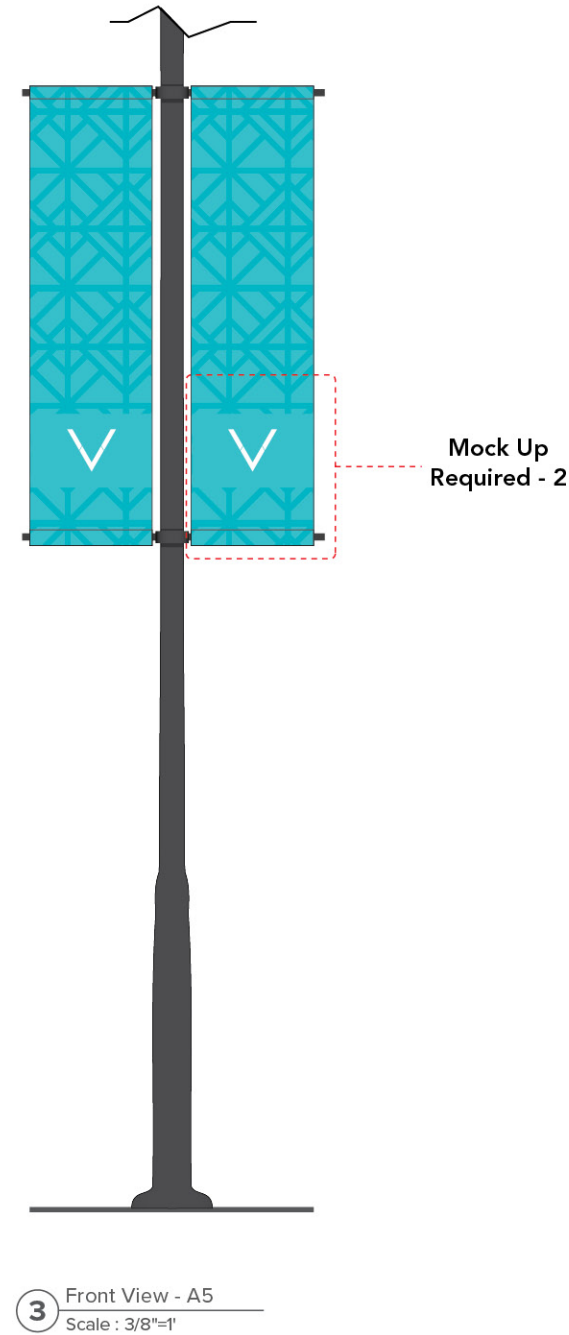
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Final LED lighting temperature to be at 4000°K (+/- 50° K) for mock-ups.

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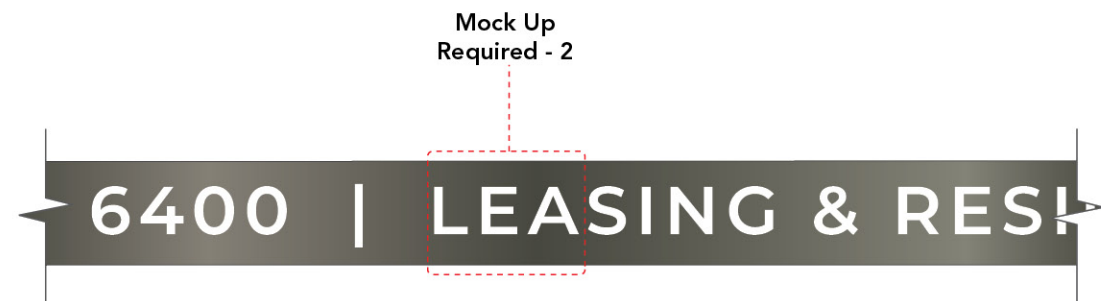
Mock Up
Required - 3

5 Front View - B5
Scale : 1/2"=1'



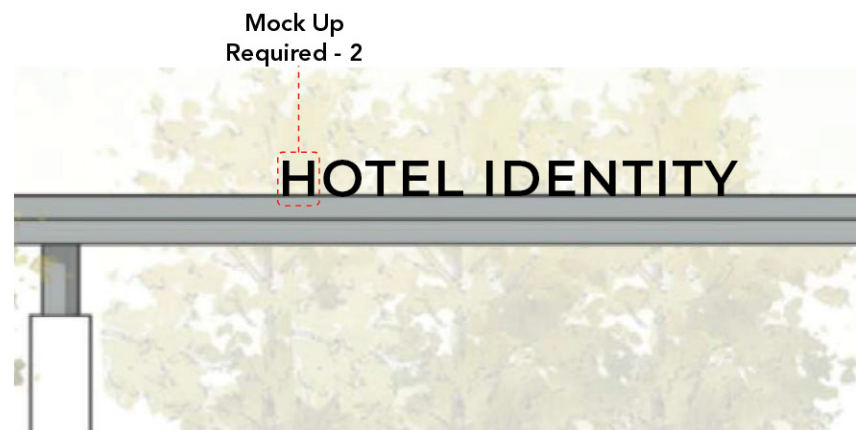
Mock Up
Required - 3

6 Front View - C3
Scale : 1/2"=1'



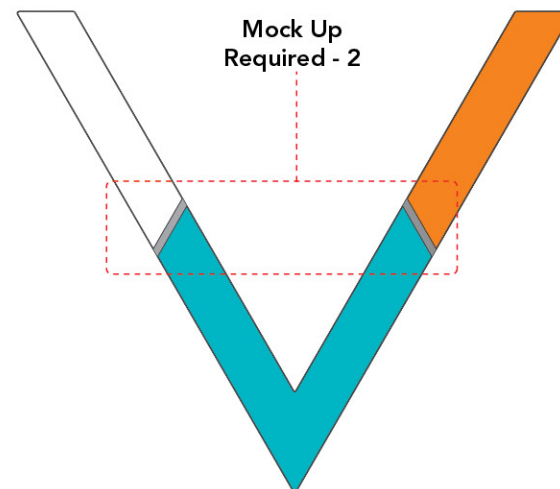
Mock Up
Required - 2

7 Front View - C5
Scale : 1/4" = 1'



Mock Up
Required - 2

8 Front View - D2
Scale : 1/8"=1'



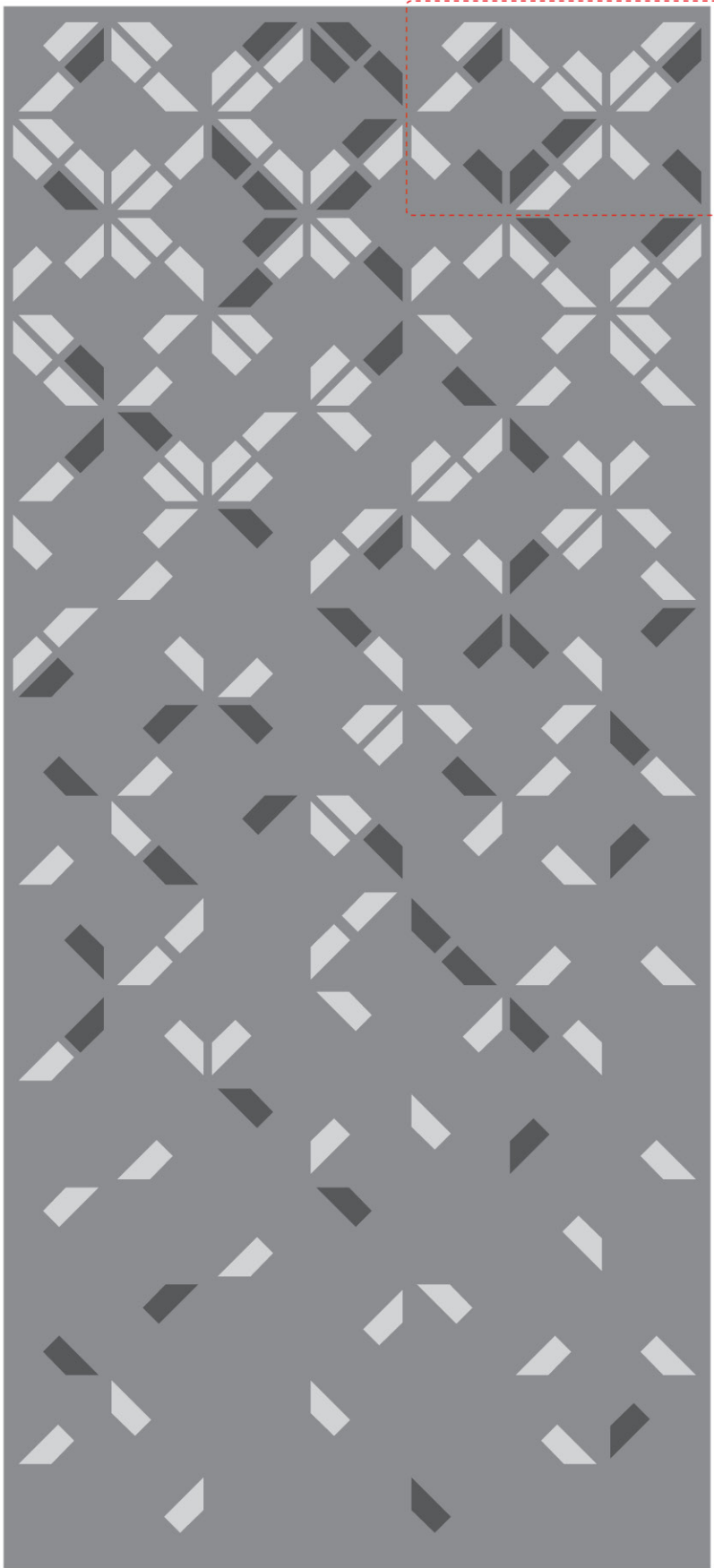
Mock Up
Required - 2

9 Front View - E1
Scale : 3/16" = 1'



Mock Up
Required - 2

10 Front View - E3
Scale : 1/4"=1'



Mock Up
Required - 2

11 Artwork Detail - E5
Scale : 1/4"=1'-0"

MOCK-UP LEGEND:

All mock-ups must be provided by fabricator per this mock-up legend prior to fabrication.

1. Full Size, 2D, Movable mock-Up; 3M Full color digital print on plywood backing; on site review in each location.
2. Partial 3D Working Mock-Up; Shop OR on-site review.
3. Full 3D Working Mock-Up; Installed On site review.
4. 1/2 Size (50%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
5. Full Size (100%) 2D black & white prints of all type and/or icons required on lightweight bond paper.
6. No Mock-Up Required.
7. Other, See sign drawing for detail.

Note: Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes.

Final LED lighting temperature to be at 4000°K (+/- 50° K) for mock-ups.



Mock Up
Required - 2



12 Side View - R1
Scale : 1/2"=1'

One internally illuminated cabinet with
cheageable pattern acrylic panels.



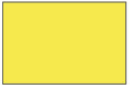
14 Side View - Pattern Mock-Up
Scale : 1/2"=1'



3M Translucent
Vinyl
Slate Grey
3630-61



3M Translucent
Vinyl
Black
3630-22



3M Translucent
Vinyl
(Envision)
Yellow
3730-015L



3M Translucent
Vinyl
Marigold
3630-75



3M Translucent
Vinyl
(Envision)
Teal Green
3730-246L



3M Translucent
Vinyl
Glacial Green
3630-56

Mock Up
Required - 2




13 Front View - R4
Scale: 1/2" = 1'


PROGRAMMING

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A1

01






Sign Type

Sign Number

Power Required

Data Required

N



#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED
#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker
#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
C2	Leasing Identity - Bldg Mtd
C3	Parking and Leasing Directional (freestanding)
C4	Residential Building Mounted Identity
C5	Residential Parking Entrance Identity
C6	Entry Door Identity Graphics - NOT LOCATED
C7	Residential Identity on Building
#	HOTEL SIGNAGE
D1	Hotel Identity Monument
D2	Porte Cochere Identity
D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED
#	PARKING GARAGE SIGNAGE
E1	Project Identity on Garage
E2	Building Mounted Entrance Identity
E3	Parking Blade Sign
E4	Car Counters Freestanding Exterior Signage
E5	Project Painted Graphics on Garage
#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity

1

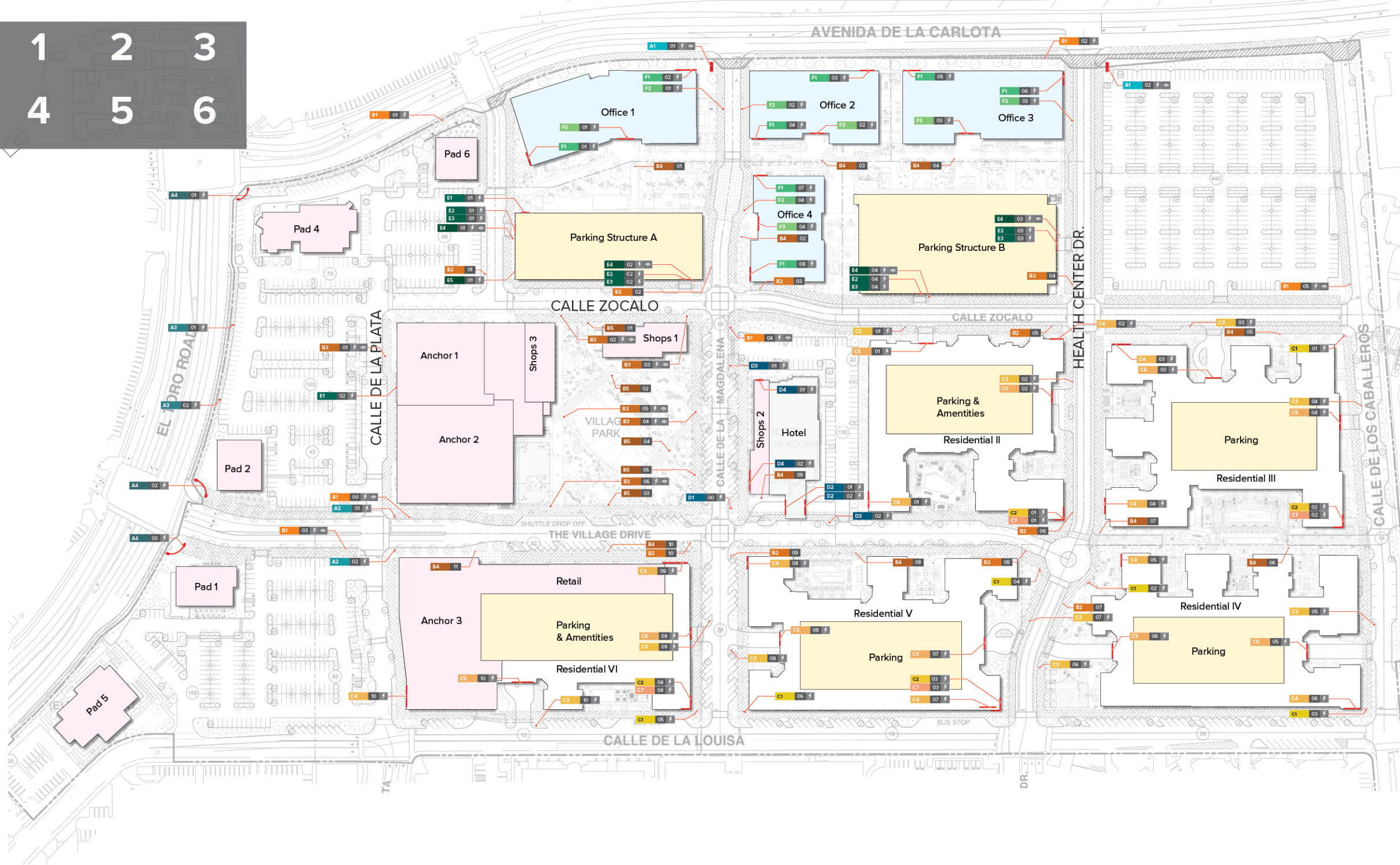
2

3

4

5

6



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A101

01

⚡

📶

SIGN TYPE

SIGN NUMBER

POWER REQUIRED

DATA REQUIRED

N

⤴

⤵

#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED

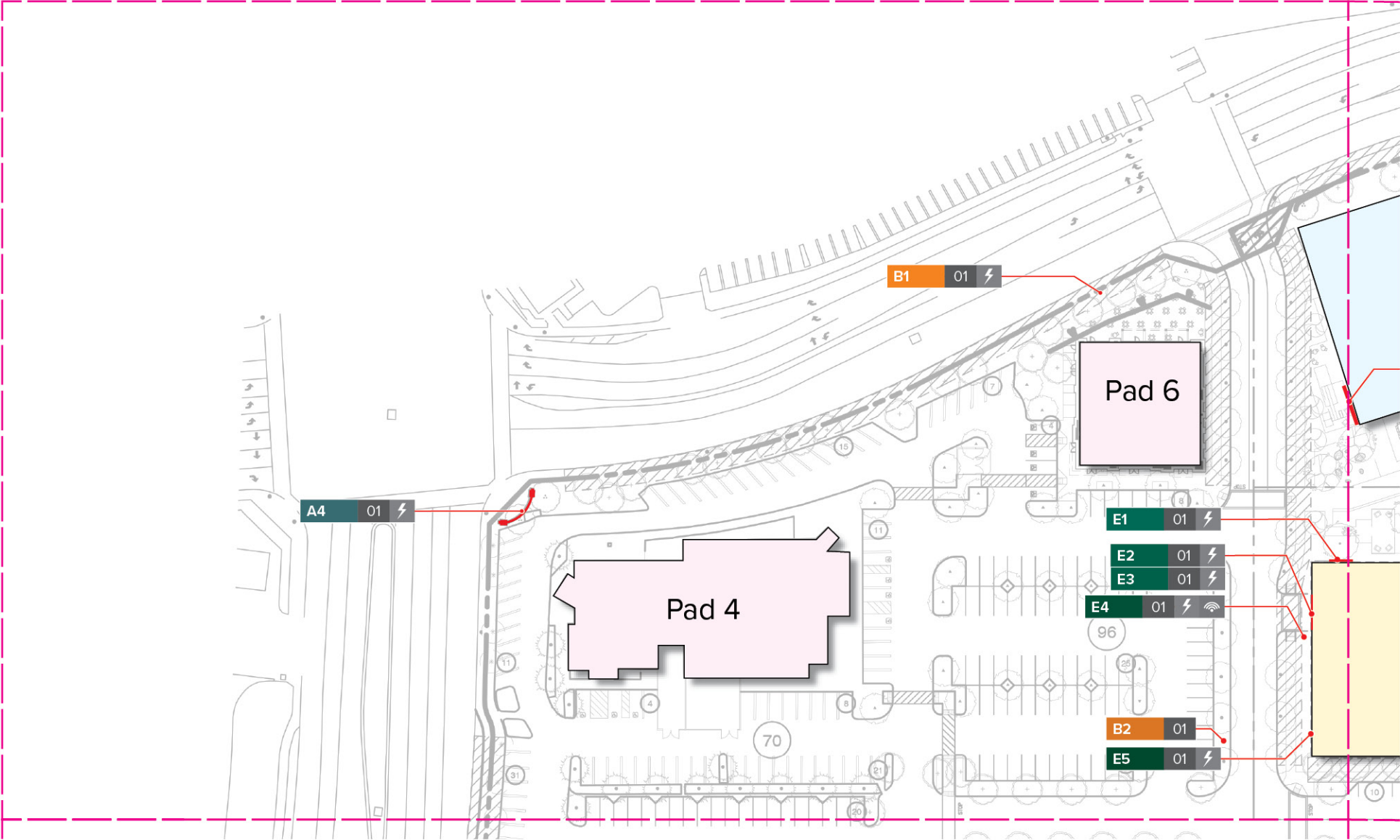
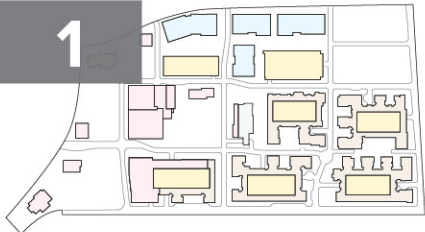
#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker

#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
C2	Leasing Identity - Bldg Mtd
C3	Parking and Leasing Directional (freestanding)
C4	Residential Building Mounted Identity
C5	Residential Parking Entrance Identity
C6	Entry Door Identity Graphics - NOT LOCATED
C7	Residential Identity on Building

#	HOTEL SIGNAGE
D1	Hotel Identity Monument
D2	Porte Cochere Identity
D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED

#	PARKING GARAGE SIGNAGE
E1	Project Identity on Garage
E2	Building Mounted Entrance Identity
E3	Parking Blade Sign
E4	Car Counters Freestanding Exterior Signage
E5	Project Painted Graphics on Garage

#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity



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A101⚡📶

SIGN TYPE

01

SIGN NUMBER

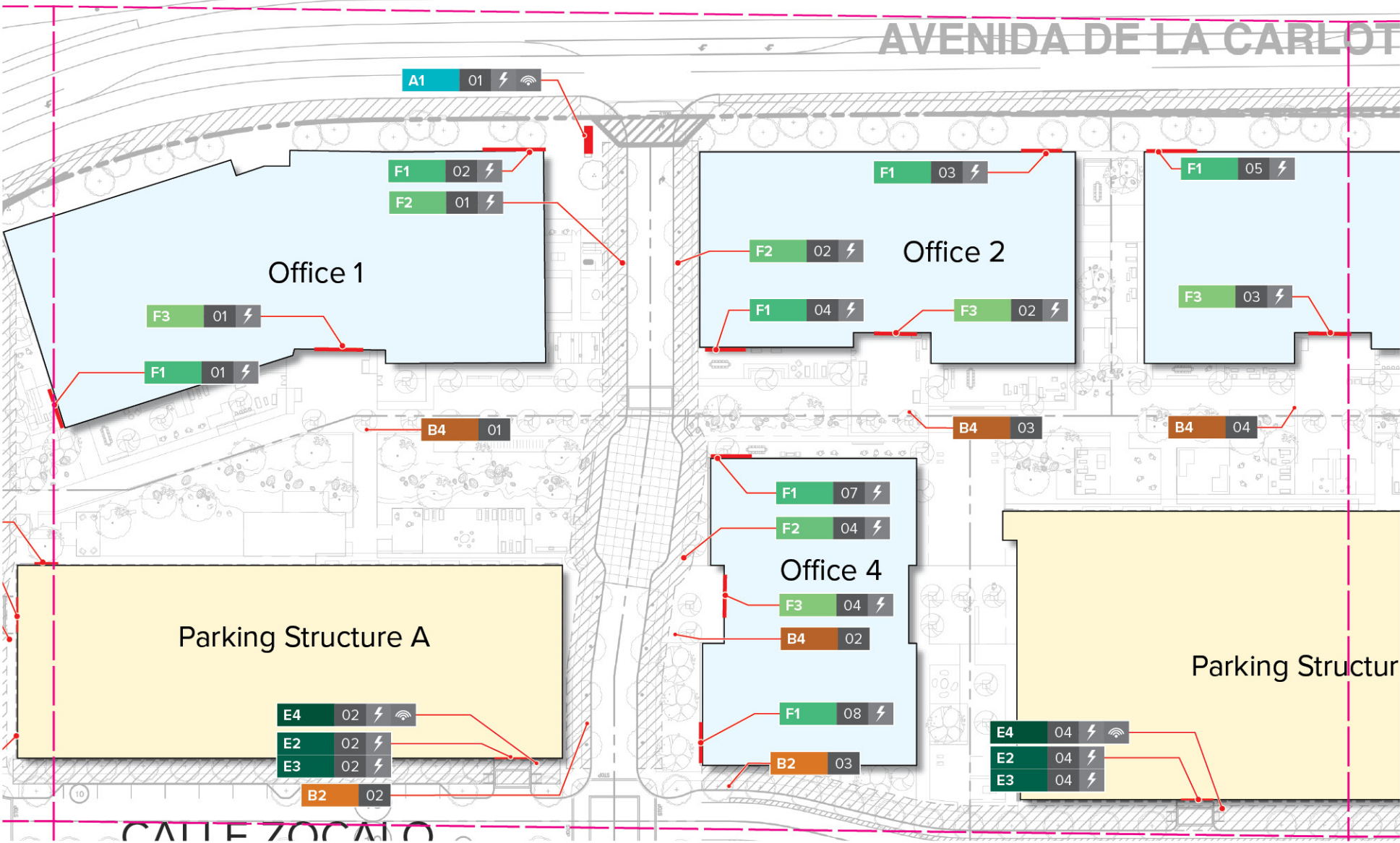
⚡

POWER REQUIRED

📶

DATA REQUIRED

#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED
#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker
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#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
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RLOTA

Office 3

Structure B

CENTER DR.

Utility markers include power (lightning bolt), gas (circle with cross), and water (circle with dot). Red dashed lines indicate boundaries or easements. The plan shows a parking lot with numbered stalls (e.g., 16, 26, 44, 443) and various building footprints labeled with letters and numbers (e.g., B1, 02, A1, 02, F1, 06, F2, 03, E4, 03, E2, 03, E3, 03, B2, 04, B1, 05).

Structure B

- E4 03 ⚡
- E2 03 ⚡
- E3 03 ⚡
- B2 04 ⚡

CENTER DR.



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DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

Detail 2 of 3

PROGRAMMING

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A101

SIGN TYPE

01

SIGN NUMBER

POWER REQUIRED

DATA REQUIRED

N

#	PROJECT SIGNAGE
A1	Freeway Pylon
A2	Primary Project Monument
A3	Secondary Project Monument
A4	Project Corner Monument Identity
A5	Light Pole Banner Graphics - NOT LOCATED

#	DIRECTIONAL SIGNAGE
B1	Primary Vehicular Directional
B2	Pole Mounted Vehicular Directional
B3	Pedestrian Directory
B4	Pedestrian Directional
B5	Trail Marker

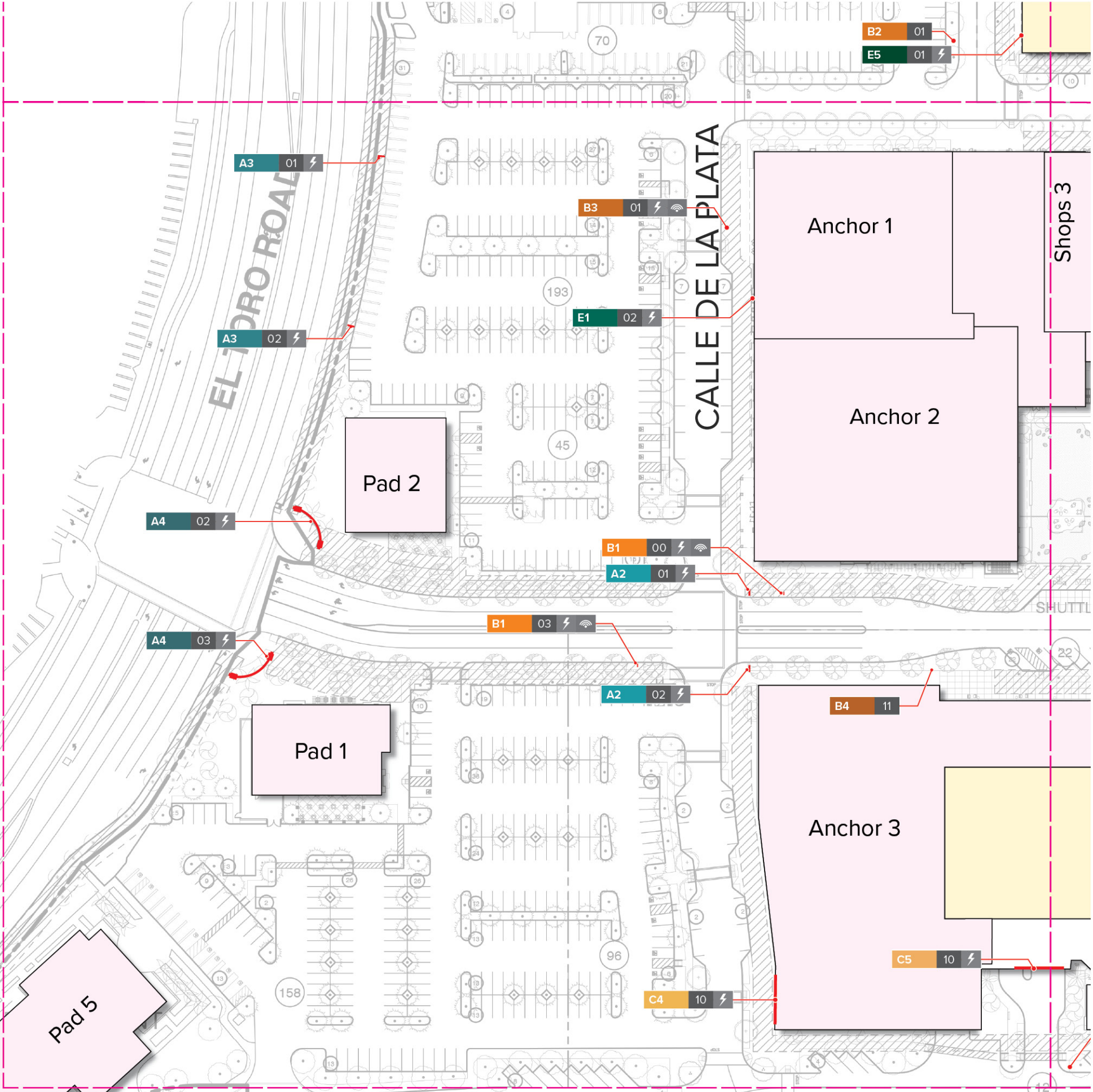
#	RESIDENTIAL SIGNAGE
C1	Residential Identity Monument
C2	Leasing Identity - Bldg Mtd
C3	Parking and Leasing Directional (freestanding)
C4	Residential Building Mounted Identity
C5	Residential Parking Entrance Identity
C6	Entry Door Identity Graphics - NOT LOCATED
C7	Residential Identity on Building

#	HOTEL SIGNAGE
D1	Hotel Identity Monument
D2	Porte Cochere Identity
D3	Hotel Vehicular Directional
D4	Building Mounted Hotel Identity
D5	Hotel Identity on Glass - NOT LOCATED

#	PARKING GARAGE SIGNAGE
E1	Project Identity on Garage
E2	Building Mounted Entrance Identity
E3	Parking Blade Sign
E4	Car Counters Freestanding Exterior Signage
E5	Project Painted Graphics on Garage

#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity

4



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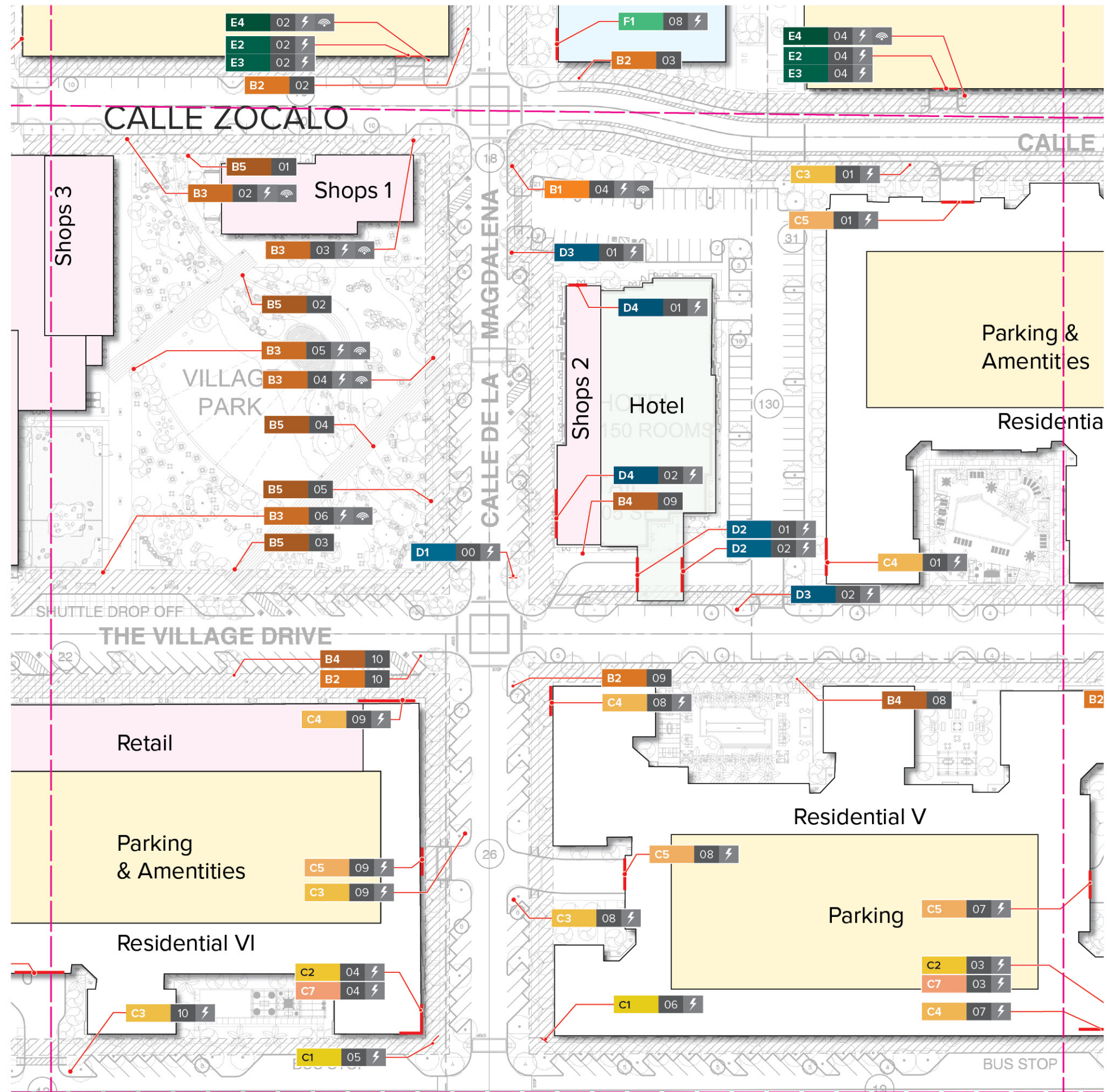
REVISIONS:

DATE:

16

Please note all quantities and locations will need to be finalized by client and field verified by sign fabricator prior to installation. Listed here are to apply to all sign types within this package unless otherwise noted on the Individual design drawing. Sign fabricator to confirm all final sign messaging and locations with client or general contractor prior to fabrication. RSM Design to be notified of any changes.

#	OFFICE BUILDING SIGNAGE
F1	Building Mounted Identity
F2	Office Tenant Identity Monument
F3	Office Building Mounted Entrance Identity



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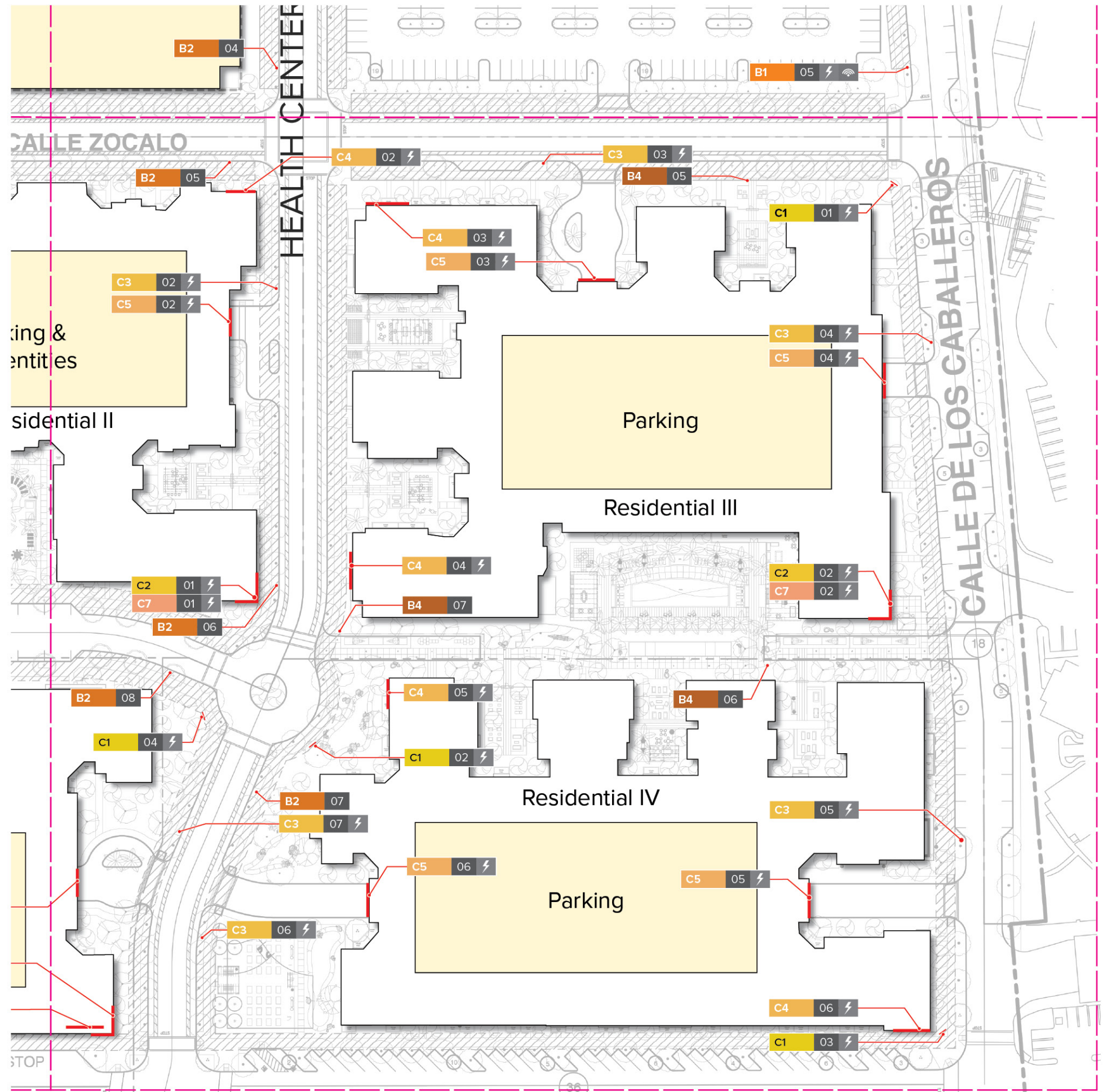
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DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

Detail **3 of 3**

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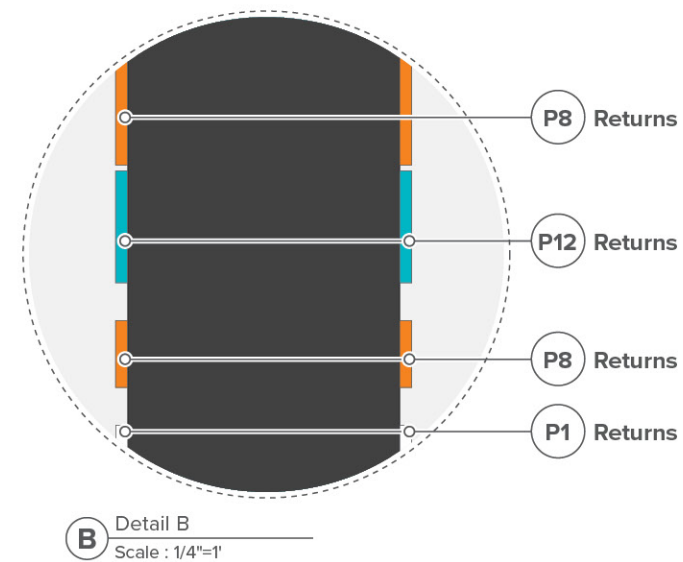
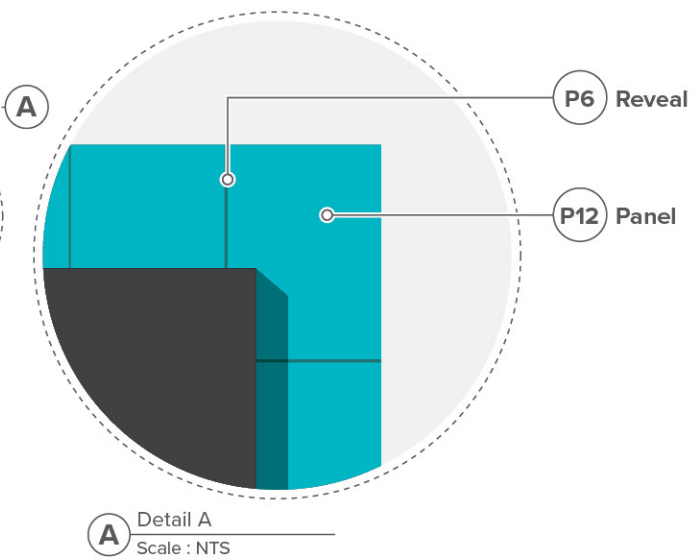
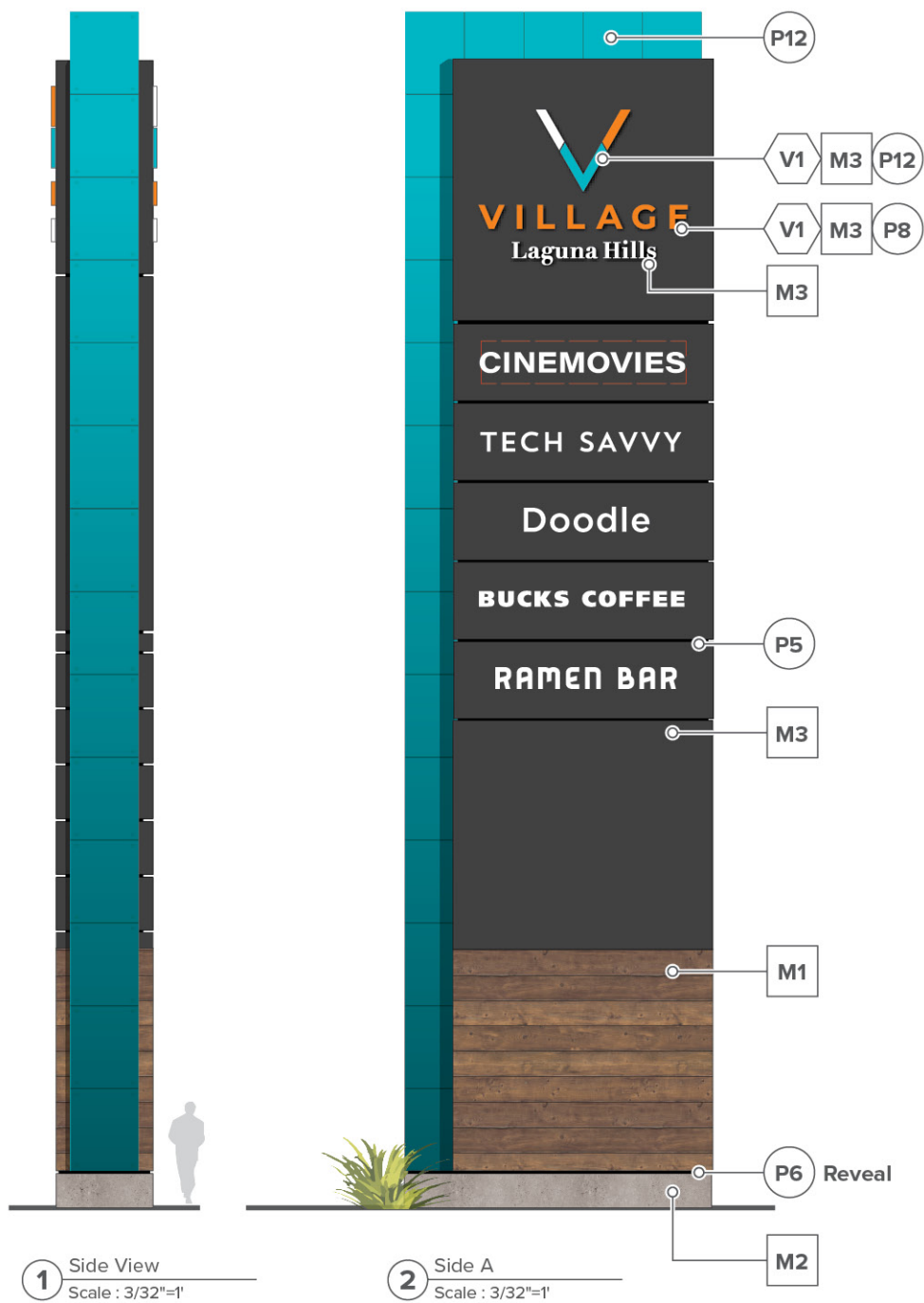
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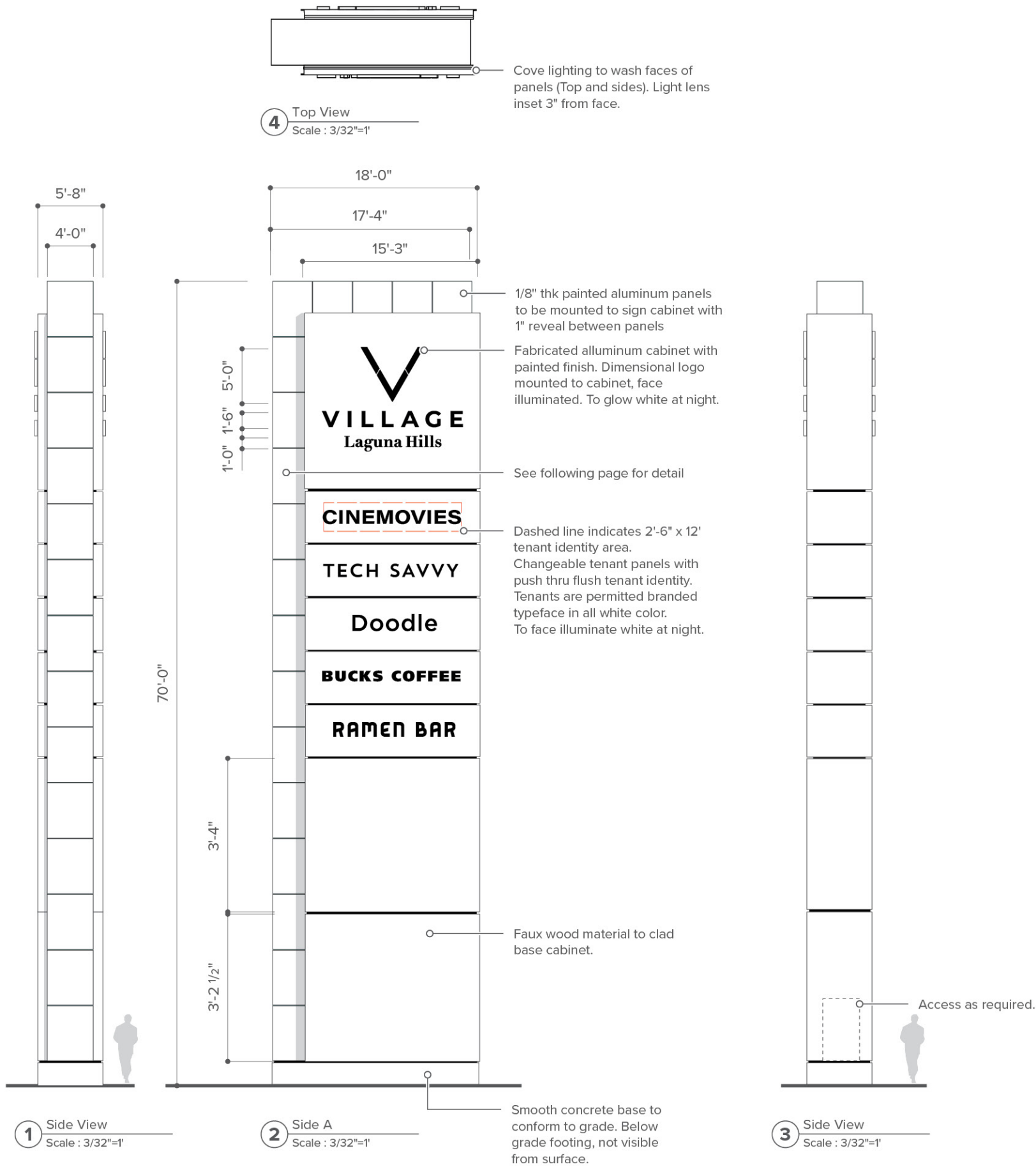
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SQUARE FOOTAGE

OVERALL SIGN AREA: 1260 sq.ft.

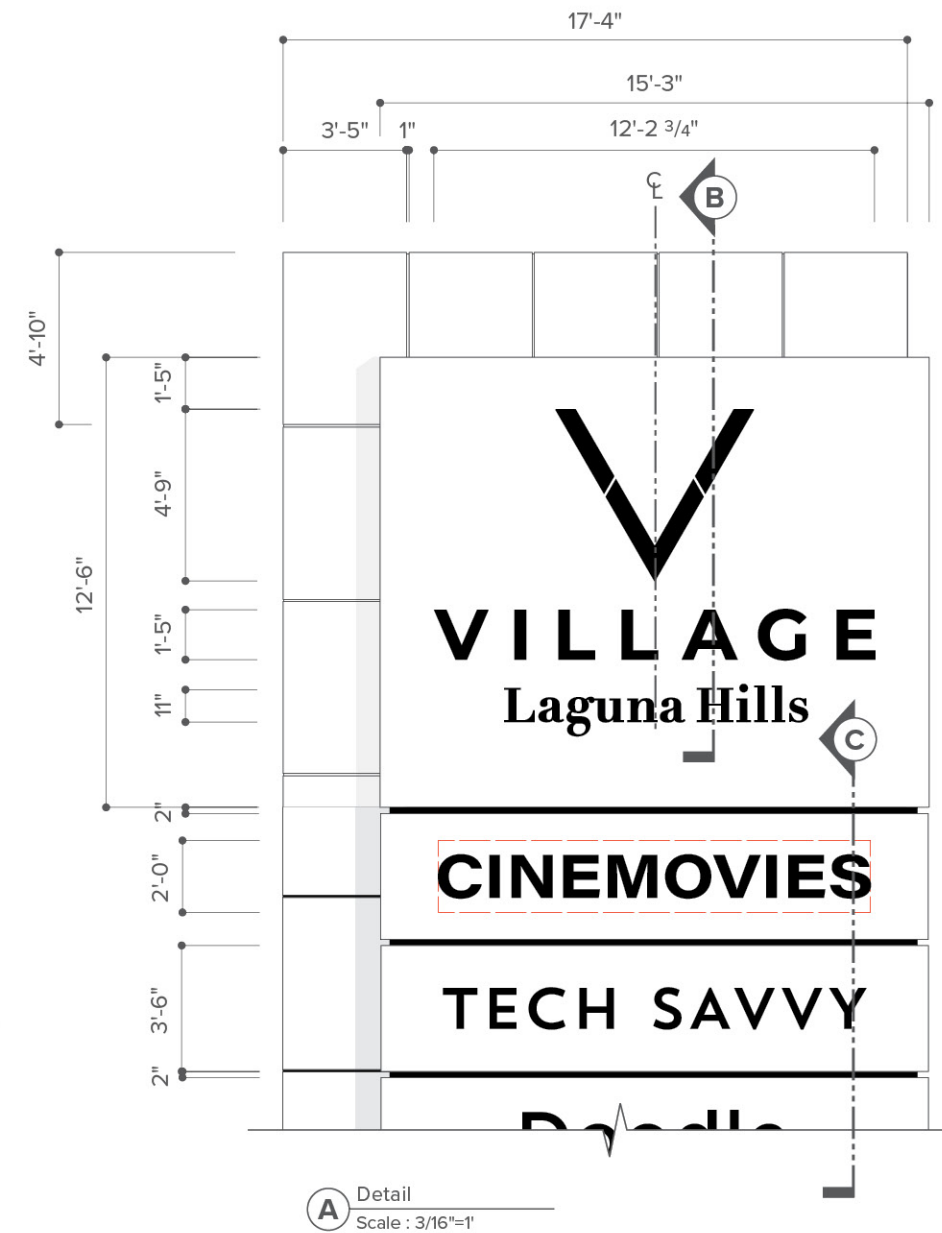
PROJECT IDENTITY AREA: 153 sq.ft.

SINGLE TENANT AREA: 25 sq.ft.

GENERAL NOTES

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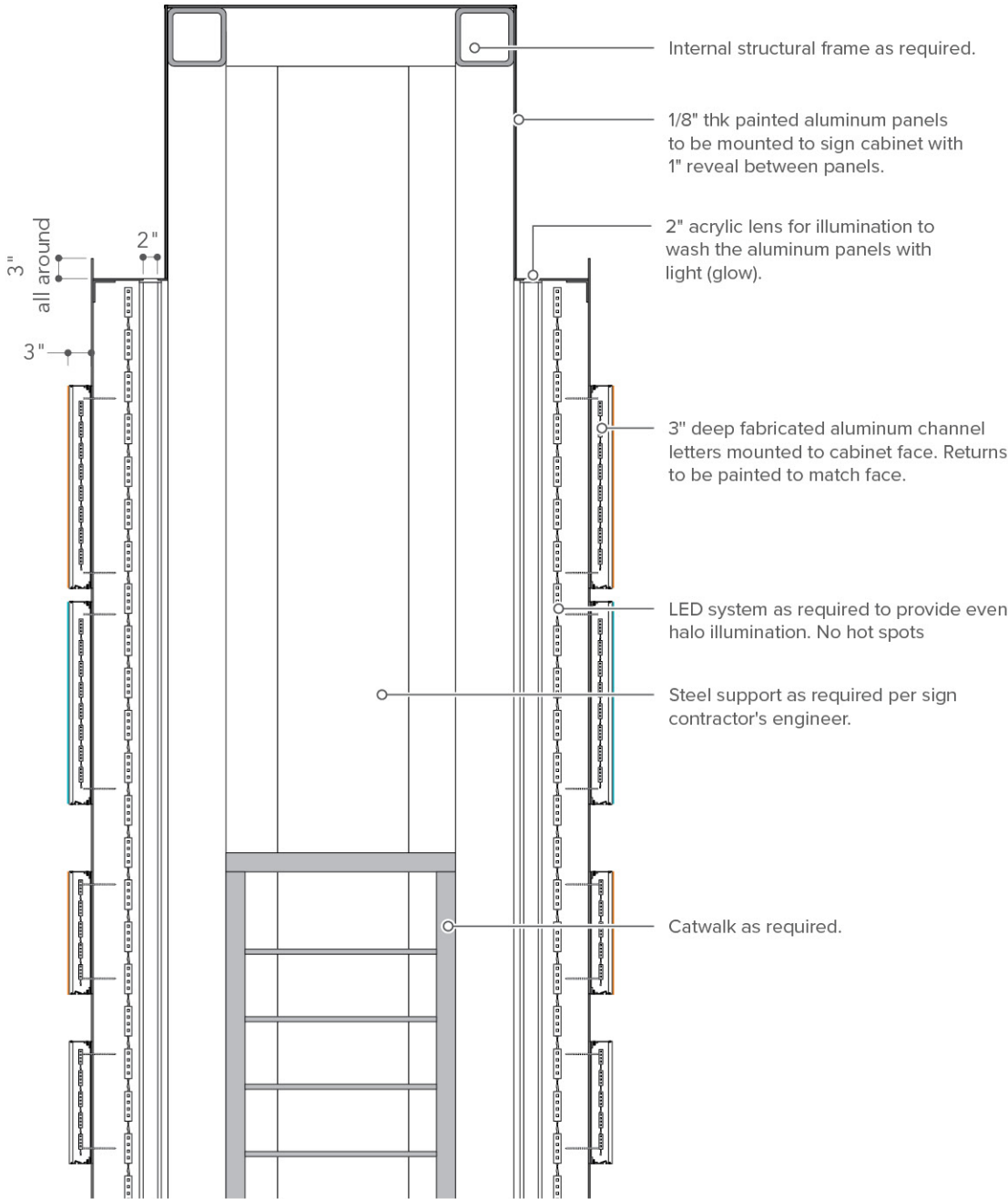
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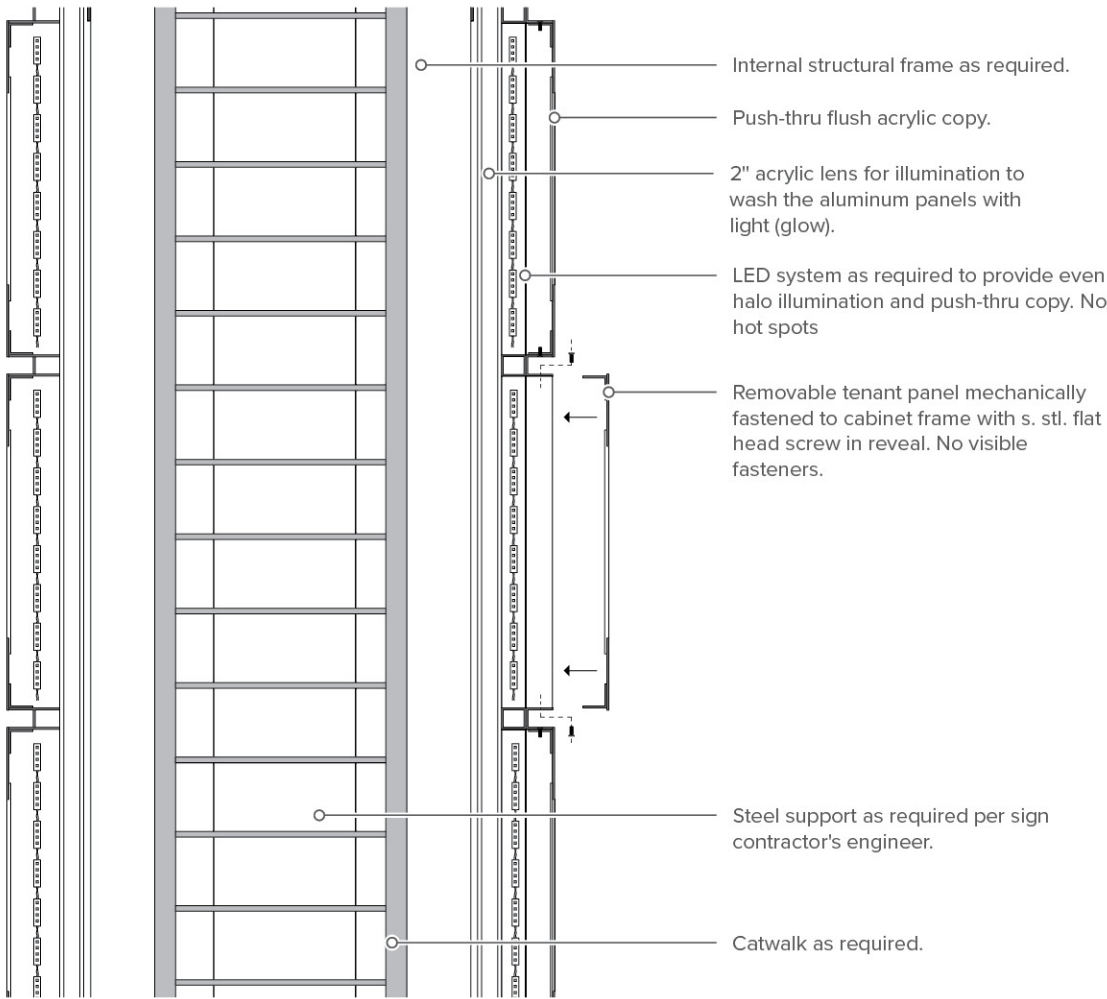
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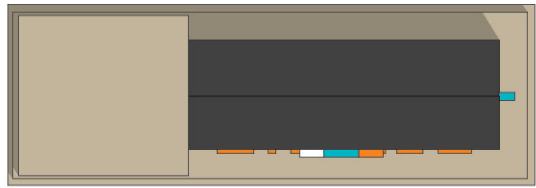
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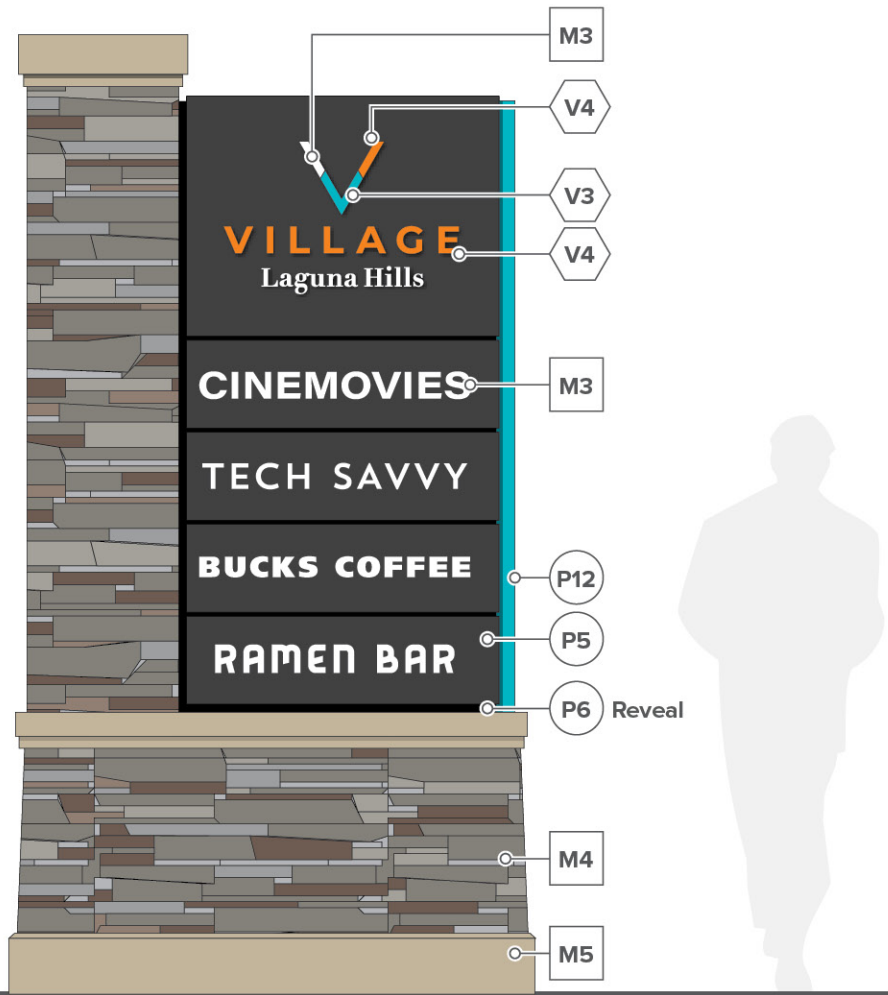
B Section
Scale : 3/8"=1'



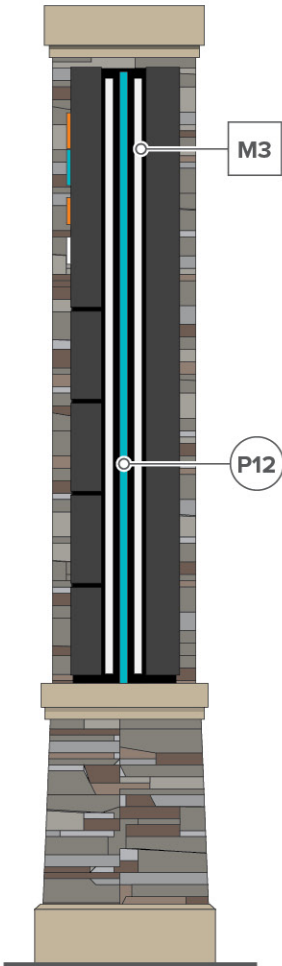
C Section
Scale : 3/8"=1'



1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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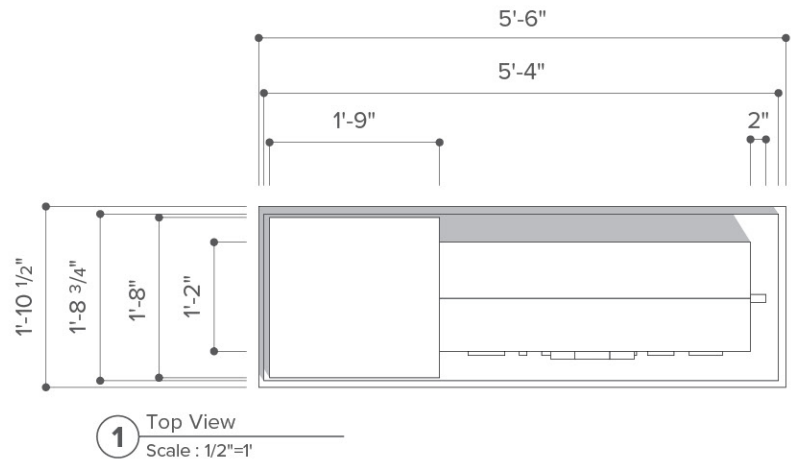
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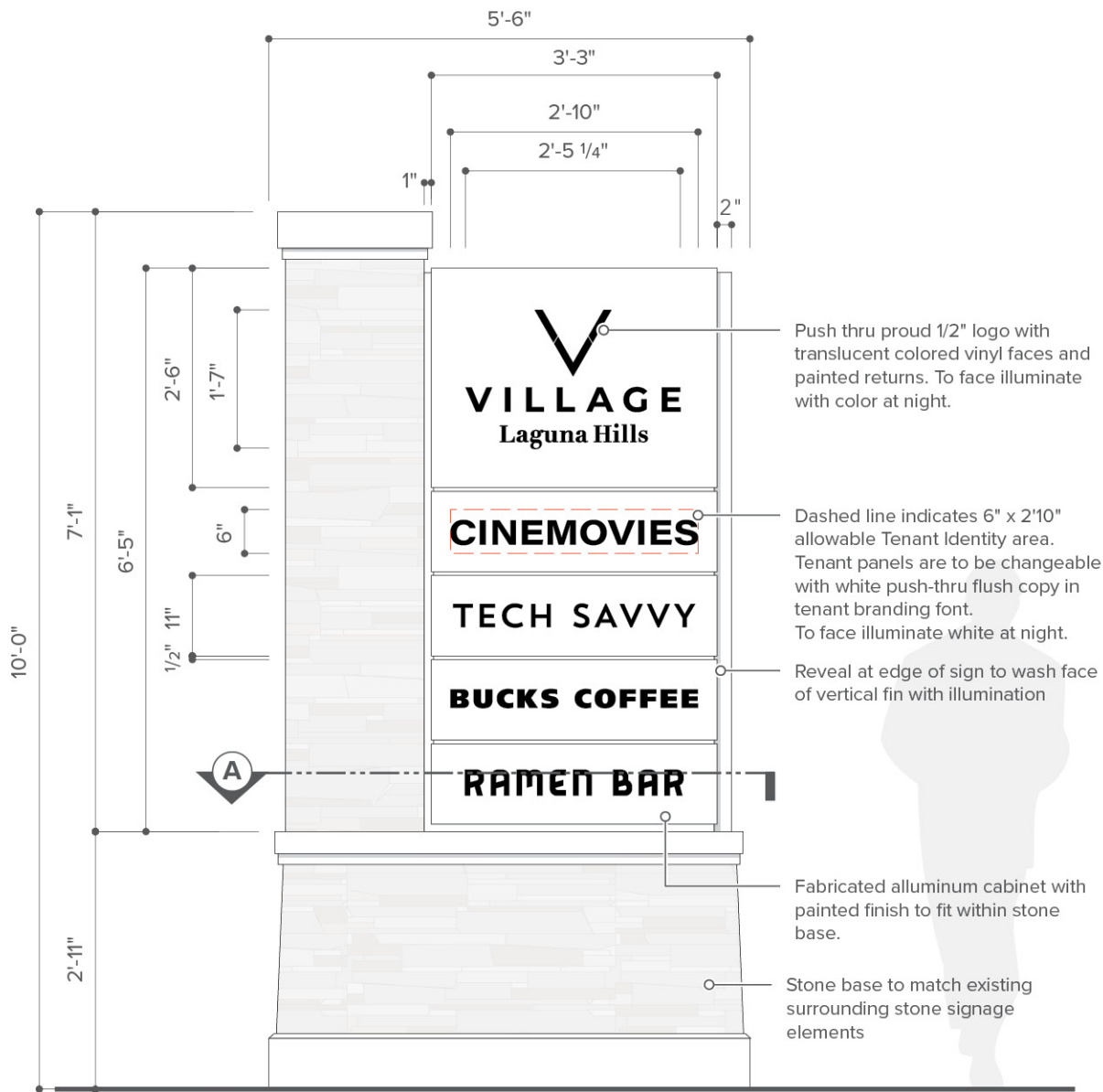
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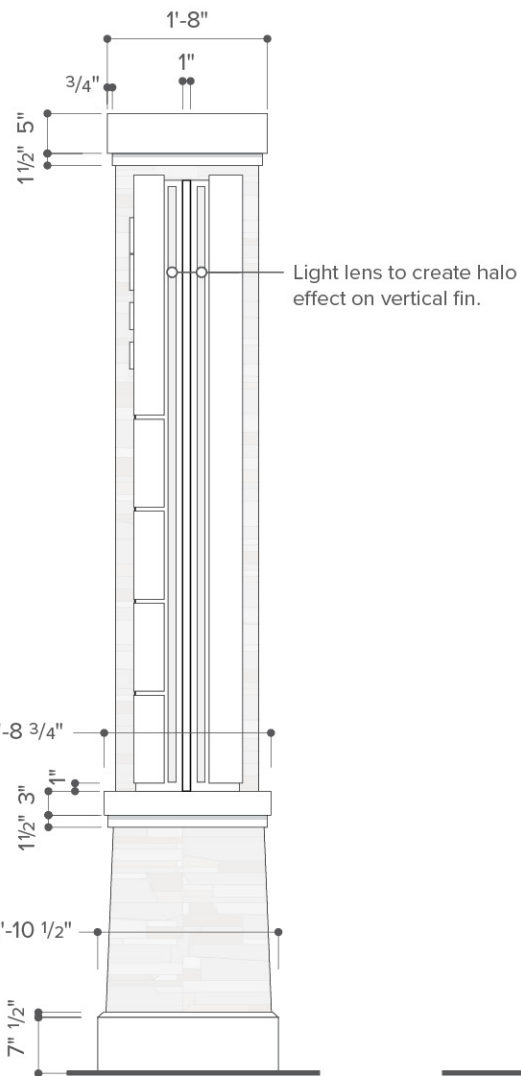
REVISIONS:	DATE:



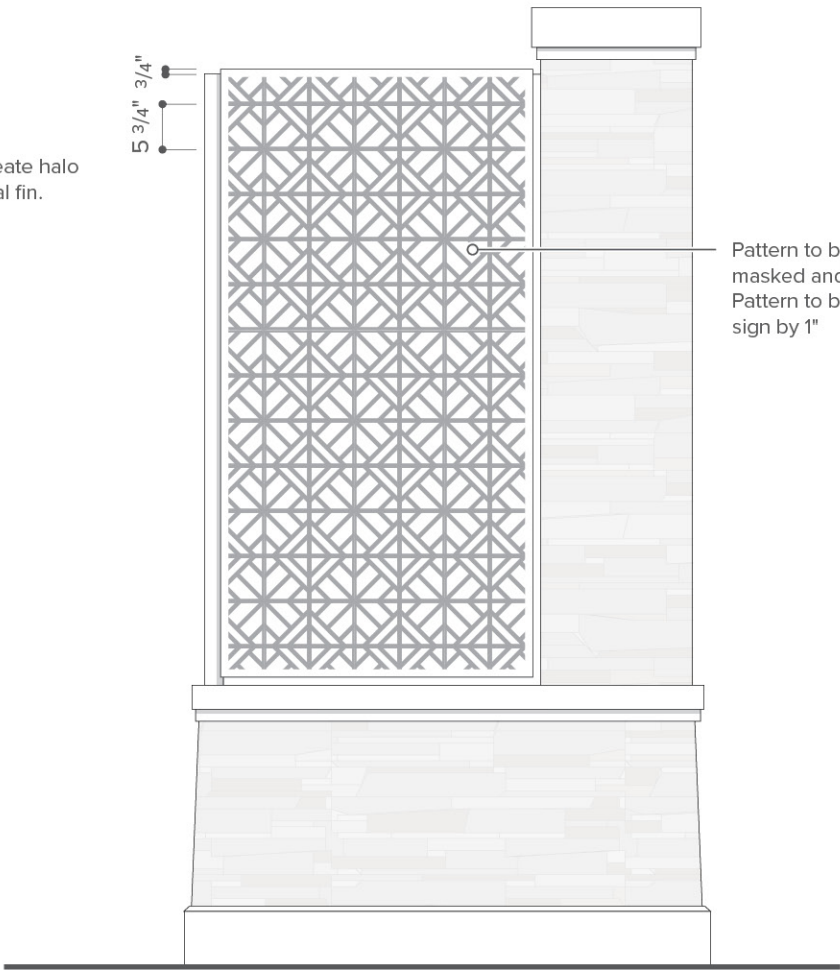
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 55 sq.ft.

PROJECT IDENTITY AREA: 4 sq.ft.

SINGLE TENANT AREA: 2 sq.ft.

GENERAL NOTES

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SQUARE FOOTAGE

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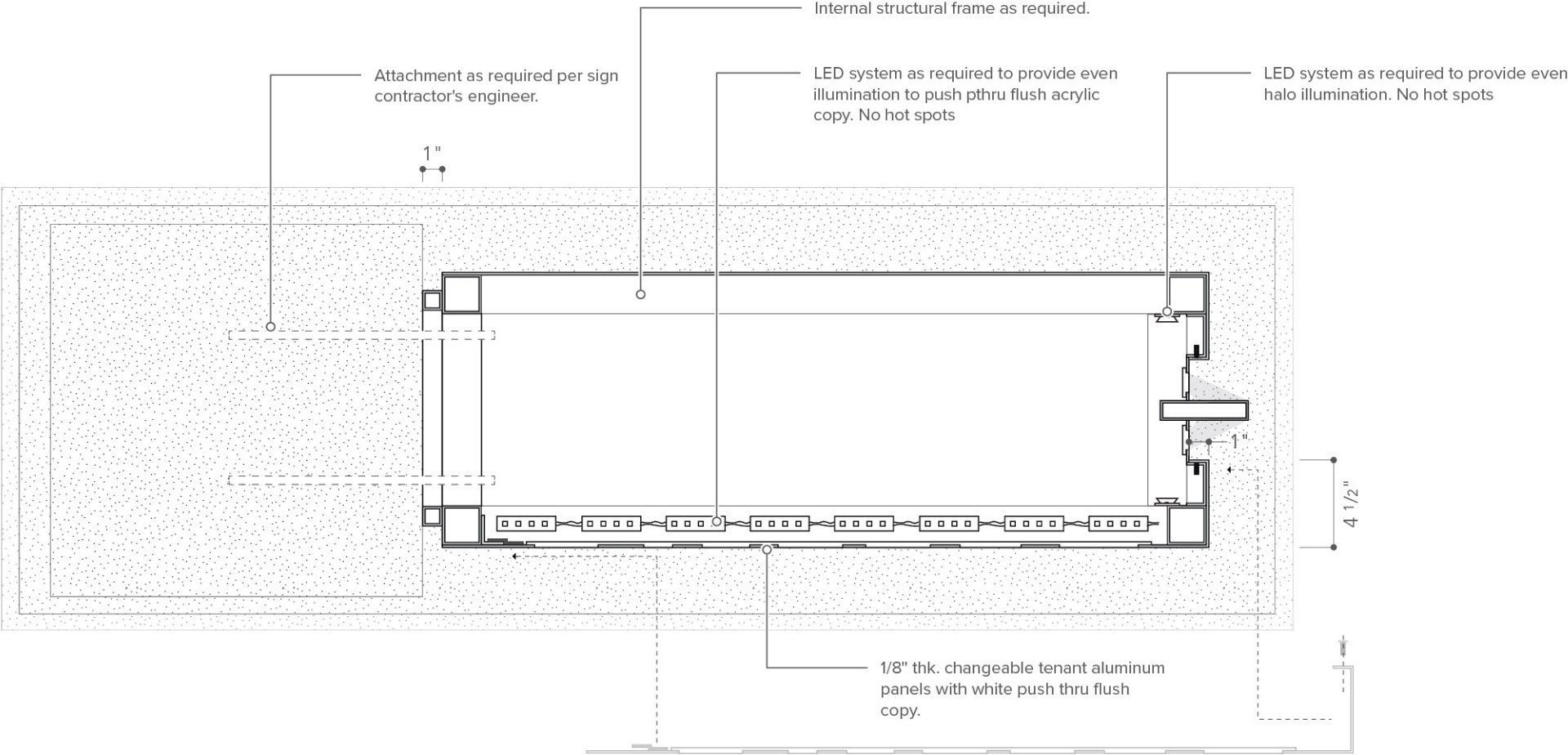
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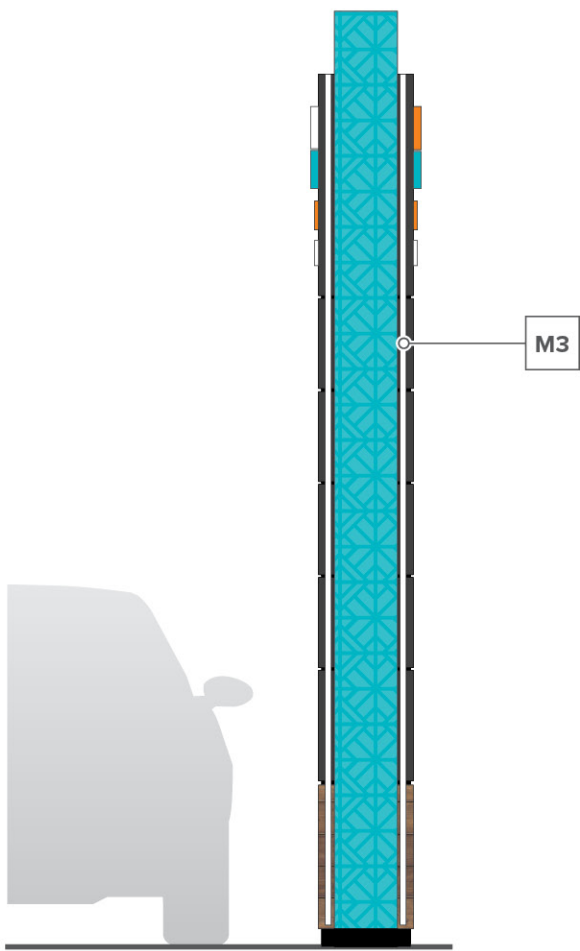
A Section
Scale : 1 1/2"=1'



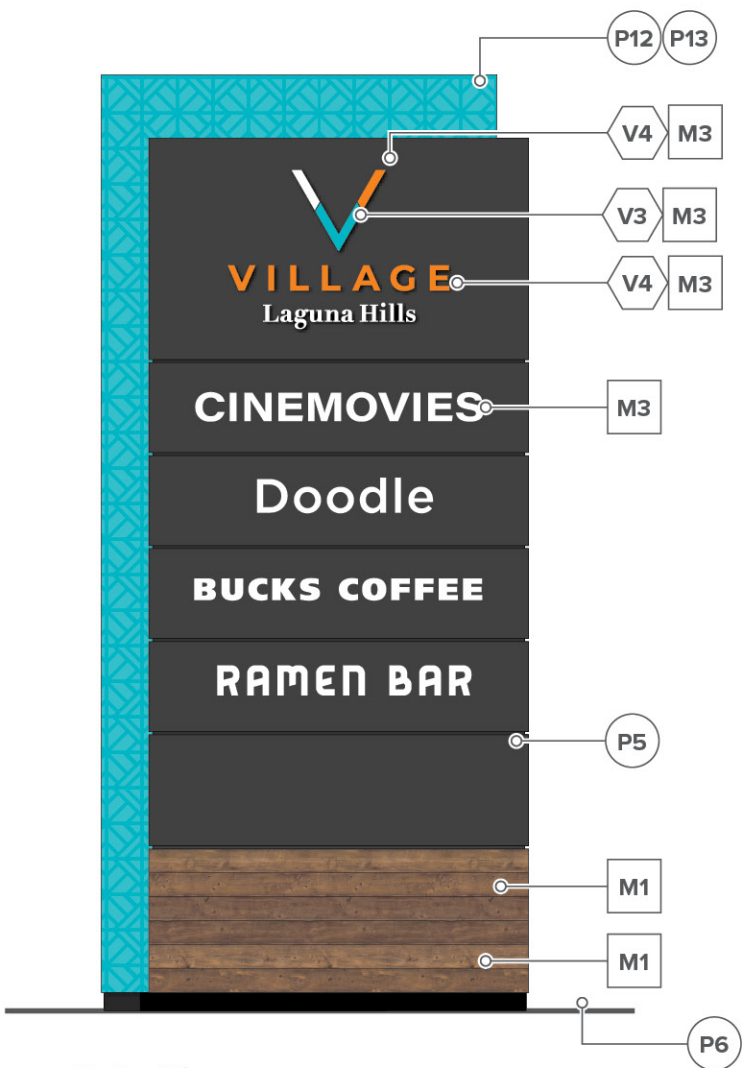
DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



4 Top View
Scale : 3/8"=1'

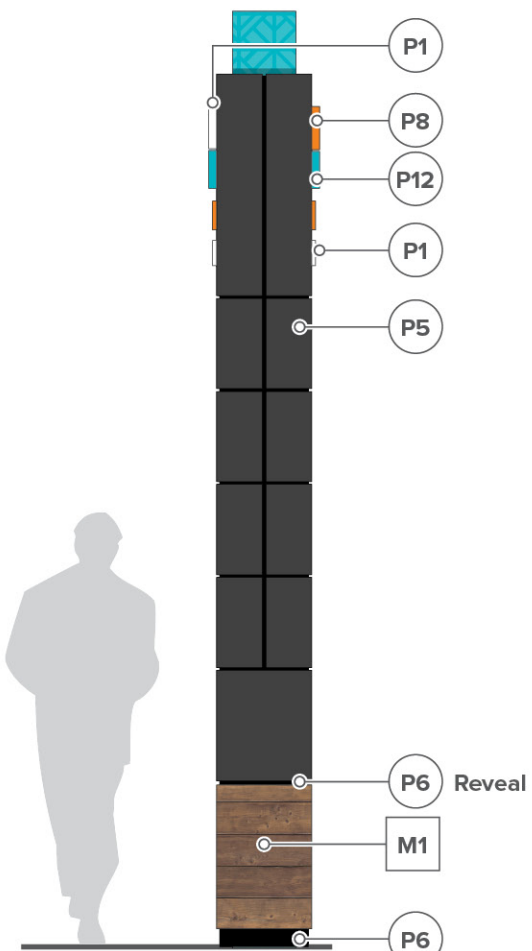


1 Side View
Scale : 3/8"=1'



2 Front View
Scale : 3/8"=1'

This sign is double sided



3 Side View
Scale : 3/8"=1'

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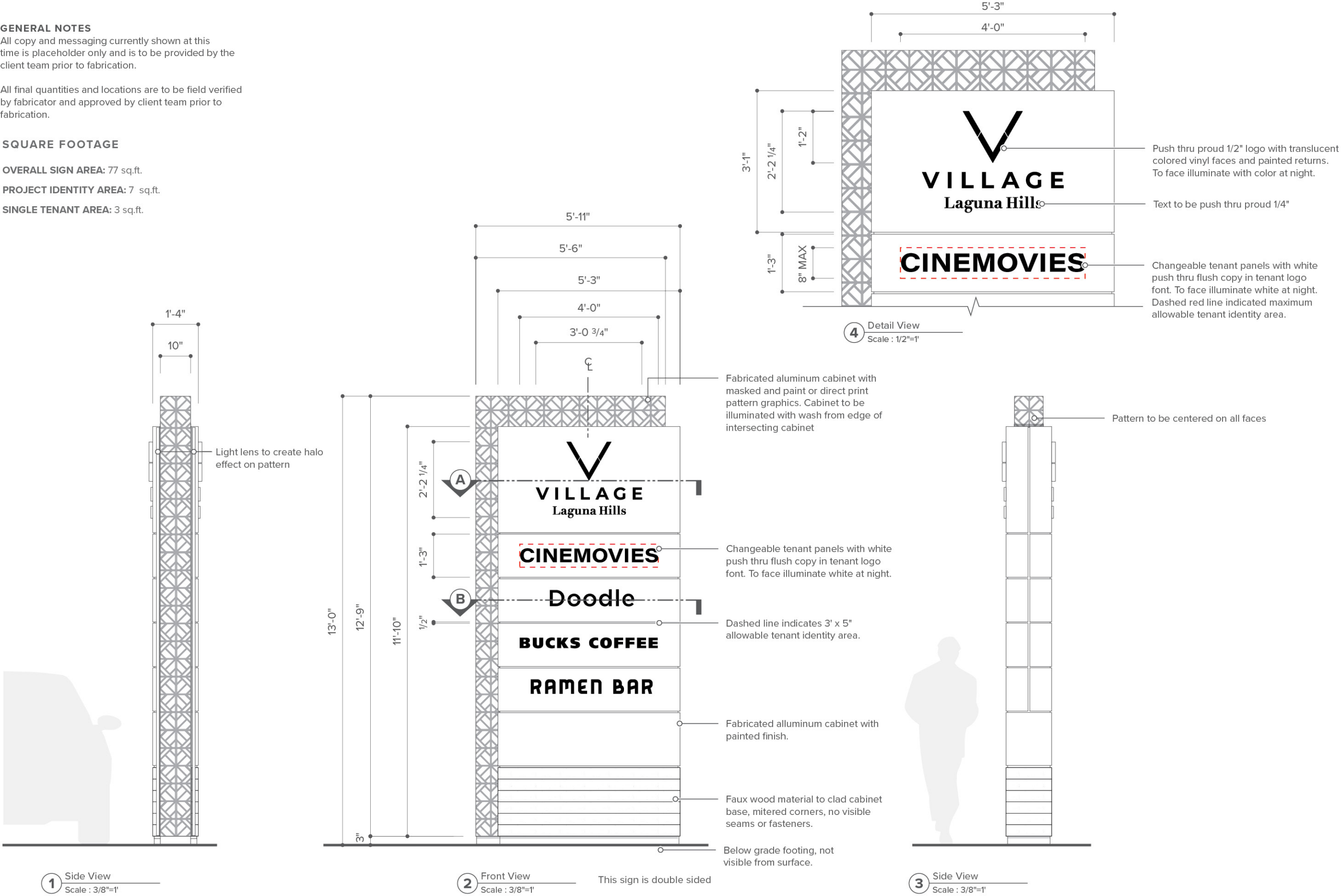
All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

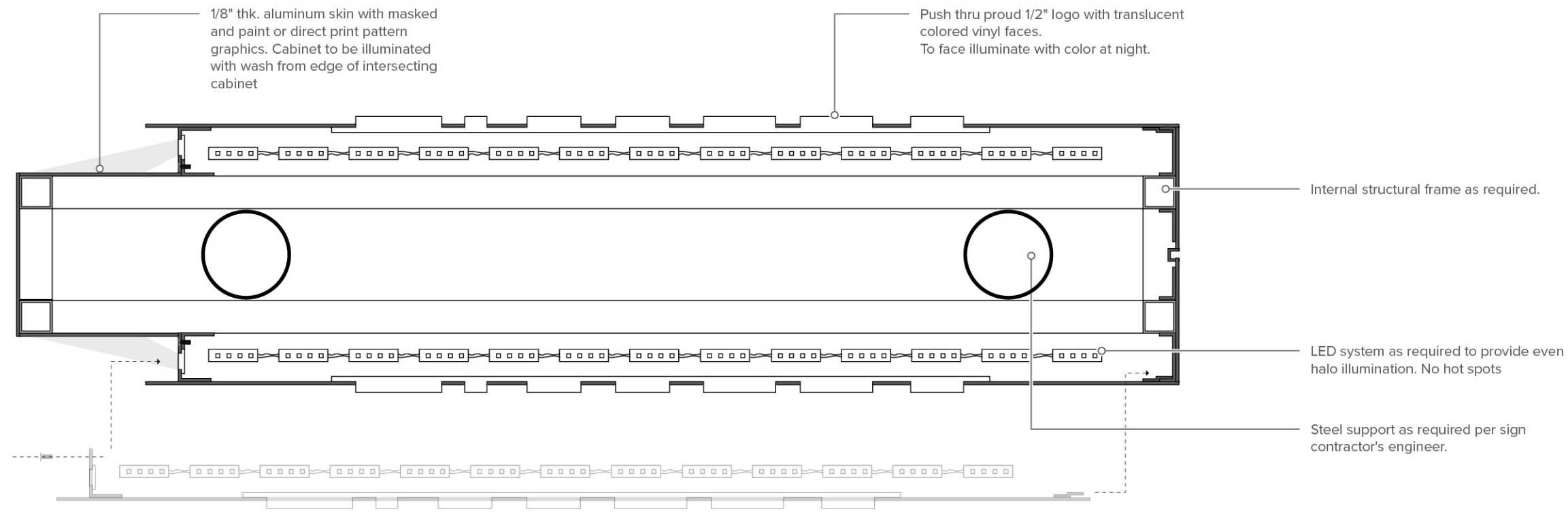
SQUARE FOOTAGE

OVERALL SIGN AREA: 77 sq.ft.

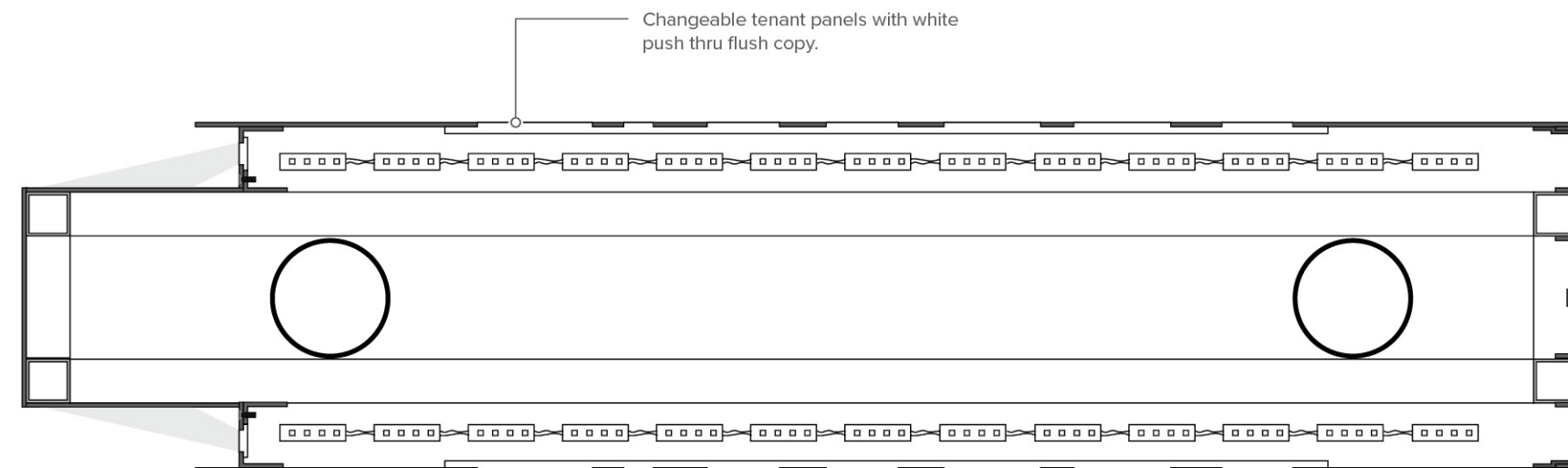
PROJECT IDENTITY AREA: 7 sq.ft.

SINGLE TENANT AREA: 3 sq.ft.





A Section
Scale : 1 1/2"=1'



B Section
Scale : 1 1/2"=1'

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ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

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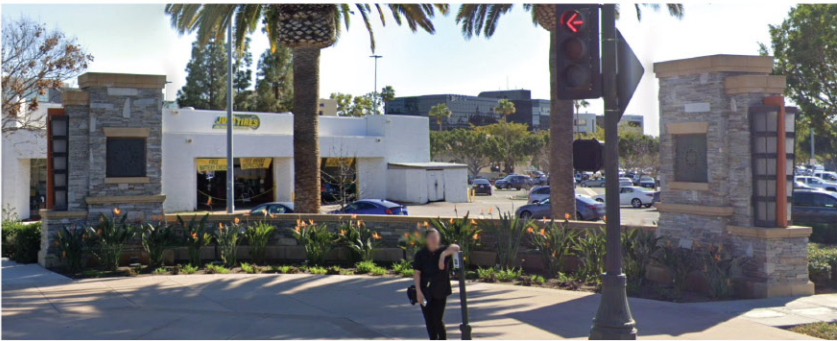
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PACKAGE: Schematic Design

REVISIONS: DATE:

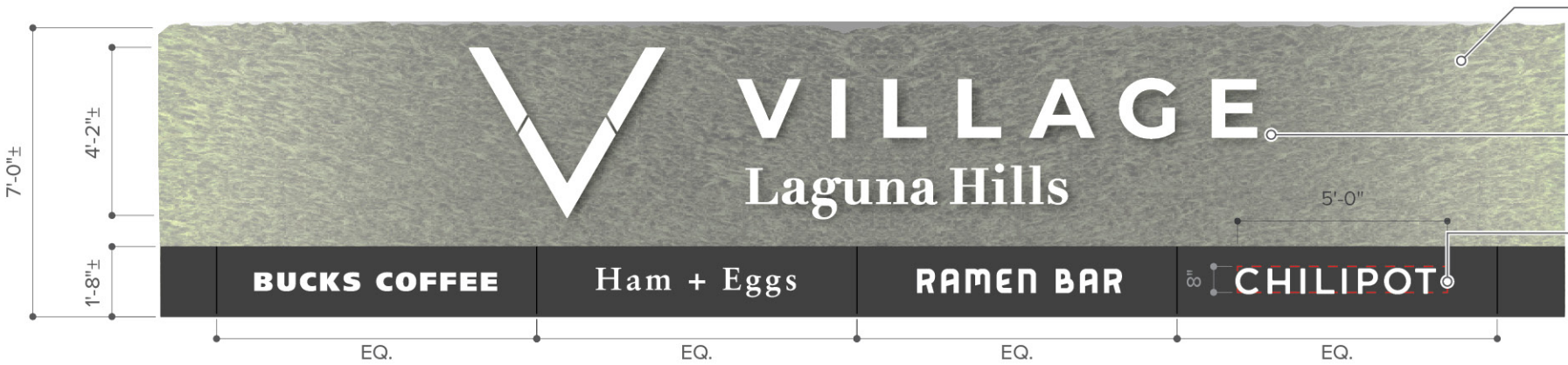
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1 Existing Sign Context
Scale : NTS

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2 Front View
Scale : 1/4"=1'

Provide curved structure to follow radius of existing wall for plant / vine to grow. Planting to be coordinated with and provided by landscape team or to be faux so element is green year round.

Fabricated aluminum channel letters. Individual letters pin mounted from planting structure. Letters to face illuminate and halo glow from back of letters.

Fabricated curved cabinet to follow radius of existing wall. Changeable tenant panels. White Push thru flush tenant identities in tenant logo font. Internally illuminated to glow white at night. Dashed area indicates Tenant Identity Area

Existing grille to be replaced with new waterjet grille & frame backed up with acrylic. Colored film on first surface of acrylic. Internally illuminated.

Existing fins to be painted project blue.

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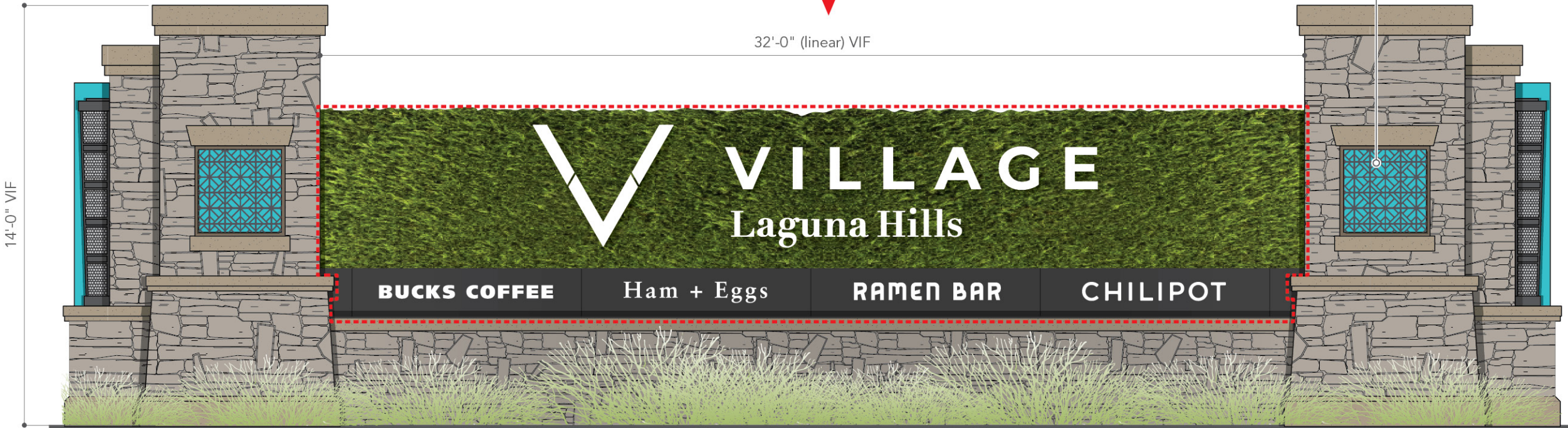
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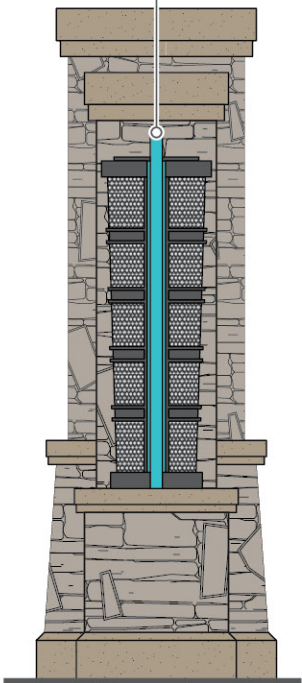
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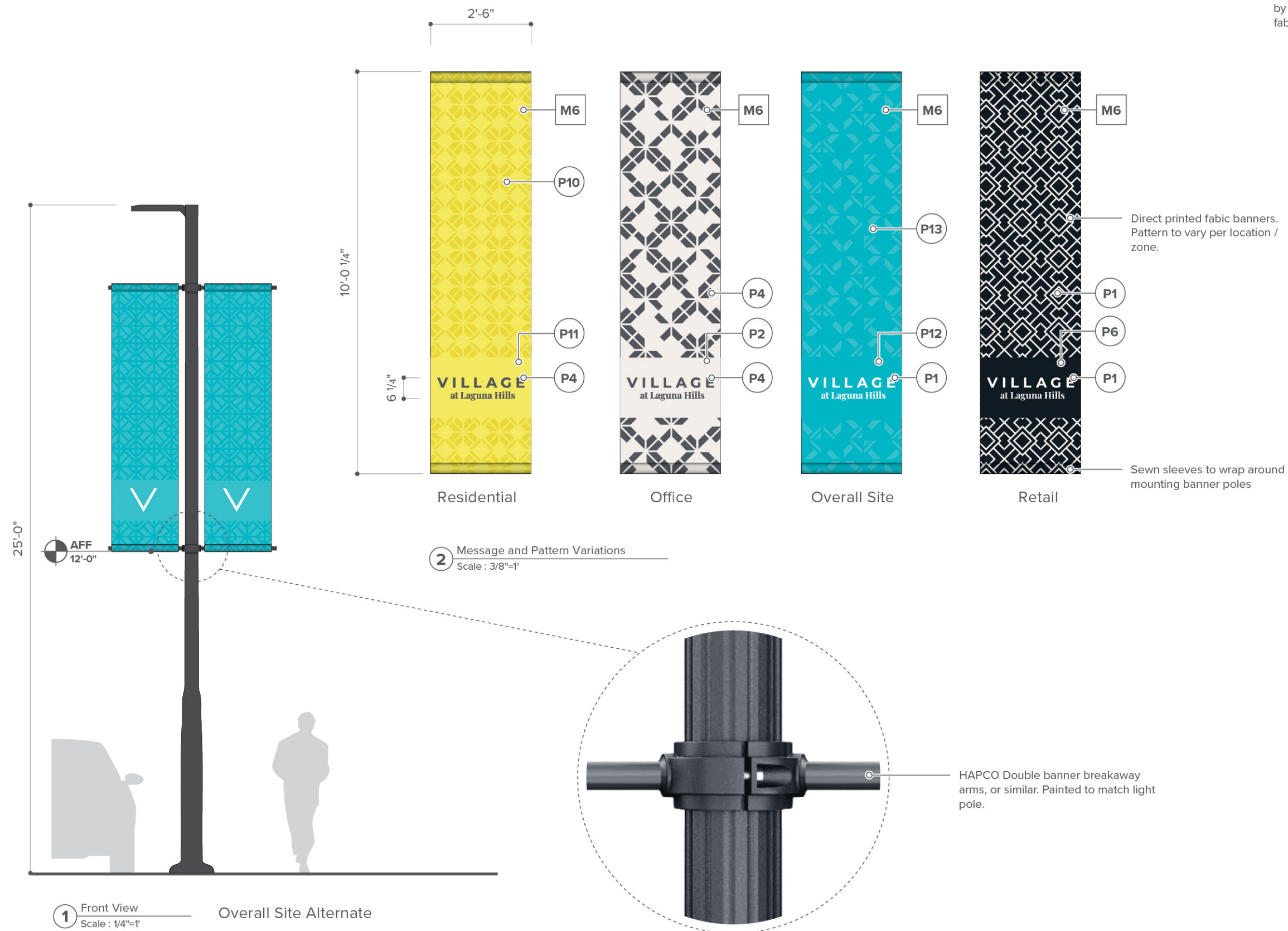
REVISIONS: DATE:



3 Context Front View
Scale : 1/4"=1'



4 Side View
Scale : 1/4"=1'



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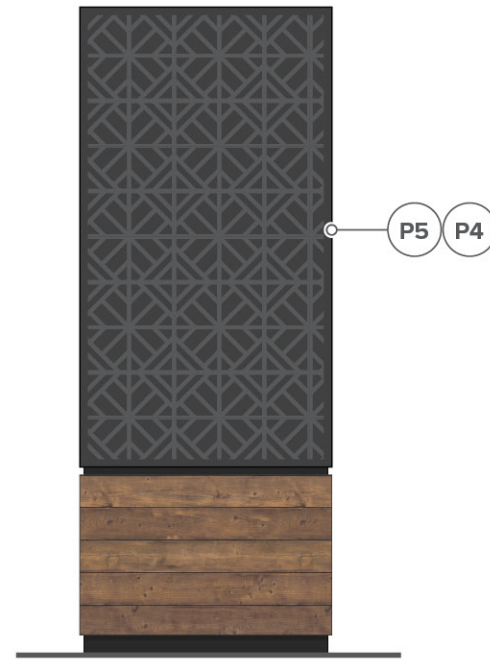
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5 Alternate Back
Scale : 1/2"=1'



4 Detail View
Scale : 1/2"=1'

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DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL

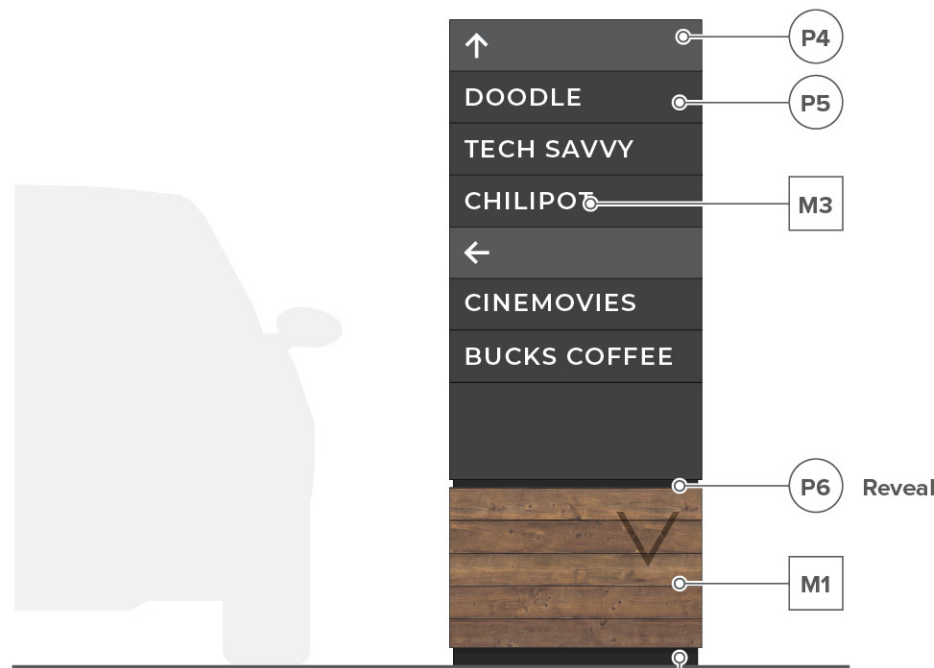
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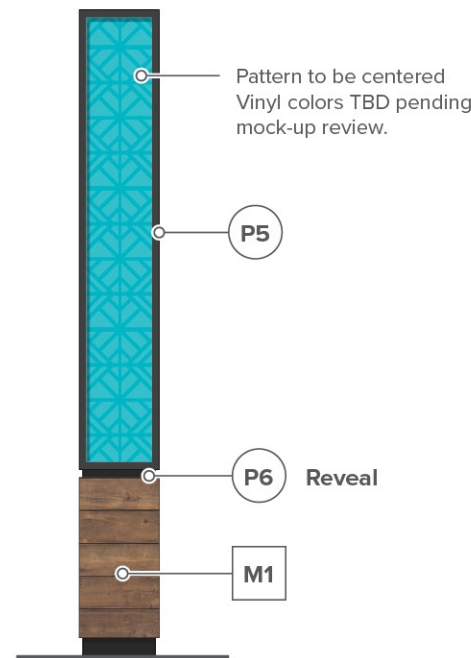
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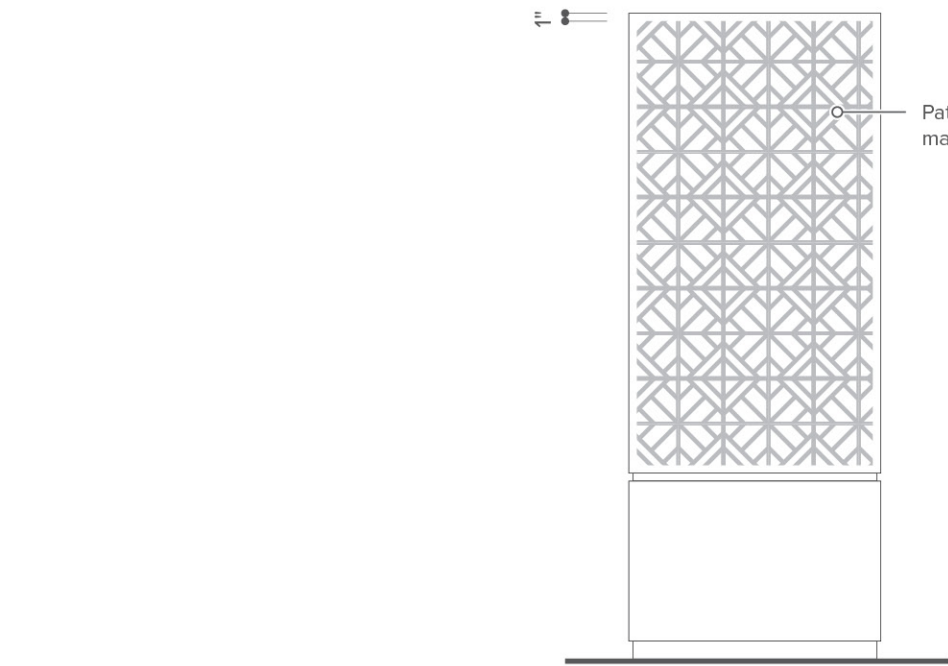
1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'

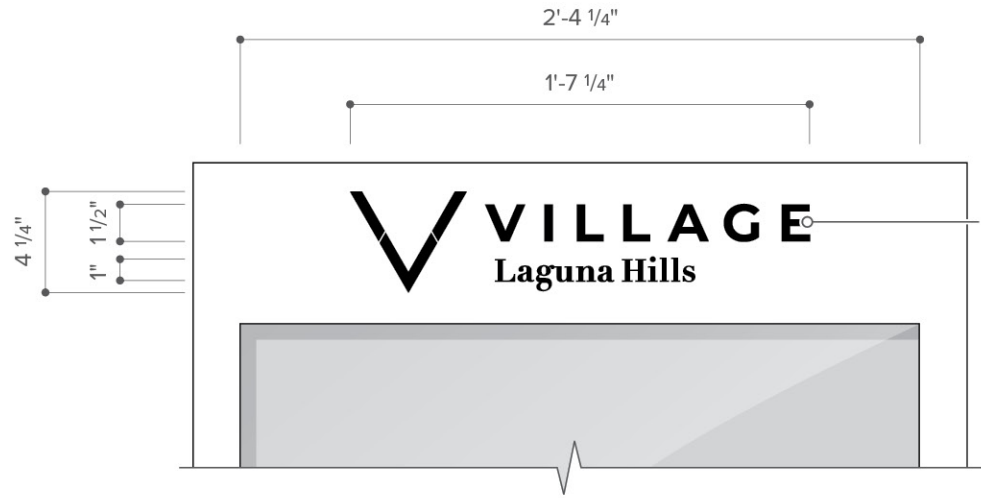


3 Back View
Scale : 1/2"=1'



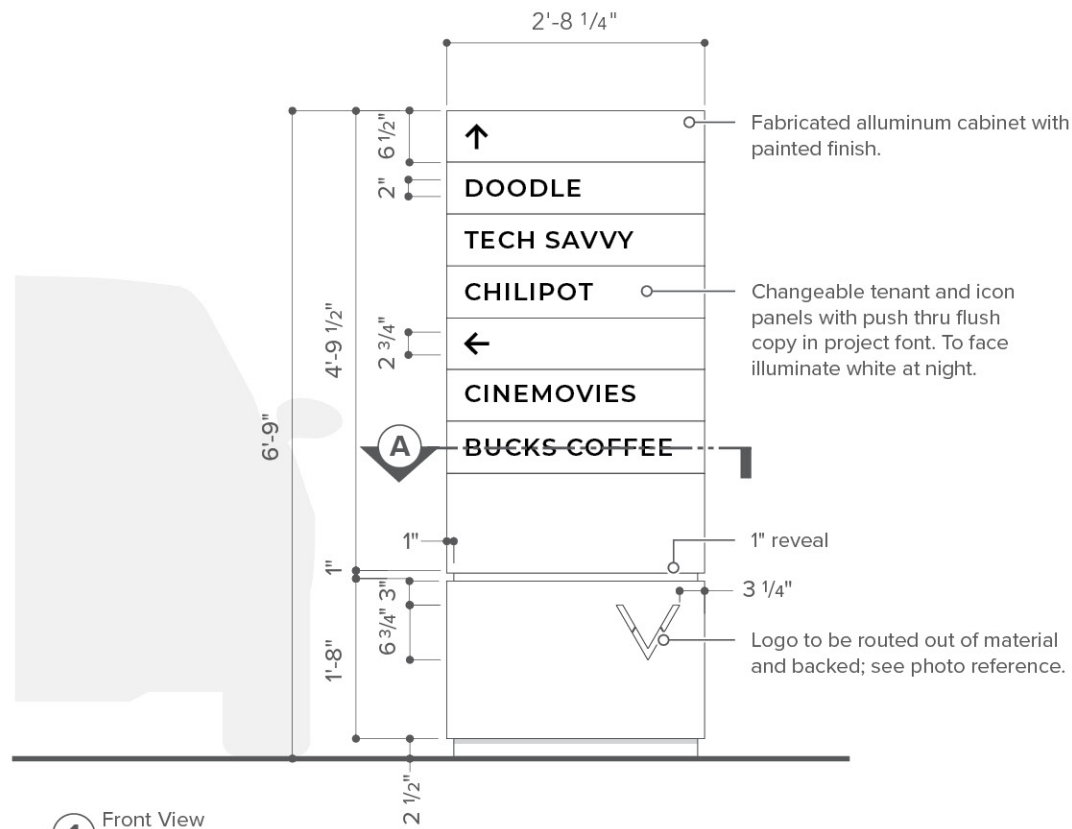
5 Alternate Back
Scale : 1/2"=1'

Pattern to be direct print or masked and painted



4 Detail View
Scale : 1/2"=1'

Push thru flush logo with applied translucent colored vinyl to faces.
To face illuminate with color at night.

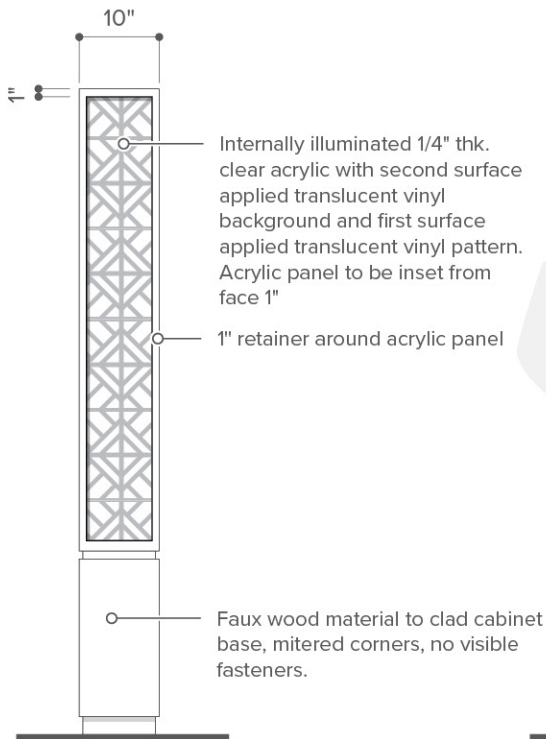


1 Front View
Scale : 1/2"=1'

Fabricated alluminum cabinet with painted finish.

Changeable tenant and icon panels with push thru flush copy in project font. To face illuminate white at night.

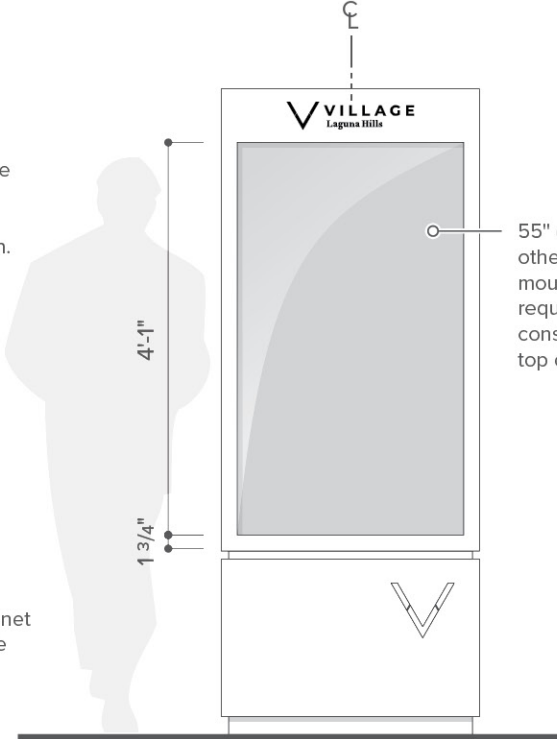
1" reveal
3 1/4"
Logo to be routed out of material and backed; see photo reference.



2 Side View
Scale : 1/2"=1'

Internally illuminated 1/4" thk. clear acrylic with second surface applied translucent vinyl background and first surface applied translucent vinyl pattern. Acrylic panel to be inset from face 1"
1" retainer around acrylic panel

Faux wood material to clad cabinet base, mitered corners, no visible fasteners.



3 Back View
Scale : 1/2"=1'

55" digital screen provided by others. Fabricator to coordinate mounting, venting, and thermal requirements with digital consultant. Venting to be from top or bottom of screen.

SQUARE FOOTAGE

OVERALL SIGN AREA: 18 sq.ft.

PROJECT IDENTITY AREA: 1 sq.ft.

TOTAL MESSAGING AREA: 13 sq.ft.

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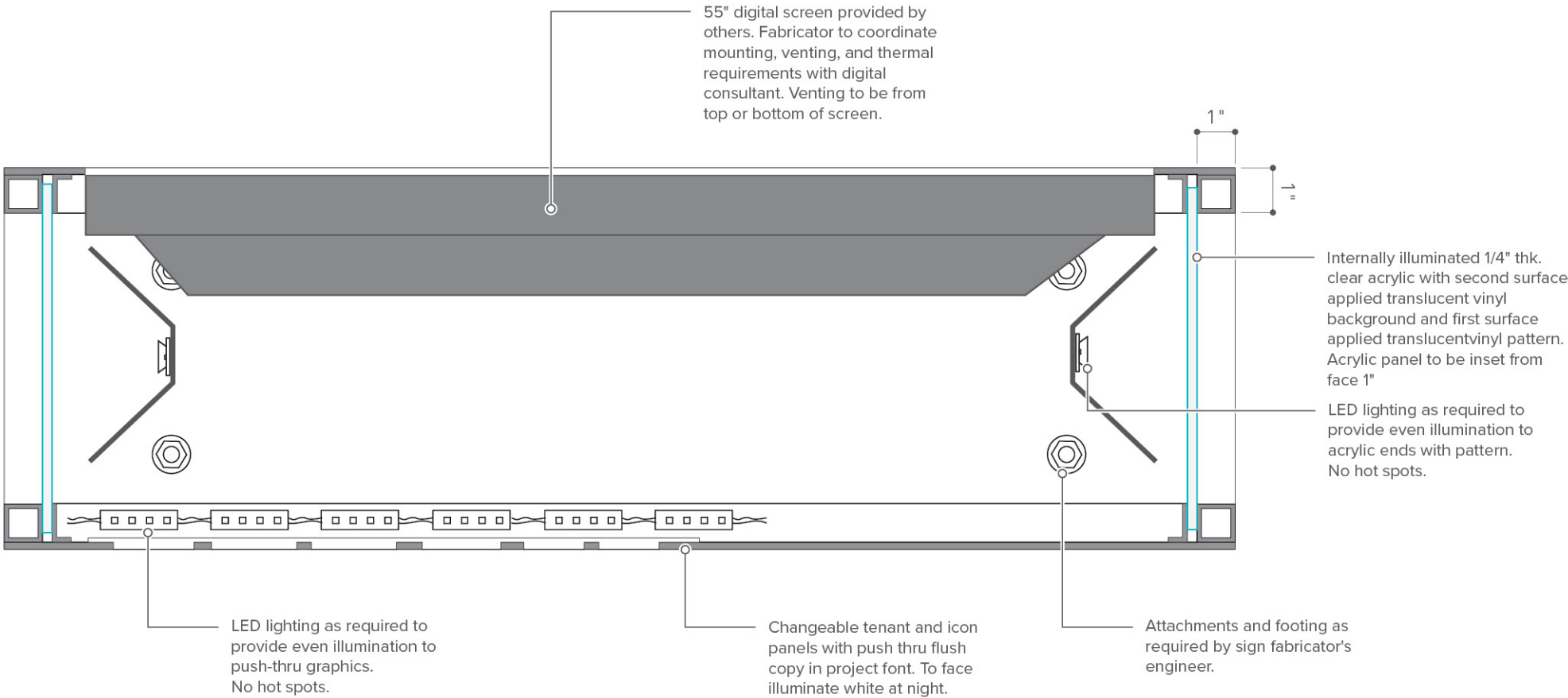
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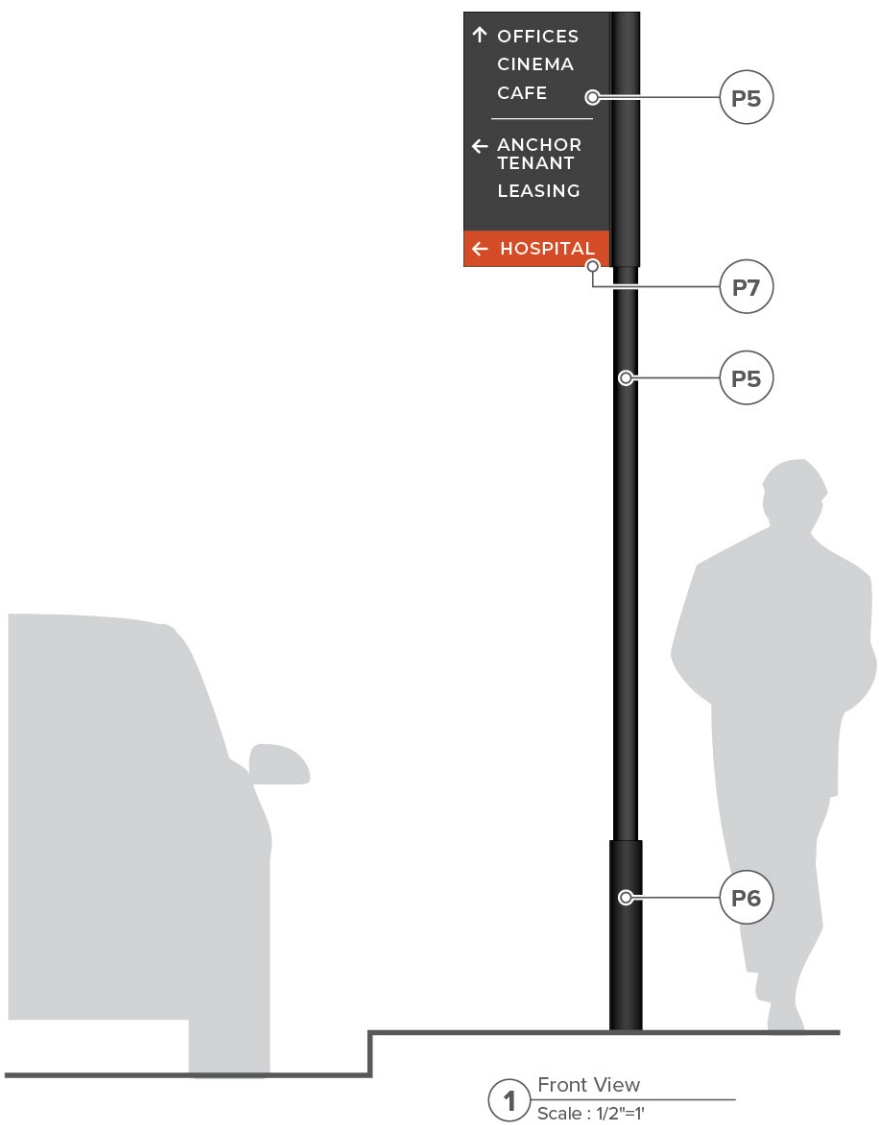
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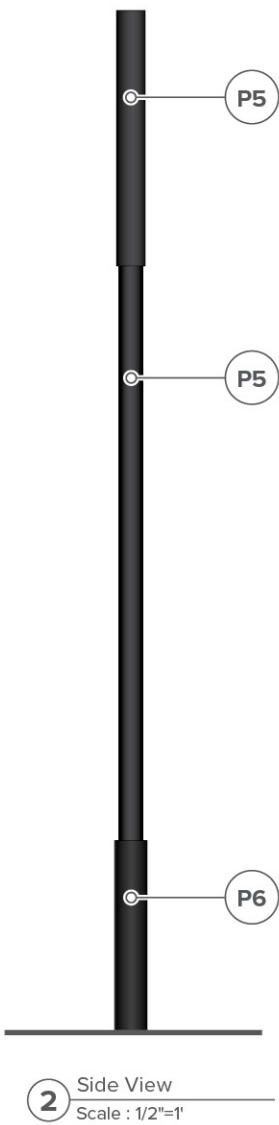
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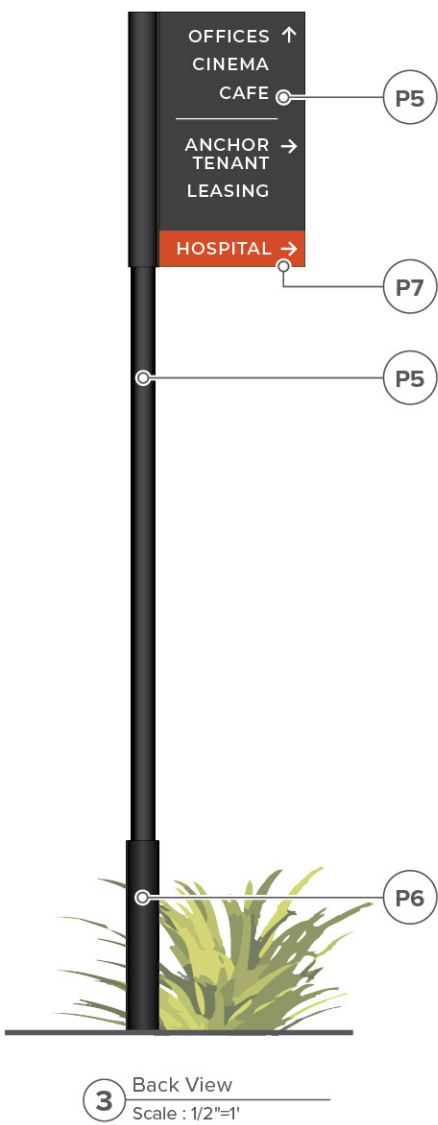
A Section
Scale : 3"=1'



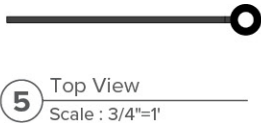
1 Front View
Scale : 1/2"=1'



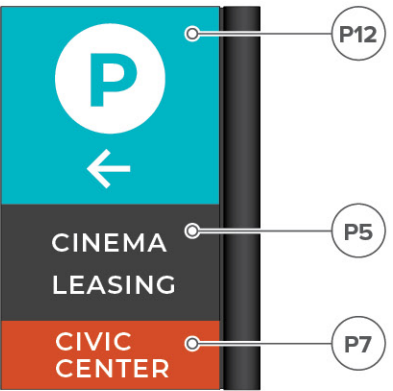
2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



5 Top View
Scale : 3/4"=1'



4 Front View - Alt Messaging
Scale : 3/4"=1'

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OVERALL SIGN: 19 sq.ft.

MESSAGING AREA: 5 sq.ft.

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DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



4 Detail View
Scale : 1 1/2"=1'

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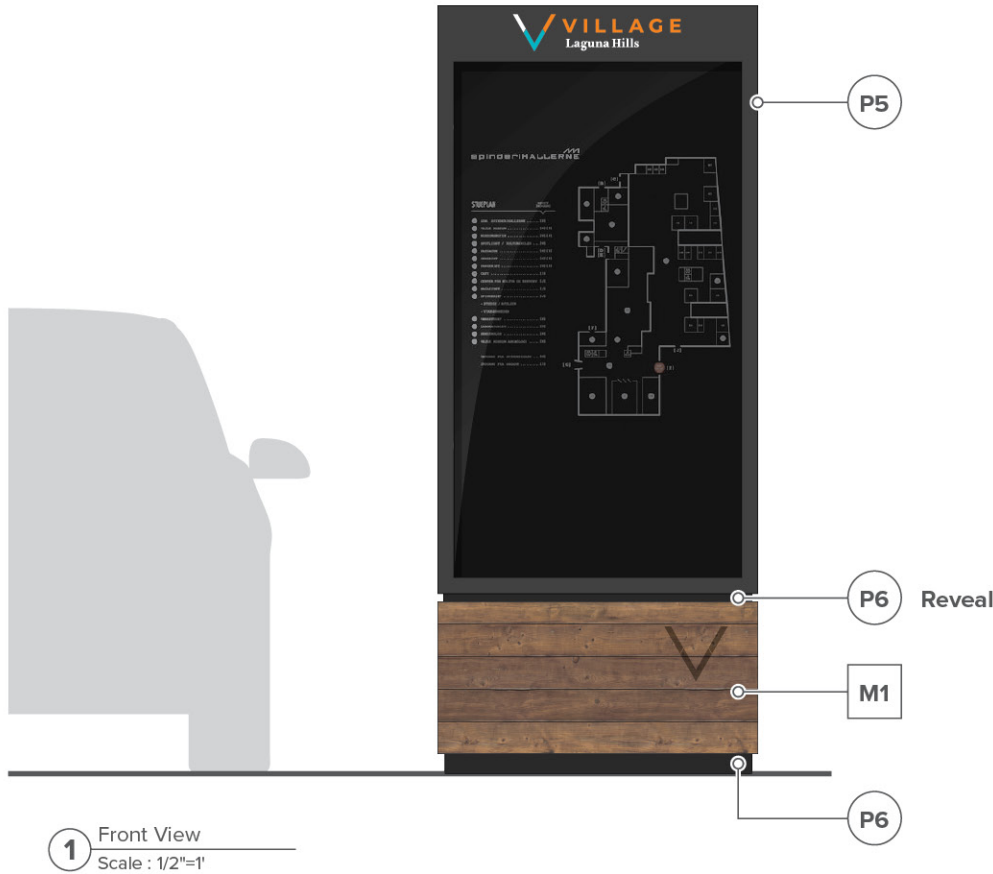
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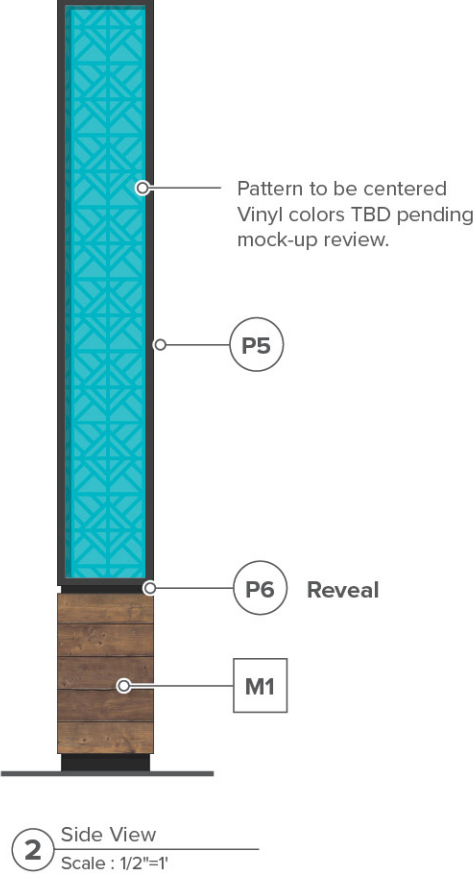
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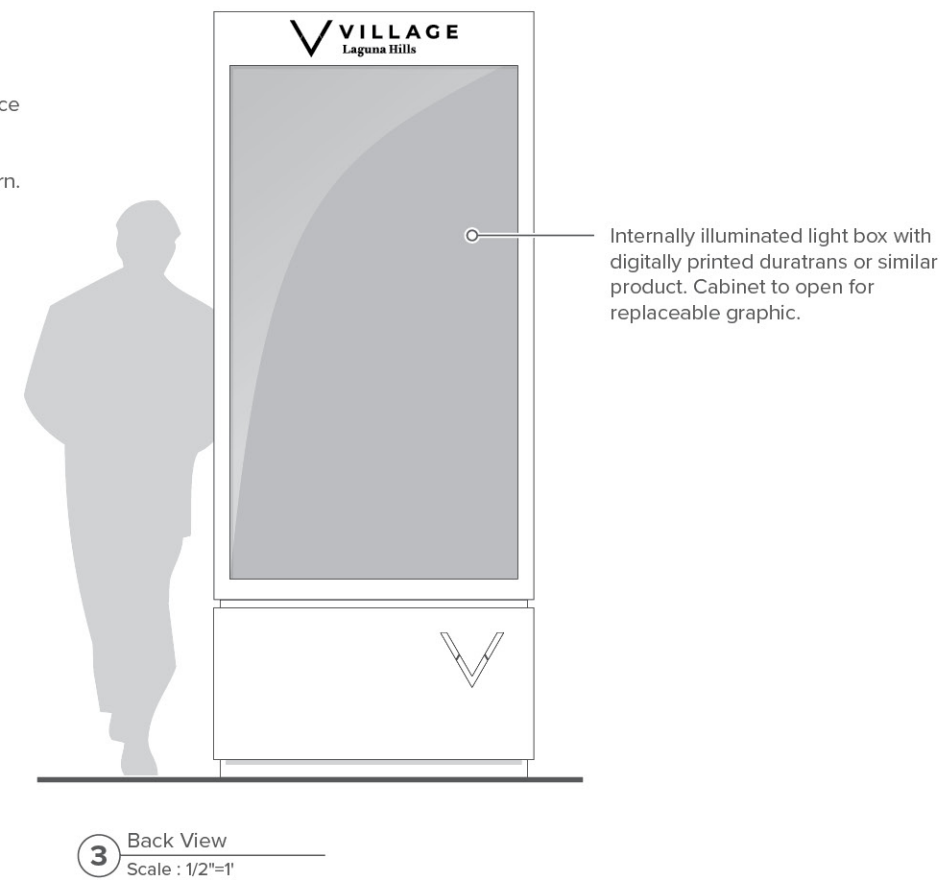
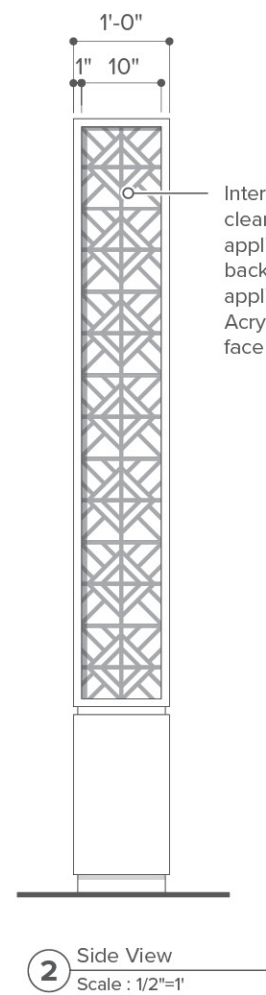
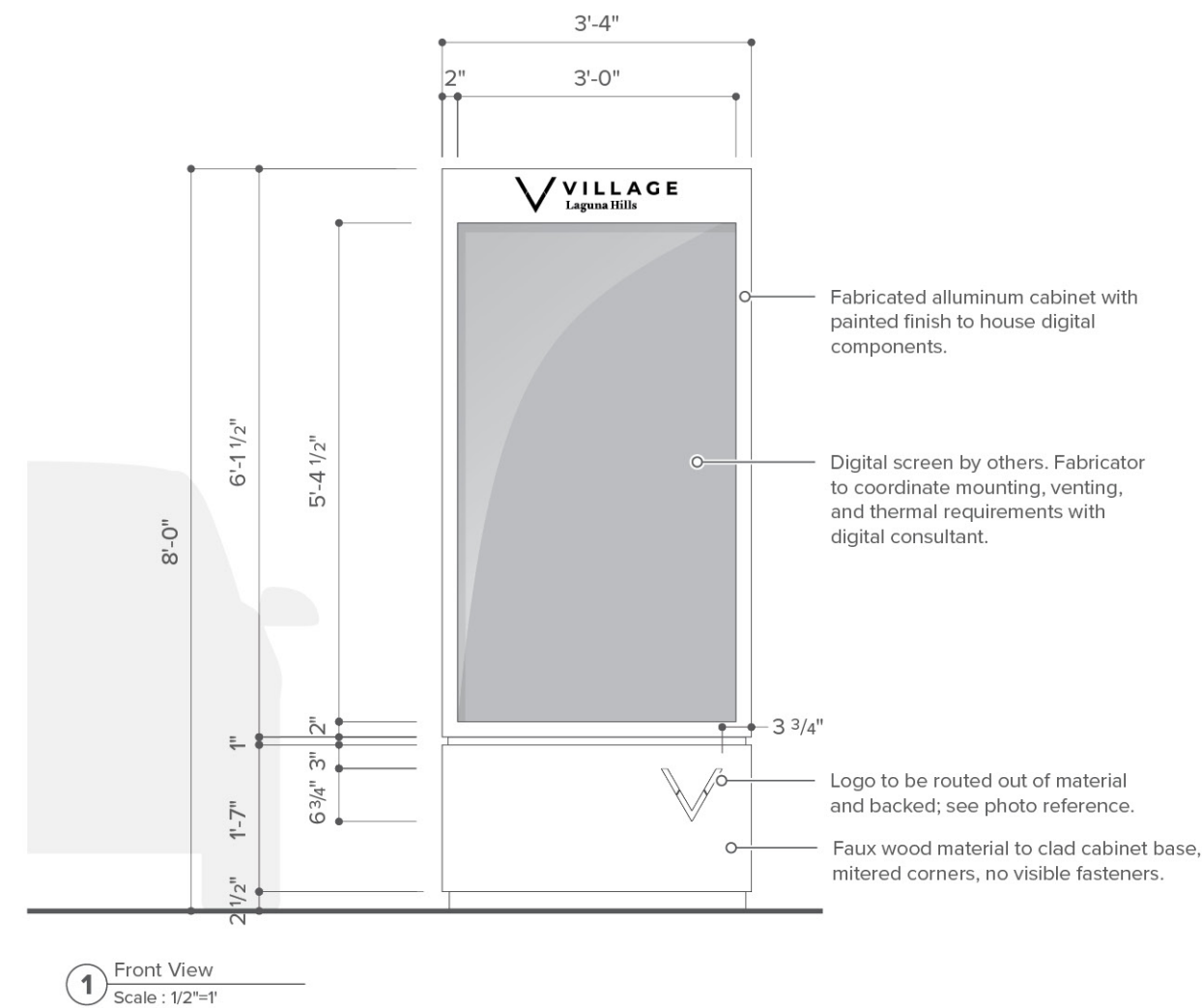
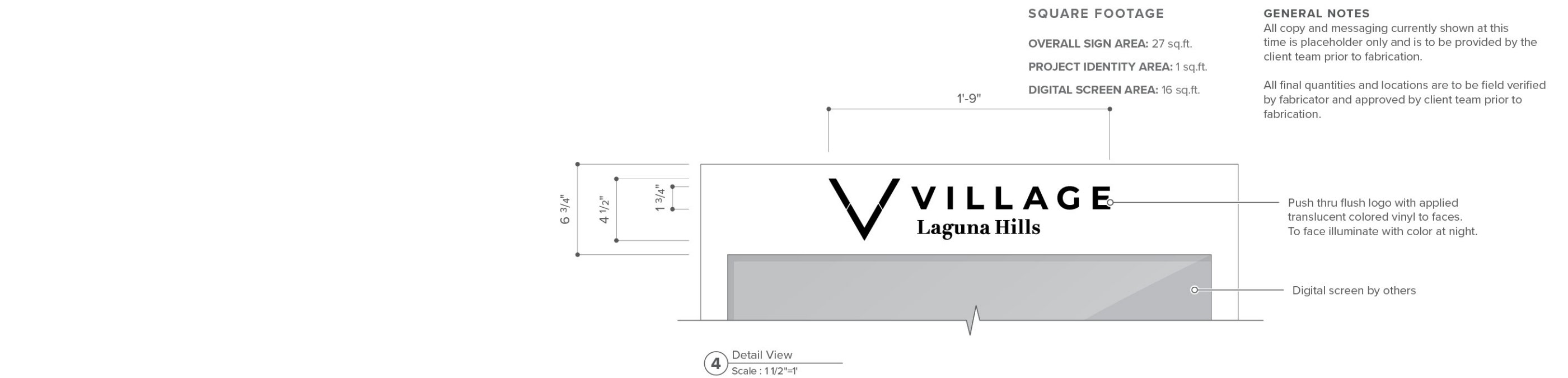
1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



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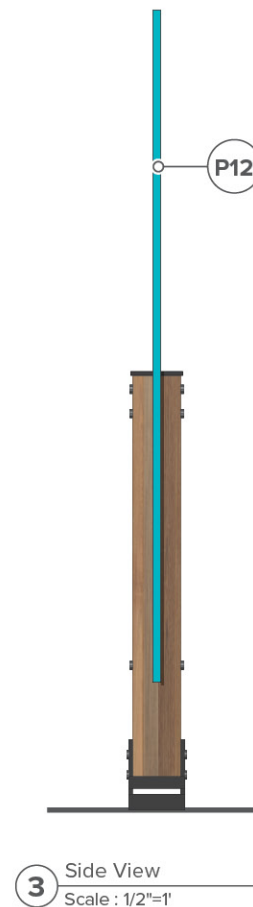
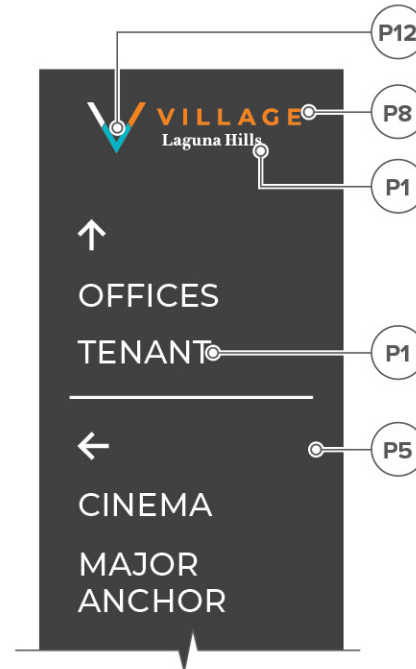
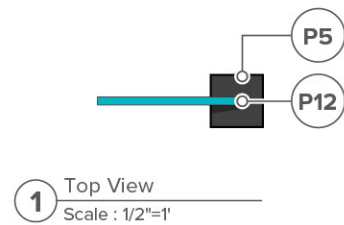
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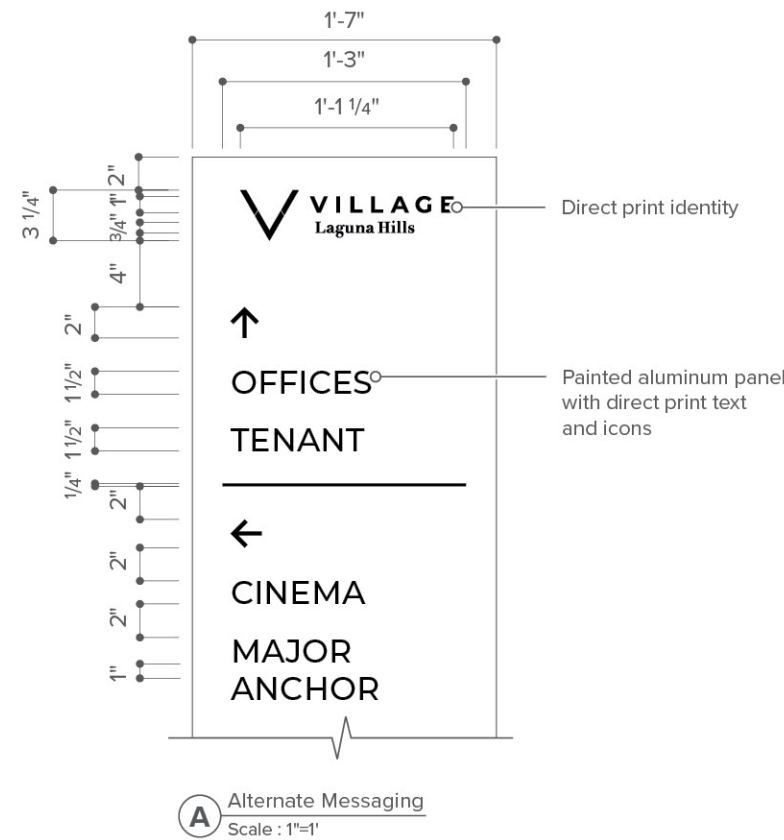
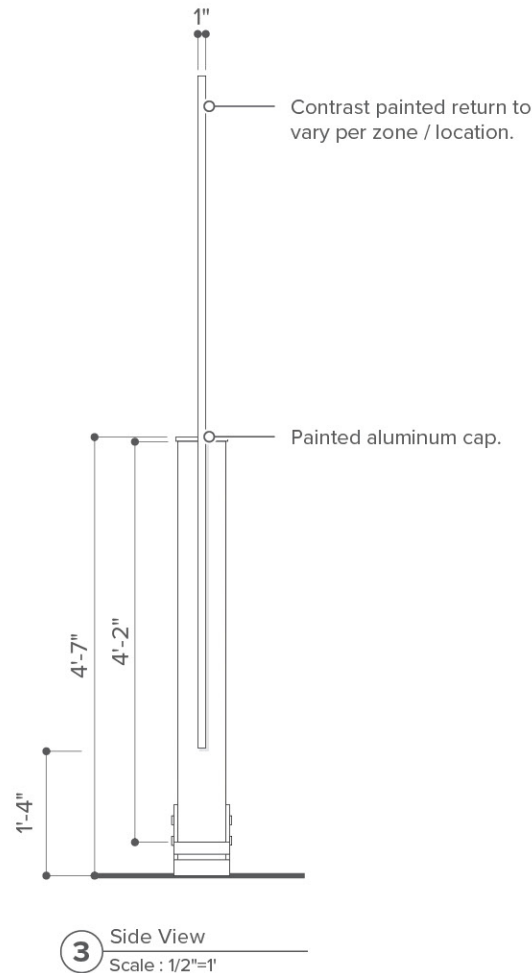
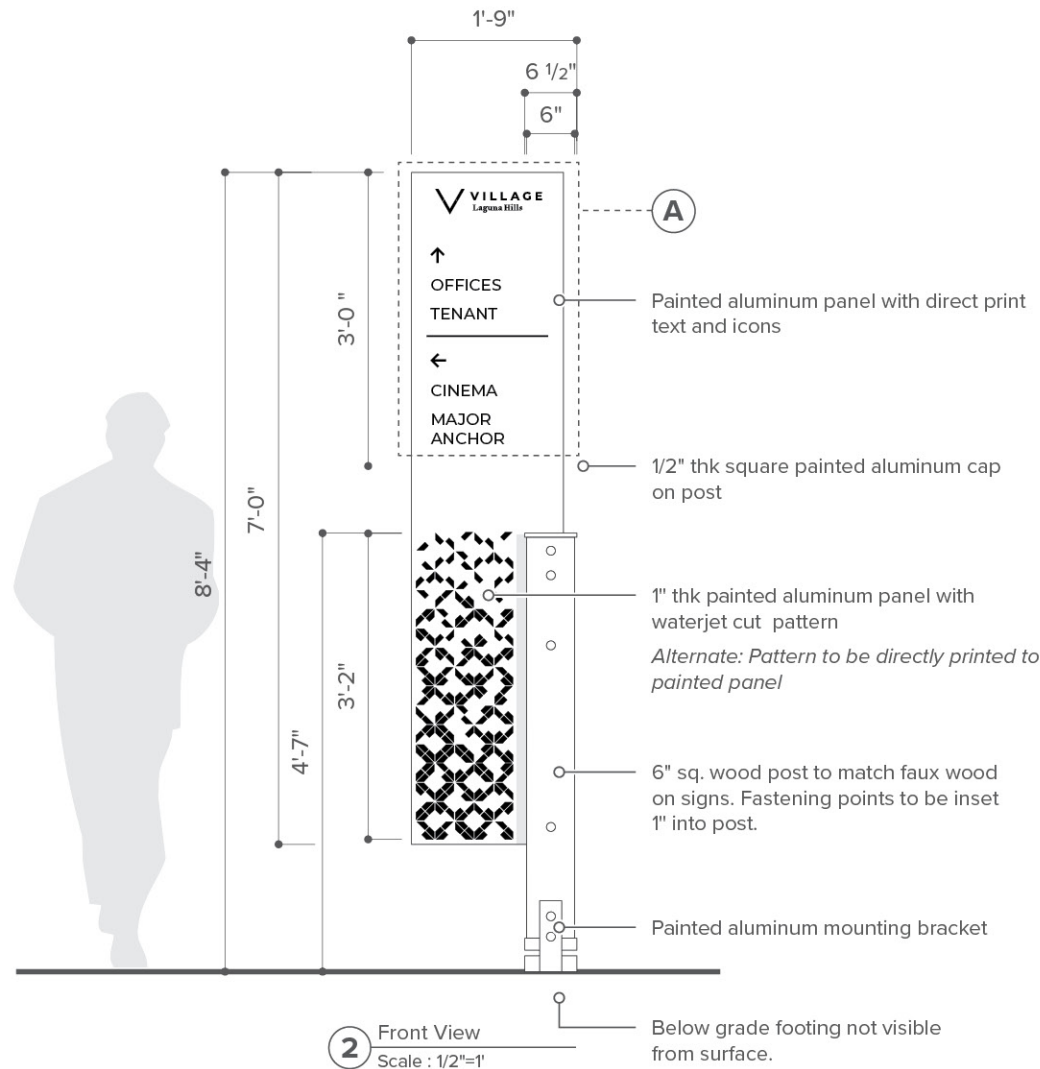
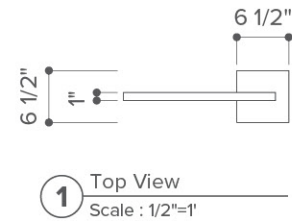
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SQUARE FOOTAGE

OVERALL SIGN AREA: 14 sq.ft.
PROJECT IDENTITY AREA: 1 sq.ft.
MESSAGING AREA: 5 sq.ft.



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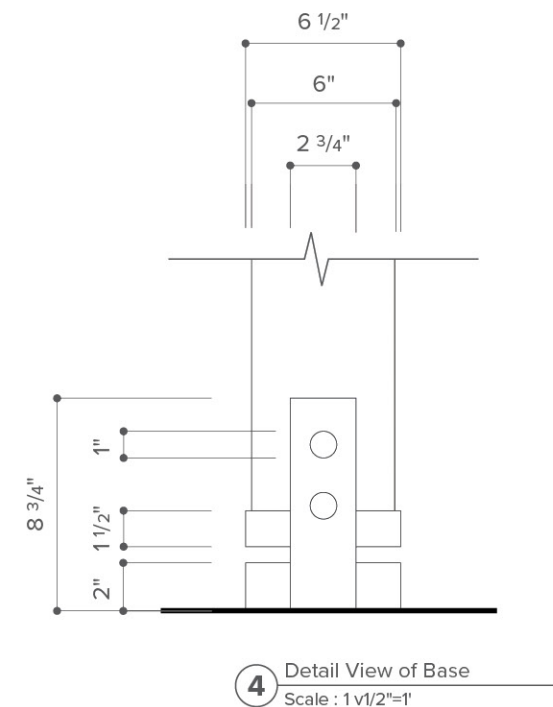
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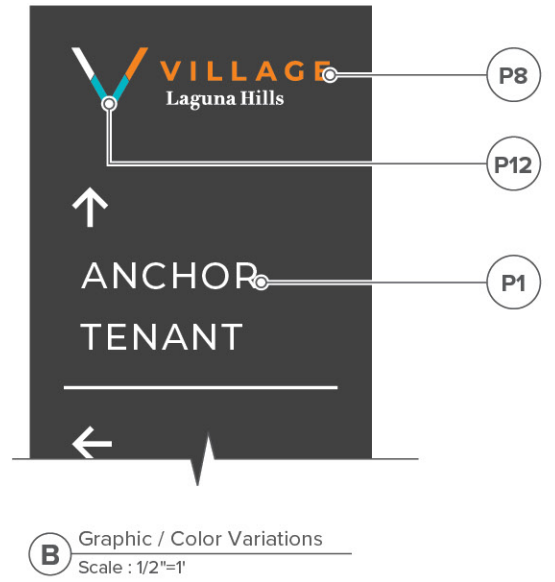
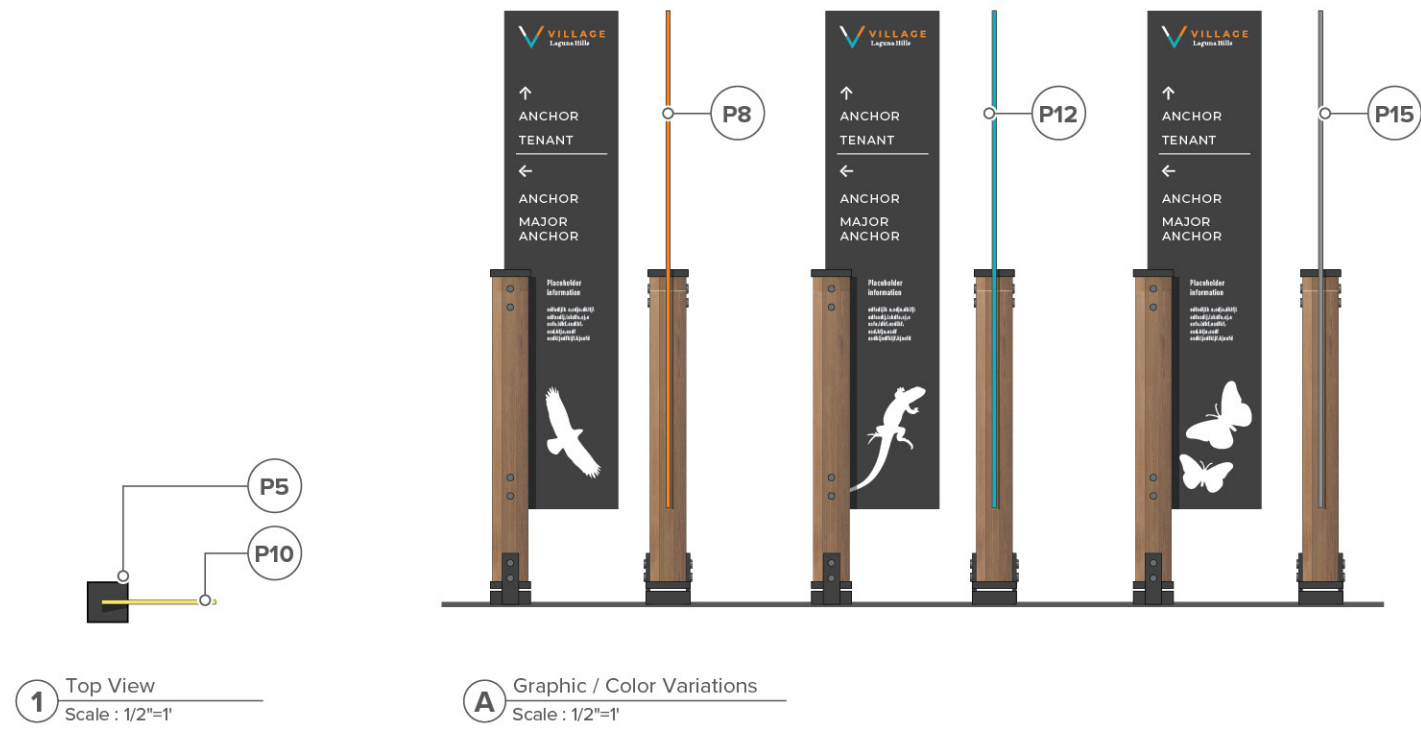
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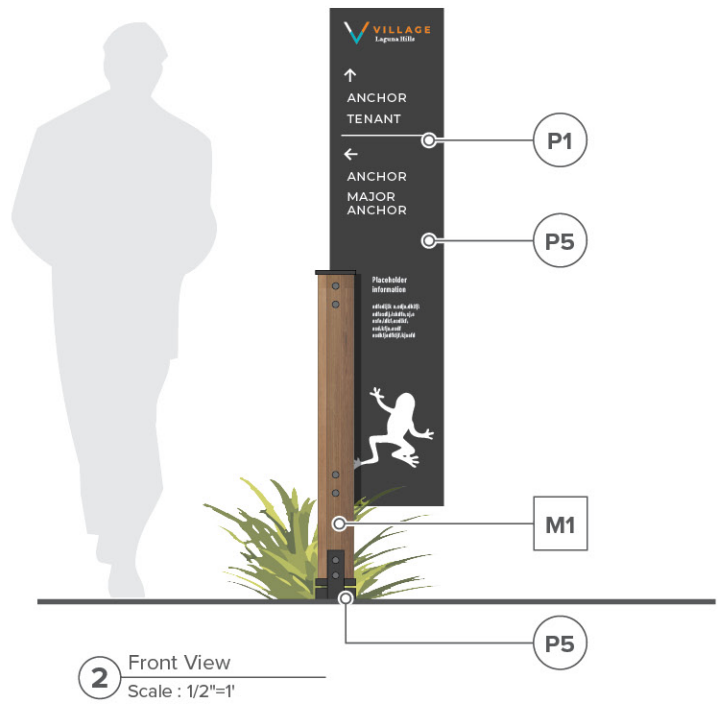
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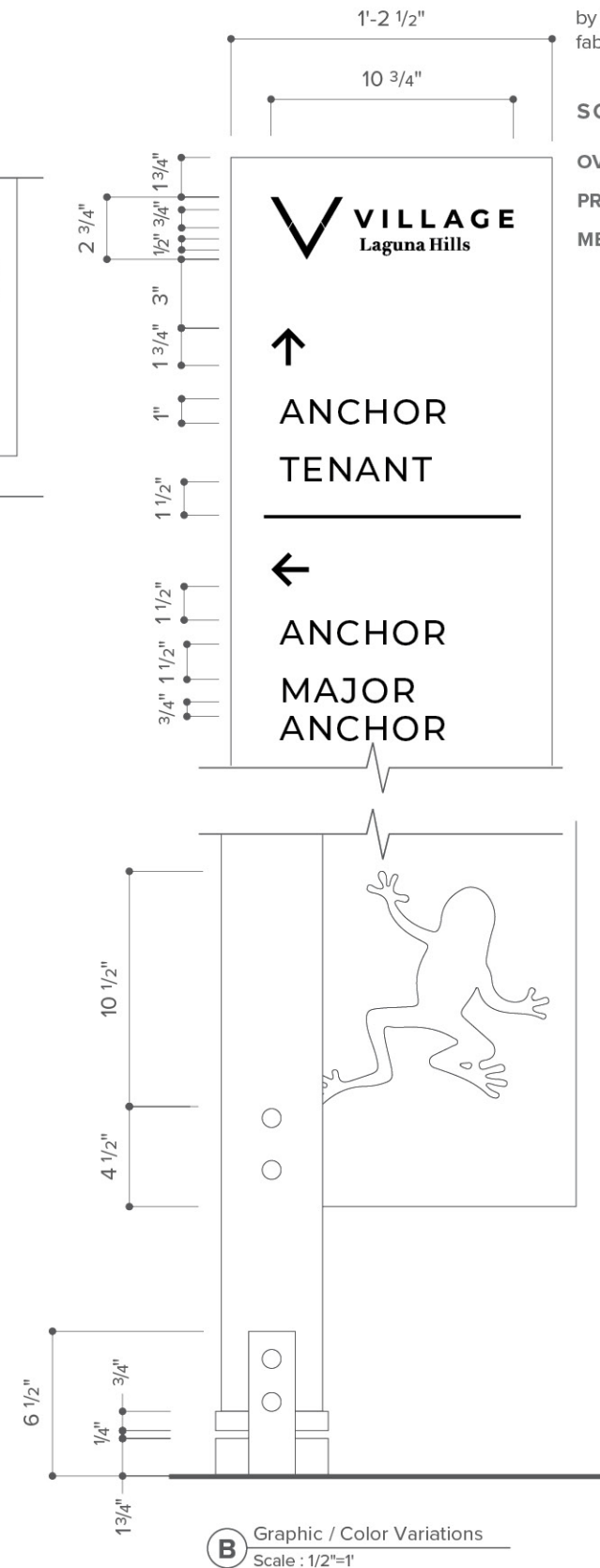
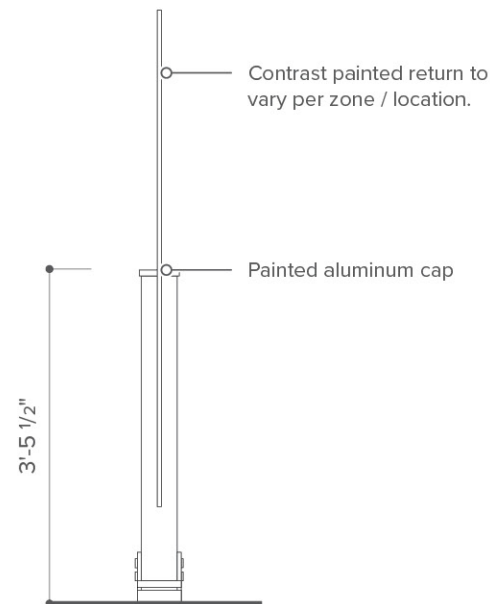
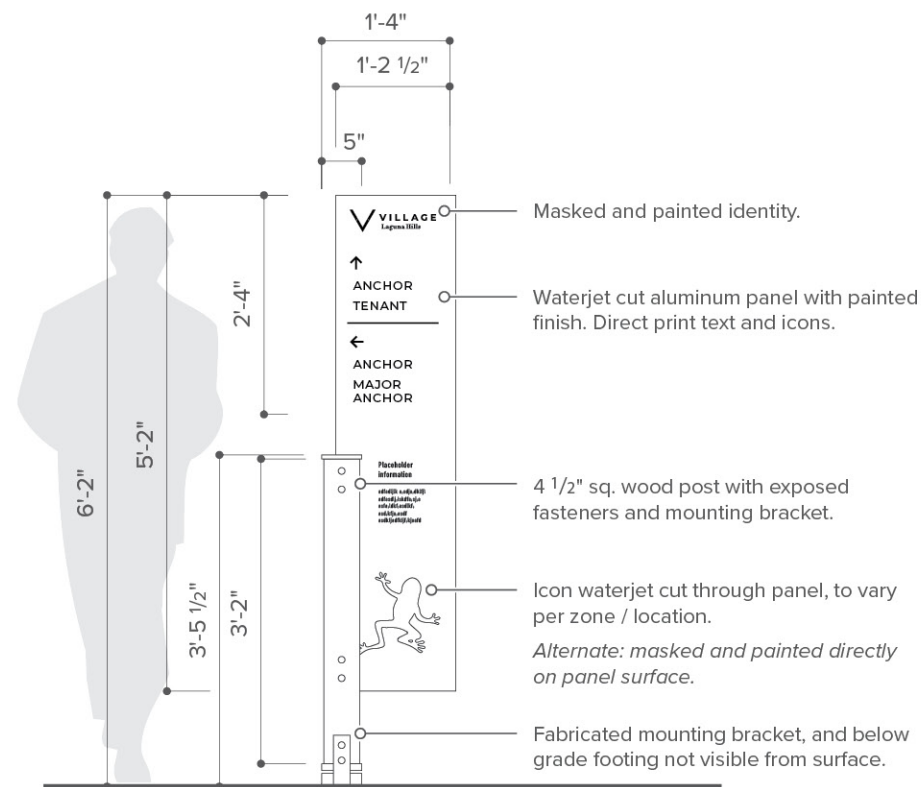
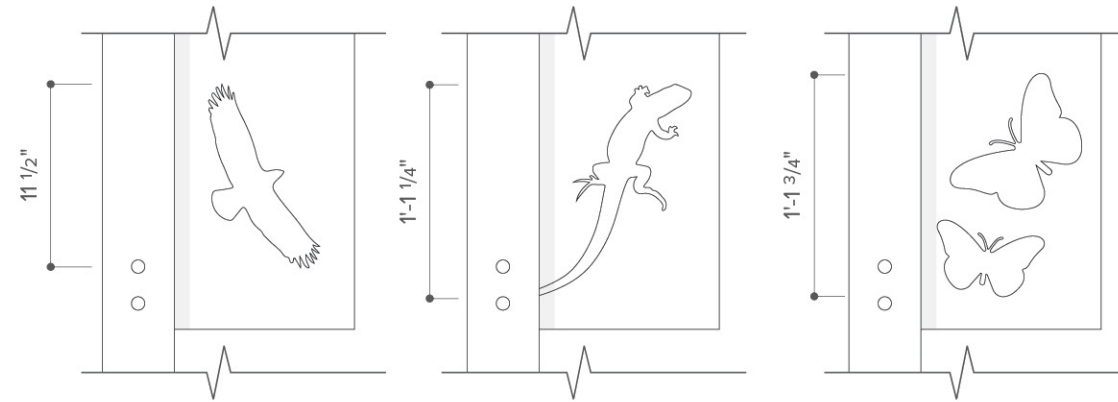
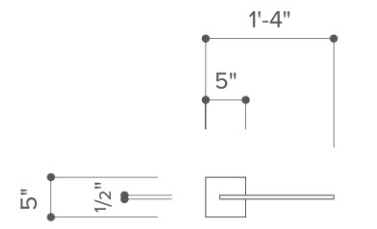
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B5 | TRAIL MARKER
Color and Material





1 Back View
Scale : 1/2"=1'



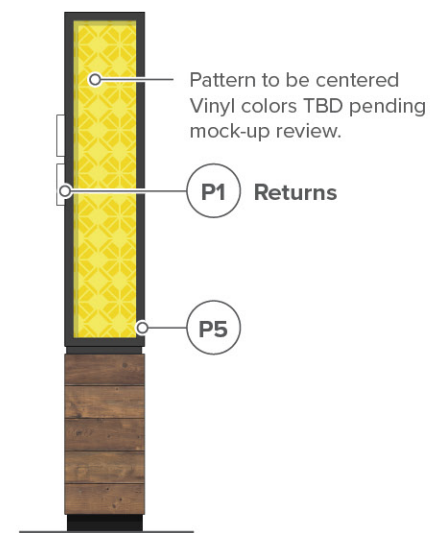
2 Top View
Scale : 1/2"=1'



3 Front View
Scale : 1/2"=1'



DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



4 Side View
Scale : 1/2"=1'

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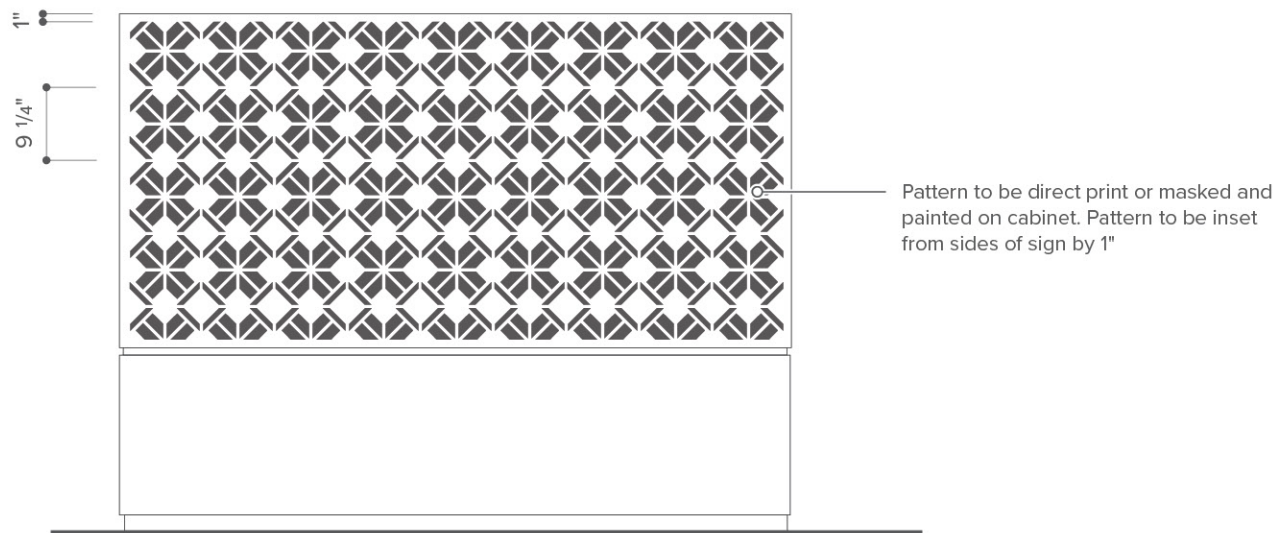
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PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

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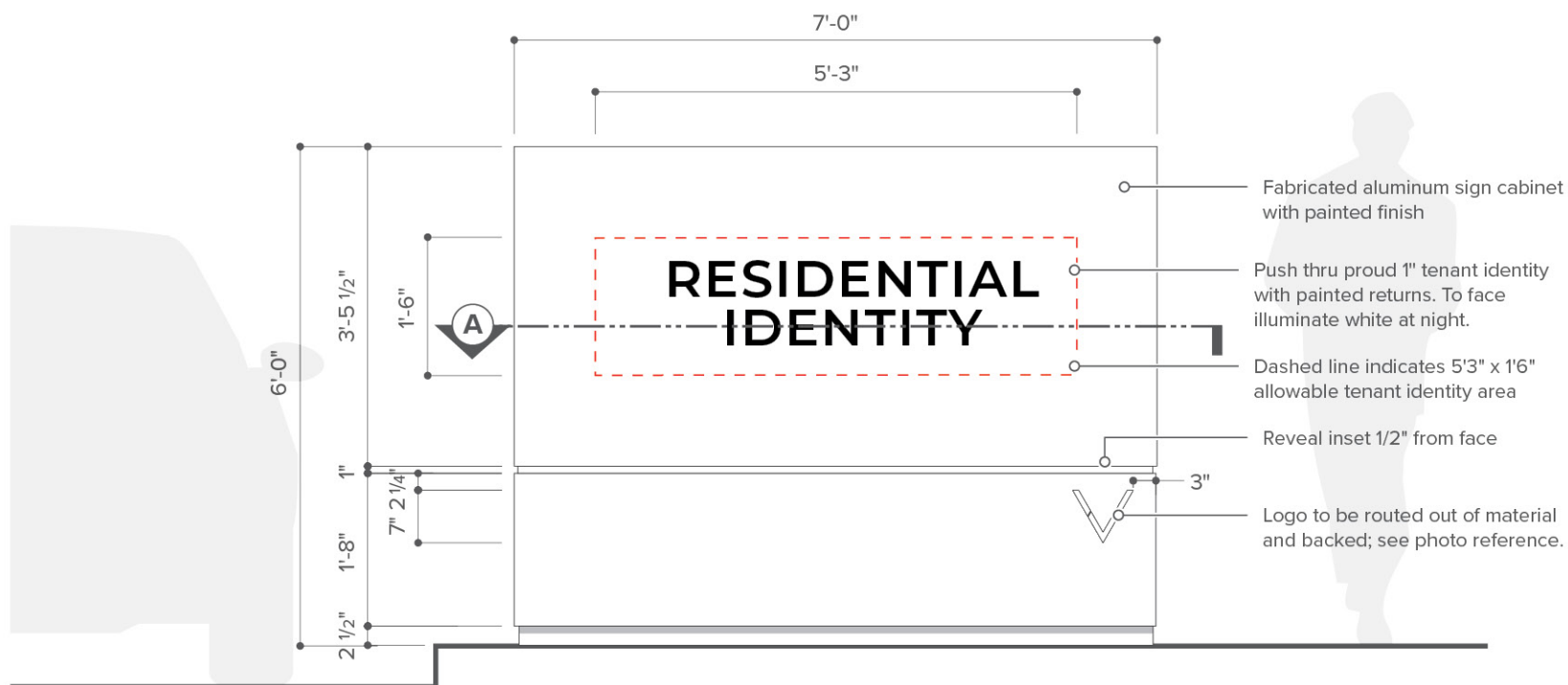
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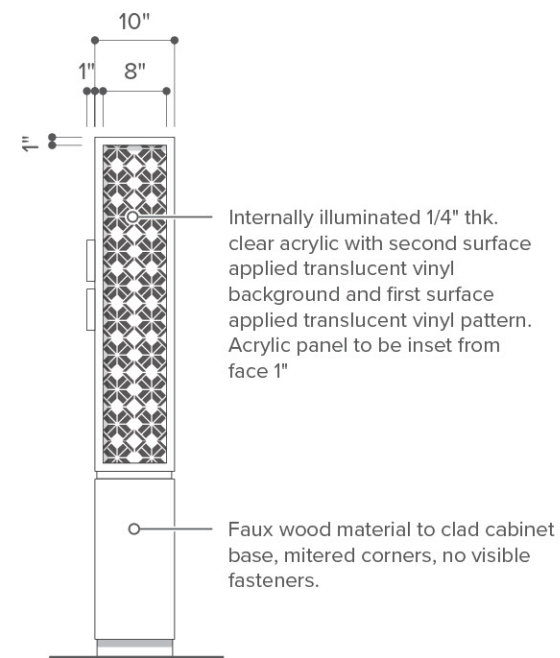
1 Back View
Scale : 1/2"=1'



2 Top View
Scale : 1/2"=1'



3 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'

GENERAL NOTES

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SQUARE FOOTAGE

OVERALL SIGN AREA: 42 sq.ft.

SINGLE TENANT AREA: 8 sq.ft.

PACKAGE NOTES

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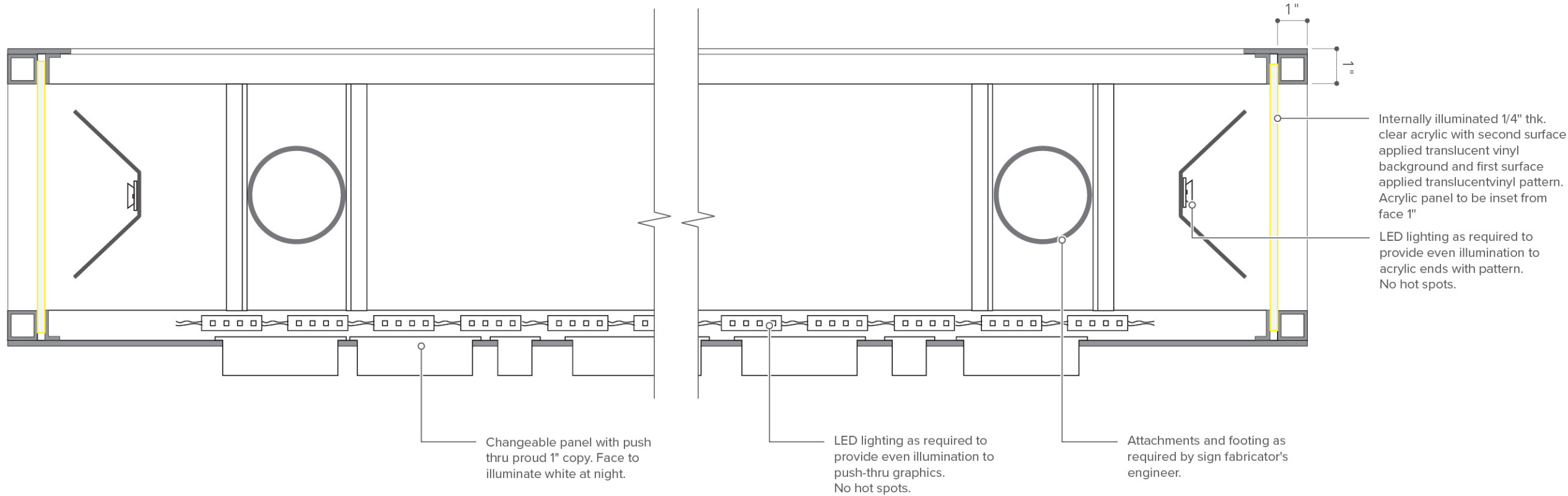
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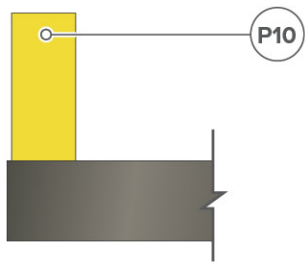
A Section
Scale : 3"=1'



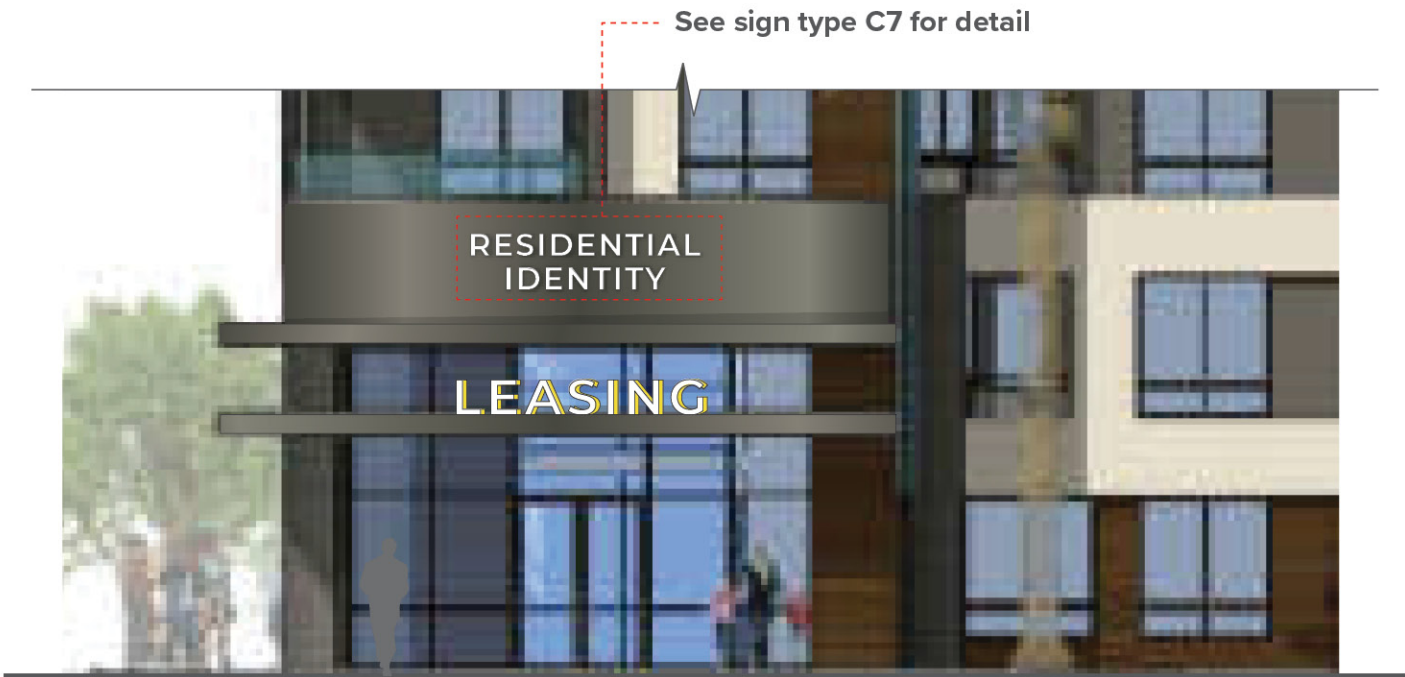
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



3 South Elevation - Residential III
Scale : 1:100

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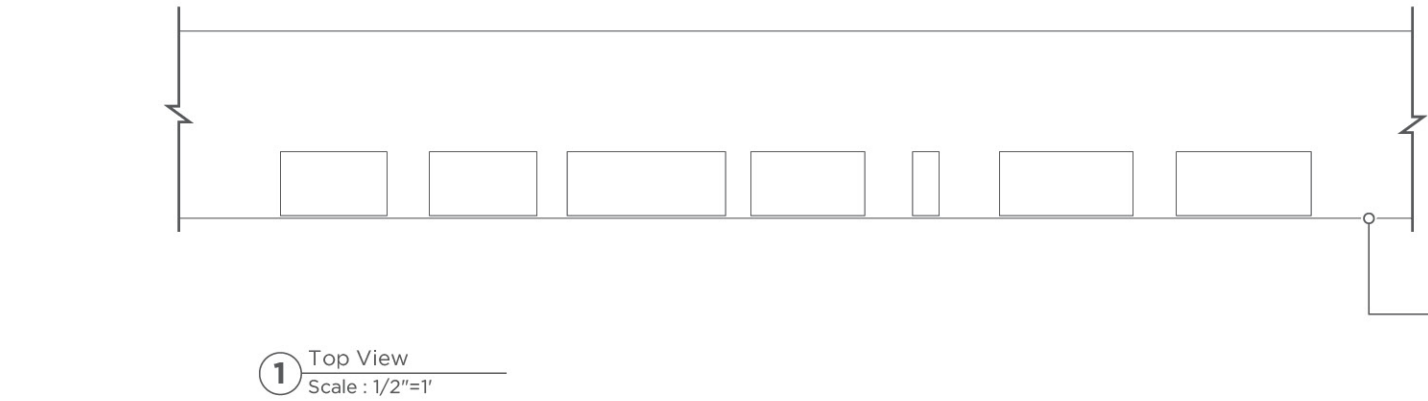
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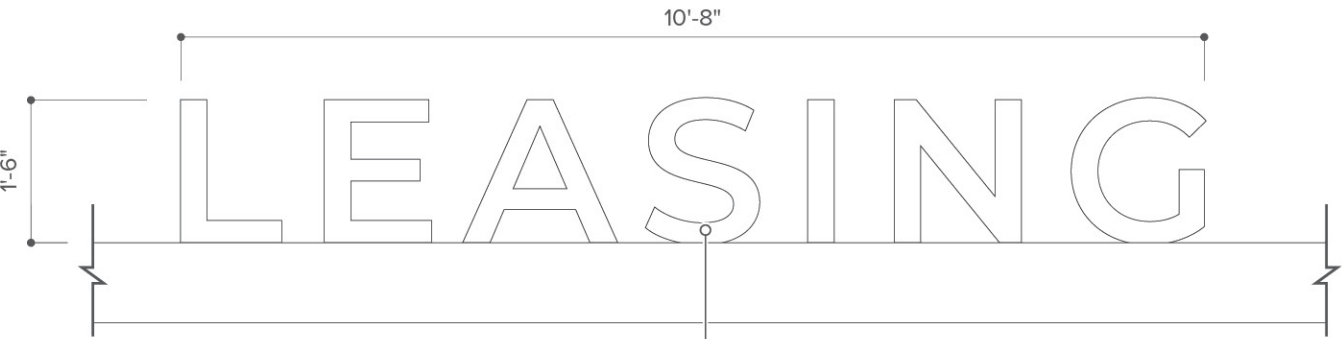
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PACKAGE: Schematic Design

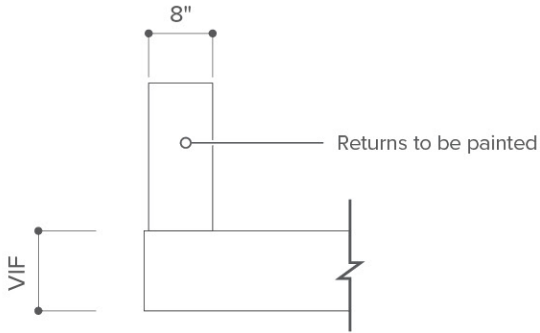
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1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'



3 South Elevation - Residential III
Scale : 1:100

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SQUARE FOOTAGE

OVERALL SIGN AREA: 16 sq.ft.

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160 Cabrillo
San Clemente
CA 2672
949.492.9479

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PACKAGE: Schematic Design

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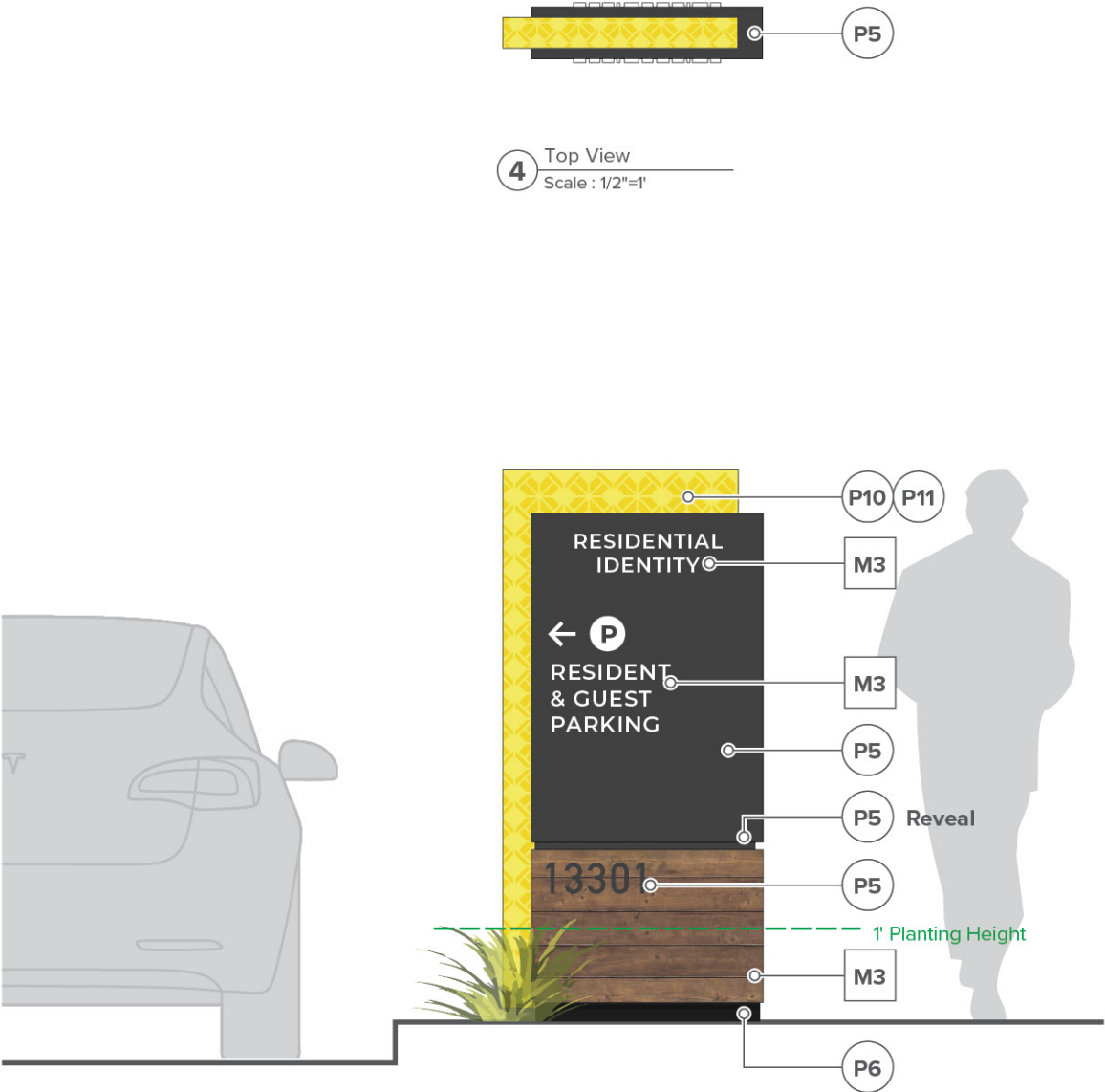
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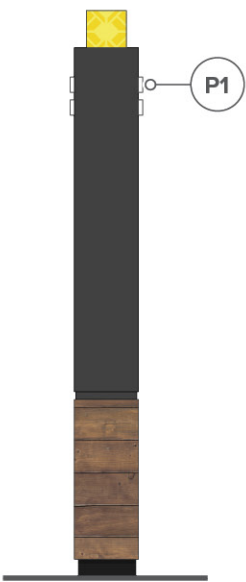
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PROJECT : Village at Laguna Hills
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1 Front View
Scale : 1/2"=1'



2 Side View
Scale : 1/2"=1'



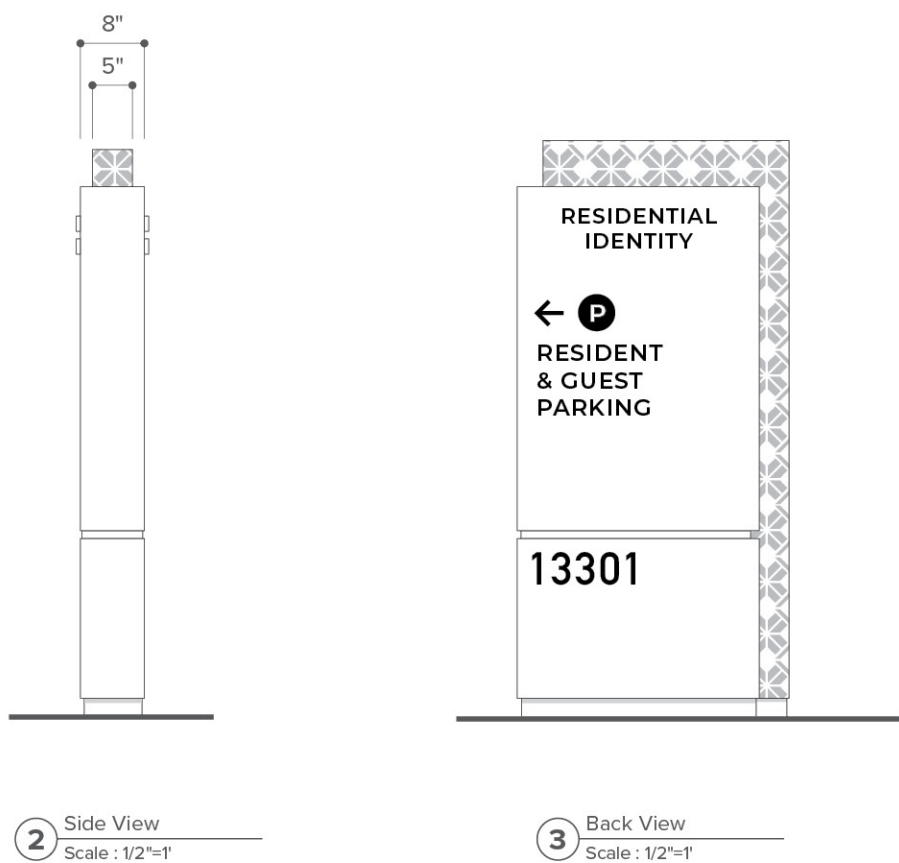
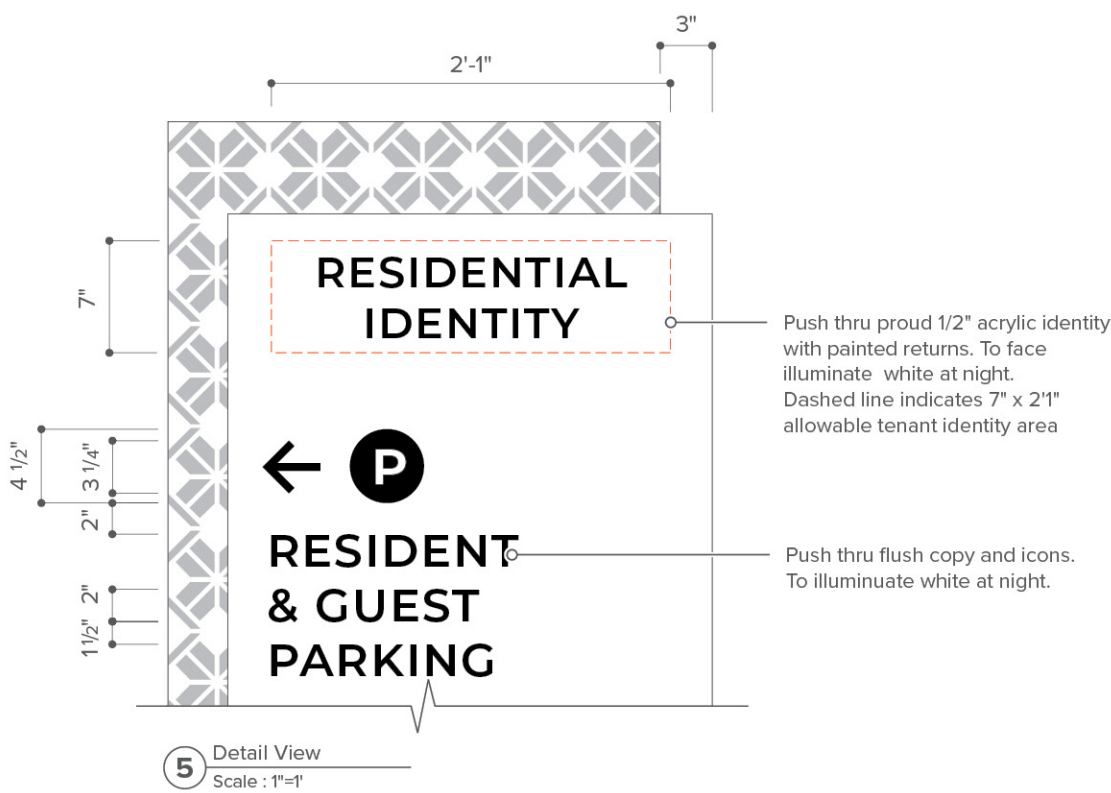
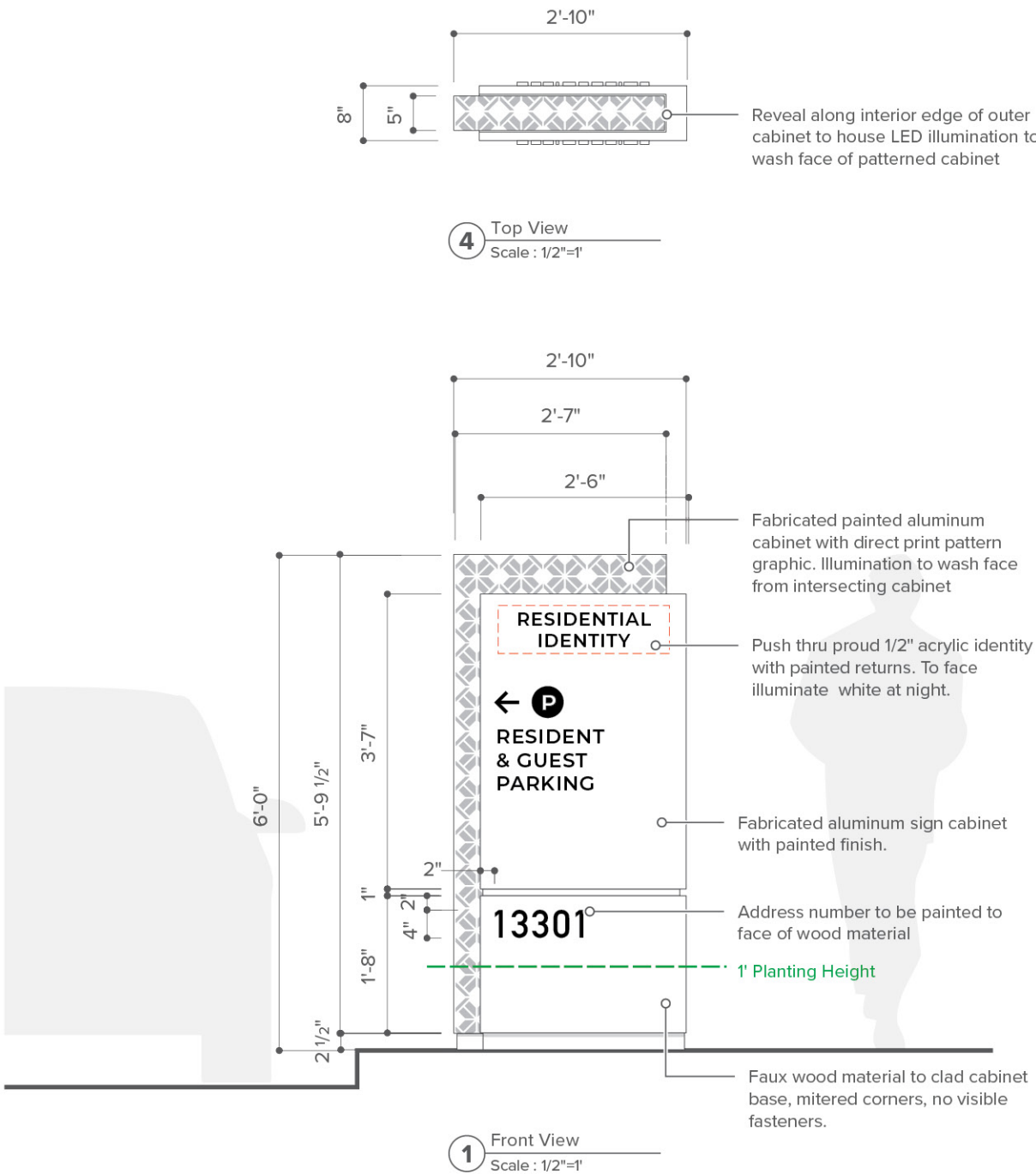
3 Back View
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 17 sq.ft.
MESSAGING AREA: 9 sq.ft.



DRAWING FOR DESIGN INTENT ONLY; NOT INTENDED FOR CONSTRUCTION.
ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

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1 Example Horizontal Signage Elevation
Scale : 1:100

Align with architecture

30'-0" VIF

RESIDENTIAL
IDENTITY

Center with architecture

Dashed line indicates allowable residential identity signage area.

Fabricated 4" deep painted aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

SQUARE FOOTAGE

OVERALL SIGN AREA: 180 sq.ft.

GENERAL NOTES

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VILLAGE
at Laguna Hills

ALLOWABLE ILLUMINATION

See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face
Illuminated



Perforated Vinyl or
Microperforated Metal Faces



Day Night Plex Face

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PACKAGE: Schematic Design

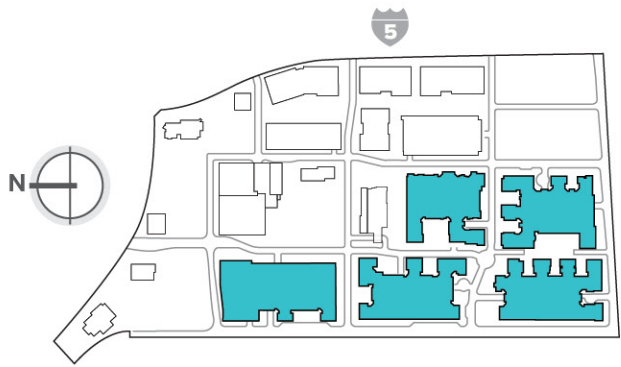
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SQUARE FOOTAGE
OVERALL SIGN AREA: 75 sq.ft.

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1 Example Vertical Signage Elevation
Scale : 1:100

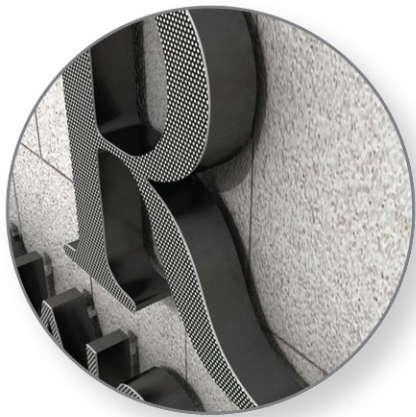
ALLOWABLE ILLUMINATION
See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face Illuminated

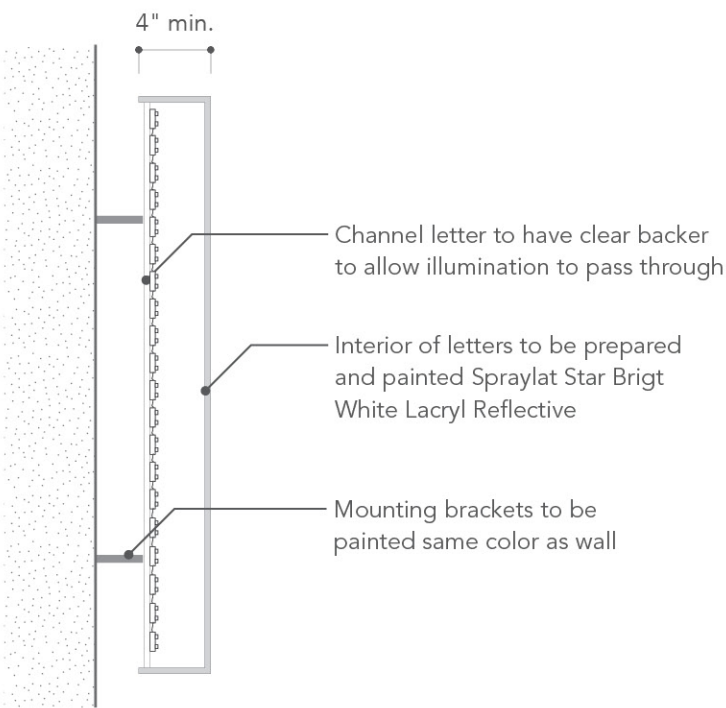


Perforated Vinyl or Microperforated Metal Faces



Day Night Plex Face

HALO ILLUMINATED LETTERS



1 Detail of Halo Illuminated letter
Scale: NTS



Halo Illuminated Letter

GENERAL NOTES
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STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

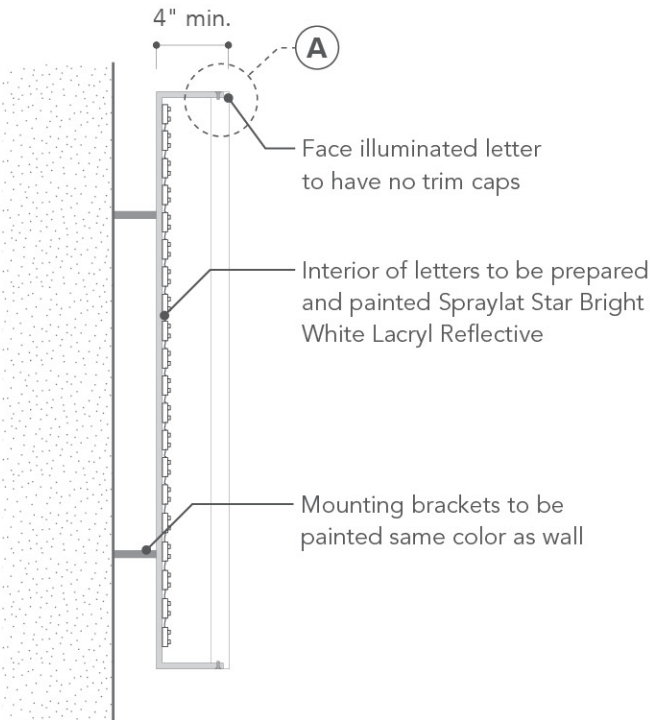
Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

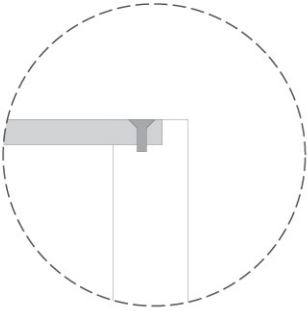
Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY
RSM suggests building brand to include address number.

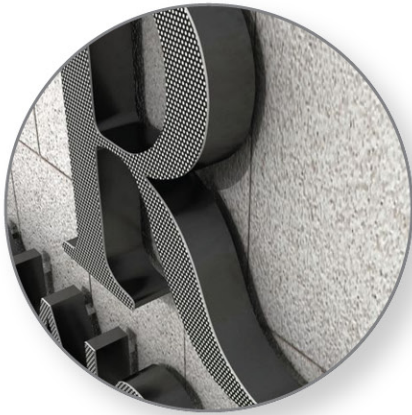
FACE ILLUMINATED LETTERS



2 Detail of Face Illuminated Letter
Scale: NTS



A No Trim Cap Detail
Scale: NTS



Perforated Vinyl or Microperforated Metal Faces



White Acrylic Face Illuminated



Day Night Plex Face

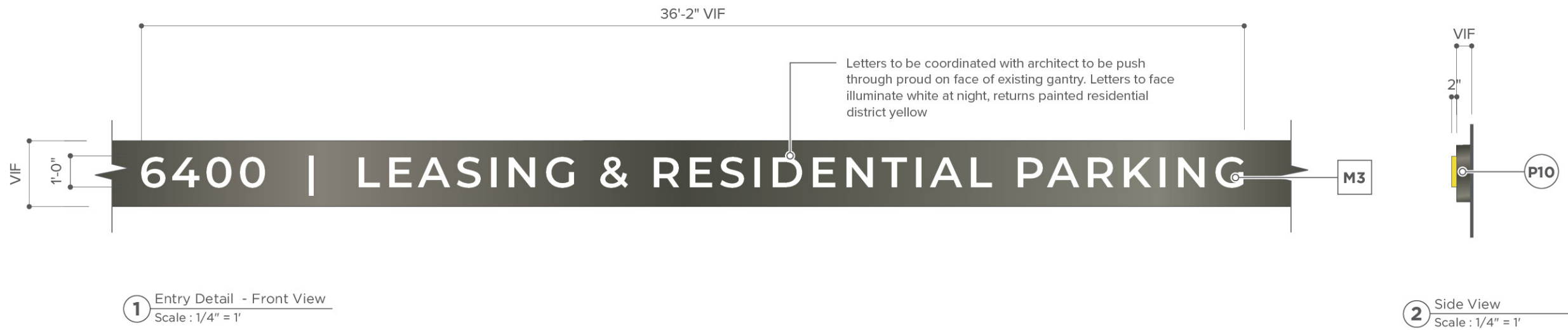
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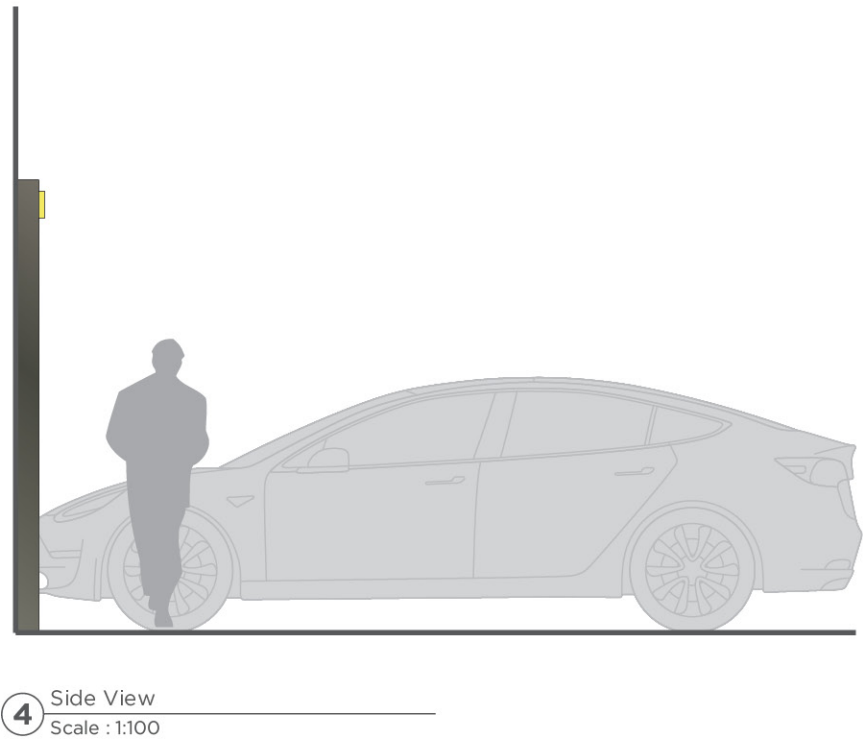
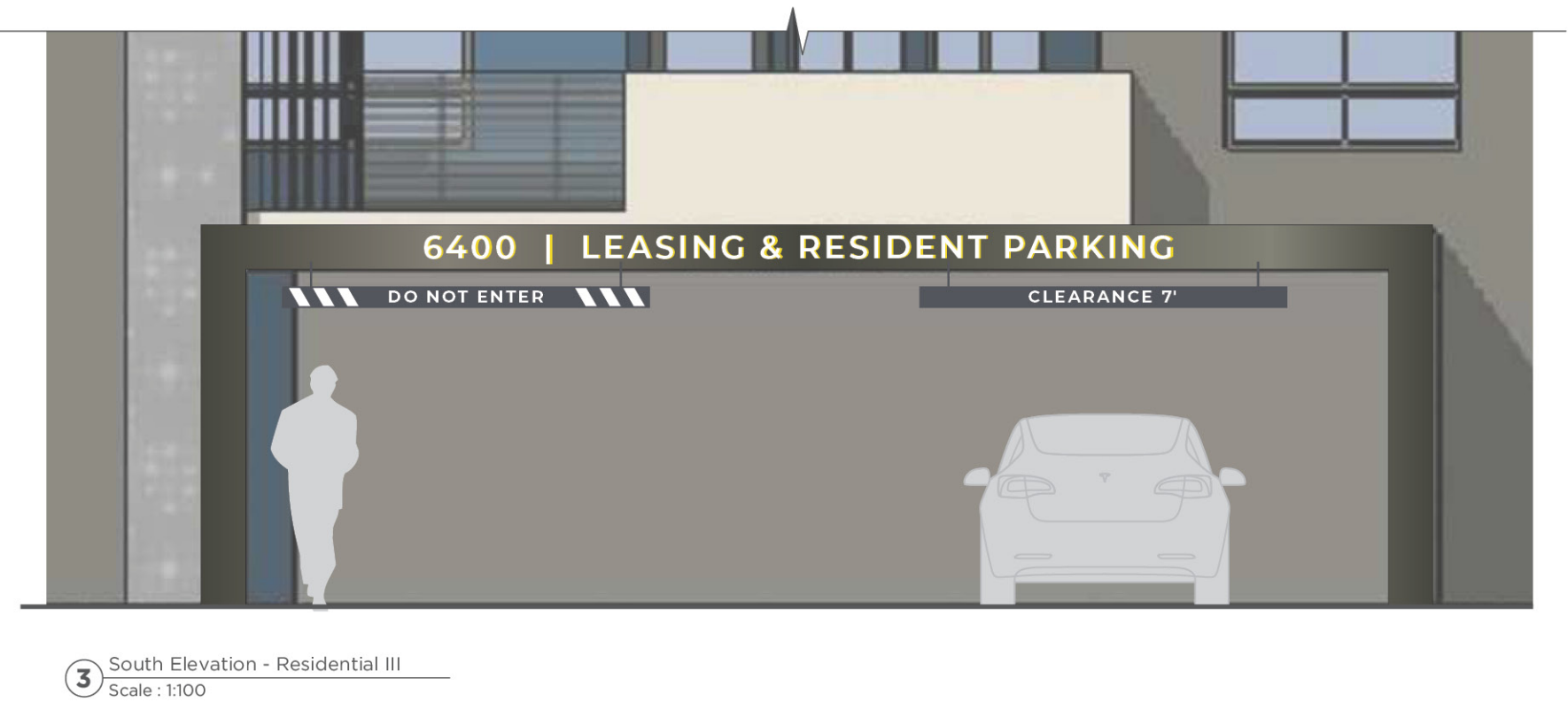
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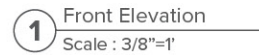
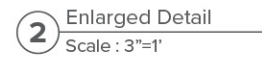


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[illegible]

OVERALL SIGN AREA: 1 sq.ft.



C6 | ENTRY DOOR IDENTITY / INFORMATION GRAPHICS

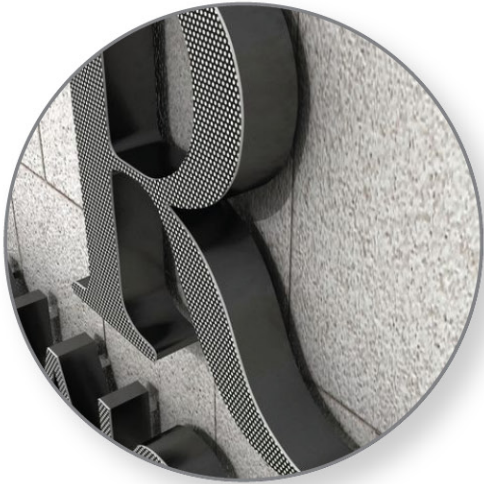
ALLOWABLE ILLUMINATION



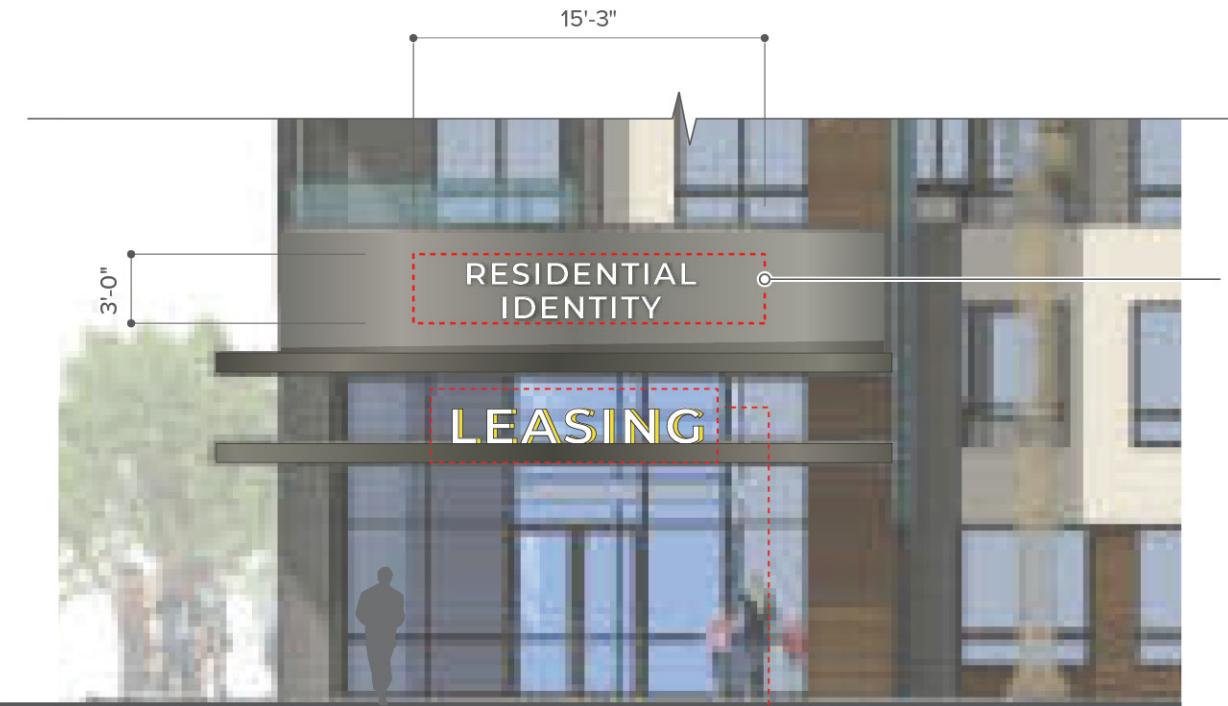
White Face Illuminated



Day Night Plex



Perforated or Microperforated Faces



1 South Elevation - Residential III
Scale : 1:100

See sign type C2 for detail

Dashed line indicates allowable residential identity signage area.

Fabricated 3" deep painted aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

SQUARE FOOTAGE

OVERALL SIGN AREA: 46 sq.ft.

GENERAL NOTES

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STANDARDS

Construction

Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment

Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

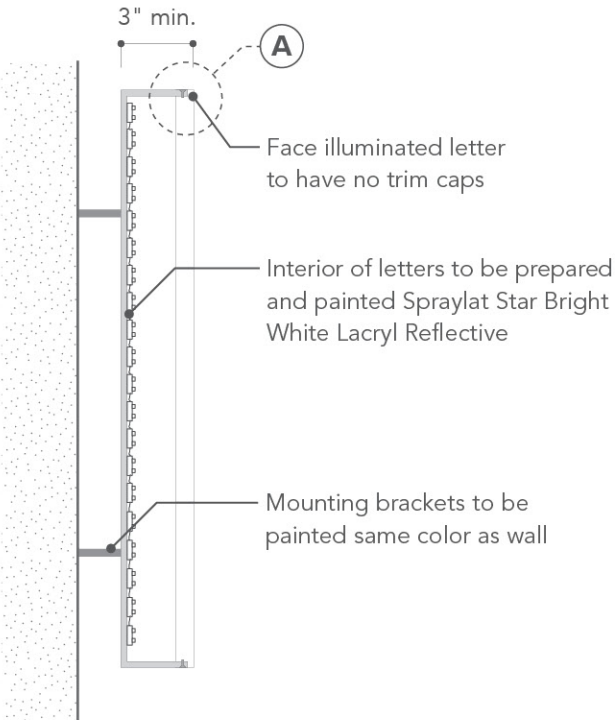
Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards

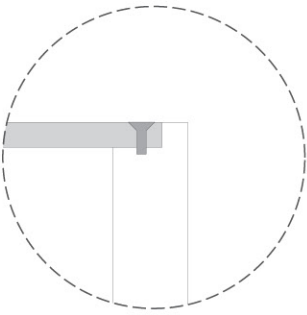
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY

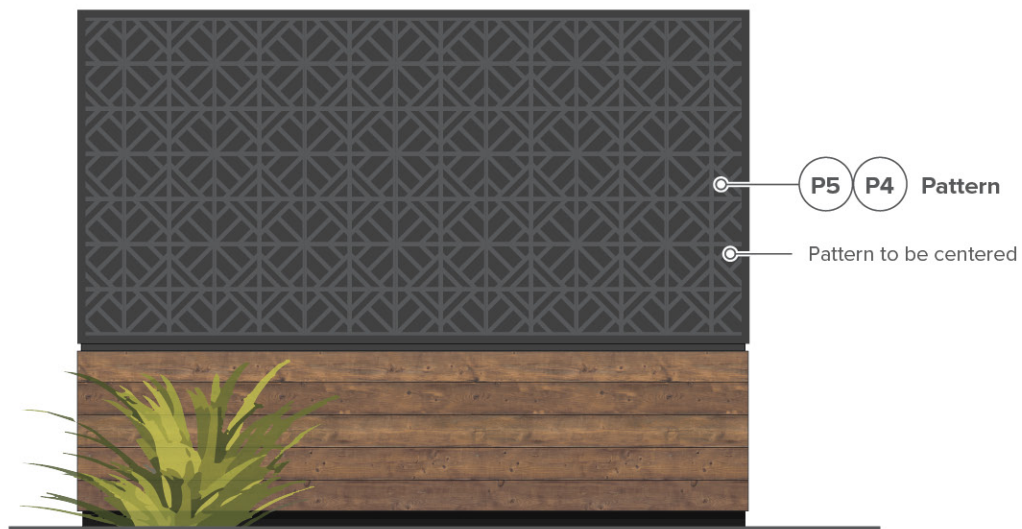
RSM suggests building brand to include address number.



2 Detail of Face Illuminated Letter
Scale: NTS



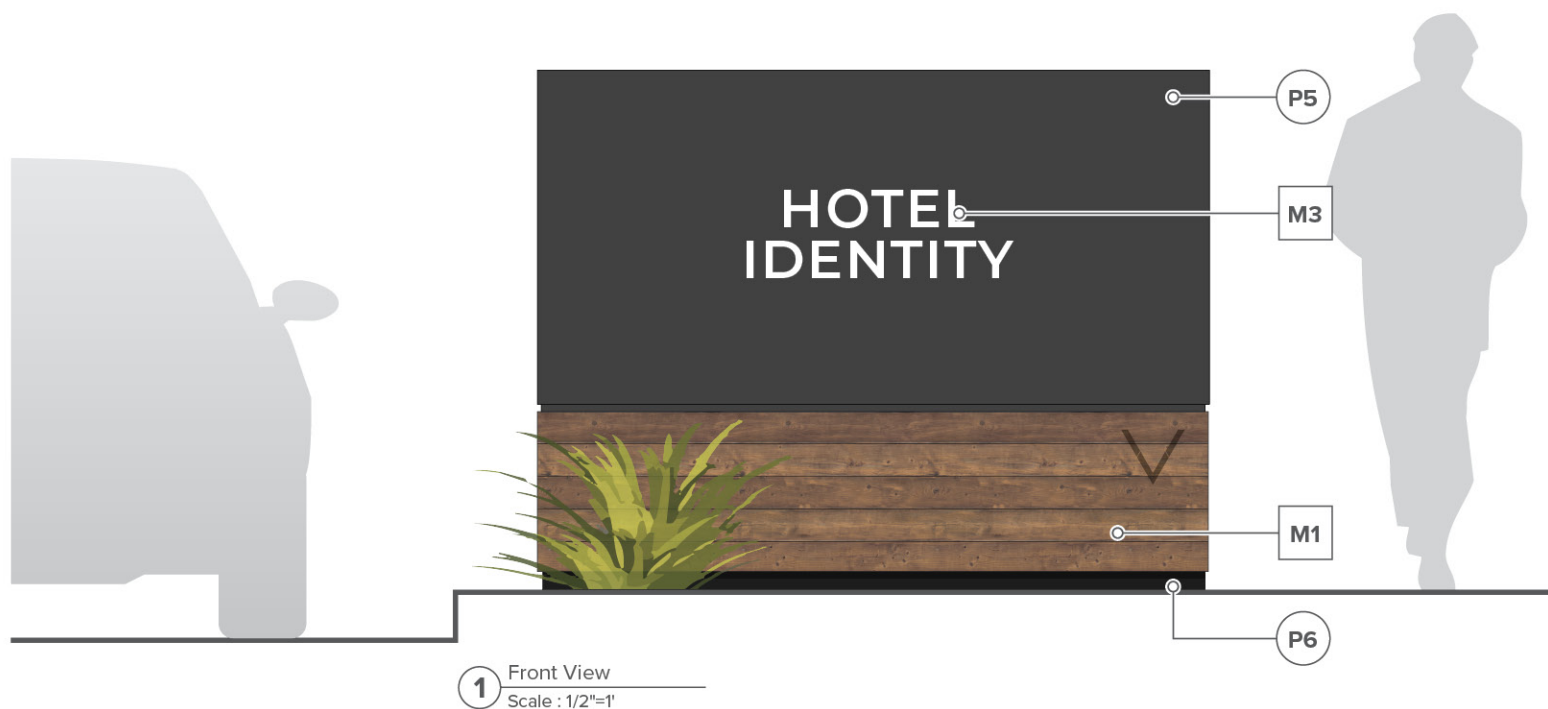
A No Trim Cap Detail
Scale: NTS



4 Back View
Scale : 1/2"=1'



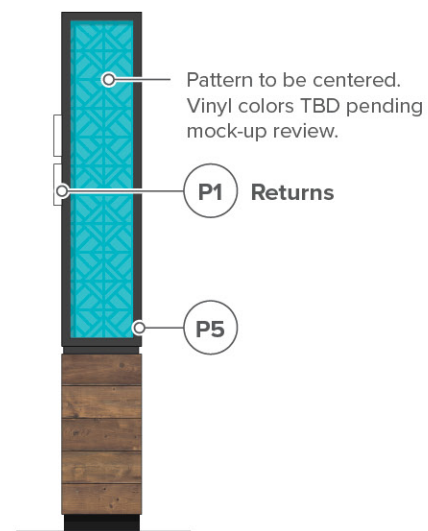
3 Top View
Scale : 1/2"=1'



1 Front View
Scale : 1/2"=1'



DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



2 Side View
Scale : 1/2"=1'

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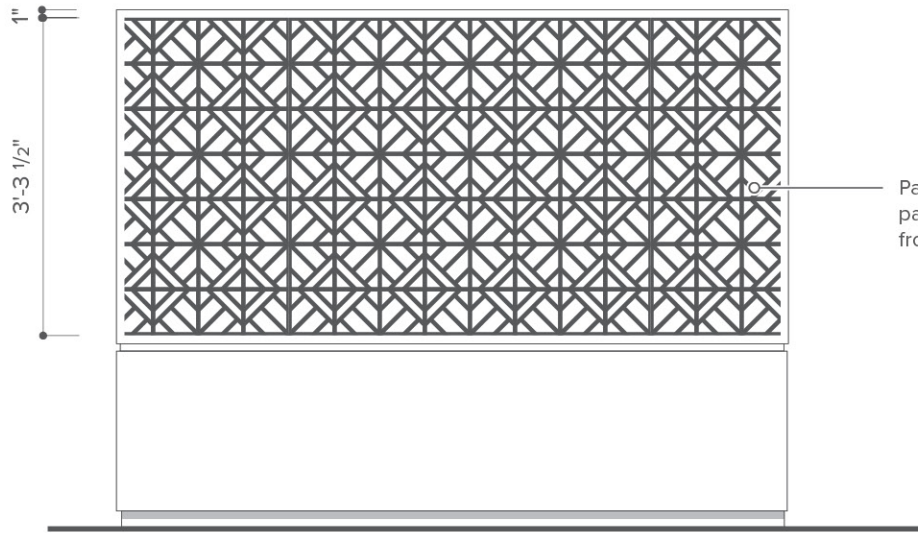
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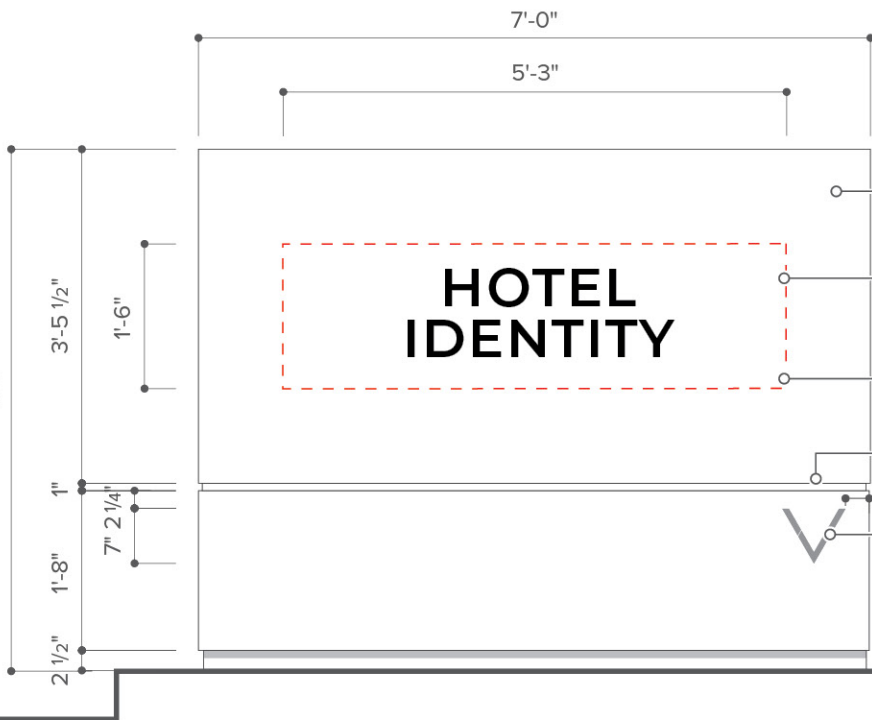


Pattern to be direct print or masked and painted on cabinet. Pattern to be inset from sides of sign by 1"

4 Back View
Scale : 1/2"=1'



3 Top View
Scale : 1/2"=1'



Fabricated aluminum sign cabinet with painted finish

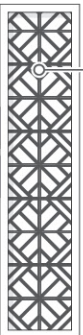
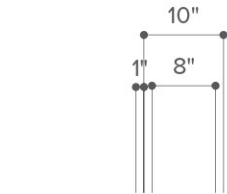
Push thru proud 1" tenant identity with painted returns. To face illuminate white at night.

Dashed line indicates 5'3" x 1'6" allowable tenant identity area

Reveal inset 1/2" from face

Logo to be routed out of material and backed; see photo reference.

1 Front View
Scale : 1/2"=1'



Internally illuminated 1/4" thk. clear acrylic with second surface applied translucent vinyl background and first surface applied translucent vinyl pattern. Acrylic panel to be inset from face 1"

Faux wood material to clad cabinet base, mitered corners, no visible fasteners.

2 Side View
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 42 sq.ft.

SINGLE TENANT AREA: 8 sq.ft.

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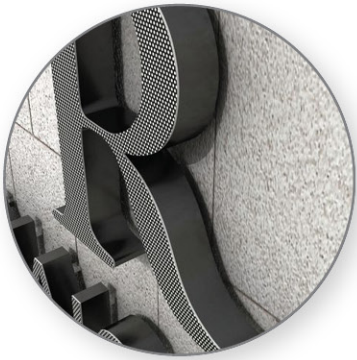
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ALLOWABLE ILLUMINATION



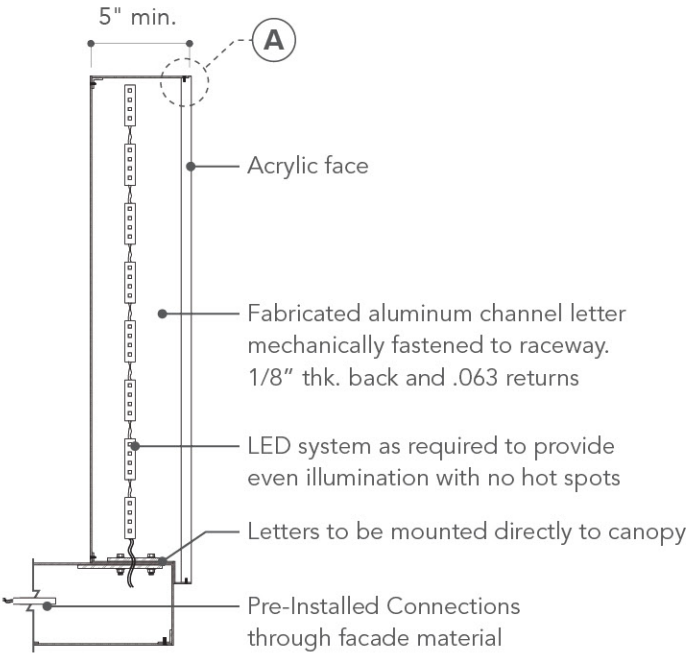
Day Night Plex



Perforated Vinyl or
Microperforated Metal Faces



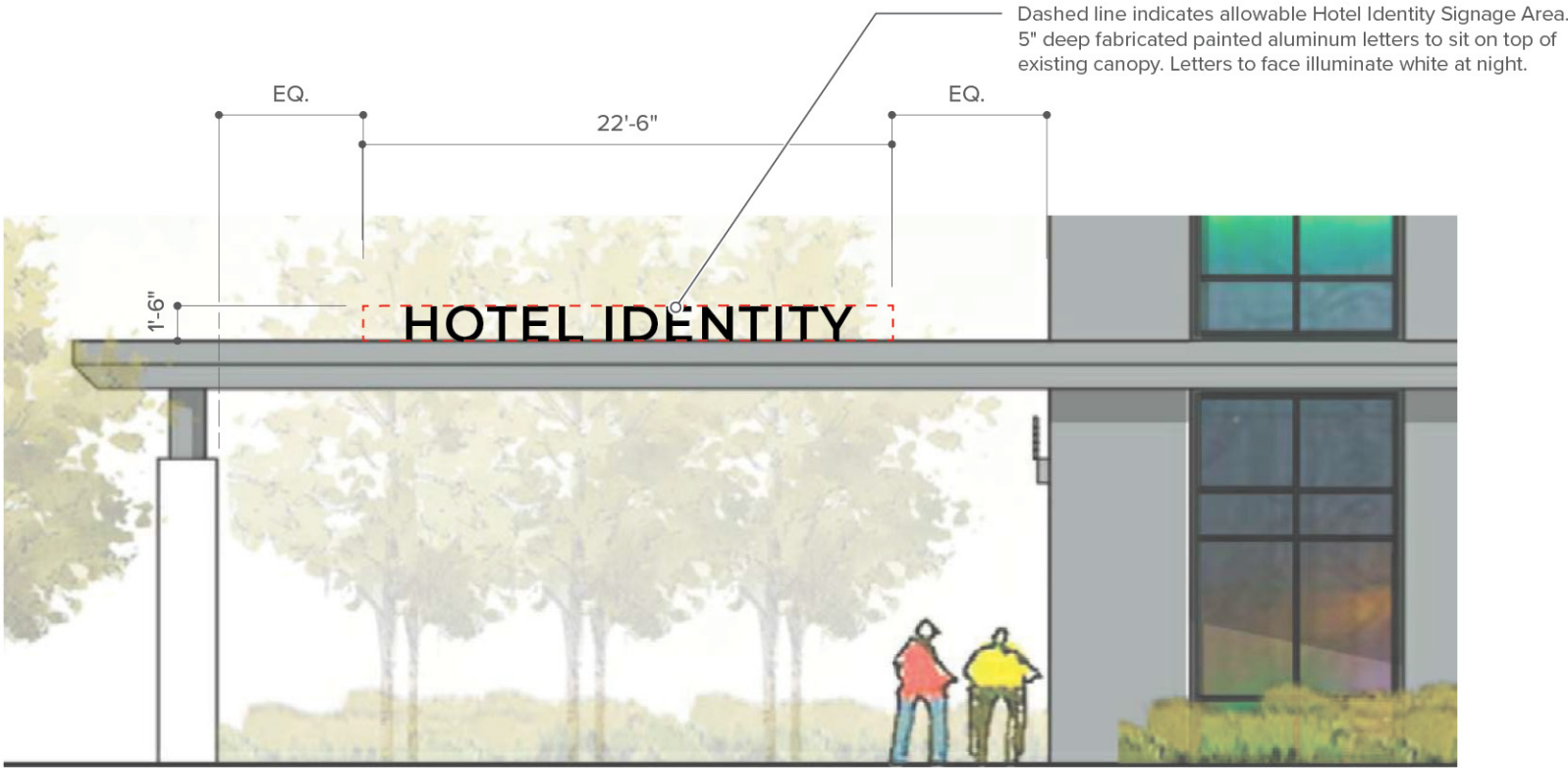
White Face Illuminated



1 Detail of Face Illuminated Letter on Canopy
Scale : NTS



A No Trim Cap Detail
Scale : NTS



2 Front View
Scale : 1/8"=1'



3 Side View
Scale : 1/8"=1'

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STANDARDS

Construction

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Attachment

Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperature of face: 3500°K
(+/- 50° K). Color rendering index CRI above 80.

Color Standards

Final color to be provided by tenant for landlord approval prior to fabrication.

SQUARE FOOTAGE

OVERALL SIGN AREA: 17 sq.ft.

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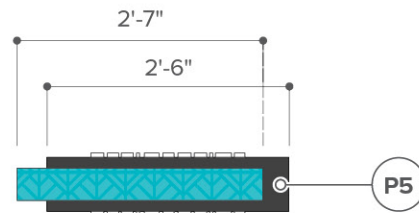
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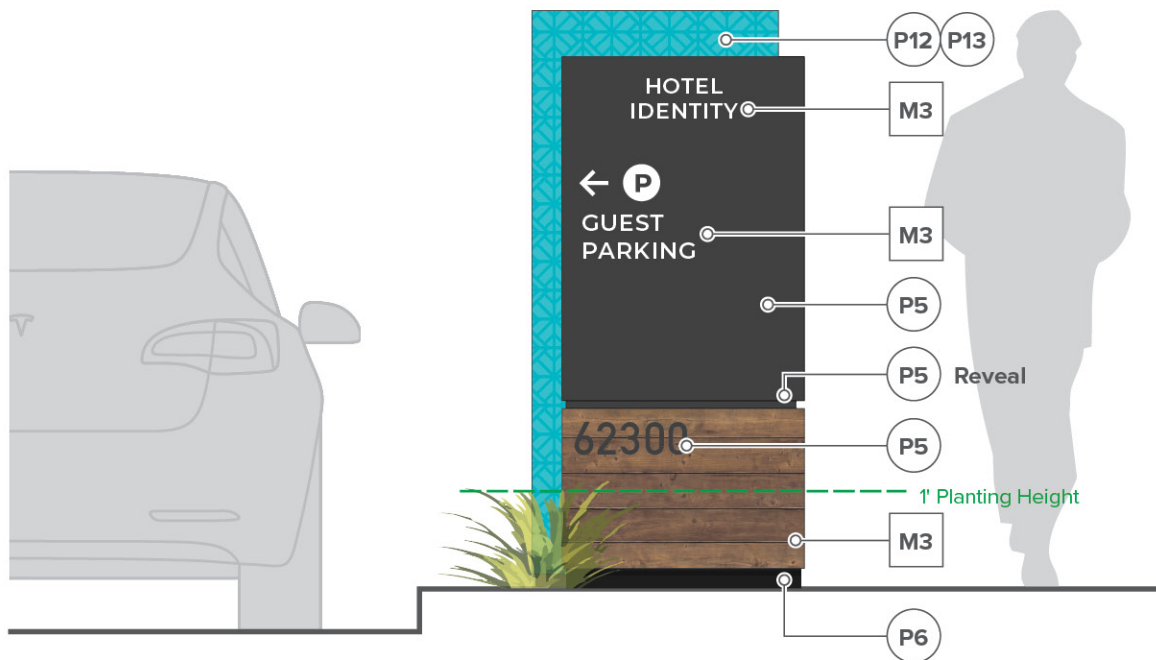
PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

REVISIONS: DATE:

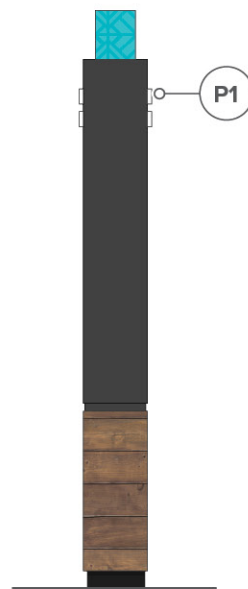
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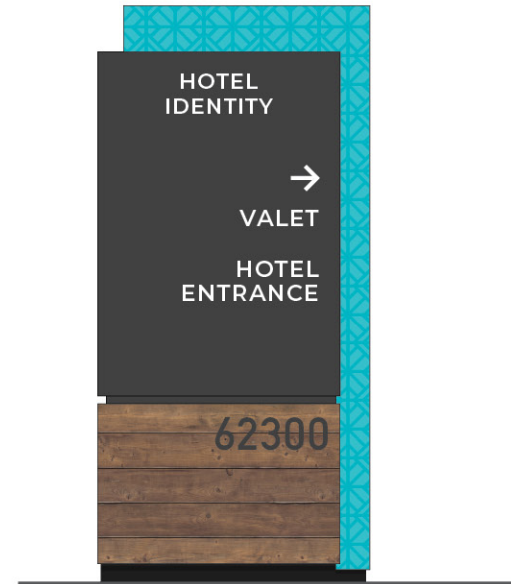
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



5 Alternate Messaging
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

GENERAL NOTES

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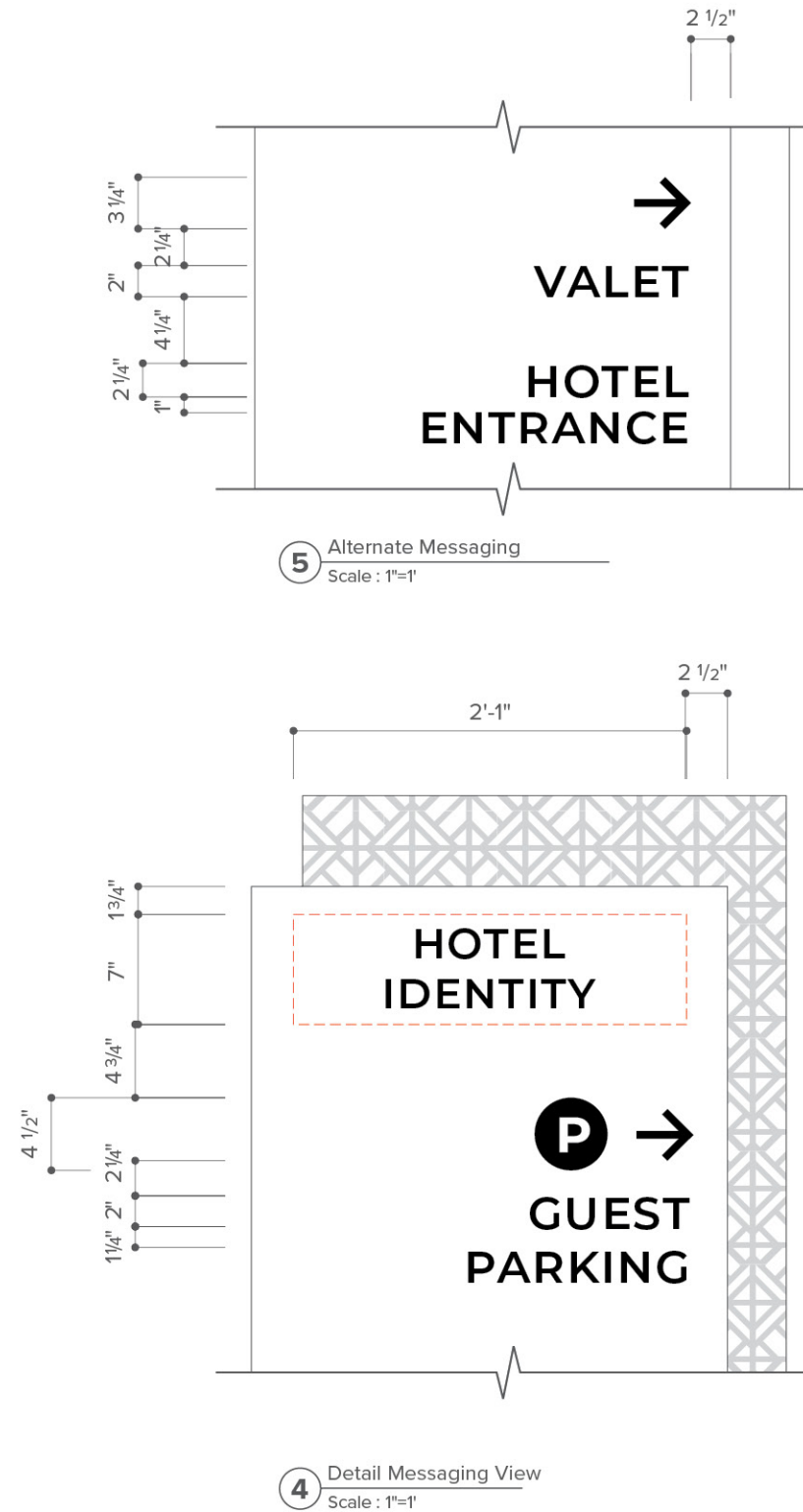
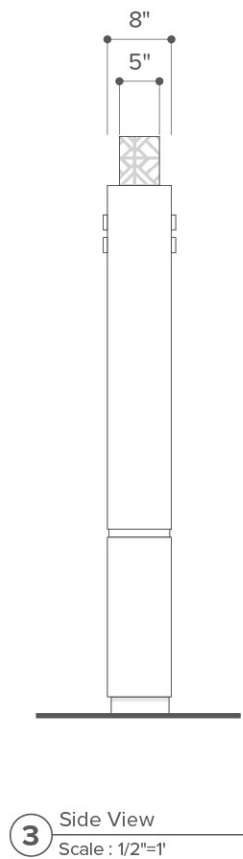
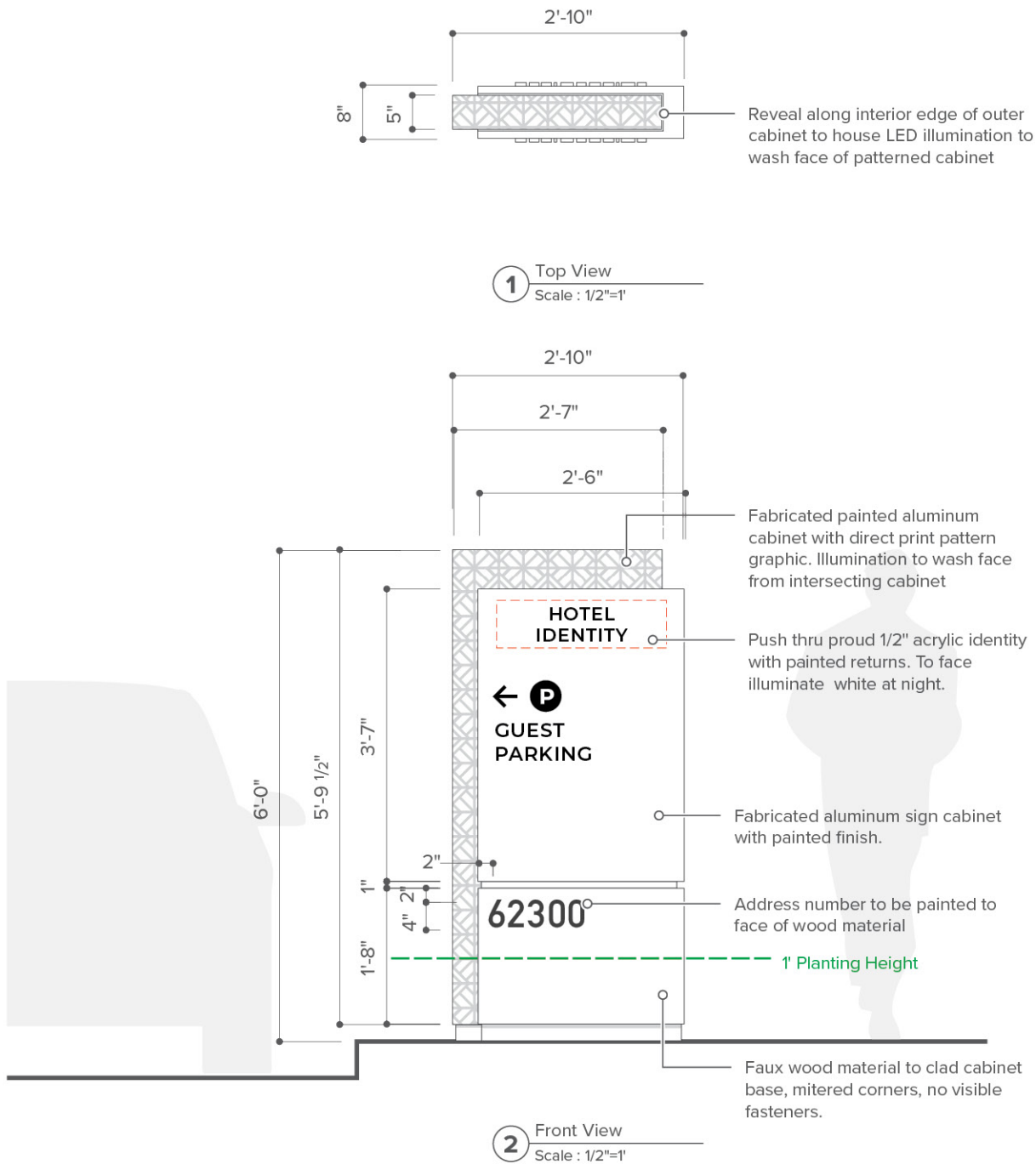
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PACKAGE: Schematic Design

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SQUARE FOOTAGE

OVERALL SIGN AREA: 17 sq.ft.

MESSAGING AREA: 10 sq.ft.

GENERAL NOTES

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PACKAGE: Schematic Design

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2 Front Elevation - East Elevation
Scale: 1" = 40'



1 Front Elevation - North Elevation
Scale: 1/16" = 1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 129 sq.ft.

GENERAL NOTES

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ALLOWABLE ILLUMINATION

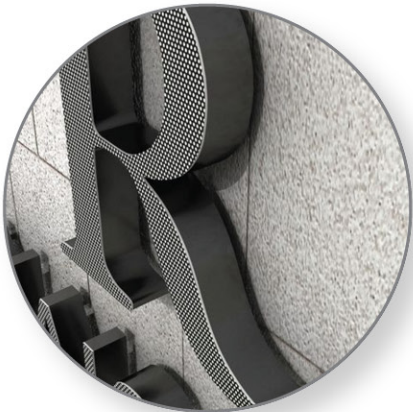
See following pages for section details of letter types



Halo Illuminated Letter



White Acrylic Face
Illuminated



Perforated Vinyl or
Microperforated Metal Faces



Day Night Plex Face

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160 Cabrillo
San Clemente
CA 2672
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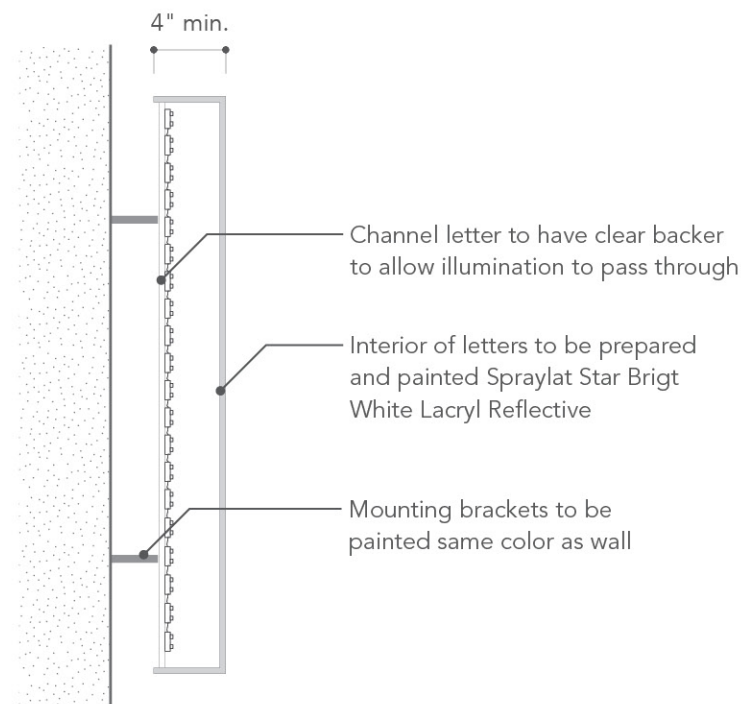
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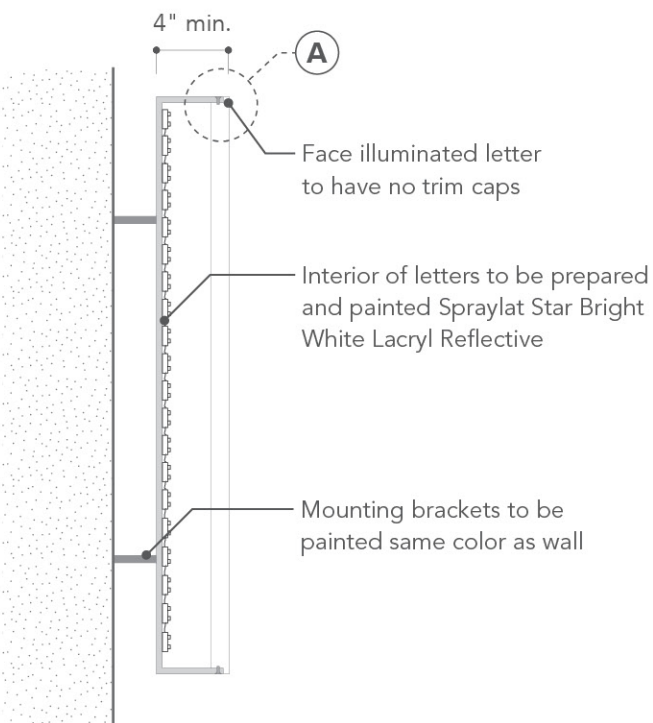
REVISIONS: DATE:



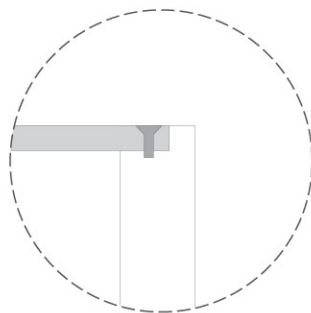
1 Detail of Halo Illuminated letter
Scale: NTS



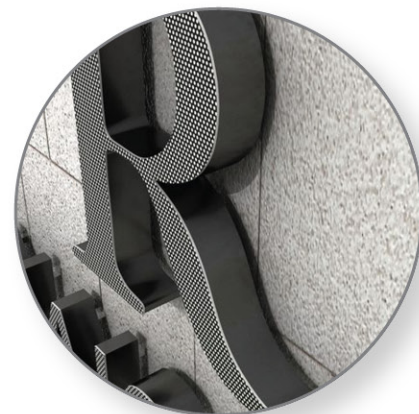
Halo Illuminated Letter



2 Detail of Face Illuminated Letter
Scale: NTS



A No Trim Cap Detail
Scale: NTS



Perforated Vinyl or
Microperforated Metal Faces



White Acrylic Face
Illuminated



Day Night Plex Face

GENERAL NOTES

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All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

STANDARDS

Construction

Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment

Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards

Final color to be provided by tenant for landlord approval prior to fabrication.

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PACKAGE: Schematic Design

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1 Front Elevation
Scale : 3/4"=1'

GENERAL NOTES
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SQUARE FOOTAGE
OVERALL SIGN AREA: 1 sq.ft.



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San Clemente
CA 2672
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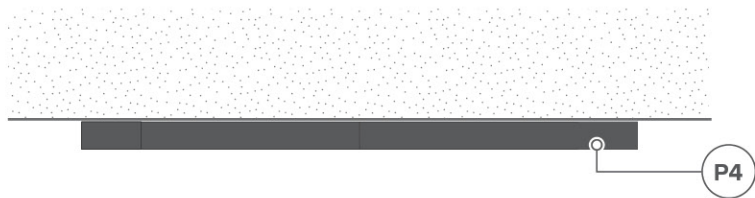
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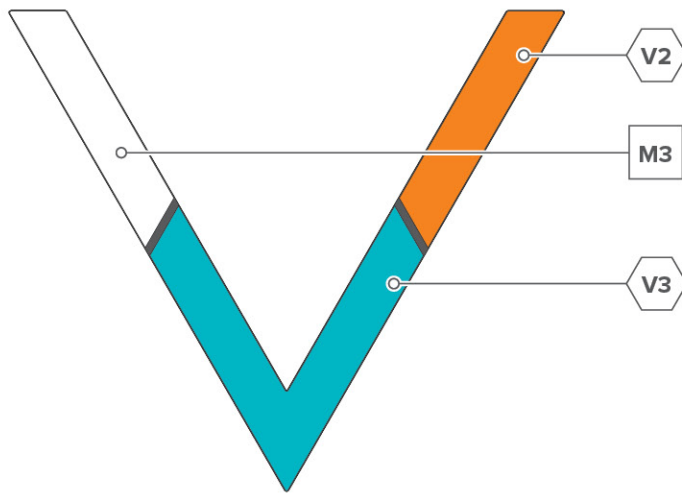
1 East Elevation - Parking A
Scale : 1:500



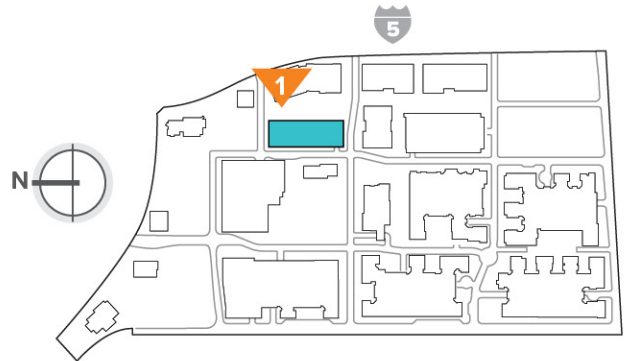
2 West Elevation - Parking A
Scale : 1:150



3 Front View Detail
Scale : 3/16" = 1'



4 Front View Detail
Scale : 3/16" = 1'



GENERAL NOTES
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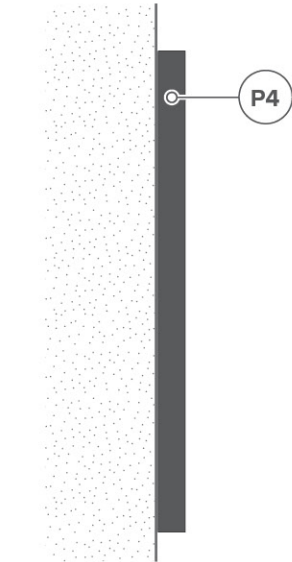
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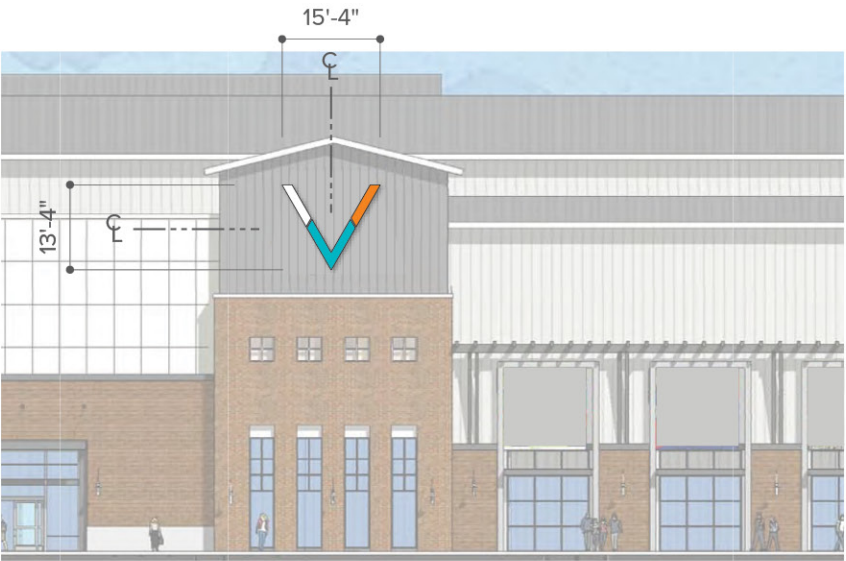
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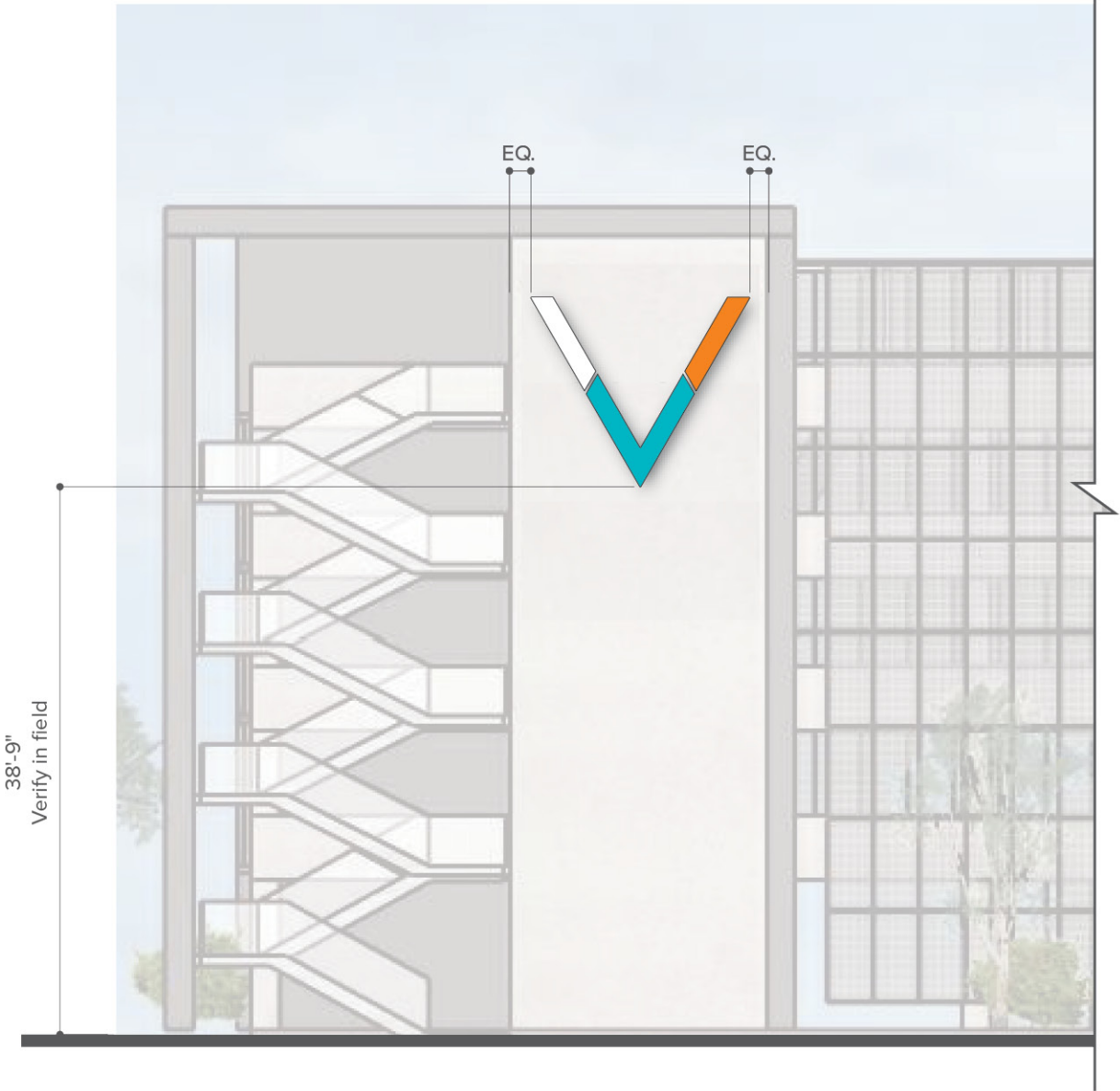
REVISIONS: DATE:



5 Side View Detail
Scale : 3/16" = 1'



4 Additional Location Anchor Building
Scale : 1" = 30'



1 West Elevation - Parking A
Scale : 1:150

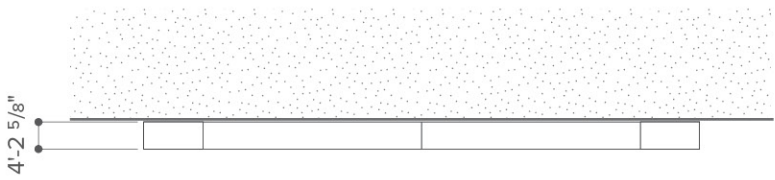
SQUARE FOOTAGE

OVERALL SIGN AREA: 204 sq.ft.

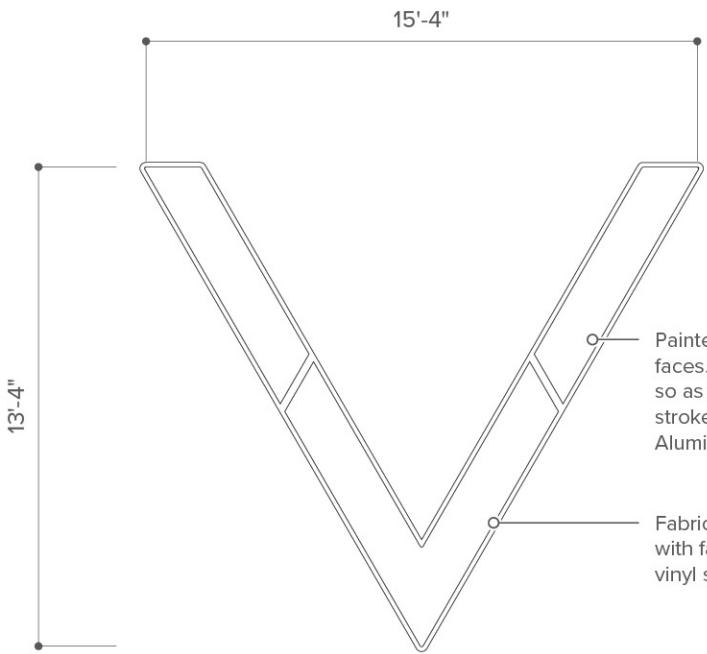
GENERAL NOTES

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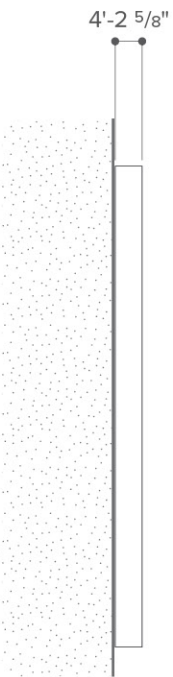
All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.



4 Front View Detail
Scale : 3/16" = 1'



2 Front View Detail
Scale : 3/16" = 1'



3 Side View Detail
Scale : 3/16" = 1'

Painted aluminum 1/2" retainer support acrylic faces. Retainer to expand outside of letter form so as not to reduce the width of the letter strokes. Trim caps are not permitted. Aluminum to be painted to match vinyl

Fabricated aluminum large scale channel letter with face illumination. Faces to have translucent vinyl so sign illuminates with color at night.

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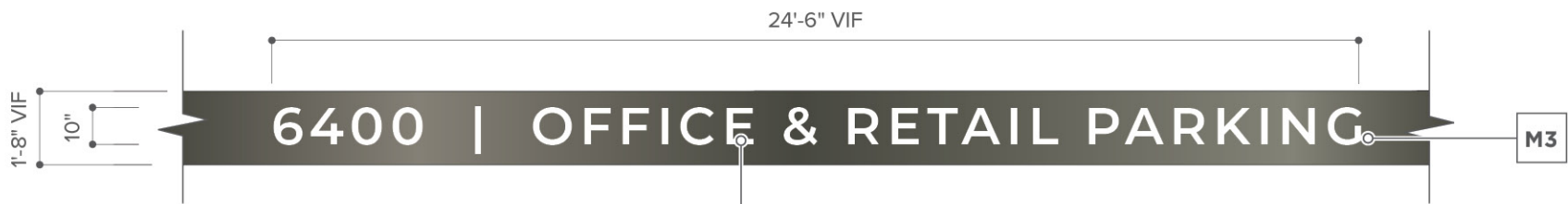
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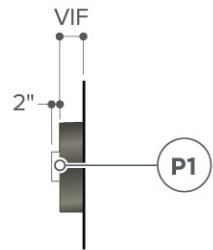
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2 Entry Detail - Front View
Scale : 1/4" = 1'

Copy to be push through proud 2" with face illumination and painted returns. Letters to be push through face of existing gantry structure.



3 Side View
Scale : 1/4" = 1'



1 West Elevation - Parking A
Scale : 1:150

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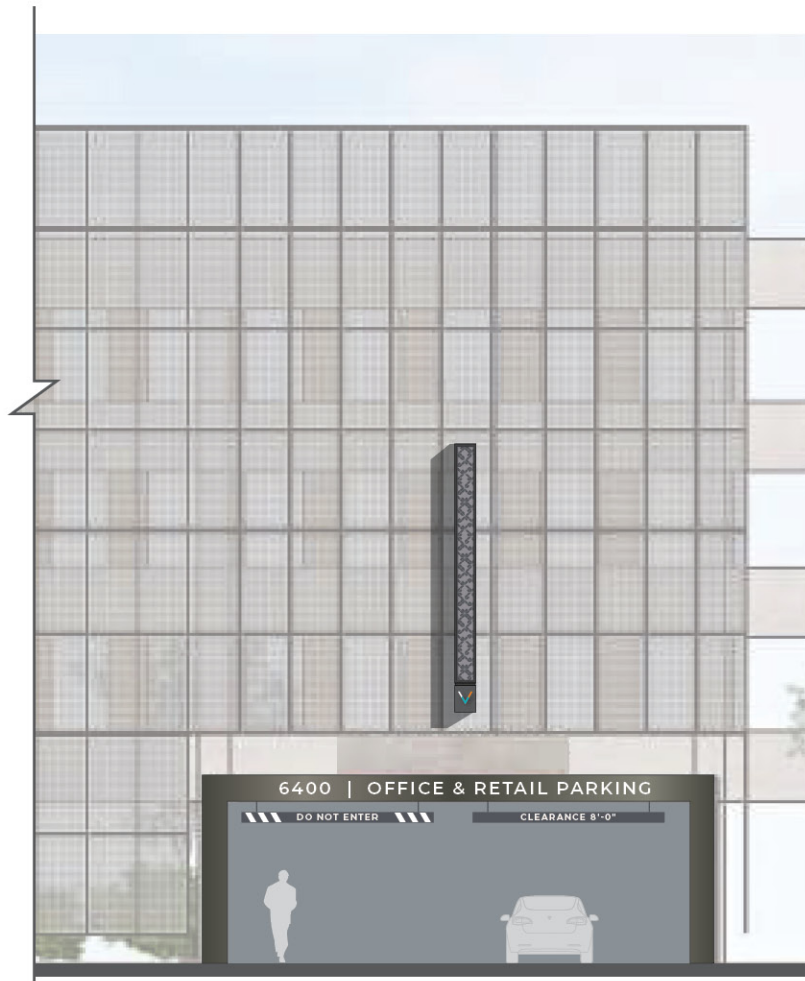
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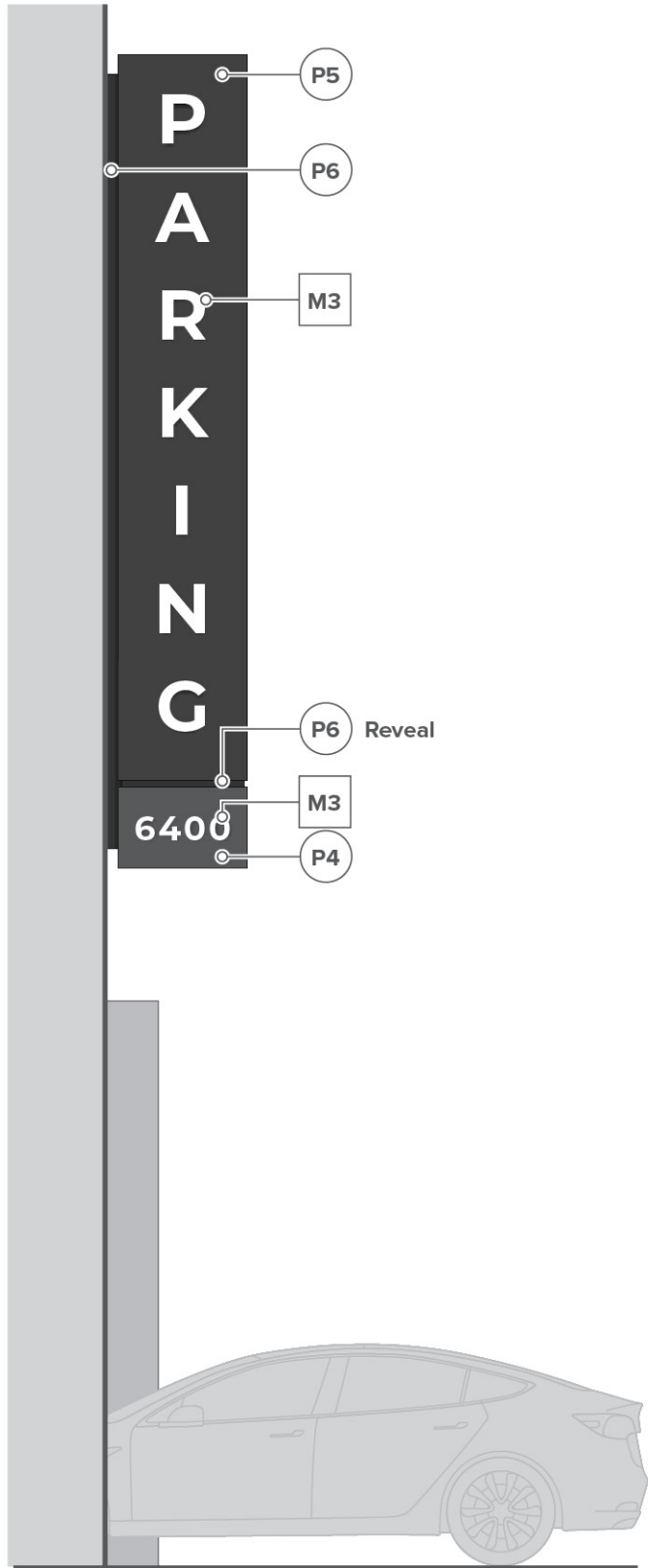
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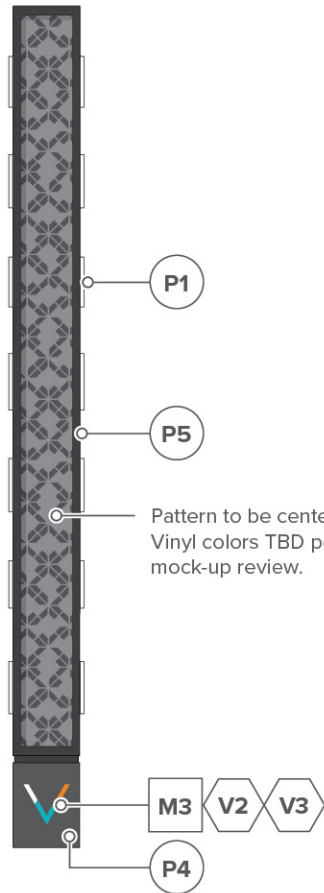
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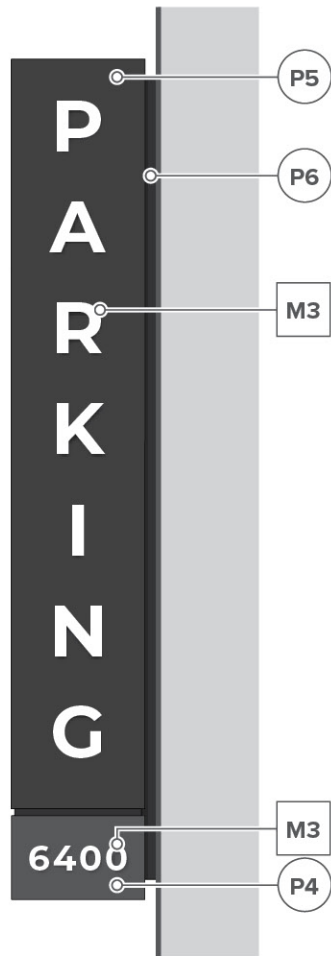
1 West Elevation - Parking A
Scale : 1:150



2 Front View
Scale : 1/4"=1'



3 Side View
Scale : 1/4"=1'



4 Back View
Scale : 1/4"=1'

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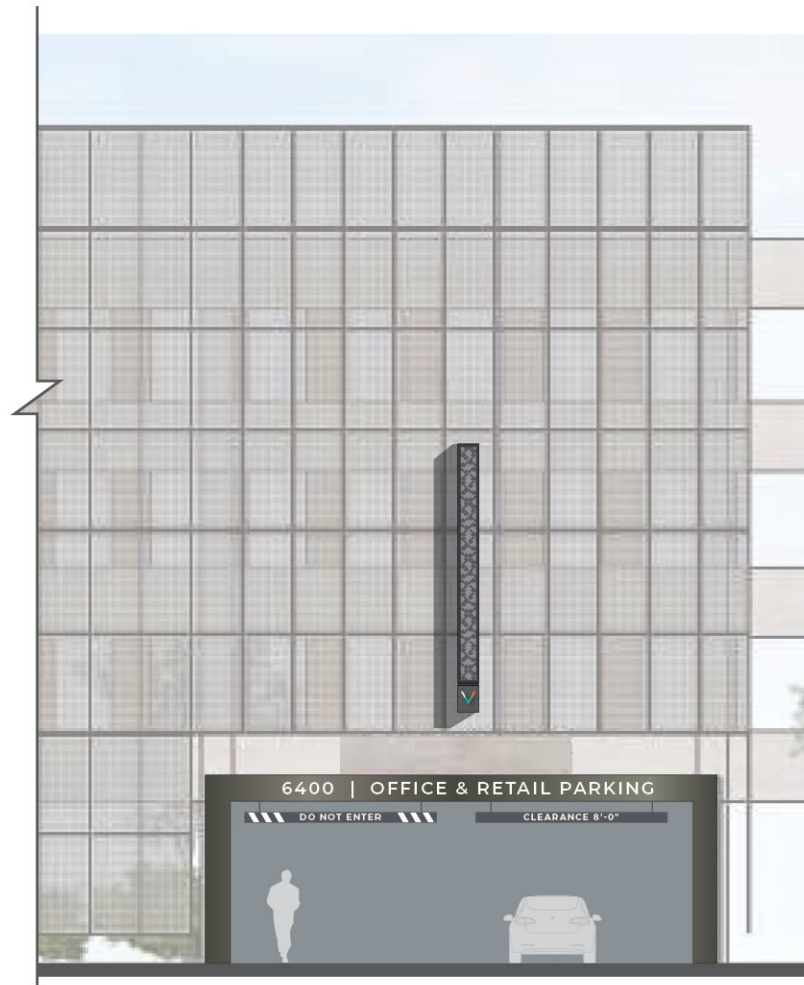
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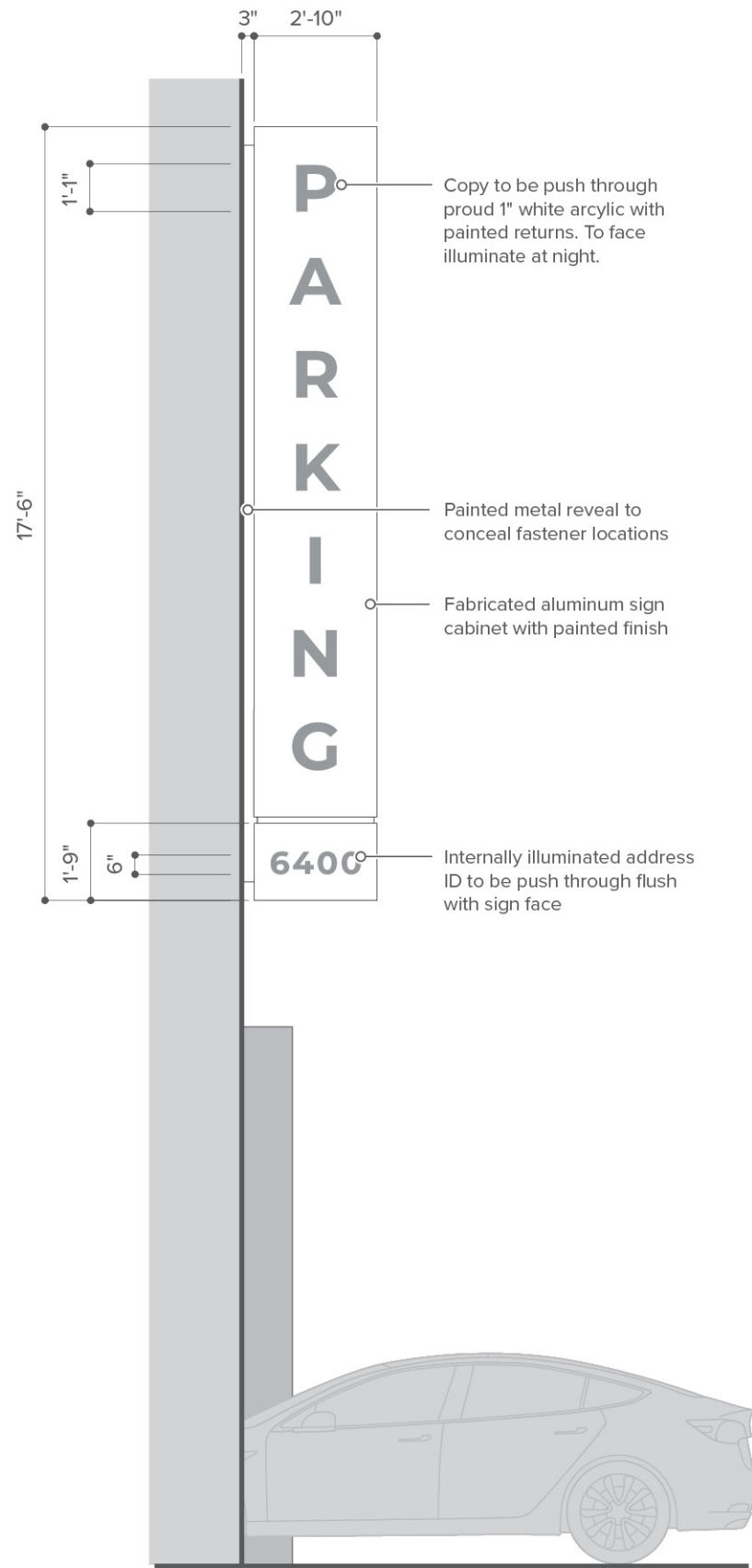
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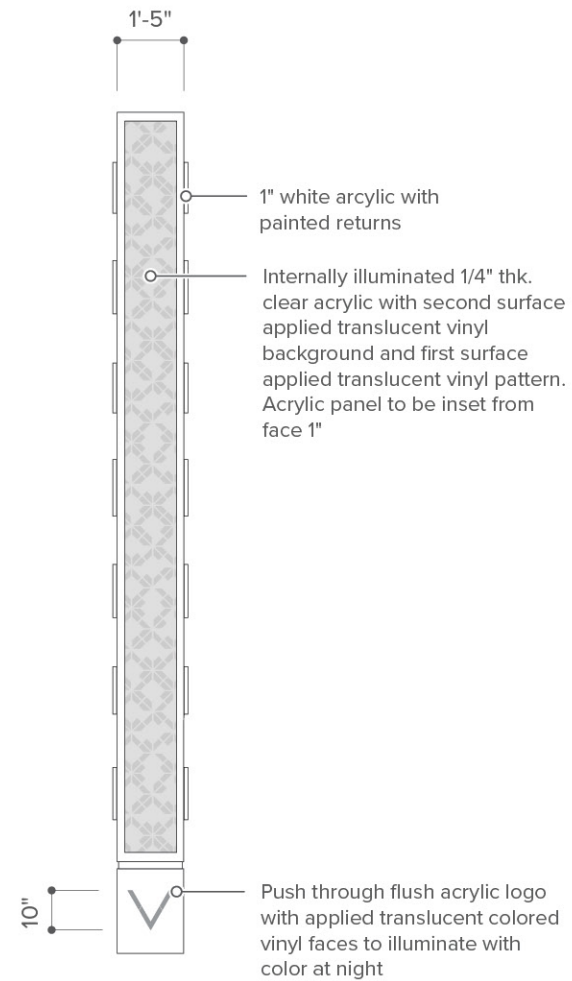
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1 West Elevation - Parking A
Scale : 1:150



2 Front View
Scale : 1/4"=1'



3 Side View
Scale : 1/4"=1'



4 Back View
Scale : 1/4"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 54 sq.ft.

GENERAL NOTES

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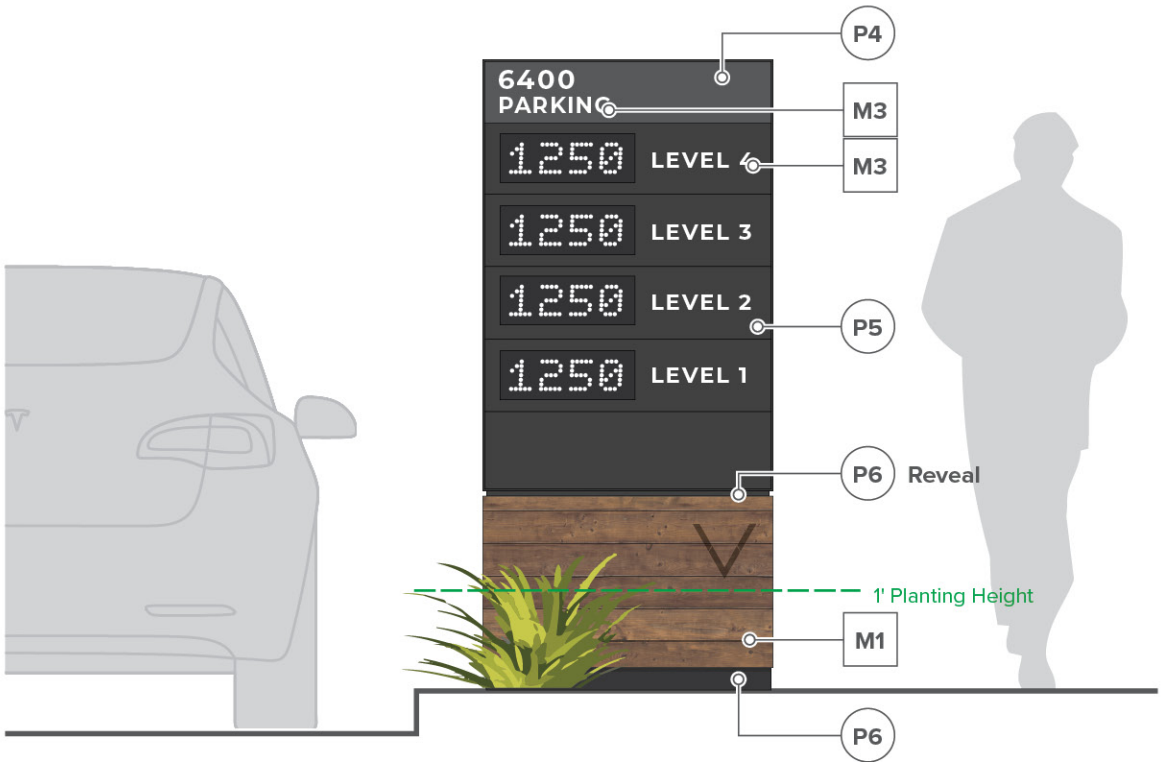
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DETAIL OF ROUTED LOGO BACKED
WITH SIMILAR MATERIAL



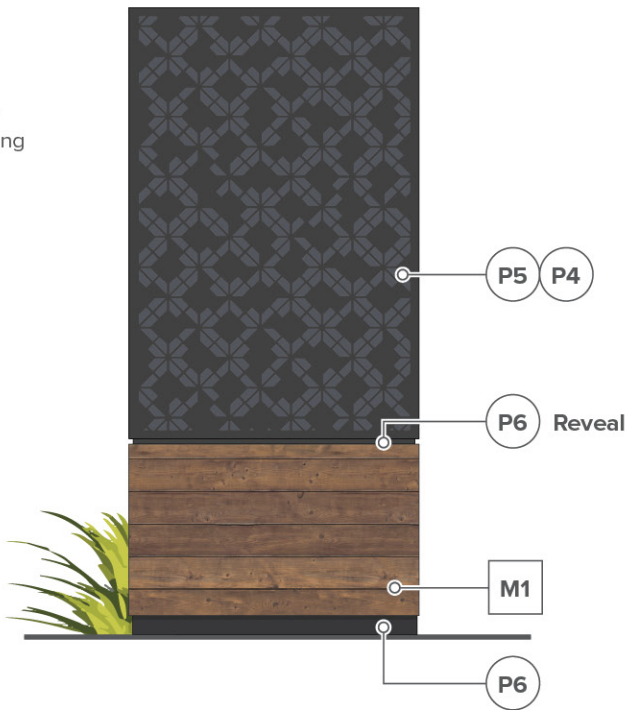
1 Top View
Scale : 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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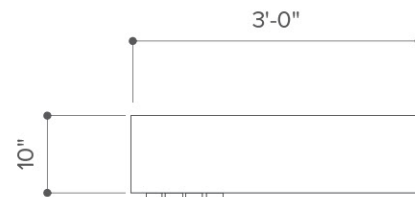
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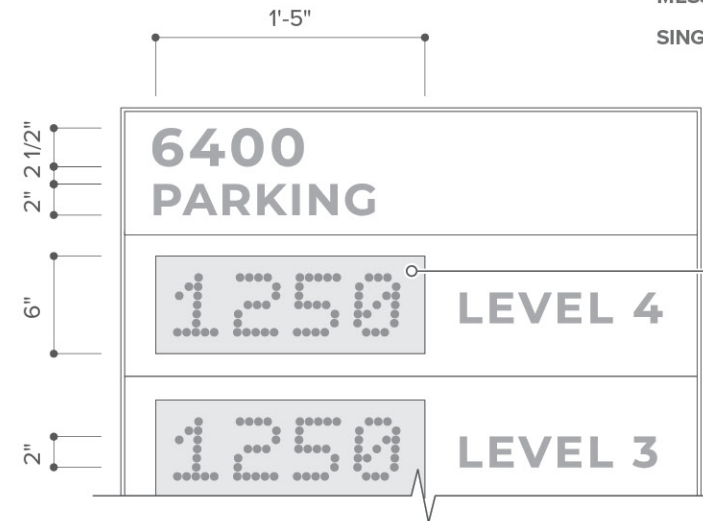
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PACKAGE: Schematic Design

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1 Top View
Scale : 1/2"=1'



A Front Detail
Scale : 1"=1'

SQUARE FOOTAGE

OVERALL SIGN AREA: 20 sq.ft.

MESSAGING AREA: 6 sq.ft.

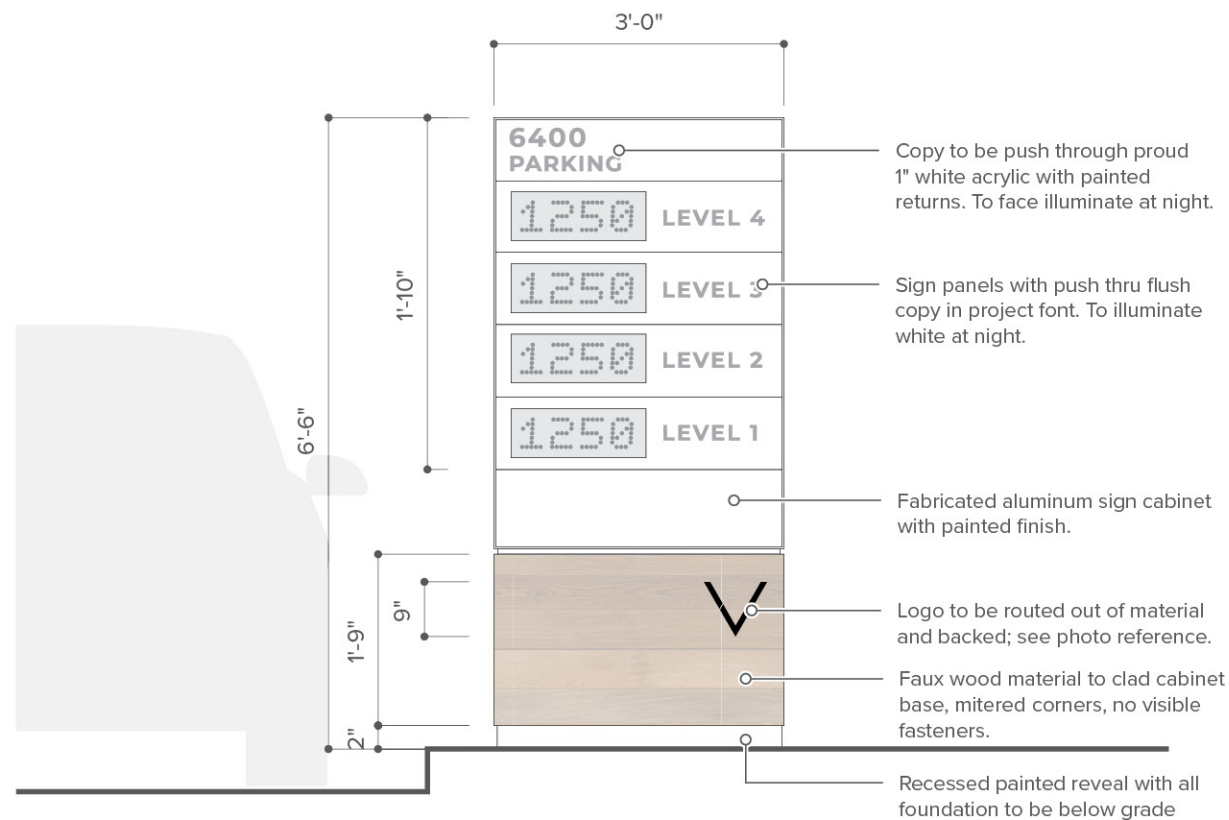
SINGLE DIGITAL AREA: 1 sq.ft.

GENERAL NOTES

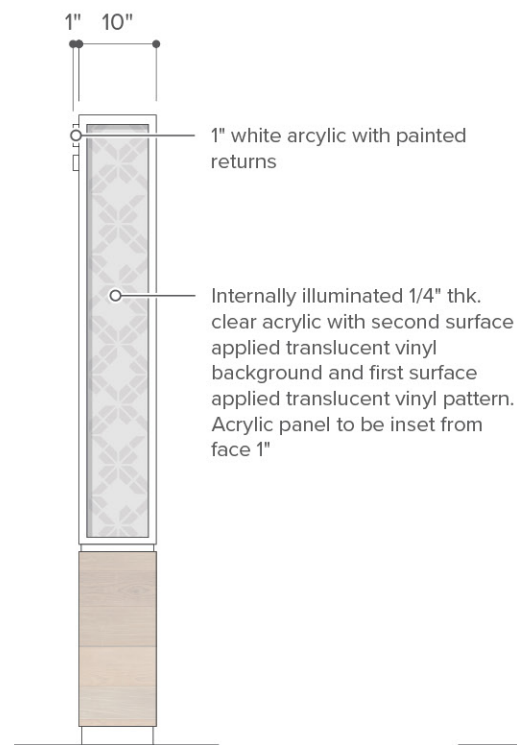
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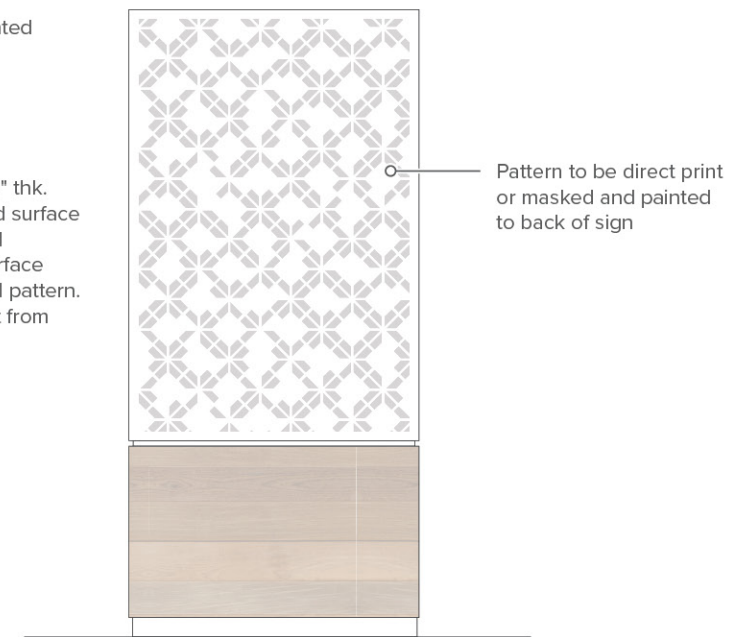
Digital parking counters. Final sizing and component provided by parking consultant



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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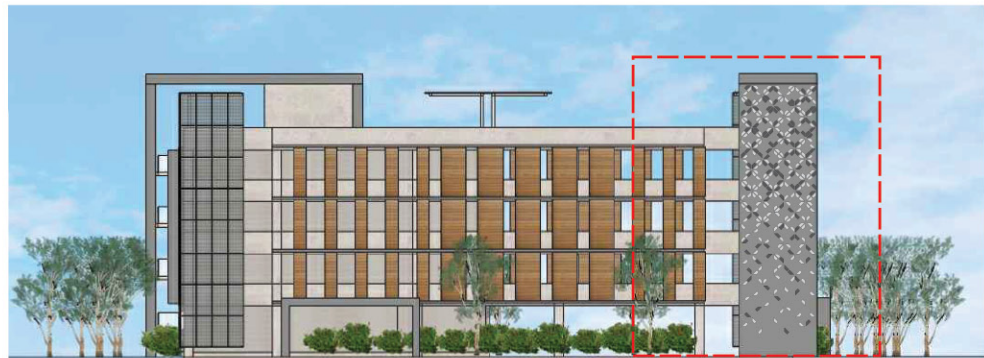
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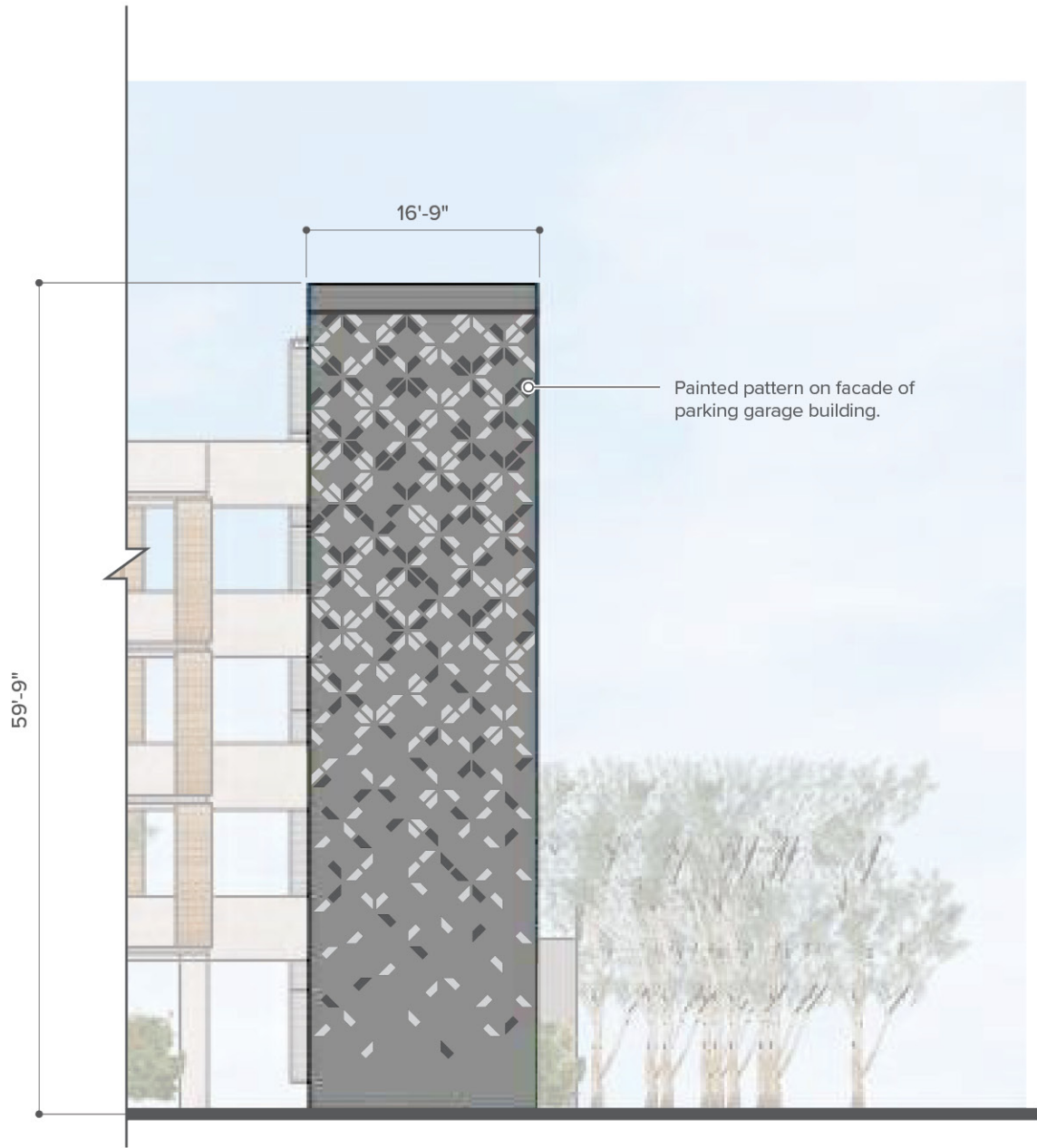
PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

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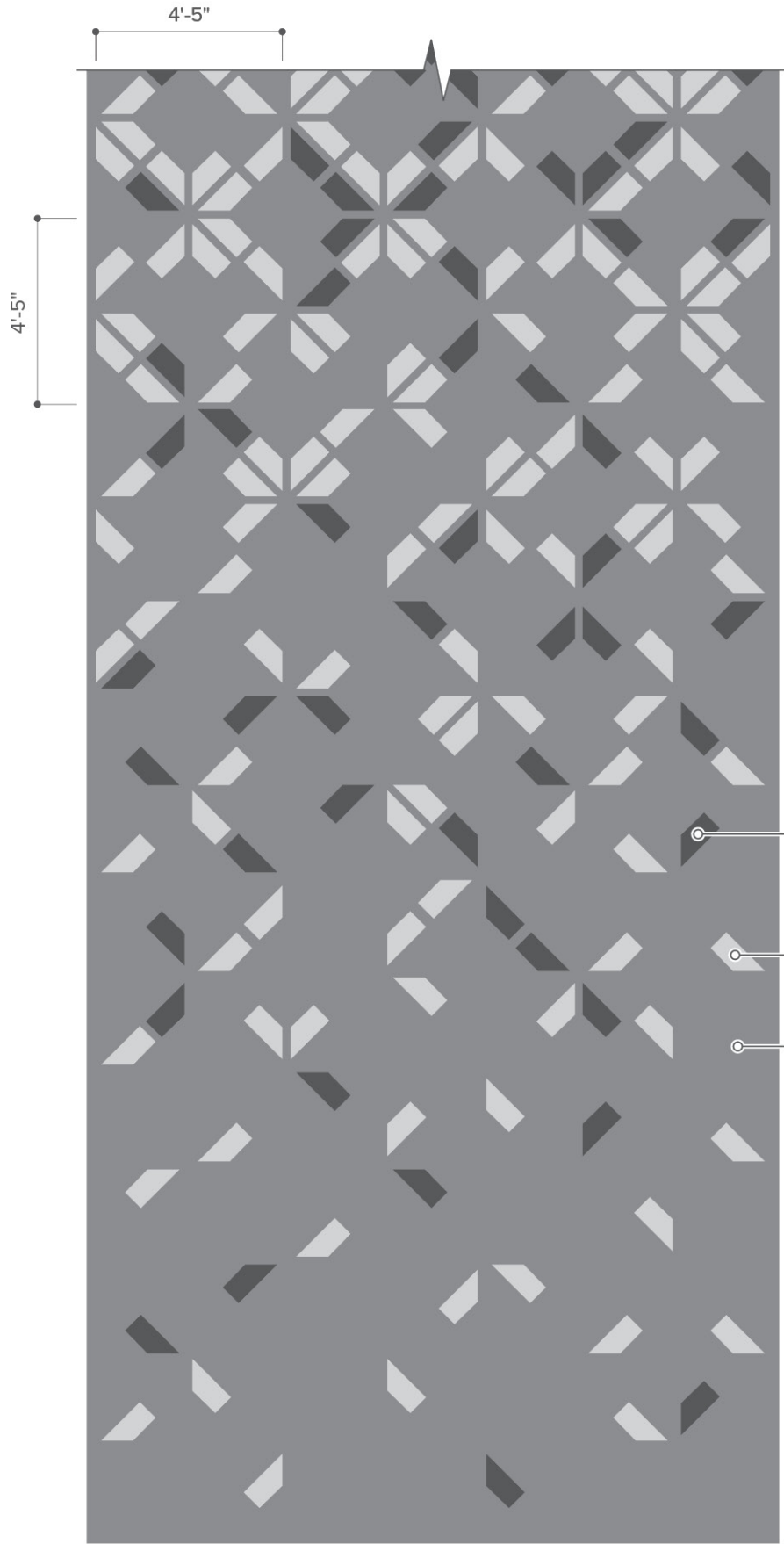
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1 South Elevation - Parking A
Scale : 1:500



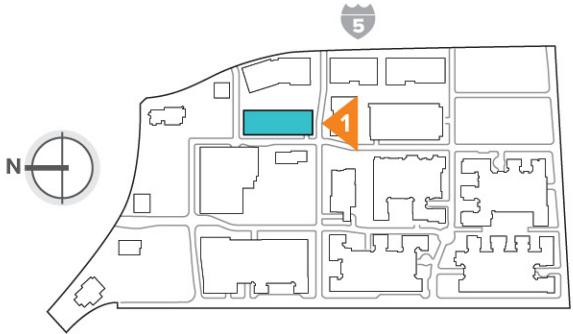
2 South Elevation - Parking A
Scale : 1:150



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

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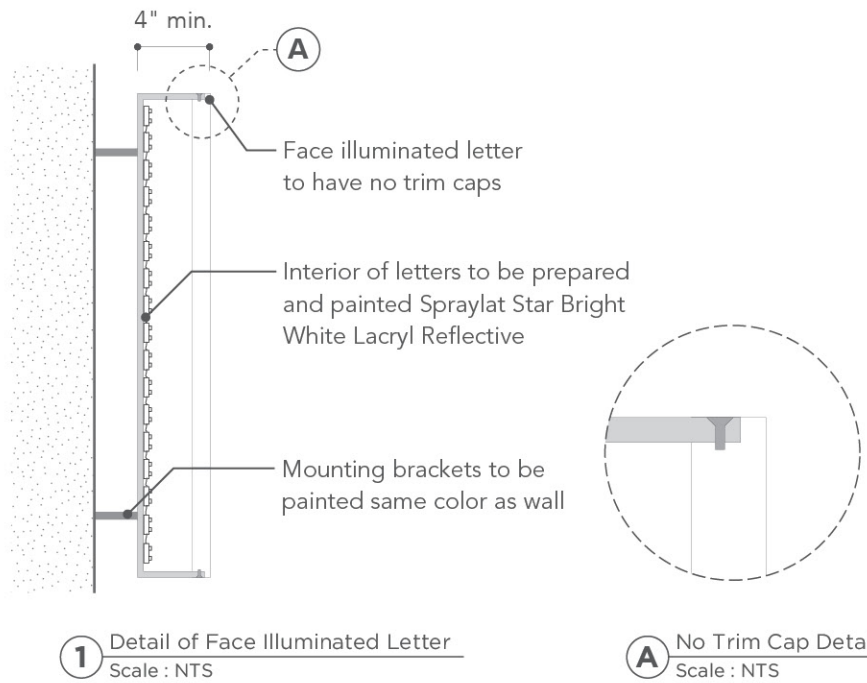
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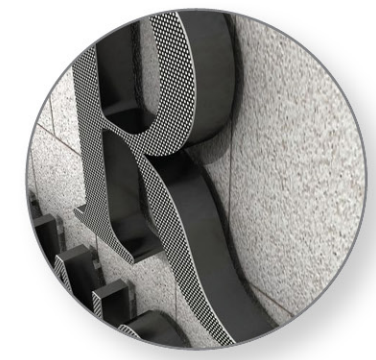
ALLOWABLE ILLUMINATION



White Face Illuminated



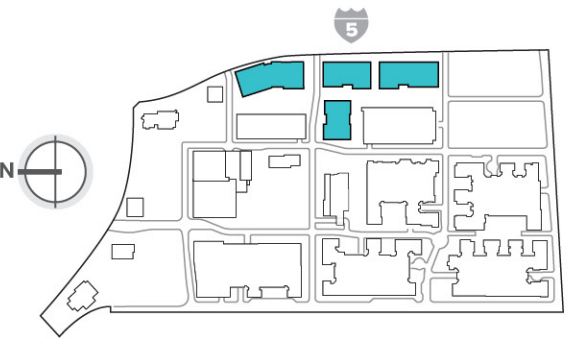
Day Night Plex



Perforated Vinyl or
Microperforated Metal Faces

GENERAL NOTES
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All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.



STANDARDS

Construction
Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment
Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination
Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards
Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY
RSM suggests building brand to include address number.

SQUARE FOOTAGE

OVERALL SIGN AREA: 330 sq.ft.

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160 Cabrillo
San Clemente
CA 2672
949.492.9479
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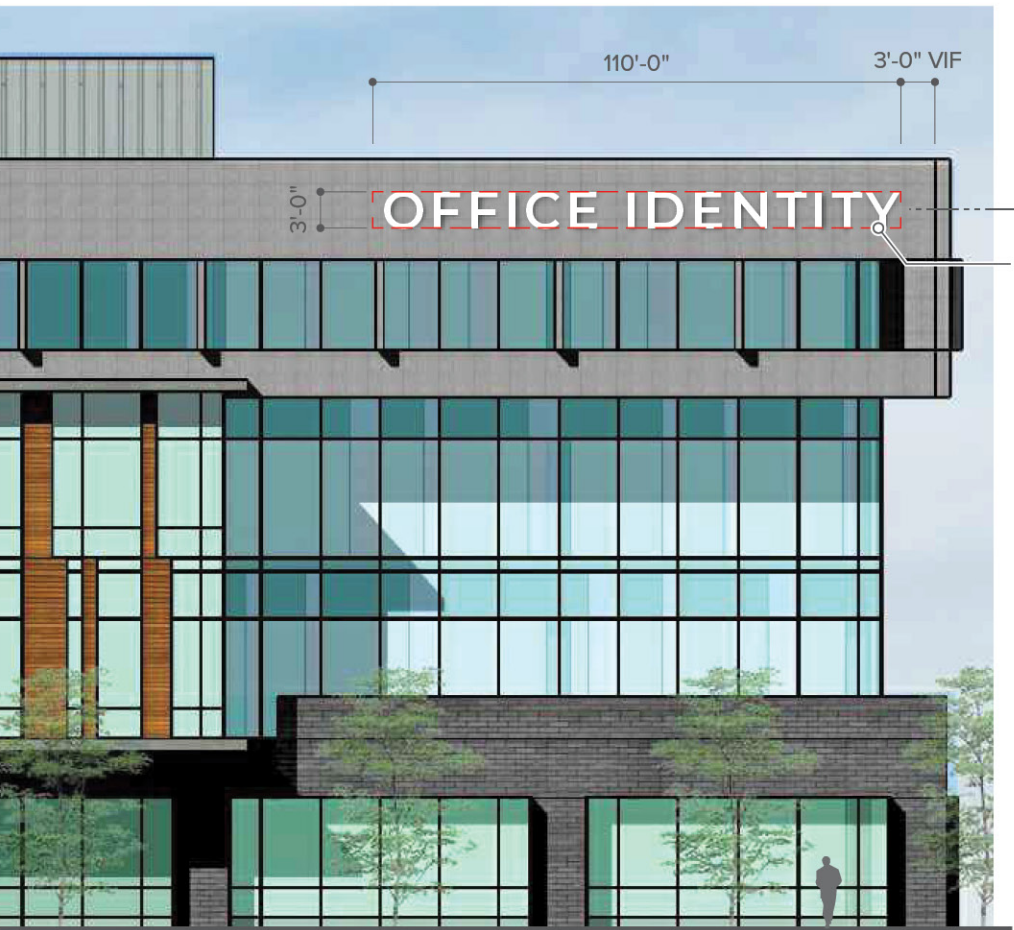
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PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

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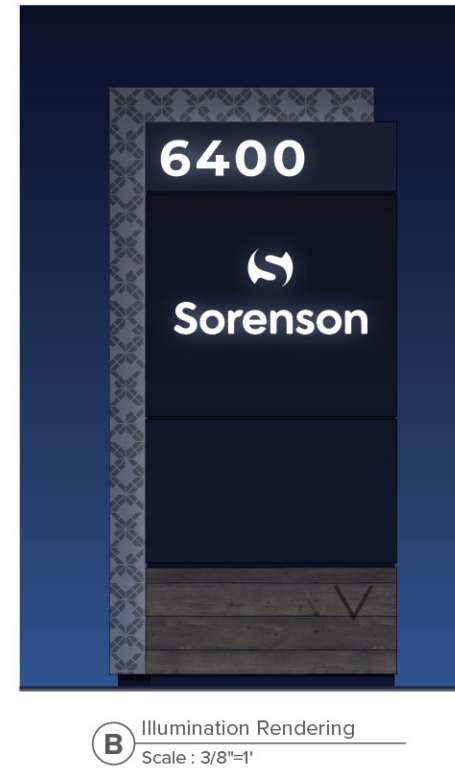
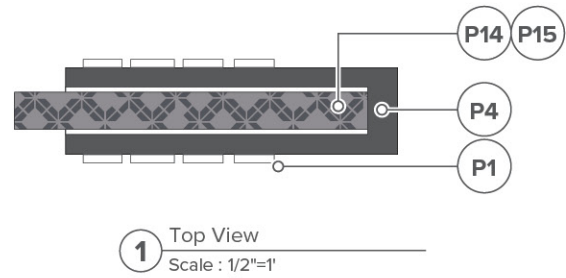
☒ To be centered with architecture

Dashed line indicates allowable residential identity signage area.

Fabricated 4" deep painted face illuminated aluminum channel letters. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

2 East Elevation - Facing I-5
Scale : 1/16"=1'

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ALL SIGNS TO BE FABRICATED & INSTALLED PER APPROVED FABRICATOR SHOP DRAWINGS.

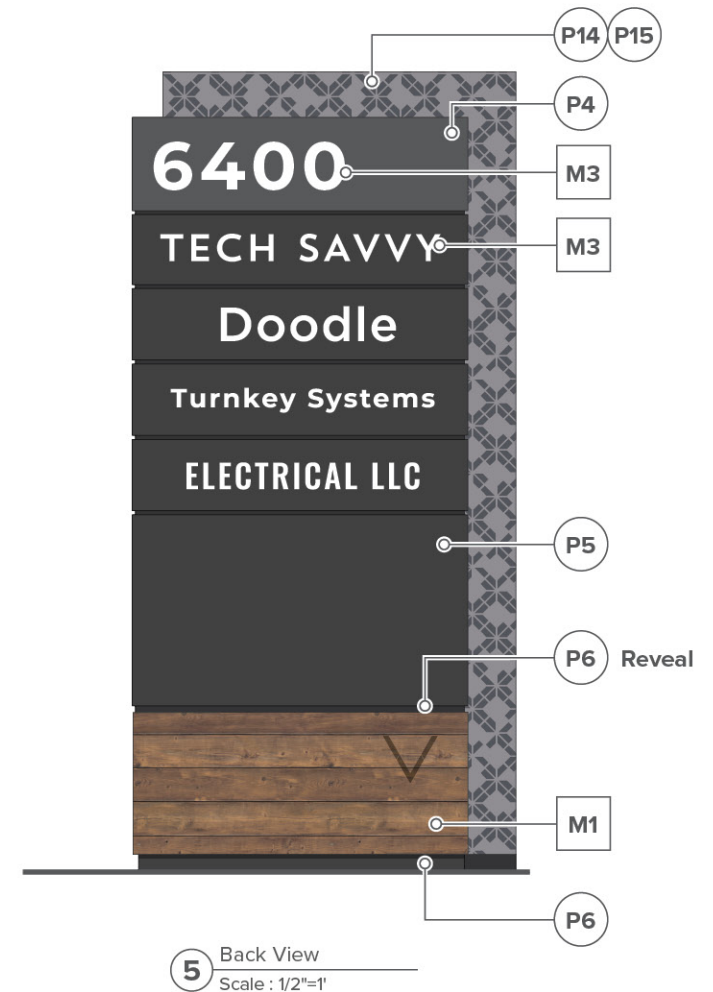
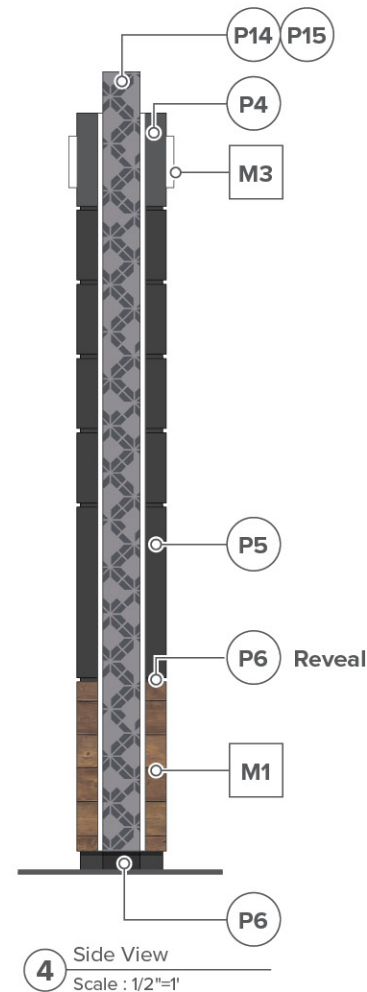
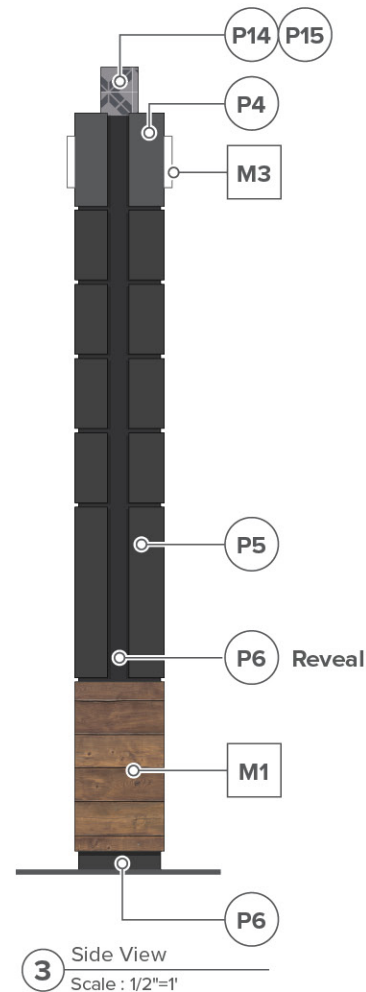
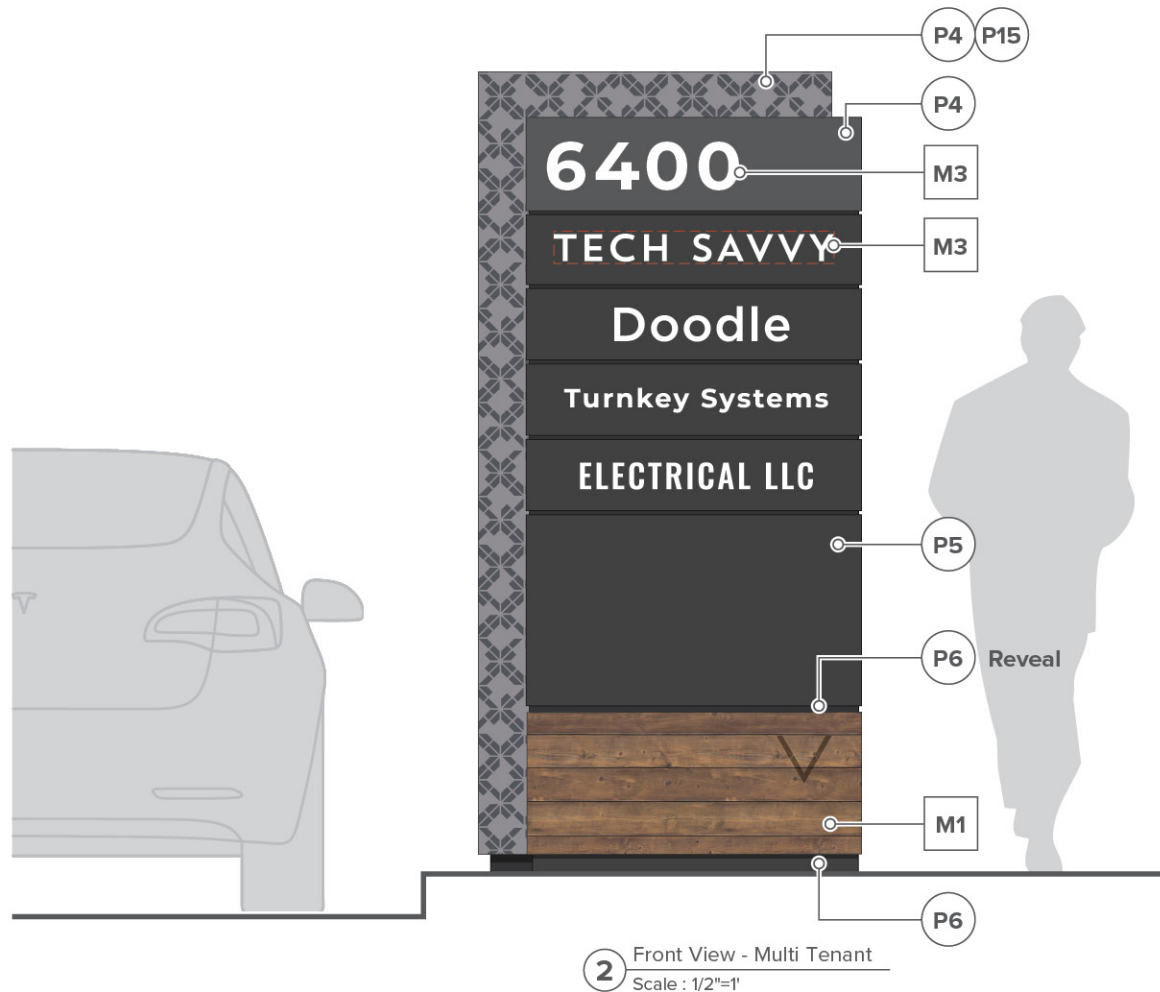


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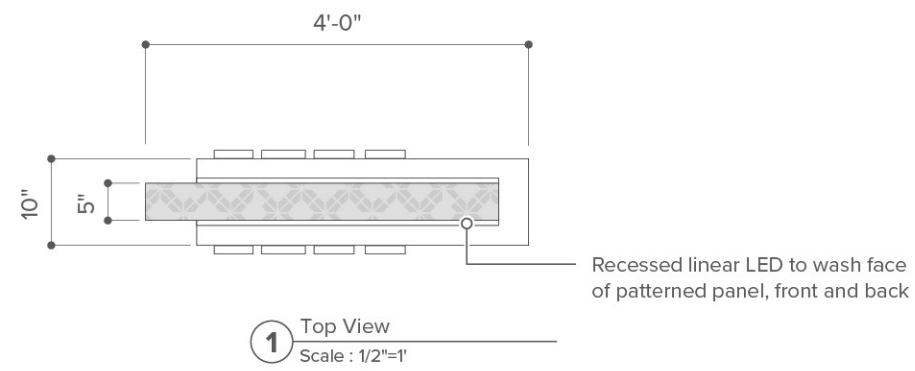


DETAIL OF ROUTED LOGO BACKED WITH SIMILAR MATERIAL

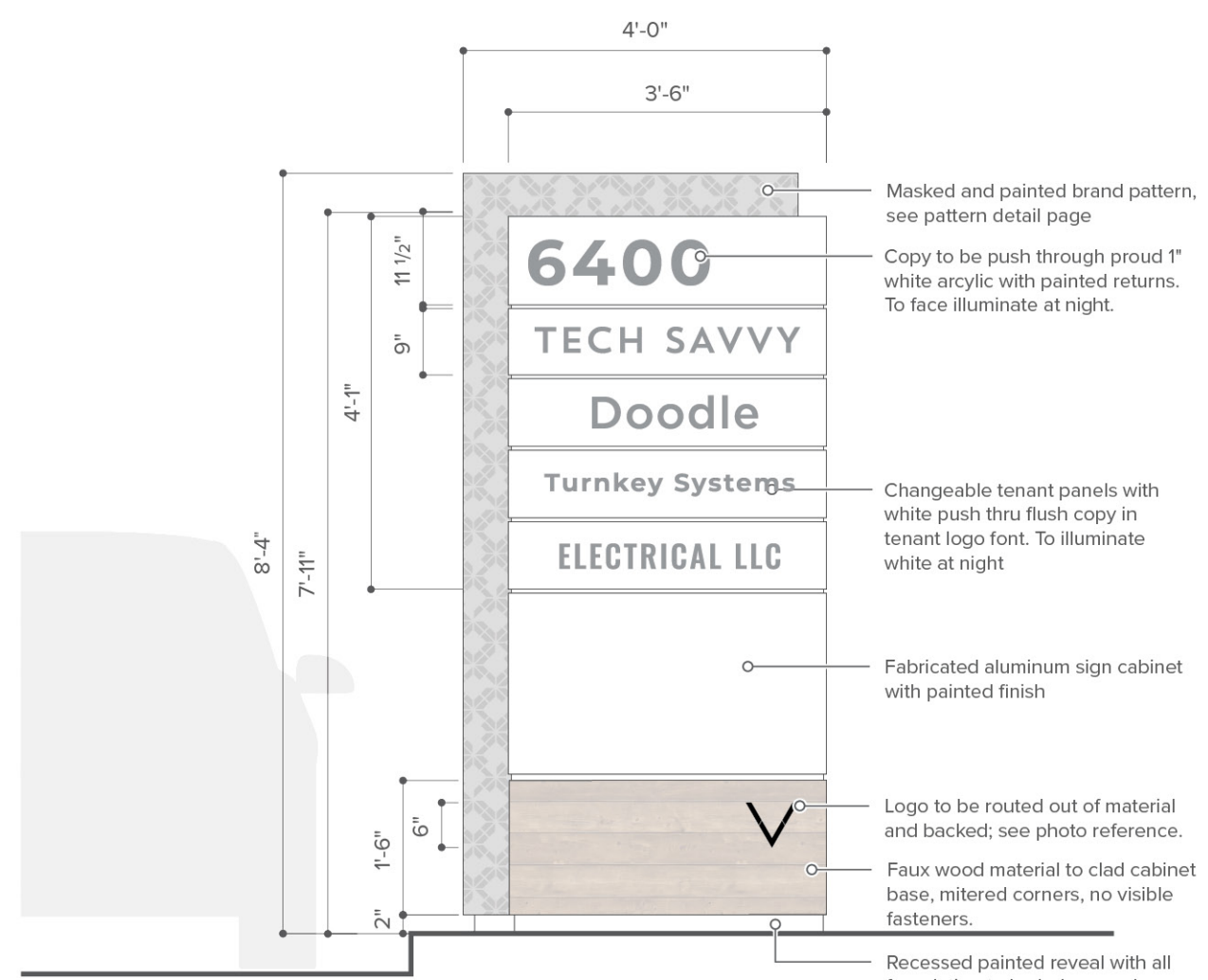


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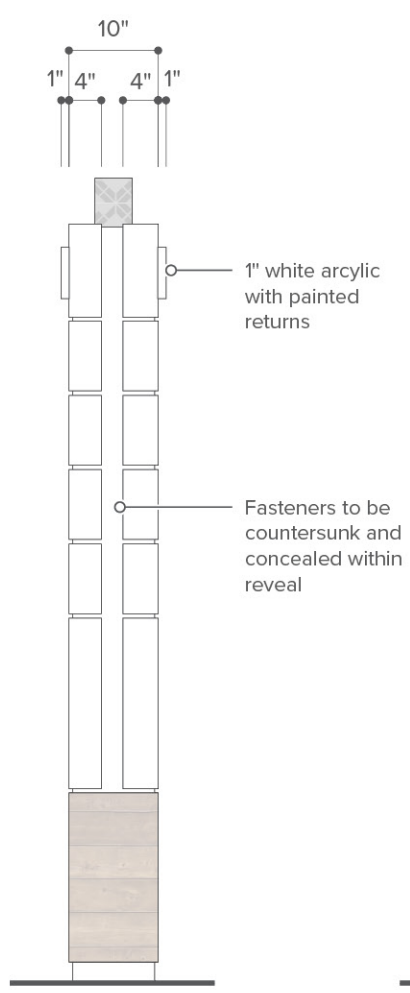
F2 | TENANT IDENTITY MONUMENT
Color and Material



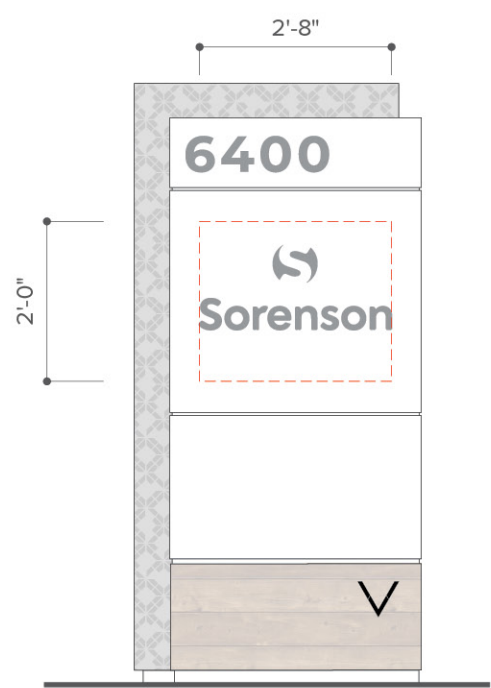
1 Top View
Scale : 1/2"=1'



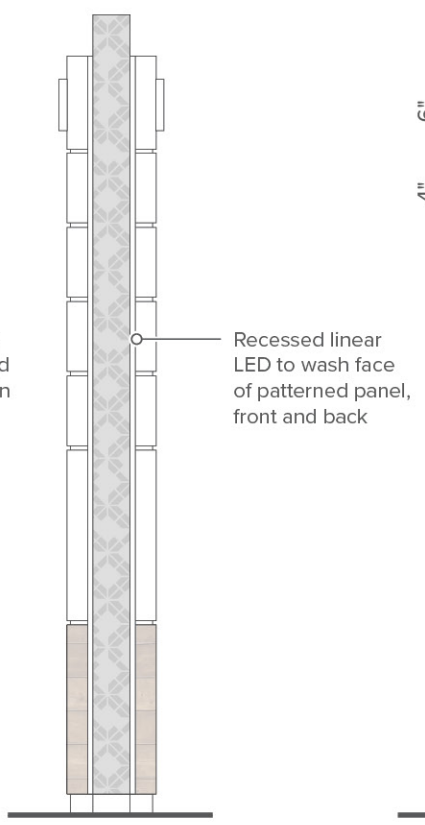
2 Front View - Multi Tenant
Scale : 1/2"=1'



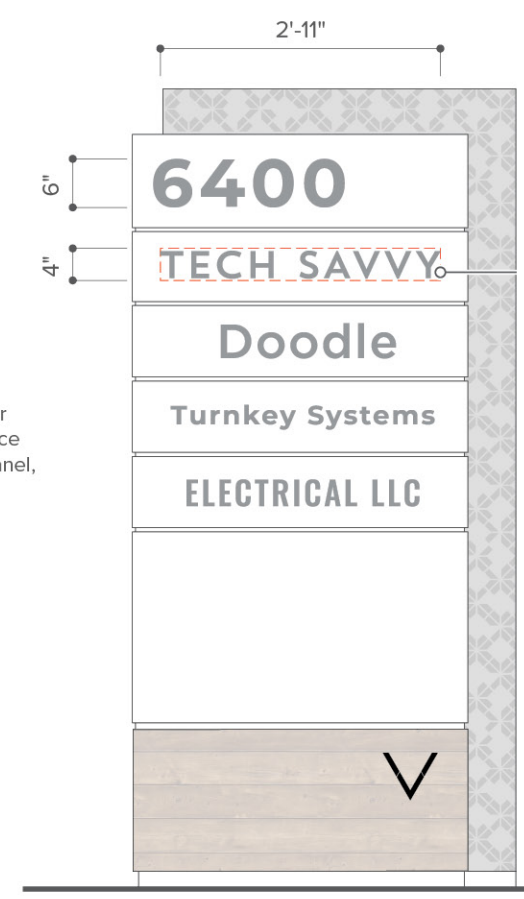
3 Side View
Scale : 1/2"=1'



A Front View - Single Tenant
Scale : 3/8"=1'



4 Side View
Scale : 1/2"=1'



5 Back View
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 33 sq.ft.
MESSAGING AREA: 14 sq.ft.
SINGLE TENANT AREA: 1 sq.ft.



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CA 2672
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PACKAGE: Schematic Design

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1 Front Elevation
Scale : 1"=200'

SQUARE FOOTAGE

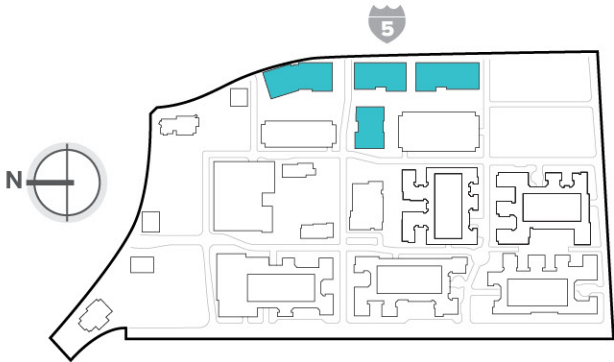
IDENTITY SIGN AREA: 27 sq.ft.

ADDRESS SIGN AREA: 44 sq.ft.

GENERAL NOTES

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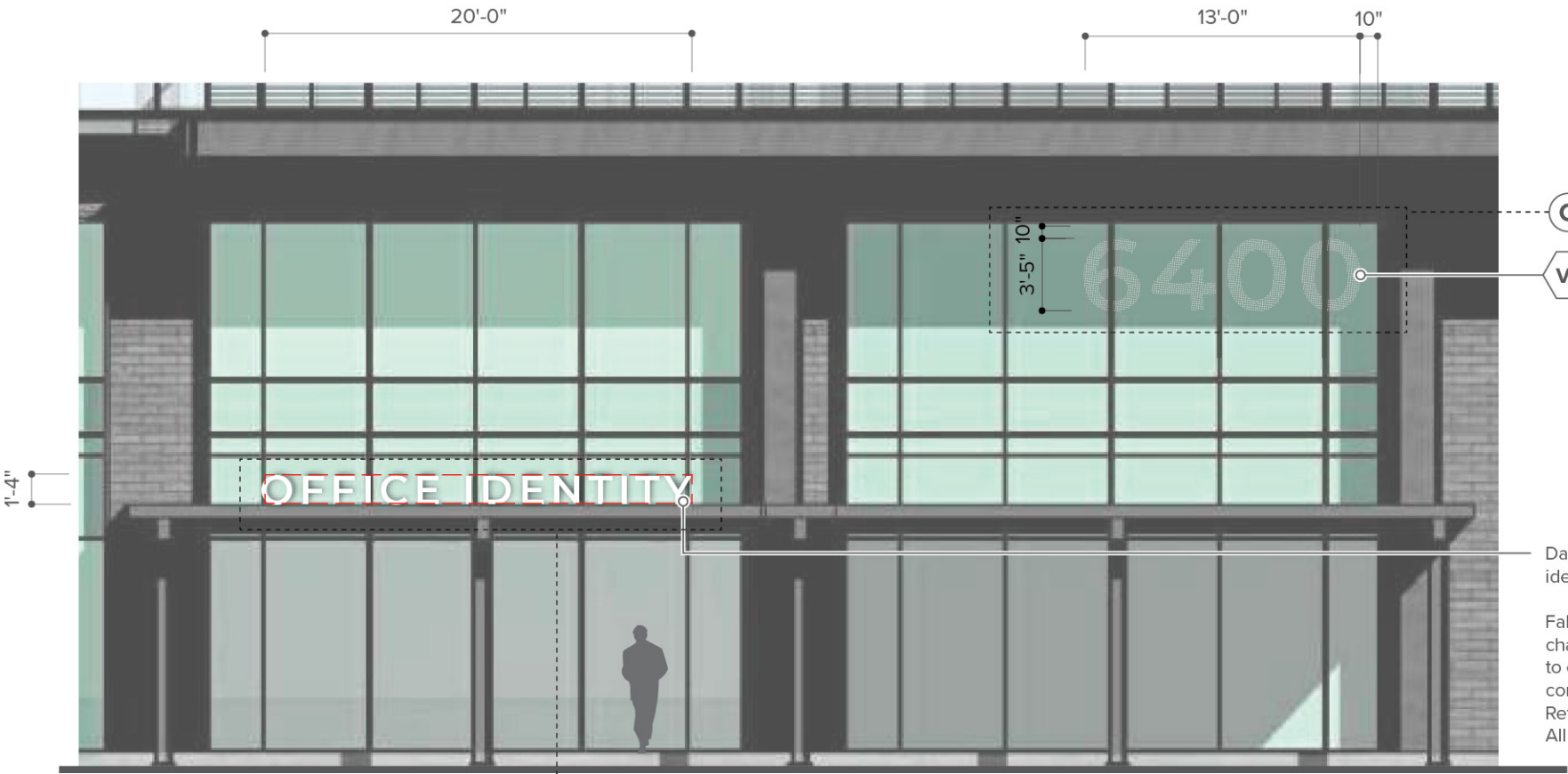
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2 Front Elevation
Scale : 1/8"=1'

Dashed line indicates allowable office identity signage area.

Fabricated 4" deep painted aluminum channel letters. Letters to be mounted to canopy. Faces and returns to be contrasting color from the architecture. Returns may be painted brand color. All illumination to be white.

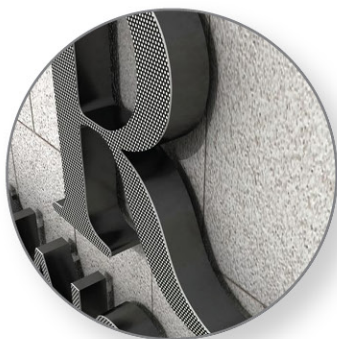
ALLOWABLE ILLUMINATION



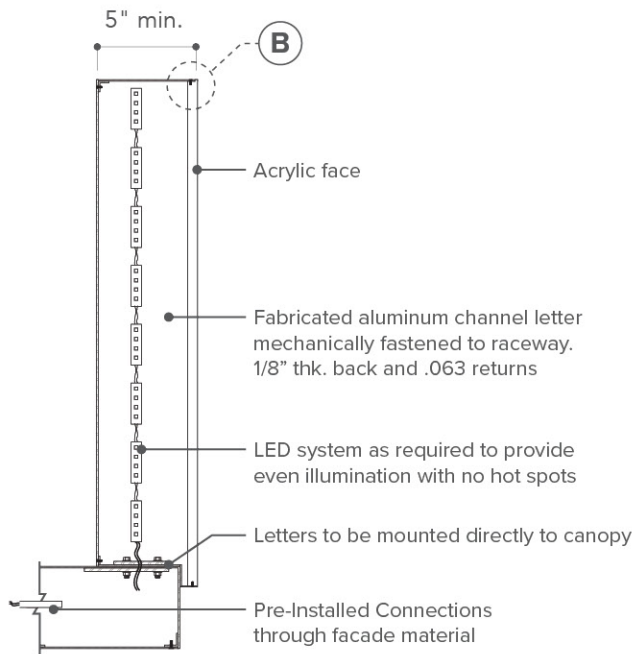
White Acrylic Face Illuminated



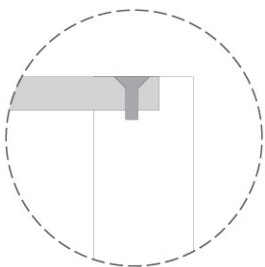
Day Night Plex



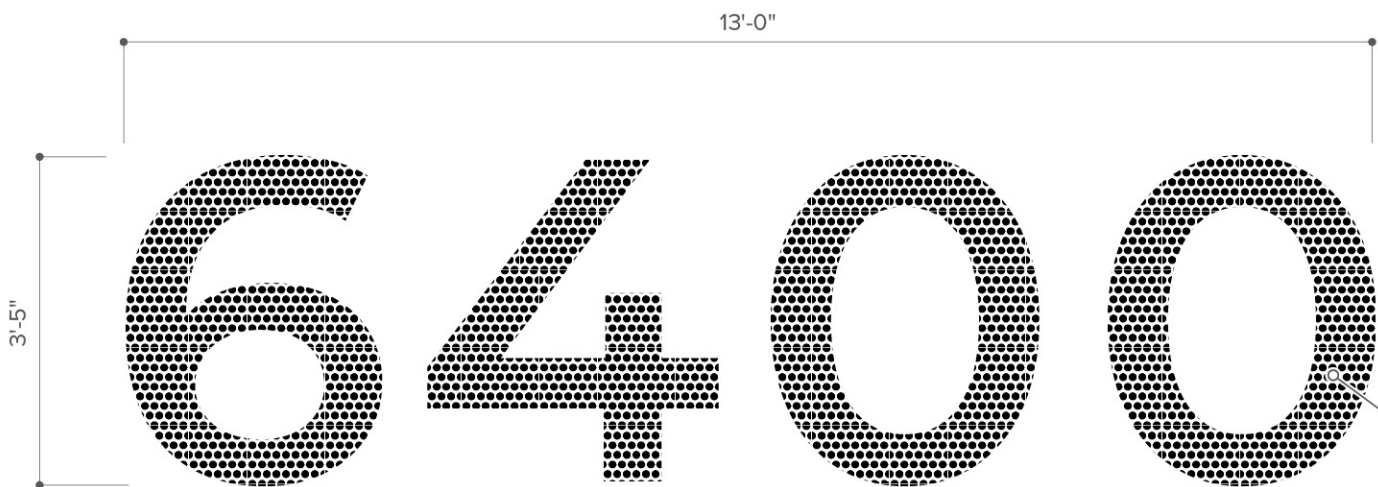
Perforated Vinyl or Microperforated Metal Faces



A Detail of Face Illuminated Letter on Canopy
Scale : NTS



B No Trim Cap Detail
Scale : NTS



C Detail of Numbers
Scale : 1/2"=1'

Frosted vinyl building address number to be applied to second surface of glazing. Sign to be used if address is not included in Office Identity

GENERAL NOTES

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STANDARDS

Construction

Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment

Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards

Final color to be provided by tenant for landlord approval prior to fabrication.

IDENTITY

RSM suggests building brand to include address number.

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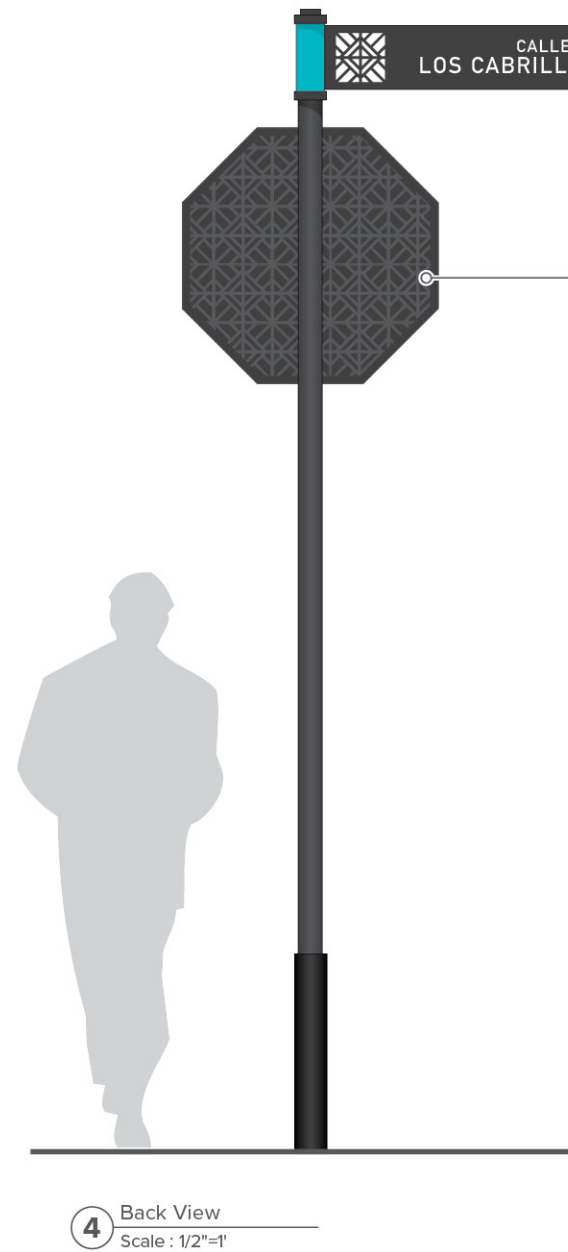
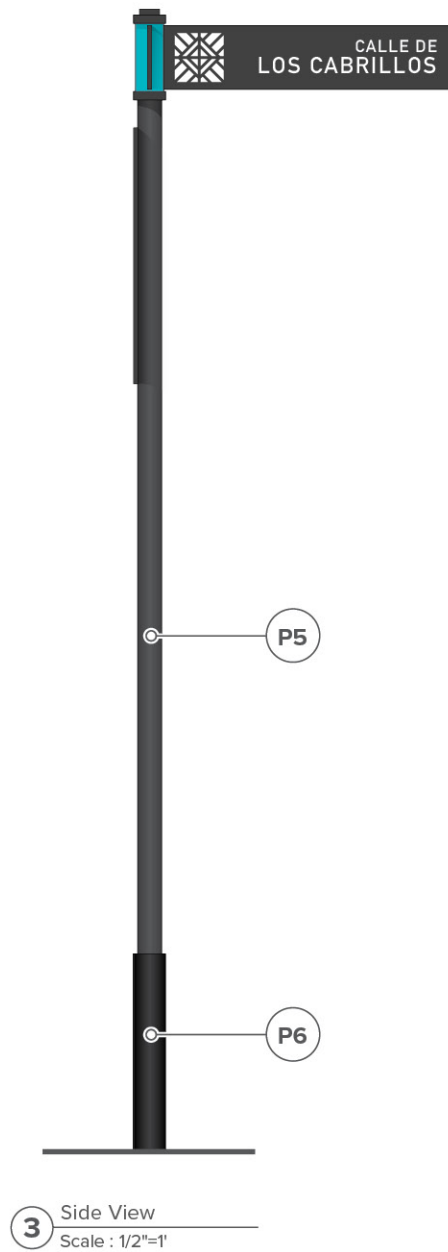
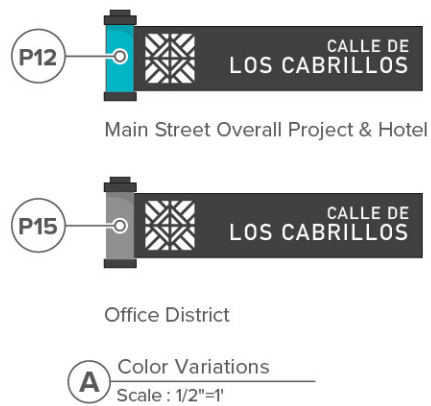
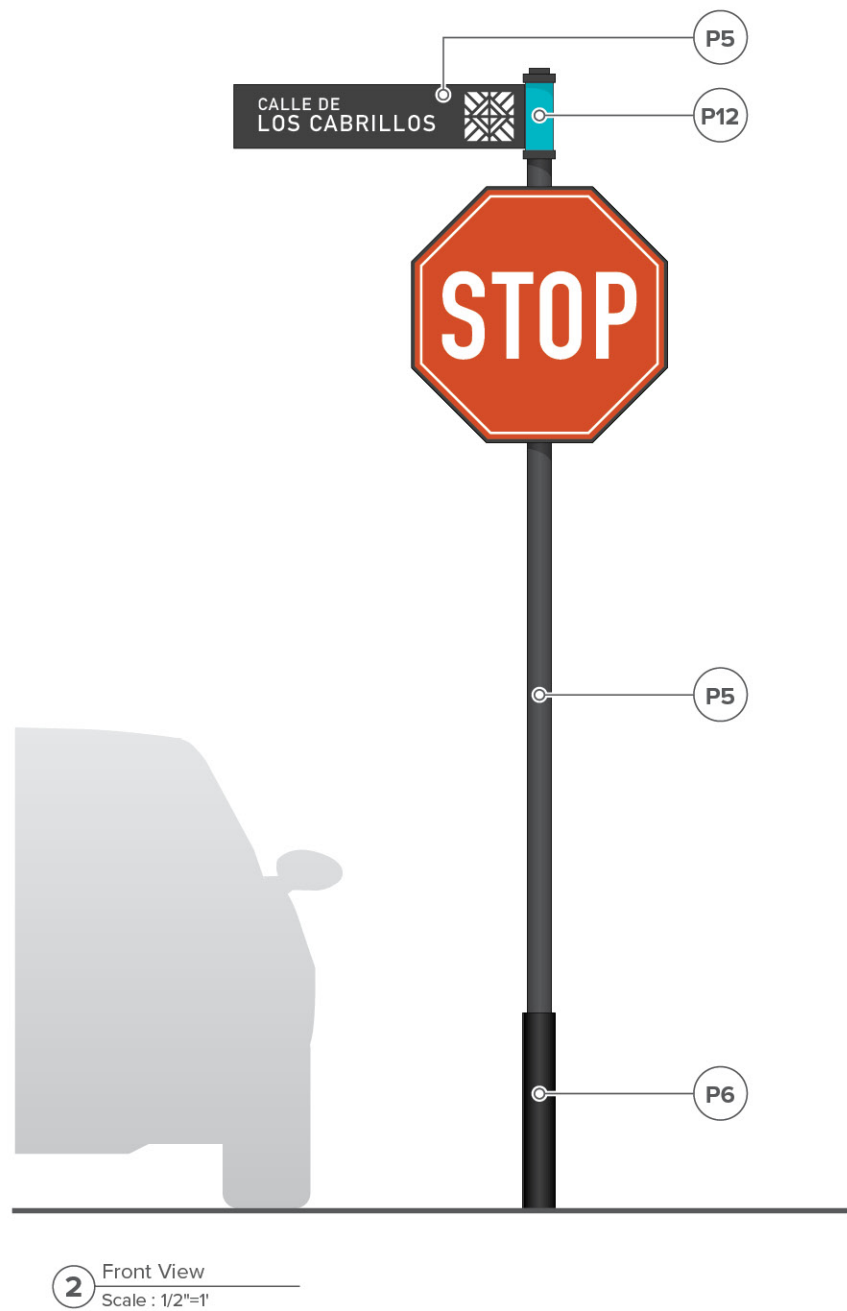
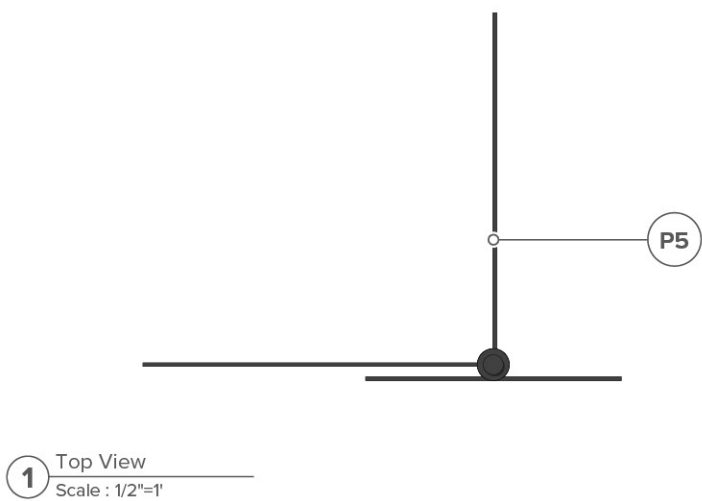
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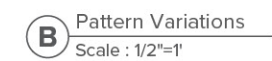
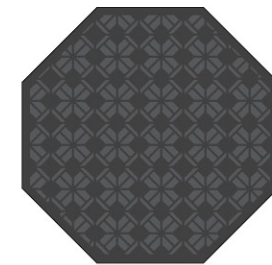
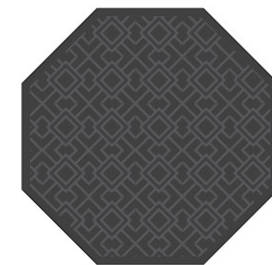
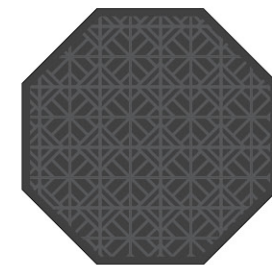
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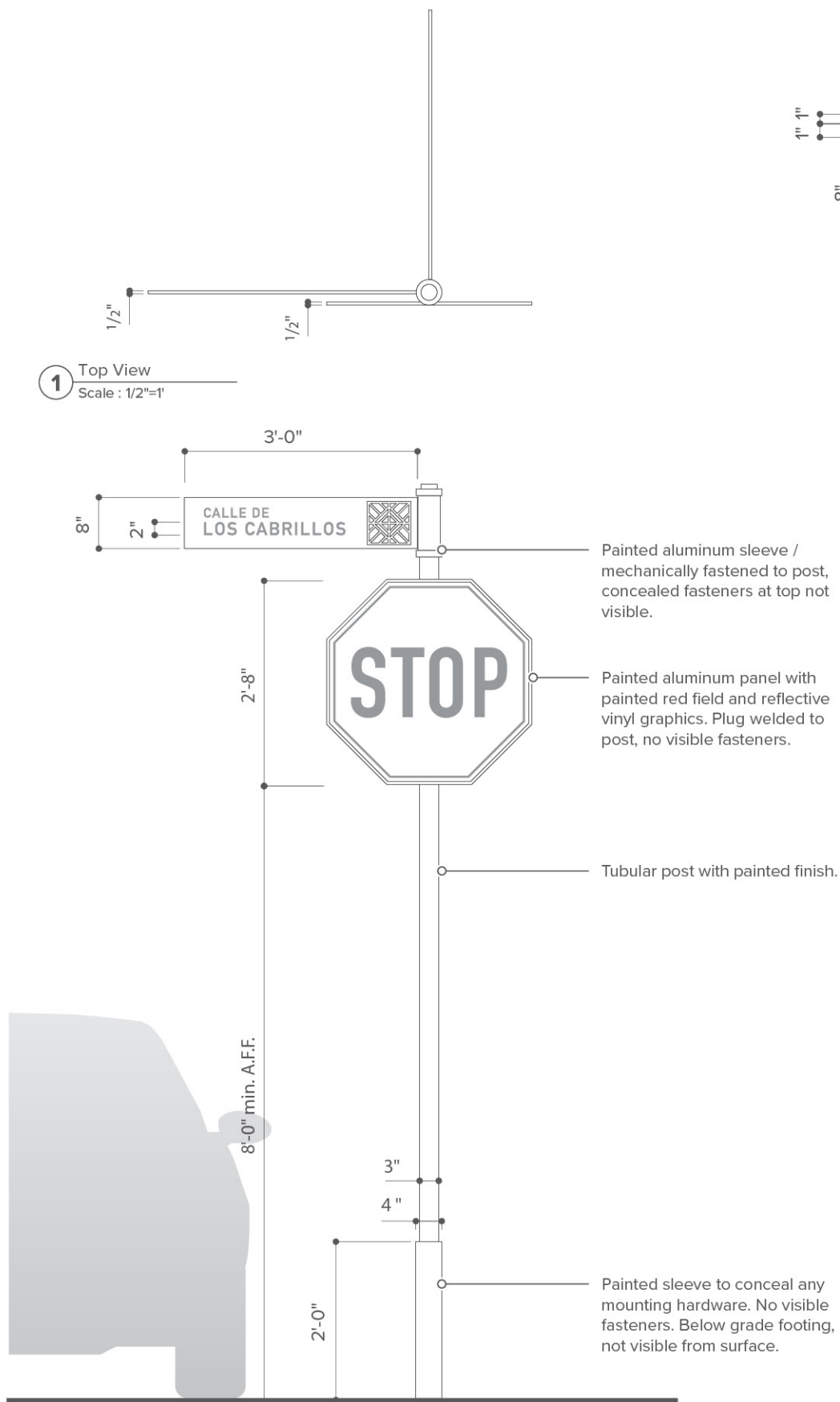
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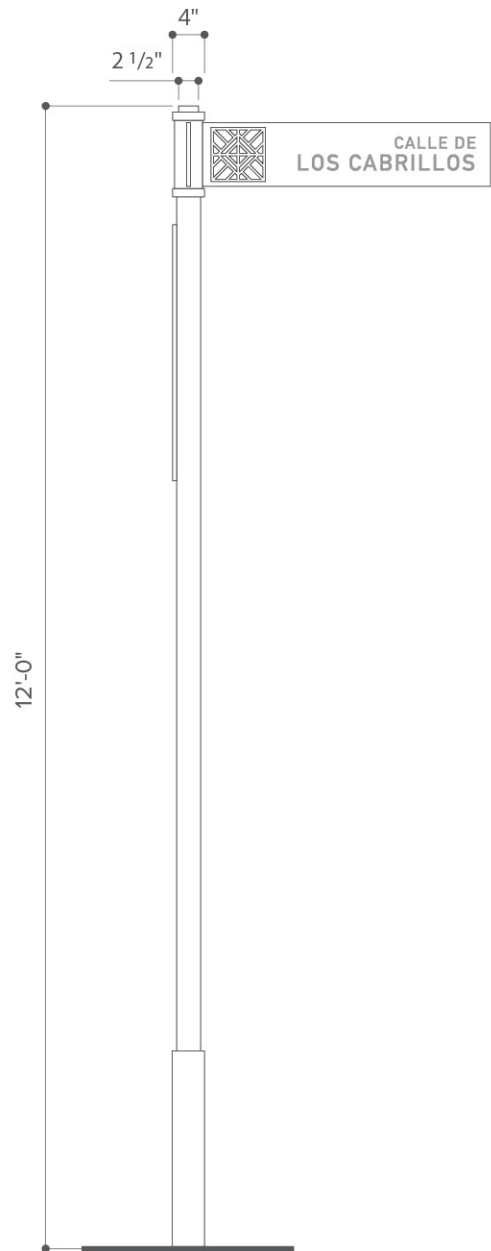
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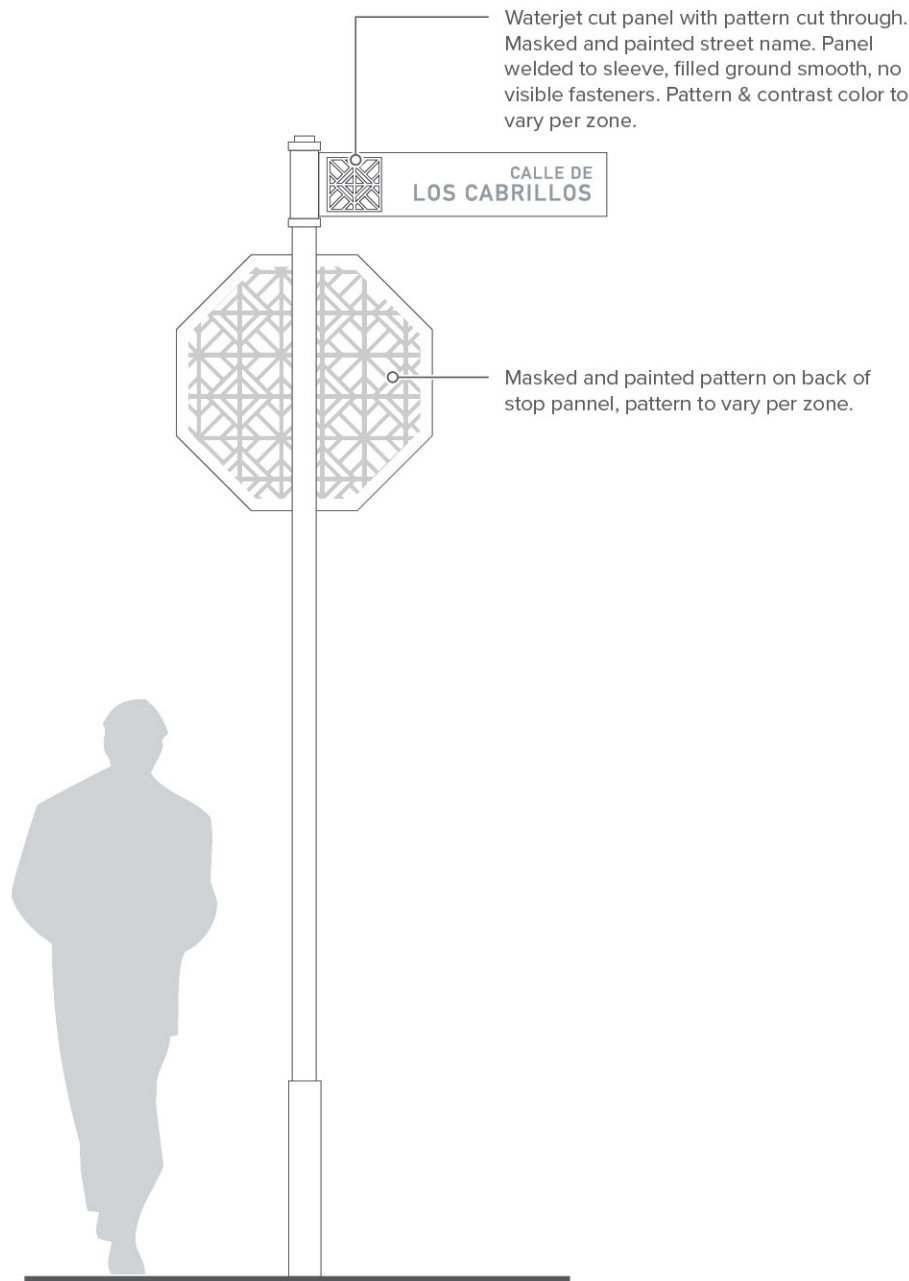
2 Front View
Scale : 1/2"=1'



A Street Sign Detail
Scale : 1"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'

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SQUARE FOOTAGE

STREET SIGN AREA: 2 sq.ft.

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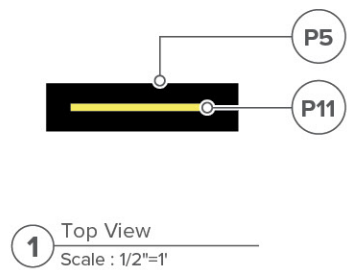
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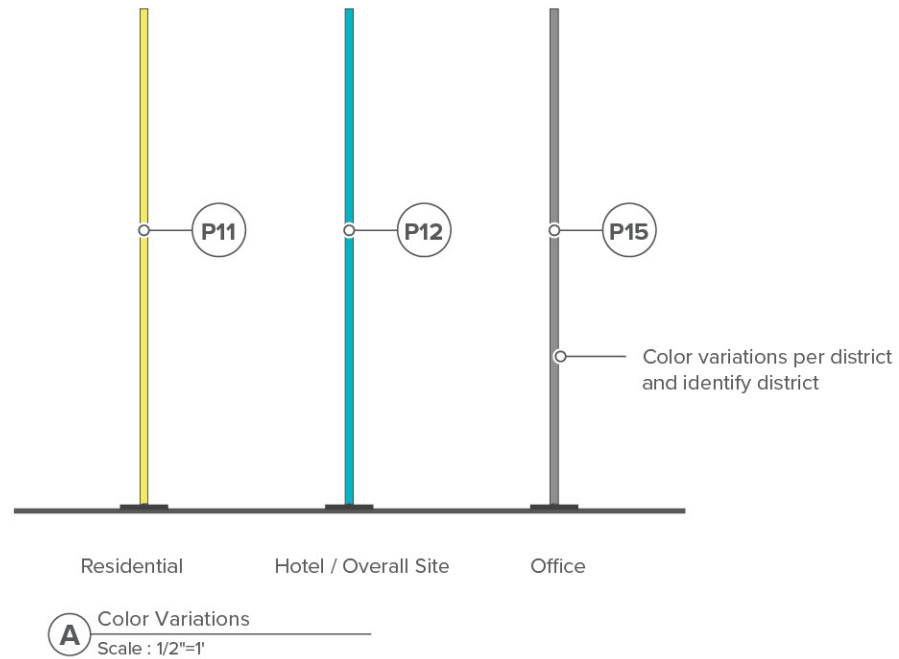
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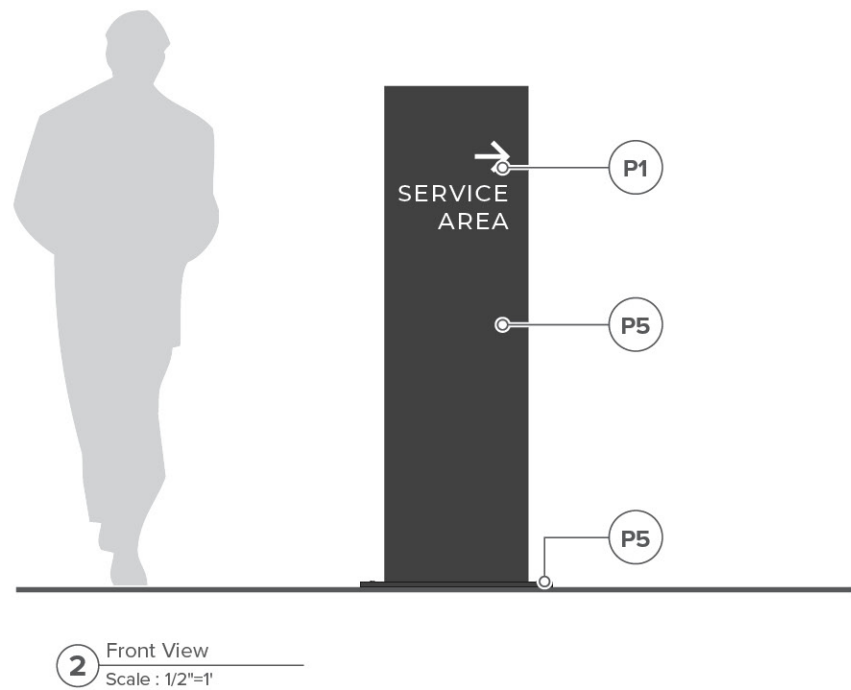
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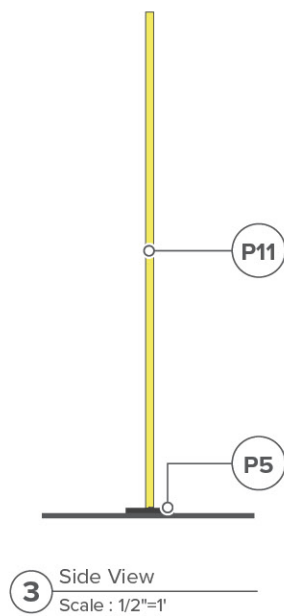
1 Top View
Scale : 1/2"=1'



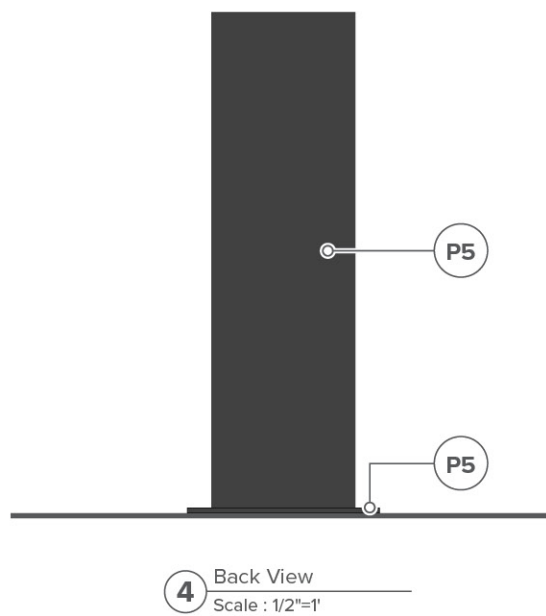
A Color Variations
Scale : 1/2"=1'



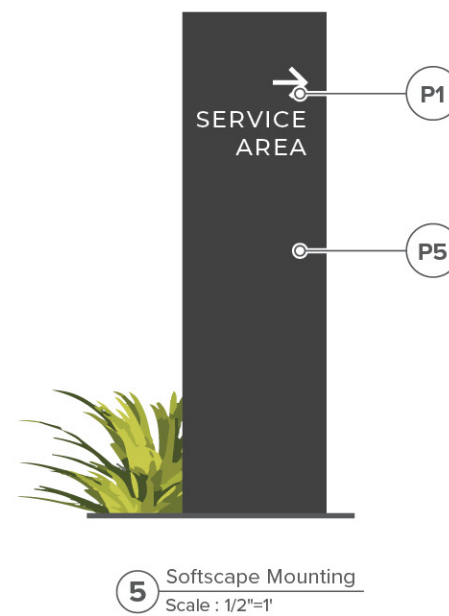
2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'



5 Softscape Mounting
Scale : 1/2"=1'

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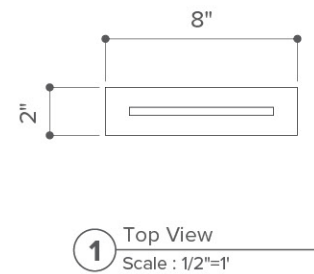
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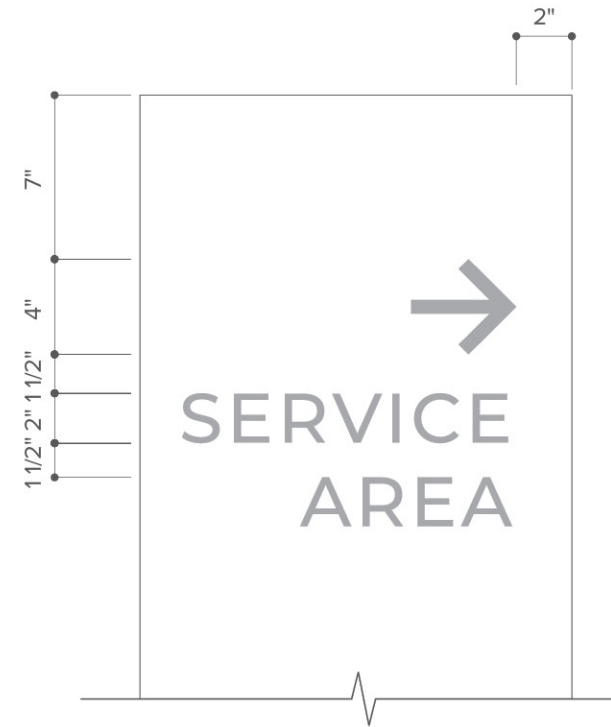
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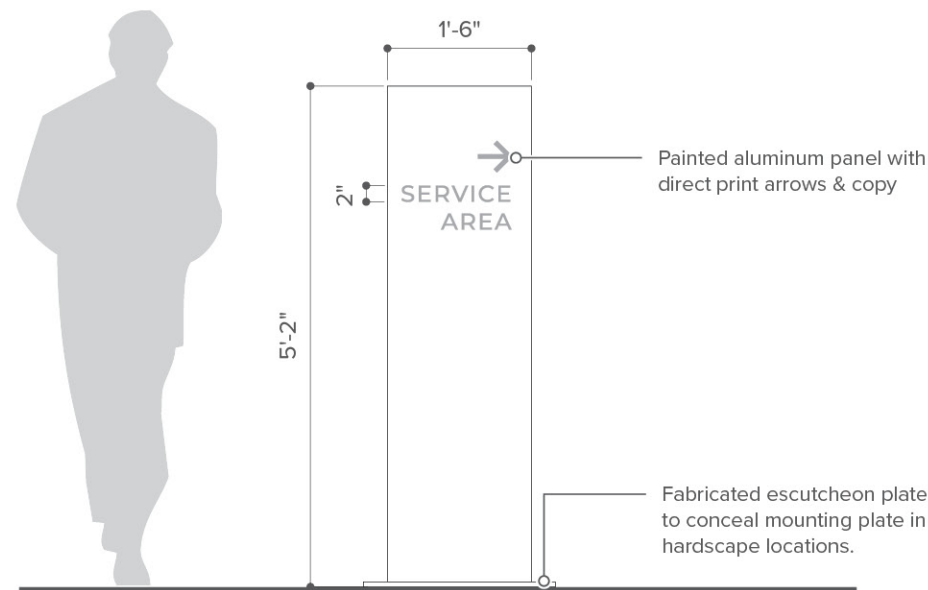
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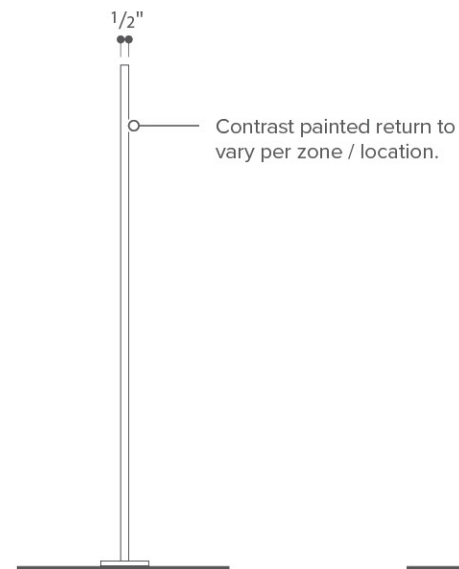
1 Top View
Scale : 1/2"=1'



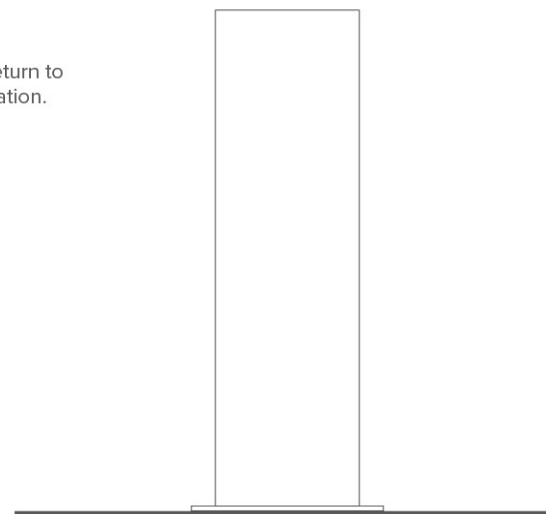
A Copy Detail
Scale : 1 1/2"=1'



2 Front View
Scale : 1/2"=1'



3 Side View
Scale : 1/2"=1'



4 Back View
Scale : 1/2"=1'



5 Softscape Mounting
Scale : 1/2"=1'

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SQUARE FOOTAGE

OVERALL SIGN AREA: 8 sq.ft.

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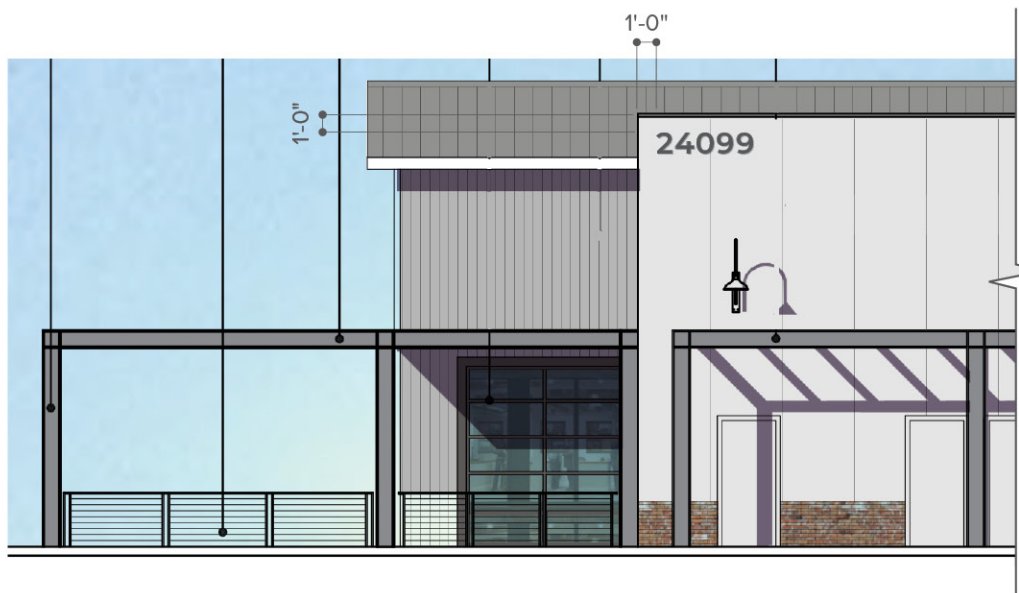
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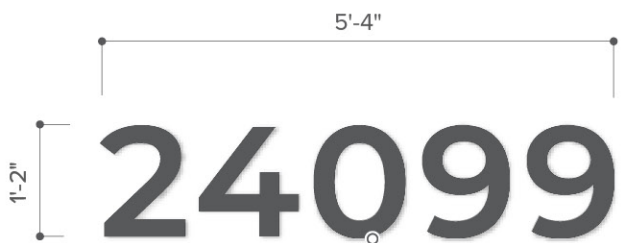
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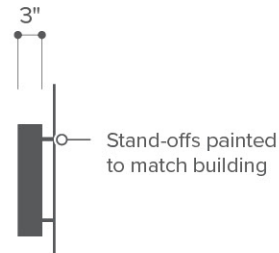
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1 Contextual Elevation - Single Story Building
Scale: 3/32" = 1'



2 Front View
Scale: 1/2" = 1'



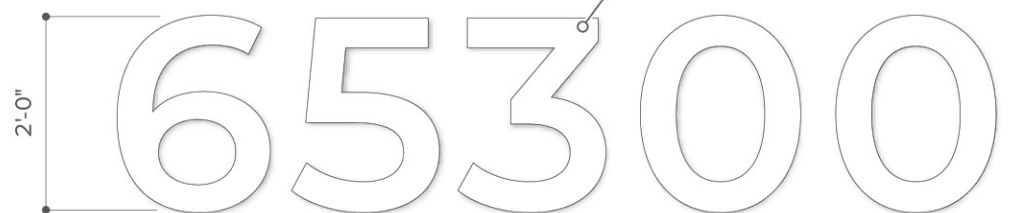
3 Side View
Scale: 1/2" = 1'

3" deep fabricated painted aluminum channel address numbers to have halo illumination with 1 1/2" stand-offs. Letters to be painted contrasting color to building color

P4 for Light Buildings



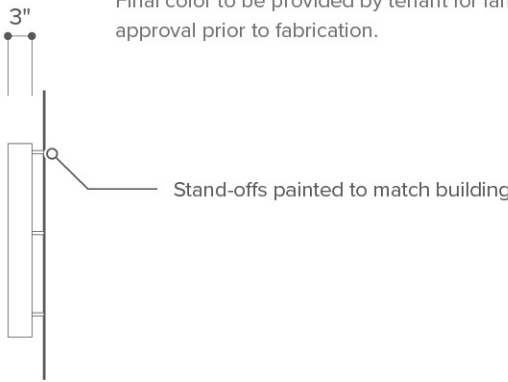
4 Contextual Elevation - Multi-Story Building
Scale: 1/16" = 1'



5 Front View
Scale: 1/2" = 1'

3" deep fabricated painted aluminum channel address numbers to have halo illumination with 1 1/2" stand-offs. Letters to be painted contrasting color to building color

P1 for Dark Buildings



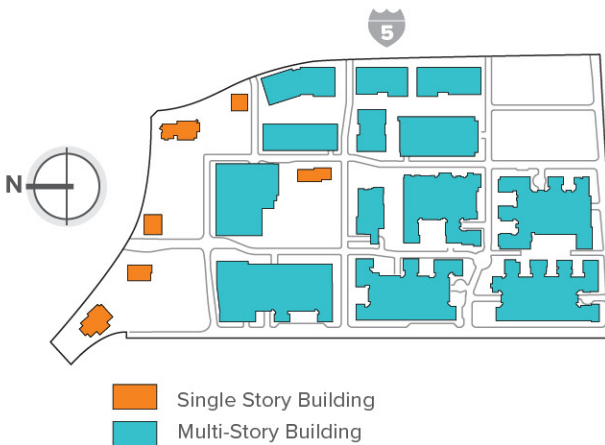
6 Side View
Scale: 1/2" = 1'

GENERAL NOTES

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All final quantities and locations are to be field verified by fabricator and approved by client team prior to fabrication.

Final dimensions, illumination and locations to be confirmed by local fire authority



STANDARDS

Construction

Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5". Only 1" thick acrylic is permitted for the face of the letter

Attachment

Letter channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperature of face: 3500°K (+/- 50° K). Color rendering index CRI above 80.

Color Standards

Final color to be provided by tenant for landlord approval prior to fabrication.

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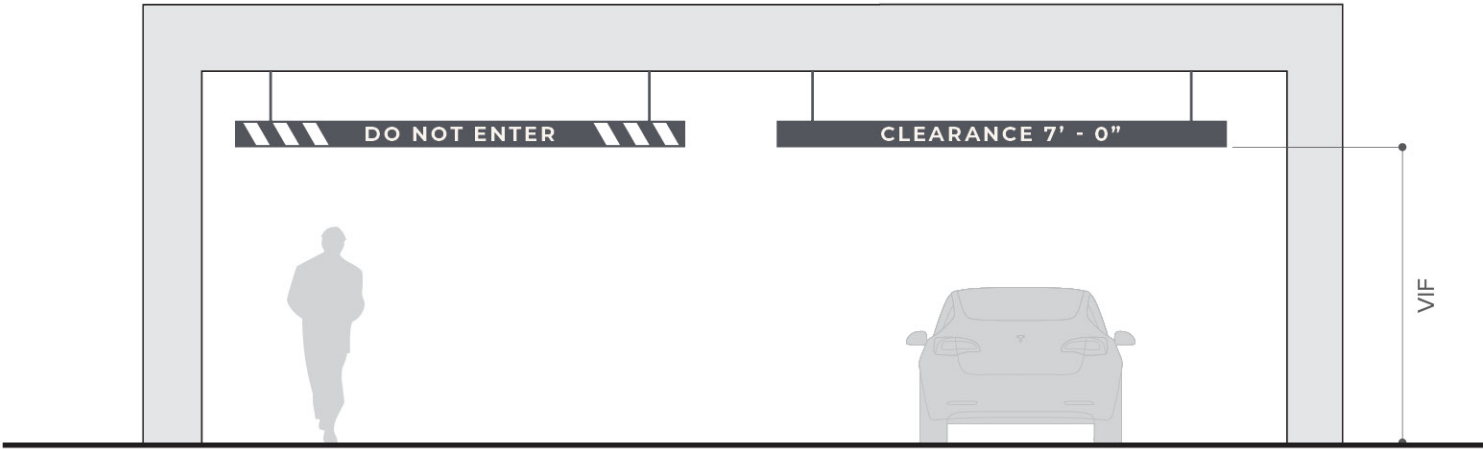
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1 Context Elevation
Scale : 3/16"=1'

GENERAL NOTES
Fabricator to survey all existing conditions and locations prior to shop drawings.

Copy to be verified, reviewed and approved by client prior to fabrication.

All seams to be filled, ground, and sanded smooth prior to painting

Exact hang lenghts and cabinet mounting T.B.D based on F.V. of each location



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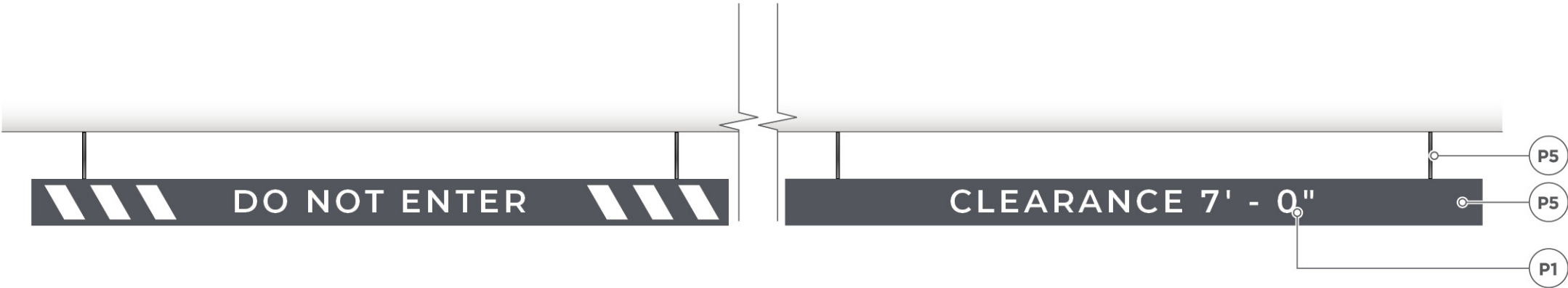
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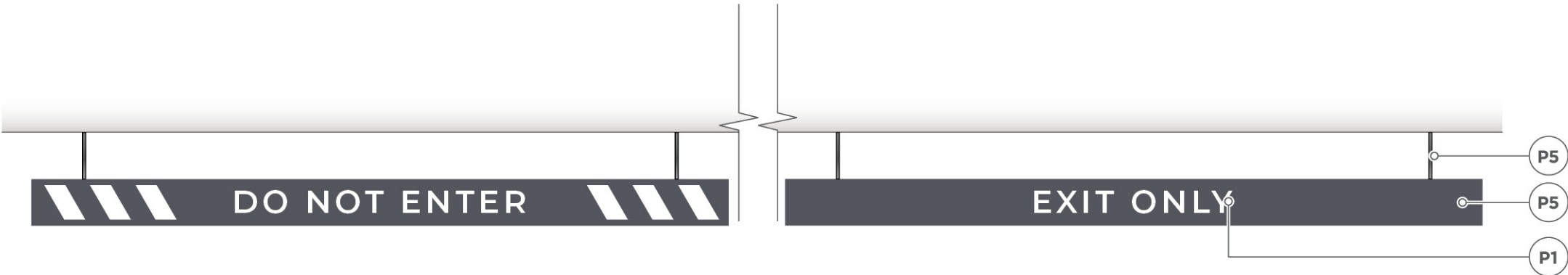
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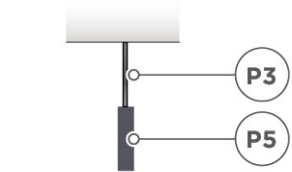
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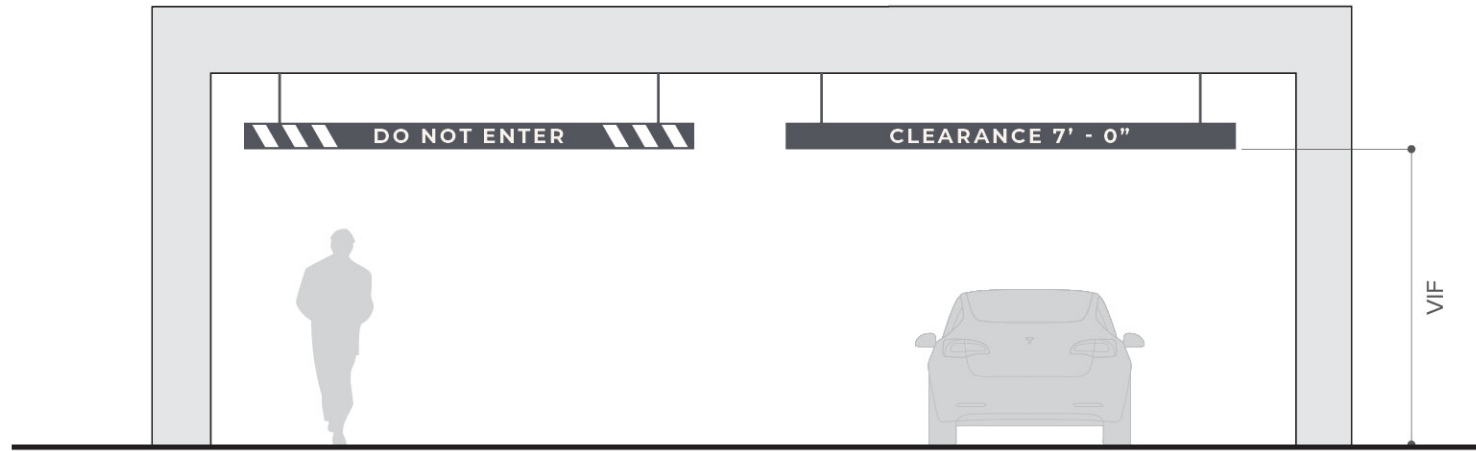
2 Front View
Scale : 1/2"=1'



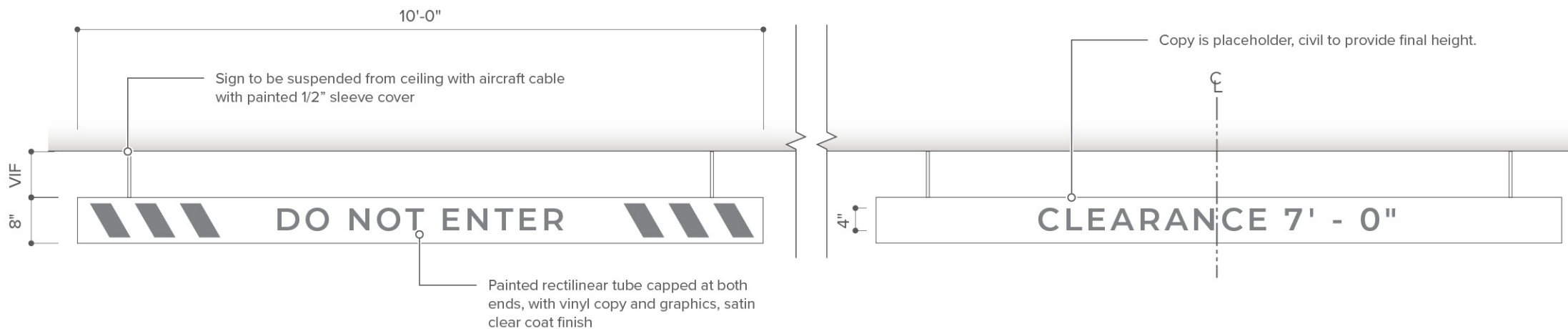
3 Back View
Scale : 1/2"=1'



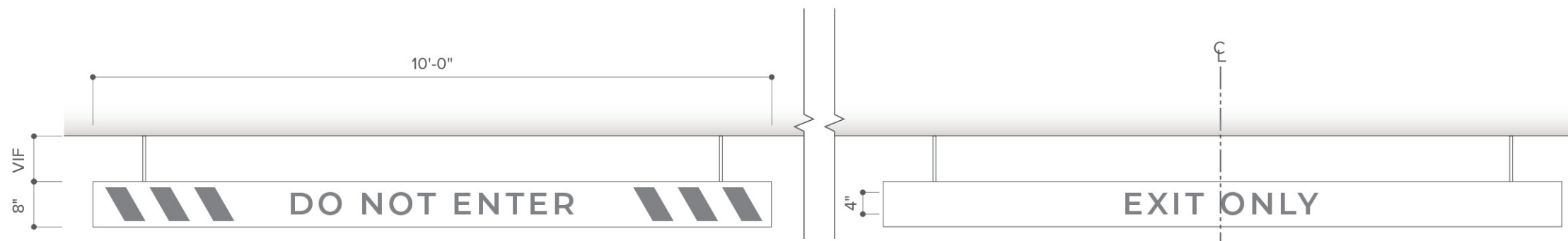
4 Side View
Scale :1/2"=1'



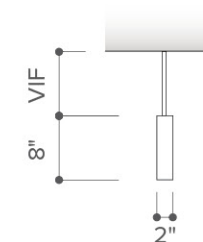
1 Context Elevation
Scale : 3/16"=1'



2 Front View
Scale : 1/2"=1'



3 Back View
Scale : 1/2"=1'



4 Side View
Scale : 1/2"=1'

GENERAL NOTES

Fabricator to survey all existing conditions and locations prior to shop drawings.

Copy to be verified, reviewed and approved by client prior to fabrication.

All seams to be filled, ground, and sanded smooth prior to painting

Exact hang lengths and cabinet mounting T.B.D based on F.V. of each location

SQUARE FOOTAGE

OVERALL SIGN AREA: 7 sq.ft.

PACKAGE NOTES

All drawings and written materials appearing herein constitute original and unpublished work of RSM Design Inc. and may not be used or disclosed without written consent of RSM Design Inc.

All drawings must comply with specifications noted at the beginning of this package.

PLEASE NOTE

All images used within this document are for internal use only. RSM Design does not have the copyrights for the various images used and therefore are not to be published or shared.

PROJECT : Village at Laguna Hills
PACKAGE: Schematic Design

REVISIONS: DATE:

1		
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VILLAGE AT LAGUNA HILLS

TENANT SIGNAGE CRITERIA

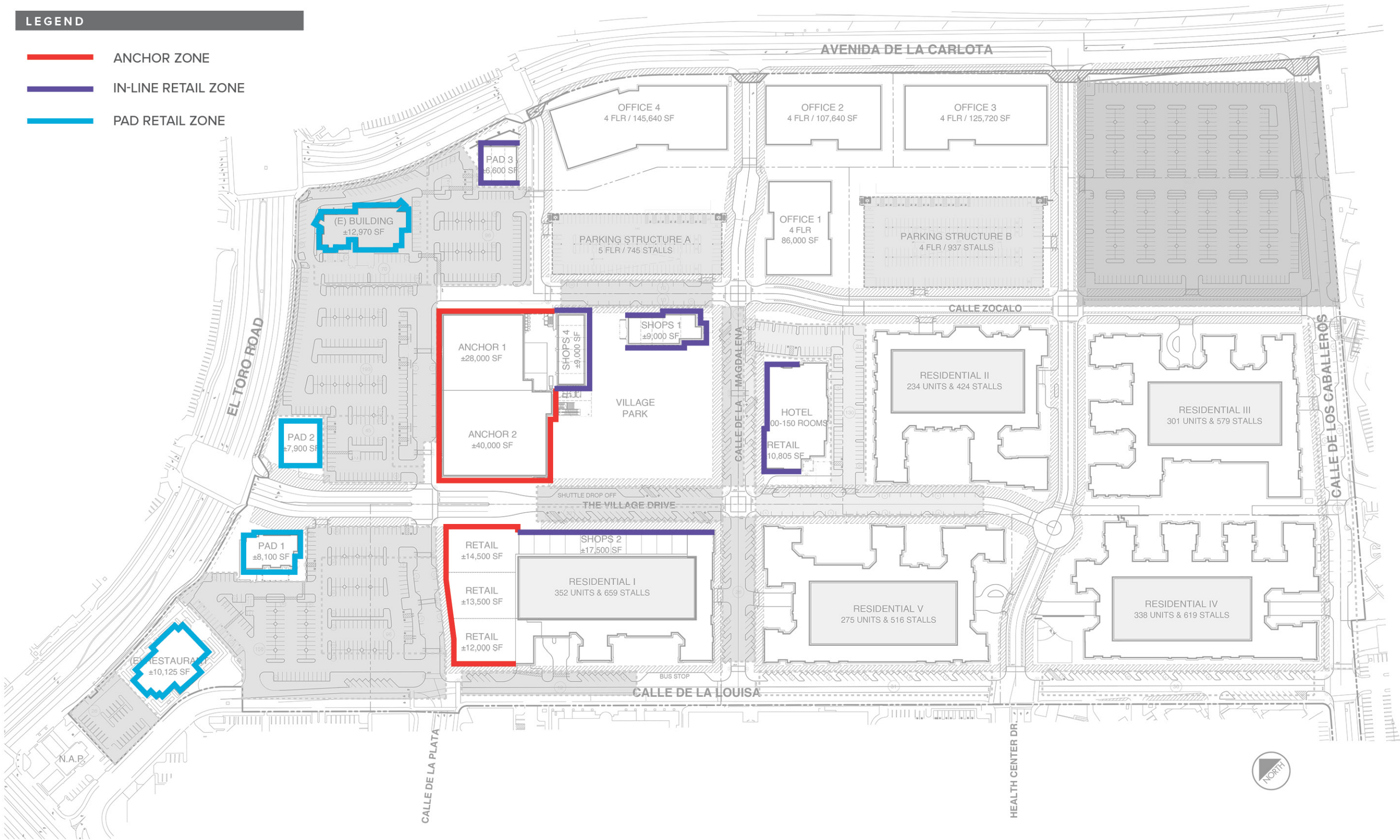
Tenant Zones

UNDERSTANDING THE SITE

INTERSTATE 5 FWY

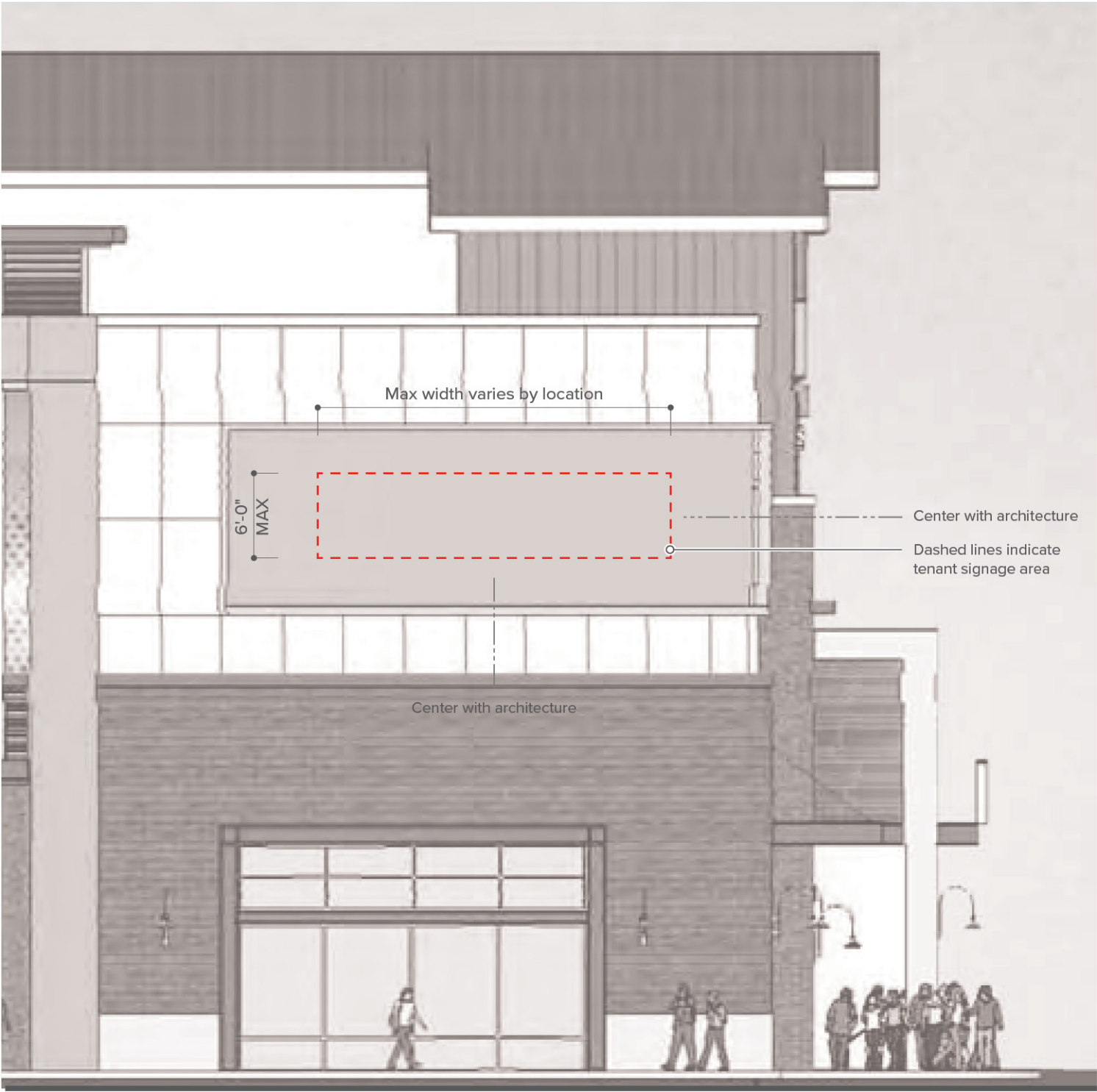
LEGEND

- ANCHOR ZONE
- IN-LINE RETAIL ZONE
- PAD RETAIL ZONE



Anchor Building Identity

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 Example Anchor Building Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



Halo Illuminated Channel Letters



White Face Illuminated Channel Letters



Day/Night Acrylic Channel Letters



Perforated Vinyl Face Painted Brand Color with White Illumination

STANDARDS

Construction

Face illuminated and halo channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Channel depth to be no more than 5". Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment

Halo Letter channels are to be mounted 1.5" from face of wall. Face illuminated channels are to be mounted 0.25" from face of wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperatures to be provided by Landlord to compliment architectural light temperature.

Color Standards

Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face.

Anchor Building Identity

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 Example Anchor Entry Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated
Channel Letters



Exposed Neon Illuminated
Channel Letters



Non-Illuminated Channel or
Dimensional Letters

STANDARDS

Construction

Channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Letter depth to be no more than 5".

Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment

Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall or flush with wall. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

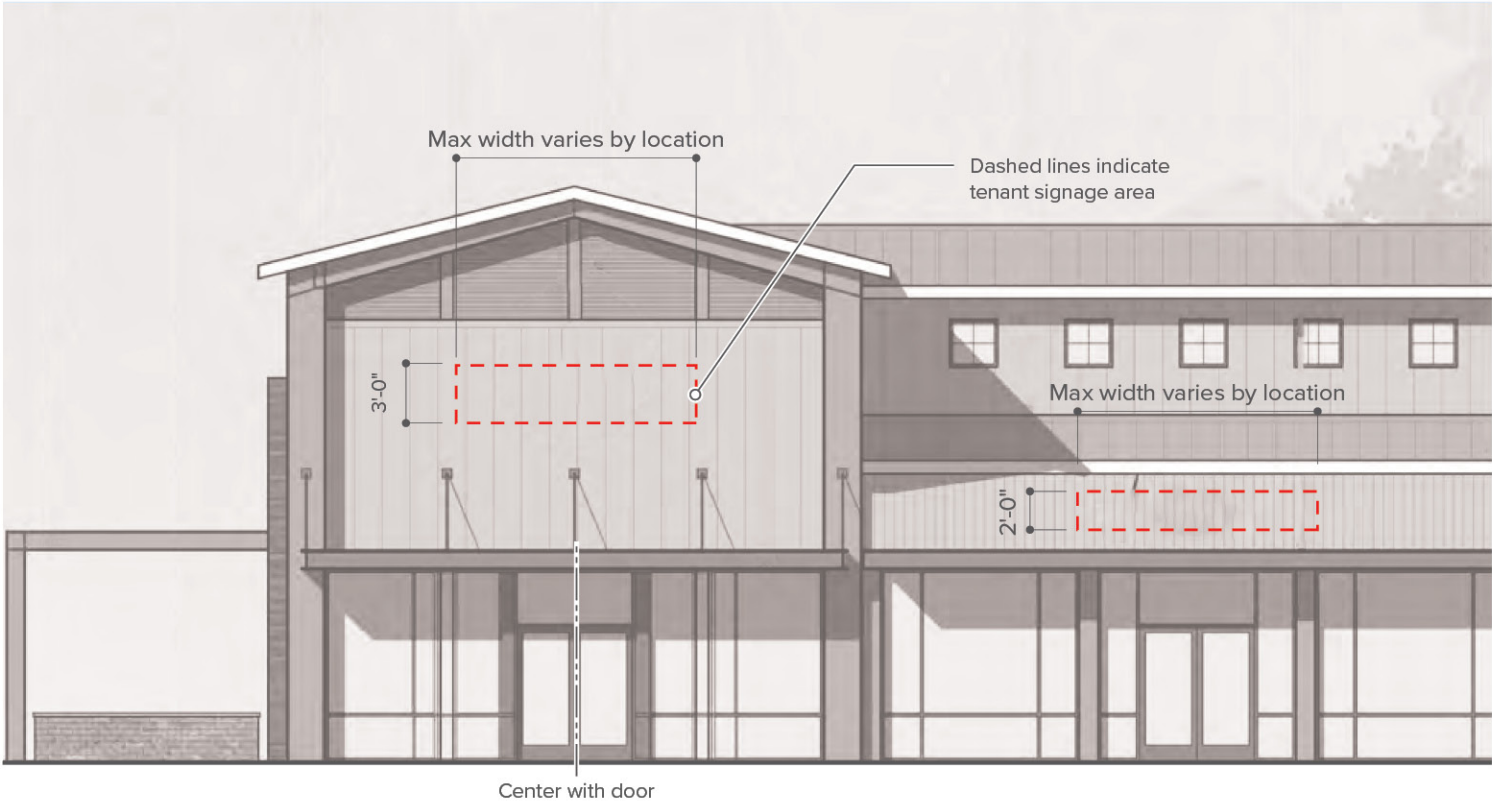
Light temperatures to be provided by Landlord to compliment architectural light temperature. Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon

Color Standards

Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face. Open-faced channel letters to be painted a contrasting color from the building color.

In-line Retail Identity

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 Example In-line Retail Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated Channel Letters



Halo Illuminated Channel Letters



Exposed Neon Channel Letters



Non-Illuminated Channel or Dimensional Letters

STANDARDS

Construction

Face illuminated, halo illuminated, open face, and exposed neon channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Channel depth to be no more than 5". Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment

Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall, flush with wall, or mounted to top of canopy. Halo Letter channels are to be mounted 1.5" from face of wall and are not permitted on canopies. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperatures to be provided by Landlord to compliment architectural light temperature. Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon.

Color Standards

Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face. Open-faced channel letters to be painted a contrasting color from the building color.

Size

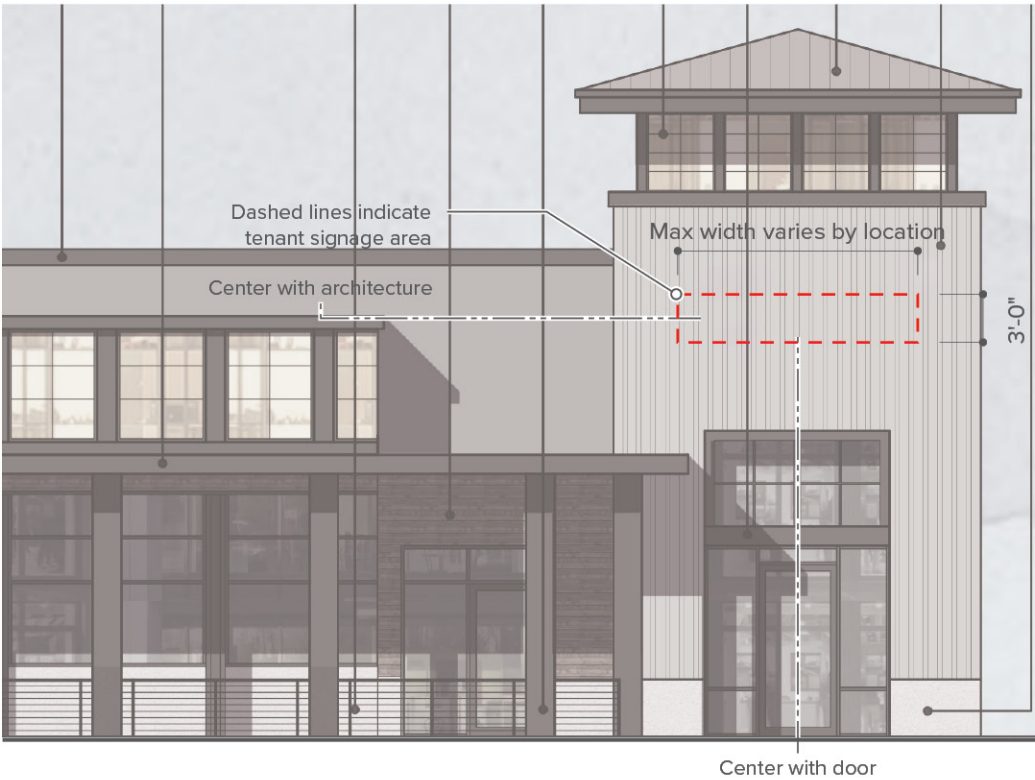
2' or 50% of the available sign band, whichever is smaller. Brand logos may be taller provided that the total aggregate sign area falls within the maximum area as defined on the elevation pages. No letters or logos to exceed eave line or parapet of the building.

Tenants with storefronts that are 50 ft. - 99 ft in linear length may have maximum 3ft tall letters.

Tenants with storefronts that are 100+ ft in linear length may have maximum 4 ft tall letters.

Pad Retail Identity

Note: Elevations are diagrammatic only and do not reflect final placement of signage.



1 Example In-line Retail Identity Elevation
Scale : 1"=10'

ALLOWABLE ILLUMINATION



White Face Illuminated Channel Letters



Halo Illuminated Channel Letters



Exposed Neon Channel Letters



Non-Illuminated Channel or Dimensional Letters

STANDARDS

Construction

Face illuminated, halo illuminated, open face, and exposed neon channel letters are to be fabricated out of aluminum with a minimum metal thickness of 1/8" with a painted finish. All seams are to be welded and ground smooth. Channel depth to be no more than 5". Face illuminated letters to have 1" thick white acrylic faces. Trim caps are not permitted.

Attachment

Face illuminated, open face, and exposed neon channel letters are to be mounted 0.25" from face of wall, flush with wall, or mounted to top of canopy. Halo Letter channels are to be mounted 1.5" from face of wall and are not permitted on canopies. Round sleeves to be painted the color of the fascia. No visible attachments. All details to be coordinated with GC.

Illumination

Light temperatures to be provided by Landlord to compliment architectural light temperature. Exposed Neon channel letters are to be white neon only. Animated neon is not permitted. All neon fasteners, tube strands, mounts, and crossovers are to be painted to match inside of channel letterform. No alternatives to appear as neon

Color Standards

Letter colors by tenant with landlord approval prior to fabrication. Returns may be painted a different color than the face. Open-faced channel letters to be painted a contrasting color from the building color.

Size

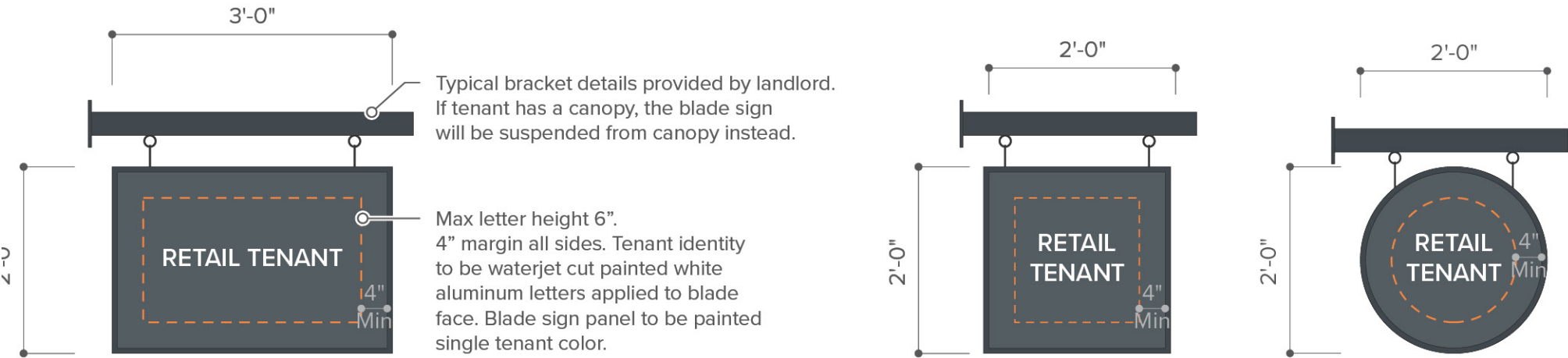
2' or 50% of the available sign band, whichever is smaller. Brand logos may be taller provided that the total aggregate sign area falls within the maximum area as defined on the elevation pages. No letters or logos to exceed eave line or parapet of the building.

Tenants with storefronts that are 50 ft. - 99 ft in linear length may have maximum 3ft tall letters.

Tenants with storefronts that are 100+ ft in linear length may have maximum 4 ft tall letters.

Blade Signs

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 Example Blade Sign Elevation
Scale : 1/4"=1'

STANDARDS

Construction

See Illustration for design style of bracket and permitted shapes.

Blade signs are encouraged to be fabricated of painted metal. All seams are to be welded and ground smooth. No molded fiberglass or other plastic signs.

Attachment

Mounted perpendicular to building facade and may be suspended from a typical metal bracket or from the underside of the canopy

Shall be mounted with a minimum 8' clearance from the bottom of the blade sign to the finished floor

No two tenants shall located blade sign on the same demising pier.

Blade signs are to be placed near the entrances to the retail space.

Illumination

Signs are to be non-illuminated.
No goosenecks or ornamental lighting.

Color Standards

Landlord to provide blade sign bracket and frame color. Tenants to paint blade signs a single brand color with tenant identity painted white.

Final color to be approved by landlord prior to fabrication.

Window Graphics



Metallic



Etched-look



White

STANDARDS

Overview

Only trade name or graphic logo may be used. Store description, advertisements, or tag lines not allowed. Restaurants are allowed to describe their services or offerings, pending Landlord approval. Applied window graphics are to be submitted to the Landlord and approved in writing prior to installation.

Attachment

All applied vinyl or flat cut graphics to be adhered to interior side of glass. All graphics must be laser-cut individual letters applied to the glass to allow visibility into the interior of the tenant space. The entire graphic to be mounted below 48" from finished floor.

Size

Maximum letter height: 3".

Color Standards

Metallic, white, or "etch-look" vinyl graphics are to be used. Colors to be integral to the material, such as 3M of Avery vinyl. No printed graphics or colors.

Painted Wall Identity



STANDARDS

Overview

All painted identity designs are subject to landlord approval.

Methods

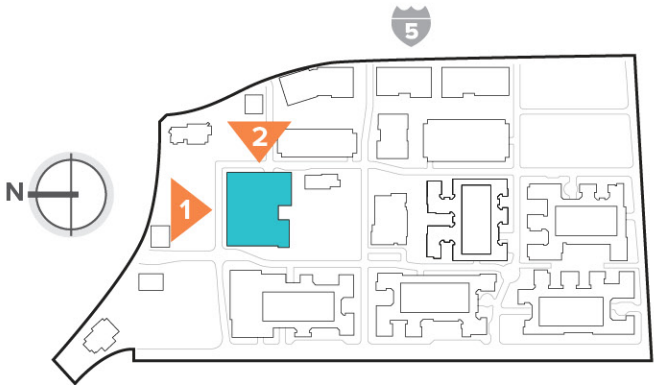
All graphics are to be masked and painted.

Design & Color Standards

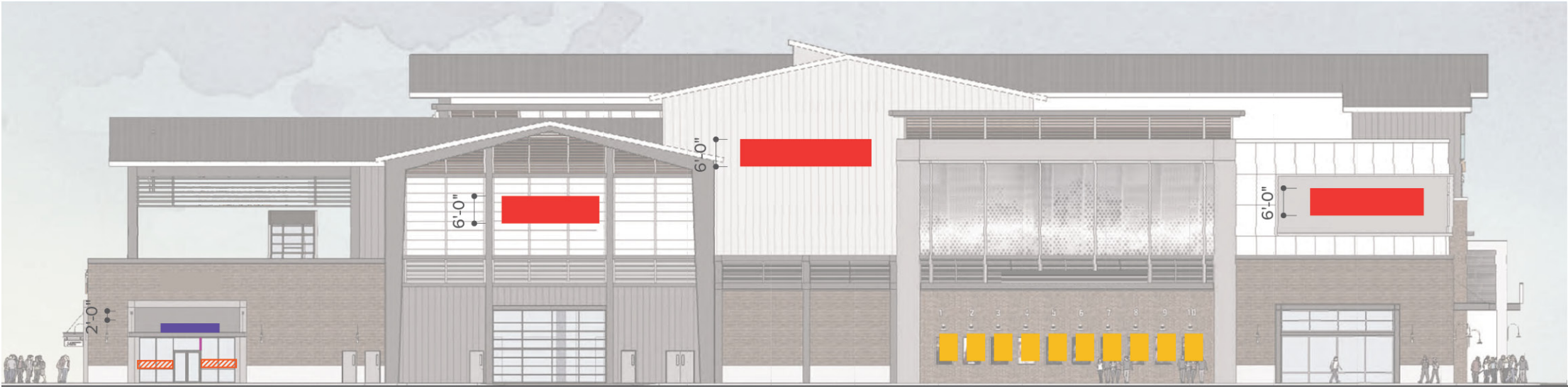
Design should be appropriate for architectural conditions and reflect the overall character of the site. Maximum of 2 colors unless otherwise approved by landlord.

Anchor Building

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 North Elevation (Facing El Toro)
Scale : 1"=30'



2 East Elevation (Facing 5 Freeway)
Scale : 1"=30'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
<div></div> Anchor Building Identity	Required	5, 3 max per tenant	150 sq ft per sign, 700 sq ft total
	Sign Letter Max Height		
	Max Sign Height, if Letters Stacked		
	Allowable Illumination	2, 2 max per tenant	54 sq ft per sign, 99 sq ft total
<div></div> Anchor Entry Identity	Required		
	Sign Letter Max Height		
	Max Sign Height, if Letters Stacked		
	Allowable Illumination	1, 2 max per tenant	26 sq ft per sign, 26 sq ft total
<div></div> In-line Retail Identity	Required		
	Sign Letter Max Height		
	Max Sign Height, if Letters Stacked		
	Allowable Illumination		
TOTAL:		8 signs	825 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
<div></div> Window Graphics	20% of storefront glazing Max letter height 10"		
<div></div> Poster Case or Tenant Graphic*†	For cinema tenant only, to be approved by Landlord.		
<div></div> Blade Sign	Not to exceed 6 sq ft		
<div></div> Painted Wall Identity*	Permitted by approval from Landlord		

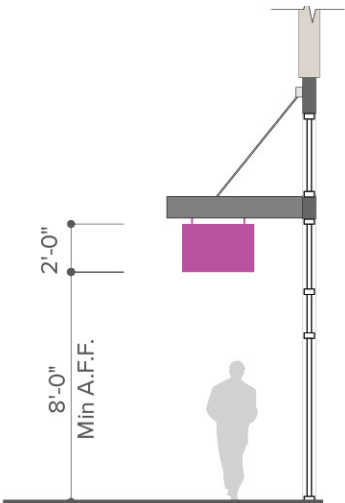
Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.
†Additional poster cases per approval from landlord

Anchor Building

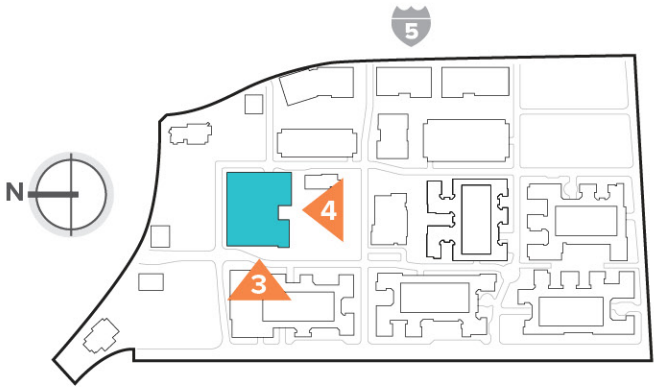
Note: Elevations are diagrammatic only and do not reflect final placement of signage



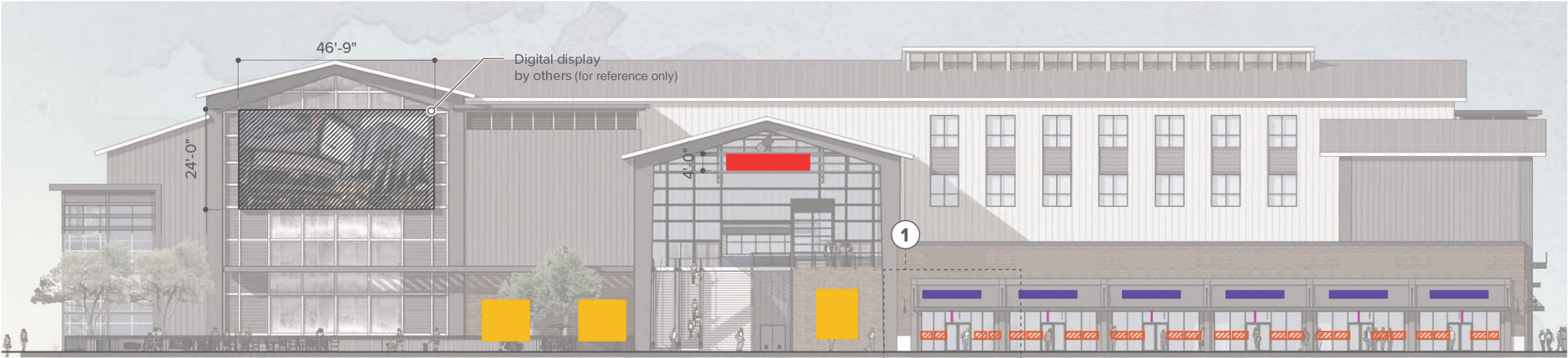
1 South Elevation - Enlarged Tenant Elevation
Scale : 1/8"=1'










2 Blade Sign - Location Detail
Scale : 1/8"=1'



3 West Elevation (Facing Res. 6 & Calle de la Louisa)
Scale : 1"=30'



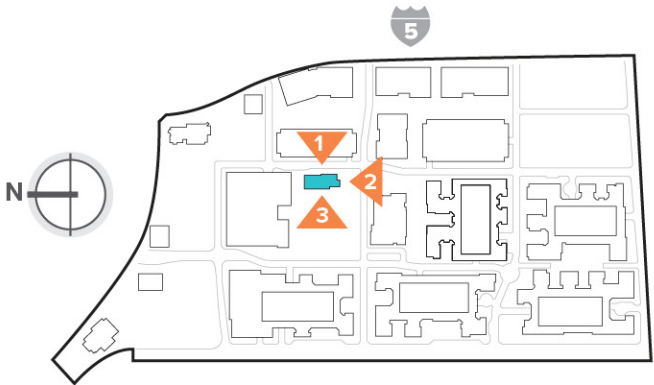
4 South Elevation (Facing Village Park)
Scale : 1"=30'

MAX SIGN AREA CALCULATION				
Sign Area / Linear Storefront		1.5 sq ft / linear foot		
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA	
	Anchor Building Identity	Required	2, 3 max per tenant	120 sq ft per sign, 200 sq ft total
	Sign Letter Max Height	48"		
	Max Sign Height, if Letters Stacked	72"		
	Allowable Illumination	White Face Illuminated, Halo Illuminated		
	Anchor Entry Identity	Required	1, 2 max per tenant	54 sq ft per sign, 54 sq ft total
	Sign Letter Max Height	36"		
	Max Sign Height, if Letters Stacked	48"		
	Allowable Illumination	White Face Illuminated, Exposed Neon		
	In-line Retail Identity	Required	6, 2 max per tenant	28 sq ft per sign, 168 sq ft total
	Sign Letter Max Height	24" **		
	Max Sign Height, if Letters Stacked	36"		
	Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
	Blade Sign	Not to exceed 6 sq ft. Required for in-line tenants only.	6, 1 max per tenant	6 sq ft per sign, 36 sq ft total
TOTAL:			15 signs	458 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL				
	Window Graphics	20% of storefront glazing Max letter height 10"		
	Poster Case or Tenant Graphic*†	For cinema tenant only, to be approved by Landlord.		
	Painted Wall Identity*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.
†Additional poster cases per approval from landlord

Retail Building 1

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 East Elevation (Facing 5 Freeway & Office Park)
Scale : 1"=20'



2 South Elevation (Facing the Hotel)
Scale : 1"=20'



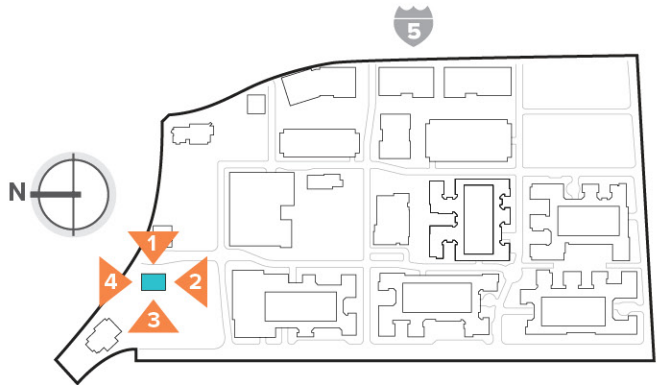
3 West Elevation (Facing Village Park)
Scale : 1"=20'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
 In-line Retail Identity	Required	6, 2 max per tenant	30 sq ft per sign, 131 sq ft total
	Sign Letter Max Height		
	Max Sign Height, if Letters Stacked		
Allowable Illumination		White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon	
 Blade Sign	Not to exceed 6 sq ft	5, 1 max per tenant	6 sq ft per sign, 30 sq ft total
TOTAL:		11 signs	161 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
 Window Graphics	20% of storefront glazing Max letter height 10"		
 Painted Wall Identity*	Permitted by approval from Landlord		
 Painted Specialty Mural*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.

Pad Building 1

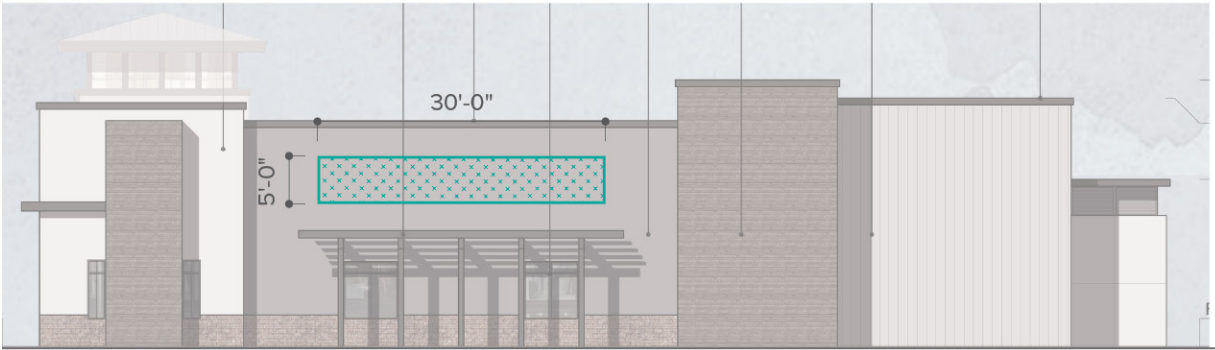
Note: Elevations are diagrammatic only and do not reflect final placement of signage



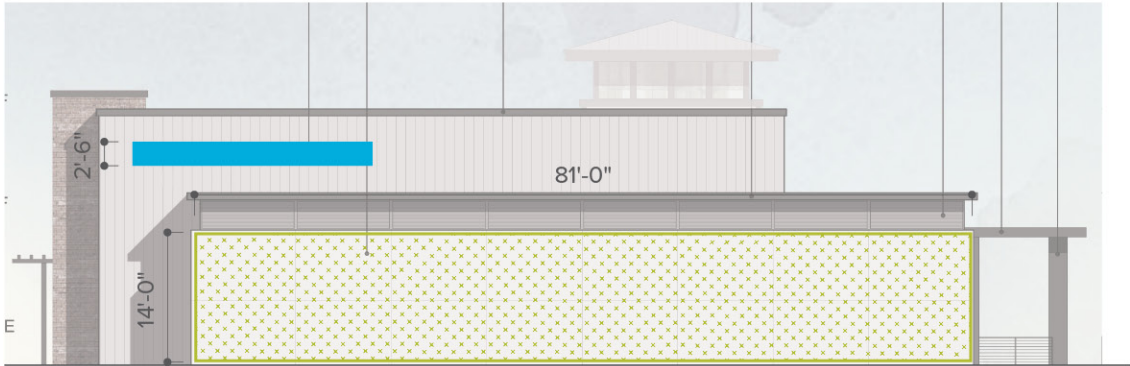
1 East Elevation (Facing The Village Dr)
Scale : 1"=20'







2 South Elevation (Facing Residential)
Scale : 1"=20'



3 West Elevation (Facing Calle de la Louisa)
Scale : 1"=20'



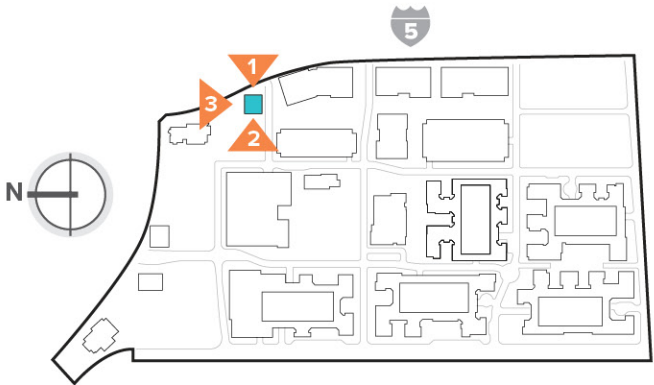
4 North Elevation (Facing El Toro)
Scale : 1"=20'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		2 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
 Pad Retail Identity	Required	3, 1 per elevation max	63 sq ft per sign, 123 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
TOTAL:		3 signs	123 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
 Window Graphics	20% of storefront glazing Max letter height 10"		
 Painted Wall Identity*	Permitted by approval from Landlord		
 Painted Specialty Mural*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.

Pad Building 3

Note: Elevations are diagrammatic only and do not reflect final placement of signage







1 East Elevation (Facing 5 Freeway)
Scale : 1"=20'



2 West Elevation (Facing Anchor)
Scale : 1"=20'



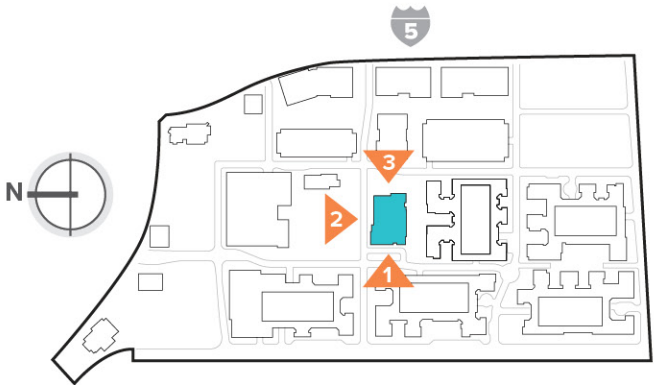
3 North Elevation (Facing El Toro)
Scale : 1"=20'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
 In-line Retail Identity	Required	6, 2 max per tenant	30 sq ft per sign, 165 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
 Blade Sign	Not to exceed 6 sq ft	3, 1 max per tenant	6 sq ft per sign, 18 sq ft total
TOTAL:		9 signs	183 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
 Window Graphics	20% of storefront glazing Max letter height 10"		
 Painted Wall Identity*	Permitted by approval from Landlord		

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
*Excluded from area calculation formula
**Or 50% of height of perceived sign band, whichever is smaller.

Hotel

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 West Elevation (Facing Calle Zocalo)
Scale : 1"=40'



2 North Elevation (Facing Village Park)
Scale : 1"=40'



3 East Elevation (Facing Calle de la Louisa)
Scale : 1"=40'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
In-line Retail Identity	Required	7, 2 max per tenant	32 sq ft per sign, 182 sq ft total
Sign Letter Max Height	24" **		
Max Sign Height, if Letters Stacked	36"		
Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon		
Blade Sign	Not to exceed 6 sq ft	7, 1 max per tenant	6 sq ft per sign, 42 sq ft total
TOTAL:		14 signs	224 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
Window Graphics	20% of storefront glazing Max letter height 10"		

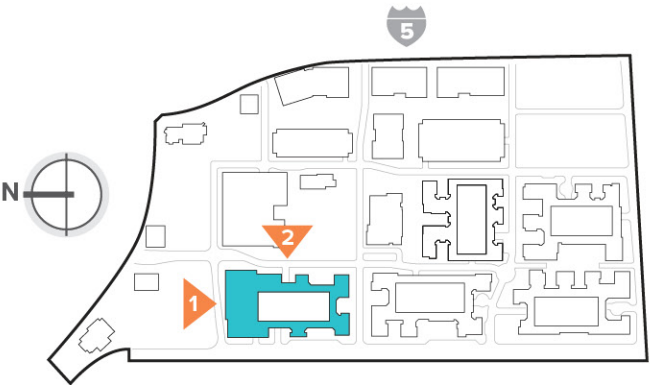
Sign qty and area tabulated are only for elevations shown on page

See page 98 for additional tenant height information

**Or 50% of height of perceived sign band, whichever is smaller.

Retail/Residential Building

Note: Elevations are diagrammatic only and do not reflect final placement of signage



1 North Elevation
Scale : 1"=40'

MAX SIGN AREA CALCULATION			
Sign Area / Linear Storefront		1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED		QTY SHOWN	MAX SIGN AREA
<div></div> Anchor Entry Identity	Required	2, 2 max per tenant	54 sq ft per sign, 108 sq ft total
	Sign Letter Max Height	36"	
	Max Sign Height, if Letters Stacked	48"	
	Allowable Illumination	White Face Illuminated, Exposed Neon	
<div></div> In-line Retail Identity	Required	3, 2 max per tenant	28 sq ft per sign, 84 sq ft total
	Sign Letter Max Height	24" **	
	Max Sign Height, if Letters Stacked	36"	
	Allowable Illumination	White Face Illuminated, Halo Illuminated, External Illumination, Exposed Neon	
<div></div> Blade Sign	Not to exceed 6 sq ft. Required for in-line tenants only.	3, 1 max per tenant	6 sq ft per sign, 18 sq ft total
TOTAL:		8 signs	183 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL			
<div></div> Window Graphics	20% of storefront glazing Max letter height 10"		

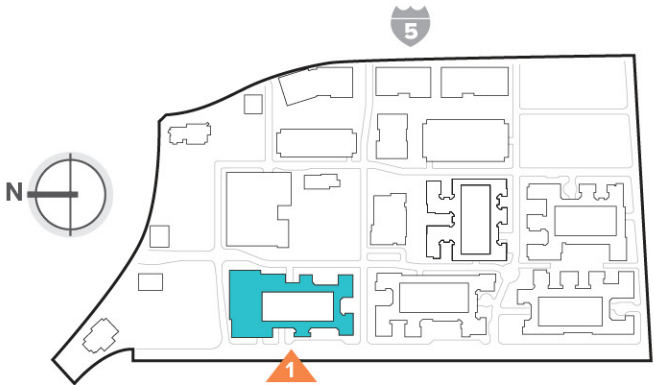
Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information
**Or 50% of height of perceived sign band, whichever is smaller.



2 East Elevation
Scale : 1"=40'

Retail/Residential Building

Note: Elevations are diagrammatic only and do not reflect final placement of signage



MAX SIGN AREA CALCULATION				
Sign Area / Linear Storefront			1.5 sq ft / linear foot	
PRIMARY IDENTITY SIGNAGE, REQUIRED			QTY SHOWN	MAX SIGN AREA
<div></div> Anchor Entry Identity	Required		1, 2 max per tenant	54 sq ft per sign, 54 sq ft total
Sign Letter Max Height	36"			
Max Sign Height, if Letters Stacked	48"			
Allowable Illumination	White Face Illuminated, Exposed Neon			
TOTAL:			1 sign	54 sq ft
SECONDARY IDENTITY SIGNAGE, OPTIONAL				
<div></div> Window Graphics	20% of storefront glazing Max letter height 10"			
<div></div> Blade Sign	Not to exceed 6 sq ft			

Sign qty and area tabulated are only for elevations shown on page
See page 98 for additional tenant height information



1 West Elevation
Scale : 1"=40'

TENANT SIGNAGE

General Guidelines

The following tenant signage design criteria is to help guide tenant designers, architects, and sign fabricators in the development, construction, and installation of identity signs for tenants of **Village at Laguna Hills**. Any special conditions or deviations from the guidelines in the sign criteria require written approval from the Landlord.

1. “Tenant Signs” shall be defined as any message that can be read from the exterior of the store. Not included in the definition are messages used to advertise products, sales, special events, etc.
2. All signs shall be designed, installed, illuminated, located, and maintained in accordance with the provisions set forth in this manual and all other applicable codes and ordinances.
3. Every submission will be evaluated with consideration of adjacent signs and architecture to ensure balance and quality.
4. At the landlord’s discretion, any tenant sign may be approved, without regard to the criteria outlined here. These exemptions are reserved for tenants employing the highest quality signage design and use of materials.
5. Unless specifically noted, tenant signage shall be limited to trade name and logo only.
6. Established logos shall also be permitted but shall be included in the area / size restrictions.
 - a. No tag-lines, slogans, or descriptions of services are allowed. No other brand names, product names or phrases may appear on the storefront (or in any area directly visible from the public space). Decals or other signing indicating product lines or credit card acceptability shall not be permitted on the storefront.
7. Sign vendor should submit shop drawings to the Landlord for final approval.
8. Documents should include: Storefront elevations: Signs drawn in location with dimensions showing letter height and widths, and a calculation of total sign area.

9. DETAILED SIGN DRAWINGS: Fully dimensioned and scaled shop drawings with exact dimensions, copy layout and type styles including front and side views, typical section details, material and color call-outs, illumination specifications, light temperature, attachment and mounting details, and penetrations into the building.
10. Following Landlord’s written approval of sign shop drawings, Tenant shall submit sign plans signed by the Landlord to the local authorities. Tenant shall furnish the Landlord with a copy of the applicable permits prior to Tenant’s installation of its signage.
11. Signs shall be inspected upon installation to ensure conformance. Any work unacceptable shall be corrected or modified at the Tenant’s expense as required by the Landlord.
12. Each submission will be reviewed by the a submittal design review board that is assembled by the Landlord.
13. Brand logos may be taller than allowable letter height provided that the total aggregate sign area falls within the maximum area as defined per each signage zone. No letters or logos are to exceed the eave line or parapet of the building.
14. Tenants with storefronts that are 50ft-99ft in linear length may have up to a 3ft tall letter excluding Anchor Building Tenant Signage
15. Tenants with storefronts that are 100ft+ may have 4ft tall letters excluding Anchor Building Tenant Signage

A. MATERIALS

- 1. Sign materials for permanent signs should be of the highest quality. All materials must be durable, of an exterior grade quality, and designed to withstand local weather conditions. Additional details by sign type. The use of other materials may be approved at the discretion of Landlord.
- 2. Acceptable sign material treatments are:
 - a. Painted aluminum
 - b. Wood or wood-like materials, with landlord approval
 - c. Cold-rolled steel or other raw finishes. These materials must be treated with a seal to prevent damage cause by weathering.
 - d. Dimensional letter forms with seamless edge treatments
 - e. White, frosted or gold-leaf vinyl on storefront glass.
 - f. All materials not specifically listed above must be submitted to the landlord for approval prior to fabrication.
- 3. The following materials are prohibited on all signs:
 - a. Etched or brushed metal
 - b. Sintra, MDF or MDO
 - c. Cardboard
 - d. Colored plastics or acrylics
 - e. Trim cap retainers
 - f. Glass
 - g. Screens, grids, or mesh
 - h. Simulated materials, i.e. wood-grained plastic laminate and wall covering.
 - i. Digitally printed vinyl such as the stick-on or decal type.
 - j. Faux neon LED strip lighting
 - k. Backplates or cloud backers

Additional material and fabrication standards are included by individual sign type.

B. COLORS

- 1. The use of color shall meet the following criteria:
 - a. Signs should be limited to a maximum of two colors per sign and will be reviewed by the Landlord for approval on a case-by-case basis.
 - b. All sign colors are subject to review and approval by the Landlord as part of the tenant signage submittal. The Landlord must approve variations from these standards
 - c. Color of letter face and returns are to contrast with building colors for good daytime readability
 - d. The interior of open channel letters are to be painted dark when against light backgrounds

Additional color standards are included by individual sign types.

C. LIGHTING

- 1. Lighting should be of no greater wattage than is necessary to make the sign readable at night
- 2. No sign shall be illuminated, in whole or in part, where the illumination is intermittent or varies in color or intensity from time to time, nor shall any sign be so illuminated that it interferes with traffic or with the effectiveness of, or obscures an official traffic sign, device or signal. The use of search lights is prohibited. All lighting will comply with the provisions in the zoning ordinance of the county
- 3. Where signs are internally illuminated, light-transmitting surfaces shall be non-gloss, matte materials
- 4. Only letters and logos shall transmit light while the backplate or background remains solid opaque. No illuminated backgrounds are allowed
- 5. Lighting for all tenant signs shall be turned off or reduced at Landlord’s discretion
- 6. Exposed fixtures, shades or other elements are to contribute to the design of the sign

TENANT SIGNAGE

Prohibited Sign Types

The following sign types and finishes shall be prohibited at Village at Laguna Hills:

- Illuminated sign boxes (can signs)
- Signs with tag lines, slogans, phone numbers, service description, or advertising of products.
- Trademark or copyright marks or insignias.
- Logos on fascia and canopy signs.
- Monument style signage.
- Temporary signage / coming soon signs – other than barricade graphics
- Illuminated canopies.
- Signs located on the rear elevation (except those signs required for delivery)
- Signs with exposed raceways, conduit, junction boxes, transformers visible lamps, tubing, or neon crossovers of any type.
- Cut metal sign panels.
- Rotating, animated and flashing signs.
- Pole signs and other signs with exposed structural supports not intended as a design element, except for code-required signs.
- Pennants, banners, or flags identifying individual tenants unless integrated into architectural storefront and approved by landlord.
- Vehicle signs, except for the identification of a business enterprise or advertisement upon a vehicle used primarily for business purposes, provided the identification is affixed in a permanent manner.
- Signs attached, painted on, or otherwise affixed to trees, other living vegetation, landscaping or natural materials.
- Any sign designed to be moved from place to place (freestanding standing stanchions) excluding A-frame sandwich boards.
- Signs attached, painted or otherwise affixed to tents or umbrellas, however, such signs may be permitted in conjunction with special design review by the Landlord.
- Balloons and inflatable signs.
- Any signs, including freestanding signs, advertising the availability of employment opportunities.
- Signs which emit sound, odor or visible matter, or which bear or contain statements, words or pictures of an obscene, pornographic or immoral character.
- Back plates behind signage are typically prohibited, but maybe considered on a case-by-case basis when integrated into storefront mullions. Not to exceed 20% larger than overall max sign dimension and must be an integral part of the sign design.
- Human Signs/Spinners
- Fluorescent or reflective sign colors.
- Simulated materials, i.e. plastic laminate, wall covering, paper, cardboard, Sintra or foam.
- Signs made with plastic, Lexan, translucent or opaque. Clear faces are allowed if used to protect neon.
- Discontinuous materials on sign bands.

TENANT SIGNAGE

Prohibited Sign Types

The following should also be avoided:

- Inadequate clear space around sign - Signage must fit comfortably into signage area and not appear too large for the architecture. Signs should fit within the constraints of the architecture and should not extended from edge to edge. Sign should be scaled appropriately to fit the tenant space.
- Signs outside of the sign area - Tenant should place their signs so they are centered vertically on the elevations. Tenant signs should be scaled appropriately for the architecture. Tenants are to locate and scale their signage for their appropriate sign band area.
- No more than one primary sign in any vertical space - Signage and awnings should be spaced with enough space in between to not crowd one another. Wall signs should not be used in combination with canopy signs on any vertical space.
- No more than one primary sign in any vertical space - An overabundance of signage is not permitted. Each tenant is allowed on primary sign per entry or elevation.
- Excessive use of window graphics are not permitted. If a window space requires privacy, artistic vinyl installations are permitted, but graphic signage and lifestyle imagery covering the entire window are not permitted.
- High contrast background patterns on canopies - Tenant signage should be on backgrounds that are solid or low-contrast tone-on-tone patterns. Tenants should not use more than 2 colors for their exterior graphics.
- Low contrast signage - Tenant signage should contrast with architectural surround. Light letters are not permitted on dark backgrounds. Dark letters are permitted on light backgrounds.
- Use of graphics on signs that are not part of the approved DBA - Awnings and graphics are preferred to be solid or no more than 2 colors. If awnings are patterned, they should use no more than two colors and the colors must be within the same color family. Tenant storefronts should be painted neutral colors.
- Light leaks - All channel letter weep holes should have baffles or hats to prevent light leaks. In general, illumination must be consistent, no light leaks and LEDs must be diffused properly to prevent shadows or hot spots.

TENANT SIGNAGE

Fabrication Requirements

All sign fabrication work shall be of excellent quality and identical of Class A workmanship. All logo images and type styles shall be accurately reproduced. The Landlord reserves the right to reject any fabrication work deemed to be below standard.

1. Signs must be made of durable rust-inhibiting materials that are appropriate and complementary to the design of architecture. All formed metal, such as letter forms, shall be fabricated using full-welded construction with all joints ground smooth.
2. All ferrous and non-ferrous metals shall be separated with non-conductive gaskets to prevent electrolysis. In addition to gaskets, stainless steel fasteners shall be used to secure ferrous to non-ferrous metals.
3. Series 300 stainless steel threaded rods or anchor bolts shall be used to mount sign letters, which are spaced out from background panel and must be finished to blend with the adjacent surface. Angle clips will not be permitted.
4. Paint colors and finishes must be reviewed and approved by the Landlord. Color coatings shall exactly match the colors specified on the approved plans.
5. Surfaces with color mixes and hues prone to fading (e.g., pastels, complex mixtures, intense reds, yellows and purples) shall be coated with ultraviolet-inhibiting clear coat in a matte or semi-gloss finish.
6. Joining of materials (e.g., seams) shall be finished in such a way as to be unnoticeable. Visible welds shall be continuous and ground smooth. Rivets, screws, and other fasteners that extend to visible surfaces shall be flush, filled, and finished so as to be unnoticeable. Finished surfaces of metal shall be free from canning and warping. All sign finishes shall be free of dust, orange peel, drips, and runs and shall have a uniform surface conforming to the highest standards of the industry.
7. All lighting must match the exact specifications of the approved working drawings.
8. Surface brightness of all illuminated materials shall be consistent in all letters and components of the sign. Light leaks will not be permitted.
9. All conduit, raceways, crossovers, wiring, ballast boxes, transformers, and other equipment necessary for sign connection shall be concealed. All bolts, fastenings and clips shall consist of enameling iron with porcelain enamel finish; stainless steel, anodized aluminum, brass or bronze; or carbon-bearing steel with painted finish. No black iron material will be allowed.
10. Penetrations into building walls or structures, where required, shall be made waterproof by the Tenant's sign contractor.
11. Location of all openings for conduit sleeves and support in sign panels and building walls shall be indicated by the sign contractor in the shop drawings submitted to the Landlord. Sign contractor shall install same in accordance with the approved drawings. Landlord approval required prior to installation.
12. In no case shall any manufacturer's label be visible from the street or from normal viewing angles.
13. All signs shall conceal all wiring, conduit, ballasts, transformers, starters and other necessary equipment within their components or behind storefront construction.
14. All letter & logo elements to be separate, i.e. dots of "i", apostrophes. No cross overs are permitted.

THANK YOU

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