

CONDITIONALLY
APPROVED
BY: Com. Deitzberg DATE: 5/14/08

Ocean Ranch Village Two

New Freestanding Sign Submittal

RECEIVED
JUN 25 2008
CITY OF LAGUNA NIGUEL

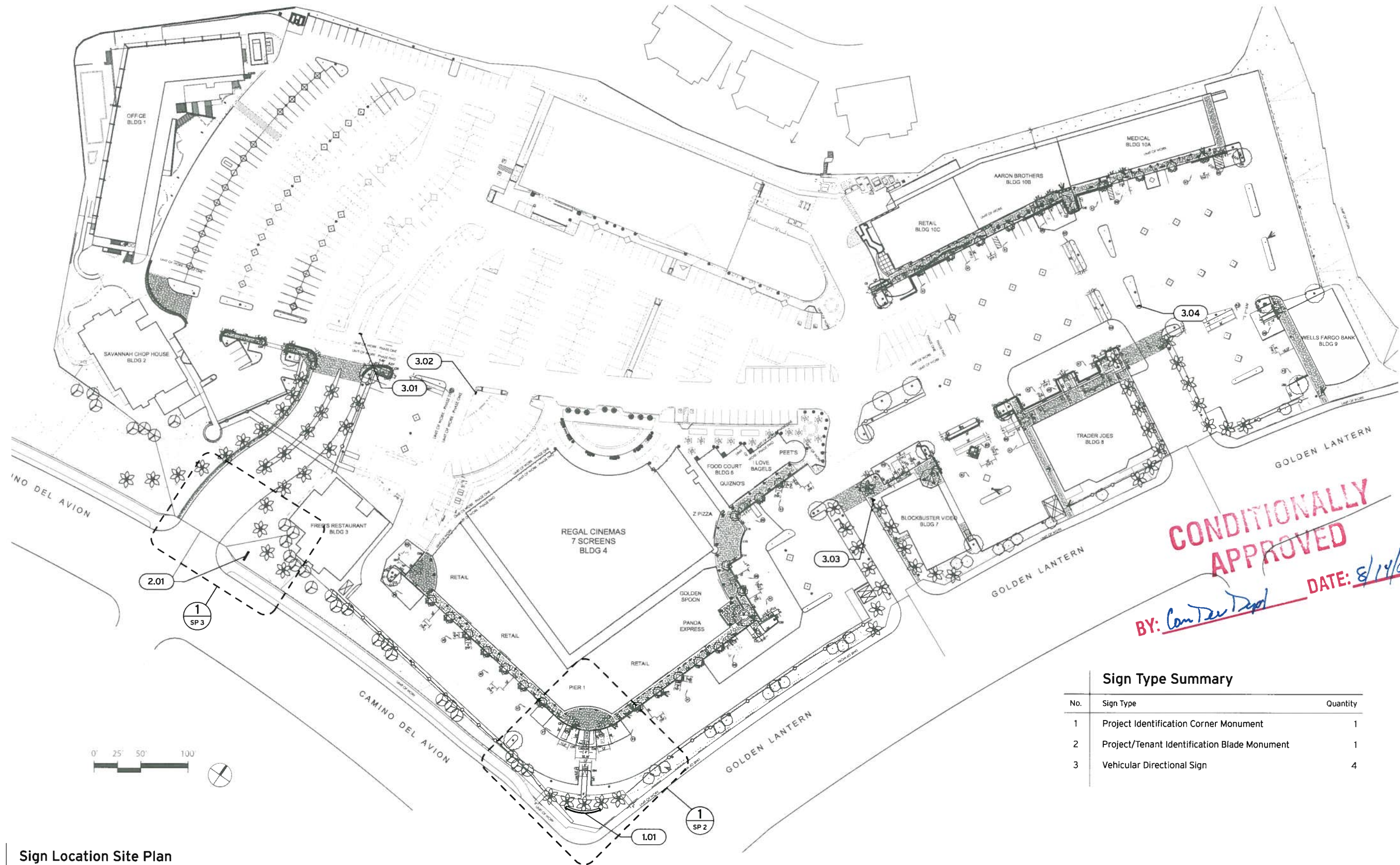


The Design Factor

26432 Las Alturas Avenue
Laguna Hills, CA 92653
(949) 360-5750
Fax: (949) 643-2863

Date
05-16-08

Sheet
Cover Page



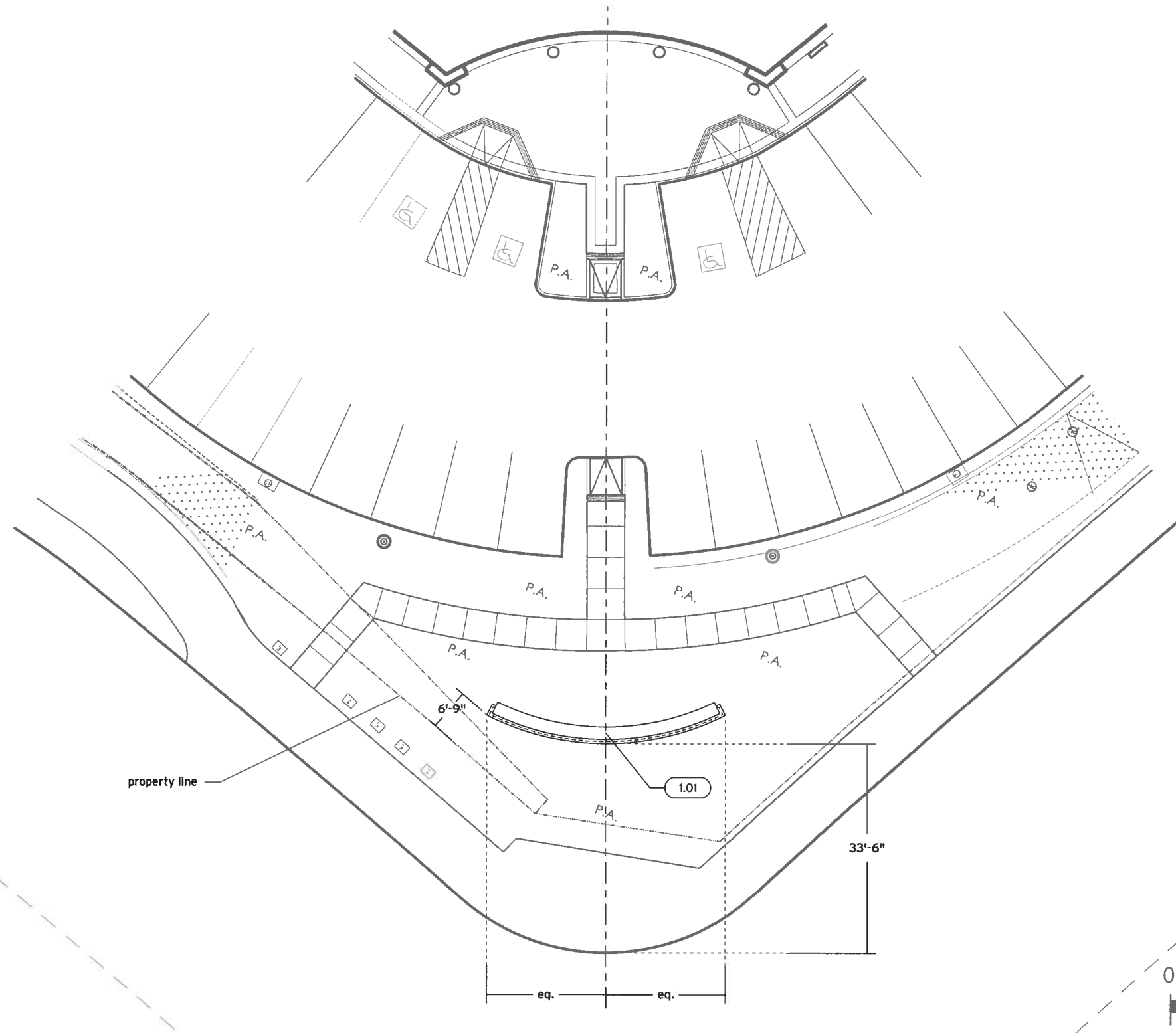
**CONDITIONALLY
APPROVED**
BY: Cam De Topp DATE: 8/14/08

Sign Type Summary

No.	Sign Type	Quantity
1	Project Identification Corner Monument	1
2	Project/Tenant Identification Blade Monument	1
3	Vehicular Directional Sign	4

Sign Location Site Plan

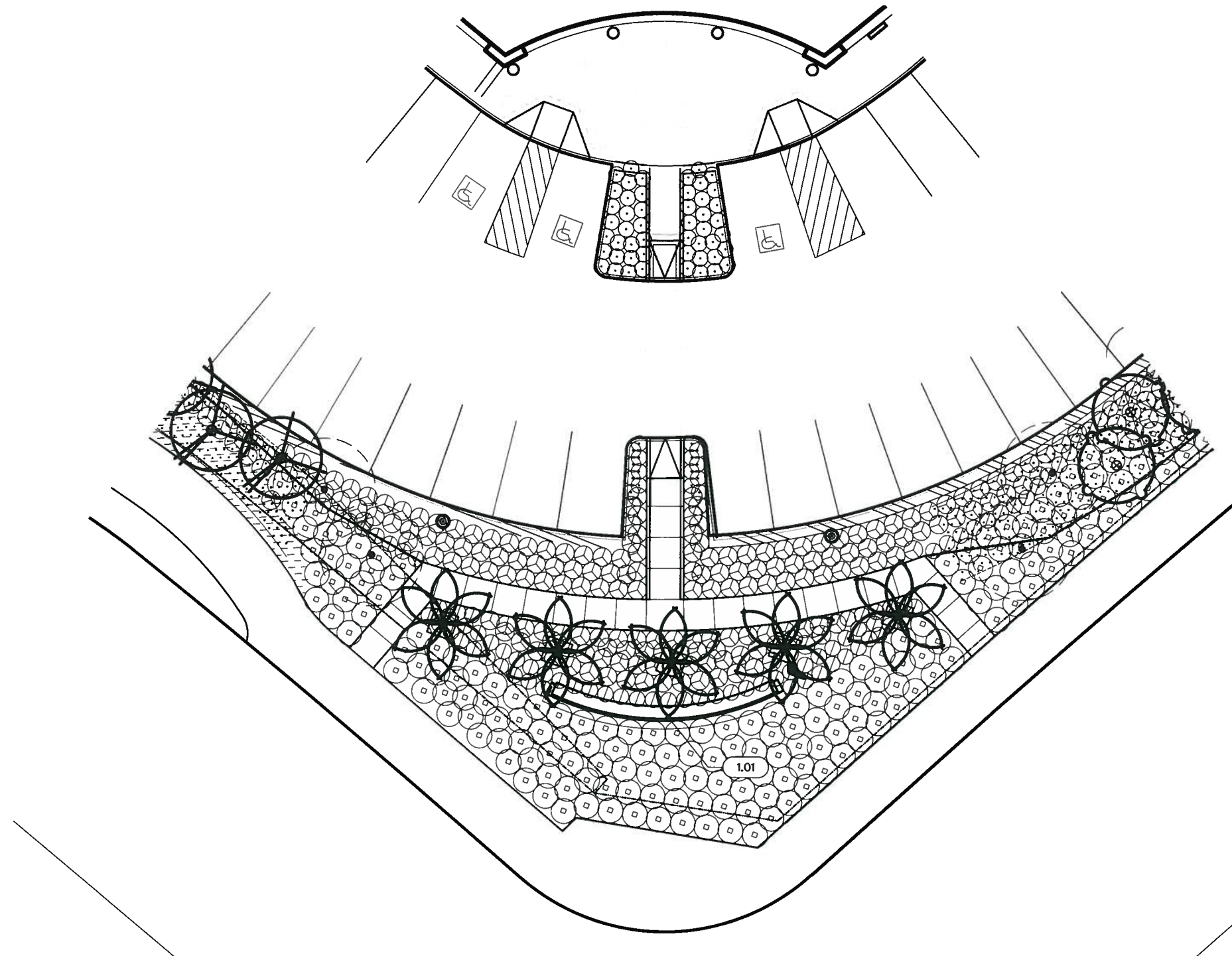
Scale: 1" = 100'-0"



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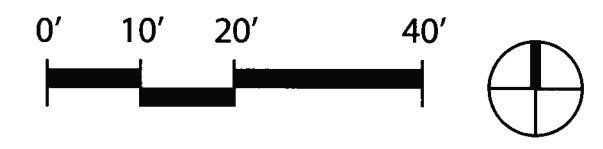
BY: Conrad Dwyer DATE: 8/19/08

1 | Sign Location Site Plan Detail - Corner of Camino Del Avion and Golden Lantern
Scale: 1" = 20'-0"



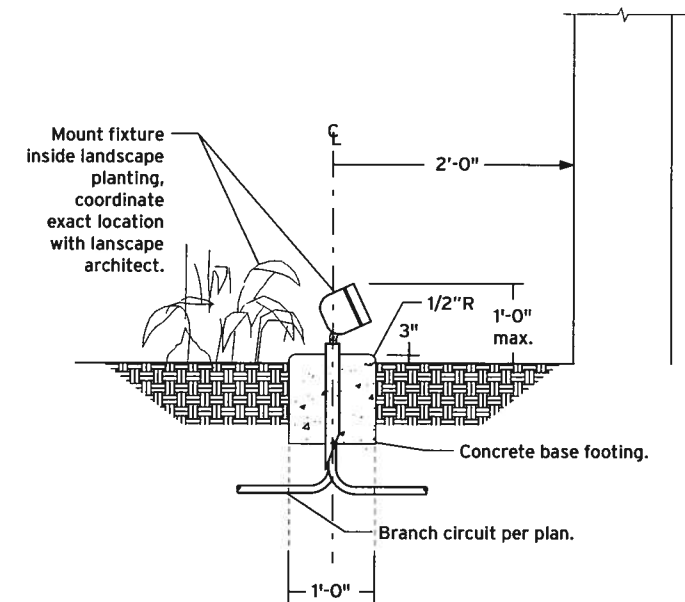
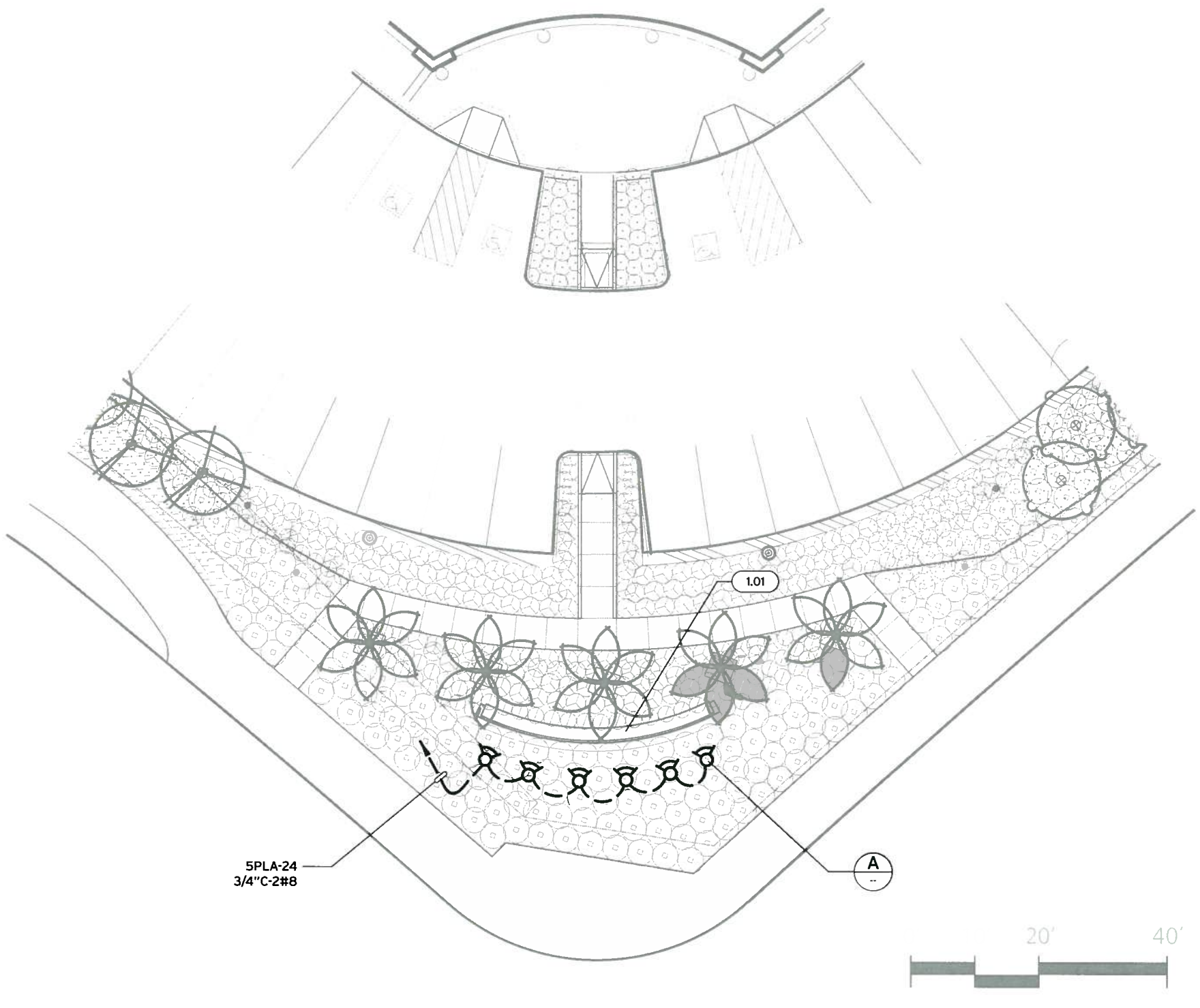
Planting Legend		
Symbol	Description	Size
	Trees:	
	Hymenospermum Flavum Sweetshade	24" Box
	Phoenix Dactylifera 'Deglet Noor' Date Palm	25' BTH.
	Lophostemon Confertus Brisbane Box	24" Box
	Shrubs:	
	Bougainvillea 'La Jolla' Bougainvillea	5 Gal.
	Callistemon Viminalis 'Little John' Weeping Bottlebrush	5 Gal.
	Ligustrum Japonicum 'Texanum' Wax-Leaf Privet	5 Gal.
	Phaphiolepis Indica 'Clara' Indian Hawthorn	5 Gal.

CONDITIONALLY
 APPROVED
 BY: Count... DATE: 8/19/08



1 | Sign Location Planting Plan Detail - Corner of Camino Del Avion and Golden Lantern
 Scale: 1" = 20'-0"

Lighting Fixture Specifications	
Symbol	Description
	Ground mounted compact fluorescent monument sign upright with semi-raised concrete footing and perma-post stake.
	Manufacturer and Model Number - Omegalux - 12-132TT-S-BLACK-120-F-U-P Fixture VA/Watts - 36 Lamp/Lamp Option - C33

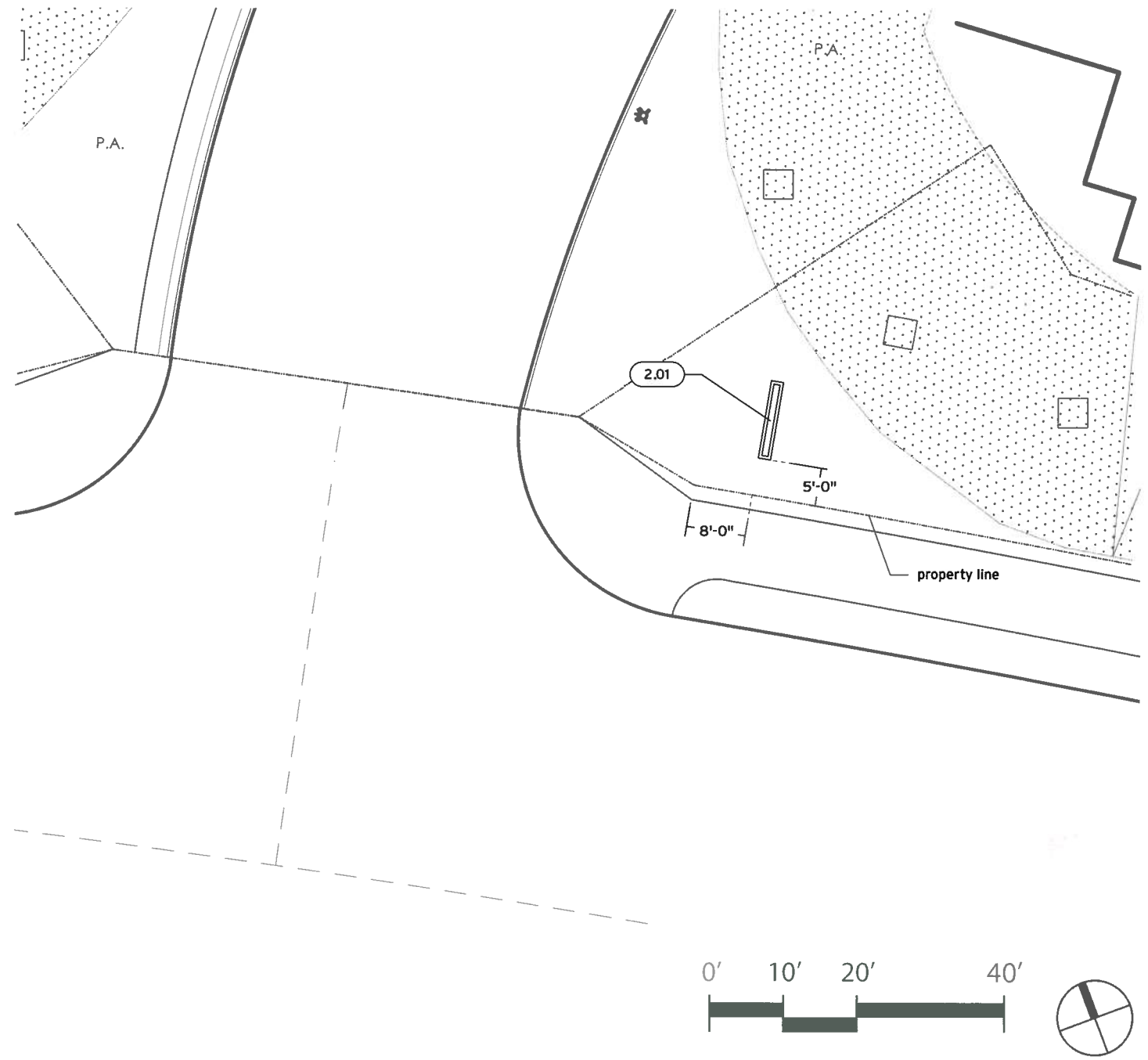


A | Sign Lighting Mounting Detail
Scale: N.T.S.

**CONDITIONALLY
APPROVED**

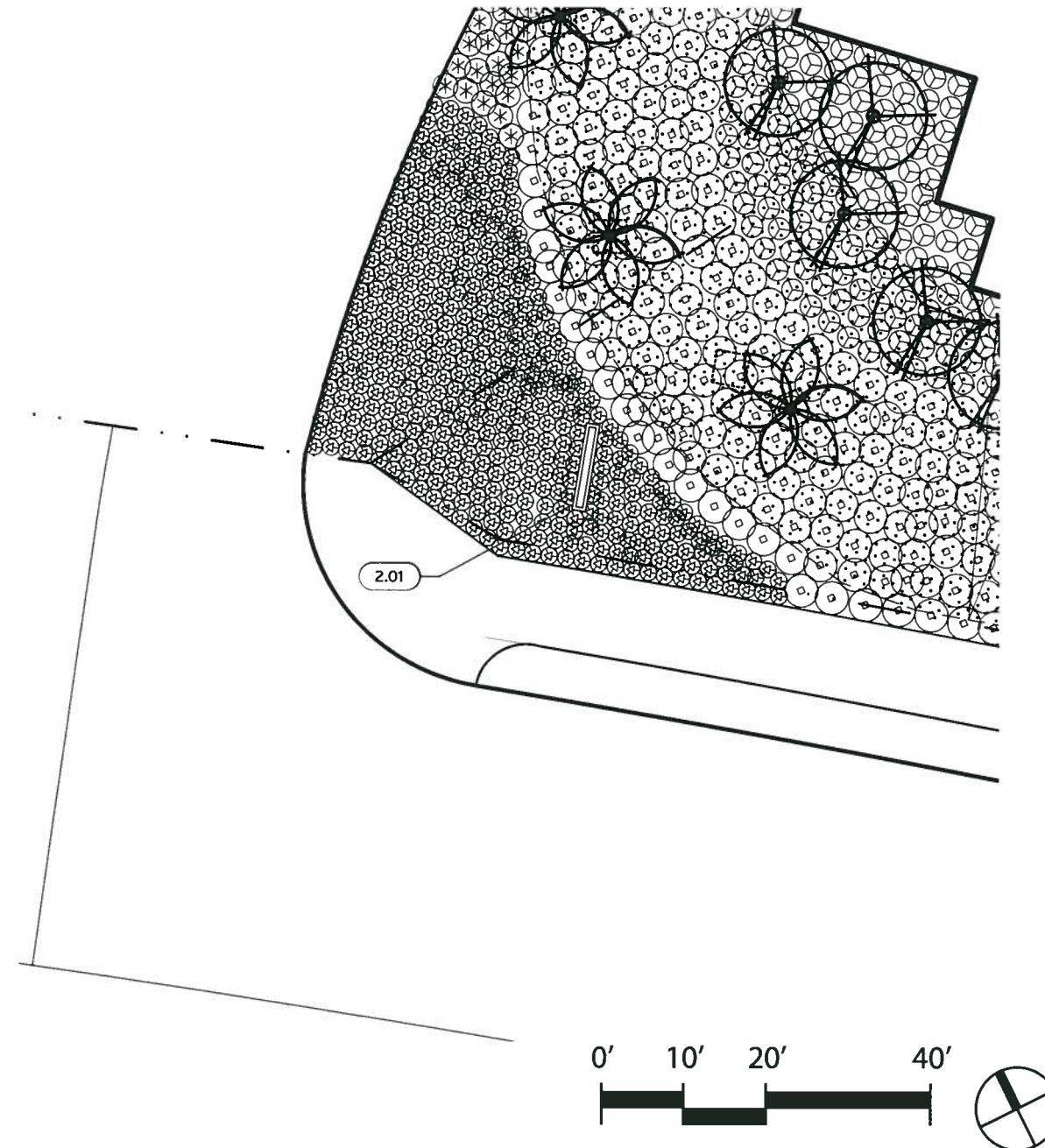
BY: Com. Dupuy DATE: 5/14/08

1 | Sign Location Lighting Plan Detail - Corner of Camino Del Avion and Golden Lantern
Scale: 1" = 20'-0"



**CONDITIONALLY
APPROVED**
 DATE: 8/14/08

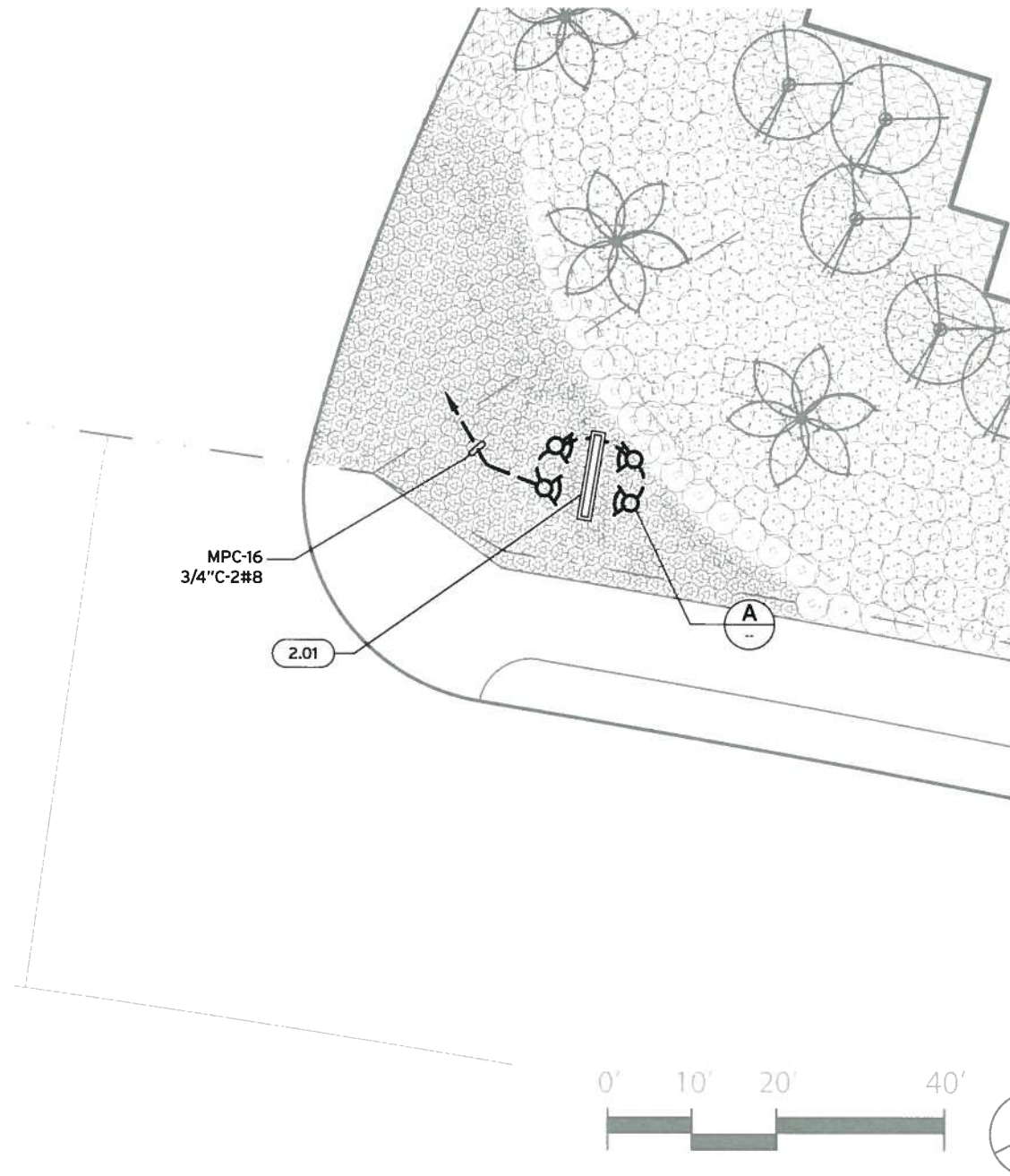
1 | Sign Location Site Plan Detail - Corner of Camino Del Avion and Ocean Ranch
 Scale: 1" = 20'-0"



Planting Legend		
Symbol	Description	Size
	Trees:	
	Phoenix Dactylifera 'Deglet Noor'	25'
	Date Palm	BTH.
	Hymenospermum Flavum	24"
	Sweetshade	Box
	Shrubs:	
	Bougainvillea 'La Jolla'	5
	Bougainvillea	Gal.
	Strelitzia Reginae	5
	Bird of Paradise	Gal.
	Phaphiolepis Indica 'Clara'	5
	Indian Hawthorn	Gal.
	Phaphiolepis Indica 'Ballerina'	5
	Indian Hawthorn	Gal.

CONDITIONALLY
APPROVED
Contestado DATE: 8/19/08

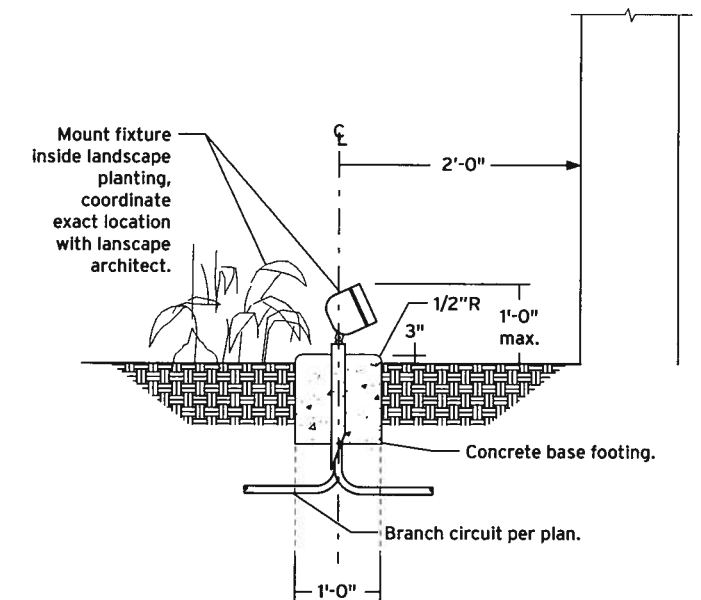
1 Sign Location Planting Plan Detail - Corner of Camino Del Avion and Ocean Ranch
Scale: 1" = 20'-0"



1 | Sign Location Lighting Plan Detail - Corner of Camino Del Avion and Ocean Ranch
Scale: 1" = 20'-0"

Lighting Fixture Specifications

Symbol	Description
	Ground mounted compact fluorescent monument sign uplight with semi-raised concrete footing and perma-post stake.
	Manufacturer and Model Number - Omegalux - 12-132TT-S-BLACK-120-F-U-P Fixture VA/Watts - 36 Lamp/Lamp Option - C33



A | Sign Lighting Mounting Detail

Scale: N.T.S.

**CONDITIONALLY
APPROVED**

BY: Condor Data DATE: 8/14/08

Project Identification Corner Monument

Radius corner concrete block wall with project standard stone cladding and fabricated painted aluminum sign structure with 1" thick flat cut out painted aluminum letters. Letters to be stud mounted with 1/4" deep spacers painted to match sign face. Monument to be lit with ground mounted light fixtures.

Color/Finish

Sign Structure Sherwin Williams SW 7026 Griffin/Satin
Copy Sherwin Williams SW 7035 Aesthetic White/Satin

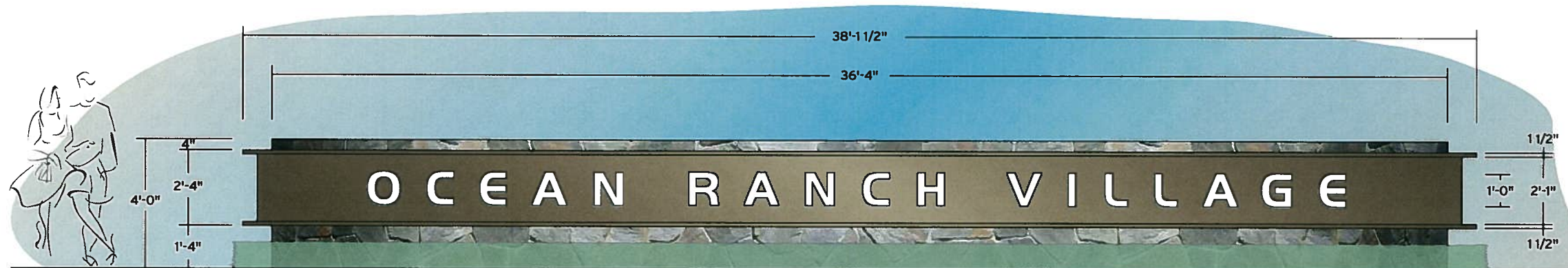


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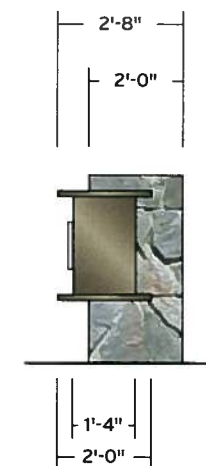
BY: Com [Signature] DATE: 8/14/08

3 Plan View

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



1.01



1 Corner Elevation

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

2 End Profile

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

CONDITIONALLY
APPROVED

BY: Don DeDecker DATE: 8/14/08

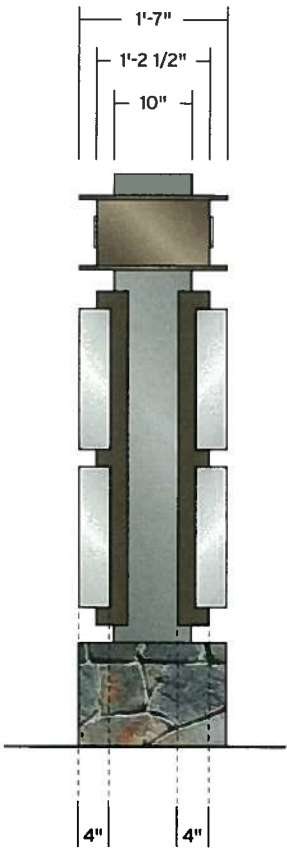
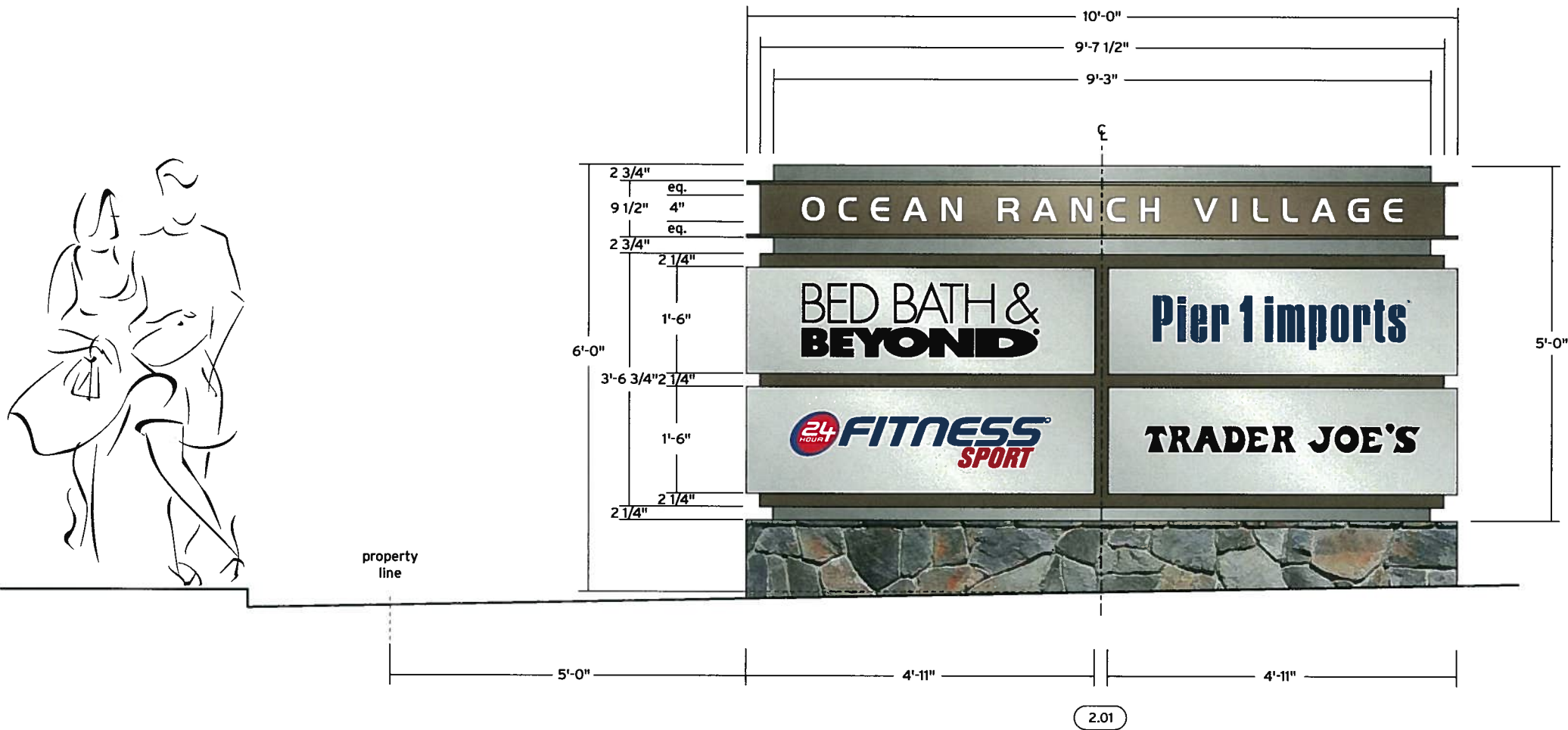


Project/Tenant Identification Blade Monument

Double sided fabricated painted aluminum monument with project standard stone cladded base. Header cabinet to have 1/2" top/bottom accents with 1/4" thick flat cut out painted aluminum letters. Letters to be stud mounted with 1/8" deep spacers painted to match header cabinet face. Tenant cabinets to have changeable face panels with 1/4" thick flat cut out painted aluminum graphics. Graphics to be stud mounted with 1/8" deep spacers painted to match face panels. Monument to be lit with ground mounted light fixtures.

Color/Finish

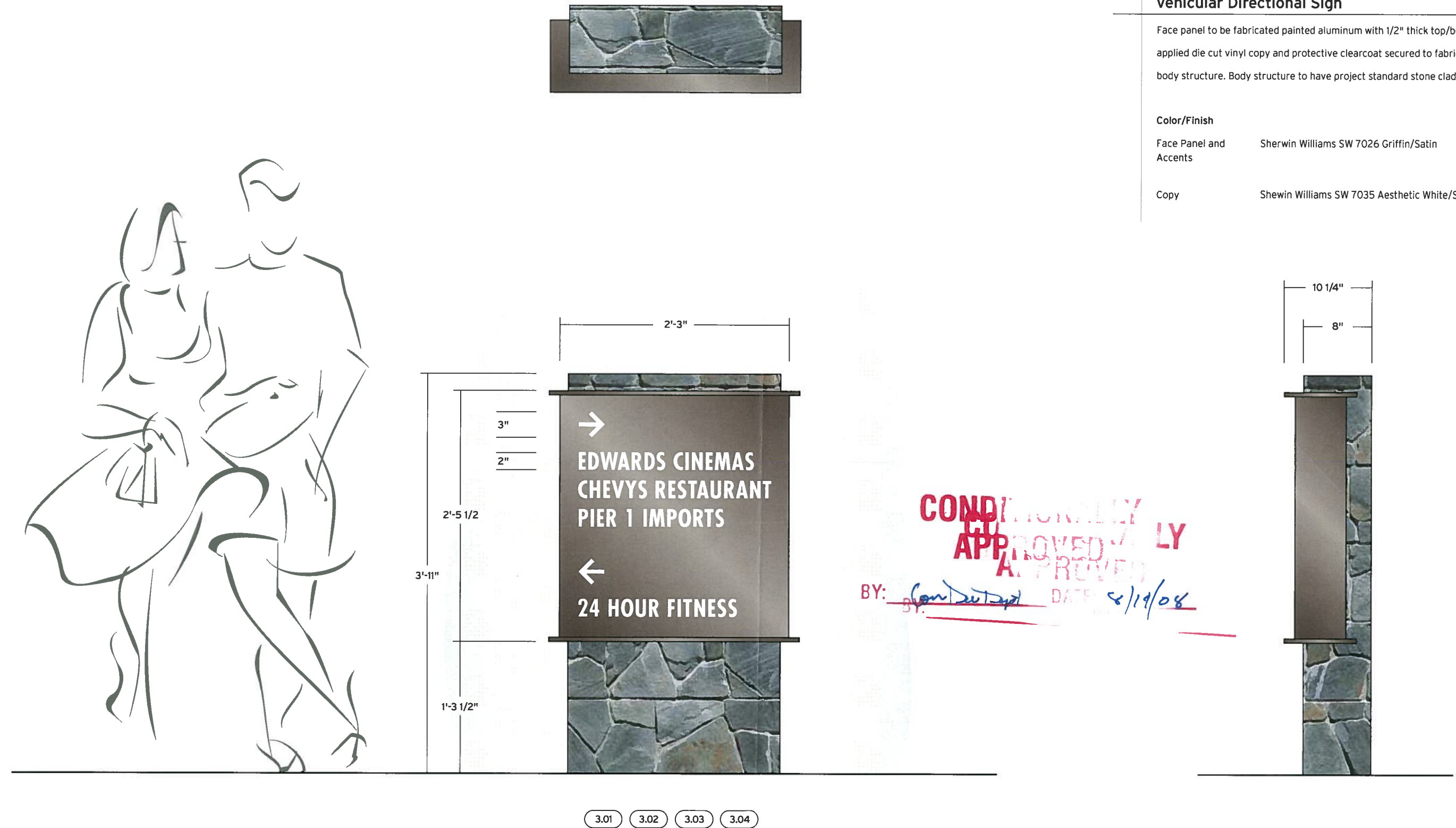
Header Cabinet	Sherwin Williams SW 7026 Griffin/Satin
Header Cabinet Copy	Sherwin Williams SW 7035 Aesthetic White/Satin
Body Cabinet	Sherwin Williams SW 7031 Mega Greige/Satin
Tenant Panel Backer	Sherwin Williams SW 7026 Griffin/Satin
Tenant Panels	Sherwin Williams SW 7036 Accessible Beige/Satin



1 Proposed Monument Sign Details - Corner of Camino Del Avion and Ocean Ranch

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





Vehicular Directional Sign

Face panel to be fabricated painted aluminum with 1/2" thick top/bottom accents, applied die cut vinyl copy and protective clearcoat secured to fabricated aluminum body structure. Body structure to have project standard stone cladding

Color/Finish

Face Panel and Accents Sherwin Williams SW 7026 Griffin/Satin

Copy Shewin Williams SW 7035 Aesthetic White/Satin

1 Typical Elevation Details - Copy to vary at each location

Scale: 1" = 1'-0"



The Design Factor

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Laguna Hills, CA 92653
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Fax: (949) 643-2863

Project
Ocean Ranch Village Two
New Freestanding Sign Submittal

Sheet Title
Sign Type 3;
Vehicular Directional Sign

Sheet Number
OR - 3.0
Date
08-13-08

OCEAN RANCH VILLAGE

City of Laguna Niguel

SIGN PLAN

1992
25 AUGUST 1993

CONDITIONALLY
APPROVED

BY: Planning Commission DATE: 8-25-92

Prepared for:
SHEA Business Properties
655 Brea Canyon Road
Walnut, CA 91789

Prepared by:

Amendment 2 to Site
Development Permit SP89-12269001P
(Ocean Ranch Sign Program)

* Refer to changed Plan No. 1
to Amendment 5 to SP 89-12269001P
and Amendment 9 to SP 89-12269001P
for Monument Signs



GRAPHIC SOLUTIONS
GRAPHIC DESIGN, SIGN PLANNING, FABRICATION
1750 KETTER BLVD. SAN DIEGO, CA 92101-2524 (619) 239-1335

A. PROCESS FOR SUBMITTAL AND APPROVAL OF RETAIL TENANT SIGNS

1. There is a formal process for the creation, review and approval of tenant signs at Ocean Ranch Village. The Owner or his managing agent (hereinafter referred to as "Owner") shall provide the concept design for required tenant signage. In accordance with the terms of his lease, the tenant shall provide the following information to the Owner's design consultant for use in developing sign design concepts:
 - a. Store name
 - b. Logo images and colors
 - c. Specifications or samples of interior materials, colors, and finishes
 - d. Other graphic material or Ideas that the tenant may wish to incorporate in his signage
2. The Owner shall designate a sign fabricator who is well-qualified in the techniques and processes required to implement the intent of the concept design. Only approved sign contractors shall be allowed.
3. Prior to sign fabrication, tenant shall submit for Owner-approval three (3) complete sets of working drawings reflecting the concept design provided by the Owner. All sign plans submitted for Owner approval must conform to requirements of the City of Laguna Niguel. In addition to working drawings, such submissions shall include:
 - a. Elevation of storefront showing design, location, size and layout of sign drawn to scale indicating dimensions, attachment devices and construction detail.
 - b. Sample board showing colors and materials including building fascia, letter faces, returns, and other details as requested by the Owner.
 - c. Section through letter and/or sign panel showing the dimensioned projection of the face of the letter and/or sign panel and the illumination.
4. All Tenant sign submittals shall be reviewed by the Owner and/or his agent for conformance with the sign plan criteria and with the concept design provided by the Owner.
5. Within ten (10) working days after receipt of Tenant's working drawings, Owner shall either approve the submittal contingent upon any required modifications or disapprove Tenant's sign submittal, which approval or disapproval shall remain the sole right and discretion of the Owner. If working drawings are disapproved, the Tenant must resubmit revised plans until Owner approval is obtained. A full set of final plans must be approved and stamped by the Owner prior to permit application or sign fabrication.

6. Requests to establish signs that vary from the provisions of this sign plan shall be submitted to the Owner for approval and then submitted to the City of Laguna Niguel Community Development Director. The Owner may approve signs that depart from the specific provisions and constraints of this Sign Plan in order to:
 - a. Encourage exceptional sign design
 - b. Accommodate imaginative, unique, and otherwise tasteful signage that is deemed to be within the spirit and intent of the sign plan
 - c. Mitigate problems in the application of the sign plan

Any signs not consistent with the approved sign program but consistent with City sign standards shall require the approval of a Changed Plan application by the City of Laguna Niguel. Signs which exceed the City sign standards shall require the approval of a Site Development permit by the City of Laguna Niguel. The tenant shall be required to process the necessary applications prior to the submittal of working plans for City sign permits.
7. Following Owner's approval of proposed signage, Tenant or his agent shall submit to the City of Laguna Niguel applications for all permits for fabrication and installation by Sign Contractor. The City of Laguna Niguel Community Development Director shall review submittal for compliance with the intent of these criteria. The Community Development Director shall have the discretionary authority to review all sign proposals and to deny approval for any submittal which does not comply with the intent or purpose of the sign program. Tenant shall furnish Owner with a copy of said approved permits prior to installation of Tenant's sign(s).
8. Fabrication and installation of all signs shall be performed in accordance with the standards and specifications outlined in these guidelines and in the final approved plans and working drawings. Signs shall be inspected upon installation to assure conformance. Any work deemed unacceptable shall be rejected and shall be corrected or modified at the Tenant's expense as required by the Owner or his agent.

B. DESIGN GUIDELINES FOR TENANT SIGNAGE

1. Design Objective

The primary objective of the sign criteria is to generate high quality tenant signage that reflects a unique and sophisticated retail, dining and entertainment environment. A diversity of sign types and styles is encouraged to impart a lively quality. Treatments encouraged by the plan include:

- mixed-media signs incorporating multi-dimensional forms and combinations of colors, shapes, materials, and lighting techniques
- application of innovative technologies (e.g., laser and fiber optics)
- fusion of contemporary elements to create a unique appearance

2. Acceptable Sign Treatments

A mixed-media approach where signage is composed of several different elements and lighting techniques is encouraged. The following treatments are considered appropriate:

- dimensional geometric shapes
- painted metal
- screens, grids, or mesh
- etched metal or glass
- polished metal
- glazed tile patterns
- mosaic tile designs
- cut steel or fabricated steel
- signs silkscreened on glass
- neon accents or trimming
- signs incorporated to support a retail window display
- dimensional letter forms with seamless edge treatment
- opaque acrylic materials with matte finishes
- Internally illuminated signs with seamless opaque cabinets and pop-through lettering and/or neon

3. Lighting

In keeping with the sophisticated character of the project, identity signs for tenants should be illuminated using a variety of lighting techniques. One or more of the following are encouraged:

- reverse channel neon
- open channel neon
- fiber optics
- bud light sculptures
- rope lighting
- day-glow iridescent with black light
- silhouette illumination

- internal illumination
- front lighting
- area lighting
- animation permitted in selected locations

All front lighting should be baffled and obscured in channels where possible. Where fixtures, shades, or other elements are exposed, they should contribute to the design of the storefront.

All exposed or skeletal neon must be backed with an opaque coating, unless otherwise specified herein or approved in writing by the Owner. All housings and posts for exposed neon signs must be painted out to match the building background immediately behind and adjacent to the sign.

The following shall be prohibited:

- exposed conduits and raceways
- electrified neon attached to glass tubing surrounds or crossbars; neon in display windows should be attached to clear acrylic backing
- front lighting fixtures that compete with the storefront design

4. Colors

The following guidelines are to be adhered to in selecting colors for tenant signage:

- sign colors should be selected to provide sufficient contrast against building background colors
- colors within each sign should be harmoniously blended
- sign colors should be compatible with building background colors
- signage colors should provide variety and excitement
- color of letter returns should contrast with face colors for good daytime readability
- interior of open channel letters should be painted dark when against light backgrounds
- neon colors should complement related signage elements

All sign colors are subject to review and approval by the Owner as part of the tenant sign submittal.

5. Typesstyles

The use of logos and distinctive typesstyles is encouraged for all tenant signs. Tenants may adapt established typesstyles, logos and/or images that are in use on similar buildings operated by them in California, provided that said images are architecturally compatible and approved by the Owner. Type may be arranged in one or two lines of copy and may consist of upper and/or lower case letters.

6. Ground Sign Locations

Superseded, refer to CPI to Amend 5 to Amend SP 89-12269001 or Amend 10 to SP 89-12269001

Ground signs may be located within and coordinated with landscape treatments within building setback areas. Ground signs are subject to size and height requirements provided in Exhibits A, C, D, E.. Final working drawings shall include sight distance analysis and dimension site plans to insure appropriate setbacks are provided.

Ocean Ranch Village Sign Plan

7. Primary Tenant Identification Signs

The variety of Ocean Ranch Village's storefront and architectural treatments provides for opportunities for diverse primary sign solutions.

Tenant Wall Signs

Tenant wall signs shall be subject to the following development standards:

- a. Signs may be multi-level with reverse channel silhouette, exposed neon or other acceptable treatment as provided for in the Design Guidelines
- b. Copy shall consist of tenant name and/or logo
- c. One sign is allowed per tenant building elevation which faces a street frontage or parking lot (to be located on separate elevations), as permitted by the sign program
- d. Sign placement shall adhere to the following margins as shown:
 - (1) Horizontal Margin
Up to 80% of the lease space width is available for sign lettering and figures
 - (2) Vertical Margin
As specified per individual sign (see exhibits).
- e. For the purposes of calculating copy area, wall signage shall be considered to be composed of three elements:
 - (1) Lettering
Includes the letters and characters that form the sign copy, exclusive of any figures, symbols and decorative elements
 - (2) Closed-Line Figure
Refers to a graphic shape or mass formed by and enclosed within continuously drawn lines, exclusive of sign lettering
 - (3) Open Lines
Refers to simply drawn lines that do not connect to form a 2 dimensional mass or enclosed area

- f. Sign measurements shall be calculated in the following manner:

(1) Sign Area

The entire area within which a single continuous perimeter of not more than eight (8) straight lines enclose the extreme limits of writing, representation, emblem or any figure of similar character, together with any material or color forming any integral part of the display or used to differentiate such sign from the background against which it is placed, provided that in the case of a sign design with more than one (1) exterior surface, e.g., double face sign, the area shall be computed as including only the maximum single display surfaces which is visible from any ground position at one (1) time. The supports, uprights or structures on which any such sign is supported shall not be included in determining the sign area unless such supports, uprights or structure are or is designed in such a manner as to form an integral background of the display.

(2) Sign Height

The greatest vertical distance measured from the ground level directly beneath the sign to the top of the sign. Signs shall not exceed the building height limit of the district in which they are located. When signs are constructed on hillsides or embankments where the sign supports are at varying lengths, height shall be measured from the horizontal mid point of the sign.

8. Secondary Tenant Signage and Graphics

In addition to the primary tenant identification signs, secondary graphics are encouraged in paving at shop entries and allowed at windows. Reference Exhibits Q & R.

9. Special Event Signs

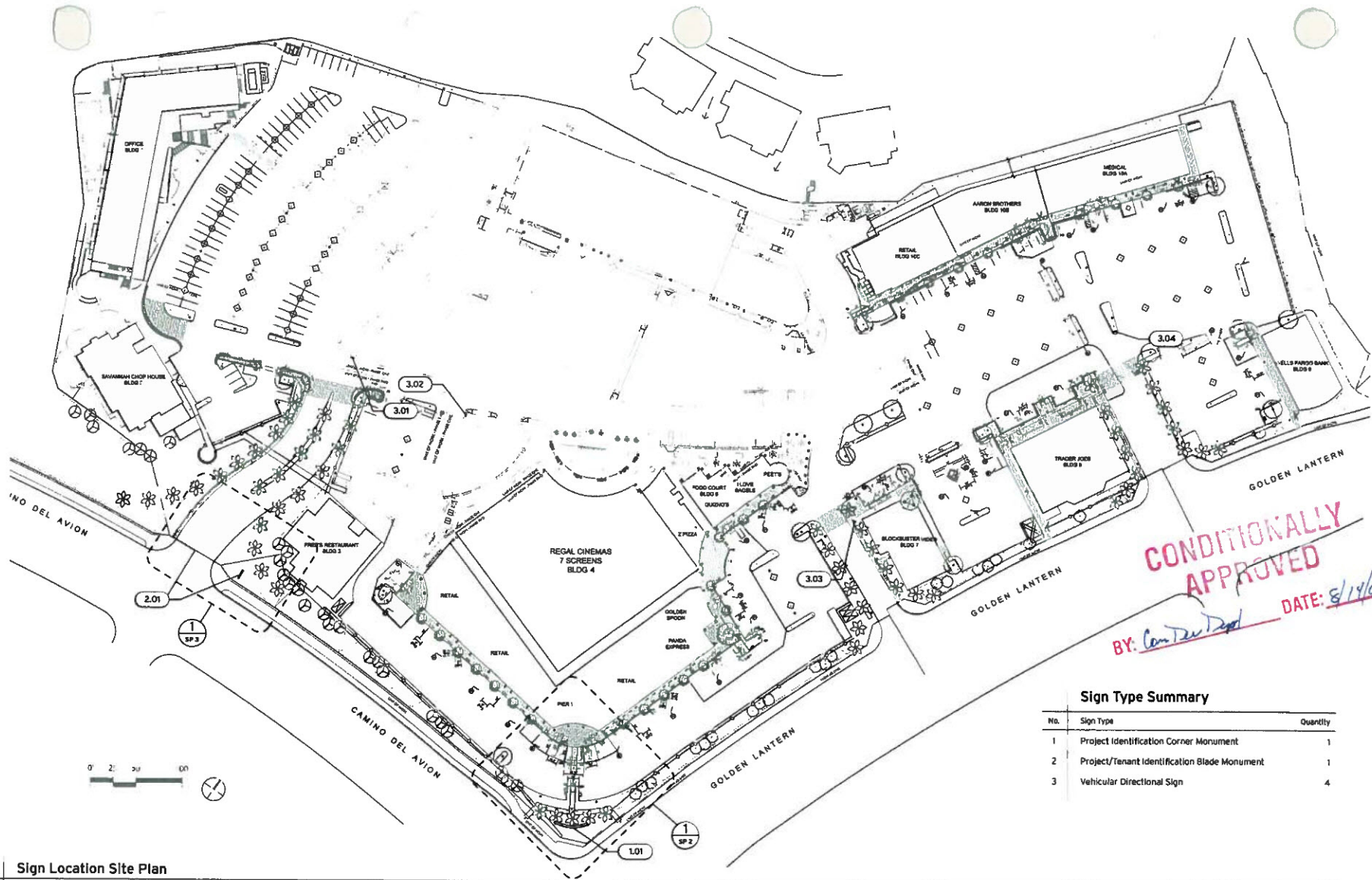
Temporary banner signs shall require sign permits in accordance with City of Laguna Niguel sign regulations.

10. Prohibited Signs

- a. Outdoor advertising.
- b. Outdoor advertising structures.
- c. Roof signs.

Ocean Ranch Village Sign Plan

- d. Freestanding signs, except as provided in this text.
- e. Advertising devices and advertising displays.
- f. Rotating, revolving, flashing or moving signs, except as provided in this text.
- g. Vehicles or other signs or devices in the public right-of-way when used as advertising devices or displays.
- h. Vehicles or other signs or devices not permitted by this section when used as advertising devices or displays.
- i. Advertising signs on bus benches, within or outside of the public right-of-way.



Sign Location Site Plan
Scale: 1" = 100'-0"

Sign Type Summary

No.	Sign Type	Quantity
1	Project Identification Corner Monument	1
2	Project/Tenant Identification Slade Monument	1
3	Vehicular Directional Sign	4

The Design Factor

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Project
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Sheet Title
Sign Location Plan

Sheet Number
OR - SP 1.0
Date
05-16-08

Ocean Ranch Village Sign Plan

H1, A through H, 1C and H2 "Showroom" TENANT ID

Building 5 South & East Elevations

MATERIALS A variety of wall sign treatments is encouraged. Signs may be multi-layered with reverse channel silhouette, exposed neon or other acceptable treatment as provided for in the Design Guidelines, except as restricted below*

COPY Tenant logo / name

COPY AREA Maximum of one square foot of signage lettering per per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. Width of all signage elements (letters closed & open figures) not to exceed 80% of overall storefront width. Aggregate wall signage not to exceed 150 square feet per business.

TYPE FACE Custom tenant logo / name

COLORS Custom colors as provided for in Design Guidelines

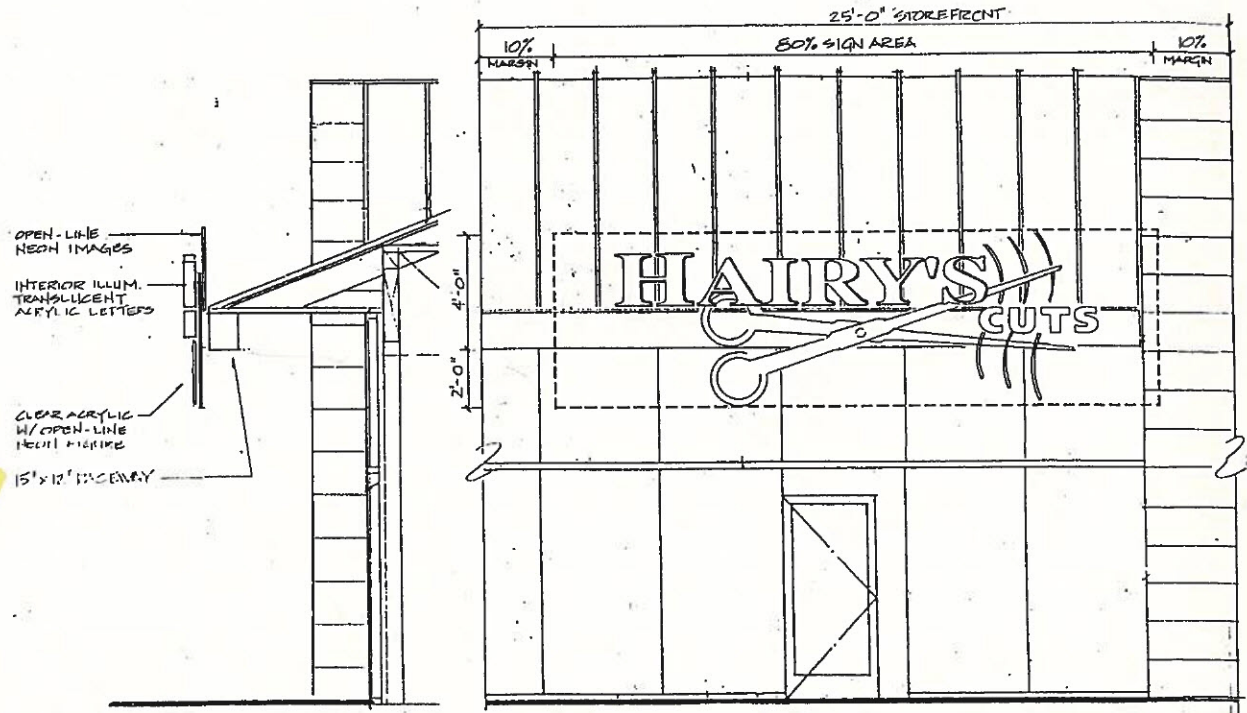
LIGHTING Variety of neon illumination per Design Guidelines.

LOCATION One sign allowed per tenant building elevation (to be located on separate elevations). Signs may be centered on the sign band or above or below the sign band with some sign element overhanging the band's horizontal center line. No sign lettering or closed line figures to extend more than 4" above, or 2" below, bottom of architectural sign band.

* NOTE

Tenant wall signs parallel to Golden Lantern (Buildings 5 & 10)

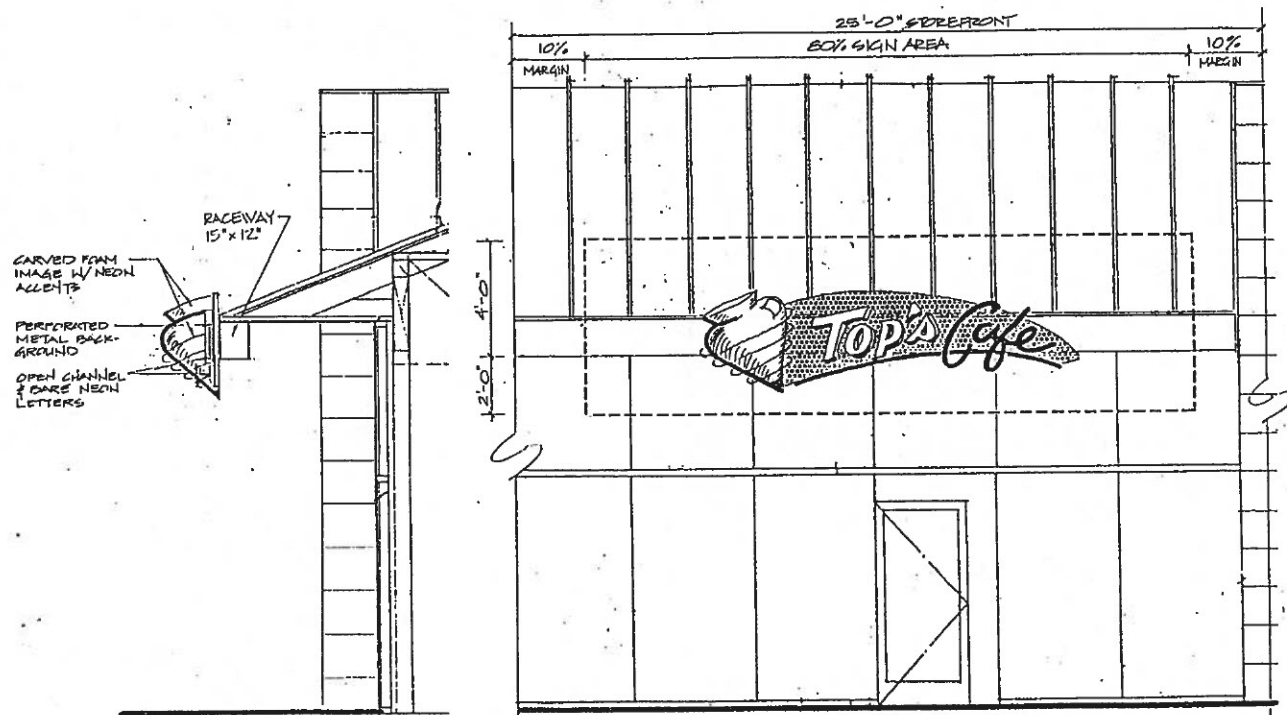
1. Wall signs which parallel the Street of the Golden Lantern (Signs H1 and H2) shall be turned off at 10 p.m. or concurrent with the latest tenant's close of business, but no later than midnight.
2. Total aggregate area of translucent acrylic sign faces shall not exceed 50% of the total permitted sign area.
3. Exposed neon shall be limited to decorative elements (logo, etc.) of permitted sign area, and shall not exceed 20% of the total permitted sign area.
4. Neon colors shall be limited to a palette of three soft, complementary colors (ivory, pale turquoise, purple)
5. Neon intensity shall be restricted: No 60 millamp transformers shall be permitted.



Ocean Ranch Village Sign Plan

H1.B "Showroom" TENANT ID (Sign Band)
Building 5 South & East Elevations

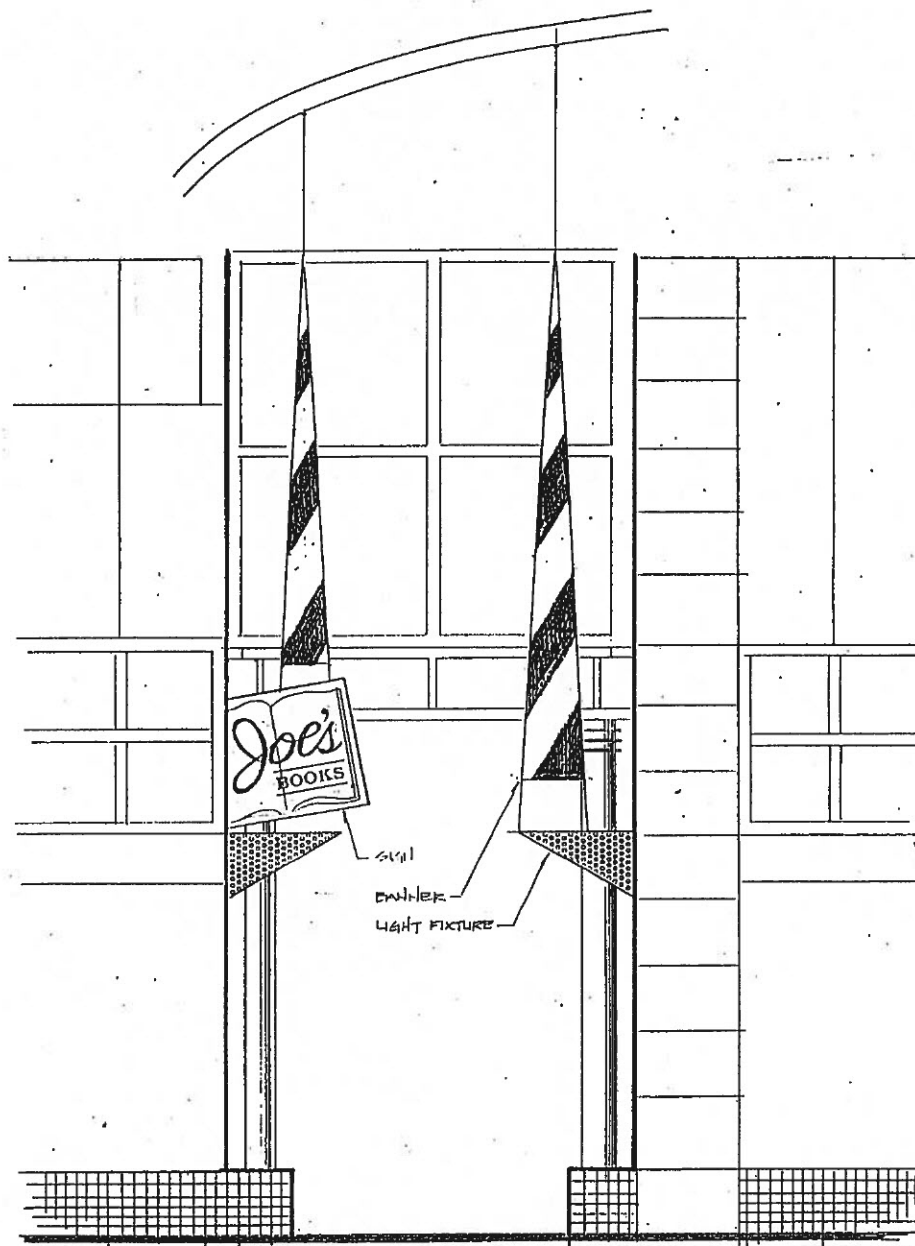
See Sign Type H1.A for specifications.



Ocean Ranch Village Sign Plan

"PENNY LANE" TENANT ID (Arcade Corridor) Building #6 North & South Elevations

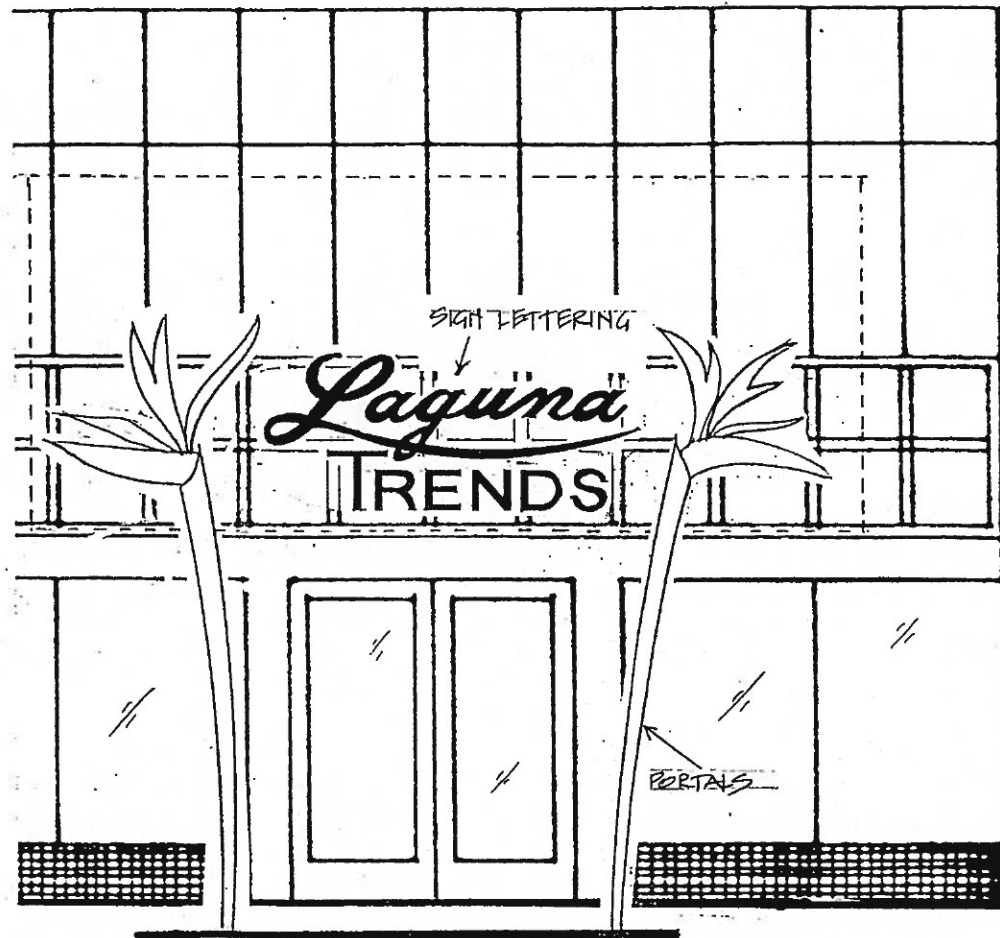
MATERIALS	A variety of projecting, multi-dimensional, double-faced blade sign treatments is encouraged. Variety of materials as provided for in the Design Guidelines.
COPY	Tenant logo / name
COPY AREA	Maximum of one square foot of sign lettering per face per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. Signs may be double-faced, with faces parallel or angled. Aggregate wall signage not to exceed 150 square feet per business.
TYPE FACE	Custom tenant logo / name
COLORS	Custom colors as provided for in Design Guidelines
LIGHTING	Variety of illumination per guidelines. Animation permitted in this area
LOCATION	One sign allowed per storefront, co-located with light sconce and shortened pennant provided. 7'-6" minimum vertical clearance, ground to bottom of sign. Sign elements may not project more than 4'-0" horizontally from storefront.



Ocean Ranch Village Sign Plan

J. TENANT ID (Front Entrance)
Building #6 West Elevation

MATERIALS	Free-standing entry "portal" treatments, in a variety of materials, including fabricated metals or paint-finished, shaped high-density foam on metal structural frames. Portals may incorporate signage lettering elements or lettering elements may be mounted on projecting architectural canopy. Materials for sign lettering elements per Design Guidelines.
COPY	Tenant logo / name and sculptural elements
COPY AREA	Maximum of one square foot of sign lettering per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. Width of signage elements not to exceed 80% of overall storefront width. Aggregate wall signage not to exceed 150 square feet per business.
TYPE FACE	Custom tenant logo / name
COLORS	Custom colors as provided for in Design Guidelines
LIGHTING	Variety of illumination per guidelines. Limited animation permitted in this area
LOCATION	One sign and entry treatment allowed per tenant building elevation (to be located on separate elevations). Top of canopy-mounted sign lettering not to exceed 8'-0" above top of architectural canopy. Portal elements not to exceed 18'-0" o.a. height. Suspended horizontal portal element to observe minimum 10'-0" vertical clearance.



Ocean Ranch Village Sign Plan

K1B TENANT ID (Open Line Neon Option)
Building #6 East Elevation

MATERIALS A variety of wall sign treatment is encouraged. Signs may be multi-layered with reverse channel silhouette, exposed neon or other acceptable treatment as provided for in the Design Guidelines

COPY Tenant logo / name

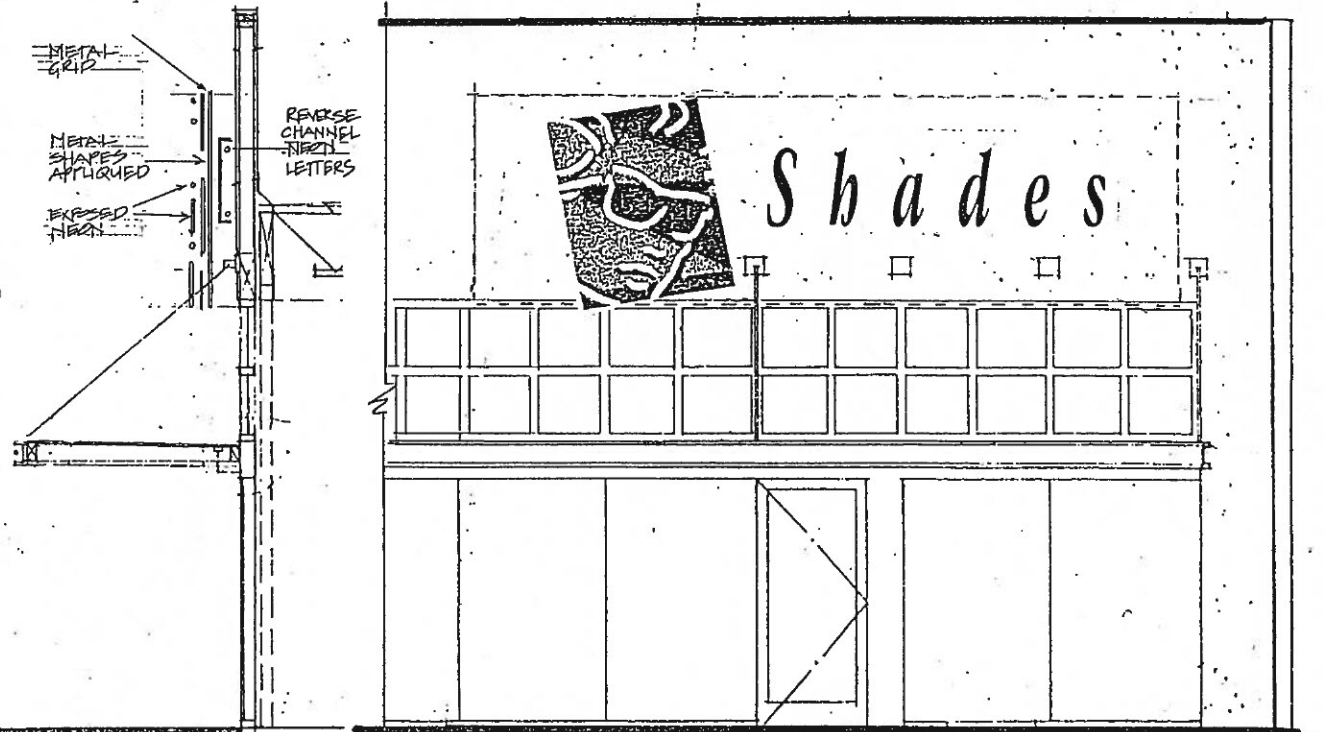
COPY AREA Maximum of one square foot of signage lettering per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. Width of all signage elements (letters closed & open figures) not to exceed 80% of overall storefront width. Maximum height of all sign elements not to exceed 6'-0" above glazed area above canopy. Aggregate wall signage not to exceed 150 square feet per business.

TYPE FACE Custom tenant logo / name

COLORS Custom colors as provided for in Design Guidelines

LIGHTING Variety of illumination per Design Guidelines

LOCATION One sign allowed per tenant building elevation (to be located on separate elevations).



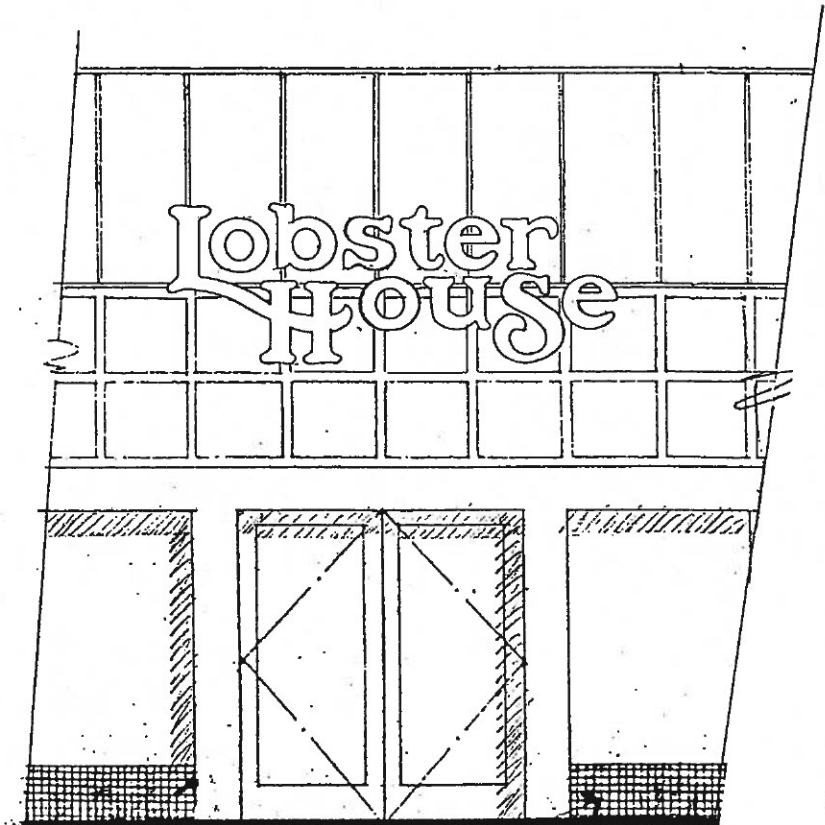
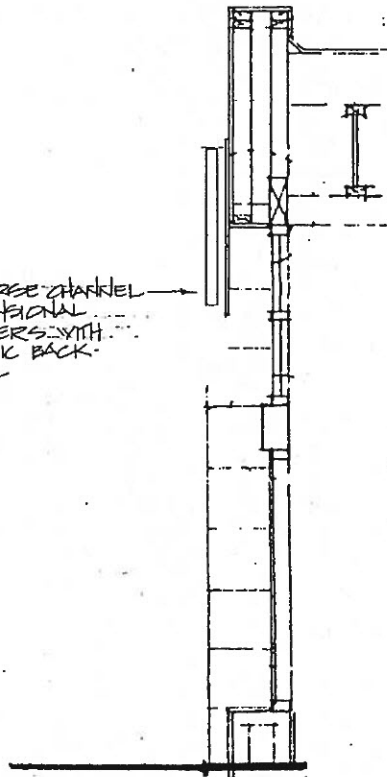
Ocean Ranch Village Sign Plan

PAD TENANT IDENTIFICATION (Wall Signs)

Buildings #2, 3, 7, 8, and 9

MATERIALS	A variety of wall sign treatments is encouraged. Signs may be multi-layered with reverse channel silhouette, exposed neon or other acceptable treatment as provided for in the Design Guidelines
COPY	Tenant logo / name
COPY AREA	One square foot of signage lettering per linear foot of tenant storefrontage. Aggregate signage not to exceed 150 square feet per business.
TYPE FACE	Custom tenant logo / name
COLORS	Custom colors as provided for in Design Guidelines
LIGHTING	Variety of neon illumination per Design Guidelines
LOCATION	Up to four (4) signs allowed per pad tenant, not to exceed one sign per tenant building elevation. Signs to be individually sized and positioned for comfortable "fit" according to building design and architectural details. A pad tenant monument sign (Type D) may be an option along primary facing street in lieu of a wall sign facing the primary street.
APPROVALS	Final tenant signage, including design, location, size, number, and type shall require Site Development Permit approval by the Planning Commission.

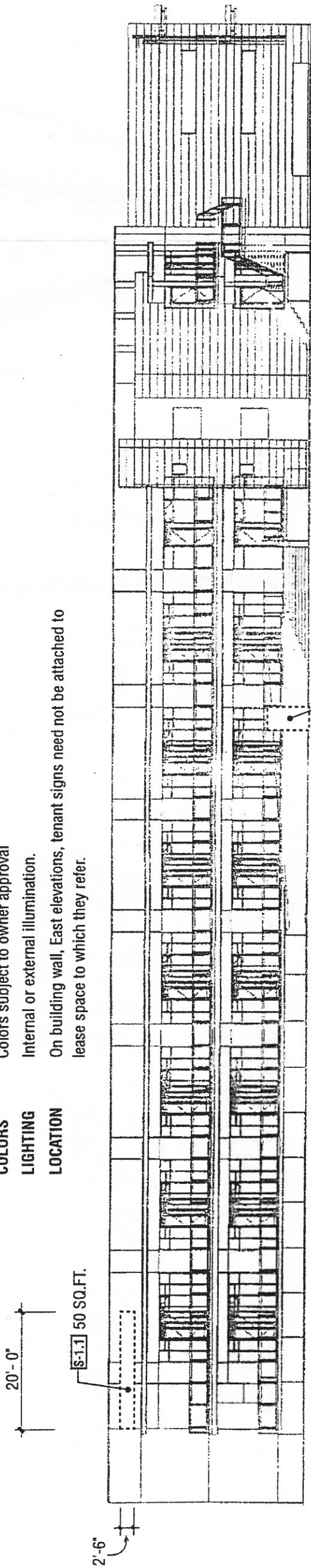
REVERSE CHANNEL
DIMENSIONAL
LETTERS WITH
ACRYLIC BACK-
PANEL



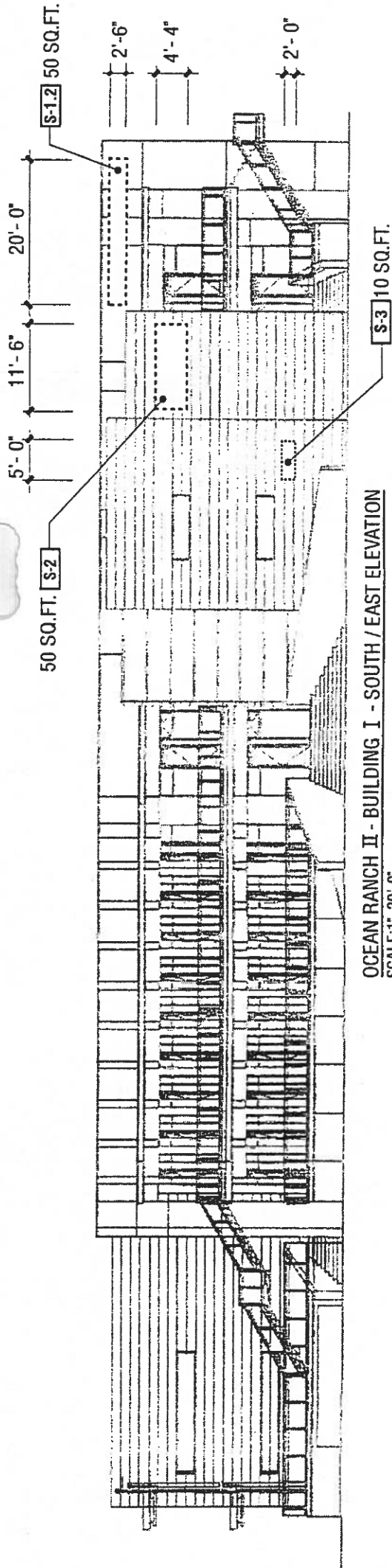
S OFFICE TENANT WALL SIGN

- MATERIALS Sign Types S-1 & S-2: Reverse channel letters
S-3: Non illuminated channel letters
- COPY Tenant name/logo
- COPY AREA As shown per sign type
- COPY HEIGHT As shown per sign type
- TYPE FACE Custom tenant typestyle
- COLORS Colors subject to owner approval
- LIGHTING Internal or external illumination.
- LOCATION On building wall, East elevations, tenant signs need not be attached to lease space to which they refer.

SIGN TYPE	QTY.	DESCRIPTION
S-1 MAJOR TENANT OR BLDG. ID	2	INTERNAL ILLUMINATION
S-2 HEALTH CLUB	1	INTERNAL ILLUMINATION
S-3 HEALTH CLUB	1	EXTERNAL ILLUMINATION
S-5 DIRECTORY	1	INTERNAL ILLUMINATION

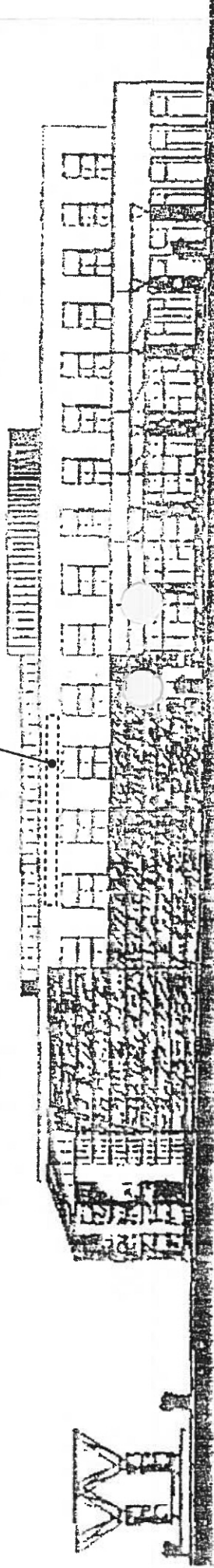


OCEAN RANCH II - BUILDING I - EAST ELEVATION
SCALE: 1"=20'-0"



OCEAN RANCH II - BUILDING I - SOUTH / EAST ELEVATION
SCALE: 1"=20'-0"

SIGN LOCATION



OCEAN RANCH BUILDING 11 - EAST ELEVATION
NOT TO SCALE

2/20/02

OCEAN RANCH VILLAGE II SIGN PLAN

SIGN TYPE U TENANT WALL SIGN

Building #10

MATERIALS

A variety of wall sign treatment is encouraged. Signs may be multilayered with reverse channel silhouette or other acceptable treatment as provided for in the Design Guidelines

COPY

Tenant logo / name

COPY AREA

Maximum of one square foot of signage lettering per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. A maximum of 100 sq. ft. aggregate is permitted per tenant. Width of all signage elements (letters closed & open figures) not to exceed 80% of overall storefront width.

TYPE FACE

Custom tenant logo / name

COLORS

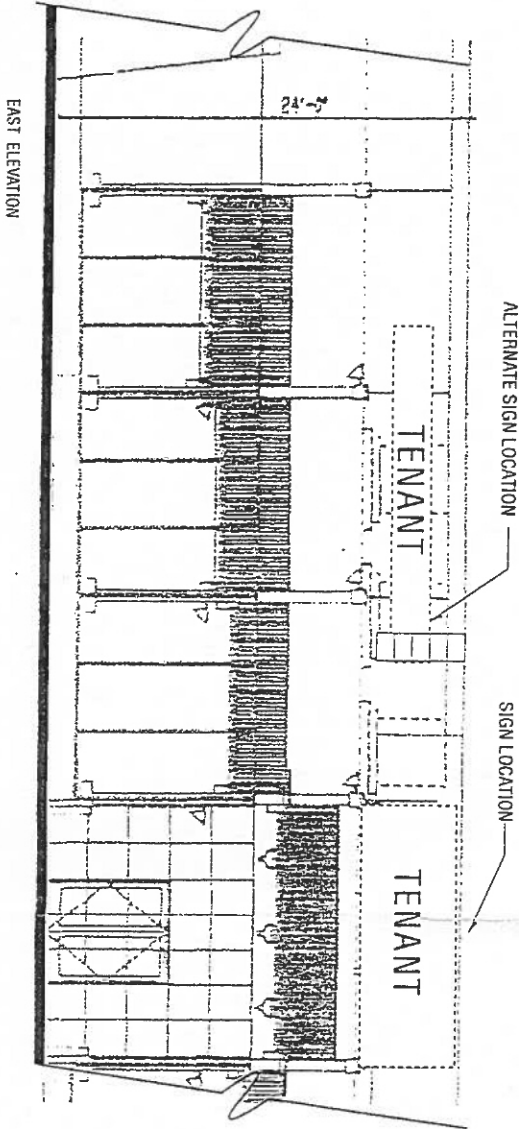
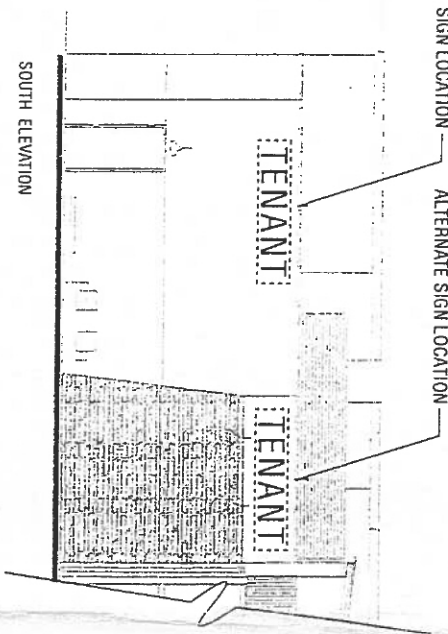
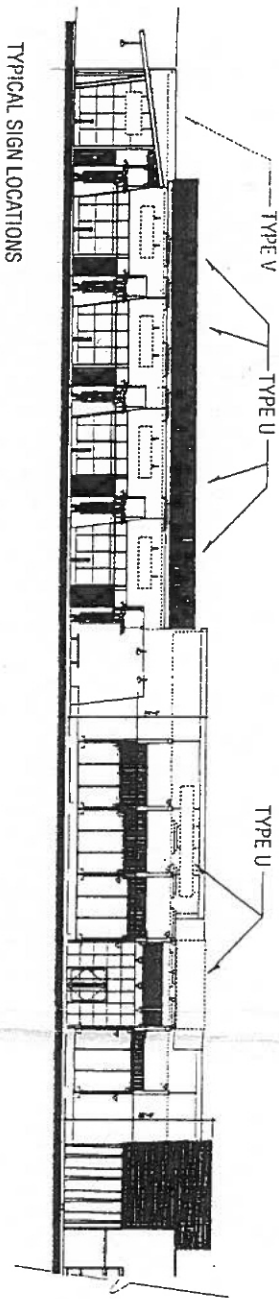
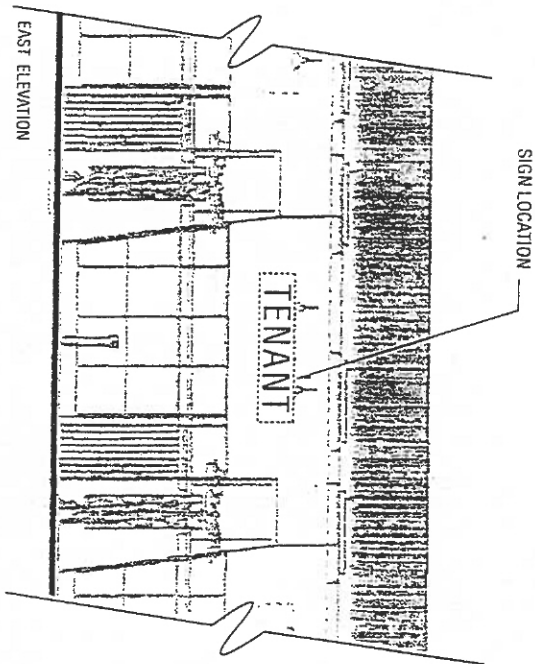
Custom colors as provided for in Design Guidelines

LIGHTING

Any combination of illumination techniques using reverse channel, front illumination and/or concealed uplights.

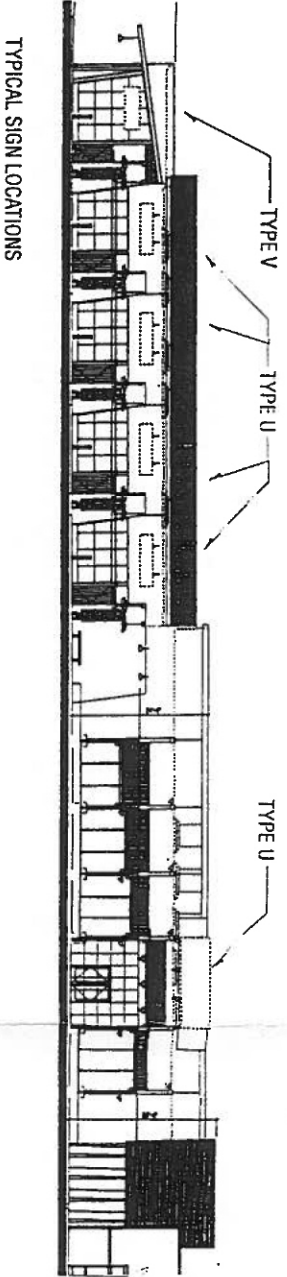
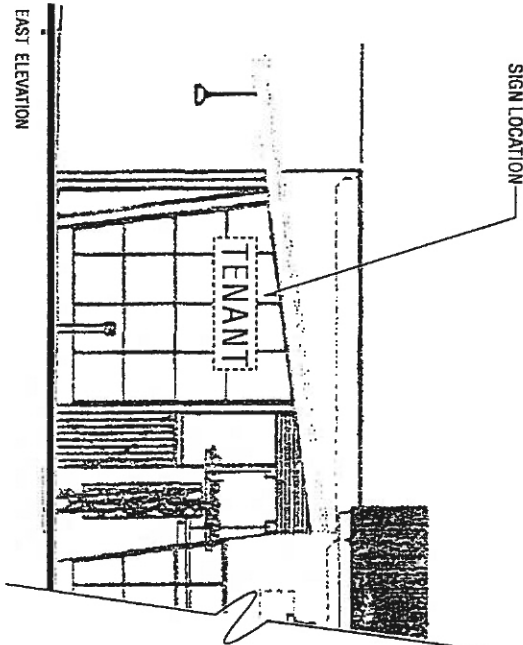
LOCATION

One sign allowed on front building elevation. End cap tenant may have signage on South elevation. Signage on rear of building not permitted.



OCEAN RANCH VILLAGE II SIGN PLAN
SIGN TYPE V TENANT HANGING SIGN
Building #10

MATERIALS	A variety of wall sign treatment is encouraged. Signs may be multilayered with reverse channel silhouette or other acceptable treatment as provided for in the Design Guidelines
COPY	Tenant logo / name
COPY AREA	Maximum of one square foot of signage lettering per linear foot of tenant store frontage, except if the building frontage is less than 25 feet, one sign having a maximum area of twenty-five (25) square feet shall be permitted. Tenants occupying spaces with multiple building elevations shall be allowed a minimum of twenty-five (25) square feet of signage lettering per sign per building elevation. A maximum of 100 sq. ft. aggregate is permitted per tenant. Width of all signage elements (letters closed & open figures) not to exceed 80% of overall storefront width.
TYPE FACE	Custom tenant logo / name
COLORS	Custom colors as provided for in Design Guidelines
LIGHTING	Any combination of illumination techniques using reverse channel, front illumination and/or concealed uplights.
LOCATION	One sign allowed on front building elevation. End cap tenant may have signage on South elevation. Signage on rear of building not permitted.



TYPICAL SIGN LOCATIONS

